







DATE	REVISIONS
09 NOV 22	PER CARBORO SUP REVIEW COMMENTS
21 FEB 23	PER CARBORO SUP REVIEW COMMENTS
10 MAR 23	PER NCDOT REVIEW COMMENTS

**OWNER INFORMATION**  
KB HOME  
4506 S. MIAMI BLVD.  
#110  
DURHAM NC 27703  
**OWNERS REPRESENTATIVE:**  
THURM BOWEN  
PH: (919) 768-7972  
FAX: (919) 768-7972  
EMAIL: tbowen@kbhome.com

DATE	ISSUED
01 APR 22	SUP SUBMITTAL #1
09 NOV 22	SUP SUBMITTAL #2
21 FEB 23	SUP SUBMITTAL #3
10 MAR 23	SUP SUBMITTAL #4

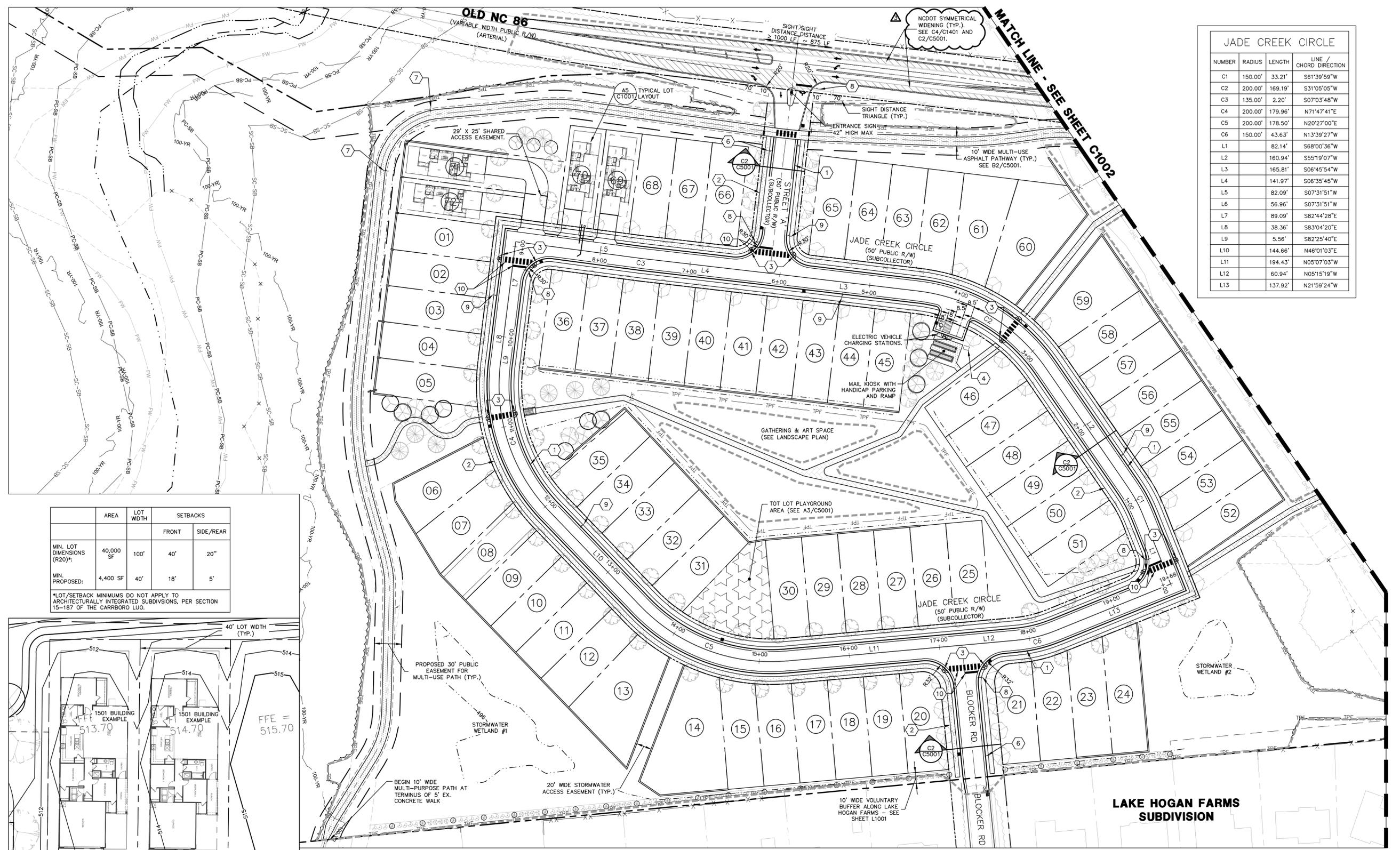
**JADE CREEK SUBDIVISION**  
CARRBORO, NORTH CAROLINA  
**SPECIAL USE PERMIT DRAWINGS**

JOB NUMBER: 121010.01  
DATE: 04 MAR 22  
SCALE: AS SHOWN  
DRAWN BY: DAH  
REVIEWED BY: GJR

**SHEET**  
**C1001**

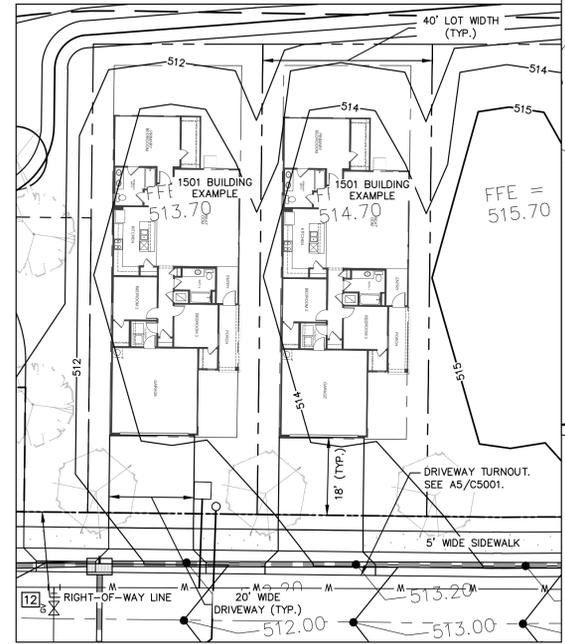
**JADE CREEK CIRCLE**

NUMBER	RADIUS	LENGTH	LINE / CHORD DIRECTION
C1	150.00'	33.21'	S61°39'59"W
C2	200.00'	169.19'	S31°05'05"W
C3	135.00'	2.20'	S07°03'48"W
C4	200.00'	179.96'	N71°47'41"E
C5	200.00'	178.50'	N20°27'00"E
C6	150.00'	43.63'	N13°39'27"W
L1	82.14'	82.14'	S68°00'36"W
L2	160.94'	160.94'	S55°19'07"W
L3	165.81'	165.81'	S06°45'54"W
L4	141.97'	141.97'	S06°35'45"W
L5	82.09'	82.09'	S07°31'51"W
L6	56.96'	56.96'	S07°31'51"W
L7	89.09'	89.09'	S82°44'28"E
L8	38.36'	38.36'	S83°04'20"E
L9	5.56'	5.56'	S82°25'40"E
L10	144.66'	144.66'	N46°01'03"E
L11	194.43'	194.43'	N05°07'03"W
L12	60.94'	60.94'	N05°15'19"W
L13	137.92'	137.92'	N21°59'24"W



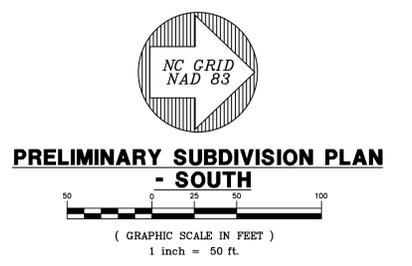
	AREA	LOT WIDTH	SETBACKS	
			FRONT	SIDE/REAR
MIN. LOT DIMENSIONS (R20)*	40,000 SF	100'	40'	20"
MIN. PROPOSED:	4,400 SF	40'	18'	5"

\*LOT/SETBACK MINIMUMS DO NOT APPLY TO ARCHITECTURALLY INTEGRATED SUBDIVISIONS, PER SECTION 15-187 OF THE CARBORO LUC.

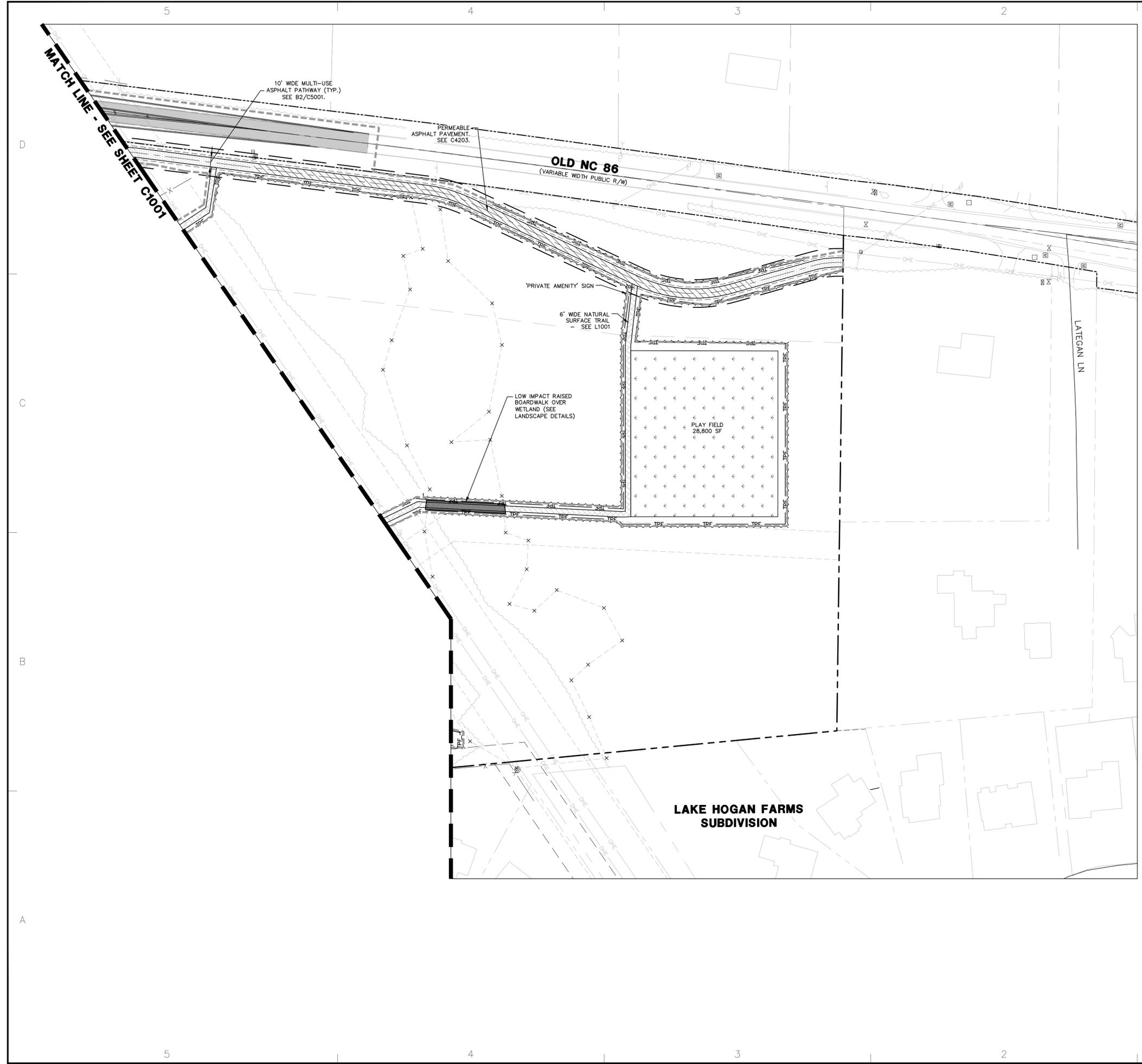


- PLAN KEY NOTES**
- |   |   |    |  |
|---|---|----|--|
| 1 | 30" CONCRETE CURB & GUTTER (TYP.)                       | 7  | FUTURE MUP EXTENSION INFORMATION SIGN.               |
| 2 | CONCRETE SIDEWALK (5' WIDE TYP. UNLESS OTHERWISE NOTED) | 8  | STOP SIGN  |
| 3 | ADA RAMP (TYP.)   | 9  | PEDESTRIAN CROSSING AHEAD SIGN                       |
| 4 | JOB INFORMATION KIOSK                                   | 10 | THERMOPLASTIC STOP BAR AND HIGH-VISIBILITY CROSSWALK |
| 5 | "NO PARKING" SIGN.                                      |    |  |

- DRAWING LEGEND**
- | SYMBOL/ABBREVIATION |          | DESCRIPTION               | SYMBOL/ABBREVIATION |          | DESCRIPTION           |
|---------------------|----------|---------------------------|---------------------|----------|-----------------------|
| EXISTING            | PROPOSED |                           | EXISTING            | PROPOSED |                       |
| ●                   | ○        | IRON PIPE/PROPERTY CORNER | ---                 | ---      | LIMITS OF DISTURBANCE |
| ---                 | ---      | PROPERTY LINE             | ---                 | ---      | TREE PROTECTION FENCE |
| ---                 | ---      | BUILDING SETBACK          | ---                 | ---      | STREAM BUFFER-ZONE 1  |
| ---                 | ---      | ADJOINER PROPERTY LINE    | ---                 | ---      | STREAM BUFFER-ZONE 2  |
| ---                 | ---      | ROAD BUFFER               |                     |          |                       |
| ---                 | ---      | ROAD EDGE OF PAVEMENT     |                     |          |                       |
| ---                 | ---      | ROAD RIGHT-OF-WAY         |                     |          |                       |
| ---                 | ---      | SIDEWALK                  |                     |          |                       |
| ---                 | ---      | TREELINE                  |                     |          |                       |



**REVIEW DRAWING**  
**NOT FOR CONSTRUCTION**



**DRAWING LEGEND**

SYMBOL/ABBREVIATION		DESCRIPTION
EXISTING	PROPOSED	
●		IRON PIPE/PROPERTY CORNER
---	---	PROPERTY LINE
---	---	BUILDING SETBACK
---	---	ADJOINER PROPERTY LINE
---	---	ROAD BUFFER
---	---	ROAD EDGE OF PAVEMENT
---	---	ROAD RIGHT-OF-WAY
---	---	SIDEWALK
---	---	TREELINE
---	---	LIMITS OF DISTURBANCE
---	---	TPF TREE PROTECTION FENCE
---	---	WETLAND

**Baillentine Associates, PA**  
 271 Providence Road  
 Chapel Hill, NC 27514  
 919.906.8487  
 baillentine.com

**Professional Engineer Seal**  
 GEORGE J. RETSCHE  
 083127  
 10 MAR 23  
 NORTH CAROLINA

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SUP SUBMITTAL #3A	10 MAR 23

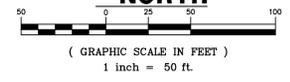
**JADE CREEK SUBDIVISION**  
 CARBORO, NORTH CAROLINA  
**SPECIAL USE PERMIT DRAWINGS**

