

BOER BROTHERS HEATING & COOLING CONDITIONAL USE PERMIT (CUP) & CONSTRUCTION DRAWING

626 & 630 HWY 54, CARRBORO, NORTH CAROLINA

ORANGE COUNTY

JUNE 24, 2017

REVISED - 10-25-2017

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

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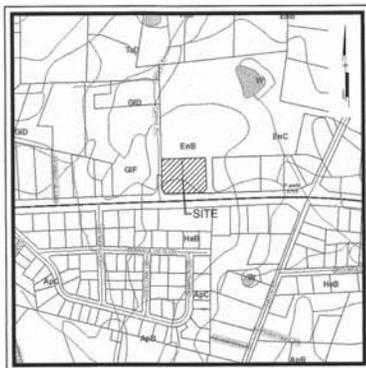
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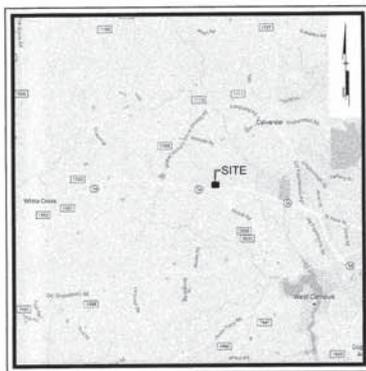
BOER BROTHERS HEATING & COOLING
105 DAVID MILLER COURT
CHAPEL HILL, NORTH CAROLINA

COVER SHEET

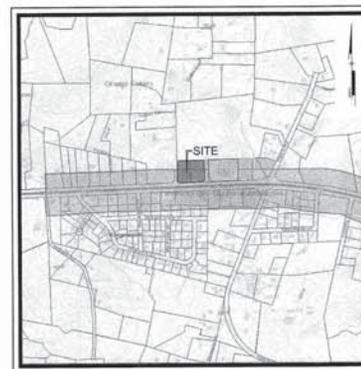
BOER BROTHERS HEATING & COOLING
CARRBORO, N.C. 27510



SOILS MAP
Scale: 1" = 500'



LOCATION MAP
Scale: 1" = 3000'



ZONING MAP
Scale: 1" = 1000'

SUMMARY INFORMATION		PROPOSED USE NUMBER 4.100	
WMA 3 (DIVERSIFIED LIGHT INDUSTRIAL)	REQUIRED (D.M. 3)	EXISTING	PROPOSED
MIN. LOT AREA	40,000 SF	114,354 S.F. (2.65 AC.)	114,354 S.F. (2.63 AC.)
MIN. LOT WIDTH	300 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.
IMPROVEMENT AREAS			
BUILDING	N/A	22,400 S.F. (FOUNDATION)	13,306 S.F. (UNDER ROOF)
PAVEMENT / OTHERS		21,503 S.F.	25,199 S.F.
% IMPROVEMENTS		36.39%	35.42%
MINIMUM DISTANCE FROM STREET CENTERLINE			
BUILDING	30 FT	N/A	106.32 FT
FREE STANDING SIGN (DECT 15-184)	15 FT	N/A	17 FT
MIN. SIDE YARD SETBACK	20 FT	N/A	54.21 FT
MIN. REAR YARD SETBACK	20 FT	N/A	84.97 FT
PARKING (DECT 4.102)	20 (1 SPACE/2 EMPLOYEES ON MAX SHIFT)	N/A	25 Total (24 REGULAR / 1 H.C.)
TAX MAP REFERENCE		9760217639, 9760219629	



Know what's below.
Call before you dig.

PREPARED BY:
PENNONI ASSOCIATES INC.



File Name
P_1307

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

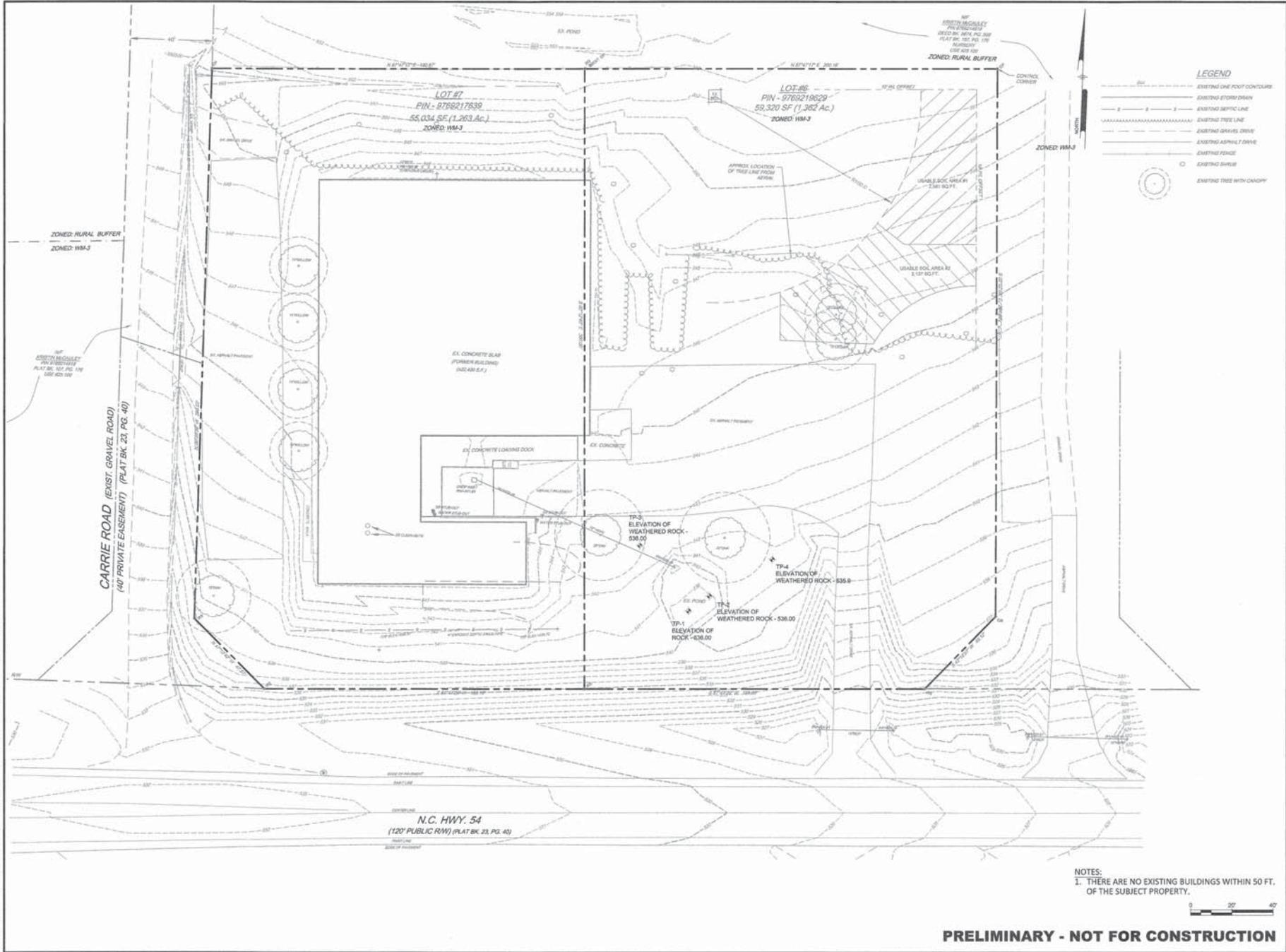
PRELIMINARY - NOT FOR CONSTRUCTION

NO.	DATE	BY	REVISIONS
1	06/27/17		PER TOWN COMMENTS
2			PER TOWN COMMENTS

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

CS0001
SHEET 1 OF 16

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER/CLIENT BEFORE PROCEEDING WITH WORK.
 PENNONI ASSOCIATES INC. 401 PROVIDENCE ROAD #200 CHAPEL HILL, NC 27514
 P. 1307



LEGEND

- EXISTING ONE FOOT CONTOUR
- EXISTING 6" FORM DRAIN
- EXISTING 8" ASPHALT DRIVE
- EXISTING 12" TREE LINE
- EXISTING 24" ASPHALT DRIVE
- EXISTING ASPHALT DRIVE
- EXISTING FENCE
- EXISTING DRIVE
- EXISTING TREE WITH CANOPY

Pennonni
 PENNONNI ASSOCIATES, INC.
 401 Providence Road #200
 Chapel Hill, NC 27514
 T 919.829.1173 F 919.493.0548

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BOER BROTHERS HEATING & COOLING
 636, 632, AND 634 NC 24 WEST
 CARRBORO, NORTH CAROLINA

