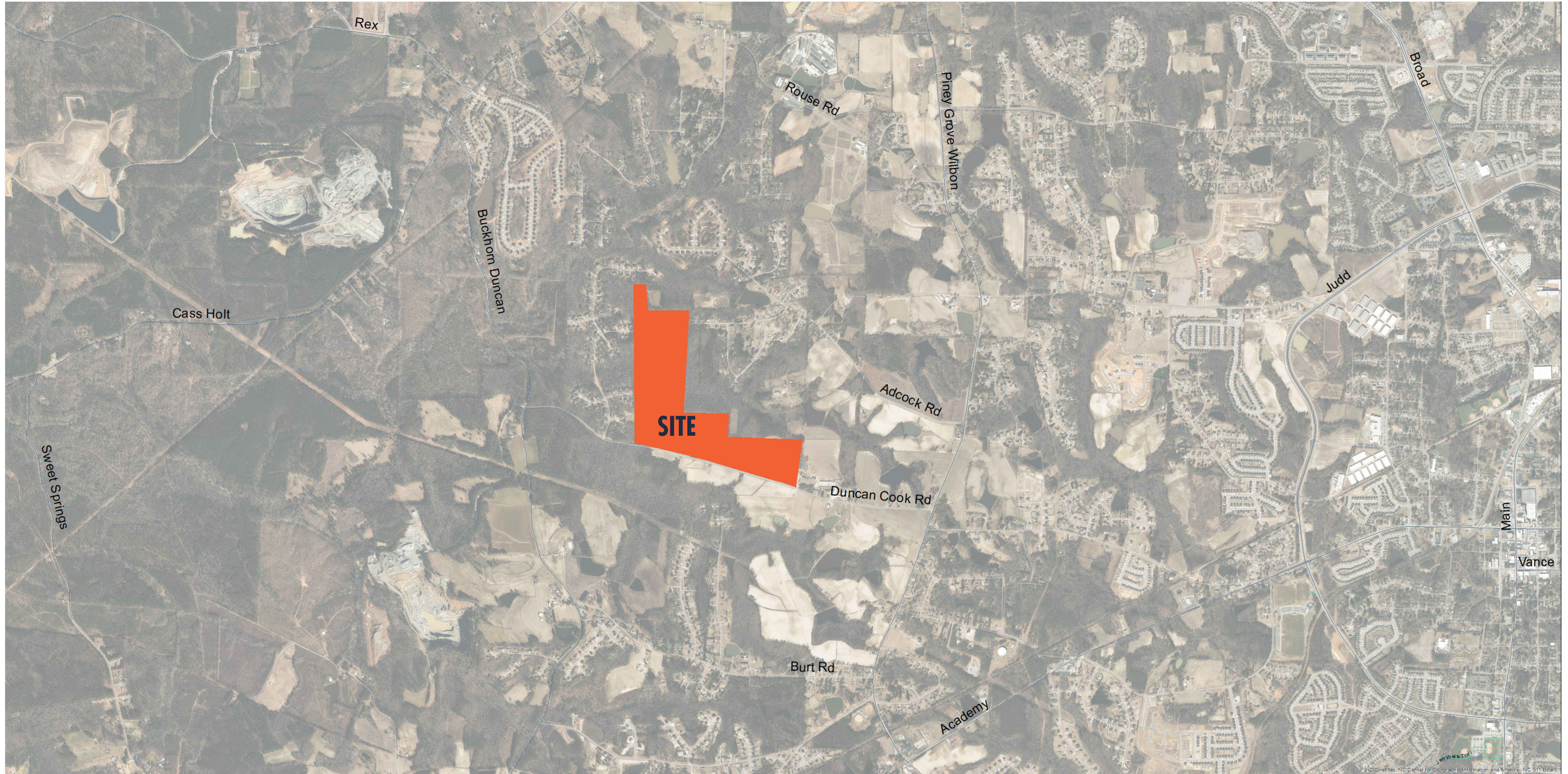


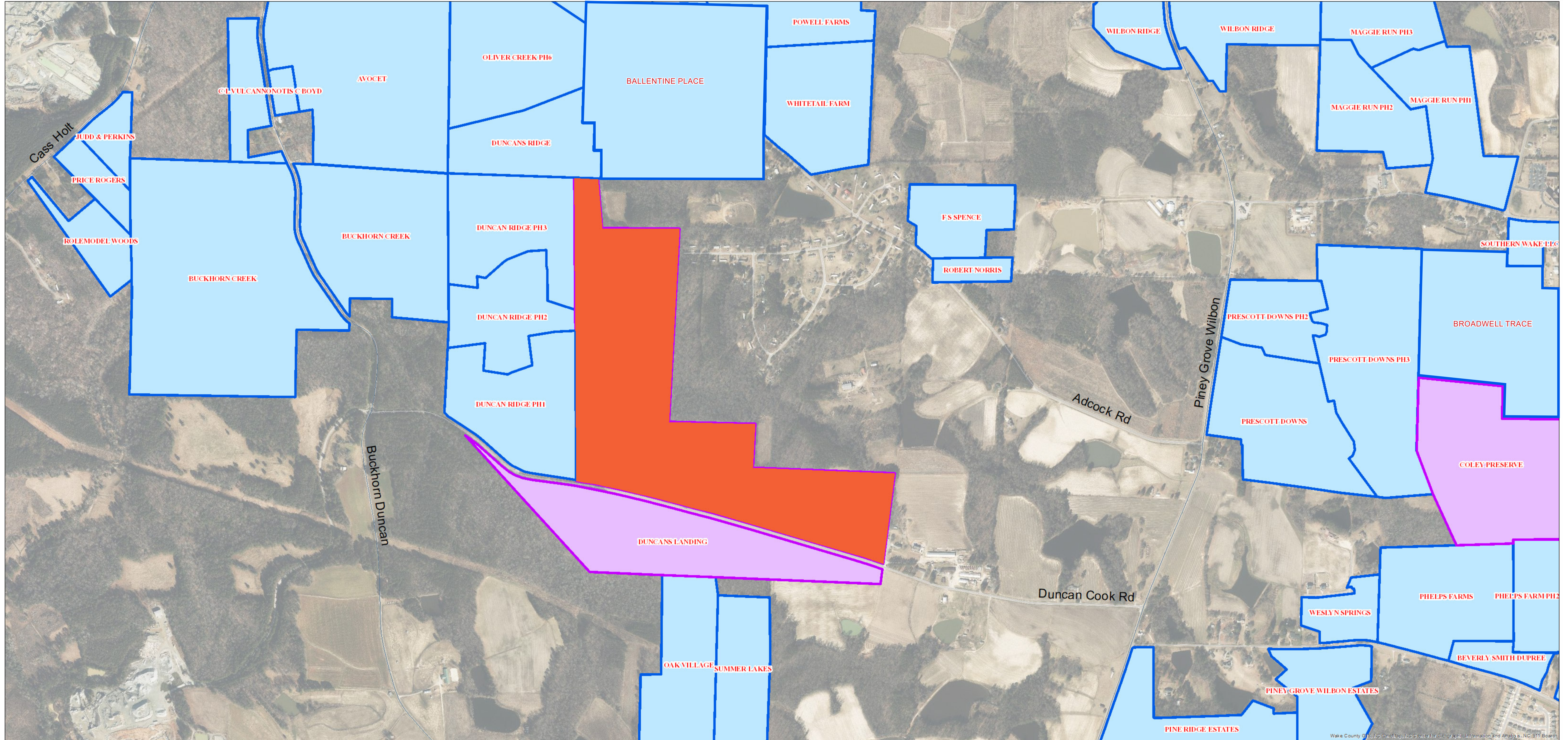
TASSEL RIDGE COMMUNITY MEETING



1.16.2023



