



Agenda

1. Call to Order

2. Agenda Adjustment

3. Approval of Minutes

- a. Approve December 5, 2023 LUAC Minutes

4. Requests and Communications

- a. South Wake Landfill Renewable Natural Gas Facility

5. Other Business

6. 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:

kathryn.white@hollyspringsnc.gov 919-567-4033



Town of Holly Springs Land Use Advisory Committee

Agenda Cover Sheet

Agenda Item#: 3.a.

Approval of Minutes

Title: Approve December 5, 2023 LUAC Minutes

Strategic Priority Area: Responsible & Balanced Growth

Staff Resource: Kathy White, Deputy Town Clerk

Action(s):

Approve the Minutes of the December 5, 2023 Land Use Advisory Committee Meeting

Explanation:

- Minutes in draft form are attached for the Committee's review.
- If there are any corrections, please notify the Clerk in advance of Tuesday's meeting so that corrected versions of the draft minutes can be circulated for review before approval.

Background:

Funding Source(s):

Attachment(s):

1. December 5, 2023 LUAC Minutes - draft



Town of Holly Springs Land Use Advisory Committee

Minutes: *December 5, 2023*

Agenda Item 1: ROLL CALL

The Land Use Advisory Committee (LUAC) met on Tuesday, December 5, 2023 in the Holleman Room at 3:00 p.m. when a quorum was established.

Members Present: Randy Harrington
Scott Chase
Daniel Weeks
Dan Berry, Town Council Representative
Chris Hills
Kendra Parrish
Thomas Urquart, Planning Board Representative
Rick Madoni, Planning Board Alternate
Chris Deshazor, Council Member Elect

Members Absent: Irena Krstanovic
LeeAnn Plumer

Staff Members
Present: Grayson Taylor
Aaron Levitt
Brett Gosney
Conor Ryan
Elizabeth Goodson
Sean Ryan
Matt Beard
Anna Murphy
Catherine Jacobs
Anna Murphy
Cheryl Caines
Chris Garcia
Elliot Blonshine
Rachel Ingram
Kathy White (recording the minutes)

Agenda Item 2: APPROVAL OF MINUTES

Motion to approve minutes of November 7, 2023 as submitted.

Motion: Randy Harrington
Second: Dan Berry
Vote: Unanimous

Agenda Item 3: Development Petition(s)

A. 420 Green Oaks Parkway Rezoning – (as applicants for Item 3B weren't all in attendance at the beginning of the meeting, the Committee elected to discuss this item first)

Applicants in attendance were:

Joni Barnes, ONB Properties

Josh Dunbar, Skie Properties Two, LLC

Bruce Friend, Pine Springs Preparatory Academy

Craig Tucker, Pine Springs Preparatory Academy

Grayson Taylor, Development Services, stated that Joni Barnes with ONB Properties has requested to meet with the LUAC to discuss the potential for a school, flex space and laboratory space at 420 Green Oaks Parkway. The school use includes a grade 9-12 charter school and classroom space for approximately 600-800 students that attend in-person learning part time. The site includes two parcels adjacent to Green Oaks Parkway and is designated as Tract E of the Holly Springs Business Park Planned Unit Development. He gave an overview of the proposed project as stated in the packet, explaining that the site received Development Plan approval by the Town Council as 20-DP-08 (Holly Springs Business Park Tract 3).

Catherine Jacobs said that the applicant is hoping to keep the overall layout fairly similar to what was previously approved, and so they don't expect utility locations to change. She said a Traffic study revision would likely be required, and they would also need to rescope the estimated sewer flow. If the proposed anticipated daily flow exceeds what was previously proposed, a revision to the study would be required to analyze the additional impacts of this development to the Town's infrastructure. Also, if there is any additional sewer flow that would be needed for this project, that additional piece would be subject to the Water Resource Management Policy.

Bruce Friend, Pine Springs Prep Academy gave a brief overview of the school, stating that the enrollment has grown since they opened in 2017, and the campus has grown along with it. They have a current enrollment of over 1,260 students, with an 1,800-student waitlist. They've received a 10-year charter renewal from the State, which confirms the strength of the program. He showed a breakdown of locations their students and staff come from. They're seeking approval for a change in use of 420 Green Oaks Parkway to allow for the development of an innovative life sciences focused high school.

Craig Tucker explained why they chose this location for expansion, and why they believe this will benefit the school as well as the Town. He discussed the curriculum of the proposed school, from General Education, Immersive Learning and Certification. They are also working to partner with Wake Tech so students could graduate with a BioWorks Certificate, in addition to a General Diploma. This Certification allows the graduates to start their career immediately after graduation. They believe the program could become a national model for future schools in the nation. He explained how this certification would benefit students with pay and benefits and would lessen student debt incurred. He then talked about the long-term economic impacts that this program could have for the Town.

Mr. Hills stated that there are two main questions for the committee to consider: is the proposed use consistent with the goals of the Vision Holly Springs Comprehensive Plan, and does the LUAC support the proposed use and proposed zoning district, with the suggested (or other) conditions, at this location?

Daniel Weeks asked if there would be a critical number of students needed to select this option to make the program successful? Mr. Friend said it's a hard number to come up with. He believes that as the school grows and word gets out, more and more parents and students are going to pursue the program. Mr. Tucker followed with the fact that it will be important for them to market the program properly. The immersive experience will also promote the school, as students get to learn what is going on in the biotech buildings. Mr. Friend also reminded the committee that their intent is not to have a huge school like a traditional high school.

Mr. Weeks asked if any of the existing biotech companies like Amgen, Fuji, or Seqiris have reached out to them to express interest. Mr. Tucker said yes, they have shown interest. He also said the companies are looking for high-school students who can graduate with this certificate and start right away, not necessarily those interested in pursuing a 4-year degree. Ms. Barnes said the companies will be beneficiaries of the program.