EXISTING CONDITIONS PLAN

BOER BROTHERS HEATING & COOLING
 1104 HWY 54W #233
 CARRBORO, N.C. 27513

NO.	REVISIONS	DATE	BY

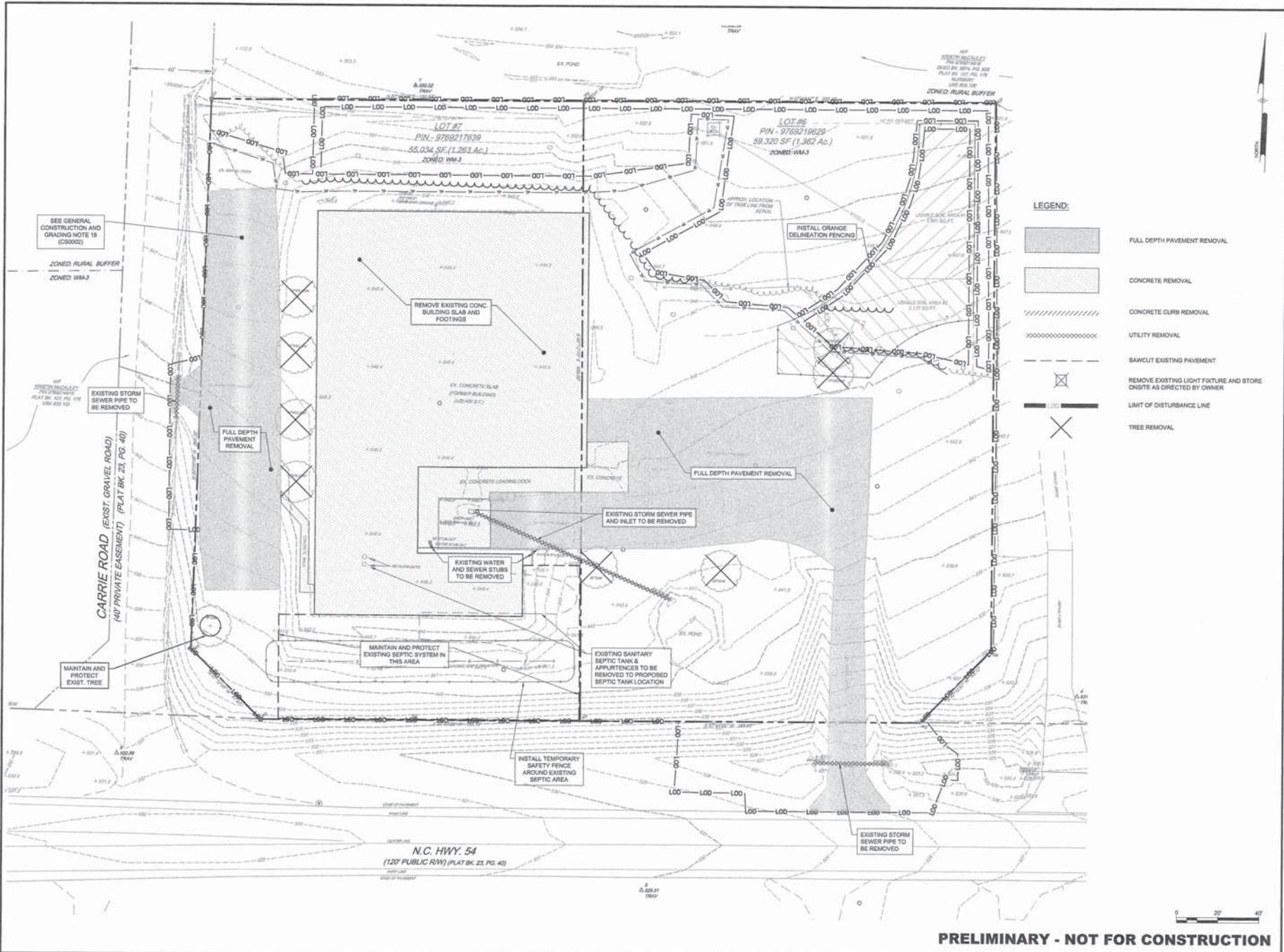
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PROJECT	BOER1601
DATE	2017-06-24
DRAWING SCALE	1" = 20'
DRAWN BY	DMC
APPROVED BY	PCB
CS0201	
SHEET	3 OF 16

NOTES:
 1. THERE ARE NO EXISTING BUILDINGS WITHIN 50 FT. OF THE SUBJECT PROPERTY.



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BOER BROTHERS HEATING & COOLING
 501 W. 10th St. Raleigh, NC 27601

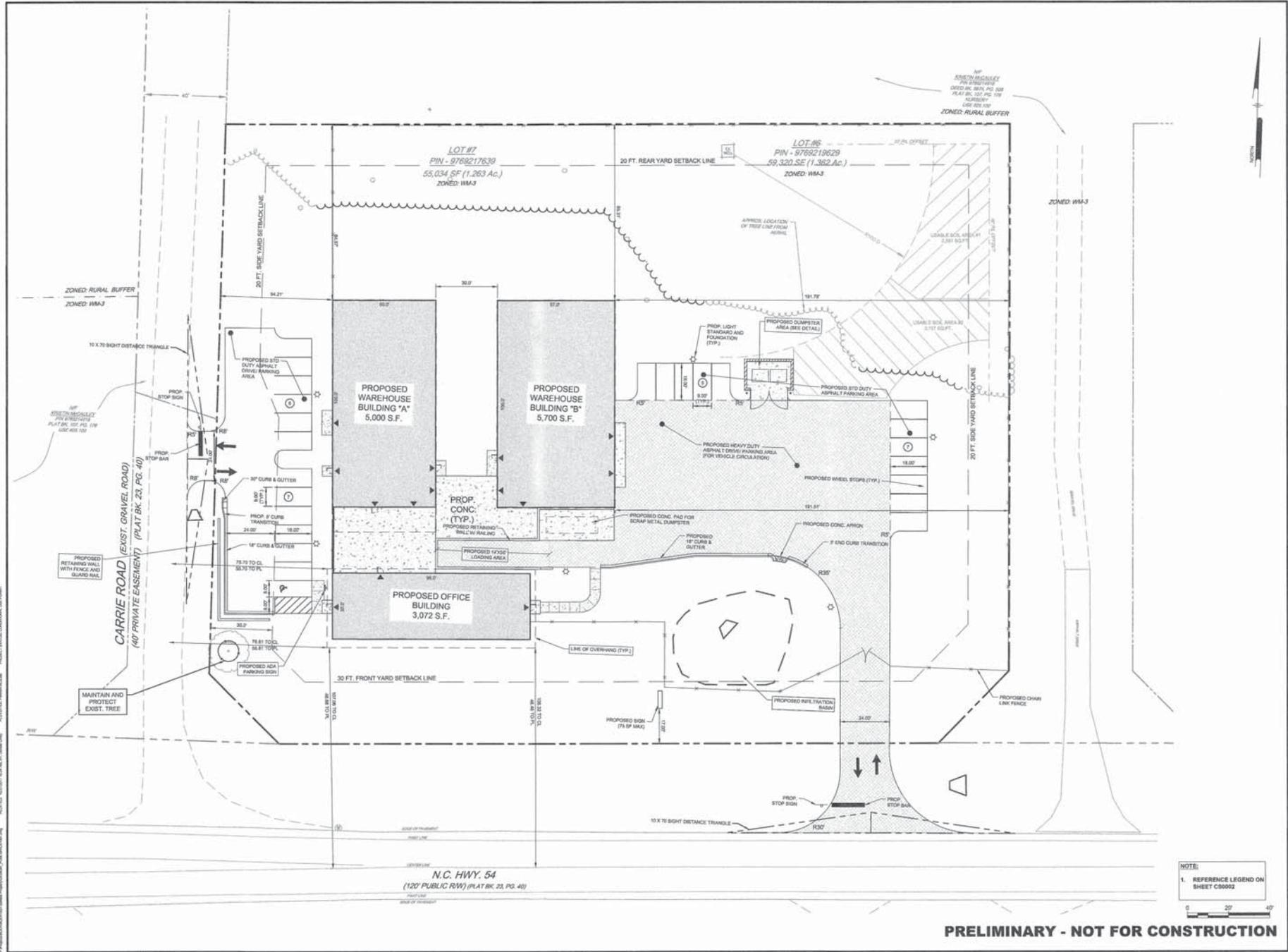
DEMOLITION PLAN

BOER BROTHERS HEATING & COOLING
 CARBOROUGH, NORTH CAROLINA
 CARBOROUGH, N.C. 27919

NO.	DATE	BY	REVISIONS
1			
2			
3			

ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED BY CONTRACTOR AND OWNER MUST BE IN ACCORDANCE WITH ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

