

MORGAN CREEK COMMONS
CARBORO, NORTH CAROLINA

ILLUSTRATIVE MASTER PLAN

November 2020



SITE DATA

SITE ADDRESS: 410, 420 & 430 SMITH LEVEL ROAD
CARBORO, NC 27838

SITE AREA: 57.75 ACRES
PROPOSED ZONING: 134 ACRES

BUILDING RETENACKS (O&A):
OFFICE ASSEMBLY

PROPOSED USES

BUILDING 1

STORAGE

RETAIL

BUILDING 2

RETAIL

BUILDING 3

RETAIL

BUILDING 4

OFFICE

OFFICE

OFFICE

OFFICE

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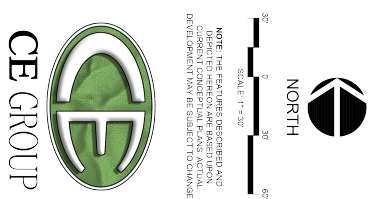
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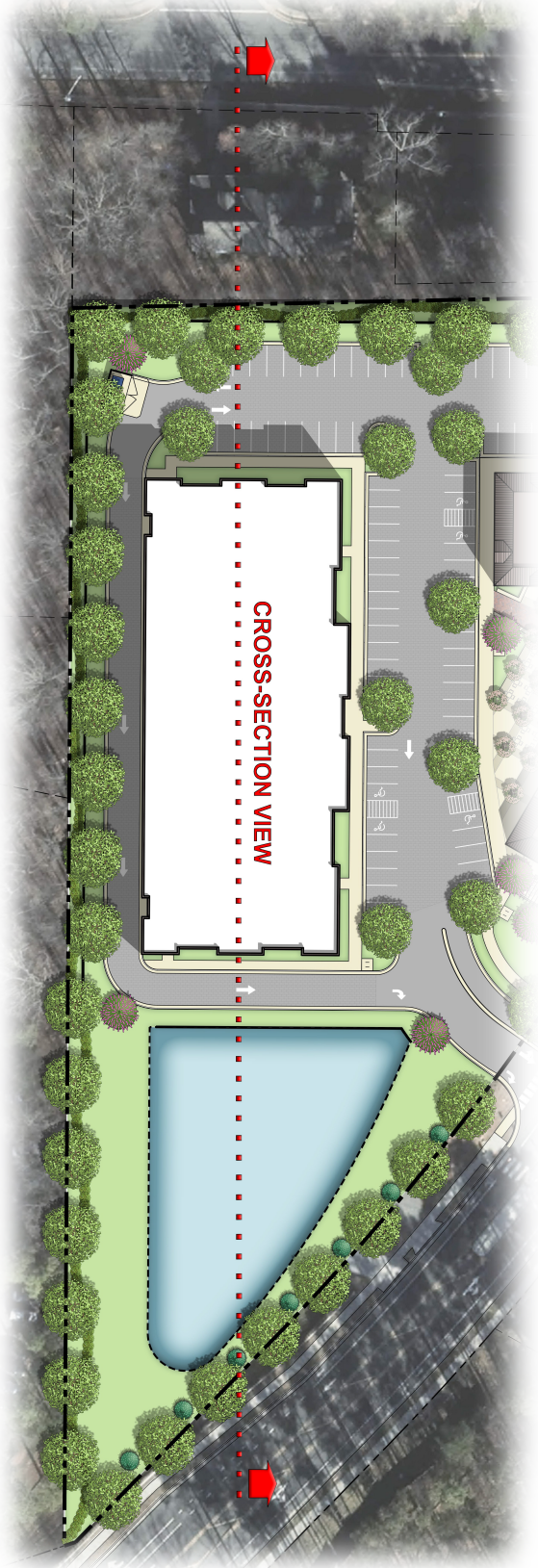
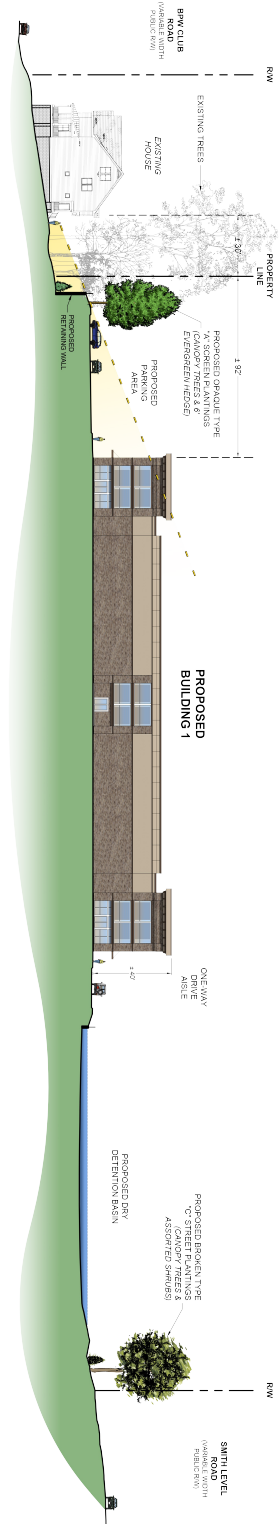
OFFICE