JOB NUMBER: 121010.01  
 DATE: 04 MAR 22  
 SCALE: AS SHOWN  
 DRAWN BY: DAH  
 REVIEWED BY: GJR

**SHEET**  
**C1002**



**PRELIMINARY SUBDIVISION PLAN - NORTH**



**REVIEW DRAWING NOT FOR CONSTRUCTION**

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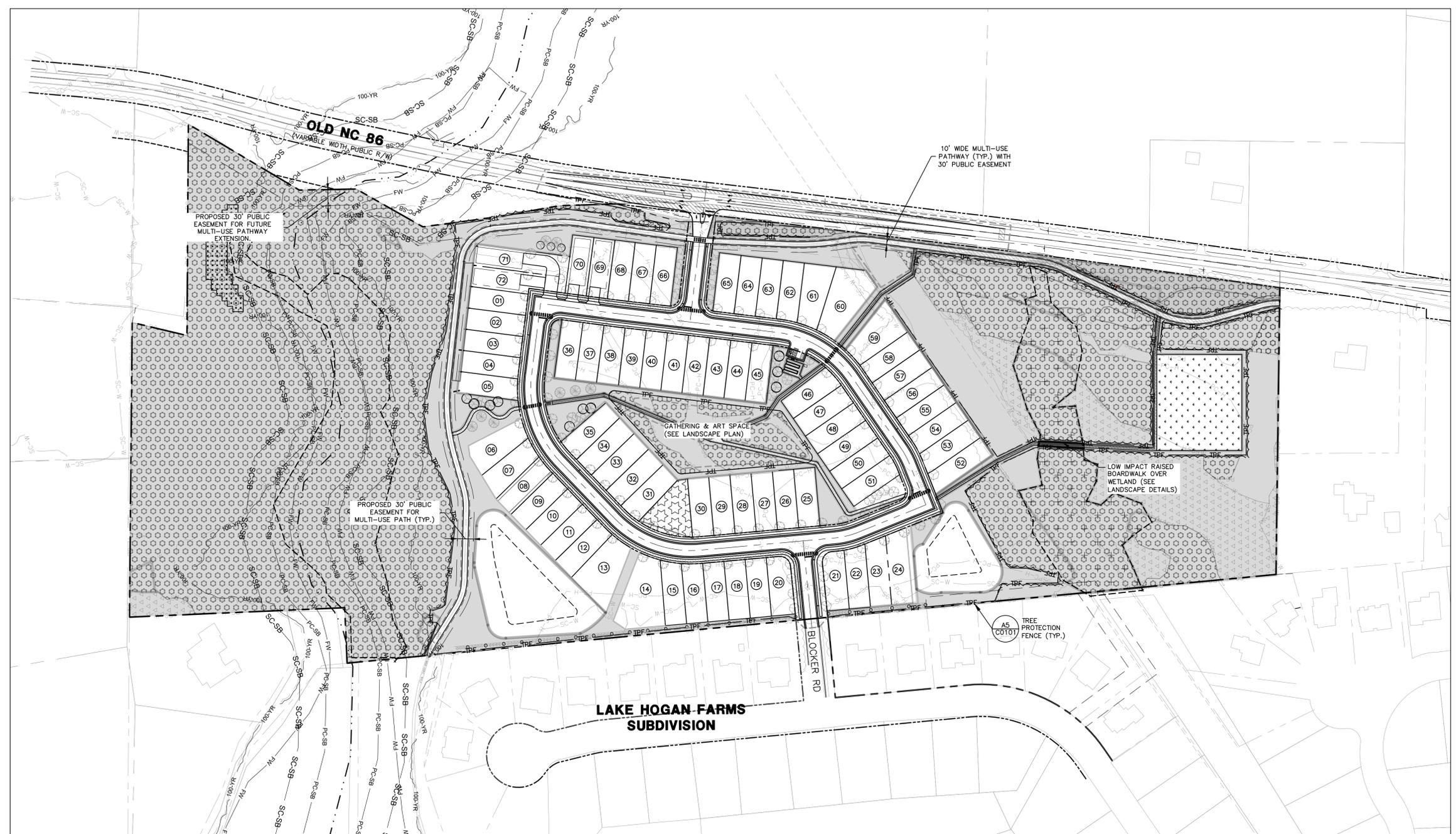
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SUP SUBMITTAL #3A	10 MAR 23

**JADE CREEK SUBDIVISION**  
 CARRBORO, NORTH CAROLINA

**SPECIAL USE PERMIT DRAWINGS**

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**SHEET**  
**C1003**



**OPEN SPACE SUMMARY:**

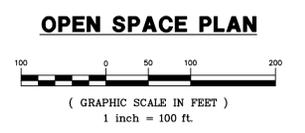
REQUIRED (40% OF NLA):	0.40 X 1,598,591 SF = 639,436 SF (14.68 AC)
PROVIDED (±61% OF NLA)	±972,780 SF (22.33 AC)
PRIMARY CONSTRAINT (±41% OF NLA)	±656,078 SF (15.06 AC)
HARDWOOD (±25% OF NLA)	±400,517 SF (9.19 AC)
WETLAND (±14% OF NLA)	±223,570 SF (5.13 AC)
ROAD BUFFER-OLD NC-86 (±2% OF NLA)	±34,522 SF (0.79 AC)
STREAM BUFFER (±0% OF NLA)	±4,335 SF (0.10 AC)
SECONDARY CONSTRAINT (ALL 'OTHER WOODED') (±4% OF NLA)	±66,536 SF (1.53 AC)

**OPEN SPACE LEGEND**

SYMBOL/ABBREVIATION	DESCRIPTION
[Pattern]	OPEN SPACE
[Pattern]	PRIMARY CONSTRAINT AREA
[Pattern]	SECONDARY CONSTRAINT AREA

**DRAWING LEGEND**

SYMBOL/ABBREVIATION	EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	[Symbol]	IRON PIPE/PROPERTY CORNER
[Symbol]	[Symbol]	[Symbol]	PROPERTY LINE
[Symbol]	[Symbol]	[Symbol]	BUILDING SETBACK
[Symbol]	[Symbol]	[Symbol]	ADJOINER PROPERTY LINE
[Symbol]	[Symbol]	[Symbol]	ROAD BUFFER
[Symbol]	[Symbol]	[Symbol]	ROAD EDGE OF PAVEMENT
[Symbol]	[Symbol]	[Symbol]	ROAD RIGHT-OF-WAY
[Symbol]	[Symbol]	[Symbol]	SIDEWALK
[Symbol]	[Symbol]	[Symbol]	TREELINE
[Symbol]	[Symbol]	[Symbol]	STREAM BUFFER-ZONE 1
[Symbol]	[Symbol]	[Symbol]	STREAM BUFFER-ZONE 2
[Symbol]	[Symbol]	[Symbol]	LIMITS OF DISTURBANCE
[Symbol]	[Symbol]	[Symbol]	TREE PROTECTION FENCE
[Symbol]	[Symbol]	[Symbol]	PRIMARY HARDWOOD (CARRBORO GIS)
[Symbol]	[Symbol]	[Symbol]	SECONDARY WOODED (CARRBORO GIS)
[Symbol]	[Symbol]	[Symbol]	WETLAND



**REVIEW DRAWING**  
 NOT FOR CONSTRUCTION

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**JADE CREEK SUBDIVISION**  
 CARRBORO, NORTH CAROLINA

**SPECIAL USE PERMIT DRAWINGS**

JOB NUMBER: 121010.01  
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 DRAWN BY: DAH  
 REVIEWED BY: GJR

**SHEET**  
**C1101**

**UTILITY PLAN NOTES**

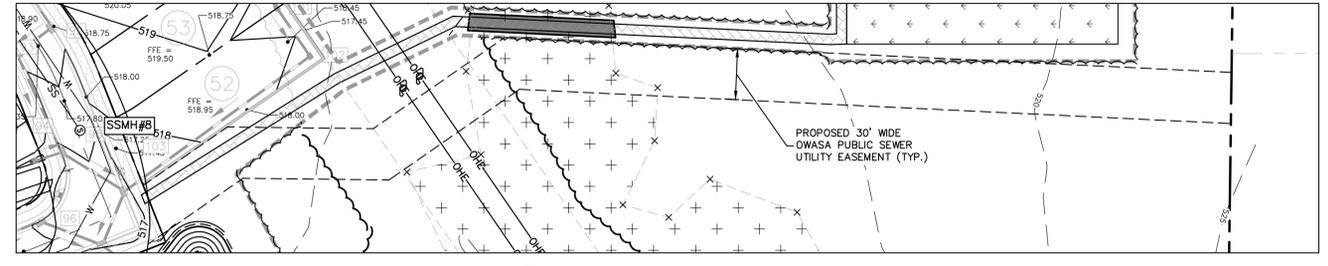
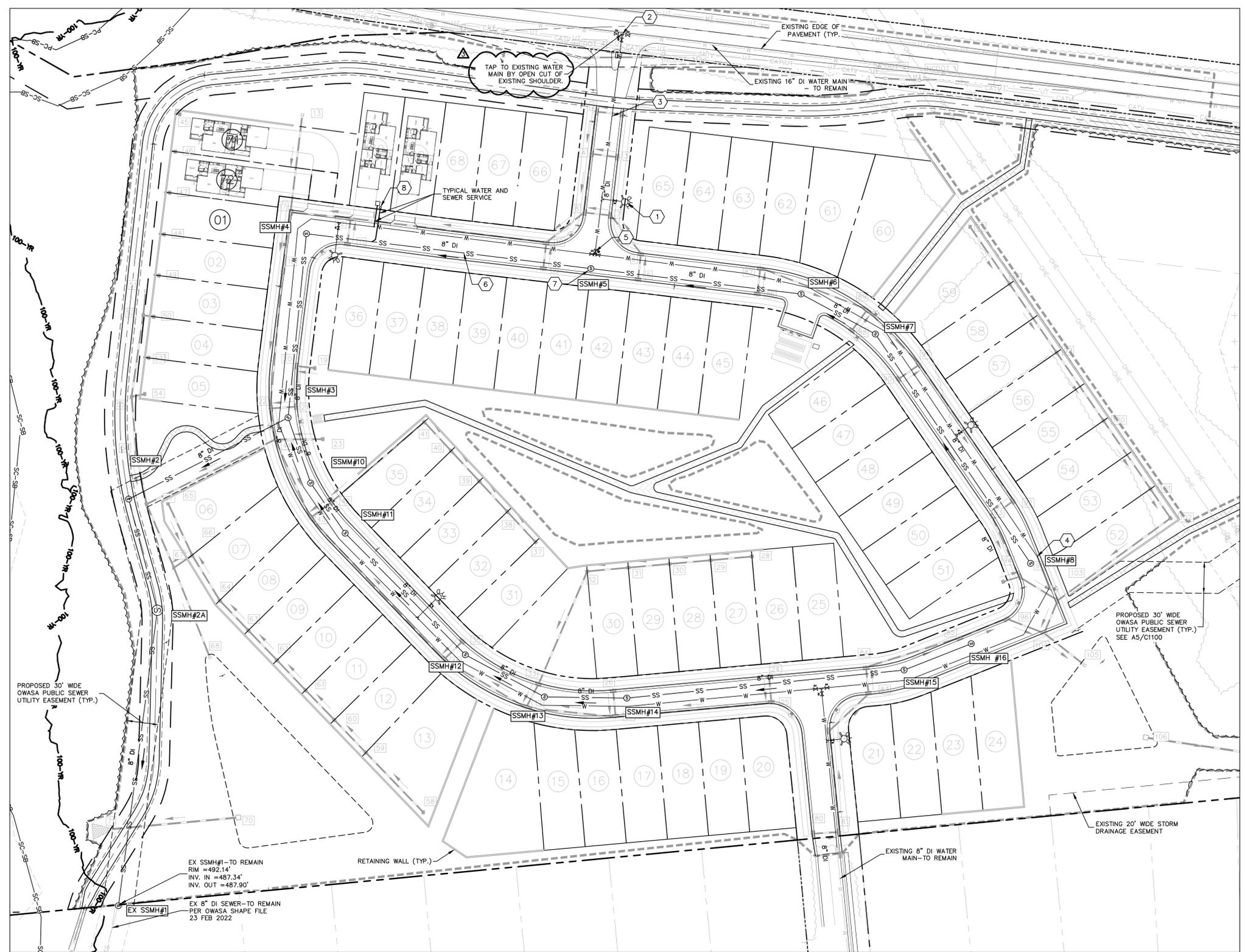
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CARRBORO STANDARDS AND SPECIFICATIONS.
- ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH OWASA STANDARDS AND SPECIFICATIONS.
- ALL PROPOSED UTILITY LINES SHALL BE LOCATED UNDERGROUND. THIS DOES NOT APPLY TO COMPONENTS THAT ARE REQUIRED TO BE LOCATED ABOVE GROUND SUCH AS BACKFLOW PREVENTERS AND TRANSFORMERS.
- FINAL ROUTING OF UTILITIES SHALL BE DETERMINED DURING THE CONSTRUCTION PLANS PHASE.

