Town of Holly Springs
Planning Board
7:00 PM **Tuesday, June 25, 2024**
Regular Meeting
Holly Springs Town Hall Council Chambers
128 S. Main Street, 2nd Floor

Agenda

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Invocation

5. Agenda Adjustment

6. Minutes

a. May 28, 2024 Regular Meeting Minutes

7. Town Council Meeting Representative

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

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

9. Zone Map Change Petitions

a. Tassel Ridge Rezoning 24-REZ-01

10. Major Subdivision Plans

a. Elliott Farm Major Subdivison 23-MAS-02

11. Development Plans

a. Explora Discovery School Development Plan 23-DP-15

12. Other Business

a. Town Council Official Action Overview

b. Committee Reports

c. Development Services Report

d. Other Business

13. Adjournment

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

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 6.a.

New Business
Title: May 28, 2024 Regular Meeting Minutes
Strategic Priority Area:
Staff Resource:

Action(s):

- Approve May 28, 2024 Minutes

Explanation:

Background:

Funding Source(s):

Attachment(s):
1. May_28_2024_PB_Minutes

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday May 28, 2024 - 7:00 p.m.

Agenda Item #1, 2, 3 & 4:

The Planning Board of the Town of Holly Springs met for their regularly scheduled meeting on **May 28, 2024.** At 7:00 p.m. after determining a quorum was present, **Rick Madoni** called the meeting to order.

Staff Members Present:
Sean Ryan, Planning Manager
Grayson Taylor, Planner III
Catherine Jacobs, Engineering Manager
Elliot Blonshine, Development Review Engineer
Matt Beard, Parks & Recreation
Nikki St. Pierre, Board Clerk

The Board completed roll call.

Members Present:
Rick Madoni, *Chair*
Thomas Urquhart, *Vice-Chair*
Ernie Carpico
Van Crandall
Sara Kempin

Members Absent:
Roger Bess, *ETJ*
Josh Prizer
Joanna Holder
Joseph Cuccurullo

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

Agenda Item #5: Agenda Adjustment

There was no agenda adjustment.

Agenda Item #6: Minutes

a. *April 23, 2024 Minutes*

Motion:
Motion to approve the April 23, 2024 Minutes.

Motion by: *Mr. Carpico*
Second by: *Mr. Urquhart*
Action: The Planning Board vote in favor of the motion (5-0)

Agenda Item #7: Town Council Representative

Planning Board Representation for Town Council
a) June 4, 2024 – Josh Prizer
b) June 18, 2024 – Thomas Urquhart
c) July 16, 2024 – Sara Kempin

Agenda Item #8:

Public Comment Period:

Mr. Dennis Sullivan*
705 Wildwood Farm Way
Holly Springs, NC

Ms. Stephanie Embry*
304 Mystwood Hollow Circle
Holly Springs, NC

** advocates for the Aura Wildwood development. In favor of the commercial aspect. However, concerned about the traffic that may accumulate on Wildwood Farm Way.*

Presents to the Planning Board regarding Aura Wildwood in the Town of Holly Springs.

Agenda Item #9:

a. Ragan Mixed Use (23-REZ-03) - Zone Map Change

Mr. Taylor presents the Staff report to the Board
Mr. Blonshine presents the Staff report to the Board
Mr. Beard presents to the Board

Mr. Madoni asks if a FIL is in place to offset the regional pump station costs.
Mr. Blonshine confirms a FIL is not in place and asked the Developer to provide a pump station to serve their development and will be upgrade in the future.

Ms. Kempin asks about the traffic study and the improvements the applicant has agreed to.
Mr. Blonshine confirms a full signal will be included as well as a dedicated turn lanes.

Applicant / Speaker(s):
Laura Holloman, McAdams
621 Hillsborough St., Suite 500
Raleigh, NC 27603

Jason Barron, on behalf of Greenhawk Development (developer)
Morning Star Law Group
421 Fayetteville St, Suite 530
Raleigh, NC 27606

Kevin Dean, Traffic Engineer
Kimley Horn
300 S Main
Holly Springs NC 27540

Mr. Barron and Ms. Holloman present to the Board with the Help of Mr. Dean for traffic related questions.

Mr. Crandall asks about Avent Ferry and the widening; will the Rd widening extend? Rex Rd to Avent Ferry what are the potential cut-thru' s in the future?

Mr. Barron confirms they will be widening in front of the development, as well as going down Rex Rd.

Mr. Carpico asks about parking spaces, and how many are proposed for the commercial site?
Mr. Barron confirms this is a conceptual design and the amount of parking has yet to be decided but will coordinate with the Town ordinance. Townhomes will include garages.

Mr. Urquhart is there a plan to widen Avent Ferry to the South and Rex Rd to the East – is there a plan to widen New Holloman Rd to the West?
Mr. Dean confirms there will be left turn lane from New Holloman on to Avent Ferry, widening to the West, not shown on the conceptual plans, but it's the only way to stay away from the historical house and cemetery.

Mr. Crandall asks the applicant they are proposing approximately 279 units, all are rental properties? What is the target market?
Mr. Barron confirms they are not proposing homes for purchase. Taylor Morrison build will target young working professionals, pet friendly etc.

The Planning Board discuss the proposed project.

Motion:
Motion to adopt the Plan Consistency Statement
While the requested Zoning Map Amendment from RR – Rural Residential to NMX-CD Neighborhood Mixed-Use Conditional Zoning District has inconsistencies with the Vision Holly Springs Comprehensive Plan since the current Future Land Use Map destination for a majority of the site is conservation neighborhood, the proposed district meets the characteristics of the Neighborhood Center Future Land Use designation, Conditional District Design Goals, and specific Community Character recommendations as outlined in the Comprehensive Plan. The requested rezoning is reasonable and in the public interest because it provides additional housing choices, appropriate commercial space, and increased public park space to the Town.

Motion by: Mr. Urquhart
Second by: Mr. Carpico
Action: The Planning Board voted in favor of the motion (5-0).

Motion:
Motion to recommend that the Town Council **approve** Zoning Map Amendment Petition **#23-REZ-03** to change the zoning of 56.9 acres of Wake County PIN #0627890439 from RR – Rural Residential to NMX-CD – Neighborhood Mixed-Use Conditional Zoning District, thereby amending the Future Land Use Map for the portion designated as Conservation Neighborhood to Mixed Residential Neighborhood, as submitted by Laura Holloman of McAdams.

Motion by: Mr. Carpico
Second by: Mr. Urquhart
Action: The Planning Board voted in favor of the motion (5-0).

b. Aura Wildwood (23-REZ-04) – Zone Map Change

Mr. Taylor presents the Staff report to the Board
Ms. Jacobs presents the Staff report to the Board
Mr. Beard presents to the Board

Applicant / Speaker:
Collier Marsh, LLC - Parker Poe on behalf of Trinsic Residential Group
PNC Plaza 301 Fayetteville St., Suite 1400
Raleigh, NC 27601

Justin Brown, Trinsic Residential Group
242 S Main St. Suite 206
Holly Springs, NC 27540

Mr. Carpico asks what's the maximum capacity of the project:
Mr. Marsh confirms 565 residential units. 165 Townhomes will be up for purchase.

The Board discuss the proposed project.
Mr. Carpico believes this project requires an exception rezoning, considering the residents that came to Planning Board in support of the project.

Motion:
Motion to adopt a ***modified*** Plan Consistency Statement *(determined inconsistent)*
The requested Zoning Map Amendment from CB Community Business to RMX-CD Regional Mixed-Use Conditional Zoning District is inconsistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Mixed Use Center, as the proposed Conditional Zoning District fails to meet the intent of the Mixed-Use Center character area, and it does not meet specific Community Character recommendations.
The requested rezoning IS reasonable and IN the public interest as it meets the Town's overall goals and objectives as outlined in the Comprehensive Plan.

Motion by: Mr. Urquhart
Second by: Ms. Kempin
Action: The Planning Board voted in favor of the motion (4-1).

Motion:
Motion to recommend that the Town Council **approve** Zoning Map Amendment Petition **#23-REZ-04** to change the zoning of 61.19 acres of Wake County PIN #0658138067 from CB Community Business to RMX-CD Regional Mixed-Use Conditional Zoning District as submitted by Trinsic Acquisition Group LLC.

Motion by: Mr. Urquhart
Second by: Mr. Carpico
Action: The Planning Board voted in favor of the motion (4-1).

Mr. Crandall: Confirms the Plan Consistency Statement is inconsistent; but does not agree with an exceptional rezoning.

Agenda Item #10: UDO Text Amendments

a. Semiannual UDO Text Amendment

Mr. Ryan presents Staff report to the Planning Board

The Planning Board hold discussion

Motion:
Motion to adopt the following Plan Consistency Statement

The proposed Unified Development Ordinance (UDO) amendments provide the Town of Holly Springs the necessary policies and development standards to implement *Vision Holly Springs*. Specifically, the proposed UDO amendments implement the character-based land use approaches outlined in *Section 1: Land Use & Character Plan* and provides opportunities for more mixed-use activity centers thought Holly Springs, provides context sensitive infill opportunities, and provides increased opportunities to diversify home & neighborhood choices in the community. The proposed UDO amendments also implement the goals and policies of Section 2: Comprehensive Transportation Plan, by providing the standards needed to implement the Town's transportation infrastructure needs and Section 3: Parks, Recreation and Greenways Master Plan by providing the standards to implements the Town's Parks and Recreation needs. Finally, the proposed UDO text amendments provide the tools necessary for staff and the development community to implement the goals and objectives stated in the Plan.

Motion by: Mr. Carpico
Second by: Mr. Urquhart
Action: The Planning Board voted in favor of the motion (5-0)

Motion:
Motion to recommend that the Town Council **approve** Unified Development Ordinance (UDO) **Text Amendment 24-UDO-01** to modify the Unified Development Ordinance as submitted by the Town of Holly Springs.

Motion by: Mr. Carpico
Second by: Ms. Kempin
Action: The Planning Board voted in favor of the motion (5-0)

b. Conditional Zoning Districts UDO Text Amendments

Mr. Ryan presents Staff report to the Planning Board

The Planning Board hold discussion

Motion:
Motion to adopt the following Plan Consistency Statement

The proposed UDO amendments are consistent with the Vision Holly Springs: Town of Holly Springs Comprehensive Plan as follows: The proposed Unified Development Ordinance (UDO) amendments provide the Town of Holly Springs the necessary policies and development standards to implement Vision Holly Springs. Specifically, the proposed UDO amendment provides additional opportunities, through Conditional Zoning Districts, to implement the character-based land use approaches outlined in Section 1: Land Use & Character Plan, the goals and policies of Section 2: Comprehensive Transportation Plan, and the goals and policies of Section 3: Parks, Recreation and Greenways Master Plan. The proposed UDO text amendments provide the tools necessary for staff and the development community to implement the goals and objectives stated in the Plan and provide a more streamlined approach for development approvals.

Motion by: Mr. Urquhart
Second by: Mr. Carpico
Action: The Planning Board voted in favor of the motion (5-0)

Motion to recommend that the Town Council **approve** Unified Development Ordinance (UDO) **Text Amendment 24-UDO-02** to modify the Unified Development Ordinance as submitted by the Town of Holly Springs.

Motion by: Mr. Urquhart
Second by: Mr. Carpico
Action: The Planning Board voted in favor of the motion (5-0)

Agenda Item #11: Other Business

a. *Committee Reports*

LUAC – Roger Bess / Josh Prizer

- *June 4: Overlook at Main | 1220 N Main St*
- *July 2: No cases*
- *August 6: 4500 Old Holly Springs Apex Rd (tentative)*

TAC – Joanna Holder / Joseph Cuccurullo

- *Arbor Day Tree Planting – April 27*
- *New Members*
- *Next meeting: July 8*

b. *Town Council Official Action Overview*

- *Holly Springs Operations Campus REZ & DP – Approved*
- *Outdoor Advertising UDO Amendments – Approved*

c. *Development Services Report*

d. *Other Business*

Agenda Item #12: Adjournment

Motion:
Motion to adjourn

Motion by: Mr. Urquhart
Second by: Ms. Kempin
Action: The Planning Board voted in favor of the Motion (5-0)

Time: 9:40pm

_____
Nikki St. Pierre
Planning Board Clerk

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 9.a.

Requests & Communications - PB
Title: Tassel Ridge Rezoning 24-REZ-01
Strategic Priority Area:
Staff Resource:

Action(s):

- Adopt Consistency Statement.
- Recommend the Town Council approve/deny Rezoning 24-REZ-01 from RR Rural Residential to SR-CD Suburban Residential Conditional District.

Explanation:

- The Town has received a Rezoning request to allow for the development of a detached dwelling subdivision on 122.29 acres at 5900 Duncan Cook Rd.
- Future development of the site will include 237 detached dwelling units and associated subdivision amenities.

Staff Recommendation: Approve

Background:

- The parcel was zoned R:30 Residential (reassigned to RR Rural Residential) on June 7, 2016 with the Town's ETJ extension.

Funding Source(s):
N/A

Attachment(s):
1. 24REZ01_TasselRidge_PBStaffReport_0
2. 24REZ01_TasselRidge_Application
3. 24REZ01_TasselRidge_Masterplan
4. 24REZ01_TasselRidge_DesignManual
5. 24REZ01_TasselRidge_WCPSSReport

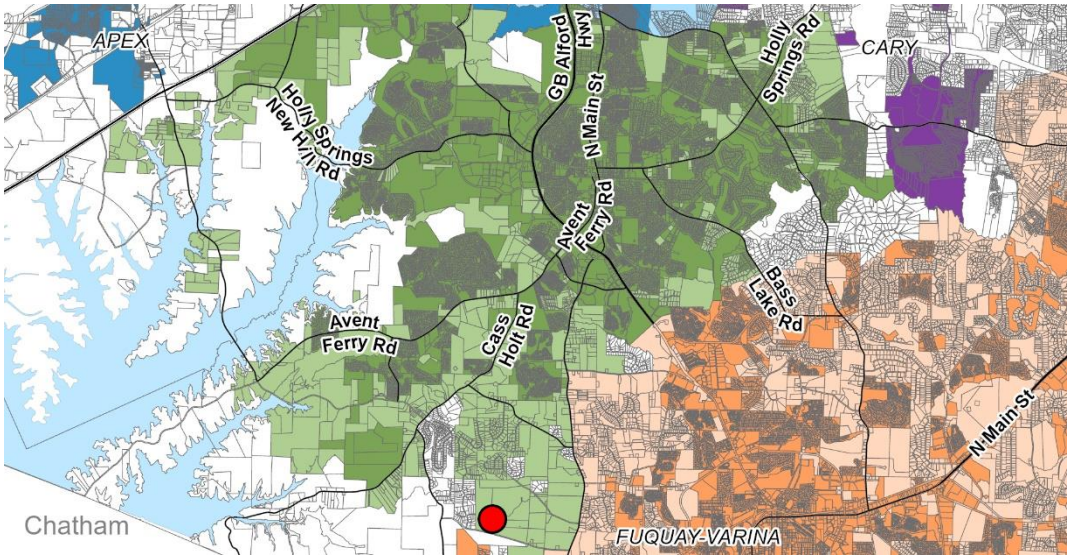
Project Type: Zoning Map Amendment (Rezoning)

Concurrent Applications:
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:
Katie Hamilton / Gander Development
(See Petition)

Property Address: 5900 Duncan Cook Rd.

Property Area: 122.294 ac.



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

Project Summary:
A rezoning of 122.294 acres from RR Rural Residential to SR-CD Suburban Residential Conditional Zoning District located at 5900 Duncan Cook Rd. The applicant proposes 237 detached dwelling units.

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

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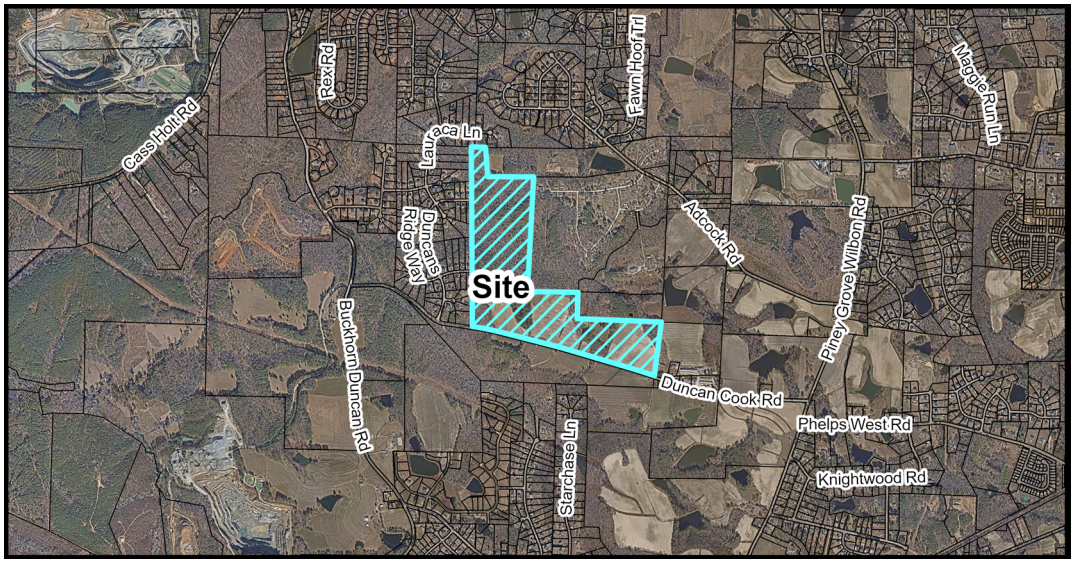
Case Summary

Current Zoning:
RR Rural Residential

☐ Conditional Zoning District

Proposed Zoning:
SR Suburban Residential

☒ Conditional Zoning District



Aerial Photograph

Growth Strategy Map:
Places to Enhance

Small Area Plan Designation:
N/A

Future Land Use Plan Designation:
Residential Neighborhood

Staff Analysis:

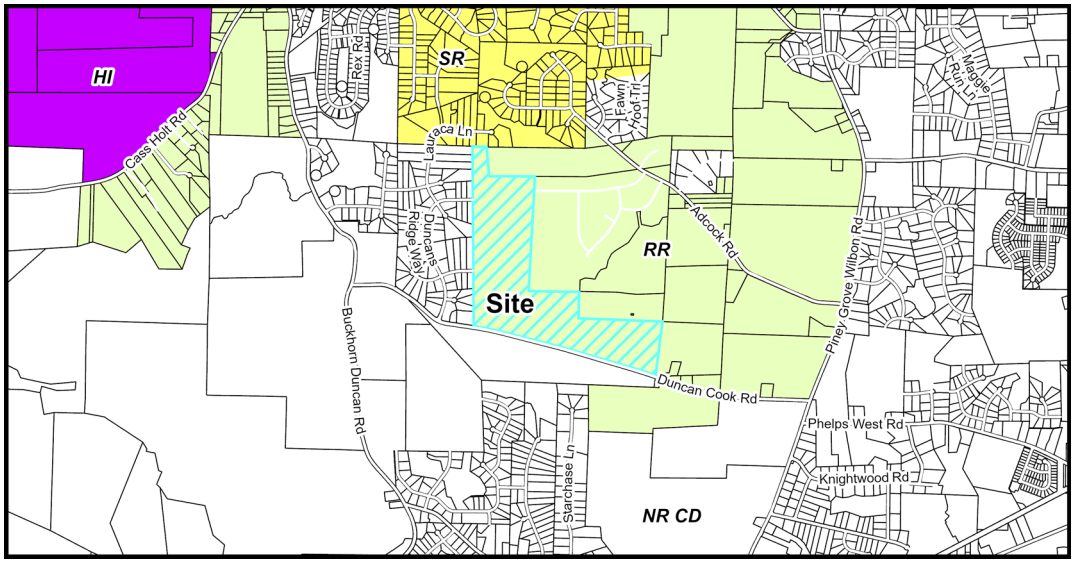
The requested Zoning Map Amendment is: ☒ Consistent with Adopted Plans ☐ Inconsistent with Adopted Plans

The proposed SR Suburban Residential Conditional Zoning District allows for the development of detached residential dwellings on a variety of lot sizes which reflects the Residential Neighborhood Character Area outlined in the Comprehensive Plan. Several themes in the Comprehensive Plan are achieved with the proposed subdivision design such as providing context sensitive development and transitions between the existing uses. The proposed modifications to the base standards support a higher quality development at an appropriate density that is also sensitive to environmental features that are located on the site by preserving large tree stands and designing around streams and wetlands.

Staff Recommendation: ☒ Approve ☐ Deny

Current Zoning Information

Parcel #	Zoning	Area
0646398124	RR	122.29 ac.
	Total Area	122.29 ac.



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	RR	Vacant / Agricultural
North	RR & SR	Residential
South	R-30 (Wake County Zoning)	Residential
East	RR	Residential
West	CU – R-30 (Wake County Zoning)	Residential

Parcel Rezoning History

Rezoning Number: 15-REZ-07
Original Zoning: Wake County
Approved Zoning: R-30 (Reassigned to RR) (establish ETJ)
Approval Date: June 7, 2016

Land Use & Character Information

Growth Strategy Map: Places to Enhance

Future Land Use: Residential Neighborhood

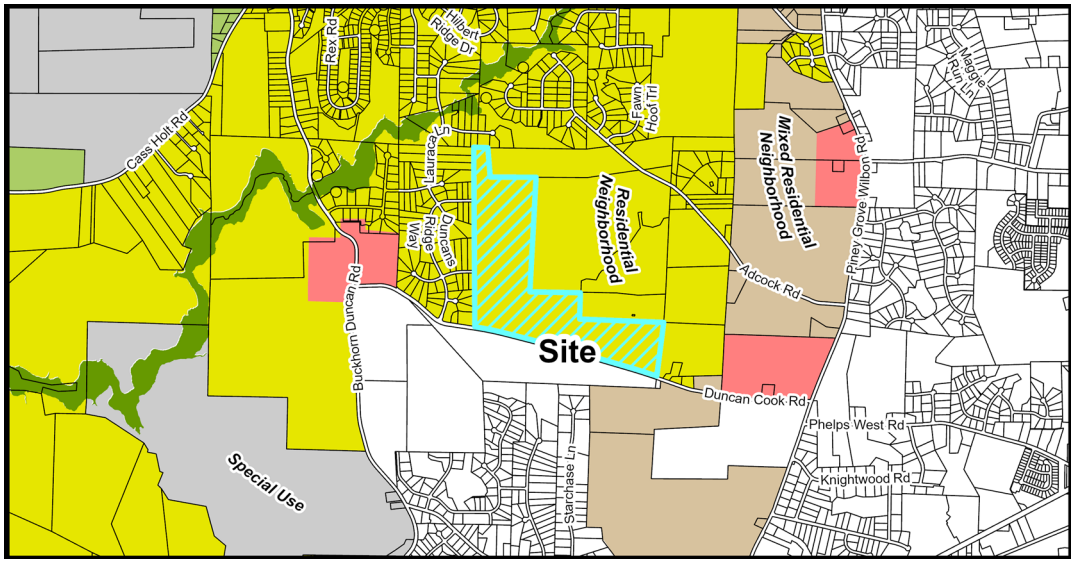
Small Area Plan: N/A

The Requested Zoning Map Amendment is:

☒ **Consistent with adopted plans**

☐ **Inconsistent with adopted plans**

If a Zoning Map Amendment is adopted and the action is deemed inconsistent with adopted plans, the Zoning Map Amendment has the effect of also amending the Future Land-use Map.



Future Land Use Map

Important Themes for Transforming Holly Springs:

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

Theme	Summary
☐ Establish Mixed-Use Activity Centers Throughout Holly Springs	Mixed-use and walkable development
☐ Suburban Remix	Activate neighborhood centers
☐ Suburban Retrofit	Redevelop existing centers into mixed-use, multi-modal, activated centers
☐ Context-Sensitive Infill Development Choices	Infill around single use residential areas
☒ Transitions	Complement existing development and avoid incompatibilities
☐ Increase Home & Neighborhood Choices in Holly Springs	Variety of integrated housing products
☐ Increase Diversity & Affordability of Housing in Holly Springs	Adequate supply of affordable housing
☒ More Transportation-Land Use Coordination in the Community	Equal emphasis on land use (demand), transportation (supply) and urban design (character)

Land Use & Character Information (cont.)

Growth Strategy Map: Places to Enhance
Places to enhance in Holly Springs celebrate existing and future residential neighborhoods, and the small activity centers that serve them, as the building blocks for a strong community. They generally include Conservation Neighborhoods, Residential Neighborhoods with single dwelling detached homes on varying lot sizes, or Mixed Residential Neighborhoods with two or more home types (single dwelling detached, single dwelling attached, and multi dwelling) in the same development. Future infill development in the enhancement areas should be sensitive to the uses and densities along the perimeter of adjacent neighborhoods.

Future Land Use: Residential Neighborhood
A Residential Neighborhood area includes one housing type — single dwelling detached — on different lot sizes that vary enough to provide a range of home choices in the same neighborhood. Homes are oriented toward streets with rear yards larger than front yards. Some Residential Neighborhood areas may mix lot and house sizes on the same block, or provide accessory dwelling units. 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.

Key Characteristics:

- Streets are generally in a grid network.
- Lot width and depth is variable, with larger lots near the edges of the neighborhood and smaller lots near the center, creating a mix of densities throughout the neighborhood.
- Front-facing garages should be avoided. Where garages face the street, they should be set back significantly from the facade of the building.
- Development should be sensitive to existing natural resources including large tree stands and drainage-ways. Mass grading and tree clearing should be avoided whenever possible.
- Residential building types are limited to single dwelling detached residential, including accessory dwelling units, in a variety of sizes. Single dwelling attached and multi-dwelling are not allowed.
- Very walkable, with sidewalks, bike facilities, paths and trails.

Small Area Plan: N/A

Historic Structures: ☒ None

Land Use & Character Information (cont.)

Future Land Use Staff Analysis:

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

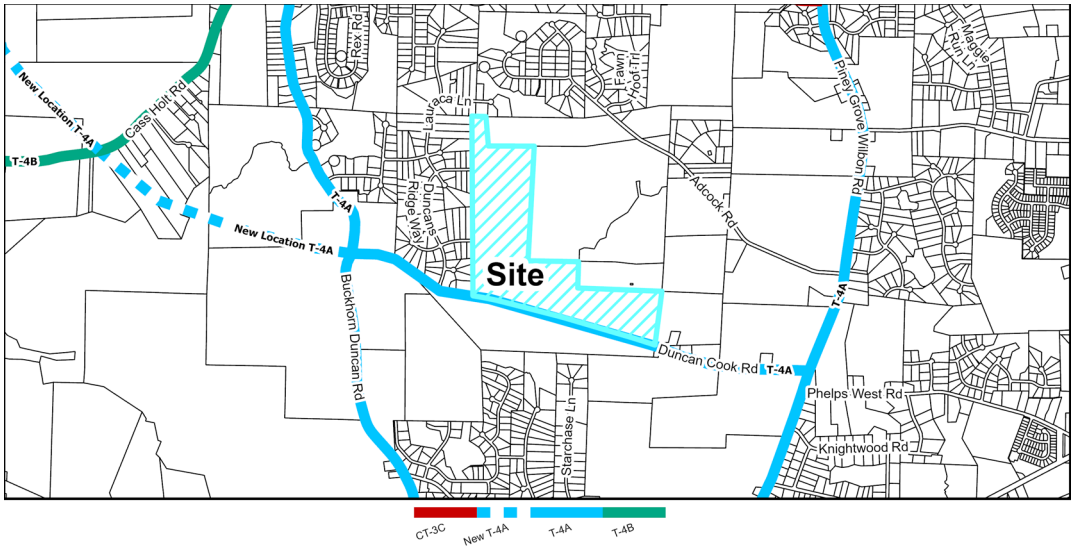
The proposed Conditional Zoning District is consistent with the Future Land Use Designation of Residential Neighborhood as it fulfills several goals of this Character Area. These goals include:

- Developments being sensitive to existing natural resources - the proposed development preserves large tree stands and preserves a stream with wetlands that runs through the middle of the site.
- Providing connections to adjacent neighborhoods – the proposed development provides connections to adjacent roadway stubs and provides opportunities for additional connections to future development.
- Variable lot widths & depths - variable lot sizes are provided throughout the development with the large lots being located adjacent to existing Wake County subdivision to provide for better transitions.
- Includes only one residential building type of single dwelling detached.

Transportation Information

Comprehensive Transportation Plan

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



Roadway Map

Comprehensive Transportation Plan Summary

Road Widening along Project Frontage:
In accordance with the Unified Development Ordinance (UDO) and the Comprehensive Transportation Plan (CTP), road widening is required across the property frontage of Duncan Cook Road to meet ½ of the ultimate cross section. The development is proposing two driveway accesses along Duncan Cook Road.

New Location Roadways:
There are no new CTP roads impacting this project.

Hotspot/Safety Study Location:
There are no Hot Spot Studies impacting this project.

Improvement Prioritization:
n/a

Transportation Information (cont.)

Traffic Study Policy

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

Traffic Study Summary
A Traffic Impact Analysis (TIA) and associated Transportation Mitigation Agreement (TMA) was completed with this rezoning petition. This development will be required to adhere to and construct all recommended improvements within the approved TIA as follows:

Duncan Cook Road at Buckhorn Duncan Road
- Construct an exclusive southbound left turn lane on Buckhorn Duncan Road.

Piney Grove Wilbon Road at Duncan Cook Road
- Install a traffic signal.
- Construct an exclusive northbound left turn lane on Piney Grove Wilbon Road.
- Construct an exclusive eastbound left turn lane on Duncan Cook Road.

Duncan Cook Road at West Site Driveway (full movement)
- Construct an exclusive eastbound left turn lane on Duncan Cook Road.

Duncan Cook Road at East Site Driveway (full movement)
- Construct an exclusive eastbound left turn lane on Duncan Cook Road.

Buckhorn Duncan Road at Summit Creek Drive
- Construct an exclusive southbound left turn lane on Duncan Cook Road.

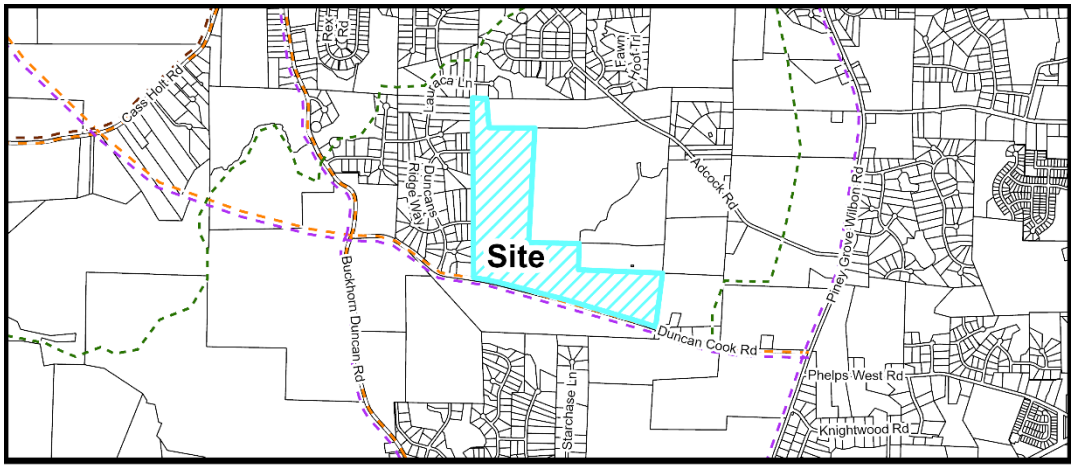
Transportation Staff Analysis:
The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

The Traffic Study and associated mitigation improvements are consistent with the Traffic Study policy and the Town's Comprehensive Transportation Plan.

Parks, Recreation, & Greenways Information

Park Search Area

☐ Yes
☒ No



Active Transportation Map

Required Active Transportation Improvements

☐ Greenway ☒ Sidepath

The Town's Comprehensive Transportation Plan shows a 10' Sidepath required along the Duncan Cook Rd frontage.

Parks, Recreation, & Greenways Summary

The proposal shows the required 10' wide Sidepath along the project's Duncan Cook Rd frontage. The proposal is located outside of any Park Search Areas shown on the Town's Parks, Recreation, and Greenways Master Plan and is not required to dedicate land on site to meet UDO requirements, rather a fee-in-lieu of Parkland Dedication will be paid at time of property subdivision.

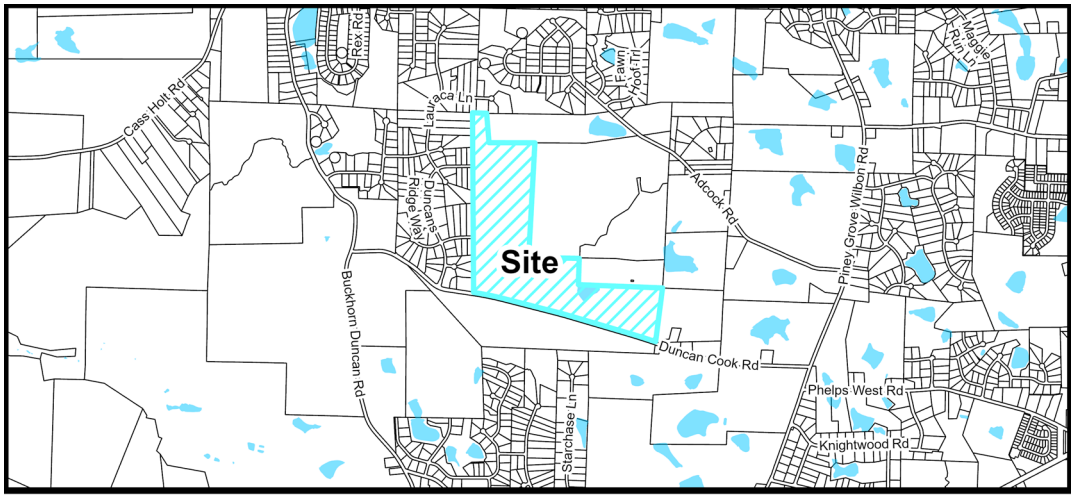
Parks, Recreation, & Greenways Staff Analysis:

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

The proposal meets all requirements for Greenway improvements and Land Dedication and as such it is consistent with the Town's Comprehensive Plan Chapter 3: Parks, Recreation, and Greenways Master Plan.

Community Facilities Information

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



No Resources

Community Facilities Map

WCPSS Coordination

A Letter of Impact from Wake County Public School System (WCPSS) was received for this rezoning and is included in the attachments.

Schools at the following grade levels within the current assignment area for the proposed rezoning are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:

☒ Elementary ☐ Middle ☐ High School ☐ N/A: All grade levels are anticipated to have sufficient capacity

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

☐ School expansion or construction within the next five years is not anticipated to address concerns.

☒ School expansion or construction within the next five years may address concerns at these grade levels:

☒ Elementary ☐ Middle ☐ High School

☐ Not applicable – existing school capacity is anticipated to be sufficient.

Community Facilities Staff Analysis:

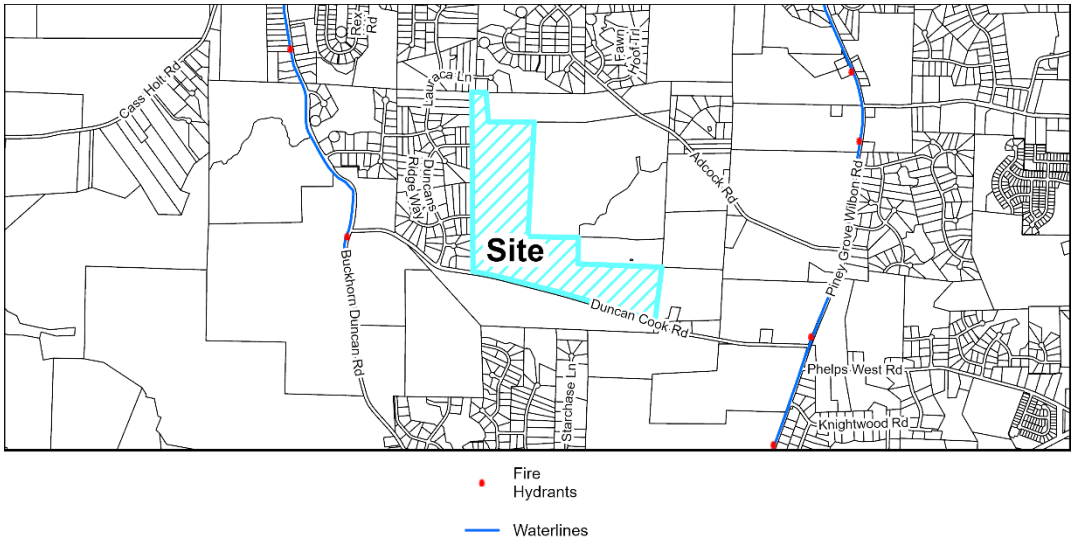
The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

The project location is within existing service areas for the Town's public safety departments and does not exist within one of the search areas for a new public safety station shown on the Community Facilities Map.

Infrastructure & Utility Information

Utility Availability

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



Utility Map

Infrastructure & Utility Summary

Water:

The project is required to tie to existing Town water facilities located in Piney Grove Wilbon Road and extend up to and across the property frontage of Duncan Cook Road as well as throughout the site to serve the proposed development. These waterlines will be installed by the developer in accordance with Town Polices.

Sanitary Sewer:

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

A sewer study, including a pump station capacity analysis for the existing pump station and the proposed pump station was completed with this rezoning. The study concludes improvements to the Honeycutt Farm pump station are necessary and have been committed to by the developer.

Reclaim:

This project is not located within the Town's Reclaim Water Service Area.

Infrastructure & Utility Information (cont.)

Water Resource Management (WRMP) Policy

☒ WRMP Applicable	☐Tier 1	Allocation Elements	☒ Public Infrastructure Improvements
☐ WRMP Not Applicable	☐Tier 2		☒ Sustainable Design
	☒Tier 3		☐ Work Force Housing
			☒ Open Space/Tree Preservation

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

Utility Allocation Summary

Priority Level: Priority Level 3
Allocation Assignment: Residential – Single Family
Allocation Requested: 60,690 gallons per day

Staff Determination: Sufficient allocation remaining in the Residential – Single Family assignment to support this project for the proposed build out year of 2028. The allocation will be phased to limit the allocation to a maximum of 75 lots per year.

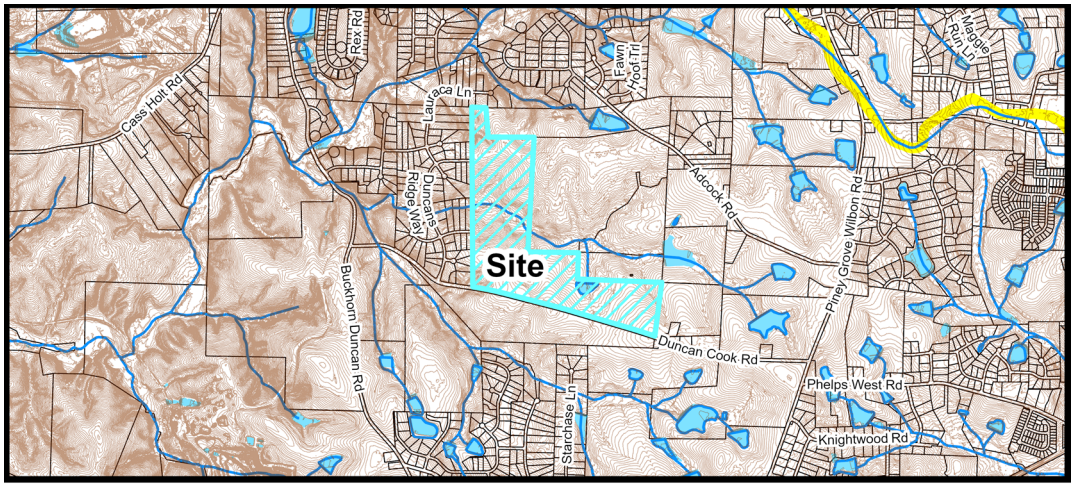
Infrastructure & Utility Staff Analysis:

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

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

Natural Resources & Open Space Information

Total Required Open Space	**36.06 ac.**
Tree Preservation Area	20% or 24.04 ac.
Active Recreation Area	5% or 6.01 ac.
Urban Civic Space	N/A
Flexible Space	5% or 6.01 ac.



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The proposed zoning district requires 30% minimum open space of the total area (20% Tree Preservation, 5% Active Recreation, 0% Urban Civic Space, and 5% Flexible Space). The applicant has proposed a total of 31.6%, which includes Tree Preservation throughout the site, considering the site's natural landscape. The applicant has also proposed a mix of Active Recreation that includes trails, an amenity center, a pool, dog park, and playground. The flexible space incorporates additional Tree Preservation and Active Recreation space.

Stormwater:

The project is located within the Cape Fear River Basin and proposing to treat all new impervious surfaces onsite with Constructed Stormwater Wetlands. There are several jurisdictional features located on and adjacent to the site such as floodplains, wetlands, streams and Riparian buffers.

Natural Resources Staff Analysis:

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

The application exceeds the required Open Space regulations per the Town's Unified Development Ordinance. Any and all permits required to construct this development must be obtained prior to Civil Construction Drawing approval. This has been designed in a way to minimize impacts to the existing environmental features and is consistent with the Comprehensive Plan.

Conditional Zoning District Standards Information

Conditional Zoning Districts (CD) are intended to provide flexibility within the planning and development process, while creating additional controls to ensure quality development. The Conditional District allows the applicant the option of requesting this flexibility in exchange for higher quality, innovative, and sustainable development.

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

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

Conditional Zoning District Summary

Development Standards (UDO Section 2):

Development Density	UDO Standard	Proposed Standard
Maximum Gross Density (Units/Acre)	3 units/ acre base 4 units/acre w/ CD	1.97 units/acre

Building Placement	UDO Standard	Proposed Standard
Front	20'	15'
Side – Interior	10'	5'
Side – Corner	20'	15'
Rear	25'	25'
Front Garage *	N/A	25'

*Street facing garage doors shall be setback from the front façade a minimum of 12"

Building Height	UDO Standard	Proposed Standard
Primary Residential Structures	35' base 50' w/ CD	35'
Accessory Residential Structures	25'	25'
Amenity Structures	50' w/ CD	45'

Permitted Uses (UDO Section 3):

	UDO Standard	Proposed Standard
Detached Dwellings	P	P
Amenity	P	P

Landscaping (UDO Chapter 5):

Required Buffering	UDO Standard	Proposed Standard
North	5' Type A	15' Type B, 25' Type B, 50' Type C
East	5' Type A	15' Type B, 25' Type B, & 50' Type C
South	5' Type A	20' Type B
West	5' Type A	50' Type C

All of the buffers being proposed are enhanced with additional buffer plantings. The full details of these buffer planting can be seen on page 10 of the Development & Design Manual. Additionally, all of the larger buffer areas are located adjacent to the existing homes.

Additional Standards

The applicant has proposed several Architectural Standards that are in addition to the Unified Development Ordinance (UDO). These standards include limiting the material options to not allow Vinyl, ensure each home has an array of character elements such as dormers, chimney, roofline changes, etc. and other architectural standards. All of these additional standards help to ensure that façade treatments are different for adjacent lots as well as the applicant has committed to this standard. The full changes can be seen within the attached Design Manual on pages 7 & 8.

Conditional Zoning District Standards Staff Analysis

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent

The application is consistent with the CD Design Goals. The applicant is proposing a detached dwelling subdivision with varying lot sizes at the edge of the Town's Extraterritorial Jurisdiction. The proposed density is less than what would normally be permitted in the SR Suburban Residential District in order to better respond to the context of adjacent development. Subdivision design provides a layout that ensures a transition from the existing Wake County Subdivision with larger lots adjacent to these areas and by providing larger buffers than what would normally be required in these locations. A majority of the standards being proposed by the applicant are more restrictive than the UDO would require with the exception of the primary building setbacks. The reduction of the primary building setbacks allows the homes to be pulled closer to the street and helps to create a unique streetscape within the development.

Decision-Making Information

Zoning Map Amendment (Rezoning) Staff Analysis
The applicant must demonstrate that the proposed Zoning Map Amendment and property owner offered conditions (if any) or unique conditions associated with this request support the Town's Comprehensive Plan objectives and/or policies and why the proposed zoning change is reasonable and in the public interest. The applicant has provided a statement in the petition.

Staff has reviewed the application and has determined the requested Zone Map Change is:

☒ Consistent with Adopted Plans ☐ Inconsistent with Adopted Plans
☒ Reasonable and in the Public Interest ☐ Not Reasonable and in the Public Interest

The proposed SR Suburban Residential Conditional Zoning District allows for the development of detached residential dwellings on a variety of lot sizes which reflects the Residential Neighborhood character area outlined in the Comprehensive Plan. Several themes in the Comprehensive Plan are achieved with the proposed subdivision design such as providing context sensitive development and transitions between the existing uses. The proposed modifications to the base standards support a higher quality development at an appropriate density that is also sensitive to environmental features that are located on the site by preserving large tree stands and designing around streams and wetlands.

Staff Recommendation: ☒ Approve ☐ Deny

Previous Case Related Items

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

Meeting Date: 1/16/2024
Summary of Issues:

- Concerns regarding traffic cutting through the adjacent developments
- Concerns regarding safety with increased traffic through the adjacent developments
- Concerns regarding the proposed pump station creating noise or adverse effects on the adjacent properties
- Concerns regarding existing neighborhood being downstream from proposed development and this creating a flooding issue in the existing neighborhoods

Planning Board Consideration & Action

Planning Board Decision Type: Advisory Decision

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

The Planning Board should consider whether or not the land use standards and densities allowed in the proposed zoning district are appropriate for the property and consistent with the Vision of Holly Springs Comprehensive Plan. Technical standards of the Unified Development Ordinance are addressed once a Development Plan or Subdivision Plan is submitted for review.

Action #1: Zoning Map Amendment Plan Consistency Statement
The requested Zoning Map Amendment from RR: Rural Residential to SR-CD: Suburban Residential Conditional Zoning District is consistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Residential Neighborhood and the proposed Conditional Zoning District allows for the development of detached residential dwellings on a variety of lot sizes. The requested rezoning is reasonable and in the public interest since the proposed density is less than what would normally be permitted in the SR Suburban Residential District in order to better respond to the context of adjacent development and the subdivision design provides a layout that ensures a transition from the existing Wake County Subdivision with larger lots adjacent to these areas and by providing larger buffers than what would normally be required in these locations.

Action #2: Zoning Map Amendment Petition Motion
Motion to recommend that the Town Council approve / deny Zoning Map Amendment Petition 24-REZ-01 to change the zoning of 122.29 acres of Wake County PIN #0646398124 from RR: Rural Residential to SR-CD: Suburban Residential Conditional Zoning District as submitted by Gander Development.

Next Steps

Legislative Public Hearing

Anticipated Town Council Public Hearing Date: 7/16/2024

Prior to the Legislative Public Hearing:
- Mailed notice will be sent to all property owners within 500 feet of the project.
- Published notice will be made twice in the News & Observer.
- Posted notice will be made with a public hearing sign on the property.

Town Council Decision: Legislative Decision

Legislative Decision:

Legislative public hearings are held prior to a change in policy that may affect the entire community, including decisions on land use. The public hearing allows the Town Council to receive public comments regarding the proposal and then have discussion and deliberation. Based on the information provided on the proposal, the Town Council will make a determination on whether or not to approve the policy or modification.

Town of Holly Springs
Rezoning, Comprehensive Plan Amendment, & UDO Amendment Packet

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

General Information

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

FOR MORE INFORMATION:

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

Review Process: Unified Development Ordinance Chapter 11

Review Calendar: See Town of Holly Springs Development Procedures Manual (DPM) Appendix 1.
General Use Rezoning Schedule
Conditional Zoning District Rezoning Schedule

A Sketch Plan Review (Pre-Submittal) Meeting must be held a minimum of five (5) business days prior to but no more than 8 weeks before the Petition Submittal Deadline as specified on the appropriate submittal calendar. Please email developmentservices@hollyspringsnc.gov to schedule a Sketch Plan Review (Pre-Submittal) Meeting. For more information, contact Development Services at (919) 557-3908, select option 3 from the menu.

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

Submittal Requirements

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

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

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

Zoning Map Change- General Use District:

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

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

Zoning Map Change - Conditional Zoning District:

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

- ☒ Vicinity Map
- ☒ Petition Form
- ☐ Processing Fees (make check payable to: Town of Holly Springs) $2,102.20
- ☒ Plan Consistency Statement
- N/A Affidavit of Owner Notification (required if Applicant ***is not*** the property owner)
- ☒ Traffic Impact Analysis
- ☐ Conditional Zoning District Design Goals Narrative
- ☒ Conditional Zoning District Master Plan
- ☒ Development and Design Manual
- N/A Property survey/legal description (required only if request does not include the entire tax parcel) in both hard copy and digital to the FTP website in Word format. Note: All legal descriptions are to contain references to inorganic monuments, and that all starting references on surveys or legal descriptions describe a course and distance from either the closest NCGS monument or Town of Holly Springs monument, regardless of the distance thereto.
- ☒ Affidavit of Owner's Consent
- ☒ Neighborhood Meeting Report

Comprehensive Plan Amendment:

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

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

UDO Text Amendment:

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

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

Submittal Specifications:

Plan Consistency Statement: (Zoning Map Change)

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

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

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

Traffic Impact Analysis:

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

Affidavit of Owner Notification:

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

Property Survey/Legal Description:

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

Conditional Zoning District Requirements (UDO Section 11.16):

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

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

Affidavit of Owner's Consent:

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

Neighborhood Meeting (UDO Section 11.5):

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

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

Meeting Notification:

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

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

Meeting Location:

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

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

Meeting Format (Information Presented):

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

TOWN OF HOLLY SPRINGS

REZONING, COMPREHENSIVE PLAN/ UDO AMENDMENT PETITION

DPM Appendix #A.02
Supplement 18
March 2022

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

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

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

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

☐ Initial ☐ Revised ☐ Final

Project Information

Project Name: Tassel Ridge
Project Location: 5900 Duncan Cook Rd
Use street address. *If none, use the closest intersection*
☐ Within Corporate Limits ☒ Within Holly Springs ETJ ☐ Pending Annexation
PIN: 0646398124 Real Estate ID: 0062443
Project Acreage: *(Rounded to nearest tenth)* 120.2 Partial Parcel: ☐ No ☐ Yes
Sketch Plan Review (Pre-Submittal) Meeting Date : 11.30.2023

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

Petition Request

Current Zoning: RR Proposed Zoning: SR (CD)
Current Future Land Use Designation: Residential Neighborhood
Proposed Future Land Use Designation: Residential Neighborhood
Area Plan Designation (if applicable): N/A

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

Project Applicant/Contact

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

Name Katie Hamilton Company Gander Development
Mailing Address 2310 S Miami Blvd Suite 235
City Durham State NC Zip 27705
Telephone # (919) 896-1892 E-Mail Katie@ganderdev.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(s) if different than Applicant/Contact- REQUIRED *attach additional sheets if necessary*

Name Jonathan Gindes Company DUNCAN COOK HOLDINGS LLC
Mailing Address 2310 S Miami Blvd Suite 238
City Durham State Durham Zip 27705
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

Owner's Authorization

Owner's Signature(s) PIN/REID 0062443 Date 1/25/24

PLAN CONSISTENCY STATEMENT

Describe how the proposed Zone Map Change request is consistent or supported by the objectives and policies of *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* and how it is inconsistent with the Plan.
You must respond to each section; please type or print legibly in blue or black ink

For DS Use only
Project # _____
Date Received:

Project Information:

Project Name: Tassel Ridge

Proposed Zoning District: SR (CD) - SUBURBAN RESIDENTIAL CONDITIONAL DISTRICT
Proposed Land Use/Density: SINGLE FAMILY RESIDENTIAL

Future Land Use Plan Map Designation: Residential Neighborhood
Future Land Use Plan Designation Land Use/Density: 4

Plan Consistency Statement:

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

Petitioner's Response
Executive Summary See Attached
Section 1: Future Land Use & Community Character See Attached
Section 2: Transportation / Comprehensive Transportation Plan See Attached

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

See Attached

Section 4: Community Facilities

See Attached

Section 5: Infrastructure and Utilities

See Attached

Section 8: Natural Resources

See Attached

Plan Consistency Response Prepared by:

Preparer's Signature(s)

Date

February 1st 2014

2310 S Miami Blvd, Suite 235
Durham, NC 27703

Katie Hamilton
katie@ganderdev.com
919.896.1892

Tassel Ridge Plan Consistency Statement

Executive Summary:

The proposed rezoning of Tassel Ridge is in line with the Vision Holly Springs Mission statement. Through a design approach focused around centralized community open spaces Tassel Ridge builds on the town's vision of "the creation and enhancement of residential and non-residential development, which ultimately fosters a greater sense of community". The design of Tassel Ridge is that of a neighborhood, not just a subdivision, but a built community. The neighborhood's quasi-public open spaces are truly central to the neighborhood with locations that emphasize the importance of these shared spaces in building community. This emphasis is in line with the town's own emphasis on the public realm, and while these areas are quasi-public, they do help to enhance the character of the neighborhood and surroundings. As noted in the Vision Holly Springs plan, the Duncan Cook Rd Corridor is a place to enhance, in which the existing and proposed neighborhoods should be celebrated as the building blocks of a strong community with infill development being "sensitive to the uses and densities along the perimeter of adjacent neighborhoods." Tassel Ridge seeks to balance sensitivity to neighboring uses with a vision for a community in which neighbors know each other and feel a sense of ownership over not only their property but the public realm as well. This is done by including a variety of lots sizes that respond to context with lower intensity adjacent to existing large lot single family Wake County subdivisions and then create a more intense neighborhood core of smaller lots.

Section 1: Future Land Use & Community Character:

The Future Land Use Plan designation for the Tassel Ridge property is residential neighborhood. The zoning being sought for Tassel Ridge of Suburban Residential with a conditional district meets not only the intensity of development intended by the land use plan but also the pattern and character intended for the community. The proposed zoning district utilized streets and block patterns that weave together the smaller neighborhood blocks described in the comprehensive plan with the existing large blocks found in adjacent Wake County Development, and where external constraints such as intersection spacing and environmental features require blocks to be longer, breaks are created along the block length for pedestrian passages and trails.

Moreover the open space pattern proposed by Tassel Ridge is in keeping with the Comprehensive plan's description of the appropriate distribution of open space, trees and natural resources. With a plan that uses natural areas and tree preservation along the perimeter and along riparian features, while activated open spaces such as the amenity center, dog park, and formal gardens are placed within the more structured and accessible portions of the neighborhood. As the comprehensive plan states "in **Residential Neighborhoods…there is typically a balance of preserved natural features such as large tree** stands, streams, and wetlands; with more formal landscape features including street trees, parks, and gardens."

The lot sizes and building placement withing Tassel Ridge reflect the comprehensive plan's description of the wider lots being on the exterior of the community and transitioning to smaller lots. Moreover, the added commitments within Tassel Ridge of pulling homes/porches towards the street while pushing garages away from the street creates a better quality street, and thereby a higher quality public realm and stronger community.

Section 2: Transportation / Comprehensive Transportation Plan

The three (3) CTP goals most applicable to the Tassel Ridge rezoning and associated transportation improvements include integrated planning, efficient, and safe. In accordance with the comprehensive transportation plan and transportation planning principles, Tassel Ridge has numerous offsite roadway improvements and frontage improvements associated with the project. These improvements include turn lanes at critical intersections nearby, construction of Duncan Cook Road to include half of the proposed cross-section for the Urban Thoroughfare including a 10' sidepath path along the frontage and a median divided 4-lane road. Moreover the Tassel Ridge community development will fund a traffic light at the intersection of Duncan Cook Road and Piney Grove Wilbon Rd. This intersection is a problem for residents today and the delays and subsequent safety concerns around turning movements will only intensify with surrounding development pressures. Tassel Ridge's improvements to this intersection will be vital to the safe and orderly flow of traffic moving forward.

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

The Tassel Ridge property is outside of the town's park search areas and planned park improvements. However the greenways master plan does call for a sidepath along Duncan Cook Rd. This side path installation will be part of the Tassel Ridge community and support the overall comprehensive and open space goals of providing pedestrian connectivity throughout the community to a variety of uses and places. The active open space programming within Tassel Ridge is in line with the master plan's health recommendations around physical fitness, mental health, social cohesion, and healthy eating.

Section 4: Community Facilities

Tassel Ridge is not within close proximity to any community facility needs noted within the Town's Community Facilities Plan. With the development intensity proposed there will not be a significant increase in facilities demand associated with the neighborhood to modify the planned facilities needed by the town.

Section 5: Infrastructure and Utilities

Tassel Ridge will be served by an extension of a water line from Piney Grove Wilbon Rd to the site. There will be a town water transmission line installed by the town along the Duncan Cook Frontage, however Tassel Ridge will not be permitted to connect to that water line and will therefore need to run a separate water line from the water stub currently planned at the intersection of Piney Grove and Duncan Cook Rd.

Sewer for Tassel Ridge will be served by a pump station that may connect with the Elliot Farm Pump Station and then run a force main to the Honeycutt Farms pump station. This pump station at Honeycutt Farms will require upgrades as a result. The pump station at Tassel Ridge will be sized to handle not only the homes of Tassel Ridge but also the understood build out of the upstream land that can drain to Tassel Ridge.

Section 6: Natural Resources

The project layout minimizes impacts to the stream and associated wetlands to the greatest extent possible while balancing that natural resource protection with connectivity needs and protection of neighboring communities. The 1 stream crossing on site avoids the surveyed wetlands and crosses the stream at the straightest portion of the stream found on property to limit impacts as much as possible. Moreover, specimen trees will be retained well in excess of the 10% required per the utility allocation policy. An endangered species report and stream and wetland delineation have been done to verify that no impacts to critical habitat are occurring. In addition, the open space plan calls for pollinator gardens to support monarch butterflies, which are known to be an endangered migratory species that inhabit Holly Springs.

TOWN OF HOLLY SPRINGS
ZONING PETITION

NEIGHBORHOOD MEETING REPORT

DPM Appendix #A.02
Supplement 18
March 2022

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

☒ Neighborhood Meeting Date: August 10th & January 16
Time: 6:30 pm
Location: Zoom

For DS Use only
Project # _____
Date Received:

☐ Complete ☐ Incomplete

Notification of Owners:

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

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

☒ Date of Notification Mailing: July 31 & January 2nd

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

Summary of Issues:
Primary concerns of Neighbors are around traffic through the Duncan's Ridge Neighborhood and Safety for existing residents, noise generated by more intense development, want large lot wake county rural neighborhood, off-site traffic congestion on Duncan Cook Rd.

Attach Additional Sheets as needed

Changes made to the Petition by the Petitioner as a result of the meeting:
Commitment to traffic calming devices as allowed by NCDOT in Duncan's Ridge (2nd Neighborhood Mtg)
Commitment to signage where tying into Stub Streets from Duncan's Ridge (2nd Neighborhood Mtg)
Commitment to more intense buffering (1st Neighborhood Meeting)
Addition of Street connecting northern portion of neighborhood to southern portion of neighborhood (1st Mtg)

Attach Additional Sheets as needed

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

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s) _____ Date January 25th, 2024

AFFIDAVIT OF OWNER CONSENT

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

For DS Use only
Project # _____
Date Received:

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

Jonathan Gindes (Name of Representative) of DUNCAN COOK HOLDINGS LLC (Name of Company)

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

RR (Current Zoning District) to SR (CD) (Proposed Zoning District)

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

Signature of Owner(s):	Wake County PIN/REID:
Manager	0646398124/0062443

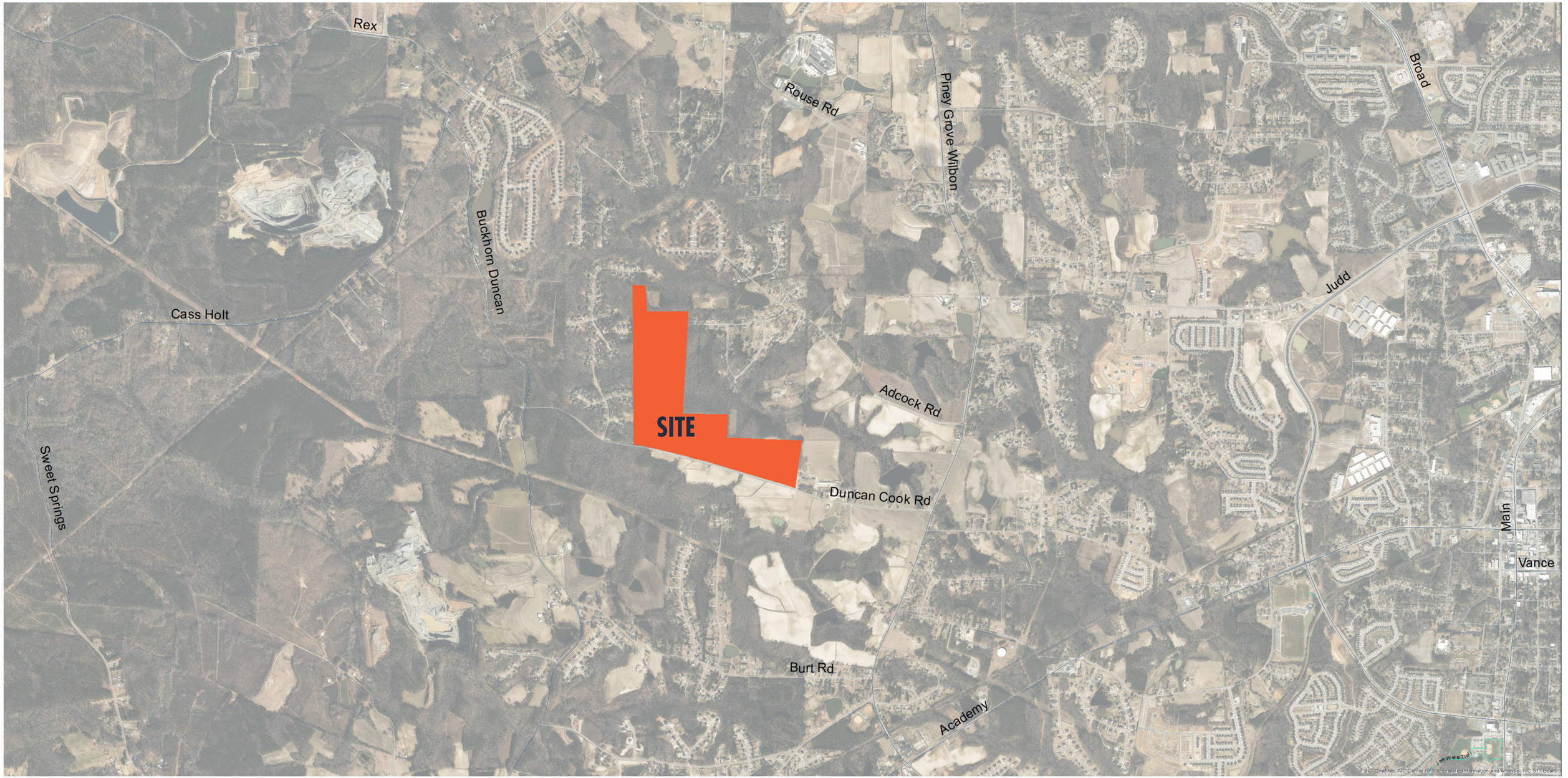
State of North Carolina
County of Durham

Sworn to and subscribed before me the 25th day of January, 2024.
Notary Public in and for the State of North Carolina. My Commission expires: 11.16.26

Tammy Rosander / Tammy Rosander
Notary Public Printed

Tammy Rosander
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires 11/16/2026

TASSEL RIDGE COMMUNITY MEETING

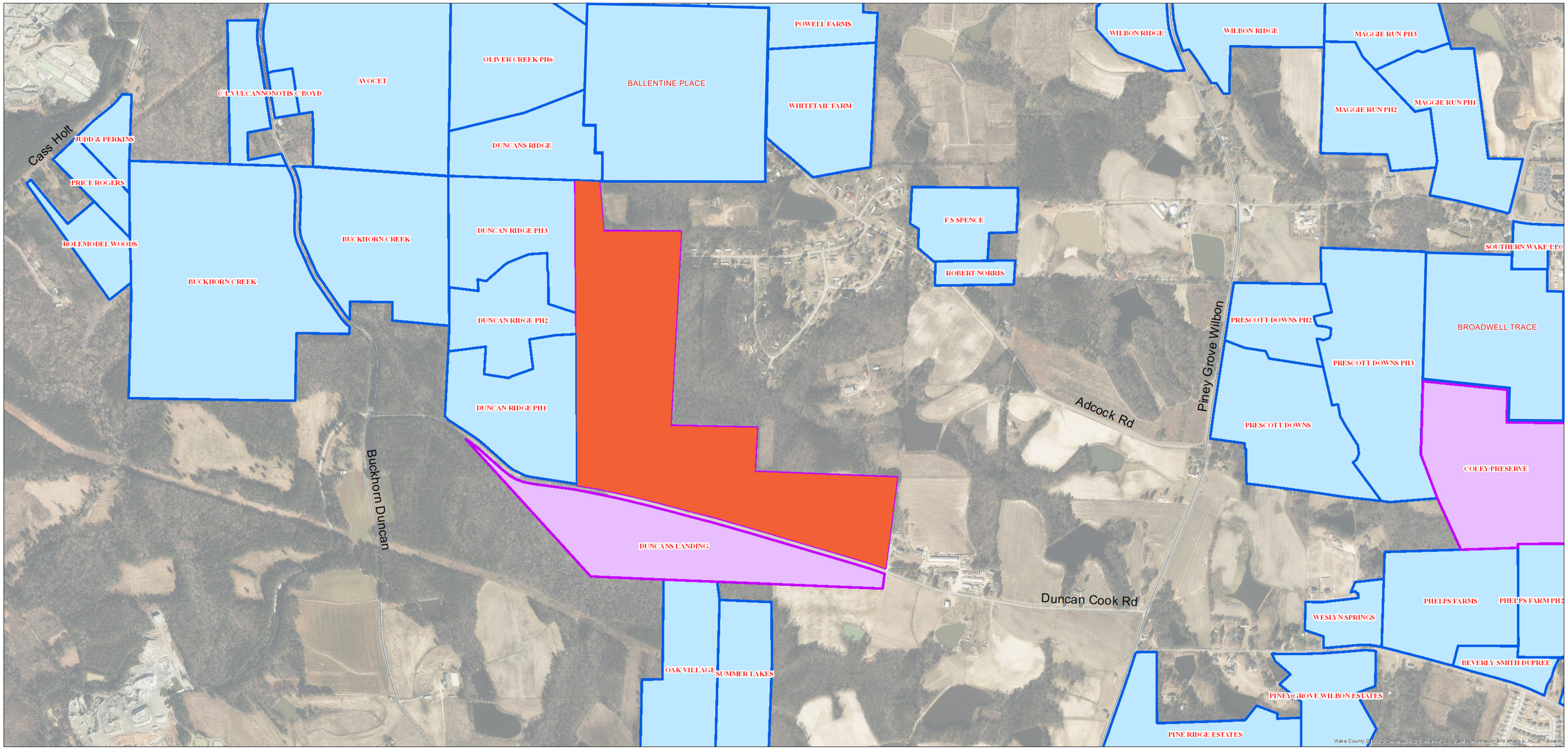


1.16.2023

GANDER DEVELOPMENT

A PARTNER IN COMMUNITY BUILDING

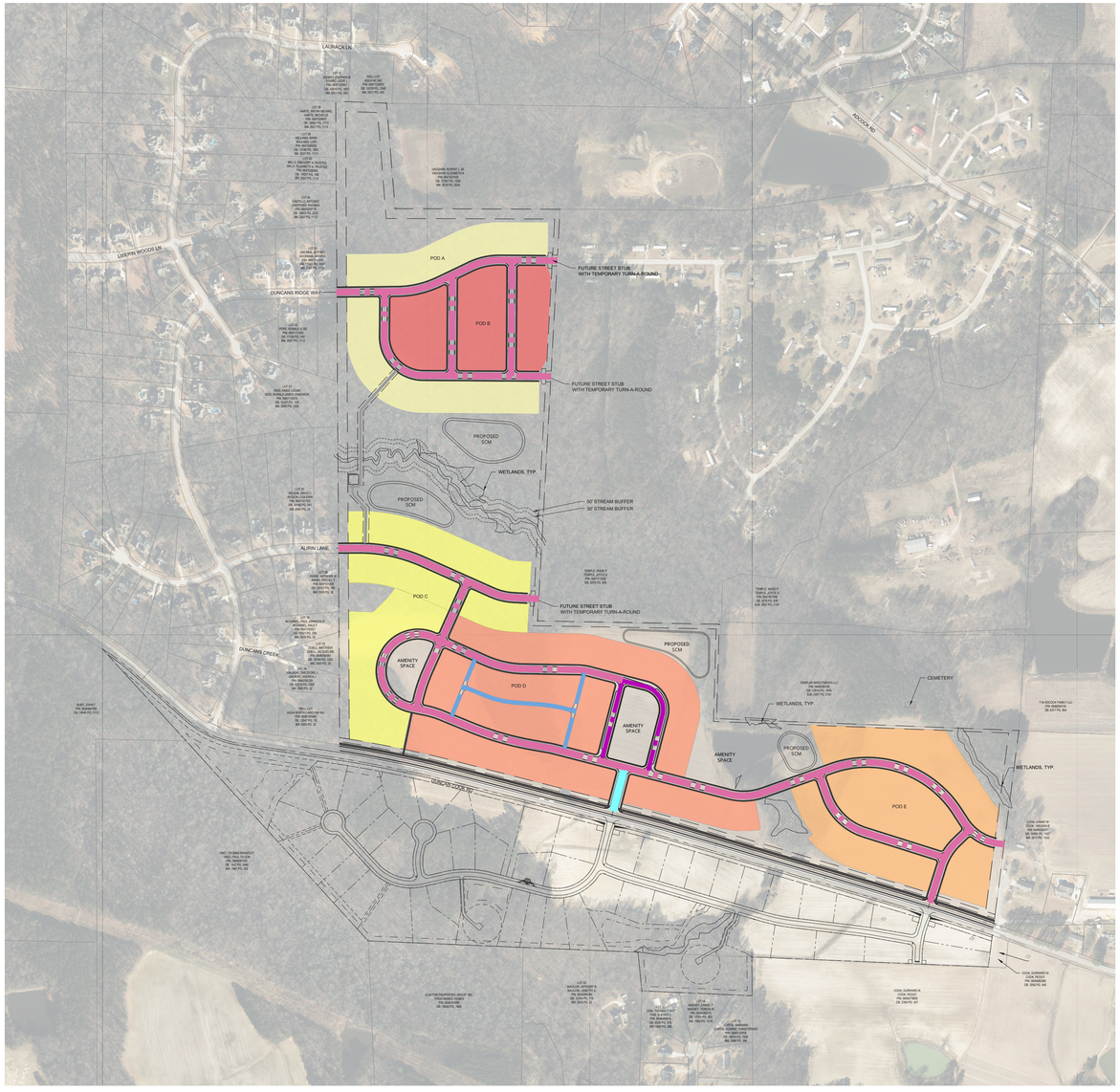
Neighborhood Context



Recap of August 2023 Neighborhood Meeting

Meeting Notes

- **Neighbors wanted Tassel Ridge to look like their Wake County neighborhood instead of a Holly Springs neighborhood.**
  "large lots, rural feel, moved here to get away from city"
- **Neighbors didn't want Tassel Ridge to connect to Duncan Ridge and Buckhorn Creek. Didn't want traffic on neighborhood streets. Wanted Internal Connection of Northern and Southern Portions of Property.**
- **Neighbors believe Tassel Ridge will create a lot of noise and want a noise buffer and privacy buffer. Didn't think a 50' natural buffer would be sufficient.**
- **Neighbors believe Tassel Ridge home values will hurt their home values**
- **Neighbors want to know more about offsite Traffic improvements**
- **Neighbors believe protected bats live onsite.**
- **Concerns about rock blasting**



Follow Up on August Meeting Concerns

- **Per Holly Springs staff, all developments with more than 5 lots, must connect to town utilities and meet town standards for open space, tree coverage, etc.**
  These requirements result in smaller lots with more HOA land.
- **Internal connection from North to South has been added. Town staff confirmed a connection is required.**
- **Tassel Ridge has commited to an enhanced 50' wide buffer that includes broadleaf evergreens on the inner 25' and natural buffer on the 25' closest to neighbors**
- **After following up with potential home builders on anticipated sales prices, our largest lots sale prices are in line with Duncan Ridge, so there shouldn't be a negative impact on sales prices.**
- **TIA mailed to neighrbors. Improvements have been expanded since last meeting**
- **Endangered species study done by environmental consultant. No bats found.**
- **Tassel Ridge reviewed geotech report and no rock found in any of the 15' deep test drills done.**

From: Brett Gosney
To: Katie (Marie) Hamilton
Cc: James Smith
Subject: RE: --[EXTERNAL]--RE: 0 Duncan Cook Rd.
Date: Thursday, August 24, 2023 3:26:30 PM
Attachments: image001.png
image003.png

Good Afternoon Katie,

I hope you are doing well and thank you for reaching out. As always, I am more than happy to provide clarification to questions that may have been raised during the neighborhood meeting. I have provided those answers below.

1. The property located at 5900 Duncan Cook Rd. is located within the Town of Holly Springs Extra Territorial Jurisdiction (ETJ). Some surrounding properties (those to the west in Duncan's Ridge Subdivision) are located in the Town's Urban Service Area (USA) and others (some of those properties to the South across Duncan Cook Rd.) are not in the Town's Jurisdiction. You can view the entire Town's Jurisdiction and break down of Town Limits, ETJ, and USA on the Town's Planning Jurisdiction Map.
2. All properties that are located within Town Limits or the ETJ are required to follow the Town of Holly Springs regulations as shown within the Town's Unified Development Ordinance (UDO). The property located at 5900 Duncan Cook Rd. is located in the Town of Holly Springs ETJ and thus would be required to follow the Town's regulations.
3. The development that is currently being proposed would be considered a Major Subdivision (creating 5 or more lots) and according to UDO Section 7.2.3, all Major Subdivisions must connect to Town Utilities. This would also require the properties to be annexed into the Town's limits. Well/Septic lots would not be allowable for projects. I have include James Smith on this email and he can provide more information regarding this if needed.
4. With all projects, connectivity is required as shown in UDO Section 7.3.C. Connection to existing stub roads in a typical requirement of all new developments. James Smith would be able to elaborate further on this if needed.

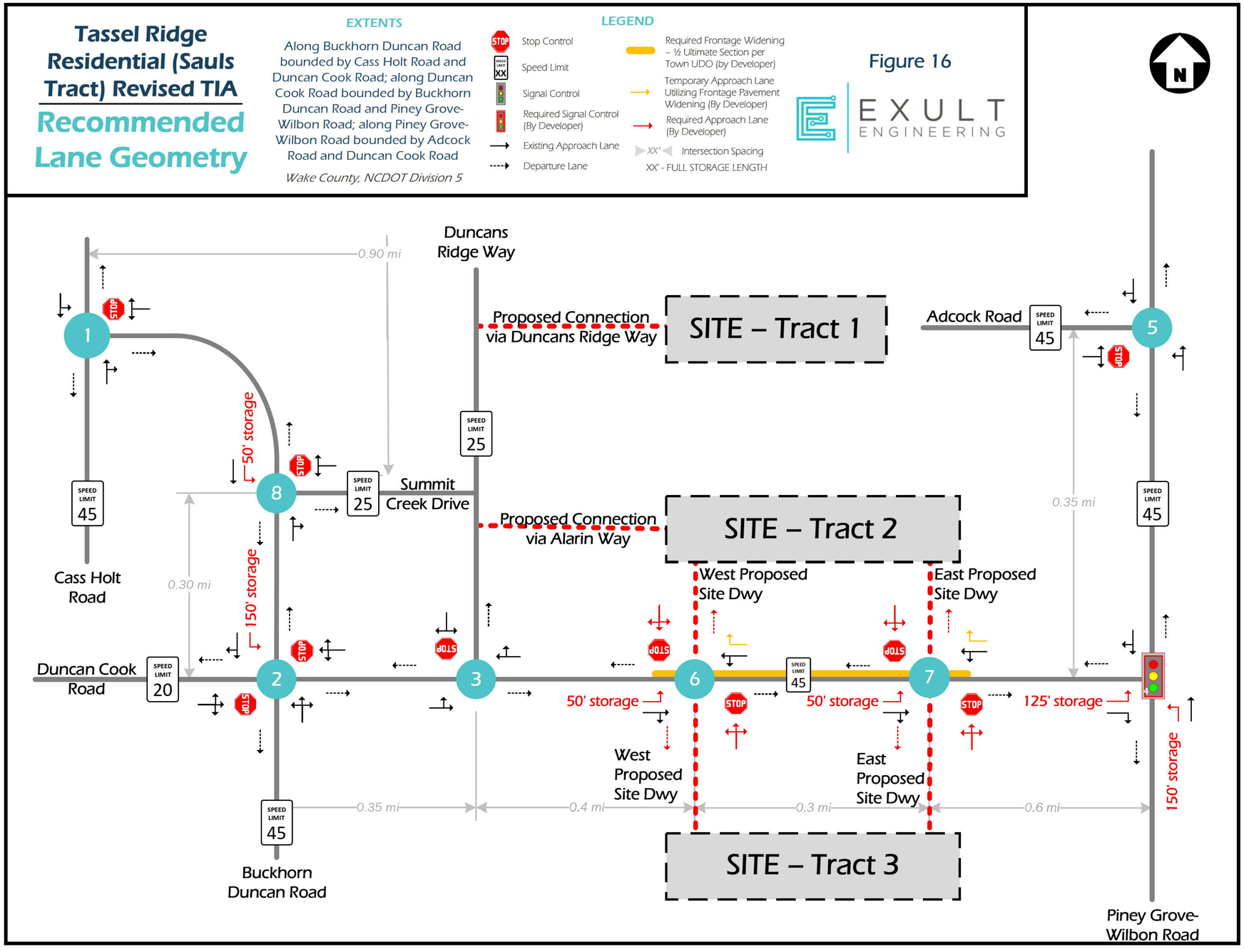
Please let me know if you have any other questions!

Thanks!

Brett Gosney | ***Planner I***
Development Services | Town of Holly Springs
PO Box 8 | 128 S Main St | Holly Springs, NC 27540
Office: (919) 557-3905 Mobile: (919) 257-9393
www.hollyspringsnc.gov

From: Katie (Marie) Hamilton <katie@ganderdev.com>
Sent: Thursday, August 24, 2023 3:01 PM
To: Brett Gosney <Brett.Gosney@hollyspringsnc.gov>
Subject: RE: --[EXTERNAL]--RE: 0 Duncan Cook Rd.

Review of Studies



TIA SUPPORTS:

- TRAFFIC LIGHT AT PINEY GROVE WILBON RD AND DUNCAN COOK RD
- LEFT TURN LANE FROM PINEY GROVE WILBON TO DUNCAN COOK RD
- LEFT TURN LANE FROM DUNCAN COOK TO PINEY GROVE WILBON
- LEFT TURN LANES AT BOTH TASSEL RIDGE ENTRANCES
- LEFT TURN LANE FROM BUCKHORN DUNCAN TO PINEY GROVE WILBON
- LEFT TURN LANE FROM BUCKHORN DUNCAN TO SUMMIT CREEK

Review of Studies

Soil & Environmental Consultants, PA
8412 Falls of Neuse Road, Suite 104, Raleigh, NC 27615 • Phone: (919) 846-5900 • Fax: (919) 846-9467
sandec.com

To: U.S. Fish and Wildlife Service
Raleigh Field Office
P.O. Box 33726
Raleigh, NC 27636-3726

September 5, 2023
S&EC Project No: 15206.W5

Re: Online Project Review Request, Saul Property, Fuquay-Varina – Wake County, North Carolina

We have reviewed the referenced project using the USFWS North Carolina Field Office's online project review process and have followed all guidance and instructions in completing the review. We completed our review September 5, 2023 and are submitting our project review package in accordance with the instructions for further review.

Our proposed action consists of: *A planned residential development that is proposing impacts streams and buffers.*

The location of the project and the action area are identified on the enclosed maps.
Saul Property (35.589997, -78.856564). The site is located at 5802 Duncan Cook Road, Fuquay-Varina – Wake County, North Carolina.

Construction will commence following the anticipated Section 404 & 401 Approvals and should be completed by the Nationwide Permit Expiration date of March 15, 2026.

This project review is needed under provisions of Section 7 of the Endangered Species Act (ESA), and per General Condition 18 of Nationwide Permit 29.

The enclosed project review package provides the information about the species and critical habitat considered in our review. The species conclusions table included in the package identifies our determinations for the resources that may be affected by the project.

For additional information, please contact Mason Montgomery at mmontgomery@sandec.com

Sincerely,
SOIL & ENVIRONMENTAL CONSULTANTS, PA

Mason Montgomery Digitally signed by Mason Montgomery Date: 2023.09.07 08:58:12 -04'00'

Mason Montgomery
Environmental Scientist, Wetlands Department

Enclosures:

1. Project Request Review Package
2. S&EC T&E Species Report
3. Vicinity Maps
4. S&EC Photo Report
5. Overall Site Plan
6. FWS Official Species List
7. NHP Report
8. FWS Species Conclusion Table
9. FWS Self-Certification Letter

CONCLUSION:

After completing the habitat assessments and preliminary surveys, S&EC completed the attached "Species Conclusion Table" and "Self-Certification Letter." Using language typically used by the FWS in their conclusion letters, we have concluded that ***it appears the proposed project is not likely to adversely affect any federally listed endangered or threatened species, their formally designated critical habitat, or species currently proposed for listing under the Endangered Species Act (ESA).***
We strongly recommend requesting a concurrence letter from the FWS.

