INARA COURT SUBDIVISION

SPECIAL USE PERMIT

ORANGE COUNTY, N.C.

2016-10-27

PREPARED FOR:

OWNER/DEVELOPER

FIRE SWAMP II, LLC & YATES - GREENE, LLC

125 KINGSTON DRIVE, STE 206

CHAPEL HILL, N.C. 27514

(919) 929-9539

SITE DATA:

1. EXISTING PARCEL ZONING: R-2-CZ, TRACT SIZE: 27,108 SQ.FT. (0.622 ACRES)

2. EXISTING PARCEL SIZE: LOT 'C', 8,300 S.F.– 0.1905 AC.; LOT 'D', 18,847 S.F.–0.4327 AC.
AFTER RECOMBINATION = 27,108 S.F. – 0.6223 AC.

3. PIN#: 9778-67-3076; 9778-66-3947

4. CURRENT LAND USE: VACANT, WOODED LOT.

5. NUMBER OF NEW RESIDENCES PROPOSED: 6 (SIX) SINGLE FAMILY UNITS.

6. PROPOSED AFFORDABLE UNITS: NONE – FEE IN LIEU OF ONE (1) AFFORDABLE UNIT.

7. DENSITY CALCULATION: (TOTAL LOT AREA) 27,108 S.F. / 2,000 = 13 LOTS, 6 LOTS PROPOSED.

8. PROPOSED OPEN SPACE:
   a) REQUIRED: SECTION 15-198 (C) – 20% TOTAL LOT AREA (27,108 x 0.20 =5,421.6 SQ.FT.
   b) PROPOSED: ON SITE = 2,101 SQ.FT. (WAIVER FROM WIDTH CRITERIA)
   OFF SITE = 1,770 SQ.FT.
   TOTAL = 3,871 SQ.FT.
   c) PAYMENT IN LIEU FOR 1,555 SQ.FT OF OPEN SPACE

9. PROPOSED RECREATION AREA:
   a.) REQUIRED = 6 SINGLE FAMILY UNITS x 10.39 POINTS PER DWELLING UNIT = 62.34
   b.) PROVIDED = 966 S.F. HIKING / BIKING TRAIL (ON-SITE) x 0.016 = 15.46 POINTS.
   = 939 S.F. HIKING / BIKING TRAIL (ADJACENT PARCEL)) x 0.016 =15.02 POINTS
   TOTAL = 30.48 POINTS
   c) PAYMENT IN LIEU FOR 31.86 RECREATIONAL POINTS.

10. EXISTING USE: VACANT, WOODED LOT.

11. PROPOSED USE: SINGLE FAMILY (1.111).

12.

INARA COURT SUBDIVISION	PROPOSED
SINGLE FAMILY	6
DUPLEX UNITS	0
TOTAL	6
REGULAR ZONING UNITS	6
AFFORDABLE UNITS	0
BONUS UNITS	0
TOTAL	6

13. PER FLOOD INSURANCE RATE MAP 3710977800J, DATED 2/2/2007, SUBJECT DEVELOPMENT IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

14. ALL WATER AND SEWER EASEMENTS ARE PUBLIC FOR BENEFIT OF OWASA. STORM DRAINAGE EASEMENTS ADJACENT TO THE PUBLIC RIGHT-OF-WAY ARE PUBLIC FOR BENEFIT OF NCDOT MAINTENANCE OR TOWN OF CARRBORO. ALL SIGHT TRIANGLE EASEMENTS WILL BE PUBLIC. SIDEWALK AND GREENWAY EASEMENTS WILL BE PUBLIC. STORM EASEMENTS DESIGNATED AS PUBLIC ARE TO BE MAINTAINED BY THE TOWN OF CARRBORO.

15. ALL OPEN SPACE IS PRIVATE, TO BE MAINTAINED BY THE INARA COURT SUBDIVISION HOME OWNERS ASSOCIATION.

16. FIRE DEPARTMENT NOTES:
   A) NO FRAMING MAY BEGIN UNTIL FIRE HYDRANTS ARE OPERATIONAL.
   B) AN ALL-WEATHER 20' WIDE TRAVEL SURFACE MUST BE IN PLACE ON ROADWAY PRIOR TO RECEIVING FINAL PLAT APPROVAL OR ANY BUILDING PERMIT.
   C) ALL FIRE HYDRANTS SHALL BE IN OPERATION PRIOR TO ANY CONSTRUCTION FRAMING AND ACCESSIBLE AT ALL TIMES.
   D) THE 2-1/2 INCH DISCHARGE ON FIRE HYDRANTS SHALL BE AT LEAST 21 INCHES ABOVE FINAL GRADE.
   E) FIRE ACCESS ROAD MUST BE OF AN ALL-WEATHER SURFACE AND MAINTAINED DURING CONSTRUCTION. REQUIRE BASE PAVEMENT ASPHALT.
   F) NO BURNING IS ALLOWED ON PROPERTY. ALL BRUSH AND TRASH MUST BE HAULED FROM SITE OR MULCHED ON SITE.
   G) ANY BLASTING REQUIRES A BLASTING PERMIT FROM FIRE DEPARTMENT.
   H) THERE SHALL BE NO PARKING IN ALLEY. ALLEY MUST BE MARKED AS A FIRE LANE ACCORDING TO TOWN CODE.
   I) ANY PARKING ON STREET MUST MEET STREET WIDTH IN ACCORDANCE WITH TOWN CODE.

17. "CAPS" WERE ISSUED BY CHAPEL HILL CARRBORO SCHOOL SYSTEM ON OCTOBER 06, 2016, AGENDA ITEM 5B.

18. DEVELOPER/OWNER IS RESPONSIBLE FOR SCHEDULING AND COORDINATING AN ON-SITE PRE-CONSTRUCTION MEETING WITH ALL APPLICABLE APPROVING AGENCIES INCLUDING ORANGE COUNTY SOLID WASTE (JEFF SCOUTEN, 919-968-2788) PRIOR TO ANY SITE DISTURBANCE. TREE PROTECTION FENCING MUST BE IN PLACE AT TIME OF MEETING.

19. AT NO TIME SHALL CONSTRUCTION RELATED VEHICLES, EQUIPMENT, OR MATERIALS BE PLACED OR STORED WITHIN THE PUBLIC RIGHT-OF-WAY FOR EXISTING FIDELITY STREET. WITHOUT PRIOR APPROVAL FROM THE TOWN OF CARRBORO, STREET SUPERINTENDENT.

20. THE DEVELOPERS/OWNER/CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROMPT REMOVAL OF ANY AND ALL MUD, SOILS, STONE AND/OR CONSTRUCTION RELATED MATERIALS DEPOSITED UPON THE SIDEWALK AND STREET SURFACES INCIDENTAL TO ON-SITE DEVELOPMENT ACTIVITIES AND DELIVERIES. THIS WOULD INCLUDE MAINTENANCE AS NEEDED FOR THE REQUIRED CONSTRUCTION DRIVE ACCESS.

