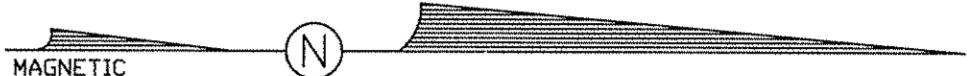
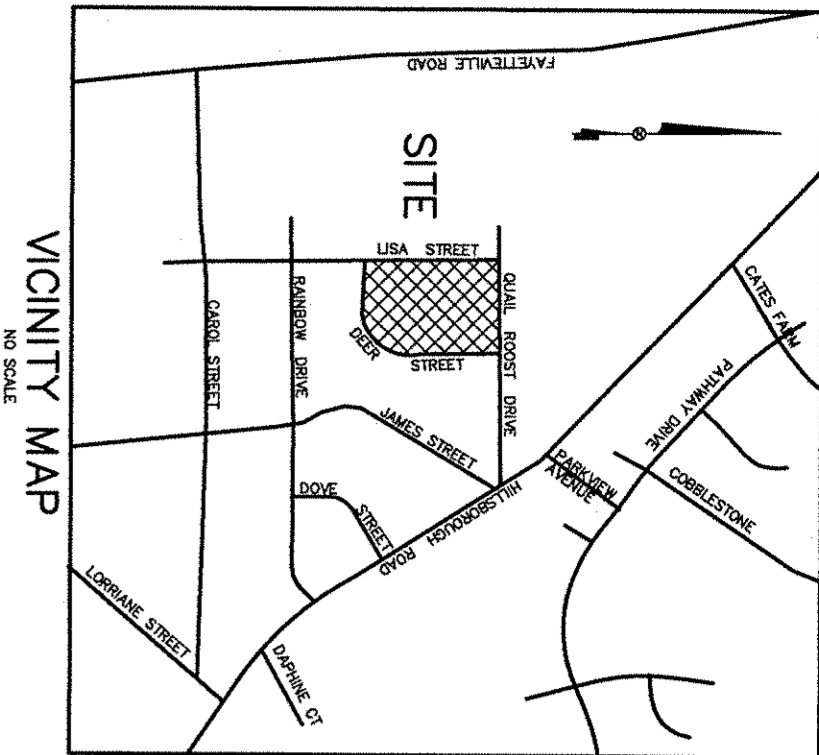