Randy Harrington said the biggest issue is the compatibility of this rezoning with the Comprehensive Plan. The other issue is the transportation element to the project. There are neighborhoods and other schools that would be impacted by this proposed project. He also asked what kind of conditions/protections might be offered that would convey the commitment the school is willing to make. Mr. Friend said the short answer is that as a charter school, they don't receive capital funds from the state. They must get investors who believe in them. Their investors believe in this project, they're not going to change their mind three years from now. Their purpose is not going to change.

Mr. Dunbar discussed the traffic concerns. He said he realizes they'll have to do another traffic study.

Matt Beard said he would like to see a site plan that shows the proposed layout of the buildings. He wants to see how the students would safely move from building to building with all the traffic in the area. Pedestrian circulation is a major concern. He thinks looking at adding bikeways to the area would be a good thing to consider.

Elizabeth Goodson said the transportation aspect is something that needs to be considered. How would this school interact with the existing businesses and schools? Mr. Dunbar said the peak hours are different than neighboring businesses, and that should help. Ms. Goodson said they are also in close proximity to two other large schools that would have the same peak time.

Aaron Levitt said high school parking is an issue. Wake County has the largest percentage of student drivers. He also asked if there have been any lessons learned from having Pine Springs on Main Street? Mr. Friend said they've learned a lot about queuing.

Anna Murphy said this is absolutely a need by all of the biotech companies.

Chris Hills said transportation, utilities and hours of operation are big considerations. Making sure that whatever design they come up with must be consistent with what the Business Park looks

like. The biggest thing that needs to be addressed is the compatibility with the Comprehensive Plan.

Thomas Urquart said he has some concerns about the location being zoned as business. The importance of having a dedicated area for business and industrial use was recognized by the Council. Also, the traffic on Green Oaks Parkway, especially on the north bound lane, is an issue. Have they considered how this will impact the traffic for the local businesses? Will they need to signalize somehow? And if so, how would that signalization affect the other businesses in the area?

Rick Madoni asked about the Development Plan originally approved, and the original TIA. He was told that the existing plan is currently on hold. He was informed that there were no improvements required by the TIA. It was also mentioned that a TIA is a snapshot in time, and anything that they do moving forward would be a new snapshot that would require another look.

Dan Berry said this is a very innovative project, and that it's convenient to the pharma/life science companies. He believes it's a good project to promote Economic Development and Community Development. He does have concerns about the traffic and pedestrian access. He also says he recommends they come to the table with some dollars for utility improvements. The last time they tried to partner with the school on road improvements, it didn't really work out in the Town's best interest. There are still some sour tastes in mouths over that. He said he's a little less concerned with the compatibility with the Land Use and thought amending the PUD might work well in this situation. He believes it would make it a far better sell for everyone in the area.

Sean Ryan said business parks can be messy places. They can have issues with chemical storage, hazardous materials being hauled in and out, etc. Does the applicant have any concerns? Mr. Friend said they weren't concerned about these things.

Mr. Hills gave a summary of the topics discussed:

- Ensuring there is fair number of students in the program.
- Concerns with the Land Use Compatibility
- Transportation Issues
- Safe pedestrian access to the site as well as on site
- Traffic Scheduling
- Confirming the existing Infrastructure can handle this project
- Concern with losing Business Park uses

B. Holly Springs Road Mixed-Use Rezoning – as applicants weren't all in attendance at the beginning of the meeting, the Committee elected to move this to the second item.

Applicants in attendance were:

Randy Miller, Thompson and Associates

Bharat Patel, Property owner/Petitioner

Deep Patel, Property owner/Petitioner

Kaali Dass, Property owner/Petitioner

Darrick McKoy, adjoining Property Owner

Conor Ryan, Planner, Development Services, stated that Bharat Patel and Kaali Dass have requested to meet with the Land Use Advisory Committee to discuss the potential development of two mixed-use buildings, both incorporating approximately 3,500sq. ft. of lower-story commercial space and approximately 3,500sq. ft. of upper-story commercial space.

Mr. Ryan continued by giving an overview of the proposed project, as stated in the agenda packet. The two parcels are located in the Northeast Gateway Master Plan.

Catherine Jacobs said the area is serviced by the Sunset Ridge Pump Station, which is already at max capacity, so they will be asking for a sewer study. The project will also be subject to the Water Resource Management project at level 2. She continued by explaining the transportation aspect of the project, stating that a TIA would be required.

Mr. Deep Patel thanked the committee for meeting with them. He said the reason they're requesting the rezoning is that the lots are so small, they can't build standalone apartments. They could build retail, with apartments above.

Chris Hill asked if the adjacent parcel could be combined with their parcel, which would help with the driveway issues. Mr. Deep Patel explained that the property owner isn't interested in selling at this point.

Randy Harrington asked for clarification on the number of units on each parcel. Mr. Patel said if they built apartments only, they could only build 6 vertical apartments. If they could build commercial, they could add the apartments above. Mr. Harrington said he understands the challenge of acquiring adjacent properties, but he wonders if this proposed project is too large for the size of the parcels. He asked if townhomes are allowed in this area, and was told no. Mr. Harrington also asked about the traffic noise that building apartments on a four-lane road would bring. He also asked if the neighboring property owner realized that a sewer easement would go across his property. Mr. Patel said they haven't talked about that yet.

Mr. Beard stated that they are in a park search area, but because of the size of this project, it would be a fee-in-lieu based on the pre-development land value. He also said that it could be a challenge to build apartments on such a small parcel.

Elizabeth Goodson explained the challenge of having entrances off Lassiter Road. She also stated the smaller the project is, the more challenging utility connections become.

Aaron Levitt talked about parking for the proposed properties, if there was a designated dumpster location, and if there would be ample fire access.

Sean Ryan said the Town was intentional in planning the Northeast Gateway. He doesn't think the proposed project is in keeping with the goal.