21. PRIVATE STORM WATER EASEMENTS AND/OR SYSTEMS AND PRIVATE WATER QUALITY FACILITIES ARE NOT TOWN MAINTAINED AND ARE THE RESPONSIBILITY OF THE HOA OR PRIVATE PROPERTY OWNER. ALL DRAINAGE EASEMENTS DESIGNATED AS PRIVATE ARE TO BE MAINTAINED BY THE INARA COURT SUBDIVISION HOMEOWNER'S ASSOCIATION. ALL OBSTRUCTIONS, OR PLANTINGS THAT EXCEED 24" IN HEIGHT AT MATURE GROWTH, BRIDGES, SHEDS, FENCES OR OTHER OBSTRUCTIONS OR ALTERATIONS OF THE STORM EASEMENT OR STORM OR WATER QUALITY SYSTEM ARE PROHIBITED WITHOUT THE EXPRESS APPROVAL OF THE TOWN OF CARRBORO ZONING ADMINISTRATOR. APPROPRIATE PRIVATE STORM DRAINAGE EASEMENTS WILL BE PLATTED AND DEDICATED ON EITHER SIDE OF STORM FACILITIES ON PRIVATE LOTS, AND PRIVATE STORM MAINTENANCE AREAS WILL BE PLATTED AND DEDICATED ON EITHER SIDE OF STORM FACILITIES LOCATED ON PRIVATE OPEN SPACE.

22. STORM DRAINAGE PIPES IN THE PUBLIC RIGHT-OF-WAY OR PRIVATE STORM DRAIN EASEMENTS SHALL BE REINFORCED CONCRETE WITH A MINIMUM DIAMETER OF 15 INCHES. PIPES UTILIZING OTHER MATERIALS WITH A SERVICE LIFE EQUAL TO OR GREATER THAN REINFORCED CONCRETE (AS DETERMINED BY AN INDEPENDENT TESTING AGENT) MAY BE APPROVED BY THE TOWN ENGINEER.

23. CURB-SIDE RECYCLING: RECYCLING COLLECTION BY ORANGE COUNTY FOR LOTS 1-6 WILL BE BY ROLL-CARTS WHICH SHALL BE PLACED AT THE CURB ALONG INARA COURT BY 7:00 AM ON COLLECTION DAY.

24. FIRE LANE STRIPING WILL BE COORDINATED WITH THE CARRBORO FIRE MARSHALL PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, PER CHAPTER 12 OF THE CARRBORO TOWN CODE.

25. PER SECTION 15-301, PARKING IS NOT ALLOWED WITHIN 15' OF A FIRE HYDRANT.

26. PER SECTION 15-84, FOLLOWING SPECIAL USE PERMIT APPROVAL, CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED AND APPROVED BEFORE COMMENCING CONSTRUCTION.

27. ALL STREET LIGHTS SHALL BE CUT-OFF TYPE FIXTURES OR FIXTURES THAT DIRECT EMITTED LIGHT DOWNWARD AND ARE DEEMED AS BEING "DARK SKY FRIENDLY".

28. STREET TREE LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY AND MAY BE SHIFTED TO PROVIDE ADEQUATE ROOM FOR WATER AND SEWER SERVICES, UTILITY CONNECTIONS AND DRIVEWAYS.

29. CONSTRUCTION WASTE:
   A. BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE, MUST BE RECYCLED.
   B. BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE MUST BE PROPERLY LICENSED.
   C. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT WILL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF. THIS MAY BE THE SAME MEETING HELD WITH OTHER DEVELOPMENT OFFICIALS.

30. DISCLOSURE SIGNS TO BE PROVIDED PER 15-83.1 AND .2 OF THE TOWN OF CARRBORO LAND USE ORDINANCE. THESE SIGNS ARE TEMPORARY, DESIGNED TO PROMOTE FULL DISCLOSURE TO FUTURE BUYERS OF PROPOSED LOTS. A COPY OF THE APPROVED SITE PLAN MUST BE DISPLAYED IN A WEATHER-PROOF VISITOR KIOSK.

31. PARKING REQUIRED: ALL SINGLE FAMILY HOMES TO BE PROVIDED WITH A 17'x18' PARKING PAD FOR TWO VEHICLES. ALL PARKING PADS WILL BE OUTSIDE THE PUBLIC STREET, OR PUBLIC SIDEWALK AREA.

32. THE OWNER OFFERS TO THE TOWN OF CARRBORO, ALONG WITH THE ASSOCIATED PUBLIC EASEMENTS, THE PUBLIC 5' SIDEWALKS, AND THE INARA COURT ROADWAY IMPROVEMENTS.

SOLID WASTE: RESIDENTIAL COLLECTION

33. CONTAINERS SHALL BE PLACED ADJACENT TO THE STREET BY 7:30 AM ON COLLECTION DAY (BUT NOT BEFORE DARK ON DAY PRIOR TO COLLECTION).

34. ALL HOUSEHOLD TRASH MUST BE PLACED INSIDE THE CONTAINER.

35. PLACE CONTAINERS AT THE STREET WITH LID OPENING TOWARDS THE STREET.

36. ALLOW 3 FEET OF CLEARANCE BETWEEN CONTAINER AND ANY OTHER ITEM, INCLUDING THE RECYCLING CONTAINER.

37. PAVEMENT MARKINGS: DEVELOPER IS RESPONSIBLE FOR FURNISHING CROSSWALKS, AND ALL OTHER REQUIRED PAVEMENT MARKINGS IN ACCORDANCE WITH NCDOT SPECIFICATIONS FOR THERMOPLASTIC MARKINGS. CONTACT STREET SUPERINTENDENT, (919) 918-7432.

38. ALL UTILITIES WILL BE UNDERGROUND.

39. MAXIMUM BUILDING HEIGHT IS 38 FEET IN RESIDENTIAL ZONE (R-2).

40. STREET CLASSIFICATION CHART (ALL STREETS PUBLIC EXCEPT AS NOTED) (LOCAL STREETS ARE DESIGNED TO MINOR FF WIDTHS)

STREET	CLASSIFICATION	ROW (FT.)	FF (FT.)	SIDEWALK	BIKE LANE
INARA	MINOR	30	20	ONE SIDE	N/A

LOCATION MAP
Scale: NTS

NOTES CONTINUED:

41. WATER QUALITY AND DETENTION DEVICES:
ALL WATER QUALITY AND DETENTION DEVICES MUST BE CERTIFIED BY THE ENGINEER OF RECORD AS CONSTRUCTED PER THE APPROVED CONSTRUCTION PLANS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE SUBJECT DWELLINGS AND THE "AS-BUILT" PLANS FOR THE DEVICES MUST BE SUBMITTED TO THE TOWN OF CARRBORO.

42. STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT SHALL BE PREPARED, SEALED AND SUBMITTED BY A LICENSED N.C. ENGINEER PRIOR TO CONSTRUCTION PLAN APPROVAL OF THE WALLS.

43. DRIVEWAY CURB CUTS: WILL BE CONSTRUCTED ACCORDING TO THE TOWN OF CARRBORO STANDARD DETAIL.

43. ALL DRIVEWAY PERMITS SHALL BE OBTAINED FROM THE TOWN OF CARRBORO PUBLIC WORKS DEPARTMENT FOR PUBLIC ACCESS OFF OF INARA COURT.

