

**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:**

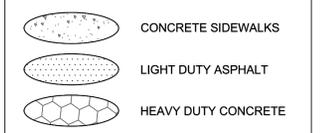
- ALL EXISTING STRUCTURE 900 SQUARE FEET AND LARGER SHALL BE ASSESSED PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO) AND TO ACCESS THE POTENTIAL FOR DEMOLITION AND/OR THE REUSE OF SALVAGEABLE MATERIALS.
- PURSUANT TO 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).



**MATERIALS LEGEND**



THIS DRAWING PREPARED AT THE CARRBORO OFFICE  
8642 W. Market Street, Suite 136, Greensboro, NC 27409  
TEL: 336.662.0411, FAX: 336.662.0420 www.timmons.com  
NC License No. C-1652

YOUR VISION ACHIEVED THROUGH OURS.  
DATE: 07/06/2017  
DRAWN BY: J. MOORE  
DESIGNED BY: J. MOORE  
CHECKED BY: A. CARRROLL  
SCALE: 1" = 10'

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