



City of Holly Springs

Date: Monday, July 3, 2023

Location: 3235 Holly Springs Pkwy

City Council Work Session Agenda 7:00 p.m., Council Chambers

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

“Veterans of U.S. military services may proudly salute the flag while not in uniform based on a change in the governing law on 25 July 2007.”

III. INVOCATION

IV. PUBLIC COMMENTS

V. NEW BUSINESS

A. Discuss A-05-2023; applicant Terri S. Norton requests annexation of 3.31 +/- acres located off of Twin Lakes Drive, Cherokee County, GA, tax parcel 458 of tax plat 15N20 and MA-08-2023; applicant Terri S. Norton requests rezoning of 3.31 +/- acres located off of Twin Lakes Drive, Holly Springs, GA, tax parcel 458 of tax plat 15N20, from R-80, Estate Residential (County), to R-40, Single Family Residential Estate, and TND (City), Traditional Neighborhood Development (City) and MA-10-2023; applicant the City of Holly Springs requests rezoning of 0.2 +/- acres located off of Foxhollow Trail, Holly Springs, GA, tax parcel 095A of tax plat 15N20A from TND, Traditional Neighborhood Development, to R-40, Single Family Residential Estate
Presented By: Nancy Moon, Community Development Director

B. Discuss A-06-2023; applicant the City of Holly Springs requests annexation of 9.98 +/- acres located off of Stringer Road, Cherokee County, GA, tax parcels 017, 017A, and 017C of tax plat 15N26 and MA-09-2023; applicant the City of Holly Springs requests rezoning of 9.98 +/- acres located off of Stringer Road, Holly Springs, GA, tax parcels

017, 017A, and 017C of tax plat 15N26, from AG, Agricultural (County), to GV, Governmental (City)

Presented By: Nancy Moon, Community Development Director

- C. Discuss D-02-2023, applicant, Morgan White requests deannexation of 0.144 +/- acres located in Harmony on the Lakes Subdivision, 334 Peninsula Pointe, Holly Springs, GA, tax parcel 091 of tax plat 15N19C

Presented By: Nancy Moon, Community Development Director

- D. Discuss ORD-04-2023, proposed text amendment to the Holly Springs Zoning Ordinance, Article 2: Interpretations and Definitions to add definitions and Article 5: District Uses and Regulations to amend permitted uses and conditional uses

Presented By: Nancy Moon, Community Development Director

- E. Discuss quotes for the Services and Subscription Software Agreement between Acta Solutions, Inc. and the City of Holly Springs, Georgia

Presented By: Nancy Moon, Community Development Director

- F. Discuss Title VI Nondiscrimination Agreement between the Georgia Department of Transportation and the City of Holly Springs, Georgia

Presented By: Nancy Moon, Community Development Director

- G. Discuss Vertical Earth change order #10 for the Town Center Project

Presented By: Robert H. Logan, City Manager

- H. Discuss Vertical Earth change order #11 for the Town Center Project

Presented By: Robert H. Logan, City Manager

- I. Discuss Tindall Contract RFB #2023-01, and the addendum dated June 27, 2023 among the City of Holly Springs, Georgia the Downtown Development Authority of Holly Springs and Tindall Corporation, GA Division for the Town Center Pre-Cast Parking Deck project

Presented By: Robert H. Logan, City Manager

- J. Discuss Douglas Outdoors, LLC Quote #3 for Harmony on the Lakes Sidewalk Repair

Presented By: Robert H. Logan, City Manager

- K. Discuss Douglas Outdoors, LLC Quote #4 for Harmony on the Lakes Sidewalk Repair

Presented By: Robert H. Logan, City Manager

- L. Discuss the Twin Oaks Landscape Group, Inc Maintenance Proposal #23370

Presented By: Robert H. Logan, City Manager

VI. ADJOURNMENT



COUNCIL AGENDA REPORT

FROM: Nancy Moon

SUBJECT: **A-05-2023**, Terri S. Norton requests annexation of 3.31 +/- acres located off of Twin Lakes Drive, Cherokee County, GA, tax parcel 458 of tax plat 15N20

MA-08-2023, Terri S. Norton requests rezoning of 3.31 +/- acres located off of Twin Lakes Drive, Holly Springs, GA, tax parcel 458 of tax plat 15N20, from R-80, Estate Residential (County), to R-40, Single Family Residential Estate, and TND (City), Traditional Neighborhood Development (City)

MA-10-2023, the City of Holly Springs requests rezoning of 0.2 +/- acres located off of Foxhollow Trail, Holly Springs, GA, tax parcel 095A of tax plat 15N20A from TND, Traditional Neighborhood Development, to R-40, Single Family Residential Estate

DATE: June 23, 2023

PLANNING COMMISSION MEETING DATE: July 3, 2023

STAFF ANALYSIS

Applicant, Terri S. Norton, has requested annexation and rezoning of approximately 3.31 +/- acres, tax parcel 458 of tax plat 15N20, from R-80, Estate Residential (County), to R-40, Single Family Residential Estate (City) and TND, Traditional Neighborhood Development (City). The City of Holly Springs is requesting rezoning of 0.2 +/- acres located off of Foxhollow Trail, Holly Springs, GA, tax parcel 095A of tax plat 15N20A from TND, Traditional Neighborhood Development, to R-40, Single Family Residential Estate.

Due to the location of the home on the property, Terri Norton expressed a desire to have additional space behind the home. The City owns the adjacent property behind her home. Subject to approval by City Council, after the property is annexed and rezoned, the applicant intends to pursue a land swap with the City to allow for more room. See the attached site plan for exact locations of the properties to be annexed, rezoned, and swapped.

Cherokee County Comments

The Cherokee County Board of Commissioners discussed this case on May 16, 2023. The Board voted unanimously that they had no land use objections. The Fire Marshal had the following comments:

1. If the planned construction of a barn will be for commercial use the Fire Marshal's Office will review the plan and the project will need to meet minimum state fire code. This will include the addition of a fire hydrant capable of providing the needed fire flow for the barn. If the barn is residential, the Fire Marshal's Office will not review the plan.

2. A water flow test shall be conducted to ensure adequate water supply for the development is available for firefighting, if required. There is a 2.5” waterline along Twin Lakes Dr. which is not adequate in size to support a fire hydrant.
3. Any future development of the property should be designed and built to meet the minimum state fire code.

Planning Commission Recommendation

The Planning Commission conducted a public hearing on June 08, 2023. Multiple area residents spoke in concern of the trees and wildlife in the area. Planning Commission voted to recommend **APPROVAL** (4-0) of applications **A-05-2023**, **MA-08-2023**, and **MA-10-2023**.

Staff Recommendation

A-05-2023

Staff recommends **APPROVAL** to **ANNEX** parcel 15N20 458.

MA-08-2023

Staff recommends **APPROVAL** to **REZONE** parcel 15N20 458, Tract A, as shown on site plan submitted and labeled, “Lot Survey Prepared for & Authorized by Terri Norton,” to **R-40, Single Family Residential Estate**.

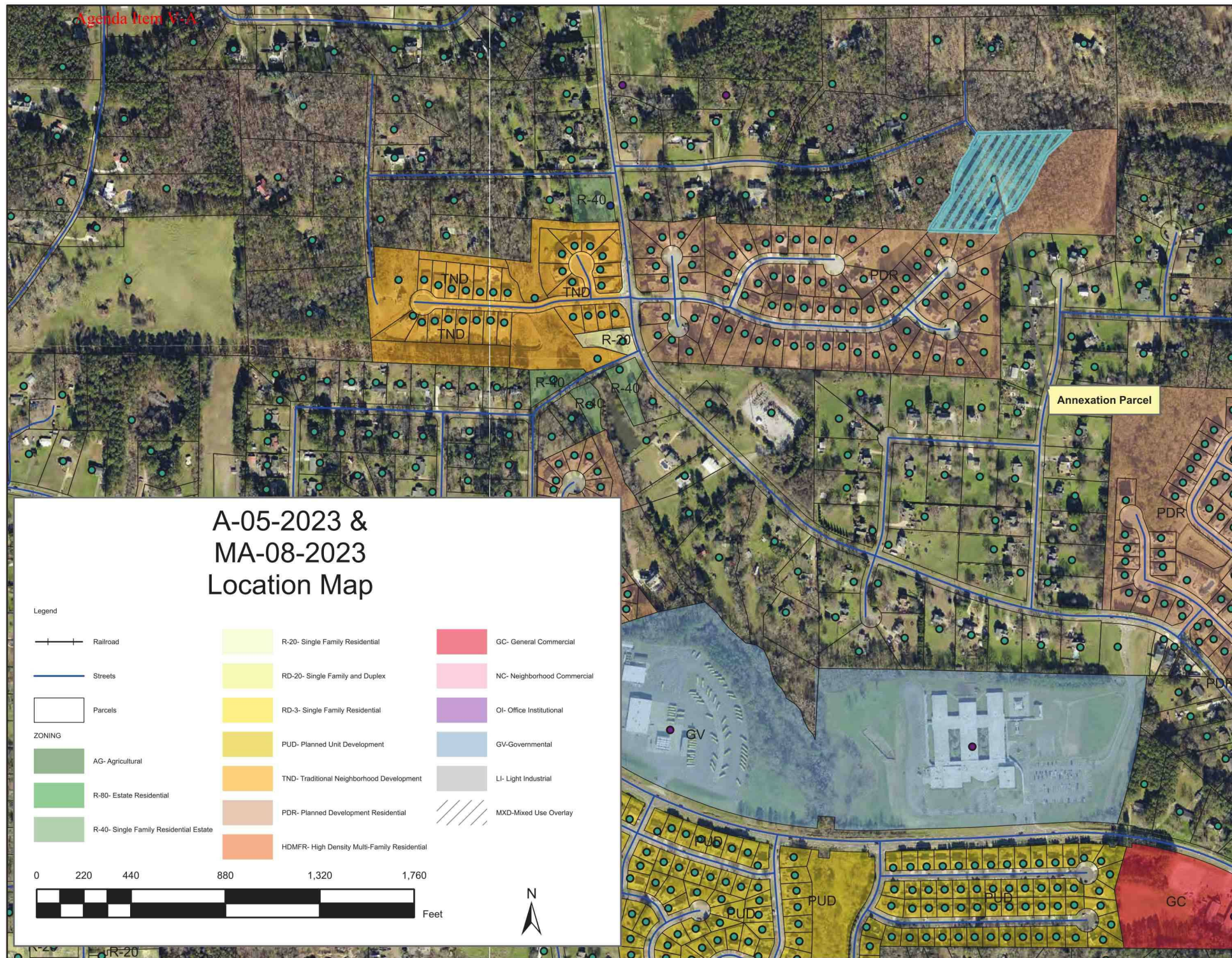
Staff recommends **APPROVAL** to **REZONE** parcel 15N20 458, Tract B, as shown on site plan submitted and labeled, “Lot Survey Prepared for & Authorized by Terri Norton,” to **TND, Traditional Neighborhood Development**.

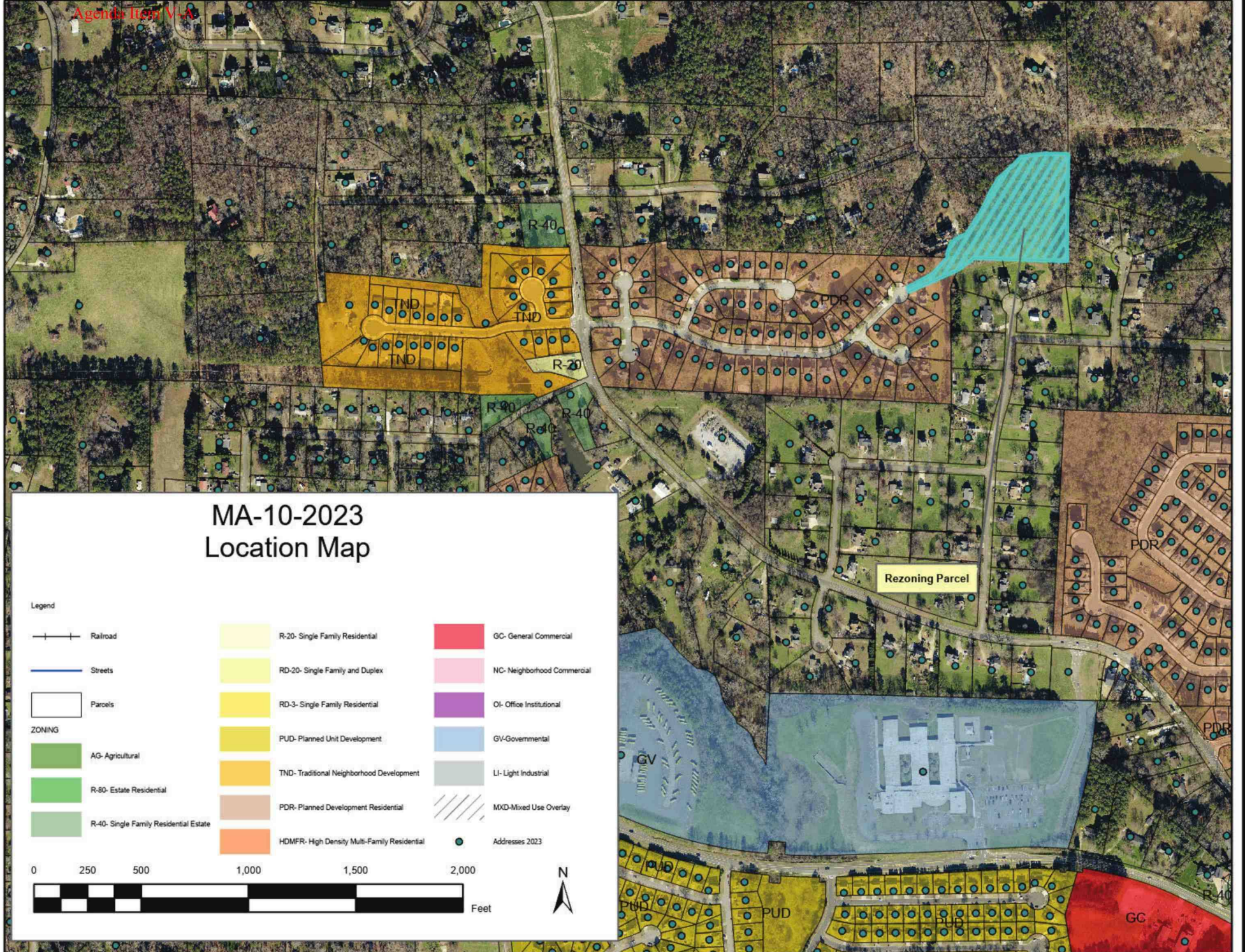
MA-10-2023

Staff recommends **APPROVAL** to **REZONE** parcel 15N20A 095A, Tract C, as shown on site plan submitted and labeled, “Lot Survey Prepared for & Authorized by Terri Norton,” to **R-40, Single Family Residential Estate**.

*** The recommendations made herein are the opinions of the City of Holly Springs Staff and do not constitute a final decision. The Holly Springs City Council makes the final decision on all rezoning applications at their regularly scheduled meeting. Any site plan submitted as a part of this application is not considered approved and must go through the normal civil site plan review by the City of Holly Springs Community Development Department to ensure compliance with City regulations.*

Agenda Item V-A





Agenda Item V-A

I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE PROPERTY HEREON, WHICH IS LOCATED IN WITHIN THE JURISDICTION OF CHEROKEE COUNTY, GA.

TERRI NORTON DATED

- (A) 25' UNDISTURBED STATE STREAMBANK BUFFER
- (B) 50' UNDISTURBED COUNTY STREAM BANK BUFFER
- (C) 75' IMPERVIOUS SURFACE BUFFER

All driveways will be required to obtain a driveway permit from the Cherokee County Engineering Department. Property owner will be responsible for making sure all driveways meet Cherokee County standards.

Tracts A and B make up the entirety of Parcel 548 of Tax Plat 15N20. This parcel is requested to be annexed. Tract C is owned by the City and is currently within the City limits. Once annexation is complete, the applicant will gain ownership of Tract C and the City will take ownership of Tract B. Tract C will be rezoned from TND to R-40 and Tract B will be rezoned from R-80(county) to TND. Tract A will be rezoned from R-80(county) to R-40.

NOTES:

- 1) THIS PLAT IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY PRIVATE AND PUBLIC.
- 2) UNDERGROUND UTILITIES AND/OR STRUCTURES, IF ANY, MAY NOT BE SHOWN.
- 3) IF ACTIVE STREAMS ARE PRESENT, THEY SHALL HAVE 25' UNDISTURBED STATE STREAM BANK BUFFER, ALL STREAMS SHALL HAVE 50' UNDISTURBED COUNTY STREAM BANK BUFFER & 75' IMPERVIOUS SURFACE BUFFER FROM TOP OF STREAM BANK.
- 4) A UNITED STATES ARMY CORPS OF ENGINEERS PRECONSTRUCTION NOTIFICATION AND EROSION PERMIT IS REQUIRED FOR ANY FUTURE PIPED STREAM CROSSINGS IN STATES WATERS.
- 5) A GEORGIA REGISTERED DESIGN PROFESSIONAL SHALL DESIGN AND PERMIT ALL FUTURE STORM DRAINAGE ON THESE PROPERTIES.
- 6) DEVELOPMENT THAT WILL RESULT IN LAND DISTURBANCE EQUAL TO OR GREATER THAN ONE (1) ACRE REQUIRES COVERAGE UNDER THE APPLICABLE NPDES GENERAL PERMIT. THE REQUIREMENTS FOR COVERAGE INCLUDE, BUT ARE NOT LIMITED TO, A GEORGIA LICENSED DESIGN PROFESSIONAL PREPARING PROFESSIONAL PREPARING 3 PHASE EROSION CONTROL PLANS FOR ALL INTENDED DISTURBANCE ASSOCIATED WITH YOUR PROJECT, AND OBTAINING APPROVAL FROM CHEROKEE COUNTY AS THE LOCAL ISSUING AUTHORITY.
- 7) REFERENCE: PLAT OF A SURVEY FOR: TERRI NORTON, BY: DAVIS ENGINEERING & SURVEYING, DATED: SEPTEMBER 19, 2012.
- 8) REFERENCE: PLAT BOOK 14 PAGE 17.
- 9) REFERENCE: PLAT BOOK 19 PG. 76.
- 10) REFERENCE: PLAT 19 PAGE 77.
- 11) REFERENCE: PLAT BOOK 68 PAGE 47.
- 12) REFERENCE: DEED BOOK 13034 PAGE 45.

FIELD BOOK 122, PAGE 49, FILE R3379.

LEGEND:

- 1) I.P.S. - IRON PIN SET (#4 R.)
- 2) I.P.F. - IRON PIN FOUND
- 3) L.L.L. - LAND LOT LINE
- 4) R/W - RIGHT OF WAY
- 5) E - PROPERTY LINE
- 6) C - CENTER LINE
- 7) R - REINFORCING BAR
- 8) P.P. - POWER &(OR) PHONE POLE
- 9) N.P.F. - NOW OR FORMERLY
- 10) ---X--- FENCE (APPROX. LOC.)
- 11) ---A--- OVERHEAD UTILITY LINE
- 12) B.L. - BUILDING LINE
- 13) D.E. - DRAINAGE EASEMENT
- 14) (XXX) - STREET ADDRESS

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 18,842 FEET AND AN ANGULAR ERROR OF 2.5" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPOUND RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 52,438 FEET.

EQUIPMENT USED FOR MEASUREMENTS: IX SERIES ROBOTIC TOTAL STATION

FIELD WORK BY: D.M. & S.B.
DRAWN BY: ANDREA HILLHOUSE
CHECKED BY: DAVID E. MITCHELL

Fire Marshal's Office Plan Review Comments:

According to our County GIS map, it does not appear there is a fire hydrant within 1000 feet of all points of the buildable area.

Fire Marshal's Office Recommendation: The Cherokee County Fire Marshal's Office has recommended that a fire hydrant be installed. Should you follow the recommendation of the Cherokee County Fire Marshal's and choose to install a fire hydrant, the location should be reviewed of the Cherokee County Fire Marshal's by after the utility approves the location of the installation.

Dear Developer/Owner,

The Cherokee County Fire Marshal's Office has reviewed your request to sub-divide the referenced property. We are providing comment(s) and information for you to consider. When you review the comments below please keep in mind the Insurance Services Organization (ISO) rating of our fire department in Cherokee County, ISO rated Cherokee County Fire & Emergency Services as a 2/2Y class fire department. The rating scale is from 1 as being the best and 10 as being no fire protection provided. The classification of 2Y within our rating is designated for those properties that are not within 1000 feet of a fire hydrant. The rating of a 2Y can and will likely cause an increased homeowner's insurance premium. There have been cases where the 2Y rating has caused a homeowner's insurance premium to rise to triple their previous amount. Again, this is due to no fire hydrant within 1000 feet of the residence.

Fire Hydrant (If Recommended)

In order to ensure the lowest insurance premium rates and an adequate water supply for firefighting purposes we are recommending you provide a fire hydrant(s) installed in a location so that once homes are built on the property there will be a fire hydrant within 1000 feet of any and all homes within this parcel of land. You will need to contact the water authority which provides the water services for more information and requirements for the installation of any additional water lines and all fire hydrant installation requirements. Once the water line and fire hydrant are approved and installed please contact our office so we can update our records and maps for the property as needed. If the water authority rejects your request or if you choose not to add additional water lines or fire hydrants please advise our office so we can update our records and maps for the property as needed.

Fire Department Vehicle Access (If Recommended)

Fire department access to properties is paramount in our ability to access properties for a more effective firefighting strategy. Fire department access roads should be 20 feet wide, less than a 10% grade and be of an all-weather/all-season surface capable of supporting 75,000 pounds. If the public/private access drive is longer than 150 feet, it will need to have an approved turnaround at the end.

TWIN LAKES DRIVE
(AKA CLAYTON LANE)
50' R/W

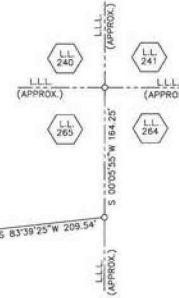
N/F
WILLIAM A. KATNEY
(DEED BOOK 13580 PAGE 211)
(PLAT BOOK 28 PAGE 192)

TRACT A
(4.36)

TRACT B

TRACT C
(1.14)

N/F
CITY OF HOLLY SPRINGS
(DEED BOOK 10371 PAGE 445)
(PLAT BOOK 68 PAGE 144)



TRAVERSE TABLE

Course	Bearing	Distance
1	S 57°36'40" W	4.73'
2	S 88°56'55" W	21.81'
3	S 86°48'55" W	8.92'
4	S 42°50'50" W	10.82'
5	S 64°22'45" W	10.03'
6	S 47°44'50" W	20.05'
7	S 25°13'30" W	10.63'
8	S 52°00'55" W	16.18'
9	S 46°18'55" W	32.62'
10	S 55°29'00" W	22.92'
11	S 19°54'35" W	26.55'
12	S 47°14'10" W	7.39'
13	S 01°11'40" E	15.20'
14	S 34°42'10" E	20.65'
15	S 32°38'55" W	33.44'
16	S 23°09'35" W	19.81'
17	S 35°47'15" W	15.58'
18	S 13°27'00" W	16.03'
19	S 57°45'40" W	7.00'
20	S 29°47'45" W	16.02'
21	S 17°26'50" E	9.02'
22	S 53°02'10" W	9.98'
23	S 72°42'20" W	5.09'
24	S 38°50'55" W	15.21'
25	S 46°14'50" W	87.75'
26	S 47°27'50" W	43.25'
27	S 67°48'25" W	33.97'
28	S 24°07'20" W	35.18'
29	S 17°55'20" W	19.97'
30	S 12°28'15" E	20.99'
31	N 52°07'05" E	14.50'
32	N 28°21'50" E	24.80'
33	N 33°48'20" E	36.71'
34	N 31°49'20" E	56.51'
35	N 12°07'25" E	36.44'
36	N 47°22'00" E	38.54'
37	N 17°24'20" E	18.56'
38	N 20°29'30" E	58.55'

AREA

TRACT A = 3.11 ACRES
TRACT B = 0.20 ACRE
TRACT C = 0.20 ACRE
TOTAL AREA = 3.51 ACRES

"ALL MATTERS OF TITLE ARE EXCEPTED"

Prior to any building, erosion, or development permits being issued on these properties, a lot grading and erosion control plan, prepared by a Georgia Soil and Water Conservation Commission (SWCC) Level II certified Design Professional, shall be submitted and approved by Cherokee County Engineering Department.

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



DAVID E. MITCHELL, R.L.S. 2665 DATED

IN OUR OPINION AND AS INDICATED BY A VISUAL ONLY INSPECTION OF F.I.R.M. MAP NO. 13057C0261E, DATED 06-07-2019, THIS PROPERTY APPEARS TO BE IN A ZONE "X" SPECIAL FLOOD HAZARD AREA. IN DETERMINING THIS OPINION, NO FIELD INSPECTION OR ELEVATION VERIFICATION HAS BEEN PERFORMED. A MORE DETAILED EVALUATION MAY BE NEEDED.

LOT LINE ADJUSTMENT

LOT SURVEY PREPARED FOR & AUTHORIZED BY:

TERRI NORTON

LOCATED IN LAND LOT(S): 265
DISTRICT - 15, SECTION - 2
CHEROKEE COUNTY, GEORGIA
CITY OF HOLLY SPRINGS

FIELD WORK: APRIL 4, 2022
PLAT PREPARED: APRIL 7, 2022
SCALE: 1" = 50'

BY: WHOLE LAND SURVEYING, P.C.
P.O. BOX 1280
HOLLY SPRINGS, GEORGIA 30142
PHONE: (770) 479-6364
ron@wholelandsurveying.com

--- MDEB ---
SURVEYING AND MAPPING
SOCIETY OF GEORGIA

DWG. NO. R3379

JOB NO. 22-3379-280



A-05-2023

**City of Holly Springs, Georgia****Petition for Annexation****100% Method**

Please completed one petition per parcel; duplicate this form as needed. Please print or type.

APPLICANT INFORMATIONDate: February 7, 2023Applicant's Name: Terri J. Norton

Corporation Name: _____

Mailing Address: 436 Twin Lakes DR. Canton, GA. 30115Phone: [REDACTED]Email: Nortonlake3@comcast.net**PROPERTY OWNER INFORMATION**Property Owner(s): Terri J. NortonMailing Address: SAME as above

Phone: _____

Email: _____

PROPERTY INFORMATIONTax Map #: 15N20 Parcel #: 458Land Lot(s)/District: Q65 / 15Physical Address: 436 Twin Lakes Drive, Canton, GA. 30115

Property Location Description: _____

Current Zoning: R-80

(Attach additional sheets, if necessary)

Has an application for rezoning, special use, or variance been applied for in the County within the past five (5) years? NO If "yes," please provide complete explanation and details in the space below:

(attach additional sheets, if necessary)

Describe the proposed development for the property in question should the annexation be approved, including the appropriate City zoning classification desired. (NOTE: Any annexation request requiring a rezoning in the City will need to be made on the appropriate rezoning request forms for the City of Holly Springs. This annexation petition does not complete the requirements for making a rezoning request).

N/A

(attach additional sheets, if necessary)

SUBMITTAL CHECKLIST

The following exhibits must be attached to this Annexation Petition:

- ☒ A copy of the most recent warranty deed or equivalent conveyance of ownership for the property to be annexed;
- ☒ A copy of the Cherokee County Tax Plat, illustrating the property to be annexed;
- ☒ Complete the Applicant & Property Owner(s) Signature Sections, following page;
- ☐ Any additional information requested by City Officials.

APPLICANT & PROPERTY OWNERS SIGNATURE SECTION

Terri S. Norton
Applicant Name (Please Print)

Corporation Name (Please Print)
Terri S. Norton
Applicant Signature

Title (Please Print)
February 7, 2023
Date

ALL PROPERTY OWNERS (GRANTEES) MUST SIGN BELOW AS INCLUDED ON THE ATTACHED DEED OR CONVEYANCE.

Terri S. Norton
Property Owner Name (Please Print)

Terri S. Norton
Property Owner Signature

February 7, 2023
Date

Property Owner Name (Please Print)

Property Owner Signature

Date

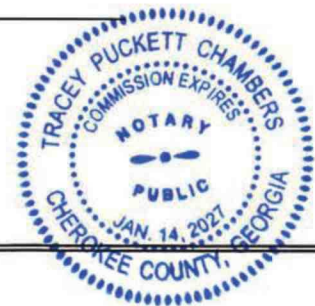
Property Owner Name (Please Print)

Property Owner Signature

Date

Tracey Puckett Chambers
Notary (form must be notarized)

2/7/2023



Received by: Nancy Moon
City of Holly Springs, Georgia

Date: 4/18/2023



MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

For Application Procedures, See p. 7

APPLICATION MA- 08-2023 APPLICATION CUP- _____
 HEARING DATE _____ DATE OF APPLICATION February 7, 2023
 APPLICANT _____ OWNER Terri S. Norton
 (If other than applicant) _____
 ADDRESS _____ ADDRESS 436 Twin Lakes Dr.
Canton, GA.
 ZIP CODE _____ PHONE _____ ZIP CODE 30115 PHONE [REDACTED]
 EMAIL _____ EMAIL Nortonlake3@comcast.net
 SIGNATURE _____ SIGNATURE Terri S. Norton

APPLICANT OR REPRESENTATIVE MUST ATTEND MEETING OR APPLICATION WILL NOT BE CONSIDERED

PRESENT ZONING DISTRICT(S) R-80 (County) REQUESTED ZONING DISTRICT R-40 (City)
& TND (City)
 REQUESTED CONDITIONAL USE(S) _____
 PROPERTY LOCATION/ADDRESS 436 Twin Lakes Dr.
 MAP NUMBER 15N20 PARCEL NUMBER(S) 458
 LAND LOT(S) 265 DISTRICT(S) 15 SECTION(S) 2nd
 ACREAGE 3.31 SEWAGE DISPOSAL TYPE _____ UTILITIES AVAILABLE _____

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST:
Append and rezone property to swap land for
additional space needed to build a barn.

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

- ____ WARRANTY DEED
- ____ TAX DOCUMENTATION
- ____ SURVEY PLAT BY REGISTERED SURVEYOR
- ____ 1 LARGE COPY (22" x 34") OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR ____ 1 PDF
- ____ COPY OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR
- ____ CAMPAIGN CONTRIBUTION DISCLOSURE STATEMENT (ATTACHMENT A)
- ____ ATTACHMENT B (CONDITIONAL USE PERMIT REQUESTS ONLY)
- ____ WATER/SEWER AVAILABILITY LETTER FROM CCWSA (CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY)

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION: APPROVED _____ STIPULATIONS _____ DISAPPROVED _____	CITY COUNCIL DECISION: APPROVED _____ STIPULATIONS _____ DISAPPROVED _____
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FILING FEES\$ _____	RECEIPT# _____	CHECK# _____
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Application Information

Please print or type answers, using additional paper or a separate sheet of paper, if necessary.

(1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? NO additional use

(2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property? NO

(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned? NO

(4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, public safety, or schools? NO

(5) Whether the zoning proposal is in conformity with the policy and intent of the adopted Future Development Map (FDM) and Future Land Use Map (FLUM)? NO additional use

(6) Whether the zoning proposal is in conformity with the policies, objectives, and vision set forth by the Community Agenda (Comprehensive Plan) and other adopted policy documents? NO additional use

(7) Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity?

NO

(8) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal? NO

Complete the following section, if applicable.

Residential

Minimum house size: N/A sq. ft.

Exterior façade: N/A

Maximum number of units: N/A

Anticipated start date: N/A

Anticipated completion date: N/A

Commercial

Number of buildings: _____

Maximum square footage: _____ sq. ft.

Number of stories: _____

Total number of employees: _____

Exterior façade: _____

Anticipated start date: _____

Anticipated completion date: _____

**MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION**

For Application Procedures, See p. 7

APPLICATION MA- 10-2023 APPLICATION CUP- _____

HEARING DATE _____ DATE OF APPLICATION 04/18/2023

APPLICANT Robert H. Logan OWNER City of Holly Springs
City of Holly Springs (If other than applicant)

ADDRESS P.O. Box 990 ADDRESS _____
Holly Springs, GA

ZIP CODE 30142 PHONE 770-345-5536 ZIP CODE _____ PHONE _____

EMAIL rlogan@hollyspringsga.us EMAIL _____

SIGNATURE Robert H. Logan SIGNATURE _____

APPLICANT OR REPRESENTATIVE MUST ATTEND MEETING OR APPLICATION WILL NOT BE CONSIDERED

PRESENT ZONING DISTRICT(S) TND REQUESTED ZONING DISTRICT R-40

REQUESTED CONDITIONAL USE(S) _____

PROPERTY LOCATION/ADDRESS Fox Hollow Subdivision-located at end of Foxhollow Trail

MAP NUMBER 15N20A PARCEL NUMBER(S) 095A

LAND LOT(S) 265 DISTRICT(S) 15 SECTION(S) 2nd

ACREAGE 0.2 +/- SEWAGE DISPOSAL TYPE _____ UTILITIES AVAILABLE _____

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST: _____
Property will be added to the adjacent property owner's parcel for the construction of a barn.

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

- ____ WARRANTY DEED
 ____ TAX DOCUMENTATION
 ____ SURVEY PLAT BY REGISTERED SURVEYOR
 ____ 1 LARGE COPY (22" x 34") OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR ____ 1 PDF
 COPY OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR
 ____ CAMPAIGN CONTRIBUTION DISCLOSURE STATEMENT (ATTACHMENT A)
 ____ ATTACHMENT B (CONDITIONAL USE PERMIT REQUESTS ONLY)
 ____ WATER/SEWER AVAILABILITY LETTER FROM CCWSA (CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY)

(APPLICANT DO NOT WRITE BELOW THIS LINE)**PLANNING COMMISSION RECOMMENDATION:**

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____

CITY COUNCIL DECISION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____

FILING FEES _____ RECEIPT# _____ CHECK# _____

Cherokee County

1831
GEORGIA

PLANNING AND ZONING

May 17, 2023

Nancy Moon
Community Development Director
City of Holly Springs
3237 Holly Springs Parkway
Holly Springs, GA 30115

RE: A-05-2023 – 436 Twin Lakes Drive

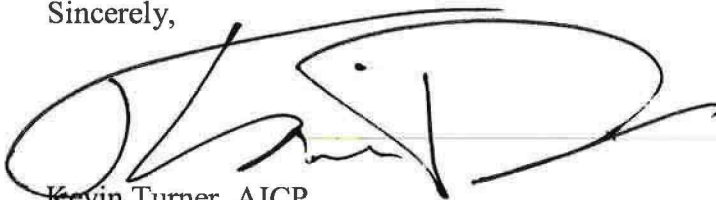
Dear Nancy:

The annexation case A-05-2023 – 436 Twin Lakes Drive was on the agenda of the regular meeting of the Cherokee County Board of Commissioners on May 16, 2023. The case involves a 3.31 acre property located at 436 Twin Lakes Drive that is currently zoned R-80. The property owner has applied to be annexed into the City of Holly Springs and to rezone the parcels R-40. They currently have no plans for new development.

The Board of Commissioners voted unanimously to express that they have no objections to this annexation application.

Please find our complete staff analysis attached. Feel free to contact to me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Turner', is written over a horizontal line.

Kevin Turner, AICP
Deputy Director

STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

FINAL 5/4/2023

Per O.C.G.A. § 36-36-113 (set forth in full at the end of this document for your ease of reference), a land use objection can be made by majority vote of the Board of Commissioners in the event of a material increase in burden upon the County which is quantifiable and otherwise meets the requirements of the statute. In order for a land use objection to be considered timely, it must be completed in time for the BOC to vote upon it in open session and served upon the annexing municipality within 45 days of receipt of notice of annexation via statutory overnight delivery or certified mail, return receipt requested

City	Holly Springs
Case Number A-05-2023	Applicant Terri S. Norton
Receipt of Annexation Notice Date	4/21/2023
Holly Springs Planning Commission Public Hearing	6/8/23
Meeting date the Board of Commissioners must decide whether to object.	5/16/2023
45 day period to object expires on	6/3/23
City Council Review & Decision	7/17/2023

Staff is requested to review the application for annexation and provide a response to the following questions.

	Yes	No
Is the property to be annexed contiguous to city jurisdictional boundary?	X	
Development Map designation	Suburban Growth	
Surrounding / Contiguous City Future Development Map	Suburban Neighborhood	
Surrounding County Future Development Map	Suburban Growth	
Does this annexation create an "island" of unincorporated land?		X

1) If the application is granted will there be a material increase in burden upon the County directly related to :		
	Yes	No
a) the proposed change in zoning or land use?		X
b) the proposed increase in density?		X

c) infrastructure demands related to the proposed change in zoning or land use?	X
---	---

	Yes	No
2) Will delivery of services be affected by the annexation?		X
If the answer to (2) is yes, is the affect on delivery of services directly related to		
a) the proposed change in zoning or land use?		
b) the proposed increase in density?		
c) infrastructure demands related to the proposed change in zoning or land use?		
Note: Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in items (a), (b), and/or (c) of Section 1 above.		

	Yes	No
3) If there is a material increase in burden caused by items (a), (b), and/or (c) of Section 1 above, can your department provide evidence of any financial impact?		
If the answer to (3) is yes, please provide the evidence		

4) Does the proposed change in zoning or land use result in a substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use?	Yes	No
		X
If the answer to (4) is no, does the proposed change in zoning or land use result in:		
	Yes	No

STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

FINAL 5/4/2023

a) a use which significantly increases the net cost of infrastructure?	X	
b) a use which significantly diminishes the value or useful life of a capital outlay project, as such term is defined in O.C.G.A. 48-8-110, which is furnished by the county to the area to be annexed?	X	
If the answer to 4(a) or 4(b) is yes, then:	Yes	No
c) Does the proposed change in zoning or land use differ substantially from the existing uses suggested for the property by the county's comprehensive land use plan?		
d) Does the proposed change in zoning or land use differ substantially from the existing uses permitted for the property pursuant to the county's zoning ordinance or its land use ordinances?		

Comments:

Planning and Zoning

The applicant wishes to annex 3.31 +/- acres into the City of Holly Springs. They also intend to rezone the property from R-80 to R-40 (no new development proposed). Once annexed, the applicant will perform a partial land swap with the adjacent city-owned parcel. The property lies in Cherokee County's Suburban Growth Character Area and Holly Spring's Suburban Neighborhood Character Area. The property falls within the Holly Springs Growth Boundary.

Engineering

The Engineering Department does not have any comments for this proposed Annexation.

Fire Marshal

- If the planned construction of a barn will be for commercial use the Fire Marshal's Office will review the plan and the project will need to meet minimum state fire code. This will include the addition of a fire hydrant capable of providing the needed fire flow for the barn. If the barn is residential, the Fire Marshal's Office will not review the plan.

-A water flow test shall be conducted to ensure adequate water supply for the development is available for firefighting, if required. There is a 2.5" waterline along Twin Lakes Dr. which is not adequate in size to support a fire hydrant.

- Any future development of the property should be designed and built to meet minimum state fire code.

Legal Review Results

No comments from legal.

O.C.G.A. § 36-36-113. Reasons for objection to annexation

(a) The county governing authority may by majority vote object to the annexation because of a material increase in burden upon the county directly related to any one or more of the following:

- (1) The proposed change in zoning or land use;
- (2) Proposed increase in density; and
- (3) Infrastructure demands related to the proposed change in zoning or land use.

(b) Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in paragraphs (1), (2), and (3) of subsection (a) of this Code section.

(c) The objection provided for in subsection (a) of this Code section shall document the nature of the objection specifically providing evidence of any financial impact forming the basis of the objection and shall be delivered to the municipal governing authority by certified mail or statutory overnight delivery to be received not later than the end of the thirtieth calendar day following receipt of the notice provided for in [Code Section 36-36-111](#).

(d) In order for an objection pursuant to this Code section to be valid, the proposed change in zoning or land use must:

(1) Result in:

(A) A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; or

(B) A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project, as such term is defined in [Code Section 48-8-110](#), which is furnished by the county to the area to be annexed; and

(2) Differ substantially from the existing uses suggested for the property by the county's comprehensive land use plan or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances.



COUNCIL AGENDA REPORT

FROM: Nancy Moon

SUBJECT: **A-06-2023**, the City of Holly Springs requests annexation of 9.98 +/- acres located off of Stringer Road, Cherokee County, GA, tax parcels 017, 017A, and 017C of tax plat 15N26

MA-09-2023, the City of Holly Springs requests rezoning of 9.98 +/- acres located off of Stringer Road, Holly Springs, GA, tax parcels 017, 017A, and 017C of tax plat 15N26, from AG, Agricultural (County), to GV, Governmental (City)

DATE: June 23, 2023

PLANNING COMMISSION MEETING DATE: July 3, 2023

STAFF ANALYSIS

Applicant, City of Holly Springs, requests annexation and rezoning of approximately 9.98+/- acres, tax parcels 017, 017A, and 017C of tax plat 15N26, from AG, Agricultural (County), to GV, Governmental (City). The property is located adjacent to existing city park property, Timothy B. Downing Park, and will be added to the park property for future development of the city's recreational services.

Planning Commission Recommendation

The Planning Commission conducted a public hearing on June 8, 2023. No public comments were presented at the meeting. The Planning Commission voted to recommend **APPROVAL** (4-0) of applications **A-06-2023** and **MA-09-2023**.

Cherokee County Comments

The Cherokee County Board of Commissioners discussed this case on May 16, 2023. The Board voted unanimously that they had no land use objections. The Engineering Department had the following comments:

The City of Holly Springs would have both sides of the roadway annexed if this is approved. The City would then approve the entrances to the proposed park. The County would ask that the sidewalk be continued from the intersection of Hickory Road and Stringer Road across the entire frontage along Stringer Road.

The Fire Marshal had the following comments:

1. A water flow test shall be conducted to ensure adequate water supply for the development is available for firefighting. There is an 8” waterline along Stringer Rd and a 12” water line along Hickory Rd .
2. Any future development of the property should be designed and built to meet minimum state fire code.

Staff Recommendation

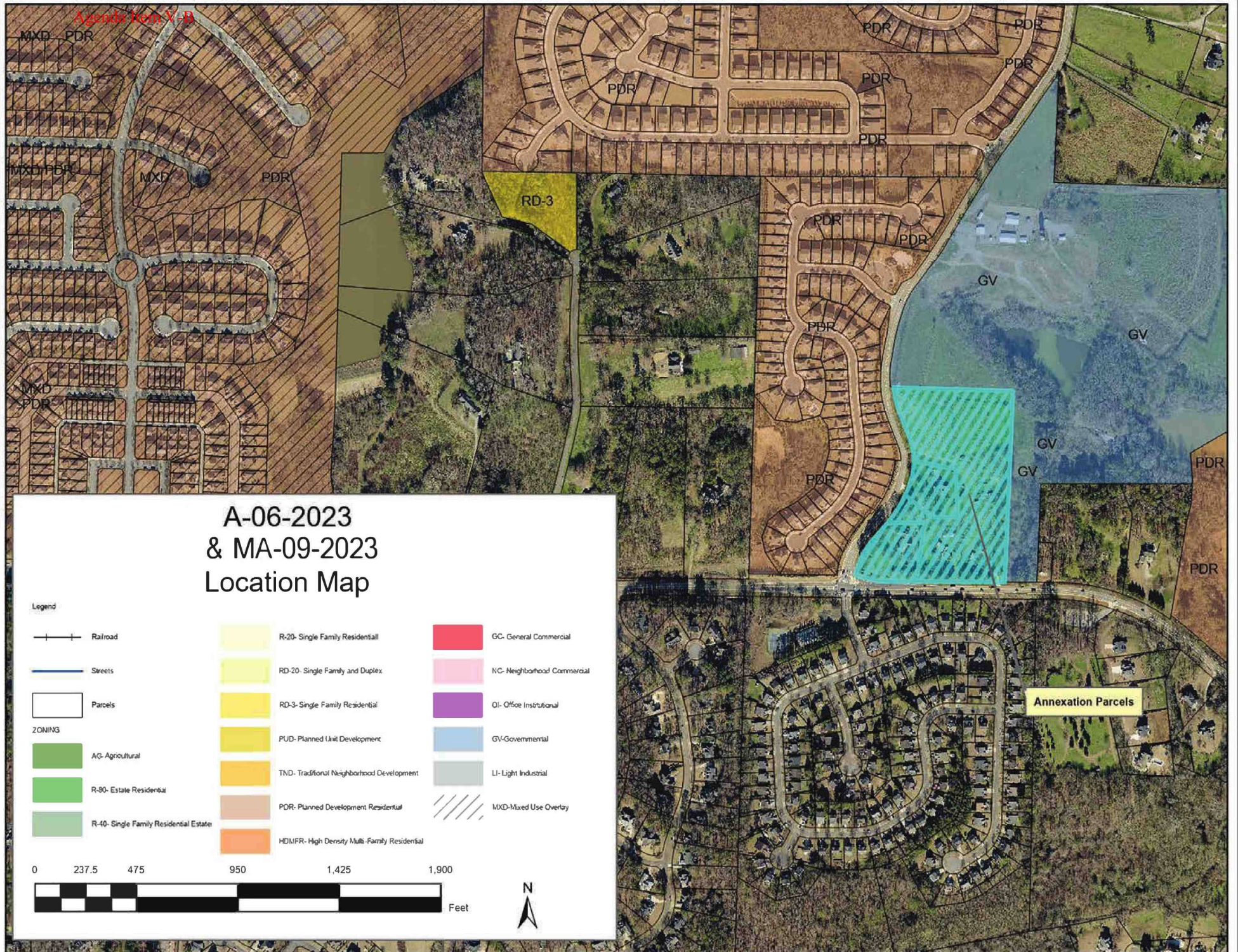
A-06-2023

Staff recommends **APPROVAL** to **ANNEX** parcels 15N26 017, 017A, and 017C.

MA-08-2023

Staff recommends **APPROVAL** to **REZONE** parcels 15N26 017, 017A, and 017C to **GV Governmental**.

*** The recommendations made herein are the opinions of the City of Holly Springs Staff and do not constitute a final decision. The Holly Springs City Council makes the final decision on all rezoning applications at their regularly scheduled meeting. Any site plan submitted as a part of this application is not considered approved and must go through the normal civil site plan review by the City of Holly Springs Community Development Department to ensure compliance with City regulations.*





Cherokee County, GA



Legend

☐ Parcels

- ① 15N26-07A
- ② 15N26-07C
- ③ 15N26-07

Notes



1: 4,247



707.9 0 353.94 707.9 Feet

A-06-2023

**City of Holly Springs, Georgia****Petition for Annexation****100% Method**

Please completed one petition per parcel; duplicate this form as needed. Please print or type.

APPLICANT INFORMATION

Date: April 14, 2023

Applicant's Name: Robert H. Logan

Corporation Name: City of Holly Springs, Georgia

Mailing Address: P.O. Box 990, Holly Springs, GA 30142

Phone: 770-345-5536

Email: rlogan@hollyspringsga.us

PROPERTY OWNER INFORMATION

Property Owner(s) Holly Springs Parks and Recreation Authority

Mailing Address: P.O. Box 990 Holly Springs, GA 30142

Phone: 770-345-5536

Email: kwhitaker@hollyspringsga.us

PROPERTY INFORMATION

Tax Map# 15N26 Parcel#: 017, 017A, 017C

Land Lot(s)/District: 330, 391/15th District

Physical Address 150 Stringer Rd & 200 Stringer Rd

Property Location Description: 9.98 +/- acres off of Stringer Rd

Current Zoning: AG - Agricultural

(Attach additional sheets, if necessary)

Has an application for rezoning, special use, or variance been applied for in the County within the past five (5) years? No _____ If "yes," please provide complete explanation and details in the space below: _____

(attach additional sheets, if necessary)

Describe the proposed development for the property in question should the annexation be approved, including the appropriate City zoning classification desired. (NOTE: Any annexation request requiring a rezoning in the City will need to be made on the appropriate rezoning request forms for the City of Holly Springs. This annexation petition does not complete the requirements for making a rezoning request).

This property will be assembled with the adjoining 58 acres on Stringer Road for the development of Timothy B. Downing Park.

(attach additional sheets, if necessary)

SUBMITTAL CHECKLIST

The following exhibits must be attached to this Annexation Petition:

- D ☒ A copy of the most recent warranty deed or equivalent conveyance of ownership for the property to be annexed;
- D ☒ A copy of the Cherokee County Tax Plat, illustrating the property to be annexed;
- D ☒ Complete the Applicant & Property Owner(s) Signature Sections, following page;
- D Any additional information requested by City Officials.

APPLICANT & PROPERTY OWNERS SIGNATURE SECTION

Robert H. Logan

Applicant Name (Please Print)

City of Holly Springs, Georgia

City Manager

Corporation Name (Please Print)

Title (Please Print)

Robert H Logan

April 14, 2023

Applicant Signature

Date

ALL PROPERTY OWNERS (GRANTEES) MUST SIGN BELOW AS INCLUDED ON THE ATTACHED DEED OR CONVEYANCE.

