



The ArtsCenter

CARRBORO, NORTH CAROLINA

Special Use Permit-A/Construction Plan

APPLICANT/
CONTRACT PURCHASER: THE ARTS CENTER
PO BOX 1622
CARRBORO, NC 27510
919.929.2787
ATTN: DAN MAYER

LANDSCAPE ARCHITECT: JEREMY ANDERSON R.L.A.
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CIVIL ENGINEER: PRESTON ROYSTER, PE
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ARCHITECT: DAVID A. GANGE ARCHITECTURE PLLC
8116 REYNARD RD
CHAPEL HILL, NC 27516
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PROPERTY DATA

PARCEL 1
ZONING: B1G / DNP OFFICE BUILDING
ACREAGE: 2.03 ACRES / 84,426.8 SF
PIN: 9778952758
ADDRESS: 400 ROBERSON ST

PROJECT DATA

ZONING: B1G / DNP
TOTAL SITE AREA: 2.03 ACRES / 84,426.8 SF
AREA OF DISTURBANCE: 2.03 ACRES / 84,426.8 SF
SITE AREA IN 100 YEAR FLOOD PLAIN: 0 AC; FEMA MAP# 3710977800K, EFFECTIVE NOVEMBER 17, 2017
AREA WITHIN WETLANDS: 0 AC
AREA WITHIN STREAM BUFFERS: 0 AC
BUILDING SETBACKS:
FRONT/STREET: REQUIRED MIN. 10' (PER ZONING)
FROM C/L: 30'
SIDE: MIN. 10' (PER ZONING)
BUILDING DATA:
EXISTING BUILDINGS: 17,143 SF
PROPOSED BUILDINGS: 17,143 SF (1-STORY) (NO CHANGE)
LAND USE:
EXISTING: GENERAL BUSINESS (OFFICE BUILDING)
PROPOSED: 5.320 (ARTS CENTER)
VEHICULAR PARKING:
REQUIRED:
USE 5.320 (ARTS CENTER) 1 SPACE PER 300 SF GROSS FLOOR AREA
60 (17,143 SF ARTSCENTER @ 1/300 SF)
= 58 SPACES REQUIRED
PROPOSED: 86 EXISTING SPACES (INCLUDING 4 ADA)
BICYCLE PARKING:
REQUIRED:
USE 5.320 (ARTS CENTER) N/A PER ARTICLE XVIII, TABLE OF BICYCLE PARKING STANDARDS
PHASING: SINGLE PHASE

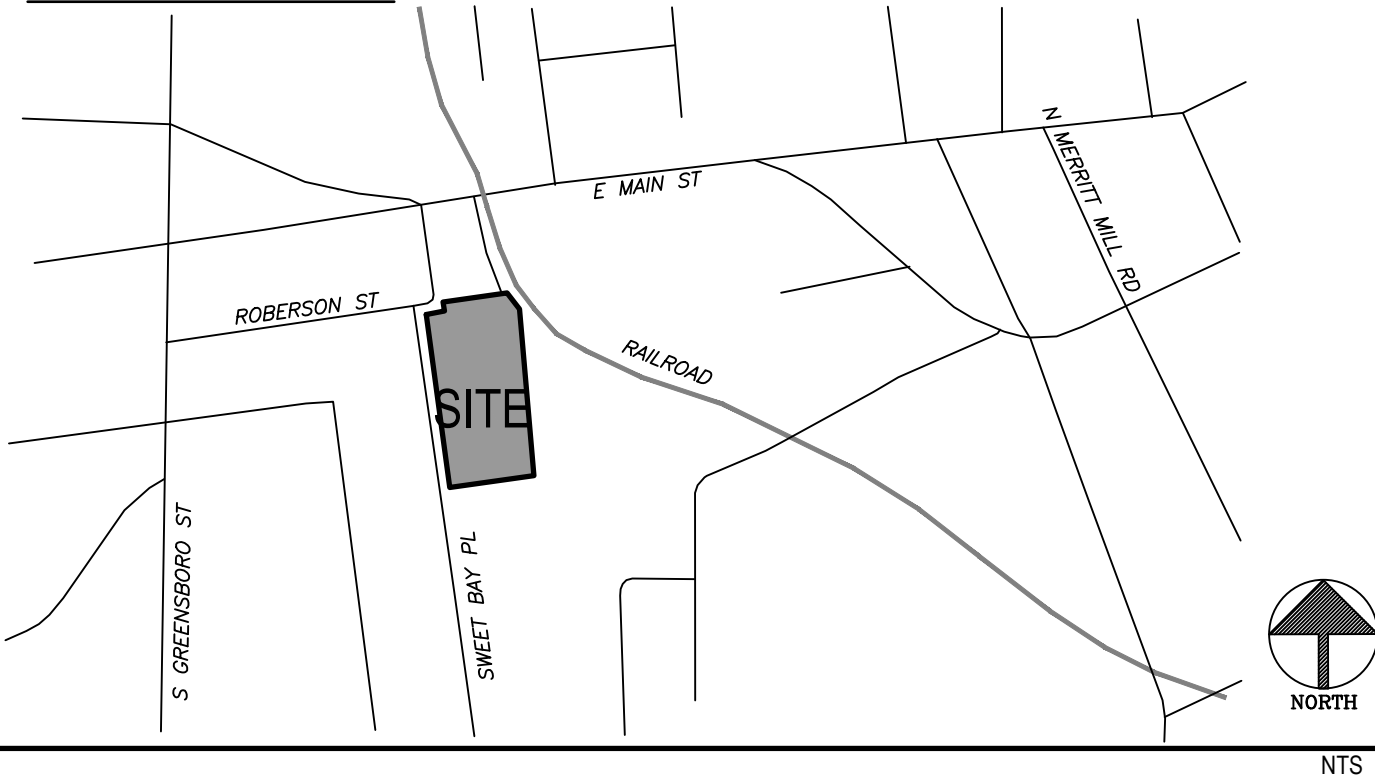
TOWN OF CARRBORO NOTES

- PRIOR TO ISSUANCE OF A ZONING COMPLIANCE PERMIT THE APPLICANT SPECIFICALLY PROVIDE FOR CORRUGATED CARDBOARD RECYCLING, ADDRESSING COMPLIANCE WITH ORANGE REGIONAL LANDFILL CARDBOARD RECYCLING REQUIREMENTS. ONE DEDICATED DUMPSTER SHALL BE UTILIZED FOR RECYCLABLE CARDBOARD, WITHOUT PROVISION OF ONSITE CARDBOARD RECYCLING COLLECTION, APPLICANT MUST PROPOSE AN ALTERNATE METHOD OF CARDBOARD RECYCLING
- PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT WILL HOLD A DECONSTRUCTION ASSESSMENT CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF (JEFF SCOUTEN OR MATT TAYLOR AT 919.968.2789) CONCERNING BUILDINGS TO BE REMOVED FROM THIS SITE.
- BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE, MUST BE RECYCLED.
- BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE MUST BE PROPERLY LICENSED.
- PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT WILL HOLD A PREDEMOLITION / PRECONSTRUCTION CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF. THIS MAY BE THE SAME MEETING HELD WITH OTHER DEVELOPMENT OFFICIALS.
- DEVELOPER/OWNER IS REQUIRED TO SCHEDULE AND COORDINATE AN ONSITE PRECONSTRUCTION MEETING PRIOR TO SITE DISTURBANCE WITH REPRESENTATIVES OF ALL APPROVING APPLICABLE AGENCIES.
- DEVELOPER/OWNER/CONTRACTOR IS REQUIRED TO CONSTRUCT AND MAINTAIN A CONSTRUCTION ENTRANCE FOR THE PROJECT SITE IN ACCORDANCE WITH ORANGE COUNTY EROSION CONTROL STANDARDS FOR CONSTRUCTION ENTRANCES. ALL MUD, STONE OR OTHER DEBRIS DEPOSITED UPON THE ADJOINING ROADWAY SURFACES SHALL BE REMOVED PROMPTLY. MECHANICAL SWEEPING OR WASHING MAY BE REQUIRED.
- DEVELOPER/OWNER/CONTRACTOR SHALL INSTALL AND MAINTAIN APPLICABLE WORK ZONE SIGNAGE IN ACCORDANCE WITH NCDOT STANDARDS FOR ALL ADJOINING PUBLIC STREET CONNECTIONS OR ACTIVITIES WITHIN A PUBLIC RIGHTOFWAY. SIGNAGE SHALL BE MOUNTED AND SECURED ON SIGNPOST UNLESS THE WORK REQUIRES THE USE OF TEMPORARY SIGNAGE THAT IS REMOVED DAILY. ALL SIDEWALKS SHALL REMAIN OPEN WHEN POSSIBLE. ANY SIDEWALK CLOSURES WILL REQUIRE A PEDESTRIAN DETOUR PLAN TO BE SUBMITTED TO NCDOT AND CARRBORO PUBLIC WORKS FOR APPROVAL.
- ALL CONSTRUCTION VEHICLES, EQUIPMENT AND RELATED MATERIALS CANNOT BE PLACED, STORED AND/OR KEPT WITHIN ANY PORTION OF THE PUBLIC RIGHT OF WAY AT ANY TIME. ALL ONSITE MATERIALS SHALL BE SECURED AND CONFINED TO THE LOT UNDER CONSTRUCTION.
- ADD NOTE FOR FINAL PLAT: "NO PLANTINGS EXCEEDING A MATURE HEIGHT OF 30 INCHES, SHEDS, FENCES OR BUILDING STRUCTURES OR MODIFICATION OR ALTERATION OF THE DRAINAGE SYSTEM OR EASEMENT IS NOT PERMITTED WITHOUT APPROVAL FROM THE TOWN OF CARRBORO ZONING DIVISION."
- ALL INSTALLED BMPs MUST BE CERTIFIED BY THE ENGINEER OF RECORD AS CONSTRUCTED PER THE APPROVED CONSTRUCTION PLANS PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. ASBUILT CONSTRUCTION PLANS WILL BE SUBMITTED TO THE TOWN.
- AUTOMATIC FIRE SUPPRESSION AND FIRE ALARM INSTALLATION PERMITS REQUIRED.
- PROVIDE AND MOUNT "KNOX BOX" KEY SAFE, 3200 SERIES WITH HINGED LID, NO HIGHER THAN 5 FEET FROM GRADE. EXACT LOCATION TO BE COORDINATED WITH FIRE MARSHAL PRIOR TO INSTALLATION. MASTER KEY(S), KEY CARDS AND ELEVATOR KEYS (FD OPERATION AND DOOR) REQUIRED AT FINAL.
- SUBMITTAL OF THE TRAFFIC CONTROL PLAN FOR PEDESTRIAN AND BICYCLIST SHALL BE SUBMITTED AT THE CONSTRUCTION PLAN REVIEW STAGE. THE MUTCD(MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) SHALL BE THE REFERENCED FOR DESIGNING THE WORK ZONE AND REROUTING OF PEDESTRIANS AND BICYCLIST. REFERENCE: MUTCD TRAFFIC CONTROL FOR WORK ZONES; CHAPTER 6D.01 TRAFFIC CONTROL FOR PEDESTRIANS AND WORKERS AND CHAPTER 9 TRAFFIC CONTROL FOR BICYCLIST.
- PER SECTION 15-263(i), IF AT ANY TIME PRIOR TO TWO YEARS AFTER THE DATE THAT THE TOWN CONCLUDES THAT A STORMWATER MANAGEMENT SYSTEM (OR ANY COMPONENT THEREOF) HAS BEEN CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS, THE TOWN DETERMINES THAT THE STORMWATER MANAGEMENT SYSTEM (OR ANY COMPONENT THEREOF) INSTALLED TO MEET THE REQUIREMENTS OF THIS SECTION DOES NOT ACHIEVE THAT OBJECTIVE, THE TOWN MAY REQUIRE THE SUBMISSION OF REVISED PLANS AND THE INSTALLATION OF NEW, ALTERED, OR ADDITIONAL FACILITIES TO BRING THE DEVELOPMENT INTO COMPLIANCE. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR APPROVAL OF A FINAL PLAT, THE TOWN MAY REQUIRE THE APPLICANT TO POST A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY TO GUARANTEE COMPLIANCE WITH THIS SECTION.