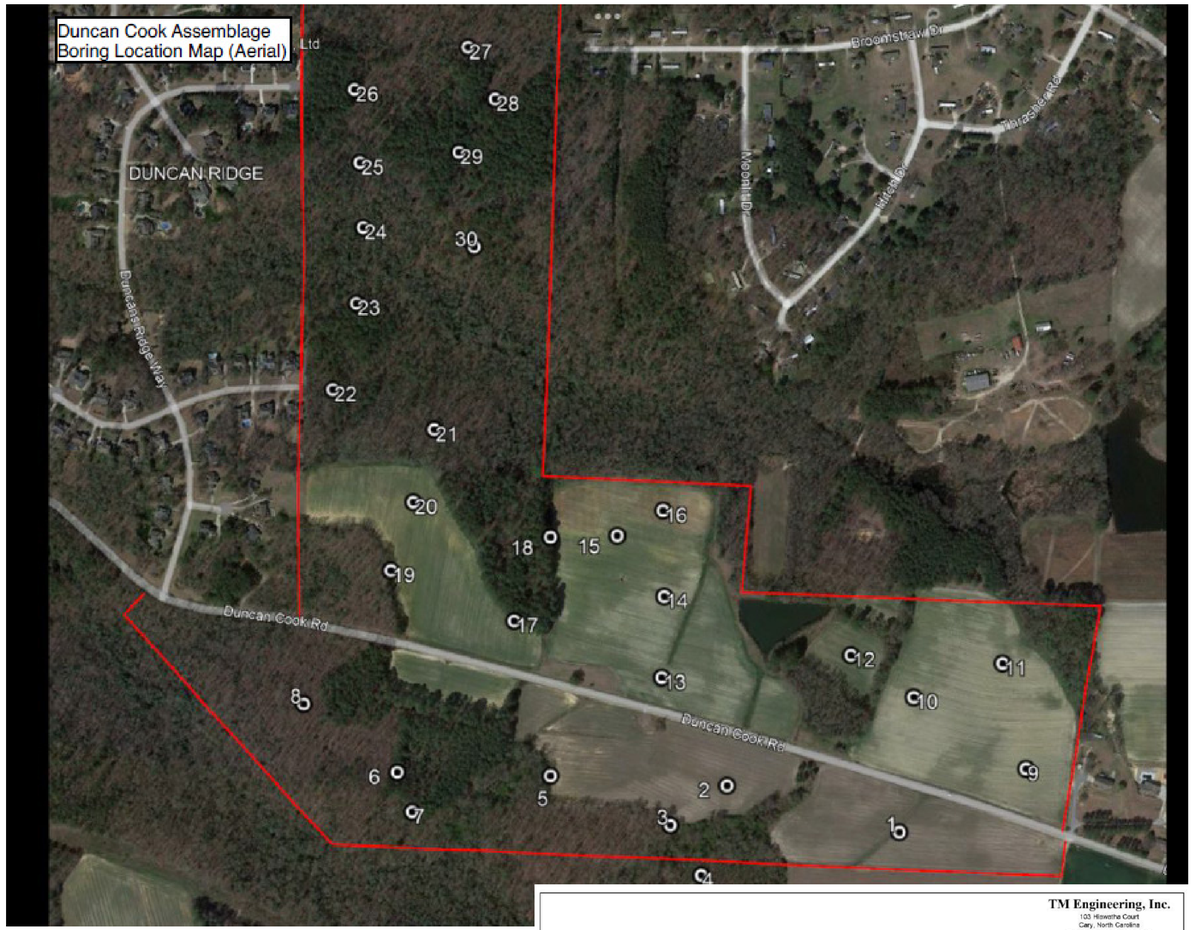
Sincerely,
SOIL AND ENVIRONMENTAL CONSULTANTS, PA

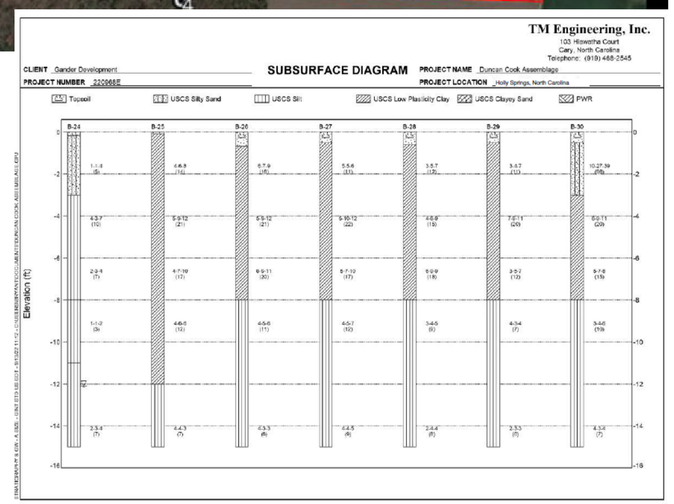
Mason Montgomery Digitally signed by Mason Montgomery Date: 2023.09.07 08:58:37 -04'00'

Mason Montgomery
Environmental Scientist, Wetlands Department

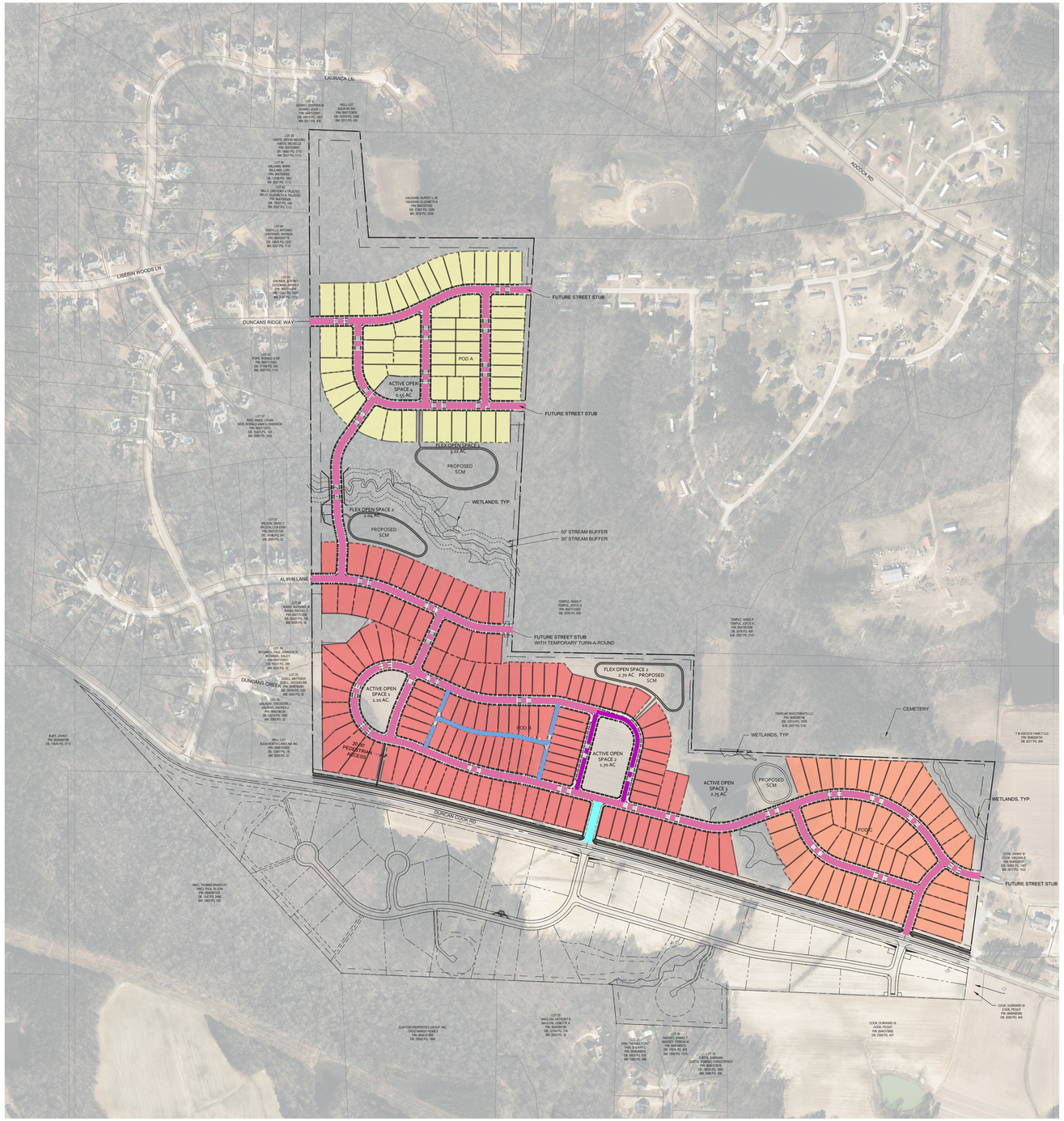
Attachments:

1. USCS Vicinity Map
2. Soil Survey Vicinity Map
3. Aerial Map
4. Photo Report
5. Overall Site Plan
6. FWS List of threatened and endangered species that occur in your proposed location, and/or may be affected by your proposed project. Official Species List. August 17, 2023.
7. NHP Report: August 17, 2023.
8. S&EC – FWS Species Conclusion Table. September 5, 2023.
9. S&EC – FWS Self-Certification Letter. September 5, 2023.





Updated Conceptual Master Plan



ROAD TYPOLOGIES

- 3 LANE COLLECTOR
  43' BB ON 67' ROW
- STANDARD RESIDENTIAL STREET
  31' BB ON 55' ROW
- ONE WAY STREET WITH SINGLE SIDE ON-STREET PARKING
  28' BB ON 52' ROW
- STANDARD ALLEY
  16' ROADWAY IN 25' EASEMENT

LOT ALLOCATION

243 SINGLE FAMILY LOTS
+/- 80 12,000 SF+ LOTS
+/- 76 10,000 SF+ LOTS
+/- 87 7,500 SF+ LOTS

POD A

63 SINGLE FAMILY LOTS
+/- 23 12,000 SF+ LOTS
+/- 23 10,000 SF+ LOTS
+/- 17 7,500 SF+ LOTS

POD B

128 SINGLE FAMILY LOTS
+/- 40 12,000 SF+ LOTS
+/- 24 10,000 SF+ LOTS
+/- 64 7,500 SF+ LOTS

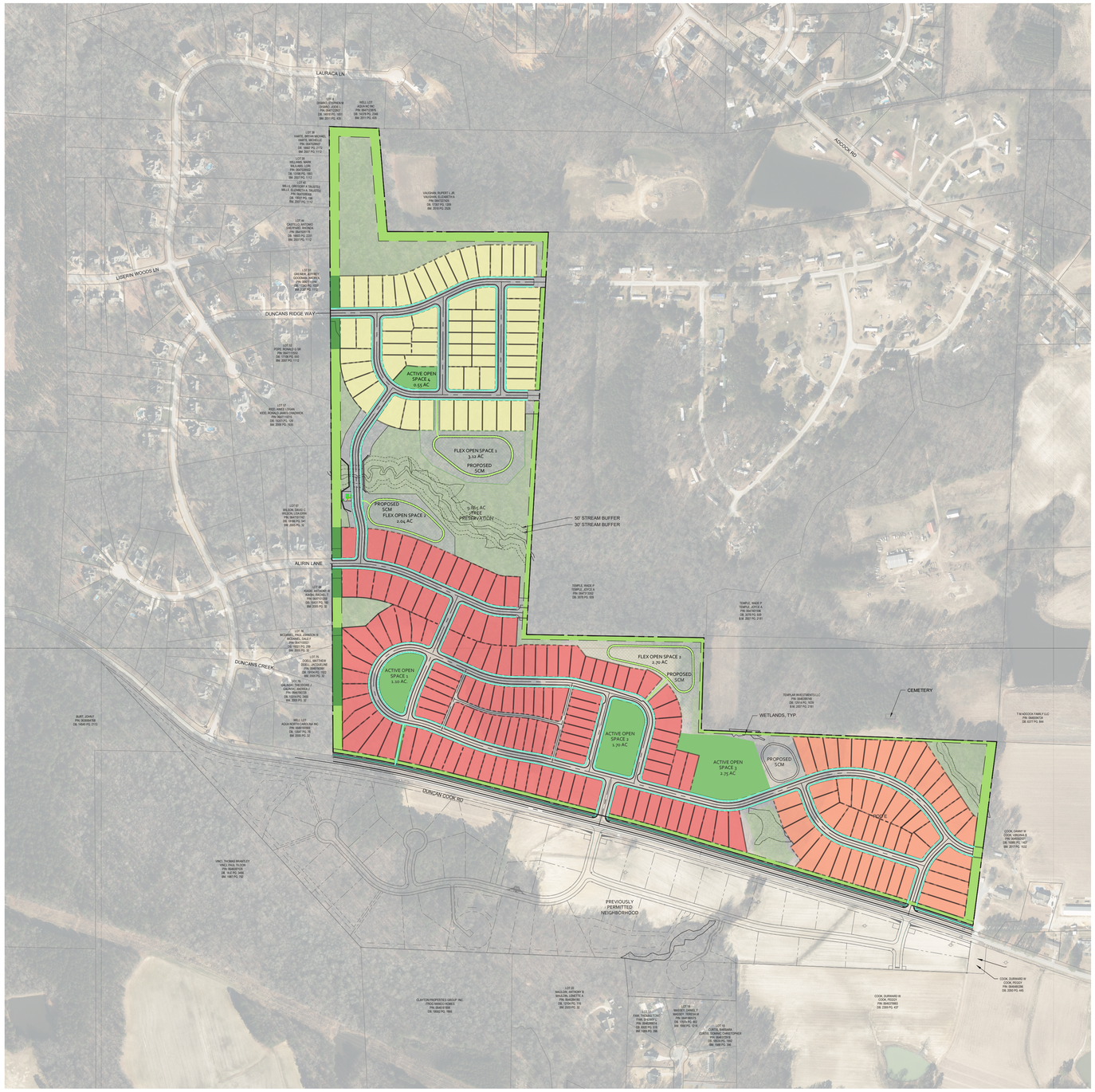
POD C

52 SINGLE FAMILY LOTS
+/- 17 12,000 SF+ LOTS
+/- 29 10,000 SF+ LOTS
+/- 6 7,500 SF+ LOTS

SITE DATA

SITE ADDRESS:	5900 DUNCAN COOK RD.
PIN / PID:	6462998124
EXISTING ZONING:	RR - RESIDENTIAL RURAL
PROPOSED ZONING:	SR (CD) - SUBURBAN RESIDENTIAL CONDITIONAL ZONING
DENSITY DATA:	
EXISTING SITE ACREAGE:	122.294 AC
ROW DEDICATION:	2.077 AC
PROPOSED SITE ACREAGE:	120.217 AC
PROPOSED NUMBER OF LOTS:	243
ALLOWABLE DENSITY PER ORDINANCE:	4.000 DU/AC
PROPOSED DENSITY PER CONDITIONS:	2.021 DU/AC
RESIDENTIAL UNIT DATA:	
DEVELOPMENT TYPE:	SINGLE FAMILY DETACHED
MAX RESIDENTIAL BUILDING HEIGHT:	35'-0"
TREE COVERAGE DATA:	
TREE PRESERVATION REQUIRED PER ORDINANCE:	1,047,330 SF / 24.043 AC (20% OF SITE AREA)
TREE PRESERVATION PROPOSED PER CONDITIONS:	24.200 AC
OPEN SPACE DATA:	
FLEX OPEN SPACE REQUIRED PER ORDINANCE:	6.01 AC (5.00% OF SITE AREA)
FLEX OPEN SPACE PROPOSED PER CONDITIONS:	7.86 AC (19.19%)
ACTIVE RECREATION REQUIRED PER ORDINANCE:	6.01 AC (5.00% OF SITE AREA)
ACTIVE RECREATION PROPOSED PER CONDITIONS:	6.04 AC (5.06% OF SITE AREA)
BUFFERYARDS:	
REQUIRED BUFFER YARDS PER ORDINANCE:	5' TYPE A BUFFERYARD
PROPOSED BUFFER YARDS PER CONDITIONS:	15'-50', SEE LS.00 PLANTING PLAN FOR LOCATIONS & DESIGN MANUAL FOR PLANTING REQUIREMENTS

Updated Conceptual Open Space Plan



EACH ACTIVE OPEN SPACE AREA SHALL INCLUDE A MIX OF AMENITIES AS ALLOCATED BELOW:

ACTIVE OPEN SPACE 1

1 OF THE FOLLOWING:
PLAYGROUND
DOG PARK

2 OF THE FOLLOWING:
POLLINATOR GARDEN
BENCHES
SHADE STRUCTURE

ACTIVE OPEN SPACE 2

1 OF THE FOLLOWING:
AMENITY CENTER
FITNESS FACILITY
POOL

2 OF THE FOLLOWING:
COMMUNITY GARDEN
BENCHES
SHADE STRUCTURE
YOGA LAWN

ACTIVE OPEN SPACE 3

1 OF THE FOLLOWING:
HARD SURFACE COURT
DOG PARK

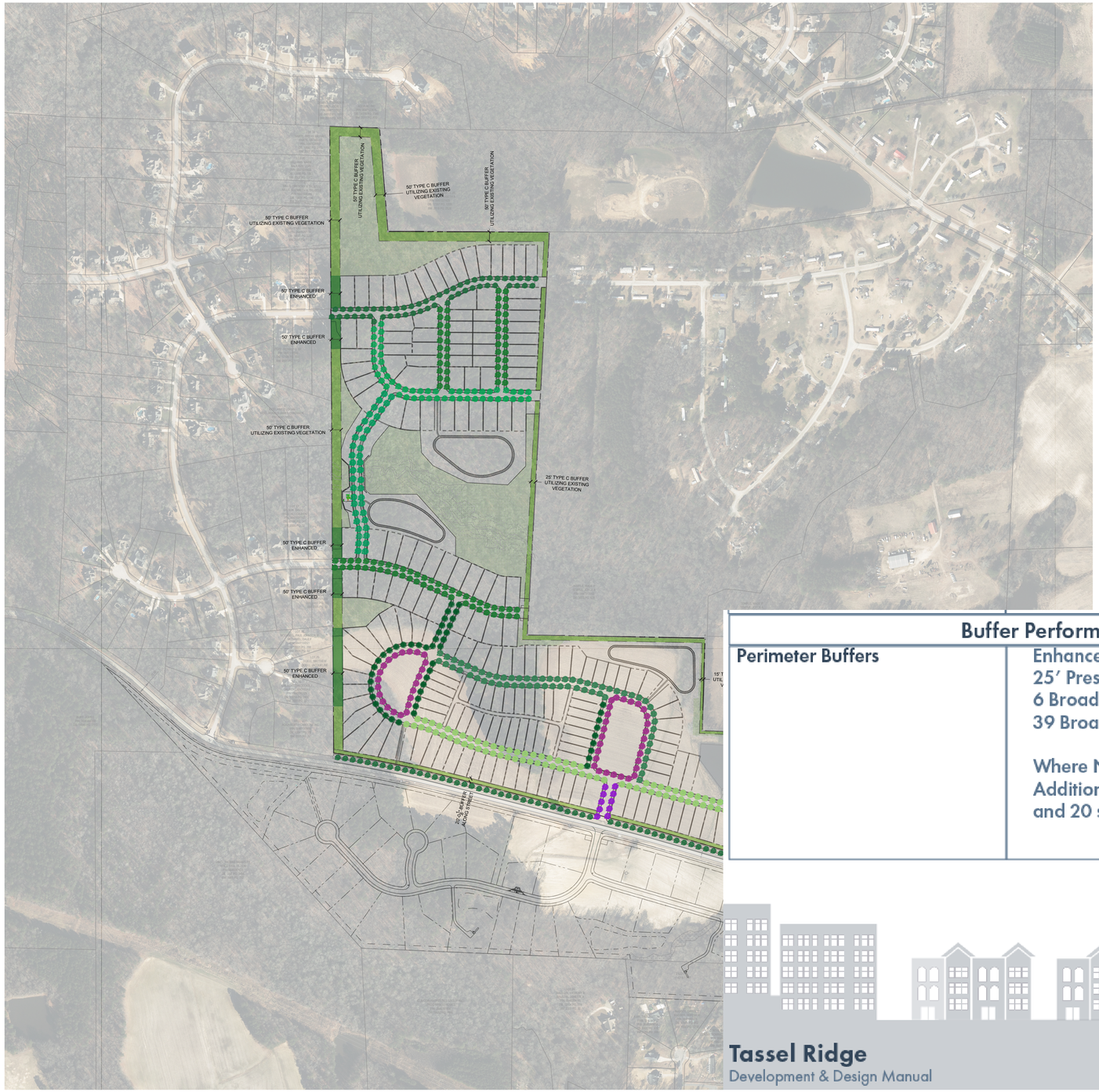
2 OF THE FOLLOWING:
PUTTING GREEN
BENCHES
FISH POND

ACTIVE OPEN SPACE 4

1 OF THE FOLLOWING:
PLAYGROUND
DOG PARK

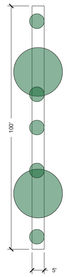
2 OF THE FOLLOWING:
POLLINATOR GARDEN
BENCHES
SHADE STRUCTURE

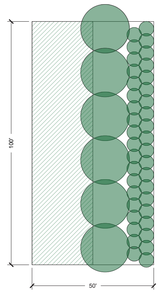
Updated Conceptual Open Space Plan



NOTES:

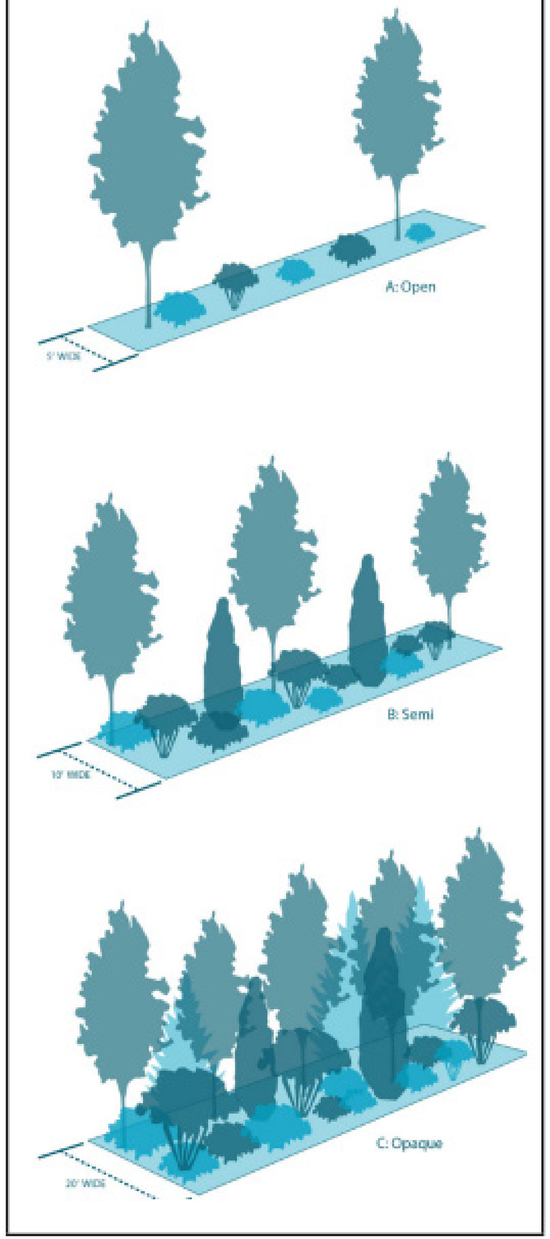
1. SEE SHEET C0.10 FOR GENERAL AND PLANTING NOTES.





Buffer Performance Standards	
Perimeter Buffers	Enhanced Type C Buffers Shall Include: 25' Preserved Tree Coverage Where Possible 6 Broadleaf Evergreen Trees (Ex. Southern Magnolia) 39 Broadleaf Evergreen Shrubs (Ex. Ligustrum, Holly) Where No Tree Coverage Exists to Preserve 25', An Additional 6 Deciduous Trees, 4 Understory Trees, and 20 shrubs shall be planted.

FIGURE 5.3.1-A - PERIMETER BUFFER TYPES



Dimensional Standards

Building Height	
Primary Residential Structures	35′ Maximum
Accessory Residential Structures	25′ Maximum
Amenity Structures	45′ Maximum
Finished Floor Elevation*	
Min Elevation above Sidewalk	1.25′
Max Elevation above Sidewalk	4.75′
	Slab on Grade Construction is Prohibited
	*Elevation above Sidewalk does not apply to garage

Architectural Standards

Roofing	
Material Options	Primary Roofs: Architectural Asphalt Shingles Secondary Roofs: Shingles or Standing Seam Metal
Structure	8″ Eaves Minimum
Character Elements	Must Include One of the Following: Dormer Gable & Valley Chimney
Facade	
No two lots with a shared property line shall have the same facade treatment.	
Material Options	Wood, Fiber Cement, Brick, Cultured or Natural Stone
Fenestration	Street-facing windows must include 2 of the following: Shutters Divided or Simulated Divided Light Sills & Lintels 4″ of more in height Window Planter Boxes on Ground Floor Windows
Entryway	Street-facing doors must include 1 of the following: Sidelights Transom Windows Craftsman Style Paneling
Garage Doors	Street-facing garage doors shall use carriage style paneling and include 2 of the following: Windows in Upper Panels Craftsman Hardware Decorative Light Fixtures

Tassel Ridge 2nd Neighborhood Meeting

January 16th

- **Gander Development followed up on major comments received from 1st meeting in August 2023**
  - Town of Holly Springs requires all development's with more than 5 lots must connect to town utilities, so Tassel Ridge will have smaller lots but more HOA open land.
  - Tassel Ridge has added a street that connects the north side of the stream to the south side of the stream internal to the neighborhood, however we heard from town staff connection to Duncan's Ridge Stub Streets is required.
  - Buffers were enhanced along adjacent properties on Alirin and Duncan's Ridge as well as where there isn't currently and trees. These buffers are 25' natural +25' intense evergreen screening with broadleaf evergreen trees and shrubs. There are more trees and shrubs committed to in the 25' portion of intense evergreen screening than in the most intense town buffer with 6 broadleaf evergreen trees + 43 broadleaf evergreen shrubs.
  - Traffic Impact Analysis has been updated and improvements have expanded since last meeting with the following updated offsite roadway improvements:
    - Traffic Light at Piney Grove Wilbon and Duncan Cook
    - Left Turn Lane on Piney Grove onto Duncan Cook
    - Left Turn Lane on Duncan Cook onto Piney Grove
    - Left Turn Lane on Buckhorn Duncan onto Duncan Cook
    - Left Turn Lane on Buckhorn Duncan onto Summit Creek Rd
    - Left Turn Lanes added at both site entries.
  - Endangered species report has been done by S&EC and sent to FWS and no endangered or threatened species were found onsite.
  - Geotech report found no rock or auger refusal at any of the test borings done (over 50 borings taken). So no blasting is expected.
  - Some of the lots from the northern portion of the property have been moved and an open space has been added. There has been a slight reduction in lot count of approximately 4 units.
  - Open Space Plan has been updated to limit louder noises to active open space areas on the east side of the project i.e. hard surface courts and pools.
  - Updates to the Architectural Standards have been made to show no slab on grade houses will be allowed and there no two properties adjacent to each other will have the same façade treatment.
- **Neighborhood Question and Responses**
  - Secretary of HOA asked a few questions:
    - Thanks for taking previous concerns and trying to find best solutions.

- Gander is seeking suburban residential conditional zoning to make it Holly Springs ETJ. How is this zoning conditional and how does it meet the town of Holly Springs UDO and land use character plan? Including mitigating congestion in the street and encouraging like next to like development?
    - This is a conditional zoning because the masterplan and design manual commitments are included in the zoning and will run with the property, so all the criteria will run with the property, so the improvements to the property will be required to be above and beyond the standard UDO requirements.
    - There are numerous offsite roadway improvements that we will be doing with this project that otherwise would not be done in the near future, so while we are increasing demand on roadways, we are mitigating that increased demand through the addition of turn lanes at intersections that are already difficult. We believe that our single family use, while smaller than the Duncan's Ridge lots, is like next to like as we have placed our largest category of lots next to Duncan's Ridge and shifted the tree coverage and open space out of the lots as is seen in Duncan's Ridge and into communal open space in accordance with Town of Holly Springs requirements, since we aren't allowed to use Wake County neighborhood ordinances.
- Upper Right Hand Corner there were notes about multi-family please explain.
    - Received this comment from the town as well. We had considered the manufactured home community to the east of us to be multi-family, so when we had previously labeled our buffers, we had labeled it based on adjacent uses. Per the town, we have removed that description and just added labels based on location.
- What percentage of traffic originating from Tassel Ridge will go through Duncan's Ridge instead of toward Duncan Cook Rd.
    - Will have to follow up.
- Gander has requested a topcoat for paving by NCDOT at Duncan's Ridge, why? and how much confidence do you have that it will be granted?
    - In the August meeting, one of the concerns that was raised was the Duncan's Ridge neighborhood only has a scratch coat and no top-coat. These are NCDOT maintained roads, so we reached out to the NCDOT to get timing on when these will be paved. We have had luck in the past with getting gravel roads repaved during rezoning process, but this is the first asphalt request, so we can't provide certainty on when NCDOT would do this. We will keep them updated.
- Connectivity will increase traffic through Duncan's Ridge, what are the increased safety concerns for pedestrians and motorists in Duncan's Ridge? And how will Gander mitigate those risks? Speed bumps? Signage?
    - Increased safety concern will come from the addition of cars on these roads, but they should be keeping a slow neighborhood street, but we can commit to signage and speed bumps if NCDOT and emergency services will allow us.

        - Duncan's Ridge is already connected to other neighborhoods, and we hope most of our residents will go to Duncan Cook, but we can add signage to increase safer speeds.
    - People walk and ride bikes on the streets and want to ensure speeding is cut down.
        - Agreed to add text commitments for signage and a commitment to ask the NCDOT for speed bumps
    - HOA would like to request installation of monuments signs at entrances of Alirin and Duncan's Ridge Way to differentiate neighborhoods and create more respect between neighborhoods.
        - Monument signs can be added where the roads connect in and we can include commitments for "you poop you scoop" type signage.
- Noticed that to the East off of Alirin and Duncan's Ridge extensions there are stubs. Is there any way to add cul-de-sac so it won't continue to extend into what could be a future development
    - The Town does require stubs, but we can ask if any can be converted to Cul-de-sacs.
- To the east of the subdivision do you own the property?
    - We don't own any property to our East. Mr Cook owns what's to the East and another family owns the portion of property near the existing park.
- The Duncan Ridge roads aren't a maintenance issue. It's a deficiency in construction that the NCDOT accepted when it was turned over.
- Want to see any other mitigation of safety risk of Tassel Ridge residents cutting through Duncan Ridge
    - Will see if any other traffic mitigation is possible
- Is it possible to put a stop sign at the entrance into Duncan's Ridge from Tassel Ridge
    - Mid-block stops are done for pedestrian crossings sometimes, but the NCDOT doesn't like it typically, but we can ask.
- Why did NCDOT not want 3rd entrance?
    - In initial scoping meeting with NCDOT, the NCDOT asked us to remove that 3rd entrance because the 2 Eastern entrances align with the development to the South in Wake County. The 3rd entrance was too close to the Duncan's Ridge neighborhood entry and they didn't want a 3rd entrance. So we removed it.
- Can the 3rd entrance be added back in? That would allow more traffic to flow faster to Duncan Cook and not through Duncan's Ridge
    - Will Ask Traffic Engineer
- What is the schedule?
    - Just renewed the farmer's agreement. If February 2nd submittal zoning happens, then council would be June 18th. Then we would have to go through permitting for Site Plan Approval, permitting for Construction Documents. So 2025 would be the earliest we'd start moving dirt.
- Where is the first phase going to be?
    - Now it looks likely that it will extend from the Western entrance on Duncan Cook to the Pump Station
- Where is the pump station?

        - The pump station is next to the road stream crossing. That's the low point on the site so it has to go there.
    - Will the pump station create noise?
        - Neighbor answered that there won't be any noise and just need to hope odor control works
    - Another neighbor verified that the pump station is a sewer lift station, then stated it will be in a building and not a problem for them.
    - What way are the sewer routes going to be run?
        - Town asked us to study 3 routes, we will submit all routes on February 2nd.
        - Preferred route would be to pump to Elliott Farm and then the sewer runs from Elliott Farm up to the existing Honeycutt Farm station.
        - Alternative route would be for us to pump to Honeycutt Farm Station if Elliott Farm doesn't get developed.
        - 3rd study was pumping to another pump station further away than Honeycutt
        - Also of note, Tassel Ridge changed the plan for water, and we will have to pull the water line from Piney Grove Wilbon to our site, and aren't able to T into the new transmission line in Duncan Cook.
    - So the sewer won't run to the west?
        - Not currently the plan. The town's masterplan has a regional lift station to the west, close to the lake, but in talks with the town that extension won't happen for another 10-20 years. There are sewer easements platted through Duncan's Ridge, so in the future sewer could be extended through that neighborhood, but Tassel Ridge will not go through their yards.
    - It would be easier to just have septic lots wouldn't it?
        - It would, but that would be 5 lots at a time.
    - Will construction vehicles be able to access the northern part of the project through makeshift roads or will they come through the neighborhoods?
        - They won't come through Buckhorn Creek and Duncan's Ridge. That was a text commitment Tassel Ridge had in August and has maintained. All construction traffic has to enter the site from Duncan Cook Rd through planned streets.
    - Stream Protection – With 40' grade change, how do you mitigate sedimentation of the stream?
        - Erosion Control is what we typically do. We install silt fence along the edge of disturbance, and there are bags that can be used to
    - NPDES contouring for water run-off
        - Yes, we can't discharge more run-off, and all stormwater control measures will be designed as wetland. Sedimentation typically is a bigger issue of Erosion Control during construction
    - Do we have a plan for stormwater and Erosion Control Yet
        - Andy Petty with Curry Engineering answered. Said erosion control, while the first thing installed, are the last thing designed as they have to work while everything else is installed. The future stormwater management device will be a sediment basin during construction with baffles and a skimmer at the top, so the sedimentation can fall out. If the sedimentation basin still has turbidity in the

stream, then flocculants may be done. Typically will do a couple of rows of sedimentation fencing, then a stone outfall.

- When are these plans done?
  - Andy Petty with Curry Engineering answered. The plans are done during review, but aren't done until after zoning
- Since Duncan's Ridge is downstream from Tassel Ridge, will there be calculations to ensure flooding isn't worse in our neighborhood from Tassel Ridge's development
  - Andy Petty with Curry Engineering answered. Yes flow rate of the stream has to be the same after development as before the development.
- Is the plan for the road crossing to be bridge or culvert?
  - Currently its culverts
- So you're at the study phase right now?
  - Andy Petty with Curry answered. Yes for the most part. We have done preliminary sizing and studies, but it isn't fully engineered and vetted out. Since that costs hundreds of thousands of dollars to study, developers typically wait to fully engineer sites until they know they have a project with zoning.

Owner	Address 1	Address 2	
AQUA NC INC	202 MACKENAN DR	CARY NC 27511-6447	
AQUA NORTH CAROLINA INC	202 MACKENAN DR	CARY NC 27511-6447	
ARNOLD, DALE E ARNOLD, JENNIFER	6509 DUNCANS CREEK CT	FUQUAY VARINA NC 27526-5849	
AVERETTE, CHRISTOPHER ALEXANDER AVERETTE, FALLON ELIZABETH DIAMOND	6725 WINTER GARDEN WAY	HOLLY SPRINGS NC 27540-6078	
AYRES, PAUL L. TRUSTEE AYRES, CAROL S. TRUSTEE	7212 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5864	
BAKER, MATTHEW WAYNE BAKER, JAYNE ELIZABETH	6252 LAURACA LN	FUQUAY VARINA NC 27526-5558	
BALLENTINE PLACE HOMEOWNERS ASSOCIATION, INC.	4112 BLUE RIDGE RD STE 100	RALEIGH NC 27612-4652	
BREWER, HARRY BREWER, CINDY	7304 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5850	
BURTON, VAN EUGENE BURTON, DIENA T	7300 LISERIN WOODS LN	FUQUAY VARINA NC 27526-5883	
BYRD, MISHA ROSE MANUCHEHRI BYRD, SETH ANDREW	6721 WINTER GARDEN WAY	HOLLY SPRINGS NC 27540-6078	
CALDERON KIRIWAS, DANIEL GREGORY	6729 WINTER GARDEN WAY	HOLLY SPRINGS NC 27540-6078	
CAMERON, WILLIAM CHRISTOPHER CAMERON, ANGELA WRENN	7313 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5851	
CAPITOL CITY HOMES LLC	5711 SIX FORKS RD STE 200	RALEIGH NC 27609-3888	
CASBON, STEPHEN CASBON, GINGER	6613 SUMMIT CREEK DR	HOLLY SPRINGS NC 27540-6077	
CASINO, PETER JR TRUSTEE CASINO, BARBARA J TRUSTEE	7320 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5850	
CASTILLO, ANTONIO SHEPPARD, RHONDA	7200 LISERIN WOODS LN	FUQUAY VARINA NC 27526-5884	
CATALANO, RANDAL JASON CATALANO, ALANA ANN	6516 ALIRIN LN	FUQUAY VARINA NC 27526-5854	
COCHRAN, STEPHEN GAIL COCHRAN, CHRISTY WILLIAMS	6625 ALIRIN LN	FUQUAY VARINA NC 27526-5857	
COOK, DANNY W COOK, VIRGINIA B	5832 DUNCAN COOK RD	FUQUAY VARINA NC 27526-7900	
COOK, DURWARD W COOK, PEGGY	5820 DUNCAN COOK RD	FUQUAY VARINA NC 27526-7900	
COOK, DURWARD W COOK, PEGGY B	5820 DUNCAN COOK RD	FUQUAY VARINA NC 27526-7900	
COOK, DURWARD WAYNE COOK, PEGGY BETTS	5820 DUNCAN COOK RD	FUQUAY VARINA NC 27526-7900	
COOK, DURWOOD W COOK, PEGGY B	5820 DUNCAN COOK RD	FUQUAY VARINA NC 27526-7900	
CORBETT, TIMOTHY J CORBETT, MICHELLE P	7309 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5851	
CORNELIUS, CHELSIE J CORNELIUS, ANDY	7216 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5864	
CRANFORD, DWIGHT D CRANFORD, WENDY W	7308 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5850	
CRAVEN, WILLIAM TODD CRAVEN, ANDREA MARTIN	6244 LAURACA LN	FUQUAY VARINA NC 27526-5558	
CULLENS, JORDAN W CULLENS, CAROLINE L	6613 ALIRIN LN	FUQUAY VARINA NC 27526-5857	
CULVER, JEFFRY CULVER, TERRI L	6312 LAURACA LN	FUQUAY VARINA NC 27526-5887	
DAHMEN, JORDAN DAHMEN, TAYLOR GRACE HENRY	6232 LAURACA LN	FUQUAY VARINA NC 27526-5558	
DALTON, WILLIAM DAVID DALTON, MARY FIELDS	7401 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5853	
DAVISON, MATTHEW TODD DAVISON, DAWN FRANCES	7317 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5851	
DICKERSON, ROY DALLAS DICKERSON, CHRISTINE YOUNG	7312 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5850	
DISBRO, STEPHEN M DISBRO, JODIE L	6241 LAURACA LN	FUQUAY VARINA NC 27526-5559	
DOELL, MATTHEW DOELL, JACQUELINE	6500 DUNCANS CREEK CT	FUQUAY VARINA NC 27526-5849	
DOMINGUEZ, JENNIFER ROSE LOPEZ, MARIO ALBERTO DOMINGUEZ	6233 LAURACA LN	FUQUAY VARINA NC 27526-5559	
DUNCAN COOK HOLDINGS LLC	2310 S MIAMI BLVD STE 238	DURHAM NC 27703-4900	
DUNCAN COOK HOLDINGS LLC	2310 S MIAMI BLVD STE 238	DURHAM NC 27703-4900	
DUNCANS RIDGE ASSN INC	DUNCANS RIDGE HOA	PO BOX 79032	CHARLOTTE NC 28271-0030
EDELMAN, ANTHONY SCOTT SMITH, STEPHANIE ANN	6624 ALIRIN LN	FUQUAY VARINA NC 27526-5856	
EDMONDS, DOUGLASS T EDMONDS, VERA K	7209 LISERIN WOODS LN	FUQUAY VARINA NC 27526-5885	
EL-SADEK, MAY BESCHTA, MAHMOUD	6608 SUMMIT CREEK DR	HOLLY SPRINGS NC 27540-6077	
ETHER, NOLAN ADAM ETHER, COLETTE MARCELLENE	7300 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5850	
EVANS, AARON EVANS, MARY	7217 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5865	
EYRE, RICHARD M EYRE, TAMI L	6505 ALIRIN LN	FUQUAY VARINA NC 27526-5855	
FEGER, MICHAEL L FEGER, UTE I	7309 LISERIN WOODS LN	FUQUAY VARINA NC 27526-5886	
FERGUSON, ANTHONY JR FERGUSON, BRIDGET	7209 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5864	
INGRAM, ELISHA	7220 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5864	
INMAN, TIMOTHY L INMAN, CAMELLIA L	6309 LAURACA LN	FUQUAY VARINA NC 27526-5888	
JERNIGAN, DAVID RYAN JERNIGAN, EVELYN VIRGINIA	6412 LAURACA LN	FUQUAY VARINA NC 27526-5866	
KENDALL, ANDREW KENDALL, KATHLEEN	6617 ALIRIN LN	FUQUAY VARINA NC 27526-5857	
KESTER, JAMES A KESTER, AMY L	7412 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5852	
KIASKI, ANTHONY W KIASKI, RACHEL T	6501 ALIRIN LN	FUQUAY VARINA NC 27526-5855	
KIDD, AIMEE LOGAN KIDD, RONALD JAMES CHADWICK	6421 LAURACA LN	FUQUAY VARINA NC 27526-5867	
KING, CHRISTOPHER THOMAS KING, DANIELLE LEE	6737 WINTER GARDEN WAY	HOLLY SPRINGS NC 27540-6078	
MCDANIEL, PAUL JOHNSON III MCDANIEL, DALE F	6504 DUNCANS CREEK CT	FUQUAY VARINA NC 27526-5849	
MCGEE, GREGORY C MCGEE, SUZANNE P	6629 ALIRIN LN	FUQUAY VARINA NC 27526-5857	
MCPEEK, J KYLE EARLY, JENNIFER M	PO BOX 224	COROLLA NC 27927-0224	
MELEGH, ROBERT F MOONEY-MELEGH, MARY E	6628 ALIRIN LN	FUQUAY VARINA NC 27526-5856	
MELFI, MARK A MELFI, LINDA H	6240 LAURACA LN	FUQUAY VARINA NC 27526-5558	
MILLS, GREGORY A TRUSTEE MILLS, ELIZABETH A. TRUSTEE	6321 LAURACA LN	FUQUAY VARINA NC 27526-5888	
MORRIS, ELWOOD NEIL MORRIS, LESLIE WILLIAMS	7204 LISERIN WOODS LN	FUQUAY VARINA NC 27526-5884	
NAVAROLI, THOMAS J JR NAVAROLI, LESLIE B	7400 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5852	
NELSON, CRAIG J NELSON, CAROLYN C	6512 ALIRIN LN	FUQUAY VARINA NC 27526-5854	
NORTH CAROLINA WATER AND SEWER LLC	3700 GLENWOOD AVE STE 240	RALEIGH NC 27612-5538	
OMAN, CHRISTINE KEINATH OMAN, DANIEL RYAN	6609 SUMMIT CREEK DR	HOLLY SPRINGS NC 27540-6077	
OOSTERHOUSE, CALEB J OOSTERHOUSE, MALLORY K	6249 LAURACA LN	FUQUAY VARINA NC 27526-5559	
PARLIER, KIMBERLY SMITH PARLIER, ROBERT ALAN	6324 LAURACA LN	FUQUAY VARINA NC 27526-5887	
PATEL, RAJESH PATEL, ANISHA	7312 LISERIN WOODS LN	FUQUAY VARINA NC 27526-5883	
PINKERTON, BETH COOK	5824 DUNCAN COOK RD	FUQUAY VARINA NC 27526-7900	
POITRAS, ADAM POITRAS, MICHELLE MARIE	6717 WINTER GARDEN WAY	HOLLY SPRINGS NC 27540-6078	
POPE, JONATHAN POPE, CRYSTAL	6308 LAURACA LN	FUQUAY VARINA NC 27526-5887	
POPE, RONALD G SR	7205 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5865	
POPPALARDO, ELIZABETH MARIE MACCONNELL, FINN CM	6709 WINTER GARDEN WAY	HOLLY SPRINGS NC 27540-6078	
PREBLE, JOHN E PREBLE, CHRISTINE A	6508 ALIRIN LN	FUQUAY VARINA NC 27526-5854	
QIAN, GUICHUN LIU, JUN	6720 WINTER GARDEN WAY	HOLLY SPRINGS NC 27540-6078	
REID, JARED A REID, MONICA M	6616 ALIRIN LN	FUQUAY VARINA NC 27526-5856	
SELLARS, ROBERT ANTHONY SELLARS, ERIN LARSON	6605 SUMMIT CREEK DR	HOLLY SPRINGS NC 27540-6077	
SHAW, JEREMY SHAW, JACTANNA	6609 ALIRIN LN	FUQUAY VARINA NC 27526-5857	
SHEEHAN, DAVID SHEEHAN, AMY ELIZABETH	6621 ALIRIN LN	FUQUAY VARINA NC 27526-5857	
SMITH, MICHAEL ALLEN SMITH, SARAH ELIZABETH	6253 LAURACA LN	FUQUAY VARINA NC 27526-5559	
SPRAGUE, MATTHEW B SPRAGUE, LYNN M	7408 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5852	
STAGNITTA, ANTONIO STAGNITTA, TAMMIE	6420 LAURACA LN	FUQUAY VARINA NC 27526-5866	
STALLER, TROY L TUCKER, ANGELA	7316 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5850	
STEPHENSON, ROBERT P STEPHENSON, MICHELLE L	6605 ALIRIN LN	FUQUAY VARINA NC 27526-5857	
STEWART, CARL STEWART, CAROLE	6245 LAURACA LN	FUQUAY VARINA NC 27526-5559	
T M ADCOCK FAMILY LLC	DOROTHY A MAYS	5628 DUNCAN COOK RD	FUQUAY VARINA NC 27526-8296
TEMPLAR INVESTMENTS LLC	624 HOLLY SPRINGS RD STE 419	HOLLY SPRINGS NC 27540-9030	
TEMPLE, WADE P TEMPLE, JOYCE A	1193 WILBON RD	FUQUAY VARINA NC 27526-8264	
TEMPLE, WADE P TEMPLE, JOYCE A	1193 WILBON RD	FUQUAY VARINA NC 27526-8264	
TEMPLE, WADE P TEMPLE, JOYCE A	1193 WILBON RD	FUQUAY VARINA NC 27526-8264	
TURNEY, CAROL A TRUSTEE TURNEY, THOMAS A TRUSTEE	6316 LAURACA LN	FUQUAY VARINA NC 27526-5887	
VAUGHAN, RUPERT L JR VAUGHAN, ELIZABETH A	6724 STEPHERLY WAY	HOLLY SPRINGS NC 27540-7185	
WEBER, RYAN	7201 LISERIN WOODS LN	FUQUAY VARINA NC 27526-5885	
WETHERINGTON, THOMAS COY DRESSEN, BRANDON EDWARD	6733 WINTER GARDEN WAY	HOLLY SPRINGS NC 27540-6078	
WHEELER, LISA WHEELER, ROBERT	7213 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5865	
WILLIAMS, MARK WILLIAMS, LORI	6317 LAURACA LN	FUQUAY VARINA NC 27526-5888	
WILSON, DAVID C WILSON, LISA ERIN	6500 ALIRIN LN	FUQUAY VARINA NC 27526-5854	
YERXA, CHRISTIAN YERXA, COURTNEY	7208 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5864	

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Tassel Ridge Plan Consistency Statement

Executive Summary:

The proposed rezoning of Tassel Ridge is in line with the Vision Holly Springs Mission statement. Through a design approach focused around centralized community open spaces Tassel Ridge builds on the town's vision of "the creation and enhancement of residential and non-residential development, which ultimately fosters a greater sense of community". The design of Tassel Ridge is that of a neighborhood, not just a subdivision, but a built community. The neighborhood's quasi-public open spaces are truly central to the neighborhood with locations that emphasize the importance of these shared spaces in building community. This emphasis is in line with the town's own emphasis on the public realm, and while these areas are quasi-public, they do help to enhance the character of the neighborhood and surroundings. As noted in the Vision Holly Springs plan, the Duncan Cook Rd Corridor is a place to enhance, in which the existing and proposed neighborhoods should be celebrated as the building blocks of a strong community with infill development being "sensitive to the uses and densities along the perimeter of adjacent neighborhoods." Tassel Ridge seeks to balance sensitivity to neighboring uses with a vision for a community in which neighbors know each other and feel a sense of ownership over not only their property but the public realm as well. This is done by including a variety of lots sizes that respond to context with lower intensity adjacent to existing large lot single family Wake County subdivisions and then create a more intense neighborhood core of smaller lots.

Section 1: Future Land Use & Community Character:

The Future Land Use Plan designation for the Tassel Ridge property is residential neighborhood. The zoning being sought for Tassel Ridge of Suburban Residential with a conditional district meets not only the intensity of development intended by the land use plan but also the pattern and character intended for the community. The proposed zoning district utilized streets and block patterns that weave together the smaller neighborhood blocks described in the comprehensive plan with the existing large blocks found in adjacent Wake County Development, and where external constraints such as intersection spacing and environmental features require blocks to be longer, breaks are created along the block length for pedestrian passages and trails.

Moreover the open space pattern proposed by Tassel Ridge is in keeping with the Comprehensive plan's description of the appropriate distribution of open space, trees and natural resources. With a plan that uses natural areas and tree preservation along the perimeter and along riparian features, while activated open spaces such as the amenity center, dog park, and formal gardens are placed within the more structured and accessible portions of the neighborhood. As the comprehensive plan states "in **Residential Neighborhoods…there is typically a balance of preserved natural features such as large tree** stands, streams, and wetlands; with more formal landscape features including street trees, parks, and gardens."

The lot sizes and building placement withing Tassel Ridge reflect the comprehensive plan's description of the wider lots being on the exterior of the community and transitioning to smaller lots. Moreover, the added commitments within Tassel Ridge of pulling homes/porches towards the street while pushing garages away from the street creates a better quality street, and thereby a higher quality public realm and stronger community.

Section 2: Transportation / Comprehensive Transportation Plan

A traffic study is being completed with the rezoning and all required mitigation improvements will be designed and constructed by the developer where physically feasible. The three (3) CTP goals most applicable to the Tassel Ridge rezoning and associated transportation improvements include integrated planning, efficient, and safe. In accordance with the comprehensive transportation plan and transportation planning principles, Tassel Ridge has numerous offsite roadway improvements and frontage improvements associated with the project. These improvements include turn lanes at critical intersections nearby, construction of Duncan Cook Road to include half of the proposed cross-section for the Urban Thoroughfare including a 10' sidepath path along the frontage and a median divided 4-lane road. Moreover the Tassel Ridge community development will fund a traffic light at the intersection of Duncan Cook Road and Piney Grove Wilbon Rd. This intersection is a problem for residents today and the delays and subsequent safety concerns around turning movements will only intensify with surrounding development pressures. Tassel Ridge's improvements to this intersection will be vital to the safe and orderly flow of traffic moving forward. In the sites internal road network includes 4 street stubs that connect to adjacent properties that could be developed in the future. These street stubs are in compliance with UDO standards for connectivity and ensure that the towns goals for greater connectivity can be born out as communities are built incrementally.

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

The Tassel Ridge property is outside of the town's park search areas and planned park improvements. However the greenways master plan does call for a sidepath along Duncan Cook Rd. This side path installation will be part of the Tassel Ridge community and support the overall comprehensive and open space goals of providing pedestrian connectivity throughout the community to a variety of uses and places. The active open space programming within Tassel Ridge is in line with the master plan's health recommendations around physical fitness, mental health, social cohesion, and healthy eating. The open space meets these recommendations through incorporation of the strategies for action items including amenities that encourage physical activity, access to healthy food, and program offerings. As required by the Development & Design Manual, the open active open space of Tassel Ridge is required to include an amenity center, dog park, edible garden, nature trails, playground, and pollinator garden. These required elements ensure that there are programmed spaces for physical activity and access to healthy food.

Section 4: Community Facilities

Tassel Ridge is not within close proximity to any community facility needs noted within the Town's Community Facilities Plan. With the development intensity proposed there will not be a significant increase in facilities demand associated with the neighborhood to modify the planned facilities needed by the town.

Section 5: Infrastructure and Utilities

Tassel Ridge is subject to Holly Spring's Water Resource Management Policy and is a priority level 3 with commitments for public infrastructure improvements, sustainable design, and tree preservation. Tassel Ridge will be served by an extension of a water line from Piney Grove Wilbon Rd to the site. There will be a town water transmission line installed by the town along the Duncan Cook Frontage, however Tassel Ridge will not be permitted to connect to that water line and will therefore need to run a separate water line from the water stub currently planned by Elliot at the intersection of Piney Grove and Duncan Cook Rd or to a newly created stub built by Tassel Ridge in the event the water stub is not constructed by Elliot Farm.

A sewer study is being completed in conjunction with the rezoning. All required mitigation improvements will be designed and constructed by the developer as set forth in zoning commitments.

Sewer for Tassel Ridge will be served by a pump station that will connect with the Elliot Farm Pump Station and then run a force main to the Honeycutt Farms pump station. This pump station at Honeycutt Farms will require upgrades as a result. In the event the Elliot Farm Pump Station is not constructed, the Tassel Ridge Pump Station will pump directly to the Honeycutt Farms pump station via a forcemain in Piney Grove Wilbon Rd. The pump station at Tassel Ridge will be sized to handle not only the homes of Tassel Ridge but also the understood build out of the upstream land that can drain to Tassel Ridge.

Section 6: Natural Resources

The project layout minimizes impacts to the stream and associated wetlands to the greatest extent possible while balancing that natural resource protection with connectivity needs and protection of neighboring communities. The 1 stream crossing on site avoids the surveyed wetlands and crosses the stream at the straightest portion of the stream found on property to limit impacts as much as possible. Moreover, specimen trees will be retained well in excess of the 10% required per the utility allocation policy. An endangered species report and stream and wetland delineation have been done to verify that no impacts to critical habitat are occurring. In addition, the open space plan calls for pollinator gardens to support monarch butterflies, which are known to be an endangered migratory species that inhabit Holly Springs. There was an existing farm pond on the site that was built by the earliest aerial found by the development team from the 1960s. This pond was not a naturally occurring water feature as it even includes a drain pipe and based on topography was clearly dug out. Prior to submittal of this zoning, Gander Development had this farm pond drained. Following this draining of the pond, it is required that 1-2 growing seasons pass before the site can be re-analyzed for what types of environmental features establish in this area – it may become a wetland or a stream channel or another feature. The drainage of this pond was determined to be the best course of action based on the need to ensure that if a pond is onsite that

the dam meets all regulatory standards and is constructed to be safe for the increased interaction between residents and this pond. The open space options for this portion of the site have been left flexible to respond to the natural features that may become established here. In the event a pond can be re-established here, a fish pond is an option for the open space here.

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Tassel Ridge
Conditional Zoning District Design Goals Narrative

Tassel Ridge is exemplary of the very intent of conditional zoning districts as outlined in the UDO. Tassel Ridge is seeking to balance the need for innovative design with the need to limit the neighborhood's impact on the immediate context. In seeking this conditional district zoning, Tassel Ridge meets the design goals as outlined below.

1. *The incorporation of existing natural features such as wooded areas and slopes into the design of the new development in such a manner as to preserve the site's natural character*
   The primary built upon area of Tassel Ridge is focused in the existing farm fields to the south of the stream that bisects the south East to West while having a single stream crossing to access the knoll to the North of the stream that will tie into the existing street stub to the west. Moreover, Tassel Ridge is committed to preserving the natural vegetation along the properties edge where it exists and enhancing that natural vegetation with additional plantings to a width that is ten (10) times the width of the buffer required by the UDO. In the event that the existing constructed farm pond can be reconstructed as an amenity following environmental study of the feature after 2 growing seasons, it will be incorporated into the amenities.

2. *The preservation of significant view corridors; development of out-lying areas of the town and its ETJ in a manner which retains elements of traditional historical land use patterns*
   The utilization of a 20' wide landscape strip along the frontage of Duncan Cook Rd and the pulling of homes away from the external streets helps to maintain the existing corridor's viewsheds and character. Per Vision Holly Springs description of Holly Springs's town character, residential neighborhoods West of 55 have historically been designed as semi-private enclaves with limited access points. Tassel Ridge incorporates some of this historical language, while incorporating the town's goals for greater connectivity and pedestrian circulation. Tassel Ridge utilizes internal road networks for primary access to single family houses as historically seen throughout Holly Springs, while connecting the internal road network and open spaces to external thoroughfares. While NCDOT does not support short distances between neighborhood collectors/entry roads, 2 additional pedestrian connections have been added to allow for greater pedestrian circulation while the vehicular circulation more closely patterns existing enclave style neighborhoods.

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

   Tassel Ridge incorporates centralized open spaces as the backbone around which the neighborhood is organized with homes fronting on streets overlooking these open spaces and a series of off-street pedestrian paths connecting these open spaces to each other and to the sidepath along Duncan Cook that will create pedestrian connectivity from the neighborhood to the future commercial opportunities at

Piney Grove Wilbon Rd. Moreover the streetscapes are designed to utilize narrower drive aisles that ensure a safer pedestrian experience when crosswalks are utilized. In addition table top crossings have been proposed at key locations where off street trails intersect with roads.

4. *Development of communities that are visually and functionally connected to one another;*
   Tassel Ridge ties into existing communities as it transitions in intensity between the lowest intensity on the edges of the community with larger lots to a greater intensity of housing in the interior of the community. The neighborhood is connected to existing neighborhoods through not only streets, but also tree lines, and single family housing on larger lots tying into the adjacent large lot neighborhood. Additionally four street stubs have been created on the eastern and northern property lines to create opportunities for future development to connect with Tassel Ridge.

5. *Protection of significant watershed areas in order to preserve water quality;*
   Tassel Ridge focuses development away from the stream crossing the property and utilizes constructed wetlands to capture and treat stormwater runoff from impervious surfaces in the community to ensure that water quality downstream is preserved. The tree preservation on-site is largely focused around the stream while the constructed portion of the neighborhood is concentrated around existing farm fields and the portion of the property on the north that has existing street stubs from adjacent properties that will be connected to. The stormwater control measures onsite are all committed to being constructed wetlands which offer greater opportunities for wildlife habitat development that is integrated into the human habitat. As the existing farm pond has been drained, Tassel Ridge will integrate the former pond into the outdoor recreational opportunities based on the environmental features that re-establish where the pond was. If a pond can be re-established with a safe dam structure then a pond will be integrated into the open space. If the pond is converted to wetlands or stream channels, the open space will respond by naturalizing that area and using it as an educational opportunity.

6. *Creativity and imagination in the process of development;*
   Utilizing the conditional zoning option has opened Tassel Ridge up to the possibility of using alternative street sections to create a better environment for residents and a more innovative design. This is primarily seen at the Western Entrance from Duncan Cook Rd, on which axis the primary recreational open space is found. This entrance is a wider cross section than would normally be seen in residential neighborhoods, which allows for ease of vehicular movement but also frames a view corridor with a double row of street trees to the amenities as a welcome to the neighborhood. Around these amenities are one-way streets with on-street parking that promote a safer environment for pedestrians. While an open space/park in the middle of one-way neighborhood streets isn't a new idea and in fact harkens back to a design language commonly used by the Olmstead brothers, with its offset intersections and one-way streets it is a design language that is not inherently supported by the standards of Holly Springs transportation and neighborhood planning standards. Additionally, pedestrian access points that are not associated with roadways are integrated into the neighborhood design. And the amenities that serve as the focal point of the community have guaranteed a mix of structured amenities – amenity center, dog park, playground, etc – and naturalistic experiences including trails, pollinator gardens, and edible gardens. Building designs are also guaranteed to have higher standards for architectural features as well as sustainable design meeting the standards of LEED compliance or similar.

7. *Unique architecture or sustainable design;*
   Design of homes within Tassel Ridge has been conditioned to ensure that the homes have a quality of materials and fenestration that address the street and public realm appropriately. These commitments include front doors with light wells, articulation of street facing garage doors to be carriage style, and enhanced window and roofline requirements. The homes and amenities are also required to meet LEED standards.

8. *Efficient, aesthetic and desirable use of open space;*
   The recreational/active open space design is the shining jewel of Tassel Ridge. It is the element that takes Tassel Ridge from a subdivision to a community. With open space and not houses being the focal point of the entries, stream crossing entrance into the northern portion of the neighborhood, and at the end of longer east-west roadways, the open spaces as designed and programmed will be the focal point of Tassel Ride and what one remembers of the community when gone. These open spaces feature a blend of structural play and naturalistic respite. The open space must include an amenity center, dog park, edible garden, nature trails, playground, and pollinator garden. In addition there is flexibility around the additional amenities and where they will go, which will include a mix of fitness facility, pool, hard surface court, putting green, yoga lawn, fish pond, shad structures and benches. The intent of these open spaces is to have integrated designs where edible landscaping, moments of rest and respite within the landscape, and pollinator plants serve to frame the more active programmatic elements of open space.
9. *Variety in housing types and* physical development patterns; and,
   Tassel Ridge provides a variety of lot sizes for single family homes ranging from 7,500 square feet up to almost 20,000 squaree feet. These lot sizes are a step down in size from the large Wake County lots immediately to the west in Duncan's Ridge, and larger than the house pads for "Big Daddy Trailer Park" to the east. The site plan shows a requirement for those lots closest to Duncan's Ridge neighborhood and those closest to the established single family residential on the Cook farm to be the largest lots with minimum sizes of 12,000 square feet. The lots within Tassel Ridge are all required to be a minimum width of 60' to ensure that the frontage is wide enough for driveways to not interfere with street trees and utilities. Most of the lots maintain this width of 60', however those lots that are closes to Duncan's Ridge where the streets connect have widths of 70'+.
10. Special considerations for property with a unique history or outstanding physical features.
    The history of the Tassel Ridge property is unique in that every property has a story to tell. Tassel Ridge is named after the tassels that grew atop the corn stocks on this property when tobacco wasn't being grown here. As Duncan Cook Rd was named after people and not places, Tassel Ridge's naming respects the autonomy of those individuals, some of whom are still residing on this very street, and does not pull from their names, but rather from the history of the land itself.

Tassel Ridge

CONDITIONAL DISTRICT REZONING SUBMITTAL

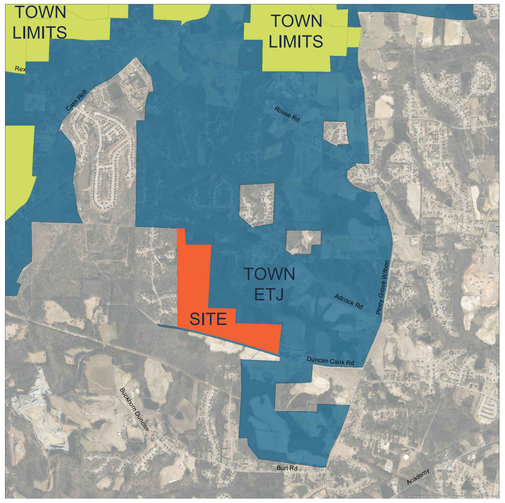
24-REZ-01 / PLRZ202400027

5900 DUNCAN COOK RD, HOLLY SPRINGS, NC

1ST SUBMITTAL: 2.02.2024
2ND SUBMITTAL: 3.15.2024
3RD SUBMITTAL: 4.19.2024
4TH SUBMITTAL: 5.17.2024
5TH SUBMITTAL: 6.06.2024

SITE DATA

SITE ADDRESS:	5900 DUNCAN COOK RD.
PIN / PID:	6463981124
EXISTING ZONING:	RR - RESIDENTIAL RURAL
PROPOSED ZONING:	SR (CD) - SUBURBAN RESIDENTIAL CONDITIONAL DISTRICT
DENSITY DATA:	
EXISTING SITE ACREAGE:	122.294 AC
ROW DEDICATION:	2.077 AC
PROPOSED SITE ACREAGE:	120.217 AC
PROPOSED NUMBER OF LOTS:	237
ALLOWABLE DENSITY PER ORDINANCE:	4.000 DU/AC
PROPOSED DENSITY PER CONDITIONS:	1.971 DU/AC
RESIDENTIAL UNIT DATA:	
DEVELOPMENT TYPE:	SINGLE FAMILY DETACHED
MAX RESIDENTIAL BUILDING HEIGHT:	35'-0"
TREE COVERAGE DATA:	
TREE PRESERVATION REQUIRED PER ORDINANCE:	1,047,330 SF / 24.043 AC (20% OF SITE AREA)
TREE PRESERVATION PROPOSED PER CONDITIONS:	24.200 AC
OPEN SPACE DATA:	
FLEX OPEN SPACE REQUIRED PER ORDINANCE:	6.01 AC (5.00% OF SITE AREA)
FLEX OPEN SPACE PROPOSED PER CONDITIONS:	7.86 AC (6.54% OF SITE AREA)
ACTIVE RECREATION REQUIRED PER ORDINANCE:	6.01 AC (5.00% OF SITE AREA)
ACTIVE RECREATION PROPOSED PER CONDITIONS:	6.04 AC (5.06% OF SITE AREA)



VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C0.00	COVER SHEET
C1.00	EXISTING CONDITIONS PLAN
C3.00	CONCEPTUAL DEVELOPMENT PLAN
C4.00	CONCEPTUAL OPEN SPACE PLAN
C5.00	CONCEPTUAL GRADING & DRAINAGE PLAN
C6.00	CONCEPTUAL UTILITY PLAN
L10.00	CONCEPTUAL LANDSCAPE PLAN

TEXTUAL CONDITIONS OF ZONING:

1. CONSTRUCTION TRAFFIC SHALL NOT UTILIZE EXISTING DUNCAN RIDGE NEIGHBORHOOD ROADS. ALL CONSTRUCTION TRAFFIC SHOULD ACCESS SITE DIRECTLY FROM DUNCAN COOK RD.
2. TASSEL RIDGE SHALL INSTALL TWO (2) TO THREE (3) RADAR SIGNS FOR SPEED LIMITS WITHIN THE DUNCAN RIDGE NEIGHBORHOOD WHERE ALLOWED BY NCDOT AND TWO (2) PEDESTRIAN WARNING SIGNS.
3. MONUMENT SIGNS SHALL BE INSTALLED ADJACENT TO THE RIGHTS OF WAY OF ALIRIN LN AND DUNCAN'S RIDGE WAY WHERE THE TASSEL RIDGE COMMUNITY WILL TIE INTO EXISTING STREET STUBS IN THE EXISTING DUNCAN'S RIDGE NEIGHBORHOOD.
4. PET WASTE STATIONS & SIGNAGE SHALL BE INSTALLED AT ALL STREET INTERSECTIONS WITHIN DUNCAN'S RIDGE INCLUDING WHERE ALIRIN LN AND DUNCAN'S RIDGE WAY TIE INTO THE DUNCAN'S RIDGE NEIGHBORHOOD.
5. PRIOR TO APPLICATION FOR MAJOR SUBDIVISION PLAN, A REVISED ENVIRONMENTAL ASSESSMENT SHALL BE PERFORMED TO DETERMINE IF THE DRAINED FARM POND HAS RE-ESTABLISHED AS ANOTHER ENVIRONMENTAL FEATURE. IN THE EVENT A NEW ENVIRONMENTAL FEATURE HAS NOT ESTABLISHED, A SMALLER POND WITH APPROPRIATE DAM STRUCTURE SHALL BE CONSTRUCTED. IN THE EVENT A NEW ENVIRONMENTAL FEATURE DOES ESTABLISH, AN EDUCATIONAL INTERACTIVE LANDSCAPE DESIGN SHALL BE INSTALLED.

PROPERTY OWNER

DUNCAN COOK HOLDINGS, LLC

2310 S MIAMI BLVD, SUITE 238
DURHAM NC 27703

APPLICANT

GANDER DEVELOPMENT

2310 S MIAMI BLVD, SUITE 235
DURHAM NC 27703

LANDSCAPE ARCHITECT

INFINITE TIDE DESIGNS PLLC

1010 SKYLER LN
DURHAM, NC 27705

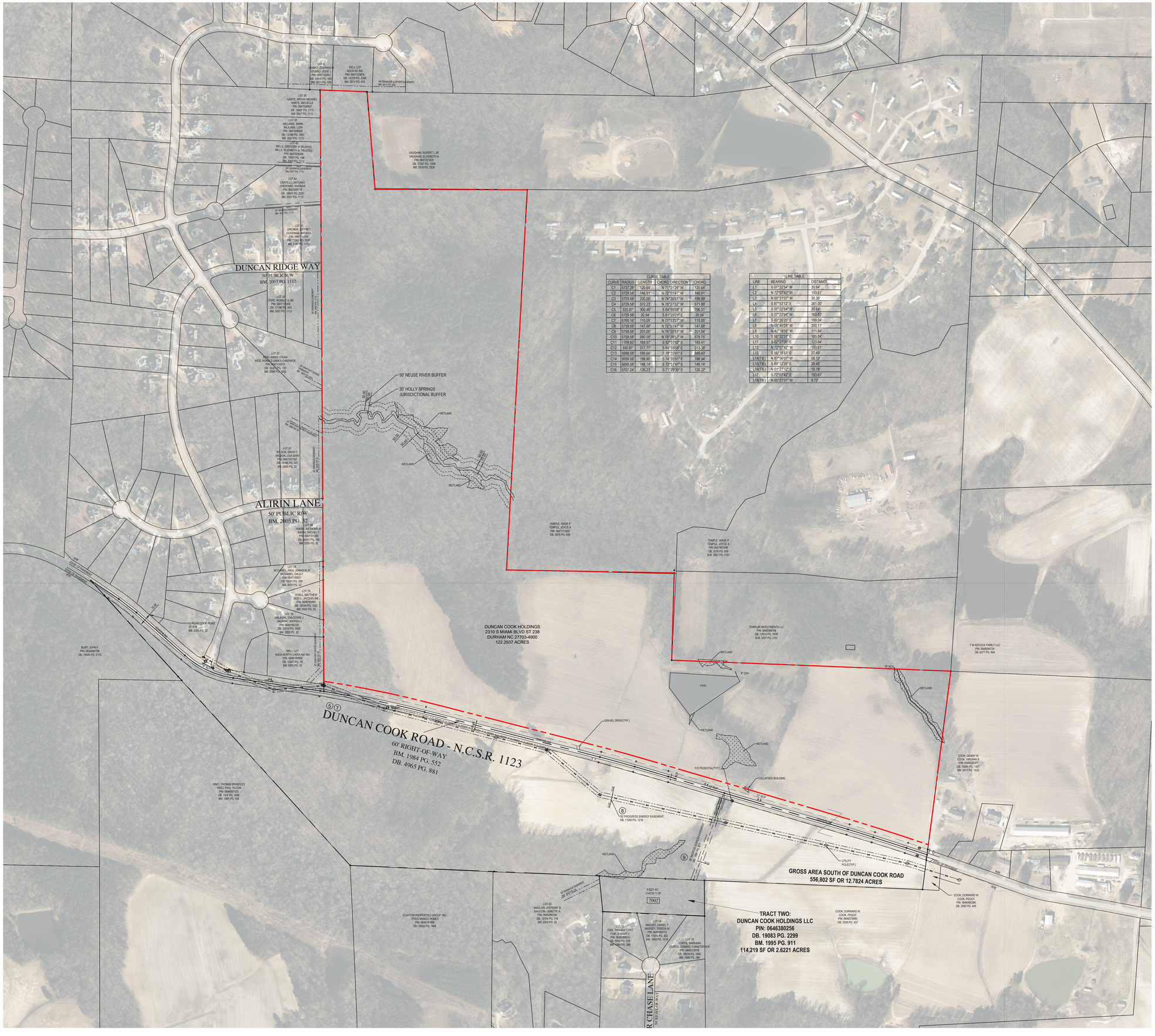
KATIE HAMILTON

CIVIL ENGINEER

CURRY ENGINEERING

205 S. FUQUAY AVE.
FUQUAY-VARINA, NC 27526

ANDY PETTY



LEGEND

- CP = CALCULATED POINT
- EIP = EXISTING IRON PIPE
- ELECTRIC TRANSFORMER
- FIBEROPTIC VAULT
- FIBEROPTIC PEDESTAL
- FES = FLARED END SECTION
- GUY WIRE
- STREET LIGHT
- UTILITY POLE

XXXX DENOTES ADDRESS

ACCESS EASEMENT
ELECTRIC OVERHEAD
R/W = RIGHT OF WAY
STORM LINE
UTILITY EASEMENT

NOTES

1. BOUNDARY AND HORIZONTAL DATUM PER SURVEY PERFORMED BY BNK AND DATED JUNE 22, 2023.
2. TOPOGRAPHIC DATUM PER PUBLICLY AVAILABLE DATA PULLED FROM WAKE COUNTY GIS.
3. JURISDICTIONAL FEATURES IDENTIFIED BY S&EC ON A MAP DATED 4/25/2022 AND VERIFIED BY USACE CONCURRENCE EMAIL DATED DECEMBER 7, 2022.

NFC

Infinite Tide

FIRM LICENSE: C-871

No.	Date	Description
1	3.12.2024	Per Town Comment & I&F Lists
2	4.19.2024	Per Town Comment
3	5.17.2024	Per Town Comment
4	6.6.2024	Per Town Comment

VICINITY



SCALE

ARROW
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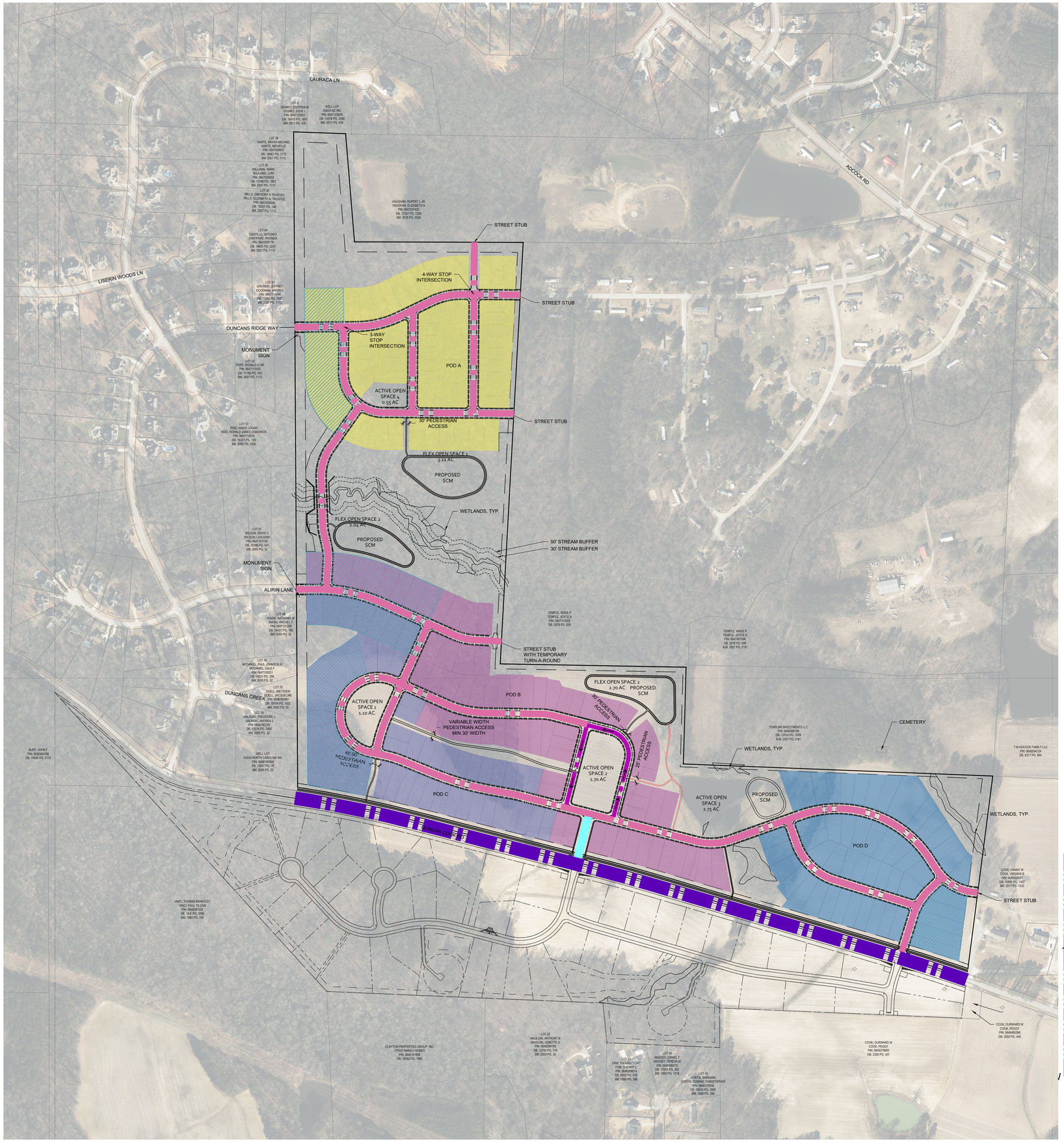
SCALE: 1" = 200'

N
W E
S

DRAFTXXXXXXXXXX
PROJECT: LAP
XXXXXXXXX
XXXXXXXXX

SHEET TITLE
EXISTING CONDITIONS PLAN

SHEET NO.
C1.00



ROAD TYPOLOGIES

- THOROUGHFARE
  T-4A CROSS-SECTION (½ FULL WIDTH WIDENING)
- 2 LANE COLLECTOR
  29' BB IN 55' ROW +12' HOA TREE YARDS
- STANDARD RESIDENTIAL STREET
  29' BB IN 55' ROW
- ONE WAY STREET WITH ON-STREET PARKING
  24' BB IN 60' ROW
- ZONES WITH MINIMUM LOT SIZE OF 12,000 SF

LOT ALLOCATION

237 SINGLE FAMILY LOTS
+/- 79 12,000 SF+ LOTS (33.3 %)
+/- 72 10,000 SF+ LOTS (30.4 %)
+/- 86 7,500 SF+ LOTS (36.3 %)

POD A
63 SINGLE FAMILY LOTS
+/- 23 12,000 SF+ LOTS
+/- 23 10,000 SF+ LOTS
+/- 17 7,500 SF+ LOTS

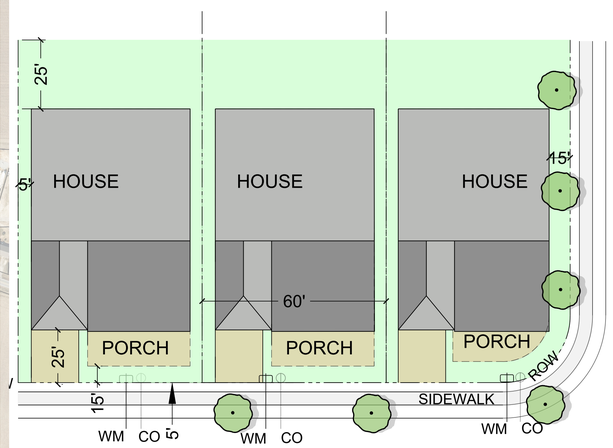
POD B
71 SINGLE FAMILY LOTS
+/- 20 12,000 SF+ LOTS
+/- 15 10,000 SF+ LOTS
+/- 36 7,500 SF+ LOTS

POD C
51 SINGLE FAMILY LOTS
+/- 19 12,000 SF+ LOTS
+/- 5 10,000 SF+ LOTS
+/- 27 7,500 SF+ LOTS

POD D
52 SINGLE FAMILY LOTS
+/- 17 12,000 SF+ LOTS
+/- 29 10,000 SF+ LOTS
+/- 6 7,500 SF+ LOTS

SITE DATA

SITE ADDRESS:	5900 DUNCAN COOK RD.
PIN / PID:	646398124
EXISTING ZONING:	RR - RESIDENTIAL RURAL
PROPOSED ZONING:	SR (CD) - SUBURBAN RESIDENTIAL CONDITIONAL DISTRICT
DENSITY DATA:	
EXISTING SITE ACREAGE:	122.294 AC
ROW DEDICATION:	2.077 AC
PROPOSED SITE ACREAGE:	120.217 AC
PROPOSED NUMBER OF LOTS:	237
ALLOWABLE DENSITY PER ORDINANCE:	4.000 DU/AC
PROPOSED DENSITY PER CONDITIONS:	1.971 DU/AC
RESIDENTIAL UNIT DATA:	
DEVELOPMENT TYPE:	SINGLE FAMILY DETACHED
MAX RESIDENTIAL BUILDING HEIGHT:	35'-0"
TREE COVERAGE DATA:	
TREE PRESERVATION REQUIRED PER ORDINANCE:	1,047,330 SF / 24.043 AC (20% OF SITE AREA)
TREE PRESERVATION PROPOSED PER CONDITIONS:	24.200 AC
OPEN SPACE DATA:	
FLEX OPEN SPACE REQUIRED PER ORDINANCE:	6.01 AC (5.00% OF SITE AREA)
FLEX OPEN SPACE PROPOSED PER CONDITIONS:	7.86 AC (6.54% OF SITE AREA)
ACTIVE RECREATION REQUIRED PER ORDINANCE:	6.01 AC (5.00% OF SITE AREA)
ACTIVE RECREATION PROPOSED PER CONDITIONS:	6.04 AC (5.06% OF SITE AREA)



NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT NFC 2136 SITE PLANS

Infinite Tide

FIRM LICENSE: C-871

No.	Date	Description
1	3.12.2024	Per Town Comment & 60' Lots
2	4.19.2024	Per Town Comment
3	5.17.2024	Per Town Comment
4	6.6.2024	Per Town Comment

VICINITY



SCALE

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SCALE: 1" = 200'

ARROW

N W E S

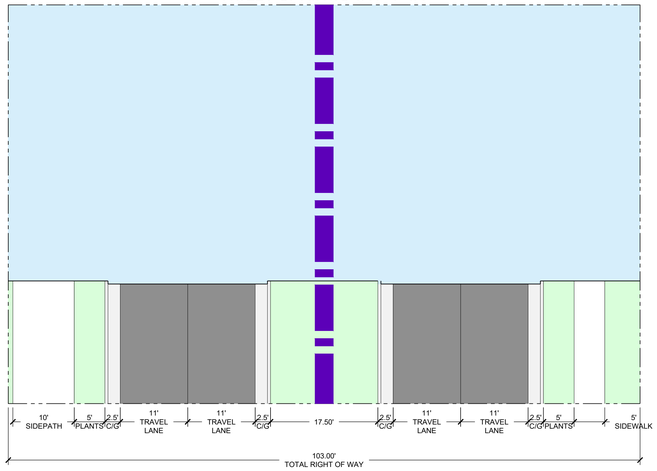
DRAFT DATE: 7.29.2023
PROJECT:

TASSEL RIDGE

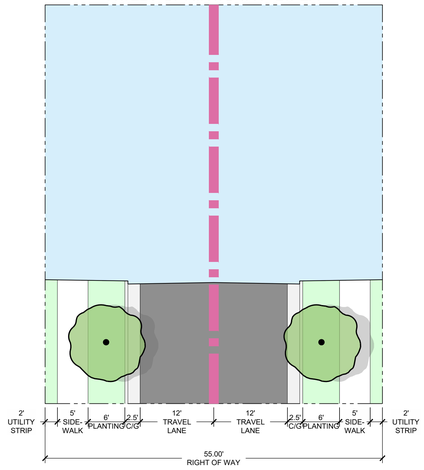
SHEET TITLE
CONCEPTUAL DEVELOPMENT PLAN

SHEET NO.
C3.00

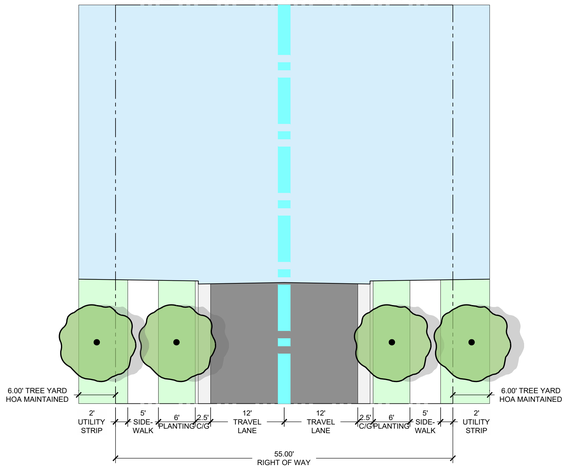
THOROUGHFARE
HOLLY SPRINGS CTP T-4A



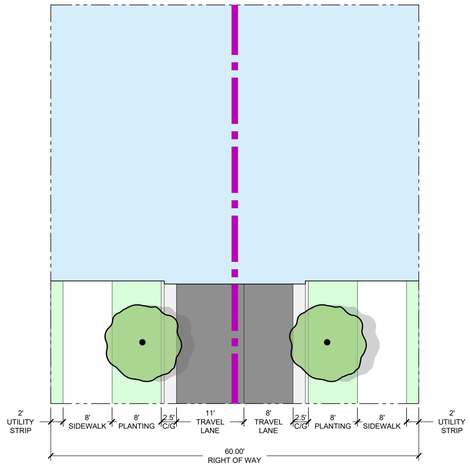
STANDARD RESIDENTIAL STREET
HOLLY SPRINGS CTP LC-2A



2 LANE COLLECTOR
HOLLY SPRINGS CTP LC-2A
TREE YARD ADDED ADJACENT TO ROW



1-WAY STREET WITH ON-STREET PARKING
HOLLY SPRINGS CTP UC-1A



NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
NFC
2136
KYLE W. MILLOY

Infinite Tide

FIRM LICENSE: C-871

No.	Date	Description
1	3.12.2024	Per Town Comment & 667 Lots
2	4.19.2024	Per Town Comment
3	5.17.2024	Per Town Comment
4	6.6.2024	Per Town Comment

VICINITY



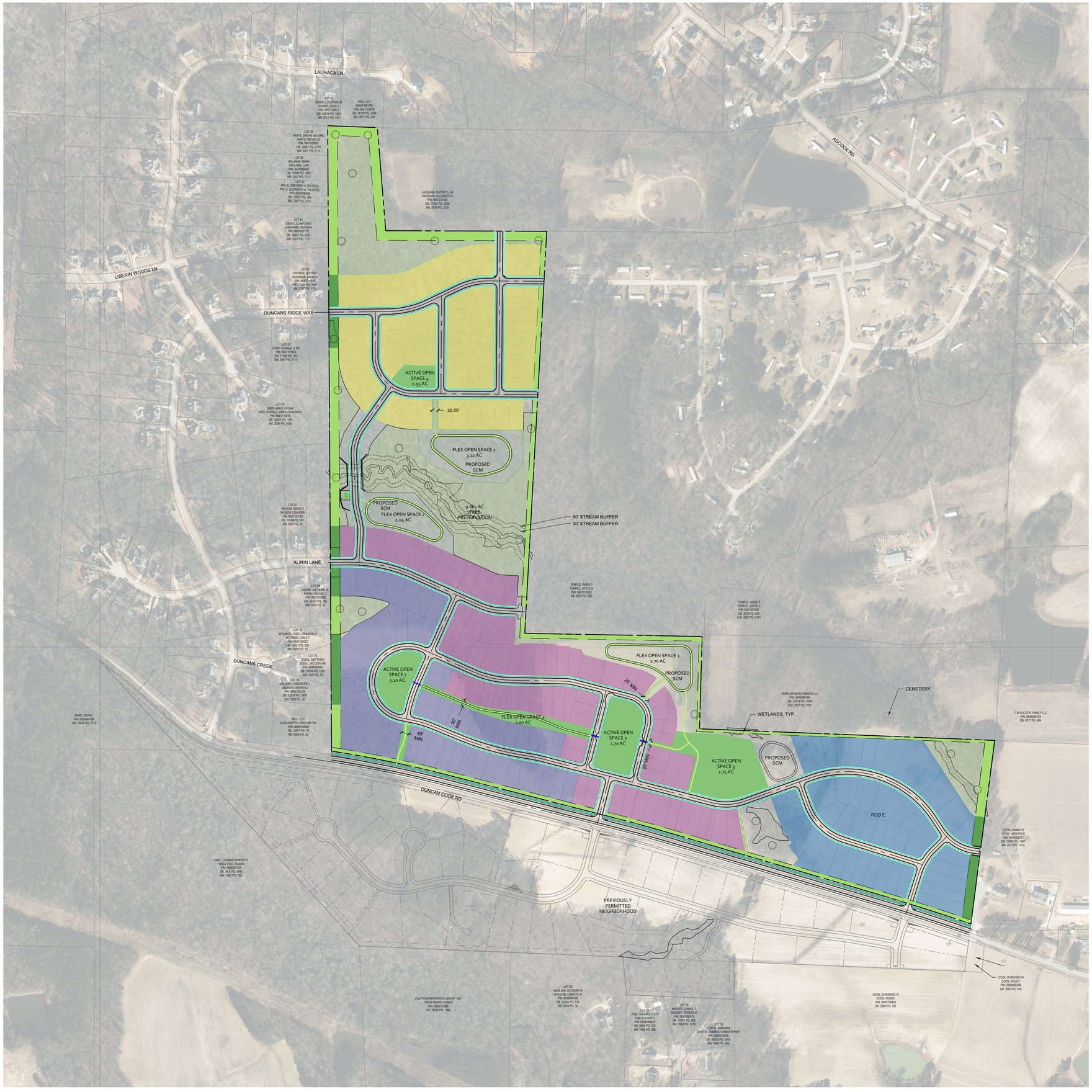
SCALE

ARROW

DRAFT DATE: 7.25.2023
PROJECT:
TASSEL RIDGE

SHEET TITLE
ROADWAY TYPOLOGIES DETAILS

SHEET NO.
C3.10



EACH ACTIVE OPEN SPACE AREA SHALL INCLUDE A MIX OF AMENITIES AS ALLOCATED BELOW:

ACTIVE OPEN SPACE 1

1 OF THE FOLLOWING:
PLAYGROUND
DOG PARK**

2 OF THE FOLLOWING:
POLLINATOR GARDEN
BENCHES
SHADE STRUCTURE

ACTIVE OPEN SPACE 2

AMENITY CENTER + A POOL

2 OF THE FOLLOWING:
EDIBLE GARDEN
BENCHES
SHADE STRUCTURE
YOGA LAWN

ACTIVE OPEN SPACE 3

1 OF THE FOLLOWING:
HARD SURFACE COURT
DOG PARK**

2 OF THE FOLLOWING:
PUTTING GREEN
BENCHES
FISH POND

ACTIVE OPEN SPACE 4

1 OF THE FOLLOWING:
PLAYGROUND
DOG PARK**

2 OF THE FOLLOWING:
POLLINATOR GARDEN
BENCHES
SHADE STRUCTURE

** THERE SHALL BE NO MORE THAN TWO (2) DOG PARKS IN THE NEIGHBORHOOD. AT LEAST ONE (1) PLAYGROUND SHALL BE INSTALLED IN THE NEIGHBORHOOD. THE OPTIONS SHOWN ARE INTENDED TO PROVIDE FLEXIBILITY IN LOCATING THESE ELEMENTS BASED ON DETAILED ANALYSIS OF SITE CONDITIONS FOR OPEN SPACES, BUT SHALL NOT PROVIDE THE ABILITY TO DO THE SAME OPEN SPACE ELEMENT IN ALL LOCATIONS.