Holly Springs Parks and Recreation Authority

Property Owner Name (Please Print)

[Signature]

April 14, 2023

Property Owner Signature

Date

Property Owner Name (Please Print)

Property Owner Signature

Date

Property Owner Name (Please Print)

Property Owner Signature

Date

Notary (form must be notarized)

Received by:

Nancy Moon
City of Holly Springs, Georgia

Date:

4/18/2023

**MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION**

For Application Procedures, See p. 7

APPLICATION MA- 09-2023 APPLICATION CUP- _____
 HEARING DATE 5/11/2023 DATE OF APPLICATION April 14, 2023
 APPLICANT Robert H. Logan OWNER Holly Springs Parks and Recreation
City of Holly Springs, Georgia (If other than applicant)
Authority
 ADDRESS P.O. Box 990 ADDRESS P.O. Box 990
Holly Springs, GA Holly Springs, GA
 ZIP CODE 30142 PHONE 770-345-5536 ZIP CODE 30142 PHONE 770-345-5536
 EMAIL rlogan@hollyspringsga.us EMAIL kwhitaker@hollyspringsga.us
 SIGNATURE Robert H. Logan SIGNATURE [Signature]
APPLICANT OR REPRESENTATIVE MUST ATTEND MEETING OR APPLICATION WILL NOT BE CONSIDERED

PRESENT ZONING DISTRICT(S) AG REQUESTED ZONING DISTRICT GV
 REQUESTED CONDITIONAL USE(S) _____

PROPERTY LOCATION/ADDRESS 150 Stringer Rd and 200 Stringer Rd

MAP NUMBER 15N26 PARCEL NUMBER(S) 017, 017A, 017C

LAND LOT(S) 330, 391 DISTRICT(S) 15th SECTION(S) 2nd

ACREAGE 9.98 +/- SEWAGE DISPOSAL TYPE Sewer UTILITIES AVAILABLE water/gas/electric

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST: _____
This property will be assembled with the adjoining 58 acres on Stringer Road for the
development of Timothy B. Downing Park.

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

- ☒ WARRANTY DEED
- ☒ TAX DOCUMENTATION
- ☒ SURVEY PLAT BY REGISTERED SURVEYOR
- ☐ 1 LARGE COPY (22" x 34") OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR 1 PDF
- ☐ COPY OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR
- ☒ CAMPAIGN CONTRIBUTION DISCLOSURE STATEMENT (ATTACHMENT A)
- ☐ ATTACHMENT B (CONDITIONAL USE PERMIT REQUESTS ONLY)
- ☐ WATER/SEWER AVAILABILITY LETTER FROM CCWSA (CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY)

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____

CITY COUNCIL DECISION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____

FILING FEES _____ RECEIPT# _____ CHECK# _____

Application Information

Please print or type answers, using additional paper or a separate sheet of paper, if necessary.

(1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? Yes

(2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property? No

(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned? Yes

(4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, public safety, or schools?
No

(5) Whether the zoning proposal is in conformity with the policy and intent of the adopted Future Development Map (FDM) and Future Land Use Map (FLUM)? Yes

(6) Whether the zoning proposal is in conformity with the policies, objectives, and vision set forth by the Community Agenda (Comprehensive Plan) and other adopted policy documents?
Yes

(7) Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity?
No

(8) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal? No

Complete the following section, if applicable.

Residential

Minimum house size: _____ sq. ft.

Exterior façade: _____

Maximum number of units: _____

Anticipated start date: _____

Anticipated completion date: _____

Commercial

Number of buildings: _____

Maximum square footage: _____ sq. ft.

Number of stories: _____

Total number of employees: _____

Exterior façade: _____

Anticipated start date: _____

Anticipated completion date: _____

Cherokee County



PLANNING AND ZONING

May 17, 2023

Nancy Moon
Community Development Director
City of Holly Springs
3237 Holly Springs Parkway
Holly Springs, GA 30115

RE: A-06-2023 – 150 and 200 Stringer Road

Dear Nancy:

The annexation case A-06-2023 – 150 and 200 Stringer Road was on the agenda of the regular meeting of the Cherokee County Board of Commissioners on May 16, 2023. The case involves a 9.98 acre property located at 150 and 200 Stringer Road that is currently zoned AG. The property owner has applied to be annexed into the City of Holly Springs and to combine with the adjacent parcel (15N26 027) to form Timothy B. Downing Park.

The Board of Commissioners voted unanimously to express that they have no objections to this annexation application.

Please find our complete staff analysis attached. Feel free to contact to me if you have any questions.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read "Kevin Turner".

Kevin Turner, AICP
Deputy Director

STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

FINAL 5/4/2023

Per O.C.G.A. § 36-36-113 (set forth in full at the end of this document for your ease of reference), a land use objection can be made by majority vote of the Board of Commissioners in the event of a material increase in burden upon the County which is quantifiable and otherwise meets the requirements of the statute. In order for a land use objection to be considered timely, it must be completed in time for the BOC to vote upon it in open session and served upon the annexing municipality within 45 days of receipt of notice of annexation via statutory overnight delivery or certified mail, return receipt requested

City	Holly Springs
Case Number A-06-2023	Applicant Robert H. Logan
Receipt of Annexation Notice Date	4/21/2023
Holly Springs Planning Commission Public Hearing	6/8/23
Meeting date the Board of Commissioners must decide whether to object.	5/16/2023
45 day period to object expires on	6/3/23
City Council Review & Decision	7/17/2023

Staff is requested to review the application for annexation and provide a response to the following questions.

	Yes	No
Is the property to be annexed contiguous to city jurisdictional boundary?	X	
Development Map designation	Suburban Living	
Surrounding / Contiguous City Future Development Map	Traditional Neighborhood	
Surrounding County Future Development Map	Suburban Living	
Does this annexation create an "island" of unincorporated land?		X

1) If the application is granted will there be a material increase in burden upon the County directly related to :		
	Yes	No
a) the proposed change in zoning or land use?		X
b) the proposed increase in density?		X

4) Does the proposed change in zoning or land use result in a substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use?	Yes	No
		X
If the answer to (4) is no, does the proposed change in zoning or land use result in:		
	Yes	No

STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

FINAL 5/4/2023

a) a use which significantly increases the net cost of infrastructure?	X	
b) a use which significantly diminishes the value or useful life of a capital outlay project, as such term is defined in O.C.G.A. 48-8-110, which is furnished by the county to the area to be annexed?	X	
If the answer to 4(a) or 4(b) is yes, then:	Yes	No
c) Does the proposed change in zoning or land use differ substantially from the existing uses suggested for the property by the county's comprehensive land use plan?		
d) Does the proposed change in zoning or land use differ substantially from the existing uses permitted for the property pursuant to the county's zoning ordinance or its land use ordinances?		

Comments:

Planning and Zoning

The applicant wishes to annex three parcels totaling 9.98 +/- acres into the City of Holly Springs and combine them with the adjacent 58-acre city parcel for the development of Timothy B. Downing Park. The parcels currently lie in Cherokee County's Suburban Living Character Area and Holly Spring's Traditional Neighborhood Character Area. The property falls within the Holly Springs Growth Boundary.

Engineering

The City of Holly Springs would have both sides of the roadway annexed if this is approved. The City would then approve the entrances to the proposed park. The County would ask that the sidewalk be continues from the intersection of Hickory Road and Stringer Road across the entire frontage along Stringer Road.

Fire Marshal

-A water flow test shall be conducted to ensure adequate water supply for the development is available for firefighting. There is an 8" waterline along Stringer Rd and a 12" water line along Hickory Rd .

-Any future development of the property should be designed and built to meet minimum state fire code.

Legal Review Results

No comments from legal.

O.C.G.A. § 36-36-113. Reasons for objection to annexation

(a) The county governing authority may by majority vote object to the annexation because of a material increase in burden upon the county directly related to any one or more of the following:

- (1) The proposed change in zoning or land use;
- (2) Proposed increase in density; and
- (3) Infrastructure demands related to the proposed change in zoning or land use.

(b) Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in paragraphs (1), (2), and (3) of subsection (a) of this Code section.

(c) The objection provided for in subsection (a) of this Code section shall document the nature of the objection specifically providing evidence of any financial impact forming the basis of the objection and shall be delivered to the municipal governing authority by certified mail or statutory overnight delivery to be received not later than the end of the thirtieth calendar day following receipt of the notice provided for in [Code Section 36-36-111](#).

(d) In order for an objection pursuant to this Code section to be valid, the proposed change in zoning or land use must:

(1) Result in:

(A) A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; or

(B) A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project, as such term is defined in [Code Section 48-8-110](#), which is furnished by the county to the area to be annexed; and

(2) Differ substantially from the existing uses suggested for the property by the county's comprehensive land use plan or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances.



COUNCIL AGENDA REPORT

FROM: Nancy Moon

CC: City Clerk
Public Information

SUBJECT: D-02-2023, applicant requests deannexation of 0.144 +/- acres located in Harmony on the Lakes Subdivision, 334 Peninsula Pointe, Holly Springs, GA, tax parcel 091 of tax plat 15N19C

DATE: June 27, 2023

COUNCIL MEETING DATE: July 3, 2023

STAFF ANALYSIS

Owner, Morgan White, has requested that property located at 334 Peninsula Pointe, parcel 091 of tax plat 15N19C, be deannexed from the corporate boundaries of the City of Holly Springs. Per State of Georgia requirements, a copy of a resolution from Cherokee County consenting to the de-annexation has been attached.

The property is part of the planned development, Harmony on the Lakes, and is zoned PDR, Planned Development Residential. The owner wishes to deannex 0.144 +/- acres located at the rear of the property. The strip of property shown on the attached plat as "Tract A" has been used for a number of years as a driveway and/or non-county maintained extension of Charles Road to access adjacent property owned by Hensley E. West and Patricia S. West located in unincorporated Cherokee County. The portion of the property being deannexed will be sold to the Wests to maintain this access. A plat has been submitted showing the new property lines with 15' buffer, as was required at the time of zoning for the subdivision, which further reduces the amount of usable space on the White's property. Mr. West (County resident) has agreed to waive the requirement of the buffer. He would be the only resident affected by this proposal.

The Cherokee County Board of Commissioners heard this case on May 2, 2023 and voted unanimously to accept the property back into unincorporated Cherokee County contingent upon the property being rezoned to AG, Agricultural and being combined with 419 Charles Road, Canton, GA 30115 (the adjacent property in unincorporated Cherokee County).

CONCURRENCES

N/A

FISCAL IMPACT

Minimal Loss of City Tax Revenue

ALTERNATIVES

Denial

ATTACHMENTS

Location Map Application
Deed County Resolution



**CITY OF HOLLY SPRINGS, GEORGIA
PETITION OF LANDOWNER REQUESTING DEANNEXATION**

The undersigned owners of the property described in Appendix A [*attach a legal description or other identification of the property and label it Appendix A*] hereby petition the City of Holly Springs, Georgia and request that said City deannex the described property from the city limits of said City.

Said owners certify that they are the owners of all of the land identified in Appendix A and that there are no other owners or co-owners of any such property [*all owners sign below and attach a warranty deed or other conveyance of the property, verifying ownership and label it Appendix B*].

Such owners further certify that the governing authority of Cherokee County has approved such deannexation. A certified copy of the resolution of said county approving deannexation is attached hereto as Appendix B [*attach a certified copy of the County resolution approving deannexation and label it Appendix C*].

Such owners further certify that the deannexation of the described property will not result in the creation of an unincorporated island in violation of Georgia law.

Owners:

Name: Morgan White

Name: _____

Address: 334 Peninsula PT

Address: _____

Telephone: 770-597-4973

Telephone: _____

Name: _____

Name: _____

Address: _____

Address: _____

Telephone: _____

Telephone: _____

(Add Additional Sheets, as Necessary)

Please submit to the City of Holly Springs Community Development Department, 3235 Holly Springs Parkway, Holly Springs, GA 30115; (770) 345-5533

Deannexation Fees

Total Acreage of Deannexation Area	Fee
0-5	\$500
6-50	\$1000
51+	\$2,500 plus \$10 per acre over 50

Holly Springs Deannex. (D-02-2023) - Peninsula Pt/Charles Rd

Zoning Map



Legend

- Cell Towers
- City Boundaries
- 100 Year Flood Zone
- AG
- R80
- R40

0 0.075 0.15 Miles

This map has been compiled from the most up to date and reliable sources available. Cherokee County is not responsible for errors and omissions contained in this map. No warranties or representations are expressed or implied in fact or in law.

Cherokee
County
1831
GEORGIA

Prepared by:
Cherokee County
Planning & Zoning
April 4, 2023



**STATE OF GEORGIA
COUNTY OF CHEROKEE**

RESOLUTION NO. 2023-R-031

A RESOLUTION OF THE CHEROKEE COUNTY BOARD OF COMMISSIONERS TO AUTHORIZE A DEANNEXATION OF PROPERTY WITHIN THE BOUNDARIES OF THE CITY OF HOLLY SPRINGS LOCATED AT 334 PENINSULA POINTE, CANTON, GEORGIA 30115; AND FOR OTHER PURPOSES.

WHEREAS, the Constitution of the State of Georgia, approved by the voters of the State in November of 1982, and effective July 1, 1983, provides in Article IX, Section II, Paragraph I thereof, that the governing authority of the County may adopt clearly reasonable ordinances, resolutions, and regulations; and

WHEREAS, pursuant to O.C.G.A. § 36-36-22, municipalities have the authority to deannex land within the existing corporate limits thereof upon the following:

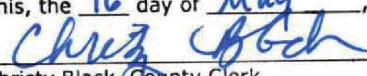
- 1) the written and signed application of all the owners of the land in question; and
- 2) the adoption of a resolution by the governing authority of the county in which such property is located consenting to such deannexation; and

WHEREAS, the owners of real property located at 334 Peninsula Pointe, Canton, Georgia 30115 and known in the records of the Cherokee County Tax Assessor as parcel 15N19C091 (hereinafter "Property"), desire to have Tract of A of said Property, as shown on attached survey deannexed from the City of Holly Springs and have said Property become part of unincorporated Cherokee County, Georgia; and

WHEREAS, the owners of said property have made a request to the Board of Commissioners of Cherokee County, Georgia for consent to the proposed deannexation of said Property; and

WHEREAS, the Board of Commissioners hereby finds that the public health, safety, and welfare will be served by the deannexation of said Property.

[this portion intentionally left blank]

I hereby certify this document to be a true and correct copy of the original on file in the Cherokee County Commissioners Office.
This, the 16 day of May, 2023.

Christy Black, County Clerk

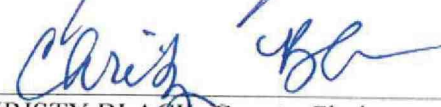
NOW, THEREFORE, BE IT RESOLVED THAT the Cherokee County Board of Commissioners, and it is hereby so resolved by the authority of the same, that the Cherokee County Board of Commissioners hereby consents to the proposed deannexation of Tract A of 334 Peninsula Pointe, Canton, Georgia 30115 from the corporate boundaries of the City of Holly Springs contingent upon the property being rezoned to AG and combined with 419 Charles Road, Canton, Georgia 30115, and hereby directs the County Clerk to provide a certified copy of this resolution to the owners of the Property and to the appropriate officials for the City of Holly Springs.

SO RESOLVED, APPROVED, AND ADOPTED this 2nd day of May, 2023.

By:


HARRY B. JOHNSTON, Chairman

Attest:


CHRISTY BLACK, County Clerk





COUNCIL AGENDA REPORT

FROM: Nancy Moon

SUBJECT: **ORD-04-2023**, proposed text amendment to the Holly Springs Zoning Ordinance, Article 2: Interpretations and Definitions to add definitions and Article 5: District Uses and Regulations to amend permitted uses and conditional uses

DATE: June 23, 2023

COUNCIL MEETING DATE: July 3, 2023

With the growth of the number of smoke shops and other retail stores selling a variety of CBD, and tobacco paraphernalia, the following changes to the Zoning Ordinance are recommended by staff and the Planning Commission:

ARTICLE 2: INTERPRETATIONS AND DEFINITIONS

CBD and/or Tobacco Specialty Store: Any premises dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of cannabinoid (CBD) or tobacco products including but not limited to CBD or tobacco paraphernalia, vape products, or any combination thereof. Products include the following: pipes, punctured metal bowls, bongs, water bongs, electric pipes, e-cigarettes, e-cigarette juice, buzz bombs, vaporizers, hookah, any devices for holding burning material, any electronic smoking device, and any substances that may be aerosolized or vaporized by such device. Lighters and matches shall be excluded from the definition of CBD and tobacco paraphernalia. Any grocery store, supermarket, convenience store or similar retail use that offers, as an ancillary use, conventional cigars, cigarettes, tobacco, or CBD retail products for sale shall not be defined as a "CBD and/or Tobacco Specialty Store" and shall not be subject to the Conditional Use Permit restrictions of Article 5, Section 5.4-11A CBD and/or Tobacco Specialty Store.

ARTICLE 5: DISTRICT USES AND REGULATIONS

5.2-8 GENERAL COMMERCIAL, GC

D) Conditional Uses

CBD and/or Tobacco Specialty Store

5.4-11A CBD and/or Tobacco Specialty Store. Retail stores defined under Article 2: Interpretations and Definitions of the Holly Springs Zoning Ordinance as "CBD and/or Tobacco Specialty Store" must satisfy the following requirements prior to the acceptance of a conditional

use permit. Distances required for the issuance of a conditional use permit shall be measured in lineal feet by the most direct route of travel on the ground as detailed below:

- a.) Proposed premises of the retail CBD and/or Tobacco Specialty Store establishment is greater than one thousand (1,000) feet from a religious institution, greater than one thousand (1,000) feet from a day care center, greater than one thousand (1,000) feet from a school, and greater than five thousand (5,000) feet from another retail CBD and/or Tobacco Specialty Store with an approved business license by the City of Holly Springs.

Distance from existing land use in feet	Religious Institution	Day Care Center	School	CBD and/or Tobacco Specialty Store
CBD and/or Tobacco Specialty Store	1,000 ft.	1,000 ft.	1,000 ft.	5,000 ft.

- b.) Means of measurement are further defined below:
1. *Church*: Measured from the front door of the proposed premises of a licensed retail CBD and/or Tobacco Specialty Store to the front door of the church.
 2. *School*: Measured from the front door of the proposed premises of a licensed retail CBD and/or Tobacco Specialty Store to the nearest property line of the real property being used for school or educational purposes.
 3. *Day Care*: Measured from the front door of the proposed premises of a licensed retail CBD and/or Tobacco Specialty Store to the nearest property line of the real property being used for day care services.
 4. *Existing retail CBD and/or Tobacco Specialty Store*: Measured from the front door of the proposed premises of a licensed retail CBD and/or Tobacco Specialty Store to the front door of the existing retail CBD and/or Tobacco Specialty Store.
- c.) A scale drawing from a registered surveyor identifying the location of the proposed premises and the distance to the nearest religious institution, school, day care center, and other business uses defined as a Retail CBD and/or Tobacco Specialty Store. Distance shall be measured in lineal feet by the most direct route of travel on the ground from premise to premise.
- d.) City Council, in its sole discretion, may consider a variance to reduce distance requirements using the standards set forth in Article 15: Variances, Appeals, and Special Exceptions of the Holly Springs Zoning Ordinance, in addition to the information provided in the application.

SAAS SERVICES AND SUBSCRIPTION AGREEMENT

This SaaS Services and Subscription Agreement (the “Agreement”) is entered into on this **th day** of (the “Effective Date”) between Acta Solutions Inc., a North Carolina corporation (the “Company”), and the Customer listed below (the “Customer”). This Agreement includes and incorporates the attached Terms and Conditions, and contains, among other things, warranty disclaimers, liability limitations and use limitations.

Customer: Holly Springs, GA	Contact: Nancy Moon
Address:	Phone: 770-345-5533
	E-Mail: nmoon@hollyspringsga.us
The “Services”: I. Personalized on-boarding process that will include support in creation of templates and guidance on installation of the solution II. Training provided to users in group and 1:1 setting on how to best leverage the solution III. Acta Mustang™, a cloud-based Outlook Add-in, that will provide department staff with: a. A bank of standardized, dynamic templates for staff to auto-populate responses to customer inquiries directly in their Outlook inboxes b. A secure web portal for centralized management of the knowledge base where Admin users can edit, organize, and maintain templates to ensure consistency of department communications c. A monthly data report to the Department Director and other leadership that includes data visualizations of customer inquiry topic distribution, customer inquiry volume, and other usage data IV. Continued technical maintenance, upkeep, and updating of the Acta Mustang™ Outlook Add-In	
Subscription Phase Term: 8/1/23-12/31/24	Subscription Phase Fees: \$400/month paid annually for a total of \$4,800, subject to the Terms and Conditions. We are prorating the Fees into two payments. The first payment will be for \$2,000. The second payment would start the annual payments.
Service Capacity: All subscription tiers come with implementation, onboarding, and live support. There is no cap on the number of templates. There is a service capacity of 10 users for the Basic Tier.	

Acta Solutions Inc.:

Holly Springs, GA:

By: _____

By: _____

Name: **Tai Huynh**

Name: _____

Title: **CEO**

Title: _____

TERMS AND CONDITIONS

1. SAAS SERVICES AND SUPPORT

1.1 Subject to the terms of this Agreement, Company will use commercially reasonable efforts to provide Customer the Services for Customer's internal business purposes only. As part of the registration process, Customer will identify an administrative username and password for Customer's Company account. Company reserves the right to refuse registration of or cancel passwords it deems inappropriate.

2. RESTRICTIONS AND RESPONSIBILITIES

2.1 Customer will not, directly or indirectly: reverse engineer, decompile, disassemble or otherwise attempt to discover the source code, object code or underlying structure, ideas, know-how or algorithms relevant to the Services or any software, documentation or data related to the Services ("Software"); modify, translate, or create derivative works based on the Services or any Software (except to the extent expressly permitted by Company or authorized within the Services); use the Services or any Software for the benefit of a third party; or remove any proprietary notices or labels.

2.2 Further, Customer may not remove or export from the United States or allow the export or re-export of the Services, Software or anything related thereto, or any direct product thereof in violation of any restrictions, laws or regulations of the United States Department of Commerce, the United States Department of Treasury Office of Foreign Assets Control, or any other United States or foreign agency or authority. As defined in FAR section 2.101, the Software and documentation are "commercial items" and according to DFAR section 252.227-7014(a)(1) and (5) are deemed to be "commercial computer software" and "commercial computer software documentation." Consistent with DFAR section 227.7202 and FAR section 12.212, any use modification, reproduction, release, performance, display, or disclosure of such commercial software or commercial software documentation by the U.S. Government will be governed solely by the terms of this Agreement and will be prohibited except to the extent expressly permitted by the terms of this Agreement.

2.3 Customer represents, covenants, and warrants that Customer will use the Services only in compliance with Company's standard policies then in effect (the "Policy") and all applicable laws and regulations. Customer hereby agrees to indemnify and hold harmless Company against any damages, losses, liabilities, settlements and expenses (including without limitation costs and attorneys' fees) in connection with any claim or action that arises from an alleged violation of the foregoing or otherwise from Customer's use of Services. Although Company has no obligation to monitor Customer's use of the Services, Company may do so and may prohibit any use of the Services it believes may be (or alleged to be) in violation of the foregoing.

2.4 Customer shall be responsible for providing Company with all necessary access and permissions required by Company to provide the Services, including, without limitation all standard

permissions required by Microsoft Outlook Add-ins, including access to the read view of incoming emails while the Acta Mustang™ Add-in is open and edit access on outgoing emails that users use the Acta Mustang™ Add-in to modify prior to sending. Customer shall be responsible for obtaining and maintaining any equipment and ancillary services needed to connect to, access or otherwise use the Services, including, without limitation, modems, hardware, servers, software, operating systems, networking, web servers and the like (collectively, "Equipment"). Customer shall also be responsible for maintaining the security of the Equipment, Customer account, passwords (including but not limited to administrative and user passwords) and files, and for all uses of Customer account or the Equipment with or without Customer's knowledge or consent.

3. CONFIDENTIALITY; PROPRIETARY RIGHTS

3.1 Each party (the "Receiving Party") understands that the other party (the "Disclosing Party") has disclosed or may disclose business, technical or financial information relating to the Disclosing Party's business (hereinafter referred to as "Proprietary Information" of the Disclosing Party). Proprietary Information of Company includes non-public information regarding features, functionality and performance of the Service. Proprietary Information of Customer includes non-public data provided by Customer to Company to enable the provision of the Services ("Customer Data"). The Receiving Party agrees: (i) to take reasonable precautions to protect such Proprietary Information, and (ii) not to use (except in performance of the Services or as otherwise permitted herein) or divulge to any third person any such Proprietary Information. The Disclosing Party agrees that the foregoing shall not apply with respect to any information after three (3) years following the disclosure thereof or any information that the Receiving Party can document (a) is or becomes generally available to the public, or (b) was in its possession or known by it prior to receipt from the Disclosing Party, or (c) was rightfully disclosed to it without restriction by a third party, or (d) was independently developed without use of any Proprietary Information of the Disclosing Party or (e) is required to be disclosed by law.

3.2 Customer shall own all right, title and interest in and to the Customer Data, as well as any data that is based on or derived from the Customer Data and created specifically for Customer as part of the Services. Company shall own and retain all right, title and interest in and to (a) the Services and Software, all improvements, enhancements or modifications thereto, (b) any software, applications, inventions or other technology developed in connection with Implementation Services or support, (c) all analyses and any other associated information created or conducted by Company and including the right to aggregate and reuse all such information for any purpose, and (d) all intellectual property rights related to any of the foregoing.

3.3 Notwithstanding anything to the contrary, Company shall have the right to collect, analyze, and aggregate data and other

information relating to the provision, use, and performance of various aspects of the Services and related systems and technologies (including, without limitation, information concerning Customer Data and data derived therefrom), and Company will be free (during and after the term hereof) to (i) use such information and data to improve and enhance the Services and for other development, diagnostic and corrective purposes in connection with the Services and other Company offerings, and (ii) disclose such data solely in aggregate or other de-identified form in connection with its business. No rights or licenses are granted except as expressly set forth herein.

4. PAYMENT OF FEES

4.1 Customer will pay Company the then applicable fees described in the SaaS Services and Subscription Agreement for the Services in accordance with the terms therein (the "Fees"). Except as otherwise specified herein or in the SaaS Services and Subscription Agreement (a) fees based on subscriptions purchased apply whether or not the subscription is actually used, (b) payment obligations are non-cancelable and fees paid are non-refundable except as expressly stated herein, and (c) purchased quantities or amounts cannot be decreased during the relevant Subscription Phase Term stated in the SaaS Services and Subscription Agreement. Subscription fees are charged on an annual basis and due in advance. Fees and charges for other services are as indicated in the SaaS Services and Subscription Agreement. If Customer's use of the Services exceeds the Service Capacity set forth on the SaaS Services Agreement or otherwise requires the payment of additional fees (per the terms of this Agreement), Customer shall be billed for such usage and Customer agrees to pay the additional fees in the manner provided herein. Company reserves the right to change the Fees or applicable charges and to institute new charges and Fees at the end of the initial Subscription Phase Term or then-current renewal term, upon thirty (30) days prior notice to Customer (which may be sent by email). If Customer believes that Company has billed Customer incorrectly, Customer must contact Company no later than sixty (60) days after the closing date on the first billing statement in which the error or problem appeared, in order to receive an adjustment or credit. Inquiries should be directed to Company's customer support department.

4.2 Company may choose to bill through an invoice, in which case, full payment for invoices issued in any given month must be received by Company thirty (30) days after the mailing date of the invoice. Unpaid amounts are subject to a finance charge of 1.5% per month on any outstanding balance, or the maximum permitted by law, whichever is lower, plus all expenses of collection and may result in immediate termination of Service. Customer shall be responsible for all taxes associated with Services. If any undisputed amount owing by Customer under this or any other agreement for the Services is thirty (30) or more days overdue, Company may, without limiting its other rights and remedies, suspend Services to Customer and Customer's access to the Services until such amounts are paid in full. Company will give Customer at least seven (7) days' prior written notice that

Customer's account is overdue before suspending the Services to Customer and Customer's access to the Services.

4.3 Unless otherwise stated, Company's fees do not include any taxes, levies, duties or similar governmental assessments of any nature, including value-added, sales, use or withholding taxes, assessable by any local, state, provincial, federal or foreign jurisdiction (collectively, "Taxes"). Customer is responsible for paying all Taxes associated with its purchases hereunder. If Company has the legal obligation to pay or collect Taxes for which Customer is responsible under this paragraph, the appropriate amount shall be invoiced to and paid by Customer, unless Customer provides Company with a valid tax exemption certificate authorized by the appropriate taxing authority. For clarity, Company is solely responsible for taxes assessable against Company based on its income, property and employees.

5. TERM AND TERMINATION

5.1 Subject to earlier termination as provided below, this Agreement is for the Subscription Phase Term as specified in the SaaS Services Agreement, and shall be automatically renewed for additional commercial periods of the same duration as the Subscription Phase Term (collectively, the "Term"), unless either party requests termination at least thirty (30) days prior to the end of the then-current term.

5.2 In addition to any other remedies it may have, either party may also terminate this Agreement upon thirty (30) days' notice (or without notice in the case of nonpayment), if the other party materially breaches any of the terms or conditions of this Agreement. Customer will pay in full for the Services up to and including the last day on which the Services are provided. All sections of this Agreement which by their nature should survive termination will survive termination, including, without limitation, accrued rights to payment, confidentiality obligations, warranty disclaimers, and limitations of liability.

6. WARRANTY AND DISCLAIMER

Company shall use reasonable efforts consistent with prevailing industry standards to maintain the Services in a manner which minimizes errors and interruptions in the Services. Services may be temporarily unavailable for scheduled maintenance or for unscheduled emergency maintenance, either by Company or by third-party providers, or because of other causes beyond Company's reasonable control, but Company shall use reasonable efforts to provide advance notice in writing or by e-mail of any scheduled service disruption. EXCEPT AS EXPRESSLY PROVIDED HEREIN, COMPANY DOES NOT MAKE ANY WARRANTIES OF ANY KIND, WHETHER EXPRESS, IMPLIED, STATUTORY OR OTHERWISE. THE SERVICES ARE PROVIDED "AS IS", AND COMPANY SPECIFICALLY DISCLAIMS ALL IMPLIED WARRANTIES, INCLUDING ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND WARRANTIES OF TITLE AND NON-INFRINGEMENT TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW. COMPANY DOES NOT REPRESENT OR WARRANT THAT USE OF THE

SERVICES WILL BE ERROR-FREE, COMPLETELY SECURE, OR UNINTERRUPTED, OR THAT THE SERVICES WILL MEET ANY OF CUSTOMER'S REQUIREMENTS, OR THAT DEFECTS IN THE SERVICES WILL BE CORRECTED..

7. TECHNICAL SUPPORT.

Company will provide Technical Support to Customer via both telephone and electronic mail on weekdays during the hours of 9:00 am through 7:00 pm Eastern time, with the exclusion of Federal Holidays ("**Support Hours**"). Customer may initiate a helpdesk ticket during Support Hours by calling **317-677-6787** or any time by emailing **pavani@actasolutions.io**. Company will use commercially reasonable efforts to respond to all Helpdesk tickets within one (1) business day.

8. LIMITATION OF LIABILITY

NOTWITHSTANDING ANYTHING TO THE CONTRARY, COMPANY AND ITS SUPPLIERS (INCLUDING BUT NOT LIMITED TO ALL EQUIPMENT AND TECHNOLOGY SUPPLIERS), OFFICERS, AFFILIATES, REPRESENTATIVES, CONTRACTORS AND EMPLOYEES SHALL NOT BE RESPONSIBLE OR LIABLE WITH RESPECT TO ANY SUBJECT MATTER OF THIS AGREEMENT OR TERMS AND CONDITIONS RELATED THERETO UNDER ANY CONTRACT, NEGLIGENCE, STRICT LIABILITY OR OTHER THEORY: (A) FOR ERROR OR INTERRUPTION OF USE OR FOR LOSS OR INACCURACY OR CORRUPTION OF DATA OR COST OF PROCUREMENT OF SUBSTITUTE GOODS, SERVICES OR TECHNOLOGY OR LOSS OF BUSINESS; (B) FOR ANY INDIRECT, EXEMPLARY, INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES; (C) FOR ANY MATTER BEYOND COMPANY'S REASONABLE CONTROL; OR (D) FOR ANY AMOUNTS THAT, TOGETHER WITH AMOUNTS ASSOCIATED WITH ALL OTHER CLAIMS, EXCEED THE FEES PAID BY CUSTOMER TO COMPANY FOR THE SERVICES UNDER THIS AGREEMENT IN THE 12 MONTHS PRIOR TO THE ACT THAT GAVE RISE TO THE LIABILITY, IN EACH CASE, WHETHER OR NOT COMPANY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

9. MISCELLANEOUS

If any provision of this Agreement is found to be unenforceable or invalid, that provision will be limited or eliminated to the minimum extent necessary so that this Agreement will otherwise remain in full force and effect and enforceable. This Agreement is not assignable, transferable or sublicensable by Customer except with Company's prior written consent. Company may transfer and assign any of its rights and obligations under this Agreement without consent. This Agreement is the complete and exclusive statement of the mutual understanding of the parties and supersedes and cancels all previous written and oral agreements, communications and other understandings relating to the subject matter of this Agreement, and that all waivers and modifications must be in a writing signed

by both parties, except as otherwise provided herein. No agency, partnership, joint venture, or employment is created as a result of this Agreement and Customer does not have any authority of any kind to bind Company in any respect whatsoever. Unless otherwise specified, all notices under this Agreement will be in writing and will be deemed to have been duly given when received, if personally delivered; when receipt is electronically confirmed, if transmitted by facsimile or e-mail; the day after it is sent, if sent for next day delivery by recognized overnight delivery service; and upon receipt, if sent by certified or registered mail, return receipt requested. This Agreement shall be governed by the laws of the State of North Carolina without regard to its conflict of law's provisions. The parties shall work together in good faith to issue at least one mutually agreed upon press release within 90 days of the Effective Date, and Customer otherwise agrees to reasonably cooperate with Company to serve as a reference account upon request.



Acta Solutions Inc.
201 W Main St Suite 100 PMB 309
Durham, NC 27701

Quote

Valid for 60 days -- Submitted 6/5/23

Quote for

Nancy Moon
Holly Springs, GA

Quote

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Description	Duration (Months)	Per month price	Total price
Acta Annual Subscription - Basic Tier (1/1/24-12/31/24)	12	\$400.00	\$4,800.00

Notes:

Subtotal

\$4,800.00

This quote is for a Basic Tier Annual subscription to the Acta platform. The subscription includes access to our Outlook Add-in, Knowledge Base Manager, and data analytics.

The Basic Tier comes with 10 users and unlimited Blocks. Our pricing is all-inclusive of implementation, onboarding, training, and live support provided during duration of the subscription.

Total Due: \$4,800.00



Acta Solutions Inc.
201 W Main St Suite 100 PMB 309
Durham, NC 27701

Quote

Valid for 60 days -- Submitted 6/5/23

Quote for

Nancy Moon
Holly Springs, GA

Quote

78

Description	Duration (Months)	Per month price	Total price
Acta Pro-rated Subscription - Basic Tier (8/1/23-12/31/23)	5	\$400.00	\$2,000.00

Notes:

Subtotal

\$2,000.00

This quote is for a Basic Tier pro-rated subscription to the Acta platform. The subscription includes access to our Outlook Add-in, Knowledge Base Manager, and data analytics.

The Basic Tier comes with 10 users and unlimited Blocks. Our pricing is all-inclusive of implementation, onboarding, training, and live support provided during duration of the subscription.

Total Due: \$2,000.00

TITLE VI NON-DISCRIMINATION AGREEMENT

The Georgia Department of Transportation
and

The City of Holly Springs

Name of Recipient

Policy Statement

The **(Name of Recipient)** City of Holly Springs, hereinafter referred to as the "Recipient" assures that no person shall on the grounds of race, color, national origin, or sex, as provided by Title VI of the Civil Rights Act of 1964, and the Civil Rights Restoration Act of 1987 be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity. The Recipient further assures every effort will be made to ensure non-discrimination in all of its programs and activities, whether those programs and activities are federally funded or not.

The Civil Rights Restoration Act of 1987, broadened the scope of Title VI coverage by expanding the definition of terms "programs or activities" to include **all** programs or activities of Federal Aid recipients, sub-recipients, and contractors/consultants, whether such programs and activities are federally assisted or not.

In the event the Recipient distributes federal aid funds to a sub-recipient, the Recipient will include Title VI language in all written agreements and will monitor for compliance.

The Recipient's **(Name of person/division)** Community Development Director, is responsible for initiating and monitoring Title VI activities, preparing reports and other responsibilities as required by 23 Code of Federal Regulation(CFR) 200 and 49 Code of Federal Regulation 21.

Steven W. Miller

Name of Responsible Agency Official (Please Print)

Mayor

Title

July 17, 2023

Date

Title VI Program

Organization and Staffing

Pursuant to 23 CFR 200, **(Name of Recipient)** the City of Holly Springs has appointed a Title VI Specialist who is responsible for **Attachment 1**, which describes the hierarchy for **(Name of Recipient)'s** the City of Holly Springs Title VI Program, including an organization's chart illustrating the level and placement of Title VI responsibilities.

Assurances

49 CFR Part 21.7

The City of Holly Springs, hereby gives assurances:

1. That no person shall on the grounds of race, color, national origin, and sex, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity conducted by the recipient regardless of whether those programs and activities are Federally funded or not. Activities and programs which the recipient hereby agrees to carry out in compliance with Title VI and related statutes include but are not limited to:
 - List all major programs and activities of the recipient and Title VI responsibilities for each one of them. Include information as **Attachment 2** to this Nondiscrimination Agreement.
2. That it will promptly take any measures necessary to effectuate this agreement.
3. That each program, activity, and facility as defined at 49 CFR 21.23(b) and (e), and the Civil Rights Restoration Act of 1987 will be (with regard to a program or activity) conducted, or will be (with regard to a facility) operated in compliance with the nondiscriminatory requirements imposed by, or pursuant to, this agreement.
4. That these assurances are given in consideration of and for the purpose of obtaining any and all Federal grants, loans, contracts, property, discounts or other Federal financial assistance extended after the date hereof to the recipient by the Georgia Department of Transportation (GDOT) under the Federally-Funded Program and is binding on it, other recipients, subgrantees, contractors, sub-contractors, transferees, successors in interest and other participants. The person or persons whose signatures appear below are authorized to sign these assurances on behalf of the Recipient.
5. That the Recipient shall insert the following notification in all solicitations for bids for work or material subject to the Regulations and made in connection with all Federally-Funded programs and, in adapted form all proposals for negotiated agreements.

The Recipient, in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises as defined at 49 CFR Part 23 will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, or sex in consideration for an award.

6. That the Recipient shall insert the clauses of Appendix A of this Agreement in every contract subject to the Act and the Regulations.
7. That the Recipient shall insert the clauses of Appendix B of this Agreement, as a covenant running with the land, in any deed from the United States effecting a transfer of real property, structures, or improvements thereon, or interest therein.
8. That the Recipient shall include the appropriate clauses set forth in Appendix C of this Agreement, as a covenant running with the land, in any future deeds, leases, permits, licenses, and similar agreements entered into by the Recipient with other parties: (a) for the subsequent transfer of real property acquired or improved under a Federal Aid Program; and (b) for the construction or use of or access to space on, over or under real property acquired, or improved under a Federal Aid Program.
9. The Recipient agrees that the United States has a right to seek judicial enforcement with regard to any matter arising under the Act, the Regulations, and this agreement.

Implementation Procedures

This agreement shall serve as the recipient's Title VI plan pursuant to 23 CFR 200 and 49 CFR 21.

For the purpose of this agreement, "Federal Assistance" shall include:

1. grants and loans of Federal funds,
2. the grant or donation of Federal property and interest in property,
3. the detail of Federal personnel,
4. the sale and lease of, and the permission to use (on other than a casual or transient basis), Federal property or any interest in such property without consideration or at a nominal consideration, or at a consideration which is reduced for the purpose of assisting the recipient, or in recognition of the public interest to be served by such sale or lease to the recipient, and
5. any Federal agreement, arrangement, or other contract which has as one of its purposes, the provision of assistance.

The recipient shall:

1. Issue a policy statement, signed by the head of the recipient, which expresses its commitment to the nondiscrimination provisions of Title VI. The policy statement shall be circulated throughout the recipient's organization and to the general public. Such information shall be published where appropriate in languages other than English.
2. Take affirmative action to correct any deficiencies found by GDOT or the United States Department of Transportation (USDOT) within a reasonable time period, not to exceed 90 days, in order to implement Title VI compliance in accordance with this agreement. The head of the recipient shall be held responsible for implementing Title VI requirements.
3. Establish a civil rights unit and designate a coordinator who has a responsible position in the organization and easy access to the head of the recipient. This unit shall contain a Title VI Specialist, who shall be responsible for initiating and monitoring Title VI activities and preparing required reports.
4. Adequately staff the civil rights unit to effectively implement the civil rights requirements.
5. Process complaints of discrimination consistent with the provisions contained in this agreement. Investigations shall be conducted by civil rights personnel trained in discrimination complaint investigation. Identify each complainant by race, color, national origin or sex, the nature of the complaint, the date the complaint was filed, the date the investigation was completed, the disposition, the date of the disposition, and other pertinent information. A copy of the complaint, together with a copy of the recipient's report

of investigation, will be forwarded to GDOT's Office of Equal Employment Opportunity (OEEO) within 10 days of the date the complaint was received by the recipient.

6. Collect statistical data (race, color, national origin, sex) of participants in, and beneficiaries of the programs and activities conducted by the recipient.
7. Conduct Title VI reviews of the recipient and sub-recipient contractor/consultant program areas and activities. Revise where applicable, policies, procedures and directives to include Title VI requirements.
8. Conduct training programs on Title VI and related statutes.
9. Prepare a yearly report of Title VI accomplishments for the last year and goals for the next year.

a) Annual Work Plan

Outline Title VI monitoring and review activities planned for the coming year; state by which each activity will be accomplished and target date for completion.

b) Accomplishment Report

List major accomplishments made regarding Title VI activities. Include instances where Title VI issues were identified and discrimination was prevented. Indicate activities and efforts the Title VI Specialist and program area personnel have undertaken in monitoring Title VI. Include a description of the scope and conclusions of any special reviews (internal or external) conducted by the Title VI Specialist. List any major problem(s) identified and corrective action taken. Include a summary and status report on any Title VI complaints filed with the recipient.

Discrimination Complaint Procedure

1. Any person who believes that he or she, individually, as a member of any specific class, or in connection with any disadvantaged business enterprise, has been subjected to discrimination prohibited by Title VI of the Civil Rights Act of 1964, the American with Disabilities Act of 1990, Section 504 of the Vocational Rehabilitation Act of 1973 and the Civil Rights Restoration Act of 1987, as amended, may file a complaint with the recipient. A complaint may also be filed by a representative on behalf of such a person. All complaints will be referred to the recipient's Title VI Specialist for review and action.
2. In order to have the complaint consideration under this procedure, the complainant must file the complaint no later than 180 days after:
 - a) The date of alleged act of discrimination; or
 - b) Where there has been a continuing course of conduct, the date on which that conduct was discontinued.

In either case, the recipient or his/her designee may extend the time for filing or waive the time limit in the interest of justice, specifying in writing the reason for so doing.

3. Complaints shall be in writing and shall be signed by the complainant and/or the complainant's representative. Complaints shall set forth as fully as possible the facts and circumstances surrounding the claimed discrimination. In the event that a person makes a verbal complaint of discrimination to an officer or employee of the recipient, the person shall be interviewed by the Title VI Specialist. If necessary, the Title VI Specialist will assist the person in reducing the complaint to writing and submit the written version of the complaint to the person for signature. The complaint shall then be handled according to the recipient's investigative procedures.
4. Within 10 days, the Title VI Specialist will acknowledge receipt of the allegation, inform the complainant of action taken or proposed action to process the allegation, and advise the complainant of other avenues of redress available, such as GDOT and USDOT.
5. The recipient will advise GDOT within 10 days of receipt of the allegations. Generally, the following information will be included in every notification to GDOT:
 - a) Name, address, and phone number of the complainant.
 - b) Name(s) and address (es) of alleged discriminating official(s).
 - c) Basis of complaint (i.e., race, color, national origin or sex)
 - d) Date of alleged discriminatory act(s).
 - e) Date of complaint received by the recipient.
 - f) A statement of the complaint.

- g) Other agencies (state, local or Federal) where the complaint has been filed.
 - h) An explanation of the actions the recipient has taken or proposed to resolve the issue raised in the complaint.
- 6. Within 60 days, the Title VI Specialist will conduct an investigation of the allegation and based on the information obtained, will render a recommendation for action in a report of findings to the head of the recipient. The complaint should be resolved by informal means whenever possible. Such informal attempts and their results will be summarized in the report of findings.
 - 7. Within 90 days of receipt of the complaint, the head of the recipient will notify the complainant in writing of the final decision reached, including the proposed disposition of the matter. The notification will advise the complainant of his/her appeal rights with GDOT, or USDOT, if they are dissatisfied with the final decision rendered by the Recipient. The Title VI Specialist will also provide GDOT with a copy of this decision and summary of findings upon completion of the investigation.
 - 8. Contact for GDOT's Title VI staff is as follows:

Georgia Department of Transportation

Office of Equal Opportunity, Title VI/ Program

600 West Peachtree Street, N.W. 7th Floor

Atlanta, GA 30308

(404) 631-1497

Sanctions

In the event the recipient fails or refuses to comply with the terms of this agreement, the GDOT may take any or all of the following actions:

- a) Cancel, terminate, or suspend this agreement in whole or in part;
- b) Refrain from extending any further assistance to the recipient under the program from which the failure or refusal occurred until satisfactory assurance of future compliance has been received from the recipient.
- c) Take such other action that may be deemed appropriate under the circumstances, until compliance or remedial action has been accomplished by the recipient.
- d) Refer the case to the Department of Justice for appropriate legal proceedings.

SIGNED FOR THE GEORGIA DEPARTMENT OF TRANSPORTATION:

Signature

EEO Director

Title

Date

NAME OF RECIPIENT:

Signature

Mayor

Title

July 17, 2023

Date

Appendix A

During the performance of this contract, the contractor/consultant, for itself, its assignees and successors in interest (hereinafter referred to as the “contractor”) agrees as follows:

1. Compliance with Regulations

The contractor shall comply with the Regulations relative to non-discrimination in federally assisted programs of United States Department of Transportation (USDOT), Title 49, Code of Federal Regulations, part 21, as they may be amended from time to time, (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this contract.

2. Non-discrimination

The contractor, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, sex, or national origin in the selection and retention of sub-contractors, including procurement of materials and leases of equipment. The contractor shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix B of the Regulations.

3. Solicitations for Sub-contracts, Including Procurement of Materials and Equipment

In all solicitations either by competitive bidding or negotiations made by the contractor for work to be performed under a sub-contract, including procurement of materials or leases of equipment, each potential sub-contractor or supplier shall be notified by the contractor of the contractor’s obligations under this contract and the Regulations relative to non-discrimination on the grounds of race, color, sex, or national origin.

4. Information and Reports

The contractor shall provide all information and reports required by the Regulations or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the contracting agency or the appropriate federal agency to be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish this information, the contractor shall so certify to GDOT or the USDOT as appropriate, and shall set forth what efforts it has made to obtain the information.

5. Sanctions for Non-compliance

In the event of the contractor’s non-compliance with the non-discrimination provisions of this contract, the contracting agency shall impose such contract sanctions as it or the USDOT may determine to be appropriate, including, but not limited to:

- Withholding of payments to the contractor under the contract until the contractor complies, and/or;
- Cancellation, termination, or suspension of the contract, in whole or in part

6. Incorporation of Provisions

The contractor shall include the provisions of paragraphs (1) through (5) in every sub-contract, including procurement of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The contractor shall take such action with respect to any sub-contractor or procurement as the contracting agency or USDOT may direct as a means of enforcing such provisions including sanctions for non-compliance.

Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a sub-contractor or supplier as a result of such direction, the contractor may request GDOT enter into such litigation to protect the interests of the state and, in addition, the contractor may request the USDOT enter into such litigation to protect the interests of the United States.

Appendix B

The following clauses shall be included in any and all deeds affecting or recording the transfer of real property, structures or improvements thereon, or interest therein from the United States.

GRANTING CLAUSE

NOW THEREFORE, Department of Transportation, as authorized by law, and upon the condition that the state of Georgia will accept title to the lands and maintain the project constructed thereon, in accordance with Title 23, United States Code, the Regulations for the Administration of Federal Aid for Highways and the policies and procedures prescribed by the United States Department of Transportation and, also in accordance with an in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, the Department of Transportation GDOT (hereinafter referred to as the Regulations) pertaining to and effectuating the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252: 42 USC 2000d to 2000d - 4) does hereby remise, release, quitclaim, and convey unto the state of Georgia all the right, title, and interest of the Department of Transportation in and to said land described in Exhibit A attached hereto and made a part thereof.