**DRAWING LEGEND**

SYMBOL/ABBREVIATION	EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	[Symbol]	CATCH BASIN
[Symbol]	[Symbol]	[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	[Symbol]	[Symbol]	SEWER CLEANOUT
[Symbol]	[Symbol]	[Symbol]	22.5' - BEND PIPE
[Symbol]	[Symbol]	[Symbol]	45' - BEND PIPE
[Symbol]	[Symbol]	[Symbol]	90' - BEND PIPE
[Symbol]	[Symbol]	[Symbol]	TEE - BEND PIPE
[Symbol]	[Symbol]	[Symbol]	FIRE HYDRANT
[Symbol]	[Symbol]	[Symbol]	CABLE TV LINE
[Symbol]	[Symbol]	[Symbol]	TELECOMMUNICATIONS LINE
[Symbol]	[Symbol]	[Symbol]	FIBER OPTIC LINE
[Symbol]	[Symbol]	[Symbol]	UNDERGROUND ELECTRIC LINE
[Symbol]	[Symbol]	[Symbol]	WATER LINE
[Symbol]	[Symbol]	[Symbol]	SANITARY SEWER LINE
[Symbol]	[Symbol]	[Symbol]	OVERHEAD ELECTRIC LINE
[Symbol]	[Symbol]	[Symbol]	EASEMENT LINE
[Symbol]	[Symbol]	[Symbol]	STORM DRAINAGE PIPE
[Symbol]	[Symbol]	[Symbol]	WETLANDS
[Symbol]	[Symbol]	[Symbol]	TREE LINE

**PLAN KEY NOTES**

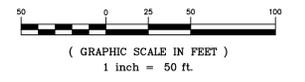
- | DETAIL REFERENCE | # | DESCRIPTION  |
|------------------|---|--|
| A4 C5101         | 1 | FIRE HYDRANT (TYP.)  |
| C1 C5101         | 2 | TAPPING SLEEVE AND VALVE ASSEMBLY                                      |
| C5 C5101         | 3 | 8" DUCTILE IRON WATER MAIN (TYP.)                                      |
| A2 C5101         | 4 | THRUST BLOCKING - INSTALL AT ALL TEES, TAPS & BENDS AS REQUIRED (TYP.) |
| A5 C102          | 5 | VALVE BOX (TYP.)   |
| C2/C3/C5 C5102   | 6 | 8" DUCTILE IRON SANITARY SEWER MAIN (TYP.)                             |
| A4 C5101         | 7 | PRECAST CONCRETE SANITARY SEWER MANHOLE (TYP.)                         |
| A4 C5101         | 8 | STANDARD CLEANOUT ASSEMBLY (TYP.)                                      |



**A5 OWASA SANITARY SEWER EASEMENT**  
 C1100 SCALE: 1" = 50'



**PRELIMINARY UTILITY PLAN**



**REVIEW DRAWING**  
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**Baillentine Associates, PA**  
 221 Providence Road  
 Chapel Hill, NC 27514  
 P/N# 9860-71-9890  
 DB 6421, PG 35  
 PB 79, PG 121

**Professional Engineer**  
 STATE OF NORTH CAROLINA  
 08127  
 GEORGE J. RETSCHE

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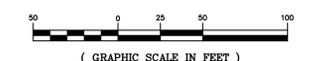
**SHEET**  
**C1200**



**GRADING AND STORM DRAINAGE NOTES**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE NCDOT, NCDOT AND TOWN OF CARRBORO STANDARDS AND SPECIFICATIONS.
- THE STORMWATER MANAGEMENT SYSTEM FOR THIS PROJECT HAS BEEN DESIGNED TO PROVIDE DETENTION STORAGE SUFFICIENT TO REDUCE PEAK FLOWS TO PRE-DEVELOPMENT LEVELS DURING ALL STORM EVENTS UP THROUGH THE 100-YEAR, 24-HOUR STORM EVENT FOR ALL POINTS WHERE STORMWATER LEAVES THIS PROPERTY.
- ALL SIDEWALKS SHALL BE CONSTRUCTED SUCH THAT THE LONGITUDINAL SLOPE DOES NOT EXCEED 5% AND THE CROSS-SLOPE DOES NOT EXCEED 2%. IF THERE ARE ANY DISCREPANCIES, NOTIFY THE ENGINEER.
- ALL SCM'S TO BE PRIVATELY MAINTAINED.

**PRELIMINARY GRADING PLAN**



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**SHEET**  
**C4201**

**WETLAND NOTES:**

1. THE WETLAND DESIGN SHOWN IS PRELIMINARY AND INTENDED TO DEMONSTRATE THAT THE WETLAND MEETS THE MAJOR NCDOT MINIMUM DESIGN CRITERIA. THE FINAL DESIGN WILL BE PROVIDED DURING THE CONSTRUCTION DRAWING PHASE AND MEET ALL REQUIREMENTS OF THE LATEST NCDOT STORMWATER DESIGN MANUAL.

**WETLAND SURFACE SUMMARY**

DEEP POOL: (9"-36" DEEP):	3,634 SF*	= 25.2%
SHALLOW WATER ZONE: (0"-9" DEEP):	5,620 SF	= 38.9%
TEMPORARY INUNDATION ZONE: (0"-15" ABOVE PERMANENT POOL):	5,186 SF	= 35.9%
<b>TOTAL:</b>	<b>9,941 SF</b>	<b>= 100%</b>

\* INCLUDES 1,500 SF (10.4%) OF FOREBAY DEEP POOL

**MINIMUM WETLAND PLANTING REQUIREMENTS:**

	SF	QUANTITY
<b>SHALLOW WATER ZONE (LOW MARSH)</b> REQ: 50 HERBACEOUS/200 SF (4" CONTAINER)	5620	1405
<b>TEMPORARY INUNDATION ZONE (HIGH MARSH)</b>		
50 HERBACEOUS/200 SF (4" CONTAINER)	5186	1297
8 SHRUBS/200 SF	5186	207
1 TREE/100 SF	5186	52
40 GRASS-LIKE HERBACEOUS PLANTS/100 SF	5186	2074
<b>TOTAL</b>		<b>5035</b>

BOTANICAL NAME	COMMON NAME	SIZE/ROOT	SPACING	QTY
----------------	-------------	-----------	---------	-----

**SHALLOW WATER ZONE:**

Acorus americanus	Sweetflag	4" pot	2' O.C.	234
Iris virginica	Virginia Iris	4" pot	2' O.C.	234
Lilaeopsis carolinensis	Carolina grasswort	4" pot	2' O.C.	234
Sagittaria latifolia	Broadleaf Arrowhead	4" pot	2' O.C.	234
Pontederia cordata	Pickersweed	4" pot	2' O.C.	234
Saururus cernuus	Lizard's Tail	4" pot	2' O.C.	235
<b>TOTAL PLANTS - SHALLOW WATER ZONE:</b>				<b>1405</b>

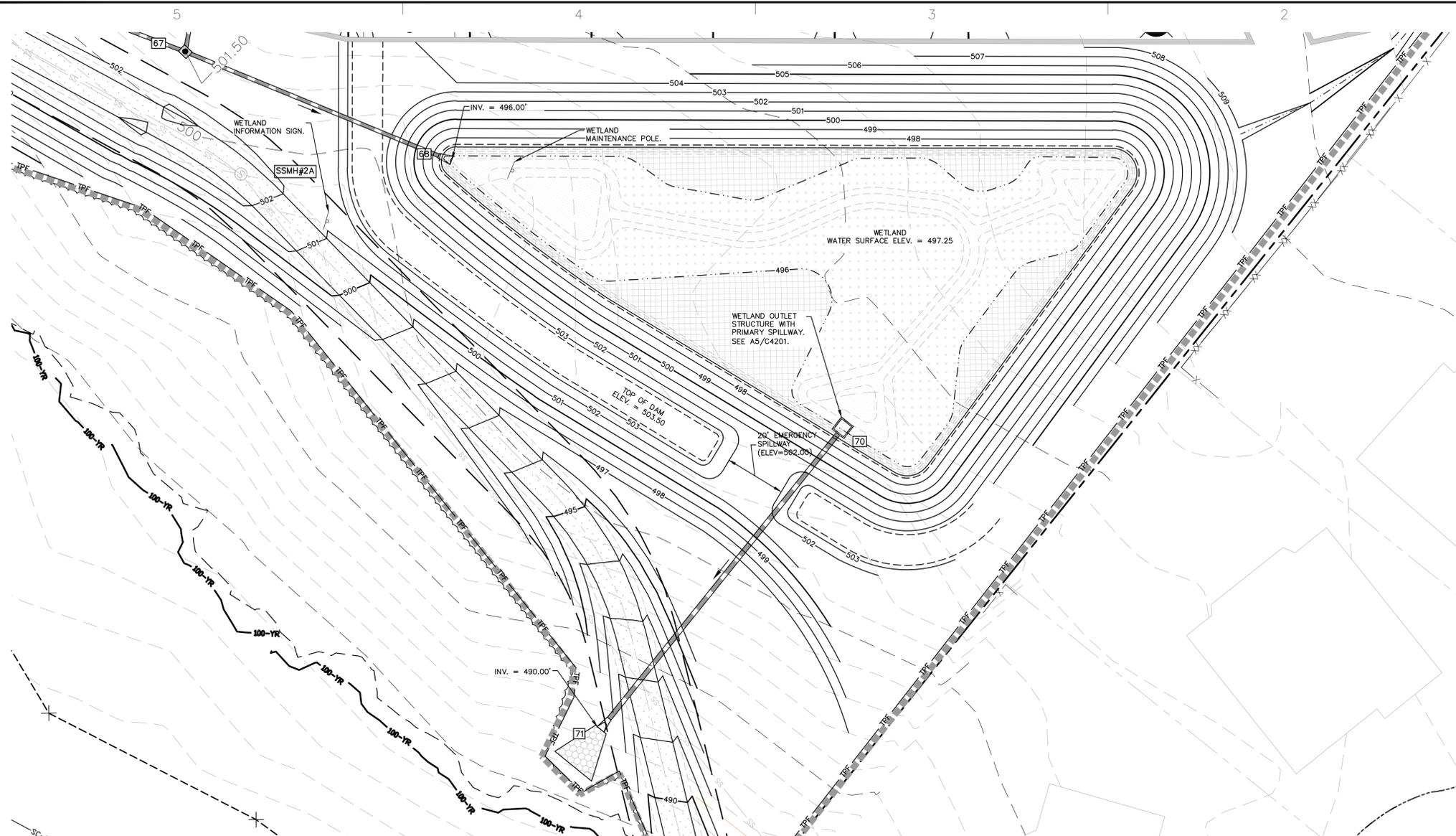
**TEMPORARY INUNDATION ZONE:**

HERBACEOUS PLANTS				
Juncus effusus	Common Rush	4" pot	2' O.C.	325
Amsonia tabernaemontana	Eastern blue star	4" pot	2' O.C.	325
Carex amphibola	Creek Sedge	4" pot	2' O.C.	325
Liatris spicata	Blazing star/Dense blazing star	4" pot	2' O.C.	325
<b>TOTAL HERBACEOUS PLANTS</b>				<b>1300</b>

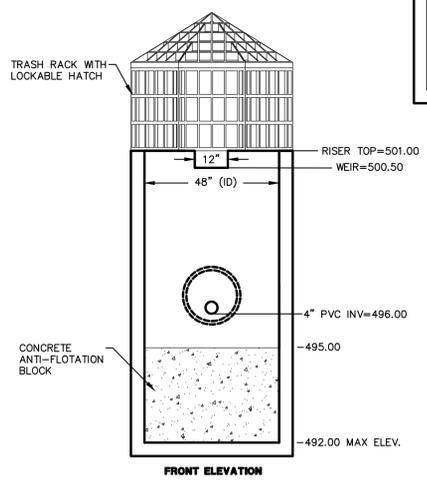
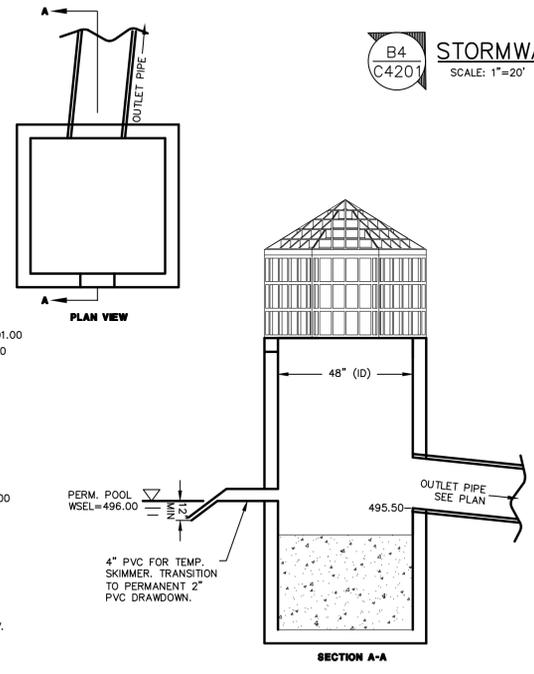
SHRUBS				
Amelanchier arborea	Downy Serviceberry		5' O.C.	69
Cephalanthus occidentalis	Common button bush		5' O.C.	69
Cornus amomum	Silky Dogwood		5' O.C.	69
<b>TOTAL SHRUBS</b>				<b>207</b>

TREES				
Amelanchier arborea	Downy Serviceberry		5' O.C.	17
Cephalanthus occidentalis	Common button bush		5' O.C.	17
Cornus amomum	Silky Dogwood		5' O.C.	18
<b>TOTAL TREES</b>				<b>52</b>

GRASS-LIKE HERBACEOUS PLANTS				
Zizaniopsis miliacea	Giant cutgrass		2' O.C.	691
Cladium jamaicense	Saw grass		2' O.C.	691
Panicum rigidulum (syn. Coleataenia rigidula)	Redtop panicgrass		2' O.C.	692
<b>TOTAL GRASS-LIKE HERBACEOUS PLANTS</b>				<b>2074</b>



**B4 C4201 STORMWATER WETLAND #1 ENLARGEMENT**  
 SCALE: 1"=20'

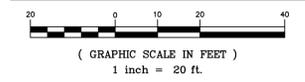


**A5 C4201 WETLAND #1 OUTLET STRUCTURE**  
 SCALE: N.T.S.

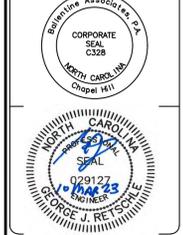
**DRAWING LEGEND**

SYMBOL/ABBREVIATION	EXISTING	PROPOSED	DESCRIPTION
SD	---	---	STORM DRAINAGE LINE
391	---	---	MINOR CONTOUR
390	---	---	MAJOR CONTOUR
▲	---	---	RIPRAP APRON
△	---	---	FLARED END SECTION
□	---	---	PERMANENT POOL
○	---	---	TREE LINE

**STORMWATER WETLAND #1 ENLARGEMENT & DETAILS**



**REVIEW DRAWING NOT FOR CONSTRUCTION**



DATE	REVISIONS
09 NOV 22	PER CARBORO SUP REVIEW COMMENTS
21 FEB 23	PER CARBORO SUP REVIEW COMMENTS
10 MAR 23	PER NCDOT REVIEW COMMENTS

**OWNER INFORMATION**  
 KB HOME  
 4506 S. MIAMI BLVD.  
 #100  
 DURHAM NC 27703  
**OWNERS REPRESENTATIVE:**  
 THURM BOWEN  
 PH. (919) 768-7972  
 FAX (919) 768-7972  
 EMAIL: tbowen@kbhome.com

DATE	ISSUED
01 APR 23	SUP SUBMITTAL #1
09 NOV 22	SUP SUBMITTAL #2
21 FEB 23	SUP SUBMITTAL #3
10 MAR 23	SUP SUBMITTAL #3A

**JADE CREEK SUBDIVISION**  
 CARBORO, NORTH CAROLINA  
**SPECIAL USE PERMIT DRAWINGS**

JOB NUMBER: 121010.01  
 DATE: 04 MAR 22  
 SCALE: AS SHOWN  
 DRAWN BY: DAH  
 REVIEWED BY: GJR

**SHEET**  
**C4202**

**WETLAND NOTES:**

1. THE WETLAND DESIGN SHOWN IS PRELIMINARY AND INTENDED TO DEMONSTRATE THAT THE WETLAND MEETS THE MAJOR NDEQ MINIMUM DESIGN CRITERIA. THE FINAL DESIGN WILL BE PROVIDED DURING THE CONSTRUCTION DRAWING PHASE AND MEET ALL REQUIREMENTS OF THE LATEST NDEQ STORMWATER DESIGN MANUAL.

