

BUILDING SETBACKS FOR B-1(g):

MINIMUM DISTANCE FROM STREET RIGHT OF WAY LINE BUILDING -- FREESTANDING SIGN --

MINIMUM DISTANCE FROM STREET CENTERLINE BUILDING 30 FREESTANDING SIGN --

MINIMUM DISTANCE FROM LOT BOUNDARY LINE BUILDING AND FREESTANDING SIGN --

STORMWATER NOTE:

(3 U TYPE RACKS FOR 6 BIKES)
NEW ROOF AT COVERED BIKE RACKS

PROPOSED NEW STRUCTURE
FOUR NEW DETAIL BAYS
324 SQUARE FEET
CAR WASH 9.500 USE

EXISTING STONE WALL
NEW CAST IN PLACE CONCRETE RETAINING WALL

2 NEW TREES
(1. JAPANESE MAPLE--ACER PALMATUM
2. EASTERN REDBUD--CERCIS CANADENSIS OR
3. FLOWERING DOGWOOD--CORNUS FLORIDA)

APPROXIMATE LOCATION OF TREES ON ADJOINING PROPERTY (NO CHANGE)

PROJECT SUMMARY

OWNER - THOMAS TUCKER, 1289 N. FORDHAM BLVD., SUITE 400, CHAPEL HILL, NC 27516, tel 919 923 3750
APPLICANT - MATTHEW FORD, AIA - JIM SPENCER ARCHITECTS, PO BOX 385, CARRBORO, NC 27510
PERMIT SOUGHT - MINOR MODIFICATION TO EXISTING CONDITIONAL USE PERMIT (RELOCATION OF USES - 324 ADDITIONAL SQUARE FEET)
TAX MAP REFERENCE : 9788053970
ADDRESS: CAROLINA CAR WASH 414 E. MAIN STREET., 100 A BREWER LANE, 100 B BREWER LANE
TRACT SIZE: 25,969 S.F., 0.60AC.
ZONING DISTRICT: B1-G
OVERLAY ZONING DISTRICT: EAT
EXISTING PERMITTED USE CATEGORIES: 9.400
EXISTING USES: 9.500, 6.110, 8.100, 8.700
PROPOSED USES: 2.110, 2.120, 2.130, 3.110, 3.120, 3.150, 4.100, 5.320, 5.400, 6.110, 8.100, 8.200, 8.500, 8.600, 9.400, 9.500, 27.00, 9.500, 6.110, 8.100, 8.700 BUILDING HEIGHT: 1 STORY, WITH PARTIAL SECOND STORY
BUILDING SIZE: 8,609 S.F. + 324 S.F. PROPOSED ADDITION = 8,933 S.F.

PARKING SUMMARY

TOTAL EXISTING BUILDING SQUARE FOOTAGE: 8,609
ADDITIONAL SQUARE FOOTAGE: + 324

CAR WASH:
3,825 S.F. OF EXISTING BUILDING IS PERMANENT CAR WASH (9.500; CONVEYOR TYPE.) + 324 S.F. CAR WASH EMPLOYEE PARKING (3) CONTAINED IN CAR WASH DRIVE AND ALONG FRONT OF BUILDING (ALONG EAST MAIN STREET)--THE LONG ENTRY DRIVE COMBINED WITH IMMEDIATE CUSTOMER PICKUP AFTER CAR WASHING MEANS NO WAREHOUSING OF VEHICLES ON LOT AND NO OBSTRUCTION OF RIGHT OF WAY ON E. MAIN STREET.

