

APPEARANCE COMMISSION SUBMISSION FOR HERNDON FARMS

(Previously Riggsbee Farms)

June 18, 2019

Contact: M. Travis Blake

mtblake@outlook.com

919.260.7668

SECTION 1 Introduction

Herndon Farms (previously Riggsbee Farms) is planned to be a 55-and-over community, rezoned under the Chatham County Compact Communities Ordinance on approximately 98 acres in Northern Chatham County. The major initiative of this planned development is the synergistic merging of modernist architecture, urban farming and innovative wastewater/stormwater handling.

SECTION 2 Submittals

Submitted by June 19th, 2019 for meeting on June 26th, 2019.

A. Presentation Drawings and Documentation

1. Existing Conditions C101
2. Site Plan C102 and C103
3. Vicinity Map C101

B. Presentation Format and Material

1. Adequately preliminary Site Plan.
2. 8 packets provided contain the following documents:
 1. This document.
 2. C101 Existing Conditions with Project Information.
 3. C102 Proposed North East Site Plan.
 4. C103 Proposed South East Site Plan.
 5. L1 Proposed North East Landscape Plan.
 6. L2 Proposed South East Landscape Plan.
 7. Duke Energy North East Lighting Plan.
 8. Duke Energy South East Lighting Plan.
 9. Proposed Street Signage
 10. Concept entry sketch
3. Packets provided electronically in PDF form and can be visually displayed.

SECTION 3 SITE PLANS AND REVIEWS

A. Preliminary Site Plan Attached

B. Preliminary Project Review Provided

1. Site plans scaled and split to best show features.
2. Preliminary tree and plant layout provided.
 - Plan accommodates Duke Energy’s limitation on plantings in the easement.
 - Considers tree size and root intrusions for underground utilities.
 - Transplanted specimen shrubs and trees from the predeveloped property will be

used in locations yet to be identified, but most likely along the “View Shed Buffer.”

- * Several large American hollies have been identified.
 - * 5 very large crape myrtles will be transplanted.
 - * A number of camelias and other plants from the property will be transplanted.
- Native reed bamboo may be used in some areas as part of the wastewater treatment system and this low growing plant is also permitted in the Duke Energy easement.
 - A koi pond, which is currently on the property, will be relocated as indicated.
3. Provide an analysis of the visual impact of the project on adjacent property owners and public roads.
 - The major characteristic of this property is the 120-foot-wide Duke Energy easement that crosses 15-501. The project uses this easement for pasture, wastewater spray areas and pervious parking. The proposed uses will help lessen the impact of the transmission towers and power lines for those traveling on 15-501.
 - Hidden Oaks, the residential neighborhood to the north of Herndon Woods, has a 50-foot buffer between the few residences there and the topography of this buffer will be modified to allow for a 5% slope in the development. This will have the effect of reducing the visibility of the residential units in Herndon Farms.
 - This is the same for the undeveloped property to the east.
 - Properties to the west and south are commercial.
 4. The lighting plan by Duke Energy which meets Chatham County’s Lighting Ordinance is attached.
 5. The concept signage is attached.
 - The entry design and signage will be a boulder sculpture using boulders found onsite. The lettering will be simple black letters inlaid in the rock. The lettering will be ground-lighted and landscaped as described on the sketch drawing.

C. Final Site Plan

1. NA

D. Final Project Review

1. NA

SECTION 4 SCREENING

A. Screening of Storage Areas

1. Storage and utility in the commercial areas will be part of the building design.
2. Pad-mounted transformers will have evergreen plantings on three sides.

B. Screening of Loading Area

1. NA.

SECTION 5 Exterior Lighting

1. Duke Energy Lighting Plan attached.

SECTION 6 On-Site Signs

1. Onsite signs will meet the Chatham County Sign Ordinance. Since vendors and buildings have yet to be determined at this time, we do not have the details of the interior signage at this stage of the development. A modernist font for all signage will be used throughout.

SECTION 7 Parking Lot Guidelines

- Preliminary Site plan with parking layouts.
- Note that some parking is grass-covered pervious parking. These areas are not shaded. In addition, pervious parking areas in the Duke Energy easement are not permitted to have trees large enough to shade these areas.

SECTION 8 General Planting Recommendations and References

A. Landscaping, Buffering, and Screening

- The landscape architect and developer recognize that the impact and appearance of the development is highly dependent on the viewshed buffer. This buffer will be reestablished with large native shade trees and smaller secondary trees. In addition, there will be some shrub groupings to make this area denser. We will ask for a variance from the 100-foot viewshed buffer, but the buffer is planned to vary in depth which will enhance its appearance.
- Note that the commercial buildings are not lined up along 15-501.

B. Timing

1. All recommendations are to be adhered to for final design and installation.
2. This project will have areas that will have farming operations that, besides providing homes for small farm animals, will include food crops for animals and people.