**WETLAND SURFACE SUMMARY**

DEEP POOL: (9"-36" DEEP):	1,672 SF	= 23.3%
SHALLOW WATER ZONE: (0"-9" DEEP):	2,553 SF	= 35.6%
TEMPORARY INUNDATION ZONE: (0"-15" ABOVE PERMANENT POOL):	2,944 SF	= 41.0%
<b>TOTAL:</b>	<b>7,169 SF</b>	<b>= 100%</b>

\* INCLUDES 760 SF (10.6%) OF FOREBAY DEEP POOL

**MINIMUM WETLAND PLANTING REQUIREMENTS:**

	SF	QUANTITY
<b>SHALLOW WATER ZONE (LOW MARSH)</b> REQ: 50 HERBACEOUS/200 SF (4" CONTAINER)	2553	638
<b>TEMPORARY INUNDATION ZONE (HIGH MARSH)</b>		
50 HERBACEOUS/200 SF	2944	736
8 SHRUBS/200 SF	2944	118
1 TREE/100 SF	2944	29
40 GRASS-LIKE HERBACEOUS PLANTS/100 SF	2944	1178
<b>TOTAL</b>		<b>2699</b>

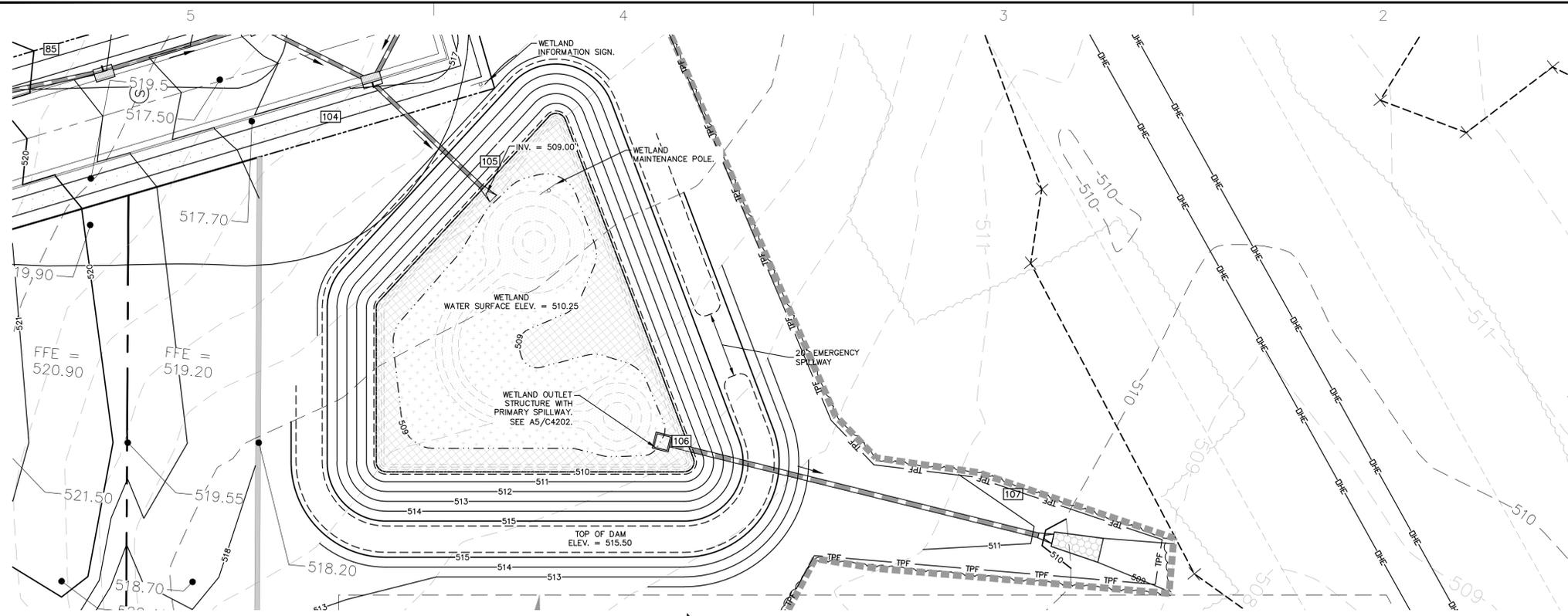
BOTANICAL NAME	COMMON NAME	SIZE/ROOT	SPACING	QTY
<b>SHALLOW WATER ZONE:</b>				
Acorus americanus	Sweetflag	4" pot	2' O.C.	106
Iris virginica	Virginia Iris	4" pot	2' O.C.	106
Lilaeopsis carolinensis	Carolina grasswort	4" pot	2' O.C.	106
Sagittaria latifolia	Broadleaf Arrowhead	4" pot	2' O.C.	106
Pontederia cordata	Pickersweed	4" pot	2' O.C.	107
Saururus cernuus	Lizard's Tail	4" pot	2' O.C.	107
<b>TOTAL PLANTS - SHALLOW WATER ZONE:</b>				<b>638</b>

<b>TEMPORARY INUNDATION ZONE:</b>				
<b>HERBACEOUS PLANTS</b>				
Juncus effusus	Common Rush	4" pot	2' O.C.	184
Amsonia tabernaemontana	Eastern blue star	4" pot	2' O.C.	184
Carex amphibola	Creek Sedge	4" pot	2' O.C.	184
Liatris spicata	Blazing star/Dense blazing star	4" pot	2' O.C.	184
<b>TOTAL HERBACEOUS PLANTS</b>				<b>736</b>

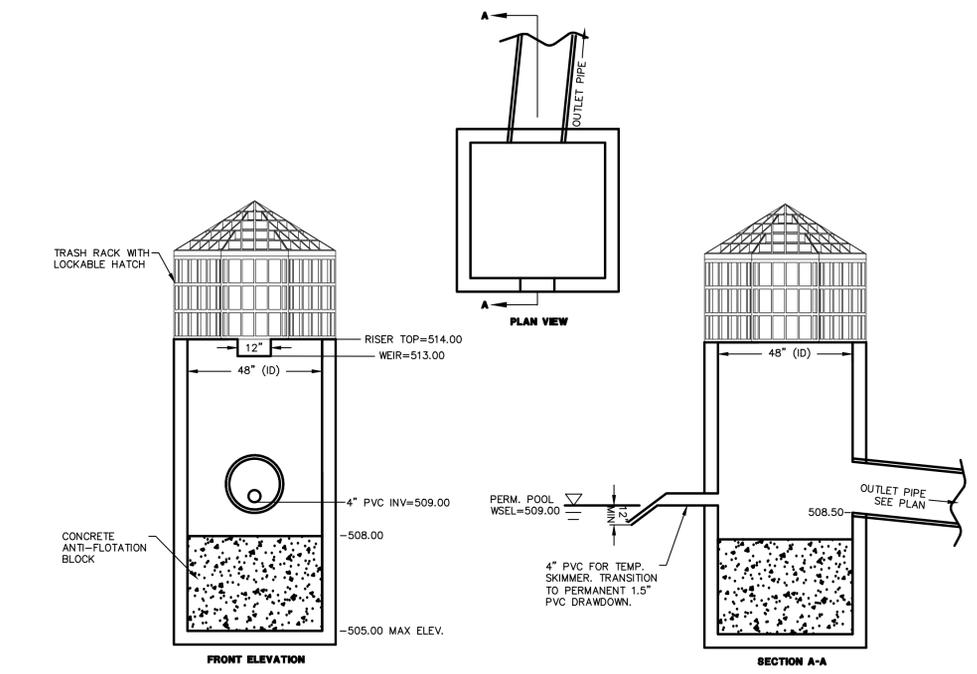
<b>SHRUBS</b>				
Amelanchier arborea	Downy Serviceberry		5' O.C.	39
Cephalanthus occidentalis	Common button bush		5' O.C.	39
Cornus amomum	Silky Dogwood		5' O.C.	40
<b>TOTAL SHRUBS</b>				<b>118</b>

<b>TREES</b>				
Amelanchier arborea	Downy Serviceberry		5' O.C.	9
Cephalanthus occidentalis	Common button bush		5' O.C.	10
Cornus amomum	Silky Dogwood		5' O.C.	10
<b>TOTAL TREES</b>				<b>29</b>

<b>GRASS-LIKE HERBACEOUS PLANTS</b>				
Zizaniopsis miliacea	Giant cutgrass		2' O.C.	392
Cladium jamaicense	Saw grass		2' O.C.	393
Panicum rigidulum (syn. Coleatonia rigidula)	Redtop panicgrass		2' O.C.	393
<b>TOTAL GRASS-LIKE HERBACEOUS PLANTS</b>				<b>1178</b>



**C4 C4201 STORMWATER WETLAND #2 ENLARGEMENT**  
 SCALE: 1"=20'

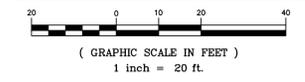


**A5 WETLAND #2 OUTLET STRUCTURE**  
 SCALE: N.T.S.

**DRAWING LEGEND**

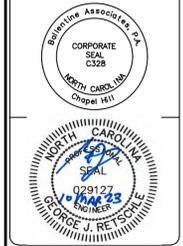
SYMBOL/ABBREVIATION	EXISTING	PROPOSED	DESCRIPTION
SD	---	---	STORM DRAINAGE LINE
	---	---	MINOR CONTOUR
	---	---	MAJOR CONTOUR
	---	---	RIPRAP APRON
	---	---	FLARED END SECTION
	---	---	PERMANENT POOL
	---	---	TREE LINE

**STORMWATER WETLAND #2 ENLARGEMENT & DETAILS**



**REVIEW DRAWING**  
**NOT FOR CONSTRUCTION**





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09 NOV 22	PER CARRBORO SUP REVIEW COMMENTS
21 FEB 23	PER CARRBORO SUP REVIEW COMMENTS
10 MAR 23	PER NCDOT REVIEW COMMENTS

OWNER INFORMATION  
 KB HOME  
 4506 S. MIAMI BLVD.  
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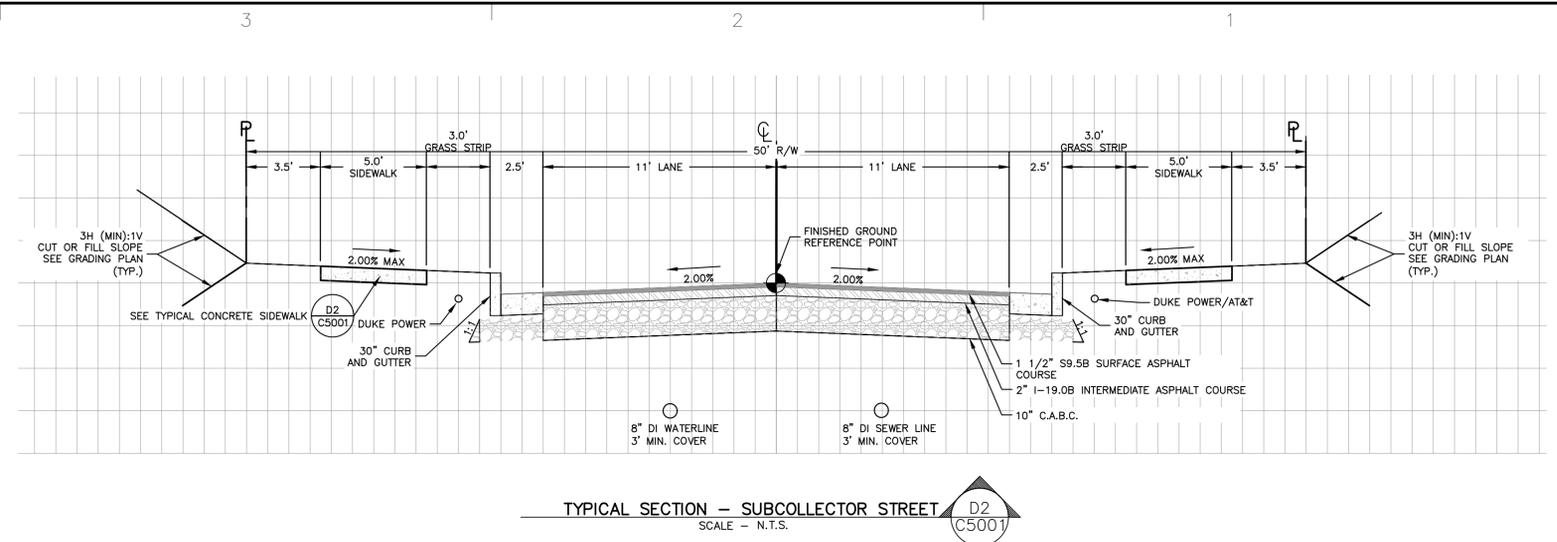
DATE	ISSUED
01 APR 23	SUP SUBMITTAL #1
09 NOV 22	SUP SUBMITTAL #2
21 FEB 23	SUP SUBMITTAL #3
10 MAR 23	SUP SUBMITTAL #4

**JADE CREEK SUBDIVISION**  
 CARRBORO, NORTH CAROLINA

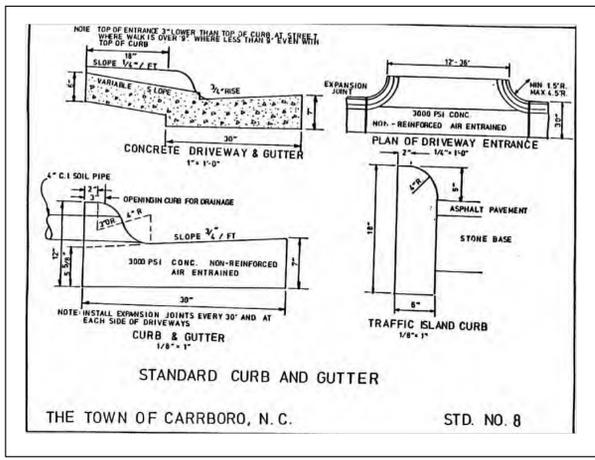
**SPECIAL USE PERMIT DRAWINGS**

JOB NUMBER: 121010.01  
 DATE: 04 MAR 22  
 SCALE: AS SHOWN  
 DRAWN BY: DAH  
 REVIEWED BY: GJR

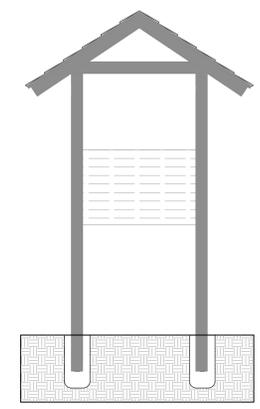
**SHEET**  
**C5001**



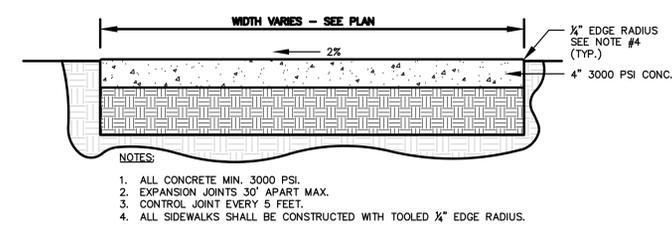
TYPICAL SECTION - SUBCOLLECTOR STREET  
 SCALE - N.T.S.



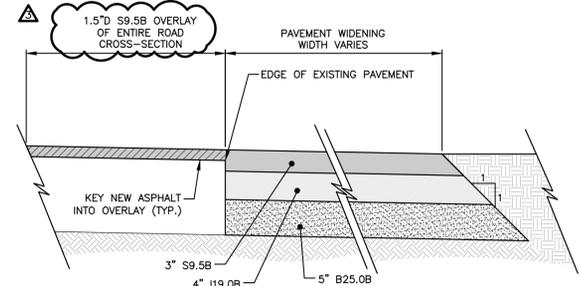
C5 STANDARD CURB AND GUTTER  
 C5001 SCALE: N.T.S.



