

CONDITIONAL USE PERMIT (CUP) & CONSTRUCTION DRAWING

626 & 630 HWY 54, CARRBORO, NORTH CAROLINA

ORANGE COUNTY

JUNE 24, 2017

REVISED - 9-14-2017

PREPARED FOR:

DEVELOPER:

BOER BROTHERS HEATING & COOLING

1104 HWY 54W #333

CARRBORO, N.C. 27510

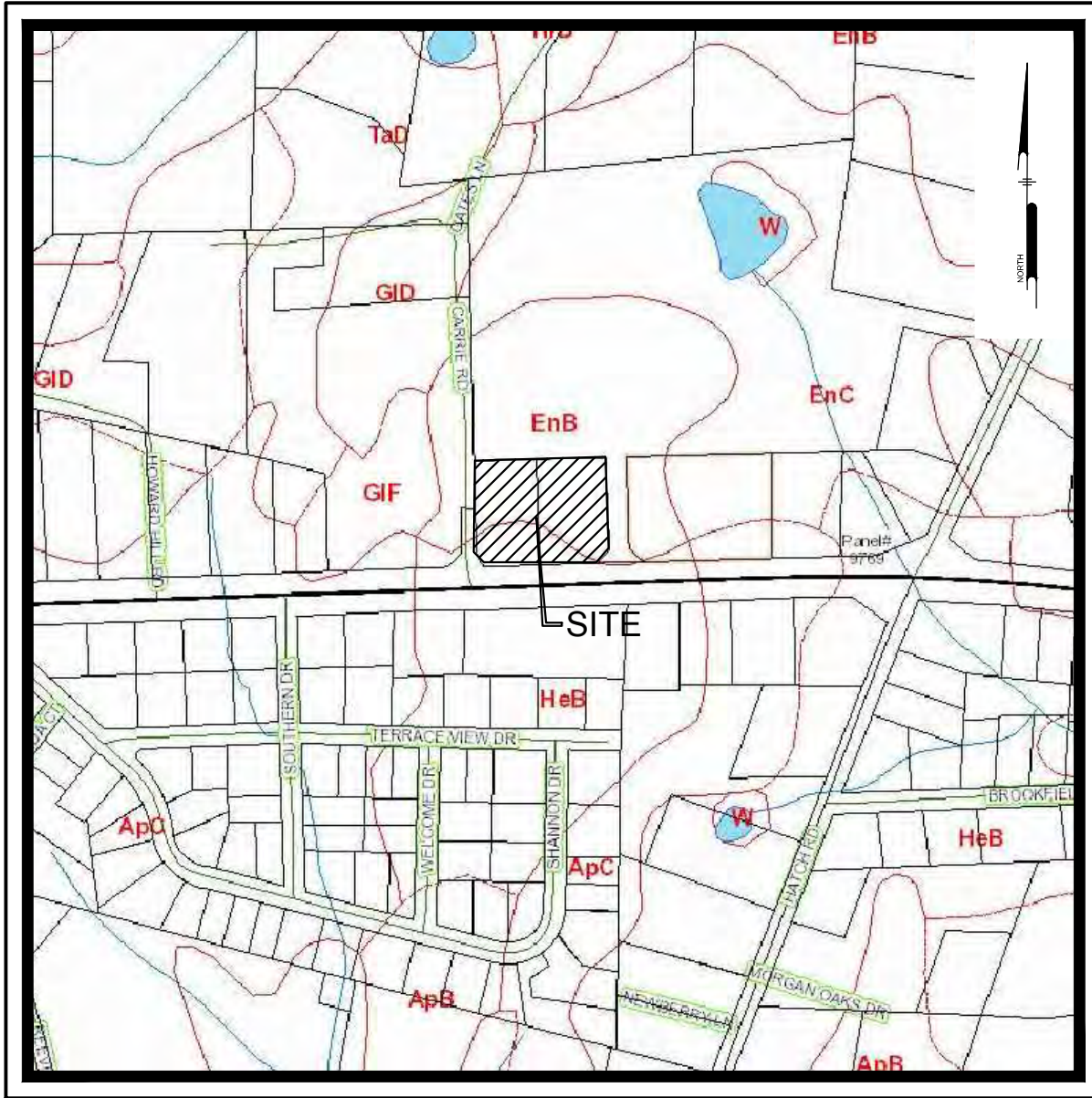
(919)-813-2556

OWNER:

MILTON & JEAN SAFFELLE

105 DAVID MILLER COURT

CHAPEL HILL, NC 27517



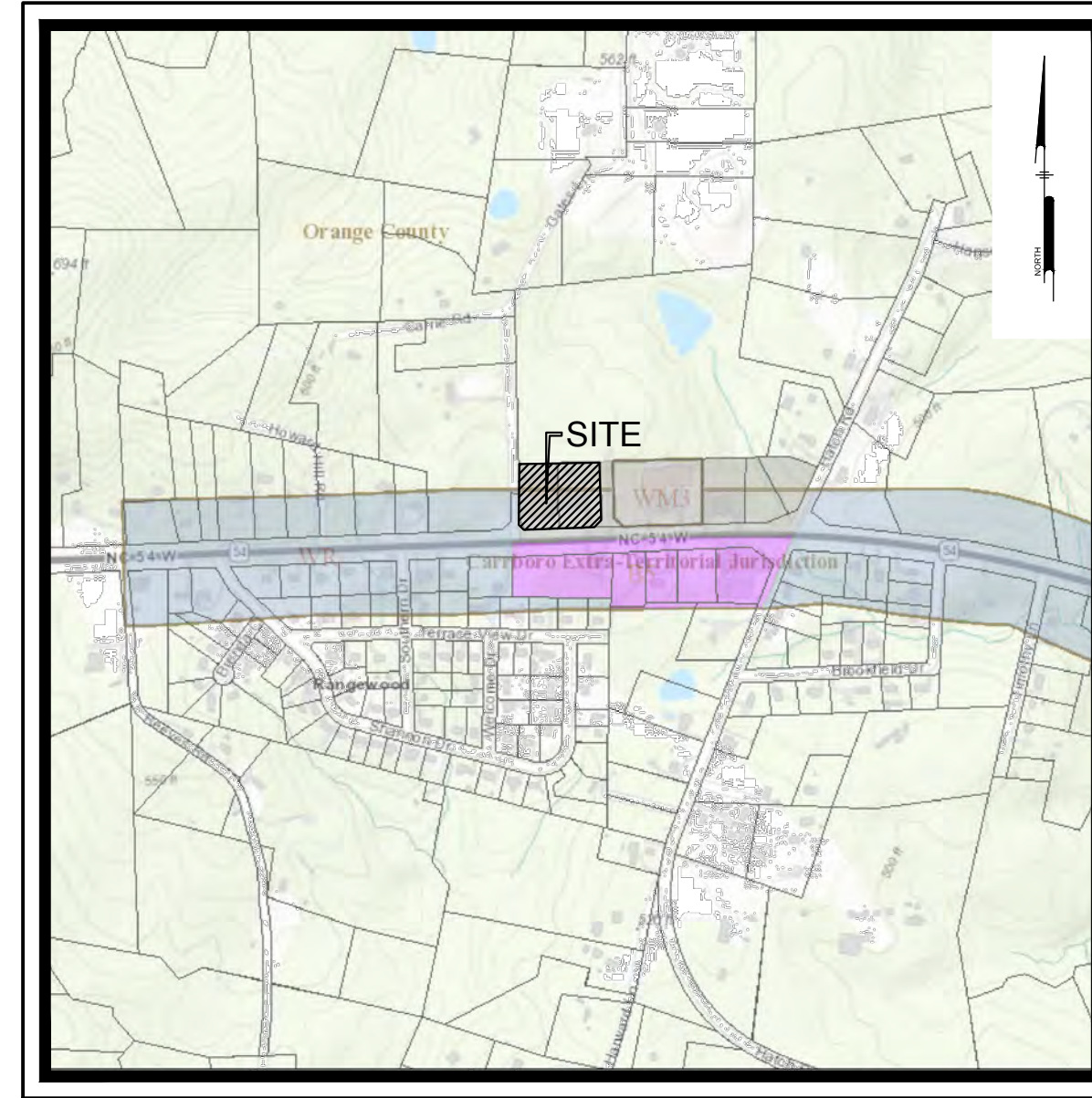
SOILS MAP

Scale: 1" = 500'



LOCATION MAP

Scale: 1" = 3000'



ZONING MAP

Scale: 1" = 1000'

		SHEET LIST TABLE
SHEET NAME	SHEET NUMBER	SHEET TITLE
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CS0002	2	GENERAL NOTES SITE DATA & MASTER LEGEND
CS0201	3	EXISTING CONDITIONS PLAN
CS0501	4	DEMOLITION PLAN
CS1001	5	SITE PLAN
CS1501	6	SITE GRADING & DRAINAGE PLAN
CS1701	7	UTILITY PLAN
CS2001	8	LANDSCAPE PLAN
CS2201	9	LIGHTING PLAN
CS3501	10	STORMWATER PLAN AND PROFILE
CS3502	11	STORMWATER PLAN AND PROFILE
CS6001	12	SITE DETAILS
CS6002	13	SITE DETAILS
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CS8001	15	EROSION CONTROL PLAN
CS8501	16	EROSION CONTROL DETAILS
A1		FLOOR PLAN
A2		ELEVATIONS
A3		PERSPECTIVE