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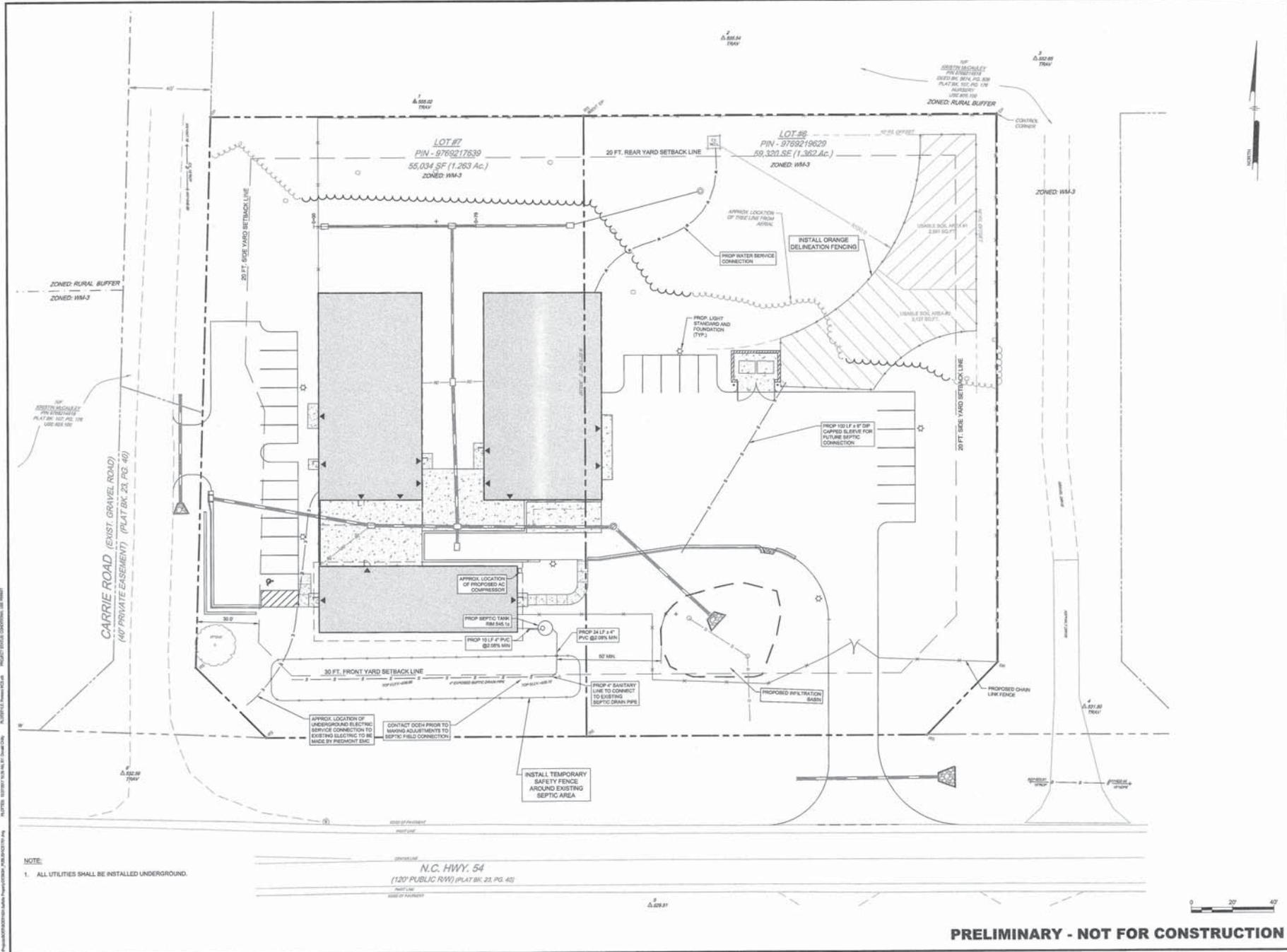


NO.	DATE	BY	REVISIONS
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PROJECT: BOER1601
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 DRAWN BY: DMAC
 APPROVED BY: PCB

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NOTE:
 1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

N.C. HWY. 54
 (120' PUBLIC R/W) (PLAT BK. 23, PGS. 40)



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Penroni
 PENRONI ASSOCIATES INC.
 4000 W. HUNTER DRIVE
 CHASE HILL, NC 27514
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Professional Engineer Seal:
 C. B. PETERSON
 03540
 10/27/17

BOER BROTHERS HEATING & COOLING
 485 S.W. 2ND ST. SUITE 100
 CARROLLTON, NORTH CAROLINA

UTILITY PLAN

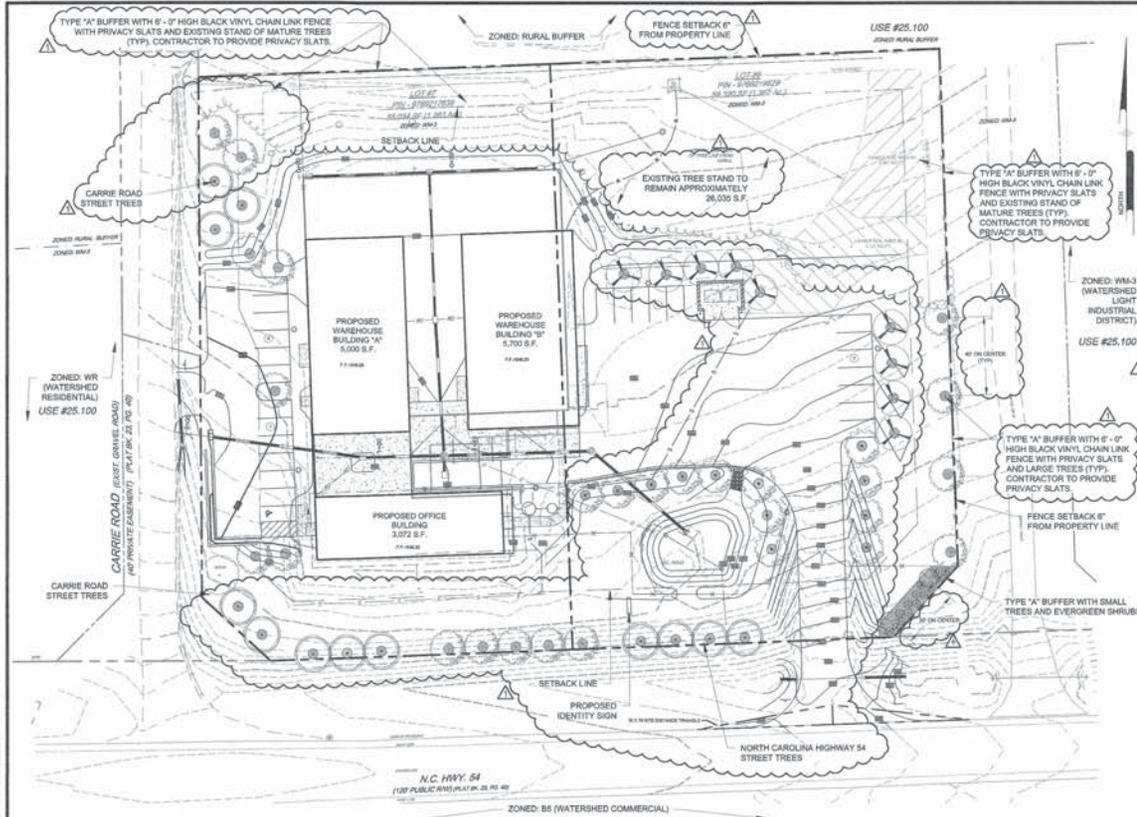
BOER BROTHERS HEATING & COOLING
 CARROLLTON, N.C. 27010

NO.	DATE	BY	CHK.	DESCRIPTION
1	05/10/2017			ISSUE FOR PERMITS
2				PERMITS COMMENTS
3				REVISED COMMENTS

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

CS1701
 SHEET 7 OF 16



TREE PLANTING NOTES

- THE TREES RECOMMENDED IN SECTION 6-10 HAVE MINIMAL MAINTENANCE REQUIREMENTS. HOWEVER, ALL TREES MUST RECEIVE A CERTAIN DEGREE OF CARE, ESPECIALLY DURING AND IMMEDIATELY AFTER PLANTING. IN ORDER TO PROTECT AN INVESTMENT IN NEW TREES, THE DEVELOPER AND HIS OR HER AGENTS SHOULD FOLLOW THESE GUIDELINES IN ACCORDANCE WITH INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) BEST PRACTICES, WHEN PLANTING:
- ALL PLANT MATERIAL SHALL CONFORM TO THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK AND MUST BE FREE FROM INJURY, INSECT INFESTATIONS AND DISEASE. TREE CALIPER AT TIME OF PLANTING SHOULD BE 2-3".
 - THE BEST TIMES FOR PLANTING ARE EARLY SPRING AND EARLY FALL, BUT MAY VARY DEPENDING UPON TREE SPECIES AND SITE CONDITIONS. THESE FACTORS MUST BE CONSIDERED WHEN SELECTING SPECIES AND PLANTING SCHEDULE. TREES PLANTED IN THE SUMMER RUN THE RISK OF DEHYDRATION AND PRECAUTIONS MUST BE TAKEN TO ENSURE ESTABLISHMENT.
 - PLANT ALL TREES AT LEAST THREE-AND-A-HALF FEET FROM THE END OF HEAD-IN PARKING SPACES IN ORDER TO PREVENT DAMAGE FROM CAR OVERHANG.
 - PLANTING HOLE SHOULD BE AT LEAST 2X THE DIAMETER OF THE ROOT BALL AND NOT DEEPER THAN THE DISTANCE FROM THE BOTTOM OF THE ROOT BALL TO THE ROOT FLAIR, WHICH MAY BE HIDDEN BENEATH ROOT BALL SOIL. EXCESS SOIL ABOVE THE ROOT FLAIR SHOULD BE REMOVED ONCE THE TREE IS IN PLACE. THE TREE SHOULD BE PLANTED SO THAT ITS ROOT FLAIR IS JUST ABOVE EXISTING GRADE.
 - ESPECIALLY IN AREAS WHERE CONSTRUCTION ACTIVITY HAS COMPACTED THE SOIL, THE SIDES OF THE PLANTING HOLE SHOULD BE SCARIFIED OR LOOSENED WITH A PICK AX OR SHOVEL.
 - AFTER THE PFT IS DUG, OBSERVE SUB-SURFACE DRAINAGE CONDITIONS. MOST SOILS IN THE CARRBORO AREA ARE POORLY DRAINED. PLANTING DEPTH WHERE POOR DRAINAGE EXISTS SHOULD BE DEPENDENT UPON THE WATER NEEDS OF THE TREE SPECIES. IF THE SPECIES IS MORE SENSITIVE TO POOR DRAINAGE, THE TREE SHOULD BE PLANTED HIGHER THAN EXISTING GRADE, NOT TO EXCEED 1/4 ROOT OF THE BALL ABOVE GRADE. BACK FILL SHOULD THEN BE SLOPED GRADUALLY FROM TOP OF ROOT BALL TO EXISTING GRADE. GRAVEL PLACED AT THE BOTTOM OF THE HOLE WILL NOT IMPROVE DRAINAGE.
 - BACKFILL SHOULD INCLUDE A PROPER MIX OF SOIL, PEAT MOSS AND NUTRIENTS. ALL ROOTS MUST BE COMPLETELY COVERED. BACKFILL SHOULD BE THOROUGHLY WATERED AS IT IS PLACED AROUND THE ROOTS.
 - STAKING THE TREE IS NOT REQUIRED UNLESS NECESSARY TO STABILIZE THE TREE E.G., A LOOSE ROOT BALL, UNSTABLE BARE ROOT TRANSPLANT OR LARGE EVERGREEN WINNIER WIND RESISTANCE. STAKING A TREE UNNECESSARILY CAN REDUCE THE DEVELOPMENT OF STRUCTURAL ROOTS AND PROPER TRUNK TAPER. IF IT IS TO BE STAKED, IT SHOULD BE DONE SO LOOSELY AND STAKING SHOULD BE REMOVED AFTER THE FIRST YEAR. GUYING MATERIALS SHOULD NOT GRDLE OR CUT INTO THE BARK.
 - MULCH SHOULD BE SPREAD AT A DEPTH OF 2-3 INCHES MAXIMUM, IDEALLY EXTENDING TO THE DRIP LINE. AT A MINIMUM, IT SHOULD COVER THE ENTIRE EXCAVATION AREA IN ORDER TO RETAIN MOISTURE AND HELP TO PREVENT WEEDS. MULCH SHOULD NOT BE ALLOWED TO TOUCH THE TRUNK AS THIS WILL CAUSE MOISTURE BUILD UP, INCREASING THE CHANCE OF TRUNK DECAY. IF NECESSARY, ON SLOPED LOCATIONS, CREATE A RAISED RING ON THE DOWNHILL SIDE OF THE SLOPE TO CATCH RAIN RUNOFF.
 - TRUNK WRAPPING IS NOT REQUIRED BUT MAY BE CONSIDERED FOR CERTAIN SPECIES WITH THIN BARK IN CERTAIN LOCATIONS. IF WRAP IS TO BE USED IT SHOULD BE LIGHT COLORED, BIODEGRADABLE (PAPER) AND BE WRAPPED FROM THE BOTTOM UP. THIS WILL HELP TO PREVENT MOISTURE BUILD UP ALONG THE TRUNK.
 - CONSCIENTIOUS POST-PLANTING CARE, ESPECIALLY WATERING, PRUNING AND FERTILIZING, IS A MUST FOR STREET AND PARKING LOT TREES. MINIMAL PRUNING SHOULD BE PERFORMED DURING THE FIRST YEAR, IF AT ALL. WATERING AND FERTILIZATION RATES ARE DEPENDENT UPON SITE CONDITIONS.