Dan Berry said the one thing that sticks out with this plan is the sewer. Adding 10 toilets to the sewer line would require \$10 million dollars of sewer improvements. As bigger developments come into that area, those improvements will be made. Down the road, this project might work, but not right now. He also has concerns about cutting into the newly poured curb from the Holly Springs Road widening.

Mr. Deep had questions about how sewer improvements are achieved. Elizabeth Goodson explained how the process works.

Mr. Hills gave a summary of the conversation:

- Density and intensity
- Sewer capacity
- Driveway location

He said at this time, this project doesn't meet what is required for rezoning. It doesn't mean it won't ever fit, but right now with the sewer issues, it can't happen.

Agenda Item 4: OTHER BUSINESS

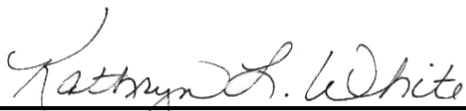
None

Agenda Item 5: ADJOURNMENT

The meeting adjourned at 4:48pm

Motion: Randy Harrington

Second: Dan Berry



Kathryn L. White
LUAC Clerk



Town of Holly Springs Land Use Advisory Committee

Agenda Cover Sheet

Agenda Item#: 4.a.

Requests and Communications

Title: South Wake Landfill Renewable Natural Gas Facility

Strategic Priority Area: Responsible & Balanced Growth

Staff Resource: Grayson Taylor, Development Services

Action(s):

- No official action by the LUAC will be taken other than providing verbal feedback on the proposed Rezoning of the subject property located at the South Wake Landfill, west of NC-55.

Explanation:

- John Roberson with Wake County, and Eric Addessi with Archaea Energy, have requested to meet with the Land Use Advisory Committee to discuss the potential development of ~9 acres of land located at 6330 Old Smithfield Road, within the South Wake Landfill.
- The applicant is requesting a Rezoning from BRT - Business and Research Technology to HI-CD - Heavy Industrial Conditional District. If adopted, the Future Land Use designation would remain as Special Use.
- The applicant is proposing a Renewable Natural Gas facility as part of the South Wake Landfill. Landfills are only permitted via the Heavy Industrial Conditional District.

Background:

- The LUAC provides informal review, technical support, assistance, comment and critique in the assessment of proposed development petitions.

Funding Source(s):

N/A

Attachment(s):

1. Staff Report
2. LUAC Application
3. RNG Facility Plans



Land Use Advisory Committee

Subject Title: Wake County Renewable Natural Gas (RNG) Facility
Meeting Date: February 6, 2023
Presenter: Grayson Taylor, Elliot Blonshine, Development Services
Attachments: LUAC Application, Site Plan

Topic Highlights/Summary

John Roberson with Wake County, and Eric Addressi with Archaea Energy, have requested to meet with the Land Use Advisory Committee to discuss the potential development of ~ 9 acres of land located at 6330 Old Smithfield Road, within the South Wake Landfill. The proposal consists of a new RNG facility and operation southeast of the existing landfill site. The applicant can describe their background and project description to the Committee.

Future Land Use Designation: Special Use, Natural Area, N. Main St District

Proposed Future Land Use Designations: N/A

Current Zoning: BRT – Business & Research Technology

Proposed Zoning: HI-CD – Heavy Industrial Conditional Zoning District

LUAC Discussion

The Land Use Advisory Committee is being asked to discuss the acceptability of the development proposal and consistency with the Land Use & Character expectations for development.

Points of discussion:

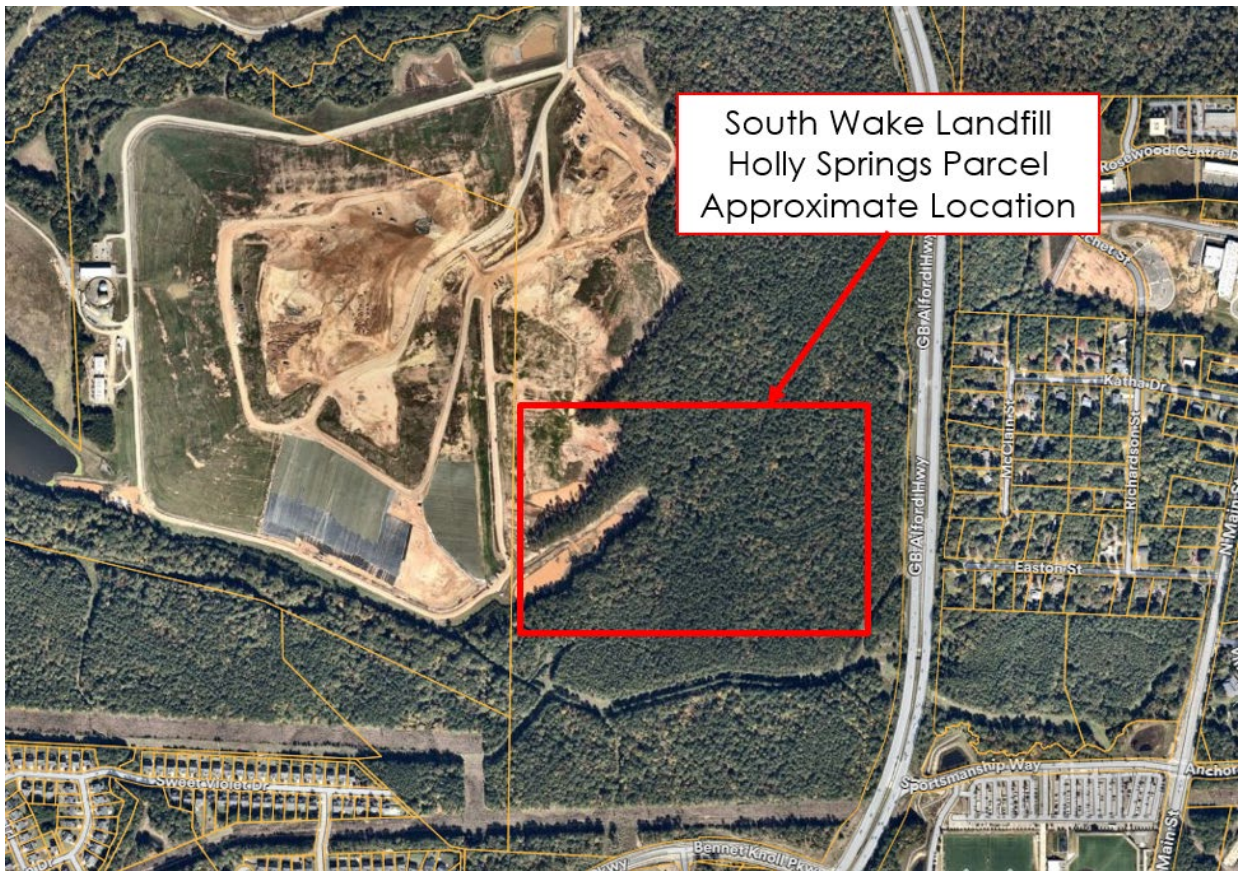
- Is the type of development requested appropriate for this site based on the Town's Comprehensive Plan?
- How will off-site impacts be mitigated?
- Will any structures be visible from any point in town, or from NC-55?
- Are there any locations at the landfill better suited for this facility?