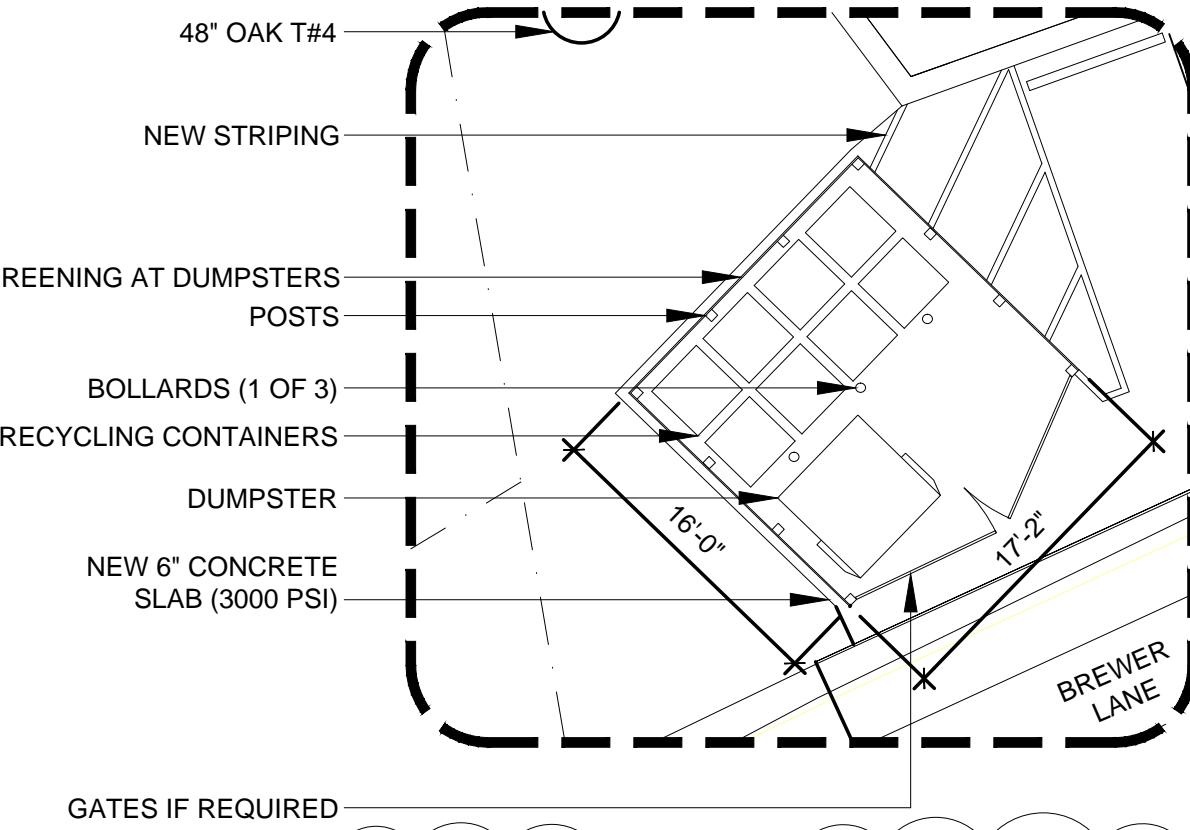
OTHER USES:

RESTAURANT AND BAR : 1478 S.F. + 725 S.F. = 2,203 S.F.
8.100 1 SPACE PER 100 SQUARE FEET OF GROSS FLOOR AREA 2,203/100 S.F. = 22 SPACES REQUIRED
YOGA STUDIO: 2,521 S.F.
6.110 - 1 SPACE/200 GROSS S.F.
2,521/200= 13 SPACES REQUIRED.
TOTAL PARKING REQUIRED BASED ON PROPOSED USES
22+13+9 = 44

11 SPACES (1 ACCESSIBLE) ARE PROVIDED ON SITE. OFF SITE (SATELLITE AND PUBLIC LOTS) ARE SHOWN ON PARKING MAP. OWNER SHALL POST SIGN AT SITE PARKING LISTING LOCATION OF ADDITIONAL PARKING.
ON SITE PARKING: STANDARD SPACES: 11 (1 ACCESSIBLE)
SATELLITE PARKING: STANDARD SPACES: 30
TOTAL: 41 SPACES

ADDITIONAL PARKING: TOWN OF CARRBORO LOT: 21 SPACES (1 ACCESSIBLE) PLUS OWNER'S LOT IN CHAPEL HILL 8 SPACES IN THE DAY, 14 IN THE EVENING.

Construction Waste:
1. All existing structures 500 Square Feet and larger in size shall be assessed prior to demolition to ensure compliance with the County's Regulated Recyclable Materials Ordinance (RRMO) and to assess the potential for de-construction and/or the re-use of salvageable materials.
2. By Orange County Ordinance, clean wood waste, scrap metal, and corrugated cardboard present in construction or demolition waste must be recycled.
3. By Orange County Ordinance, all haulers of mixed construction and demolition waste that includes any regulated recyclable materials shall be licensed by Orange County.
4. Prior to any demolition or construction activity on the site the Applicant shall hold a pre-demolition/pre-construction conference with the Solid Waste staff. This may be the same pre-construction meeting held with other development/enforcement officials.
5. The presence of any asbestos containing materials (ACM) and/or other hazardous materials in construction and demolition waste shall be handled in accordance with any and all local, state, and federal regulations and guidelines.

