


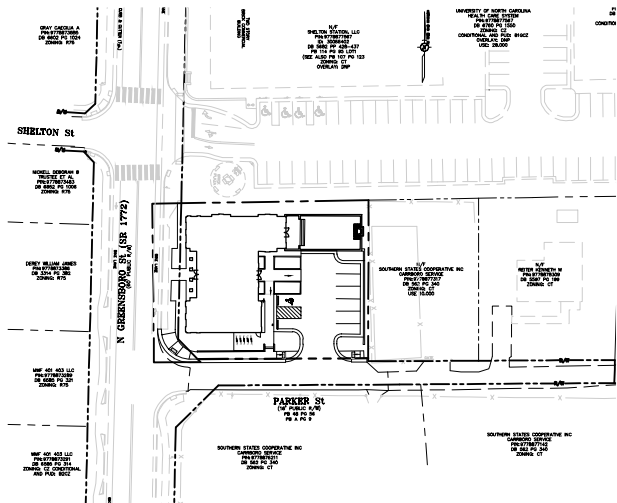
PIN: 9778876328



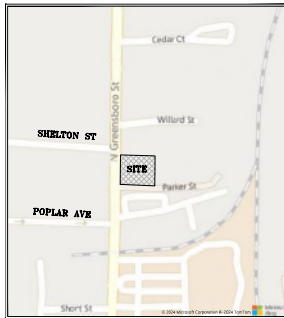
SECTION		PROPOSED 400 N. GREENSBORO PER B1-G-CZ
#	REGULATION	
15-146	PERMISSIBLE USE	1,321 MULTI-FAMILY PERMITTED & PROPOSED ARTICULATED ENTRIES
15-178	DOWNTOWN ARCHITECTURAL STANDARDS	GLAZING: 60% GROUND, 40% OVERALL, 20% SHADE FREE
15-181	MINIMUM LOT SIZE	3,000 SF RESIDENTIAL (OTHERWISE NO LIMIT) 3,000 SF/UNIT MIN. = 5 + 3 (DENSITY BONUS) = 7
15-182	RESIDENTIAL DENSITY	(DENSITY BONUS PER 15-141.4)
15-182.4	AFFORDABLE UNITS	PAYMENT IN-LIEU
15-183	LOT WIDTH	NO MINIMUM (107' ACTUAL)
15-184	SETBACKS	0' STREET ROW PERMITTED; 20' PROPOSED 0' LOT BOUNDARY PERMITTED; 4' MIN. @ REAR
15-185	BUILDING HEIGHT	ADJACENT TO N. GREENSBORO (OVER 50' ROW) & PARKER ST. (16' ROW) 3 STORIES BUILDING LENGTH ALONG BOUNDARY <80% LOT (86.4') OR 80' MAX, 10' STEP BACK FROM SECOND FLOOR FACADE
15-185.1	DNP BUFFER	1.3 NO PARKING MINIMUM, MAX = 1/RED+1 PER 4 UNITS 7 + 1 ADA = 8 PROVIDED
15-291	PARKING	1.5/UNIT = 11 PROVIDED
	BICYCLE PARKING	
15-250	SCREENING OF DUMPSTERS	REQUIRED IF CLEARLY VISIBLE
15-308	SCREENING & TREES	TREE CANOPY: 40% REDUCED TO 20% PER 15-319(a) SEE ATTACHED REQUEST BROKEN SCREEN TYPE 'C'
15-196	RECREATIONAL AREA POINTS	SUBSECTION D-2: NOT REQUIRED FOR SUBDIVIDED RESIDENTIAL <15 UNITS N/A PER B1-G-CZ
15-198	OPEN SPACE	SUBSECTION J: NOT REQUIRED FOR SUBDIVIDED RESIDENTIAL <15 UNITS N/A PER B1-G-CZ
15-204	DOWNTOWN LIVABILITY AREA	>25% RESIDENTIAL: 12% OF TOTAL LAND AREA = 1,915 SF 2-200 SF PROPOSED

SHEET LIST	
TITLE	#
PROJECT COVER SHEET	A0.0
CIVIL COVER & SITE DATA SURVEY	C1.1
EXISTING CONDITIONS & DEMOLITION PLAN	C2.1
SITE LAYOUT PLAN	C3.1
GRAVING & STORM DRAINAGE PLAN	C4.1
UTILITY PLAN	C6.1
STORM DRAINAGE PLAN & PROFILE	C9.1
DETAILS C11.1.1	
DETAILS C11.2	
DETAILS C11.3	
DETAILS C11.4	
DETAILS C11.5	
DETAILS C11.6	
DETAILS C11.7	
DETAILS C11.8	
CONCEPT PLAN FOR COVERT COVERAGE & I/L0	
BUFFER/SCREENING LANDSCAPE PLAN	L2.0
LANDSCAPE PLAN	L2.0
FLOOR PLATES	A1.0
ELEVATIONS	A2.0
REFERENCE PERSPECTIVES	A8.0
STRUCTURAL (RESERVED)	S
MECHANICAL (RESERVED)	M
PLUMBING (RESERVED)	P
ELECTRICAL (RESERVED)	E
FIRE ALARM (RESERVED)	FA

 <p>JIM SPENCER ARCHITECTS, PA 109-66 BREWER LANE CARROLLTON, NC 27510 919.940.6680 JSPENCERJSA@GMAIL.COM</p>	<p>OWNER</p> <p>BEIGN LODGE, LLC 50 ELM STREET, 2ND FLOOR NEW HAVEN, CT 06510</p>	<p>STRUCTURAL ENGINEER</p>	<p>MEP</p>	<p>CIVIL</p> <p>CIVIL CONSULTANTS MICHAEL FLOCCO 3108 LYCURIAN PARKWAY, SUITE 201 DURHAM, NC 27707 919.321.6867 MICHAEL.FLOCCO@CIVILCONSULTANTS.COM</p>	<p>LANDSCAPE</p> <p>SWANSON & ASSOCIATES P.A. DAVID SWANSON CHAPEL HILL, NC 919.929.9000 INFO@SWANSONLANDSCAPEARCHITECTURE.COM</p>	<p>GENERAL CONTRACTOR</p>	<p>SUP-A APPLICATION</p> <p>DATE: 10/23/2014</p>
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400 North Greensboro
SPECIAL USE PERMIT
Carrboro, North Carolina



VICINITY MAP
N/C

DRAWING INDEX:

- C1.1 CIVIL COVER SHEET
- SURVEY
- C2.1 EXISTING CONDITIONS & DEMOLITION PLAN
- C3.1 SITE LAYOUT PLAN
- C4.1 GRADING & STORM DRAINAGE PLAN
- C6.1 UTILITY PLAN
- C8.1 STORM DRAINAGE PLAN & PROFILE
- C11.1 DETAILS
- C11.2 DETAILS
- C11.3 DETAILS
- C11.4 DETAILS
- C11.5 DETAILS
- C11.6 DETAILS
- C11.7 DETAILS
- C11.8 DETAILS

PREPARED FOR:
JM SPENCER ARCHITECTS, PA
109-A BREWER LANE
CARRBORO, NC 27510

LEGEND

	NEW	EXISTING	REMOVE
DRAINAGE STRUCTURE	■ □ ○ □ △	□ ○ □ △	□ ○ □ △
SANITARY SEWER MANHOLE	⊙	⊙	⊙
SANITARY SEWER CLEANOUT	— G.C.	— G.C.	— G.C.
WATER VALVE	⊙	⊙	⊙
FIRE HYDRANT	⊙	⊙	⊙
OVERHEAD UTILITY LINE	— OH —	— OH —	— OH —
UNDERGROUND ELECTRIC LINE	— E —	— E —	— E —
UNDERGROUND TELECOM/DATA LINE	— TD —	— TD —	— TD —
FIBER OPTIC CABLE	— FO —	— FO —	— FO —
GAS LINE	— G —	— G —	— G —
STORM DRAINAGE PIPE	— S —	— S —	— S —
SANITARY SEWER LINE	— SS —	— SS —	— SS —
WATER LINE	— W —	— W —	— W —
SURFACE ELEVATION CONTOUR	400	400	400
SURFACE SPOT ELEVATION	356.44	x 356.44	
TREE LINE	—	—	—
LIMIT OF DISTURBANCE/CLEARING	—	—	—
TREE PROTECTION FENCE	—	—	—
ROOF DRAIN	— RD —	— RD —	— RD —
TYPICAL KEYED NOTE LABEL	1		

SITE DATA:

PROJECT: 400 NORTH GREENSBORO STREET
OWNER: BISON LODGE, LLC
80 ELM STREET, 2ND FLOOR
NEW HAVEN, CT 06510
APPLICANT: JM SPENCER ARCHITECTS, PA
109-A BREWER LANE
CARRBORO, NC 27510
PIN/PARCEL: 9778876328
ACREAGE: 0.37 ACRES
CURRENT ZONING: B-10-CZ
DMP OVERLAY
RIVER BASIN: CAPE FEAR



400 NORTH GREENSBORO
CARRBORO, NORTH CAROLINA
CIVIL COVER
SHEET

REV	DATE	DESCRIPTION
1	10/26/2025	PERMEABLE PAVEMENTS SWM UPDATE
2	02/27/2026	TOWN REVIEW COMMENTS
3	04/07/2026	FILE SPRINKLER, DOMESTIC WATER & IRRIGATION

