

R:\10738703-Chan_Line_Work_Subsets\DWG\Sheet\CD3-16-SITE.dwg | Printed on 4/12/2018 2:33 PM | by Adam Carroll

SITE DATA

1. TYPE OF SUBMITTAL:	SITE PLAN	12. PROPOSED LOT AREA:	1.10 ACRES (47,916 SF)
2. PARCEL PIN:	9778346032	13. TRACT ACREAGE:	EXISTING: 1.10 ACRES (47,916 SF) PROPOSED: 1.10 ACRES (47,916 SF)
3. ADDRESS:	603 JONES FERRY ROAD	14. MIN. BUILDING SETBACKS:	STREET: 15 ft BOUNDARY: 15 ft
4. CURRENT ZONING:	O	15. LANDSCAPED SCREENING:	SEMI-OPAQUE SCREEN ADJACENT TO R-3
5. ZONING CONDITIONS:	ENCROACHMENTS INTO THE ZONE 2 WATER QUALITY BUFFER SHALL BE LIMITED TO 20' FOR STRUCTURES AND PAVEMENT. ENCROACHMENT INTO THE ZONE 2 BUFFER FOR STORMWATER BMP/SCM SHALL BE LIMITED TO 50'. DIFFUSE FLOW SHALL BE ACHIEVED BEFORE DISCHARGE ENTERS ZONE 1.	16. PARKING REQUIRED:	1 VEHICLE SPACE PER 400 SF (OFFICE) = 4,800 SF / 400 SF = 12 SPACES 1.5 BICYCLE SPACES PER UNIT & 1 SPACE PER BEDROOM PLUS 1 SPACE PER 4 RESIDENTIAL UNITS VEHICLE SPACES (5 MIN) = 9 SPACES
6. PROPOSED ZONING:	O	17. PARKING PROVIDED:	21 VEHICLE SPACES: 11 STANDARD, 1 ADA, & 9 COMPACT 11 BICYCLE SPACES
7. ADJACENT ZONING:	O & R-3	18. EXISTING PARKING:	0 SPACES
8. PROPOSED USE:	MIXED USE - 1,300 & 3,120. OFFICE ON FIRST LEVEL WITH LIVING SPACE ABOVE	19. PROPOSED PHASES:	1 PHASE
9. ADJACENT USE:	APARTMENTS (1,330) S.E. OF SITE, MEDICAL OFFICES (7,100) N.W. OF SITE, VACANT WEST OF SITE	20. IMPERVIOUS AREA:	0.34 ACRE (30.66%)
10. DEED BOOK REFERENCE:	BOOK 5819, PAGE 547	21. USE CATEGORIES:	USE CODES 1,330 MULTI-FAMILY APARTMENTS & 3,120 OFFICE W/LITTLE TO NO CUSTOMER OR CLIENT TRAFFIC
11. BUILDING SIZE:	TOTAL PROPOSED SQUARE FOOTAGE = 9,600 SF PROPOSED RESIDENTIAL SQUARE FOOTAGE = 4,800 SF PROPOSED OFFICE SQUARE FOOTAGE = 4,800 SF (FOUR UNITS W/ 1,200 SF AND TWO BEDROOMS EACH) (FOUR UNITS W/ 1,200 SF EACH) PROPOSED BUILDING HEIGHT = 29.83 FT, 2 STORIES EXISTING SQUARE FOOTAGE = 0 SF		

CONSTRUCTION WASTE NOTES:

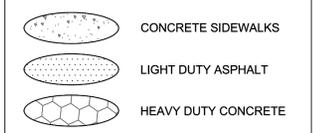
- ALL EXISTING STRUCTURE 900 SQUARE FEET AND LARGER SHALL BE ASSESSED PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO) AND TO ACCESS THE POTENTIAL FOR DEMOLITION AND/OR THE REUSE OF SALVAGEABLE MATERIALS.
- PURSUANT TO THE COUNTY'S RRMO, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN THE CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
- PURSUANT TO THE COUNTY'S RRMO, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE WHICH INCLUDES ANY REGULATED RECYCLABLE MATERIALS SHALL BE LICENSED BY ORANGE COUNTY.
- PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT SHALL HOLD A PRE-DEMOLITION/ PRE-CONSTRUCTION CONFERENCE WITH SOLID WASTE STAFF. THIS MAY BE THE SAME PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT/ ENFORCEMENT OFFICIALS.
- THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIALS (ACM) AND/OR OTHER HAZARDOUS MATERIALS SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.

GENERAL NOTES:

- FIRE LANE STRIPING WILL BE COORDINATED WITH THE CARRBORO FIRE MARSHALL PRIOR TO THE ISSUANCE OF A CO PER CHAPTER 12 OF THE CARRBORO TOWN CODE.
- A HARD SURFACE IS REQUIRED PRIOR TO BUILDING CONSTRUCTION.
- ALL UTILITIES SHALL BE INSTALLED BELOW GROUND (BACKFLOW PREVENTION DEVICES WILL BE ABOVE GROUND).



MATERIALS LEGEND



THIS DRAWING PREPARED AT THE
CARRBORO OFFICE
8642 W. Market Street, Suite 136, Greensboro, NC 27409
TEL: 336.662.0411, FAX: 336.662.0420 www.timmons.com
NC License No. C-1652

YOUR VISION ACHIEVED THROUGH OURS.

DATE: 07/06/2017
DRAWN BY: J. MOORE
DESIGNED BY: J. MOORE
CHECKED BY: A. CARROLL
SCALE: 1" = 10'

TIMMONS GROUP
FRANCIS CHAN MIXED USE BUILDING - CONDITIONAL USE PERMIT
TOWN OF CARRBORO - ORANGE COUNTY - NORTH CAROLINA
SITE LAYOUT AND UTILITY PLAN
JOB NO. 38703
SHEET NO. C3.0

DATE	REVISION DESCRIPTION
12/19/2017	TOWN OF CARRBORO REVIEW COMMENTS
03/09/2018	TOWN OF CARRBORO REVIEW COMMENTS
04/12/2018	TOWN OF CARRBORO REVIEW COMMENTS

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.