SECTION 9 Water Conservation Guidelines

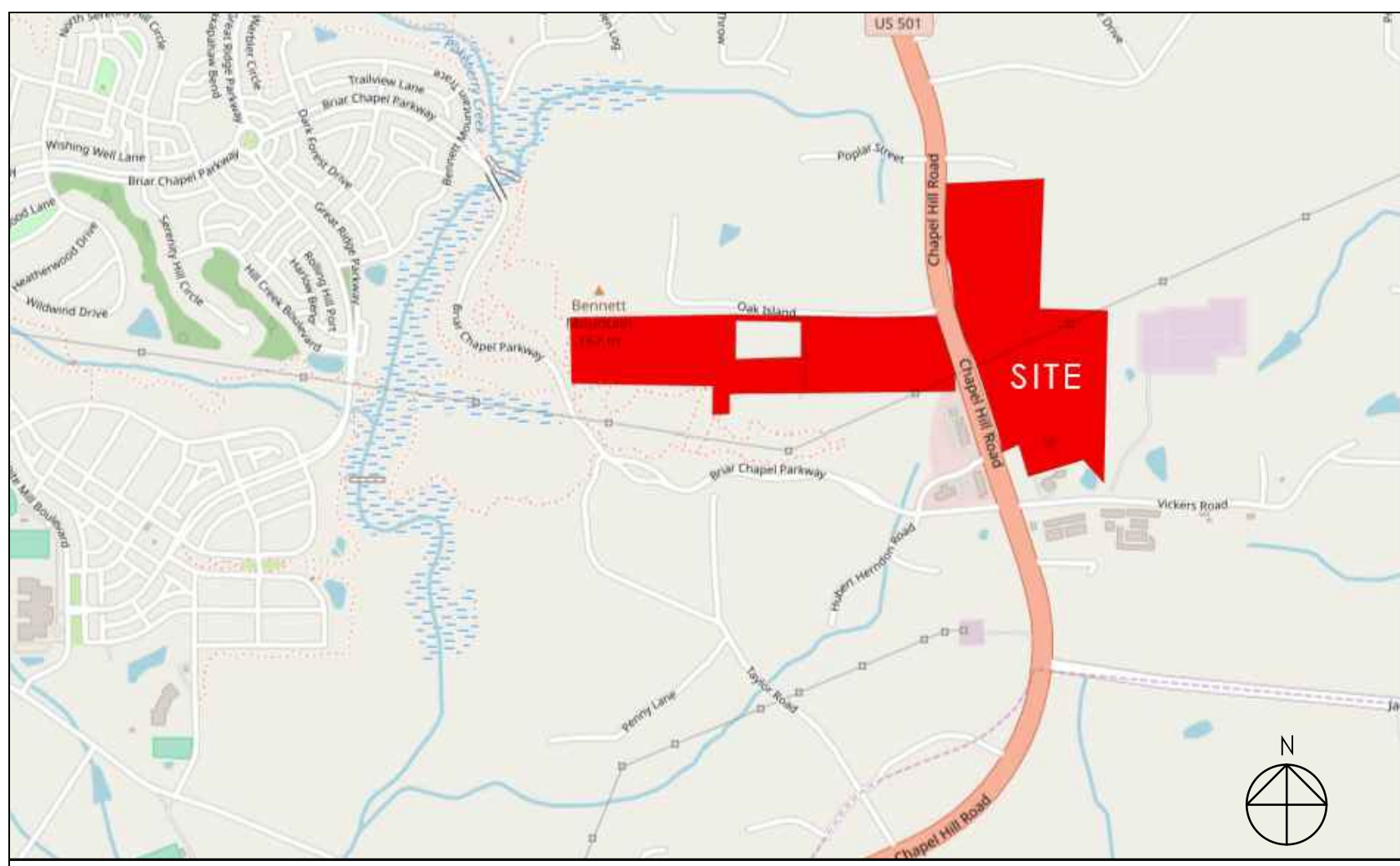
This project will be reusing 100% of its stormwater and wastewater for irrigation and other uses. Large storage ponds are located on the east and west sides of the project for this purpose. Current water balance projections will allow this project to take approximately 15,000 gallons per day of wastewater from offsite sources to be used in the Herndon Farms project. The wastewater treatment plant will produce an enhanced Type II (Type II is cleaner than Type I) reuse water stream that allows for use in all the reuse plans for this community.

SECTION 10 Landscape Buffering Requirements and Screen Types

- A. As per preliminary landscape plans.

SECTION 11 Plant List

Plants indicated on drawings



VICINITY MAP

PROJECT ADDRESS: 9780 US 15-501 N, Chapel Hill, NC 27517

JURISDICTION: Chatham County

LOT AREA: 97.86 Total Acres

ZONING CLASSIFICATION: R-1

PROJECT TEAM:

Owner: SaproLite Development Company, LLC
9780 US 15-501 N
Chapel Hill, NC 27517
919-914-6616
saprolicenc@outlook.com

Architect: Keith Shaw, AIA
Shaw Design Associates, P.A.
180 Providence Road
Chapel Hill, NC 27514
919-493-0528
keith@shawdesign.us

Project Manager: Amanda Tan
amanda@shawdesign.us

Civil Engineer: Trenton Stewart
Arcadia Engineering
P.O. Box 2077
Apex, NC 27502
919-363-1422
trent@arcadiaengineers.com

Contractor(s): M. Travis Blake
NC Building Company, Inc
ncbcinc@outlook.com

PROPOSED SITE INFORMATION:

(48) CLASSIC 1-STORY DWELLINGS
(3) DUPLEXES = (6) 1-STORY UNITS
(9) 2-STORY MULTIGENERATIONAL DWELLINGS
(7) PODS = (14) UNITS
(6) QUAD PODS 2-STORY = (12) UNITS
COMMERCIAL BUILDINGS = 69,600 SF TOTAL FOOTPRINT
PARK PAVILION (PUBLIC SPACE) = 2,300 SF

OVERALL SQUARE FOOTAGE:

250,255 SF CUMULATIVE RESIDENTIAL FOOTPRINT

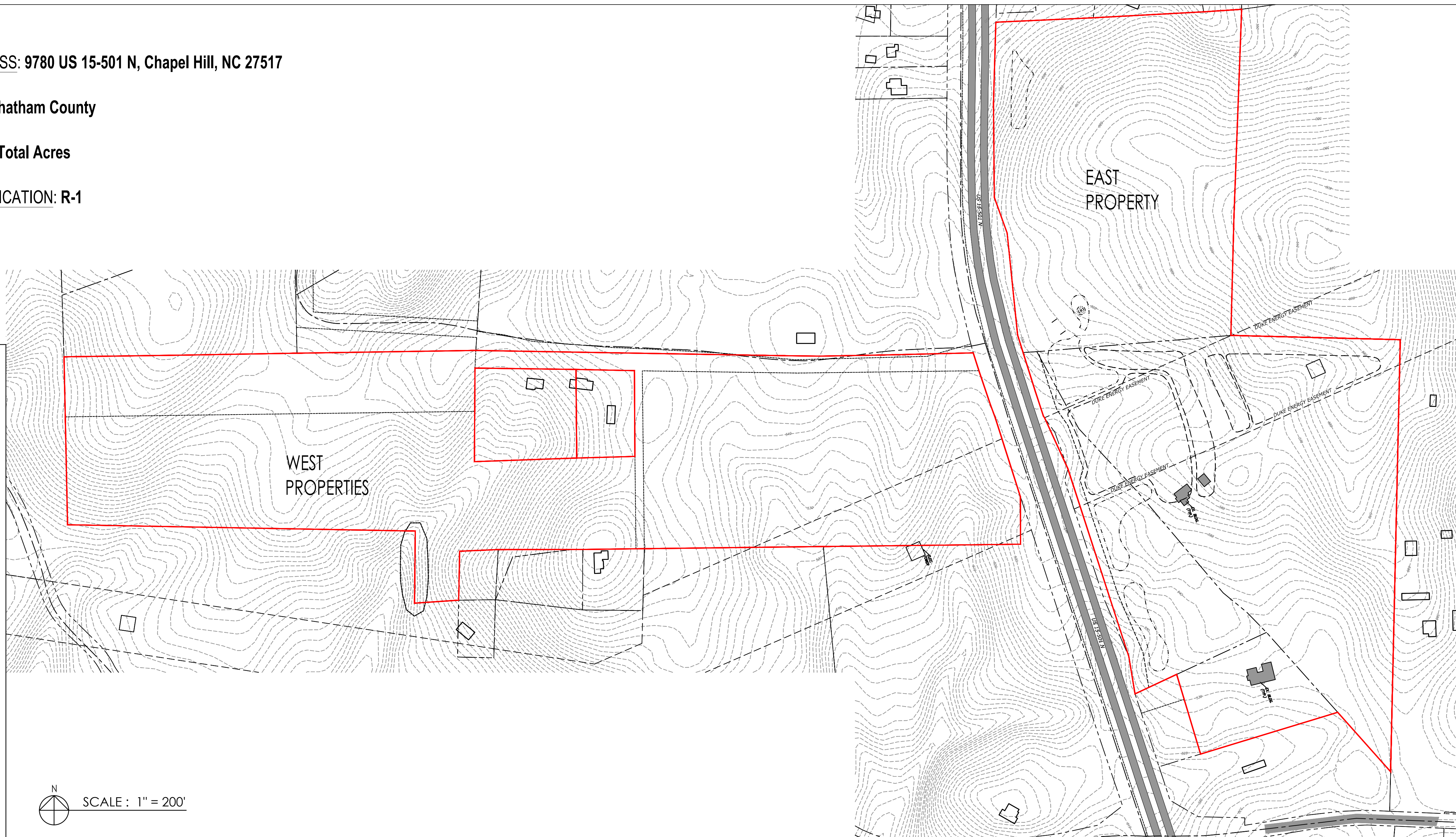
26,900 SF NORTH COMMERCIAL
+ 73,000 SF SOUTH COMMERCIAL
99,900 SF TOTAL COMMERCIAL

ROAD SQUARE FOOTAGE
RESIDENTIAL = 120,848 SF
COMMERCIAL = 214,402 SF
TOTAL = 335,250 SF

SIDEWALK SQUARE FOOTAGE
RESIDENTIAL = 62,317 SF
COMMERCIAL = 90,155 SF
TOTAL = 152,472 SF

WASTEWATER TREATMENT PLANT (WEST SIDE OF 15-501)
2,000 SF

MISCELLANEOUS: 15,000 SF



SCALE: 1" = 200'

Parcel A:
Riggsbee James Bunn
DB 411, PG 0099
PIN: 9775-45-5619
PID: 18750
Deed Acres: 18.35
Ex. Zoning: R-1
Ex. Land Use: Forest
Williams Township

Parcel B:
Riggsbee James Bunn
DB 09E, PG 0278
PIN: 9775-54-2463
PID: 18897
Deed Acres: 25.47
Ex. Zoning: R-1
Ex. Land Use: Forest/Residential
Williams Township

Parcel C:
Riggsbee James Bunn
DB 657, PG 0439
PIN: 9775-44-6300
PID: 18896
Deed Acres: 6.30
Ex. Zoning: R-1
Ex. Land Use: Forest/Residential
Williams Township

Parcel D:
Blake M Travis & Margaret T
DB 457, PG 0938
PIN: 9775-43-9716
PID: 18909
Deed Acres: 2.92
Ex. Zoning: R-1
Ex. Land Use: Residential, Agricultural Tree Farm
Williams Township

Parcel E:
Riggsbee James Bunn
DB 4596, PG 0222
PIN: 9775-14-7758
PID: 2752
Deed Acres: 44.82
Ex. Zoning: R-1

PROJECT DATA

Ex. Land Use: Forest/Residential
Baldwin Township

Proposed Land Use: Residential/Commercial – Compact Communities Ordinance
Overlays: N/A
Adopted Plans: N/A
Total Project Area: 98 +/- AC (Parcels A, B, C, D, and E)
Watershed: WS IV-PA (Protected Area) Jordan Lake
River Basin: Cape Fear River Basin
Tree Coverage Area: N/A
Impervious Surface: Required 24% / 23.52 AC

DESIGN STANDARDS

Building Setbacks: Per Chatham County Planning, Interior Setbacks are at the Developers discretion. Landscape buffers shall dictate development limits.

