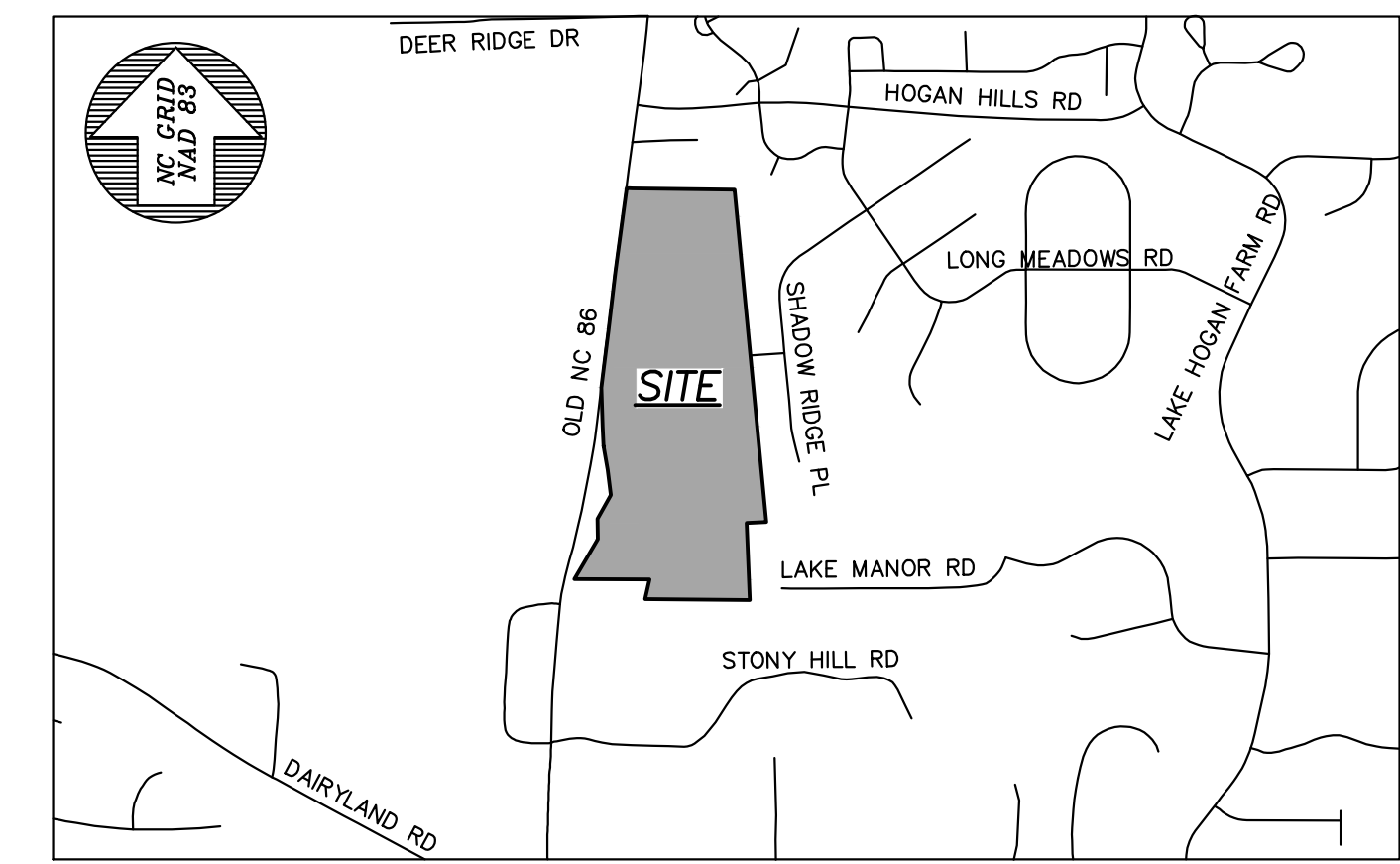


SPECIAL USE PERMIT DRAWINGS FOR JADE CREEK SUBDIVISION

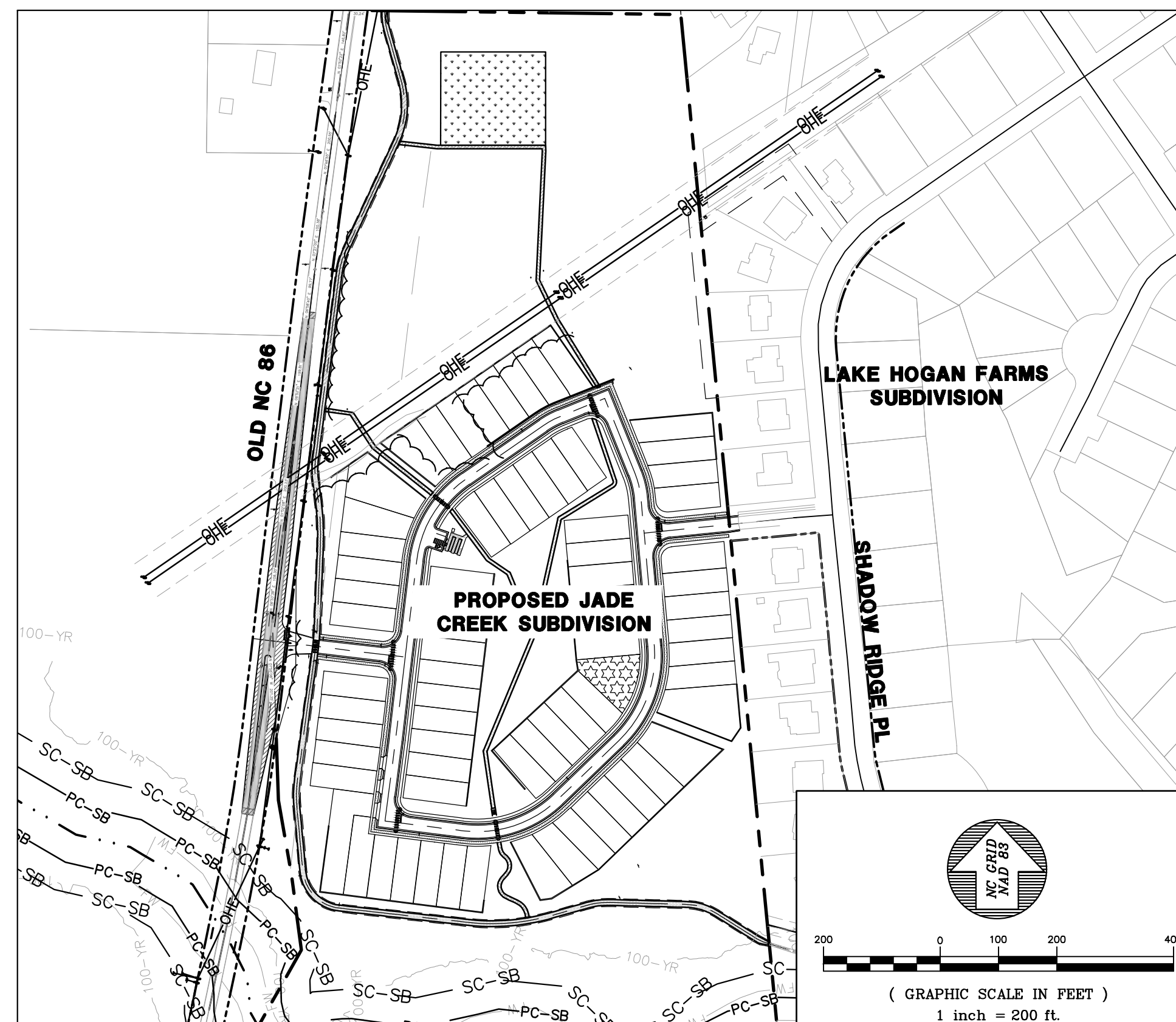
**CARRBORO, NORTH CAROLINA
PIN: 9860-81-0089**



VICINITY MAP
SCALE: 1"=1000'

PROJECT NOTES

- THIS PROJECT CONSTITUTES AN "ARCHITECTURALLY-INTEGRATED SUBDIVISION (AIS).
- NO BUILDING IN ZONING DISTRICT R-20 MAY EXCEED A HEIGHT OF 35 FT.
- PRIOR TO ANY SITE DISTURBANCE, A PRE-CONSTRUCTION MEETING WILL BE CONDUCTED WITH REPRESENTATIVES FROM ALL APPLICABLE AGENCIES.
- UTILITY AS-BUILT DRAWINGS WILL BE PROVIDED PER SECTION 15-248 OF THE CARRBORO LUO.
- THE APPLICANT SHALL PROVIDE TO THE ZONING DIVISION, PRIOR TO THE RECORDATION OF THE FINAL PLAT FOR THE PROJECT OR BEFORE THE RELEASE OF A BOND IF SOME FEATURES ARE NOT YET IN PLACE AT THE TIME OF THE RECORDING OF THE FINAL PLAT, MYLAR AND DIGITAL AS-BUILTS FOR THE STORMWATER FEATURES OF THE PROJECT. DIGITAL AS-BUILTS SHALL BE IN PDF FORMAT AND SHALL INCLUDE A BASE MAP OF THE WHOLE PROJECT AND ALL SEPARATE PLAN SHEETS. AS-BUILT PDF FILES SHALL INCLUDE ALL LAYERS OR TABLES CONTAINING STORM DRAINAGE FEATURES. STORM DRAINAGE FEATURES SHALL BE CLEARLY DELINEATED IN A DATA TABLE. THE DATA WILL BE TIED TO HORIZONTAL CONTROLS.
- FINAL PLAT TO INCLUDE DEDICATIONS FOR PERMANENT TRAIL/GREENWAY EASEMENTS FOR PUBLIC USE.



DRAWING LIST

SHEET	DRAWING TITLE	LATEST ISSUE DATE
G0001	COVER	10 MAR 23
C0100	AREA MAP	10 MAR 23
C0101	EXISTING CONDITIONS & TREE PROTECTION PLAN	10 MAR 23
C1000	PRELIMINARY SUBDIVISION OVERVIEW	10 MAR 23
C1001	PRELIMINARY SUBDIVISION PLAN - SOUTH	10 MAR 23
C1002	PRELIMINARY SUBDIVISION PLAN - NORTH	10 MAR 23
C1003	OPEN SPACE PLAN	10 MAR 23
C1004	RECREATION OVERVIEW	10 MAR 23
C1101	PRELIMINARY UTILITY PLAN	10 MAR 23
C1201	PRELIMINARY GRADING & DRAINAGE PLAN	10 MAR 23
C1401	OFFSITE WIDENING PLAN	10 MAR 23
C4201	STORMWATER WETLAND #1 ENLARGEMENT	10 MAR 23
C4202	STORMWATER WETLAND #2 ENLARGEMENT	10 MAR 23
C4203	PERMEABLE ASPHALT ENLARGEMENT	10 MAR 23
C5001	SITE DETAILS	10 MAR 23
C5002	SITE DETAILS	10 MAR 23
C5101	UTILITY DETAILS	10 MAR 23
C5102	UTILITY DETAILS	10 MAR 23
L1001	PRELIMINARY LANDSCAPE PLAN-SOUTH	21 FEB 23
L1002	PRELIMINARY LANDSCAPE PLAN-NORTH	21 FEB 23
L1003	GATHERING SPACE CONCEPT PLAN	21 FEB 23
L1004	LANDSCAPE DETAILS	21 FEB 23
M OF 1	LIGHTING PLAN	22 FEB 23

Ballentine Associates, PA
CORPORATE SEAL
C328
Chapel Hill, NC

Professional Engineer Seal
093127
10 MAR 23
ENGINEER
GEORGE J. RETZLE
NORTH CAROLINA

DATE	REVISIONS
09 NOV 22	PER CARRBORO SUP REVIEW COMMENTS
21 FEB 23	PER CARRBORO SUP REVIEW COMMENTS
10 MAR 23	PER NC DOT REVIEW COMMENTS

OWNER INFORMATION
KB HOME
4506 S. MIAMI BLVD.
#110
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
21 FEB 23	SUP SUBMITTAL #3
10 MAR 23	SUP SUBMITTAL #4

SITE DATA TABLE

PROPERTY OWNER:	BLOCKER PROPERTIES LLC
APPLICANT:	KB HOME
PROPERTY ADDRESS:	8522 OLD NC 86
PIN NUMBER:	9860-81-0089
EXISTING ZONING:	R-20
PROPOSED ZONING:	R-20
EXISTING USE:	VACANT
PROPOSED USE:	26,200 MAJOR SUBDIVISION, CONSISTING OF 1,111, SINGLE-FAMILY HOMES
LOT AREA:	1,598,590 S.F. (36.70 AC)
MAXIMUM LOTS:	94*
PROPOSED LOTS (TOTAL):	72
PROPOSED LOTS (AFFORDABLE):	11
PROPOSED MINIMUM LOT AREA:	4,400 S.F.
IMPERVIOUS SUMMARY:	
EXISTING:	78 S.F.
EXISTING TO BE DEMOLISHED:	78 S.F.
POST DEVELOPED PROPOSED:	296,906 S.F.
PROPOSED ALLOWANCE:	5,494 S.F.
TOTAL POST DEVELOPED PROPOSED:	302,400 S.F.
NET IMPERVIOUS INCREASE:	302,322 S.F.

ADJUSTED DEVELOPMENT DENSITY			
	DEVELOPMENT DENSITY RATIO	AREA (SF)	DEVELOPABLE AREA (SF)
WETLANDS	0.95	66,373	63,054
ROCK FORMATIONS	0.90	0	0
SLOPES >25%	0.80	7,500	6,000
ELECTRICAL LINES	0.75	58,054	43,541
100-YR FLOODPLAIN	0.50	230,640	115,320
SLOPES 15-25%	0.40	33,100	13,240
UNDERGROUND UTILITIES	0.30	0	0
TOTAL		395,667	241,155
CHANGE			154,512
INITIAL SITE AREA			1,594,731
ADJUSTED SITE AREA			1,440,219
TOTAL LOTS		20,000 sf/lot	72

*SECTION 15-182.4 OF THE LUO ALLOWS FOR INCREASED DENSITY BASED ON PROPOSED AFFORDABLE HOUSING: 2 LOTS CAN BE ADDED PER AFFORDABLE UNIT. 11 AFFORDABLE UNITS ARE PROPOSED, WHICH ALLOWS FOR 22 BONUS LOTS FOR A TOTAL OF 94 LOTS.

OPEN SPACE SUMMARY:			
REQUIRED (40% OF NLA):	0.40 X 1,598,591 SF =	639,436 SF	(14.68 AC)
PROVIDED (±61% OF NLA)		±974,741 SF	(22.38 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 (±0.2% OF NLA)		±4,335 SF	(0.10 AC)
SECONDARY CONSTRAINT (ALL "OTHER WOODED") (±4% OF NLA)		±66,536 SF	(1.53 AC)

RECREATION AREA SUMMARY:				
REQUIRED:	72 SINGLE FAMILY DETACHED UNITS X 10.39 =	748.08	RECREATION POINTS	
PROPOSED:	FACILITY TYPE	PNTS./SQ. FT.	SQ. FT.	POINTS
	HIKING/BIKING TRAIL	0.016	45,000	720.00
	PLAY EQUIPMENT	0.107	1,050	112.35*
	PLAY FIELD	0.011	28,800	316.80
TOTAL PROPOSED:				1,113.84
*10.1% OF TOTAL REC. POINTS. (MIN. 10% REQUIRED)				

LANDSCAPE ARCHITECTURE:



DEVELOPER:



SITE PLANNING / CIVIL ENGINEERING:



**REVIEW DRAWING
NOT FOR CONSTRUCTION**

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
G0001**

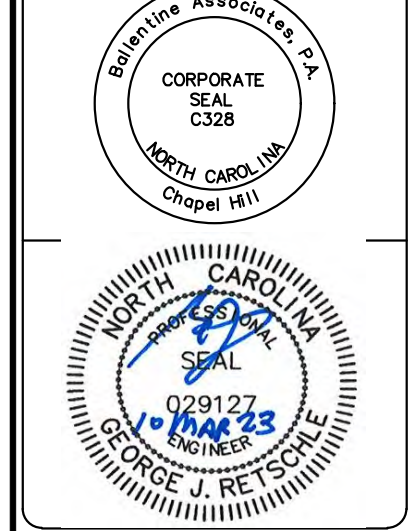


Table with columns: DATE, REVISIONS, NUM. Contains revision history for Carrboro SUP REVIEW COMMENTS.

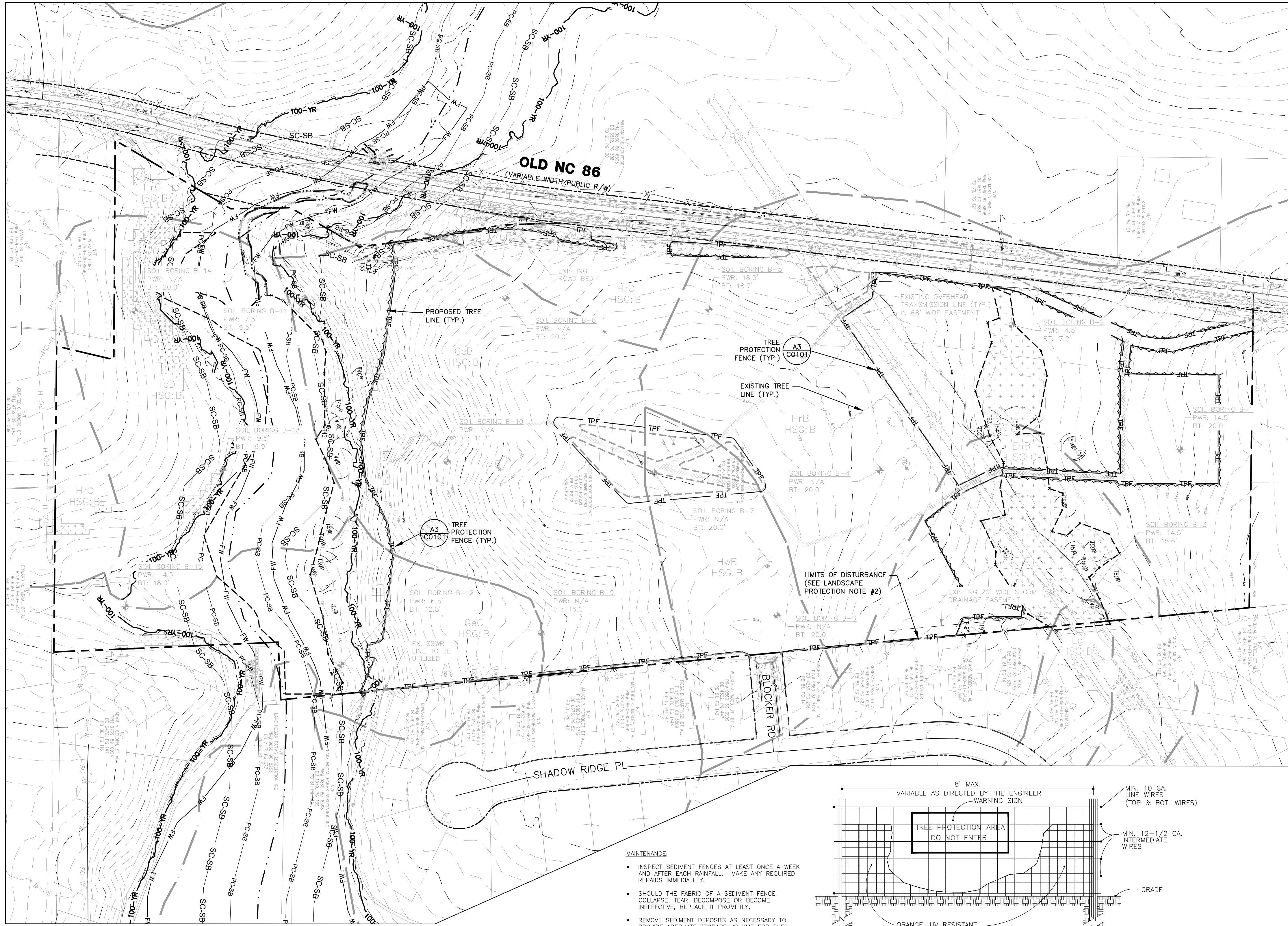
OWNER INFORMATION: KB HOME, 4506 S. MIAMI BLVD., #100 DURHAM NC 27703

Table with columns: DATE, ISSUED. Contains submission dates for SUP SUBMITTAL #1 through #4.

JADE CREEK SUBDIVISION CARRBORO, NORTH CAROLINA SPECIAL USE PERMIT DRAWINGS. Includes JOB NUMBER, DATE, SCALE, DRAWN BY, REVIEWED BY, SHEET C0101, and REVIEW DRAWING NOT FOR CONSTRUCTION.

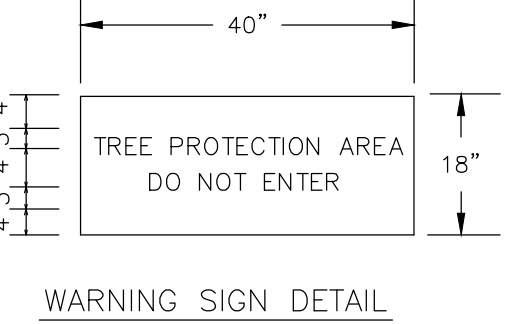
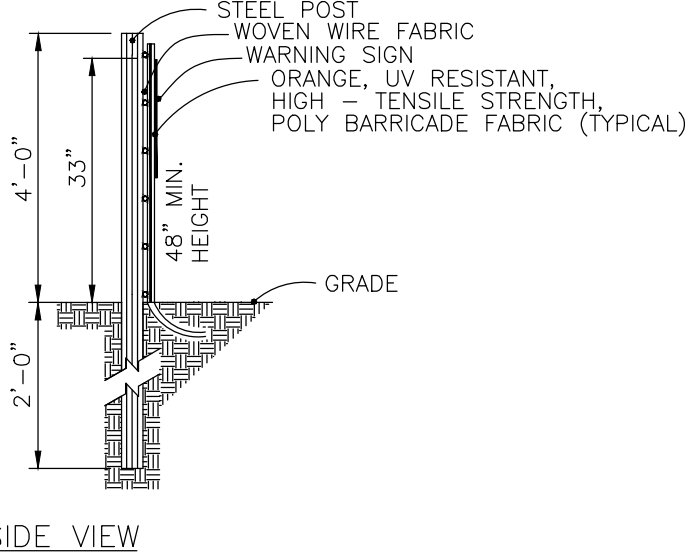
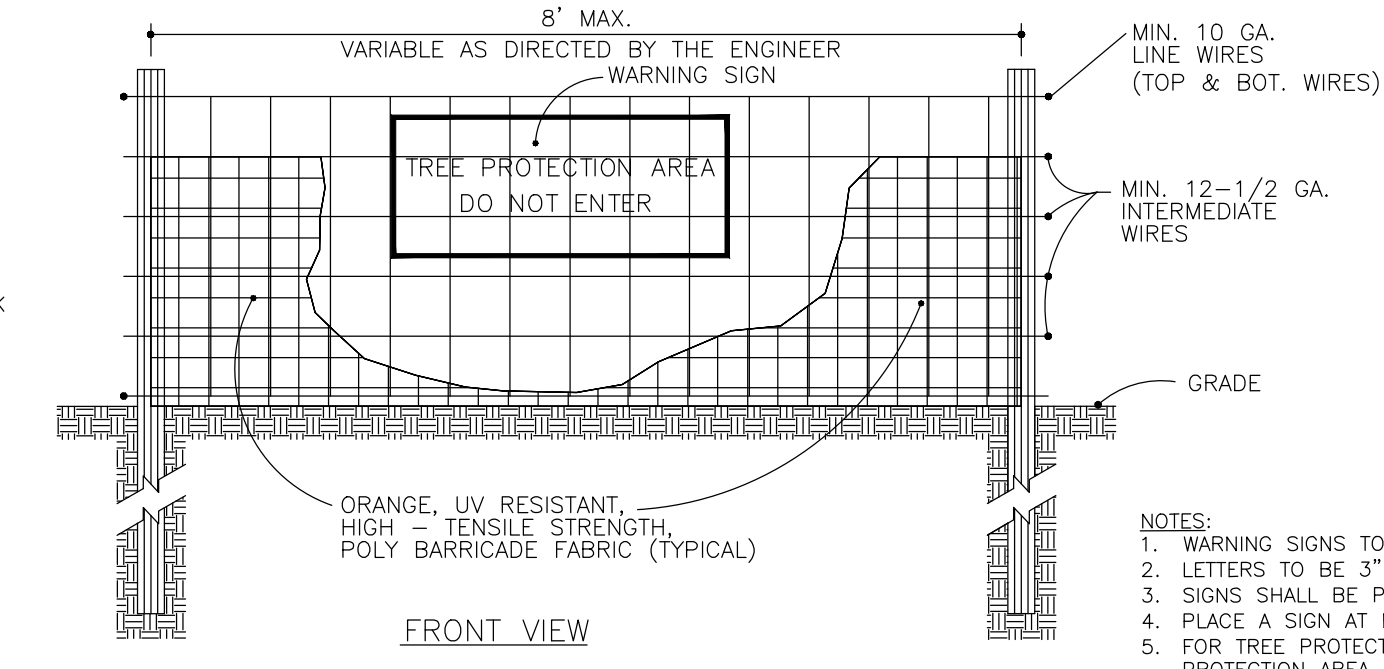
DRAWING LEGEND

Table with columns: SYMBOL/ABBREVIATION, DESCRIPTION. Lists various symbols for contours, utilities, floodplains, and soil types.



TREE TABLE: Table with columns TAG, D.B.H., SPECIES, RETAINED?. Lists 61 trees with their respective details.

- MAINTENANCE: INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.



EXISTING CONDITIONS & DEMOLITION NOTES

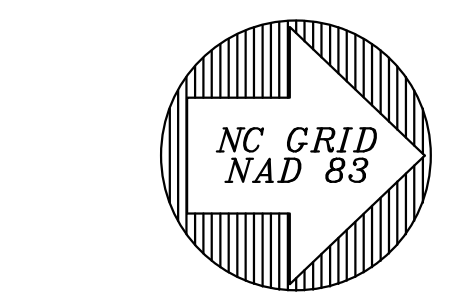
- 1. EXISTING CONDITIONS SHOWN ARE BASED UPON A SITE SURVEY PERFORMED BY BALLENTINE ASSOCIATES AND DATED 16 DEC 21, AND UPON DATA OBTAINED FROM TOWN OF CARRBORO AND ORANGE COUNTY GIS.

CONSTRUCTION WASTE NOTES

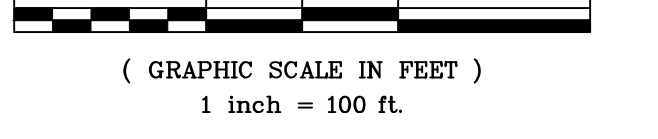
- 1. BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.

LANDSCAPE PROTECTION NOTES

- 1. EXISTING TREE TABLES HAVE BEEN PREPARED PER CARRBORO LUO.

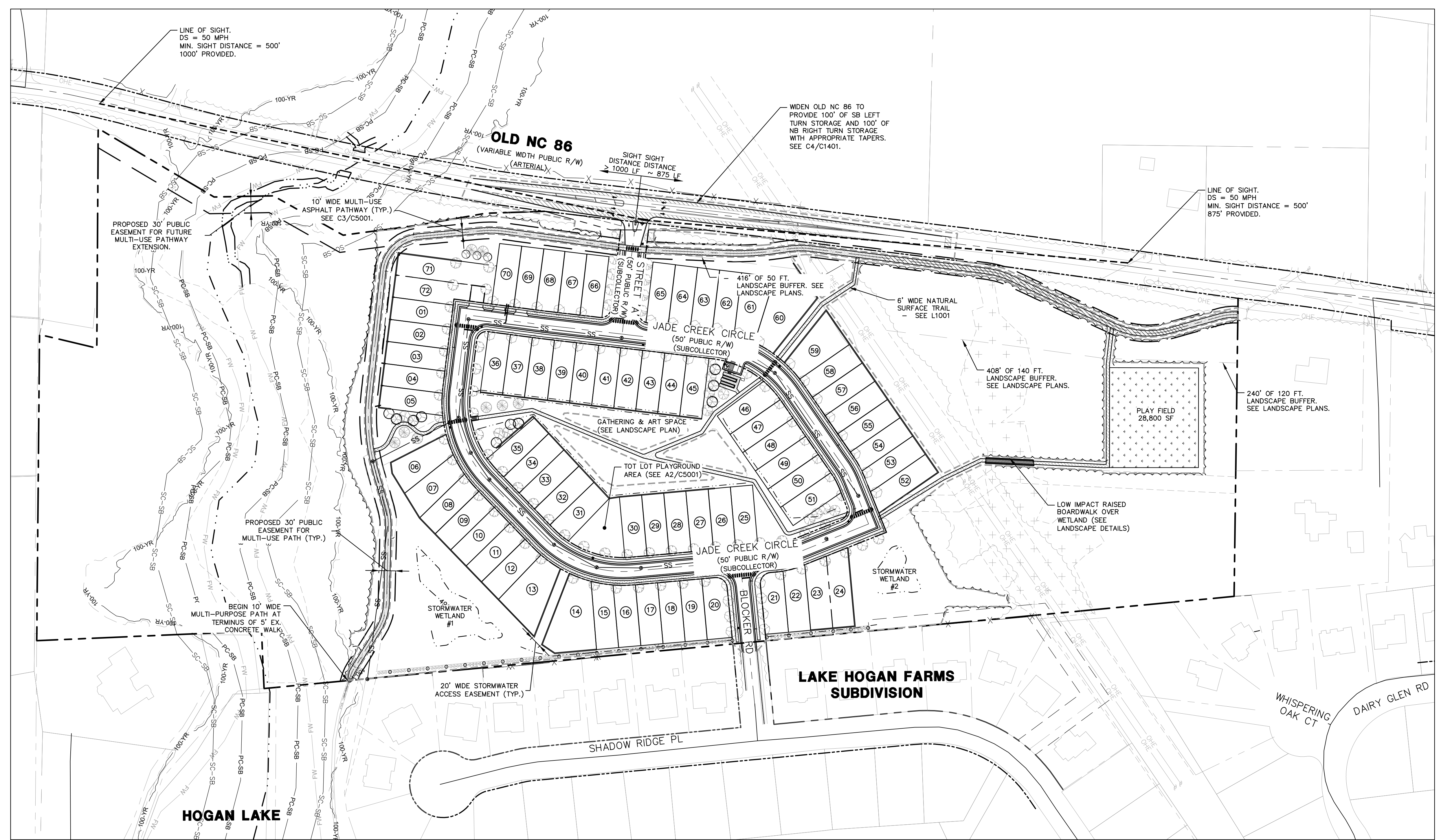


EXISTING CONDITIONS & TREE PROTECTION PLAN



A3 COMBINATION SILT / TREE PROTECTION FENCE SCALE: N.T.S.