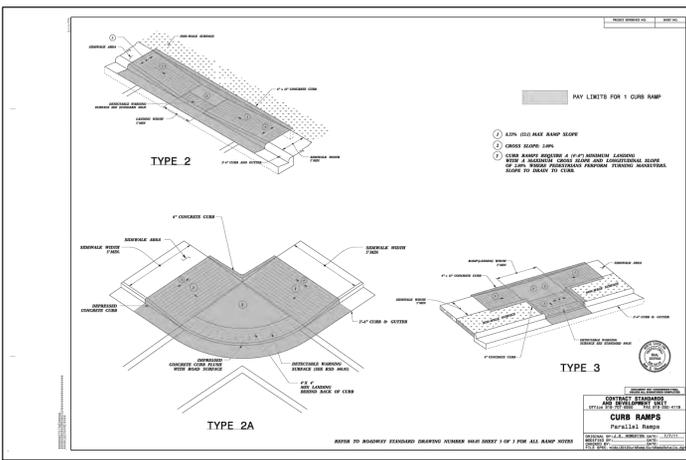
C4 JOB INFORMATION KIOSK  
 C5001 SCALE: N.T.S.



C3 5' CONCRETE SIDEWALK  
 C5001 SCALE: N.T.S.



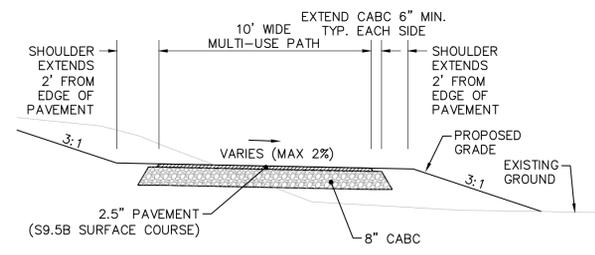
C2 OLD NC-86 PAVEMENT WIDENING SECTION  
 C5001 SCALE: N.T.S.



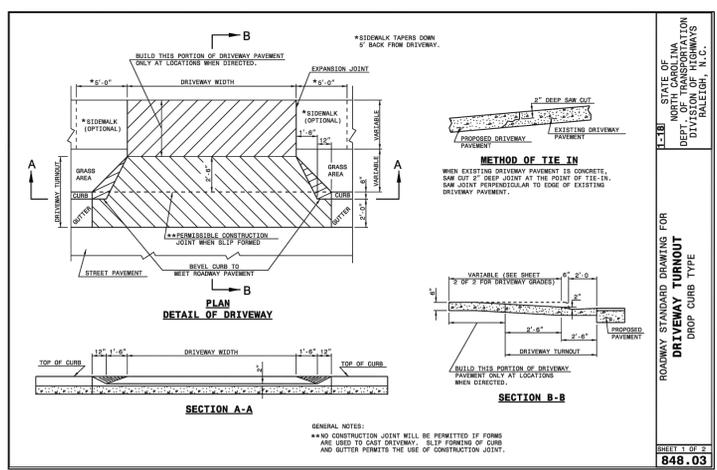
B5 ADA-COMPLIANT CURB RAMP  
 C5001 SCALE: N.T.S.



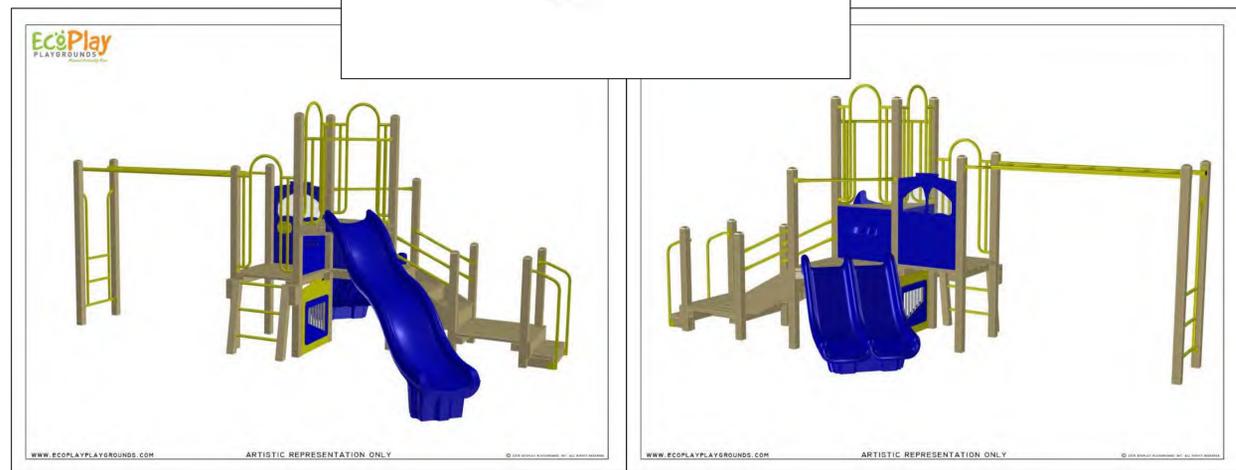
B4 CROSSWALK WARNING SIGN (W11-2)  
 C5001 SCALE: N.T.S.



B2 MULTI-USE PATHWAY TYPICAL SECTION  
 C5001 SCALE: N.T.S.



A5 DRIVEWAY TURNOUT  
 C5001 SCALE: N.T.S.



A3 PRELIMINARY PLAYGROUND EQUIPMENT  
 C5001 N.T.S.

**SITE DETAILS**

**REVIEW DRAWING**  
**NOT FOR CONSTRUCTION**

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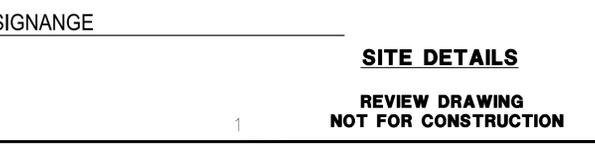
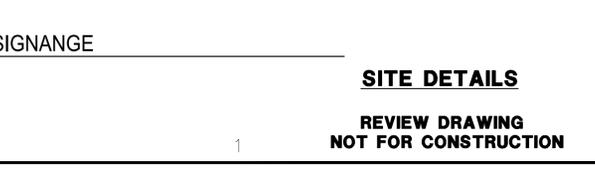
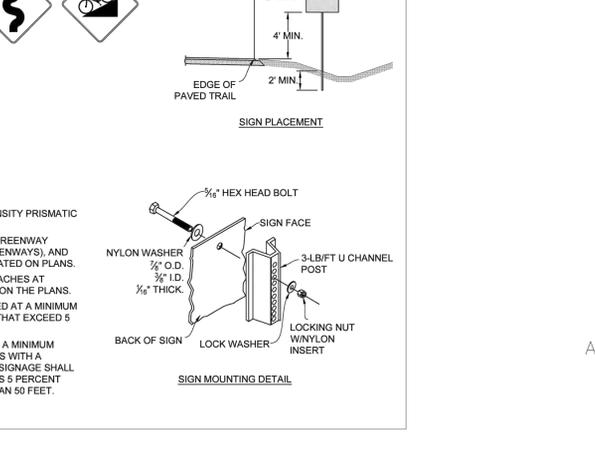
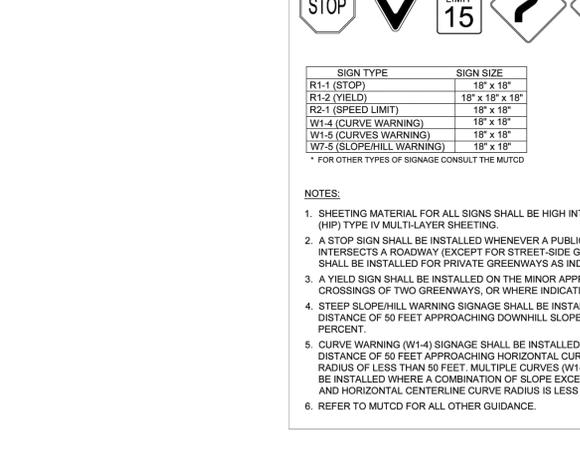
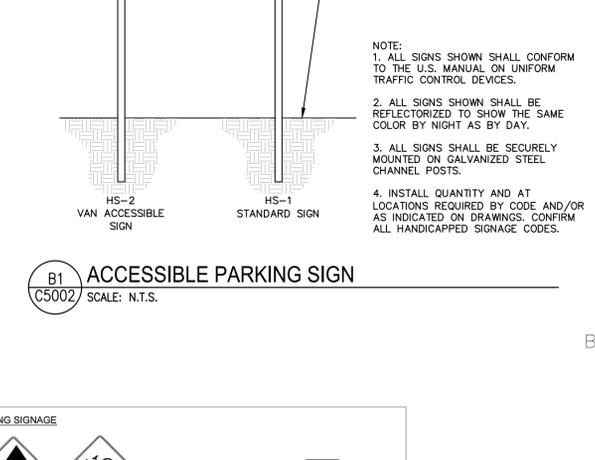
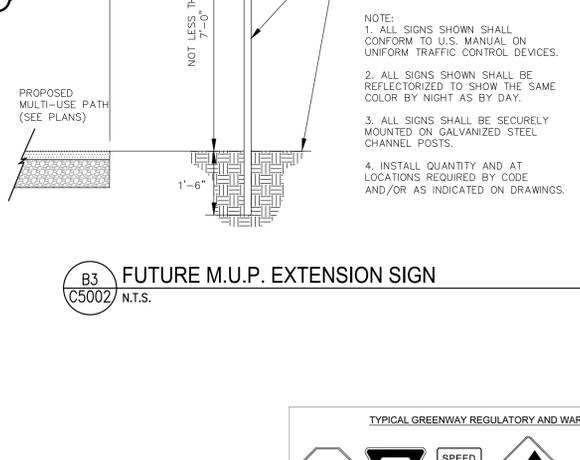
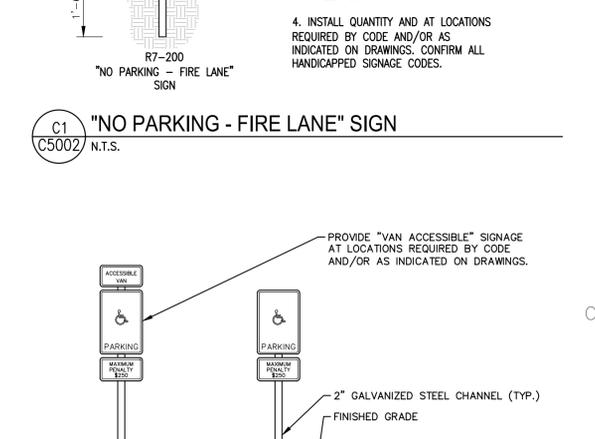
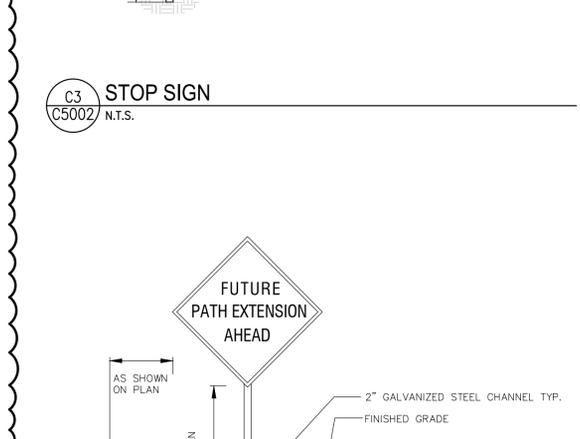
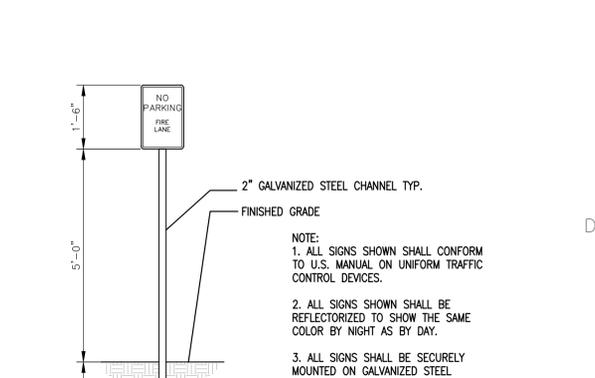
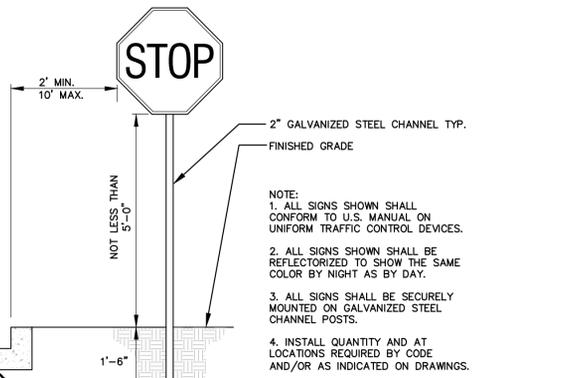
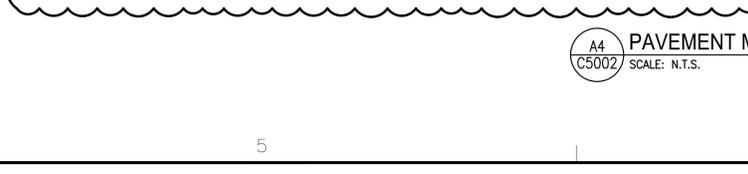
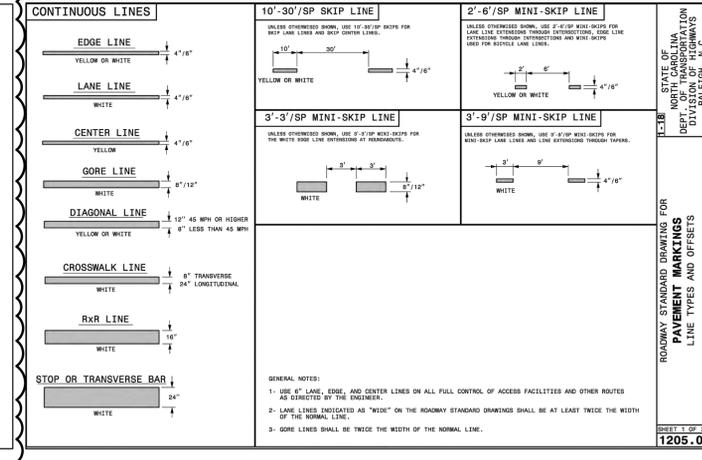
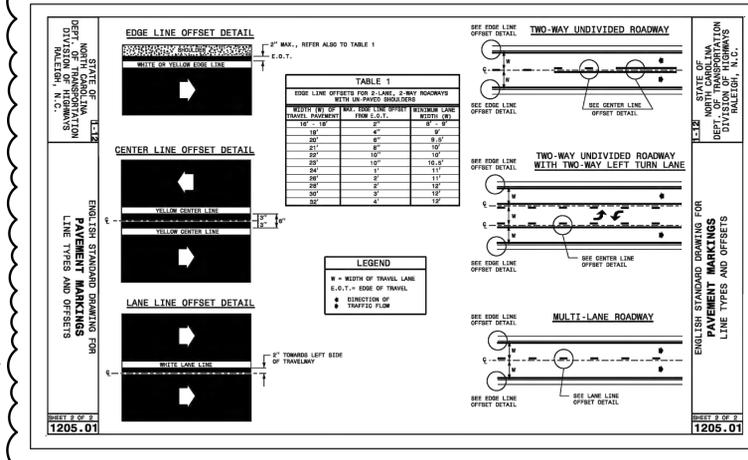
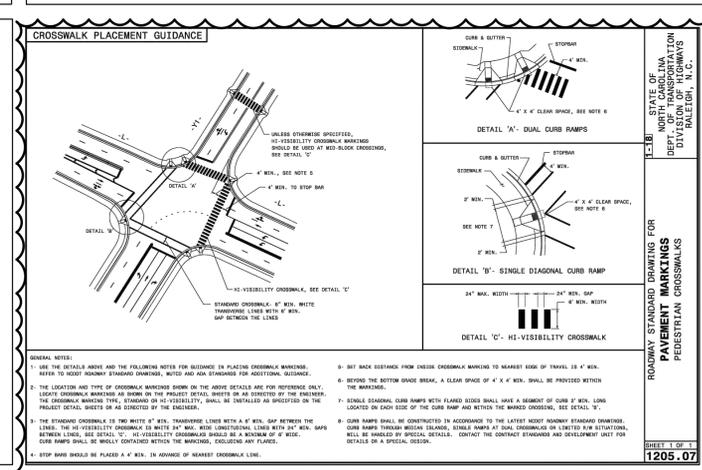
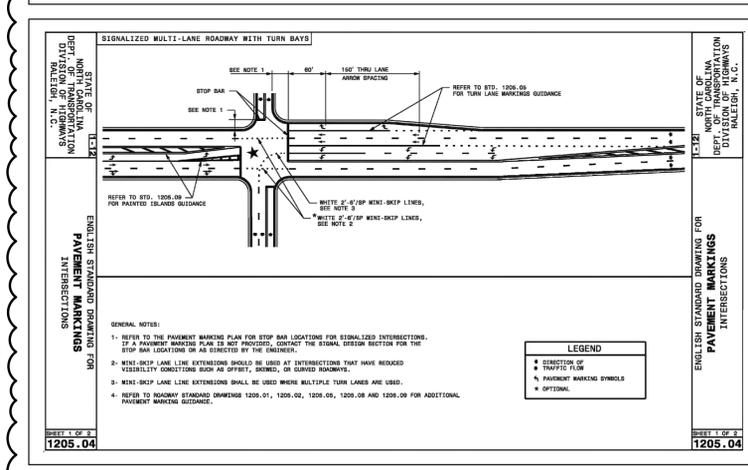
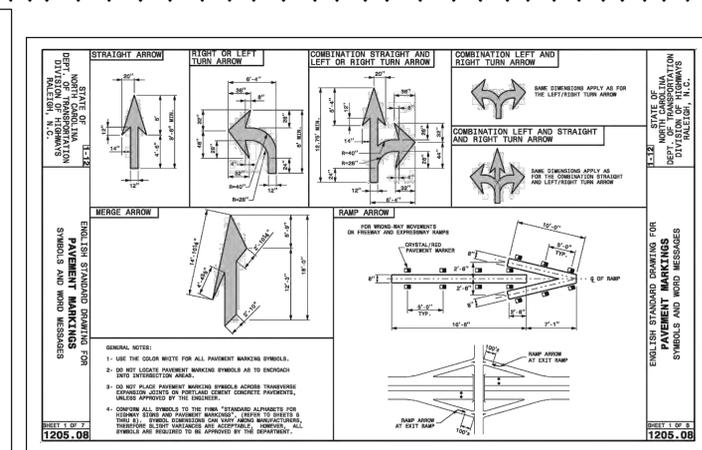
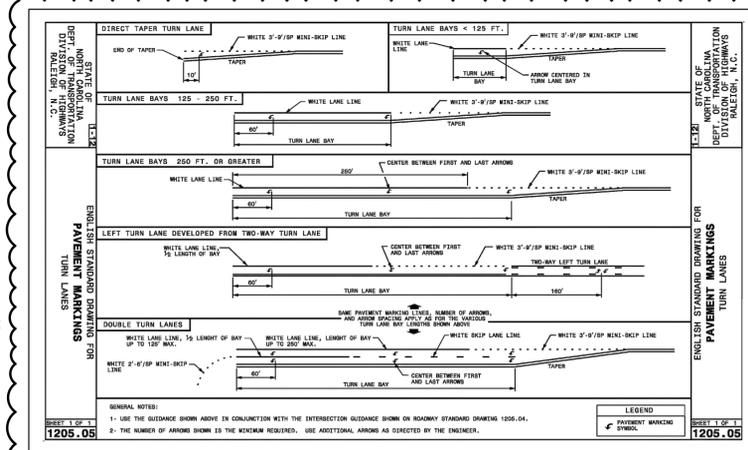
DATE	ISSUED
01 APR 22	SUP SUBMITTAL #1
09 NOV 22	SUP SUBMITTAL #2
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**JADE CREEK SUBDIVISION**  
CARBORO, NORTH CAROLINA