The applicant has requested specific guidance from LUAC on the following:

- General Feedback
- What types of zoning conditions are applicable to this proposed facility?

Project Location Map





Staff Analysis of Proposed Concept

Comprehensive Plan Analysis

The proposed project incorporates some of the key themes from the Comprehensive Plan for the Special Use and Natural Area Character Areas:

- No expansion of the current Special Use character area

Areas where the proposed project is not in alignment or in partial alignment with the Comprehensive Plan:

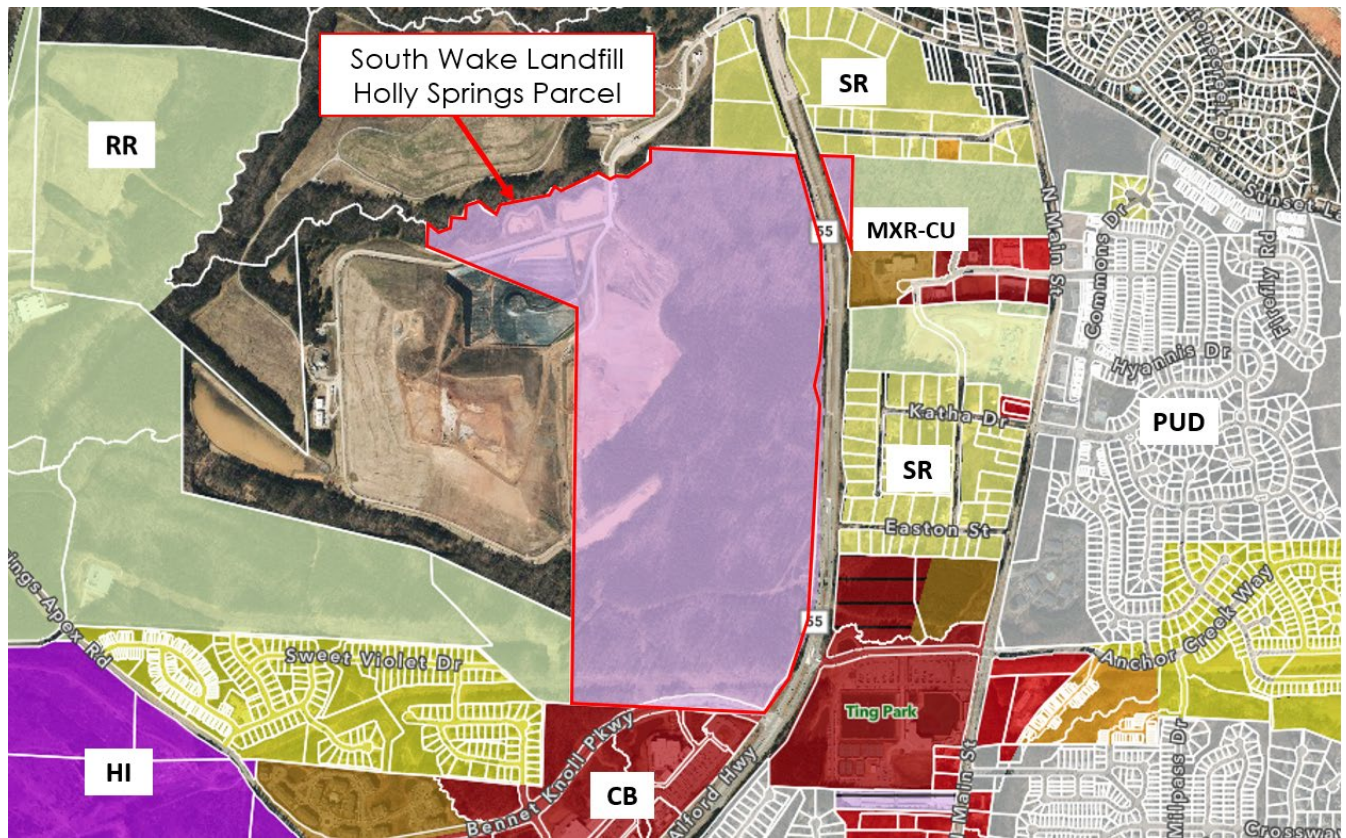
- The proposal will need to demonstrate how the RNG facility will contain noise, dust, odor, vibration, and other negative impacts of the specific use.
- It remains unclear as to how this proposed project will impact the Natural Area character area, and if it will not impact the environmental features of the site.

Zoning Analysis

The applicant is requesting consideration of rezoning to the Heavy Industrial Conditional Zoning District (HI-CD), which is a district that can have compatibility with the Special Use Character Area when the sites are landfills or quarries.