HABENDUM CLAUSE

TO HAVE AND TO HOLD said lands and interests therein unto the state of Georgia, and its successors forever, subject, however, to the covenants, conditions, restrictions and reservations herein contained as follows, which will remain in effect for the period during which the real property or structures are used for a purpose for which the federal financial assistance is extended or for another purpose involving the provisions of similar services or benefits and shall be binding on the state of Georgia, its successors, and assigns.

The state of Georgia, in consideration of the conveyance of said lands and interests in lands, does hereby covenant and agree as a covenant running with the land for itself, its successors and assigns, that (1) no person shall on the grounds of race, color, sex or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subject to discrimination with regard to any facility located wholly or in part on, over, or under such lands hereby conveyed (,)(and)* (2) that the state of Georgia, shall use the lands and interests in lands so conveyed, in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, part 21, Non-discrimination of federally assisted programs of the Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended (,) and (3) that in the event of breach of any of the above mentioned non-discrimination conditions, the department shall have a right to reenter said lands and facilities on said land, and the above described land and facilities shall thereon revert to and vest in and become the absolute property of the Department of Transportation and its assigns as such interest existed prior to this instruction.¹

¹ Reverter Clause and related language to be used only when it is determined that such a clause is necessary in order to effectuate the purpose of Title VI of the Civil Rights Act of 1964.

Appendix C

The following clauses shall be included in all deeds, licenses, leases, permits, or similar instruments entered into by (Recipient) pursuant to the provisions of Assurance 8.

The LESSEE, for himself or herself, his or her heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that in the event facilities are constructed, maintained, or otherwise operated on the said property described in this lease, for a purpose of which a Department of Transportation program or activity is extended or for another purpose involving the provision of similar services or benefits, the LESSEE shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, part 21, Non-discrimination in federally assisted programs of the Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964, as said Regulations may be amended.

That in the event of breach of any of the above non-discrimination covenants, the STATE shall have the right to terminate the lease, and to reenter and repossess said land and the facilities thereon, and hold the same as if said lease has never been made or issued.

The following shall be included in all deeds, licenses, leases, permits, or similar agreements entered into by the Georgia State Department of Transportation pursuant to the provisions of Assurance 8.

The LESSEE, or himself or herself, his or her personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that (1) no person, on the grounds of race, color, sex, or national origin, shall be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over or under such land and furnishing of services thereon, no person on the grounds of race, color, sex, and national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, (3) that the LESSEE shall use the premises in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, part 21, Non-discrimination in federally assisted programs of the Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.

That in the event of breach of any of the above non-discrimination covenants, the STATE shall have the right to terminate the lease, and to reenter and repossess said land and the facilities thereon, and hold the same as if said lease had never been made or issued.



Vertical Earth
6025 Matt Highway
Cumming, GA 30028
770-888-2224 Office

CO 10

SITE: Holly Springs Mixed Use
Holly Springs, GA

DATE: 06/20/2023

SCOPE OF WORK: Install 2 additional sanitary sewer cleanouts not shown on the plans per CCWSA request.

Description	Quantity	Unit Rate	Total Amount
Materials	1 LS	\$1,500.00	\$1,500.00
Install 2X6" cleanouts on existing 6" PVC sewer line at 18.5' deep	1 LS	\$4,000.00	\$4,000.00
Shoring	1 LS	\$1,500.00	\$1,500.00
		Subtotal	\$ 7,000.00
		15% Markup	\$ 1,050.00
		Total Cleanout Add	\$ 8,050.00

Vertical Earth, Inc.

Kate Ridgely

Date:

6/20/2023

City of Holly Springs

Steven W. Miller, Mayor

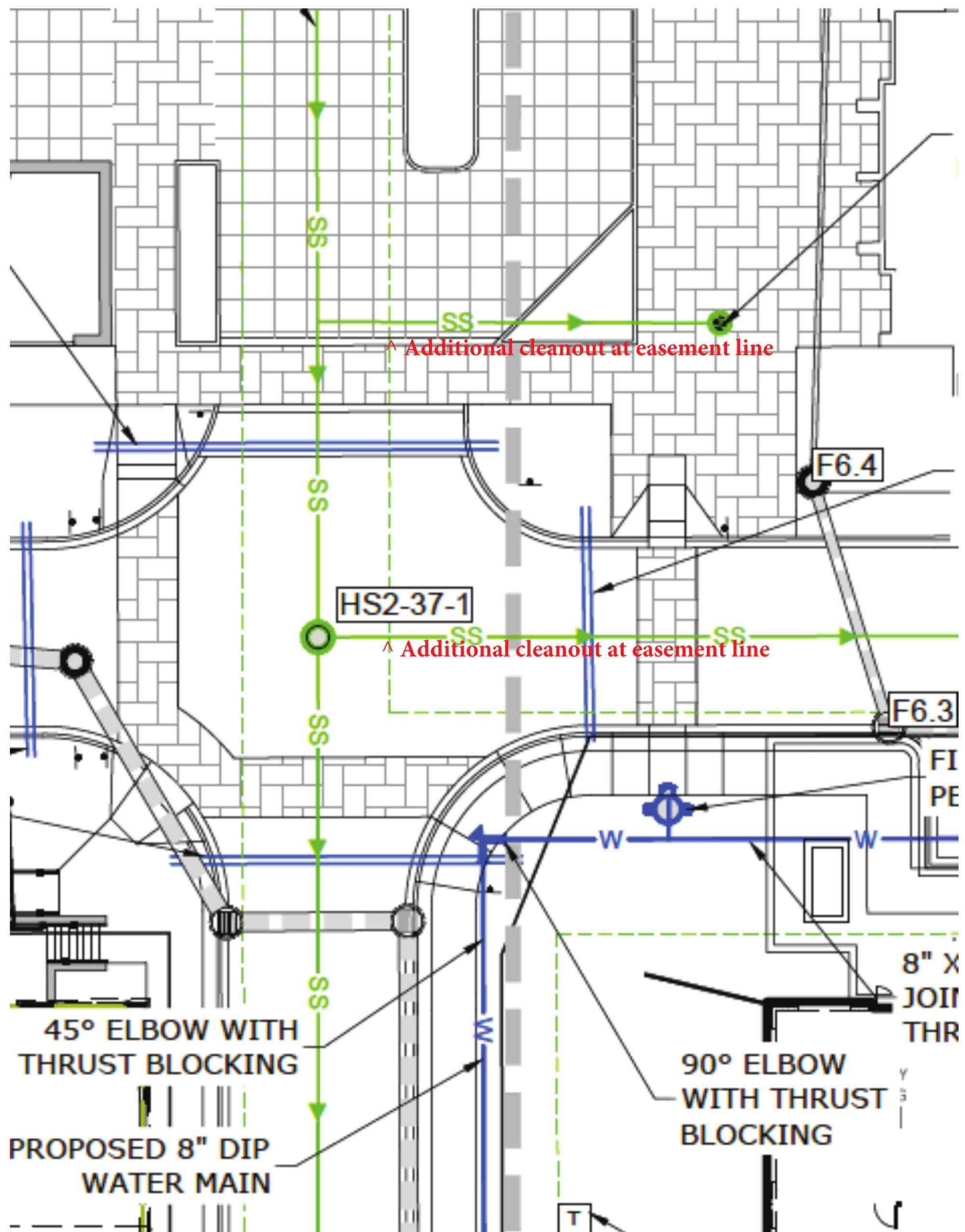
Date:

Downtown Development Authority of Holly Springs

Date:

Attest:

Karen Norred, City Clerk
(Seal)





Vertical Earth
6025 Matt Highway
Cumming, GA 30028
770-888-2224 Office

CO 11

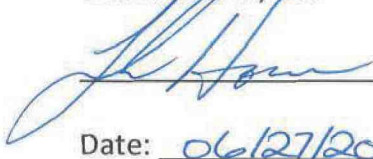
SITE: Holly Springs Mixed Use
Holly Springs, GA

DATE: 06/27/2023

SCOPE OF WORK: Touchless water meter lids and nipples for Town Homes (35 EA) and City Homes (30 EA).

Description	Quantity	Unit Rate	Total Amount
Touchless Meter Lids	65 EA	\$ 46.75	\$ 3,038.75
Meter Nipples	65 EA	\$ 40.00	\$ 2,600.00
		Subtotal	\$ 5,638.75
		15% Markup	\$ 845.81
Total Touchless Lid (Rounded to the nearest dollar)			\$ 6,485.00

Vertical Earth, Inc.


Date: 06/27/2023

City of Holly Springs

Steven W. Miller, Mayor

Date: _____

Downtown Development Authority of Holly Springs

Date: _____

Attest:

Karen Norred, City Clerk
(Seal)

PRECAST PARKING DECK CONTRACT

Holly Springs Precast Parking Deck Project Holly Springs, GA

This agreement (hereinafter "**Contract**") made this ____ day of _____, **2023**, among the **City of Holly Springs and Downtown Development Authority of Holly Springs** (hereinafter referred to as "**Owners**"), and **Tindall Corporation** (hereinafter referred to as "**Contractor**"), and relating to work to be performed in the construction of **City of Holly Springs and the Downtown Development Authority of Holly Springs (DDA) Precast Parking Deck Project RFB #2023-01** in the City of Holly Springs, Cherokee County, Georgia, as more particularly described in **Exhibit "J" Legal Description** attached hereto and incorporated herein by reference thereto (hereinafter referred to as "**Project**"). The Engineer for the Project is **Kimley-Horn and Associates, Inc.** (hereinafter referred to as "**Engineer**"). This work is to be administrated by **Stonecrest Homes GA, LLC** (hereinafter referred to as "**Project Manager**"). The terms Owners and Project Manager include their authorized representatives.

WITNESSETH

1. Definitions.

1.1. The Contract Documents. The "Contract Documents" consist of this Construction Contract, plans, specifications and documents as set forth on **Exhibit "A" Plan List**, which plans and specifications are incorporated herein by reference and all other items as reflected in **Exhibit "B" General Conditions**. If the plans and specifications set forth on **Exhibit "A" Plan List** are preliminary plans and specifications, the final plans and specifications shall be consistent with the preliminary plans and specifications, and notwithstanding anything to the contrary in this Contract, the Stipulated Sum shall not be increased as a result of any changes in or further refinements to the plans and specifications unless the final plans and specifications include additional Work requested by the Owners (and not contemplated by or inferable from the preliminary plans and specifications) and the Owners have approved and signed a Change Order in connection therewith. Once the final plans and specifications have been completed by Owners, they shall be substituted for those plans and specifications set forth on **Exhibit "A" Plan List** attached hereto.

1.2. The Work. The "**Work**" is comprised of the installation of **Precast Parking Deck Improvements** and all improvements as outlined in the Contract Documents, **Exhibit "B" General Conditions**, as well as other services contemplated by the Contract Documents and includes all labor and coordination necessary to produce such construction or perform such services and all materials and equipment incorporated or to be incorporated in such construction or required to perform such services. Work not expressly covered by the Contract Documents will nevertheless be furnished by the Contractor if it is reasonably inferable therefrom as being necessary to produce the intended results. The Owner reserves the right to implement changes in the scope of the Work as defined in the Contract documents and by this Contract, which may add to or reduce the cost of certain portions of that Work. If changes are made, a change order shall be completed and approved by Owners and Contractor incorporating the addition or reduction as an extension of this Contract.

1.3. Contractor's Work. Contractor agrees to furnish all labor, material, supplies and equipment, and all services necessary to complete the Work, and shall perform the Work in strict accordance with the terms hereof. The Work is to be done under the direction of the Contractor or its designee and shall be approved by the Owners and Project Manager before Contractor shall be entitled to any payment hereunder.

1.4 The Contractor hereby agrees to commence work under this Contract on or before a date

to be specified in a written Notice to Proceed of the Owners and to fully complete the project within **18 consecutive months** thereafter.

2. Contractor's Responsibilities.

2.1. The Contractor shall supervise and direct the Work using its best skill and attention. The Contractor shall be solely responsible for all construction means, methods, techniques, sequences, and procedures and for coordinating all portions of the Work under this Contract. The Contractor shall personally superintend the work or have a competent superintendent, full time, on the job with authority to act for the Contractor. The project manager and superintendent shall be approved by the Owners and shall not be removed prior to completion of the Work, unless by personal accident, emergency, or by approval of the Owners.

2.2. Unless otherwise specifically noted in the Contract Documents, the Contractor shall provide and pay for all labor, material, equipment, tools, construction equipment and machinery, supplies, water, heat, utilities, transportation and other facilities and services necessary for the proper execution and completion of the Work.

2.3. The Contractor shall, at all times, enforce strict discipline and good order among its employees, and subcontractors, and shall not employ any unfit person or anyone not skilled in the task assigned to him.

2.4. The Contractor warrants to Owners that all materials, supplies, and equipment incorporated into the Work will be new and of good quality, unless otherwise specified in the Contract Documents, and that all Work will be of good quality and performed in a workmanlike manner, free from construction faults and defects and in conformance with the Contract Documents. Owners may consider all Work not conforming to these standards to be defective.

2.5. All rights, title and interest in and to the plans, specifications and drawings shall belong solely to Owners; provided, however, Contractor may keep copies for its internal records. No Contractor, Engineer, Architect or any subcontractor, sub-subcontractor or material supplier shall use any of the plans, specifications or drawings on any other projects.

2.6. The Contractor shall pay at its own expense all sales, consumer, remodel, use and other similar taxes required by law and licenses necessary for the execution of the Work.

2.7. It is the Contractor's responsibility to become familiar with the permit and inspection requirements specified by the various governmental agencies having jurisdiction over the Work. Furthermore, the Contractor shall give all notices required by law and comply with all laws, ordinances, rules, regulations and orders of any public authority bearing on the performance of the Work, including, but not limited to, all applicable codes. The Contractor shall notify Owners if the Contract Documents are at variance therewith. Contractor agrees that it shall be solely liable for any failure to properly obtain any license or properly give any notice (including, without limitation, any notice required to be given by Owners) and for any failure to satisfy all requirements of any such permit, fee, license or notice. If Owners have obtained a permit, fee or license or have given a notice, and the Owners assign such permit, fee, license or notice to Contractor, the Contractor agrees to accept such assignment and to be solely responsible for all requirements of such permit, fee, license or notice from the date of such assignment.

2.8. The Contractor shall be responsible for the acts and omissions of all of its employees, all subcontractors, all sub-subcontractors and all suppliers and their agents and employees, and all other persons performing any of the Work for or under a contract with the Contractor, directly or indirectly.

Nothing contained in this Contract shall be deemed or construed by the parties hereto or by any third person to create the relationship of principal and agent, partnership, joint venture, or any other association between Contractor and Owners other than the contractual relationship described herein.

2.9. The Contractor, at all times, shall keep the premises free from accumulation of waste materials or rubbish from and about the Project, as well as provide adequate and safe storage for its tools, construction equipment, machinery and surplus materials. At the completion of the Work, Contractor shall remove all waste materials and rubbish from and about the Project, as well as its tools, construction equipment, machinery and surplus materials and shall leave the Project "broom clean" unless otherwise specified in the Contract Documents.

2.10 The Contractor shall pay all patent royalties and license fees applicable to Contractor's work. The Contractor shall defend suits or claims for the infringement of patent rights and shall hold the Owners and Project Manager harmless from loss on account thereof, but shall not be responsible for such defense or loss when a particular design, process or product of a particular manufacturer(s) is required by the contract documents or where the copyright violations are contained in drawings, specifications or other documents prepared by the Owners or their representatives and/or architects.

2.11 The Owners and their representatives, the Owner's Lender (as hereinafter defined and if applicable) and its representative or any other such designated persons which have been given approval by the Owners shall, at all times, have access to Work whenever it is in preparation or progress, and the Contractor shall permit and facilitate inspection of the Work by Owners, Owner's agents, Owner's tenant(s), Owner's Lender and by public authorities concerned with such Work. The Owners may use the services of a Project Manager to execute their responsibilities.

2.12 The Owners may require a Project Manager to schedule and coordinate the sequence of construction in accordance with the Contract Documents and the latest approved Project construction schedule. With respect to the Contractor's own Work, the Project Manager shall not have control over or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work of each of the Contractors, since these are solely the Contractor's responsibility under the Contract for Construction. The Project Manager shall not be responsible for a Contractor's failure to carry out the Work in accordance with the respective Contract Documents. The Project Manager shall not have control over or charge of acts or omissions of the Contractors, Subcontractors, or their agents or employees, or any other persons performing portions of the Work not directly employed by the Project Manager.

3. **Assignment.** Contractor will not assign this Contract nor assign any money due or to become due to it hereunder without prior written consent of the Owners.

4. **Completion Date.**

4.1. The Contractor shall immediately commence the Work hereunder and continue the Work required under this Contract uninterrupted with due diligence until the Work is completed. All Work required under this Contract shall be completed within **18 consecutive months** as specified in the Notice to Proceed, Contractor shall give Owners not less than 5-day notice in writing of the date upon which Contractor proposes to tender the project as complete and ready for final certification. The contractor shall fully and finally complete the Work (including all punch list items) no later than thirty (30) days after substantial completion or the mutually agreeable days formally communicated in writing during the final punch list generation.

4.2 It is mutually agreed between the parties that time is of the essence in this Contract.

Contractor shall be obligated to keep Owner's Agent fully informed of the progress of the job and to have the necessary materials and labor available when needed. Time for completion shall be extended by the Owners for a reasonable period of time if the Work cannot be performed due to war, acts of God, inclement weather (which shall mean rain in excess of .5" inches per rain event), fire, labor disputes, newly executed government restrictions and regulations, embargoes, action or non-action of public utilities or changes in the drawings or specifications requested by the Owner's Agent, provided that the Contractor advised the Owner's Agent of the extent of any such delay prior to the making of any such changes. Contractor shall be considered to control all of its subcontractors, material suppliers and sub-subcontractors. Any claim for an extension of time shall be made in writing to the Owner's Agent not more than two (2) days after the commencement of the delay; otherwise, an extension shall not be granted. Sundays do not count as delay days. The Contractor shall provide an estimate of the probable effect of such delay on the progress of the Work.

4.3. It is mutually agreed between the parties that time is of the essence in this Contract and that there will be, on the part of the Owner's Agent, considerable monetary damage, including lost profits, in the event Contractor shall fail to complete the Work within the time provided for herein or within any time to which such completion date may have been extended. Accordingly, the sum of **\$500** is hereby agreed upon as liquidated damages to be paid by Contractor to the Owners for each and every calendar day that the time consumed in completing the Work to the point of substantial completion exceeds any Completion Date.

5. Contract Price and Payment Schedule.

5.1. The Stipulated Sum and Contract amount is Three Million Eight Hundred Forty Thousand Dollars (\$3,840,000) (the "Stipulated Sum") based upon the **Schedule of Values ("SOV")** set forth in **Exhibit "C"** attached hereto.

5.2. If, during the term of this Contract, it is necessary for the Contractor to incur additional labor and materials costs, as recommended and verified in writing by the soils engineer engaged by the Owners, as a direct result of an unknown soil condition Contractor shall immediately notify Owners in writing of the estimated costs for such additional Work in a Change Order. Soils are not to be deemed unsuitable for use at a particular time due to a higher (or lower) than optimum moisture content due to weather or construction related activities.

5.3. Periodic payments of the Contract price will be disbursed to the Contractor in compliance with the Application for Payment. The Application for Payment will be submitted to Project Manager as construction progresses as follows:

5.3.1. With each progress payment, the Contractor shall submit to the Project Manager two (2) copies of an itemized **Application for Payment** in form AIA Document G702 as set forth on **Exhibit "D"** attached hereto to blester@stonecresthomesga.com notarized, certifying as to the completion of each item of construction, and that the amount requested is for work actually done and materials actually incorporated into the Project during the period preceding the date of the advance and the value thereof and supported by such data substantiating the Contractor's right to payment as the Owners may reasonably require, and reflecting 5% retainage and less the aggregate of previous payments made by the Owners. Each Application for Payment shall be accompanied by the following, all in form and substance satisfactory to the Owners:

(1) duly executed **Contractor Interim Waiver and Release Upon Payment** (in the form of **Exhibit "E"** attached hereto) from Contractor establishing payment or satisfaction of payment of all amounts requested by the Contractor on behalf of such persons in the **current**

Application for Payment; and;

(2) duly executed **Subcontractor / Supplier Interim Waiver and Release Upon Payment** (in the form of **Exhibit "E-1"** attached hereto) from Contractor, all subcontractors, sub subcontractors, material suppliers and lower tier subcontractors establishing payment or satisfaction of payment of all amounts requested by the Contractor on behalf of such persons in any **previous and current** Application for Payment; and;

(3) if requested, Contractor shall supply to the Owners copies of supporting receipts, certificates or vouchers. If requested, Contractor shall exhibit or cause to be exhibited to the Owners satisfactory evidence, by receipts, certificates or vouchers, that there are no outstanding overdue claims or demands for labor or materials used in the Project, and if any notice of lien be filed, under any mechanic's or other lien law, Owners may suspend further payment under this Contract until such lien shall have been discharged of record. All work which is usually done at the stage of construction when the payment is requested, must in the judgment of the Project Manager and the Lender's Inspector be done in good and workmanlike manner, and materials and fixtures usually furnished and installed at such time shall be furnished and installed and meets expected quality standards and any other items required by the Lender in order to process the Application for Payment.

(4) the Owners reserve the right to withhold funding on stored materials. In the event the Owners do agree to disburse funds based on stored materials, no disbursement shall be made unless the evidence of insurance provides for coverage of such materials, and such materials are kept in a secured location satisfactory to the owners.

(5) all information and materials required to comply with the requirements of the Contract Documents or reasonably requested by the Owners.

No payment shall be made to Contractor unless the Owners have been supplied with lien waivers that are in the form requested. Further, along with each Application for Payment, Contractor shall provide written certifications as set forth on the **Exhibit "D" Application for Payment**. Further, Contractor warrants and guarantees that title to all Work, materials and equipment covered by an Application for Payment, whether incorporated in the Project or not, will pass to the Owners upon the receipt of such payment by the Contractor, free and clear of all liens, claims, security interests or encumbrances, and that no materials or equipment covered by requisition will have been acquired by the Contractor or by other persons performing the Work or furnishing materials and equipment for the Project, subject to an agreement under which an interest therein or an encumbrance thereon is retained by the seller or otherwise imposed by the Contractor or such other person. The Project Manager must certify Contractor's Application for Payment before any payment on such Application for Payment shall be made from Owners to Contractor.

5.3.2. Until the entire Work is completed, the Owners shall make payments compliant with the Application for Payment, to the Contractor. Contractor shall submit, **on or before the Fifth (5th) day of each month** for work complete and in place at the end of the previous month, evidence satisfactory to the Owners of the value of the Work completed equal to **ten percent (10%)** of the value of other Work completed, in accordance with the **Schedule of Values (SOV)** as referenced in **Exhibit "C"**, less the aggregate of previous payments. Contractor shall receive payment on or before the **Twentieth (20th)** day of the following month after the Contractor makes its submission to the Owners as hereinbefore described.

5.3.3. Prior to the payment, Contractor shall comply with all terms that may be reasonably required by the Owners or Owner's construction lender including, but not limited to, inspection of the Work in progress by Owners or their agents. However, the Owners shall not hold back more than

five percent (5%) of the Stipulated Sum unless withheld pursuant to Sections 4.3, 5.3.4., 5.3.7., 8, 10.3, 19 or **Exhibit “C” Schedule of Values (SOV)** herein. Contractor shall not cover any Work until the required inspections by the Owners, Owner's agents and governmental entities performing inspections. In addition, the Contractor shall provide any and all documentation which the Owners or Owner's Lender (as hereinafter defined) may reasonably require prior to the Application for Payment.

5.3.4. Any payment(s) may be withheld by the Owners on account of: (a) defective Work not remedied; (b) claims filed; (c) failure of the Contractor to make payments properly to subcontractors or for labor, materials or equipment; (d) damage to the Owners or to another contractor; (e) unsatisfactory prosecution of the Work by the Contractor; (f) if the cost or agreed upon price as outlined in Contractor's SOV, **Exhibit “C”** of completion of the Work exceeds the remaining portion of the Contract price; or (g) Owners have reasonable concern that there will be a substantial schedule overrun.

5.3.5. In the event the Owners fail to pay to Contractor any payment within ten (10) days after it is due, unless permitted to be withheld pursuant to any portion of this Contract, then Contractor may, if the Owners do not make the payment within five (5) days after written notice of the default in payment, stop Work and recover from the Owner's payment for all Work executed.

5.3.6. Payment to the Contractor shall not be construed as evidence of Contractor's proper performance hereunder. Contractor's responsibilities shall survive the completion and acceptance of the Work and payments, therefore. The acceptance of final payment shall constitute a waiver of all claims by the Contractor, except those previously made in writing and still unsettled.

5.3.7. Pay-Request checklist, see **Exhibit “G”**.

5.4 Final Payment constituting the entire unpaid balance of the Stipulated Sum shall be made by the Owners to the Contractor when (1) the Contract has been fully performed by the Contractor including the Contractor's responsibility to correct nonconforming Work as provided in the General Conditions and to satisfy other requirements, if any, which necessarily survive final payment; and (2) a final Application for Payment has been approved by the Owners, and Project Manager. In consideration of the foregoing, the final payment shall be made by the Owners not more than 45 days after the Contractor has satisfied all the conditions for the final Application for Payment.

5.4.1 All Work, including punch list items, shall be completed and accepted by the Owners, the Engineer, the Lender's representative, if applicable, and all other authorities having jurisdiction over the Work, except those items which are beyond Contractor's control.

5.4.2 In order to process the final Application for Payment, notwithstanding anything to the contrary contained in the Contract, the Contractor shall supply:

5.4.2.1 The Contractor's Waiver and Release Upon Final Payment (**Exhibit “F”**) for the amount of the Final Payment, and

5.4.2.2 A Waiver and Release Upon Final Payment from each of its subcontractors and suppliers waiving their rights through the date of the current Application for Payment and evidence a zero-sum due (**Exhibit “F-1”**), and

5.4.2.3 Contractor Affidavit and Waiver of Lien (**Exhibit “F-2”**) in exchange for a promise to pay from the Owners, and

5.4.2.4 All foregoing lien waivers shall be in conformity with applicable Materialman's lien waivers as may be required by the Owners, Project Manager, the Engineer or the Lender, and

5.4.2.5 Three (3) sets of As-Built drawings of the Project and marked up by Contractor, if not built to plans or if requested by Project Manager, and

5.4.2.6 The issuance of final governmental approvals and certifications to include but not limited to the detention pond, City right-of-way road work and the utilities as applicable.

5.4.2.7 The Contractor's Warranty which shall specifically warranty that all materials and workmanship utilized or employed by the Contractor in the completion of the Work is warranted against all deficiencies and defects in materials and workmanship for the period of one year from the dates(s) of final completion of the Contractor's Work or the acceptance of the Work by appropriate Governmental authority, whichever is longer. The Work should be warranted to the Owners and/or assignees and the assignees constitute a third-party beneficiary that has the right, but not the obligation, to enforce the terms thereof to no lesser extent as Owners. In exchange for the final payment, the Contractor shall supply final, unconditional lien waivers for all its subcontractors in conformity with applicable Materialmen's lien waivers as may be required by the Owners, the Engineer or the Owner's Lender and the "promise to pay" letter to the Contractor shall be deemed to have been satisfied.

6. Extras.

No extra work or charges claimed by Contractor will be recognized or paid for unless approved in writing by Owners before the alleged extra Work is done or the alleged charges incurred. No extra work or changes approved in writing by Owners shall be paid until approved in writing by the Owners by a change order ("Change Order"). The Stipulated Sum and the Completion Date may be changed only by Change Order agreed to by Owners and Contractor. The cost or credit to the Owners from a change in the Work shall be determined by mutual agreement. Contractor shall deliver to Owner a complete and correct account of the actual cost or agreed upon price as outlined in Proposal and SOV of the Change Order and shall provide evidence satisfactory to the Owners supporting such actual cost or agreed upon price as outlined in **Exhibit "C"** SOV before the Owners shall be required to make any payments for the Change Order. Both the Contractor and the Owners agree that the unit prices outlined in **Exhibit "C"** SOV can and will be used for the purpose of delineating costs and for change orders on any site changes made which pertain to changing quantities.

7. Protection of Persons and Property.

The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions to prevent damage or injury to: (a) all employees on the Work; (b) all the Work and all materials and equipment to be incorporated there; (c) other property at the site or adjacent thereto. Contractor shall comply with all applicable laws, ordinances, rules, regulations and orders of any public authority having jurisdiction for the safety of persons or property or to protect them from damage, injury or loss, including OSHA requirements. All damages or loss to any property or person to the extent caused by the Contractor, any subcontractor or anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable, shall be remedied by the Contractor.

8. Delays and Termination.

8.1 If the Contractor should: (1) be adjudged bankrupt or insolvent or apply for reorganization or arrangement or composition of creditors under State or Federal insolvency or bankruptcy laws; or (2) make a general assignment for the benefit of its creditors; or (3) suffer a receiver to be appointed over any of its property; or (4) refuse or fail to supply enough properly skilled workers and/or proper materials; or (5) fail to make prompt payment to its employees, subcontractors and material suppliers; or (6) disregard the instructions of the Owners and/or the Owner's Lender; or (7) fail to perform promptly and diligently, in accordance with the provisions of this Contract; or (8) fail to maintain the Construction Schedule; or (9) is

guilty of a substantial violation of any provision of this Contract, or (10) fail to correct defective Work or fails to carry out the Work in accordance with the Contract Documents, or (11) causes any lien to be filed on the project and does not timely bond off as contemplated in 10.3, then the Owners, if the Contractor does not correct the defect within two (2) days after written notice thereof (or such longer time as may be mutually agreed upon) by a written order signed by the Owners or an agent empowered by the Owners, may without prejudice to any other rights or remedies in law or equity of the Owner's order the Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated; however, this right of the Owners to stop the Work shall not give rise to any duty on the part of the Owners to exercise this right for the benefit of the Contractor or any other person or entity. Owners may, at any time, at their discretion, terminate and cancel this Contract (or for a portion of the Work described in this Contract on a case-by-case basis) (without regard to default by Contractor) upon giving written notice of such termination and cancellation to Contractor. If the Owners exercise said right of termination and cancellation, the Owners shall pay to the Contractor, within forty-five (45) days of the date of the giving of such notice, a sum equal to the portion of the Stipulated Sum due and owing based on the Work properly completed to the date of the giving of such notice in accordance with the **Exhibit "C"** SOV and upon certification by the Engineer and less any sums that may be due and owing to the Owners under Sections 4.3, 5.3.4, 8, 10, 19 or Exhibit B of the Contract or otherwise contained herein and contingent on Contractor providing required documentation as detailed in Section 5 Contract Price and Payment Schedule. Notwithstanding anything to the contrary in this Contract, Contractor acknowledges that Contractor shall not be entitled to any payment for any Work not completed as of the date of termination.

8.2 The Owners may, without cause, order the Contractor in writing to suspend, delay or interrupt the Work in whole or in part for such period of time as the Owners may determine. An adjustment, if justified, shall be made for increases in the cost of the performance of the Contract once Work is resumed upon the Owner's written notification to the Contractor, including profit on the increased cost of performance, caused by suspension, delay or interruptions. No adjustment shall be made to the extent that performance is, was or would have been so suspended, delayed or interrupted by another cause for which Contractor is responsible; or that an equitable adjustment is made or denied under another provision of this Contract.

9. Guaranty and Warranties.

9.1 Contractor shall be responsible for, and shall remedy any defects in, its Work or in the Work of its subcontractors and/or materials and pay for any damages to other Work resulting therefrom which are discovered within a period of one (1) year from the date of final acceptance of the Work ("Warranty Period"). Neither payment nor acceptance of the Work or termination of the Contract shall relieve Contractor of liability in response to any warranties or responsibilities for faulty material or workmanship discovered within the Warranty Period. Contractor shall assign all warranties to the Owners, which extends beyond the Warranty Period. Notwithstanding the foregoing, Contractor shall warranty or guarantee all Work and/or materials of the Project as required in the criteria drawings and outline specific options. Nothing contained in this paragraph shall be construed to establish a period of limitation with respect to other obligations which Contractor has under the Contract Documents. The establishment of the Warranty Period for correction of the Work as described above relates only to the specific obligation of the Contractor to correct the Work and has no relationship to the time within which the obligation to comply with the Contract Documents may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Contractor's liability with respect to the Contractor's obligations other than specifically to correct the Work. Notwithstanding the foregoing, any warranty of a subcontractor, supplier or manufacturer shall not be limited by the foregoing.

9.2 In the event of an emergency repair to an item under warranty, Contractor agrees to affect the repair at its own cost in a timely manner. If the Contractor does not affect the repair in a timely fashion,

the Owners shall affect the repair and Contractor shall reimburse the Owners at cost plus 15%.

9.3 The Contractor shall make available **at eleven (11) months** after the date of substantial completion the project manager at a minimum for a warranty walk-through. Contractor shall then correct within thirty (30) calendar days of such walk through any warranty item noted. If the Contractor does not affect the repair in a timely fashion, the Owners shall affect the repair and Contractor shall reimburse the Owners at cost plus 15%.

10. Indemnity and Liens

10.1 To the fullest extent permitted by law, Contractor agrees to indemnify, defend and hold harmless the Owners and all of their respective directors, officers, employees, contractors, officials, volunteers and agents (individually, an "Indemnitee" and collectively, the "Indemnitees") from and against any and all liabilities, claims, suits, losses, damages, costs and expenses (including but not limited to attorneys' fees and court costs, including all costs of appeals) arising out of or resulting from the performance of services and duties (including omissions) hereunder by Contractor, or any subcontractor, sub-subcontractor, supplier or any other person for whom Contractor is responsible and their agents or servants, (including, but not limited to, the negligence of Contractor and liabilities arising out of activities with respect to which strict liability attaches under application law) except to the extent caused by the negligence of the Owners and all of their respective directors, officers, employees, officials, volunteers and agents. If any claim or demand is made against any Indemnitee for any matter addressed herein, any payments to come due or thereafter to become due to Contractor may be held by the Owners to cover such losses and expenses.

10.2 To the fullest extent permitted by law, subcontractor agrees to indemnify, defend and hold harmless Contractor and the Owners and all of their respective directors, officers, employees, officials, volunteers and agents (individually, an "Indemnitee" and collectively, the "Indemnitees") from and against any and all liabilities, claims, suits, losses, damages, costs and expenses (including but not limited to attorneys' fees and court costs, including all costs of appeals) arising out of or resulting from the performance of subcontractor's services and duties (including omissions) hereunder (including, but not limited to, the negligence of subcontractor and liabilities arising out of activities with respect to which strict liability attaches under application of law) except to the extent caused by the negligence of Contractor or Owners. This indemnification obligation will not be limited in any way by any limitation on the amount or type of insurance carried by subcontractor or by the amount or type of damages, compensation, or benefits payable by or for subcontractor or any insurance carried by subcontractor or by the amount or type of damages, compensation, or benefits payable by or for subcontractor or any lower-tier subcontractor under Worker's Compensation Acts, Disability Benefit Acts or other Employee Benefit Acts. If any claim or demand is made against contractor or any Indemnitee for any matter addressed herein, any payments to come due or thereafter to become due to subcontractor may be held by contractor to cover such losses and expenses Contractor will supply the Owners with a separate indemnification from the subcontractors to the Contractor that will be provided to the Owners.

10.3 Contractor will not at any time suffer or permit any lien, attachment, or other encumbrances of whatsoever kind, under any laws of the state or otherwise, by any person or persons whomsoever, to remain on the Property. If any subcontractor or supplier files any claims or liens against the Property, the Contractor shall, within 15 days therewith, bond off such liens, secure their satisfaction and cancellations, assuming Owner has made payments, if appropriate, with respect to said claims or liens. In the event that same is not removed within said fifteen (15) days, Owner may remove the same at the expense, including cost of legal fees of Contractor, which shall be deducted from the Stipulated Sum. The filing of a lien by the Contractor or its subcontractors may delay timely payment on Contractor's payment application.

10.4 The Contractor further expressly undertakes to defend, at the Contractor's sole expense, against any actions, lawsuits or proceedings brought against any Indemnitee as a result of liens filed against

the Work, the site of any of the Work, the Project site and any improvements thereon or any portion of the property of Owner (referred to collectively as liens in this Section). The Contractor hereby agrees to indemnify and hold the Indemnitees harmless against any such liens or claims of lien and agrees to pay any judgment or lien resulting from any such actions, lawsuits or proceedings. Contractor expressly agrees that indemnification of any Indemnitee, pursuant to this section of the Contract, is made with full knowledge that progress payments may be made directly to subcontractors or material suppliers by the Owners. Contractor also agrees to provide the Owners with its Financial Statement if requested by Owners. Further, the Contractor agrees to indemnify the Owners from any loss due to disbursing funds to Contractor on a "Draw Delay" basis when Contractor is providing anything other than unconditional lien waivers as to Contractor and all subcontractors.

10.5 The Owners shall release any payments withheld due to a lien or claim of lien if the Contractor shall have such lien discharged of record and obtains security acceptable to the Owners or a lien bond which is: (1) issued by a surety acceptable to the Owners, (2) in form and substance satisfactory to the Owners, and (3) in an amount not less than One Hundred Fifty percent (150%) of such lien claim or such higher amount as may be required by the **City of Holly Springs**. By posting a lien bond or other acceptable security, however, the Contractor shall not be relieved of any responsibilities or obligations under this Section, including, without limitation, the duty to defend and indemnify the Indemnitees. The cost of any premiums incurred in connection with such bonds and security shall be the responsibility of the Contractor and shall not be part of, or cause any adjustment to, the Stipulated Sum.

10.6 Notwithstanding the foregoing, the Owners reserve the right to settle any disputed mechanic's or material supplier's lien claim by payments to the lien claimant or by such other means as the Owners, in the Owner's sole discretion, determines is the most economical or advantageous method of settling the dispute. The Contractor shall promptly reimburse the Owners, upon demand, for any payments so made.

10.7 In the event that the Owners and Contractor are found to be concurrently negligent for any acts or omissions arising under this Contract, then each shall be responsible for its sole proportionate share.

11. Insurance.

11.1. Contractor shall, at its expense, prior to the commencement of any Work, insure and keep insured during the term of this Contract and one (1) year warranty period, all liability assumed by it hereunder and shall furnish the Owners with evidence of insurance coverage to protect the Owners, Project Manager and Owner's Lender (if applicable) in the form, amount and with an insurer satisfactory to the Owners. Contractor, at a minimum, shall maintain:

11.1.1 Workers' Compensation and Employers Liability:

- | | | |
|-----|-------------|--|
| (1) | Coverage A: | Per State Statute, or if not required by State Statute, minimum coverage as denoted below in Coverage B. |
| (2) | Coverage B: | \$1,000,000 Each Accident
\$1,000,000 Disease-Policy Limit
\$1,000,000 Disease-Each Employee |

11.1.2. Commercial General Liability:

- | | |
|-----|---|
| (1) | \$2,000,000 General Aggregate |
| (2) | \$2,000,000 Products-Completed Operations Aggregate |
| (3) | \$1,000,000 Each Occurrence |

- (4) \$1,000,000 Personal Injury

THE COMMERCIAL GENERAL LIABILITY SHALL PROVIDE AT A MINIMUM THE FOLLOWING COVERAGES:

- (5) Operations of the Contractor
- (6) Operations of subcontractor. (Contingent Liability)
- (7) Products/Completed Operations. (To be carried at least two years after full and final completion of the Work.)
- (8) Personal injury including employee related claims.
- (9) Employees as additional insured.
- (10) Property damage hazards of Explosion, Collapse and Underground.
- (11) Contractual Liability.

11.1.3 Comprehensive Automobile Liability:

- (1) \$1,000,000 Combined single limit bodily injury and property damage for all owned, non-owned and hired automobiles.

11.1.4. Umbrella Liability

- (1) \$5,000,000 Each Claim
\$5,000,000 Annual Aggregate
- (2) The umbrella liability shall provide excess limits over and above the commercial general liability, employer's liability and comprehensive automobile liability limits as stated in this article.

11.1.5. Builders Risk

- (1) Coverage with limits not less than the total completed value of the structures (all material and labor costs, excluding land value)

11.1.6 Professional Liability Insurance

Contractor shall procure and maintain Professional Liability Insurance, if the Work involves the rendering of any "Professional Services" either directly by the Contractor or through any of the Subcontractors or Consultant for whom the Contractor may be legally liable. Contractor's Professional Liability Insurance shall be written with a minimum limit of five million dollars \$5,000,000, in the aggregate and shall include full prior acts coverage. The Contractor shall maintain its professional liability insurance from the Commencement Date of the Work through the Statute of Repose in the state where the Project is located. Coverage shall not include any exclusions related to: Scope of the professional services; delays in project competition and costs overruns; who is authorized to notify the carrier of a claim or potential claim; and mold, fungus, asbestos, pollutants or other hazardous materials. The requirement of the Contractor to purchase Professional Liability insurance is at the sole discretion of the Owner.

11.1.7 Contractor's Pollution Liability Insurance

Contractor shall procure and maintain Contractor's Pollution Liability insurance, if the Work involves the handling, abatement, treatment, storage and disposal of, clean-up or removal of any pollutant or hazardous material, whether occurring at or away from the project site. Contractor's pollution liability insurance shall cover bodily injury, property damage, including the loss of use of damaged property or property that has not been physically injured, abatement/cleanup, defense cost resulting from liability arising out of pollution conditions including, but not limited to exposures arising from silica, water intrusion, petroleum products, asbestos, lead paint, tank removal, removal of contaminated soil, EFIS, bacteria, fungi or mold. The Contractor shall obtain per occurrence and aggregate limits of five million dollars \$5,000,000. Contractor shall maintain its pollution liability insurance coverage from the Commencement Date of the Work through the Statute of repose in the state where the Project is located. The requirement of the Contractor to purchase Pollution Liability insurance is at the sole discretion of the Owner.

11.1.8 Leased Employee Liability

If Contractor leases one or more employees through the use of a payroll, employee management or other company, Contractor must directly procure worker's compensation/employer's liability insurance. The insurance shall be written on a "Minimum Premium" or "if Any" policy form. In addition, the workers compensation/employer's liability coverage provided to and for the leased employees by the payroll, employee management or other company must be evidenced and include an Alternative Employer/Leased Employee Endorsement, naming Contractor as the alternate employer. The employer's liability must be scheduled under the umbrella policy.

11.1.9 Riggers Liability

Riggers Liability insurance with minimum per occurrence limits the greater of (a) Two Million Dollars (\$2,000,000), or (b) equal to the value of the equipment being lifted, or (c) the limit contained in the Contractor's or Subcontractor's Riggers Liability insurance policy. Claims made policies are not acceptable unless approved by Owner in writing and are subject to additional insurance requirements. The Riggers Liability insurance policies will be the broadest form available. In addition to the coverage provided by the Riggers Liability insurance policy, if not already included in such coverages, such insurance (i) shall also provide coverage for loss or damage to all property, including not only property in operator's care, custody, and control, but also consequential damage to all other property arising from all crane and/or rigging operations, and (ii) shall include: Boom Overload and Collapse, Over-the-Road Liability, Debris Removal, Preservation of Property, and if applicable, Property in Transit. All damages to the crane are the sole responsibility of the Contractor or Subcontractor(s) transporting, using, or operating the crane, and the Contractor and such Subcontractor(s) waive, and shall cause all applicable insurance carriers providing physical damage insurance on the crane to also waive, all rights of recovery against the Additional Insureds, Contractor and all other parties with interest in the Project for all damages to the crane.

11.1.10 Property Insurance

Contractor is responsible for their tools and equipment including, but not limited to tools, construction trailers and their contents, and other personal property and/or equipment that is used in the performance of the Work but not actually incorporated into the Work, whether owned, leased, rented or borrowed or in the care, custody or control of Contractor or any Subcontractor. Contractor acknowledges and agrees that the Owner will not be responsible for any loss or damage to their tools and equipment. If insured, the

Contractor's insurance policies covering tools and equipment will include a Waiver of Subrogation and any rights of recovery in favor of the Owner.

11.2 Any other insurance necessary to insure all liability assumed by Contractor under this Contract.

11.2.1 Waivers of Subrogation. Notwithstanding anything else in this Contract, the Owners and Contractor waive all rights against each other and any of their subcontractors, sub subcontractors, agents and employees, each of the other, from damages cause by fire or other perils to the extent covered by property insurance obtained pursuant to this Contract or other property insurance applicable to the Work, except such rights as they have to proceeds of such insurance held by the Owners as fiduciary. The Owners or Contractor, as appropriate, shall require of the Architect and Architect's consultants, if any, and the subcontractors, sub-subcontractors, agents and employees of any of them, by appropriate agreements, written where legally required for validity, similar waivers each in favor of other parties enumerated herein. The policies shall provide such waivers of subrogation by endorsement or otherwise. A waiver of subrogation shall be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, and whether or not the person or entity had an insurable interest in the property.

11.3. All Contractor's insurance policies (excepting Worker's Compensation) shall contain a commitment of the Insurer to provide that (a) the policies name and insure the Owners and Project Manager and the Contractor as their interests appear, including Owner's Lender, if any, and (b) shall not be canceled or the amount of liability reduced without thirty days prior written notice to the Owners, Owner's Lender and Contractor, and shall not contain any release or waiver of liability of the insurer for failure to give such notice. Furthermore, the Cancellation Clause on the insurance certificates should provide that the company shall provide a 30-day notice of any cancellation. (Specifically, the Cancellation Clause on the insurance certificate will delete the words "endeavor to" in the language that reads the company will endeavor to give 30 days notice of any cancellation. Also, the last two lines will be deleted that begin with "but failure to mail...".) In addition, to any certificates of insurance evidencing such insurance coverage, the Owners and Owner's Lender shall be provided an actual copy of the insurance policy and a copy of the endorsement or endorsements thereto which shall reflect the interest of the Owners and Owner's Lender. Contractor shall require similar insurance coverage from each of its subcontractors except that the policies shall not include the umbrella liability insurance coverage set forth in paragraph 11.1.4., and the Architects Errors and Omissions Insurance set forth in paragraph 11.1.5 and the policies shall not name Owners or Owner's Lender as additional insured parties.

11.3.1 Before commencing the Work, Contractor shall furnish a Certificate(s) of Insurance, satisfactory to Owner from each insurance company showing that the above insurances are in force, stating policy numbers, dates of expiration, and limits of liability thereunder, and further providing that should any of the described policies be cancelled before the expiration date thereof, notice will be delivered in accordance with the policy provisions.

11.3.2 Upon request, Contractor shall furnish copies of any of the above required insurance policies.

11.3.3 Owner and any of their respective officers, agents, or employees and affiliates, parents and subsidiaries shall be named as additional insured under the policies of insurance maintained by the Contractor (with the exception of Workers Compensation and Professional Liability insurance), whether during the performance of the Work or any time thereafter, that may in any respect be applicable to matters, claims, or suits arising out of or related to this Contract Agreement, and Contractor will submit

with the Certificate of Insurance a copy of the additional insured endorsement on ISO Form CG 20 10 10 01 (ongoing operations) and GC 20 37 10 01 (products-completed operations) or equivalent by which all parties required to be listed by Owner as an additional insured are deemed so listed. Contractor hereby waives all rights of recovery from the Owner and any other entities added as additional insured, including but not limited to rights of subrogation with respect to any matter, claim or suit that is to be covered by insurance to be maintained by Contractor pursuant to the Contract Documents. All policies required of Contractor hereunder shall not contain any form of additional insured endorsements or limitations in said policies that require privity of contract between Contractor and Additional Insureds to afford them status as additional insureds under said policies. Such policies that contain such endorsements or limitations will not be acceptable.

11.3.4 It is expressly agreed and understood by and between Contractor and Owner that all insurance, whether issued on a primary or excess basis, afforded the additional insureds shall be primary insurance to any other insurance available to the additional insureds and that any other insurance carried by the additional insureds shall be excess of all other insurance carried by the Contractor and shall not contribute with the Owner's insurance.

11.3.5 Contractor agrees that the amount of insurance available to Contractor and the additional insureds shall be the full amount of the loss up to the policy limits of liability and shall not be limited to the minimum requirements of this Contract.

11.3.6 Contractor shall require all Subcontractors and Sub-subcontractors to provide the same insurance and comply with all conditions as stated in the Insurance Requirement section, including adding the Owner as additional insureds where required. Contractor agrees to obtain from Subcontractor's insurance company Certificates of Insurance as evidence of the required insurance, including the provision that all policies will not be canceled or allowed to expire or materially changed until 30 days prior notice has been given to the Contractor.

11.3.7 Contractor's insurance shall apply separately to each insured or additional insured, except with respect to the limits of insurance.

