



Agenda

1. Call to Order
2. Pledge of Allegiance
3. Invocation
4. Adjustment and approval of July 20, 2021 meeting agenda

PUBLIC COMMENT PERIOD

Notes on the Public 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.

RECOGNITIONS

5. F3 South Wake Donation
6. Proclamation for Holly Springs Olympic Diver Andrew Capobianco

PUBLIC HEARINGS

7. 4900 Optimist Farm Rezoning 20-REZ-05 - Legislative Public Hearing

CONSENT AGENDA

8. Approve the minutes of the June 22, 2021 Business Meeting.
9. Municipal Concurrence for setting the Speed Limit on Woods Creek Road
10. Street Name Change request from Cachet Street to Richardson Street.
11. Capital Project Ordinance Technical Amendments
12. Avent Ferry Forcemain Change Order #1 (TOHS #04-031)
13. Resolution to Accept American Rescue Plan Act Funds
14. Resolution Supporting Memorandum of Agreement on Opioid Litigation Proceeds to Wake County

NEW BUSINESS

15. Southern Crossroads Master Plan Amendment 16-MAS-02-A04 and Southern Crossroads Medical Office Development Plan 21-DP-03
16. Arbor Creek/Middle Creek Greenway Contract Change Order for Linksland Dr Connection

OTHER BUSINESS

MANAGER'S REPORT

CLOSED SESSION -

ADJOURNMENT

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



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 5.

Recognitions

Title: F3 South Wake Donation

Strategic Priority Area: Safe & Friendly

Staff Resource: Michael Patterson, Police

Action(s):

Accept funds from F3 South Wake and approve budget amendment in the amount of \$3,500.

Explanation:

- Just over a year ago, F3 South Wake approached Holly Springs Police Department (HSPD) about raising funds for a cause that would benefit its officers and citizens it serves.
- The group opted to raise funds to supplement the police department's effort towards equipping all officers with first aid kits.
- All money raised was collected through help from local businesses and from efforts and challenges introduced to the different workout venues F3 hosts daily in town.
- In total, \$3,500 dollars was collected by the group and is being donated by them to support the purchase of first aid kits for each officer.

Background:

- F3 South Wake is a men's workout group centered around faith, fellowship and fitness.
- This is one of many efforts that F3 South Wake have partnered with the police department on.
- Past projects include: Shop with a Cop, Angel Tree, Food Pantry Donation Truck event and Senior Well Check Program home cleanup projects.

Funding Source(s):

Accepting of funds to go towards supplementing the 2021-2022 purchase of first aid kits.

Attachment(s):

1. FY22 Budget Amendment - Police Donation

Town of Holly Springs Budget Amendment Request

BE IT ORDAINED by the Town Council of the Town of Holly Springs, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2022.

Department: Police

Date: 7/20/2021

Reason for Budget Amendment:

Accept donation funds from South Wake F3 for first aid kits and police supplies. This amendment is moving funding from a holding account designed for receiving donations to the Police budget.

Expense			
Account #	Account Description	Increase	Decrease
10-410-82.01	Central Services - Program Contributions		\$ 3,500
10-418-18-62.11	Police - Law Enforcement Supplies	\$ 3,500	
Total Expense:		\$ 3,500	\$ 3,500

Revenue			
Account #	Account Description	Increase	Decrease
Total Revenue:		\$ -	\$ -

Department Head Signature (or electronic submission)

Finance Director Signature (if necessary)

Town Manager Signature (if necessary)

Council Approved/Notified (if necessary)

Town Manager is authorized to transfer within a department without prior approval of Town Council.

Town Manager is authorized to approve transfers between departments within the same fund up to \$50,000.

All inter-departmental transfers will be reported to Town Council by the following month.

Amendments that change the total budget or departmental transfers over \$50,000 require Town Council approval.



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 6.

Recognitions

Title: Proclamation for Holly Springs Olympic Diver Andrew Capobianco

Strategic Priority Area: Engaged, Healthy, & Active Community

Staff Resource: Linda McKinney, Town Clerk

Action(s):

Issue proclamation honoring Andrew Capobianco.

Explanation:

- Andrew Capobianco will be representing the United States at the 2021 Olympics in Tokyo, Japan in the 3-meter individual and the 3-meter synchronized diving events.
- Born in New York, Andrew moved with his family to Holly Springs to have better facilities and coaching for his diving career.
- Andrew is a 2017 graduate of Holly Springs High School.
- He was State 4A champion and a two-time member of the News & Observer's All-Metro team while in high school.

Background:

- Andrew's World Championship experience includes 8th place in the synchronized 3-meter and a bronze in the mixed team event at the 2019 World Championships.
- Andrew won bronze at the 2019 Pan American Games in the 1-meter and synchronized 3-meter events and member of the 2018 World Cup team.
- He is a three-time senior national champion with two individual 3-meter titles, and one synchronized 3-meter title.

Funding Source(s):

N/A

Attachment(s):

1. Andrew Capobianco.pub

Town of Holly Springs



A Proclamation By The Mayor

Honoring Andrew Capobianco

WHEREAS, Andrew Capobianco was born October 13, 1999 to parents, Michael and Darlene Capobianco in Mineola, New York; and

WHEREAS, in 2011 Andrew broke a 22-year old Nasssau County (NY) high school diving record; and

WHEREAS, Andrew moved with his family to North Carolina at the age of 13 to train with coaches in the state; and

WHEREAS, Andrew attended and graduated from Holly Springs High School in 2017; and

WHEREAS, Andrew was the 2017 4A diving champ;

WHEREAS, Andrew was named to the News & Observer's All-Metro swimming team twice; and

WHEREAS, in 2018 Andrew was a member of the World Cup team; and

WHEREAS, Andrew was a member of the 2019 Pan American Games team, winning bronze in the 1-meter and synchronized 3-meter events; and

WHEREAS, Andrew qualified for the US Olympic Diving Team for the 2021 Tokyo Olympics in the individual 3-meter and the synchronized 3-meter events;

NOW, THEREFORE, I, Mayor Dick Sears, am hereby honored to recognize and celebrate

Andrew Capobianco

of Holly Springs, NC and I urge all citizens to join me in celebrating the accomplishments of Andrew Capobianco, recognizing the example that he has set as a role model for students, athletes, and citizens of the Town of Holly Springs, and sending our best wishes with him to Tokyo.

Proclaimed this, the 20th day of July, 2021

IN WITNESS WHEREOF, I have
hereunto set my hand and caused the Seal of
the Town of Holly Springs, North Carolina to be
affixed on this 20th day of July, 2020.

Dick Sears, Mayor



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 7.

Public Hearings

Title: 4900 Optimist Farm Rezoning 20-REZ-05 - Legislative Public Hearing

Strategic Priority Area: Responsible & Balanced Growth

Staff Resource: Melissa Sigmund, Development Services

Action(s):

1. Conduct Legislative Public Hearing
2. Adopt Rezoning Ordinance #RZ21-03 to adopt statement of compatibility and to approve rezoning

Explanation:

- The project consists of an approximately 13.17 acre parcel.
- The property is located north of Optimist Farm Road and west of Sunset Lake Road. It is located west of the Sunset Lake Commons shopping center. A large environmental feature divides the property north and south.
- The request is to rezone the property in question from R-30: Residential to LB CU: Local Business Conditional Use and RMF-8 CU: Multi-family Residential Conditional Use.

Background:

Changes since Planning Board:

Following the Planning Board discussion, Staff followed up with the applicant to request additional documentation on the site access off of Optimist Farm Rd. and the potential alternatives related to the Greenway and Sidepath requirements. Attached to this packet is a supplemental memorandum that re-evaluates the Optimist Farm access configuration for the following:

- i. Right-In Right-Out with left-over
- ii. Full movement access
- iii. Future Right-In Right-Out (RI/RO) (when median constructed)

Based on this analysis it is recommended that the site access drive be restricted to a right-in-right-out configuration.

Also, attached is a letter that speaks to the condition offered by the applicant for this rezoning request related to the Town's Greenway & Sidepath requirements. The applicant is offering to pay a fee-in-lieu of the required construction for reasons outlined in the letter. If Town Council desires to have the applicant construct the Greenway improvements rather than pay a fee-in-lieu, this will need to be directly addressed during the meeting since the Fee-in-lieu payment has been offered as a condition.

Another attachment included in the packet is a preliminary cost estimate for the median and various greenway & sidepath alternatives. The specific fee-in-lieu amounts will be finalized during the Master Plan and Development Plan stage of the process.

Planning Board Meeting June 22, 2021 7-2 in favor of request

Mr. Crandall's denial is based on too many unknown aspects to the request and that it is not consistent with the Town's vision.

Mr. Stucky's denial is based on too many unknow aspects and traffic concerns.

Discussion included traffic and RI/RO access to the site, results of the neighborhood meeting, as well as concerns regarding the impacts of additional residential development on traffic.

Funding Source(s):

N/A

Attachment(s):

1. 20REZ05_PB packet
2. 20REZ05_Neighborhood Meeting Report
3. 20REZ05_Greenway Alternatives Narrative (sealed)-072021
4. 20REZ05_DRAFT Cost Estimates Greenway & Median_072021
5. 20REZ05_TAR Access Memo_072121
6. RZ21-03 4900 Optimist Farm (1)



Town of Holly Springs Staff Report to the Planning Board

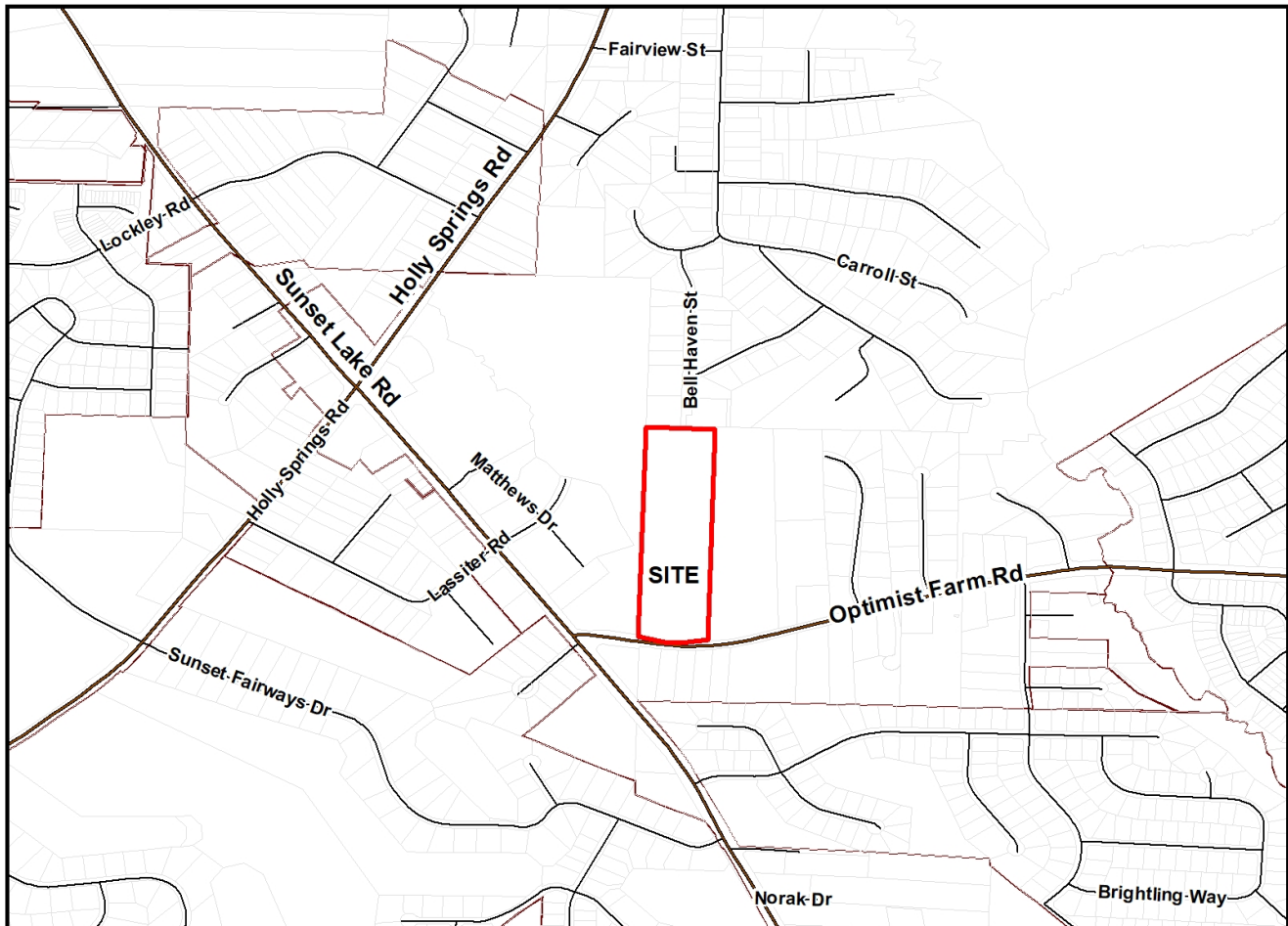
REQUEST FOR ZONE MAP CHANGE 4900 Optimist Farm Road 20-REZ-05

PETITIONER(S):

Underfoot Engineering
1149 Executive Circle, Ste C-1
Cary, NC 27511

OWNER(S):

Rodney Brown
Optimist Commons, LLC
5032 Sunset Fairways Drive
Holly Springs, NC 27540

LOCATION:

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

ANTICIPATED REVIEW SCHEDULE:

Planning Board:

June 22, 2021

STAFF CONTACTS: Melissa Sigmund, Current Planning Manager
Rachel Jones, Development Review Engineer

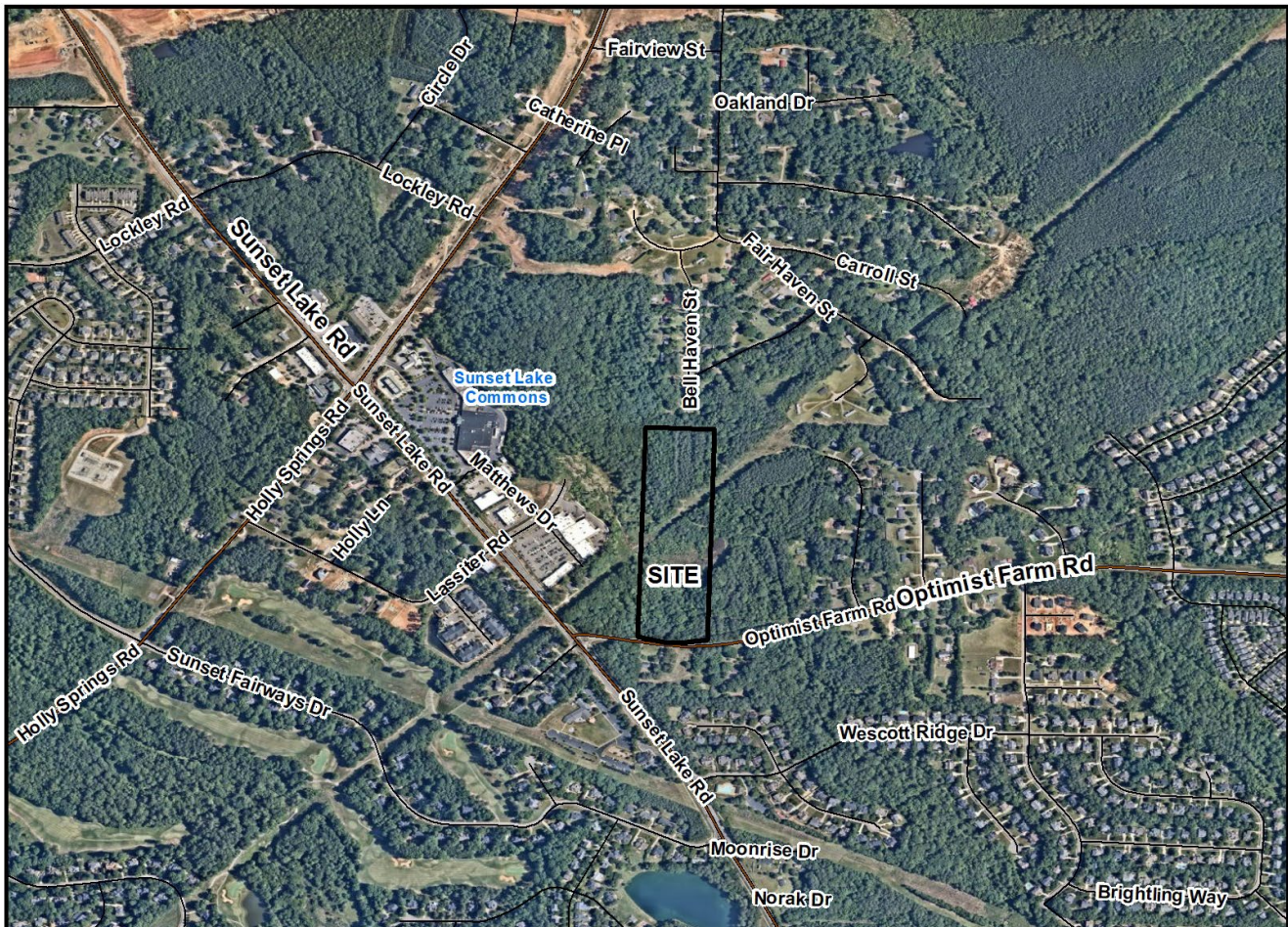
ATTACHMENTS:
Petition for Zone Map Change
Plan Consistency Statement
Statement of Zoning Compatibility

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Rodney Brown	0669-16-7505	R-30: Residential	13.17 ac

ADJACENT PROPERTY SITE DATA

	ZONING	EXISTING LAND USE
Subject Property	R-30	Vacant, undeveloped.
North	R-30	Avent Ferry Road, then Holly Point subdivision
South	R-30	Optimist Farm Road, then single family residence
East	RMF-15	Vacant, undeveloped
West	LB	Vacant, undeveloped



PROPERTY HISTORY

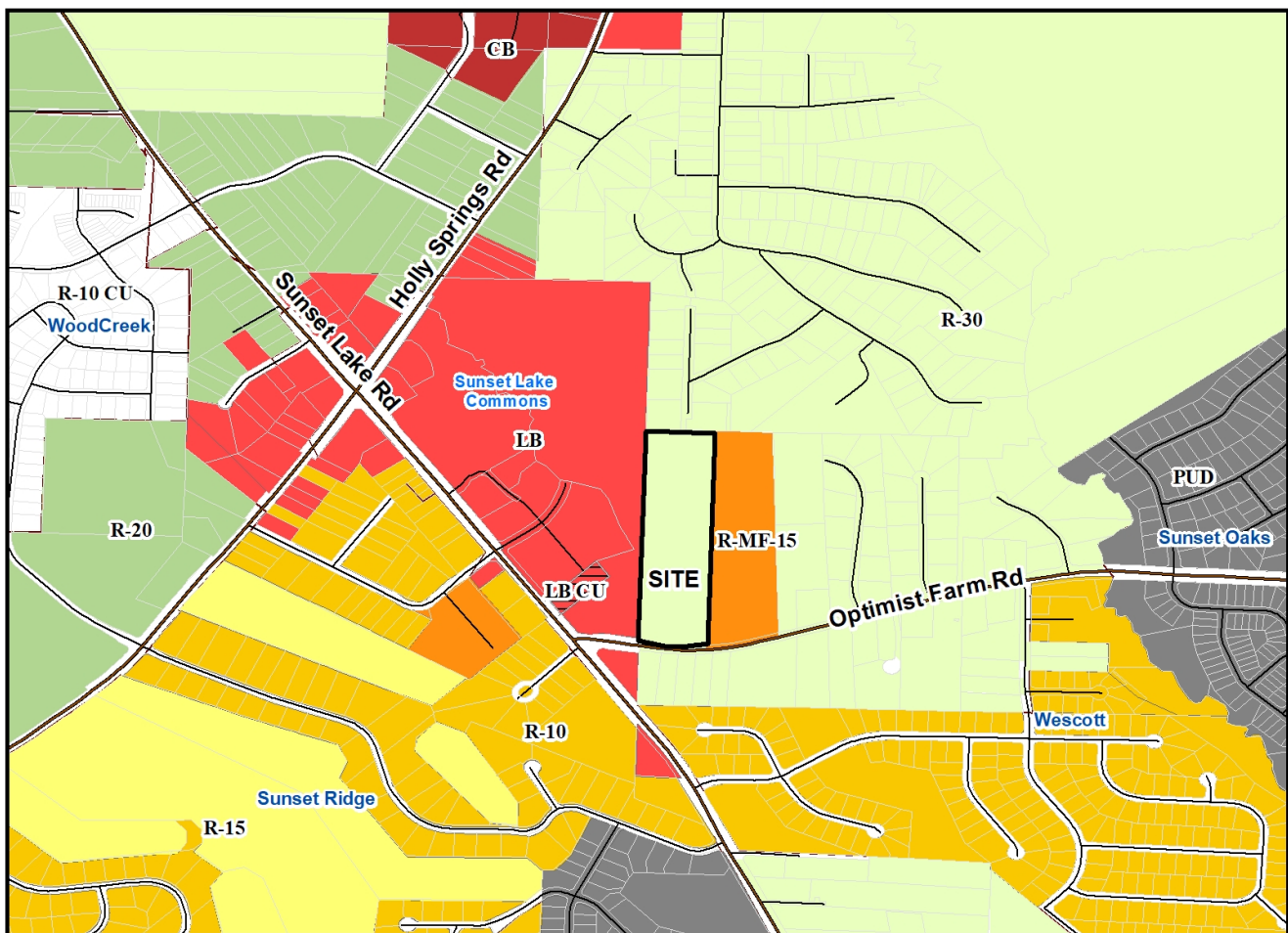
ETJ History

Resolution: 15-18

Approved by Town Council on: April 21, 2015

ZONE MAP CHANGE REQUEST

	CURRENT	PROPOSED
Zoning District	R-30: Residential	LB CU: Local Business Conditional Use and RMF-8 CU: Multifamily Residential Conditional Use
Future Land-Use Designation	Mixed Use Center	No Change



STAFF ANALYSIS

Zone Map Change Request:

The request is to rezone the property in question from R-30: Residential to LB CU: Local Business Conditional Use and RMF-8 CU: Multi-family Residential Conditional Use

PROJECT OVERVIEW

The project consists of an approximately 13.17 acre parcel. The property is located north of Optimist Farm Road and west of Sunset Lake Road. It is located west of the Sunset Lake Commons shopping center. A large environmental feature divides the property north and south.

Developer Commitments:

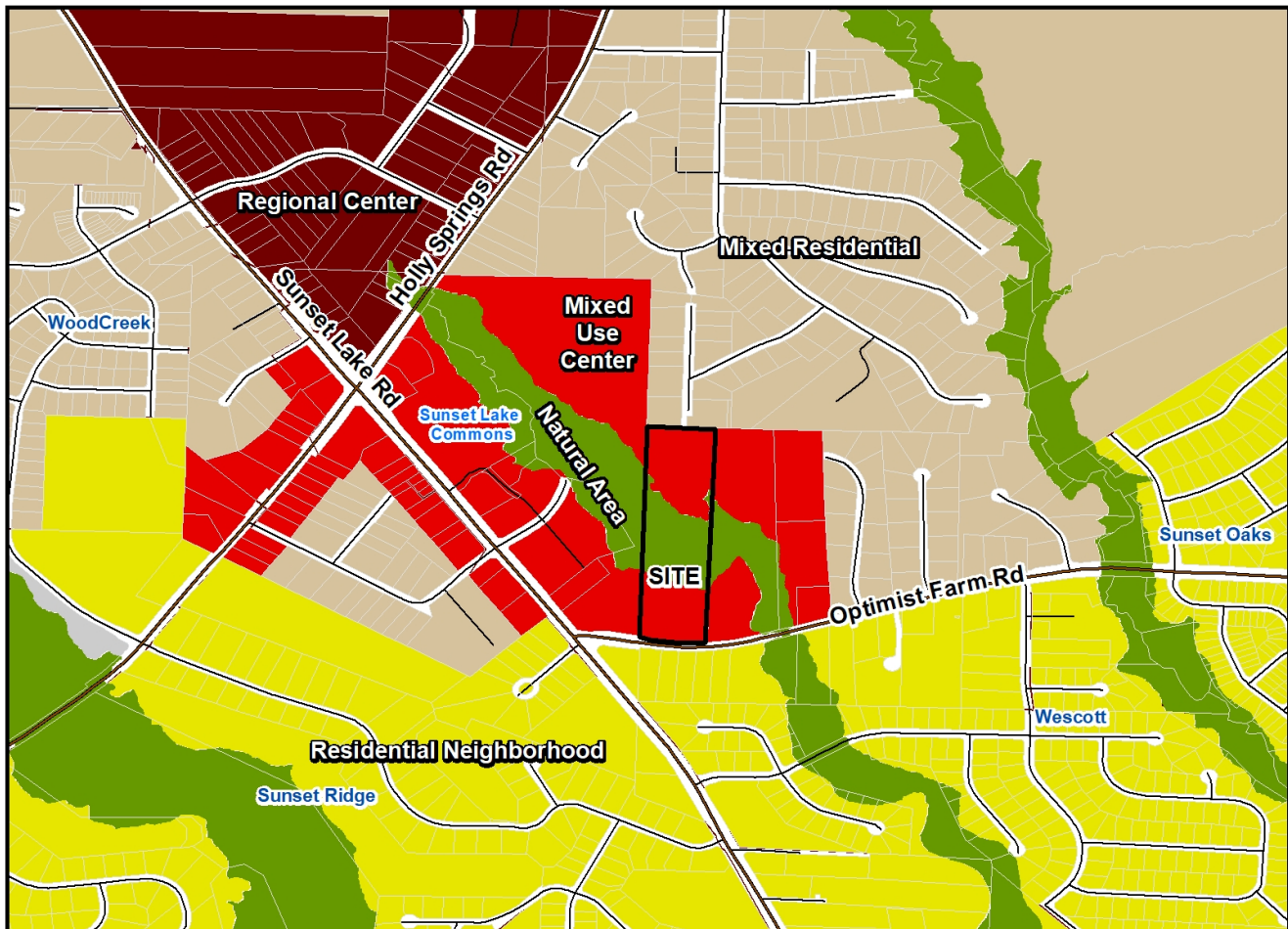
A Conditional Use District allows the Petitioner to place specific conditions on the property that are more restrictive than the minimum zoning regulations in the Town's Unified Development Ordinance. Once a Petitioner has placed such conditions with the Zoning Map Change request, they cannot be removed or modified to reduce the restriction. During the review and consideration process the Petitioner may add additional conditions or make the proposed conditions more restrictive, however, additional conditions or regulations cannot be added to the Petition by Planning Board or Town Council.

The property owner has offered conditions as described below:

- 1) For the portion of the property rezoned for residential uses, the maximum number of residential units that shall be constructed shall be twenty-five (25) and shall be single-family or townhome development and exclude condominium or apartment development.
- 2) At the time of any development north of the Beaver Dam Creek, the following items will be developed as shown on an approved Master Plan:
 - A. Dedication of Greenway Easement as shown on an approved Master Plan.
 - B. Greenway Construction as shown on the Town of Holly Spring's Greenway Master Plan, or fee-in-lieu thereof as estimated in an Engineer's Opinion of Cost to be provided to the Town for review and approval.
 - C. The future extension of S. Bell Haven Road and a public right-of-way connection to the east shall be designed, permitted, and dedicated to the Town of Holly Springs.
 - D. Design, permitting, and impact fees for future utilities to serve the development north of the Beaver Dam Creek.
- 3) The Town requires certain fees to be paid upon development of land and for the granting of a building permit. Said fees are listed in the Town's annual budget, and with this rezoning the Developer agrees he/she (i) is familiar with these fees, (ii) does not dispute the reasonableness of these fees as set forth in the Town's annual budget; and (iii) notwithstanding any reimbursements discussed at this time through an Infrastructure Reimbursement Agreement, hereby agrees to timely pay all normal and customary fees applicable to Developer in connection with Non- Residential and Residential Projects. Such fees are listed in the current year annual budget of fees at the time the fee is due under the ordinary course of development.
- 4) The Town requires, pursuant to N.C.G.S. § 160A-372, the dedication and construction of streets and rights of way, as shown in the approved Comprehensive Transportation Plan and the approved Transportation Assessment Report, to create conditions essential to public health, safety, and the general welfare. A rezoning may be delayed until such time as necessary transportation improvements (to include offsite improvements) may be made unless the Town and the Developer can enter into agreements to accelerate the time for completion of these needed improvements.

PLANNING & ZONING

Vision Holly Springs Comprehensive Plan Land Use & Character Plan:



The Future Land Use Map designates this property as Mixed Use Center with small portions of Natural Area, designated as such due to environmental features.

A Mixed-Use Center offers the opportunity to serve broader economic, entertainment, and housing needs in the community. Land uses and buildings on small blocks in the core may stand three or more stories tall and encourage active public spaces between the buildings. Residential units or office space are found above storefronts. Homes surrounding the core offer several choices to live and experience the center. Parking is satisfied using on-street parking, structured parking, and shared rear-lot parking strategies. The compact, walkable environment and mix of residential and non-residential uses in the center supports multiple modes of transportation, including the potential for transit-oriented development if-when a decision is made to invest in premium transit along the NC 55 corridor. A large-scale, Mixed-Use Center may be surrounded by one or more residential neighborhoods that provide additional nearby home choices and encourage active living with a comprehensive and interconnected network of walkable streets.

Zone Map Change Analysis

The proposed LB: Local Business district will allow for the development of neighborhood scale commercial uses, consistent with the edges of the Mixed Use Center District. The proposed zoning change will have minimal impacts on the adjacent properties, as the district is compatible with the surrounding developments and adjacent zoning districts. The developer has also offered several conditions to increase continuity of character and compatibility with the surrounding area, including limiting the residential portion of the site to either single family or townhomes and capping the number of units at 25. While the RMF-8 zoning district would allow up to 8 units per acre, this would produce a gross density of approximately 3.02 units/acre.

The RMF-8 zoning district will allow the development of moderate density attached housing in the form of townhomes. The development would likely occur with the adjacent parcel to the east due to access needs and to aggregate a large enough property to provide for site requirements such as amenities, tree preservation, and open space. The RMF-8 zoning will continue the transition from the existing and proposed commercial uses to the existing residential homes to the north of this site.

ENGINEERING

Water

This project is required to tie to and extend Town water facilities to serve all proposed buildings. A Hydraulic Fire Flow Analysis will be required at the time of Master Plan Submittal.

Sewer

A Sewer Study memo was completed in conjunction with this Rezoning Petition. This development will discharge to the Middle Creek Pump Station. This project is required to tie to and extend Town sewer facilities to serve any proposed buildings.

Transportation

A Traffic Analysis Report (TAR) was completed in conjunction with this Rezoning Petition. This development will be required to adhere to and construct all recommended improvements within the Approved TIA as follows:

- Fee-in-lieu of construction of the median across the project frontage along Optimist Farm. Design will be shown with the Master Plan.
- Design and construct a dedicated eastbound left-turn lane at the Site Drive with a minimum storage of 75'. This will be further coordinated with the Town and the NCDOT.

In accordance with the Unified Development Ordinance and Comprehensive Transportation Plan, road widening to meet $\frac{1}{2}$ of the ultimate four-lane, median-divided thoroughfare cross-section will be required across the property frontage on Optimist Farm Rd. All internal streets will be constructed in accordance with public street standards found in the Town's Engineering Design & Construction Standards.

Pedestrian Facilities and Connectivity:

An on-site 10' sidepath is required to be designed and constructed across the project property frontage in accordance with the Town's Parks and Greenways Master Plan along Optimist Farm Rd. This will be included with the Master Plan design. Greenway is required to be constructed on the project site with development in accordance with the Town's Parks and Greenways Master Plan.

With the development of this project, there will be a gap in pedestrian connectivity between the project site and existing sidewalk at the intersection of Optimist Farm Rd./Sunset Lake Rd. To address the connectivity, design and construction, or fee-in-lieu of design and construction, of an off-site 10' sidepath, or 5' standard sidewalk, along Optimist Farm Rd. from the western property boundary of the project to the existing sidewalk at the intersection of Sunset Lake Rd., will be required with the Master Plan and at the time of Construction Drawing Approval. It should be noted that the Rezoning Condition options listed

below are in the process of being finalized between the Town and the Developer. A determination will be made and memorialized in the final Rezoning Conditions offered by the Developer for the Town Council's consideration for approval.

Rezoning Condition Alternatives:

1. Construction of required sidepath across project frontage along Optimist Farm Rd. frontage and Greenway as shown on the Town's Greenways and Trails plan on the project site, or
2. Construction of required sidepath across project frontage along Optimist Farm Rd, as well as an off-site 10' Sidepath connecting the project frontage to existing crosswalk location at Sunset Lake Rd. intersection. The offsite sidepath will be accepted in place of construction of on-site Greenway, or
3. Construction of required sidepath across project frontage along Optimist Farm Rd as well as an off-site 5' sidewalk connecting project frontage to existing crosswalk location at Sunset Lake Rd. intersection, and payment of a fee-in-lieu for the difference in cost between the required on-site Greenway construction and offsite sidewalk constructed, or
4. Payment of fee-in-lieu for the cost of Greenway construction

Environmental:

This project will be required to meet the Town of Holly Springs NPDES Ph. II Post Construction Stormwater Ordinance and is located in the Nuese River Basin and will be subject to all applicable requirements of that basin.

STAFF RECOMMENDATION TO THE PLANNING BOARD

ACTION #1: ZONE MAP CHANGE REQUEST

PLAN CONSISTENCY STATEMENT:

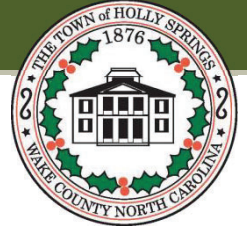
The requested zone map change from R-30: Residential to LB CU: Local Business Conditional Use and RMF-8 CU: Multi-family Residential Conditional Use is consistent with the Vision Holly Springs Comprehensive Plan and Future Land Use Map designation of Mixed Use Center and will allow for the development of commercial and residential uses in proximity to one another and expanding housing choices in the area.

ZONE MAP CHANGE PETITION MOTION:

Staff recommends that the Planning Board recommend approval/denial of Zone Map Change Petition #20-REZ-05 to change the zoning of approximately 13.17 acres of Wake County PIN 0669-16-7505 from R-30: Residential to LB CU: Local Business Conditional Use and RMF-8 CU: Multifamily Residential Conditional Use with conditions 1-4 as submitted.

Agenda Item Completeness Checklist				
Approved for Distribution				
Staff Member	Yes	No	Initials	Comments
Melissa Sigmund			MS	
Rachel Jones	X		RDJ	

REZONING, COMPREHENSIVE PLAN/ UDO AMENDMENT PETITION



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

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

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

For DPZ Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Project Information

Project Name: 4900 Optimist Farm Road

Project Location: 4900 Optimist Farm Road

Use street address. If none, use the closest intersection

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

PIN: 0669-16-7505

Real Estate ID: 0183078

Project Acreage: (Rounded to nearest tenth) 13.17 Partial Parcel: ☒ No ☐ Yes

Scoping Meeting Date : 2020.05.11

Concept Meeting Date: 2020.04.02

If the Concept Meeting Date is not within 8 weeks of the submittal date, another Concept Meeting is required prior to submittal.

Petition Request

Current Zoning: R-30

Proposed Zoning: LB-CU / RMF-8-CU

Current Future Land Use Designation: Mixed Use

Proposed Future Land Use Designation: Mixed Use

Area Plan Designation (if applicable): Northeast Gateway

Waivers Requested: ☒ No ☐ Yes- Specify UDO Section Number(s): _____

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

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 Mike Roselli, PE

Company Underfoot Engineering, Inc.

Mailing Address 1149 Executive Circle, Suite C-1

City Cary

State NC

Zip 27511

Telephone # (919) 576-9733

E-Mail mroselli@underfootengineering.com, jdunbar@ei.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 Rodney Brown

Company Optimist Commons LLC

Mailing Address 5032 Sunset Fairways Drive

City Holly Springs

State NC

Zip 27540

Telephone # (919) 697-3131

E-Mail rodney@littleangelsprep.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

Owner's Authorization (Required for Conditional Use Zoning or Conditional Use Permit)

Owner's Signature(s)

PIN/REID

Date

0669-16-7505 / 0183078

2021.02.19

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

Project Information:

Project Name: 4900 Optimist Farm Road

Proposed Zoning District: LB-CU / RMF-8-CU

Proposed Land Use/Density: N/A

Future Land Use Plan Map Designation: Mixed Use

Future Land Use Plan Designation Land Use/Density: N/A

For DPZ Use only

Project # _____

Date Received:

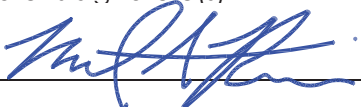
Plan Consistency Statement:

In accordance with NCGS §160A-383 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	Staff's Evaluation
Executive Summary The proposed zoning change is consistent with the Comprehensive Plan in the categories of Future Land Use & Community Character, Transportation / Comprehensive Transportation Plan, Parks, Recreation, and Open Space, Community Facilities, Infrastructure and Utilities, and Natural Resources and provides the means to develop business uses as well as residential uses on the parcel which are reasonable and in the public interest. Below are detailed, explained consistency statements for each section.	☐ Agree ☐ Disagree
Section 1: Future Land Use & Community Character The proposed zoning "Local Business Conditional Use (LB-CU) / RMF-8-CU" is proposed as a means to provide business uses, which is compatible with the intent of the Mixed Used Center District to offer "the opportunity to serve broader economic, entertainment, and housing needs in the community" (Vision Holly Springs Comprehensive Plan, Section 1: Land Use & Character Plan, p66). The result will be a blend of business and residential uses intended to match the character of the community.	☐ Agree ☐ Disagree
Section 2: Transportation / Comprehensive Transportation Plan On the Comprehensive Transportation Plan, the parcel is shown along a portion of Optimist Farm Road frontage that is proposed to be widened in the future to provide additional capacity for growth. The proposed rezoning will promote development that will utilize the proposed widening and be required to construct the portion of widening adjacent to the site, allowing and facilitating future growth along the corridor.	☐ Agree ☐ Disagree

Section 3: Parks, Recreation & Open Space/Beyond the Green: A Parks & Recreation Master Plan The rezoning will enable business and residential development on the parcel which will be subject to the Town's open space requirements. Additionally, the development of the property will be subject to the Town's requirements for the future development of the Town's connected greenway system and provide access to the property's water resources. Finally, development fees as well as an increase in tax revenue will continue to provide the Town with the means to develop it's planned recreation facilities.	☐ Agree ☐ Disagree
Section 4: Community Facilities The project will provide growth in the area and provide an increased tax base, increasing revenues generated during development and future development along the Optimist Farm corridor, facilitating the growth and development of the Town of Holly Springs including the Town's ability to provide future facilities and meet the Town's Community Facilities Objectives as written in the Town's Comprehensive Plan Chapter 4. More specifically, the Town has studied the nearby area; with a potential future Fire or Police Facility on this side of Town, development and widening of the Optimist Farm corridor continues to develop the groundwork required to further develop this area of Town.	☐ Agree ☐ Disagree
Section 5: Infrastructure and Utilities The project will provide growth in the area and provide an increased tax base, increasing revenues generated during development and future development along the Optimist Farm corridor. These revenues, in combination with utility fees, will continue to provide the Town with the means to invest in its utility infrastructure.	☐ Agree ☐ Disagree
Section 8: Natural Resources The rezoning will enable development on the parcel which will be subject to the Town's natural resource requirements, including but not limited to the Town's tree preservation requirements. Additionally, development of the site will be subject to buffer and floodplain management requirements which will preserve hydrological and biological resources in the area as required by the appropriate jurisdictions having authority.	☐ Agree ☐ Disagree

Plan Consistency Response Prepared by:

Preparer's Signature(s) 	Date 2021.02.19
--	-------------------------------

AFFIDAVIT OF OWNER CONSENT



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

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

Mike Roselli, PE of Underfoot Engineering, Inc.
(Name of Representative) (Name of Company)

to submit a Petition for Zoning Map Change to a Conditional Use District and/or for a Conditional Use Permit for my (our) property from

R-30 to LB-CU / RMF-8-CU
(Current Zoning District) (Proposed Zoning District)

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

For DPZ Use only

Project # _____

Date Received: _____

Signature of Owner(s): _____

Rodney Brown

Optimist Commons LLC

Wake County PIN/REID:

0669-16-7505 / 0183078

State of North Carolina

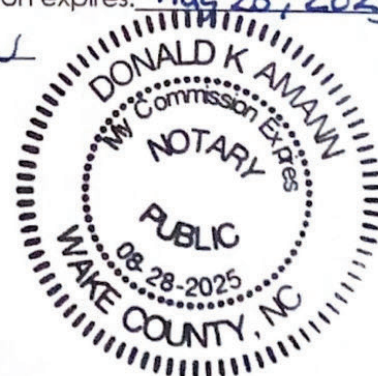
County of Wake

Sworn to and subscribed before me the 10 day of NOV, 2020.

Notary Public in and for the State of North Carolina. My Commission expires: Aug 28, 2025

Donald K. Amann / Donald K Amann
Notary Public Printed

Seal



CONDITIONAL USE PERMIT

The following Conditional Use Permit form or a separately prepared document in substantially the same form may be used for submitting the Conditional Use Permit Restrictions Statement in association with a request for a Conditional Use District. The attached form is intended to meet the recording standards of the Wake County Register of Deeds.

If there are no changes to the Conditional Use Permit at the Public Hearing, the Department of Planning & Zoning will have the Review Officer sign the Permit and return it to the Applicant for recording in accordance with the Town of Holly Springs Development Procedures Manual.



If there are minor changes to the Conditional Use Permit approved at the Public hearing, the Applicant must modify the Permit to reflect the changes that were made and return the revised Permit to the Department of Planning & Zoning within ten (10) business days for Review Officer signature prior to recording in accordance with the Town of Holly Springs Development Procedures Manual.

An additional public hearing shall be required If the changes being required or requested are of such a substantial nature as to effect any of the following: the type of use, greater than 10% change in the overall density, significant alterations to site access, or hours of operation. If an additional public hearing is required, then the Petitioner shall modify the permit and cover the cost of republishing public notice.

Standard Document Criteria

A standard document meets the following criteria. If a document fails to meet any one of these criteria, the non-standard document fee will be added.

- Paper size is 8.5" x 11" or 8.5" x 14"
- Blank margin of 3" at top of first page.
- Blank margin of at least 1/4" on remaining sides of first page and on all sides of subsequent pages.
- Typed or printed in black on white paper in a legible font.
- A font size no smaller than 9 point shall be considered legible.
- Blanks in an instrument may be completed in pen and corrections to an instrument may be made in pen.
- One-sided only.
- Instrument type is stated at center of first page.

Prepared By: Mike Roselli, PE
Underfoot Engineering, Inc.
1149 Executive Circle Suite C-1, Cary, NC 27511

Returned To: Town of Holly Springs Department of Planning & Zoning
P.O. Box 8
Holly Springs, NC 27540

Instrument Type: Other – Conditional Use Permit

TOWN OF HOLLY SPRINGS
ZONING PETITION

CONDITIONAL USE PERMIT

DPM Appendix #A.02
Supplement #15
November 2018



In accordance with the Town of Holly Springs Unified Development Ordinance, the Owner of the real estate located in the Town of Holly Springs, North Carolina, or its extra-territorial jurisdiction, which is described below, offers the following use and development standard restrictions for the following described parcel of real estate:

LEGAL DESCRIPTION: See Exhibit A

Property Owner: Rodney Brown - Optimist Commons LLC

Property Descriptions: 4900 Optimist Farm Road

PIN(s): 0669-16-7505 REID 0183078

WRITTEN STATEMENT / TERMS OF CONDITIONAL USE PERMIT

1. For the portion of the property rezoned for residential uses, the maximum number of residential units that shall be constructed shall be twenty-five (25) and shall be single-family or townhome development and exclude condominium or apartment development.
2. At the time of any development north of the Beaver Dam Creek, the following items will be developed as shown on an approved Master Plan:
 - a. Dedication of Greenway Easement as shown on an approved Master Plan.
 - b. Greenway Construction as shown on the Town of Holly Spring's Greenway Master Plan, or fee-in-lieu thereof as estimated in an Engineer's Opinion of Cost to be provided to the Town for review and approval.
 - c. The future extension of S. Bell Haven Road and a public right-of-way connection to the east shall be designed, permitted, and dedicated to the Town of Holly Springs.
 - d. Design, permitting, and impact fees for future utilities to serve the development north of the Beaver Dam Creek.
3. The Town requires certain fees to be paid upon development of land and for the granting of a building permit. Said fees are listed in the Town's annual budget, and with this rezoning the Developer agrees he/she (i) is familiar with these fees, (ii) does not dispute the reasonableness of these fees as set forth in the Town's annual budget; and (iii) notwithstanding any reimbursements discussed at this time through an Infrastructure Reimbursement Agreement, hereby agrees to timely pay all normal and customary fees applicable to Developer in connection with Non-Residential and Residential Projects. Such fees are listed in the current year annual budget of fees at the time the fee is due under the ordinary course of development.
4. The Town requires, pursuant to N.C.G.S. § 160A-372, the dedication and construction of streets and rights of way, as shown in the approved Comprehensive Transportation Plan and the approved Transportation Assessment Report, to create conditions essential to public health, safety, and the general welfare. A rezoning may be delayed until such time as necessary transportation improvements (to include offsite improvements) may be made unless the Town and the Developer can enter into agreements to accelerate the time for completion of these needed improvements.

The terms and conditions contained in this instrument shall run with the land, be binding on the Owner of the above-described real estate, subsequent owners, heirs, devisees, grantees, lessees, and licensees of the above-described real estate and other persons acquiring an interest therein. The terms of this conditional use permit may be modified or terminated by a decision of the Town of Holly Springs Town Council made at a public hearing after proper notice has been given and in connection with a petition for zoning map change.

The terms and conditions contained in this instrument shall be effective upon the approval of the conditional use district on the subject real estate and the approval of this Conditional Use Permit by the Town Council pursuant to the Town of Holly Springs Unified Development Ordinance and shall continue in effect until modified or terminated by the Town of Holly Springs Town Council.

The terms and conditions of this instrument may be enforced by the Town of Holly Springs Town Council.

This Conditional Use Permit shall be retained in the office of the Department of Planning & Zoning of the Town of Holly Springs, North Carolina and shall constitute additional restrictions on the use and development of the subject real estate.

IN WITNESS WHEREOF, Owner has executed this instrument this _____ day of

_____, 20____,

(Individual Owner)

Signature_____ (Seal)

Signature_____ (Seal)

Printed_____

Printed_____

(Individual Acknowledgment)

STATE OF _____)

) SS:

COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared _____, Owner(s) of the real estate described above who acknowledged the execution of the foregoing instrument and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this _____ day of _____, _____.

Signature _____

Printed _____

My Commission expires: _____

EXHIBIT A

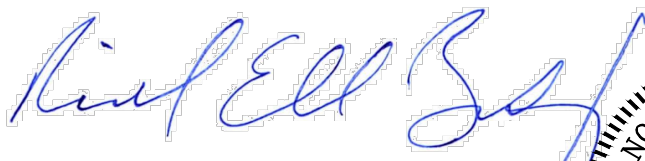
DESCRIPTION OF THE LB CU ZONING

COMMENCING AT A NORTH CAROLINA CONTINUOUSLY OPERATING STATION "NCRD" HAVING NC GRID NORTH AMERICAN DATUM 1983(NAD83)PUBLISHED COORDINATES OF NORTHING 733167.41 AND EASTING 2124896.39 US FEET; THENCE, S60°41'08"W, 72,718.02 FEET TO A ¾" IRON STAKE FOUND IN THE NORTHWEST CORNER OF THE OPTIMIST COMMONS, LLC. TRACT AS RECORDED IN DEED BOOK 17529 PAGE 2101 IN THE WAKE COUNTY DEED REGISTRY AND SHOWN AS TRACT 1 OF THE PEARL ADAMS HEIRS SUBDIVISION AS RECORDED IN BOOK OF MAPS 1990 PAGES 600 AND 601 IN SAID DEED REGISTRY, THENCE, ALONG THE NORTH LINE OF SAID OPTIMIST COMMONS, LLC. TRACT, S88°14'47"E, PASSING AN IRON STAKE AT 5.34 FEET AT THE SOUTHWEST CORNER OF LOT 15 OF THE FAIRVIEW WOODED ACRES SECTION 4 SUBDIVISION AS RECORDED IN BOOK OF MAPS 1975 PAGE 44 IN SAID DEED REGISTRY, ALSO PASSING THE CENTERLINE RIGHT OF WAY OF SOUTH BELL HAVEN STREET AT 235.35 FEET, FOR A TOTAL DISTANCE OF 383.97 FEET TO A ¾" IRON STAKE FOUND AT THE NORTHEAST CORNER OF TRACT 1 OF SAID PEARL ADAMS HEIRS SUBDIVISION, BEING ALSO THE NORTHWEST CORNER TRACT 2 OF SAID PEARL ADAMS HEIRS SUBDIVISION, BEING ALSO THE POINT CHURCH OF THE TRIANGLE, INC. TRACT AS RECORDED IN DEED BOOK 17310 PAGE 2377 IN SAID DEED REGISTRY; THENCE, ALONG A LINE BETWEEN SAID LOTS 1 AND 2, S01°25'58"W, 937.84 FEET, BEING ALSO THE PLACE AND POINT OF BEGINNING AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE, S01°25'58"W, 558.20 FEET, TO A ¾" IRON STAKE FOUND IN THE NORTHERN LINE OF THE OPTIMIST FARM ROAD, SR 1390, A 60 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN DEED BOOK 6166 PAGE 124 IN SAID DEED REGISTRY; THENCE ALONG THE NORTH LINE OF SAID OPTIMIST FARM ROAD THE FOLLOWING TWO COURSES, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1302.00 FEET, AN ARC LENGTH OF 317.12 FEET AND A CHORD OF N87°18'33"W, 316.33 FEET TO AN IRON STAKE SET AT THE POINT OF TANGENCY; THENCE, N80°19'56"W, 68.41 FEET TO AN IRON STAKE SET AT A POINT OF WIDENING FROM A 60 FOOT RIGHT OF WAY TO A 100 FOOT RIGHT OF WAY OF SAID OPTIMIST FARM ROAD; THENCE, N01°25'58"E, 20.19 FEET TO A 1" IRON STAKE FOUND AT SAID 100 FOOT RIGHT OF WAY WIDTH OF SAID OPTIMIST FARM ROAD, BEING ALSO THE SOUTHEAST CORNER OF SAID JORDAN REAL ESTATE HOLDINGS, LLC. TRACT; THENCE, ALONG THE EAST LINE OF SAID JORDAN REAL ESTATE HOLDINGS, LLC. N01°25'58"E, 518.23 FEET A POINT; THENCE, S89°00'00"E 383.97 FEET TO THE PLACE AND POINT OF BEGINNING, CONTAINING 4.9107 ACRES, MORE OR LESS AS SHOWN ON A REZONING MAP PREPARED FOR OPTIMIST COMMONS LLC. PREPARED BY MAERSTAN, PLLC. DATED MARCH 18, 2021.

PREPARED AND CERTIFIED BY RICHARD ELLIS BULLOCK, JR., PROFESSIONAL LAND SURVEYOR, LICENSE #3266, MAERSTAN, PLLC.

GIVEN UNDER MY HAND AND SEAL THIS DATE:



03.18.2021

EXHIBIT A

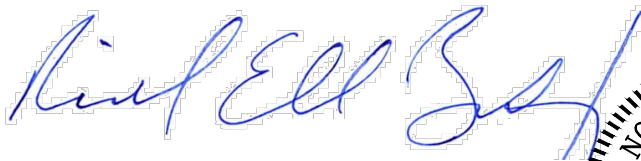
DESCRIPTION OF THE RMF-8 CU ZONING

COMMENCING AT A NORTH CAROLINA CONTINUOUSLY OPERATING STATION "NCRD" HAVING NC GRID NORTH AMERICAN DATUM 1983 (NAD83) PUBLISHED COORDINATES OF NORTHING 733167.41 AND EASTING 2124896.39 US FEET; THENCE, S60°41'08"W, 72,718.02 FEET TO A ¾" IRON STAKE FOUND IN THE NORTHWEST CORNER OF THE OPTIMIST COMMONS, LLC. TRACT AS RECORDED IN DEED BOOK 17529 PAGE 2101 IN THE WAKE COUNTY DEED REGISTRY AND SHOWN AS TRACT 1 OF THE PEARL ADAMS HEIRS SUBDIVISION AS RECORDED IN BOOK OF MAPS 1990 PAGES 600 AND 601 IN SAID DEED REGISTRY, BEING ALSO IN THE EAST LINE OF THE JORDAN REAL ESTATE HOLDINGS, LLC. TRACT AS RECORDED IN DEED BOOK 14287 PAGE 696 AND BOOK OF MAPS 2016 PAGE 340 IN SAID DEED REGISTRY, HAVING NAD83 COORDINATES OF NORTHING 697564.64 AND EASTING 2061490.14, BEING ALSO THE PLACE AND POINT OF BEGINNING AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

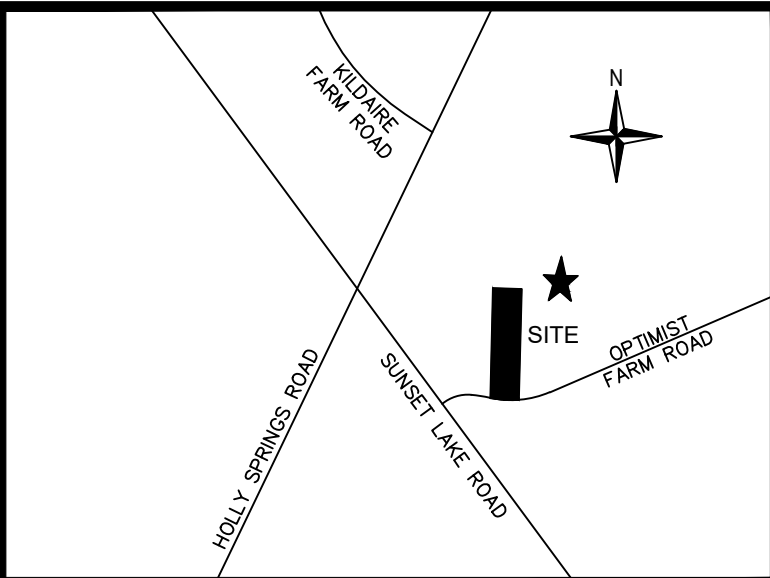
THENCE, ALONG THE NORTH LINE OF SAID OPTIMIST COMMONS, LLC. TRACT, S88°14'47"E, PASSING AN IRON STAKE AT 5.34 FEET AT THE SOUTHWEST CORNER OF LOT 15 OF THE FAIRVIEW WOODED ACRES SECTION 4 SUBDIVISION AS RECORDED IN BOOK OF MAPS 1975 PAGE 44 IN SAID DEED REGISTRY, ALSO PASSING THE CENTERLINE RIGHT OF WAY OF SOUTH BELL HAVEN STREET AT 235.35 FEET, FOR A TOTAL DISTANCE OF 383.97 FEET TO A ¾" IRON STAKE FOUND AT THE NORTHEAST CORNER OF TRACT 1 OF SAID PEARL ADAMS HEIRS SUBDIVISION, BEING ALSO THE NORTHWEST CORNER TRACT 2 OF SAID PEARL ADAMS HEIRS SUBDIVISION, BEING ALSO THE POINT CHURCH OF THE TRIANGLE, INC. TRACT AS RECORDED IN DEED BOOK 17310 PAGE 2377 IN SAID DEED REGISTRY; THENCE, ALONG A LINE BETWEEN SAID LOTS 1 AND 2, S01°25'58"W, 937.84 FEET TO A POINT; THENCE, N89°00'00"W, 383.97 FEET TO THE EAST LINE THE JORDAN REAL ESTATE HOLDINGS, LLC. TRACT; THENCE, ALONG THE EAST LINE OF SAID JORDAN REAL ESTATE HOLDINGS, LLC. N01°25'58"E, 942.89 FEET TO THE PLACE AND POINT OF BEGINNING, CONTAINING 8.2890 ACRES, MORE OR LESS AS SHOWN ON A REZONING MAP PREPARED FOR OPTIMIST COMMONS LLC. PREPARED BY MAERSTAN, PLLC. DATED MARCH 18, 2021.

PREPARED AND CERTIFIED BY RICHARD ELLIS BULLOCK, JR., PROFESSIONAL LAND SURVEYOR, LICENSE #3266, MAERSTAN, PLLC.

GIVEN UNDER MY HAND AND SEAL THIS DATE:



03.18.2021



VICINITY MAP

GENERAL NOTES

1. THIS PLAT IS A PART OF A REZONING PETITION DOCUMENT.
2. PROPERTIES SHOWN HEREON ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD THAT WOULD BE REVEALED BY A THOROUGH TITLE SEARCH. THIS PLAT SHOULD NOT BE RELIED UPON AS A COMPLETE RECORD OF ALL EASEMENTS THAT MAY AFFECT THESE PROPERTIES.
3. THIS PARCEL PARTIALLY IMPACTED WITHIN ZONE "AE" AS SHOWN ON FEMA FIRM MAP 3720066900J, EFFECTIVE MAY 2, 2006. SEE NOTE 10 BELOW.
4. UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT) UNLESS SPECIFICALLY NOTED AS METERS (m).
5. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID".
6. AREA(S) CALCULATED BY THE COORDINATE METHOD.
7. THIS RIGHT OF WAY AREA IS SHOWN IN A RECOMBINATION SURVEY RECORDED IN BOOK OF MAPS 1994 PAGE 327 BASED ON BOOK OF MAPS 1973 PAGE 360 AND OMITTED. THE CORRECT RECORDED RIGHT OF WAY SHOWN IN BOOK OF MAPS 1975 PAGE 44 IS SHOWN.

SURVEY CONTROL / GRID TIE NOTES

I, RICHARD ELLIS BULLOCK, JR., CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- 1) CLASS OF SURVEY: CLASS A
- 2) POSITIONAL ACCURACY: H: 0.018 V: 0.034
- 3) TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATIC NETWORKS (RTS)
- 4) DATE OF GPS SURVEY: 06/15/2020
- 5) HORIZONTAL DATUM/EPOCH: NAD83 (NRSR2011), NC STATE PLANE COORDINATE SYSTEM
- 6) PUBLISHED/FIXED-CONTROL USE:
NAME: NCJL PID: DL3891 DATUM: NAD83(2011) EPOCH: 2010.00
LATITUDE: 35°46'52.49646" ELLIPSOID HEIGHT: 45.996m
LONGITUDE: 79°02'03.92766" GEOID HEIGHT: -31.43m
ELEVATION: 254.0
- 7) GEOID MODEL: GEOID 12B
- 8) COMBINED FACTOR: 0.9988987147795
- 9) UNITS: LOCALIZED GROUND U.S. SURVEY FEET

GPS ANTENNA: SPECTRA PRECISION EPOCH 50 (SERIAL # RSS133819279)
ADJUSTMENT: SURVEY DATA WAS POST PROCESSED WITH TRIMBLE BUSINESS CENTER (TBC) USING A NETWORK LEAST SQUARES ADJUSTMENT AT THE 95% CONFIDENCE LEVEL.

I, RICHARD ELLIS BULLOCK, JR., AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN ME, OR UNDER MY SUPERVISION, FROM AN ACTUAL GROUND (CONVENTIONAL) AND GPS; THAT THE GPS SURVEY INFORMATION (METADATA) HAS BEEN REPORTED HEREON UNDER THE "SURVEY CONTROL / GRID TIE NOTES"; THAT SURVEYED PROPERTY LINES SHOWN HEREON ARE BASED UPON THE DEED BOOK 17742 PAGE 2222 AND PLATS REPORTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND ARE BASED UPON THE DEEDS AND PLATS REPORTED HEREON; THAT THE POSITIONAL ACCURACY HAS BEEN REPORTED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000+; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES G.S.47-30, AS AMENDED.

THAT THIS PLAT MEETS THE REQUIREMENT OF G.S.47-30 SECTION-W
(f)(1)(d) THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 18th DAY OF MARCH, 2021.

RICHARD ELLIS BULLOCK, JR., LICENSE NO. L-3266

PROPERTY DATA
CURRENT OWNER: OPTIMIST COMMONS, LLC.
SITE ADDRESS: 4900 OPTIMIST FARM ROAD
HOLLY SPRINGS, NORTH CAROLINA
PARCEL ID: 0669-16-7505
PARCEL AREA: 13.1996 ACRES

SURVEY REFERENCES
DEED BOOK 17742 PAGE 2222
MAP BOOK 1990 PAGE 600, LOT 1

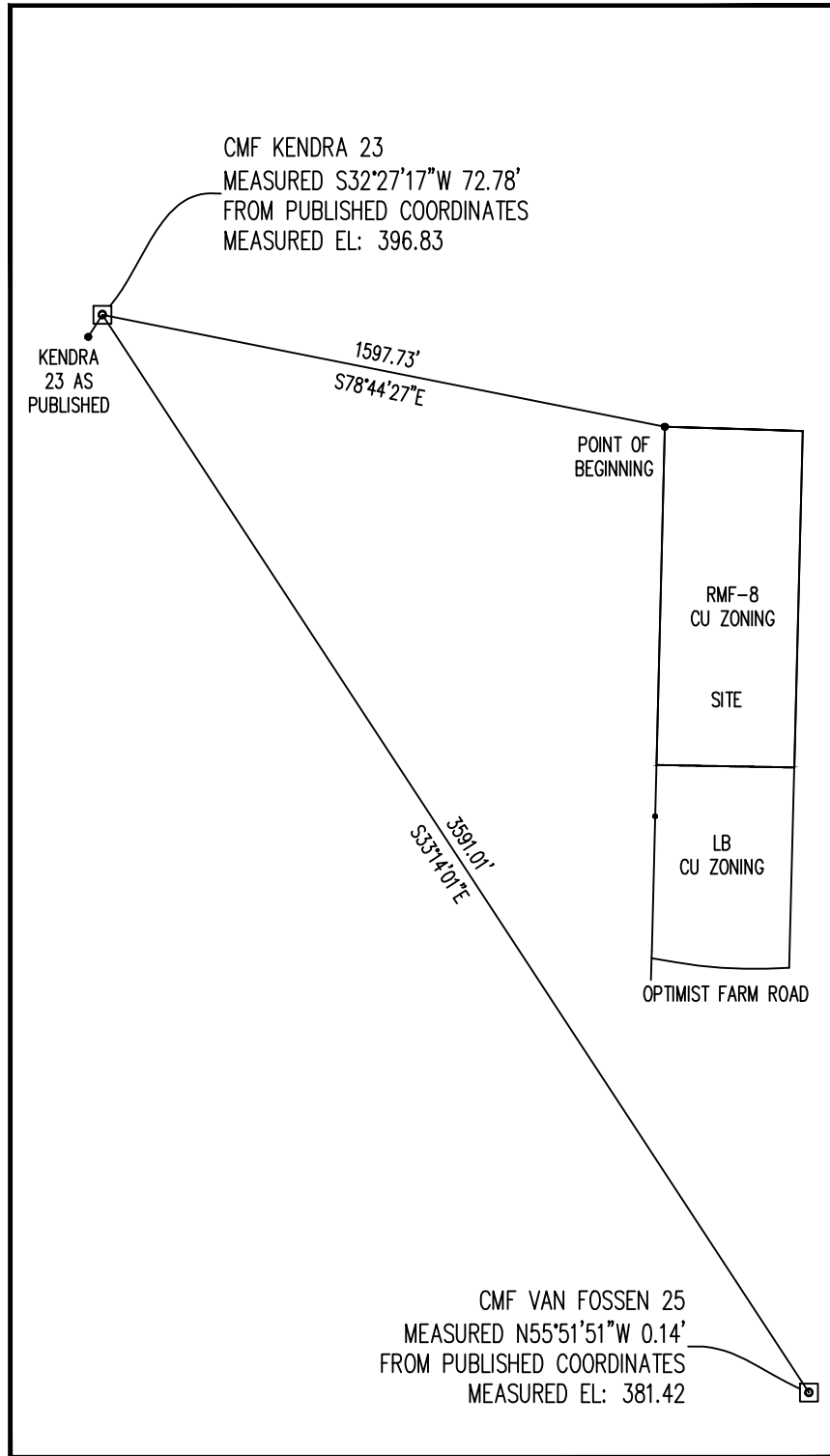
ABBREVIATIONS
BM BOOK OF MAPS
DB DEED BOOK
PG PAGE
IPF IRON PIPE FOUND
IPS IRON PIPE SET FLUSH
RBF IRON REBAR FOUND
N/F NOW OR FORMERLY
R/W RIGHT-OF-WAY
SF SQUARE FEET

FEMA FLOOD STATEMENT

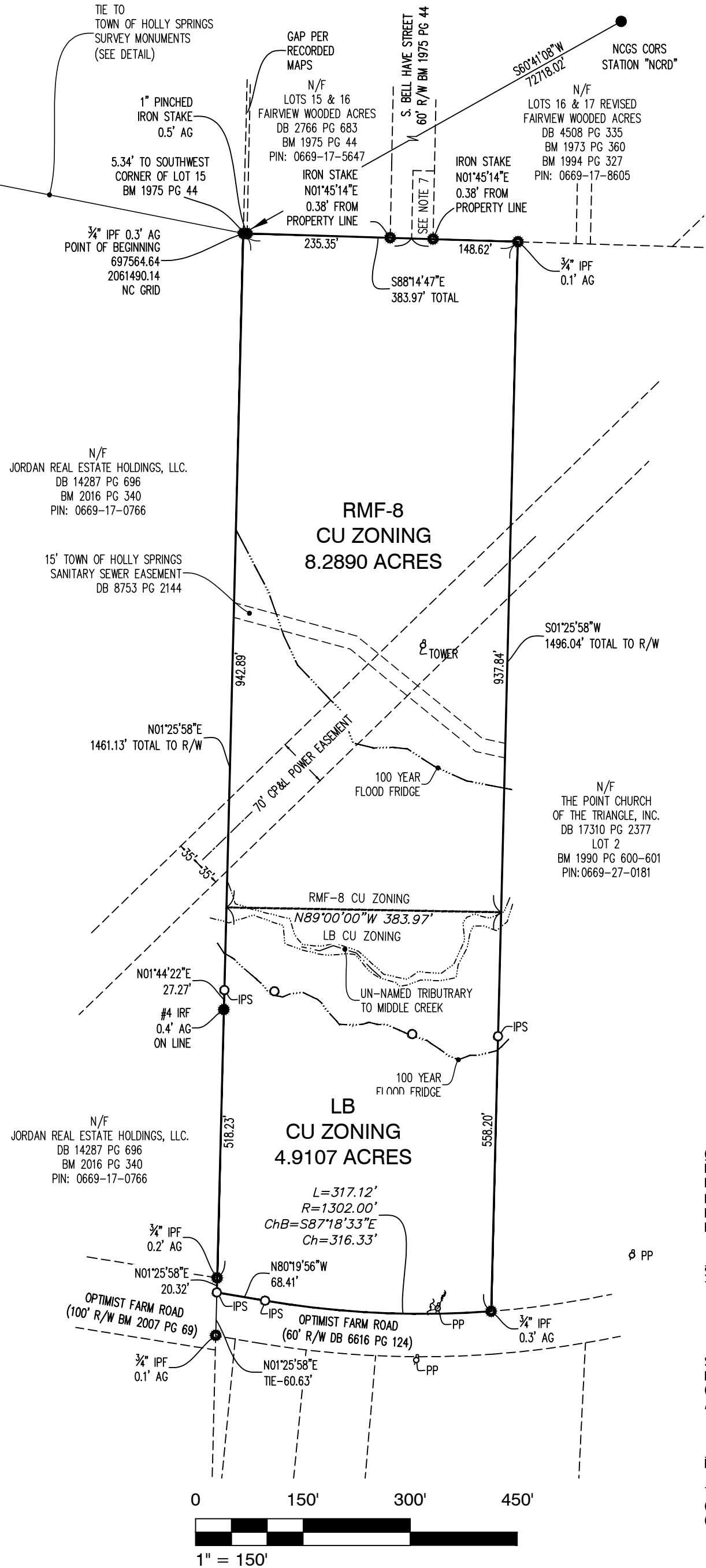
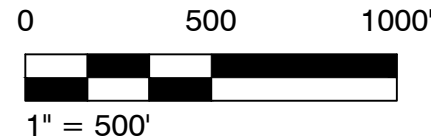
THESE PARCELS AS DEPICTED HEREON ARE SHOWN AS ZONE "A" AND "X", OR AREAS DETERMINED TO BE INSIDE AND OUTSIDE OF THE 0.2% ANNUAL CHANCE HAZARD AREA PER NATIONAL FLOOD INSURANCE PROGRAM (NFIP) MAP NUMBER 3720066900J AS PUBLISHED MAY 2, 2006.



NC GRID
NAD 83 (2011)



HOLLY SPRINGS GRID TIE DETAIL



CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA AND THAT THE FEE OF \$ _____ HAS BEEN PAID, AND THAT THIS PLAT HAS BEEN APPROVED BY THE TOWN OF HOLLY SPRINGS FOR RECORDING IN THE REGISTER OF DEEDS OF WAKE COUNTY

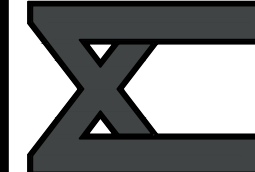
SUBDIVISION ADMINISTRATOR _____ DATE _____
TOWN OF HOLLY SPRINGS, NORTH CAROLINA

STATE OF NORTH CAROLINA, COUNTY OF WAKE:
I, _____, REVIEW OFFICER OF WAKE COUNTY,
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS
AFFIXED MEETS THE STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

THE SUBDIVIDER SHALL FILE THE APPROVED PLAT WITH THE REGISTER
OF DEEDS OF WAKE COUNTY WITHIN 60 DAYS OF FINAL APPROVAL;
OTHERWISE THE APPROVAL SHALL BE NULL AND VOID.

MERSTAN, PLLC
Land Surveyors
2441 US 64 BUS. W., PITTSPORO, NC 27312
PH: 919.678-5111 NC LIC. P-1418



SURVEY PREPARED FOR:
OPTIMIST COMMONS, LLC.
5032 SUNSET FAIRWAYS DRIVE
HOLLY SPRINGS, NC 27540

REZONING MAP
PORTIONS OF THE PEARL ADAMS SUBDIVISION
HOLLY SPRINGS TOWNSHIP
HOLLY SPRINGS, WAKE CO. NC

DATE	NO.	REVISION
DATE:		
03.18.2021		
SCALE:		
1" = 150'		
DRAWN BY:		
REB		
CHECKED BY:		
REB		
PROJECT NO.:		
21383		
FILE NAME		
OPTIMIST		
SHEET NO.		
1 of 1		

NEIGHBORHOOD MEETING REPORT



A minimum of fourteen (14) days prior to the scheduled Public Hearing on the Petition, the Petitioner shall submit a report about the Neighborhood Meeting(s) to the Department of Planning & Zoning.

☒ Neighborhood Meeting Date: April 6, 2021
Time: 6:00 PM
Location: virtually via Zoom

For DPZ Use only

Project # _____

Date Received: _____

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 abutting that parcel(s) of land, any homeowners association or property owners association that represents any parcels within that area as shown on the county tax listings and to the Town of Holly Springs Department of Planning & Zoning.
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.

☐ Complete ☐ Incomplete

☒ Date of Notification Mailing: March 22, 2021

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:

Meeting minutes attached. General inquiries about the project but no issues or obstructions raised.

Attach Additional Sheets as needed

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

None required

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

July 6, 2021



April 7, 2021

Town of Holly Springs
Development Services

NEIGHBORHOOD MEETING MINUTES

RE: 4900 Optimist Farm Road April 6, 2021 Neighborhood Meeting

A neighborhood meeting was held virtually via Zoom on April 6, 2021 to discuss the proposed rezoning request associated with the property located at 4900 Optimist Farm Road in the ETJ of Holly Springs, North Carolina. Notices were sent to property owners and HOA's within 300' of the subject property. A list of recipients is attached, as well as a copy of the notification materials.

Josh Dunbar, PE, of The EI Group, Inc. (EI), introduced the applicant and team. In attendance representing the rezoning application were the following:

- Rodney & Julie Brown (Owner / Developer)
- Mike Roselli (Underfoot Engineering)
- Jeff Hochanadel (Timmons Group)

The meeting opened at 5:45pm and started at 6:00pm.

Public meeting attendees included the following individuals:

- Patricia Adams (via phone) – 4901 Optimist Farm Road
- Phyllis Adams Grime – 4817 Optimist Farm Road
- Gloria Adams (via phone) – 4804 Optimist Farm Road

The development team gave a presentation of the current zoning, requested future split zoning, proposed zoning conditions, voluntary annexation request, review of the anticipated development plans for both zoning designations, conceptual renderings for the commercial usages, Traffic Impact Analysis, as well as an overview of anticipated rezoning and construction schedules. Following the presentation, the meeting was opened to questions from those in attendance.

Below is a synopsis of the questions and concerns that were raised at the meeting and the applicant's response.

Question / Concern: How will this affect how I live? What kind of Construction Noise is expected?

Applicant Response: There is no anticipated noise during construction that would be outside of normal construction noise. All construction will be performed during the day.

Question / Concern: What are the extents of the road widening?

Applicant Response: This project will be responsible for constructing half of the road along the property frontage. There will be no median constructed as part of this project that would restrict turning from adjacent properties during this project but the final proposed roadway design does require a median that could restrict turning movements in the future.

Question / Concern: What will the daycare look like?

Applicant Response: The development team shared the conceptual renderings included in the presentation materials and explained which properties would be expected to be able to see this structure. As some attendees did not have visual access on Zoom, Josh Dunbar hand delivered the printed presentation to each of the attendees to review it with them as well, following the meeting.