NOTE: THE FEATURES DESCRIBED AND SHOWN ON THIS PLAN ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN AND CONSTRUCTION SHALL BE DETERMINED BY THE LOCAL GOVERNMENT AND THE DEVELOPER. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

CE GROUP
301 GLENWOOD AVENUE, SUITE 220
RALEIGH, NC 27603

PARKING REQUIREMENTS
177 TOTAL SPACES WITH 20% REDUCTION = 142 SPACES REQUIRED
1 BICYCLE SPACE / 10 VEHICLE SPACES = 14 BICYCLE SPACES
99 PARKING SPACES PROVIDED (INCLUDING 14 BICYCLE SPACES)
20 BICYCLE SPACES PROVIDED (INCLUDING 14 COVERED)



MORGAN CREEK COMMONS
CARBORO, NORTH CAROLINA

CROSS-SECTION VIEW EXHIBIT

November 2020



SCALE 1" = 20'

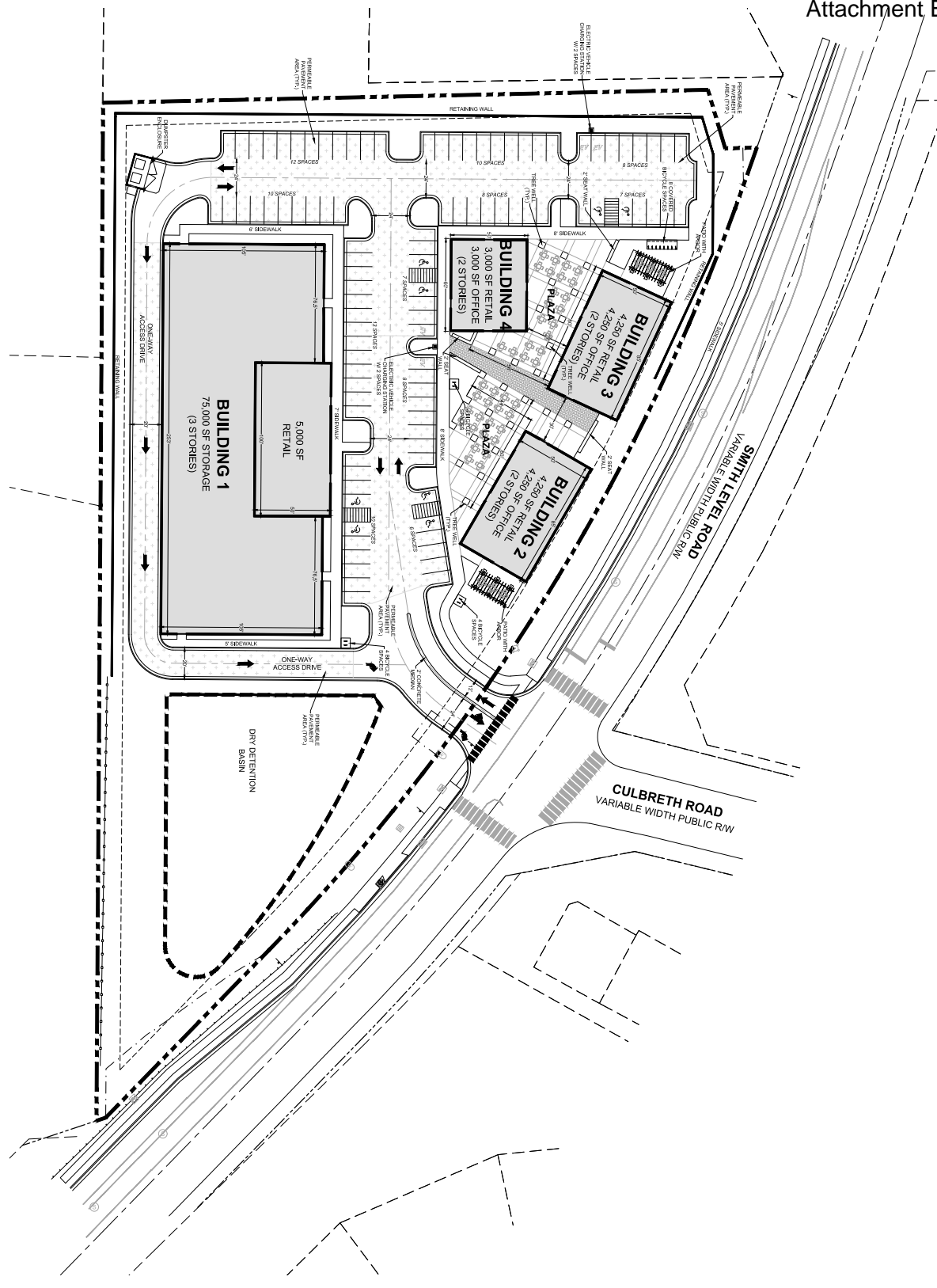
NOTE: THE FEATURES DESCRIBED AND
DISPECTED HEREON ARE BASED UPON
DEVELOPMENT MAY BE SUBJECT TO CHANGE



