

FRANCIS CHAN MIXED USE
BUILDING - CONDITIONAL
USE PERMIT

SITE DATA

1. TYPE OF SUBMITTAL:

SITE PLAN
2. PARCEL PIN:

9778346032
3. ADDRESS:

603 JONES FERRY ROAD
4. CURRENT ZONING:

O
5. ZONING CONDITIONS:

ENCROACHMENTS INTO THE ZONE 2 WATER QUALITY BUFFER SHALL BE LIMITED TO 20' FOR STRUCTURES AND PAVEMENT.

ENCROACHMENT INTO THE ZONE 2 BUFFER FOR STORMWATER BMP/SCM SHALL BE LIMITED TO 50'. DIFFUSE FLOW SHALL BE ACHIEVED BEFORE DISCHARGE ENTERS ZONE 1.
6. PROPOSED ZONING:

O
7. ADJACENT ZONING:

O & R-3
8. PROPOSED USE:

MIXED USE - 1,300 & 3,120 OFFICE ON FIRST LEVEL WITH LIVING SPACE ABOVE
9. ADJACENT USE:

APARTMENTS (1,330) MEDICAL OFFICES (7,100)
10. DEED BOOK REFERENCE:

BOOK 5819, PAGE 547
11. BUILDING SIZE:

TOTAL PROPOSED SQUARE FOOTAGE = 9,600 SF
PROPOSED RESIDENTIAL SQUARE FOOTAGE = 4,800 SF (FOUR UNITS W/ 1,200 SF AND TWO BEDROOMS EACH)
PROPOSED OFFICE SQUARE FOOTAGE = 4,800 SF (FOUR UNITS W/ 1,200 SF EACH)
PROPOSED BUILDING HEIGHT = 29.83 FT; 2 STORIES
EXISTING SQUARE FOOTAGE = 0 SF
12. PROPOSED LOT AREA:

1.10 ACRES (47,916 SF)
13. TRACT ACREAGE:

EXISTING: 1.10 ACRES (47,916 SF)
PROPOSED: 1.10 ACRES (47,916 SF)
14. MIN. BUILDING SETBACKS:

STREET: 15 ft
BOUNDARY: 15 ft
15. LANDSCAPED SCREENING:

SEMI-OPAQUE SCREEN ADJACENT TO R-3
16. PARKING REQUIRED:

1 VEHICLE SPACE PER 400 SF (OFFICE); 4,800 SF / 400 SF = 12 SPACES
1.5 BICYCLE SPACES PER UNIT & 1 SPACE PER BEDROOM PLUS
1 SPACE PER 4 RESIDENTIAL UNITS
VEHICLE SPACES (5 MIN) = 9 SPACES
17. PARKING PROVIDED:

21 VEHICLE SPACES: 11 STANDARD, 1 ADA, & 9 COMPACT
11 BICYCLE SPACES
18. EXISTING PARKING:

0 SPACES
19. PROPOSED PHASES:

1 PHASE
20. IMPERVIOUS AREA:

0.34 ACRE (30.66%)
21. USE CATEGORIES:

USE CODES 1,330 MULTI-FAMILY APARTMENTS & 3,120 OFFICE
W/ LITTLE TO NO CUSTOMER OR CLIENT TRAFFIC

TYPE OF PERMIT/ APPROVAL REQUESTED: CUP (CONDITIONAL USE)



VICINITY MAP
1" = 1,200'

APRIL 12, 2018

CIVIL ENGINEER

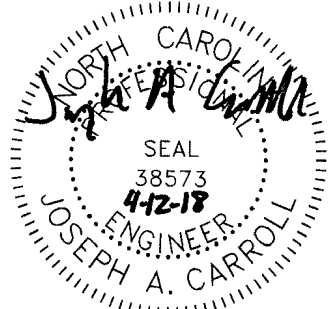
TIMMONS GROUP
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GREENSBORO, NC 27409
CONTACT: ADAM CARROLL, PE
PHONE: (336) 478-3346
EMAIL: ADAM.CARROLL@TIMMONS.COM

OWNER

FRANCIS CHAN - FJC TRUST
101 HARKNESS CIR
DURHAM, NC 27705
CONTACT: FRANCIS CHAN
PHONE: (919) 360-0049
FRANCISCHAN66@GMAIL.COM

ARCHITECT

O'BRIEN: ARCHITECTURE
143 W. MAIN STREET
KERNERSVILLE, NC 27284
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YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION
TOWN OF CARRBORO REVIEW COMMENTS
TOWN OF CARRBORO REVIEW COMMENTS
TOWN OF CARRBORO REVIEW COMMENTS

DATE
12/19/2017
03/09/2018
04/12/2018

DATE
07/06/2017

DRAWN BY

J. MOORE

DESIGNED BY

J. MOORE

CHECKED BY

A. CARROLL

SCALE

AS SHOWN

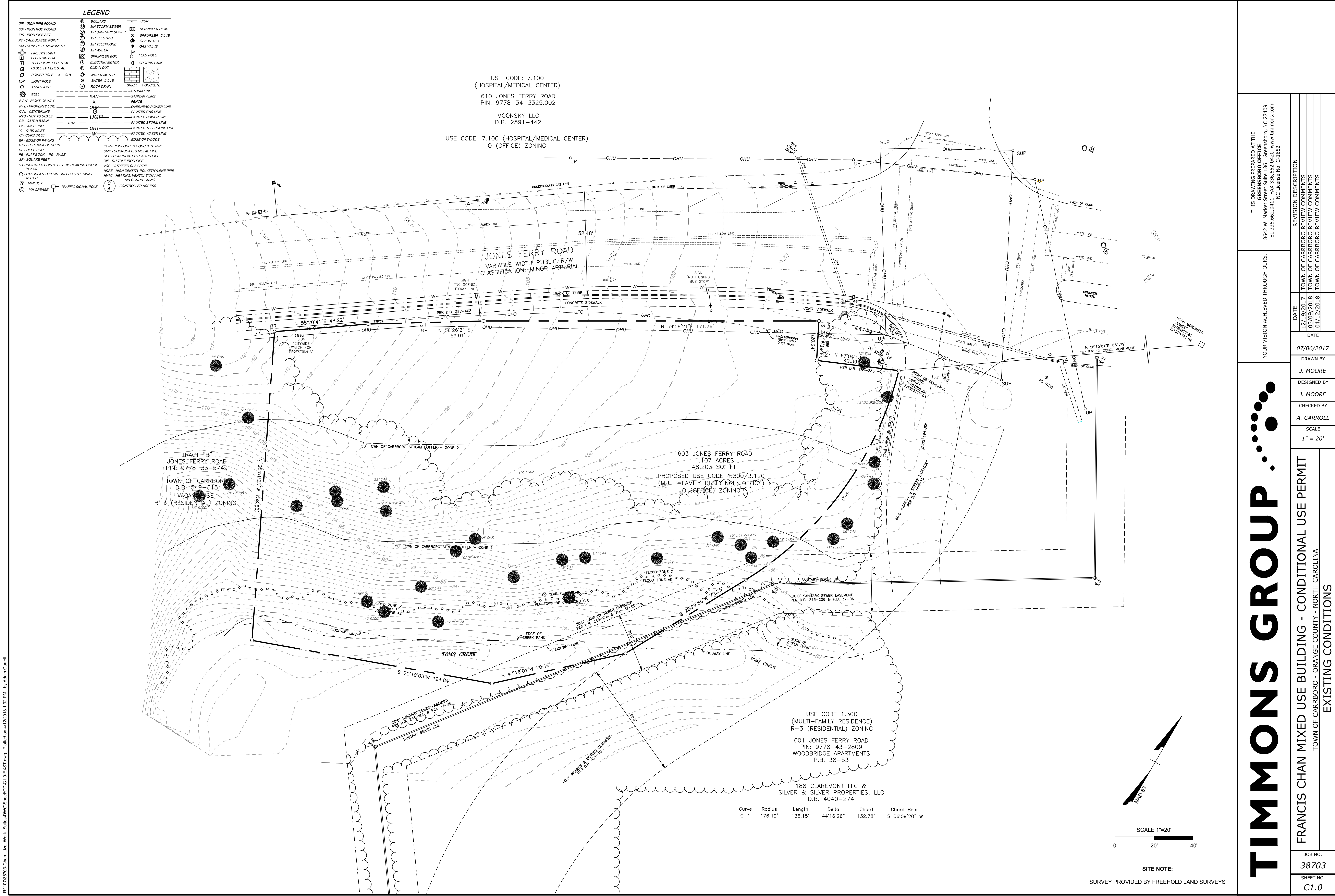
TIMMONS GROUP

FRANCIS CHAN MIXED USE BUILDING - CONDITIONAL USE PERMIT
TOWN OF CARRBORO - ORANGE COUNTY - NORTH CAROLINA
COVER SHEET

JOB NO.
38703

SHEET NO.
C0.0

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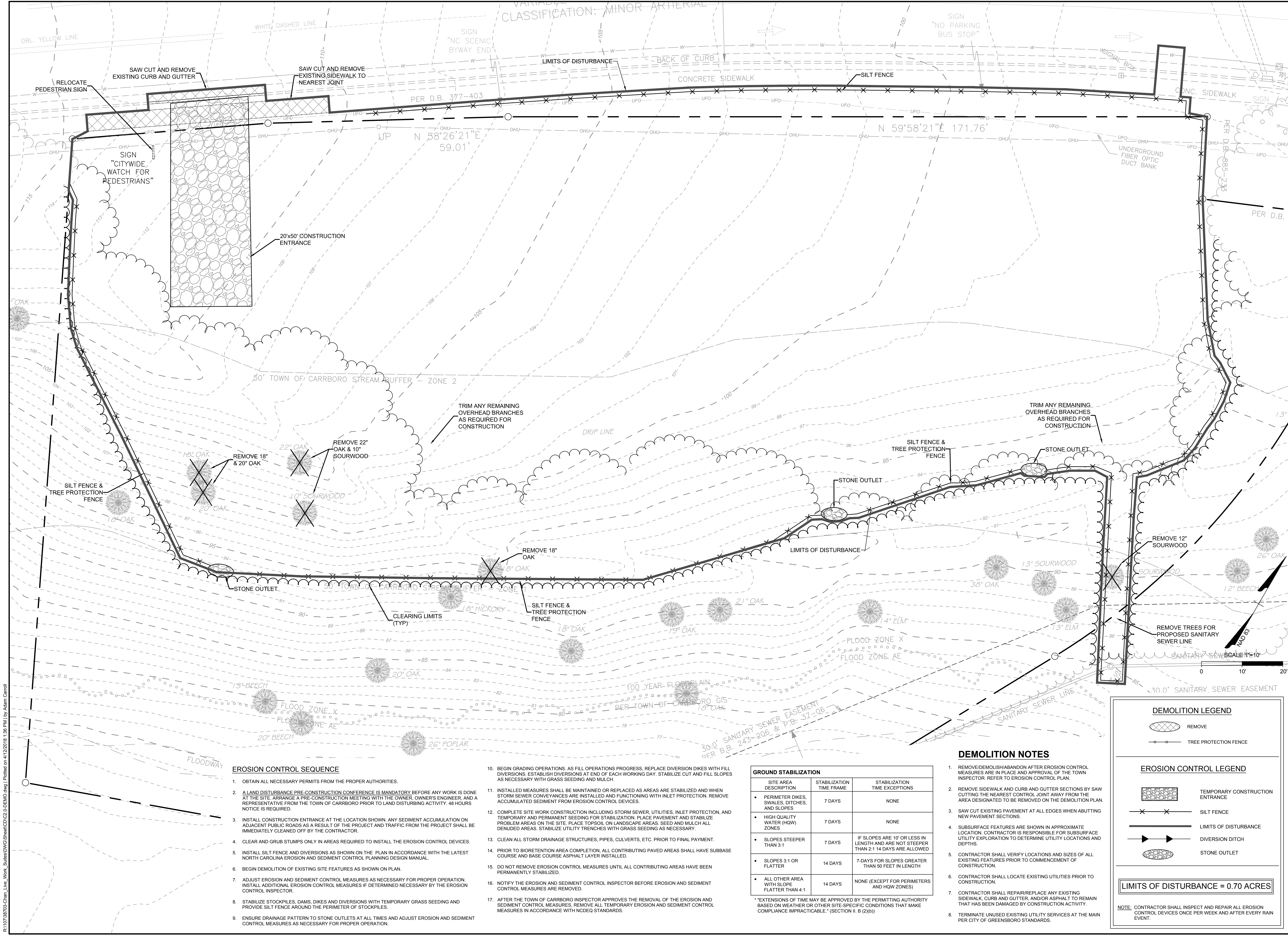
SCALE
1" = 20'

FRANCIS CHAN MIXED USE BUILDING - CONDITIONAL USE PERMIT
TOWN OF CARRBORO - ORANGE COUNTY - NORTH CAROLINA
EXISTING CONDITIONS

JOB NO.
38703

SHEET NO.
C1.0

OWNER INFORMATION: FRANCIS CHAN; 101 HARKNESS CIRCLE, DURHAM, NC 27705; FRANCISCHAN66@GMAIL.COM



EROSION CONTROL SEQUENCE

1. OBTAIN ALL NECESSARY PERMITS FROM THE PROPER AUTHORITIES.
2. A LAND DISTURBANCE PRE-CONSTRUCTION CONFERENCE IS MANDATORY BEFORE ANY WORK IS DONE AT THE SITE. ARRANGE A PRE-CONSTRUCTION MEETING WITH THE OWNER, OWNER'S ENGINEER, AND A REPRESENTATIVE FROM THE TOWN OF CARRBORO PRIOR TO LAND DISTURBING ACTIVITY. 48 HOURS NOTICE IS REQUIRED.
3. INSTALL CONSTRUCTION ENTRANCE AT THE LOCATION SHOWN. ANY SEDIMENT ACCUMULATION ON ADJACENT PUBLIC ROADS AS A RESULT OF THE PROJECT AND TRAFFIC FROM THE PROJECT SHALL BE IMMEDIATELY CLEARED OFF BY THE CONTRACTOR.
4. CLEAR AND GRUB STUMPS ONLY IN AREAS REQUIRED TO INSTALL THE EROSION CONTROL DEVICES.
5. INSTALL SILT FENCE AND DIVERSIONS AS SHOWN ON THE PLAN IN ACCORDANCE WITH THE LATEST NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING DESIGN MANUAL.
6. BEGIN DEMOLITION OF EXISTING SITE FEATURES AS SHOWN ON PLAN.
7. ADJUST EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY FOR PROPER OPERATION. INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DETERMINED NECESSARY BY THE EROSION CONTROL INSPECTOR.
8. STABILIZE STOCKPILES, DAMS, DIKES AND DIVERSIONS WITH TEMPORARY GRASS SEEDING AND PROVIDE SILT FENCE AROUND THE PERIMETER OF STOCKPILES.
9. ENSURE DRAINAGE PATTERN TO STONE OUTLETS AT ALL TIMES AND ADJUST EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY FOR PROPER OPERATION.

10. BEGIN GRADING OPERATIONS. AS FILL OPERATIONS PROGRESS, REPLACE DIVERSION DIKES WITH FILL DIVERSIONS. ESTABLISH DIVERSIONS AT END OF EACH WORKING DAY. STABILIZE CUT AND FILL SLOPES AS NECESSARY WITH GRASS SEEDING AND MULCH.
11. INSTALLED MEASURES SHALL BE MAINTAINED OR REPLACED AS AREAS ARE STABILIZED AND WHEN STORM SEWER CONVEYANCES ARE INSTALLED AND FUNCTIONING WITH INLET PROTECTION. REMOVE ACCUMULATED SEDIMENT FROM EROSION CONTROL DEVICES.
12. COMPLETE SITE WORK CONSTRUCTION INCLUDING STORM SEWER, UTILITIES, INLET PROTECTION, AND TEMPORARY AND PERMANENT SEEDING FOR STABILIZATION. PLACE PAVEMENT AND STABILIZE PROBLEM AREAS ON THE SITE. PLACE TOPSOIL ON LANDSCAPE AREAS. SEED AND MULCH ALL DENUDED AREAS. STABILIZE UTILITY TRENCHES WITH GRASS SEEDING AS NECESSARY.
13. CLEAN ALL STORM DRAINAGE STRUCTURES, PIPES, CULVERTS, ETC. PRIOR TO FINAL PAYMENT.
14. PRIOR TO BIORETENTION AREA COMPLETION, ALL CONTRIBUTING PAVED AREAS SHALL HAVE SUBBASE COURSE AND BASE COURSE ASPHALT LAYER INSTALLED.
15. DO NOT REMOVE EROSION CONTROL MEASURES UNTIL ALL CONTRIBUTING AREAS HAVE BEEN PERMANENTLY STABILIZED.
16. NOTIFY THE EROSION AND SEDIMENT CONTROL INSPECTOR BEFORE EROSION AND SEDIMENT CONTROL MEASURES ARE REMOVED.
17. AFTER THE TOWN OF CARRBORO INSPECTOR APPROVES THE REMOVAL OF THE EROSION AND SEDIMENT CONTROL MEASURES, REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH NCEQ STANDARDS.