45. ALL STREET CONSTRUCTION ON THOSE PUBLIC STREETS PROPOSED FOR ACCEPTANCE BY THE TOWN OF CARRBORO AND ALL PUBLIC INFRASTRUCTURE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY OR LOCATED WHERE PROPERTY IS TO BE DEDICATED TO THE PUBLIC, INCLUDING POTABLE WATER AND SANITARY SEWER SYSTEMS SHALL BE CERTIFIED BY AN ENGINEER. ENGINEERING CERTIFICATION IS THE INSPECTION BY THE DEVELOPER'S ENGINEER OF THE STREET'S SUBGRADE, BASE MATERIAL, ASPHALT PAVING, SIDEWALKS AND CURB AND GUTTER, WHEN USED. THE DEVELOPER'S ENGINEER SHALL BE RESPONSIBLE FOR REVIEWING ALL COMPACTION TESTS THAT ARE REQUIRED FOR STREETS TO BE DEDICATED TO THE TOWN. THE DEVELOPER'S ENGINEER SHALL CERTIFY THAT ALL WORK HAS BEEN CONSTRUCTED TO THE TOWN'S CONSTRUCTION SPECIFICATIONS. UPON COMPLETION OF CONSTRUCTION, DEVELOPER'S ENGINEER SHALL SUBMIT CERTIFIED RECORD DRAWINGS SHOWING "AS-BUILT" CONDITIONS FOR STREET PLANS AND STORM SYSTEMS, WATER AND SANITARY SEWER SYSTEMS. THE RECORD DRAWINGS SHALL BE APPROVED BY PUBLIC WORKS DEPARTMENT PRIOR TO FINAL ACCEPTANCE OF STREETS AND OTHER PUBLIC FACILITIES BY THE TOWN.

46. PROPOSED PHASES OF DEVELOPMENT: ONE

47. THE PROPOSED DEVELOPMENT SHALL INCLUDE THE PROVISIONS FOR PASSIVE SOLAR TECHNOLOGY ON A MINIMUM OF FIVE (5) LOTS.

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS & DEMO PLAN
3	SITE PLAN
4	GRADING & DRAINAGE PLAN
5	UTILITY PLAN
6	LANDSCAPE & LIGHTING PLAN
7	SANITARY SEWER PLAN & PROFILE
8	SITE & UTILITY DETAILS
9	DRAINAGE, EROSION & SITE DETAILS
10	PRE & POST EROSION CONTROL PLAN

PREPARED BY:

PHILIP POST & ASSOCIATES
A Division of Pennoni Firm License F-1267

401 Providence Road #200
Chapel Hill, NC 27514
T 919.929.1173
F 919.493.6548

NOT FOR CONSTRUCTION

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

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 042468 JUSTIN BROWN

INARA COURT SUBDIVISION
102-104 FIDELITY STREET
CARRBORO, NORTH CAROLINA

COVER SHEET

FIRE SWAMP II, LLC & YATES - GREENE, LLC
125 KINGSTON DRIVE, STE 206
CHAPEL HILL, N.C. 27514

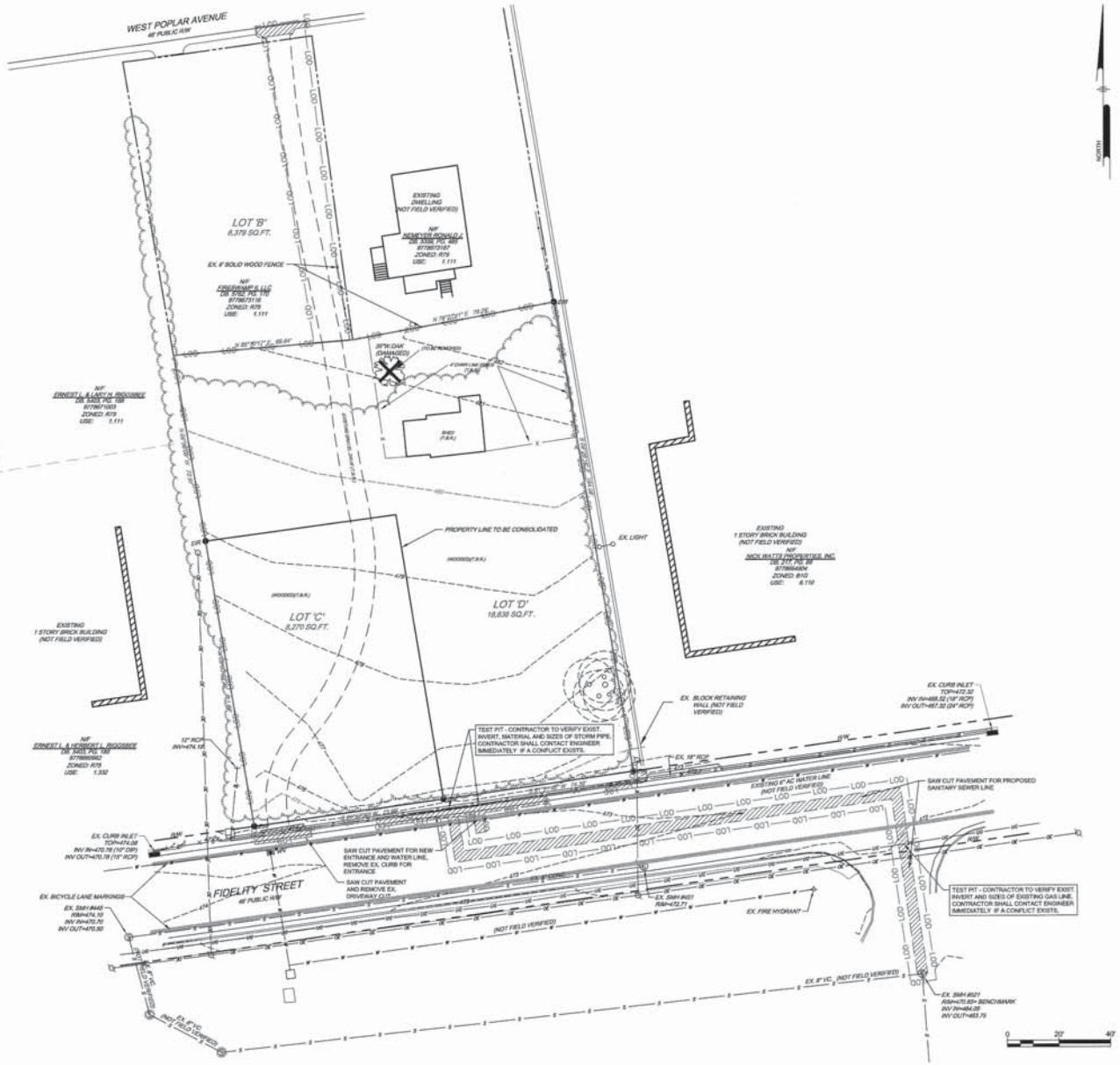
NO.	DATE	REVISIONS	BY
1	2016-12-06	REV. PER TOWN COMMENTS	JJB

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	ANLY1501
DATE	2016-10-27
DRAWING SCALE	N/A
DRAWN BY	DC
APPROVED BY	JJB

CS0001

SHEET 1 OF 10



NOTES:

1. EXISTING TOPOGRAPHIC SURVEY AND BOUNDARY INFORMATION IS PROVIDED BY : PHILIP POST & ASSOCIATES, A DIVISION OF PENNONI. FIELD DATA WAS OBTAINED ON AUG. 30, 2016
2. WATER LINE LOCATIONS WERE PROVIDED BY O.W.A.S.A. AND ARE APPROXIMATE AS SHOWN. CONTRACTOR SHALL COORDINATE LOCATION OF EXISTING SANITARY SEWER AND WATER SEVICES ACCORDINGLY.
3. SANITARY SEWER MANHOLES THAT ARE NOTED WERE FIELD SURVEYED AND OTHERS WERE TAKEN FROM O.W.A.S.A. AND ARE APPROXIMATE AS SHOWN. CONTRACTOR SHALL COORDINATE LOCATION OF EXISTING SANITARY SEWER AND WATER SEVICES ACCORDINGLY.
4. NATURAL GAS LINES WERE NOT SURVEYED AND ARE APPROXIMATE. CONTRACTOR SHALL VERIFY EXISTING LOCATION OF NATURAL GAS LINES WITH PIEDMONT NATURAL GAS ACCORDINGLY.