PEDESTRIAN FACILITIES

- SIDEWALK
- OFF-STREET TRAILS*
- SIDE PATH
- TABLE TOP CROSSING

OFF STREET TRAIL STANDARDS



1. WHERE OFF-STREET TRAILS ARE FLANKED BY SINGLE FAMILY LOTS, THERE SHALL BE CLUSTERS OF 3-7 SHRUBS AT A MINIMUM OF 30' INTERVALS AND A TREE AT EVERY 40 LINEAR FEET OF TRAIL WITH THE TREES BEING ON ALTERNATING SIDES OF THE TRAIL.
2. WHERE OFF-STREET TRAILS CONNECT TO SIDEPATH ON DUNCAN COOK RD, THERE SHALL BE AT LEAST 2 BENCHES INSTALLED ALONG THE OFF-STREET TRAIL LENGTH BETWEEN THE PROPOSED STREET INTERNAL TO THE NEIGHBORHOOD AND THE RIGHT OF WAY OF DUNCAN COOK RD.
3. WHERE OFF-STREET TRAILS ARE FLANKED BY SINGLE FAMILY LOTS AND DO NOT CONNECT TO DUNCAN COOK RD., THERE SHALL BE AT LEAST 1 BENCH FOR EVERY 200 LINEAR FEET OF TRAIL. WHERE THE PORTION OF TRAIL BETWEEN LOTS IS LESS THAN 200 LINEAR FEET, A MINIMUM OF ONE (1) BENCH SHALL BE INSTALLED.
4. ALL BENCHES SHALL BE A MINIMUM OF SIX (6) FEET IN LENGTH

NFC

Infinite Tide

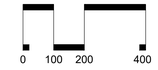
FIRM LICENSE: C-871

No.	Date	Description
1	3.12.2024	Per Town Comment & I&T Lists
2	4.19.2024	Per Town Comment
3	5.17.2024	Per Town Comment
4	6.6.2024	Per Town Comment

VICINITY

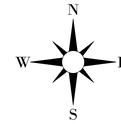


SCALE



SCALE: 1" = 200'

ARROW



DRAFT DATE: 7.25.2023
PROJECT:

TASSEL RIDGE

SHEET TITLE
CONCEPTUAL OPEN SPACE PLAN

SHEET NO.

C4.00

GRADING AND DRAINAGE PLAN

SHEET TITLE

SHEET NO. C5.00

DRAFT[illegible]XXXX
PROJECT: LAP
XXXXXXXXX
XXXXXXXXX

N E S W

ARROW ## ## ##
SCALE: 1" = ###

VICINITY

SCALE

No.	Date	Description
1	3.12.2024	Per Town Comment & 60' Lots
2	4.19.2024	Per Town Comment
3	5.17.2024	Per Town Comment
4	6.6.2024	Per Town Comment

FIRM LICENSE: C-671

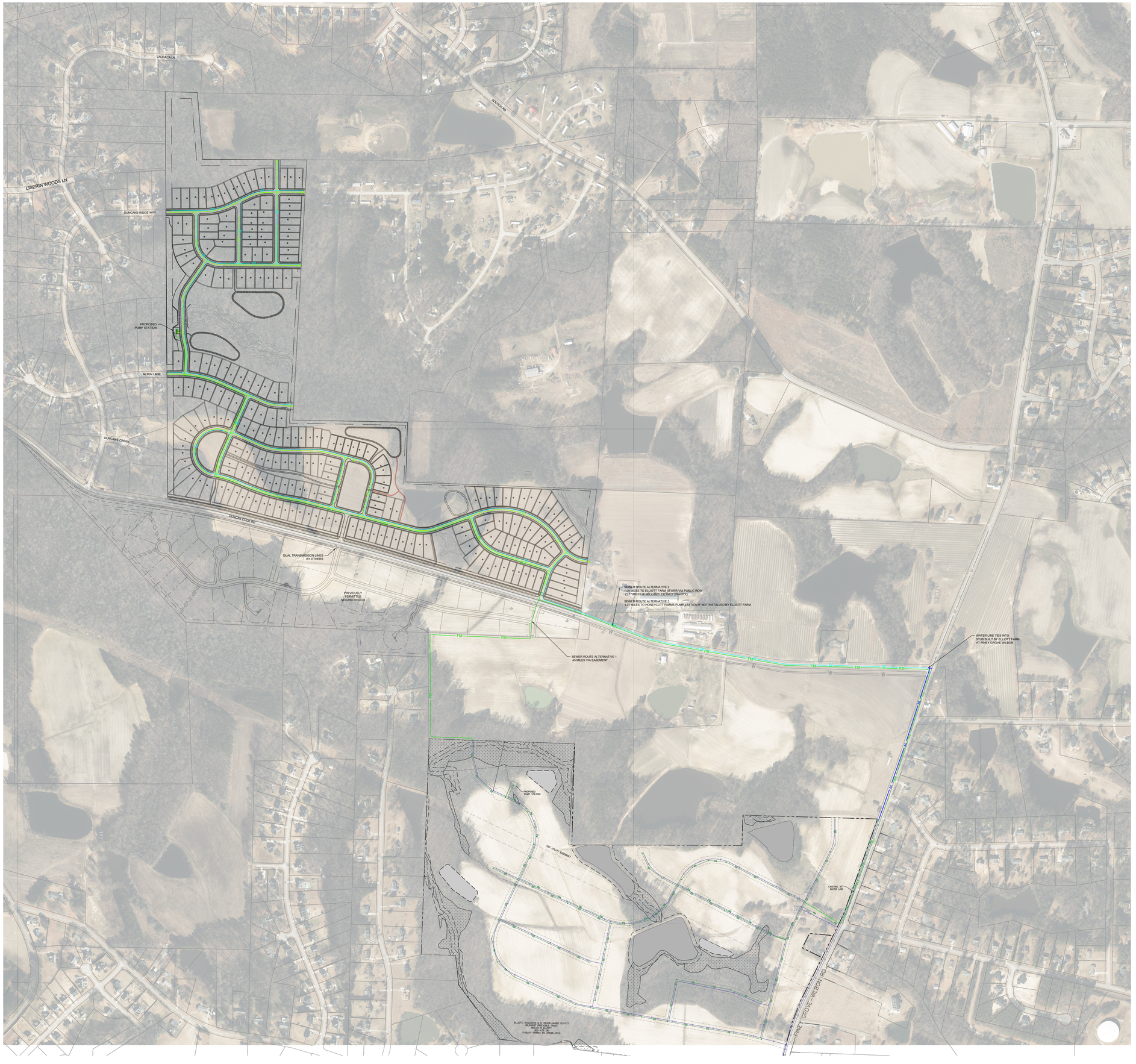
Infinite Tide

NFC

GRADING LEGEND:

SYMBOL	DESCRIPTION
	PROPOSED STORM DRAINAGE
	FLOW DIRECTION





UTILITY LEGEND

- W — WATER LINE
- SS — GRAVITY SANITARY SEWER LINE
- FM — FORCEMAIN SANITARY SEWER LINE

NFC

Infinite Tide

FIRM LICENSE: C-871

No.	Date	Description
1	3.12.2024	Per Town Comment & 667 Lets
2	4.19.2024	Per Town Comment
3	5.17.2024	Per Town Comment
4	6.6.2024	Per Town Comment

VICINITY



SCALE

0 150 300 600

SCALE: 1"=300'

ARROW

N W E S

DRAFT DATE: 7.25.2023

PROJECT:

TASSEL RIDGE

SHEET TITLE

UTILITY PLAN

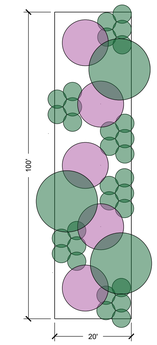
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C6.00

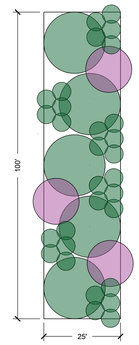


LEGEND:	NOTES:
CANOPY TREE ORNAMENTAL TREE SHRUB	1. Trees shown as purple and pink hues on the plan are required to be ornamental street trees. An acceptable list of ornamental street trees can be found in the Development and Design Manual. 2. Where the same species of tree is utilized along a block face, trees must be matched (of the same form in regards to leader structure, height, caliper, diameter at breast height, and growing conditions) 3. Green trees as illustrated indicate a street tree from the udo including both ornamental and non-ornamental trees. Street tree species mixing shall be finalized at Subdivision plan

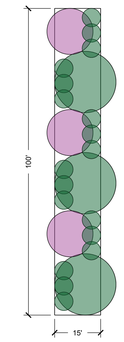
CONDITIONAL DISTRICT
20' STREET BUFFER



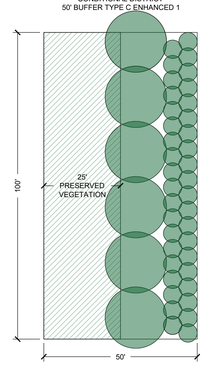
CONDITIONAL DISTRICT
25' BUFFER TYPE B ENHANCED



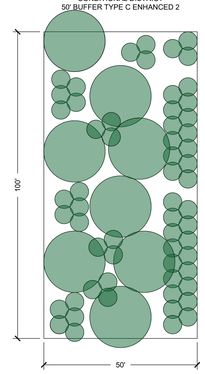
CONDITIONAL DISTRICT
15' BUFFER TYPE B ENHANCED



CONDITIONAL DISTRICT
50' BUFFER TYPE C ENHANCED 1



CONDITIONAL DISTRICT
50' BUFFER TYPE C ENHANCED 2



	Trees Per 100 LF	Shrubs Per 100 LF
15' Type B Enhanced	3 Canopy Tree 3 Ornamental Trees	18 Shrubs (min. 2 species)
25' Type B Enhanced	5 Canopy Tree 3 Ornamental Trees	30 Shrubs (min. 3 species)
50' Type C Enhanced 1	25' Existing Vegetation + 6 Canopy Trees	40 Shrubs (min. 3 species)
50' Type C Enhanced 2	8 Canopy Trees	60 Shrubs (min. 5 species)
Street Buffer (20' Wide)	3 Canopy Tree 5 Ornamental Trees	30 Shrubs (min. 3 species)

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
NFC 2136
KATIE MILLER

Infinite Tide

FIRM LICENSE: C-871

No.	Date	Description
1	3.12.2024	Per Town Comment & 667 Lots
2	4.19.2024	Per Town Comment
3	5.17.2024	Per Town Comment
4	6.6.2024	Per Town Comment

VICINITY



SCALE

0 100 200 400

SCALE: 1"=200'

ARROW

DRAFT DATE:
PROJECT: TASSEL RIDGE

SHEET TITLE: CONCEPTUAL DEVELOPMENT PLAN

SHEET NO. L10.00

Tassel Ridge

Development & Design Manual













GANDER DEVELOPMENT

A PARTNER IN COMMUNITY BUILDING

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LAND USE & DENSITY CALCULATIONS.....4

DIMENSIONAL STANDARDS.....5

ARCHITECTURAL STANDARDS.....7

OPEN SPACE STANDARDS.....9

RESOURCE MANAGEMENT ALLOCATION.....11



Project Info

Site Address	5900 Duncan Cook Rd.
PIN #	0646398124
Property Owner	Duncan Cook Holdings LLC
Developer	Gander Development
Development Consultants	Adcock Law Firm Curry Engineering Group Exult Engineering
Future Land Use Designation	Residential Neighborhood
Current Zoning	RR - Rural Residential
Proposed Zoning	SR(CD) - Suburban Residential Conditional District
Current Land Use	Agricultural
Proposed Land Use	Single Family Residential



Land Use

Allowable Uses

Detached Single Family Residential

Recreational Uses*

Residential Accessory Uses**

*Recreational uses shall be limited to those associated with residential amenities

** Accessory uses are limited to those uses and structures listed in UDO 3.4.2 and meeting the dimensional standards there in.

Density Calculations

Gross Property Ac. 122.294 Ac

ROW Dedication 2.077 Ac

Net Property Ac. 120.217 Ac

	UDO ALLOWABLE	CD PROPOSED
MAXIMUM UNITS	480 W/CD	237
MAXIMUM DENSITY	4.00 DU/AC W/CD	1.97 DU/AC



Dimensional Standards

Lot Mixing		
	UDO Requirement*	CD Proposed
Lots 7,500 - 9,999 SF	(20%)	86 (36.3%)
Lots 10,000 - 11,999SF	(30%)	72 (30.4%)
Lots 12,000 SF OR LARGER	(30%)	79 (33.3%)

* UDO allows 20% to be flexible

Lot Standards			
		UDO	Conditional Zoning
Min Setbacks	Front	20′	15′
	Side - Interior	10′	5′
	Side - Corner	20′	15′
	Rear	25′	25′
	Front Garage*	N/A	25′

*

Street facing garage doors shall be setback from the front facade a minimum of 12″



Dimensional Standards

Building Height		
	UDO Requirement	CD Proposed
Primary Residential Structures	50′ W/CD	35′ MAX
Accessory Residential Structures	25′	25′ MAX
Amenity Structures	50′ W/CD	45′ MAX

Foundation*	
Min Foundation Height**	1.00′
Max Foundation Height**	4.75′
	*Slab on Grade Construction is Prohibited for Single Family Residential Homes. All Homes Must be Turn-down Slab, Crawl Space, or Basement. **Foundation Height is the Difference between the Finished Floor Elevation and Average Finished Grade on Street Facing Building Elevation/Facade.



Architectural Standards

Roofing	
Material Options	Primary Roofs: Architectural Asphalt Shingles Accessory Roofs*: Shingles, faux slate or shake, or Standing Seam Metal in the same color family as the primary roof shingles
Structure	12" Eaves Minimum
Character Elements	Must Include Two of the Following: 2 or More Dormers Reverse Gable Hip Roof Chimney Change in Roofline Direction or Height Horizontal or Vertical Shift in Roof Plane

* Accessory Roofs shall be defined as roofs covering decks, porches, patios, extruded window bays, dormers, and other elements that are not connected to the primary roof material. Roofs of accessory structures such as sheds and detached garages shall also be considered accessory roofs.

Foundation	
Material Options	Exposed foundation elements shall be clad in either brick or stone veneer. Where a porch or stoop is on a front facing facade, the structural support or foundation shall be clad in either brick or stone to match the primary structure.



Architectural Standards

Facade	
No two lots with a shared property line shall have the same facade treatment. Lots identifiers related to facade mixing shall be implemented at Major Subdivision	
Siding Material Options	At least 2 siding materials shall be utilized on all street facing facades. These materials shall consist of Wood, Fiber Cement, Board and Batten, and Shake and Shingle, Brick, Cultured or Natural Stone Vinyl is prohibited for Siding, but may be used for trim pieces (example soffits)
Fenestration	Street-facing elevations must include 2 of the following related to windows: Extruded Window Box (Bay Window) Recessed Windows Shutters Dark hued window trim Decorative Sills & Lintels 4" or more in height Window Planter Boxes on Ground Floor Windows
Entryway	Entryways must include Decorative Light Fixtures and 1 of the following: Sidelight Window(s) (Window beside Door) Transom Window(s) (Window above Door) Window(s) within Door
Garage Doors	Street-facing garage doors shall use carriage style paneling and include all of of the following: Windows in Upper Panels Craftsman Hardware Decorative Light Fixtures



Open Space Standards

Open Space Quantity Standards (30% Total)		
	UDO Requirement	Conditional District Requirement
Tree Preservation Area	24.043 Ac. (20%)	24.200 AC. (20%)
Active Recreation Area	6.01 Ac. (5%)	6.04 Ac. (5%)
Flexible Open Space Area	6.01 Ac. (5%)	7.86 Ac. (5%)
Open Space Performance Standards		
Active Recreation Area	Active recreational uses shall include the following: Amenity center with site history signage Dog park Edible Garden Nature Trails/Private Greenways Playground Pollinator Garden	
Active Open Space 1 Requires	1 of the Following: Playground or Dog Park	2 of the Following: Pollinator Garden, Benches, Shade Structure
Active Open Space 2 Requires	Amenity Center + A Pool	2 of the Following: Edible Garden, Benches, Shade Structure, Yoga Lawn
Active Open Space 3 Requires	1 of the Following: Hard Surface Court or Dog Park	2 of the Following: Putting Green, Benches, Fish Pond
Active Open Space 4 Requires	1 of the Following: Playground or Dog Park	2 of the Following: Pollinator Garden, Benches, Shade Structure

Landscape Standards

Buffer Performance Standards*,**		
Property Boundary Lines	UDO Requirement	CD Proposed
PROPERTY LINES A-B, B-C, C-D, D-E, & I-J	**5′ Type A Buffer**	**50′ MODIFIED TYPE C**
PROPERTY LINES E-F & F-G	**5′ Type A Buffer**	**25′ MODIFIED TYPE B**
PROPERTY LINES G-H,H-I	**5′ Type A Buffer**	**15′ MODIFIED TYPE B**
PROPERTY LINES J-A	**5′ Type A Buffer**	**20′ MODIFIED TYPE B**

*Existing vegetation to be used in area as specified on site plan.
**Where existing vegetation is unable to meet the required buffer type, additional vegetation will be planted per the table below

Buffer Planting Standards		
Perimeter Buffers	**Trees Per 100 LF**	**Shrubs Per 100 LF**
15′ Type B Enhanced	3 Canopy Tree 3 Ornamental Trees	18 Shrubs (min. 2 species)
25′ Type B Enhanced	5 Canopy Tree 3 Ornamental Trees	30 Shrubs (min. 3 species)
50′ Type C Enhanced Alt 1	25′ Existing Vegetation + 6 Canopy Trees	40 Shrubs (min. 3 species)
50′ Type C Enhanced Alt 2	8 Canopy Trees	60 Shrubs (min. 5 species)
Street Buffer (20′ Wide)	3 Canopy Tree 5 Ornamental Trees	30 Shrubs (min. 3 species)

Landscape Standards

Street Tree Performance Standards		
	Allowable Ornamental Species	Allowable Canopy Species
Street Trees	Sugar Maple Ruby Red Horse Chestnut Ginkgo Cucumber Magnolia Fringetree Flowering Dogwood Kousa Dogwood Rutger's Hybrid Dogwood Crape-Myrtle Saucer Magnolia Star Magnolia Umbrella Tree Merrill Magnolia Chinese Pistache Purpleleaf Plum Kwanzan Cherry Okame Cherry Yoshino Cherry Japanese Maple Purplebow Maple	All Trees listed in table 5.35- A Approved Street Tree Species of the Holly Springs UDO shall be allowable Canopy Species

Water Resource Management Policy

Allocation Assignment & Priority Level
Residential Allocation | Priority Level 3

Allocation Elements

- Public Infrastructure Improvements:
  All SCMs shall be built to constructed wetland standards
- Sustainable Design
  Homes & Amenities shall be built to LEED accredidation standards, obtaining a minimum of 40 points on the Leed_v4.1 Residential Single Family Scorecard. This scorecard shall be filled out for each primary structure built in the neighborhood and submitted with building permit application
- Open Space/Tree Preservation
  10% of Specimen Trees shall be maintained onsite.



WAKE COUNTY
PUBLIC SCHOOL SYSTEM

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

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

June 12, 2024

Chis Hills, AICP
Director, Development Services
Town of Holly Springs
chris.hills@hollyspringsnc.gov

Dear Chris,

The Wake County Public School System (WCPSS) Office of School Assignment received information about a proposed rezoning/development within the Town of Holly Springs planning area. We are providing this letter to share information about WCPSS's capacity related to the proposal. The following information about the proposed rezoning/development was provided through the Wake County Residential Development Notification database:

- Date of application: February 2, 2024
- Name of development: Tassel Ridge
- Address of rezoning: 5900 Duncan Cook Rd. (PIN 0646398124)
- Total number of proposed residential units: 237
- Type(s) of residential units proposed: 237 Detached Dwellings (Single-family)

Based on the information received at the time of application, the Office of School Assignment is providing the following assessment of possible impacts to the Wake County Public School System:

☐ Schools at all grade levels within the current assignment area for the proposed rezoning/development are anticipated to have sufficient capacity for future students.

☒ Schools at the following grade levels within the current assignment area for the proposed rezoning/development are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:

☒ Elementary ☐ Middle ☐ High

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

☐ Not applicable – existing school capacity is anticipated to be sufficient.

☐ School expansion or construction within the next five years is not anticipated to address concerns.

☒ School expansion or construction within the next five years may address concerns at these grade levels:

☒ Elementary ☐ Middle ☐ High

Thank you for sharing this information with the Town of Holly Springs Planning Board and Town Council as they consider the proposed rezoning/development.

Sincerely,

Susan W. Pullium, MSA
Senior Director

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 10.a.

New Business
Title: Elliott Farm Major Subdivison 23-MAS-02
Strategic Priority Area:
Staff Resource:

Action(s):

- Recommend the Town Council approve/deny Major Subdivision 23-MAS-02 for Elliott Farm Subdivision with the conditions listed in the staff report.

Explanation:

- A Major Subdivision has been submitted for a 149± acre site at 2836 & 2908 Piney Grove Wilbon Road for 312 units (48 attached and 264 detached).

Staff Recommendation: Approve

Background:

- The parcel was rezoned NR-CD Neighborhood Residential Conditional Zoning District on September 19, 2023.

Funding Source(s):
n/a

Attachment(s):
1. 23MAS02_ElliottFarm_StaffReport
2. 23MAS02_ElliottFarm_Application
3. 23MAS02_ElliottFarm_PlanSet
4. 23MAS02_ElliottFarm_WCPSSImpactLetter

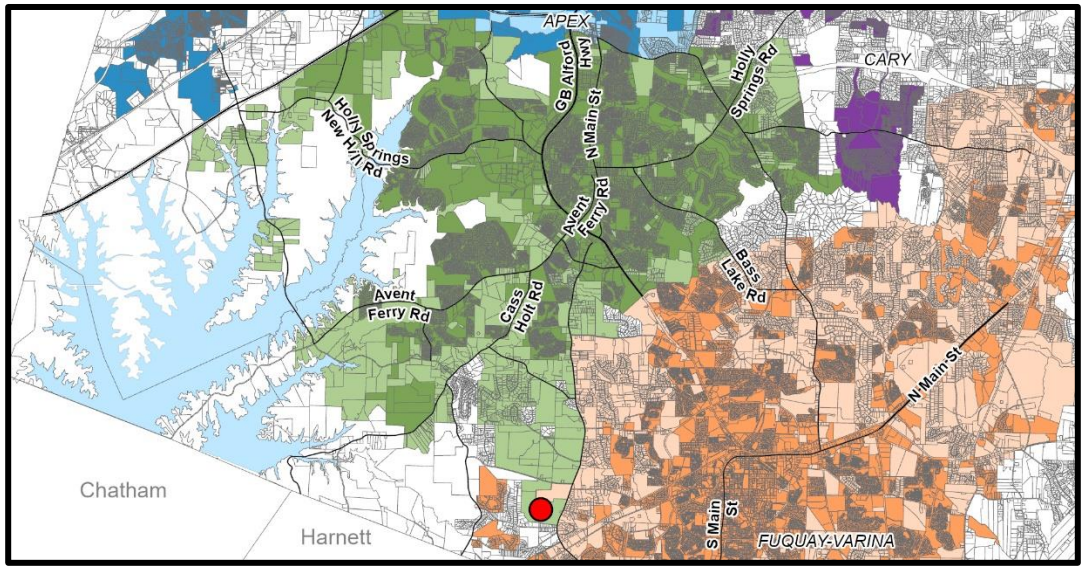
Project Type: Major Subdivision Plan

Concurrent Applications:
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:
Katie Witt / Kimley-Horn

Property Address: 2836/2908 Piney Grove Wilbon Road

Property Area: 149.94 ac.



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

Project Summary:
A Major Subdivision Plan for 312 Attached and Detached Dwelling Units.

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

Table of Contents:

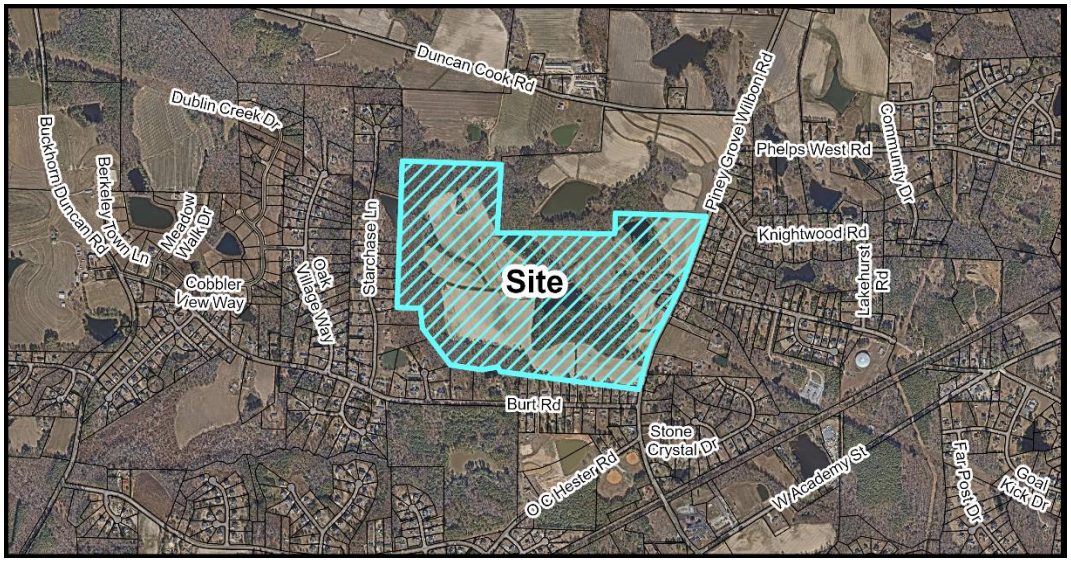
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Case Summary

Current Zoning:
NR Neighborhood Residential

☒ Conditional Zoning District

Current Major Subdivision Plan:
None



Aerial Photograph

Growth Strategy Map:
Places to Enhance

Small Area Plan Designation:
N/A

Future Land Use Plan Designation:
Mixed Residential Neighborhood

Staff Analysis:

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

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

Staff Recommendation: ☒ Approve ☐ Deny

Current Zoning Information

Parcel #	Zoning	Area
0646469015	NR Neighborhood Residential	149.25
0646654881	NR Neighborhood Residential	0.69
	Total Area	**149.94**



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	NR-CD - Neighborhood Residential Conditional Zoning District	Agriculture
North	NR - Neighborhood Residential; RA – Residential Agricultural (Town of Fuquay-Varina ETJ)	Agriculture
South	R-30 Residential 30 District (Wake County)	Detached Single Family Dwellings
East	RA – Residential Agricultural (Town of Fuquay-Varina ETJ)	Detached Single Family Dwellings
West	R-30 Residential 30 District (Wake County)	Detached Single Family Dwellings

Parcel Rezoning History

Rezoning Number: 22-REZ-07
Original Zoning: RR
Approved Zoning: NR-CD
Approval Date: September 19, 2023

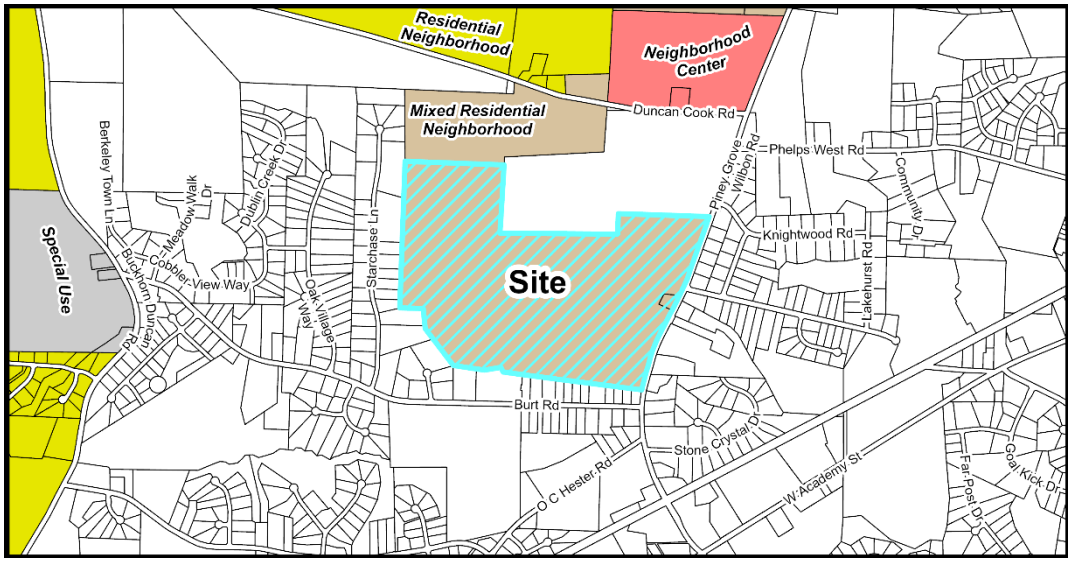
Rezoning Number: 15-REZ-07
Original Zoning: Wake County
Approved Zoning: R-30 (Reassigned to RR) (establish ETJ)
Approval Date: June 7, 2016

Land Use & Character Information

Growth Strategy Map: Places to Enhance

Future Land Use: Mixed Residential Neighborhood

Small Area Plan: N/A



Future Land Use Map

Important Themes for Transforming Holly Springs:

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

Theme	Summary
☐ Establish Mixed-Use Activity Centers Throughout Holly Springs	Mixed-use and walkable development
☐ Suburban Remix	Activate neighborhood centers
☐ Suburban Retrofit	Redevelop existing centers into mixed-use, multi-modal, activated centers
☐ Context-Sensitive Infill Development Choices	Infill around single use residential areas
☒ Transitions	Complement existing development and avoid incompatibilities
☒ Increase Home & Neighborhood Choices in Holly Springs	Variety of integrated housing products
☐ Increase Diversity & Affordability of Housing in Holly Springs	Adequate supply of affordable housing
☒ More Transportation-Land Use Coordination in the Community	Equal emphasis on land use (demand), transportation (supply) and urban design (character)

Land Use & Character Information (cont.)

Growth Strategy Map: Places to Enhance
The property is designated as Places to Enhance. These places celebrate existing and future residential neighborhoods, and the small activity centers that serve them, as the building blocks for a strong community. They generally include Conservation Neighborhoods, Residential Neighborhoods (single-family detached), or Mixed Residential Neighborhoods with two or more home types (single dwelling attached and detached, multi-dwelling) in the same development. Infill development should be sensitive to the uses and densities along the perimeter of adjacent neighborhoods.

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

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

Small Area Plan: N/A

Historic Structures: ☒ None

Future Land Use Staff Analysis:

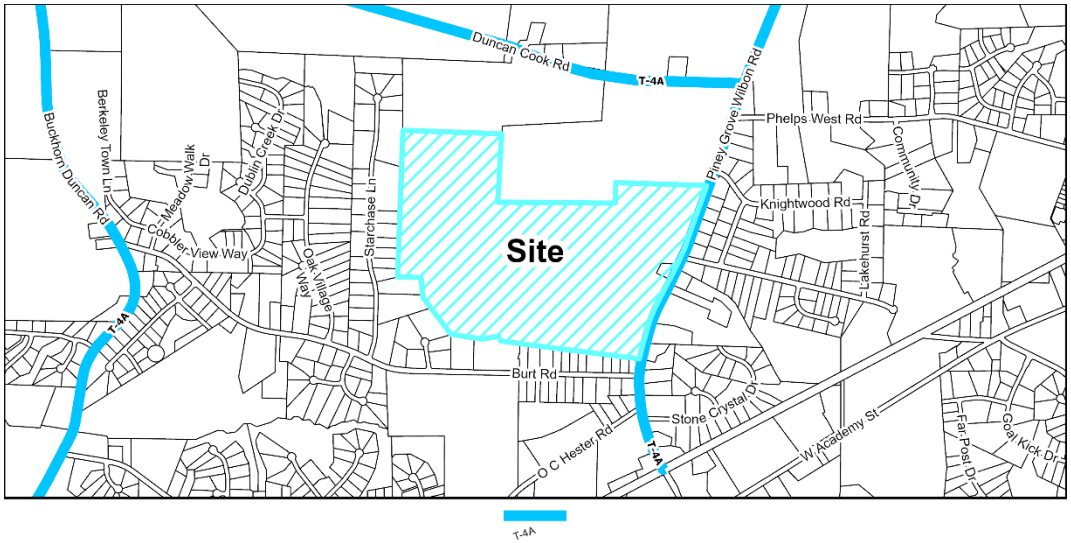
The requested Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent

The proposed Major Subdivision provides a mix of housing types as required with the approved Neighborhood Residential Conditional Zoning District. The proposed subdivision displays many characteristics of a Mixed Residential Neighborhood, including sidewalks, variable setbacks, and sensitivity to natural resources. However, it does not meet the off-street and rear-loaded parking characteristic expected of the Character Area, however these modifications were approved as part of the initial Rezoning. Street stubs are provided to adjoining lots, and a fee-in-lieu for a stub over an environmental feature is also being provided. The proposed Major Subdivision is overall consistent with the Future Land Use designation and the approved Conditional Zoning District.

Transportation Information

Comprehensive Transportation Plan

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



Roadway Map

Comprehensive Transportation Plan Summary

Road Widening along Project Frontage:
In accordance with the Unified Development Ordinance and Comprehensive Transportation Plan, road widening is required across the property frontage of Piney Grove Wilbon to meet ½ of the ultimate cross-section. The development is proposing two driveway accesses along Piney Grove Wilbon.

New Location Roadways:
There are no new CTP public roads impacting this parcel.

Hotspot/Safety Study Location:
There are no hotspot/safety study locations associated with this parcel.

Improvement Prioritization:
N/A

Transportation Information (cont.)

Traffic Study Policy

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

Traffic Study Summary
A Traffic Impact Analysis (TIA) was completed with the rezoning petition. With this Major Subdivision Plan, a Transportation Verification Memo was provided by the applicant's traffic engineer. There have been no changes since the rezoning that would impact the results of the previously completed TIA. This development is required to adhere to and construct all recommended improvements within the approved TIA as follows:

Northern Driveway/ Fleming Road (full movement):
- An exclusive northbound left-turn lane on Piney Grove Wilbon Road.
- An exclusive southbound left-turn lane on Piney Grove Wilbon Road.
- An exclusive southbound right-turn lane on Piney Grove Wilbon Road.

Southern Driveway (right-in/right-out/left-over):
- An exclusive northbound left-turn lane on Piney Grove Wilbon Road.
- An exclusive southbound right-turn lane on Piney Grove Wilbon Road.

Burt Road/ Piney Grove Wilbon Road:
- Per the previously approved Developer's Agreement, a proportionate Fee-in-lieu for future improvements will be provided.

Transportation Staff Analysis:
The requested Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent

The mitigation improvements shown on the Major Subdivision Plan are consistent with the Comprehensive Plan as well as the Traffic Study associated with the Rezoning petition.

Parks, Recreation & Greenways Information

Park Search Area ☐ Yes ☒ No



Active Transportation Map

Required Active Transportation Improvements

☐ Greenway ☒ Sidepath

The Town's Active Transportation Map shows a 10' Sidepath on the Piney Grove – Wilbon Rd frontage. The petitioner has shown this on their plans.

Parks, Recreation, & Greenways Summary

The Proposal complies with the Parks, Recreation, and Greenways Master Plan by committing to the required Sidepath improvements. The proposal is located outside of any Park Search Areas; therefore a direct Parkland dedication is not being entertained, rather a fee-in-lieu of Parkland Dedication will be paid at the time of subdivision plat approval.

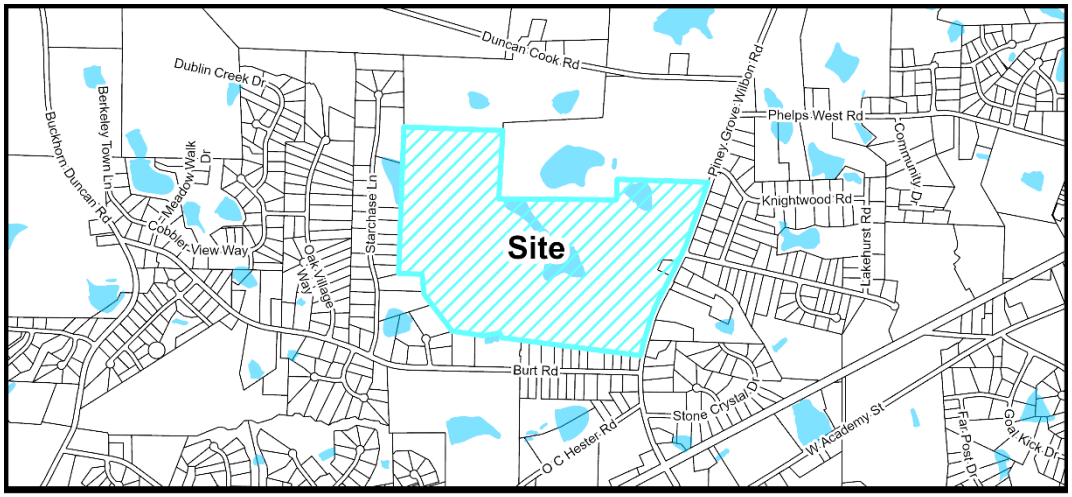
Parks, Recreation, & Greenways Staff Analysis:

The requested Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent

The proposed Major Residential Subdivision is consistent with the Comprehensive Plan as well as the approved Rezoning.

Community Facilities Information

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



No Community Facilities

Community Facilities Map

WCPSS Coordination

A Letter of Impact from Wake County Public School System (WCPSS) was received for this rezoning and is included in the attachments.

Schools at the following grade levels within the current assignment area for the proposed rezoning are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:

☒ Elementary ☐ Middle ☐ High School ☐ N/A: All grade levels are anticipated to have sufficient capacity

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

☐ School expansion or construction within the next five years is not anticipated to address concerns.

☒ School expansion or construction within the next five years may address concerns at these grade levels:

☒ Elementary ☐ Middle ☐ High School

☐Not applicable – existing school capacity is anticipated to be sufficient.

Community Facilities Staff Analysis:

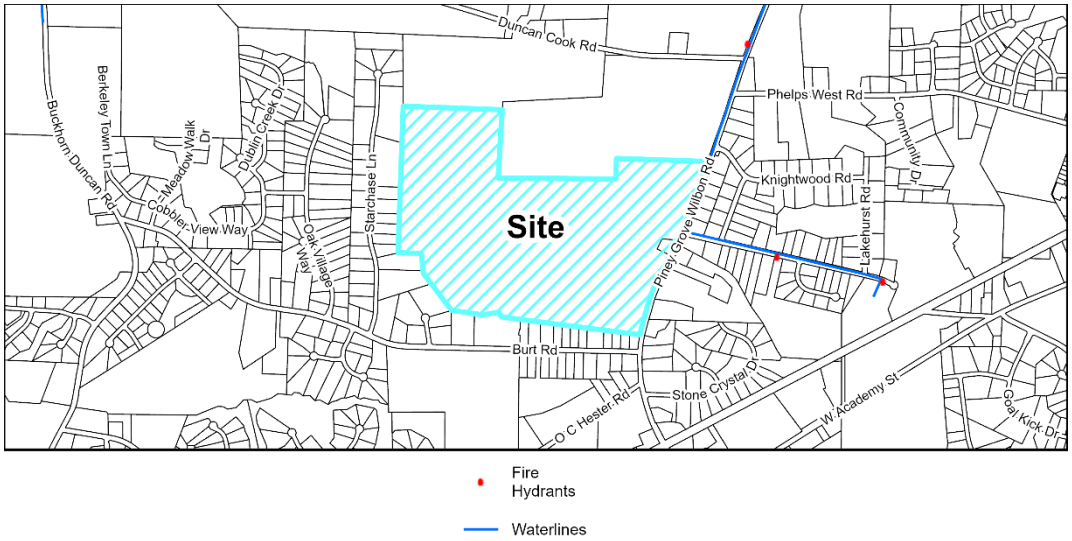
The requested Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent

The proposed Major Subdivision is outside of a Study Area as designated on the Community Facilities Map. As a project proposing residential units, the applicant is required to report the potential number of units to the Wake County Public School System.

Infrastructure & Utility Information

Utility Availability

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



Utility Map

Infrastructure & Utility Summary

Water:
The project is required to tie to and extend Town water facilities to serve the proposed development. Watermains extensions are proposed from the intersection of Piney Grove Wilbon and Duncan Cook Road along the property frontage with Piney Grove Wilbon. A Fire Flow Analysis was completed with this Major Subdivision, and it confirmed adequate water pressure within the Town's system with the addition of this development.

Sanitary Sewer:
While not currently available to the property, sewer service will be provided via an onsite pump station and forcemain to discharge to the existing Honeycutt Farm Pump Station. Easement acquisition and construction associated with the forcemain route are included as part of this development. The proposed pump station will be sized to serve only the Elliott Farm development.

The downstream sewer study associated with the Rezoning Petition was revised with the Major Subdivision Plan and includes a pump station capacity analysis for the existing Honeycutt Farm Pump Station and the proposed pump station. The study concludes the proposed pump station is appropriately sized, but improvements to the existing downstream sewer infrastructure and the Honeycutt Farm Pump Station will be required.

Reclaim:
The project is located outside the Town's Reclaim Water Service Area.

Infrastructure & Utility Information (cont.)

Water Resource Management (WRMP) Policy

☐ WRMP Applicable
☒ WRMP Not Applicable

☐Tier 1
☐Tier 2
☐Tier 3

Allocation Elements

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

Water Resource Management Policy Summary
Project submitted prior to July 1, 2023 and not subject to WRMP.

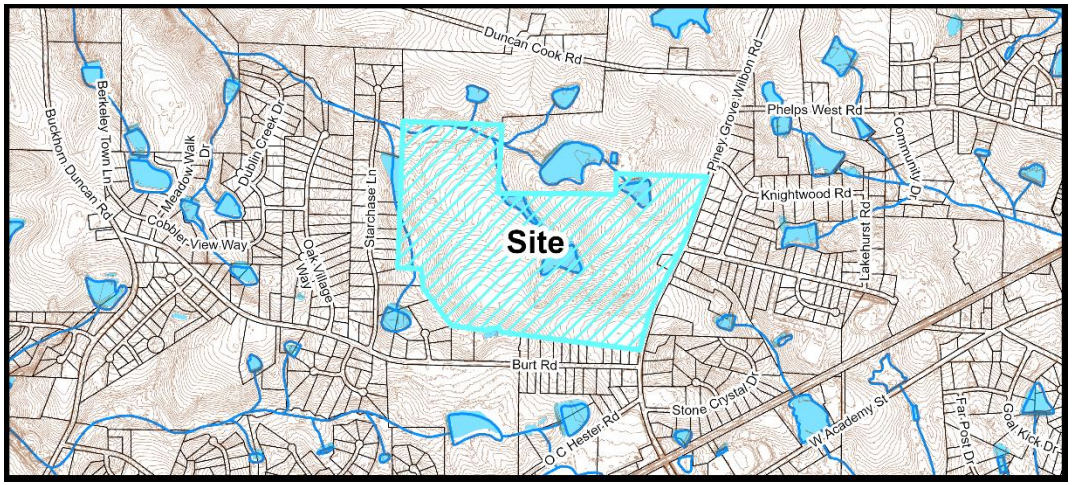
Infrastructure & Utility Staff Analysis:

The requested Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent

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

Natural Resources & Open Space Information

On-site Private Open Space	**30% (44.8 acres)**
Tree Preservation Area	20%
Active Recreation Area	5% (7.5 acres)
Urban Civic Space	0%
Flexible Space	5%



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The proposed Major Subdivision includes Active Recreation elements of a swimming pool, tennis/pickleball courts, fire pits and reading nooks, a birdwatching area, an internal trail, and benches throughout. Tree Preservation is shown around existing natural features.

Stormwater:

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

Natural Resources & Open Space Staff Analysis:

The requested Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent

The proposed Major Subdivision meets or exceeds the Open Space requirements of the Unified Development Ordinance and the approved Conditional Zoning District. The open space preserves the onsite environmental features and Natural Resources. Any and all permits required to construct this development must be obtained prior to Civil Construction Drawing approval. This has been designed in a way to minimize impacts to the existing environmental features and is consistent with the Comprehensive Plan.

Development Standards Information

The following is a summary of how the proposed development satisfies the applicable 2022 Holly Springs Unified Development Ordinance (UDO) and NR-CD – Neighborhood Residential Conditional Zoning District (22-REZ-07).

Development Standards Summary

Development Standards (UDO Section 2 & 22-REZ-07):

	Standard	Proposed
Maximum Density	2.17	2.09
Minimum Required Attached Units	10%/32 units	15%/48 units
Minimum Lot Width at Setback Line • Detached Dwellings • Attached Dwellings • Other Buildings/Uses	 26' 18' 60'	 26' 18' 60'
Minimum Lot Frontage at ROW	18'	18'
Pod A Lot Counts • 40' Min Width Duplex Lots • 44' x 120'-150' Lots • 50' x 120'-150' Lots • 60' x 120'-150' Lots	 10-30 15-30 20-35 5-20	 32* 16 29 14
Pod B Lot Counts • 40' Min Width Duplex Lots • 44' x 120'-150' Lots • 50' x 120'-150' Lots • 60' x 120'-150' Lots	 15-25 20-30 15-30 15-30	 16 17* 28 28
Pod C Lot Counts • 40' Min Width Duplex Lots • 44' x 120'-150' Lots • 50' x 120'-150' Lots • 60' x 120'-150' Lots	 N/A 50-60 20-30 45-60	 N/A 45* 31* 56

**Approved Rezoning Plan allows for 10% variation in the range standard*

Building Height	Standard	Proposed
Maximum Primary Structure Height:	35'	35'
Maximum Accessory Structure Height:	25'	25'

Landscaping (UDO Section 5 & 22-REZ-07):

	Standard	Proposed Standard
Perimeter Buffers		
Thoroughfare Buffer (Piney Grove Wilbon)	25'	25'
North	5' Type A	5' Type A
South	5' Type A/10' Type B	5' Type A/10' Type B
West	5' Type A	5' Type A
Street Trees		
Thoroughfare ROW	Thoroughfare: Trees on private property within 5 ft of the right-of-way	Piney Grove Wilbon: Trees on private property within 5 ft of the right-of-way
Thoroughfare Planting Plan Trees	Piney Grove Wilbon: Trident Maple & Crape Myrtle	Trident Maple & Crape Myrtle
Street Trees along Collector, Local, and Cul-de-sac Streets	Minimum of 50' – 65' from center of trunk to center of trunk	Minimum of 50' – 65' from center of trunk to center of trunk

Development Standards Staff Analysis

The requested Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent

The Major Subdivision Plan is consistent with the UDO and associated Conditional Zoning District. The lot counts and dimensions meet the requirements of the Unified Development Ordinance and the Neighborhood Residential Conditional Zoning District, The proposed buffers and landscaping are provided to mitigate off-site and on-site impacts, Open Space is provided through Tree Preservation and Active Recreation components that serve the neighborhood, Public Streets and Utilities are being constructed to serve the site with connections to adjacent areas to help serve any nearby future development, and the design of the project meets several characteristics of the Mixed Residential Neighborhood with a variety of lot sizes and housing types, reaching the goals of the *Vision Holly Springs: Town of Holly Springs Comprehensive Plan*.

Decision-Making Information

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

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

Staff Recommendation: ☒ Approve ☐ Deny

Previous Case Related Items

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

Meeting Date: 10/30/2023
Summary of Issues: The neighbors asked questions on issues regarding the following:

- Proposed onsite pump station
- Road widening and landscape maintenance on Burt Road, potential traffic signal
- Age-restriction

Planning Board Consideration & Action

Planning Board Decision Type: Advisory Decision

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

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

Action: Development Plan Petition Motion
Motion to recommend that the Town Council approve / deny Major Subdivision Plan 23-MAS-03 for Elliott Farm Major Subdivision as submitted by Katie Witt with Kimley-Horn, dated Revised 6/7/2024 with staff recommended conditions.

1. All previous conditions of approval for Elliott Farm Rezoning 22-REZ-07 apply to this plan except for any condition that describes a fee or a fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the Town's current annual budget or any unexpired development agreement.
2. The following must be submitted with the first Construction Drawing submittal:
    a. A point-by-point photometric plan for all lighting as specified in the Town's Engineering, Design, and Construction Standards.
    b. A Cluster Mailbox detail displaying how all UDO requirements will be met.
    c. An Alternate Landscape Plan detailing street tree locations that are compliant with the Town's Engineering Design and Construction Standards.
3. Prior to Construction Drawing Approval, the following items must be addressed:
    a. Street Tree locations shall be shown with approved lighting fixture locations shall be positioned as to not interfere with any lighting fixtures or any site distance triangles.
4. At time of petitioning for the first Final Plat for this subdivision:
    a. Homeowner's Association covenants shall be submitted for review prior to recording.
    b. A Street Tree Maintenance Easement shall be shown on the final plat on lots fronting the force main.
5. A Table or Plan Sheet will be provided by the builder at building permit submittal to ensure architectural elevation compliance with the approved Design Manual.
6. Prior to being scheduled for Town Council, the Development Agreement associated with this major subdivision must be finalized.
7. Invoiced fees from Special Study third party review must be paid prior to first Construction Drawing Submittal, and no later than prior to Construction Drawing Approval.
8. ALL recommendations from the TIA and as a result of Town and NCDOT review associated with this project, must be incorporated into the plans no later than with your next submittal to avoid delays in your development review. This must be finalized prior to this project being scheduled for Planning Board and Town Council.
9. The Build-out analysis in the Traffic Impact Analysis (TIA) associated with this development, included a mix of background improvements and recommended development mitigations. If the assumed background projects do not occur, it should be the developer's sole responsibility to construct all of the background improvements included in the TIA unless additional analysis can be provided to demonstrate the background mitigations are not warranted by the subject development.
10. This project is responsible for paying a fee-in-lieu of intersection improvements proportionate to project impact at the intersection of Piney Grove Wilbon and Burt Road.
11. If build out exceeds the anticipated time frame in the approved TIA, an update of the TIA will be required prior to or with the Development Plan for the associated phase. Recommended improvements will be required to be completed prior to plat approval of that phase.
12. The proposed fee-in-lieu for the required roadway and water stub to the northern property line must meet the Town's Unit Cost Policy and be approved by Staff prior to the first Construction Drawing submittal. If a FIL cannot be agreed upon, the applicant must design, permit, and construct the required roadway and sewer connections. If this is the case, the northern stub must be shown on the first construction drawing submittal.
13. Thoroughfares, collectors and boulevards will require a calculated pavement design with 1st construction drawing submittal. This may result in a pavement cross section bigger than the specified minimum.

14. Off-site right-of-way dedication will be required in the form of a recorded plat prior to receiving construction drawing approval.
15. A Deed of Easement is required to be executed for public vehicular & public pedestrian access between the property owners at the time of plat.
16. In accordance with Engineering Design & Construction standards (ED&CS) Section 7.07, the pump station site lot shall be platted and deeded to the Town of Holly Springs through fee simple conveyance prior to pump station final acceptance. A deed of easement is not sufficient and is not allowed. Show lot lines on the associated subdivision plan and preliminary pump station site plan.
17. The following note must be clearly reflected on the plats and construction drawings for the adjacent lots Pump station site owned by the Town of Holly Springs may be expanded in the future and there will be routine operation inspections and maintenance on the premises once the pump station is in operation."
18. All Special Studies must be finalized prior to being scheduled for Planning Board.
19. Preliminary Pump Station Site Plan is required to be on the same Town Council Meeting agenda as this plan.
20. Provide documentation in the form of a recorded plat of any required offsite sewer easements prior to first construction drawing submittal.
21. Offsite Sewer Infrastructure Incomplete: If any off site sewer facilities are needed to serve this project and are not completed and accepted by the Town at the time of approval of this preliminary subdivision plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Director of Engineering. The Town is not responsible for completion of off-site sewer facilities, and will not guarantee completion of such facilities by any other party. This will become a condition of plan approval.
22. If any off site water facilities are needed to serve this project and are not completed and accepted by the Town at the time of the approval of this plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Director of Engineering. The Town is not responsible for completion of off-site water facilities, and will not guarantee completion of such facilities by any other party. No plats or building permits will be issued by the Town until all necessary on and off-site water infrastructure is completed. This will become a condition of approval.
23. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
24. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
25. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
26. Please note that this project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance. A general stormwater requirement may affect this project. Refer to NCDWQ's website for more information
27. Please note that the Town Staff has been delegated approval authority by NCDWQ for stormwater management plans. Documentation of approval to NCDEQ is the responsibility of the owner.
28. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater BMP prior to the preconstruction meeting and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project.
29. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater SCM prior to plat recordation and a maintenance surety in the

form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project.

30. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project. This will become a condition of plan approval.
31. Provide documentation in the form of a recorded plat of any required offsite sewer easements prior to first construction drawing submittal.
32. In accordance with Engineering Design & Construction standards (ED&CS) Section 7.07, the pump station site lot shall be platted and deeded to the Town of Holly Springs through fee simple conveyance prior to pump station final acceptance. A deed of easement is not sufficient and is not allowed. Show lot lines on the associated subdivision plan and preliminary pump station site plan.
33. A verification letter that confirms no changes occurred to the gravity sewer network; including final sizing for lines that are stubbed upstream, will be required with first construction drawing submittal. If changes have been made to the gravity sewer network between Town Council Approval and first Construction Drawing Submittal, a Final Gravity Sewer Line Sizing Report will be required with first construction drawing submittal for all lines that are stubbed to adjacent upstream properties. Include calculations to document line sizes, adequacy of proposed sanitary sewer lines to serve all future upstream development.

Next Steps

Quasi-Judicial Public Hearing

Anticipated Town Council Public Hearing Date: 7/16/2024

Prior to the Legislative Public Hearing:

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

Town Council Decision: Quasi-Judicial Decision

Quasi-Judicial Decision:

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

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

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

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

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

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

Town of Holly Springs
Development Petition Packet

Major Subdivision, Development Plan, and Special Use Permit

General Information

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

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

FOR MORE INFORMATION:

Current Fee Schedule: www.hollyspringsnc.gov/2170

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

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

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

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

Submittal Requirements

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

New Submittal or Major Amendment:

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

Minor Amendment:

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

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

Major Subdivision Plan (Residential and Non-Residential):

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

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

Development Plan:

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

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

Special Use Permit:

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

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

Engineering Special Studies:

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

Traffic Impact Analysis (TIA):

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

Fire Flow Analysis (FFA):

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

Sewer Report:

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

Reclaimed Water Model Update:

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

Plan Amendments:

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

Major Amendment Procedures:

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

Minor Amendment Procedures:

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

- An expansion of building floor area up to 25%;
- An increase in building height by up to15%;
- An expansion or reduction in the amount of vehicle parking areas by up to 10%;
- An increase in the total number of lots/unit by up to 10%, or 10 lots/units, whichever is less.
- A reduction of open space by up to 10%;
- An increase in project acreage by up to 10% or 5 acres whichever is less;
- The designation of additional uses that only involve those listed as permitted ("P") on Table 3.2.A. – Table of Uses in Chapter 3 of the UDO;
- A reduction, relocation, or alteration the composition up to 10% of any tree preservation area or removal of a Specimen Tree; OR
- A minor change in building design, building material selection, or percentage of various building materials utilized that does not deviate from the original approval.

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

Neighborhood Meeting (UDO Section 11.5):

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

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

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

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

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

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

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

TOWN OF HOLLY SPRINGS

DEVELOPMENT PETITION

DPM Appendix #A.04
Supplement 18
March 2022

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

Petition Type:

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

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

☐ **Special Use Permit**
- ☐ New

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

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

☐ Initial ☐Revised ☐ Final

Project Information:

Project Name: Elliott Farm
If this project is part of a previously approved plan, please specify:
PUD/Master Plan/Subdivision 22-REZ-07 Elliott Farm Shopping Center/Lot# _____
Project Location: 2908 and 2836 Piney Grove Wilbon Road, Holly Springs, NC 27526-2113
Use street address. If none, use the closest intersection
☑ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation
PIN: 0646469015; 0646654881 Real Estate ID: 002655; 0063790
Project Acreage (rounded to nearest tenth): 149.9 Partial Parcel: ☐ No ☐ Yes (additional fee)
Current Zoning: Rural Residential - RR Proposed Use (see UDO Table 3.2.A): Single Family Residential (Attached and Detached
Open Space *[See UDO Section 7.06(F)(4)]*: ☐ Dedication ☐ Fee-in-lieu ☑ Combination ☐ N/A
Waivers Requested: ☑ No ☐ Yes- Specify UDO Section Number(s): _____
If yes, complete and attach appropriate Waiver Petition(s) from Waiver Packet
Sketch Plan Review (Pre-Submittal) Meeting Date: 11/16/2023
If the Sketch Plan Review (Pre-Submittal) Meeting Date is not within 8 weeks of the submittal date, another Sketch Plan Review (Pre-Submittal) Meeting is required prior to submittal.

Petition 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 Katie Witt, PE Company Kimley-Horn
Mailing Address 300 South Main Street, Suite 212
City Holly Springs State NC Zip 27540
Telephone # (984) 275-3559 E-Mail Katie.Witt@Kimley-Horn.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 James Woofter Company Toll Brothers INC
Mailing Address 900 Perimeter Park Drive, Suite B3
City Morrisville State NC Zip 27650
Telephone # (703) 930-3069 E-Mail JWoofter@tollbrothers.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 Company
Mailing Address
City State Zip
Telephone # ( ) E-Mail
How would you like to receive staff review comments? ☐ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ E-Mail ☐ US Mail- Certified

Landscape Architect

Name Company Kimley-Horn
Mailing Address 300 South Main Street, Suite 212
City Holly Springs State NC Zip 27540
Telephone # (984) 275-3559 E-Mail Katie.Witt@Kimley-Horn.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: Property Owners (any other contact that should receive comments and correspondence for this project)

Name Velamuri, Ganapathi Kodumagulla, Mrinalini S Company
Mailing Address 2908 Piney Grove Wilbon Rd
City Holly Springs State NC Zip 27526
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 Augustus G III Elliott, Grace-Marie Elliott Company
Mailing Address 300 Kite Dr
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, Katie Witt, certify that the information provided on this petition, plans and checklist are complete and accurate to the best of my knowledge.

Signature: Katie Witt Date: 11/22/2023

TOWN OF HOLLY SPRINGS

PLAN REQUIREMENTS & DATA CHECKLIST

Mark each item as applicable (A) or not applicable (NA) by placing an "X" in the appropriate box.
Note: This checklist is a general list of requirements. More specific requirements are available upon request.

For DS Use only
Project # _____
Date Received:

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

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

A	NA	
	✔	F. Show location of ground level utility boxes, HVAC equipment, RPZ, overhead (if allowed to remain overhead) and underground utility lines, etc.
✔		G. Provide landscape tables listing the plant species to be used. Note: No single species shall constitute more than twenty-five percent (25%) of the plant material of its type. Verify species are not listed on the *Invasive Species List* (*See UDO Section 5.4.1*).
✔		H. Provide calculations for perimeter yards, foundation landscaping (for both primary and accessory structures) and parking areas if required.
	✔	I. Specify the limits of live vegetation, ground cover and mulch. [See *UDO Section 5.4*]
✔		J. Note who will be responsible for the maintenance of the Landscaping and include the following notes: *Example: Owner shall be responsible for:* *"The maintenance of all required landscaping by keeping lawns mowed, all plants maintained as disease free, all planting beds groomed and kept weed free (except in areas of preserved existing natural vegetation (i.e., thickets), and kept free from trash, debris and other objectionable materials;* *"The replacement of any required planting, which is removed or dies after the date of planting. Such replacement shall occur during the next planting season; and, the replacement of any tree in a Tree Save Area, which is removed or dies after the date of approval of a Preservation Landscape Plan. Such replacement shall occur during the next planting season."*
	✔	K. If an alternate Landscape Plan is being proposed, see *UDO Section 5.2.3.* and include a letter to the Administrator regarding why this is being requested.
	✔	L. Indicate the location of all tree protection fencing.
✔		M. Show all tree preservation areas.
	✔	N. Landscape Plans shall be sealed by a Registered Landscape Architect.
VI. TREE PRESERVATION PLAN		
✔		A. The latest available aerial photograph of the project area.
	✔	B. An Existing Vegetation Plan depicting the location, area, predominant species, general health, estimated number of trees, and average *Diameter at Breast Height (or DBH)* of stands of trees.
✔		C. When Sample Area Surveys are used in place of a full site-survey, Survey Area shall include a detailed survey of all trees and other vegetation existing in a twenty foot by twenty-foot (20' X 20') representative sample area to be preserved and the location of the sample area. [*See UDO Section 4.4*]
	✔	D. Provide area calculations for Tree Preservation Areas within and outside of Environmental features (Wetlands, Stream Buffers, etc.).
	✔	E. Provide calculations for overall Tree Preservation Area, specifying which methods (Specimen Tree, Significant Tree Stands, Significant Natural Resource Areas, or Supplemental Undisturbed Perimeter Buffers) were used to meet Tree Preservation Area requirements.
✔		F. Tree Preservation Plan must be prepared by a Certified Arborist, Registered Forester, or Registered Landscape Architect.
VI. UTILITY LAYOUTS		
✔		A. Provide base site plan information including, but not limited to all structures, utilities, drives, roads and natural features on the property and within 200' beyond property lines.
✔		B. Show any proposed irrigation or sprinkler, and sewer line information and associated backflow prevention devices
✔		C. Show, label and dimension all existing and proposed Town utility lines (potable water, sanitary sewer, reclaimed water, and fiber optic). Also show both underground and overhead dry utilities on and off site to serve site (example: electric, telephone, and cable)
	✔	D. Provide street lighting plan for interior and/or adjacent roadways
	✔	E. Provide Water Metering Network information (See UDO Section 7.2.1.H)
VII. DETAILS SHEET		
✔		A. Provide EDCS Detail HS-816 and HS-817 for street tree and root guard installation
✔		B. Provide EDCS Detail HS-359, HS-360, or HS-361 for appropriate street blade poles and traffic control signage
	✔	C. For projects within the Village District: Provide EDCS Detail HS-009 for benches

A	NA	
VII. INFORMATION REQUIRED FOR DEVELOPMENT PLANS		
	✔	A. Indicate the type of outdoor light fixtures that will be used (Parking lot lighting, architectural lighting, building lights, safety lights, and landscaping lights), including but not limited to, the manufacturers or electric utility catalog specifications sheets, drawings, or photometric reports, color of pole, type of light source *[See UDO Section 8.4]* 1. The maximum light level permitted within the parcel shall not exceed fifteen (15) horizontal foot candles. 2. The maximum light level permitted on the lot line shall not exceed (0.2) horizontal foot candles.
	✔	B. Provide details for all proposed dumpster enclosures, mailbox kiosks, accessory structures, and fences on either the elevation or detail sheet with material and color call outs.
	✔	C. Provide color, scalable elevations with building material and color callouts, and dimension stringers (vertical and horizontal dimensions) indicating building height. Building Design shall comply with UDO Section 8.2. Provide square footage and % of façade area for all materials. Also include an explanation of how the architectural design elements that are being used satisfy the applicable Building Design Requirements in the UDO. Show all roof mounted mechanical equipment and screening. Provide a materials board indicating all colors and materials proposed for the project.
	✔	
	✔	D. Provide Public Realm Standards in accordance with UDO Section 8.3.
VIII. INFORMATION REQUIRED FOR SPECIAL USE PERMIT		
	✔	A. Special Use Permit petitions are required to submit a written narrative response which provides a detailed statement regarding the proposed use in addition to the required Findings of Fact Form.
IX. INFORMATION REQUIRED FOR MAJOR RESIDENTIAL SUBDIVISIONS *(PLEASE INCLUDE ON SITE PLAN)*		
✔		A. Show and label all passive and active open space, and reference applicable greenway and park requirements as specified in the Comprehensive Plan *[See UDO Chapter 4]*
✔		B. Indicate the amount of land dedicated to Open Space and the entity responsible for maintenance
✔		C. Provide the maximum and minimum lot sizes
✔		D. Adhere to Subdivision Lot Design Standards (UDO Section 8.5)
X. INFORMATION REQUIRED FOR MAJOR NON-RESIDENTIAL SUBDIVSIONS *(PLEASE INCLUDE ON SITE PLAN)*		
	✔	A. Include the max number of lots, minimum lot area, access easements to all lots
	✔	B. Show layout of major road connections (including curb cuts to existing roads and internal road connectivity), layout of utility layout as needed to serve each phase or lots (including where the utilities will be tied to and how adjacent properties will be stubbed).
	✔	C. Adhere to Subdivision Lot Design Standards (UDO Section 8.5)
	✔	D. Provide Design Standards and Streetscape & Mobility Standards (UDO Section 8.5.6 E. and F.)

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

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

UDO Section 11.11.D: Review Criteria. For Type 5 - Quasi-judicial Actions, the decision-making body shall consider the following review criteria in determining whether to approve, approve with conditions, or deny a Major Subdivision. These criteria shall be used to evaluate whether the proposal will cause significant adverse impacts on adjacent properties.

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

The property was recently rezoned to the Neighborhood Residential Conditional District. The Neighborhood Residential District "is established to protect, promote, and maintain the development of detached and attached dwellings on different lot sizes that vary enough to provide a range of home choices in the same neighborhood and to provide for limited public and institutional uses that are compatible with a medium density residential neighborhood. These districts are expected to be compact in form and utilize a connected street and open space network and a variety of lot and house sizes within the block." *See* UDO Section 2.1.1. The Elliott Farm major subdivision plan includes a mix of home choices in the same neighborhood, including detached and attached dwellings. The proposed 2.17 dwelling units per acre is consistent with a medium density residential neighborhood. The proposed layout is compact and centrally located on the property in order to preserve the forested areas along the perimeter of the site. The property is divided into three pods with a requirement for different lot types to be included in each pod in order for a variety of lot types and house sizes on the same block. Sidewalks are provided on both sides of all streets and a walking trail is provided throughout the property to further connect the network of pocket parks and activated open spaces. Finally, the proposed major subdivision plan is consistent with the master plan approved with the 2023 rezoning of the property. Therefore, the proposed development will not have significant adverse impacts on adjacent properties and is consistent with the character of the Neighborhood Residential zoning district.

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

The UDO requires a total of 30% of the property to be open space, which amounts to 44.8 acres of this property, including 20% tree preservation (29.9 acres), 5% recreational area (7.5 acres), and 5% flexible area (7.5 acres). The Elliott Farm major subdivision plan exceeds these requirements, providing a total of 52.2 acres of open space, including 34 acres of tree preservation, 7.7 acres of recreational area, and 10.5 acres of flexible area. The majority of the tree preservation area is along the perimeter of the property, which will provide substantial buffering between Elliott Farm and the adjacent residential property. The recreational area includes a main amenity area with a clubhouse, swimming pool, and outdoor courts. Several other recreational areas are spread across the property and programmed with a variety of elements such as shade structures, community gardens, walking trails, seating areas, and pollinator gardens. The flexible area includes existing environmental features that will be preserved, including three ponds. In addition, a fee-in-lieu of dedicating public park space shall be provided. Therefore, the proposed development provides for the preservation, improvement, and enhancement of open space.

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

To the extent possible, the Elliott Farm major subdivision plan is designed around the natural topography of the property and the majority of disturbance is largely located on existing open field areas of the property. There is an existing stream and three ponds on the property, which will be preserved and appropriately buffered. The major subdivision application includes plans to construct the necessary public and private infrastructure to serve the project. This includes a substantial investment by the applicant to extend public sanitary sewer service to the property as well as construction of a pump station on the property. The existing water main at Duncan Cook Road will be extended to the property and a stub for future extension north along Piney Grove Wilbon Road and west to Duncan Cook Road will be provided. Therefore, the project can be economically served by the Town with public services and facilitates the use and future development of adjacent properties within the Town's corporate limits.

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

This area of the Town is mostly developed with low density residential uses and agricultural uses that complement the existing natural features. The Elliott Farm major subdivision plan is designed to reflect these characteristics. The residential density is lower than what is envisioned by the Town's Comprehensive Plan for this property in order to accomplish this. The existing stream and three ponds on the property will be preserved and appropriately buffered, and the site improvements are mostly limited to existing open field areas. The majority of the existing wooded areas are to be preserved, which will enhance the public realm for the future residents and maintain the viewshed of adjacent property owners. The public realm will also be enhanced by the amenity areas provided throughout the project and the commitment to quality architecture and building materials. Sidewalks are provided on both sides of all streets, a public side path is provided along Piney Grove Wilbon Road, and the project's amenities and natural features are connected by walking trails. Therefore, the site design enhances the public realm, maximizes natural surveillance and visibility, facilitates pedestrian access and circulation, and reinforces the Town's character.

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

The property was rezoned in September 2023 to the Neighborhood Residential Conditional zoning district, and the proposed major subdivision plan is consistent with the master plan approved with the rezoning. At the time the September 2023 rezoning was approved, the Town Council determined that the proposed conditional district is consistent with the Town of Holly Springs Comprehensive Plan because it will allow the development of a mix of housing options within a walkable, connected neighborhood that includes a central gathering space and pocket parks dispersed throughout the community.

The design of the project furthers the goals and policies of the Comprehensive Plan by proposing a project that is consistent with the Future Land Use Map (the "FLUM"). The FLUM designates

the property as a Mixed Residential Neighborhood. As described in the Town's Comprehensive Plan, a Mixed Residential Neighborhood includes several housing types – single dwelling detached, single dwelling attached, and multi-dwelling – that provide a range of home choices (densities) in the same neighborhood. New Mixed Residential Neighborhoods should include a comprehensive and connected network of open space that provide gathering space; preserve large tree stands; and help manage stormwater run-off. These neighborhoods are organized around a neighborhood-scale park which can serve as a central gathering space, within a five-minute walk of all homes. Smaller open spaces like pocket parks and community gardens are distributed throughout the neighborhood, within a shorter walk of homes. Comprehensive Plan, p. 44. The Elliott Farm major subdivision plan is directly consistent with the Mixed Residential Neighborhood designation because it proposes a mix of residential dwelling types within the same neighborhood and community amenities spread throughout the project, which are all connected by a comprehensive network of sidewalks and walking trails.

TOWN OF HOLLY SPRINGS
DEVELOPMENT PETITION

DPM Appendix #A.01
Supplement 18
March 2022

NEIGHBORHOOD MEETING REPORT

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

☐ Neighborhood Meeting Date: 10/30/2023
Time: 6 - 7pm
Location: Holly Springs Cultural Center

For DS Use only
Project # _____
Date Received:

☐ Complete ☐ Incomplete

Notification of Owners:

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

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

☐ Date of Notification Mailing: 10/20/2023

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

Summary of Issues:
See attached sheets

Attach Additional Sheets as needed

Changes made to the Petition by the Petitioner as a result of the meeting:
No significant changes were made to the plans based on meeting. Most meeting questions were in regards to TIA approved with rezoning.

Attach Additional Sheets as needed

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

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s) — Date
Katie Witt — 10/21/2023

Elliott Farm Major Subdivision – Neighborhood Meeting Report

On October 30, 2023 at 6:00 pm, the applicant team held a neighborhood meeting at the Holly Springs Cultural Center. Approximately 9 neighbors attended the meeting. After a presentation of the project, the applicant team answered questions about the project. The following in a summary of the questions and comments from the neighbors in attendance.

Summary of Questions and Comments:

1. The neighbors asked about the proposed pump station.

   Response: The team's engineer described that the pump station will be located in the northwest area of the neighborhood which is the sites low point and will be constructed during phase 1 of the project. The access to the pump station will be internal to the site.

2. Several questions were asked about the road widening and if there will be a traffic light at the entrance or at the Burt Road intersection. With the road widening they asked who the landscaping will be controlled and maintained by.

   Response: The development team's engineer clarified we will be widening the west side of the road to a T4-A cross section which will include two lanes, a sidewalk and landscaping. The landscaping will be maintained by the HOA on our side of the road. Currently, there is no plan for the east side of the road to be widened. Our approved TIA does not include a traffic light, but financial contributions towards the Burt Road signal will be made as stated in the Developers Agreement.

3. Multiple questions were asked about how the age restriction requirement will work and how it will impact housing prices. Additionally, a couple of questions were asked about how resale of homes would work and renting out the homes in terms of age restriction.

   Response: The developer explained that currently there is no set sales price on the homes, but they will be from 1,400 SF to 2,900 SF. There will be a 55 and over age restriction with the neighborhood required to have 80% of owners 55 and over and the other 20% not aged restricted. The reason it is 80% and not 100% age restricted is to help resale value and diversity. The HOA will be required to enforce the age restricted percentage and make sure the margin is maintained.

4. Question about the trails provided on site.

   Response: The development team explicates that all trails on site will be public.

5. Multiple questions about how this project will manage the additional traffic.

   Response: The development team's engineer explained the TIA process and the results of the TIA. A traffic study was performed to evaluate the additional traffic this project will create and the how the additional traffic impacts will be mitigated. The traffic study was reviewed and the road improvements to mitigate this traffic have been approved by the Town of Holly Springs and NCDOT through the rezoning process.

6. Question about the barns on the property.

   Response: These barns were surveyed and are not deemed historical, so they will be removed from the site.

7. Question about the environmental features on site and how we will be impacting them.

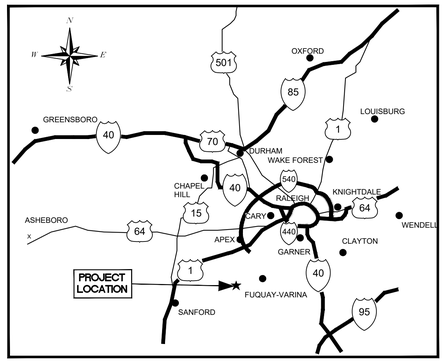
   Response: The environmental features have been delineated and sent to USACE. The impacts will remain under 0.5 acre maximum and will be permitted separately.

8. A couple questions about construction.

   Response: The developer explained construction will be done in phases and typically a project of this sizes takes 2 to 3 years performing both onsite and offsite improvements. During construction there will be a traffic control plan and every resident will be able to get to their home.