GROUND STABILIZATION

SITE AREA DESCRIPTION	STABILIZATION TIME FRAME	STABILIZATION TIME EXCEPTIONS
• PERIMETER DIKES, SWALES, DITCHES, AND SLOPES	7 DAYS	NONE
• HIGH QUALITY WATER (HOW) ZONES	7 DAYS	NONE
• SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1 14 DAYS ARE ALLOWED
• SLOPES 3:1 OR FLATTER	14 DAYS	7-DAYS FOR SLOPES GREATER THAN 50 FEET IN LENGTH
• ALL OTHER AREA WITH SLOPE FLATTER THAN 4:1	14 DAYS	NONE (EXCEPT FOR PERIMETERS AND HOW ZONES)

*EXTENSIONS OF TIME MAY BE APPROVED BY THE PERMITTING AUTHORITY BASED ON WEATHER OR OTHER SITE-SPECIFIC CONDITIONS THAT MAKE COMPLIANCE IMPRACTICABLE." (SECTION II. B (2)(i))

DEMOLITION NOTES

1. REMOVE/DEMOLISH/ABANDON AFTER EROSION CONTROL MEASURES ARE IN PLACE AND APPROVAL OF THE TOWN INSPECTOR. REFER TO EROSION CONTROL PLAN.
2. REMOVE SIDEWALK AND CURB AND GUTTER SECTIONS BY SAW CUTTING THE NEAREST CONTROL JOINT AWAY FROM THE AREA DESIGNATED TO BE REMOVED ON THE DEMOLITION PLAN.
3. SAW CUT EXISTING PAVEMENT AT ALL EDGES WHEN ABUTTING NEW PAVEMENT SECTIONS.
4. SUBSURFACE FEATURES ARE SHOWN IN APPROXIMATE LOCATION. CONTRACTOR IS RESPONSIBLE FOR SUBSURFACE UTILITY EXPLORATION TO DETERMINE UTILITY LOCATIONS AND DEPTHS.
5. CONTRACTOR SHALL VERIFY LOCATIONS AND SIZES OF ALL EXISTING FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. CONTRACTOR SHALL LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL REPAIR/REPLACE ANY EXISTING SIDEWALK, CURB AND GUTTER, AND/OR ASPHALT TO REMAIN THAT HAS BEEN DAMAGED BY CONSTRUCTION ACTIVITY.
8. TERMINATE UNUSED EXISTING UTILITY SERVICES AT THE MAIN PER CITY OF GREENSBORO STANDARDS.

DEMOLITION LEGEND

- REMOVE
- TREE PROTECTION FENCE

EROSION CONTROL LEGEND

- TEMPORARY CONSTRUCTION ENTRANCE
- SILT FENCE
- LIMITS OF DISTURBANCE
- DIVERSION DITCH
- STONE OUTLET

LIMITS OF DISTURBANCE = 0.70 ACRES

NOTE: CONTRACTOR SHALL INSPECT AND REPAIR ALL EROSION CONTROL DEVICES ONCE PER WEEK AND AFTER EVERY RAIN EVENT.

SEAL
38573
4-12-18
ENGINEER
JOSEPH A. CARROLL

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DATE

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DATE

04/12/2018

TOWN OF CARRBORO REVIEW COMMENTS

DATE

07/06/2017

DRAWN BY

J. MOORE

DESIGNED BY

J. MOORE

CHECKED BY

A. CARROLL

SCALE

1" = 10'

FRANCIS CHAN MIXED USE BUILDING - CONDITIONAL USE PERMIT

TOWN OF CARRBORO - ORANGE COUNTY - NORTH CAROLINA

DEMOLITION AND PHASE I EROSION CONTROL PLAN

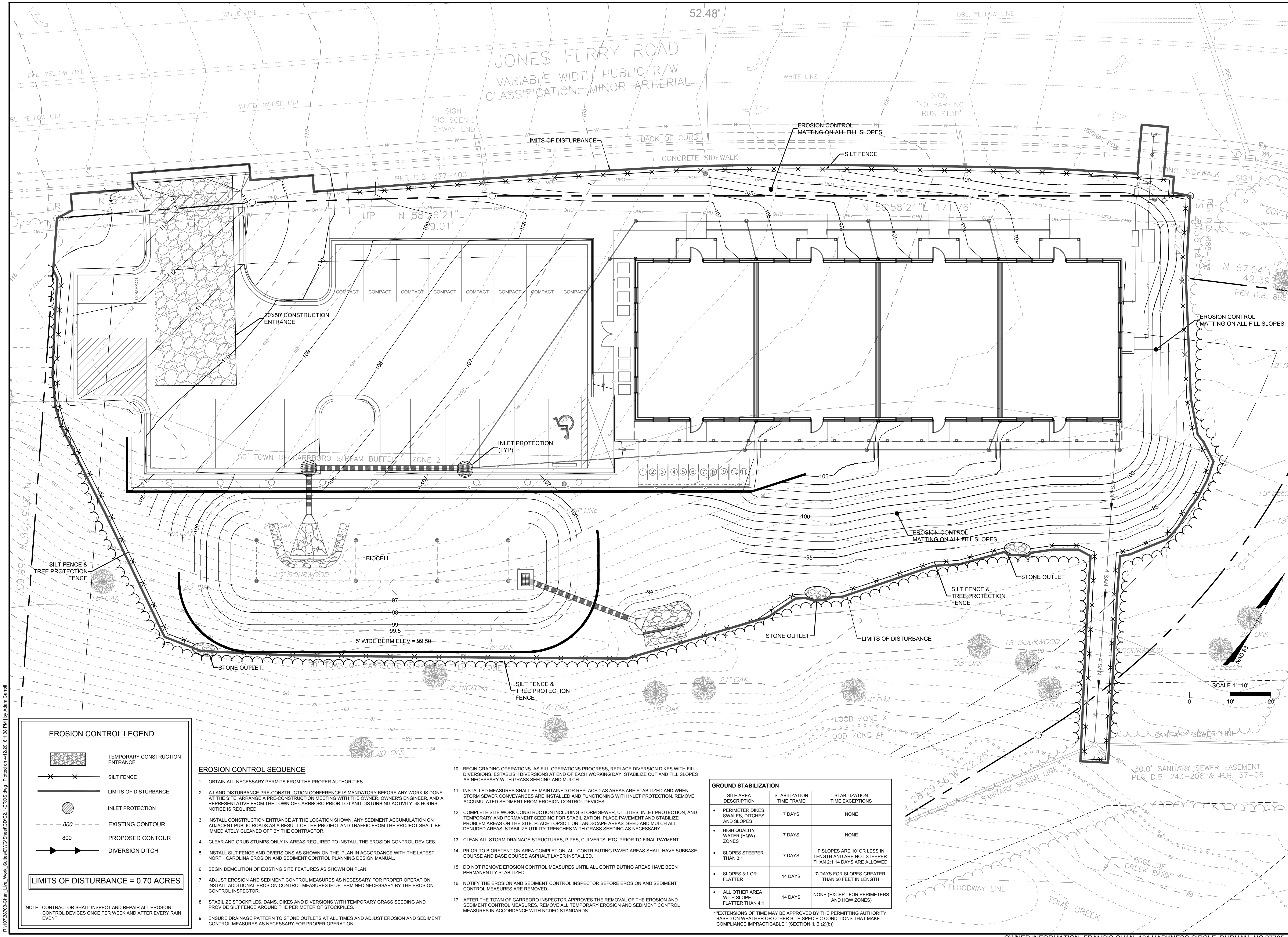
JOB NO.

38703

SHEET NO.

C2.0

OWNER INFORMATION: FRANCIS CHAN; 101 HARKNESS CIRCLE, DURHAM, NC 27705; FRANCISCHAN6@GMAIL.COM



EROSION CONTROL LEGEND

TEMPORARY CONSTRUCTION ENTRANCE

X

SILT FENCE

LIMITS OF DISTURBANCE

INLET PROTECTION

- - - 800 - - -

EXISTING CONTOUR

- - - 800 - - -

PROPOSED CONTOUR

DIVERSION DITCH

LIMITS OF DISTURBANCE = 0.70 ACRES

NOTE: CONTRACTOR SHALL INSPECT AND REPAIR ALL EROSION CONTROL DEVICES ONCE PER WEEK AND AFTER EVERY RAIN EVENT.

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- PRIOR TO BIORETENTION AREA COMPLETION, ALL CONTRIBUTING PAVED AREAS SHALL HAVE SUBBASE COURSE AND BASE COURSE ASPHALT LAYER INSTALLED.
- DO NOT REMOVE EROSION CONTROL MEASURES UNTIL ALL CONTRIBUTING AREAS HAVE BEEN PERMANENTLY STABILIZED.
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GROUND STABILIZATION		
SITE AREA DESCRIPTION	STABILIZATION TIME FRAME	STABILIZATION TIME EXCEPTIONS
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SEAL
38573
4-12-18
ENGINEER
JOSEPH A. CARROLL

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DATE

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TOWN OF CARRBORO REVIEW COMMENTS

DATE

03/09/2018

TOWN OF CARRBORO REVIEW COMMENTS

DATE

04/12/2018

TOWN OF CARRBORO REVIEW COMMENTS

07/06/2017

DRAWN BY
J. MOORE

DESIGNED BY
J. MOORE

CHECKED BY
A. CARROLL

SCALE
1" = 10'

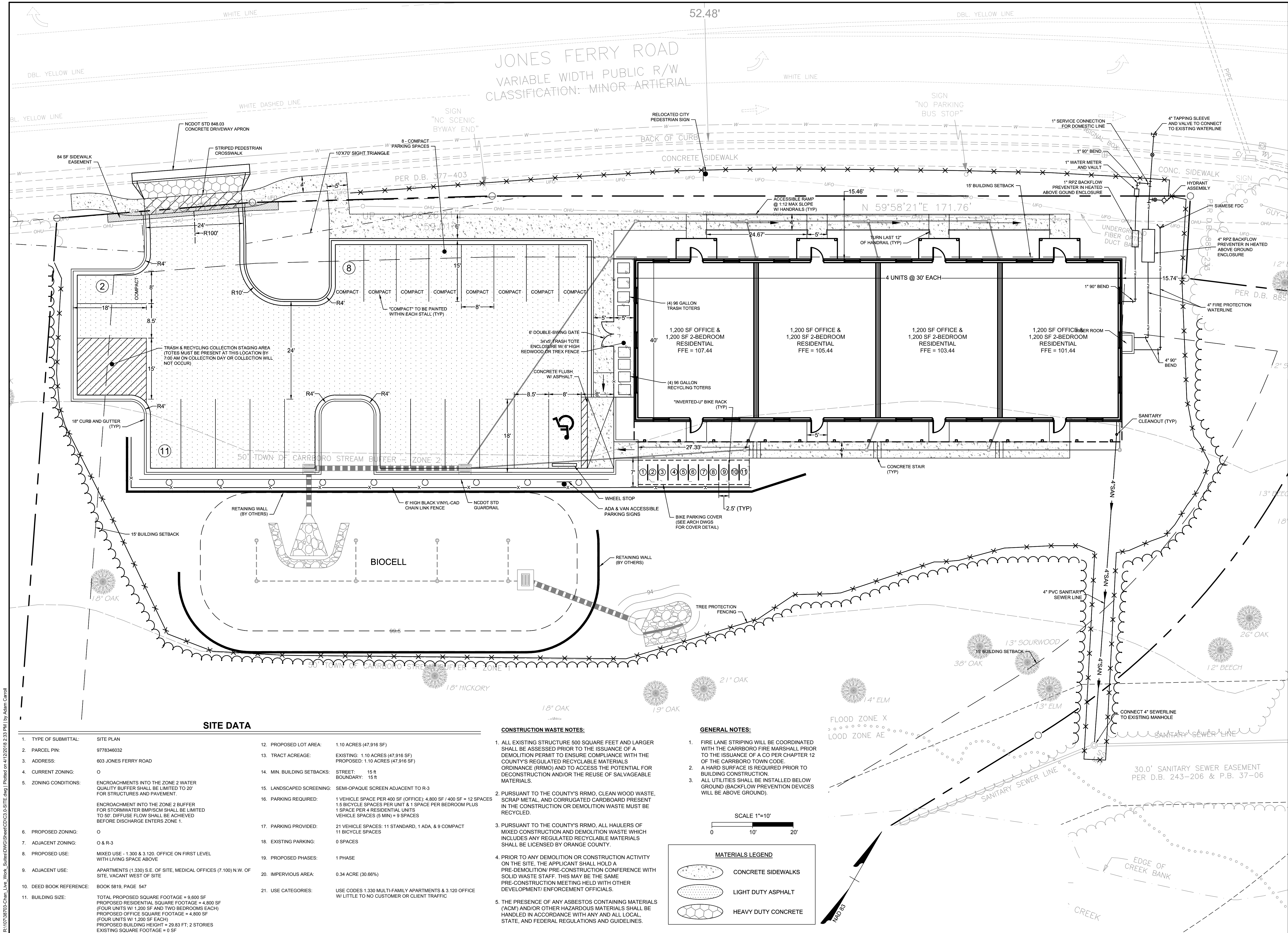
FRANCIS CHAN MIXED USE BUILDING - CONDITIONAL USE PERMIT
TOWN OF CARRBORO - ORANGE COUNTY - NORTH CAROLINA
PHASE II EROSION CONTROL PLAN

JOB NO.
38703

SHEET NO.
C2.1

OWNER INFORMATION: FRANCIS CHAN; 101 HARKNESS CIRCLE, DURHAM, NC 27705; FRANCISCHAN6@GMAIL.COM

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SITE DATA

1. TYPE OF SUBMITTAL:	SITE PLAN	12. PROPOSED LOT AREA:	1.10 ACRES (47,916 SF)
2. PARCEL PIN:	9778346032	13. TRACT ACREAGE:	EXISTING: 1.10 ACRES (47,916 SF) PROPOSED: 1.10 ACRES (47,916 SF)
3. ADDRESS:	603 JONES FERRY ROAD	14. MIN. BUILDING SETBACKS:	STREET: 15 ft BOUNDARY: 15 ft
4. CURRENT ZONING:	O	15. LANDSCAPED SCREENING:	SEMI-OPAQUE SCREEN ADJACENT TO R-3
5. ZONING CONDITIONS:	ENCROACHMENTS INTO THE ZONE 2 WATER QUALITY BUFFER SHALL BE LIMITED TO 20' FOR STRUCTURES AND PAVEMENT. ENCROACHMENT INTO THE ZONE 2 BUFFER FOR STORMWATER BMP/SCM SHALL BE LIMITED TO 50'. DIFFUSE FLOW SHALL BE ACHIEVED BEFORE DISCHARGE ENTERS ZONE 1.	16. PARKING REQUIRED:	1 VEHICLE SPACE PER 400 SF (OFFICE); 4,800 SF / 400 SF = 12 SPACES 1.5 BICYCLE SPACES PER UNIT & 1 SPACE PER BEDROOM PLUS 1 SPACE PER 4 RESIDENTIAL UNITS VEHICLE SPACES (5 MIN) = 9 SPACES
6. PROPOSED ZONING:	O	17. PARKING PROVIDED:	21 VEHICLE SPACES: 11 STANDARD, 1 ADA, & 9 COMPACT 11 BICYCLE SPACES
7. ADJACENT ZONING:	O & R-3	18. EXISTING PARKING:	0 SPACES
8. PROPOSED USE:	MIXED USE - 1,300 & 3,120. OFFICE ON FIRST LEVEL WITH LIVING SPACE ABOVE	19. PROPOSED PHASES:	1 PHASE
9. ADJACENT USE:	APARTMENTS (1,330) S.E. OF SITE, MEDICAL OFFICES (7,100) N.W. OF SITE, VACANT WEST OF SITE	20. IMPERVIOUS AREA:	0.34 ACRE (30.66%)
10. DEED BOOK REFERENCE:	BOOK 5819, PAGE 547	21. USE CATEGORIES:	USE CODES 1,330 MULTI-FAMILY APARTMENTS & 3,120 OFFICE W/ LITTLE TO NO CUSTOMER OR CLIENT TRAFFIC
11. BUILDING SIZE:	TOTAL PROPOSED SQUARE FOOTAGE = 9,600 SF PROPOSED RESIDENTIAL SQUARE FOOTAGE = 4,800 SF (FOUR UNITS W/ 1,200 SF AND TWO BEDROOMS EACH) PROPOSED OFFICE SQUARE FOOTAGE = 4,800 SF (FOUR UNITS W/ 1,200 SF EACH) PROPOSED BUILDING HEIGHT = 29.83 FT, 2 STORIES EXISTING SQUARE FOOTAGE = 0 SF		

CONSTRUCTION WASTE NOTES:

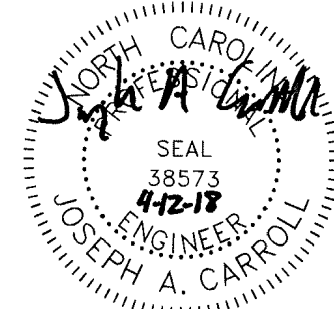
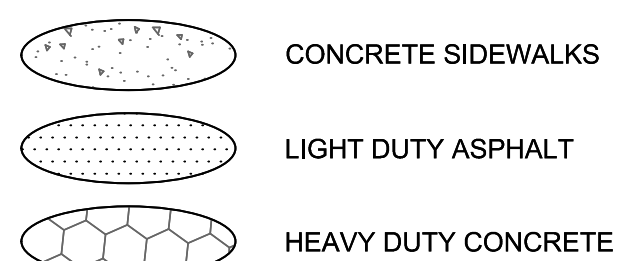
- ALL EXISTING STRUCTURE 600 SQUARE FEET AND LARGER SHALL BE ASSESSED PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO) AND TO ACCESS THE POTENTIAL FOR DECONSTRUCTION AND/OR THE REUSE OF SALVAGEABLE MATERIALS.
- PURSUANT TO THE COUNTY'S RRMO, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN THE CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
- PURSUANT TO THE COUNTY'S RRMO, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE WHICH INCLUDES ANY REGULATED RECYCLABLE MATERIALS SHALL BE LICENSED BY ORANGE COUNTY.
- PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT SHALL HOLD A PRE-DEMOLITION/ PRE-CONSTRUCTION CONFERENCE WITH SOLID WASTE STAFF. THIS MAY BE THE SAME PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT/ ENFORCEMENT OFFICIALS.
- THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIALS (ACM) AND/OR OTHER HAZARDOUS MATERIALS SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.

GENERAL NOTES:

- FIRE LANE STRIPING WILL BE COORDINATED WITH THE CARRBORO FIRE MARSHALL PRIOR TO THE ISSUANCE OF A CO PER CHAPTER 12 OF THE CARRBORO TOWN CODE.
- A HARD SURFACE IS REQUIRED PRIOR TO BUILDING CONSTRUCTION.
- ALL UTILITIES SHALL BE INSTALLED BELOW GROUND (BACKFLOW PREVENTION DEVICES WILL BE ABOVE GROUND).