At approximately 8:00 pm, there were no additional attendees and no additional questions, and the meeting was concluded. The development team offered to hand deliver the presentation materials shared to each of the attendees, which was completed by Josh Dunbar.

Regards,

THE EI GROUP, INC.

A handwritten signature in dark ink, appearing to read 'J. Dunbar', is written over a light gray rectangular background.

Joshua D. Dunbar, P.E.

Vice President, Engineering & Environmental Services

Attachments: Neighborhood Meeting Notice
Listing of Notice Recipients



Environmental, Health and Safety Solutions.™

NEIGHBORHOOD MEETING NOTICE

March 22, 2021

Dear Property Owner:

As a representative of record for the property owner of record, we are sending you this letter to invite you to a community engagement meeting regarding a rezoning in Holly springs, North Carolina. If you are receiving this letter, it is our understanding that you own property or belong to a neighborhood association within 300 feet of the subject property.

The site of the proposed rezoning is located at 4900 Optimist Farm Road with the PIN 0669167505. During the meeting, the applicant will present its plans to rezone this land from Residential (R-30) to Local Business (LB) and Residential Multi-Family (RMF-8). The total site area is 13.17 acres and falls within the Mixed-Use Center Future Land Use Designation. Attachments have been enclosed for clarity of the subject property and this proposed zoning change.

Due to ongoing concern of COVID-19, we will be hosting a virtual neighborhood meeting via Zoom (see instruction sheet for details). The meeting will be held on Tuesday, April 5, 2021 from 6:00pm to 8:00pm Eastern Time. We welcome any questions or comments on the proposed project prior to the meeting.

If you have questions or cannot attend the meeting but would like further information, please feel free to call me at (919) 657-7500 or by email at jdunbar@ei1.com.

Sincerely,
The EI Group, Inc.

A handwritten signature in dark ink, appearing to read 'JDunbar', is placed over a light gray rectangular background.

Josh Dunbar, PE
Vice President, Engineering and Environmental Services

Attachments



Environmental, Health and Safety Solutions.™

VIRTUAL NEIGHBORHOOD MEETING – ZOOM INSTRUCTIONS

March 22, 2021

RE: Virtual Neighborhood Meeting – Zoom Instructions

Dear Property Owner:

Due to ongoing concerns of COVID-19, we will be hosting a virtual neighborhood meeting via Zoom. The meeting will be held on Tuesday, April 6, 2021 and will begin at 6:00 pm. To attend this meeting, you will need to the following information:

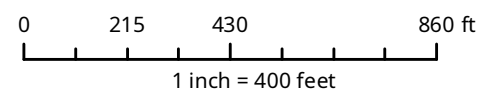
- To attend the meeting via computer, you will need to type in the following link in your internet browser:
 - <https://us02web.zoom.us/j/82017420678?pwd=TGJFK2hteGFZWk4wT1NJdEdTOXZmUT09>
 - Meeting ID: 820 1742 0678
 - Passcode: 954254
- To attend the meeting via phone, you may dial in by one of the numbers listed below:
 - (301) 715-8592
 - (312) 626-6799
 - (929) 205-6099
 - (253) 215-8782
 - (346) 248-7799
 - (669) 900-6833
 - **Meeting ID: 820 1742 0678**

If you have questions or cannot attend the meeting but would like further information, please feel free to call me at (919) 657-7500 or by email at jdunbar@ei1.com.

Sincerely,
The EI Group, Inc.



4900 Optimist Farm Road - Property Proposed for Rezoning



Disclaimer

*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*

Real Estate ID	Site Address	Description	Owner	Mail Address 1	Mail Address 2	Mail Address 3
369934	0 SUNSET LAKE RD	TRB RCMB JORDAN MATTHEWS LP ETAL BM2008 -01516	JORDAN MATTHEWS LTP PTNRP JORDAN REAL ESTATE HOLDINGS LLC	GEORGE JORDAN	PO BOX 4422	CARY NC 27519-4422
296762	4905 OPTIMIST FARM RD	LO10 RCMB EDWARD H ADAMS BM2002 -349	ADAMS, ANTHONY EUGENE	4905 OPTIMIST FARM RD	HOLLY SPRINGS NC 27540-5198	
133547	4901 OPTIMIST FARM RD	LO1 PROP PEARL ADAMS EST BM1978 -127	ADAMS, PATRICIA	4901 OPTIMIST FARM RD	HOLLY SPRINGS NC 27540-5198	
462408	0 OPTIMIST FARM RD	LO2 PEARL ADAMS EST BM1978 -00127	KARINGUS INSURANCE GROUP INC	320 FLATROCK LN	HOLLY SPRINGS NC 27540-7418	
462409	4825 OPTIMIST FARM RD	LO3 PEARL ADAMS EST BM1978 -00127	KARINGUS INSURANCE GROUP INC	320 FLATROCK LN	HOLLY SPRINGS NC 27540-7418	
111292	4821 OPTIMIST FARM RD	LO4 PEARL ADAMS EST BM1978 -00127	KARINGUS INSURANCE GROUP INC	320 FLATROCK LN	HOLLY SPRINGS NC 27540-7418	
104661	5321 SUNSET LAKE RD	LOGR PT 1 JORDAN LAND BM1978 -76	JORDAN, GEORGE H III	PO BOX 4422	CARY NC 27519-4422	
443381	300 MATTHEWS DR	LOOP 5 SUNSET LAKE COMMONS SHOPPING CENTER PH2B BM2017 -00123	HOLLY LAKES LLC	700 EXPOSITION PL STE 131	RALEIGH NC 27615-1561	
183078	4900 OPTIMIST FARM RD	LO1 PEARL ADAMS HEIRS & 601 BM1990 -600	OPTIMIST COMMONS LLC	5032 SUNSET FAIRWAYS DR	HOLLY SPRINGS NC 27540-7829	
37755	4950 OPTIMIST FARM RD	LOGR PT 2 FUTURE DEV JORDAN REAL ESTATE HOLDINGS LLC BM2016 -00340	JORDAN MATTHEWS LTD PRTNRP JORDAN REAL ESTATE HOLDINGS LLC	GEORGE JORDAN	PO BOX 4422	CARY NC 27519-4422
91333	102 S BELL HAVEN ST	LO14 & 15 FAIRVIEW WOODED ACRES SE4 BM1975 -00044	JONES, LEAMON JR	102 S BELL HAVEN ST	APEX NC 27539-8728	
91331	100 S BELL HAVEN ST	LO12 & 13 FAIRVIEW WOODED ACRES 87-428	GENSINGER, JOHN W	PO BOX 303	RALEIGH NC 27602-0303	
91335	103 S BELL HAVEN ST	LO17R FAIRVIEW WOODED ACRES BM1994 -00327	STEPHENS, AUBREY LEE JR STEPHENS, BONNIE R	103 S BELL HAVEN ST	APEX NC 27539-8729	
91337	113 NEW HAVEN ST	LO18 FAIRVIEW WOODED SE4	WILSON, NELLIE WILSON, JAMES EARL	113 NEW HAVEN ST	APEX NC 27539-9364	
91338	111 NEW HAVEN ST	LO19 FAIRVIEW WOODED ACRES 4 SENO	WILSON, NELLIE	113 NEW HAVEN ST	APEX NC 27539-9364	
485	4817 OPTIMIST FARM RD	LO7 PEARL ADAMS HEIRS & 601 BM1990 -600	GRIMES, ERNEST LEE GRIMES, PHYLLIS ADAMS	4817 OPTIMIST FARM RD	HOLLY SPRINGS NC 27540-5196	
183079	4830 OPTIMIST FARM RD	LO2 PEARL ADAMS HEIRS & 601 BM1990 -600	THE POINT CHURCH OF THE TRIANGLE INC	1503 WALNUT ST	CARY NC 27511-5926	
73359	204 FAIR HAVEN ST	PROP HORACE C & CARY POWELL JR BM1975 -00044	SIMMONS, JERRY W	216 DOGWOOD ST	CARY NC 27511-3612	
56778	4217 SAMMONS CT	UTLEY LD & SMPT L1 FAIRVIEW WOODED ACS5	JONES, RANDY G JONES, LARRY JAMES Melissa Sigmund	7885 PANTHER LAKE RD Town of Holly Springs	WILLOW SPRING NC 27592-8707 PO Box 8	Holly Springs NC 27540



July 6, 2021

Town of Holly Springs
Development Services

**RE: 4900 Optimist Farm Road
Greenway Requirement Alternatives**

As part of the development of the property located at 4900 Optimist Farm Road in the ETJ of Holly Springs, North Carolina, the comprehensive greenway plan requires two greenway features to be constructed on this property. These features are as follows:

1. A greenway trail along the northern side of the beaver pond that bisects the property, and
2. A 10-foot side path located along the Optimist Farm Road frontage.

Construction of the required side path across the road frontage has been determined to be a feasible option and will be planned as part of the current Master / Development Plan that has already been submitted for review to the Town. The greenway trail, however, has several constructability challenges and significant environmental features that make this requirement a significant challenge. As a condition of this rezoning, The Town of Holly Springs staff have recommended the following conditions to consider in satisfying the Greenway requirements, while recognizing the challenges this site impose due to environmental features and feasibility of construction. Each of these Alternative Conditions will be discussed in the following narrative.

Option A: Construction of required sidepath across project frontage along Optimist Farm Rd. frontage, dedication of on-site Greenway easement and construction of Greenway as shown on the Town's Greenways and Trails plan on the project site.

As the current greenway system stops construction at Lassiter Road and does not extend through the currently developed western adjacent property (behind Planet Fitness), there currently exists no greenway connection to the west of this property. There is also no development to the eastern side of the property to provide an easterly connection. As such any greenway constructed would create an isolated greenway segment and not provide the desired greenway connectivity. There is also a significantly sized beaver pond and associated wetland areas that make crossing these features infeasible due to Environmental Permitting requirements and associated costs. There also appear to be available alternatives to make such a greenway crossing on adjacent properties that would require less impact to these environmentally sensitive features. For these reasons, this is not a preferred option.

Option B: Construction of required side path across project frontage along Optimist Farm Rd, dedication of on-site Greenway easement, and construction of an off-site 10' Sidepath connecting the project frontage to existing crosswalk location at Sunset Lake Rd. intersection. The offsite sidepath will be accepted in place of construction of on-site Greenway.

The development team has evaluated this option and reviewed existing site conditions on the adjacent western property (toward Sunset Lake Road). It does appear that the required a public easement has been provided for this property to construct the required side path, once the remaining property has been developed to bring the existing grades up to the existing roadway elevations. The existing roadway along this section of Optimist Farm Road has limited shoulder area before there is a significant grade change. This side path construction would also be required to be constructed approximate 40 feet off the currently existing edge of pavement. Based on review of publicly available elevation contours and site visits to observe existing site conditions, these grade changes are approximately 6 to 8 feet below the existing roadway elevation. This would require a significant amount of fill material (estimated to be between 90,000 to 100,000 cubic feet) to bring these areas up to the appropriate elevation and then provide an additional sloped area that would extend beyond the existing public right of way dedication. Initial cost estimates provided to the Town of this sidepath versus the greenway neglected to include this additional fill material and slopes that would be required. Based upon these factors, this construction is infeasible not only due to costs but also due to the inability for this development to encroach beyond the already dedicated right-of way of the adjacent property.

Option C: Construction of required sidepath across project frontage along Optimist Farm Rd, dedication of on-site Greenway easement, and an off-site 5' sidewalk connecting project frontage to existing crosswalk location at Sunset Lake Rd. intersection, and payment of a fee-in-lieu for the difference in cost between the required on-site Greenway construction and offsite sidewalk constructed.

Based on the constructability issues discussed in Option B, these same issues would be present in the construction of a traditional 5-foot sidewalk, although the encroachment issues may not be as severe. Additionally, any construction of such a feature prior to site design efforts for this adjacent property would be demolished to provide the required 10-foot side path. In conversations with this adjacent property owner, they are currently working through their rezoning with the Town in preparation of development efforts that are anticipated in the next few years. It would seem more appropriate for these conditions and coordination of pedestrian access along this frontage be included as part of their rezoning process that is also underway. This would provide for better coordination and a more permanently constructed feature.

Option D: Construction of required sidepath across project frontage along Optimist Farm Rd as well as, greenway easement dedication on site and payment of fee-in-lieu for the cost of Greenway construction.

As discussed above there are significant challenges presented with the Options discussed above that make construction of the required greenway to be impractical at this time given the current development plans that are being proposed by the current developer. Currently, only the southern (commercial) development is desired by this developer and there are no plans to attempt

development of the northern portion of this property by this developer. As there is active interest in developing this northern portion of the property by other developers as part of a combined parcel development, it would seem most appropriate for this greenway dedication be committed to as part of this rezoning and fee-in-lieu be used to satisfy this requirement.

Recommendation of Condition for Rezoning

Based on our evaluation of the existing site conditions, knowledge of the planned development in this area and this property, and our engineering judgement, EI recommends that this Rezoning proceed with Option D as a condition to satisfy the Greenway requirements, that would read as follows:

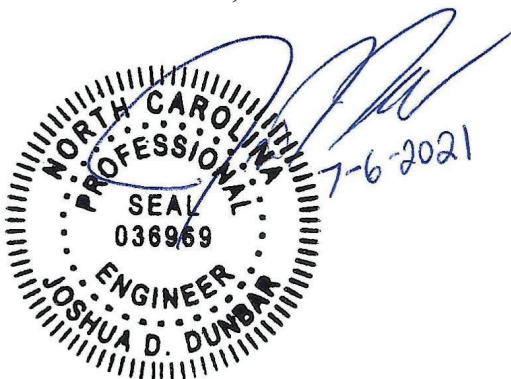
“Construction of required sidepath across project frontage along Optimist Farm Rd as well as, greenway easement dedication on site and payment of fee-in-lieu for the cost of Greenway construction.”

This condition would also be included into the current Master Plan being developed for this property to ensure any future development the northern portion of this property would ensure these greenway requirements are satisfied.

We hope this meets with your approval and we can continue to move this project into the development process. If you have any further questions, please feel free to contact me.

Regards,

THE EI GROUP, INC.



Joshua D. Dunbar, P.E.
Vice President, Engineering & Environmental Services

Optimist Commons

4900 Optimist Farm Road

Engineering Estimates for Requested Offsite Improvements

Sidewalk to Sunset Lake Road					
Design Fees				\$	10,000.00
<i>Option 1: Standard 6 ft Sidewalk</i>					
<i>Description</i>	<i>Estimated Qty</i>		<i>Unit Cost</i>		<i>Total</i>
4" Stone	233	SY	\$ 6.00	\$/SY	\$ 1,400.00
4" Sidewalk (Standard)	2100	SF	4.26	\$/SF	\$ 8,946.00
width 6 ft		length 350 ft			
Total Design and Construction				\$	20,346.00
<i>Option 2: Standard 10ft Sidepath</i>					
<i>Description</i>	<i>Estimated Qty</i>		<i>Unit Cost</i>		<i>Total</i>
4" Stone	389	SY	\$ 6.00	\$/SY	\$ 2,333.33
4" Sidepath / Greenway	3500	SF	\$ 4.26	\$/SF	\$ 14,910.00
width 10 ft		length 350 ft			
Total Design and Construction				\$	27,243.33

Optimist Commons

4900 Optimist Farm Road

Engineering Estimates for Requested Offsite Improvements

Greenway (Behind Pond)					
Design Fees					\$ 10,000.00
Greenway Dimensions					
width	10 ft		3.33 yd		
length	450 ft		150 yd		
<i>Description</i>	<i>Estimated Qty</i>		<i>Unit Cost</i>		<i>Total</i>
6" ABC Stone	500	SY	\$ 8.00	\$/SY	\$ 4,000.00
1.5" Lift of Asphalt (First)	500	SY	\$ 8.12	\$/SY	\$ 4,060.00
1.5" Lift of Asphalt (Final)	500	SY	\$ 8.12	\$/SY	\$ 4,060.00
Environmental Permit Fees					\$ 2,500.00
Wetland Mitigation Fees					
Total Design and Construction					\$ 24,620.00

Optimist Commons

4900 Optimist Farm Road

Engineering Estimates for Requested Offsite Improvements

Median Construction					
Estimated Quantity of Road Frontage				400 LF	
Description	Estimated Qty		Unit Cost		Total
4" Stone	89	SY	\$ 6.00	\$/SY	\$ 533.33
24" Curb and Gutter	400	LF	\$ 15.06	per LF	\$ 6,024.00
Total Design and Construction					\$ 6,557.33



July 1st, 2021

Josh Dunbar, PE
The EI Group, Inc.
2101 Gateway Centre Boulevard Suite 200
Morrisville, North Carolina 27560
919-459-5266

RE: Optimist Farm Traffic Assessment Report Comment Response

Dear Mr. Dunbar,

Included below is Timmons Group's response to the Town of Holly Springs (Town) Traffic Analysis Report (TAR) comment. On June 29th, 2021, the Town issued the following comment:

Town of Holly Springs Comment:

1. Traffic Assessment Report (TAR)/Transportation
 - a. Re-evaluate the Optimist Farm access configuration for the following:
 - i. RIRO with left-over
 - ii. Full movement access
 - iii. Future RIRO (when median constructed)
 - b. Indicate what other recommended improvements may be needed as a result of the above options
 - c. Provide the recommended option based of the analysis in reference to operation and safety.

Timmons Group Response:

Per the 6/22/21 TAR submitted to the Town, Site Driveway 1 was analyzed as a right-in/right-out only driveway. Initial TAR submittals analyzed this driveway as full movement. Upon further consideration, it was determined that the projected traffic volumes, and Driveway's proximity to Sunset Lake Road, will not allow left-turning movements to / from the site to operate safely. To accommodate left-turns into the proposed facility, the construction of an eastbound left-turn lane is required. Due to the close proximity to Sunset Lake Road, the eastbound left-turn lane will be constructed back-to-back with the existing westbound left-turn lane (offering limited queue storage for both directions). Due to projected traffic volumes along Optimist Farm Road, the eastbound left-turn lane will often be blocked by westbound left-turning vehicles. Vehicles turning to / from the proposed development will be required to turn through "courtesy gaps" created by queued drivers on Optimist Farm Road. With limited site distance to navigate between vehicles, this could prove to be a significant safety concern for area traffic.

5410 Trinity Rd. Suite 102 | Raleigh, NC 27607

TEL 919.866.4952 FAX 919.859.5663

Site Development | Residential | Infrastructure | Technology

www.timmons.com

Two scenarios will convert this site driveway to right-in/right-out only in the near future, either (1) construction of the final cross-section along Optimist Farm (four-lane median) or (2) construction / connection of a secondary site access (per conversations with the NCDOT). For either scenario, the constructed left-turn lane would be removed. It should be noted that, once the secondary access is constructed, vehicles will enter / exit the site through a signalized intersection off Sunset Lake Road. This will ultimately reduce vehicles accessing the site via Optimist Farm Road.

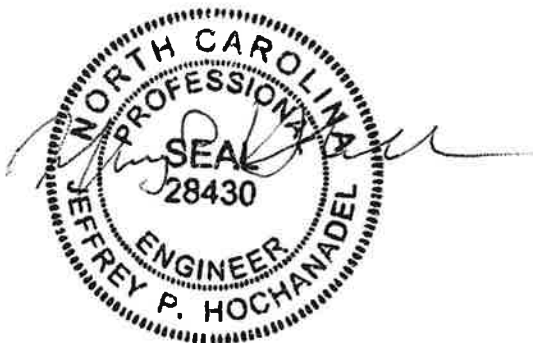
Unlike commercial developments, the proposed land uses are not subject to pass-by trips. Site patrons frequenting this development will plan their trips accordingly. With planned daily routes, u-turning movements should not occur adjacent to the site. Therefore, left-turns to/from the site are not necessary.

Per the information provided above, it is recommended that Site Driveway 1 be constructed as a right-in/right-out only driveway.

Finally, it should be noted that, where the TAR showed new site trips added to the network (per Town requirements), it is highly possible that vehicles currently traveling along Optimist Farm Road will access the proposed development. The number of new site trips along Optimist Farm is likely an overestimation of vehicles. "

Should you have any questions regarding this memorandum, please do not hesitate to contact me.

Sincerely,



7/1/21

Jeff Hochanadel, PE, PTOE
Senior Project Manager, Transportation



THE TOWN OF

Holly Springs

Ordinance No.: RZ21-03

Date Adopted:

Effective Date:

**AN ORDINANCE TO AMEND SECTIONS OF THE CODE OF ORDINANCES
TO MODIFY APPENDIX A: UNIFIED DEVELOPMENT ORDINANCE: OFFICIAL ZONING MAP
AND ADOPT THE COMPATIBILITY STATEMENT REQUIRED BY
NORTH CAROLINA GENERAL STATUTES 160A-383**

WHEREAS, the Town of Holly Springs Town Council adopted *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* in November 2007 and updated the plan in 2009, 2018, 2019; and

WHEREAS, the Town of Holly Springs has received a request to modify the Official Zoning Map for : #20-REZ-05 to change the zoning of approximately 13.17 acres of Wake County PIN 0669-16-7505 from R-30: Residential to LB CU: Local Business Conditional Use and RMF-8 CU: Multifamily Residential Conditional Use.

WHEREAS, the *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* designates said parcel on the *Future Land Use Map* as Mixed Use Center; and

WHEREAS, the zoning allows land uses that are consistent with the adopted *Vision Holly Springs: Town of Holly Springs Comprehensive Plan Future Land Use Map*, and

WHEREAS, the Holly Springs Planning Board reviewed this request at a Public Meeting on June 22, 2021 and recommended approval by a vote of 7-2; and

WHEREAS, an opportunity for public input into the suggested amendment has been offered in a public hearing before the Town Council; and

WHEREAS, after considering the recommendation of the Holly Springs Planning Board and the public input offered in a public hearing before the Town Council, the Town Council finds amending the Official Zoning Map will meet the development needs of the community and help achieve the *Vision Holly Springs: Town of Holly Springs Comprehensive Plan*,

WHEREAS, the Town Council finds the proposed amendment to the Official Zoning Map is reasonable and in the public interest as it is consistent with the *Vision Holly Springs Comprehensive Plan* and *Future Land Use Map* designation of Mixed Use Center and will allow for the development of commercial and residential uses in proximity to one another and expanding housing choices in the area.

BE IT ORDAINED by the Holly Springs Town Council of the Town of Holly Springs, North Carolina, that the Unified Development Ordinance of the Town is amended as follows:

Part 1: Amend Unified Development Ordinance Section 1.20, C. Official Zoning Map with the following rezoning request: #20-REZ-05 to change the zoning of approximately 13.17 acres of Wake County PIN 0669-16-7505 from R-30: Residential to LB CU: Local Business Conditional Use and RMF-8 CU: Multifamily Residential Conditional Use per the attached Exhibit A legal description and map with conditions 1-5 as submitted.

- 1) For the portion of the property rezoned for residential uses, the maximum number of residential units that shall be constructed shall be twenty-five (25) and shall be single-family or townhome development and exclude condominium or apartment development.
- 2) At the time of any development north of the Beaver Dam Creek, the following items will be developed as shown on an approved Master Plan:
 - A. Dedication of Greenway Easement as shown on an approved Master Plan.
 - B. Greenway Construction as shown on the Town of Holly Spring's Greenway Master Plan, or fee-in-lieu thereof as estimated in an Engineer's Opinion of Cost to be provided to the Town for review and approval.
 - C. The future extension of S. Bell Haven Road and a public right-of-way connection to the east shall be designed, permitted, and dedicated to the Town of Holly Springs.
 - D. Design, permitting, and impact fees for future utilities to serve the development north of the Beaver Dam Creek.
- 3) The Town requires certain fees to be paid upon development of land and for the granting of a building permit. Said fees are listed in the Town's annual budget, and with this rezoning the Developer agrees he/she (i) is familiar with these fees, (ii) does not dispute the reasonableness of these fees as set forth in the Town's annual budget; and (iii) notwithstanding any reimbursements discussed at this time through an Infrastructure Reimbursement Agreement, hereby agrees to timely pay all normal and customary fees applicable to Developer in connection with Non- Residential and Residential Projects. Such fees are listed in the current year annual budget of fees at the time the fee is due under the ordinary course of development.
- 4) The Town requires, pursuant to N.C.G.S. § 160A-372, the dedication and construction of streets and rights of way, as shown in the approved Comprehensive Transportation Plan and the approved Transportation Assessment Report, to create conditions essential to public health, safety, and the general welfare. A rezoning may be delayed until such time as necessary transportation improvements (to include offsite improvements) may be made unless the Town and the Developer can enter into agreements to accelerate the time for completion of these needed improvements.
- 5) The developer shall construct required sidepath across project frontage along Optimist Farm Rd as well as, greenway easement dedication on site and payment of fee-in-lieu for the cost of Greenway construction.

EXHIBIT A

DESCRIPTION OF THE LB CU ZONING

COMMENCING AT A NORTH CAROLINA CONTINUOUSLY OPERATING STATION "NCRD" HAVING NC GRID NORTH AMERICAN DATUM 1983(NAD83)PUBLISHED COORDINATES OF NORTHING 733167.41 AND EASTING 2124896.39 US FEET; THENCE, S60°41'08"W, 72,718.02 FEET TO A ¾" IRON STAKE FOUND IN THE NORTHWEST CORNER OF THE OPTIMIST COMMONS, LLC. TRACT AS RECORDED IN DEED BOOK 17529 PAGE 2101 IN THE WAKE COUNTY DEED REGISTRY AND SHOWN AS TRACT 1 OF THE PEARL ADAMS HEIRS SUBDIVISION AS RECORDED IN BOOK OF MAPS 1990 PAGES 600 AND 601 IN SAID DEED REGISTRY, THENCE, ALONG THE NORTH LINE OF SAID OPTIMIST COMMONS, LLC. TRACT, S88°14'47"E, PASSING AN IRON STAKE AT 5.34 FEET AT THE SOUTHWEST CORNER OF LOT 15 OF THE FAIRVIEW WOODED ACRES SECTION 4 SUBDIVISION AS RECORDED IN BOOK OF MAPS 1975 PAGE 44 IN SAID DEED REGISTRY, ALSO PASSING THE CENTERLINE RIGHT OF WAY OF SOUTH BELL HAVEN STREET AT 235.35 FEET, FOR A TOTAL DISTANCE OF 383.97 FEET TO A ¾" IRON STAKE FOUND AT THE NORTHEAST CORNER OF TRACT 1 OF SAID PEARL ADAMS HEIRS SUBDIVISION, BEING ALSO THE NORTHWEST CORNER TRACT 2 OF SAID PEARL ADAMS HEIRS SUBDIVISION, BEING ALSO THE POINT CHURCH OF THE TRIANGLE, INC. TRACT AS RECORDED IN DEED BOOK 17310 PAGE 2377 IN SAID DEED REGISTRY; THENCE, ALONG A LINE BETWEEN SAID LOTS 1 AND 2, S01°25'58"W, 937.84 FEET, BEING ALSO THE PLACE AND POINT OF BEGINNING AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE, S01°25'58"W, 558.20 FEET, TO A ¾" IRON STAKE FOUND IN THE NORTHERN LINE OF THE OPTIMIST FARM ROAD, SR 1390, A 60 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN DEED BOOK 6166 PAGE 124 IN SAID DEED REGISTRY; THENCE ALONG THE NORTH LINE OF SAID OPTIMIST FARM ROAD THE FOLLOWING TWO COURSES, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1302.00 FEET, AN ARC LENGTH OF 317.12 FEET AND A CHORD OF N87°18'33"W, 316.33 FEET TO AN IRON STAKE SET AT THE POINT OF TANGENCY; THENCE, N80°19'56"W, 68.41 FEET TO AN IRON STAKE SET AT A POINT OF WIDENING FROM A 60 FOOT RIGHT OF WAY TO A 100 FOOT RIGHT OF WAY OF SAID OPTIMIST FARM ROAD; THENCE, N01°25'58"E, 20.19 FEET TO A 1" IRON STAKE FOUND AT SAID 100 FOOT RIGHT OF WAY WIDTH OF SAID OPTIMIST FARM ROAD, BEING ALSO THE SOUTHEAST CORNER OF SAID JORDAN REAL ESTATE HOLDINGS, LLC. TRACT; THENCE, ALONG THE EAST LINE OF SAID JORDAN REAL ESTATE HOLDINGS, LLC. N01°25'58"E, 518.23 FEET A POINT; THENCE, S89°00'00"E 383.97 FEET TO THE PLACE AND POINT OF BEGINNING, CONTAINING 4.9107 ACRES, MORE OR LESS AS SHOWN ON A REZONING MAP PREPARED FOR OPTIMIST COMMONS LLC. PREPARED BY MAERSTAN, PLLC. DATED MARCH 18, 2021.

PREPARED AND CERTIFIED BY RICHARD ELLIS BULLOCK, JR., PROFESSIONAL LAND SURVEYOR, LICENSE #3266, MAERSTAN, PLLC.

GIVEN UNDER MY HAND AND SEAL THIS DATE:

Richard Ellis Bullock, Jr. 03.18.2021



EXHIBIT A

DESCRIPTION OF THE RMF-8 CU ZONING

COMMENCING AT A NORTH CAROLINA CONTINUOUSLY OPERATING STATION "NCRD" HAVING NC GRID NORTH AMERICAN DATUM 1983 (NAD83) PUBLISHED COORDINATES OF NORTHING 733167.41 AND EASTING 2124896.39 US FEET; THENCE, S60°41'08"W, 72,718.02 FEET TO A ¾" IRON STAKE FOUND IN THE NORTHWEST CORNER OF THE OPTIMIST COMMONS, LLC. TRACT AS RECORDED IN DEED BOOK 17529 PAGE 2101 IN THE WAKE COUNTY DEED REGISTRY AND SHOWN AS TRACT 1 OF THE PEARL ADAMS HEIRS SUBDIVISION AS RECORDED IN BOOK OF MAPS 1990 PAGES 600 AND 601 IN SAID DEED REGISTRY, BEING ALSO IN THE EAST LINE OF THE JORDAN REAL ESTATE HOLDINGS, LLC. TRACT AS RECORDED IN DEED BOOK 14287 PAGE 696 AND BOOK OF MAPS 2016 PAGE 340 IN SAID DEED REGISTRY, HAVING NAD83 COORDINATES OF NORTHING 697564.64 AND EASTING 2061490.14, BEING ALSO THE PLACE AND POINT OF BEGINNING AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE, ALONG THE NORTH LINE OF SAID OPTIMIST COMMONS, LLC. TRACT, S88°14'47"E, PASSING AN IRON STAKE AT 5.34 FEET AT THE SOUTHWEST CORNER OF LOT 15 OF THE FAIRVIEW WOODED ACRES SECTION 4 SUBDIVISION AS RECORDED IN BOOK OF MAPS 1975 PAGE 44 IN SAID DEED REGISTRY, ALSO PASSING THE CENTERLINE RIGHT OF WAY OF SOUTH BELL HAVEN STREET AT 235.35 FEET, FOR A TOTAL DISTANCE OF 383.97 FEET TO A ¾" IRON STAKE FOUND AT THE NORTHEAST CORNER OF TRACT 1 OF SAID PEARL ADAMS HEIRS SUBDIVISION, BEING ALSO THE NORTHWEST CORNER TRACT 2 OF SAID PEARL ADAMS HEIRS SUBDIVISION, BEING ALSO THE POINT CHURCH OF THE TRIANGLE, INC. TRACT AS RECORDED IN DEED BOOK 17310 PAGE 2377 IN SAID DEED REGISTRY; THENCE, ALONG A LINE BETWEEN SAID LOTS 1 AND 2, S01°25'58"W, 937.84 FEET TO A POINT; THENCE, N89°00'00"W, 383.97 FEET TO THE EAST LINE THE JORDAN REAL ESTATE HOLDINGS, LLC. TRACT; THENCE, ALONG THE EAST LINE OF SAID JORDAN REAL ESTATE HOLDINGS, LLC. N01°25'58"E, 942.89 FEET TO THE PLACE AND POINT OF BEGINNING, CONTAINING 8.2890 ACRES, MORE OR LESS AS SHOWN ON A REZONING MAP PREPARED FOR OPTIMIST COMMONS LLC. PREPARED BY MAERSTAN, PLLC. DATED MARCH 18, 2021.

PREPARED AND CERTIFIED BY RICHARD ELLIS BULLOCK, JR., PROFESSIONAL LAND SURVEYOR, LICENSE #3266, MAERSTAN, PLLC.

GIVEN UNDER MY HAND AND SEAL THIS DATE:

Richard Ellis Bullock, Jr.



03.18.2021

Part 2:

REPEAL OF CONFLICTING ORDINANCES

All ordinances or parts of the Unified Development Ordinance of the Town of Holly Springs conflicting or inconsistent with the provisions of this rezoning ordinance are hereby repealed.

Part 3:

SEVERABILITY

If any section, part of a section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holdings shall not affect the remaining portion of this Ordinance and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Part 4:

INCLUSION IN UDO

It is the intention of the Town Council entered as hereby ordained, that the provisions of this Ordinance shall become and be made part of the Unified Development Ordinance of the Town of Holly Springs, North Carolina; that the Section(s) of this Ordinance may be renumbered or relettered to accomplish such intention, and that the word "Ordinance" may be changed to "Section, or "Article" or other word.

Part 5:

EFFECTIVE DATE

The provisions of this ordinance shall become effective July 20, 2021 in accordance with the laws of the State of North Carolina.

Adopted this, the 20th day of July, 2021.

Town of Holly Springs by

ATTEST:



Dick Sears, Mayor

Linda McKinney, Town Clerk



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 8.

Consent Agenda

Title: Approve the minutes of the June 22, 2021 Business Meeting.

Strategic Priority Area: Organizational Excellence

Staff Resource: Linda McKinney, Town Clerk

Action(s):

Approve the minutes of the Council's Business meeting held June 22, 2021.

Explanation:

- Minutes in draft form are attached for the Council's review.
- If there are any corrections, please call the Town Clerk at 919-557-3900 in advance of Tuesday night's meeting so that corrected versions of the draft minutes can be circulated for review before adoption of the Consent Agenda.

Background:

Funding Source(s):

N/A

Attachment(s):

1. 6.22.21 minutes - Draft



MINUTES

The Holly Springs Town Council met in regular session on Tuesday, June 22, 2021 in person and via video conferencing. Mayor Sears presided, calling the meeting to order at 7 p.m. A quorum was established as five Council members were present in the Chamber as the meeting opened.

Council Members Present: Mayor Sears, Mayor Pro Tem Dan Berry, Councilmen Peter Villadsen, Shaun McGrath and Aaron Wolff, and Councilwoman Christine Kelly.

Council Members absent: none.

Staff Members Present in Chambers: Randy Harrington, *Town Manager*; Daniel Weeks, *Assistant Town Manager*; Scott Chase, *Assistant Town Manager*; John Schifano, *Town Attorney*; Linda McKinney, *Town Clerk* (recording the minutes); Mark Andrews, *Communications and Marketing*; Jeff Wilson, *Director, IT*; Mathew Mutter, *IT*; Seann Byrd, *Water Resources*; Rachel Ingham, *Utilities and Infrastructure*; LeeAnn Plumer, *Director, Parks and Recreation*; John Mullis, *Public Works*; Irena Krstanovic, *Director, Economic Development*; Elizabeth Goodson, *Development Services*; Sean Ryan, *Development Services*; Beth Trautz, *Development Services*; Drew Johnson, *Development Services*; Capt. Mike Patterson, *Police*; Kimberly Keyes, *Utilities and Infrastructure*.

2. and 3. The Pledge of Allegiance was recited followed by an invocation by Pastor Jolie Mayes, of Oasis Church.

4. Agenda Adjustment: The June 22, 2021 meeting agenda was adopted with changes, if any, as listed: none.

Motion: Berry
Second: Kelly
Vote: Unanimous

Public Comment: At this time, an opportunity was provided for members of the audience who had registered to speak to address the Council, and the Clerk was asked for any written comments received prior to the meeting.

The following written comments were received: none.

The following comments were received in person: none

Recognitions

5. Proclamation of July as Park and Recreation Month

LeeAnn Plumer, Director, Parks and Recreation, said that since 1985 the National Recreation and Park Association has celebrated July as Park and Recreation Month to raise awareness of the vital impact that parks and recreation have on communities across the United States. She said the theme for 2021 is "Our Park and Recreation Story." Throughout July the Parks and Recreation department will feature stories on social media of the impact of parks and recreation, and how they make the Town stronger, submitted by the community and staff. A family-friendly movie will be shown at Ting Park on July 16th as an opportunity for the community to come

together to celebrate. And the summer edition of Suburban Living has the top 25 activities for Holly Springs.

6. Proclamation for Juneteenth

Mayor Sears read the Proclamation issued last weekend recognizing June 19th as Juneteenth in Holly Springs and called upon residents to become more aware of the significance of this celebration in African-American history, and in the heritage of our nation and town. He said there was a wonderful celebration at Ting on the 19th for the Holly Springs Athletics with players from the team present.

7. Grasshopper 5K Race Proceeds Presentation

Captain Mike Patterson, Holly Springs Police Department, said he was here to present the fund-raising proceeds from the Grasshopper 5k, co-sponsored by the HSPD and the Holly Springs Half Marathon. They raised close to \$30,000 from 500 runners and other donations, to assist with medical bills for his double lung transplant. He called Sgt. Leach and his family forward and presented a check of the proceeds of the Grasshopper 5k race held on June 12th. Mrs. Leach said that the support was overwhelming for their family. She said they could never say thank you enough for the support, and the positive messages, which have helped him keep his spirits up. Sgt. Leach said that he thanks God that he came to this town to work, and said that just this evening he was informed that he was put on the transplant list. He thanked the officers and other volunteers who helped with the race on June 12th.

Mayor Sears said that Sgt. Leach was a good friend to Holly Springs. He said that during the Holly Springs High School graduation, Sgt. Leach knew all the students' names and shook every hand.

Requests and Communications

8. Holly Springs Chamber of Commerce Update

Tonya Palumbo, Holly Springs Chamber of Commerce, gave a presentation to Council on the Chamber and its activities in 2020 and so far in 2021. She said the Town's financial support would enable them to assist the business community, and a strong business community yields economic prosperity. She talked about the services to the membership and events held throughout the year, including the HollyFest Business Expo and SpringsFest. She said the Chamber has 327 members and over 30 volunteers. She shared membership trends and statistics, and then discussed program changes, both cancelations and additions, due to the COVID-19 pandemic. She discussed the Angel Fund which assisted businesses during the pandemic. She said \$49,500 was given to 28 different businesses, 18 of which were members, 12 were non-members. Most of the recipients were also Holly Springs residents. She shared the Chamber's strategic goals for 2021, including the search for a new Executive Director.

Ms. Palumbo then went into more detail about the benefits to the Town of the Diamond Champion membership and the Governmental Programming donation. These include the Partners Breakfast, State of the Town and County, the Economic Forecast, and the Candidates Forum. She said there was additional partnership programming with HollyFest and SpringsFest each year. She said they look forward to working with the Town in the future.

Mayor Sears asked if there was a term on the Executive Director position. Ms. Palumbo said that the successful candidate could have the Interim designation for 60 days, and then become Executive Director, but they don't know if they will do that yet.

Council member Kelly asked for statistics on types of memberships by number of employees, brick & mortar vs. online, etc. Ms. Palumbo said they treat all businesses alike, so she did not have those numbers.

Council member McGrath asked if Ms. Palumbo could share how the activities of the Chamber synchronize with the Town's Economic Development Department. He asked if they provide an RACI to the Council to show who is doing what to bring businesses to Holly Springs. He

said he would like more information presented to see where those lines of effort come together and work in concert, or work separately and how businesses in Holly Springs know who to get information from. Ms. Palumbo said that having a positive fully transparent relationship with the Town is important to the Chamber. There is a member of the Town staff on the board, and they have discussed adjusting the State of The Town and County, which is going to be completely rebranded. She said the chamber is working to make sure those relationships are defined, and she agrees that there should be a contract between the Town and the Chamber. They need to be clear, not just for the Town and the tax payers, but for the Chamber also. She said she was glad to be on the same page with regards to transparency.

Council member Wolff said the Chamber has only a few employees and a ton of volunteers. The Council has a process for funding other nonprofits that come to us for grants. But the Chamber is built in to the budget as a strategic partner. He said the Chamber fills a niche that the Economic Development Department can't. He said the presentation shows that the Chamber has a vision, but it takes staff to execute that vision. You are right in highlighting the need to find an Executive Director. He said he thinks August 1st is an ambitious deadline for finding an Executive Director, but he hopes they can do it. They will want to see someone who can take what the board is thinking about and can implement it successfully, and is here for the long run. Because the Chamber is a strategic partner, there is some accountability there and that's why Council treats it differently from other nonprofits. Council wants to make sure there is accountability. Some of the questions Council had were around how to structure that accountability. We have had discussions on changing the way the programs are funded. He said he thinks tying the release of funds to the hiring of the Executive Director sounds like a good idea, but he thinks August is too soon. He asked what the Diamond Membership means to the Chamber in terms of their budget and programing. Ms. Palumbo thanked him for understanding where they are in this ambitious search. She said they already have 38 applicants. They are also working hard with the Events Committee to keep programs moving forward so the new Executive Director can step into the role and not have to start planning these events right away. She said the \$10,000 cost of a Diamond membership cannot be changed, that is what is listed on our website for a Diamond Executive. Maybe you are questioning the \$20,000? Council member Wolff said no, he was asking what position would it put the Chamber in to not have the other funding going forward as a guaranteed source. Ms. Palumbo said it puts us in a difficult situation. COVID hit the business community hard. If the Town were to not provide those funds, it would put the Chamber in a difficult position. But they want to keep a good relationship with the Town, so they want to be able to live with a changed status. It would change the Governmental Programing. Council member Wolff asked if there were other Chambers in the area helping with the Executive Director search. Ms. Palumbo said they sat down with Harvey Schmidt, a consultant who was president of the Raleigh Chamber for years. He gave them some great ideas on how to prioritize what they are looking for, and ways to evaluate candidates including using past directors to assist in the search. Ms. Palumbo said anyone who wanted to look at the budget, as a nonprofit their books are open, just ask them.

Council member Villadsen asked how we could better quantify the return on investment the Town receives for the \$20,000 the Town gives for the Governmental Programs. Have you thought about ideas to guarantee results for those funds? Ms. Palumbo said that is a conversation they are willing to have. The people who attend the events (partners, breakfast, state of the town, etc.) are very different from those who attend the business after hours and social events, etc. and to evaluate what those numbers mean to the Town.

Council member Kelly said this was an opportunity to think about what does the Chamber mean to the Town. There are two separate things, the membership and the Government Programming. For the membership, it will be pivotal to know who gets hired. The Government Programming side is almost a vendor relationship. There are also two events that the Chamber makes money at. She wants to know how the money is spent, what is the return, and how this aligns with where the Town wants to go. Formalizing this could help us see how goals align. She wants to know how many of the 327 members are in each level, bronze, silver, gold, etc. To the Town there is value in knowing what kind of companies partner with the Chamber. How do we move forward with a great partnership with the Chamber? She said some of these programs have

been around for a long time. She asked if they have you looked at what “Chamber 2.0” would look like as the Town has grown. Ms. Palumbo said they were evaluating that. It is not easy to start working on those kinds of things while looking for a new director, but they are working toward that goal. They have members with one employee, and members with 500 employees, and we have to meet all their needs. Council member Kelly said she would like to hear about tiering of things. She would like to understand more of the breakdown of the goals of the Chamber and how they can help support the goals of the Town.

Mayor Sears said he is hearing that there are still questions. Would this be a good subject for a future workshop? Mr. Harrington said Council has a workshop the second week of July and this topic could be scheduled for that meeting. Council member Kelly said to Council member Villadsen’s point, knowing the Executive Director and the direction is important. She asked if Council should we wait for that point. Council member McGrath said the Chamber has a board, and strategic guidance comes from that board and the Director executes it. So he asks if when the new Board Chair is in place, the Council could have that conversation without the Executive Director. Ms. Palumbo said she would feel better about waiting for the new Director, hoping to have someone who worked for a larger Chamber and has ideas about how to scale up. The Chamber does not have the ability to provide the reports Council is asking for at this point because they only have one staff member. She suggests on behalf of the Chamber, that Council wait until the Executive Director is in place before making that presentation.

Council member Wolff said that was the number one step. You talked about August 1st as an aspirational goal. Could the Chamber give Council an update in a 60- or 90-day time frame, knowing that the position might not be filled by that point? Council member McGrath said he would like some discussion before HollyFest and SpingsFest. Council member Wolff said that those are in October. Sixty days would be just past August 1st; 90 days would be late September, early October. Council member McGrath said that gives us a timeline. Ms. Palumbo said that gives the Chamber a chance to introduce the Director to Town Officials and allow the interim period to work its way out in case the hire doesn’t work out. It would be in the Chamber’s interest to delay this meeting.

MPT Berry said the strategic outlook discussion is worth having. The two most important pieces from the Town’s point of view are stability and strategic priorities. There have been 6 Executive Directors in his tenure with the Town and the optics of that are not good for the Chamber. He appreciates the update and hope it continues in the future. Not just after the new hire, but on a regular, routine basis. The opportunity to have that dialogue is beneficial to the partnership. As for Strategic alignment, the last time we sat down was three years ago. A broader look at strategic priorities of the Town and the Chamber would be mutually beneficial to our partnership. He said it makes sense to allow the Chamber to get some stability in place with a new Executive Director. He would then like to add milestones to a contract, when milestones are achieved, payments will be made. Once we receive a formal request letter from the Chamber for funding, we can work out the contract piece. He said he looks forward to seeing that in the future as well as an update on the search.

Mr. Harrington asked to clarify the Council’s expectations. Is it their desire for 60 and/or 90 days report back, hold on any disbursements until feedback is received and a new executive director hired? Council member McGrath said he did not think the membership level was in question, just the \$20,000 additional funding. He asked the rest of the Council if they agreed. Mr. Harrington asked for clarification on whether Council wished to hold on one or the other, or both. Council member Kelly thought they were discussing all the money. Council member McGrath said he thought membership was set, as they were a strategic partner, but the other funds were in question for a contract. Council member Wolff said he was thinking of the two separately. It makes sense to get the Executive Director in place. He thinks the \$20,000 is tied to a contract and getting something formalized, but keep the \$10,000 membership. Council member Villadsen said the \$10,000 is tied to membership and the benefits that come with that membership. And the \$20,000 would be tied to contracts and milestones to be worked out. MPT Berry said he did not think Council was looking to change level of membership. He would support maintaining the membership and making the \$20,000 tied to a contract after the request is received and a contract worked out.

Mayor Sears said he was getting many comments from the public. It is an issue that needs discussing and he did not think we would reach a decision tonight.

Action: Motion to move forward with the Diamond level membership.

Moved by: Berry

Second by: Wolff

Vote: Unanimous

It was asked if a time frame needed to be set. Mr. Harrington said that the September workshop may be the best next time to discuss this. In the interim there might be an opportunity to update Council in a Friday briefing if there is a point in the hiring process that would be good to update Council on. Ms. Palumbo asked if she should communicate through the Town Manager, or directly to Council. Consensus was to communicate through the Manager.

9. Garbage and Recycle Route Change Update

John Mullis, Public Works, said the purpose of this item was to give Council an update on the Garbage and Recycling collection route change. He said the Town contracts with GFL for solid waste and recycling collection and disposal to approximately 13,247 households, and adds a little over 600 new accounts per year. As a result of this population growth, GFL is balancing the route to provide residents with a cost-effective collection to all neighborhoods in a timely manner. As a result of this re-balancing, residents will save 48 cents per month. The change will be effective on August 2, 2021 and staff is aggressively working to notify residents of the change. Yard waste collection will stay the same.

Mr. Mullis said that the changed route balances the collection from a point where Tuesdays and Wednesdays had more than twice the number of households as the other three days, to a schedule where the number of collections on each day was more equal. He showed on maps the current and future collection days. He shared various ways that this change will be communicated to the residents. He said GFL will have extra trucks and staff on hand for the first three weeks until everyone is aware of their new day. Council thanked Mr. Mullis for his efforts. Council member McGrath said most of the landfill odor comes from compostable matter. He was concerned about weekend trash being in cans longer under this schedule and hopes we don't see an uptick in odor from this. Mr. Mullis said that if residents keep the lid closed that should not be a problem, but he will check with GFL to make sure. Councilman McGrath said he is interested in the Town and County working toward a composting program and that would help with this issue. Mr. Mullis said a sustainability manager/coordinator will work closely with the Solid Waste department on something like this, and that would improve things. Council member Kelly asked if there was other information to be shared, such as the size of the cans and whether that was different between the new ones and the old ones. Mr. Mullis said all cans are 96 gallons, but if a resident wants a second can for more capacity, they can add that to their service by calling GFL or the Public Works Department.

10. Update on Development Services Staff Relocation during Town Hall Renovation Project

Scott Chase, Assistant Town Manager, said the purpose of this item was to give Council an update on the renovation and other notable events in Development Services. The renovation of the development services area is phase one of the 20-year space needs assessment conducted in 2019. The renovation will allow for better customer experience and will add additional collaboration, meeting, and office space. He said the project was identified in the FY20-21 Community Investment Plan and scheduled for completion in the fall of 2021. He thanked the Development Services staff for everything they have done this year: the realignment, the move, and the new software.

Mr. Chase showed a plan of that part of Town Hall used by Development Services, and its current layout. He then showed what the space will look like after the completion of the renovation. There will be less wasted space, the customer service counter and lobby will face the back entrance, so customers entering that door will see where to go. Additional office space is added, as well as conference space and collaboration space. The new development services lobby will include self-service kiosks for applying for permits, and will be decorated in a manner to match the

front lobby. He talked about the glass walls that allow in natural light and provide the safety of being able to see what is going on.

During the renovation, a customer service employee will be located at the empty window in Finance. The remaining employees will work from the condos at 376-378 Raleigh Street, with Customer Service and Compliance, and Utilities and Infrastructure Asset Management employees on the first floor, and Building Code, Building Safety, and Land Development Inspectors on the second floor. Some Development Services staff will continue to work remotely during the construction.

Mr. Chase said that after the renovations are completed around mid-October, customer service and compliance will move back into Town Hall and the first floor of the condo will house fire and environmental inspectors, and the second floor will house land development and building safety inspectors.

Mr. Chase said that other notable events in Development Services include the migration to CityView permitting software from June 23 -25. Service will be shut down over those three days. In the case of an emergency, they will try to work with the public. The software will go live on June 28th. And the new Development Services Director, Chris Hills, will start on July 12th.

Council member Kelly said that this was exciting, but parking around this area is an issue. Where are these employees going to park? Mr. Chase said the Town has some public parking behind the church. Right now this is only for employees. But the parking where employees park now is a 2-minute walk and staff is encouraged to continue parking there. Town vehicles will not be allowed to park by the condos. They will be required to park in the spaces by Town Hall. Council member Kelly asked that local businesses be notified of this so they know the Town is aware of the issue.

Consent Agenda

The Council passed a motion to approve all items on the Consent Agenda. The motion carried following a motion by MPT Berry, a second by Council member Villadsen and a unanimous vote. The following actions were affected:

11. Minutes – minutes of the Council budget workshop held May 25, 2021, the Business Meeting held June 1, 2021, and the workshop meeting held June 8, 2021.

12. End of Fiscal Year Budget Amendments – The Council approved the end-of-year budget amendment and adopted the following budget project ordinances: PAYGO Projects; Grants and Special Revenue; Parks Projects; Street Projects; Water Projects; Waste Water Projects; Parks Reserve; Stormwater Reserve; Streets Reserve; System Development Fee Reserve; Waste Water Reserve; Water Reserve; and Business Park Reserve.

A copy of the budget amendment and copies of the Ordinances are attached to these minutes.

13. Order authorizing Wake County Tax Administrator to Levy and Collect Property Taxes for FY 2021-2022 for the Town of Holly Springs – Council adopted Order 21-1 authorizing Wake County to levy and collect property taxes for the Town of Holly Springs.

A copy of said Order is attached to these minutes.

14. Amendment to Lowe's Infrastructure Reimbursement Agreement – Council approved an amendment to the Infrastructure Reimbursement Agreement with Lowe's Home Centers, LLC to contribute an additional \$200,000 toward the completion of the Basal Creek Pump Station and abandonment of the Garrison Pump Station.

15. Sale of Surplus Street Sweeper – Council approved the sale of a surplus 2002 Tymco 600 Street Sweeper.

16. Arbor Creek Greenway – Construction Bid Rejection – Council rejected the construction bids from April 29, 2021 for the Arbor Creek/Middle Creek greenway project.

17. Development Services Lobby and Staff Area Renovation Contract – Council approved the informal bid award to Samet Corporation in the amount of \$298,929 for the Development Services lobby and staff area renovation project, and authorized the Town Manager to execute the contract.

NEW BUSINESS

18. Board of Adjustment Mid-Term Appointment

Linda McKinney, Town Clerk, said that the current in-town alternate member of the Board of Adjustment was moving out of state and the remainder of his term needed to be filled. The Clerk's office advertised the position and received seven applications, which were sent to Council on June 4th.

Council members nominated the following people:

Shaun McGrath: Alicia Andrews

Christine Kelly: Devin Cofield

Dan Berry: Alicia Andrews

Pete Villadsen: Alicia Andrews

Aaron Wolff: Devin Cofield

Council member Kelly said that Devin Cofield has lived here for 43 years and would bring perspective and diversity to this board that we do not have now. Council member Villadsen said they are all great candidates. He felt that since it was an interim position of eight months and Ms. Andrews background fit that. Her location in town was not currently represented on the Board. He said Ms. Cofield was a solid contender but he sees her as a better fit for Planning Board. He prefers Alicia Andrews.

MPT Berry said the balloting is a nomination process, when we make a motion that will be the formal vote. So we can discuss the candidates and their individual merits before we take a vote. The ballot is a way to narrow the nominations to a few names that can be discussed. He said he selected Ms. Andrews because the Board of Adjustment is a technical board, with quasi-judicial powers. Ms. Andrews is an engineer with design and construction experience and that provides value to the Board. The geographic benefit was to spread out board members across town, which this Council has talked about. Due to the technical nature of the role he thought Ms. Andrews was a good fit.

Council member McGrath said it was worth reemphasizing that we had the discussion at the retreat regarding the technical nature of the Board of Adjustment. For our Board of Adjustment we need to realize that what they decide on doesn't come back to us it goes to the Courts. Someone with a legalistic background is highly important. There are other boards that don't need that level of potential expertise. To restate what he was looking for, was people who show an interest, who contact Council members to let us know they are interested. None of these candidates did that. The next level is resumes are important because they give us more information, especially for specialist boards. And beyond that he considers where they live. We have only one member on the west side of 55 and Ms. Andrews meets two of those qualifications.

Council member Wolff said there were no bad choices among these candidates. We had a great showing of quality candidates on short notice. We are treading water as we wait for the new UDO and new decision matrix because everything will be changing in a few months. It might be a good time to reevaluate how we evaluate all these positions in the future. Hopefully the one thing that will remain the same is that we get a large pool of engaged, qualified people for every open position.

Council member Kelly said they were excellent candidates. She held location very high, but has said publicly that diversity and perspective is something we need and do not have. The

process, as we look to transfer decision making power, she hopes Council will establish a process of evaluating and interviewing candidates that will be more rigorous.

Action: Motion to appoint Alicia Andrews to serve as in-town alternate member of the Board of Adjustment for the remainder of the term ending February 28, 2022.

Motion by: Berry

Second by: McGrath

Vote: unanimous

UNFINISHED BUSINESS

19. Memorandum of Understanding (MOU) with the Town of Fuquay-Varina for New Waterline Conveyance Analysis

Rachel Ingham, Utilities and Infrastructure, said the purpose of this agenda item was to review the Memorandum of Understanding (MOU) with Fuquay-Varina as a next step in continuing the investigation of the Sanford Water Treatment Plant expansion project to meet future water demand. She said the current capacity is 12 million gallons per day (MGD) but 16 MGD is the projected need to support the newly adopted Future Land Use Plan. The additional need is for 4 MGD. Recent Economic Development projects have caused staff to look at the timeline for getting this additional capacity. She said in September of 2020 Council entered into an MOU with Sanford for a Preliminary Engineering Report (PER) on the feasibility of future water purchase from Sanford. To get this water from Sanford to Holly Springs, staff is recommending participating with Fuquay-Varina for a PER on water conveyance. Fuquay-Varina is pursuing this and we have the opportunity to partner with them on this. Once these reports are complete, this item would return to Council at a workshop to explore water supply options, and at a future business meeting to consider a commitment to the Sanford Water Treatment Plant expansion.

Ms. Ingham said Council approved \$200,000 in September 2020 for the Sanford MOU. The proposed MOU with Fuquay-Varina would be \$76,650. This is for a portion. At some time we may be asked to pay a further amount. The cap is \$1,003,680 which would be divided among participants, with Holly Springs' share to be determined. There is no commitment at this time to the expansion project or the conveyance. But staff is requesting approval to share in some portion of the total costs with the City of Sanford for the PER to purchase water. If the town commits to Sanford, the amount of the MOU for design of the expansion is yet to be determined. The benefit of entering into the MOU is that we would have input on the site and the route of the conveyance line.

Action: Motion to authorize the Town Manager to enter into a Memorandum of Understanding with the Town of Fuquay-Varina for cost sharing associated with a Preliminary Engineering Report for conveyance of water.

Motion by: McGrath

Second by: Kelly

Vote: unanimous

OTHER BUSINESS

Mayor Sears said today was an unusual day in the Council and Town Manager were invited to the last walk through of the new hospital. It looks amazing. They are still looking toward a September opening. He said that all the senior staff of Rex and UNC were there and he is looking forward to the ribbon cutting.

Council member Kelly read the plaque that was installed at Ting by the ticket office commemorating the Holly Springs Athletics a team of the Negro League from the 1940s to the 1970s.

MANAGER'S REPORT

Randy Harrington, Town Manager, said it was great to have the Mayor back. He had 4 items.

We have been pricing and selling some General Obligation (GO) debt and Limited Obligation Bonds (LOB) for the land associated with FUJIFilm. He is happy to say that the GO interest rate was 1.44%; the LOB was 1.76%. The value of getting that AAA rating meant a lot for both of these sales, and he thanked Council for their work in that direction.

Tomorrow night at Cultural Center, the Police Department will have a body-worn camera demonstration from 6-7 pm. There will be opportunities for demonstrations and some information-sharing at this drop-in event.

He said he was pleased that the Town's July 5th celebration is back. We missed being in person last year. It starts at 6 pm with food trucks and live music. Weather permitting, there will be fireworks at 9:15 pm.

Finally, this week he will be heading to the NC City and County Managers Association meeting. It is the first time in a long time the managers have gotten together with their peers and he is looking forward to learning from his colleagues across the state.

CLOSED SESSION: The Council entered into closed session, pursuant to N.C.G.S. 143-318.11(a)(4) to discuss three economic development prospects, and pursuant to N.C.G.S. 143-318.11(a)(3) to consult with the attorney on two related legal matters, *Carter-Garner Springs* and *Mr. Carter v. Town of Holly Springs* and *Cross Commercial Development v. Town of Holly Springs*

Motion by: Berry

Second by: Wolff

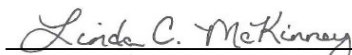
Vote: Unanimous

Motion to Seal the minutes of the closed session was made by MPT Berry, seconded by Council member Villadsen and passed with a unanimous vote.

Motion to leave closed session was made by Council member Wolff seconded by Council member Kelly and passed with a unanimous vote.

Adjournment: Council member Wolff made a motion to adjourn at 10:25 pm. It was seconded by Council member Kelly and passed with a unanimous vote.

Respectfully Submitted on Tuesday, July 20, 2021.



Linda C. McKinney, Town Clerk

Addenda pages as referenced in these minutes follow and are a part of the official record.



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 9.

Consent Agenda

Title: Municipal Concurrence for setting the Speed Limit on Woods Creek Road

Strategic Priority Area: Safe & Friendly

Staff Resource: Linda McKinney, Town Clerk, Dirk Siebenbrodt, Utilities and Infrastructure

Action(s):

Adopt Ordinance 21-29 setting speed limit of 45 mph on SR 1154 (Woods Creek Rd) between SR 1149 (Fellowship Rd.) and SR 1153 (Old Holly Springs Apex Rd.).

Explanation:

- The governing body of the Town of Holly Springs is authorized pursuant to Article 8 of Chapter 160A of the NC General Statutes to enact ordinances such as speed regulation in order to protect the health, safety, and welfare of the citizens of Holly Springs and the motoring public.
- Based on analysis from traffic and engineering and in their professional opinion, a speed limit below 55 MPH is requested.
- SR 1154 (Woods Creek Rd.) is an NCDOT road and the NCDOT Traffic Division has requested a concurring ordinance from the Town to set the new speed limit.
- To remain consistent, NCDOT will adopt a rural speed ordinance setting a speed limit of 45MPH for the remaining section of Woods Creek Road from Town limits to Fellowship Road (SR 1149).

Background:

- This speed reduction was requested by NCDOT.

Funding Source(s):

N/A

Attachment(s):

1. SR 1154-Woods Creek Municipal Concurrence Pkg
2. Ordinance 21-29 Speed limit on Woods Creek Road

**Certification of Municipal Declaration
To Enact Speed Limits and Request for Concurrence**

Concurring State Ordinance Number: 1080462

Division: 5 **County:** WAKE

Municipality HOLLY SPRINGS

Type: Municipal Speed Zones

Road: SR 1154

Car: 45 MPH

Truck: 45 MPH

Description: On SR 1154 (Woods Creek Rd) between 0.59 mile east of SR 1149 (Fellowship Rd) and SR 1153 (Old Holly Springs Apex Rd).

Municipal Certification

I, _____, Clerk of _____, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the _____ day of _____, 20____, the speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: _____ Page: _____ Ordinance Number: _____

In witness whereof, I have hereunto set my
hand and the municipal seal this _____ day
of _____, 20_____.

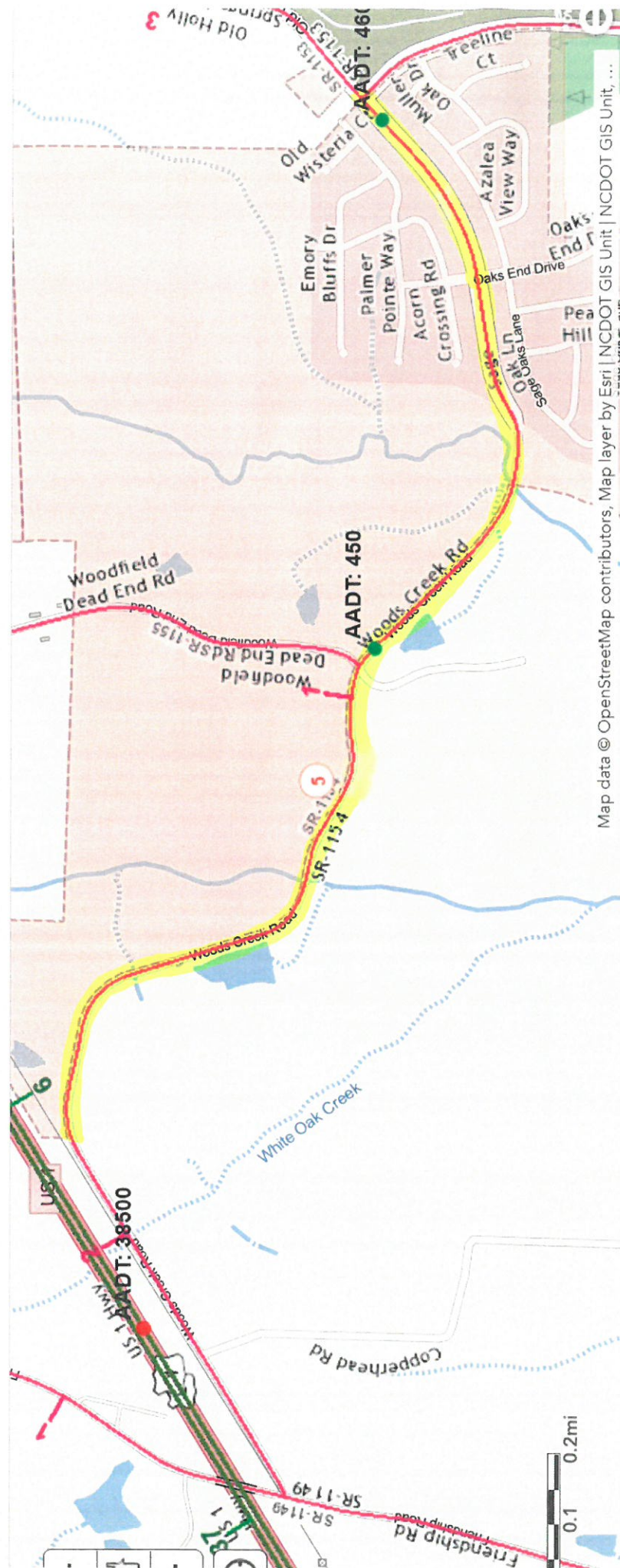
(signature)

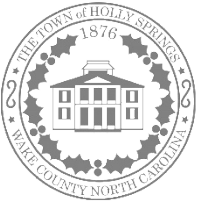
(municipal seal)

Department of Transportation Approval

Division: _____ Title: _____ Date: _____

Region: _____ Title: _____ Date: _____





THE TOWN OF

Holly Springs

Ordinance Number: 21-29

Date Adopted: July 20, 2021

Effective Date: July 20, 2021

**AN ORDINANCE Establishing Speed Limit of 45 MPH on SR 1154, Woods Creek Road,
between Fellowship Road and Old Holly Springs Apex Road,**

WHEREAS, the governing body of the Town of Holly Springs is authorized pursuant to Article 8 of Chapter 160A of the North Carolina General Statutes to enact ordinances such as speed regulation in order to protect the health, safety, and welfare of the citizens of Holly Springs and the motoring public in the area; and,

WHEREAS, a state-controlled road known as Woods Creek Road (SR1154) currently has no posted speed limit; and

WHEREAS, the Town Council and Staff are of the opinion based on traffic and engineering analysis of this area that the speed limit should be set at 45MPH; and

WHEREAS, the Town Council and Staff are of the opinion based on traffic and engineering analysis of this area that the speed limits should be established as set forth below.

PART I: A speed limit of 45 MPH shall be established on SR 1154 (Woods Creek Rd.) between SR 1149 (Fellowship Road) to SR 1153 (Old Holly Springs Apex Road).

PART II: EFFECTIVE DATE. This ordinance shall become effective upon adoption.

PART III: ADOPTION CERTIFICATION. I hereby certify that this is a true and correct copy of the speed limit ordinance as adopted by the TOWN COUNCIL of the TOWN OF HOLLY SPRINGS, North Carolina, on the 20th day of July, 2021.

WITNESS my hand and the official seal of Town of Holly Springs, this the 20th day of July, 2021

Attested to:



Dick Sears, Mayor

Linda McKinney, Town Clerk



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 10.

Consent Agenda

Title: Street Name Change request from Cachet Street to Richardson Street.

Strategic Priority Area: Safe & Friendly

Staff Resource: Beth Trautz, Development Services

Action(s):

Adopt Resolution 21-15 to rename the municipal street Cachet Street to Richardson Street.

Explanation:

- The Pine Springs Academy expansion is extending Cachet Street near Rosewood Centre Drive south towards Katha Drive. While the new right-of-way will connect to the existing Richardson Street, the roads will not connect at this time.
- The street name change provides for safe flow of traffic and emergency vehicle response.
- No homes or businesses are addressed on Cachet Street.
- Per the Town's Street Naming and Changing Policy (P-040) the road name change shall become effective upon recordation of the council resolution, sixty (60) days after the date of council approval. (Effective September 20, 2021.)

Background:

- Cachet Street is a stub street off Rosewood Centre Drive.
- Cachet Street is being extended as part of the Pine Springs Academy expansion approved June 2, 2020.
- The extension of Richardson Street from Katha Drive to Rosewood Centre Drive is identified as a future 2-lane connector street in the Comprehensive Transportation Plan.
- Richardson Street was determined to be a more appropriate name for the connection.

Funding Source(s):

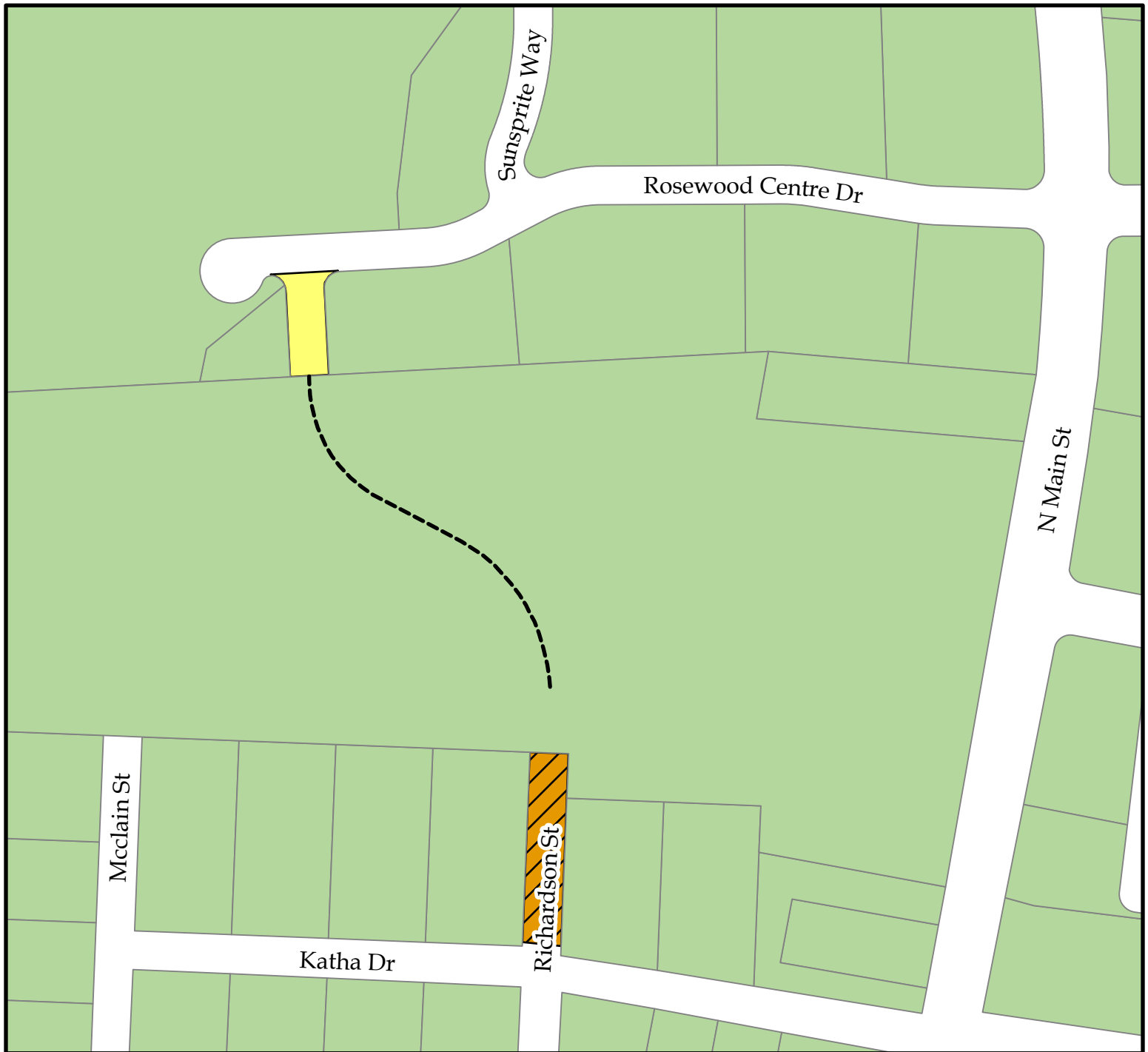
N/A

Attachment(s):

1. Location_Map_Cachet2Richardsonv3
2. Pine Springs Academy Aerial
3. Resolution 21-15 Change Cachet St. to Richardson St.

Location Map

Renaming Cachet Street to Richardson Street



July 2021

Map Prepared By:

IT Department | GIS Division
Town of Holly Springs
PO Box 8 / 128 S Main Street
Holly Springs, NC 27540
(919) 557 - 3908
www.hollyspringsnc.gov
HSPlanning@hollyspringsnc.gov

Location Map Symbols

-  Town Area
-  Richardson Street Extension
-  Renaming Portion (~160 Feet)
-  Future Connection



1:2,637



← 274.3°

Richardson

nearmap



THE TOWN OF

Holly Springs

Resolution No.: 21-15

Date Adopted: July 20, 2021

Effective Date: September 20, 2021

**A RESOLUTION OF THE HOLLY SPRINGS TOWN COUNCIL
CHANGING THE NAME OF A STREET
WITHIN THE CORPORATE LIMITS OF THE TOWN OF HOLLY SPRINGS:
CACHET STREET TO RICHARDSON STREET**

WHEREAS, the Town of Holly Springs has received a request to change the name of a stub street off of Rosewood Centre Drive; and,

WHEREAS, the Town Council finds that there are currently no properties addressed off of Cachet Street;

NOW, THEREFORE, BE IT RESOLVED by the Holly Springs Town Council that the municipal street currently known as "Cachet Street" shall now be known as "Richardson Street."

Approved this, the 20th day of July 2021.

ATTEST:

Dick Sears, Mayor

☐ Linda McKinney, Town Clerk
☐ Kathy White, Deputy Town Clerk



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 11.