LEGEND

LOD	LIMITS OF DISTURBANCE
490	EXISTING ONE FOOT CONTOURS
X	EXISTING CHAIN LINK FENCE
	EXISTING WOOD FENCE
S	EXISTING STORM PIPE
	EXISTING CURB INLET
OE	EXISTING POWER POLE
	EXISTING LIMIT OF WOODED AREA (PINES) (SECONDARY CONSERVATION AREA)
33"W.OAK (DAMAGED)	EXISTING TREE TO BE REMOVED
W	EXISTING WATER LINE (PUBLIC)
S	EXISTING SANITARY SEWER LINE (PUBLIC)
GE	EXISTING NATURAL GAS LINE (NOT FIELD VERIFIED)

NOT FOR CONSTRUCTION

PHILIP POST & ASSOCIATES
A Division of Pennoni Firm License: F-1387
PENNONI ASSOCIATES INC.
401 Providence Road #200
Chapel Hill, NC 27514
T 919.929.1173 F 919.493.6548

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NORTH CAROLINA PROFESSIONAL SEAL 042486 ENGINEER JUSTIN BRYAN BOWEN

10/5/16

INARA COURT SUBDIVISION

102-104 FIDELITY STREET
CARRBORO, NORTH CAROLINA

EXISTING CONDITIONS & DEMO PLAN

FIRE SWAMP II, LLC & YATES - GREENE, LLC
129 KINGSTON DRIVE, STE 206
CHAPEL HILL, N.C. 27514

NO.	DATE	REVISIONS	BY
1	2016-12-06	REV. PER TOWN COMMENTS	JJB

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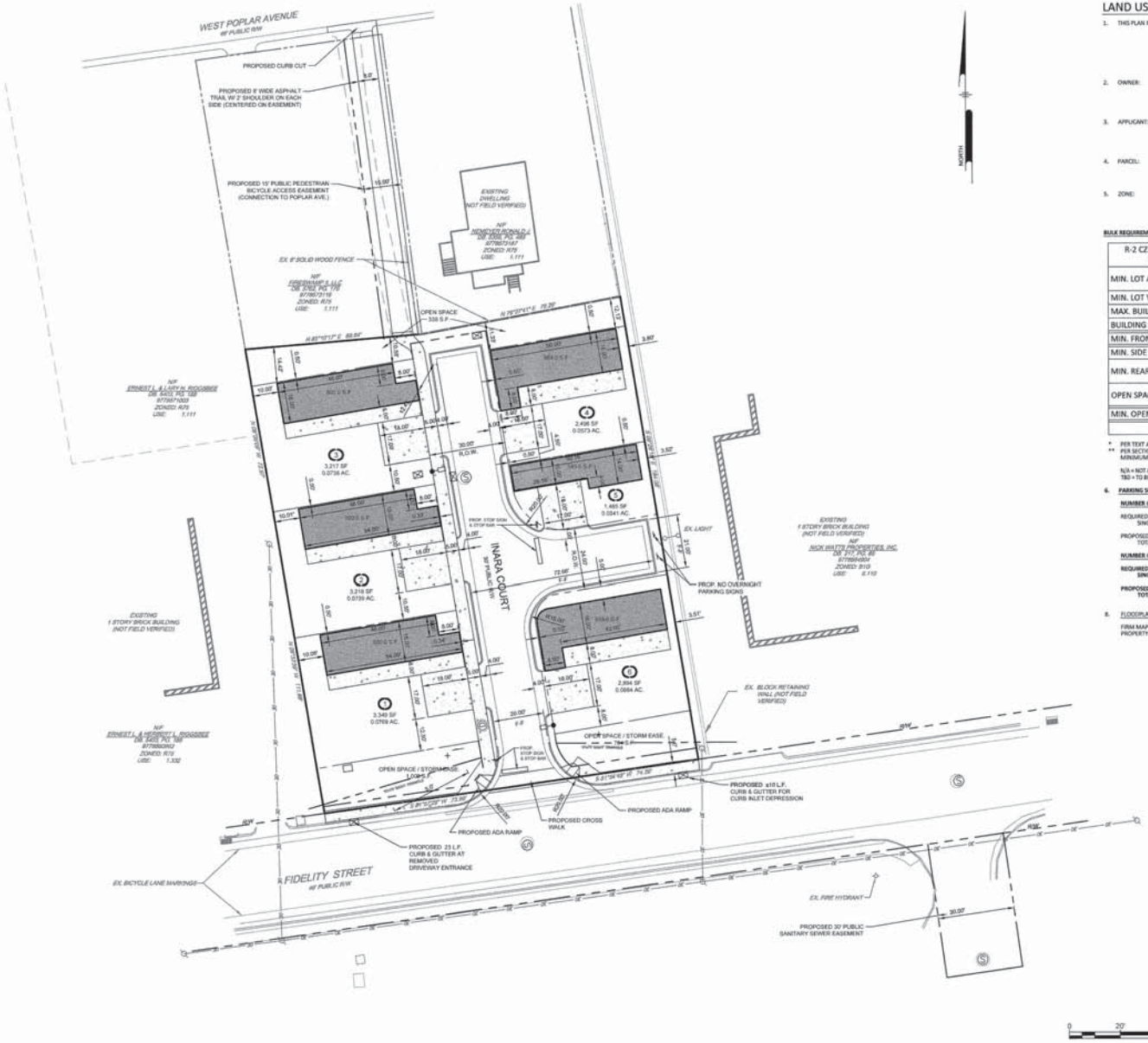
PROJECT	ANLY1501
DATE	2016-10-27
DRAWING SCALE	1"=20'
DRAWN BY	DC
APPROVED BY	JJB

CS0201

SHEET 2 OF 10



LAND USE & ZONING NOTES:

1. THIS PLAN REFERENCE DOCUMENTS AND INFORMATION BY:
   A.) PRELIMINARY BOUNDARY SURVEY, PREPARED BY PHILIP POST & ASSOCIATES
   401 PROVIDENCE ROAD, SUITE 200
   CHAPEL HILL, NC 27514
   FIELD DATE: 08/03/2015

   B.) DURHAM COUNTY GIS (GO MAPS)
   DOWNLOADED 07/29/2015
2. OWNER: FIRE SWAMP II, LLC; YATES GREEN, LLC
   c/o PAUL SNOW
   125 KINGSTON DRIVE, SUITE 206
   CHAPEL HILL, NC 27514
   PHONE: (919) 929-9539
3. APPLICANT: FIRE SWAMP II, LLC; YATES GREEN, LLC
   c/o PAUL SNOW
   125 KINGSTON DRIVE, SUITE 206
   CHAPEL HILL, NC 27514
   PHONE: (919) 929-9539
4. PARCEL: PARCEL: 9778-67-3076; 9778-66-3947
   102 & 104 FIDELITY STREET
   TOWN OF CARRBORO
   ORANGE COUNTY, NORTH CAROLINA
5. ZONE: R-2 CZ (RE-ZONE APPROVED 6/28/16)
   ARCHITECTURALLY INTEGRATED SUBDIVISION