SHRUB PLANTING NOTES

- THE TREES RECOMMENDED IN SECTION 6-10 HAVE MINIMAL MAINTENANCE REQUIREMENTS. HOWEVER, ALL TREES MUST RECEIVE A CERTAIN DEGREE OF CARE, ESPECIALLY DURING AND IMMEDIATELY AFTER PLANTING. IN ORDER TO PROTECT AN INVESTMENT IN NEW TREES, THE DEVELOPER AND HIS OR HER AGENTS SHOULD FOLLOW THESE GUIDELINES IN ACCORDANCE WITH INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) BEST PRACTICES, WHEN PLANTING:
- PLANT ALL SHRUBS AT LEAST THREE-AND-A-HALF FEET FROM THE END OF HEAD-IN PARKING SPACES IN ORDER TO PREVENT DAMAGE FROM CAR OVERHANG.
 - PLANTING HOLE SHOULD BE AT LEAST 2X THE DIAMETER OF THE ROOT BALL AND NOT DEEPER THAN THE DISTANCE FROM THE BOTTOM OF THE ROOT BALL TO THE ROOT FLAIR, WHICH MAY BE HIDDEN BENEATH ROOT BALL SOIL. EXCESS SOIL ABOVE THE ROOT FLAIR SHOULD BE REMOVED ONCE THE SHRUB IS IN PLACE. THE SHRUB SHOULD BE PLANTED SO THAT ITS ROOT FLAIR IS JUST ABOVE EXISTING GRADE.
 - ESPECIALLY IN AREAS WHERE CONSTRUCTION ACTIVITY HAS COMPACTED THE SOIL, THE SIDES OF THE PLANTING HOLE SHOULD BE SCARIFIED OR LOOSENED WITH A PICK AX OR SHOVEL.
 - AFTER THE PFT IS DUG, OBSERVE SUB-SURFACE DRAINAGE CONDITIONS. MOST SOILS IN THE CARRBORO AREA ARE POORLY DRAINED. PLANTING DEPTH WHERE POOR DRAINAGE EXISTS SHOULD BE DEPENDENT UPON THE WATER NEEDS OF THE TREE SPECIES. IF THE SPECIES IS MORE SENSITIVE TO POOR DRAINAGE, THE TREE SHOULD BE PLANTED HIGHER THAN EXISTING GRADE, NOT TO EXCEED 1/4 ROOT OF THE BALL ABOVE GRADE. BACK FILL SHOULD THEN BE SLOPED GRADUALLY FROM TOP OF ROOT BALL TO EXISTING GRADE. GRAVEL PLACED AT THE BOTTOM OF THE HOLE WILL NOT IMPROVE DRAINAGE.
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 - MULCH SHOULD BE SPREAD AT A DEPTH OF 2-3 INCHES MAXIMUM, IDEALLY EXTENDING TO THE DRIP LINE. AT A MINIMUM, IT SHOULD COVER THE ENTIRE EXCAVATION AREA IN ORDER TO RETAIN MOISTURE AND HELP TO PREVENT WEEDS. MULCH SHOULD NOT BE ALLOWED TO TOUCH THE TRUNK AS THIS WILL CAUSE MOISTURE BUILD UP, INCREASING THE CHANCE OF TRUNK DECAY. IF NECESSARY, ON SLOPED LOCATIONS, CREATE A RAISED RING ON THE DOWNHILL SIDE OF THE SLOPE TO CATCH RAIN RUNOFF.
 - CONSCIENTIOUS POST-PLANTING CARE, ESPECIALLY WATERING, PRUNING AND FERTILIZING, IS A MUST FOR STREET AND PARKING LOT TREES. MINIMAL PRUNING SHOULD BE PERFORMED DURING THE FIRST YEAR, IF AT ALL. WATERING AND FERTILIZATION RATES ARE DEPENDENT UPON SITE CONDITIONS.

PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL & COMMON PLANT NAME	SIZE AT TIME OF PLANTING	ROOT DESC.	SPACING
LARGE TREES					
GB	12	Ginkgo biloba (Ginkgo Tree) (Male Variety Only)	2" - 3" Cal.	Ball & Burlap	As Shown
MA	12	Magnolia acuminata (Cucumber Tree)	2" - 3" Cal.	Ball & Burlap	As Shown
OC	16	Quercus coccinea (Scarlet Oak)	2" - 3" Cal.	Ball & Burlap	As Shown
CM	9	Quercus montana (Chestrut Oak)	2" - 3" Cal.	Ball & Burlap	As Shown
SMALL TREES					
OA	2	Ostrya arborum (Sourwood)	2" - 3" Cal.	Ball & Burlap	As Shown
CJ	5	Cleyera japonica (Japanese Cleyera)	18" to 24" Ht.	Ball & Burlap	As Shown
OP	9	Oemoneus x fortunei (Fortune Tea Olive)	18" to 24" Ht.	Ball & Burlap	As Shown

PLANTING REQUIREMENTS

SECTION 15-305 GENERAL SCREENING STANDARDS

EVERY DEVELOPMENT SHALL PROVIDE SUFFICIENT SCREENING SO THAT:

- NEIGHBORING PROPERTIES ARE SHIELDED FROM ANY ADVERSE EXTERNAL EFFECTS OF THAT DEVELOPMENT;
- THE DEVELOPMENT IS SHIELDED FROM THE NEGATIVE IMPACTS OF ADJACENT USES SUCH AS STREETS OR RAILROADS.

REQUIRED BUFFERS

SITE CLASSIFICATION: WM-3 (WATERSHED LIGHT INDUSTRIAL) (ARTICLE XIX SCREENING AND TREES NUMBER 4.000)

ADJACENT SITE CLASSIFICATIONS & BUFFER TYPE:

NORTH: REAR YARD (RURAL BUFFER) 300' = TYPE 'A' BUFFER
 SOUTH: FRONT YARD (NC HIGHWAY 54 RIGHT-OF-WAY) 200' = STREET TREES
 EAST: SIDE YARDS (WM-3 WATERSHED LIGHT INDUSTRIAL DISTRICT) 200' = TYPE 'A' BUFFER
 WEST: SIDE YARDS (CARRIE ROAD RIGHT-OF-WAY) 200' = STREET TREES

TYPE 'A' OPAQUE BUFFER

OPTION 1: (1) LARGE TREE PLANTED 40' ON CENTER (EXISTING STAND OF TREES MORE DENSE THAN REQUIRED) AND IF HIGH FENCE
 OPTION 2: (1) SMALL TREE PLANTED 30' ON CENTER AND IF HIGH EVERGREEN SHRUBS

NORTH: REAR YARD 300' - OPTION 1: EXISTING STAND OF TREES AND IF HIGH FENCE
 EAST: SIDE YARDS 200' - OPTION 1: (1) LARGE TREE PLANTED 40' ON CENTER AND IF HIGH FENCE
 EAST: SIDE YARDS 40' - OPTION 2: (2) SMALL TREES PLANTED 30' ON CENTER AND (14) 6' HIGH EVERGREEN SHRUBS PLANTED 4' ON CENTER

SECTION 15-316 REQUIRED TREES ALONG DEDICATED STREETS

STREET TREE REQUIREMENT - 1 LARGE STREET TREE FOR EVERY 30' OF STREET FRONTAGE PER 100'

FRONT YARD (N.C. HIGHWAY 54 RIGHT OF WAY) 344' - 12 TREES REQUIRED - 12 TREES PROVIDED
 FRONT YARD (CARRIE ROAD) 290' - 10 TREES REQUIRED - 7 PROPOSED TREES PROVIDED AND 3 EXISTING TREES

SECTION 15-318 SHADE TREES IN PARKING AREAS

SHADING REQUIREMENTS FOR VEHICLE ACCOMMODATION AREAS - 30% OF VEHICLE ACCOMMODATION AREA TO BE SHADED BY DECIDUOUS TREES.