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MORGAN CREEK COMMONS
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CONCEPTUAL SITE PLAN
November 19, 2020



SITE DATA

SITE ADDRESS: 410, 420 & 430 SMITH LEVEL ROAD
CARRBORO, NC 27521
PINS: 1719-704244
SITE AREA: 67.94 ACRES
CONSENT ZONING: 51.0
PROPOSED ZONING: 51.0
OFFICE/ASSESSMENT: 51.0

BUILDING SETBACKS (O.A.)

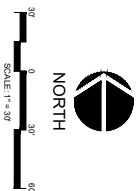
FRONT: 15'
SIDE: 15'
REAR: 15'

PROPOSED USES

BUILDING 1
RETAIL: 4,250 SF
OFFICE: 1,000 SF
BUILDING 2
RETAIL: 4,250 SF
OFFICE: 1,000 SF
BUILDING 3
RETAIL: 4,250 SF
OFFICE: 1,000 SF
BUILDING 4
RETAIL: 3,000 SF
OFFICE: 1,000 SF

PARKING REQUIREMENTS

STORAGE: 1 SPACE / 600 SF = 15 SPACES REQUIRED
RETAIL: 1 SPACE / 200 SF = 43 SPACES REQUIRED
OFFICE: 1 SPACE / 400 SF = 25 SPACES REQUIRED
TOTAL: 83 SPACES WITH 20% REDUCTION = 66 SPACES REQUIRED
1 BICYCLE SPACE / 10 BICYCLE SPACES = 10 BICYCLE SPACES REQUIRED
99 PARKING SPACES PROVIDED (INCLUDING 1 H.C. SPACE & 4 EV 20 BICYCLE SPACES PROVIDED (INCLUDING 1 COVERED



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CONCEPTUAL LANDSCAPE PLAN

November 19, 2020

November 19, 2020



NORTH BOUNDARY LINE - 461 LF
TYPE "A" OPALUE SCREEN
VEHICLE ACCOMMODATION AREA - 45,921 SF
35% SHADING REQUIRED
1 TREE / 40 LF REQUIRED = 11 TREES REQUIRED
35% OF 45,921 SF = 16,070 SF SHADING REQUIRED
11 TREES PROVIDED
32 SCENIC TREES ALONG PERIMETER = 7,334 SF
11 EVERGREEN SHRUB 4 LF = 44 LF PROVIDED
14 PARRON ISLAND TREES PROVIDED = 8,888 SF
TOTAL SHADING PROVIDED = 17,332 SF

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PROVING REQUIREMENTS:
STORAGE: 1 SPACE / 5,000 SF = 15 SPACES REQUIRED
OFFICE: 1 SPACE / 200 SF = 83 SPACES REQUIRED
RETAIL: 1 SPACE / 1,200 SF = 20 SPACES REQUIRED
127 TO TOTAL SPACES WITH 25% REDUCTION = 65 SPACES REQUIRED
1 BICYCLE SPACE / 10 VEHICLE SPACES = 10 BICYCLE SPACES REQUIRED