11.3.8 The insurance requirements set forth in minimum amounts shall not be construed to relieve Contractor for liability in excess of such coverage. Contractor is solely responsible to inform itself of the types and amounts of insurance it may need beyond the requirements specified in this Agreement to protect itself.

11.3.9 All liability policies shall include cross liability coverage and a standard ISO separation of insureds provision, or its equivalent.

11.4. Contractor shall, before commencing Work, submit a certificate of insurance for its insurance policies as follows:

Certificate Holder: City of Holly Springs
Downtown Development Authority of Holly Springs
PO Box 990
Holly Springs, GA 30142

Additional insured: Downtown Development Authority of Holly Springs; City of Holly Springs; Stonecrest Homes GA, LLC; and Odyssey Development Group, LLC

Description of Operations/Location/Vehicles shall state "Construction of Precast Parking Deck.

Commercial General Liability policies shall be endorsed to:

1. Provide that such insurance shall be primary in respect to any insurance or self-insurance maintained by the City
2. Each insurance policy shall provide that coverage shall not be canceled except after ninety (90) days' written notice has been provided to the Owners

11.5. If Contractor suffers a loss, cost, damage or expense resulting from fire, explosion or other casualty in connection with the premises in which the Project is situated and Contractor failed to maintain in force insurance required by this Contract, then Contractor may not seek reimbursement from the Owners or their agents for such loss, cost, damage or expense.

12. Documents to be Provided to the Owners. Before commencing that portion of the Work, copies of the following items shall be submitted to the Owners:

12.1. All names and contact information for subcontractors who will be working on the Project.

12.2. Other Cost Supporting Information: The Owners may require from time to time additional information that is not listed in this Section. Other requests will be communicated to the Contractor on an as needed basis, including but not limited to budget versus actual cost or agreed upon price as outlined in **Exhibit "C" SOV**, reports for labor units, material, subcontracts, etc.

13. Contractor's Loss. Contractor shall be solely responsible for the protection of its tools, equipment, supplies and materials while on the job and shall carry insurance on its tools, equipment, supplies and materials to protect its interest therein until such materials are incorporated into the project.

14. Right of Audit. Intentionally Deleted.

15. Cumulative Remedies. The remedies herein provided shall be construed to be cumulative rather than exclusive of each other or any other remedy. The giving of notice when not required shall not thereafter oblige the giving of notice and the waiver of any existing right or condition shall not be deemed as a waiver of such right or condition for the future.

16. Notices. Any notice required hereunder may be served personally or by US registered or certified mail or by courier, addressed to the Owners:

City of Holly Springs
Downtown Development Authority of Holly Springs
PO Box 990
Holly Springs, GA 30142
Phone: (770) 345-5536

With a copy to: Stonecrest Homes GA, LLC
625 West Crossville Road
Suite 204
Roswell, GA 30075
Phone: (770) 426-5300

And to Contractor: Tindall Precast
3361 Grant Road
Conley, GA 30288

If mailed, the notice shall be considered as served on the day following the date of mailing. Either party may upon written notice to the other, specify a different address for the serving of notice.

17. **Titles.** Titles of articles are used in the Contract solely for the convenience of those examining it and are not to be resorted to as aids in its construction or interpretation.

18. **Successors and Assigns.** This Contract shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

19. **Owner's Right to Carry Out the Work.** Owners may, if Contractor defaults or neglects to perform the Work properly or fails to perform any provision of the Contract Documents, or does or omits to do, anything whereby safety or proper construction may be endangered or whereby damage or injury may result to person or property, after three (3) calendar days written notice to Contractor, without prejudice to any other remedy the Owners may have, make good all work, material, omissions or deficiencies. In such case, an appropriate Change Order shall be issued deducting from the payments then or thereafter due the Contractor the cost incurred by the Owners, including compensation for architect's or engineer's additional services made necessary by such default, neglect or failure, but no action taken by the Owners granted by this Contract or by law shall relieve Contractor from any consequences or liabilities arising from such acts or omissions. If the payments then or thereafter due the Contractor are not sufficient to cover any amount due the Owners thereunder, then, in addition to any other remedy due the Owners, the Contractor shall pay the difference to the Owners.

20. **Contractor Certification.** The Contractor and all subcontractors involved in grading, utilities and other earth disturbing activities shall implement and maintain all the pollutant control measures required by local, state and national authorities. The Contractor and all subcontractors performing earth disturbing activities will also comply with all terms and conditions of the Storm water General-Construction Permit. The Contractor and each sub contractor performing earth disturbing activities will complete the attached **Exhibit "I" Contractor Certification**. A copy of all fully executed **Exhibit "I" Contractor Certification** will be provided to the Owner and a copy maintained on site, prior to any earth disturbing activities.

21. **Records at the Site.** The Contractor shall maintain at the site for the Owner one record copy of the drawings, specifications, addenda, Change Orders and other modifications, in good order and marked currently to record changes and selections made during construction, and in addition approved Shop Drawings, Product Data Samples, and similar required submittals. This along with two copies shall be delivered to the Owner upon completion of the Work.

22. **Agreement to Arbitrate.** All claims, disputes and matters in question arising out of, or relating to, this Contract or the breach thereof shall be decided by binding, mandatory arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association in effect at the time, unless the parties mutually agree otherwise. This agreement to arbitrate shall be specifically enforceable. The arbitration will be held in Cherokee County, Georgia and the prevailing party in such action will be awarded its reasonable attorneys' fees and expenses and shall also be entitled to and award reimbursing its share of all fees related to the cost of arbitration, whether paid to the American Arbitration Association or to the arbitrator. Absent consent of the parties, no discovery will be permitted.

EXCEPTION. This agreement to arbitrate shall not apply to any claim for contribution or indemnity asserted by one party to this Agreement against the other party and arising out of an action brought in a state or federal court or brought in arbitration by a person who is under no obligation to arbitrate the subject matter of such action with either of the parties hereto and who does not consent to such arbitration.

23. List of Exhibits.

Exhibit “A”	Plan List
Exhibit “B”	Site Work General Conditions
Exhibit “C”	Schedule of Values
Exhibit “D”	Application for Payment
Exhibit “E”	Contractor Interim Waiver and Release Upon Payment
Exhibit “E-A”	List of Subcontractors
Exhibit “E-1”	Subcontractor / Supplier Interim Waiver and Release Upon Payment
Exhibit “F”	Contractor Waiver and Release Upon Final Payment
Exhibit “F-1”	Subcontractor / Supplier Waiver and Release Upon Final Payment
Exhibit “F-2”	Contractor Affidavit and Waiver of Lien
Exhibit “G”	Pay Request Checklist
Exhibit “H”	Intentionally Deleted
Exhibit “I”	Contractor Certification (for NPDES)
Exhibit “J”	Legal Description
Exhibit “K”	(Intentionally Deleted)
Exhibit “L”	(Intentionally Deleted)

IN WITNESS WHEREOF, the parties have executed this Contract on the day and year first above written.

Owners:
City of Holly Springs

Contractor:

By: Steven W. Miller
Its: Mayor

By:
Its:

Attest:

Attest:

Karen Norred, City Clerk
(Seal)

(Seal)

Downtown Development Authority of Holly Springs

By: Ollie Evans
Its: Chair

Attest:

Andrea Johnston, Secretary
(Seal)

EXHIBIT "A"

Plan List

CONSTRUCTION PLANS FOR:

HOLLY SPRINGS PARKING DECK PERMIT SET

BY: KIMLEY-HORN AND ASSOCIATES, INC.

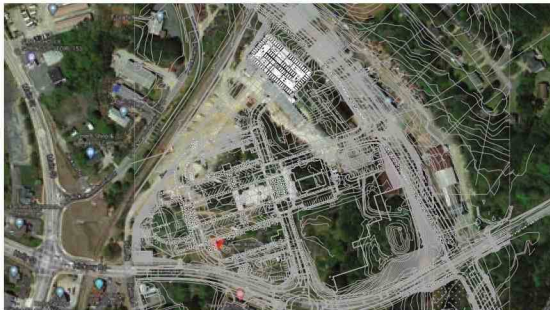
DATED 09/22/2022

Kimley»Horn
2023 ©
817 WEST PEACHTREE STREET NW
THE BILTMORE
SUITE 601
ATLANTA, GA 30308
PHONE: 404.419.8700

A 3D perspective view of a multi-story parking garage structure. The structure is rectangular and features multiple levels of parking spaces. The exterior walls are shown in a dark grey color, and the interior levels are separated by red horizontal railings. The structure is supported by a series of vertical columns. The perspective is from an elevated angle, showing the top and side of the building.

DESCRIPTION

NOTE: PARKING DECK OVERLAY IS APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY. REFER TO CIVIL DRAWINGS FOR SPECIFIED LOCATION OF PARKING DECK.

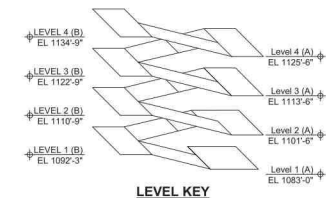


CONTACT:
MATT EASON, P.E.
P: 404-730-8400
MEason@NEWCOMB-BOYD.COM

SHEET LIST-TRAFFIC/STRIPING	
Sheet Number	Sheet Name
TR101	STRIPING PLAN LEVEL P1
TR102	STRIPING PLAN LEVEL P2
TR103	STRIPING PLAN LEVEL P3
TR104	STRIPING PLAN LEVEL P4
TR501	SIGNAGE DETAILS
TR502	STRIPING AND SIGNING DETAILS

[illegible]

G001



DATE: 10/20/2014

DATE: 10/20/2014

DATE: 10/20/2014

DATE: 10/20/2014

ACCEPTED MANUSCRIPT

08-00000

ACTING HEAD OF DEPT. OF PSYCH.

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ACCEPTED MANUSCRIPT

Healthcare workers



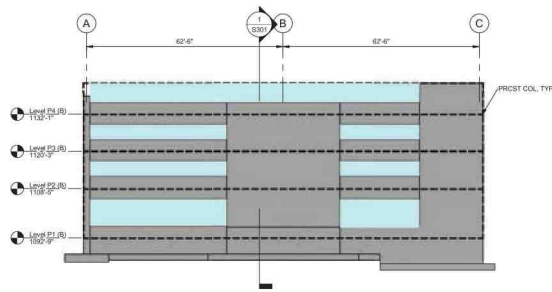
CLIENT PROJECT INFO

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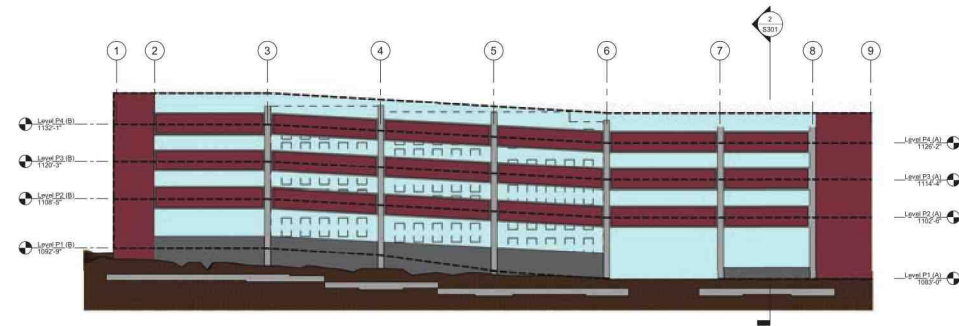
STATEMENT AND
SCHEDULE FOR
SPECIAL
INSPECTION

PROGRESS PRINT

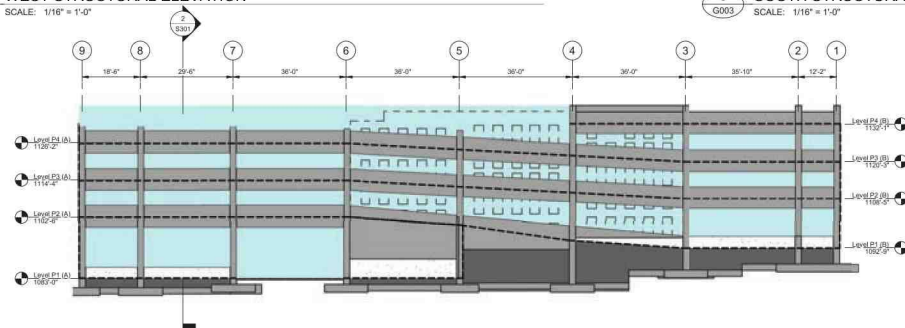
G002



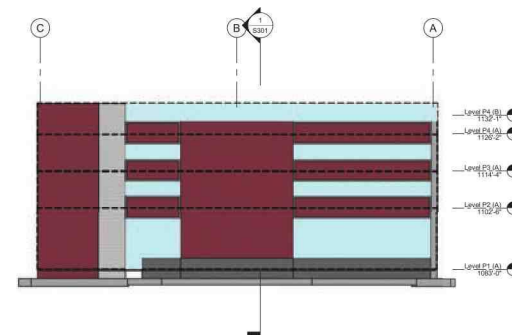
4 WEST STRUCTURAL ELEVATION
G003 SCALE: 1/16" = 1'-0"



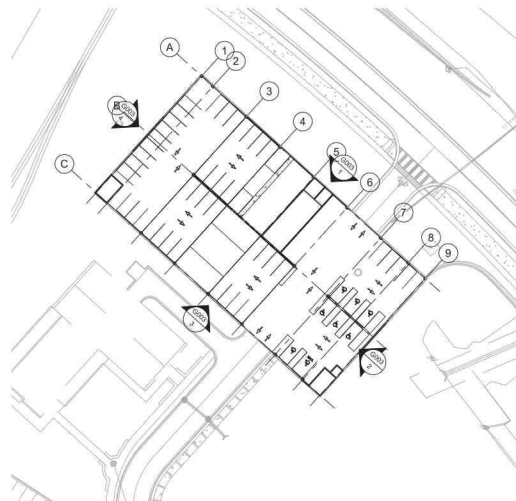
3 SOUTH STRUCTURAL ELEVATION
G003 SCALE: 1/16" = 1'-0"



1 NORTH STRUCTURAL ELEVATION
G003 SCALE: 1/16" = 1'-0"



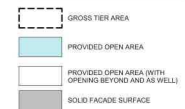
2 EAST STRUCTURAL ELEVATION
G003 SCALE: 1/16" = 1'-0"



5 PLAN REF LVL P1
G003 SCALE: 1" = 40'-0"

OPENNESS CALCULATIONS - SUMMARY TOTALS								
LEVEL (TIER)	CODE-DEFINED GROSS TIER LENGTH (R)	PROVIDED OPEN TIER LENGTH (R)	AGG% OPEN LENGTH (OPEN/GROSS TOTAL)	ACTUAL GROSS TIER AREA (R)	CODE DEFINED GROSS TIER AREA	PROVIDED TIER OPEN AREA (R)	AGG % OPEN AREA (OPEN /GROSS TOTAL)	CLASSIFICATION

OPENNESS LEGEND



Kimley»Horn

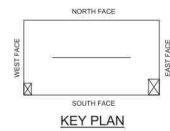
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SEALS



HOLLY SPRINGS
TOWN CENTER
PARKING DECK



CLIENT PROJECT INFO

[illegible]

DESIGNED BY: SAM
DRAWN BY: JTM
CHECKED BY: JRM
SCALE: AS NOTED
DATE: 06/22/22
PROJECT NO: 013990000
FILENAME:

OPENNESS CALCULATIONS

PROGRESS PRINT

G003

Agenda Item V-1

1.00 DOCUMENTS AND LIMITATIONS

- 1.01 THESE STRUCTURAL DOCUMENTS, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, ARE INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND MISREPRESENTATION OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.
- 1.02 IT IS UNDERSTOOD THAT THE CONSULTANT MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, AS TO FINDINGS, DESIGNS, RECOMMENDATIONS, SPECIFICATIONS, OPINION, OR PROFESSIONAL ADVICE, EXCEPT THAT THESE INSTRUMENTS OF SERVICE HAVE BEEN PREPARED IN ACCORDANCE WITH THE CURRENT GENERALLY ACCEPTED PROFESSIONAL ENGINEER PRACTICES.
- 1.03 ALL NON-STRUCTURAL ELEMENTS INDICATED ON THE STRUCTURAL DRAWINGS HAVE BEEN SHOWN IN GENERAL TO THE RELATIONSHIP TO THE STRUCTURAL ELEMENTS. THE CONSULTANT SHALL NOT BE ASSUMED TO BE ACCURATE AND REFERENCE MUST BE MADE TO THE APPROPRIATE CONSULTANTS' PLANS, AND SPECIFICATIONS.
- 1.04 NOTES ON THIS AND THE FOLLOWING SHEETS ARE PART OF THE PROJECT REQUIREMENTS BUT ARE NOT INTENDED TO REPLACE THE PROJECT SPECIFICATIONS. IN THE EVENT OF A CONFLICT BETWEEN THE REQUIREMENTS OF THE SPECIFICATIONS AND THESE NOTES, THE MORE STRINGENT REQUIREMENT SHALL APPLY.

2.00 CONSTRUCTION SAFETY

- 2.01 IT IS UNDERSTOOD THAT THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK ON THE PROJECT. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF THE PERSONS AND PROTECT THEM AGAINST INJURY. LIKEWISE, THE CONTRACTOR SHALL PROTECT ALL PROPERTY AGAINST DAMAGE OR LOSS.
- 2.02 THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OF PROPERTY.
- 2.03 THE CONTRACTOR'S DUTIES AND RESPONSIBILITIES FOR THE SAFETY AND PROTECTION OF THE WORK SHALL CONTINUE UNTIL SUCH TIME AS THE WORK IS SATISFACTORILY COMPLETED, AND THE ENGINEER OF RECORD HAS ISSUED A NOTICE TO THAT EFFECT TO THE OWNER AND THE CONTRACTOR.

3.00 FORMWORK, SHORING AND RESHORING

- 3.01 THE CONTRACTOR SHALL EMPLOY, AT HIS EXPENSE, A FORMWORK/SHORING ENGINEER REGISTERED IN GEORGIA TO CONTROL ALL OPERATIONS RELATING TO DESIGN, CONSTRUCTION, AND REMOVAL OF ALL FORMWORK, SHORING, AND RESHORING.
- 3.02 CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR FABRICATION, ERECTION, SUPPORT, AND BRACING OF FORMWORK, AND SHORING AND RESHORING PROCEDURES FOR THE ENGINEER'S RECORD.
- 3.03 PRIOR TO PLACEMENT OF CONCRETE, THE FORMWORK/SHORING ENGINEER ONLY NEEDS TO INSPECT THE SHORING AFTER THE FIRST POUR, UNLESS THERE ARE ANY CHANGES IN THE METHOD OF SHORING, TO VERIFY THAT THE SHORING INSTALLATION IS IN COMPLIANCE WITH THE SHORING SHOP DRAWINGS. A WRITTEN STATEMENT OF COMPLIANCE SIGNED BY THE SHORING ENGINEER SHALL BE SUBMITTED TO THE OWNER.

4.00 DIMENSIONS

- 4.01 BEFORE STARTING WORK, CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE SITE, AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER OF RECORD.
- 4.02 THE CONTRACTOR, BEFORE STARTING ANY WORK, SHALL CHECK ALL DIMENSIONS GIVEN ON THE STRUCTURAL DRAWINGS, RELATING TO GRID LINES, COLUMN AND WALL LOCATIONS, STRUCTURAL AND FINISHED FLOOR ELEVATIONS, MEMBER SIZES, ETC., WITH THE ARCHITECTURAL, CIVIL, AND TRAFFIC DRAWINGS. IF ANY DISCREPANCY IS NOTICED, IT SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE ENGINEER, AND WORK SHALL NOT COMMENCE UNTIL THE DISCREPANCIES ARE RESOLVED BY THEIR REVIEW.
- 4.03 THE CONTRACTOR SHALL REFER TO THE ENGINEER OF RECORD FOR HIS INSTRUCTIONS FOR ANY DIMENSION NOT GIVEN ON OR OBTAINABLE FROM THE CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL NOT USE SCALE TO OBTAIN OR VERIFY ANY DIMENSION SHOWN ON THE CONSTRUCTION DRAWINGS.

5.00 SHOP DRAWINGS

- 5.01 REVIEW OF SHOP DRAWINGS BY THE ENGINEER OF RECORD IS LIMITED TO COMPLIANCE OF THE COMPLETED STRUCTURE WITH THE DESIGN CONCEPT AND INFORMATION GIVEN IN THE PLANS AND SPECIFICATIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DIMENSIONS, QUANTITIES, PERFORMANCE, SAFETY, COORDINATION WITH OTHER WORKS, AND ALL OTHER REQUIREMENTS OF THE PLANS AND SPECIFICATIONS. REVIEW DOES NOT AUTHORIZE CHANGES TO CONTRACT.
- 5.02 THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR HIS REVIEW IN ACCORDANCE WITH A SCHEDULE OF SUBMITTALS ACCEPTABLE TO THE ENGINEER. THESE SHOP DRAWINGS SHALL BE REVIEWED BY AND SO APPROVED BY THE ENGINEER OF RECORD, THE CONTRACTOR, AND IDENTIFIED AS THE ENGINEER MAY REQUIRE. THE DATA SHOWN ON THE SHOP DRAWINGS SHALL BE COMPLETE WITH RESPECT TO DIMENSIONS, DESIGN CRITERIA, AND DETAILED AND SEALED BY A PROFESSIONAL ENGINEER (WHERE APPLICABLE).

6.00 MASONRY

- 6.01 THE CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL DETAILS RELATING TO MASONRY WORK. CONTRACTOR SHALL FURTHER CHECK ANY DETAILS SHOWN ON STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL DRAWINGS AND NOTIFY ENGINEER AND ARCHITECT OF ANY NOTED DISCREPANCIES.
- 6.02 CONCRETE MASONRY UNITS (CMU) SHALL BE ERECTED AS LOAD BEARING CONCRETE MASONRY, COMPLY WITH ACI 530.1 "SPECIFICATION FOR MASONRY STRUCTURES" FOR MATERIALS, METHODS, AND WORKMANSHIP AND ERECTION TOLERANCES.
- 6.03 PROVIDE CONCRETE MASONRY UNIT ASSEMBLIES (CMUAS) AS INDICATED ON THE DRAWINGS THAT DEVELOPS A MINIMUM NET AREA COMPRESSIVE STRENGTH (F_m) OF 1500 PSI AT 28 DAYS AND AS FOLLOWS:
- A. CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 WITH A MINIMUM AVERAGE NET AREA COMPRESSIVE STRENGTH OF 1900 PSI.
- B. WEIGHT CLASSIFICATION: NORMAL WEIGHT, UNLESS OTHERWISE NOTED.
- C. SIZE: MANUFACTURED TO DIMENSIONS 3/8" LESS THAN NOMINAL DIMENSIONS.
- 6.04 PROVIDE MORTAR AND GROUT MATERIALS AS INDICATED ON THE DRAWINGS AND CONFORMING TO THE REQUIREMENTS LISTED BELOW. ALL CELLS CONTAINING REINFORCEMENT, CELLS BELOW GRADE, AND ANY LOCATIONS NOTED ON THE DRAWINGS SHALL BE GROUTED SOLD. DO NOT USE ADJUTIVES, INCLUDING AIR-ENTRAPPING AGENTS, ACCELERATORS, RETARDERS, WATER-REPELLENT AGENTS, ANTIFREEZE COMPOUNDS, OR OTHER ADJUTIVES UNLESS OTHERWISE NOTED. DO NOT USE CALCIUM CHLORIDE IN MORTAR OR GROUT.
- A. MORTAR FOR MASONRY ASSEMBLIES SHALL BE TYPE S, PCL MORTAR, CONFORMING TO ASTM C270.
- B. GROUT FOR UNIT MASONRY SHALL BE FINE GROUT CONFORMING TO ASTM C476 AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH (F_m) EQUAL TO THE SPECIFIED COMPRESSIVE STRENGTH OF MASONRY OR 2000 PSI. GROUT SHALL HAVE A SLUMP OF 8 TO 11 INCHES AS MEASURED ACCORDING TO ASTM C143. COMPLY WITH TABLE 1.5.1 IN ACI 530.1 FOR DIMENSIONS OF GROUT SPACES AND POUR HEIGHT.
- 6.05 ALL MASONRY VENEERS AND MORTAR SELECTIONS MUST BE APPROVED BY THE OWNER.
- 6.06 PROVIDE VERTICAL REINFORCING AS NOTED PER THE CMU WALL REINFORCING SCHEDULE AND PER THE REQUIREMENTS BELOW. PROVIDE MATCHING DOWELS INTO THE FOOTING OR FOUNDATION CONSTRUCTION. PROVIDE TWO ADDITIONAL BARS AND DOWELS UNDER LOAD LINES AND BEAMS WHICH HAVE A REACTION EXCEEDING 10 KIPS, WHETHER OR NOT NOTED ON THE FRAMING PLANS.
- A. ALL REBAR SHALL BE UPDATED STEEL REINFORCING BARS: ASTM A615, GRADE 60.
- B. REINFORCING STEEL SHALL BE PLACED IN COMPLIANCE WITH ACI 530.1.
- C. GROUT ALL CELLS CONTAINING REINFORCEMENT AND DO NOT PLACE GROUT UNTIL THE ENTIRE HEIGHT OF MASONRY TO BE GROUTED HAS ATTAINED ENOUGH STRENGTH TO RESIST GROUT PRESSURE. LIMIT HEIGHT OF VERTICAL GROUT POURS TO NOT MORE THAN 6'.
- D. PROVIDE AN OPEN BOTTOM ROAD BEAM REINFORCED WITH 2 NO. 5 CONTINUOUS BARS AT THE FOLLOWING LOCATIONS AND AS NOTED ON THE DRAWINGS: ALL LINTELS AND ROAD BEAMS; SHALL HAVE A MINIMUM OF 1" OF SOLID MASONRY, EACH SIDE OF THE OPENING.
- AT THE TOP OF ALL WALL ELEVATIONS:
- a. AT ALL JOINTS AND FRAMING BEARING ELEVATIONS
- b. EQUALLY SPACED BETWEEN LATERAL SUPPORTS OR AT 16" O.C. MAXIMUM VERTICALLY, IF THE DISTANCE BETWEEN LATERAL SUPPORTS EXCEEDS 16'-0".
- 6.07 PROVIDE MASONRY JOINT REINFORCING AT 16" O.C. VERTICALLY IN ADDITION TO CONTINUOUS REINFORCING, AND NOT MORE THAN 6" ABOVE AND BELOW OPENINGS IN MASONRY WALLS AND EXTENDING 12" BEYOND SAID OPENING. INTERRUPT JOINT REINFORCING AT CONTROL AND EXPANSION JOINTS. USE AND BEND REINFORCING UNITS AS DIRECTED BY MANUFACTURER FOR CONTINUITY AT CORNERS, RETURNS, OFFSETS, COLUMN PENETROPROOF, PIPE ENCLOSURES, AND OTHER SPECIAL CONDITIONS. JOINT REINFORCING SHALL CONSIST OF HOT-DIPPED GALVANIZED CARBON STEEL CONFORMING TO ASTM A615 AND PER THE REQUIREMENTS BELOW:
- A. JOINT REINFORCING FOR SINGLE WYTHE WALLS SHALL CONSIST OF EITHER LADDER OR TRUSS TYPE WITH A SINGLE PAIR OF SIDE RODS. SIDE AND CROSS RODS SHALL BE W1.7 DIAMETER.
- B. JOINT REINFORCING FOR MULTIWYTHE WALLS SHALL CONSIST TAB TYPE, EITHER LADDER OR TRUSS DESIGN, WITH 1 SIDE ROD AT EACH FACE SHELL OF BACKING WYTHE AND WITH RECTANGULAR TABS TYPE TO EXTEND AT LEAST HALFWAY THROUGH FACING WYTHE BUT WITH AT LEAST 58 NOT COVER ON OUTSIDE FACE, SIDE AND CROSS RODS SHALL BE W1.7 DIAMETER.

6.00 MASONRY (CONT)

- 6.08 ALL REINFORCEMENT SHALL HAVE A SPLICE LENGTH OF 72" BAR DIAMETER.
- 6.09 UNLESS NOTED OTHERWISE, MAINTAIN A 1" GAP BETWEEN THE TOP OF ALL NON-BEARING MASONRY WALLS AND THE UNDERSIDE OF THE STRUCTURE ABOVE. MAINTAIN A 1" GAP BETWEEN ALL NON-BEARING MASONRY WALLS ADJACENT TO THE STRUCTURE.
- 6.10 PROVIDE CONTROL AND EXPANSION JOINTS AS NOTED ON THE ARCHITECTURAL DRAWINGS, BUT NOT GREATER THAN 20' OF RETICAL CONTROL AND EXPANSION JOINT MATERIALS IN UNIT MASONRY AS MASONRY PROGRESSES. DO NOT ALLOW MATERIALS TO SPAN CONTROL AND EXPANSION JOINTS WITHOUT PROVISION TO ALLOW FOR IN-PLANE MOVEMENT.
- 6.11 DURING CONSTRUCTION, COVER TOPS OF WALLS, PROJECTIONS, AND SILLS WITH WATERPROOF SHEETING AT END OF EACH DAY'S WORK. COVER PARTIALLY COMPLETED MASONRY WHEN CONSTRUCTION IS NOT IN PROGRESS.
- 6.12 DO NOT APPLY UNIFORM FLOOR OR ROOF LOADS FOR AT LEAST 12 HOURS AND CONCENTRATED LOADS FOR AT LEAST 3 DAYS AFTER BUILDING MASONRY WALLS OR COLUMNS.
- 6.13 DO NOT USE FROZEN MATERIALS OR MATERIALS MIXED OR COATED WITH ICE OR FROST. DO NOT BUILD ON FROZEN SUBSTRATES. REMOVE AND REPLACE UNIT MASONRY DAMAGED BY FROST OR BY FREEZING CONDITIONS.
- 6.14 COMPLY WITH HOT-WEATHER CONSTRUCTION REQUIREMENTS CONTAINED IN ACI 530.1.
- 6.15 CORRUGATED METAL TEES ARE NOT TO BE USED ON MASONRY VENEERS.

7.00 STRUCTURAL STEEL

- 7.01 DESIGN, FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH AISC 360-15 "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS".
- 7.02 ALL STRUCTURAL STEEL SHOWN ON PLANS SHALL CONFORM TO ASTM A572 GRADE 50 OR ASTM A588 GRADE 80 WITH THE EXCEPTION OF STRUCTURAL TUBING WHICH SHALL CONFORM TO ASTM A584 GRADE 80 (KSI). STEEL AND HARDWARE SHALL BE HOT-DIP GALVANIZED UNLESS NOTED OTHERWISE.
- 7.03 FORCES PROVIDED ON PLANS ARE ASD-LEVEL FORCES UNLESS NOTED OTHERWISE. CONNECTION DESIGN SHALL CONFORM TO AISC 360-15 ASD.
- 7.04 ALL WELDS SHALL BE PERFORMED BY CERTIFIED WELDERS AND SHALL CONFORM TO REQUIREMENTS OF AWS D1.1.
- 7.05 THE BOLT SUPPLIER SHALL USE PLANT TO COLOR AND IDENTIFY UNIQUE BOLT SIZES AND GRADES (OTHER THAN 3/4" & A325-N) A MATCHING PAINT STRIPE SHALL BE MADE NEAR THE END OF EACH MEMBER THAT IS TO ACCEPT A UNIQUE BOLT SIZE OR GRADE.
- 7.06 ALL WELDS SHALL BE PERFORMED BY CERTIFIED WELDERS AND SHALL CONFORM TO REQUIREMENTS OF AWS D1.1.
- 7.07 ALL CORNERS, BLOODS AND CUTS IN STRUCTURAL MEMBERS SHALL BE MADE FREE OF NOTCHES OR OTHER AREAS THAT COULD CREATE STRESS CONCENTRATIONS. THE MINIMUM RADIUS AT CORNERS SHALL BE 1".
- 7.08 ALL FIELD SPLICES OF CONTINUOUS BEAMS SHALL BE FULL PENETRATION WELDS. NO BOLT FIELD SPLICES WILL BE PERMITTED.
- 7.09 FABRICATOR SHALL PROVIDE A FIELD-WELDED SUMMATING MINIMUM PREHEAT. THE WELD FILLER MATERIAL, THE PROPER WELD DEPOSITION RATE AND WELDING MACHINE SETTINGS FOR EACH WELD SHALL BE UTILIZED IN THE FIELD.
- 7.10 ALL EMBED PLATES SHALL BE OVER-SIZED TO ACCOUNT FOR PRECAST AND STRUCTURAL STEEL, FABRICATION AND ERECTION TOLERANCES. EMBEDS SHALL EXTEND A MINIMUM OF 3" BEYOND THE CONNECTION ELEMENT ON ALL SIDES, UNLESS EXPLICITLY DETAILED OTHERWISE.

8.00 OPENINGS IN SLABS, BEAMS AND WALLS

- 8.01 IN CAST-IN-PLACE CONCRETE WORK, NO OPENINGS SHALL BE PERMITTED IN SLABS WITHIN A DISTANCE OF EIGHT INCHES FROM THE FACE OF A COLUMN OR EDGE OF SLAB. OPENINGS BETWEEN EIGHT TO TWENTY FOUR INCHES FROM THE FACE OF THE COLUMN OR EDGE OF SLAB SHALL NOT GENERALLY BE PERMITTED EXCEPT WITH THE SPECIFIC APPROVAL OF THE ENGINEER OF RECORD. OPENINGS LOCATED GREATER THAN TWO FEET FROM THE FACE OF THE COLUMN OR EDGE OF SLAB ARE GENERALLY PERMITTED, SUBJECT TO APPROVAL OF THE ENGINEER OF RECORD.
- 8.02 IN PRECAST CONCRETE WORK, OPENINGS LESS THAN 10" RADIUS ROUND OR SQUARE SHALL BE LOCATED AND FIELD DRILLED OR SAW CUT BY THE TRADE. REQUIRING OPENING AFTER MEMBER IS ERECTED. SUCH OPENINGS SHALL BE COORDINATED BY THE CONTRACTOR AND RECEIVE PRIOR APPROVAL BY THE PRECAST MFR AND THE ENGINEER OF RECORD.
- 8.03 OPENINGS IN CONCRETE WALLS MAY BE PERMITTED SUBJECT TO THE APPROVAL OF THE ENGINEER OF RECORD.
- 8.04 OPENINGS THROUGH BEAMS ARE PROHIBITED EXCEPT AS SPECIFICALLY SHOWN ON THE PLANS.
- 8.05 NO DRILLING THROUGH SLABS, BEAMS, COLUMNS, OR WALLS SHALL BE CARRIED OUT EXCEPT WITH THE SPECIFIC APPROVAL OF THE ENGINEER OF RECORD. SUCH APPROVAL, IF GRANTED, SHALL BE ON A CASE BY CASE BASIS.

9.00 REINFORCED CONCRETE (CAST-IN-PLACE)

- 9.01 THE GENERAL CONTRACTOR SHALL ASSIST AND COOPERATE WITH AN INDEPENDENT TESTING LABORATORY (TO BE RETAINED BY THE OWNER) WHICH SHALL CONDUCT ALL THE SPECIFIED TESTS REQUIRED FOR THE CONCRETE WORK AND REPORT THE RESULTS OF THESE TESTS DIRECTLY AND PROMPTLY TO THE ENGINEER FOR HIS REVIEW.
- 9.02 DETAILING OF REBAR SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE ACI DETAILING MANUAL, AND CONCRETE REINFORCING INSTITUTES' LATEST EDITION OF "MANUAL OF STANDARD PRACTICE". ALL SHOP DRAWINGS PERTAINING TO REBAR DETAILS SHALL BE SUBMITTED TO THE ENGINEER FOR HIS REVIEW.
- 9.03 CONCRETE MIX DESIGN FOR ALL CONCRETE WORK IS REQUIRED TO BE SUBMITTED TO THE ENGINEER FOR HIS REVIEW. IT IS TO BE NOTED THAT THE CONCRETE SUPPLIER SHALL HAVE A QUALITY CONTROL PROCEDURE FOR THE PRODUCTION OF ALL CONCRETE, WHICH MUST BE ACCEPTABLE TO THE ENGINEER AND MEETS CURRENT ACI STANDARDS.
- 9.04 CONSTRUCTION JOINTS SHALL BE AS APPROVED BY THE STRUCTURAL ENGINEER AND THE ARCHITECT. ENGINEER SHALL BE INFORMED AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONCRETE WORK.
- 9.05 A COPY OF ACI 308 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" AND ACI 308.1 "FIELD REFERENCE MANUAL" SHALL BE KEPT IN THE PROJECT FIELD OFFICE AT ALL TIMES.
- 9.06 CONTRACTOR SHALL PREPARE AND SUBMIT QUALITY CONTROL MEASURES TO ENSURE TEMPERATURE WITH MASS CONCRETE POURS COMPLIES WITH THE REQUIREMENTS IN THE PROJECT SPECIFICATIONS. MASS CONCRETES TO ENQUIRE APPLY TO ANY SUBSTRUCTURE CONCRETE ELEMENT WHOSE LEAST DIMENSION IS GREATER THAN 5 FT.
- 9.07 CONCRETE COMPRESSIVE DESIGN STRENGTH IN 28 DAYS:
- | | |
|----------------|-----------|
| SREAD FOOTINGS | 5,000 PSI |
| RTW STEMS | 4,000 PSI |
| RTW FOTHS | 5,000 PSI |
| SLAB-ON-GRADE | 4,000 PSI |
- 9.08 REINFORCING STEEL SHALL BE ASTM A615, GRADE 60 UNLESS NOTED OTHERWISE. IF REINFORCEMENT WELDING IS REQUIRED, ASTM A706, GRADE 60 SHALL BE REQUIRED UNLESS MIL TEST REPORTS VERIFY THAT THE ASTM A615 STEEL PROVIDED IS AN ACCEPTABLE A706 EQUIVALENT. WELDED WIRE FABRIC OR WIRE MESH SHALL BE ASTM A185.
- 9.09 TOLERANCES FOR REINFORCEMENT FABRICATION, REINFORCEMENT PLACEMENT AND CONCRETE CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF ACI 117 "SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS".
- 9.10 BAR DETAILS AND SUPPORTS: ACI DETAILING MANUAL AND BUILDING CODE. LAP ALL SPLICES AS SHOWN ON THE STRUCTURAL DRAWINGS.
- 9.11 CLEAR DISTANCE FROM FACE OF CONCRETE TO MAIN STEEL SHALL BE AS SHOWN ON THE STRUCTURAL DRAWINGS. WHERE CLEAR DISTANCE IS NOT SHOWN, ACI 301 SHALL CONTROL. ACI 302 "GUIDE FOR THE DESIGN OF DURABLE PARKING STRUCTURES" SHALL CONTROL FOR SLABS EXPOSED TO WEATHER, WHERE APPLICABLE. ALL REINFORCEMENT SHALL BE MAINTAINED AROUND THE SLICE PENETRATION.
- 9.12 ALL REINFORCEMENT SHOWN IS INTENDED TO BE CONTINUOUS UNLESS NOTED OTHERWISE. REFER TO REINFORCEMENT STEEL CHART FOR TENSION LAP SPLICES.
- 9.13 PROVIDE 3/4" CHIN CHAMBERS AT ALL EXPOSED EDGES UNO.
- 9.14 CORE DRILLING SHALL NOT BE ALLOWED THROUGH IN-PLACE CONCRETE ELEMENTS UNLESS SPECIFICALLY APPROVED BY THE ENGINEER. PENETRATING THROUGH SHALL BE ILLUSTRATED ON SHOP DRAWINGS AND SHALL UTILIZE SCHEDULE 40 STEEL PIPE. CLEARANCE REQUIRED WITHIN PIPE SLEEVE SHALL BE CONFIRMED BY SUBCONTRACTOR RESPONSIBLE FOR THE MATERIAL PASSING THROUGH THE SLEEVE. REINFORCEMENT CLEAR COVER SHALL BE MAINTAINED AROUND THE SLEEVE PENETRATION.
- 9.15 EMBEDDED ITEMS THAT WILL SUPPORT STRUCTURAL STEEL CONSTRUCTION SHALL BE PLACED WITH THE TOLERANCES PRESCRIBED IN THE LATEST EDITION OF THE AISC "CODE OF STANDARD PRACTICE". GENERAL CONTRACTOR SHALL FIELD VERIFY LOCATION OF EMBEDDED ITEMS PRIOR TO FABRICATION AND DELIVERY OF STRUCTURAL STEEL TO THE PROJECT SITE.

10.00 REINFORCING

- 10.01 BAR SUPPORTS, DESIGN, DETAILING, FABRICATION, AND PLACING OF REINFORCING BARS MUST BE IN ACCORDANCE WITH ACI 318-14 (BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE) AND ACI 318-14 (DETALING MANUAL).
- 10.02 WHERE SHOWN OR SPECIFIED ON PLANS, PROVIDE STANDARD ACI W-BOARDS OR W-BOARDS HOOK, AS APPLICABLE.
- 10.03 REINFORCING: ASTM A615, GRADE 60. UNO ALL REINFORCING TO BE ASTM A706, GRADE 60 WHERE WELDING IS REQUIRED. WELDED WIRE FABRIC REINFORCING MUST CONFORM TO ASTM A185.

11.00 POST-INSTALLED ANCHORS

- 11.01 UNLESS OTHERWISE INDICATED ON PLANS, POST-INSTALLED ANCHORS SHALL CONSIST OF THE FOLLOWING ANCHOR TYPES, OR APPROVED EQUAL:

	ADHESIVE ANCHOR	MECHANICAL ANCHOR
SOLID CONCRETE	HLTI HY 200 SAFE SET SYSTEM HLTI HY 200 SAFE SET SYSTEM	HLTI KWIK HUEZ HLTI KWIK BOLT T2
GROUTED MASONRY	HLTI HY 70	HLTI KWIK BOLT 3
HOLLOW MASONRY OR BRICK	HLTI HY WITH APPROPRIATE SCREEN TUBE	HLTI HLC SLEEVE ANCHOR

- 11.02 SUBSTITUTION REQUESTS FOR ALTERNATE PRODUCTS MUST BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO USE. CONTRACTOR SHALL PROVIDE CALCULATIONS DEMONSTRATING THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERFORMANCE VALUES OF THE SPECIFIED PRODUCT. SUBSTITUTIONS WILL BE EVALUATED BY THEIR HAVING AN ICC ESR SHOWING COMPLIANCE WITH THE RELEVANT AND CURRENT BUILDING CODE.

- 11.03 INSTALL ANCHORS PER THE MANUFACTURER'S INSTRUCTIONS, AS INCLUDING IN THE ANCHOR PACKAGING.

- 11.04 THE CONTRACTOR SHALL ARRANGE AN ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ON-SITE INSTALLATION TRAINING FOR ALL OF THEIR ANCHORING PRODUCTS SPECIFIED. THE STRUCTURAL ENGINEER OF RECORD MUST RECEIVE DOCUMENTED CONFIRMATION THAT ALL OF THE CONTRACTOR'S PERSONNEL, WHO INSTALL ANCHORS ARE TRAINED PRIOR TO THE COMMENCEMENT OF INSTALLING ANCHORS.

- 11.05 ANCHOR CAPACITY IS DEPENDENT UPON SPACING BETWEEN ADJACENT ANCHORS AND PROXIMITY OF ANCHORS TO EDGE OF CONCRETE. INSTALL ANCHORS IN ACCORDANCE WITH SPACING AND EDGE CLEARANCES INDICATED ON THE DRAWINGS.

- 11.06 EXISTING REINFORCING BARS IN THE CONCRETE STRUCTURE MAY CONFLICT WITH SPECIFIC ANCHOR LOCATIONS. UNLESS NOTED ON THE DRAWINGS THAT THE BARS CAN BE CUT, THE CONTRACTOR SHALL REVIEW THE EXISTING STRUCTURAL DRAWINGS AND SHALL UNDERTAKE TO LOCATE THE POSITION OF THE REINFORCING BARS AT THE LOCATIONS OF THE CONCRETE ANCHORS. CONTRACTOR SHALL IMMEDIATELY CONTACT THE EOR IF A CONFLICT IS IDENTIFIED.

- 11.07 PERFORM A MINIMUM NUMBER OF FIELD PULL TEST PER BATCH OF ADHESIVE AND PER NO. OF MECHANICAL ANCHORS AS SPECIFIED BELOW:
- A. NO OF TEST
- B. EPPOY ADHESIVE ANCHORING SYSTEM - MIN. 5 TEST PER BATCH
- C. MECHANICAL ANCHORING SYSTEM - MIN. 5 TEST OR 10% OF ANCHORS, WHICHEVER IS GREATER
- D. ACCEPTANCE CRITERIA
1. FIELD PULL TEST TO BE SPECIFIED BY ENGINEER.
2. ALLOWABLE DISPLACEMENT UP AT FIELD TEST LOAD IS 1/16" UNO BY ENGINEER.

12.00 BARRIER CABLES

- 12.01 DESIGN LOADS:
- VEHICLE IMPACT: 6,000 LBS (RESISTED BY 1 CABLES)
- PEDESTRIAN IMPACT: DISTRIBUTED LOAD OF 50 LBS/FT OR A CONCENTRATED LOAD OF 200 LBS, ACTING IN ANY DIRECTION (RESISTED BY ANY SINGLE CABLE)

- 12.02 PRELIMINARY CABLE TENSION FORCES:

CABLE RUN LOCATION	CABLE TENSION FORCES PER STRAND	ALLOWABLE DEFLECTION	MAX HORIZ SPACING FOR VERT SUPPORT
JACKING (lbs)	EFFECTIVE (lbs)	UNDER DESIGN IMPACT (lbs)	
B3-B6	2,775	2,010	6,000
			18"
			18'-0"

- 12.03 INSTALLATION GUIDE:
- A. PRETENSION CABLES TO JACKING FORCE PROVIDED IN 12.02 TO PROVIDE EFFECTIVE TENSION FORCES PLUS FULL SHADING LOSSES.
- B. REMOVE THE JACK FROM THE ANCHOR AND TRANSFER TO THE OTHER SIDE OF THE COLUMN IN WHICH THE CABLE IS BEING ANCHORED.
- C. WITH A TEMPORARY PLATE AGAINST THE COLUMN, TENSION THE STRAND TO 80% OF ULTIMATE TO FULLY SEAT THE ANCHOR.
- D. THE RESULTING TENSION REQUIRED IN EACH STRAND SHOULD BE THE EFFECTIVE TENSION REQUIRED AS SHOWN IN NOTE 12.02.

- 12.04 1/2" GRADE 250 GALVANIZED PRESTRESSING CONCRETE STRAND PER ASTM A416 WITH ULTIMATE STRENGTH OF 38,200 LBS, AREA OF 0.143 SQUARE INCHES, AND MODULUS OF ELASTICITY OF 28,500 KSI.

- 12.05 ZINC COATING WEIGHT SHALL BE CLASS A AS DESIGNATED IN ASTM A475, TABLE A.

- 12.06 BARRIER CABLES THAT PASS THROUGH A HOLE IN THEIR ANCHORAGE SHALL HAVE THE HOLE SEALED TO PREVENT WATER FROM FOLLOWING THE PATH OF THE BARRIER CABLE TO THE HOLE OR DRAINAGE.

13.00 DELEGATED DESIGN SYSTEMS

- 13.01 THE FOLLOWING SUBMITTALS, AT A MINIMUM, ARE DEFERRED FOR THEIR DESIGN TO BE PROVIDED BY SUPPLIER:

- A. EARTH SHORING OR EXCAVATION SUPPORT
- B. SHORING AND FORMWORK
- C. HAND AND GUARD RAILINGS, AND CONNECTION TO THE STRUCTURE
- D. FACADE STRUCTURAL SUPPORT
- E. GROUND IMPROVEMENT SYSTEM
- F. EROSION CONTROL FRAMING SYSTEM
- G. STRUCTURAL PRECAST CONCRETE SYSTEM

- 13.02 DOCUMENTS FOR THE DEFERRED SUBMITTALS, ITEMS SHALL BE SUBMITTED A MINIMUM OF 30 DAYS BEFORE ITEMS ARE INSTALLED OR REQUESTED TO BE RELEASED FOR FABRICATION. THESE SUBMITTALS SHALL BE SIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED. THESE ITEMS ARE TO BE REVIEWED BY THE GENERAL CONTRACTOR AND THE ENGINEER OF RECORD FOR THE GENERAL CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL, DEFERRED SUBMITTAL, DESIGN QUALIFICATIONS AND ADDITIONAL DEFERRED SUBMITTAL REQUIREMENTS.