Building Height: 60' max

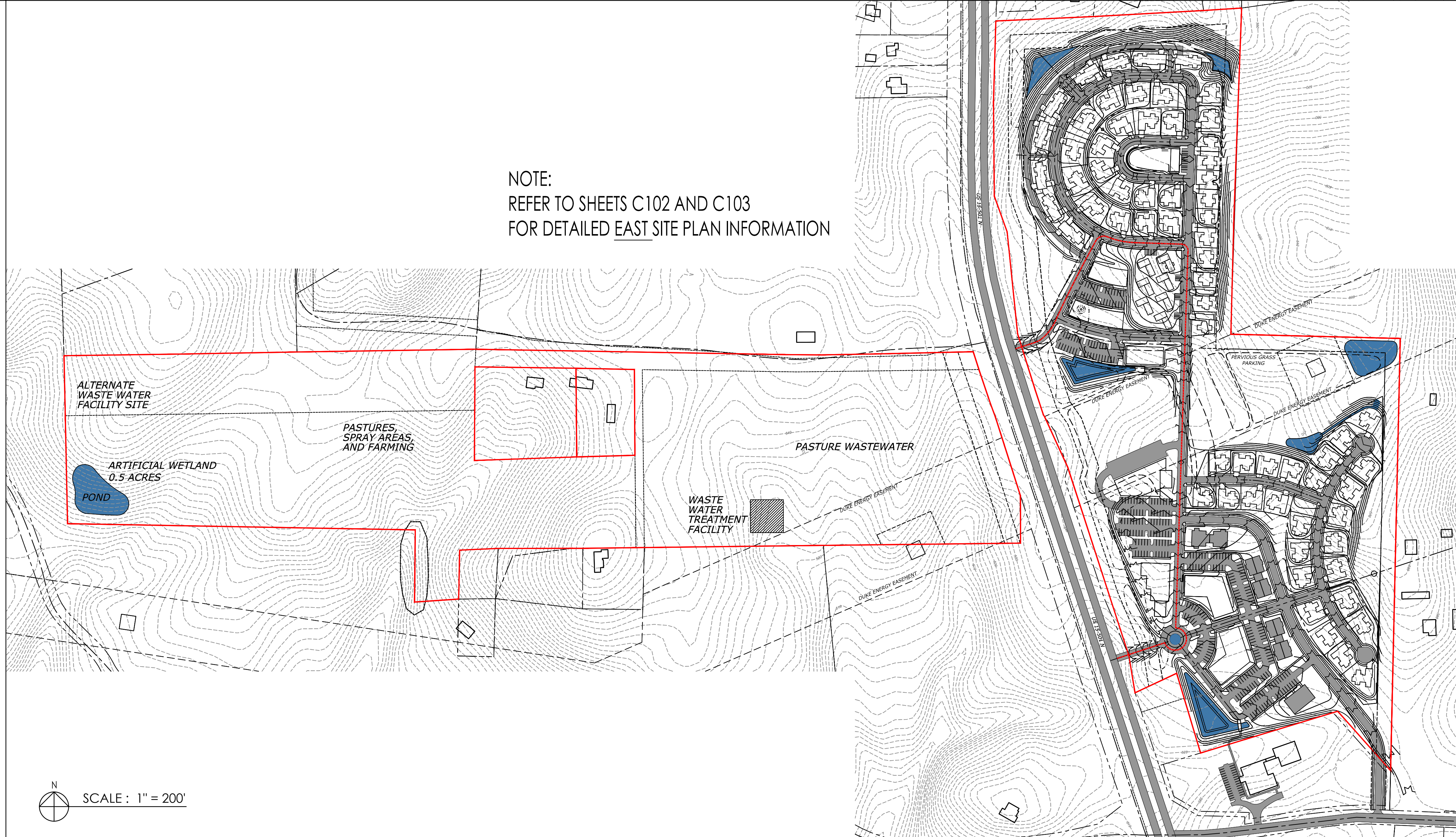
Development Intensity:
Commercial – min. 100,00 SF of commercial development

Residential – 98 gross AC x 2 units per acre = max 196 residential dwelling units (need to adjust for spray field)
Spray fields located off the project area shall not count as part of the project for the purposes of the maximum residential density calculations. Minimum net residential density shall be at least five (5) units per net acre.

	Sq. Ft.	Acres
Total Area	4,262,782	97.86
Impervious Surface (IS) limit 24%	1,023,068	23.49
Residential Impervious	250,255	5.75
Commercial Impervious	69,600	1.60
Roads and Walks	425,405	9.77
Other	17,000	0.39
Total Impervious	762,260	17.50

Total Planned Impervious 17.88%

	Sq. Ft.	Acres
Open Area		
Open area required 30%	1,278,834	29.36
Current Open Area 82% (Minus spray Field Area TBD) (Includes Power Line Deduction)	3,500,522	68.98



SCALE: 1" = 200'

