



City of Holly Springs

Date: Wednesday, March 20, 2024
Location: 3235 Holly Springs Parkway

Downtown Development Authority of Holly Springs Business Meeting Agenda 6:00 p.m.

I. CALL TO ORDER

II. NEW BUSINESS

- A. Discuss and approve/deny Change Order No. 12 from Vertical Earth in an amount not to exceed \$1,324,503.55

Presented by: Robert H. Logan, City Manager

- B. Discuss and approve/deny Change Order No. 13 from Vertical Earth in an amount not to exceed \$296,750.86

Presented by: Robert H. Logan, City Manager

- C. Discuss and approve/deny Change Order No. 14 from Vertical Earth in an amount not to exceed \$2,817.50

Presented by: Robert H. Logan, City Manager

- D. Discuss proposed townhomes at 113 Palm Street

Presented by: Robert H. Logan, City Manager

- E. Approve/deny November 15, 2023 Downtown Development Authority meeting minutes

III. ADJOURNMENT

CO 12

SITE: Holly Springs Mixed Use
Holly Springs, GA

DATE: 02/16/2024

SCOPE OF WORK: Parking deck Geopiers and Reinforced Concrete.

Description	Quantity	Unit Rate	Total Amount
Geopiers – Install and Testing	1 LS	\$ 236,500.03	\$ 236,500.03
Reinforced Concrete	1 LS	\$ 1,088,003.52	\$ 1,088,003.52

Subtotal \$ 1,324,503.55

Total CO 12 \$ 1,324,503.55

Vertical Earth, Inc.

Leah Horne

Date: 02/16/2024

City of Holly Springs

Steve W. Miller, Mayor

Date: _____

Attest: _____

Karen Norred, City Clerk
(Seal)

Downtown Development Authority

Ollie Evans, Chair

Date: _____

Attest: _____



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

CO 13

SITE: Holly Springs Mixed Use
Holly Springs, GA

DATE: 12/28/2023

SCOPE OF WORK: Various scope adjustments.

Description	Quantity	Unit Rate	Total Amount
Grading Complete	1 LS	\$ 62,800.00	\$ 62,800.00
Storm Drain	1 LS	\$ 14,898.15	\$ 14,898.15
Water	1 LS	\$ 1,527.41	\$ 1,527.41
Erosion Control	1 LS	\$ 33,948.87	\$ 33,948.87
Curb & Sidewalk	1 LS	\$ (182,616.60)	\$ (182,616.60)
Paving & Specialties	1 LS	\$ (311,117.14)	\$ (311,117.14)
Walls	1 LS	\$ 83,808.45	\$ 83,808.45
Subtotal			\$ (296,750.86)
Total CO 13			\$ (296,750.86)

Vertical Earth, Inc.

Leah Horne

Date: 01/12/2024

City of Holly Springs

Date: _____

CO 14

SITE: Holly Springs Mixed Use
Holly Springs, GA

DATE: 01/31/2024

SCOPE OF WORK: Cutting the wall 15 OCS weir down by 12". Adding a 30' X 4' X 4" concrete flume behind Wall 12 to prevent runoff.

Description	Quantity	Unit Rate	Total Amount
Wall 12 Concrete Flume	30 LF	\$ 65.00	\$ 1,950.00
Wall 15 Weir Adjustment	1 LS	\$ 500.00	\$ 500.00
		Subtotal	\$ 2,450.00
		15% Markup	\$ 367.50
Total Final Adjustments (Rounded to the nearest dollar)			\$ 2,817.50

Vertical Earth, Inc.