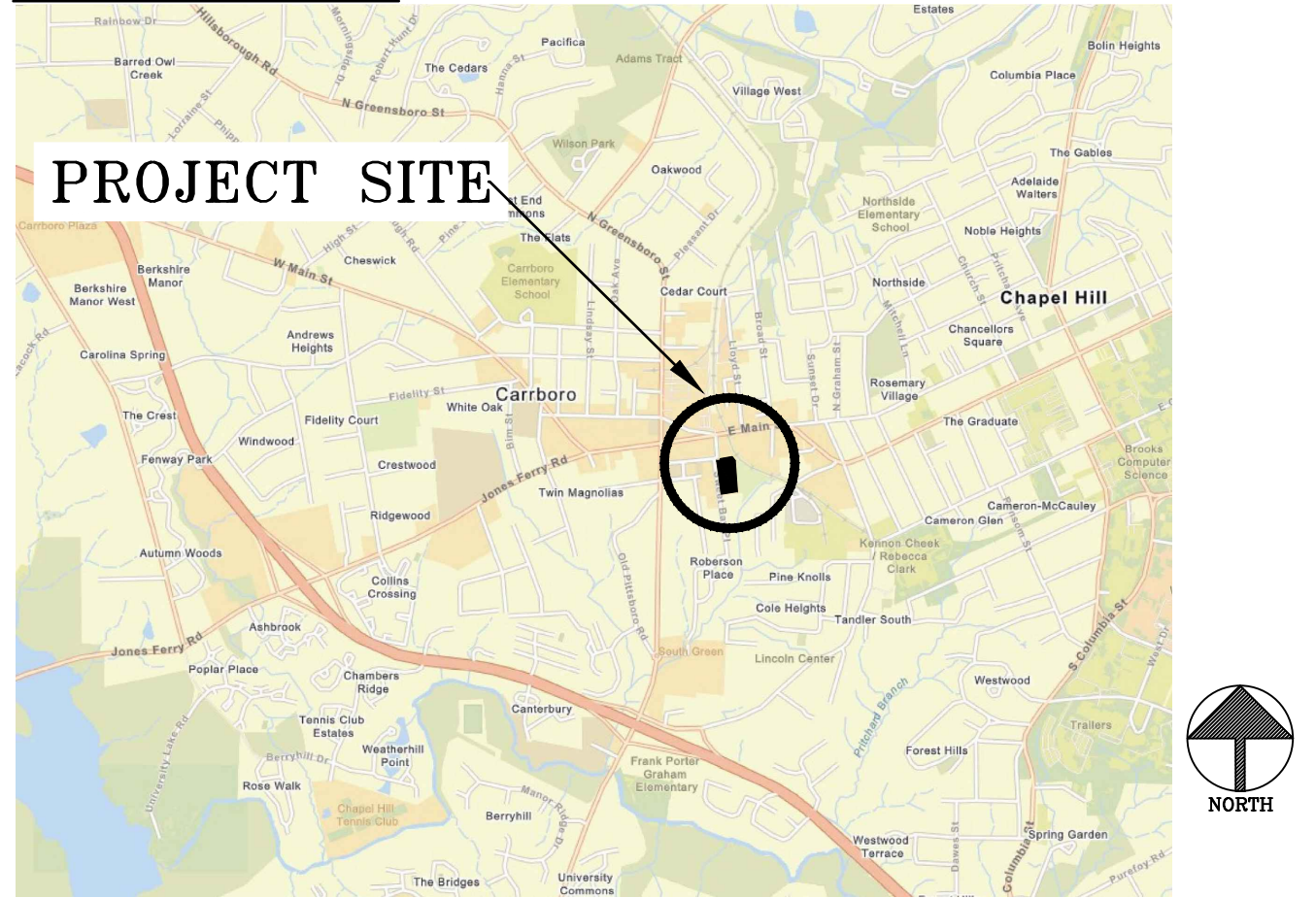
GENERAL NOTES

- TOPOGRAPHIC AND PROPERTY INFORMATION BASED ON SURVEY BY RILEY SURVEYING, P.A. DATED FEBRUARY 03, 2022.
- THIS PROJECT IS SERVED BY EXISTING OWASA PUBLIC WATER AND SEWER.
- AN ALL WEATHER TRAVEL SURFACE MUST BE IN PLACE PRIOR TO RECEIVING A BUILDING PERMIT.
- FIRE LANE STRIPING WILL BE COORDINATED WITH THE CARRBORO FIRE MARSHAL PRIOR TO ISSUANCE OF A CO PER CHAPTER 12 OF THE CARRBORO TOWN CODE.
- THE APPLICANT SHALL PROVIDE TO THE ZONING DIVISION, PRIOR TO THE RELEASE OF THE **CERTIFICATE OF OCCUPANCY** FOR THE PROJECT OR BEFORE THE RELEASE OF A BOND IF SOME FEATURES ARE NOT YET IN PLACE AT THE TIME OF THE **CERTIFICATE OF OCCUPANCY**. MYLAR AND DIGITAL ASBUILTS FOR THE STORMWATER FEATURES OF THE PROJECT. DIGITAL ASBUILTS SHALL BE IN DXF FORMAT AND SHALL INCLUDE A BASE MAP OF THE WHOLE PROJECT AND ALL SEPARATE PLAN SHEETS. ASBUILT DXF FILES SHALL INCLUDE ALL LAYERS OR TABLES CONTAINING STORM DRAINAGE FEATURES. STORM DRAINAGE FEATURES SHALL BE CLEARLY DELINEATED IN A DATA TABLE. THE DATA WILL BE TIED TO HORIZONTAL CONTROLS.
- OPERATIONS AND USES ALLOWED BY THIS PROJECT WILL BE PERFORMED IN COMPLIANCE WITH THE "GOOD NEIGHOR" STANDARDS CONTAINED IN ARTICLE XI, SECTIONS 15161 THROUGH 15169 OF THE TOWN OF CARRBORO LAND USE ORDINANCE.
- THE APPLICABLE CODE FOR THIS BUILDING IS THE 2012 NORTH CAROLINA FIRE CODE (NCFC), OR THE MOST CURRENT EDITION IN EFFECT AT THE TIME OF CONSTRUCTION. THE INTERNATIONAL FIRE CODE (IFC) WITH NORTH CAROLINA AMENDMENTS.
- THE APPLICANT WAIVES PUBLIC RECYCLING COLLECTION BY ORANGE COUNTY AND OPTS TO CONTRACT WITH A PRIVATE VENDOR (GFL ENVIRONMENTAL) TO COLLECT BOTH RECYCLING AND SOLID WASTE FOR THIS FACILITY. SAID VENDOR WILL HAVE REVIEWED THE PLANS AND PROVIDED A 'WILL SERVE' LETTER TO OCSW PRIOR TO FINAL PLAN APPROVAL STATING THAT THEY CAN AND WILL SERVICE THIS FACILITY IN THE MANNER DEPICTED ON THIS PLAN.
- STORM DRAINAGE SYSTEM IS PRIVATE AND WILL BE MAINTAINED BY THE OWNER.
- ALL MULCH PILES SHALL MEET THE FOLLOWING REQUIREMENTS - NO MORE THAN 8 FT. IN HEIGHT, NO LARGER THAN 20 FT. IN DIAMETER AND SPACED 50 FT. BETWEEN EACH PILE.
- A BLASTING PERMIT SHALL BE REQUIRED FOR ANY BLASTING.
- THERE SHALL BE NO BURNING ON SITE.
- PUBLIC RECYCLING WAIVER:
A. APPLICANT ELECTS TO PROVIDE RECYCLING SERVICES TO RESIDENTS/TENANTS OF THIS PROPERTY IN LIEU OF BUILDING A RECYCLING STATION CONSTRUCTED TO ORANGE COUNTY SPECIFICATIONS. THE SITE WILL NOT RECEIVE PUBLIC RECYCLING COLLECTION NOW OR IN THE FUTURE UNLESS SUCH A RECYCLING STATION IS CONSTRUCTED OR CONTINGENCY FOR SUCH A STATION IS INCLUDED ON THE DEVELOPMENT PLANS.
B. APPLICANT MUST REQUIRE AT LEAST THE SAME LEVEL OF SERVICE (CURRENT OR FUTURE) TO ITS RESIDENTS AS THAT PROVIDED BY ORANGE COUNTY.
C. COUNTY FEES FOR RECYCLING AND WASTE MANAGEMENT ASSOCIATED WITH THIS PROJECT/PROPERTY WILL NOT BE WAIVED.
D. APPLICANT AGREES TO ENTER INTO A SERVICE AGREEMENT WITH A PRIVATE SOLID WASTERECYCLING COLLECTION CONTRACTOR THAT IS ACCEPTABLE TO ORANGE COUNTY. FURTHER, THE AGREEMENT SHALL PROVIDE FOR THE COLLECTION AND RECYCLING OF CORRUGATED CARDBOARD IN ADDITION TO THE OTHER CO-MINGLED RECYCLABLES AND A 'WILL SERVE' LETTER SHALL BE PROVIDED TO AND APPROVED BY ORANGE COUNTY PRIOR TO APPROVAL OF FINAL CONSTRUCTION PLANS FOR THE PROPERTY/PROJECT.

VICINITY MAP



CONTEXT MAP



LIST OF SHEETS

SD-0.0 COVER
SD-0.1 NOTES
SD-1.0 EXISTING CONDITIONS & DEMOLITION PLAN
SD-2.0 SITE PLAN
SD-3.0 GRADING & STORM DRAINAGE PLAN
SD-5.0 UTILITY PLAN
SD-7.0 LANDSCAPE PLAN
SD-8.0 SITE DETAILS

ARCHITECTURAL
SUP-3 PROPOSED FLOOR PLAN
SUP-4 BLDG ELEVATIONS
SUP-5 BLDG ELEVATIONS

APPROVAL STAMPS



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Project:

The Arts
Center

400 Roberson Street
Carrboro

Orange County,
North Carolina

PRELIMINARY-DO NOT
USE FOR CONSTRUCTION

Job Number: 1934

Drawn DAJ, DAD
Checked JSA
Date 03-04-2022 - CJP
Revisions 05-10-2022 - SUP-A

SUP-A/Construction Plan

Sheet Title:

COVER
SHEET

Sheet Number

SD-0.0

EXISTING CONDITIONS / DEMOLITION NOTES

1. ENSURE ALL EROSION CONTROL MEASURES ARE IN PLACE AND IN WORKING ORDER PRIOR TO THE START OF ANY DEMOLITION AND CONSTRUCTION.
2. SEE SITE LAYOUT PLAN C2.0 FOR LAYOUT DIMENSIONS OF EXTENT OF DEMOLISHED AREAS OFFSITE. PAVED AREAS NOT INDICATED TO BE DEMOLISHED, ARE TO REMAIN. ALL CONCRETE SAW CUTS ARE TO BE CLEAN, STRAIGHT AND NEAT.
3. UTILITIES: SEE UTILITY PLANS. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR LOCATION, REMOVAL AND RELOCATION OF ANY UTILITIES. CONTRACTOR RESPONSIBLE FOR DETERMINING EXTENT AND LOCATION OF UTILITIES. THIS MAY INCLUDE CONTACTING "NO-CUTS" TO HELP LOCATE SOME UTILITIES.
4. CONTRACTOR TO ADJUST ALL MANHOLES, VALVES, JUNCTION BOXES, CATCH BASINS, CLEAN-OUTS, ETC., AS NECESSARY TO ACCOMMODATE NEW LAYOUT AND GRADES.
5. CONTRACTOR RESPONSIBLE FOR OBTAINING ANY PERMITS FOR WORK IN THE NCDOT RIGHTS OF WAY. ANY DAMAGED INFRASTRUCTURE IN THE RIGHT OF WAY CAUSED BY CONSTRUCTION ACTIVITIES MUST BE REPAIRED TO CITY OF DURHAM STANDARDS. THIS INCLUDES, BUT IS NOT LIMITED TO UTILITIES, SIDEWALKS, CURB AND GUTTER, ASPHALT.
6. CONTRACTOR RESPONSIBLE FOR REMOVING EVERYTHING WITHIN THE CLEARING LIMITS AND OFF-SITE WORK ZONE INCLUDING TREES, STUMPS, TRASH, FENCING, OR BUILDING MATERIALS.
7. CONTRACTOR TO USE CAUTION WORKING AROUND AND NEAR EXISTING STORM, WATER AND SEWER. CONTRACTOR RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES. DOCUMENT ANY EXISTING DAMAGE WITH OWNER PRIOR TO BEGINNING WORK.
8. ALL EXISTING BUILDINGS AND PAVEMENT SHALL BE REMOVED AND/OR REPLACED.
9. PER ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE, MUST BE RECYCLED.
10. PER ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE MUST BE PROPERLY LICENSED.
11. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT WILL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF. THIS MAY BE THE SAME MEETING HELD WITH OTHER DEVELOPMENT OFFICIALS.
12. IF EXISTING STRUCTURES ON SITE ARE NOT RELOCATED, A DECONSTRUCTION ASSESSMENT WILL NEED TO BE CONDUCTED BY JEFF SCOUTEN, OCSWM, TO DETERMINE IF THERE ARE MATERIALS THAT CAN BE DIVERTED AWAY FROM THE LANDFILL OR OTHERWISE REUSED.
13. EXISTING WATER AND SEWER SERVICE CONNECTION TO BE ABANDONED PER OWASA STANDARDS AND SPECIFICATIONS.