A- Parking Area Size = 25,822 S.F.
 B- 25,822 S.F. x 35% = 9,037 S.F. REQUIRED TO BE SHADED
 C- 9,021 S.F. REQUIRED TO BE SHADED
 D- 1 EXISTING TREE IS RETAINED
 1 LARGE TREE x 3.14 x 10 (CROWN OF EXISTING TREE) SQUARED = 314 S.F.
 E- THERE IS NO AREA SHADED BY REQUIRED PERIMETER OR BUFFER PLANTING (WITHIN 10' OF PARKING AREA)
 F- AREA SHADED BY REQUIRED STREET TREES (WITHIN 10' OF PARKING AREA)
 28 LARGE TREES x 3.14 (CROWN RADIUS OF 15') = 9,204 S.F.
 TOTAL PERIMETER SHADING PROVIDED FOR PARKING AREA = 9,204 S.F.
 G- SUBTOTAL = 9,204 S.F.

9,021 S.F. IS REQUIRED FOR VEHICLE ACCOMMODATION SHADING AND 9,204 S.F. IS PROVIDED

SECTION 15-319 TREE CANOPY COVERAGE

MINIMUM TREE CANOPY COVERAGE STANDARD 30% TOTAL LOT AREA

TOTAL LOT AREA 114,354 S.F. x 30% = REQUIRES MINIMUM 34,306 S.F. OF CANOPY AREA

PROPOSED TREES 51 x 800 S.F. = 25,000 S.F.
 EXISTING TREES = 26,033 S.F.
 CANOPY COVERAGE PROVIDED = 51,033 S.F.
 PROVIDED 45% OF TOTAL LOT AREA.

LEGEND

- (1) INCHES FINELY SHREDDED HARDWOOD MULCH (SEE PLANTING BED EDGING DETAIL)

NOTES:

- ALL REMAINING AREAS NOT PAVED OR PLANTED SHALL BE TOPSOILED, FINE GRADED & SEEDED PER THE PERMANENT SEEDING DETAIL.
- PROVIDE A 5" - 0" DIAMETER MULCH RING AROUND ALL STAND ALONE PLANTED LARGE TREES.

Graphic Scale

SCALE: 1" = 30'

NOT FOR CONSTRUCTION

Pennoni PENNONI ASSOCIATES INC. 4070 WOODHOLLOW ROAD CHAPEL HILL, NC 27614 T 919.526.1173 F 919.493.6548

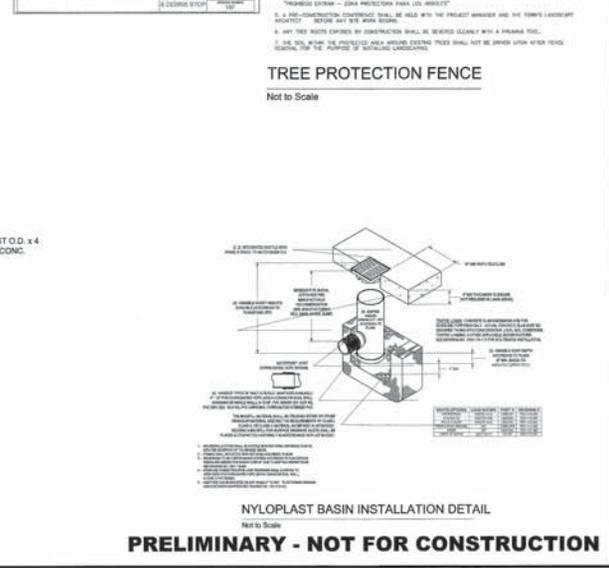
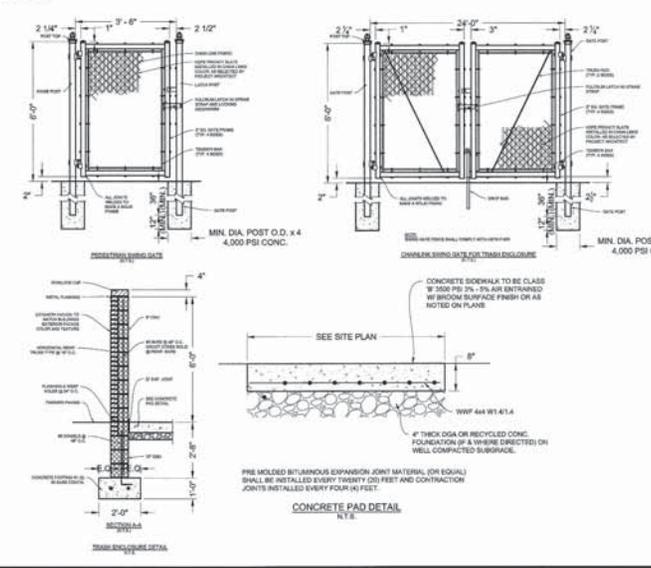
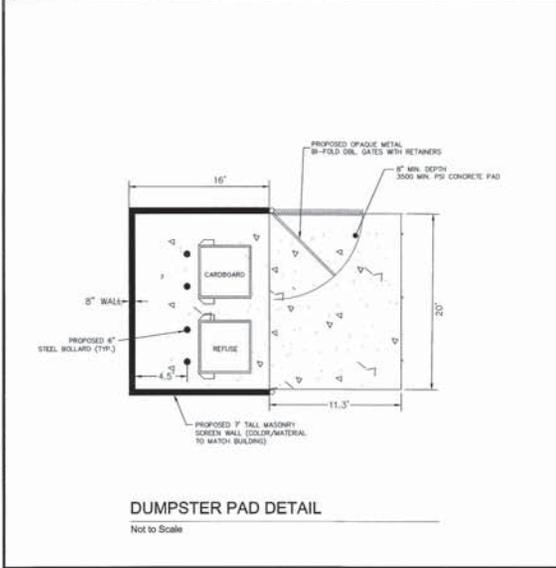
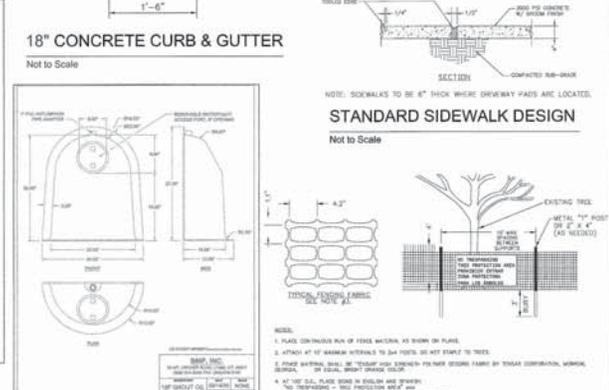
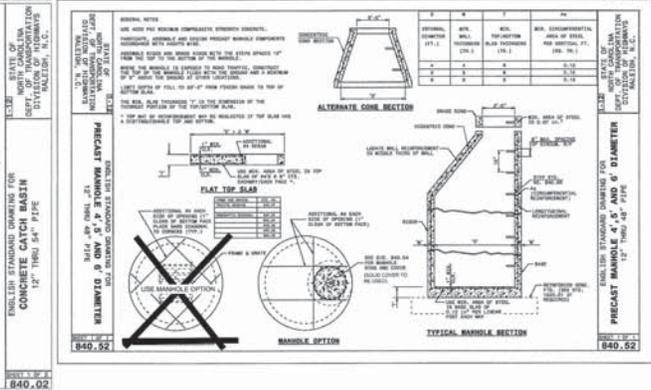
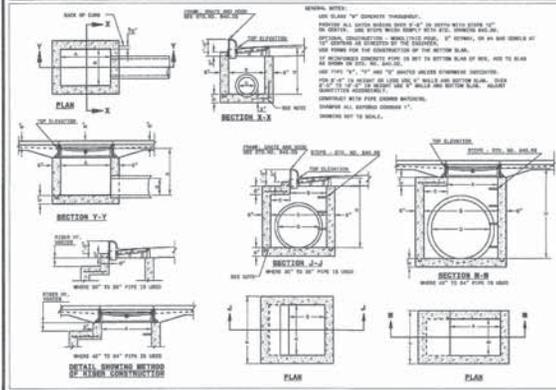
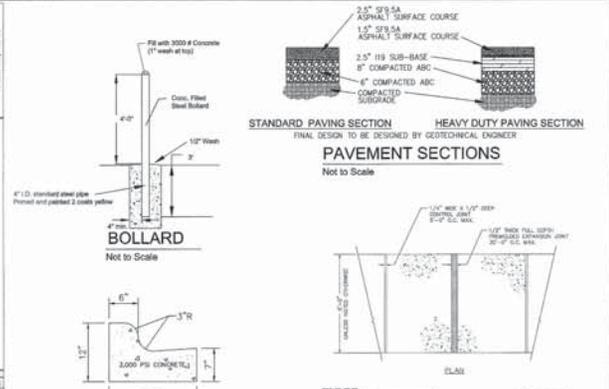
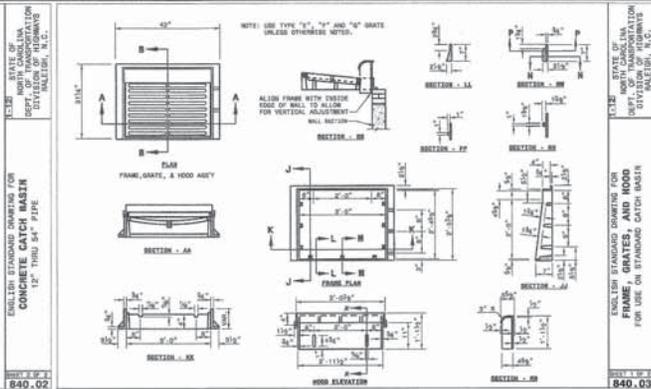
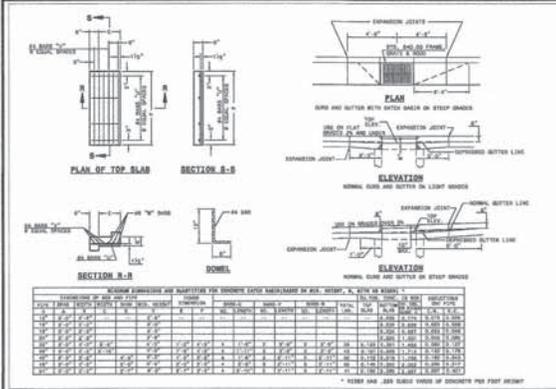
BOER BROTHERS HEATING & COOLING 805 S. 930 N.C. HWY 42 WEST CARRBORO, NORTH CAROLINA