Leah Horne

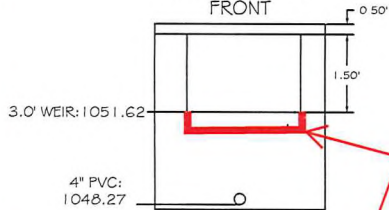
Date: 01/31/2024

City of Holly Springs

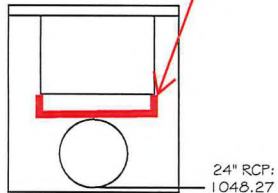
Date: _____

OCS DETAIL
NOT TO SCALE

5'X5' OCS
TOP: 1053.62
FRONT



5'X5' OCS
TOP: 1053.62
REAR

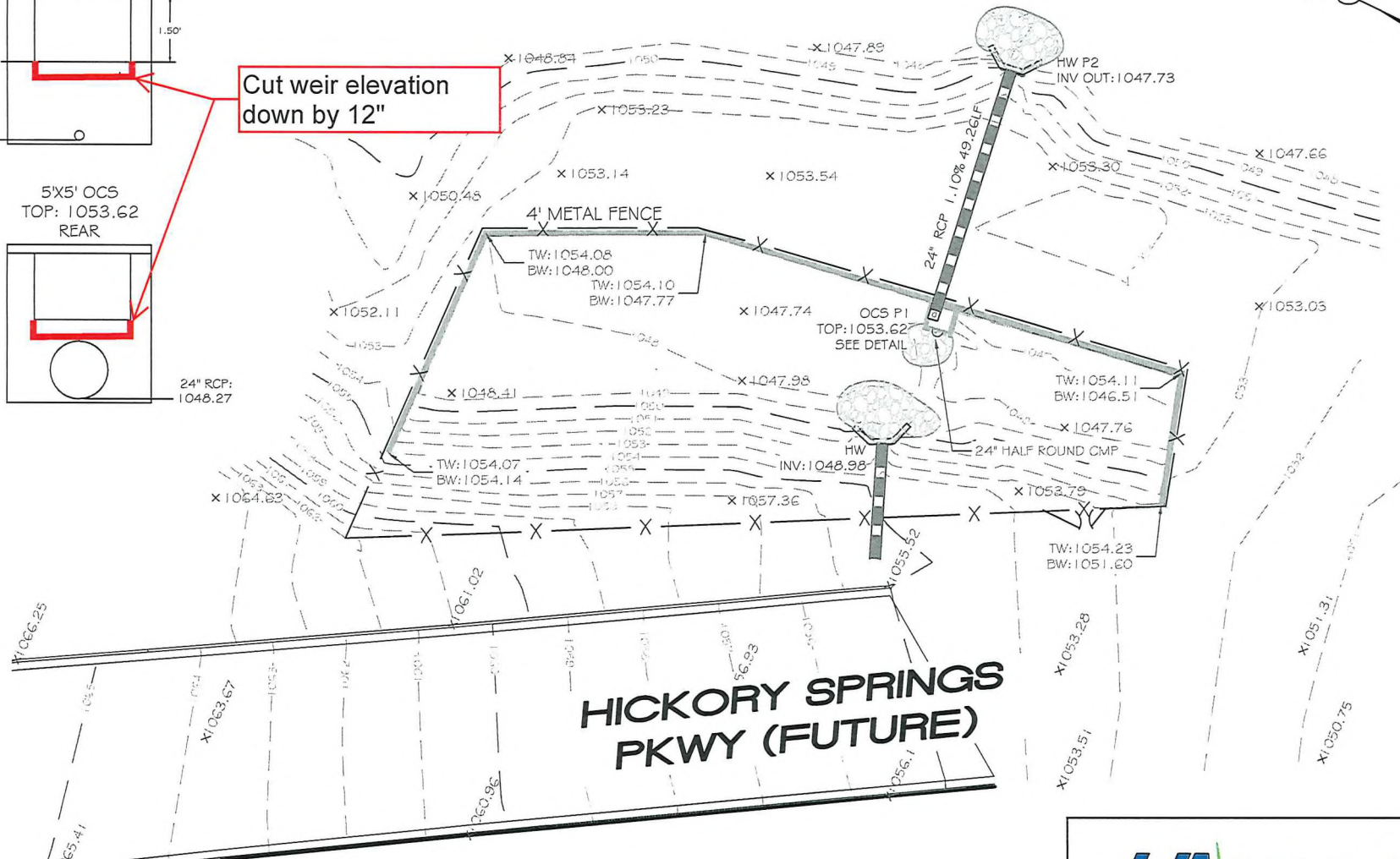


Cut weir elevation
down by 12"

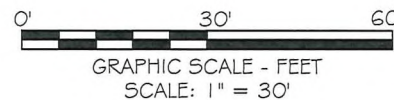
PARKWAY POND AS-BUILT

LAND LOTS 306 AND 343 ~ CITY OF HOLLY SPRINGS
CHEROKEE COUNTY, GEORGIA

GRID NORTH
GEORGIA WEST STATE PLANE
NAD 83 (2011)



**HICKORY SPRINGS
PKWY (FUTURE)**



LJA SURVEYING INC.

4525 SOUTH LEE STREET
BUFORD, GA 30518 Phone 713.953.5200
LSF No. 1390

SHEET
1 OF 1

EXISTING SEDIMENT POND TO
BE MUCKED OUT AND FILLED
TO PAD ELEVATION PER
RECOMMENDATION OF
GEOTECHNICAL ENGINEER

NO HEADWALL REQUIRED AT PIPE END.
PROVIDE STONE PLUNGE POOL FOR
ENERGY DISSIPATION INTO POND.

