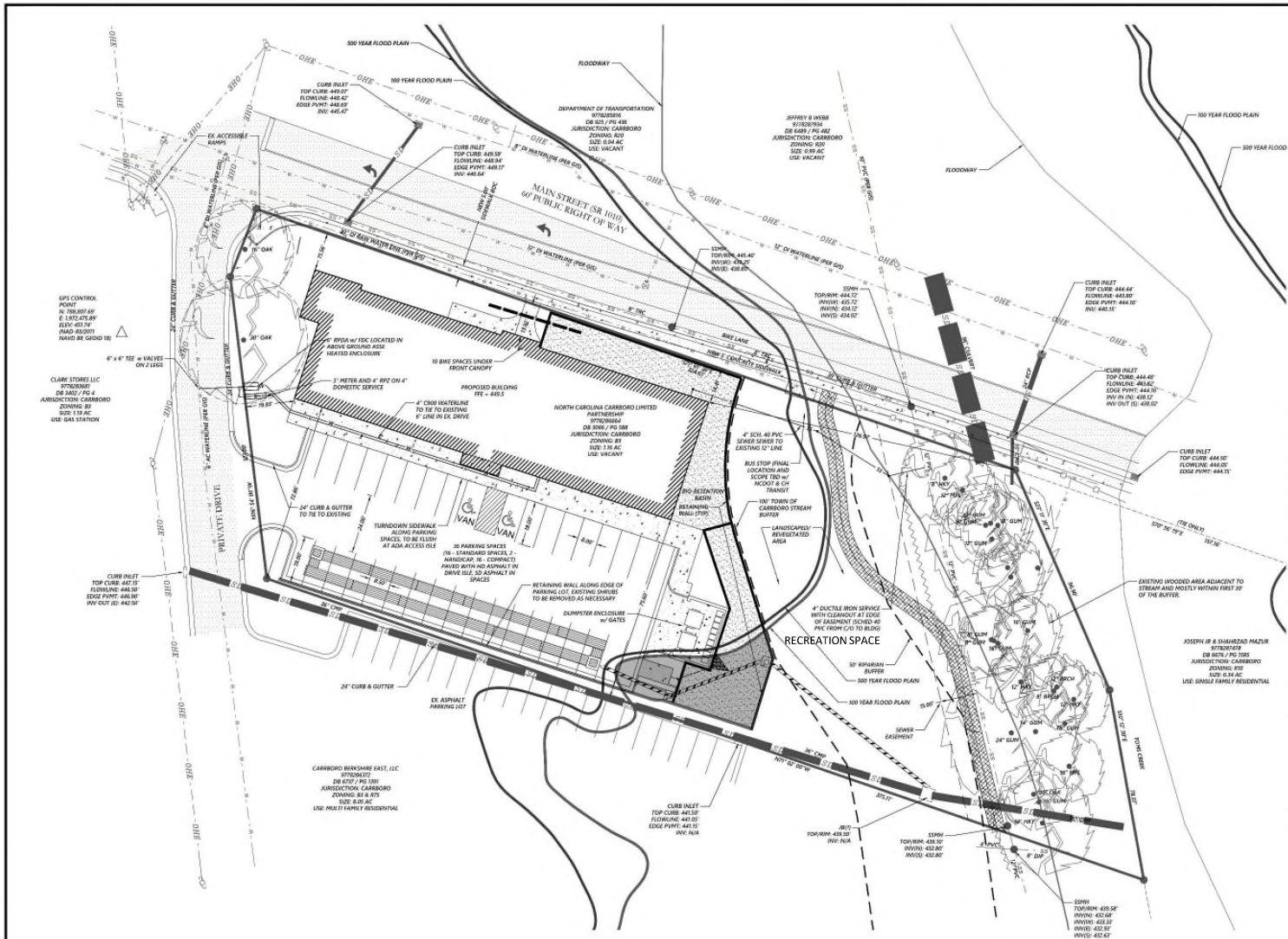

SITE INFORMATION

CURRENT OWNER:	NORTH CAROLINA CARRBORO LIMITED PARTNERSHIP
OWNER ADDRESS:	380 UNION ST, WEST SPRINGFIELD, MA 01089
PIN:	9778286664
PROPERTY ADDRESS:	1307 WEST MAIN ST, CARRBORO, NC 27510
JURISDICTION:	TOWN OF CARBORO
COUNTY:	ORANGE
STATE:	NORTH CAROLINA
REFERENCE:	DB 1066 / PG 588
PARCEL SIZE:	50,680 SF / 1.16 AC
EXISTING ZONING/USE:	B-3 / VACANT
PROPOSED ZONING/USE:	R-2 CZ / MULTI FAMILY

SETBACKS:	REQUIRED	PROPOSED
• STREET:	15' (ROW)/40' (CENTERLINE)	15.92' (ROW)
• LOT BOUNDARY:	0' + 2' PER 1' ABOVE 35' = 68'	72.06

MAXIMUM BUILDING HEIGHT:	ALLOWED	PROPOSED
	50'	65' - SEE ARCH PLANS

EXISTING IMPERVIOUS:	0 SF
AREAS DEMOLISHED:	0 SF
PROPOSED IMPERVIOUS AREAS:	
BUILDING	8,716 SF (0.19 AC)
DRIVES & PADS	10,745 SF (0.25 AC)
SIDEWALKS	2,155 SF (0.05 AC)
TOTAL	= 21,616 SF (0.49 AC) - 41.66%