REVIEW DRAWING NOT FOR CONSTRUCTION



LOT NUMBER	LOT AREA (SF)
1	4417.00
2	4383.40
3	4383.29
4	4388.95
5	4489.95
6	5615.10
7	5081.16
8	4402.65
9	4400.00
10	4400.00
11	4397.04
12	4895.82
13	8053.66
14	9462.24
15	4637.71
16	4439.00
17	4400.00
18	4400.00
19	4400.00
20	4824.30
21	5529.16
22	4400.00
23	4400.00
24	4410.32
25	4399.17
26	4397.51
27	4407.35
28	4396.63
29	4397.98
30	4394.55
31	4599.39
32	4444.88
33	4474.81
34	4504.73
35	4640.55
36	4391.04
37	4373.14
38	4456.28
39	4365.32
40	4373.52
41	4381.71
42	4389.91
43	4369.91
44	4398.37
45	4329.46
46	4545.16
47	4400.00
48	4400.00
49	4400.00
50	4400.00
51	4389.97
52	4880.02
53	4496.36
54	4401.33
55	4399.33
56	4402.39
57	4404.96
58	4421.31
59	6507.94
60	8511.76
61	5798.75
62	4428.65
63	4399.43
64	4400.57
65	4428.40
66	4425.39
67	4433.98
68	4339.42
69	4426.77
70	4408.92
71	7565.79
72	5214.61

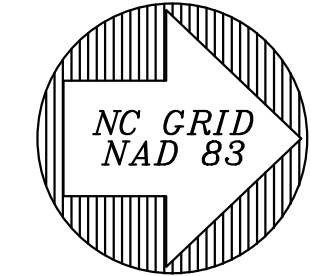
DRAWING LEGEND

SYMBOL/ABBREVIATION	DESCRIPTION
(Symbol)	IRON PIPE/PROPERTY CORNER
(Symbol)	PROPERTY LINE
(Symbol)	BUILDING SETBACK
(Symbol)	ADJOINER PROPERTY LINE
(Symbol)	ROAD BUFFER
(Symbol)	ROAD EDGE OF PAVEMENT
(Symbol)	ROAD RIGHT-OF-WAY
(Symbol)	SIDEWALK
(Symbol)	TREELINE
(Symbol)	LIMITS OF DISTURBANCE
(Symbol)	TREE PROTECTION FENCE
(Symbol)	PC-SB
(Symbol)	SC-SB

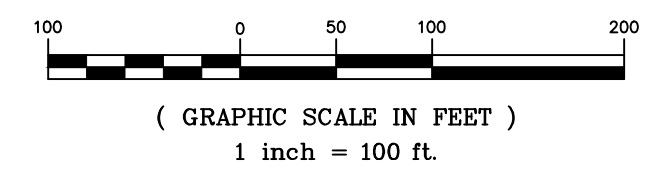
PLAN KEY NOTES

DETAIL REFERENCE	#	DESCRIPTION
B4/C5001	1	CROSSWALK WARNING SIGN
D2/C5001	2	CONCRETE SIDEWALK (5' WIDE TYP. UNLESS OTHERWISE NOTED)
B5/C5001	3	ADA RAMP (TYP.)
A2/C5002	5	GREENWAY STOP SIGN
C3/C5002	8	STOP SIGN

- ### NOTES
- ALL PARKING SPACES SHALL BE CONSTRUCTED TO TOWN OF CARRBORO STANDARDS.
 - THE TOWN OF CARRBORO, ITS ASSIGNS OR ORANGE COUNTY SHALL NOT BE RESPONSIBLE FOR ANY PAVEMENT DAMAGE THAT MAY RESULT FROM SERVICE VEHICLES.
 - ALL WALKWAYS SHALL BE CONSTRUCTED WITH A 2% CROSS SLOPE IN THE DIRECTION SHOWN ON THE GRADING PLAN.
 - PRIOR TO INSTALLATION OF ANY STREET SIGNS OR MARKINGS, THE DEVELOPER WILL CONTACT THE TOWN'S PUBLIC WORKS DEPARTMENT FOR AN ON-SITE APPROVAL OF THE FINAL DESIGN AND PLACEMENT.
 - ALL PAVEMENT MARKINGS WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE INSTALLED USING A THERMAL PLASTIC MATERIAL WITH A MINIMUM THICKNESS OF 125 MILS.



PRELIMINARY SUBDIVISION OVERVIEW



REVIEW DRAWING
NOT FOR CONSTRUCTION

Balentine Associates, PA
221 Providence Road
Chapel Hill, NC 27514
P: 919.966.8487
F: 919.966.8488
www.balentineassociates.com

SEAL
CORPORATE SEAL
C326
LETTY CAROL, LPA
Chapel Hill, NC

REGISTERED PROFESSIONAL ENGINEER
NORTH CAROLINA
08127
1-16423
GEORGE J. RETSCHE

DATE	REVISIONS
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.
#110
DURHAM NC 27703
OWNERS REPRESENTATIVE:
THURM BOWEN
PH: (919) 768-7972
FAX: (919) 768-7972
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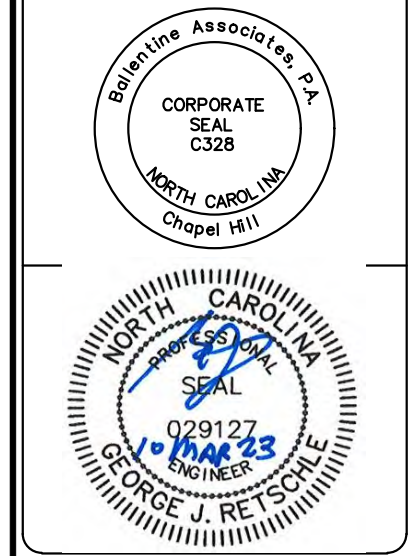
DATE	ISSUED
01 APR 22	SUP SUBMITTAL #1
09 NOV 22	SUP SUBMITTAL #2
21 FEB 23	SUP SUBMITTAL #3
10 MAR 23	SUP SUBMITTAL #4

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
C1000



DATE	REVISIONS
09 NOV 22	PER CARBORO SUP REVIEW COMMENTS
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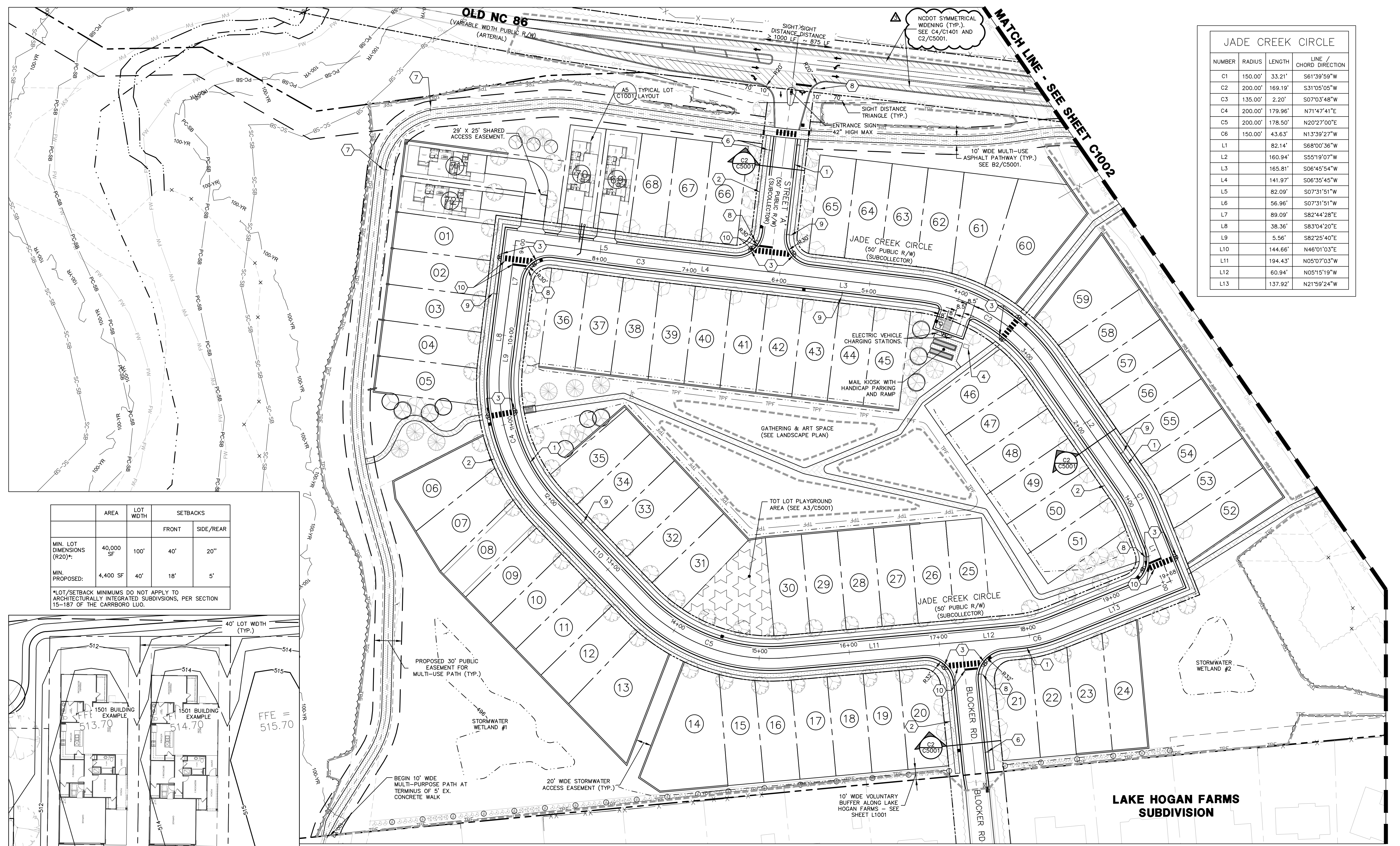
DATE	ISSUED
01 APR 22	SUP SUBMITTAL #1
09 NOV 22	SUP SUBMITTAL #2
21 FEB 23	SUP SUBMITTAL #3
10 MAR 23	SUP SUBMITTAL #4

JADE CREEK SUBDIVISION
 CARBORO, NORTH CAROLINA
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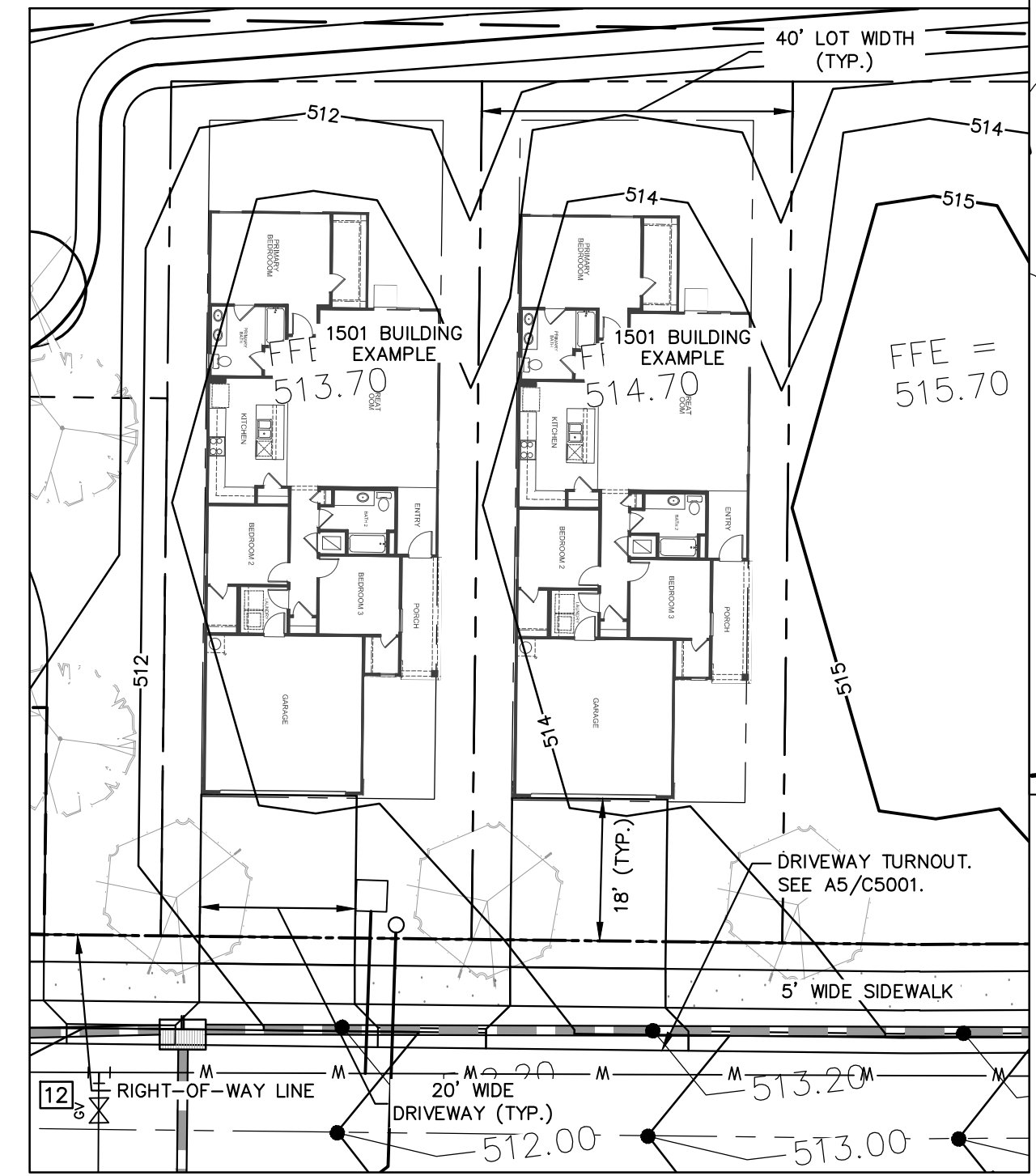
SHEET
C1001

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'	S68°00'36"W	
L2	160.94'	S55°19'07"W	
L3	165.81'	S06°45'54"W	
L4	141.97'	S06°35'45"W	
L5	82.09'	S07°31'51"W	
L6	56.96'	S07°31'51"W	
L7	89.09'	S82°44'28"E	
L8	38.36'	S83°04'20"E	
L9	5.56'	S82°25'40"E	
L10	144.66'	N46°01'03"E	
L11	194.43'	N05°07'03"W	
L12	60.94'	N05°15'19"W	
L13	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"

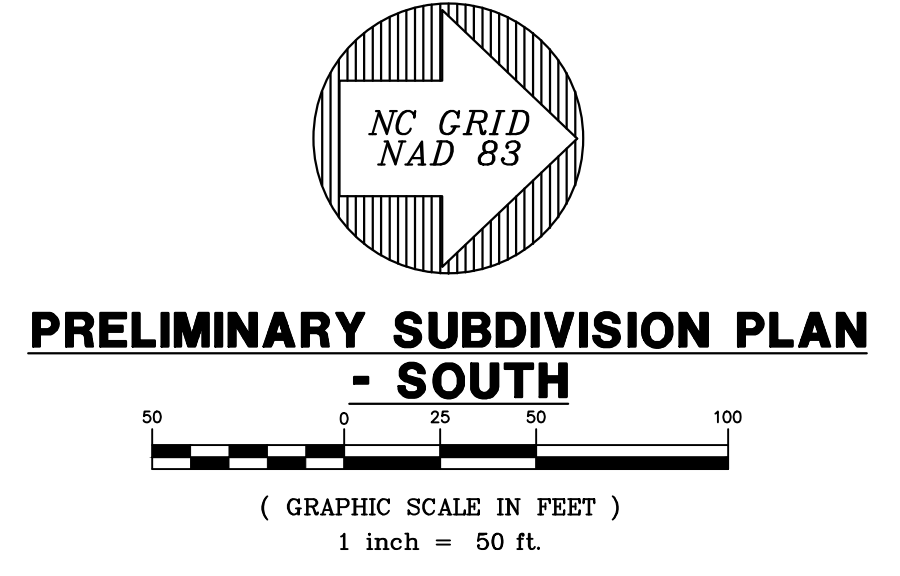
*LOT/SETBACK MINIMUMS DO NOT APPLY TO ARCHITECTURALLY INTEGRATED SUBDIVISIONS, PER SECTION 15-187 OF THE CARBORO LUC.



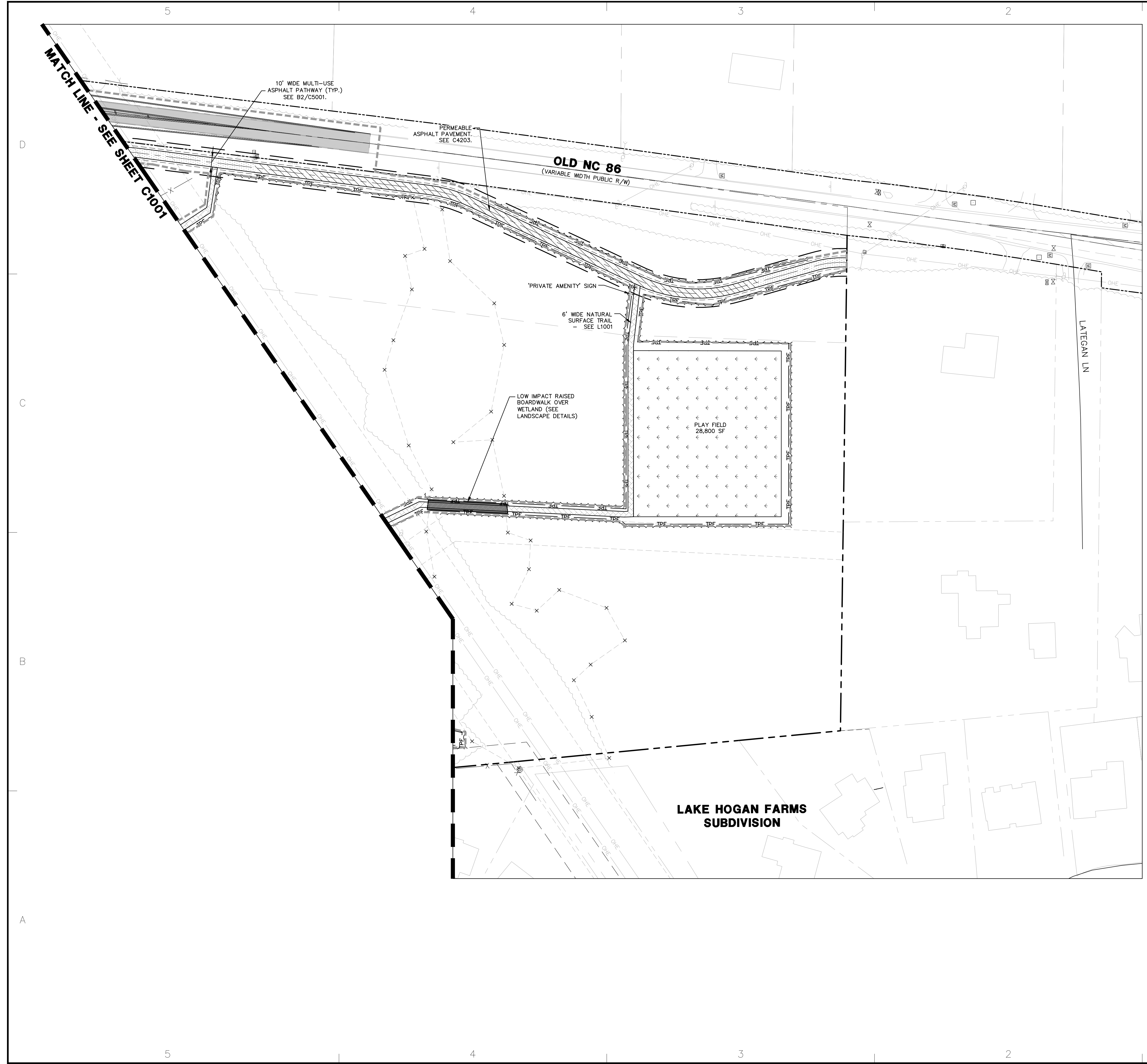
- PLAN KEY NOTES**
- | | |
|--|---|
| <ul style="list-style-type: none"> 1 30" CONCRETE CURB & GUTTER (TYP.) 2 CONCRETE SIDEWALK (5' WIDE TYP. UNLESS OTHERWISE NOTED) 3 ADA RAMP (TYP.) 4 JOB INFORMATION KIOSK 5 "NO PARKING" SIGN. | <ul style="list-style-type: none"> 6 FUTURE MUP EXTENSION INFORMATION SIGN. 7 STOP SIGN 8 PEDESTRIAN CROSSING AHEAD SIGN 9 THERMOPLASTIC STOP BAR AND HIGH-VISIBILITY CROSSWALK |
|--|---|

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	—PC-SB	—	STREAM BUFFER-ZONE 1
—	—	ADJOINER PROPERTY LINE	—SC-SB	—	STREAM BUFFER-ZONE 2
—	—	ROAD BUFFER			
—	—	ROAD EDGE OF PAVEMENT			
—	—	ROAD RIGHT-OF-WAY			
—	—	SIDEWALK			
—	—	TREELINE			

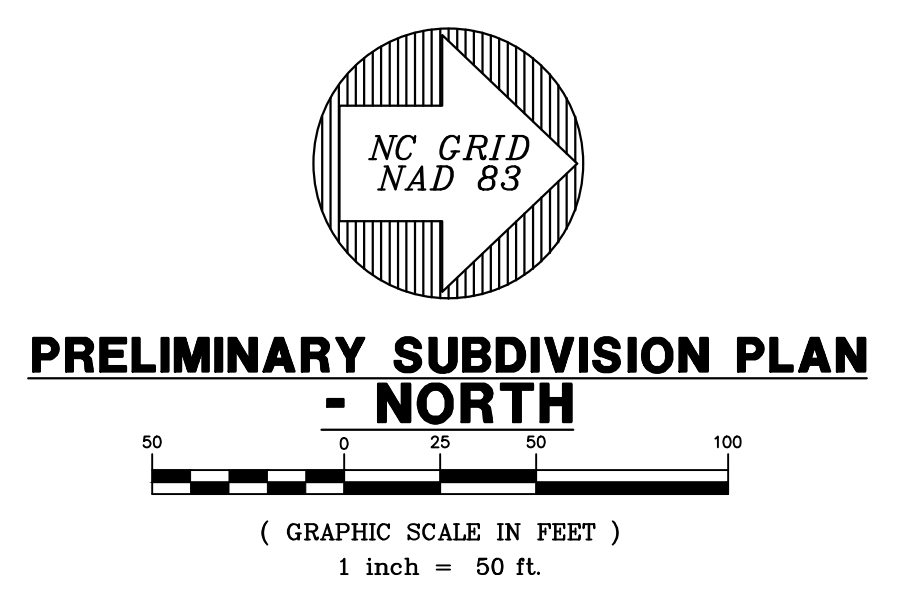


REVIEW DRAWING
NOT FOR CONSTRUCTION



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



PRELIMINARY SUBDIVISION PLAN - NORTH

REVIEW DRAWING NOT FOR CONSTRUCTION

Balentine Associates, PA
 271 Providence Road
 Chapel Hill, NC 27514
 919.906.8487
 balentines.com

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Professional Engineer Seal for George J. Retzke, License No. 083127, State of North Carolina.

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

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 KB HOME
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 #100
 DURHAM NC 27703
OWNERS REPRESENTATIVE:
 THURM BOWEN
 PH (919) 768-7972
 FAX
 EMAIL tbowen@kbhome.com

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

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 C1002

L:\Engineering\Projects\121010.01 KB Home\121010.01 Jade Creek\1_Dwg\BA Model\Plan\C1002_Spec\Jade.dwg, 3/10/2023 9:17:50 AM, D:\mwh

DATE	REVISIONS
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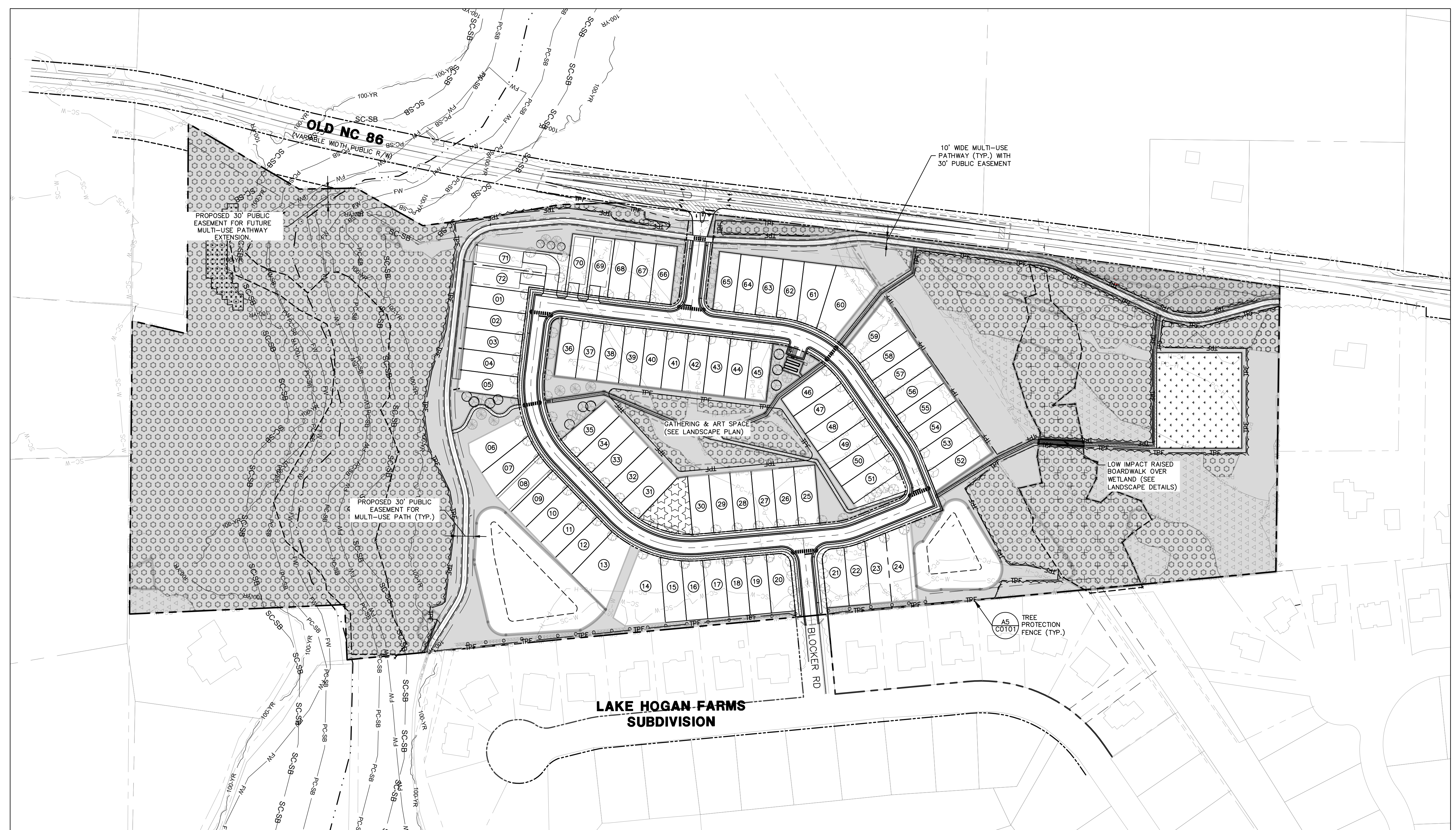
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SUP SUBMITTAL #3	21 FEB 23
SUP SUBMITTAL #3A	10 MAR 23

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
C1003



OPEN SPACE SUMMARY:

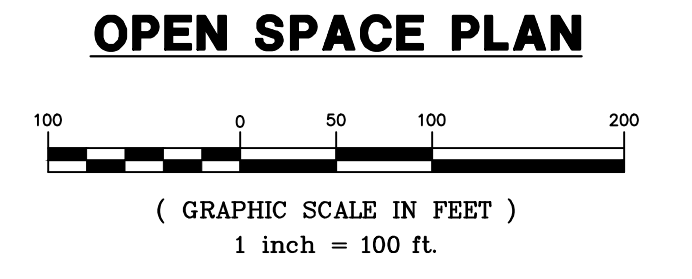
REQUIRED (40% OF NLA):	0.40 X 1,598,591 SF = 639,436 SF (14.68 AC)
PROVIDED (±61% OF NLA)	±972,780 SF (22.33 AC)
PRIMARY CONSTRAINT (±41% OF NLA)	±656,078 SF (15.06 AC)
HARDWOOD (±25% OF NLA)	±400,517 SF (9.19 AC)
WETLAND (±14% OF NLA)	±223,570 SF (5.13 AC)
ROAD BUFFER-OLD NC-86 (±2% OF NLA)	±34,522 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
[Hatched Box]	OPEN SPACE
[Dotted Box]	PRIMARY CONSTRAINT AREA
[Dotted Box]	SECONDARY CONSTRAINT AREA

DRAWING LEGEND

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



REVIEW DRAWING
 NOT FOR CONSTRUCTION



DATE	REVISIONS
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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DURHAM NC 27703
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THURM BOWEN
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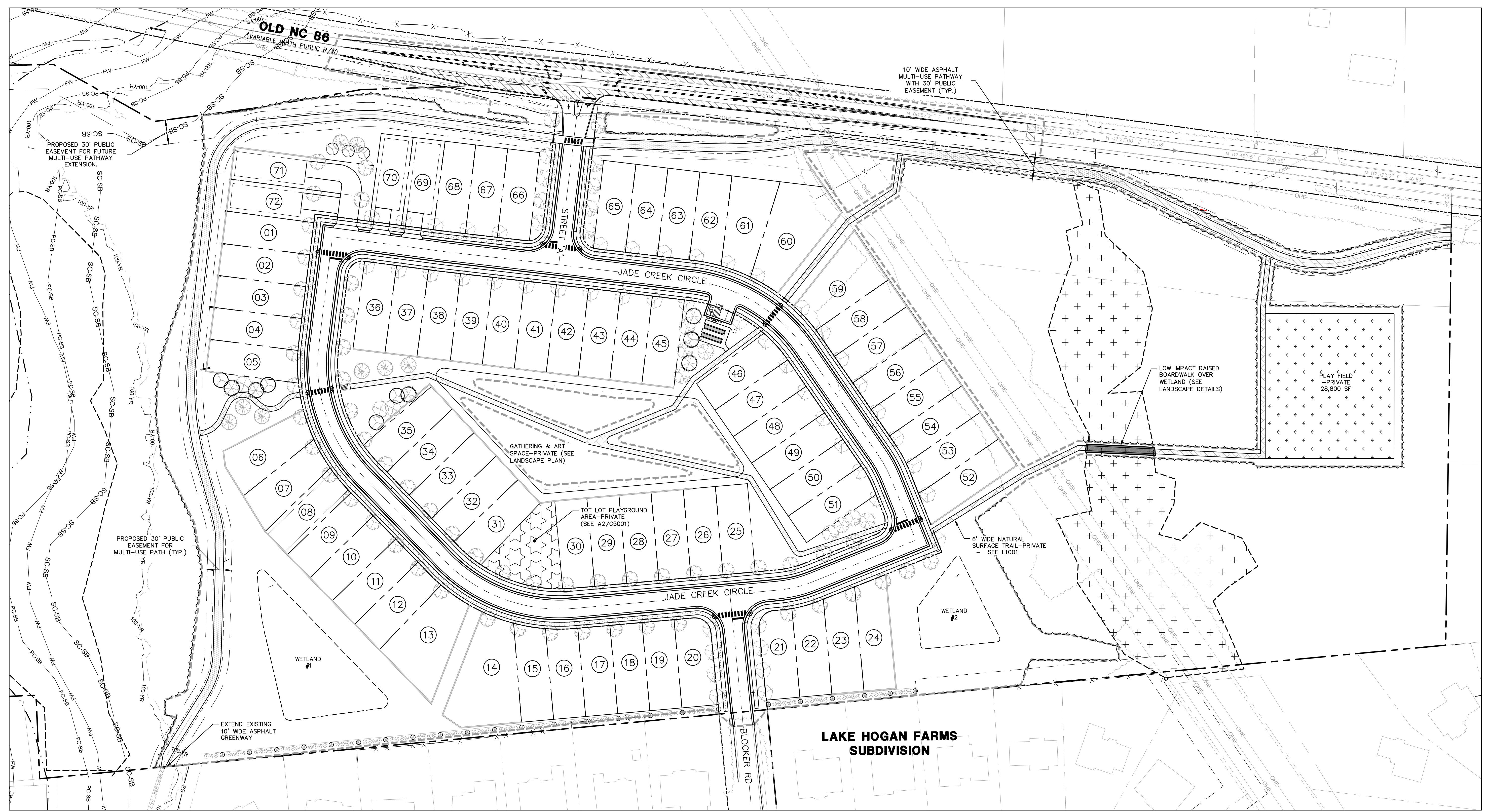
DATE	ISSUED
01 APR 22 <td>SUP SUBMITTAL #1</td>	SUP SUBMITTAL #1
09 NOV 22 <td>SUP SUBMITTAL #2</td>	SUP SUBMITTAL #2
21 FEB 23 <td>SUP SUBMITTAL #3</td>	SUP SUBMITTAL #3
10 MAR 23 <td>SUP SUBMITTAL #3A</td>	SUP SUBMITTAL #3A

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
C1004



- NOTES**
- ALL RECREATION FACILITIES SHALL BE CPSC (CONSUMER PROTECTION SAFETY COMMISSION, OR SIMILAR QUALIFYING AGENCY, IF MORE APPROPRIATE) COMPLIANT, AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ALL OF THE CHOSEN AGENCY'S APPLICABLE RULES AND REGULATIONS.
 - PLAYFIELD IS WITHIN 1,500 FT. OF ALL LOTS, MEETING CARRBORO LUO SECTION 15-19B(D)(3).
 - RECREATION FACILITIES ARE WITHIN 1,200 FT. OF ALL LOTS, MEETING CARRBORO LUO SECTION 15-19B(G).