99 PARKING SPACES PROVIDED (INCLUDES H.C. SPACES & 4 EV CHARGING SPACES)

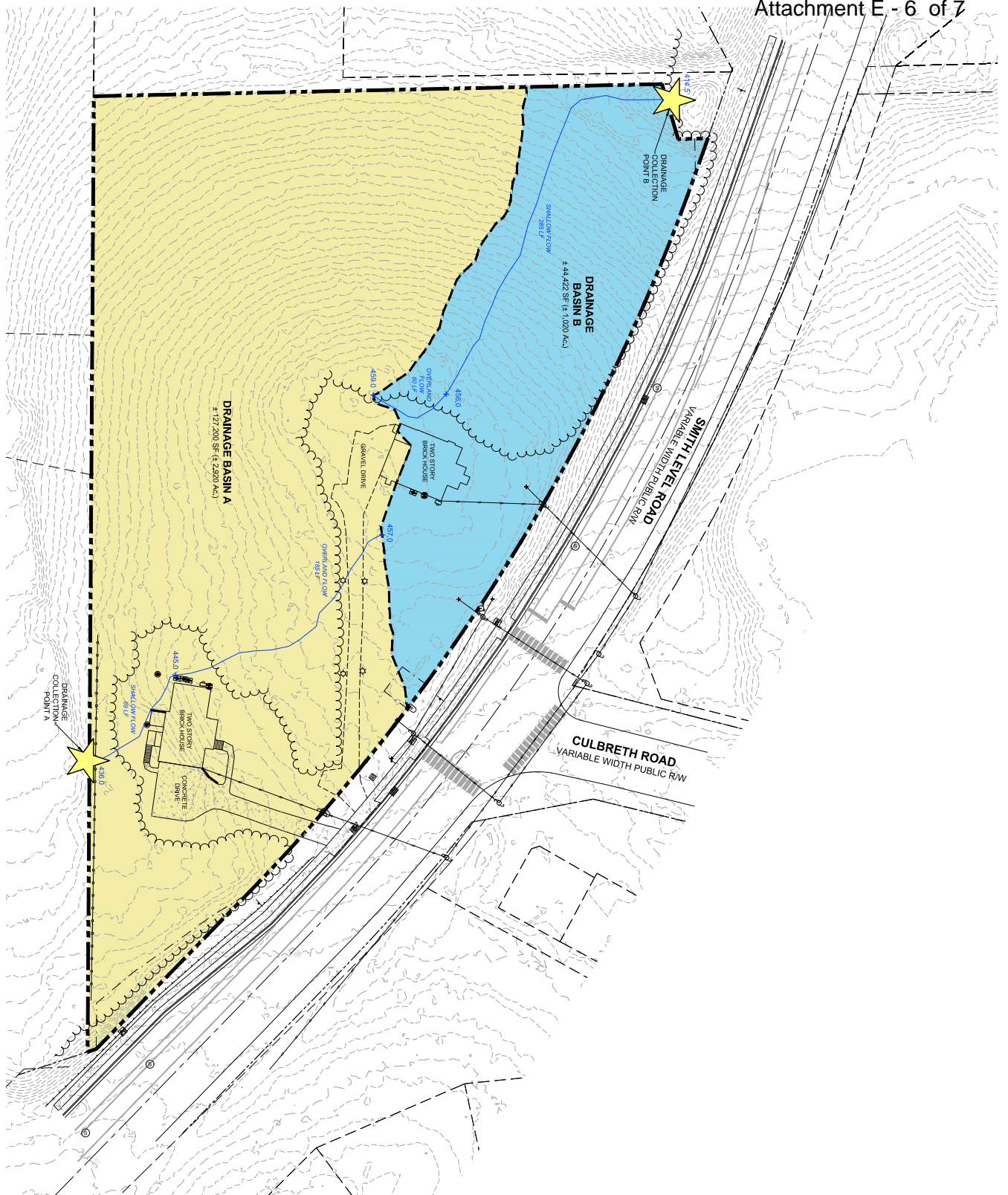
20 BICYCLE SPACES PROVIDED (INCLUDES 8 COVERED)