NOTE:
REFER TO SHEETS C102 AND C103
FOR DETAILED EAST SITE PLAN INFORMATION

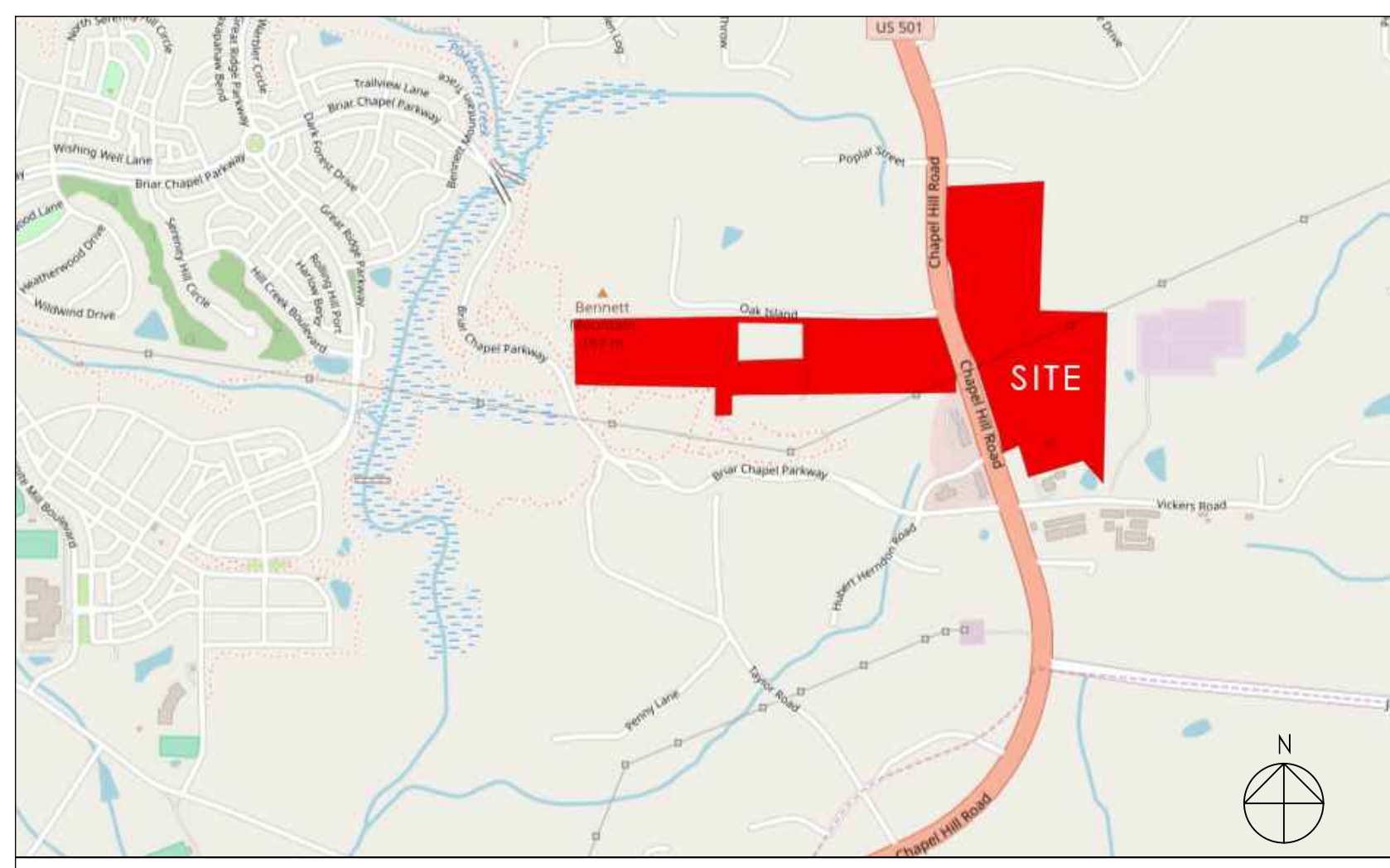


SHAW DESIGN ASSOCIATES, INC.
180 Providence Road, Suite B-1, Chapel Hill, NC 27514
919.493.0528 | shawdesign.us

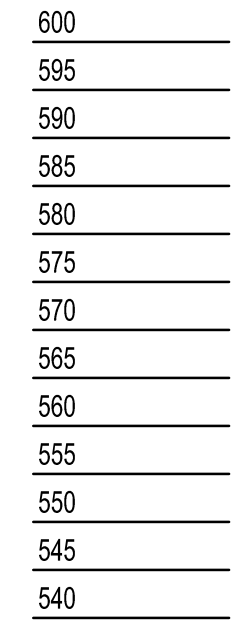
SHAW DESIGN ASSOCIATES
Meaningful Architecture.

SITE CONTEXT AND PROJECT INFORMATION	
HERNDON FARMS 9780 US 15-501 NORTH CHAPEL HILL, NC 27517	
DATE	6/17/2019
DRAWN	AST, KRS
FILE #	1821