Address	Owner	REID	PIN	Mailing Address 1	Mailing Address 2	Mailing Address 3
5913 BURT RD	LAKIN, MARIAN ANTOINETTE S	127624	646547420	5913 BURT RD	FUQUAY VARINA NC 27526-9652	
5921 BURT RD	WEAVER, WOODY ELVIN JR	127626	646545368	5921 BURT RD	FUQUAY VARINA NC 27526-9652	
5929 BURT RD	WARD, MATTHEW W WARD, BATHSHEBA R	127628	646543329	5929 BURT RD	FUQUAY VARINA NC 27526-9652	
6013 BURT RD	NORTON, BRADLEY A NORTON, TONYA D	127632	646448379	6013 BURT RD	FUQUAY VARINA NC 27526-9654	
3025 PINEY GROVE WILBON RD	PARNELL, RONALD W PARNELL, ROBIN T	136841	646643470	3025 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-7947	
7216 STARCHASE LN	HILLESLAND, JENNIFER L	173086	646258330	7216 STARCHASE LN	FUQUAY VARINA NC 27526-8256	
7132 STARCHASE LN	MULLEN, PATRICK T MULLEN, SHARON L	173090	646258921	7132 STARCHASE LN	FUQUAY VARINA NC 27526-8254	
7112 STARCHASE LN	BUTTERFIELD, ALAN M BUTTERFIELD, NANCY HAYES	173092	646268329	7112 STARCHASE LN	FUQUAY VARINA NC 27526-8254	
7109 STARCHASE LN	SEXTON, VICTORIA R	173106	646361436	7109 STARCHASE LN	FUQUAY VARINA NC 27526-8255	
7009 STARCHASE LN	BOYKIN, TERESA C	173102	646372802	7009 STARCHASE LN	FUQUAY VARINA NC 27526-8253	
6008 BURT RD	DEAN, BILLY R DEAN, NANCY M	83937	646449716	6008 BURT RD	FUQUAY VARINA NC 27526-9653	
7204 STARCHASE LN	ERICKSON, MARIE E. ERICKSON, RICHARD	173088	646258640	7204 STARCHASE LN	FUQUAY VARINA NC 27526-8256	
2724 PINEY GROVE WILBON RD	COOK, DURWARD W COOK, PEGGIE B	14574	646672431	5820 DUNCAN COOK RD	FUQUAY VARINA NC 27526-7900	
2716 KNIGHTWOOD RD	BERRY, CLIFFORD K	111468	646765743	2716 KNIGHTWOOD RD	FUQUAY VARINA NC 27526-9615	
5908 BURT RD	ARTHUR, MICHAEL G ARTHUR, DONNA L	83927	646548688	5908 BURT RD	FUQUAY VARINA NC 27526-9651	
5916 BURT RD	HOLLEMAN, MARJORIE CUTTS	83929	646546639	5916 BURT RD	FUQUAY VARINA NC 27526-9651	
5924 BURT RD	HOLLEMAN, MARJORIE CUTTS	83931	646544791	5916 BURT RD	FUQUAY VARINA NC 27526-9651	
5928 BURT RD	CONNOR, JAMES R CONNOR, GLENDA H	83932	646543781	5928 BURT RD	FUQUAY VARINA NC 27526-9651	
5936 BURT RD	KING, LARRY W KING, PATRICIA W	83934	646541781	5936 BURT RD	FUQUAY VARINA NC 27526-9651	
6104 BURT RD	MORGAN, JONATHAN D SR MORGAN, SHERRY R	83946	646349851	6104 BURT RD	FUQUAY VARINA NC 27526-9655	
7004 STARCHASE LN	MCGREGOR, ROBERT J MCGREGOR, PATRICIA L	173098	646278879	7004 STARCHASE LN	FUQUAY VARINA NC 27526-8252	
7105 STARCHASE LN	WILLIAMS, LARRY ALAN WILLIAMS, MARYANN S	173105	646361841	7105 STARCHASE LN	FUQUAY VARINA NC 27526-8255	
7129 STARCHASE LN	MEADOWS, BRENDA SEWELL	173109	646361013	7133 STARCHASE LN	FUQUAY VARINA NC 27526-8255	
7133 STARCHASE LN	MEADOWS, BRENDA S	173110	646351911	7133 STARCHASE LN	FUQUAY VARINA NC 27526-8255	
7201 STARCHASE LN	JONES, WILLIE M JR JONES, SHERTONEY E	173111	646351738	7201 STARCHASE LN	FUQUAY VARINA NC 27526-8257	
5941 BURT RD	GIRARDOT, DEREK S GIRARDOT, LYNDSAY B	127631	646540430	5941 BURT RD	FUQUAY VARINA NC 27526-9652	
616 LOMBARDY RD	PATTERSON, MICHAEL B PATTERSON, MEGAN B	128781	646760060	616 LOMBARDY RD	FUQUAY VARINA NC 27526-9619	
6000 BURT RD	STEWART, JERRY R STEWART, GWENDOLYN D	83935	646540774	6000 BURT RD	FUQUAY VARINA NC 27526-9653	
7117 STARCHASE LN	JONES, ROBIN JONES, NEIL WAYNE	173107	646361330	7117 STARCHASE LN	FUQUAY VARINA NC 27526-8255	
2825 PINEY GROVE WILBON RD	FORD, STEPHEN R	128780	646668074	2825 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-8289	
2805 PINEY GROVE WILBON RD	GARNER, LARRY F GARNER, PEGGY J	111445	646761739	2805 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-8289	
2917 PINEY GROVE WILBON RD	HAMMONDS, COLBY	426748	646659378	PO BOX 1015	HOLLY SPRINGS NC 27540-1015	
2909 PINEY GROVE WILBON RD	WORDEN, PAUL M WORDEN, DEBORAH L	71682	646656688	2909 PINEY GROVE WILBON RD	HOLLY SPRINGS NC 27540-8127	
6100 MIMS RD	ILA J BAREFOOT FARMS INC	4202	646339736	543 STONE CREEK RD	FOUR OAKS NC 27524-8824	
3028 PINEY GROVE WILBON RD	GARCIA, FRANCISCO F	85177	646640264	3028 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-7946	
7205 STARCHASE LN	DEAN, DIANE CRABTREE	173112	646353613	7205 STARCHASE LN	FUQUAY VARINA NC 27526-8257	
7213 STARCHASE LN	STREIB, NELSON R STREIB, ELLEN W	173113	646353401	7213 STARCHASE LN	FUQUAY VARINA NC 27526-8257	
3005 PINEY GROVE WILBON RD	BARTON, NICK D BARTON, JAIMEY N	67830	646643844	3005 PINEY GROVE WILBON RD	HOLLY SPRINGS NC 27540-8129	
3000 HOLLTREE CT	HOWARD, MICHAEL	227841	646646461	3000 HOLLTREE CT	FUQUAY VARINA NC 27526-7120	
5909 BURT RD	HOWARD, MARK ALLAN JR	103709	646548481	5909 BURT RD	FUQUAY VARINA NC 27526-9652	
2929 PINEY GROVE WILBON RD	TURNER, JIMMY RAY TURNER, RACHEL B	6070	646655033	2929 PINEY GROVE WILBON RD	HOLLY SPRINGS NC 27540-8127	
2809 PINEY GROVE WILBON RD	SCHNEIDER, DEBRA A	128776	646760672	2809 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-8289	
2817 PINEY GROVE WILBON RD	BAUCOM, MICHAEL C BAUCOM, JENNIFER Q	128778	646669383	2817 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-8289	
2821 PINEY GROVE WILBON RD	BRITTON, JEFFREY	128779	646669129	PO BOX 1553	FUQUAY VARINA NC 27526-1553	
604 LOMBARDY RD	HOLT, GARY E HOLT, BARBARA L	128784	646762437	604 LOMBARDY RD	FUQUAY VARINA NC 27526-9619	
3017 PINEY GROVE WILBON RD	HARRIS, JACQUELINE BAIN	227845	646644782	3017 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-7947	
6140 BURT RD	MCLAURIN, PHILLIP B MCLAURIN, TERESA W	164161	646347784	6140 BURT RD	FUQUAY VARINA NC 27526-9655	
612 LOMBARDY RD	MAIDON, SHERRY L	128782	646761116	612 LOMBARDY RD	FUQUAY VARINA NC 27526-9619	
2804 KNIGHTWOOD RD	EL BAROUDI, AHMED M	111462	646773070	2804 KNIGHTWOOD RD	FUQUAY VARINA NC 27526-9616	
7205 STARLIGHT CIR	KEITH, JEFFREY S KEITH, DARLENE S	197116	646347983	7205 STARLIGHT CIR	FUQUAY VARINA NC 27526-8294	
5904 O C HESTER RD	HOTCHKISS, TIMOTHY J HOTCHKISS, ROXANNE E	92152	646549129	5904 O C HESTER RD	HOLLY SPRINGS NC 27540-8130	
6144 BURT RD	MCLAURIN, BRAD WESLEY MCLAURIN, MELISSA STEPHENSON	197113	646344788	6144 BURT RD	FUQUAY VARINA NC 27526-7313	
6012 BURT RD	GARNER, JEAN UNDERWOOD	423552	646447787	6012 BURT RD	FUQUAY VARINA NC 27526-9653	
6028 BURT RD	MCLAURIN, LARRY ALLEN MCLAURIN, BRENDA S	83941	646444850	6028 BURT RD	FUQUAY VARINA NC 27526-9653	

2836 PINEY GROVE WILBON RD	ELLIOTT, AUGUSTUS G III GRACE-MARIE ELLIOTT GILCHRIST IRREVCBLE TRUST	20655	646469015	MELICK B ELLIOTT	300 KITE DR FUQUAY VARINA NC 27526-2113
6208 BURT RD	HELDEBRANT, GORDON P	173114	646340895	6208 BURT RD	FUQUAY VARINA NC 27526-9657
7012 STARCHASE LN	SAINZ, GLENDA JO BROWN SAINZ, MANUEL BENITO	173097	646278695	7012 STARCHASE LN	FUQUAY VARINA NC 27526-8252
7017 STARCHASE LN	KNUDSEN, THOMAS B KNUDSEN, CYNTHIA S	173103	646371482	7204 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5864
2801 PINEY GROVE WILBON RD	POWELL, CHRISTINE M POWELL, LARUE M	111448	646760992	1804 PHELPS WEST RD	FUQUAY VARINA NC 27526-9623
5900 BURT RD	GLASS, BRETT A GLASS, GRACE L	83925	646641607	5900 BURT RD	FUQUAY VARINA NC 27526-9651
608 LOMBARDY RD	HORTON, MICHAEL	128783	646761372	608 LOMBARDY RD	FUQUAY VARINA NC 27526-9619
2717 PINEY GROVE WILBON RD	CHRISTI, JOSEPH M	105612	646773262	2717 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-8288
621 LOMBARDY RD	PIERCE, JONATHAN MARLOWE, ASHLEY	128789	646753950	621 LOMBARDY RD	FUQUAY VARINA NC 27526-9619
3024 PINEY GROVE WILBON RD	BARRETT, ROBERT BARRETT, SANDRA	85176	646640453	3024 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-7946
2800 KNIGHTWOOD RD	SALINAS, MARIA AUXILIADORA GUILL JARAMILLO, ALEJANDRO CAMACHO	111465	646764855	2800 KNIGHTWOOD RD	FUQUAY VARINA NC 27526-9616
5933 BURT RD	SNEED, HERBERT SNEED, BETTY	127629	646542328	5933 BURT RD	FUQUAY VARINA NC 27526-9652
5937 BURT RD	WOLTZ, JESSICA H	127630	646541329	5937 BURT RD	FUQUAY VARINA NC 27526-9652
7032 STARCHASE LN	KLEPPE, DUANE N KLEPPE, STACEY ANN	173095	646268935	7032 STARCHASE LN	FUQUAY VARINA NC 27526-8252
2705 FLEMING RD	PARROTT, AMANDA PENNINGTON	3470	646750724	2705 FLEMING RD	FUQUAY VARINA NC 27526-7969
6009 BURT RD	VEASEY, CHRISTOPHER SCOTT VEASEY, JEANNA B	127635	646540067	969 JUDD RD	FUQUAY VARINA NC 27526
5932 BURT RD	PRACTICAL PROPERTIES LLC	83933	646542782	116 W ACADEMY ST	FUQUAY VARINA NC 27526-2103
7124 STARCHASE LN	TESKE, TIFFANY DUKE, CONOR	173091	646268125	7124 STARCHASE LN	FUQUAY VARINA NC 27526-8254
5904 BURT RD	EICHELBERGER, TYLER J PRESNELL, JACQUELINE	83926	646549686	5904 BURT RD	FUQUAY VARINA NC 27526-9651
5925 BURT RD	VELEZ, DAVID III VELEZ, HAILEY	127627	646544329	5925 BURT RD	FUQUAY VARINA NC 27526-9652
7201 STARLIGHT CIR	VONUNRUH, BRANDON ALEXANDER SCHAUVILLER, CORALIE NATHALIE	197115	646356185	7201 STARLIGHT CIR	FUQUAY VARINA NC 27526-8294
3033 PINEY GROVE WILBON RD	HINGE, JOSEPH C HINGE, JODIE L	122592	646644168	3033 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-7947
2901 PINEY GROVE WILBON RD	WORDEN, PAUL MICHAEL WORDEN, DEBORAH LYNNE	24281	646658822	2901 PINEY GROVE WILBON RD	HOLLY SPRINGS NC 27540-8127
7005 STARCHASE LN	CURTIS, BARBARA CURTIS, DOMINIC CHRISTOPHER	173101	646372918	7005 STARCHASE LN	FUQUAY VARINA NC 27526-8253
7200 STARLIGHT CIR	MICHAEL A KAMMER SR AND CAROL A KAMMER LIVING TRUS SPLINTER, MARTIN	197114	646353096	1522 S WILTON RD	TACOMA WA 98465-1033
2813 PINEY GROVE WILBON RD	SHEEHAN, CONNOR T	128777	646760428	2813 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-8289
5912 BURT RD	ACOSTA, JAYSON ACOSTA, LORIN JANAE	83928	646547689	5912 BURT RD	FUQUAY VARINA NC 27526-9651
2908 PINEY GROVE WILBON RD	VELAMURI, GANAPATHI KODUMAGULLA, MRINALINI SUJALA	63790	646654881	2908 PINEY GROVE WILBON RD	HOLLY SPRINGS NC 27540-8126
7200 STARCHASE LN	ROSLER, ANDREW THOMAS	173089	646258736	7200 STARCHASE LN	FUQUAY VARINA NC 27526-8256
600 LOMBARDY RD	DRAKE, DEREK DRAKE, EUNICE	111513	646762685	600 LOMBARDY RD	FUQUAY VARINA NC 27526-9619
6017 BURT RD	GALATI, JOSEPH ANTHONY GALATI, JUANA ERIKA	127633	646447378	6017 BURT RD	FUQUAY VARINA NC 27526-9654
5700 STONE CRYSTAL DR	ANANIA, THOMAS J CULVER, KIMBERLY K	227855	646647883	5700 STONE CRYSTAL DR	FUQUAY VARINA NC 27526-7994
7121 STARCHASE LN	BURGESS, JAMES RICHARD JR	173108	646361125	7121 STARCHASE LN	FUQUAY VARINA NC 27526-8255
2808 KNIGHTWOOD RD	GOURLEY, PAULA WILLIAMS	162677	646772028	2808 KNIGHTWOOD RD	FUQUAY VARINA NC 27526-9616
5800 DUNCAN COOK RD	COOK, DURWOOD W COOK, PEGGY B	14601	646379993	5820 DUNCAN COOK RD	FUQUAY VARINA NC 27526-7900
2925 PINEY GROVE WILBON RD	HAMMONDS, COLBY	414455	646659273	PO BOX 1015	HOLLY SPRINGS NC 27540-1015
3001 HOLLTREE CT	EUCKER, BRADY C EUCKER, ASHLEY G	227840	646647610	3001 HOLLTREE CT	FUQUAY VARINA NC 27526-7120
3021 PINEY GROVE WILBON RD	FLORES, ALMA ROCI GALLARDO	227844	646643567	3021 PINEY GROVE WILBON RD	FUQUAY VARINA NC 27526-7947
7212 STARCHASE LN	SAVINO, DANIEL I. GONZALEZ, PAULA MARIE	173087	646258445	7212 STARCHASE LN	FUQUAY VARINA NC 27526-8256
7024 STARCHASE LN	TUNSTALL, WARREN THADDEUS JR LESHER, RETHA CAROL	173096	646278267	7024 STARCHASE LN	FUQUAY VARINA NC 27526-8252
7100 STARCHASE LN	CLEWIS, MARY CLEWIS, KENNETH SCOTT	173094	646268737	7100 STARCHASE LN	FUQUAY VARINA NC 27526-8254
7108 STARCHASE LN	PECORELLA, LINDA FOUTZ, PENNY PECORELLA	173093	646268539	7108 STARCHASE LN	FUQUAY VARINA NC 27526-8254



PROJECT LOCATION
NTS

NOTES

1. WETLAND AND STREAM IMPACTS ARE ANTICIPATED AND WILL REMAIN UNDER 0.5 ACRES IN ORDER TO QUALIFY FOR NATIONWIDE PERMIT.
2. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
3. PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.
4. OPEN SPACE AND AMENITY AREAS WILL BE MAINTAINED BY HOA.
5. THE APPROVED CONDITIONAL DISTRICT REZONING PLAN SET AND DESIGN MANUAL ARE THE SOURCE FOR THE PROJECT STANDARDS.
   5.1. PROJECT NUMBER 22-REZ-07 APPROVED ON 09/19/2023.

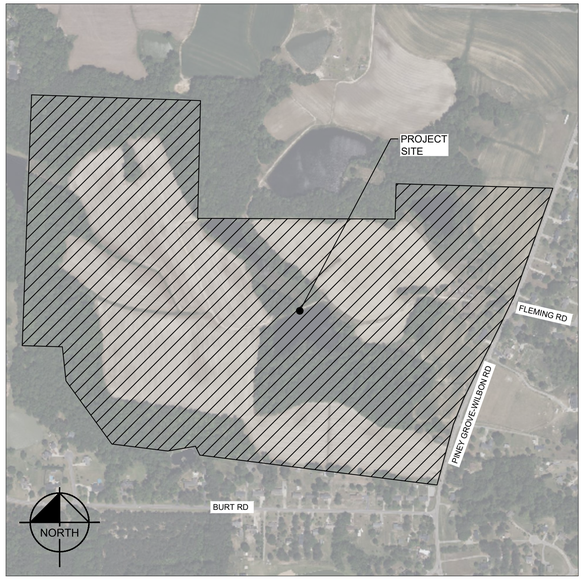
SITE DATA TABLE

PARCEL NUMBER:	0646469015, 0646654881
PARCEL ACREAGE:	148.42 ACRES, 0.69 ACRES
TOTAL ACREAGE	149.11 ACRES
CURRENT ZONING:	NEIGHBORHOOD RESIDENTIAL CONDITIONAL DISTRICT (NR-CD)
CURRENT LAND USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL (ATTACHED AND DETACHED)
FUTURE LAND USE MAP DESIGNATION:	MIXED RESIDENTIAL NEIGHBORHOOD
MAXIMUM HEIGHT:	PRIMARY STRUCTURE(S) = 35' ACCESSORY STRUCTURE(S) = 25'
NUMBER OF UNITS:	312
MAXIMUM DENSITY:	2.17
PROPOSED DENSITY:	2.09
REQUIRED ATTACHED UNITS:	10% / 32 UNITS
PROVIDED ATTACHED UNITS:	15% / 48 UNITS
AVERAGE LOT SIZE:	DUPLEX LOTS 40' MIN WIDTH = 5,000 SF 44' x 125'-150' LOTS = 5,500 SF 50' x 125'-150' LOTS = 6,250 SF 60' x 125'-150' LOTS = 7,500 SF *LOT SIZES PROVIDED ARE AVERAGE AND WILL VARY*
MINIMUM LOT WIDTH AT SETBACK LINE:	26'
REQUIRED SETBACKS:	REFER TO DESIGN MANUAL
REQUIRED BUFFERYARDS:	5' TYPE "A" BUFFER
REQUIRED OPEN SPACE	FLEXIBLE AREA = 5% (7.5 ACRES) RECREATIONAL AREA = 5% (7.5 ACRES) TREE PRESERVATION = 20% (29.9 ACRES) TOTAL = 30% (44.8 ACRES)
PROVIDED OPEN SPACE	*FLEXIBLE AREA = ±0.0 ACRES RECREATIONAL AREA = ±9.0 ACRES TREE PRESERVATION = ±41.3 ACRES TOTAL = ±50.3 ACRES *FLEXIBLE SPACE HAS BEEN SHOWN AS TREE PRESERVATION AREA AND INCLUDES EXISTING AND PROPOSED PONDS/WATERWAYS
MINIMUM LOT WIDTH AT SETBACK LINE	DETACHED DWELLINGS = 26' ATTACHED DWELLINGS = 18' OTHER BUILDINGS/USES = 60'
MINIMUM LOT FRONTAGE AT THE ROW	ALL BUILDINGS = 18'
MINIMUM FRONTAGE OF THE ROW FOR A DRIVEWAY	DETACHED DWELLINGS = 44' ATTACHED DWELLINGS = 40'
THOROUGHFARE SETBACK	25'
PRIMARY BUILDING SETBACKS	MINIMUM FRONT SETBACK = 5' MAXIMUM FRONT SETBACK = 20' MINIMUM SIDE SETBACK CORNER = 5' MINIMUM SIDE SETBACK INTERIOR = 5' MINIMUM REAR SETBACK = 20' MINIMUM REAR SETBACK FROM ALLEY CENTERLINE = 15'
ACCESSORY BUILDING SETBACK	ACCESSORY STRUCTURE(S) LESS THA N 144 SF = 3' ACCESSORY STRUCTURE(S) GREATER THAN OR EQUAL TO 144 SF = 5' MINIMUM SETBACK FROM ALLEY ROW GREATER THAN OR EQUAL TO 144 SF = 5 OR 20+
MINIMUM DRIVEWAY LENGTH	25'

SEWER FLOW

UNIT TYPE	NUMBER OF DWELLING UNITS	UNIT FLOW	AVERAGE DAILY FLOW
SINGLE FAMILY RESIDENTIAL	264 UNITS	255 GPD/UNIT	67,320 GPD
MULTI-FAMILY RESIDENTIAL	48 UNITS	360 GDP/UNIT	17,280 GPD

MAJOR SUBDIVISION PLANS FOR
ELLIOTT FARM RESIDENTIAL
2836 PINEY GROVE WILBON RD.
HOLLY SPRINGS, NC 27526-2113
PINS: 0646469015, 0646654881
23-MAS-02 / PLDMP202300302



VICINITY MAP
SCALE: 1" = 500'

PROJECT OWNER AND CONSULTANT INFORMATION

DEVELOPER
TOLL BROTHERS, INC.
JAMES WOOFTER
900 PERIMETER PARK DRIVE, SUITE B3
MORRISVILLE, NC 27650
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SURVEYOR
SURVEYING AND MAPPING, LLC.
JOSHUA LEONARD
2641-116 SUMNER BLVD.
RALEIGH, N.C. 27616
PHONE: 720-236-2777

OWNER
ELLIOTT, AUGUSTUS G III GRACE-MARIE ELLIOTT GILCHRIST IRREVOCABLE TRUST
MELICK B ELLIOTT
300 KITE DR
FUQUAY VARINA NC 27526-2113

CIVIL ENGINEERING CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
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ATTORNEY
PARKER POE, LLP.
MARK FREDERICK
301 FAYETTEVILLE STREET, SUITE 1400
RALEIGH, N.C. 27601
PHONE: 919-835-4023

OWNER
VELAMURI, GANAPATHI KODUMAGULLA, MRINALINI SUJALA
2908 PINEY GROVE WILBON ROAD
HOLLY SPRINGS NC 27540-8126

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	OVERALL SITE PLAN
C2.1	SITE PLAN
C2.2	SITE PLAN
C2.3	SITE PLAN
C2.4	SITE PLAN
C2.5	OFFSITE IMRPOVEMENTS
C3.0	OVERALL UTILITY PLAN
C3.1	UTILITY PLAN
C3.2	UTILITY PLAN
C3.3	UTILITY PLAN
C3.4	UTILITY PLAN
C3.5	DUNCAN COOK ROAD CONNECTION
C4.0	OVERALL GRADING AND DRAINAGE PLAN
C4.1	GRADING AND DRAINAGE PLAN
C4.2	GRADING AND DRAINAGE PLAN
C4.3	GRADING AND DRAINAGE PLAN
C4.4	GRADING AND DRAINAGE PLAN
C5.0	SITE DETAILS
C5.1	SITE DETAILS
C5.2	SITE DETAILS
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L2.0	OVERALL LANDSCAPE PLAN
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L2.2	LANDSCAPE PLAN PHASE 2
L2.3	LANDSCAPE PLAN PHASE 4
L2.4	LANDSCAPE PLAN PHASE 3
L3.0	LANDSCAPE DETAILS
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EX2.0	BUILDING & LANDSCAPE EXHIBIT
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A1.1	DUPLEX ELEVATIONS
A1.2	DUPLEX ELEVATIONS
U0.0	OVERALL FORCE MAIN PLAN
U1.0	PUMP STATION SITE PLAN
U1.1	FORCE MAIN PLAN AND PROFILE 10+00 TO 22+50
U1.2	FORCE MAIN PLAN AND PROFILE 22+50 to 32+50
U1.3	FORCE MAIN PLAN AND PROFILE 32+50 TO 43+50
U1.4	FORCE MAIN PLAN AND PROFILE 43+50 TO 53+50
U1.5	FORCE MAIN PLAN AND PROFILE 53+50 TO 64+50
U1.6	FORCE MAIN PLAN AND PROFILE 64+50 TO 74+00
U1.7	FORCE MAIN PLAN AND PROFILE 74+00 TO 84+50
U1.8	FORCE MAIN PLAN AND PROFILE 84+50 TO 95+00
U1.9	FORCE MAIN PLAN AND PROFILE 95+00 TO 106+50
U1.10	FORCE MAIN PLAN AND PROFILE 106+50 TO 118+00
U1.11	FORCE MAIN PLAN AND PROFILE 118+00 TO 129+50
U1.12	FORCE MAIN PLAN AND PROFILE 129+50 TO 141+50
U1.13	FORCE MAIN PLAN AND PROFILE 141+50 TO 152+50
U1.14	FORCE MAIN PLAN AND PROFILE ROUSE1
U1.15	FORCE MAIN PLAN AND PROFILE ROUSE2
U1.16	FORCE MAIN PLAN AND PROFILE ROUSE3
U1.17	FORCE MAIN PLAN AND PROFILE ROUSE4
U1.18	FORCE MAIN PLAN AND PROFILE ROUSE5
U1.19	FORCE MAIN PLAN AND PROFILE ROUSE56
U1.20	FORCE MAIN PLAN AND PROFILE ROUSE7
U0.0A	FORCE MAIN PLAN AND PROFILE 141+00 TO 155+00 ALTERNATE ROUTING
U1.13A	FORCE MAIN PLAN AND PROFILE 141+00 TO 155+00 ALTERNATE ROUTING
U1.14A	FORCE MAIN PLAN AND PROFILE 155+00 TO 167+00 ALTERNATE ROUTING
U1.15A	FORCE MAIN PLAN AND PROFILE 167+00 TO 178+50 ALTERNATE ROUTING
U1.16A	FORCE MAIN PLAN AND PROFILE 178+50 TO 190+50 ALTERNATE ROUTING
U1.17A	FORCE MAIN PLAN AND PROFILE 190+50 TO 201+50 ALTERNATE ROUTING
U1.18A	FORCE MAIN PLAN AND PROFILE 201+50 TO 205+65 ALTERNATE ROUTING

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

STRUCTURES, UTILITIES, ADJOINING PROPERTY LINES AND NATURAL FEATURES 200' BEYOND PROPERTY LINE BASED OFF AERIAL.

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

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

Kimley»Horn
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WWW.KIMLEY-HORN.COM
##-0102

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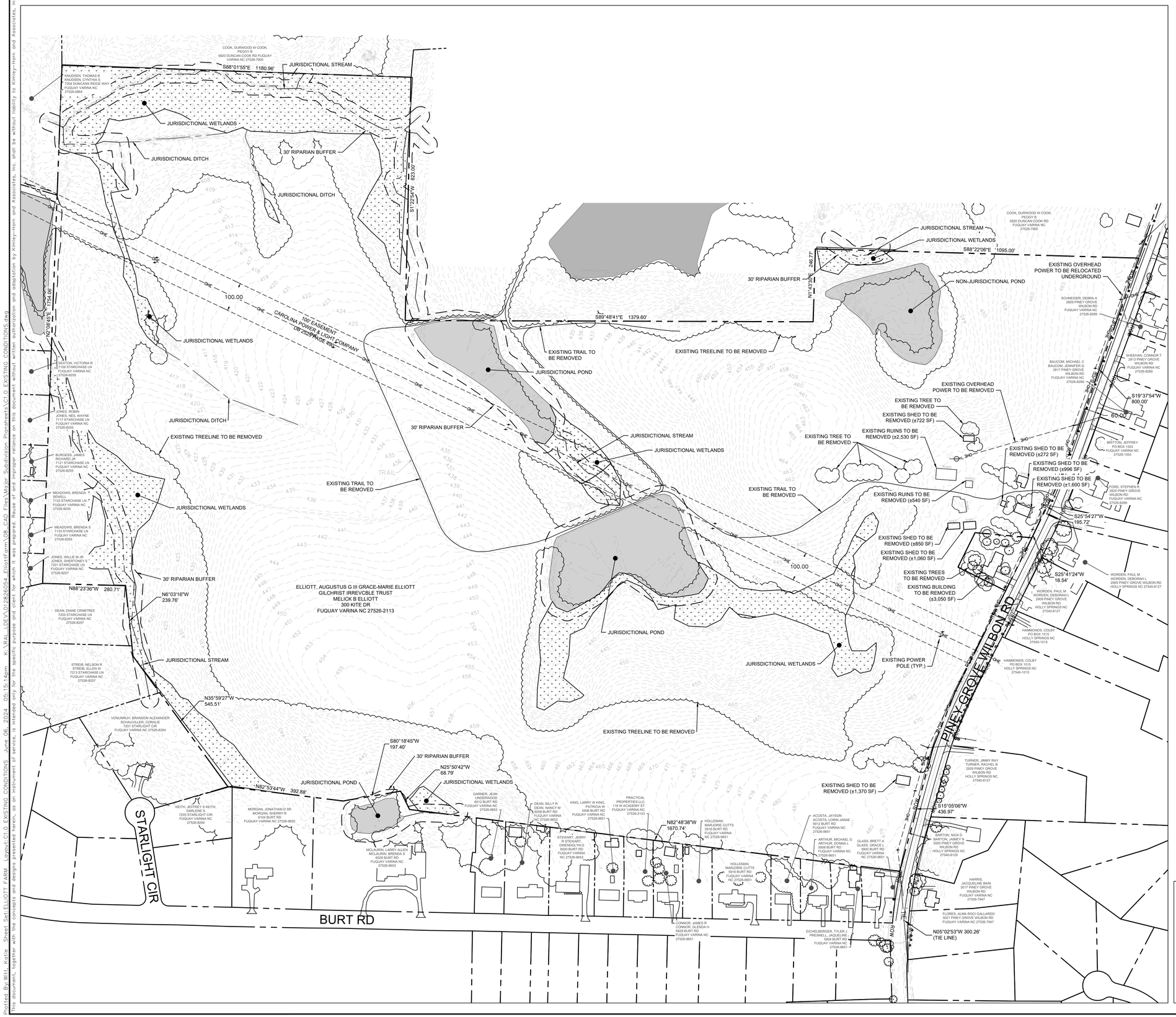
KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLW

COVER SHEET

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
C0.0

Plotted By: Witt, Katie Sheet Set: ELLIOTT FARM Layout: C0.0 COVER SHEET June 06, 2024 05:14:42pm K:\RAL_LDEV\012826054_ElliottFarm\09_CAD Files\Major Subdivision Plansheets\C0.0 - COVER SHEET.dwg
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No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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PRELIMINARY NOT FOR CONSTRUCTION

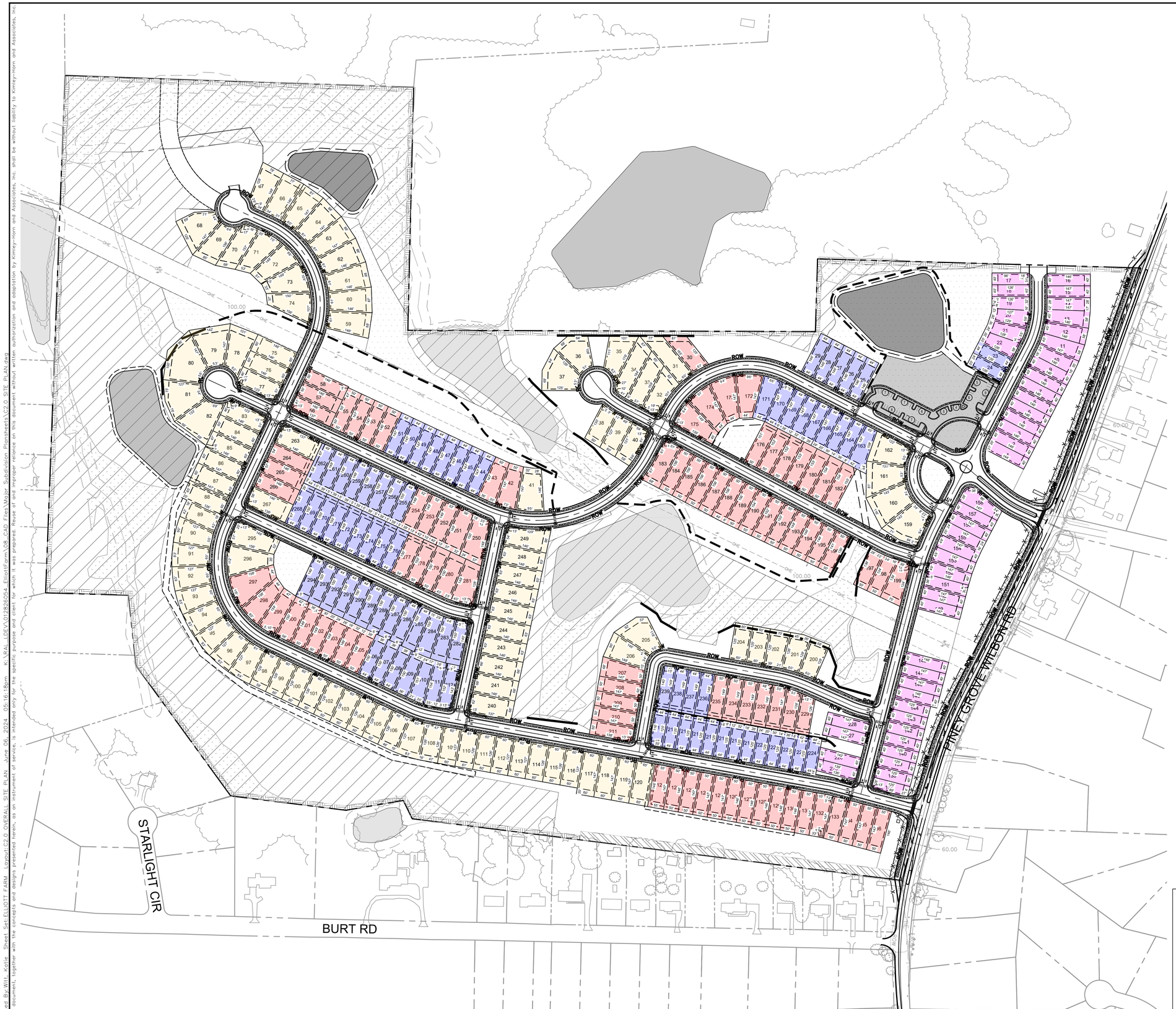
KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLW

EXISTING CONDITIONS

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
C1.0

Plotted By: Will Kotis Sheet Set: ELLIOTT FARM Layout: C1.0 EXISTING CONDITIONS June 06, 2024 05:15:14pm K:\RAL_LDEV\012826054_Elliott Farm\CD_CAD Files\Major Subdivision Plansheets\C1.0 EXISTING CONDITIONS.dwg
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SITE LEGEND

- PROPERTY LINE
- STANDARD CURB AND GUTTER
- ROW — RIGHT OF WAY
- SETBACK
- WALKING TRAIL
- FENCE
- 40' WIDE DUPLEX LOTS
- 44' X 125'-150' LOTS
- 50' X 125'-150' LOTS
- 60' X 125'-150' LOTS
- CONCRETE SIDEWALK
- TREE SAVE AREA
- JURISDICTIONAL WETLANDS
- JURISDICTIONAL PONDS
- ACTIVE RECREATION AREA
- FLEXIBLE AREA
- RETAINING WALL

SITE DATA TABLE

PARCEL NUMBER:	0646469015, 0646654881
PARCEL ACREAGE:	148.42 ACRES, 0.69 ACRES
TOTAL ACREAGE	149.11 ACRES
CURRENT ZONING:	NEIGHBORHOOD RESIDENTIAL CONDITIONAL DISTRICT (NR-CD)
CURRENT LAND USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL (ATTACHED AND DETACHED)
FUTURE LAND USE MAP DESIGNATION:	MIXED RESIDENTIAL NEIGHBORHOOD
MAXIMUM HEIGHT:	PRIMARY STRUCTURE(S) = 35' ACCESSORY STRUCTURE(S) = 25'
NUMBER OF UNITS:	312
MAXIMUM DENSITY:	2.17
PROPOSED DENSITY:	2.09
REQUIRED ATTACHED UNITS:	10% / 32 UNITS
PROVIDED ATTACHED UNITS:	15% / 48 UNITS
AVERAGE LOT SIZE:	DUPLEX LOTS 40' MIN WIDTH = 5,000 SF 44' x 125'-150' LOTS = 5,500 SF 50' x 125'-150' LOTS = 6,250 SF 60' x 125'-150' LOTS = 7,500 SF "LOT SIZES PROVIDED ARE AVERAGE AND WILL VARY"
MINIMUM LOT WIDTH AT SETBACK LINE:	26'
REQUIRED SETBACKS:	REFER TO DESIGN MANUAL
REQUIRED BUFFERYARDS:	5' TYPE "A" BUFFER
REQUIRED OPEN SPACE	FLEXIBLE AREA = 5% (7.5 ACRES) RECREATIONAL AREA = 5% (7.5 ACRES) TREE PRESERVATION = 20% (29.9 ACRES) TOTAL = 30% (44.8 ACRES)
PROVIDED OPEN SPACE	*FLEXIBLE AREA = ±0.0 ACRES RECREATIONAL AREA = ±9.0 ACRES TREE PRESERVATION = ±41.3 ACRES TOTAL = ±50.3 ACRES *FLEXIBLE SPACE HAS BEEN SHOWN AS TREE PRESERVATION AREA AND INCLUDES EXISTING AND PROPOSED PONDS/WATERWAYS
MINIMUM LOT WIDTH AT SETBACK LINE	DETACHED DWELLINGS = 26' ATTACHED DWELLINGS = 18' OTHER BUILDINGS/USES = 60'
MINIMUM LOT FRONTAGE AT THE ROW	ALL BUILDINGS = 18'
MINIMUM FRONTAGE OF THE ROW FOR A DRIVEWAY	DETACHED DWELLINGS = 44' ATTACHED DWELLINGS = 40'
THOROUGHFARE SETBACK	25'
PRIMARY BUILDING SETBACKS	MINIMUM FRONT SETBACK = 5' MAXIMUM FRONT SETBACK = 20' MINIMUM SIDE SETBACK CORNER = 5' MINIMUM SIDE SETBACK INTERIOR = 5' MINIMUM REAR SETBACK = 20' MINIMUM REAR SETBACK FROM ALLEY CENTERLINE = 15'
ACCESSORY BUILDING SETBACK	ACCESSORY STRUCTURE(S) LESS THA N 144 SF = 3' ACCESSORY STRUCTURE(S) GREATER THAN OR EQUAL TO 144 SF = 5' MINIMUM SETBACK FROM ALLEY ROW GREATER THAN OR EQUAL TO 144 SF = 5 OR 20+
MINIMUM DRIVEWAY LENGTH	25'

NOTE:
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2. ALL SIGHT DISTANCE TRIANGLES INTERNAL TO THE SITE HAVE HORIZONTAL DIMENSIONS OF 10'x70'. VERTICAL DESIGN WILL BE PROVIDED DURING CONSTRUCTION DRAWINGS.

NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

STRUCTURES, UTILITIES, ADJOINING PROPERTY LINES AND NATURAL FEATURES 200' BEYOND PROPERTY LINE BASED OFF AERIAL.

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

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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WWW.KIMLEY-HORN.COM
##-0102

PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLW

OVERALL SITE PLAN

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS, NC

SHEET NUMBER
C2.0

Plotted By: Will Kotte Sheet Set: ELLIOTT FARM Layout: C2.0 OVERALL SITE PLAN June 06, 2024 05:16:18pm K:\RAL_LDF\012826054_ElliottFarm\VB_CAD Files\
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SITE LEGEND

- PROPERTY LINE
- STANDARD CURB AND GUTTER
- ROW — RIGHT OF WAY
- SETBACK
- WALKING TRAIL
- X — FENCE
- 40' WIDE DUPLEX LOTS
- 44' X 125'-150' LOTS
- 50' X 125'-150' LOTS
- 60' X 125'-150' LOTS
- CONCRETE SIDEWALK
- TREE SAVE AREA
- JURISDICTIONAL WETLANDS
- JURISDICTIONAL PONDS

- ACTIVE RECREATION AREA
- FLEXIBLE AREA
- RETAINING WALL

NOTE:
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2. ALL SIGHT DISTANCE TRIANGLES HAVE HORIZONTAL DIMENSIONS OF 10'x70'. VERTICAL DESIGN WILL BE PROVIDED DURING CONSTRUCTION DRAWINGS.

30' RIPARIAN BUFFER
JURISDICTIONAL STREAM
JURISDICTIONAL WETLANDS
PROPERTY LIMITS
PERIMETER BUFFER (TYP.)
WALKING TRAIL
SCM 3
PRIVATE AMENITY SPACE TO BE PERMITTED SEPARATELY
RETAINING WALL (TYP.)
10' STORMWATER ACCESS EASEMENT
AMENITY SPACE PARKING LOT PRIVATE
PUBLIC STREET A
PUBLIC STREET B
PUBLIC STREET C
READING NOOK
20' STORMWATER EASEMENT
MAIL KIOSK
DECORATIVE CROSSWALKS
FIRE PIT WITH WALKWAY
POND OVERLOOK WITH BENCHES
APPROXIMATE LOCATION OF DECORATIVE FENCE. PRELIMINARY DETAIL PROVIDED ON SHEET C5.2
PRELIMINARY ENTRANCE SIGN LOCATION (TO BE PERMITTED SEPARATELY)
100' EASEMENT CAROLINA POWER & LIGHT COMPANY DB 2525 PAGE 490
PINEY GROVE WILBON RD
MATCHLINE SEE SHEET C2.2
MATCHLINE SEE SHEET C2.4
MATCHLINE SEE SHEET C2.3

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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PRELIMINARY NOT FOR CONSTRUCTION

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DATE 11/22/2023
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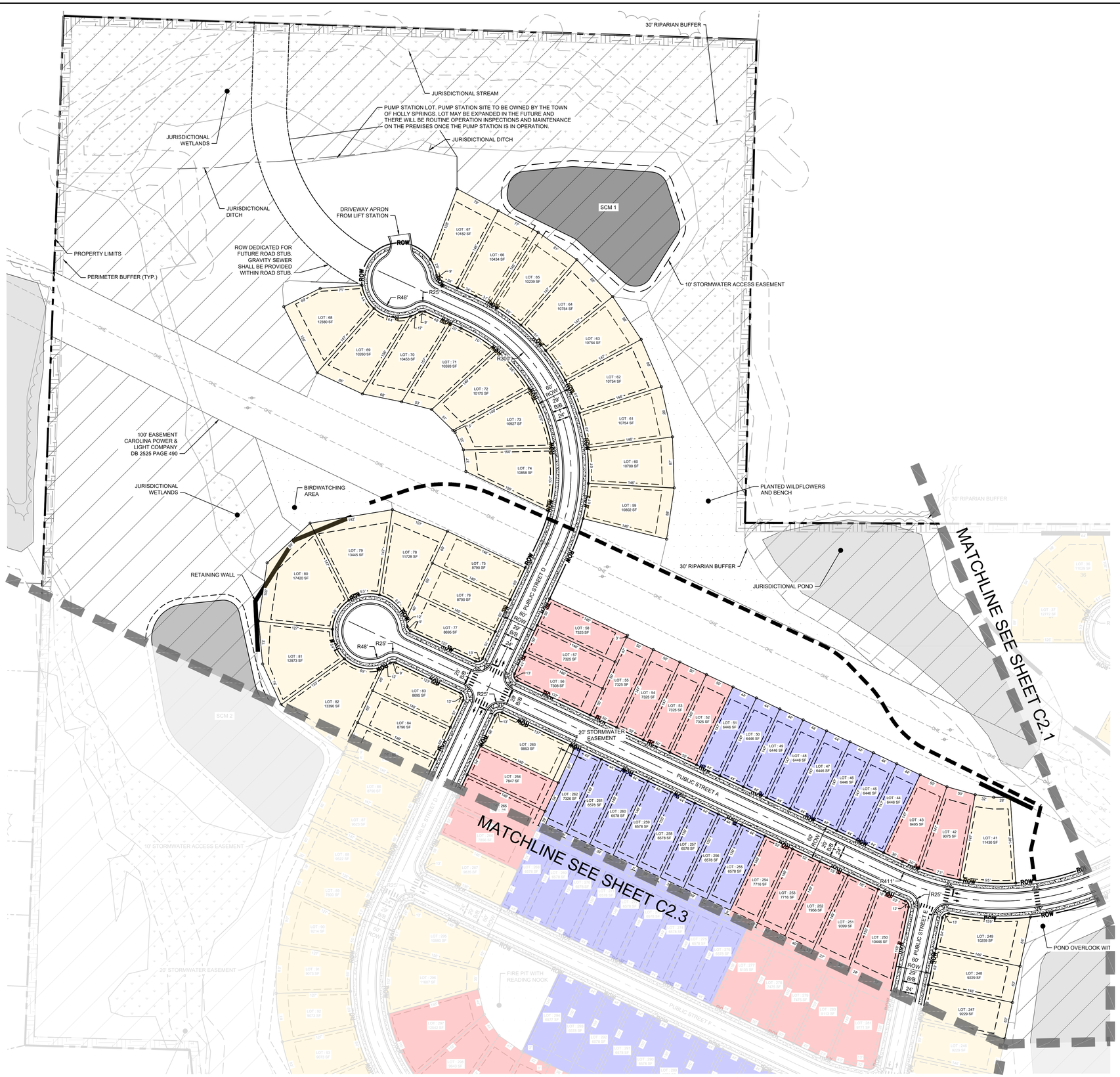
SITE PLAN

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
C2.1

Posted By:Will, Katie Sheet Set:ELLIOTT FARM Layout:C2.1 SITE PLAN June 06, 2024 05:16:52pm K:\RAL_LDEV\012826054_Elliott Farm\V8-CAD Files\Major Subdivision Plansheets\V2.0 SITE PLAN.dwg
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CHECKED BY KLW

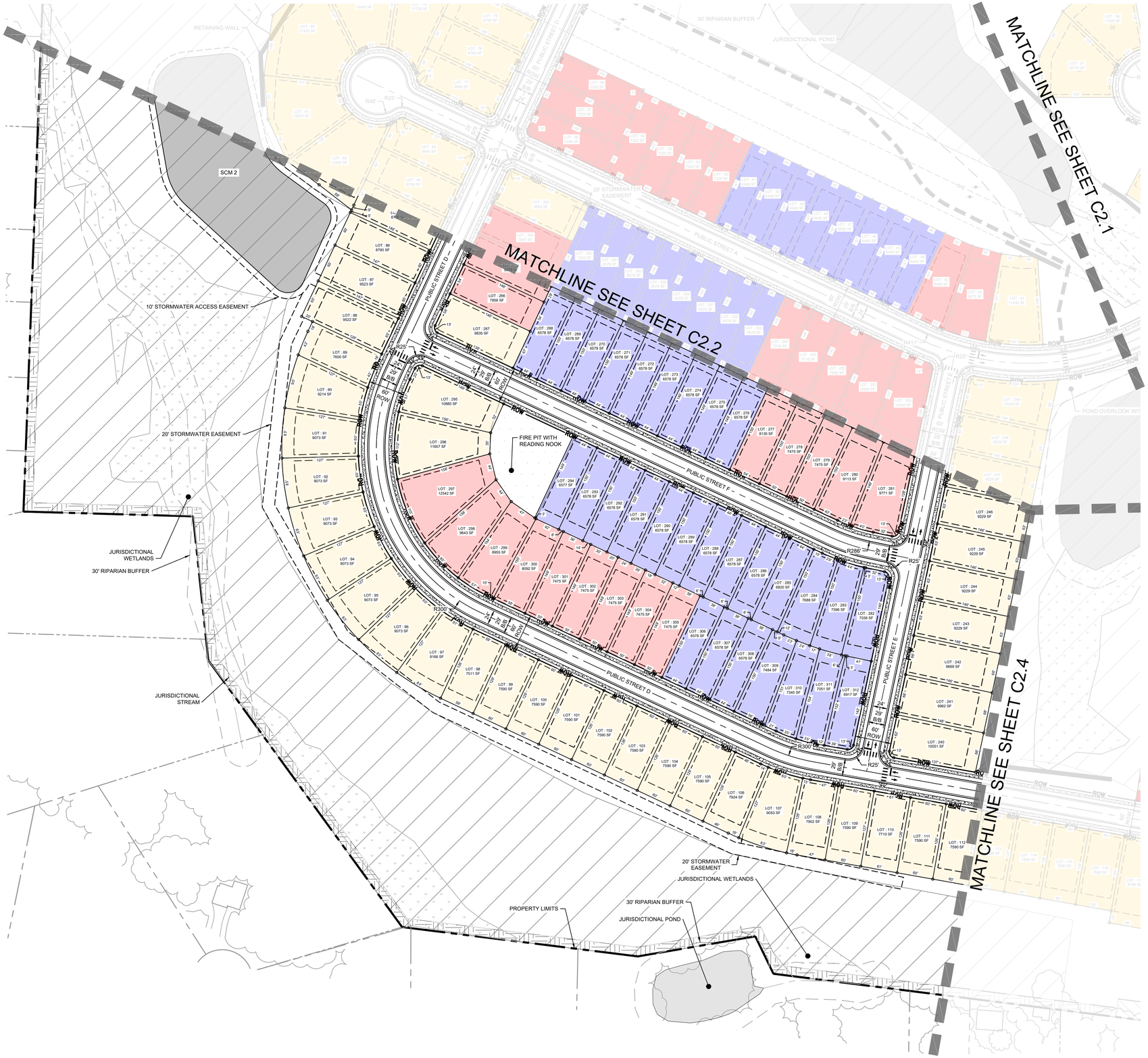
SITE PLAN

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS, NC

SHEET NUMBER
C2.2

Plotted By:Witt, Katie Sheet Set:ELLIOTT FARM Layout:C2.2 SITE PLAN June 06, 2024 05:17:31pm K:\RAL_LDE\V012826054_Elliot\Form\VB CAD Files\Major Subdivision Plansheets\V2.0 SITE PLAN.dwg
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KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLW

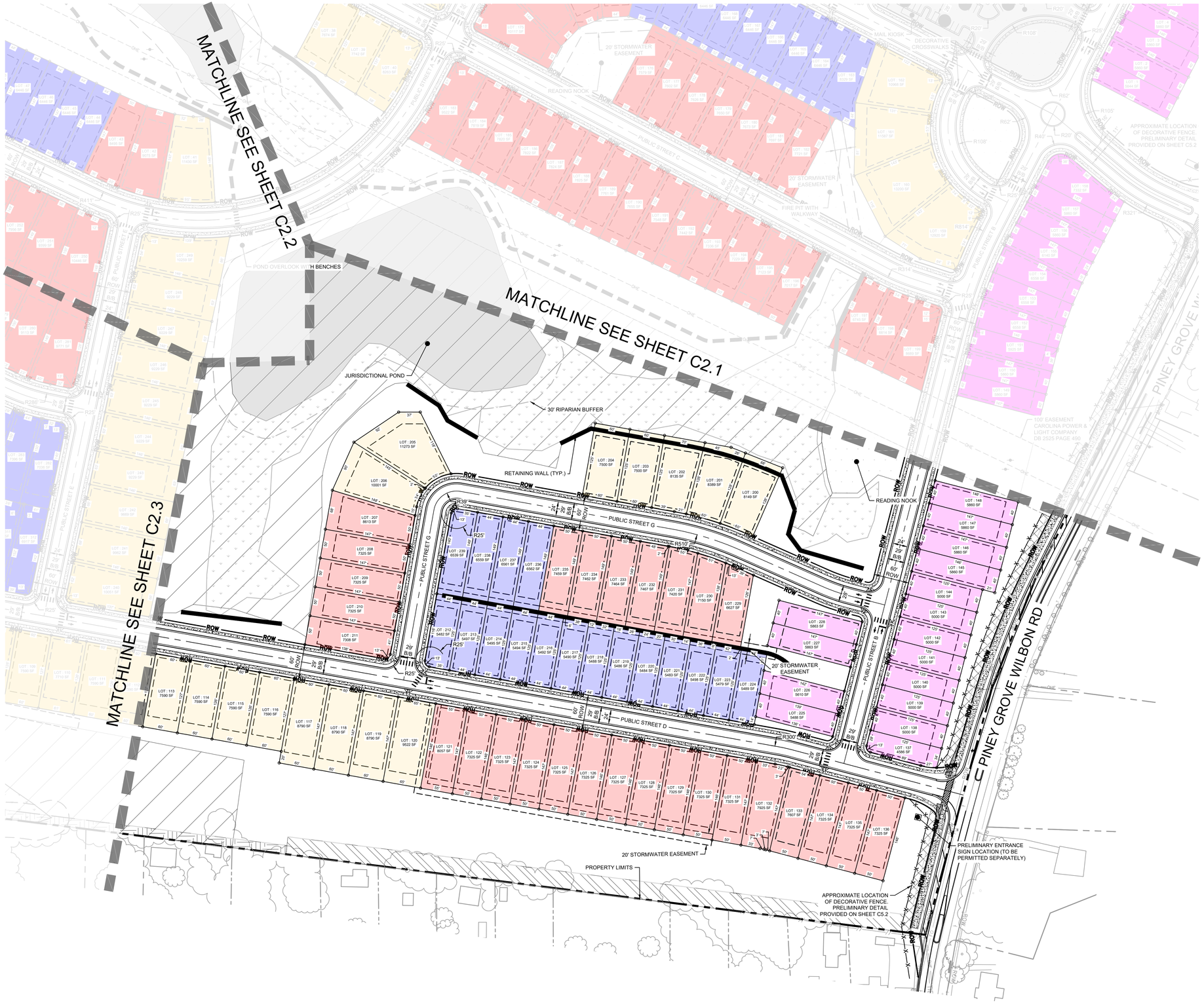
SITE PLAN

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
C2.3

Plotted By: Will, Katie Sheet Set: ELLIOTT FARM Layout: C2.3 SITE PLAN June 06, 2024 05:18:21pm K:\RAL_LDEV\012826054_ElliottFarm\08_CAD Files\Major Subdivision Plansheets\C2.0 SITE PLAN.dwg
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SITE LEGEND

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- ROW — RIGHT OF WAY
- SETBACK
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- X — FENCE
- 40' WIDE DUPLEX LOTS
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- 60' X 125'-150' LOTS
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NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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STRUCTURES, UTILITIES, ADJOINING PROPERTY LINES AND NATURAL FEATURES 200' BEYOND PROPERTY LINE BASED OFF AERIAL.

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No.	REVISIONS	DATE	BY
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KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLW

SITE PLAN

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS, NC

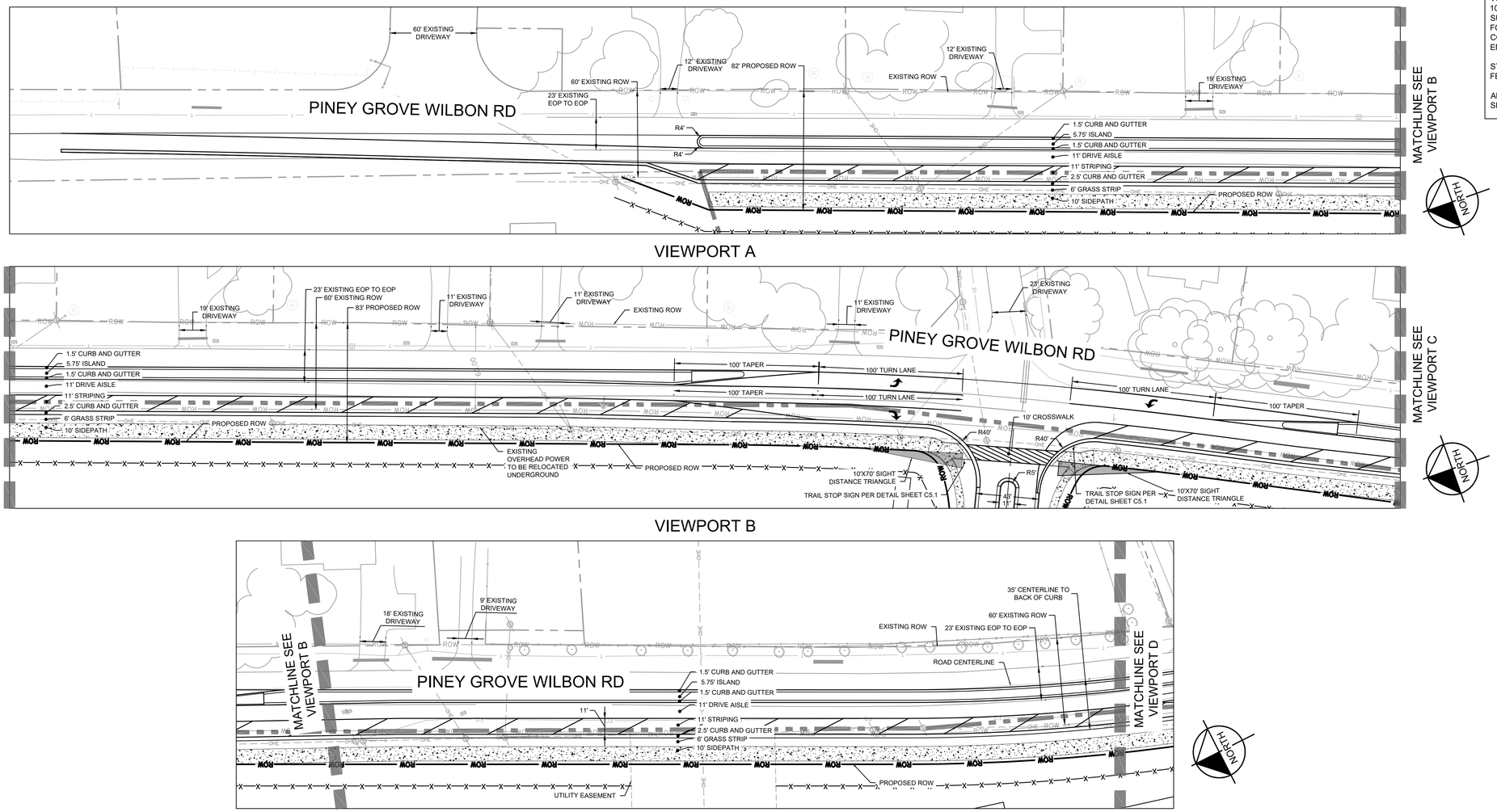
SHEET NUMBER
C2.4

Plotted By: Will, Katie Sheet Set: ELLIOTT FARM Layout: C2.4 SITE PLAN June 06, 2024 05:18:55pm K:\RAL_LDEV\012826054_Elliott Farm\VDB_CAD Files\Major Subdivision Plansheets\C2.0 SITE PLAN.dwg
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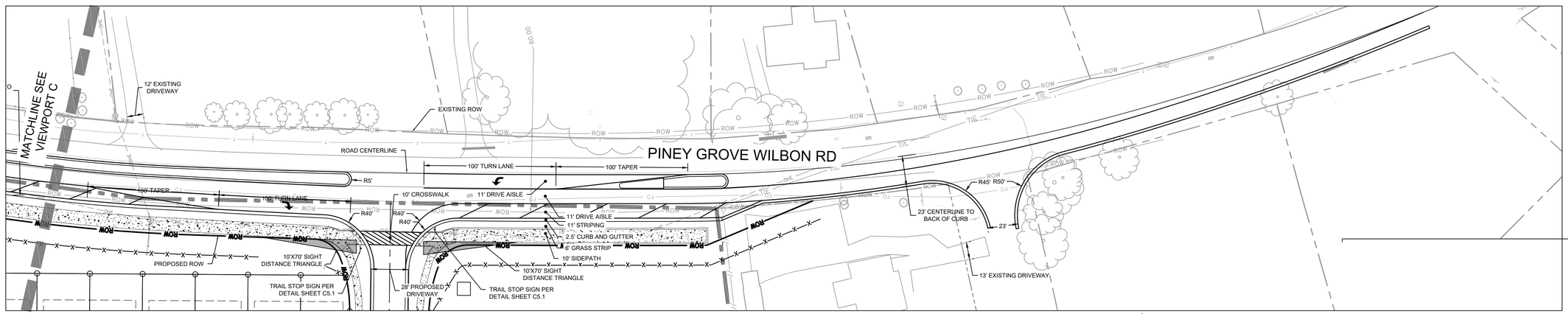
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF HOLLY SPRINGS AND/OR NCDOT STANDARDS AND SPECIFICATIONS.



VIEWPORT A

VIEWPORT B

VIEWPORT C



VIEWPORT D

GRAPHIC SCALE IN FEET
0 20 40 80

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
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2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

Kimley»Horn

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PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLW

OFFSITE IMRPOVEMENTS

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
C2.5

Posted By:Will, Katie Sheet Set:ELLIOTT FARM Layout:C2.5 OFFSITE IMPROVEMENTS June 06, 2024 05:19:17pm K:\RAL_LGE\012826054_Elliott\Farm\06_CAD Files\Major Subdivision Plansheets\C2.0 SITE PLAN.dwg
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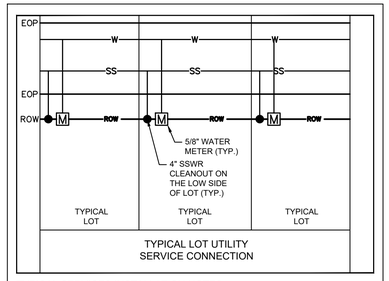
Plotted By: Will Kotis Sheet Set: ELLIOTT FARM Layout: C3.0 OVERALL UTILITY PLAN June 06, 2024 05:20:06pm K:\RAL_LDEV\012826054_Elliott Farm\CAD Files\Major Subdivision Plansheets\C3.0 UTILITY PLAN.dwg
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UTILITY LEGEND

- PROPERTY LINE
- ROW — RIGHT OF WAY
- STANDARD CURB AND GUTTER
- W — WATER LINE
- FM — FORCE MAIN
- SS — SANITARY SEWER LINE
- LIGHT POLE
- WATER METER
- GATE VALVE
- POINT OF CONNECTION
- PIPE TEE/BENDS
- REDUCER
- FIRE HYDRANT (FH)
- SANITARY SEWER CLEANOUT (SSCO)
- SANITARY SEWER MANHOLE (SSMH)

NOTES:
1. ALL PROPOSED POWER LINES SHALL BE PLACED UNDERGROUND.
2. ALL RELOCATED POWER LINES SHALL BE PLACED UNDERGROUND.
3. ALL UTILITY CLEARANCES SHALL BE PROVIDED IN ACCORDANCE TO SECTION 6.05 OF TOWN OF HOLLY SPRINGS ENGINEERING DESIGN MANUAL.



TYPICAL SERVICES INSTALLATION NOTES:
1. THE TYPICAL SERVICES SHOWN ABOVE REPRESENT THE MINIMUM STANDARDS REQUIRED. THE ACTUAL INSTALLATION MUST BE CONSISTENT WITH THE LOCATION SHOWN ON THE UTILITY PLAN SHEETS.

NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

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No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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WWW.KIMLEY-HORN.COM
##-0102

PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLW

OVERALL UTILITY PLAN

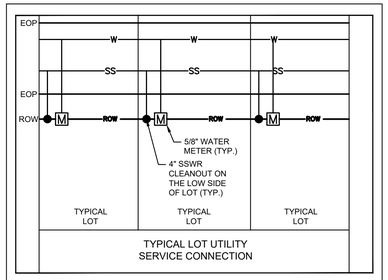
ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
C3.0

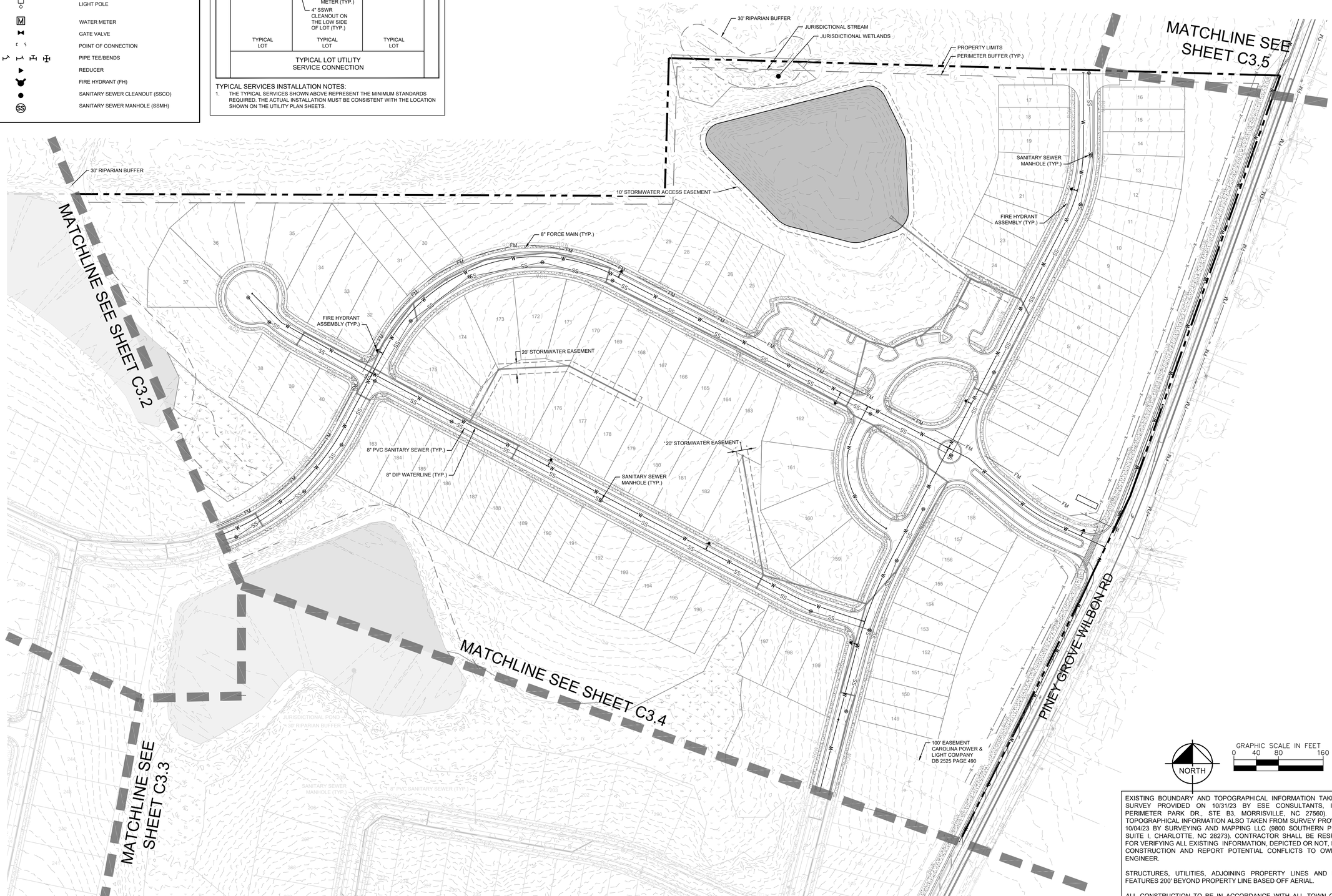
UTILITY LEGEND

- PROPERTY LINE
- ROW — RIGHT OF WAY
- STANDARD CURB AND GUTTER
- W — WATER LINE
- FM — FORCE MAIN
- SS — SANITARY SEWER LINE
- LIGHT POLE
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- GATE VALVE
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- SS — SANITARY SEWER MANHOLE (SSMH)



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NORTH

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0 40 80 160

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UTILITY PLAN

ELLIOTT FARM

PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS, NC

SHEET NUMBER
C3.1

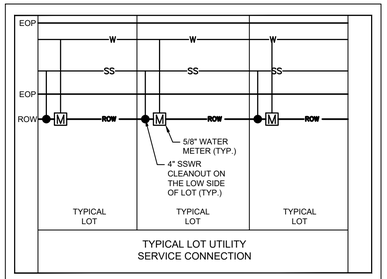
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30' RIPARIAN BUFFER
JURISDICTIONAL STREAM
JURISDICTIONAL WETLANDS
PROPOSED LIFT STATION FOR MORE DETAIL SEE SHEET U1.0
JURISDICTIONAL DITCH
JURISDICTIONAL DITCH
PERIMETER BUFFER (TYP.)
PROPERTY LIMITS
ROW DEDICATED FOR FUTURE ROAD STUB. GRAVITY SEWER SHALL BE PROVIDED WITHIN ROAD STUB.
10' STORMWATER ACCESS EASEMENT
FIRE HYDRANT ASSEMBLY (TYP.)
8" DIP WATERLINE (TYP.)
100' EASEMENT CAROLINA POWER & LIGHT COMPANY DB 2525 PAGE 490
JURISDICTIONAL WETLANDS
SANITARY SEWER MANHOLE (TYP.)
8" FORCE MAIN (TYP.)
30' RIPARIAN BUFFER
JURISDICTIONAL POND
MATCHLINE SEE SHEET C3.1
MATCHLINE SEE SHEET C3.3
FIRE HYDRANT ASSEMBLY (TYP.)
SANITARY SEWER MANHOLE (TYP.)
8" PVC SANITARY SEWER (TYP.)
8" DIP WATERLINE (TYP.)
8" FORCE MAIN (TYP.)
20' STORMWATER EASEMENT
10' STORMWATER ACCESS EASEMENT
SANITARY SEWER MANHOLE (TYP.)
FIRE HYDRANT ASSEMBLY (TYP.)

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DATE 11/22/2023
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UTILITY PLAN

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS, NC

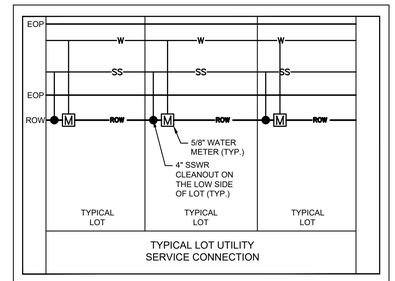
SHEET NUMBER
C3.2

Plotted By: Will Kotis Sheet Set: ELLIOTT FARM Layout: C3.3 UTILITY PLAN June 06, 2024 05:21:08pm K:\RAL_LOE\V012826054_Elliott Farm\06_CAD Files\Major Subdivision Flipsheets\C3.0 UTILITY PLAN.dwg
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KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLW

UTILITY PLAN

ELLIOTT FARM

PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

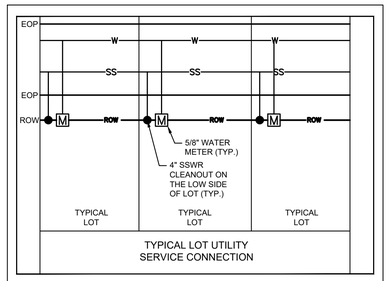
SHEET NUMBER
C3.3

Plotted By:Witt, Katie Sheet Set:ELLIOTT FARM Layout:C3.4 UTILITY PLAN June 06, 2024 05:21:27pm K:\RAL_LDEV\012826054_Elliott Farm\08_CAD Files\Major Subdivision Plansheets\C3.0 UTILITY PLAN.dwg
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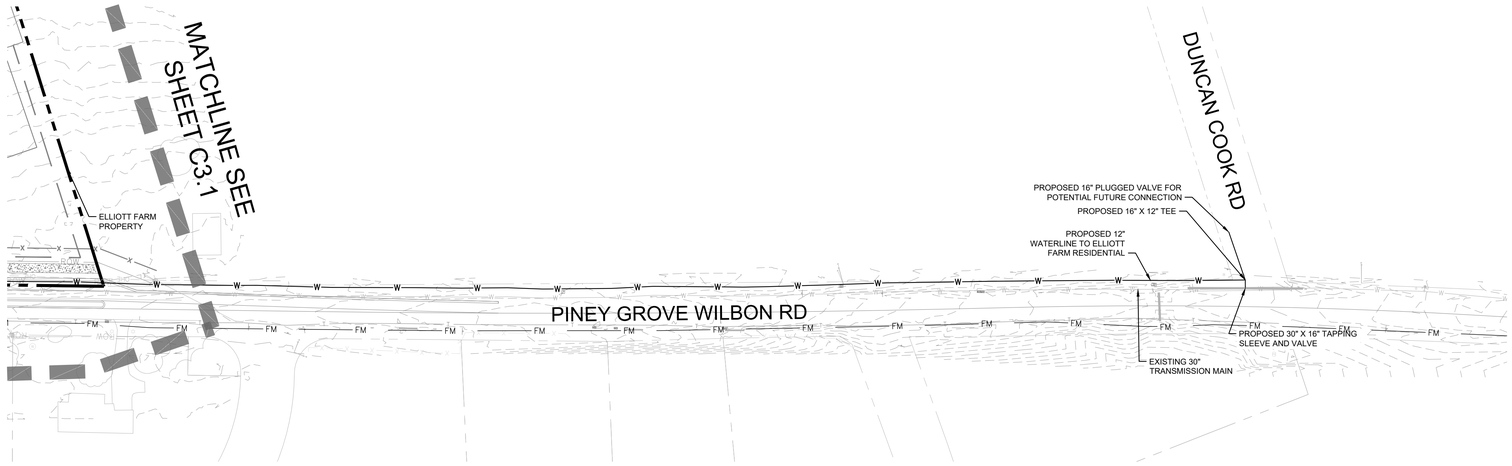
KHA PROJECT	012826054
DATE	11/22/2023
SCALE	AS SHOWN
DESIGNED BY	JMC
DRAWN BY	JMC
CHECKED BY	KLW

UTILITY PLAN

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS, NC

SHEET NUMBER
C3.4



UTILITY LEGEND

- PROPERTY LINE
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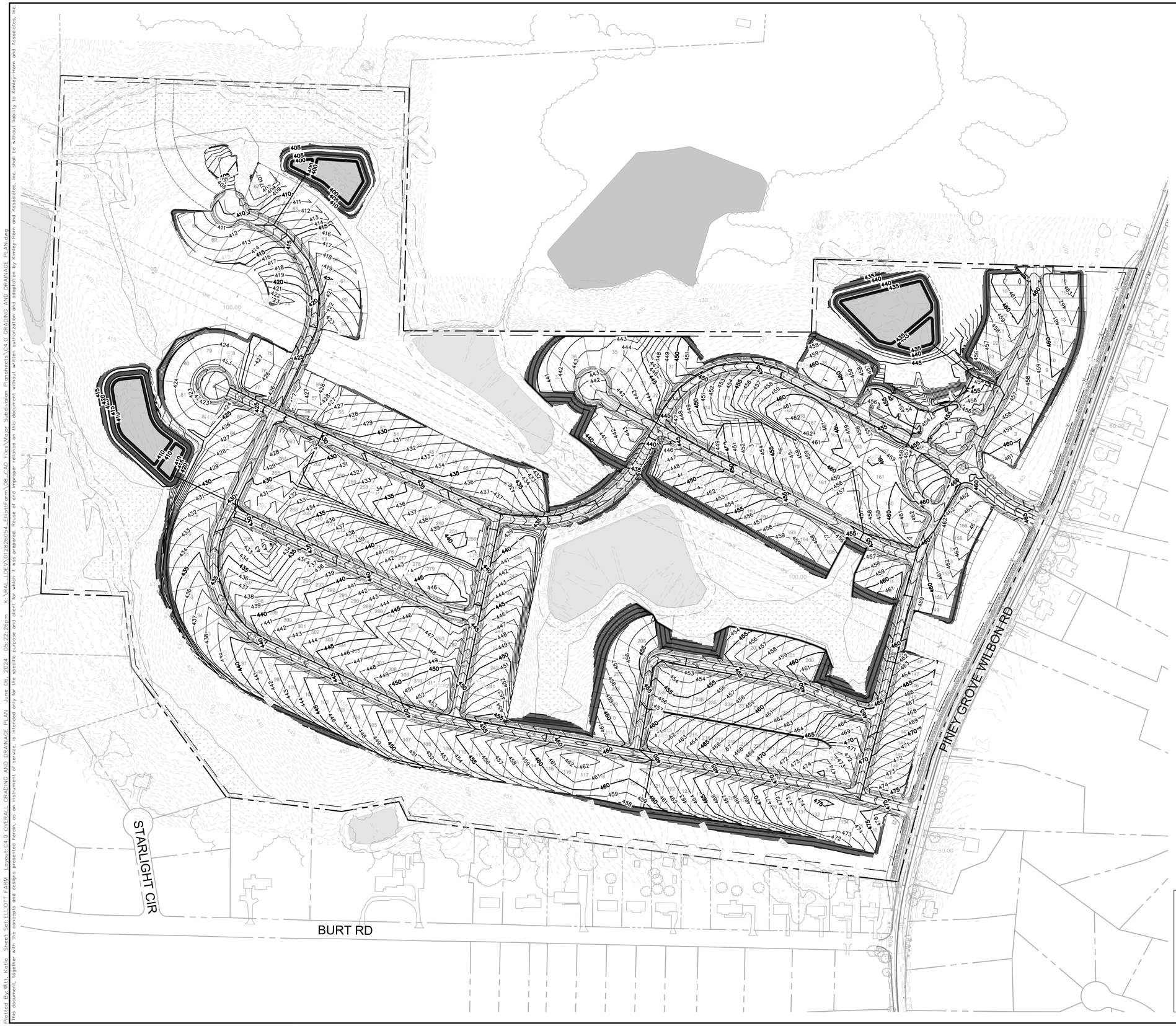
DUNCAN COOK ROAD CONNECTION

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
C3.5

Plotted By:Will Katie Sheet Set:ELLIOTT FARM Layout:C3.5 DUNCAN COOK ROAD CONNECTION June 06, 2024 05:21:34pm K:\RAL_LDEV\012826054_Elliottfarm\CB_CAD Files\Major Subdivision Plansheets\C3.0 UTILITY PLAN.dwg
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GRADING AND DRAINAGE LEGEND

- PROPERTY LINE
- STORM DRAIN (≥ 15 INCH)
- 805 EXISTING CONTOUR
- 805 PROPOSED CONTOUR
- CATCH BASIN (CB)
- SD MANHOLE (SDMH)
- FLARED END SECTION (FES)
- CONCRETE HEADWALL (HW)
- RIP-RAP APRON
- FLOW ARROW

NORTH

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0 75 150 300

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012826054
DATE
11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
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OVERALL GRADING AND DRAINAGE PLAN

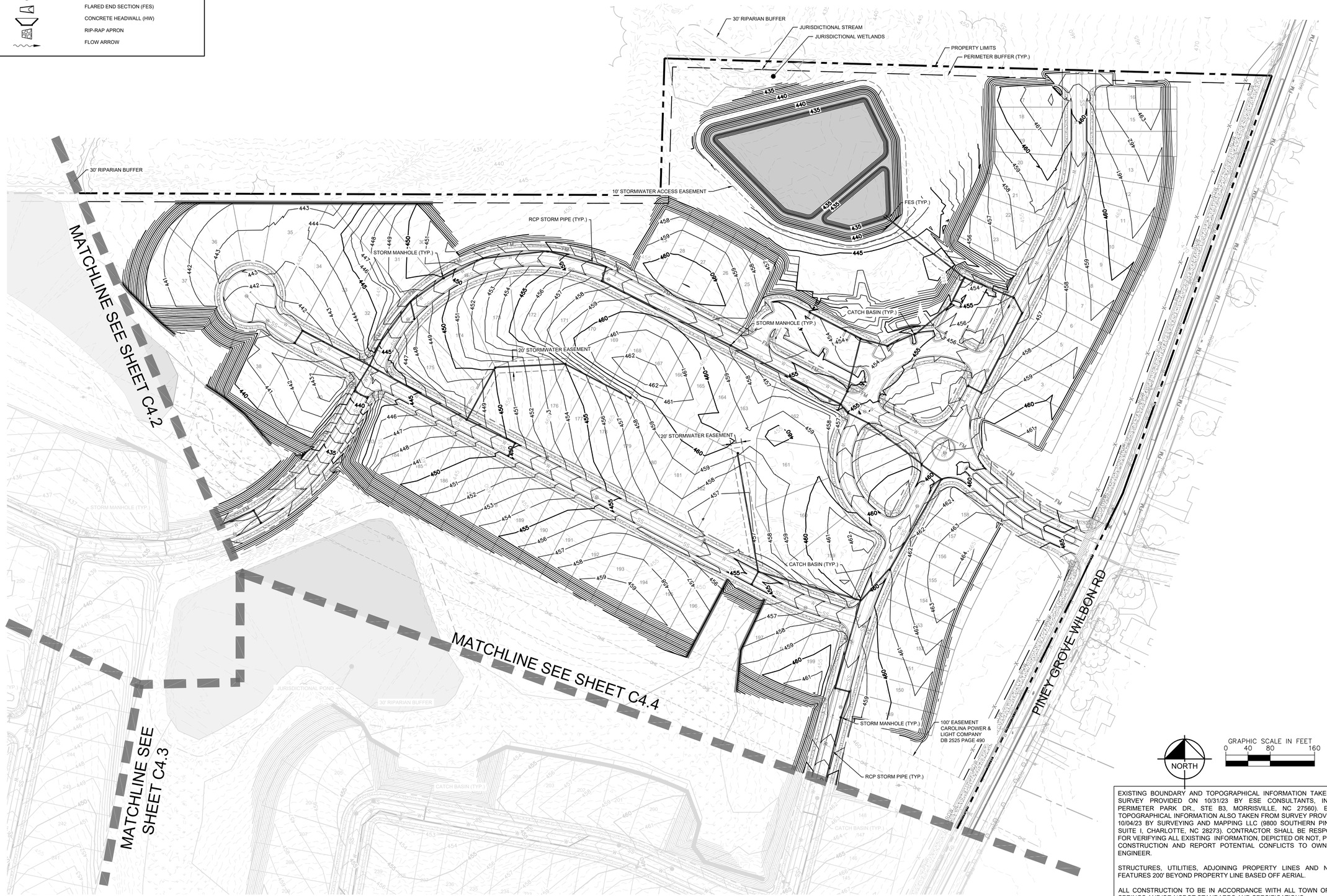
ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
C4.0

Plotted By: Will, Katie Sheet Set: ELLIOTT FARM Layout: C4.0 OVERALL GRADING AND DRAINAGE PLAN June 06, 2024 05:22:26pm K:\RAL_DEV\012826054_ElliottFarm\08-CAD Files\Major Subdivision Plansheets\C4.0 GRADING AND DRAINAGE PLAN.dwg
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CHECKED BY KLW

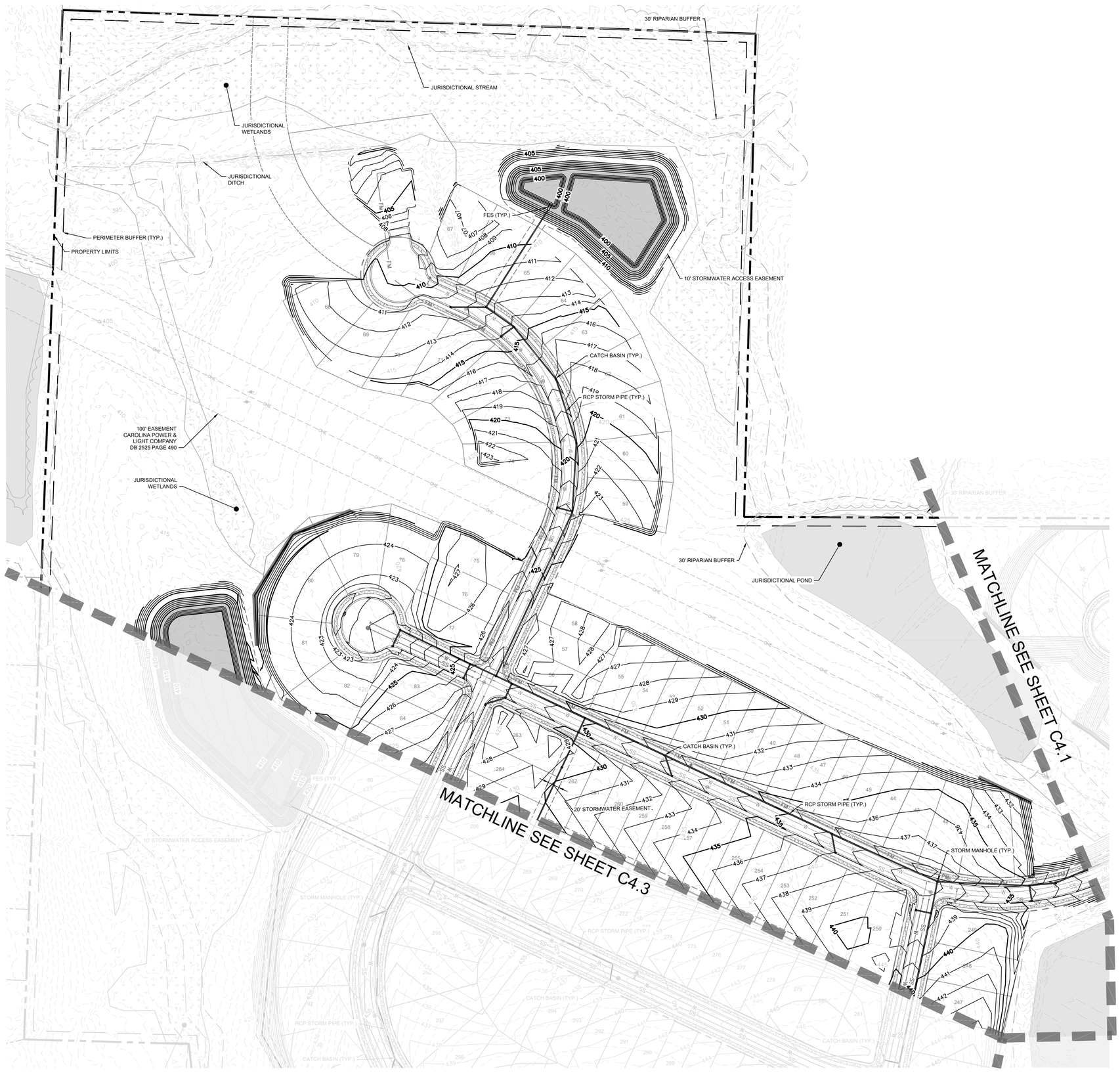
GRADING AND DRAINAGE PLAN

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
C4.1

Plotted By:Will Kotis Sheet Set:ELLIOTT FARM Layout:C4.1 GRADING AND DRAINAGE PLAN June 06, 2024 05:22:43pm K:\RAL_DFW\012826054_Elliott\Form\08_CAD Files\Major Subdivision Plansheets\C4.0 GRADING AND DRAINAGE PLAN.dwg
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GRADING AND DRAINAGE LEGEND

- PROPERTY LINE
- STORM DRAIN (≥ 15 INCH)
- 805 EXISTING CONTOUR
- 805 PROPOSED CONTOUR
- CATCH BASIN (CB)
- MANHOLE (SDMH)
- FLARED END SECTION (FES)
- CONCRETE HEADWALL (HW)
- RIP-RAP APRON
- FLOW ARROW

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

STRUCTURES, UTILITIES, ADJOINING PROPERTY LINES AND NATURAL FEATURES 200' BEYOND PROPERTY LINE BASED OFF AERIAL.