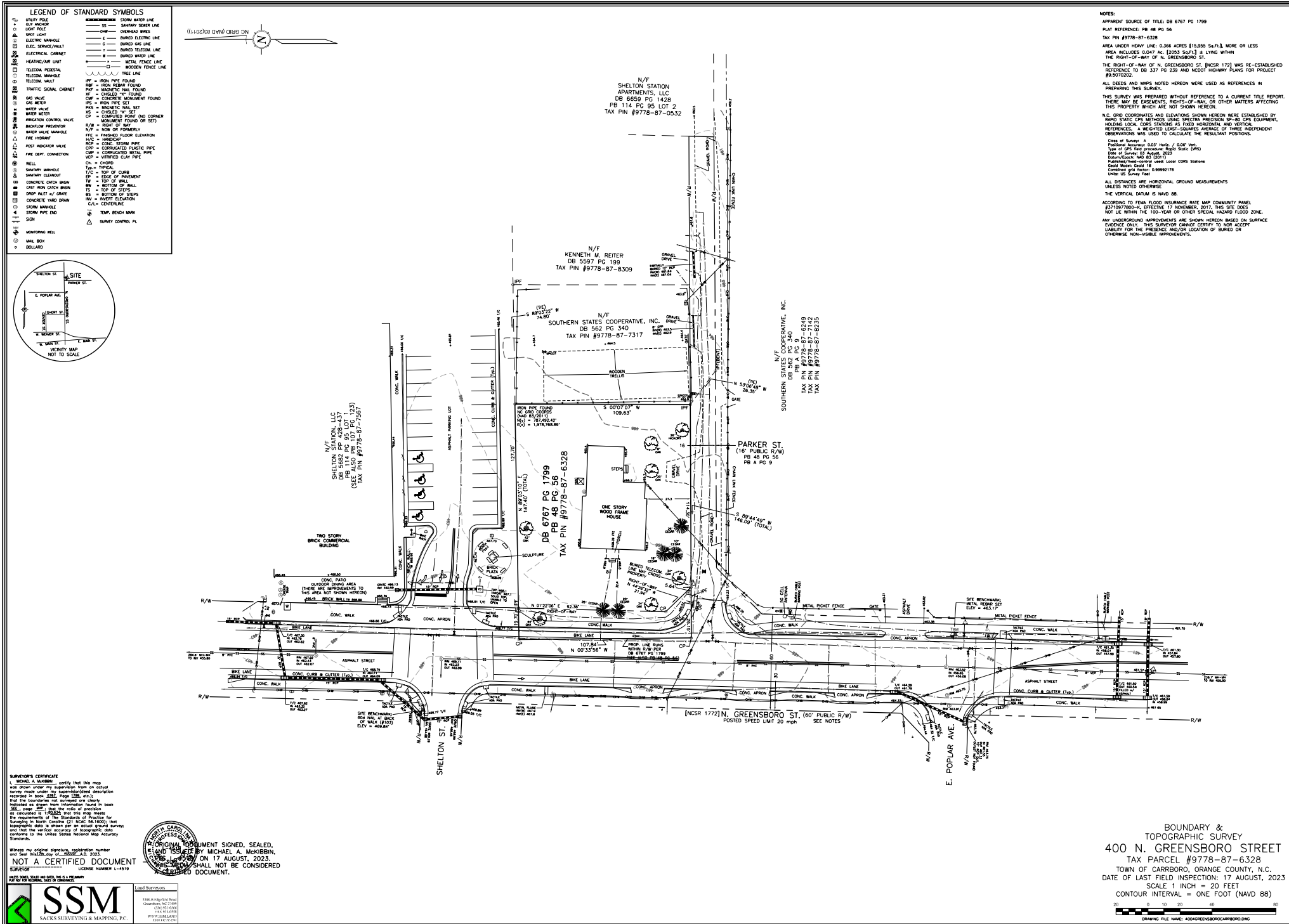
DATE: NOVEMBER 20, 2024
PROJECT: 400 NORTH GREENSBORO STREET
SHEET NO. C1.1

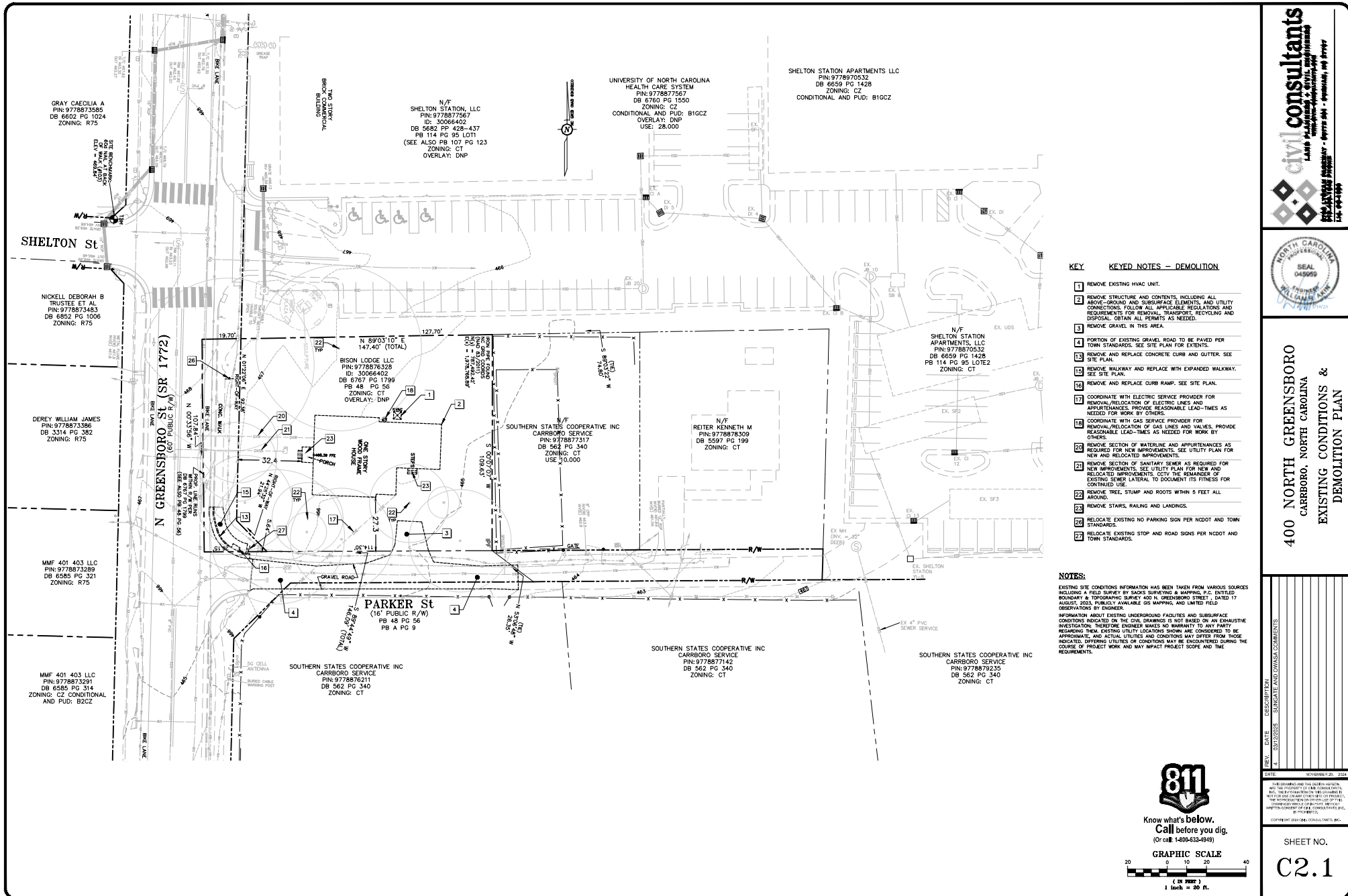


Know what's below.
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(Or call 1-800-632-4949)

SHEET NO.
C1.1

Attachment D





KEY:

KEY NOTES — SITE PLAN

- 1 24" CONCRETE CURB AND GUTTER.
- 2 30" CONCRETE CURB AND GUTTER.
- 3 STANDARD CONCRETE WALK, 6" WIDE UNLESS OTHERWISE NOTED.
- 4 HANDICAP RAMP TYPE A.
- 5 SIDEWALK AND CURB FLUSH WITH PAVEMENT.
- 6 HEAVY DUTY PAVEMENT. USE FOR ALL PARKING SPACES AND DRIVE AISLES.
- 7 EXTENT OF STONE INFILTRATION SECTION. SEE GRADING AND STORM DRAINAGE PLAN AND DETAILS.
- 8 WHEEL STOP. SET 24" CLEAR FROM EDGE OF PARKING SPACE.
- 9 PAINTED PARKING SPACE STRIPING USING 4" WIDE WHITE STRIPES.
- 10 PAINTED UNIVERSAL HANDICAPPED SYMBOL AND HANDICAPPED ACCESS AISLE STRIPING - VAN ACCESSIBLE SPACE.
- 11 HANDICAPPED PARKING SIGNS ON POST.
- 12 TRANSITION CURB TO FLUSH CONDITION.
- 13 4" THICK CONCRETE BICYCLE PARKING PAD WITH BIKE RACKS.
- 14 PLANTERS. SEE ARCHITECT'S PLANS.
- 15 GARDEN WALLS, STEPS, LANDINGS AND CHIMNEY BY ARCHITECT, SEE ARCHITECT'S PLANS.
- 16 REDUCED SIDEWALK EXPANSION TO 6'-4" - WIDTH FOR ENLARGED PLANTER SPACE.
- 17 TIE IN TO EXISTING PAVEMENT.
- 18 TIE IN TO EXISTING CURB OR GUTTER OR SIDEWALK.
- 19 RETAINING WALL. DESIGN BY OTHERS. SEE GRADING PLAN FOR REQUIRED FINISHED GRADE ELEVATIONS AT TOP AND BOTTOM OF WALL.
- 20 NEW PAVEMENT TO REPLACE AND EXPAND EXISTING GRAVEL ROAD IN ACCORDANCE WITH NCOTD AND TOWN PAVING STANDARD. TYPICAL PAVING SECTION TO BE THE EQUIVALENT OF 8" ABC STONE AND 2" OF SAND UNLESS OTHERWISE SPECIFIED BY CARBORO PUBLIC WORKS DIRECTOR.
- 21 5 BIKE RACKS FOR 10 BIKE SPACES.
- 22 TIE NEW SIDEWALK EXPANSION TO EXISTING SIDEWALK FOR 10' WIDTH.
- 23 ELECTRIC CAR CHARGER. SEE ELECTRICAL PLANS FOR CONDUIT AND CABLEING REQUIREMENTS.
- 24 UTILITY ROOM.
- 25 STOP NEW SIDEWALK 3' FROM ADJOINING PROPERTY LINE TO AVOID ENCRoACHMENT ON ADJOINING PROPERTY. PROVIDE A CONSTRUCTION EASEMENT TO ALLOW FUTURE ENCRoACHMENT FOR CONTINUATION OF SIDEWALK BY OTHERS.
- 26 HANDICAP RAMP TYPE D.

NCDOT NOTES:

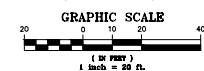
1. WORK WITHIN THE R/W FOR SIDEWALK IMPROVEMENTS, NEW CURB AND GUTTER AND PAVING SHOWN SHALL REQUIRE NCOTD ENCRoACHMENT AGREEMENTS.

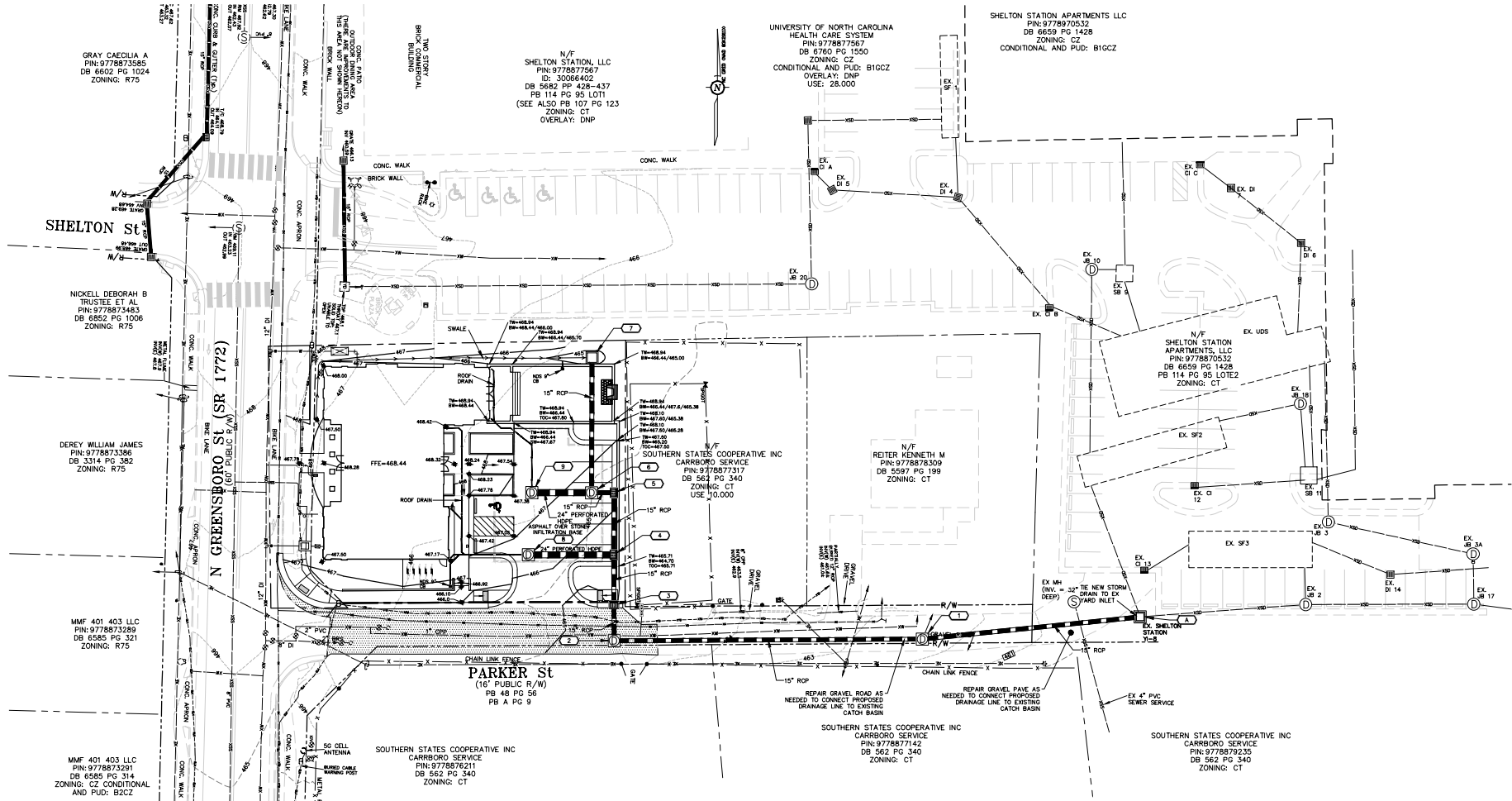
ORANGE COUNTY
SOLID WASTE:

1. ALL EXISTING STRUCTURES 100 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 (RMMO) AND TO ASSESS THE POTENTIAL FOR DECONTAMINATION AND FOR THE REUSE OF SALVAGEABLE MATERIALS. CONTACT THE ORANGE COUNTY SW ENFORCEMENT OFFICER AT 313-3528-2788 TO ARRANGE FOR THE ASSESSMENT.
2. PURSUANT TO THE COUNTY'S RMMO, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
3. PURSUANT TO THE COUNTY'S RMMO, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE WHICH INCLUDES ANY REGULATED RECYCLABLE MATERIALS SHALL BE LICENSED BY ORANGE COUNTY.
4. 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.
5. THE PRESENCE IF 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.



Know what's below.
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(Or call 1-800-532-4949)





STORM DRAINAGE SCHEDULE

Note: See Storm Drainage Specifications for more information.

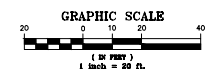
Structure Number	Structure Type	Structure Invert Elevation	Structure Invert (or FES Invert Out)	Structure Invert (or FES Invert In)	To Structure	Pipe Length ft	Pipe Size in	Pipe Diameter and Material	NOTES
A	EXISTING CATCH BASIN	458.90	452.45 (from 1)						
1	NCDOT 840.34	462.42	457.67 (from 2)	457.57	A	90.33'	5.688"	15" RCP	
2	NCDOT 840.34	464.66	459.05 (from 3)	458.94	1	126.98'	1.000"	15" RCP	
3	NCDOT 840.02	465.20	459.30 (from 4)	459.20	2	14.78'	1.000"	15" RCP	
4	NCDOT 840.02	465.71	461.46 (from 5)	460.88	3	20.67'	7.474"	15" RCP	
5	NCDOT 840.02	466.35	461.82 (from 6)	461.72	4	25.54'	1.000"	15" RCP	GASKETED JOINTS
6	NCDOT 840.31	466.60	462.11 (from 7)	462.01	5	9.20'	2.074"	15" RCP	GASKETED JOINTS
7	NCDOT 840.04	464.60		462.67	6	55.59'	1.000"	15" RCP	GASKETED JOINTS
8	NCDOT 840.31	466.50		461.64	4	35.25'	0.500"	24" PERFORATED HDPE	
9	NCDOT 840.31	467.30		462.23	6	24.68'	0.500"	24" PERFORATED HDPE	

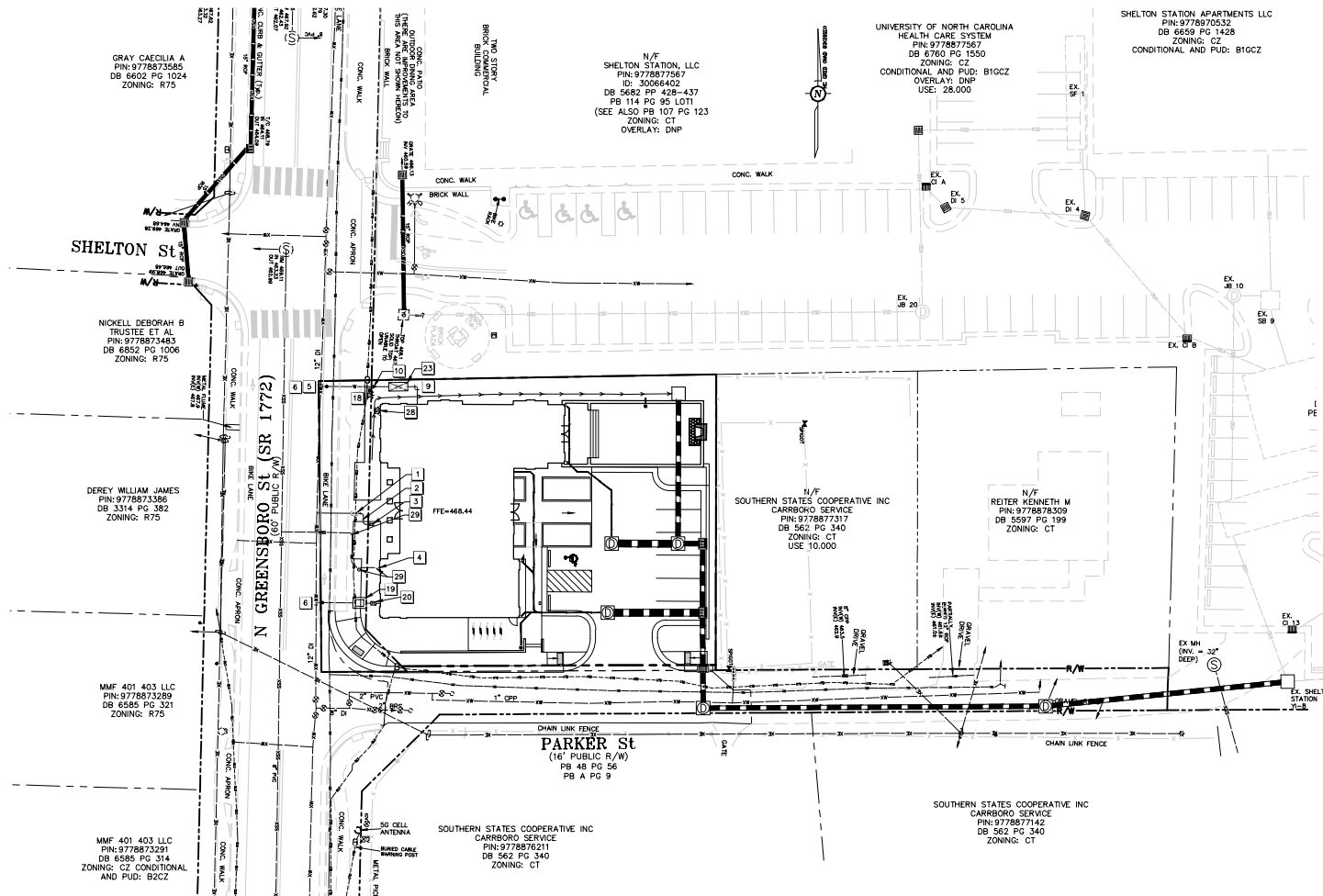
SCM NOTES:

- SCM'S MUST BE CERTIFIED BY THE ENGINEER OF RECORD AS CONSTRUCTED PER THE APPROVED CONSTRUCTION PLANS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- AS-BUILT DRAWINGS WILL BE SUBMITTED TO THE TOWN OF CARRBORO.