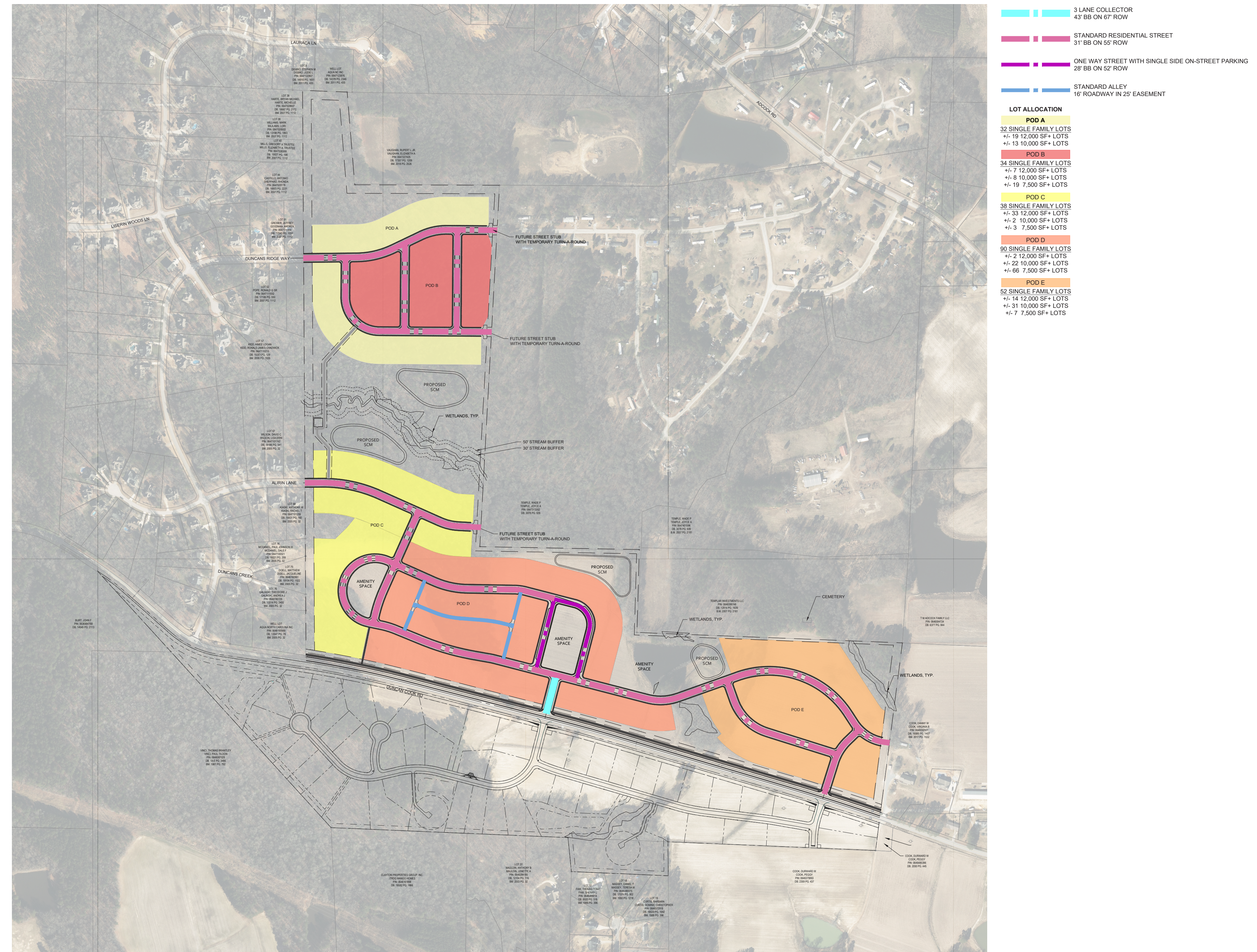
NEIGHBORHOOD CONTEXT



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 committed 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 neighbors. 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