Heavy Industrial Districts may only be established or expanded using the Conditional Zoning District (CD) process. The Heavy Industrial District accommodates the development of manufacturing and processing facilities or facilities which may require substantial amounts of outdoor storage or outdoor operations including both large-scale, single tenant office and industrial Buildings and smaller, multi-tenant office and industrial Buildings. Permitted uses in this district tend to generate heavy traffic and require extensive community facilities. These districts are heavily separated from adjacent uses by large tree preservation areas or planted buffers but maintain great flexibility in internal operations within the district.

Current Zoning Map

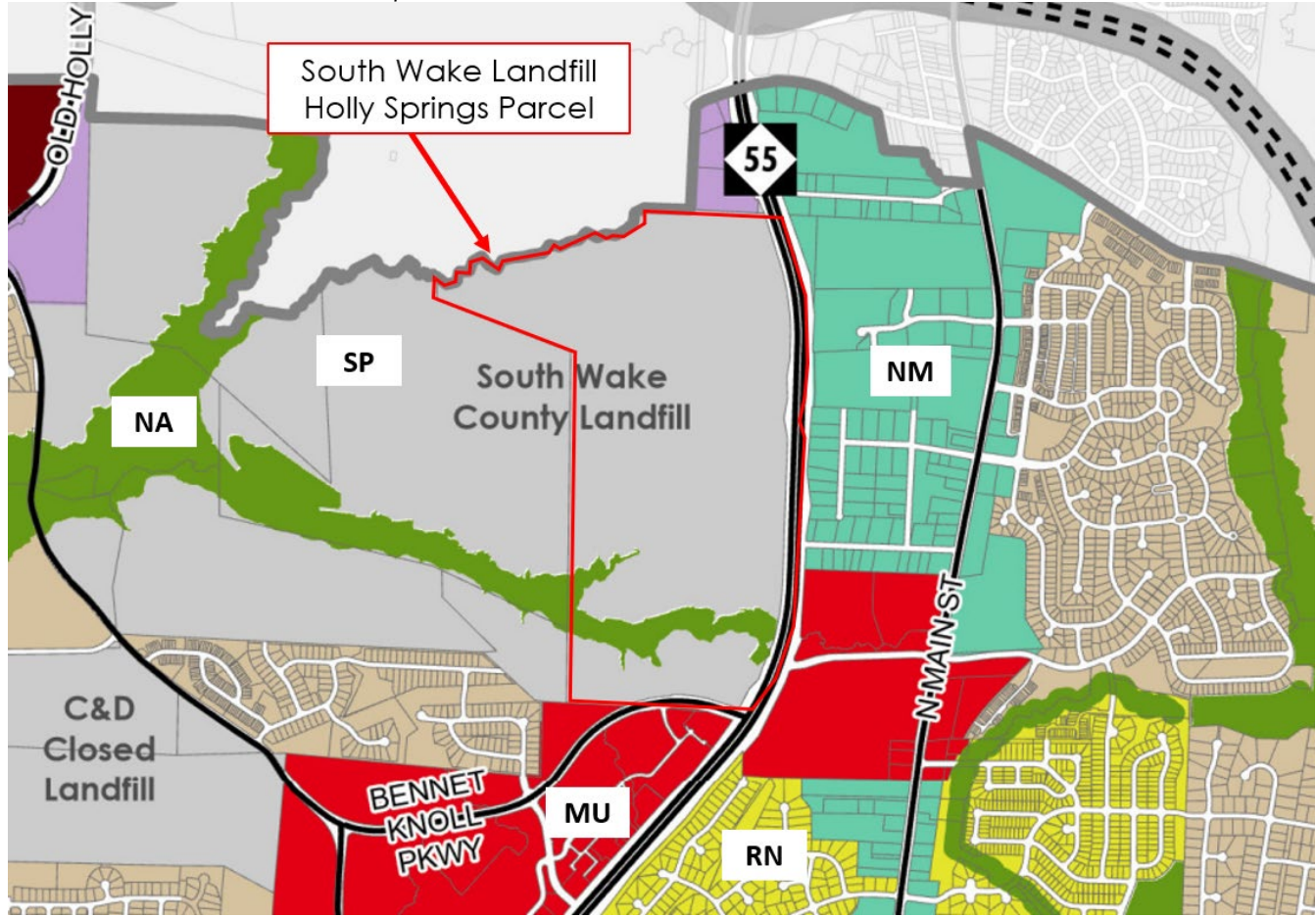


Background Information

Comprehensive Plan Section 1: Land Use & Character:

The Future Land Use Map designates the project area as Special Use and Natural Area. The parcel also contains a portion of the N. Main St District on the eastern side of NC-55, however this portion would not be impacted by the proposal.

Current Future Land Use Map



Special Use:

Special Uses include landfills and quarries that are unique in town and often guided by federal, state, or county planning and design standards. This Character Area designation should be used to accommodate existing special uses only. Future Special Use areas are discouraged.

Key features of development of Neighborhood Center:

Street & Block Patterns

- Street and block patterns will be dictated by the specific use(s) on the site

Open Spaces & Natural Resources

- Street and block patterns will be dictated by the specific use(s) on the site

Lot Size & Building Placement

- Existing Special Use areas should incorporate large setbacks and buffers such as berms or landscaping to minimize visibility of equipment and operations from the street.

- Building placement and setbacks should be established to contain noise, dust, odor, vibration, and other negative impacts of the specific use.

Building Types & Massing

- Building types and massing will be dictated by the specific use.

Transportation Network

- The transportation network will be dictated by the specific use(s) on the site.

Natural Area:

Natural Areas are largely undeveloped and reserved for preservation and low-impact recreation (trails and greenways) because of their outstanding beauty, environmental features, or proximity to Harris Lake.

Key features of development of a Natural Area:

Street & Block Patterns

- There are no discernible blocks.
- Other than residential driveways, curb cuts are minimal, providing access to parking areas or public utility facilities.
- Paved or unpaved surface parking lots only in association with recreational or other non-residential uses. Permeable surfaces should be considered for surface parking.