Know what's below.
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KEY KEYED NOTES - UTILITY PLAN

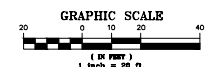
- 1 EX. WATER METER TO REMAIN FOR FUTURE IRRIGATION USE.
- 2 FUTURE WATER SERVICE TO FUTURE IRRIGATION BACKFLOW PREVENTER.
- 3 FUTURE BACKFLOW PREVENTER DEVICE FOR FUTURE IRRIGATION USE IN AN INSULATED ABOVE-GROUND ENCLOSURE. DEVICE SHALL BE A 1" REDUCED PRESSURE PRINCIPLE LEAD-FREE ASSEMBLY. ENCLOSURE WILL ACCOMMODATE DEVICE SIZE, CONFIGURATION, CLEARANCE, ACCESS, AND MAINTENANCE REQUIREMENTS IN ACCORDANCE WITH OWSA STANDARDS. (SEE DETAILS). FUTURE EXTENSION OF ELECTRIC SERVICE TO BOX WITH GFD WILL BE PROVIDED IN ACCORDANCE WITH OWSA STANDARDS.
- 4 RE-ROUTED 4" PVC SEWER LATERAL.
- 5 CONNECT TO EXISTING WATERLINE USING 12" X 8" TAPPING SLEEVE AND 8" TAPPING VALVE, WITH THRUST RESTRAINT. VERIFY EXISTING PIPE SIZE & MATERIAL, AND PROVIDE SUITABLE SLEEVE AND EQUIPMENT FOR THE TAP. INSTALL SLEEVE WITH AT LEAST 12" SEPARATION FROM ANY JOINT, BELL, FITTING, OR TAP. EXTEND 8" TO WATER LINE TO REDUCER AND 4" IS WATER LINE BEYOND REDUCER.
- 6 PAYMENT CUT AND PATCH AS NEEDED FOR UTILITY LINE INSTALLATION. CONFORM TO ALL RIGHT-OF-WAY ENCROACHMENT CONDITIONS FOR THE WORK.
- 7 22.5 DEGREE MJ BEND MATCHING PIPE SIZE. PROVIDE THRUST RESTRAINT AS REQUIRED.
- 8 45 DEGREE MJ BEND MATCHING PIPE SIZE. PROVIDE THRUST RESTRAINT AS REQUIRED.
- 9 90 DEGREE MJ BEND MATCHING PIPE SIZE. PROVIDE THRUST RESTRAINT AS REQUIRED.
- 10 8" X 4" MJ REDUCER FITTING MATCHING PIPE SIZES. PROVIDE THRUST RESTRAINT AS REQUIRED.
- 11 8" X 8" MJ HYDRANT TEE, 6" GATE VALVE WITH VALVE BOX AND CONCRETE COLLAR, AND FIRE HYDRANT ASSEMBLY IN ACCORDANCE WITH OWSA STANDARDS.
- 12 2" WATER SERVICE TAP, 2" GATE VALVE, 2" HARD COPPER SERVICE LINE TO METER, AND 1" METER ASSEMBLY IN 2" METER BOX FOR DOMESTIC WATER SERVICE. PROVIDE ALL COMPONENTS WITH LEAD-FREE RATING.
- 13 BACKFLOW PREVENTER DEVICE FOR DOMESTIC WATER SERVICE INSTALLED IN AN INSULATED ABOVE-GROUND ENCLOSURE. DEVICE SHALL BE A 1" REDUCED PRESSURE PRINCIPLE LEAD-FREE ASSEMBLY. PROVIDE AN ENCLOSURE THAT WILL ACCOMMODATE DEVICE SIZE, CONFIGURATION, CLEARANCE, ACCESS, AND MAINTENANCE REQUIREMENTS IN ACCORDANCE WITH OWSA STANDARDS. (SEE DETAILS). RUN ELECTRIC SERVICE TO BOX WITH GFD IN ACCORDANCE WITH OWSA STANDARDS.
- 14 BACKFLOW PREVENTER DEVICE FOR FIRE SPRINKLER SYSTEM INSTALLED IN AN INSULATED ABOVE-GROUND ENCLOSURE. DEVICE SHALL BE A 4" REDUCED PRESSURE PRINCIPLE LEAD-FREE ASSEMBLY. PROVIDE AN ENCLOSURE THAT WILL ACCOMMODATE DEVICE SIZE, CONFIGURATION, CLEARANCE, ACCESS, AND MAINTENANCE REQUIREMENTS IN ACCORDANCE WITH OWSA STANDARDS. (SEE DETAILS). RUN ELECTRIC SERVICE TO BOX WITH GFD IN ACCORDANCE WITH OWSA STANDARDS.
- 15 NOT USED.
- 16 FIRE DEPARTMENT CONNECTION INSTALLED ON EXTERIOR BUILDING WALL, WITH SIGNAGE AS REQUIRED BY LOCAL FIRE CODE OFFICIAL. VERIFY LOCATIONS WITH ARCHITECT AND FIRE CODE OFFICIAL.
- 17 CONNECT TO EXISTING 4" PVC SEWER LATERAL PIPE AND ROUTE NEW 4" PVC SEWER LATERAL PIPE AS SHOWN. INSTALL 4" PVC SANITARY SEWER CLEANOUT ASSEMBLY AS SHOWN, CTV THE REMAINDER OF EXISTING SEWER LATERAL TO DOCUMENT ITS FITNESS FOR CONTINUED USE.

NCDOT NOTES:

1. WORK WITHIN THE R/W FOR WATER EXTENSION SHOWN, AND ASSOCIATED CUTTING AND PATCHING, SHALL REQUIRE NCDOT ENCROACHMENT AGREEMENTS.

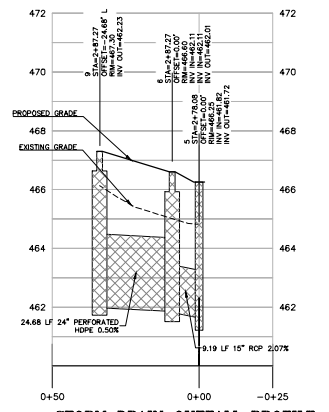
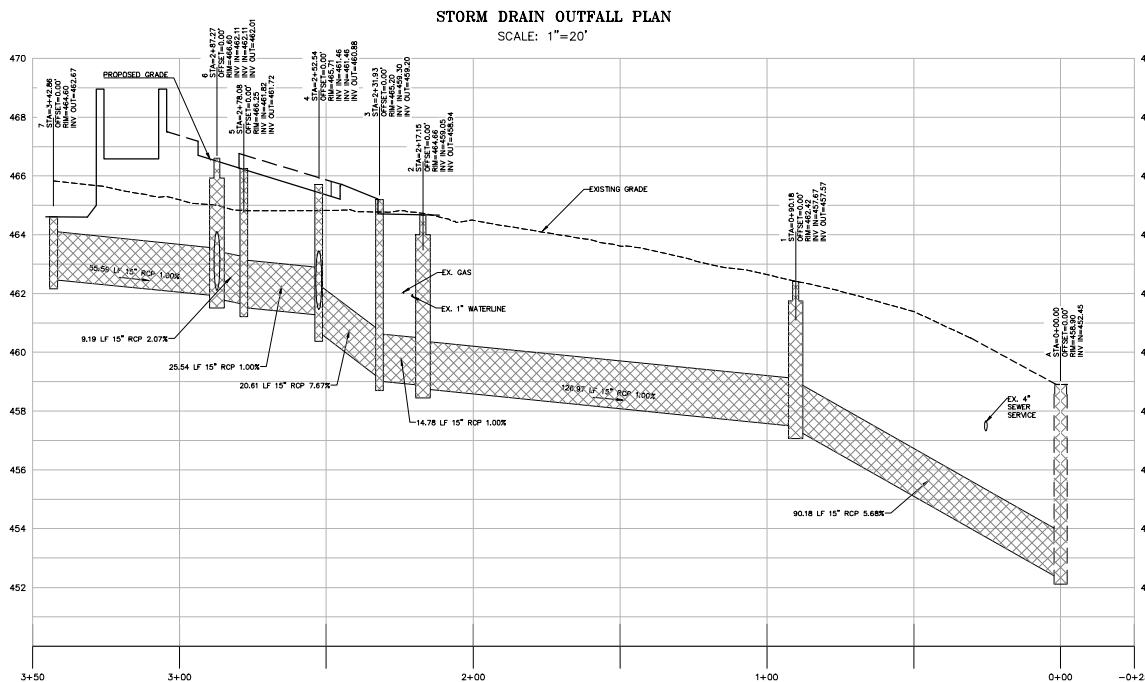
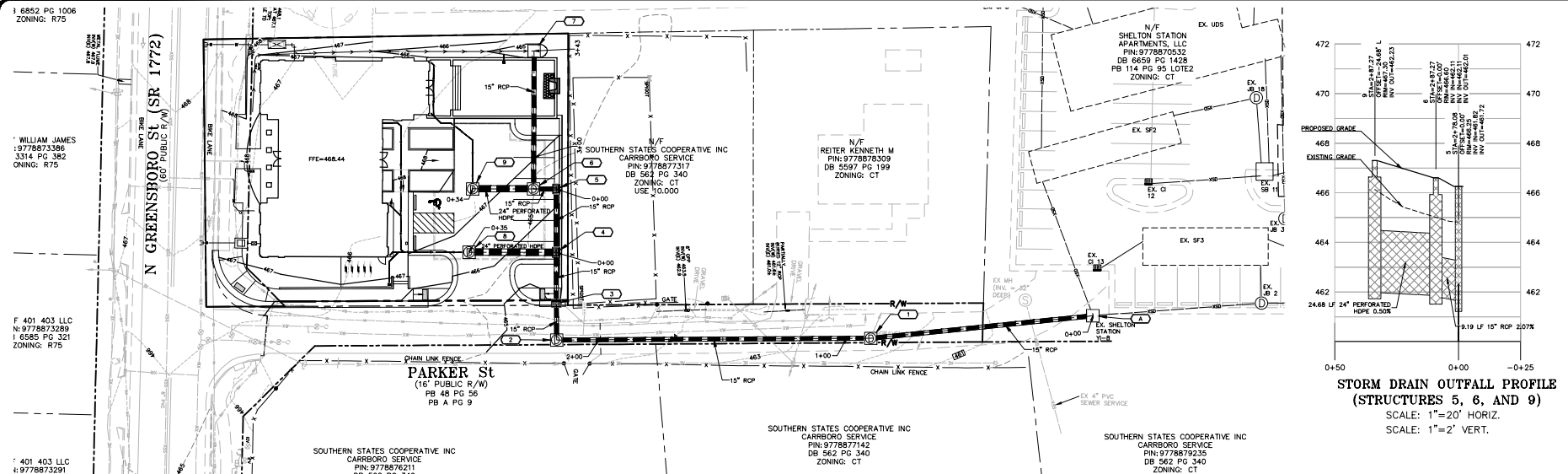


Know what's below.
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REV.	DATE	DESCRIPTION
1	02/27/2025	TOWN REVIEW COMMENTS
2	03/17/2025	SUNSHINE AND OWSA COMMENTS
3	04/17/2025	FIRE SPRINKLER, DOMESTIC WATER & IRRIGATION

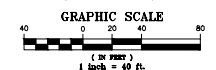
DATE:	REVISIONS:
04/17/2025	04/17/2025



STORM DRAIN OUTFALL PROFILE
(STRUCTURES 4 AND 8)
SCALE: 1"=20' HORIZ.
SCALE: 1"=2' VERT.

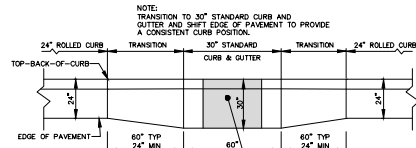


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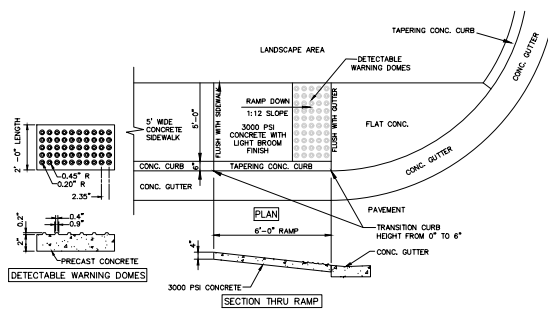


REV	DATE	DESCRIPTION
1	02/27/2025	ASPHALT PAVEMENT SWAL UPDATE
2	02/27/2025	TOWN REVIEW COMMENTS
3	03/12/2025	SURNAME AND OWNERS COMMENTS
4	04/01/2025	THE CITY ENGINEER COMMENTS TO WATER & UTILITY DIV.