RECREATION AREA SUMMARY:

REQUIRED:	72 SINGLE FAMILY DETACHED UNITS X 10.39 = 748.08 RECREATION POINTS			
PROPOSED:	FACILITY TYPE	PNTS./SQ. FT.	SQ. FT.	POINTS
	HIKING/BIKING TRAIL	0.016	45,000	720.00
	PLAY EQUIPMENT	0.107	1,050	112.35*
	PLAY FIELD	0.011	28,800	316.80
TOTAL PROPOSED:				1,113.84

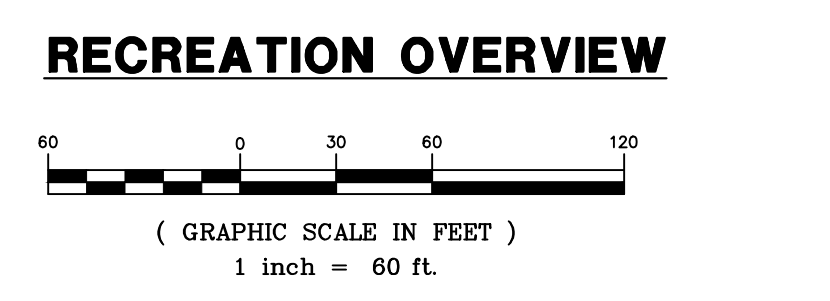
*10.1% OF TOTAL REC. POINTS. (MIN. 10% REQUIRED)

RECREATION AREA LEGEND

SYMBOL/ ABBREVIATION	DESCRIPTION
[Dotted Pattern]	RECREATION FIELD
[Star Pattern]	PLAYGROUND AREA
[Diagonal Line Pattern]	PLAYGROUND AREA

DRAWING LEGEND

SYMBOL/ABBREVIATION	EXISTING	PROPOSED	DESCRIPTION
●			IRON PIPE/PROPERTY CORNER
---			PROPERTY LINE
---			BUILDING SETBACK
---			ADJOINER PROPERTY LINE
---			ROAD BUFFER
---			ROAD EDGE OF PAVEMENT
---			ROAD RIGHT-OF-WAY
---			SIDEWALK
---			TREELINE
PC-SB			STREAM BUFFER-ZONE 1
SC-SB			STREAM BUFFER-ZONE 2
---			LIMITS OF DISTURBANCE
---			TREE PROTECTION FENCE
---			WETLAND



REVIEW DRAWING
NOT FOR CONSTRUCTION

DATE	REVISIONS
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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
C1101

UTILITY PLAN NOTES

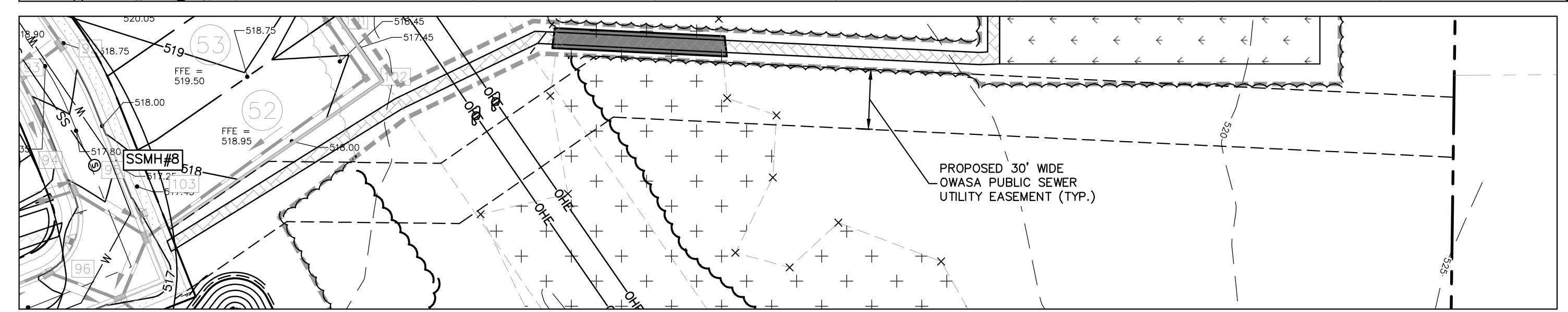
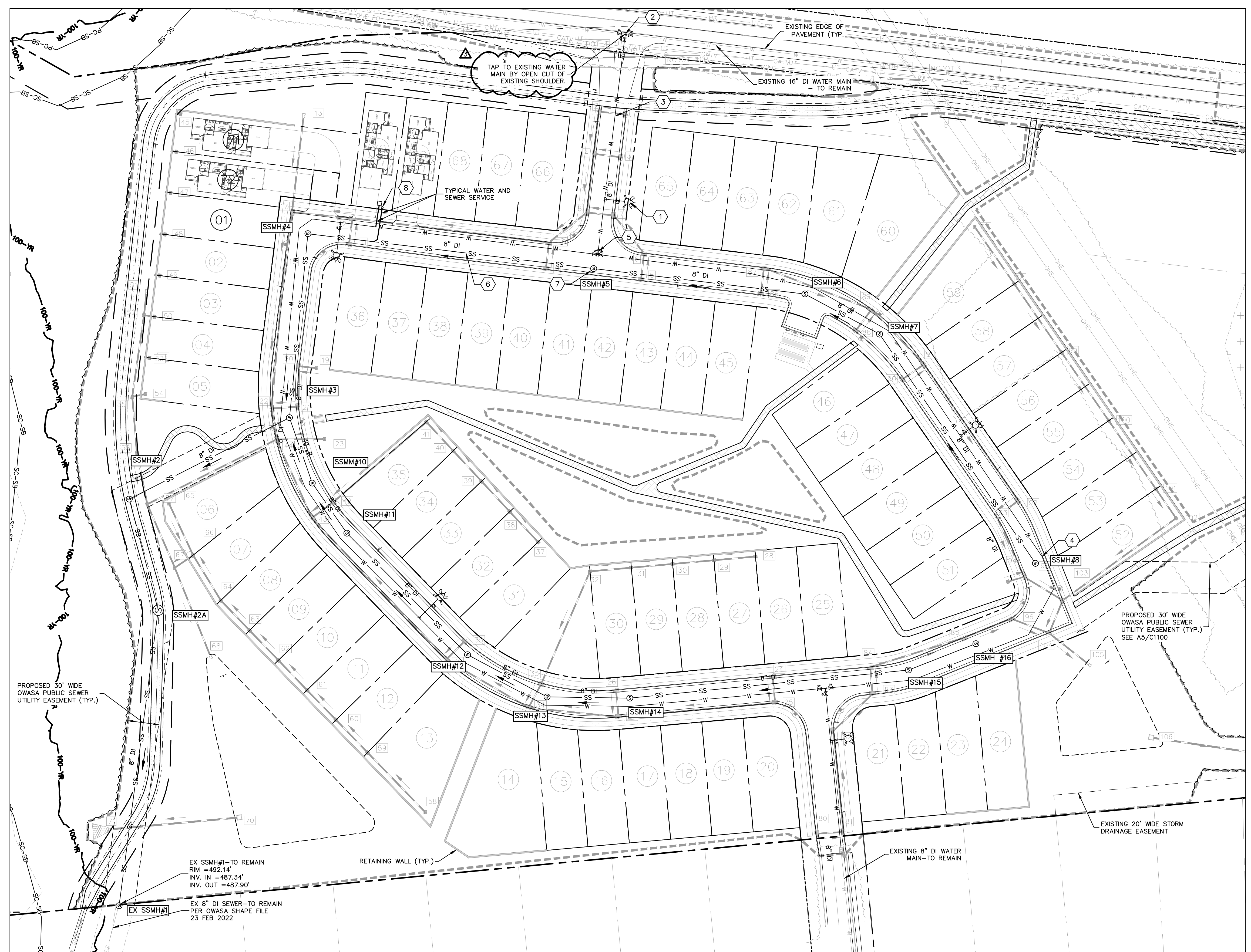
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CARRBORO STANDARDS AND SPECIFICATIONS.
- ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH OWASA STANDARDS AND SPECIFICATIONS.
- ALL PROPOSED UTILITY LINES SHALL BE LOCATED UNDERGROUND. THIS DOES NOT APPLY TO COMPONENTS THAT ARE REQUIRED TO BE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

DRAWING LEGEND

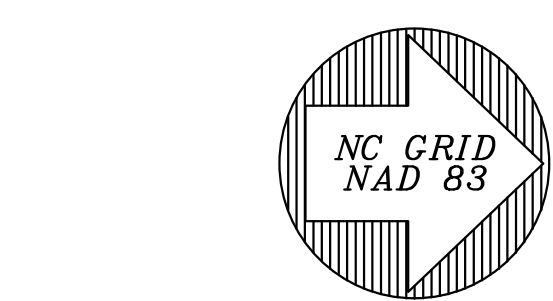
SYMBOL/ABBREVIATION	EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	[Symbol]	CATCH BASIN
[Symbol]	[Symbol]	[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	[Symbol]	[Symbol]	SEWER CLEANOUT
[Symbol]	[Symbol]	[Symbol]	22.5' - BEND PIPE
[Symbol]	[Symbol]	[Symbol]	45' - BEND PIPE
[Symbol]	[Symbol]	[Symbol]	90' - 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

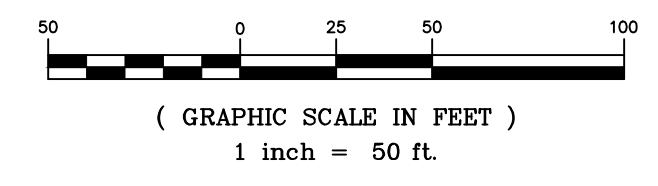
- | DETAIL REFERENCE | # | DESCRIPTION |
|------------------|---|--|
| A4 C5101 | 1 | FIRE HYDRANT (TYP.) |
| C1 C5101 | 2 | TAPPING SLEEVE AND VALVE ASSEMBLY |
| C3 C5101 | 3 | 8" DUCTILE IRON WATER MAIN (TYP.) |
| C5 C5101 | 4 | THRUST BLOCKING - INSTALL AT ALL TEES, TAPS & BENDS AS REQUIRED (TYP.)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



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

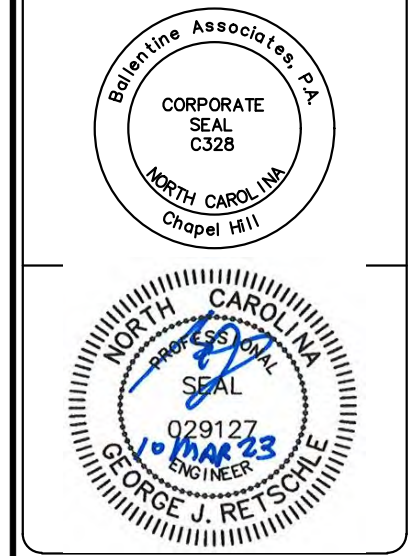


PRELIMINARY UTILITY PLAN



REVIEW DRAWING
NOT FOR CONSTRUCTION

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

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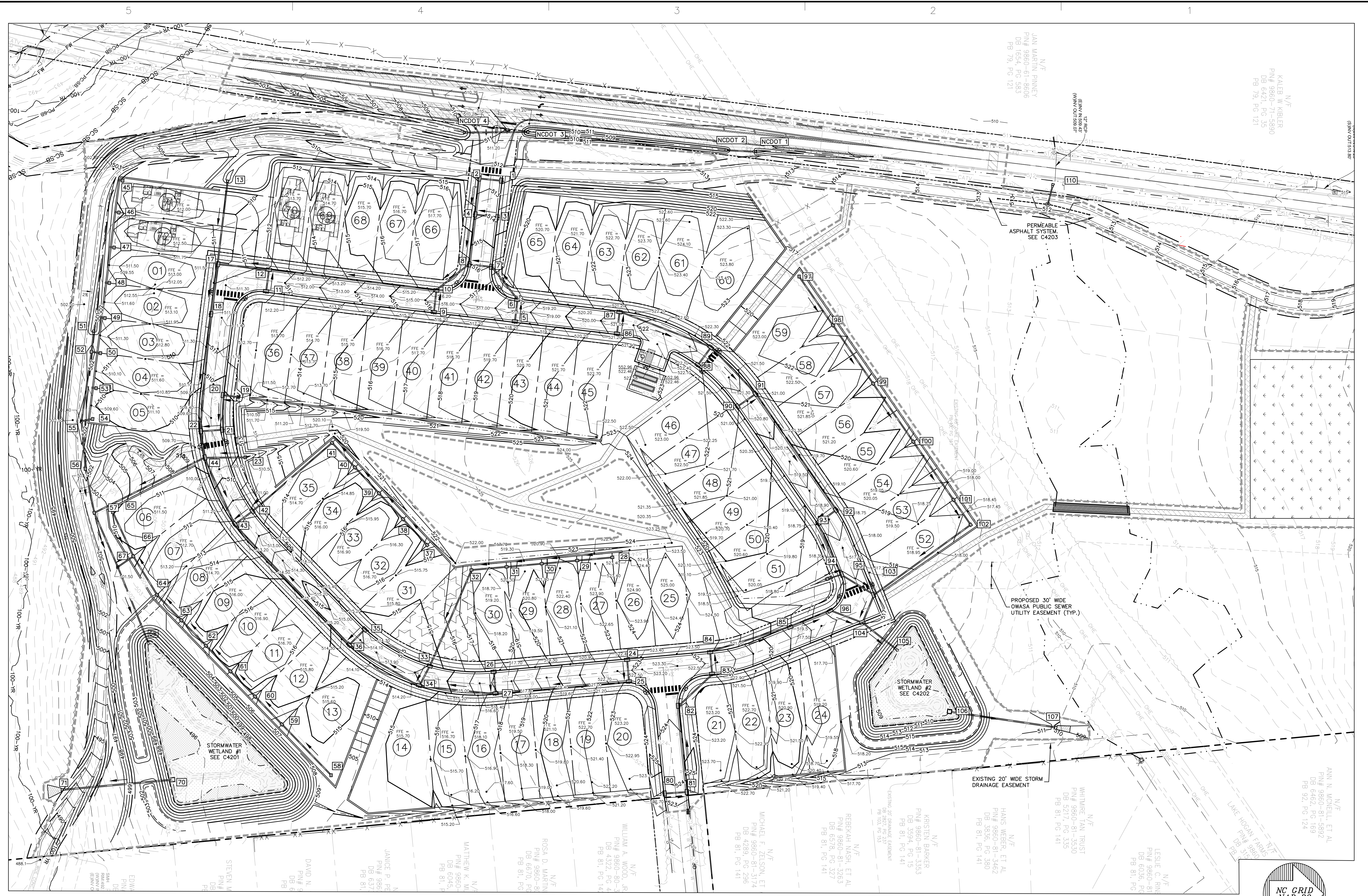
ISSUED	DATE
SUP SUBMITTAL #1	01 APR 22
SUP SUBMITTAL #2	09 NOV 22
SUP SUBMITTAL #3	21 FEB 23
SUP SUBMITTAL #4	10 MAR 23

JADE CREEK SUBDIVISION
 CARBORO, NORTH CAROLINA

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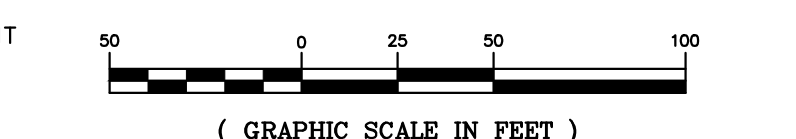
SHEET
C1200



GRADING AND STORM DRAINAGE NOTES

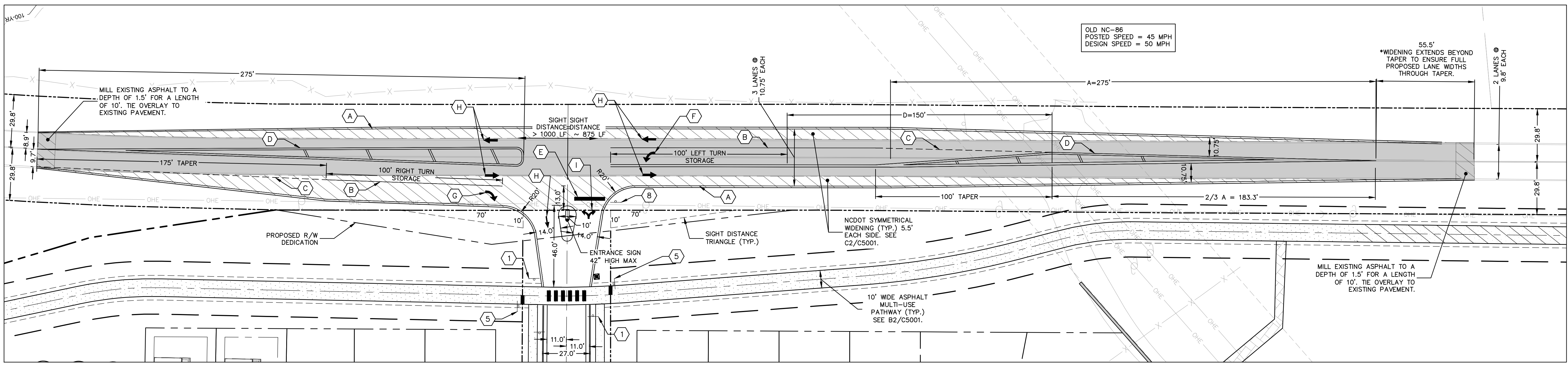
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE NCDOT, NCDOT AND TOWN OF CARBORO STANDARDS AND SPECIFICATIONS.
2. THE STORMWATER MANAGEMENT SYSTEM FOR THIS PROJECT HAS BEEN DESIGNED TO PROVIDE DETENTION STORAGE SUFFICIENT TO REDUCE PEAK FLOWS TO PRE-DEVELOPMENT LEVELS DURING ALL STORM EVENTS UP THROUGH THE 100-YEAR, 24-HOUR STORM EVENT FOR ALL POINTS WHERE STORMWATER LEAVES THIS PROPERTY.
3. 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.
4. ALL SCM'S TO BE PRIVATELY MAINTAINED.

PRELIMINARY GRADING PLAN



REVIEW DRAWING
NOT FOR CONSTRUCTION





C4
C1401 **OLD NC-86 DRIVEWAY
LAYOUT AND STRIPING**
SCALE: 1" = 30'

PAVING LEGEND

NCDOT HEAVY-DUTY ASPHALT	STANDARD DUTY ASPHALT	1.5" S9.5B SURFACE COURSE OVERLAY ON EXISTING ASPHALT PAVEMENT
--------------------------	-----------------------	--

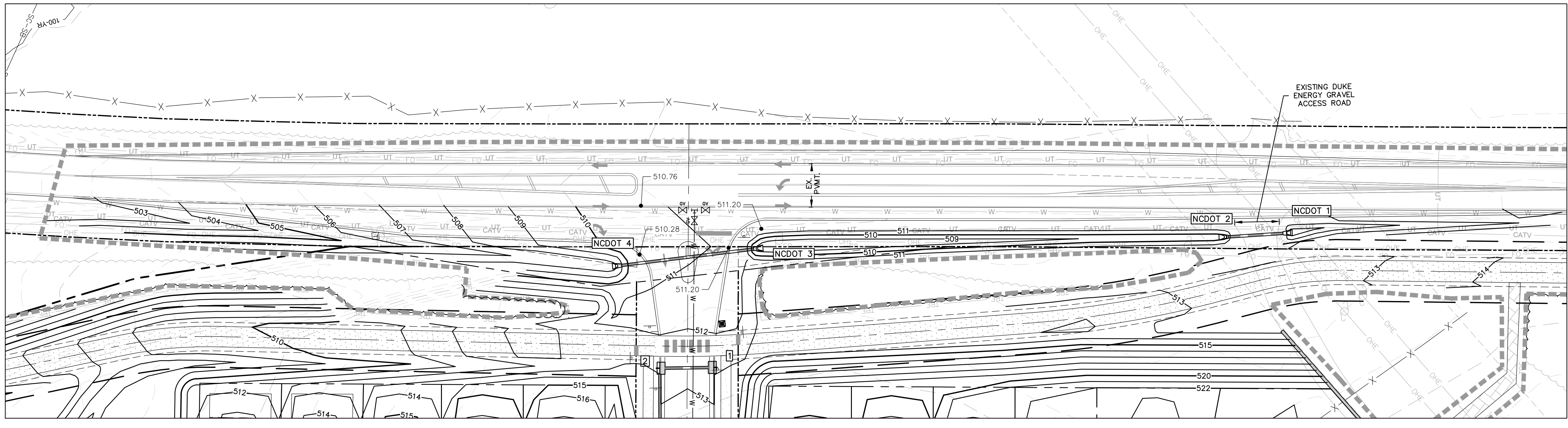
PAVEMENT MARKING LEGEND

SEE DETAIL REFERENCE

A T1	WHITE EDGE LINE (4", 90 MIL)
B T2	WHITE SOLID LANE LINE (4", 90 MIL)
C T4	3 FT.-9 FT. WHITE MINISKIP (4", 90 MIL)
D T13	DOUBLE YELLOW CENTER (4", 90 MIL)
E T61	WHITE STOPBAR (24", 90 MIL)
F T70	LEFT TURN ARROW (90 MIL)
G T71	RIGHT TURN ARROW (90 MIL)
H T72	STRAIGHT ARROW (90 MIL)
I T75	LEFT/RIGHT TURN ARROW (90 MIL)

PLAN KEY NOTES

	1 CROSSWALK WARNING SIGN
	2 CONCRETE SIDEWALK (5' WIDE TYP. UNLESS OTHERWISE NOTED)
	3 ADA RAMP (TYP.)
	5 GREENWAY STOP SIGN
	8 STOP SIGN



C4
C1401 **OLD NC-86 DRIVEWAY
GRADING AND DRAINAGE**
SCALE: 1" = 30'

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
	TREE PROTECTION FENCE
	PC-SB STREAM BUFFER-ZONE 1
	SC-SB STREAM BUFFER-ZONE 2

OFFSITE WIDENING PLAN

(GRAPHIC SCALE IN FEET)
1 inch = 30 ft.

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

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

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**JADE CREEK SUBDIVISION
CARBORO, NORTH CAROLINA**

SPECIAL USE PERMIT DRAWINGS

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 REVIEWED BY: GJR

**SHEET
C1401**

Balleentine Associates, PA
 271 Providence Road
 Chapel Hill, NC 27514
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 balleentineassociates.com

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09 NOV 22	SUP SUBMITTAL #2
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10 MAR 23	SUP SUBMITTAL #4

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
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

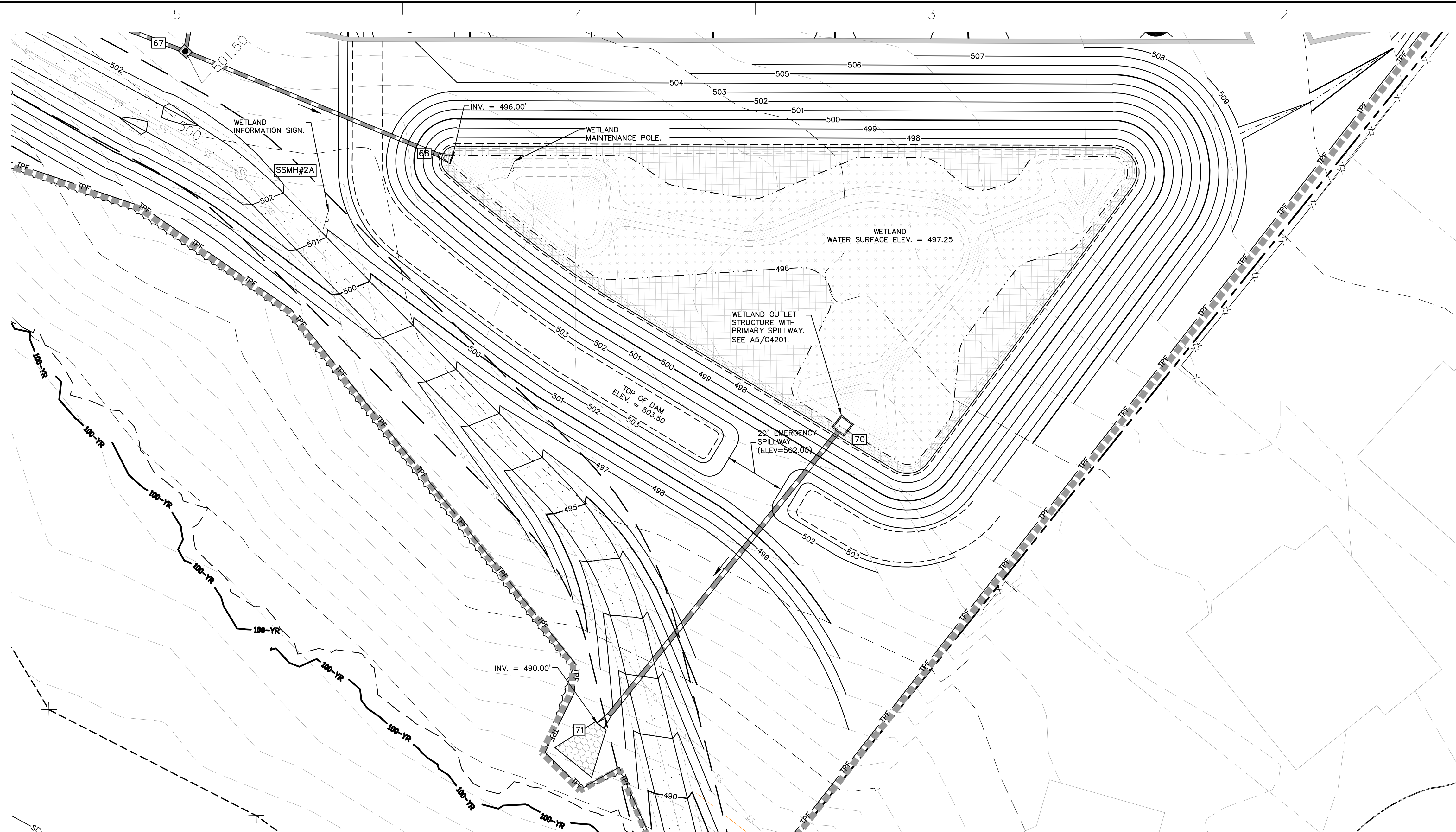
DEEP POOL: (9"-36" DEEP):	3,634 SF*	= 25.2%
SHALLOW WATER ZONE: (0"-9" DEEP):	5,620 SF	= 38.9%
TEMPORARY INUNDATION ZONE: (0"-15" ABOVE PERMANENT POOL):	5,186 SF	= 35.9%
TOTAL:	9,941 SF	= 100%

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

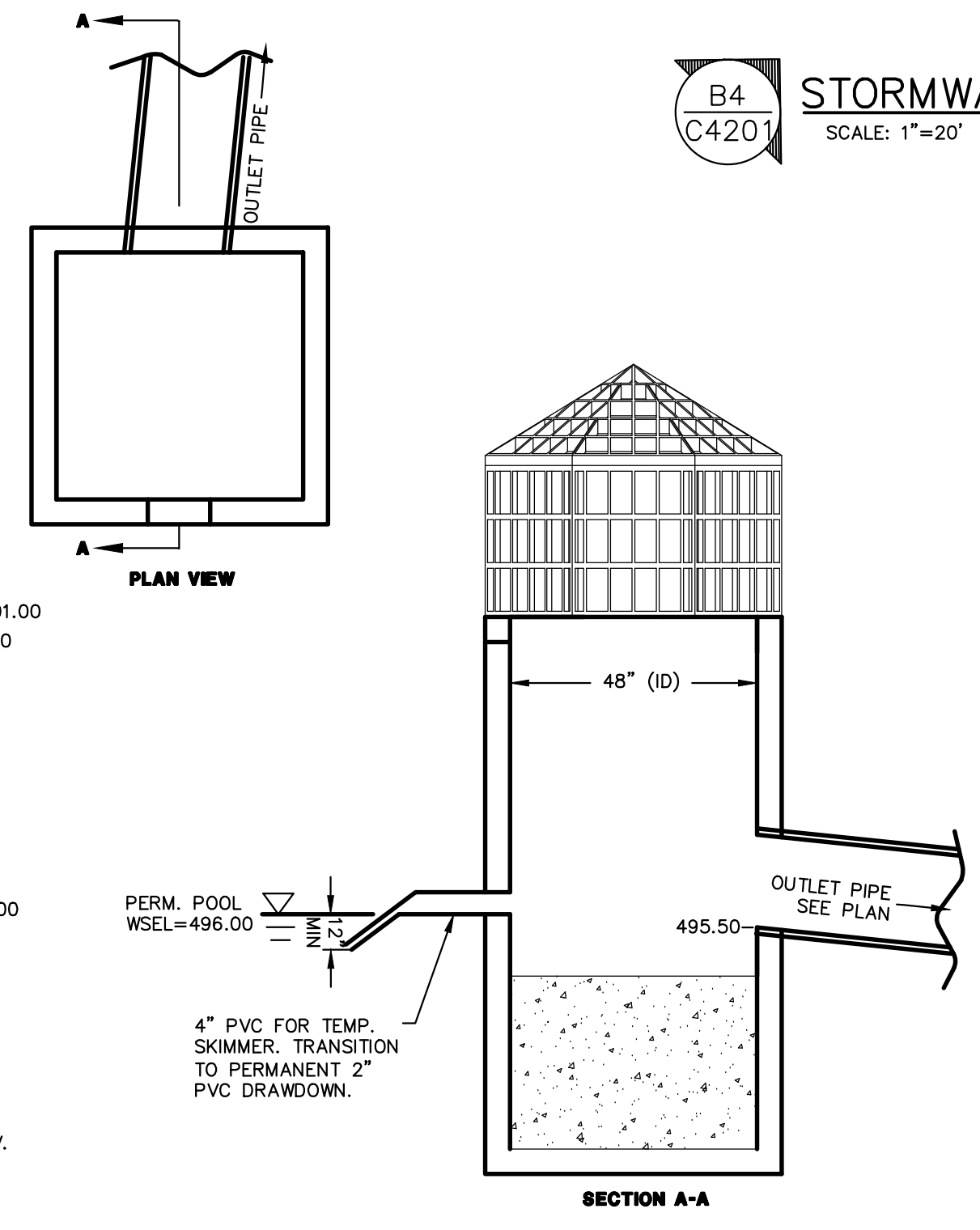
MINIMUM WETLAND PLANTING REQUIREMENTS:

	SF	QUANTITY
SHALLOW WATER ZONE (LOW MARSH) REQ: 50 HERBACEOUS/200 SF (4" CONTAINER)	5620	1405
TEMPORARY INUNDATION ZONE (HIGH MARSH)		
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
TOTAL		5035

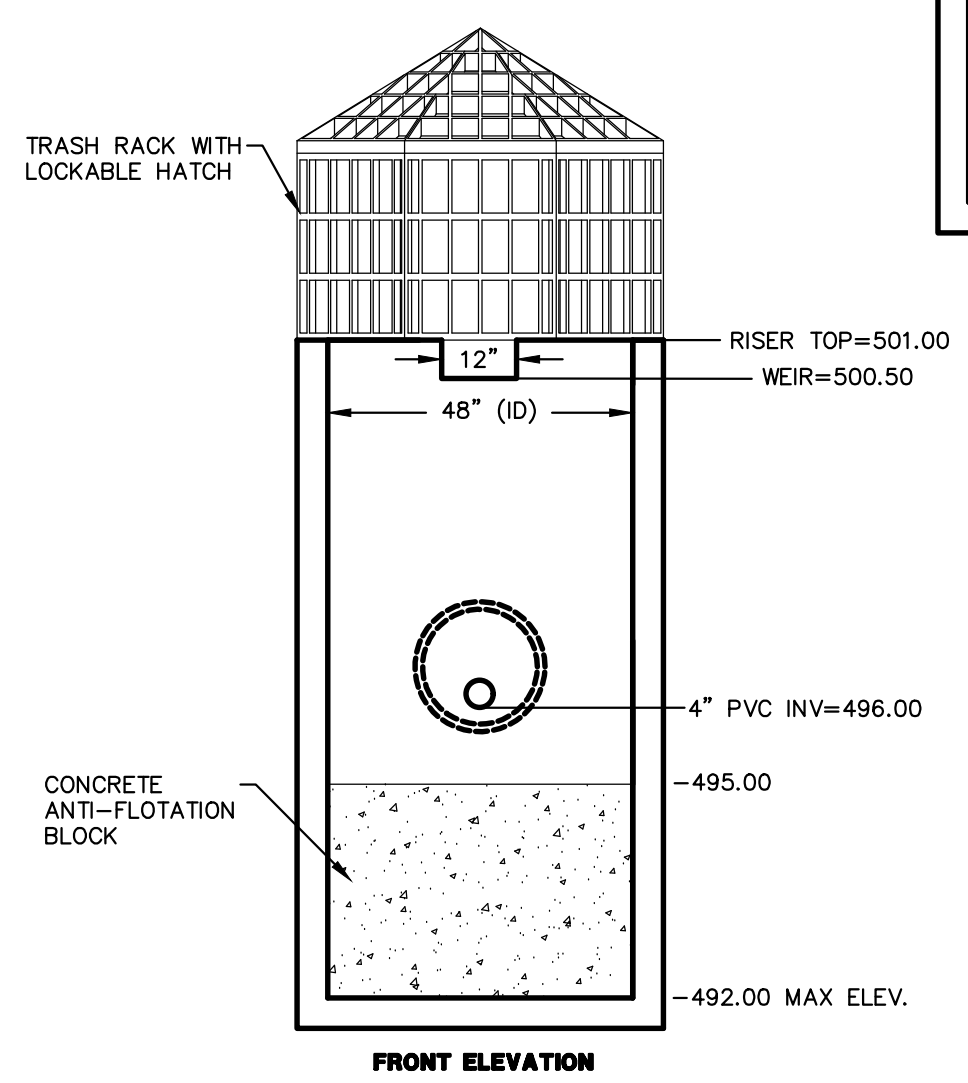
BOTANICAL NAME	COMMON NAME	SIZE/ROOT	SPACING	QTY
SHALLOW WATER ZONE:				
Acorus americanus	Sweetflag	4" pot	2' O.C.	234
Iris virginica	Virginia Iris	4" pot	2' O.C.	234
Lilaeopsis carolinensis	Carolina grasswort	4" pot	2' O.C.	234
Sagittaria latifolia	Broadleaf Arrowhead	4" pot	2' O.C.	234
Pontederia cordata	Pickersweeed	4" pot	2' O.C.	234
Saururus cernuus	Lizard's Tail	4" pot	2' O.C.	235
TOTAL PLANTS - SHALLOW WATER ZONE:				1405
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
TOTAL HERBACEOUS PLANTS				1300
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
TOTAL SHRUBS				207
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
TOTAL TREES				52
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
TOTAL GRASS-LIKE HERBACEOUS PLANTS				2074



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



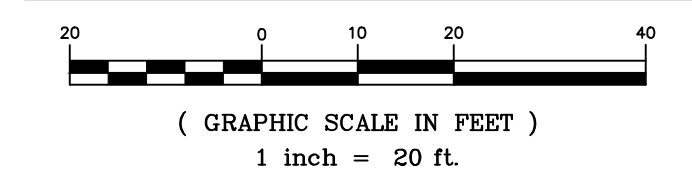
A5 C4201 WETLAND #1 OUTLET STRUCTURE
 SCALE: N.T.S.