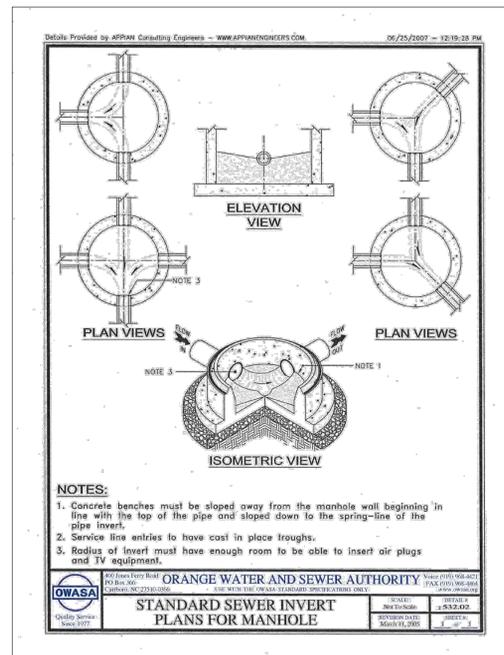
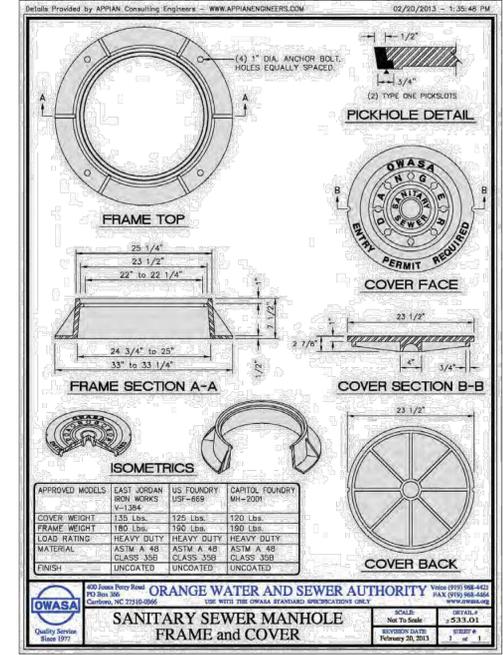
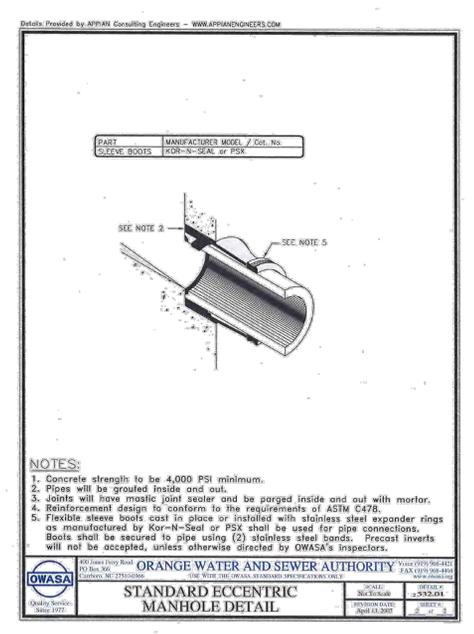
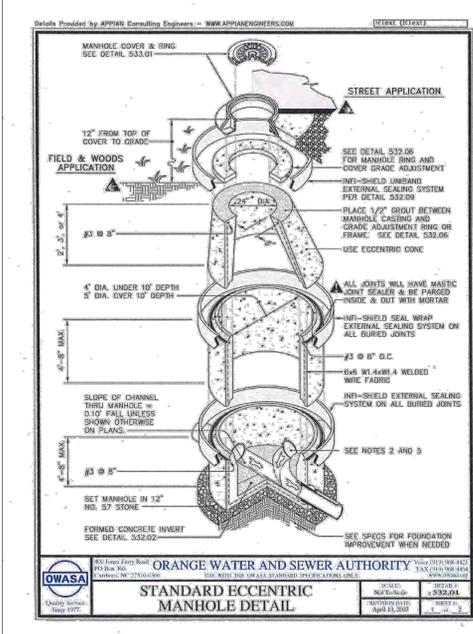
**SPECIAL USE PERMIT DRAWINGS**

JOB NUMBER: 121010.01  
DATE: 04 MAR 22  
SCALE: AS SHOWN  
DRAWN BY: DAH  
REVIEWED BY: GJR

**SHEET**  
**C5002**



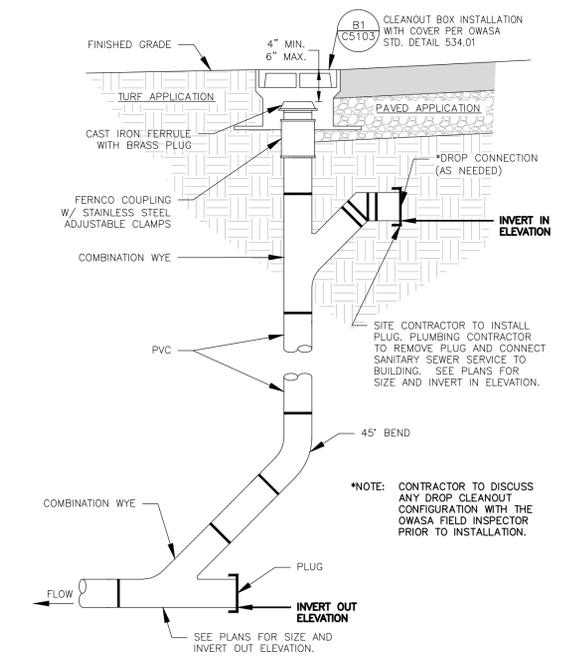
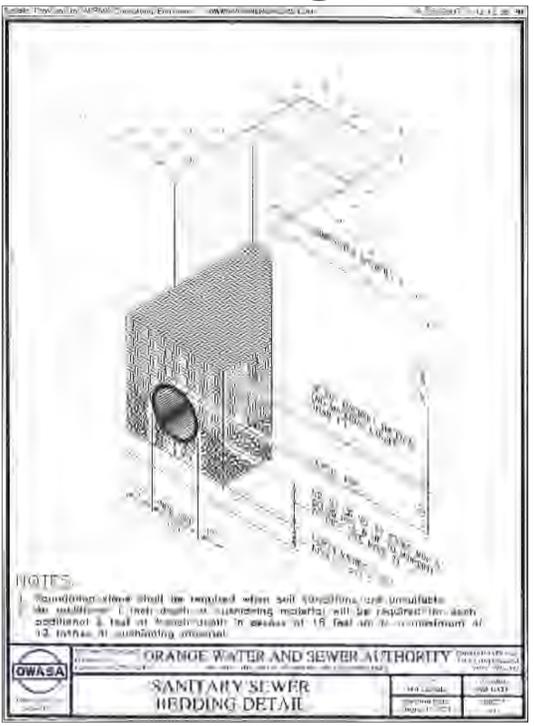




**C5** PRECAST CONCRETE SAN. SEWER MANHOLE  
 SCALE: N.T.S.

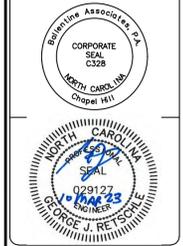
**C3** SAN. SEWER MANHOLE COVER  
 SCALE: N.T.S.

**C2** SAN. SEWER MANHOLE INVERT  
 SCALE: N.T.S.



**A5** SANITARY SEWER BEDDING  
 SCALE: N.T.S.

**A4** SAN. SEWER CLEANOUT ASSEMBLY  
 SCALE: N.T.S.



DATE	REVISIONS
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**JADE CREEK SUBDIVISION**  
 CARRBORO, NORTH CAROLINA

**SPECIAL USE PERMIT DRAWINGS**

JOB NUMBER: 121010.01  
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 DRAWN BY: DAH  
 REVIEWED BY: GJR

**SHEET**  
**C5102**

UTILITY DETAILS

REVIEW DRAWING  
 NOT FOR CONSTRUCTION

Village Green Land Design

1149 EXECUTIVE CIRCLE  
CARY, NC 27511  
P: 919.624.4468  
NCBOLA # C-480



BALLENTINE ASSOCIATES, P.A.  
1100 S. WILSON ROAD, CHARLOTTE, NC 28203  
P: 704.375.4400  
WWW.BALLENTINEASSOCIATES.COM



LANDSCAPE PLANTING NOTES

- 1. ALL TECHNICAL SPECIFICATIONS AND GENERAL CONDITIONS APPLY. ALL GENERAL NOTES AND GENERAL CONSTRUCTION NOTES APPLY.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITY TAKE-OFFS AND VERIFICATION OF MATERIALS AS SHOWN ON THESE PLANS AND IN WRITTEN SPECIFICATIONS.
3. THE CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING AND PROPOSED UNDERGROUND UTILITIES PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
4. ALL LANDSCAPE MATERIALS SHALL CONFORM TO THE ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INCLUDING THE AMERICAN STANDARD FOR NURSERY STOCK.
5. PRIOR TO THE END OF EACH WORKING DAY, THE CONTRACTOR SHALL PROPERLY BACKFILL ALL PLANT MATERIAL THAT HAS BEEN PLACED IN PREPARED HOLES; AND PROPERLY WATER AND MULCH ALL PREPARED GROUND COVER, PERENNIAL AND ANNUAL BEDS.
6. ALL TREES AND SHRUBS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING INSTALLATION.
7. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED BY HAND PRIOR TO PLACEMENT AND BACK FILLING WITH PREPARED SOILS.
8. ALL ROPE AND WRAPPING TWINE SHALL BE CUT AND REMOVED FROM AROUND THE UPPER PARTS OF THE ROOT BALL.
9. ALL PLANTING AREAS SHALL BE EDGED WITH SMOOTH, CONTINUOUS CURVES.
10. GRASS SOD SHALL BE LOCALLY HARVESTED TIFLAIR CENTIPEDE STOCK OR APPROVED WARM SEASON GRASS EQUAL.
11. ALL PLANT MATERIAL SHALL BE PLANTED AT HEIGHTS AS ILLUSTRATED IN THE PLANTING DETAILS & PLANT LIST.
12. TREE STAKING AND GUYING, IF NECESSARY, SHALL BE PERFORMED WITHIN A WEEK OF PLANTING.
13. B & S AS LISTED UNDER "ROOT" IN THE PLANT LIST INDICATES BALLED AND BURLAPPED.
14. ALL PLANT BEDS AND RAISED SAUCER RINGS SHALL BE GRADED TO PROVIDE ADEQUATE DRAINAGE AND SHALL BE MULCHED AS SPECIFIED.
15. ALL MATERIALS, PLANTING AND LANDSCAPE WORK SHALL CONFORM TO THE LOCAL OR COUNTY JURISDICTIONAL AUTHORITY'S STANDARD SPECIFICATIONS AND DETAILS.
16. IF ANY DISCREPANCIES OCCUR BETWEEN PLANT COUNTS SHOWN IN THE PLAN AND THE LANDSCAPE SCHEDULE, THE PLANT COUNTS ON THE PLAN SHALL DICITATE.
17. CONTRACTOR SHALL INSTALL NATIVE PLANT MATERIAL AND/OR PLANT MATERIAL PROVIDED BY LOCAL NURSERIES.