SITE PLAN NOTES

1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. DIMENSIONS TO BUILDING WALL ARE TO FACE OF WALL AT FINISH GRADE. DIMENSIONS TO CURB ARE TO FACE OF CURB.
3. LAY OUT IMPROVEMENTS FOR THE CIVIL ENGINEER'S OR LANDSCAPE ARCHITECT'S REVIEW PRIOR TO BEGINNING CONSTRUCTION.
4. REFERENCE ARCHITECTURAL DRAWINGS FOR BUILDING INFORMATION.
5. THE SITE WILL BE FULLY COMPLIANT WITH THE NORTH CAROLINA ACCESSIBILITY CODES (ANSI 117.1 --2009 AND CHAPTER 11 OF THE NCBC) UNLESS AND EXCEPT IN AREAS WHERE AN APPROVED STATEMENT FROM A SITE ENGINEER, SURVEYOR OR ARCHITECT VERIFIES THAT SITE CONDITIONS EXIST WHERE THE TOPOGRAPHY OF THE SITE IS EXTREME AND ONLY ALTERNATE METHODS OF COMPLIANCE ARE POSSIBLE.
6. FIRE LANES ARE TO BE MARKED IN ACCORDANCE WITH TOWN GUIDELINES (PAVEMENT MARKINGS AND SIGNAGE). FIRE LANE SIGNAGE READING NO PARKING -- FIRE LANE, WITH RED LETTERS ON WHITE REFLECTIVE BACKGROUND, AND OF STANDARD NO PARKING SIGN CHARACTERISTICS, NEEDS TO BE USED.
7. AN AS-BUILT SURVEY OF THE SITE, PERFORMED BY THE DESIGN PROFESSIONAL OR DESIGNEE, MUST BE SUBMITTED TO THE BUILDING INSPECTIONS DEPARTMENT CERTIFYING THAT ALL SITE ACCESSIBILITY CODE REQUIREMENTS SUCH AS CURB CUTS, RAMP SLOPES, SIDEWALK SLOPES AND WIDTHS, AND CROSS SLOPES MEET THE REQUIREMENTS OF THE NC ACCESSIBILITY CODE PRIOR TO CO ISSUANCE.

GRADING & STORM DRAINAGE NOTES

GRADING NOTES:

1. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CARRBORO STANDARDS AND SPECIFICATIONS.
3. CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (1-800-632-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL".
4. PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRECONSTRUCTION CONFERENCE WITH THE TOWN OF CARRBORO PLANNING DEPARTMENT AND A REPRESENTATIVE OF THE OWNER.
5. CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
6. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
7. SOIL UNDER BUILDING PAD, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. THESE SOILS SHALL BE COMPACTED AS SPECIFIED UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER. ANY UNDERCUT OF SOILS IN THESE AREAS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER & OWNER. THE UNDERCUT SOILS SHALL ALSO QUANTIFIED BY THE GEOTECHNICAL ENGINEER.
8. ALL BANKS, SWALES AND FILL SLOPES SHALL BE NO STEEPER THAN 2.5:1 MAXIMUM. CUT SLOPES SHALL BE NO STEEPER THAN 2:1.
9. ALL GRADING MUST PRODUCE SURFACE DRAINAGE ADEQUATE TO PREVENT STANDING WATER OR WET LAWN AREAS, AND TO ENSURE THAT ALL STORM WATER FLOWS TO INLETS OR OTHER POINTS OF DISCHARGE.
10. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH A MAXIMUM 1.8% CROSS SLOPE IN THE DIRECTION SHOWN ON THE PLAN.
12. CONNECT ALL ROOF LEADERS AND DOWNSPOUTS TO STORM DRAINAGE SYSTEM WITH PVC PIPE. SEE ARCHITECTURAL PLANS FOR LOCATIONS.

STORM DRAINAGE NOTES:

1. ALL STORM DRAINAGE PIPES SHOWN ARE TO BE CLASS III REINFORCED CONCRETE (RCP) UNLESS NOTED OTHERWISE.
2. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CARRBORO STANDARDS.
3. ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
4. ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
5. ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
6. THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE STANDARD USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.
7. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMING BLOWS OR PROOF ROLLING.
8. MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
9. BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCHES SHALL BE COMPACTED TO 100% STANDARD PROCTOR.
10. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.
11. SEE THE COVER SHEET FOR NOTES REGARDING IMPERVOUS SURFACE.

UTILITY NOTES

1. PER SECTION 15-246 OF THE CARBORRO LUO, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO MOBILIZATION. REPORT THE RESULTS TO THE ENGINEER OF RECORD.
3. ALL UTILITY WORK SHALL CONFORM TO APPLICABLE TOWN, OWASA AND STATE CODES.
4. 6" SANITARY SEWER WILL BE INSTALLED AT A MINIMUM SLOPE OF 1.0%. 4" SANITARY SEWER WILL BE INSTALLED AT A MINIMUM SLOPE OF 2.0%.
5. CLEANOUTS ON A 4" SANITARY SEWER LATERAL WILL BE INSTALLED AT A MAXIMUM OF 50 FEET APART. CLEANOUTS ON A 6" SANITARY SEWER LATERAL WILL BE INSTALLED AT A MAXIMUM OF 75 FEET APART.
6. ALL CLEANOUTS LOCATED IN ASPHALT WILL BE TRAFFIC BEARING AND WILL WITHSTAND A H-20 LOADING.
8. ALL WATER AND SEWER LINES ARE TO BE PRIVATE UNLESS OTHERWISE NOTED.
9. ALL WATER LINES SHALL HAVE A MINIMUM OF 36" COVER.
10. PVC SANITARY SEWER SHALL HAVE A MINIMUM COVER OF 5 FEET IN STREETS AND 4 FEET IN OUTFALLS.
11. BACKFLOW PREVENTERS ARE REQUIRED ON THIS PROJECT. BACKFLOW PREVENTER INSTALLER MUST OBTAIN A BACKFLOW PREVENTER PERMIT PRIOR TO BEGINNING BACKFLOW PREVENTER INSTALLATIONS. CONTACT THE CROSS-CONNECTION CONTROL OFFICE AT 919-960-4194 TO OBTAIN ADDITIONAL INFORMATION AND INSTALLATION REQUIREMENTS.
12. DOMESTIC BACKFLOW (HIGH HAZARD) -- INDICATE TYPE, SIZE, AND LOCATION ON DRAWINGS OF DOMESTIC BACKFLOW: REDUCED PRESSURE BACKFLOW ASSEMBLY (RP2) ASSE #1013 INSTALLED ABOVE GROUND IN AN ASSE #1060 ENCLOSURE OR DIRECTLY INSIDE. WYE STRAINER AND MAIN SHUT-OFF SHALL BE INSTALLED PRIOR TO #1 SHUT OFF OF THE BACKFLOW ASSEMBLY.
13. FIRE DEPARTMENT CONNECTION INLET MUST BE ORIENTED 30 DEGREES TOWARDS GRADE AND BE (1) 5 INCH DIAMETER STORZ CONNECTION AND LOCATED ON THE STREET SIDE OF THE BUILDING.
14. ALL NEW FIRE HYDRANTS MUST BE PROVIDED WITH (2) 2.5 INCH DIAMETER CONNECTIONS.

OWASA CLOSEOUT AND DOCUMENTATION CHECKLIST

IN ADDITION TO A FINAL INSPECTION APPROVED BY THE OWASA CONSTRUCTION INSPECTOR, THE FOLLOWING DOCUMENTS MUST BE RECEIVED AND APPROVED BY OWASA BEFORE ACCEPTANCE OF THE PROJECT AND THE SETTING OF METERS. THE FOLLOWING SHALL BE SUBMITTED AS A COMPLETE PACKAGE TO THE OWASA ENGINEERING ASSOCIATE FOR THIRD PARTY REVIEW. PARTIAL SUBMITTALS ARE CONSIDERED INCOMPLETE. ALL INCOMPLETE SUBMITTALS WILL BE RETURNED.

- ASSET LETTER -- SUBMIT ORIGINAL DOCUMENT ON OWASA STANDARD FORM.
- LETTER OF DEDICATION -- SUBMIT ORIGINAL DOCUMENT ON OWASA STANDARD FORM.
- RECORD DRAWINGS -- CONSTRUCTION DRAWINGS SHALL BE MODIFIED TO REFLECT ACTUAL FIELD INSTALLATIONS. ALL DEH PUBLIC WATER SUPPLY SECTION PERMITTED EXTENSIONS AND DWQ PERMITTED EXTENSIONS SHALL BE SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NORTH CAROLINA. SUBMIT THREE COPIES OF THE RECORD DRAWING FOR REVIEW BY THE OWASA ENGINEERING STAFF.
- DIGITAL SUBMISSIONS -- WATER FEATURE DATABASE (MS ACCESS), MANHOLE DATASHEET DATABASE (MS ACCESS), AND RECORD DRAWING (AUTOCAD .DWG FORMAT). CONTACT THE OWASA ENGINEERING TECHNICIANS FOR INFORMATION CONCERNING THIS SUBMITTAL.

LIGHTING NOTES

1. MEASURES SHALL BE PROVIDED TO PREVENT LIGHT SPILLOVER ONTO ADJACENT PROPERTIES AND GLARE TOWARD MOTOR VEHICLE OPERATORS. EXTERIOR LIGHTS SHALL BE SHIELDED SO THEY DO NOT CAST DIRECT LIGHT BEYOND THE PROPERTY LINE.
2. CONTRACTOR TO PROVIDE 2" SCH 40 PVC GRAY ELECTRICAL CONDUIT UNDER PAVEMENT, UNDER HEAVILY LANDSCAPED AREAS AND AS NECESSARY TO PROVIDE ACCESS TO ALL LIGHT FIXTURES/POLES AND CONNECT BACK TO ELECTRICAL TIE IN LOCATIONS.
3. CONTRACTOR TO COORDINATE LIGHT POLE AND CONDUIT LOCATIONS PRIOR TO PAVING.
4. ALL ELECTRICAL CONDUIT, LIGHT POLES AND FIXTURES SHALL BE FURNISHED BY THE CONTRACTOR.
5. ALL CONDUIT ENDS ARE TO BE CAPPED TO PREVENT ENTRY OF DEBRIS.
6. ALL CONDUITS MORE THAN 30' IN LENGTH SHALL HAVE A POLY STRING INSTALLED.
7. ALL JOINTS ARE TO BE SOLVENT WELDED.



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ARCHITECTS LIC # C-104

Project:

The Arts
Center

400 Roberson Street
Carrboro

Orange County,
North Carolina

PIN:
9778952758

PRELIMINARY-DO NOT
USE FOR CONSTRUCTION

Job Number: 1934

Drawn	DAJ, DAD
Checked	JSA
Date	03-04-2022 - CUP
Revisions	05-10-2022 - SUP-A

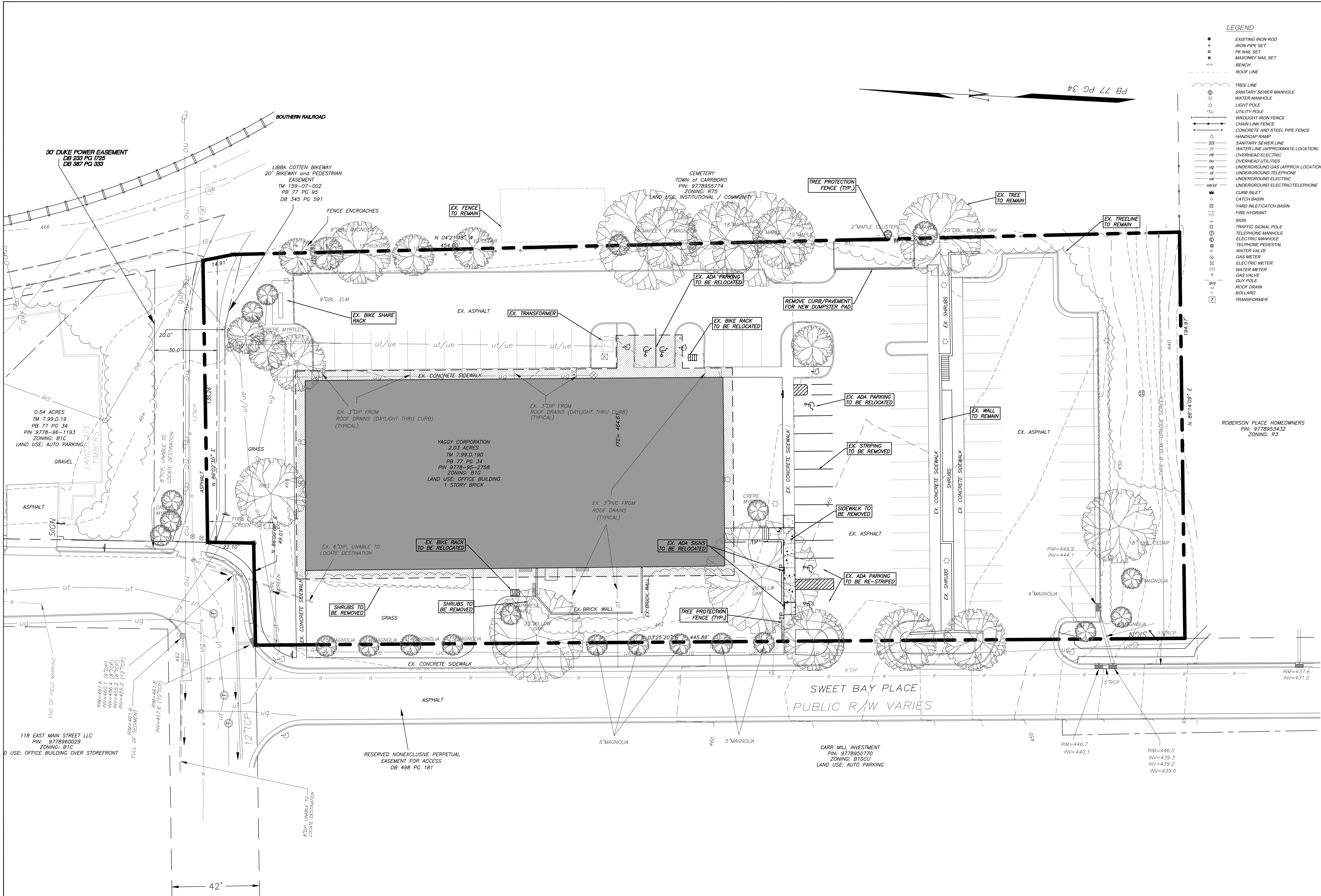
SUP-A/Construction Plan

Sheet Title:

NOTES

Sheet Number

SD-0.1



111 West Main Street
Durham, N.C. 27701
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NC BOARD OF EXAMINERS FOR
ENGINEERS AND SURVEYORS
LIC # C-1209
NC BOARD OF LANDSCAPE
ARCHITECTS LIC # C-104

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Sheet Title:

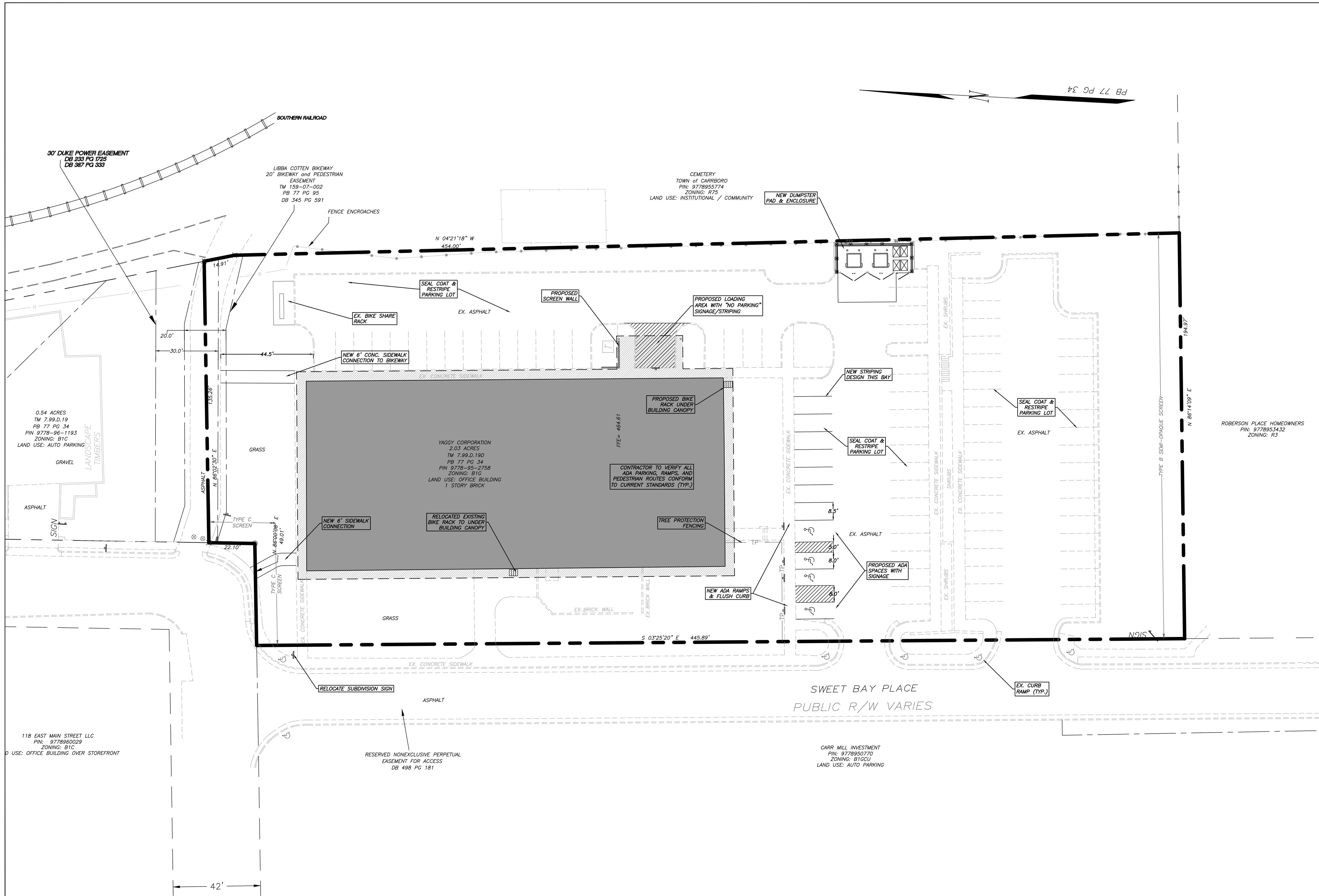
EXISTING
CONDITIONS
& DEMOLITION

Sheet Number

SD-1.0

1 EXISTING CONDITIONS AND DEMOLITION PLAN

SD-1.0 1" = 20'



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SUP-A/Construction Plan

Sheet Title:

SITE PLAN

Sheet Number
SD-2.0

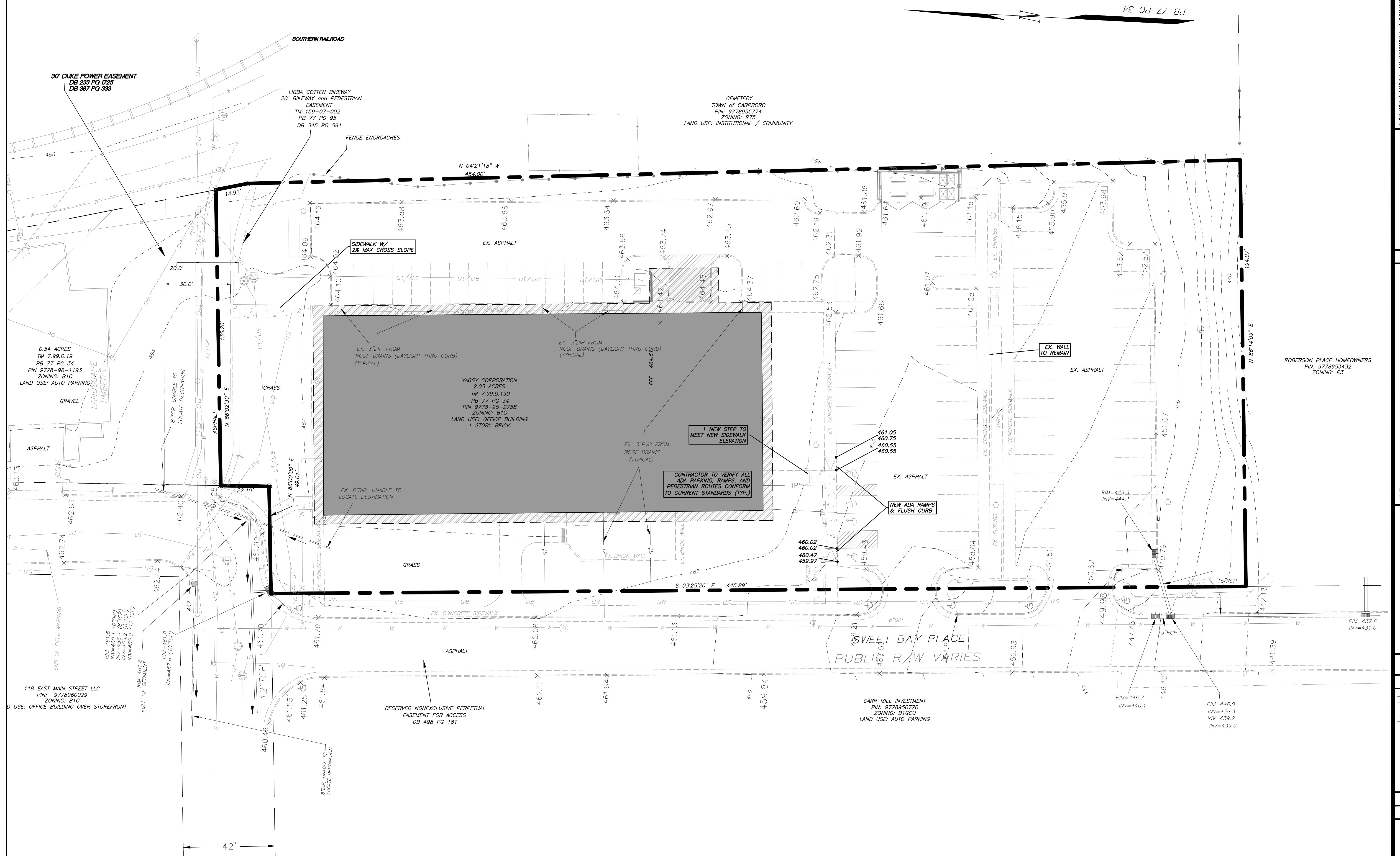


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The Arts
Center

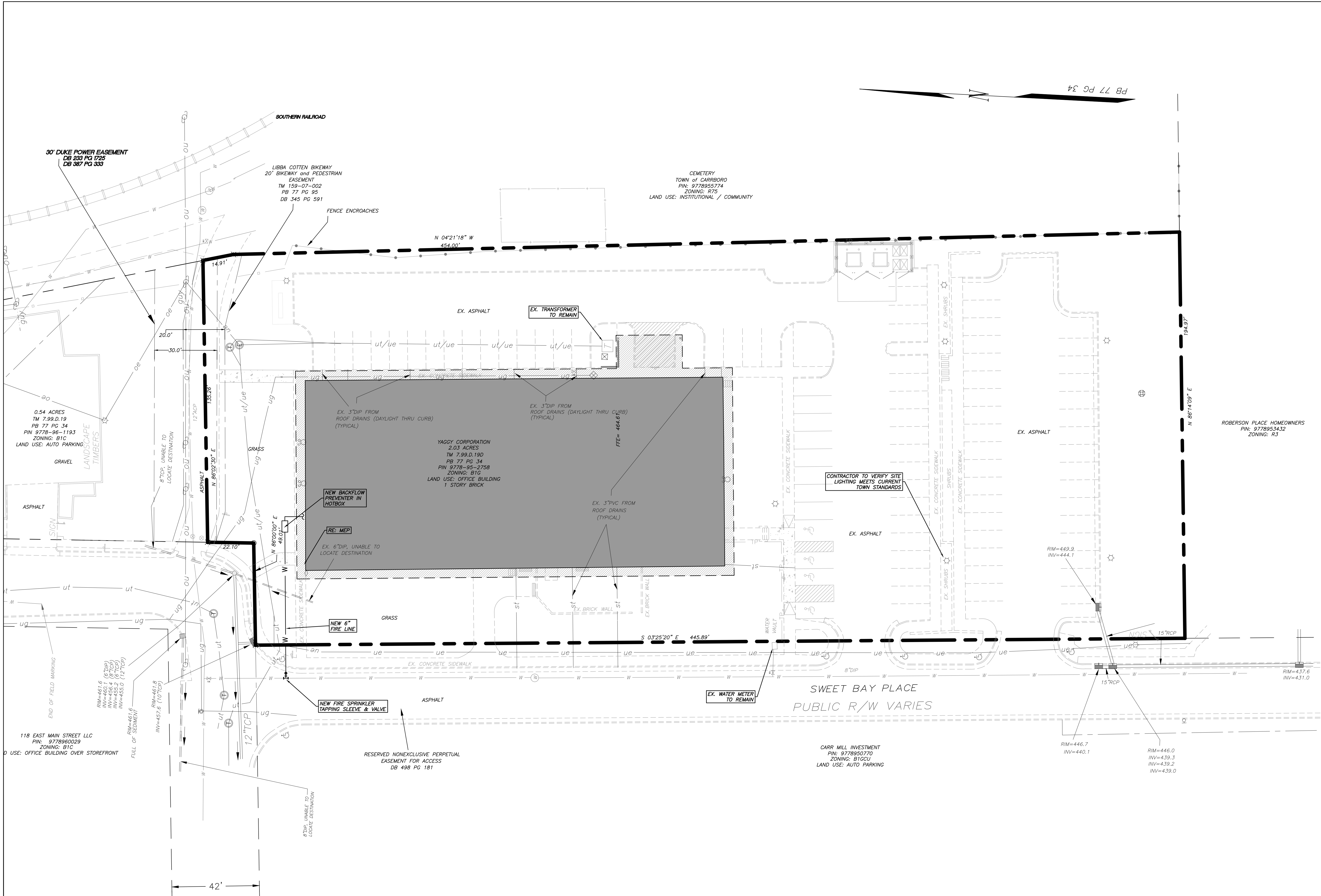
Orange County,
North Carolina

SD-3.0



GRADING & STORM DRAINAGE PLAN

1" = 20'