NORTH



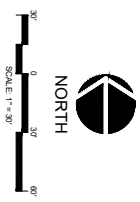
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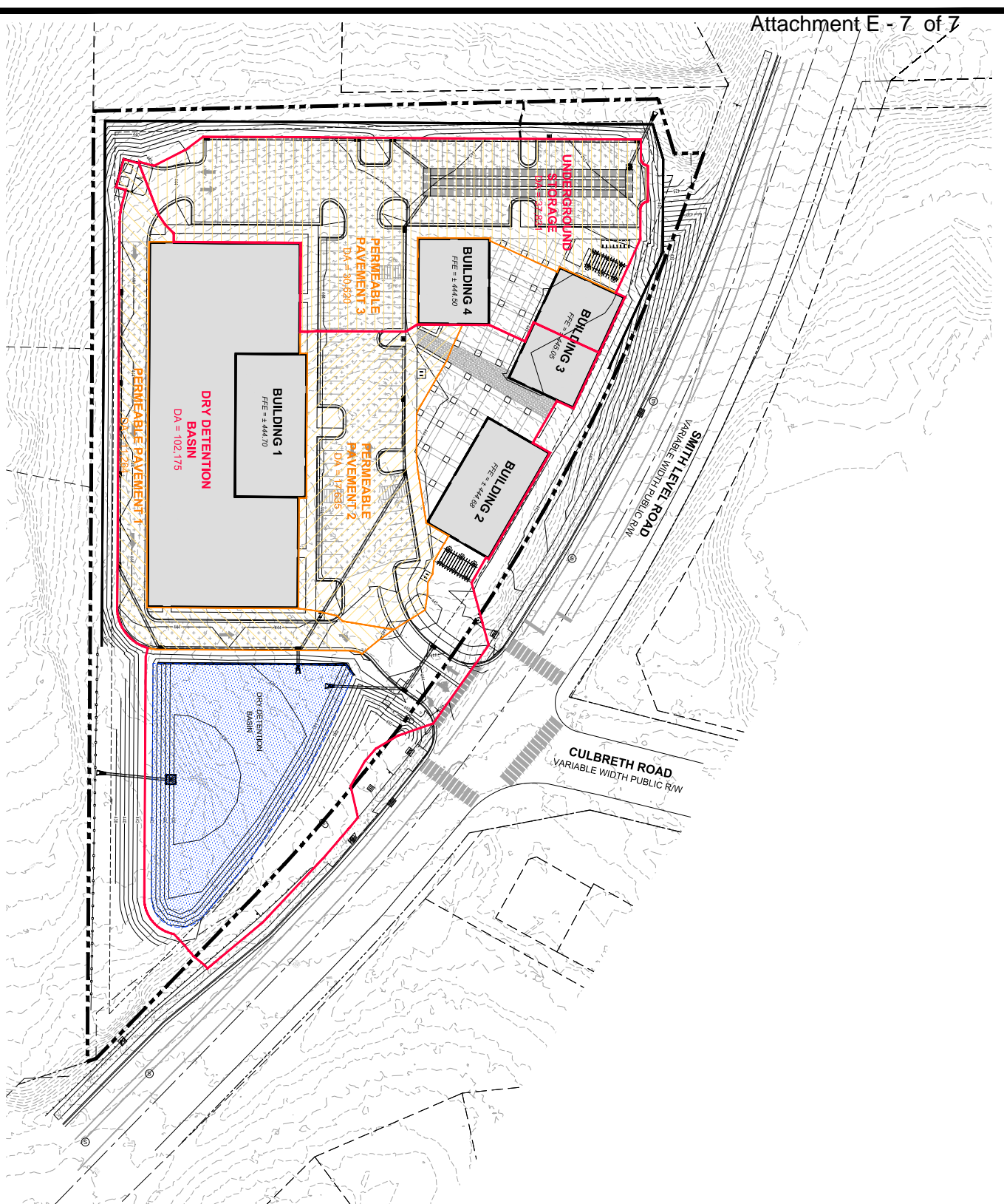
MORGAN CREEK COMMONS
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DRAINAGE AREA MAP
PRE-DEVELOPED

December 2020



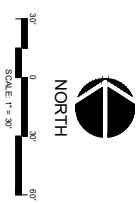
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MORGAN CREEK COMMONS
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DRAINAGE AREA MAP POST-DEVELOPED

December 2020



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