SCALE 1"=10'

MATERIALS LEGEND



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DESIGNED BY	J. MOORE
CHECKED BY	A. CARROLL
SCALE	1" = 10'

FRANCIS CHAN MIXED USE BUILDING - CONDITIONAL USE PERMIT
TOWN OF CARRBORO - ORANGE COUNTY - NORTH CAROLINA
SITE LAYOUT AND UTILITY PLAN

JOB NO.	38703
SHEET NO.	C3.0

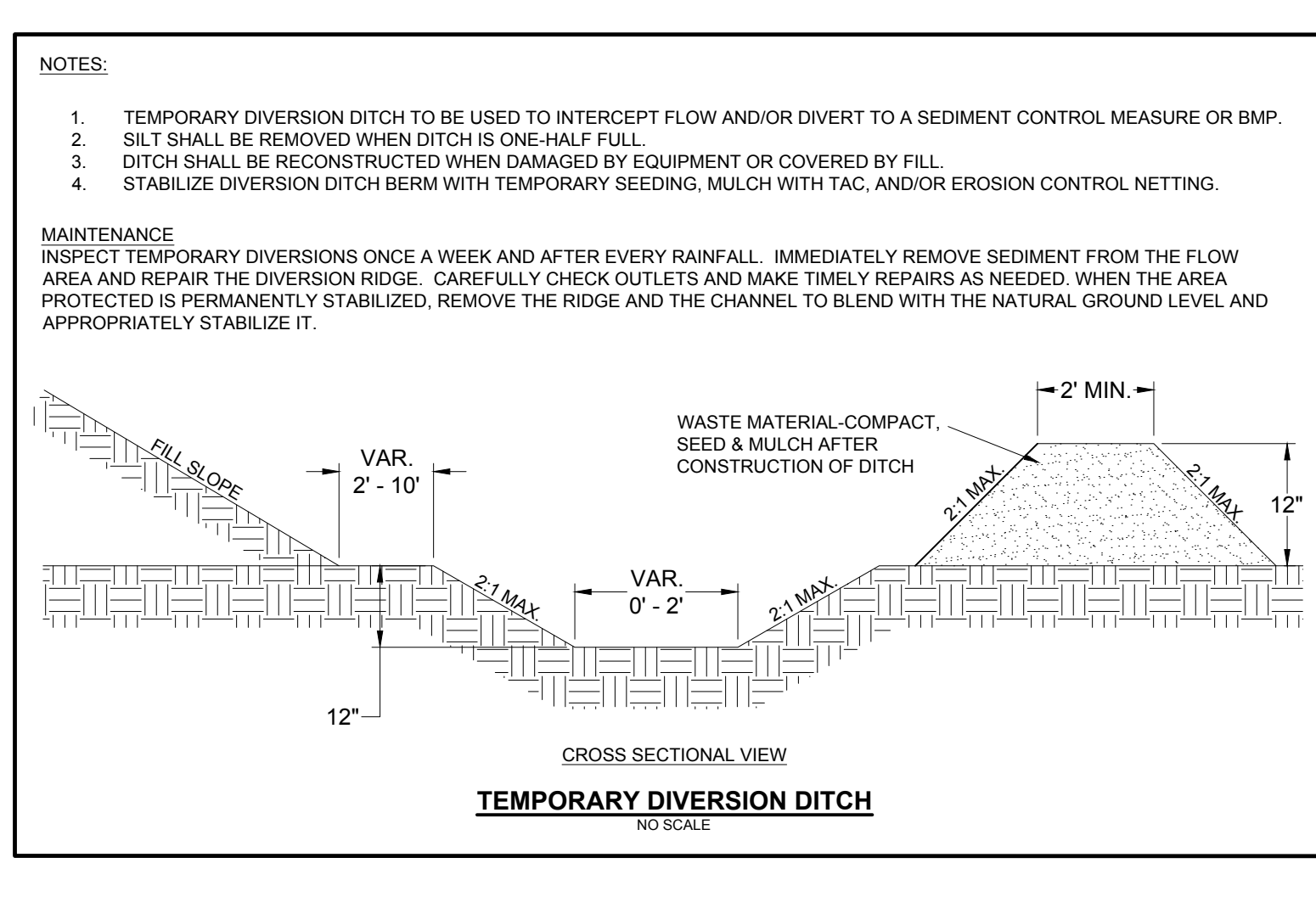
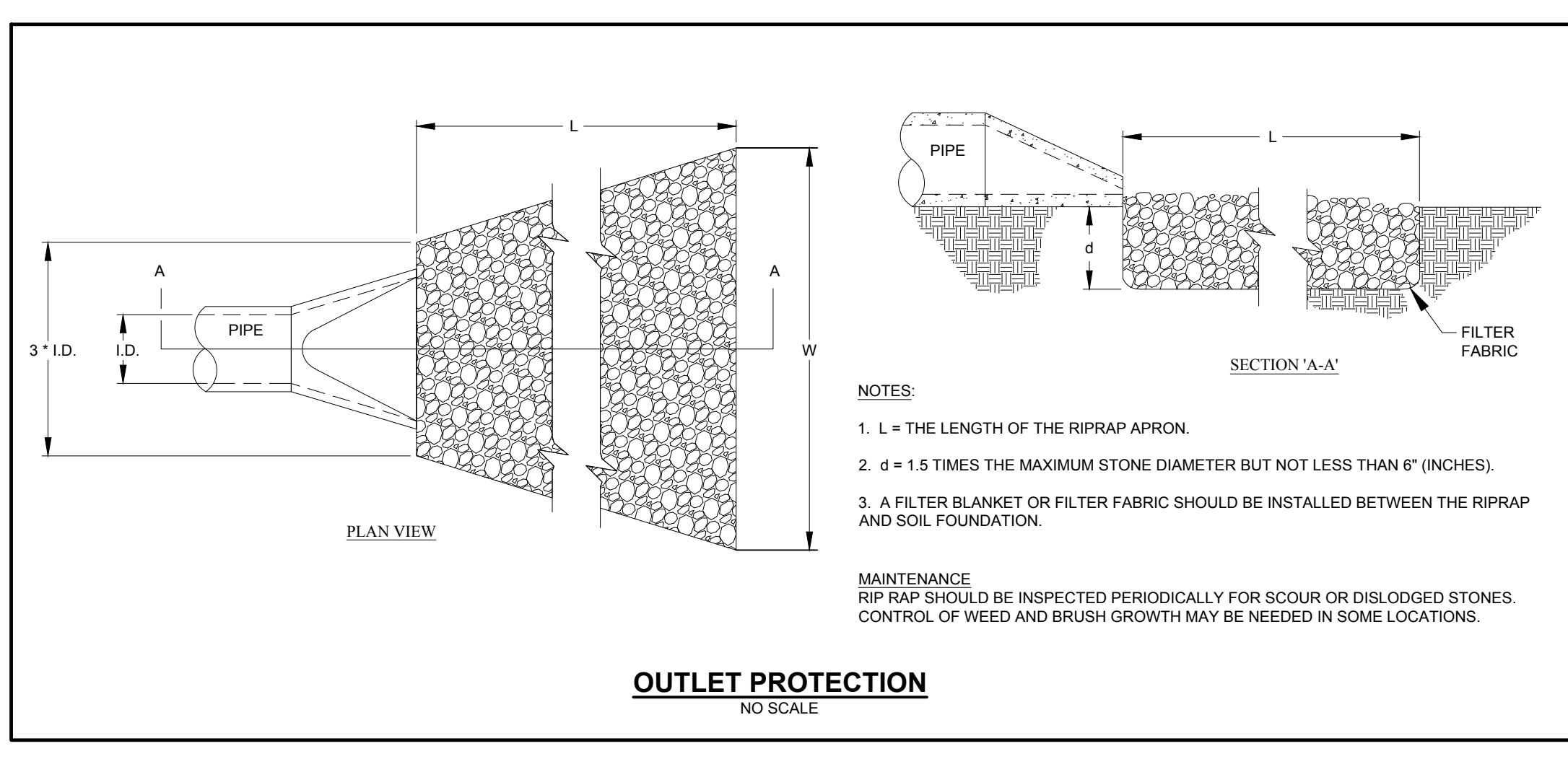
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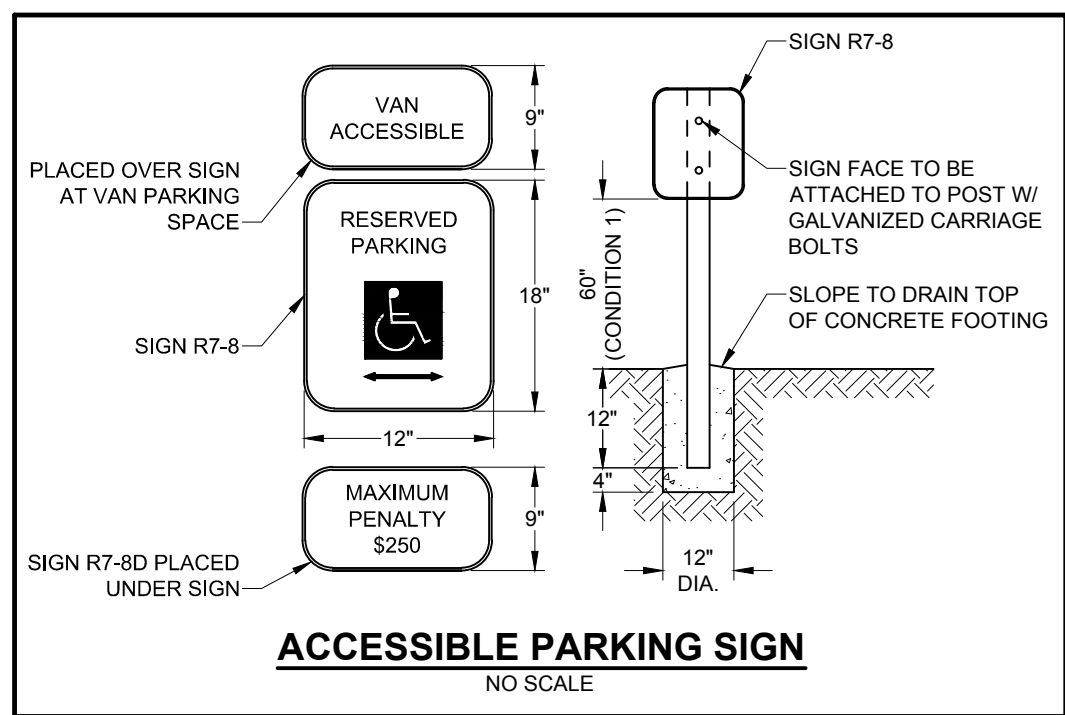
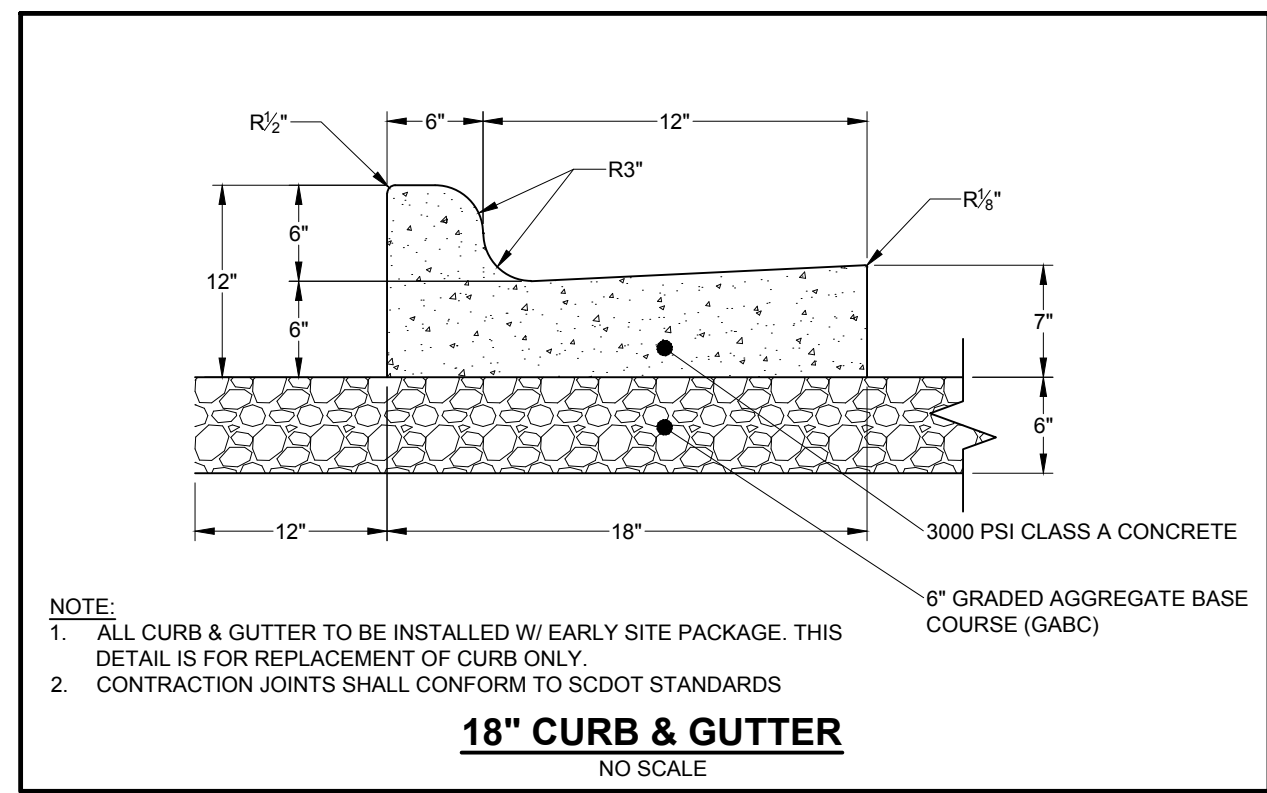
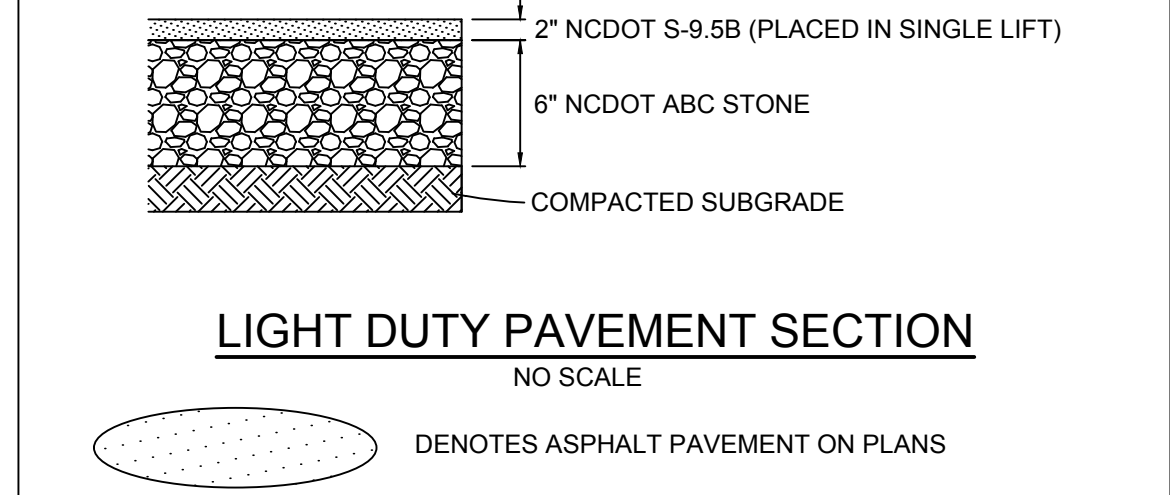
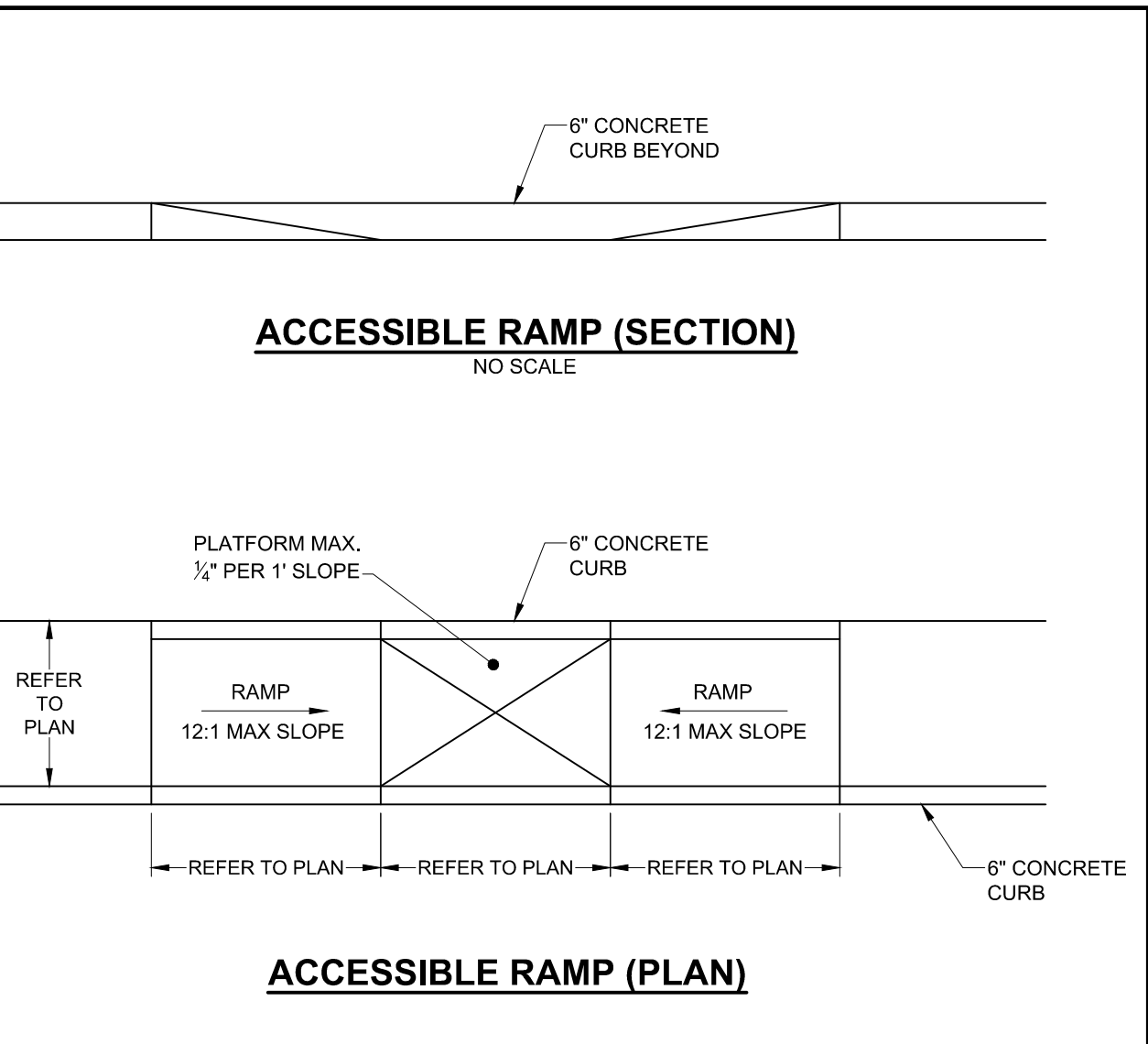
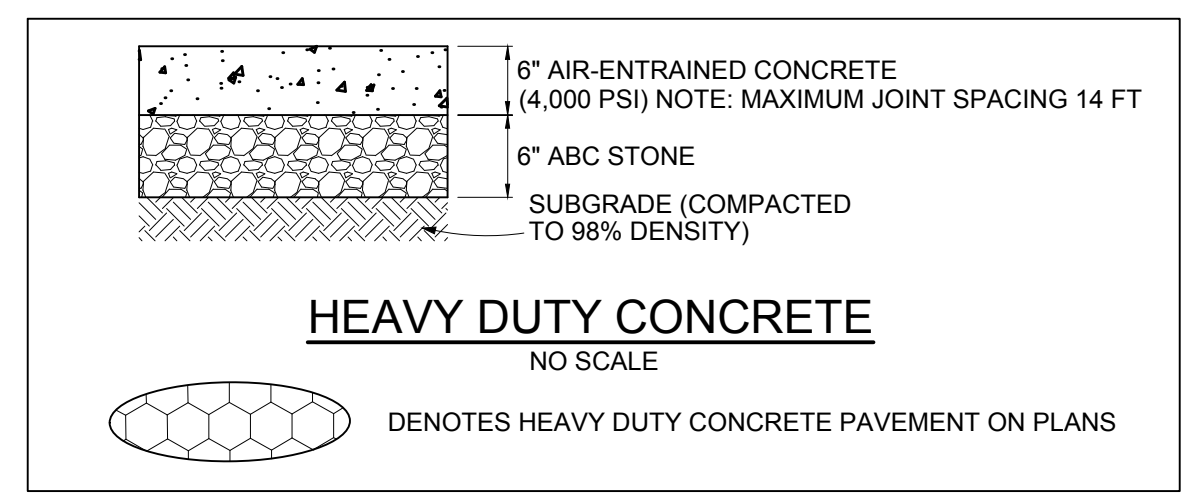
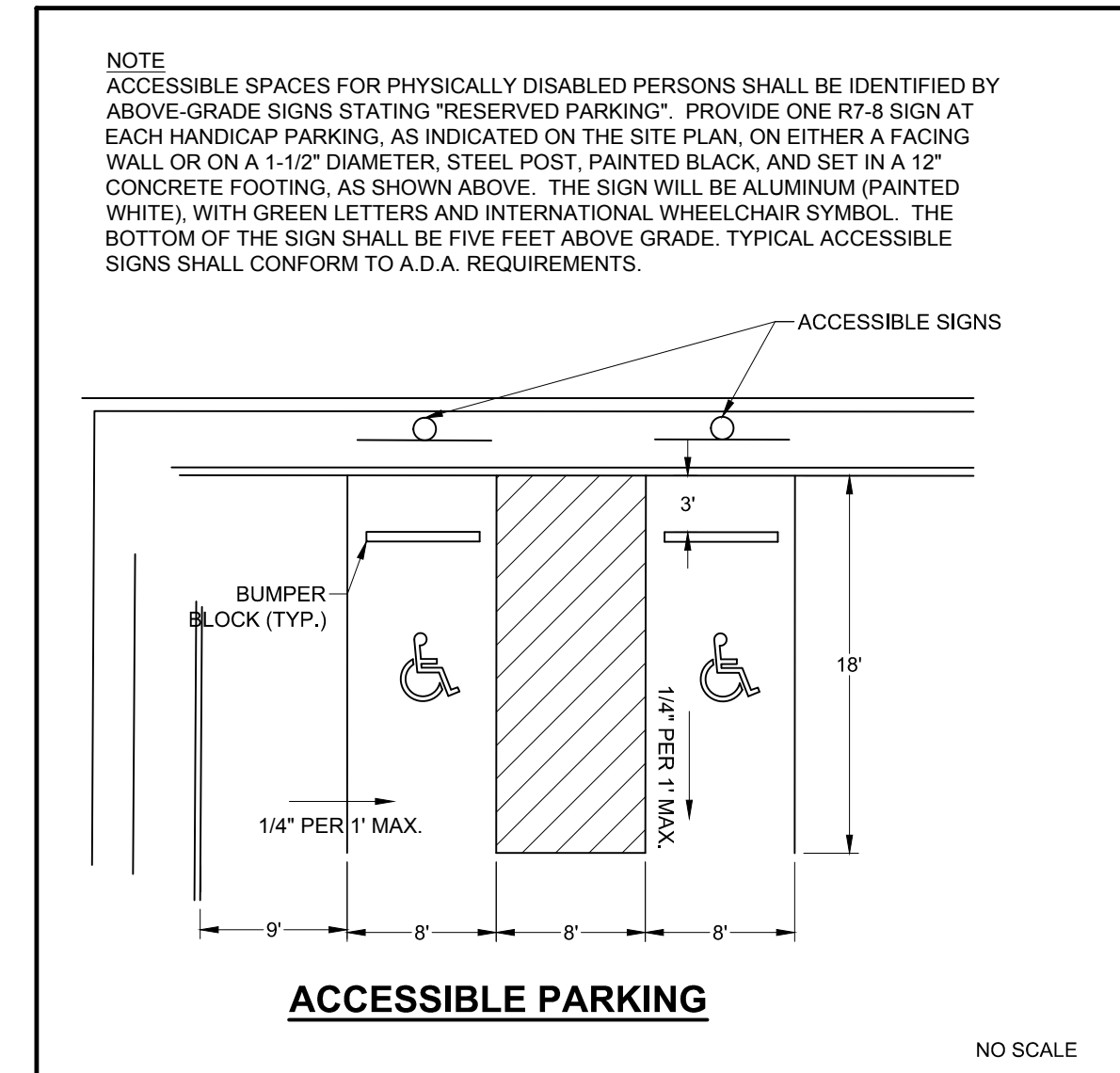
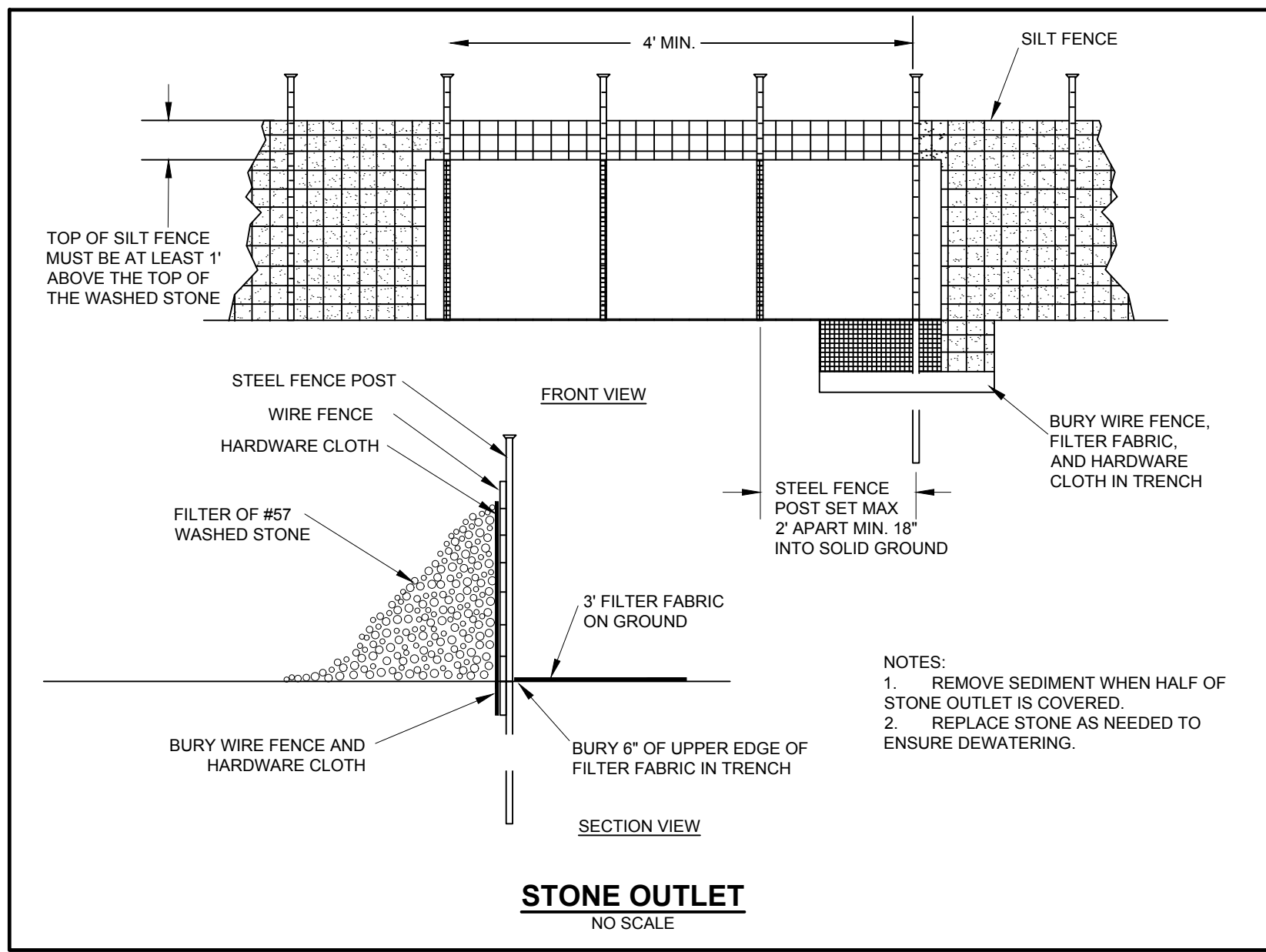
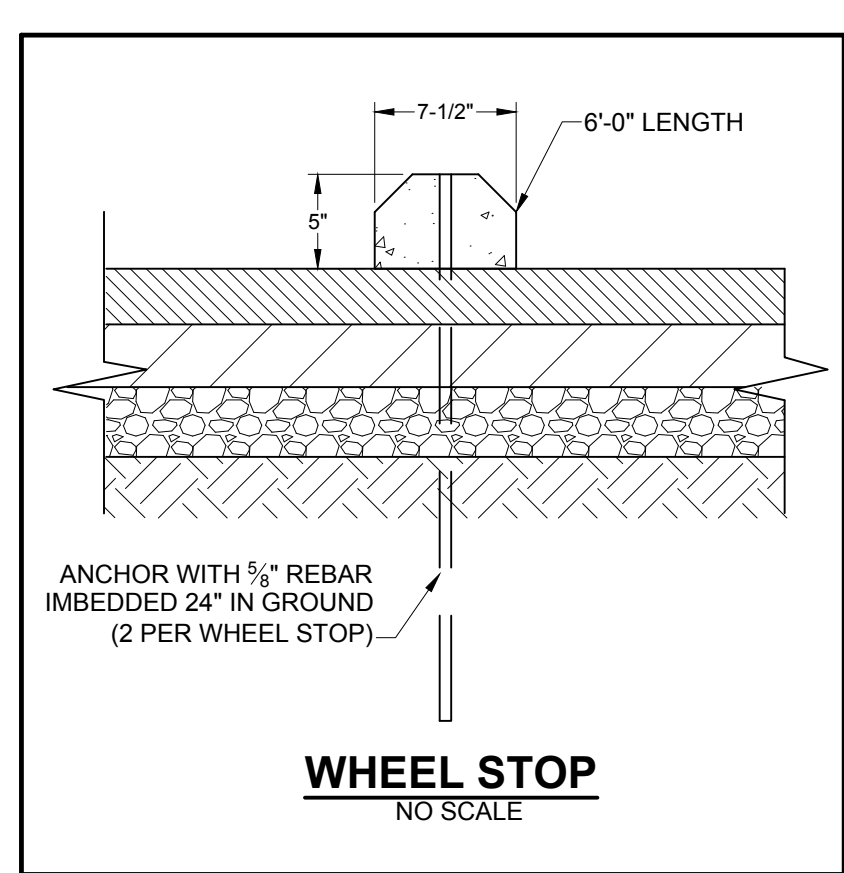
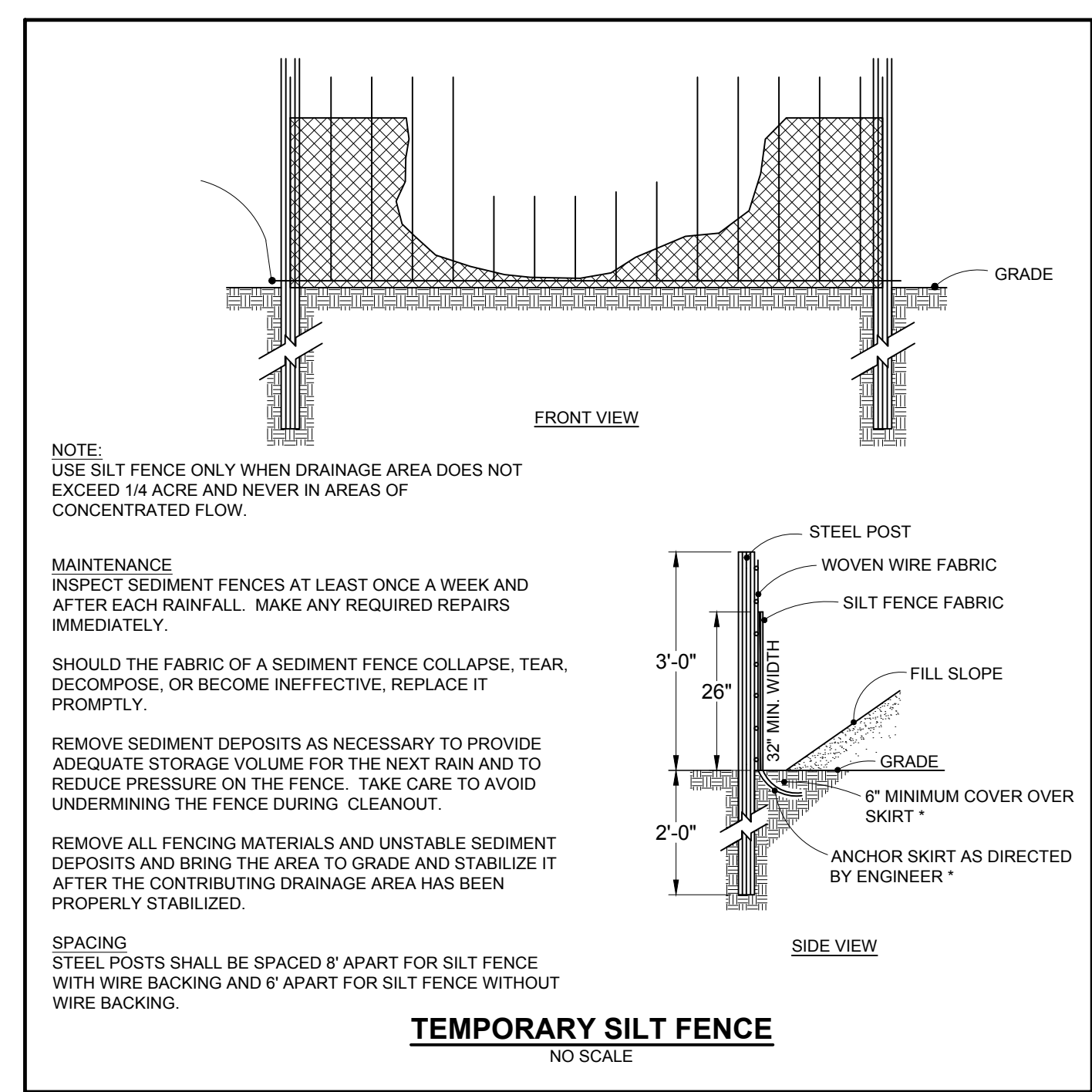
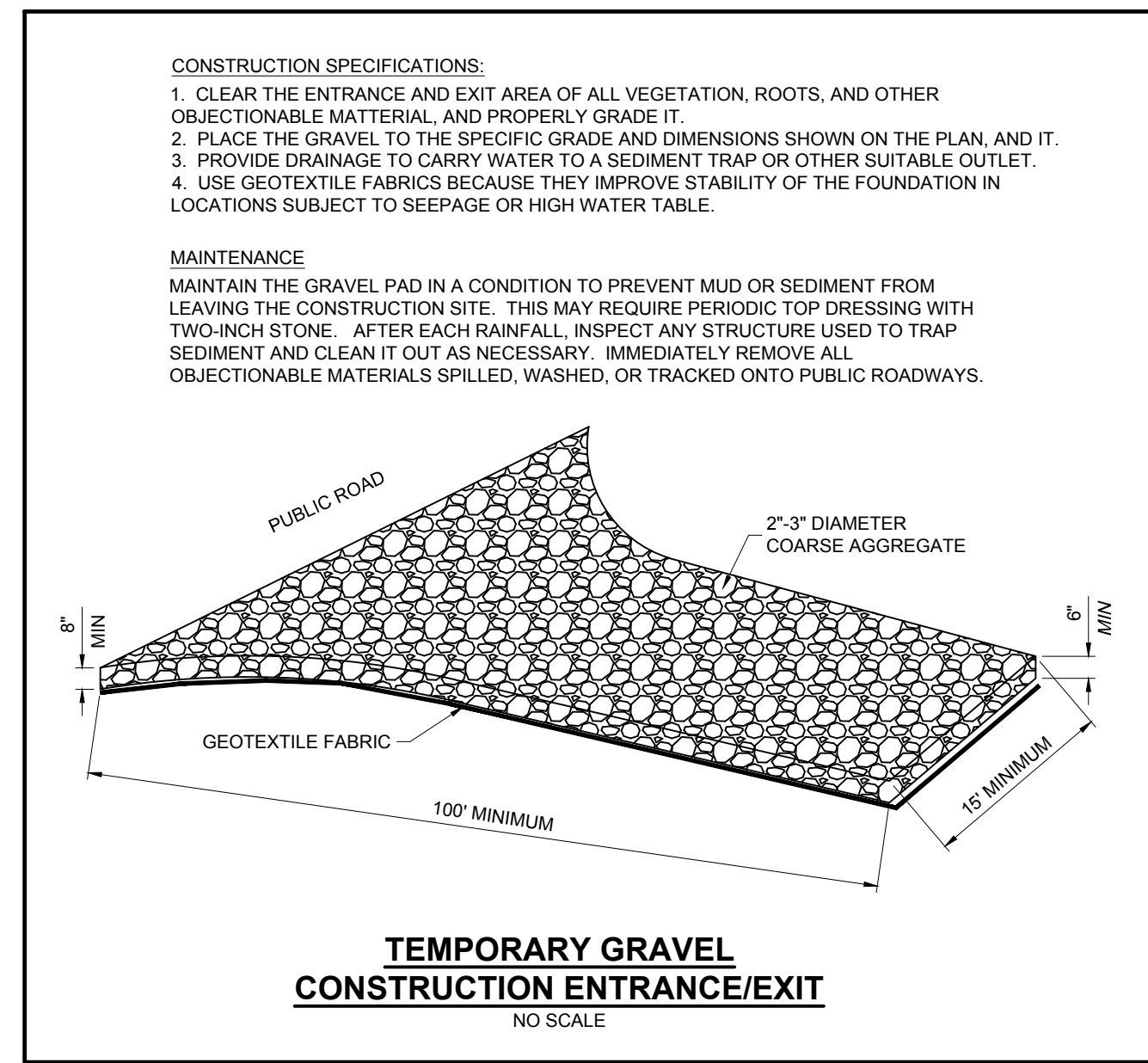