Consent Agenda

Title: Capital Project Ordinance Technical Amendments

Strategic Priority Area: Organizational Excellence

Staff Resource: Corey Petersohn, Finance

Action(s):

- Adopt the following capital project ordinances:
 - Parks and Recreation Projects (21-30)
 - Water Projects (21-31)
 - Waste Water Projects (21-32)
 - PAYGO Projects (21-33)
 - Streets and Sidewalk Projects (21-34)
 - Utility PAYGO Projects (21-35)

Explanation:

- These ordinances are to make technical amendments for capital projects in alignment with the approved Town Council FY2021-22 Budget.
- These ordinances allow funds to be moved to updated project accounts within appropriate funds for the purposes of annual financial reporting, future auditing, and improved capital budget practices.
- These amendments do not change the Town's operating budget:
 - Parks and Recreation Projects - this ordinance is to appropriate to a project account the \$69,000 in funding within the Parks Project Fund that is designated for Greenway and Park Enhancements. This technical amendment does not move any additional funds to the Parks and Recreation Project Fund.
 - Water Projects - this ordinance is to make a technical correction moving the Holly Springs Road Force Main project from the Water Projects Fund to the Waste Water Projects Fund. This does not change the total funding for Utility Fund capital projects.
 - Waste Water Projects - this ordinance is to make a technical correction for the Waste Water Project Fund to receive the Holly Springs Road Force Main Project from the Water Project Fund. Additionally for future financial reporting and auditing purposes, the approved funding for the Utility Risk and Resiliency Plan and the West Side Sewer Study are being moved to a new Utility PAYGO project fund. These amendments do not change the total funding for Utility Fund capital projects.
 - PAYGO Projects - this ordinance is for future financial reporting and audit purposes to move the approved Pavement Condition Survey project from the Streets and Sidewalk Project fund to the PAYGO Project fund. This does not change the total funding for the project. Additionally, this ordinance appropriates \$19,305 in

Town Council Business Meeting
July 20, 2021

funding for Downtown Development Investment (DDI) economic development projects that was previously held in liability account for previous DDI agreements that can no longer be claimed.

- Streets and Sidewalk Projects - this ordinance is for future financial reporting and audit purposes moving the approved Pavement Condition Survey project from the Streets and Sidewalk Project Fund to the PAYGO Projects fund. This does not change the total funding for the project.
- Utility PAYGO Projects - this ordinance is for improved financial reporting and audit purposes and establishes a Utility PAYGO Projects fund. This fund will receive the approved funding for the Utility Risk and Resiliency Plan and the West Side Sewer Study from the Waste Water Project fund. This does not change the total funding for Utility Fund capital projects.

Background:

- Capital project ordinances appropriate multi-year funds per N.C.G.S. chapter 159 section 13.2.
- Capital project ordinances remain in effect until closed out or superseded by a new ordinance.

Funding Source(s):

- Capital project funds approved in the FY2021-22 Budget

Attachment(s):

1. 21-30 Parks Project Ordinance
2. 21-31 Water Project Ordinance
3. 21-32 Waste Water Project Ordinance
4. 21-33 PAYGO Project Ordinance
5. 21-34 Street and Sidewalk Project Ordinance
6. 21-35 Utility PAYGO Project Ordinance



THE TOWN OF

Holly Springs

Ordinance Number: 21-30

Date Adopted: July 20, 2021

Effective Date: July 20, 2021

Parks and Recreation Capital Project Ordinance HOLLY SPRINGS, NORTH CAROLINA

BE IT ORDAINED by the Town Council of Holly Springs, North Carolina, that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

SECTION I: The project authorized by this ordinance consists of parks and recreation capital projects.

SECTION II: The officers of this unit are hereby directed to proceed with the capital project within the terms of the budget contained herein.

SECTION III: The following amounts are appropriated for the project funds:

Parks and Recreation Capital Project Fund	
Expenditures:	
Parks and Recreation Capital Projects	21,762,688
Total	21,762,688

SECTION IV: The following revenues are anticipated to be available to complete these projects:

Parks and Recreation Capital Project Fund	
Revenues:	
Transfers In	10,998,764
State Grants	580,000
Federal Grants	987,340
Bond Proceeds	9,167,384
Miscellaneous Revenues	29,200
Total	21,762,688

SECTION V: The Finance Officer hereby directed to maintain within the project funds detailed accounting records.

SECTION VI: The Budget Officer is directed to include a detailed analysis of the past and future costs and revenues on this capital project in every budget submission made to the Town Council.

SECTION VII: The Town Manager is authorized to amend expenditures within the fund for expenditures that are authorized per section I of this ordinance that do not change the total

appropriation within the fund.

SECTION VIII: Copies of this capital project ordinance shall be furnished to the Clerk to the Town Council, and to the Budget Officer and the Finance Officer for direction in carrying out this project.

SECTION IX: All ordinances in conflict with this ordinance are hereby repealed or amended to reflect the controlling nature of this Ordinance.

The provisions of this ordinance shall become effective July 20, 2021 in accordance with the laws of the State of North Carolina.

Adopted this, the 20th day of July 2021.

Attested to:



Dick Sears, Mayor

Linda McKinney, Town Clerk



THE TOWN OF

Holly Springs

Ordinance Number: 21-31

Date Adopted: July 20, 2021

Effective Date: July 20, 2021

Water Capital Project Ordinance HOLLY SPRINGS, NORTH CAROLINA

BE IT ORDAINED by the Town Council of Holly Springs, North Carolina, that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

SECTION I: The project authorized by this ordinance consists of Water system projects.

SECTION II: The officers of this unit are hereby directed to proceed with the capital projects within the terms of the budget contained herein.

SECTION III: The following amounts are appropriated for the project funds:

Fund	
Expenditures:	
Water Projects	62,845,828
Total	62,845,828

SECTION IV: The following revenues are anticipated to be available to complete these projects:

Fund	
Revenues:	
Revenue Bond Proceeds	59,611,400
Transfers In	3,180,720
Miscellaneous Revenues	53,708
Total	62,845,828

SECTION V: The Finance Officer hereby directed to maintain within the project funds detailed accounting records.

SECTION VI: The Budget Officer is directed to include a detailed analysis of the past and future costs and revenues on this capital project in every budget submission made to the Town Council.

SECTION VII: The Town Manager is authorized to amend expenditures within the fund for expenditures that are authorized per section I of this ordinance that do not change the total appropriation within the fund.

SECTION VIII: Copies of this capital project ordinance shall be furnished to the Clerk to the Town Council, and to the Budget Officer and the Finance Officer for direction in carrying out this project.

SECTION IX: All ordinances in conflict with this ordinance are hereby repealed or amended to reflect the controlling nature of this Ordinance.

The provisions of this ordinance shall become effective July 20, 2021 in accordance with the laws of the State of North Carolina.

Adopted this, the 20th day of July 2021.

Attested to:



Dick Sears, Mayor

Linda McKinney, Town Clerk



THE TOWN OF

Holly Springs

Ordinance Number: 21-32

Date Adopted: July 20, 2021

Effective Date: July 20, 2021

Waste Water Capital Project Ordinance HOLLY SPRINGS, NORTH CAROLINA

BE IT ORDAINED by the Town Council of Holly Springs, North Carolina, that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

SECTION I: The project authorized by this ordinance consists of Waste Water system projects.

SECTION II: The officers of this unit are hereby directed to proceed with the capital projects within the terms of the budget contained herein.

SECTION III: The following amounts are appropriated for the project funds:

Waste Water Project Fund	
Expenditures:	
Waste Water Projects	73,142,570
Total	73,142,570

SECTION IV: The following revenues are anticipated to be available to complete these projects:

Waste Water Project Fund	
Revenues:	
Transfers In	22,238,960
Revenue Bond Proceeds	19,958,410
State Grants and Loans	17,500,000
Economic Development Grants	8,250,000
Federal Grants	5,000,000
Developer Contributions	195,200
Total	73,142,570

SECTION V: The Finance Officer hereby directed to maintain within the project funds detailed accounting records.

SECTION VI: The Budget Officer is directed to include a detailed analysis of the past and future costs and revenues on this capital project in every budget submission made to the Town Council.

SECTION VII: The Town Manager is authorized to amend expenditures within the fund for expenditures that are authorized per section I of this ordinance that do not change the total appropriation within the fund.

SECTION VIII: Copies of this capital project ordinance shall be furnished to the Clerk to the Town Council, and to the Budget Officer and the Finance Officer for direction in carrying out this project.

SECTION IX: All ordinances in conflict with this ordinance are hereby repealed or amended to reflect the controlling nature of this Ordinance.

The provisions of this ordinance shall become effective July 20, 2021 in accordance with the laws of the State of North Carolina.

Adopted this, the 20th day of July 2021.

Attested to:



Dick Sears, Mayor

Linda McKinney, Town Clerk



THE TOWN OF

Holly Springs

Ordinance Number: 21-33

Date Adopted: July 20, 2021

Effective Date: July 20, 2021

PAYGO Capital Project Ordinance HOLLY SPRINGS, NORTH CAROLINA

BE IT ORDAINED by the Town Council of Holly Springs, North Carolina, that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

SECTION I: The project authorized by this ordinance consists of general government “pay-as-you-go” (PAYGO) capital projects related to downtown development incentive, public facilities, town projects, sidewalk and streets, Americans with Disabilities Act (ADA) improvements, and vehicle replacements.

SECTION II: The officers of this unit are hereby directed to proceed with the capital project within the terms of the budget contained herein.

SECTION III: The following amounts are appropriated for the project fund:

PAYGO Fund	
Expenditures:	
Downtown Development Incentive	69,305
Public Facility Projects	295,000
Town Projects	631,500
Sidewalk and Streets Projects	620,000
ADA Projects	55,000
Vehicle Replacements	261,000
Total	1,931,805

SECTION IV: The following revenues are anticipated to be available to complete these projects:

PAYGO Fund	
Revenues:	
General Government Revenues	1,931,805
Total	1,931,805

SECTION V: The Finance Officer hereby directed to maintain within the project funds detailed accounting records.

SECTION VI: The Budget Officer is directed to include a detailed analysis of the past and future costs and revenues on this capital project in every budget submission made to the Town Council.

SECTION VII: The Town Manager is authorized to amend expenditures within the fund for expenditures that are authorized per section I of this ordinance that do not change the total appropriation within the fund.

SECTION VIII: Copies of this capital project ordinance shall be furnished to the Clerk to the Town Council, and to the Budget Officer and the Finance Officer for direction in carrying out this project.

SECTION IX: All ordinances in conflict with this ordinance are hereby repealed or amended to reflect the controlling nature of this Ordinance.

The provisions of this ordinance shall become effective July 20, 2021 in accordance with the laws of the State of North Carolina.

Adopted this, the 20th day of July 2021.

Attested to:



Dick Sears, Mayor

Linda McKinney, Town Clerk



THE TOWN OF

Holly Springs

Ordinance Number: 21-34

Date Adopted: July 20, 2021

Effective Date: July 20, 2021

Street and Sidewalk Capital Project Ordinance HOLLY SPRINGS, NORTH CAROLINA

BE IT ORDAINED by the Town Council of Holly Springs, North Carolina, that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

SECTION I: The project authorized by this ordinance consists of street and sidewalk projects.

SECTION II: The officers of this unit are hereby directed to proceed with the capital project within the terms of the budget contained herein.

SECTION III: The following amounts are appropriated for the project fund:

Street and Sidewalk Project Fund	
Expenditures:	
Street and Sidewalk Projects	94,835,432
Total	94,835,432

SECTION IV: The following revenues are anticipated to be available to complete these projects:

Street and Sidewalk Project Fund	
Revenues:	
Intergovernmental / State Grants	32,790,100
Transfers In	15,627,526
General Obligation Bond Proceeds	43,210,306
Limited Obligation Bond Proceeds	3,031,000
Developer Contributions	176,500
Total	94,835,432

SECTION V: The Finance Officer hereby directed to maintain within the project funds detailed accounting records.

SECTION VI: The Budget Officer is directed to include a detailed analysis of the past and future costs and revenues on this capital project in every budget submission made to the Town Council.

SECTION VII: The Town Manager is authorized to amend expenditures within the fund for expenditures that are authorized per section I of this ordinance that do not change the total appropriation within the fund.

SECTION VIII: Copies of this capital project ordinance shall be furnished to the Clerk to the Town Council, and to the Budget Officer and the Finance Officer for direction in carrying out this project.

SECTION IX: All ordinances in conflict with this ordinance are hereby repealed or amended to reflect the controlling nature of this Ordinance.

The provisions of this ordinance shall become effective July 20, 2021 in accordance with the laws of the State of North Carolina.

Adopted this, the 20th day of July 2021.

Attested to:



Dick Sears, Mayor

Linda McKinney, Town Clerk



THE TOWN OF

Holly Springs

Ordinance Number: 21-35

Date Adopted: July 20, 2021

Effective Date: July 20, 2021

Utility PAYGO Capital Project Ordinance HOLLY SPRINGS, NORTH CAROLINA

BE IT ORDAINED by the Town Council of Holly Springs, North Carolina, that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

SECTION I: The project authorized by this ordinance consists of water and sewer enterprise fund “pay-as-you-go” (PAYGO) capital projects related to water and sewer system infrastructure, planning, studies, and capital assets.

SECTION II: The officers of this unit are hereby directed to proceed with the capital project within the terms of the budget contained herein.

SECTION III: The following amounts are appropriated for the project fund:

Utility PAYGO Fund	
Expenditures:	
Water and Sewer Projects	305,000
Total	305,000

SECTION IV: The following revenues are anticipated to be available to complete these projects:

Utility PAYGO Fund	
Revenues:	
Transfers In	305,000
Total	305,000

SECTION V: The Finance Officer hereby directed to maintain within the project funds detailed accounting records.

SECTION VI: The Budget Officer is directed to include a detailed analysis of the past and future costs and revenues on this capital project in every budget submission made to the Town Council.

SECTION VII: The Town Manager is authorized to amend expenditures within the fund for expenditures that are authorized per section I of this ordinance that do not change the total appropriation within the fund.

SECTION VIII: Copies of this capital project ordinance shall be furnished to the Clerk to the Town Council, and to the Budget Officer and the Finance Officer for direction in carrying out this project.

SECTION IX: All ordinances in conflict with this ordinance are hereby repealed or amended to reflect the controlling nature of this Ordinance.

The provisions of this ordinance shall become effective July 20, 2021 in accordance with the laws of the State of North Carolina.

Adopted this, the 20th day of July 2021.

Attested to:



Dick Sears, Mayor

Linda McKinney, Town Clerk



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 12.

Consent Agenda

Title: Avent Ferry Forcemain Change Order #1 (TOHS #04-031)

Strategic Priority Area: Responsible & Balanced Growth

Staff Resource: Aaron Levitt, Utilities and Infrastructure

Action(s):

Approve change order of \$204,572 with approved project contingency funding for the Avent Ferry Forcemain Project.

Explanation:

- The Avent Ferry Forcemain project consists of the replacement of approximately 1.6 miles (or 8,500 LF) of 8-inch sanitary sewer force mainline with an 18" line from the former Braxton Pump Station location to the Utley Creek Water Reclamation Facility.
- This project is substantially complete and is currently operational. The contractor is completing punch list items and dressing up the work area.
- A change order request is needed to cover cost associated with substantially more rock that was encountered compared to the estimated quantities in the bid document, resulting in an overrun of \$183,909 alone. Contingency funds are set aside in the project budget for risk factors such as encountering rock.
- Other additions to the original scope include:
 - 16 feet of 18" storm drainage pipe to replace existing piping that was in the way of the new construction;
 - 16 feet of 30" storm drainage pipe to replace existing piping that was in the way of the new construction;
 - additional orange construction fencing to separate a temporary bypass pipe and the sidewalk of Evergreen View Drive (for pedestrian safety); and
 - pipe restraints to further ensure the force main pipes installed in encasement pipes under the streets and streams don't leak or separate over time. The total of these 4 items is \$20,663.

Background:

- Project details:
 - Most of the pipe for the project was installed in the same general location due to the use of temporary bypass lines. A portion of the work is located on Duke Energy Progress land, where through the purchase of easements, a second line can be installed without the need for a temporary bypass.
 - Work mainly consisted of earthwork and erosion control measures. Directional Drilling is employed where the pipe is placed under the road. For the bore pits that are located in the road, traffic control will be in place. No roads are anticipated to

be closed for this project.

- **Project Timeline:**

- July 29, 2020, the Town received bids for this project and on July 30, 2020, the bids were opened.
- August 18, 2020, Town Council awarded the construction contract to Park Construction of NC, Inc. for \$2,900,000, which consists of the base bid amount of \$2,562,602 plus \$337,398 in contingency.
- Project commenced in January 2021.
- Public engagement meeting was held on April 22, 2020 and Braxton Village HOA meeting in February 2020.
- The final completion date of this project is anticipated to be September 7, 2021.

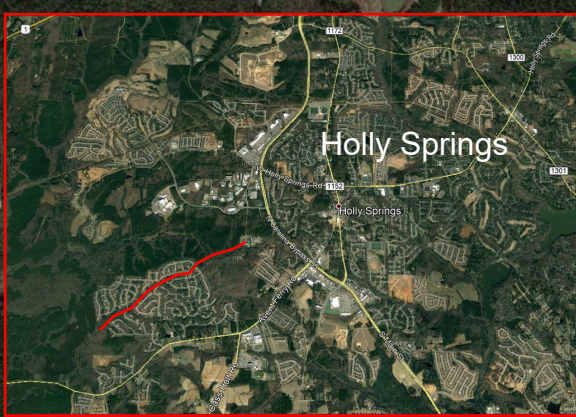
Funding Source(s):

Utilize previously approved contingency funding from the Contingency Account (Account 45-814 82.97)

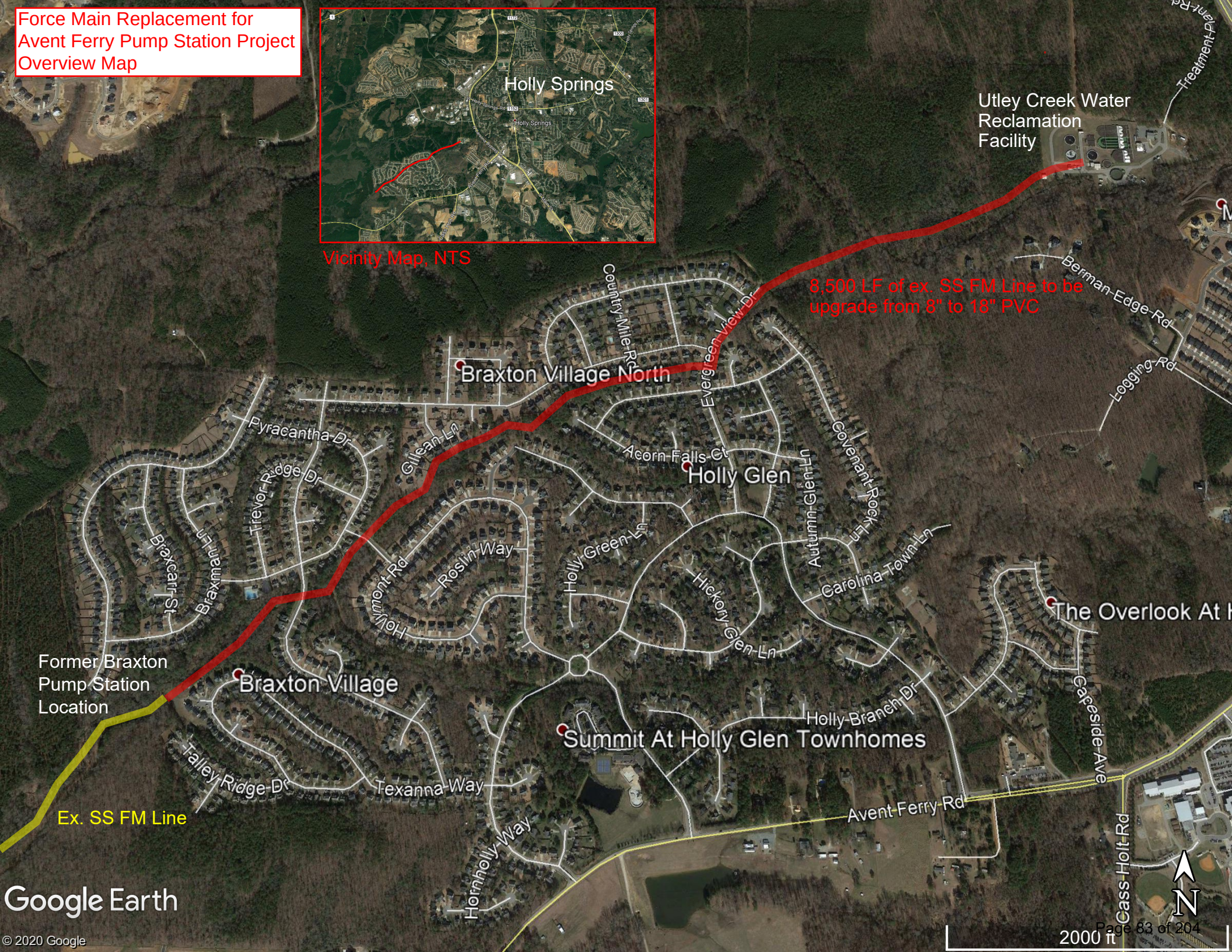
Attachment(s):

1. Project Map
2. 4 Avent Ferry FM Exhibit
3. AF Forcemain Project Budget
4. Change Order No. 1 and Detailed Description

Force Main Replacement for
Avent Ferry Pump Station Project
Overview Map



Vicinity Map, NTS



Utley Creek Water
Reclamation
Facility

8,500 LF of ex. SS FM Line to be
upgrade from 8" to 18" PVC

Braxton Village North

Holly Glen

Braxton Village

Summit At Holly Glen Townhomes

Former Braxton
Pump Station
Location

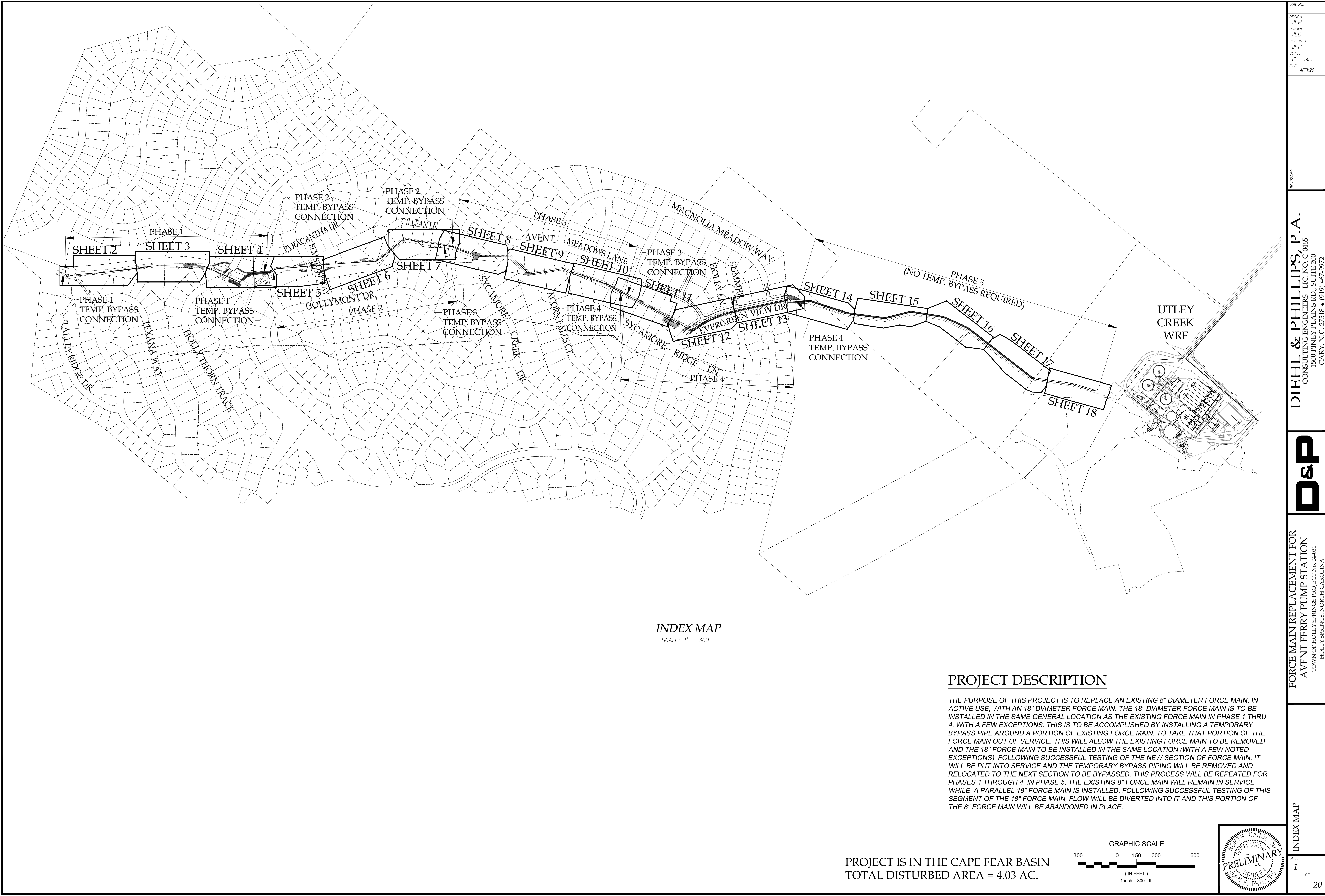
Ex. SS FM Line

Google Earth

© 2020 Google

2000 ft



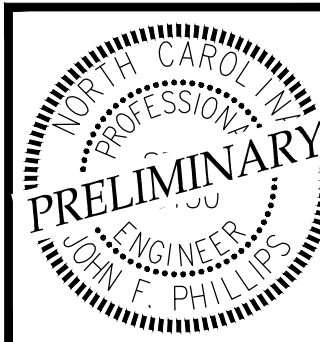
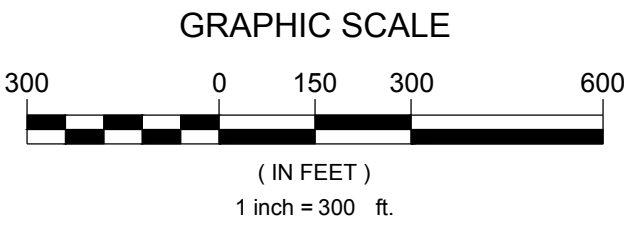


INDEX MAP
SCALE: 1" = 300'

PROJECT DESCRIPTION

THE PURPOSE OF THIS PROJECT IS TO REPLACE AN EXISTING 8" DIAMETER FORCE MAIN, IN ACTIVE USE, WITH AN 18" DIAMETER FORCE MAIN. THE 18" DIAMETER FORCE MAIN IS TO BE INSTALLED IN THE SAME GENERAL LOCATION AS THE EXISTING FORCE MAIN IN PHASE 1 THRU 4, WITH A FEW EXCEPTIONS. THIS IS TO BE ACCOMPLISHED BY INSTALLING A TEMPORARY BYPASS PIPE AROUND A PORTION OF EXISTING FORCE MAIN, TO TAKE THAT PORTION OF THE FORCE MAIN OUT OF SERVICE. THIS WILL ALLOW THE EXISTING FORCE MAIN TO BE REMOVED AND THE 18" FORCE MAIN TO BE INSTALLED IN THE SAME LOCATION (WITH A FEW NOTED EXCEPTIONS). FOLLOWING SUCCESSFUL TESTING OF THE NEW SECTION OF FORCE MAIN, IT WILL BE PUT INTO SERVICE AND THE TEMPORARY BYPASS PIPING WILL BE REMOVED AND RELOCATED TO THE NEXT SECTION TO BE BYPASSED. THIS PROCESS WILL BE REPEATED FOR PHASES 1 THROUGH 4. IN PHASE 5, THE EXISTING 8" FORCE MAIN WILL REMAIN IN SERVICE WHILE A PARALLEL 18" FORCE MAIN IS INSTALLED. FOLLOWING SUCCESSFUL TESTING OF THIS SEGMENT OF THE 18" FORCE MAIN, FLOW WILL BE DIVERTED INTO IT AND THIS PORTION OF THE 8" FORCE MAIN WILL BE ABANDONED IN PLACE.

PROJECT IS IN THE CAPE FEAR BASIN
TOTAL DISTURBED AREA = 4.03 AC.



**Town of Holly Springs
Project Budget**

Project Name: FM Repl. for AFPSP (TOHS Eng. Proj. 04-031)

Date Submitted:

Department: Utilities and Infrastructure Department

Project Start Date:

Point of Contact: Aaron Levitt

Completion Date:

Project Description: Replacement of approximately 1.7 miles (or 8,800 LF) of 8 inch sanitary sewer for an 18/20" line from the former Braxton Pump Station Location to the Utley Creek Facility

Sources (Revenues) - ALL REVENUES MUST BE VERIFIED

Transfer from Waste Water Reserves (previously funded)

LGC Loan

Total:

Uses (Expenses)

Project Account 45-814 (previously funded)

Project Account 45-814 (LGC Loan funded)

Total:

Attachments:

--

08.18.2020
Winter 2020
Fall 2021
orce main line with Water Reclamation
\$ 99,655.00
\$ 2,863,500.00
\$ 2,963,155.00
\$ 99,655.00
\$ 2,863,500.00
\$ 2,963,155.00



CHANGE ORDER

CHANGE ORDER NO.: 1

DATE: July 2, 2021

Project: Avent Ferry Pump Station Force Main Replacement Project – TOHS Project No. 04-031

Contractor: Park Construction of NC, Inc.

Engineer/Architect: Diehl & Phillips, P.A.

CONTRACTOR is directed to make the following changes in the Contract Documents.

Description: This Change Order includes additional materials and labor for Bell Joint Restraints, 18-inch Class III Reinforced Concrete Pipe, 30-inch Class IV Reinforced Concrete Pipe, and additional construction safety fencing. This Change Order also memorializes that the quantities shown for each unit price line item in the Final Pay Application were the quantities required and installed, effectively making each line item 100% complete regardless of the indicated percentage of the bid quantities shown on the Final Pay Application.

Attachments: Detailed description of the additional items in this Change Order.

CHANGE IN CONTRACT SUM OR PRICE:	CHANGE IN CONTRACT TIME OR TIMES:
Original Contract Price \$ 2,562,602.00	Original Contract Times Substantial Completion: <u>180</u> Ready for final payment: <u>200</u> Calendar days
Net change from previous Change Orders No. ____ to No. ____: \$ N.A.	Net change from previous Change Orders No. ____ to No. ____: <u>N.A.</u> days
Contract Sum or Price prior to this Change Order \$ 2,562,602.00	Contract Times with all approved Change Orders Substantial Completion: <u>180</u> Ready for final payment: <u>200</u> Calendar days
Net Increase of this Change Order \$ 204,572.15	Net Increase of this Change Order 46 days
Contract Sum or Price with all approved Change Orders \$ 2,767,174.15	Contract Times with all approved Change Orders Substantial Completion: <u>226</u> Ready for final payment: <u>246</u> Calendar days

RECOMMENDED:

By: _____
Director of Engineering
(Authorized Signature)

Date: _____

By: John F. Phillips
Diehl & Phillips, P.A.
(Authorized Signature)

APPROVED:

By: _____
Town Manager
(Authorized Signature)

Date: _____

Date: 7/6/21

ACCEPTED:

By: [Signature]
Park Construction of NC, Inc.
(Authorized Signature)

Date: 7/6/21

CHANGE ORDER NO.: 1

Page 2 of 2

The adjustment in Contract Sum or Price and/or Contract Time or Times stated in this Change Order shall comprise the total price and/or time adjustment due or owed the CONTRACTOR for the work or changes defined in this Change Order. By executing the Change Order, the CONTRACTOR acknowledges and agrees that the stipulated price and/or time adjustments include the costs and delays for all work contained in the Change Order, including costs and delays associated with the interruption of schedules, extended overheads, delay, and cumulative impacts or ripple effect on all other non-affected work under this Contract. Signing of the Change Order constitutes full and mutual accord and satisfaction for the adjustment in Contract Sum or Price or Contract Time or Times as a result of increases or decreases in costs and time of performance caused directly and indirectly from the change, subject to the current scope of the entire work as set forth in the Contract Documents. Acceptance of the waiver constitutes an agreement between OWNER and CONTRACTOR that the Change Order represents an equitable adjustment to the Contract, and that CONTRACTOR waives all rights to file a claim on this Change Order after it is properly executed.

IN WITNESS WHEREOF, the undersigned have caused the execution hereof:

CONTRACTOR: Park Construction of NC, Inc.

ATTEST

Bobbie Raynor
Secretary

By: Christopher J. Humbert

Name: Christopher J. Humbert

Title: Vice-President

Address: 416 Airport Boulevard

Date: 7/6/2021

[Corporate Seal]

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

By: _____

Name: Antwan Morrison

Title: Finance Director

Date: _____

OWNER: TOWN OF HOLLY SPRINGS

Approval as to form and legal sufficiency:

By: _____

By: _____

Name: Randy Harrington

Name: _____

Title: Town Manager

Date: _____

Date: _____

Distribution:

CONTRACT NO. 1

AVENT FERRY PUMP STATION FORCE MAIN REPLACEMENT PROJECT

TOHS PROJECT NO. 04-031

CHANGE ORDER NO. 1 DESCRIPTION

1. 18" C-900 Bell Joint Restraints – Joint restraints were added to the force main pipes installed within the bored encasement pipes, to further ensure the force main piping will not leak or separate within the encasement pipe. Additional cost: **\$16,530.06**
2. 18" Class III Reinforced Concrete Pipe – There was an existing 18" RCP in the path of the new construction that had to be removed and replaced with 16 linear feet of new 18" RCP. Additional cost: **\$1,024.00**
3. 30" Class IV Reinforced Concrete Pipe - There was an existing 30" RCP in the path of the new construction that had to be removed and replaced with 16 linear feet of new 30" RCP. Additional cost: **\$1,445.76**
4. Additional Construction Safety Fence – Approximately 870 linear feet of construction safety fence was added along Evergreen View Drive, to separate the sidewalk and walking public from the temporary bypass pipe. Additional cost: **\$1,663.43**
5. Reconciliation of Contract Line Items to Final Installed Quantities – The original contract estimated quantities and bid unit prices yielded a Contract Amount of \$2,562,602. The installed quantities for some of the line items varied from the estimated quantities, which is standard for unit price contracts. The installed quantities for some line items exceeded the estimated quantities, and some were less than the estimated quantities.

The net difference in the Contract Amount due to quantity overruns and underruns is an additional **\$183,908.90**. This overrun was due to the quantity of rock encountered during the force main installation.

Summary of Change Order No. 1 Amounts:

\$16,530.06
\$1,024.00
\$1,445.76
\$1,663.43
\$183,908.90

Total: \$204,572.15



Project: Force Main Replacement For Avent Ferry Pump Station
City: Town of Holly Springs
Owner: Town of Holly Springs
Engineer: Diehl & Phillips, P.A.
Date: 5/17/2021
Subject: 18" Bell Restraints
Location: Encased Pipe Crossings

1. Bell Joint Restraints

<u>EQUIPMENT</u>					
DESCRIPTION	QTY	UNIT	RATE	SUBTOTAL	
	0.00	DAY @	\$ - /DAY	\$	-
FEE			15.00%	\$	-
SUBTOTAL				\$	-

<u>LABOR</u>					
POSITION	QTY	UNIT	RATE	SUBTOTAL	
Superintendent	21	HR @	\$ 66.84 /HR	\$	1,403.64
Pipe Layer	21	HR @	\$ 43.13 /HR	\$	905.73
Pipe Layer	21	HR @	\$ 43.13 /HR	\$	905.73
FEE			0.00%	\$	-
SUBTOTAL				\$	3,215.10

<u>SUBCONTRACT</u>					
SUBCONTRACTOR	QTY	UNIT	RATE	SUBTOTAL	
	0	LF @	\$ - /LF	\$	-
FEE			15.00%	\$	-
SUBTOTAL				\$	-

<u>MATERIAL</u>					
SUPPLIER	QTY	UNIT	RATE	SUBTOTAL	
18" Bell Restraints	21	EA @	\$ 380.78 /EA	\$	7,996.38
Freight	1	LS @	\$ 3,300.00 /LS	\$	3,300.00
FEE			15.00%	\$	1,694.46
SUBTOTAL				\$	12,990.84

SUMMARY OF PROPOSED WORK:

SUBTOTAL	\$	16,205.94
BOND (2%)	\$	324.12
TOTAL	\$	16,530.06



Project: Force Main Replacement For Avent Ferry Pump Station
City: Town of Holly Springs
Owner: Town of Holly Springs
Engineer: Diehl & Phillips, P.A.
Date: 5/17/2021
Subject: 18" RCP
Location: Varies

2. 18" Class III Reinforced Concrete Pipe

<u>EQUIPMENT</u>						
DESCRIPTION	QTY	UNIT	RATE		SUBTOTAL	
	0.00	DAY @	\$	- /DAY	\$	-
FEE				15.00%	\$	-
SUBTOTAL					\$	-

<u>LABOR</u>						
POSITION	QTY	UNIT	RATE		SUBTOTAL	
STRAIGHT TIME	0	HR @	\$	- /HR	\$	-
FEE				0.00%	\$	-
SUBTOTAL					\$	-

<u>SUBCONTRACT</u>						
SUBCONTRACTOR	DESCRIPTION	QTY	UNIT	RATE		SUBTOTAL
		0	LF @	\$	- /LF	\$ -
FEE				15.00%	\$	-
SUBTOTAL					\$	-

<u>MATERIAL</u>						
SUPPLIER	DESCRIPTION	QTY	UNIT	RATE		SUBTOTAL
18" RCP		16	EA @	\$ 64.00	/EA	\$ 1,024.00
FEE				0.00%	\$	-
SUBTOTAL					\$	1,024.00

SUMMARY OF PROPOSED WORK:					
SUBTOTAL					\$ 1,024.00
BOND (2%)					\$ -
TOTAL					\$ 1,024.00



Project: Force Main Replacement For Avent Ferry Pump Station
 City: Town of Holly Springs
 Owner: Town of Holly Springs
 Engineer: Diehl & Phillips, P.A.
 Date: 5/26/2021
 Subject: 30" Class IV RCP
 Location: 513 Avent Meadows Dr.

3. 30" Class IV Reinforced Concrete Pipe

EQUIPMENT					
DESCRIPTION	QTY	UNIT	RATE	SUBTOTAL	
	0.00	DAY @	\$ - /DAY	\$	-
FEE			15.00%	\$	-
SUBTOTAL				\$	-

LABOR					
POSITION	QTY	UNIT	RATE	SUBTOTAL	
STRAIGHT TIME	0	HR @	\$ - /HR	\$	-
FEE			0.00%	\$	-
SUBTOTAL				\$	-

Contract Items					
SUBCONTRACTOR	DESCRIPTION	QTY	UNIT	RATE	SUBTOTAL
		0	TN @	\$ - /TN	\$ -
FEE				0.00%	\$ -
SUBTOTAL				\$	-

MATERIAL					
SUPPLIER	DESCRIPTION	QTY	UNIT	RATE	SUBTOTAL
30" CLIV RCP T&G		16	LF @	\$ 90.36 /EA	\$ 1,445.76
FEE				0.00%	\$ -
SUBTOTAL				\$	1,445.76

SUMMARY OF PROPOSED WORK:

SUBTOTAL	\$	1,445.76
BOND (2%)	\$	-
TOTAL	\$	1,445.76



Project: Force Main Replacement For Avent Ferry Pump Station
City: Town of Holly Springs
Owner: Town of Holly Springs
Engineer: Diehl & Phillips, P.A.
Date: 3/8/2021
Subject: Additional Construction Safety Fence
Location: Evergreen View Dr., Holly Springs NC

4. Additional Construction Safety Fence

<u>EQUIPMENT</u>					
DESCRIPTION	QTY	UNIT	RATE	SUBTOTAL	
	0.00	DAY @	\$ - /DAY	\$	-
FEE			15.00%	\$	-
SUBTOTAL				\$	-

<u>LABOR</u>					
POSITION	QTY	UNIT	RATE	SUBTOTAL	
Superintendent STRAIGHT TIME	0	HR @	\$ - /HR	\$	-
FEE			0.00%	\$	-
SUBTOTAL				\$	-

<u>SUBCONTRACT</u>					
SUBCONTRACTOR	DESCRIPTION	QTY	UNIT	RATE	SUBTOTAL
Kelly's Erosion Control	Construction Safety Fence	870	LF @	\$ 1.63 /LF	\$ 1,418.10
FEE				15.00%	\$ 212.72
SUBTOTAL					\$ 1,630.82

<u>MATERIAL</u>					
SUPPLIER	DESCRIPTION	QTY	UNIT	RATE	SUBTOTAL
		0	CY @	\$ - /CY	\$ -
FEE				15.00%	\$ -
SUBTOTAL					\$ -

SUMMARY OF PROPOSED WORK:

SUBTOTAL	\$ 1,630.82
BOND (2%)	\$ 32.62
TOTAL	\$ 1,663.43



TEAMWORK Together We Achieve The Extraordinary!

June 14, 2021

To: John F. Phillips, PE
RE: Avent Ferry PS FM Replacement Project – Contract Time Extension

Mr. Phillips:

Park Construction requests an extension to the contract time due to the substantial amount of rock encountered over and above the anticipated contract quantity. Given this rock had to be removed solely by mechanical means, this overage significantly impacted project production.

Based on an average production of 30 cubic yards per day, Park Construction requests an additional 34 calendar days for rock removal. Additionally, we request 12 impact/rain days for the project. Thus, this shifts the project's substantial completion to 8/18/2021 and final completion to 9/7/2021.

Please contact us with any questions or concerns.

Best Regards,

Austin Bailey, PMP
Senior Project Manager
Park Construction of NC, Inc.

Post Office Box 500 • Morrisville, NC 27560 • Phone (919) 319-8801 • Fax (919) 319-8835





Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 13.

Consent Agenda

Title: Resolution to Accept American Rescue Plan Act Funds

Strategic Priority Area: Organizational Excellence

Staff Resource: Corey Petersohn, Finance

Action(s):

Adopt resolution 21-18 to accept American Rescue Plan (ARP) Act funds.

Explanation:

- The Town of Holly Springs is eligible to receive funding from the Coronavirus State and Local Fiscal Recovery Fund (CSLRF) from the American Rescue Plan (ARP) Act of 2021.
- In order to accept American Rescue Plan (ARP) Act funds, Town Council must adopt a resolution to formally accept the funds.
- The acceptance resolution does not have to appropriate funds or identify intended use.
- This resolution is just a required first step to receive the estimated \$12 million in ARP Act funding for the Town.
- The Department of Treasury has identified five eligible expenses with ARP Act Funding:
 - Support for public health expenditures
 - Address negative economic impacts caused by the public health emergency
 - Replace lost public sector revenue
 - Provide premium pay for essential workers
 - Invest in water, sewer, and broadband infrastructure

Background:

- The American Rescue Plan Act provides \$350 billion in emergency funding for state, local, territorial, and Tribal governments.
- The Town anticipates receiving \$12 million, split in two disbursements.
- Town Council received a preliminary allocation recommendation at the July 13, 2021 Workshop:
 - \$5 million allocated in the approved Community Investment Plan (CIP) for Holly Springs Road Phase 2 Force Main Up-size and 12 Oaks Pump Station Upgrade projects.
 - \$6.5 million reserved for future water and sewer infrastructure associated with the Town's Community Investment Plan (CIP)
 - \$0.4 million reserved for potential stormwater infrastructure projects
 - \$0.1 million unallocated for other future potential opportunities
- All funds must be obligated by December 31, 2024 and expensed by December 31, 2026.

Funding Source(s):

Town Council Business Meeting
July 20, 2021

N/A

Attachment(s):

1. 21-18 ARPA Resolution



THE TOWN OF

Holly Springs

Resolution No.: 21-18

Date Adopted: July 20, 2021

Effective Date: July 20, 2021

A RESOLUTION OF THE HOLLY SPRINGS TOWN COUNCIL FORMALLY ACCEPTING THE ALLOCATION OF THE AMERICAN RESCUE PLAN (ARP) ACT FUNDS

WHEREAS, the Town of Holly Springs is eligible for funding from the Coronavirus State and Local Fiscal Recovery Funds of H.R. 1319 American Rescue Plan Act of 2021 (CSLRF).

WHEREAS, the North Carolina General Assembly will provide for the distribution of funds to eligible North Carolina municipalities; and

WHEREAS, before receiving a payment, the Town Council is required to formally accept the CSLRF funds;

WHEREAS, revenue received under the CSLRF must only be spent for purposes authorized by the CSLRF, and applicable regulations, and by state law;

WHEREAS, revenue received under the CSLRF must be accounted for in a separate fund and not co-mingled with other revenue for accounting purposes; and

WHEREAS, the Town of Holly Springs must comply with all applicable budgeting, accounting, contracting, reporting, and other compliance requirements for CSLRF funds.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Holly Springs that we do hereby accept and request CSLRF funding to be distributed by the State of North Carolina; and

BE IT FURTHER RESOLVED that the Town of Holly Springs affirms that the CSLRF revenue will only be used for the purposes prescribed in the CSLRF, and in US Treasury guidance in 31 CFR, Part 35, and any applicable regulations, and in accordance with state law; and

FUTHER RESOLVED that the Town of Holly Springs will comply with procedures created by the North Carolina General Assembly and the US Treasury Department to receive funds under the act; and

FURTHER RESOLVED that the Town of Holly Springs will account for CSLRF in a separate fund and not co-mingle it with other revenues for accounting purposes and will comply with all applicable federal and state budgeting, accounting, contracting, reporting, and other compliance requirements for CSLRF funds; and

FURTHER RESOLVED that the Town Council of the Town of Holly Springs designates and directs the Town Manager and/or Finance Officer to take all actions necessary on behalf of the town council to receive the CSLRF funds.

ATTEST:



Dick Sears, Mayor

Linda McKinney, Town Clerk



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 14.

Consent Agenda

Title: Resolution Supporting Memorandum of Agreement on Opioid Litigation Proceeds to Wake County

Strategic Priority Area: Safe & Friendly

Staff Resource: Randy Harrington, Town Manager

Action(s):

Approve Resolution 21-16 supporting a Memorandum of Agreement between the State of North Carolina and local governments on proceeds relating to the settlement of Opioid Litigation, and any subsequent funds that may come into North Carolina as a result of the opioid crisis.

Explanation:

- Local governments are on the frontlines of the opioid epidemic.
- 76 Counties and eight municipalities in NC filed lawsuits against companies involved in manufacturing opioid drugs. These lawsuits have been consolidated into a national multi-district litigation.
- A national settlement is anticipated that could allocate up to \$850 million to NC over an 18-year period to address the opioid epidemic.
- While the Town of Holly Springs is not a participant in the opioid litigation or settlement, resolutions of support by the towns in Wake County with over 30,000 population have been requested by Wake County to help maximize the portion of the settlement payout to North Carolina and to Wake County. While it is unclear if any direct funds will come to Holly Springs, support of the resolution will help the region combat the opioid epidemic.

Background:

- The opioid epidemic has caused more than 16,000 deaths in North Carolina and negatively impacts families, public safety agencies, the criminal justice system, social services, and healthcare.
- Local governments and the state are hopeful that a National Settlement Agreement with some of the companies involved in the MDL may be forthcoming, along with additional potential proceeds from a bankruptcy resolution involving opioid manufacturer Purdue Pharma. Under the national settlement and bankruptcy resolution (taken together), up to \$850 million could be allocated to North Carolina over 18 years to address the opioid epidemic.
- The potential settlement money would be allocated among states based on population and the local impact of the opioid crisis, as determined by public health statistics related to opioid misuse. The potential payments would occur over an 18-year period. The allocation formula also includes an incentive that increases the payment amounts as more North Carolina counties and municipalities join the settlement. In anticipation of potential

opioid settlement funds, the North Carolina Association of County Commissioners (NCACC) and the North Carolina Department of Justice (DOJ) have been working closely together over the past 18 months on a plan to maximize North Carolina's share to ensure that resources reach communities as quickly, effectively, and directly as possible.

- NCACC formed a Working Group comprised of five county commissioners, five county managers, five county attorneys and NCACC staff to collaborate with DOJ on a model to distribute potential settlement funds to all 100 counties to use on programs, services, and strategies to address the epidemic. The culmination of this collaborative work is the North Carolina Memorandum of Agreement (NC MOA), which governs how North Carolina would use its share of opioid settlement funds. Under the NC MOA, all opioid settlement funds would be directed as follows:
 - 15 percent to the state, which the General Assembly would appropriate to address the epidemic.
 - 80 percent to local governments, including all 100 counties and 17 municipalities.
 - 5 percent to an incentive fund to encourage counties and large- and medium-size municipalities to sign on to the agreement.
- The MOA outlines that local governments shall expend opioid settlement funds only for opioid-related expenditures, which could include evidence based addiction treatment, recovery support services, recovery housing services, early intervention, naloxone distribution, criminal justice diversion programs and reentry programs. Counties and municipalities are expected to work together to develop annual plans for the use of the funds.
- In addition, the agreement offers a high level of transparency into how local governments will use the funds, including special revenue funds subject to audit, annual financial and impact reports, and a public dashboard showing how they are using settlement funds to address the epidemic.
- Although the national settlement has not been finalized, the NCACC is encouraging counties and municipalities in North Carolina to adopt the MOA to better position the state for rapid distribution of funds and to provide clarity on the expected process and terms.

Funding Source(s):

N/A

Attachment(s):

1. Final Opioid MOA
2. 21-16 Opioid Crisis Resolution

**MEMORANDUM OF AGREEMENT
BETWEEN THE STATE OF NORTH CAROLINA AND LOCAL GOVERNMENTS
ON PROCEEDS RELATING TO THE SETTLEMENT OF OPIOID LITIGATION**

Contents

Background Statement	3
Statement of Agreement	4
A. Definitions.....	4
B. Allocation of Settlement Proceeds	
1. Method of distribution	5
2. Overall allocation of funds.....	5
3. Allocation of funds between Local Governments	5
4. Municipal allocations	
a. Local Governments receiving payments.....	6
b. Municipality may direct payments to county.....	6
5. Use of funds for opioid remediation activities.....	6
6. Relationship of this MOA to other agreements and resolutions	6
C. Payment of Litigating and Non-Litigating Parties.....	6
D. Special Revenue Fund	
1. Creation of special revenue fund	6
2. Procedures for special revenue fund	6
3. Interest earned on special revenue fund.....	7
E. Opioid Remediation Activities	
1. Limitation on use of funds	7
2. Opportunity to cure inconsistent expenditures	7
3. Consequences of failure to cure inconsistent expenditures	7
4. Annual meeting of counties and municipalities within each county	7
5. Use of settlement funds under Option A and Option B	
a. Option A.....	8
b. Option B.....	8
6. Process for drawing from special revenue funds	
a. Budget item or resolution required	9
b. Budget item or resolution details	9
7. Coordination group	9
F. Auditing, Compliance, Reporting, and Accountability	
1. Audits under Local Government Budget and Fiscal Control Act.....	9
2. Audits under other acts and requirements.....	9
3. Audit costs	9

4. Access to persons and records	9
5. Preservation of records	10
6. Reporting	
a. Annual financial report required	10
b. Annual financial report timing and contents	10
c. Reporting to statewide opioid settlement dashboard	10
d. Copy to NCDOJ of any additional reporting	11
e. Compliance and non-compliance	11
7. Collaboration	11
G. County Incentive Fund	11
H. Effectiveness	
1. When MOA takes effect	12
2. Amendments to MOA	
a. Amendments to conform to final national documents	12
b. Coordination group	12
c. No amendments to allocation between local governments	12
d. General amendment power	12
3. Acknowledgement	12
4. When MOA is no longer in effect	12
5. Application of MOA to settlements and bankruptcy resolutions	12
6. Applicable law and venue	13
7. Scope of MOA	13
8. No third party beneficiaries	13
9. No effect on authority of parties	13
10. Signing and execution of MOA	13

Signature Pages

Exhibits

A. High-Impact Opioid Abatement Strategies Under Option A	1
B. Additional Opioid Remediation Activities Under Option B	3
C. Collaborative Strategic Planning Process Under Option B	14
D. Coordination Group	16
E. Annual Financial Report	19
F. Impact Information	20
G. Local Government Allocation Proportions	22

Background Statement

Capitalized terms not defined below have the meanings set forth in the Definitions section of the Statement of Agreement.

WHEREAS, the State of North Carolina (the “State”), North Carolina counties and municipalities, and their people have been harmed by misconduct committed by certain entities that engage in or have engaged in the manufacture, marketing, promotion, distribution, or dispensing of an opioid analgesic (“Pharmaceutical Supply Chain Participants”); and

WHEREAS, certain North Carolina counties and municipalities, through their counsel, and the State, through its Attorney General, are separately engaged in ongoing investigations, litigation and settlement discussions seeking to hold Pharmaceutical Supply Chain Participants accountable for the damage caused by their misconduct; and

WHEREAS, the State and the Local Governments share a common desire to abate and alleviate the impacts of the misconduct described above throughout North Carolina and in its local communities; and

WHEREAS, while the Local Governments and the State recognize the sums which may be available from the aforementioned litigation will likely be insufficient to fully abate the public health crisis caused by the opioid epidemic, they share a common interest in dedicating the most resources possible to the abatement effort; and

WHEREAS, settlements resulting from the investigations and litigation with Johnson & Johnson, AmerisourceBergen, Cardinal Health, and McKesson are anticipated to take the form of a National Settlement Agreement; and

WHEREAS, this Memorandum of Agreement (“MOA”) is intended to facilitate compliance by the State and by the Local Governments with the terms of the National Settlement Agreement and, to the extent appropriate, in other settlements related to the opioid epidemic reached by the state of North Carolina; and

WHEREAS, North Carolina’s share of settlement funds from the National Settlement Agreement will be maximized only if all North Carolina counties, and municipalities of a certain size, participate in the settlement; and

WHEREAS, the National Settlement Agreement will set a default allocation between each state and its political subdivisions unless they enter into a state-specific agreement regarding the distribution and use of settlement amounts (a “State-Subdivision Agreement”); and

WHEREAS, this MOA is intended to serve as such a State-Subdivision Agreement under the National Settlement Agreement; and

WHEREAS, the aforementioned investigations and litigation have caused some Pharmaceutical Supply Chain Participants to declare bankruptcy, and it may cause additional entities to declare bankruptcy in the future; and

WHEREAS, this MOA is also intended to serve as a State-Subdivision Agreement under resolutions of claims concerning alleged misconduct in manufacture, marketing, promotion, distribution, or dispensing of an opioid analgesic entered in bankruptcy court that provide for payments (including payments through a trust) to both the State and North Carolina counties and municipalities and allow for the allocation between a state and its political subdivisions to be set through a state-specific agreement (“Bankruptcy Resolutions”); and

WHEREAS, specifically, this MOA is intended to serve under the Bankruptcy Resolution concerning Purdue Pharma L.P. as a statewide abatement agreement, and under this MOA, a statewide abatement agreement is a type of State-Subdivision Agreement.

Statement of Agreement

The parties hereto agree as follows:

A. Definitions

As used in this MOA:

The terms “Bankruptcy Resolution,” “MOA,” “Pharmaceutical Supply Chain Participant,” “State,” and “State-Subdivision Agreement” are defined in the recitals to this MOA.

“Coordination group” refers to the group described in **Section E.7** below.

“County Incentive Fund” is defined in **Section G** below.

“Governing Body” means (1) for a county, the county commissioners of the county, and (2) for a municipality, the elected city council, town council, board of commissioners, or board of aldermen for the municipality.

“Incentive Eligible Local Government” is defined in **Section G** below.

“Local Abatement Funds” are defined in **Section B.2** below.

“Local Government” means all counties and municipalities located within the geographic boundaries of the State of North Carolina that have chosen to sign on to this MOA.

“MDL Matter” means the matter captioned *In re: National Prescription Opiate Litigation*, MDL 2804 pending in the United States District Court for the Northern District of Ohio.

“MDL Parties” means all parties who participated in the matter captioned *In re: National Prescription Opiate Litigation*, MDL 2804 pending in the United States District Court for the Northern District of Ohio as Plaintiffs.

“National Settlement Agreement” means a national opioid settlement agreement with the Parties and one or all of the Settling Defendants concerning alleged misconduct in manufacture, marketing, promotion, distribution, or dispensing of an opioid analgesic.

“Opioid Settlement Funds” shall mean all funds allocated by the National Settlement Agreement and any Bankruptcy Resolutions to the State or Local Governments for purposes of opioid remediation activities or restitution, as well as any repayment of those funds and any interest or investment earnings that may accrue as those funds are temporarily held before being expended on opioid remediation strategies. Not included are funds made available in the National Settlement Agreement or any Bankruptcy Resolutions for the payment of the Parties’ litigation expenses or the reimbursement of the United States Government.

“Parties” means the State of North Carolina and the Local Governments.

“Settling Defendants” means Johnson & Johnson, AmerisourceBergen, Cardinal Health, and McKesson, as well as their subsidiaries, affiliates, officers, and directors named in a National Settlement Agreement.

“State Abatement Fund” is defined in **Section B.2** below.

B. Allocation of Settlement Proceeds

1. Method of distribution. Pursuant to the National Settlement Agreement and any Bankruptcy Resolutions, Opioid Settlement Funds shall be distributed directly to the State and to Local Governments in such proportions and for such uses as set forth in this MOA, provided Opioid Settlement Funds shall not be considered funds of the State or any Local Government unless and until such time as each annual distribution is made.
2. Overall allocation of funds. Opioid Settlement Funds shall be allocated as follows: (i) 15% directly to the State (“State Abatement Fund”), (ii) 80% to abatement funds established by Local Governments (“Local Abatement Funds”), and (iii) 5% to a County Incentive Fund described in **Section G** below.
3. Allocation of funds between Local Governments. The Local Abatement Funds shall be allocated to counties and municipalities in such proportions as set forth in **Exhibit G**, attached hereto and incorporated herein by reference, which is based upon the MDL Matter’s Opioid Negotiation Class Model. The proportions shall not change based on population changes during the term of the MOA. However, to the extent required by the terms of the National Settlement Agreement, the proportions set forth in **Exhibit G** shall be adjusted: (i) to provide no payment from the National Settlement Agreement to any listed county or municipality that does not participate in the National Settlement Agreement; and (ii) to provide a reduced payment from the National Settlement Agreement to any listed county or municipality that signs onto the National Settlement Agreement after the initial participation deadline.
4. Municipal allocations. Within counties and municipalities:

- a. Local Governments receiving payments. The proportions set forth in **Exhibit G** provide for payments directly to (i) all North Carolina counties, (ii) North Carolina municipalities with populations over 75,000 based on the United States Census Bureau's Vintage 2019 population totals, and (iii) North Carolina municipalities who are also MDL Parties as of January 1, 2021.
 - b. Municipality may direct payments to county. Any municipality allocated a share in **Exhibit G** may elect to have its share of current or future annual distributions of Local Abatement Funds instead directed to the county or counties in which it is located. Such an election may be made by January 1 each year to apply to the following fiscal year. If a municipality is located in more than one county, the municipality's funds will be directed based on the MDL Matter's Opioid Negotiation Class Model.
5. Use of funds for opioid remediation activities. This MOA requires that except as related to the payment of the Parties' litigation expenses and the reimbursement of the United States Government, all Opioid Settlement Funds, regardless of allocation, shall be utilized only for opioid remediation activities.
 6. Relationship of this MOA to other agreements and resolutions. All Parties acknowledge and agree the National Settlement Agreement will require a Local Government to release all its claims against the Settling Defendants to receive Opioid Settlement Funds. All Parties further acknowledge and agree based on the terms of the National Settlement Agreement, a Local Government may receive funds through this MOA only after complying with all requirements set forth in the National Settlement Agreement to release its claims. This MOA is not a promise from any Party that any National Settlement Agreement or Bankruptcy Resolution will be finalized or executed.

C. Payment of Litigating and Non-Litigating Parties

No Party engaged in litigating the MDL Matter shall receive a smaller payment than a similarly situated non-litigating Party, other than as based on the Allocation Proportions in **Exhibit G** or based on the eligibility criteria for payments from the County Incentive Fund as provided by **Section G** below.

D. Special Revenue Fund

1. Creation of special revenue fund. Every Local Government receiving Opioid Settlement Funds shall create a separate special revenue fund, as described below, that is designated for the receipt and expenditure of the Opioid Settlement Funds.
2. Procedures for special revenue fund. Funds in this special revenue fund shall not be commingled with any other money or funds of the Local Government. The funds in the

special revenue fund shall not be used for any loans or pledge of assets, unless the loan or pledge is for an opioid remediation purpose consistent with the terms of this MOA and adopted under the process described in **Section E.6** below. Although counties or municipalities may make contracts with or grants to a nonprofit, charity, or other entity, counties or municipalities may not assign to another entity their rights to receive payments from the national settlement or their responsibilities for funding decisions.

3. Interest earned on special revenue fund. The funds in the special revenue fund may be invested, consistent with the investment limitations for local governments, and may be placed in an interest-bearing bank account. Any interest earned on the special revenue fund must be used in a way that is consistent with this MOA.

E. Opioid Remediation Activities.

1. Limitation on use of funds. Local Governments shall expend Opioid Settlement Funds only for opioid-related expenditures consistent with the terms of this MOA and incurred after the date of the Local Government's execution of this MOA, unless execution of the National Settlement Agreement requires a later date.
2. Opportunity to cure inconsistent expenditures. If a Local Government spends any Opioid Settlement Funds on an expenditure inconsistent with the terms of this MOA, the Local Government shall have 60 days after discovery of the expenditure to cure the inconsistent expenditure through payment of such amount for opioid remediation activities through budget amendment or repayment.
3. Consequences of failure to cure inconsistent expenditures. If a Local Government does not make the cure required by **Section E.2** above within 60 days, (i) future Opioid Fund payments to that Local Government shall be reduced by an amount equal to the inconsistent expenditure, and (ii) to the extent the inconsistent expenditure is greater than the expected future stream of payments to the Local Government, the Attorney General may initiate a process up to and including litigation to recover and redistribute the overage among all eligible Local Governments. The Attorney General may recover any litigation expenses incurred to recover the funds. Any recovery or redistribution shall be distributed consistent with **Sections B.3 and B.4** above.
4. Annual meeting of counties and municipalities within each county. Each county receiving Opioid Settlement Funds shall hold at least one annual meeting with all municipalities in the Local Government's county invited in order to receive input as to proposed uses of the Opioid Settlement Funds and to encourage collaboration between local governments both within and beyond the county. These meetings shall be open to the public.
5. Use of settlement funds under Option A and Option B. Local Governments shall spend Opioid Settlement Funds from the Local Abatement Funds on opioid remediation activities using either or both of the processes described as Option A and Option B below, unless the relevant National Settlement Agreement or Bankruptcy Resolution further limit the spending.

a. Option A.

- i. Without any additional strategic planning beyond the meeting described in **Section E.4** above, Local Governments may spend Opioid Settlement Funds from the list of High-Impact Opioid Abatement Strategies attached as **Exhibit A**. This list is a subset of the initial opioid remediation strategies listed in the National Settlement Agreement.
- ii. **Exhibit A** may be modified as set forth in Exhibit D below; provided, however, that any strategy listed on **Exhibit A** must be within the list of opioid remediation activities for the then-current National Settlement Agreement. Opioid remediation activities undertaken under a previously authorized strategy list may continue if they were authorized at the time of the Local Government's commitment to spend funds on that activity.

b. Option B.

- i. A Local Government that chooses to participate in additional voluntary, collaborative, strategic planning may spend Opioid Settlement Funds from the broader list of categories found in **Exhibit B**. This list contains all the initial opioid remediation strategies listed in the National Settlement Agreement.
- ii. Before spending any funds on any activity listed in **Exhibit B**, but not listed on **Exhibit A**, a Local Government must first engage in the collaborative strategic planning process described in **Exhibit C**. This process shall result in a report and non-binding recommendations to the Local Government's Governing Body described in **Exhibit C** (right-hand column).
- iii. A Local Government that has previously undertaken the collaborative strategic planning process described in **Exhibit C** and wishes to continue implementing a strategy listed in **Exhibit B**, but not listed in **Exhibit A**, shall undertake a new collaborative strategic planning process every four years (or more often if desired).
- iv. A Local Government that has previously undertaken the collaborative strategic planning process described in **Exhibit C** that wishes to implement a new strategy listed in **Exhibit B** but not listed in **Exhibit A**, shall undertake a new collaborative strategic planning process.
- v. Two or more Local Governments may undertake a single collaborative strategic planning process resulting in a report and recommendations to all of the Local Governments involved.

6. Process for drawing from special revenue funds.
 - a. Budget item or resolution required. Opioid Settlement Funds can be used for a purpose when the Governing Body includes in its budget or passes a separate resolution authorizing the expenditure of a stated amount of Opioid Settlement Funds for that purpose or those purposes during a specified period of time.
 - b. Budget item or resolution details. The budget or resolution should (i) indicate that it is an authorization for expenditure of opioid settlement funds; (ii) state the specific strategy or strategies the county or municipality intends to fund pursuant to Option A or Option B, using the item letter and/or number in **Exhibit A** or **Exhibit B** to identify each funded strategy, and (iii) state the amount dedicated to each strategy for a stated period of time.
7. Coordination group. A coordination group with the composition and responsibilities described in **Exhibit D** shall meet at least once a year during the first three years that this MOA is in effect. Thereafter, the coordination group shall meet at least once every three years until such time as Opioid Settlement Funds are no longer being spent by Local Governments.

F. Auditing, Compliance, Reporting, and Accountability

1. Audits under Local Government Budget and Fiscal Control Act. Local Governments' Opioid Settlement Funds are subject to financial audit by an independent certified public accountant in a manner no less than what is required under G.S. 159-34. Each Local Government must file an annual financial audit of the Opioid Settlement Funds with the Local Government Commission. If any such audit reveals an expenditure inconsistent with the terms of this MOA, the Local Government shall immediately report the finding to the Attorney General.
2. Audits under other acts and requirements. The expenditure of Opioid Settlement Funds is subject to the requirements of the Local Government Budget and Fiscal Control Act, Chapter 159 of the North Carolina General Statutes; Local Government Commission rules; the Federal Single Audit Act of 1984 (as if the Opioid Settlement Funds were federal funds); the State Single Audit Implementation Act; Generally Accepted Government Auditing Standards; and all other applicable laws, rules, and accounting standards. For expenditures for which no compliance audit is required under the Federal Single Audit Act of 1984, a compliance audit shall be required under a compliance supplement approved by the coordination group.
3. Audit costs. Reasonable audit costs that would not be required except for this Section F may be paid by the Local Government from Opioid Settlement Funds..
4. Access to persons and records. During and after the term of this MOA, the State Auditor and Department of Justice shall have access to persons and records related to this MOA and expenditures of Opioid Settlement Funds to verify accounts and data affecting fees or

performance. The Local Government manager/administrator is the point of contact for questions that arise under this MOA.

5. Preservation of records. The Local Government must maintain, for a period of at least five years, records of Opioid Settlement Fund expenditures and documents underlying those expenditures, so that it can be verified that funds are being or have been utilized in a manner consistent with the National Settlement Agreement, any Bankruptcy Resolutions, and this MOA.
6. Reporting.
 - a. Annual financial report required. In order to ensure compliance with the opioid remediation provisions of the National Settlement Agreement, any Bankruptcy Resolutions, and this MOA, for every fiscal year in which a Local Government receives, holds, or spends Opioid Settlement Funds, the county or municipality must submit an annual financial report specifying the activities and amounts it has funded.
 - b. Annual financial report timing and contents. The annual financial report shall be provided to the North Carolina Attorney General by emailing the report to opioiddocs@ncdoj.gov, within 90 days of the last day of the state fiscal year covered by the report. Each annual financial report must include the information described on **Exhibit E**.
 - c. Reporting to statewide opioid settlement dashboard. Each Local Government must provide the following information to the statewide opioid settlement dashboard within the stated timeframes:
 - i. The budget or resolution authorizing the expenditure of a stated amount of Opioid Settlement Funds for a specific purpose or purposes during a specified period of time as described in **Section E.6.b** above (within 90 days of the passage of any such budget or resolution);
 - ii. If the Local Government is using Option B, the report(s) and non-binding recommendations from collaborative strategic planning described in **Section E.5.b.ii** above and **Exhibit C** (right hand column) (within 90 days of the date the report and recommendations are submitted to the local governing body for consideration);
 - iii. The annual financial reports described in Section F.6.a and **Exhibit E** (within 90 days of the end of the fiscal year covered by the report); and
 - iv. The impact information described in **Exhibit F** (within 90 days of the end of the fiscal year covered by the report).

The State will create an online portal with instructions for Local Governments to report or upload each of these four items by electronic means.

- d. Copy to NCDOJ of any additional reporting. If the National Settlement Agreement or any Bankruptcy Resolutions require that a Local Government file, post, or provide a report or other document beyond those described in this MOA, or if any Local Government communicates in writing with any national administrator or other entity created or authorized by the National Settlement Agreement or any Bankruptcy Resolutions regarding the Local Government's compliance with the National Settlement Agreement or Bankruptcy Resolutions, the Local Government shall email a copy of any such report, document, or communication to the North Carolina Department of Justice at opioiddocs@ncdoj.gov.
 - e. Compliance and non-compliance.
 - i. Every Local Government shall make a good faith effort to comply with all of its reporting obligations under this MOA, including the obligations described in **Section F.6.c** above.
 - ii. A Local Government that engages in a good faith effort to comply with its reporting obligations under **Section F.6.c** but fails in some way to report information in an accurate, timely, or complete manner shall be given an opportunity to remedy this failure within a reasonable time.
 - iii. A Local Government that does not engage in a good faith effort to comply with its reporting obligations under this MOA, or that fails to remedy reporting issues within a reasonable time, may be subject to action for breach of contract.
 - iv. Notwithstanding anything to the contrary herein, a Local Government that is in substantial compliance with the reporting obligations in this MOA shall not be considered in breach of this MOA or in breach of contract.
7. Collaboration. The State and Local Governments must collaborate to promote effective use of Opioid Settlement Funds, including through the sharing of expertise, training, technical assistance. They will also coordinate with trusted partners to collect and share information about successful regional and other high-impact strategies and opioid treatment programs.

G. County Incentive Fund

A Local Government receiving Settlement Proceeds pursuant to **Section B.4.a** shall be an Incentive Eligible Local Government if every municipality in the Local Government's county with population of at least 30,000 has executed this MOA by October 1, 2021, but no later than any such deadline set in the National Settlement Agreement for the highest possible participation in incentive structures for North Carolina. Each Incentive Eligible Local Government shall receive a share of the 5% County Incentive Fund set forth in **Section B.2.iii**, distributed pro rata among only Incentive Eligible Local Governments as set forth in **Exhibit G**. For purposes of the calculations required by this Section, populations will be based on United States Census Bureau's Vintage 2019 population totals, and a municipality with populations in multiple counties will be counted only toward the county which has the largest share of that municipality's population.

H. Effectiveness

1. When MOA takes effect. This MOA shall become effective at the time a sufficient number of Local Governments have joined the MOA to qualify this MOA as a State-Subdivision Agreement under the National Settlement Agreement or any Bankruptcy Resolution. If this MOA does not thereby qualify as a State-Subdivision Agreement, this MOA will have no effect.
2. Amendments to MOA.
 - a. Amendments to conform to final national documents. The Attorney General, with the consent of a majority vote from a group of Local Government attorneys appointed by the Association of County Commissioners, may initiate a process to amend this MOA to make any changes required by the final provisions of the National Settlement Agreement or any Bankruptcy Resolution. The Attorney General's Office will provide written notice of the necessary amendments to all the previously joining parties. Any previously joining party will have a two-week opportunity to withdraw from the MOA. The amendments will be effective to any party that does not withdraw.
 - b. Coordination group. The coordination group may make the changes authorized in **Exhibit D**.
 - c. No amendments to allocation between Local Governments. Notwithstanding any other provision of this MOA, the allocation proportions set forth in **Exhibit G** may not be amended.
 - d. General amendment power. After execution, the coordination group may propose other amendments to the MOA, subject to the limitation in **Section H.2.c** above. Such amendments will take effect only if approved in writing by the Attorney General and at least two-thirds of the Local Governments who are Parties to this MOA. In the vote, each Local Government Party will have a number of votes measured by the allocation proportions set forth in **Exhibit G**.
3. Acknowledgement. The Parties acknowledge that this MOA is an effective and fair way to address the needs arising from the public health crisis due to the misconduct committed by the Pharmaceutical Supply Chain Participants.
4. When MOA is no longer in effect. This MOA is effective until one year after the last date on which any Opioid Settlement Funds are being spent by Local Governments pursuant to the National Settlement Agreement and any Bankruptcy Resolution.
5. Application of MOA to settlements and bankruptcy resolutions. This MOA applies to all settlements under the National Settlement Agreement with the Settling Defendants and any Bankruptcy Resolutions. The Parties agree to discuss the use, as the Parties may deem appropriate in the future, of the settlement terms set out herein (after any necessary

amendments) for resolutions with Pharmaceutical Supply Chain Participants not covered by the National Settlement Agreement or a Bankruptcy Resolution.

6. Applicable law and venue. Unless required otherwise by the National Settlement Agreement or a Bankruptcy Resolution, this MOA shall be interpreted using North Carolina law and any action related to the provisions of this MOA must be adjudicated by the Superior Court of Wake County. If any provision of this MOA is held invalid by any court of competent jurisdiction, this invalidity does not affect any other provision which can be given effect without the invalid provision.
7. Scope of MOA. The Parties acknowledge that this MOA does not excuse any requirements placed upon them by the terms of the National Settlement Agreement or any Bankruptcy Resolution, except to the extent those terms allow for a State-Subdivision Agreement to do so.
8. No third party beneficiaries. No person or entity is intended to be a third party beneficiary of this MOA.
9. No effect on authority of parties. Nothing in this MOA shall be construed to affect or constrain the authority of the Parties under law.
10. Signing and execution of MOA. This MOA may be signed and executed simultaneously in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement. A signature transmitted by facsimile or electronic image shall be deemed an original signature for purposes of executing this MOA. Each person signing this MOA represents that he or she is fully authorized to enter into the terms and conditions of, and to execute, this MOA, and that all necessary approvals and conditions precedent to his or her execution have been satisfied.

(Signature pages follow.)

Signature pages will be structured as one page for the State of North Carolina,
followed by separate signature pages for each county.