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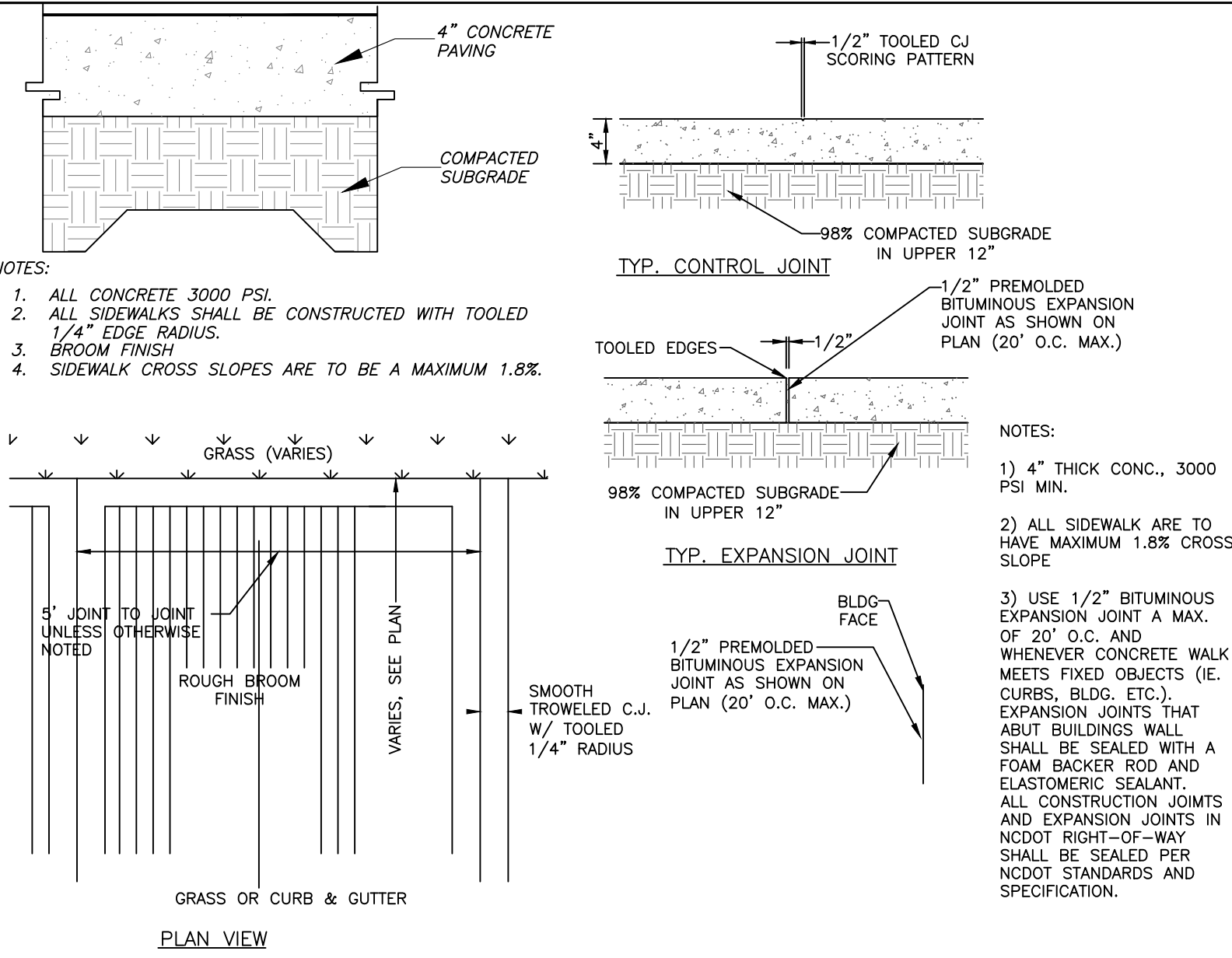
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SUP-A/Construction Plan

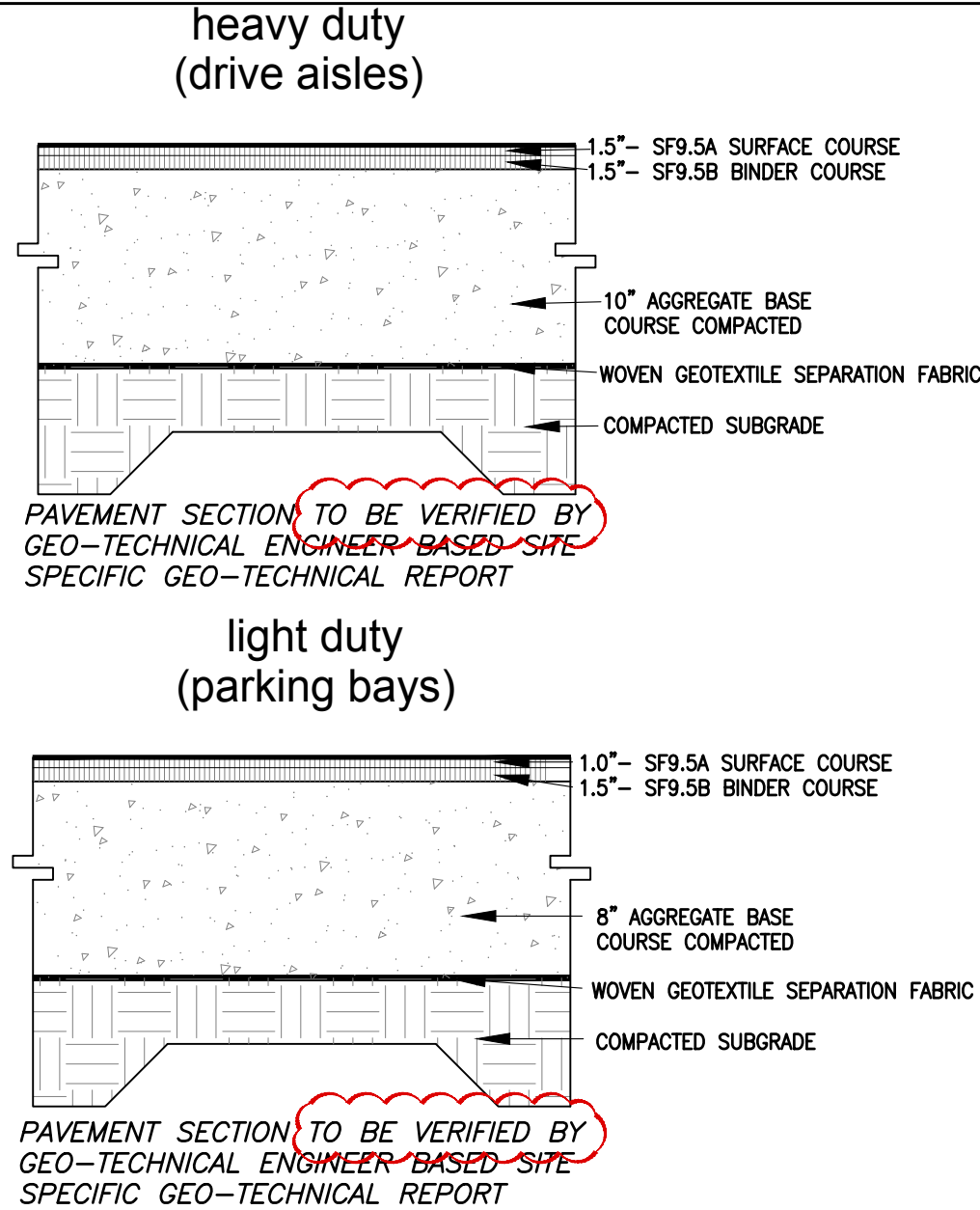
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UTILITY PLAN

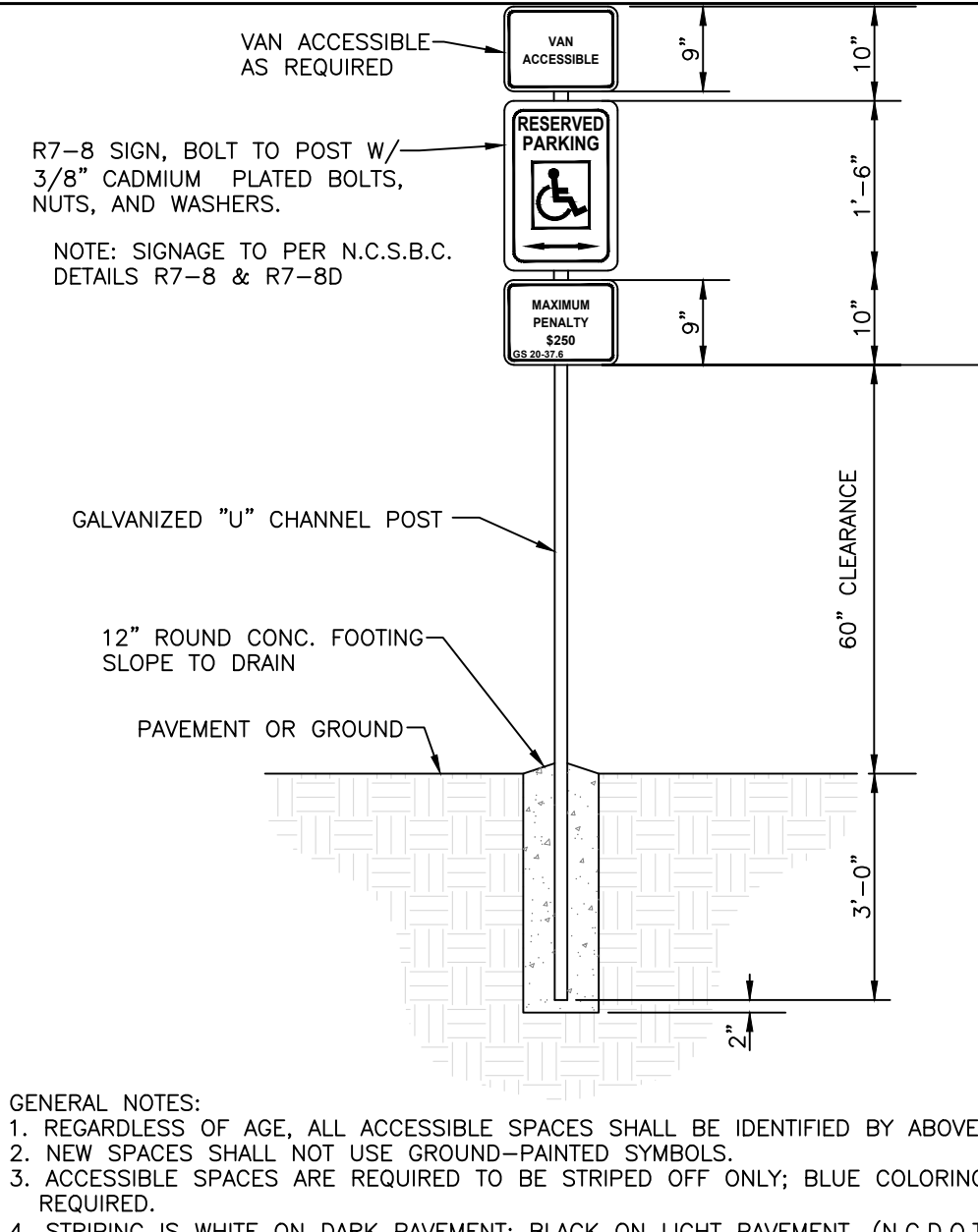
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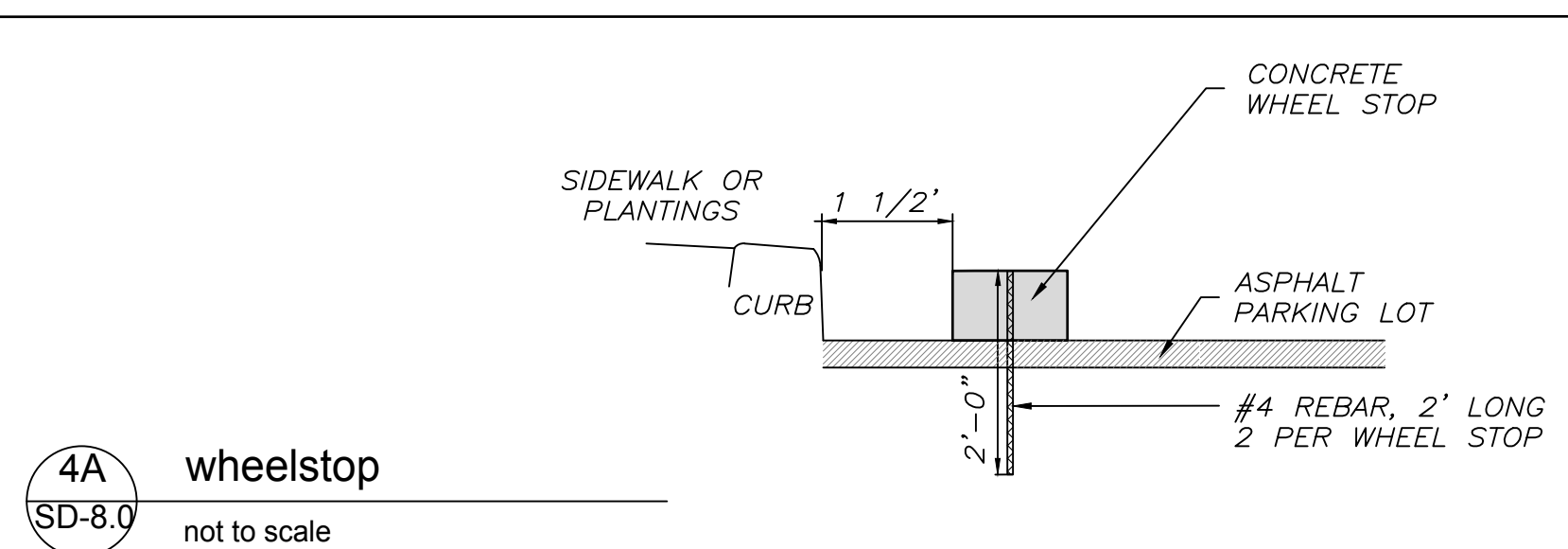
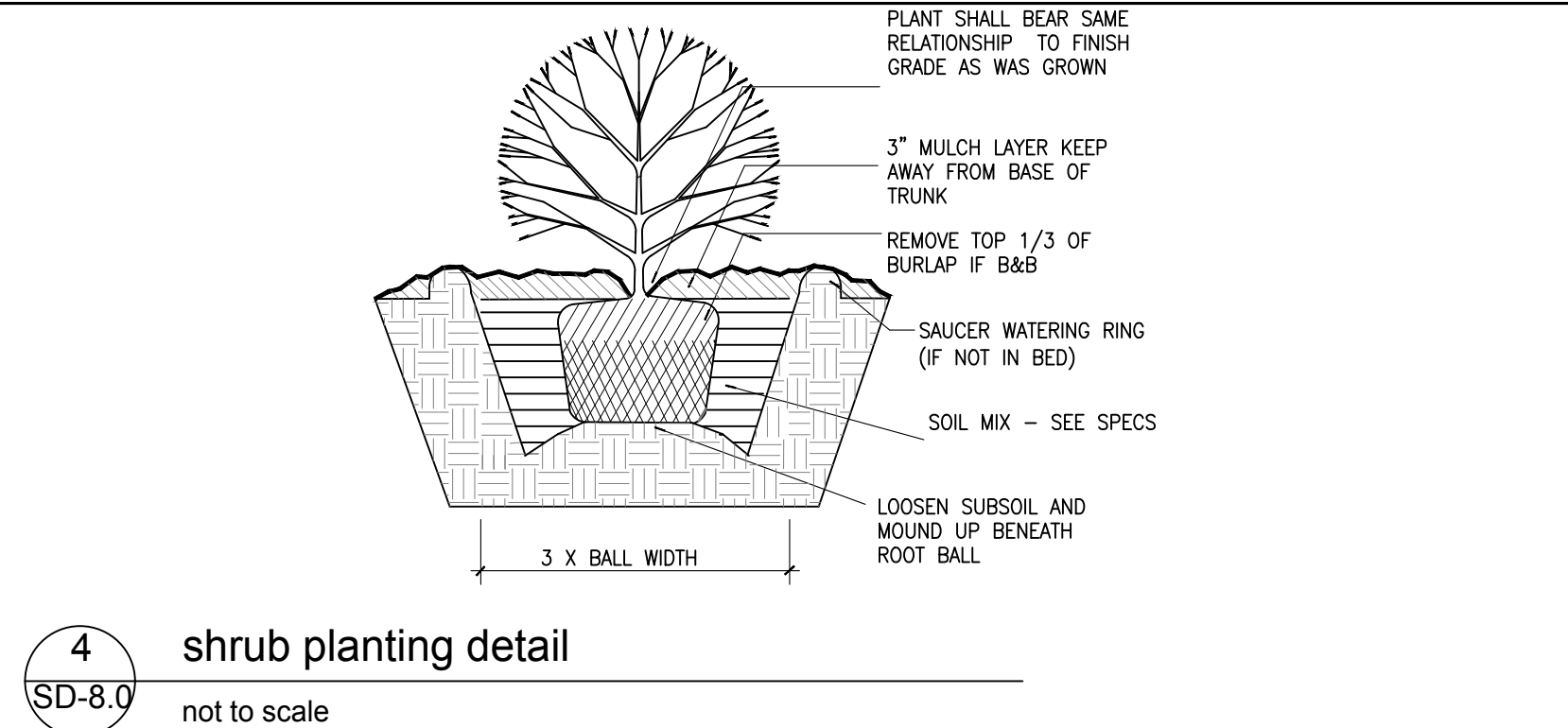
1 concrete sidewalk
SD-8.0 not to scale