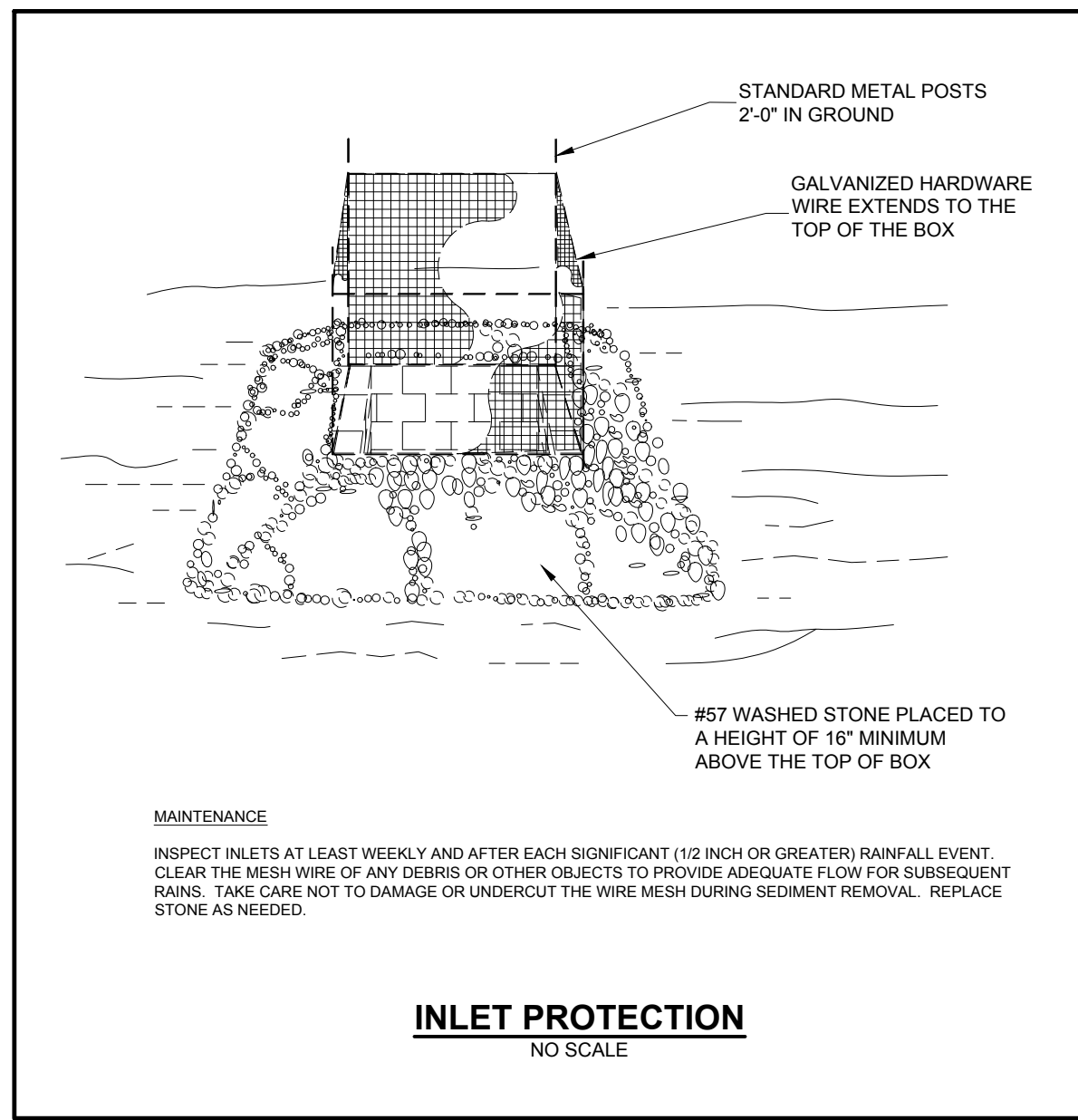
TEMPORARY SEEDING (PIEDMONT REGION) LATE WINTER/EARLY SPRING		
SEEDING MIXTURE		
SPECIES	RATE (lb/ACRE)	
RYE (GRAIN) ANNUAL LESPEDEZA (KOBE IN PIEDMONT AND COASTAL PLAIN, KOREAN IN MOUNTAINS)	120 50	
OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IS NOT TO EXTEND BEYOND JUNE.		
SEEDING DATES MOUNTAINS - ABOVE 2500 FT. FEB. 15 - MAY 15 BELOW 2500 FT. FEB. 1 - MAY 1 PIEDMONT - JAN. 1 - MAY 1 COASTAL PLAIN-DEC. 1 - APR. 15		
SOIL AMENDMENTS		
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 lb/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 lb/ACRE 10-10-10 FERTILIZER.		
MULCH		
APPLY 4,000 lb/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.		
MAINTENANCE		
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE, AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.		