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

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
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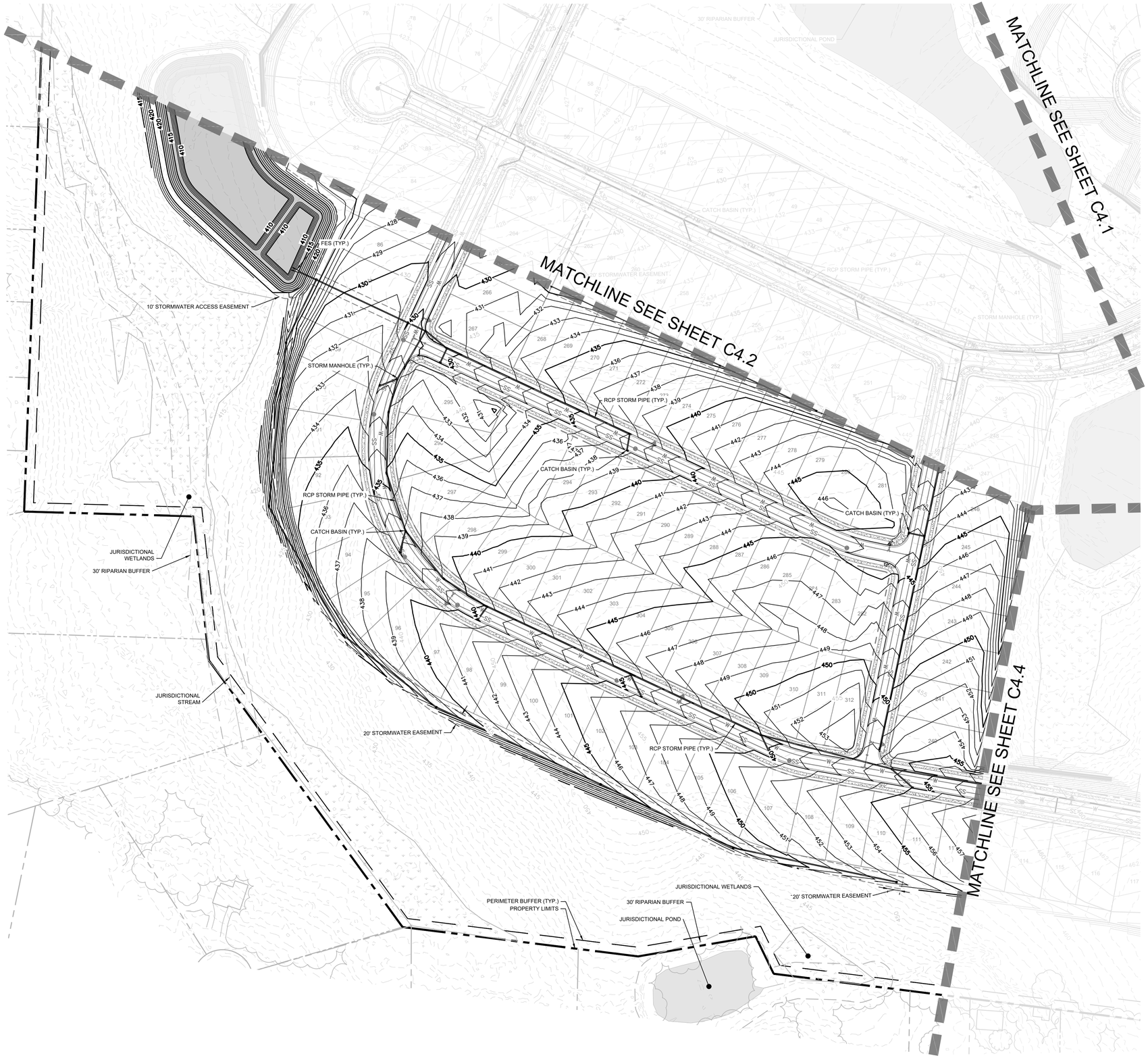
KHA PROJECT	012826054
DATE	11/22/2023
SCALE	AS SHOWN
DESIGNED BY	JMC
DRAWN BY	JMC
CHECKED BY	KLW

GRADING AND DRAINAGE PLAN

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
C4.2

Plotted By:Will Kotle Sheet Set:ELLIOTT FARM Layout:C4.2 GRADING AND DRAINAGE PLAN June 06, 2024 05:23:03pm K:\RAL_LDEV\012826054 Elliott Farm\CD_CAD Files\Major Subdivision Plansheets\C4.0 GRADING AND DRAINAGE PLAN.dwg
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- MANHOLE (SDMH)
- FLARED END SECTION (FES)
- CONCRETE HEADWALL (HW)
- RIP-RAP APRON
- FLOW ARROW

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLW

GRADING AND DRAINAGE PLAN

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
C4.3

Plotted By:Will Kotis Sheet Set:ELLIOTT FARM Layout:C4.3 GRADING AND DRAINAGE PLAN June 06, 2024 09:23:42pm K:\RAL_DEV\012826054_Elliott Farm\DB_CAD Files\Major Subdivision Plansheets\C4.0 GRADING AND DRAINAGE PLAN.dwg
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- MANHOLE (SDMH)
- FLARED END SECTION (FES)
- CONCRETE HEADWALL (HW)
- RIP-RAP APRON
- FLOW ARROW

MATCHLINE SEE SHEET C4.2

MATCHLINE SEE SHEET C4.1

MATCHLINE SEE SHEET C4.3

JURISDICTIONAL POND

30' RIPARIAN BUFFER

CATCH BASIN (TYP.)

STORM MANHOLE (TYP.)

RCP STORM PIPE (TYP.)

20' STORMWATER EASEMENT

100' EASEMENT CAROLINA POWER & LIGHT COMPANY DB 2525 PAGE 486

PROPERTY LIMITS

PINEY GROVE WILBON RD

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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DATE 11/22/2023
SCALE AS SHOWN
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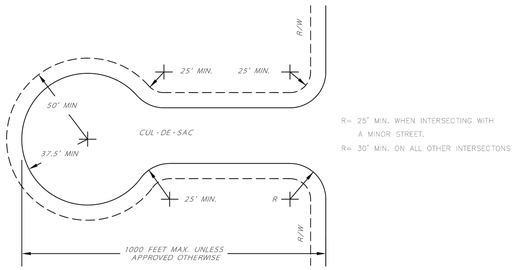
GRADING AND DRAINAGE PLAN

ELLIOTT FARM

PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
C4.4



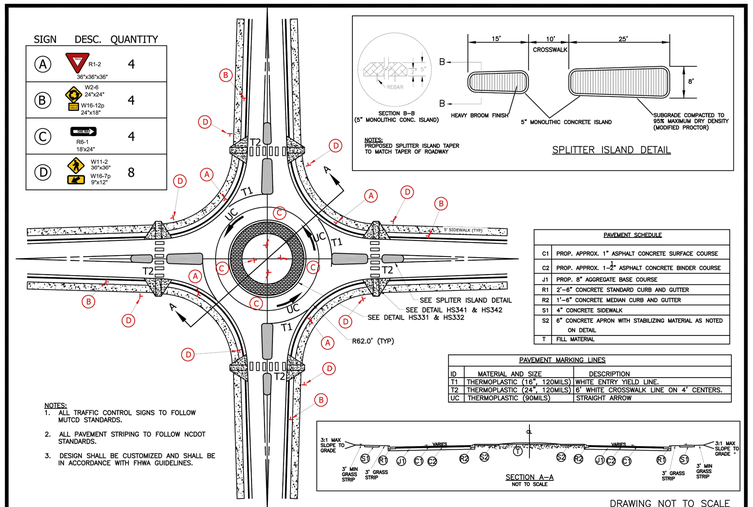
R= 25' MIN. WHEN INTERSECTING WITH A MINOR STREET.
R= 30' MIN. ON ALL OTHER INTERSECTONS

DRAWING NOT TO SCALE

CUL-DE-SAC DIMENSIONS

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS312	
DATE	REVISIONS
2/18/10	



NOTES:
PROPOSED SPLITTER ISLAND TAPER TO MATCH TAPER OF ROADWAY

SPLITTER ISLAND DETAIL

PAVEMENT SCHEDULE	
C1	PROP. APPROX. 1" ASPHALT CONCRETE SURFACE COURSE
C2	PROP. APPROX. 1-½" ASPHALT CONCRETE BINDER COURSE
J1	PROP. 8" AGGREGATE BASE COURSE
R1	2'-6" CONCRETE STANDARD CURB AND GUTTER
R2	1'-6" CONCRETE MEDIAN CURB AND GUTTER
S1	4" CONCRETE SIDEWALK
S2	6" CONCRETE APRON WITH STABILIZING MATERIAL AS NOTED ON DETAIL
T	FILL MATERIAL

PAVEMENT MARKING LINES		
ID	MATERIAL AND SIZE	DESCRIPTION
T1	THERMOPLASTIC (16", 120MILS)	WHITE ENTRY YIELD LINE
T2	THERMOPLASTIC (24", 120MILS)	8" WHITE CROSSWALK LINE ON 4" CENTERS
UC	THERMOPLASTIC (60MILS)	STRAIGHT ARROW

NOTES:
1. ALL TRAFFIC CONTROL SIGNS TO FOLLOW MUTCD STANDARDS.
2. ALL PAVEMENT STRIPING TO FOLLOW NCDOT STANDARDS.
3. DESIGN SHALL BE CUSTOMIZED AND SHALL BE IN ACCORDANCE WITH FHWA GUIDELINES.

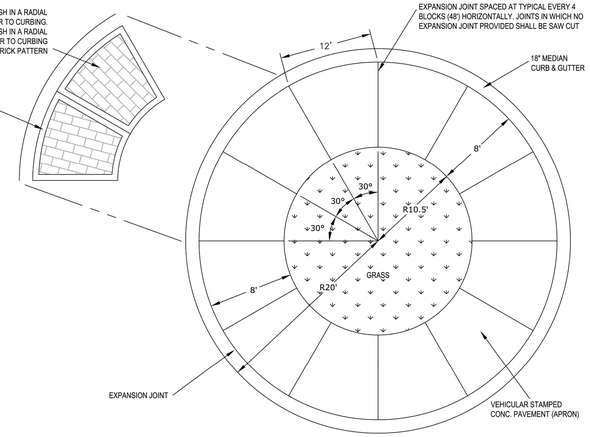
SECTION A-A
NOT TO SCALE

DRAWING NOT TO SCALE

TYPICAL ROUNDABOUT DETAIL

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS313	
DATE	REVISIONS
8/18/19	



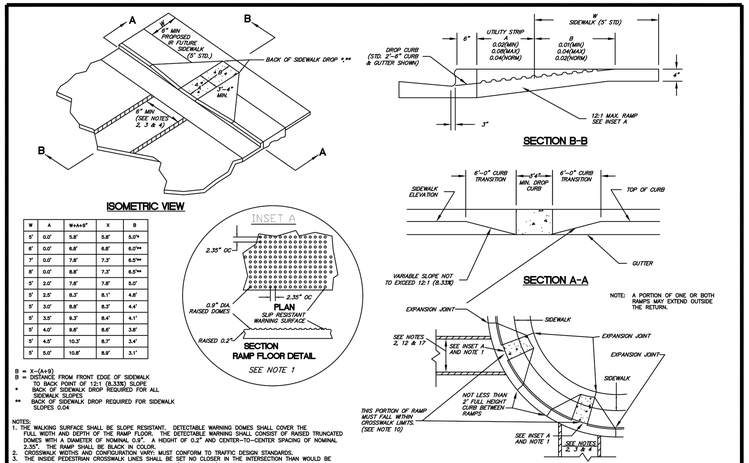
NOTE:
1. DIMENSIONS OF ROUND-ABOUTS VARY PER DESIGN STANDARD.
2. STAMPED CONCRETE SHOULD BE BRICK PATTERN AND RED BRICK COLOR.

DRAWING NOT TO SCALE

ROUNDABOUT HARDSCAPE DETAIL

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS314	
DATE	REVISIONS
12/19/23	



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+2)
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

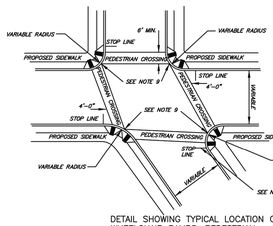
NOTES:
1. THE WALKING SURFACE SHALL BE SLOPE RESISTANT. DETECTABLE WARNING DOMES SHALL COVER THE FULL WIDTH AND DEPTH OF THE RAMP FLOOR. THE DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9", A HEIGHT OF 0.2" AND CENTER-TO-CENTER SPACING OF NOMINAL 2.35". THE 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

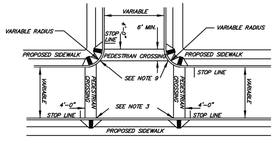
STANDARD WHEELCHAIR RAMP

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS331	
DATE	REVISIONS
2/18/10	



DETAIL SHOWING TYPICAL LOCATION OF WHEELCHAIR RAMPS, PEDESTRIAN CROSSWALKS AND STOP BARS



DETAIL SHOWING TYPICAL LOCATION OF WHEELCHAIR RAMPS, PEDESTRIAN CROSSWALKS AND STOP BARS FOR TEE INTERSECTION

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 FOR THE HANDICAPPED AT INTERSECTION 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. THE LOCATION OF THE RAMPS 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.

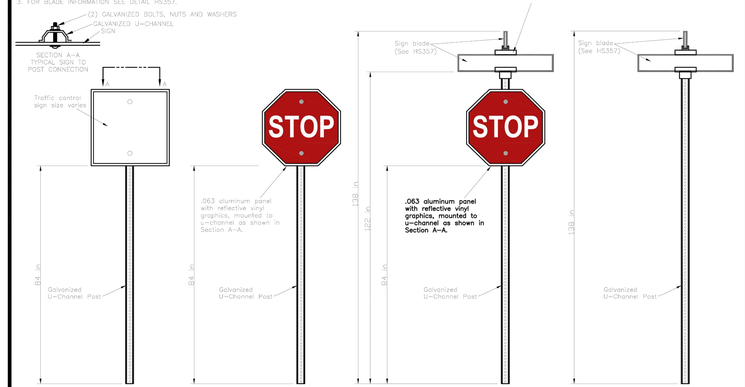
DRAWING NOT TO SCALE

STANDARD WHEELCHAIR RAMP

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS332	
DATE	REVISIONS
2/18/10	

NOTES:
1. 42" MINIMUM BURY DEPTH FOR SIGN TYPES WITH THIS DETAIL, PER NCDOT STANDARDS.
2. IF MORE THAN ONE SIGN IS TO BE MOUNTED ON A POST THE BOTTOM EDGE OF THE LOWER SIGN MUST BE AT LEAST 72" FROM THE GROUND.
3. FOR BLADE INFORMATION SEE DETAIL HS357.
4. ALL SIGNS MUST MEET MUTCD STANDARDS AND GUIDELINES.



DRAWING NOT TO SCALE

STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS FOR LOCAL, COLLECTOR AND MINOR THOROUGHFARES

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS359	
DATE	REVISIONS
4/18/21	

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PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLW

SITE DETAILS

ELLIOTT FARM

PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

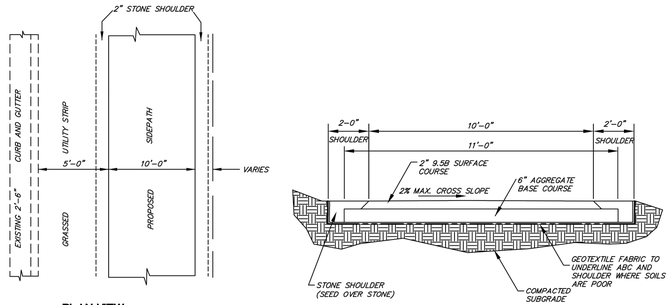
SHEET NUMBER
C5.0

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NOTES:

1. ASPHALT SIDEPATH CONSTRUCTION TO MEET TOWN STANDARD DETAIL HS340



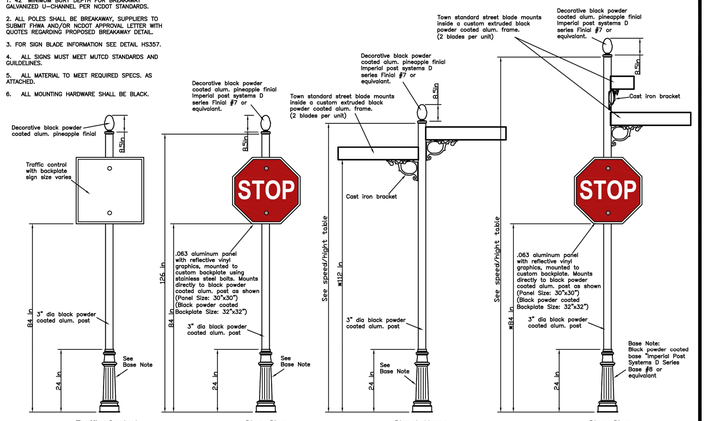
PLAN VIEW

TYPICAL SECTION

DRAWING NOT TO SCALE

ASPHALT SIDEPATH	STANDARD DETAIL NUMBER: HS379
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 3/1/21 — REVISIONS

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



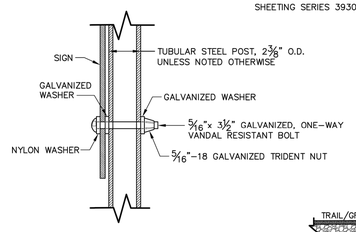
*Height varies depending on speed of road. See detail HS357 for blade sizes.

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

DRAWING NOT TO SCALE

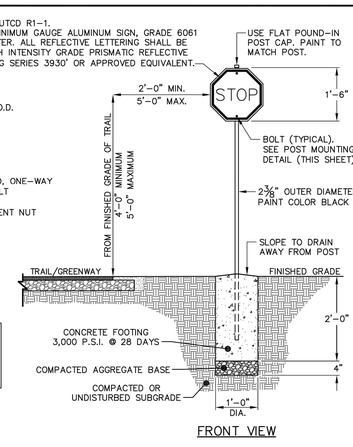
UPGRADED TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS	STANDARD DETAIL NUMBER: HS361
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 4/5/18 — REVISIONS

SIGN: MUTCD R1-1.
0.125 MINIMUM GAUGE ALUMINUM SIGN, GRADE 6061 OR BETTER. ALL REFLECTIVE LETTERING SHALL BE 3M HIGH INTENSITY GRADE PRISMATIC REFLECTIVE SHEETING SERIES 3930' OR APPROVED EQUIVALENT.



POST MOUNTING DETAIL

NOTES:
1. ALL VISIBLE WELDS TO BE CONTINUOUS AND GROUND TO PROVIDE A SMOOTH SURFACE.
3. SIGN SHALL MEET CURRENT **MUTCD** REQUIREMENTS FOR COLOR AND REFLECTION.

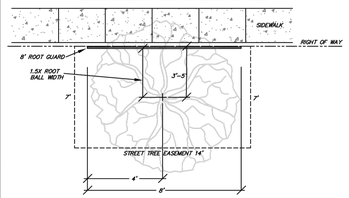


FRONT VIEW

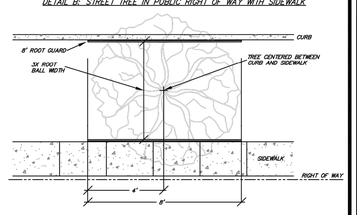
DRAWING NOT TO SCALE

STANDARD TRAIL STOP SIGN	STANDARD DETAIL NUMBER: HS382
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 6/23/20 — REVISIONS

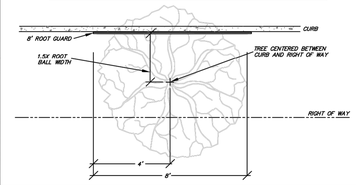
DETAIL A: STREET TREE ON PRIVATE PROPERTY



DETAIL B: STREET TREE IN PUBLIC RIGHT OF WAY WITH SIDEWALK



DETAIL C: STREET TREE IN PUBLIC RIGHT OF WAY WITHOUT SIDEWALK



NOTE: PLACE ROOT GUARD AT EDGE OF CURB OR SIDEWALK.

DRAWING NOT TO SCALE

STANDARD ROOT GUARD INSTALLATION	STANDARD DETAIL NUMBER: HS816
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE: 7/27/18 — REVISIONS

UB 24–2 Specifications
24" DeepRoot Tree Root Barriers

Specified tree root barriers are a mechanical barrier and root deflector to prevent tree roots from damaging hardscapes and landscapes. Assembled in 2' long modules to create varying sizes of cylinders for surrounding root balls (Surround planting style) or for linear applications directly beside a hardscape adjacent to one side of the trees (Linear planting style).

A. Materials

1. The contractor shall furnish and install tree root barriers as specified. The tree root barriers shall be product # UB 24–2 as manufactured by Deep Root Partners, LP. 81 Langton St. #4 San Francisco, LA (800–458–7668), or approved equal. The barrier shall be Black, Injection Molded Panels, of 0.085" (2.16mm) wall thickness in modules 24" (61cm) long by 24" (61 cm) deep; manufactured with a minimum 50% post consumer recycled polypropylene plastic with added ultraviolet inhibitors; recyclable. Each panel shall have:

Not less than 4 Molded Integral Vertical Root Deflecting Ribs of at least 0.085" (2.16mm) thickness protruding 1/2" (12.7mm) at 90° from interior of the barrier panel, spaced 6" (15.24cm) apart. (See panel drawing below)

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

A minimum of 9 Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of a minimum 0.085" (2.16mm) thickness in the shape of a segment of a circle, the 2" (50.8mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53mm) from the panel. The nine ground locks on each panel shall be about equally spaced between each of the vertical root deflecting ribs (3 between each set of ribs, see Detail "B").

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

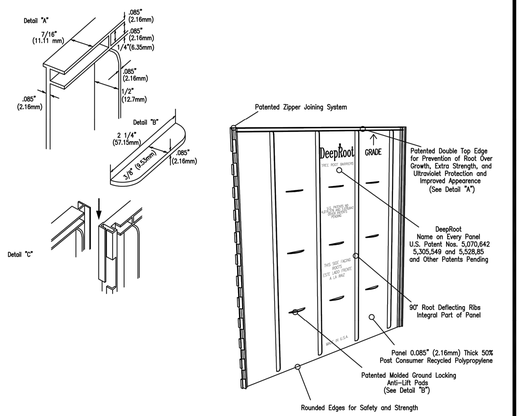
2.The basic properties of the material shall be:

Test	ASTM Test Method	Typical Value Copolymer Polypropylene
Tensile strength @ yield – Wall	D638	2,354 PSI
Tensile strength @ yield – Hinge	D638	2,846 PSI
Yield Elongation – Wall	D638	7.44%
Yield Elongation – Hinge	D638	7.01%
Flexural Modulus	D790B	119,625 PSI
Notched Izod Impact – Wall	D256A	3.84 (ft-lbs)
Rockwell Hardness r. scale – Wall	D785A	84.4

B. Construction and Installation

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

2. Excavation and soil preparation shall conform to the Drawings



DRAWING NOT TO SCALE

STANDARD ROOT GUARD	STANDARD DETAIL NUMBER: HS817
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE — REVISIONS

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

STRUCTURES, UTILITIES, ADJOINING PROPERTY LINES AND NATURAL FEATURES 200' BEYOND PROPERTY LINE BASED OFF AERIAL.

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

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
300 S. MAIN STREET, SUITE 212, HOLLY SPRINGS, NC 27540
PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
##-0102

PRELIMINARY NOT FOR CONSTRUCTION

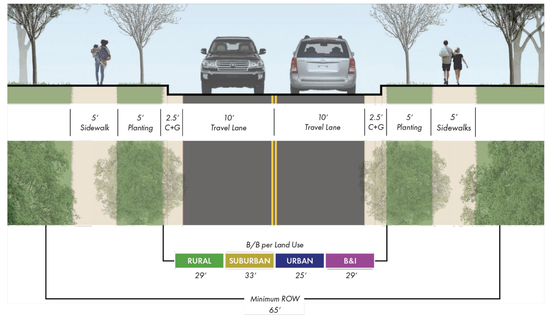
KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLW

SITE DETAILS

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
C5.1

LC-2A Minimum

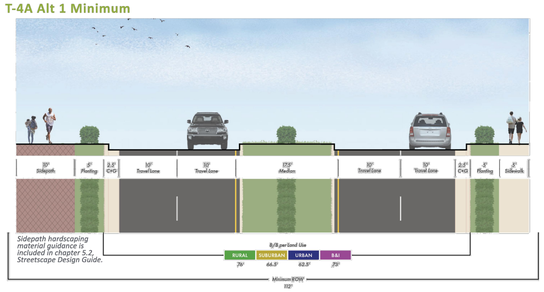


L-2A			Land Use Character Area			
Design Elements	**Element Included**	**Minimum Dimension**	**Rural**	**Suburban**	**Urban**	**Business & Industrial**
Right-of-Way *(ROW)*	Yes	65'	60'	65'	63'	58'
Back of Curb to Back of Curb *(B/B)*	Yes	25'	29'	33'	25'	29'
Travel Lanes	2 Lanes	10'	12'	14'	10'	12'
Center Turn Lane	No	-	-	-	-	-
Median	No	-	-	-	-	-
Curb and Gutter *(C+G)*	2 Sides	2.5'	2.5'	2.5'	2.5'	2.5'
Paved Shoulder	No	-	-	-	-	-
Planting	2 Sides	5'	6'	6'	8'	5'
On-Street Parking	Varies	-	-	Informal Parking	-	-
Sidepath	0-1 Side*	10'	10'	10'	10'	10'
Sidewalk	1-2 Sides*	5'	5'	6'	8'	5'
Bicycle Facility	Sharrow / Wide Outside Lane*			Included in Travel Lanes		

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

*THIS SUBDIVISION IS IN THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.

T-4A Alt 1 Minimum



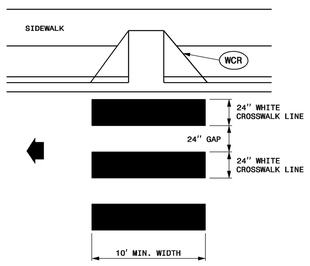
T-4A			Land Use Character Area			
Design Elements	**Element Included**	**Minimum Dimension**	**Rural**	**Suburban**	**Urban**	**Business & Industrial**
Right-of-Way *(ROW)*	Yes	112'	112'	103'	103'	107'
Back of Curb to Back of Curb *(B/B)*	Yes	73'	76'	66.5'	62.5'	73'
Travel Lanes	4 Lanes	10'	12'	11'	10'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

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

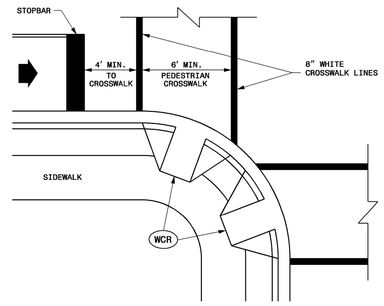
*THIS SUBDIVISION IS IN THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.

STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.
7-06

HI-VISIBILITY CROSSWALK



STANDARD CROSSWALK



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.
7-06

ENGLISH STANDARD DRAWING FOR
PAVEMENT MARKINGS
PEDESTRIAN CROSSWALKS

SHEET 1 OF 1
1205.07

GENERAL NOTES

1- THE MINIMUM WIDTH OF STANDARD CROSSWALKS IS 6 FEET. THE MINIMUM WIDTH OF HI-VISIBILITY CROSSWALKS IS 10 FEET.

2- CENTER CROSSWALKS TO THEIR CORRESPONDING WHEELCHAIR RAMPS, BUT DO NOT SET THEM WITHIN THE INTERSECTION AREA ESTABLISHED BY BISECTING THE INTERSECTION RADII.

3- PLACE STOP BARS A MINIMUM OF 4 FEET FROM NEAREST CROSSWALK LINE, BUT NOT WITHIN THE AREA OF A WHEELCHAIR RAMP. PLACE STOP BARS PARALLEL TO CROSSWALK LINES, BUT CAN BE PLACED PERPINDICULAR TO TRAVEL LANES.

4- COORDINATE PLACEMENT OF CROSSWALKS IN ALL CASES WITH THE LOCATION OF WHEELCHAIR RAMPS. (SEE SIGNAL PLANS).

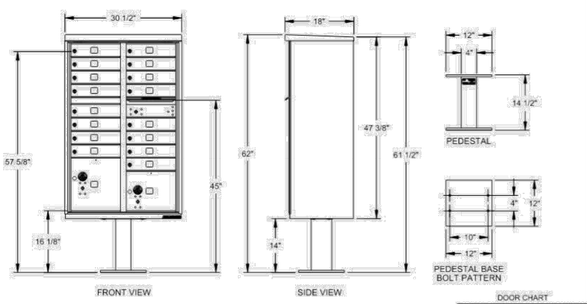
LEGEND
- DIRECTION OF TRAFFIC FLOW
- WCR WHEELCHAIR RAMP

ENGLISH STANDARD DRAWING FOR
PAVEMENT MARKINGS
PEDESTRIAN CROSSWALKS

STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.
7-06

SHEET 1 OF 1
1205.07

vital™ Cluster Box Unit - Type III



NOTES:
1. This unit is approved for USPS and private applications.
2. Decorative mailbox accessories sold separately and are USPS Approved products.
3. Pedestal should be installed with included Rubber Pad; mounting hardware not included, refer to installation manual for recommendations.
4. Florence "F" series CBU is Officially Licensed by USPS: License# CDSEQ-08-B-0012

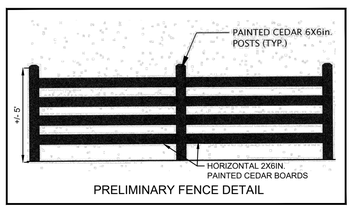
DOOR CHART

DOOR TYPE	DIMENSION (HEIGHT x WIDTH)
TENANT	6-3/8"x12-3/16"
10" PARCEL	15-1/4"x12-13/16"
13" PARCEL	13-1/4"x12-13/16"
OUTGOING SLOT	3-1/4"x13-3/4"

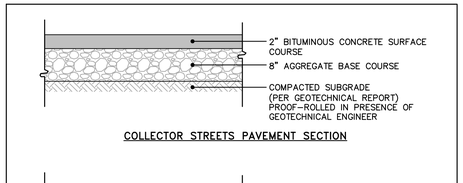
PRODUCT#: vital™ CLUSTER BOX UNIT (OR APPROVED SUBSTITUTE)
AF FLORENCE manufacturing company
5935 Corporate Drive • Manhattan, KS 66503
www.florencemailboxes.com • (800) 275-1747
A GIBRALTAR INDUSTRIES COMPANY

ORDER#	REV#
1570-16	A
SCALE	LAST REV DATE
NONE	9/26/2012
DRAWING NUMBER	DRAWN BY
1570-16CS	AFD

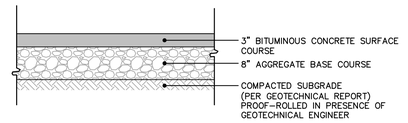
FINAL MAIL KIOSK DESIGN TO BE PROVIDED WITH CONSTRUCTION DRAWINGS



PRELIMINARY FENCE DETAIL



COLLECTOR STREETS PAVEMENT SECTION



ARTERIAL STREETS PAVEMENT SECTION

NOTES
1. MINIMUM DIMENSIONS SUBJECT TO CHANGE PENDING ENGINEERED SOIL REPORT AND SOIL CONDITIONS.
2. CONTRACTOR SHALL PROVIDE PAVEMENT TESTING FOR STREETS IN ACCORDANCE WITH NCDOT STANDARDS.

ASPHALT PAVEMENT SECTIONS
N.T.S. KHA DETAIL NO: 02.101.R02 (01)

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

STRUCTURES, UTILITIES, ADJOINING PROPERTY LINES AND NATURAL FEATURES 200' BEYOND PROPERTY LINE BASED OFF AERIAL.

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

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

Kimley»Horn

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

PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLW

SITE DETAILS

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
C5.2

Plotted By: Whit, Katie Sheet Set: ELLIOTT FARM Layout: C5.2 SITE DETAILS June 06, 2024 05:24:39pm K:\RAL_LDE\V012826054_ElliottFarm\VD_CAD Files\Major Subdivision Plansheets\C5.1 SITE DETAILS.dwg
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OPEN SPACE LEGEND

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

SITE DATA TABLE

PARCEL NUMBER:	0646469015, 0646654881
PARCEL ACREAGE:	148.42 ACRES, 0.69 ACRES
TOTAL ACREAGE	149.11 ACRES
CURRENT ZONING:	NEIGHBORHOOD RESIDENTIAL CONDITIONAL DISTRICT (NR-CD)
CURRENT LAND USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL (ATTACHED AND DETACHED)
FUTURE LAND USE MAP DESIGNATION:	MIXED RESIDENTIAL NEIGHBORHOOD
MAXIMUM HEIGHT:	PRIMARY STRUCTURE(S) = 35' ACCESSORY STRUCTURE(S) = 25'
NUMBER OF UNITS:	312
MAXIMUM DENSITY:	2.17
PROPOSED DENSITY:	2.09
REQUIRED ATTACHED UNITS:	10% / 32 UNITS
PROVIDED ATTACHED UNITS:	15% / 48 UNITS
AVERAGE LOT SIZE:	DUPLEX LOTS 40' MIN WIDTH = 5,000 SF 44' x 125-150' LOTS = 5,500 SF 50' x 125'-150' LOTS = 6,250 SF 60' x 125'-150' LOTS = 7,500 SF *LOT SIZES PROVIDED ARE AVERAGE AND WILL VARY*
MINIMUM LOT WIDTH AT SETBACK LINE:	26'
REQUIRED SETBACKS:	REFER TO DESIGN MANUAL
REQUIRED BUFFERYARDS:	5' TYPE "A" BUFFER
REQUIRED OPEN SPACE	FLEXIBLE AREA = 5% (7.5 ACRES) RECREATIONAL AREA = 5% (7.5 ACRES) TREE PRESERVATION = 20% (29.9 ACRES) TOTAL = 30% (44.8 ACRES)
PROVIDED OPEN SPACE	*FLEXIBLE AREA = ±0.0 ACRES RECREATIONAL AREA = ±9.0 ACRES TREE PRESERVATION = ±41.3 ACRES TOTAL = ±50.3 ACRES *FLEXIBLE SPACE HAS BEEN SHOWN AS TREE PRESERVATION AREA AND INCLUDES EXISTING AND PROPOSED PONDS/WATERWAYS
MINIMUM LOT WIDTH AT SETBACK LINE	DETACHED DWELLINGS = 26' ATTACHED DWELLINGS = 18' OTHER BUILDINGS/USES = 60'
MINIMUM LOT FRONTAGE AT THE ROW	ALL BUILDINGS = 18'
MINIMUM FRONTAGE OF THE ROW FOR A DRIVEWAY	DETACHED DWELLINGS = 44' ATTACHED DWELLINGS = 40'
THOROUGHFARE SETBACK	25'
PRIMARY BUILDING SETBACKS	MINIMUM FRONT SETBACK = 5' MAXIMUM FRONT SETBACK = 20' MINIMUM SIDE SETBACK CORNER = 5' MINIMUM SIDE SETBACK INTERIOR = 5' MINIMUM REAR SETBACK = 20' MINIMUM REAR SETBACK FROM ALLEY CENTERLINE = 15'
ACCESSORY BUILDING SETBACK	ACCESSORY STRUCTURE(S) LESS THA N 144 SF = 3' ACCESSORY STRUCTURE(S) GREATER THAN OR EQUAL TO 144 SF = 5' MINIMUM SETBACK FROM ALLEY ROW GREATER THAN OR EQUAL TO 144 SF = 5 OR 20+
MINIMUM DRIVEWAY LENGTH	25'

NOTES

1. WETLAND AND STREAM IMPACTS ARE ANTICIPATED AND WILL REMAIN UNDER 0.5 ACRES IN ORDER TO QUAUIFY FOR NATIONWIDE PERMIT.
2. OPEN SPACE AREAS ARE CONCEPTUAL AND WILL BE FINALIZED DURING DETAILED DESIGN.
3. LOCATION AND ROUTING OF WALKING TRAIL IS CONCEPTUAL AND WILL BE FINALIZED DURING DETAILED DESIGN.
4. OPEN SPACE AND AMENITY AREAS WILL BE MAINTAINED BY HOA.
5. AMENITY AREAS WILL BE ADA ACCESSIBLE AND FOLLOW ADA STANDARDS. ADDITIONAL DETAILS WILL BE PROVIDED WITH AMENITY AREA DEVELOPMENT PLAN AND CONSTRUCTION DRAWINGS.

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

STRUCTURES, UTILITIES, ADJOINING PROPERTY LINES AND NATURAL FEATURES 200' BEYOND PROPERTY LINE BASED OFF AERIAL.

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

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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

PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLW

OPEN SPACE & PRESERVATION PLAN

ELLIOTT FARM

PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS, NC

SHEET NUMBER
L1.0

Plotted By: Witt, Katie Sheet Set: ELLIOTT FARM Layout: L1.0 OPEN SPACE & PRESERVATION PLAN June 06, 2024 05:25:43pm K:\RAL_LDEV\012826054_Elliott Farm\06_CAD Files\Major Subdivision Plansheets\L1.0 OPEN SPACE & PRESERVATION PLAN.dwg
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PINEY GROVE WILBON ROAD PLANT SCHEDULE

Town of Holly Springs

LARGE DECIDUOUS	QUANTITY	% OF PLANTING	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
AB	31	48%	Acer buergerianum	Trident Maple	B&B	2.5" MIN.	
SMALL DECIDUOUS	**QUANTITY**	**% OF PLANTING**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**REMARKS**
LB	33	52%	Lagerstroemia indica 'Biloxi'	Biloxi Crape Myrtle	B&B	1.5" CAL. MIN.	SINGLE STEM
TOTAL:	*64*	*100%*					

LANDSCAPE REQUIREMENTS & CALCULATIONS - STREET TREES AND BUFFERS OVERALL

Town of Holly Springs UDO

AREA TO BE LANDSCAPED	CODE REQUIREMENT	SITE LOCATION	MEASUREMENT	EASEMENTS	TOTAL QUANTITY REQUIRED				TOTAL QUANTITY PROVIDED	CODE SECTION
REQUIRED OPEN SPACE	30% OF TOTAL PROJECT SITE	SEE PLANS	**382,892 SF**	**N/A**	TOTAL = 30% (44.8 ACRES)				**44.8 ACRES**	*4.2*
STREET TREES	1 TREE PER 30 LF - 45 LF	Road A	**3,110 LF**	**100 LF**	*MAX.* *3,010*	*/30 LF*	101 TREES		**70 TREES**	*5.3.5*
					MIN.	*/45 LF*	67 TREES			
		Road B	**5,735 LF**	**120 LF**	*MAX.* *5,615*	*/30 LF*	188 TREES		**125 TREES**	
					MIN.	*/45 LF*	125 TREES			
		Road C	**2,424 LF**	**46 LF**	*MAX.* *2,378*	*/30 LF*	80 TREES		**63 TREES**	
					MIN.	*/45 LF*	53 TREES			
		Road D	**2,060 LF**	**20 LF**	*MAX.* *2,040*	*/30 LF*	69 TREES		**48 TREES**	
					MIN.	*/45 LF*	46 TREES			
		Road E	**7,563 LF**	**100 LF**	*MAX.* *7,463*	*/30 LF*	249 TREES		**194 TREES**	
					MIN.	*/45 LF*	166 TREES			
		Road F	**1,183 LF**	**0**	*MAX.* *1,183*	*/30 LF*	40 TREES		**30 TREES**	
					MIN.	*/45 LF*	27 TREES			
		Road G	**1,662 LF**	**0**	*MAX.* *1,662*	*/30 LF*	56 TREES		**37 TREES**	
					MIN.	*/45 LF*	37 TREES			
		TOTAL STREET TREES		*MAX. TREES*	*783 TREES*				**TOTAL PROVIDED**	**567 TREES**
				MIN. TREES	*521 TREES*					
		PINEY GROVE WILBON RD	**2,058 LF**	**100 LF**	*MAX.* *1,958*	*/30 LF*	66 TREES		**64 TREES**	
					MIN.	*/45 LF*	44 TREES			
		TOTAL TREES		*MAX. TREES*	*849 TREES*				**TOTAL PROVIDED**	**631 TREES**
				MIN. TREES	*521 TREES*					
BUFFER TYPE A	2 DECIDUOUS TREES PER 100 LF 5 SHRUBS PER 100 LF 5' BUFFER WIDTH	SEE PLANS	**8,501 LF**		*/100*	**2*	170 TREES		*REFER TO "TYPE A BUFFER YARD" TYPICAL 100LF SECTION L2.0*	*5.3.1*
						**5*	425 SHRUBS			
BUFFER TYPE A (MODIFIED)	3 DECIDUOUS TREES PER 100 LF 10 SHRUBS PER 100 LF 5' BUFFER WIDTH	SEE PLANS	**2,058 LF**		*/100*	**3*	62 TREES		*REFER TO "TYPE A (MODIFIED) BUFFER YARD" TYPICAL 100LF SECTION L2.0*	
						**10*	206 SHRUBS			
BUFFER TYPE B	3 DECIDUOUS TREES PER 100 LF 10 SHRUBS PER 100 LF 5' BUFFER WIDTH	SEE PLANS	**1,065 LF**		*/100*	**3*	32 TREES		*REFER TO "TYPE B BUFFER YARD" TYPICAL 100LF SECTION L2.0*	
						**10*	106 SHRUBS			
TOTAL BUFFER PLANTINGS				*TREES*	*264 TREES*					
				SHRUBS	*737 SHRUBS*					
TOTAL PLANTINGS				*TREES*	*895 TREES*					
				SHRUBS	*737 SHRUBS*					

BUFFER AND NATIVE VEGETATION SCHEDULE

TYPE A BUFFER YARD

TREES

NAME	QTY	%
ACER RUBRUM 'OCTOBER GLORY'/OCTOBER GLORY RED MAPLE	34	20%
ACER SACCHARUM/SUGAR MAPLE	34	20%
CARYA OVATA/SHAGBARK HICKORY	34	20%
QUERCUS ALBA/WHITE OAK	34	20%
QUERCUS PALUSTRIS/PIN OAK	34	20%
TOTAL	170	100%

SHRUBS

NAME	QTY	%
CLETHRA ALNIFOLIA/SUMMERSWEET	85	20%
ITEA VIRGINICA/VIRGINIA SWEETSPIRE	85	20%
KALMIA LATIFOLIA/MOUNTAIN LAUREL	85	20%
MYRICA CERIFERA 'SOUTH DAKOTA'/SOUTH DAKOTA WAX MYRTLE	85	20%
VIBURNUM DENTATUM 'BLUE MUFFIN'/BLUE MUFFIN ARROWWOOD VIBURNUM	85	20%
TOTAL	425	100%

TYPE B BUFFER YARD

TREES

NAME	QTY	%
ACER RUBRUM 'OCTOBER GLORY'/OCTOBER GLORY RED MAPLE	6	19%
ACER SACCHARUM/SUGAR MAPLE	7	22%
CARYA OVATA/SHAGBARK HICKORY	6	19%
QUERCUS ALBA/WHITE OAK	6	19%
QUERCUS PALUSTRIS/PIN OAK	7	22%
TOTAL	32	100%

SHRUBS

NAME	QTY	%
CLETHRA ALNIFOLIA/SUMMERSWEET	21	20%
ITEA VIRGINICA/VIRGINIA SWEETSPIRE	21	20%
KALMIA LATIFOLIA/MOUNTAIN LAUREL	21	20%
MYRICA CERIFERA 'SOUTH DAKOTA'/SOUTH DAKOTA WAX MYRTLE	22	21%
VIBURNUM DENTATUM 'BLUE MUFFIN'/BLUE MUFFIN ARROWWOOD VIBURNUM	21	20%
TOTAL	106	100%

TYPE A (MODIFIED) BUFFER YARD

TREES

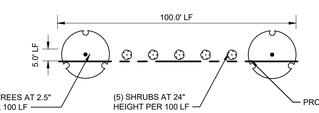
NAME	QTY	%
ACER RUBRUM 'OCTOBER GLORY'/OCTOBER GLORY RED MAPLE	14	23%
ACER SACCHARUM/SUGAR MAPLE	12	19%
CARYA OVATA/SHAGBARK HICKORY	12	19%
QUERCUS ALBA/WHITE OAK	12	19%
QUERCUS PALUSTRIS/PIN OAK	12	19%
TOTAL	62	100%

SHRUBS

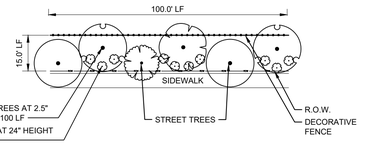
NAME	QTY	%
CLETHRA ALNIFOLIA/SUMMERSWEET	41	20%
ITEA VIRGINICA/VIRGINIA SWEETSPIRE	42	20%
KALMIA LATIFOLIA/MOUNTAIN LAUREL	41	20%
MYRICA CERIFERA 'SOUTH DAKOTA'/SOUTH DAKOTA WAX MYRTLE	41	20%
VIBURNUM DENTATUM 'BLUE MUFFIN'/BLUE MUFFIN ARROWWOOD VIBURNUM	41	20%
TOTAL	206	100%

NATIVE POLLINATOR PLANTING
AREA TO BE LANDSCAPED WITH NATIVE AND LOCALLY ADAPTED PLANTS, INCLUDING POLLINATOR SPECIES

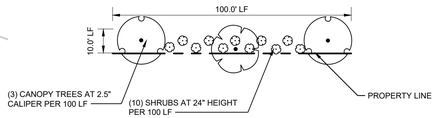
*** ALL TREES AND SHRUBS ARE TO BE PLACED WITH NO SINGLE SPECIES TO MAKE UP MORE THAN 25% OF BUFFER PLANTING**



TYPE A BUFFER YARD - TYPICAL 100 LF



TYPE A (MODIFIED) BUFFER YARD - TYPICAL 100 LF
"ALL TREES, BUFFER AND STREET, ARE TO BE SPACED EVENLY AND IN CADENCE WITH ONE ANOTHER"



TYPE B BUFFER YARD - TYPICAL 100 LF

NOTES

1. WETLAND AND STREAM IMPACTS ARE ANTICIPATED AND WILL REMAIN UNDER 0.5 ACRES IN ORDER TO QUALIFY FOR NATIONWIDE PERMIT
2. OPEN SPACE AREAS ARE CONCEPTUAL AND WILL BE FINALIZED DURING DETAILED DESIGN
3. ALL TREES LOCATED WITHIN A SITE DISTANCE TRIANGLE SHALL BE LIMBED UP AND MAINTAINED 8' MIN ABOVE FINISHED GRADE TO PROVIDE CLEAR SITE LINES.
4. THIS PLAN IS INTENDED FOR LANDSCAPE INSTALLATION REFERENCE ONLY. FOR SITE IMPROVEMENTS, SEE CIVIL SHEETS.
5. UTILITIES ON THIS SHEET ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
6. SEE SHEET L2.0 FOR LANDSCAPE NOTES AND DETAILS.
7. EXISTING VEGETATION SHALL BE USED TO SATISFY THE TYPE A BUFFER REQUIREMENT WHENEVER POSSIBLE.
8. SEE SHEET C5.0 FOR PRELIMINARY OPEN SPACE & TREE PRESERVATION LOCATIONS AND CALCULATIONS
9. ALL STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE UDO. DEVIATION IN QUANTITY AND LOCATION DUE TO REQUIRED UTILITY SERVICES, LIGHTING, SIGHT TRIANGLES, OR ANY OTHER REQUIRED SITE ELEMENTS WILL BE DETERMINED AT SITE CONSTRUCTION DRAWING LEVEL AND WILL BE COORDINATED WITH PLANNING STAFF IN AN EFFORT TO MEET THE INTENT OF THE UDO.
10. ALL DETACHED RESIDENTIAL LOTS WILL INCLUDE 1 TREE PER 5,000 SF OF LOT AREA. TREES WILL BE SIZED ACCORDING TO TABLE 5.6-1 OF THE TOWN OF HOLLY SPRINGS UDO.
11. MINIMUM FOUNDATION LANDSCAPING SHALL BE PROVIDED FOR EACH HOME. DETAILS WILL BE PROVIDED DURING CONSTRUCTION DRAWINGS.
12. AN ALTERNATE LANDSCAPE PLAN WILL BE SUBMITTED WITH CONSTRUCTION DRAWINGS FOR STREET TREES ADJACENT TO FORCE MAIN

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

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##-0102

PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY AMJ
DRAWN BY AMJ
CHECKED BY ECM

OVERALL LANDSCAPE PLAN

ELLIOTT FARM

PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
L2.0

Plotted By: Will Kotis Sheet Set: ELLIOTT FARM Layouts\2.0 OVERALL LANDSCAPE PLAN June 06, 2024 05:26:16pm K:\RAL_LDEV\012826054_ElliottFarm\08_CAD Files\Major Subdivision Plansheets\2.2 LANDSCAPE PLAN PHASE 2.dwg
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PLANT SCHEDULE - PHASE 1

Town of Holly Springs

LARGE DECIDUOUS	QUANTITY	% OF PLANTING	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
CC	38	**19%**	Carpinus caroliniana	American Hornbeam	B&B	2.5" MIN.	
CF	24	**12%**	Cornus florida	Flowering Dogwood	B&B	2.5" MIN.	
LP	37	**19%**	Lagerstroemia indica 'Powhatan'	Powhatan Crape Myrtle	B&B	2.5" MIN.	SINGLE STEM
NS	21	**11%**	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	B&B	2.5" MIN.	
QE	38	**19%**	Quercus phellos 'QPSTA'	Hightower® Willow Oak	B&B	2.5" MIN.	
UP	37	**19%**	Ulmus parvifolia	Lacebark Elm	B&B	2.5" MIN.	
TOTAL:	*195*	*100%*					

ROADS - PHASE 1

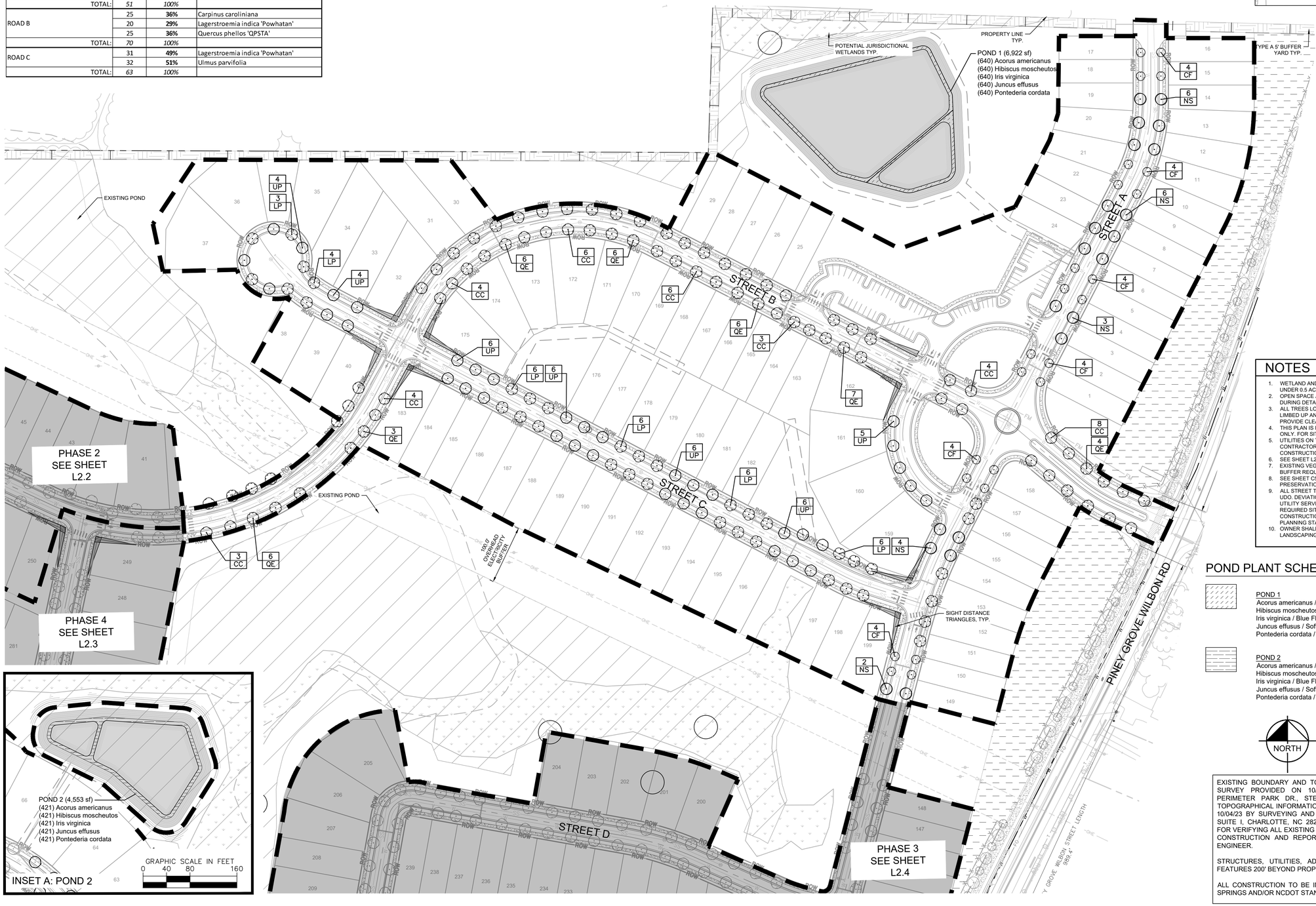
ROAD A	24	**47%**	Cornus florida
	6	**12%**	Lagerstroemia indica 'Powhatan'
	21	**41%**	Nyssa sylvatica 'Wildfire'
TOTAL:	*51*	*100%*	
ROAD B	25	**36%**	Carpinus caroliniana
	20	**29%**	Lagerstroemia indica 'Powhatan'
	25	**36%**	Quercus phellos 'QPSTA'
TOTAL:	*70*	*100%*	
ROAD C	31	**49%**	Lagerstroemia indica 'Powhatan'
	32	**51%**	Ulmus parvifolia
TOTAL:	*63*	*100%*	

LANDSCAPE REQUIREMENTS & CALCULATIONS - PHASE 1

Town of Holly Springs UDO

AREA TO BE LANDSCAPED	CODE REQUIREMENT	SITE LOCATION	MEASUREMENT	EASEMENTS/UTILITIES	TOTAL QUANTITY REQUIRED				TOTAL QUANTITY PROVIDED	CODE SECTION
STREET TREES	1 TREE PER 30 LF - 45 LF	Road A	**2,004 LF**	**LF**	*MAX.*	*2,004*	*/30 LF*	67 TREES	**51 TREES**	*5.3.5*
					MIN.		*/45 LF*	45 TREES		
		Road B	**3,369 LF**	**120 LF**	*MAX.*	*3,249*	*/30 LF*	109 TREES	**70 TREES**	
					MIN.		*/45 LF*	72 TREES		
		Road C	**2,424 LF**	**46 LF**	*MAX.*	*2,378*	*/30 LF*	80 TREES	**63 TREES**	
					MIN.		*/45 LF*	53 TREES		
		TOTAL		*MAX. TREES*	*256 TREES*		**TOTAL PROVIDED**		**184 TREES**	
				MIN. TREES	*170 TREES*					

NOTE: TREES PLACED ELSEWHERE ALONG ROAD B.





KEY MAP
SCALE: 1" = 1000'

NOTES

1. WETLAND AND STREAM IMPACTS ARE ANTICIPATED AND WILL REMAIN UNDER 0.5 ACRES IN ORDER TO QUALIFY FOR NATIONWIDE PERMIT
2. OPEN SPACE AREAS ARE CONCEPTUAL AND WILL BE FINALIZED DURING DETAILED DESIGN
3. ALL TREES LOCATED WITHIN A SITE DISTANCE TRIANGLE SHALL BE LIMBED UP AND MAINTAINED 8' MIN ABOVE FINISHED GRADE TO PROVIDE CLEAR SITE LINES.
4. THIS PLAN IS INTENDED FOR LANDSCAPE INSTALLATION REFERENCE ONLY. FOR SITE IMPROVEMENTS, SEE CIVIL SHEETS.
5. UTILITIES ON THIS SHEET ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
6. SEE SHEET L2.0 FOR LANDSCAPE NOTES AND DETAILS.
7. EXISTING VEGETATION SHALL BE USED TO SATISFY THE TYPE A BUFFER REQUIREMENT WHENEVER POSSIBLE.
8. SEE SHEET C5.0 FOR PRELIMINARY OPEN SPACE & TREE PRESERVATION LOCATIONS AND CALCULATIONS
9. ALL STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE UDO. DEVIATION IN QUANTITY AND LOCATION DUE TO REQUIRED UTILITY SERVICES, LIGHTING, SIGHT TRIANGLES, OR ANY OTHER REQUIRED SITE ELEMENTS WILL BE DETERMINED AT SITE CONSTRUCTION DRAWING LEVEL AND WILL BE COORDINATED WITH PLANNING STAFF IN AN EFFORT TO MEET THE INTENT OF THE UDO.
10. OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING.

POND PLANT SCHEDULE - PHASE 1

POND 1		6,818 sf	
	Acorus americanus / Sweet Flag	630	#1 Cont., 18" O.C.
	Hibiscus moscheutos / Rose Mallow	630	#1 Cont., 18" O.C.
	Iris virginica / Blue Flag Iris	630	#1 Cont., 18" O.C.
	Juncus effusus / Soft Rush	630	#1 Cont., 18" O.C.
	Pontederia cordata / Pickerel Weed	630	#1 Cont., 18" O.C.
POND 2		4,553 sf	
	Acorus americanus / Sweet Flag	421	#1 Cont., 18" O.C.
	Hibiscus moscheutos / Rose Mallow	421	#1 Cont., 18" O.C.
	Iris virginica / Blue Flag Iris	421	#1 Cont., 18" O.C.
	Juncus effusus / Soft Rush	421	#1 Cont., 18" O.C.
	Pontederia cordata / Pickerel Weed	421	#1 Cont., 18" O.C.

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
##-0102

PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY AMJ
DRAWN BY AMJ
CHECKED BY EGM

LANDSCAPE PLAN PHASE 1

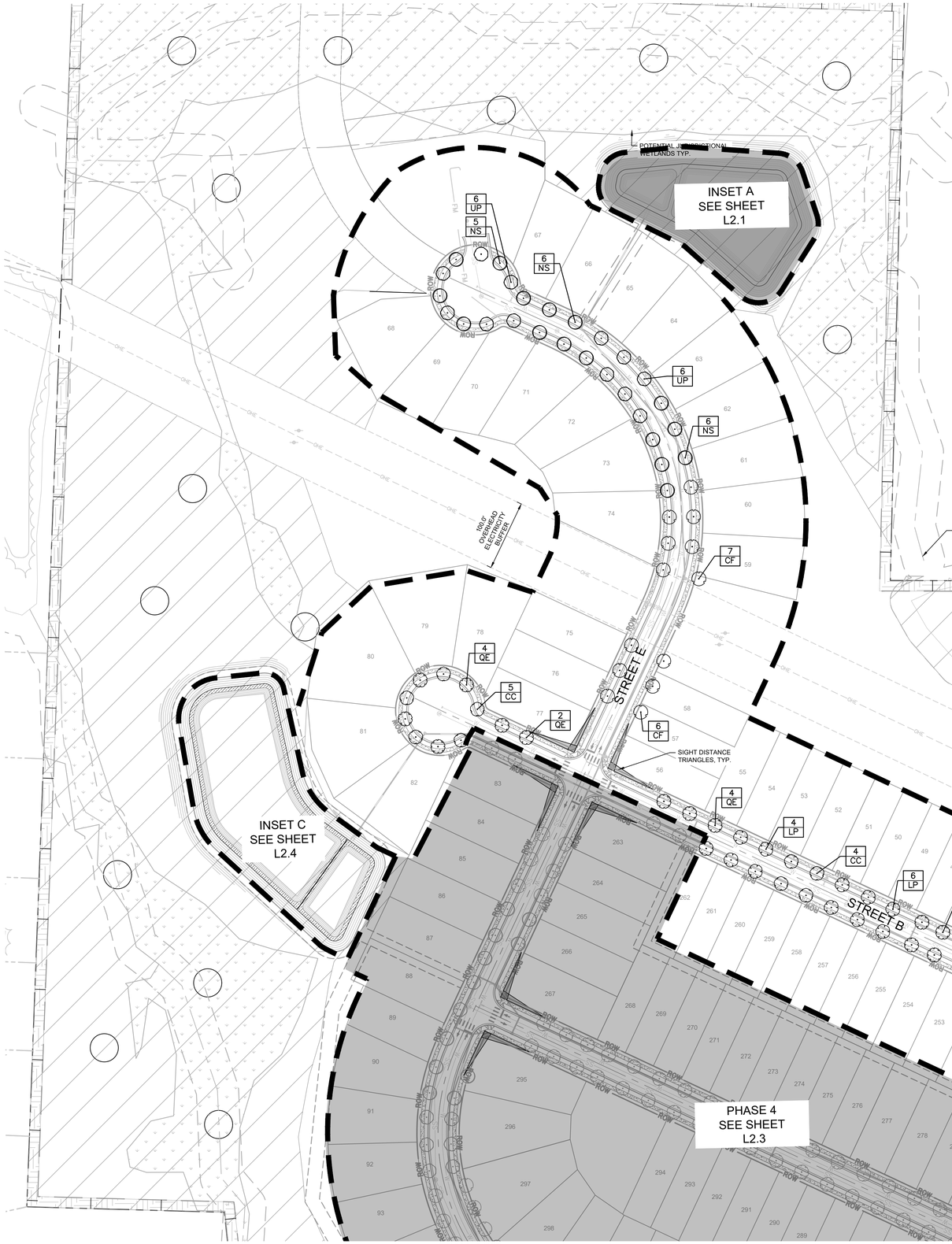
ELLIOTT FARM

PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
L2.1

Plotted By: Will Kotis Sheet Set: ELLIOTT FARM Layout: L2.1 LANDSCAPE PLAN — PHASE 1 June 06, 2024 05:26:41pm K:\RAL_LDEV\012826054_ElliottFarm\08_CAD Files\Major Subdivision Plansheets\L2.2 LANDSCAPE PLAN PHASE 2.dwg
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KEY MAP
SCALE: 1" = 1000'

LANDSCAPE REQUIREMENTS & CALCULATIONS - PHASE 2
Town of Holly Springs UDO

AREA TO BE LANDSCAPED	CODE REQUIREMENT	SITE LOCATION	MEASUREMENT	EASEMENTS/UTILITIES	TOTAL QUANTITY REQUIRED			TOTAL QUANTITY PROVIDED	CODE SECTION
STREET TREES	1 TREE PER 30 LF - 45 LF	Road B	1,957 LF	0	MAX. 1,957	/30 LF	65 TREES	48 TREES	5.3.5
					MIN.	/45 LF	44 TREES		
		Road E	1,597 LF	100 LF	MAX. 1,497	/30 LF	50 TREES	41 TREES	
					MIN.	/45 LF	34 TREES		
		TOTAL		MAX. TREES	115 TREES		TOTAL PROVIDED	89 TREES	
				MIN. TREES	78 TREES				

PLANT SCHEDULE - PHASE 2
Town of Holly Springs

LARGE DECIDUOUS	QUANTITY	% OF PLANTING	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
CC	16	18%	Carpinus caroliniana	American Hornbeam	B&B	2.5" MIN.	
CF	13	15%	Cornus florida	Flowering Dogwood	B&B	2.5" MIN.	
LP	18	20%	Lagerstroemia indica 'Powhatan'	Powhatan Crape Myrtle	B&B	2.5" MIN.	SINGLE STEM
NS	16	18%	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	B&B	2.5" MIN.	
QE	14	16%	Quercus phellos 'QPSTA'	Hightower® Willow Oak	B&B	2.5" MIN.	
UP	12	13%	Ulmus parvifolia	Lacebark Elm	B&B	2.5" MIN.	
TOTAL:	89	100%					

ROADS - PHASE 2

ROAD B	16	33%	Carpinus caroliniana
	18	38%	Lagerstroemia indica 'Powhatan'
	14	29%	Quercus phellos 'QPSTA'
TOTAL:	48	100%	
ROAD E	13	32%	Cornus florida
	16	39%	Nyssa sylvatica 'Wildfire'
	12	29%	Ulmus parvifolia
TOTAL:	41	100%	

NOTES

1. WETLAND AND STREAM IMPACTS ARE ANTICIPATED AND WILL REMAIN UNDER 0.5 ACRES IN ORDER TO QUALIFY FOR NATIONWIDE PERMIT
2. OPEN SPACE AREAS ARE CONCEPTUAL AND WILL BE FINALIZED DURING DETAILED DESIGN
3. ALL TREES LOCATED WITHIN A SITE DISTANCE TRIANGLE SHALL BE LIMBED UP AND MAINTAINED 8' MIN ABOVE FINISHED GRADE TO PROVIDE CLEAR SITE LINES.
4. THIS PLAN IS INTENDED FOR LANDSCAPE INSTALLATION REFERENCE ONLY. FOR SITE IMPROVEMENTS, SEE CIVIL SHEETS.
5. UTILITIES ON THIS SHEET ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
6. SEE SHEET L2.0 FOR LANDSCAPE NOTES AND DETAILS.
7. EXISTING VEGETATION SHALL BE USED TO SATISFY THE TYPE A BUFFER REQUIREMENT WHENEVER POSSIBLE.
8. SEE SHEET C5.0 FOR PRELIMINARY OPEN SPACE & TREE PRESERVATION LOCATIONS AND CALCULATIONS
9. ALL STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE UDO. DEVIATION IN QUANTITY AND LOCATION DUE TO REQUIRED UTILITY SERVICES, LIGHTING, SIGHT TRIANGLES, OR ANY OTHER REQUIRED SITE ELEMENTS WILL BE DETERMINED AT SITE CONSTRUCTION DRAWING LEVEL AND WILL BE COORDINATED WITH PLANNING STAFF IN AN EFFORT TO MEET THE INTENT OF THE UDO.
10. ALL DETACHED RESIDENTIAL LOTS WILL INCLUDE 1 TREE PER 5,000 SF OF LOT AREA. TREES WILL BE SIZED ACCORDING TO TABLE 5.6-1.
11. MINIMUM FOUNDATION LANDSCAPING SHALL BE PROVIDED FOR EACH HOME. DETAILS WILL BE PROVIDED DURING CONSTRUCTION DRAWINGS.

GRAPHIC SCALE IN FEET
0 40 80 160

NORTH

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

STRUCTURES, UTILITIES, ADJOINING PROPERTY LINES AND NATURAL FEATURES 200' BEYOND PROPERTY LINE BASED OFF AERIAL.

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

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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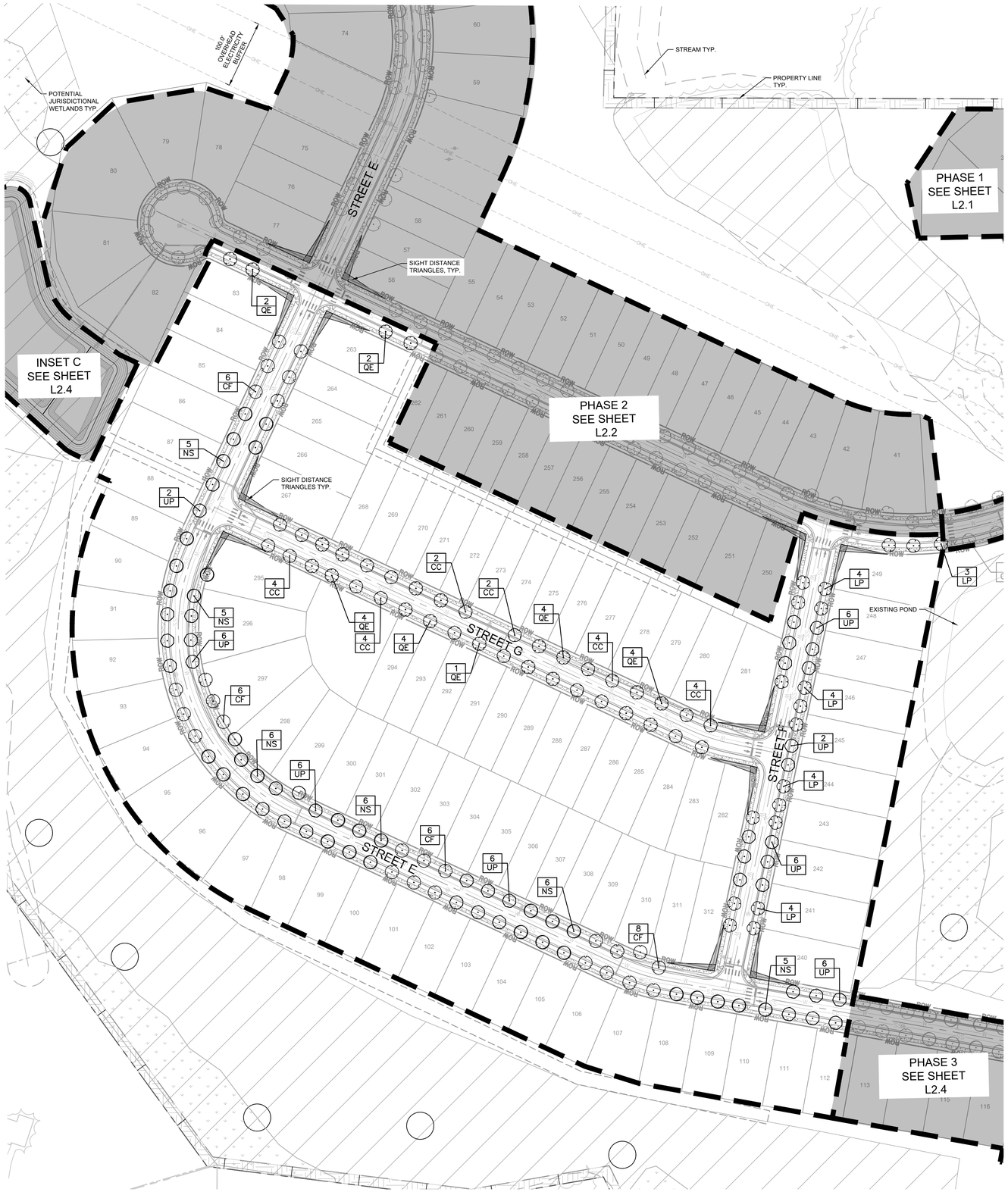
KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY AMJ
DRAWN BY AMJ
CHECKED BY EGM

LANDSCAPE PLAN PHASE 2

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
L2.2

Plotted By:Will, Katie Sheet Set:ELLIOTT FARM Layout:L2.2 LANDSCAPE PLAN PHASE 2 June 06, 2024 05:27:08pm K:\RAL_LDEV\012826054_Elliott Farm\DB_CAD Files\Major Subdivision Plansheets\L2.2 LANDSCAPE PLAN PHASE 2.dwg
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KEY MAP
SCALE: 1" = 1000'

PLANT SCHEDULE - PHASE 4
Town of Holly Springs

LARGE DECIDUOUS	QUANTITY	% OF PLANTING	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
CC	20	13%	Carpinus caroliniana	American Hornbeam	B&B	2.5" MIN.	
CF	26	16%	Cornus florida	Flowering Dogwood	B&B	2.5" MIN.	
LP	19	12%	Lagerstroemia indica 'Powhatan'	Powhatan Crape Myrtle	B&B	2.5" MIN.	SINGLE STEM
NS	33	21%	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	B&B	2.5" MIN.	
QE	21	13%	Quercus phellos 'QPSTA'	Hightower® Willow Oak	B&B	2.5" MIN.	
UP	40	25%	Ulmus parvifolia	Lacebark Elm	B&B	2.5" MIN.	
TOTAL:	*159*	*100%*					

ROADS - PHASE 4			
ROAD B	3	43%	Lagerstroemia indica 'Powhatan'
	4	57%	Quercus phellos 'QPSTA'
TOTAL:	*7*	*100%*	
ROAD E	26	30%	Cornus florida
	34	40%	Nyssa sylvatica 'Wildfire'
	26	30%	Ulmus parvifolia
TOTAL:	*86*	*100%*	
ROAD F	16	53%	Lagerstroemia indica 'Powhatan'
	14	47%	Ulmus parvifolia
TOTAL:	*30*	*100%*	
ROAD G	20	54%	Carpinus caroliniana
	17	46%	Quercus phellos 'QPSTA'
TOTAL:	*37*	*100%*	

LANDSCAPE REQUIREMENTS & CALCULATIONS - PHASE 4
Town of Holly Springs UDO

AREA TO BE LANDSCAPED	CODE REQUIREMENT	SITE LOCATION	MEASUREMENT	EASEMENTS/UTILITIES	TOTAL QUANTITY REQUIRED				TOTAL QUANTITY PROVIDED	CODE SECTION
STREET TREES	1 TREE PER 30 LF - 45 LF	Road B	409 LF	0	MAX. / MIN.	409	/30 LF / /45 LF	14 TREES 10 TREES	7 TREES	5.3.5
		Road E	3,303 LF	0	MAX. / MIN.	3,303	/30 LF / /45 LF	111 TREES 74 TREES	86 TREES	
		Road F	1,183 LF	0	MAX. / MIN.	1,183	/30 LF / /45 LF	40 TREES 27 TREES	30 TREES	
		Road G	1,662 LF	0	MAX. / MIN.	1,662	/30 LF / /45 LF	56 TREES 37 TREES	37 TREES	
		TOTAL		MAX. TREES	221 TREES		TOTAL PROVIDED		160 TREES	
				MIN. TREES	*148 TREES*					

NOTES

1. WETLAND AND STREAM IMPACTS ARE ANTICIPATED AND WILL REMAIN UNDER 0.5 ACRES IN ORDER TO QUALIFY FOR NATIONWIDE PERMIT
2. OPEN SPACE AREAS ARE CONCEPTUAL AND WILL BE FINALIZED DURING DETAILED DESIGN
3. ALL TREES LOCATED WITHIN A SITE DISTANCE TRIANGLE SHALL BE LIMBED UP AND MAINTAINED 8' MIN ABOVE FINISHED GRADE TO PROVIDE CLEAR SITE LINES.
4. THIS PLAN IS INTENDED FOR LANDSCAPE INSTALLATION REFERENCE ONLY. FOR SITE IMPROVEMENTS, SEE CIVIL SHEETS.
5. UTILITIES ON THIS SHEET ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
6. SEE SHEET L2.0 FOR LANDSCAPE NOTES AND DETAILS
7. EXISTING VEGETATION SHALL BE USED TO SATISFY THE TYPE A BUFFER REQUIREMENT WHENEVER POSSIBLE.
8. SEE SHEET C5.0 FOR PRELIMINARY OPEN SPACE & TREE PRESERVATION LOCATIONS AND CALCULATIONS
9. ALL STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE UDO. DEVIATION IN QUANTITY AND LOCATION DUE TO REQUIRED UTILITY SERVICES, LIGHTING, SIGHT TRIANGLES, OR ANY OTHER REQUIRED SITE ELEMENTS WILL BE DETERMINED AT SITE CONSTRUCTION DRAWING LEVEL AND WILL BE COORDINATED WITH PLANNING STAFF IN AN EFFORT TO MEET THE INTENT OF THE UDO.
10. ALL DETACHED RESIDENTIAL LOTS WILL INCLUDE 1 TREE PER 5,000 SF OF LOT AREA. TREES WILL BE SIZED ACCORDING TO TABLE 5.6-1.
11. MINIMUM FOUNDATION LANDSCAPING SHALL BE PROVIDED FOR EACH HOME. DETAILS WILL BE PROVIDED DURING CONSTRUCTION DRAWINGS.

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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##-0102

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KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY AMJ
DRAWN BY AMJ
CHECKED BY ECM

LANDSCAPE PLAN PHASE 4

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
L2.3

Plotted By: Will Kotis Sheet Set: ELLIOTT FARM Layout: L2.3 LANDSCAPE PLAN — PHASE 4 June 06, 2024 05:27:31pm K:\RAL_LGE\V\012826054_Elliott Farm\06_CAD Files\Major Subdivision Plansheets\V2.2 LANDSCAPE PLAN PHASE 2.dwg
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LANDSCAPE REQUIREMENTS & CALCULATIONS - PHASE 3

Town of Holly Springs UDO

AREA TO BE LANDSCAPED	CODE REQUIREMENT	SITE LOCATION	MEASUREMENT	EASEMENTS/UTILITIES		TOTAL QUANTITY REQUIRED		TOTAL QUANTITY PROVIDED	CODE SECTION
STREET TREES	1 TREE PER 30 LF - 45 LF	Road A	**1,136 LF**	**100 LF**	*MAX.* / *MIN.*	*1,036*	*/30 LF* / */45 LF* = 35 TREES / 24 TREES	**19 TREES**	*5.3.5*
		Road D	**2,060 LF**	**20 LF**	*MAX.* / *MIN.*	*2,040*	*/30 LF* / */45 LF* = 69 TREES / 46 TREES	**48 TREES**	
		Road E	**2,663 LF**	**0**	*MAX.* / *MIN.*	*2,663*	*/30 LF* / */45 LF* = 89 TREES / 60 TREES	**67 TREES**	
		TOTAL		*MAX. TREES*		*193 TREES*	**TOTAL PROVIDED**	**134 TREES**	
				MIN. TREES		*130 TREES*			

NOTE: TREES PLACED ELSEWHERE ALONG ROAD A.

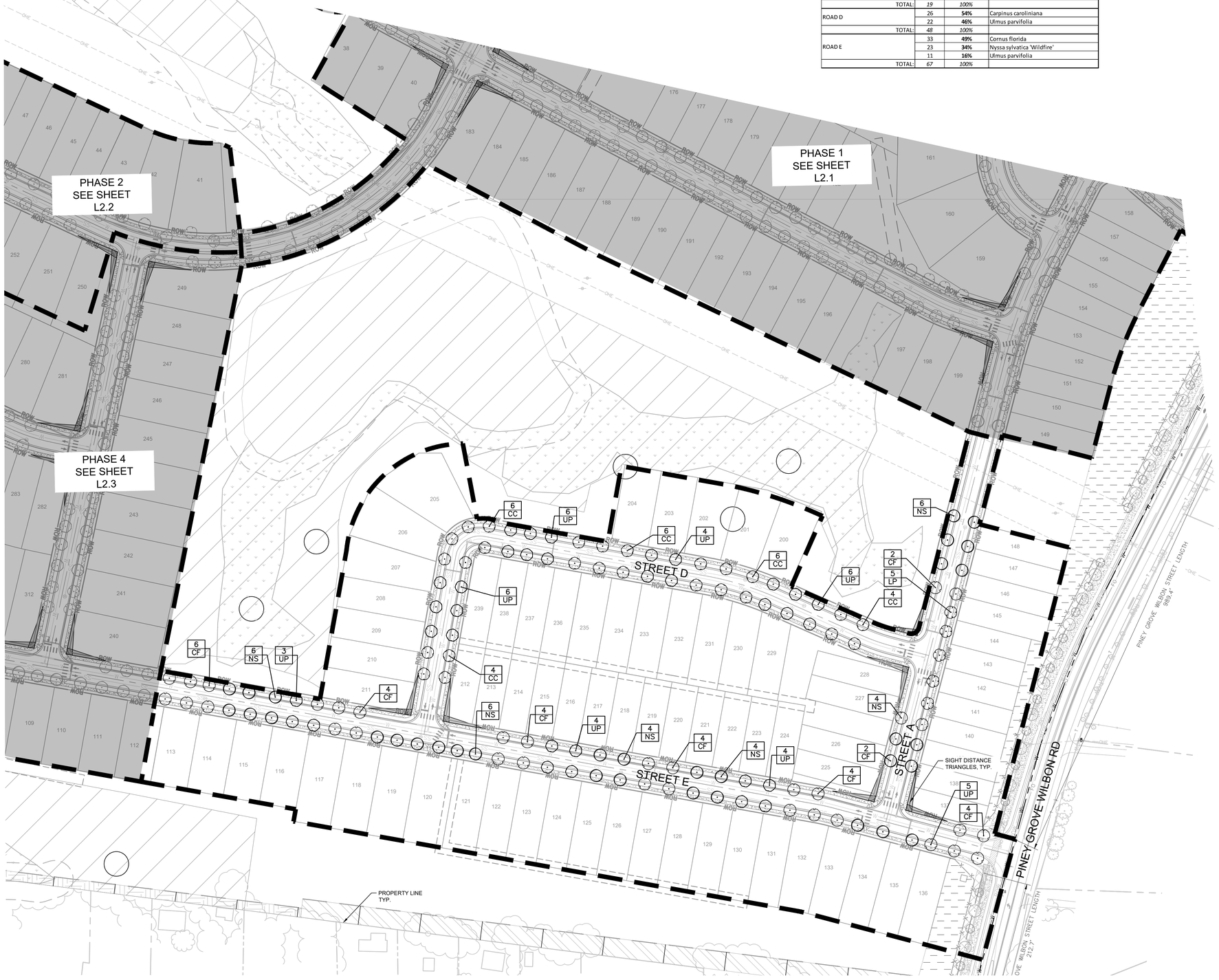
PLANT SCHEDULE - PHASE 3

Town of Holly Springs

LARGE DECIDUOUS	QUANTITY	% OF PLANTING	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
CC	26	**20%**	Carpinus caroliniana	American Hornbeam	B&B	2.5" MIN.	
CF	33	**25%**	Cornus florida	Flowering Dogwood	B&B	2.5" MIN.	
LP	5	**4%**	Lagerstroemia indica 'Powhatan'	Powhatan Crape Myrtle	B&B	2.5" MIN.	SINGLE STEM
NS	33	**25%**	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	B&B	2.5" MIN.	
UP	33	**25%**	Ulmus parvifolia	Lacebark Elm	B&B	2.5" MIN.	
TOTAL:	*130*	*100%*					

ROADS - PHASE 3

ROAD A	4	**21%**	Cornus florida
	5	**26%**	Lagerstroemia indica 'Powhatan'
	10	**53%**	Nyssa sylvatica 'Wildfire'
TOTAL:	*19*	*100%*	
ROAD D	26	**54%**	Carpinus caroliniana
	22	**46%**	Ulmus parvifolia
TOTAL:	*48*	*100%*	
ROAD E	33	**49%**	Cornus florida
	23	**34%**	Nyssa sylvatica 'Wildfire'
	11	**16%**	Ulmus parvifolia
TOTAL:	*67*	*100%*	





KEY MAP

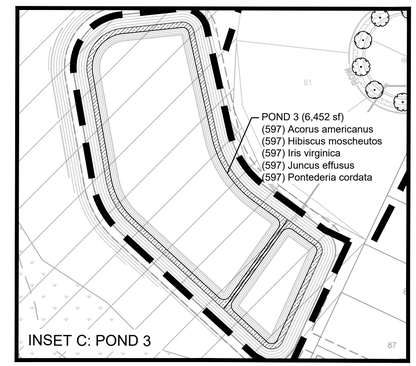
SCALE: 1" = 1000'

NOTES

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POND PLANT SCHEDULE - PHASE 3

POND 3	6,452 sf	
Acorus americanus / Sweet Flag	597	#1 Cont., 18" O.C.
Hibiscus moscheutos / Rose Mallow	597	#1 Cont., 18" O.C.
Iris virginica / Blue Flag Iris	597	#1 Cont., 18" O.C.
Juncus effusus / Soft Rush	597	#1 Cont., 18" O.C.
Pontederia cordata / Pickerel Weed	597	#1 Cont., 18" O.C.



NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY AMJ
DRAWN BY AMJ
CHECKED BY ECM

LANDSCAPE PLAN PHASE 3

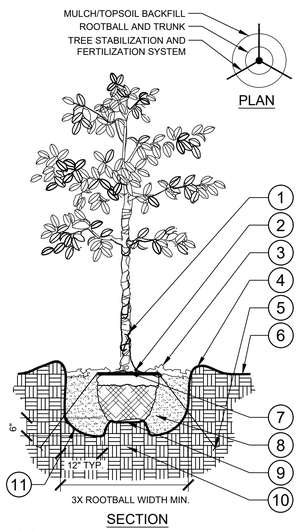
ELLIOTT FARM

PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
L2.4

Plotted By:Will Kotte Sheet Set:ELLIOTT FARM Layout:L2.4 LANDSCAPE PLAN - PHASE 3 June 06, 2024 05:27:53pm K:\RAL_LDEV\012826054_Elliott Farm\CB-CAD Files\Major Subdivision Plansheets\L2.2 LANDSCAPE PLAN PHASE 2.dwg
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1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
4. 4" HIGH BERM, FIRMLY COMPACTED.
5. TERRA TOGGLE EARTH ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.

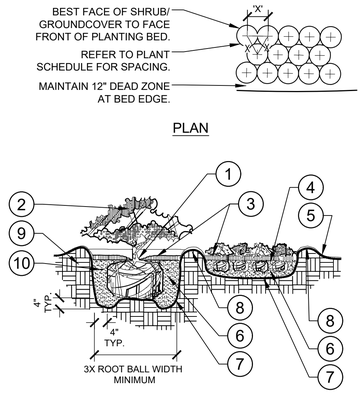
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

1 TREE PLANTING
L2.0 SECTION / PLAN NTS



1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MULCH LAYER AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY OF PLANTING PIT SIDES AND BOTTOM.
8. 4" HIGH BERM FIRMLY COMPACTED.
9. UNDISTURBED NATIVE SOIL.
10. FERTILIZER TABLETS (MAX 3" DEEP)

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

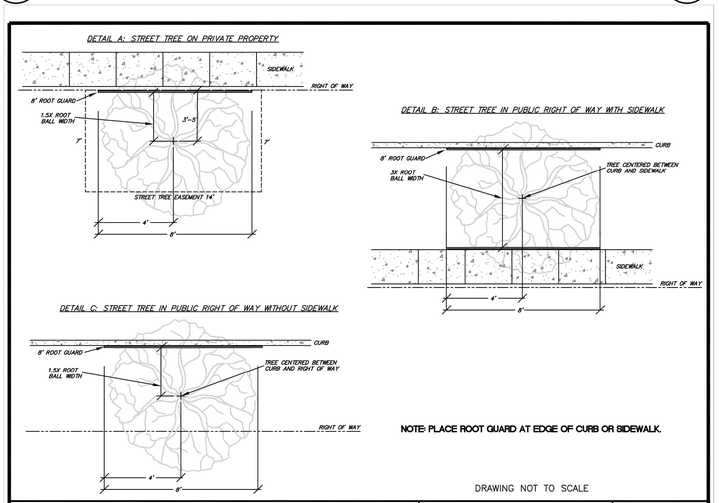
C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

2 SHRUB/GROUNDCOVER PLANTING
L2.0 SECTION / PLAN NTS

ROADS OVERALL				
ROAD A		28	40%	Cornus florida
		11	16%	Lagerstroemia indica 'Powhatan'
		31	44%	Nyssa sylvatica 'Wildfire'
	TOTAL:	*70*	*100%*	
ROAD B		41	33%	Carpinus caroliniana
		41	33%	Lagerstroemia indica 'Powhatan'
		43	34%	Quercus phellos 'QPSTA'
	TOTAL:	*125*	*100%*	
ROAD C		31	49%	Lagerstroemia indica 'Powhatan'
		32	51%	Ulmus parvifolia
	TOTAL:	63	100%	
ROAD D		26	54%	Carpinus caroliniana
		22	46%	Ulmus parvifolia
	TOTAL:	*48*	*100%*	
ROAD E		72	37%	Cornus florida
		73	38%	Nyssa sylvatica 'Wildfire'
		49	25%	Ulmus parvifolia
	TOTAL:	*194*	*100%*	
ROAD F		16	53%	Lagerstroemia indica 'Powhatan'
		14	47%	Ulmus parvifolia
	TOTAL:	*30*	*100%*	
ROAD G		20	54%	Carpinus caroliniana
		17	46%	Quercus phellos 'QPSTA'
	TOTAL:	*37*	*100%*	

GENERAL LANDSCAPE NOTES:

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
3. ALL TREES MUST HAVE A STRAIGHT TRUNK AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL TREES LOCATED WITHIN VEHICLE SIGHT TRIANGLES SHALL BE BRANCHED MIN. 8' (MEASURED FROM ADJACENT PROJECTED CURB LINE ELEVATION) PER ANSI Z60.1 STANDARDS FOR HEIGHT OF BRANCHING - STREET TREES.
7. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED. MULCH TO BE 3 INCHES OF DOUBLE SHREDDED HARDWOOD DESIGNER MULCH IN DARK BROWN OR OWNER PREFERENCE.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION. CONTRACTOR IS ALSO RESPONSIBLE FOR COORDINATING ALL UTILITY ADJUSTMENTS WITH FINAL FINISH GRADE. ALL UTILITIES SHALL SIT FLUSH WITH FINISH GRADES (BOTH PAVED AND LANDSCAPED SURFACES).
9. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. ANY DISCREPANCIES BETWEEN QUANTITIES ON PLAN AND PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT LANDSCAPE ARCHITECT AND ANY FIELD ADJUSTMENTS OR QUANTITY ADJUSTMENTS MUST BE AUTHORIZED PRIOR TO PLANTING.
10. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, WEEDING, FERTILIZING, ETC.) OF THE PLANTING AREAS AND LAWN UNTIL SUBSTANTIAL COMPLETION.
11. THE CONTRACTOR SHALL COMPLETELY WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE WARRANTEE PERIOD.
12. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION. CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT A MINIMUM OF ONE(1) WEEK IN ADVANCE TO SCHEDULE STAKING.
13. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
14. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO SUBSTANTIAL COMPLETION OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE MEETING ALL PLANT SCHEDULE SPECIFICATIONS.
15. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
16. ALL SHRUB, GROUND COVER AND PERENNIAL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH DOUBLE SHREDDED HARDWOOD DESIGNER MULCH IN DARK BROWN OR OWNER PREFERENCE TO A DEPTH OF THREE (3) INCHES. ANY EXISTING LANDSCAPE BEDS THAT ARE DISTURBED MUST BE MULCHED TO MATCH EXISTING MULCH FOUND WITHIN LANDSCAPE BED.
17. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
18. SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
19. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
20. THE TOP OF ALL ROOT BALLS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE, AS BORN TO PREVIOUS GRADE AND GROWING CONDITIONS.
21. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING TREES AND SHRUBS THAT WILL MEET BOTH MINIMUM SIZE AND SPACING FOR TREE AND THE TOWN OF HOLLY SPRINGS UNIFIED DEVELOPMENT ORDINANCE (UDO). FAILURE TO INSTALL PLANT MATERIAL PER THIS PLAN WILL JEOPARDIZE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING INSPECTIONS OF PLANT MATERIAL.
23. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES & ORDINANCES REGARDING LANDSCAPING. GENERAL CONTRACTOR IS TO CLEAN THE ENTIRE SITE OF ALL CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.
24. THE CONTRACTOR SHALL INSTALL NON-WOVEN GEOTEXTILE UNDER PLANTING BED MULCH IN ALL LANDSCAPE BEDS TO PREVENT WEED GROWTH.
25. NO PLANT SUBSTITUTIONS ARE PERMITTED WITHOUT APPROVAL OF THE TOWN OF HOLLY SPRINGS AND THE PROJECT LANDSCAPE ARCHITECT.



3 STANDARD TOOT GUARD INSTALLATION
L2.0 PLAN

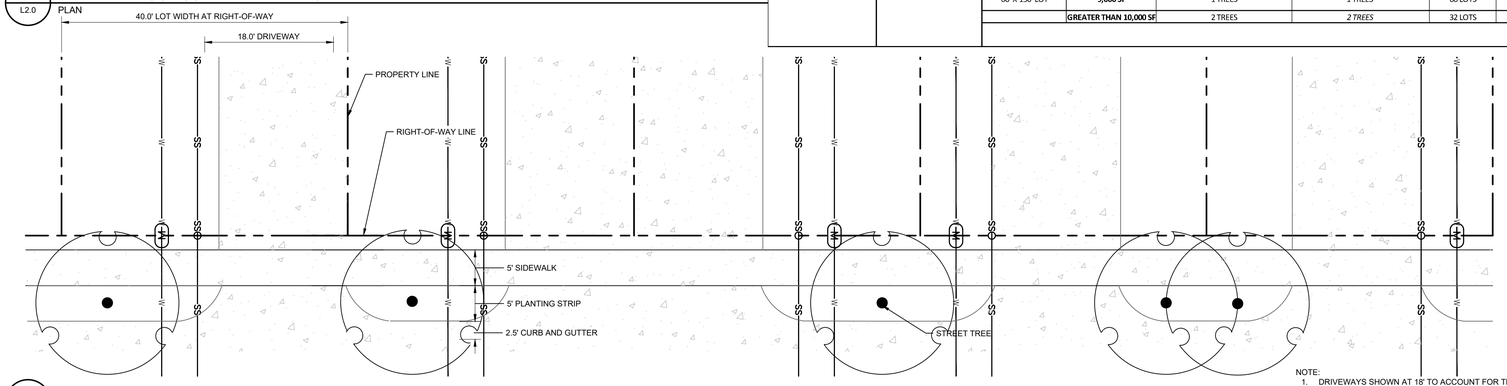
OVERALL PLANT SCHEDULE							
Town of Holly Springs							
LARGE DECIDUOUS	**QUANTITY**	**% OF PLANTING**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**REMARKS**
AB	31	3%	Acer buergerianum	Trident Maple	B&B	2.5" MIN.	
AR	54	5%	Acer rubrum 'October Glory'	October Glory Red Maple	B&B	2.5" MIN.	
AS	53	5%	Acer saccharum	Sugar Maple	B&B	2.5" MIN.	
CC	87	9%	Carpinus caroliniana	American Hornbeam	B&B	2.5" MIN.	
CF	100	10%	Cornus florida	Flowering Dogwood	B&B	2.5" MIN.	
CO	52	5%	Carya ovata	Shagbark Hickory	B&B	2.5" MIN.	
LP	99	10%	Lagerstroemia indica 'Powhatan'	Powhatan Crape Myrtle	B&B	2.5" MIN.	SINGLE STEM
NS	168	17%	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	B&B	2.5" MIN.	
MG	66	7%	Magnolia grandiflora	Southern Magnolia	B&B	2.5" MIN.	
QA	66	7%	Quercus alba	White Oak	B&B	2.5" MIN.	
QE	60	6%	Quercus phellos 'QPSTA'	Hightower® Willow Oak	B&B	2.5" MIN.	
QR	64	6%	Quercus rubra	Red Oak	B&B	2.5" MIN.	
QU	53	5%	Quercus pallustris	Pin Oak	B&B	2.5" MIN.	
TC	65	7%	Tilia cordata	Little Leaf Linden	B&B	2.5" MIN.	
UP	117	12%	Ulmus parvifolia	Lacebark Elm	B&B	2.5" MIN.	
SMALL DECIDUOUS	**QUANTITY**	**% OF PLANTING**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**REMARKS**
LB	33	3%	Lagerstroemia indica 'Biloxi'	Biloxi Crape Myrtle	B&B	1.5" CAL. MIN.	SINGLE STEM
TOTAL:	*997*	*100%*					
SHRUBS	**QUANTITY**	**% OF PLANTING**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**HT**	**REMARKS**
CA	147	50%	Clethra alnifolia	Summersweet	CONT	24" HT. MIN.	
KL	147	50%	Kalmia latifolia	Mountain Laurel	CONT	24" HT. MIN.	
IV	148	50%	Itea virginica	Virginia Sweetspire	CONT	24" HT. MIN.	
MC	148	50%	Myrics cerifera 'Don's Dwarf'	Don's Dwarf Wax Myrtle	CONT	24" HT. MIN.	
VD	147	50%	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	CONT	24" HT. MIN.	
TOTAL:	*295*	*100%*					

NOTE: THIS CHART ONLY INCLUDES STREET TREES, BUFFER PLANTINGS, AND LOT TREES; FOUNDATION PLANTINGS ARE TO BE DETERMINED AFTER PLOT CHOICES.

LANDSCAPE REQUIREMENTS & CALCULATIONS - LOT TREES

Town of Holly Springs UDO

AREA TO BE LANDSCAPED	CODE REQUIREMENT	LOT TYPE	AREA (SF)	TOTAL QUANTITY REQUIRED PER LOT	TOTAL QUANTITY PROVIDED PER LOT	NUMBER OF LOTS	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED	CODE SECTION
LOT TREES	1 TREE PER 5,000 SF	40' X 150' LOT	**6,000 SF**	1 TREES	*1 TREES*	24 LOTS	24 TREES	**24 TREES**	*5.2.2 - F*
		44' X 150' LOT	**6,600 SF**	1 TREES	*1 TREES*	78 LOTS	78 TREES	**78 TREES**	
		50' X 150' LOT	**7,500 SF**	1 TREES	*1 TREES*	83 LOTS	83 TREES	**93 TREES**	
			GREATER THAN 10,000 SF	2 TREES	*2 TREES*	5 LOTS	10 TREES		
		60' X 150' LOT	**9,000 SF**	1 TREES	*1 TREES*	66 LOTS	66 TREES	**130 TREES**	
			GREATER THAN 10,000 SF	2 TREES	*2 TREES*	32 LOTS	64 TREES		
							TOTAL PROVIDED	**325 TREES**	



NOTE:
1. DRIVEWAYS SHOWN AT 18' TO ACCOUNT FOR THE PROPOSED 2-CAR GARAGES. MINIMUM DRIVEWAY WIDTH IS 12'.
2. DRIVEWAYS, STREET TREES, AND METERS ARE SHOWN IN VARIOUS CONFIGURATIONS FOR GRAPHICAL PRESENTATION ONLY. LOCATIONS ON THE LOT WILL BE DETERMINED AT CONSTRUCTION DRAWING SUBMITTAL AND WILL GENERALLY STAY CONSISTENT IN ONE LOCATION ON THE LOT.

4 LOT WIDTH EXHIBIT
L2.0 PLAN

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

STRUCTURES, UTILITIES, ADJOINING PROPERTY LINES AND NATURAL FEATURES 200' BEYOND PROPERTY LINE BASED OFF AERIAL.

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

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
##-0102

PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY AMJ
DRAWN BY AMJ
CHECKED BY EGM

LANDSCAPE DETAILS

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
L3.0

Plotted By: Will Katie Sheet Set: ELLIOTT FARM Layout: L3.0 LANDSCAPE DETAILS June 06, 2024 05:28:03pm K:\RAL_LDEV\012826054_Elliott Farm\VB_CAD Files\Vdgn\L2.0 LANDSCAPE PLAN PHASE 2.dwg
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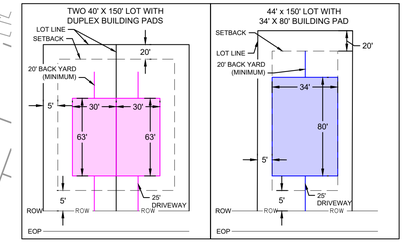


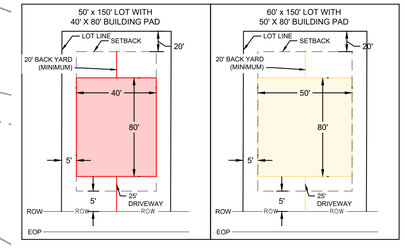
SITE LEGEND

- PROPERTY LINE
- STANDARD CURB AND GUTTER
- ROW — RIGHT OF WAY
- SETBACK
- WALKING TRAIL
- 30' X 63' DUPLEX BUILDING PADS
- 34' X 80' BUILDING PADS
- 40' X 80' BUILDING PADS
- 50' X 80' BUILDING PADS
- CONCRETE SIDEWALK
- TREE SAVE AREA
- JURISDICTIONAL WETLANDS
- JURISDICTIONAL PONDS

TYPICAL BUILDING PLACEMENT

N.T.S.





NOTE:
DRIVEWAY LOCATIONS FOR REFERENCE ONLY. FINAL DRIVEWAY PLACEMENT SHALL DEPEND ON PRODUCT SELECTION DURING CONSTRUCTION.

LANDSCAPE EXHIBIT SCHEDULE

	LOT TREE ALL NEW DETACHED RESIDENTIAL LOTS SHALL BE REQUIRED TO PLANT 1 TREE PER 5,000 SF OF LOT AREA. ALL TREES TO BE 2.5" CALIPER MINIMUM PER TABLE 5.6.1-A.	325
•	Magnolia grandiflora / Southern Magnolia	B&B, 2.5" MIN.
	Nyssa sylvatica 'Wildfire' / Wildfire Tupelo	B&B, 2.5" MIN.
	Quercus alba / White Oak	B&B, 2.5" MIN.
	Quercus rubra / Northern Red Oak	B&B, 2.5" MIN.
	Tilia cordata / Littleleaf Linden	B&B, 2.5" MIN.

NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

STRUCTURES, UTILITIES, ADJOINING PROPERTY LINES AND NATURAL FEATURES 200' BEYOND PROPERTY LINE BASED OFF AERIAL.

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

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
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1	PER TOWN COMMENTS	02/09/2024	JMC

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##-0102

PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLW

BUILDING & LANDSCAPE EXHIBIT

ELLIOTT FARM

PREPARED FOR
TOLL BROS INC.

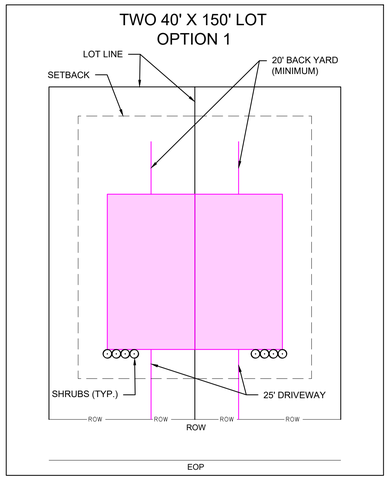
HOLLY SPRINGS NC

SHEET NUMBER
EX1.0

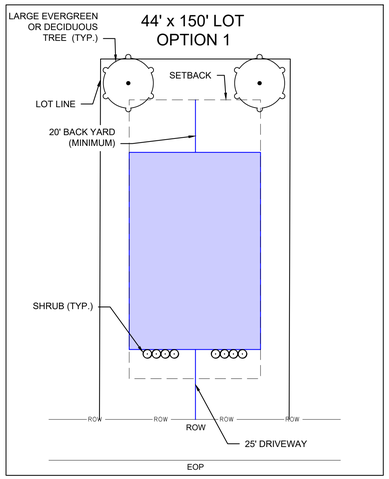
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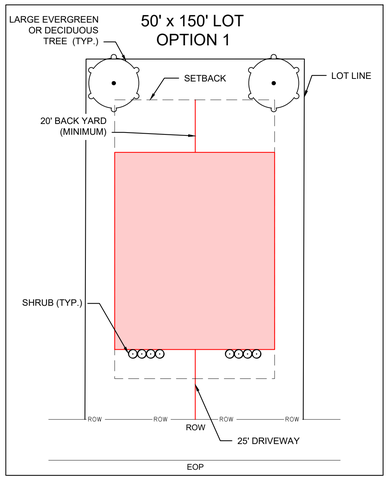
ATTACHED & DETACHED HOMES -
TYPICAL FOUNDATION & LOT TREE LANDSCAPING DETAIL

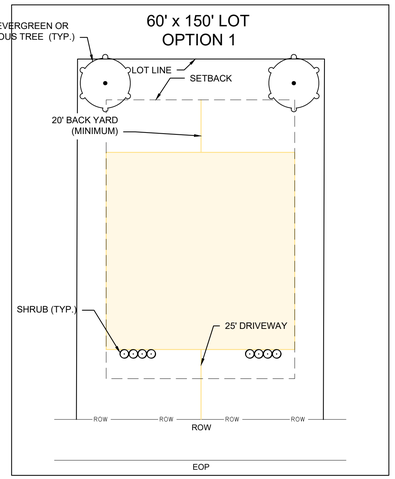
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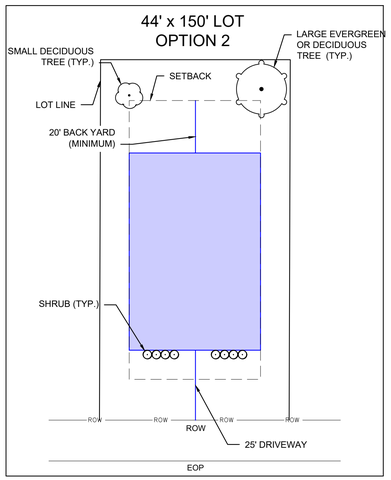


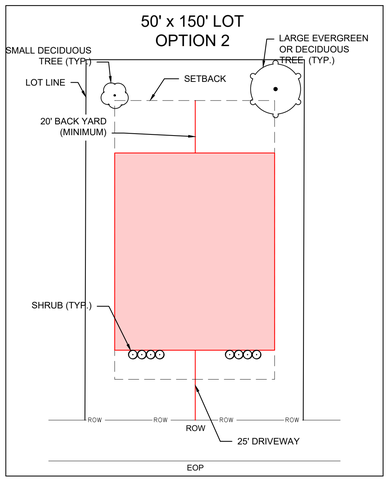
* NOTE: LOT TREES ARE NOT REQUIRED FOR ATTACHED DWELLINGS. *

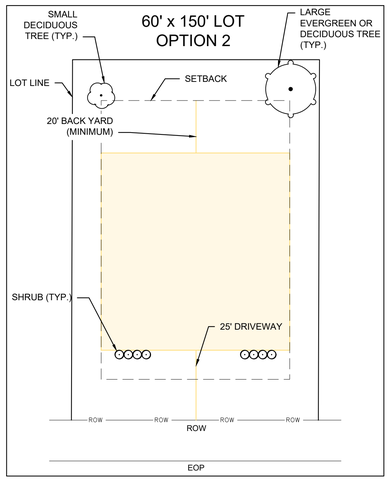


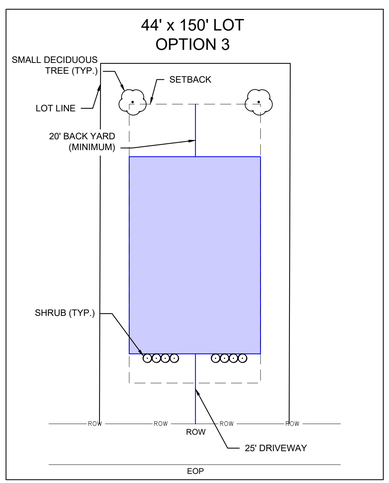


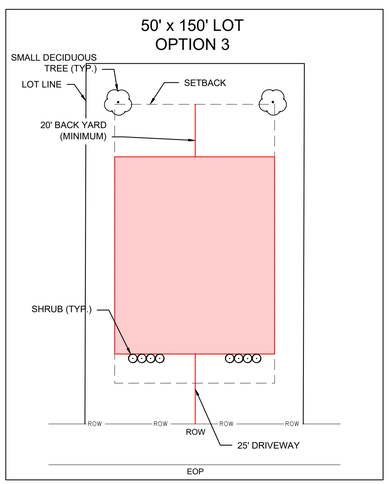


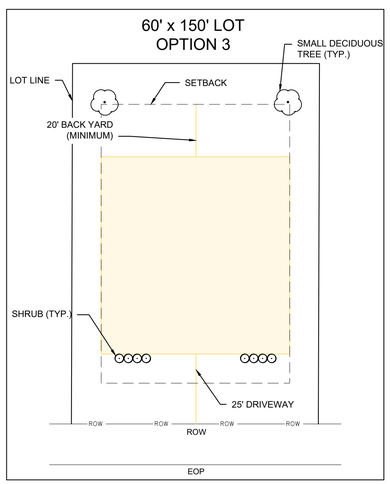












NOTES:

1. ALL DETACHED RESIDENTIAL LOTS SHALL BE REQUIRED TO PLANT 1 TREE PER 5,000 SF OF LOT AREA PER TOWN OF HOLLY SPRINGS UDO SECTION 5.2.2.F.
2. SHRUB SIZE AND SPACING TO MEET REQUIREMENTS OF TOWN OF HOLLY SPRINGS UDO TABLE 5.3.4-A.
3. PLANTING LOCATIONS AND SPECIES MAY VARY AND MAY BE FIELD ADJUSTED AS NECESSARY.
4. ALL PLANT MATERIAL TO BE INSTALLED SHALL BE ON THE TOWN OF HOLLY SPRINGS PREFERRED LANDSCAPE MANUAL.
5. SHRUB FOUNDATION LANDSCAPING SHALL BE LOCATED ADJACENT TO THE FRONT OF THE SINGLE FAMILY HOUSE AND MAY BE AGGREGATED ON BOTH SIDES OR ONE SIDE.
6. SHRUBS SHALL BE LOCATED WITHIN 12 FEET OF THE BUILDING FOUNDATION BUT NO CLOSER THAN 4 FEET MEASURED FROM CENTER OF SHRUB TO BUILDING.
7. TREES SHALL BE LOCATED MINIMUM 5 FEET FROM CONCRETE WALKS OR DRIVEWAYS AND A MINIMUM OF 10 FEET FROM BUILDING MEASURED FROM THE CENTER OF THE TREE TO THE BUILDING.
8. NO MORE THAN (5) SINGLE FAMILY ADJACENT HOMES SHALL HAVE THE SAME PLANTING OPTION TO ENSURE BIODIVERSITY IS MET.

PREFERRED PLANT SPECIES:

LARGE DECIDUOUS TREE SPECIES
(INSTALLED AT 2.5" CAL./8' HT. MIN.; 1 LARGE DECIDUOUS/75 LF OF BUILDING FRONTAGE)

- ACER BUERGERANUM - TRIDENT MAPLE
- ACER GRISEUM - PAPERBARK MAPLE
- ACER PALMATUM - JAPANESE MAPLE
- BETULA NIGRA - RIVER BIRCH
- QUERCUS ALBA - WHITE OAK
- QUERCUS LYRATA - OVERCUP OAK
- QUERCUS NIGRA - WATER OAK
- QUERCUS PHELLOS - WILLOW OAK

SMALL DECIDUOUS TREE SPECIES
(INSTALLED AT 1.5" CAL./8' HT MIN.; 2 SMALL DECIDUOUS/75 LF OF BUILDING FRONTAGE)

- AMELANCHIER SPP. - SERVICE-BERRY CULTIVARS
- CERCIS CANADENSIS - REDBUD
- CHIOANTHUS VIRGINICUS - FRINGETREE
- CORNUS KOUSA - KOUSA DOGWOOD
- CRATAEGUS PHAENOPYRUM - WASHINGTON HAWTHORNE
- PRUNUS X YEDOENSIS - AKEBONO CHERRY

SMALL SHRUB SPECIES
(INSTALLED AT 18" HT. MIN.; 3 SMALL SHRUBS/5 LF OF BUILDING FRONTAGE)

- ABELIA X GRANDIFLORA - ABELIA CULTIVARS
- BUXUS SP. - BOXWOOD SPECIES
- HYDRANGEA SP. - HYDRANGEA SPECIES
- ILEX SP. - HOLLY SPECIES (CARISSA, GLABRA, YAUPON, ETC)
- PRUNUS LAUROCERASUS SPP. - ENGLISH LAUREL CULTIVARS
- RHAPHIOLEPSIS SPP. - INDIAN HAWTHORN CULTIVARS

No.	REVISIONS	DATE	BY
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#F-0102

PRELIMINARY
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KHA PROJECT 012826054
DATE 11/22/2023
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DESIGNED BY JMC
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CHECKED BY KLW

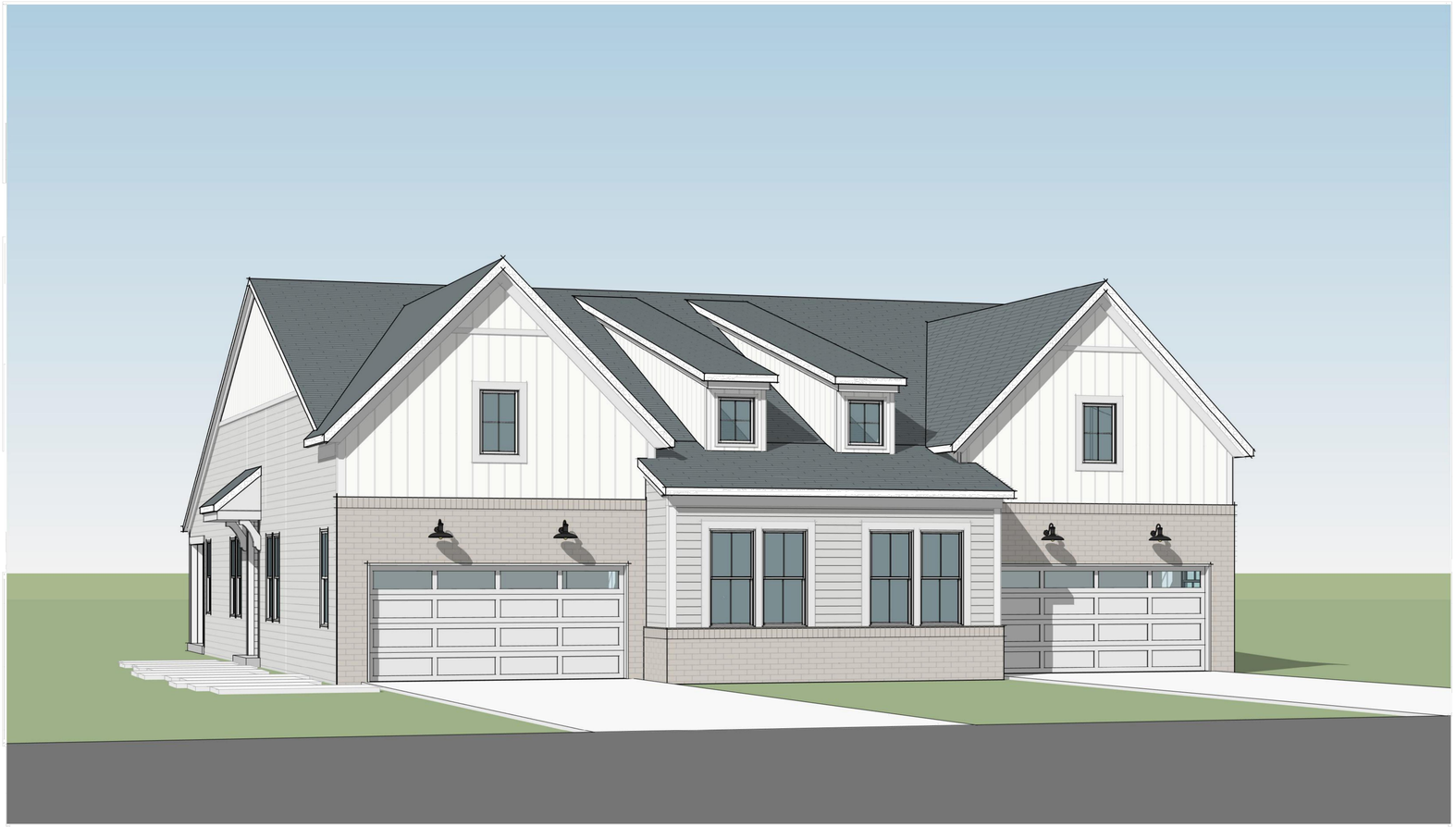
BUILDING & LANDSCAPE EXHIBIT

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
EX2.0

Plotted By: Will, Katie Sheet Set: ELLIOTT FARM Layout: EX2.0 BUILDING & LANDSCAPE EXHIBIT June 06, 2024 05:29:19pm K:\RAL_LDEV\012826054_Elliott Farm\V8_CAD Files\Major Subdivision Plansheets\EX1.0 BUILDING & LANDSCAPE EXHIBIT.dwg
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Plotted By:Cavalieri, Jessica Sheet Set:ELLIOTT FARM Layout:A1.0 DUPLEX ELEVATIONS May 16, 2024 06:53:49pm K:\RAL_LDEV\012826054_ElliottFarm\08-CAD Files\Major Subdivision Plansheets\A1.0 DUPLEX ELEVATIONS.dwg
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ELLIOTT FARM DUPLEX

NC DIVISION

ELEVATIONS

PROPOSED DUPLEX MODELS

5-16-2024

Toll Brothers

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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WWW.KIMLEY-HORN.COM
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PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLW

DUPLEX ELEVATIONS

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
A1.0

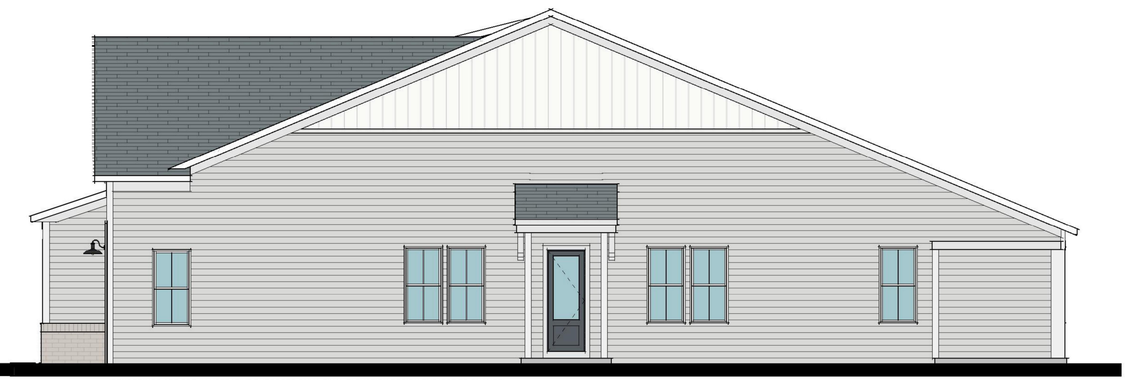
Masonry (Brick)	Mortar Color	Cementitious 'Base' Siding (Painted)	Pre-finished Trim (Windows / Corner Boards)	Accent Panel / Window Surround (Painted)	Front Door (Painted)	Fascia / Frieze / Soffit (Aluminum Wrap)	Painted Trim	Windows	Gutters & Downspouts	Pre-fab Metal Awning	Garage Door (CloPay)	Roof (Shingles)
Hamilton (General Shale)	White	Pearl Gray (Hardie)	Arctic White (Hardie)	Iron Gray (Hardie)	SW 7069 Iron Ore	Pure White	Pure White (SW 7005)	White	Black	Black	White	Charcoal

'CURRENT COLOR PALETTE IS PRELIMINARY AND SUBJECT TO CHANGE'



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FRONT ELEVATION



'RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL ELEVATION DESIGN SUBJECT TO CHANGE'

RIGHT SIDE ELEVATION



'RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL ELEVATION DESIGN SUBJECT TO CHANGE'

LEFT SIDE ELEVATION



'RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL ELEVATION DESIGN SUBJECT TO CHANGE'

REAR ELEVATION

ELLIOTT FARM DUPLEX

NC DIVISION

2D RENDERED ELEVATIONS

PROPOSED DUPLEX MODELS

5-16-2024

Toll Brothers

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLW

DUPLEX ELEVATIONS

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS N.C.

SHEET NUMBER
A1.1

Plotted By:Cavaleri, Jessica Sheet Set:ELLIOTT FARM Layout:A1.1 DUPLEX ELEVATIONS May 16, 2024 08:53:55pm K:\RAL_LDEV\012826054_ElliotFarm\V8_CAD Files\Major Subdivision Plansheets\A1.0 DUPLEX ELEVATIONS.dwg
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FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

ELLIOTT FARM DUPLEX

NC DIVISION

ELEVATIONS

PROPOSED DUPLEX MODELS

5-16-2024

Toll Brothers®

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY KLW

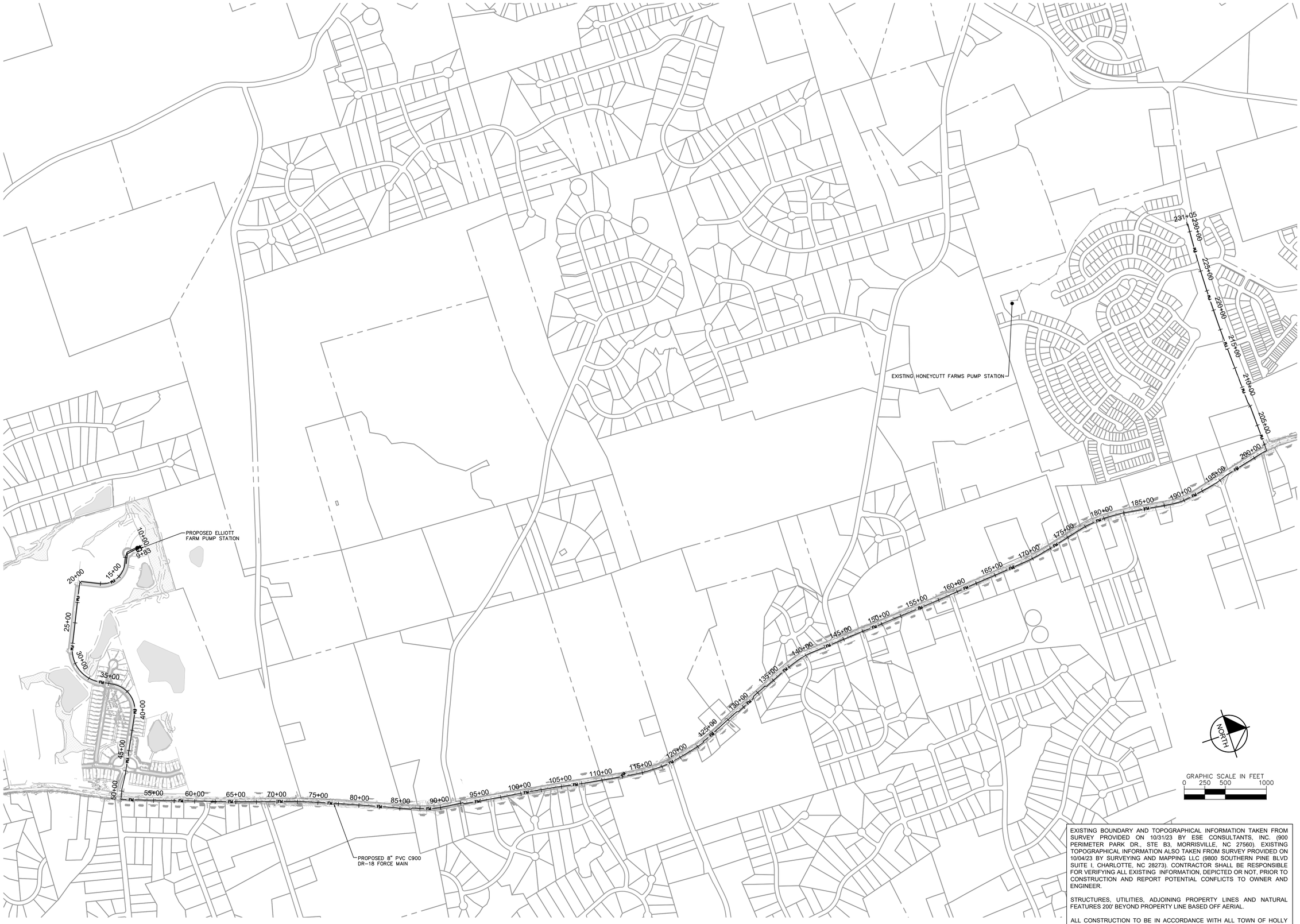
DUPLEX ELEVATIONS

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
A1.2

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STRUCTURES, UTILITIES, ADJOINING PROPERTY LINES AND NATURAL FEATURES 200' BEYOND PROPERTY LINE BASED OFF AERIAL.

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

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY DGB
DRAWN BY JZD
CHECKED BY ZGP

OVERALL FORCE MAIN PLAN

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

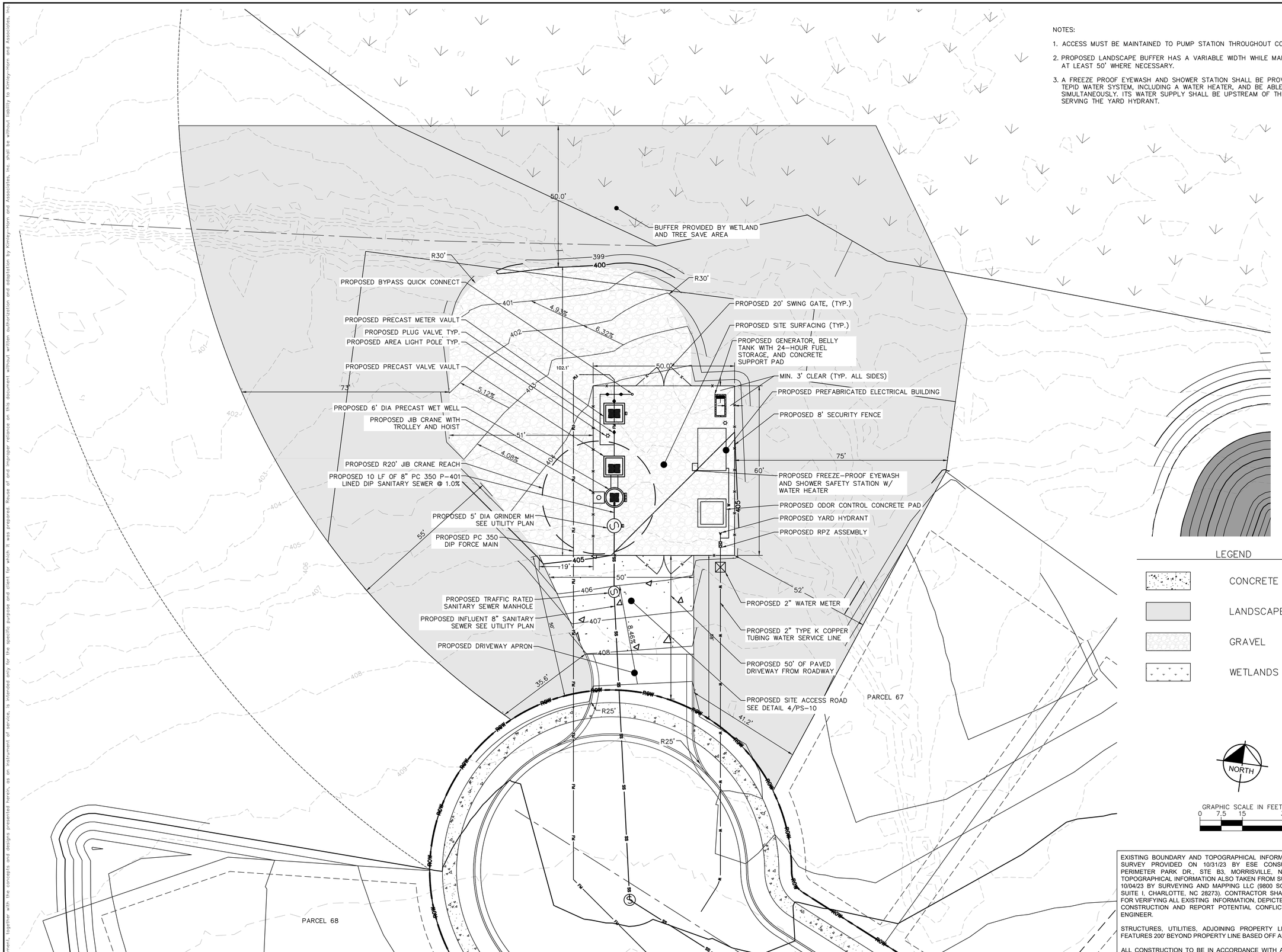
HOLLY SPRINGS NC

SHEET NUMBER
U0.0

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NOTES:

1. ACCESS MUST BE MAINTAINED TO PUMP STATION THROUGHOUT CONSTRUCTION.
2. PROPOSED LANDSCAPE BUFFER HAS A VARIABLE WIDTH WHILE MAINTAINING AT LEAST 50' WHERE NECESSARY.
3. A FREEZE PROOF EYEWASH AND SHOWER STATION SHALL BE PROVIDED WITH A TEPID WATER SYSTEM, INCLUDING A WATER HEATER, AND BE ABLE TO OPERATE SIMULTANEOUSLY. ITS WATER SUPPLY SHALL BE UPSTREAM OF THE RPZ SERVING THE YARD HYDRANT.



LEGEND

- CONCRETE
- LANDSCAPE BUFFER
- GRAVEL
- WETLANDS

NORTH

GRAPHIC SCALE IN FEET
0 7.5 15 30

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

STRUCTURES, UTILITIES, ADJOINING PROPERTY LINES AND NATURAL FEATURES 200' BEYOND PROPERTY LINE BASED OFF AERIAL.

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

No.	REVISIONS	DATE	BY
3	PER TOWN COMMENTS	06/03/2024	JZD
2	PER TOWN COMMENTS	05/17/2024	JZD
1	PER TOWN COMMENTS	04/12/2024	JZD

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PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 03/18/2024
SCALE AS SHOWN
DESIGNED BY DGB
DRAWN BY JZD
CHECKED BY ZGP

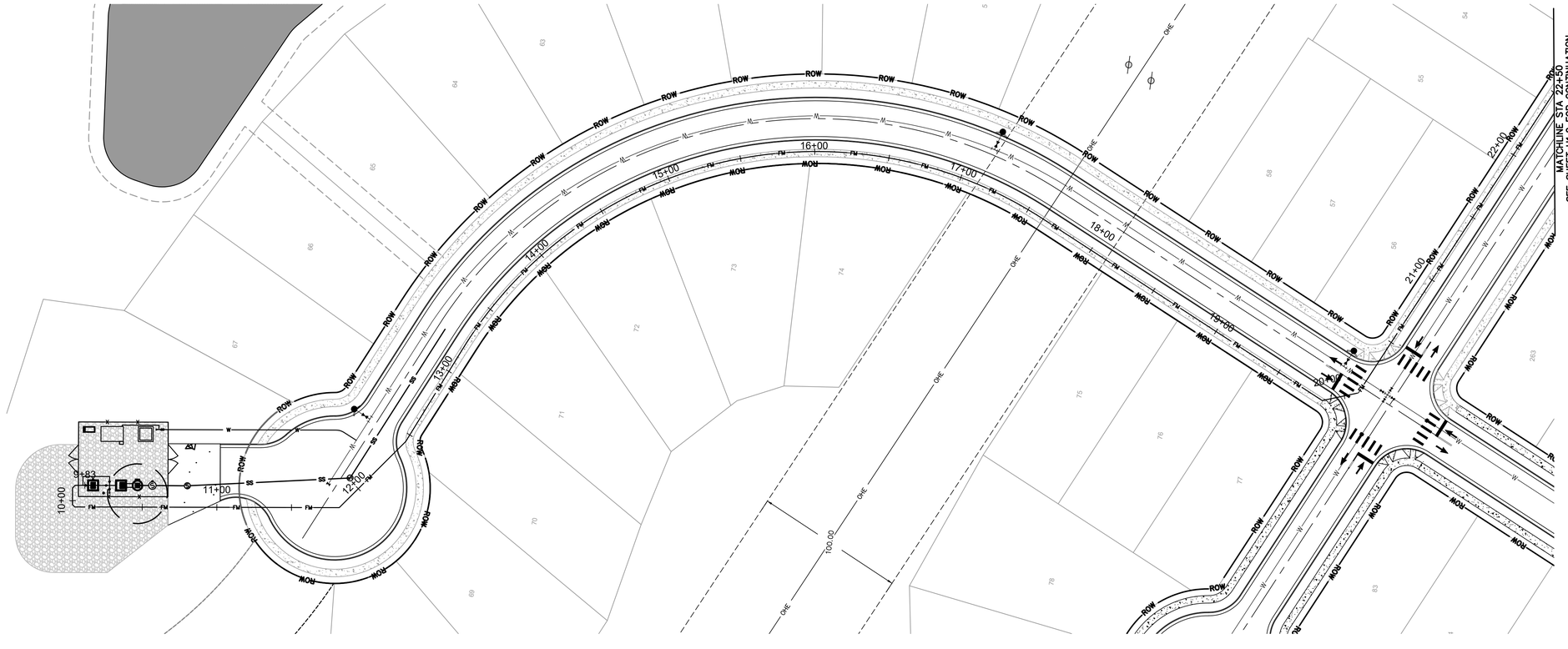
PUMP STATION SITE PLAN

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
U1.0

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GRAPHIC SCALE IN FEET
0 20 40 80

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

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY DGB
DRAWN BY JZD
CHECKED BY ZGP

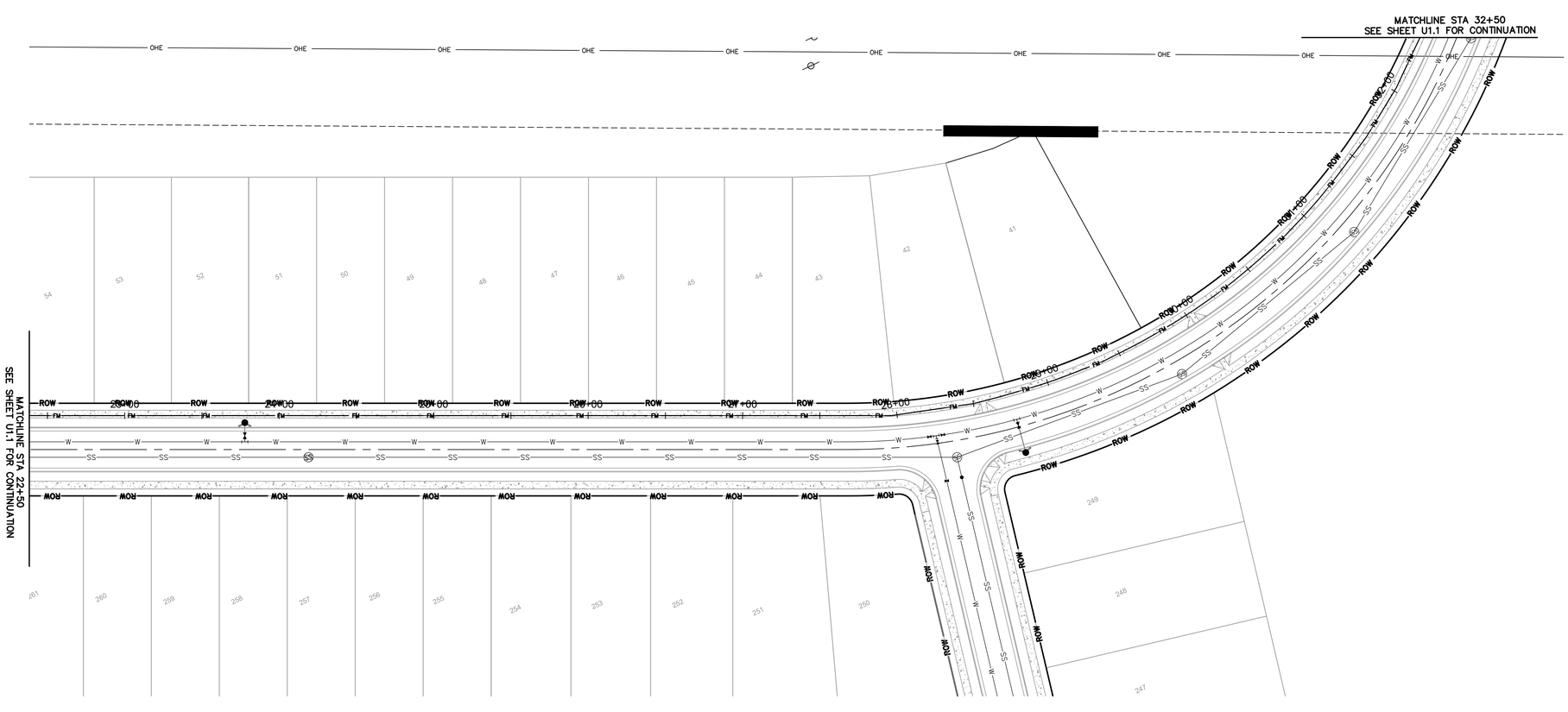
FORCE MAIN PLAN AND PROFILE 10+00 TO 22+50

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
U1.1

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GRAPHIC SCALE IN FEET
0 20 40 80

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

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY DMB
DRAWN BY JZD
CHECKED BY ZGP

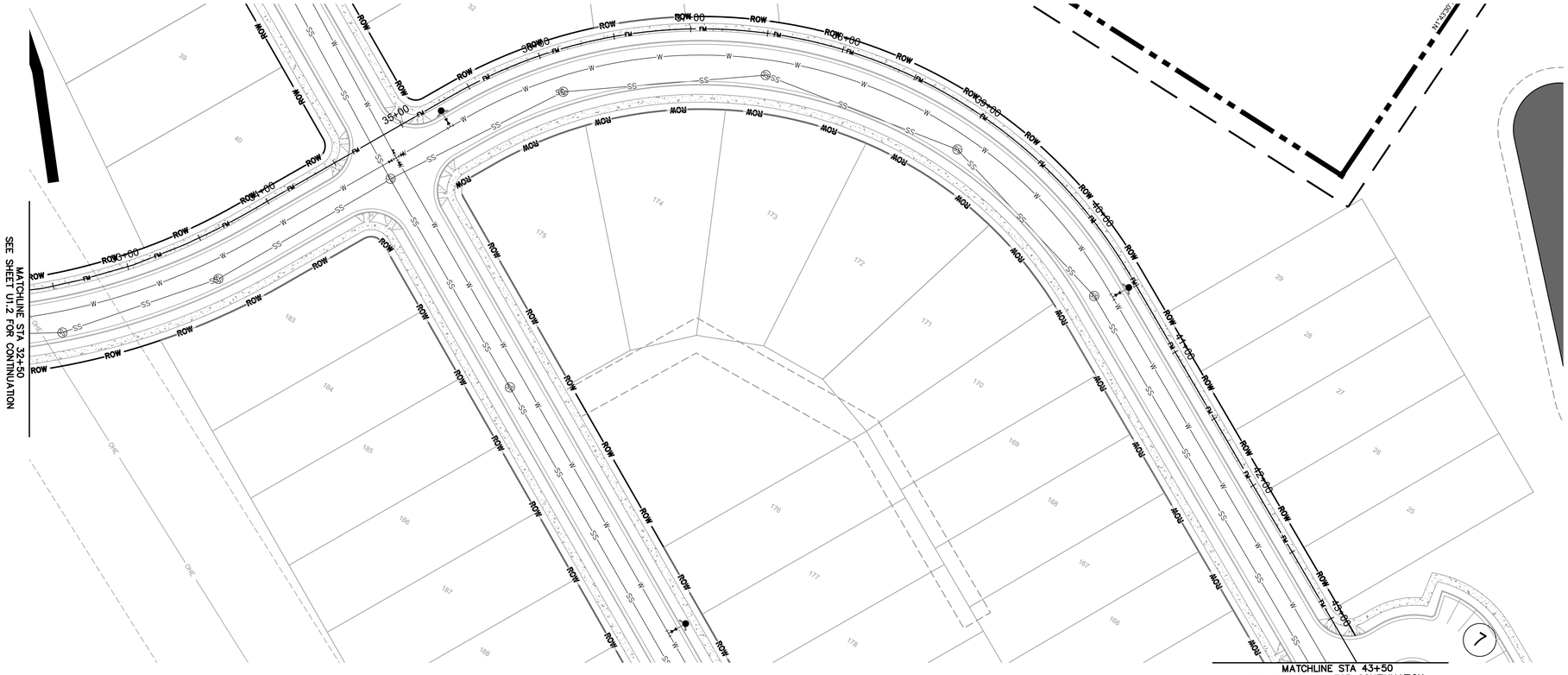
FORCE MAIN PLAN AND PROFILE 22+50 TO 32+50

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
U1.2

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

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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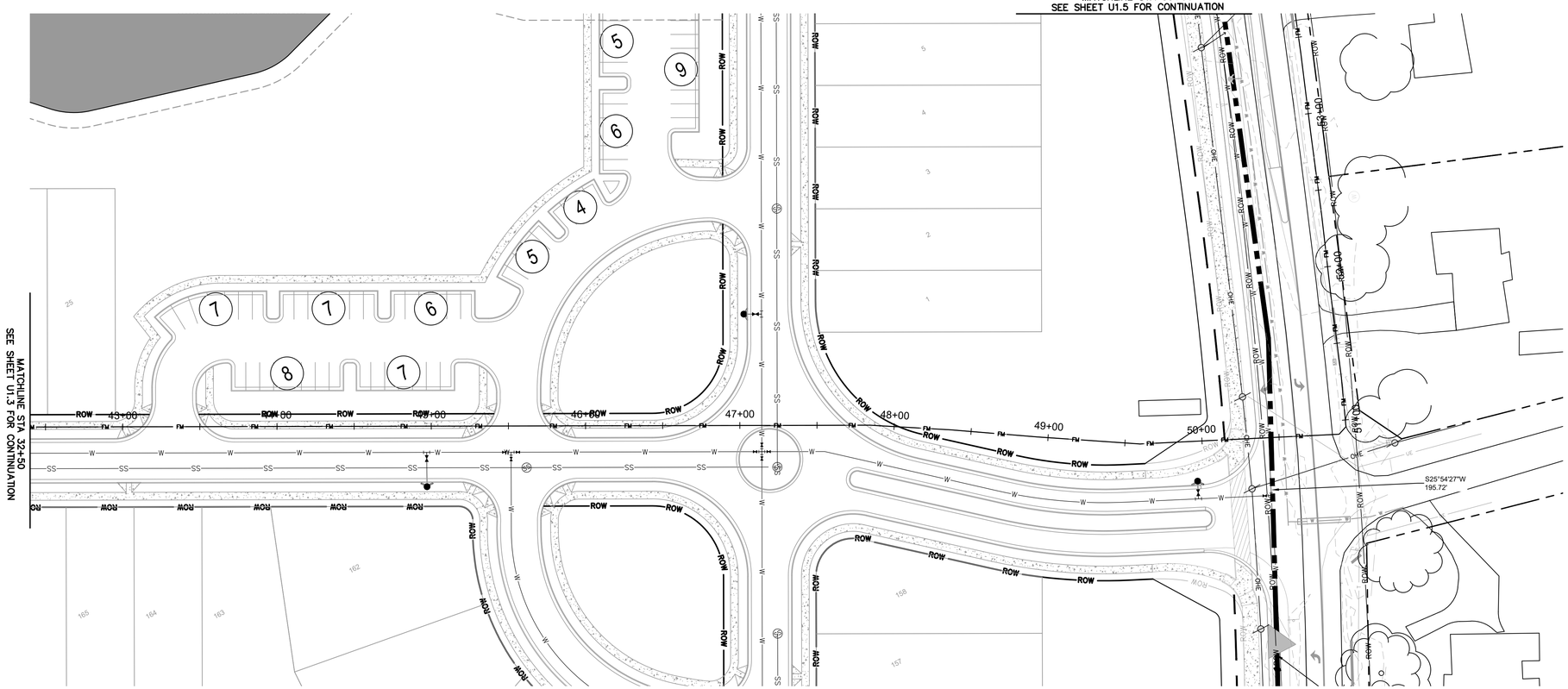
KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY DGB
DRAWN BY JZD
CHECKED BY ZGP

FORCE MAIN PLAN AND PROFILE 32+50 TO 43+50

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
U1.3

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GRAPHIC SCALE IN FEET
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No.	REVISIONS	DATE	BY
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2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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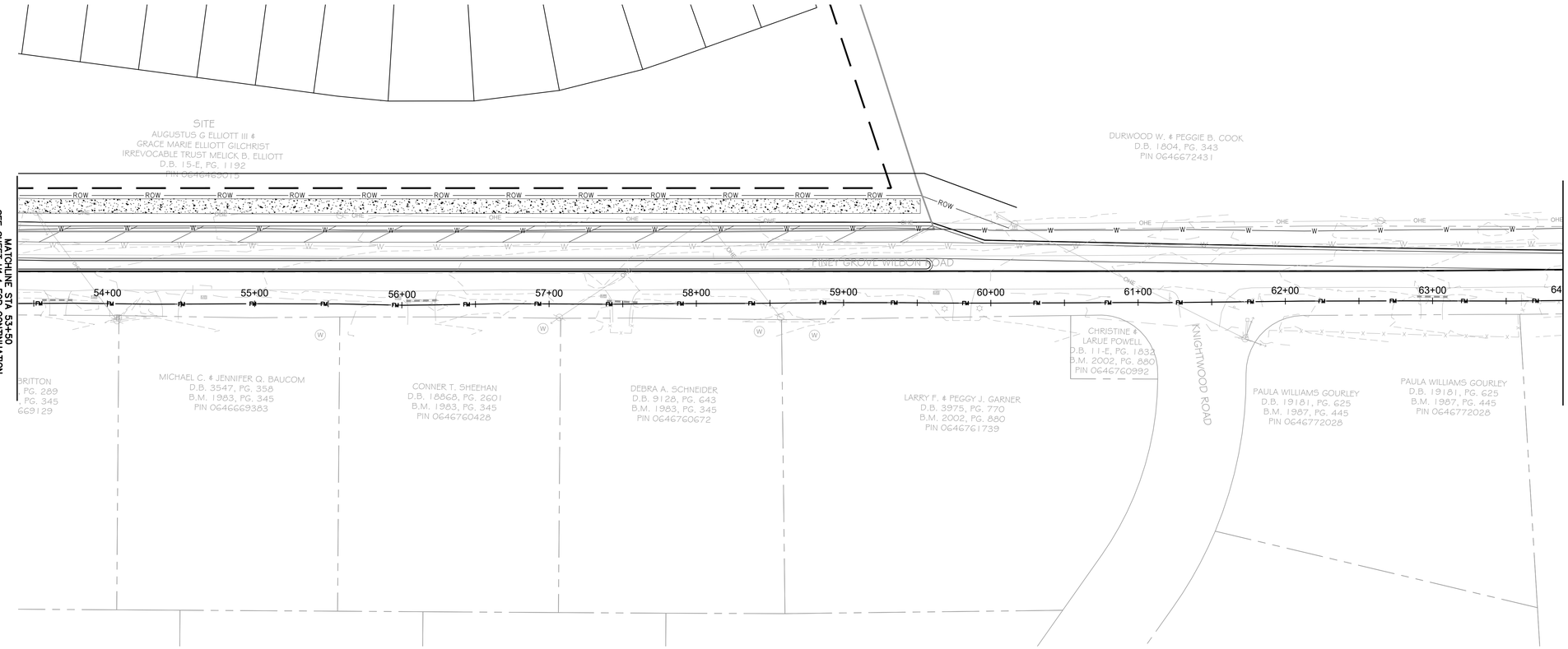
KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY DGB
DRAWN BY JZD
CHECKED BY ZGP

FORCE MAIN PLAN AND PROFILE 43+50 TO 53+50

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
U1.4

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3	PER TOWN COMMENTS	04/19/2024	JMC
2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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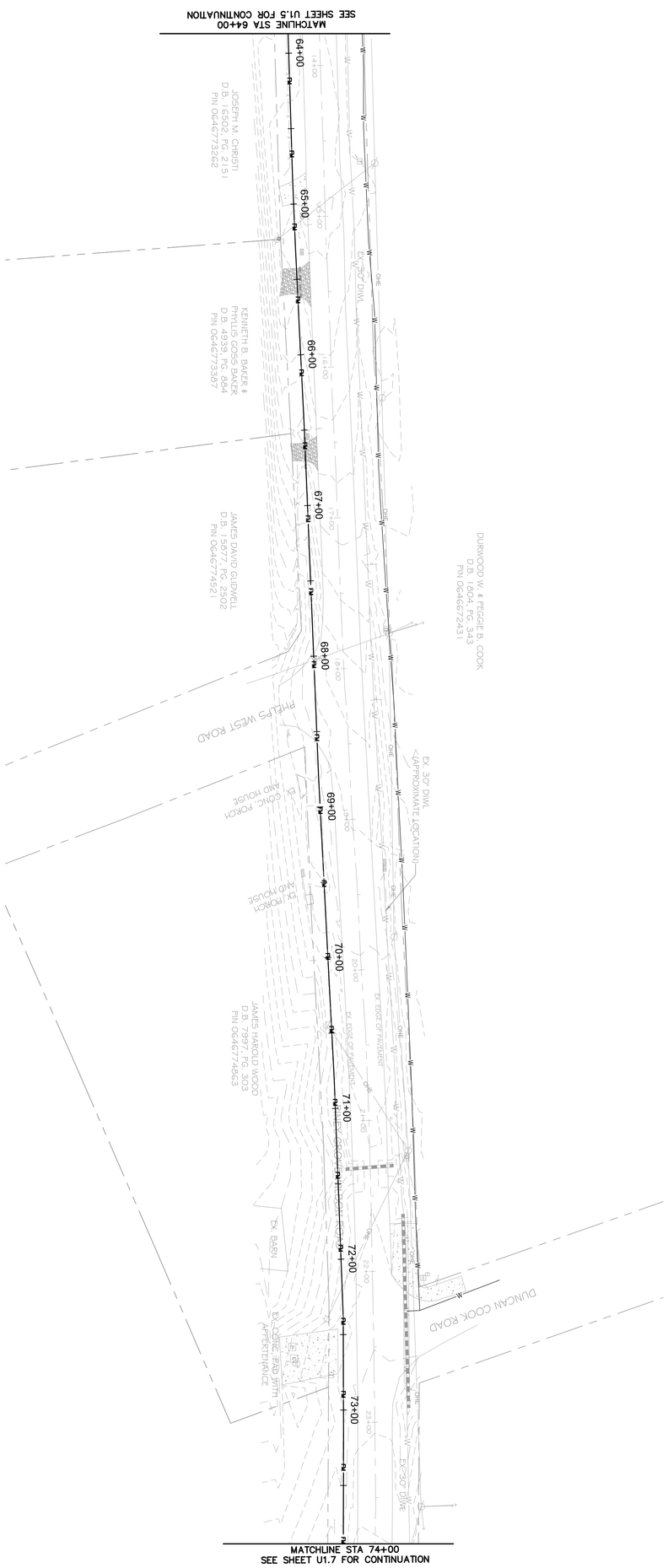
KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY DGB
DRAWN BY JZD
CHECKED BY ZGP

FORCE MAIN PLAN AND PROFILE 53+50 TO 64+00

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
U1.5

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GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR, STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 11/06/23 BY SURVEYING AND MAPPING LLC (1818 SOUTHERN PINE BLVD SUITE 120, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION DEPICTED OR NOT PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

STRUCTURES, UTILITIES, ADJOINING PROPERTY LINES AND NATURAL FEATURES 200' BEYOND PROPERTY LINE BASED OFF AERIAL.

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

SHEET NUMBER
U1.6

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

FORCE MAIN PLAN AND PROFILE 64+00 TO 74+00

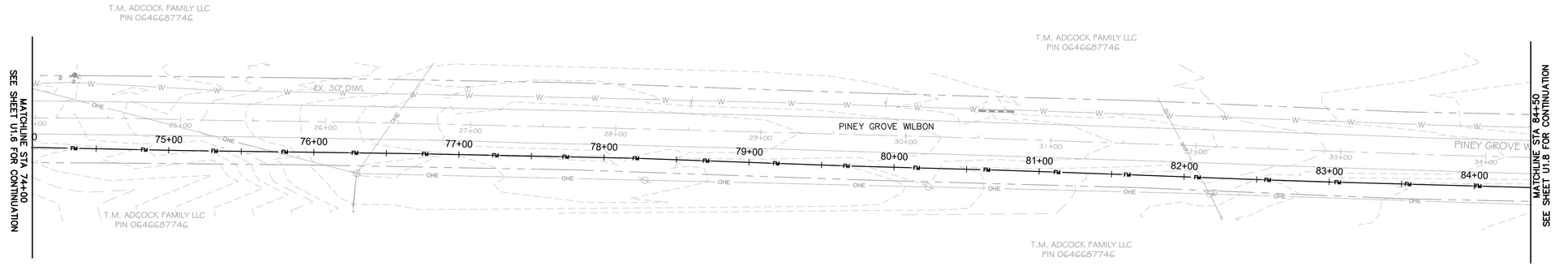
KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY DGB
DRAWN BY JZD
CHECKED BY ZGP

PRELIMINARY NOT FOR CONSTRUCTION

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

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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GRAPHIC SCALE IN FEET
0 20 40 80

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

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

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KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY DGB
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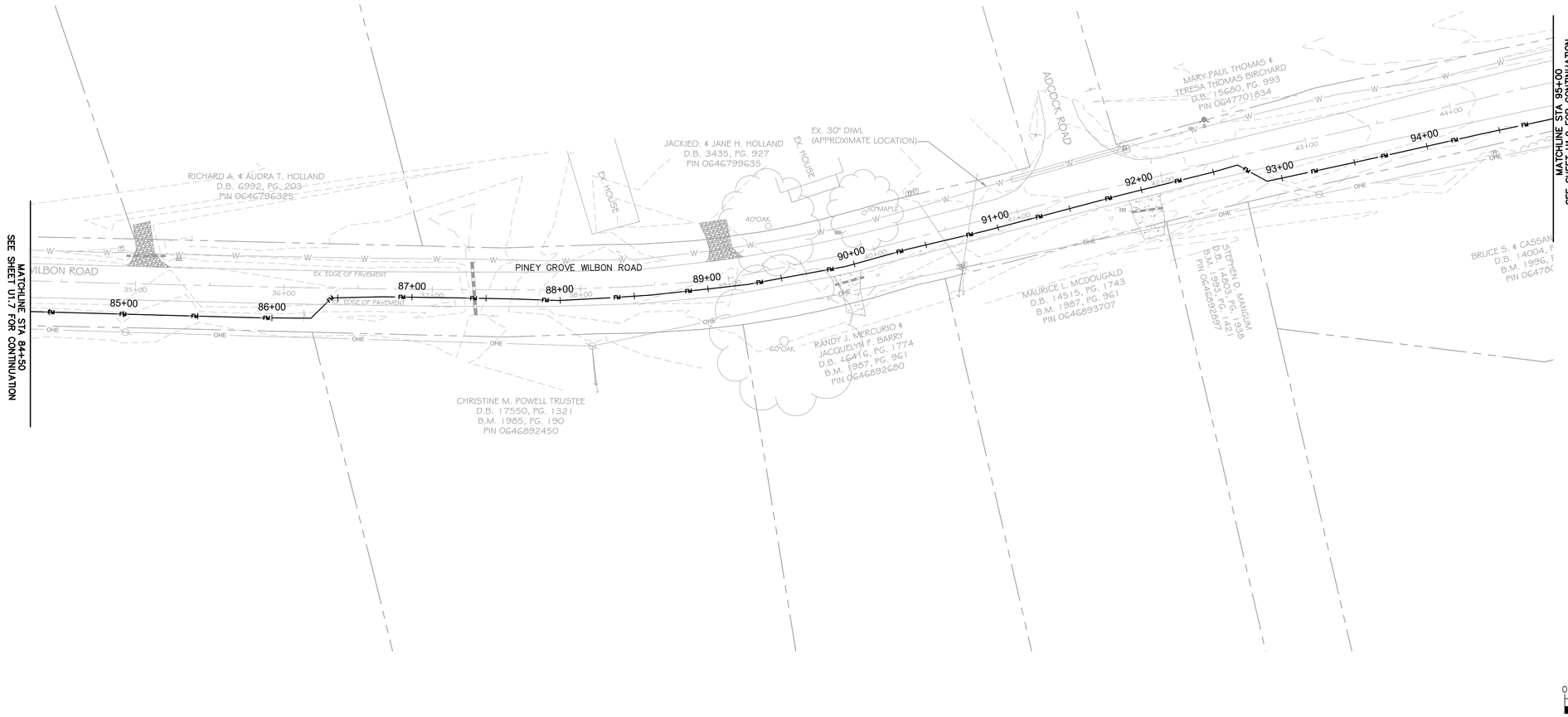
FORCE MAIN PLAN AND PROFILE 74+00 TO 84+50

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
U1.7

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NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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PRELIMINARY
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KHA PROJECT
012826054

DATE
11/22/2023

SCALE AS SHOWN

DESIGNED BY DGB
DRAWN BY JZD
CHECKED BY ZGP

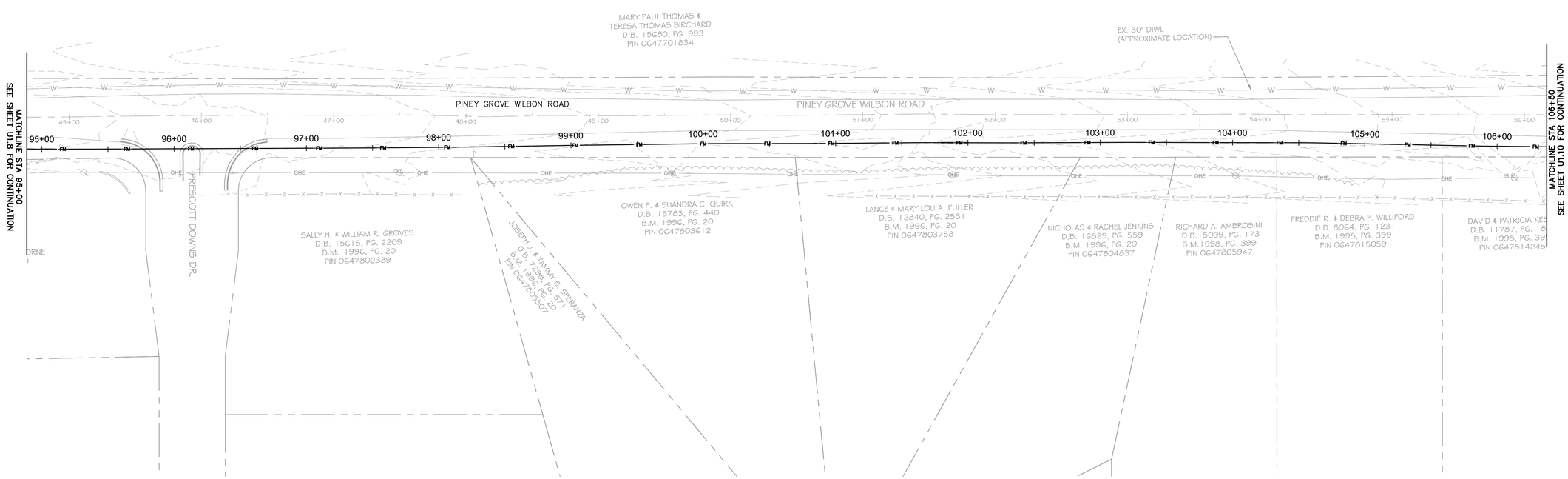
FORCE MAIN PLAN AND PROFILE 84+50 TO 95+00

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
U1.8

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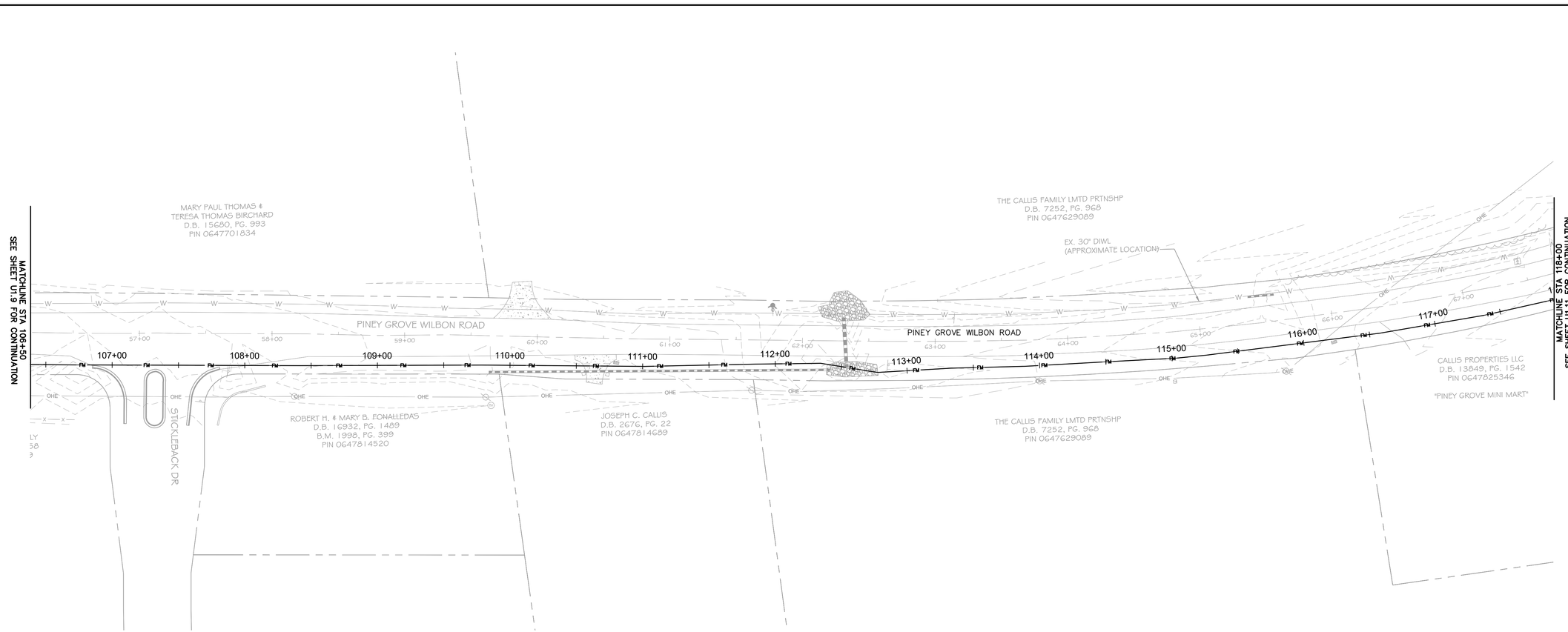
PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY DGB
DRAWN BY JZD
CHECKED BY ZGP

FORCE MAIN PLAN AND PROFILE 95+00 TO 106+50

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
U1.9



EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

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

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2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT	012826054
DATE	11/22/2023
SCALE	AS SHOWN
DESIGNED BY	DGB
DRAWN BY	JZD
CHECKED BY	ZQP