These signature pages will also include blanks for the county's municipalities.

To avoid having 101 signature pages in the middle of this file,
the signature pages are in a separate document.

**EXHIBIT A TO NC MOA:
HIGH-IMPACT OPIOID ABATEMENT STRATEGIES (“OPTION A” List)**

In keeping with the National Settlement Agreement, opioid settlement funds may support programs or services listed below that serve persons with Opioid Use Disorder (OUD) or any co-occurring Substance Use Disorder (SUD) or mental health condition.

As used in this list, the words “fund” and “support” are used interchangeably and mean to create, expand, or sustain a program, service, or activity.

1. **Collaborative strategic planning.** Support collaborative strategic planning to address opioid misuse, addiction, overdose, or related issues, including staff support, facilitation services, or any activity or combination of activities listed in Exhibit C to the MOA (collaborative strategic planning).
2. **Evidence-based addiction treatment.** Support evidence-based addiction treatment consistent with the American Society of Addiction Medicine’s national practice guidelines for the treatment of opioid use disorder – including Medication-Assisted Treatment (MAT) with any medication approved for this purpose by the U.S. Food and Drug Administration – through Opioid Treatment Programs, qualified providers of Office-Based Opioid Treatment, Federally Qualified Health Centers, treatment offered in conjunction with justice system programs, or other community-based programs offering evidence-based addiction treatment. This may include capital expenditures for facilities that offer evidence-based treatment for OUD. (If only a portion of a facility offers such treatment, then only that portion qualifies for funding, on a pro rata basis.)
3. **Recovery support services.** Fund evidence-based recovery support services, including peer support specialists or care navigators based in local health departments, social service offices, detention facilities, community-based organizations, or other settings that support people in treatment or recovery, or people who use drugs, in accessing addiction treatment, recovery support, harm reduction services, primary healthcare, or other services or supports they need to improve their health or well-being.
4. **Recovery housing support.** Fund programs offering recovery housing support to people in treatment or recovery, or people who use drugs, such as assistance with rent, move-in deposits, or utilities; or fund recovery housing programs that provide housing to individuals receiving Medication-Assisted Treatment for opioid use disorder.
5. **Employment-related services.** Fund programs offering employment support services to people in treatment or recovery, or people who use drugs, such as job training, job skills, job placement, interview coaching, resume review, professional attire, relevant courses at community colleges or vocational schools, transportation services or transportation vouchers to facilitate any of these activities, or similar services or supports.
6. **Early intervention.** Fund programs, services, or training to encourage early identification and intervention for children or adolescents who may be struggling with problematic use of drugs or mental health conditions, including Youth Mental Health

First Aid, peer-based programs, or similar approaches. Training programs may target parents, family members, caregivers, teachers, school staff, peers, neighbors, health or human services professionals, or others in contact with children or adolescents.

7. **Naloxone distribution.** Support programs or organizations that distribute naloxone to persons at risk of overdose or their social networks, such as Syringe Service Programs, post-overdose response teams, programs that provide naloxone to persons upon release from jail or prison, emergency medical service providers or hospital emergency departments that provide naloxone to persons at risk of overdose, or community-based organizations that provide services to people who use drugs. Programs or organizations involved in community distribution of naloxone may, in addition, provide naloxone to first responders.
8. **Post-overdose response team.** Support post-overdose response teams that connect persons who have experienced non-fatal drug overdoses to addiction treatment, recovery support, harm reduction services, primary healthcare, or other services or supports they need to improve their health or well-being.
9. **Syringe Service Program.** Support Syringe Service Programs operated by any governmental or nongovernmental organization authorized by section 90-113.27 of the North Carolina General Statutes that provide syringes, naloxone, or other harm reduction supplies; that dispose of used syringes; that connect clients to prevention, treatment, recovery support, behavioral healthcare, primary healthcare, or other services or supports they need; or that provide any of these services or supports.
10. **Criminal justice diversion programs.** Support pre-arrest or post-arrest diversion programs, or pre-trial service programs, that connect individuals involved or at risk of becoming involved in the criminal justice system to addiction treatment, recovery support, harm reduction services, primary healthcare, prevention, or other services or supports they need, or that provide any of these services or supports.
11. **Addiction treatment for incarcerated persons.** Support evidence-based addiction treatment, including Medication-Assisted Treatment with at least one FDA-approved opioid agonist, to persons who are incarcerated in jail or prison.
12. **Reentry Programs.** Support programs that connect incarcerated persons to addiction treatment, recovery support, harm reduction services, primary healthcare, or other services or supports they need upon release from jail or prison, or that provide any of these services or supports.

EXHIBIT B TO NC MOA:

Additional Opioid Remediation Activities (“OPTION B” List)

This list shall be automatically updated to match the list of approved strategies in the most recent National Settlement Agreement.

PART ONE: TREATMENT

A. TREAT OPIOID USE DISORDER (OUD)

Support treatment of Opioid Use Disorder (OUD) and any co-occurring Substance Use Disorder or Mental Health (SUD/MH) conditions through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:¹

1. Expand availability of treatment for OUD and any co-occurring SUD/MH conditions, including all forms of Medication-Assisted Treatment (MAT) approved by the U.S. Food and Drug Administration.
2. Support and reimburse evidence-based services that adhere to the American Society of Addiction Medicine (ASAM) continuum of care for OUD and any co-occurring SUD/MH conditions.
3. Expand telehealth to increase access to treatment for OUD and any co-occurring SUD/MH conditions, including MAT, as well as counseling, psychiatric support, and other treatment and recovery support services.
4. Improve oversight of Opioid Treatment Programs (OTPs) to assure evidence-based or evidence-informed practices such as adequate methadone dosing and low threshold approaches to treatment.
5. Support mobile intervention, treatment, and recovery services, offered by qualified professionals and service providers, such as peer recovery coaches, for persons with OUD and any co-occurring SUD/MH conditions and for persons who have experienced an opioid overdose.
6. Treatment of trauma for individuals with OUD (e.g., violence, sexual assault, human trafficking, or adverse childhood experiences) and family members (e.g., surviving family members after an overdose or overdose fatality), and training of health care personnel to identify and address such trauma.
7. Support evidence-based withdrawal management services for people with OUD and any co-occurring mental health conditions.

¹ As used in this Exhibit B, words like “expand,” “fund,” “provide” or the like shall not indicate a preference for new or existing programs.

8. Training on MAT for health care providers, first responders, students, or other supporting professionals, such as peer recovery coaches or recovery outreach specialists, including telementoring to assist community-based providers in rural or underserved areas.
9. Support workforce development for addiction professionals who work with persons with OUD and any co-occurring SUD/MH conditions.
10. Fellowships for addiction medicine specialists for direct patient care, instructors, and clinical research for treatments.
11. Scholarships and supports for behavioral health practitioners or workers involved in addressing OUD and any co-occurring SUD or mental health conditions, including but not limited to training, scholarships, fellowships, loan repayment programs, or other incentives for providers to work in rural or underserved areas.
12. Provide funding and training for clinicians to obtain a waiver under the federal Drug Addiction Treatment Act of 2000 (DATA 2000) to prescribe MAT for OUD, and provide technical assistance and professional support to clinicians who have obtained a DATA 2000 waiver.
13. Dissemination of web-based training curricula, such as the American Academy of Addiction Psychiatry's Provider Clinical Support Service-Opioids web-based training curriculum and motivational interviewing.
14. Development and dissemination of new curricula, such as the American Academy of Addiction Psychiatry's Provider Clinical Support Service for Medication-Assisted Treatment.

B. SUPPORT PEOPLE IN TREATMENT AND RECOVERY

Support people in treatment for or recovery from OUD and any co-occurring SUD/MH conditions through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

1. Provide comprehensive wrap-around services to individuals with OUD and any co-occurring SUD/MH conditions, including housing, transportation, education, job placement, job training, or childcare.
2. Provide the full continuum of care of treatment and recovery services for OUD and any co-occurring SUD/MH conditions, including supportive housing, peer support services and counseling, community navigators, case management, and connections to community-based services.
3. Provide counseling, peer-support, recovery case management and residential treatment with access to medications for those who need it to persons with OUD and any co-occurring SUD/MH conditions.
4. Provide access to housing for people with OUD and any co-occurring SUD/MH conditions, including supportive housing, recovery housing, housing assistance programs, training for housing providers, or recovery housing programs that allow or integrate FDA-approved medication with other support services.

5. Provide community support services, including social and legal services, to assist in deinstitutionalizing persons with OUD and any co-occurring SUD/MH conditions.
6. Support or expand peer-recovery centers, which may include support groups, social events, computer access, or other services for persons with OUD and any co-occurring SUD/MH conditions.
7. Provide or support transportation to treatment or recovery programs or services for persons with OUD and any co-occurring SUD/MH conditions.
8. Provide employment training or educational services for persons in treatment for or recovery from OUD and any co-occurring SUD/MH conditions.
9. Identify successful recovery programs such as physician, pilot, and college recovery programs, and provide support and technical assistance to increase the number and capacity of high-quality programs to help those in recovery.
10. Engage non-profits, faith-based communities, and community coalitions to support people in treatment and recovery and to support family members in their efforts to support the person with OUD in the family.
11. Training and development of procedures for government staff to appropriately interact and provide social and other services to individuals with or in recovery from OUD, including reducing stigma.
12. Support stigma reduction efforts regarding treatment and support for persons with OUD, including reducing the stigma on effective treatment.
13. Create or support culturally appropriate services and programs for persons with OUD and any co-occurring SUD/MH conditions, including new Americans.
14. Create and/or support recovery high schools.
15. Hire or train behavioral health workers to provide or expand any of the services or supports listed above.

C. CONNECT PEOPLE WHO NEED HELP TO THE HELP THEY NEED (CONNECTIONS TO CARE)

Provide connections to care for people who have – or at risk of developing – OUD and any co-occurring SUD/MH conditions through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

1. Ensure that health care providers are screening for OUD and other risk factors and know how to appropriately counsel and treat (or refer if necessary) a patient for OUD treatment.
2. Fund Screening, Brief Intervention and Referral to Treatment (SBIRT) programs to reduce the transition from use to disorders, including SBIRT services to pregnant women who are uninsured or not eligible for Medicaid.

3. Provide training and long-term implementation of SBIRT in key systems (health, schools, colleges, criminal justice, and probation), with a focus on youth and young adults when transition from misuse to opioid disorder is common.
4. Purchase automated versions of SBIRT and support ongoing costs of the technology.
5. Expand services such as navigators and on-call teams to begin MAT in hospital emergency departments.
6. Training for emergency room personnel treating opioid overdose patients on post-discharge planning, including community referrals for MAT, recovery case management or support services.
7. Support hospital programs that transition persons with OUD and any co-occurring SUD/MH conditions, or persons who have experienced an opioid overdose, into clinically-appropriate follow-up care through a bridge clinic or similar approach.
8. Support crisis stabilization centers that serve as an alternative to hospital emergency departments for persons with OUD and any co-occurring SUD/MH conditions or persons that have experienced an opioid overdose.
9. Support the work of Emergency Medical Systems, including peer support specialists, to connect individuals to treatment or other appropriate services following an opioid overdose or other opioid-related adverse event.
10. Provide funding for peer support specialists or recovery coaches in emergency departments, detox facilities, recovery centers, recovery housing, or similar settings; offer services, supports, or connections to care to persons with OUD and any co-occurring SUD/MH conditions or to persons who have experienced an opioid overdose.
11. Expand warm hand-off services to transition to recovery services.
12. Create or support school-based contacts that parents can engage with to seek immediate treatment services for their child; and support prevention, intervention, treatment, and recovery programs focused on young people.
13. Develop and support best practices on addressing OUD in the workplace.
14. Support assistance programs for health care providers with OUD.
15. Engage non-profits and the faith community as a system to support outreach for treatment.
16. Support centralized call centers that provide information and connections to appropriate services and supports for persons with OUD and any co-occurring SUD/MH conditions.

D. ADDRESS THE NEEDS OF CRIMINAL-JUSTICE-INVOLVED PERSONS

Address the needs of persons with OUD and any co-occurring SUD/MH conditions who are involved in, are at risk of becoming involved in, or are transitioning out of the criminal justice

system through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

1. Support pre-arrest or pre-arraignment diversion and deflection strategies for persons with OUD and any co-occurring SUD/MH conditions, including established strategies such as:
 - a. Self-referral strategies such as the Angel Programs or the Police Assisted Addiction Recovery Initiative (PAARI);
 - b. Active outreach strategies such as the Drug Abuse Response Team (DART) model;
 - c. “Naloxone Plus” strategies, which work to ensure that individuals who have received naloxone to reverse the effects of an overdose are then linked to treatment programs or other appropriate services;
 - d. Officer prevention strategies, such as the Law Enforcement Assisted Diversion (LEAD) model;
 - e. Officer intervention strategies such as the Leon County, Florida Adult Civil Citation Network or the Chicago Westside Narcotics Diversion to Treatment Initiative; or
 - f. Co-responder and/or alternative responder models to address OUD-related 911 calls with greater SUD expertise.
2. Support pre-trial services that connect individuals with OUD and any co-occurring SUD/MH conditions to evidence-informed treatment, including MAT, and related services.
3. Support treatment and recovery courts that provide evidence-based options for persons with OUD and any co-occurring SUD/MH conditions.
4. Provide evidence-informed treatment, including MAT, recovery support, harm reduction, or other appropriate services to individuals with OUD and any co-occurring SUD/MH conditions who are incarcerated in jail or prison.
5. Provide evidence-informed treatment, including MAT, recovery support, harm reduction, or other appropriate services to individuals with OUD and any co-occurring SUD/MH conditions who are leaving jail or prison, have recently left jail or prison, are on probation or parole, are under community corrections supervision, or are in re-entry programs or facilities.
6. Support critical time interventions (CTI), particularly for individuals living with dual-diagnosis OUD/serious mental illness, and services for individuals who face immediate risks and service needs and risks upon release from correctional settings.
7. Provide training on best practices for addressing the needs of criminal-justice-involved persons with OUD and any co-occurring SUD/MH conditions to law enforcement, correctional, or judicial personnel or to providers of treatment, recovery, harm reduction, case management, or other services offered in connection with any of the strategies described in this section.

E. ADDRESS THE NEEDS OF PREGNANT OR PARENTING WOMEN AND THEIR FAMILIES, INCLUDING BABIES WITH NEONATAL ABSTINENCE SYNDROME

Address the needs of pregnant or parenting women with OUD and any co-occurring SUD/MH conditions, and the needs of their families, including babies with neonatal abstinence syndrome (NAS), through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

1. Support evidence-based or evidence-informed treatment, including MAT, recovery services and supports, and prevention services for pregnant women – or women who could become pregnant – who have OUD and any co-occurring SUD/MH conditions, and other measures to educate and provide support to families affected by Neonatal Abstinence Syndrome.
2. Expand comprehensive evidence-based treatment and recovery services, including MAT, for uninsured women with OUD and any co-occurring SUD/MH conditions for up to 12 months postpartum.
3. Training for obstetricians or other healthcare personnel that work with pregnant women and their families regarding treatment of OUD and any co-occurring SUD/MH conditions.
4. Expand comprehensive evidence-based treatment and recovery support for NAS babies; expand services for better continuum of care with infant-need dyad; expand long-term treatment and services for medical monitoring of NAS babies and their families.
5. Provide training to health care providers who work with pregnant or parenting women on best practices for compliance with federal requirements that children born with Neonatal Abstinence Syndrome get referred to appropriate services and receive a plan of safe care.
6. Child and family supports for parenting women with OUD and any co-occurring SUD/MH conditions.
7. Enhanced family supports and child care services for parents with OUD and any co-occurring SUD/MH conditions.
8. Provide enhanced support for children and family members suffering trauma as a result of addiction in the family; and offer trauma-informed behavioral health treatment for adverse childhood events.
9. Offer home-based wrap-around services to persons with OUD and any co-occurring SUD/MH conditions, including but not limited to parent skills training.
10. Support for Children's Services – Fund additional positions and services, including supportive housing and other residential services, relating to children being removed from the home and/or placed in foster care due to custodial opioid use.

PART TWO: PREVENTION

F. PREVENT OVER-PRESCRIBING AND ENSURE APPROPRIATE PRESCRIBING AND DISPENSING OF OPIOIDS

Support efforts to prevent over-prescribing and ensure appropriate prescribing and dispensing of opioids through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

1. Fund medical provider education and outreach regarding best prescribing practices for opioids consistent with Guidelines for Prescribing Opioids for Chronic Pain from the U.S. Centers for Disease Control and Prevention, including providers at hospitals (academic detailing).
2. Training for health care providers regarding safe and responsible opioid prescribing, dosing, and tapering patients off opioids.
3. Continuing Medical Education (CME) on appropriate prescribing of opioids.
4. Support for non-opioid pain treatment alternatives, including training providers to offer or refer to multi-modal, evidence-informed treatment of pain.
5. Support enhancements or improvements to Prescription Drug Monitoring Programs (PDMPs), including but not limited to improvements that:
 - a. Increase the number of prescribers using PDMPs;
 - b. Improve point-of-care decision-making by increasing the quantity, quality, or format of data available to prescribers using PDMPs, by improving the interface that prescribers use to access PDMP data, or both; or
 - c. Enable states to use PDMP data in support of surveillance or intervention strategies, including MAT referrals and follow-up for individuals identified within PDMP data as likely to experience OUD in a manner that complies with all relevant privacy and security laws and rules.
6. Ensuring PDMPs incorporate available overdose/naloxone deployment data, including the United States Department of Transportation's Emergency Medical Technician overdose database in a manner that complies with all relevant privacy and security laws and rules.
7. Increase electronic prescribing to prevent diversion or forgery.
8. Educate Dispensers on appropriate opioid dispensing.

G. PREVENT MISUSE OF OPIOIDS

Support efforts to discourage or prevent misuse of opioids through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

1. Fund media campaigns to prevent opioid misuse.
2. Corrective advertising or affirmative public education campaigns based on evidence.
3. Public education relating to drug disposal.
4. Drug take-back disposal or destruction programs.
5. Fund community anti-drug coalitions that engage in drug prevention efforts.
6. Support community coalitions in implementing evidence-informed prevention, such as reduced social access and physical access, stigma reduction – including staffing, educational campaigns, support for people in treatment or recovery, or training of coalitions in evidence-informed implementation, including the Strategic Prevention Framework developed by the U.S. Substance Abuse and Mental Health Services Administration (SAMHSA).
7. Engage non-profits and faith-based communities as systems to support prevention.
8. Fund evidence-based prevention programs in schools or evidence-informed school and community education programs and campaigns for students, families, school employees, school athletic programs, parent-teacher and student associations, and others.
9. School-based or youth-focused programs or strategies that have demonstrated effectiveness in preventing drug misuse and seem likely to be effective in preventing the uptake and use of opioids.
10. Create or support community-based education or intervention services for families, youth, and adolescents at risk for OUD and any co-occurring SUD/MH conditions.
11. Support evidence-informed programs or curricula to address mental health needs of young people who may be at risk of misusing opioids or other drugs, including emotional modulation and resilience skills.
12. Support greater access to mental health services and supports for young people, including services and supports provided by school nurses, behavioral health workers or other school staff, to address mental health needs in young people that (when not properly addressed) increase the risk of opioid or other drug misuse.

H. PREVENT OVERDOSE DEATHS AND OTHER HARMS (HARM REDUCTION)

Support efforts to prevent or reduce overdose deaths or other opioid-related harms through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

1. Increase availability and distribution of naloxone and other drugs that treat overdoses for first responders, overdose patients, individuals with OUD and their friends and family members, individuals at high risk of overdose, schools, community navigators and outreach workers, persons being released from jail or prison, or other members of the general public.
2. Public health entities that provide free naloxone to anyone in the community.

3. Training and education regarding naloxone and other drugs that treat overdoses for first responders, overdose patients, patients taking opioids, families, schools, community support groups, and other members of the general public.
4. Enable school nurses and other school staff to respond to opioid overdoses, and provide them with naloxone, training, and support.
5. Expand, improve, or develop data tracking software and applications for overdoses/naloxone revivals.
6. Public education relating to emergency responses to overdoses.
7. Public education relating to immunity and Good Samaritan laws.
8. Educate first responders regarding the existence and operation of immunity and Good Samaritan laws.
9. Syringe service programs and other evidence-informed programs to reduce harms associated with intravenous drug use, including supplies, staffing, space, peer support services, referrals to treatment, fentanyl checking, connections to care, and the full range of harm reduction and treatment services provided by these programs.
10. Expand access to testing and treatment for infectious diseases such as HIV and Hepatitis C resulting from intravenous opioid use.
11. Support mobile units that offer or provide referrals to harm reduction services, treatment, recovery supports, health care, or other appropriate services to persons that use opioids or persons with OUD and any co-occurring SUD/MH conditions.
12. Provide training in harm reduction strategies to health care providers, students, peer recovery coaches, recovery outreach specialists, or other professionals that provide care to persons who use opioids or persons with OUD and any co-occurring SUD/MH conditions.
13. Support screening for fentanyl in routine clinical toxicology testing.

PART THREE: OTHER STRATEGIES

I. FIRST RESPONDERS

In addition to items in sections C, D, and H of this Exhibit relating to first responders, support the following:

1. Educate law enforcement or other first responders regarding appropriate practices and precautions when dealing with fentanyl or other drugs.
2. Provision of wellness and support services for first responders and others who experience secondary trauma associated with opioid-related emergency events.

J. LEADERSHIP, PLANNING AND COORDINATION

Support efforts to provide leadership, planning, coordination, facilitation, training and technical assistance to abate the opioid epidemic through activities, programs, or strategies that may include, but are not limited to, the following:

1. Statewide, regional, local, or community regional planning to identify root causes of addiction and overdose, goals for reducing harms related to the opioid epidemic, and areas and populations with the greatest needs for treatment intervention services; to support training and technical assistance; or to support other strategies to abate the opioid epidemic described in this opioid abatement strategy list.
2. A dashboard to share reports, recommendations, or plans to spend Opioid Settlement Funds; to show how Opioid Settlement Funds have been spent; to report program or strategy outcomes; or to track, share, or visualize key opioid-related or health-related indicators and supports as identified through collaborative statewide, regional, local, or community processes.
3. Invest in infrastructure or staffing at government or not-for-profit agencies to support collaborative, cross-system coordination with the purpose of preventing overprescribing, opioid misuse, or opioid overdoses, treating those with OUD and any co-occurring SUD/MH conditions, supporting them in treatment or recovery, connecting them to care, or implementing other strategies to abate the opioid epidemic described in this opioid abatement strategy list.
4. Provide resources to staff government oversight and management of opioid abatement programs.

K. TRAINING

In addition to the training referred to throughout this document, support training to abate the opioid epidemic through activities, programs, or strategies that may include, but are not limited to, the following:

1. Provide funding for staff training or networking programs and services to improve the capability of government, community, and not-for-profit entities to abate the opioid crisis.
2. Support infrastructure and staffing for collaborative cross-system coordination to prevent opioid misuse, prevent overdoses, and treat those with OUD and any co-occurring SUD/MH conditions, or implement other strategies to abate the opioid epidemic described in this opioid abatement strategy list (e.g., health care, primary care, pharmacies, PDMPs, etc.).

L. RESEARCH

Support opioid abatement research that may include, but is not limited to, the following:

1. Monitoring, surveillance, data collection, and evaluation of programs and strategies described in this opioid abatement strategy list.
2. Research non-opioid treatment of chronic pain.

3. Research on improved service delivery for modalities such as SBIRT that demonstrate promising but mixed results in populations vulnerable to opioid use disorders.
4. Research on novel harm reduction and prevention efforts such as the provision of fentanyl test strips.
5. Research on innovative supply-side enforcement efforts such as improved detection of mail-based delivery of synthetic opioids.
6. Expanded research on swift/certain/fair models to reduce and deter opioid misuse within criminal justice populations that build upon promising approaches used to address other substances (e.g. Hawaii HOPE and Dakota 24/7).
7. Epidemiological surveillance of OUD-related behaviors in critical populations including individuals entering the criminal justice system, including but not limited to approaches modeled on the Arrestee Drug Abuse Monitoring (ADAM) system.
8. Qualitative and quantitative research regarding public health risks and harm reduction opportunities within illicit drug markets, including surveys of market participants who sell or distribute illicit opioids.
9. Geospatial analysis of access barriers to MAT and their association with treatment engagement and treatment outcomes.

**EXHIBIT C to NC MOA:
COLLABORATIVE STRATEGIC PLANNING PROCESS UNDER OPTION B**

	ACTIVITY NAME	ACTIVITY DETAIL	CONTENT OF REPORT & RECOMMENDATIONS
A	Engage diverse stakeholders	Engage diverse stakeholders, per "ITEM A DETAIL" below, throughout the collaborative strategic planning process	Report on stakeholder engagement per "ITEM A DETAIL" below
B	Designate facilitator	Designate a person or entity to facilitate the strategic collaborative planning process. Consider a trained, neutral facilitator.	Identify the facilitator
C	Build upon any related planning	Build upon or coordinate with prior or concurrent planning efforts that address addiction, drug misuse, overdose, or related issues, including but not limited to community health assessments.	Report any related planning efforts you will build upon or coordinate with
D	Agree on shared vision	Agree on a shared vision for positive community change, considering how strategic investments of Opioid Settlement Funds have the potential to improve community health and well-being and address root causes of addiction, drug misuse, overdose, and related issues	Report on shared vision for positive community change
E	Identify key indicator(s)	Identify one or more population-level measures to monitor in order to gauge progress towards the shared vision. (The NC Opioid Action Plan Data Dashboard contains several such measures.)	Report on the key indicators selected
F	Identify and explore root causes	Explore root causes of addiction, drug misuse, overdose, and related issues in the community, using quantitative data as well as stakeholder narratives, community voices, the stories of those with lived experience, or similar qualitative information	Report on root causes as described
G	Identify and evaluate potential strategies	Identify potential strategies to address root causes or other aspects of the opioid epidemic; identify these strategies (by letter or number) on EXHIBIT A or EXHIBIT B, and consider the effectiveness of each strategy based on available evidence	Identify and evaluate potential strategies
H	Identify gaps in existing efforts	For each potential strategy identified (or for favored strategies), survey existing programs, services, or supports that address the same or similar issues; and identify gaps or shortcomings	Report on survey of and gaps in existing efforts
I	Prioritize strategies	Prioritize strategies, taking into account your shared vision, analysis of root causes, evaluation of each strategy, and analysis of gaps in existing efforts	Report on prioritization of strategies
J	Identify goals, measures, and evaluation plan	For each strategy (or favored strategy), develop goals and an evaluation plan that includes at least one process measure (How much did you do?), at least one quality measure (How well did you do it?), and at least one outcome measure (Is anyone better off?)	Report on goals, measures, and evaluation plan for each chosen strategy
K	Consider ways to align strategies	For each potential strategy identified (or for favored strategies), consider opportunities to braid Opioid Settlement Funds with other funding streams; develop regional solutions; form strategic partnerships; or to pursue other creative solutions	Report on opportunities to align strategies as described
L	Identify organizations	Identify organizations and agencies with responsibility to implement each strategy; and identify the human, material, and capital resources to implement each strategy	Identify organizations and needs to implement each strategy

M	Develop budgets and timelines	Develop a detailed global budget for each strategy with anticipated expenditures, along with timelines for completing components of each strategy	Report budgets and timelines for each strategy
N	Offer recommendations	Offer recommendations to local governing body (e.g., the county board, city council, or other local governing body)	Report recommendations to governing body

ITEM A DETAIL: STAKEHOLDER INVOLVEMENT

	STAKEHOLDERS	DESCRIPTION	CONTENT OF REPORT & RECOMMENDATIONS
A-1	Local officials	County and municipal officials, such as those with responsibility over public health, social services, and emergency services	Report stakeholder involvement (who and how involved in process)
A-2	Healthcare providers	Hospitals and health systems, addiction professionals and other providers of behavioral health services, medical professionals, pharmacists, community health centers, medical safety net providers, and other healthcare providers	same as above
A-3	Social service providers	Providers of human services, social services, housing services, and community health services such as harm reduction, peer support, and recovery support services	same
A-4	Education and employment service providers	Educators, such as representatives of K-12 schools, community colleges, and universities; and those providing vocational education, job skills training, or related employment services	same
A-5	Payers and funders	Health care payers and funders, such as managed care organizations, prepaid health plans, LME-MCOs, private insurers, and foundations	same
A-6	Law enforcement	Law enforcement and corrections officials	same
A-7	Employers	Employers and business leaders	same
A-8	Community groups	Community groups, such as faith communities, community coalitions that address drug misuse, groups supporting people in recovery, youth leadership organizations, and grassroots community organizations	same
A-9	Stakeholders with "lived experience"	Stakeholders with "lived experience," such as people with addiction, people who use drugs, people in medication-assisted or other treatment, people in recovery, people with criminal justice involvement, and family members or loved ones of the individuals just listed	same
A-10	Stakeholders reflecting diversity of community	Stakeholders who represent the racial, ethnic, economic, and cultural diversity of the community, such as people of color, Native Americans, members of the LGBTQ community, and members of traditionally unrepresented or underrepresented groups	same

EXHIBIT D TO NC MOA: COORDINATION GROUP

COMPOSITION

The Coordination Group shall consist of the following twelve members:

Five Local Government Representatives

- Four appointed by the North Carolina Association of County Commissioners including:
 - One county commissioner
 - One county manager
 - One county attorney
 - One county local health director or consolidated human services director
- One municipal manager appointed by the North Carolina League of Municipalities

Four Experts Appointed by the Department of Health and Human Services

- Four appointed by the Secretary of the Department of Health and Human Services, having relevant experience or expertise with programs or policies to address the opioid epidemic, or with behavioral health, public health, health care, harm reduction, social services, or emergency services.

One Expert Appointed by the Attorney General

- One appointed by the Attorney General of North Carolina from the North Carolina Department of Justice or another state agency, having drug policy or behavioral health experience or expertise.

Two Experts Appointed by Legislative Leaders

- One representative from the University of North Carolina School of Government with relevant expertise appointed by the Speaker of the North Carolina House of Representatives.
- One representative from the board or staff of the North Carolina Institute of Medicine with relevant expertise appointed by the President Pro Tem of the North Carolina Senate.

The coordination group may appoint a non-voting administrator to convene meetings and facilitate the work of the coordination group. The administrator will not be paid from the Opioid Settlement Funds distributed under this MOA.

Appointees shall have relevant experience or expertise with programs or policies to address the opioid epidemic, behavioral health, public health, health care, social services, emergency services, harm reduction, management of local government, or other relevant areas.

Those responsible for making appointments to the coordination group are encouraged to appoint individuals who reflect the diversity of North Carolina, taking into consideration the need for geographic diversity; urban and rural perspectives; representation of people of color and

traditionally underrepresented groups; and the experience and perspective of persons with “lived experience.” Those responsible for making appointments may appoint a successor or replace a member at any time. Members of the coordination group serve until they resign or are replaced by the appointer. Eight members of the coordination group constitutes a quorum.

RESPONSIBILITIES

- a. As provided in **Section F.2** of the MOA, where no compliance audit would be required under the Federal Single Audit Act of 1984 for expenditures of Opioid Settlement Funds, a compliance audit shall be required under a compliance supplement established by a vote of at least 8 members of the coordination group. The compliance supplement shall address, at least, procedures for determining:
 - i. Whether the Local Government followed the procedural requirements of the MOA in ordering the expenditures.
 - ii. Whether the Local Government’s expenditures matched one of the types of opioid-related expenditures listed in **Exhibit A** of the MOA (if the Local Government selected Option A) or **Exhibit B** of the MOA (if the Local Government selected Option B).
 - iii. Whether the Local Government followed the reporting requirements in the MOA.
 - iv. Whether the Local Government (or sub-recipient of any grant or loan, if applicable) utilized the awarded funds for their stated purpose, consistent with this MOA and other relevant standards.
 - v. Which processes (such as sampling) shall be used:
 - i. To keep the costs of the audit at reasonable levels; and
 - ii. Tailor audit requirements for differing levels of expenditures among different counties.
- b. The coordination group may, by a vote of at least 8 members, propose amendments to the MOA as discussed in **Section H** of the MOA or modify any of the following:
 - i. The high-impact strategies discussed in **Section E.5** of the MOA and described in **Exhibit A** to the MOA;
 - ii. The collaborative strategic planning process discussed in **Section E.5** of the MOA and described in **Exhibit C** to the MOA;
 - iii. The annual financial report discussed in **Section F.4** of the MOA and described in **Exhibit E** to the MOA;
 - iv. The impact information discussed in **Section F.4** of the MOA and described in **Exhibit F** to the MOA; or
 - v. Other information reported to the statewide opioid dashboard.

- c. The coordination group may, by consensus or by vote of a majority of members present and voting, work with the parties to this MOA, the North Carolina Association of County Commissioners, the North Carolina League of Municipalities, other associations, foundations, non-profits, and other government or nongovernment entities to provide support to Local Governments in their efforts to effectuate the goals and implement the terms of this MOA. Among other activities, the coordination group may coordinate, facilitate, support, or participate in any of the following activities:
- i. Providing assistance to Local Governments in identifying, locating, collecting, analyzing, or reporting data used to help address the opioid epidemic or related challenges, including data referred to in **Exhibit F**;
 - ii. Developing resources or providing training or technical assistance to support Local Governments in addressing the opioid epidemic and carrying out the terms of this MOA;
 - iii. Developing pilot programs, trained facilitators, or other resources to support the collaborative strategic planning process described in this MOA;
 - iv. Developing and implementing a voluntary learning collaborative among Local Governments and others to share best practices in carrying out the terms of this MOA and addressing the opioid epidemic, including in-person or virtual convenings or connections;
 - v. Developing voluntary leadership training programs for local officials on strategies to address the opioid epidemic, opportunities for Local Governments to harness the ongoing transition to value-based healthcare, and other relevant topics;
 - vi. Taking other actions that support Local Governments in their efforts to effectuate the goals and implement the terms of this MOA but do not in any way change the terms of this MOA or the rights or obligations of parties to this MOA.

EXHIBIT E TO NC MOA: ANNUAL FINANCIAL REPORT

Each annual financial report must include the following financial information:

1. The amount of Opioid Settlement Funds in the special revenue fund at the beginning of the fiscal year (July 1).
2. The amount of Opioid Settlement Funds received during the fiscal year.
3. The amount of Opioid Settlement Funds disbursed or applied during the fiscal year, broken down by funded strategy (with any permissible common costs prorated among strategies).
4. The amount of Opioid Settlement Funds used to cover audit costs as provided in Section F.3 of this MOA.
5. The amount of Opioid Settlement Funds in the special revenue fund at the end of the fiscal year (June 30).

All Local Governments that receive two-tenths of one percent (0.2 percent) or more of the total Local Government Allocation as listed in **Exhibit G** shall provide the following additional information:

6. For all Opioid Settlement Funds disbursed or applied during the fiscal year as reported in item 3 above, a single breakdown of the total amount disbursed or applied for all funded strategies during the fiscal year into the following categories:
 - a. Human resource expenditures.
 - b. Subcontracts, grants, or other payments to sub-recipients involved in implementing of the funded strategies listed item 4 above.
 - c. Operational expenditures.
 - d. Capital expenditures.
 - e. Other expenditures.
7. With respect to item 6.b above, the Local Government shall provide the following information for any sub-recipient that receives ten percent or more of the total amount that the Local Government disbursed or applied during the fiscal year:
 - a. The name of the sub-recipient.
 - b. The amount received by the sub-recipient during the fiscal year.
 - c. A very brief description of the goods, services, or other value provided by the sub-recipient (for example, “addiction treatment services” or “peer-support services” or “syringe service program” or “naloxone purchase”).

The coordination group may clarify or modify specifications for this annual financial report as provided in Exhibit D.

EXHIBIT F TO NC MOA: IMPACT INFORMATION

Within 90 days of the end of any fiscal year in which a Local Government expends Opioid Settlement Funds, the Local Government shall report impact information for each strategy that it funded with Opioid Settlement Funds during that fiscal year (“funded strategy”), using the STANDARD FORM or the SHORT FORM for each funded strategy.

The STANDARD FORM is recommended to all Local Governments for all funded strategies. However, Local Governments may use the SHORT FORM as follows:

- All Local Governments that receive less than 0.2 percent (two-tenths of one percent) of the total Local Government Allocation as shown on **Exhibit G** may use the SHORT FORM for all funded strategies.
- All Local Governments that receive 0.2 percent (two-tenths of one percent) or more but less than 0.3 percent (three-tenths of one percent) of the total Local Government Allocation as shown on **Exhibit G** must use the STANDARD FORM for the funded strategy that received the largest amount of settlement funds during the fiscal year and may use the SHORT FORM for all other funded strategies.
- All Local Governments that receive 0.3 percent (three-tenths of one percent) or more but less than 0.4 percent (four-tenths of one percent) of the total Local Government Allocation as shown on **Exhibit G** must use the STANDARD FORM for the two funded strategies that received the largest amount of settlement funds during the fiscal year and may use the SHORT FORM for all other funded strategies.

STANDARD FORM

1. County or municipality and fiscal year covered by this report.
2. Name, title, and organization of person completing this report.
3. Name of funded strategy, letter and/or number of funded strategy on **Exhibit A** or **Exhibit B** to the MOA, and number and date of resolution(s) authorizing expenditure of settlement funds on funded strategy.
4. **Brief progress report** describing the funded strategy and progress made during the fiscal year. Recommended length: approximately one page (250 words).
5. **Brief success story** from a person who has benefitted from the strategy (de-identified unless the person has agreed in writing to be identified). Recommended length: approximately one page (250 words).
6. **One or more process measures**, addressing the question, “How much did you do?”
Examples: number of persons enrolled, treated, or served; number of participants trained; units of naloxone or number of syringes distributed.
7. **One or more quality measures**, addressing the question, “How well did you do it?”
Examples: percentage of clients referred to care or engaged in care; percentage of staff with

certification, qualification, or lived experience; level of client or participant satisfaction shown in survey data.

8. **One or more outcome measures**, addressing the question, “Is anyone better off?”
Examples: number or percentage of clients with stable housing or employment; self-reported measures of client recovery capital, such as overall well-being, healthy relationships, or ability to manage affairs; number or percentage of formerly incarcerated clients receiving community services or supports within X days of leaving jail or prison.
9. In connection with items 6, 7, and 8 above, **demographic information** on the participation or performance of people of color and other historically marginalized groups.

The State will provide counties and municipalities with recommended measures and sources of data for common opioid remediation strategies such as those listed in **Exhibit A**.

Counties or municipalities that have engaged in collaborative strategic planning are encouraged to use the measures for items 6 through 8 above identified through that process.

SHORT FORM

1. County or municipality and fiscal year covered by this report.
2. Name, title, and organization of person completing this report.
3. Name of funded strategy, letter and/or number of funded strategy on **Exhibit A** or **Exhibit B** to the MOA, and number and date of resolution(s) authorizing expenditure of settlement funds on strategy.
4. **Brief progress report** describing the funded strategy and progress made on the funded strategy during the fiscal year. Recommended length: approximately one-half to one page (125-250 words).

**EXHIBIT G TO NC MOA:
LOCAL GOVERNMENT ALLOCATION PROPORTIONS**

Counties:

Alamance	1.378028967612490%
Alexander	0.510007879580514%
Alleghany	0.149090598929352%
Anson	0.182192960366522%
Ashe	0.338639188321974%
Avery	0.265996766935006%
Beaufort	0.477888434887858%
Bertie	0.139468575095652%
Bladen	0.429217809476617%
Brunswick	2.113238507591200%
Buncombe	2.511587857322730%
Burke	2.090196827047270%
Cabarrus	1.669573446626000%
Caldwell	1.276301146194650%
Camden	0.073036400412663%
Carteret	1.128465593852300%
Caswell	0.172920237524674%
Catawba	2.072695222699690%
Chatham	0.449814383077585%
Cherokee	0.782759152904478%
Chowan	0.113705596126821%
Clay	0.224429948904576%
Cleveland	1.119928027749120%
Columbus	1.220936938986050%
Craven	1.336860190247190%
Cumberland	2.637299659634610%
Currituck	0.186778551294444%
Dare	0.533126731273811%
Davidson	1.940269530393250%
Davie	0.513147526867745%
Duplin	0.382785147396895%
Durham	1.797994362444460%
Edgecombe	0.417101939026669%
Forsyth	3.068450809484740%
Franklin	0.500503643290578%
Gaston	3.098173886907710%
Gates	0.079567516632414%
Graham	0.183484561708488%
Granville	0.590103409340146%

Greene	0.123274818647799%
Guilford	3.375015231147900%
Halifax	0.453161173976264%
Harnett	0.988980772198890%
Haywood	0.803315110111045%
Henderson	1.381595087040930%
Hertford	0.206843050128754%
Hoke	0.332485804570157%
Hyde	0.027237354085603%
Iredell	2.115931374540020%
Jackson	0.507757731330674%
Johnston	1.250887468217670%
Jones	0.087966986994631%
Lee	0.653115683614534%
Lenoir	0.604282592625687%
Lincoln	0.926833627125253%
Macon	0.466767666100745%
Madison	0.237776496104888%
Martin	0.232882220579515%
McDowell	0.587544576492856%
Mecklenburg	5.038301259920550%
Mitchell	0.309314151564137%
Montgomery	0.226050543041193%
Moore	0.971739112775481%
Nash	0.845653639635102%
New Hanover	2.897264892001010%
Northampton	0.120996238921878%
Onslow	1.644001364710850%
Orange	1.055839419023090%
Pamlico	0.119936151028001%
Pasquotank	0.374816210815334%
Pender	0.585749331860312%
Perquimans	0.111833180344914%
Person	0.403024296727131%
Pitt	1.369008066415930%
Polk	0.266142985954851%
Randolph	1.525433986174180%
Richmond	0.749132839979529%
Robeson	1.359735343574080%
Rockingham	1.365368837477560%
Rowan	2.335219287913370%
Rutherford	0.928941617994687%
Sampson	0.619513740526226%
Scotland	0.449148274209402%

Stanly	0.724974208589555%
Stokes	0.623953112434303%
Surry	1.410826706091650%
Swain	0.281162928604502%
Transylvania	0.497595509451435%
Tyrrell	0.041440907207785%
Union	1.466702679869700%
Vance	0.536258255282162%
Wake	4.902455667205510%
Warren	0.106390583495122%
Washington	0.074770720453604%
Watauga	0.469675799939888%
Wayne	0.970699333078804%
Wilkes	1.997177160589100%
Wilson	0.646470841490459%
Yadkin	0.562147145073638%
Yancey	0.382114976889272%

Municipalities:

Asheville	0.235814724255298%
Canton	0.011453823221205%
Cary	0.144151645370137%
Charlotte	1.247483814366830%
Concord	0.227455870287483%
Durham	0.380405026684971%
Fayetteville	0.309769055181433%
Gastonia	0.257763823789835%
Greensboro	0.527391696384329%
Greenville	0.162656474659432%
Henderson	0.032253478794181%
Hickory	0.094875835682315%
High Point	0.206428762905859%
Jacksonville	0.095009869783840%
Raleigh	0.566724612722679%
Wilmington	0.119497493968465%
Winston-Salem	0.494459923803644%



THE TOWN OF

Holly Springs

Resolution No.: 21-16

Date Adopted: July 20, 2021

Effective Date: July 20, 2021

**A RESOLUTION OF THE HOLLY SPRINGS TOWN COUNCIL
APPROVING THE MEMORANDUM OF AGREEMENT (MOA) BETWEEN THE STATE OF
NORTH CAROLINA AND LOCAL GOVERNMENTS ON PROCEEDS RELATING TO THE
SETTLEMENT OF OPIOID LITIGATION**

WHEREAS, as of 2019, the opioid epidemic had taken the lives of more than 16,500 North Carolinians, torn families apart, and ravaged communities from the mountains to the coast; and

WHEREAS, the COVID-19 pandemic has compounded the opioid crisis, increasing levels of drug misuse, addiction, and overdose death; and

WHEREAS, the Centers for Disease Control and Prevention estimates the total "economic burden" of prescription opioid misuse alone in the United States is \$78.5 billion a year, including the costs of healthcare, lost productivity, addiction treatment, and criminal justice involvement; and

WHEREAS, from January 1, 2018 to July 1, 2021 the Holly Springs Fire Department had 59 calls involving opioid use, 36 requiring assistance]; and

WHEREAS, certain counties and municipalities in North Carolina joined with thousands of local governments across the country to file lawsuit against opioid manufacturers and pharmaceutical distribution companies and hold those companies accountable for their misconduct; and

WHEREAS, representatives of local North Carolina governments, the North Carolina Association of County Commissioners, and the North Carolina Department of Justice have negotiated and prepared a Memorandum of Agreement (MOA) to provide for the equitable distribution of any proceeds from a settlement of national opioid litigation to the State of North Carolina and to individual local governments; and

WHEREAS, Local Governments and the State of North Carolina anticipate a settlement in the national opioid litigation to be forthcoming; and

WHEREAS, by signing onto the MOA, the state and local governments maximize North Carolina's share of opioid settlement funds to ensure the needed resources reach communities, once a negotiation is finalized, as quickly, effectively, and directly as possible; and

WHEREAS, it is advantageous to all North Carolinians for local governments, including the Town of Holly Springs and its citizens, to sign onto the MOA and demonstrate solidarity in

response to the opioid epidemic, and to maximize the share of opioid settlement funds received both in the state and local governments to help abate the harm; and

WHEREAS, the MOA directs substantial resources over multiple years to local governments on the front lines of the opioid epidemic while ensuring that these resources are used in an effective way to address the crisis.

NOW, THEREFORE, BE IT RESOLVED the Holly Springs Town Council hereby approves the Memorandum of Agreement Between the State of North Carolina and Local Governments on Proceeds Relating to the Settlement of Opioid Litigation, and any subsequent settlement funds that may come into North Carolina as a result of the opioid crisis. Furthermore, the Holly Springs Town Council authorizes the Town Manager (or Town Attorney) to take such measures as necessary to comply with the terms of the MOA and receive any settlement funds, including executing any documents related to the allocation of opioid settlement funds and settlement of lawsuits related to this matter. Be it further resolved copies of this resolution and the signed MOA be sent to opioiddocs@ncdoj.gov as well as forwarded to the N.C. League of Municipalities.

Approved this, the 20th day of July 2021.

ATTEST:

Dick Sears, Mayor

☐ Linda McKinney, Town Clerk
☐ Kathy White, Deputy Town Clerk





Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 15.

New Business

Title: Southern Crossroads Master Plan Amendment 16-MAS-02-A04 and Southern Crossroads Medical Office Development Plan 21-DP-03

Strategic Priority Area: Responsible & Balanced Growth

Staff Resource: Sean Ryan, Development Services, Rachel Jones, Development Services

Action(s):

1. Approve / deny / defer Southern Crossroads Master Plan with the conditions stated in the packet.
2. Approve / deny / defer Southern Crossroads Medical Office with the conditions stated in the packet.

Explanation:

1. The current Master Plan provides 25 foot wide Type-C opaque bufferyards along the property lines in common with Village Gate and Collins Park since the adjacent properties were residential at the time of Master Plan approval.
2. Village Gate and Collins Park, both zoned CB Community Business, have been approved for commercial development. Since all properties have the same CB Community Business zoning, a reduced 10 foot wide Type-A open yard can be provided.
3. Although the proposed amendment is in compliance with the perimeter yard requirements based on the current zoning districts, the reduction in perimeter yards constitutes a major plan amendment requiring a Planning Board recommendation and Town Council decision in accordance with UDO Section 9.05 D.
4. The proposed Development Plan is for 3, 1-story medical office buildings, totaling approximately 22,000 square feet gross floor area, located along Ralph Stephens Road with parking to the side and rear.
5. The property is a designated commercial tract of the Southern Crossroads Master Plan.
6. The property is located along the north side of Ralph Stephens Road east of S. Main Street.

Planning Board Recommendation:

Master Plan Amendment

The Planning Board discussed the following issues and concerns on June 22, 2021:

- No issues or concerns

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

Those voting against the motion were:
Mr. Madoni: Supports the previously approved buffer and concerned about making any changes that reduce the number of trees.

Development Plan

- If landscaping along Ralph Stephens Road would need to be removed once the full widening of the road is complete.
- Is there too much parking based on conversations about reducing parking with the new UDO draft.
- If there will be any electric vehicle charging stations or spaces pre-wired for future charging stations.
- If a 2-story building would be better suited for the site.
- Why there is not interconnectivity to Village Gate.

Planning Board Recommendation:

The Planning Board recommended approval (9-0)

The Planning Board made an additional motion:

- Motion to ask Town Council to specifically discuss the possibility of adding electronic vehicle charging stations.

The Planning Board recommended approval (9-0)

Note: Condition #4 has been modified to correct a typographical error identified by the Planning Board.

Background:

- Southern Crossroads Master Plan was approved on February 7, 2017 and has previously been amended.
- Parcel was zoned CB Community Business and R-MF-15 Multifamily Residential on March 15, 2016.

Funding Source(s):

N/A

Attachment(s):

1. 16MAS02A04_SouthernCrossroads_Proposed Motions and Conditions
2. 16MAS02A04_SouthernCrossroads_PBStaffReport
3. 16MAS02A04_SouthernCrossroads_Attachments
4. 21DP03_SouthernCrossroadsMedical_Proposed Motions and Conditions
5. 21DP03_SouthernCrossroadsMedicalOffice_PBStaffReport
6. 21DP03_SouthernCrossroads_Attachments



THE TOWN OF

Holly Springs

Southern Crossroads Master Plan 16-MAS-02-A04 Conditions of Approval

Motion and Conditions of Approval:

Motion to approve / deny / defer Southern Crossroads Master Plan 16-MAS-02-A04 as submitted by H Brantley Powell dated revised 5/28/21 with the following conditions:

1. All previous conditions of approval for Southern Crossroads Master Plan apply to this plan amendment 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.

Office of the Mayor

P.O. Box 8 • 128 S. Main Street • Holly Springs, NC 27540 • www.hollyspringsnc.us

Email: dick.sears@hollyspringsnc.us



Town of Holly Springs Staff Report to the Planning Board

REQUEST FOR DETAILED MASTER PLAN Southern Crossroads 16-MAS-02-A04

PETITIONER:

H. Brantley Powell
5210 Driftwood Ln
Morehead City, NC 28557

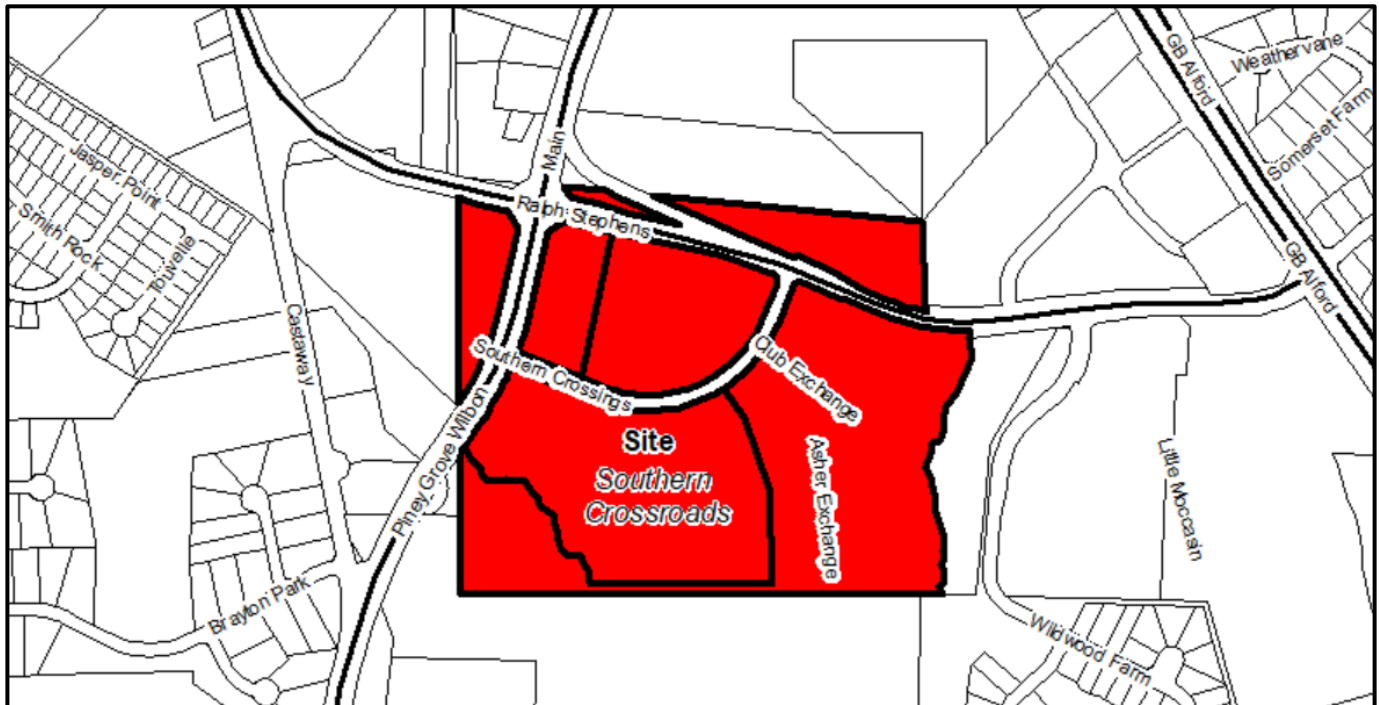
DESIGN PROFESSIONALS:

Trenton Stewart
Arcadia Consulting Engineers
PO Box 2077
Apex, NC 27502

OWNERS:

Hawthorne At Holly Springs
Apartments LLC
Lightbridge Partners LLC
Britthaven Inc.
Myers Exchange Holly Springs
Southern Crossroads, Inc.

Jack Smyre
The Design Response
PO Box 3585
Cary, NC 27519

LOCATION:

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

ANTICIPATED REVIEW SCHEDULE:

Planning Board: June 22, 2021
Town Council: July 20, 2021

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

ATTACHMENTS: Application, Site Plans

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Hawthorne At Holly Springs Apartments LLC	648846643	R-MF-15: High-Density Multifamily Residential	14.34 ± acres
Lightbridge Partners LLC	648850369	CB: Community Business	2.43 ± acres
Britthaven Inc.	648853393	CB: Community Business	2.92 ± acres
Britthaven Inc.	648857286	CB: Community Business	7.16 ± acres
Myers Exchange Holly Springs Lp Limited Partnership	648942619	R-MF-15: High-Density Multifamily Residential	21.58 ± acres
Southern Crossroads, Inc.	648953524	CB: Community Business	4.93 ± acres
TOTAL			54.65 ± acres

ADJACENT PROPERTY SITE DATA

	ZONING	EXISTING LAND USE
Subject Property	CB: Community Business & R-MF-15: High-Density Multifamily Residential	Childcare Center Long Term Care Facility Apartments
North	CB: Community Business	Commercial
South	R-30: Residential	Vacant
East	CB: Community Business	Church (future)
West	R-30 & R-8: Residential	Vacant and Single-Family Residential

STAFF ANALYSIS

PROJECT OVERVIEW

The Town has received a request for a Master Plan amendment for Southern Crossroads, located primarily in the southeast corner of the S Main Street, Piney Grove – Wilbon Rd, and Ralph Stephens Rd. The project was approved in February 2017 for commercial and multifamily residential development. The purpose of this amendment is to reduce the northern and eastern perimeter landscape bufferyard along the property lines shared with the Village Gate project and Collins Park project.

PLANNING & ZONING

Vision Holly Springs Comprehensive Plan

Land Use & Character Plan

The future land use designation of the property is Neighborhood Center and Mixed-Use Center.

Neighborhood Centers provide goods and services to surrounding neighborhoods. Their proximity to neighborhoods requires that operations be low-intensity, unobtrusive, and at a scale and design compatible with nearby residential development. The design of Neighborhood Centers transitions effectively between residential and nonresidential uses, and includes safe and convenient pedestrian and bicycle access for nearby residents. While this is primarily a commercial category, some Neighborhood Centers may include upper story residential or office. Sites also effectively minimize the impact of cut-through traffic on nearby neighborhood streets by orienting vehicle access and circulation away from adjacent neighborhoods.

Mixed-Use Centers offer the opportunity to serve broader economic, entertainment, and housing needs in the community. Land uses and buildings on small blocks in the core may stand three or more stories

tall and encourage active public spaces between the buildings. Residential units or office space are found above storefronts. Homes surrounding the core offer several choices to live and experience the center. Parking is satisfied using on-street parking, structured parking, and shared rear-lot parking strategies. The compact, walkable environment and mix of residential and non-residential uses in the center supports multiple modes of transportation, including the potential for transit-oriented development if-when a decision is made to invest in premium transit along the NC 55 corridor.

Development Standards

Landscape Requirements: Perimeter Yard/Bufferyard

The current Master Plan provides 25 foot wide Type-C opaque bufferyards along the property lines in common with Village Gate and Collins Park since the adjacent properties were zoned residential at the time of Master Plan approval. Since then, Village Gate and Collins Park, both zoned CB Community Business, have been approved for commercial development. Since all properties now have the same CB Community Business zoning a reduced 10 foot wide Type-A open yard can be provided.

Approved Master Plan	Proposed Changed	Permitted by UDO
25 foot Type-C Bufferyard	10 foot Type-A Yard	10 foot Type-A Yard

*This request only pertains to the Commercial Parcel on the north side of Ralph Stephenson Road.

Although the proposed amendment is in compliance with the perimeter yard requirements based on the current zoning districts, the reduction in perimeter yards constitutes a major plan amendment requiring a Planning Board recommendation and Town Council decision in accordance with UDO Section 9.05 D.

STAFF RECOMMENDATION TO THE PLANNING BOARD

Motion that the Planning Board recommend that the Town Council **approve/deny/table Detailed Master Plan 16-MAS-02-A04 for Southern Crossroads as submitted by H Brantley Powell dated revised 5/28/21 with the following conditions:**

- 1. All previous conditions of approval for Southern Crossroads Master Plan apply to this plan amendment 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.**

Staff Members	Approved for Distribution		
	Yes	No	Initials
Senior Planner- Sean Ryan	X		
Current Planning Manager Melissa Sigmund	X		ms

DEVELOPMENT PETITION

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



Petition Type:

☒ Master Plan

- ☐ New Detailed ☐ New Schematic
☐ Major Amendment ☒ Minor Amendment*

☐ Preliminary Plan - Major Subdivision

- ☐ New ☐ Major Amendment ☐ Minor Amendment*

☐ Development Plan (check all that apply)

- ☐ New ☐ Major Amendment ☐ Minor Amendment*
☐ Gateway Non-Residential/Mixed Use Gross Building Floor Area _____
☐ Non-Gateway Non-Residential/Mixed Use Gross Building Floor Area _____
☐ Multifamily
☐ Residential Development Options or Infill Development Options

☐ Special Exception Use

- ☐ New ☐ Family Child Care Home

* Specify purpose of amendment on Certificate of Plan Revisions

For DPZ Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final

Project Information:

Project Name: SOUTHERN CROSSROADS

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

PUD/Master Plan/Subdivision MASTER PLAN Shopping Center/Lot# _____Project Location: 1936 RALPH STEPHENS ROAD

Use street address. If none, use the closest intersection

☐ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending AnnexationPIN: 0648-95-3524 / 0648-85-0369 / 0648-85-3393 Real Estate ID: 0457492 / 0056751 / 0468393
0648-85-7286 / 0648-84-6643 / 0648-94-2619 0457490 / 0457491 / 0453637Project Acreage (rounded to nearest tenth): 54.7 ACRES Partial Parcel: ☒ No ☐ Yes (additional fee)Current Zoning: CB & R-MF-15 Proposed Use (see UDO Primary Use List): COMMERCIAL & MULTI-FAMILYOpen Space [See UDO Section 7.06(F)(4)]: ☒ Dedication ☐ Fee-in-lieu ☐ Combination ☐ N/AWaivers Requested: ☒ No ☐ Yes- Specify UDO Section Number(s): _____

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

Scoping Meeting Date: _____ Concept Meeting Date: FEBRUARY 25, 2021

If the Concept Meeting Date is not within 8 weeks of the submittal date, another Concept Meeting is required prior to submittal.

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

Project Applicant/Contact

(check one) ☐ Owner ☐ Owner's Agent ☐ Design Professional ☒ Developer ☐ Other _____Name C/O H. BRANTLEY POWELL Company SOUTHERN CROSSROADS, INC.Mailing Address 5210 DRIFTWOOD LANECity MOREHEAD CITY State NC Zip 28557Telephone # (919) 656-7500 E-Mail HBPOWELL@AOL.COMHow would you like to receive staff review comments? ☒ E-Mail ☐ US MailHow would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Design Professional if different than Applicant/Contact

Name TRENTON STEWART PE Company ARCADIA CONSULTING ENGINEERS, PLLCMailing Address P.O. Box 2027City APEX State NC Zip 27502Telephone # (919) 363-1422 E-Mail TRENT@ARCADIAENGINEERS.COMHow would you like to receive staff review comments? ☒ E-Mail ☐ US MailHow would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Developer

Name c/o H. BRANTLEY POWELL Company SOUTHERN CROSSROADS, INC.
Mailing Address 5210 DRIFTWOOD LANE
City MOREHEAD CITY State NC Zip 28557
Telephone # (919) 656-7500 E-Mail HBPOWELL@AOL.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 WILLIAM H. MITCHELL, JR. Company MITCHELL DESIGN GROUP
Mailing Address P.O. Box 2007
City WAKE FOREST State NC Zip 27588
Telephone # (919) 280-0354 E-Mail WHM101101@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

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

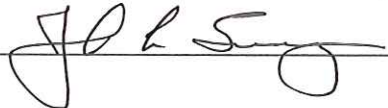
Name JACK L. SMYRE, PE, AICP Company THE DESIGN RESPONSE, INC.
Mailing Address 333 FAYETTEVILLE STREET, SUITE 200
City RALEIGH State NC Zip 27601
Telephone # (984) 242-4725 Alternate Telephone # (919) 244-5353 (MOBILE)
Fax # () _____ E-Mail JSMYRE@THEDESIGNRESPONSE.COM
How would you like to receive staff review comments? ☐ Fax ☒ E-Mail ☐ US Mail
How would you like to receive Official Action Notices? ☐ Fax ☒ E-Mail ☐ US Mail- Certified

Property Owner - Required

Name c/o H. BRANTLEY POWELL Company SOUTHERN CROSSROADS, INC.
Mailing Address 5210 DRIFTWOOD LANE
City MOREHEAD CITY State NC Zip 28557
Telephone # (919) 656-7500 E-Mail HBPOWELL@AOL.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, JACK L. SMYRE, certify that the information provided on this petition, plans and checklist are complete and accurate to the best of my knowledge.

Signature:  Date: 3/19/21

MASTER PLAN - DETAILED

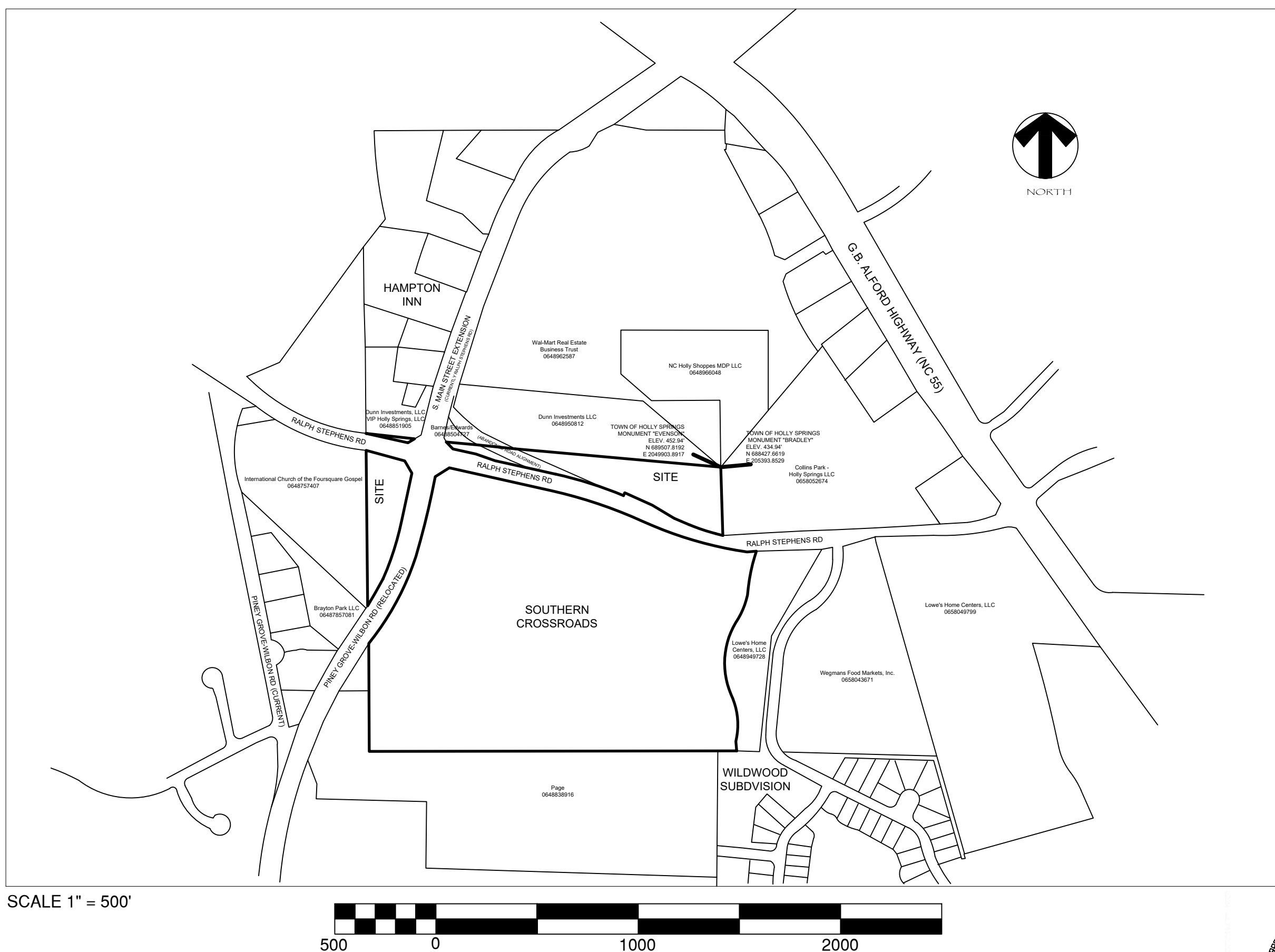
SOUTHERN CROSSROADS

1936 RALPH STEPHENS RD., HOLLY SPRINGS, NC

TOWN OF HOLLY SPRINGS

16-MAS-02-A04

16-MAS-02 - ORIGINAL APPROVAL 2/7/2017
16-MAS-02-A01 - AMENDMENT APPROVED 8/1/2017
16-MAS-02-A01 APPROVED 2/27/2018
16-MAS-02-03 APPROVED 8/6/2018



SCALE 1" = 500'



5-28-21

SITE DATA

TOTAL TRACT SIZE 54.65 ACRES
MINIMUM # OF LOTS 2
MAXIMUM # OF LOTS 120
ZONE CB & R-MF-15
EXISTING USE VACANT
PROPOSED USE COMMERCIAL & MULTI-FAMILY
IMPERVIOUS AREA
COMMERCIAL 78%
RESIDENTIAL 65%
REAL ESTATE ID #s 0056751, 0096790, 0211722, & 0423839
WAKE COUNTY PINs 0648-84-8889, 0648-95-7071, 0648-94-6972, & 0649-85-1745
TOWNSHIP HOLLY SPRINGS

Projected Sewer Demand

Residential
537 dwelling units x 255 gpd = 136,935 gpd

Total Residential Demand = 136,935 gpd

Commercial

7.16 ac Principle LTC: (former 10 ac tract)
90 beds x 120 gpd/bed = 10,800 gpd
Office staff: 30 employees x 25 gpd/employee = 750 gpd
Future beds: 20 beds x 120 gpd/bed = 2,400 gpd
Total 7.16 ac: 10,800 gpd + 750 gpd + 2,400 gpd = 13,950 gpd

2.92 Future Medical Office: (former 10 ac tract)
30 practitioners x 250 gpd/practitioner = 7,500 gpd

2.42 ac tract: Lightbridge Academy:
192 students/employees x 25 gpd/person = 4,800 gpd

4.93 ac tract: Medical Office Complex:
Medical Office space have approximately 1,200 – 1,500 sf per practitioner
22,400 sf medical office space would have 18 practitioners.
18 practitioners x 250 gpd/practitioner = 4,500 gpd

Total Commercial Demand: 13,900 gpd + 7,500 gpd + 4,800 gpd + 4,500 gpd = 30,700 gpd

Total Sewer Demand Updated

136,935 gpd (Residential) + 30,700 gpd (Commercial) = 167,635 gpd

DEVELOPER

SOUTHERN CROSSROADS, INC.
5210 DRIFTWOOD LANE
MOREHEAD CITY, NC 28557
919-656-7500



ARCADIA CONSULTING ENGINEERS
PO BOX 2077, APEX, NC 27502
PHONE: 919-363-1422 FAX: 919-363-1477



333 Fayetteville St, Suite 200
Raleigh, NC 27601
(984) 242-4725
thedesignresponse.com

FOR REVIEW ONLY -
NOT FOR CONSTRUCTION

PLAN IS SUBJECT TO REVISION DURING
THE CONSTRUCTION APPROVAL PROCESS.

AMENDMENT 1 DETAILS

- ADDED VEHICULAR ACCESS POINTS
- ADDED A-75 & B-75 BUFFERS ALONG RALPH STEPHENS RD. AND MAIN STREET EXTENSION
- ADDED SCHEMATIC OPEN SPACE / TRAIL PLAN
- MASTER SIGN PLAN
- ARCHITECTURAL DESIGN GUIDELINES

AMENDMENT 2 DETAILS

- UPDATED ARCHITECTURAL DESIGN GUIDELINES - LIGHT FIXTURE

AMENDMENT 3 DETAILS

- UPDATED MASTER PLAN - SETBACK / ZONING TABLE

AMENDMENT 4 DETAILS

- UPDATED BUFFER TYPES FOR D- AND H- INCREMENT PERIMETER YARDS; UPDATED I- INCREMENT PERIMETER YARD TO REFLECT UPDATED R/W ALONG RALPH STEPHENS ROAD

GENERAL PROJECT NOTES

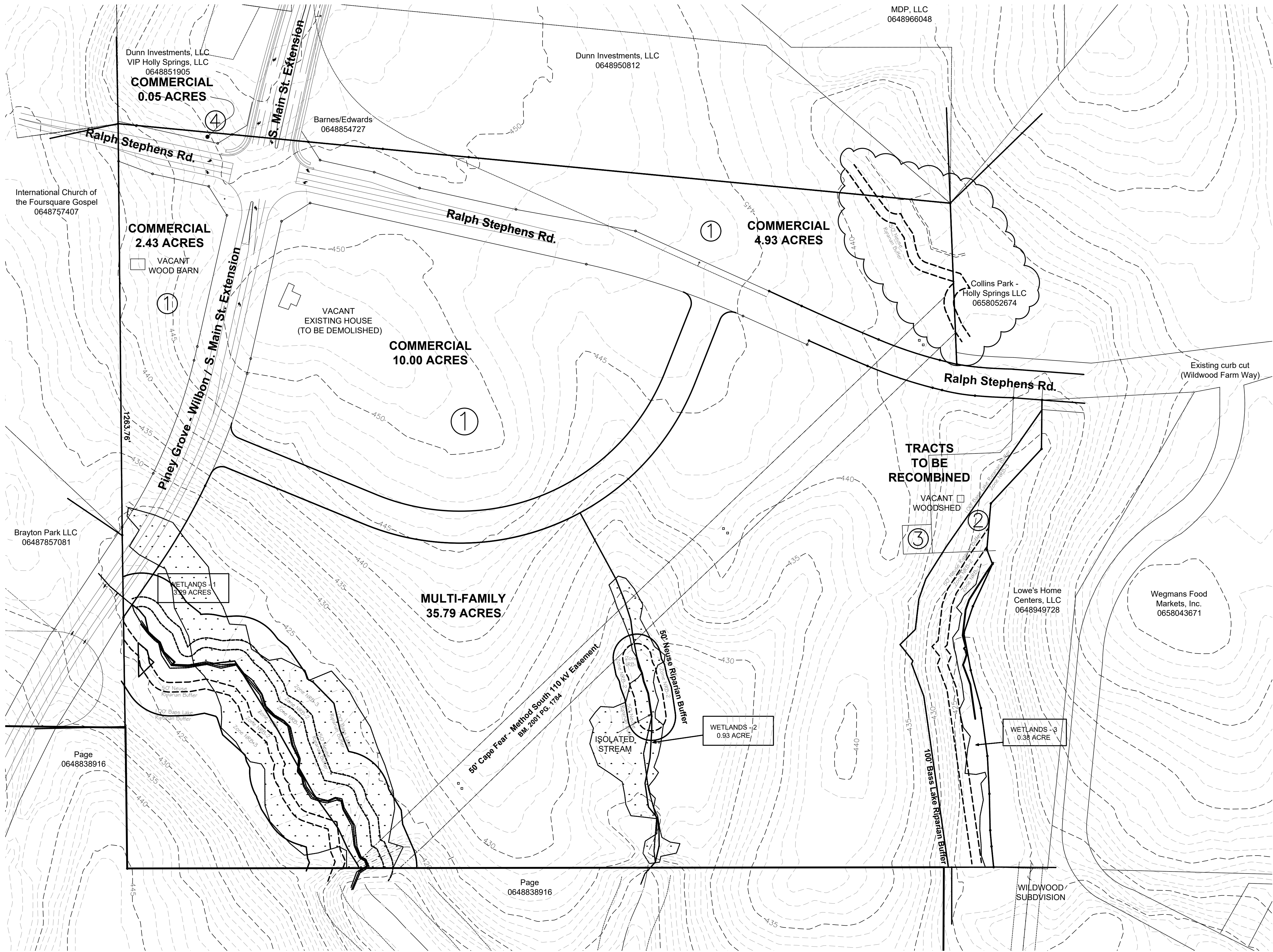
- ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
- CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
- CONTRACTOR SHALL OBTAIN A COPY OF THE CURRENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF HOLLY SPRINGS TO REFER TO DURING CONSTRUCTION OF THE PROJECT.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITIES IN THE AREA PRIOR TO CONSTRUCTION AND COORDINATE THE RELOCATION OF THESE UTILITIES WITH THE APPROPRIATE AUTHORITIES.
- ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS SEDIMENT AND EROSION CONTROL ORDINANCE.