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

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

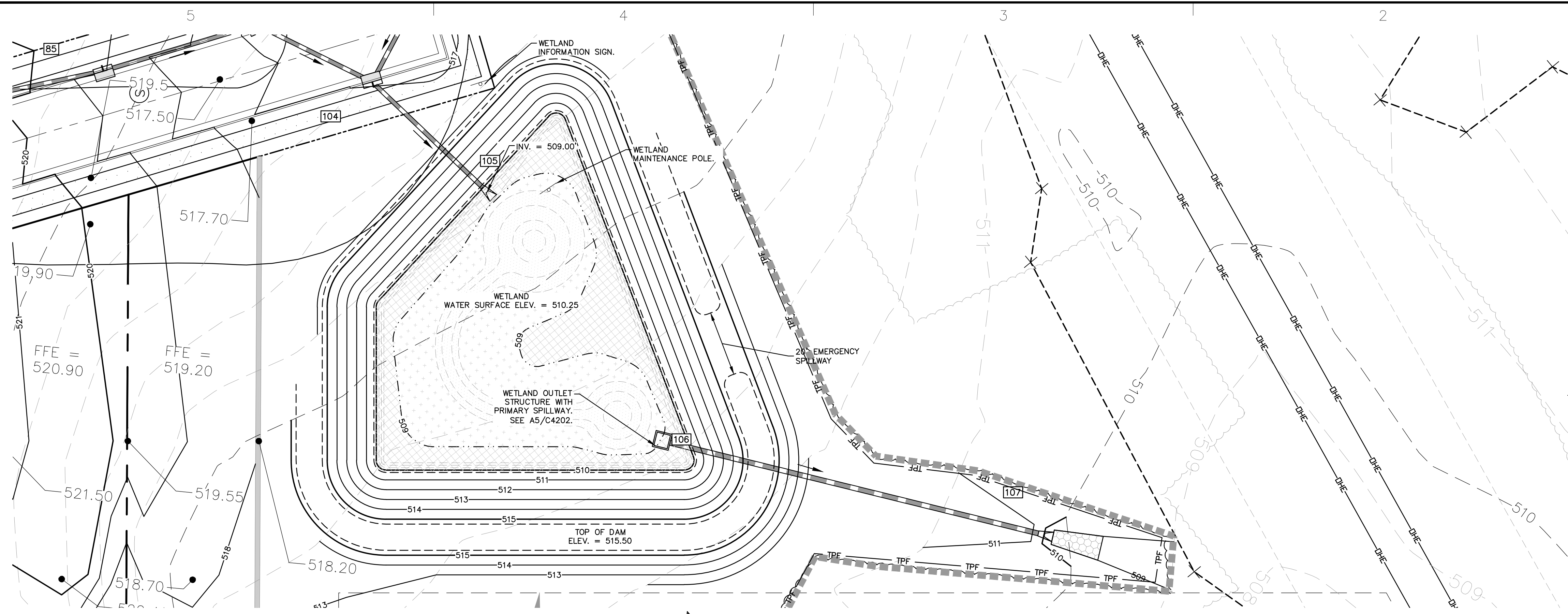
DEEP POOL: (9"-36" DEEP):	1,672 SF	= 23.3%
SHALLOW WATER ZONE: (0"-9" DEEP):	2,553 SF	= 35.6%
TEMPORARY INUNDATION ZONE: (0"-15" ABOVE PERMANENT POOL):	2,944 SF	= 41.0%
TOTAL:	7,169 SF	= 100%

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

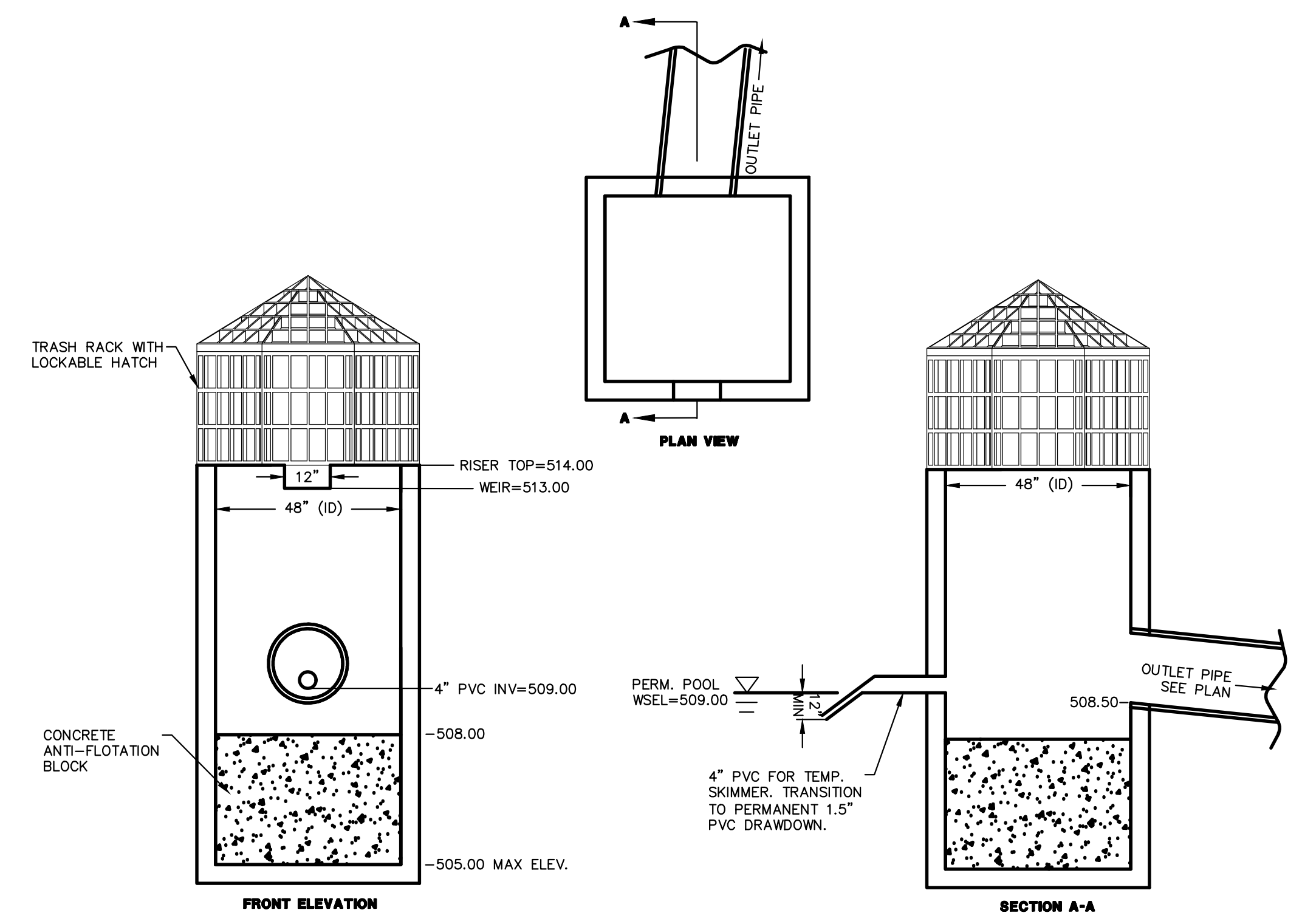
MINIMUM WETLAND PLANTING REQUIREMENTS:

	SF	QUANTITY
SHALLOW WATER ZONE (LOW MARSH) REQ: 50 HERBACEOUS/200 SF (4" CONTAINER)	2553	638
TEMPORARY INUNDATION ZONE (HIGH MARSH)		
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
TOTAL		2699

BOTANICAL NAME	COMMON NAME	SIZE/ROOT	SPACING	QTY
SHALLOW WATER ZONE:				
<i>Acorus americanus</i>	Sweetflag	4" pot	2' O.C.	106
<i>Iris virginica</i>	Virginia Iris	4" pot	2' O.C.	106
<i>Lilaeopsis carolinensis</i>	Carolina grasswort	4" pot	2' O.C.	106
<i>Sagittaria latifolia</i>	Broadleaf Arrowhead	4" pot	2' O.C.	106
<i>Pontederia cordata</i>	Pickersweeed	4" pot	2' O.C.	107
<i>Saururus cernuus</i>	Lizard's Tail	4" pot	2' O.C.	107
TOTAL PLANTS - SHALLOW WATER ZONE:				638
TEMPORARY INUNDATION ZONE:				
HERBACEOUS PLANTS				
<i>Juncus effusus</i>	Common Rush	4" pot	2' O.C.	184
<i>Amsonia tabernaemontana</i>	Eastern blue star	4" pot	2' O.C.	184
<i>Carex amphibola</i>	Creek Sedge	4" pot	2' O.C.	184
<i>Liatris spicata</i>	Blazing star/Dense blazing star	4" pot	2' O.C.	184
TOTAL HERBACEOUS PLANTS				736
SHRUBS				
<i>Amelanchier arborea</i>	Downy Serviceberry		5' O.C.	39
<i>Cephalanthus occidentalis</i>	Common button bush		5' O.C.	39
<i>Cornus amomum</i>	Silky Dogwood		5' O.C.	40
TOTAL SHRUBS				118
TREES				
<i>Amelanchier arborea</i>	Downy Serviceberry		5' O.C.	9
<i>Cephalanthus occidentalis</i>	Common button bush		5' O.C.	10
<i>Cornus amomum</i>	Silky Dogwood		5' O.C.	10
TOTAL TREES				29
GRASS-LIKE HERBACEOUS PLANTS				
<i>Zizaniopsis miliacea</i>	Giant cutgrass		2' O.C.	392
<i>Cladium jamaicense</i>	Saw grass		2' O.C.	393
<i>Panicum rigidulum</i> (syn. <i>Coleaetonia rigidula</i>)	Redtop panicgrass		2' O.C.	393
TOTAL GRASS-LIKE HERBACEOUS PLANTS				1178



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

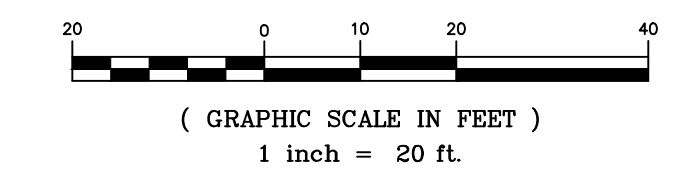


A5 C4202 WETLAND #2 OUTLET STRUCTURE
 SCALE: N.T.S.

DRAWING LEGEND

SYMBOL/ABBREVIATION	EXISTING	PROPOSED	DESCRIPTION
SD	(dashed line)	(solid line)	STORM DRAINAGE LINE
391	(dashed line)	(solid line)	MINOR CONTOUR
390	(dashed line)	(solid line)	MAJOR CONTOUR
(triangle)			RIPRAP APRON
(trapezoid)			FLARED END SECTION
(dotted line)			PERMANENT POOL
(wavy line)			TREE LINE

STORMWATER WETLAND #2 ENLARGEMENT & DETAILS



REVIEW DRAWING NOT FOR CONSTRUCTION

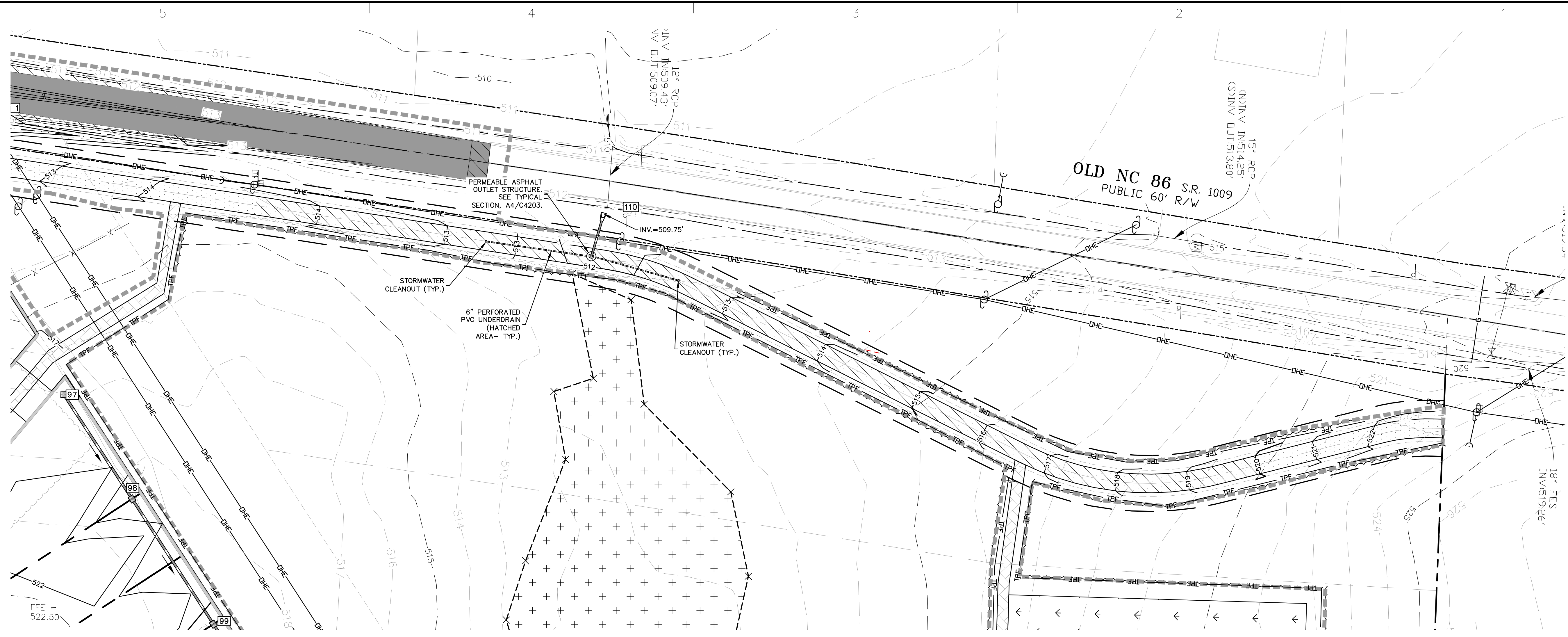
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Baillentine Associates, PA
 2711 Providence Road
 Chapel Hill, NC 27514
 919.996.8487
 baillentineassociates.com

REGISTERED PROFESSIONAL ENGINEER
 STATE OF NORTH CAROLINA
 EXPIRES 12/31/23
 093127
 10 MAR 23
 GEORGE J. RETSCHEL

REGISTERED PROFESSIONAL ENGINEER
 STATE OF NORTH CAROLINA
 EXPIRES 12/31/23
 093127
 10 MAR 23
 GEORGE J. RETSCHEL

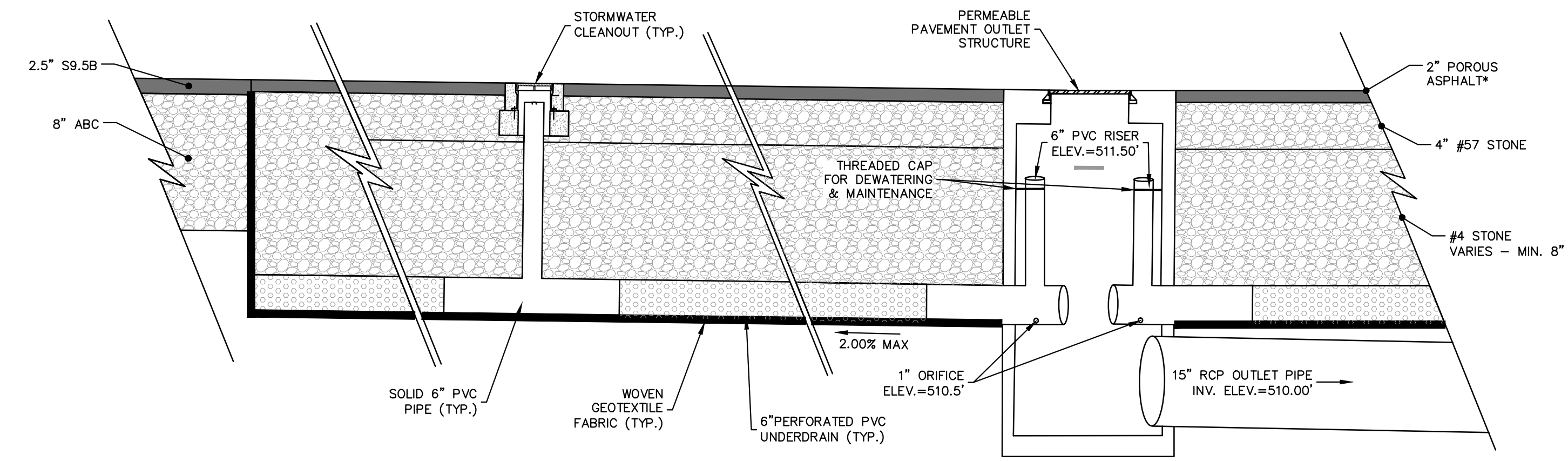
REGISTERED PROFESSIONAL ENGINEER
 STATE OF NORTH CAROLINA
 EXPIRES 12/31/23
 093127
 10 MAR 23
 GEORGE J. RETSCHEL



B4 C4202
 PERMEABLE ASPHALT ENLARGEMENT
 SCALE: 1"=30'