PARKING REQUIREMENTS: 1.5 / 1 BEDROOM & 2 / 2 OR MORE BEDROOMS
PROPOSED PARKING: 34 SPACES (0.0/UNIT)
BICYCLE PARKING: 10 SPACES + BICYCLE LOCKERS ON REAR OF BUILDING FOR RESIDENTS

OPEN SPACE:	REQUIRED	PROPOSED
	20% (10,136 SF)	41.2% (+/-20,852 SF)

WATERSHED:	N/A
RIVER BASIN:	CAPE FEAR
OVERLAY:	JORDAN LAKE UNPROTECTED
WATER PROVIDER:	OWASA
SEWER PROVIDER:	OWASA

SITE NOTES:

1. SURVEY DATA AND LOCATIONS PROVIDED BY HARWEYE GEOMATICS, DATED JUNE 1, 2021. FIELD VERIFY EXISTING CONDITIONS BY DETAILED SITE INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CARRBORO AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL MAINTAIN ANY EXISTING ACCESSES TO ADJACENT RESIDENCES, BUSINESSES AND PROPERTIES AT ALL TIMES.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS NECESSARY FOR CONSTRUCTION.
6. ALL STRIPING WITHIN THE ROW SHALL BE THERMOPLASTIC PER DOT STANDARDS UNLESS OTHERWISE NOTED.
7. CONTACT 811 PRIOR TO ANY SUBSURFACE WORK.
8. OBTAIN FINAL ZONING INSPECTION APPROVAL PRIOR TO USE/OCCUPANCY.

UTILITY NOTES:

1. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS OTHERWISE NOTED.
2. ALL PUBLIC UTILITIES AND CONNECTIONS TO PUBLIC UTILITIES SHALL CONFORM TO OWASA STANDARDS AND SPECIFICATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS NECESSARY FOR CONSTRUCTION.
4. IF REQUIRED, PRIOR TO THE CONSTRUCTION OF ANY WATER MAIN EXTENSIONS, TAPS OR RELOCATIONS, THE ENGINEER OF RECORD SHALL BE CONTACTED BY THE GENERAL CONTRACTOR TO DISCUSS CERTIFICATION REQUIREMENTS. FAILURE TO CONTACT THE ENGINEER OF RECORD OR PROVIDE ANY OF THE REQUESTED DOCUMENTATION DISCUSSED MAY RESULT IN THE INABILITY OF THE ENGINEER TO CERTIFY THE LINE AND POSSIBLE REPLACEMENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE LOCATION AND/OR RELOCATION OF ALL EXISTING UTILITIES WITH THE APPROPRIATE UTILITY, AGENCY OR COMPANY.
6. THE CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS AND DISTURBANCES WITH EXISTING USERS AND OWASA SO THAT ANY SERVICE INTERRUPTIONS ARE MINIMAL.
7. ALL PIPE INVERTS, TAP LOCATIONS & AVAILABLE CLEARANCES TO BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTING STORM & UTILITY SYSTEMS AND SHALL BE ADJUSTED BY THE ENGINEER IF NECESSARY. IF THESE ITEMS ARE NOT VERIFIED AT THIS TIME, THE CONTRACTOR WILL BE WHOLLY RESPONSIBLE FOR THE FIELD REVISIONS AND ASSOCIATED DESIGN COSTS OF THE SOLUTIONS PROPOSED.
8. ALL WATER LINE JOINTS/CONNECTIONS SHALL BE RESTRAINED WITH MECHANICAL JOINT FITTINGS OR PROVIDED WITH APPROPRIATE THRUST BLOCKING.
9. NO IRRIGATION SYSTEM WILL BE INSTALLED ON STATE ROW.
10. CONTACT 811 PRIOR TO ANY SUBSURFACE WORK.

ORANGE COUNTY SOLID WASTE NOTES:

1. CONSTRUCTION WASTE:
   - ALL EXISTING STRUCTURES 500 SQUARE FEET & LARGER IN SIZE SHALL BE ASSESSED PRIOR TO DEMOLITION TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO) & TO ASSESS THE POTENTIAL FOR DE-CONSTRUCTION &/OR THE RE-USE OF SALVAGEABLE MATERIALS.
   - BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL, & CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
   - BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF MIXED CONSTRUCTION & DEMOLITION WASTE THAT 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 THE 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) &/OR OTHER HAZARDOUS MATERIALS IN CONSTRUCTION & DEMOLITION WASTE SHALL BE HANDLED IN ACCORDANCE WITH ANY & ALL LOCAL, STATE, & FEDERAL REGULATIONS AND GUIDELINES.

811 Know what's below. Call before you dig.

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 20 ft.

HOUSEWRIGHT BUILDING COMPANY
ALLEN KNIGHT
PO BOX 70
CARRBORO, NC 27516
allen@housewrightbuilding.com
919.321.2074

C3 DESIGN & ENGINEERING PLLC
NC Firm License # P-1764
2557 E LYON STATION RD., STE 102(PHYSICAL)
P.O. Box 351(MAILING)
Creedmoor, NC 27522 - chad@c3designeng.com
919.625.7368

NOT FOR CONSTRUCTION
PRELIMINARY

	DATE	BY
1	FIRST ISSUED	
2	REVISIONS	
3		
4		
5		
6		

CONDITIONAL USE PERMIT
TEMPO
1307 WEST MAIN ST, CARRBORO, NC 27510
ORANGE COUNTY

SITE & UTILITY PLAN

C3 PROJECT #: 21-040
REVIEW PROJECT #: XX-XXX
SHEET #: C-1.3