HOLLY SPRINGS TOWN CENTER PARKING DECK

CLIENT PROJECT INFO

STRUCTURAL GENERAL NOTES

PROGRESS PRINT

S001

THE PRECAST CONTRACTOR SHALL DESIGN, SUPPLY, AND ERECT ALL PRECAST WORK, INCLUDING ALL PRECAST CONNECTIONS, JOINTS, AND DETAILS. ALL CURBS, WALKWAYS, AND ISLANDS THAT ARE DIRECTLY SUPPORTED BY THE PRECAST CONCRETE MEMBERS SHALL BE CONSIDERED BY THE PRECAST CONTRACTOR IN DESIGN. THE PRECAST CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF ALL WALLS, REINFORCING STEEL, AS REQUIRED, FOR THE CAST-IN-PLACE STRIPS AND WASHES.

1.02 THE DESIGN OF ALL PRECAST WORK SHALL BE CARRIED OUT BY THE PRECAST CONTRACTOR, ENGINEER WHO SHALL BE LICENSED IN THE STATE OF GEORGIA.

1.03 THE PRECAST CONTRACTOR'S STRUCTURAL ENGINEER OF RECORD SHALL SIGN AND SEAL THE DESIGN AND DETAIL DRAWINGS. THESE SHALL BE SUBMITTED TO THE ENGINEER FOR HIS REVIEW PRIOR TO CASTING OF ANY PRECAST WORK.

1.04 THE DESIGN OF PRECAST WORK SHALL INCLUDE THE FOLLOWING:

- A. WEIGHT OF MATERIALS, INCLUDING SELF WEIGHTS, AND ATTACHED OR SUPPORTED MATERIALS.
- B. LIVE LOAD OF 40 PSF FOR PARKING AREAS, REDUCIBLE FOR VERTICAL ELEMENTS UP TO 10% PER TABLE 1.02 OF THE 2018 INTERNATIONAL BUILDING CODE (IBC). FOR ALL OTHER AREAS, THE LIVE LOAD SHALL ALSO BE DESIGNED FOR A 3000 LBS CONCENTRATED LOAD APPLIED OVER A 20.25 IN DIA AREA.
- C. DESIGN LOAD FOR THE TOP LEVEL, SHALL INCLUDE LIVE LOAD, SNOW LOAD, DRIFT, AND RAIN OR SNOW REINFORCEMENT AS APPLICABLE.
- D. LIVE LOAD OF 100 PSF FOR STAIRS, EXIT WAYS, AND CORRIDORS. STAIR DRIFTS SHALL ALSO BE DESIGNED FOR A CONCENTRATED LOAD OF 300 LBS IN THE 2018 INTERNATIONAL BUILDING CODE WITH GEORGIA COMMENTS.
- E. WIND PRESSURES AND EARTHQUAKE FORCES AS PER THE 2018 INTERNATIONAL BUILDING CODE WITH GEORGIA COMMENTS. LATERAL LOADS SHALL BE REDISTED BY THE WALL PANELS AND GRAF LINE 3.11 TO 3.12 ON GRID L-5.

REFER TO SECTION 2.00 FOR VEHICULAR IMPACT LOADS ON SPANDREL PANELS AND 3.00 FOR VEHICULAR IMPACT LOADS ON WALL PANELS.

1.05 THE DESIGN CALCULATIONS BY THE PRECAST CONTRACTOR, ENGINEER SHALL INCLUDE THE FOLLOWING:

- A. FLEXURAL AND TORSIONAL FRAME STABILITY, INCLUDING SHEAR WALLS.
- B. FLEXURAL AND TORSIONAL, COMBINATIONAL STABILITY.
- C. ADEQUACY OF FRAME AND COMPONENTS FOR VOLUME CHANGE EFFECTS, (SEASONAL, TEMPERATURE CHANGE) SHALL NOT BE TAKEN LESS THAN 10 DEG. IN AN ANNUAL AVERAGE AMBIENT RELATIVE HUMIDITY SHALL NOT BE TAKEN LESS THAN 70 PERCENT.
- D. ADEQUACY OF COMPONENT FOR THE STRIPPING AND HANDLING OPERATIONS EMPLOYED.
- E. ADEQUACY OF FRAME AND COMPONENTS FOR THE PROPOSED LIFTING AND ERECTION PROCEDURES, INCLUDING TORSION & ECCENTRICITIES.
- F. TEMPORARY SHORING AND BRACING AND CONSTRUCTION SEQUENCE.

1.06 CONNECTIONS AND DETAILS WITHIN SHOWN ON THESE DRAWINGS SHOW THE INTENT OF THE DESIGN CRITERIA. THE PRECAST CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF CONNECTIONS AND SHALL SUBMIT FULL DETAIL DRAWINGS OF ALL NECESSARY CONNECTIONS TO THE ENGINEERS APPROVAL. PRECAST CONTRACTOR HAS THE OBLIGATION TO SUBMIT REVISIONS DETAILS FOR APPROVAL.

1.07 DEVIATIONS FROM MEMBER SIZES SHOWN ON THESE DRAWINGS SHALL NOT BE PERMITTED EXCEPT WITH THE WRITTEN APPROVAL OF THE ENGINEER. THE PRECAST CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN UNDERSTOOD THAT BY SUBMITTING A BID, THE CONTRACTOR AND HIS PRECASTER ACKNOWLEDGES THEIR RESPONSIBILITY FOR THE MEMBERS SHOWN ON THESE DRAWINGS.

1.08 DIMENSIONS SHOWN ON THE DRAWINGS ARE CONTROL DIMENSIONS AND INCLUDE TOLERANCES.

1.09 TOLERANCES SHALL BE AS PER PER MINIMUM FOR QUALITY CONTROL FOR PLANTS AND PRODUCTION OF PRECAST AND CAST-IN-PLACE CONCRETE PRODUCTS, MIN-118 AND RECOMMENDED PRACTICE FOR ERECTION OF PRECAST CONCRETE, MIN-127 OF LSC.

1.10 THE PRECAST CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLEARANCES, LICENSES, ETC. FOR ANY PATENTED OR REGISTERED INFORMATION.

1.11 THE COVER FOR PRESTRESSED AND NON-PRESTRESSED REINFORCING SHALL COMPLY WITH THE MORE STRINGENT REQUIREMENTS OF THE LATEST EDITION OF AC 308 OR ACI 302.

1.12 THE PRECAST CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACING AND SHORING UNITS, SUCH THAT THE THE PRECAST CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL BRACING AND SHORING UNITS DIRECTED BY THE PRECAST CONTRACTOR, ENGINEER. THE PRECAST CONTRACTOR SHALL SUBMIT ERECTION, DEMOLITION AND BRACING AND SHORING UNITS TO THE PLANS AND SPECIFICATIONS REQUIREMENTS ARRANGEMENT AND SHALL BE SUBMITTED TO THE ENGINEER FOR HIS REVIEW.

1.13 THE DESIGN FOR PRECAST CONTRACTOR, (TO BE CONDUCTED BY PRECAST CONTRACTOR, ENGINEER) SHALL INCLUDE THE FOLLOWING:

- A. CONNECTIONS TO EXISTING CONCRETE SHALL BE DESIGNED TO CONTINUITY, FIRMLY, FLEXIBILITY, ETC.

1.14 REFER TO ARCHITECTURAL (A) DRAWINGS FOR ALL PRECAST COMPONENTS WHICH MUST BE FIRE RATED. ALL DETAILS SHALL HAVE A MINIMUM 2 HOUR FIRE RATING. THE PRECAST CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL FIRE RATED DETAILS.

1.15 SUBMIT SHOP DRAWINGS, DESIGN LOADS AND PRECAST REACTIONS OF PRECAST ELEMENTS AND THEIR CONNECTIONS SEALED BY AN ENGINEER LICENSED IN THE STATE OF GEORGIA. REVIEW BY THE ENGINEER OF RECORD FOR CONFORMANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS REQUIREMENTS ARRANGEMENT AND SIZE OF MEMBERS. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF THE FULL RESPONSIBILITY FOR THE DESIGN OF ALL DETAILS.

1.16 REINFORCING STEEL FOR TOPPING AND BASIS WALLS INCLUDING SEISMIC CHOKER AND COLLECTOR REQUIREMENTS ON PRECAST SHALL BE DESIGNED AND SPECIFIED BY THE PRECAST CONTRACTOR ENGINEER.

1.17 ALL CONNECTIONS SHALL BE GALVANIZED AND ARE TO BE FILLED WITH NON-SHRINK GROUT AFTER REVIEW AND APPROVAL OF THE ENGINEER. THE PRECAST CONTRACTOR SHALL BE RESPONSIBLE TO WAIT FOR THE AUGMENT FOR REVIEW ON PRECAST. ERECTION CONNECTIONS SHALL NOT BE GROUTED.

1.18 THE FIRST CONNECTION IS TO BE SUBMIT ALL CONNECTIONS BETWEEN PRECAST WORK AND CAST-IN-PLACE CONCRETE WITH GENERAL CONTRACTOR.

1.19 PRECAST CONTRACTOR SHALL COORDINATE EMBEDDED PLATE LOCATIONS WITH STEEL WORK AT STAIR TOWERS. PRECAST CONTRACTOR REVIEW EMBED PLATE LOCATIONS IN STEEL SHOP DRAWINGS SUBMITTED BY STEEL SUBCONTRACTOR.

2.00 PRECAST SPANDREL PANELS

2.01 CONCRETE COMPRESSIVE STRENGTH OF SPANDREL PANELS AT 28 DAYS SHALL BE A MINIMUM OF 6,000 PSI.

2.02 SPANDREL PANELS SHALL BE DESIGNED FOR A MINIMUM HORIZONTAL VERTICAL IMPACT LOAD OF 8,000 POUNDS (REFER TO INCHES 1.02 AND 1.03) AND SHALL BE DESIGNED TO WITHSTAND THE AUGMENT FOR REVIEW ON PRECAST. ERECTION CONNECTIONS SHALL NOT BE GROUTED.

2.03 SPANDREL PANELS (WHICH ALSO SUPPORT ARCHITECTURAL BLOCK OR MASONRY) SHALL BE DESIGNED SUCH THAT THE LIVE LOAD EFFECT IS LIMITED TO 10% OF THE DESIGN LOAD.

2.04 SEE ARCHITECTURAL (A) DWGS FOR LOCATIONS OF ANY REVISIONS/ISSUES.

0.01 overall depth shall be 30 inches, UNLESS OTHERWISE NOTED. WITH SHALL BE AS SHOWN ON PLANS.

0.02 CONCRETE COMPRESSIVE STRENGTH OF DOUBBLE TEES AT 7 DAYS SHALL BE A MINIMUM OF 6,000 PSI NORMAL WEIGHT.

0.03 DESIGN CALCULATIONS (TO BE SUBMITTED TO THE ENGINEER FOR HIS REVIEW) SHALL INCLUDE EFFECT OF LOADS AS PER THE 2018 INTERNATIONAL BUILDING CODE WITH GEOMETRIC ADJUSTMENTS, AND STANDARD PRACTICES.

0.04 THE CAMBER LIMITATION SHALL BE 2" 14" INCH OR LESS, DIFFERENTIAL, BETWEEN ADJACENT TEES AT TIME OF CASTING - 30" HIGH OR LESS.

0.05 REINFORCING BARS SHALL BE AS SHOWN AND SHALL BE AS DETERMINED BY PRECASTER'S ENGINEER. SUBMIT FOR APPROVAL BY THE ENGINEER OF RECORD.

0.06 PROVIDE THE FOLLOWING MINIMUM REQUIREMENTS.

0.07 DOUBLE TEES: PROVIDE 30" TO 10" DIA 270 KS BARS. SPACING MAY USE ONE POINT OF PRESSURE FOR LONG SPAN, AND TWO POINTS OF PRESSURE FOR SHORT SPANS.

0.08 DESIGN DOUBLE TEES FOR TORSION DUE TO SUPPORTS NOT BEING OUT OF PLANE.

0.09 DESIGN UNSYMMETRICAL DOUBBLE TEES FOR STRESSES AND TO CONTROL SWEPT TO ALLOWABLE TOLERANCES.

0.10 DESIGN DOUBLE TEES OVER MASONRY WALLS FOR A MAXIMUM DEFLECTION OF L/80.

5.01 STAIR WALLS, TREAT LANDING ETC. SHALL BE DESIGNED IN ACCORDANCE WITH THE 2018 GEORGIA BUILDING CODE. PRECAST MFR SHALL DETAIL CONNECTIONS BETWEEN STAIR / ELEVATOR AND THE MAIN STRUCTURE TO ALLOW FOR +/- 0.5" IN ANY DIRECTION. 1" SILICONE JOINT IS BASED ON ERECTION AT 70 DEG AND IS PROVIDED TO ACCOMMODATE THIS MOVEMENT.

5.02 DESIGN OF ELEVATOR SHAFT COMPONENTS SHALL ACCOUNT FOR WEIGHTS OF ELEVATOR EQUIPMENT AS PROVIDED BY THE ELEVATOR PROVIDER.

5.03 STAIR AND ELEVATOR ROOFS SHALL BE DESIGNED FOR LIVE LOADS IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE WITH GEORGIA AMENDMENTS.

6.01 THE COLUMNS HAVE BEEN SHOWN AS VARYING IN SIZE. CONTRACTOR SHALL PAY PARTICULAR ATTENTION TO THE LOCATION OF THE EXTERIOR COLUMN FACES RELATIVE TO THE COLUMN GRID LINES.

6.02 MINIMUM 28 DAY CONCRETE COMPRESSIVE STRENGTH SHALL NOT BE LESS THAN 5,000 PSI.

6.03 ALL CONNECTIONS SHALL BE BY NON-SHRINK HIGH EARLY STRENGTH GROUT-FILLED SPLICE SLEEVES OR EQUIVALENT.

7.01 REPAIR TO CAST-IN-PLACE CONCRETE GENERAL NOTES FOR GENERAL REQUIREMENTS.

7.02 REINFORCING STEEL FOR ANY FIELD TOPPING SLAB SHALL BE PROVIDED AS REQUIRED BY PRECAST CONCRETE ENGINEER. REINFORCING STEEL FOR THE WASH ON PRECAST SHALL BE SPECIFIED BY THE PRECAST CONCRETE ENGINEER AND PROVIDED TO THE GENERAL CONTRACTOR. WELDED WIRE FABRIC SHALL BE PROVIDED AT A MINIMUM. GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF REINFORCING AND FABRIC.

7.03 CONCRETE FINISHING.

- A. ALL SURFACES SHALL RECEIVE AN METAL LIGHT SUEL TROWELING.
- B. FINAL FINISH OF TOP SURFACES SHALL RECEIVE A MEDIUM BROOM FINISH. BRUSHED PERPENDICULAR TO MAIN TRAFFIC FLOW.
- C. TOLDED JOINTS FOR CRACK CONTROL, SHALL BE PROVIDED AT ALL JOINTS BETWEEN THE DOUBLE TEEL JOISTS AND THE JOIST BEAMS. THE INVERTED TEE BEAMS. THE JOISTS SHALL BE FILLED WITH A FLOEED TRAFFIC-GRACE JOINT SEALANT.

8.01 SILANE SEALER SHALL BE APPLIED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.

A. SILANE SEALER SHALL BE APPLIED TO ALL WASHES AND FIELD TOPPINGS WHICH INCLUDE STEEL REINFORCEMENT.

B. SILANE SEALER SHALL BE APPLIED TO THE ENTIRE TOP LEVEL FLOOR SURFACE OF THE PARKING DECK.

6.02 TRAFFIC COATING SHALL BE APPLIED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATION.

A. TRAFFIC COATING SHALL BE PROVIDED OVER ENCLOSED ROOMS AS SHOWN ON THE PLANS.

B. TRAFFIC COATING SHALL BE INSTALLED OVER FIELD TOPPED DOUBLE TEES AS SHOWN ON THE PLANS.

Figure 1 is a detailed architectural section of the building facade, showing four levels: LEVEL P4, LEVEL P3, LEVEL P2, and LEVEL P1. The facade consists of a series of panels and windows. Key dimensions and details include:

- LEVEL P4:** The top level, showing a window with a height of 12'-0" and a panel width of 3'-0". A detail callout 'C' is located at the top right.
- LEVEL P3:** The second level from the top, showing a window with a height of 12'-0" and a panel width of 3'-6". A detail callout 'PRICET C TYP' points to a specific panel detail.
- LEVEL P2:** The third level from the top, showing a window with a height of 18'-0" and a panel width of 3'-0". A detail callout 'PRICET IT' GROUND' points to a specific panel detail.
- LEVEL P1:** The bottom level, showing a window with a height of 18'-0" and a panel width of 3'-6".
- Dimensions:** The clear height between levels P4 and P3 is 12'-0". The clear height between levels P3 and P2 is 12'-0". The clear height between levels P2 and P1 is 18'-0". The panel width between levels P4 and P3 is 3'-0". The panel width between levels P3 and P2 is 3'-6". The panel width between levels P2 and P1 is 3'-0".
- Details:** The diagram includes details for 'PRICET C TYP' and 'PRICET IT' GROUND', which are specific panel or window details.

HOLLY SPRINGS
TOWN CENTER
PARKING DECK

CLIENT PROJECT INFO		
NO.	DATE	DRAWING ISSUE DESCRIPTION

NO.	DATE	DRAWING ISSUE DESCRIPTION
-----	------	---------------------------

DESIGNED BY: BMF
DRAWN BY: JTM
CHECKED BY: JRM
SCALE:
DATE: 09/22/22
PROJECT NO: 013960000
FILENAME:

PRECAST GENERAL NOTES

PROGRESS PRINT

S002

1.00 DESIGN LOADS

- ## 2.00 SPECIAL INSPECTIONS

-

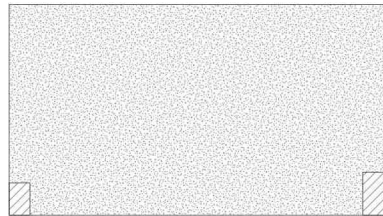
WALL ELEVATION

-

PLAN

WIND LOAD DIAGRAM

SCALE: NTS



FLOOR LOADING DIAGRAM

SCALE: NTS

COMPONENTS AND CLADDING DESIGN WIND PRESSURES

AREA	ZONE	AREA < 10 SF		AREA > 10 SF		AREA < 10 SF		AREA > 10 SF		AREA < 100 SF		AREA > 100 SF	
		PRESSURE (PSI)	BUCTION (PSI)	PRESSURE (PSI)	BUCTION (PSI)	PRESSURE (PSI)	BUCTION (PSI)	PRESSURE (PSI)	BUCTION (PSI)	PRESSURE (PSI)	BUCTION (PSI)	PRESSURE (PSI)	BUCTION (PSI)
ROOF	1	11.1	-43.4	8.8	-39.8	8.8	-39.8	8.8	-39.8	8.8	-27.2	8.8	-27.2
	1'	11.1	-24.9	9.5	-24.9	8.8	-24.9	8.8	-37.4	8.8	-16.8	8.8	-13.4
	2	11.1	-57.2	9.5	-48.6	8.8	-45.0	8.8	-41.3	8.8	-36.4	8.8	-36.4
	3	11.1	-77.9	9.5	-60.9	8.8	-53.5	8.8	-46.2	8.8	-36.4	8.8	-36.4
WALL	4	24.8	-27.0	22.3	-24.4	21.2	-23.9	20.1	-22.7	18.7	-20.8	18.7	-20.8
	5	24.9	-33.2	22.3	-28.1	21.2	-26.9	20.1	-33.7	18.7	-32.8	18.7	-32.8

AREA LOADING KEY

PATTERN	AREA	SOL	LL
	PARKING	5 PSF	40 PSF
	STAIRS	5 PSF	100 PSF

NOTES:
SDL: SUPERIMPOSED DEAD LOAD
LL: LIVE LOAD



HOLLY SPRINGS
TOWN CENTER
PARKING DECK

CLIENT PROJECT INFO

NO.	DATE	DRAWING ISSUE DESCRIPTION
-----	------	---------------------------

DESIGNED BY: BMF
DRAWN BY: JTM
CHECKED BY: JRM
SCALE:
DATE: 06/22/22
PROJECT NO: 013960000
FILENAME:

DESIGN LOADS & OPENNESS

PROGRESS PRINT

S003

Kimley»Horn
2023, ©
817 WEST PEACHTREE STREET NW
THE BILTMORE
SUITE 601
ATLANTA, GA 30308
PHONE: 404.419.8700

NOTES:

1. VALUES ASSUME NO EPOXY-COATING IS USED AND NORMAL WEIGHT AGGREGATE CONCRETE.
2. NO REDUCTION FACTORS IN ACI 318, SECTION 12.5.3 ARE APPLIED TO THESE VALUES.
3. THE HOOK DEVELOPMENT LENGTH MUST NOT BE LESS THAN 8"BAR DIA.
4. 90° STD HOOK MUST BE BEND PLUS 12"BAR DIA EXTENSION AT FREE END.

SCALE: 1" = 1'-0"

NOTES:

1. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW THE BARS.
2. CLASS A SPACING LENGTH EQUALS THE BASIC DEVELOPMENT LENGTH (L_D) OF THE BAR.
3. LAP SPICES OF DEFORMED BARS MUST BE CLASS B SPICES. UNO.
4. BUNDLED BARS MUST INCREASE VALUES BY 20% FOR THREE BAR BUNDLES AND 30% FOR FOUR BAR BUNDLES.
5. CLEAR SPACING BETWEEN BARS DEVELOPED OR BARS ADJACENT TO A SPICE SHALL NOT BE LESS THAN 1" OR DIAMETER OF BAR.
6. L_D MUST BE INCREASED BY 1.5 FACTOR IF ONE OF THE BELOW CONDITIONS IS NOT MET:
 - A. CLEAR SPACING BETWEEN BARS DEVELOPED OR SPICED MUST NOT BE LESS THAN DIAMETER OF BAR.
 - B. CLEAR COVER NOT LESS THAN DIAMETER OF BAR, AND STRIPS/MUST BE PROVIDED THROUGHOUT L_D CLEAR SPACING BETWEEN BARS BE DEVELOPED OR SPICED MUST NOT BE LESS THAN 2 TIMES DIAMETER OF BAR, AND CLEAR COVER NOT LESS THAN DIAMETER OF BAR.

SCALE: 1" = 1'-0"

LOW THE BARS.	DWL	DOWELS	DWL	DOWELS
	E	EAST	E	EAST
ER FOUR BAR BUNDLE.	EA	EACH	EA	EACH
ER ALL NOT BE LESS THAN 1" OR DIAMETER OF BAR.	EC	EDGE OF CURB	EC	EDGE OF CURB
ET	EE	EACH END	EE	EACH END
ET THAN DIAMETER OF BAR.	EF	EACH FACE	EF	EACH FACE
ET PROVIDED THROUGHOUT. L.C. CLEAR SPACING BETWEEN BARS BEING DEVELOPED OR	EJ	EXPANSION JOINT	EJ	EXPANSION JOINT
ET NOT LESS THAN DIAMETER OF BAR.	EL	EACH LAYER. ELEVATION	EL	EACH LAYER. ELEVATION
	ELEV	ELEVATOR	ELEV	ELEVATOR
	EMBED	EMBEDMENT	EMBED	EMBEDMENT
	ENGR	ENGINEER	ENGR	ENGINEER
	ENTR	ENTRANCE	ENTR	ENTRANCE
	EOS	EDGE OF SLAB	EOS	EDGE OF SLAB
	EQ	EQUAL	EQ	EQUAL
	EQ. SP	EQUALLY SPACED	EQ. SP	EQUALLY SPACED
	EQUIP	EQUIPMENT	EQUIP	EQUIPMENT
	ESP	EXPANSION EXPOSED	ESP	EXPANSION EXPOSED
	EST	ESTIMATE	EST	ESTIMATE
	EW	EACH WAY	EW	EACH WAY
	EX/ EXIST	EXISTING	EX/ EXIST	EXISTING
	EXP BT	EXPANSION BOLT	EXP BT	EXPANSION BOLT
	EXP JT	EXPANSION JOINT	EXP JT	EXPANSION JOINT
	EXIST GR	EXISTING GRADE	EXIST GR	EXISTING GRADE
	EXT	EXTENSION	EXT	EXTENSION
	EXTN	EXTENSION	EXTN	EXTENSION
	FD	FLOOR DRAIN	FD	FLOOR DRAIN
	FDTN	FOUNDATION	FDTN	FOUNDATION
	FF	FINISH FACE	FF	FINISH FACE
	FFE	FINISH FLOOR ELEVATION	FFE	FINISH FLOOR ELEVATION
	FN	FINISH	FN	FINISH
	FN FLR	FINISH FLOOR	FN FLR	FINISH FLOOR
	FN GR	FINISH GRADE	FN GR	FINISH GRADE
	FLR	FLOOR	FLR	FLOOR
	FOC	FACE OF CONCRETE	FOC	FACE OF CONCRETE
	FOM	FACE OF MASONRY	FOM	FACE OF MASONRY
	FOW	FACE OF WALL	FOW	FACE OF WALL
	FR	FRAME	FR	FRAME
	FRMG	FRAMING	FRMG	FRAMING
	FT	FEET. FOOT	FT	FEET. FOOT
	FTP	FACE TO FACE	FTP	FACE TO FACE
	FTG	FOOTING	FTG	FOOTING
	FWRK	FORMWORK	FWRK	FORMWORK
	G	GRADE. GROUND	G	GRADE. GROUND
	GA	GAGE	GA	GAGE
	GALV	GALVANIZED	GALV	GALVANIZED
	GC	GENERAL CONTRACTOR	GC	GENERAL CONTRACTOR
	GEN	GENERAL	GEN	GENERAL
	GL	GROUND LEVEL	GL	GROUND LEVEL
	GR BM	GRADE BEAM	GR BM	GRADE BEAM
	GR FL	GROUND FLOOR	GR FL	GROUND FLOOR
	HDS	HOT DIP GALVANIZING	HDS	HOT DIP GALVANIZING
	HK	HOOK	HK	HOOK
	HORIZ	HORIZONTAL	HORIZ	HORIZONTAL
	HS	HEADED STUD	HS	HEADED STUD
	HT	HEIGHT	HT	HEIGHT
	I	INSIDE DIAMETER (DIMEN	I	INSIDE DIAMETER (DIMEN
	IF	INSIDE FACE	IF	INSIDE FACE
	IN	INCH	IN	INCH
	INFO	INFORMATION	INFO	INFORMATION
	INTLL	INSTALL	INTLL	INSTALL
	INT	INTERIOR	INT	INTERIOR
	ISO JT	ISOLATION JOINT	ISO JT	ISOLATION JOINT
	JST	JOIST	JST	JOIST

ABBREVIATIONS	
AE	ARCHITECT/ENGINEER
AB	ANCHOR BOLT
ABC	AGGREGATE BASE COURSE
ACC	ACCESSIBLE
ADOL	ADDITIONAL
ADDM	ADDENDUM
ADJ	ADJACENT
AFP	ABOVE FINISHED FLOOR
AFI	ABOVE FINISHED GRADE
AFS	ABOVE FINISHED SLAB
AGGR	AGGREGATE
ALLOW	ALLOWANCE
ALT	ALTERNATE
APPROX	APPROXIMATE
ARCH	ARCHITECT, ARCHITECTURAL

BOI	BOTTOM
BTN	BETWEEN
BV	BOTHWAYS
C&G	CURB AND GUTTER
CANTILE	CANTILEVER
CDW	COUNTERCLOCKWISE
CON	CONSTRUCTION DOCUMENTS
CEM	CEMENT
CGS	CENTER OF GRAVITY OF STRAND
CP	CAST-IN-PLACE
CJ	CONSTRUCTION JOINT
CL	CENTURINE
CLG	CEILING
CLL	CLEAN LINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CON	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUE; CONTINUOUS
COORD	COORDINATE
COV	COVER
CTC	CENTER TO CENTER
CT	CENTER
CTR JT	CONTROL JOINT
CW	CLOCKWISE

DEL	DELETE
DEMO	DEMOLITION
DETAL	DETAIL
DIA	DIAMETER
DIAG	DIAGONAL
DIR	DIMENSION
DIR	DIRECTION
DIST	DISTANCE
DIST	DEAD LOAD
DR	DRAIN, DRIVE
DSGN	DESIGN
DWG	DRAWING
DWL	DOWEL(S)
E	EAST
EA	EACH
EC	EDGE OF CURB
EE	EACH END
EF	EACH FACE
EF	EXPANSION JOINT
EL	EACH LAYER, ELEVATION
ELEV	ELEVATOR
EMBED	EMBEDMENT
ENGR	ENGINEER
ENTR	ENTRANCE
EOS	EDGE OF SLAB

EW	EACH WAY
EX - EXIST	EXISTING
EXP-BT	EXPANSION BOLT
EXP-JT	EXPANSION JOINT
EXIST GR	EXISTING GRADE
EXT	EXTERIOR
EXTN	EXTENSION
FD	FLOOR DRAIN
FDTN	FOUNDATION
FF	FINISH FACE
FFE	FINISH FLOOR ELEVATION
FFN	FINISH
FIN FLR	FINISH FLOOR
FIN GR	FINISH GRADE
FLR	FLOOR
FOC	FACE OF CONCRETE
FOM	FACE OF MASONRY
FOW	FACE OF WALL
FR	FRAME
FRMG	FRAMING
FT	FEET; FOOT
FTF	FACE TO FACE
FTNG	FOOTING
FWRK	FORMWORK

GL	GROUND LEVEL
GR BM	GRADE BEAM
GR FL	GROUND FLOOR
HG	HOT-DIP GALVANIZING
HK	HOOK
HORIZ	HORIZONTAL
HS	HEADED STUD
HT	HEIGHT
ID	INSIDE DIAMETER (DIMENSION)
IF	INSIDE FACE
IN	INCH
INFO	INFORMATION
INSTL	INSTALL
INT	INTERIOR
ISO JT	ISOLATION JOINT

AND POUNDS
 LINEAR FOOT
 SQUARE FOOT
 SQUARE INCH
 DIRECTION
 FEET (FOOT)
 0
 HORIZONTAL
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CONCRETE
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CE
CED CONCRETE
CED CONCRETE BOX
CED CONCRETE PIPE
AIN
CING STEEL BAR
ICE
CEMENT

GRADE
ELEVATION
ATION
ID
HIST-
E
RAL
BOTTOM
H BOLT
ATION
TURE, TEMPORARY
FINISH FLOOR

ONCRETE (CURB)
ONCRETE FOOTING
ONCRETE WALL
LOOR (FOOTING)
ASONRY
LAB
WALL

NOTED OTHERWISE

FIELD

WIRE FABRIC



HOLLY SPRING
TOWN CENTER
PARKING DECK

[illegible]

DESIGNED BY: BMF
DRAWN BY: JTM
CHECKED BY: JRM
SCALE:
DATE: 09/22/22
PROJECT NO: 013990000
FILENAME:

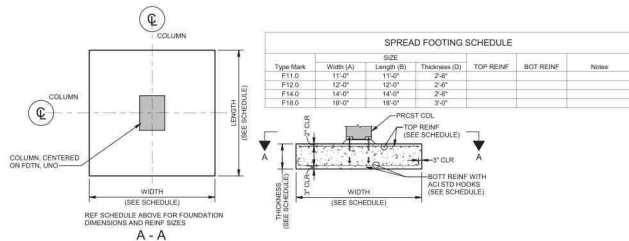
STRUCTURAL SCHEDULES AND ABBREVIATIONS

PROGRESS PRINT

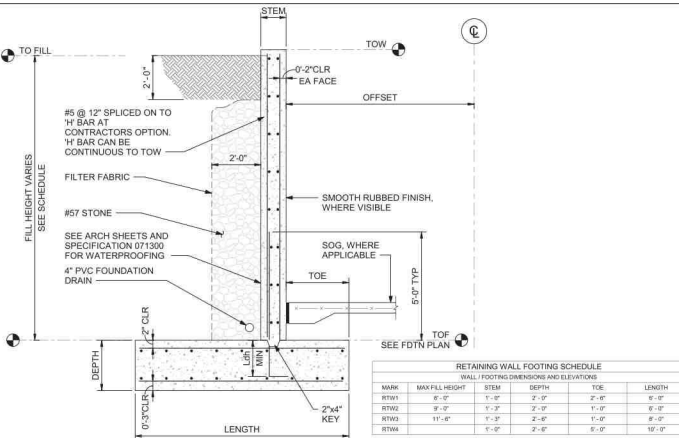
S004

Diagram illustrating the cross-section of a foundation structure, showing a spread footing and a strip footing. The spread footing is labeled "SPREAD FOOTING" and the strip footing is labeled "STRIP FOOTING". The spread footing has a width of 2'-0" and is labeled "TO F SEE PLAN". The strip footing is labeled "TO F SEE PLAN". The foundation is supported by a layer of "COMPACTED AGGREGATE PIER, DESIGNED BY OTHERS". A note indicates: "NO DIG ZONE: CONTRACTOR MUST NOT EXCAVATE THE AREA DEFINED BY THESE LINES AT ANY COLUMN LOCATION WHERE COMPACTED AGGREGATE PIERS HAVE BEEN INSTALLED." The diagram also shows a "TO F SEE PLAN" label and a dimension line indicating the width of the spread footing.

S101 SCALE: 1/4" = 1'-0"

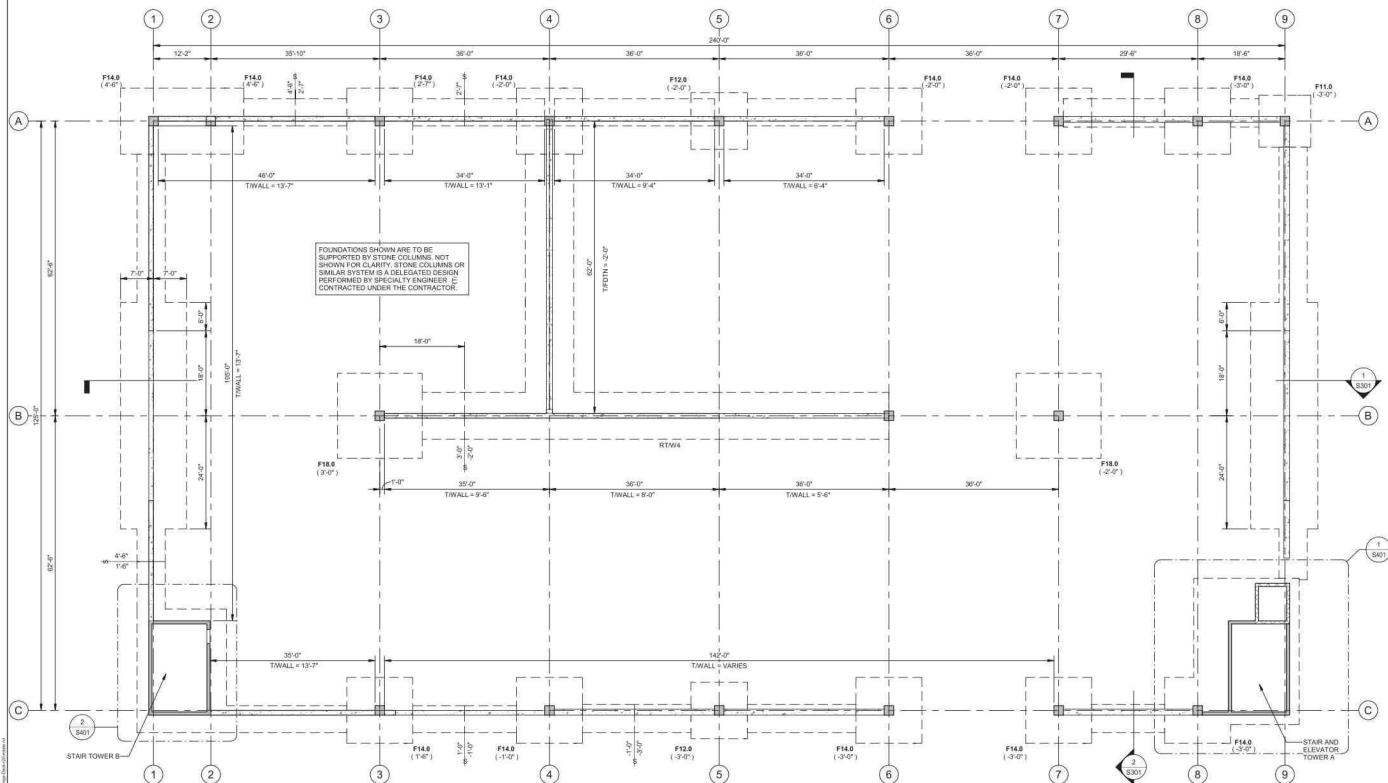


S101 SCALE: 1/4" = 1'-0"



S101 SCALE: 3/4" = 1'-0"

RETAINING WALL FOOTING SCHEDULE					
WALL / FOOTING DIMENSIONS AND ELEVATIONS					
MARK	MAX FILL HEIGHT	STEM	DEPTH	TOE	LENGTH
RTW1	8'-0"	1'-0"	2'-0"	2'-6"	6'-0"
RTW2	9'-0"	1'-0"	2'-0"	1'-0"	6'-0"
RTW3	11'-6"	1'-3"	2'-6"	1'-0"	8'-0"
RTW4	5'-0"	2'-0"	2'-6"	5'-0"	10'-0"



S101 SCALE: 3/32" = 1'-0"

NOTES:

1. COMPLY WITH SPECIFICATIONS AND STRUCTURAL GENERAL NOTES, UNLESS OTHERWISE SPECIFIED. THE FOLLOWING NOTES RELATING TO THE FOUNDATION PLAN SHALL GOVERN.
2. REFER TO PLANNING, MECHANICAL, FIRE PROTECTION, CIVIL, AND ELECTRICAL PLANS FOR LOCATIONS AND SIZES OF PENETRATING THROUGH WALLS, FLOORS, AND CEILING, AND ALL NECESSARY EMBEDDED ITEMS AS REQUIRED.
3. FOUNDATION SHALL BE CENTERED ON COLUMN GRID LINES. COLUMNS, WALLS, ETC. UNLESS NOTED OTHERWISE.
4. ALL FOUNDATION WORK RELATING TO THE INSTALLATION OF REBARS, SHALL BE OBSERVED AND APPROVED BY THE ENGINEER.
5. FILL ALL GROUT BELOW GRADE WITH 3,000 PSI STRENGTH GROUT.
6. WHERE SHOWN, BUT NOT SPECIFICALLY NOTED, PROVIDE STANDARD ACI 308 DEGREE OR 18 DEGREE HOOKS, 60# CABLE, 10# REBAR.
7. FOUNDATION WALL, AND RETAINING WALL DESIGN ARE BASED ON GEOTECHNICAL ENGINEERING INFORMATION PROVIDED BY THE CLIENT IN THE REPORT DATED APRIL 21, 2016. CONTRACTOR SHALL REFER TO ALL RECOMMENDATIONS IN THIS REPORT FOR THE FOUNDATION DESIGN.
- 7.01 COLUMN AND WALL FOUNDATION DESIGN IS BASED ON THE FOLLOWING:
 - A. SHALL ADOPT FOUNDATION SYSTEM
 - B. ASSUME NET ALLOWABLE BEARING CAPACITY = 4000 PSF
 - C. STONE COLUMN REQUIRED PER THE GEOTECHNICAL REPORT TO IMPROVE SOIL CONDITIONS
 - D. MAXIMUM ALLOWABLE TOTAL SETTLEMENT OF 1"
 - E. PERCENT ALLOWABLE DIFFERENTIAL SETTLEMENT OF 12% OVER 60"
 - F. COEFFICIENT OF FRICTION (BOLTON) = 0.35
- 7.02 RETAINING WALL DESIGN IS BASED ON THE FOLLOWING:
 - A. NET ALLOWABLE BEARING PRESSURE = 4000 PSF
 - B. STONE COLUMN REQUIRED PER THE GEOTECHNICAL REPORT TO IMPROVE SOIL CONDITIONS
 - C. SOIL QUANTITY = 120 PCY
 - D. ACTIVE EARTH PRESSURE = 40 PSF/FT
 - E. AT-RISK EARTH PRESSURE = 40 PSF/FT
 - F. COEFFICIENT OF FRICTION (BOLTON) = 0.35
- 7.03 THE FOLLOWING REQUIREMENTS ARE ASSUMED FOR STONE COLUMN INSTALLATION:
 - A. FOUR-FOOT DEEP TRENCH TO BE EXCAVATED AND AREA BETWEEN PARKING DECK AND NORTHWEST RAIL ROAD RIGHT OF WAY LINE
 - B. INSTALL STONE COLUMNS AS DESIGNED BY STONE COLUMN SUBCONTRACTOR
 - C. EXCAVATE TO BEARING LEVEL OF SPREAD FOUNDATIONS
- 7.04 FOOTING AND SLAB SURFACING REQUIREMENTS:
 - A. THE TOP 12 INCH OF SOIL SHALL BE REMOVED AND REPLACED WITH BAGGED AND GRADUATED SUBGRADE CONSISTING OF COMPACTED FILL, REDUCED SOIL INTERMEDIATE ZONE SOILS OR BASE COURSE CUTOFF TYPE MATERIAL, BEING COMPLY IN PLACE TO RELATE TO AT LEAST 90% OF THE MATERIAL'S MAXIMUM DRY DENSITY IN ACCORDANCE WITH THE STANDARD PROCTOR COMPACTION TEST (ASTM D1557) WITHIN ± 3% OF THE MAXIMUM OPTIMUM DRY DENSITY.
 - B. DUE TO THE HIGH FINE CONTENT OF THE ON-SITE SOILS, HIGHER SUGGESTED CONSIDERATION BE GIVEN TO EITHER EXPEDITIOUSLY PLACING STONE AND LAGGING CONCRETE FOR FOOTINGS AND EXCAVATION, OR EXCAVATING TO A DEPTH OF 12 INCHES BELOW THE BASE OF ALL EXCAVATIONS PROTECTED WITH A MINIMUM 6-INCH THICK LAYER OF WASH CLEAN CRUSHED STONE, GAB OR MINIMUM 6-INCH THICK LAYER OF WASH CLEAN CRUSHED STONE, AGAINST SUBGRADE DETERIORATION. SIMILARLY, THE SLAB SUBGRADE SHOULD BE PROTECTED SUCH THAT SUBGRADE DETERIORATION DOES NOT OCCUR PRIOR TO SLAB STRENGTH. AND CONCRETE

8. RETAINING WALL BACKFILL REQUIREMENTS:
 - 8.01 WALLS ACTION AS RETAINING WALLS SHALL NOT BE BACKFILLED WITHOUT ADEQUATE REMEDIATION. WALLS THAT HAVE REACHED TOP OF SPECIFIED COMPRESSION STRENGTH AND BACKFILL IS PLACED TO TOP OF FOOTING ON THE SIDE.
 - 8.02 SELECT AND PLACE PROPOSED BACKFILL (DOT# NO. 57.4) AT RETAINING WALLS CAREFULLY BY HAND OPERATED EQUIPMENT ONLY, WITHIN A DISTANCE EQUAL TO 4 FT FROM THE WALL.
 - 8.03 WALL IS SPECIFIED TO HAVE BACKFILL ON BOTH SIDES AND SHALL HAVE A DIFFERENTIAL OF MORE THAN 2'-0" IN THE SPECIFIED ELEVATION IS REACHED ON THE TOP OF THE WALL.
9. PROVIDE VERTICAL FORMED CONTROL JOINTS IN THE CP RETAINING WALLS. LOCATE CONTROL JOINTS AS FOLLOWS:
 - 9.01 INTERIOR FACE OF WALLS
 - 9.02 AT EACH FOOTING STEP
 - 9.03 WITHIN 6' OF EACH CORNER
 - 9.04 NO FURTHER THAN 15'-0" MAXIMUM ON CENTER
10. CUT/EACH OTHER HORIZONTAL BRACE AT CONTROL JOINT LOCATIONS EXCEPT TOP AND BOTTOM BRACES. PROVIDE A 4" JOINT ON BOTH SIDES OF THE WALL AT EACH CONTROL JOINT LOCATION.
11. WALL CONNECTION POINTS SHALL BE LOCATED AT CONTROL JOINT LOCATIONS.

WHERE STRUTTED FOOTINGS ARE INTEGRATED WITH RETAINING WALL FOOTING, USE THE GREATER RIBB RATIO OR EITHER THE SPREAD RATIO OR RATIO TO TOP RIBB. THE RETAINING WALL FOOTING TOP AND BOTTOM RIBB SHALL BE CONTINUOUS ACROSS THE SPREAD FOOTING.
12. PROVIDE CLASS II LAMP FOR ALL REBAR SPICES RELATED TO FOUNDATION WORK UNLESS NOTED OTHERWISE. REPORT TO OTHER STRUCTURAL SHEETS FOR SPICES RELATED TO OTHER STRUCTURAL DRAWINGS.
14. FOUNDATIONS ARE DESIGNED FOR A FUTURE VERTICAL EXPANSION OF (3) ADDITIONAL LEVELS.

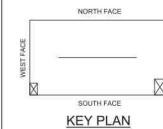
LEGEND:	
1.	 24"x24" PRECAST COLUMN TYP. UNO
2.	 F10 (2'-0") DENOTES SPREAD FOUNDATION F10 AT TFDTN 2'-0". REFERENCE LEVEL: 1A) NOMINAL FINISHED FLOOR ELEVATION
3.	 DENOTES STEP IN FOUNDATION
4.	 DENOTES CIP WALLS
5.	 DENOTES PRECAST WALLS
6.	 DENOTES 4" PVC FOUNDATION DRAIN AND FLOW DIRECTION OF WATER
7.	 DENOTES CHANGE OF DIRECTION OF WATER FLOW
8.	 FOUNDATION DRAIN CONNECTION TO DRAINAGE PIPE
9.	RTW# DENOTES RETAINING WALL MARK 1. A. REFER TO DETAIL 3 / 5011 B. REFER TO PLAN FOR RETAINING WALL LOCATIONS

KIMLEY-HORN IS THE STRUCTURAL ENGINEER OF RECORD FOR THE PARKING STRUCTURE. THE PRECAST CONTRACTOR'S SPECIALTY STRUCTURAL ENGINEER WILL BE RESPONSIBLE FOR GRAVITY AND LATERAL DESIGN OF ALL PRECAST COMPONENTS AND CONNECTIONS, AS WELL AS THE DESIGN AND DETAILING OF ALL CHORD AND COLLECTOR DIAPHRAGM REINFORCEMENT.

THE FOUNDATIONS HAVE BEEN DESIGNED BASED ON PRELIMINARY
LOADING PREPARED BY KIMLEY-HORN. FINAL LOADS SHALL BE
PROVIDED TO KIMLEY-HORN BY THE PRECASTER.