   PROPOSED USES:
   1.110 - SINGLE FAMILY DETACHED

BULK REQUIREMENTS

R-2 CZ (CONDITIONAL ZONING)	REQUIRED (R-2)	PROPOSED
MIN. LOT AREA:	1,500 SF*	+/- 0.622 ACRES (27,108 SF)
MIN. LOT WIDTH	100 FT **	< 100 FT
MAX. BUILDING HEIGHT	50 FT	38 FT
BUILDING SETBACK		
MIN. FRONT YARD SETBACK	15 FT **	0.33 FT
MIN. SIDE YARD SETBACK	10 FT **	0.5 FT
MIN. REAR YARD SETBACK	10 FT **	10 FT (WEST) / 3.51 (EAST)
OPEN SPACE		
MIN. OPEN SPACE	20% (5,421 SF)	14.3% (3,871 SF)

* PER TEXT AMENDMENT APPROVAL OBTAINED ON 6/28/16 (SEE ARTICLE XI - SECTION 15-181.(D))
** PER SECTION 15-187. ARCHITECTURALLY INTEGRATED SUBDIVISIONS MAY CREATE BUILDINGS REGARD TO ANY MINIMUM LOT SIZE OR SETBACK RESTRICTIONS.

N/A = NOT APPLICABLE N/S = NOT SPECIFIED (V) = VARIANCE (W) = WAIVER (E) = EXISTING NON-CONFORMANCE TBD = TO BE DETERMINED (C) = COMPLIES

6. **PARKING SUMMARY :**

   NUMBER OF PARKING SPACES REQUIRED [ORD. ARTICLE XVIII SECTION 15-291.G]:

   REQUIRED:
   SINGLE FAMILY DETACHED (1.100) : 2 SPACES / DWELLING UNIT PLUS 1 SPACE / ROOM RENTED

   PROPOSED:
   TOTAL PROPOSED LOT PARKING = MIN. OF 2 SPACES PROVIDED ON EACH LOT

   NUMBER OF BICYCLE SPACES REQUIRED [ORD. ARTICLE XVIII SECTION 15-291.H]:

   REQUIRED:
   SINGLE FAMILY DETACHED: NONE

   PROPOSED:
   TOTAL PROPOSED BICYCLE PARKING = NONE

8. FLOODPLAIN:

   FIRM MAP #3710973800J
   PROPERTY LOCATED IN ZONE 'X' AREAS OUTSIDE OF 0.2% CHANCE ANNUAL FLOODPLAIN.

NOT FOR CONSTRUCTION

PHILIP POST & ASSOCIATES
A Division of PENNONI Firm License F-1087
PENNONI ASSOCIATES INC.
401 Providence Road #200
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T 919.929.1173 F 919.493.6548

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NORTH CAROLINA PROFESSIONAL SEAL 042486 ENGINEER JUSTIN J. BROWN

INARA COURT SUBDIVISION
102-104 FIDELITY STREET
CARRBORO, NORTH CAROLINA

SITE PLAN

FIRE SWAMP II, LLC & YATES - GREENE, LLC
125 KINGSTON DRIVE, SITE 206
CHAPEL HILL, NC 27514

DATE	NO.	REVISIONS	BY
2016-12-06	1	REV. PER TOWN COMMENTS	JJB

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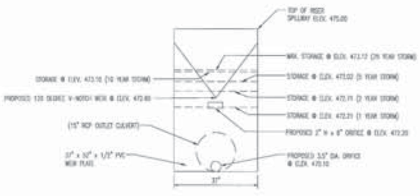
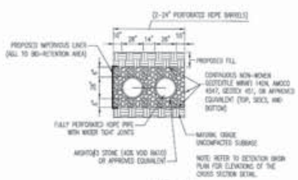
PROJECT	ANLY1501
DATE	2016-10-27
DRAWING SCALE	1"=20'
DRAWN BY	DC
APPROVED BY	JJB

CS1001

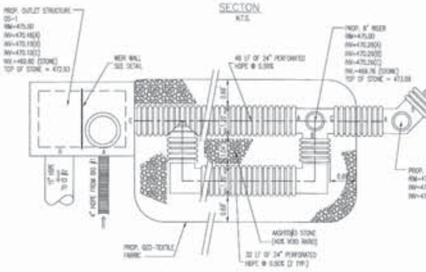
SHEET 3 OF 10



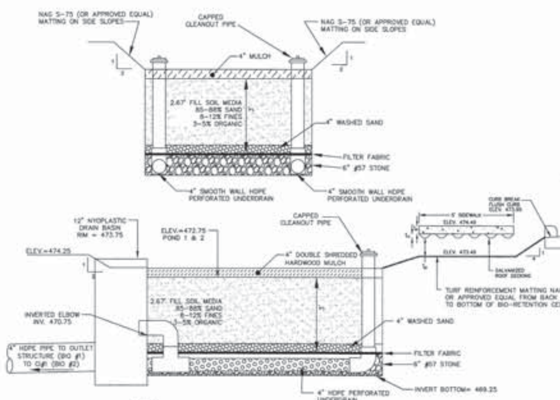
WEIR WALL DETAIL
N.T.S.



SECTON
N.T.S.



SUBSURFACE DETENTION BASIN PLAN
N.T.S.



NOTES:
1. PHOSPHORUS INDEX FOR SOIL MEDIA SHALL RANGE BETWEEN 10 AND 30.
2. PLANTINGS IN BIORETENTION CELL SHALL BE IN ACCORDANCE WITH "NCDENR STORMWATER BMP MANUAL", TABLE 12-1. THERE SHALL BE A MINIMUM OF ONE(1) TREE, THREE(3) SHRUBS AND THREE(3) HERBACEOUS SPECIES.

BIO-RETENTION POND #1
MEDIA SURFACE AREA = 360 SQ.FT.

BIO-RETENTION POND #2
MEDIA SURFACE AREA = 620 SQ.FT.

BIO-RETENTION CROSS-SECTIONS (TYPICAL)
N.T.S.

LEGEND

EXISTING CONTOURS (2' INTERVAL)
EXISTING CHAIN LINK FENCE
EXISTING WOOD FENCE
EXISTING STORM PIPE
EXISTING CURB INLET
EXISTING POWER POLE
EXISTING LIMIT OF WOODED AREA (PINES) (SECONDARY CONSERVATION AREA)
EXISTING WATER LINE (PUBLIC)
EXISTING SANITARY SEWER LINE (PUBLIC)
EXISTING NATURAL GAS LINE
PROPOSED WATER LINE
PROPOSED SANITARY SEWER
PROPOSED ONE FOOT CONTOURS
PROPOSED SPOT ELEVATION
PROPOSED CURB INLET OR YARD INLET
PROPOSED STORM LINE
PROPOSED STREET LIGHT

WATER QUALITY AND DETENTION DEVICES:
ALL WATER QUALITY AND DETENTION DEVICES MUST BE CERTIFIED BY THE ENGINEER OF RECORD AS CONSTRUCTED PER THE APPROVED CONSTRUCTION PLANS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE SUBJECT DWELLINGS AND THE "AS-BUILT" PLANS FOR THE DEVICES MUST BE SUBMITTED TO THE TOWN OF CARRBORO.