TEMPORARY SEEDING (PIEDMONT REGION)		
SEEDING MIXTURE		
SPECIES	RATE (lb/ACRE)	
RYE (GRAIN)	120	
SEEDING DATES		
MOUNTAINS-AUG. 15 - DEC. 15 COASTAL PLAIN AND PIEDMONT-AUG. 15 - DEC. 30		
SOIL AMENDMENTS		
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 lb/ACRE GROUND AGRICULTURAL LIMESTONE AND 1,000 lb/ACRE 10-10-10 FERTILIZER.		
MULCH		
APPLY 4,000 lb/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.		
MAINTENANCE		
REPAIR AND REFERTILIZE DAMAGED AREAS IMMEDIATELY. TOPDRESS WITH 50 lb/ACRE OF NITROGEN IN MARCH. IF IT IS NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50 lb/ACRE KOBE (PIEDMONT AND COASTAL PLAIN) OR KOREAN (MOUNTAINS) LESPEDEZA IN LATE FEBRUARY OR EARLY MARCH.		

TEMPORARY SEEDING (PIEDMONT REGION) SUMMER		
SEEDING MIXTURE		
SPECIES	RATE (lb/ACRE)	
GERMAN MILLET	40	
IN THE PIEDMONT AND MOUNTAINS, A SMALL-STEMMED SUDANGRASS MAY BE SUBSTITUTED AT A RATE OF 50 lb/ACRE.		
SEEDING DATES		
MOUNTAINS-MAY 15 - AUG. 15 PIEDMONT-MAY 1 - AUG. 15 COASTAL PLAIN-APR. 15 - AUG. 15		
SOIL AMENDMENTS		
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 lb/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 lb/ACRE 10-10-10 FERTILIZER.		
MULCH		
APPLY 4,000 lb/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.		
MAINTENANCE		
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE, AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.		



PERMANENT SEEDING		
PREPARE SEEDBED BY RIPPING, CHISELING, HARROWING, OR PLOWING TO DEPTH OF SIX INCHES SO AS TO PRODUCE A LOOSE, FRIABLE SURFACE. REMOVE ALL STONES, BOULDERS, STUMPS, OR DEBRIS FROM THE SURFACE WHICH WOULD PROHIBIT GERMINATION OR PLANT GROWTH.		
INCORPORATE INTO THE SOIL 800 TO 1,000 POUNDS OF 10-10-10 FERTILIZER PLUS 500 POUNDS OF 20 PERCENT SUPERPHOSPHATE PER ACRE AND TWO TONS OF DOLOMITIC LIME PER ACRE UNLESS SOIL TESTS INDICATE THAT A LOWER RATE OF LIME CAN BE USED.		
MULCH AFTER SEEDING WITH 1.5 TONS OF GRAIN STRAW PER ACRE AND EITHER CRIMP STRAW INTO SOIL OR TACK WITH LIQUID ASPHALT AT 400 GALLONS PER ACRE OR EMULSIFIED ASPHALT AT 300 GALLONS PER ACRE.		
PERMANENT SEEDINGS:		
PLANTS & MIXTURE	PLANTING RATE/ACRE	PLANTING DATES
TALL FESCUE JAPANESE CLOVER CHINESE LESPEDEZA (LOW MAINTENANCE SLOPE 3:1 OR LESS)	110 LBS	AUG 15 - OCT 15 FEB 15 - MAY 1
TALL FESCUE JAPANESE CLOVER CHINESE LESPEDEZA (LOW MAINTENANCE SLOPE STEEPER THAN 3:1)	140 LBS	AUG 15 - OCT 15 FEB 15 - MAY 1
BLEND OF TWO TURFTYPE TALL FESCUES (90%) AND TWO OF MORE IMPROVED KENTUCKY BLUEGRASS VARIETIES (10%) (GENERAL LAWN AREAS)	200 LBS	AUG 15 - OCT 15 FEB 15 - MAY 1
FOR SPRING SEEDINGS, USE SCARIFIED LESPEDEZA SEED. FOR LATE FALL AND WINTER SEEDINGS, USE UNSCARIFIED SEEDS.		
EROSION CONTROL MATTING SHALL BE PROVIDED ON ALL SLOPES 3:1 AND GREATER.		
* REFER TO THE SPECIFICATIONS AND MAINTENANCE REQUIREMENTS IN THE "NORTH CAROLINA EROSION CONTROL PLANNING MANUAL" JUNE 1, 2008 EDITION.		



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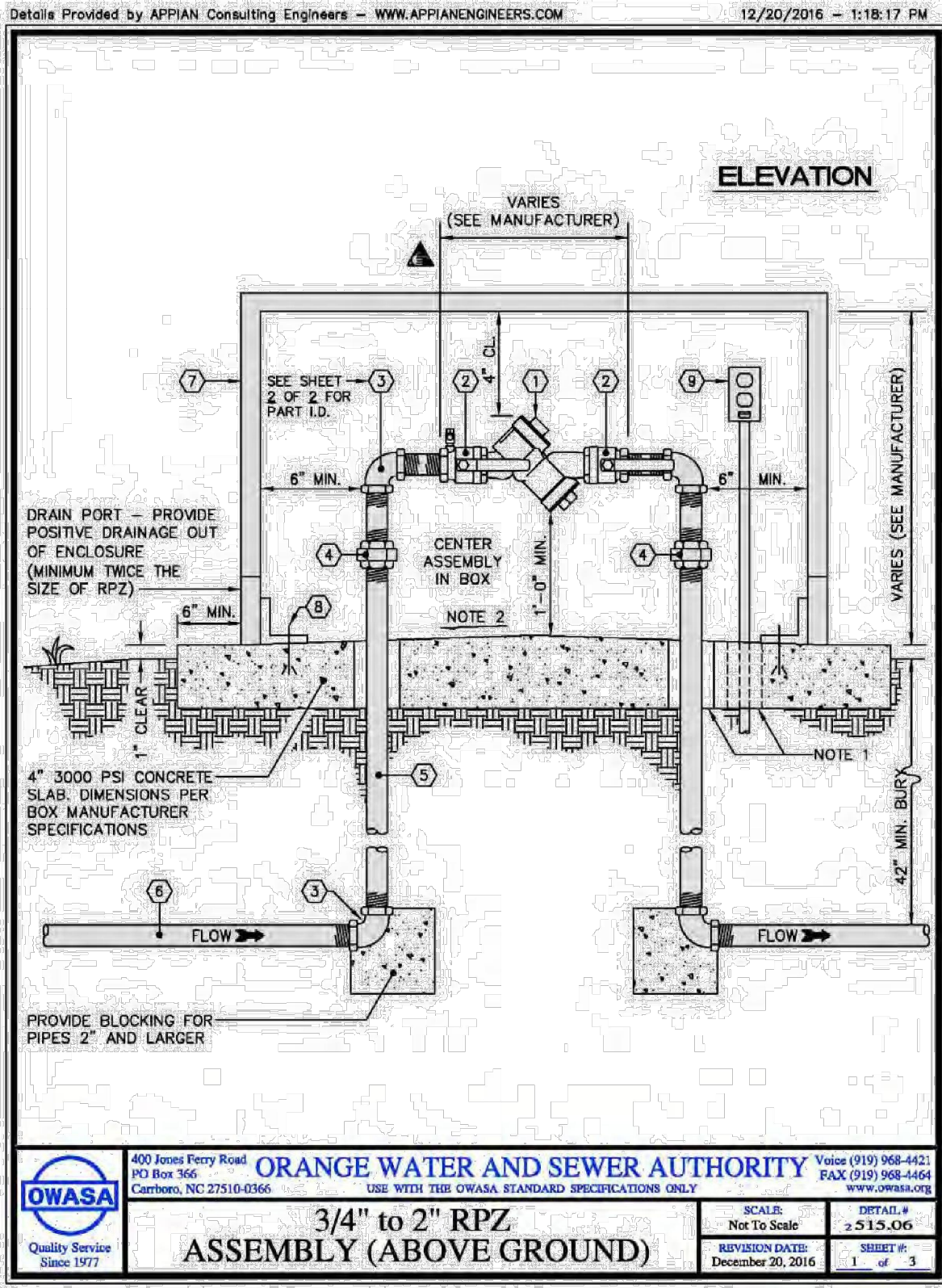
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04/12/2018	TOWN OF CARRBORO REVIEW COMMENTS
DATE	
07/06/2017	
DRAWN BY	
J. MOORE	
DESIGNED BY	
J. MOORE	
CHECKED BY	
A. CARROLL	
SCALE	
AS SHOWN	

FRANCIS CHAN MIXED USE BUILDING - CONDITIONAL USE PERMIT
TOWN OF CARRBORO - ORANGE COUNTY - NORTH CAROLINA
SITE NOTES AND DETAILS