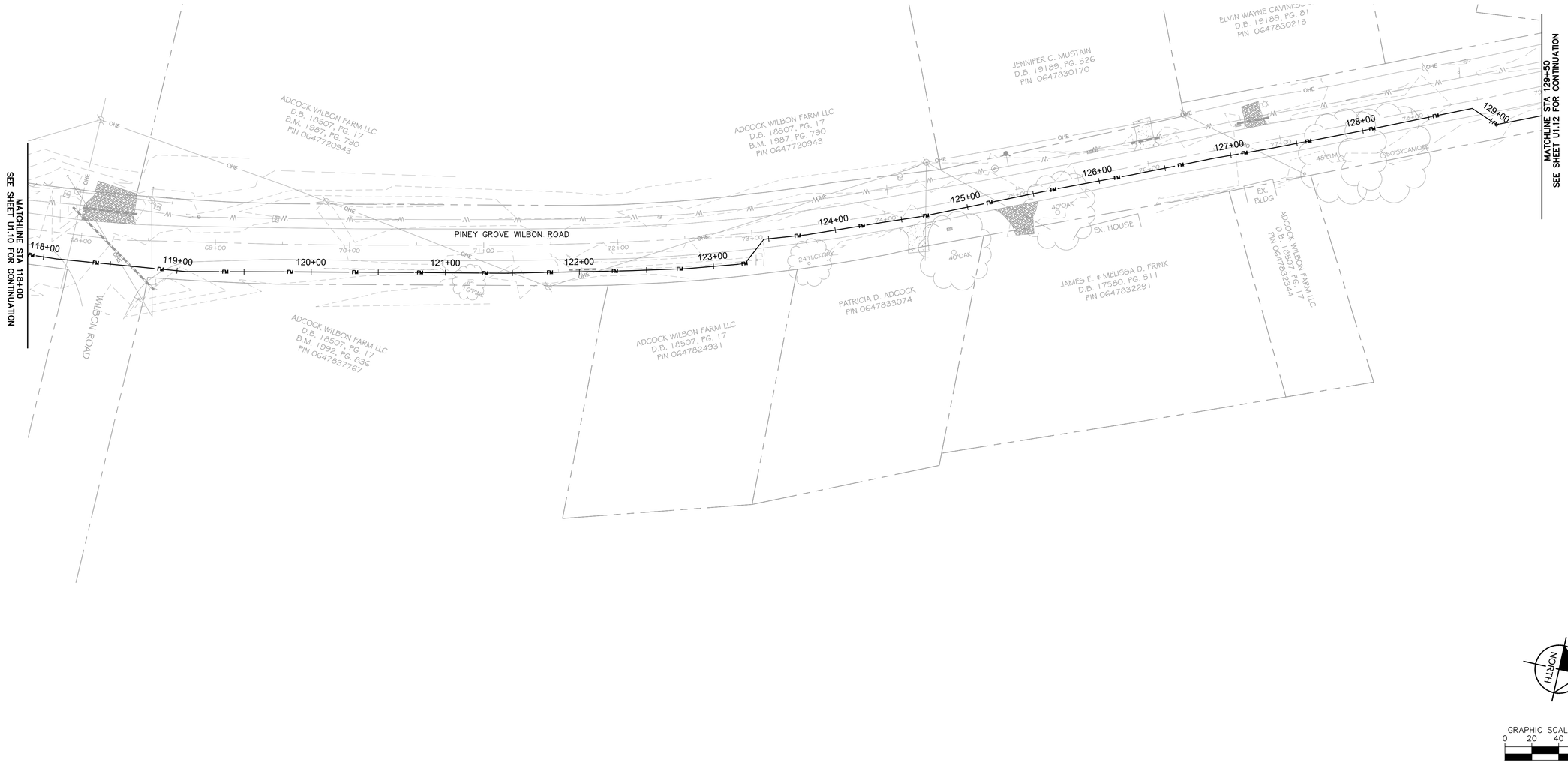
FORCE MAIN PLAN AND PROFILE 106+50 TO 118+00

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
U1.10

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NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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1	PER TOWN COMMENTS	02/09/2024	JMC

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PRELIMINARY
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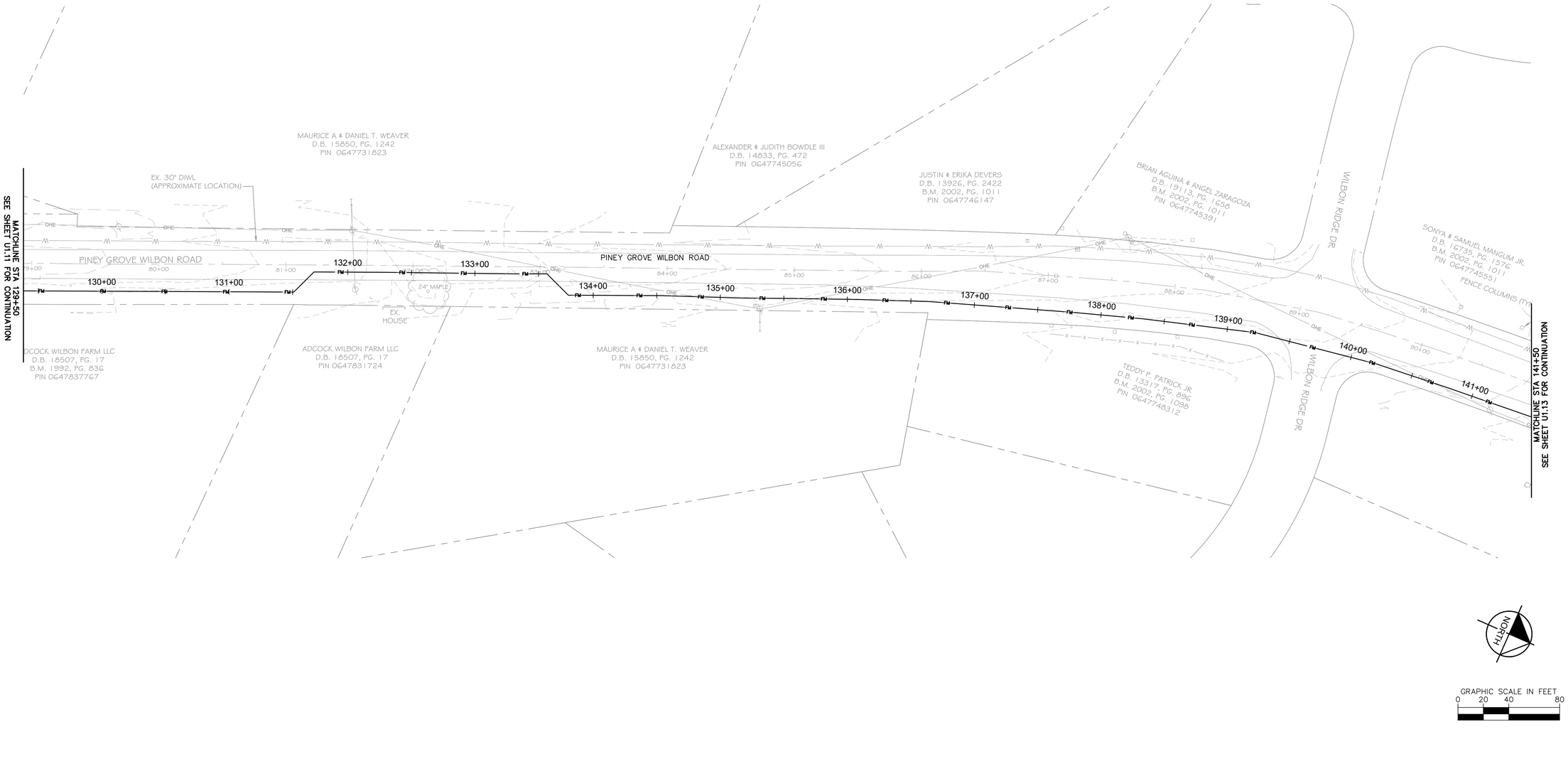
KHA PROJECT	012826054
DATE	11/22/2023
SCALE	AS SHOWN
DESIGNED BY	DGB
DRAWN BY	JZD
CHECKED BY	ZGP

FORCE MAIN PLAN AND PROFILE 118+00 TO 129+50

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
U1.11



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

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1	PER TOWN COMMENTS	02/09/2024	JMC

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NOT FOR CONSTRUCTION

KHA PROJECT
012826054

DATE
11/22/2023

SCALE AS SHOWN

DESIGNED BY DGB
DRAWN BY JZD
CHECKED BY ZGP

FORCE MAIN PLAN AND PROFILE 129+50 TO 141+50

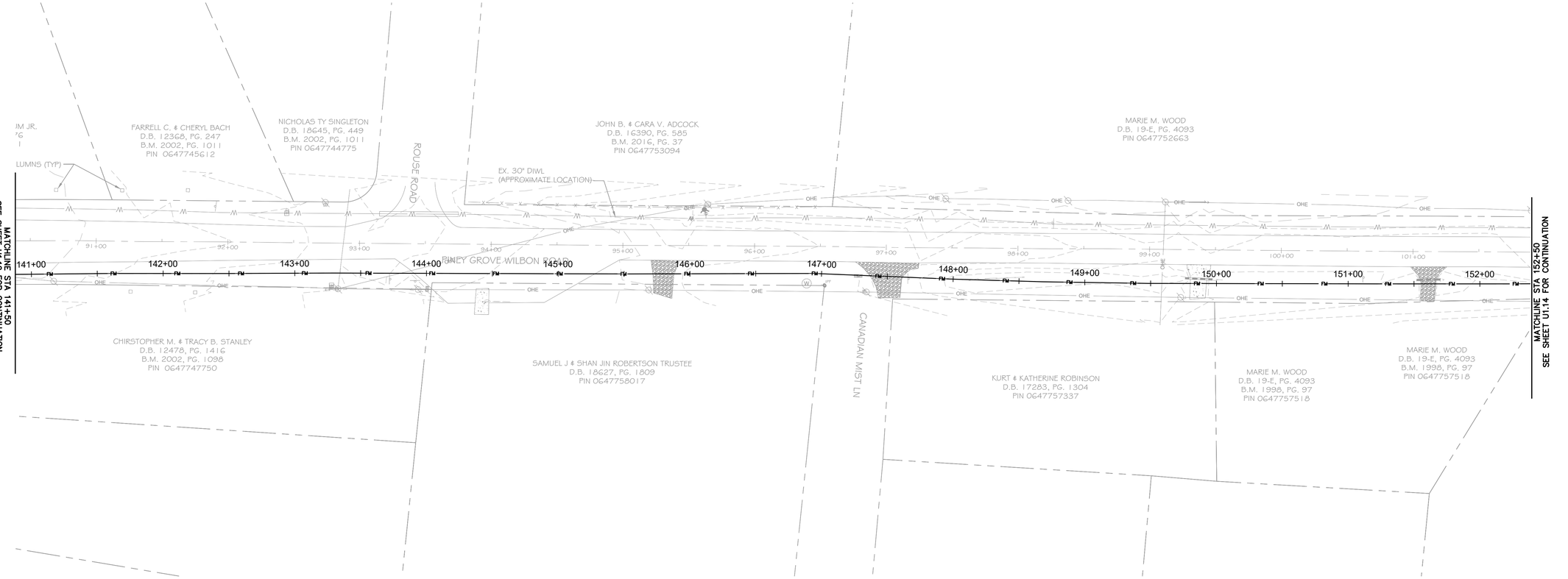
ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
U1.12

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KHA PROJECT	012826054
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CHECKED BY	ZGP

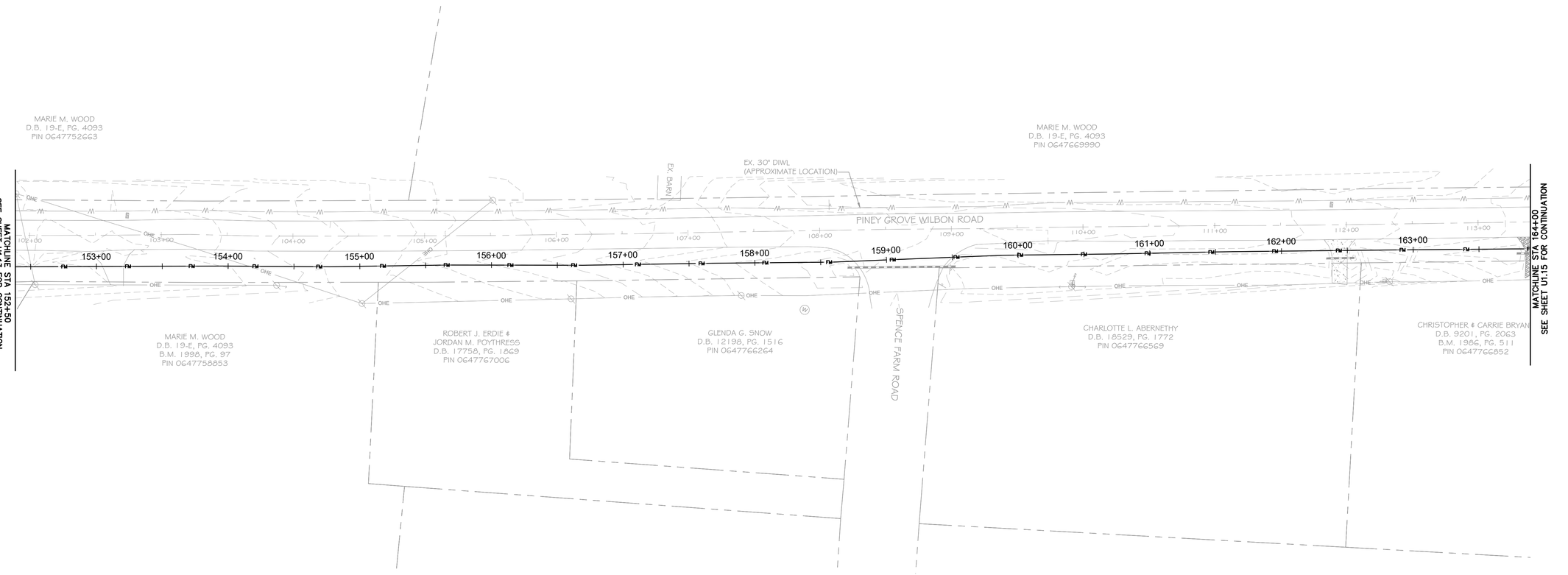
FORCE MAIN PLAN AND PROFILE 141+50 TO 152+50

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
U1.13

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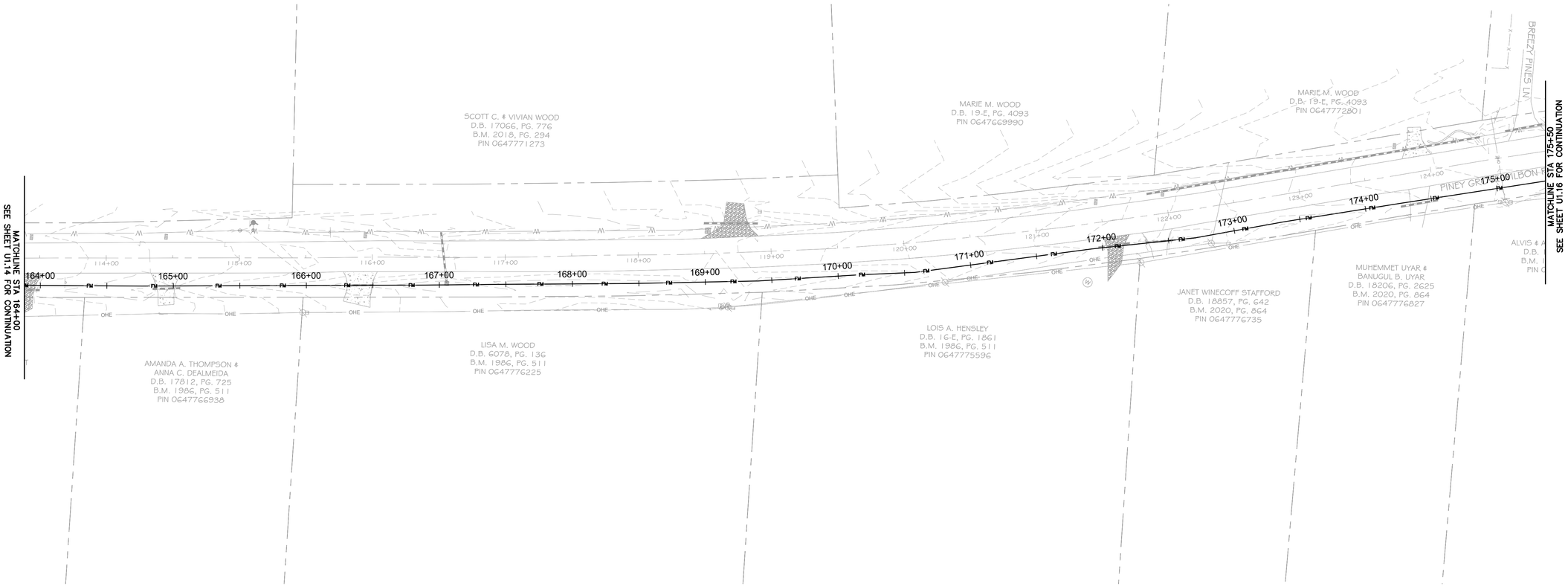
KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY DGB
DRAWN BY JZD
CHECKED BY ZGP

FORCE MAIN PLAN AND PROFILE 152+50 TO 164+00

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
U1.14

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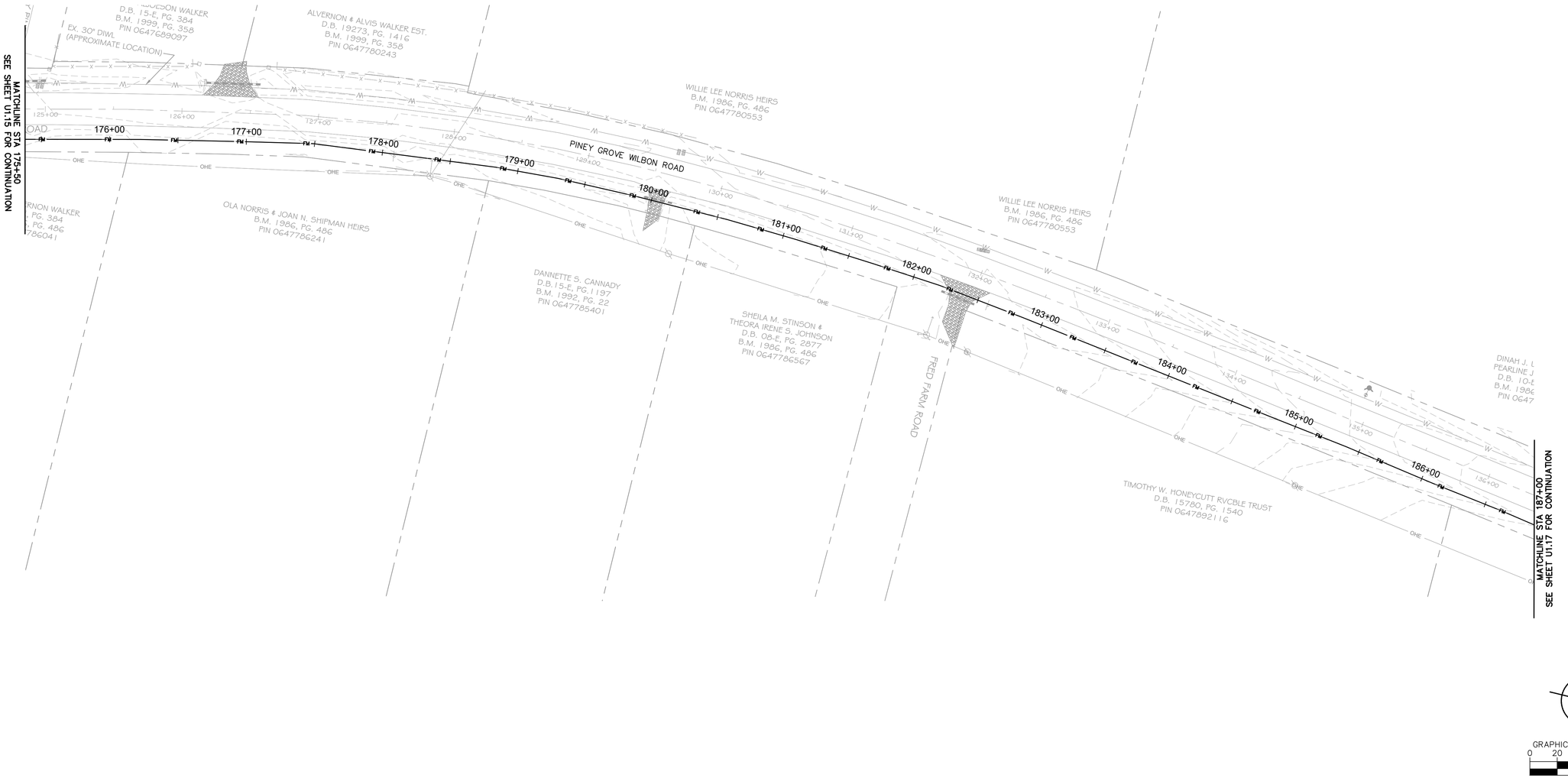
PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT	012826054
DATE	11/22/2023
SCALE	AS SHOWN
DESIGNED BY	DGB
DRAWN BY	JZD
CHECKED BY	ZGP

FORCE MAIN PLAN AND PROFILE 164+00 TO 175+50

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
U1.16



EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

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DESIGNED BY DGB
DRAWN BY JZD
CHECKED BY ZOP

FORCE MAIN PLAN AND PROFILE 175+50 TO 187+00

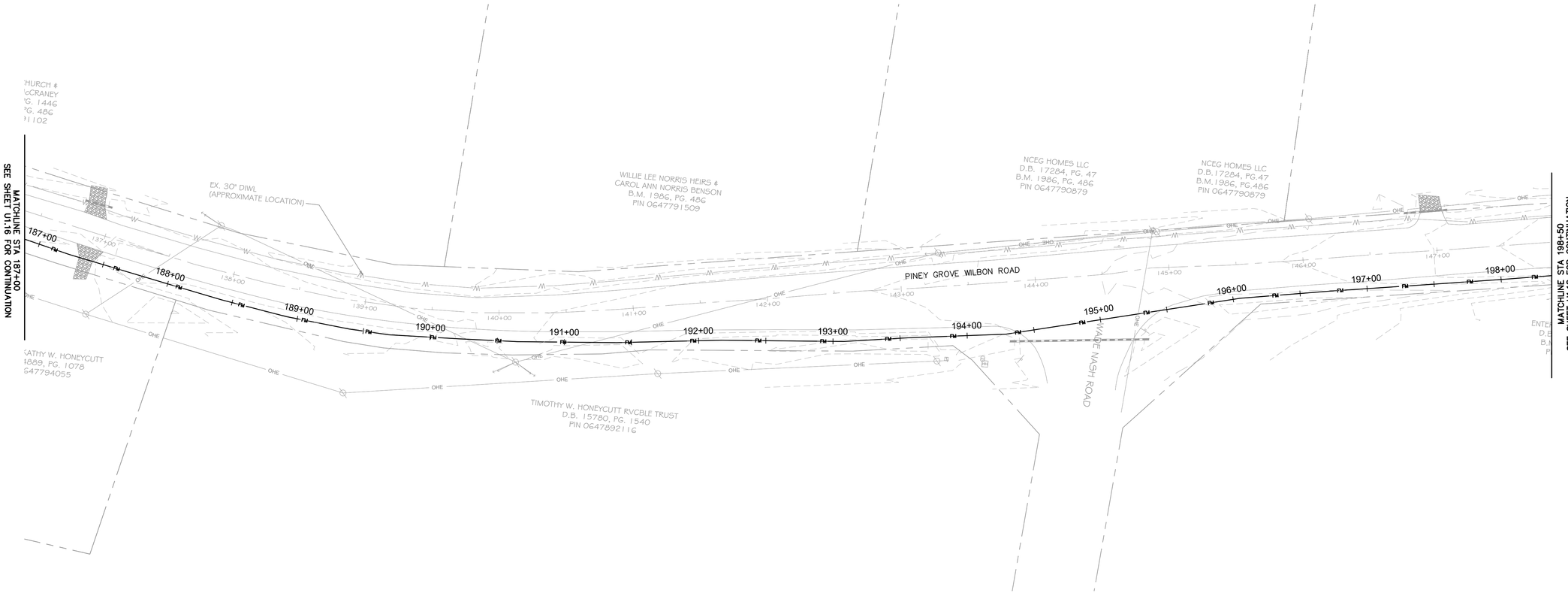
ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

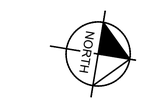
HOLLY SPRINGS NC

SHEET NUMBER
U1.16

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GRAPHIC SCALE IN FEET
0 20 40 80

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR., STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (9800 SOUTHERN PINE BLVD SUITE I, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

STRUCTURES, UTILITIES, ADJOINING PROPERTY LINES AND NATURAL FEATURES 200' BEYOND PROPERTY LINE BASED OFF AERIAL.

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

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

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#F-0102

PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT	012826054
DATE	11/22/2023
SCALE	AS SHOWN
DESIGNED BY	DGB
DRAWN BY	JZD
CHECKED BY	ZGP

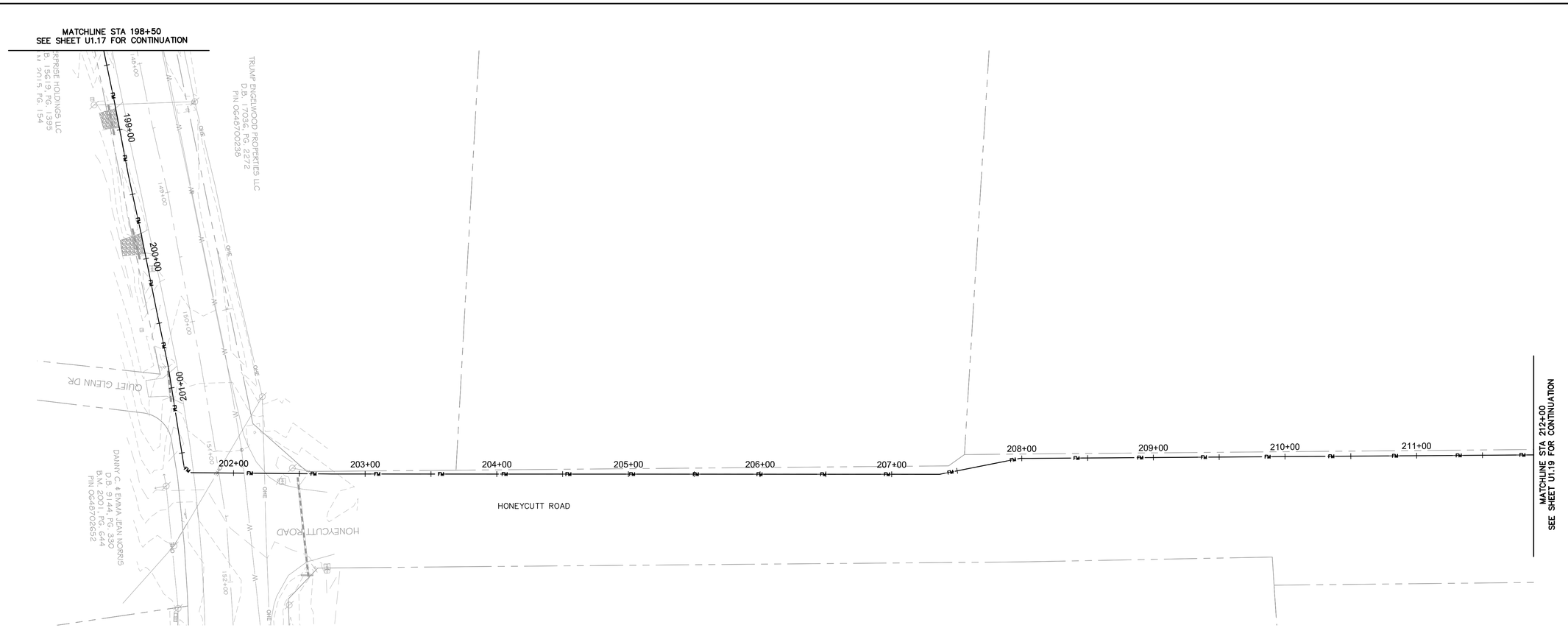
FORCE MAIN PLAN AND PROFILE 187+00 TO 198+50

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
U1.17

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

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CHECKED BY	ZGP

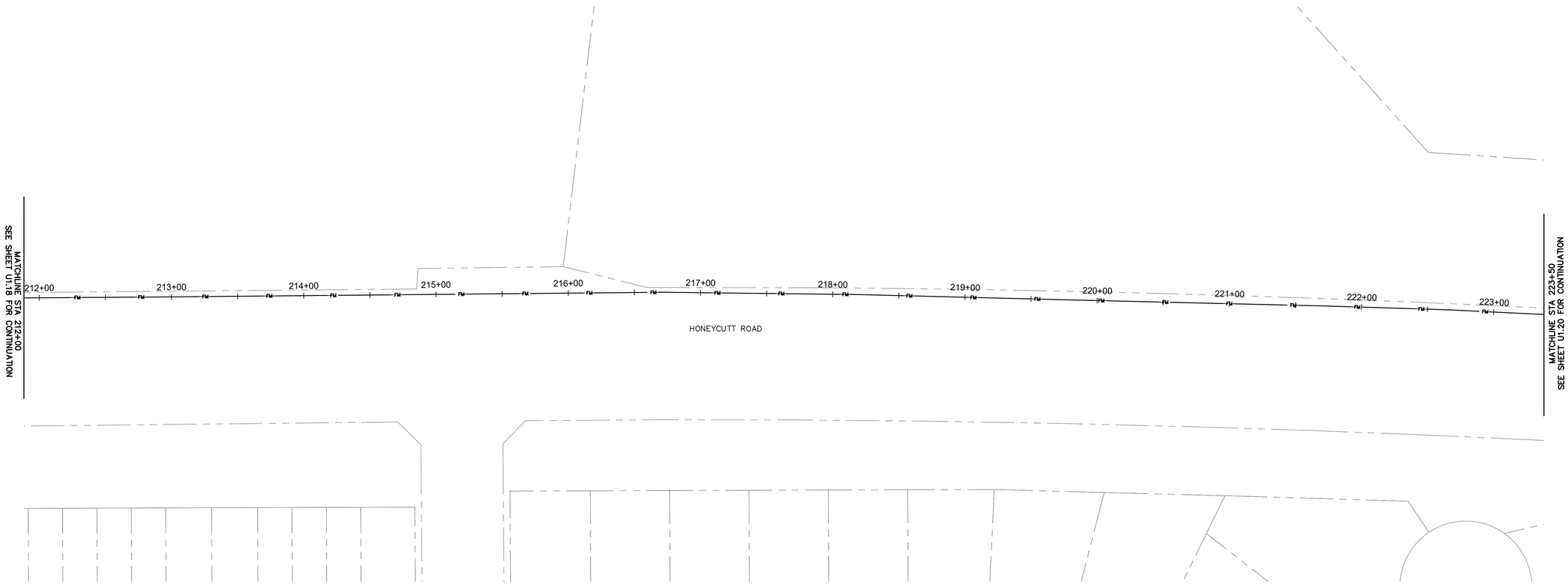
FORCE MAIN PLAN AND PROFILE 198+50 TO 212+00

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
U1.18

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GRAPHIC SCALE IN FEET
0 20 40 80

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No.	REVISIONS	DATE	BY
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1	PER TOWN COMMENTS	02/09/2024	JMC

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KHA PROJECT
012826054
DATE
11/22/2023
SCALE AS SHOWN
DESIGNED BY DGB
DRAWN BY JZD
CHECKED BY ZGP

FORCE MAIN PLAN AND PROFILE 212+00 TO 223+50

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
U1.19

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KHA PROJECT	012826054
DATE	11/22/2023
SCALE	AS SHOWN
DESIGNED BY	DGB
DRAWN BY	JZD
CHECKED BY	ZGP

FORCE MAIN PLAN AND PROFILE 223+50 TO 231+06

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
U1.20

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PRELIMINARY NOT FOR CONSTRUCTION

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY DGB
DRAWN BY JZD
CHECKED BY ZGP

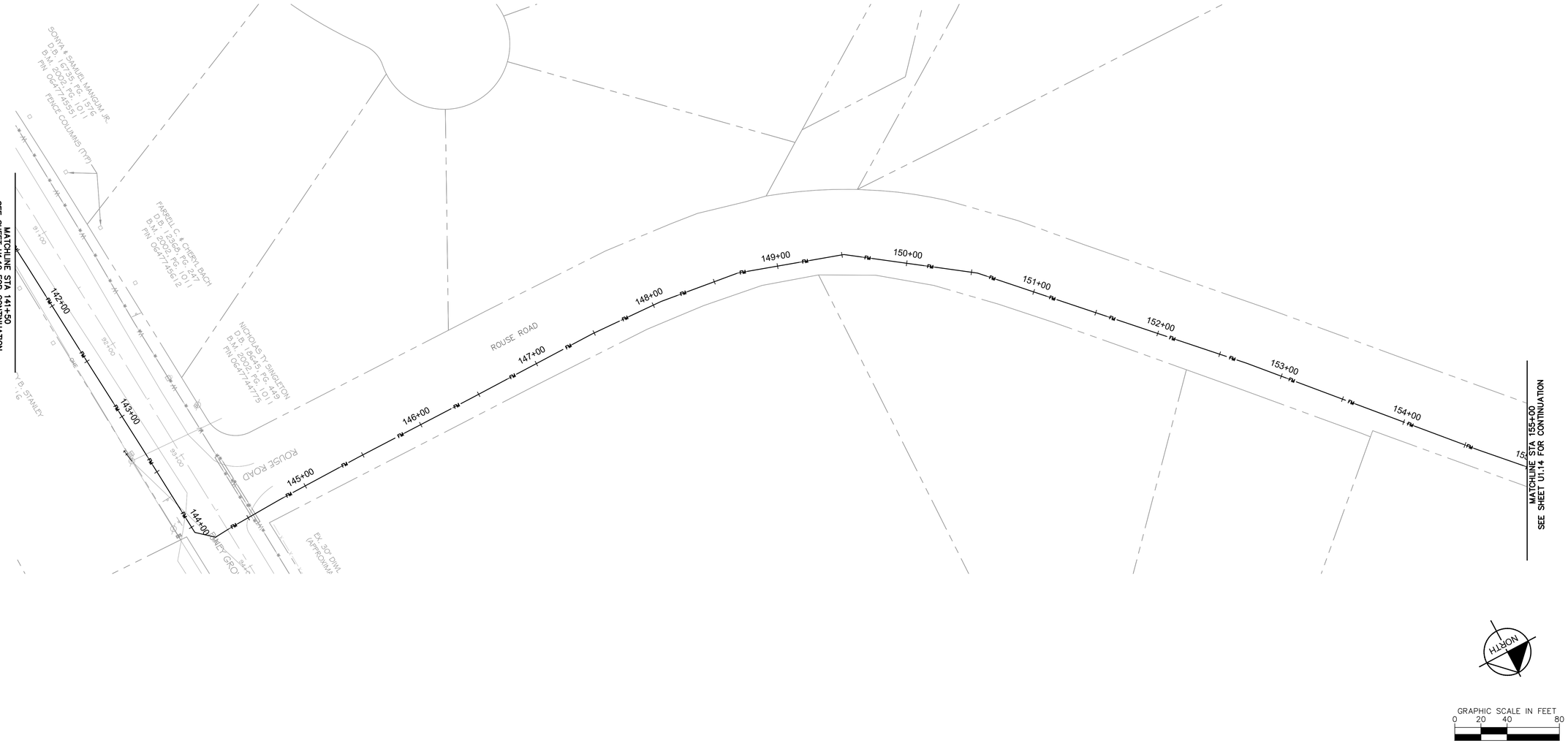
OVERALL FORCE MAIN PLAN

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
U0.0A

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PRELIMINARY
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KHA PROJECT
012826054

DATE
11/22/2023

SCALE AS SHOWN

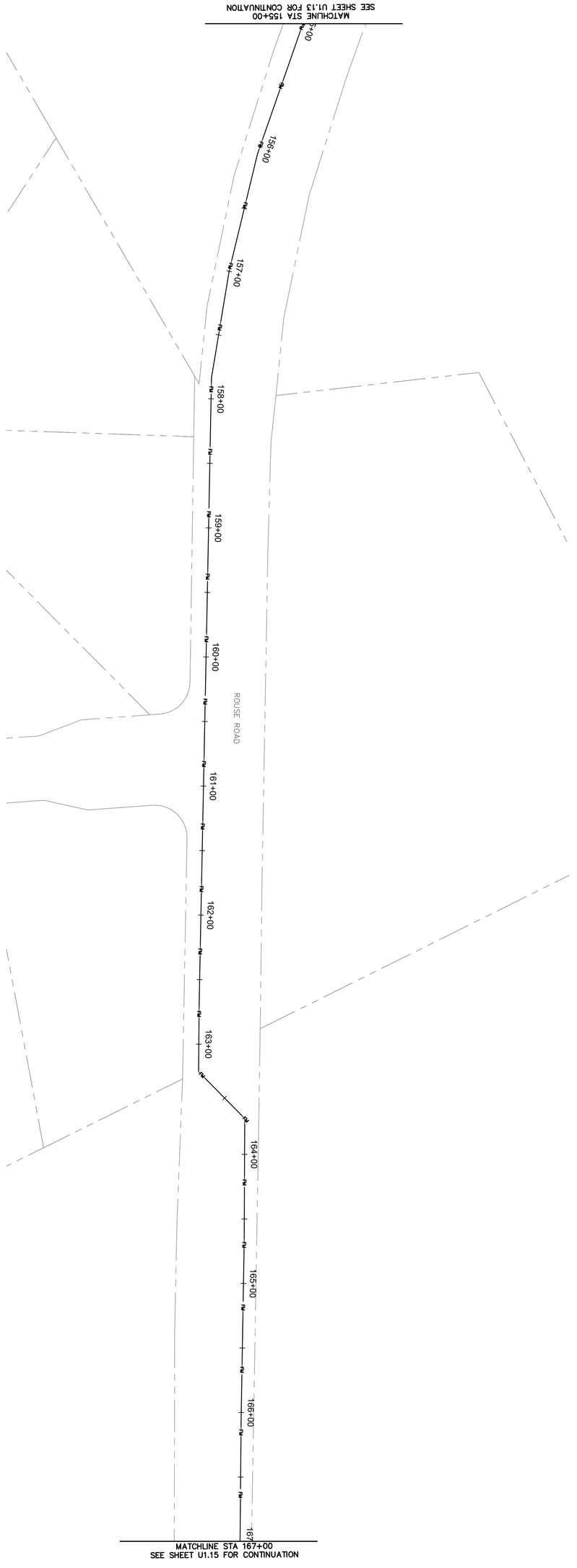
DESIGNED BY DGB
DRAWN BY JZD
CHECKED BY ZGP

FORCE MAIN PLAN AND PROFILE 141+50 TO 155+00

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
U1.13A

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SHEET NUMBER
U1.14A

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

FORCE MAIN PLAN AND PROFILE 155+00 TO 167+00

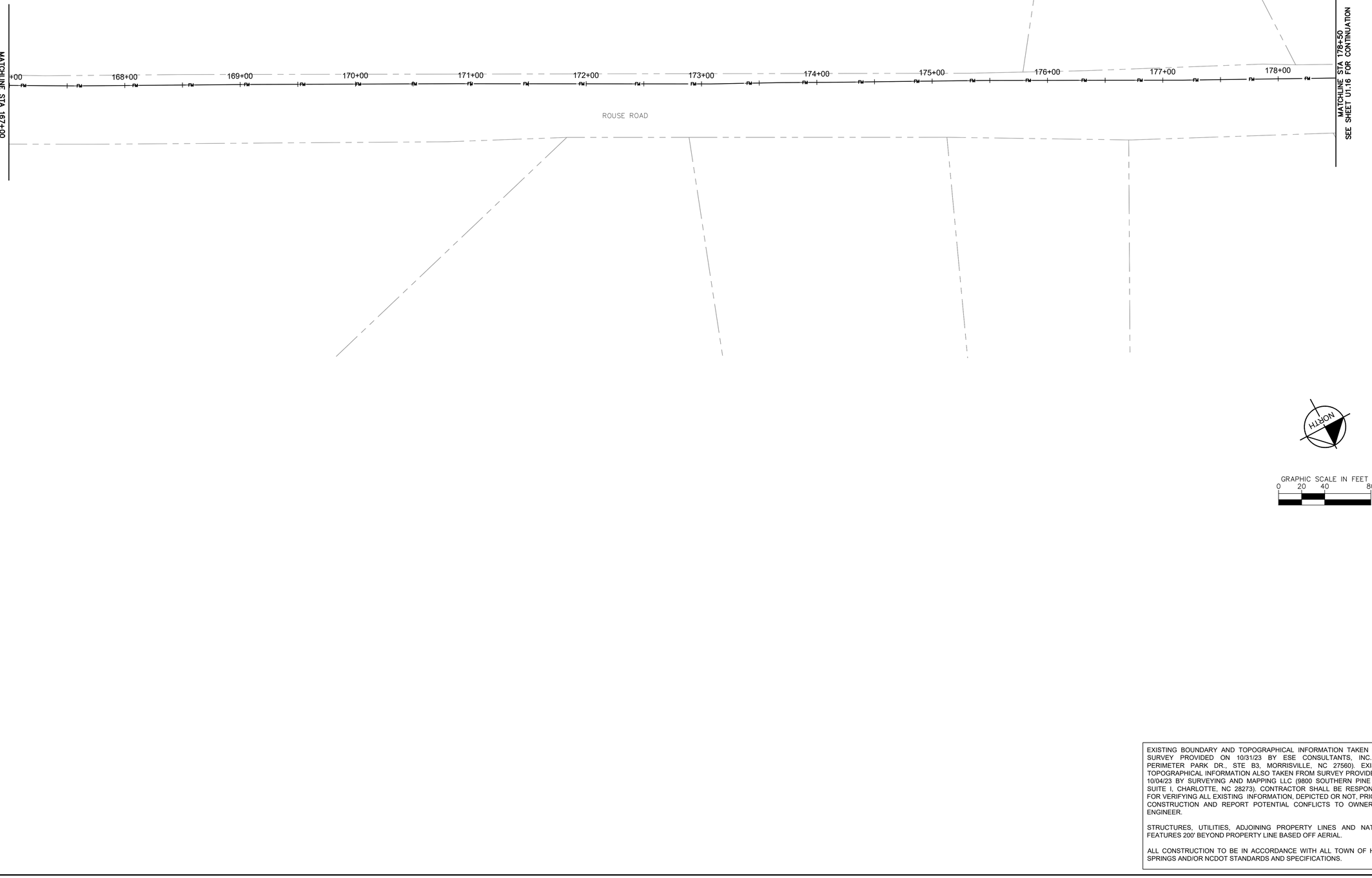
KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY DGB
DRAWN BY JZD
CHECKED BY ZGP

PRELIMINARY NOT FOR CONSTRUCTION

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#F-0102

No.	REVISIONS	DATE	BY
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NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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No.	REVISIONS	DATE	BY
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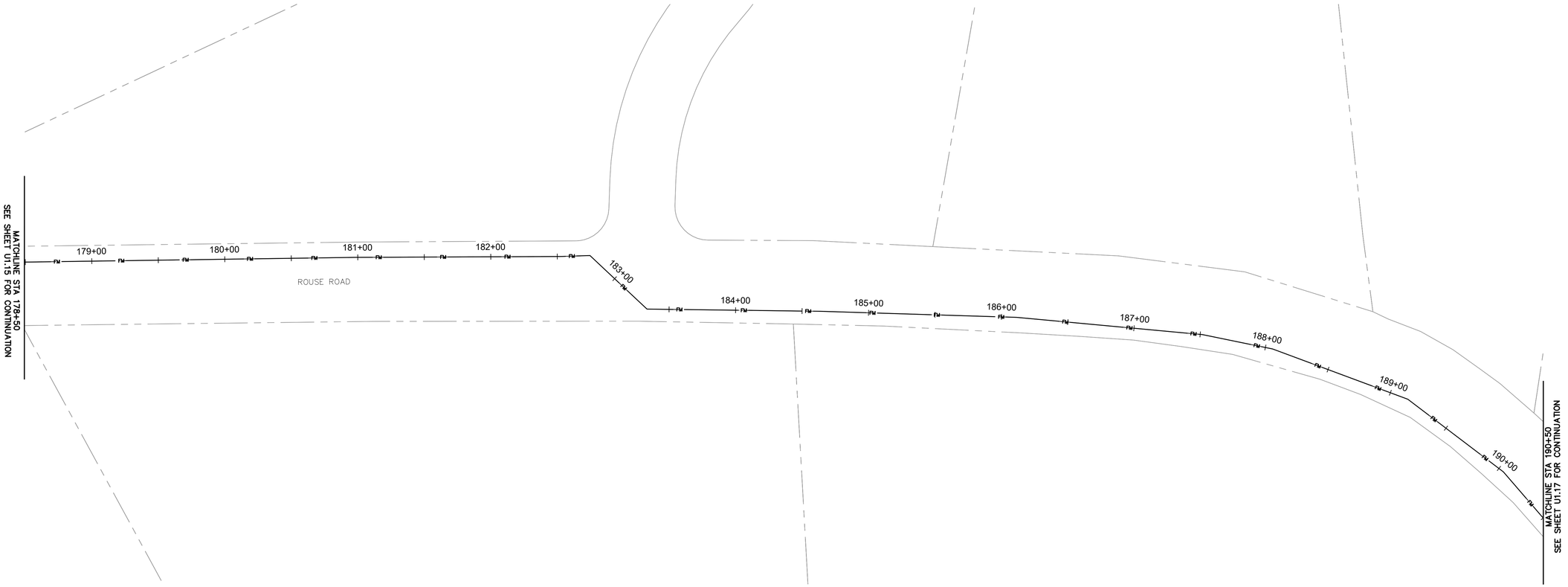
FORCE MAIN PLAN AND PROFILE 167+00 TO 178+50

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
U1.15A

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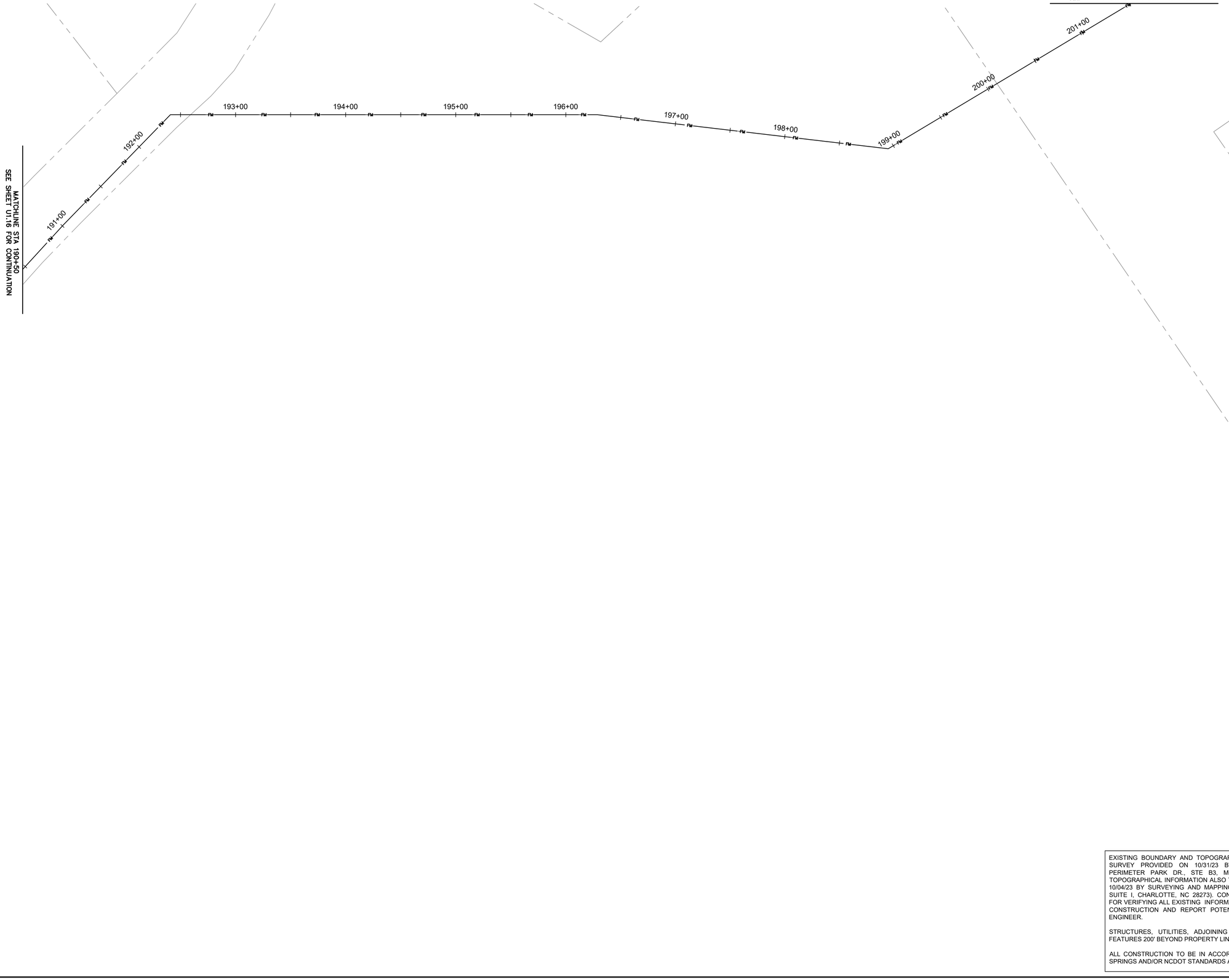
KHA PROJECT	012826054
DATE	11/22/2023
SCALE	AS SHOWN
DESIGNED BY	DGB
DRAWN BY	JZD
CHECKED BY	ZGP

FORCE MAIN PLAN AND PROFILE 178+50 TO 190+50

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.
HOLLY SPRINGS NC

SHEET NUMBER
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PRELIMINARY
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KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY DGB
DRAWN BY JZD
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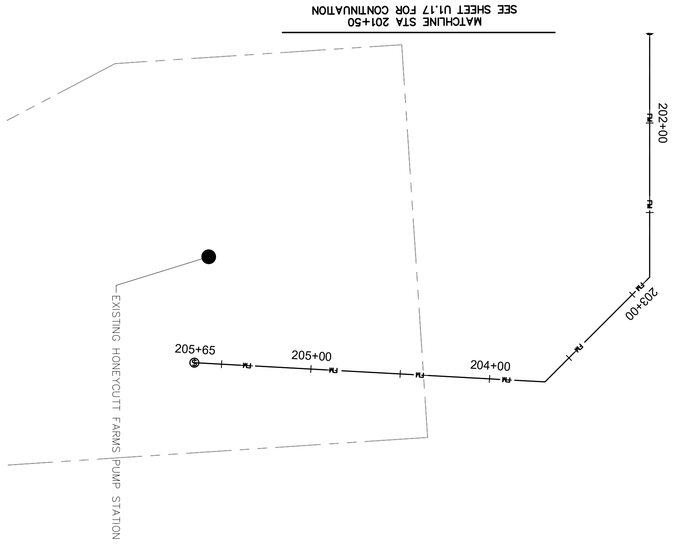
FORCE MAIN PLAN AND PROFILE 190+50 TO 201+50

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

SHEET NUMBER
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EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY PROVIDED ON 10/31/23 BY ESE CONSULTANTS, INC. (900 PERIMETER PARK DR, STE B3, MORRISVILLE, NC 27560). EXISTING TOPOGRAPHICAL INFORMATION ALSO TAKEN FROM SURVEY PROVIDED ON 10/04/23 BY SURVEYING AND MAPPING LLC (1818 SOUTHERN PINE BLVD SUITE 120, CHARLOTTE, NC 28273). CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION DEPICTED OR NOT PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

STRUCTURES, UTILITIES, ADJOINING PROPERTY LINES AND NATURAL FEATURES 200' BEYOND PROPERTY LINE BASED OFF AERIAL.

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

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

SHEET NUMBER
U1.18A

ELLIOTT FARM
PREPARED FOR
TOLL BROS INC.

HOLLY SPRINGS NC

FORCE MAIN PLAN AND PROFILE 201+50 TO 205+65

KHA PROJECT 012826054
DATE 11/22/2023
SCALE AS SHOWN
DESIGNED BY DGB
DRAWN BY JZD
CHECKED BY ZGP

PRELIMINARY NOT FOR CONSTRUCTION

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
300 S MAIN STREET SUITE 212, HOLLY SPRINGS, NC 27540
PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
#F-0102

No.	REVISIONS	DATE	BY
4	PER TOWN COMMENTS	05/17/2024	JMC
3	PER TOWN COMMENTS	04/19/2024	JMC
2	PER TOWN COMMENTS	03/15/2024	JMC
1	PER TOWN COMMENTS	02/09/2024	JMC

WAKE COUNTY
PUBLIC SCHOOL SYSTEM

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

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

June 12, 2024

Chis Hills, AICP
Director, Development Services
Town of Holly Springs
chris.hills@hollyspringsnc.gov

Dear Chris,

The Wake County Public School System (WCPSS) Office of School Assignment received information about a proposed rezoning/development within the Town of Holly Springs planning area. We are providing this letter to share information about WCPSS's capacity related to the proposal. The following information about the proposed rezoning/development was provided through the Wake County Residential Development Notification database:

- Date of application: November 29, 2023
- Name of development: Elliott Farm
- Address of rezoning: 2836 Piney Grove Wilbon Rd. (PIN 0646469015 & 0646654881)
- Total number of proposed residential units: 312
  - Type(s) of residential units proposed: 264 Detached Dwellings (Single-family) & 48 Attached Dwellings (Duplex) with age restriction of 80% of all occupied units having a resident age 55 or older.

Based on the information received at the time of application, the Office of School Assignment is providing the following assessment of possible impacts to the Wake County Public School System:

☐ Schools at all grade levels within the current assignment area for the proposed rezoning/development are anticipated to have sufficient capacity for future students.

☒ Schools at the following grade levels within the current assignment area for the proposed rezoning/development are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:

☒ Elementary ☐ Middle ☐ High

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

☐ Not applicable – existing school capacity is anticipated to be sufficient.

☐ School expansion or construction within the next five years is not anticipated to address concerns.

☒ School expansion or construction within the next five years may address concerns at these grade levels:

☒ Elementary ☐ Middle ☐ High

Thank you for sharing this information with the Town of Holly Springs Planning Board and Town Council as they consider the proposed rezoning/development.

Sincerely,

Susan W. Pullium, MSA
Senior Director

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 11.a.

Requests & Communications - PB
Title: Explora Discovery School Development Plan 23-DP-15
Strategic Priority Area:
Staff Resource:

Action(s):

- Recommend the Town Council approve/deny Development Plan 23-DP-15 for Explora Discovery School with the conditions in the staff report.

Explanation:

- A Development Plan has been submitted to convert a detached dwelling unit into a Child Care Center at 109 E Center St.
- The project is located on 0.58 acres within Downtown Holly Springs.

Staff Recommendation: Approve

Background:

- The parcel was zoned TV Town Village (Reassigned to DMX Downtown Mixed-Use) on October 15, 2002.

Funding Source(s):
N/A

Attachment(s):
1. 23DP15_109ECenterSt_StaffReport
2. 23DP15_109ECenterSt_Application
3. 23DP15_109ECenterSt_Planset
4. 23DP15_109ECenterSt_DraftParkingAgreement
5. 23DP15_109ECenterSt_HistoricReport

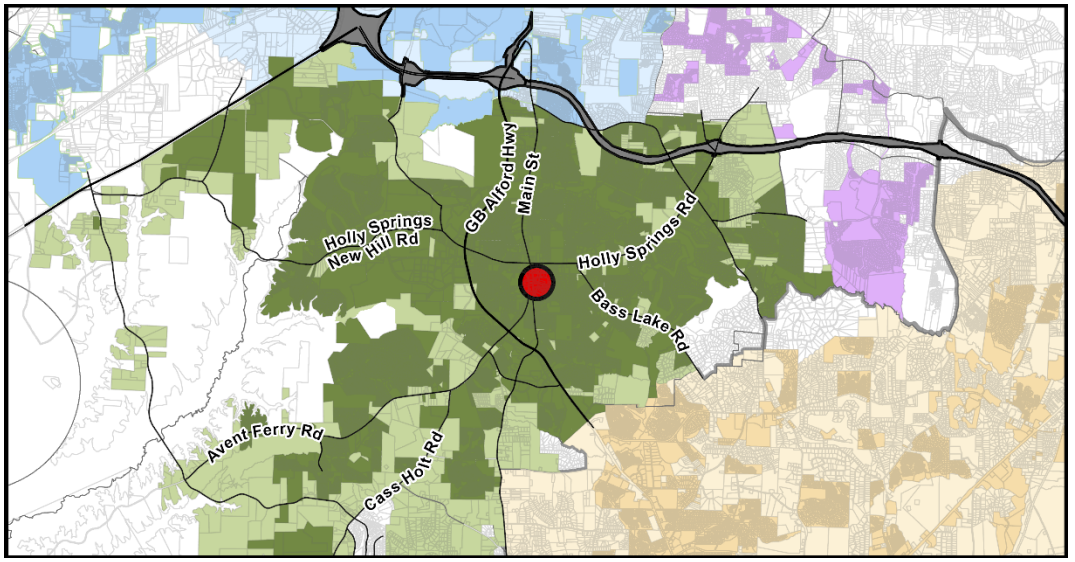
Project Type: Development Plan

Concurrent Applications:
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:
Randy Miller / Thompson & Associates (See Petition)

Property Address: 109 E Center St.

Property Area: 0.58 ac.



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

Project Summary:
A Development Plan for a 3,047-sf existing home to be converted to Child Care Center at 109 E Center St.

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

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Case Summary	Page 2
Current Zoning Information	Page 3
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Natural Resources Information	Page 12
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Case Summary

Current Zoning:
DMX Downtown Mixed-Use

☐ Conditional Zoning District

Current Major Subdivision Plan:
None



Aerial Photograph

Growth Strategy Map:
Places to Transform

Small Area Plan Designation:
Downtown Area Plan

Future Land Use Plan Designation:
Downtown Village District

Staff Analysis:

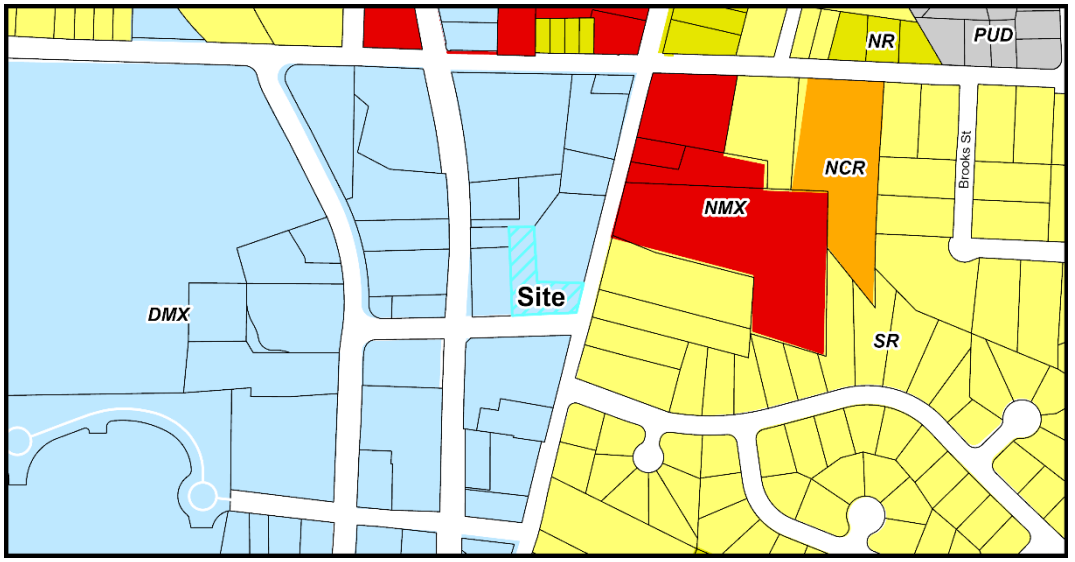
The requested Plan is: ☒ Consistent with Adopted Plans /Ordinances ☐ Inconsistent with Adopted Plans/Ordinances

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

Staff Recommendation: ☒ Approve ☐ Deny

Current Zoning Information

Parcel #	Zoning	Area
0649926140	DMX Downtown Mixed-Use	0.58 ac
	Total Area	**0.58 ac**



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	DMX Downtown Mixed-Use	Single Family Dwelling
North	DMX Downtown Mixed-Use	Commercial Uses
South	DMX Downtown Mixed-Use	Religious Use
East	SR Suburban Residential	Single Family Dwellings
West	DMX Downtown Mixed-Use	Professional Offices

Parcel Rezoning History

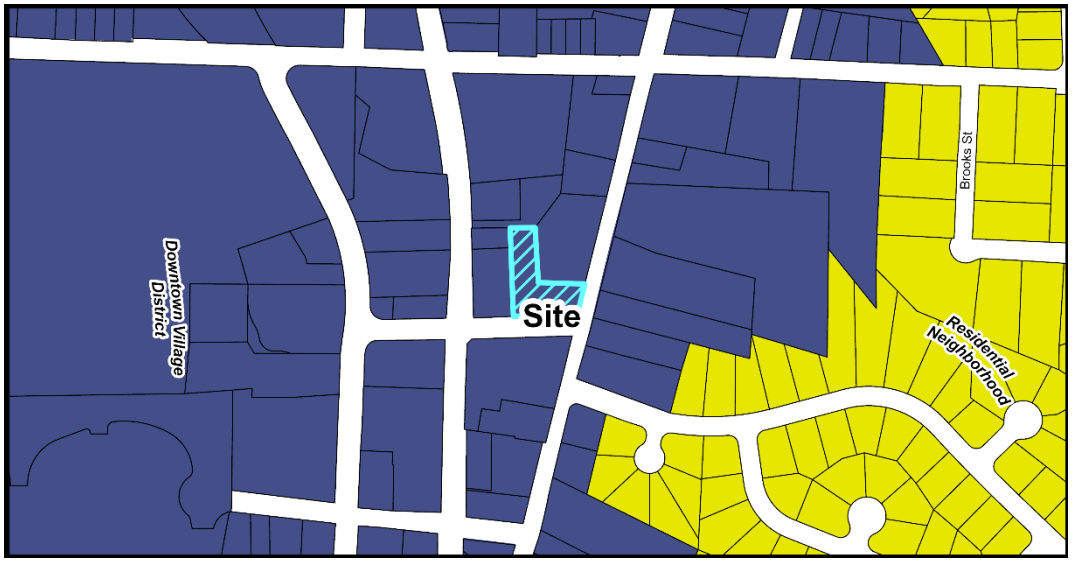
Rezoning Number: 02-UDO-01
Original Zoning: unknown
Approved Zoning: TV Town Village (reassigned to DMX)
Approval Date: October 15, 2002

Land Use & Character Information

Growth Strategy Map: Places to Transform

Future Land Use: Downtown Village District

Small Area Plan: Downtown Area Plan
**Project was submitted under the previous Village District Area Plan*



Future Land Use Map

Important Themes for Transforming Holly Springs:

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

Theme	Summary
☒ Establish Mixed-Use Activity Centers Throughout Holly Springs	Mixed-use and walkable development
☐ Suburban Remix	Activate neighborhood centers
☐ Suburban Retrofit	Redevelop existing centers into mixed-use, multi-modal, activated centers
☒ Context-Sensitive Infill Development Choices	Infill around single use residential areas
☒ Transitions	Complement existing development and avoid incompatibilities
☐ Increase Home & Neighborhood Choices in Holly Springs	Variety of integrated housing products
☐ Increase Diversity & Affordability of Housing in Holly Springs	Adequate supply of affordable housing
☒ More Transportation-Land Use Coordination in the Community	Equal emphasis on land use (demand), transportation (supply) and urban design (character)

Land Use & Character Information (cont.)

Growth Strategy Map: Places to Transform
Specific focus areas in Holly Springs provide opportunities to grow and transform in the future. These areas will evolve over time in terms of land use mix, density and intensity, home choices, and transportation options. These are the areas where the Town should emphasize public and private investment — increasing allowable densities and intensities, adding infrastructure capacity, improving access from nearby neighborhoods, investing in the public realm, and encouraging private investment — to diversify the Town's development strategy and support continued growth and economic prosperity in the future. Some areas identified to transform over time will require redevelopment of existing suburban shopping centers or infill development in the Downtown Village District.

Future Land Use: Downtown Village District
The Downtown Village District functions as a destination for residents and visitors to Holly Springs, and includes two activity centers: an iconic downtown core and a medical campus at the intersection of NC 55 and Avent Ferry Road; along with several vibrant neighborhoods surrounding the centers. The core area of the District supports a compact development pattern with a mix of land uses (horizontal and vertical), high-quality architecture, plazas and public spaces, and civic spaces that promote social interaction and celebrate the Holly Springs community. Uses and buildings are located on small blocks with streets designed to extend a grid network in both directions of N. Main Street. Buildings may stand two to five stories tall and include civic, retail, office, restaurant, or other entertainment uses with condominiums or apartments above storefronts. Non-franchise architecture is encouraged in the Downtown Village District as a way to maintain unique character, and historic preservation should be a priority. Parking is satisfied using on-street parking, structured parking, and shared rear-lot parking strategies.

The medical campus in the Downtown Village District supports a seven-story community hospital, surrounding medical office buildings and surface parking lots. Uses and buildings on the campus are oriented interior to the site, and connected via an internal network of streets and walkways. The design, scale, character, and intensity of development in both the downtown core and the medical campus should be compatible with, and transition to, adjacent residential neighborhoods.

Residential neighborhoods in the Downtown Village District offer different choices for residents to live near and experience the two activity centers. Preserving the character of existing homes is a high priority in this area, though some existing large-lot neighborhoods may be subdivided or redeveloped to introduce more housing units (including single dwelling homes on small lots, townhomes, duplexes, cottage dwellings, multi-unit houses and accessory dwelling units) and to increase the number of residents living near both the downtown core and the medical campus. New or improved parks, plazas, streets or other public spaces in the neighborhoods are important elements for unifying neighborhood character and making connections with the two activity centers

Key Characteristics:

- Blocks are small, and streets are in a grid network.
- Paved surface lots have shared parking agreements.
- In the urban context of the Downtown Village District, open spaces are typically formal in nature, and can include squares, plazas, and community gardens.

Land Use & Character Information (cont.)

- The compact urban development patterns place less emphasis on preservation of the natural landscape, and prioritizes the provision of a variety of formal public spaces.
- Sidewalks and bike facilities provide links to adjacent neighborhoods.

Small Area Plan: Downtown Area Plan
The property is located within the boundaries of the Downtown Area Plan. This property is designated within this plan as being a Mixed-Use Property. In order to build upon the character of the Downtown, it is important to ensure that the majority of street-facing uses at the ground floor of buildings are active uses. Preferred active uses include retail shops, cafes, restaurants, and art galleries. Other uses may include athletic clubs (nonresidential) and personal services (salons, etc.). Active uses would not generally include professional office space, building lobbies, residential dwellings, or parking.

This project was submitted prior to the adoption of the Downtown Area Plan. The previous Village District Area Plan designated the property as "Mixed-Use." The Mixed-Use category was intended to provide for a wide range of Commercial, Business, and Higher Density Residential land uses up to 15 units per acre.

Historic Structures:
The c. 1906 Haywood Alford House is a unique bungalow house in downtown Holly Springs. The house retains roughly 95% of its historic architectural elements and has experienced very few negative changes since its construction. The interior retains most of its original historic fabric, with the only updates consisting of a bathroom in the rear of the hallway on the second floor and a modern kitchen on the first floor. The house is in good condition and is a good candidate to be preserved by keeping the integrity of the floorplan and original materials intact. Capital Area Preservation inspected the home on February 23, 2023 and a historic resources report can be found in the attached files.

Future Land Use Staff Analysis:

The requested Development Plan is: ☒ Consistent ☐ Inconsistent

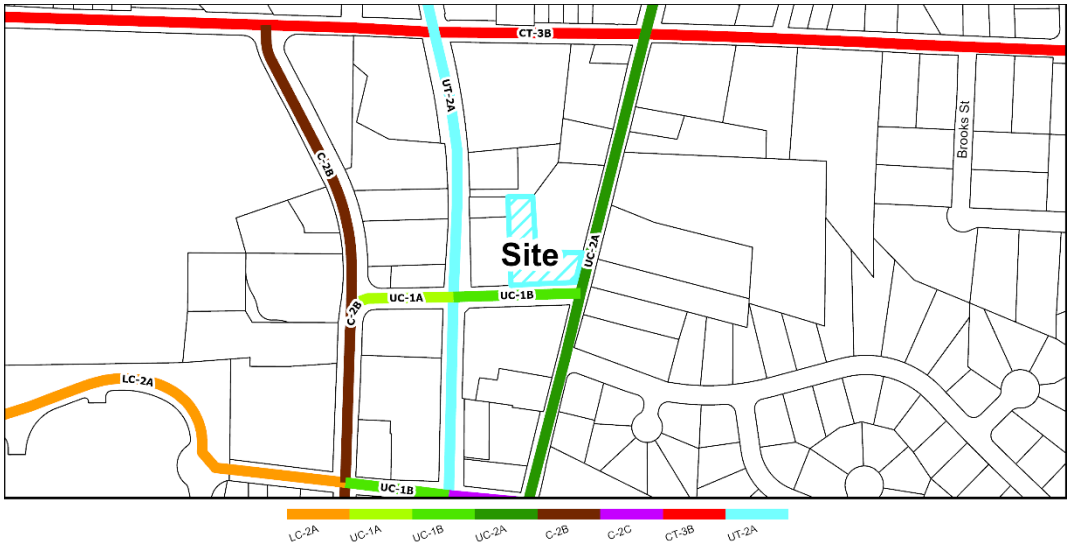
The requested development plan is generally consistent with the Comprehensive Plan as it is allowing for adaptive reuse of an existing structure, providing formal open space, utilizing an existing structure, and utilizing on street parking. Although the proposed use is not generally considered an "active use" it will provide for higher levels of activity than the current residential use.

The Comprehensive Plan states that historic preservation should be a priority within the Downtown Mixed-Use District and the property is shown on the Local Historic Resources list and was inspected by Capital Area Preservation. A rehabilitation agreement and historic preservation easement are not being pursued by the applicant. While the applicant is making efforts to maintain the historic appearance of the outside of the home, changes to the structure, such as internal room arrangement, will remove historic elements which eliminates the possibility for Local Historic Landmark designation.

Transportation Information

Comprehensive Transportation Plan

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



Roadway Map

Comprehensive Transportation Plan Summary

Road Widening along Project Frontage:
In accordance with the Unified Development Ordinance and Comprehensive Transportation Plan, roadway improvements are required across the property frontages of E. Center Street and Raleigh Street to complete ½ of the ultimate cross-sections.

New Location Roadways:
There are no new CTP public roads impacting this parcel.

Hotspot/Safety Study Location:
There are no hotspot/safety studies impacting this parcel.

Improvement Prioritization:
N/A

Transportation Information (cont.)

Traffic Study Policy

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

Traffic Study Summary
A Tier 1 traffic study was completed with the development plan consisting of a trip generation and distribution assessment. No intersections were required to be analyzed for this level of study and no mitigation improvements were warranted.

Additionally, although this project is not required to provide on-site parking, it is anticipated that there may have an adverse impact on the adjacent properties with respect to vehicular and pedestrian circulation during drop off and pick up times for the day care.

The applicant has provided a draft agreement for a shared parking plan with the Masonic Lodge. They are also coordinating with neighboring developments to stagger drop-off times with similar uses, however, an official agreement has not been provided.

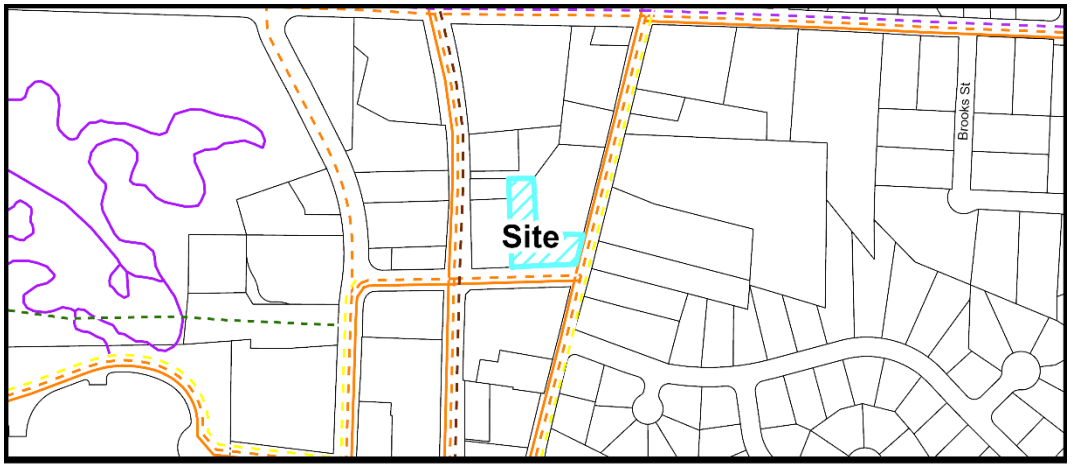
Transportation Staff Analysis:

The requested Development Plan is: ☒ Consistent ☐ Inconsistent

The improvements shown on the Development Plan are consistent with the Comprehensive Plan.

Parks, Recreation & Greenways Information

Park Search Area ☐ Yes ☒ No



Active Transportation Map

Required Active Transportation Improvements

☐ Greenway ☐ Sidepath

No Greenway or sidepath is required per the Town's Comprehensive Transportation Plan

Parks, Recreation, & Greenways Summary

There are no required Greenway improvements and as a non-residential project there are no land dedication requirements.

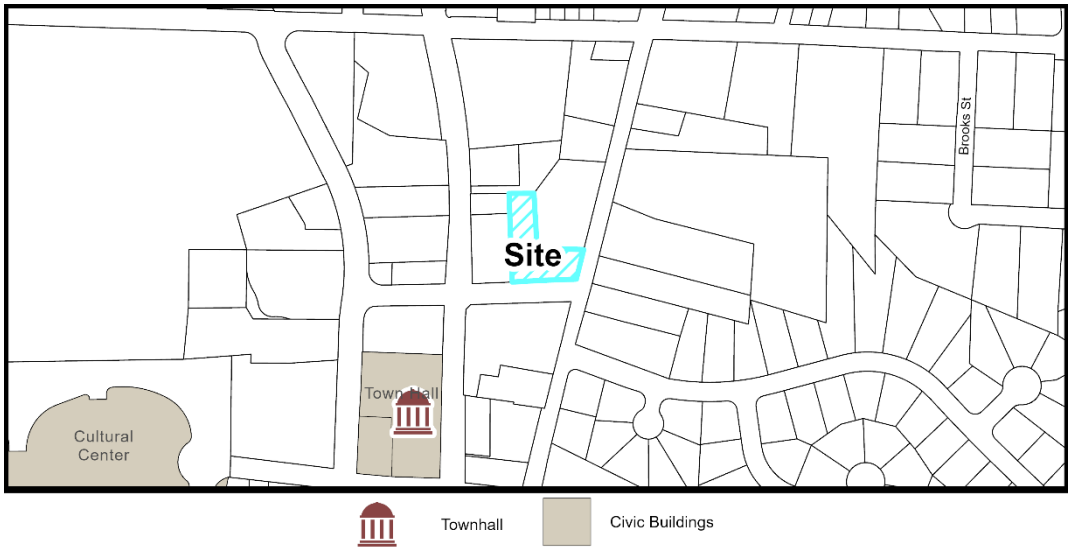
Parks, Recreation, & Greenways Staff Analysis:

The requested Development Plan is: ☒ Consistent ☐ Inconsistent

The improvements shown on the Development Plan are consistent with the Comprehensive Plan.

Community Facilities Information

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



Community Facilities Map

Community Facilities Staff Analysis:

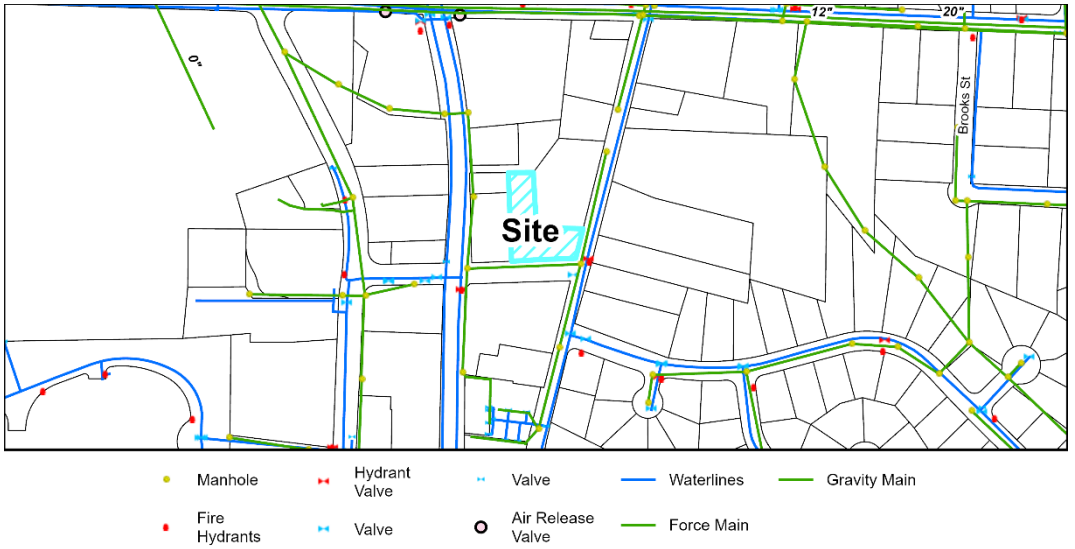
The requested Development Plan is: ☒ Consistent ☐ Inconsistent

The project location is within existing service areas for the Town's public safety departments and does not exist within one of the search areas for a new public safety station shown on the Community Facilities Map.

Infrastructure & Utility Information

Utility Availability

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



Utility Map

Infrastructure & Utility Summary

Water:
Water service is currently available and active for this parcel. This project will use the existing water service.

A Fire Flow Analysis was completed with this Development Plan because the existing building will be sprinklered. The FFA confirmed adequate water pressure within the Town's system with the addition of this development.

Sanitary Sewer:
Sewer service is currently available and active for this parcel. This project will use the existing sewer service.

A downstream sewer study was not required with this project because no sewer main extensions are proposed.

Reclaim:
This project is located outside the Town's Reclaim Water Service Area.

Infrastructure & Utility Information (cont.)

Water Resource Management (WRMP) Policy

☐ WRMP Applicable
☒ WRMP Not Applicable

☐Tier 1
☐Tier 2
☐Tier 3

Allocation Elements

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

Water Resource Management Policy Summary
This development is not subject to the Water Resource Management Policy.

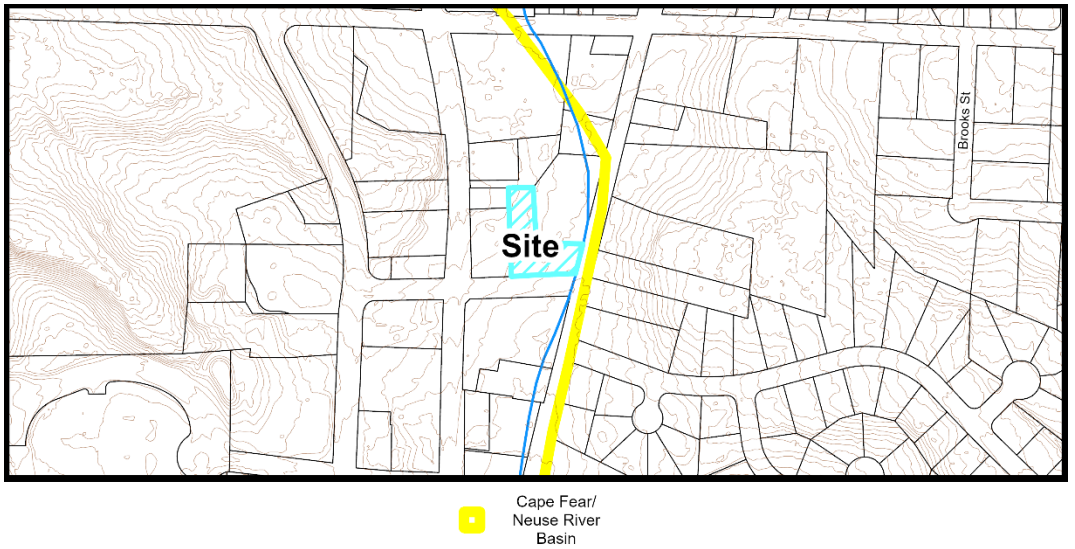
Infrastructure & Utility Staff Analysis:

The requested Development Plan is: ☒ Consistent ☐ Inconsistent

Use of the existing utility connections is consistent with the Comprehensive Plan as well as the Engineering Studies associated with the Development Plan.

Natural Resources & Open Space Information

On-site Private Open Space	**1% (397 sq ft)**
Tree Preservation Area	0%
Active Recreation Area	0%
Urban Civic Space	1% (397 sq ft)
Flexible Space	0%



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

To meet the minimum required open space on the site, the applicant is providing a plaza element on the corner of E Center St. and Raleigh St. Within this area will be a seating area surrounded by the existing trees and will included an improved paver walkway.

Stormwater:

This development will disturb less than 20,000 square feet and therefore is not required to provide onsite treatment of stormwater.

Natural Resources & Open Space Staff Analysis:

The requested Development Plan is: ☒ Consistent ☐ Inconsistent

The applicants proposed open space meets the minimum required open space.

Development Standards Information

The following is a summary of how the proposed development satisfies the applicable 2022 Holly Springs Unified Development Ordinance (UDO).

Development Standards Summary

Development Standards (UDO Section 2 & Master Plan):

Building Placement	Standard	Proposed
Front Setback (minimum)	0	31' *
Front Setback (maximum)	20'	
Side – Corner Setback	0	93'
Side (West)	0	26'
Rear	0	139'

*Applicant is utilizing the existing structure and is not required to conform to the front setback

Building Height	Standard	Proposed
Minimum Building Height	25 feet and 2 Stories	23' *
Maximum Building Height	45 and 3 Stories	23'

*Applicant is utilizing the existing structure and is not required to conform to the minimum building height

Landscaping (UDO Section 5 & Friendship Innovation Park Master Plan):

	Standard	Proposed Standard
Perimeter Buffers		
All Buffers	Large Deciduous Tree planted 40 ft on center	Existing trees supplemented with new plantings planted 40 ft on center
Foundation (per square footage of landscaped area outside the structure, parking area, or loading area)		
Trees	1 overstory tree/5,000 sq. ft. or 1 small tree/ 3,000 sq. ft.	1 small tree / 3,000 sq. ft.
Shrubs	1.5 medium shrubs or 2 small shrubs/1,000 sq. ft.	2 small shrubs / 1,000 sq. ft.
Interior Vehicle Parking Area		
	1 landscape island with one tree and 4 shrubs/10 parking spaces	N/A
Street Trees		
	Thoroughfare: Trees on private property within 5 ft of the right-of-way	Existing Crepe Myrtles to be utilized as street trees

Parking (UDO Section 6):
UDO Section 6.4.4.A states, "There shall be no minimum vehicle parking requirement in the DMX district." The applicant has elected to not provided parking on site and is pursuing a parking agreement with the adjacent Masonic Lodge. The example shared parking agreement has been included as an attachment.

Building, Site and Subdivision Design (UDO Section 8):
The applicant will be utilizing the existing structure on the site and will only be making minimum changes to the exterior of the building. The minimum changes include replacing existing windows, addition of new doorways, new exterior stairway and platform, and exterior ADA ramp. The full extent of the changes can be seen on the elevation pages within the plan set.

Development Standards Staff Analysis

The requested Development Plan is: ☒ Consistent ☐ Inconsistent

The proposed Development Plan is consistent with the development standards of the UDO. The proposed Child Care Center land use is permitted in the Downtown Mixed-Use District, Perimeter buffers and screening are being provided in compliance with the UDO requirements, and Open Space is being provided as Urban Civic Space with a bench and planters located at the corner of Raleigh St. and E Center St. While the UDO does not require parking in the DMX district, the Planning Board and Town Council should discuss the parking arrangements the applicant has made with adjacent property owners to ensure adequate parking can be provided. The property is located adjacent to existing residential dwellings and no on-site parking may have impacts on these residents.