Open Space & Natural Resources

- These areas prioritize preservation of open space, topography and natural resources, and may include woodlands, parks, greenways and water bodies.
- Any development should be sensitive to existing conditions. Mass grading is not permitted. Tree clearing is not permitted except on properties under forest management programs agriculture, recreation, or for a single dwelling residential home site.
- Any civic or recreational open space is informal in character.

Lot Size & Building Placement

- Land is in large parcels, and in most cases, unable to be subdivided.
- Building placement is varied and informal.

Building Types & Massing

- Single dwelling residential houses are permitted.

Transportation Network

- Rural road character with irregular, naturalistic street plantings.
- Curvilinear street pattern with relatively low street connectivity.
- Primarily auto-oriented.
- Sidewalk on at least one side.
- May have some trails or bike paths.

Comprehensive Plan Section 2: Comprehensive Transportation Plan

Traffic Study:

A Traffic Study is required with the proposed Rezoning to analyze the impact of the development on the Town's and NCDOT's transportation facilities and recommend improvements required to mitigate the project impact. All improvements identified during the Traffic Study review process are required to be shown on the subsequent Master Plan and

Development Plans. Improvements are required to be designed and constructed by the developer. A Traffic Study Scoping Meeting is required with the developer's Transportation team and the Town. The Traffic Study is required to be submitted with the first Rezoning Petition Submittal.

Comprehensive Plan Section 5: Utilities & Infrastructure:

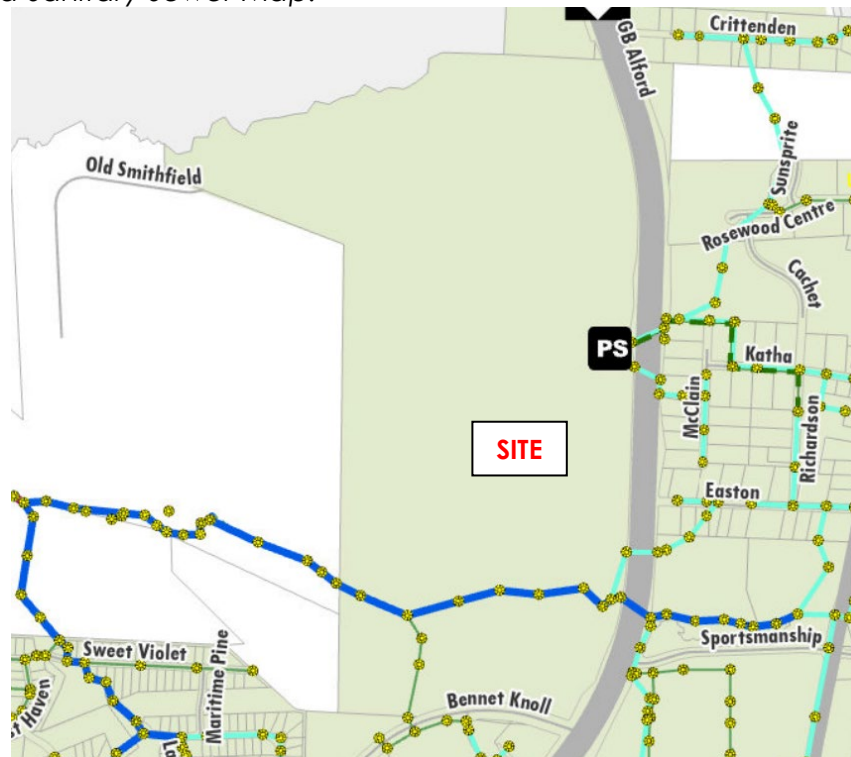
With the proposed addition to this property, public utility connection is required in accordance with the Town's Unified Development Ordinance (UDO) and Engineering Design & Construction Standards (ED&CS) and other governing standards.

Sanitary Sewer:

There is existing gravity sewer available to the south of the project area. A Sewer Scoping meeting will be required to determine the project impact and sewer study required. Once the study scope is determined, a sewer analysis will be required at the time of Rezoning petition submittal.

The project will be subject to the Water Resource Management Policy as a Priority Level 1.

Town's Approved Sanitary Sewer Map:



Potable Water:

There are existing watermain to the south and east. A watermain extension will be required to the project area. A Hydraulic/Fire Flow Evaluation and Report will be required with the Master Plan and Development Plans to verify that adequate pressure and fire flow is available.

Town's Approved Potable Water Map



Reclaimed Water:

This site is within our reclaimed water service area. A reclaimed water main exists along Bennet Knoll to the south. An extension is not required with the proposed addition.

Town's Approved Reclaimed Water Map



Motion/Action Requested

No action is requested. The purpose of this agenda item is to provide the applicant feedback and guidance regarding a potential rezoning and development request for the property in question.

Agenda Item Contact Information				
Agenda item prepared by:	Grayson Taylor			
Agenda Item Department Head Approval for Review and TRC Discussion				
	Approved for Distribution			
Staff	Yes	No	Initials	Department Head Comments
Elliot Blonshine	X			
Grayson Taylor	X			

General Information

Following a General Inquiry or Sketch Plan Review (pre-submittal) meeting with Staff, if it is determined that a petition for a Rezoning, Comprehensive Plan Amendment, UDO Text Amendment, Development Plan or Major Subdivision Plan will be requested, or if the proposed project is not in conformance with the Town's Comprehensive Plan, staff may recommend that the Petitioner meet with the Land Use Advisory Committee (LUAC) prior to filing a development petition.

To be placed on the next available LUAC agenda, submit a LUAC Request & Communication Application and any supporting documentation to Development Services by the first Friday of any month to be considered for the next available LUAC meeting. LUAC meeting agendas will have a maximum of two (2) items for Requests & Communications. Items will be scheduled in the order that applications are submitted. An application requesting for a project to be placed on an additional agenda cannot be submitted until the Monday after the item was reviewed by the LUAC.