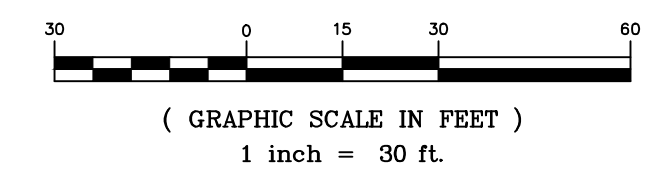
DRAWING LEGEND

SYMBOL/ABBREVIATION	EXISTING	PROPOSED	DESCRIPTION
—SD	—SD	—SD	STORM DRAINAGE LINE
- - -391	- - -391	- - -391	MINOR CONTOUR
- - -390	- - -390	- - -390	MAJOR CONTOUR
▲	▲	▲	RIPRAP APRON
△	△	△	FLARED END SECTION
~~~~~	~~~~~	~~~~~	TREE LINE
[Pattern]	[Pattern]	[Pattern]	PERMEABLE ASPHALT SYSTEM
[Pattern]	[Pattern]	[Pattern]	ASPHALT MULTI-USE PATHWAY
[Pattern]	[Pattern]	[Pattern]	NATURAL SURFACE TRAIL



**A4 C4203**  
 PERMEABLE ASPHALT SECTION  
 SCALE: N.T.S.

**PERMEABLE ASPHALT ENLARGEMENT AND SECTION**



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

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

**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	DESCRIPTION
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**  
 CARBORO, NORTH CAROLINA

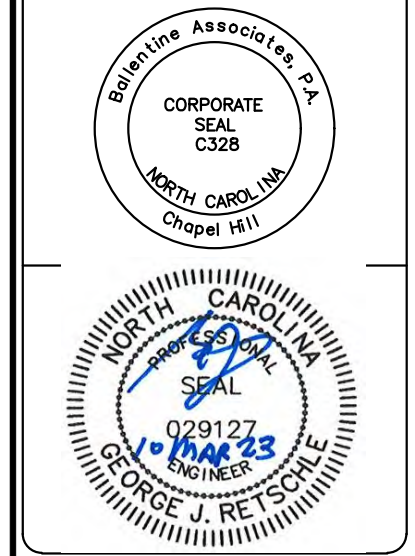
**SPECIAL USE PERMIT DRAWINGS**

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

**SHEET**  
**C4203**

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

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DATE	REVISIONS
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.  
 #100  
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 PH: (919) 768-7972  
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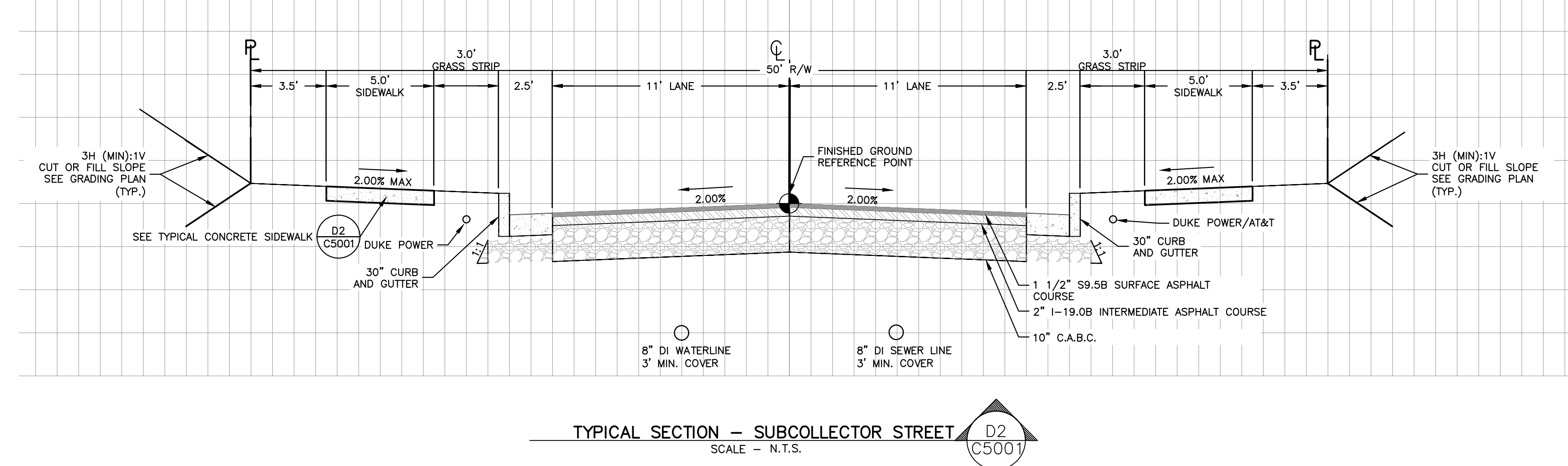
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09 NOV 22	SUP SUBMITTAL #2
21 FEB 23	SUP SUBMITTAL #3
10 MAR 23	SUP SUBMITTAL #4

**JADE CREEK SUBDIVISION**  
 CARRBORO, NORTH CAROLINA

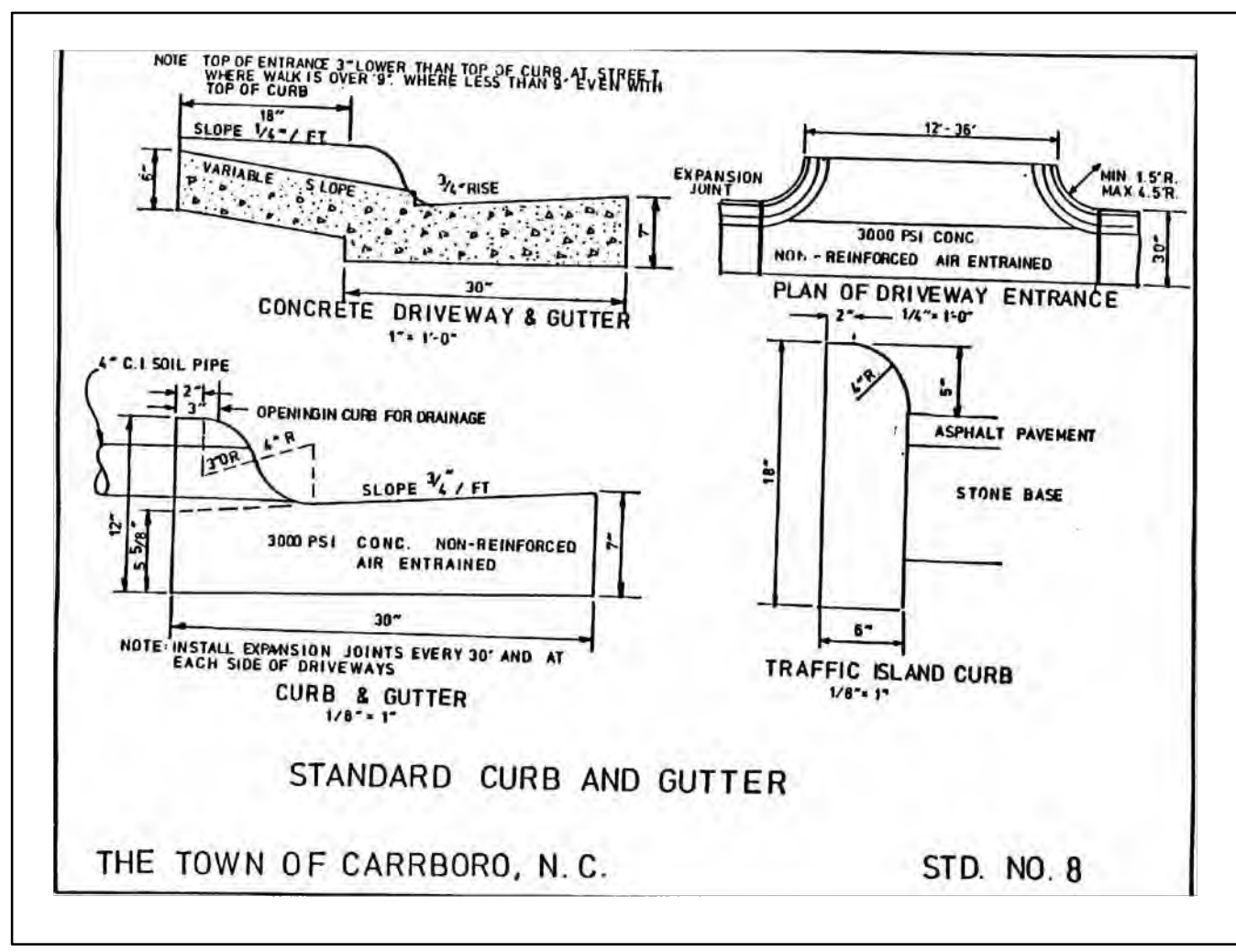
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 DATE: 04 MAR 22  
 SCALE: AS SHOWN  
 DRAWN BY: DAH  
 REVIEWED BY: GJR

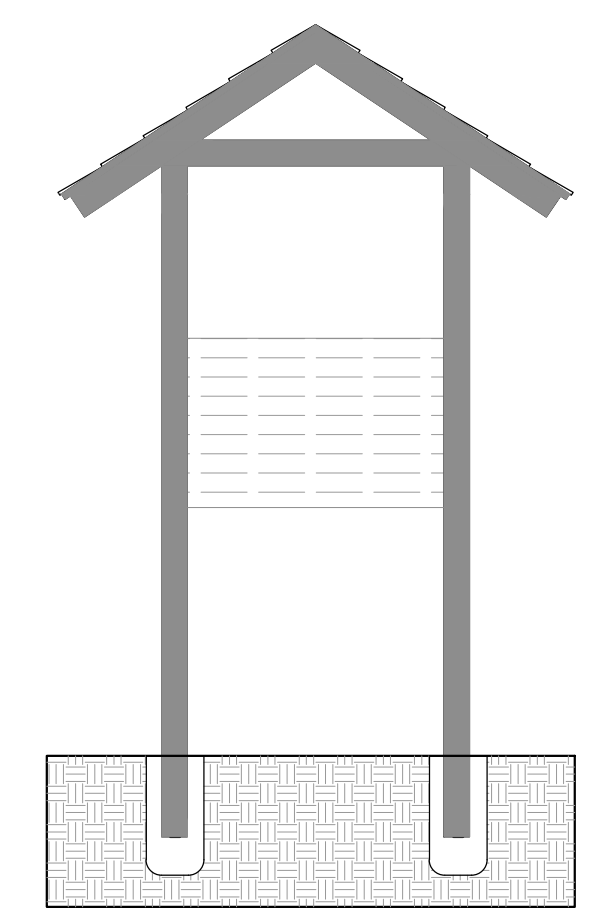
**SHEET**  
**C5001**



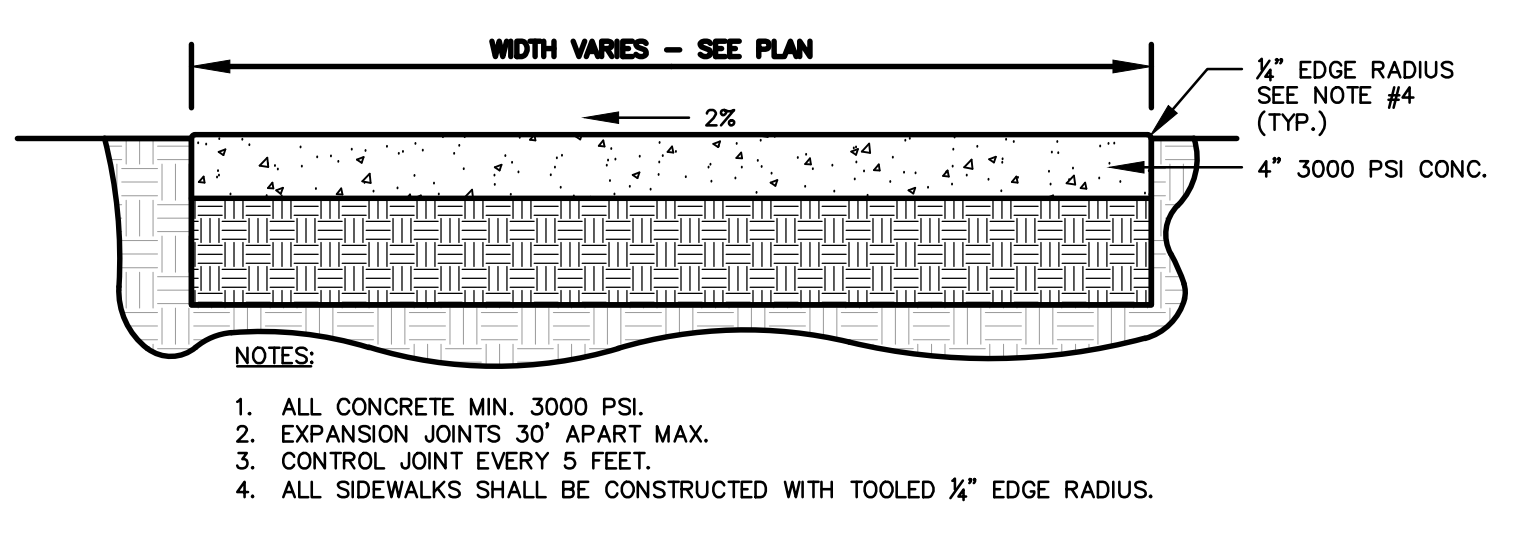
TYPICAL SECTION - SUBCOLLECTOR STREET  
 SCALE - N.T.S.



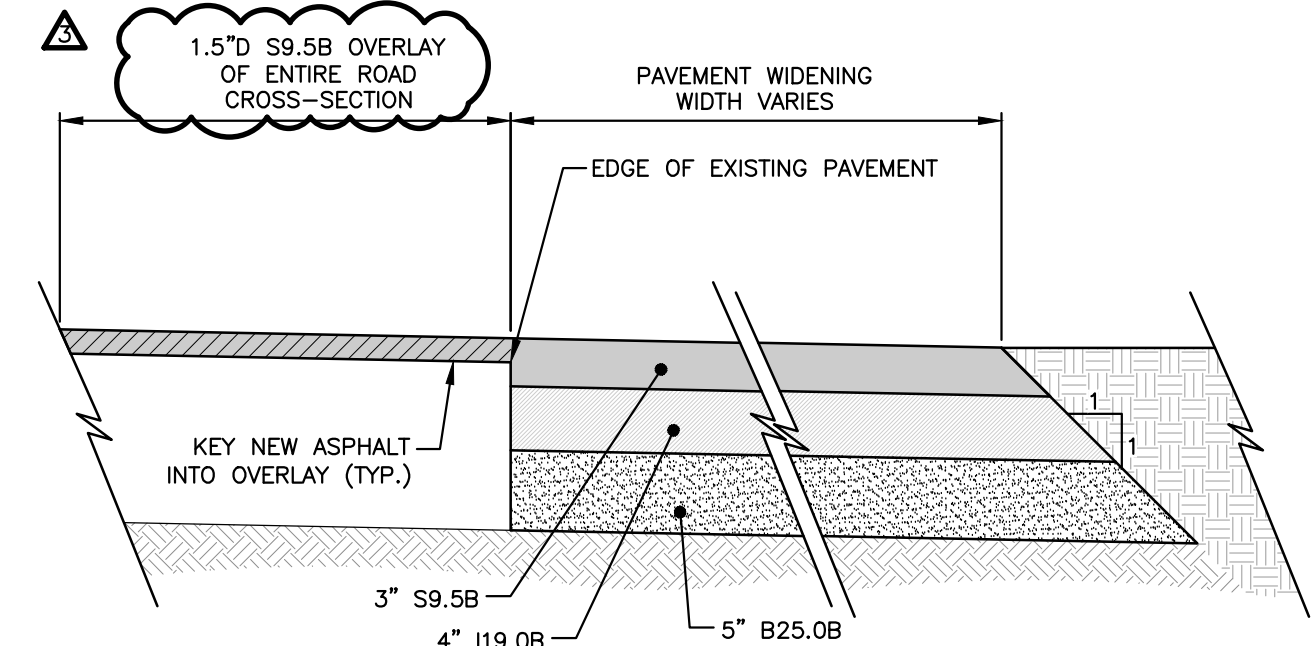
C5 STANDARD CURB AND GUTTER  
 C5001 SCALE: N.T.S.



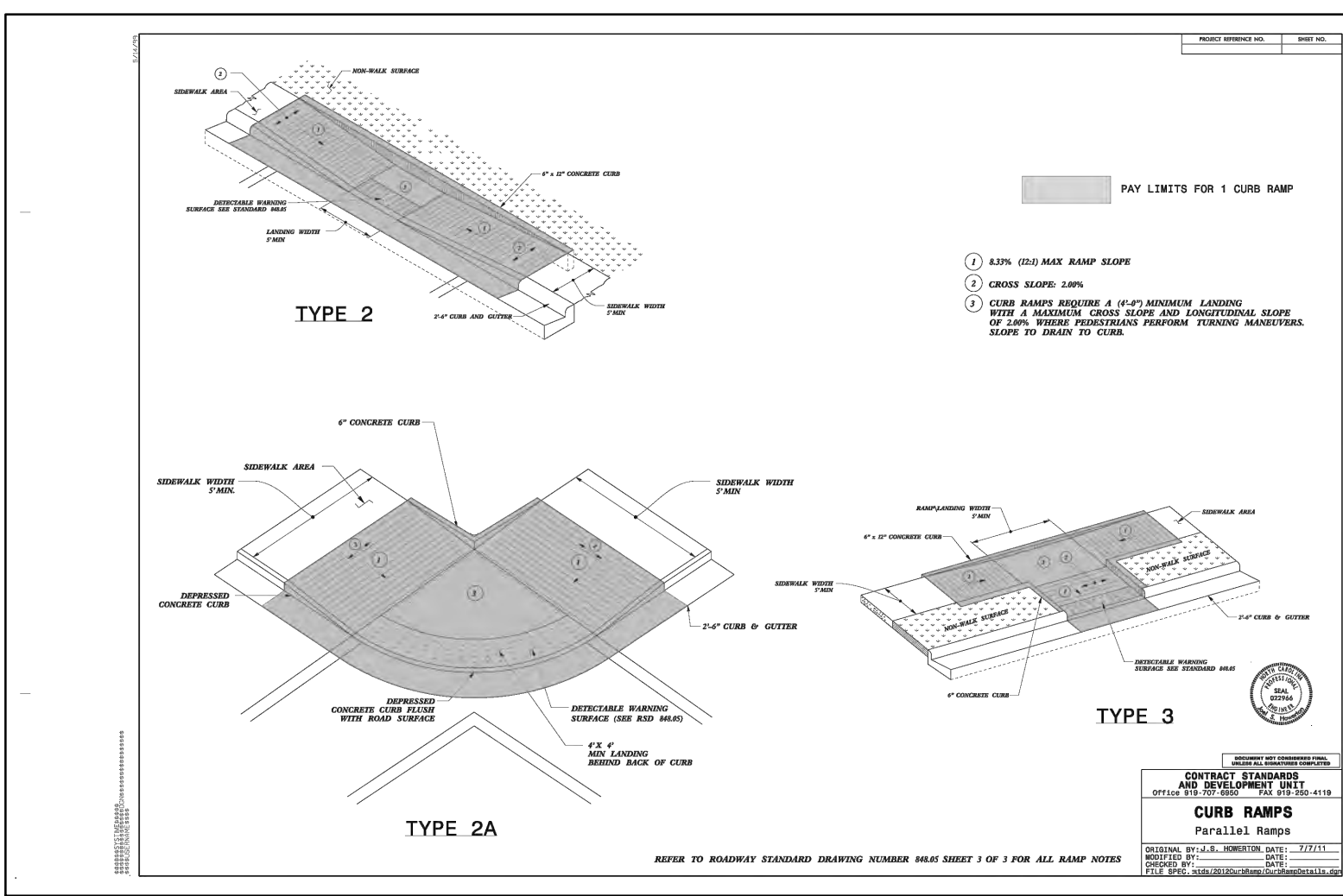
C4 JOB INFORMATION KIOSK  
 C5001 SCALE: N.T.S.



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



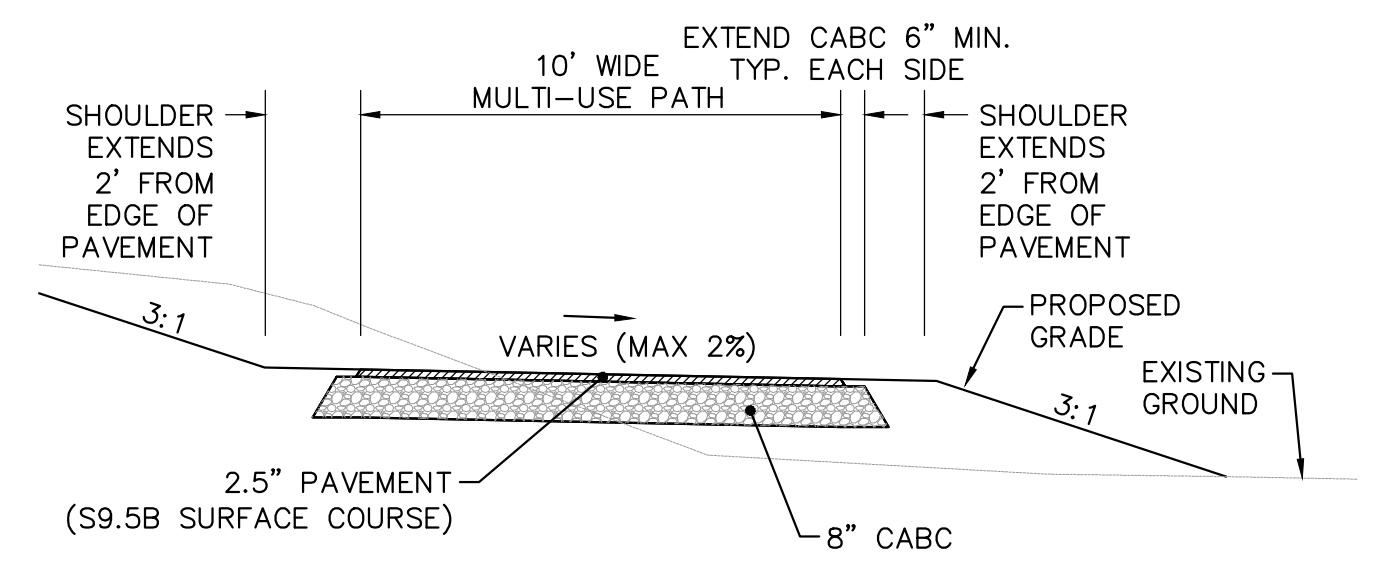
C2 OLD NC-86 PAVEMENT WIDENING SECTION  
 C5001 SCALE: N.T.S.



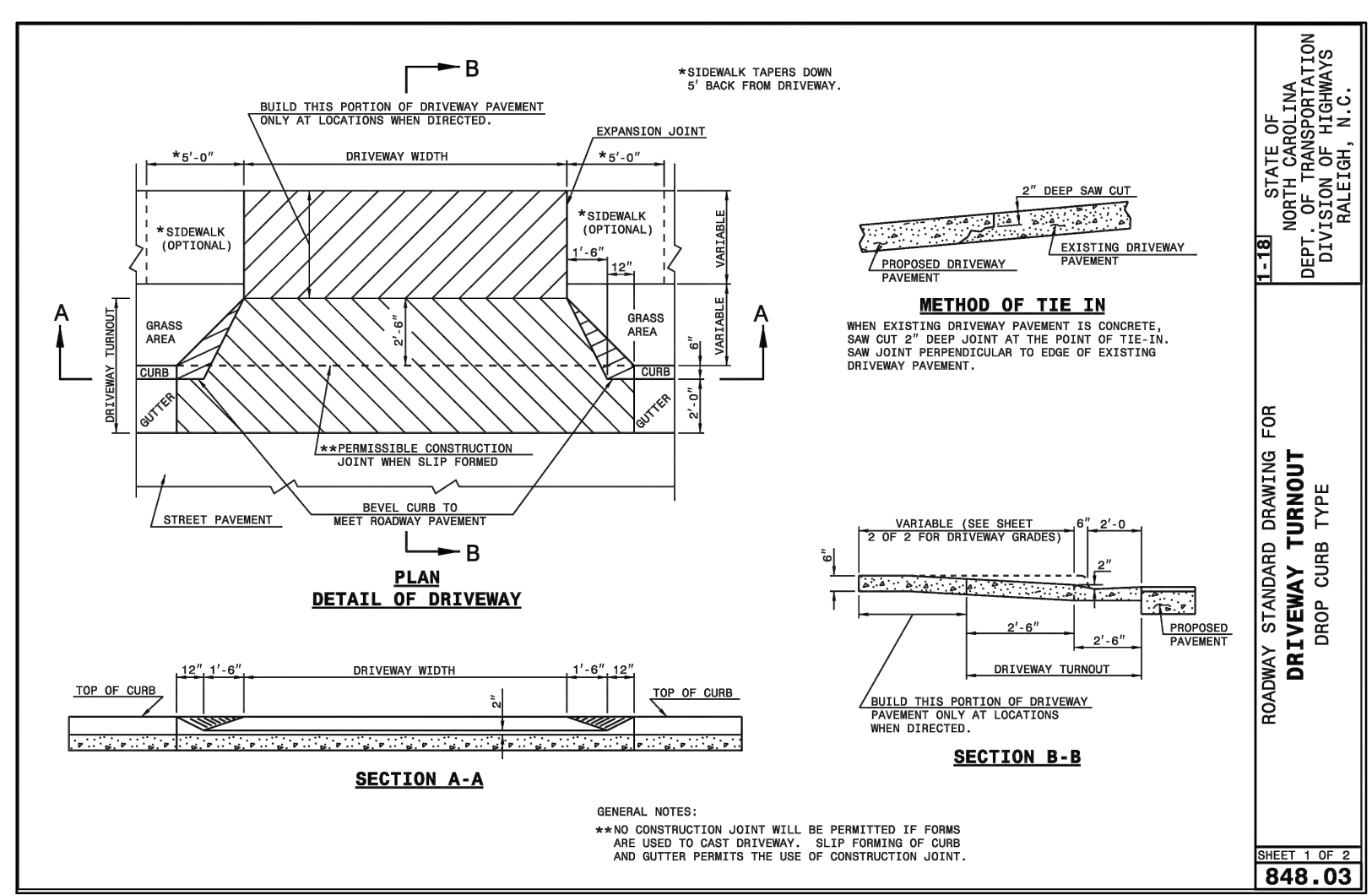
B5 ADA-COMPLIANT CURB RAMP  
 C5001 SCALE: N.T.S.



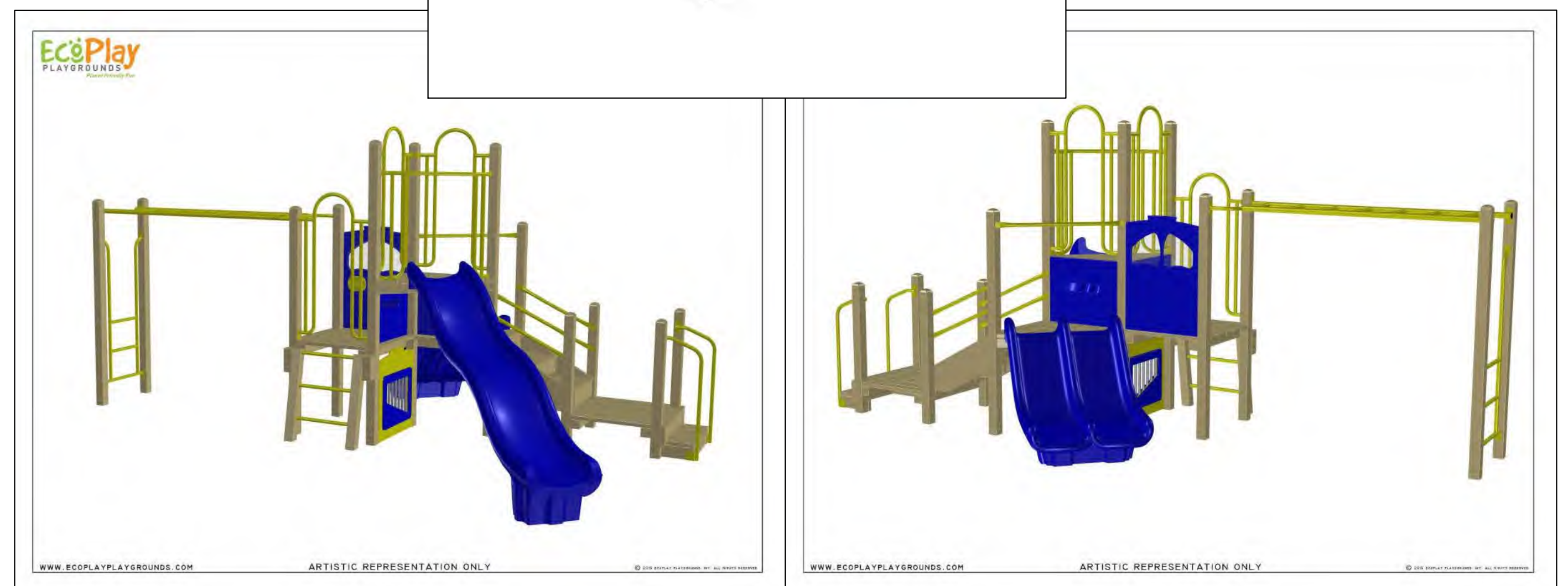
B4 CROSSWALK WARNING SIGN (W11-2)  
 C5001 SCALE: N.T.S.



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**

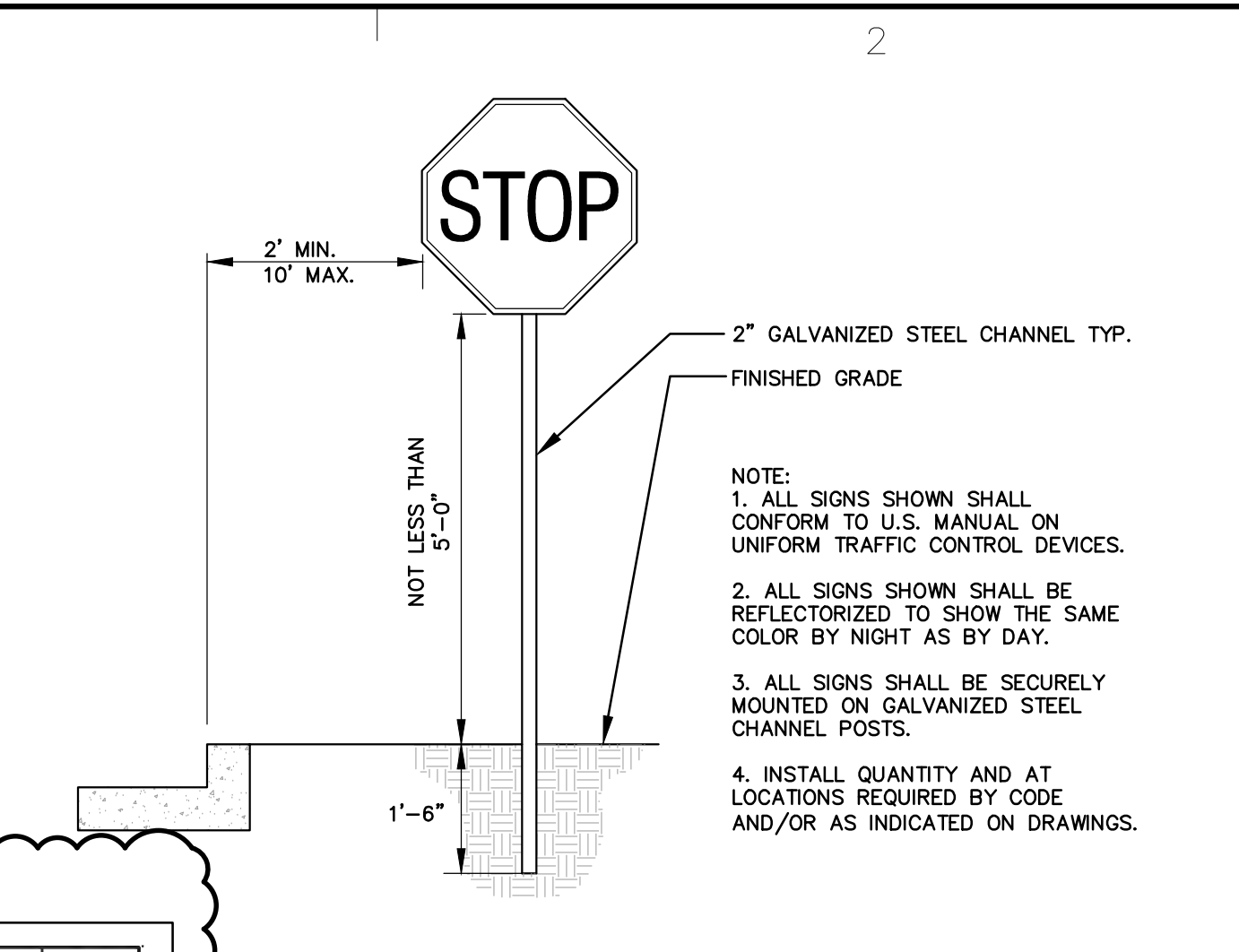
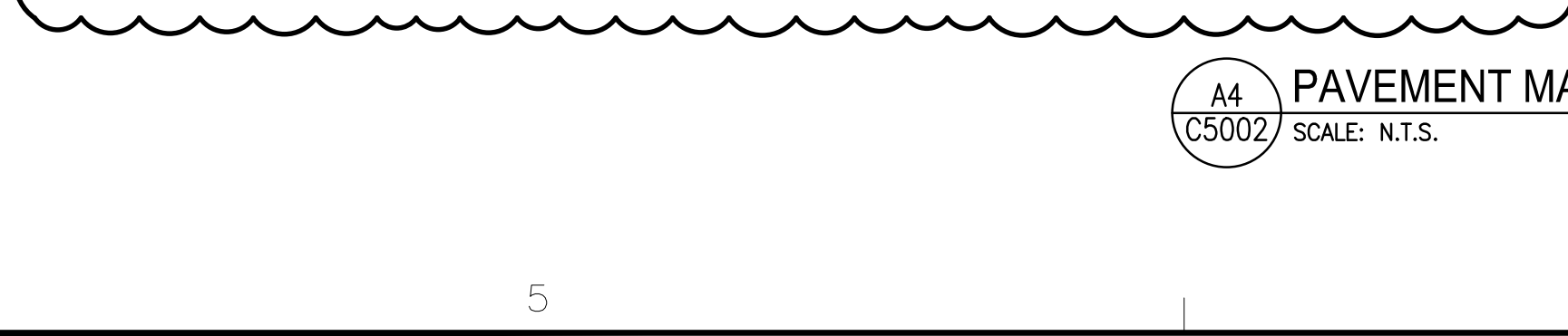
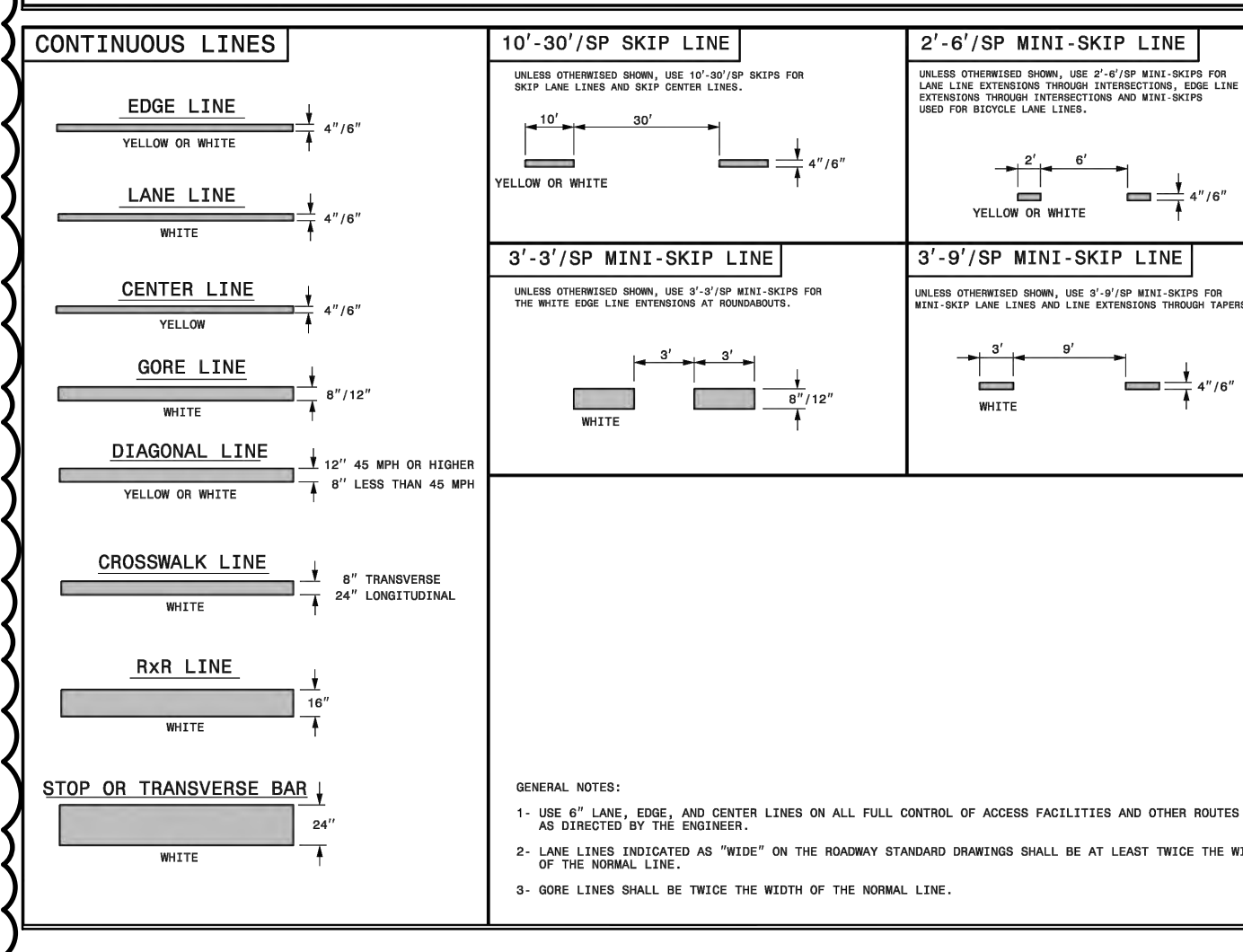
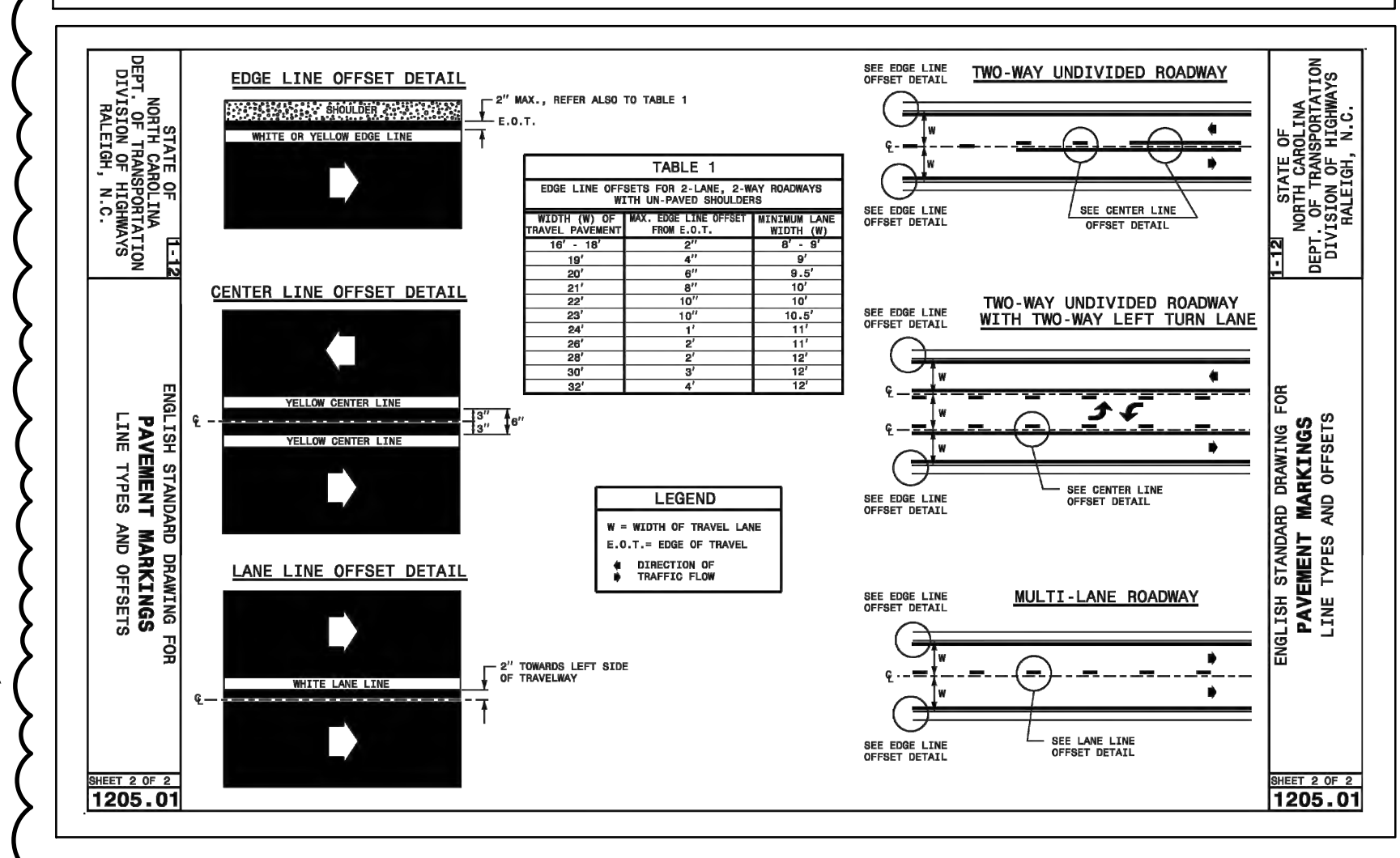
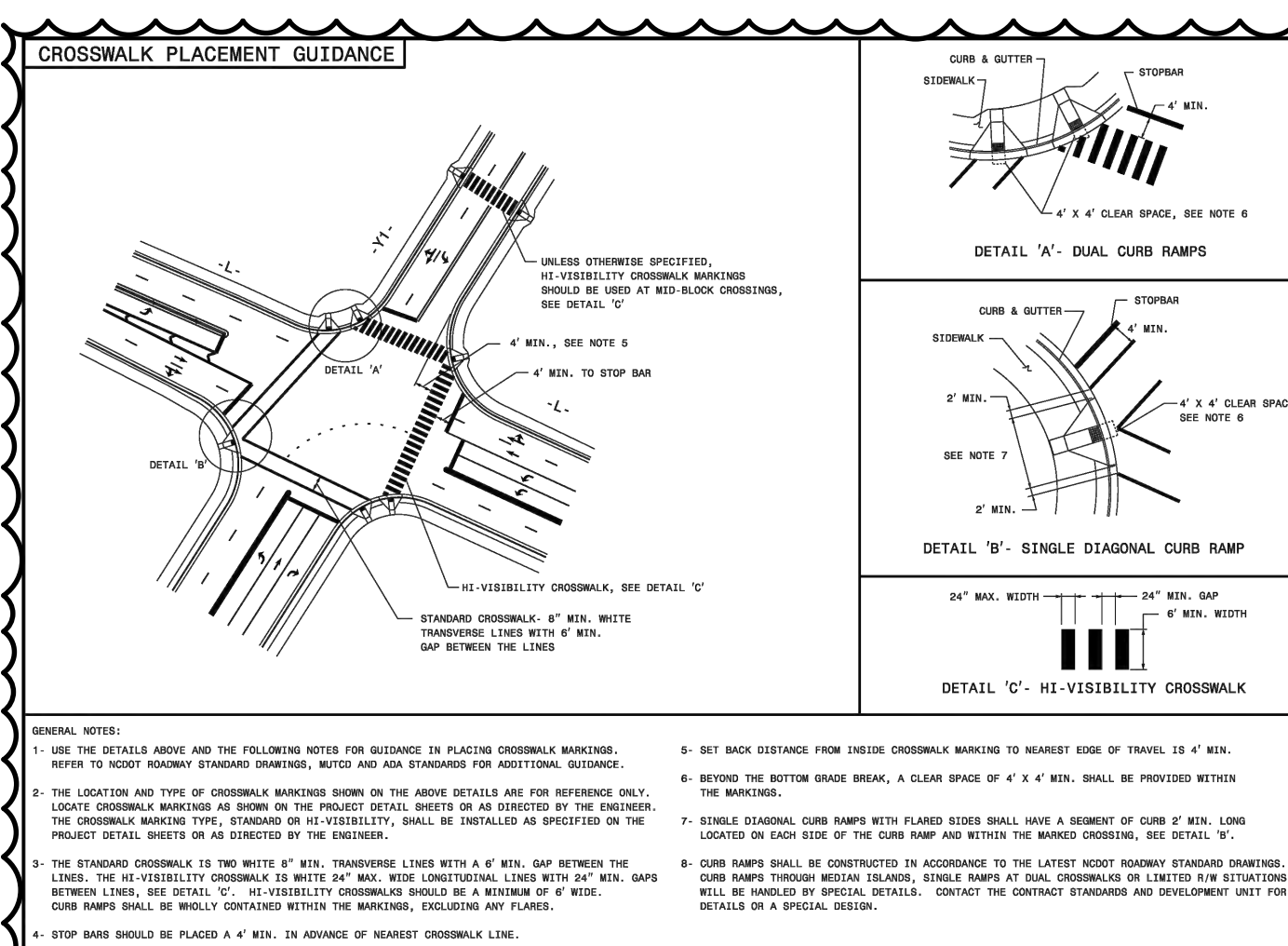
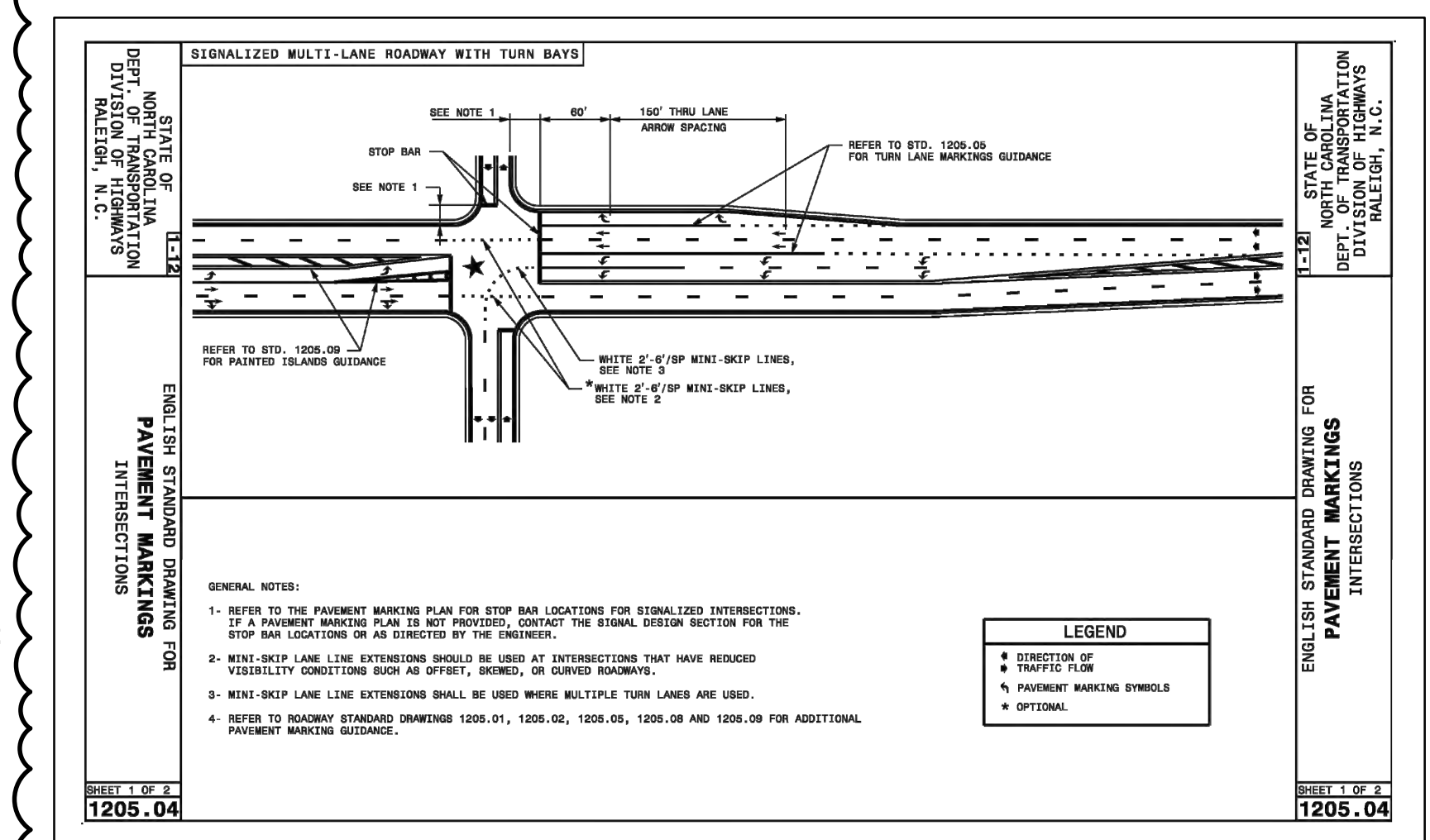
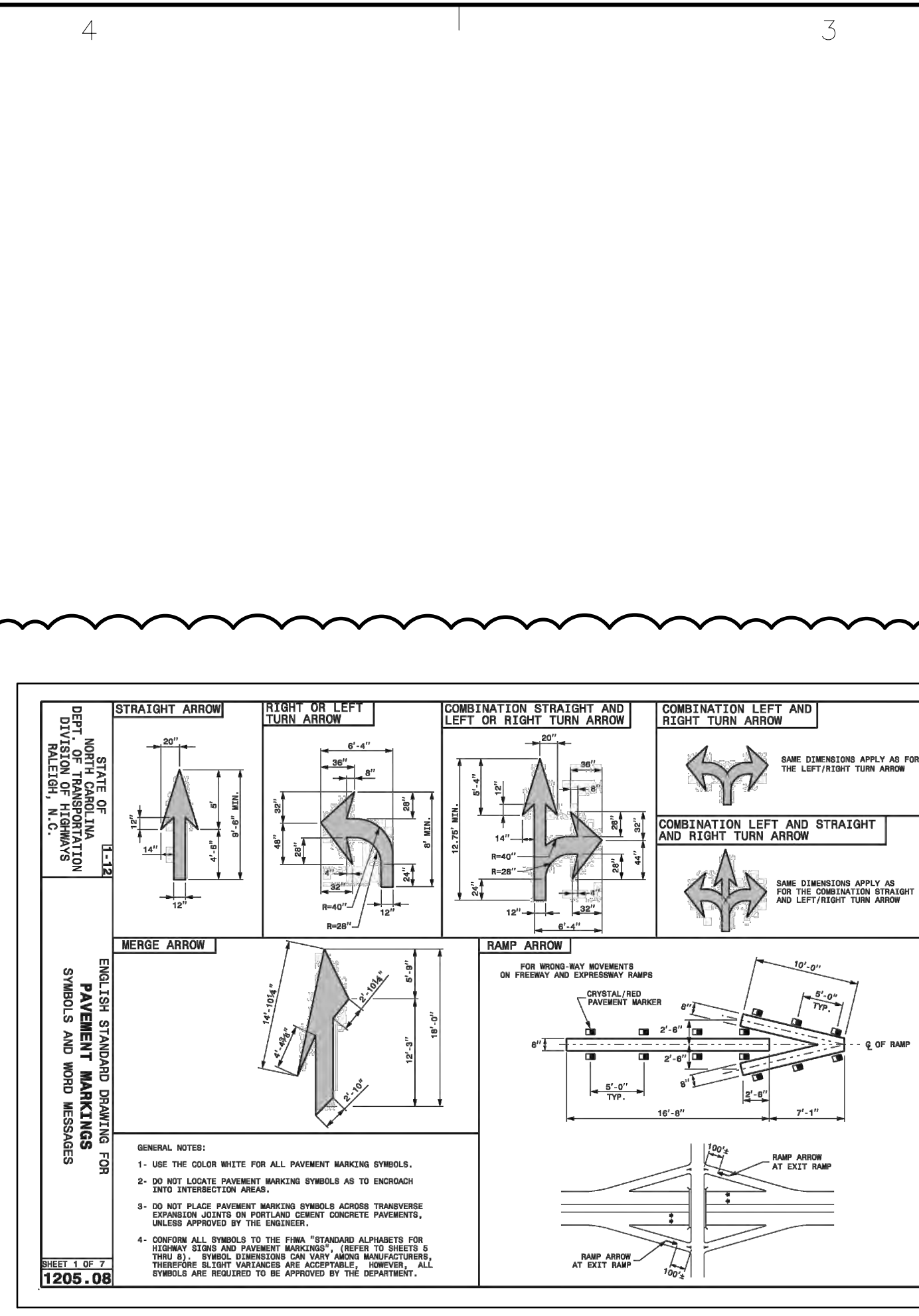
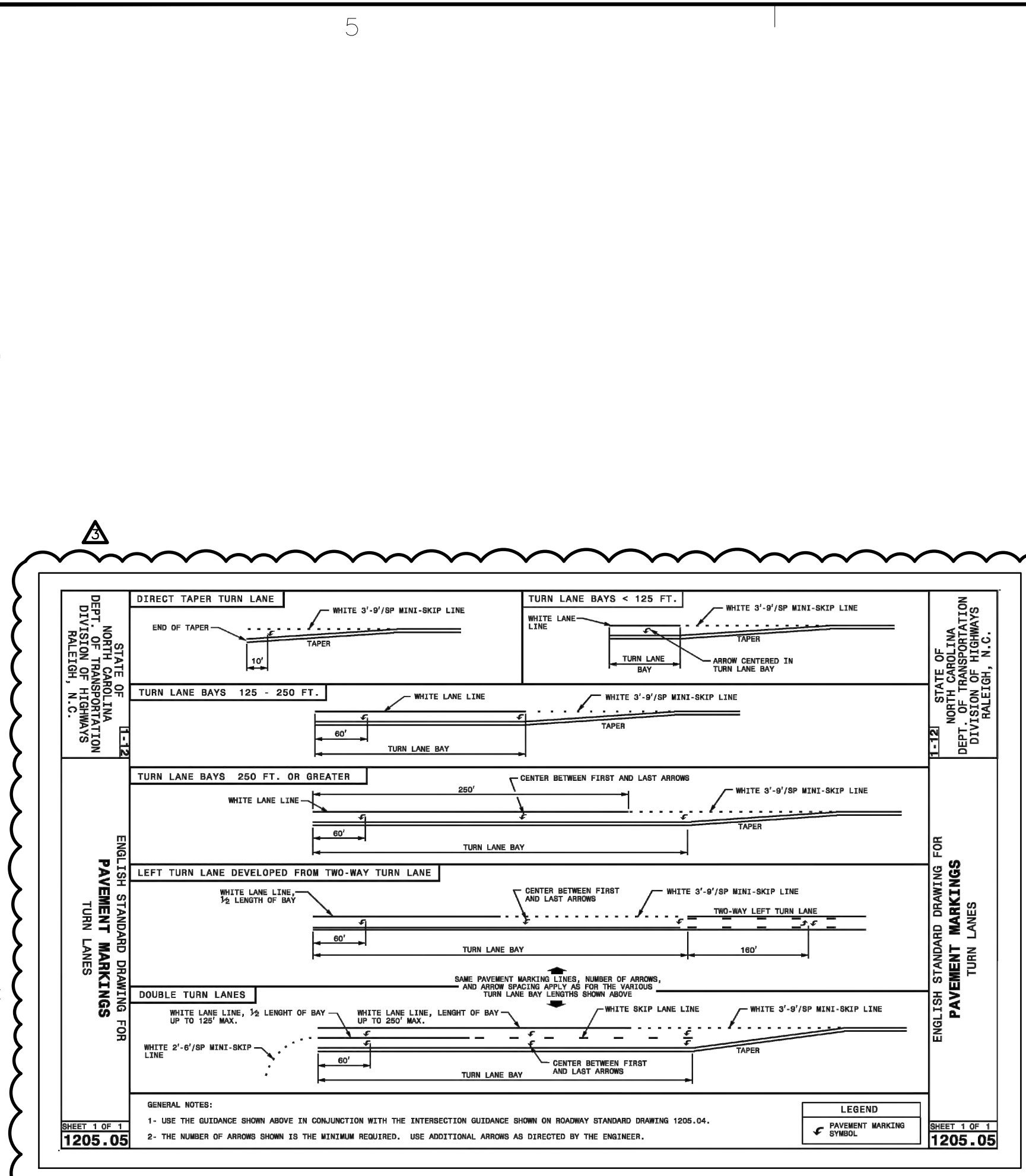
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**NOT FOR CONSTRUCTION**

REVISIONS table with columns for DATE, REVISIONS, and COMMENTS.

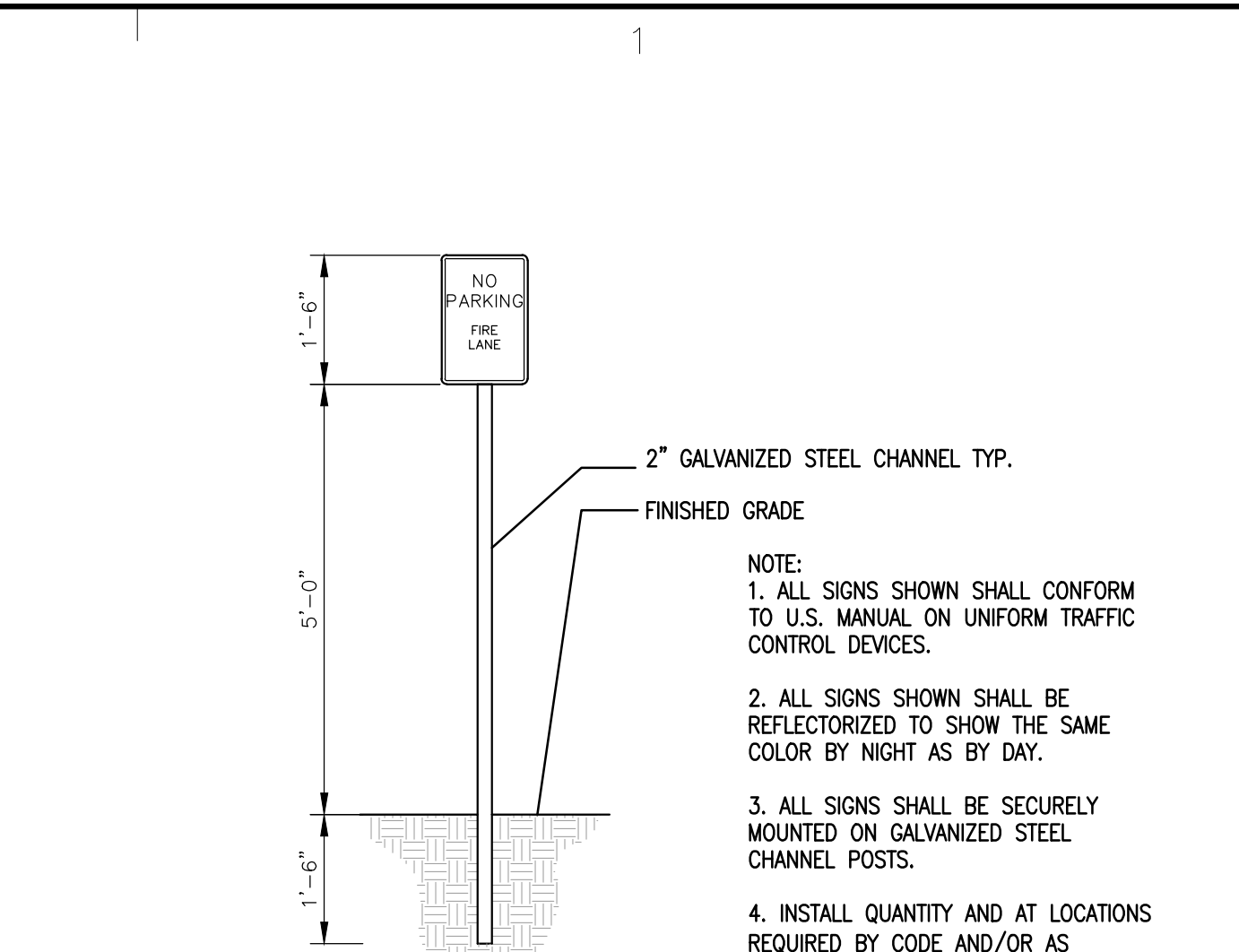
OWNER INFORMATION: KB HOME, 4506 S. MIAMI BLVD., #100, DURHAM NC 27703.

ISSUED table with columns for DATE, SUP. SUBMITTAL #, and REVIEWER.

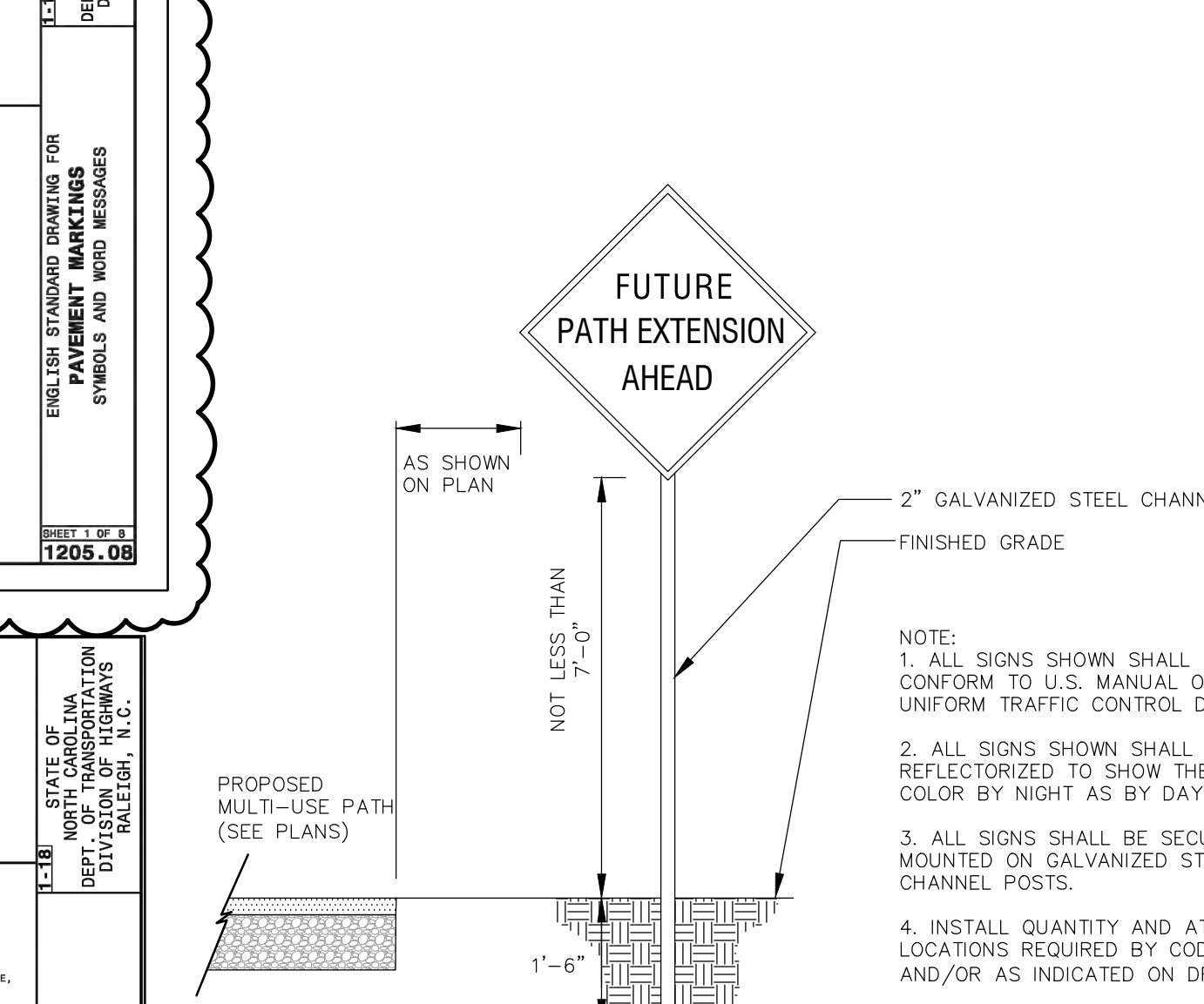
JADE CREEK SUBDIVISION, CARRBORO, NORTH CAROLINA. SPECIAL USE PERMIT DRAWINGS. JOB NUMBER: 121010.01. DATE: 04 MAR 22. SCALE: AS SHOWN. DRAWN BY: DAH. REVIEWED BY: GJR.



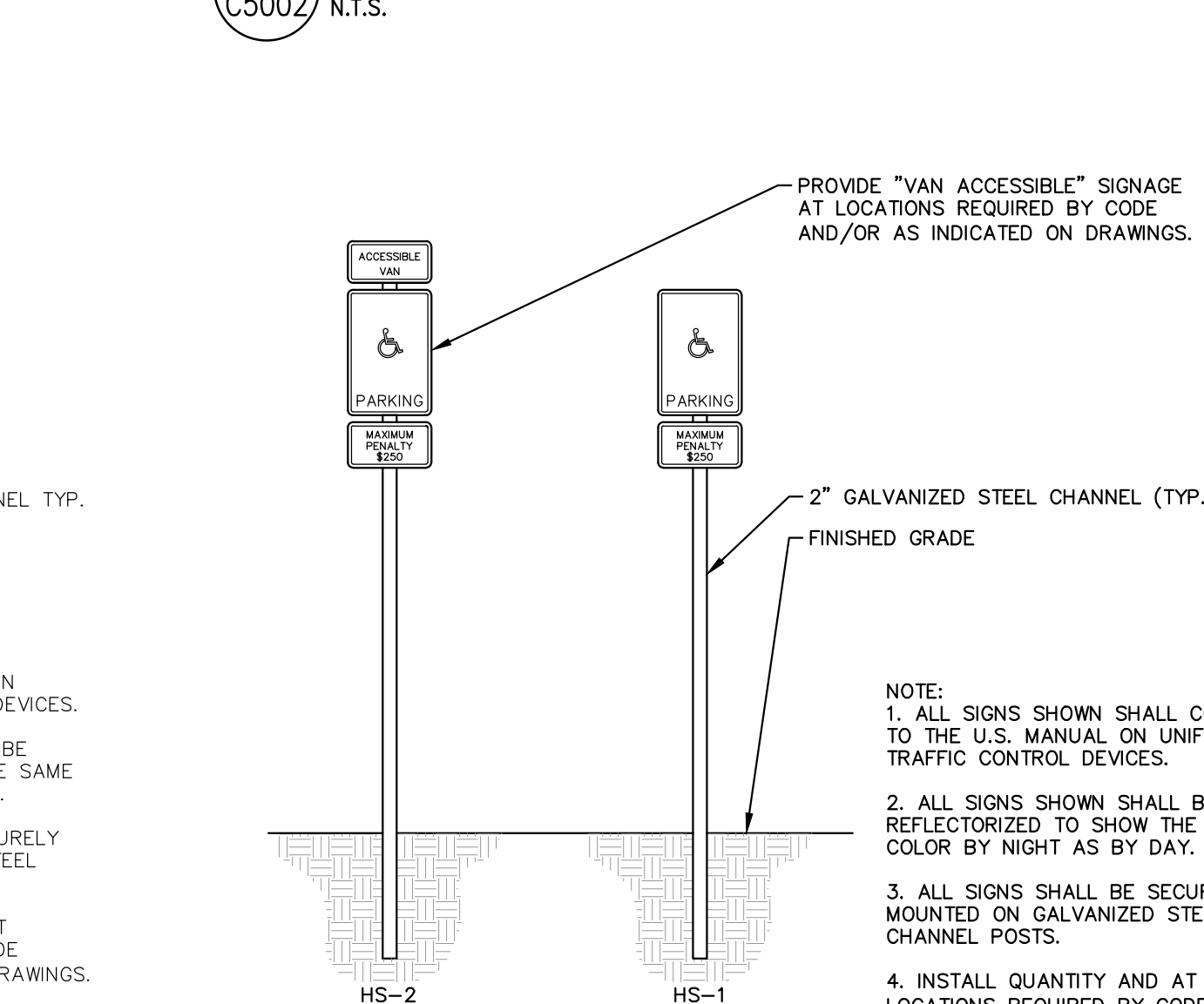
STOP SIGN C5002 N.T.S. NOTE: 1. ALL SIGNS SHOWN SHALL CONFORM TO U.S. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. 2. ALL SIGNS SHOWN SHALL BE REFLECTORIZED TO SHOW THE SAME COLOR BY NIGHT AS BY DAY. 3. ALL SIGNS SHALL BE SECURELY MOUNTED ON GALVANIZED STEEL CHANNEL POSTS. 4. INSTALL QUANTITY AND AT LOCATIONS REQUIRED BY CODE AND/OR AS INDICATED ON DRAWINGS.



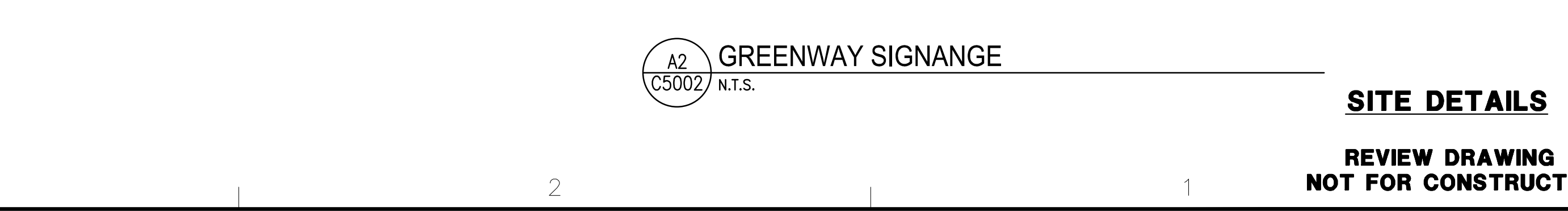
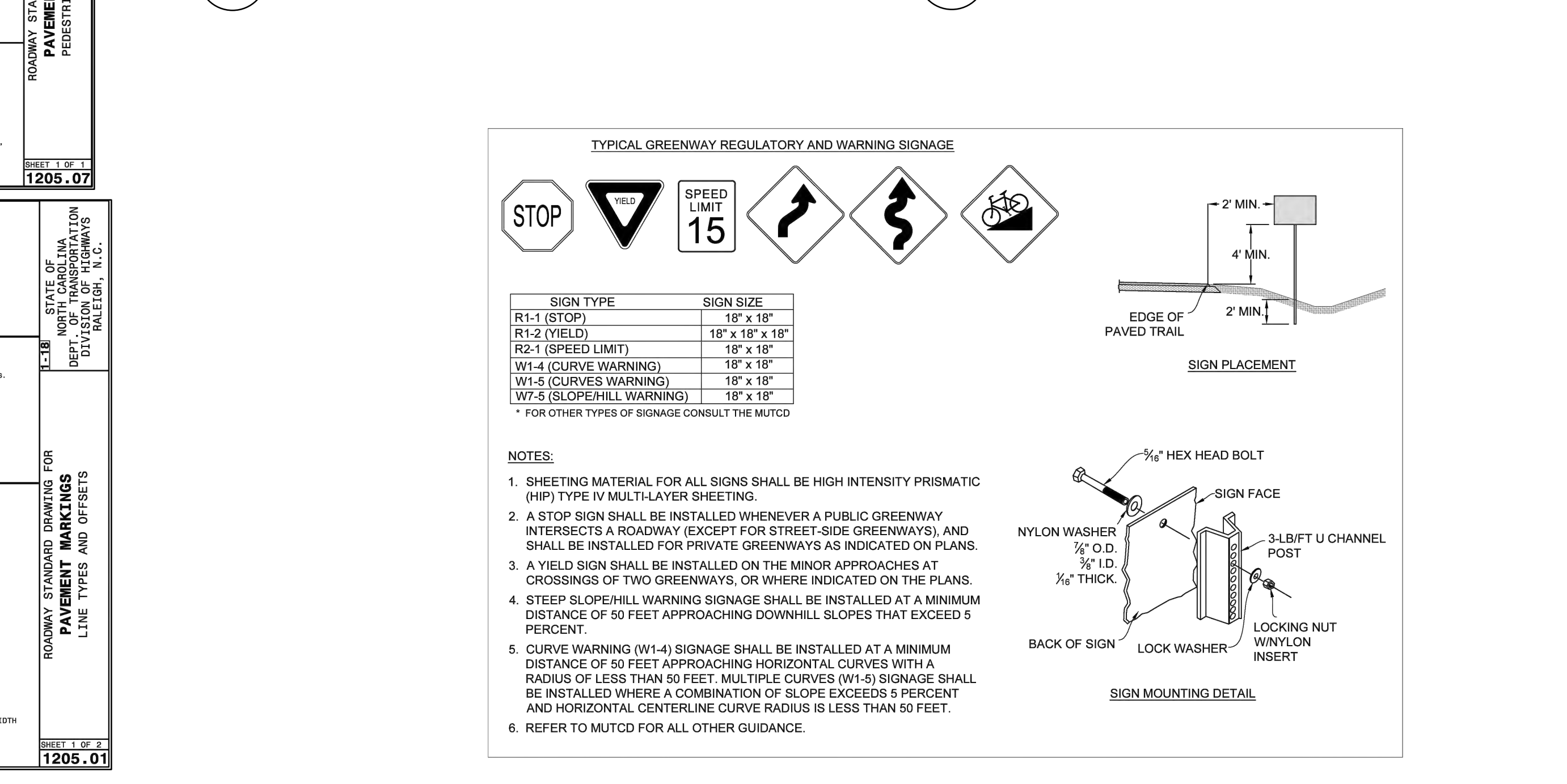
"NO PARKING - FIRE LANE" SIGN C1 C5002 N.T.S. NOTE: 1. ALL SIGNS SHOWN SHALL CONFORM TO U.S. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. 2. ALL SIGNS SHOWN SHALL BE REFLECTORIZED TO SHOW THE SAME COLOR BY NIGHT AS BY DAY. 3. ALL SIGNS SHALL BE SECURELY MOUNTED ON GALVANIZED STEEL CHANNEL POSTS. 4. INSTALL QUANTITY AND AT LOCATIONS REQUIRED BY CODE AND/OR AS INDICATED ON DRAWINGS. CONFIRM ALL HANDICAPPED SIGNAGE CODES.



FUTURE M.U.P. EXTENSION SIGN B3 C5002 N.T.S. NOTE: 1. ALL SIGNS SHOWN SHALL CONFORM TO U.S. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. 2. ALL SIGNS SHOWN SHALL BE REFLECTORIZED TO SHOW THE SAME COLOR BY NIGHT AS BY DAY. 3. ALL SIGNS SHALL BE SECURELY MOUNTED ON GALVANIZED STEEL CHANNEL POSTS. 4. INSTALL QUANTITY AND AT LOCATIONS REQUIRED BY CODE AND/OR AS INDICATED ON DRAWINGS.



ACCESSIBLE PARKING SIGN B1 C5002 SCALE: N.T.S. NOTE: 1. ALL SIGNS SHOWN SHALL CONFORM TO THE U.S. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. 2. ALL SIGNS SHOWN SHALL BE REFLECTORIZED TO SHOW THE SAME COLOR BY NIGHT AS BY DAY. 3. ALL SIGNS SHALL BE SECURELY MOUNTED ON GALVANIZED STEEL CHANNEL POSTS. 4. INSTALL QUANTITY AND AT LOCATIONS REQUIRED BY CODE AND/OR AS INDICATED ON DRAWINGS. CONFIRM ALL HANDICAPPED SIGNAGE CODES.