OPERATION AND MAINTENANCE PROVISIONS

IMPORTANT OPERATION AND MAINTENANCE PROCEDURES:
- IMMEDIATELY AFTER THE BIORETENTION CELL IS ESTABLISHED, THE PLANTS SHALL BE WATERED TWICE WEEKLY IF NECESSARY UNTIL THE PLANTS BECOME ESTABLISHED (COMMONLY SIX WEEKS).
- SNOW, MULCH OR ANY OTHER MATERIAL SHALL NOT BE PILED ON THE SURFACE OF THE BIORETENTION CELL.
- HEAVY EQUIPMENT SHALL NOT BE DRIVEN OVER THE BIORETENTION CELL.
- SPECIAL CARE SHALL BE TAKEN TO PREVENT SEDIMENT FROM ENTERING THE BIORETENTION CELL.
- ONCE A YEAR, A SOIL TEST OF THE SOIL MEDIA SHALL BE CONDUCTED.

AFTER THE BIORETENTION CELL IS ESTABLISHED, THE CELL SHALL BE INSPECTED ONCE A MONTH AND WITHIN 24 HOURS AFTER EVERY STORM EVENT GREATER THAN 1.0 INCHES. RECORDS OF OPERATION AND MAINTENANCE SHALL BE KEPT IN A KNOWN SET LOCATION AND BE AVAILABLE UPON REQUEST.

INSPECTION ACTIVITIES SHALL BE PERFORMED AS FOLLOWS. ANY PROBLEMS THAT ARE FOUND SHALL BE REPAIRED IMMEDIATELY.

BMP ELEMENT	MAINTENANCE ISSUE	REMEDIATION
THE ENTIRE BMP	TRASH/DEBRIS IS PRESENT	REMOVE THE TRASH/DEBRIS
THE PERIMETER OF THE BIORETENTION CELL	AREAS OF BARE SOIL AND/OR EROSIVE GULLIES HAVE FORMED	REGRADE THE SOIL IF NECESSARY TO REMOVE THE GULLY, AND THEN PLANT A GROUND COVER AND WATER UNTIL IT IS ESTABLISHED. PROVIDE LIME AND A ONE-TIME FERTILIZER APPLICATION.
THE INLET DEVICE: STONE VERGE OR SWALE	EROSION IS OCCURRING IN THE SWALE	REGRADE THE SWALE IF NECESSARY TO SMOOTH IT OVER AND PROVIDE EROSION CONTROL DEVICES SUCH AS REINFORCED TURF MATTING OR RIPRAP TO AVOID FUTURE PROBLEMS WITH EROSION.
THE PRETREATMENT AREA	FLOW IS BYPASSING PRETREATMENT AREA AND/OR GULLIES HAVE FORMED	REGRADE IF NECESSARY TO ROUTE ALL FLOW TO THE PRETREATMENT AREA. RESTABILIZE THE AREA AFTER GRADING.
	SEDIMENT HAS ACCUMULATED TO A DEPTH GREATER THAN THREE INCHES	SEARCH FOR THE SOURCE OF THE SEDIMENT AND REMEDY THE PROBLEM IF POSSIBLE. REMOVE THE SEDIMENT AND RESTABILIZE THE PRETREATMENT AREA.
	EROSION HAS OCCURRED	PROVIDE ADDITIONAL EROSION PROTECTION SUCH AS REINFORCED TURF MATTING OR RIPRAP IF NEEDED TO PREVENT FUTURE EROSION PROBLEMS.
THE BIORETENTION CELL: VEGETATION	WEEDS ARE PRESENT	REMOVE THE WEEDS, PREFERABLY BY HAND.
	BEST PROFESSIONAL PRACTICES SHOW THAT PRUNING IS NEEDED TO MAINTAIN OPTIMAL PLANT HEALTH	PRUNE ACCORDING TO BEST PROFESSIONAL PRACTICES
	PLANTS ARE DEAD, DISEASED OR DYING	DETERMINE THE SOURCE OF THE PROBLEM: SOILS, HYDROLOGY, DISEASE, ETC. REMEDY THE PROBLEM AND REPLACE PLANTS. PROVIDE A ONE-TIME FERTILIZER APPLICATION TO ESTABLISH THE GROUND COVER IF A SOIL TEST INDICATES IT IS NECESSARY. IF SOD WAS USED, CHECK TO SEE THAT IT WAS NOT GROWN ON CLAY OR IMPERMEABLE SOILS. REPLACE SOD IF NECESSARY.
	TREE STAKES/WIRES ARE PRESENT SIX MONTHS AFTER PLANTING	REMOVE TREE STAKES/WIRES (WHICH CAN KILL THE TREE IF NOT REMOVED).
THE BIORETENTION CELL: SOILS AND MULCH	MULCH IS BREAKING DOWN OR HAS FLOATED AWAY	SPOT MULCH IF THERE ARE ONLY RANDOM VOID AREAS. REPLACE WHOLE MULCH LAYER IF NECESSARY. REMOVE THE REMAINING MULCH AND REPLACE WITH TRIPLE SHREDDED HARD WOOD MULCH AT A MAXIMUM DEPTH OF THREE INCHES.
	SOILS AND/OR MULCH ARE CLOGGED WITH SEDIMENT	DETERMINE THE EXTENT OF THE CLOGGING - REMOVE AND REPLACE EITHER JUST THE TOP LAYERS OR THE ENTIRE MEDIA AS NEEDED. DISPOSE OF THE SPOIL IN AN APPROPRIATE OFF-SITE LOCATION. USE TRIPLE SHREDDED HARD WOOD MULCH AT A MAXIMUM DEPTH OF THREE INCHES. SEARCH FOR THE SOURCE OF THE SEDIMENT AND REMEDY THE PROBLEM IF POSSIBLE.
THE BIORETENTION CELL: SOILS AND MULCH (CONTINUED)	AN ANNUAL SOIL TEST SHOWS THAT PH HAS DROPPED OR HEAVY METALS HAVE ACCUMULATED IN THE SOIL MEDIA	DOLOMITIC LIME SHALL BE APPLIED AS RECOMMENDED PER THE SOIL TEST AND TOXIC SOILS SHALL BE REMOVED, DISPOSED OF PROPERLY AND REPLACED WITH NEW PLANTING MEDIA.
THE UNDERDRAIN SYSTEM (IF APPLICABLE)	CLOGGING HAS OCCURRED	WASH OUT THE UNDERDRAIN SYSTEM.
THE DROP INLET	CLOGGING HAS OCCURRED	CLEAN OUT THE DROP INLET. DISPOSE OF THE SEDIMENT OFF-SITE.