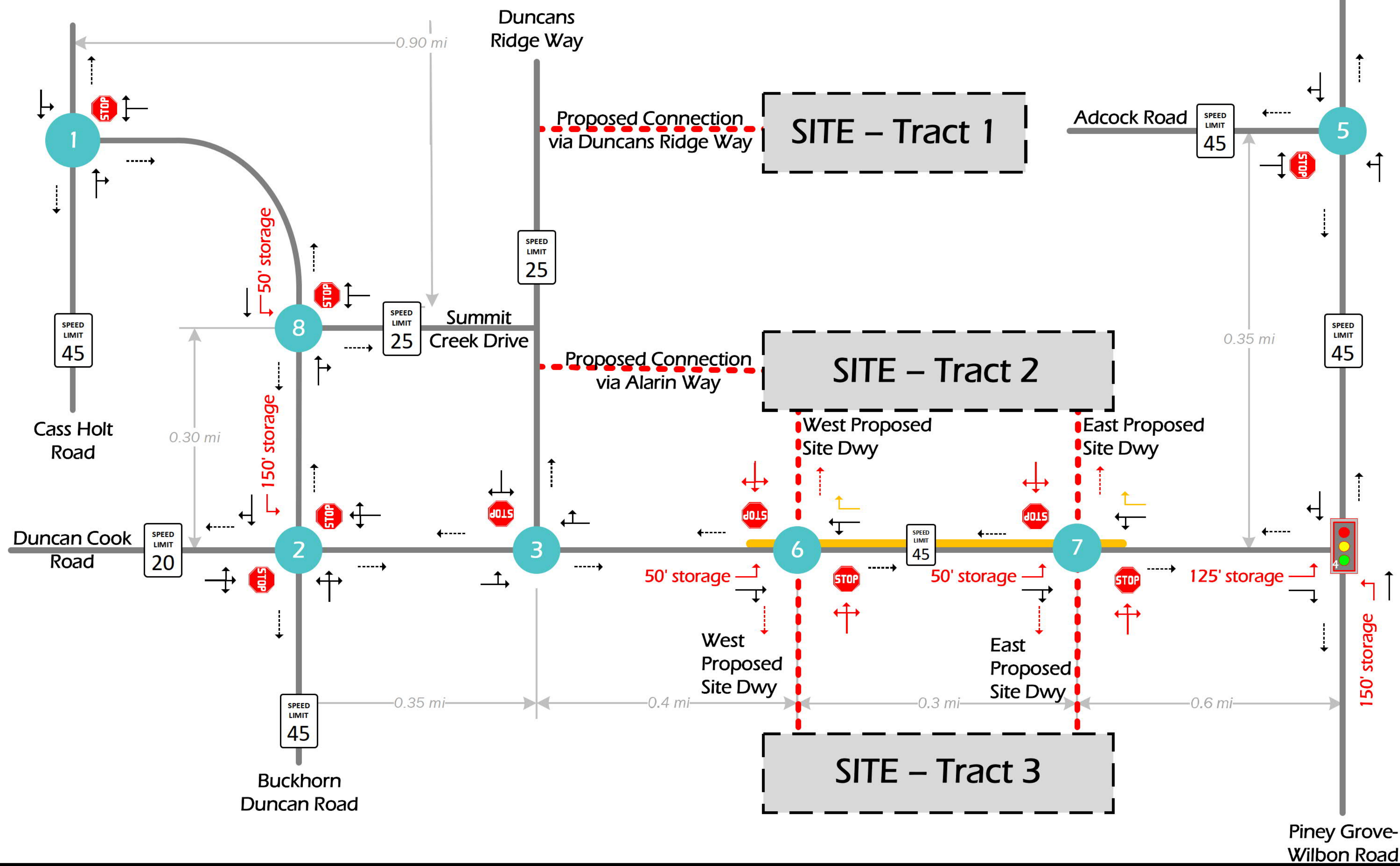
Tassel Ridge Residential (Sauls Tract) Revised TIA Recommended Lane Geometry

EXTENTS
 Along Buckhorn Duncan Road bounded by Cass Holt Road and Duncan Cook Road; along Duncan Cook Road bounded by Buckhorn Duncan Road and Piney Grove-Wilbon Road; along Piney Grove-Wilbon Road bounded by Adcock Road and Duncan Cook Road
 Wake County, NCDOT Division 5

LEGEND

	Stop Control		Required Frontage Widening - 1/2 Ultimate Section per Town UDO (By Developer)
	Speed Limit		Temporary Approach Lane Utilizing Frontage Pavement Widening (By Developer)
	Signal Control		Required Approach Lane (By Developer)
	Required Signal Control (By Developer)		Intersection Spacing
	Existing Approach Lane		FULL STORAGE LENGTH
	Departure Lane		

Figure 16



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

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.