5

Details Provided by APPLAN Consulting Engineers - WWW.APPLANENGINEERS.COM 06/25/2007 - 11:18:51 AM

FOR ALL BEND FITTINGS FOR TEE FITTING

SECTION A-A

NOTES:

- Concrete blocking is to be formed to ensure accessibility to fittings and poured against undisturbed earth.
- Fittings are to be completely wrapped with plastic, prior to pouring concrete.
- Concrete to be minimum 3,000 psi @ 28 days.

ORANGE WATER AND SEWER AUTHORITY

**BLOCKING DETAIL FOR HORIZONTAL BENDS AND TEE**

DATE: 06/25/2007 11:18:51 AM  
SCALE: N.T.S.

4

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TEST PRESSURE = 200 P.S.I.

PIPE SIZE	TYPE FITTING	TYPE	DIAMENSIONS (F.L.)	VOLUME CONCRETE CU. YD.
4 INCHES	TEE / PLUG	1 1/4"	1.00 1.00 1.00	0.04
		2 1/2"	1.50 1.50 1.50	0.06
		4"	1.50 1.50 2.50	0.15
6 INCHES	TEE / PLUG	1 1/4"	1.00 1.00 2.50	0.09
		2 1/2"	1.50 1.50 2.50	0.09
		4"	1.50 1.50 2.50	0.15
8 INCHES	TEE / PLUG	1 1/4"	1.50 1.50 2.50	0.11
		2 1/2"	2.00 2.00 2.50	0.15
		4"	2.00 2.00 2.50	0.23
12 INCHES	TEE / PLUG	1 1/4"	1.50 1.50 3.00	0.28
		2 1/2"	2.00 2.00 3.00	0.39
		4"	2.50 2.50 3.00	0.50

CHART NOTES:

- If blocking excavation is in lightly compacted fill areas, or in areas where boulders or stumps have been removed, blocking size must be re-sized for the specific location/circumstance by a 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 = 2,000 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 to blocking size computation. Therefore, blocking size is conservative.

ORANGE WATER AND SEWER AUTHORITY

**BLOCKING DETAIL FOR HORIZONTAL BENDS AND TEE**

DATE: 06/25/2007 11:19:45 AM  
SCALE: N.T.S.

3

Details Provided by APPLAN Consulting Engineers - WWW.APPLANENGINEERS.COM 06/25/2007 - 11:22:37 AM

SECTION 'A'-A

NOTES:

- Bronze service saddles shall be used on all service connections. Direct taps shall be made only as directed by an OWASA representative. See tapping detail 512.06.
- Omitted.
- If installation is for stub-out meter, meter should be purchased from OWASA. (At applicants expense)
- Meter must be level across meter connections.
- Substitution requires approval by OWASA's Director of Engineering.

ORANGE WATER AND SEWER AUTHORITY

**3/4" SINGLE & 1" DUAL SERVICE INSTALLATION**

DATE: 06/25/2007 11:22:37 AM  
SCALE: N.T.S.

2

Details Provided by APPLAN Consulting Engineers - WWW.APPLANENGINEERS.COM 06/25/2007 - 11:23:54 AM

SINGLE ASSEMBLY

DUAL ASSEMBLY

SECTION A-A

NOTES:

- Concrete blocking is to be formed to ensure accessibility to fittings and poured against undisturbed earth.
- Fittings are to be completely wrapped with plastic, prior to pouring concrete.
- Concrete to be minimum 3,000 psi @ 28 days.
- Taps only in-service mains by OWASA personnel only.

ORANGE WATER AND SEWER AUTHORITY

**3/4" SINGLE & 1" DUAL SERVICE INSTALLATION**

DATE: 06/25/2007 11:23:54 AM  
SCALE: N.T.S.

1

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PLAN VIEW

SECTION A-A

NOTES:

- Concrete blocking is to be formed to ensure accessibility to fittings and poured against undisturbed earth.
- Fittings are to be completely wrapped with plastic, prior to pouring concrete.
- Concrete to be minimum 3,000 psi @ 28 days.
- Taps only in-service mains by OWASA personnel only.

ORANGE WATER AND SEWER AUTHORITY

**4" to 12" STANDARD TAPPING SLEEVE and VALVE ASSEMBLY**

DATE: 06/25/2007 11:23:54 AM  
SCALE: N.T.S.

C5 THRUST BLOCKING SCALE: N.T.S.

C3 3/4" SINGLE & 1" DUAL SERVICE INSTALLATION SCALE: N.T.S.

C1 TAPPING SLEEVE AND VALVE ASSEMBLY SCALE: N.T.S.

5

Details Provided by APPLAN Consulting Engineers - WWW.APPLANENGINEERS.COM 06/25/2007 - 1:35:44 PM

TYPICAL RODDED FIRE HYDRANT STREETS with CURB & GUTTER

NOTES:

- Wedge action waterless gear joint hydrants are to be used.
- Hydrants to be placed with pump nozzle facing maximum line pressure direction.
- Where hydrant is set behind gutter, emergency of pump nozzle take a minimum of 12" and 8" from hydrant to curb and gutter.
- Fire hydrant to be set behind gutter and curb to be approved (non-petroleum based) after installation.
- Do not locate hydrants in sidewalks or block pedestrian flow.

ORANGE WATER AND SEWER AUTHORITY

**TYPICAL RODDED FIRE HYDRANT STREETS with CURB & GUTTER**

DATE: 06/25/2007 1:35:44 PM  
SCALE: N.T.S.

4

Details Provided by APPLAN Consulting Engineers - WWW.APPLANENGINEERS.COM 06/25/2007 - 1:36:39 PM

TYP. RESTRAINED JT. FIRE HYDRANT STREETS with CURB & GUTTER

NOTES:

- Hydrants to be placed with pump nozzle facing maximum line pressure direction.
- Where hydrant is set behind gutter, emergency of pump nozzle take a minimum of 12" and 8" from hydrant to curb and gutter.
- Fire hydrant to be set behind gutter and curb to be approved (non-petroleum based) after installation.