STORM SEWER STRUCTURE TABLE			
ID	RIM ELEVATION	INV IN (FROM)	INV OUT (TO)
C.I. #3	479.31	475.60 (8" PVC @ 0.86%) Y.I. #1 475.20 (15" RCP @ 5.34%) Y.I. #2	475.00 (15" RCP) JB-1
JB-1	474.80	470.65 (15" RCP @ 4.43%) C.I. #3	470.65 (24" HDPE @0.5%) UG BASIN
Y.I. #1	479.55		475.72 (8" PVC) C.I. #3
Y.I. #2	481.65		479.20 (15" RCP) C.I. #3

NOT FOR CONSTRUCTION

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PHILIP POST & ASSOCIATES
A Division of Pennoni
Firm License F-1267
PENNONI ASSOCIATES INC.
401 Providence Road #200
Chapel Hill, NC 27514
T 919.929.1173 F 919.493.6548

NORTH CAROLINA PROFESSIONAL SEAL 042486 ENGINEER JUSTIN J. BROWN 12/7/16

INARA COURT SUBDIVISION
102-104 FIDELITY STREET
CARRBORO, NORTH CAROLINA

GRADING & DRAINAGE PLAN

FIRE SWAMP II, LLC & YATES - GREENE, LLC
125 KINGSTON DRIVE, STE 206
CHAPEL HILL, N.C. 27514

DATE	NO.	REVISIONS	BY
2016-12-08	1	REV PER TOWN COMMENTS	JJB

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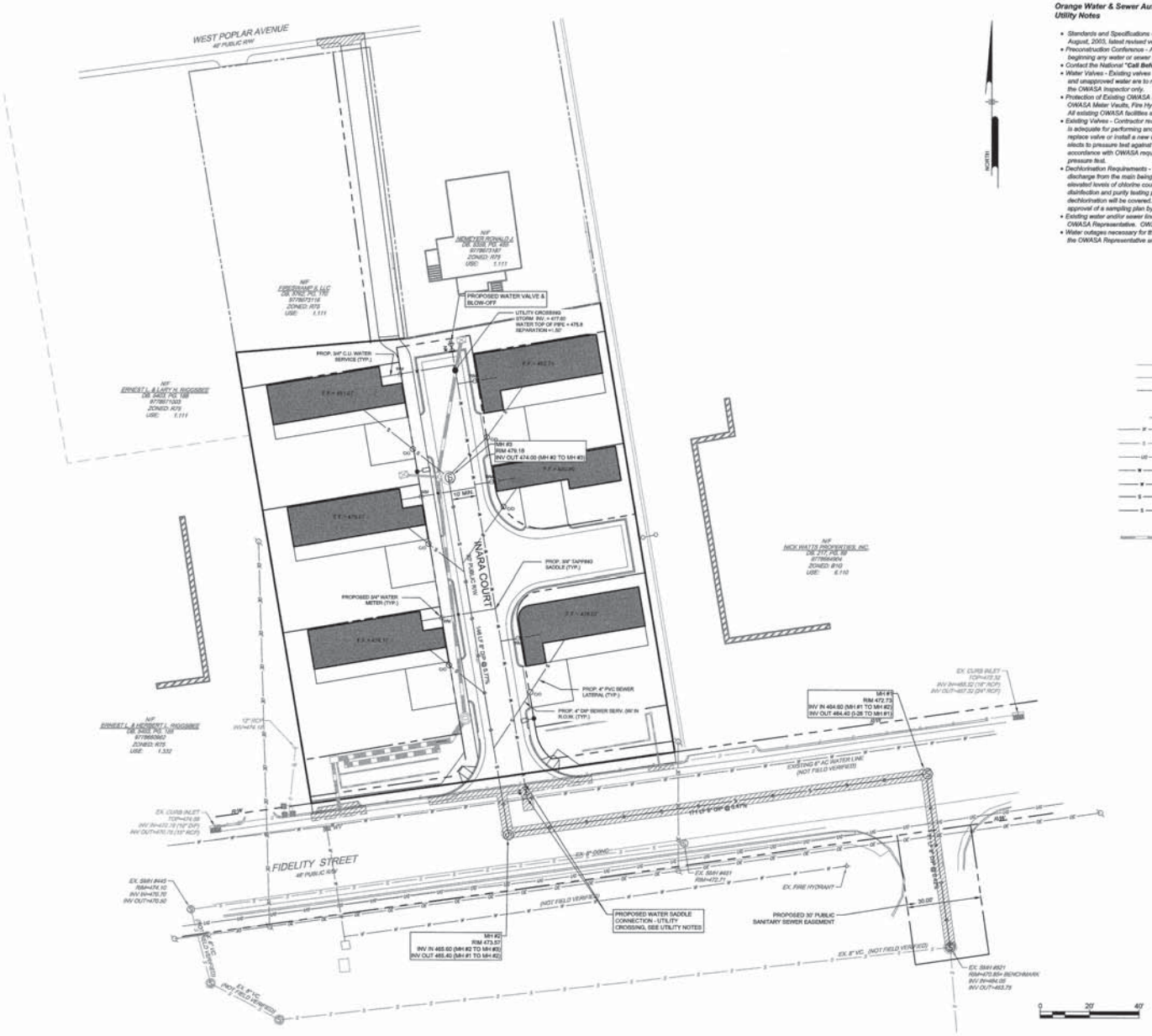
PROJECT	ANLY1501
DATE	2016-10-27
DRAWING SCALE	1"=20'
DRAWN BY	DC
APPROVED BY	JJB

CS1501



Orange Water & Sewer Authority
Utility Notes

- Standards and Specifications - All construction shall be in accordance with OWASA Standards and Specifications dated August, 2003, latest revised version.
- Preconstruction Conference - A preconstruction conference with OWASA and the Engineer of Record is required before beginning any water or sewer utility construction.
- Contact the National **"Call Before You Dig" 811** to have OWASA facilities located before beginning any excavation.
- Water Valves - Existing valves shall be operated by OWASA personnel only. Valves that separate purity approved water and unapproved water are to remain closed at all times. Valves may be temporarily opened for loading and flushing by the OWASA Inspector only.
- Protection of Existing OWASA Facilities - Before any construction is to begin on the site, Contractor shall protect all OWASA Meter Vaults, Fire Hydrants, Valve Boxes, and Manholes with iron fence post and orange tree protection fencing. All existing OWASA facilities are to be kept clear and accessible to OWASA personnel at all times.
- Existing Valves - Contractor responsible for verifying that existing valve at the point of connection to the OWASA system is adequate for performing and passing hydrostatic pressure and leakage test. Contractor, at his expense, may optionally replace valve or install a new valve for the purpose of performing a pressure test for new main installation. If Contractor elects to pressure test against existing valve, Contractor accepts responsibility for ensuring passing pressure test in accordance with OWASA requirements. In any case, no claim whatsoever shall be made against OWASA for failure of pressure test.
- Dechlorination Requirements - The Contractor shall be responsible for neutralization of chlorinated water at the point of discharge from the main being tested. This shall occur following chlorination to disinfect a main or any other time when elevated levels of chlorine could potentially be discharged into the environment by the Contractor. At the time the disinfection and purity testing procedures are discussed with the OWASA Construction Inspector, the procedure for dechlorination will be covered. Absolutely no flushing, disinfection, or purity sampling is to take place without prior approval of a sampling plan by the OWASA Inspector.
- Existing water and/or sewer lines encountered during construction must be supported in a manner acceptable to the OWASA Representative. OWASA may require existing pipes to be replaced with new ductile iron pipe.
- Water outages necessary for the connection of new construction to existing pipelines must be coordinated in advance with the OWASA Representative and the affected parties in accordance with OWASA Policy.