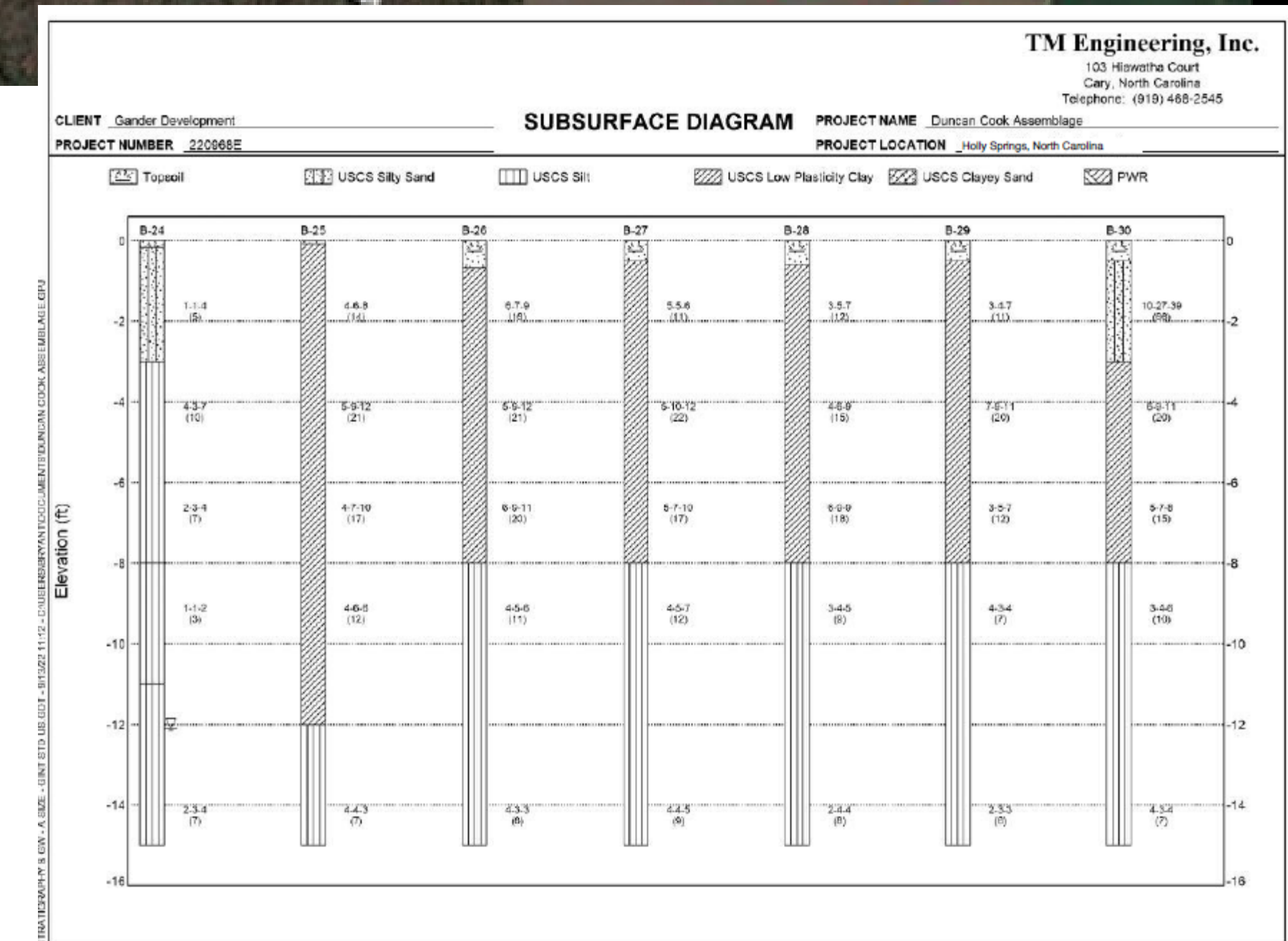
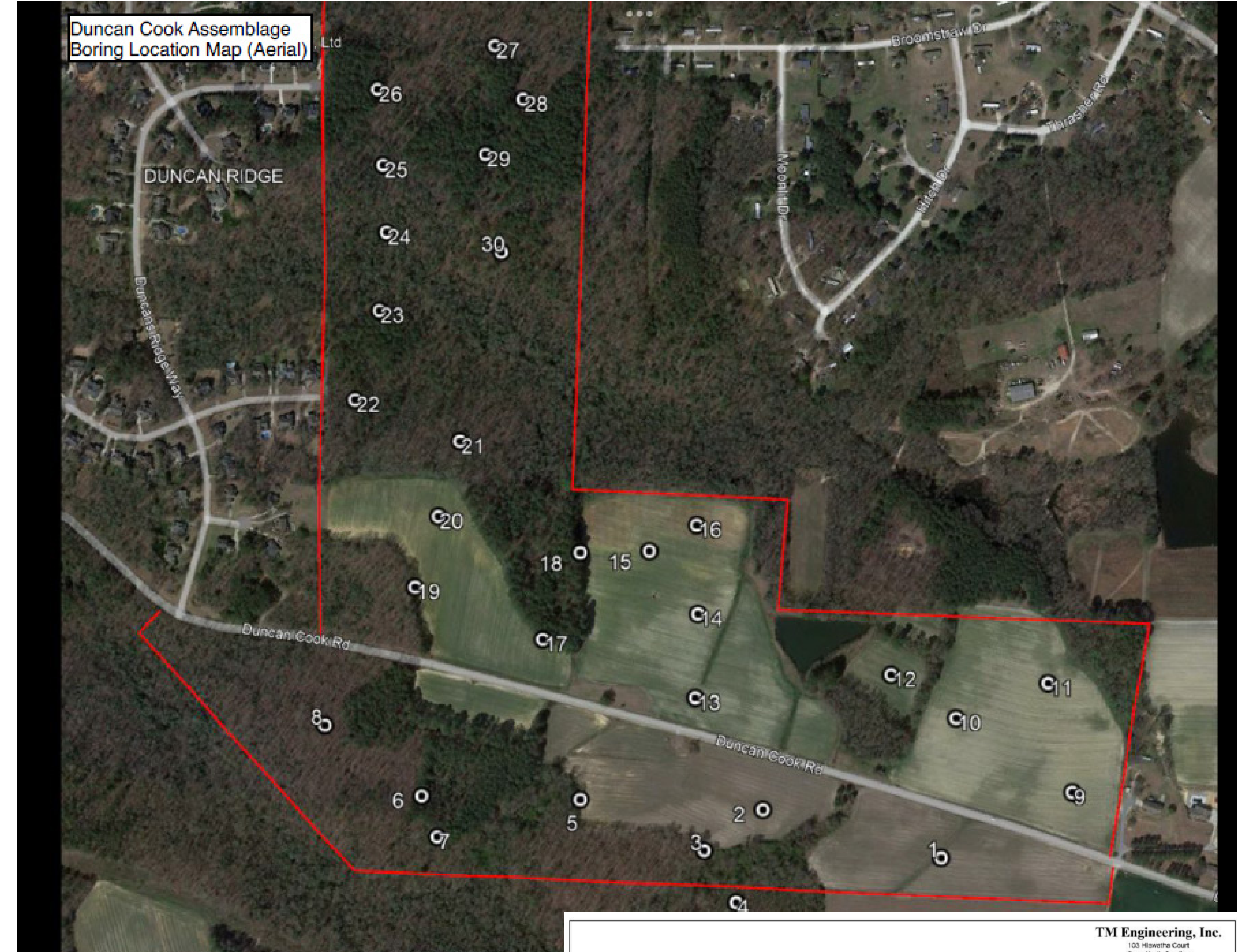
Sincerely,
SOIL AND ENVIRONMENTAL CONSULTANTS, PA