Decision-Making Information

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

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

Staff Recommendation: ☒ Approve ☐ Deny

Previous Case Related Items

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

Meeting Date: 10/18/2023
Summary of Issues:

- Safety of children crossing the street when being dropped off
- Additional traffic that the daycare will bring to the area, with specific focus on Raleigh St.
- Concerns regarding the additional noise that could be brought with the daycare use

Planning Board Consideration & Action

Planning Board Decision Type: Advisory Decision

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

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

Action: Development Plan Petition Motion

Motion to recommend that the Town Council approve / deny Development Plan 23-DP-15 for Explora Discovery School as submitted by Randy Miller / Thompson & Associates, dated Revised 6/7/2024 with the following staff recommended conditions:

1. Prior to Construction Drawing Approval, the following items must be addressed:
    a. Street Tree locations shall be shown with approved lighting fixture locations shall be positioned as to not interfere with any lighting fixtures or any site distance triangles.
2. Invoiced fees from Special Study third party review must be paid prior to first Construction Drawing Submittal, and no later than prior to Construction Drawing Approval.
3. Thoroughfares, collectors and boulevards will require a calculated pavement design with 1st construction drawing submittal. This may result in a pavement cross section bigger than the specified minimum.
4. Off-site right-of-way dedication will be required in the form of a recorded plat prior to receiving construction drawing approval.
5. A Deed of Easement is required to be executed for public vehicular & public pedestrian access between the property owners at the time of plat.
6. All Special Studies must be finalized prior to being scheduled for Planning Board.
7. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
8. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
9. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
10. Please note that this project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance. A general stormwater requirement may affect this project. Refer to NCDWQ's website for more information
11. Please note that the Town Staff has been delegated approval authority by NCDWQ for stormwater management plans. Documentation of approval to NCDEQ is the responsibility of the owner.
12. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater BMP prior to the preconstruction meeting and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project. (NR)
13. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater SCM prior to plat recordation and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project. (Residential)
14. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project. This will become a condition of plan approval.
15. A FIL for overhead power relocation will be required prior to construction drawing approval. A cost estimate from a third-party consultant must be provided with the first construction drawing submittal.

Next Steps

Quasi-Judicial Public Hearing

Anticipated Town Council Public Hearing Date: 7/16/2024

Prior to the Legislative Public Hearing:

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

Town Council Decision: Quasi-Judicial Decision

Quasi-Judicial Decision:

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

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

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

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

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

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

TOWN OF HOLLY SPRINGS
DEVELOPMENT PETITION PACKET

Major Subdivision, Development Plan, and Special Use Permit

General Information

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

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

FOR MORE INFORMATION:

Current Fee Schedule: www.hollyspringsnc.gov/2170

NOTE: Fees are due at the time of submittal. Petitions will not be accepted without payment of fees.

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

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

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

Submittal Requirements

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

New Submittal or Major Amendment:

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

Minor Amendment:

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

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

Major Subdivision Plan (Residential and Non-Residential):

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

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

Development Plan:

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

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

Special Use Permit:

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

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

Engineering Special Studies:

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

Traffic Impact Analysis (TIA)

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

Fire Flow Analysis (FFA)

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

Sewer Report

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

Reclaimed Water Model Update:

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

Plan Amendments:

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

Major Amendment Procedures:

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

Minor Amendment Procedures:

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

- An expansion of building floor area up to 25%;
- An increase in building height by up to15%;
- An expansion or reduction in the amount of vehicle parking areas by up to 10%;
- An increase in the total number of lots/unit by up to 10%, or 10 lots/units, whichever is less.
- A reduction of open space by up to 10%;
- An increase in project acreage by up to 10% or 5 acres whichever is less;
- The designation of additional uses that only involve those listed as permitted ("P") on Table 3.2.A. – Table of Uses in Chapter 3 of the UDO;
- A reduction, relocation, or alteration the composition up to 10% of any tree preservation area or removal of a Specimen Tree; OR
- A minor change in building design, building material selection, or percentage of various building materials utilized that does not deviate from the original approval.

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

Neighborhood Meeting (UDO Section 11.5):

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

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

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

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

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

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

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

TOWN OF HOLLY SPRINGS

DEVELOPMENT PETITION

DPM Appendix #A.04
Supplement 18
March 2022

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

Petition Type:

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

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

☐ **Special Use Permit**
- ☐ New

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

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

☐ Initial ☐ Revised ☐ Final

Project Information:

Project Name: EXPLORA DISCOVERY SCHOOL
If this project is part of a previously approved plan, please specify:
PUD/Master Plan/Subdivision _____ Shopping Center/Lot# _____
Project Location: 109 E. Center St.
Use street address. If none, use the closest intersection
☑ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation

PIN: 0649 92 6140 Real Estate ID: 0016216
Project Acreage (rounded to nearest tenth): 0.60 Partial Parcel: ☑ No ☐ Yes (additional fee)
Current Zoning: DMX Proposed Use (see UDO Table 3.2.A): Day Care
Open Space *[See UDO Section 7.06(F)(4)]*: ☐ Dedication ☐ Fee-in-lieu ☐ Combination ☑ N/A
Waivers Requested: ☑ No ☐ Yes- Specify UDO Section Number(s): _____
If yes, complete and attach appropriate Waiver Petition(s) from Waiver Packet
Sketch Plan Review (Pre-Submittal) Meeting Date: _____
If the Sketch Plan Review (Pre-Submittal) Meeting Date is not within 8 weeks of the submittal date, another Sketch Plan Review (Pre-Submittal) Meeting is required prior to submittal.

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

Project Applicant/Contact
(check one) ☐ Owner ☐ Owner's Agent ☑ Design Professional ☐ Developer ☐ Other _____
Name Randy Miller Company Thompson & Associates
Mailing Address 1149 Executive Ci. Suite D2
City Cary State NC Zip 27511
Telephone # (919) 465-1566 E-Mail millerpe19793@gmail.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 SEE OWNER BELOW

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

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

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

Architect

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

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

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

Landscape Architect

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ E-Mail _____

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

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

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

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone # ( ) _____ Alternate Telephone # ( ) _____

Fax # ( ) _____ E-Mail _____

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

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

Property Owner - *Required*

Name SETH HACKATHORN & SARAH JANDORA Company —

Mailing Address 109 E. Center St.

City Holly Springs State NC Zip 27540

Telephone # (816) 665-8680 E-Mail sethc890@gmail.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, Michael Hudson, certify that the information provided on this petition, plans and checklist are complete and accurate to the best of my knowledge.

Signature: _____ Date: 11-21-23

TOWN OF HOLLY SPRINGS

PLAN REQUIREMENTS & DATA CHECKLIST

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

For DS Use only
Project # _____
Date Received

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

✓		C. Show and label proposed and existing streets, right-of-way, sidewalks and greenway, including all dimensions. Provide existing street names and required road improvements.
✓		D. Show proposed Pedestrian and Vehicular Circulation as specified in UDO Section 8.4.
✓		E. Show any existing structures, underground storage tanks, utilities (specify overhead or underground and indicate where overhead lines will be relocated underground), drives, roads, and natural features on and within 200' of the subject property and label them as such. (If a structure on the subject property is to be removed, label it "to be removed".)
	✓	F. Show dimension and label required Thoroughfare/Collector Buffer as specified in UDO Section 7.8. Provide information on the future maintenance of the buffer.
		G. List minimum perimeter buffers, building setbacks, and open space, per the requirements for the zoning district in which the development is located.
✓		H. Label and dimension all adjacent roads and show and label ROW's on the vicinity/location map.
✓		I. Show the location of all HVAC units, Mailbox Kiosks, exterior CO canisters and similar equipment, and Trash Enclosures with the trash truck turning radii template. Note: Trash or recycling containers of any size must be enclosed. All ground mounted equipment, including HVAC units, exterior CO canisters, and similar equipment must be screened from view.
	NA	J. List the average lot size, minimum lot width, minimum lot frontage, minimum lot depth, maximum building height, minimum open space, and the gross density of the development.
	NA	K. Show and label required riparian buffers. FEMA and local floodplain areas within the boundaries of the site.
	NA	L. Design Engineering data for all roadway radii and curves.
	NA	M. Provide lot size(s).
✓		N. Show and label all easements.
	NA	O. Show proposed parking lot layout and list the required number of spaces, including Electric Vehicle Spaces, and the number of spaces provided. Provide dimensions of spaces and aisles. *[See UDO Section 6.4 and 6.6]*.
✓		P. Show the proposed location and list the required number of bicycle racks and the number of bicycle racks being provided (see UDO Section 6.5).
NA	NA	Q. Show off-street loading areas and off-street loading spaces. (See UDO Section 8.4).
	NA	R. Show all required greenways. *[See UDO Section 7.6.]*.
	NA	S. Indicate areas for all proposed outdoor operations including outdoor seating, display/sales of merchandise, outdoor storage, and business vehicle parking.
IV. GRADING AND DRAINAGE PLAN		
	NA	A. Show existing and proposed grading plan which includes all lot lines, building footprints if applicable, proposed structures.
	NA	B. Provide preliminary drainage calculations.
	NA	C. Provide preliminary drainage designs, including structure, swales, preliminary pipe sizes, and easements
	NA	D. Clearly label restricted stream buffers.
	NA	E. Draft Stormwater Management Plan – provide draft sizing calculations for all BMP's. Also provide drainage area map for BMP's and the site.
	NA	F. Draft Flood Study – Demonstrate site will be able to accommodate any required detention facilities, provide draft supporting calculations.
V. LANDSCAPE PLAN		
✓		A. Location and size of proposed plant material including live vegetation ground cover and species selection. This includes perimeter buffers and/or foundation landscaping and/or vehicle parking area screening and/or interior vehicle parking area planting. Include site distance triangles at all intersections.
✓		B. Indicate locations, size, and species of proposed street trees. *[See UDO Section 5.3.5]*
✓		C. Show fencing details *[See UDO Section 5.5.]*
	NA	D. Show the location of berms, if there are any, and provide detail information on the berm *[See UDO Section 5.5]*
	NA	E. Show utility and drainage easements and any drainage devices (BMP, temporary erosion control devices, swales or structures)

A	NA	
✓		F. Show location of ground level utility boxes, HVAC equipment, RPZ, overhead (if allowed to remain overhead) and underground utility lines, etc.
✓		G. Provide landscape tables listing the plant species to be used. Note: No single species shall constitute more than twenty-five percent (25%) of the plant material of its type. Verify species are not listed on the *Invasive Species List (See UDO Section 5.4.1).*
✓		H. Provide calculations for perimeter yards, foundation landscaping (for both primary and accessory structures) and parking areas if required.
	NA	I. Specify the limits of live vegetation, ground cover and mulch. *[See UDO Section 5.4]*
/		J. Note who will be responsible for the maintenance of the landscaping and include the following notes: *Example: Owner shall be responsible for:* *"The maintenance of all required landscaping by keeping lawns mowed, all plants maintained as disease free, all planting beds groomed and kept weed free (except in areas of preserved existing natural vegetation (i.e., thickets), and kept free from trash, debris and other objectionable materials."* *"The replacement of any required planting, which is removed or dies after the date of planting. Such replacement shall occur during the next planting season; and, the replacement of any tree in a Tree Save Area, which is removed or dies after the date of approval of a Preservation Landscape Plan. Such replacement shall occur during the next planting season."*
	✓	K. If an alternate Landscape Plan is being proposed, see *UDO Section 5.2.3.* and include a letter to the Administrator regarding why this is being requested.
	NA	L. Indicate the location of all tree protection fencing.
	✓	M. Show all tree preservation areas.
✓		N. Landscape Plans shall be sealed by a Registered Landscape Architect.
VI. TREE PRESERVATION PLAN		
	✓	A. The latest available aerial photograph of the project area.
	✓	B. An Existing Vegetation Plan depicting the location, area, predominant species, general health, estimated number of trees, and average *Diameter at Breast Height (or DBH)* of stands of trees.
	✓	C. When Sample Area Surveys are used in place of a full site-survey, Survey Area shall include a detailed survey of all trees and other vegetation existing in a twenty foot by twenty-foot (20' X 20') representative sample area to be preserved and the location of the sample area. *[See UDO Section 4.4]*
	✓	D. Provide area calculations for Tree Preservation Areas within and outside of Environmental features (Wetlands, Stream Buffers, etc.).
	✓	E. Provide calculations for overall Tree Preservation Area, specifying which methods (Specimen Tree, Significant Tree Stands, Significant Natural Resource Areas, or Supplemental Undisturbed Perimeter Buffers) were used to meet Tree Preservation Area requirements.
	✓	F. Tree Preservation Plan must be prepared by a Certified Arborist, Registered Forester, or Registered Landscape Architect.
VI. UTILITY LAYOUTS		
✓		A. Provide base site plan information including, but not limited to all structures, utilities, drives, roads and natural features on the property and within 200' beyond property lines.
	✓	B. Show any proposed irrigation or sprinkler, and sewer line information and associated backflow prevention devices
✓		C. Show, label and dimension all existing and proposed Town utility lines (potable water, sanitary sewer, reclaimed water, and fiber optic). Also show both underground and overhead dry utilities on and off site to serve site (example: electric, telephone, and cable)
	✓	D. Provide street lighting plan for interior and/or adjacent roadways
	✓	E. Provide Water Metering Network information (See UDO Section 7.2.1.H)
VII. DETAILS SHEET		
	✓	A. Provide EDCS Detail HS-816 and HS-817 for street tree and root guard installation
	✓	B. Provide EDCS Detail HS-359, HS-360, or HS-361 for appropriate street blade poles and traffic control signage
	✓	C. For projects within the Village District: Provide EDCS Detail HS-009 for benches

A	NA	
VII. INFORMATION REQUIRED FOR DEVELOPMENT PLANS		
	✓	A. Indicate the type of outdoor light fixtures that will be used (Parking lot lighting, architectural lighting, building lights, safety lights, and landscaping lights), including but not limited to, the manufacturers or electric utility catalog specifications sheets, drawings, or photometric reports, color of pole, type of light source *(See UDO Section 8.4)* 1. The maximum light level permitted within the parcel shall not exceed fifteen (15) horizontal foot candles. 2. The maximum light level permitted on the lot line shall not exceed (0.2) horizontal foot candles.
✓		B. Provide details for all proposed dumpster enclosures, mailbox kiosks, accessory structures, and fences on either the elevation or detail sheet with material and color call outs.
✓		C. Provide color, scalable elevations with building material and color callouts, and dimension stringers (vertical and horizontal dimensions) indicating building height. Building Design shall comply with UDO Section 8.2. Provide square footage and % of façade area for all materials. Also include an explanation of how the architectural design elements that are being used satisfy the applicable Building Design Requirements in the UDO. Show all roof mounted mechanical equipment and screening. Provide a materials board indicating all colors and materials proposed for the project.
		
	✓	D. Provide Public Realm Standards in accordance with UDO Section 8.3.
VIII. INFORMATION REQUIRED FOR SPECIAL USE PERMIT		
		A. Special Use Permit petitions are required to submit a written narrative response which provides a detailed statement regarding the proposed use in addition to the required Findings of Fact Form.
IX. INFORMATION REQUIRED FOR MAJOR RESIDENTIAL SUBDIVISIONS *(PLEASE INCLUDE ON SITE PLAN)*		
		A. Show and label all passive and active open space, and reference applicable greenway and park requirements as specified in the Comprehensive Plan *(See UDO Chapter 4)*
		B. Indicate the amount of land dedicated to Open Space and the entity responsible for maintenance
		C. Provide the maximum and minimum lot sizes
		D. Adhere to Subdivision Lot Design Standards (UDO Section 8.5)
X. INFORMATION REQUIRED FOR MAJOR NON-RESIDENTIAL SUBDIVSIONS *(PLEASE INCLUDE ON SITE PLAN)*		
		A. Include the max number of lots, minimum lot area, access easements to all lots
		B. Show layout of major road connections (including curb cuts to existing roads and internal road connectivity), layout of utility layout as needed to serve each phase or lots (including where the utilities will be tied to and how adjacent properties will be stubbed).
		C. Adhere to Subdivision Lot Design Standards (UDO Section 8.5)
		D. Provide Design Standards and Streetscape & Mobility Standards (UDO Section 8.5.6 E. and F.)

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

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

HOLLY SPRINGS

Town of Holly Springs
Industrial Wastewater Survey, Short Form

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

Facility Name: EXPLORA Discovery School
Facility Address: 109 E Center St
Facility Telephone Number: _____ Facility Fax: _____
Type of Industry, Manufacture, Trade, or Business:
Day Care

Products Produced
none

Number of Employees: 7

General Description of the industrial activities and/or plant processes at this site:
none

Current Federal Standard Industrial Classification Code (S.I.C): N/A (if applicable)

Does the facility discharge any water from parts washing operations, contact cooling, oil/water separators, or any other type of wastewater other than from restrooms? If so, describe:
no

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

1. Does this facility discharge industrial waste or other waste to the sanitary sewer? YES (NO)
2. Is the discharge from industrial waste or other waste continuous or batch? _____
3. Does this facility use any type of chemical mixed with water that is discharged to the sanitary sewer? YES (NO) If yes, please list: _____
4. What is the total discharge to the sanitary sewer (gallons per day)? 1,300
5. What is the total industrial or other waste discharge to the sanitary sewer (gallons per day)? 0
6. Are any chemicals stored in quantities of 55 gallons or more? YES (NO)
7. Does this facility use any well water or other water source other than the public water supply? YES (NO)
8. Are any outside drains connected to the sanitary sewer? YES (NO)
9. Does your facility discharge storm water to the sanitary water? YES (NO)

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

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

Signature Randall L Miller Date 2/20/2024

Print name RANDALL L MILLER Job Title ~~WATER~~ ENGINEER

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

Form 8022 Updated: 2/8/18

TOWN OF HOLLY SPRINGS
DEVELOPMENT PETITION

DPM Appendix #A.01
Supplement 18
March 2022

NEIGHBORHOOD MEETING REPORT

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

☐ Neighborhood Meeting Date: OCT. 18, 2023
Time: 4 pm
Location: ZOOM

For DS Use only
Project #
Date Received

☐ Complete ☐ Incomplete

Notification of Owners:

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

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

☑ Date of Notification Mailing: SEPT 26, 2023

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

Summary of Issues:
CHILDREN SAFETY - SEE ATTACHED REPORT

Attach Additional Sheets as needed

Changes made to the Petition by the Petitioner as a result of the meeting:
NONE

Attach Additional Sheets as needed

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

Neighborhood Meeting Report Prepared by:

Preparer's Signature(s) [signature] Date 11/27/2023

INDEX OF SHEETS:

SHEET 1: EXISTING CONDITIONS PLAN
SHEET 2: PRELIMINARY SITE PLAN
SHEET 3: PRELIMINARY LANDSCAPE PLAN
SHEET 4: DETAILS
SHEET 5: E. CENTER STREET ROAD IMPROVEMENTS
SHEET IN 100: ELEVATIONS
SHEET IN 301: ELEVATIONS
SHEET IN 302: ELEVATIONS
SHEET IN 303: ELEVATIONS

NOTE:

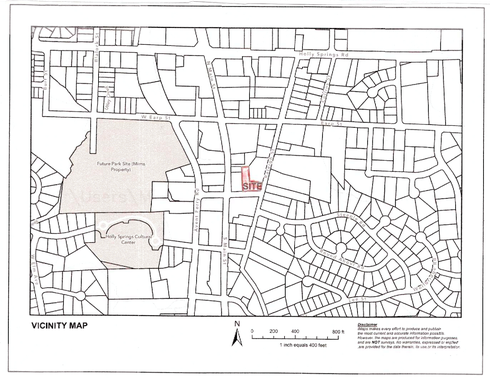
CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. ALSO, DEVELOPMENT FEES (ACREAGE, FEE-IN-LIEU OF ASSESSMENT, AND INSPECTION FEES) ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

UTILITY DATA

LINEAR FT. NEW WATER MAIN – N/A
LINEAR FT. NEW SEWER MAINS – N/A
LINEAR FT. NEW 8' CONC. SIDEWALK – 179 LF
LINEAR FT. NEW STREET – N/A
PROPOSED SANITARY SEWER FLOW – 1,300 GPD

NOTE:

SEE SHEET 5 FOR ULTIMATE ROADWAY SECTION ALONG E. CENTER STREET AND RALEIGH STREET.
OWNER WILL BE REQUESTING A FEE IN LIEU OF CONSTRUCTING ACTUAL ULTIMATE ROADWAY SECTIONS AT THIS TIME.



VICINITY MAP

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

PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.

ACCORDING TO FEMA MAP #3720064900J DATED MAY 2, 2006 THE PROPERTY IS OUTSIDE THE FEMA FLOOD PLAIN.

NOTE:
SITE LIGHTING IS NOT PROPOSED AT THIS TIME. IF LATER, SITE LIGHTING IS PROPOSED, A DETAILED SITE LIGHTING PLAN WILL BE SUBMITTED TO THE TOWN OF HOLLY SPRINGS DURING CONSTRUCTION DRAWING REVIEW. SITE LIGHTING PLAN WILL BE PREPARED BY DUKE ENERGY & CONFORM TO TOHS STANARDS.

NOTE:
ALL NEW UTILITIES SHALL BE UNDERGROUND

MONUMENT INFORMATION
"PEARSALL"
Y = 692884.152
X = 2049363.977
Elev. 450.56

PRELIMINARY SITE DATA:

OWNERS: SARAH & SETH JANDORA
109 E. CENTER ST.
HOLLY SPRINGS, NC 27540

SITE ADDRESS:
109 E. CENTER ST.
HOLLY SPRINGS, NC 27540

DB 19210 PG 416
TOTAL SITE ACREAGE: 26,157 SF 0.60 AC
9' R/W DEDICATION CENTER ST. FRONTAGE: 1,675 SF
NET TRACT SIZE: 24,482 SF 0.562 AC

PIN: 0649 92 6140
REID: 0016216
ZONING: DMX
EXISTING USE: VACANT RESIDENCE
PROPOSED USE: DAYCARE
HOURS OF OPERATION: EITHER MON–FRI 8:30 a.m. – 12:30 p.m
or MON–FRI 9:00 a.m – 12:45 p.m.

OWNERS TO COORDINATE HOURS WITH ADJACENT CHURCH TO ALTERNATE HOURS OF OPERATON.

EXISTING BUILDING FOOTPRINT: ~3047 SF

EXISTING IMPERVIOUS AREA: 6,023 SF (TOTAL)
CONCRETE AND GRAVEL: 2,976 sf
HOUSE: 3,047 SF
EXISTING IMPERVIOUS AREA PERCENTAGE: 24.60%

PROPOSED ADDITIONAL IMPERVIOUS AREA 1,264 SF (SIDEWALK, PAVERS AND CONCRETE OUTSIDE OF EX. GRAVEL AREA)
PROPOSED IMPERVIOUS SURFACE AREA: 7,288 SF (TOTAL)
PROPOSED SITE IMPERVIOUS AREA PERCENTAGE: 29.77%

REQUIRED OPEN SPACE @ 1.0% OF SITE = 0.1(26,157 SF) = 262 SF
PROPOSED OPEN SPACE = 397 SF
OPEN SPACE TO BE URBAN CIVIC SPACE
URBAN CIVIC SPACE OF 397 SF PROVIDED IS A 50% INCREASE OF 262 SF REQUIRED AND MEETS PUBLIC REALM REQUIREMENT (8.3.9#9)

PROPOSED DISTURBED/DENUDED AREA = ~2500 SF
DISTURBED AREA LESS THAN 20,000 SF – NO STORMWATER PROPOSED

REQUIRED NUMBER OF PARKING SPACES:
NO MIN. PARKING REQUIREMENT FOR DMX ZONING
PROPOSED NUMBER OF NEW PARKING SPACES: 0
SITE TO UTILIZE EX. ON-STREET PARKING ON CENTER STREET AND PUBLIC LOT AT INTERSECTION OF CENTER ST. AND MAIN ST.

BIKE SPACES REQUIRED: 5 PROPOSED: 6

SANITARY SEWER FLOW FOR DAYCARE:
25 GPD PER OCCUPANT: 6 TEACHERS, 1 DIRECTOR, 45 STUDENTS
52 OCCUPANTS (25 GPD) = 1,300 GPD

SITE CURRENTLY HAS AN EXISTING SEWER SERVICE
SITE CURRENTLY HAS AN EXISTING WATER SERVICE
NO NEW UTILITIES PROPOSED

SITE IS NOT WITHIN FEMA 100 YEAR FLOOD PLAIN.
SITE DOES NOT CONTAIN ANY NEUSE OR CAPE FEAR RIPARIAN BUFFER AREAS.

FIRE AND RESCUE DATA:
OCCUPANCY WILL BE CLASS "E"
CHILDREN ATTENDING HALF-DAY DAYCARE WILL BE NO YOUNGER THAN 2 YEARS 7 MONTHS OLD.
BUILDING WILL NOT BE SPRINKLERED.
FIRE RATED SEPARATION WILL BE REQUIRED BETWEEN THE TWO OCCUPANCY TYPES.

ALL WORK AND MATERIALS SHALL CONFORM TO THE TOWN OF HOLLY SPRINGS DESIGN AND CONSTRUCTION STANDARDS
CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION OF THIS PROJECT CAN BEGIN. ALSO, ALL DEVELOPMENT FEES (ACREAGE, FEE-IN-LIEU OF ASSESSMENT, AND INSPECTION FEES) ARE DUE PRIOR TO FINAL CONSTRUCTION DRAWING APPROVAL
CONTRACTOR SHALL VERIFY THE ABOVE AND BELOW GROUND LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION
CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY CONFLICTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANY AND/OR AUTHORITY
CONTRTACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION

NOTE:

TO CONTROL DUST FROM EXISTING GRAVEL AREA TO REMAIN: GRAVEL AREA TO BE TREATED WITH A 35% CALCIUM CHLORIDE SOLUTION MIXED WITH WATER AND SPRAYED OVER SURFACE AREA.

OWNER SHALL PERIODICALLY INSPECT THE GRAVEL AREA TO DETERMINE WHEN ADDITIONAL TREATMENTS ARE REQUIRED TO CONTROL ANY POSSIBLE DUST.

DEVELOPMENT PLAN
FOR
EXPLORA DISCOVERY SCHOOL
109 E. CENTER STREET
HOLLY SPRINGS, NORTH CAROLINA
PROJECT 23-DP-15/PLDP202300298

Landscape Architect:
Bratton Landscape Architecture
Jack Bratton
1431 Trinity Rd.
Raleigh, NC 27607
(919) 233-9123
brattonla@outlook.com

NORTH CAROLINA PROFESSIONAL SEAL 19793 ENGINEER RANDALL L. MILLER
6/1/2024

PRELIMINARY DRAWING FOR REVIEW ONLY

THOMPSON and ASSOCIATES, P.A.
153 HOLLY SPRINGS ROAD
HOLLY SPRINGS, N.C. 27540
TEL. 919.577.0808 FAX 919.577.0609

REVISIONS:

PLAN PREPARATION DATE	NO.	DATE	DESCRIPTION	BY
DESCRIPTION		11/20/23	1ST PRELIM. SUBMITTAL	MTH/RLM
	1	02/23/24	2ND PRELIM. SUBMITTAL	MTH/RLM
	2	03/29/24	3RD PRELIM. SUBMITTAL	MTH/RLM
	3	05/17/24	4TH PRELIM. SUBMITTAL	MTH/RLM
	4	06/06/24	5TH PRELIM. SUBMITTAL	MTH/RLM

OWNERS:
SARAH & SETH JANDORA
109 E. CENTER ST.
HOLLY SPRINGS, NC 27540

GENERAL UTILITY NOTES:

ALL WORK, PLACEMENT, LOCATION, INSTALLATION, AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF HOLLY SPRINGS.
CONTRACTOR SHALL VERIFY ALL FIELD CONDTIONS PRIOR TO THE START OF CONSTRUCTION.
CONTRACTOR SHALL VERIFY THE LOCATION, ABOVE AND BELOW GROUND, OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY CONFLICTING UTILITES WITH THE APPROPRIATE AUTHORITIES.
CONTRACTOR SHALL INFORM THE TOWN OF HOLLY SPRINGS AND THE ENGINEER OF ANY CONFLICTING UTILITIES.
ELECTRIC SERVICE TO THE BUILDING SHALL BE COORDINATED WITH THE APPROPRIATE ELECTRICAL SERVICING AUTHORITY.
BUILDING WILL NOT BE SPRINKLED NOR HAVE FIRE DEPT. CONNECTIONS
NO IRRIGATION PROPOSED

ALL WORK, MATERIALS, PLACEMENT , AND INSTALLATION SHALL BE AS PER THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF HOLLY SPRINGS. CONTRACTOR TO OBTAIN COPY.

ALL MATERIALS, INSTALLATION, AND PLACEMENT OF ALL UTILITIES SHALL BE AS PER THE TOWN OF HOLLY SPRINGS STDS. AND SPECS.

CONTRACTOR TO VERIFY THE LOCATION (ABOVE AND BELOW GROUND) OF ALL EXISTING UTILITIES. THIS LOCATION SHALL BE DONE PRIOR TO CONSTRUCTION. IF REQUIRED, DUE TO CONFLICTS, THE CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY UTILITIES WITH THE APPROPRIATE AUTHORITIES.

DB 18808/530

LEGEND:

- EIP EXISTING IRON PIPE
- ECM EXISTING CONCRETE MONUMENT
- EXISTING POWER POLE W/ LIGHT
- EXISTING WATER METER/SERVICE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING GUY WIRE
- EX. TELEPHONE PEDESTAL
- EX. WELL
- EX. MAILBOX
- EX. SIGN

REFERENCES:

SURVEY BY S.D PUCKETT & ASSOCIATES
DB 19210 PG 416 DB 18808 PG. 530
WAKE COUNTY GIS

TOPO FROM WAKE CO. GIS
CONTOUR INTERVAL 2'

BOAT MAST PROPERTIES, LLC
PIN: 0649 92 6323
0.31 AC
ZONED: DMX
COMMERCIAL

S 83°47'28" E 68.97'

EX. SPLIT RAIL FENCE (REMOVED)

TOWN OF HOLLY SPRINGS
PIN: 0649 92 5210
0.17 AC
ZONED: DMX
VACANT

SARAH & SETH JANDORA
PIN: 0649 92 6140
DB 19210 PG 416
26157 Sq. Feet
0.60 Acres

EX. CLEANOUT

S 01°30'24" E 142.52'

HOLLY SPRINGS MASONIC LODGE
PIN: 0649 92 7211
0.80 AC
ZONED: DMX
MASON LODGE/CLUB USE

DAVID BRYAN
PIN: 0649 92 5110
0.37 AC
ZONED: DMX
OFFICE

N 00°10'11" W 237.40'

EX. WELL TO BE ABANDONED PER WAKE CO. STANDARDS

S 89°46'46" E 131.81'

EX. 2 STORY HOUSE
3,047 SF FOOTPRINT
CONVERTED TO
DAYCARE USE

GARAGE

EX. GRAVEL

EX. DRIVE

EX. SIDEWALK

REMOVE

S 87°18'55" W 67.95'

S 86°02'54" W 117.06'

S 13°55'27" W 78.00'

EX. ON-STREET PARKING

E. CENTER STREET 55' PUBLIC R/W

~35' B/B

55' R/W

EX. 30' C&G

~EX. SIDEWALK

CITY CENTER CHURCH
PIN: 0649 91 5894
1.06 AC
ZONED: DMX
CHURCH USE

HAYS & PAMELA LEWALLEN
PIN: 0649 92 9102
1.2 AC
ZONED: SR
SINGLE FAMILY RESIDENTIAL

STANLEY & TINA RIMMER
PIN: 0649 92 8082
0.68 AC
ZONED: SR
SINGLE FAMILY RESIDENTIAL

THOMAS & CHRISTAL POPE
PIN: 0649 92 8954
0.45 AC
ZONED: SR
SINGLE FAMILY RESIDENTIAL

~EX. R/W
~EEOP
~CL
~EEOP
~EX. R/W

40' EX. R/W

~18.5'

RALEIGH STREET
40' PUBLIC R/W

4 EX. CRAPE MYRTLE STREET TREES ~20' HT

12 EX. CRAPE MYRTLE STREET TREES ~20' HT

EX. FIRE HYDRANT

~OC EX. 8" WATERLINE TYPE UNKNOWN

EX. 6" SS

EX. SSMH

EX. POWER POLE W/ LIGHT

EX. WATER METER

EX. O/H POWER

EX. C/L

EX. STREET SIGN

EX. FIRE DRIVE

ACCORDING TO FEMA MAP #3720064900J DATED MAY 2, 2006 THE PROPERTY IS OUTSIDE THE FEMA FLOOD PLAIN.

0 20 40 60

NORTH CAROLINA PROFESSIONAL SEAL 19793 ENGINEER RANDALL L. MILLER 6/6/2024

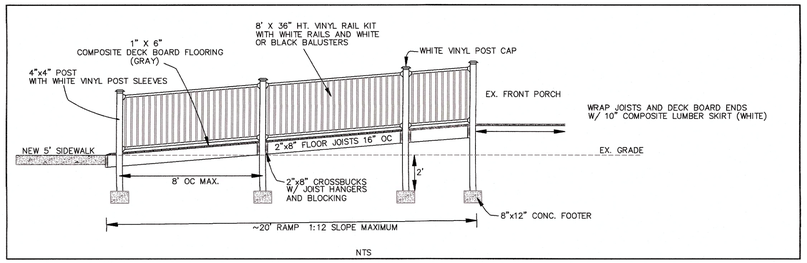
PRELIMINARY PLANS
FOR REVIEW ONLY

SHEET 1

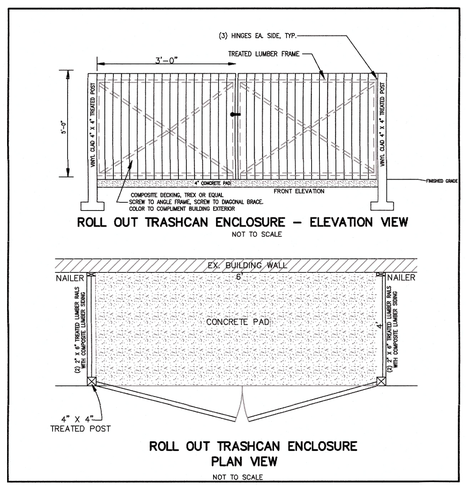
EXPLORA DISCOVERY SCHOOL
EXISTING CONDITIONS PLAN
109 E. CENTER STREET

THOMPSON & ASSOCIATES
CO. LICENSE NO. C-0343
1149 EXECUTIVE CIRCLE
SUITE D UNIT 2
CARY, NC 27511
(919) 465-1566
FAX (919) 465-1585
ENGINEERING SURVEYING LAND PLANNING

HOLLY SPRINGS TOWNSHIP WAKE COUNTY NORTH CAROLINA		
OWNER: SARAH JANDORA		ZONED DMX
DATE 8/21/23	DRAWN MTH	JOB NO. 20-
SCALE 1" = 20'	SURVEYED OTHERS	DWG: 109 CENTER ST-EXCOND
REVISIONS: 2/20/24 5/17/24 6/6/24		PIN: 0649 92 6140



HANDICAP RAMP DETAIL



ROLL OUT TRASHCAN ENCLOSURE – ELEVATION VIEW

NOT TO SCALE

ROLL OUT TRASHCAN ENCLOSURE PLAN VIEW

NOT TO SCALE

ACCORDING TO FEMA MAP #3720064900J DATED MAY 2, 2006 THE PROPERTY IS OUTSIDE THE FEMA FLOOD PLAIN.

0 20 40 60

DB 18808, 530

BOAT MAST PROPERTIES, LLC
PIN: 0649 92 6323
0.31 AC
ZONED: DMX
COMMERCIAL

S 83°47'28" E 68.97'

TOWN OF HOLLY SPRINGS
PIN: 0649 92 5210
0.17 AC
ZONED: DMX
VACANT

SARAH & SETH JANDORA
PIN: 0649 92 6140
DB 19210 PG 416
26157 Sq. Feet
0.60 Acres

FENCE SEE DETAIL SHEET

FENCE

6' HT. ORNAMENTAL PRIVACY FENCE SEE DETAI SHEET

N 00°10'11" W 237.40'

S 01°30'24" E 142.52'

EX. CLEANOUT

HOLLY SPRINGS MASONIC LODGE
PIN: 0649 92 7211
0.80 AC
ZONED: DMX
MASON LODGE/CLUB USE

DAVID BRYAN
PIN: 0649 92 5110
0.37 AC
ZONED: DMX
OFFICE

NOTE:
TO CONTROL DUST FROM GRAVEL AREA:
GRAVEL AREA TO BE TREATED WITH A 35% CALCIUM CHLORIDE SOLUTION MIXED WITH WATER AND SPRAYED OVER SURFACE AREA.

OWNER SHALL PERIODICALLY INSPECT THE GRAVEL AREA TO DETERMINE WHEN ADDITIONAL TREATMENTS ARE REQUIRED TO CONTROL ANY POSSIBLE DUST.

S 89°46'46" E 131.81'

EX. 2 STORY HOUSE
3,047 SF FOOTPRINT
CONVERTED TO DAYCARE USE

NEW DECK

STAIRS

GARAGE

EX. GRAVEL TO REMAIN

EX. GRAVEL

4' LANDING

HVAC UNDER

ROLL OUT TRASH CAN ENCLOSURE UNDER STAIRS ON CONC. PAD SEE DETAIL THIS SHEET

NEW STAIRS TO 2ND STORY ENTRANCE, WHITE TO MATCH HOUSE

ACCESS. ENTRANCE

EX. PORCH

RAMP 1:12 MAX NEW 42" ADA RAMP

REQUIRED KNOX BOX LOCATION

NEW 5' CONC. SIDEWALK

PROP. BIKE RACK 3 INVERTED "U" FOR 5 REQ. SPACES ON 12' X 8' CONC. PAD

NEW LIGHT POST LOCATION

NEW RPZ ON EX. WATER SERVICE IN ABOVE GROUND NOT BOX PER TWSS STD. & SPECS.

NEW R/W

9' R/W DEDICATION

EX. DRIVE

S 56°02'54" W 117.06'

S 67°16'55" W 67.95'

NEW 6" CONC. SIDEWALK WITH BRICK BAND

NEW ADA RAMP

EX. WATER METER

EX. 30" C&G

EX. ON-STREET PARKING

EX. STRIPING

EX. O/H POWER

E. CENTER STREET 55' PUBLIC R/W
EX. STREET NOT LOCATED IN CENTER OF R/W

CL RIGHT OF WAY (NOT PAVEMENT)

EX. ON-STREET PARKING

~EX. SIDEWALK

~OC EX. 8" WATERLINE TYPE UNKNOWN

EX. 30" C&G

NOTE:
SEE SHEET 5 FOR ULTIMATE ROADWAY SECTION ALONG E. CENTER STREET. ULTIMATE BACK OF CURB LINE SHOWN. OWNER WILL BE REQUESTING A FEE IN LIEU OF CONSTRUCTING ACTUAL ULTIMATE ROADWAY SECTION AT THIS TIME.

CITY CENTER CHURCH
PIN: 0649 91 5894
1.06 AC
ZONED: DMX
CHURCH USE

~EX. R/W
~EEOP
~CL
~EEOP
~EX. R/W

40' EX. R/W

~18.5' FEOP-EEOP

~OC EX. 8" WATERLINE TYPE UNKNOWN

~EX. SIDEWALK

~EX. SIDEWALK

S 13°55'27" W 78.00'

397 SF OPEN SPACE (URBAN CIVIC SPACE)

EX. 6" DECIDUOUS

EX. 3" DECIDUOUS UNKNOWN

EX. 6" DEC.

EX. 3" DECIDUOUS UNKNOWN

PLANTERS

PARKING

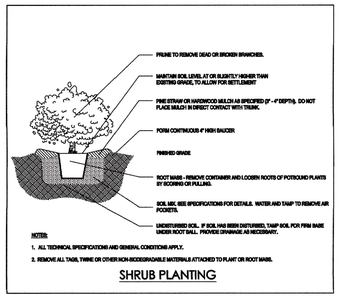
EX. 6" DECIDUOUS

EX. 8" DECIDUOUS

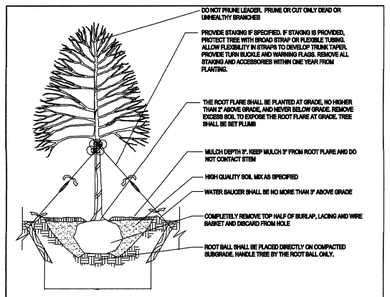
NOTE:
THERE ARE 12 EXISTING CRAPE MYRTLE TREES ALONG CENTER ST. FRONTAGE
FOUR OF THESE TREES MUST BE REMOVED AS THEY ARE LOCATED IN THE SIGHT TRIANGLE REQUIRED FOR THE DRIVEWAY EXIT ON CENTER ST.
THE REMAINING EIGHT TREES WILL BE ALLOWED TO REMAIN AND COUNT TOWARD THE STREET TREE REQUIREMENT. SEE CHART BELOW.

STREET TREE REQUIREMENTS:
MORE THAN 20' FRONT SETBACK (~31')
1 TREE PER 50-65 LF
CENTER ST. FRONTAGE: 185 LF
STREET TREES REQUIRED: 185 LF/65 = 2.85 (3 TREES)
3 OF REMAINING 8 EX. CRAPE MYRTLE STREET TREES USED TO MEET REQUIREMENT
RALEIGH ST. FRONTAGE: 78 LF
STREET TREES REQUIRED: 78 LF/65 = 1.2 (1 TREE)
1 OF 4 EX. CRAPE MYRTLE STREET TREES USED TO MEET REQUIREMENT

NOTE:
CRAPE MYRTLES TO REMAIN AND COUNTED TOWARD STREET TREE REQUIREMENT. IF AT ANY TIME THE TREES ARE REPLACED, THE SPECIES OF REPLACEMENT SHALL BE SELECTED FROM SPECIES LIST IN THE DOWNTOWN AREA PLAN.



SHRUB PLANTING



DECIDUOUS TREE PLANTING
NOT TO SCALE

LANDSCAPE MAINTENANCE NOTE:

THE OWNER SHALL BE RESPONSIBLE FOR:
> THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOWED, ALL PLANTS MAINTAINED AS DISEASE FREE, ALL PLANTING BEDS GROOMED AND KEPT WEED FREE (EXCEPT IN AREAS OF PRESERVED EXISTING NATURAL VEGETATION (I.E., THICKETS), AND KEPT FREE FROM TRASH, DEBRIS AND OTHER OBJECTIONABLE MATERIALS:

> THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON; AND, THE REPLACEMENT OF ANY TREE IN A TREE SAVE AREA WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF A PRESERVATION LANDSCAPE PLAN. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.

PLANTING NOTES:

1. ALL LANDSCAPED AND LAWN AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
2. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
3. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
4. ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.
5. ALL LAWN AREAS SHALL BE SEEDED WITH REBEL IV TALL FESCUE SEED OR APPROVED EQUAL.
6. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
7. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS AND VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
11. THE CONTRACTOR SHALL COMPLETELY GUARANTEE AND BE MATERIALS AND LAWN FOR A ONE YEAR GROWING PERIOD.
12. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A MINIMUM 3" DEPTH OF TRIPLE SHRED HARDWOOD MULCH.
15. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
16. THE PRUNING OF VSA SCREENING SHRUBS SHALL ALLOW LATERAL GROWTH OF BRANCHES SO AS TO FORM A HEDGE.
17. ALL LANDSCAPE ISLANDS SHALL BE GRADED FOR POSITIVE DRAINAGE WITH NO LOW SPOTS ALLOWING WATER TO BE TRAPPED BEHIND THE CURB.

ACCORDING TO FEMA MAP #3720064900J DATED MAY 2, 2006 THE PROPERTY IS OUTSIDE THE FEMA FLOOD PLAIN.

0 20 40 60

DB 18808/530

N1
NO PERIMETER BUFFER REQUIRED IN DMX ZONING
DECIDUOUS TREES PLANTED @ 40 OC REQUIRED
68.97' LF INCREMENT
68.97'/40 = 1.74 (2) TREES REQUIRED
2 EX. DECIDUOUS TREES WILL BE USED TO MEET REQUIREMENT

BOAT MAST PROPERTIES, LLC
PIN: 0649 92 6323
0.31 AC
ZONED: DMX
COMMERCIAL

TOWN OF HOLLY SPRINGS
PIN: 0649 92 5210
0.17 AC
ZONED: DMX
VACANT

E1
NO PERIMETER BUFFER REQUIRED IN DMX ZONING
DECIDUOUS TREES PLANTED @ 40 OC REQUIRED
142.52 LF INCREMENT
142.52/40 = 3.56 (4) TREES REQUIRED
4 TREES PROPOSED

HOLLY SPRINGS MASONIC LODGE
PIN: 0649 92 7211
0.80 AC
ZONED: DMX
MASON LODGE/CLUB USE

W1
NO PERIMETER BUFFER REQUIRED IN DMX ZONING
DECIDUOUS TREES PLANTED @ 40 OC REQUIRED
237.4' LF INCREMENT
237.4'/40 = 5.94 (6) TREES REQUIRED
6 EX. DECIDUOUS TREES WILL BE USED TO MEET REQUIREMENT

N2
NO PERIMETER BUFFER REQUIRED IN DMX ZONING
DECIDUOUS TREES PLANTED @ 40 OC REQUIRED
131.81 LF INCREMENT
131.81/40 = 3.3 (3) TREES REQUIRED
3 TREES PROPOSED

DAVID BRYAN
PIN: 0649 92 5110
0.37 AC
ZONED: DMX
OFFICE

CITY CENTER CHURCH
PIN: 0649 91 5894
1.06 AC
ZONED: DMX
CHURCH USE

S1
NO PERIMETER BUFFER REQUIRED IN DMX ZONING
DECIDUOUS TREES PLANTED @ 40 OC REQUIRED
185 LF INCREMENT - 12 LF EX. DRIVEWAY = 173 LF INCREMENT
173/40 = 4.32 (4) TREES REQUIRED
4 EX. DECIDUOUS TREES WILL BE USED TO MEET REQUIREMENT

HAYS & PAMELA LEWALLEN
PIN: 0649 92 9102
1.12 AC
ZONED: SR
SINGLE FAMILY RESIDENTIAL

STANLEY & TINA RIMMER
PIN: 0649 92 8082
0.68 AC
ZONED: SR
SINGLE FAMILY RESIDENTIAL

THOMAS & CHRISTAL POPE
PIN: 0649 92 8954
0.45 AC
ZONED: SR
SINGLE FAMILY RESIDENTIAL

EXISTING PLANTINGS

SYMBOL	
	EX. DECIDUOUS TREE
	EX. EVERGREEN TREE
	EX. SHRUB

LANDSCAPE SCHEDULE

SYMBOL	KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	%
TREES	CF	1	CORNUS FLORIDA	DOGWOOD	2.5" CAL. 12' HT.	PERIMETER @ 40' O.C	12.5%
	AB	1	ACER BUERGERANUM	TRIDENT MAPLE	2.5" CAL. 12' HT.	PERIMETER @ 40' O.C	12.5%
	CC	1	CERCIS CANADENSIS	REDBUD	2.5" CAL. 12' HT.	PERIMETER @ 40' O.C	12.5%
	CV	1	CHIONANTHUS VIRGINICUS	FRINGETREE	2.5" CAL. 12' HT.	PERIMETER @ 40' O.C	12.5%
	QS	1	QUERCUS SHUMARDII	SHUMARD OAK	2.5" CAL. 12' HT.	PERIMETER @ 40' O.C	12.5%
	QP	1	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL. 12' HT.	PERIMETER @ 40' O.C	12.5%
	HC	2	HALESIA CAROLINA	CAROLINA SILVERBELL	2.5" CAL. 12' HT.	PERIMETER @ 40' O.C FOUNDATION	25%
		TOTAL 8					
SHRUBS	ICBN	6	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	24"	FOUNDATION TRASH/HVAC SCREEN	24%
	ICC	6	ILEX CORNUTA 'CARISSA'	CARISSA HOLLY	24"	FOUNDATION	24%
	ICR	6	ILEX CORNUTA 'ROTUNDA'	ROTUNDA HOLLY	24"	FOUNDATION	24%
	IG	4	ILEX GLABBRA	INKBERRY HOLLY	24"	FOUNDATION	16%
	LC	3	LOROPETALUM CHINENSE	LOROPETALUM	24"	FOUNDATION	12%
		TOTAL 25					24%

FOUNDATION AREA CALCULATIONS:
FRONT FACADE (CENTER ST.): 76.8'
UNDERSTORY TREES REQUIRED: 2/75(76.8)LF = 2.05 (2 TREES)
2 EX. DOGWOOD TREES IN FRONT YARD USED TO MEET REQUIREMENT
LARGE SHRUBS REQUIRED: 76.8 LF/5 = 15.36 (15 SHRUBS)
15 EX. LARGE SHRUBS USED TO MEET REQUIREMENT

LEFT SIDE FACADE (WEST): 62 LF(.25) = 15.5 LF
CANOPY TREES REQUIRED: 1/75(15.5)LF = .21 (0 TREES)
LARGE SHRUBS REQUIRED: 15.5 LF/5 = 3.1 (3 SHRUBS)
3 LARGE SHRUBS (DWARF BURFORD HOLLY) PLANTED TO MEET REQUIREMENT

RIGHT SIDE FACADE (EAST): 62 LF(.25) = 15.5 LF
CANOPY TREES REQUIRED: 1/75(15.5)LF = .21 (0 TREES)
LARGE SHRUBS REQUIRED: 15.5 LF/5 = 3.1 (3 SHRUBS)
3 EX. LARGE SHRUBS USED TO MEET REQUIREMENT

FENCED REAR YARD PLANTED TO FOUNDATION AREA REQUIREMENTS: 383 LF(.25) = 96 LF
CANOPY TREES REQUIRED: 1/75(96) LF = 1.28 (1 TREE)
TREES PROVIDED: 1
LARGE SHRUBS REQUIRED: 96 LF/5 = 19.2 (19 SHRUBS)
SHRUBS PROVIDED: 19
TREE/SHRUBS PLANTED AROUND FOUNDATION AND REAR DECK AREA
SEE PLAN

NOTE:
SEE SHEET 5 FOR ULTIMATE ROADWAY SECTION ALONG RALEIGH STREET. ULTIMATE BACK OF CURB LINE SHOWN. OWNER WILL BE REQUESTING A FEE IN LIEU OF CONSTRUCTING ACTUAL ULTIMATE ROADWAY SECTION AT THIS TIME.

E1
NO PERIMETER BUFFER REQUIRED IN DMX ZONING
DECIDUOUS TREES PLANTED @ 40 OC REQUIRED
78 LF INCREMENT - 12 LF EX. DRIVEWAY = 66 LF INCREMENT
66/40 = 1.65 (2) TREES REQUIRED
4 EX. DECIDUOUS TREES WILL BE USED TO MEET REQUIREMENT

INTERIOR VEHICLE PARKING
NO PARKING PROPOSED

VEHICLE SCREEN
NO PARKING PROPOSED
NO SCREEN REQUIRED

NOTE:
SEE SHEET 5 FOR ULTIMATE ROADWAY SECTION ALONG E. CENTER STREET. ULTIMATE BACK OF CURB LINE SHOWN. OWNER WILL BE REQUESTING A FEE IN LIEU OF CONSTRUCTING ACTUAL ULTIMATE ROADWAY SECTION AT THIS TIME.

PRELIMINARY PLANS
FOR REVIEW ONLY

SHEET 3

EXPLORA DISCOVERY SCHOOL
LANDSCAPE PLAN
109 E. CENTER STREET

THOMPSON & ASSOCIATES
CO. LICENSE NO. C-0343
1149 EXECUTIVE CIRCLE
SUITE D UNIT 2
CARY, NC 27511
(919) 465-1566
FAX (919) 465-1585
ENGINEERING SURVEYING LAND PLANNING

HOLLY SPRINGS TOWNSHIP WAKE COUNTY NORTH CAROLINA
OWNER: SARAH JANDORA ZONED DMX
DATE 8/21/23 DRAWN MTH JOB NO. 20-
SCALE 1" = 20' SURVEYED OTHERS DWG: 109 CENTER ST-EXCONO
REVISIONS: 2/20/24 5/17/24 6/5/24 PIN: 0649 92 6140



6' HT. REAR YARD FENCE DETAIL

Standard Amenity Zone Furnishings

Bench
Manufacturer: Victor Stanley
Model Number: CR-138
Length: 4' or 6'
Color: Black



Litter and Recycliing Receptacle
Manufacturer: Victor Stanley
Model Number: SD-42, side opening
Options: Dome lid, plastic liner
Color: Black (litter), Blue (recycling)



Planter
Manufacturer: Victor Stanley
Model Number: S-24
Options: Plastic liner
Color: Black



Bike Rack
Manufacturer: Victor Stanley
Model Number: BRCS-101
Mounting: In-ground
Color: Black

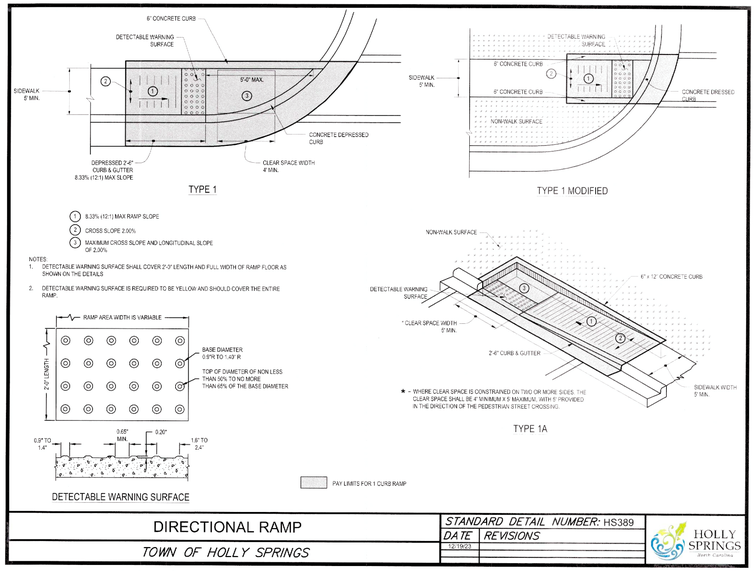


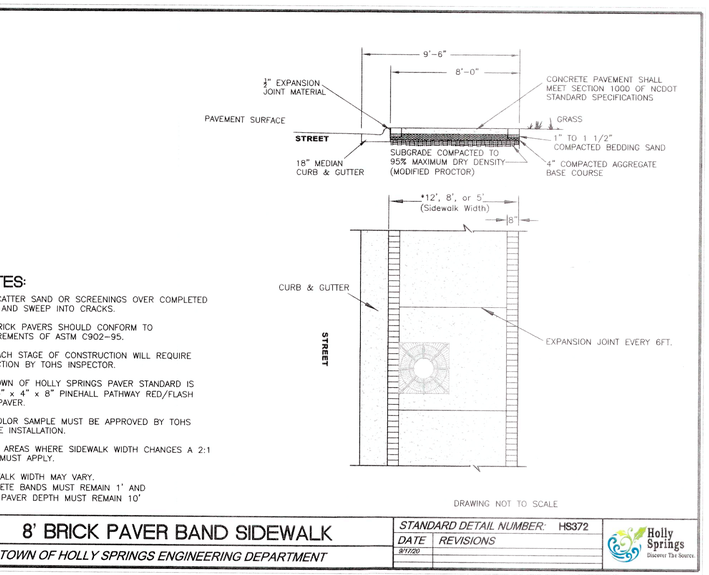
Pedestrian Light
Source: Duke Energy
Fixture: Mitchell LED Top Hat with Ribs, Bands and Medallions
Pole: 16' Style V - or - 16' Style VIII Breakaway
Color: Black



Tear Drop Street Light
Source: Duke Energy
Fixture: Teardrop LED
Pole: 30' H, concrete
Color: Black





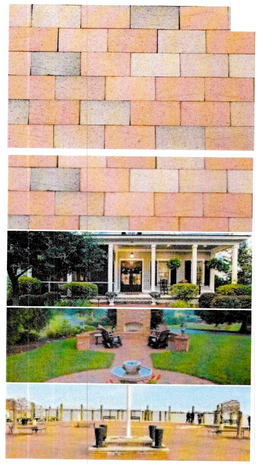


8' BRICK PAVER BAND SIDEWALK
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT
STANDARD DETAIL NUMBER: HS372
DATE 3/7/20 REVISIONS

PINE HALL BRICK

Pathway Full Range

Go Back



North Carolina Plant

Our most popular paver, Pathway FR 4×8, is a traditional wire-cut square-edge clay paver. The firing process produces a beautiful blend of roughly seventy percent red pavers with the balance being a range of dark charcoal colors. The dimensions are 4" by 8" by 2.25" thick. Available in modular in both 2.25" and 1-3/8" thickness.

The paver complies with ASTM C902, Class SX, Type I, Application PX and ASTM C67 for Freeze/Thaw. Heavy Vehicular pavers comply with ASTM C1272.

For our similar paver in 1-3/8 thickness see Brookstown FR 4×8

Now available in 1/2" thick PaverTiles. Perfect for interior use!

Test Reports - 4 x 8 x 2.25

Paver Product Specs

PINE HALL BRICK PAVER DETAIL FOR URBAN CIVIC SPACE

SHEET 4

EXPLORA DISCOVERY SCHOOL
DETAIL SHEET
109 E. CENTER STREET

THOMPSON & ASSOCIATES
CO. LICENSE NO. C-0343
1149 EXECUTIVE CIRCLE
SUITE D UNIT 2
CARY, NC 27511
(919) 465-1566
FAX (919) 465-1585
ENGINEERING SURVEYING LAND PLANNING

HOLLY SPRINGS TOWNSHIP WAKE COUNTY NORTH CAROLINA		
OWNER: SARAH JANDORA		ZONED DMX
DATE 8/21/23	DRAWN MTH	JOB NO. 20-
NO SCALE	SURVEYED OTHERS	DWG: 109 CENTER ST-EXCOND
REVISIONS:		PIN: 0649 92 6140

DB 18808/530

DAVID BRYAN
PIN: 0649 92 5110
0.37 AC
ZONED: DMX
OFFICE

EX. 2 STORY HOUSE
3,047 SF FOOTPRINT
CONVERTED TO
DAYCARE USE

GATE

STAIRS

GARAGE

EX. GRAVEL REMOVED

5' S/W

EX. PORCH

ADA RAMP

EX. STAIRS

NEW 5' CONC. SIDEWALK

EX. SIDEWALK

EIP

S 89°46'46" E 131.81'

EX. GRAVEL

EX. GRAVEL TO REMAIN

40' EX. R/W

4:1 TAPER

12 SF NEW PAVEMENT FULL DEPTH ASPHALT

~18.5' EEOP-EEOP

EX. DRIVE ~12'

NEW D/W APRON PER TOHS STDS.

VARIABLE WIDTH SIDEWALK EASEMENT

~EX. SIDEWALK

S 13°55'27" W 78.00'

86 LF NEW 30" C&G @ EX. EDGE OF PAVEMENT

~EEOP

~13' CL-NEW BOC

VARIABLE WIDTH

HAYS & PAMELA LEWALLEN
PIN: 0649 92 9102
1.2 AC
ZONED: SR
SINGLE FAMILY RESIDENTIAL

STANLEY & TINA RIMMER
PIN: 0649 92 8082
0.68 AC
ZONED: SR
SINGLE FAMILY RESIDENTIAL

9' R/W DEDICATION

NEW R/W

NEW 8' CONC. SIDEWALK WITH BRICK BAND

S 87°18'55" W 67.95'

S 86°02'54" W 117.06'

9'

EX. O/H POWER

NEW D/W APRON PER TOHS STDS.

25'R

~EEOP

~EEOP

TEL

RELOCATE EX. LIGHT POWER POLE AND TEL PEDESTAL

EX. DRIVE

EX. 30" C&G

4:1 TAPER

NEW ADA RAMP

REMOVE EX. 30" C&G

177 LF NEW 30" C&G

EX. DRIVE

REMOVE EX. 30" C&G

NEW ADA RAMP HS 389 TYPE 1 MODIFIED

DENOTES NEW ASPHALT
334 SF

EX. ~35' B/B

21.5' CL-NEW BOC

EX 55' R/W

CL RIGHT OF WAY
(NOT PAVEMENT)

~20' CL R/W TO EX. BOC

36.5' CL-NEW R/W

EX. 27.5 CL-EX. R/W

EX. STRIPING

H/C

E. CENTER STREET 55' PUBLIC R/W
EX. STREET NOT LOCATED IN CENTER OF R/W

EX. 30" C&G

~EX. SIDEWALK

~EX. R/W

~EEOP

~CL

RALEIGH STREET
40' PUBLIC R/W

~EEOP

~EX. R/W

THOMAS & CHRISTAL POPE
PIN: 0649 92 8954
0.45 AC
ZONED: DMX
SINGLE FAMILY RESIDENTIAL

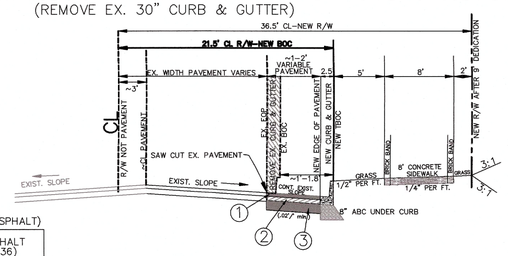
CITY CENTER CHURCH
PIN: 0649 91 5894
1.06 AC
ZONED: DMX
CHURCH USE

ULTIMATE ROADWAY SECTION E. CENTER ST.
HOLLY SPRINGS UC-1B
1/2 OF 43' B/B WITH 8' SIDEWALK
INSIDE 73' RIGHT-OF-WAY
TWO-WAY WITH ON STREET PARKING

DEVELOPER REQUESTS A FEE-IN-LIEU OF 177 LF OF NEW 30" CONCRETE CURB AND GUTTER AND 334 SF OF NEW ASPHALT

ULTIMATE SECTION E. CENTER ST. ROAD IMPROVEMENTS

VARIABLE WIDTH PAVEMENT WIDENING WITH NEW 30" CURB & GUTTER AND NEW 8" SIDEWALK
(REMOVE EX. 30" CURB & GUTTER)



PAVEMENT SCHEDULE (FULL DEPTH ASPHALT)

①	3.0" ACSC TYPE S 9.5 C ASPHALT (AVG. RATE LBS/SY = 336)
②	4.0" ACIC TYPE I 19.0 C (AVG. RATE LBS/SY = 456)
③	5" B 25.0 C

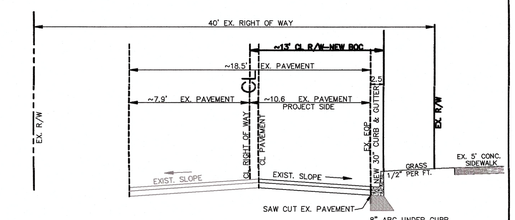
ALL PAVEMENT WIDENING LESS THAN 6' WIDTH

NTS

DEVELOPER REQUESTS A FEE-IN-LIEU OF 86 LF OF NEW 30" CONCRETE CURB AND GUTTER AND 12 SF OF NEW ASPHALT TAPER

ULTIMATE SECTION RALEIGH ST. ROAD IMPROVEMENTS

CONSTRUCT NEW 30" CURB AND GUTTER @ EX. EDGE OF PAVEMENT



NTS

0 10 20 30

NORTH CAROLINA PROFESSIONAL SEAL 19793 ENGINEER RANDALL L. MILLER
12/1/2024

PRELIMINARY PLANS
FOR REVIEW ONLY

SHEET 5

EXPLORA DISCOVERY SCHOOL
E. CENTER STREET AND RALEIGH STREET
ULITMATE ROADWAY IMPPROVEMENTS – FEE IN LIEU REQUEST

THOMPSON & ASSOCIATES
CO. LICENSE NO. C-0343
1149 EXECUTIVE CIRCLE
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CARY, NC 27511
(919) 465-1568
FAX (919) 465-1585
ENGINEERING SURVEYING LAND PLANNING

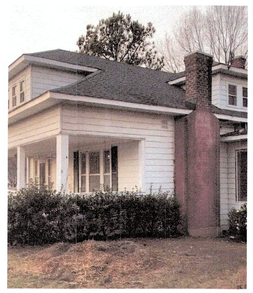
HOLLY SPRINGS TOWNSHIP WAKE COUNTY NORTH CAROLINA		
OWNER: SARAH JANDORA		ZONED DMX
DATE 8/21/23	DRAWN MTH	JOB NO. 20-
SCALE 1" = 10'	SURVEYED OTHERS	DWG: 109 CENTER ST-EXCOND
REVISIONS: 2/20/24 3/29/24 5/17/24 6/5/24		PIN: 0649 92 6140



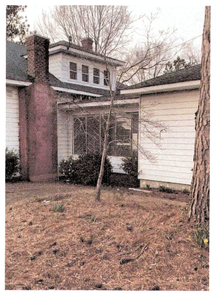
WEST FACING - SIDE EXTERIOR



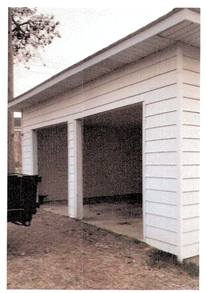
SOUTH FACING - FRONT EXTERIOR



EAST FACING - SIDE EXTERIOR



EAST FACING - SIDE EXTERIOR CONT.



EAST FACING - GARAGE SIDE



NORTH FACING - REAR EXTERIOR

PHOTOGRAPHS OF EXISTING PROPERTY



AERIAL VIEW

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GSD INTERIORS

Giselle Signature Design, Inc.
giselle@gisellesig.com
www.gisellesig.com
(305) 439-2101

SEAL

PROJECT IDENTIFICATION

OWNERS:
SETH HACKATHORN &
SARAH JANDORA

109 E. CENTER STREET
HOLLY SPRINGS, NC 27540

ISSUE DATES

	JULY 21, 2023

PROJECT NUMBER

DRAWN BY GISELLE SARASA

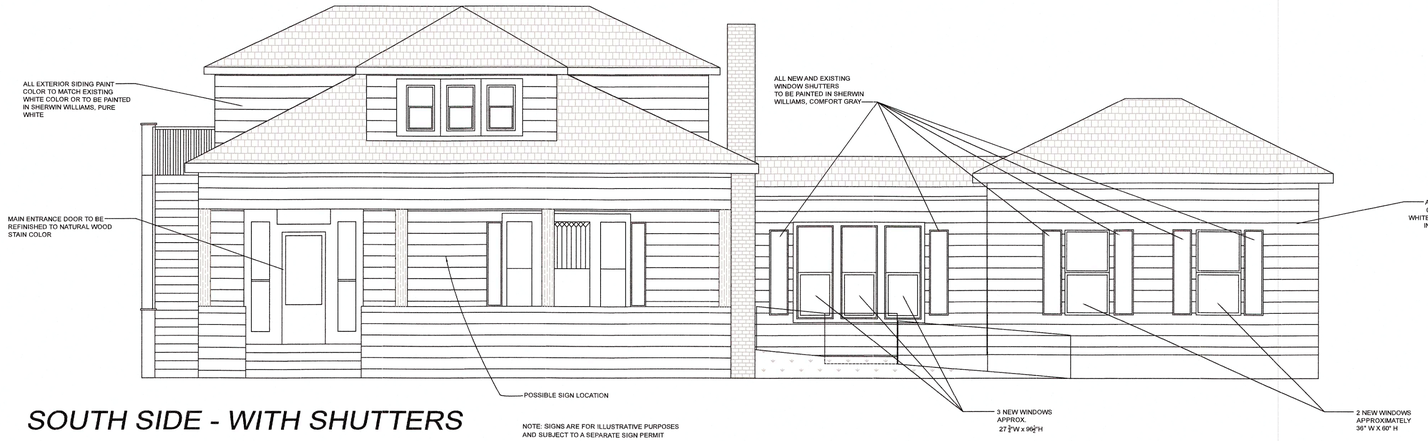
SHEET TITLE

FLOOR PLAN

SHEET NUMBER

IN-100

N



SOUTH SIDE - WITH SHUTTERS

1a

NOTE: ANY EXISTING DAMAGED MATERIAL TO BE REPLACED WITH LIKE MATERIALS.

ALL VISUALIZATIONS DEMONSTRATED ON THIS DOCUMENT ARE FOR ILLUSTRATIVE PURPOSES IN ORDER TO CONVEY A CONCEPTUAL DESIGN

REFERENCE CHAPT 4: RAMPS AND CURBS TO BUILD RAMP TO SPEC ACCORDING TO ACCESS-BOARD.GOV AND VERIFY WITH AHJ

REFERENCE CHAPTER 5: STAIRWAYS FROM ACCESS-BOARD.GOV TO BUILD TO SPEC AND VERIFY WITH AHJ

ADA STANDARDS ARE REFERENCED FROM ACCESS-BOARD.GOV
HOLLY SPRINGS, NC HASN'T FULLY ADAPTED THESE STANDARDS/GUIDELINES, BUT THEIR GOAL IS TO DO SO ACCORDING TO ASSET MANAGEMENT/ADA COORDINATOR FOR HOLLY SPRINGS, NC.

DRAWINGS REQUIRE APPROVAL (SIGNED AND SEALED) BY LICENSED ARCHITECT AND ENGINEER
GENERAL CONTRACTOR TO VERIFY ALL FIELD MEASUREMENTS AND SPECIFICATIONS PRIOR TO INSTALLATION AND FABRICATION

A1

EXTERIOR ELEVATION - DESIGN CONCEPTS

SCALE: 3/16" = 1'-0" ON 24"X36" SIZE PAPER

/Users/gisellesarasa/Desktop/GSD LOGO.jpg

Giselle Signature Design, Inc.
giselle@gisellesig.com
www.gisellesig.com
(305) 439-2101

SEAL

PROJECT IDENTIFICATION

OWNERS:
SETH HACKATHORN &
SARAH JANDORA

109 E. CENTER STREET
HOLLY SPRINGS, NC 27540

ISSUE DATES

		JULY 21, 2023
		AUGUST 2, 2023
		MARCH 8, 2023
		MARCH 25, 2023

PROJECT NUMBER

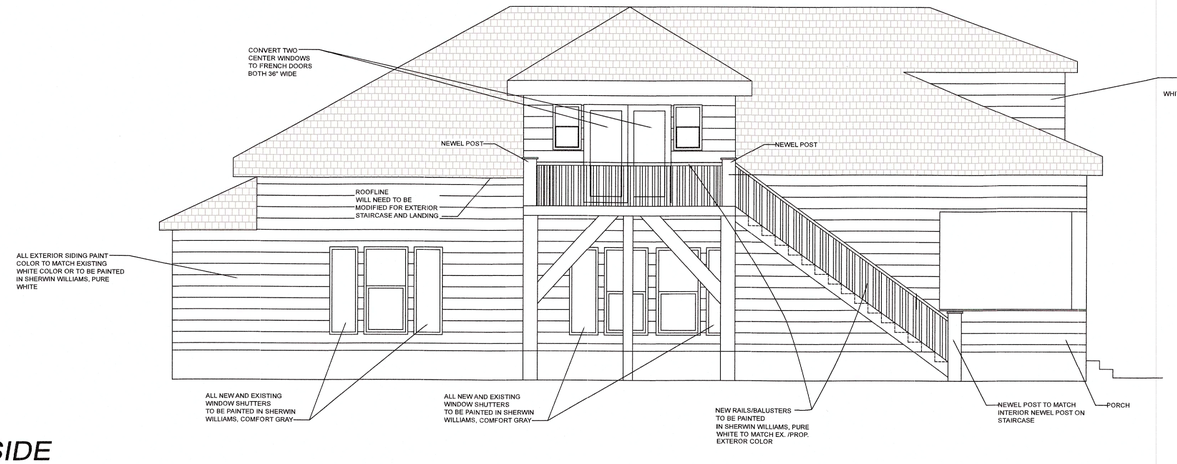
DRAWN BY GISELLE SARASA

SHEET TITLE

FLOOR PLAN

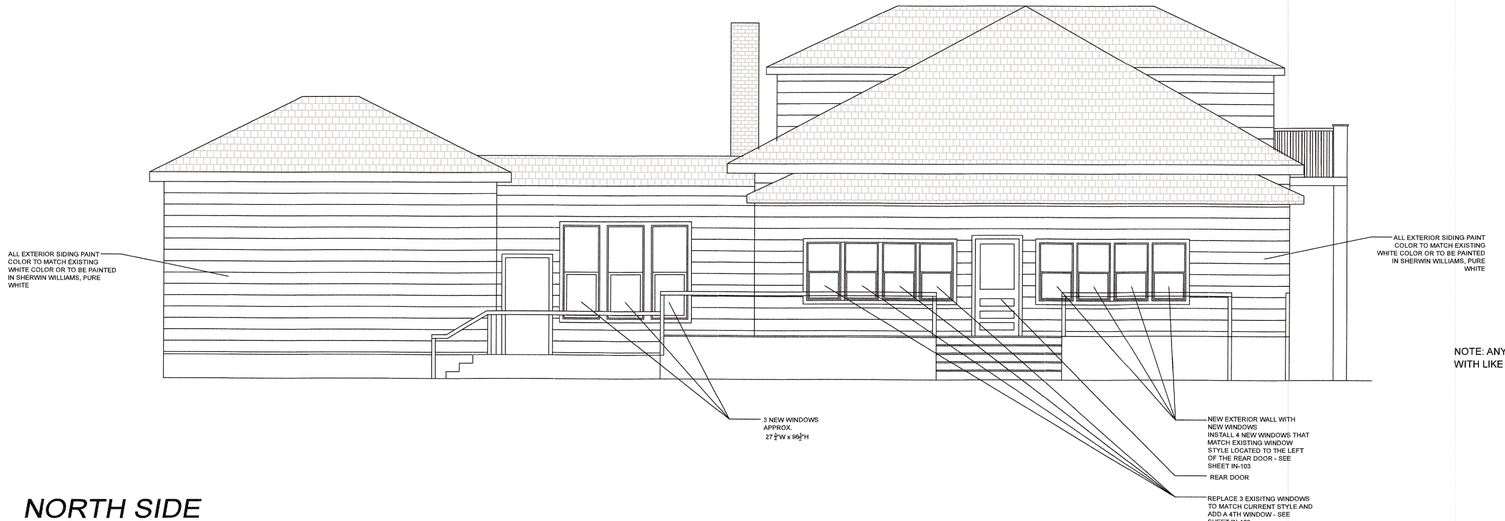
SHEET NUMBER

IN-301



NOTE: ANY EXISTING DAMAGED MATERIAL TO BE REPLACED WITH LIKE MATERIALS.

2 *WEST SIDE*



NOTE: ANY EXISTING DAMAGED MATERIAL TO BE REPLACED WITH LIKE MATERIALS.

3 *NORTH SIDE*

ALL VISUALIZATIONS DEMONSTRATED ON THIS DOCUMENT ARE FOR ILLUSTRATIVE PURPOSES IN ORDER TO CONVEY A CONCEPTUAL DESIGN

REFERENCE CHAPT 4: RAMPS AND CURBS TO BUILD RAMP TO SPEC ACCORDING TO ACCESS-BOARD.GOV AND VERIFY WITH AHJ

REFERENCE CHAPTER 5: STAIRWAYS FROM ACCESS-BOARD.GOV TO BUILD TO SPEC AND VERIFY WITH AHJ

ADA STANDARDS ARE REFERENCED FROM ACCESS-BOARD.GOV
HOLLY SPRINGS, NC HASN'T FULLY ADAPTED THESE STANDARDS/GUIDELINES, BUT THEIR GOAL IS TO DO SO ACCORDING TO ASSET MANAGEMENT/ADA COORDINATOR FOR HOLLY SPRINGS, NC.

DRAWINGS REQUIRE APPROVAL (SIGNED AND SEALED) BY LICENSED ARCHITECT AND ENGINEER
GENERAL CONTRACTOR TO VERIFY ALL FIELD MEASUREMENTS AND SPECIFICATIONS PRIOR TO INSTALLATION AND FABRICATION

A1 EXTERIOR ELEVATIONS - DESIGN CONCEPTS

SCALE: 3/16" = 1'-0" ON 24"X36" SIZE PAPER

/Users/gisellesarasa/Desktop/GSD LOGO.jpg

Giselle Signature Design, Inc.
giselle@gisellesig.com
www.gisellesig.com
(305) 439-2101

SEAL

PROJECT IDENTIFICATION

OWNERS:
SETH HACKATHORN &
SARAH JANDORA

109 E. CENTER STREET
HOLLY SPRINGS, NC 27540

ISSUE DATES

		JULY 21, 2023
		AUGUST 2, 2023
		MARCH 8, 2023
		MARCH 25, 2023

PROJECT NUMBER

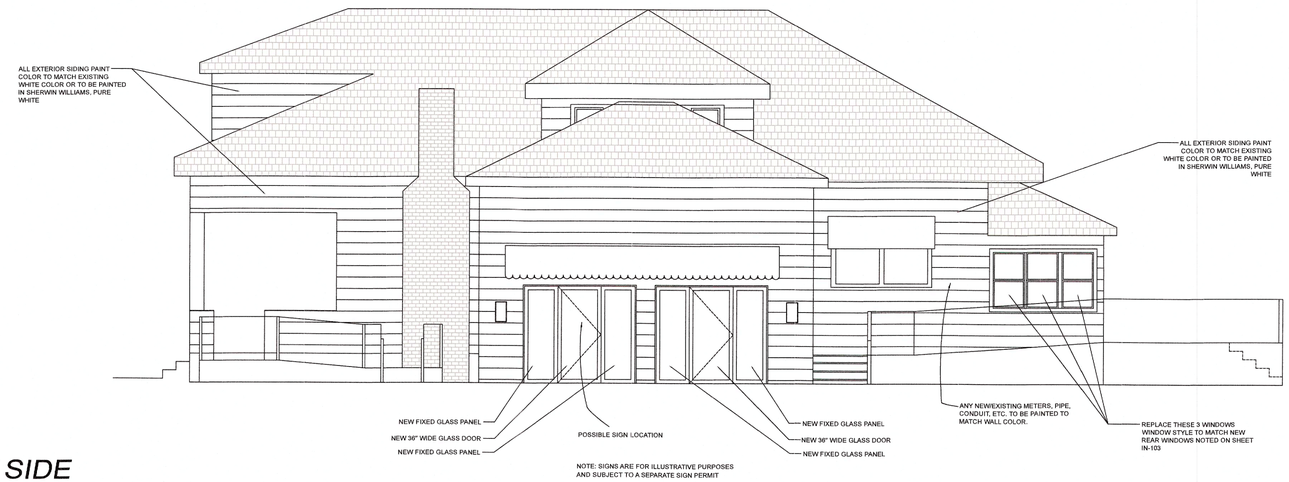
DRAWN BY GISELLE SARASA

SHEET TITLE

FLOOR PLAN

SHEET NUMBER

IN-302



4 *EAST SIDE*

NOTE: ANY EXISTING DAMAGED MATERIAL TO BE REPLACED WITH LIKE MATERIALS.

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PROJECT NUMBER

DRAWN BY GISELLE SARASA

SHEET TITLE

FLOOR PLAN

SHEET NUMBER

IN-303

PARKING LOT USE AGREEMENT

This parking lot use agreement is effective as of the date of opening of Explora Discovery School LLC and is entered into by the Holly Springs Masonic Lodge at 224 Raleigh St. and Explora Discovery School LLC at 103 Center St. in Holly Springs, NC 27540.

AGREEMENT

1. **Grant of Use**: The Holly Springs Masonic Lodge agrees to the non-exclusive use of the parking lot by the patrons and employees of Explora Discovery School for drop-off, pick-up, and parking during their normal business hours of 8:30am – 12:30pm, Monday through Friday.
    a. Any additional use for special business events shall be requested at least a week in advance and require approval on a case-by-case basis.

2. **Agreement Fee**: Explora Discovery School LLC agrees to make a monthly donation to the Holly Spring Masonic Lodge, in exchange for this usage, in the amount of $###, paid by the 5th of the month.

3. **Cleanliness**: Explora Discovery School LLC agrees to maintain the cleanliness of the parking lot and the adjoining Masonic Lodge property in addition to holding all patrons to the expectations set forth for respectful use of the lot, which will be required for admission to the school.

4. **Assumption of Risk**: Explora Discovery School LLC acknowledges and agrees that by use of the parking lot, users assume all risk of loss or damage to personal property and personal injury. The Holly Springs Masonic Lodge and all affiliates shall not be responsible or liable for any unintentional loss or damages.

Holly Springs Masonic Lodge

Print Name_____

Affiliation _____

_____

Signature_____

Date_____

Explora Discovery School LLC

Print Name_____

Affiliation

Signature_____

Date_____

CAPITAL AREA PRESERVATION

Historic Resource Report

Property Name: Haywood Alford House
Survey Number: WA0639
Location: 109 E. Center Street, Holly Springs
PIN Number: 0649926140
Date of Visit: February 23, 2023

Classification:

- ☒ Local Inventory
- ☒ Study List for the National Register of Historic Places (District)
- ☐ National Register of Historic Places
- ☐ Wake County Historic Landmark

Observations:

The c. 1906 Haywood Alford House is a unique example of a bungalow house in downtown Holly Springs. The house retains roughly 95% of its historic architectural elements and has experienced very few negative changes since its construction. There is a later addition with jalousie windows connecting the original structure to a later garage building. It is likely that the original siding is in good condition beneath the current aluminum/vinyl siding. The interior retains most of its original historic fabric, with the only updates consisting of a bathroom in the rear of the hallway on the second floor and a modern kitchen on the first floor (with the only non-historic windows).

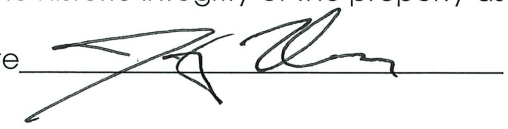
The house is in good condition and is a good candidate to be preserved by keeping the integrity of the floorplan and original materials intact. In order to guarantee that this important historic resource retains its integrity and is restored and preserved in an appropriate manner, in keeping with the Secretary of the Interior's Standards for the Treatment of Historic Properties, a preservation easement and rehabilitation agreement should be placed on the property with a qualified preservation organization (such as CAP). There are very few structures left in Holly Springs, especially downtown, that retain such a high degree of historic integrity.

Historic Integrity:

House

- ☒ Yes
- ☐ No

I, Jeremy Bradham, inspector of the above property, state that this report provides an accurate representation of the historic integrity of the property as of:

Date 3/6/2023 Signature 

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 12.a.

New Business
Title: Town Council Official Action Overview
Strategic Priority Area:
Staff Resource:

Action(s):

- Receive project updates.
  - Aura Wildwood Rezoning
  - Ragan Mixed-Use Rezoning
  - UDO Text Amendments (Semiannual and CD Process)

Explanation:
N/A

Background:
N/A

Funding Source(s):

Attachment(s):
None

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 12.b.

New Business
Title: Committee Reports
Strategic Priority Area:
Staff Resource:

Action(s):

- Receive updates from Planning Board representatives for:
    1. Land Use Advisory Committee (LUAC)
    2. Tree Advisory Committee (TAC)
    3. Wake Transit Plan Stakeholders

Explanation:

- The Planning Board appoints members to represent the Board on various committees.

Background:
N/A

Funding Source(s):

Attachment(s):
None

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 12.c.

New Business
Title: Development Services Report
Strategic Priority Area:
Staff Resource:

Action(s):

- Receive Development Services Department updates.

Explanation:
N/A

Background:
N/A

Funding Source(s):

Attachment(s):
None

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 12.d.

New Business
Title: Other Business
Strategic Priority Area:
Staff Resource:

Action(s):

Explanation:

Background:

Funding Source(s):

Attachment(s):
None