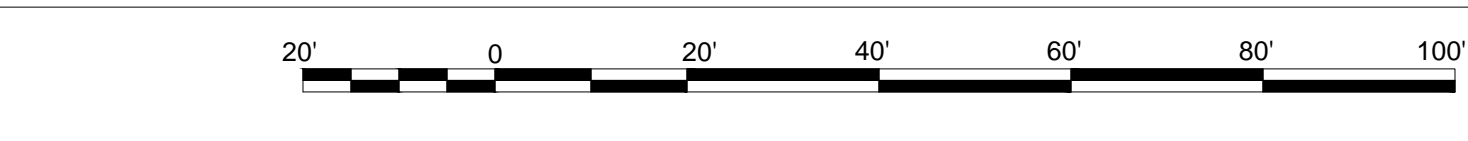


NOTE: CARDBOARD WASTE TO BE COLLECTED FROM TENANTS AND TAKEN TO THE ORANGE COUNTY PUBLIC RECYCLING CENTER LOCATED BEHIND CARRBORO PLAZA

2 SITE DUMPSTER ENCLOSURE DETAIL
SCALE:

LEGEND

- [Pattern] = EXISTING CAR WASH
- [Pattern] = EXISTING BAR
- [Pattern] = EXISTING YOGA STUDIO
- [Pattern] = PROPOSED NEW CONSTRUCTION (CAR WASH)
- [Pattern] = PROPOSED RESTAURANT
- [Pattern] = NEW RETAINING WALL, CANOPIES AND ROOF
- [Pattern] = EXISTING SIDEWALK
- [Line] = PROPERTY LINE
- [Line] = 50' FROM PROPERTY LINE
- [Symbol] = SPOT ELEVATION (EXISTING)
- [Symbol] = SPOT ELEVATION (EXISTING TO BE REVISED)
- [Symbol] = SPOT ELEVATION (PROPOSED)
- [Line] = TREE PROTECTION FENCE (ORANGE TENSER SKI FENCE. 10' MAX SPACING OF METAL STAKES WITH SIGN READING "TREE PROTECTION AREA- DO NOT ENTER" SPACED EVERY 50' ALONG FENCE)