- Visit www.hollyspringsnc.us/2170/Development-Services for a current fee schedule.
- **Land Use Advisory Committee Meetings are held as needed on the first Tuesday of each month at 3 pm.**

Submittal Requirements

All items listed are required for a complete submittal. Incomplete submittals will be rejected and delay the process.

Submit the following items via the CityView Portal by NOON before the first Friday of the month; choose Apply for a Planning & Zoning Review:

- Application Form
- Project Description Statement, or for projects previously presented to the LUAC, a description of changes made to the proposal since the last LUAC meeting.
- One complete set of PDF plans

Once your submittal is deemed complete and accepted, staff will send you a confirmation and advise that submittal fees (if applicable) are available for payment in the CityView Portal.

For questions about your submittal, please reach out to dsintake@hollyspringsnc.gov

LAND USE ADVISORY COMMITTEE Request & Communication Application

DPM Appendix #A.19 Supplement 20 January 2023

PETITION CONTACT INFORMATION *(Attach additional sheets if needed)*

Applicant and Financially Responsible Party will need to register for an account on the CityView Portal.

Project Applicant Check One: ☐ Owner ☐ Owner's Agent ☐ Design Professional ☐ Developer

Name: _____ Company: _____

Mailing Address: _____

City, State Zip: _____

Telephone: _____ E-Mail: _____

REQUIRED: Property Owner(s) if different from Applicant/Contact

(Attach additional sheets if needed)

Name: _____ Company: _____

Mailing Address: _____

City, State Zip: _____

Telephone: _____ E-Mail: _____

PROJECT INFORMATION

Project Name _____

Project Location
*Use street address
If none, use closes
intersection*

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

PIN(s) _____

Project Acreage _____

Current Zoning _____ Proposed Zoning _____

Current Future
Land Use Designation _____

Proposed Future
Land Use Designation _____

Area Plan Designation
If applicable _____

PROJECT TYPE *(check all that apply)*

- ☐ Comprehensive Plan Amendment
 - ☐ Text Amendment ☐ Future Land Use Plan Map Amendment
 - ☐ Area/Corridor Plan Map Amendment/Name: _____
- ☐ Zoning Map Change: General Use District
- ☐ Zoning Map Change: Conditional Zoning District
- ☐ Major Subdivision
- ☐ Development Plan
- ☐ Other: _____

LAND USE ADVISORY COMMITTEE Request & Communication Application

DPM Appendix #A.19 Supplement 20 January 2023

LUAC MEETING REQUEST

LUAC Meeting Date Requested:

Note: A maximum of two items shall be scheduled per LUAC meeting agenda in the order that they are received, your request will be placed on the closest meeting date to the date requested.

DISCUSSION TOPICS

What specific topics or questions are you seeking feedback from the LUAC?
(attach additional sheets if needed)

P:\330-200\334-5031-CADD\Drawings\334503-CV02-Wake Annual Site Map.dwg (SP-1) LS(1/19/2024 - JHart) - LP: 1/19/2024 12:44 PM



DRAFT

REVISION RECORD	
NO	DATE

250 W. Old Wilson Bridge Road
Suite 250
Worthington, OH 43085
Ph: 614.540.6633
www.cecinc.com

CEC
Civil & Environmental
Consultants, Inc.