<< The last 30 LF of this wall
for a concrete flume

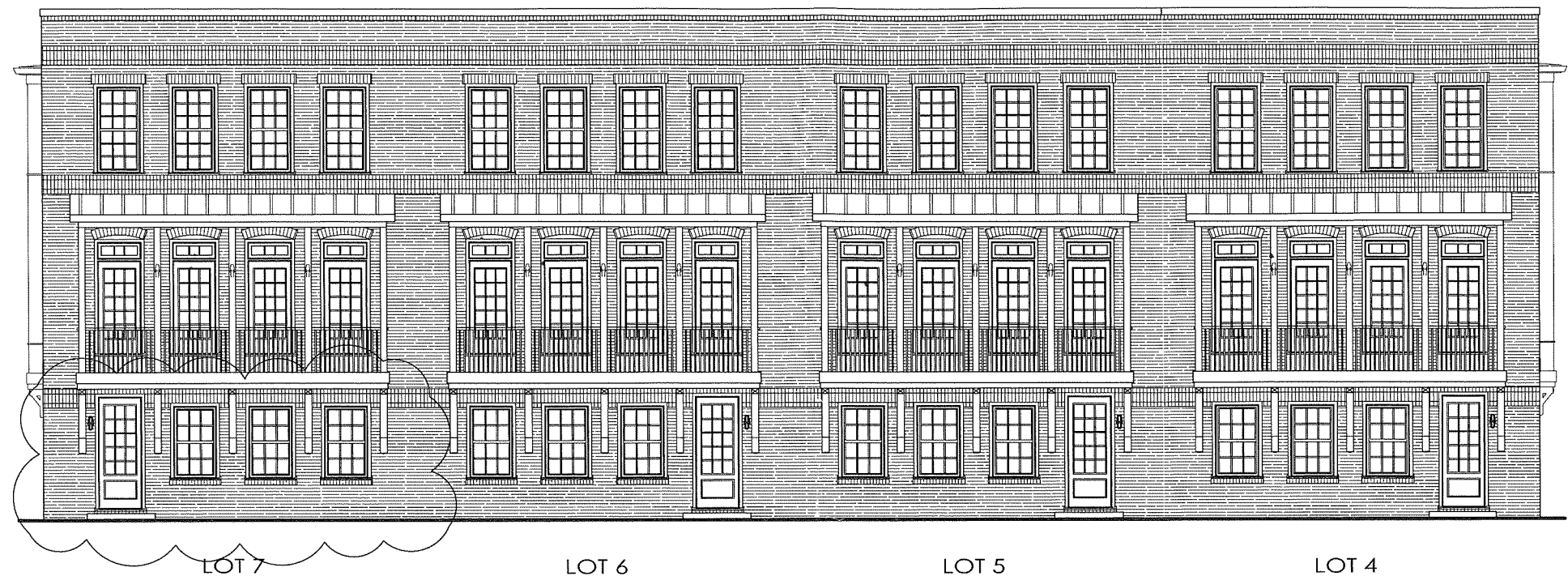
REMOVE 24" PIPES

CULVERT REPLACEMENT PART OF
SEPARATE HICKORY ROAD
IMPROVEMENTS CONTRACT (NIC)

CURB SHOWN FROM FUTURE ROAD

835 MIMOSA BLVD. TOWNHOMES

LOTS 4 - 7



FRONT ELEVATIONS

BUILDING CODE ANALYSIS

USE GROUP:	SINGLE FAMILY DWELLING
CONSTRUCTION CLASS:	UNPROTECTED
HEIGHT LIMITATION:	3 STORY MAXIMUM
EMERGENCY ESCAPE:	EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM OF 5.7 SQ. FT.
GARAGE / HOUSE CEILING / HOUSE ASSEMBLY:	5/8" TYPE "X" GYPSUM BD. WALL & CEILING W/ 20 MINUTE GARAGE/ HOUSE DOOR
DESIGN LOADS:	LIVE LOAD: SLEEPING = 30 PSF NON-SLEEPING = 40 PSF DECKS = 40 PSF DEAD LOAD = 10 PSF BASIC WIND SPEED = 90 MPH STAIR LOAD = 40 PSF ROOF LIVE LOAD = 20 PSF LATERAL SOIL PRESSURE = 30 PCF (ASSUMED)
ATTIC VENTILATION: (EXAMPLE)	2398 SF. / 300 = 7.99 SF. FREE AREA REQ'D RIDGE VENT = 39 LF. X .085 FREE AREA/LF = 3.31 SF. PROVIDED SOFFIT VENT = 54 LF. X .045 FREE AREA/LF = 2.43 SF. PROVIDED
NOTE:	VERIFY ALL APPLICABLE BUILDING CODES WITH STATE AND LOCAL JURISDICTION PRIOR TO CONSTRUCTION.