HOLLY SPRINGS
TOWN CENTER
PARKING DECK



CLIENT PROJECT INFO

NO.	DATE	DRAWING ISSUE DESCRIPTION
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DESIGNED BY: BMF
DRAWN BY: JTM
CHECKED BY: JRM
SCALE: AS NOTED
DATE: 09/22/22
PROJECT NO: 013990000
FILENAME:

FOUNDATION
PLAN

PROGRESS PRINT

S101

[illegible]

- Kimley»Horn**
2023, ©
817 WEST PEACHTREE STREET NW
THE BILTMORE
SUITE 601
ATLANTA, GA 30308
PHONE: 404.419.8700

SEALS



KEY PLAN

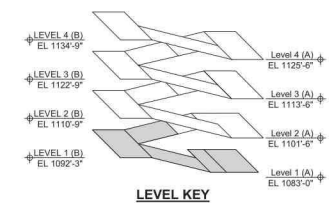
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DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker
SCALE: AS NOTED
DATE: 09/22/22
PROJECT NO. 013990000
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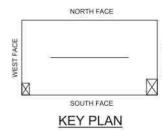
PROGRESS PRINT

S111





**HOLLY SPRINGS
TOWN CENTER
PARKING DECK**



CLIENT PROJECT INFO

NO.	DATE	DRAWING ISSUE DESCRIPTION

DESIGNED BY: BMF
DRAWN BY: JTM
CHECKED BY: JTM
SCALE: AS NOTED
DATE: 09/22/22
PROJECT NO.: 013880002
FILENAME:

**FRAMING PLAN -
LEVEL P2 AND P3**

PROGRESS PRINT

S121

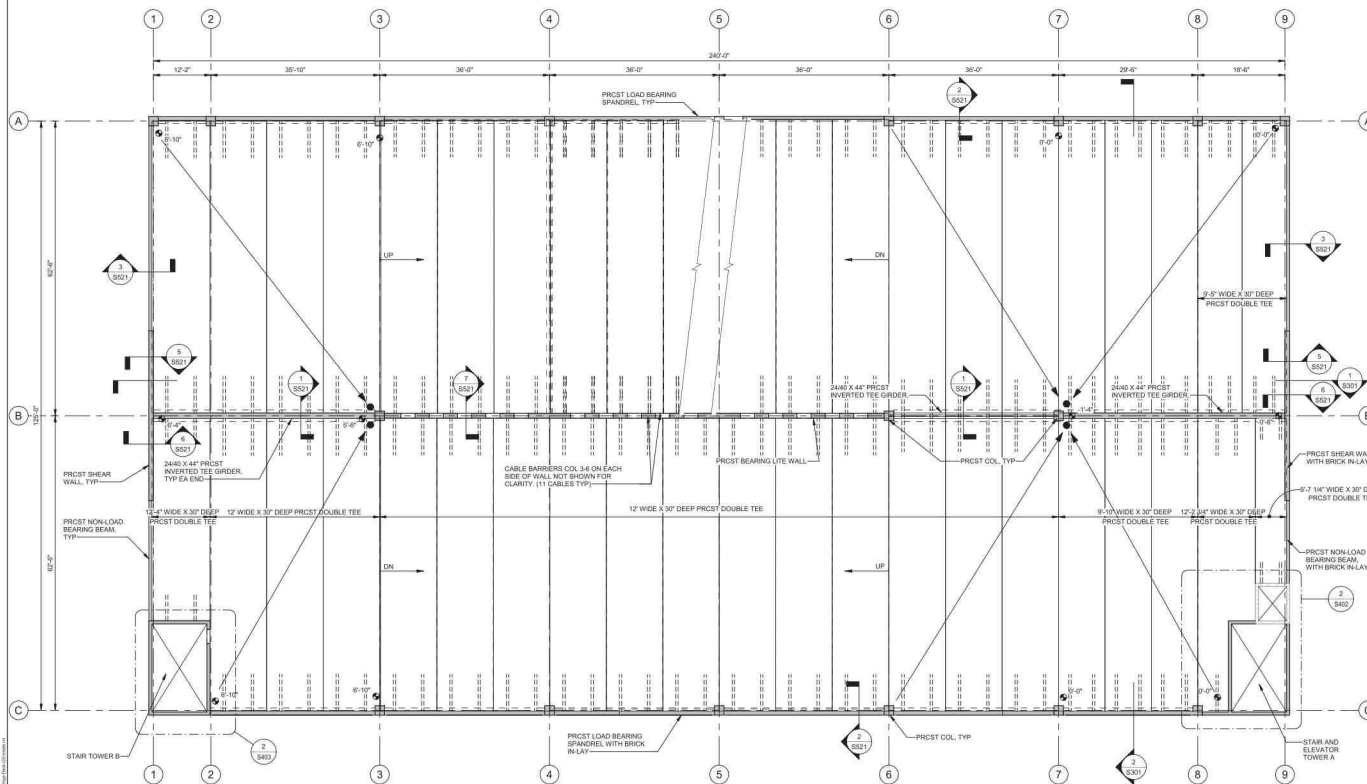
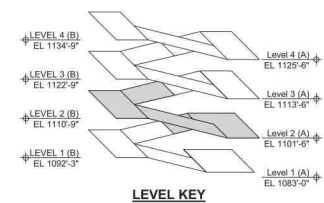
NOTES:

1. REFER TO ARCH PLANS FOR PRGST REVEAL SIZES, LOCATIONS, AND FINISHES.
2. REFER TO ARCH PLANS FOR BUILDING ELEVATIONS.
3. REFER TO SHEET S521 - S523 FOR TYPICAL PRGST DETAILS.
4. FOR TYPICAL SLEEVE DETAILS OF DOUBLE TEES AND INVERTED TEE GIRDERS, REFER TO PRGST DETAILS.
5. PROVIDE PIPE GUARDS FOR RISERS REFER TO SHEET 3 / S541 FOR PIPE GUARD DETAILS. REFER TO MECHANICAL DWGS FOR PIPE LOCATIONS.
6. REFER TO SHEETS S531 TO S532 FOR JOINTS AND WATERPROOFING.
7. REFER TO 2 / S523 FOR FLOOR DRAIN DETAIL.
8. SEE NOTE 8.01 ON SHEET S502 FOR TRAFFIC COATING APPLICATION.
9. SEE NOTE 8.01 ON SHEET S502 FOR SILANE SEALER APPLICATION.
10. CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCIES IN DRAINAGE INTENT ARE IDENTIFIED.

LEGEND:

1. 1'-4" = DENOTES FLOOR DRAIN ELEVATION RELATIVE TO FIVE PROVIDED IN THE LEVEL KEY FOR THIS LEVEL.
2. 9'-0" = DENOTES 1/2" SLOPE ELEVATION, RELATIVE TO FIVE PROVIDED IN THE LEVEL KEY FOR THIS LEVEL.
3. = PRECAST COLUMN, WALL OR SPANDREL
4. = DENOTES CMU WALL
5. = CP CONC WASH
6. = FIELD TOPPED DBL TEE AT LEVELS 1 THROUGH 3 ONLY
7. = DENOTES DRAINAGE SLOPE DIRECTION

KIMLEY-HORN IS THE STRUCTURAL ENGINEER OF RECORD FOR THE PARKING STRUCTURE. THE PRECAST CONTRACTOR'S SPECIALTY STRUCTURAL ENGINEER WILL BE RESPONSIBLE FOR GRAVITY AND LATERAL DESIGN OF ALL PRECAST COMPONENTS AND CONNECTIONS, AS WELL AS THE DESIGN AND DETAILING OF ALL CHORD AND COLLECTOR DIAPHRAGM REINFORCEMENT.



2 FRAMING PLAN - LEVEL P2 AND P3
S121 SCALE: 3/32" = 1'-0"

NOTES:

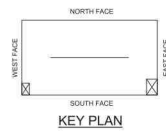
- FOR FRAMING NOTES REFER TO FRAMING PLAN SHEET S121

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DEALS



**HOLLY SPRINGS
TOWN CENTER
PARKING DECK**



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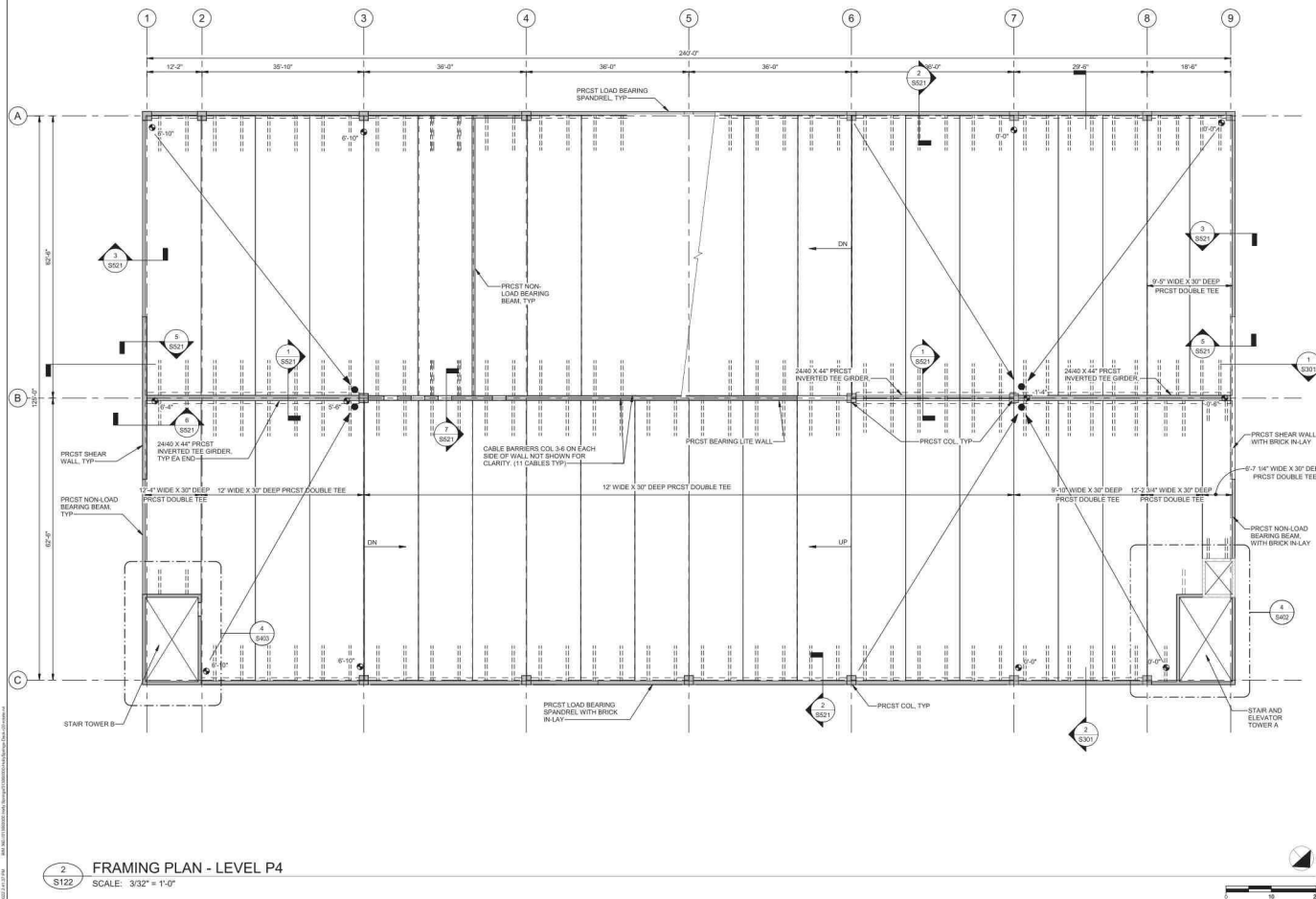
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CHECKED BY: JTM
SCALE: AS NOTED
DATE: 09/22/22
PROJECT NO.: 013880002
FILENAME:

**FRAMING PLAN -
LEVEL P4**

PROGRESS PRINT

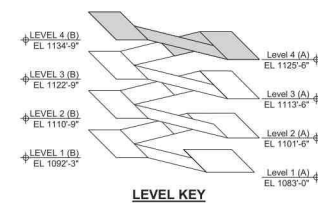
S122



LEGEND:

1. DENOTES FLOOR DRAIN. ELEVATION RELATIVE TO FFE PROVIDED IN THE LEVEL KEY FOR THIS LEVEL.
2. DENOTES FLOOR ELEVATION. RELATIVE TO FFE PROVIDED IN THE LEVEL KEY FOR THIS LEVEL.
3. PRECAST COLUMN, WALL OR SPANDEL.
4. DENOTES CMU WALL.
5. CP CONC WASH.
6. FIELD TOPPED SLAB. TEE AT LEVELS 1 THROUGH 3 ONLY.
7. DENOTES DRAINAGE SLOPE DIRECTION.

KIMLEY-HORN IS THE STRUCTURAL ENGINEER OF RECORD FOR THE PARKING STRUCTURE. THE PRECAST CONTRACTOR'S SPECIALTY STRUCTURAL ENGINEER WILL BE RESPONSIBLE FOR GRAVITY AND LATERAL DESIGN OF ALL PRECAST COMPONENTS AND CONNECTIONS, AS WELL AS THE DESIGN AND DETAILING OF ALL CHORD AND COLLECTOR DIAPHRAGM REINFORCEMENT.



~~Agenda Item V-I~~

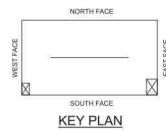


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SEALS



HOLLY SPRINGS
TOWN CENTER
PARKING DECK



CLIENT PROJECT INFO

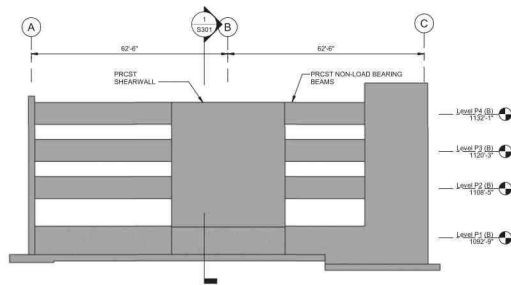
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CHECKED BY: JRM
SCALE: AS NOTED
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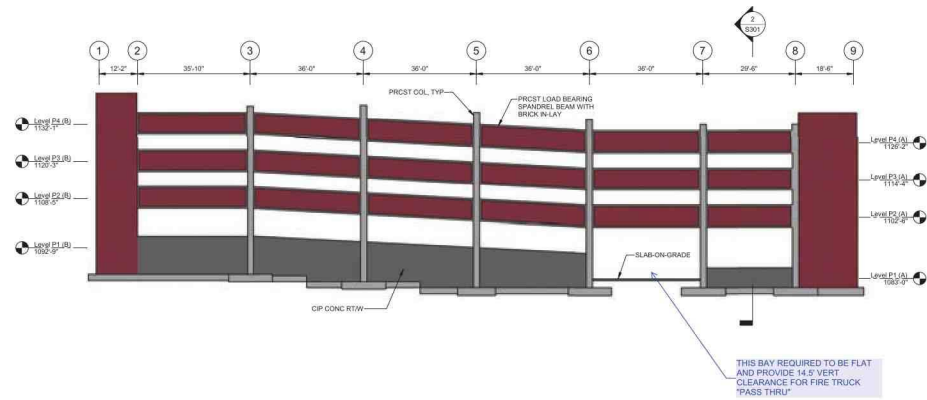
STRUCTURAL ELEVATIONS

PROGRESS PRINT

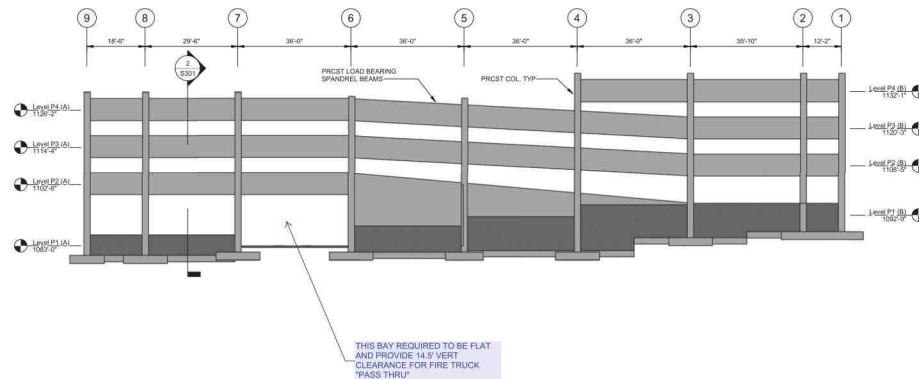
S201



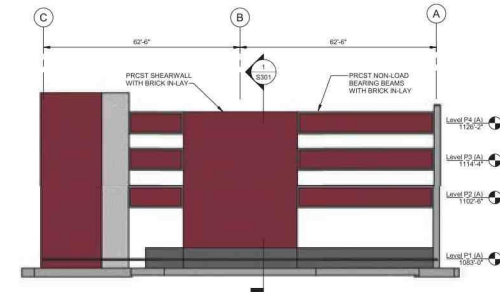
4 WEST STRUCTURAL ELEVATION
S201 SCALE: 1/16" = 1'-0"



3 SOUTH STRUCTURAL ELEVATION
S201 SCALE: 1/16" = 1'-0"

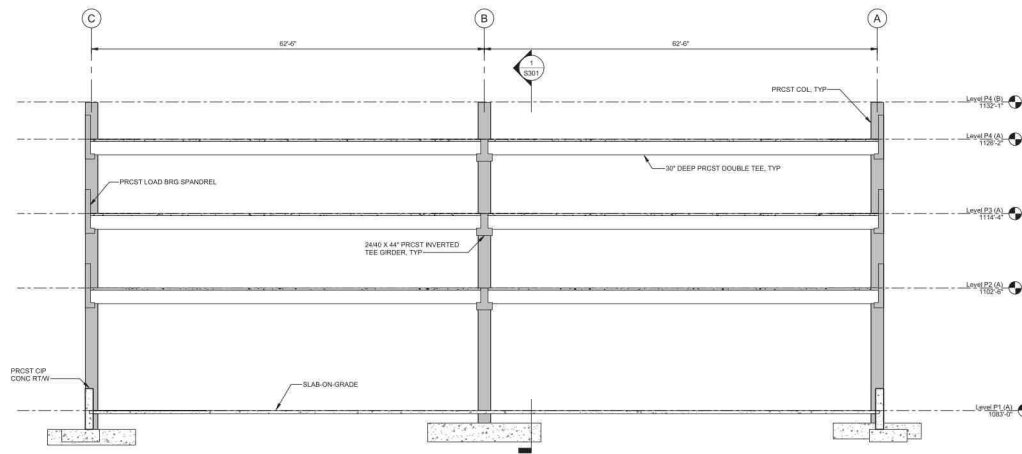


1 NORTH STRUCTURAL ELEVATION
S201 SCALE: 1/16" = 1'-0"

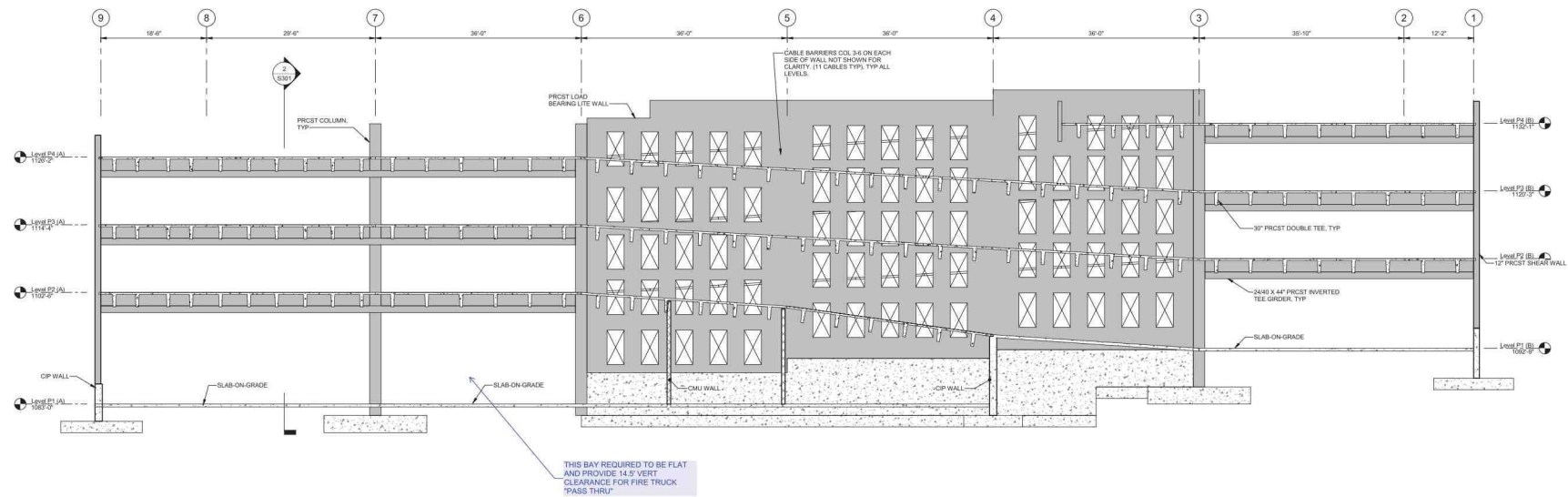


2 EAST STRUCTURAL ELEVATION
S201 SCALE: 1/16" = 1'-0"

Agenda Item V-I



2 TRANSVERSE STRUCTURAL SECTION AT COL 7
S301 SCALE: 1/8" = 1'-0"



1
S301

LONGITUDINAL STRUCTURAL SECTION ALONG COL B

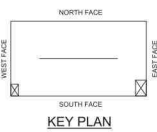
SCALE: 1/8" = 1'-0"

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SEALS



HOLLY SPRINGS
TOWN CENTER
PARKING DECK



CLIENT PROJECT INFO

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SCALE: AS NOTED
DATE: 06/22/22
PROJECT NO: 013090000
FILENAME:

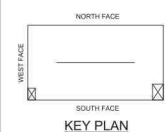
STRUCTURAL SECTIONS

PROGRESS PRINT

S301



HOLLY SPRINGS
TOWN CENTER
PARKING DECK



CLIENT PROJECT INFO

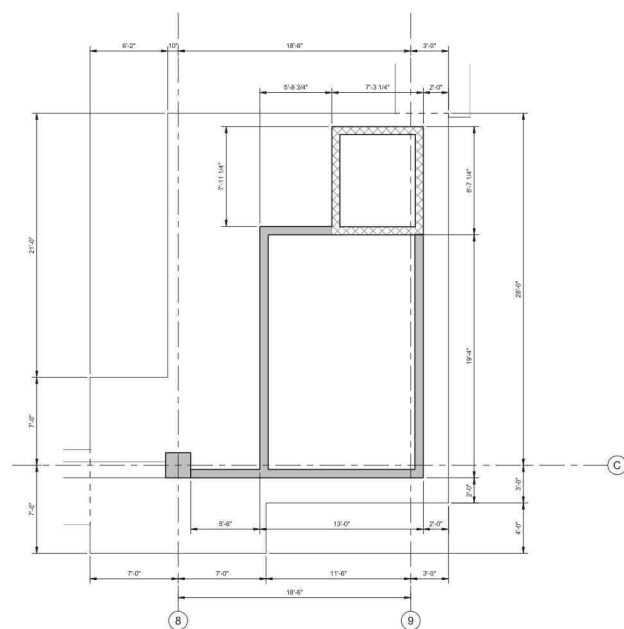
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FILENAME:

ENLARGED STAIR
FOUNDATION
PLANS

PROGRESS PRINT

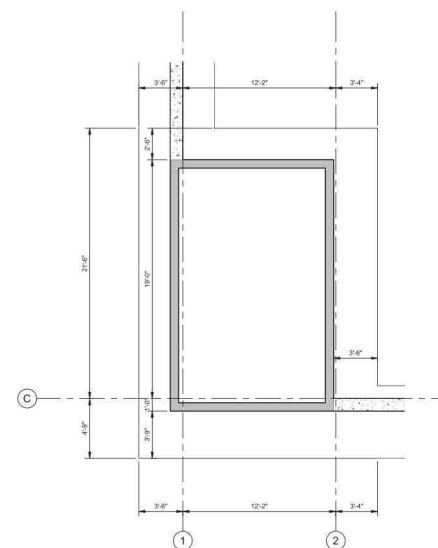
S401



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S401

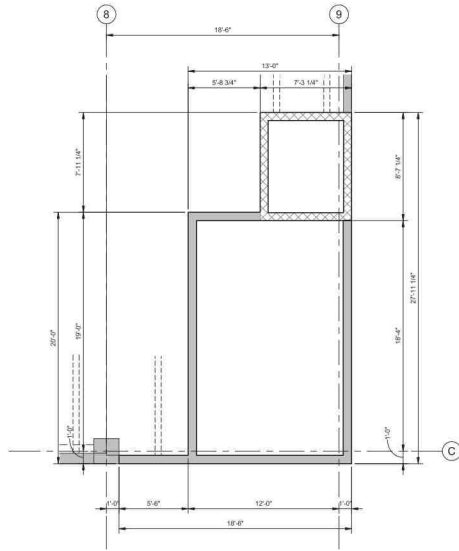
STAIR A ENLARGED FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



2 STAIR B ENLARGED FOUNDATION PLAN
S401 SCALE: 1/4" = 1'-0"

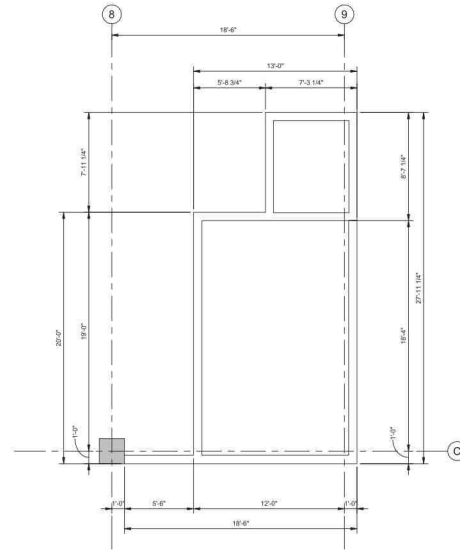
Agenda Item V-I



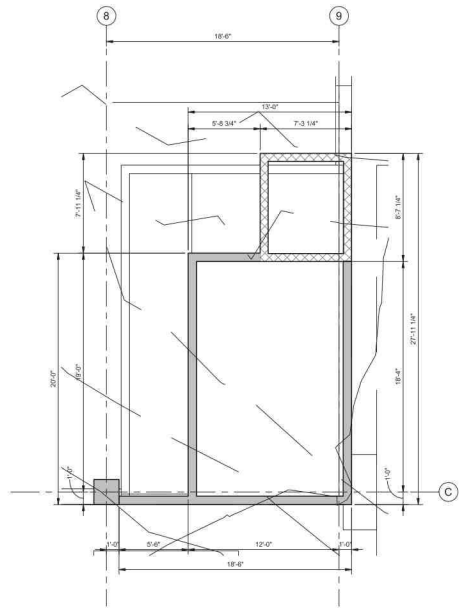
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S402

ENLARGE TOWER A -LVL 4

SCALE: 1/4" = 1'-0"



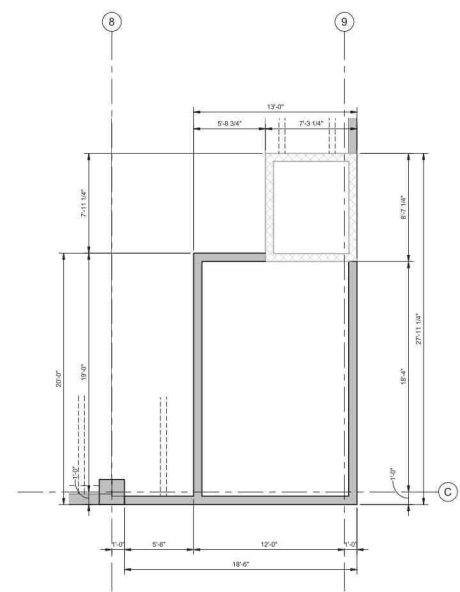
4 ENLARGE TOWER A - ROOF
S402 SCALE: 1/4" = 1'-0"



1
S402

ENLARGE TOWER A - LVL 1

SCALE: 1/4" = 1'-0"



2
S402

ENLARGE TOWER A - TYP LEVEL
SCALE: 1/4" = 1'-0"

LEGEND:

1.  = PRECAST COLUMN, WALL OR SPANDREL
2.  = DENOTES CMU WALL
3.  0'-0" = DENOTES T.O. FLOOR ELEVATION
RELATIVE TO LEVEL

Kimley»Horn

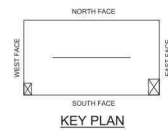
2023, ©
817 WEST PEACHTREE STREET NW
THE BILTMORE
SUITE 601
ATLANTA, GA 30308
PHONE: 404.419.8700

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SEALS



HOLLY SPRINGS
TOWN CENTER
PARKING DECK



CLIENT PROJECT INFO

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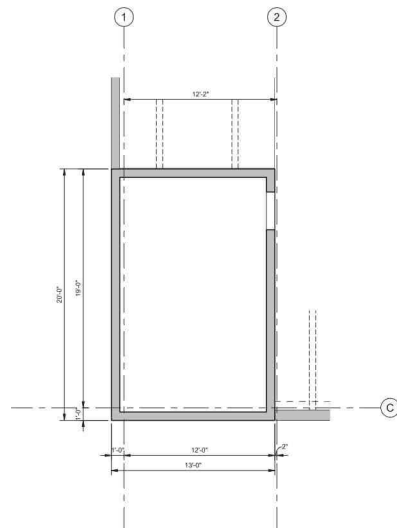
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DRAWN BY: Author
CHECKED BY: Checker
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DATE: 09/22/22
PROJECT NO: 013990000
FILENAME:

ENLARGED STAIR A PLANS

PROGRESS PRINT

S402

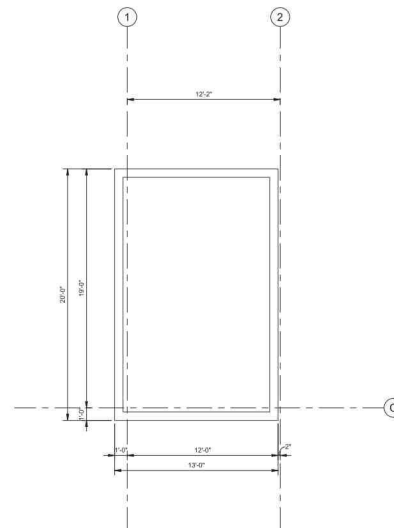
Agenda Item V-I



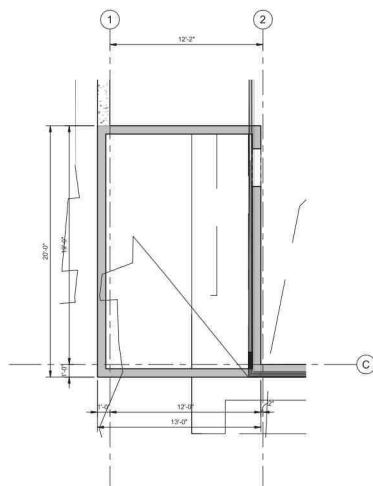
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S403

ENLARGE TOWER B - LVL 4

SCALE: 1/4" = 1'-0"



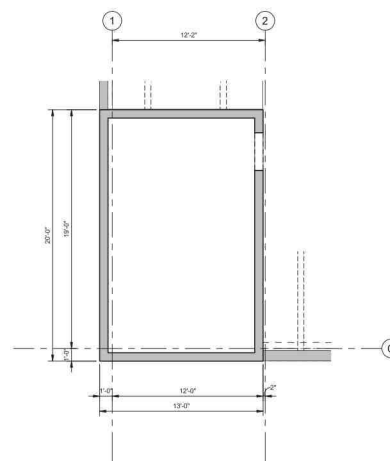
4 ENLARGE TOWER B - ROOF
S403 SCALE: 1/4" = 1'-0"



1
S403

ENLARGE TOWER B - LVL 1

SCALE: 1/4" = 1'-0"



2 ENLARGE TOWER B - TYP LEVEL
S403 SCALE: 1/4" = 1'-0"

LEGEND:

1.  = PRECAST COLUMN, WALL OR SPANDREL
2.  = DENOTES CMU WALL
3.  = DENOTES T.O. FLOOR ELEVATION
RELATIVE TO LEVEL

Kimley»Horn

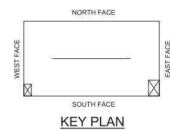
2023, ©
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THE BILTMORE
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PHONE: 404.419.8700

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SEALS



HOLLY SPRINGS
TOWN CENTER
PARKING DECK



CLIENT PROJECT INFO

[illegible]

DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker
SCALE: AS NOTED
DATE: 09/22/22
PROJECT NO: 013990000
FILENAME:

ENLARGED STAIR
B PLANS

PROGRESS PRINT

S403

9
S501

SOG PRECAST RAMP TRANSITION (RTW1)
SCALE: 3/4" = 1'-0"



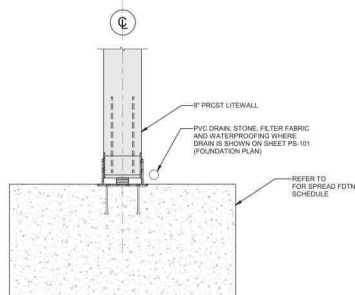
WALL CORNER PLAN



WALL LENGTH PLAN

- NOTES:**
1. ADDITIONAL CONTROL JOINTS SHALL BE PROVIDED AT EACH FOOTING STEP.
 2. WALL CONSTRUCTION JOINTS SHALL BE LOCATED AT CONTROL JOINT LOCATIONS.
 3. CUT EVERY OTHER HORIZONTAL BAR AT CONTROL JOINT LOCATIONS EXCEPT TOP AND BOTTOM BARS.
 4. PROVIDE A "V" JOINT ON ONE SIDE OF THE WALL AT EACH CONTROL JOINT LOCATION.

5 TYPICAL WALL CONTROL JOINT DETAIL
S501 SCALE: 1 1/2" = 1'-0"



1 LITE WALL TO FOUNDATION
S501 SCALE: 3/4" = 1'-0"



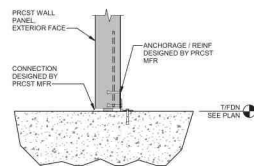
PLAN



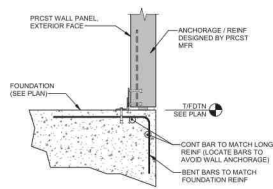
10
S501

END OF SHEARWALL TO FOUNDATION

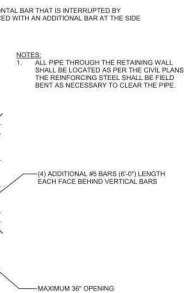
SCALE: 3/4" = 1'-0"



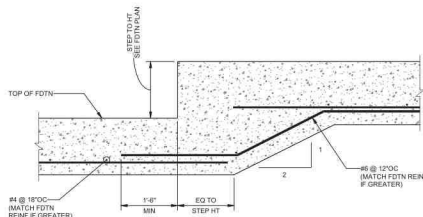
6 WALL PANEL TO FOOTING
S501 SCALE: 3/4" = 1'-0"



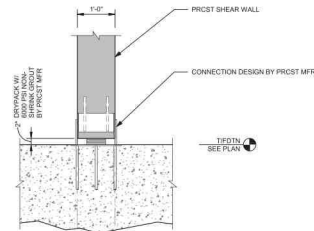
7 WALL PANEL TO CIP EDGE
S501 SCALE: 3/4" = 1'-0"



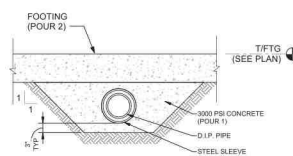
12 RETAINING WALL PENETRATION DETAIL
S501 SCALE: 3/4" = 1'-0"



11 FOUNDATION STEP DETAIL
S501 SCALE: 3/4" = 1'-0"



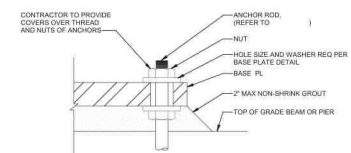
8 SHEARWALL TO FOUNDATION
S501 SCALE: 3/4" = 1'-0"



3
S501

TYP PIPE UNDER FOOTING

SCALE: 3/4" = 1'-0"

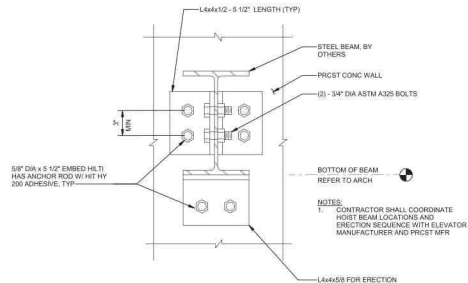


4
S501

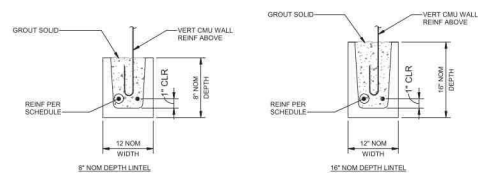
TYPICAL BASE PLATE SECTION

SCALE: 3" = 1'-0"

7 CMU CONNECTION ANGLE DETAIL
S502 SCALE: 3" = 1'-0"



8 ELEVATOR HOIST BEAM TO WALL CONNECTION DETAIL
S502 SCALE: 1 1/2" = 1'-0"

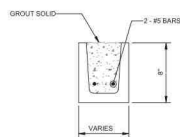


CLEAR OPENING WIDTH W	BOND BEAM / LINTEL DEPTH	REINFORCING	MIN BEARING
$W < 8' - 0"$	8"	2 #4s	8"
$8' - 0' < W < 8' - 6"$	10"	2 #4s	8"
$8' - 6' < W < 10' - 0"$	16"	2 #4s	16"
$10' - 0' < W < 12' - 0"$	16"	2 #4s	16"

NOTES:

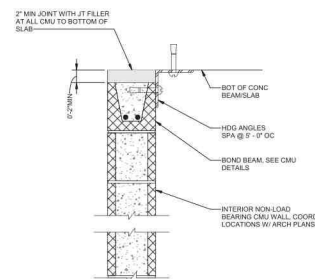
1. EXTEND REINFORCING TO END OF BEARING AT EACH SIDE OF OPENING.
2. FILL ALL CELLS UNDER BEARING WITH GROUT AND (2) #8 VERT BARS CONT TO FDTN, LOCATED DIRECTLY BELOW BEARING AT EACH SIDE OF LINTEL.
3. LINTELS SHALL BE SHORED UNTIL GROUT REACHES DESIGN COMPRESSIVE STRENGTH.
4. LINTEL SPANS BEYOND THE MAXIMUM INDICATED IN THE SCHEDULE REQUIRES SPECIAL DESIGN.

4 CMU MASONRY LINTEL SCHEDULE
S502 SCALE: 1" = 1'-0"

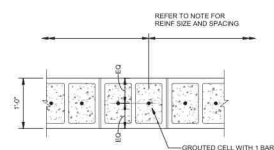


NOTES:
1. PROVIDE BOND BEAM AT THE TOP OF ALL WALL ELEVATIONS

5 TYPICAL CMU BOND BEAM DETAIL
S502 SCALE: 1" = 1'-0"



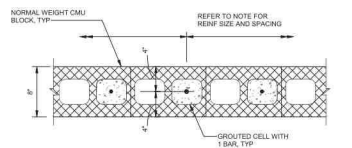
6 TOP OF CMU DETAIL
S502 SCALE: 1 1/2" = 1'-0"



NOTES:

- UNLESS NOTED OTHERWISE ON THE DRAWINGS, REINFORCE ALL CMU VEHICULAR BARRIER WALLS WITH (1) #5 BAR @ 8" O.C. FULLY GROUT ALL CELLS.
- VERTICAL BARS ARE TO EXTEND A MINIMUM OF 6" IN TO THE BOND BEAM AT THE TOP OF WALL. BOND BEAMS SHALL BE REINFORCED WITH (2) #5 BARS CONTINUOUS ALONG BEAM.
- CMU BARRIER WALLS SHALL BE FULLY GROUTED FROM TOP OF WALL TO TOP OF CP CONCRETE.
- CMU BARRIER WALL VERTICAL REINFORCEMENT TO BE FULLY DEVELOPED IN CP CONCRETE BELOW.

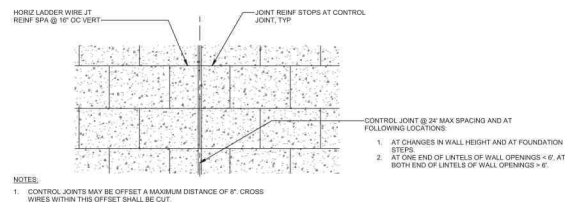
1 CMU TRAFFIC BARRIER WALL
S502 SCALE: 1" = 1'-0"



NOTES:

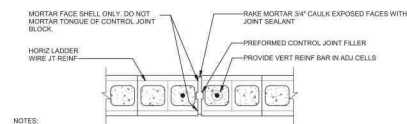
1. UNLESS NOTED OTHERWISE ON THE DRAWINGS, REINFORCE ALL CMU WALLS WITH (1) #5 BAR @ 16" OC, FULLY GROUT ALL CELLS WITH REINFORCING.
2. VERTICAL BARS ARE TO EXTEND A MINIMUM OF 17" INTO THE BOND BEAM AT THE TOP OF WALL. BOND BEAMS SHALL BE REINFORCED WITH CONTINUOUS BARS ALONG BEAM PER TYPICAL DETAILS.
3. ALL CMU BELOW GRADE SHALL BE FULLY GROUTED TO TOP OF SLAB.
4. PROVIDE AN OPEN BOTTOM BOND BEAM REIN WITH (2) #5 CONT BARS AT THE FOLLOWING LOCATIONS:
 - a. AT THE TOP OF ALL WALL ELEVATIONS.
 - b. AT ALL JOIST AND FRAMING BEARING ELEVATIONS.
 - c. EQUALLY SPACED BETWEEN LATERAL SUPPORTS OR AT 16" OC MAXIMUM VERTICALLY, IF THE DISTANCE BETWEEN LATERAL SUPPORTS EXCEEDS 10'-0".

2 TYPICAL CMU WALL REINF DETAIL
S502 SCALE: 1" = 1'-0"



1. CONTROL JOINTS MAY BE OFFSET A MAXIMUM DISTANCE OF 8". CROSS WIRES WITHIN THIS OFFSET SHALL BE CUT.

ELEVATION



NOTES:

1. WIDE FLANGED PREFORMED CONTROL JOINT FILLER MAY BE USED IN LIEU OF DETAIL SHOWN.

PLAN

3 CMU WALL CONTROL JOINT DETAIL
S502 SCALE: 1" = 1'-0"

Agenda Item V-1

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SEALS



**HOLLY SPRINGS
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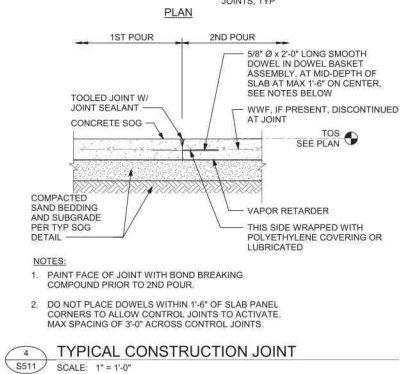
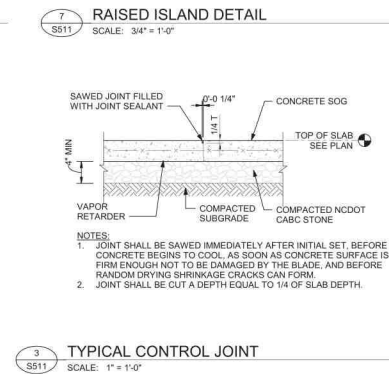
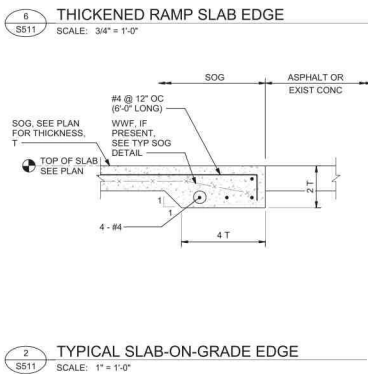
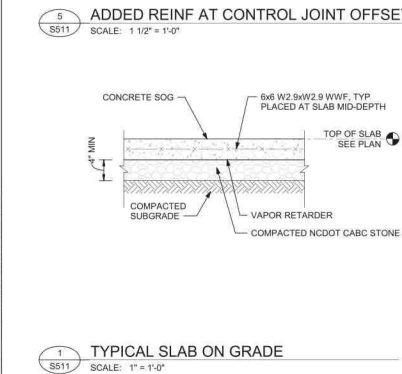
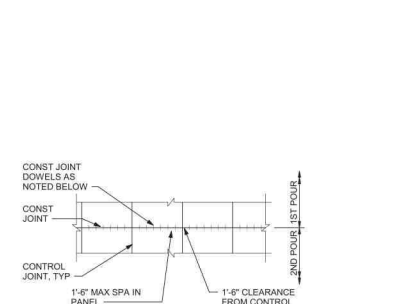
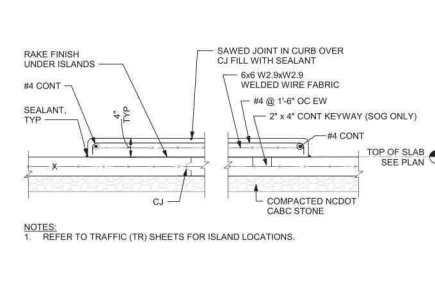
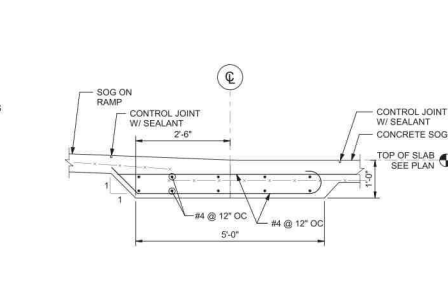
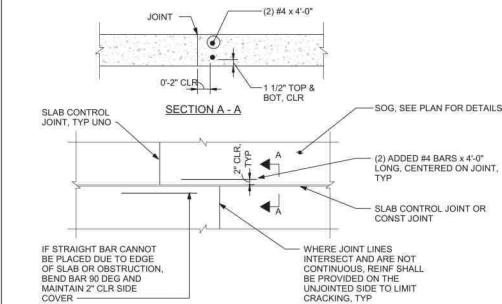
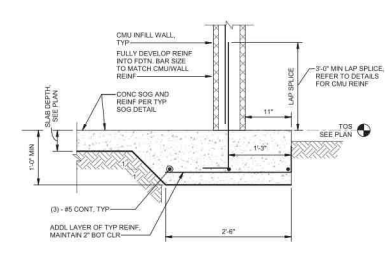
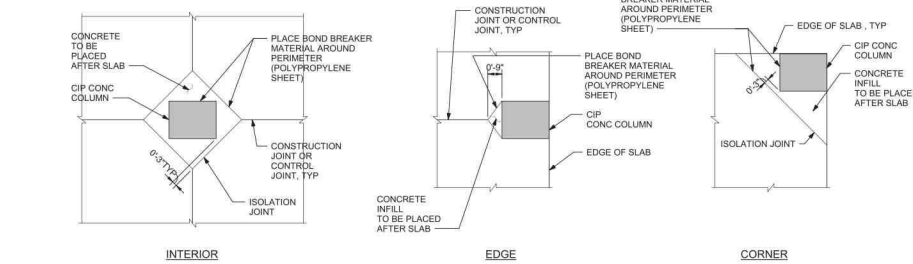
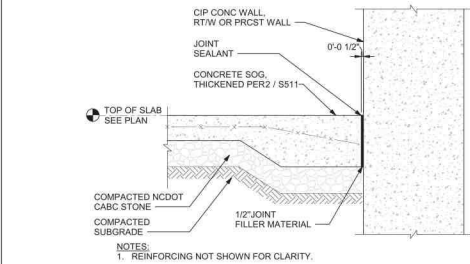
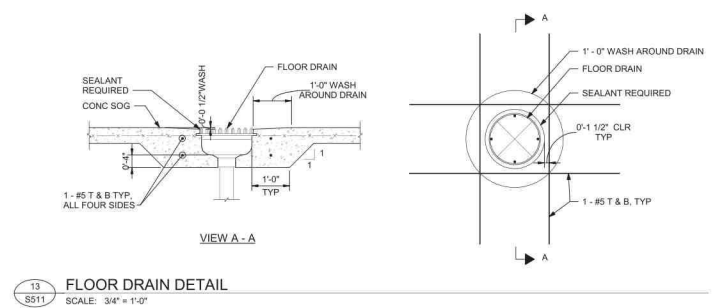
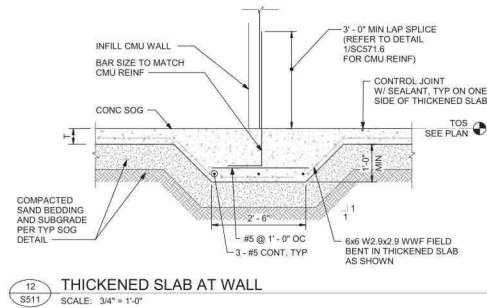
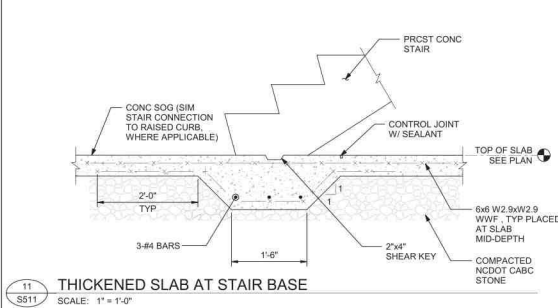
CLIENT PROJECT INFO

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DRAWN BY:	SSB		
CHECKED BY:	JBH		
DATE:	09/22/22		
PROJECT NO.:	013980050		
FILENAME:			

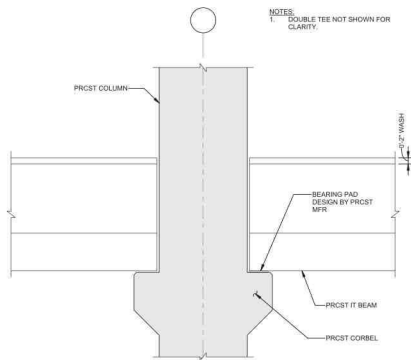
**SLAB ON GRADE
DETAILS**

PROGRESS PRINT

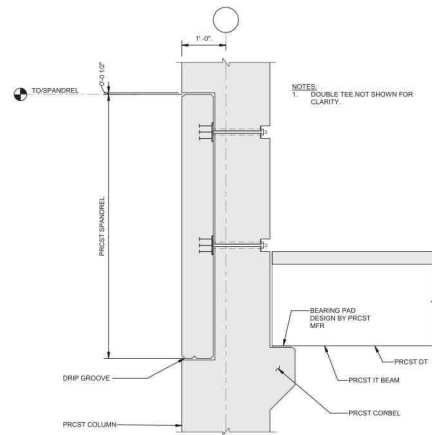
S511



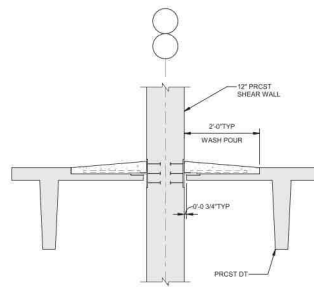
~~Agenda Item V-I~~



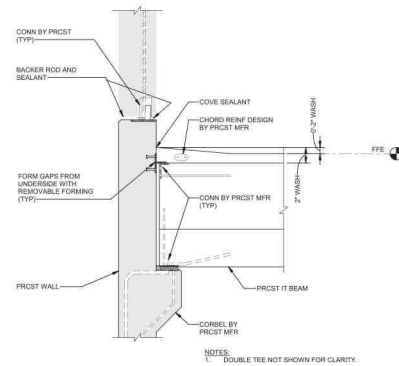
9 (2)-IT BEAM TO COLUMN DETAIL Copy 1
S521 SCALE: 3/4" = 1'-0"