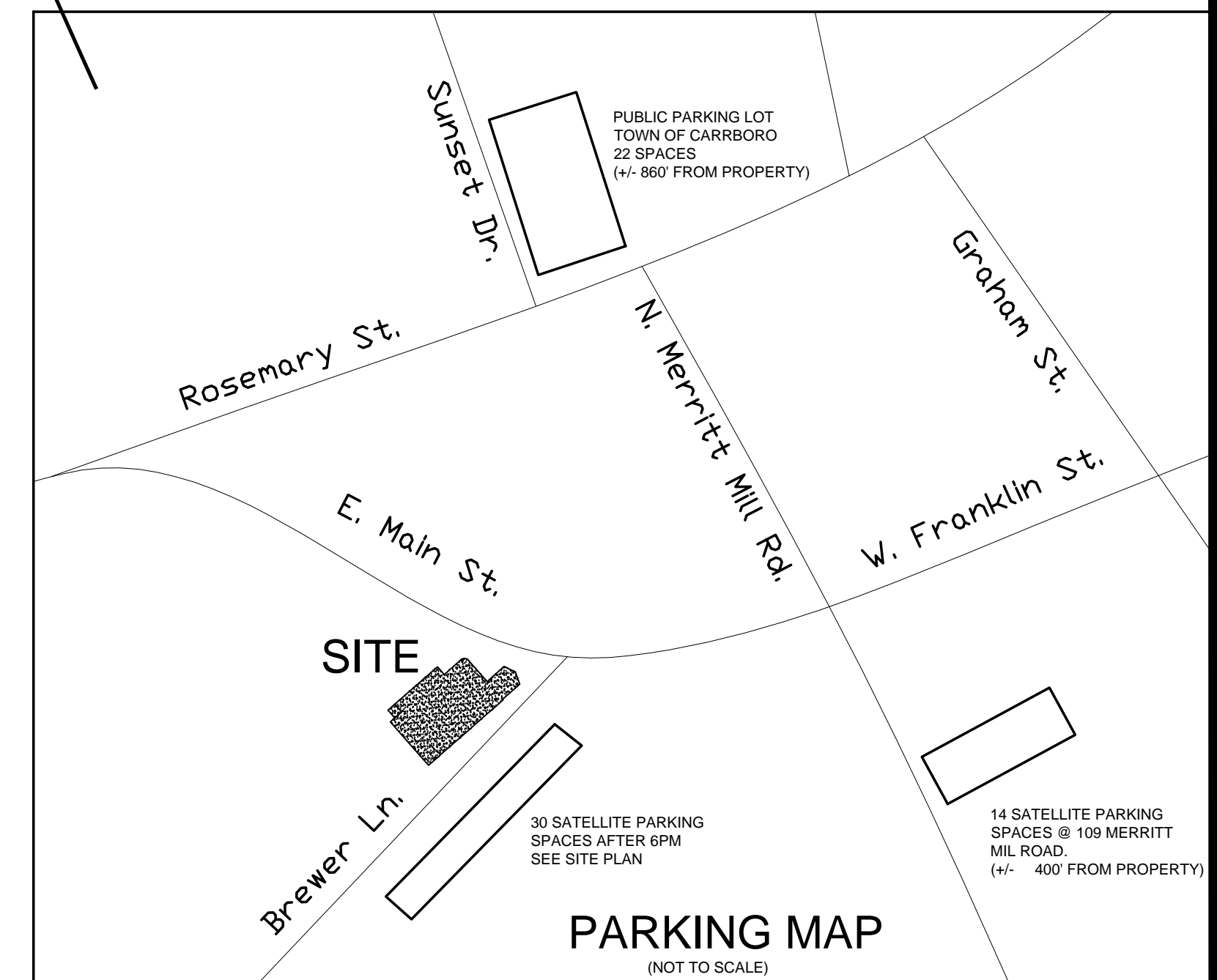


1 SITE PROPOSED CONDITIONS - SITE PLAN
SCALE: 1" = 20'-0"

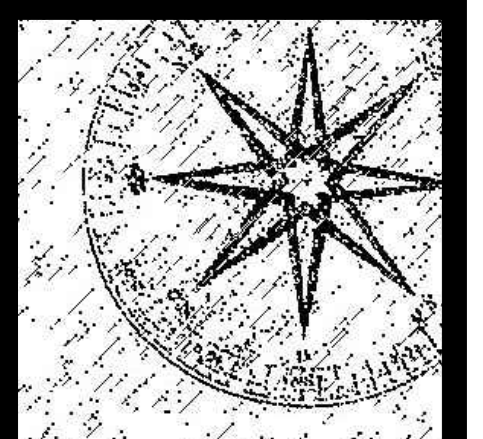
TREE TABLE

ID	TREE AND SIZE	LOCATION	NOTES
T#1	14" DIA. OAK	ADJOINING LOT	REMAINS
T#2	14" DIA. OAK	SITE	(TO BE REMOVED)
T#3	14" DIA. OAK	ADJOINING LOT	(TO BE REMOVED)
T#4	48" DIA. OAK	SITE	REMAINS
Tgroup#1	BRADFORD PEARS AND CREPE MYRTLES	SITE	REMAINS
Tgroup#2	ASSORTED SPECIES	ADJOINING LOT	REMAINS

- LIST OF NONCONFORMITIES TO REMAIN:**
1. SCREENING AND SHADING
 2. 10' SIDEWALK
 3. ARCHITECTURAL STANDARDS IN B1G
 4. LOADING ZONE



PARKING MAP
(NOT TO SCALE)



JIM SPENCER ARCHITECTS, PA

103 LLOYD STREET
SECOND FLOOR
CARRBORO, NC 27510

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jspencerjsa@gmail.com

Project:

414 EAST MAIN STREET

CARRBORO, NORTH CAROLINA 27510

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SITE PLAN
MINOR MODIFICATION TO CONDITIONAL USE PERMIT

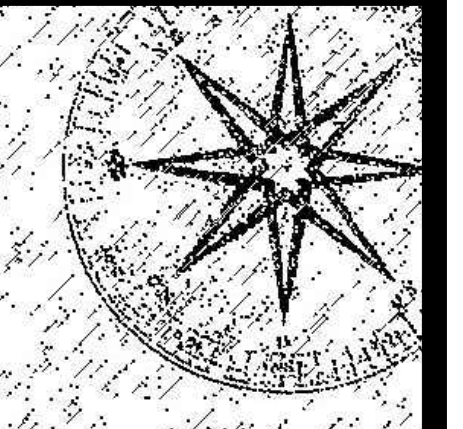
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Drawn	MTF
Checked	
DATE	NOV. 12, 2014
REVISION	1 MAR. 4, 2015
	2 MAY. 12, 2015
	3 MAY. 13, 2015
	4 MAY. 19, 2015