SHEET INDEX

- | | |
|-------------------------|-------------------------------------|
| 1 - COVER SHEET | 5 - STORMWATER MANAGEMENT PLAN |
| 2 - EXISTING CONDITIONS | 6 - MASTER LANDSCAPE PLAN |
| 3 - MASTER PLAN | 7- CONCEPTUAL OPEN SPACE/TRAIL PLAN |
| 4 - UTILITY CONNECTIONS | |

SHEET 1 / 7

DATE	REVISION	ARCADIA CONSULTING ENGINEERS		COVER SHEET	
8-24-2016	ACCESS, STREET CROSS-SECTION, ADDITIONAL NOTES	PO BOX 2077, APEX, NC 27502		SOUTHERN CROSSROADS	
9-19-2016	RESPONSE TO FIRST ROUND OF TOHS COMMENTS	PHONE: 919-363-1422 FAX: 919-363-1477		16-MAS-02-A04	
1-9-2017	RESPONSE TO SECOND ROUND OF TOHS COMMENTS	333 Fayetteville St, Suite 200		DATE: 8-22-2016	HOLLY SPRINGS TOWNSHIP
5-22-2017	MASTER PLAN AMENDMENT	Raleigh, NC 27601		SCALE: 1" = 500'	NORTH CAROLINA
6-19-2017	RESPONSE TO FIRST ROUND OF TOHS AMENDMENT COMMENTS	(984) 242-4725		DRAWN BY: JLS	WAKE COUNTY
2-27-2018	RESPONSE TO SECOND ROUND OF TOHS AMENDMENT COMMENTS	thedesignresponse.com			ZONED: CB, R-MF-15
3-19-2021	REDUCE NORTH P/L BUFFER ON 4.93 ACRE TRACT				OWNER: H. BRANTLEY POWELL
					PIN: 0648-84-8889, 0648-95-7071, 0648-94-6972, 0648-85-1745



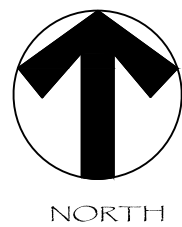
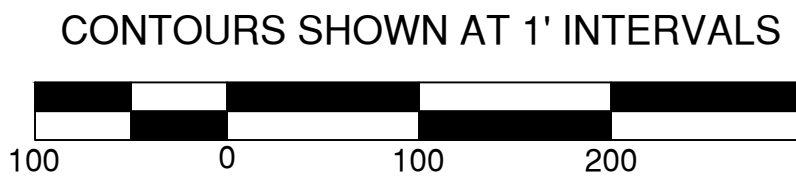
PARCELS TO BE RECOMBINED			
TRACT	ACREAGE	REAL ESTATE ID	PIN
1	53.58	0056751	0648848889
2	0.94	0096790	0648957071
3	0.08	0211722	0648946972
4	0.05	0423839	0648851745

GENERAL NOTES
1. NO EXISTING STRUCTURES WITHIN 200 FEET OF PROPERTY LINE. PVIOUS ADJACENT STRUCTURES WERE DEMOLISHED IN S. MAIN ST./RALPH STEPHENS EXTENSION PROJECT.

NEUSE RIVER BASIN NOTES
1. ZONE NRB-1 OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED.
2. NO FILL MATERIAL IS TO BE BROUGHT INTO THE NRB-1 BUFFERS.
3. NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER ZONES.
4. GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED ONLY IN ZONES NRB-2 OR NRB-3. HOWEVER, THESE ACTIVITIES MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES TO MAINTAIN THE FUNCTION OF THE BUFFER, AND IN ACCORDANCE WITH STATE AND TOWN REGULATIONS.
5. GREENWAYS CANNOT BE LOCATED IN AN UNDISTURBED ZONE OF THE STREAM BUFFER.
6. GREENWAY TRAIL BOARDWALKS OR BRIDGES THAT CROSS THE FLOODPLAIN SHALL BE ABOVE THE 100-YEAR WATER SURFACE ELEVATION.
7. A BUFFER IMPACT AUTHORIZATION FROM NC-DEQ IS REQUIRED FOR GREENWAYS LOCATED IN THE 50' NEUSE RIVER RIPARIAN BUFFER.
8. ALL ENVIRONMENTAL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION DRAWING APPROVAL AND/OR ISSUANCE OF A LAND DISTURBANCE PERMIT FOR THE PROJECT.



FOR REVIEW ONLY -
NOT FOR CONSTRUCTION
PLAN IS SUBJECT TO REVISION DURING
THE CONSTRUCTION APPROVAL PROCESS.



DATE	REVISION
8-24-2016	ACCESS, STREET CROSS-SECTION
9-19-2016	ADDITIONAL NOTES RESPONSE TO FIRST ROUND OF TOHS COMMENTS
1-9-2017	RESPONSE TO SECOND ROUND OF TOHS COMMENTS
6-19-2017	RESPONSE TO FIRST ROUND OF TOHS AMENDMENT COMMENTS
3-19-2021	UPDATE RIPARIAN BUFFER ON 4.93 ACRE TRACT



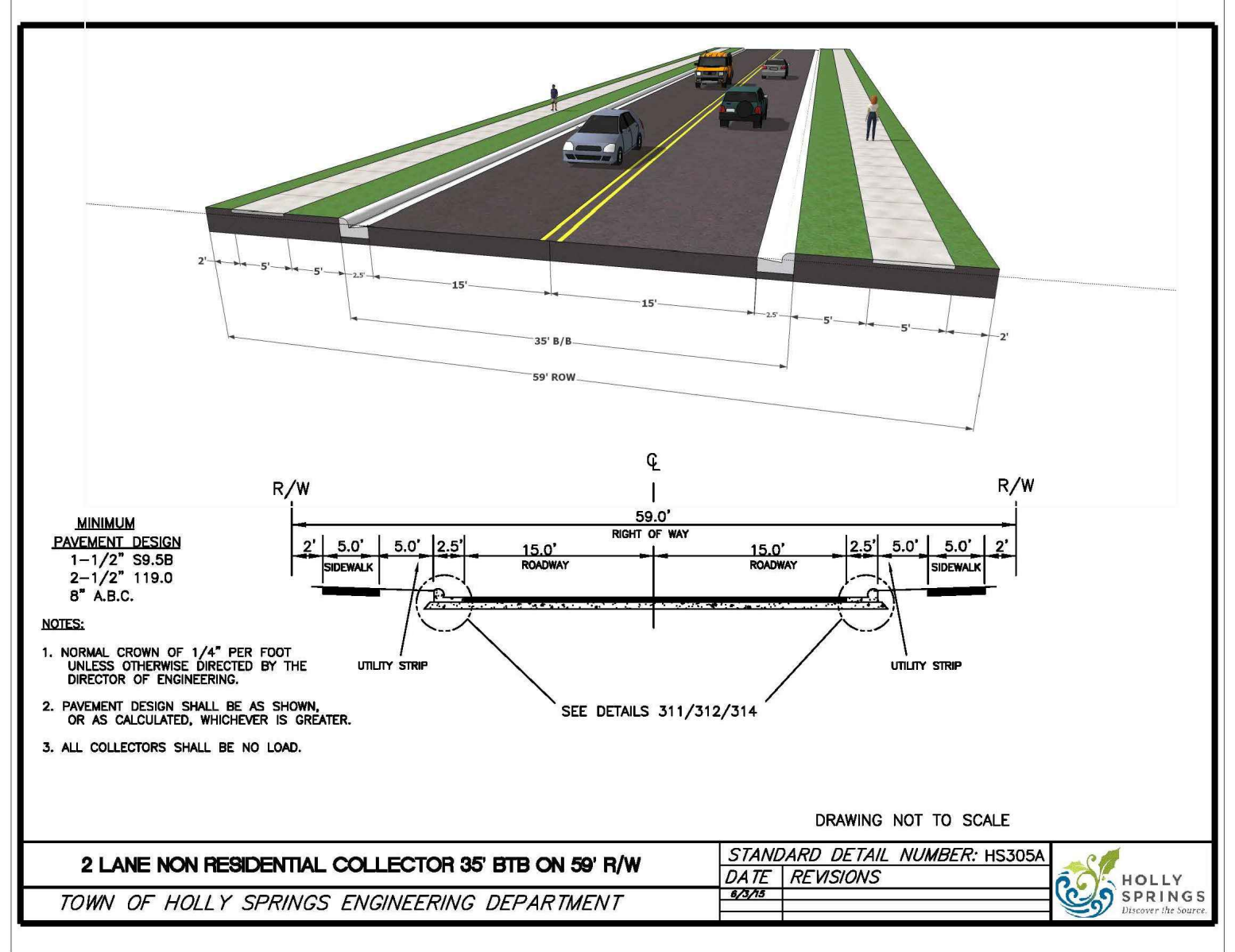
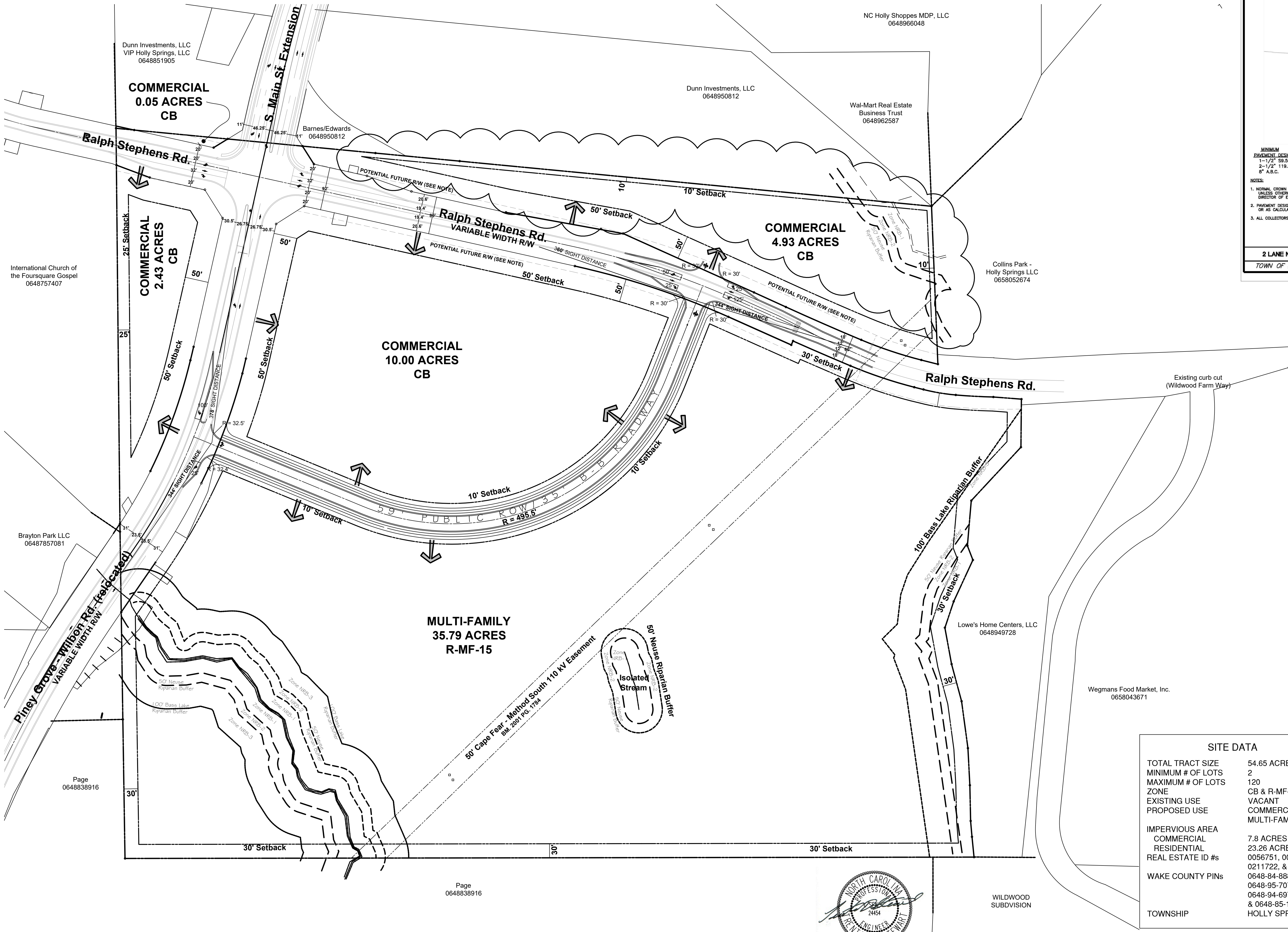
ARCADIA CONSULTING ENGINEERS
PO BOX 2077, APEX, NC 27502
PHONE: 919-363-1422 FAX: 919-363-1477



333 Fayetteville St, Suite 200
Raleigh, NC 27601
(919) 242-4725
thedesignresponse.com

DATE: 8-22-2016
SCALE: 1" = 100'
DRAWN BY: TDS JLS

EXISTING CONDITIONS SOUTHERN CROSSROADS 16-MAS-02-A04	
HOLLY SPRINGS TOWNSHIP	NORTH CAROLINA
WAKE COUNTY	OWNER: HB POWELL
ZONED: CB, R-MF-15	PIN: 0648-84-8889, 0648-95-7071, 0648-94-6972, 0648-85-1745



- ### NEUSE RIVER BASIN NOTES
1. ZONE NRB-1 OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED.
 2. NO FILL MATERIAL IS TO BE BROUGHT INTO THE NRB-1 BUFFERS.
 3. NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER ZONES.
 4. GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED ONLY IN ZONES NRB-2 OR NRB-3. HOWEVER, THESE ACTIVITIES MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES TO MAINTAIN THE FUNCTION OF THE BUFFER, AND IN ACCORDANCE WITH STATE AND TOWN REGULATIONS.
 5. GREENWAYS CANNOT BE LOCATED IN AN UNDISTURBED ZONE OF THE STREAM BUFFER.
 6. GREENWAY TRAIL BOARDWALKS OR BRIDGES THAT CROSS THE FLOODPLAIN SHALL BE ABOVE THE 100-YEAR WATER SURFACE ELEVATION.
 7. A BUFFER IMPACT AUTHORIZATION FROM NC-DEQ IS REQUIRED FOR GREENWAYS LOCATED IN THE 50' NEUSE RIVER RIPARIAN BUFFER.
 8. ALL ENVIRONMENTAL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION DRAWING APPROVAL AND/OR ISSUANCE OF A LAND DISTURBANCE PERMIT FOR THE PROJECT.

- ### GENERAL NOTES
1. INTERNAL SETBACKS AT 10 FEET ALONG INTERIOR ACCESS ROAD PER MASTER PLAN.
 2. ALL INTERSECTIONS AND DRIVEWAY ACCESS POINTS SHALL BE SPACED A MINIMUM OF 200 FEET APART.
 3. A BUILDING PERMIT WILL BE REQUIRED FOR ANY RETAINING WALLS. ENGINEERING DESIGN APPROVAL WILL BE REQUIRED AT CONSTRUCTION DRAWING REVIEW FOR WALLS OVER 4 FEET.

ZONING TABLE			
CB		R-MF-15	
THOROUGHFARE	50'	THOROUGHFARE	30'
COLLECTOR STREET	50'	COLLECTOR STREET	30'
MIN. SIDE YARD	10'	MIN. SIDE YARD	OPEN
MIN. SIDE BUFFERYARD	25'	MIN. SIDE BUFFERYARD	30'
MIN. REAR YARD	10'	MIN. REAR YARD	OPEN
MIN. REAR BUFFERYARD	25'	MIN. REAR BUFFERYARD	30'
COMM. OUT PARCELS:			
5' YARD ADJACENT OTHER OUT PARCELS			
10' ADJACENT TO MAIN CENTER			
INTERNAL SETBACKS AT 10' ALONG INTERIOR ACCESS ROAD (NON-PERIMETER YARD)			
SETBACK REDUCTIONS MAY BE REQUESTED PER TOWN OF HOLLY SPRINGS UDO SECTION 3.05 B			

SITE DATA	
TOTAL TRACT SIZE	54.65 ACRES
MINIMUM # OF LOTS	2
MAXIMUM # OF LOTS	120
ZONE	CB & R-MF-15
EXISTING USE	VACANT
PROPOSED USE	COMMERCIAL & MULTI-FAMILY
IMPERVIOUS AREA	7.8 ACRES (78%)
COMMERCIAL	23.26 ACRES (65%)
RESIDENTIAL	0056751, 0096790, 0211722, & 0423839
REAL ESTATE ID #s	0648-84-8889, 0648-95-7071, 0648-94-6972, & 0648-85-1745
WAKE COUNTY PINs	HOLLY SPRINGS
TOWNSHIP	

POTENTIAL FUTURE RIGHT OF WAY

THIS HYPOTHETICAL FUTURE RIGHT OF WAY EXPANSION IS SHOWN FOR INFORMATIONAL PURPOSES ONLY, AND SHALL HAVE NO EFFECT UPON THE ABILITY OF THE PRESENT OWNER OF THE PROPERTY, OR ANY SUBSEQUENT OWNER, TO MAKE USE OF THE AREA SHOWN FOR ANY LAWFUL PURPOSE, NOR SHALL IT BE CONSTRUED AS A DEDICATION OR RESERVATION OF THAT AREA FOR ROADWAY PURPOSES. SPECIFICALLY, AND WITHOUT LIMITATION, NO SETBACK UNDER APPLICABLE LAW SHALL BE MEASURED FROM THIS HYPOTHETICAL FUTURE RIGHT OF WAY LINE. RATHER, ANY SETBACK SHALL BE MEASURED FROM THE ACTUAL PROPERTY LINE EXISTING AS OF THE DATE ON WHICH THE MEASUREMENT IS MADE. ANY EXPANSION OF THE RIGHT OF WAY OF THE ROAD IN THIS AREA SHALL REQUIRE FIRST THAT THE REAL PROPERTY IN QUESTION BE ACQUIRED BY THE TOWN OF HOLLY SPRINGS OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FROM ITS OWNER AT ITS FAIR MARKET VALUE, EITHER BY PURCHASE OR BY EMINENT DOMAIN.

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

PLAN IS SUBJECT TO REVISION DURING THE CONSTRUCTION APPROVAL PROCESS.

VEHICULAR ACCESS POINTS

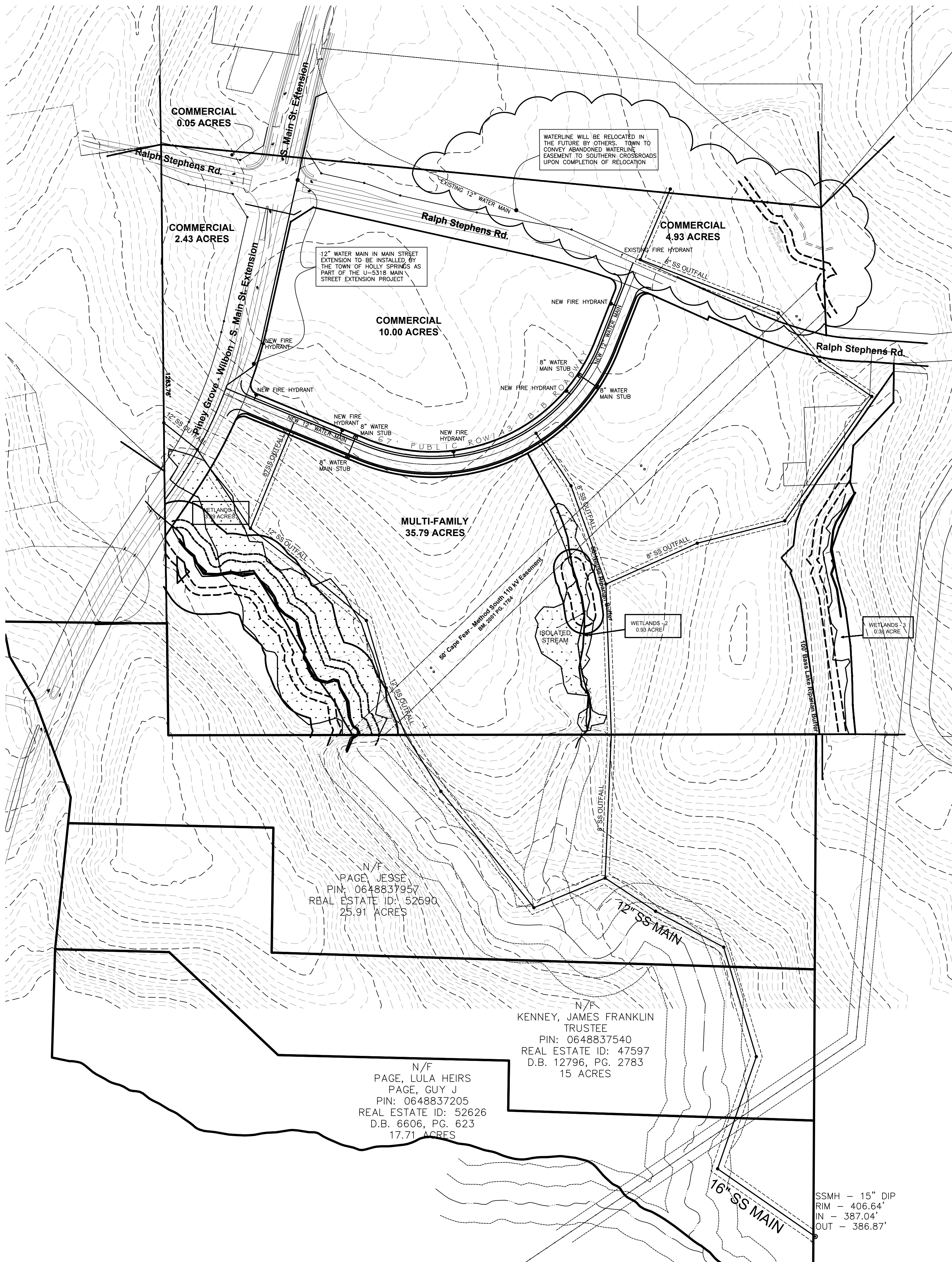
SUBJECT TO REVIEW. EXACT LOCATION TO BE DETERMINED AT DEVELOPMENT PLAN PHASE.

5-28-21

100 0 100 200

NORTH

<table><tr><th>DATE</th><th>REVISION</th></tr><tr><td>8-24-2016</td><td>ACCESS, STREET CROSS SECTION, ADDITIONAL NOTES</td></tr><tr><td>9-19-2016</td><td>RESPONSE TO FIRST ROUND OF THIS COMMENTS</td></tr><tr><td>1-9-2017</td><td>RESPONSE TO SECOND ROUND OF THIS COMMENTS</td></tr><tr><td>5-22-2017</td><td>MASTER PLAN AMENDMENT</td></tr><tr><td>6-19-2017</td><td>RESPONSE TO FIRST ROUND OF THIS AMENDMENT COMMENTS</td></tr><tr><td>3-19-2021</td><td>UPDATE NORTH PL. BUFFER 4.93 AC TRACT</td></tr></table>	DATE	REVISION	8-24-2016	ACCESS, STREET CROSS SECTION, ADDITIONAL NOTES	9-19-2016	RESPONSE TO FIRST ROUND OF THIS COMMENTS	1-9-2017	RESPONSE TO SECOND ROUND OF THIS COMMENTS	5-22-2017	MASTER PLAN AMENDMENT	6-19-2017	RESPONSE TO FIRST ROUND OF THIS AMENDMENT COMMENTS	3-19-2021	UPDATE NORTH PL. BUFFER 4.93 AC TRACT	<table><tr><td></td><td>ARCADIA CONSULTING ENGINEERS PO BOX 2077, APEX, NC 27502 PHONE: 919-363-1422 FAX: 919-363-1477</td></tr><tr><td></td><td>333 Fayetteville St, Suite 200 Raleigh, NC 27601 (984) 242-4725 thedesignresponse.com</td></tr></table>		ARCADIA CONSULTING ENGINEERS PO BOX 2077, APEX, NC 27502 PHONE: 919-363-1422 FAX: 919-363-1477		333 Fayetteville St, Suite 200 Raleigh, NC 27601 (984) 242-4725 thedesignresponse.com	<table><tr><td>DATE: 8-22-2016</td><td>HOLLY SPRINGS TOWNSHIP</td><td>NORTH CAROLINA</td></tr><tr><td>SCALE: 1" = 100'</td><td>WAKE COUNTY</td><td>OWNER: H. BRANTLEY POWELL</td></tr><tr><td>DRAWN BY: TDS JLS</td><td>ZONED: CB, R-MF-15</td><td>PIN: 0648-84-8889, 0648-95-7071, 0648-94-6972, 0648-85-1745</td></tr></table>	DATE: 8-22-2016	HOLLY SPRINGS TOWNSHIP	NORTH CAROLINA	SCALE: 1" = 100'	WAKE COUNTY	OWNER: H. BRANTLEY POWELL	DRAWN BY: TDS JLS	ZONED: CB, R-MF-15	PIN: 0648-84-8889, 0648-95-7071, 0648-94-6972, 0648-85-1745
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Projected Sewer Demand
Residential
537 dwelling units x 255 gpd = 136,935 gpd
Total Residential Demand = 136,935 gpd

Commercial
7.16 ac Principle LTC: (former 10 ac tract)
90 beds x 120 gpd/bed = 10,800 gpd
Office staff: 30 employees x 25 gpd/employee = 750 gpd
Future beds: 20 beds x 120 gpd/bed = 2,400 gpd
Total 7.16 ac: 10,800 gpd + 750 gpd + 2,400 gpd = 13,950 gpd
2.92 Future Medical Office: (former 10 ac tract)
30 practitioners x 250 gpd/practitioner = 7,500 gpd
2.42 ac tract: Lightbridge Academy:
192 students/employees x 25 gpd/person = 4,800 gpd
4.93 ac tract: Medical Office Complex:
Medical Office space have approximately 1,200 – 1,500 sf per practitioner
22,400 sf medical office space would have 18 practitioners.
18 practitioners x 250 gpd/practitioner = 4,500 gpd
Total Commercial Demand: 13,900 gpd + 7,500 gpd + 4,800 gpd + 4,500 gpd = 30,700 gpd

Total Sewer Demand Updated
136,935 gpd (Residential) + 30,700 gpd (Commercial) = 167,635 gpd

IMPERVIOUS AREA	
COMMERCIAL: 7.80 ACRES (78%)	RESIDENTIAL: 23.26 ACRES (65%)

OFFSITE SEWER INFRASTRUCTURE AND EASEMENTS

OFFSITE SEWER INFRASTRUCTURE AND EASEMENTS SHOWN ARE A SEPARATE PROJECT IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT BETWEEN THE TOWN AND THE DEVELOPER. CONSTRUCTION PLANS OF THE OFFSITE SEWER AND EASEMENTS ARE CURRENTLY BEING REVIEWED BY THE TOWN.

12" WATER MAIN IN MAIN STREET EXTENSION

AS PART OF THE DEVELOPMENT, APPLICANT WILL INSTALL THE REMAINING PORTION OF THE 12" WATER LINE IN EXCHANGE FOR A FEE CREDIT IN THE AMOUNT OF \$40,000 PLUS THE DIFFERENCE IN COST BETWEEN THE 12" WATER LINE AND AN 8" WATER LINE AS AGREED ON OCTOBER 26, 2016.

GENERAL UTILITY NOTES

1. A FEE-IN-LIEU OF UPGRADE MAY BE REQUIRED FOR THIS PROJECT FOR THE HOLLY SPRINGS BASAL CREEK / GARRISON PUMP STATION / FORCE MAIN.
2. ALL TRACTS SHALL RECEIVE TYPICAL WATER AND SEWER SERVICE.
3. ALL NEW UTILITY LINES AND NEW POWER SERVICES MUST BE UNDERGROUND. PRE-EXISTING POWER LINES WILL NOT HAVE TO BE TAKEN UNDERGROUND BY THE APPLICANT.
4. STREET LIGHTING PLAN TO BE PRESENTED FOR APPROVAL WITH DEVELOPMENT PLAN.
5. LOCATION OF STREET TREES AND STREET LIGHTING WILL BE FIELD COORDINATED BY THE DEVELOPER TO ELIMINATE CONFLICTS.
6. COMPLETION OF INDUSTRIAL WASTE SURVEY SHORT FORM AND GREASE TRAP FORM SHALL BE A CONDITION OF APPROVAL FOR EACH APPLICABLE OUTPARCEL WITH THE DEVELOPMENT PLAN FOR THAT LOT.

GENERAL UTILITY CONSTRUCTION NOTES

1. ALL WORK, PLACEMENT, LOCATION, INSTALLATION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF HOLLY SPRINGS.
2. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
3. 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 UTILITIES WITH THE APPROPRIATE AUTHORITIES.
4. CONTRACTOR SHALL INFORM THE TOWN OF HOLLY SPRINGS AND THE ENGINEER OF ANY CONFLICTING UTILITIES.
5. ELECTRIC SERVICE TO THE SITE SHALL BE COORDINATED WITH THE APPROPRIATE ELECTRICAL SERVICING AUTHORITY.
6. TELEPHONE SERVICE TO THE SITE SHALL BE COORDINATED WITH THE APPROPRIATE TELEPHONE SERVICING AUTHORITY.
7. NATURAL GAS SERVICE TO THE SITE, IF ANY, SHALL BE COORDINATED WITH THE APPROPRIATE NATURAL GAS SERVICING AUTHORITY.
8. ALL NEW UTILITY SERVICES SERVICING SITE ARE TO BE INSTALLED UNDERGROUND.

NEUSE RIVER BASIN NOTES

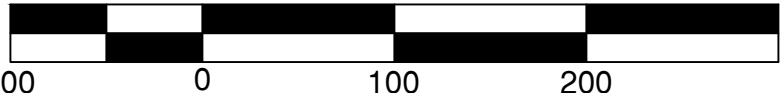
1. ZONE NRB-1 OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED.
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4. GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED ONLY IN ZONES NRB-2 OR NRB-3. HOWEVER, THESE ACTIVITIES MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES TO MAINTAIN THE FUNCTION OF THE BUFFER, AND IN ACCORDANCE WITH STATE AND TOWN REGULATIONS.
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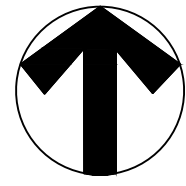
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CONTOURS SHOWN AT 1' INTERVALS

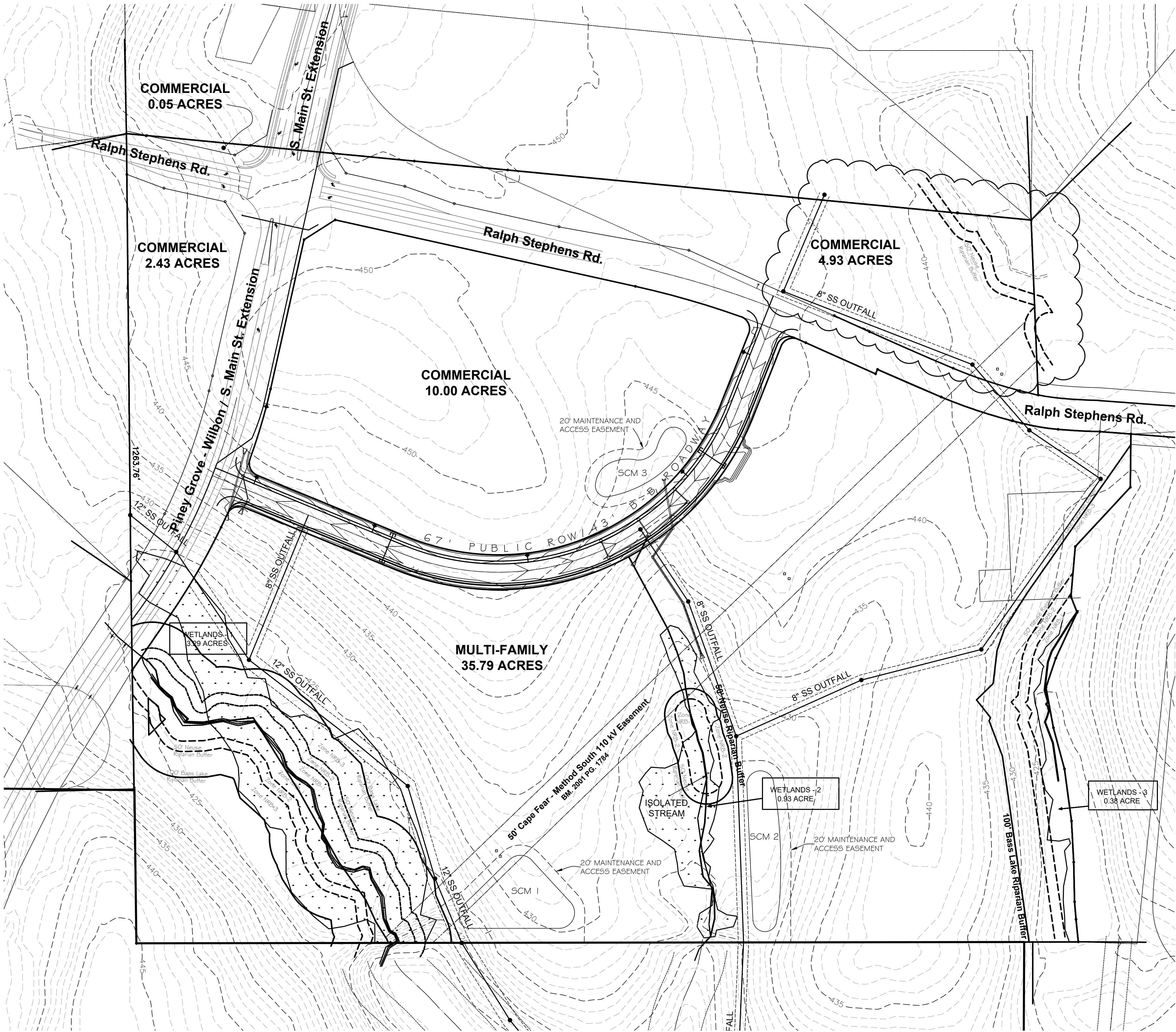


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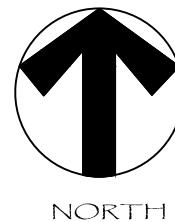
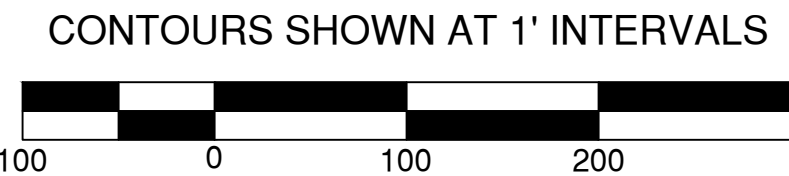
NORTH

DATE		REVISION		ARCADIA CONSULTING ENGINEERS		UTILITY CONNECTIONS	
8-24-2016		ACCESS, STREET CROSS-SECTION, ADDITIONAL NOTES		PO BOX 2077, APEX, NC 27502		SOUTHERN CROSSROADS	
9-19-2016		RESPONSE TO FIRST ROUND OF TCHS COMMENTS		PHONE: 919-363-1422 FAX: 919-363-1477		16-MAS-02-A04	
1-9-2017		RESPONSE TO SECOND ROUND OF TCHS COMMENTS					
6-19-2017		RESPONSE TO FIRST ROUND OF TCHS AMENDMENT COMMENTS		333 Fayetteville St, Suite 200		HOLLY SPRINGS TOWNSHIP	
3-19-2021		UPDATED SEWER LOCATION AND DEMAND FOR 4.93 ACRE TRACT		Raleigh, NC 27601		WAKE COUNTY	
				(984) 242-4725		ZONED: CB, R-MF-15	
				thedesignresponse.com		OWNER: HB POWELL	
						PIN: 0648-84-8889, 0648-95-7071, 0648-94-6972, 0648-85-1745	



IMPERVIOUS AREA	
COMMERCIAL: 7.80 ACRES (78%)	RESIDENTIAL: 23.26 ACRES (65%)

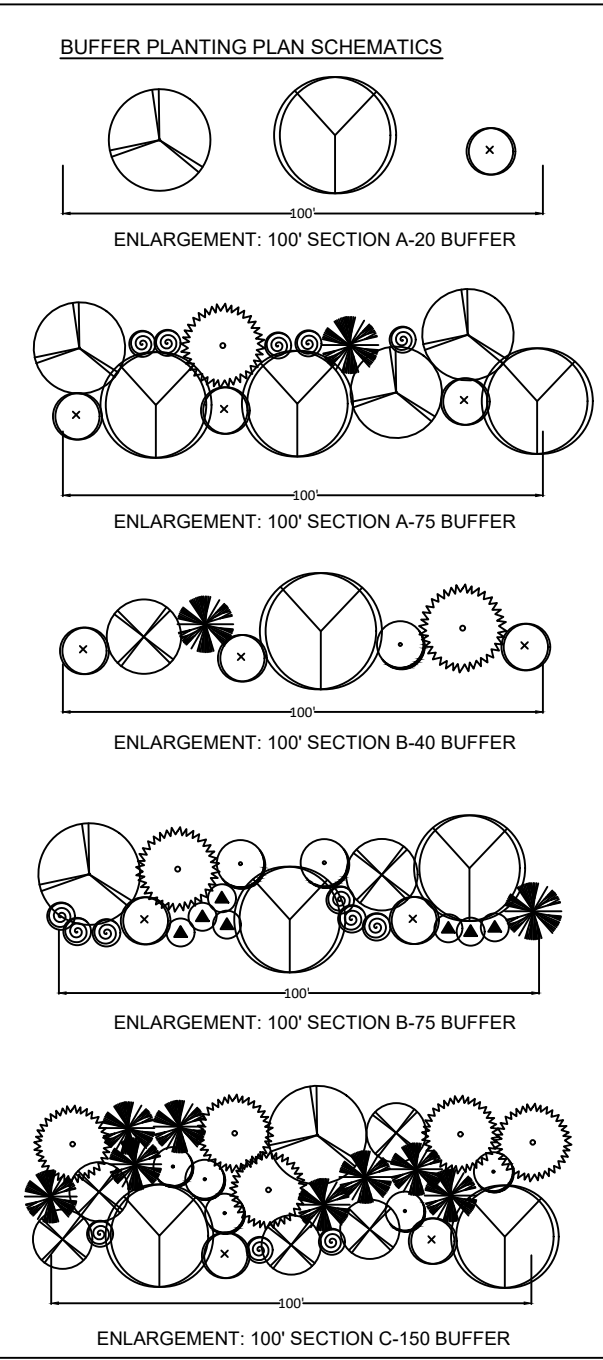
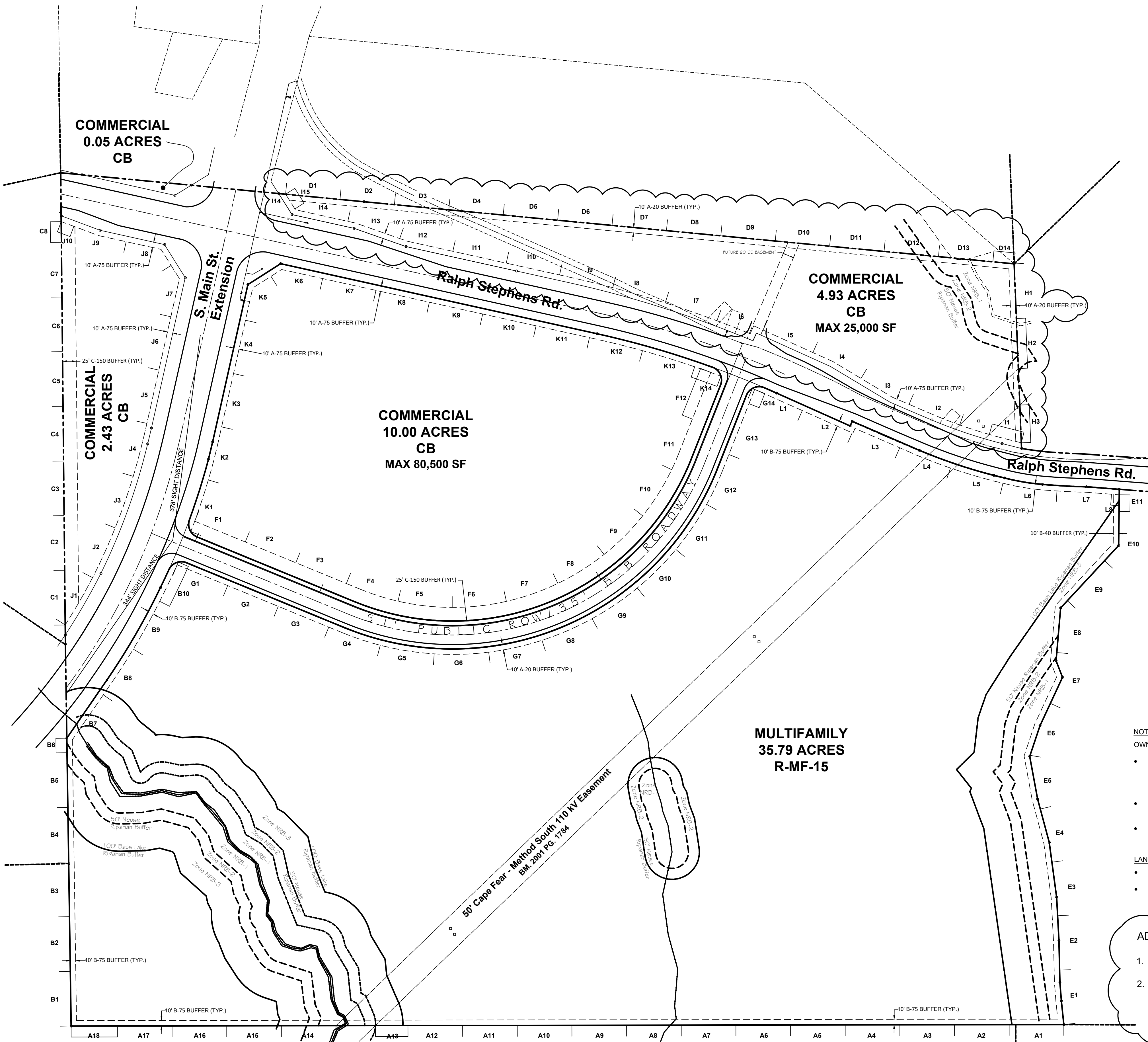
GENERAL SWMP NOTES
1. ALL DRAINAGE PIPE SHALL BE RCP.
2. ALL DRAINAGE PIPE OUTLETS SHALL BE FES FOR PIPES 42" AND LESS. HEADWALLS SHALL BE USED FOR PIPES GREATER THAN 42".
3. APPROPRIATELY SIZED VELOCITY DISSIPATOR SHALL BE PROVIDED AT ALL DRAINAGE PIPE OUTLETS.
4. ALL CROSS DRAINAGE PIPE SHALL BE SIZED FOR THE 25-YEAR STORM.



SHEET 5 / 7

FOR REVIEW ONLY -
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DATE	REVISION	 ARCADIA CONSULTING ENGINEERS PO BOX 2077, APEX, NC 27502 PHONE: 919-363-1422 FAX: 919-363-1477		STORMWATER MANAGEMENT PLAN SOUTHERN CROSSROADS 16-MAS-02-A04	
8-24-2016	ACCESS, STREET CROSS-SECTION, ADDITIONAL NOTES				
9-19-2016	RESPONSE TO FIRST ROUND OF TCHS COMMENTS	 333 Fayetteville St, Suite 200 Raleigh, NC 27601 (984) 242-4725 thedesignresponse.com		DATE: 8-22-2016	
1-9-2017	RESPONSE TO SECOND ROUND OF TCHS COMMENTS			SCALE: 1" = 100'	
6-19-2017	RESPONSE TO FIRST ROUND OF TCHS AMENDMENT COMMENTS	DRAWN BY: TDS JLS		HOLLY SPRINGS TOWNSHIP	
3-19-2021	RIPARIAN BUFFER AND SEWER LOCATION ON 4.93 AC TRACT			WAKE COUNTY	
				ZONED: CB, R-MF-15	
				NORTH CAROLINA	
				OWNER: HB POWELL	
				PIN: 0648-94-8899, 0648-95-7071, 0648-94-6972, 0648-85-1745	



NOTE:
OWNER SHALL BE RESPONSIBLE FOR THE FOLLOWING:

- MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING THE LAWNS MOWED, ALL PLANTS MAINTAINED AS DISEASE FREE, ALL PLANTING BEDS GROOMED AND KEPT WEED-FREE (EXCEPT AREAS OF PRESERVED EXISTING NATURAL VEGETATION, I.E. THICKETS), AND KEPT FREE OF TRASH, DEBRIS AND OTHER OBJECTIONABLE MATERIALS.
- REPLACEMENT OF ANY REQUIRED PLANTING WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.
- 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.

LANDSCAPE PLAN NOTES:

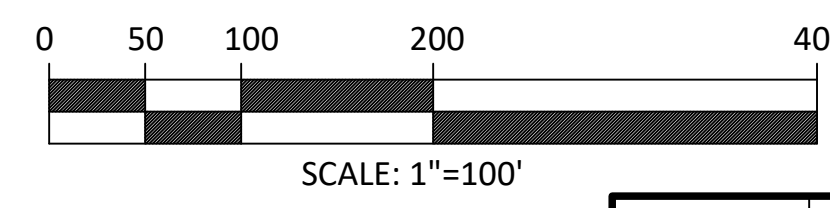
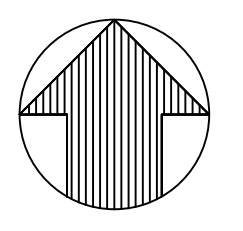
- FOUNDATION, INTERIOR PARKING LOT, AND PARKING AREA SCREENING SHALL BE ADDRESSED WITH THE DETAILED DEVELOPMENT PLAN.
- THE OPPORTUNITY FOR PRESERVATION OF EXISTING TREES AND VEGETATION AND OTHER NATURAL FEATURES WITHIN THE PROPOSED PERIMETER BUFFER YARDS SHALL BE ADDRESSED WITH THE DETAILED DEVELOPMENT PLAN IN ACCORDANCE WITH UDO SECTION 7.01-J.

ADDITIONAL LANDSCAPE NOTES

- DETAILED LANDSCAPE PLANS FOR EACH DEVELOPMENT PARCEL TO BE APPROVED AT THE DEVELOPMENT PLAN PHASE.
- PERIMETER YARD LANDSCAPING WITHIN PROPOSED DRIVEWAYS OR DESIGNATED EASEMENT AREAS SHALL BE RELOCATED ADJACENT TO OTHER PERIMETER YARD INCREMENTS TO ENSURE THE TOTAL BUFFER PLANTING REQUIREMENTS ARE FULFILLED.

LANDSCAPE PLAN CALCULATIONS					
PERIMETER YARD LANDSCAPING					
INCREMENT	LANDSCAPE MATERIAL	PUV OF MATERIAL	TOTAL PUV PROVIDED	% OF PUV	BUFFER PUV REQUIRED
A1 - A12 A14 - A17	3 large deciduous trees, 2.5" caliper @ 8 PUV 2 small deciduous trees, 1" caliper @ 4 PUV 3 large evergreen trees, 6' height @ 5 PUV 3 small evergreen trees, 6' height @ 5 PUV 13 large shrub / hedge plants, 36" height @ 1 PUV	24 8 15 15 13	75	32 11 20 20 17	TYPE B-75
A13 60% prorated	2 large deciduous trees, 2.5" caliper @ 8 PUV 1 small deciduous tree, 1" caliper @ 4 PUV 2 large evergreen trees, 6' height @ 5 PUV 2 small evergreen trees, 6' height @ 5 PUV 8 large shrub / hedge plants, 36" height @ 1 PUV	16 4 10 10 8	48	33 9 21 21 17	TYPE B-75
A18 85% prorated	3 large deciduous trees, 2.5" caliper @ 8 PUV 2 small deciduous trees, 1" caliper @ 4 PUV 3 large evergreen trees, 6' height @ 5 PUV 2 small evergreen trees, 6' height @ 5 PUV 11 large shrub / hedge plants, 36" height @ 1 PUV	24 8 15 10 11	68	35 12 22 15 16	TYPE B-75
B1 - B5	3 large deciduous trees, 2.5" caliper @ 8 PUV 2 small deciduous trees, 1" caliper @ 4 PUV 3 large evergreen trees, 6' height @ 5 PUV 3 small evergreen trees, 6' height @ 5 PUV 13 large shrub / hedge plants, 36" height @ 1 PUV	24 8 15 15 13	75	32 11 20 20 17	TYPE B-75
B6 30% prorated	1 large deciduous tree, 2.5" caliper @ 8 PUV 1 small deciduous tree, 1" caliper @ 4 PUV 1 large evergreen tree, 6' height @ 5 PUV 1 small evergreen tree, 6' height @ 5 PUV 4 large shrub / hedge plants, 36" height @ 1 PUV	8 4 5 5 4	26	32 15 19 19 15	TYPE B-75
B7 - B9	3 large deciduous trees, 2.5" caliper @ 8 PUV 2 small deciduous trees, 1" caliper @ 4 PUV 3 large evergreen trees, 6' height @ 5 PUV 3 small evergreen trees, 6' height @ 5 PUV 13 large shrub / hedge plants, 36" height @ 1 PUV	24 8 15 15 13	75	32 11 20 20 17	TYPE B-75
B10 80% prorated	1 large deciduous tree, 2.5" caliper @ 8 PUV 1 small deciduous tree, 1" caliper @ 4 PUV 1 large evergreen tree, 6' height @ 5 PUV 1 small evergreen tree, 6' height @ 5 PUV 4 large shrub / hedge plants, 36" height @ 1 PUV	8 4 5 5 4	60	32 15 20 20 17	TYPE B-75
C1 - C7	3 large deciduous trees, 2.5" caliper @ 8 PUV 2 small deciduous trees, 1" caliper @ 4 PUV 18 large evergreen trees, 6' height @ 5 PUV 5 small evergreen trees, 6' height @ 5 PUV 3 large shrub / hedge plants, 36" height @ 1 PUV	24 8 90 25 3	150	16 5 60 17 2	TYPE C-150
C8 40% prorated	2 large deciduous trees, 2.5" caliper @ 8 PUV 3 small deciduous trees, 1" caliper @ 4 PUV 15 large evergreen trees, 6' height @ 5 PUV 4 small evergreen trees, 6' height @ 5 PUV 3 large shrub / hedge plants, 36" height @ 1 PUV	9 6 33 4 3	60	15 10 55 17 3	TYPE C-150
D1 - D13	2 large deciduous trees, 2.5" caliper @ 8 PUV 1 small deciduous tree, 1" caliper @ 4 PUV	16 4	20	80 20	TYPE A-20
D14 39% prorated	1 large deciduous tree, 2.5" caliper @ 8 PUV	8	8	100	TYPE A-20
E1 - E10	3 large deciduous trees, 2.5" caliper @ 8 PUV 3 small deciduous trees, 1" caliper @ 4 PUV 3 large evergreen trees, 6' height @ 5 PUV 1 small evergreen tree, 6' height @ 5 PUV	24 8 15 5	40	30 30 37.5 12.5	TYPE B-40
E11 30% prorated	3 large evergreen trees, 6' height @ 5 PUV 2 large shrub / hedge plants, 36" height @ 1 PUV	12 1	13	92 8	TYPE B-40
F1 - F11	3 large deciduous trees, 2.5" caliper @ 8 PUV 2 small deciduous trees, 1" caliper @ 4 PUV 18 large evergreen trees, 6' height @ 5 PUV 5 small evergreen trees, 6' height @ 5 PUV 3 large shrub / hedge plants, 36" height @ 1 PUV	24 8 90 25 3	150	16 5 60 17 2	TYPE C-150
F12 95% prorated	3 large deciduous trees, 2.5" caliper @ 8 PUV 2 small deciduous trees, 1" caliper @ 4 PUV 17 large evergreen trees, 6' height @ 5 PUV 5 small evergreen trees, 6' height @ 5 PUV 3 large shrub / hedge plants, 36" height @ 1 PUV	24 8 85 25 3	145	17 6 59 17 1	TYPE C-150
G1 - G13	2 large deciduous trees, 2.5" caliper @ 8 PUV 1 small deciduous tree, 1" caliper @ 4 PUV	16 4	20	80 20	TYPE A-20
G14 20% prorated	1 large deciduous tree, 2.5" caliper @ 8 PUV	8	8	100	TYPE A-20
H1	2 large deciduous trees, 2.5" caliper @ 8 PUV 1 small deciduous tree, 1" caliper @ 4 PUV	16 4	20	80 20	TYPE A-20
H2 95% prorated	2 large deciduous trees, 2.5" caliper @ 8 PUV 1 small deciduous tree, 1" caliper @ 4 PUV	16 4	20	80 20	TYPE A-20
H3 70% prorated	2 large deciduous trees, 2" caliper @ 6 PUV 1 small evergreen tree, 4' high @ 2 PUV	12 2	14	86 14	TYPE A-20
I1 60% prorated	4 large deciduous trees, 2.5" caliper @ 8 PUV 1 small deciduous tree, 1" caliper @ 4 PUV 1 large evergreen tree, 6' height @ 5 PUV 4 large shrub / hedge plants, 36" height @ 1 PUV	32 4 5 5	45	71 9 11 9	TYPE A-75
I2 - I14	6 large deciduous trees, 2.5" caliper @ 8 PUV 3 small deciduous trees, 1" caliper @ 4 PUV 2 large evergreen trees, 6' height @ 5 PUV 5 large shrub / hedge plants, 36" height @ 1 PUV	48 12 10 5	75	64 16 13 7	TYPE A-75
I15 32% prorated	2 large deciduous trees, 2.5" caliper @ 8 PUV 1 small deciduous tree, 1" caliper @ 4 PUV 2 small evergreen trees, 4' height @ 2 PUV	16 4 2	25	66 17 17	TYPE A-75
J1 - J9	6 large deciduous trees, 2.5" caliper @ 8 PUV 3 small deciduous trees, 1" caliper @ 4 PUV 2 large evergreen trees, 6' height @ 5 PUV 5 large shrub / hedge plants, 36" height @ 1 PUV	48 12 10 5	75	64 16 13 7	TYPE A-75
J10 25% prorated	2 large deciduous trees, 2.5" caliper @ 8 PUV 1 large evergreen tree, 6' height @ 5 PUV	16 5	21	76 24	TYPE A-75
K1 - K13	6 large deciduous trees, 2.5" caliper @ 8 PUV 3 small deciduous trees, 1" caliper @ 4 PUV 2 large evergreen trees, 6' height @ 5 PUV 5 large shrub / hedge plants, 36" height @ 1 PUV	48 12 10 5	75	64 16 13 7	TYPE A-75
K14 10% prorated	1 large deciduous tree, 2.5" caliper @ 8 PUV	8	8	100	TYPE A-75
L1 - L7	3 large deciduous trees, 2.5" caliper @ 8 PUV 2 small deciduous trees, 1" caliper @ 4 PUV 3 large evergreen trees, 6' height @ 5 PUV 3 small evergreen trees, 6' height @ 5 PUV 13 large shrub / hedge plants, 36" height @ 1 PUV	24 8 15 15 13	75	32 11 20 20 17	TYPE B-75
L8 15% prorated	1 large evergreen tree, 6' height @ 5 PUV 1 small evergreen tree, 6' height @ 5 PUV 2 large shrub / hedge plants, 36" height @ 1 PUV	5 5 2	12	42 42 16	TYPE B-75

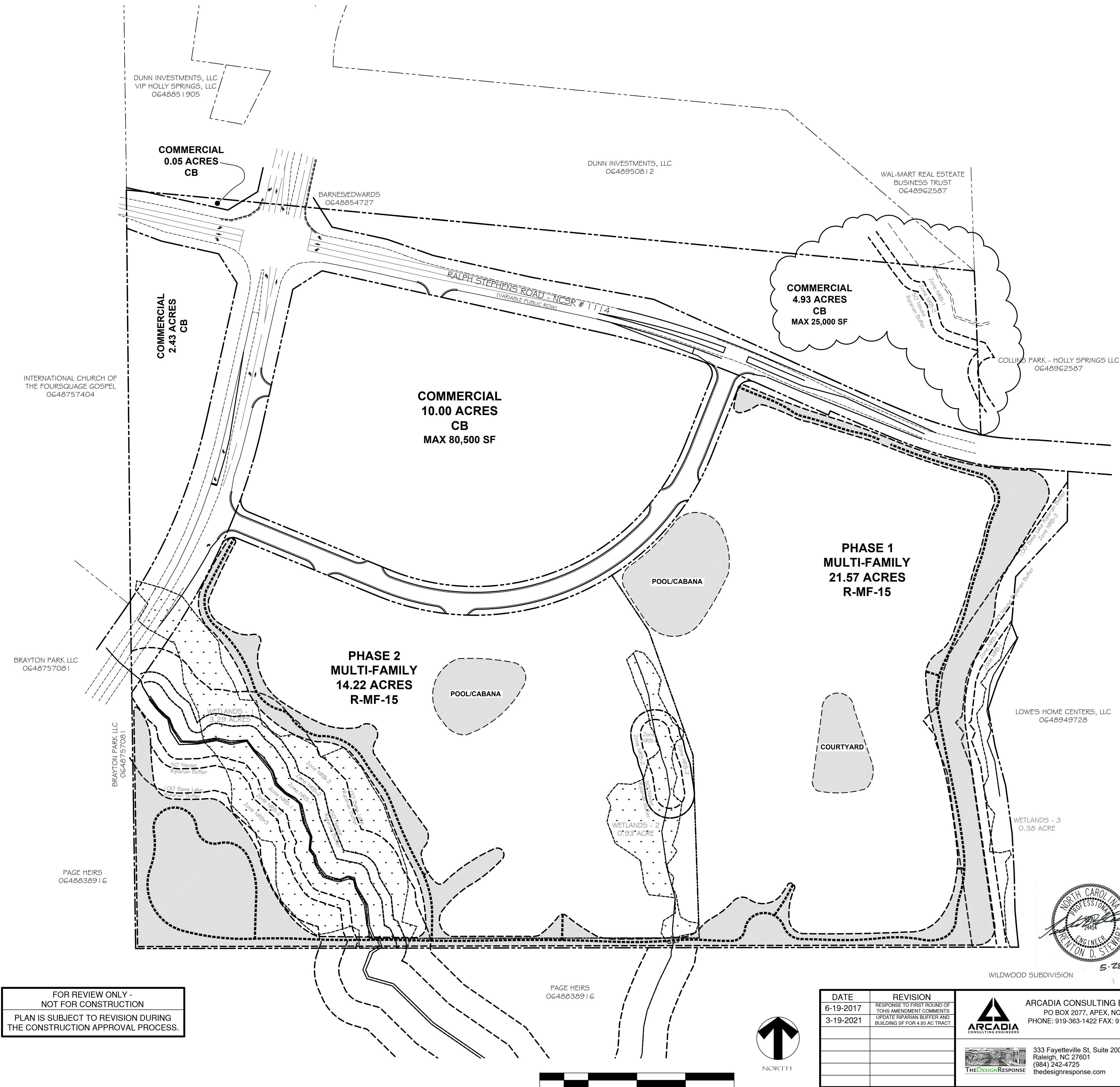
PLANTING LEGEND		
LARGE DECIDUOUS TREES <i>Quercus</i> spp. (<i>Q. phellos</i> / <i>Q. coccinea</i> / <i>Q. shumardii</i>) Willow, Scarlet & Shumard Oaks, 2.5" Cal.	LARGE EVERGREEN TREE <i>Cryptomeria japonica</i> Japanese Cedar, 6" ht.	SMALL EVERGREEN TREE <i>Prunus caroliniana</i> Carolina Cherrylaurel, 6" ht.
LARGE DECIDUOUS TREE <i>Liquidambar styraciflua</i> 'Rotundiloba' or equivalent Sterile American Sweetgum, 2.5" Cal.	LARGE EVERGREEN TREE <i>Magnolia virginiana</i> Sweetbay Magnolia, 6" ht.	LARGE SHRUB / HEDGE PLANT <i>Myrica cerifera</i> Southern Wax Myrtle, 36" ht.
SMALL DECIDUOUS TREE <i>Cercis canadensis</i> 'Forest Pansy' 'Forest Pansy' Eastern Redbud, 1" Cal..	LARGE EVERGREEN TREE <i>Juniperus virginiana</i> Eastern Red Cedar, 6" ht.	LARGE SHRUB / HEDGE PLANT <i>Ilex</i> spp. (<i>I. glabra</i> / <i>I. vomitoria</i>) or equivalent native mix Inkberry & Yaupon Holly, 36" ht.



689
3/28/2021

FOR REVIEW ONLY -
NOT FOR CONSTRUCTION
PLAN IS SUBJECT TO REVISION DURING
THE CONSTRUCTION APPROVAL PROCESS.

DATE		REVISION		MITCHELL DESIGN GROUP		MASTER LANDSCAPE PLAN	
8-24-2016		ACCESS, STREET CROSS-SECTION,		ARCADIA CONSULTING ENGINEERS		SOUTHERN CROSSROADS	
9-19-2016		RESPONSE TO FIRST ROUND OF		PO BOX 2077, APEX, NC 27502		16-MAS-02-A04	
1-9-2017		RESPONSE TO SECOND ROUND OF		PHONE: 919-363-1422 FAX: 919-363-1477		HOLLY SPRINGS TOWNSHIP	
5-22-2017		MASTER PLAN AMENDMENT		333 Fayetteville St, Suite 200		NORTH CAROLINA	
6-19-2017		RESPONSE TO FIRST ROUND OF		Raleigh, NC 27601		WAKE COUNTY	
3-19-2021		ADJUST BUFFER TYPES FOR D AND		(984) 242-4725		ZONED: CB, R-MF-15	
4-23-2021		H- AND UPDATE INCREMENTS		thedesignresponse.com		OWNER: H. BRANTLEY POWELL	
		RESPONSE TO FIRST ROUND OF				PIN: 0648-84-8889, 0648-95-7071,	
		TOUS COMMENTS				0648-94-6972, 0648-85-1745	



NEUSE RIVER BASIN NOTES

1. ZONE NRB-1 OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED.
2. NO FILL MATERIAL IS TO BE BROUGHT INTO THE NRB-1 BUFFERS.
3. NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE BUFFER ZONES.
4. GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED ONLY IN ZONES NRB-2 OR NRB-3. HOWEVER, THESE ACTIVITIES MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES TO MAINTAIN THE FUNCTION OF THE BUFFER, AND IN ACCORDANCE WITH STATE AND TOWN REGULATIONS.
5. GREENWAYS CANNOT BE LOCATED IN AN UNDISTURBED ZONE OF THE STREAM BUFFER.
6. GREENWAY TRAIL BOARDWALKS OR BRIDGES THAT CROSS THE FLOODPLAIN SHALL BE ABOVE THE 100-YEAR WATER SURFACE ELEVATION.
7. A BUFFER IMPACT AUTHORIZATION FROM NC-DEQ IS REQUIRED FOR GREENWAYS LOCATED IN THE 50' NEUSE RIVER RIPARIAN BUFFER.
8. ALL ENVIRONMENTAL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION DRAWING APPROVAL AND/OR ISSUANCE OF A LAND DISTURBANCE PERMIT FOR THE PROJECT.

NOTE

THIS OPEN SPACE PLAN SHOWS THE PROPOSED OPEN SPACE FOR PHASE 1 MF-15 DEVELOPMENT PLAN. PHASE 2 MF-15 OPEN SPACE SHOWN AS SCHEMATIC. ALL DEDICATED OPEN SPACE SHALL MEET HOLLY SPRINGS REQUIREMENTS.

OPEN SPACE & TRAIL SHALL BE PRIVATE.

A FEE-IN-LIEU OF LAND DEDICATION WILL BE REQUIRED AT THE TIME OF LOT PLATTING OR BUILDING PERMIT ISSUANCE.

- MF-15 OPEN SPACE
7.79 AC (21.8%)
- SCHEMATIC TRAIL LOCATION



FOR REVIEW ONLY -
NOT FOR CONSTRUCTION

PLAN IS SUBJECT TO REVISION DURING
THE CONSTRUCTION APPROVAL PROCESS.

DATE	REVISION	ARCADIA CONSULTING ENGINEERS		MASTER PLAN SCHEMATIC OPEN SPACE	
6-19-2017	RESPONSE TO FIRST ROUND OF TOWN AMENDMENT COMMENTS	PO BOX 2077, APEX, NC 27502		NORTH CAROLINA	
3-19-2021	UPDATE RIPARIAN BUFFER AND BUILDING SF FOR 4.93 AC TRACT	PHONE: 919-363-1422 FAX: 919-363-1477		OWNER: HB POWELL	
		333 Fayetteville St, Suite 200		ZONED: CB, R-MF-15	
		Raleigh, NC 27601		PIN: 0648-84-8889, 0648-95-7071, 0648-94-6972, 0648-85-1745	
		(984) 242-4725			
		thedesignresponse.com			
		DATE: 5-22-2017		HOLLY SPRINGS TOWNSHIP	
		SCALE: 1" = 100'		WAKE COUNTY	
		DRAWN BY: TDS			



THE TOWN OF

Holly Springs

Southern Crossroads Medical Office Development Plan 21-DP-03 Conditions of Approval

Motion and Conditions of Approval:

Motion to approve / deny / defer Development Plan Development Plan 21-DP-03 for Southern Crossroads Medical Office as submitted by H Brantley Powell dated revised 05/28/21 with the following conditions:

1. All previous conditions of approval for Southern Crossroads Master Plan shall apply 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. This project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance
3. A Deed of Easement is required to be executed for vehicular & pedestrian access between the property owners at the time of plat.
4. 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 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 sewer 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 sewer infrastructure is completed.
5. 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.
6. Third party review fees will be billed to the applicant following each review and are required to be paid prior to 1st Construction Drawing submittal and no later than Construction Drawing Approval.
7. The following must be included with the 1st Construction Drawing Submittal:
 - a. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
8. The following items are to be included on construction drawings:
 - a. Provide decorative pedestrian crossing detail from the Southern Crossroads Master Plan.
 - b. Provide color specification for the mobile MRI metal screen panel detail. The color shall match the primary building façade color scheme.

Office of the Mayor

P.O. Box 8 • 128 S. Main Street • Holly Springs, NC 27540 • www.hollyspringsnc.us

Email: dick.sears@hollyspringsnc.us

9. The following must be completed prior to issuance of construction drawing approval or land disturbance permit:
- a. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
 - b. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
 - c. 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.
 - d. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project.

Office of the Mayor

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Email: dick.sears@hollyspringsnc.us



Town of Holly Springs Staff Report to the Planning Board

REQUEST FOR DEVELOPMENT PLAN Southern Crossroads Medical Office 21-DP-03

PETITIONER:

H. Brantley Powell
5210 Driftwood Ln
Morehead City, NC 28557

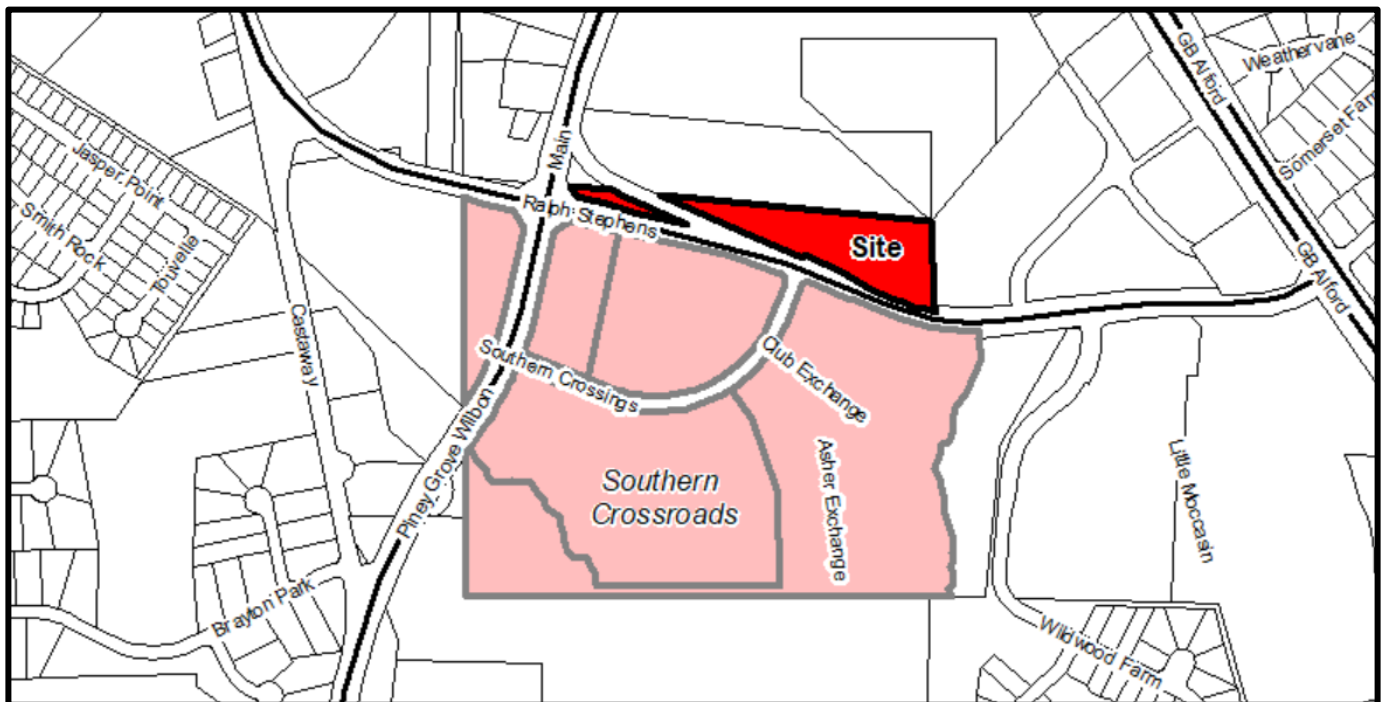
DESIGN PROFESSIONALS:

Trenton Stewart
Arcadia Consulting Engineers
PO Box 2077
Apex, NC 27502

OWNERS:

Southern Crossroads, Inc.

Jack Smyre
The Design Response
PO Box 3585
Cary, NC 27519

LOCATION:

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

ANTICIPATED REVIEW SCHEDULE:

Planning Board: June 22, 2021

Town Council: July 20, 2021

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

ATTACHMENTS: Application, Site Plans

PARCEL INFORMATION			
OWNER	PARCEL #	ZONING	AREA
Southern Crossroads, Inc.	648953524	CB: Community Business	4.93 ± acres
TOTAL			4.93 ± acres

ADJACENT PROPERTY SITE DATA		
	ZONING	EXISTING LAND USE
Subject Property	CB: Community Business	Vacant, undeveloped
North	CB: Community Business	Childcare center
South	CB: Community Business R-MF-15: High Density Multifamily Residential	Long Term Care Facility Apartments
East	CB: Community Business	Commercial
West	CB: Community Business	Commercial

STAFF ANALYSIS

PROJECT OVERVIEW

The Town has received a request for a Development Plan for a commercial tract of the Southern Crossroads Master Plan. The property is located along the north side of Ralph Stephens Road east of S. Main Street. The proposed plan is for 3, 1-story medical office buildings, totaling approximately 22,000 square feet gross floor area, located along Ralph Stephens Road with parking to the side and rear.

PLANNING & ZONING

Vision Holly Springs Comprehensive Plan

Land Use & Character Plan

The future land use designation of the property is Mixed-Use Center.

Mixed-Use Centers offer the opportunity to serve broader economic, entertainment, and housing needs in the community. Land uses and buildings on small blocks in the core may stand three or more stories tall and encourage active public spaces between the buildings. Residential units or office space are found above storefronts. Homes surrounding the core offer several choices to live and experience the center. Parking is satisfied using on-street parking, structured parking, and shared rear-lot parking strategies. The compact, walkable environment and mix of residential and non-residential uses in the center supports multiple modes of transportation, including the potential for transit-oriented development if when a decision is made to invest in premium transit along the NC 55 corridor.

Development Standards

Lot Standards

Lot Area: 4.93 acres

Number of Lots: 1 Lot

Perimeter Yards/Setbacks

Required:

Ralph Stephens Road: 50 feet, may be reduced to 30 feet with design standards

S. Main Street: 50 feet, may be reduced to 30 feet with design standards

Side Yard: 10 feet

Proposed:

Ralph Stephens Road: 30 feet, with design standards
S. Main Street: 50 feet
Side Yard: 10 feet

Building Height

Required:

Minimum: Not applicable
Maximum: 45 feet

Proposed:

Maximum: 17± feet

Gross Floor Area

Proposed:

Building 1: 5,000 square feet
Building 2: 9,000 square feet
Building 3: 8,400 square feet
Total: 22,400 square feet

Parking & Loading

Parking:

Required: 5 spaces per 1,000 square feet + 1 bike rack = 112 spaces
Provided: 122 spaces (107% of minimum) + 5 bike racks

Loading:

Loading is not required for this project

Outdoor Operations:

A mobile MRI unit parking space is provided adjacent to building 2. The area will be screened with a metal screening wall and landscaping to provide a visual barrier from Ralph Stephens Rd.