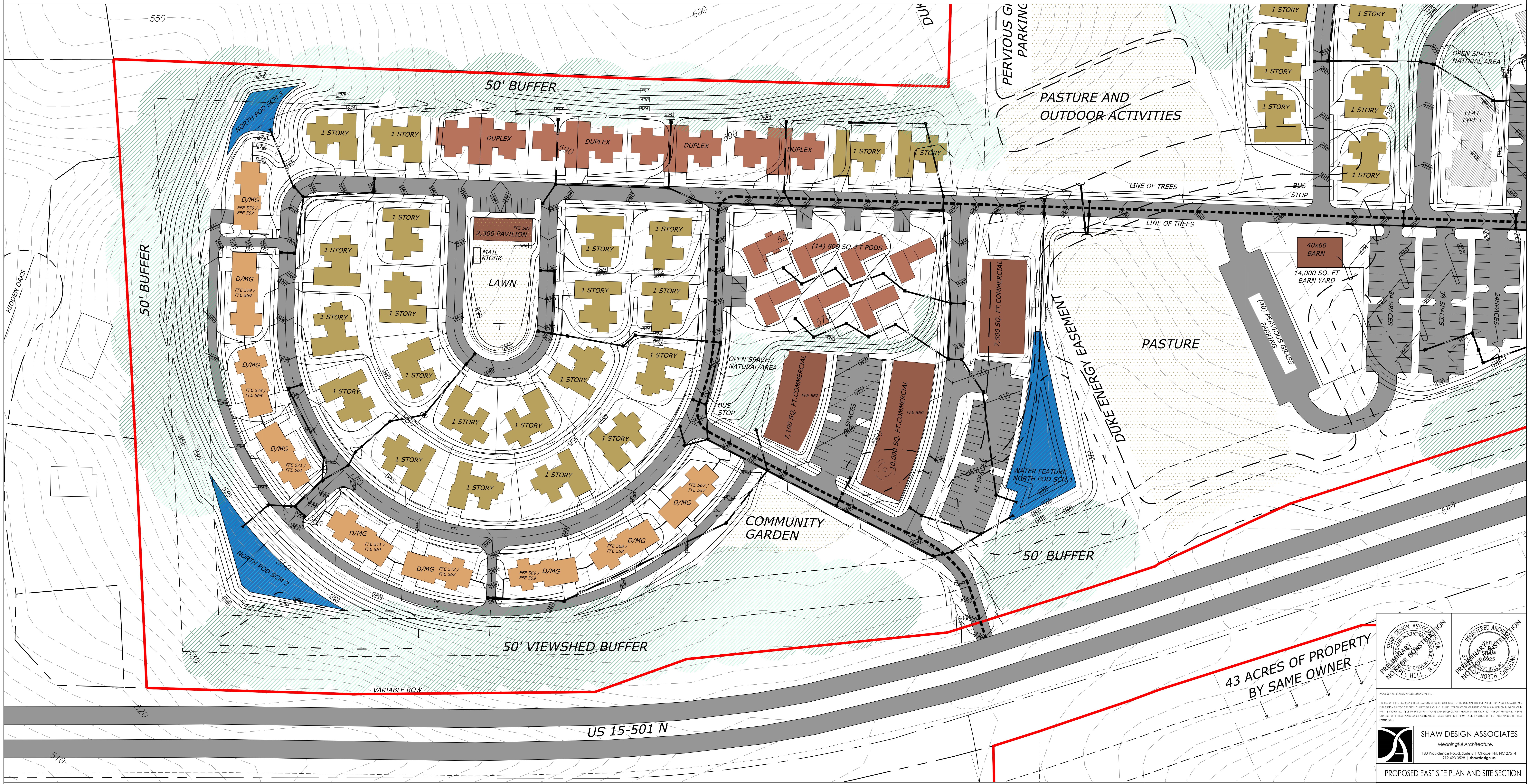
C101



VICINITY MAP

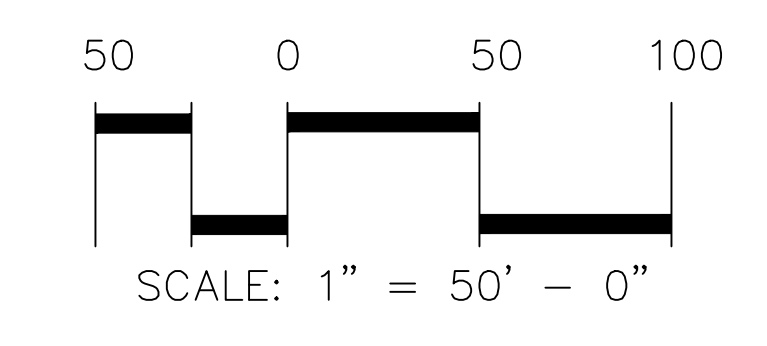


2 | RESIDENTIAL SITE SECTION
C102 SCALE: 1" = 20'



43 ACRES OF PROPERTY BY SAME OWNER

1 | PROPOSED NORTH EAST SITE PLAN
C102 SCALE: 1" = 50'



SHAW DESIGN ASSOCIATES
REGISTERED ARCHITECT
PRELIMINARY CONCEPT PLAN
NOVEMBER 2019
CHAPEL HILL, NC

REGISTERED ARCHITECT
PRELIMINARY CONCEPT PLAN
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PROPOSED EAST SITE PLAN AND SITE SECTION

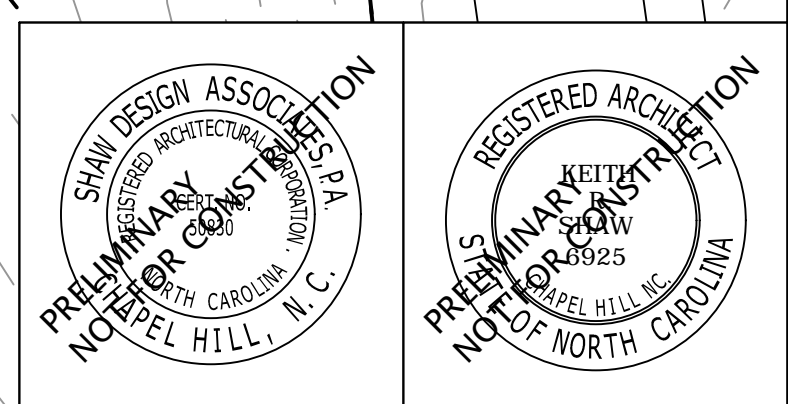
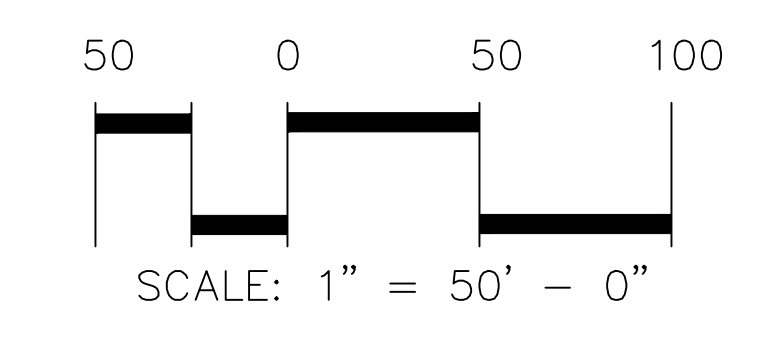
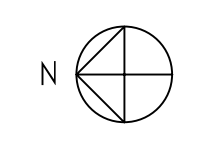
HERNDON FARMS
9780 US 15-501 NORTH
CHAPEL HILL, NC 27517

DATE	6/17/2019
DRAWN	AST, KRS
FILE #	1821

C102



1 PROPOSED SOUTH EAST SITE PLAN
 C103 SCALE: 1" = 50'



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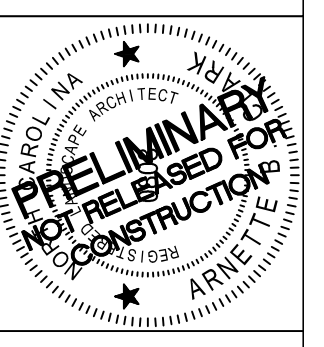
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PROPOSED EAST SITE PLAN

HERNDON FARMS
 9780 US 15-501 NORTH
 CHAPEL HILL, NC 27517

DATE: 6/17/2019
 DRAWN: AST, KRS
 FILE #: 1821

C103



PLANT LEGEND

Shade Tree

- Quercus phellos - Willow Oak
- Ulmus parvifolia - Lacebark Elm
- Platanus occidentalis - American Sycamore

Street Tree

- Acer buergerianum - Trident Maple
- Koelreuteria paniculata - Goldenrain Tree
- Lagerstromia spp. - Crape Myrtle >20 ft
- Taxodium distichum - Baldcypress

Understory Tree Deciduous

- Carpinus americana - European Hornbeam
- Cercis canadensis - Eastern Redbud
- Vitex negundo - Chastetree (power easement)

Understory Tree Evergreen

- Ilex opaca - American Holly
- Juniperus virginiana - Eastern Red Cedar
- Magnolia grandiflora - Dwarf Southern Magnolia

Medium Shrub

- Calycanthus floidus - Common Sweetshrub
- Leucothoe axillaris - Fetterbush
- Viburnum sp. - Viburnum