DRAWING INDEX

A0.0	COVER SHEET
A1.0	SLAB FOUNDATION PLAN
A2.1	TERRACE PLAN
A3.1	ROOF PLAN
A4.1	ELEVATIONS
F1	FOUNDATION DETAILS
B11	DETAILS
B12	DETAILS

REVISIONS:

Oct. 4, 2016 - HPC REVISIONS:
LOTS 5 & 6 - REVISED FRONT DOOR LOCATION TO MATCH ORIGINAL HPC APPROVED EXTERIORS
LOTS 7 - REQUEST TO MIRROR UNIT IN ORDER TO HAVE STAIRWELL ON EXTERIOR SIDE OF BUILDING
LOT 4 & 7 - REVISED 2040 WINDOW BACK TO ORIGINAL APPROVED DESIGN WITH 3060 WINDOWS
LOT 7 - ELECTRICAL PANEL TO REMAIN ON LOT 7 SO THAT NOT VISIBLE FROM RAMSEY STREET
LOTS 4 thru 7 - REMOVED HIP ROOF DESIGN AND ALIGNED ROOF ON MAIN BUILDING AND POP-OUT
LOTS 4 thru 7 - ADD NOTE TO PROVIDE FIRED CLAY BRICK PAVERS FROM STOOP TO STREET SIDEWALK
LOTS 4 thru 7 - ADD NOTE THAT WINDOW MULLIONS SHALL BE $\frac{7}{8}$ " IN WIDTH

REVISION NUMBER
10-07-16 HPC REVISIONS

MAIN STREET
Design & Build

Architectural Design by
Main Street Design & Build, LLC
www.MainStreetDesignLLC.com
3050 Royal Blvd. South, Suite 115
Alpharetta, GA 30022
O (404) 480-3881

STONECREST
homes

2625 Cumberland Parkway SE
Suite 110
Atlanta, Georgia 30339
(678) 426-5500

1/8" = 1'-0"

RELEASE DATE 09-02-16	PROJECT NUMBER	OPTION NO
MODEL 835 Mimosa Blvd.	DRAWING TITLE STREETSCAPE OPTION DESCRIPTION	

SHEET NO. A0.0
COVER SHEET

RELEASED FOR CONSTRUCTION

Downtown Development Authority of Holly Springs
Meeting Minutes
November 15, 2023

Members Present: Chair Ollie Evans, Abbey Gray, Treasurer Maggie Grayeski, Vice Chair Scott Owen, Ryan Smith, and Kyle Whitker.

Members Absent: Secretary Andrea Johnston.

Staff Present: City Manager Robert H. Logan, Communications & External Affairs Director Erin Honea, and Sergeant Michael Sheehan.

Ollie Evans called the meeting to order.

Maggie Grayeski made a motion to amend Item C to read, "Discuss and approve/deny a recommendation to the City Council to appoint Ollie Evans, Abbey Gray, Andrea Johnston, and Kyle Whitaker to the Downtown Development Authority and Urban Redevelopment Agency." Abbey Gray seconded the motion. Motion carried 6-0.

Scott Owen made a motion to approve a lease agreement for Suite A in the Train Depot among the City of Holly Springs, Georgia, the Downtown Development Authority of Holly Springs, and Stonecrest Homes, GA LLC. Abbey Gray seconded the motion. Motion carried 6-0.

Ollie Evans made a motion to approve the 2024 Proposed Downtown Development Authority Budget. Maggie Grayeski seconded the motion. Motion carried 6-0.

Scott Owen made a motion to approve a recommendation to the City Council to appoint Ollie Evans, Abbey Gray, Andrea Johnston, and Kyle Whitaker to the Downtown Development Authority and Urban Redevelopment Agency. Ryan Smith seconded the motion. Motion carried 6-0.

Ollie Evans made a motion to approve the September 27, 2023 Downtown Development Authority meeting minutes. Ryan Smith seconded the motion. Motion carried 6-0.

Scott Owen made a motion to adjourn. Ryan Smith seconded the motion. Motion carried 6-0.

Meeting adjourned.

Respectfully Submitted.

Ollie Evans, Chairman

Attest:

Erin Honea, Communications & External Affairs Director