ARCHAEA ENERGY, INC.
WAKE RNG FACILITY
TOWN OF HOLLY SPRINGS
WAKE COUNTY, NC

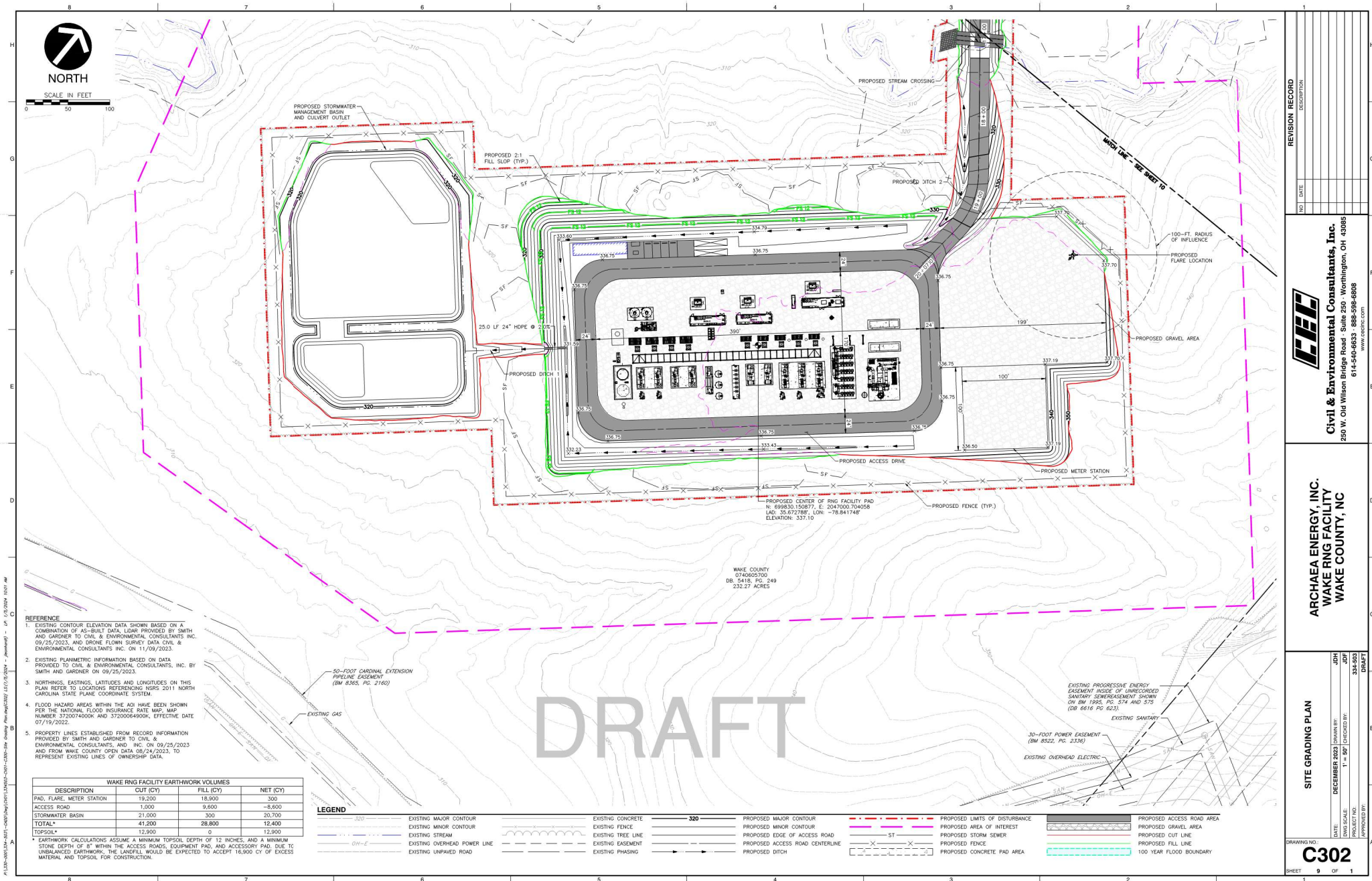
LANDFILL EXHIBIT PLAN

DATE: JANUARY 2024 | DRAWN BY: JDF
DWG SCALE: 1" = 200' | CHECKED BY: JDF
PROJECT NO: 334-503
APPROVED BY: JDF

DRAFT

DRAWING NO.: **SP-1**

SHEET 1 OF 1



- REFERENCE
- EXISTING CONTOUR ELEVATION DATA SHOWN BASED ON A COMBINATION OF AS-BUILT DATA, LIDAR PROVIDED BY SMITH AND GARDNER TO CIVIL & ENVIRONMENTAL CONSULTANTS, INC. ON 09/25/2023, AND DRONE FLOWN SURVEY DATA CIVIL & ENVIRONMENTAL CONSULTANTS, INC. ON 11/09/2023.
 - EXISTING PLANNING INFORMATION BASED ON DATA PROVIDED TO CIVIL & ENVIRONMENTAL CONSULTANTS, INC. BY SMITH AND GARDNER ON 09/25/2023.
 - NORTHINGS, EASTINGS, LATITUDES AND LONGITUDES ON THIS PLAN REFER TO LOCATIONS REFERENCE NC85 2011 NORTH CAROLINA STATE PLANE COORDINATE SYSTEM.
 - FLOOD HAZARD AREAS WITHIN THE A01 HAVE BEEN SHOWN PER THE NATIONAL FLOOD INSURANCE RATE MAP, MAP NUMBER 3720074000K AND 37200064900K, EFFECTIVE DATE 07/19/2022.
 - PROPERTY LINES ESTABLISHED FROM RECORD INFORMATION PROVIDED BY SMITH AND GARDNER TO CIVIL & ENVIRONMENTAL CONSULTANTS, AND INC. ON 09/25/2023 AND FROM WAKE COUNTY OPEN DATA 08/24/2023. TO REPRESENT EXISTING LINES OF OWNERSHIP DATA.

WAKE RNG FACILITY EARTHWORK VOLUMES			
DESCRIPTION	CUT (CY)	FILL (CY)	NET (CY)
PAD, FLARE, METER STATION	19,250	18,900	300
ACCESS ROAD	1,000	9,600	-8,600
STORMWATER BASIN	21,000	300	20,700
TOTAL*	41,250	28,800	12,450
TOPSOIL*	12,900	0	12,900

* EARTHWORK CALCULATIONS ASSUME A MINIMUM TOPSOIL DEPTH OF 12 INCHES, AND A MINIMUM STONE DEPTH OF 8" WITHIN THE ACCESS ROADS, EQUIPMENT PAD, AND ACCESSORY PAD. DUE TO UNBALANCED EARTHWORK, THE LANDFILL WOULD BE EXPECTED TO ACCEPT 16,900 CY OF EXCESS MATERIAL AND TOPSOIL FOR CONSTRUCTION.

LEGEND

- | | | | | |
|------------------------------|--------------------|---------------------------------|--------------------------------|---------------------------|
| EXISTING MAJOR CONTOUR | EXISTING CONCRETE | PROPOSED MAJOR CONTOUR | PROPOSED LIMITS OF DISTURBANCE | PROPOSED ACCESS ROAD AREA |
| EXISTING MINOR CONTOUR | EXISTING FENCE | PROPOSED MINOR CONTOUR | PROPOSED AREA OF INTEREST | PROPOSED GRAVEL AREA |
| EXISTING STREAM | EXISTING TREE LINE | PROPOSED EDGE OF ACCESS ROAD | PROPOSED STORM SEWER | PROPOSED CUT LINE |
| EXISTING OVERHEAD POWER LINE | EXISTING EASEMENT | PROPOSED ACCESS ROAD CENTERLINE | PROPOSED FENCE | PROPOSED FILL LINE |
| EXISTING UNPAVED ROAD | EXISTING PHASING | PROPOSED DITCH | PROPOSED CONCRETE PAD AREA | 100 YEAR FLOOD BOUNDARY |

REVISION RECORD

NO.	DATE	DESCRIPTION

ARCHAEA ENERGY, INC.

WAKE RNG FACILITY

WAKE COUNTY, NC

SITE GRADING PLAN

DRAWING NO. C302

SHEET 8 OF 1

DATE: DECEMBER 2023

DRAWN BY: JDH

CHECKED BY: JDF

PROJECT NO. 334-503

APPROVED BY: [Signature]

Civil & Environmental Consultants, Inc.

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