- Do not locate hydrants in sidewalks or block pedestrian flow.

ORANGE WATER AND SEWER AUTHORITY

**TYP. RESTRAINED JT. FIRE HYDRANT STREETS with CURB & GUTTER**

DATE: 06/25/2007 1:36:39 PM  
SCALE: N.T.S.

A4 FIRE HYDRANT SCALE: N.T.S.

3

Details Provided by APPLAN Consulting Engineers - WWW.APPLANENGINEERS.COM 06/25/2007 - 11:37:09 AM

FIRE HYDRANT PAINTING SPECIFICATIONS

NOTES:

- Use sherwin-williams Industrial enamel or equal.
- Paint colors are applicable to the following locations:
  - Town of Garbore
  - Town of Chapel Hill
  - Durham County
  - Orange County
  - University of North Carolina

ORANGE WATER AND SEWER AUTHORITY

**FIRE HYDRANT PAINTING SPECIFICATIONS**

DATE: 06/25/2007 11:37:09 AM  
SCALE: N.T.S.

A2 WATER VALVE BOX SCALE: N.T.S.

2

Details Provided by APPLAN Consulting Engineers - WWW.APPLANENGINEERS.COM 06/25/2007 - 1:31:50 PM

STANDARD SCREW VALVE BOX DETAIL

NOTES:

- Use heavy duty traffic lid marked "WATER".

ORANGE WATER AND SEWER AUTHORITY

**STANDARD SCREW VALVE BOX DETAIL**

DATE: 06/25/2007 1:31:50 PM  
SCALE: N.T.S.

1

Details Provided by APPLAN Consulting Engineers - WWW.APPLANENGINEERS.COM 06/25/2007 - 11:39:35 AM

FIELD AND EASEMENT OR SIDE OF ROAD LOCATION

IN STREET LOCATION

NOTES:

- Concrete to be minimum 3,000 PSI @ 28 days.

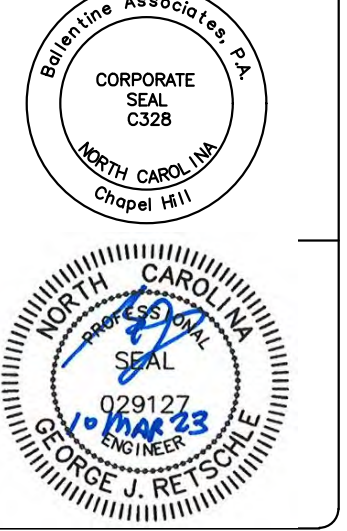
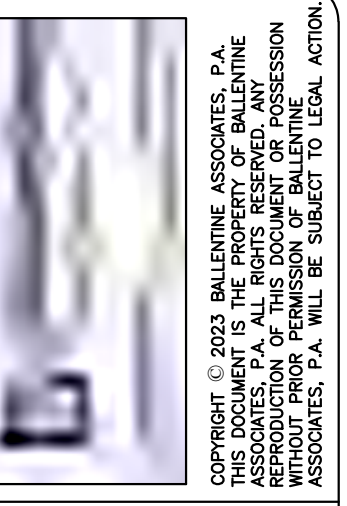
ORANGE WATER AND SEWER AUTHORITY

**VALVE BOX STABILIZING PAD DETAILS**

DATE: 06/25/2007 11:39:35 AM  
SCALE: N.T.S.

UTILITY DETAILS

REVIEW DRAWING NOT FOR CONSTRUCTION



DATE	REVISIONS
09 NOV 23	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: [REDACTED]  
EMAIL: thb@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 #4

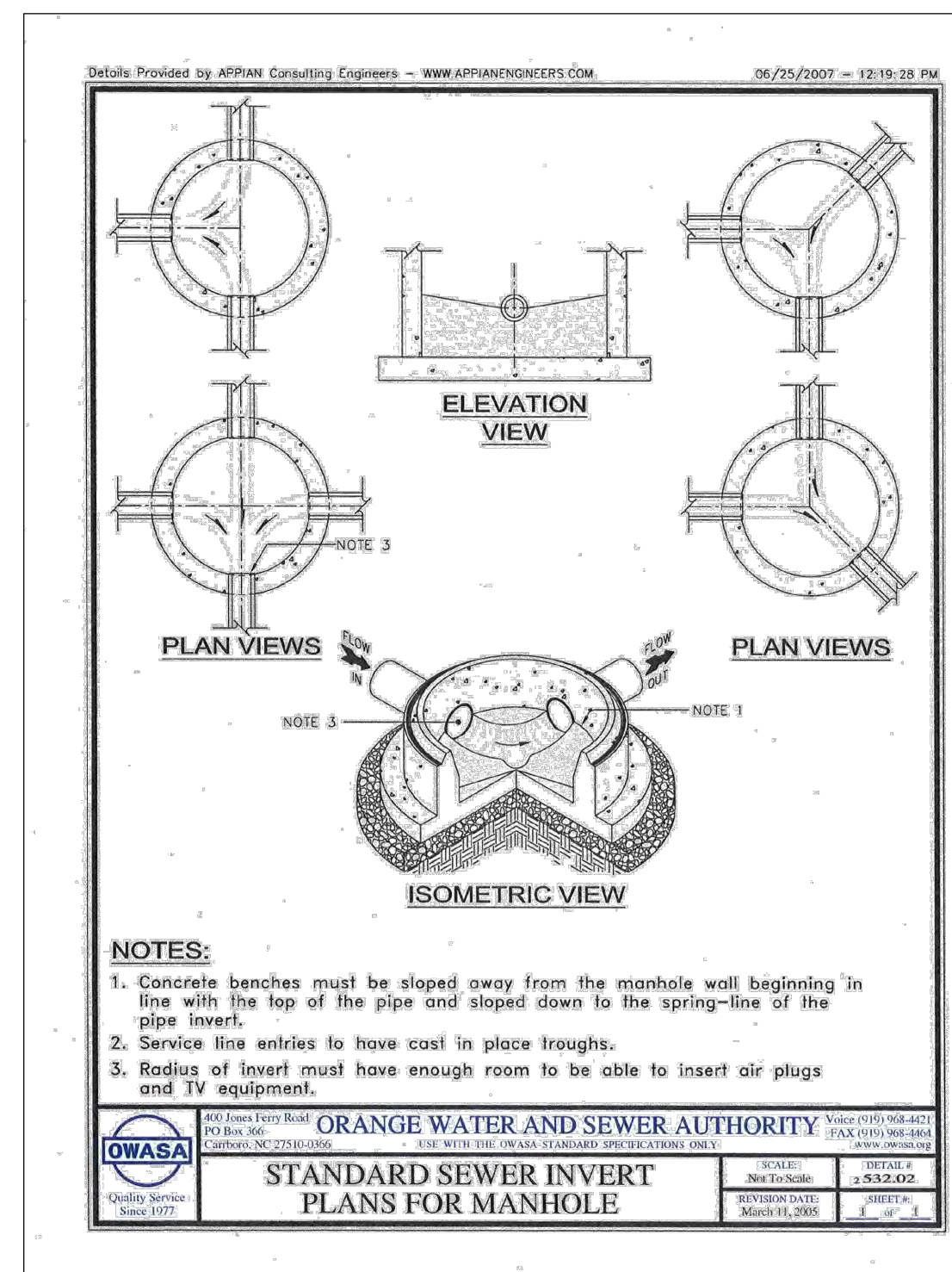
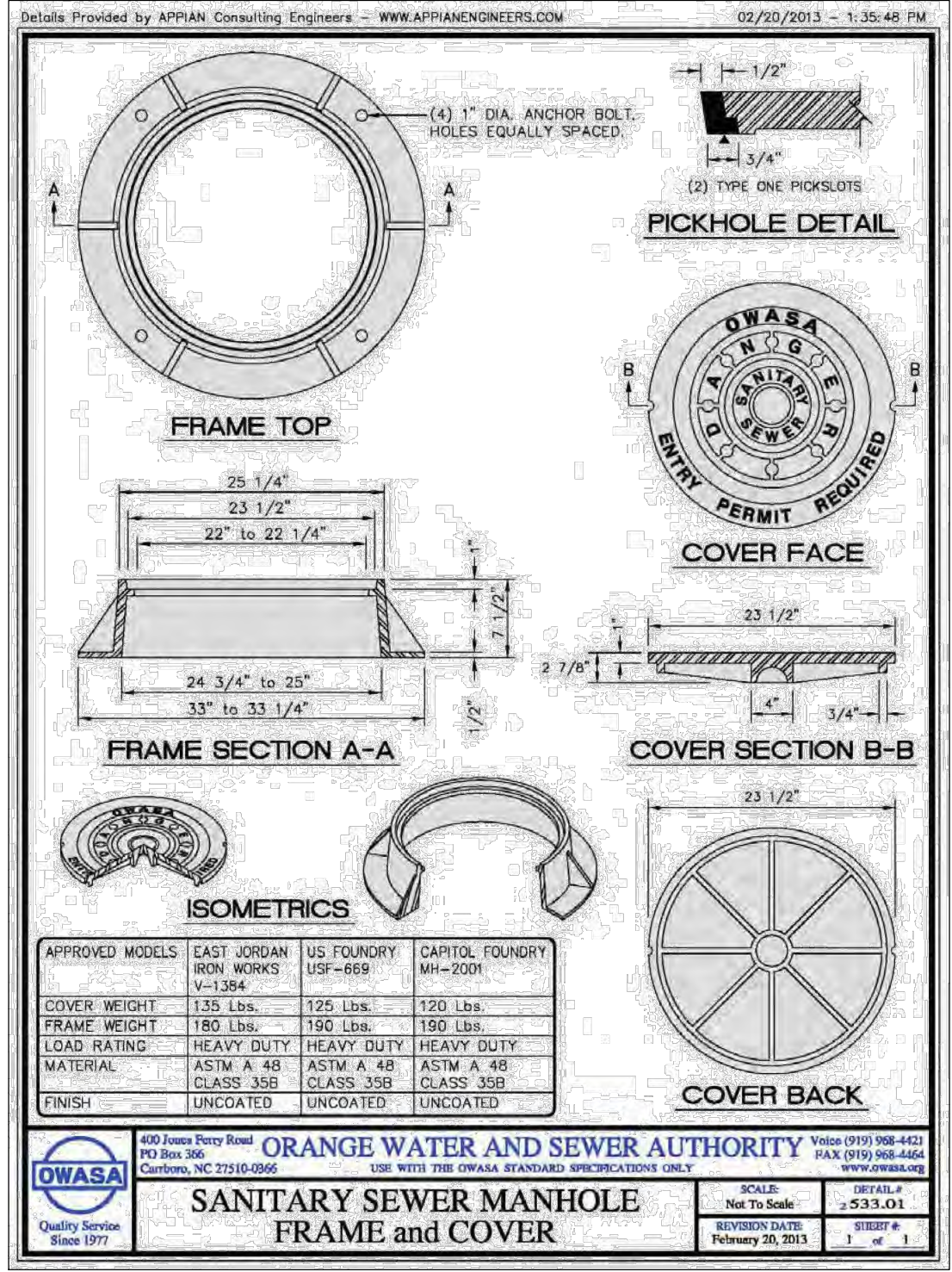
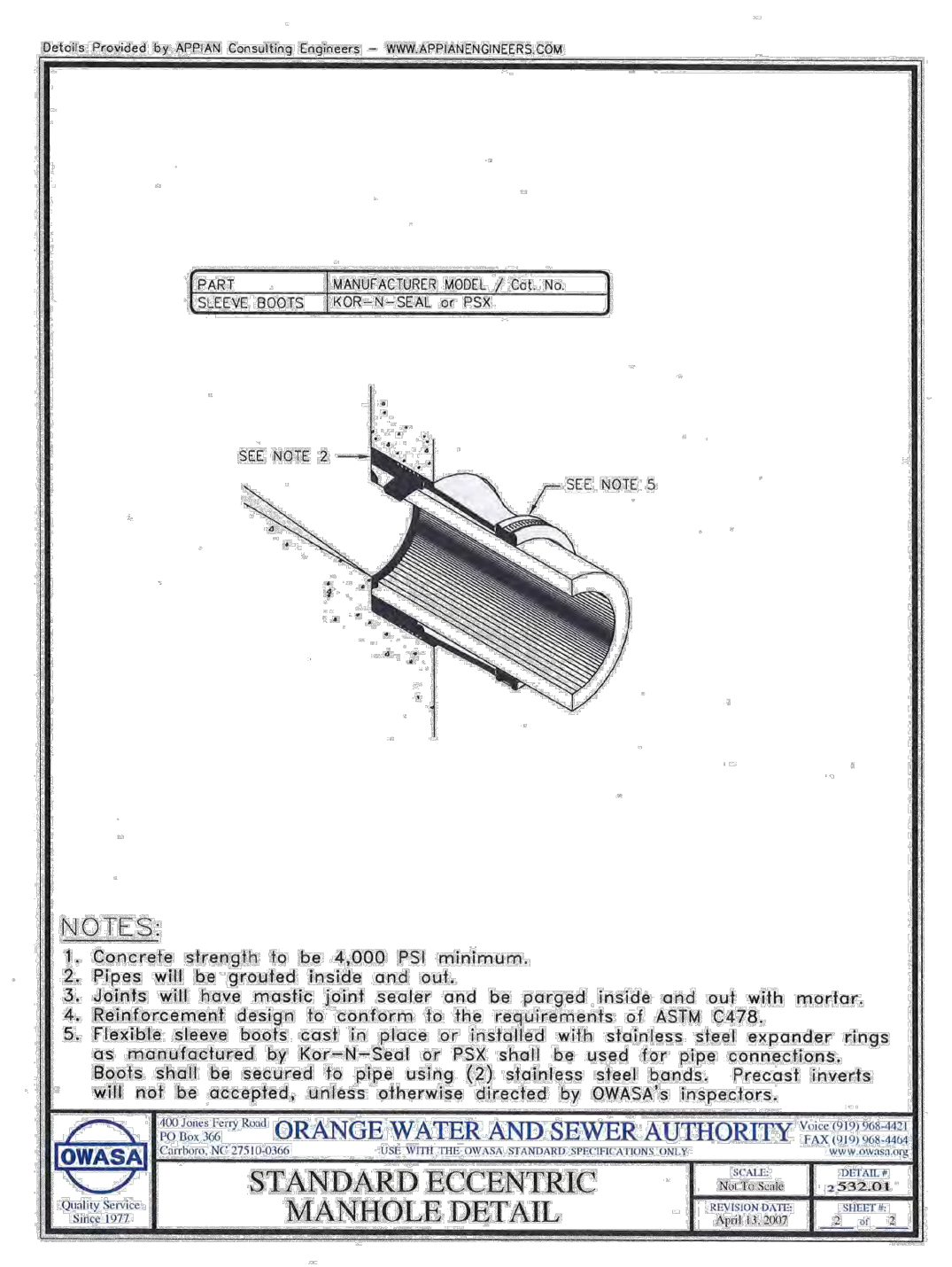
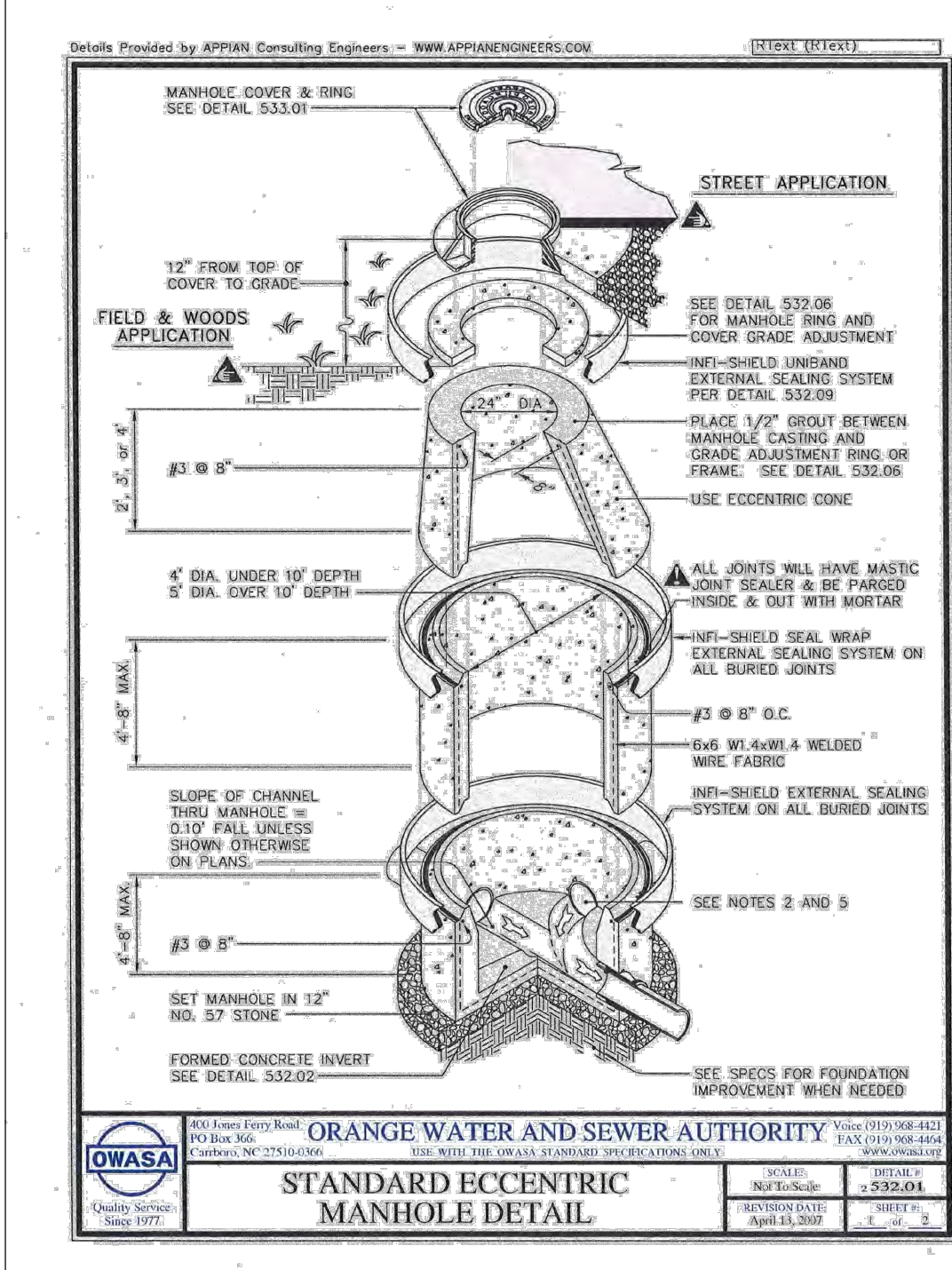
**JADE CREEK SUBDIVISION**  
CARRBORO, NORTH CAROLINA

**SPECIAL USE PERMIT DRAWINGS**

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

SHEET C5101

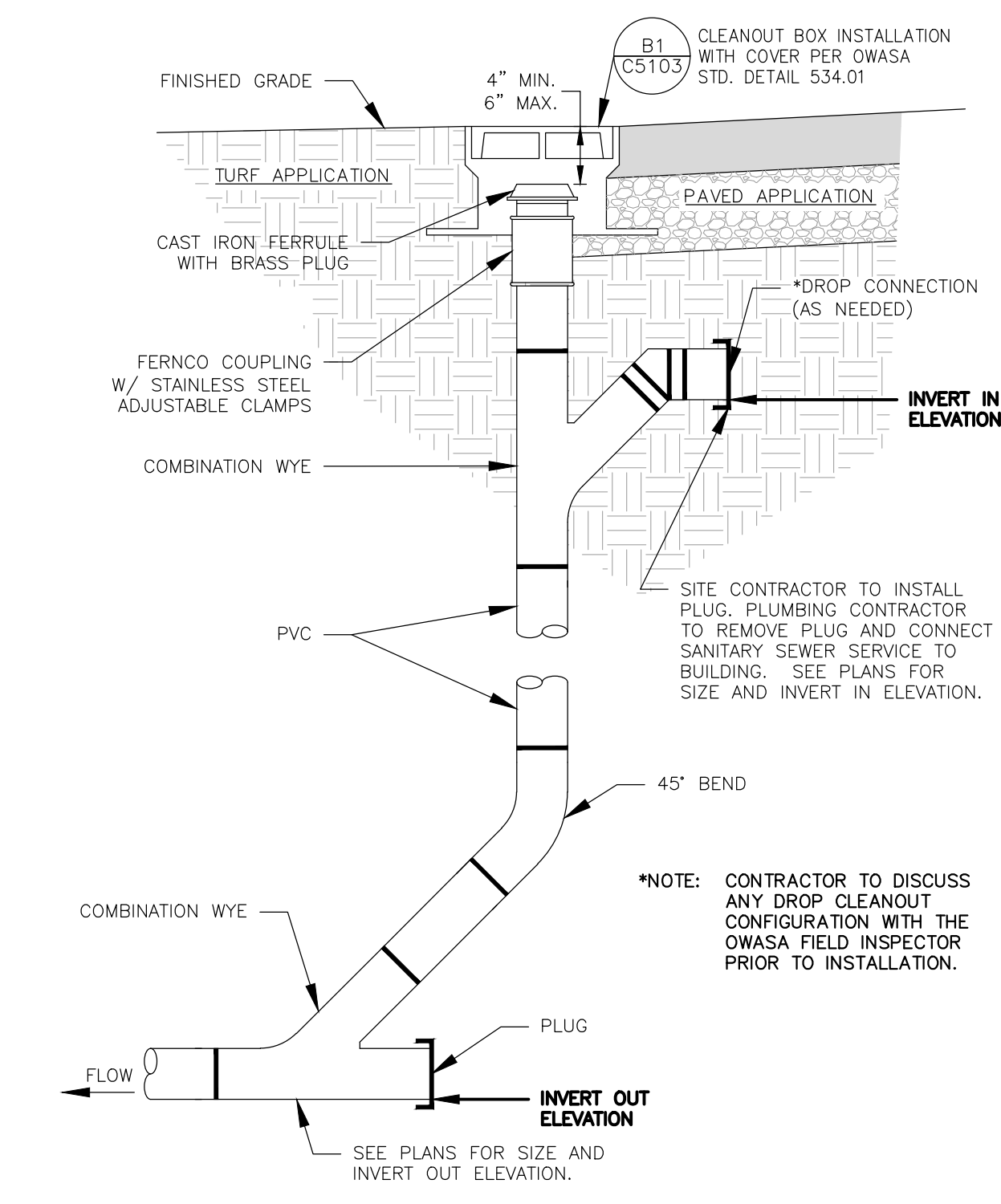
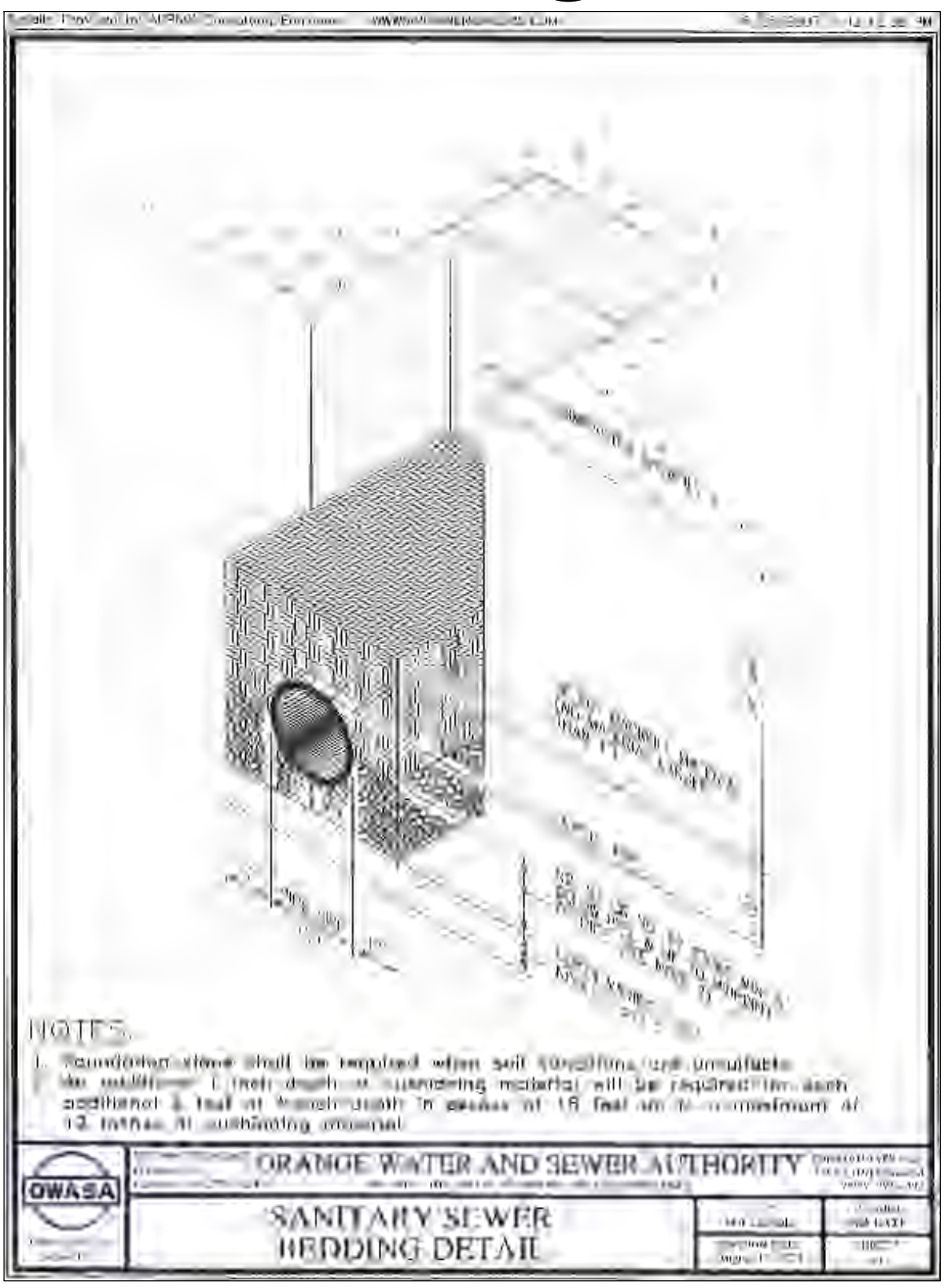




**C5** PRECAST CONCRETE SAN. SEWER MANHOLE  
 SCALE: N.T.S.

**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.

Engineering Associates, P.A.  
 10000 W. HARRIS BLVD., SUITE 100  
 CHAPEL HILL, NC 27514  
 (919) 942-2323  
 GEORGE J. RETZLE

SEWERING ASSOCIATES, P.A.  
 CORPORATE SEAL  
 C328  
 CHAPEL HILL, NC

DATE	REVISIONS
09 NOV 22	PER CARRBORO SUP REVIEW COMMENTS
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 THURM BOWEN  
 PH: (919) 768-7972  
 FAX: (919) 768-7972  
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**JADE CREEK SUBDIVISION**  
 CARRBORO, NORTH CAROLINA

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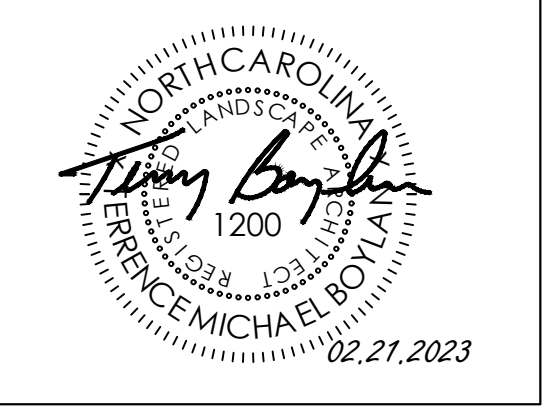
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UTILITY DETAILS

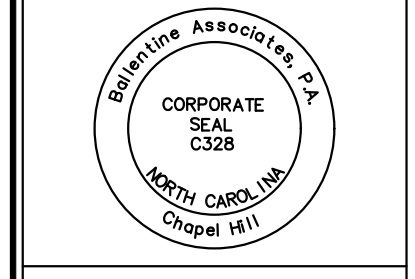
REVIEW DRAWING  
 NOT FOR CONSTRUCTION



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



**BALLENTINE ASSOCIATES, P.A.**  
1149 EXECUTIVE CIRCLE  
CARY, NC 27511  
P: 919.624.4468  
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**JADE CREEK SUBDIVISION**  
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**SPECIAL USE PERMIT DRAWINGS**

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 DRAWN BY: DAH  
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**SHEET**  
**L1001**



**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. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO FINAL BIDDING OR INSTALLATION.
3. THE CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING AND PROPOSED UNDERGROUND UTILITIES PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL. CONTRACTOR SHALL COORDINATE UTILITY SERVICE LINE LOCATIONS WITH PROPOSED TREE AND SHRUB LOCATIONS.
4. ALL LANDSCAPE MATERIALS SHALL CONFORM TO THE ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INCLUDING THE AMERICAN STANDARD FOR NURSERY STOCK. (ANSI Z60.1)
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. HAND TOOLS ARE NOT TO BE USED TO SCARIFY ROOT BALLS.
8. ALL ROPE AND WRAPPING TWINE SHALL BE CUT AND REMOVED FROM AROUND THE UPPER PARTS OF THE ROOT BALL. METAL BASKET WIRES AND BURLAP SHALL BE PULLED BACK AND TUCKED UNDER THE EDGES OF THE SAUCER RINGS ON ALL TREES AND LARGE SHRUBS. ALL SYNTHETIC BURLAP SHALL BE REMOVED FROM PLANT BALLS PRIOR TO BACKFILLING.
9. ALL PLANTING AREAS SHALL BE EDGED WITH SMOOTH, CONTINUOUS CURVES. PINE STRAW MULCH, IF SPECIFIED, SHALL BE ROLLED AND TUCKED ALONG PLANT BED EDGE.
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. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TREE STAKING MATERIAL AFTER THE FIRST FULL GROWING SEASON OR ONE YEAR, WHICHEVER COMES FIRST.