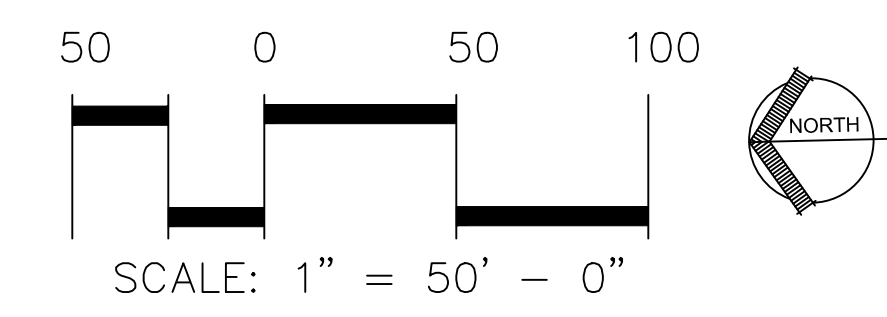
Large Shrub

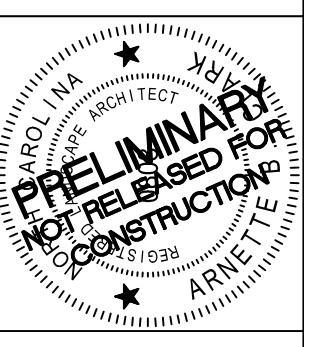
- Cryptomeria japonica - Japanese Cedar
- Illicium parviflorum - Small Anise Tree
- Osmanthus fragrans - Fragrant Tea Olive

Ornamental Grass

- Panicum
- Pennisetum
- Carex

CONCEPTUAL LANDSCAPE PLAN





PLANT LEGEND

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- Quercus phellos - Willow Oak
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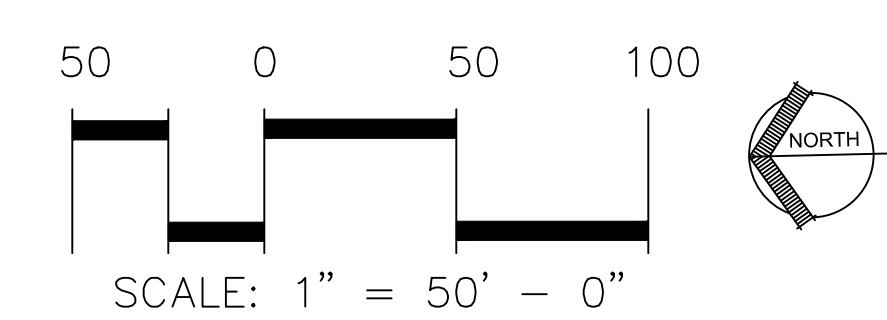
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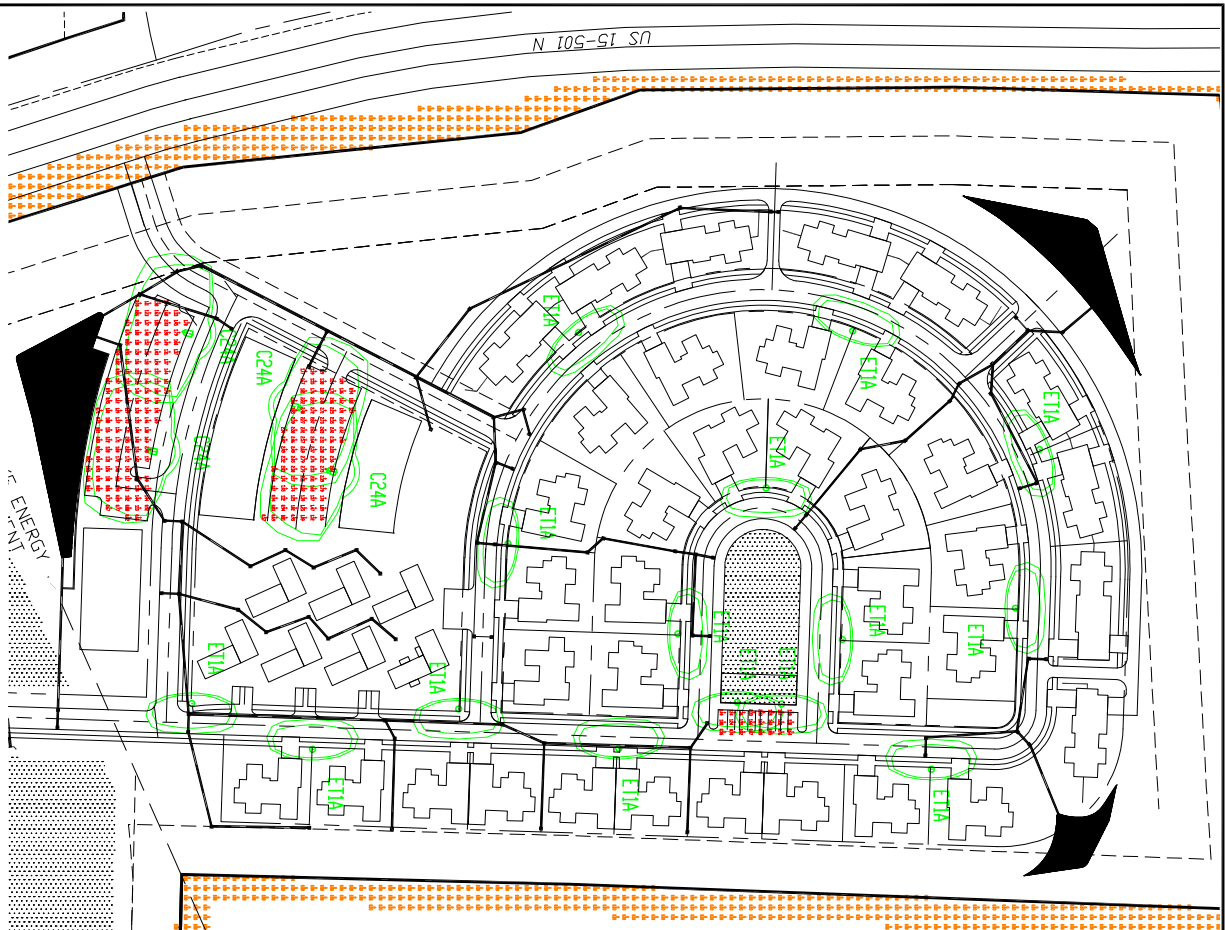
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CONCEPTUAL LANDSCAPE PLAN