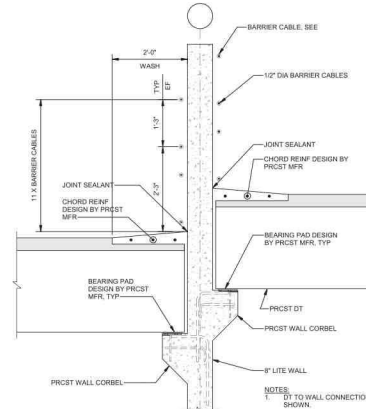
10 TEE AND SPANDREL BEAM TO COLUMN DETAIL Copy 1
S521 SCALE: 3/4" = 1'-0"



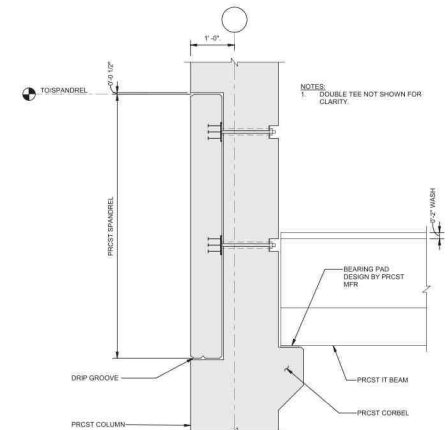
5 TEE TO SHEARWALL SECTION
S521 SCALE: 3/4" = 1'-0"



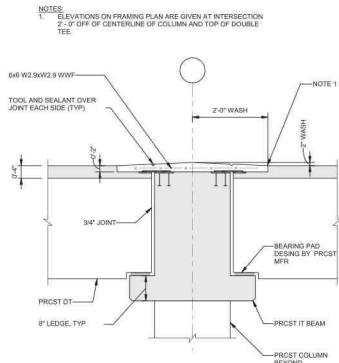
6 IT BEAM TO SHEARWALL DETAIL
S521 SCALE: 3/4" = 1'-0"



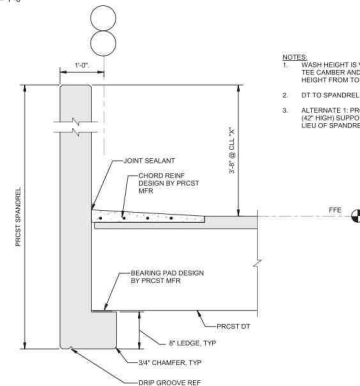
7 TEE TO LITE WALL DETAIL
S521 SCALE: 3/4" = 1'-0"



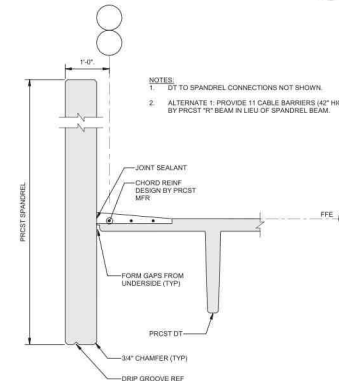
8 IT BEAM AND SPANDREL BEAM TO COLUMN DETAIL
S521 SCALE: 3/4" = 1'-0"



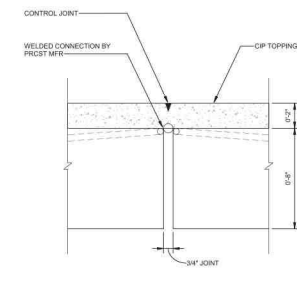
1 TEE TO IT BEAM DETAIL
S521 SCALE: 3/4" = 1'-0"



2 TEE TO LOAD BEARING SPANDREL DETAIL
S521 SCALE: 3/4" = 1'-0"

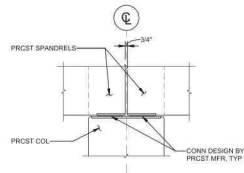


3 TEE TO NON-LOAD BEARING SPANDREL PANEL DETAIL
S521 SCALE: 3/4" = 1'-0"



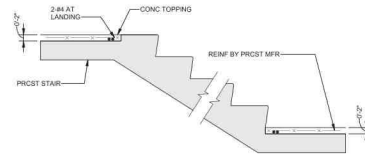
4 STAIR-TO-STAIR CONNECTION
S521 SCALE: 3" = 1'-0"

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EXTERIOR ELEVATION

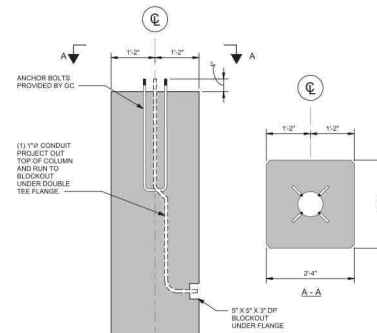
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S522 SPANDREL TO COLUMN BEARING DETAIL
SCALE: 3/4" = 1'-0"



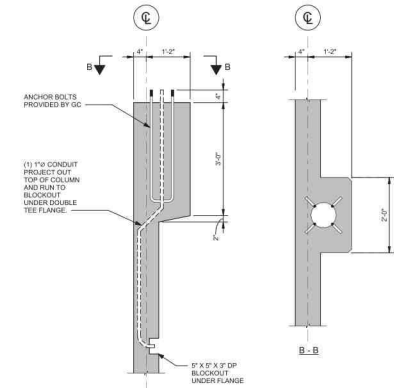
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S522

PRCST STAIR DETAIL

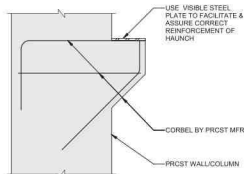
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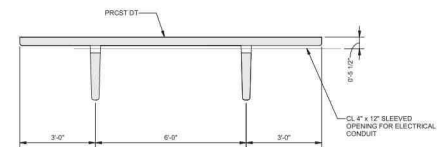
11 TYPICAL LIGHTPOLE DETAIL
S522 SCALE: 3/4" = 1'-0"



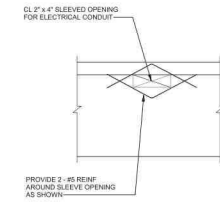
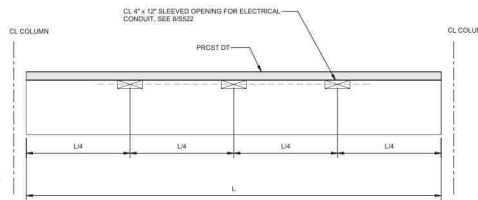
TYPICAL LIGHTPOLE BASE AT LITEWALL



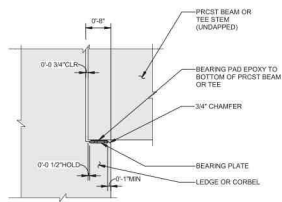
6 PRECAST CORBEL DETAIL
S522 SCALE: 1/2" = 1'-0"



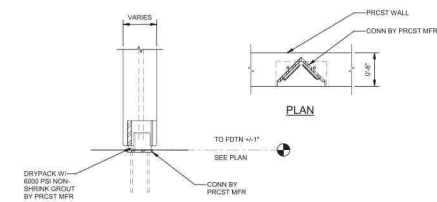
7 CONDUIT DETAIL THRU DOUBLE TEE
S522 SCALE: 1/2" = 1'-0"



8 DOUBLE TEE OPENING
S522 SCALE: 3/4" = 1'-0"



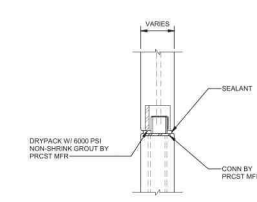
1 TEE BEARING DETAIL
S522 SCALE: 3/4" = 1'-0"



2
S522

WALL BASE DETAIL

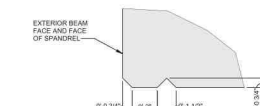
SCALE: 1" = 1'-0"



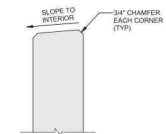
3
S522

WALL SPLICE DETAIL

SCALE: 1" = 1'-0"



4 DRIP GROOVE DETAIL
S522 SCALE: 3" = 1'-0"



5 TYPICAL TOP OF SPANDREL
S522 SCALE: 1 1/2" = 1'-0"

SEALS



HOLLY SPRINGS
TOWN CENTER
PARKING DECK

CLIENT PROJECT INFO

[illegible]

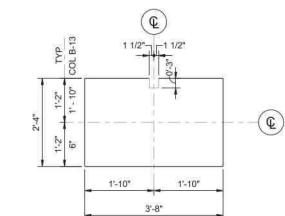
DESIGNED BY: BMF
DRAWN BY: JTM
CHECKED BY: JRM
SCALE:
DATE: 09/22/22
PROJECT NO: 013196000
FILENAME:

PRECAST FRAMING DETAILS

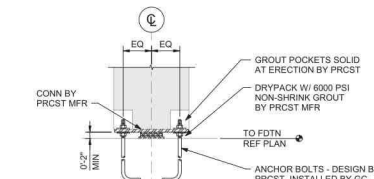
PROGRESS PRINT

S522

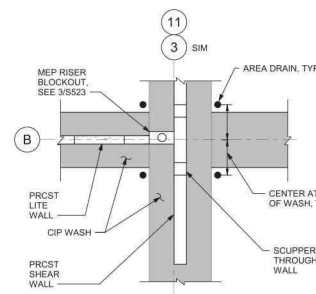
Agenda Item V-I



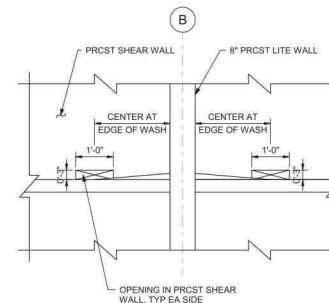
9 28" x 44" PRECAST COLUMN
S523 SCALE: NTS



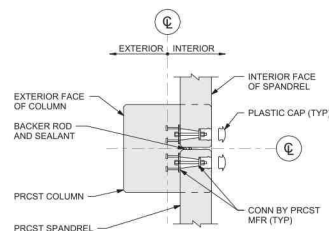
PRCST COLUMN BASE SECTION DETAIL



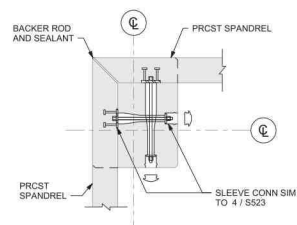
 PLAN VIEW
WALL DRAIN SCUPPERS



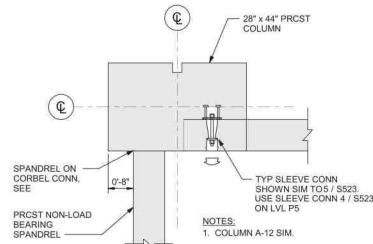
ELEVATION VIEW OF SHEAR WALL



5 INTERIOR SUPPORTED SPANDREL TO COLUMN DETAIL
S523 SCALE: NTS



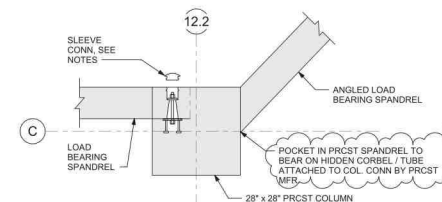
6 TYPICAL CORNER COLUMN DETAIL
S523 SCALE: NTS



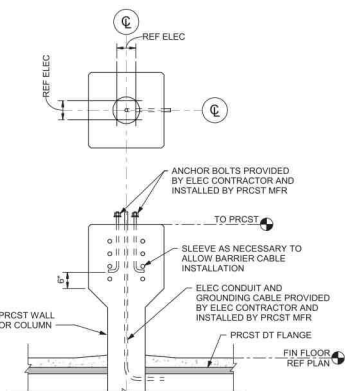
7
S523

COLUMN A1 SPANDREL CONNECTION

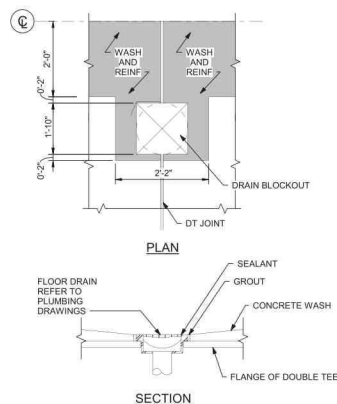
SCALE: NTS



8 COLUMNS C-12.2 & B.7-13 SPANDREL CONNECTION
S523 SCALE: NTS



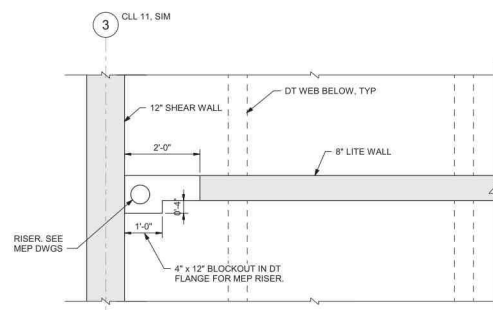
1 LIGHT POLE CONNECTION
S523 SCALE: NTS



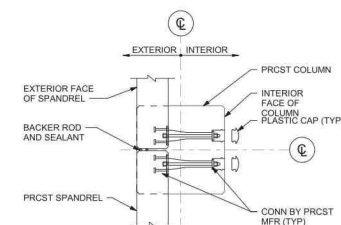
2
S523

FLOOR DRAIN DETAIL - ELEVATED

SCALE: NTS



3 MEP RISER BLOCKOUT
S523 SCALE: NTS



4 EXTERIOR SUPPORTED SPANDREL TO COLUMN DETAIL
S523 SCALE: NTS



2	06/17/20	Design Development Package



HOLLY SPRINGS
TOWN CENTER
PARKING DECK

CLIENT PROJECT INFO

[illegible]

DESIGNED BY: SAM
DRAWN BY: JTM
CHECKED BY: JRM
SCALE:
DATE: 06/22/22
PROJECT NO: 013390000
FILENAME:

WATERPROOFING AND SEALANT DETAILS

PROGRESS PRINT

S531

NOTES:

1. SEE PLAN FOR NOMINAL JOINT WIDTH SPECIFIED AT SOG TO DT TRANSITION AND BETWEEN RT/W AND DT. ACTUAL JOINT GAP SIZE TO BE DETERMINED BASED ON FIELD TEMPERATURE AT TIME OF INSTALLATION AND ACTUAL OPENING.
2. INSTALL PER MFR'S RECOMMENDATIONS.

Diagram illustrating the application of the repair material to a concrete edge. The material is applied to the top surface of the concrete edge, forming a sealant layer. The diagram shows the material being applied to the top surface of the concrete edge, forming a sealant layer.

EPOXY BONDED RUBBER WATERPROOFING SEAL

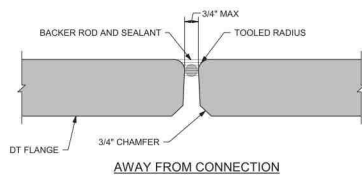
CHAMFER CONCRETE EDGE

HIGH STRENGTH EPOXY ADHESIVE (BOTH SIDES)

SEE
NOTE

EXPANSION JOINT SEAL SYSTEM - TYPE I

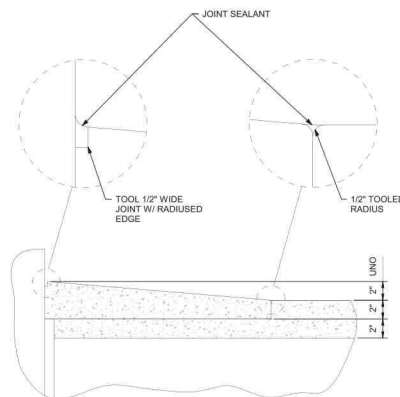
SCALE: NTS



AWAY FROM CONNECTION

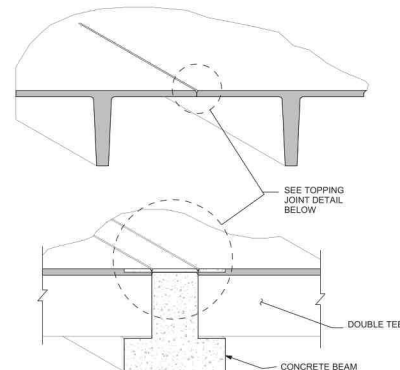
TEE TO TEE JOINT DETAIL

SCALE: NTS



JOINT DETAIL AT CONCRETE WASH

SCALE: NTS



JOINTS AT DOUBLE TEE - PRETOPPED

SCALE: $\frac{3}{4}" = 1'-0"$



**HOLLY SPRINGS
TOWN CENTER
PARKING DECK**

CLIENT PROJECT INFO

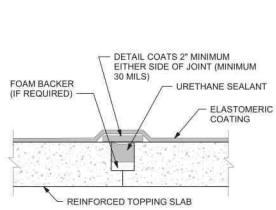
NO.	DATE	DRAWING	ISSUE DESCRIPTION

DESIGNED BY: SAM
DRAWN BY: JTM
CHECKED BY: JMS
DATE: 09/22/22
PROJECT NO.: 013900002
FILENAME:

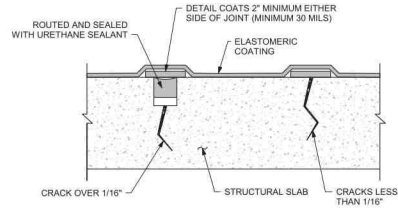
**WATERPROOFING
AND SEALANT
DETAILS**

PROGRESS PRINT

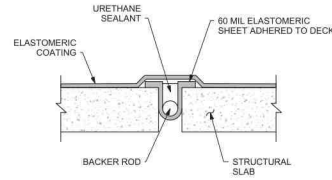
S532



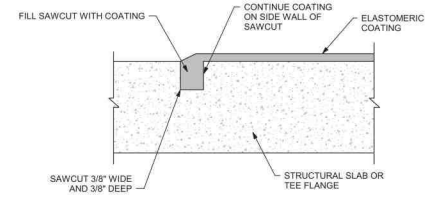
13
S532 **COATING @ CONTROL JOINT**
SCALE: NTS



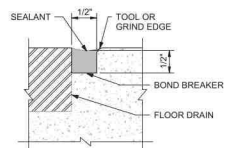
14
S532 **COATING CRACK DETAIL**
SCALE: NTS



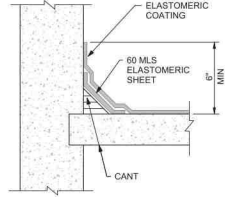
15
S532 **COATING DETAIL AT OPEN JOINT**
SCALE: NTS



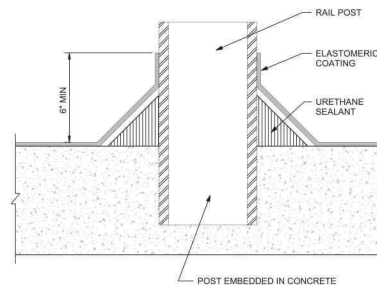
16
S532 **FREE EDGE COATING TERMINATION**
SCALE: NTS



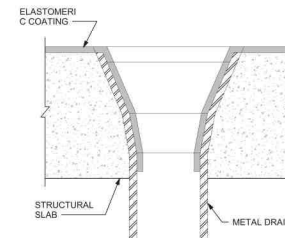
9
S532 **SEALANT DETAIL @ DRAIN**
SCALE: NTS



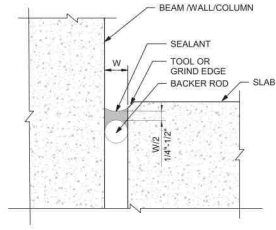
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S532 **TYPICAL DECK FLASHING**
SCALE: NTS



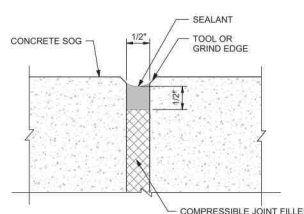
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S532 **VERTICAL PROJECTION**
SCALE: NTS



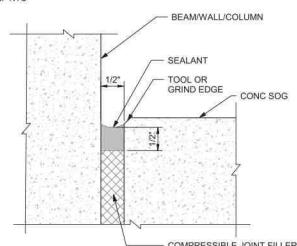
12
S532 **DRAIN DETAIL**
SCALE: NTS



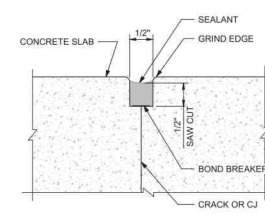
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S532 **SEALANT DETAIL - OPEN JOINT 2**
SCALE: NTS



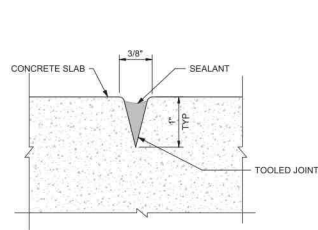
6
S532 **SEALANT DETAIL - SOG 1**
SCALE: NTS



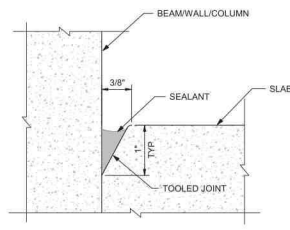
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S532 **SEALANT DETAIL - SOG 2**
SCALE: NTS



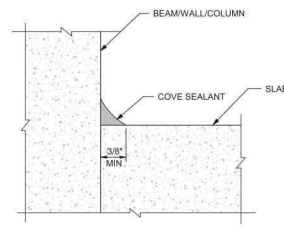
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S532 **SEALANT DETAIL @ SAWED CONTROL JOINT**
SCALE: NTS



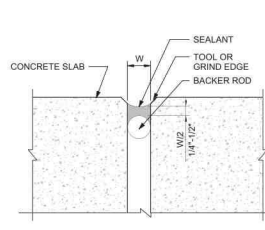
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S532 **SEALANT DETAIL - TOOLED CONTROL JOINT**
SCALE: NTS



2
S532 **SEALANT DETAIL - EDGE**
SCALE: NTS

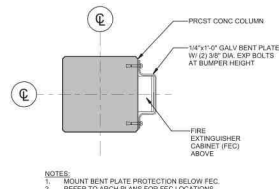


3
S532 **SEALANT DETAIL - COVE**
SCALE: NTS



4
S532 **SEALANT DETAIL - OPEN JOINT 1**
SCALE: NTS

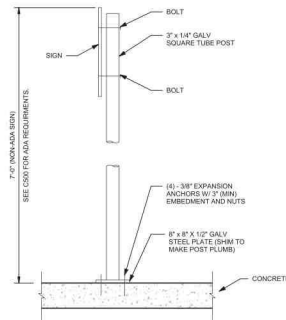
~~Agenda Item V-I~~



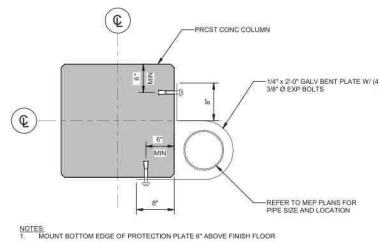
5
S541

FEC PROTECTION AT COLUMNS

SCALE: 1" = 1'-0"



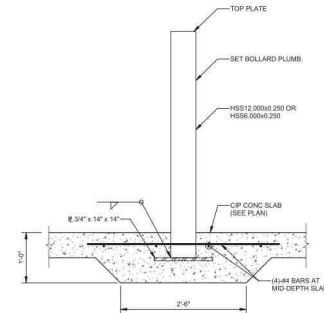
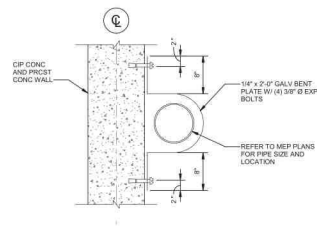
6 POST MOUNTED SIGN
S541 SCALE: 1" = 1'-0"



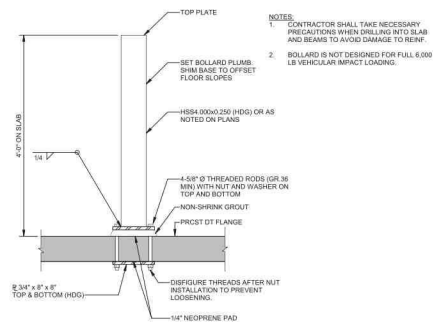
3
S541

PIPE PROTECTION

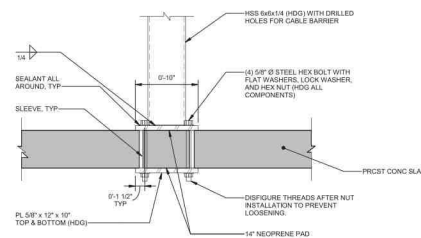
SCALE: 1 1/2" = 1'-0"



4 BOLLARD CONNECTION DETAIL - SLAB-ON-GRADE MOUNT
S541 SCALE: 1" = 1'-0"



1 BOLLARD CONNECTION DETAIL - DT MOUNT
S541 SCALE: 1" = 1'-0"



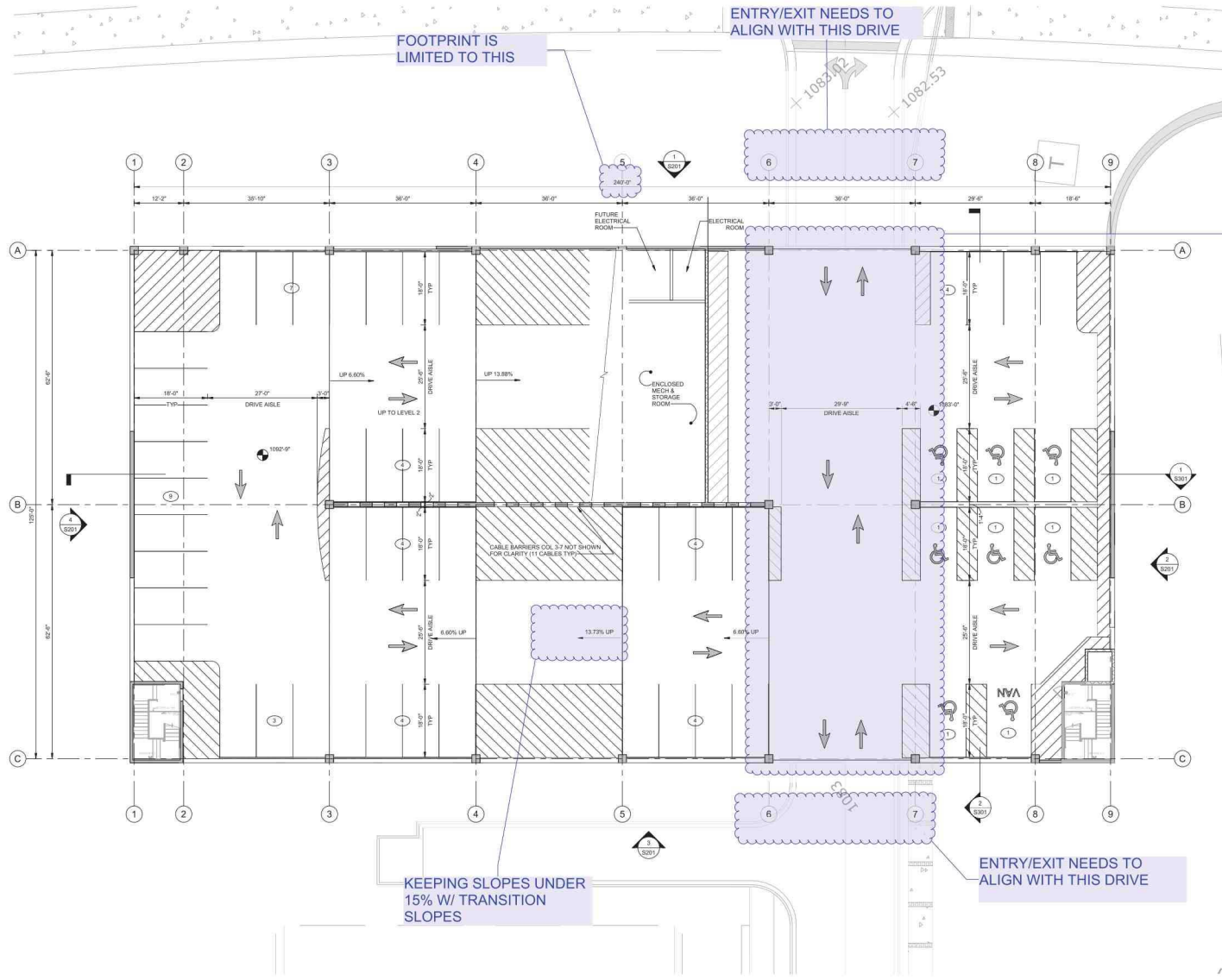
2 CABLE BARRIER POST CONNECTION DETAIL
S541 SCALE: 1 1/2" = 1'-0"

[illegible]

NOTES:

- ALL SPACES ARE TO BE 9'-0" WIDE UNLESS NOTED OTHERWISE. MEASURE FROM CENTER OF 4" WIDE STRIPS. SPACES IN THE TYP. NESTED AREA ARE 10'-0" WIDE X 14'-0" LONG.
- ALL STRIPING TO BE RETRO-REFLECTIVE PAINT IN ACCORDANCE WITH SPECIFICATIONS. STRIPING PAINT AND SYMBOLS SHALL BE WHITE UNLESS OTHERWISE NOTED. CROSS-HATCH SHALL BE WHITE UNLESS OTHERWISE NOTED.
- VERTICAL FACE AND 9" OF TOP OF ALL RAISED CONCRETE CURBS AND ISLANDS SHALL BE PAINTED YELLOW.
- ALL CURB CORNERS AND STRIPED AREAS, AS APPROPRIATE TO HAVE A MINIMUM 2'-0" RADIUS UNLESS OTHERWISE NOTED.
- REFER TO THE ELECTRICAL PLANS FOR POWER AND INFRASTRUCTURE.
- ADA NOTES

- ALL ADA SPACES ARE TO BE 9'-0" WIDE MIN. STANDARD ACCESSIBLE ARE 9'-0" WIDE TYP. VAN ACCESSIBLE ARE 10'-0" WIDE TYP. MEASUREMENTS ARE FROM CENTER OF 4" WIDE STRIPS. UNLESS NOTED OTHERWISE.
- ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
- BEFORE PLACING CONCRETE, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA) EXIST TO AND FROM EVERY DOOR AND ALTERNATIVE ENTRANCE. ACCESSIBLE PARKING SPACES, ACCESSIBLE AREAS, AND ACCESSIBLE ROUTES, ACCESSIBLE PARKING SPACES, AND ACCESSIBLE AREAS SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
- CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM SHOWN PRIOR TO PLACING CONCRETE. VERIFY THAT ADA SLOPE REQUIREMENTS ARE MET. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO WORK IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED.



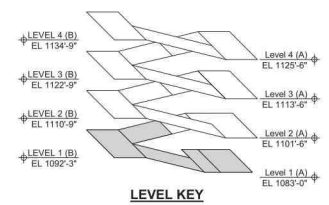
THIS BAY REQUIRED TO BE FLAT AND PROVIDE 14.5' VERT CLEARANCE FOR FIRE TRUCK "PASS THRU"

PARKING SUMMARY

Level	Typical Spaces	Accessible Spaces	ADA Van Spaces	Total Spaces
Level P4 (B)	19	0	0	19
Level P4 (A)	29	0	0	29
Level P3 (B)	62	0	0	62
Level P3 (A)	29	0	0	29
Level P2 (B)	62	0	0	62
Level P2 (A)	38	0	0	38
Level P1 (B)	46	0	0	46
Level P1 (A)	20	7	1	28
Grand total	305	7	1	313

PARKING LEGEND:

- 22 DENOTES NUMBER OF PARKING SPACES SPACED BETWEEN CURBS, CURB ISLANDS, PAINTED ISLANDS, ETC.
- DENOTES CROSS-HATCHED PAINTED AREA. DIMENSIONS SHOWN ON PLAN SHALL BE TO CENTER OF PARKING STRIPE.
- DENOTES ACCESSIBLE PARKING SPACE.
- C DENOTES COMPACT CAR SPACE.
- DENOTES "STOP" BAR AND WORD TO BE PAINTED ON FLOOR.
- DENOTES PAVEMENT ARROW MARKING TO BE PAINTED ON FLOOR.
- PS-1 DENOTES PLATE METAL SIGN, TYPE PS-1, SEE TR-801.
- HB-1 DENOTES HEADACHE BAR, TYPE HB-1, SEE TR-801.
- EVC "ELECTRIC VEHICLE CAPABLE" DENOTES A PARKING SPACE INTENDED TO HAVE FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT INSTALLED AND INCLUDES ELECTRICAL PANEL CAPACITY, OVERPROTECTION, AND AN OPEN RACEWAY. FUTURE ELECTRIC VEHICLE CHARGING STATION NIC, NO SIGNAGE IN PARKING SPACES.
- EVR "ELECTRIC VEHICLE READY" DENOTES A PARKING SPACE SERVED BY A COMPLETE ELECTRIC CHARGING STATION INCLUDING ELECTRICAL PANEL CAPACITY, RACEWAY, OVERPROTECTION, AND A RECEPTACLE FOR FUTURE EQUIPMENT INSTALLATION. NO SIGNAGE IN PARKING SPACES.
- EVI "ELECTRIC VEHICLE INSTALLED" DENOTES ELECTRIC VEHICLE PARKING SPACE THAT INCLUDES INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT (EV CHARGING STATION. SEE TR-801 FOR EV CHARGING STATION TO BE INCLUDED AT EACH SPACE PROVIDED ON DAY 1.

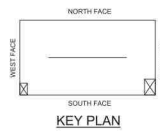


LEVEL KEY

1 STRIPING PLAN P1 LEVEL
SCALE: 3/32" = 1'-0"



HOLLY SPRINGS TOWN CENTER PARKING DECK



CLIENT PROJECT INFO

NO.	DATE	DRAWING ISSUE DESCRIPTION

DRAWN BY: BMF
CHECKED BY: JTM
DATE: 09/22/22
PROJECT NO.: 013860000
FILENAME:

STRIPING PLAN LEVEL P1

PROGRESS PRINT

TR101

NOTES:

- FOR STRIPING NOTES REFER TO STRIPING PLAN SHEET TR101

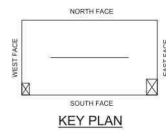
Kimley»Horn
2023. ©
817 WEST PEACHTREE STREET NW
THE BILTMORE
SUITE 601
ATLANTA, GA 30308
PHONE: 404.419.8700

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SEALS



**HOLLY SPRINGS
TOWN CENTER
PARKING DECK**



CLIENT PROJECT INFO

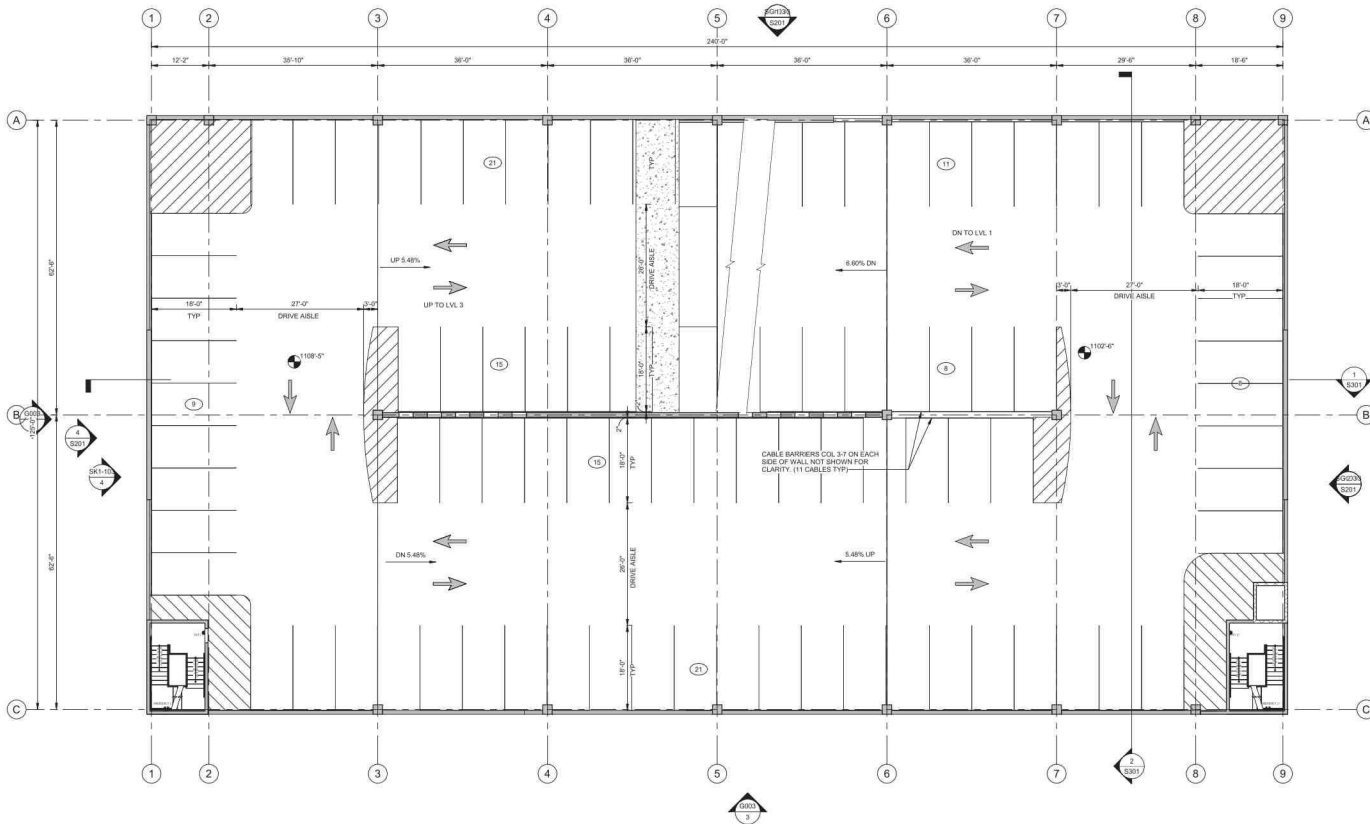
NO.	DATE	DRAWING ISSUE DESCRIPTION

DESIGNED BY: BMF
DRAWN BY: JTM
CHECKED BY: JTM
SCALE: AS NOTED
DATE: 09/22/22
PROJECT NO.: 013980002
FILENAME:

**STRIPING PLAN
LEVEL P2**

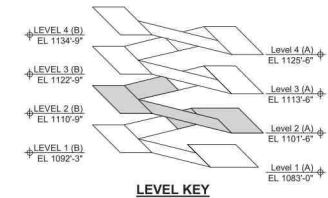
PROGRESS PRINT

TR102



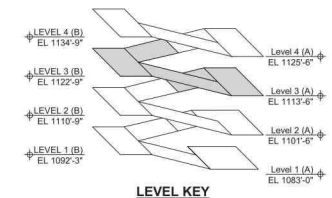
PARKING LEGEND:

- 21 DENOTES NUMBER OF PARKING SPACES SPACED BETWEEN CURBS, CURB ISLANDS, PAINTED ISLANDS, ETC.
- [Hatched Box] DENOTES CROSS-HATCHED PAINTED AREA. DIMENSIONS SHOWN ON PLAN SHALL BE TO CENTER OF PARKING STRIPE.
- [Circle with X] DENOTES ACCESSIBLE PARKING SPACE.
- C DENOTES COMPACT CAR SPACE.
- [Bar with STOP] DENOTES "STOP" BAR AND WORD TO BE PAINTED ON FLOOR.
- [Arrow] DENOTES PAVEMENT ARROW MARKING TO BE PAINTED ON FLOOR.
- PS-1 DENOTES PLATE METAL SIGN, TYPE PS-1, SEE TR-501.
- HB-1 DENOTES HEADACHE BAR, TYPE HB-1, SEE TR-501.
- EVC "ELECTRIC VEHICLE CAPABLE" DENOTES A PARKING SPACE INTENDED TO HAVE FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT. INSTALLED AND INCLUDES ELECTRIC PANEL CAPACITY, OVERPROTECTION, AND AN OPEN RACEWAY. FUTURE ELECTRIC VEHICLE CHARGING STATION INC. NO SIGNAGE IN PARKING SPACES.
- EVR "ELECTRIC VEHICLE READY" DENOTES A PARKING SPACE SERVED BY A COMPLETE ELECTRIC CIRCUIT INCLUDING ELECTRICAL PANEL CAPACITY, RACEWAY, OVERPROTECTION, AND A RECEPTACLE FOR FUTURE EQUIPMENT INSTALLATION. NO SIGNAGE IN PARKING SPACES.
- [E] "ELECTRIC VEHICLE INSTALLED" DENOTES ELECTRIC VEHICLE PARKING SPACE THAT INCLUDES INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT (EV CHARGING STATION. SEE TR-503 FOR EV CHARGING SIGNAGE TO BE INCLUDED AT EACH SPACE PROVIDED ON DAY 1.



LEVEL KEY

1 STRIPING PLAN P2 LEVEL
TR102 SCALE: 3/32" = 1'-0"



LEVEL KEY

1. FOR STRIPING NOTES REFER TO STRIPING PLAN SHEET TR101

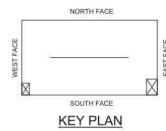
Kimley»Horn
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817 WEST PEACHTREE STREET NW
THE BILTMORE
SUITE 601
ATLANTA, GA 30308
PHONE: 404.419.8700

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SEALS



**HOLLY SPRINGS
TOWN CENTER
PARKING DECK**



CLIENT PROJECT INFO

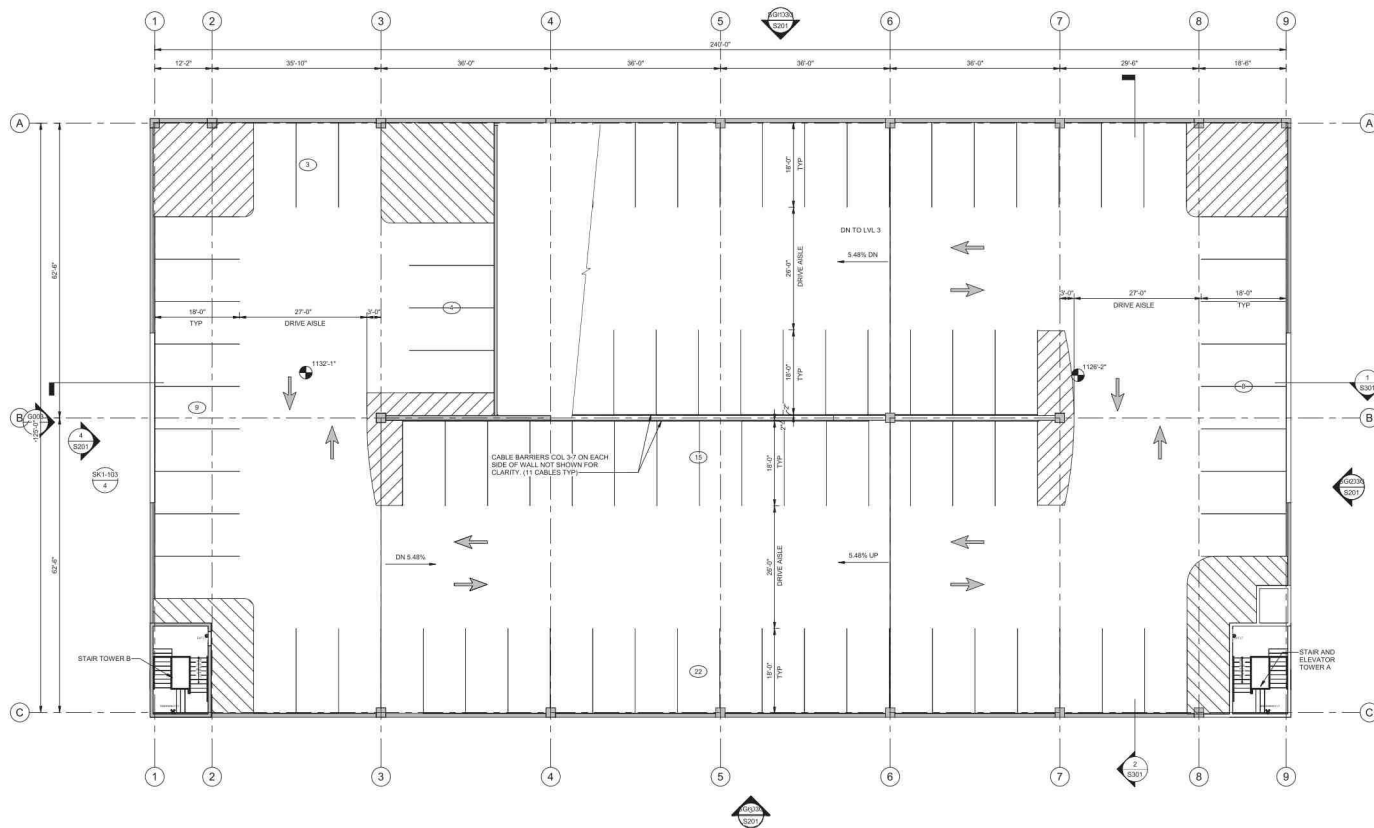
NO.	DATE	DRAWING ISSUE DESCRIPTION

DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker
SCALE: AS NOTED
DATE: 09/22/22
PROJECT NO.: 013980020
FILENAME:

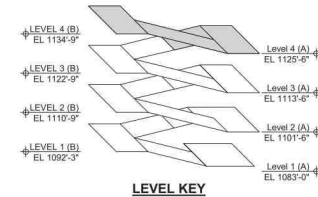
**STRIPING
PLAN LEVEL P4**

PROGRESS PRINT

TR104



- PARKING LEGEND:**
- 24 DENOTES NUMBER OF PARKING SPACES SPACED BETWEEN CURBS, CURB ISLANDS, PAINTED ISLANDS, ETC.
 - [Cross-hatched area] DENOTES CROSS-HATCHED PAINTED AREA. DIMENSIONS SHOWN ON PLAN SHALL BE TO CENTER OF PARKING STRIPE.
 - [Circle with 'A'] DENOTES ACCESSIBLE PARKING SPACE.
 - C DENOTES COMPACT CAR SPACE.
 - [Line with 'STOP'] DENOTES 'STOP' BAR AND WORD TO BE PAINTED ON FLOOR.
 - [Arrow] DENOTES PAVEMENT ARROW MARKING TO BE PAINTED ON FLOOR.
 - PB-1 DENOTES PLATE METAL SIGN, TYPE PB-1, SEE TR-501.
 - HB-1 DENOTES HEADACHE BAR, TYPE HB-1, SEE TR-501.
 - EVC "ELECTRIC VEHICLE CAPABLE" DENOTES A PARKING SPACE INTENDED TO HAVE FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT INSTALLED AND INCLUDES ELECTRIC PANEL CAPACITY, OVERPROTECTION, AND AN OPEN RACEWAY. FUTURE ELECTRIC VEHICLE CHARGING STATION MISC. NO SIGNAGE IN PARKING SPACES.
 - EVR "ELECTRIC VEHICLE READY" DENOTES A PARKING SPACE SERVED BY A COMPLETE ELECTRIC CIRCUIT INCLUDING ELECTRICAL PANEL CAPACITY, RACEWAY, OVERPROTECTION, AND A RECEPTACLE FOR FUTURE EQUIPMENT INSTALLATION. NO SIGNAGE IN PARKING SPACES.
 - [Circle with 'E'] "ELECTRIC VEHICLE INSTALLED" DENOTES ELECTRIC VEHICLE PARKING SPACE THAT INCLUDES INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT / EV CHARGING STATION. SEE TR-503 FOR EV CHARGING SIGNAGE TO BE INCLUDED AT EACH SPACE PROVIDED ON DAY 1.