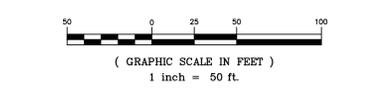
PLANTING CALCULATIONS

PROJECT BOUNDARY BUFFER REQUIREMENTS
NO PROJECT BOUNDARY BUFFERS ARE REQUIRED BETWEEN PROPOSED SINGLE FAMILY USE VS EXISTING SINGLE FAMILY USE IN TOWN OF CARRBORO R-20 ZONING DISTRICT.
PROJECT FRONTAGE ALONG OLD NC 86
PER TOWN OF CARRBORO UDO SECTION 15-312: A 100' W AVERAGE TYPE A SCREEN IS REQUIRED ALONG OLD NC 86 HIGHWAY.
PER TOWN OF CARRBORO UDO SECTION 15-316: ONE STREET TREE IS REQUIRED PER 30 LF OF STREET FRONTAGE WITH A MAXIMUM SPACING OF 100 LF.
STREET TREES ARE PLACED AT APPROX. 40' OC SO THAT ONE TREE IS ON EACH RESIDENTIAL LOT AT APPROX. 8' BEHIND SIDEWALK AS CALCULATED BELOW:

TREE CANOPY NOTE

PER CARRBORO LAND USE ORDINANCE, A TOTAL OF 40% TREE CANOPY SHALL BE RETAINED ON SITE OR PLANT REPLACEMENT ADDED TO ENSURE A MINIMUM OF 40% CANOPY ON SITE. THIS REQUIREMENT IS MET BY THE PRESERVATION OF EXISTING TREES ON SITE IN NON-DEVELOPED AREAS.

PRELIMINARY LANDSCAPE PLAN



REVIEW DRAWING NOT FOR CONSTRUCTION

Table with columns: DATE, REVISIONS, MIN, OWNER INFORMATION

JADE CREEK SUBDIVISION
CARRBORO, NORTH CAROLINA
SPECIAL USE PERMIT DRAWINGS

Table with columns: JOB NUMBER, DATE, SCALE, DRAWN BY, REVIEWED BY

SHEET L1001



1149 EXECUTIVE CIRCLE  
CARY, NC 27511  
P: 919.624.4468  
NCBOLA # C-480



**BALLENTINE ASSOCIATES, P.A.**  
1000 W. CHERRY ROAD, CHARLOTTE, NC 28202  
CORPORATE SEAL  
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DATE	REVISIONS
08 NOV 22	PER CARRBORO SUP REVIEW COMMENTS
21 FEB 23	PER CARRBORO SUP REVIEW COMMENTS

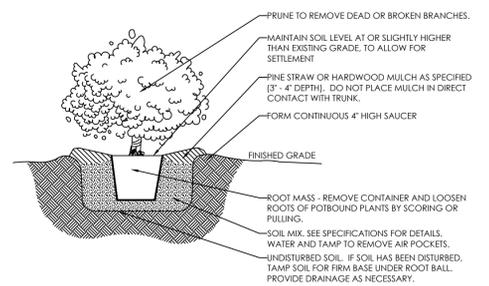
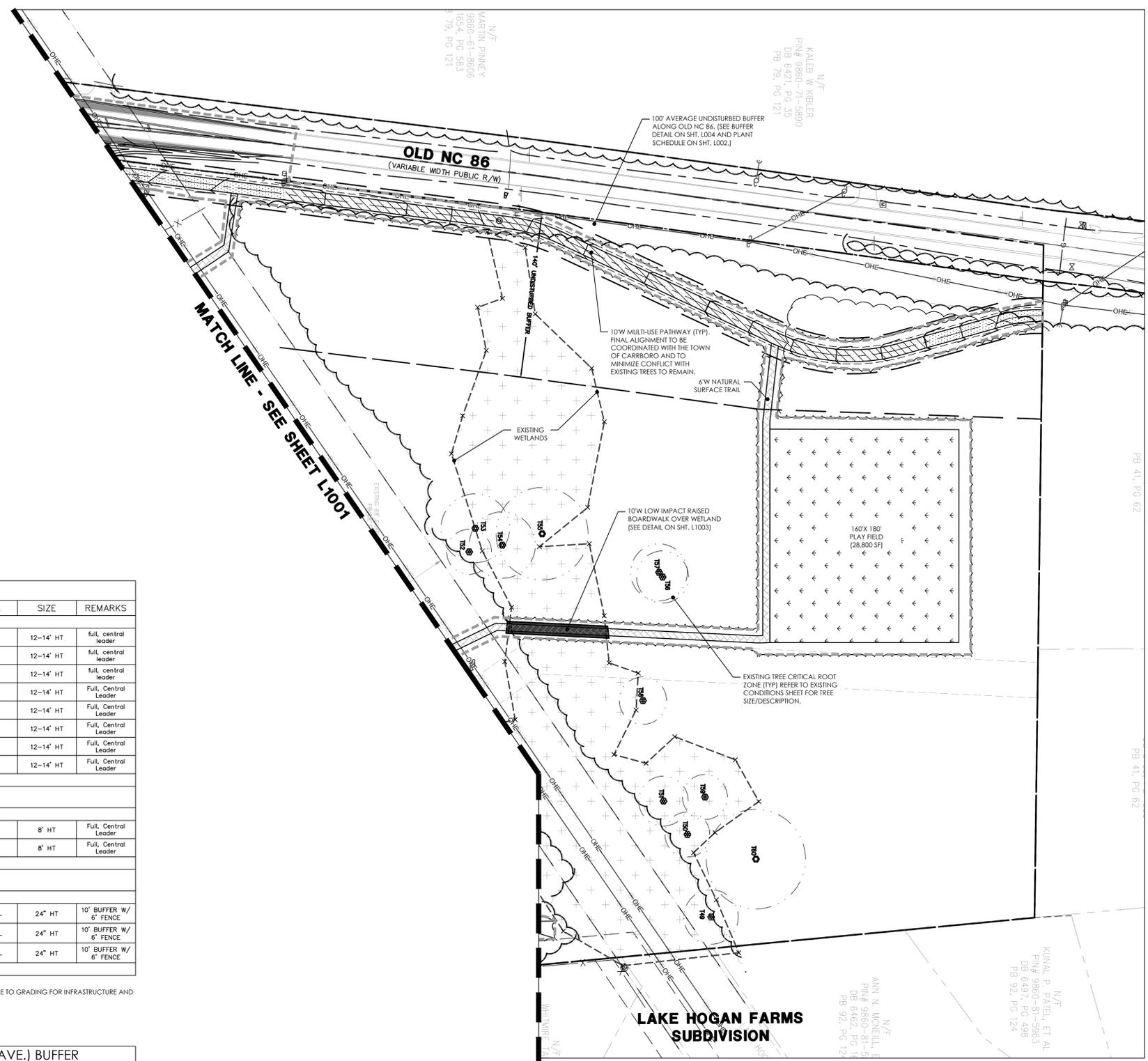
**OWNER INFORMATION**  
KB HOME  
4506 S. MIAMI BLVD.  
#100  
DURHAM NC 27703  
**OWNERS REPRESENTATIVE:**  
THURM BOWEN  
PH. (919) 768-7972  
FAX  
EMAIL: tbowen@kbhome.com

DATE	ISSUED
01 APR 22	SUP SUBMITTAL #1
09 NOV 22	SUP SUBMITTAL #2
03 FEB 23	SUP SUBMITTAL #3

**JADE CREEK SUBDIVISION**  
CARRBORO, NORTH CAROLINA  
**SPECIAL USE PERMIT DRAWINGS**

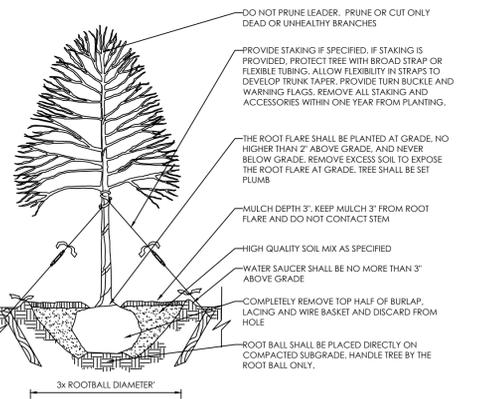
JOB NUMBER: 121010.01  
DATE: 04 MAR 22  
SCALE: AS SHOWN  
DRAWN BY: DAH  
REVIEWED BY: GJR

**SHEET L1002**



NOTES:  
1. ALL TECHNICAL SPECIFICATIONS AND GENERAL CONDITIONS APPLY.  
2. REMOVE ALL TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

**SHRUB PLANTING**  
NOT TO SCALE



**DECIDUOUS TREE PLANTING**  
NOT TO SCALE

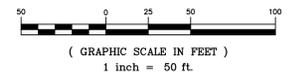
LANDSCAPE SCHEDULE							
KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONT.	SIZE	REMARKS
<b>CANOPY TREES</b>							
LITU	8	Liriodendron tulipifera 'Ardis'	Tulip Poplar	2.5" CAL	B+B	12-14' HT	full, central leader
QUFA	39	Quercus falcata	Southern Red Oak	2.5" CAL	B+B	12-14' HT	full, central leader
QUCO	52	Quercus coccinea	Scarlet Oak	2.5" CAL	B+B	12-14' HT	full, central leader
NSGG	6	Nyssa sylvatica 'Green Gable'	Black Gum	2.5" CAL	B+B	12-14' HT	Full, Central Leader
QULA	3	Quercus laurifolia 'Dartington'	Laurel Oak	2.5" CAL	B+B	12-14' HT	Full, Central Leader
QUPH	15	Quercus phellos 'Hightower'	'Hightower' Willow Oak	2.5" CAL	B+B	12-14' HT	Full, Central Leader
PLOC	4	Platanus occidentalis	Sycamore	2.5" CAL	B+B	12-14' HT	Full, Central Leader
ACSA	3	Acer saccharum	Sugar Maple	2.5" CAL	B+B	12-14' HT	Full, Central Leader
SUBTOTAL:	132						
<b>EVERGREEN TREES</b>							
JUVI	3	Juniperus virginiana	Eastern Red Cedar	2" CAL	B+B	8' HT	Full, Central Leader
MAGR	8	Magnolia grandiflora	Southern Magnolia	2" CAL	B+B	8' HT	Full, Central Leader
SUBTOTAL:	11						
<b>SHRUBS</b>							
PRCA	65	Prunus caroliniana	Carolina Cherry Laurel	N/A	5-7 GAL	24" HT	10' BUFFER W/ 6" FENCE
MOCA	36	Morella carolinensis	Southern Bayberry	N/A	5-7 GAL	24" HT	10' BUFFER W/ 6" FENCE
MYCE	24	Myrica cerifera	Wax Myrtle	N/A	5-7 GAL	24" HT	10' BUFFER W/ 6" FENCE
SUBTOTAL:	125						

NOTES:  
1. ALL STREET TREES IN THE LANDSCAPE SCHEDULE SHALL BE INSTALLED. NO EXISTING TREES ALONG PROPOSED STREETS WILL REMAIN DUE TO GRADING FOR INFRASTRUCTURE AND LOTS.  
2. 100% OF PROPOSED BUFFER SHRUBS AND 8% OF PROPOSED TREES ARE EVERGREEN - FOR WINTER COLOR AND SHADING.