LANDSCAPE PLAN

BOER BROTHERS HEATING & COOLING 1504 HAYMAKERS LANE CARRBORO, N.C. 27510

PROJECT: BOER1601
 DATE: 2017-06-24
 DRAWING SCALE: 1" = 30'
 DRAWN BY: TJM
 APPROVED BY: SLS

CS2001
 SHEET 8 OF 16



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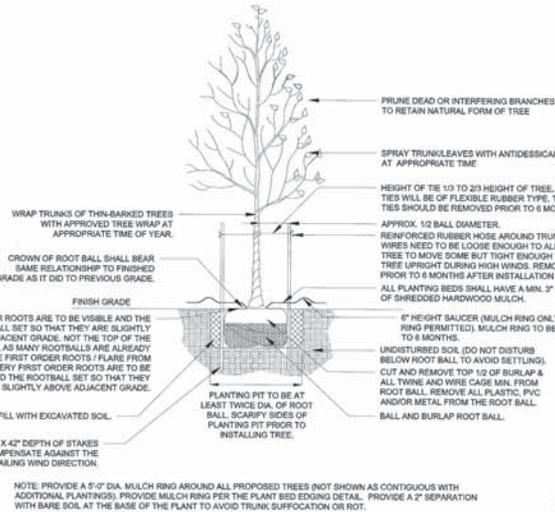
BOER BROTHERS HEATING & COOLING
104 HAYMAK #103
CARRBORO, N.C. 27513