LLOYD SQUARE, PROPOSED MINOR MODIFICATION



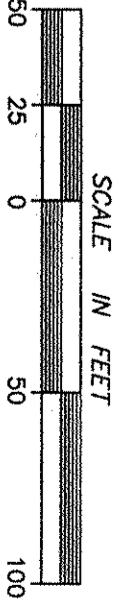
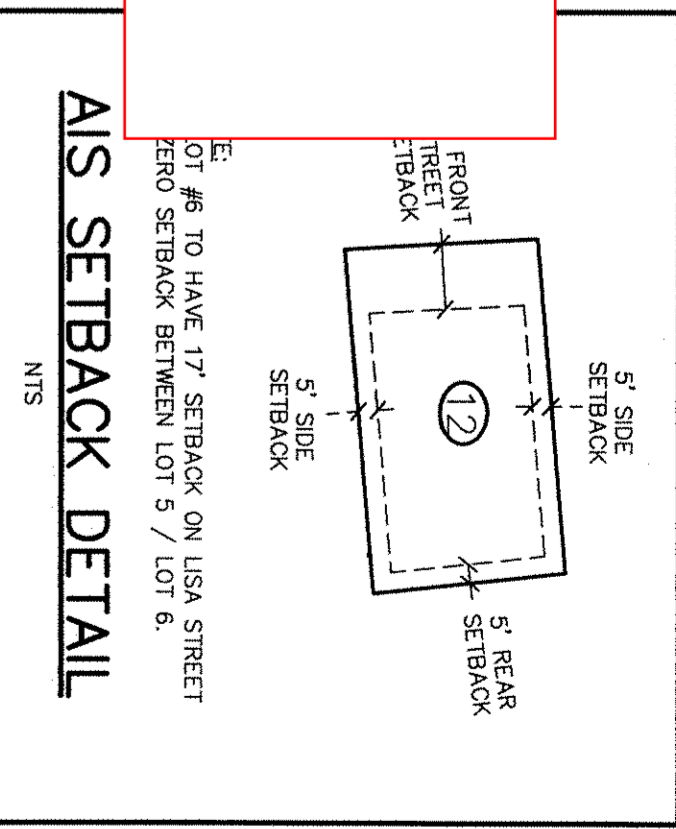
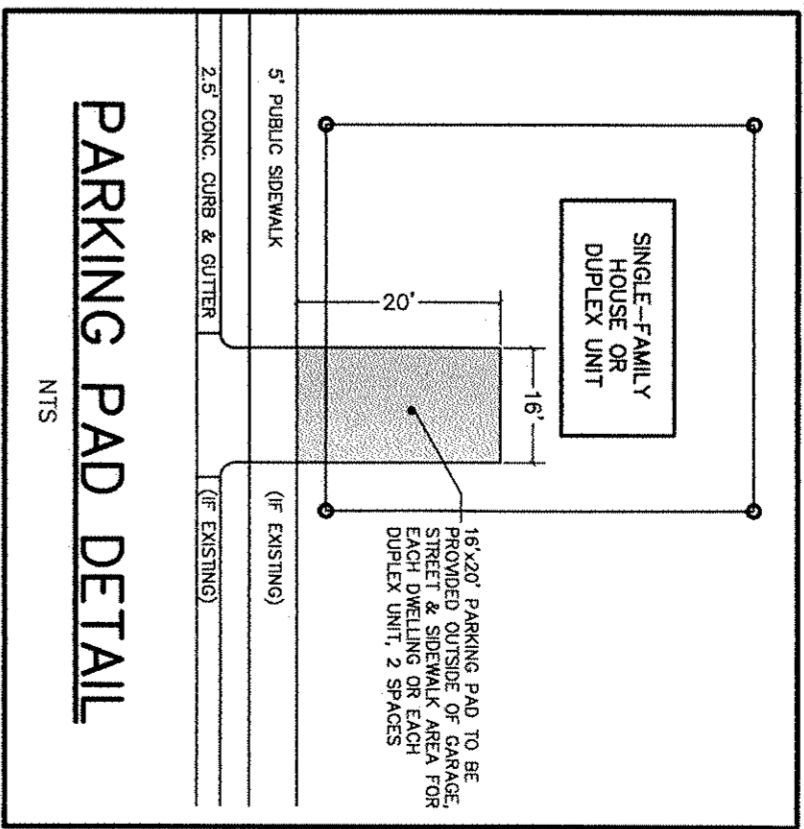
- LEGEND**
- EXISTING OMAHA SANITARY SEWER MAINHOLE
 - PROPOSED SANITARY SEWER
 - EXISTING SANITARY SEWER SERVICE W/ CLEANOUT
 - PROPOSED SANITARY SEWER SERVICE
 - EXISTING WATER METER
 - PROPOSED WATER METER
 - EXISTING DOUBLE WATER METER
 - PROPOSED AFFORDABLE LOT
 - PROPOSED WALKING TRAIL (SEE DETAIL 1/S-8) (ACTIVE RECREATION FEATURE)
 - PROPOSED DRIVEWAY LOCATION
 - SIGNIFICANT TREE
 - SIGNIFICANT TREE TO BE REMOVED
 - PROPOSED FIRE HYDRANT

This flag is to provide stormwater conveyance from Lot 12 to the bioretention cell below lot 13. (See next sheet).

Clarification: the flag on lot 13 is for sewer service (not a driveway).

This driveway serves three lots.

This minor modification reduces the total number of lots from 16 to 15. The revision prevents having to cross the minor intermittent stream at the southern end of the property and removes two affordable units (fee in lieu of these units is proposed).