JOB NO.	38703
SHEET NO.	C4.0

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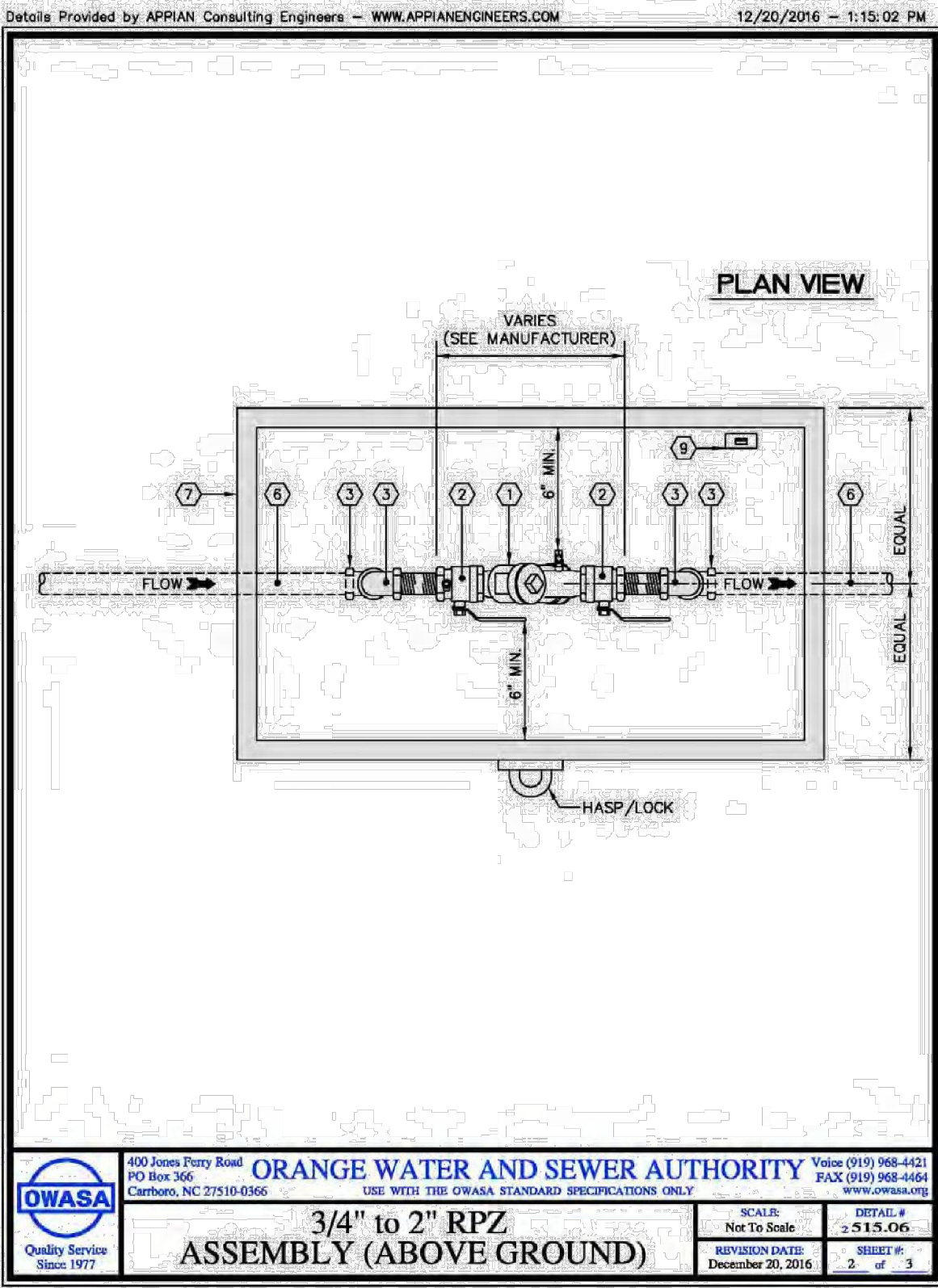
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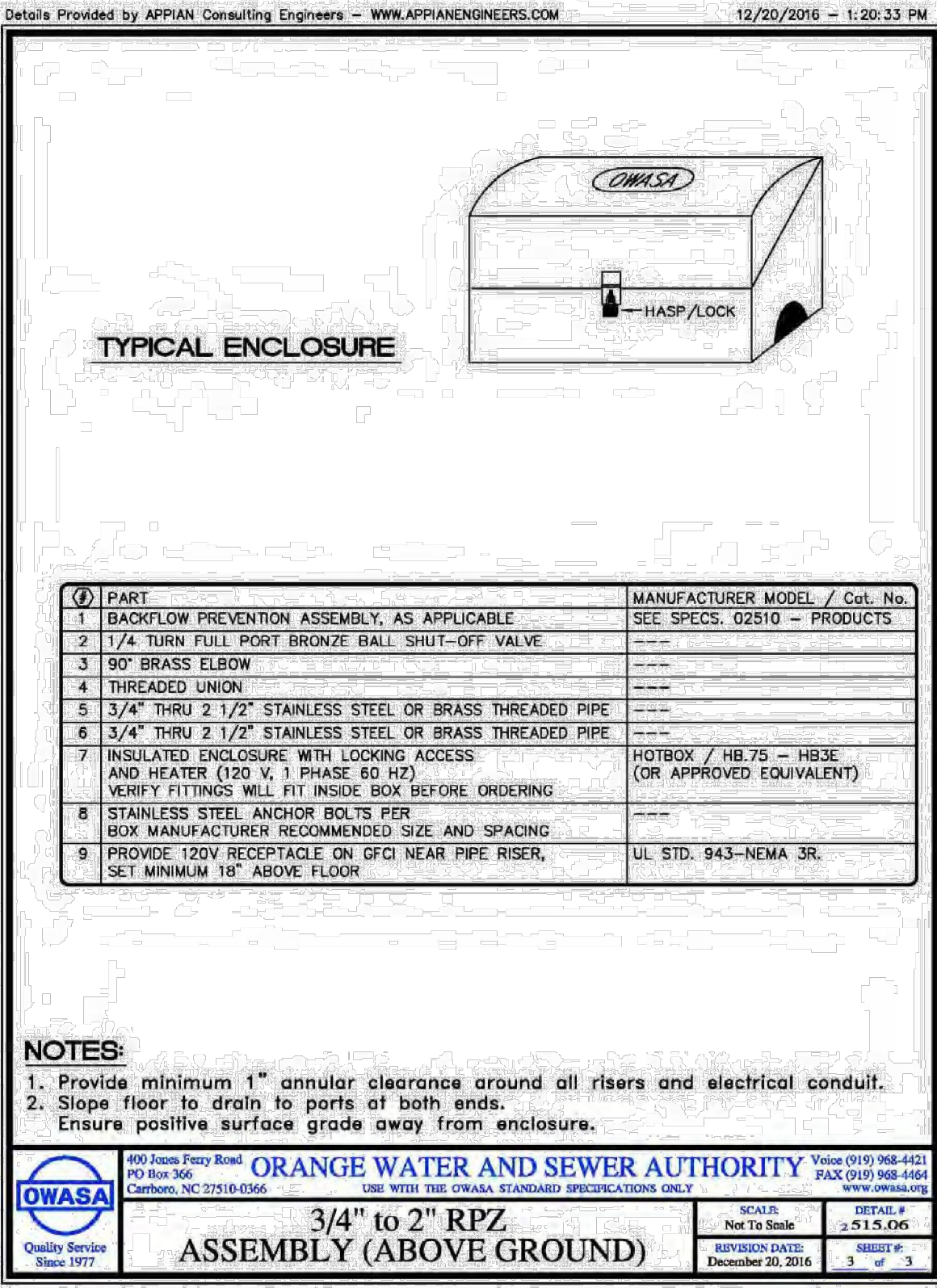
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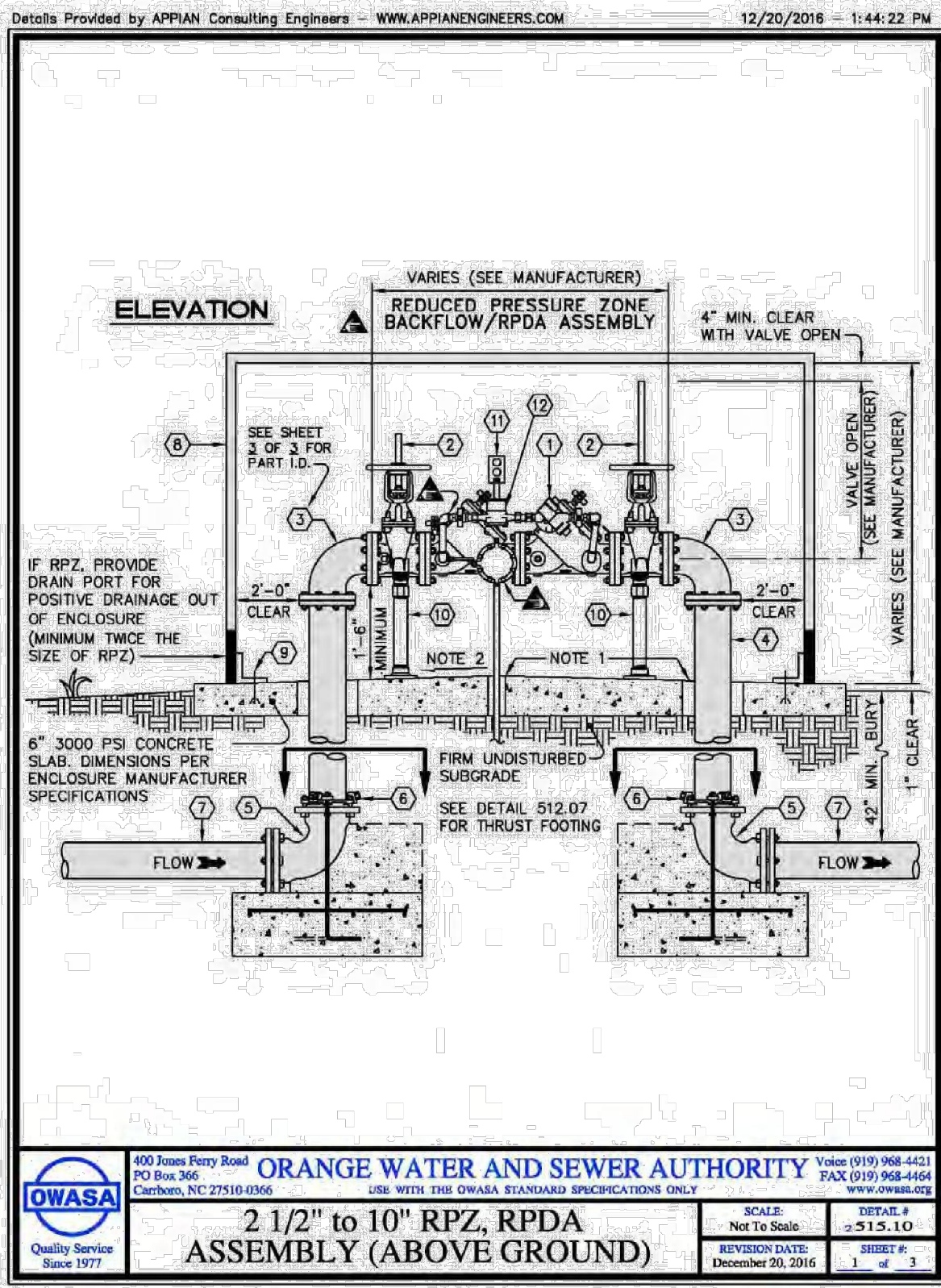
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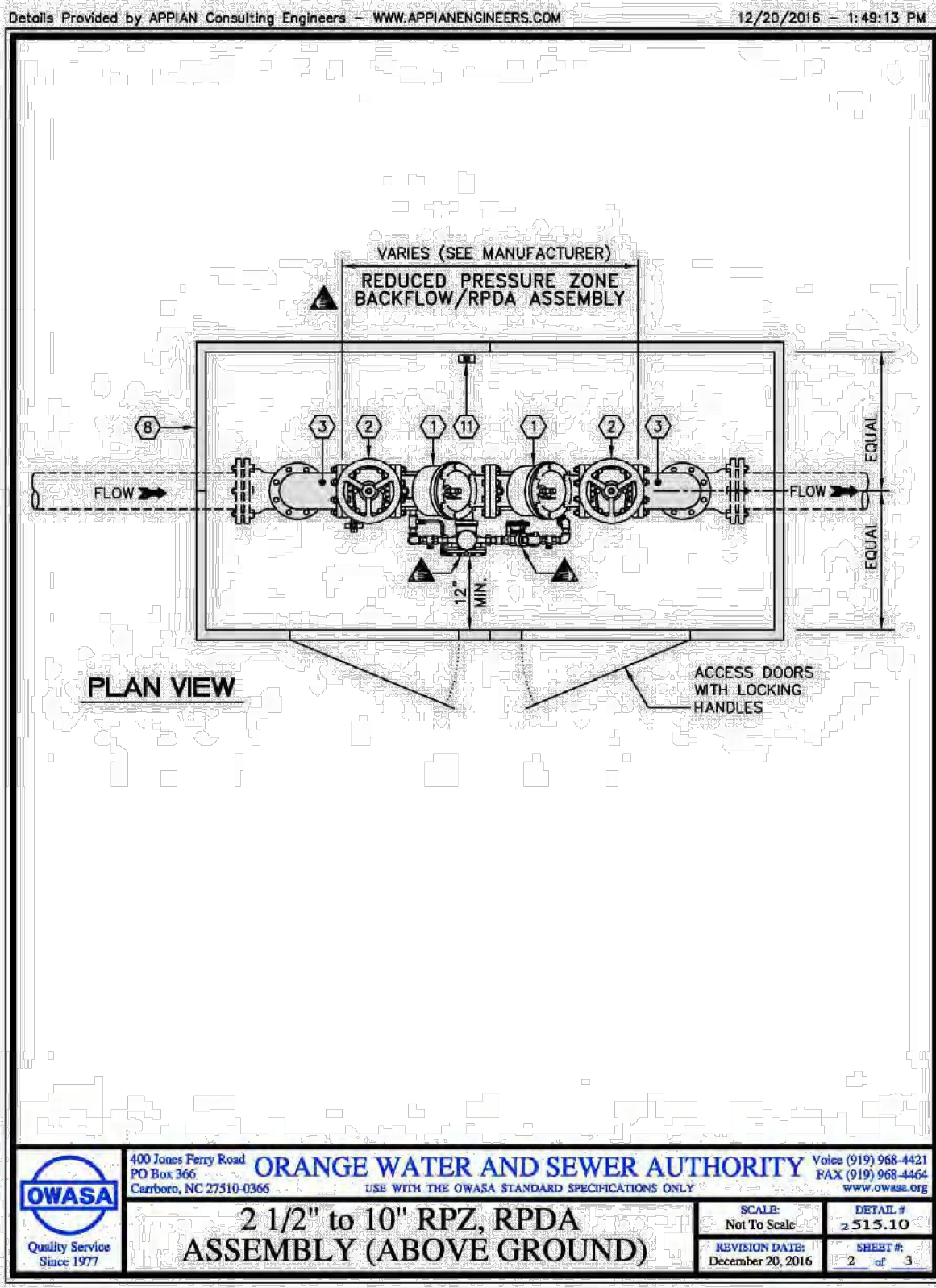
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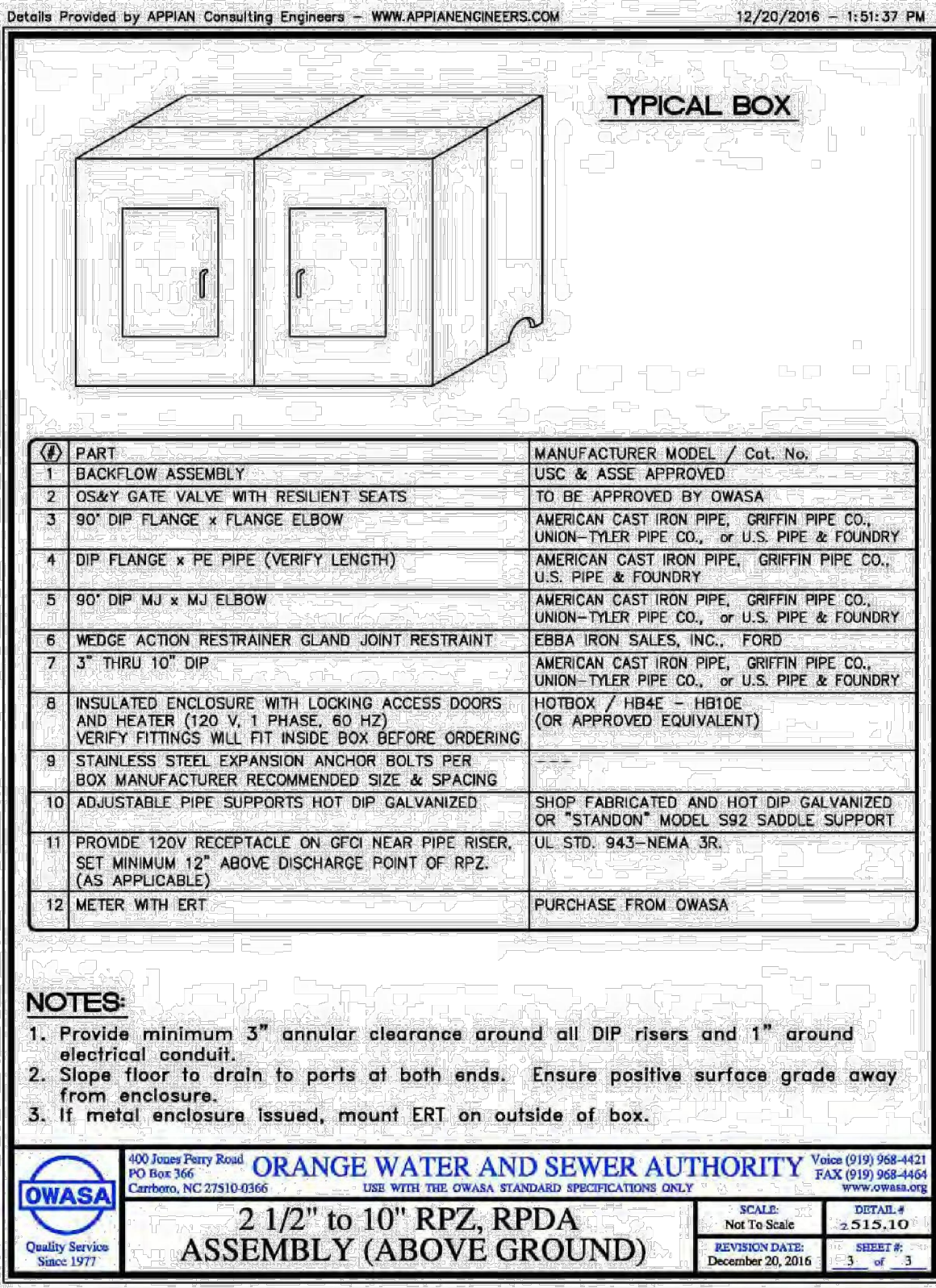
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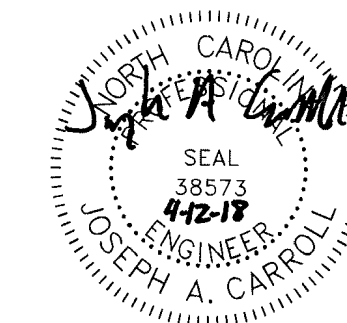
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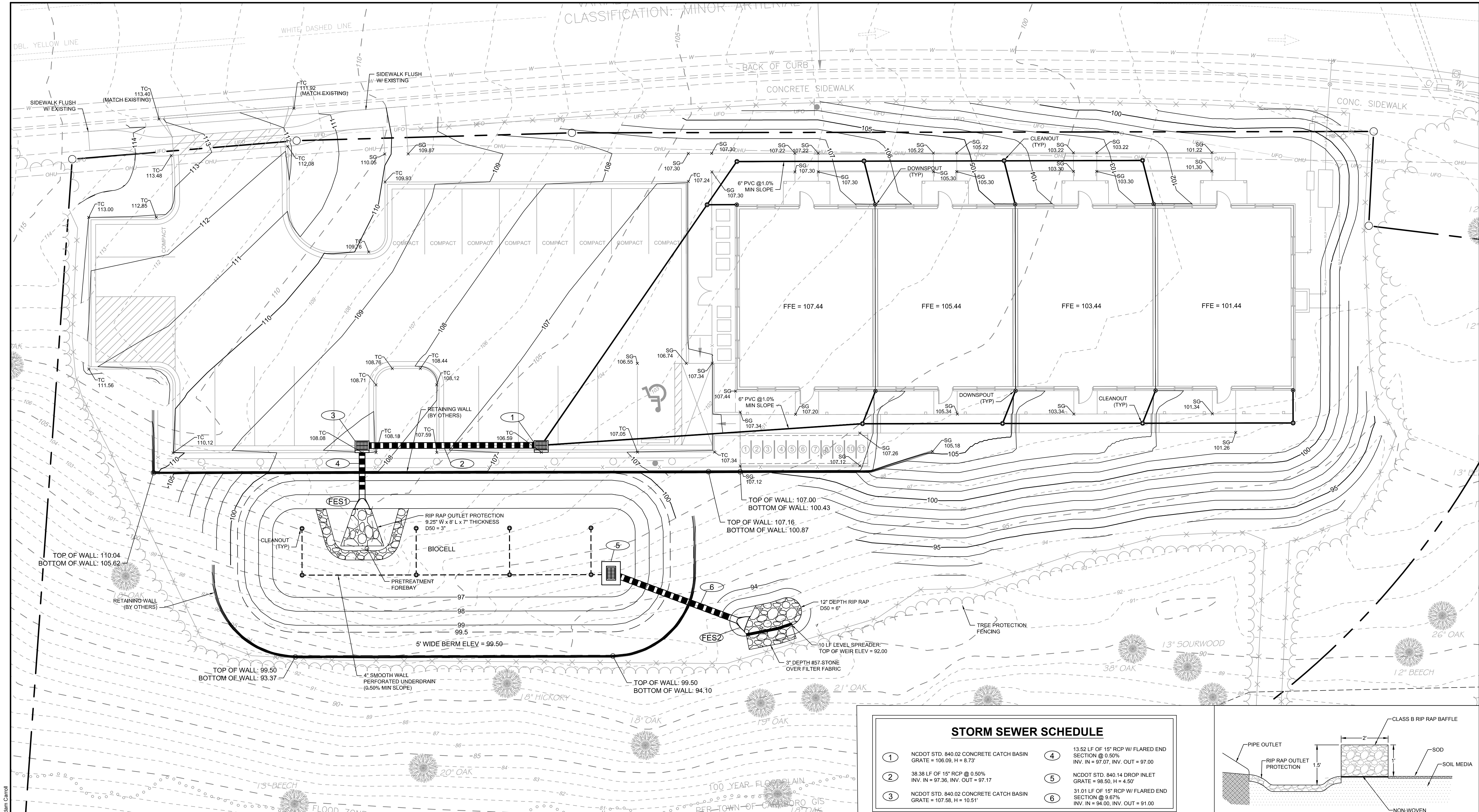
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CHECKED BY: A. CARROLL
SCALE: AS SHOWN