DATE: NOVEMBER 20, 2024
PROJECT: 400 NORTH GREENSBORO ST. STORM DRAINAGE
DRAWN BY: J. J. JONES
CHECKED BY: J. J. JONES
APPROVED BY: J. J. JONES
CIVIL CONSULTANTS, INC.
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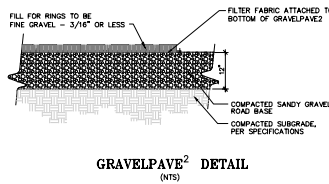


**CURB TRANSITION AT CATCH BASINS
MAINTAIN CURB**
NTS

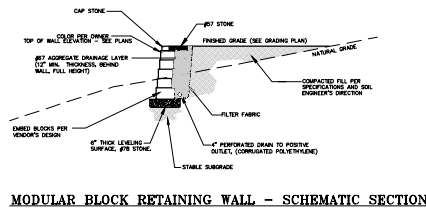


TYPE 'A' HANDICAP RAMP
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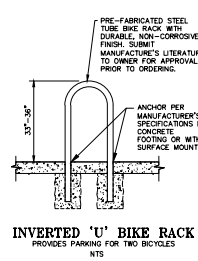
TYPE 'D' HANDICAP RAMP
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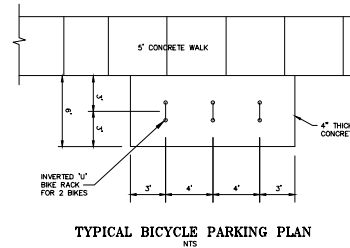
GRAVELPAVE² DETAIL
(NTS)



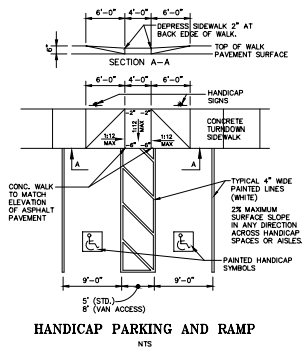
MODULAR BLOCK RETAINING WALL - SCHEMATIC SECTION
NTS



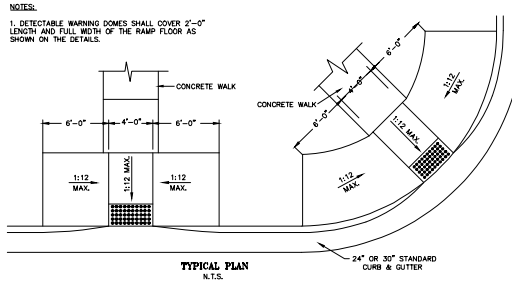
INVERTED 'U' BIKE RACK
NTS



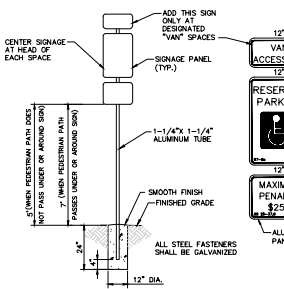
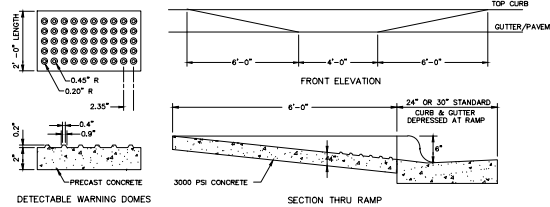
TYPICAL BICYCLE PARKING PLAN
NTS



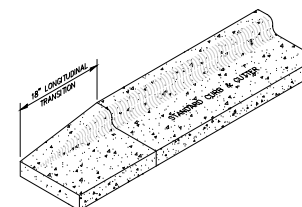
HANDICAP PARKING AND RAMP
NTS



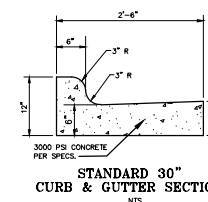
TYPICAL PLAN
NTS



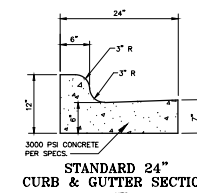
HANDICAP PARKING SIGNAGE
NTS



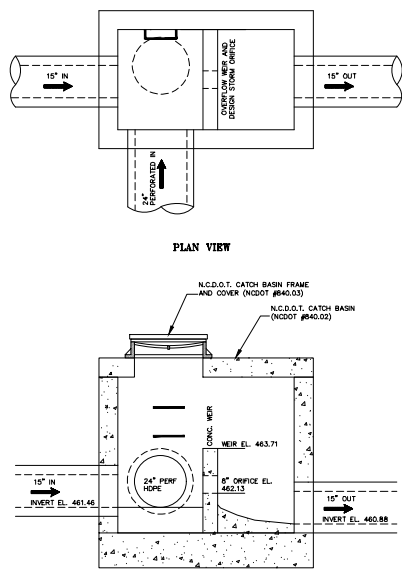
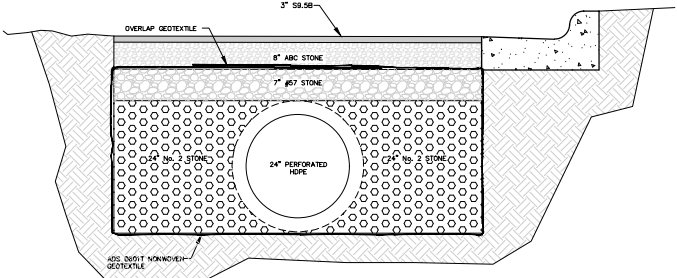
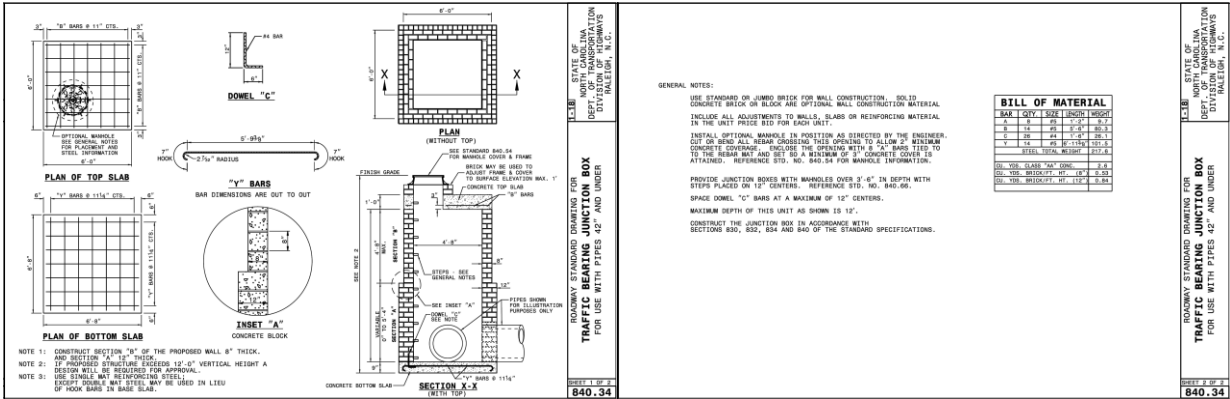
**STANDARD CURB
LONGITUDINAL TRANSITION**
NTS

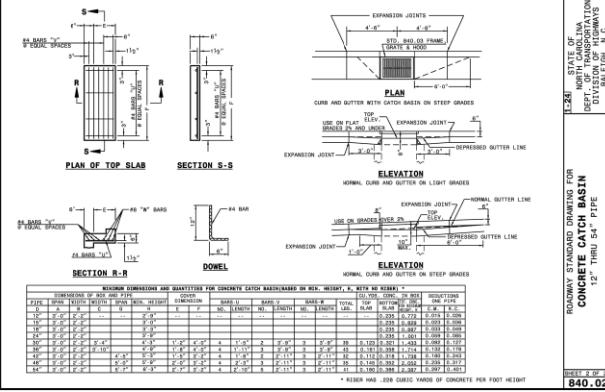
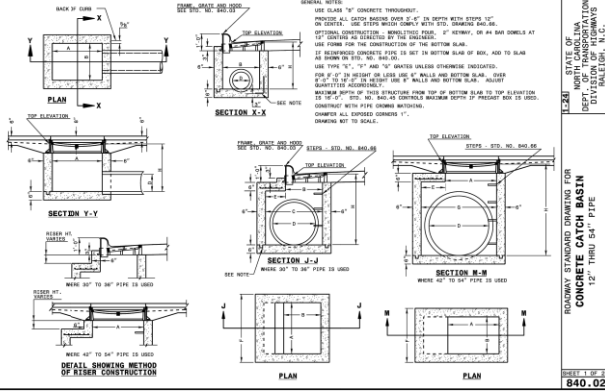
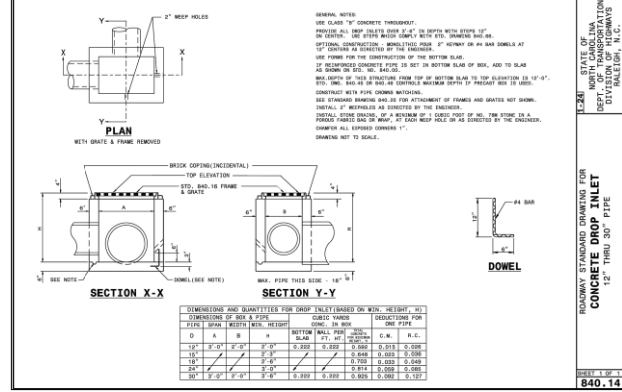
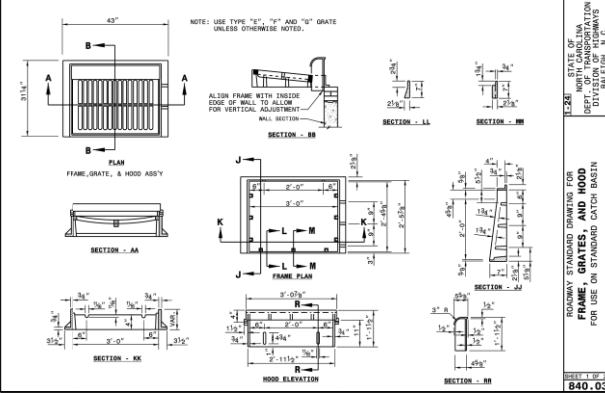
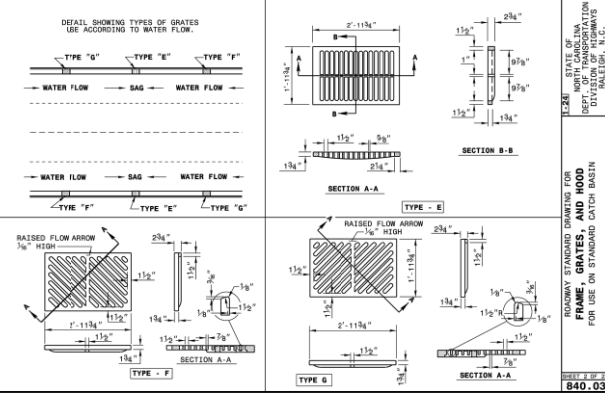
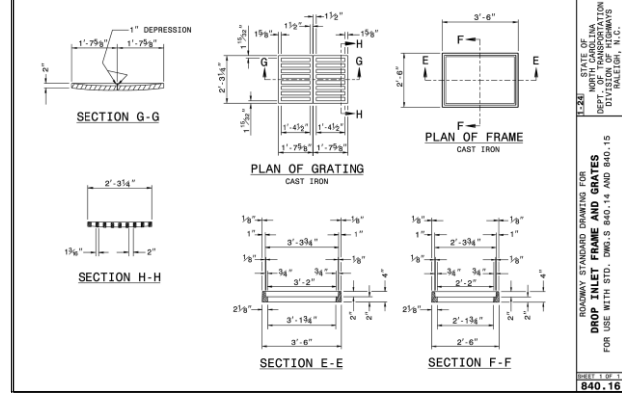
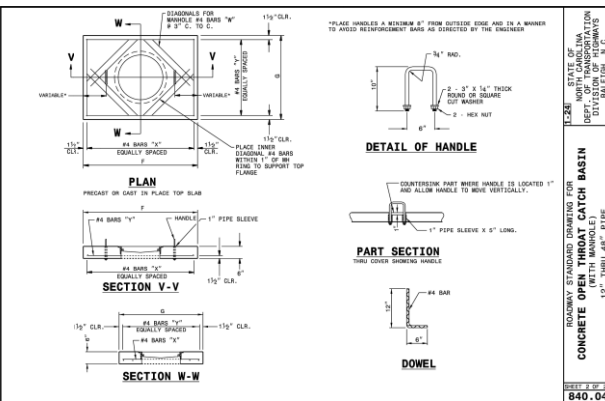
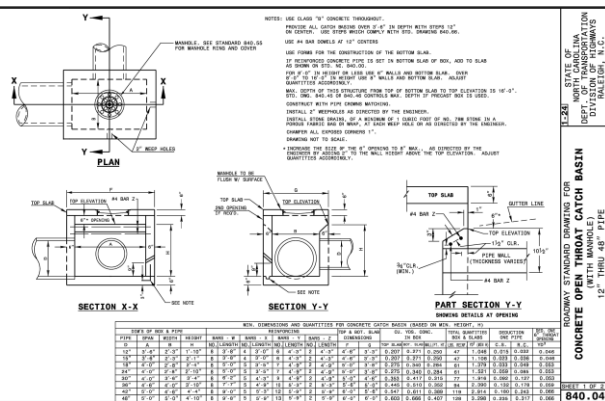
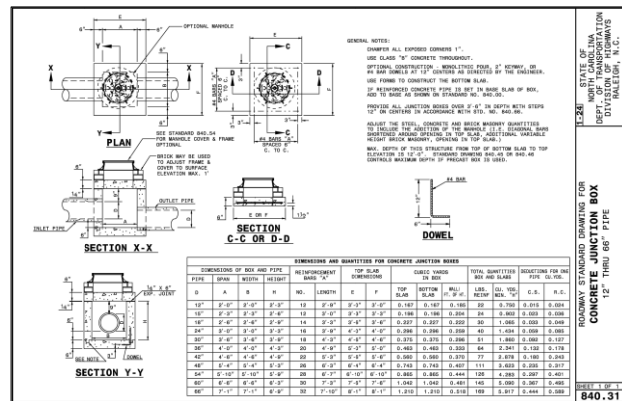



STANDARD 30\"/>



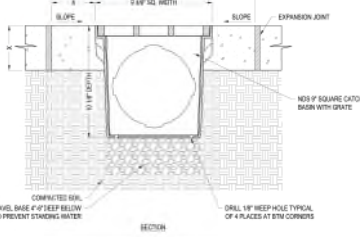
STANDARD 24\"/>







NDS, INC.
851 N. HARVARD AVE.
LINDSAY, CA 95247
TOLL FREE: 1-800-726-1964 EXT 3
www.ndsgpo.com
techservice@ndsgpo.com