CS6001
SHEET 12 OF 16

PRELIMINARY - NOT FOR CONSTRUCTION

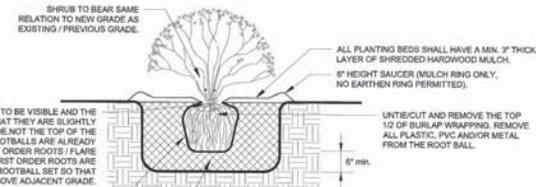
LANDSCAPING SPECIFICATIONS

- THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, ETC NECESSARY TO COMPLETE ALL PLANTING AS SHOWN ON THIS DRAWING, AS SPECIFIED HEREIN AND/OR AS REQUIRED BY JOB CONDITIONS. THE WORK IS GENERAL IN NATURE, BUT IS NOT LIMITED TO THE FOLLOWING: (1) PROVIDE ALL PLANT MATERIAL AS INDICATED. (2) EXCAVATION OF TREE PITS, (3) TOPSOIL BACKFILL FOR TREE PITS, (4) FERTILIZING, GUYING, WRAPPING, (5) MAINTENANCE AND GUARANTEE, (6) ALL OTHER ITEMS NECESSARY TO MAKE WORK COMPLETE.
- TOPSOIL SHALL BE SUPPLIED BY THE CONTRACTOR IN NECESSARY QUANTITY. THE CONTRACTOR MAY USE TOPSOIL AFTER SECURING SOIL TEST AND APPLYING RECOMMENDED TREATMENT THEREOF. TOPSOIL SHALL BE FINE LOAM OF NATURAL CHARACTERISTICS TYPICAL OF TOPSOIL OF LOCALITY, FREE OF NOXIOUS WEEDS, IRONES LARGER THAN TWO INCHES, AND ALL OTHER DELETERIOUS MATERIAL.
- FERTILIZER SHALL BE OF 5-10-10 FORMULA, OF A RECOGNIZED MANUFACTURER OF COMMERCIAL FERTILIZER, AND SHALL CONFORM TO THE APPLICABLE STATE AND LOCAL FERTILIZER LAWS. IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. SHALL NOT BE STORED IN DIRECT CONTACT WITH THE GROUND AND SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL OPENED CONTAINERS BEARING THE MANUFACTURER'S GUARANTEE ANALYSIS. AZALEA - CAMELLIA FERTILIZER SHALL BE "AZALEA AND CAMELLIA SPECIAL" OF A RECOGNIZED MANUFACTURER.
- PEAT MOSS SHALL BE BROWN, ACID REACTION ABOUT 5.5 TO 7.0 PH, LOW IN CONTENT OF WOODY MATERIAL AND FREE OF MATERIAL MATTER HARMFUL TO PLANT LIFE, WATER ABSORBING CAPACITY, 100 TO 200 PERCENT, MOISTURE CONTENT 30 PERCENT NATURAL SHREDDED OR GRANULATED.
- THE CONTRACTOR SHALL MAKE, AT HIS EXPENSE, WHATEVER ARRANGEMENTS MAY BE NECESSARY TO ENSURE AN ADEQUATE SUPPLY OF WATER TO MEET THE NEEDS OF THIS CONTRACT. HE SHALL ALSO FURNISH ALL NECESSARY HOSE, EQUIPMENT ATTACHMENTS AND ACCESSORIES FOR THE ADEQUATE IRRIGATION OF LAWNS AND PLANTED AREAS AS MAY BE REQUIRED.
- MULCH SHALL BE CLEAN COARSE PINE BARK MULCH OF APPROVED KIND AS GENERALLY AVAILABLE AT LOCAL MARKETS, APPLIED 3 INCHES IN DEPTH OVER ALL BEDS, SHRUBS, AND TREE PLANTINGS, EXCEPT THAT WHERE SLOPES INDICATE LIKELIHOOD OF WASH, CLEAN BALED WHEAT STRAW SHALL BE USED. AT DRAINAGE DISPERSED POINTS OR ALONG NATURAL WATERWAYS WHERE CONCENTRATIONS OF SURFACE WATER EMPTY FROM CULVERT OR PAVED DITCH, SOIL SAVER OR OTHER HEAVY JUTE MESH SHALL BE INSTALLED IN APPROVED MANNER AND TO SUCH EXTENT AS WILL PREVENT EROSION.
- THE NAMES OF PLANTS REQUIRED UNDER THIS CONTRACT CONFORM TO THOSE GIVEN IN STANDARDIZED PLANT NAMES, 1942 EDITION, PREPARED BY THE AMERICAN JOURNAL COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF VARIETIES NOT INCLUDED THEREIN CONFORM GENERALLY WITH NAMES ACCEPTED IN THE NURSERY TRADE. PLANTS SHALL HAVE A MATURE GROWTH THAT IS NORMAL FOR THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS, WITH WELL DEVELOPED ROOT SYSTEMS AND FREE FROM INSECT PESTS, PLANT DISEASES, AND INJURIES. ALL PLANTS SHALL BE EQUAL OR EXCEED THE MEASUREMENTS SPECIFIED IN THE PLANT LIST, WHICH ARE MINIMUM ACCEPTABLE SIZES. TREES SHALL HAVE SINGLE TRUNKS EXCEPT AS NOTED. ALL SHRUBS SHALL BE HEALTHY, VIGOROUS, AND OF GOOD COLOR. ANY NECESSARY PRUNING SHALL BE DONE AT TIME OF PLANTING. NO PLANT UNDER THIS CONTRACT SHALL BE PRUNED BACK TO SUCH EXTENT THAT IT NO LONGER MEETS SPECIFICATIONS. REQUIREMENTS FOR THE MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALKING AND BURLAPPING OF PLANTS IN THE PLANT LIST GENERALLY FOLLOW THE CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN STANDARD FOR NURSERY STOCK. SUBSTITUTIONS WILL BE PERMITTED ONLY UPON SUBMISSION OF PROOF THAT ANY PLANT IS NOT OBTAINABLE AND AUTHORIZATION BY THE OWNER OF A CHANGE ORDER PROVIDING FOR USE OF THE NEAREST AVAILABLE OBTAINABLE SIZE OR VARIETY OF PLANT HAVING THE SAME ESSENTIAL CHARACTERISTICS WITH AN EQUIVALENT ADJUSTMENT OF CONTRACT PRICE.
- BALLED AND BURLAPPED PLANTS ("B&B") SHALL BE DUG WITH FIRM, NATURAL BALLS OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE PLANT. BALLS SHALL BE FIRMLY WRAPPED WITH BURLAP OR SIMILAR MATERIAL AND BOUND WITH TWINE OR CORD.
- THE CONTRACTOR SHALL BE NOTIFIED BY THE OWNER, WHEN OTHER DIVISIONS OF THE WORK HAVE PROCEEDED SUFFICIENTLY TO COMMENCE WORK ON THE PLANTING OPERATION. THEREAFTER, PLANTING OPERATIONS SHALL BE CONDUCTED UNDER FAVORABLE WEATHER CONDITIONS DURING THE NEXT SEASON OR SEASONS WHICH ARE MOST ADVISABLE FOR SUCH WORK. REMOVAL OF ROCK OR OTHER UNDERGROUND OBSTRUCTIONS, RELOCATION OR CONSTRUCTION, AND PROVISION OF DRAINAGE FOR PLANTING AREAS SHALL BE DONE ONLY AS DIRECTED BY THE OWNER.
- NEW PLANTING SHALL BE LOCATED WHERE SHOWN ON THE PLAN EXCEPT WHERE OBSTRUCTIONS BELOW GROUND ARE ENCOUNTERED OR WHERE CHANGES HAVE BEEN MADE ONLY AFTER APPROVAL BY THE OWNER. REASONABLE CARE SHALL BE EXERCISED TO HAVE PLANTING PITS AND SOIL PRESERVED PRIOR TO MOVING PLANTS TO THEIR RESPECTIVE LOCATIONS TO ENSURE THAT THEY WILL NOT BE UNNECESSARILY EXPOSED TO DRYING ELEMENTS OR TO PHYSICAL DAMAGE. DIAMETER OF PITS FOR TREES AND B&B SHRUBS AND VINES SHALL BE AT LEAST TWO FEET GREATER THAN THE DIAMETER OF THE BALL OR SPREAD OR ROOTS.
- SOIL USED IN PLANTING SHALL BE TOPSOIL OR SUITABLE EXISTING SOIL, EITHER OR WHICH SHALL BE THOROUGHLY MIXED WITH ONE PART OF PEAT AND ONE PART OF MANURE TO FIVE PARTS OF SOIL. VERY POOR SOIL, GRAVE, HARD-PAN, OR OTHER SOIL INJURIOUS TO PLANTS SHALL NOT BE USED EXCEPT FOR ERICACEOUS PLANTS, VERY ACID OR BOUR SOIL, HAVING A PH OF LESS THAN 6 SHALL BE THOROUGHLY MIXED WITH SUFFICIENT LIMESTONE TO PRODUCE A SLIGHTLY ACID REACTION (A PH OF 6 TO 6.5). SOIL USED IN PLANTING SHALL BE THOROUGHLY SIZED WITH 5 POUNDS OF 5-10-10 FORMULA COMMERCIAL FERTILIZER PER CUBIC YARD. FOR CAMELLIA PLANTINGS, SUBSTITUTE AZALEA-CAMELLIA FERTILIZER IN LIEU OF 5-10-10 COMMERCIAL FERTILIZER.
- ALL PLANTS SHALL BE PLANTED UPRIGHT AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT STRUCTURES. NO BURLAP SHALL BE PULLED OUT FROM UNDER BALLS. ROOTS SHALL BE SPREAD IN THEIR NORMAL POSITION. ALL BROKEN OR FRAYED ROOTS SHALL BE CUT OFF CLEANLY. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. ALL TREES SHALL BE STAKED. WIRES SHALL BE ENCASED IN HOSE TO PREVENT DIRECT CONTACT WITH BARK OF THE TREE SHALL BE PLACED AROUND THE TRUNK IN SINGLE LOOP. WIRES SHALL BE TIGHTENED AND KEPT TIGHT.
- SHRUB PITS SHALL BE CARRIED TO A DEPTH OF 15-18 INCHES. BACKFILL SHALL BE TOPSOIL MIXED WITH FERTILIZER (5-10-10) AT THE RATE OF 1 LB. PER TWO FEET OF SHRUB HEIGHT EXCEPT THAT 8-8 AZALEA-CAMELLIA FERTILIZER SHALL BE USED ON ALL BROADLEAF EVERGREENS. GROUND COVER SHALL BE PLANTED IN BEDS HAVING A MINIMUM DEPTH OF 6 INCHES. THE PREPARED SOIL USED SHALL BE THOROUGHLY MIXED WITH ONE-THIRD PEAT, WITH 40 LBS. OF FERTILIZER (5-10-10) PER 1,000 SQUARE FEET OF BED, AND LIGHTLY COMPACTED. PLANTS SHALL BE EVENLY SPACED AND SET TO FINISHED GRADE LEVEL, AFTER SETTLEMENT, ALL PLANTS SHALL BE MULCHED WITH 3-INCH LAYER OF PINE BARK MULCH WITHIN TWO DAYS AFTER PLANTING. THIS MULCH SHALL ENTIRELY COVER THE AREA OF THE PLANTING PIT, BED, OR SAUCER AROUND EACH PLANT. AT THE TIME OF PLANTING EACH PLANT AND THE SOIL AROUND IT SHALL BE THOROUGHLY SATURATED WITH WATER AND AS MANY TIMES LATER AS SEASONABLE CONDITIONS REQUIRE, UNTIL ACCEPTANCE OF THE WORK.
- CARE SHOULD BE EXERCISED WHEN WATERING TO AVOID FLOODING OF PLANTS AND BEDS, DISPLACEMENT OF MULCH MATERIAL AND EROSION OF SOIL. AVOID USE OF HIGH PRESSURE HOSES. AFTER ALL OTHER WORK IS COMPLETED, BARK MULCH SHALL BE SPREAD TO A DEPTH OF 3 INCHES MINIMUM AROUND ALL PLANTING BEDS.
- MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING. NEW PLANTINGS SHALL BE PROTECTED AS MAINTAINED FOR A PERIOD OF TEN (10) WEEKS AFTER FINAL ACCEPTANCE OF THE WORK BY THE OWNER. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RESETTLEMENT PLANTS TO PROPER GRADES OR UPRIGHT POSITION, RESTORATION OF PLANTING SAUCERS, AND OTHER NECESSARY OPERATIONS. PROTECT PROTECTION TO EXISTING LAWN AREAS SHALL BE PROVIDED AND ANY DAMAGE RESULTING FROM PLANTING OPERATIONS SHALL BE REPAIRED PROMPTLY. ADEQUATE PROTECTION FOR LAWN AREAS AGAINST TRESPASSING DURING PLANTING OPERATIONS AND AGAINST DAMAGE OF ANY KIND SHALL BE PROVIDED. NOTHING IN THESE SPECIFICATIONS IS INTENDED TO RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO REPAIR EXISTING LAWN AREAS DAMAGED BY WORKMEN ENGAGED IN THE COMPLETION OF THIS PROJECT.
- INSPECTION OF THE WORK TO DETERMINE COMPLETION OF THE CONTRACT EXCLUSIVE OF THE POSSIBLE REPLACEMENT OF PLANTINGS, WILL BE MADE BY THE ENGINEERS LANDSCAPE DESIGNER AT THE CONCLUSION OF THE INSTALLATION PERIOD UPON WRITTEN NOTICE REQUESTING SUCH INSPECTION. REQUEST SHALL BE SUBMITTED BY CONTRACTOR AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED DATE FOR INSPECTION. AFTER INSPECTION, THE CONTRACTOR WILL BE NOTIFIED IN WRITING BY THE OWNER OF ACCEPTANCE OF THE WORK, EXCLUSIVE OF THE POSSIBLE REPLACEMENT OF PLANTS CONTRACTOR WILL BE NOTIFIED OF THE REQUIREMENTS NECESSARY FOR COMPLETION OF THE WORK.
- NURSERY STOCK SHALL BE FULLY GUARANTEED FOR ONE FULL YEAR. ALL PLANTS THAT FAIL TO MAKE NEW GROWTH FROM A DORMANT CONDITION OR THAT DIE DURING THE FIRST YEAR AFTER PLANTING SHALL BE REPLANTED. ALL REPLACEMENTS SHALL CONFORM WITH THE ORIGINAL SPECIFICATIONS AS TO SIZE AND TYPE. ALL GUARANTEES ARE PREDICATED ON THE ASSURANCE THAT THE OWNER HAS PROPERLY CARED FOR ALL PLANTS AFTER THE CONTRACTOR HAS BEEN RELEASED FROM HIS MAINTENANCE OBLIGATIONS. IN THE EVENT THAT A DIFFERENCE OF OPINION SHALL ARISE OVER THE REPLACEMENT OF ANY PLANT, THE DECISION OF THE ENGINEERS LANDSCAPE DESIGNER SHALL BE FINAL. ALL COSTS OF REPLACEMENTS SHALL BE BORNE BY THE CONTRACTOR.