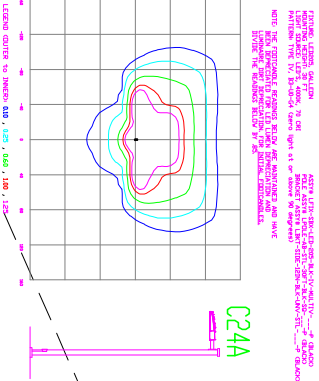
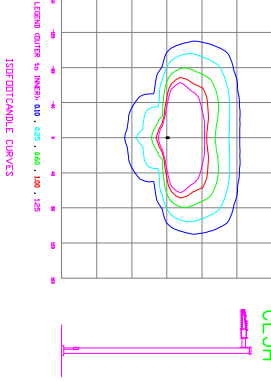
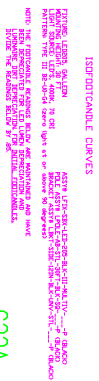
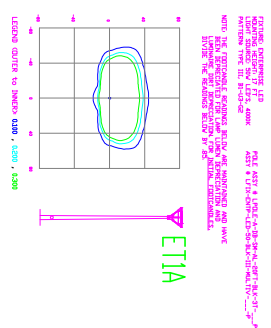




Fixture	Quantity	Notes
ET1A	10	10' x 10' LED Flood Light
C24A	10	10' x 10' LED Flood Light
C24B	10	10' x 10' LED Flood Light
C24C	10	10' x 10' LED Flood Light

Fixture	Quantity	Notes
ET1A	10	10' x 10' LED Flood Light
C24A	10	10' x 10' LED Flood Light
C24B	10	10' x 10' LED Flood Light
C24C	10	10' x 10' LED Flood Light

ISODIPTICABLE CURVES



LIGHTING DESIGN TOOL EXPLANATION
 The contained information is for informational purposes only and is not intended to be used as a substitute for professional engineering services. The information is provided as a guide only and is not intended to be used as a substitute for professional engineering services. The information is provided as a guide only and is not intended to be used as a substitute for professional engineering services.



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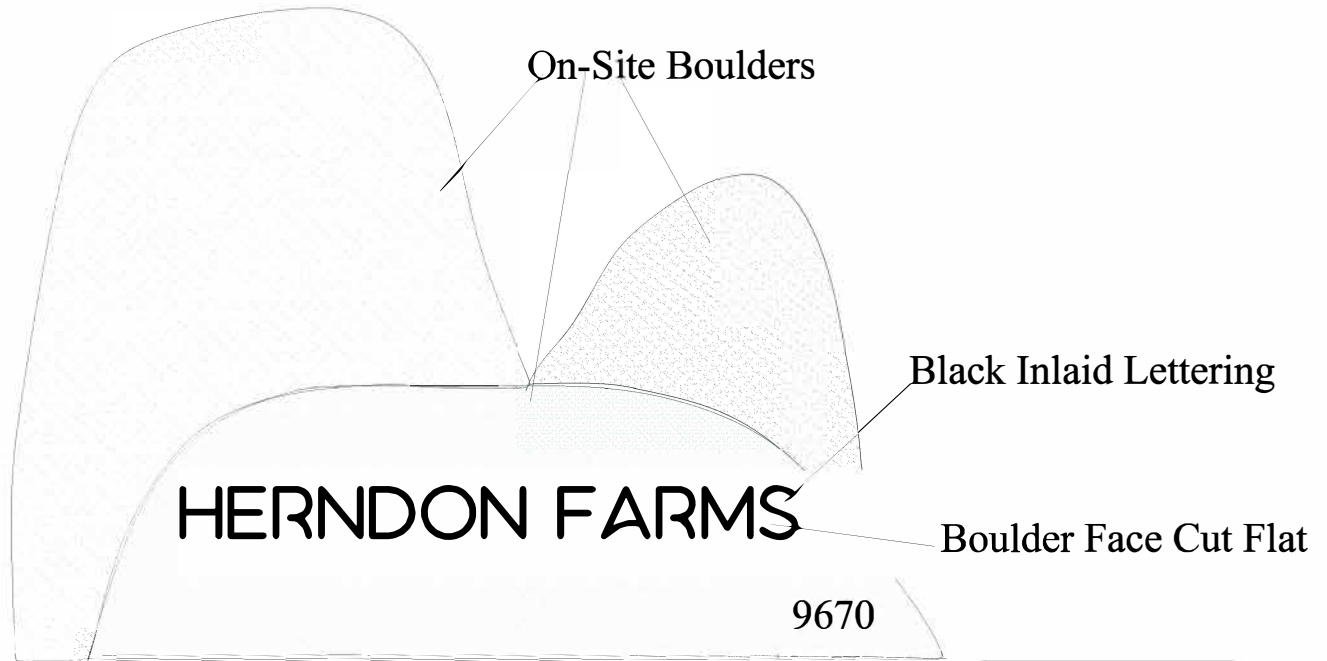
RIGGSBEE FARM
CHATHAM COUNTY, NC
SITE LIGHTING PLAN
DATE: 06/10/2019
DESIGNED BY: N. JOHNSON
CHECKED BY: S. ARCHER
DESCRIPTION: LED FLOOD LIGHTING
DRAWING NO.: 19-0158A
SHEET: 2 OF 2

Herndon Farms Street Signage



Background
color and font
my change

Herndon Farms Entry Concept Sketch



Landscaped with ornamental grasses
Actual size and layout will vary with boulders
Similar signage and landscaping for other entrances

Ground Spot Lighting

mtb
NC Building Company, Inc
6/14/2019
ncbcinc@outlook.com