Landscape Requirements:

Perimeter Yard/Bufferyard:

Required:

Ralph Stephens Road: 50 feet, may be reduced to 30 feet with design standards, Type A-75
S. Main Street: 50 feet, may be reduced to 30 feet with design standards, Type A-75
Side Yard: 10 feet, Type A-20

Proposed:

Ralph Stephens Road: 30 feet, Type A-75 following the Southern Crossroads planting detail, featuring Oak, Gum, and Cedar
S. Main Street: 50 feet following the Southern Crossroads planting detail, featuring Oak and Holly
Side Yard: 10 feet, Type A-20 featuring Maple, Oak, Gum, and Poplar

Foundation

Foundation landscaping has been provided along all building facades and the dumpster enclosure as required by the UDO. Plantings include Dogwood, Holly, Fringe Tree, Camellia, and others.

Interior Parking Lot

Interior Islands Required: 13

Interior Island Provided: 13, each with 1 tree and 4 shrubs

Parking Area Screening

Parking spaces facing adjacent rights-of way have been screened from view with shrubs.

Tree Preservation

Tree preservation is not required since the Southern Crossroads Master Plan was approved prior to the requirement being added to the UDO. The applicant has proposed a passive open space area that is being revegetated with trees through an alternate landscaping request due to easements located elsewhere on site that limit plantings in the typical location.

Open Space Requirements:

Open Space Required: 1,074 square feet

Open Space Provided: 1,622 square feet in two locations, each featuring a seating area

General Regulations

Fences:

No fencing is proposed

Trash Containers:

Trash containers are provided to the rear of the property and are enclosed as required by the UDO.

Architectural and Site Design Requirements

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

The Southern Crossroads Master Plan includes architectural design requirements for all development in order to ensure consistency and compatibility in design. This project is required to meet both the baseline UDO requirements and the color and material specifications established with the Master Plan.

Materials are primary brick with EIFS accents. Masonry materials exceed the 60% minimum.

Massing is provided through building bays less than the 30 foot maximum.

Colors are red and tan.

Roof Treatment provided variation with a pitched roof featuring a dormer/gable to break up the continuous plane.

Building Orientation:

Buildings are placed near the setback line on Ralph Stephens Road but have front facades oriented to the rear parking area to limit parking along the thoroughfare.

Master Sign Plan:

Signs will need to adhere to the Southern Crossroads Master Sign Plan.

Lighting:

All lighting levels are in compliance with the UDO. Light poles will match the style used elsewhere within the Southern Crossroads Master Plan.

Pedestrian Circulation and Vehicular Area Design (UDO Section 7.09)

Walkways or Pedestrian/Bikeway System Design:

Internal sidewalks provide direct connections to the public sidewalk system and connectivity throughout the parking areas. Decorative crossings are provided.

Vehicular Area De

Parking has been placed to the side and rear of the buildings to create a more pedestrian friendly streetscape.

ENGINEERING

Water Service:

With the development of this project, public water connection and service to all buildings is required. Water service is being provided through connection to an existing watermain on Ralph Stephens Rd. and is extended through the project site to serve the buildings. Water is stubbed to the northern adjacent Village Gate property. This project completed the required Hydraulic Water Model and Fire Flow Analysis and meets or exceeds the minimum requirement.

Sewer Service:

With the development of this project, public sewer connection and service to all buildings is required. Sewer connection through an existing manhole is proposed on the development plan. There will be additional sewermain extended through the project property to serve the buildings. This project completed a sewer evaluation memo and meets or exceeds the minimum requirement.

Transportation

A Transportation Verification Letter was provided to confirm the impact from this development does not exceed what was originally accounted for in the previously approved Traffic Impact Analysis with the Southern Crossroads Master Plan. The full movement access site drive is proposed off of Ralph Stephens Rd. as planned for on the approved Southern Crossroads Master Plans. A second right-in-right-out access is shown off of Ralph Stephens Rd. that will serve as a means of secondary ingress/egress for the adjacent Village Gate property to the north.

Connectivity:

There is sidewalk across the property frontage that was constructed as part of the Southern Crossroads project. This sidewalks connects to Collins Park to the east and the intersection of Ralph Stephens/Main St./Piney Grove Wilbon to the west.

Stormwater & Environmental

This project will be required to meet the Town of Holly Springs NPDES Ph. II Post Construction Stormwater Ordinance, is located in the Cape Fear River Basin and will be subject to all applicable requirements of that basin.

STAFF RECOMMENDATION TO THE PLANNING BOARD

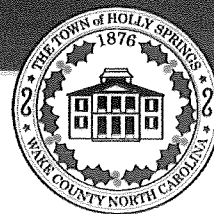
Motion that the Planning Board recommend that the Town Council approve/deny Development Plan 21-DP-03 for Southern Crossroads Medical Office as submitted by H Brantley Powell dated revised 05/28/21 with the following conditions:

1. All previous conditions of approval for Southern Crossroads Master Plan shall apply 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.
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Staff Members	Approved for Distribution		
	Yes	No	Initials
Planner- Sean Ryan	X		
Engineering – Rachel Jones	X		RDJ
Melissa Sigmund	X		MS

DEVELOPMENT PETITION

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

**Petition Type:**☐ **Master Plan**

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

☐ **Preliminary Plan- Major Subdivision**

- ☐ New ☐ Major Amendment ☐ Minor Amendment*

☒ **Development Plan** (check all that apply)

- ☒ New ☐ Major Amendment ☐ Minor Amendment*
☐ Gateway Non-Residential/Mixed Use Gross Building Floor Area _____
☐ Non-Gateway Non-Residential/Mixed Use Gross Building Floor Area _____
☐ Multifamily
☐ Residential Development Options or Infill Development Options

☐ **Special Exception Use**

- ☐ New ☐ Family Child Care Home

* Specify purpose of amendment on Certificate of Plan Revisions

For DPZ Use only

Project # _____

Fees Paid: \$ _____

Date Received: _____

☐ Initial ☐ Revised ☐ Final**Project Information:**Project Name: SOUTHERN CROSSROADS MEDICAL OFFICE COMPLEX

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

PUD/Master Plan/Subdivision SOUTHERN CROSSROADS Shopping Center/Lot# _____Project Location: NORTH OF RALPH STEPHENS ROAD / EAST OF S. MAIN STREET EXTENSION (2051 RALPH STEPHENS ROAD)
Use street address. If none, use the closest intersection☒ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending AnnexationPIN: 0648-95-3524Real Estate ID: 0457492Project Acreage (rounded to nearest tenth): 4.9 ACRES Partial Parcel: ☒ No ☐ Yes (additional fee)Current Zoning: CB Proposed Use (see UDO Primary Use List): OFFICE / PROFESSIONAL SERVICESOpen Space [See UDO Section 7.06(F)(4)]: ☐ Dedication ☐ Fee-in-lieu ☐ Combination ☒ N/AWaivers Requested: ☒ No ☐ Yes- Specify UDO Section Number(s): _____

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

Scoping Meeting Date: _____ Concept Meeting Date: FEBRUARY 25, 2021

If the Concept Meeting Date is not within 8 weeks of the submittal date, another Concept Meeting is required prior to submittal.

Petition Contact Information: (complete each contact in its entirety- please print or type)**Project Applicant/Contact**(check one) ☐ Owner ☐ Owner's Agent ☐ Design Professional ☒ Developer ☐ Other _____Name C/O H. BRANTLEY POWELL Company SOUTHERN CROSSROADS, INC.Mailing Address 5210 DRIFTWOOD LANECity MOREHEAD CITY State NC Zip 28557Telephone # (919) 656-7500 E-Mail HB.POWELL@AOL.COMHow would you like to receive staff review comments? ☒ E-Mail ☐ US MailHow would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified**Design Professional if different than Applicant/Contact**Name TRENTON STEWART PE Company ARCADIA CONSULTING ENGINEERS, PLLCMailing Address P.O. Box 2077City APEX State NC Zip 27502Telephone # (919) 363-1422 E-Mail TRENT@ARCADIAENGINEERS.COMHow would you like to receive staff review comments? ☒ E-Mail ☐ US MailHow would you like to receive Official Action Notices? ☒ E-Mail ☐ US Mail- Certified

Developer

Name c/o H. BRANTLEY POWELL Company SOUTHERN CROSSROADS, INC.
 Mailing Address 5210 DRIETWOOD LANE
 City MOREHEAD CITY State NC Zip 28557
 Telephone # (919) 656-7500 E-Mail HBPOWELL@AOL.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 STEVEN URENA Company URENA ARCHITECTURE
 Mailing Address 212 POWELL DRIVE, SUITE 100
 City RALEIGH State NC Zip 27606
 Telephone # (919) 852-2329 E-Mail URENA-ARCH@BELLSOUTH.NET
 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 WILLIAM H. MITCHELL, JR. Company MITCHELL DESIGN GROUP
 Mailing Address P.O. BOX 2007
 City WAKE FOREST State NC Zip 27588
 Telephone # (919) 280-0354 E-Mail WHM101101@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

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

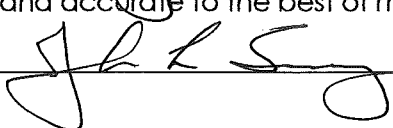
Name JACK L. SMYRE, PE, AICP Company THE DESIGN RESPONSE, INC.
 Mailing Address 333 FAYETTEVILLE STREET, SUITE 200
 City RALEIGH State NC Zip 27601
 Telephone # (984) 242-4725 Alternate Telephone # (919) 244-5353 (CELL)
 Fax # () E-Mail JSMYRE@THEDESIGNRESPONSE.COM
 How would you like to receive staff review comments? ☐ Fax ☒ E-Mail ☐ US Mail
 How would you like to receive Official Action Notices? ☐ Fax ☒ E-Mail ☐ US Mail- Certified

Property Owner - Required

Name c/o H. BRANTLEY POWELL Company SOUTHERN CROSSROADS, INC.
 Mailing Address 5210 DRIETWOOD LANE
 City MOREHEAD CITY State NC Zip 28557
 Telephone # (919) 656-7500 E-Mail HBPOWELL@AOL.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, JACK L. SMYRE, PE, AICP, certify that the information provided on this petition, plans and checklist are complete and accurate to the best of my knowledge.

Signature:  Date: 3/19/21

DEVELOPMENT PLANS

MEDICAL OFFICE COMPLEX

2051 RALPH STEPHENS ROAD

PROJECT #21-DP-03

MASTER PLAN 16-MAS-02-A04

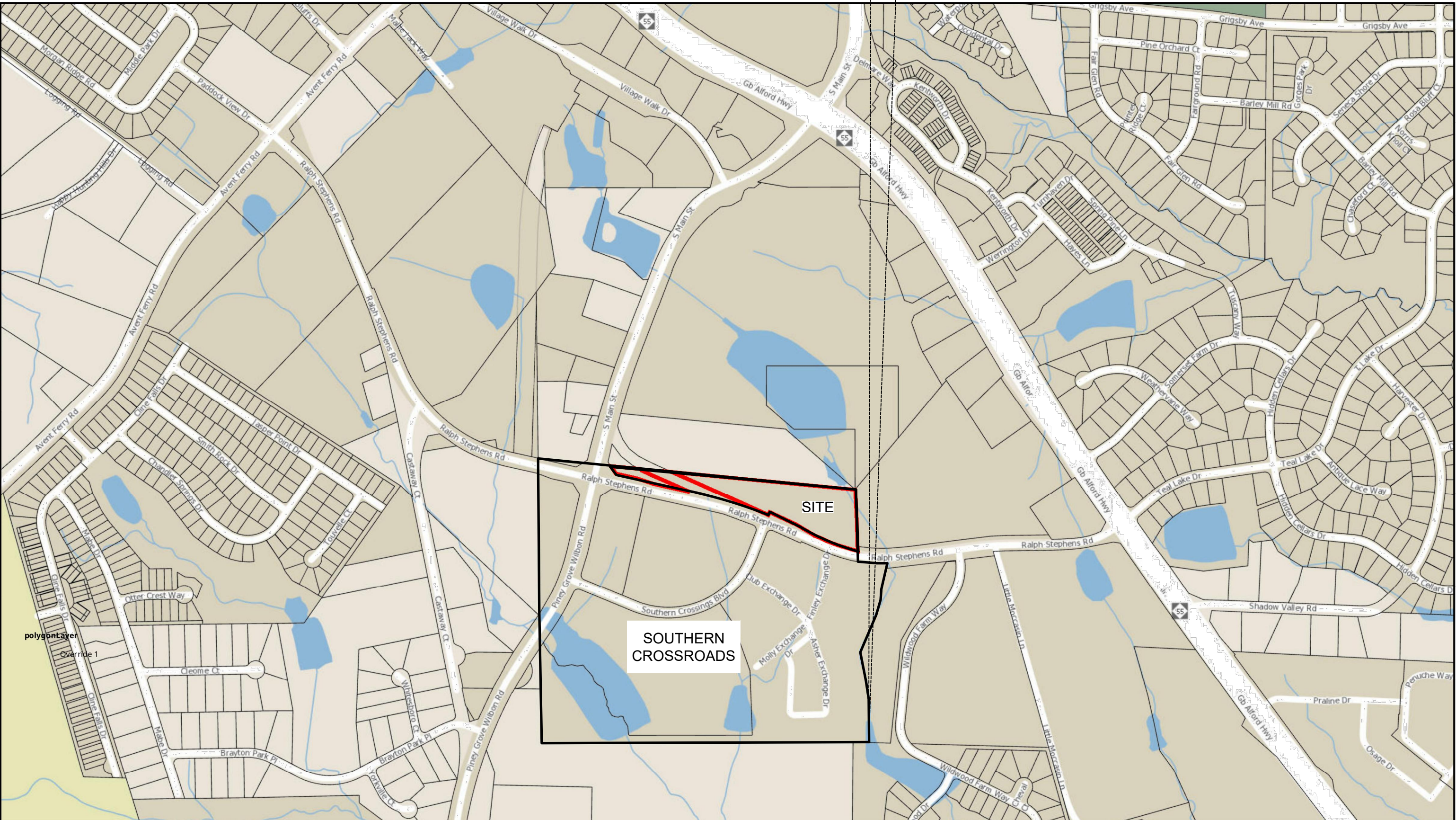
HOLLY SPRINGS

WAKE COUNTY

NORTH CAROLINA

LEGEND / SYMBOLS & ABBREVIATIONS:

ADS	ADVANCE DRAINAGE SYSTEMS
AC	AIR CONDITION
B/C	BACK OF CURB
BM	BOOK OF MAPS
BFP	BACKFLOW PREVENTER
C/L	CENTERLINE
C&G	CURB AND GUTTER
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CU	COPPER
DB	DEED BOOK
E	EAST
EASE	EASEMENT
ECM	EXISTING CONCRETE MONUMENT
EOP	EDGE OF PAVEMENT
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
H/C	HANDICAP
INV	INVERT
IPF	IRON PIN FOUND
ISS	IRON STAKE SET
JB	JUNCTION BOX
LP	LIGHT POLE
MH	MANHOLE
N	NORTH
NE	NORTHEAST
NW	NORTHWEST
OVHD	OVERHEAD
R/R	RAILROAD
R/W	RIGHT-OF-WAY
RCP	REINFORCED CONCRETE PIPE
S	SOUTH
SW	SIDEWALK
SE	SOUTHEAST
SF	SQUARE FEET
SR	SECONDARY ROAD
SS	SANITARY SEWER
SW	SOUTHWEST
+	SIGN
TBM	TEMPORARY BENCHMARK
TYP	TYP
U/G	UNDERGROUND
UP	UTILITY POLE
W	WEST
W/L	WATER LINE
YI	YARD INLET
-----E-----	EXISTING ELECTRIC
-----F-----	EXISTING FENCE LINE
-----F/O-----	EXISTING FIBER-OPTIC
-----G-----	EXISTING GAS
-----OHE-----	EXISTING OVERHEAD ELECTRIC
-----SS-----	EXISTING SANITARY SEWER
-----UT-----	EXISTING UNDERGROUND TELEPHONE
-----W-----	EXISTING WATER LINE



2051 Ralph Stephens Road

INFRASTRUCTURE TABLE	
Water Lines - 12" DIP	LF
Reclaimed Water Lines	0 LF
Sewer Lines	LF
Public Streets	0 LF
Fire Lanes	0 LF
Sidewalks	0 LF
Buffers & Greenways	
100' Bass Lake Buffer	0 LF
50' Riparian Buffer	393 LF
Impervious Area	1.94 AC
Storm Drainage	LF

SANITARY SEWER DEMAND

Medical Office space have approximately 1,200 – 1,500 sf per practitioner
22,400 sf medical office space would have 18 practitioners.
18 practitioners x 250 gpd/practitioner = 4,500 gpd

OWNER/DEVELOPER:	SOUTHERN CROSSROADS, INC. 5210 DRIFTWOOD LANE MOREHEAD CITY, NC 28557
CONSULTANTS:	ARCADIA CONSULTING ENGINEERS, PLLC 225 N. SALEM STREET, SUITE 130 APEX, NC 27502
CIVIL / SITE DEVELOPMENT:	TRENTON D. STEWART, PE (919) 363-1422 trent@arcadiaengineers.com
CONTACT:	PHONE: (919) 363-1422 FACSIMILE: (919) 363-1477 EMAIL: trent@arcadiaengineers.com
LAND PLANNER:	THE DESIGN RESPONSE 214 E. CHATHAM STREET CARY, NC 27511 JACK SMYRE, PE, AICP (919) 469-2080 jsmyre@thedesignresponse.com
CONTACT:	PHONE: (919) 469-2080 FACSIMILE: (919) 469-2080 EMAIL: jsmyre@thedesignresponse.com

GENERAL NOTES:

ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS IN EFFECT ON 2/23/2016 PER THE DEVELOPMENT AGREEMENT RECORDED IN BOOK 16299 PAGE 1425-1486.

CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.

PLAN SHALL CONFORM TO THE PREVIOUSLY APPROVED SOUTHERN CROSSROADS MASTER PLAN CONDITIONS.

ARCHITECT:	URENA ARCHITECTURE, PA 212 POWELL DR., SUITE 100 RALEIGH, NC 27606 STEVEN URENA (919) 852-2329 (919) 852-2322 urena_arch@bellsouth.net
CONTACT:	PHONE: (919) 852-2329 FACSIMILE: (919) 852-2322 EMAIL: urena_arch@bellsouth.net
LANDSCAPE ARCHITECT:	MITCHELL DESIGN GROUP P.O. BOX 2007 WAKE FOREST, NC 27588 WILLIAM H. MITCHELL, JR., PE, PLA (919) 280-0354 harry@mitchelledesigngroup.com
CONTACT:	PHONE: (919) 280-0354 FACSIMILE: (919) 280-0354 EMAIL: harry@mitchelledesigngroup.com

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CERTIFICATION NOTE:

I certify that these plans were prepared and that this project shall be constructed in accordance with the following plans, the latest edition of the Engineering Design and Construction Standards of the Town of Holly Springs and other applicable Town ordinances and policies. The Engineer whose seal and signature appear on this document certifies that the Town of Holly Springs Engineering Design and Construction Standards have been thoroughly reviewed for applicability to this particular project. Any proposed exceptions or deviations from the Standards are listed specifically on sheet (N/A) of these drawings. Furthermore, these plans were prepared in conformance with the approved Master Plan for this project.



SHEET LIST

COVER	C1.0
EXISTING CONDITIONS PLAN	C1.1
SITE LAYOUT PLAN	C1.2
SITE LAYOUT PLAN	C1.3
UTILITY PLAN	C2.1
GRADING & DRAINAGE PLAN	C3.1
STORMWATER MANAGEMENT PLAN	C3.2
LIGHTING PLAN	1 OF1
LANDSCAPE PLAN P.1	L1.1
LANDSCAPE PLAN P.2	L1.2
LANDSCAPE CALCULATIONS	L1.3
LANDSCAPE DETAILS	L1.4
ELEVATIONS	A1
ELEVATIONS	A2
ELEVATIONS	A3

WAKE COUNTY PIN:	0648-95-3524
WAKE COUNTY REID:	0457492
TRACT SIZE:	4.93 AC
NUMBER OF LOTS:	1
ZONING:	CB
EXISTING USE:	VACANT
PROPOSED USE:	COMMERCIAL
SEWER DEMAND:	



PO BOX 2077
APEX, NC 27502
TELEPHONE: 919 363-1422
FACSIMILE: 919 363-1477



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MEDICAL OFFICE COMPLEX
2051 RALPH STEPHENS ROAD
DEVELOPER: SOUTHERN CROSSROADS, INC.
HOLLY SPRINGS WAKE COUNTY NORTH CAROLINA

DRAWN BY	CHECKED BY
KAH	TDS
DATE	
3/19/2021	

REVISIONS

1	4/23/2021
2	5/28/2021

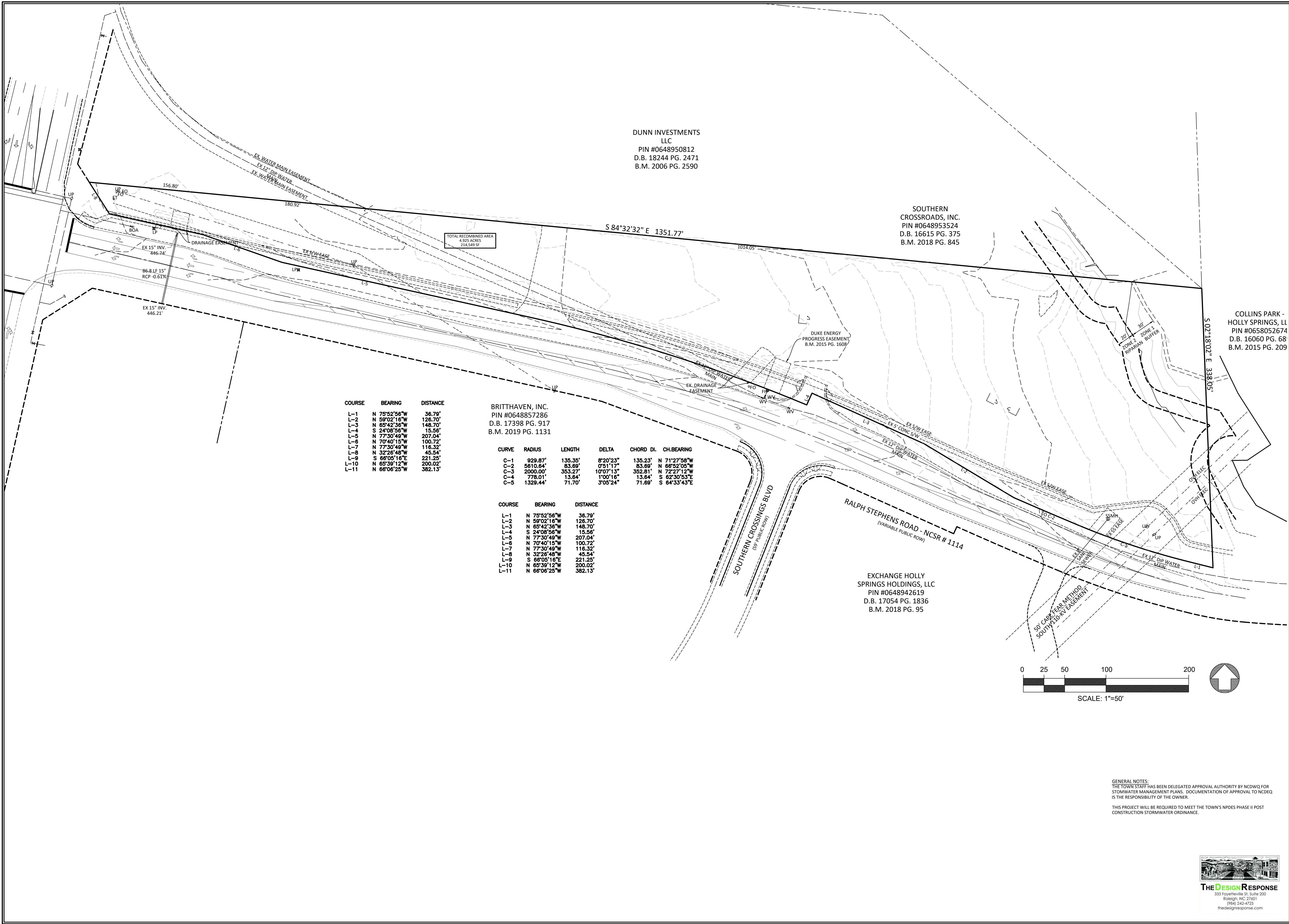
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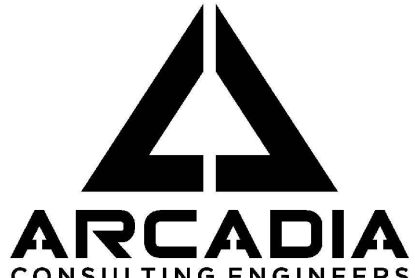
COVER

SHEET NUMBER

C1.0

1 OF 15





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5-28-21

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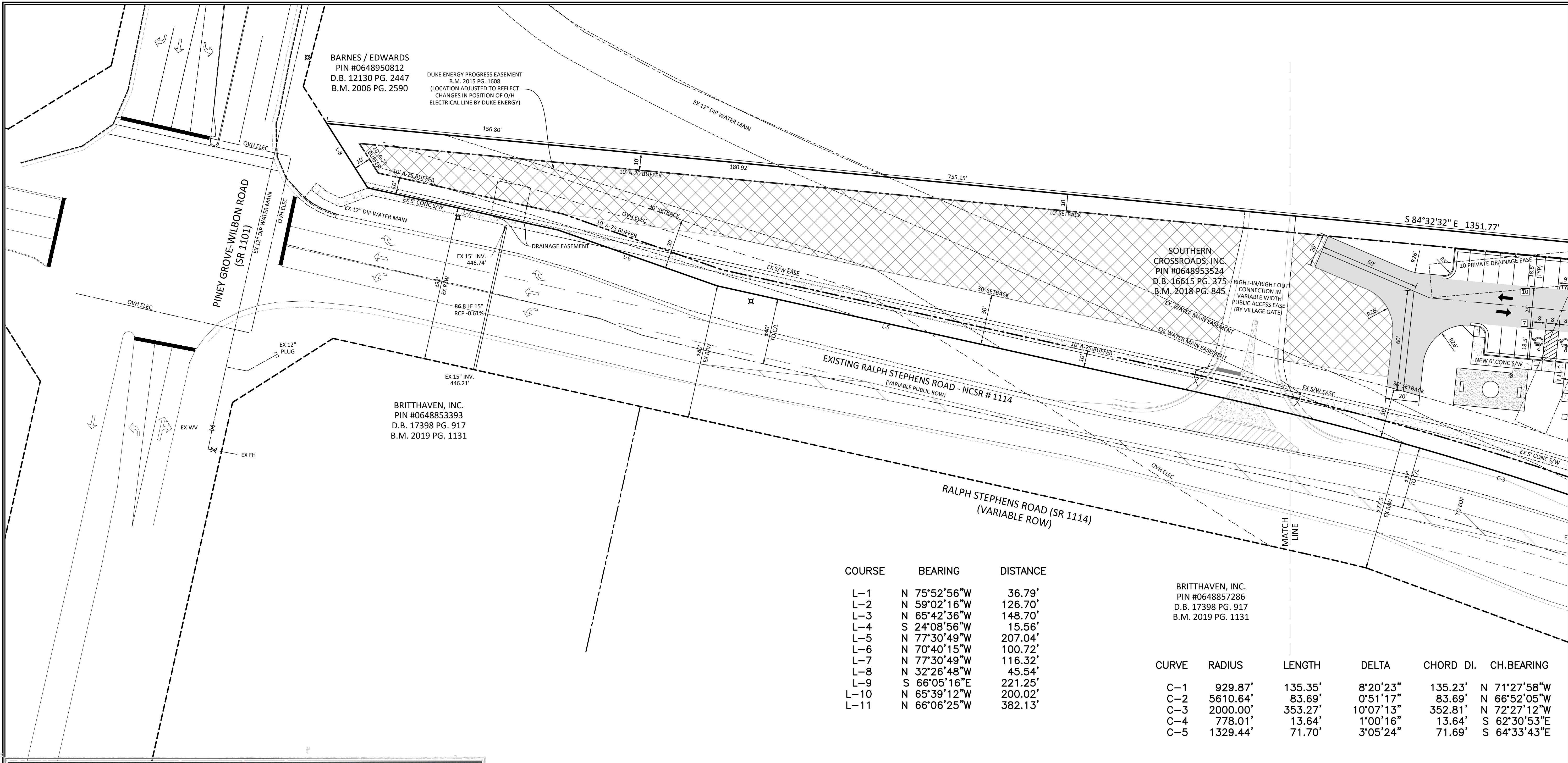
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EXISTING CONDITIONS
PLAN

SHEET NUMBER

C1.1
2 OF 15

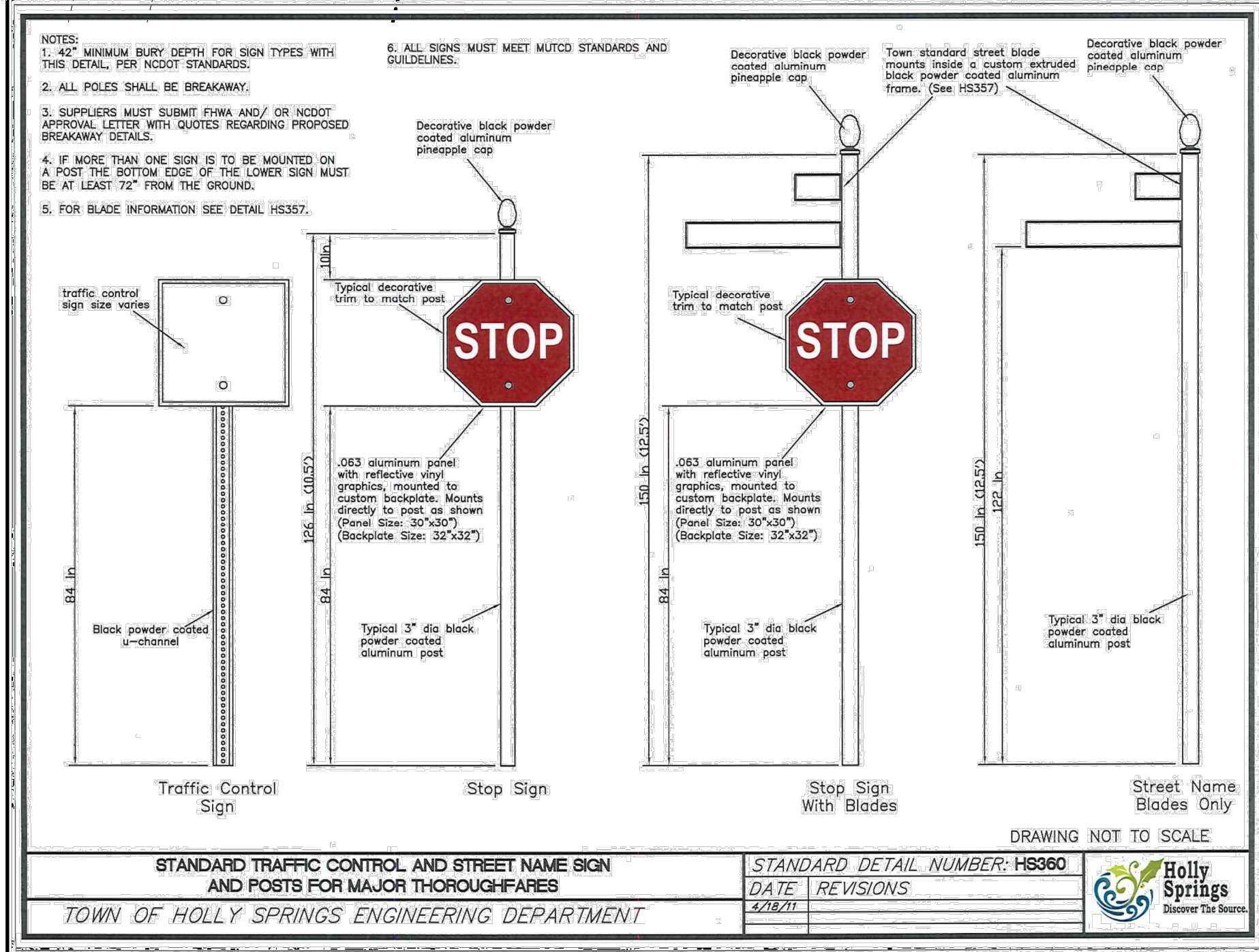




COURSE	BEARING	DISTANCE
L-1	N 75°52'56"W	36.79'
L-2	N 59°02'16"W	126.70'
L-3	N 65°42'36"W	148.70'
L-4	S 24°08'56"W	15.56'
L-5	N 77°30'49"W	207.04'
L-6	N 70°40'15"W	100.72'
L-7	N 77°30'49"W	116.32'
L-8	N 32°26'48"W	45.54'
L-9	S 66°05'16"E	221.25'
L-10	N 65°39'12"W	200.02'
L-11	N 66°06'25"W	382.13'

BRITTHAVEN, INC.
PIN #0648857286
D.B. 17398 PG. 917
B.M. 2019 PG. 1131

CURVE	RADIUS	LENGTH	DELTA	CHORD DI.	CH.BEARING
C-1	929.87'	135.35'	8°20'23"	135.23'	N 71°27'58"W
C-2	5610.64'	83.69'	0°51'17"	83.69'	N 66°52'05"W
C-3	2000.00'	353.27'	10°07'13"	352.81'	N 72°27'12"W
C-4	778.01'	13.64'	1°00'16"	13.64'	S 62°30'53"E
C-5	1329.44'	71.70'	3°05'24"	71.69'	S 64°33'43"E



SITE SUMMARY DATA

PROJECT ADDRESS: 2051 RALPH STEPHENS RD.
HOLLY SPRINGS
0648953524

PIN: CB
PROPOSED USE: COMMERCIAL
TOTAL SITE ACREAGE: 4.93 ACRES
TOTAL OPEN SPACE REQUIRED: [0.5% OF PROJECT AREA]
TOTAL ACTIVE OPEN SPACE PROVIDED: (PUBLIC PATIOS) 1,074 SF
TOTAL PASSIVE OPEN SPACE PROVIDED: 1,622 SF
SITE IMPERVIOUS AREA: 25,602 SF
% IMPERVIOUS AREA: 2.02 ACRES
MAXIMUM BUILDING HEIGHT ALLOWED: 40.97%
MAXIMUM BUILDING HEIGHT PROPOSED: 45'-0"
17'-4"

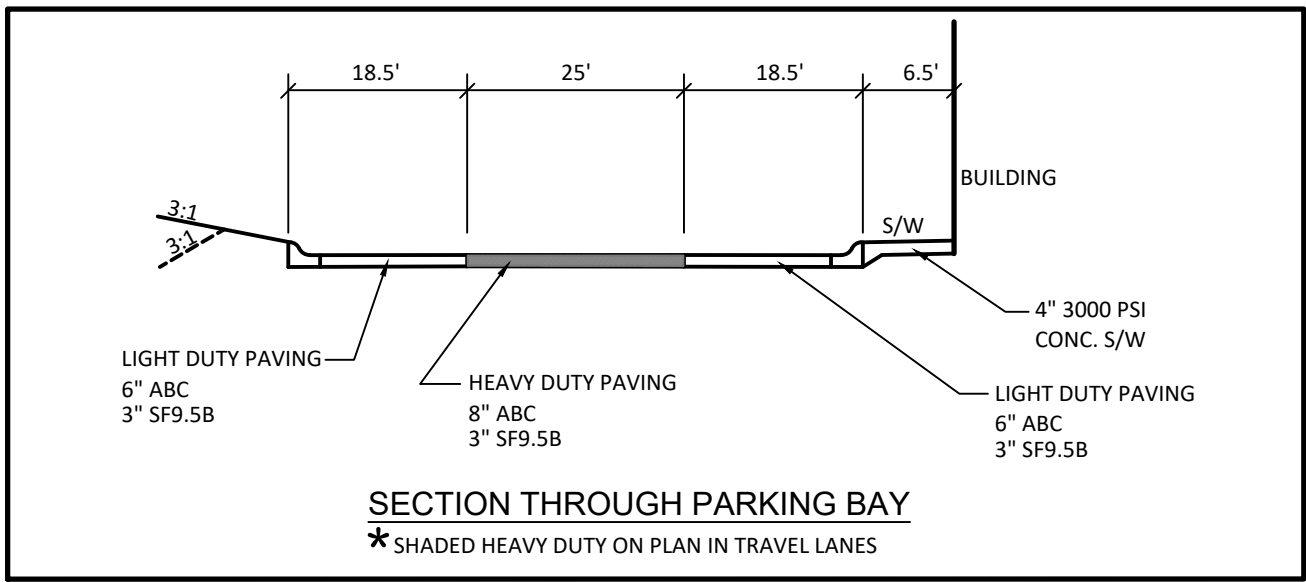
PARKING REQUIRED:
5 SPACES/ 1000 SF OFFICE: [22,400 SF / 1000 SF] x 5 SPACES 112 SPACES
MAXIMUM PARKING PERMITTED: [112 x 110%] 123 SPACES
PARKING PROVIDED: 123 SPACES
ACCESSIBLE PARKING REQUIRED: 5 SPACES
ACCESSIBLE PARKING PROVIDED: (3 VAN ACCESSIBLE): 7 SPACES
BIKE PARKING: 5 SPACES

SETBACKS:
FRONT YARD (THOROUGHFARE) 50 FEET
REDUCED TO 30' BY UDO 3.05(8)(2)(a) 30 FEET
REAR YARD 10 FEET
SIDE YARD 10 FEET

OWNER: SOUTHERN CROSSROADS, INC.
5210 DRIFTWOOD LANE
MOREHEAD CITY, NC 28557

CONSULTANT: ARCADIA CONSULTING ENGINEERS, PLLC
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TRENTON D. STEWART, PE
(919) 363-1422
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trent@arcadiaengineers.com

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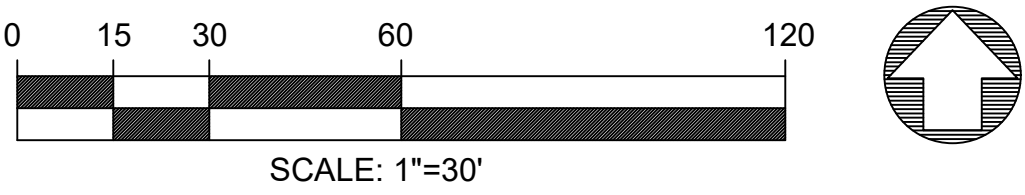


PAVEMENT LEGEND

[Pattern]	LIGHT DUTY PAVEMENT
[Pattern]	MEDIUM DUTY PAVEMENT
[Pattern]	4000 PSI REINFORCED CONCRETE (DUMPSTER PAD)
[Pattern]	3000 PSI CONCRETE

OPEN SPACE LEGEND

[Pattern]	PASSIVE OPEN SPACE
[Pattern]	ACTIVE OPEN SPACE



GENERAL NOTES:

ALL PRIVATE UTILITIES SHALL BE UNDERGROUND AND ORIGINATE FROM PAD MOUNTED OR SUBTERRANEAN DISTRIBUTION POINTS LOCATED OFF THE PUBLIC RIGHT OF WAY.

THEIR ARE NO FLOOD HAZARD ZONES ON SITE AS SHOWN ON FIRM MAP NO. 3720064800W EFFECTIVE DATE OF 5/2/2006.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCIES TO THE ARCHITECT/ENGINEER.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.

A REDUCTION OF THE 50' SETBACK FROM RALPH STEPHENS ROAD TO 30' IS PROPOSED PER TOWN OF HOLLY SPRINGS UDO SECTION 3.05 B.

ALL LIGHT POLES, LIGHT POLE BASES, SIGN POLES AND TRAFFIC BOLLARDS TO BE BLACK



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MEDICAL OFFICE COMPLEX
2051 RALPH STEPHENS ROAD
DEVELOPER: SOUTHERN CROSSROADS, INC.
HOLLY SPRINGS WAKE COUNTY NORTH CAROLINA

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3/19/2021	

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2	5/28/2021

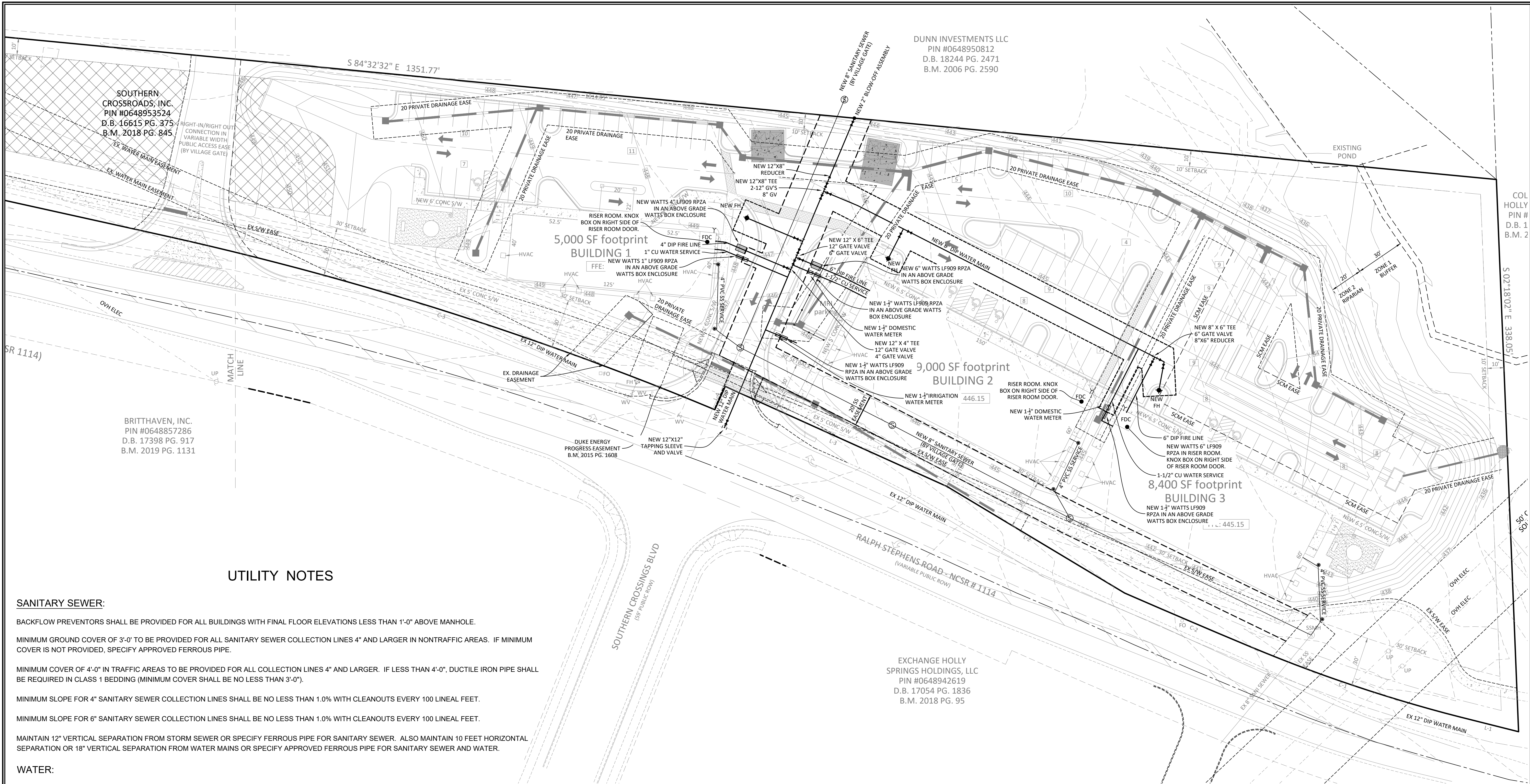
SHEET TITLE

PROPOSED SITE LAYOUT

SHEET NUMBER

C1.3

4 OF 15



UTILITY NOTES

SANITARY SEWER:

BACKFLOW PREVENTORS SHALL BE PROVIDED FOR ALL BUILDINGS WITH FINAL FLOOR ELEVATIONS LESS THAN 1'-0" ABOVE MANHOLE.

MINIMUM GROUND COVER OF 3'-0" TO BE PROVIDED FOR ALL SANITARY SEWER COLLECTION LINES 4" AND LARGER IN NONTRAFFIC AREAS. IF MINIMUM COVER IS NOT PROVIDED, SPECIFY APPROVED FERROUS PIPE.

MINIMUM COVER OF 4'-0" IN TRAFFIC AREAS TO BE PROVIDED FOR ALL COLLECTION LINES 4" AND LARGER. IF LESS THAN 4'-0", DUCTILE IRON PIPE SHALL BE REQUIRED IN CLASS 1 BEDDING (MINIMUM COVER SHALL BE NO LESS THAN 3'-0").

MINIMUM SLOPE FOR 4" SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 1.0% WITH CLEANOUTS EVERY 100 LINEAL FEET.

MINIMUM SLOPE FOR 6" SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 1.0% WITH CLEANOUTS EVERY 100 LINEAL FEET.

MAINTAIN 12" VERTICAL SEPARATION FROM STORM SEWER OR SPECIFY FERROUS PIPE FOR SANITARY SEWER. ALSO MAINTAIN 10 FEET HORIZONTAL SEPARATION OR 18" VERTICAL SEPARATION FROM WATER MAINS OR SPECIFY APPROVED FERROUS PIPE FOR SANITARY SEWER AND WATER.

WATER:

WATER MAIN TO BE INSTALLED AT A DEPTH WITH A MINIMUM COVER OF 36", WITH 18" VERTICAL CLEARANCE MINIMUM FROM OTHER UNDERGROUND UTILITIES AND 10 FEET HORIZONTAL CLEARANCE FROM ALL OTHER UTILITIES.

ALL WATER MAINS AND SERVICES SHALL CROSS ABOVE SANITARY SEWER MAINS AND SERVICES.

PRESSURE REDUCING VALVES SHALL BE PROVIDED IF PRESSURE IS IN EXCESS OF 80 PSI.

GENERAL:

ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHTS-OF-WAY TO BE OWNED, OPERATED, AND MAINTAINED BY THE PUBLIC AUTHORITY.

ALL CONSTRUCTION TO BE OF THE LOCAL AUTHORITY STANDARDS.

ALL UNDERGROUND UTILITIES ARE APPROXIMATELY LOCATED. ACTUAL LOCATION AND DEPTH TO BE CONFIRMED IN FIELD PRIOR TO CONSTRUCTION.

STORM SEWER (RCP) SHALL BE CONSTRUCTED TO THE FOLLOWING CLASSES:
COVER LESS THAN 10 FEET - CLASS C OR D BEDDING, CLASS III WALLS
COVER 10 FEET TO 15 FEET - CLASS B BEDDING, CLASS III WALLS
COVER GREATER THAN 15 FEET - CLASS B BEDDING, CLASS IV WALLS

BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS WITHIN NCDOT STREET OR HIGHWAY RIGHT-OF-WAY, THE FOLLOWING PROCEDURES SHOULD BE UNDERTAKEN:

NCDOT RIGHT-OF-WAY - CONTACT PROJECT ENGINEERS AND OBTAIN ALL PERMITS AND ENCROACHMENTS (CROSS-CHECK PLANS WITH SPECIAL PROVISIONS, KEEP COPIES ON CONSTRUCTION SITE, ALSO CONTACT NCDOT DISTRICT OFFICE 24 HOURS IN ADVANCE BEFORE PLACING CURB AND GUTTER 336-318-4000).

SANITARY SEWER DEMAND

Medical Office space have approximately 1,200 – 1,500 sf per practitioner
22,400 sf medical office space would have 18 practitioners.
18 practitioners x 250 gpd/practitioner = 4,500 gpd

GENERAL NOTES:
WATER MAINS SHALL MAINTAIN 10' HORIZONTAL SEPARATION FROM SANITARY AND STORM SEWER LINES.

WATER MAINS SHALL MAINTAIN 18" VERTICAL SEPARATION FROM SANITARY SEWER LINE. IF WATER MAIN CROSSES UNDER THE SANITARY SEWER LINE THEN THE ENTIRE LEG OF SANITARY SEWER LINE SHALL BE DUCTILE IRON PIPE.

WATER MAINS SHALL MAINTAIN 18" SEPARATION FROM STORM SEWER WHEN HORIZONTAL SEPARATION IS LESS THAN 3 FEET.



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MEDICAL OFFICE COMPLEX
2051 RALPH STEPHENS ROAD
DEVELOPER: SOUTHERN CROSSROADS, INC.
HOLLY SPRINGS WAKE COUNTY NORTH CAROLINA

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DATE	
	3/19/2021

REVISIONS

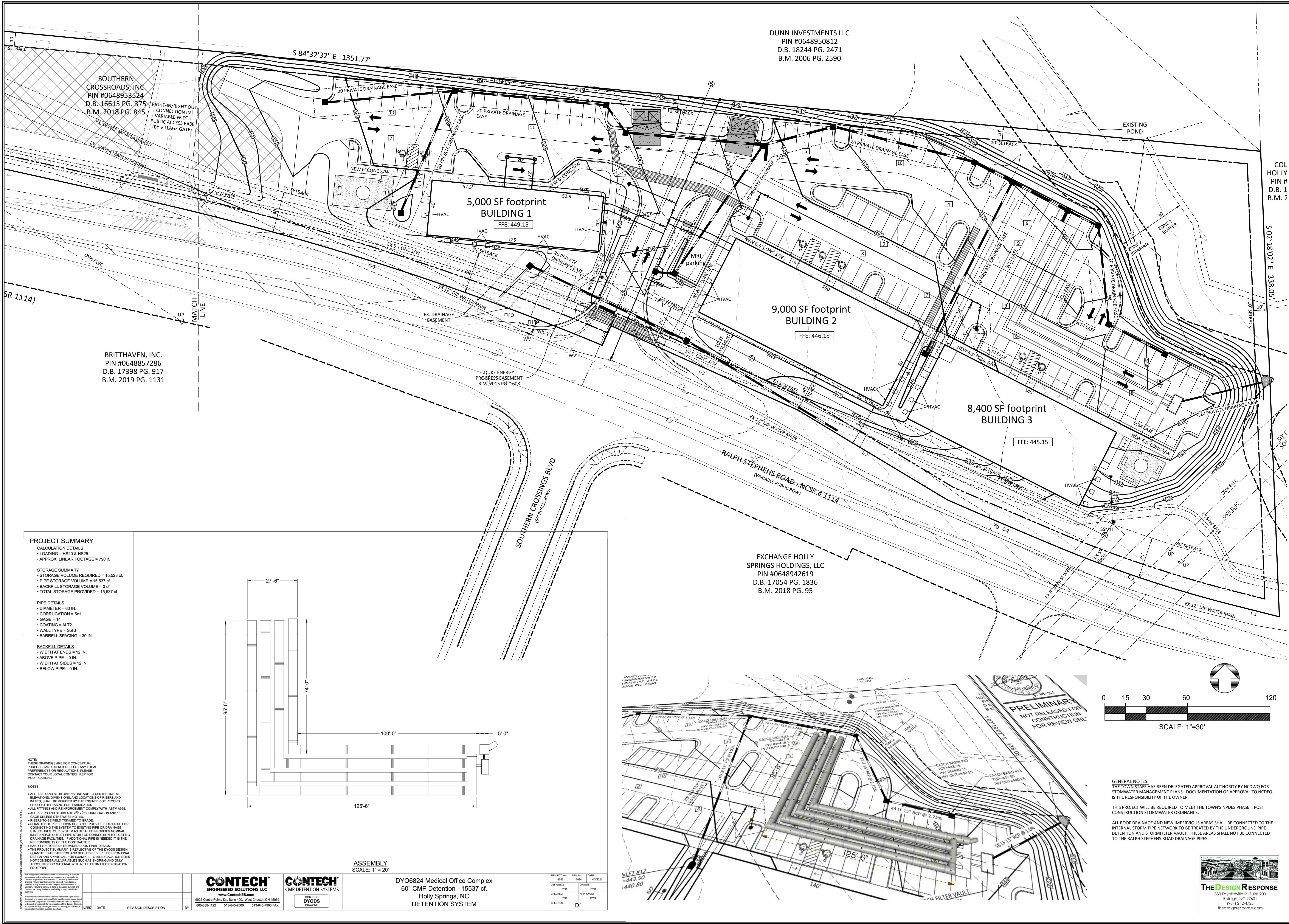
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2	5/28/2021

SHEET TITLE

Water and Sewer Plan

SHEET NUMBER

C2.1
5 OF 15



ARCADIA
CONSULTING ENGINEERS

PO BOX 2077
APEX, NC 27502
TELEPHONE: 919 363-1422
FACSIMILE: 919 363-1477

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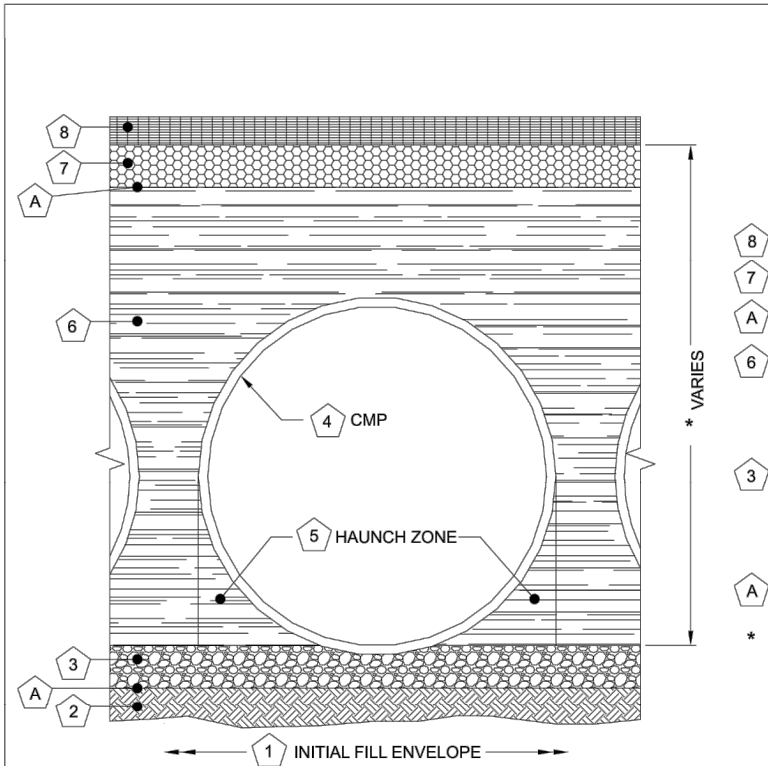
NO.	DATE	DESCRIPTION
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2	5/28/2021	

SHEET TITLE

PROPOSED GRADING
AND DRAINAGE PLAN

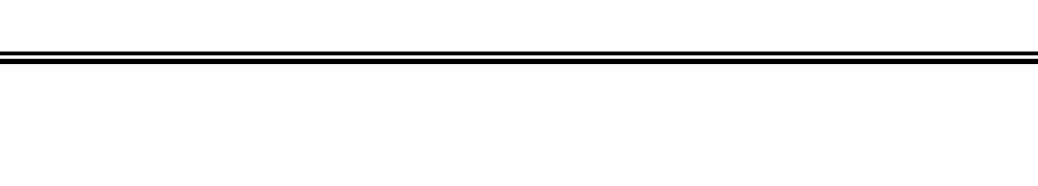
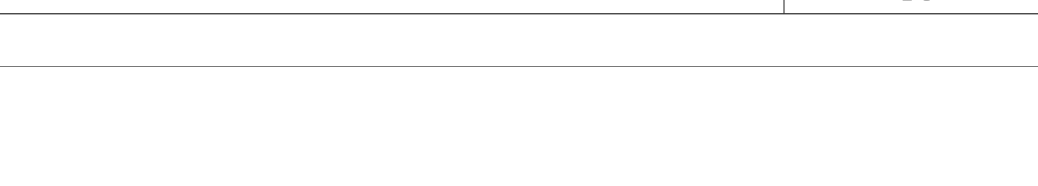
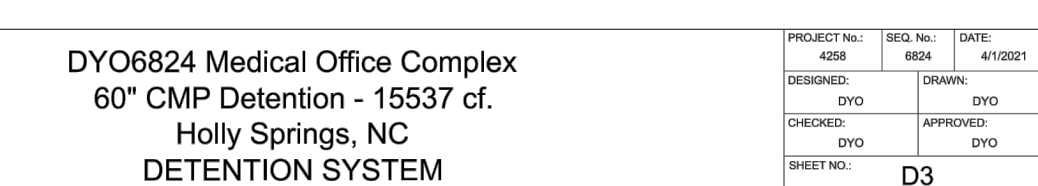
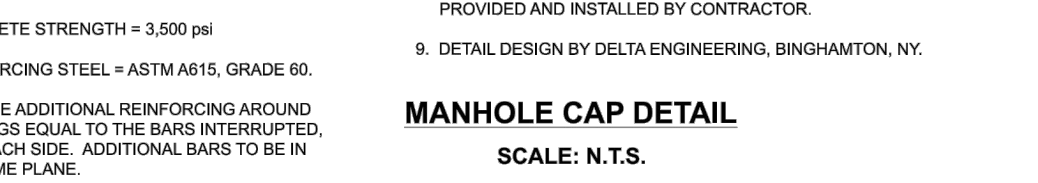
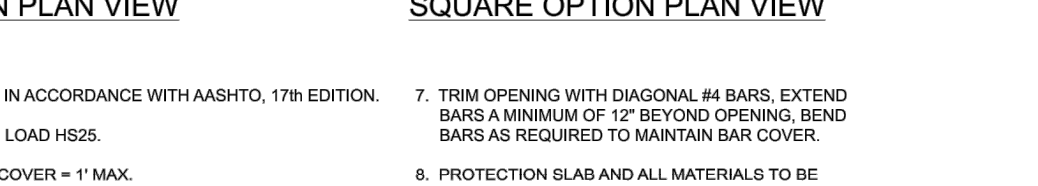
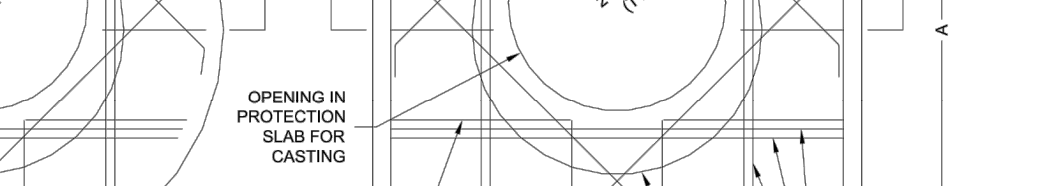
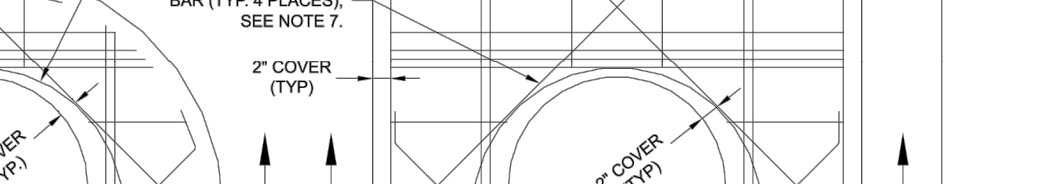
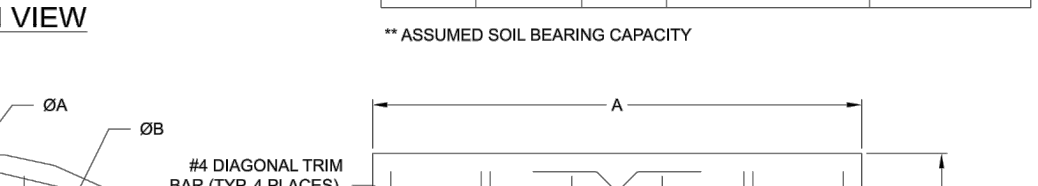
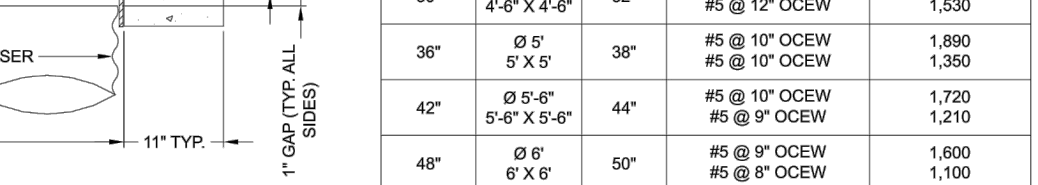
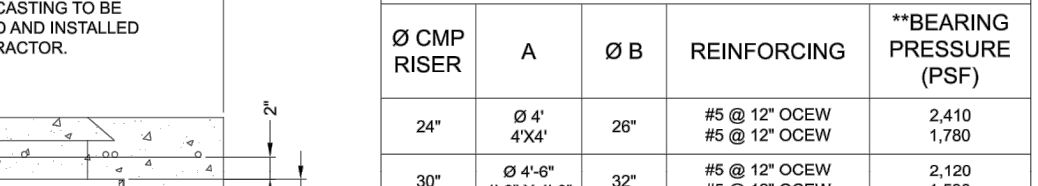
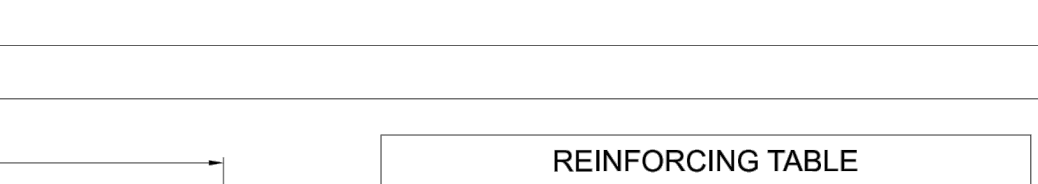
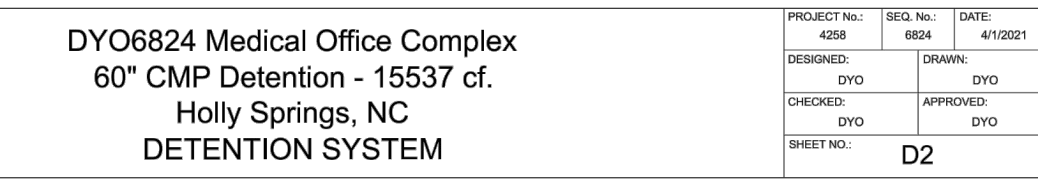
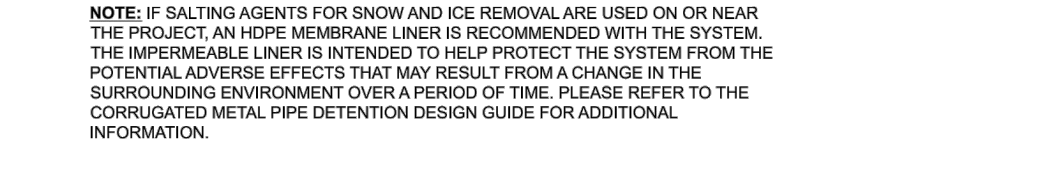
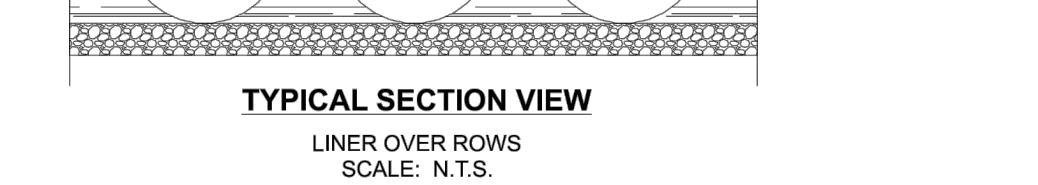
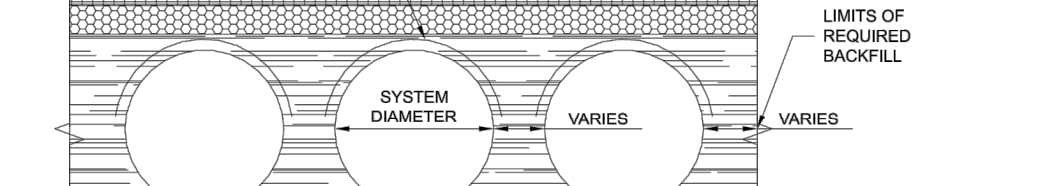
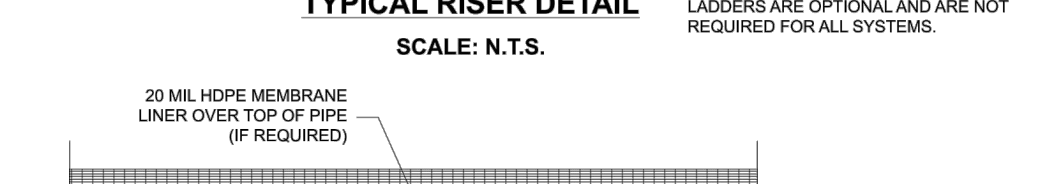
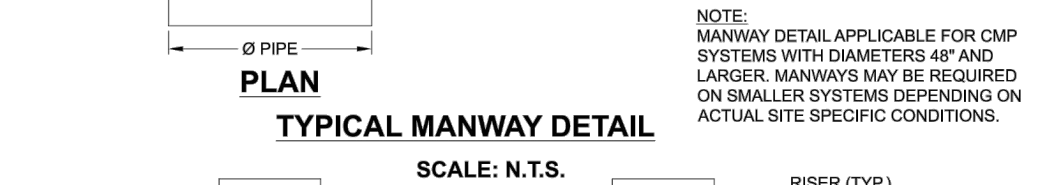
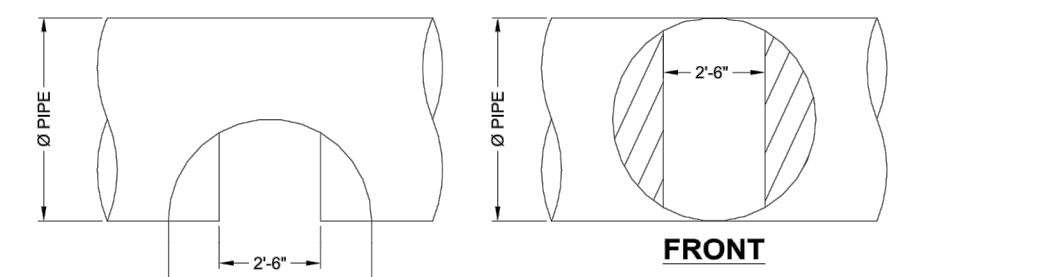
SHEET NUMBER

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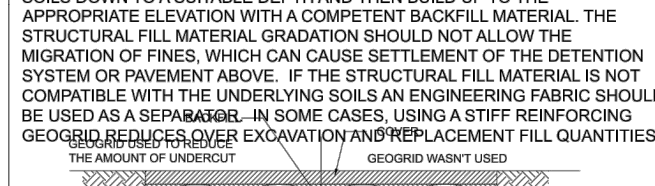
Material Location	Description	Material Designation	Description
1	Rigid or Flexible Pavement (if applicable)		
2	Flow lines (if applicable)		
3	Geotextile Layer	CONTECH C-40 or C-45	Engineer Decision for consideration to prevent soil migration into varying soil types
4	Backfill	AASHTO M 145-A-1, A-2, A-3	Place in 18" lifts, max fill and compacted to 95% Standard Proctor for AASHTO 156
5	Bedding Stone	AASHTO M 33 - 3,357, 4,467, 5, 56, 57	Engineer to determine if bedding is required. Pipe may be placed on the trench bottom of a relatively loose, unless suitable well graded & granular material. For Arch pipes it is recommended to be placed on a 4" layer of well graded & granular material should be over-excavated and replaced with a 4" layer of well graded & granular stone for the material designation. See AASHTO 29.3.3.1.7.28.3.3 bedding r/s.
6	Geotextile Layer	CONTECH C-40 or C-45	Engineer Decision for consideration to prevent soil migration into varying soil types

Note: Backfill using controlled low-strength material (CLSM, "trash 80" or "trash 80" when the spacing between the pipes will not allow for placement and adequate compaction of the backfill.

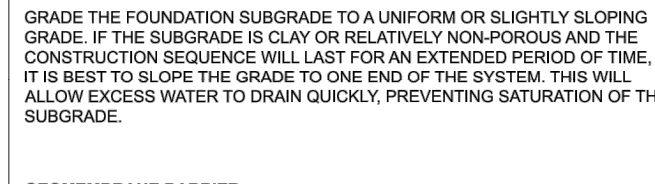


CMP DETENTION INSTALLATION GUIDE
 PROPER INSTALLATION OF A FLEXIBLE UNDERGROUND DETENTION SYSTEM WILL ENSURE LONG-TERM PERFORMANCE. THE CONFIGURATION OF THESE SYSTEMS OFTEN REQUIRES SPECIAL CONSTRUCTION PRACTICES THAT DIFFER FROM CONVENTIONAL FLEXIBLE PIPE CONSTRUCTION. CONTECH ENGINEERED SOLUTIONS STRONGLY SUGGESTS SCHEDULING A PRE-CONSTRUCTION MEETING WITH YOUR LOCAL SALES ENGINEER TO DETERMINE IF ADDITIONAL MEASURES, NOT COVERED IN THIS GUIDE, ARE APPROPRIATE FOR YOUR SITE.

FOUNDATION
 CONSTRUCT A FOUNDATION THAT CAN SUPPORT THE DESIGN LOADING APPLIED BY THE PIPE AND ADJACENT BACKFILL WEIGHT AS WELL AS MAINTAIN ITS INTEGRITY DURING CONSTRUCTION. IF SOFT OR UNSUITABLE SOILS ARE ENCOUNTERED, REMOVE THE POOR SOILS DOWN TO A SUITABLE DEPTH AND THEN BUILD UP TO THE APPROPRIATE ELEVATION WITH A COMPETENT BACKFILL MATERIAL. THIS WILL STRUCTURAL FILL MATERIAL GRADATION SHOULD NOT ALLOW THE MIGRATION OF FINEL WHICH CAN CAUSE SETTLEMENT OF THE DETENTION SYSTEM OR PAVEMENT ABOVE. IF THE STRUCTURAL FILL MATERIAL IS NOT COMPATIBLE WITH THE UNDERLYING SOILS AN ENGINEERING FABRIC SHOULD BE USED AS A SEPARATOR. IN SOME CASES, USING A STIFF REINFORCING GEOTEXTILE OVER EXCAVATION AND REPLACING FILL QUANTITIES. THE AMOUNT OF UNDERCUT



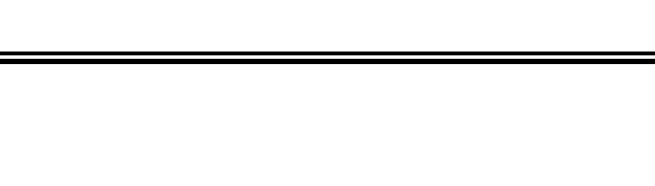
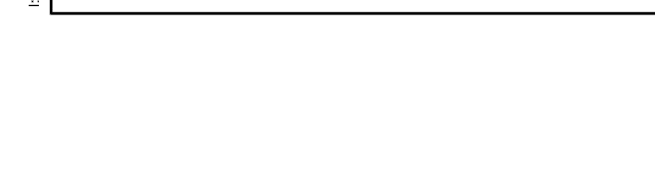
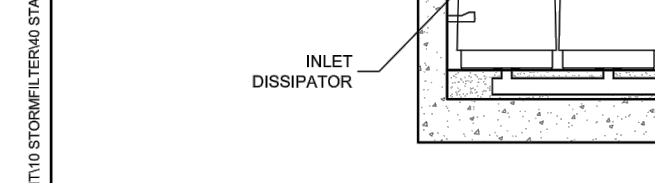
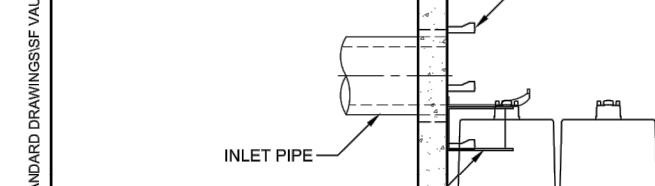
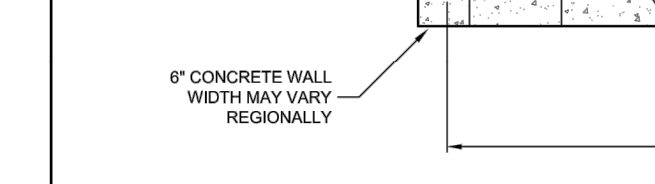
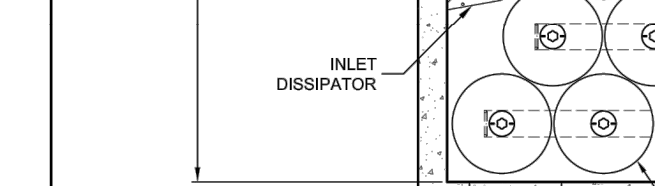
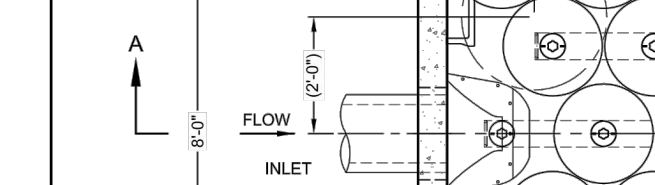
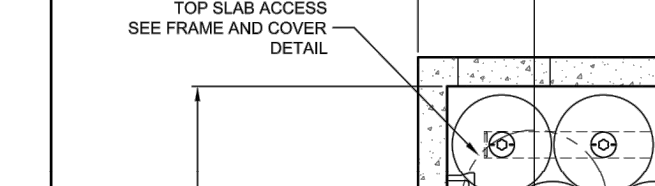
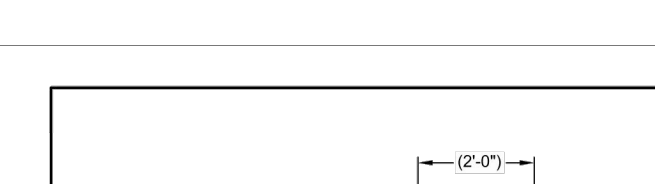
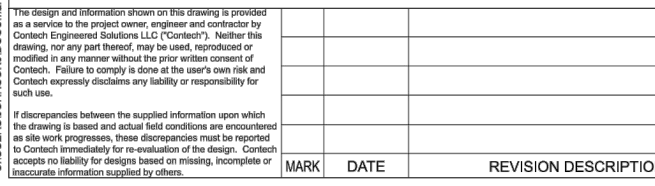
BACKFILL PLACEMENT
 MATERIAL SHALL BE WORKED INTO THE PIPE HAUNCHES BY MEANS OF SHOVEL, SLICING, RODDING, AIR TAMPER, VIBRATORY ROD, OR OTHER EFFECTIVE METHODS. TYPICALLY, THE MINIMUM COVER SPECIFIED FOR A PROJECT ASSUMES H-20 LIVE LOAD. BECAUSE CONSTRUCTION LOADS OFTEN EXCEED DESIGN LIVE LOADS, INCREASED TEMPORARY MINIMUM COVER REQUIREMENTS ARE NECESSARY. SINCE CONSTRUCTION EQUIPMENT VARIES FROM JOB TO JOB, IT IS BEST TO ADDRESS EQUIPMENT SPECIFIC MINIMUM COVER REQUIREMENTS WITH YOUR LOCAL CONTECH SALES ENGINEER DURING YOUR PRE-CONSTRUCTION MEETING.