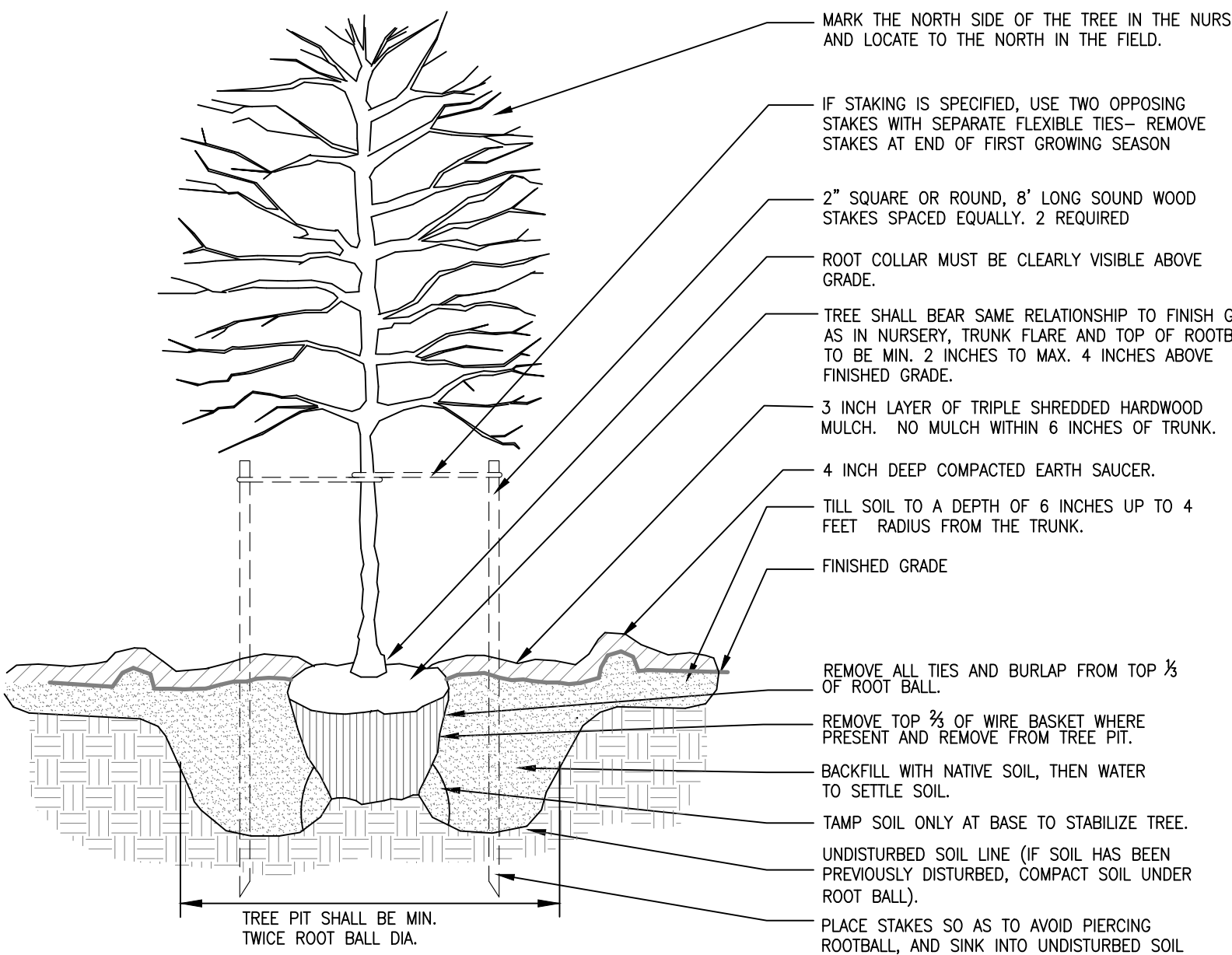
2 asphalt paving
SD-8.0 not to scale



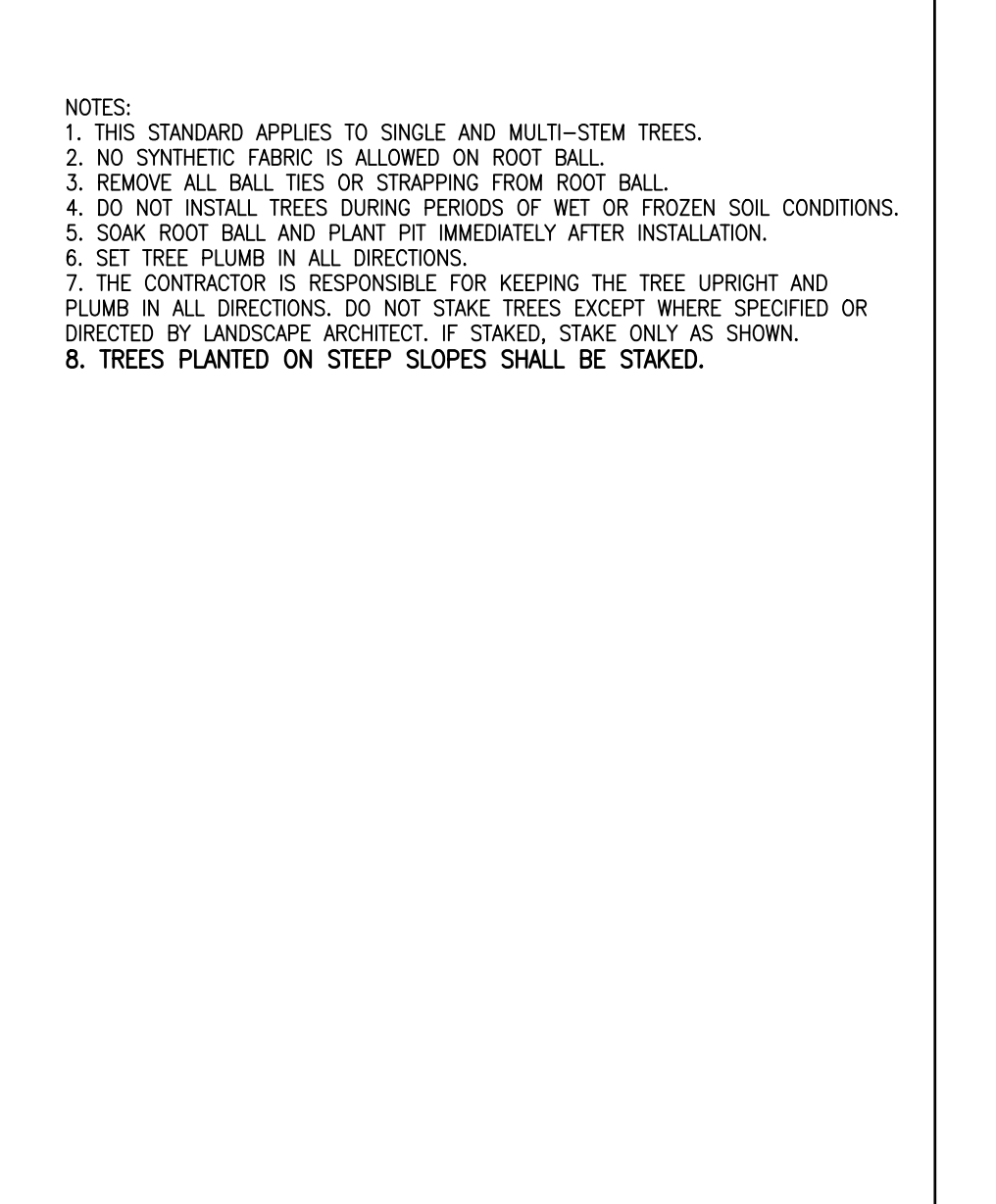
3 ada signage
SD-8.0 not to scale



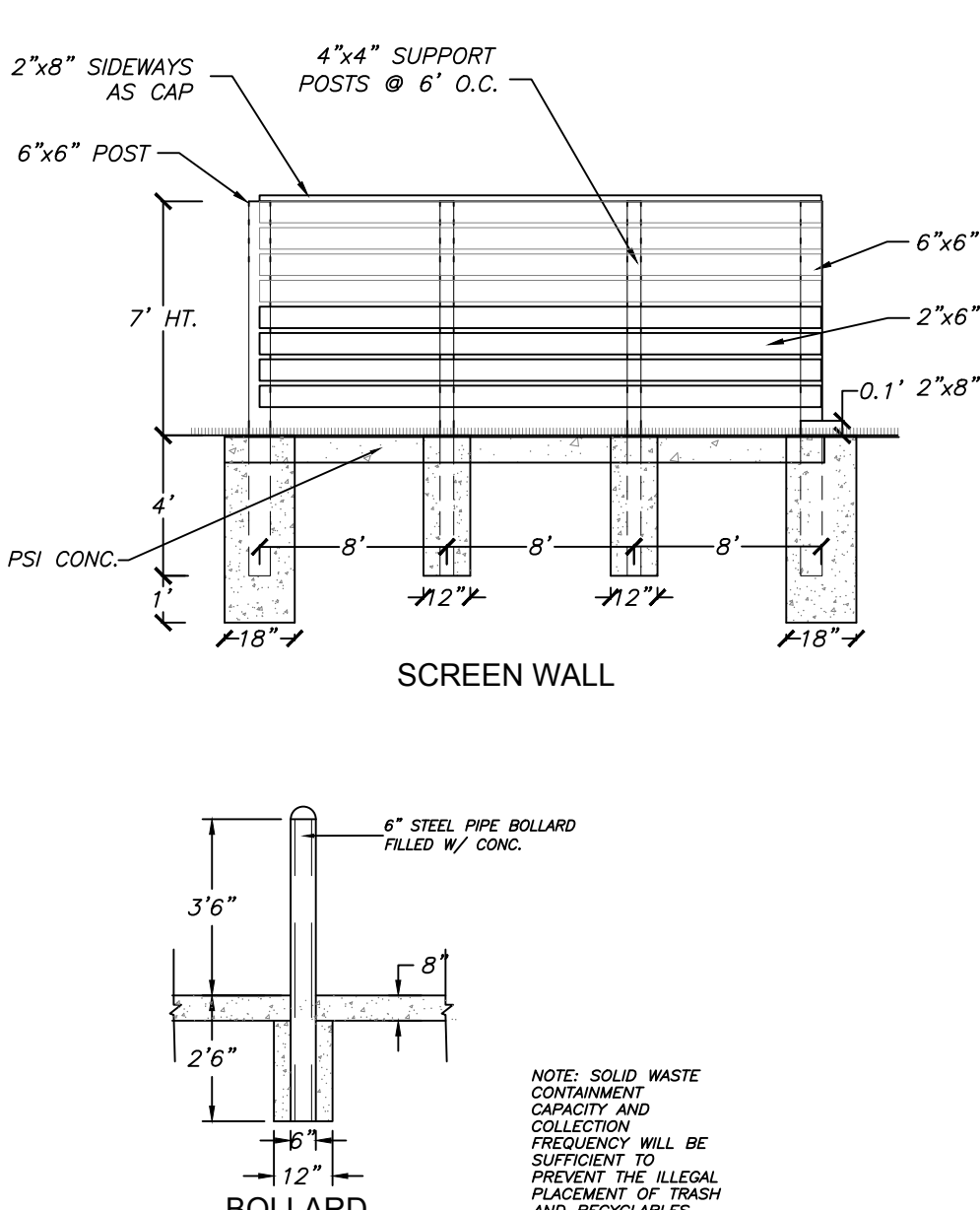
4A wheelstop
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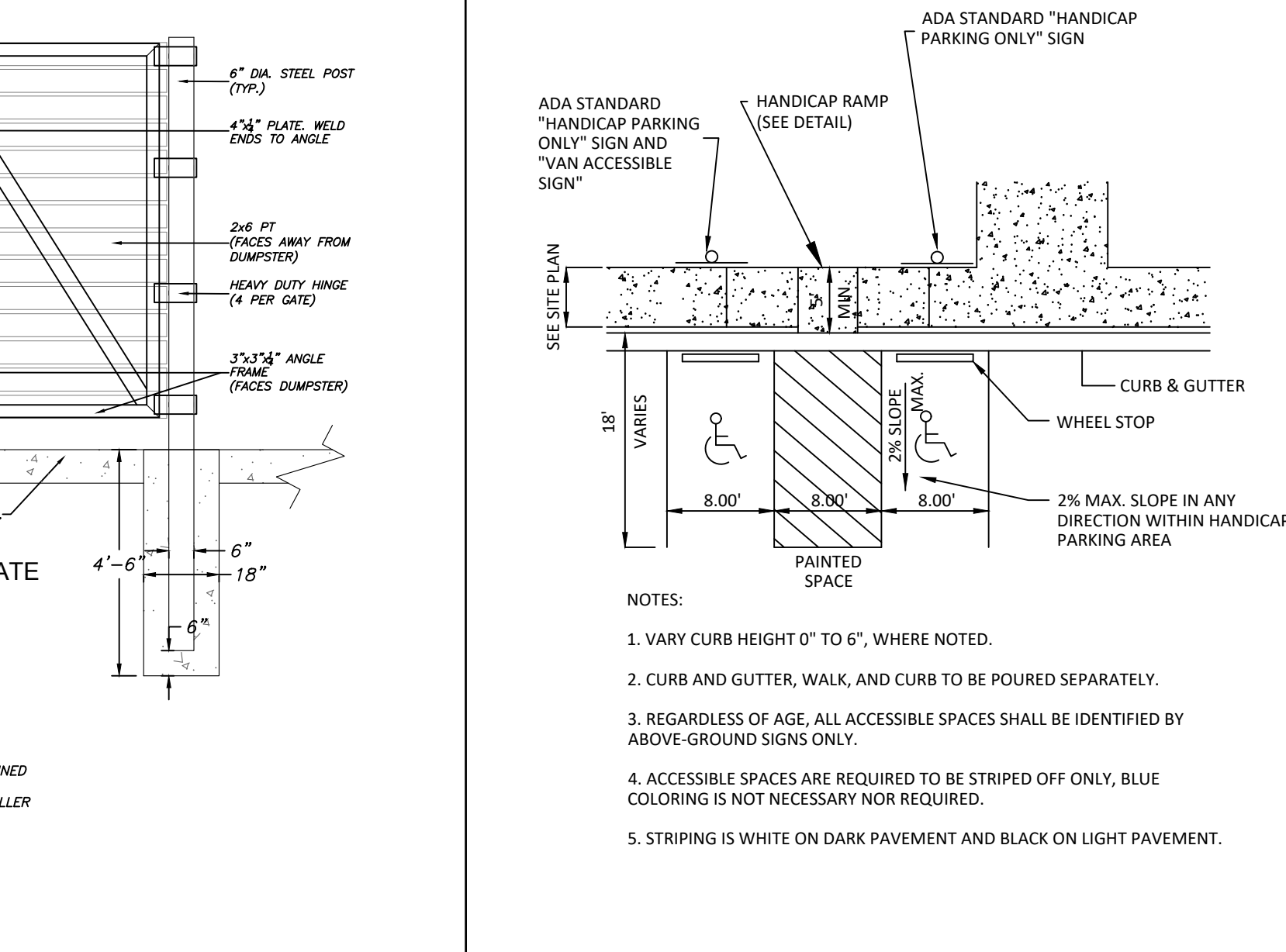
5 tree planting detail
SD-8.0 not to scale