SECTION

CLASS	CLASS A	CLASS B	CLASS C	CLASS D
PRESTRESS	1000 PSI	1000 PSI	1000 PSI	1000 PSI
CONCRETE	4000 PSI	4000 PSI	4000 PSI	4000 PSI
REINFORCING	4000 PSI	4000 PSI	4000 PSI	4000 PSI

MANUFACTURER NOTES:
1. GRATE TO BE ATTACHED TO CATCH-BASIN WITH SCREW PROVIDED AT TIME OF INSTALLATION.
2. REINFORCING CAN BE CUT TO REMOVE EXCESS REINFORCING.
3. EXISTING SOLID REINFORCING EVALUATED TO ENSURE PROPER STRUCTURAL AND PERMEABILITY PROPERTIES.
4. REINFORCING COVER AND GRADE OF TOP OF PRESTRESSING TYPICAL 1/4" FOR VERTICAL TYPICAL.
5. FOR PRODUCT ASSISTANCE, CONTACT NDS TECHNICAL SERVICE AT TECHSERVICE@NDSGPO.COM

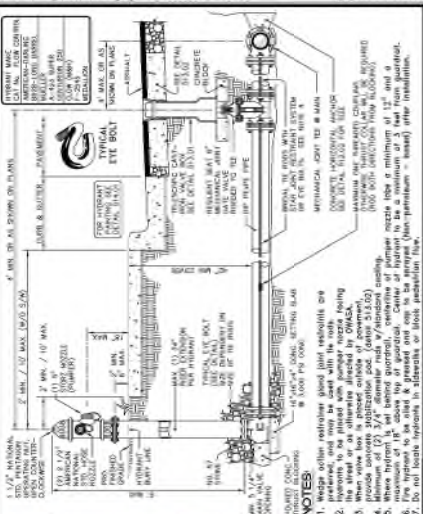
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S PRELIMINARY DRAWING.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF ORIGINAL PRINTING. IT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR TO NOTE FOR PRODUCT AND COMPANY INFORMATION VISIT: www.ndsgpo.com AND ENTER REFERENCE NUMBER 08-015

CATCH BASINS
1/2" SQUARE CATCH-BASIN - TYPICAL INSTALLATION FOR VEHICULAR TRAFFIC APPLICATIONS LOAD A-2

REVISION DATE: 20/02/2011
CAG/Mills.com

Details Provided by: **OWASA Consulting Engineers** - WWW.OWASACONSULTING.COM

12/16/2012 - 11:23:45 AM

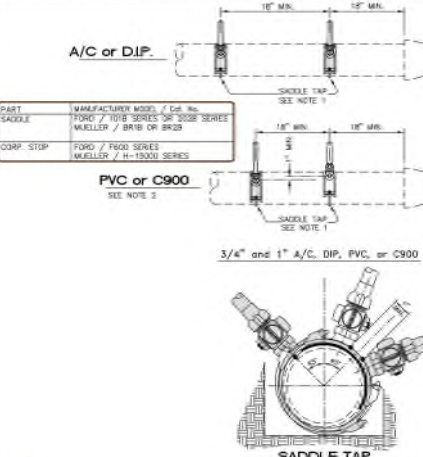


TYPICAL RODDED FIRE HYDRANT STREETS WITH CURB & GUTTER

OWASA
Orange Water and Sewer Authority
2000 N. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304
Tel: 954.474.4747
Fax: 954.474.4747
www.owasa.com

Details Provided by: **OWASA Consulting Engineers** - WWW.OWASACONSULTING.COM

07/26/2014 - 6:12:14 PM



A/C or DIP
PART: MANUFACTURER MODEL / Cat. No.
SADDLE: FORD / 1018 SERIES "DIP" 2008 SERIES
WELLER / 1018 OF 1018
COMP. STOP: FORD / 1018 SERIES
WELLER / 1018 OF 1018

PVC or C900
SEE NOTE 2

3/4" and 1" A/C, DIP, PVC, or C900

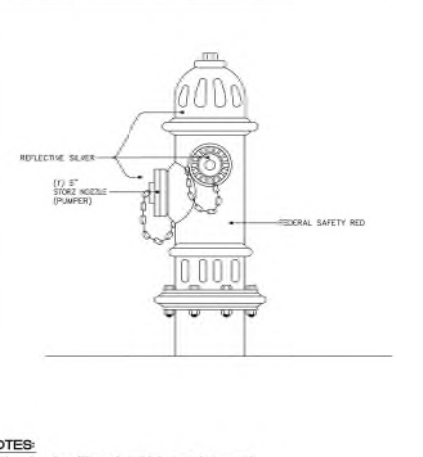
SADDLE TAP

NOTES:
1. All bronze saddle (single or double strap for 3/4" and 1")
2. If 2 taps are made on each side of the main there shall be a minimum of 18" horizontal separation. Multiple taps on the same side shall have a minimum 18" horizontal separation and staggered a minimum of 1" vertically to prevent damage to the main.

OWASA
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Details Provided by: **OWASA Consulting Engineers** - WWW.OWASACONSULTING.COM

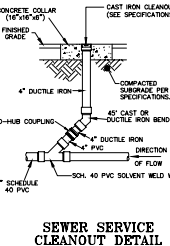
07/26/2014 - 6:12:14 PM



REFLECTIVE SILVER
(1) 5" STROKE KNOB (PUMPER)
RED SAFETY RED

NOTES:
1. Use sherwin-williams industrial enamel or equal.
2. Paint colors are applicable to the following locations:
a. Town of Carrboro
b. Town of Chapel Hill
c. Durham County
d. Orange County
e. University of North Carolina
3. Privately owned hydrants shall not be the same color as OWASA hydrants.

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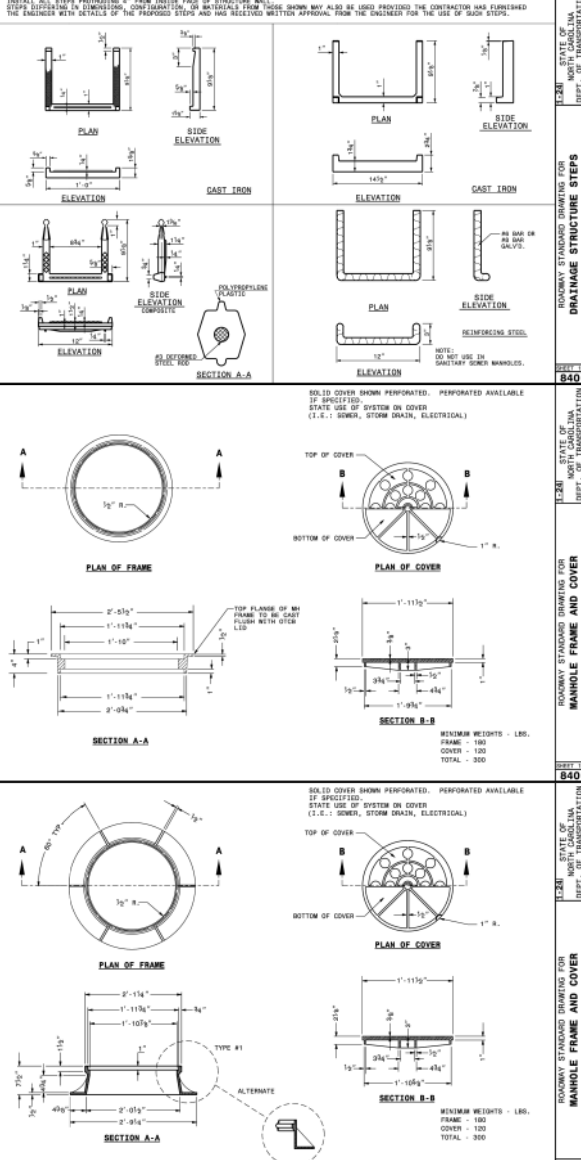


SEWER SERVICE CLEANOUT DETAIL

CONCRETE COLLAR (MIN. 4")
FINISHED GRADE
4" DUCTILE IRON
NO-HUB COUPLING
4" SCHEDULE 40 PVC
CAST IRON CLEANOUT (SEE SPECIFICATIONS)
COMPACTED SURFACE PER SPECIFICATIONS
4" CAST OR DUCTILE IRON BEND
4" DUCTILE IRON
DIRECTION OF FLOW
SOL. 40 PVC SOLVENT WELD JOINT

Details Provided by: **OWASA Consulting Engineers** - WWW.OWASACONSULTING.COM

12/16/2012 - 11:23:45 AM



MANHOLE STANDARDS DRAWING FOR DRAINAGE STRUCTURE STEPS

SECTION A-A
SECTION B-B

NOTES:
1. ALL STEPS PROVIDED 4" FROM INSIDE FACE OF STRUCTURE WALL.
2. STEPS DIFFERENTIAL IN DIMENSION, CONSTRUCTION OR MATERIALS FROM THOSE SHOWN MAY ALSO BE USED PROVIDED THE CONTRACTOR HAS FURNISHED THE ENGINEER WITH DETAILS OF THE PROPOSED STEPS AND HAS ELECTED METHOD APPROVED FROM THE ENGINEER FOR THE USE OF SUCH STEPS.

MANHOLE STANDARDS DRAWING FOR DRAINAGE STRUCTURE STEPS


SECTION A-A
SECTION B-B

NOTES:
1. ALL STEPS PROVIDED 4" FROM INSIDE FACE OF STRUCTURE WALL.
2. STEPS DIFFERENTIAL IN DIMENSION, CONSTRUCTION OR MATERIALS FROM THOSE SHOWN MAY ALSO BE USED PROVIDED THE CONTRACTOR HAS FURNISHED THE ENGINEER WITH DETAILS OF THE PROPOSED STEPS AND HAS ELECTED METHOD APPROVED FROM THE ENGINEER FOR THE USE OF SUCH STEPS.


MANHOLE STANDARDS DRAWING FOR DRAINAGE STRUCTURE STEPS

SECTION A-A
SECTION B-B

NOTES:
1. ALL STEPS PROVIDED 4" FROM INSIDE FACE OF STRUCTURE WALL.
2. STEPS DIFFERENTIAL IN DIMENSION, CONSTRUCTION OR MATERIALS FROM THOSE SHOWN MAY ALSO BE USED PROVIDED THE CONTRACTOR HAS FURNISHED THE ENGINEER WITH DETAILS OF THE PROPOSED STEPS AND HAS ELECTED METHOD APPROVED FROM THE ENGINEER FOR THE USE OF SUCH STEPS.



civil consultants
LAND PLANNING & CIVIL ENGINEERING
1000 W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304
Tel: 954.474.4747
Fax: 954.474.4747
www.civilconsultants.com



NORTH CAROLINA
SEAL
045659
WILLIAM H. HAY
JANUARY 2011

400 NORTH GREENSBORO
CARRBORO, NORTH CAROLINA
DETAILS

REV.	DATE	DESCRIPTION
1	02/27/2012	TOWN REVIEW COMMENTS
2	03/12/2012	SUBMITTEE AND OWASA COMMENTS
3	03/12/2012	OWASA COMMENTS

OWASA
Orange Water and Sewer Authority
2000 N. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304
Tel: 954.474.4747
Fax: 954.474.4747
www.owasa.com

SHEET NO.
C11.4

Drawn: [Name] / [Title] / [Firm] / [Date] / [Time]

TEST PRESSURE = 250 P.S.I.

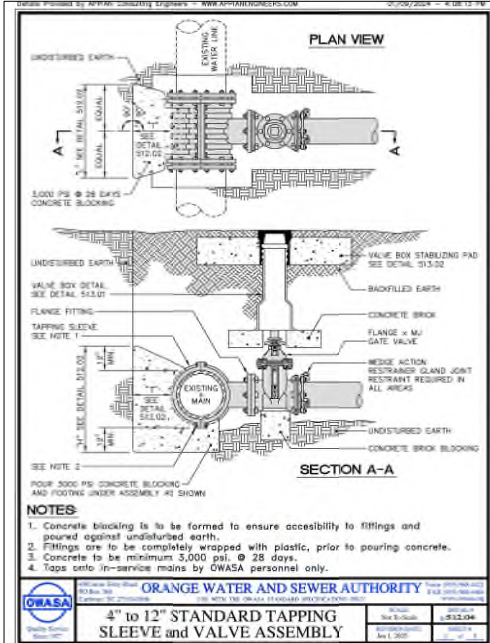
PIPE SIZE	PIPE FITTING	DIMENSIONS (F.L.)			VOLUME CONCRETE CU. YD.
		"L"	"W"	"H"	
4 INCHES	11 1/4"	1.00	1.00	0.08	0.04
	22 1/2"	1.00	1.00	1.50	0.08
	45"	1.00	1.00	1.50	0.08
	90"	1.50	1.50	2.50	0.09
6 INCHES	TEE / FLUG	1.50	1.50	2.00	0.12
	11 1/4"	1.00	1.00	2.50	0.09
	22 1/2"	1.00	1.00	2.50	0.09
	45"	1.50	1.50	2.50	0.09
8 INCHES	90"	3.00	3.00	3.50	0.19
	TEE / FLUG	3.00	3.00	2.50	0.19
	11 1/4"	1.50	1.50	2.50	0.15
	22 1/2"	1.50	1.50	2.50	0.15
10 INCHES	45"	3.00	1.50	2.50	0.19
	90"	3.00	2.50	3.50	0.19
	TEE / FLUG	3.00	2.50	2.50	0.19
	11 1/4"	3.00	2.50	2.50	0.19
12 INCHES	22 1/2"	3.00	2.50	2.50	0.19
	45"	3.00	2.50	2.50	0.19
	90"	4.00	2.50	3.00	0.21
	TEE / FLUG	4.00	2.50	2.50	0.21
16 INCHES	11 1/4"	3.00	2.50	2.50	0.19
	22 1/2"	3.00	2.50	2.50	0.19
	45"	4.00	2.50	2.50	0.19
	TEE / FLUG	4.00	2.50	2.50	0.19

CHART NOTES:

- If blocking excavation is in lightly compacted fill areas, or in areas where boulders or slumps have been removed, blocking size must be re-sized for the specific location/circumstance by a NC licensed Professional Engineer.
- Blocking sizes shown in these tables assume the following:
 - Blocking is constructed in residual soils as shown in detail
 - Soil bearing pressure = 2000 psf
 - Velocity of flow = 15 fps
- This detail not applicable to reducing bends.
- Neither the weight of the concrete blocking nor friction between concrete blocking and soil was added into blocking size computation. Therefore, blocking size is conservative.