Sheet Title:

1 OF 2

Sheet Number



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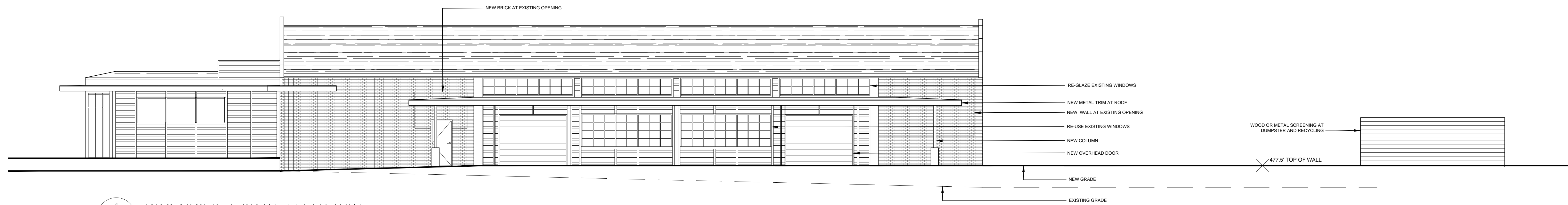
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REVISION	MAY 12, 2015

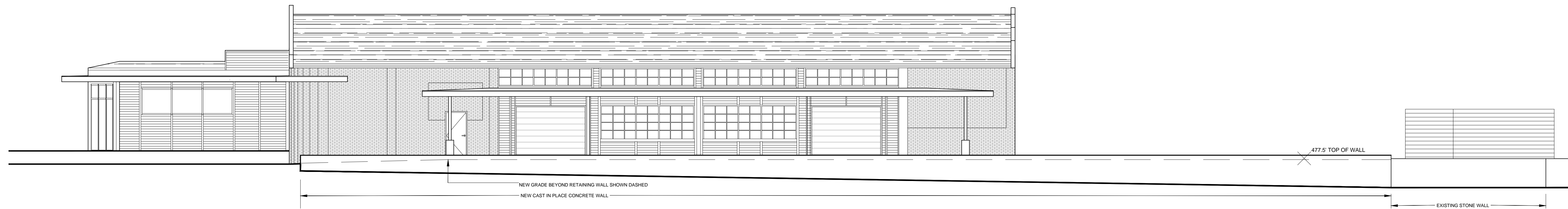
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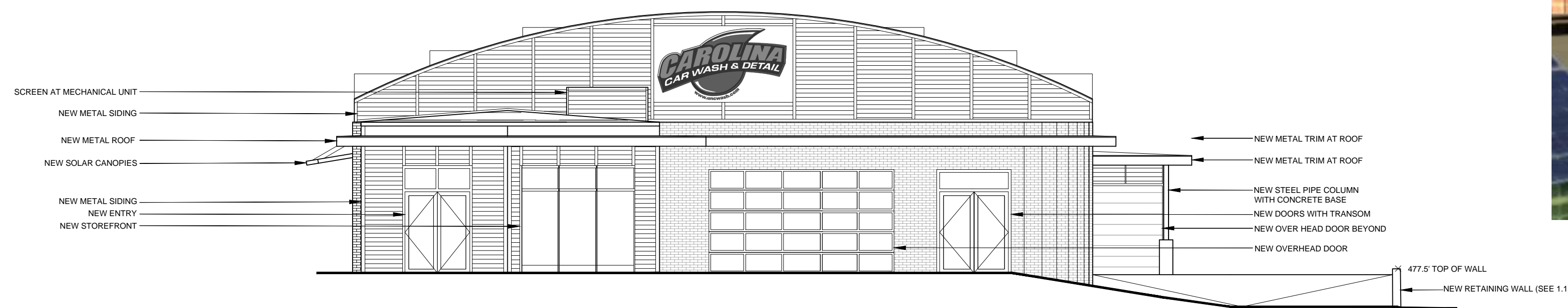
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1.2 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'