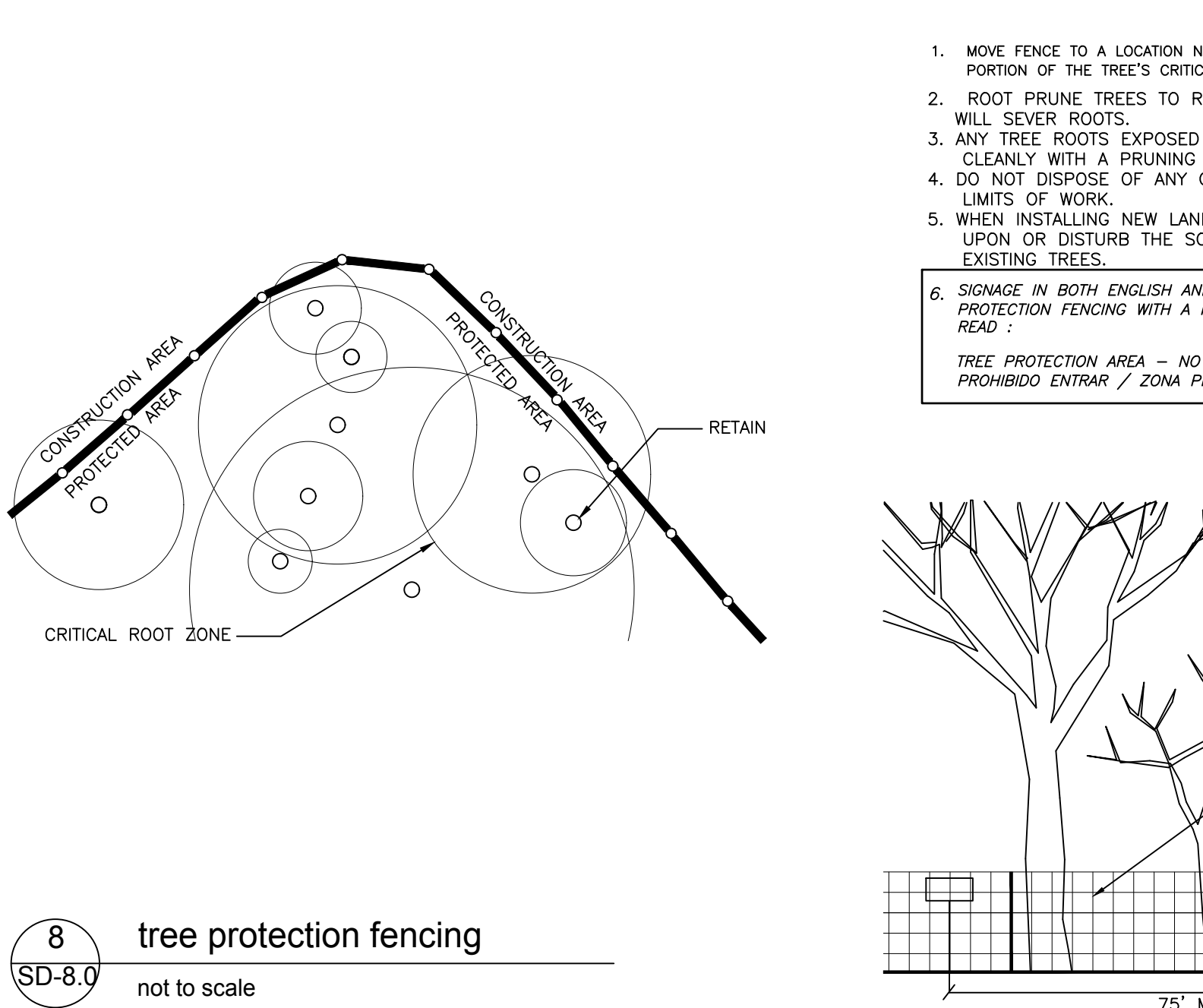
6 dumpster detail
SD-8.0 not to scale



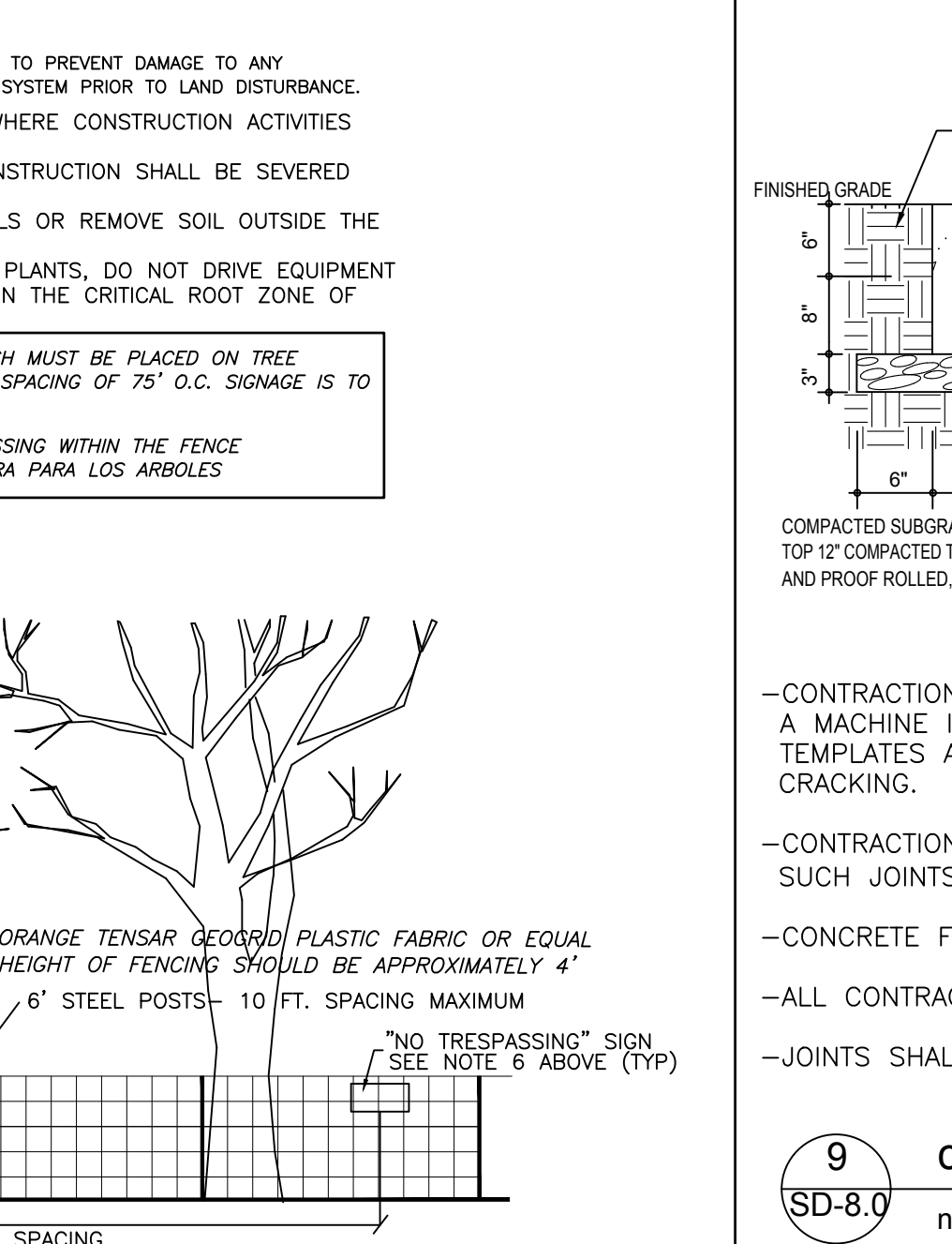
7 typical handicap parking, ramp and sign location
SD-8.0 not to scale



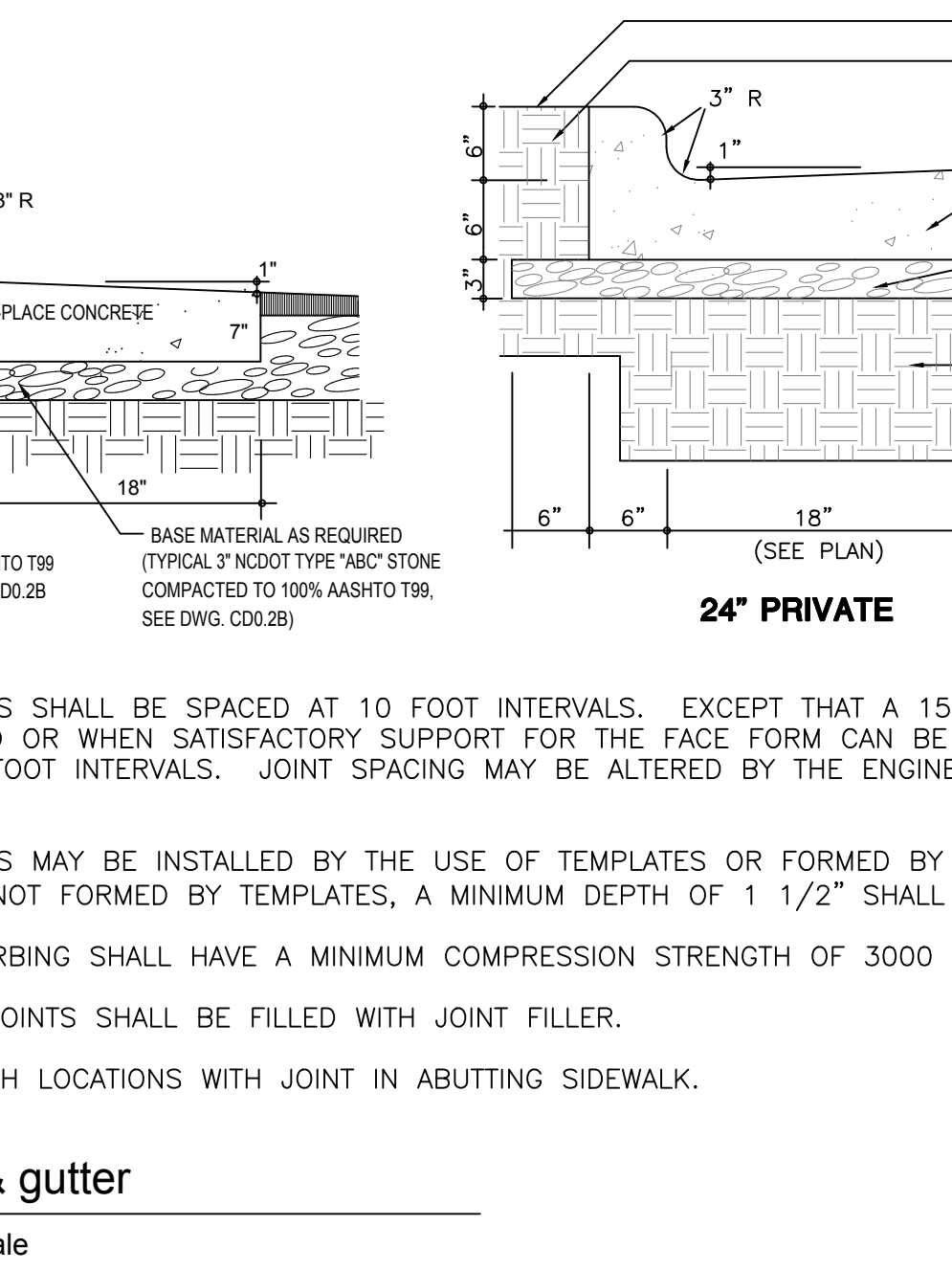
8 tree protection fencing
SD-8.0 not to scale



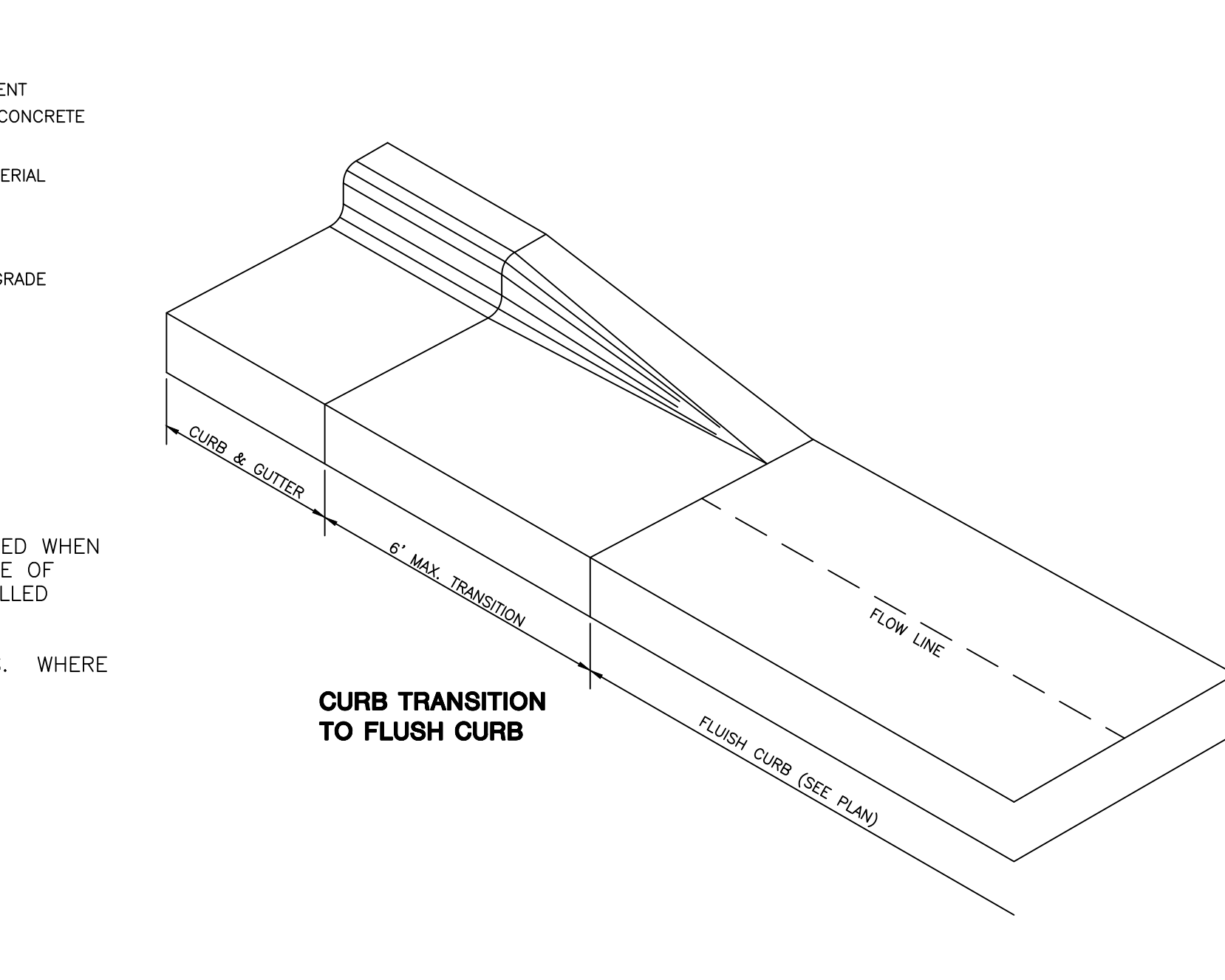
8 tree protection fencing
SD-8.0 not to scale



9 curb & gutter
SD-8.0 not to scale



9 curb & gutter
SD-8.0 not to scale



9 curb & gutter
SD-8.0 not to scale

CJT P.A.

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Sheet Title:

DETAILS

Sheet Number
SD-8.0

PROJECT SUMMARY

THE PROJECT CONSISTS OF THE RENOVATION OF AN EXISTING 17,864 SF BUILDING FOR USE AS THE FUTURE HOME OF THE ARTSCENTER. THE BUILDING SITS ON A 2.03 ACRE PARCEL AT 400 ROBERSON STREET CARRBORO, NC 27516.

THE EXISTING BUILDING IS A ONE LEVEL STEEL STRUCTURE WITH EXTERIOR BRICK, METAL PANEL, AND ALUMINUM STOREFRONT WALL ASSEMBLIES. THE ROOF IS A LOW SLOPE STANDING SEAM METAL SYSTEM. TWO HVAC UNITS SIT ATOP THE ROOF AND ARE GOING TO BE REPLACED WITH NEW UNITS. THE INTERIOR CONSISTS OF BOTH MODULAR AND CONVENTIONAL GYP. WALL ASSEMBLIES, ALL OF WHICH STOP AT THE CEILING.