ORANGE WATER AND SEWER AUTHORITY
 1000 E. 1st St. / Raleigh, NC 27601 / Phone: (919) 968-4421 / Fax: (919) 968-4464
 www.owasa.org

BLOCKING DETAIL for HORIZONTAL BENDS AND TEE
 Not To Scale / ±512.02



Drawn: [Name] / [Title] / [Firm] / [Date] / [Time]

TEST PRESSURE = 200 P.S.I.

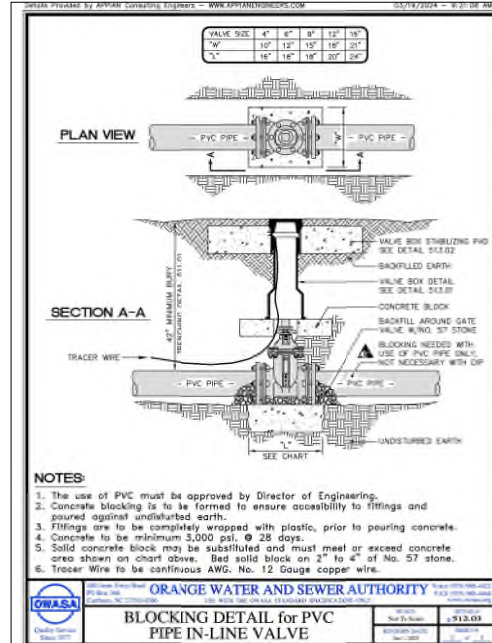
PIPE SIZE	PIPE FITTING	DIMENSIONS (F.L.)			VOLUME CONCRETE CU. YD.
		"L"	"W"	"H"	
4 INCHES	11 1/4"	1.00	1.00	1.00	0.04
	22 1/2"	1.00	1.00	1.50	0.08
	45"	1.00	1.00	1.50	0.08
	90"	1.50	1.50	2.50	0.09
6 INCHES	TEE / FLUG	1.50	1.50	2.00	0.12
	11 1/4"	1.00	1.00	2.50	0.09
	22 1/2"	1.00	1.00	2.50	0.09
	45"	1.50	1.50	2.50	0.09
8 INCHES	90"	3.00	3.00	3.50	0.19
	TEE / FLUG	3.00	3.00	2.50	0.19
	11 1/4"	1.50	1.50	2.50	0.15
	22 1/2"	1.50	1.50	2.50	0.15
10 INCHES	45"	3.00	1.50	2.50	0.19
	90"	3.00	2.50	3.50	0.19
	TEE / FLUG	3.00	2.50	2.50	0.19
	11 1/4"	3.00	2.50	2.50	0.19
12 INCHES	22 1/2"	3.00	2.50	2.50	0.19
	45"	3.00	2.50	2.50	0.19
	90"	4.00	2.50	3.00	0.21
	TEE / FLUG	4.00	2.50	2.50	0.21
16 INCHES	11 1/4"	3.00	2.50	2.50	0.19
	22 1/2"	3.00	2.50	2.50	0.19
	45"	4.00	2.50	2.50	0.19
	TEE / FLUG	4.00	2.50	2.50	0.19

CHART NOTES:

- If blocking excavation is in lightly compacted fill areas, or in areas where boulders or slumps have been removed, blocking size must be re-sized for the specific location/circumstance by a NC licensed Professional Engineer.
- Blocking sizes shown in these tables assume the following:
 - Blocking is constructed in residual soils as shown in detail
 - Soil bearing pressure = 2000 psf
 - Velocity of flow = 15 fps
- This detail not applicable to reducing bends.
- Neither the weight of the concrete blocking nor friction between concrete blocking and soil was added into blocking size computation. Therefore, blocking size is conservative.

ORANGE WATER AND SEWER AUTHORITY
 1000 E. 1st St. / Raleigh, NC 27601 / Phone: (919) 968-4421 / Fax: (919) 968-4464
 www.owasa.org

BLOCKING DETAIL for HORIZONTAL BENDS AND TEE
 Not To Scale / ±512.02



Drawn: [Name] / [Title] / [Firm] / [Date] / [Time]

TEST PRESSURE = 150 P.S.I.

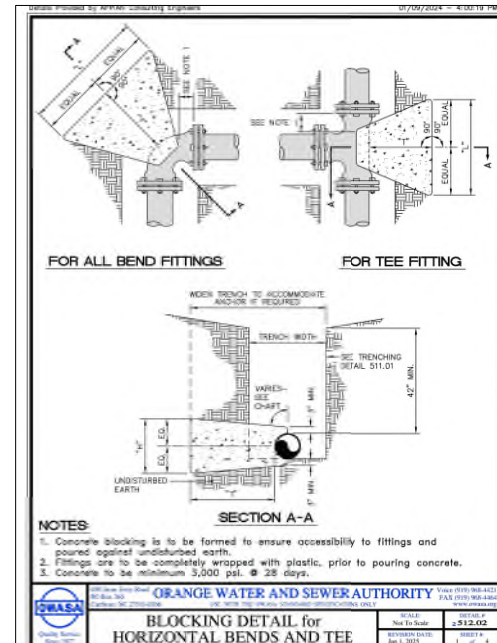
PIPE SIZE	PIPE FITTING	DIMENSIONS (F.L.)			VOLUME CONCRETE CU. YD.
		"L"	"W"	"H"	
4 INCHES	11 1/4"	1.00	1.00	1.00	0.04
	22 1/2"	1.00	1.00	1.50	0.08
	45"	1.00	1.00	1.50	0.08
	90"	1.50	1.50	2.50	0.09
6 INCHES	TEE / FLUG	1.00	1.00	2.00	0.07
	11 1/4"	1.00	1.00	2.50	0.09
	22 1/2"	1.00	1.00	2.50	0.09
	45"	1.50	1.50	2.50	0.09
8 INCHES	90"	3.00	3.00	3.50	0.19
	TEE / FLUG	3.00	3.00	2.50	0.19
	11 1/4"	1.50	1.50	2.50	0.15
	22 1/2"	1.50	1.50	2.50	0.15
10 INCHES	45"	3.00	1.50	2.50	0.19
	90"	3.00	2.50	3.50	0.19
	TEE / FLUG	3.00	2.50	2.50	0.19
	11 1/4"	3.00	2.50	2.50	0.19
12 INCHES	22 1/2"	3.00	2.50	2.50	0.19
	45"	3.00	2.50	2.50	0.19
	90"	4.00	2.50	3.00	0.21
	TEE / FLUG	4.00	2.50	2.50	0.21
16 INCHES	11 1/4"	3.00	2.50	2.50	0.19
	22 1/2"	3.00	2.50	2.50	0.19
	45"	4.00	2.50	2.50	0.19
	TEE / FLUG	4.00	2.50	2.50	0.19

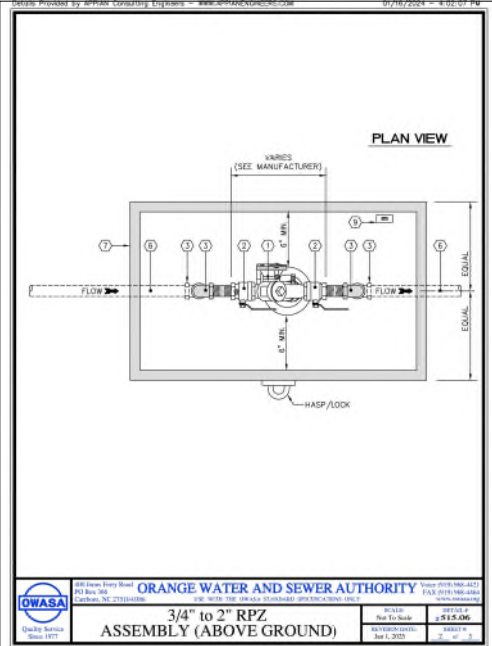
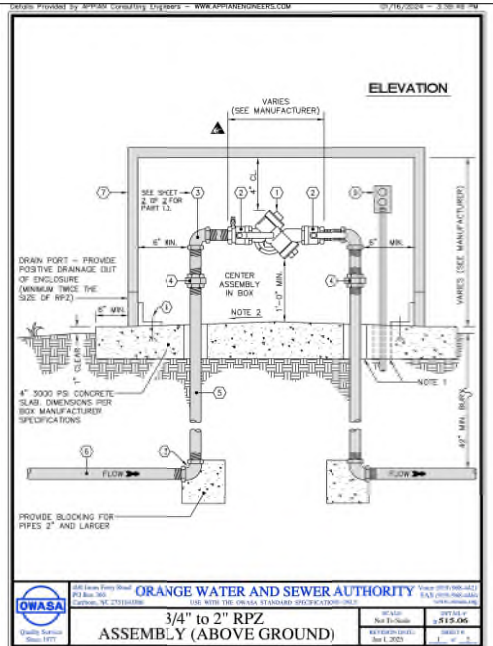
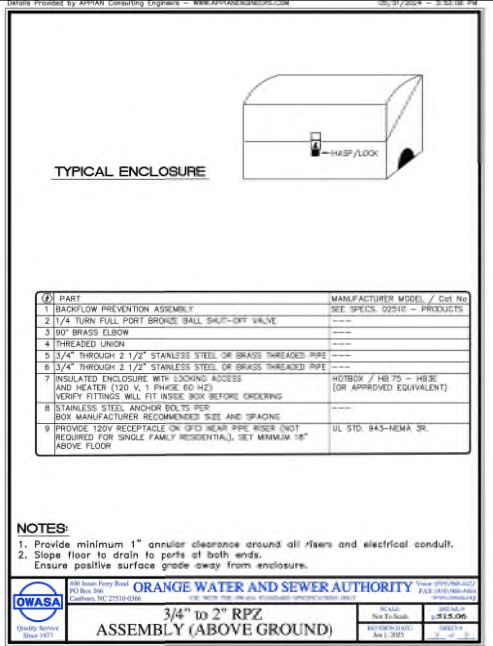
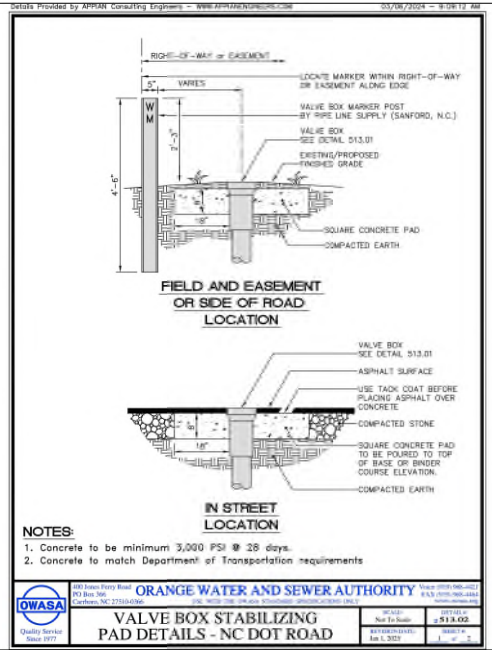
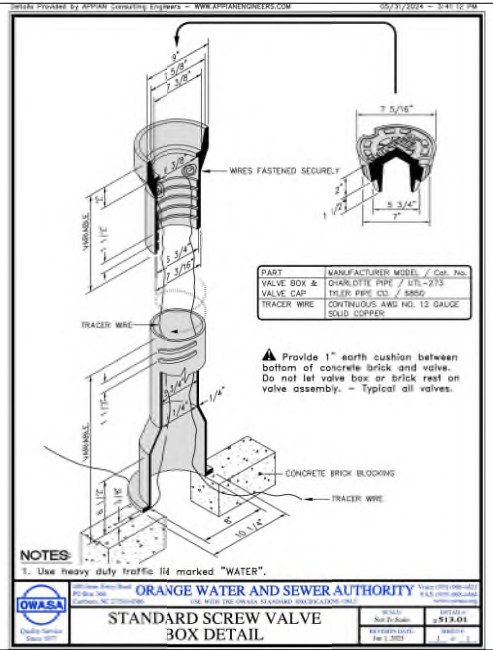
CHART NOTES:

- If blocking excavation is in lightly compacted fill areas, or in areas where boulders or slumps have been removed, blocking size must be re-sized for the specific location/circumstance by a NC licensed Professional Engineer.
- Blocking sizes shown in these tables assume the following:
 - Blocking is constructed in residual soils as shown in detail
 - Soil bearing pressure = 2000 psf
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ORANGE WATER AND SEWER AUTHORITY
 1000 E. 1st St. / Raleigh, NC 27601 / Phone: (919) 968-4421 / Fax: (919) 968-4464
 www.owasa.org

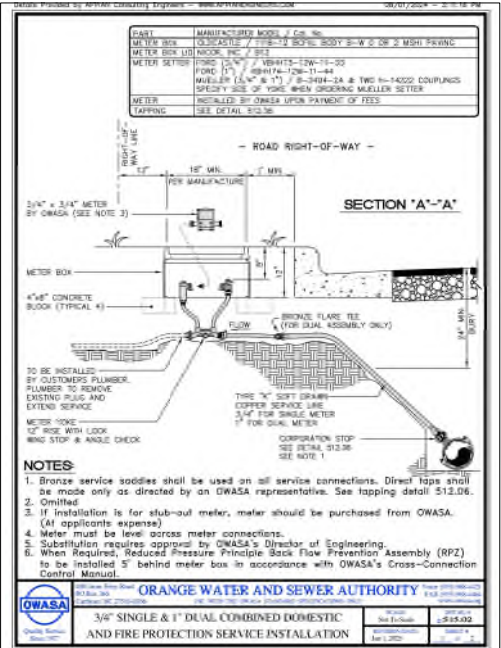
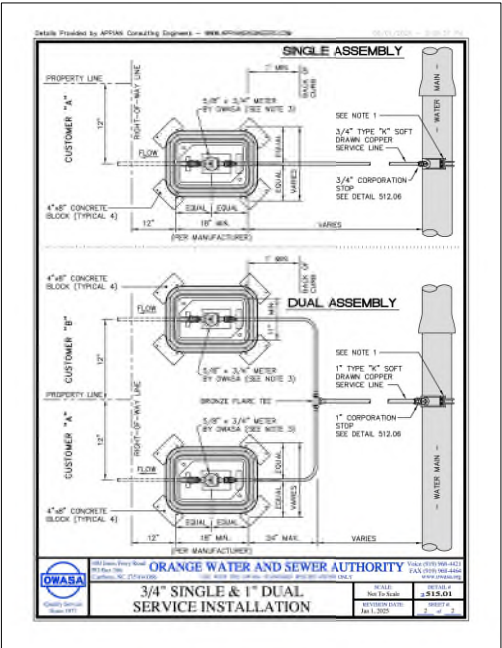
BLOCKING DETAIL for HORIZONTAL BENDS AND TEE
 Not To Scale / ±512.02





