



**RESOLUTION 2009-058 OF THE MORRISVILLE TOWN COUNCIL
PERTAINING TO THE APPROVAL OF THE SOUTHPORT BUSINESS PARK 5 –
PHASE 1 AND 2 SITE PLAN**

WHEREAS, Bass, Nixon & Kennedy, Inc. submitted a proposed site plan for the Southport Business Park 5 – Phase 1 and 2 located at the intersection of Aviation Parkway and Evans Road; and

WHEREAS, the Planning and Zoning Board forwarded a recommendation of approval for the proposed site plan on April 9, 2009; and

WHEREAS, the Morrisville Town Council, which is authorized to approve or disapprove the proposed site plan received the Planning and Zoning Board's recommendation at its Briefing Meeting on May 12, 2009:

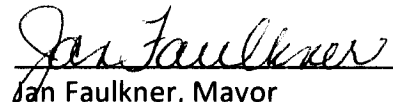
NOW, THEREFORE, BE IT RESOLVED THAT THE MORRISVILLE TOWN COUNCIL approve the proposed site plan for the Southport Business Park 5 – Phase 1 and 2, subject to the following conditions:

1. Prior to the release of the Construction Drawings the developer shall provide a payment-in-lieu equal to 150% of the design and installation of the remaining fifty (50) linear feet of eight (8) foot concrete sidewalk.
2. Prior to the issuance of a building permit for each of the buildings, a preliminary FEMA elevation certificate is required.
3. Prior to the issuance of a certificate of occupancy for each of the buildings, a final FEMA elevation certificate is required.
4. Prior to the issuance of the first building permit, the developer shall dedicate the required right-of-way on Aviation Parkway along the frontage of the subject property.
5. The developer shall install the pavement for one-half of the ultimate cross section per the *2009 Transportation Plan*, which equals fifty-two (52) feet from the centerline to back of curb across the frontage for everything north of the Aviation Parkway driveway entrance. This shall include all northbound through travel lanes, northbound bicycle lane, half of the median/left turn lane and the entire width of the right turn lane onto Evans Road. The developer shall incorporate the additional pavement into the Construction Drawings prior to their release.
6. Prior to the issuance of the first certificate of occupancy, the developer shall install the Aviation Parkway road improvements along the frontage of the subject property.
7. Prior to the issuance of the first certificate of occupancy, the developer shall install a one hundred seventy-five (175) linear foot long, four (4) foot wide concrete monolithic island along Aviation Parkway. The monolithic island would run from the southern property line of the subject property to the north toward the intersection of Aviation


Parkway and Evans Road. Additionally, the developer shall provide a striped pork chop island at the Aviation Parkway driveway. The developer shall incorporate the monolithic island and the striped pork chop island into the Construction Drawings prior to their release.

8. Prior to construction drawing approval, the developer shall provide a payment-in-lieu of \$16,125 for their prorated share of the traffic signal upgrade at the intersection of Aviation Parkway and Evans Road (Methodology: Average a.m. peak and p.m. peak traffic rounded to one decimal place. Per the TIA, the a.m. peak is 4.1% and the p.m. peak is 4.5% with an average of 4.3%; therefore, $4.3\% \times \$250,000 \times 150\% = \$16,125$).

Adopted this the 23rd day of June 2009.


Jan Faulkner, Mayor

ATTEST:


Diana R. Davis, Town Clerk