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

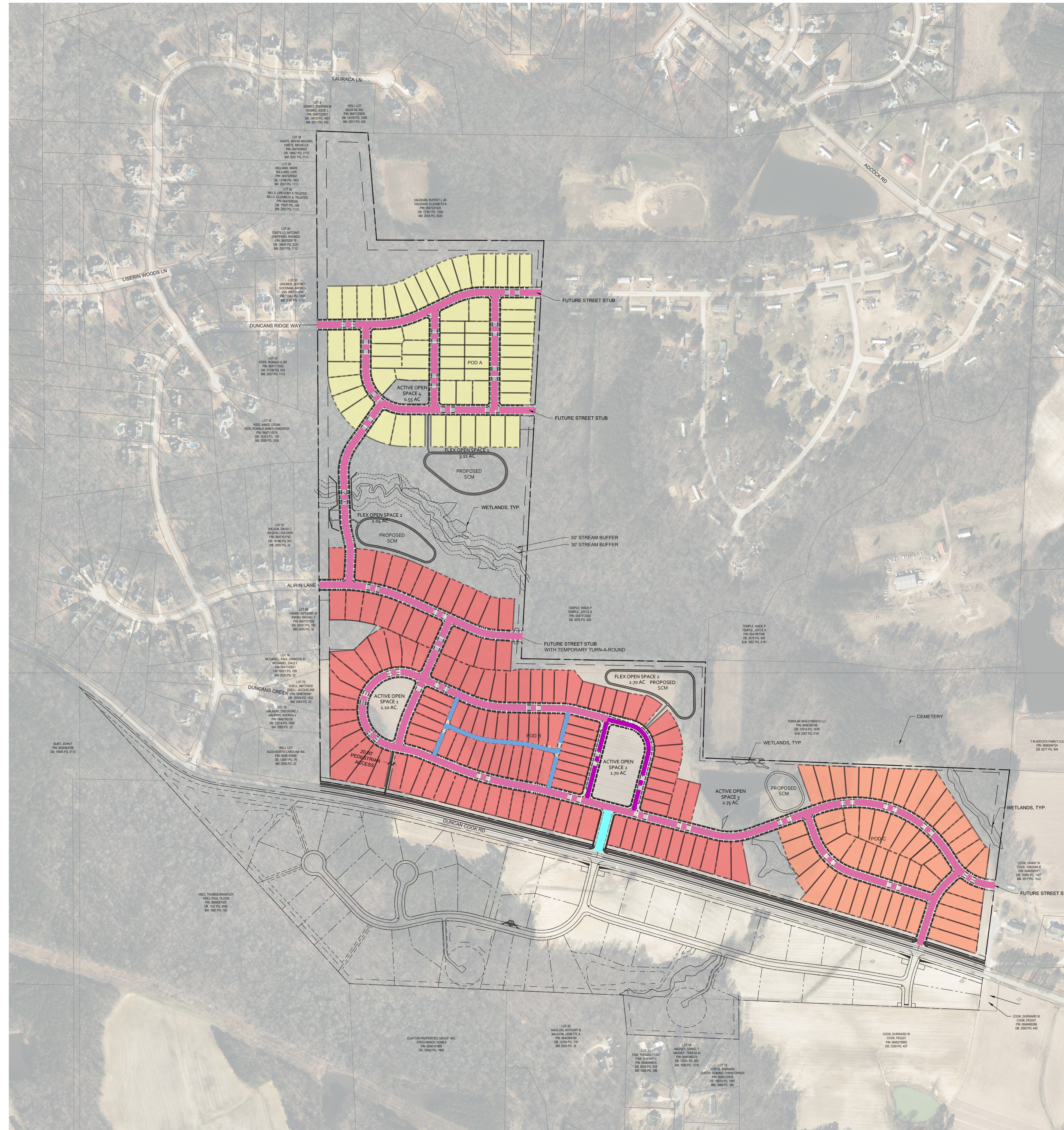
Mason Montgomery
 Environmental Scientist, Wetlands Department