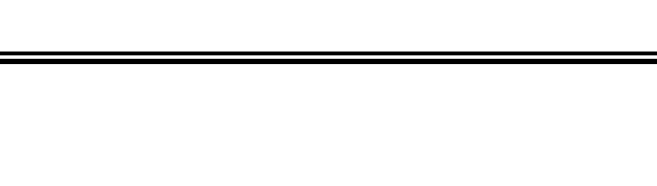
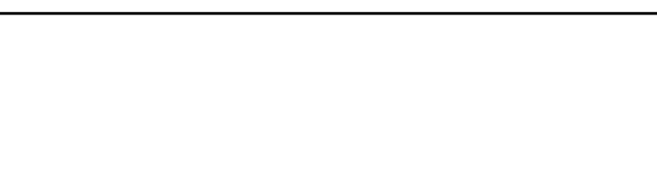
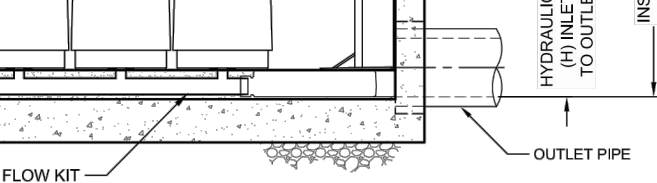
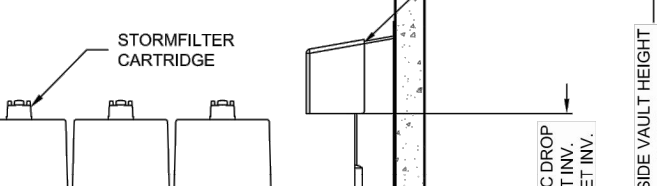
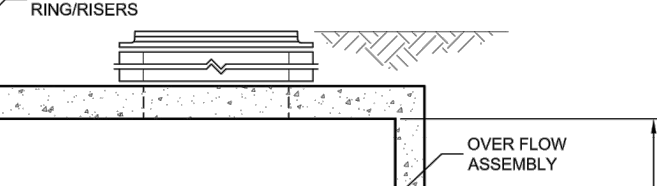
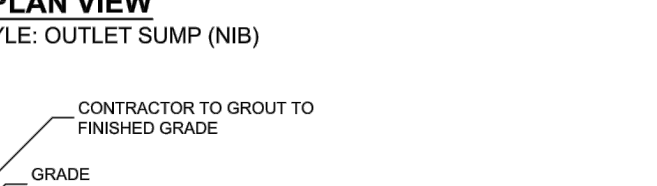
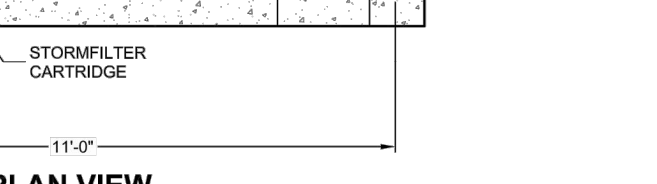
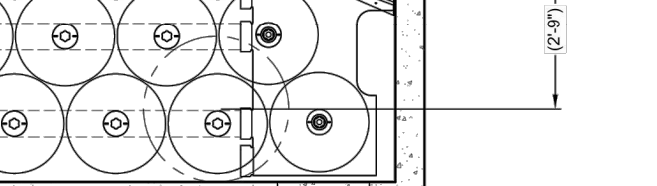
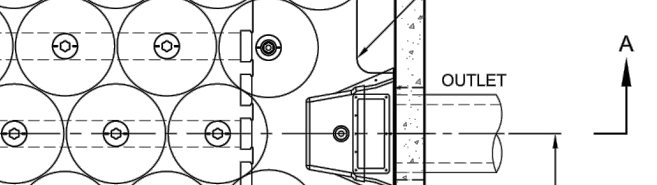
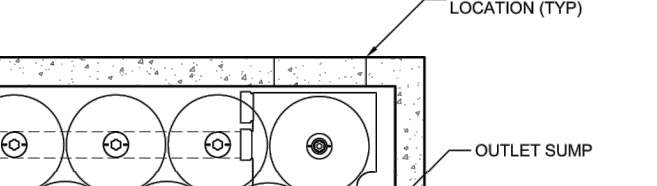
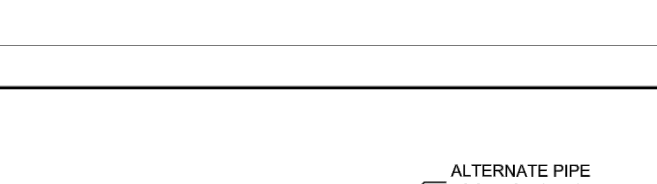
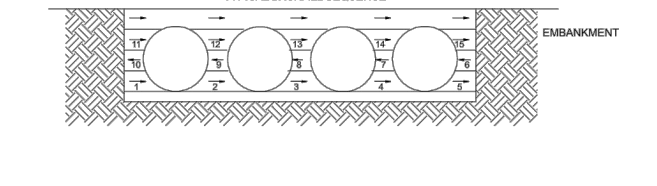
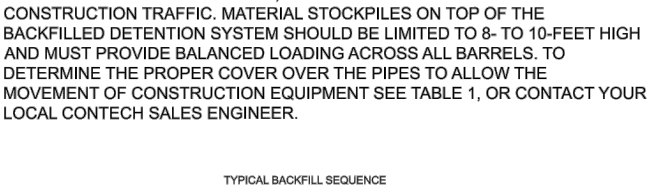
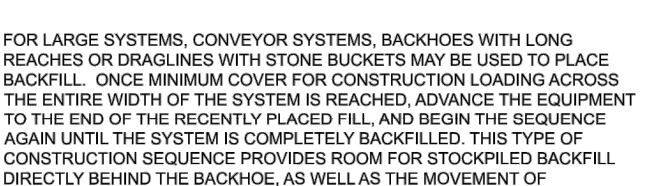
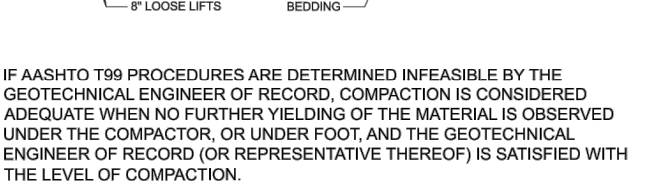
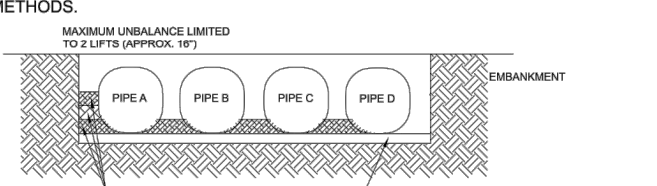
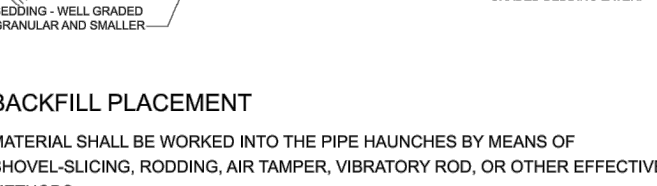
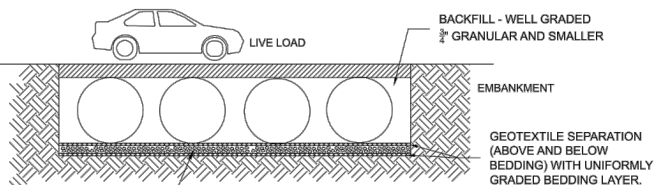
ADDITIONAL CONSIDERATIONS
 BECAUSE MOST SYSTEMS ARE CONSTRUCTED BELOW-GRADE, RAINFALL CAN RAPIDLY FILL THE EXCAVATION, POTENTIALLY CAUSING FLOATION AND MOVEMENT OF THE PREVIOUSLY PLACED PIPES. TO HELP MITIGATE POTENTIAL PROBLEMS, IT IS BEST TO START THE INSTALLATION AT THE DOWNSTREAM END WITH THE OUTLET ALREADY CONSTRUCTED TO ALLOW A ROUTE FOR THE WATER TO ESCAPE. TEMPORARY DIVERSION MEASURES MAY BE REQUIRED FOR HIGH FLOWS DUE TO THE RESTRICTED NATURE OF THE OUTLET PIPE.

GEOMEMBRANE BARRIER
 A SITE'S RESISTIVITY MAY CHANGE OVER TIME WHEN VARIOUS TYPES OF SALTING AGENTS ARE USED, SUCH AS ROAD SALTS FOR DEICING AGENTS IF SALTING AGENTS ARE USED ON OR NEAR THE PROJECT SITE. A GEOMEMBRANE BARRIER IS RECOMMENDED WITH THE SYSTEM. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM THE USE OF SUCH AGENTS INCLUDING PREMATURE CORROSION AND REDUCED ACTUAL SERVICE LIFE.

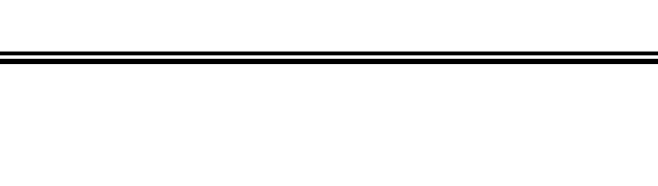
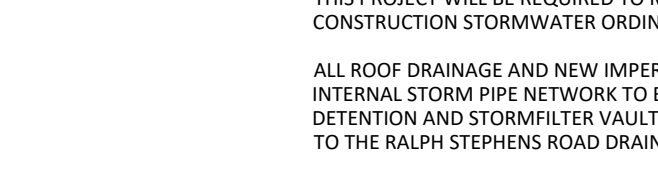
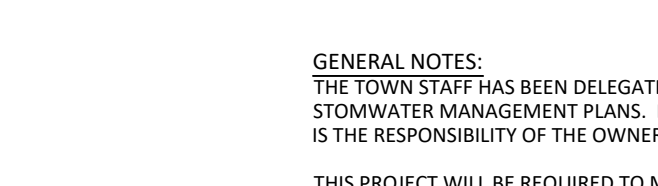
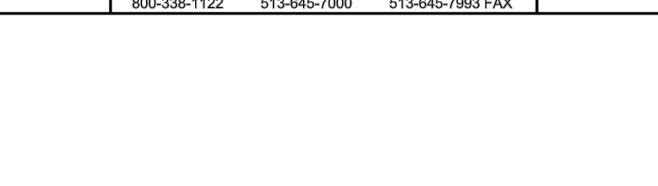
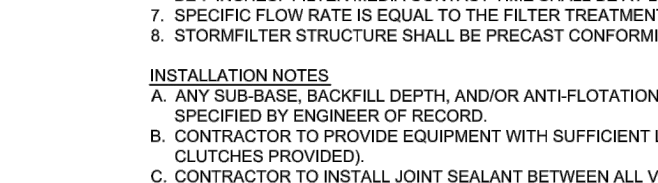
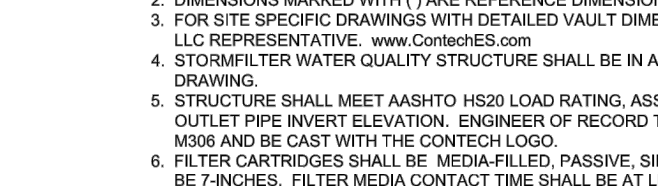
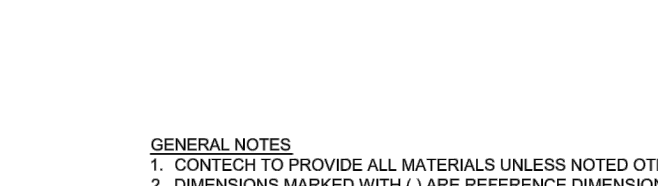
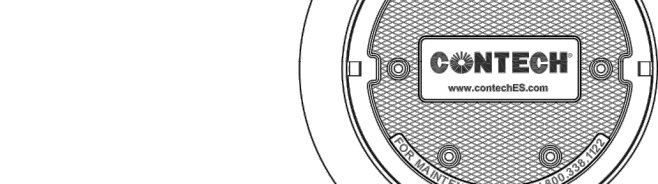
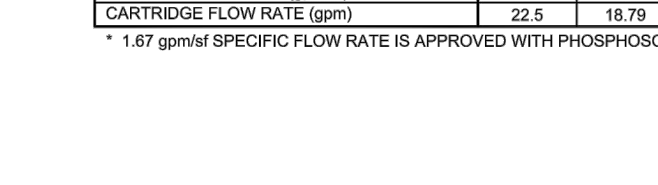
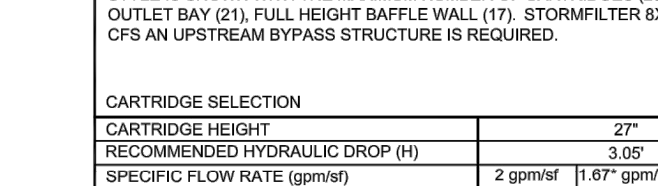
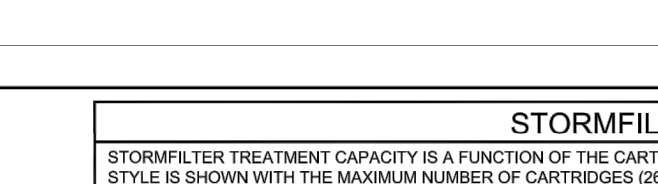
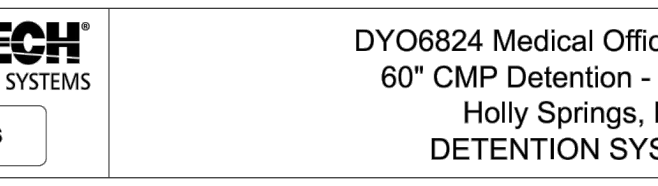
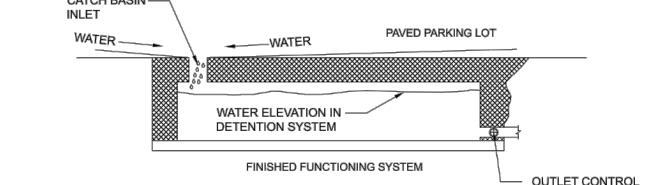
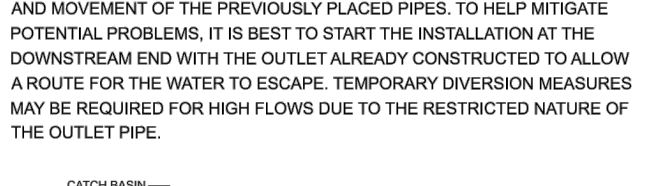
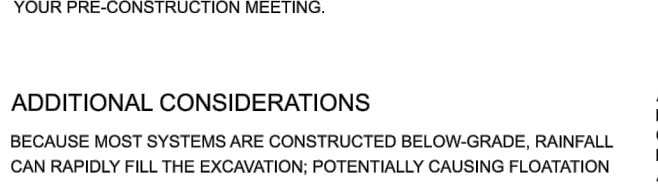
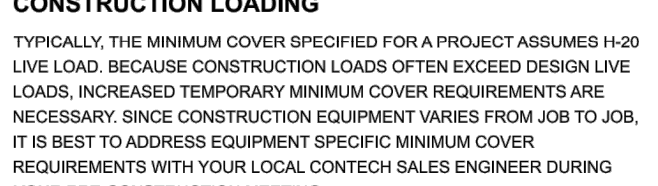
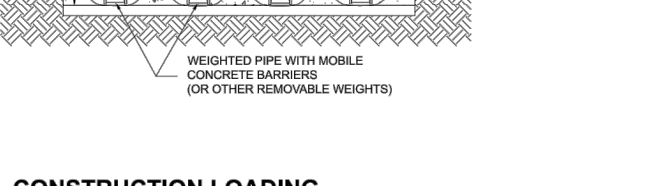
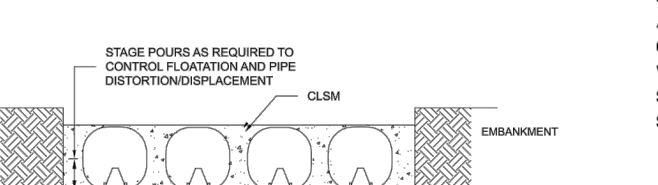
THE PROJECT'S ENGINEER OF RECORD IS TO EVALUATE WHETHER SALTING AGENTS WILL BE USED ON OR NEAR THE PROJECT SITE, AND USE HIS/HER BEST JUDGMENT TO DETERMINE IF ANY ADDITIONAL PROTECTIVE MEASURES ARE REQUIRED. BELOW IS A TYPICAL DETAIL SHOWING THE PLACEMENT OF A GEOMEMBRANE BARRIER FOR PROJECTS WHERE SALTING AGENTS ARE USED ON OR NEAR THE PROJECT SITE.



IN-SITU TRENCH WALL
 IF EXCAVATION IS REQUIRED, THE TRENCH WALL NEEDS TO BE CAPABLE OF SUPPORTING THE LOAD THAT THE PIPE SHARES AS THE SYSTEM IS LOADED. IF SOILS ARE NOT CAPABLE OF SUPPORTING THESE LOADS, THE PIPE CAN DEFLECT, PERFORM A SIMPLE SOIL PRESSURE CHECK USING THE APPLIED LOADS TO DETERMINE THE LIMITS OF EXCAVATION BEYOND THE SPRING LINE OF THE OUTER MOST PIPES. IN MOST CASES, THE REQUIREMENTS FOR A SAFE WORK ENVIRONMENT AND PROPER BACKFILL PLACEMENT AND COMPACTION TAKE CARE OF THIS CONCERN.



WHEN FLOWABLE FILL IS USED, YOU MUST PREVENT PIPE FLOATION. TYPICALLY, SMALL LIFTS ARE PLACED BETWEEN THE PIPES AND THEN ALLOWED TO SET UP PRIOR TO THE PLACEMENT OF THE NEXT LIFT. THE ALLOWABLE THICKNESS OF THE CLSM LIFT IS A FUNCTION OF A PROPER BALANCE BETWEEN THE UPLIFT FORCE OF THE CLSM, THE OPPOSING WEIGHT OF THE PIPE, AND THE DESIGN OF THE DETENTION SYSTEM. MEASURES, THE PIPE CAN CARRY LIMITED FLUID PRESSURE WITHOUT PIPE DISTORTION OR DISPLACEMENT, WHICH ALSO AFFECTS THE CLSM LIFT THICKNESS. YOUR LOCAL CONTECH SALES ENGINEER CAN HELP DETERMINE THE PROPER LIFT THICKNESS.



CMP DETENTION SYSTEM INSPECTION AND MAINTENANCE
 UNDERGROUND STORMWATER DETENTION AND INFILTRATION SYSTEMS MUST BE INSPECTED AND MAINTAINED AT REGULAR INTERVALS FOR PURPOSES OF PERFORMANCE AND LONGEVITY.

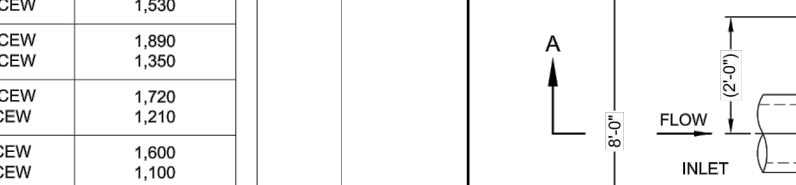
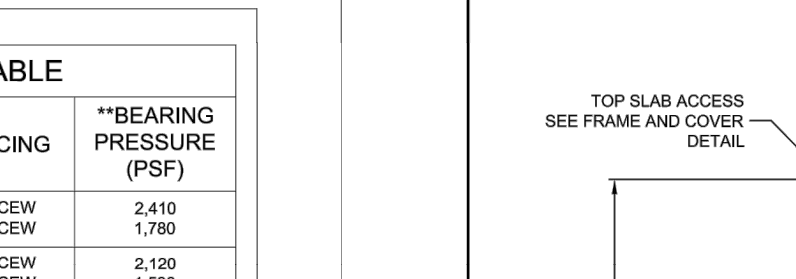
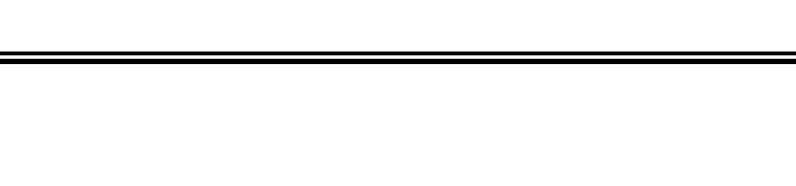
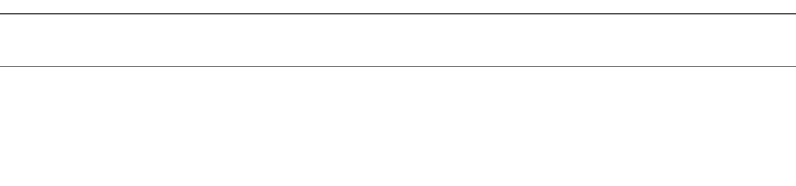
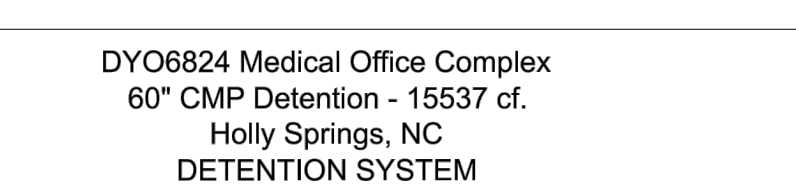
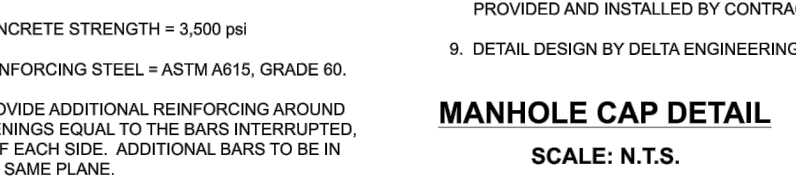
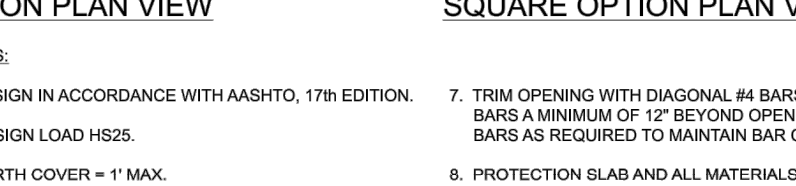
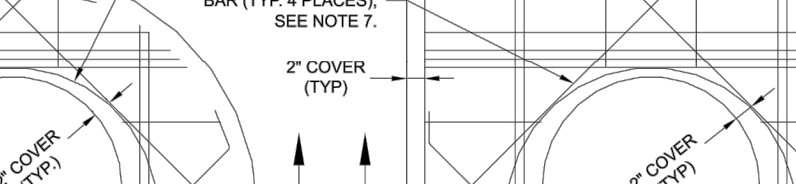
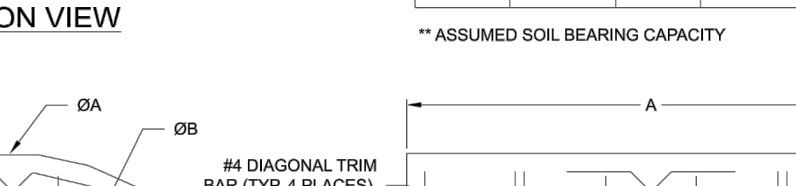
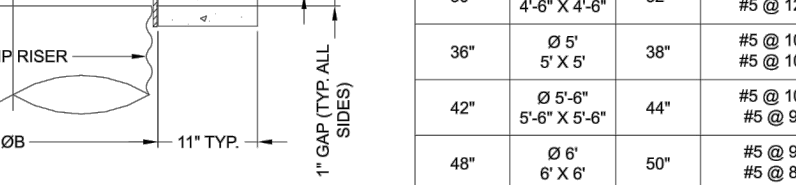
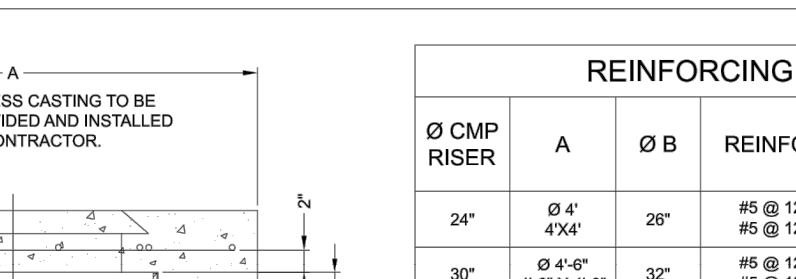
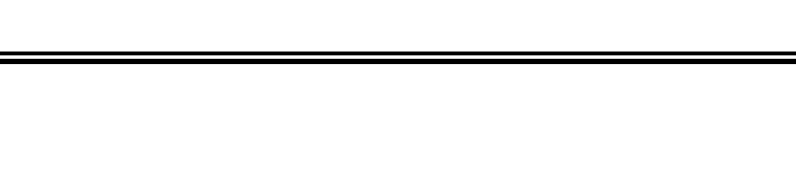
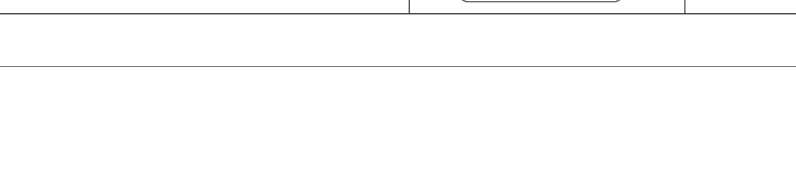
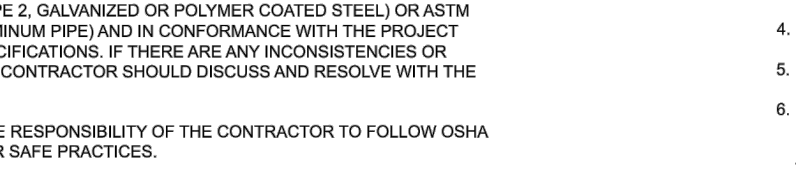
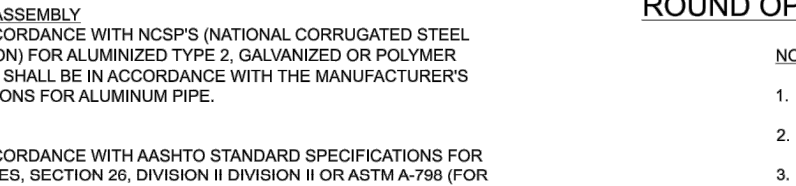
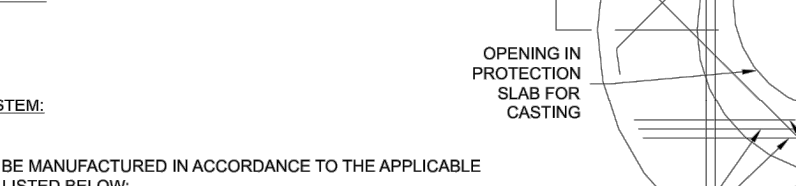
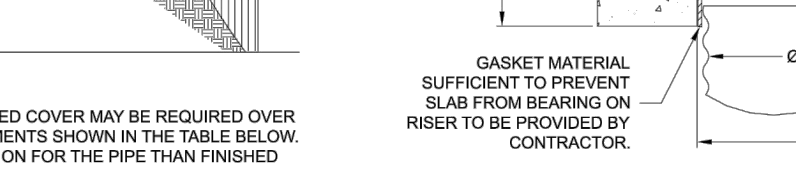
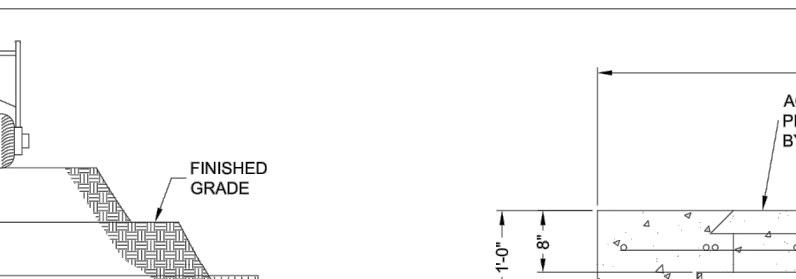
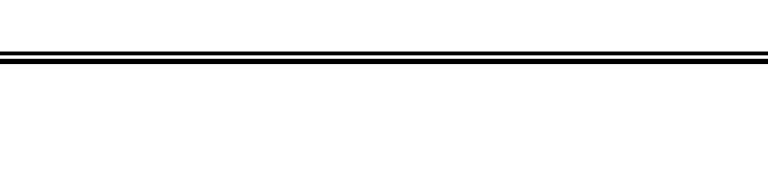
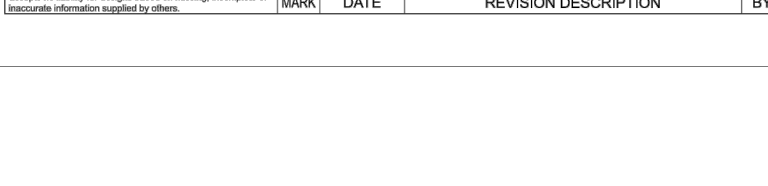
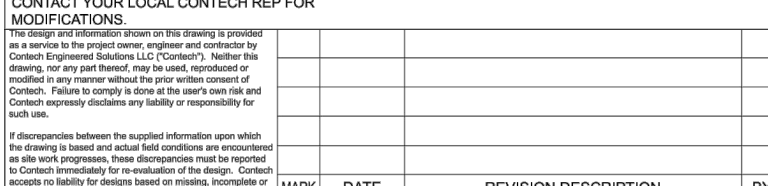
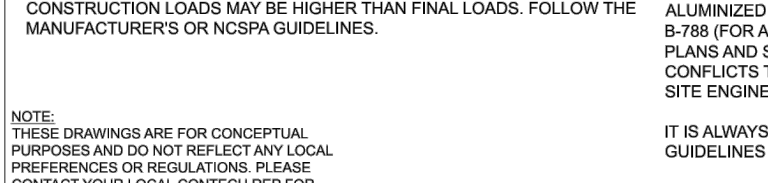
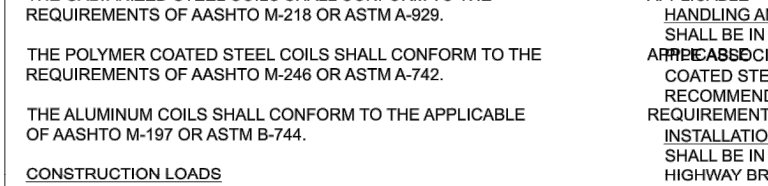
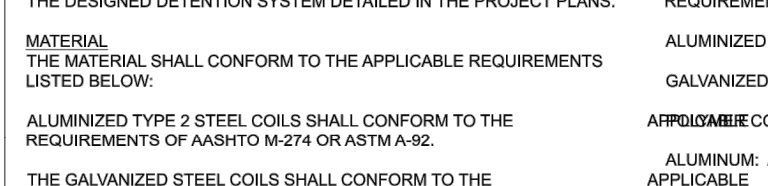
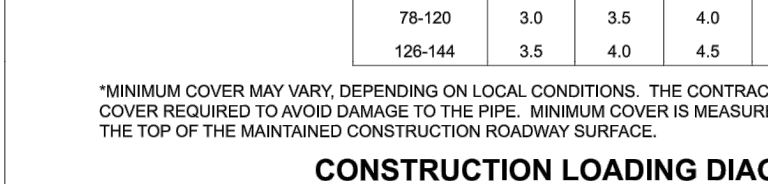
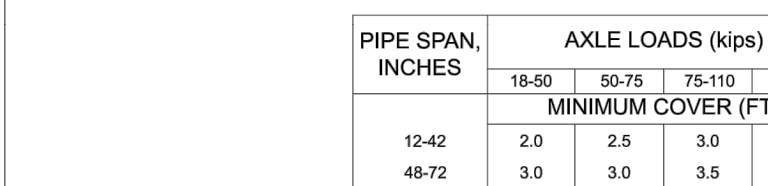
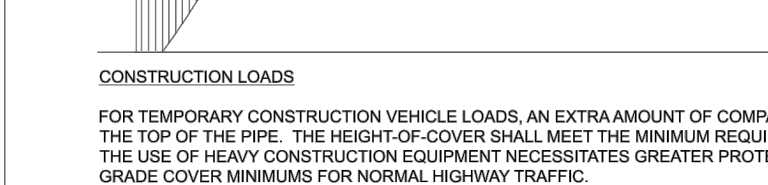
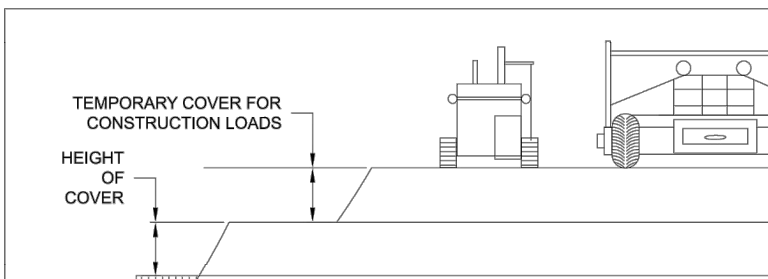
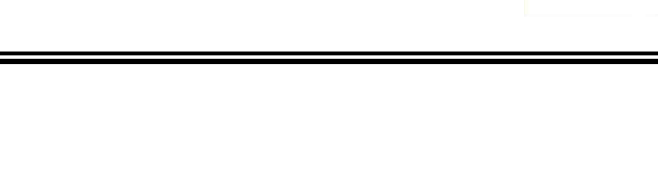
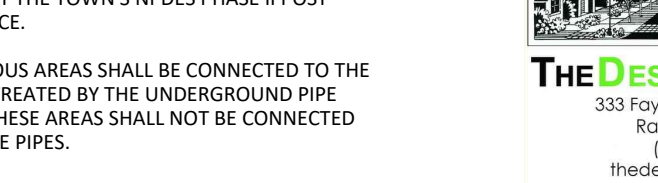
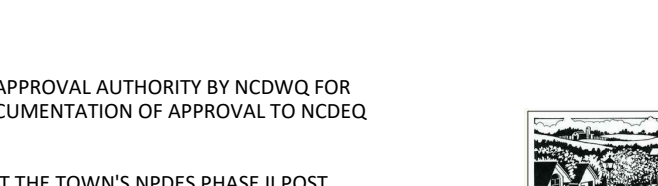
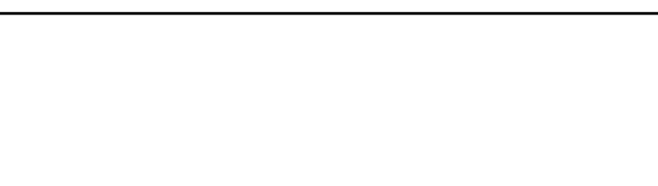
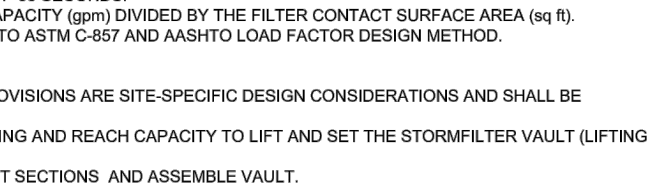
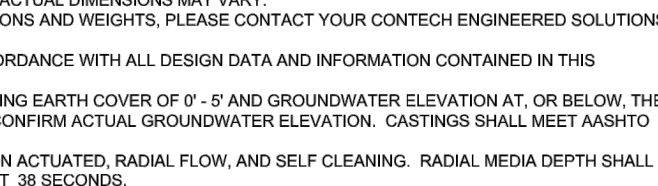
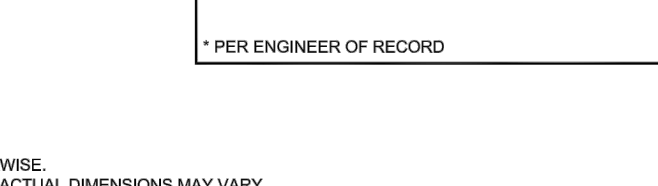
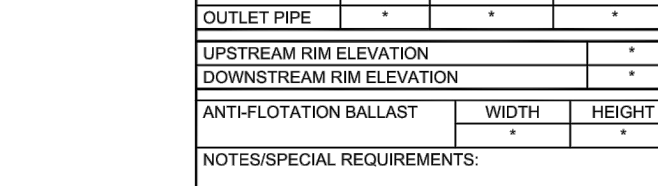
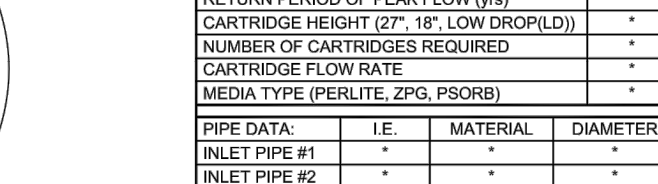
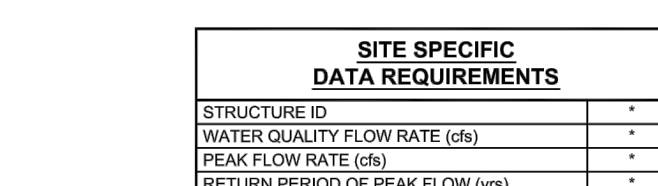
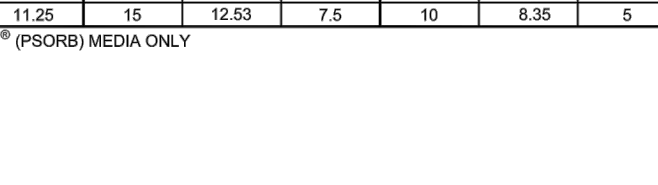
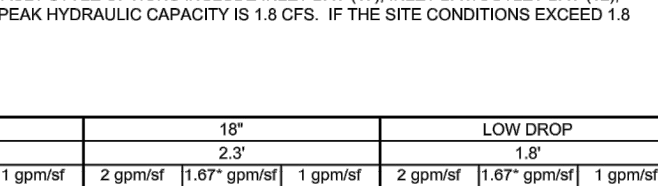
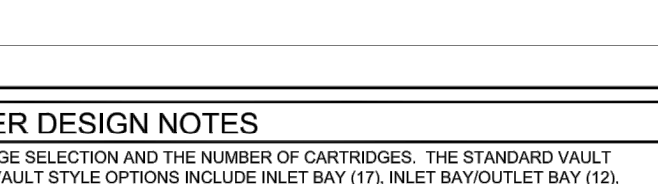
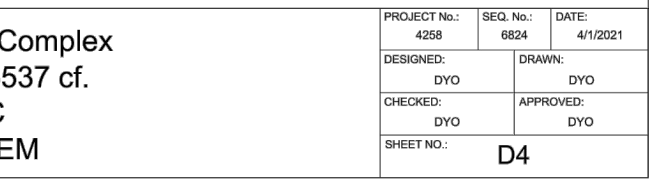
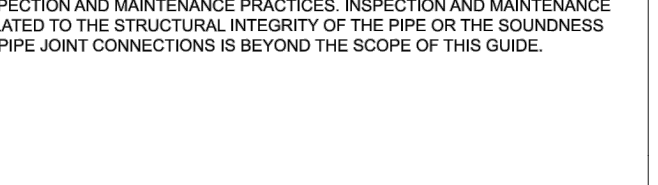
INSPECTION
 INSPECTION IS THE KEY TO EFFECTIVE MAINTENANCE OF CMP DETENTION SYSTEMS AND IS EASILY PERFORMED. CONTECH RECOMMENDS ONGOING, ANNUAL INSPECTIONS. SITES WITH HIGH TRASH LOAD OR SMALL OUTLET CONTROL, OFFICES MAY NEED MORE FREQUENT INSPECTIONS. THE RATE AT WHICH THE SYSTEM COLLECTS POLLUTANTS WILL DEPEND MORE ON SITE SPECIFIC ACTIVITIES RATHER THAN THE SIZE OR CONFIGURATION OF THE SYSTEM.

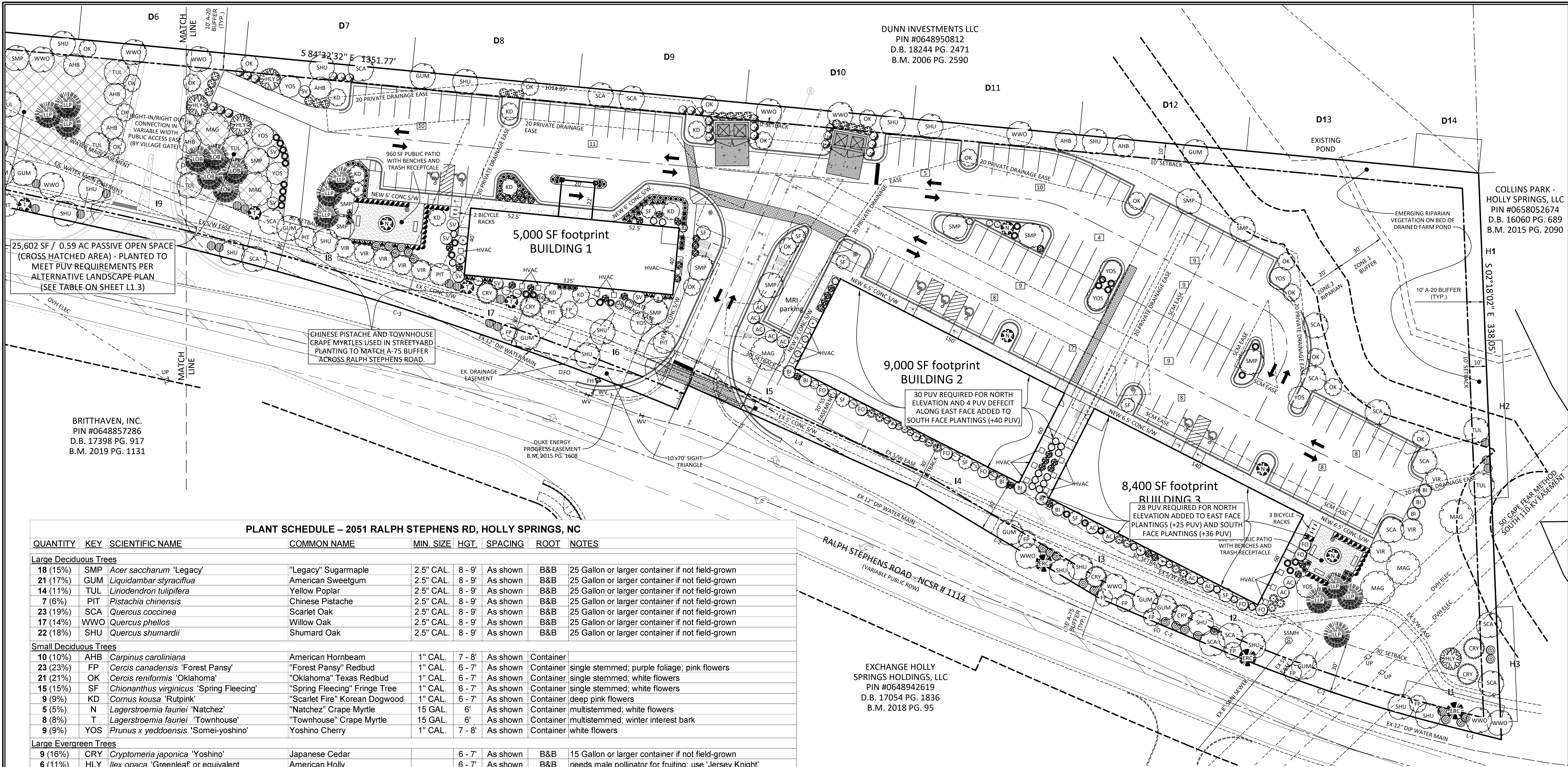
INSPECTIONS SHOULD BE PERFORMED MORE OFTEN IN EQUIPMENT WASH-DOWN AREAS, IN CLIMATES WHERE SANDING AND/OR SALTING OPERATIONS TAKE PLACE, AND IN OTHER VARIOUS INSTANCES IN WHICH ONE WOULD EXPECT HIGHER ACCUMULATIONS OF SEDIMENT OR ABRAISIVE CORROSIVE CONDITIONS. A RECORD OF EACH INSPECTION IS TO BE MAINTAINED FOR THE LIFE OF THE SYSTEM.

MAINTENANCE
 CMP DETENTION SYSTEMS SHOULD BE CLEANED WHEN AN INSPECTION REVEALS ACCUMULATED SEDIMENT OR TRASH IS CLOGGING THE DISCHARGE ORIFICE. ACCUMULATED SEDIMENT AND TRASH CAN TYPICALLY BE EVACUATED THROUGH THE MANHOLE OVER THE OUTLET ORIFICE. IF MAINTENANCE IS NOT PERFORMED AS RECOMMENDED, SEDIMENT AND TRASH MAY ACCUMULATE IN FRONT OF THE OUTLET ORIFICE, MANHOLE COVER, OR OTHER DOWNSTREAM SEATED FOLLOWING CLEANING ACTIVITIES. CONTECH SUGGESTS THAT ALL SYSTEMS BE DESIGNED WITH AN ACCESS INSPECTION MANHOLE SITUATED AT OR NEAR THE INLET AND THE OUTLET ORIFICE. SHOULD IT BE NECESSARY TO GET INSIDE THE SYSTEM TO PERFORM MAINTENANCE ACTIVITIES, ALL APPROPRIATE PRECAUTIONS REGARDING CONFINED SPACE ENTRY AND OSHA REGULATIONS SHOULD BE FOLLOWED.

ANNUAL INSPECTIONS ARE BEST PRACTICE FOR ALL UNDERGROUND SYSTEMS. DURING THIS INSPECTION, IF EVIDENCE OF SALTING AGENTS IS OBSERVED WITHIN THE SYSTEM, IT IS BEST PRACTICE FOR THE SYSTEM TO BE RINSED, INCLUDING ABOVE THE SPRING LINE, SOON AFTER THE SPRING THAW AS PART OF THE MAINTENANCE PROGRAM FOR THE SYSTEM.

MAINTAINING AN UNDERGROUND DETENTION OR INFILTRATION SYSTEM IS EASIEST WHEN THERE IS NO FLOW ENTERING THE SYSTEM. FOR THIS REASON, IT IS A GOOD IDEA TO SCHEDULE THE CLEANOUT DURING DRY WEATHER. THE FOREGOING INSPECTION AND MAINTENANCE EFFORTS HELP ENSURE UNDERGROUND PIPE SYSTEMS OF FLOW FORMATION STAYS CONTINUE TO FUNCTION AS INTENDED BY IDENTIFYING RECOMMENDED REGULAR INSPECTION AND MAINTENANCE PRACTICES. INSPECTION AND MAINTENANCE RELATED TO THE STRUCTURAL INTEGRITY OF THE PIPE OR THE SOUNDNESS OF PIPE JOINT CONNECTIONS IS BEYOND THE SCOPE OF THIS GUIDE.





PLANT SCHEDULE – 2051 RALPH STEPHENS RD, HOLLY SPRINGS, NC									
QUANTITY	KEY	SCIENTIFIC NAME	COMMON NAME	MIN. SIZE	HGT.	SPACING	ROOT	NOTES	
Large Deciduous Trees									
18 (15%)	SMP	<i>Acer saccharum</i> 'Legacy'	"Legacy" Sugarmaple	2.5" CAL.	8 - 9'	As shown	B&B	25 Gallon or larger container if not field-grown	
21 (17%)	GUM	<i>Liquidambar styraciflua</i>	American Sweetgum	2.5" CAL.	8 - 9'	As shown	B&B	25 Gallon or larger container if not field-grown	
14 (11%)	TUL	<i>Liriodendron tulipifera</i>	Yellow Poplar	2.5" CAL.	8 - 9'	As shown	B&B	25 Gallon or larger container if not field-grown	
7 (6%)	PIT	<i>Pistachia chinensis</i>	Chinese Pistache	2.5" CAL.	8 - 9'	As shown	B&B	25 Gallon or larger container if not field-grown	
23 (19%)	SCA	<i>Quercus coccinea</i>	Scarlet Oak	2.5" CAL.	8 - 9'	As shown	B&B	25 Gallon or larger container if not field-grown	
17 (14%)	WWO	<i>Quercus phellos</i>	Willow Oak	2.5" CAL.	8 - 9'	As shown	B&B	25 Gallon or larger container if not field-grown	
22 (18%)	SHU	<i>Quercus shumardii</i>	Shumard Oak	2.5" CAL.	8 - 9'	As shown	B&B	25 Gallon or larger container if not field-grown	
Small Deciduous Trees									
10 (10%)	AHB	<i>Carpinus caroliniana</i>	American Hornbeam	1" CAL.	7 - 8'	As shown	Container		
23 (23%)	FP	<i>Cercis canadensis</i> 'Forest Pansy'	"Forest Pansy" Redbud	1" CAL.	6 - 7'	As shown	Container	single stemmed; purple foliage; pink flowers	
21 (21%)	OK	<i>Cercis reniformis</i> 'Oklahoma'	"Oklahoma" Texas Redbud	1" CAL.	6 - 7'	As shown	Container	single stemmed; white flowers	
15 (15%)	SF	<i>Chionanthus virginicus</i> 'Spring Fleecing'	"Spring Fleecing" Fringe Tree	1" CAL.	6 - 7'	As shown	Container	single stemmed; white flowers	
9 (9%)	KD	<i>Cornus kousa</i> 'Rutpink'	"Scarlet Fire" Korean Dogwood	1" CAL.	6 - 7'	As shown	Container	deep pink flowers	
5 (5%)	N	<i>Lagerstroemia fauriei</i> 'Natchez'	"Natchez" Crape Myrtle	15 GAL.	6'	As shown	Container	multistemmed; white flowers	
8 (8%)	T	<i>Lagerstroemia fauriei</i> 'Townhouse'	"Townhouse" Crape Myrtle	15 GAL.	6'	As shown	Container	multistemmed; winter interest bark	
9 (9%)	YOS	<i>Prunus x yeddoensis</i> 'Somei-yoshino'	Yoshino Cherry	1" CAL.	7 - 8'	As shown	Container	white flowers	
Large Evergreen Trees									
9 (16%)	CRY	<i>Cryptomeria japonica</i> 'Yoshino'	Japanese Cedar		6 - 7'	As shown	B&B	15 Gallon or larger container if not field-grown	
6 (11%)	HLY	<i>Ilex opaca</i> 'Greenleaf' or equivalent	American Holly		6 - 7'	As shown	B&B	needs male pollinator for fruiting; use 'Jersey Knight'	
7 (13%)	ERC	<i>Juniperus virginiana</i>	Eastern Red Cedar		6 - 7'	As shown	B&B	15 Gallon or larger container if not field-grown	
7 (13%)	MAG	<i>Magnolia grandiflora</i> 'Bracken's Brown Beauty'	Southern Magnolia	15 GAL.	6 - 7'	As shown	Container		
8 (15%)	VIR	<i>Magnolia virginiana</i> 'Australis'	Sweetbay Magnolia		6 - 7'	As shown	B&B	15 Gallon or larger container if not field-grown	
10 (18%)	LLP	<i>Pinus palustris</i>	Longleaf Pine	15 GAL.	6 - 7'	As shown	Container	native pine	
8 (15%)	LOB	<i>Pinus taeda</i>	Loblolly Pine	15 GAL.	6 - 7'	As shown	Container	native pine	
Small Evergreen Trees									
9 (19%)	BI	<i>Cupressus arizonica glabra</i> 'Blue Ice'	Arizona Blue Cypress	15 GAL.	6 - 7'	As shown	Container		
8 (17%)	FO	<i>Ilex x attenuata</i> 'Fosteri'	Fosters Holly		6 - 7'	As shown	B&B	15 Gallon or larger container if not field-grown	
10 (21%)	SV	<i>Ilex x attenuata</i> 'Savannah'	Savannah Holly		6 - 7'	As shown	B&B	15 Gallon or larger container if not field-grown	
10 (21%)	*	<i>Ilex vomitoria pendula</i>	Weeping Yaupon Holly	15 GAL.	6 - 7'	As shown	Container		
11 (23%)	AC	<i>Ilex x 'Magina'</i>	Acadiana Holly	15 GAL.	6 - 7'	As shown	Container		
Large Shrubs									
12 (9%)	*	<i>Alnus serrulata</i>	Tag Alder	5 GAL.	36"	As shown	Container	deciduous; native	
20 (15%)	*	<i>Camellia japonica</i>	Japanese Camellia	5 GAL.	36"	As shown	Container	evergreen; showy fall / winter flowers	
28 (21%)	*	<i>Ilex glabra</i>	Inkberry Holly	5 GAL.	36"	As shown	Container	evergreen; native	
19 (14%)	*	<i>Loropetalum chinense</i>	Chinese Fringe Bush	5 GAL.	36"	As shown	Container	evergreen; spring flowering	
32 (24%)	*	<i>Myrica cerifera</i>	Southern Wax Myrtle	5 GAL.	36"	As shown	Container	evergreen; native	
24 (18%)	*	<i>Temstroemia gymnanthera</i> 'Contherann'	LeeAnn Japanese Cleyera	5 GAL.	36"	As shown	Container	evergreen	
Medium Shrubs									
20 (22%)	*	<i>Camellia sasanqua</i>	Sasanqua Camellia	3 GAL.	36"	As shown	Container	evergreen; showy fall / winter flowers	
16 (18%)	*	<i>Gardenia jasminoides</i> 'Kleim's Hardy'	"Kleim's Hardy" Cape Jasmine	3 GAL.	36"	As shown	Container	evergreen; showy late spring / early summer flowers	
21 (24%)	*	<i>Illicium x 'Woodland Ruby'</i>	"Woodland Ruby" Anise	3 GAL.	36"	As shown	Container	evergreen; showy fall / winter flowers	
22 (25%)	*	<i>Rhododendron austrinum</i>	Florida Azalea	3 GAL.	36"	As shown	Container	deciduous; showy spring flowers; native	
10 (11%)	*	<i>Viburnum plicatum tomentosum</i> 'Shasta'	"Shasta" Doublefile Viburnum	3 GAL.	36"	As shown	Container	deciduous; showy spring flowers; native	
Small Shrubs									
21 (9%)	*	<i>Ceanothus americanus</i>	New Jersey Tea	3 GAL.	24"	As shown	Container	deciduous; showy flowers; native	
45 (18%)	*	<i>Distylium</i> 'Vintage Jade'	"Vintage Jade" Distylium	3 GAL.	24"	As shown	3' O/C	Container	hedge shrub for parking lot screening
25 (10%)	*	<i>Fothergilla major</i> 'Mount Airy'	Mount Airy Witch-alder	3 GAL.	24"	As shown	Container	deciduous; showy flowers; yellow to scarlet fall color; native	
60 (24%)	*	<i>Ilex crenata</i> 'Soft Touch'	"Soft Touch" Japanese Holly	3 GAL.	24"	As shown	3' O/C	Container	low hedge shrub for parking lot; max. ht. 3'
60 (24%)	*	<i>Ilex glabra</i> 'Shamrock'	"Shamrock" Inkberry Holly	3 GAL.	24"	As shown	Container	evergreen hedge shrub; dwarf form; native	
34 (14%)	*	<i>Ilex vomitoria</i> 'Bordeaux'	"Bordeaux" Dwarf Yaupon Holly	3 GAL.	24"	As shown	Container	evergreen hedge shrub; dwarf form; native, max. ht' 3'	

* = indicated on plan by unique symbol

LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES AND EASEMENTS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR TO NOTIFY OWNER / LANDSCAPE ARCHITECT OF ANY AREAS WHERE UTILITIES CONFLICT WITH PROPOSED LANDSCAPE WORK.
- CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AROUND PLANT BEDS AND COORDINATE INSTALLATION WITH LOCATION OF ALL EXISTING DRAINAGE WORK.
- PLANT MATERIAL WILL BE REJECTED UNLESS ANY AND ALL PLANT MATERIAL ARE OF SIZE, SPREAD, CALIPER, GENUS, SPECIES AND VARIETY SHOWN. ANY MATERIAL WITH EVIDENCE OF DISEASE OR PEST INFESTATIONS WILL BE REJECTED. ALL REWORK WILL BE AT THE EXPENSE OF THE CONTRACTOR. SUBSTITUTIONS WILL BE PERMITTED ONLY UPON SUBMISSION OF WRITTEN PROOF TO THE LANDSCAPE ARCHITECT THAT A SPECIFIED PLANT IS NOT OBTAINABLE.
- ALL DISTURBED AREAS ARE TO BE STABILIZED WITH LAWN, PLANTINGS, OR MULCH. LAWN TO BE SOD AS SELECTED BY OWNER.
- ALL PLANT BEDS SHALL RECEIVE 2 3/4" TRIPLE SHREDDED HARDWOOD MULCH. CONTRACTOR TO MULCH LANDSCAPE BUFFER AREAS WITH PINE STRAW.
- TREE PLACEMENT AND LANDSCAPE BED LAYOUT TO BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- SOILS SHALL BE APPRECIABLY FREE OF STONES, GRAVEL, RUBBLE OR TRASH. ALL COMPACTED OR CONTAMINATED SOIL SHALL BE REMOVED. OWNER / LANDSCAPE ARCHITECT TO INSPECT PLANT BED CONDITIONS PRIOR TO LANDSCAPE INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR CONTACTING OWNER OR PROPERTY MANAGER TO REQUEST THIS ON-SITE MEETING.
- CONTRACTOR TO NOTIFY OWNER / LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN PLANT QUANTITIES AS INDICATED ON PLAN AND FINAL PLANT LIST.
- OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWN AREAS 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.
- CONTRACTOR TO NOTIFY OWNER / LANDSCAPE ARCHITECT OF ANY REQUIRED REPLANTING WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.
- IF A "TREE SAVE AREA" IS ESTABLISHED, THE OWNER SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY TREE IN SAID 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.
- ADDITIONAL FOUNDATION AND OPEN SPACE PLANTINGS PROVIDED AS PART OF ALTERNATIVE LANDSCAPE REQUEST. SEE SHEET L1.3 FOR LANDSCAPE CALCULATIONS AND PLANTING DETAILS.



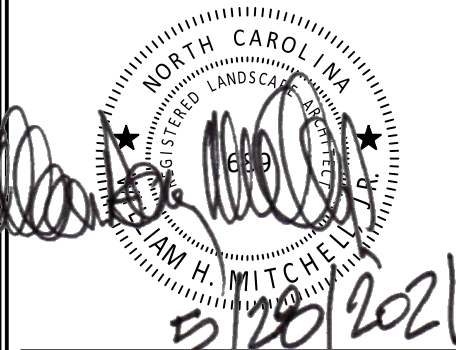
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FOR REVIEW ONLY

MEDICAL OFFICE COMPLEX
2051 RALPH STEPHENS ROAD
DEVELOPER: SOUTHERN CROSSROADS, INC.

HOLLY SPRINGS WAKE COUNTY NORTH CAROLINA

DRAWN BY	CHECKED BY
KAH	TDS
DATE	
3/19/2021	

REVISIONS

1	4/23/2021
2	5/28/2021

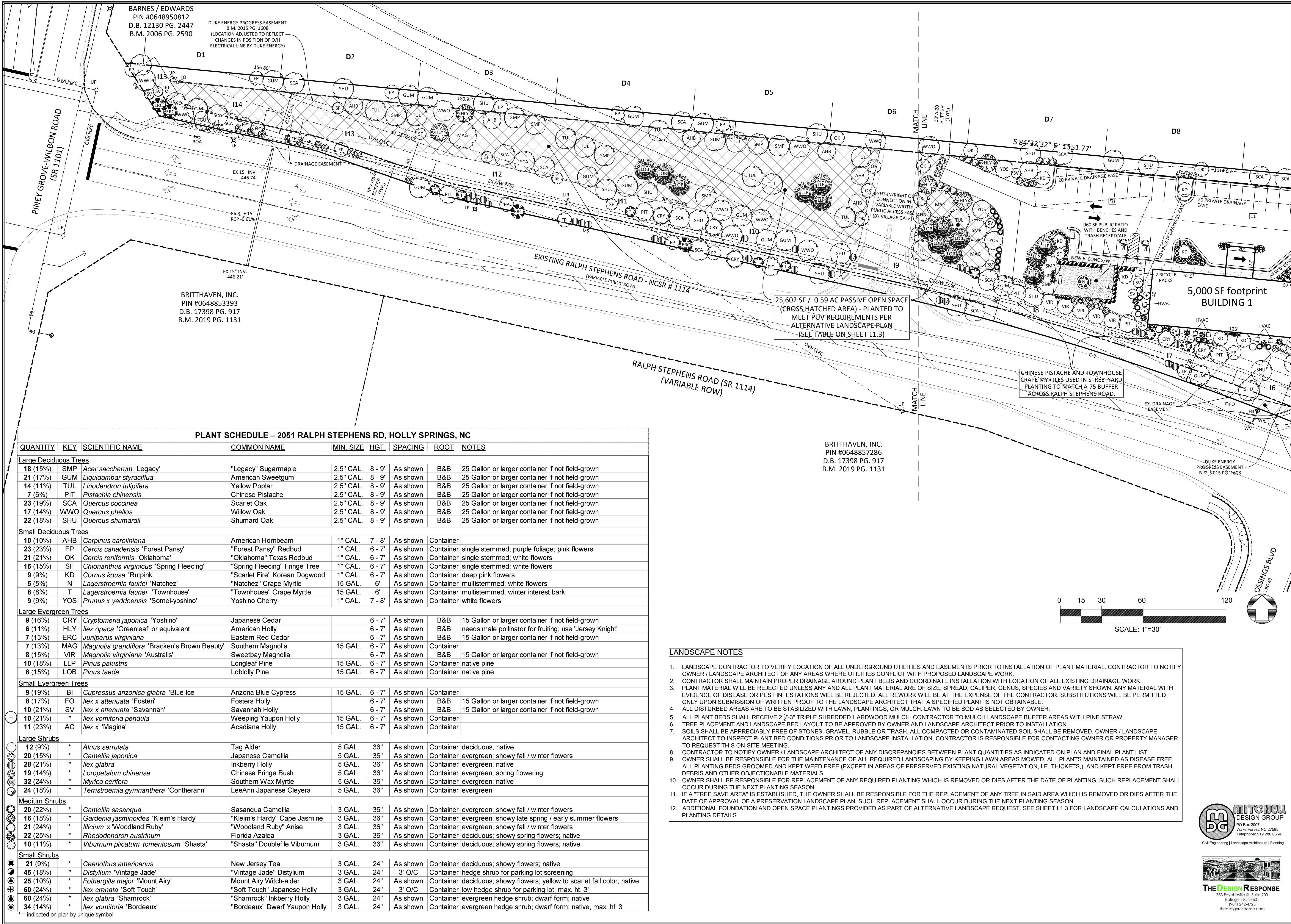
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LANDSCAPE PLAN P.1

SHEET NUMBER

L1.1

9 OF 15



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REVISIONS

1	4/23/2021
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SHEET TITLE
LANDSCAPE PLAN P.2

SHEET NUMBER
L1.2
10 OF 15

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Page 176 of 204

LANDSCAPE PLAN CALCULATIONS
PERIMETER YARD LANDSCAPING

INCREMENT	LANDSCAPE MATERIAL	PUV OF MATERIAL	TOTAL PUV PROVIDED	% OF PUV	PUV REQUIRED
D1	1 large deciduous tree, 2.5" caliper @ 8 PUV 1 small deciduous tree, 1" caliper @ 4 PUV *1 large deciduous tree, 2.5" caliper @ 8 PUV * Relocated to D2	8 4 8	20	40 20 40	TYPE A-20
D2 - D12	2 large deciduous trees, 2.5" caliper @ 8 PUV 1 small deciduous tree, 1" caliper @ 4 PUV	16 4	20	80 20	TYPE A-20
D13	Emerging riparian vegetation used to meet Perimeter Yard requirements for this increment	N/A	N/A	100	TYPE A-20
D14 39% prorated	Emerging riparian vegetation used to meet Perimeter Yard requirements for this increment	N/A	N/A	100	TYPE A-20
H1	Emerging riparian vegetation used to meet Perimeter Yard requirements for this increment	N/A	N/A	100	TYPE A-20
H2 95% prorated	2 large deciduous trees, 2.5" caliper @ 8 PUV 3 large shrub / hedge plants, 36" height @ 1 PUV	16 3	19	84 16	TYPE A-20
H3 70% prorated	2 large deciduous trees, 2" caliper @ 6 PUV 2 large shrub / hedge plants, 36" height @ 1 PUV	12 2	14	86 14	TYPE A-20
I1 60% prorated	4 large deciduous trees, 2.5" caliper @ 8 PUV 1 small deciduous tree, 1" caliper @ 4 PUV 1 large evergreen tree, 6' height @ 5 PUV 4 large shrub / hedge plants, 36" height @ 1 PUV	32 4 5 4	45	71 9 11 9	TYPE A-75
I2 - I3; I10; I14	6 large deciduous trees, 2.5" caliper @ 8 PUV 3 small deciduous trees, 1" caliper @ 4 PUV 2 large evergreen trees, 6' height @ 5 PUV 5 large shrub / hedge plants, 36" height @ 1 PUV	48 12 10 5	75	64 16 13 7	TYPE A-75
I4 - I5	*6 large deciduous trees, 2.5" caliper @ 8 PUV *3 small deciduous trees, 1" caliper @ 4 PUV *2 large evergreen trees, 6' height @ 5 PUV *5 large shrub / hedge plants, 36" height @ 1 PUV * Relocated to passive open space area	48 12 10 5	75	64 16 13 7	TYPE A-75
I6	5 large deciduous trees, 2.5" caliper @ 8 PUV 1 small deciduous tree, 1" caliper @ 4 PUV 1 large evergreen tree, 6' height @ 5 PUV **1 large evergreen tree, 6" height @ 5 PUV ** Relocated to I7	40 4 5 5	75	53 5 7 7	TYPE A-75
I7	*1 large deciduous tree, 2.5" caliper @ 8 PUV *2 small deciduous trees, 1" caliper @ 4 PUV *5 large shrub / hedge plants, 36" height @ 1 PUV *3 large deciduous trees, 2.5" caliper @ 8 PUV * Relocated to passive open space area	8 8 5 24	75	11 11 7 32	TYPE A-75
I8	5 large deciduous trees, 2.5" caliper @ 8 PUV 2 large evergreen trees, 6' height @ 5 PUV 5 large shrub / hedge plants, 36" height @ 1 PUV *1 large deciduous tree, 2.5" caliper @ 8 PUV *3 small deciduous trees, 1" caliper @ 4 PUV * Relocated to passive open space area	40 10 5 8 12	75	53 13 7 11 16	TYPE A-75
I9	2 large deciduous trees, 2.5" caliper @ 8 PUV 1 small deciduous tree, 1" caliper @ 4 PUV 5 large shrub / hedge plants, 36" height @ 1 PUV **2 large evergreen trees, 6' height @ 5 PUV ** Relocated to I8	16 4 5 5	75	21 5 7 7	TYPE A-75
I11	4 large deciduous trees, 2.5" caliper @ 8 PUV 3 small deciduous trees, 1" caliper @ 4 PUV 2 large evergreen trees, 6' height @ 5 PUV 5 large shrub / hedge plants, 36" height @ 1 PUV *2 large deciduous trees, 2.5" caliper @ 8 PUV * Relocated to passive open space area	32 12 10 5 16	75	43 16 13 7 21	TYPE A-75
I12	1 large deciduous tree, 2.5" caliper @ 8 PUV 3 small deciduous trees, 1" caliper @ 4 PUV 1 large evergreen tree, 6' height @ 5 PUV 5 large shrub / hedge plants, 36" height @ 1 PUV *5 large deciduous trees, 2.5" caliper @ 8 PUV *1 large evergreen tree, 6' height @ 5 PUV * Relocated to passive open space area	8 12 5 5 40 5	75	11 16 7 7 53 7	TYPE A-75
I13	1 large deciduous tree, 2.5" caliper @ 8 PUV 2 small deciduous trees, 1" caliper @ 4 PUV 5 large shrub / hedge plants, 36" height @ 1 PUV *5 large deciduous trees, 2.5" caliper @ 8 PUV *1 small deciduous tree, 1" caliper @ 4 PUV *2 large evergreen trees, 6' height @ 5 PUV * Relocated to passive open space area	8 8 5 40 4 10	75	11 11 7 53 5 13	TYPE A-75
I15 32% prorated	2 large deciduous trees, 2.5" caliper @ 8 PUV 1 small deciduous tree, 1" caliper @ 4 PUV 2 small evergreen trees, 4' height @ 2 PUV	16 4 4	24	66 17 17	TYPE A-75

SOUTHERN A-75 BUFFER, INCREMENTS I1 - I15: ALL AVAILABLE PLANTABLE AREAS WITHIN THIS PERIMETER YARD BUFFER HAVE BEEN UTILIZED. DUE TO UTILITY EASEMENTS, POWER LINE CONFLICTS, AND THE PLACEMENT OF THE NEW SIDEWALK ALONG RALPH STEPHENS ROAD, 3 LARGE EVERGREEN TREES HAVE RELOCATED TO ADJACENT BUFFER AREAS, WHILE 33 LARGE DECIDUOUS TREES, 14 SMALL DECIDUOUS TREES, 7 LARGE EVERGREEN TREES, AND 15 LARGE SHRUBS HAVE BEEN ADDED TO THE PASSIVE OPEN SPACE AREA. THESE PERIMETER YARD ADJUSTMENTS ARE SUMMARIZED IN THE TABLE ABOVE.