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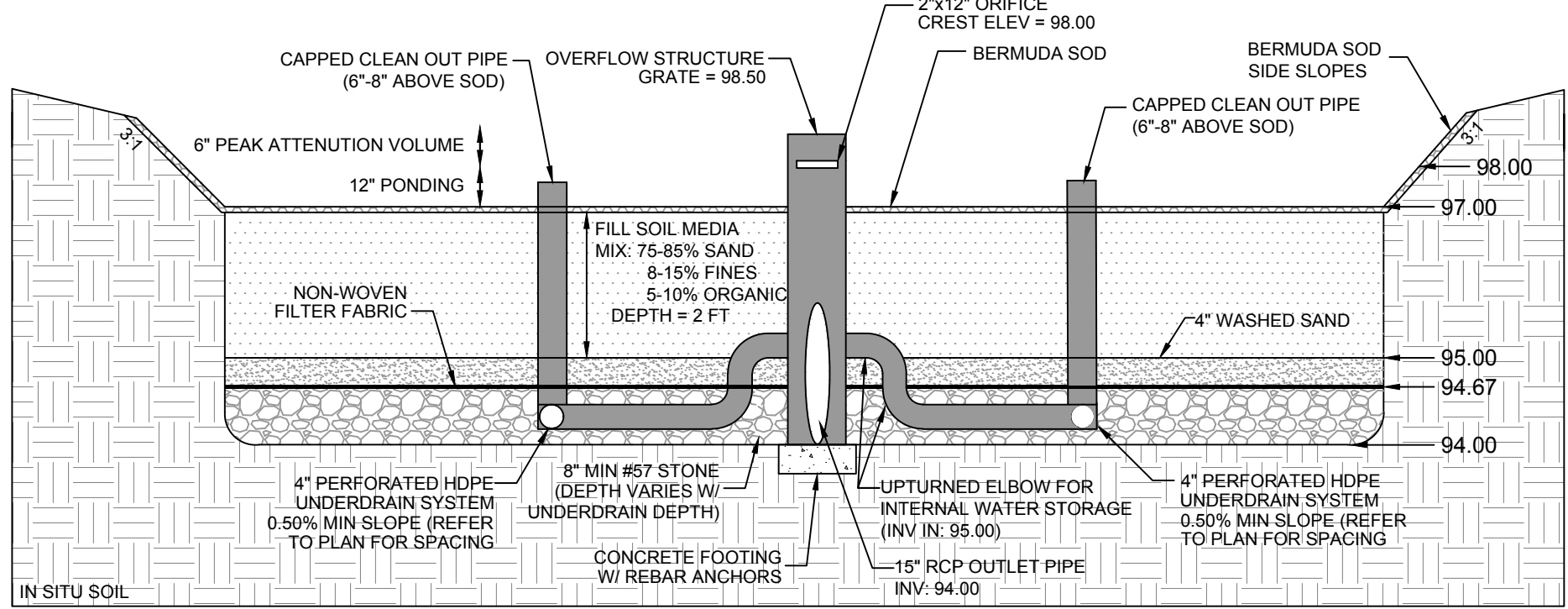
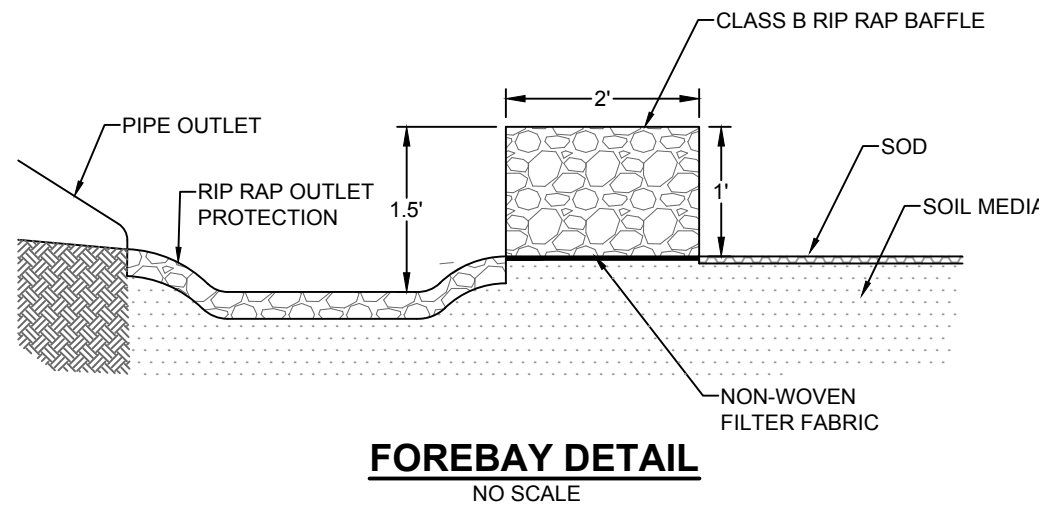
FRANCIS CHAN MIXED USE BUILDING - CONDITIONAL USE PERMIT
TOWN OF CARRBORO - ORANGE COUNTY - NORTH CAROLINA

SITE NOTES AND DETAILS

JOB NO. 38703
SHEET NO. C4.2



STORM SEWER SCHEDULE			
1	NCDOT STD. 840.02 CONCRETE CATCH BASIN GRATE = 106.09, H = 8.73'	4	13.82 LF OF 15" RCP W/ FLARED END SECTION @ 0.50% INV. IN = 97.07, INV. OUT = 97.00
2	38.38 LF OF 15" RCP @ 0.50% INV. IN = 97.36, INV. OUT = 97.17	5	NCDOT STD. 840.14 DROP INLET GRATE = 98.50, H = 4.50'
3	NCDOT STD. 840.02 CONCRETE CATCH BASIN GRATE = 107.58, H = 10.51'	6	31.01 LF OF 15" RCP W/ FLARED END SECTION @ 9.67% INV. IN = 94.00, INV. OUT = 91.00



CONSTRUCTION SEQUENCE:

- AFTER COMPLETE STABILIZATION OF THE SITE AND APPROVAL FROM THE TOWN OF CARRBORO INSPECTOR FOR REMOVAL ALL EROSION CONTROL MEASURES, WRAP BIO-RETENTION BASINS WITH SEDIMENT FENCE.
- BEGIN EXCAVATION.
- SCARP BOTTOM OF CELL WITH BACKHOE TEETH TO "LOOSEN" SUBGRADE AND TO ALLOW FOR BETTER INFILTRATION PRIOR TO PLACEMENT OF THE #57 STONE AND UNDERDRAINS.
- INSTALL #57 STONE, FILTER FABRIC, AND UNDERDRAINS.
- INSTALL SAND FABRIC AND THEN BACKFILL WITH SOIL MEDIA.
- GRADE BASIN TO FINAL GRADES INDICATED.
- INSTALL LANDSCAPING AND SOD (REFER TO LANDSCAPE PLAN)
- REFER TO EXTERIOR PLANTS SPECIFICATIONS FOR BIORETENTION ESTABLISHMENT. PLANTINGS ARE TO BE PLANTED ON CELL SIDE SLOPES.

BIORETENTION SOIL MEDIA:

COMPOSITION: 75-85 PERCENT SAND (USDA SOIL TEXTURAL CLASSIFICATION), 8-15 PERCENT FINES (SILT AND CLAY), AND 5-10 PERCENT ORGANIC MATTER.
SOIL ACIDITY: DESIRED SOIL PH BETWEEN 5.5 AND 6.5 (TISDALE AND NELSON, 1975).
SOIL TESTING: THE PLANTING SOIL FOR BIORETENTION SHALL BE TESTED PRIOR TO INSTALLATION FOR PH, ORGANIC MATTER, PERMEABILITY, AND OTHER CHEMICAL CONSTITUENTS. REPORT PERMEABILITY RESULTS TO ENGINEER. THE SOIL SHOULD MEET THE FOLLOWING CRITERIA (LANDSCAPE CONTRACTORS ASSOCIATION, 4TH EDITION, 1993):

- | | |
|-------------------------|--|
| 1. PH RANGE: | 5.0 - 7.0 |
| 2. P-INDEX: | 10 - 30 |
| 3. ORGANIC MATTER: | 3-8% |
| 4. MAGNESIUM (MG): | 100+ UNITS |
| 5. PHOSPHORUS (PP2 O5): | 150+ UNITS |
| 6. POTASSIUM (K2 O): | 120+ UNITS |
| 7. SOLUBLE SALTS: | NOT TO EXCEED 900 PPM/9 MMHOS/CM (SOIL)
NOT TO EXCEED 3,000 PPM/25 MMHOS/CM (ORGANIC MIX) |

BIORETENTION SOD:

SOD TO BE HYBRID BERMUDA.

SOD TO BE CERTIFIED, COMPLYING WITH THE TPIS "SPECIFICATIONS FOR TURFGRASS SOD MATERIALS" IN ITS "GUIDELINE SPECIFICATIONS TO TURFGRASS SODDING". COMPLY WITH ASPA SPECIFICATIONS FOR MACHINE CUT THICKNESS, SIZE, STRENGTH, MOISTURE CONTENT, AND MOWED HEIGHT AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. PROVIDE VIABLE SOD OF UNIFORM DENSITY, COLOR, AND TEXTURE, STRONGLY ROOTED, AND CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

SOD MUST NOT BE GROWN IN SOIL WITH AN IMPERMEABLE CLAY LAYER

INSPECTION & MAINTENANCE:

- IMMEDIATELY AFTER THE BIORETENTION CELL IS ESTABLISHED, THE PLANTS SHALL BE WATERED TWICE WEEKLY, IF NEEDED, UNTIL THE PLANTS BECOME ESTABLISHED (COMMONLY SIX WEEKS).
- SNOW, MULCH OR ANY OTHER MATERIAL, SHALL NEVER BE PILED ON THE SURFACE OF THE BIORETENTION CELL.
- HEAVY EQUIPMENT SHALL NEVER BE DRIVEN OVER THE BIORETENTION CELL.
- SPECIAL CARE SHALL BE TAKEN TO PREVENT SEDIMENT FROM ENTERING THE BIORETENTION CELL.
- AFTER THE BIORETENTION CELL IS ESTABLISHED, IT SHALL BE INSPECTED ONCE A YEAR WITH ANY PROBLEMS BEING REPAIRED IMMEDIATELY.

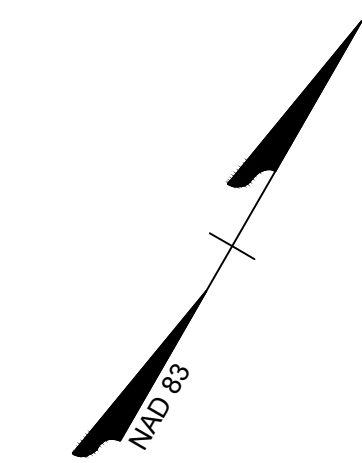
BIORETENTION AREA SUMMARY:

SURFACE AREA: 1,454 SF
VOLUME: 2,837 CF
BOTTOM OF #57 STONE ELEV: 94.00
BOTTOM OF SAND ELEV: 94.67
BOTTOM OF SOIL MEDIA ELEV: 95.00
BOTTOM OF CELL (TOP OF SOD) ELEV: 97.00
OUTLET STRUCTURE TOP ELEV: 98.50
OUTLET STRUCTURE INVERT ELEV: 94.00
OUTLET RCP DIAMETER: 15"

GRADING AND DRAINAGE LEGEND

- EXISTING STORM SEWER
- STORM SEWER
- CATCH BASIN
- DRAINAGE MANHOLE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TOP OF CURB ELEVATION
- EDGE OF PAVEMENT ELEVATION
- PROPOSED SPOT ELEVATION

NOTE: ALL ADA ACCESSIBLE DOORS, PARKING AREAS, AND WALKWAYS TO HAVE MAX 2% CROSS SLOPE.



SCALE 1"=10'
0 10' 20'

SEAL
38573
4-12-18
ENGINEER
JOSEPH A. CARROLL

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DATE
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03/09/2018
04/12/2018