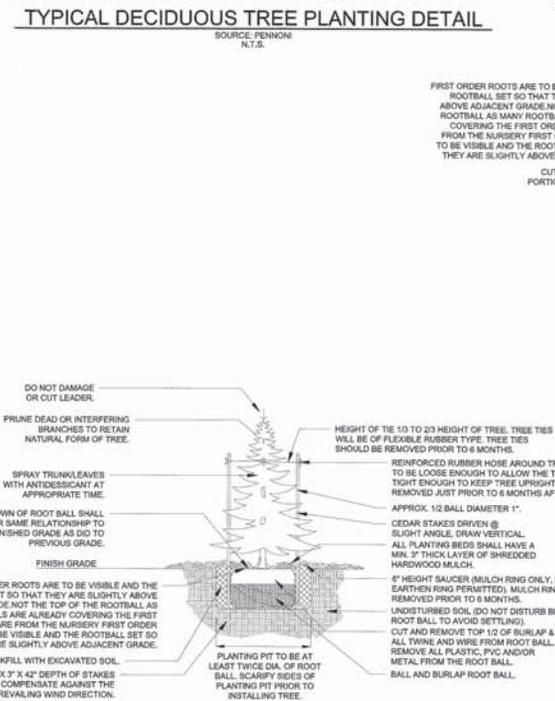
TYPICAL DECIDUOUS TREE PLANTING DETAIL

SOURCE: PENNONI N.T.S.



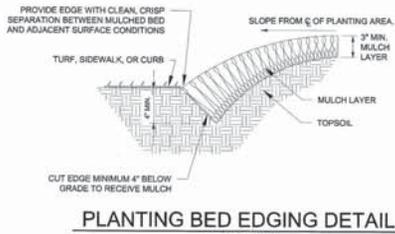
SHRUB PLANTING - BALL AND BURLAP DETAIL

SOURCE: PENNONI N.T.S.



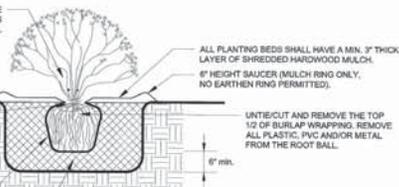
TYPICAL EVERGREEN TREE PLANTING

SOURCE: PENNONI N.T.S.



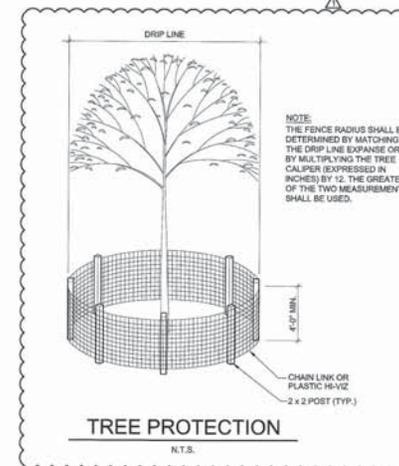
PLANTING BED EDGING DETAIL

SOURCE: PENNONI N.T.S.



TREE PROTECTION

SOURCE: PENNONI N.T.S.



TREE PROTECTION

SOURCE: PENNONI N.T.S.

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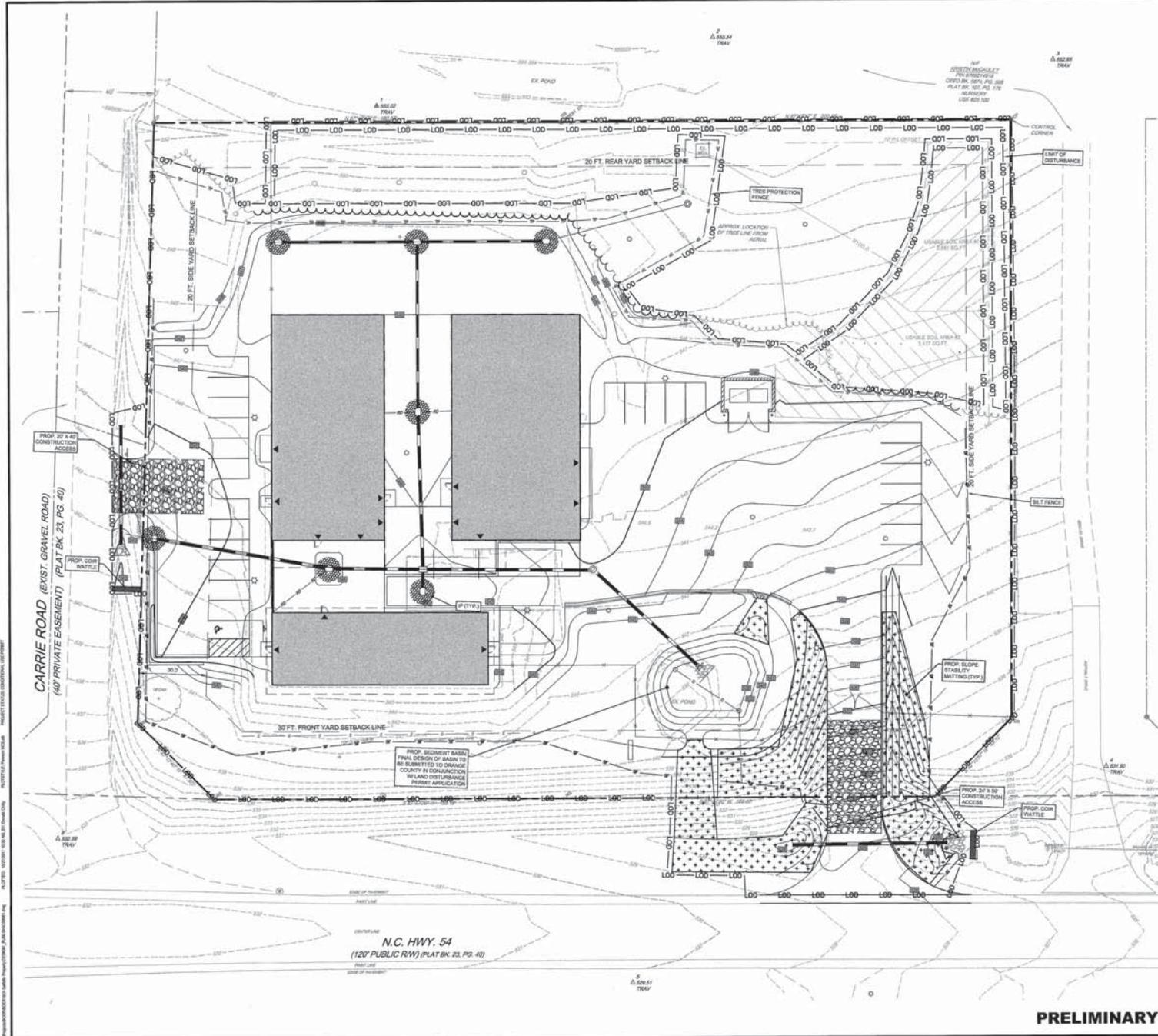
ALL DIMENSIONS UNLESS OTHERWISE NOTED BY CONTRACTOR
 AND OWNER MUST BE NOTIFIED OF ANY
 DISCREPANCIES BEFORE PROCEEDING WITH WORK

1410
 NORTH CAROLINA
 REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 STEVEN L. STANTON

BOER BROTHERS HEATING & COOLING
 604 S.W. 14th Street
 CAROLINA, NORTH CAROLINA
 BOER BROTHERS HEATING & COOLING
 CAROLINA, NORTH CAROLINA

PROJECT	BOER1601
DATE	2017-06-24
DRAWING SCALE	AS SHOWN
DRAWN BY	TJM
APPROVED BY	SJM
SHEET	14 OF 16

CS6061



LEGEND

- GRAVEL CONSTRUCTION BARRIER
- SILT FENCE OUTLET
- TREE PROTECTION FENCING
- TEMPORARY DIVERSION BERM
- STRAW WATTLE
- BLOCK & GRAVEL MATTING
- SLOPE STABILITY MATTING
- COIR FIBER WATTLE

- SEQUENCE OF CONSTRUCTION**
- NOTE: SEQUENCE OF CONSTRUCTION IS SUBJECT TO CHANGE BASED ON FIELD CONDITIONS.
1. INITIAL PREP WORK FOR CONSTRUCTION SITE.
 2. INSTALL ALL SILT FENCES AND STRAW WATTLES TO BE INSTALLED IN CONSTRUCTION AREA AND MAINTAIN THROUGHOUT CONSTRUCTION.
 3. INITIAL CONSTRUCTION OF GRAVEL DRIVEWAY AND ASPHALT DRIVEWAY TO BE INSTALLED IN CONSTRUCTION AREA.
 4. CLEARLY MARKED AREAS ARE NECESSARY FOR CONSTRUCTION OF DRIVEWAY AND ASPHALT DRIVEWAY TO BE INSTALLED IN CONSTRUCTION AREA.
 5. CONSTRUCTION OF DRIVEWAY AND ASPHALT DRIVEWAY TO BE INSTALLED IN CONSTRUCTION AREA.
 6. INSTALL SLOPE STABILITY MATTING AND ALL OTHER EROSION CONTROL MEASURES TO BE INSTALLED IN CONSTRUCTION AREA.
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 23. INSTALL SLOPE STABILITY MATTING AND ALL OTHER EROSION CONTROL MEASURES TO BE INSTALLED IN CONSTRUCTION AREA.

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BOER BROTHERS HEATING & COOLING
601.022 AND 024 N.C. HWY. WEST
CARBORO, NORTH CAROLINA

EROSION CONTROL PLAN

BOER BROTHERS HEATING & COOLING
1104 HWY 54W #333
CARBORO, NC 27510

NO.	DATE	BY	REVISIONS
1			
2			
3			

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