FOUNDATION LANDSCAPING - BUILDING 1

NORTH ELEVATION	REQUIRED AREA: 125' X 2' = 250 SQ. FT. PROVIDED AREA: 647 SQ. FT.		
PUV REQUIRED:	125' X 20 POINTS PER 100 FEET	=	25
PUV PROVIDED:	2 SMALL DECIDUOUS TREES @ 1" CAL. 5 SHRUBS @ 36" HT. 24 SHRUBS @ 24" HT.	= = =	8 5 12
	TOTAL PUV =		25
EAST ELEVATION	REQUIRED AREA: 40' X 2' = 80 SQ. FT. PROVIDED AREA: 121 SQ. FT.		
PUV REQUIRED:	40' X 20 POINTS PER 100 FEET	=	8
PUV PROVIDED:	1 SMALL EVERGREEN TREE @ 6' HT. 2 SHRUBS @ 36" HT. 3 SHRUBS @ 24" HT.	= = =	5 2 1.5
	TOTAL PUV =		8.5 (+0.5 PUV)
SOUTH ELEVATION (FACING RALPH STEPHENS ROAD)	REQUIRED AREA: 125' X 2' = 250 SQ. FT. PROVIDED AREA: 966 SQ. FT.		
PUV REQUIRED:	125' X 20 POINTS PER 100 FEET	=	25
PUV PROVIDED:	2 SMALL DECIDUOUS TREES @ 1" CAL. 4 SMALL EVERGREEN TREES @ 6' HT. 14 SHRUBS @ 36" HT. 12 SHRUBS @ 24" HT.	= = = =	8 20 7 6
	TOTAL PUV =		41 (+16 PUV)
WEST ELEVATION (FACING MAIN STREET)	REQUIRED AREA: 40' X 2' = 80 SQ. FT. PROVIDED AREA: 346 SQ. FT.		
PUV REQUIRED:	40' X 20 POINTS PER 100 FEET	=	8
PUV PROVIDED:	5 SMALL EVERGREEN TREES @ 6' HT. 6 SHRUBS @ 36" HT.	= =	25 6
	TOTAL PUV =		31 (+23 PUV)

FOUNDATION LANDSCAPING - BUILDING 2

NORTH ELEVATION	REQUIRED AREA: 150' X 2' = 300 SQ. FT. PROVIDED AREA: 0 SQ. FT.		
PUV REQUIRED:	150' X 20 POINTS PER 100 FEET	=	30
PUV PROVIDED:	REQUIRED PUV WILL BE ADDED TO SOUTH AND WEST ELEVATION PLANTING AREAS SO THAT BUILDING REQUIRED PUV TOTAL OF 84 IS MET		
EAST ELEVATION	REQUIRED AREA: 60' X 2' = 120 SQ. FT. PROVIDED AREA: 279 SQ. FT.		
PUV REQUIRED:	60' X 20 POINTS PER 100 FEET	=	12
PUV PROVIDED:	8 SHRUBS @ 36" HT.	=	8
	TOTAL PUV =		8 (-4 PUV)
SOUTH ELEVATION (FACING RALPH STEPHENS ROAD)	REQUIRED AREA: 150' X 2' = 300 SQ. FT. PROVIDED AREA: 736 SQ. FT.		
PUV REQUIRED:	150' X 20 POINTS PER 100 FEET	=	30
PUV PROVIDED:	2 SMALL DECIDUOUS TREES @ 1" CAL. 9 SMALL EVERGREEN TREES @ 6' HT. 17 SHRUBS @ 36" HT.	= = =	8 45 17
	TOTAL PUV =		70 (+40 PUV)
WEST ELEVATION	REQUIRED AREA: 60' X 2' = 120 SQ. FT. PROVIDED AREA: 216 SQ. FT.		
PUV REQUIRED:	60' X 20 POINTS PER 100 FEET	=	12
PUV PROVIDED:	1 SMALL EVERGREEN TREE @ 6' HT. 7 SHRUBS @ 36" HT.	= =	5 7
	TOTAL PUV =		12 (+0 PUV)
TOTAL FOUNDATION PUV PROVIDED = 8 + 65 + 12 = 90			

INTERIOR PARKING: BUILDING 2 & 3 DEDICATED PARKING SPACES = 96
INTERIOR LANDSCAPE ISLANDS REQUIRED = 10 (96/10 = 9.6)
INTERIOR LANDSCAPE ISLANDS PROVIDED = 10
3 LARGE DECIDUOUS TREES, 9 SMALL DECIDUOUS TREES + 48 SHRUBS PROVIDED

PARKING LOT SCREENING: HEDGE PLANTINGS PROVIDED ALONG PARKING AREA AS SHOWN
SMALL EVERGREEN SHRUBS TO BE PLANTED 3' O/C
PLANTING AREA FALLS IN A-20 BUFFER INCREMENTS D4 - D8

INTERIOR PARKING: BUILDING 1 DEDICATED PARKING SPACES = 28
INTERIOR LANDSCAPE ISLANDS REQUIRED = 3 (28/10 = 2.8)
INTERIOR LANDSCAPE ISLANDS PROVIDED = 3
3 SMALL DECIDUOUS TREES + 16 SHRUBS PROVIDED

PARKING LOT SCREENING: HEDGE PLANTINGS PROVIDED ALONG PARKING AREA
SMALL EVERGREEN SHRUBS TO BE PLANTED 3' O/C

DUMPSTER ENCLOSURE FOUNDATION PLANTINGS
(2 DUMPSTERS GIVEN EQUIVALENT TREATMENT DESCRIBED BELOW)

NORTH ELEVATION	REQUIRED AREA: 22' X 2' = 44 SQ. FT. PROVIDED AREA: 100 SQ. FT.		
PUV REQUIRED:	22' X 20 POINTS PER 100 FEET	=	4.4
PUV PROVIDED:	5 SHRUBS @ 36" HT.	=	5
	TOTAL PUV =		5
EAST ELEVATION	REQUIRED AREA: 11' X 2' = 22 SQ. FT. PROVIDED AREA: 60 SQ. FT.		
PUV REQUIRED:	11' X 20 POINTS PER 100 FEET	=	2.2
PUV PROVIDED:	3 SHRUBS @ 36" HT.	=	3
	TOTAL PUV =		3
WEST ELEVATION	REQUIRED AREA: 11' X 2' = 22 SQ. FT. PROVIDED AREA: 60 SQ. FT.		
PUV REQUIRED:	11' X 20 POINTS PER 100 FEET	=	2.2
PUV PROVIDED:	3 SHRUBS @ 36" HT.	=	3
	TOTAL PUV =		3
NORTH ELEVATION	REQUIRED AREA: 140' X 2' = 280 SQ. FT. PROVIDED AREA: 0 SQ. FT.		
PUV REQUIRED:	140' X 20 POINTS PER 100 FEET	=	28
PUV PROVIDED:	REQUIRED PUV WILL BE ADDED TO EAST, SOUTH AND WEST ELEVATION PLANTING AREAS SO THAT BUILDING REQUIRED PUV TOTAL OF 80 IS MET		
EAST ELEVATION	REQUIRED AREA: 60' X 2' = 120 SQ. FT. PROVIDED AREA: 624 SQ. FT.		
PUV REQUIRED:	60' X 20 POINTS PER 100 FEET	=	12
PUV PROVIDED:	1 SMALL DECIDUOUS TREE @ 1" CAL. 5 SMALL EVERGREEN TREES @ 6' HT. 8 SHRUBS @ 36" HT.	= = =	4 25 8
	TOTAL PUV =		37 (+25 PUV)
SOUTH ELEVATION (FACING RALPH STEPHENS ROAD)	REQUIRED AREA: 140' X 2' = 280 SQ. FT. PROVIDED AREA: 804 SQ. FT.		
PUV REQUIRED:	140' X 20 POINTS PER 100 FEET	=	28
PUV PROVIDED:	2 SMALL DECIDUOUS TREES @ 1" CAL. 8 SMALL EVERGREEN TREES @ 6' HT. 16 SHRUBS @ 36" HT.	= = =	8 40 16
	TOTAL PUV =		64 (+36 PUV)
WEST ELEVATION	REQUIRED AREA: 60' X 2' = 120 SQ. FT. PROVIDED AREA: 276 SQ. FT.		
PUV REQUIRED:	60' X 20 POINTS PER 100 FEET	=	12
PUV PROVIDED:	1 SMALL EVERGREEN TREE @ 6' HT. 7 SHRUBS @ 36" HT.	= =	5 7
	TOTAL PUV =		12 (+0 PUV)
TOTAL PUV PROVIDED = 37 + 64 + 12 = 113			



PO BOX 2077
APEX, NC 27502
TELEPHONE: 919 363-1422
FACSIMILE: 919 363-1477



PRELIMINARY
NOT RELEASED FOR
CONSTRUCTION
FOR REVIEW ONLY

MEDICAL OFFICE COMPLEX
2051 RALPH STEPHENS ROAD
DEVELOPER: SOUTHERN CROSSROADS, INC.
HOLLY SPRINGS WAKE COUNTY NORTH CAROLINA

DRAWN BY	CHECKED BY
KAH	TDS
DATE	
3/19/2021	

REVISIONS

1	4/23/2021
2	5/28/2021

SHEET TITLE

LANDSCAPE
CALCULATIONS

SHEET NUMBER

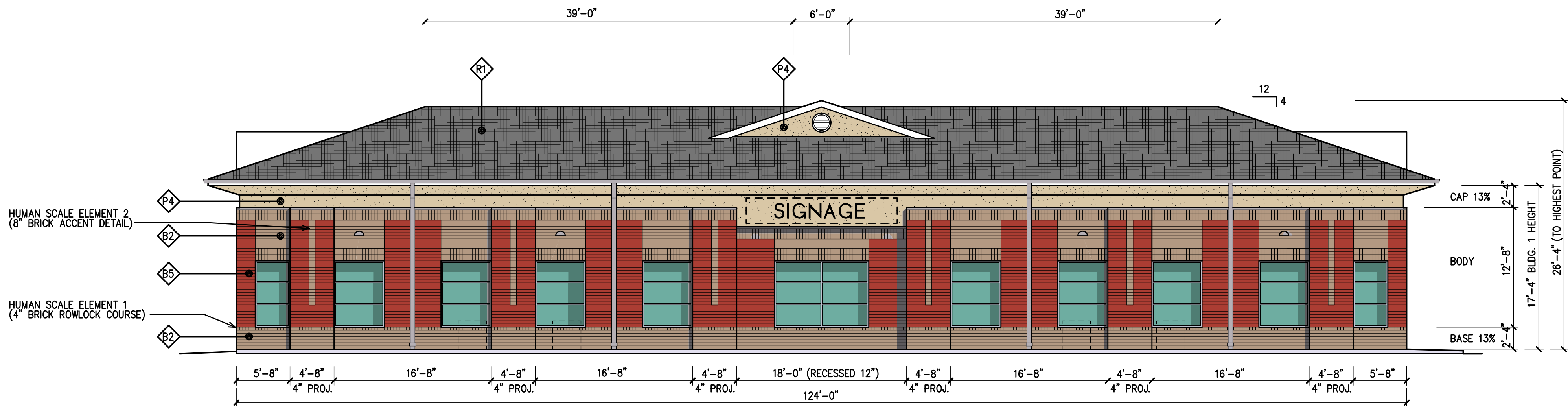
L1.3

11 OF 15

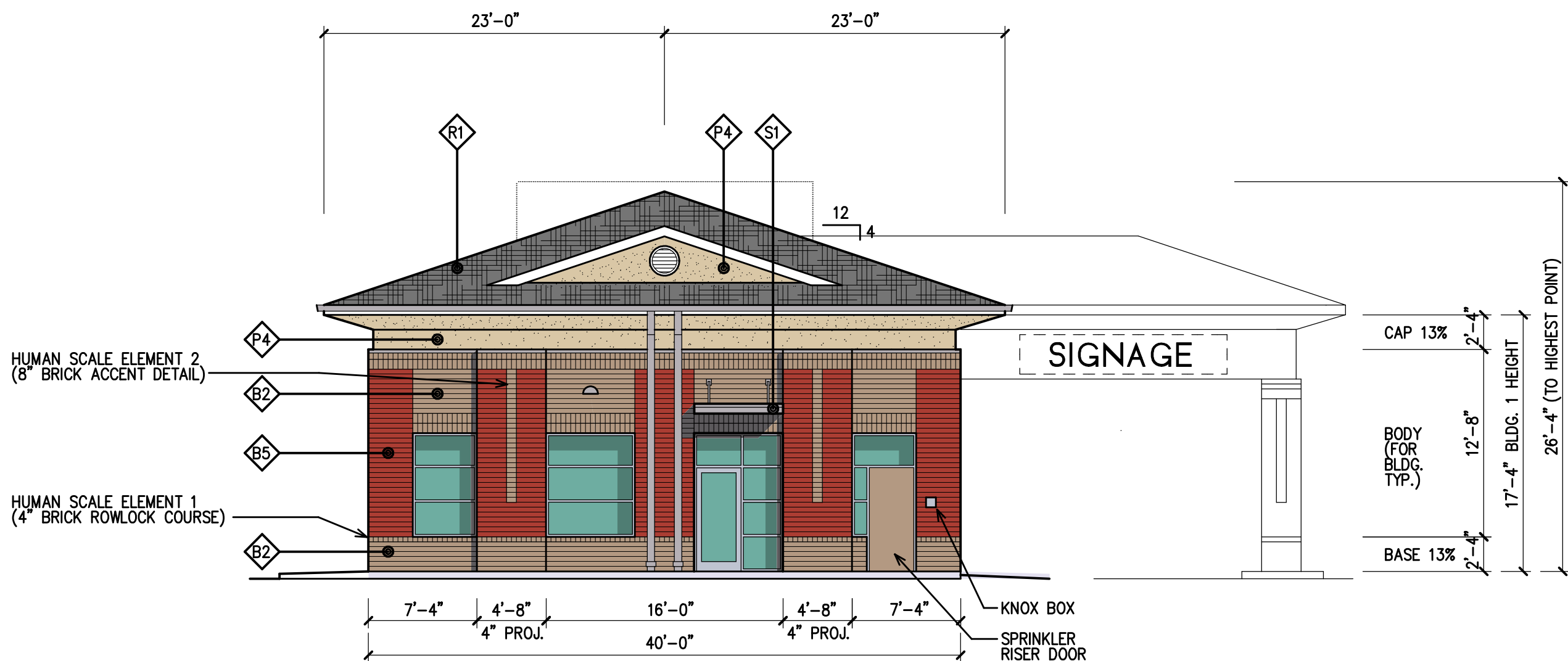


PRIMARY FACADE BUILDING MATERIALS			
SOUTH (100%)	EAST (100%)	WEST (100%)	NORTH (25%)
TOTAL ELEVATION = 1,648 S.F.	TOTAL ELEVATION = 512 S.F.	TOTAL ELEVATION = 512 S.F.	TOTAL ELEVATION = 397 S.F.
60% MASONRY REQ'D. = 989 S.F.	60% MASONRY REQ'D. = 307 S.F.	60% MASONRY REQ'D. = 307 S.F.	60% MASONRY REQ'D. = 238 S.F.
ACTUAL MASONRY SHOWN 1,447 SF = 85%	ACTUAL MASONRY SHOWN 459 SF = 89%	ACTUAL MASONRY SHOWN 459 SF = 89%	ACTUAL MASONRY SHOWN 347 SF = 87%

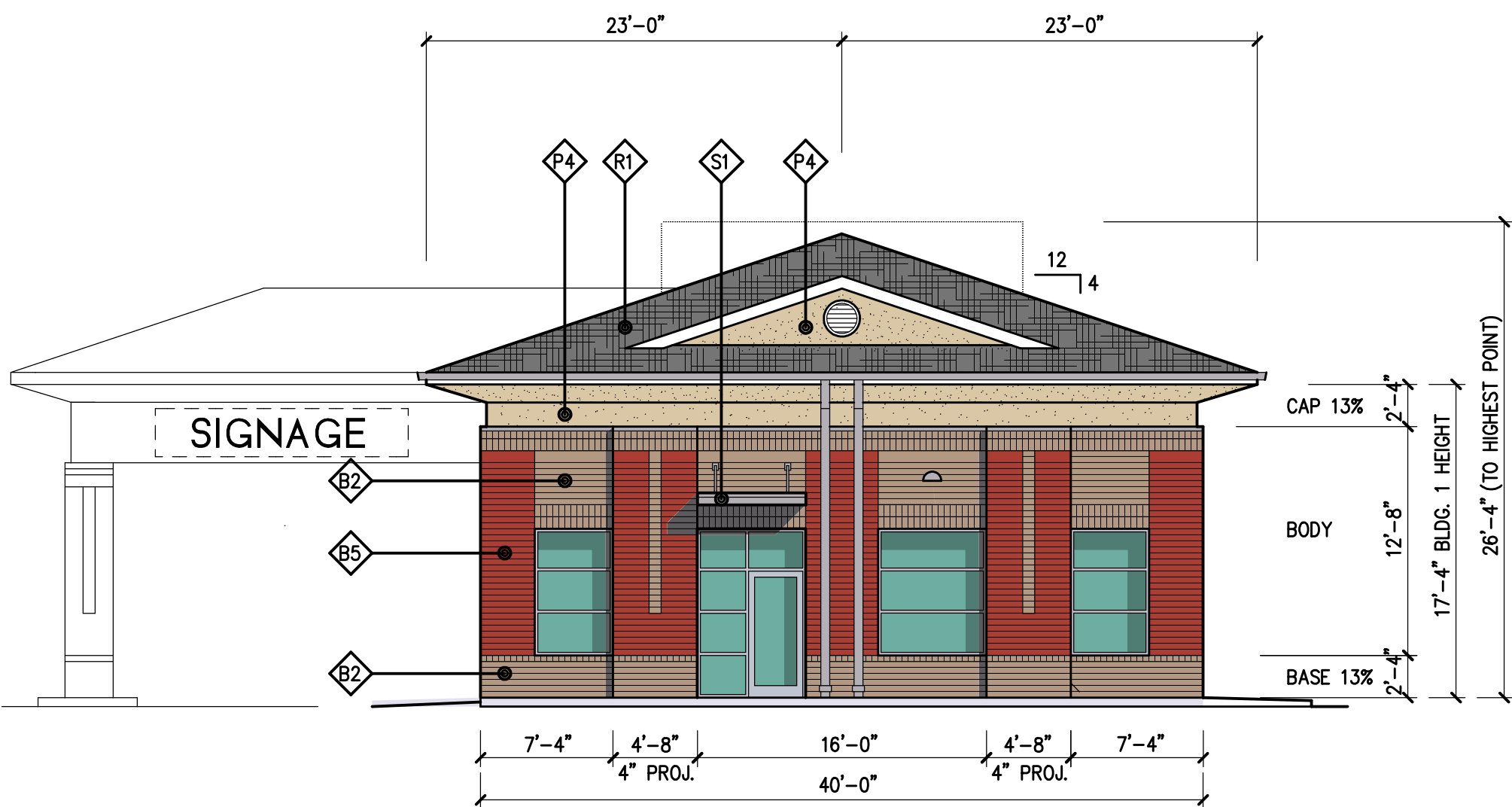
WINDOW CALCULATIONS			
SOUTH (100%)	EAST (100%)	WEST (100%)	NORTH (25%)
TOTAL ELEVATION = 1,240 S.F.	TOTAL ELEVATION = 400 S.F.	TOTAL ELEVATION = 400 S.F.	TOTAL ELEVATION = 397 S.F.
20% GLASS REQ'D. = 248 S.F.	20% GLASS REQ'D. = 80 S.F.	20% GLASS REQ'D. = 80 S.F.	20% GLASS REQ'D. = 99 S.F.
ACTUAL GLASS SHOWN 418 SF = 33%	ACTUAL GLASS SHOWN 154 SF = 38%	ACTUAL GLASS SHOWN 154 SF = 38%	ACTUAL GLASS SHOWN 120 SF = 30%



NOTE: ALL SIGNS ARE FOR ILLUSTRATIVE PURPOSES AND SUBJECT TO A SEPARATE SIGN PERMIT
NOTE: ALL ELECTRICAL CONDUIT, ETC. MOUNTED ON WALLS TO BE COLORED TO MATCH WALL

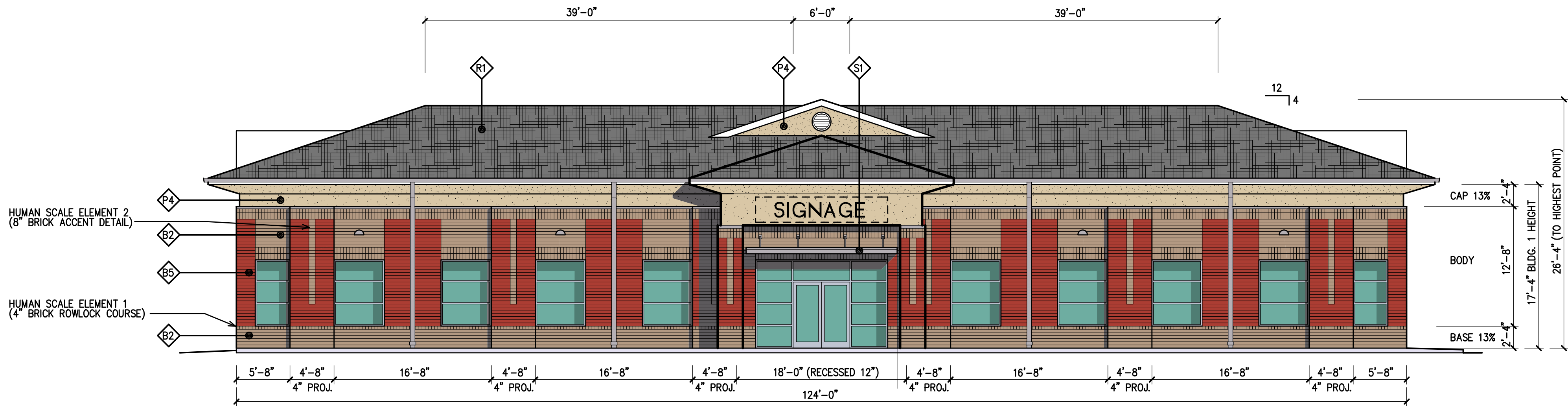


NOTE: ALL SIGNS ARE FOR ILLUSTRATIVE PURPOSES AND SUBJECT TO A SEPARATE SIGN PERMIT



NOTE: ALL SIGNS ARE FOR ILLUSTRATIVE PURPOSES AND SUBJECT TO A SEPARATE SIGN PERMIT

MATERIAL & COLOR SCHEDULE	
B2	BRICK - PALMETTO - (GREY STONE .75)
B5	BRICK - PLAMETTO - (DARK RED WIRECUT)
P4	EIFS 1 - STO - (SW 0036 - BUCKRAM BINDING)
R1	ASPHALT SHINGLE ROOF - GAF - (SLATE BLEND)
S1	METAL CANOPY - (SILVER ALUMINUM)
ALL COLORS TO MATCH SCHEDULE OR BE APPROVED EQUAL	



NOTE: ALL SIGNS ARE FOR ILLUSTRATIVE PURPOSES AND SUBJECT TO A SEPARATE SIGN PERMIT



URENA ARCHITECTURE, P.A.
22 POWELL DR., SUITE 100 RALEIGH, NC 27606
TEL (919) 852-2332 FAX (919) 852-2322

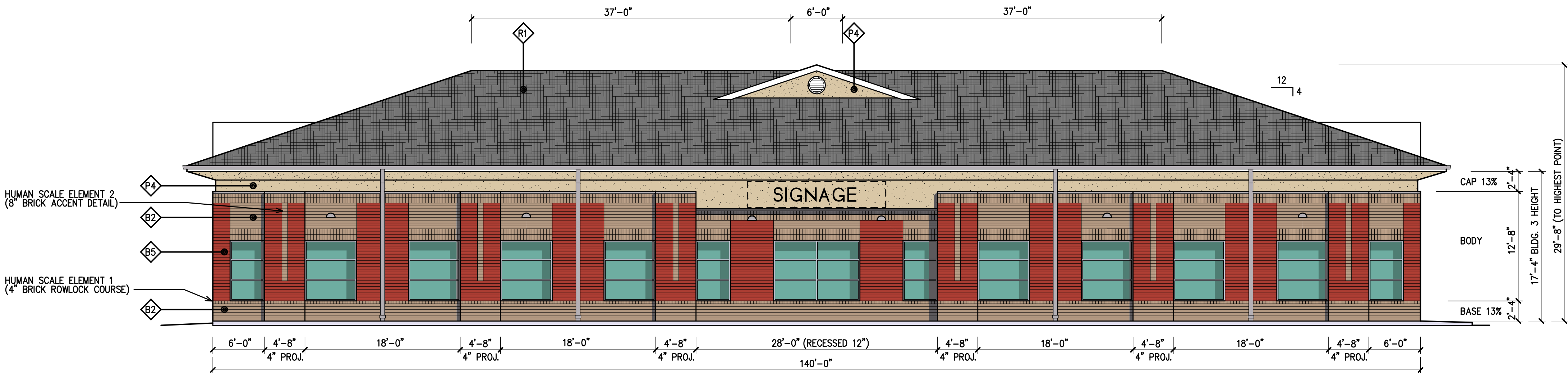
MEDICAL OFFICE COMPLEX
BUILDING 1
2051 RALPH STEPHENS ROAD
HOLLY SPRINGS, NC

REVISIONS
BLDG. 1
EXTERIOR ELEVATIONS
MARCH 19 - 2021

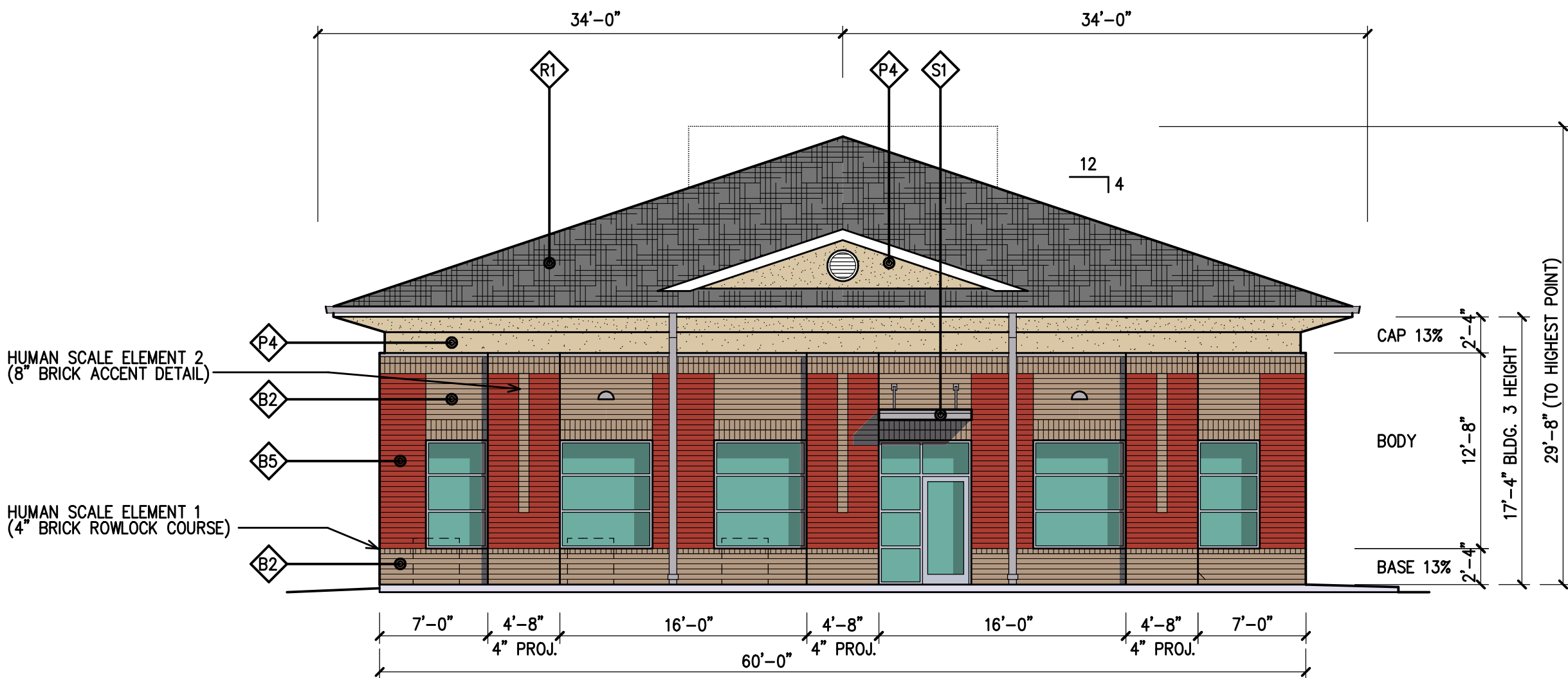
A1
2105-C-Bldg1

PRIMARY FACADE BUILDING MATERIALS			
SOUTH (100%)	EAST (25%)	WEST (100%)	NORTH (25%)
TOTAL ELEVATION = 1,814 S.F.	TOTAL ELEVATION = 190 S.F.	TOTAL ELEVATION = 761 S.F.	TOTAL ELEVATION = 434 S.F.
60% MASONRY REQ'D. = 1,088 S.F.	60% MASONRY REQ'D. = 114 S.F.	60% MASONRY REQ'D. = 457 S.F.	60% MASONRY REQ'D. = 260 S.F.
ACTUAL MASONRY SHOWN 1,573 SF = 86%	ACTUAL MASONRY SHOWN 171 SF = 90%	ACTUAL MASONRY SHOWN 682 SF = 89%	ACTUAL MASONRY SHOWN 374 SF = 86%

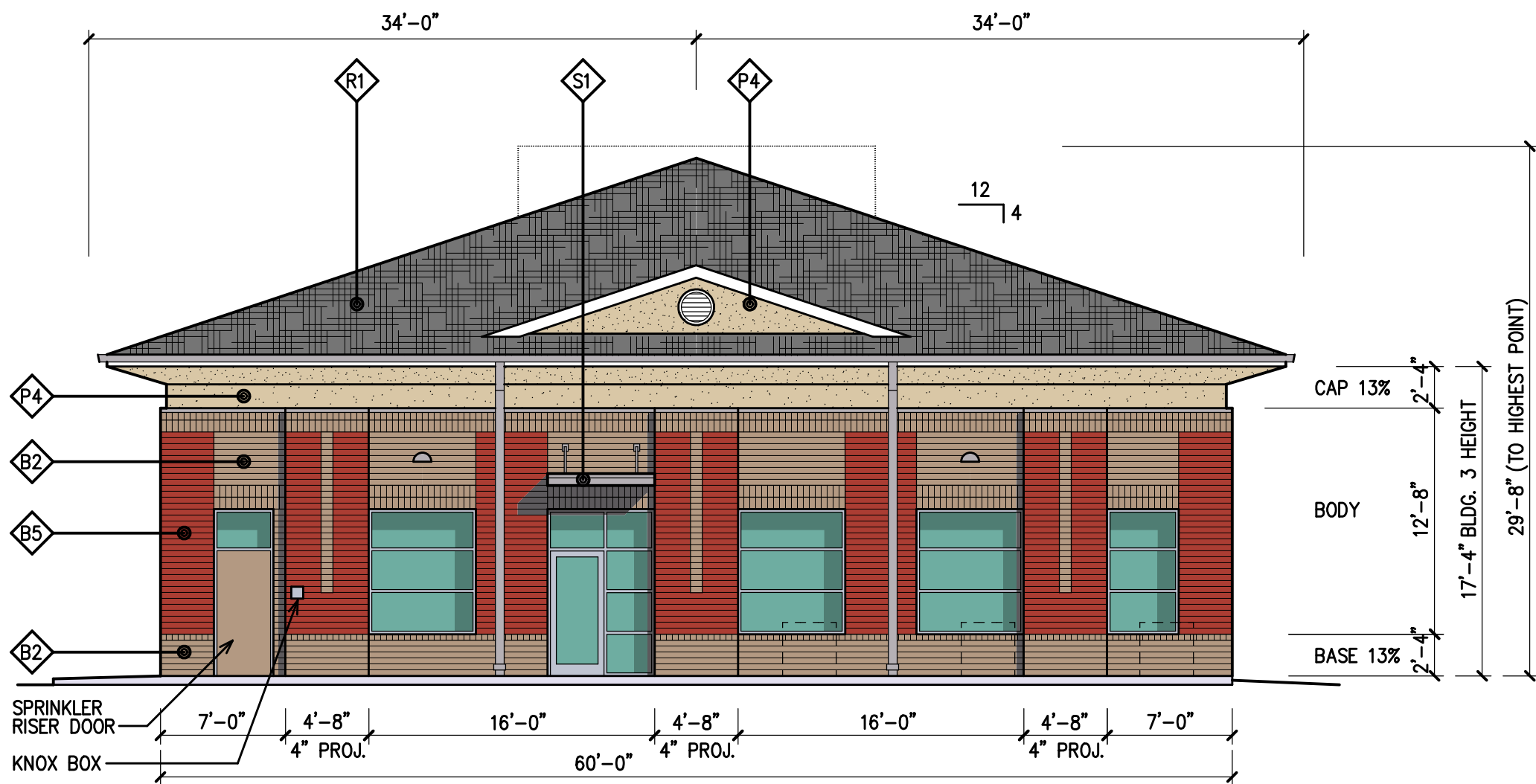
WINDOW CALCULATIONS			
SOUTH (100%)	EAST (25%)	WEST (100%)	NORTH (25%)
TOTAL ELEVATION = 1,400 S.F.	TOTAL ELEVATION = 150 S.F.	TOTAL ELEVATION = 600 S.F.	TOTAL ELEVATION = 350 S.F.
20% GLASS REQ'D. = 280 S.F.	20% GLASS REQ'D. = 30 S.F.	20% GLASS REQ'D. = 120 S.F.	20% GLASS REQ'D. = 70 S.F.
ACTUAL GLASS SHOWN 518 SF = 37%	ACTUAL GLASS SHOWN 59 SF = 39%	ACTUAL GLASS SHOWN 238 SF = 39%	ACTUAL GLASS SHOWN 149 SF = 42%



4 REAR ELEVATION (SOUTH)
A3 SCALE: 1/8" = 1'-0" FACING RALPH STEPHENS RD.
PRIMARY 100%

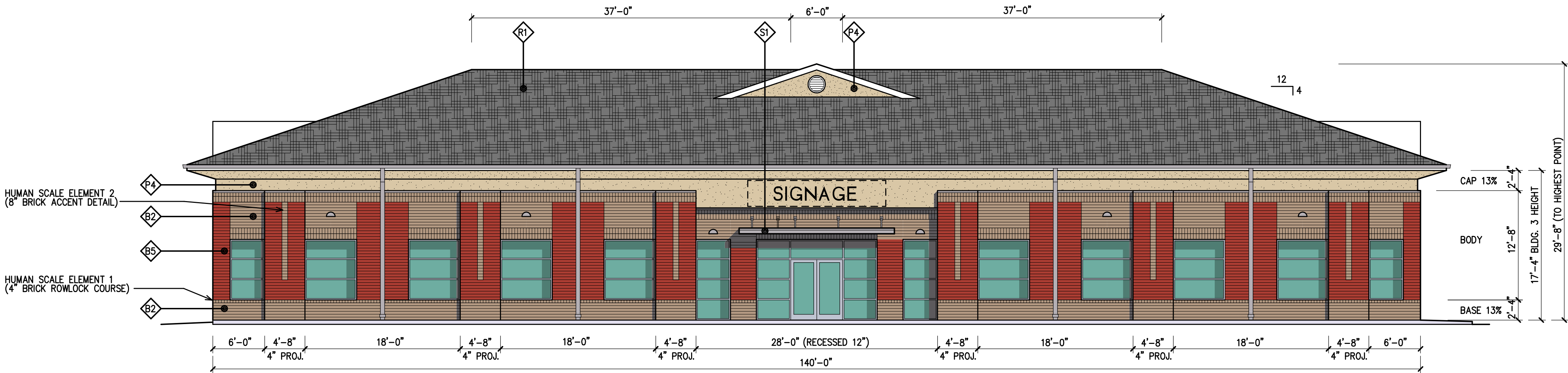


3 LEFT SIDE ELEVATION (EAST)
A3 SCALE: 1/8" = 1'-0" PRIMARY 25%



2 RIGHT SIDE ELEVATION (WEST)
A3 SCALE: 1/8" = 1'-0" FACING PINEY GROVE WILSON RD.
PRIMARY 100%

MATERIAL & COLOR SCHEDULE	
B2	BRICK - PALMETTO - (GREY STONE .75)
B5	BRICK - PLAMETTO - (DARK RED WIRECUT)
P4	EIFS 1 - STO - (SW 0036 - BUCKRAM BINDING)
R1	ASPHALT SHINGLE ROOF - GAF - (SLATE BLEND)
S1	METAL CANOPY - (SILVER ALUMINUM)
ALL COLORS TO MATCH SCHEDULE OR BE APPROVED EQUAL.	



1 FRONT ELEVATION (NORTH)
A3 SCALE: 1/8" = 1'-0" PRIMARY 25%



5/28/21

URENA ARCHITECTURE
ARCHITECTURE
URENA ARCHITECTURE, P.A.
22 POWELL DR. SUITE 100 RALEIGH, NC 27606
TEL (919) 852-2322 FAX (919) 852-2322

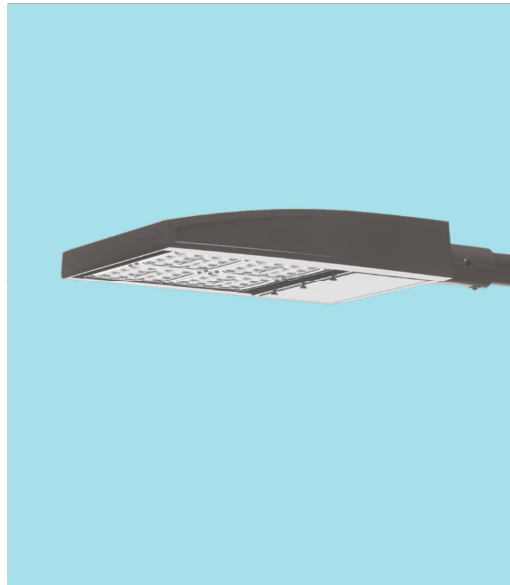
MEDICAL OFFICE COMPLEX
BUILDING 3
2051 RALPH STEPHENS ROAD
HOLLY SPRINGS, NC

REVISIONS
BLDG. 3
EXTERIOR ELEVATIONS
MARCH 19 - 2021

A3
2105-C-Bldg3

Outdoor Lighting

Shoebox LED



The energy-efficient Shoebox LED combines a decorative, contemporary style with versatility and ample lighting effect that is perfect for streets, parking lots, commercial buildings and residential communities. The Shoebox LED provides excellent color rendition along with a controlled light pattern that reduces glare and keeps the light directed only where you want it. Available in black, dark bronze, gray or white with one to four fixtures per pole.

LED (Light Emitting Diode)	150, 220, 420, 530 watts
Mounting heights	25', 30', 35'
Colors	Black Bronze Gray White
Poles	Fiberglass (1 or 2 fixtures per pole) Decorative tapered metal Decorative square metal

Note: 35' pole available in black or bronze only.

For additional information, visit us at duke-energy.com/OutdoorLighting or call us toll free at 866.769.6417.



Outdoor Lighting

Shoebox LED

Light source: LED (white)
Replacement for: LED Wattage 150 – 250-watt HPS and metal halide;
LED Wattage 205 – up to 400-watt metal halide;
LED Wattage 530 – 1,000-watt metal halide

Warm-up and restrike time: Instant on (no warm-up or restrike time)

Wattage	BUG Rating	Light Pattern	Lumens	Color Temp
LED 150	B5-U0-G3	IESNA Type V (circular)	19580	
LED 150	B3-U0-G4	IESNA Type IV (forward throw)	18459	
LED 150	B2-U0-G3	IESNA Type III (oval)	19006	
LED 220	B5-U0-G3	IESNA Type V (circular)	25870	
LED 220	B3-U0-G4	IESNA Type IV (forward throw)	24390	
LED 220	B2-U0-G4	IESNA Type III (oval)	25114	
LED 420	B5-U0-G5	IESNA Type V (circular)	48514	
LED 420	B3-U0-G5	IESNA Type IV (forward throw)	43765	
LED 530	B5-U0-G5	IESNA Type V (circular)	60296	
LED 530	B3-U0-G5	IESNA Type IV (forward throw)	54395	

* These are approximate replacement suggestions; actual conditions could be different.

Poles available:

Name	Mounting height	Color
Round tapered decorative metal*	35'	Black Bronze
Decorative square metal*	25' and 30'	Black Bronze Gray White
Fiberglass	30'	Black (1 or 2 fixtures per pole) Gray (1 or 2 fixtures per pole)

Features

Little or no installation cost	Benefits
Design services by lighting professionals included	Frees up capital for other projects
Maintenance included	Meets industry standards and lighting ordinances
Electricity included	Eliminates high and unexpected repair bills
Warranty included	Less expensive than metered service
One low monthly cost on your electric bill	Worry-free
Turnkey operation	Convenience and savings for you
Backed by over 40 years of experience	Provides hassle-free installation and service
	A name you can trust today ... and tomorrow

*2" raised foundation available when required on metal poles only.

Customer approval

Date

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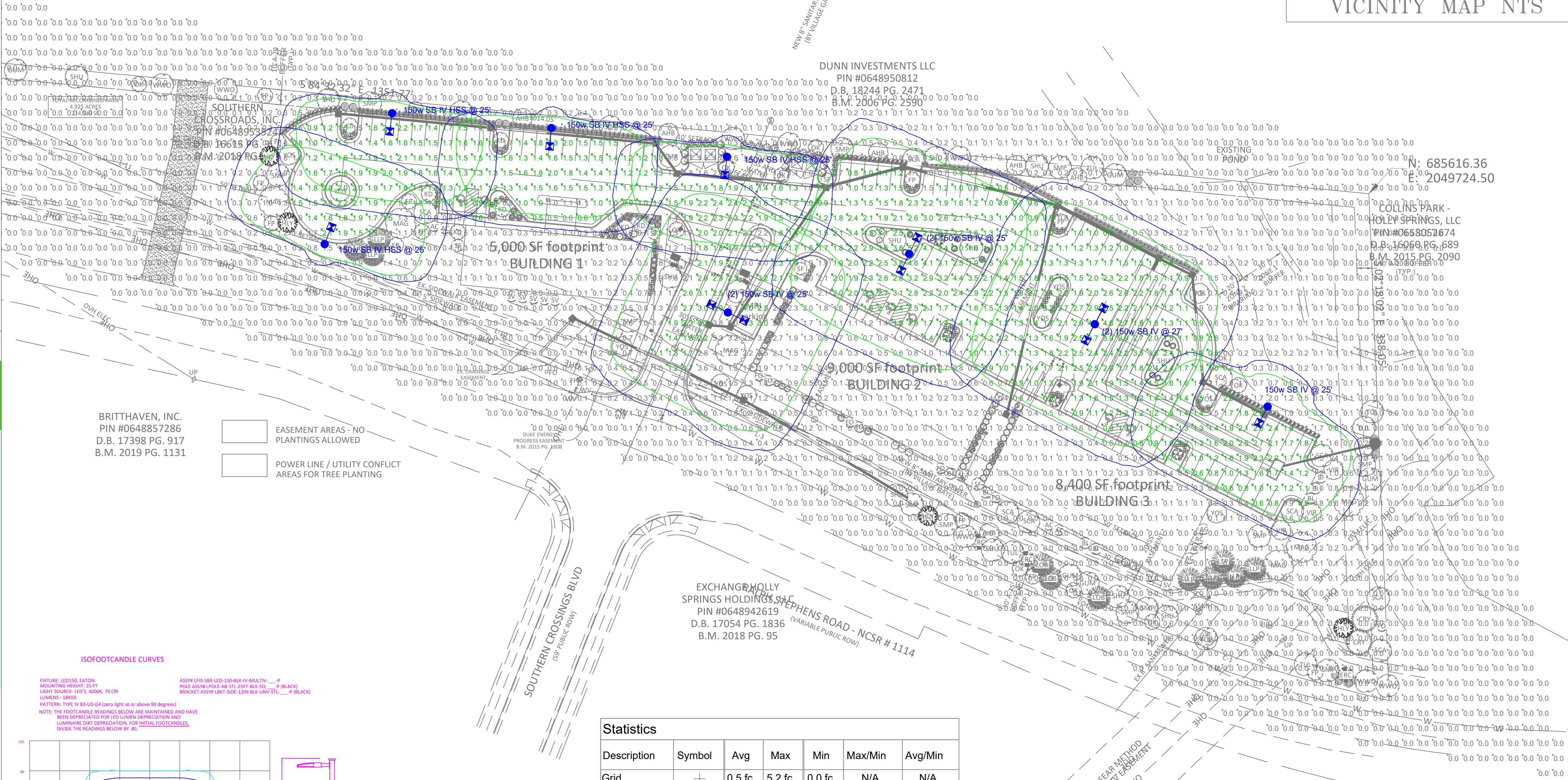
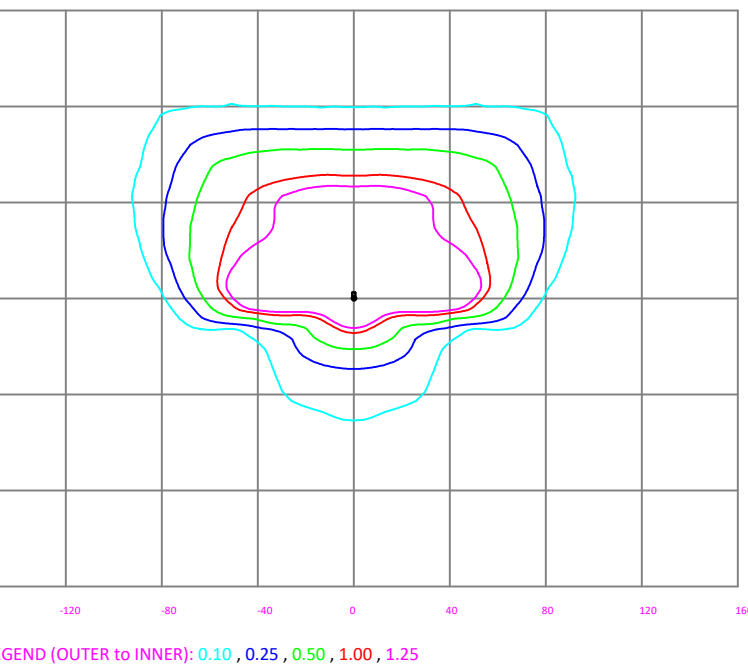


FIGURE: LED150, EATON
MOUNTING HEIGHT: 25'
LIGHT SOURCE: LED'S, 4000K, 70 CRI
LUMENS: 18459
PATTERN: TYPE IV B3-U0-G4 (zero light at or above 90 degrees)
NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN CORRECTED FOR LED LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION. FOR DIGITAL FOOTCANDLES, DIVIDE THE READINGS BELOW BY .65.



LEGEND (OUTER TO INNER): 0.10, 0.25, 0.50, 1.00, 1.25

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Grid	+	0.5 fc	5.2 fc	0.0 fc	N/A	N/A
Parking	X	1.7 fc	5.2 fc	0.5 fc	10.4:1	3.4:1

Schedule

Schedule						
Symbol	Label	QTY	Description	Number Lamps	Lumens per Lamp	LLF
	150w SB IV	1	LED 150w Shoebox - Type IV - 4000K	48	385	0.85
	(2) 150w SB IV	3	(2) LED 150w Shoebox - Type IV - 4000K	48	385	0.85
	150w SB IV HSS	4	LED 150w Shoebox - Type IV - 4000K - House Side Shield	48	253	0.85



PROPRIETARY & CONFIDENTIAL

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MEDICAL OFFICE COMPLEX

Holly Springs, NC

SITE LIGHTING PLAN

Designed by DEF LIGHTING SOLUTIONS

Reviewed by T. Ferguson Scale 1" = 40'

Date 03/24/2021 Size "Arch D"

Description LED 150w Shoebox

Drawing No. 21-0110A Sht. 1 OF 1



Holly Springs Town Council

Town Council Meeting Agenda Cover Sheet

Agenda Item#: 16.

New Business

Title: Arbor Creek/Middle Creek Greenway Contract Change Order for Linksland Dr Connection

Strategic Priority Area: Engaged, Healthy, & Active Community

Staff Resource: LeeAnn Plumer, Parks & Recreation, Matt Beard, Parks & Recreation

Action(s):

Approve the change order from SEPI, Inc. in the amount of \$85,010 for design of the Linksland Dr. connection to the Arbor Creek/Middle Creek greenway project.

Explanation:

- At the April 6, 2021 Council meeting, staff was directed to include a greenway connection at the end of Linksland Drive as part of the Arbor Creek/Middle Creek greenway project.
- The current project design firm, SEPI, Inc., has provided a charge order for these services as this new connection is outside the original limits of disturbance and goes beyond the original scope of work.
- The requested change order includes wetland and stream delineations, permitting, geotechnical investigation, structure (bridge) design, greenway design, and changes to the bid specifications for approximately 1,040 linear feet (0.2 mi) which includes an additional bridge crossing and a temporary construction bridge for the unnamed tributary just north of the Linksland Drive.
- The cost to prepare the design for this additional segment is not a straight percentage of the main trail design due to having to re-mobilize crews for on-site study and surveys, similar to the main project efforts.

Background:

- The original design contract for the 2.8 miles of greenway was for \$442,200 plus \$110,000 contingency/contract administration for a total of \$552,200.
- The original greenway project scope included a connection to the Sunset Ridge North neighborhood via the Skymont Drive trail spur. In October of 2020, Town Council reviewed and considered alternative trail connections to the Sunset Ridge North neighborhood; the Skymont Drive connection was tabled at that time.
- The Arbor Creek/Middle Creek Greenway construction will be funded with the remaining 2011 parks and recreation bond funds.
- Per the 2020 Parks, Recreation, and Greenway Master Plan scientific survey results, greenway trails ranked the top most priority investment area needed in Holly Springs.

Funding Source(s):

Park & Recreation Capital Project Fund

Attachment(s):

1. 2020-07-12 Linkland Drive Connection Proposal



RALEIGH: 1 GLENWOOD AVENUE, SUITE 600, RALEIGH, NC 27603
OFFICE: 919.789.9977 / FAX: 919.789.9591 / WWW.SEPIINC.COM

July 12, 2020

Mr. Matt Beard
Park Planner
Town of Holly Springs | Parks and Recreation
128 S. Main Street
Holly Springs, NC 27540

Subject: **Scope of Work + Fee Estimate | Professional Design Services**
Linksland Drive Greenway Connection to Arbor Creek Greenway | Holly Springs, NC

Dear Mr. Beard,

SEPI Engineering & Construction (SEPI) is pleased to provide the **Town of Holly Springs** (Client) with the following Scope of Work and Fee Estimate to provide Professional Design Services for the **Linksland Drive Greenway Connection** located in **Holly Springs, NC**.

The scope of services outlined in this proposal include the design and construction drawings for the greenway trail including bridge and boardwalks as necessary. This proposal also assumes that there will be no in stream work required associated with the greenway construction, which in turn will allow the project to move forward without the in stream environmental investigations.

We are excited to work with you and your team on addition to the Arbor Creek Greenway. If you have any questions about our proposal or need additional information, please contact me at 919.345.6627 or by email at mtaylor@sepiinc.com.

Sincerely;

SEPI Engineering & Construction, Inc.

Michael Taylor, PE





PROJECT DESCRIPTION

The Town of Holly Springs proposes to construct an approximately 2-mile hard surface greenway trail as a part of its overall greenway network. The general trail corridor runs along Middle Creek between the existing Arbor Creek, Bridgewater, Woodcreek, and Sunset Ridge North subdivisions. Portions of the subject property are owned by the Town or have easements granted to the Town for construction of a greenway trail. For other properties, the Town will work with the property owners to secure access easements as necessary. Consultant selection for this project was done through a public Request for Qualifications (RFQ) and interview process. Identified through this process, SEPI Engineering and Construction is presenting this scope and fee proposal for the complete greenway trail design to include planning and construction drawings, permitting, land surveying, wetland and stream delineation, floodplain modelling, structural design for bridges and boardwalks, and geotechnical engineering.

We have created a Scope Exhibit (Exhibit 'A') to accompany this proposal that identifies the major elements of the project and highlights the parcels over which the trail corridor will be routed. From Wake County GIS, the parcels included in the study area are identified by PIN numbers: 0659-76-8220; 0659-66-6792; 0659-47-4367; 0659-28-7388; 0659-29-4088; 0659-29-4300; 0659-29-3556; 0750-20-2087; 0750-20-0554; 0750-10-9923; 0750-21-0529; 0750-22-0168. The overall project study area is approximately 143 acres including the $\pm$ 6 acres adjacent to Sunset Lake Road with the existing wooden boardwalk. A portion of the project area is currently owned by the Town of Holly Springs. At this point, the parcels directly adjacent to Arbor Creek and Bridgewater are assumed to have a greenway easement granted across this property to the Town. There are two parcels at the easternmost section of the project area where we have included services to map new greenway easements to accommodate this project.

Portions of our services are proposed to be done hourly on a rate table basis due to not being able to sufficiently define the exact required scope for those phases of the project. These fees are designated as Hourly (H). For budgetary purposes, we have provided what we consider to be an approximate fee to accomplish the tasks noted in the scope and have also attached a copy of our 2020 Rate table. Other portions of the scope are quoted as lump sum (LS) where we feel the scope can be more accurately defined based on the information provided. The following is a more detailed scope of services and the associated fee estimates.

For the purposes of this proposal, SEPI Engineering and Construction, Inc. shall be referred as SEPI; the Town of Holly Springs shall be referred to as the Client or Town; and the approximately 2-mile greenway trail shall be referred to as the Project. For outside agencies, the North Carolina Department of Transportation shall be referred to as NCDOT; the North Carolina Department of Environmental Quality as NCDEQ; and United States Army Corps of Engineers as USACE.





SUPPLEMENTAL SCOPE OF WORK

Work covered under this proposal will include the survey, environmental investigation, geotechnical investigation, trail design, structural design, and permitting of a greenway connection from Linksland Drive to the currently designed Arbor Creek Greenway.

This proposal also includes bid services required to rebid the project. This includes revisions to the bid manual, 1 pre-bid meeting, RFI/Addendum's during bidding, and bid tabulation and certification.

SITE INVENTORY + ANALYSIS

Task 1 | Natural Resource Assessment

STREAM AND WETLAND DELINEATIONS

SEPI will conduct a field delineation of Waters of the US within the expanded project area in accordance with the USACE 1987 Delineation Manual and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Eastern Mountains and Piedmont Region (Version 2.0).

SEPI will document vegetation/habitat community types, land use, wetlands, waterbodies, and other regulated special aquatic sites encountered. The boundaries of all jurisdictional features within the expanded project area will be demarcated using high visibility flagging. Wetlands will also be marked with a nail in the ground for each wetland point which will be located by surveyors. SEPI will map the location of each field delineated boundary flag using Global Positioning System (GPS) units with submeter accuracy. Streams will be mapped with a single line to show their approximate length and location. Stream top of bank will be located by surveyors.

SEPI will document, using the most current USACE wetland delineation data form from the regional supplement, two sample plots for each vegetated wetland: one in the wetland and one in the adjacent upland. In large wetlands, additional plots will be established, as necessary, where major changes in wetland types are encountered within the same crossing. For each jurisdictional stream identified, SEPI will complete a NC Division of Water Quality Stream Identification Form (Version 4.11). For each waterbody identified, SEPI will collect specific information about its width, depth, and bank characteristics.

Wetlands will be classified using the NC Wetland Assessment Method (NCWAM) classification system, but full NCWAM evaluations will not be completed.

PRELIMINARY JURISDICTIONAL DETERMINATION PACKAGE, BUFFER DETERMINATION, AND FIELD VERIFICATION





SEPI will prepare a Preliminary Jurisdictional Determination (PJD) and Buffer Determination package for submittal to the USACE and NCDWR. This task will include one on-site meeting with USACE and NCDWR staff to perform verification of delineated features and buffers.

NATURAL RESOURCES REPORT

A Draft and Final Report will be completed for the project following stream and wetland delineations and threatened and endangered species surveys. The Report will present the findings of the field investigations including a discussion on protected species, water resources and regulator considerations. SEPI will incorporate one round of comments on the Draft NRTR to create the Final NRTR.

PERMITTING

SEPI will coordinate the 404/401 and buffer permitting for the proposed project. Based on initial discussions with the USACE, the project meets the requirements of a USACE nationwide permit and mitigation will be required. As part of the permitting process, SEPI will locate the required mitigation. The cost for the purchasing the mitigation is not included the fee.

ARCHEOLOGICAL/CULTURAL/HISTORIC RESOURCES REVIEW

SEPI will review the available published data from the NC State Historic Preservation Office (NCSHPO) to provide a preliminary identification of known archeological, historic, or cultural resources within the vicinity of the project corridor. SEPI will coordinate with NCSHPO to identify potential impacts to archeological, historic, or cultural resources options to avoid any identified impacts.

TERRESTRIAL THREATENED AND ENDANGERED SPECIES INVESTIGATIONS

(Michaux's Sumac, Bald Eagle, Red-cockaded Woodpecker)

SEPI will investigate the expanded project area and any required buffers surrounding the expanded project area for potential habitat for Michaux's sumac, Bald Eagle, and Red-cockaded woodpecker. SEPI will submit the project for review through the NC Natural Heritage Program (NCNHP). SEPI will also screen the project using existing databases and GIS data for known occurrences of threatened and endangered species and designated critical habitats inside or within the vicinity of the expanded project area. Additionally, any mapped Natural Heritage Natural Areas (NHNA) within and near the project will be identified.

Surveys for suitable habitat will be performed in conjunction with stream and wetland delineations. Because survey windows range throughout the year, separate survey trips for threatened and endangered species surveys are anticipated. Results of subsequent surveys will be provided to the Town in memo format.

Section 7 consultation will be included in a separate task order, if needed.



THREATENED AND ENDANGERED AQUATIC SPECIES SURVEYS

Seven aquatic species known in the Neuse River Basin are federally listed or are proposed for protection by the United States Fish and Wildlife Services (USFWS) for Wake County (Table 1). Two freshwater mussel species are listed as federally endangered, one as federally threatened, and two as “At Risk Species” (ARS). Additionally, one fish species, and one aquatic amphibian species are listed as ARS. Of the listed ARS, the Atlantic pigtoe was proposed for protection in October 2018. The Carolina madtom and the Neuse River waterdog were proposed for protection in May 2019.

Table 1. Protected Aquatic Species listed for the Neuse River Basin in Wake County

Common Name	Species Name	Federal Protection Status
Freshwater Mussel		
Dwarf wedgemussel	<i>Alasmodona heterodon</i>	Endangered
Tar River spiny mussel	<i>Parvaspina steinstansana</i>	Endangered
Yellow lance	<i>Elliptio lanceolata</i>	Threatened
Atlantic pigtoe	<i>Fusconaia masoni</i>	ARS*
Green floater	<i>Lasmigona subviridis</i>	ARS*
Fish		
Carolina madtom	<i>Noturus furiosus</i>	ARS*
Aquatic Amphibian		
Neuse River waterdog	<i>Necturus lewisi</i>	ARS*

*ARS =At Risk Species. Species that are Petitioned, Candidates or Proposed for Listing under the Endangered Species Act. Consultation under Section 7(a)(2) of the ESA is not required for Candidate or Proposed species; although a Conference, as described under Section 7(a)(4) of the ESA is recommended for actions affecting species proposed for listing.

As no in stream work is anticipated, freshwater mussel surveys, fish surveys targeting the Carolina madtom (CMT), and Neuse River waterdog (NRWD) trapping surveys will not be performed. Should the anticipated designs (no in stream work) change and agencies require these surveys SEPI will provide a separate scope and fee for the services.

Task 2 | Aerial Mapping + Topography (Provided by Spatial Data Consultants, Inc.)

Not Used

Task 3 | Geomatics





Surveys will be performed by conventional methods for the tasks as described in the original Scope of Work. SEPI will utilize the baseline installed under the original scope of work. Temporary Benchmarks if required will be Bench Tie nails set in the base of trees unless otherwise noted.

Property information for approximately 1 parcel(s) located within the project limits, will be researched and mapped utilizing information obtained from the Wake County Register of Deeds Office and the Wake County GIS Department. The location of property corners and right of way monuments does not constitute a boundary survey of the parcels within the project limits.

Hydrographic Surveys – The stream bank in the immediate vicinity of the crossings will be mapped. Top of Bank, Edge of Water, and Underwater break lines, and Underwater spot shots will be located and mapped.

Stream Cross Sections - SEPI will also locate and map the stream cross section at the proposed bridge site for use in flood modeling.

Field Location of Topo and Planimetric Features- Location of hard structures such as guardrail, signs, box culverts, utility pole and services (as visible), fences, pull boxes, etc., located inside project limits will be located and mapped per the Final Survey.

Location of Gravity Utilities – Location of sewer facilities and storm drainage within the project limits. Invert elevations, size and type of pipes will be collected and mapped.

Stream and Wetland areas will be located based on stream and wetland designations. SEPI will locate stream and wetland flags and incorporate information into the overall mapping.

Production of Base mapping – The FS file will be 2 dimensional with planimetric data only. The DTM/TIN files will be 3 dimensional with DTM data only.

EASEMENT MAPPING - Easement mapping for recordation is anticipated to be needed for the Sunset Ridge North Association property PIN 0659-46-8422.

Task 4 | Geotechnical Investigation (Provided by S&ME, Inc.)

The following Geotechnical activities are included as part of this scope.

- Mobilization of clearing equipment and crew
- Mobilization of drill rig and crew (two 50-foot borings, no rock coring included)
 - o perform one boring on the accessible sides of the bridge and boardwalk, and then perform and hand auger boring with DCP testing on the other sides.



- crew time for moving from one side of the creek to the other.
- Geotechnical report to include:
 - Summary of project and site information.
 - Description of field exploration and sampling methods.
 - A Test Location Plan.
 - Formal test logs, indicating Unified Soil Classification System (USCS) classifications.
 - Summary of subsurface conditions encountered.
 - Water levels observed in completed borings at termination of boring.
 - Foundation recommendations for the proposed bridge including deep foundation recommendations including foundation type along with recommended axial, uplift, and lateral capacities.

Task 5 | Existing Boardwalk Evaluation (Provided by Stewart Engineering, Inc.)

- Not used



Task 1 | Schematic Design – 25% Plans

Not used.

Task 2 | Design Development – 65% Plans

SEPI will develop a baseline horizontal and vertical alignment for the connection along with associated improvements for the corridor. This will include:

- Develop 65% Drawing Set, including preliminary sheets for:
 - Overall Trail Routing Plan;
 - Plan and Profile Sheets;
 - Grading Plans;
 - Storm Drainage Plans;
 - Erosion Control Plans;
 - Easement Plans;
 - General Construction Details.
- Our plans will include the location of general directional and informational signage as appropriate based on Town standards. This scope does not include signage design or permitting.
- Updated Opinion of Probable Costs;
- Project Administration, QA/QC.

Deliverables:

- 65% Drawing Set;
- Opinion of Probable Costs.

Task 3 | Construction Drawings – 90% Plans

Building further on previously developed information, this phase of work will result in a complete set of Construction Drawings that will be used for permitting the project. Through the 'Permitting' task below, these plans will be revised as necessary to respond to agency review comments and will result in a 100% Plan set ready for bidding.

- Develop 90% Drawing Set, including Final sheets for:
 - Overall Trail Routing Plan;
 - Plan and Profile Sheets;
 - Grading Plans;
 - Storm Drainage Plans + Stormwater Report;



- Erosion Control Plans + Report;
- Easement Plans;
- Construction Details.
- Environmental Impact Maps for 401/404 Permitting (buffer and wetland impacts);
- Our plans will include the location of general directional and informational signage as appropriate based on Town standards. This scope does not include signage design or permitting.
- Updated Opinion of Probable Costs;
- Project Administration, QA/QC.

Deliverables:

- 90% Drawing Set;
- Stormwater and Erosion Control Reports;
- Environmental Impact Maps;
- Opinion of Probable Costs;

Task 4 | Permitting – 100% Plans

Using the 90% plan set, permit applications will be submitted for:

- NCDEQ | 401 Certification;
- NCDEQ | Erosion Control;
- USACE | 404 Permit;
- Town of Holly Springs | Construction Drawings.

Reviewing agencies may issue comments for the submitted drawings which will require plan revisions, written responses to comments, and resubmittal of revised plans. The resulting revised set of plans that are approved as a part of this Permitting process will be the **100% Plans**. In addition to the submittal cycle(s), this portion of the work will also include:

- Final Utility Coordination (Duke Energy, Colonial Pipeline)
- Project Administration, QA/QC.

Deliverables:

- Permit Application Materials (to be submitted by SEPI to various agencies);
- Permit documentation for approvals will be provided to the Town if not send directly by the approving agency.

Task 5 | Technical Specifications + Bid Documents





This section of work includes revisions to the supporting documents that will be combined with the **100% Plans** to create a complete package to be used for bidding and construction. This task will include:

- Revisions to the existing Project Manual to include:
 - Technical Specifications;
 - Revised Bid Forms, General Conditions, etc.;
- Revisions to Instructions to Bidders;
- Issue 100% Plans – “Bid Set Only” (once awarded, the project drawings will be issued “For Construction”).

Deliverables:

- Project Manual including Bid Documents and Technical Specifications.
- 100% Plan Set; issued as “Bid Set Only”.

Task 6 | Bidding Assistance

This section of work includes providing bid support to the Town. This task will include:

- Upload complete set of Project Documents (Project Manual and 100% Plans) to the Town
- Attend Pre-Bid Meeting with the Town and prospective Bidders. SEPI will present the overall project to those in attendance and answer any questions during the meeting;
- Collect written questions from bidders and issue a Bid Addendum with answers to all questions received up to an established deadline, including those from the Bid Meeting;
- Attend Bid Opening with representatives from the Town;
- Provide recommendations, summary and certification of Bids received;
- Consult with the Town on the Bid Award (Award to be issued from the Town).

Deliverables:

- Summary of notes from Pre-Bid Meeting;
- Bid Addenda with clarifications, answers to questions, or other pertinent information necessary to supplement the Bid Package;
- Summary and Certification of Bids received;
- 100% Plan Set issued “For Construction”.

Task 7 | Structure Design – (Provided by Stewart Engineering, Inc.)

Stewart will provide design and final plan development for structures and boardwalks required for the Linksland Drive Connection. This document provides the scope for the additional bridge and boardwalk. Stewart will provide design and final plan development for the structures. The work will be performed to NCDOT Standards in accordance with Town of Holly Springs Guidelines and Directives. The scope of work consists of the following tasks:



BRIDGE PLANS

Coordination With Prefabricated Bridge Vendors

Stewart will coordinate with Prefabricated Bridge Vendors as required to obtain preliminary bridge costs for various options and bridge parameters including bridge dimensions and bridge dead load and live loads.

Coordination With Other Disciplines

Stewart will coordinate with other disciplines including greenway line and grade (roadway) engineer, geotechnical engineer, and hydraulic flood model engineer as required and exchange information as necessary to allow each discipline to complete their respective task.

Preliminary Bridge Plans

Stewart will prepare a preliminary general drawing showing plan view, profile view and typical section to be submitted at the 65% submittal stage.

Deliverables:

- *Preliminary General Drawing in .PDF Format and hard copies as required provided with 65% submittal.*

Final Bridge Plans

Following selection of preferred bridge type and receipt of final geotechnical foundation recommendations, Stewart will finalize design and prepare final bridge plans including detailed substructure drawings and schematic superstructure drawings as required.

Deliverables:

- *90% Bridge Plans in .PDF Format and hard copies as required.*
- *Bridge Special Provisions*
- *After receipt of all stakeholder comments, 100% sealed bridge plans in .PDF Format and hard copies as required.*

COST ESTIMATES

Stewart will provide construction cost estimates for the bridge at the 65% stage and 100% stage.

CADD platform

Structure drawings prepared by Stewart will utilize MicroStation software. Since deliverables will be in pdf format, the base software used to develop drawings is not relevant.



Boardwalk Plans

CONCEPTUAL PLANS

Stewart understands that the owner has an interest in Permatrak boardwalks. Since Permatrak boardwalks can be expensive, the owner is expected to want a less expensive bid alternate to be available in case project funding is not adequate for the Permatrak boardwalk. Stewart will prepare the bid alternate for the project. The bid alternate will utilize either wood decking or concrete decking as per owner preference. Stringers, caps and posts for the bid alternate will be wood.

Deliverables:

- Conceptual Boardwalk Plans in PDF Format and hard copies as required provided with 65% submittal

FINAL BOARDWALK DESIGN AND PLANS

Stewart will provide design and detailed plans for the preferred boardwalk type for the bid alternate. Plans will be sufficient to allow boardwalk to be constructed.

Deliverables:

- Boardwalk plans for bid alternate in PDF Format and hard copies as required.
- Boardwalk Special Provisions

PERMATRAK PLANS

Stewart will coordinate with Permatrak as required for this boardwalk alternative. Coordination items are shown in list below:

- Ask Permatrak to provide cost estimates at 65%, and 100% stages
- Ask Permatrak to provide boardwalk plans in pdf format and CADD format.
- Review Permatrak submittals to make sure plan details are accurate for the site requirements.
- Place Permatrak details on project sheet border. Add professional engineer seal to drawings and sign. The drawings will be sealed as a “schematic” design.

Deliverables:

- Boardwalk plans for Permatrak option as per details provided by Permatrak in PDF Format and hard copies as required. Sealed plans after all stakeholder comments addressed.

COST ESTIMATES





The cost estimates outlined in the tasks above will include an opinion of probable costs for the bridge and boardwalks included in the design. As noted above, we will include discussions with the team and external vendors as necessary to provide the Town with an understanding of the life cycle costs of standard wooden boardwalk versus Permatrak.





FLOODPLAIN MODELING

Task 1 | Floodplain Surveying and Mapping

Not Used

Task 2 | Floodplain Modeling

Not Used





CONSTRUCTION PHASE SERVICES

Task 1 | Civil/Site Construction Administration (Time + Materials)

Not Used

Task 2 | Structural Construction Administration (Time + Materials)

Not Used.

GEOMATICS

Task 3 | Supplemental Topographic Survey of Obscure Areas

Not Used

FLOOD MODELING

Task 4 | Floodplain CLOMR-F/LOMR-F

SEPI will provide Floodplain modeling and CLOMR services for the additional bridge crossing in accordance with the scope provided in the original contract. The additional crossing will be added to the model and submitted to the Town and FEMA for review as one (1) package.

Assumptions:

1 additional bridge located within the floodplain.

SUPPLEMENTAL PROJECT INFORMATION

STANDARDS + DELIVERABLES

All designs and submittals will adhere to the current version of the following materials:

- Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (PROWAG) / Americans with Disabilities Act (ADA);
- AASHTO – Guide for the Development of Bicycle Facilities;
- Town of Holly Springs Standards and Specifications;
- NCDEQ Erosion and Sediment Control Planning and Design Manual.

Deliverables:

- The greenway design plans will be prepared in AutoCAD software format;
- Full-size plans will be developed for a 24" x 36" format, at an appropriate scale;
- All copies of plans submitted to the Town shall be printed on white bond paper;
- At the conclusion of each task of work outlined above, SEPI will provide the Town with electronic (PDF) copies of all documents and plans prepared to date to accomplish the work for that section





of work. These documents will be made available to the Town and the overall design team through access to a secure file sharing service (ShareFile, FTP, or similar protocol).

EXPENSES

The following costs shall be paid by the Client or be considered reimbursable and include but are not limited to the following:

- All plan submittal, review, or permit fees;
- Courier trips;
- Prints/copies/mylars;
- Mileage.

ADDITIONAL SERVICES/EXCLUSIONS

Additional services, although not requested at this time, may be needed later as the Project progresses. For clarification, the following items are not included within our Scope of Services:

- All submittal, review, and permit fees;
- Meetings, other than those identified above;
- Additional site visits other than those outlined above;
- Specialized services normally performed by an Arborist or Forester;
- Site Lighting Design;
- Site Signage Design and Permitting;
- Irrigation System Design;
- Property Subdivision and/or recombination;
- Utility analysis and design (water and sewer);
- Off-site infrastructure design, including roadway, signals, and/or utilities;
- Unmanned Aerial Vehicle (drone) services;
- Field staking of the greenway design alignment is not included;
- Field staking of proposed easements is not included;
- Underground utility locating services to be provided via NC811;
- Boundary surveys of land parcels is not anticipated to be required;
- Right of entry and property owner notifications to be provided by Town of Holly Springs;
- Sanitary sewer manholes along the project corridor will be field located. Sewer inverts will not be collected;
- Public forum for floodplain map changes;
- Retaining wall design;
- Lateral earth pressure recommendations for retaining wall design (by others).
- Additional bridge design (current scope includes one bridge);





- Construction access studies (structural);
- Crane analysis for bridge picks.

Any item not specifically noted as included in the Scope of Work section above is, by default, excluded from this proposal. Additional Services or work outside of the previously detailed Scope of Work will not be performed without written authorization and will be performed at our standard hourly rate as identified in the SEPI Engineering and Construction, Inc. 2020 Standard Fee Schedule (attached), or as updated.



LINKSLAND DRIVE CONNECTION FEE SUMMARY

SITE INVENTORY + ANALYSIS	
Task 1 Natural Resource Assessment	
Wetland and Stream Delineations, Permitting, Terrestrial T&E Surveys	\$ 15,400.00
Freshwater Mussel and Carolina Madtom Surveys	\$ -
Neuse River Waterdog Surveys (December 2021)	\$ -
Task 2 Aerial Mapping + Topography	\$ -
Task 3 Geomatics	\$ -
Aerial Photo Control	\$ -
Cooridor Surveying and Base Mapping	\$ 8,770.00
Wetland and Stream Survey	\$ -
Easment Mapping	\$ -
Task 4 Geotechnical Investigation	\$ 11,900.00
Task 5 Existing Boardwalk Assessment	
<i>SUBTOTAL SITE INVENTORY + ANALYSIS</i>	<i>\$ 54,420.00</i>
GREENWAY DESIGN	
Task 1 Schematic Design - 25% Plans	\$ -
Task 2 Design Development - 65% Plans	\$ 9,900.00
Task 3 Construction Drawings - 90% Plans	\$ 4,450.00
Task 4 Permitting - 100% Plans	\$ 4,330.00
Task 5 Technical Specifications + Bid Documents	\$ 3,540.00
Task 6 Bidding Assistance	\$ 3,460.00
Task 7 Structural Engineering	\$ 17,000.00
<i>SUBTOTAL GREENWAY DESIGN</i>	<i>\$ 42,680.00</i>
FLOODPLAIN MODELING	
	\$ -
Task 4 Floodplain Modeling / CLOMR-F/LOMR-F	\$ 6,260.00
<i>SUBTOTAL FLOODPLAIN MODELING</i>	<i>\$ 6,260.00</i>
GRAND TOTAL	\$ 85,010.00



PAYMENT

For the items listed in the Fee Summary above we propose to perform all tasks on a lump sum fee basis. SEPI will invoice lump sum tasks based on the percentage of work performed. Any invoices past due over sixty days may result in delay of the progress of the project until payment or payments are received.

CLIENT RESPONSIBILITIES

SEPI will rely upon the Client to provide the following:

- Conduct property owner notifications in writing 30 days prior to SEPI personnel entering private property for survey, engineering studies, or other work associated with this project.
- Provide a list of contact information for Town Staff who will be active members of the project team;
- The Client will be responsible for acquisition of all off-site access and/or construction easements required for the Project;
- Any legal representation requiring an attorney of law;
- Client is responsible for the payment for all Project related fees, including submittal, review, and permitting fees.





CONFIDENTIALITY

This proposal was prepared by SEPI solely for your internal use in evaluating SEPI's proposal and deciding whether to contract with SEPI to perform the services described herein. SEPI considers the pricing, technical and business information contained in this proposal to be proprietary and confidential. This proposal and the information contained herein shall not be used for any purpose other than as specifically stated above and shall not be disclosed to any other party without SEPI's prior written consent.

ACCEPTANCE

Receipt of an executed copy of this agreement will serve as the written agreement between SEPI Engineering and Construction, Inc. and the Town of Holly Springs for the basic services outlined in the above Scope of Work. The terms outlined in the Standard Terms and Conditions and Fee and Expense Schedule as contained in the original agreement shall be considered a part of this agreement.

If you have any questions regarding this proposal, please contact me at (919) 345-6627 or mtaylor@sepiinc.com. We appreciate this opportunity to work with you and look forward to providing our professional services. This executed document will serve as the Notice to Proceed.

SEPI Engineering & Construction, Inc.

Michael Taylor, PE
Transportation Project Manager

June 7, 2021

Proposal Accepted By:
TOWN OF HOLLY SPRINGS

Signature

Name + Title

Date