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. 416 LF OF 50' W BUFFER IS PROVIDED IN THE SOUTHERN DEVELOPED SECTION, 408 LF OF 140' W BUFFER IS PROVIDED IN THE AREA ALONG NC 86 BETWEEN THE ELECTRICAL EASEMENT AND THE PLAYFIELD, AND 240 LF OF 120' W BUFFER IS PROVIDED ADJACENT TO THE PLAYFIELD FOR AN AVERAGE OF 100 LF BUFFER WIDTH OVERALL. PER COORDINATION WITH TOWN OF CARRBORO, A GREENWAY TRAIL IS BEING PROVIDED IN THAT BUFFER WITH ADDITIONAL PLANTINGS. SEE PLANT SCHEDULE ON SHT. L003 AND OPAQUE SCREEN DETAIL ON SHT. L004 FOR INFORMATION ON SUPPLEMENTAL PLANTINGS TO COMPLEMENT EXISTING TREES TO REMAIN IN THIS AREA.

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. TREES SHALL NOT BE PLACED IN A REGULAR PATTERN BUT IN AN IRREGULAR MANNER.

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:

STREET A  
 203 LF (CENTERLINE LENGTH) - 25 LF FOR LOOP ROAD R/W = 178 LF X 2 = 356 LF  
 356 LF OF FRONTAGE / 30 REQUIRES 12 TREES, PROVIDED: 12 TREES

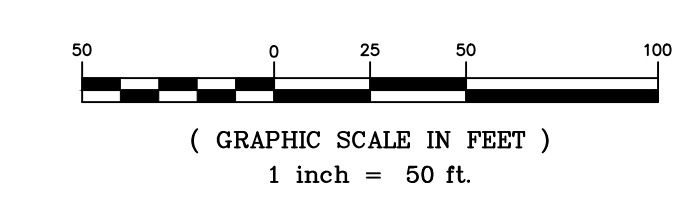
BLOCKER ROAD  
 146 LF (CENTERLINE LENGTH) - 25 LF FOR LOOP ROAD R/W = 121 LF X 2 = 242 LF  
 242 LF OF FRONTAGE / 30 REQUIRES 8 TREES, PROVIDED: 8 TREES

STREET B  
 1985 LF (CENTERLINE LENGTH) - 110 LF NET FOR BLOCKER RD/ENTRANCE RD  
 R/Ws = 1875 LF X 2 = 3750 LF / 30 REQUIRES 125 TREES, PROVIDED: 125 TREES  
 ALONG LOT FRONTAGES AND IN OPEN SPACE AREAS ADJACENT TO LOOP RD R/W

CONTRACTOR SHALL COORDINATE TREE LOCATIONS WITH PROPOSED DRIVEWAY, LIGHT POLE AND WATER/SEWER SERVICE LOCATIONS ON EACH LOT.

**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.

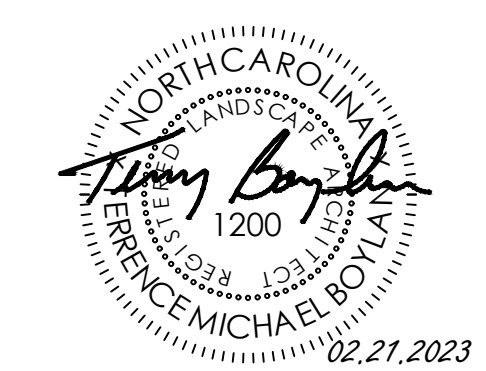
**PRELIMINARY LANDSCAPE PLAN**



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



1149 EXECUTIVE CIRCLE  
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NCBOLA # C-480



**BALLENTINE ASSOCIATES, P.A.**  
1000 W. CHERRY ROAD, CHAPEL HILL, NC 27514  
CORPORATE SEAL  
TIMOTHY L. BANDY  
CHapel Hill, NC

REVISIONS

DATE	REVISIONS
08 NOV 22	PER CARRBORO SUP REVIEW COMMENTS
21 FEB 23	PER CARRBORO SUP REVIEW COMMENTS

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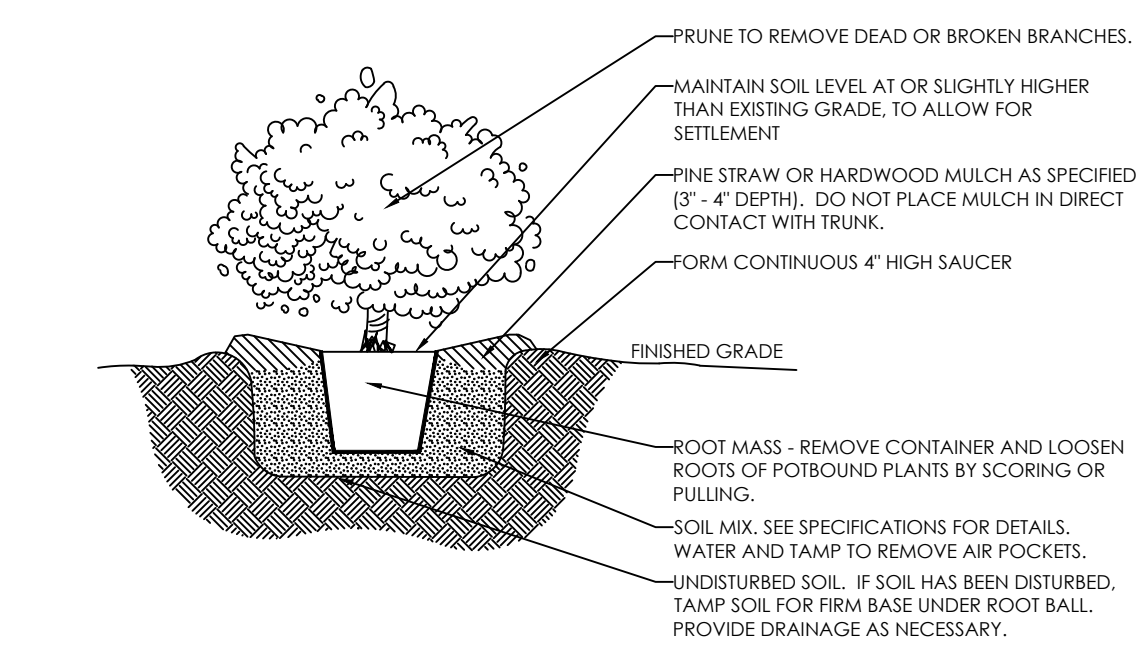
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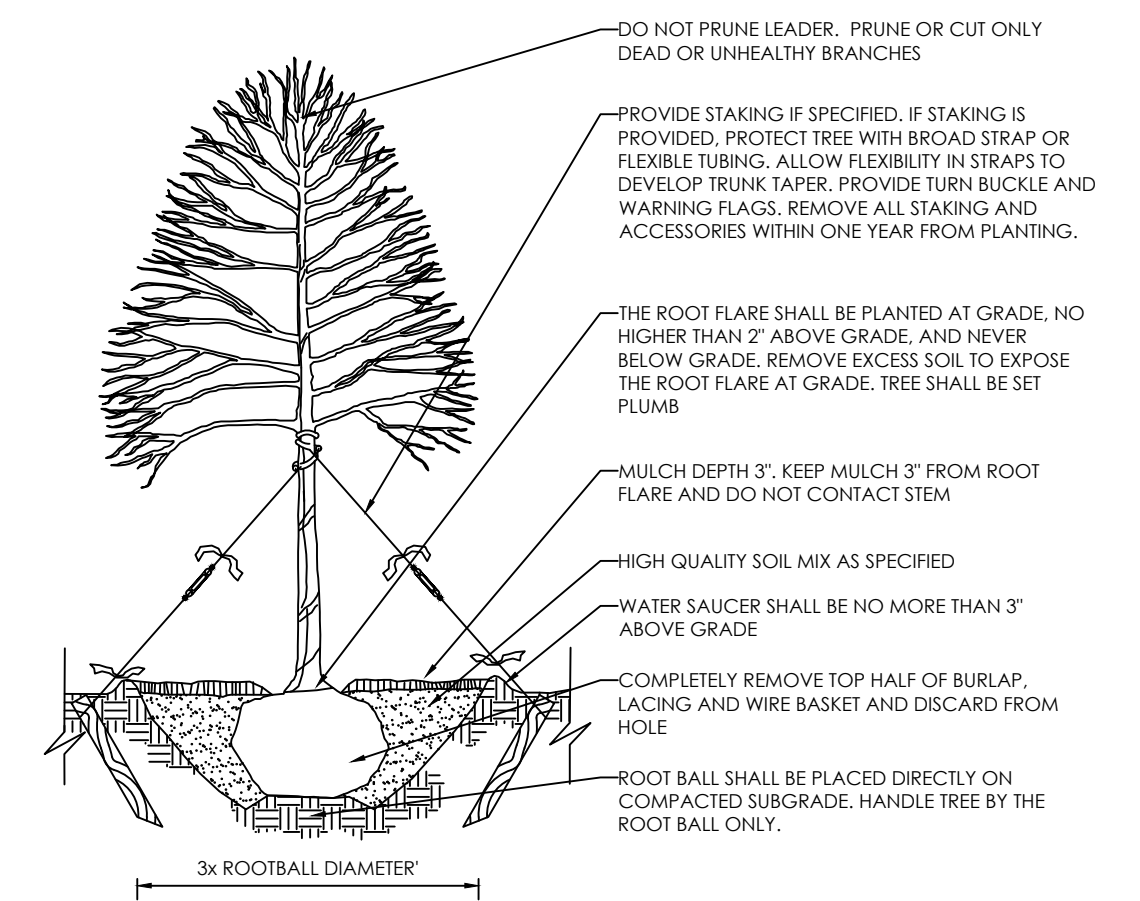
DATE

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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



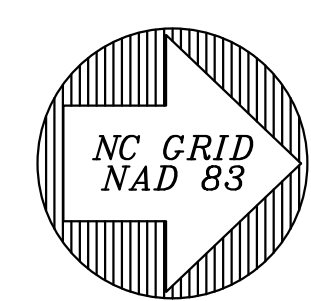
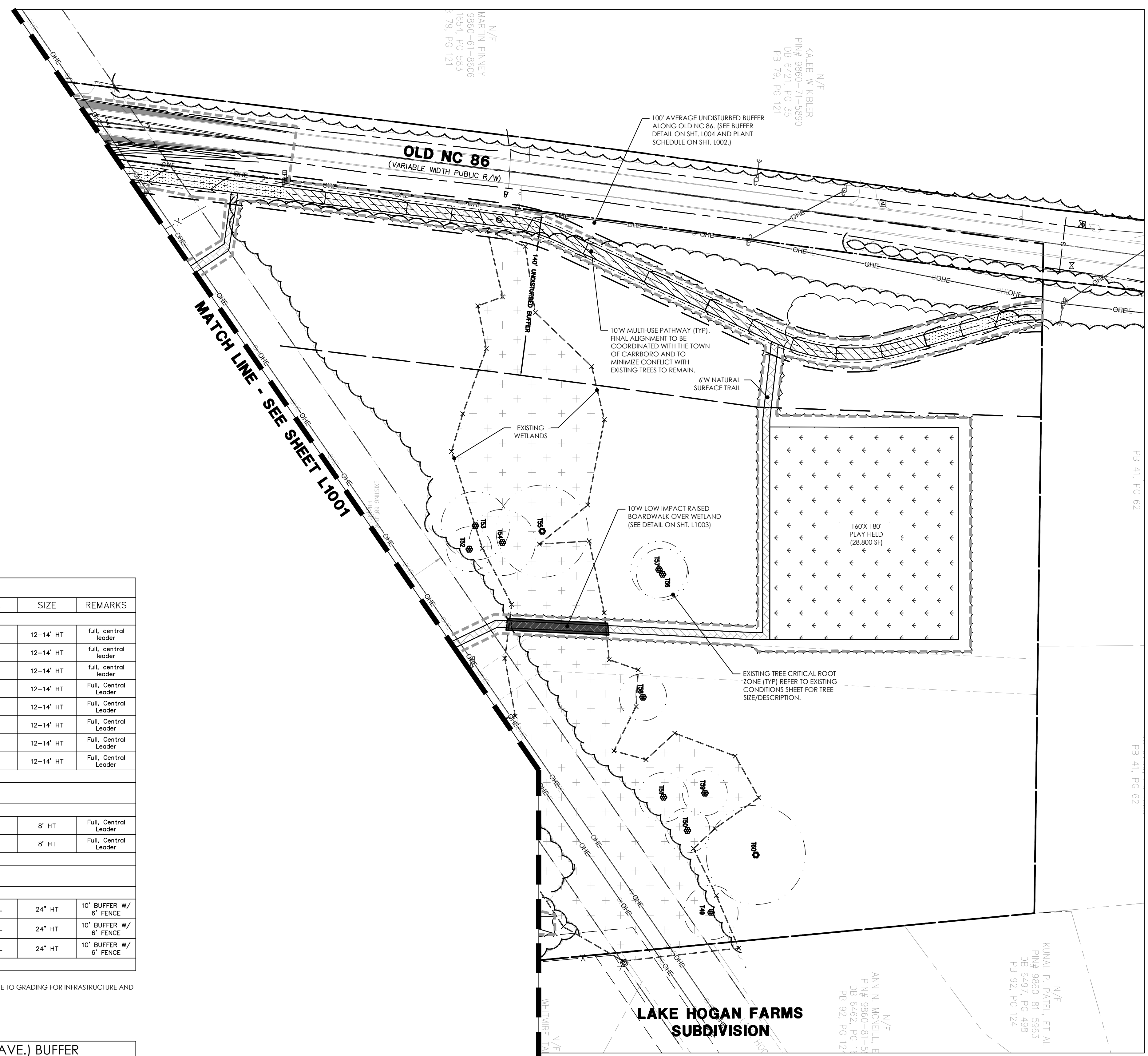
**DECIDUOUS TREE PLANTING**  
NOT TO SCALE

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 'Darlington'	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						

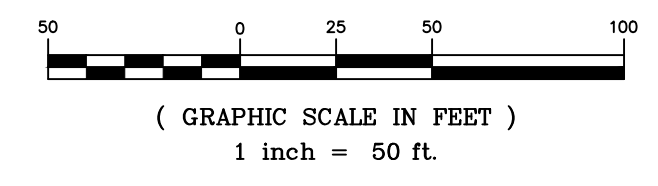
NOTES:  
1. ALL STREET TREES IN THE LANDSCAPE SCHEDULE SHALL BE INSTALLED. NO EXISTING TREES ALONG PROPOSED STREETS WILL REMAIN DUE TO GRADING FOR INFRASTRUCTURE AND LOTS.  
2. 100% OF PROPOSED BUFFER SHRUBS AND 8% OF PROPOSED TREES ARE EVERGREEN - FOR WINTER COLOR AND SHADING.

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**

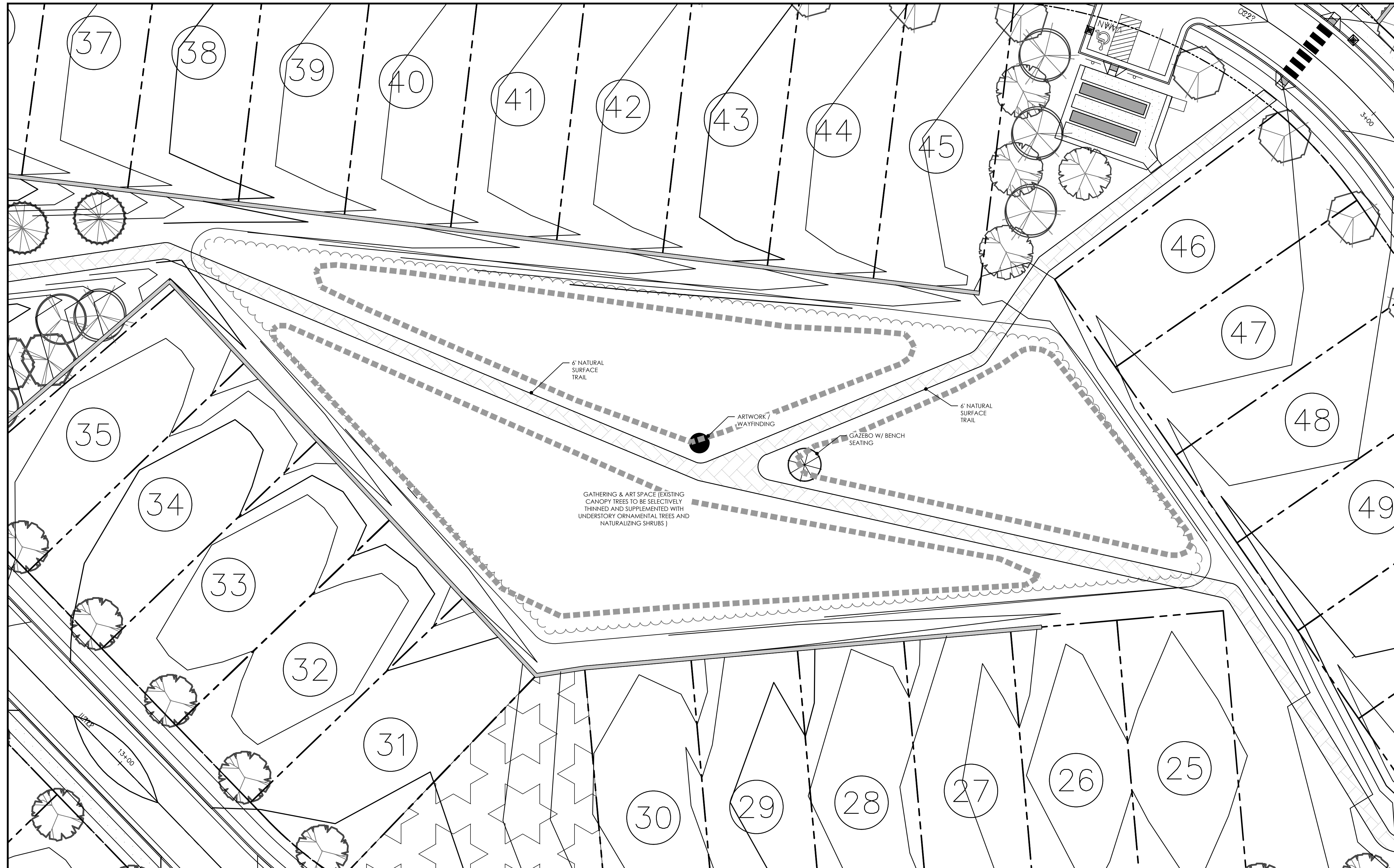


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**SHEET**  
**L1002**

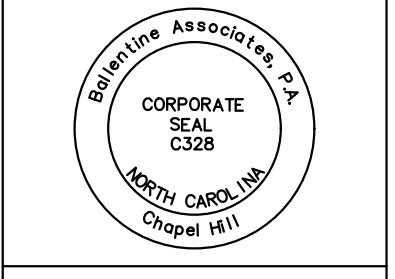


**Village Green**  
Land Design

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.**  
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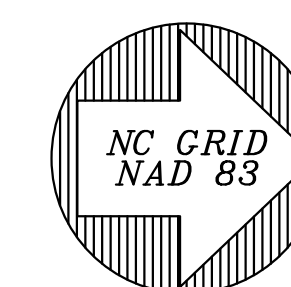
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**L1003**

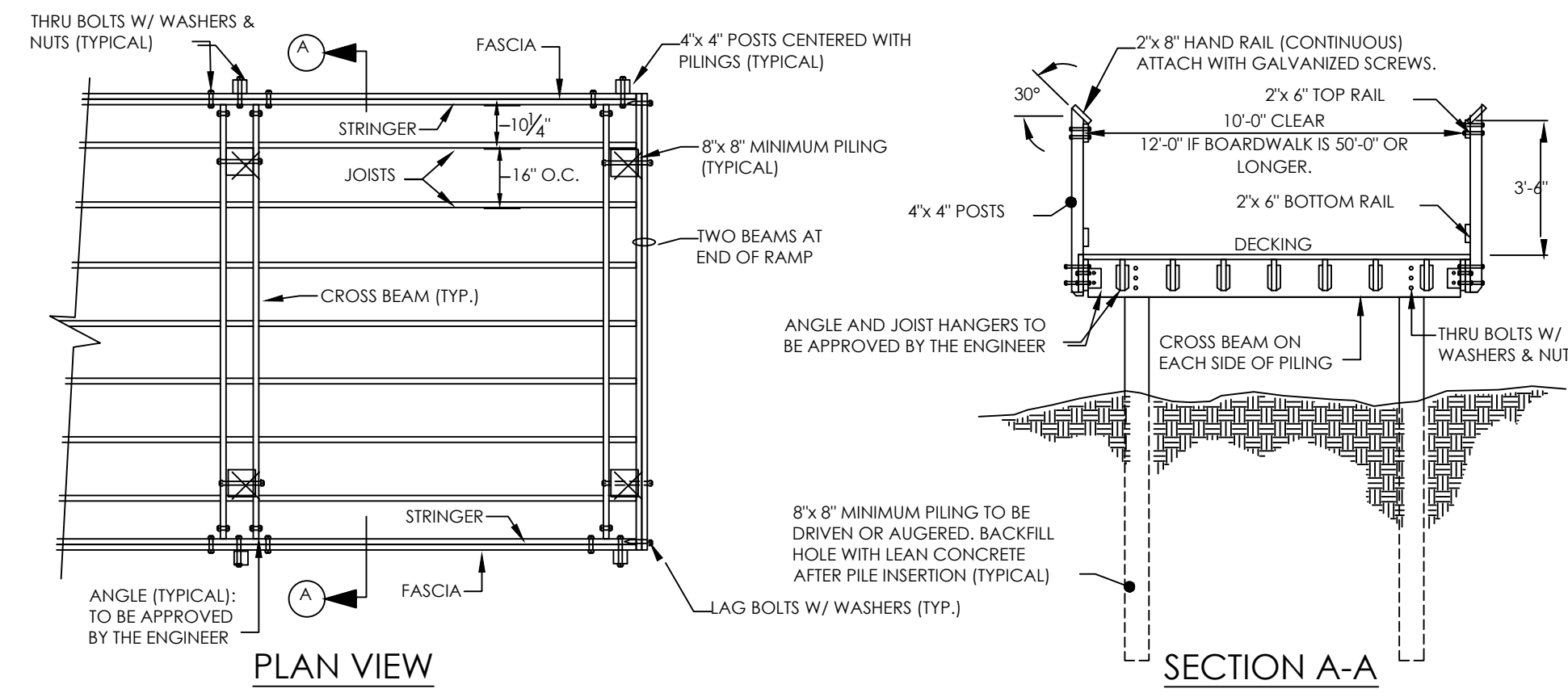


**GATHERING SPACE CONCEPT PLAN**



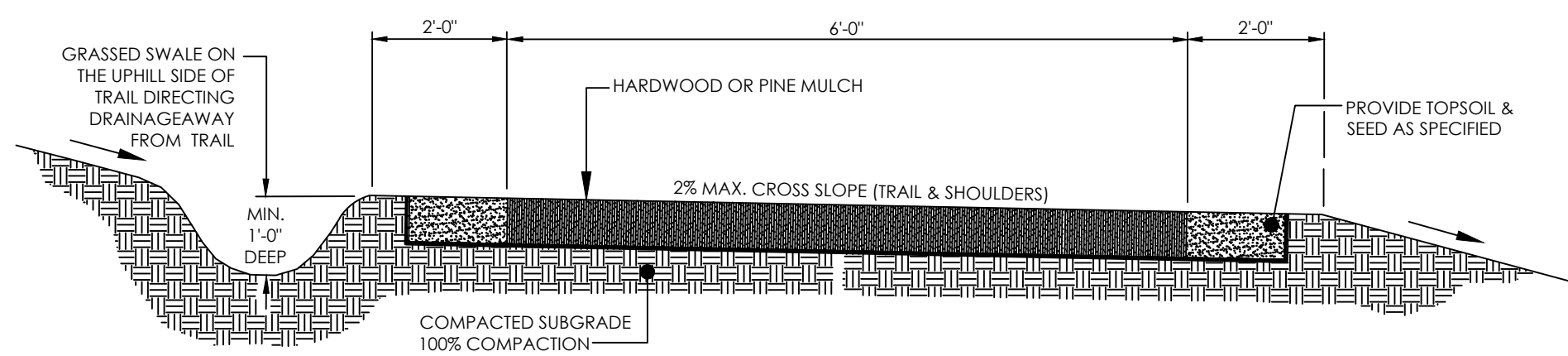
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1 inch = 20 ft.

**REVIEW DRAWING**  
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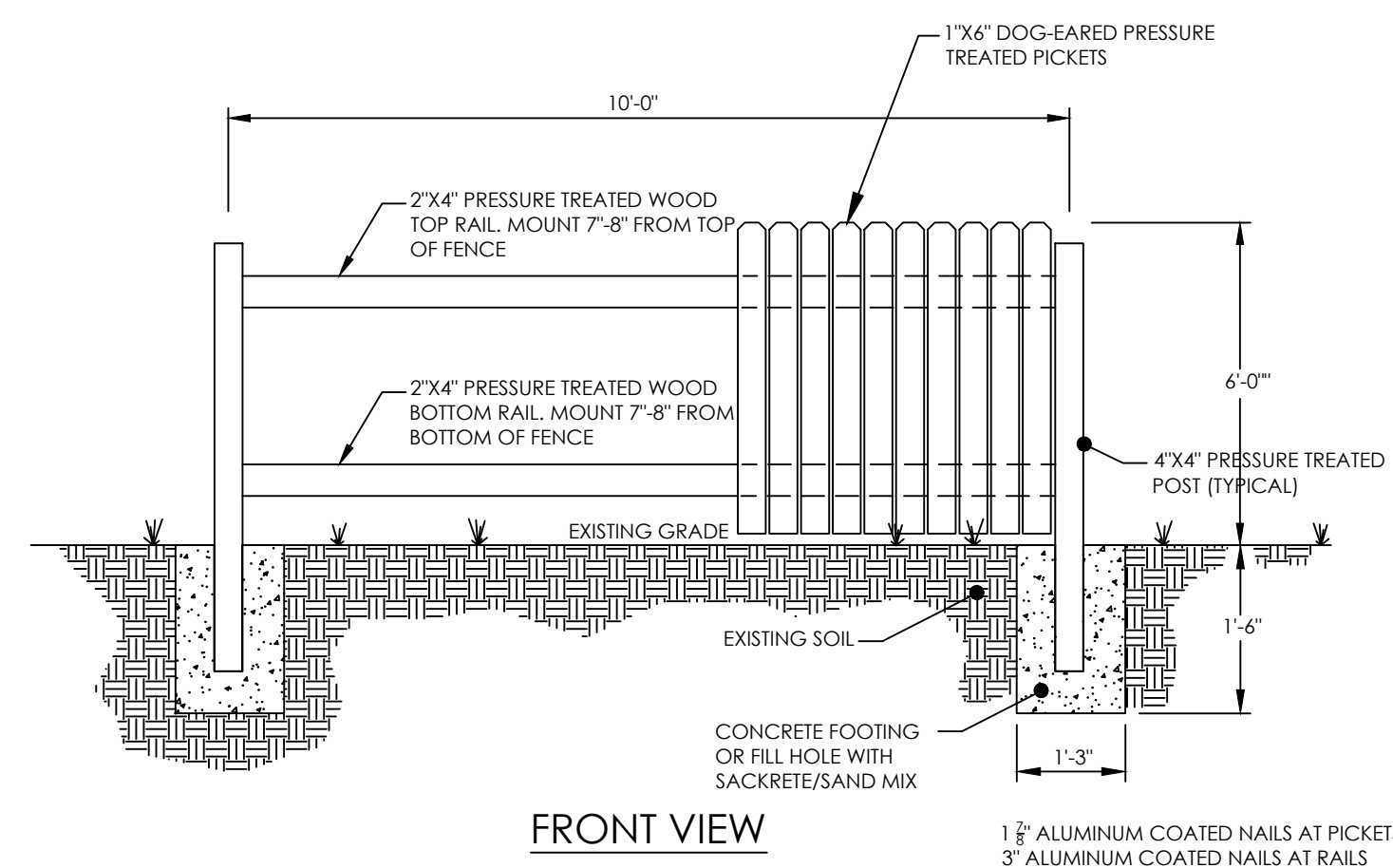


- NOTES:**
1. MINIMUM PILE PENETRATION FOR PIERS SHALL BE 10 FEET (OR APPROVED DEPTH BY GEOTECHNICAL ENGINEER).
  2. SMALL MEMBERS SHALL HAVE PRE-DRILLED HOLES TO PREVENT SPLITTING DURING CONSTRUCTION. DECKING TO BE ATTACHED TO JOISTS USING GALVANIZED SCREWS & HARDWARE (ALL WOODEN MEMBERS SHALL BE BOLTED 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.

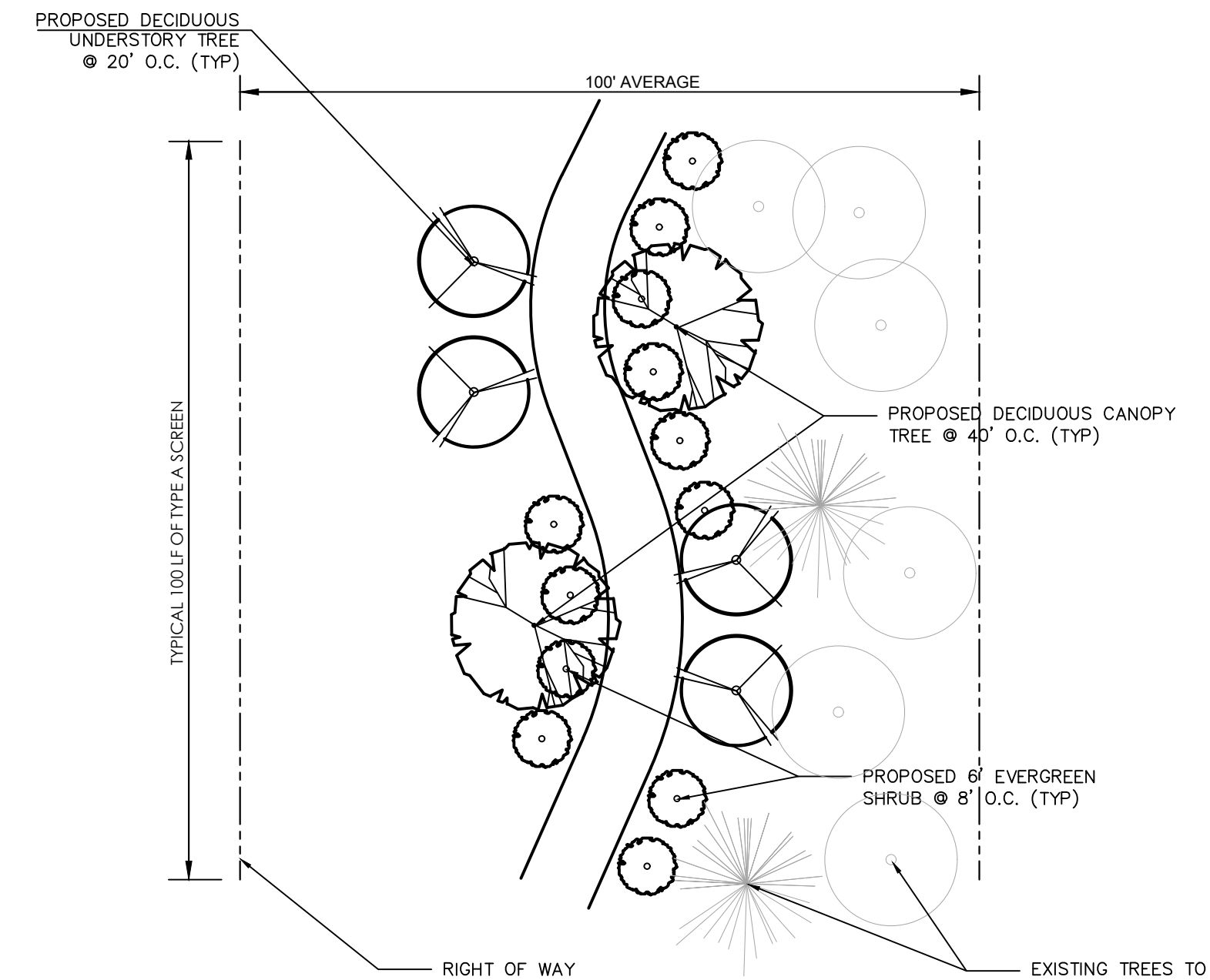
**GREENWAY BOARDWALK  
(PLAN & SECTION VIEW)**



**6 FT. NATURAL SURFACE GREENWAY TRAIL**



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



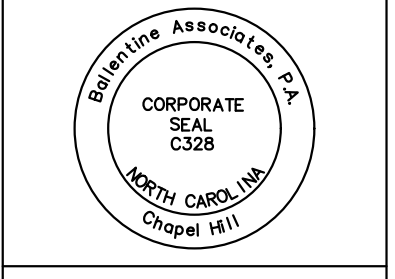
**100'W (AVERAGE), TYPE A BUFFER DETAIL**

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

*Timmy Bowen*  
 1200  
 02.21.2023

**BALLENTINE ASSOCIATES, P.A.**  
 1000 W. HARRIS ROAD, SUITE 100  
 CHARLOTTE, NC 28203  
 P: 704.366.1100  
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 WWW.BALLENTINEASSOCIATES.COM



DATE	REVISIONS
09 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 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**




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

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#	Date	Comments

**Revisions**

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

Scale: 1" = 80'

Jade Creek  
Carboro NC