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
AND OWNER MUST BE NOTIFIED OF ANY
DISCREPANCIES BEFORE PROCEEDING WITH WORK



BOER BROTHERS HEATING & COOLING
630, 632 AND 634 NC 54 WEST

CARRBORO, NORTH CAROLINA

COVER SHEET

BOER BROTHERS HEATING & COOLING

1104 HWY 54W #333
CARRBORO, N.C. 27510

[illegible]

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS RISK AND WITHOUT LIABILITY TO PENNONI ASSOCIATES. PENNONI ASSOCIATES, AS OWNER'S CONSULTANT, SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT BOER1601

DATE 2017-06-24

DRAWING SCALE 1" = 20'

DRAWN BY	DMC
APPROVED BY	BOB

CS0001

SHEET 1 OF 16

P:\Projects\BOER\BOER1601-Saffile Property\DESIGN_PUBLISH\CS0001.dwg PLOTTED: 9/13/2017 4:37 PM, BY: William Akin PLOTSTYLE: Pannoni NCS.stb PROJECT STATUS: CONDITIONAL USE PERMIT

SUMMARY INFORMATION	PROPOSED USE NUMBER 4.100		
WM-3 (WATERSHED LIGHT INDUSTRIAL)	REQUIRED (WM-3)	EXISTING	PROPOSED
MIN. LOT AREA:	40,000 SF	114,354 S.F. (2.63 Ac.)	114,354 S.F. (2.63 Ac.)
MIN. LOT WIDTH	100 FT	379.6 FT.	379.6 FT.
MAX. BUILDING HEIGHT	35 FT	N/A	< 35 FT
MAX. BUILDING COVERAGE		22,400 S.F.	13,772 S.F.
IMPERVIOUS AREAS			
BUILDING	N/A	22,400 S.F. (FOUNDATION)	15,306 S.F. (UNDER ROOF)
PAVEMENT / OTHERS		21,503 S.F.	25,199 S.F.
% IMPERVIOUS		38.39%	35.42%
MINIMUM DISTANCE FROM STREET CENTERLINE			
BUILDING	30 FT	N/A	106.32 FT
FREE STANDING SIGN (SECT 15-184)	15 FT	N/A	17 FT
MIN. SIDE YARD SETBACK	20 FT		54.21 FT
MIN. REAR YARD SETBACK	20 FT	N/A	84.97 FT
PARKING (SECT 4.100)	20 (1 SPACE/2 EMPLOYEES ON MAX SHIFT)	N/A	25 Total (24 REGULAR / 1 H.C.)
TAX MAP REFERENCE		9769217639, 9769219629	

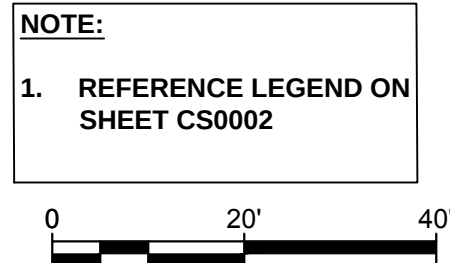


PREPARED BY:
PENNONI ASSOCIATES INC.



401 Providence Road #200
Chapel Hill, NC 27514
T 919.929.1173
F 919.493.6548

PRELIMINARY - NOT FOR CONSTRUCTION

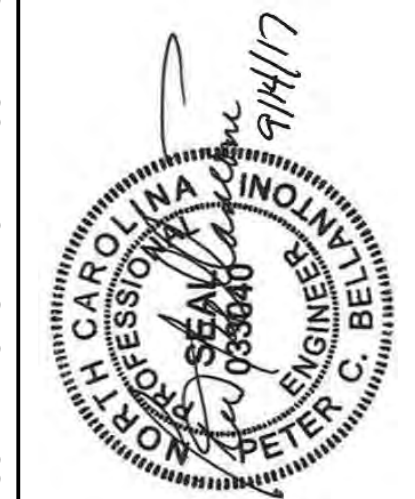


Pennoni

Firm License
F-1287

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BOER BROTHERS HEATING & COOLING

SITE PLAN

BOER BROTHERS HEATING & COOLING

[illegible]

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PROJECT	BOER1601
DATE	2017-06-24
DRAWING SCALE	1"= 20'
DRAWN BY	DMC
APPROVED BY	PCB

CS1001
SHEET 5 OF 16