



Coulter Jewell Thames, PA

MAIN OFFICE
111 WEST MAIN STREET
DURHAM, NC 27701
p 919.682.0368 f 919.688.5646

Planning for the Future

September 7, 2016

Jeff Kleaveland
Planner/Zoning Development Specialist
301 West Main St.
Carrboro, NC 27510

Reference: Shelton Station Phasing

Dear Mr. Kleaveland:

Approval of the attached Phasing Plan is requested for the Shelton Station site development. As we have proceeded with the development approved by the Conditional Use Permit for this Project, the Building A schedule has been maintained while the Building B schedule has been delayed. With the Building A completion nearing, we have developed the Phasing Plan to describe the portions of the Project that will be completed as part of Phase 1. The remaining portions of the Project will be completed in Phase 2.

Based on the current expectations, Phase 1 of the Shelton Station Project should be completed and in service by October 2016 and Phase 2 should be completed in 2017.

As a part of the Phasing Plan, we have proposed to complete all site improvements that are necessary to support Building A, as follows:

- Public Water Supply – Domestic and Fire Protection are provided for Building A, and are independent of Building B. Public Water Supply for Building B will be provided with a new 6" Water Main from Greensboro Street through the Phase 1 area. The section of this Water Main will be installed as a part of the Phase 1 Improvements so Phase 1 will not be disturbed when the line is needed for the Phase 2 portion of the Project.
- Sanitary Sewer – Sanitary Sewer is provided for Building A, and is independent of Building B. The required Grease Trap for Building A is also included in Phase 1.
- Sidewalks – Sidewalks along the Public Right-of-Way and those associated with on-site parking will be completed as a part of Phase 1.
- Vehicular Access – The vehicular entry from Greensboro Street onto the Project will be completed with Phase 1, including NCDOT approval of the driveway construction in the street Right-of-Way.
- Parking – 64 Parking Spaces are proposed in Phase 1. These spaces provide compliance of Building A with LUO as follows:

- Office use (20,216 sf) : 48 spaces
 - Restaurant (1,000 sf) : 16 spaces
 - Retail (1,500 sf) : 4 spaces
- Bicycle Parking – 6 bike racks (for 12 bike spaces) are included in Phase 1, as required for Building A.
- Truck Loading Area – The required Loading area is provided in Phase 1.
- Screening – Fencing and Landscape Buffers required for the northern property line screening will be provided as a part of Phase 1.
- Stormwater Drainage – Stormwater Drainage for Building A and all Phase 1 areas is included in Phase 1. As-Builts will be submitted for Phase 1 per CUP Condition #10. The drainage in this Phase is independent of the Phase 2 area.
- Stormwater Treatment – The required treatment facilities of stormwater in the Phase 1 area are included in Phase 1. The required Underground Detention and discharge piping for this area (that is located within the Phase 2 area) will also be constructed, placed in service, and protected during the construction of the Phase 2 area. As-Builts will be submitted for Phase 1 per CUP Condition #10.
- Landscaping – All landscaping in the Phase 1 area will be installed as required during Phase 1. The Phase 1 parking area will be compliant with the shading requirements by providing 9 shades, where only 6 are required by the calculations. ($20,045 \times 20\% = 4009 / 707 = 5.7$ required)
- Lighting – Parking lot and building lighting will be provided for compliance within each respective phase.
- Trash Collection: The dumpster and recycling facility will be constructed in Phase 2, therefore private trash collection will be utilized for the Phase 1 building until completion of phase 2.
- ADA requirements – Phase 1 will meet ADA accessibility requirements.
- Art Installation will be included in Phase 2 as shown on the attached plan.

We appreciate your consideration of this request, and look forward to its approval. Should you have any questions or concerns, please do not hesitate to give me a call.

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Jeremy S. Anderson RLA