REV.	DATE	DESCRIPTION
1	10/17/2024	ISSUE FOR CONSTRUCTION

DATE: 10/17/2024
BY: [Signature]
CHECKED: [Signature]
SCALE: AS SHOWN



400 NORTH GREENSBORO
CARBORO, NORTH CAROLINA
DETAILS

REV.	DATE	DESCRIPTION
1	03/20/2025	SUBMIT AND OWSA COMMENTS

DATE: 03/20/2025
BY: [Signature]
TITLE: [Signature]

SHEET NO.
C11.7



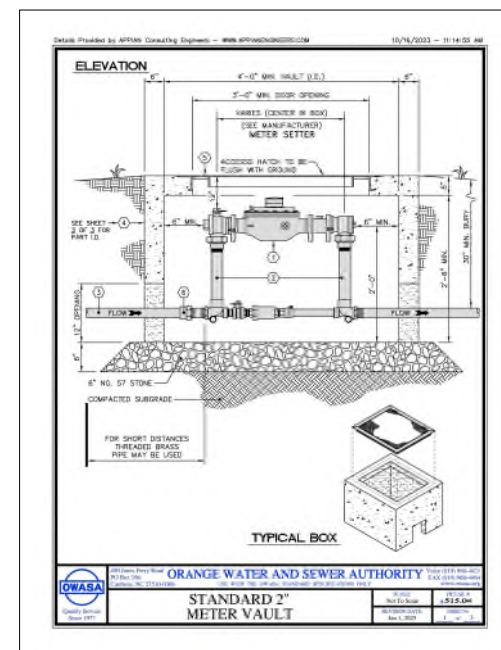
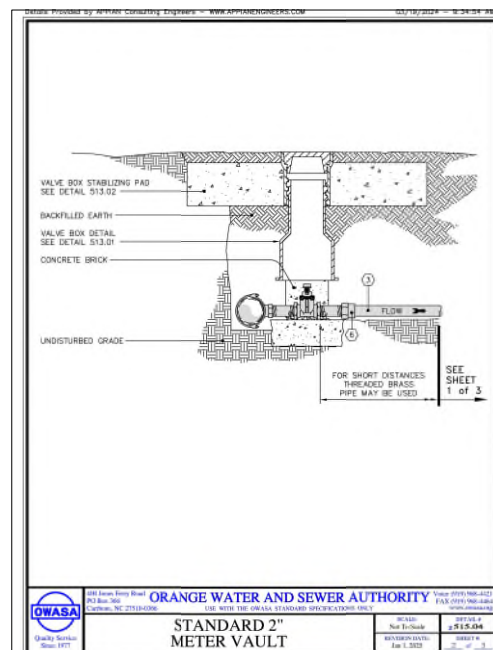
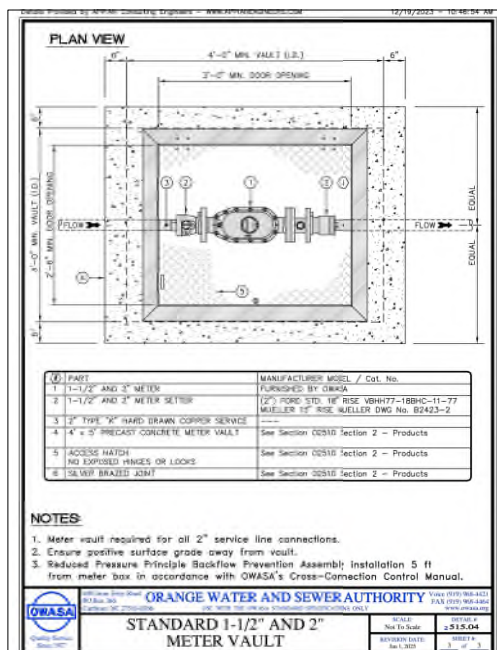
400 NORTH GREENSBORO
CARBORO, NORTH CAROLINA
DETAILS

REV.	DATE	DESCRIPTION
4	03/12/2005	SUNGATE AND CWSAA COMMENTS

DATE:	MARCH 12, 2005
<p>THE DRAWING/LIST THE DESIGN HERE THE PROJECT IS FOR CWSAA AND CWSAA, INC. THE INFORMATION ON THIS DRAWING IS NOT TO BE USED OR ANY OTHER USE OF THE INFORMATION OR OTHER USE OF THE INFORMATION IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF G.B. CONSULTANTS, INC. IS PROHIBITED.</p>	

CONFIDENTIAL/LEGAL CONSULTANTS, INC.

C11.8



Attachment D

SWANSON + ASSOCIATES pa
Chapel Hill, NC
LANDSCAPE ARCHITECTURE

TOWN OF CARRBORO: E-3 Formula for Calculating 35% Shading of Vehicle Accommodation Areas

1	Calculate square footage of the vehicle accommodation area. Include parking spaces, driveways, loading areas, sidewalks, and other circulation areas. Do not include building area and any area which will remain completely undeveloped.	5,455 sq. ft.
2	Multiply	x .35
3	Areas to be shaded:	1,909 sq. ft.
4	Add:	
5	Area shaded by existing trees to be retained in and around the vehicle accommodation area *	- sq. ft.
6	Area shaded by required screening trees, if any *	255 sq. ft.
7	Area shaded by required street trees, if any *	1,850 sq. ft.
8	Subtotal (if line 7 is greater than line 3, then the shading requirements has been met. If not, go on to line 9)	2,105 sq. ft.
9	Enter the difference between line 7 and line 3:	419 sq. ft.
10	Divide line 8:	7,707
11	Total number of shade trees required within the vehicle accommodation area:	5

* Existing trees retained in compliance with Section 15-316 will be credited according to their actual crown radius. Shaded area may be calculated as follows:
3.14 x (crown radius)² = shaded area

Trees planted within the vehicle accommodation area are credited with shading 787 sq. ft. (based on a crown radius of 15'). New or existing trees on the perimeter of the parking lot are credited for having only half a crown over the vehicle accommodation area (e.g., new perimeter trees will be credited for shading 394 sq. ft.). Generally, all trees planted in compliance with the screening requirements of Article XIX, Part I and the street tree requirements of Section 15-315 will be considered perimeter trees. When smaller trees such as Dogwoods are planted, the credited shading area will be adjusted downward to 214 sq. ft. for interior trees and 137 sq. ft. for perimeter trees (based on a crown radius of 10 ft.) (REWRITTEN 9/26/14)

Informal Loose plantings of native woody shrubs for relaxed look

Buffer/Screening from Garden Patio to adjoining property/parking

Hedge of narrow, upright Evergreen trees/large shrubs to provide green screening to adjoining property

OPTIONS SUITABLE FOR CONSIDERATION

- Eastern Red Cedar
- Carolina Cherry Laurel
- American Holly or Lusterleaf Holly
- Osmanthus

Buffer/Screening from parking to adjoining property

Hedge of narrow, upright Evergreen shrubs to provide green screening of parking court

OPTIONS SUITABLE FOR CONSIDERATION

- Carolina Cherry Laurel or English Laurel
- Chindo Viburnum
- Yaupon Holly or Foster Holly
- Yellow Anise Tree (Illicium parvifolium)

Medium Size Canopy Tree and Tall, Upright Tree to provide formal entry to building and around perimeter of building and parking.

upright tree to provide formal canopy to entry and low shrubs to define planter spaces

OPTIONS SUITABLE FOR CONSIDERATION

- Hornbeam
- Bald Cypress
- Redbud
- Black Gum
- Yaupon Holly (tree-form)

Shade tree for canopy coverage for parking

Trees for shading of parking court to meet min. canopy coverage requirements. Provide Oak trees with diversity for carbon sequestration.

OPTIONS SUITABLE FOR CONSIDERATION

- Scarlet Oak or Laurel Oak,
- Shumard Oak or Swamp Chestnut White Oak, or Overcup Oak, Willow Oak
- Red Maple

Mitchell
400 N. Greensboro St.
Carrboro, NC 27510

Site Plan
R# 9778-01-0328

Issued: March 14, 2025

Revised:

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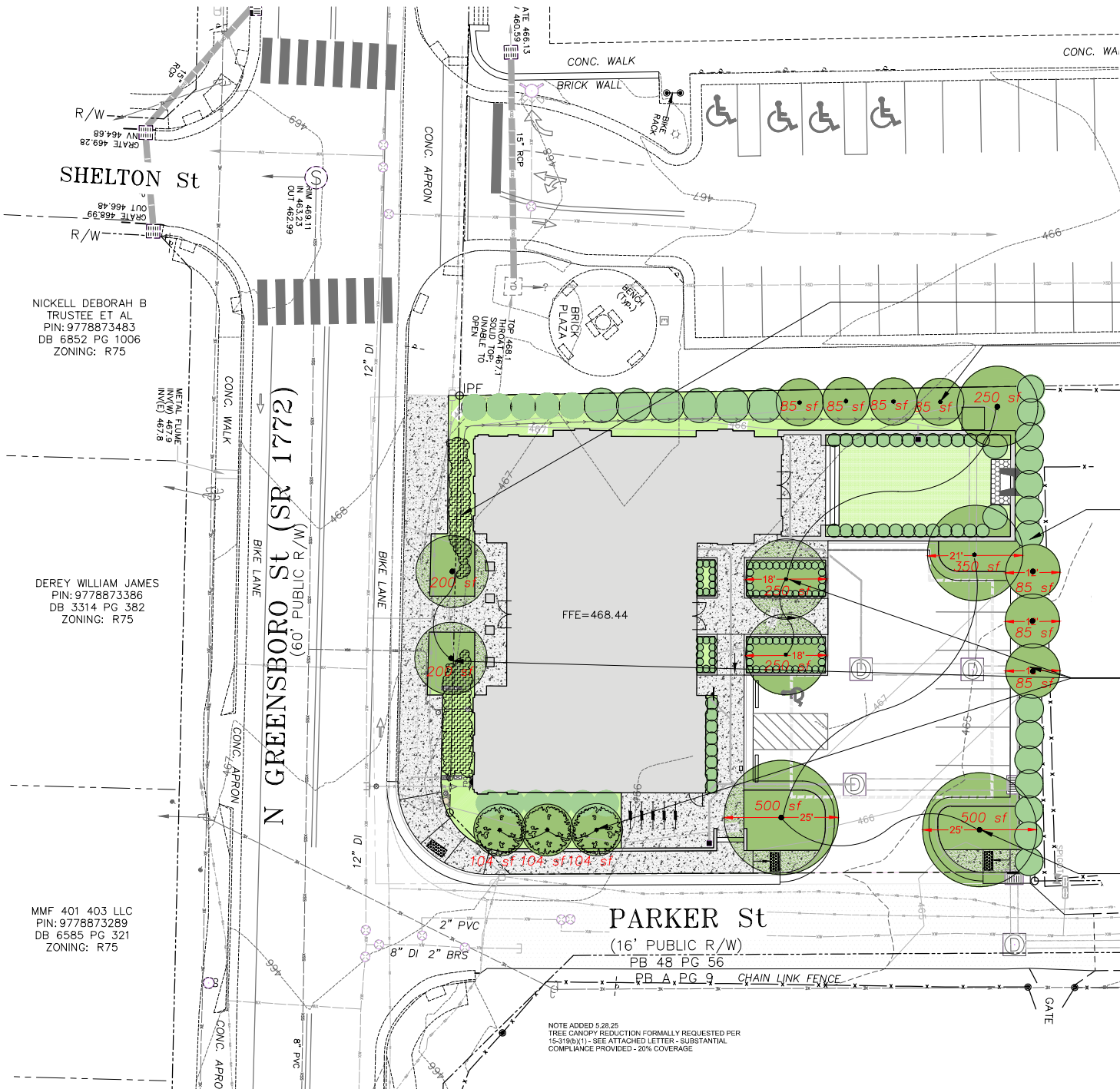
18.

19.

20.

Concept Plan for
Canopy Coverage
and Buffer/Screening
Landscape Plan
Special Use Permit
Application

L-1.0

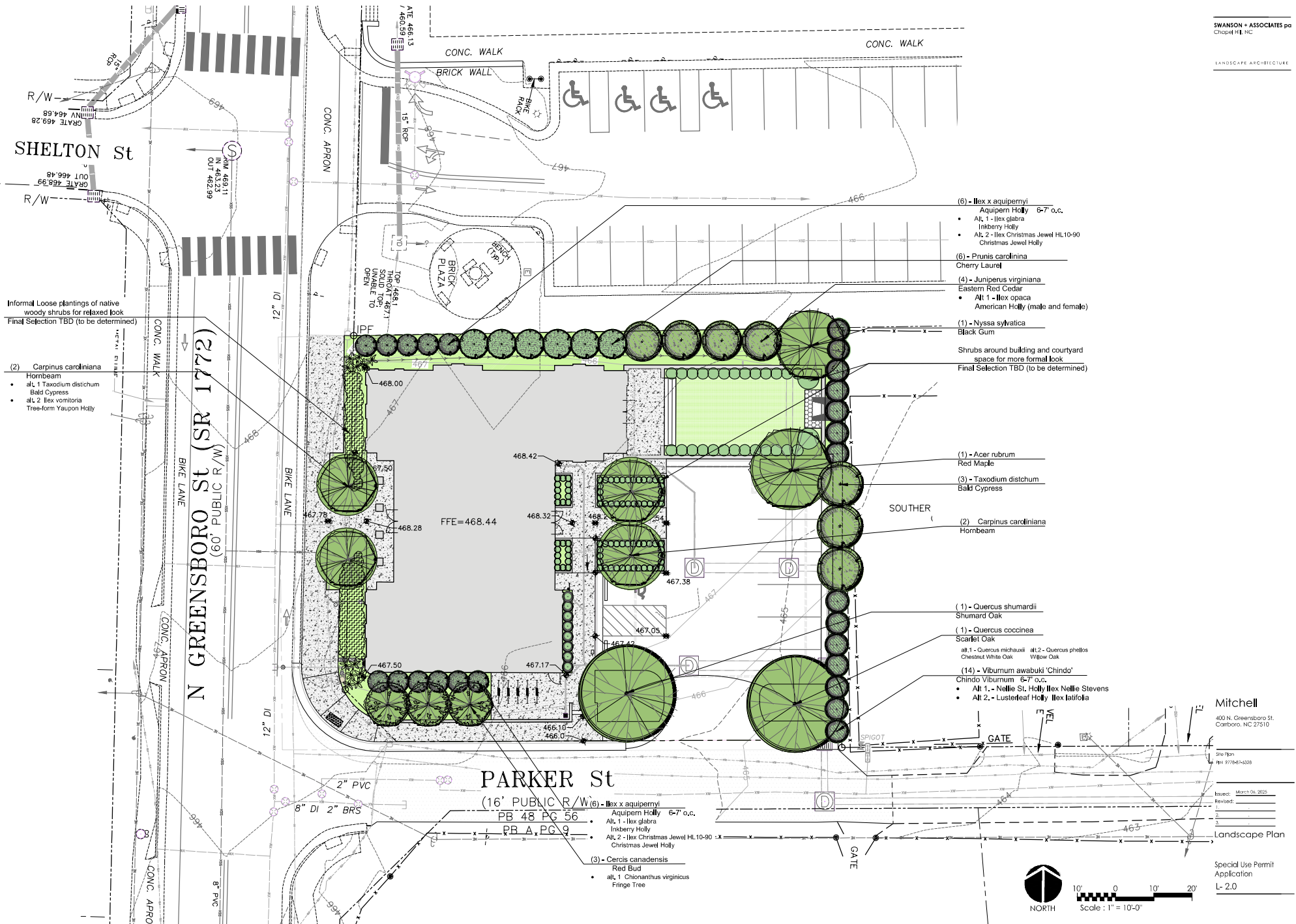


NOTE ADDED 5.28.25
TREE CANOPY REDUCTION FORMALLY REQUESTED PER
15-319(b)(1) - SEE ATTACHED LETTER - SUBSTANTIAL
COMPLIANCE PROVIDED - 20% COVERAGE