THE SCOPE OF WORK FOR THE PROJECT INCLUDES MINOR EXTERIOR IMPROVEMENTS AS WELL AS INTERIOR IMPROVEMENTS WHICH WILL ENABLE THE BUILDING TO FUNCTION AS THE ARTSCENTER. NEW EXTERIOR ALUMINUM STOREFRONT SYSTEMS WILL BE ADDED TO BRING DAYLIGHT AND VIEWS INTO EACH OF THE STUDIO SPACES. SKYLIGHTS WILL BE ADDED TO BRING DAYLIGHT DEEPER INTO THE BUILDING. A NEW FIRE SPRINKLER SYSTEM WILL BE INSTALLED. THE FOOTPRINT OF THE BUILDING WILL REMAIN UNCHANGED.



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ELEVATION - EAST

EXISTING CORRUGATED METAL WALL PANEL TO BE PAINTED, PREPPED FOR B&W MURAL (GRAPHIC TBD).

NEW SCREEN WALL
EXISTING TRANSFORMER

EXISTING CORRUGATED METAL WALL PANEL TO BE PAINTED.
EXISTING DOWNSPOUTS AND GUTTER TO BE PAINTED TO MATCH FASCIA.

NEW GLAZING IN EXISTING CORRUGATED METAL PANEL WALL.

EXISTING METAL PANEL FASCIA TO BE PAINTED.

PAINT ALL EXISTING STOREFRONT TO REMAIN TO MATCH FASCIA COLOR
EXISTING CORRUGATED METAL WALL PANEL TO BE PAINTED, PREPPED FOR B&W MURAL (GRAPHIC TBD).



ELEVATION - SOUTH

PAINT ALL EXISTING STOREFRONT TO REMAIN TO MATCH FASCIA COLOR

EXISTING CORRUGATED METAL WALL PANEL TO BE PAINTED, PREPPED FOR B&W MURAL (GRAPHIC TBD).

EXISTING METAL PANEL FASCIA TO BE PAINTED.

NEW SCREEN WALL / MARQUEE / SOCIAL MEDIA BACKDROP
EXISTING TRANSFORMER