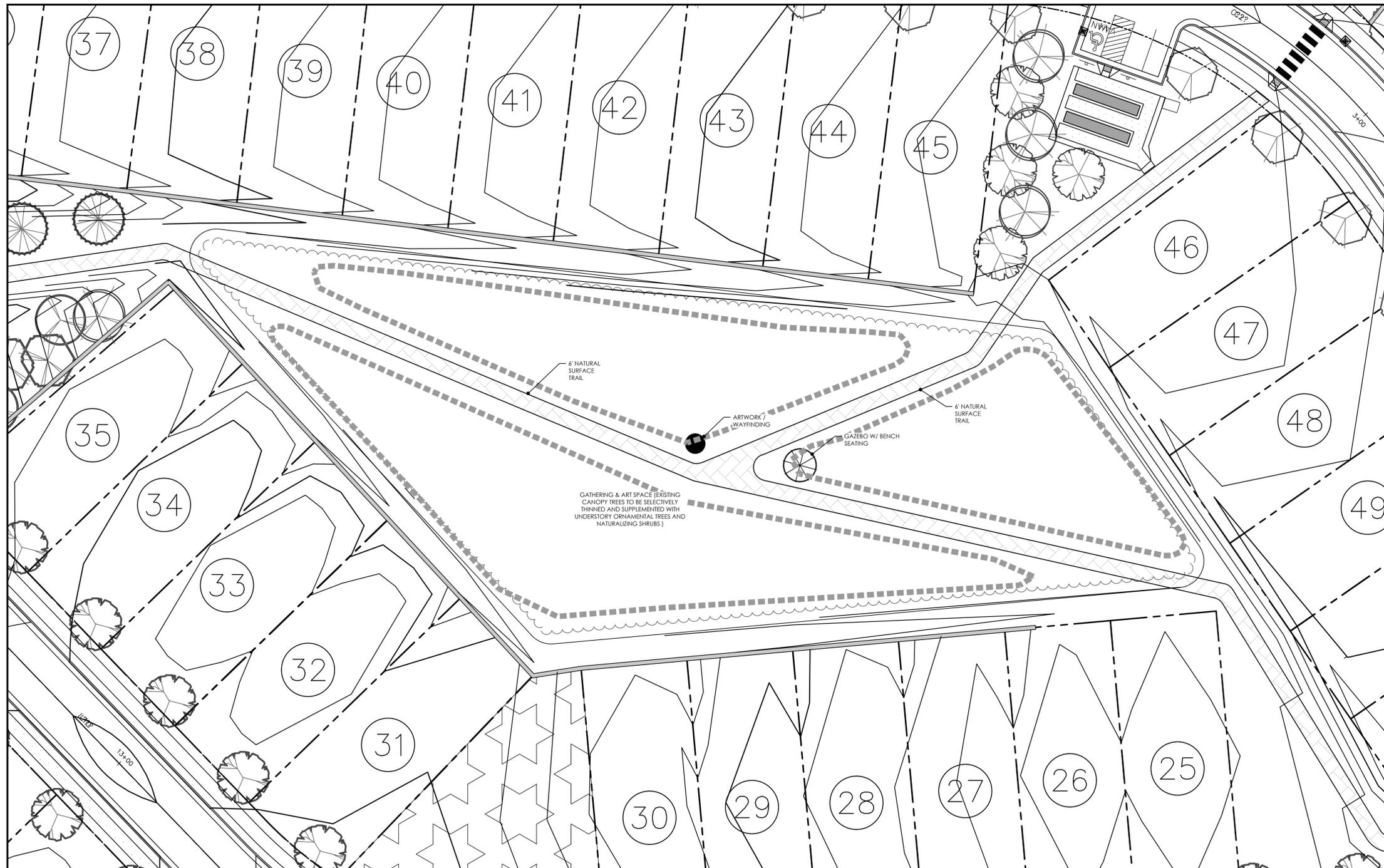
LANDSCAPE SCHEDULE - SUPPLEMENTAL PLANTS FOR 100' (AVE.) BUFFER							
KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONT.	SIZE	REMARKS
<b>EVERGREEN CANOPY TREES</b>							
AS REQ'D.		Quercus laurifolia	Laurel Oak	2" CAL	B+B	10-12' HT	100' AVE. TYPE A BUFFER
<b>EVERGREEN TREES</b>							
AS REQ'D.		Juniperus virginiana	Eastern Red Cedar	2" CAL	B+B	8' HT	100' AVE. TYPE A BUFFER
AS REQ'D.		Magnolia grandiflora	Southern Magnolia	2" CAL	B+B	8' HT	100' AVE. TYPE A BUFFER
AS REQ'D.		Pinus taeda	Loblolly Pine	2" CAL	B+B	8' HT	100' AVE. TYPE A BUFFER
<b>EVERGREEN SHRUBS</b>							
AS REQ'D.		Ilex glabra 'Shamrock'	Inkberry Holly		5-7 GAL	24"	100' AVE. TYPE A BUFFER
AS REQ'D.		Ilex vomitoria 'Taylors Rudolph'	Yaupon Holly		5-7 GAL	24"	100' AVE. TYPE A BUFFER
AS REQ'D.		Kalmia latifolia 'Minuet'	Mountain Laurel		5-7 GAL	24"	100' AVE. TYPE A BUFFER
AS REQ'D.		Myrica cerifera 'Don's Dwarf'	Southern Wax Myrtle		5-7 GAL	24"	100' AVE. TYPE A BUFFER

NOTES:  
1. EVERGREEN TREES AND SHRUBS LISTED IN THIS LANDSCAPE SCHEDULE ARE TO BE USED TO SUPPLEMENT EXISTING TREES THAT ARE TO REMAIN IN THE 100' TYPE "A" OPAQUE SCREEN ALONG OLD NC 86 PER APPENDIX E OF THE CARRBORO LAND USE ORDINANCE. SEE DETAIL ON SHEET L004.

**PRELIMINARY LANDSCAPE PLAN**



**REVIEW DRAWING NOT FOR CONSTRUCTION**



**Village Green**  
Land Design

1149 EXECUTIVE CIRCLE  
CARY, NC 27511  
P: 919.624.4468  
NCBOLA # C-480

*Timothy Boykin*  
1200  
MICHAEL BOYKIN  
02.21.2023

**BALLENTINE ASSOCIATES, P.A.**  
1149 EXECUTIVE CIRCLE  
CARY, NC 27511  
P: 919.624.4468  
NCBOLA # C-480



DATE	REVISIONS	NUM
09 NOV 22	PER CARBORO SUP REVIEW COMMENTS	1
21 FEB 23	PER CARBORO SUP REVIEW COMMENTS	2

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ISSUED	DATE
SUP SUBMITTAL #1	01 APR 22
SUP SUBMITTAL #2	09 NOV 22
SUP SUBMITTAL #3	03 FEB 23

**JADE CREEK SUBDIVISION**  
CARRBORO, NORTH CAROLINA

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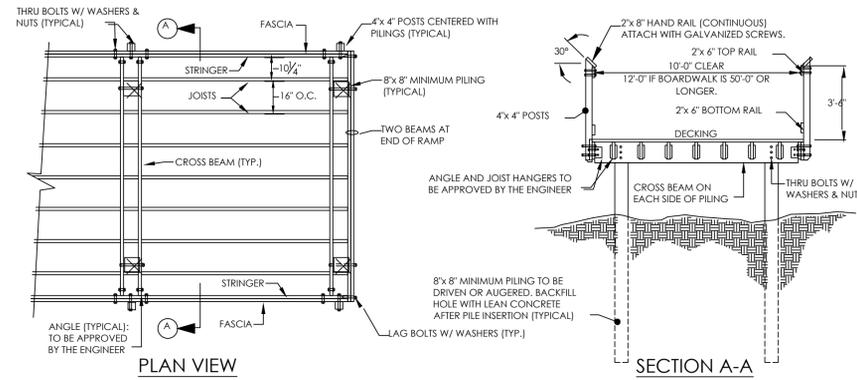
**SHEET**  
**L1003**

**GATHERING SPACE CONCEPT PLAN**

NC GRID NAD 83

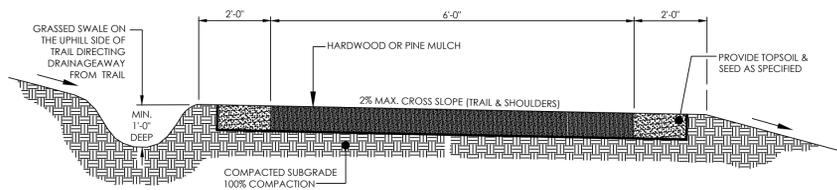
( GRAPHIC SCALE IN FEET )  
1 inch = 20 ft.

**REVIEW DRAWING**  
**NOT FOR CONSTRUCTION**

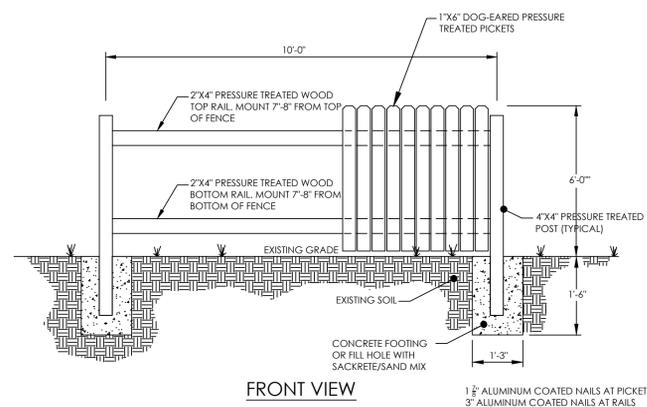


- NOTES:**
1. MINIMUM PILE PENETRATION FOR PIERS SHALL BE 10 FEET (OR APPROVED DEPTH BY GEOTECHNICAL ENGINEER).
  2. SMALL MEMBERS SHALL HAVE PRE-DRILLED HOLES TO PREVENT SPLITTING DURING CONSTRUCTION. DECKING TO BE ATTACHED TO JOISTS USING GALVANIZED SCREWS & HARDWARE (ALL WOODEN MEMBERS SHALL BE BOLTED OR SCREWED TOGETHER, NO NAIL CONNECTIONS).
  3. ALL BOLTS, NUTS, WASHERS, ETC. SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A153.
  4. TIMBER BOARDWALK IS DESIGNED IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES (17 EDITION - 2002). DESIGN LIVE LOAD IS SMALL VEHICLE OF 5000 POUNDS, 2500 POUNDS PER AXLE WITH A MINIMUM 96 INCH WHEEL BASE.
  5. SITE SOIL PROPERTIES ARE ASSUMED TO SUPPORT FOUNDATION LOADS. CONTRACTOR SHALL PROVIDE GEOTECHNICAL REPORT TO THE ENGINEER INDICATING THE SITE SOIL PROPERTIES THAT CAN SUPPORT FOUNDATION LOADS PRIOR TO BEGINNING CONSTRUCTION.
  6. JOIST HANGER SHALL BE CAPABLE OF SUPPORTING A MINIMUM SAFE WORKING LOAD OF 3150 POUNDS AND SHALL BE GALVANIZED.
  7. STRUCTURAL ENGINEER SHALL SIZE ALL LUMBER AND SPACING APPROPRIATELY TO MEET CAPACITY REQUIREMENTS, AND SHALL PROVIDE A SEALED CERTIFICATION TO TOWN THAT STRUCTURE WAS CONSTRUCTED IN ACCORDANCE WITH PLANS AND TOWN SPECIFICATIONS.
  8. IF RUNNING SLOPE EXCEEDS 3%, HANDRAILS SHALL BE PROVIDED IN ACCORDANCE WITH AASHTO / ADA.

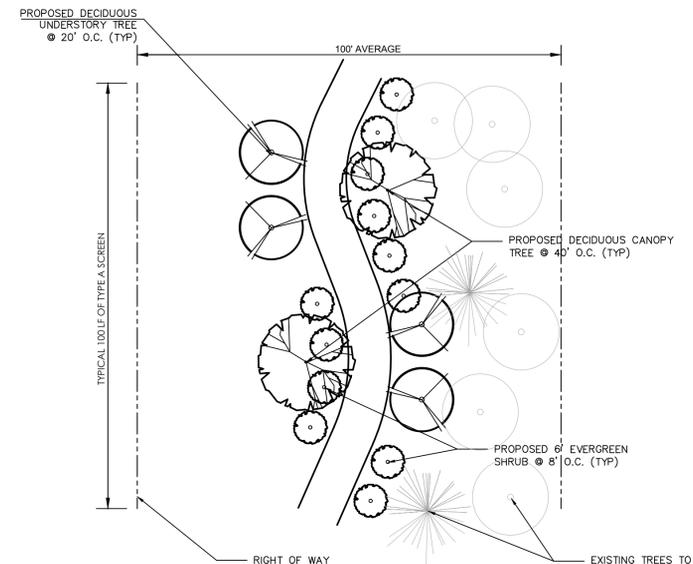
**GREENWAY BOARDWALK  
(PLAN & SECTION VIEW)**



**6 FT. NATURAL SURFACE GREENWAY TRAIL**



**STANDARD SOLID WOOD PRIVACY FENCE  
(AMERICAN FENCE COMPANY OR APPROVED EQUAL)**



**100'W (AVERAGE), TYPE A BUFFER DETAIL**

1. CONTRACTOR SHALL COORDINATE WITH DESIGNER AND TOWN OF CARRBORO STAFF TO FIELD LOCATE TRAIL TO MINIMIZE DISTURBANCE TO EXISTING TREES THAT ARE TO REMAIN.
2. PROPOSED CANOPY TREES SHALL BE PLANTED TO SUPPLEMENT EXISTING TREES SUCH THAT THERE IS A CANOPY TREE AT A MINIMUM OF 40' O.C. ALONG ENTIRE LENGTH OF BUFFER.
3. PROPOSED UNDERSTORY TREES SHALL BE PLANTED IN AREAS WHERE EXISTING PINE TREES ARE TO REMAIN BUT DO NOT PROVIDE INTERMITTENT VISUAL OBSTRUCTION PER LAND USE ORDINANCE REQUIREMENTS.
4. PROPOSED EVERGREEN SHRUBS SHALL BE PLANTED ALONG LENGTH OF BUFFER AT 8' O.C. AND SHALL PROVIDE AN OPAQUE SCREEN UP TO 4' WITHIN 3 YRS. OF PLANTING. SHRUB PLANTING LOCATIONS CAN BE ALTERNATED ON BOTH SIDES OF PROPOSED TRAIL SUCH THAT THERE IS NO MORE THAN A 10' WIDE UNOBSTRUCTED OPENING BETWEEN SHRUBS AT ANY LOCATION ALONG BUFFER.

**Village Green Land Design**  
 1149 EXECUTIVE CIRCLE  
 CARY, NC 27511  
 P: 919.624.4468  
 NCBOLA # C-480

*Timothy Bowen*  
 REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
 1200  
 02.21.2023

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**SHEET L1004**

**REVIEW DRAWING  
NOT FOR CONSTRUCTION**

Symbol	Qty	Label	Arrangement	LLF	Description	Mounting Height
☒	11	Open Traditional 50W Type III 3000K	Single	0.850	AVPCL2 P151 XXXX 30K R3 45W	12



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	0.12	4.9	0.0	N.A.	N.A.

LumNo	Label	X	Y	Mounting Height
1	Open Traditional 50W Type III 3000K	1968057.643	800877.535	12
4	Open Traditional 50W Type III 3000K	1968025.393	800586.954	12
5	Open Traditional 50W Type III 3000K	1968206.389	800530.54	12
6	Open Traditional 50W Type III 3000K	1968441.515	800787.134	12
7	Open Traditional 50W Type III 3000K	1968465.073	801083.291	12
8	Open Traditional 50W Type III 3000K	1968375.927	801247.162	12
9	Open Traditional 50W Type III 3000K	1968096.466	801122.805	12
10	Open Traditional 50W Type III 3000K	1967875.842	800876.333	12
11	Open Traditional 50W Type III 3000K	1968092.804	801023.984	12
12	Open Traditional 50W Type III 3000K	1968567.681	801049.021	12
13	Open Traditional 50W Type III 3000K	1967988.22	800830.976	12

### Outdoor Lighting

#### OPEN TRADITIONAL LED

**OPEN TRADITIONAL LED**

**LED**  
(Light-emitting diode) 50 watts

**Mounting height** 12' - 17'

**Color**  
Black  
Green (Special Conditions)

**Pole**  
Style A  
Style B  
Style C  
Style D  
Style E  
Style F

IESNA cutoff classification: Full-cutoff!  
Color temperature: 3,000K Primary  
4,000K Available

FIXTURE	WATTS	LUMENS	PATTERN	BUG RATING
Open Traditional 50	50	4,309 4,694	III V	B1-U0-G1 B3-U0-G1

**LIGHT DISTRIBUTION PATTERNS**

POLE AVAILABLE	MOUNTING HEIGHT	FOUNDATION
Style A	12', 15', 17'	Direct Bury, Anchor Base
Style B	12', 17'	Anchor Base
Style C	12'	Anchor Base
Style D	12'	Anchor Base
Style E	12'	Anchor Base
Style F	12'	Anchor Base



#	Date	Comments

**Revisions**

Drawn By: Weston Snow Photometric Designer  
 Checked By:  
 Date: 2/22/2023

Scale: 1" = 80'

Jade Creek  
Carboro NC