NICKELL DEBORAH B
TRUSTEE ET AL
PIN: 9778873483
DB 6852 PG 1006
ZONING: R75

DEREY WILLIAM JAMES
PIN: 9778873386
DB 3314 PG 382
ZONING: R75

MMF 401 403 LLC
PIN: 9778873289
DB 6585 PG 321
ZONING: R75





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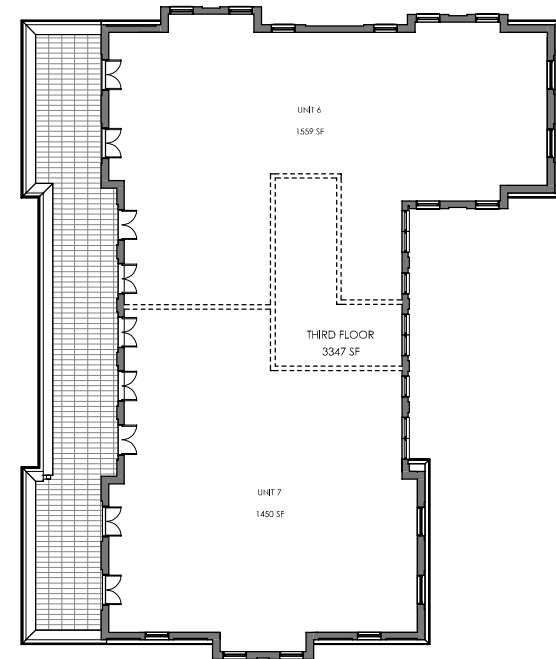
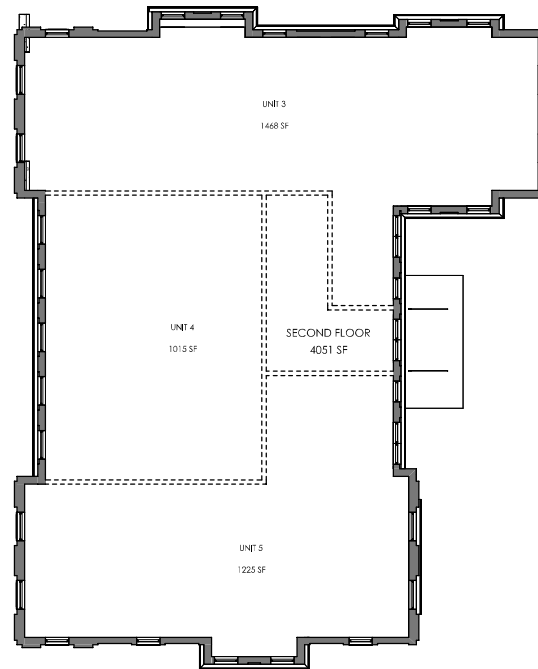
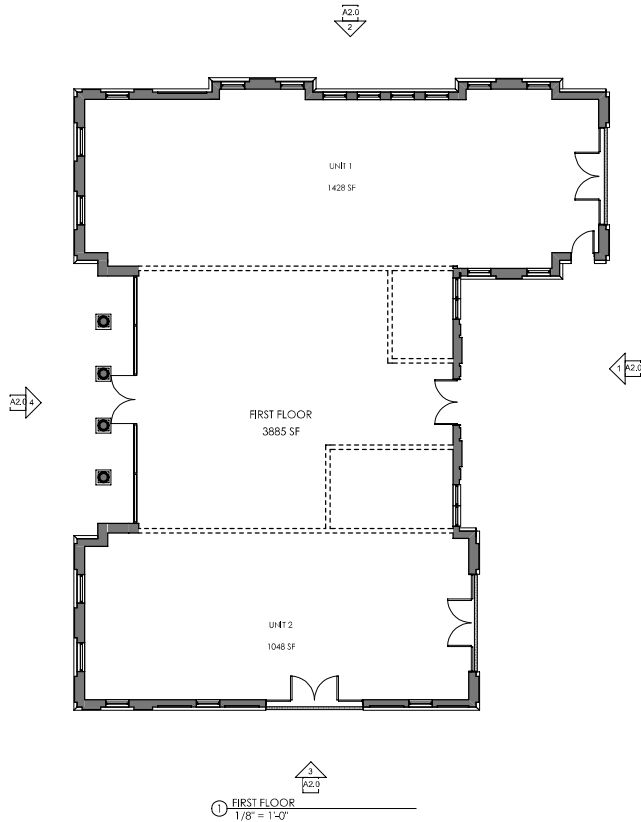
SUP-A
 APPLICATION

No.	Description	Date

DATE: 05/01/2017
 DRAWN BY: JGS
 CHECKED BY: Checker

FLOOR PLATES

A1.0



INTERIOR AREA & UNITS BY LEVEL

LEVEL	AREA	UNITS
FIRST FLOOR	3,885 SF	2
SECOND FLOOR	4,051 SF	3
THIRD FLOOR	3,347 SF	2
TOTAL	11,282 SF	



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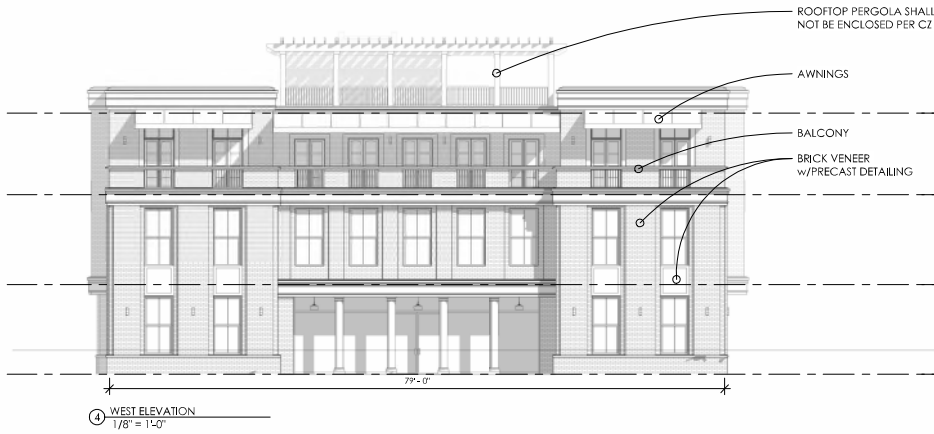
SUP-A
APPLICATION

No.	Description	Date

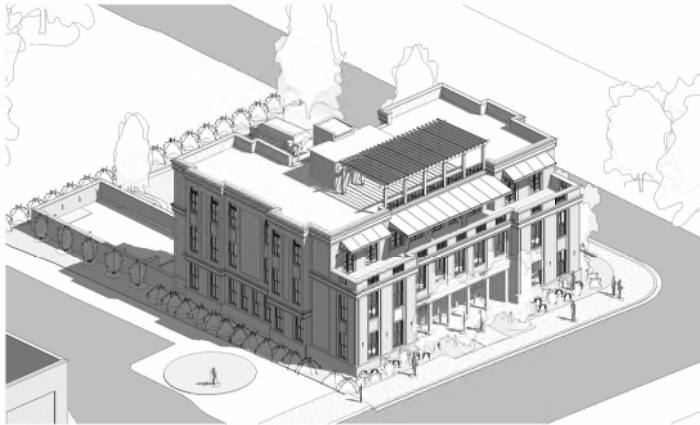
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ELEVATIONS

A2.0



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① AERIAL



④ FRONT PERSPECTIVE



② EAST ENTRANCE



③ FRONT FACADE



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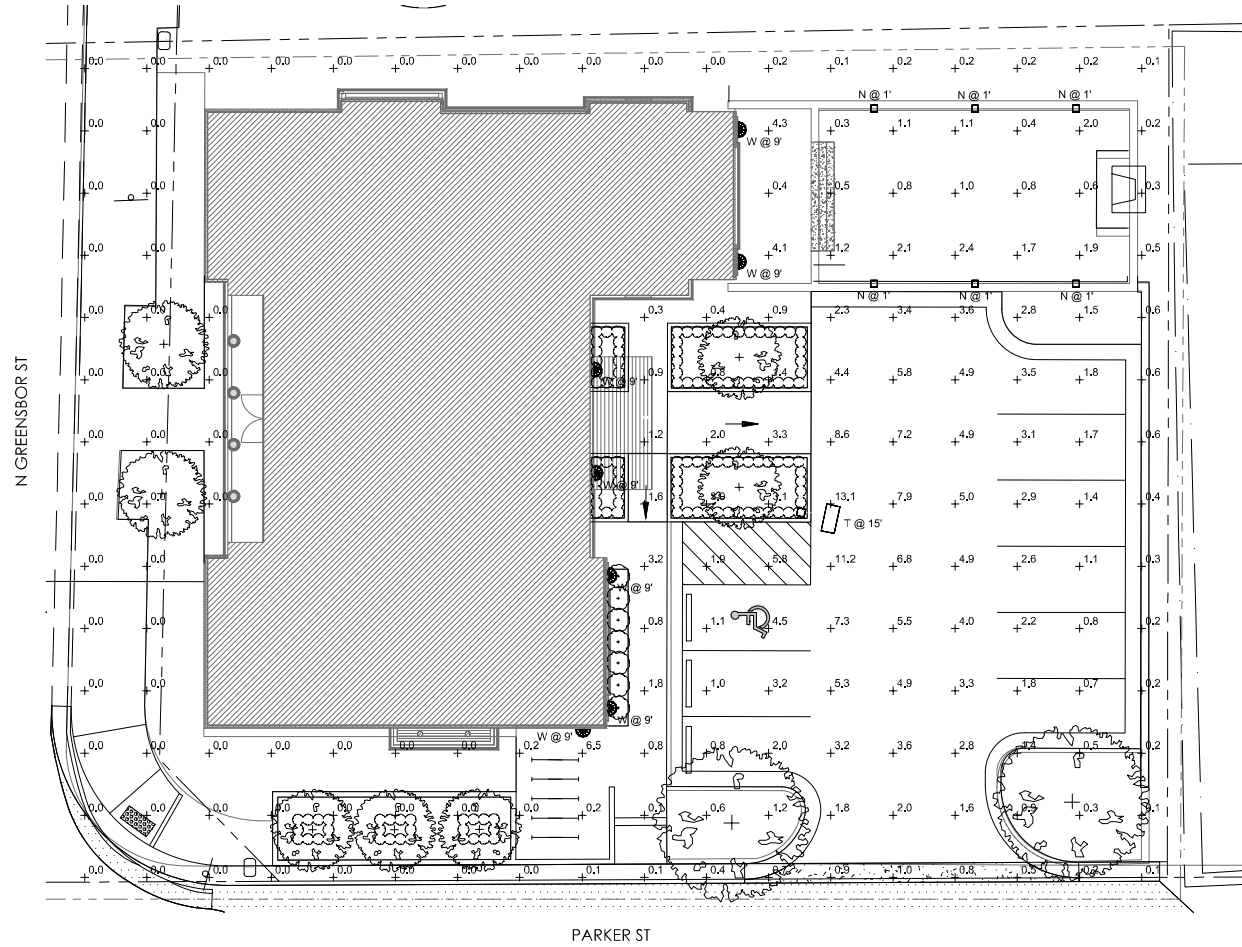
**SUP-A
APPLICATION**

No.	Description	Date

DATE: 05/01/2021
DRAWN BY: JSP
CHECKED BY: JSP

**REFERENCE
PERSPECTIVES**

A8.0



① SITE LIGHTING BASE PLAN
1/8" = 1'-0"

Schedule									
Symbol	Label	Image	QTY	Manufacturer	Casting	Description	Distribution	Number Lamps	Lamp Output (Watts)
	T		1	Luminaire Lighting	REX1 LED 14' 48K RG	REX Area Fixture Size 1 1/4' Luminaire Package 4000K CCT Type RG Distribution	TYPE B SHORT, BUG RATING: SD - U0 - G3	1	150W
	W		7	Luminaire Lighting	QL103 LED 14' 48K W/O T	OUTDOOR LED WALL CH (PDR DOWN) 14' 48K 4000K - MICH - T18C	TYPE E VERY SHORT, BUG RATING: 9' - U1 - G3	1	575
	N		8	Hydrex	HL11 RG1 LED 30K MVD T	Surface mount step light	TYPE D VERY SHORT	1	60'

NOTES:
1. POLE HEIGHT & MOUNTING HEIGHTS NOTED ON PLANS.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE	+	5.1 ft	0.7 ft	0.0 ft	N/A	N/A

BASED ON INITIAL FOOTCANDLE LEVELS

**ANGUS CLARK
ENGINEERING PC**
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CARY, NORTH CAROLINA 27512
C-2728
919.859.2874

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SUP-A
APPLICATION

No.	Description	Date

DATE: 12/5/2024
DRAWN BY: JSM
CHECKED BY: JSM

SITE LIGHTING
BASE

SL.1