LEVEL KEY

STRIPING PLAN P4 LEVEL
SCALE: 3/32" = 1'-0"



10.1002/9781118471996.ch101



- 1 TEXT SHALL PROJECT 1/2" FROM THE BACKGROUND AND HAVE SHARPLY DEFINED EDGES. SIGN SHALL HAVE A MINIMUM 2" BRILLIANT GLOSS BELOW TEXT.
- 2 NOT SHOWN ON PLANS. INSTALL ONE SIGN AT EACH END.
- 3 USE BLACK LETTERS ON WHITE, GOLD, OR WHITE SIGNS, OTHERWISE USE YELLOW LETTERS.
- 4 TO BE INSTALLED ON COLUMN WITH CENTERLINE OF SIGN 6" ABOVE FINISHED FLOOR AT ALL FIRE EXTINGUISHER LOCATIONS. COORD WITH ARCH PLAN.
- 5 NOT SHOWN ON PLANS. INSTALL ADJACENT TO EACH STAIRWAY DOOR (OUTSIDE STAIRWAY) WITH CENTERLINE OF SIGN 5'-0" ABOVE EACH FINISHED FLOOR.
- 6 NOT SHOWN IN PLANS. INSTALL ADJACENT TO EACH APPLICABLE DOOR WITH CENTERLINE OF SIGN 5'-0" ABOVE FINISHED FLOOR.
- 7 NOT SHOWN IN PLANS. INSTALL TWO SIGNS ON EACH STAIRWAY. ONE SIGN TO INDICATE ONE SIGN ON WALLS WHERE FIRE STANDPIPE CONNECTIONS ARE LOCATED.
- 8 NOT SHOWN ON PLANS. INSTALL ABOVE EACH ELEVATOR CALL BUTTON. COORDINATE WITH ELEVATOR SHOP DRAWING.
- 9 NOT SHOWN ON PLANS. INSTALL ADJACENT TO EACH STAIRWAY DOOR (INSIDE STAIRWAY) WITH CENTERLINE OF SIGN 5'-0" ABOVE EACH FINISHED FLOOR. NUMBER SHALL PROJECT 1/2" FROM BACKGROUND. SIGN SHALL HAVE SHARPLY DEFINED EDGES AND SHALL HAVE A GRADE 2 BRILLIANT GLOSS BELOW NUMBER. TEXT SHALL BE WHITE ON BLACK BACKGROUND OR BLACK ON LIGHT BACKGROUND FOR CONTRAST.
- 10 ARROW SHALL POINT IN THE DIRECTION OF THE EXIT DISCHARGE. SIGN SHALL BE REMOVED AT THE EXIT DISCHARGE LEVEL.

1. SIGNS ARE NOT TO BE FABRICATED OR INSTALLED WITHOUT DIRECTION AND APPROVAL OF THE ENGINEER/ARCHITECT AND OWNER.
2. PLATE METAL SIGNS SHALL BE FABRICATED OF 0.08" (MINIMUM) ALUMINUM UNLESS OTHERWISE NOTED.
3. COLORS FOR SIGN FACES LETTERING, ETC. SHALL BE APPROVED BY THE ENGINEER/ARCHITECT AND OWNER. VARY SIZES, COLORS, AND LOCATIONS OF ALL SIGNS. PRIOR TO SUBMISSION OF SHOP DRAWINGS AND FABRICATION, CONTRACTOR IS TO SUBMIT ENGINEERING DRAWINGS AND MATERIALS TO ARCHITECT FOR WHEN SELECTION OF THESE MATERIALS IS NEEDED, SO THAT THE COLORS CAN BE CONFIRMED WITHOUT ADVERSELY AFFECTING THE PROJECT SCHEDULE.
4. CORNERS OF ALL SIGNS SHALL BE ROUNDED, 1/2" RADIUS UNLESS NOTED OTHERWISE.
5. ALL LETTERS SHALL BE SIZE AND STYLE AS APPROVED BY THE ENGINEER/ARCHITECT AND AS MARKED ON APPROVED SHOP DRAWINGS. FONT SHALL BE HELVETICA MEDIUM.
6. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF SIGN FACES, MATERIALS, COLORS, MOUNTING HEIGHTS, ETC. WITH LEGENDS SHOWN. SHOP DRAWINGS SHALL BE APPROVED BY ENGINEER/ARCHITECT AND OWNER PRIOR TO FABRICATION.
7. TYPICAL DIMENSIONS AND LAYOUT ARE AS NOTED: SE STAIR = STAIR 1 AND NW STAIR = STAIR 2
8. SIGN MOUNTING DETAILS ARE SHOWN ON SHEET TR-501
9. ACCESSIBILITY SIGNS SHALL BE IN ACCORDANCE WITH THE GEORGIA ACCESSIBILITY CODE REQUIREMENTS INCLUDING MOUNTING, FONT, SIZE, COLOR, ETC.
10. ALL STANDARD REGULATORY SIGNAGE SHALL BE CONSTRUCTED FROM DOT STANDARD 0.06" ALUMINUM PANELS WITH REFLECTIVE WHITE OR REFLECTIVE YELLOW GRAPHIC FILM.
11. SIGNS SHALL BE MOUNTED PLUMB AND LEVEL, UNLESS NOTED OTHERWISE.
12. COAT SIDES AND BACKS OF ALUMINUM SIGNS WITH MATCHING SIGN COLOR WHEN MOUNTED DIRECTLY TO CONCRETE.

COLOR KEY		DESCRIPTION	FLOOR LEVEL
1	--	REFLECTIVE WHITE	--
2	--	MATTE BLACK	--
3	PMS 2350C	RED	LEVEL P1
4	PMS 7751C	GOLD	LEVEL P2
5	PMS 288	NAVY BLUE	LEVEL P3
6	PMS 384	GREEN	LEVEL P4
7	PMS 294	MUTCD BLUE	--
8	PMS 3935	DOT REFLECTIVE BLUE	--
9	PMS 185	RED	--

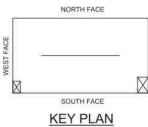
Kimley»Horn
2023, ©
817 WEST PEACHTREE STREET NW
THE BILTMORE
SUITE 601
ATLANTA, GA 30308
PHONE: 404.419.8700

This document is an instrument of service prepared solely for Kinley-Horn's client and for a particular purpose. Any other use or reliance is without liability to Kinley-Horn.

SEALS



HOLLY SPRINGS
TOWN CENTER
PARKING DECK



CLIENT PROJECT INFO

[illegible]

DESIGNED BY: BMF
DRAWN BY: JTM
CHECKED BY: JRM
SCALE: AS NOTED
DATE: 09/22/22
PROJECT NO: 013990000
FILENAME:

SIGNAGE DETAILS

PROGRESS PRINT

TR501

TR502



EXHIBIT "B"

GENERAL CONDITIONS

All parties hereby agree that Contractor shall furnish all labor, material, incidental permits, equipment, storage, freight, supervision, labor taxes, material taxes, insurance, licenses, and any other related cost necessary for a complete execution of all Work in their entirety and in strict accordance with the Contract Documents and in strict compliance with the requirements of all Federal, State and Local governing authorities. This Contract is also to be inclusive of, but not limited to, the following:

1. All submittals and shop drawings are to be given to the Owners within two weeks of the contract issuance.
2. Contractor to call for all required inspections and coordinate inspections with Owners. All reports shall be delivered to Owners within 48 hours of receipt by Contractor.
3. Contractor acknowledges that the tracking of mud and dirt onto pavement and other properties by its personnel or its subcontractors is a problem and in violation of permit stipulations. It will be the Contractor's responsibility to prevent mud and dirt from being carried off-site and onto existing streets. Further, Contractor shall be responsible for removal and sweeping as required to remove said mud and dirt from pavement or other properties and returning them to their original condition as required by Contractor's own equipment and labor. In the event Contractor does not remove said mud and dirt from pavement or other properties caused by its personnel or its subcontractors in a timely fashion, Owners shall cause this work to be done and back-charge the Contractor at cost plus 15%.
4. Contractor shall be responsible for locating and protecting all existing utility services on the project site. Further, all parties agree that Contractor shall be responsible for any monetary loss or expense associated with repairs to any existing utilities damaged by Contractor's operations.
5. All parties agree that Contractor shall properly barricade open holes and depressions occurring as part of the Work. Further, Contractor shall protect structures, utilities, sidewalks, curbs, pavement and any other product from damage. In the event any of the foregoing is damaged due to contractor neglect, Contractor shall remedy the same at Contractor's cost. In the event Contractor does not remove said mud and dirt from pavement or other properties in a timely fashion, Owner shall cause this work to be done and back-charge the Contractor at cost plus 15%.
6. As many mobilizations required to complete the project per plans and specifications are included in this Contract and will not be an additional charge to Owners.
7. All parties hereby agree that, at the direction of the Owners, the Contractor shall gather and incorporate into Work all residual material remaining at no additional cost to the Owners.
8. All parties agree that Contractor is responsible for maintaining and submitting all documentation that may be required by governing authorities.
9. All parties agree that Contractor is to relocate its office trailers, storage trailers, and containers on project site as directed by the Owners.
10. Debris shall not be buried on site.

11. The Owners may delete parts of the Work from Contractor's Scope of Work and receive an appropriate reduction in price from the Stipulated Sum. Such deletion will be done only after discussion with the Contractor about the deletion.

12. The Owners' right to recover damages or other relief from Contractor due to Contractor's default in its obligations under this Contract shall survive the termination hereof.

13. Any damage caused by Contractor, his employees or equipment, suppliers, or sub-contractors to other work shall be the Contractor's responsibility to repair per the Owners' specification and requirements. This includes work inadvertently performed on property other than the Owners. If Contractor does not make repairs in a timely fashion, the Owners will make repairs and back charge Contractor from Contractor's next pay request at cost plus 15%.

EXHIBIT “C”

SCHEDULE OF VALUES

Provide the cost for the line items specified in the schedule of values below. Add additional line items, as required, to provide a comprehensive bid.

Table 1: Schedule of Values for Base Bid

Phase #	Descripton of Work	Amount				
1	Submission of Foundation Loads	5,000.00				
2	Permit Level Shop Drawings	155,000.00				
3	Start Precast Production	2,000,000.00				
4	Complete Precast Structure	1,680,000.00				
Total Cost (Base Bid Items Only)		\$ 3,840,000.00				

EXHIBIT “D”

**APPLICATION FOR PAYMENT
(to be attached)**

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF TWO

TO GENERAL:

Stonecrest Homes GA, LLC
625 W. Crossville Road; Suite 204
Roswell, GA 30075

PROJECT: COHS Town Center

Precast Parking Deck

APPLICATION NO: **1**

Distribution to:

☐	OWNER
☐	ARCHITECT
☒	CONTRACTOR
☐	
☐	

PERIOD TO: _____

FROM SUBCONTRACTOR:

Tindall Corporation
3361 Grant Road
Conley, GA 30288
404-989-6849

PROJECT NOS: RFB #2023-01

CONTRACT DATE: 6/27/23

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	3,840,000.00
2. Net change by Change Orders	\$	0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	3,840,000.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	0.00
5. RETAINAGE:		
a. <u>5</u> % of Completed Work (Column D + E on G703)	\$	0.00
b. _____ % of Stored Material (Column F on G703)	\$	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	0.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	0
8. CURRENT PAYMENT DUE	\$	0.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	3,840,000.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	
Total approved this Month	\$0.00	
TOTALS	\$0.00	
NET CHANGES by Change Order	\$0.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge,
information and belief the Work covered by this Application for Payment has been
completed in accordance with the Contract Documents, that all amounts have been paid by
the Contractor for Work for which previous Certificates for Payment were issued and
payments received from the Owner, and that current payment shown herein is now due.

SUBCONTRACTOR:

By: _____ Date: xx/xx/2023

State of: _____ Parish of: _____
Subscribed and sworn to before me this _____ day of _____
Notary Public:
My Commission expires: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data
comprising the application, the Architect certifies to the Owner that to the best of the
Architect's knowledge, information and belief the Work has progressed as indicated,
the quality of the Work is in accordance with the Contract Documents, and the Contractor
is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ _____

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this
Application and on the Continuation Sheet that are changed to conform with the amount certified.)
ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the
Contractor named herein. Issuance, payment and acceptance of payment are without
prejudice to any rights of the Owner or Contractor under this Contract.

APPLICATION NO: 1

Project: COHS Town Center

Precast Parking Deck

ARCHITECT'S PROJECT NO: RFB #2023-01

[illegible]

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

EXHIBIT "E"

INTERIM WAIVER AND RELEASE UPON PAYMENT
(CONTRACTOR)

STATE OF GEORGIA
COUNTY OF _____

THE UNDERSIGNED MECHANIC AND/OR MATERIALMAN HAS BEEN EMPLOYED BY CITY OF HOLLY SPRINGS AND DOWNTOWN DEVELOPMENT AUTHORITY OF HOLLY SPRINGS, GEORGIA TO FURNISH FOR THE CONSTRUCTION OF IMPROVEMENTS KNOWN AS HOLLY SPRINGS PRECAST PARKING DECK PROJECT WHICH IS LOCATED IN THE CITY OF HOLLY SPRINGS, CHEROKEE COUNTY AND IS OWNED BY THE CITY OF HOLLY SPRINGS AND THE DOWNTOWN DEVELOPMENT AUTHORITY OF HOLLY SPRINGS, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 306 OF THE 15TH DISTRICT, 2ND SECTION, CITY OF HOLLY SPRINGS, CHEROKEE COUNTY, GEORGIA AS BEING MORE PARTICULARLY SET FORTH ON EXHIBIT "J" LEGAL DESCRIPTION.

TO INDUCE SAID OWNER TO PAY THE SUMS SPECIFIED IN THIS WAIVER, THE UNDERSIGNED AFFIRMS AND CERTIFIES THAT THE ONLY INDIVIDUALS AND/OR ENTITIES WHO HAVE BEEN EMPLOYED BY THE UNDERSIGNED AND HAVE SUPPLIED MATERIALS OR LABOR IN CONNECTION WITH THE AFORESAID PROJECT ARE SET FORTH ON EXHIBIT E-A ATTACHED HERETO AND HEREBY MADE A PART HEREOF.

UPON THE RECEIPT OF THE SUM OF \$ _____, THE UNDERSIGNED MECHANIC AND/OR MATERIALMAN WAIVES AND RELEASES ANY AND ALL LIENS OR CLAIMS OF LIENS IT HAS UPON THE FOREGOING DESCRIBED PROPERTY AND ANY RIGHTS AGAINST ANY LABOR AND/OR MATERIAL BOND THROUGH THE DATE OF _____ AND EXCEPTING THOSE RIGHTS AND LIENS THAT THE MECHANIC AND/OR MATERIALMAN MIGHT HAVE IN ANY RETAINED AMOUNTS, ON ACCOUNT OF LABOR OR MATERIALS, OR BOTH, FURNISHED BY THE UNDERSIGNED FOR SAID BUILDING OR PREMISES.

GIVEN UNDER HAND AND SEAL THIS ____ DAY OF _____, 20__.

(SEAL)
COMPANY NAME

(NOTARY)

BY: _____

(ADDRESS)

TITLE: _____
(Company Officer)

NOTICE: WHEN YOU EXECUTE AND SUBMIT THIS DOCUMENT, YOU SHALL BE CONCLUSIVELY DEEMED TO HAVE BEEN PAID IN FULL THE AMOUNT STATED ABOVE, EVEN IF YOU HAVE NOT ACTUALLY RECEIVED SUCH PAYMENT, 60 DAYS AFTER THE DATE STATED ABOVE UNLESS YOU FILE EITHER AN AFFIDAVIT OF NONPAYMENT OR A CLAIM OF LIEN PRIOR TO THE EXPIRATION OF SUCH 60 DAY PERIOD. THE FAILURE TO INCLUDE THIS NOTICE LANGUAGE ON THE FACE OF THE FORM SHALL RENDER THE FORM UNENFORCEABLE AND INVALID AS A WAIVER AND RELEASE UNDER O.C.G.A. SECTION 44-14-366.

EXHIBIT E-A

List of Subcontractors

**MUST PROVIDE BELOW THE COMPANY NAME, CONTACT NAME, ADDRESS AND PHONE
NUMBER FOR EACH SUBCONTRACTOR AND SUPPLIER**

- Caulking
T&A Precast
Thiago Pereira
141 Kensley Way
Dallas, GA 30157
(404) 867-0370
- Cable
EJ Blanck
Erik Blanck - CEO
1167 Tallapoosa St.
Bremen, GA 30110
(770) 317-6611
- Erection
RGR Erectors
Tim Henson
3886 New Bridge Rd.
Cleveland, GA 30528
(706) 200-7183

EXHIBIT "E-1"
INTERIM WAIVER AND RELEASE UPON PAYMENT
(SUBCONTRACTOR / SUPPLIER)

STATE OF GEORGIA
COUNTY OF _____

THE UNDERSIGNED MECHANIC AND/OR MATERIALMAN HAS BEEN EMPLOYED BY TO FURNISH _____ FOR THE CONSTRUCTION OF IMPROVEMENTS KNOWN AS HOLLY SPRINGS PRECASTS PARKING DECK PROJECT WHICH IS LOCATED IN THE CITY OF HOLLY SPRINGS, CHEROKEE COUNTY AND IS OWNED BY THE CITY OF HOLLY SPRINGS AND THE DOWNTOWN DEVELOPMENT AUTHORITY OF HOLLY SPRINGS, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 306 OF THE 15TH DISTRICT, 2ND SECTION, CITY OF HOLLY SPRINGS, CHEROKEE COUNTY, GEORGIA AS BEING MORE PARTICULARLY SET FORTH ON EXHIBIT "J" LEGAL DESCRIPTION.

UPON THE RECEIPT OF THE SUM OF \$ _____, THE UNDERSIGNED MECHANIC AND/OR MATERIALMAN WAIVES AND RELEASES ANY AND ALL LIENS OR CLAIMS OF LIENS IT HAS UPON THE FOREGOING DESCRIBED PROPERTY AND ANY RIGHTS AGAINST ANY LABOR AND/OR MATERIAL BOND THROUGH THE DATE OF _____, 20__ AND EXCEPTING THOSE RIGHTS AND LIENS THAT THE MECHANIC AND/OR MATERIALMAN MIGHT HAVE IN ANY RETAINED AMOUNTS, ON ACCOUNT OF LABOR OR MATERIALS, OR BOTH, FURNISHED BY THE UNDERSIGNED TO OR ON ACCOUNT OF SAID CONTRACTOR FOR SAID BUILDING OR PREMISES.

GIVEN UNDER HAND AND SEAL THIS ____ DAY OF _____, 20__.

_____(SEAL)
COMPANY NAME

(NOTARY)

BY: _____

(ADDRESS)

TITLE: _____
(Company Officer)

NOTICE: WHEN YOU EXECUTE AND SUBMIT THIS DOCUMENT, YOU SHALL BE CONCLUSIVELY DEEMED TO HAVE BEEN PAID IN FULL THE AMOUNT STATED ABOVE, EVEN IF YOU HAVE NOT ACTUALLY RECEIVED SUCH PAYMENT, 60 DAYS AFTER THE DATE STATED ABOVE UNLESS YOU FILE EITHER AN AFFIDAVIT OF NONPAYMENT OR A CLAIM OF LIEN PRIOR TO THE EXPIRATION OF SUCH 60 DAY PERIOD. THE FAILURE TO INCLUDE THIS NOTICE LANGUAGE ON THE FACE OF THE FORM SHALL RENDER THE FORM UNENFORCEABLE AND INVALID AS A WAIVER AND RELEASE UNDER O.C.G.A. SECTION 44-14-366.

EXHIBIT "F"

WAIVER AND RELEASE UPON FINAL PAYMENT
(CONTRACTOR)

STATE OF GEORGIA
COUNTY OF _____

THE UNDERSIGNED MECHANIC AND/OR MATERIALMAN HAS BEEN EMPLOYED BY THE CITY OF HOLLY SPRINGS AND THE DOWNTOWN DEVELOPMENT AUTHORITY OF HOLLY SPRINGS, GEORGIA TO FURNISH PRECAST PARKING DECK IMPROVEMENTS FOR THE CONSTRUCTION OF IMPROVEMENTS KNOWN AS HOLLY SPRINGS PRECAST PARKING DECK PROJECT WHICH IS LOCATED IN THE CITY OF HOLLY SPRINGS, CHEROKEE COUNTY AND IS OWNED BY THE CITY OF HOLLY SPRINGS AND THE DOWNTOWN DEVELOPMENT AUTHORITY OF HOLLY SPRINGS, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 306 OF THE 15TH DISTRICT, 2ND SECTION, CITY OF HOLLY SPRINGS, CHEROKEE COUNTY, GEORGIA AS BEING MORE PARTICULARLY SET FORTH ON EXHIBIT "J" LEGAL DESCRIPTION.

UPON RECEIPT OF THE SUM OF \$ _____, THE UNDERSIGNED MECHANIC AND/OR MATERIALMAN HEREBY WAIVES AND RELEASES ANY AND ALL LIENS AND CLAIMS OF LIENS IT HAS UPON THE FOREGOING DESCRIBED PROPERTY AND ANY RIGHTS AGAINST ANY LABOR AND/OR MATERIAL BOND ON ACCOUNT OF LABOR OR MATERIALS, OR BOTH, FURNISHED BY THE UNDERSIGNED FOR SAID PROPERTY, AND THE UNDERSIGNED HEREBY AFFIRMS, WARRANTS, AND REPRESENTS THAT ALL LABORERS, SUBCONTRACTORS, MATERIALMAN, AND SUPPLIERS CONTRACTED BY THE UNDERSIGNED AND SUPPLYING ANY LABOR, WORK, MATERIAL OR SERVICES FOR SAID PROPERTY HAVE BEEN PAID IN FULL.

GIVEN UNDER HAND AND SEAL THIS ____ DAY OF _____, 20__.

(SEAL)
COMPANY NAME

(NOTARY)

BY: _____

(ADDRESS)

TITLE: _____
(Company Officer)

NOTICE: WHEN YOU EXECUTE AND SUBMIT THIS DOCUMENT, YOU SHALL BE CONCLUSIVELY DEEMED TO HAVE BEEN PAID IN FULL THE AMOUNT STATED ABOVE, EVEN IF YOU HAVE NOT ACTUALLY RECEIVED SUCH PAYMENT, 60 DAYS AFTER THE DATE STATED ABOVE UNLESS YOU FILE EITHER AN AFFIDAVIT OF NONPAYMENT OR A CLAIM OF LIEN PRIOR TO THE EXPIRATION OF SUCH 60 DAY PERIOD. THE FAILURE TO INCLUDE THIS NOTICE LANGUAGE ON THE FACE OF THE FORM SHALL RENDER THE FORM UNENFORCEABLE AND INVALID AS A WAIVER AND RELEASE UNDER O.C.G.A. SECTION 44-14-366.

EXHIBIT "F-1"
WAIVER AND RELEASE UPON FINAL PAYMENT
(SUBCONTRACTOR / SUPPLIER)

STATE OF GEORGIA
COUNTY OF _____

THE UNDERSIGNED MECHANIC AND/OR MATERIALMAN HAS BEEN EMPLOYED BY THE CITY OF HOLLY SPRINGS AND THE DOWNTOWN DEVELOPMENT AUTHORITY OF HOLLY SPRINGS, GEORGIA TO FURNISH _____ FOR THE CONSTRUCTION OF IMPROVEMENTS KNOWN AS HOLLY SPRINGS PRECAST PARKING DECK PROJECT WHICH IS LOCATED IN THE CITY OF HOLLY SPRINGS, CHEROKEE COUNTY AND IS OWNED BY THE CITY OF HOLLY SPRINGS AND THE DOWNTOWN DEVELOPMENT AUTHORITY OF HOLLY SPRINGS, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOS 306 OF THE 15TH DISTRICT, 2ND SECTION, CITY OF HOLLY SPRINGS, CHEROKEE COUNTY, GEORGIA AS BEING MORE PARTICULARLY SET FORTH ON EXHIBIT "J" LEGAL DESCRIPTION.

UPON RECEIPT OF THE SUM OF \$ _____, THE UNDERSIGNED MATERIALMAN AND/OR MECHANIC HEREBY WAIVES AND RELEASES ANY AND ALL LIENS AND CLAIMS OF LIENS IT HAS UPON THE FOREGOING DESCRIBED PROPERTY AND ANY RIGHTS AGAINST ANY LABOR AND/OR MATERIAL BOND ON ACCOUNT OF LABOR OR MATERIALS, OR BOTH, FURNISHED BY THE UNDERSIGNED FOR SAID PROPERTY.

GIVEN UNDER HAND AND SEAL THIS _____ DAY OF _____, 20____.

_____(SEAL)
COMPANY NAME

(NOTARY)

BY: _____

(ADDRESS)

TITLE: _____
(Company Officer)

NOTICE: WHEN YOU EXECUTE AND SUBMIT THIS DOCUMENT, YOU SHALL BE CONCLUSIVELY DEEMED TO HAVE BEEN PAID IN FULL THE AMOUNT STATED ABOVE, EVEN IF YOU HAVE NOT ACTUALLY RECEIVED SUCH PAYMENT, 60 DAYS AFTER THE DATE STATED ABOVE UNLESS YOU FILE EITHER AN AFFIDAVIT OF NONPAYMENT OR A CLAIM OF LIEN PRIOR TO THE EXPIRATION OF SUCH 60 DAY PERIOD. THE FAILURE TO INCLUDE THIS NOTICE LANGUAGE ON THE FACE OF THE FORM SHALL RENDER THE FORM UNENFORCEABLE AND INVALID AS A WAIVER AND RELEASE UNDER O.C.G.A. SECTION 44-14-366.

EXHIBIT F-2

CONTRACTOR'S AFFIDAVIT
AND WAIVER OF LIEN

STATE OF GEORGIA

COUNTY OF _____

Personally appeared before me, the undersigned attesting authority in and for said State and County, _____ ("Deponent") who, being first duly sworn, on oath deposes and says as follows:

1. That Deponent is the _____ of _____ (hereinafter referred to as "Contractor"), and that Deponent has actual knowledge of the matters set forth herein, and has the full right and authority to execute this Contractor's Affidavit and Waiver of Lien on behalf of Contractor.
2. That Contractor has recently contracted with the **City of Holly Springs and the Downtown Development Authority of Holly Springs** Georgia ("Owners"), owners of the property known as **Holly Springs Precast Parking Deck Project** as being more particularly set forth on **Exhibit J Legal Description** attached hereto and hereby made a part hereof (the "Property"), for construction of **Holly Springs Precast Parking Deck** improvements (the "Improvements") on the Property.
3. Contractor hereby waives any and all lien rights on said Property for any work or services performed as of this date, as all bills for said work or services have been fully paid, and all laborers, subcontractors, materialmen and suppliers of any labor, work, material or services provided to or for the Property have been paid in full.
4. That no improvements or repairs have been made on the above described Property during the ninety (90) days immediately preceding this date which have not been paid for in full, and that there are no outstanding bills incurred for labor and materials used in making improvements or repairs on said Property, or for services of architects, surveyors or engineers incurred in connection therewith.
5. Deponent acknowledges receipt of \$ _____, said sum being the balance due Contractor under the terms of said contract, in full. This Affidavit is made under the provisions of Code Section 44-14-366 of the Official Code of Georgia Annotated, and is made for the purpose of inducing the Owners to pay the balance of the contract price referenced above to Contractor.
6. Contractor warrants that all materials supplied to the Property are properly installed and free from defects and that all of the work performed by Contractor conforms with the requirements of the construction drawings, specifications and other construction documents (collectively the "Construction Documents"). Deponent further certifies that the Improvements are built in compliance with the Americans With Disabilities Act of 1990, as amended, and conform with the "National Earthquake Hazards Reduction Program Recommended Provisions for the Development of Seismic Regulations for New Buildings." Any such work not conforming to these requirements, including substitutions not properly approved or installed, shall be considered defective.
7. Contractor warrants to the Owners, its successors and assigns, that Contractor has performed all work required by the Construction Documents and that all work is in substantial compliance with the Construction Documents and will remain so for a period of one year from the date of this Affidavit. Contractor further warrants that during the above stated period of one year, Contractor will make repairs to the satisfaction of the Owners and at Contractor's own expense. All work shall be performed by Contractor during regular working hours and at Owners' convenience.

Deponent has executed this Affidavit under hand and seal this _ day of _____, 20 ____.

_____(SEAL)
COMPANY NAME

(NOTARY)

BY: _____

(ADDRESS)

TITLE: _____
(Company Officer)

EXHIBIT “G”

PAY REQUEST CHECKLIST

This checklist offered as a guideline to help assure timely submittal and processing of payment applications and is not intended to supersede Paragraph 5 or any other portion of the Contract.

Pre-Payment Request:

- Fully executed Contract
- Certificates of Insurance prior to commencing work.
- W-9
- List of subcontractors and suppliers with addresses and telephone numbers.
- Fully executed Bonds (if required).
- Copy of NOI as Secondary Permittee.
- Contractor Certification (Exhibit I)

Interim Payment Requests (all items are to be one original and one copy):

- Contractor Payment Application (Notarized).
- Contractor Interim Waiver and Release for work executed to date of Application along with list of all subcontractors and suppliers listed on Exhibit E-A of this document including Company Name, Contact Name, Company Address and Phone Number.
- Subcontractor and Supplier Interim Waiver and Release for unpaid balances of work executed to date of Application.
- Copies of supporting receipts, certificates or vouchers.
- Construction Manager certification on payment application.

Final Payment Request (all items are to be one original and one copy):

- Record Drawings – 1 original and 2 copies for a total of 3 sets
- Warranties and O & M Manuals
- Final Certificate of Use (if required)
- Completed and signed off Punch List
- Certificate of Substantial Completion
- Contractor Waiver and Release Upon Final Payment with Exhibit E-A attached
- Subcontractor and Supplier Waiver and Release Upon Final Payment with Exhibit E-A attached
- Contractor Affidavit and Waiver of Lien with Exhibit E-A attached
- Contractor Warranty for the benefit of the Owners and referencing Project
- Consent of Surety for Final Payment (if required)

EXHIBIT "I"

CONTRACTOR CERTIFICATION

Project Manager and Contractor agree that the installation of erosion control and tree save devices according to the Erosion Control Plan and Tree Protection Plans including, but not limited to, silt fence, grassing, tree save tape and fence and other measures, are not a part of this Contract unless otherwise noted. Contractor agrees that the Owners will have these devices installed in accordance with the above referenced plans. If, during the course of construction, Contractor damages or destroys any erosion control measures that are in place or tree save devices, then Contractor shall repair or replace the devices immediately at its cost and will replace any damaged tree(s), or at Project Manager's discretion, Project Manager shall repair and replace as necessary and shall deduce the cost thereof from Contractor's next Application for Payment. Any fines, litigation cost (including attorney's fees), and clean-up cost related to the damage resulting from Contractor's damage to erosion control measures or tree save devices in place will be at the Contractor's expense and if not paid by Contractor, may be deducted from Contractor's next Application for Payment. If certain activities have the potential to damage or destroy any installed erosion control devices or tree save device, Contractor shall inform the Project Manager before the activity begins so that such damage or destruction can be avoided by Contractor. Finally, Contractor is responsible for notifying its personnel of the requirements of the Erosion Control and Tree Protection Plans and the importance of the continuing maintenance thereof.

Evidenced by signature, below, Contractor certifies that it understands the General Permit

"I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certificate."

"We accept all responsibilities required by such permits including, but not limited to required reporting and maintenance of on-site paperwork. Required reporting will take place until such time as a fully executed Notice of Termination has been received."

Signature (Officer's Signature Required)

Date

Printed Name

Title

EXHIBIT "J"

LEGAL DESCRIPTION

(TOWN CENTER)

ALL THAT TRACT or parcel of land lying and being in Land Lots 306, 307, 342 and 343 of the 15th District, 2nd Section, City of Holly Springs of Cherokee County, Georgia and being more particularly described as follows:

BEGINNING at point at the mitered intersection of the Easterly variable right-of-way of Palm Street (abandoned) with the Southeasterly right-of-way of Georgia Northeastern Railroad right-of-way (variable) THENCE proceeding along said GNR along a curve to the right an arc length of 134.04 feet (said curve having a radius of 1346.76 feet and a chord bearing of NORTH 32 DEGREES 04 MINUTES 36 SECONDS EAST and a chord distance of 133.99 feet) to a point; THENCE proceeding NORTH 34 DEGREES 55 MINUTES 41 SECONDS EAST a distance of 260.61 feet to a point; THENCE along a curve to the left an arc length of 792.00 feet (said curve having a radius of 5737.39 feet and a chord bearing of NORTH 30 DEGREES 58 MINUTES 24 SECONDS EAST and a chord distance of 791.37 feet) to a point; THENCE proceeding SOUTH 45 DEGREES 22 MINUTES 09 SECONDS EAST along the lands of Cedar Valley Subdivision Unit III a distance of 694.62 feet to a point; THENCE proceeding SOUTH 34 DEGREES 09 MINUTES 53 SECONDS EAST a distance of 622.02 feet to a point on the variable right-of-way of Hickory Road; THENCE proceeding along said right-of-way and proceeding NORTH 84 DEGREES 31 MINUTES 06 SECONDS WEST a distance of 26.98 feet to a point; THENCE continuing along said right-of-way and proceeding SOUTH 74 DEGREES 13 MINUTES 12 SECONDS WEST a distance of 255.39 feet to a point; THENCE proceeding SOUTH 00 DEGREES 41 MINUTES 42 SECONDS WEST a distance of 72.79 feet to a point; THENCE proceeding SOUTH 60 DEGREES 36 MINUTES 36 SECONDS WEST a distance of 171.94 feet to a point; THENCE proceeding SOUTH 63 DEGREES 39 MINUTES 54 SECONDS WEST a distance of 61.91 feet to a point; THENCE proceeding SOUTH 71 DEGREES 33 MINUTES 09 SECONDS WEST a distance of 75.42 feet to a point; THENCE proceeding SOUTH 83 DEGREES 01 MINUTES 28 SECONDS WEST a distance of 112.41 feet to a point; THENCE proceeding NORTH 63 DEGREES 12 MINUTES 23 SECONDS WEST a distance of 60.12 feet to a point; THENCE proceeding NORTH 34 DEGREES 20 MINUTES 27 SECONDS WEST a distance of 49.93 feet to a point; THENCE proceeding NORTH 22 DEGREES 24 MINUTES 04 SECONDS WEST a distance of 75.99 feet to a point; THENCE proceeding SOUTH 73 DEGREES 23 MINUTES 07 SECONDS WEST a distance of 66.10 feet to a point; THENCE proceeding SOUTH 11 DEGREES 38 MINUTES 29 SECONDS EAST a distance of 34.77 feet to a point; THENCE proceeding SOUTH 46 DEGREES 11 MINUTES 31 SECONDS WEST a distance of 62.21 feet to a point; THENCE proceeding SOUTH 81 DEGREES 12 MINUTES 53 SECONDS WEST a distance of 25.82 feet to a point; THENCE proceeding NORTH 72 DEGREES 20 MINUTES 22 SECONDS WEST a distance of 144.92 feet to a point; THENCE proceeding NORTH 69 DEGREES 44 MINUTES 19 SECONDS WEST a distance of 32.12 feet to a point; THENCE proceeding along a curve to the left and arc distance of 185.16 feet to a point (said curve having a radius of 693.50 feet and being subtended by a chord bearing of NORTH 78 DEGREES 47 MINUTES 21 SECONDS WEST a distance of 184.61 feet to a point; THENCE proceeding NORTH 01 DEGREES 51 MINUTES 12 SECONDS EAST a distance of 38.99 feet to a point; THENCE proceeding SOUTH 89 DEGREES 21 MINUTES 39 SECONDS WEST a distance of 220.48 feet to

a point on the aforesaid right-of-way of Palm Street; THENCE proceeding NORTH 34 DEGREES 05 MINUTES 27 SECONDS WEST a distance of 14.20 feet to a point THENCE proceeding NORTH 02 DEGREES 27 MINUTES 45 SECONDS EAST a distance to a point and POINT OF BEGINNING.

Said parcel contains 1,011,509 Square Feet or 23.22 Acres more or less.

**Addendum dated June 27th, 2023 among
City of Holly Springs, The Downtown Development Authority of Holly Springs and
Tindall Corporation, GA Division.
Precast Parking Deck Project RFB #2023-01
Project: City of Holly Springs PD, Holly Springs, GA / TC Job #43405**

Contractor hereby accepts the terms of the attached contract, subject to and conditioned upon Owner's acceptance of the terms set forth in this Addendum which shall supersede any conflicting term in any other Contract Document. Owner's agreement to and acceptance of the terms of this Addendum shall be evidenced by Owners's signature hereon or by permitting Contractor to commence work for the project.

2. Contractors Responsibilities

2.2 Temporary water will need to be supplied.

2.7 Add - Contractor's inspection at the site is limited to a visual inspection only. Owner shall provide suitable access for Contractor's cranes and trucks to move and operate under their own power at the Project site, including all traffic control, street access, permits, and for unrestricted operation within site. This is to include but not limited to clear access on well-compacted stone roadways or approaches. All overhead wires, overhanging trees and other overhead obstructions including all slabs, sidewalks, driveways, street and underground appurtenances, utilities, tanks and all items of similar nature shall be previously removed or protected by the Owner as necessary. Contractor reserves the right to discontinue the work for failure of Owner to provide suitable access for the work to be performed. Footings and foundation shall be reasonably clean and dewatered by Others so not to impede the work of Contractor.

2.9 Delete – "Broom Clean".

4.1 Completion date is Contractors substantial completion date.

5.3.1. (4) Add - Tindall's plant site (Conley, GA) is recognized as an accepted storage area in order to allow for payment of stored materials, subject to providing Certificate of Insurance, Bill of Sale, and a list of stored components, all of which are satisfactory to Contractor acting reasonably.

5.3.2. Change – 10% to 5%

5.4 Add - Contractor agrees to wait a reasonable length of time for Owner to receive payment from the City before Contractor receives payment from the Owner. However, failure of the Owner to pay the Contractor, due to no fault of the Contractor, does not relieve the Owner of its obligation to pay the contractor within a reasonable length of time. No retainage to be held on stored materials. Upon completion of erection retainage shall be reduced to 200% of punch list items remaining. Owners punch list to occur no more than 30 days after requested by Contractor.

10.1 Add - Notwithstanding any other provision of this Contract, the Contractor agrees to defend, indemnify, and hold harmless the Owner and the affiliate companies of each, for any losses and expenses arising out of the negligence of the Contractor, or anyone directly or indirectly employed by the contractor for whose acts they may be liable. The referenced indemnity clauses will not apply to exclude Tindall's liability coverage, and will not apply when the indemnitee is the only or main cause. The indemnification provided for herein is required only to the extent and proportion that contractor's negligence contributed to such injury or damage.

10.3 Add - For the purposes of any claims, rights, demands or causes of action of the Contractor governed by any state's mechanics lien statute or statute concerning payment and performance bonds for construction projects, the amount due and payable to Contractor shall be the amount or amounts for which Contractor has submitted applications for payment as provided in this Agreement. In entering into an agreement containing provisions making payment by the Owner to the Contractor a condition precedent to the Contractor's obligation to pay the Contractor, it is not the intention of either of the parties hereto that Contractor waive, in whole or in part, rights provided by either mechanic lien statutes or statutes concerning payment and performance bonds. Therefore, no clause or provision of this Agreement making payment by the Owner to the Contractor a condition precedent to the Contractor's obligation to pay the Contractor hereunder shall operate as a defense to any mechanics lien or bond claim of contractor.

Exhibit B

3. & 5. Any provisions for protection of precast members or additional cleaning after erection shall not be Contractor's responsibility. Protection of underground utilities and any other items buried under the crane and truck traveling areas (new and/or existing) within the jobsite is by others. In addition, protecting, cleaning or repairing paving, curbing, buried pipes, etc.; as well as removing/insulating overhead and underground electrical lines,

construction debris, mud and water in footings or other obstructions within the jobsite is the responsibility of others. Contractor will only clean any soiling from hauling and our erection.

6. 1 mobilization for erection of the parking deck.

13. Damage by other trade is not covered under this item and Contractor shall be reimbursed for repairing damage by others.

14. Contractor is not responsible for changes to contract documents after approved drawings are returned to start production.

15. As Built drawings will be supplied at close out.

16. Caulking of precast-to-precast joints only per Tindall's approved shop drawings, caulking of block outs and openings is excluded. All openings are considered rough openings. Casting in openings and/or blockouts 10" in diameter or square and larger only per Tindall's approved shop drawings and coordinated prior to start of production. Any openings smaller than 10" will be cut/cored in the field by others.

17. Owner & Contractor shall adhere to PCI and Industry standards for tolerances and variances pertaining to the precast. All products shall be manufactured in accordance with PCI Quality Control Manual 116 in lieu of any other requirements.
contractor shall be allowed to bring any precast into conformance before any members are rejected.

18. It is expressly understood that contractor's normal working schedule shall be Monday through Friday, eight (8) hours per day, of each work week. Contractor shall not be required to work in excess of its normal working schedule without additional compensation unless Contractor is behind in the prosecution of its work through no fault of the Owner or other contractors. Contractor's price assumes that Contractor shall mobilize its forces on the site once and thereafter Contractor shall continuously erect the precast panels until such time as erection is completed. Should Contractor have to temporarily demobilize and leave the project site due to the failure of the Owner or other contractors to complete any work necessary for the erection of the precast panels, Contractor shall be entitled to a price adjustment adding to the Subcontract price the costs of each demobilization/remobilization plus a reasonable overhead and profit. Should the work be delayed through the fault of the Owner or Architect, shall pursue on Contractor's behalf any remedies allowed owner under the prime contract.

19. Contractor shall be afforded to attend meetings virtually.

20. Contractor only supplies permits as they pertain to shipping/DOT requirements.
21. Contractor does not dewater foundations.
22. Contractor does not wash down tires of delivery trucks or clean road ways if a stone base haul road is not provided for deliveries into and on site to the crane.

Access

Notwithstanding any of the provisions of the Subcontract, Contractor shall provide adequate jobsite access for the erection of the precast/prestressed concrete products. Adequate access means trucks and cranes can move under their own power without assistance of crane matting. Such access must be provided into the jobsite, inside each bay of the structure, and around the outside perimeter (40' minimum). Stoned graded ramps and roadways must also be provided for adequate access. Any flagmen, tire washer, or other required traffic control into or out of jobsite is to be by others. In addition, protecting, cleaning or repairing paving, curbing, buried pipes, etc.; as well as removing/insulating overhead and underground electrical lines, construction debris, mud and water in footings or other obstructions is the responsibility of others. A two (2) foot minimum working clearance shall be maintained by others at all footings and/or foundation walls on the connection side of wall panels.

Silica Dust Protection

The Contractor shall be responsible for controlling dust (which may include respirable crystalline silica) on a Construction Project regardless of its source(s) including, but not limited to, windblown onto the site, generated by truck and equipment travel regardless of who is operating the truck or equipment, or generated by other parties. This Contractor (Erector) shall only be responsible for control of dust generated by the performance of its work activities such as cutting, sawing, drilling, grinding, attaching, patching or altering the precast.

This Contractor shall have the right to stop work and restrict access to the affected area(s) under the applicable OSHA standard if it can demonstrate, through appropriate monitoring devices or other methods, that the dust being generated is or is anticipated to be in excess of OSHA requirements related to total dust or respirable crystalline silica.

Addendum dated 6/27/2023 governs over any conflict with original agreement.

CONTRACTOR
TINDALL CORPORATION

BY: Isaac T. Perkins III
ITS: Vice President & General Manager

OWNER
City of Holly Springs

BY: Steven W. Miller
ITS: Mayor

The Downtown Development Authority of Holly Springs

BY: Ollie Evans
ITS: Chairman

Quote #3

Date: June 27, 2023

To c/o Holly Springs City Council
3237 Holly Springs PKWY
Holly Springs GA, 30115

Customer ID 992

Salesperson	Job	Payment Terms	Due Date
	HOTL Sidewalk Repair	30 days	

Qty	Description	Unit Price	Line Total
1	Sidewalk repair including demo and installation of roughly 695 s.f. of concrete, 13 tree removals, 13 stump grinds, 9 concrete grindings, sod replacement for stump ground areas.	\$27,605.00	\$27,605.00
	604 Lorimore Pass - one tree, one stump, one section of concrete, sod		
	606 Lorimore Pass - one tree, one stump, one section of concrete, sod		
	616 Lorimore Pass – one concrete grind		
	628 Lorimore Pass – one concrete grind		
	632 Lorimore Pass – one concrete grind		
	642 Lorimore Pass – one tree, one stump, one section of concrete, sod		
	644 Lorimore Pass– one concrete grind, one tree, one stump, one section of concrete, sod		
	646 Lorimore Pass - one tree, one stump, one section of concrete, sod		
	648 Lorimore Pass – two trees, two stumps, two sections of concrete, sod		
	650 Lorimore Pass - two concrete grinds		
	652 Lorimore Pass - one tree, one stump, one section of concrete, sod		
	654 Lorimore Pass - one concrete grind, one tree, one stump, one section of concrete, sod		
	656 Lorimore Pass – one concrete grind		
	658 Lorimore Pass - one tree, one stump, one section of concrete, sod		
	660 Lorimore Pass - one concrete grind, one tree, one stump, one section of concrete, sod		
	662 Lorimore Pass - one tree, one stump, one section of concrete, sod		
	664 Lorimore Pass - one tree, one stump, one section of concrete, sod		
	All areas will be left broom swept clean, concrete will be broomed textured, Douglas Outdoors LLC isn't responsible for vandalism to concrete after leaving the site.		
Subtotal			\$27,605.00
Sales Tax			0.00
Total			\$27,605.00

Make all checks payable to Douglas Outdoors LLC.

677 Lorimore Pass Canton, GA 30115 404-915-0699 douglasoutdoorsllc@gmail.com

Quote #4

Date: June 27, 2023

To c/o Holly Springs City Council
3237 Holly Springs PKWY
Holly Springs GA, 30115

Customer ID 992

Salesperson	Job	Payment Terms	Due Date
	HOTL Sidewalk Repair	30 days	

Qty	Description	Unit Price	Line Total
1	Sidewalk repair including demo and installation of roughly 734 s.f. of concrete, 11 tree removals, 11 stump grinds, 10 concrete grindings, sod replacement for stump ground areas.	\$22,855.00	\$22,855.00
	613 Lorimore Pass - one concrete grind		
	617 Lorimore Pass - one concrete grind		
	621 Lorimore Pass – one tree, one stump, one section of concrete, sod		
	635 Lorimore Pass – one concrete grind		
	637 Lorimore Pass – one concrete grind, one tree, one stump, one section of concrete, sod		
	639 Lorimore Pass – one tree, one stump, one section of concrete, sod		
	641 Lorimore Pass—one tree, one stump, one section of concrete, sod		
	643 Lorimore Pass - one tree, one stump, one section of concrete, sod		
	645 Lorimore Pass – one concrete grind		
	647 Lorimore Pass - one tree, one stump, one section of concrete, sod		
	649 Lorimore Pass - one tree, one stump, one section of concrete, sod		
	651 Lorimore Pass – two concrete grinds, two trees, two stump, one section of concrete, sod		
	653 Lorimore Pass – one concrete grind		
	675 Lorimore Pass - one tree, one stump, one section of concrete, sod		
	677 Lorimore Pass – one section of concrete		
	692 Lorimore Pass - one section of concrete		
	690 Lorimore Pass - one tree, one stump, one section of concrete, sod		
	680 Lorimore Pass – one concrete grind		
	676 Lorimore Pass – one concrete grind		
	All areas will be left broom swept clean, concrete will be broomed textured, Douglas Outdoors LLC isn't responsible for vandalism to concrete after leaving the site.		
Subtotal			\$22,855.00
Sales Tax			0.00
Total			\$22,855.00

Make all checks payable to Douglas Outdoors LLC.

677 Lorimore Pass Canton, GA 30115 404-915-0699 douglasoutdoorsllc@gmail.com

Twin Oaks Landscape Group, Inc.

P.O. Box 1938

Woodstock, Georgia 30188

Maintenance Proposal

Date	6/21/2023
Proposal #	23370

Customer
City of Holly Springs Downtown Dev Authority of Holly Spinrgs PO Box 990 Holly Springs, GA 30115

Phone #	Fax #	E-mail
770-591-3300	770-591-3398	landscape@twinoaksga.com

Subdivision/Lot
Holly Springs

Months	Frequency	Description	Monthly	Total
12	Bi-Weekly	Detention Pond Maintenance and Weedeating Cut Grass, Edge, Trim Bushes, Clean Walks and Curbs, Spray or Pull Weeds in Beds Only, Police Areas - 26 Visits per Year If accepted, please initial: _____	350.00	4,200.00
12	Bi-Weekly	Roundabout and Shrubs at Fire Station Cut Grass, Edge, Trim Bushes, Clean Walks and Curbs, Spray or Pull Weeds in Beds Only, Police Areas - 26 Visits per Year If accepted, please initial: _____	265.00	3,180.00
12	Bi-Weekly	Hardin House Cut Grass, Edge, Trim Bushes, Clean Walks and Curbs, Spray or Pull Weeds in Beds Only, Police Areas - 26 Visits per Year If accepted, please initial: _____	395.00	4,740.00
		If accepted a contract will follow.		

Proposal Valid for 30 Days

Total	\$12,120.00
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If accepted, please sign and return a copy to Twin Oaks Landscape

SIGNATURE: _____

Steven W. Miller, Mayor

Date: _____

Attest: _____

Karen Norred, City Clerk

Downtown Development Authority of Holly Springs

Date: _____