REVISIONS

SHEET

C-3

OF

9

SCALE 1"=50'
DRAWN BY MOP
CHECKED BY PNP
DATE 4/16/2013
PROJECT NO. 510501
DRAWING NO. C157SP04

LLOYD SQUARE SUBDIVISION

SITE AND UTILITY PLAN
CONSTRUCTION PLANS

TOWN OF CARRBORO

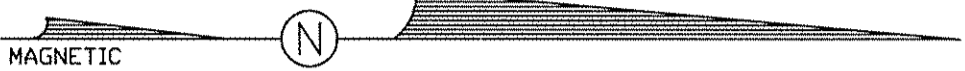
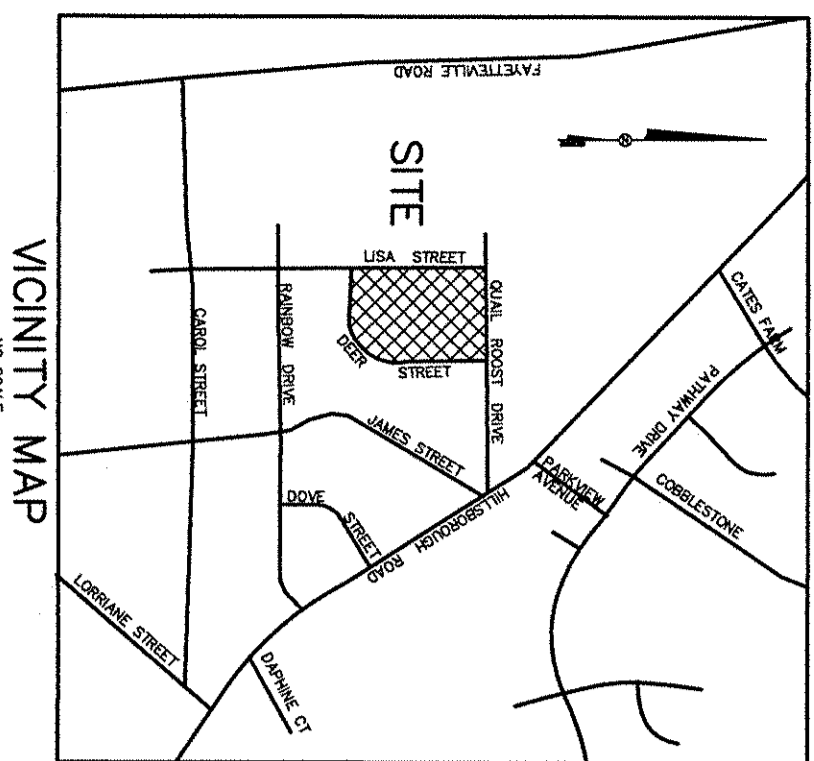
ORANGE COUNTY, N.C.

Tentative Map
For Review Purposes Only

PHILIP
POST
&
ASSOCIATES

ENGINEERS
PLANNERS
SURVEYORS
401 Providence Rd. #200
Chapel Hill, NC 27514
919.929.1173
919.493.2600
Greensboro: 336.580.8169
Firm License C-0347