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



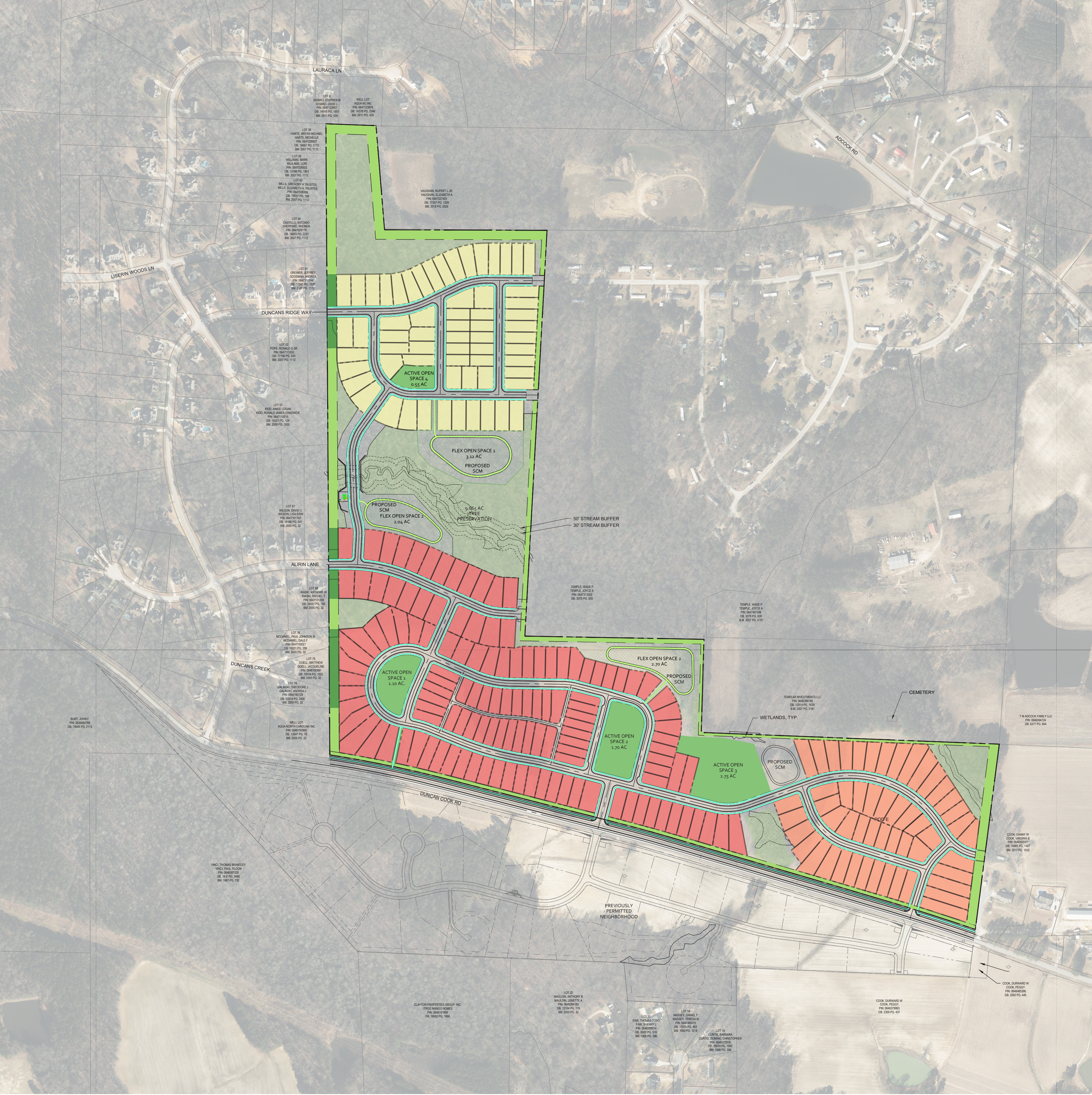
- ROAD TYPOLOGIES**
- 3 LANE COLLECTOR
43' BB ON 67' ROW
 - STANDARD RESIDENTIAL STREET
31' BB ON 55' ROW
 - ONE WAY STREET WITH SINGLE SIDE ON-STREET PARKING
28' BB ON 52' ROW
 - STANDARD ALLEY
16' ROADWAY IN 25' EASEMENT

- 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:	5905 DUNCAN COOK RD.
PM / PD:	64028/24
EXISTING ZONING:	RR - RESIDENTIAL RURAL
PROPOSED ZONING:	SR (CD) - SUBURBAN RESIDENTIAL CONDITIONAL ZONING
DENSITY DATA:	
EXISTING SITE ACREAGE:	122.284 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 (18.19%)
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 L5.00 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

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