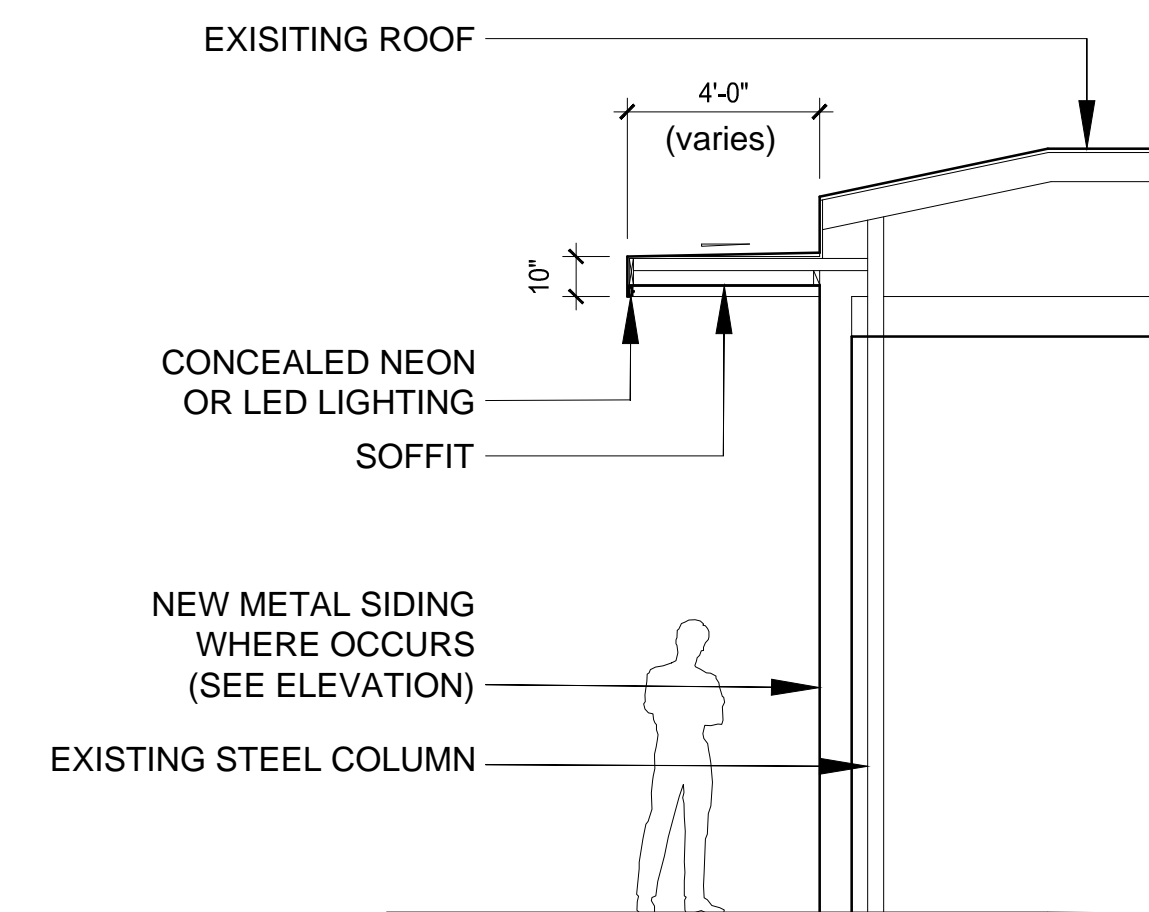
1.1 RETAINING WALL ELEVATION (NORTH)
SCALE: 1/8" = 1'



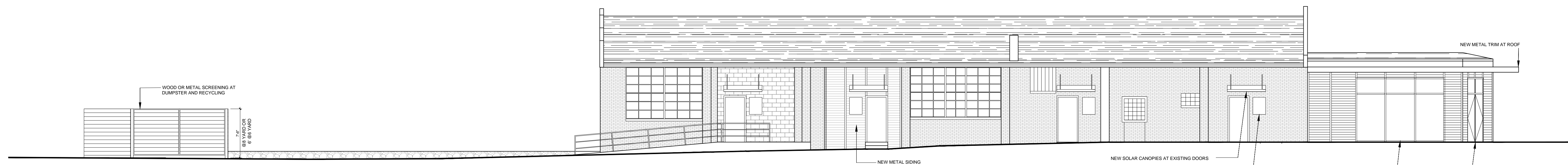
2 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'



4 SOLAR CANOPY DETAIL (SIM.)
SCALE: N.T.S.



5 NEW ROOF DETAIL (WITH LIGHT COVE)
SCALE: 1/8" = 1'



3 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'