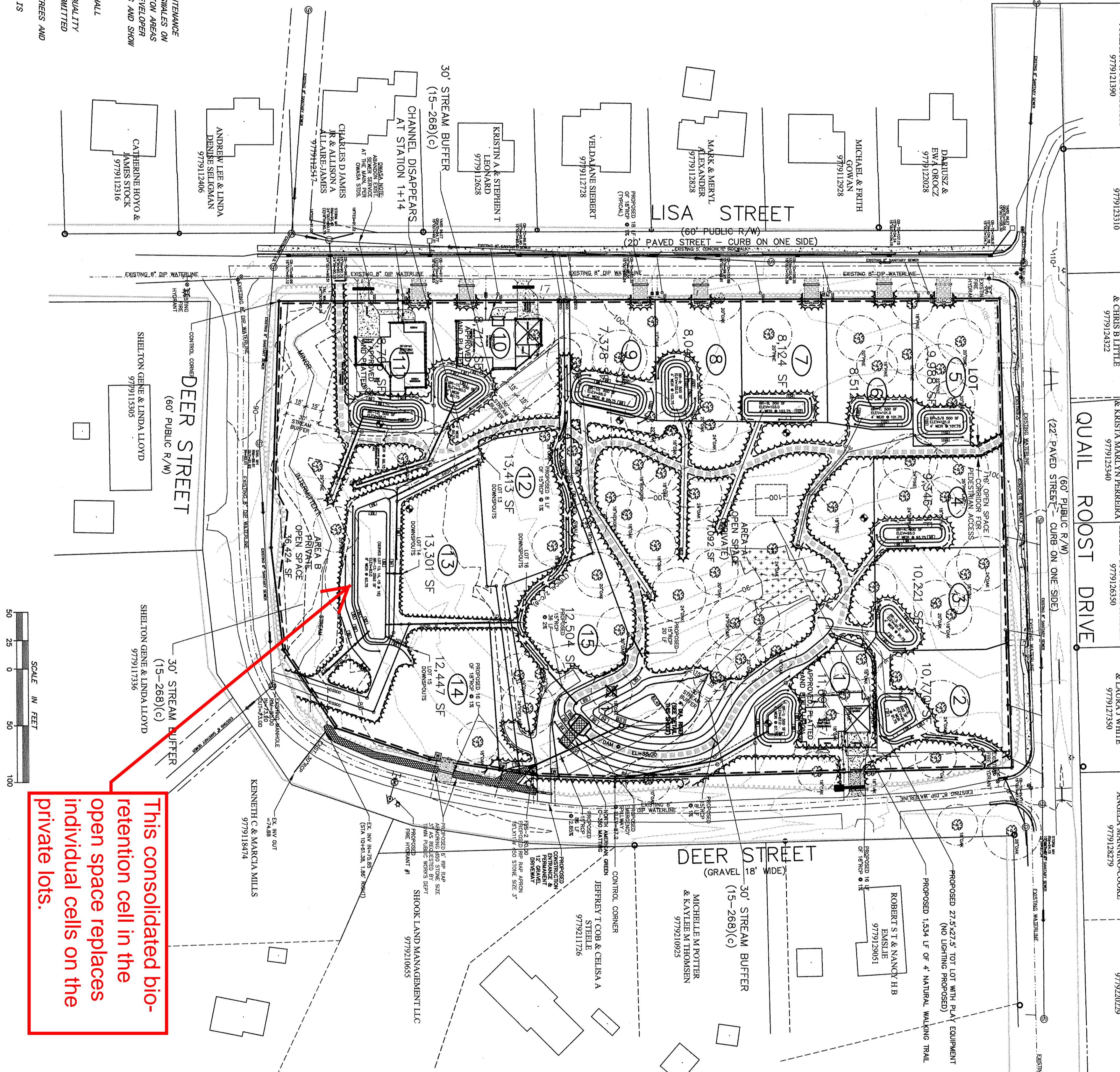
LLOYD SQUARE, PROPOSED MINOR MODIFICATION



TREE REMOVAL CHART
1. 18" OAK

- LEGEND
- EXISTING 2' CONTOUR
 - PROPOSED 2' GRADE CONTOUR
 - SPECIMEN TREE & ROOT ZONE
 - TREE TO BE REMOVED
 - PROPOSED TREE PROTECTION FENCE/SILT FENCE
 - PROPOSED CLEARING LIMIT (SEE DETAIL, 1/1-8)
 - PROPOSED TYPICAL V-SHAPED GRASSSED SWALE (SEE DETAIL SHEET 2/1-8-9)
 - EXISTING SLOPES 15% TO 25% THERE ARE NO SLOPES OVER 25%
 - PROPOSED DRIVEWAY CONNECTION WITH 15" RCP DRIVEWAY PIPE (TYP. UNLESS NOTED)
 - PROPOSED BIO-RETENTION AREA (WITH LOTS SERVER, FOOTPRINT SIZE AND OUTLET PIPE) LOCATION OF SOIL TEST HOLE TO DETERMINE WATER TABLE AT BIO-RETENTION SITES