DATE
07/06/2017

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DESIGNED BY
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CHECKED BY
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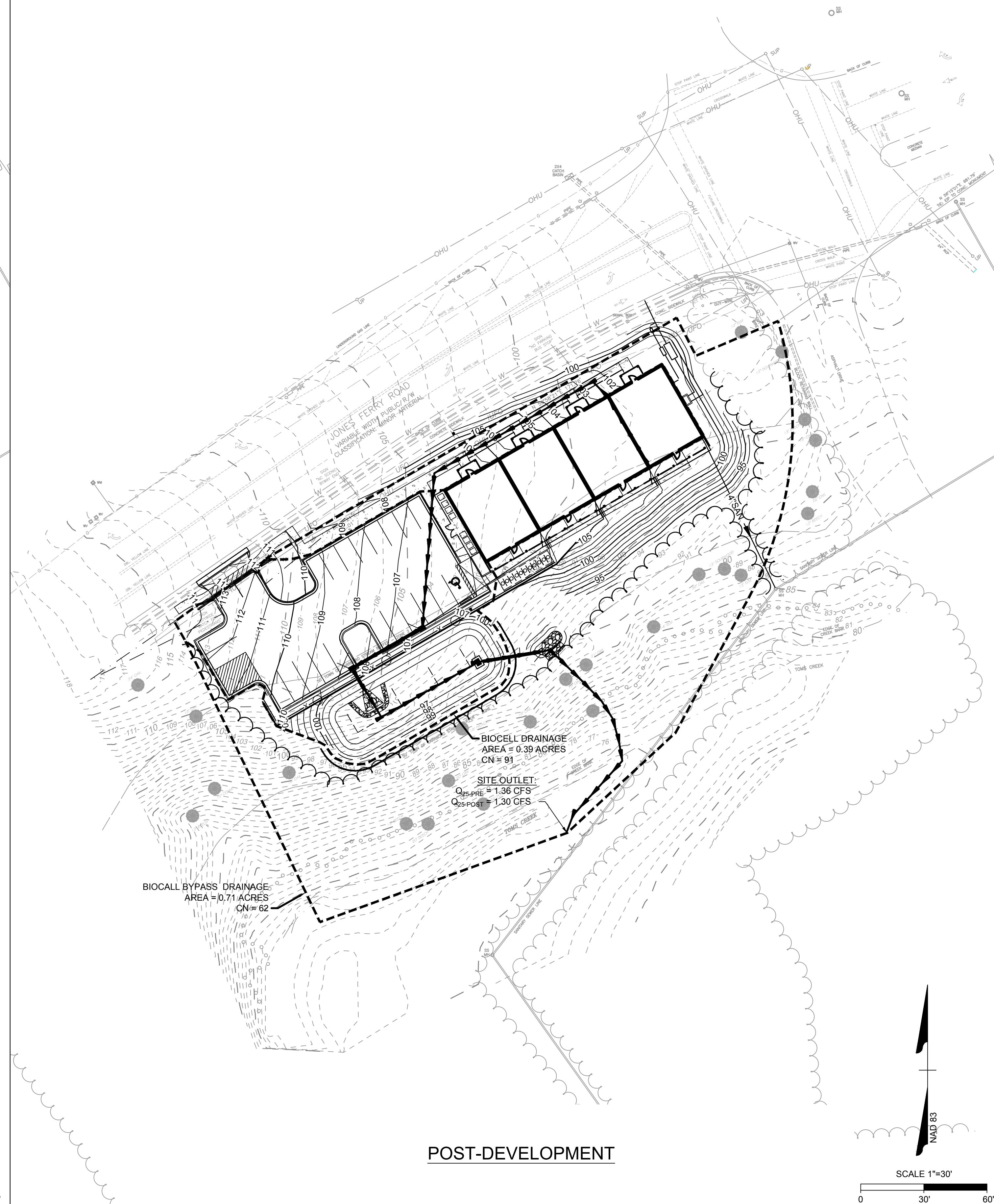
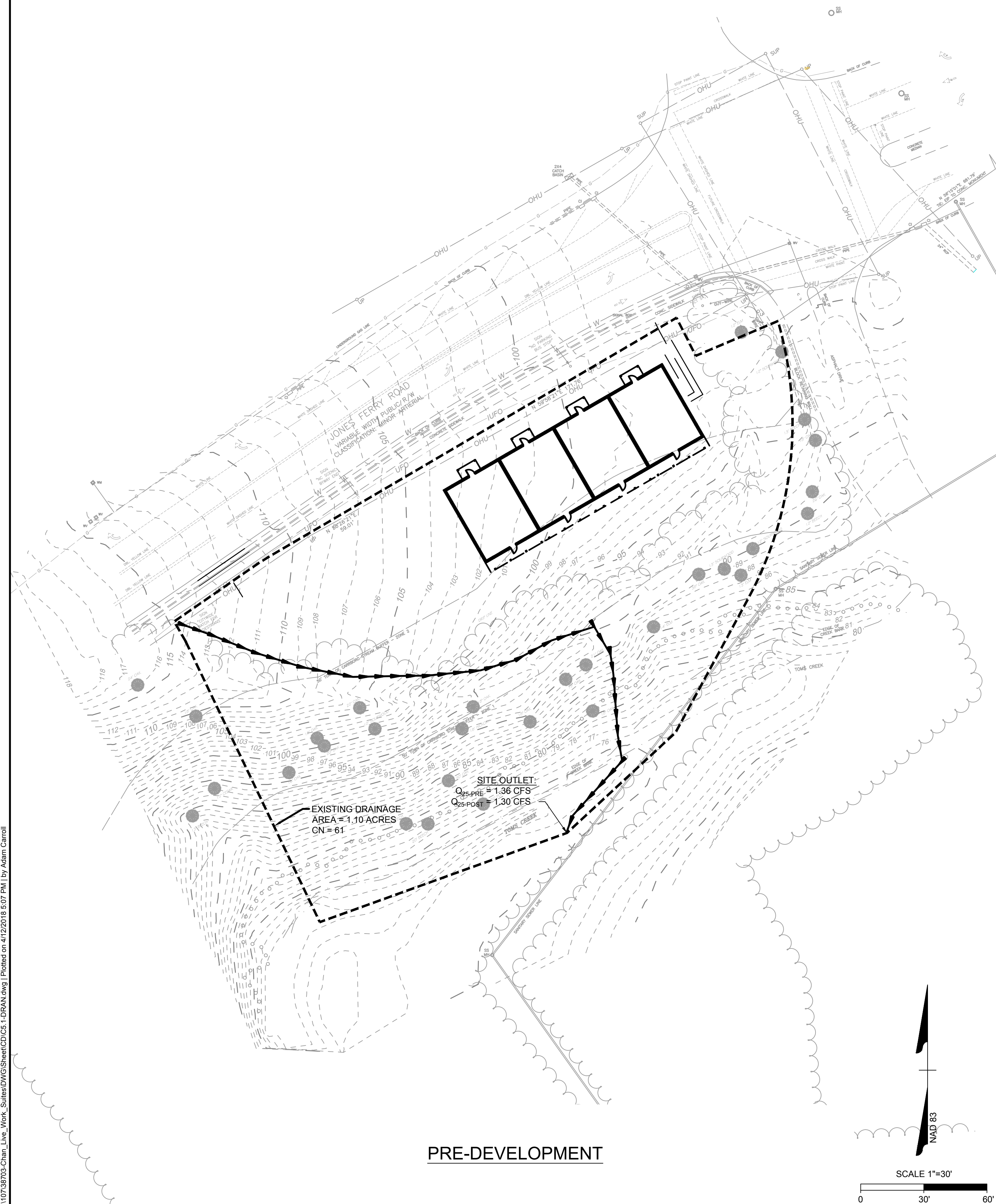
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GRADING PLAN

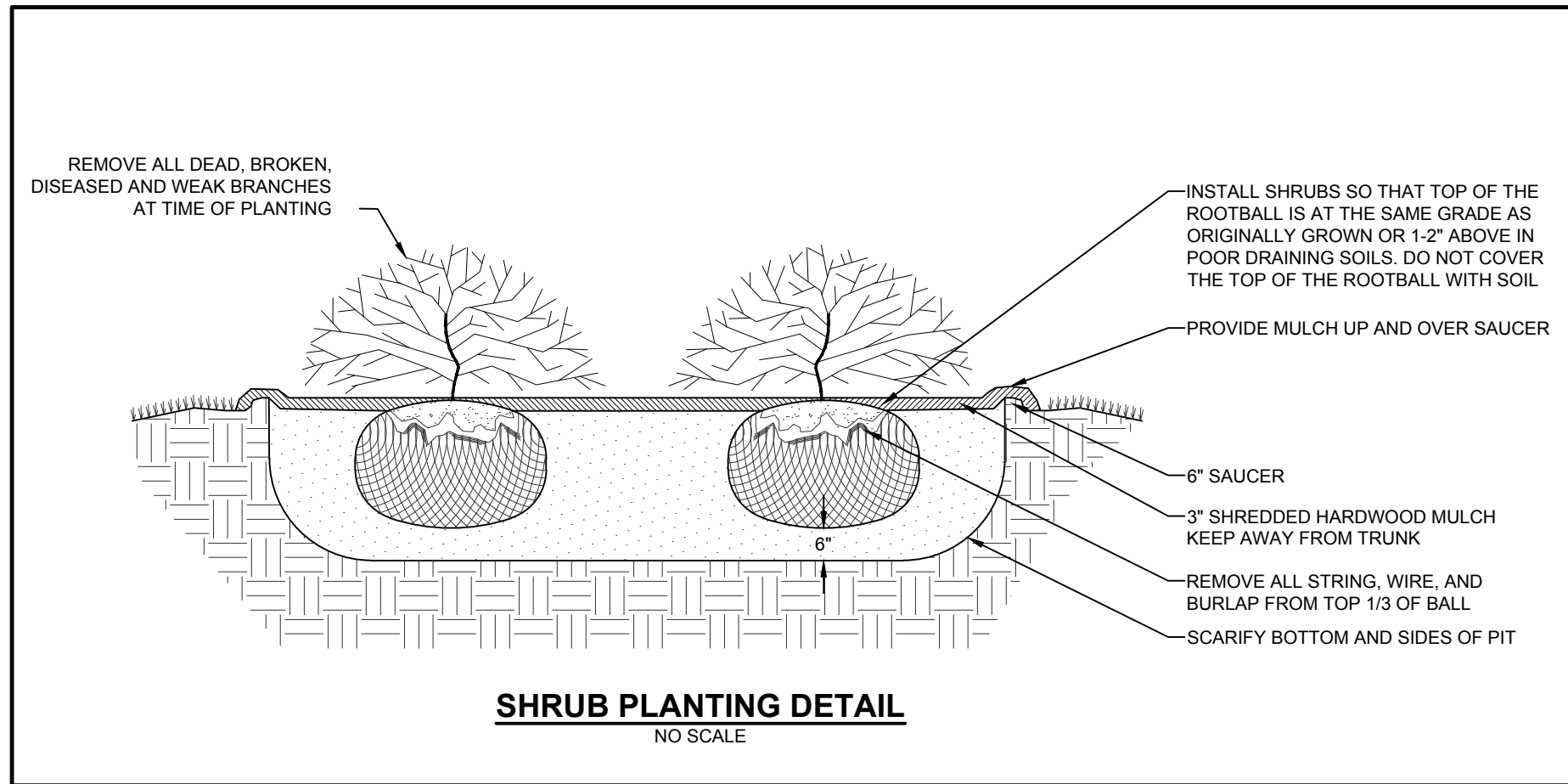
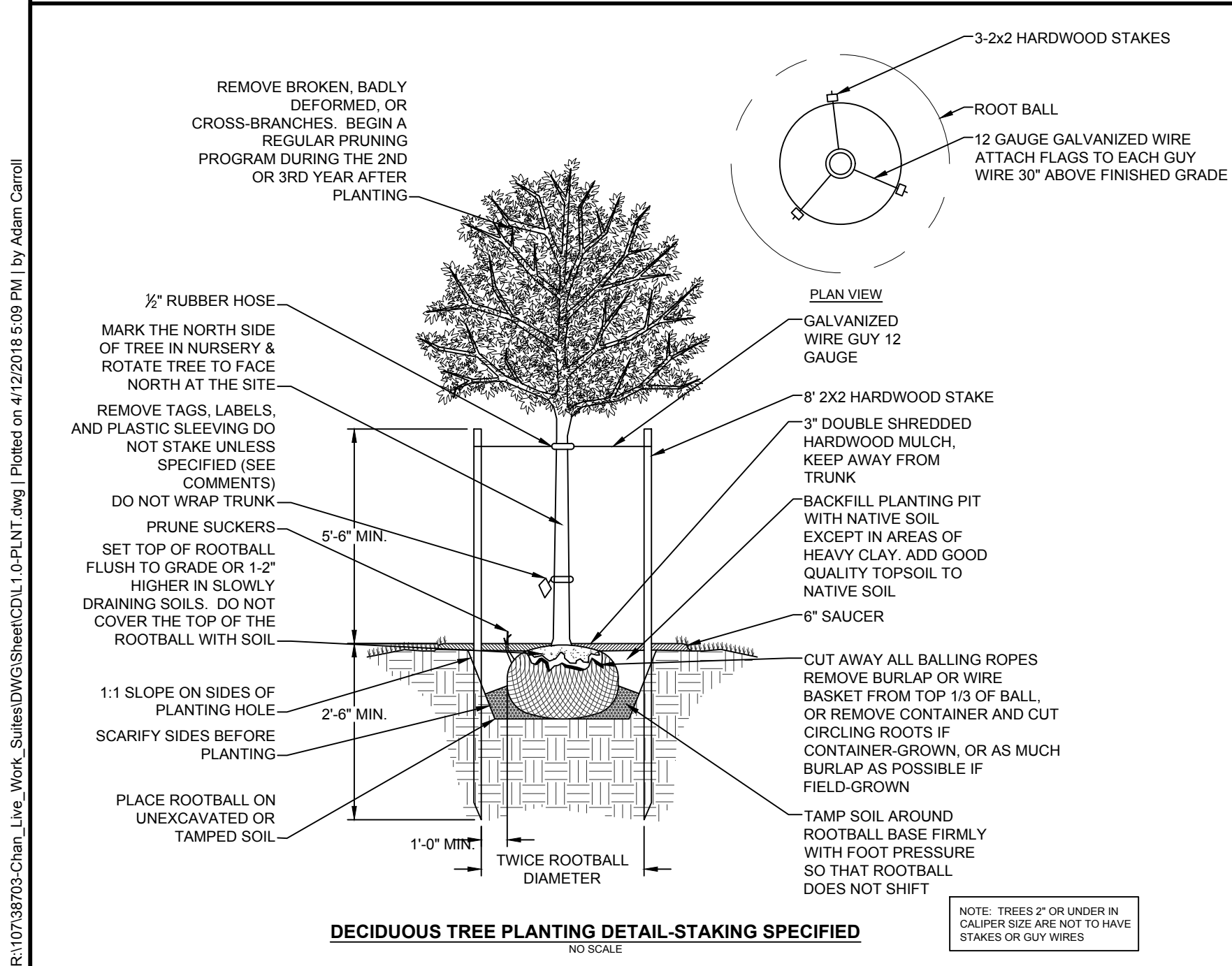
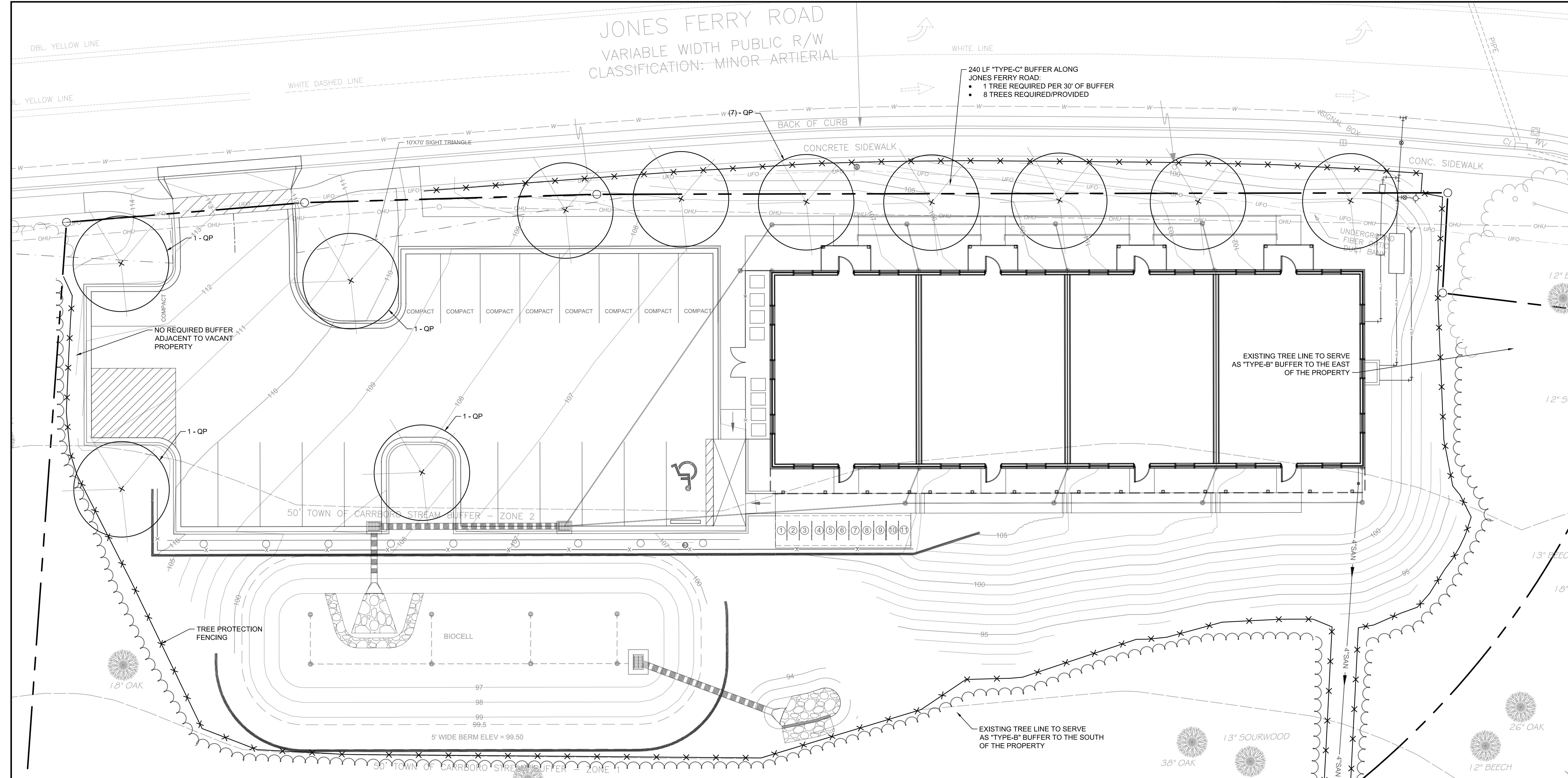
JOB NO.
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SHEET NO.
C5.0

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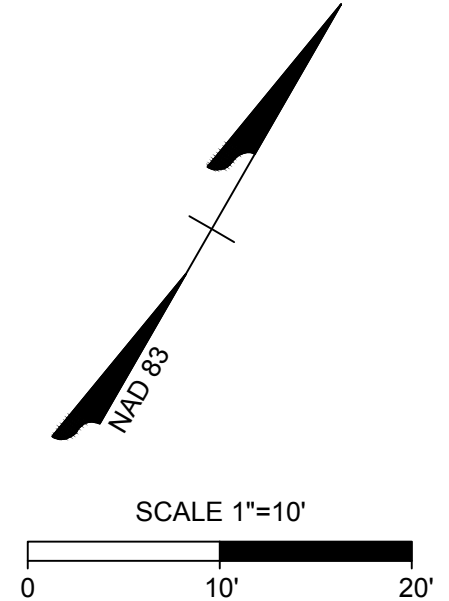




TREE CANOPY COVERAGE CALCULATION	
1. EXISTING COVERAGE TO REMAIN (EXCLUDES REMOVED TREES):	0.31 ac (28.2%)
2. TREE CANOPY COVERAGE REQUIRED	30% (0.33ac)
3. TREE COVERAGE DEFICIT	0.33 ac - 0.31 ac = 0.02 ac (871.2 SF)
4. ADDITIONAL TREES PROVIDED	11 TREES (500 SF PER TREE) = 5,500 SF
5. PROPOSED TREE COVERAGE	0.44 ac (40.0%)

VEHICLE ACCOMMODATION AREA SHADING CALCULATION	
1. TOTAL VEHICLE ACCOMMODATION AREA TO BE SHADED:	8,741 SF x 35% = 3,060 SF
2. AREA SHADED BY EXISTING TREES IN AND AROUND THE VEHICLE ACCOMMODATION AREA:	4 TREES (707 SF) = 2,828 SF
3. AREA SHADED BY REQUIRED SCREENING TREES:	354 SF + 354 SF = 708 SF
4. ACTUAL SHADED VAA AREA	3,535 SF OR 40.4%

TREE AND SHRUB QUANTITY CHART						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	INSTALLED SIZE	TYPE	REMARKS
TREES						
QP	11	QUERCUS PHELLOS 'HIGHTOWER'	HIGHTOWER WILLOW OAK	8' IN HEIGHT	B&B	2.5" CALIBER



SEAL
38573
4-12-18
TIMMONS GROUP, INC.
JOSEPH A. CARROLL
ENGINEER

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1" = 10'

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LANDSCAPE PLAN

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