- NOTES:
- SEE DETAIL SHEETS C-6 AND C-8 FOR STORM, STREET AND EROSION DETAILS.
 - STREAM BUFFER DISTANCE IS REGULATED BY THE LUD.
 - EROSION CONTROL MEASURES TO BE PER ORANGE COUNTY SPECIFICATIONS.
 - BIO-RETENTION AREAS ON PRIVATE OPEN SPACE TO BE ENCUMBERED BY "PRIVATE MAINTENANCE AREA EASEMENTS." A 15' PRIVATE MAINTENANCE AREA SHALL ENCOMPASS ALL GRASSSED SWALES ON PRIVATE OPEN SPACE. ALL PROPOSED GRASSSED SWALES ON PRIVATE LOTS AND BIO-RETENTION AREAS WILL BE DETAIL ALL THESE EASEMENTS BY "PRIVATE STORM DRAINAGE EASEMENTS." THE DEVELOPER SHALL DETAIL ALL THESE EASEMENTS AND MAINTENANCE AREAS ON THE CONSTRUCTION PLANS AND SHOW THE APPROPRIATE EASEMENTS ON THE FINAL PLAN.
 - THE ENGINEER OF RECORD SHALL INSPECT AND PERFORM ON SITE SAMPLING FOR EACH BIO-RETENTION AREA DURING CONSTRUCTION FOR EACH BIO-RETENTION STRUCTURE, AND SHALL PROVIDE "AS-BUILT" CERTIFICATION OF ALL STORM QUALITY AND QUANTITY BMP'S.
 - INSPECTION AND MAINTENANCE PLANS FOR ALL BIO-RETENTION AREAS AND FOR WATER QUALITY AREA AND FOR OTHER COMPONENTS OF THE PRIVATE STORM DRAINAGE SYSTEM SHALL BE SUBMITTED WITH THE CONSTRUCTION PLANS.
 - BIO-RETENTION OUTLET PIPES WILL BE ADJUSTED ON CONSTRUCTION PLANS TO AVOID TREES AND UNNECESSARY CLEARING.
 - LOTS WILL BE GRADED SO THAT ALL WATER FROM THE DEVELOPED PORTION OF THE LOT IS DIRECTED TO THE BIO-RETENTION AREA.



EROSION CONTROL SEQUENCE

- Obtain all necessary permits from Orange County and any other applicable agencies.
- Schedule and hold a pre-construction conference with the Engineer or Owner's representative, Orange County Erosion Control Officer (245-2586), Contractor, and any other appropriate persons.
- All erosion control measures shall conform to the plans, details, and specifications as shown on the plans and in the Orange County Erosion Control Manual.
- Install silt fence, sediment pond, temporary diversions, and/or other measures as shown on the approved plans before beginning any land disturbing activities.
- Temporary diversions, with stone check dams as necessary, shall be installed as needed to direct all sediment-laden runoff into a sediment basin or into an area controlled by silt fence. Areas may be identified after work begins, either by the Engineer or Erosion Control personnel, which require such measures and do not appear on the approved plans.
- The contractor shall adhere to all clearing limits and disturb only as necessary to install infrastructure.
- Inspect and maintain erosion measures as required after each rain event.
- All graded areas are to be planted or provided with protective cover sufficient to restrain erosion within 15 working days after the completion of any phase of grading. All areas upon which no further land disturbing activity will be undertaken are to be planted or provided with protective cover within 15 working days.
- All land clearing debris, trees, stumps, rocks and excess dirt shall be removed from the site by the contractor to an approved landfill.
- Keep mud and debris off the streets and drives at all times.
- After an area is stabilized, remove any erosion control devices and properly dispose of all accumulated sediment and debris from the devices and stabilize the device location.
- Arrange a final inspection with the erosion control inspector to confirm that all the requirements of the approved erosion control plan have been completed.

TREE REMOVAL CHART
1. 18" OAK

This consolidated bio-retention cell in the open space replaces individual cells on the private lots.

LLOYD SQUARE SUBDIVISION

GRADING, DRAINAGE, TREE PROTECTION & EROSION CONTROL PLAN
CONSTRUCTION PLANS

TOWN OF CARRBORO

ORANGE COUNTY, N.C.

Preliminary Map
For Review Purposes Only

PHILIP
POST
&
ASSOCIATES

ENGINEERS
PLANNERS
SURVEYORS
401 Providence Rd., #200
Chapel Hill, NC 27514
919.929.1173
919.493.2600
Greensboro: 336.580.8169
Firm License C-0347

REVISIONS	SHEET
	C-4
	OF 9

SCALE 1"=50'
DRAWN BY MOP
CHECKED BY PNP
DATE 4/16/2013
PROJECT NO. S10501
DRAWING NO. C157SP04
This drawing is the property of Philip Post and Associates, Inc. and is not to be reproduced or used in whole or in part, it is only to be used for the project and for the site specifically identified herein and is not to be used on any other project or site. It is to be returned upon the written request of Philip Post & Associates, Inc. (Copyright 2003)