LEGEND

	EXISTING CHAIN LINK FENCE
	EXISTING WOOD FENCE
	EXISTING STORM PIPE
	EXISTING CURB INLET
	EXISTING POWER POLE
	EXISTING WATER LINE (PUBLIC)
	EXISTING SANITARY SEWER LINE (PUBLIC)
	EXISTING NATURAL GAS LINE
	PROPOSED WATER LINE
	PROPOSED WATER METER
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY SEWER CLEAN OUT
	PROPOSED CURB INLET OR YARD INLET
	PROPOSED STORM LINE
	PROPOSED STREET LIGHT

NOT FOR CONSTRUCTION

PHILIP POST & ASSOCIATES
A Division of Pennoni Firm License F-1287
PENNONI ASSOCIATES INC.
401 Providence Road #200
Chapel Hill, NC 27514
T 919.929.1173 F 919.493.6548

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

NORTH CAROLINA PROFESSIONAL SEAL 042486 ENGINEER JUSTIN A. BRAWN

INARA COURT SUBDIVISION

102-104 FIDELITY STREET
CARRBORO, NORTH CAROLINA

UTILITY PLAN

FIRE SWAMP II, LLC & YATES - GREENE, LLC
125 KINGSTON DRIVE, STE 206
CHAPEL HILL, N.C. 27514

DATE	NO.	REVISIONS	BY
2016-12-06	1	REV. PER TOWN COMMENTS	JJB

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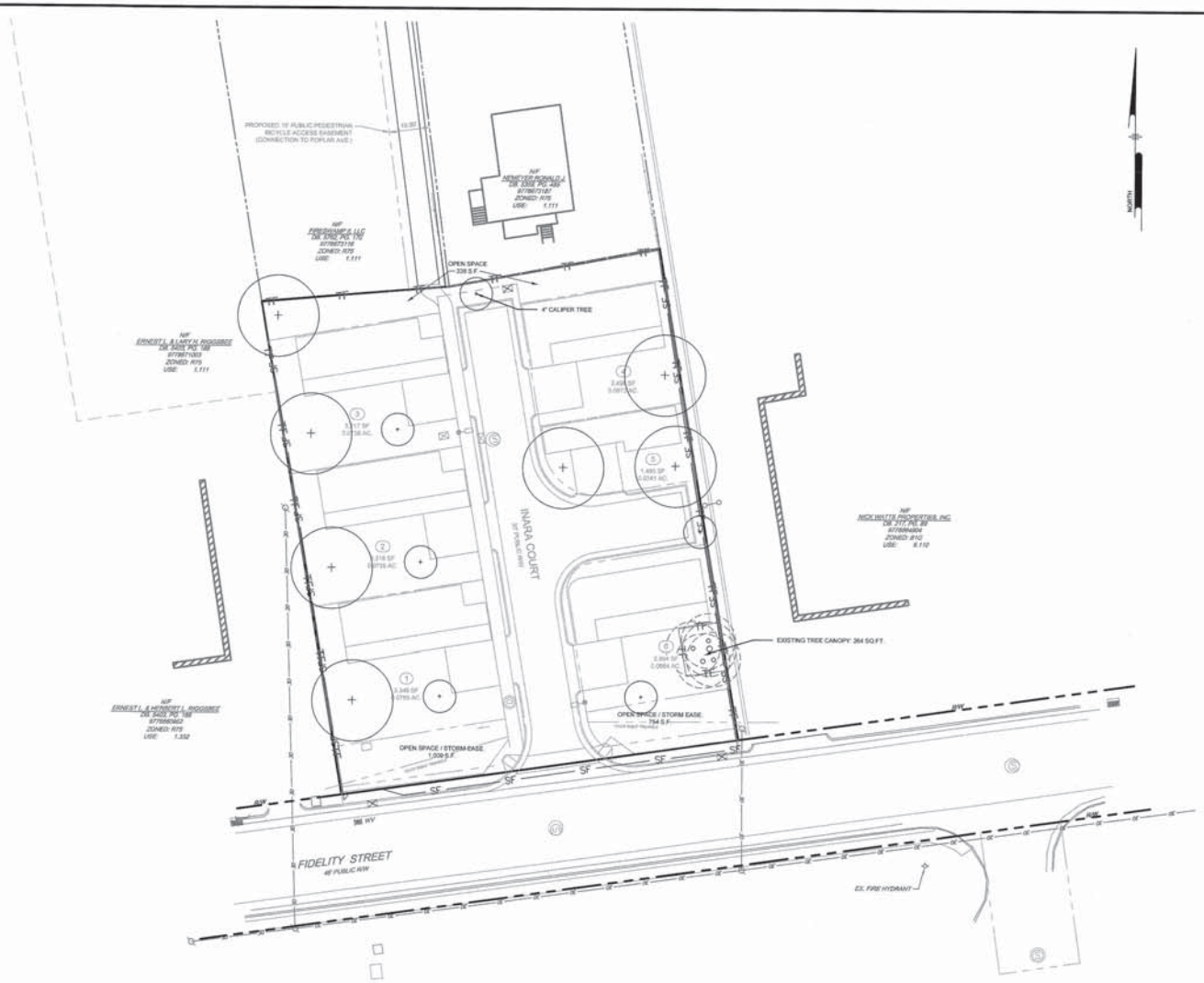
PROJECT	ANLY1501
DATE	2016-10-27
DRAWING SCALE	1"=20'
DRAWN BY	DC
APPROVED BY	JJB

CS1701

SHEET 5 OF 10



STREET TREES

INARA COURT R.O.W. LENGTH: 178 L.F.
REQUIRED STREET TREES EVERY 30 L.F. (BOTH SIDES)
REQ. INARA COURT: (178 / 30): 6 TREES (BOTH SIDES)
PROP. INARA COURT: 12 TOTAL TREES (INCLUDING 2 EXISTING TREES)

TREE CANOPY CALCULATIONS

LOT AREA:	27,108 SQ.FT.
R.O.W. DEDICATION:	~7,196 SQ.FT.
STORMWATER EASEMENTS:	~1,763 SQ.FT.
	18,147 SQ.FT.
REQUIRED TREE CANOPY COVERAGE:	40%
REQUIRED TREE CANOPY:	7,259 SQ.FT.
PROVIDE TREE CANOPY	
(8)– 4" CALIPER TREES @ 1,000 SQ.FT.:	8,000 SQ.FT.
(8)– 2.5" CALIPER TREES @ 500 SQ.FT.:	4,000 SQ.FT.
EXISTING TREE CANOPY:	264 SQ.FT.
TOTAL PROVIDED TREE CANOPY:	12,264 SQ.FT.

LEGEND

- PROPOSED STREET LIGHTING
- RED MAPLE 'OCTOBER GLORY' ACER RUBRUM SIZE: 4" CALIPER
- ORNAMENTAL STREET TREE SIZE: 2.5" CALIPER (ILLUSTRATIVE ONLY) UNLESS OTHERWISE NOTED
- EXISTING TREES WITH CANOPY
- TP — TREE PROTECTION
- SF — SILT FENCE

0 20' 40'

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PHILIP POST & ASSOCIATES
A Division of Pennoni (Firm License F-0287)
PENNONI ASSOCIATES INC.
401 Providence Road #200
Chapel Hill, NC 27514
T 919.929.1173 F 919.493.6548

INARA COURT SUBDIVISION

102-104 FIDELITY STREET
CARRBORO, NORTH CAROLINA

LANDSCAPE & LIGHTING PLAN

FIRE SWAMP II, LLC & YATES - GREENE, LLC
125 KINGSTON DRIVE, STE 205
CHAPEL HILL, N.C. 27514

NO.	DATE	REVISIONS	BY
1	2016-01-12	PER TOWN COMMENTS OF 12/14/15	JJB

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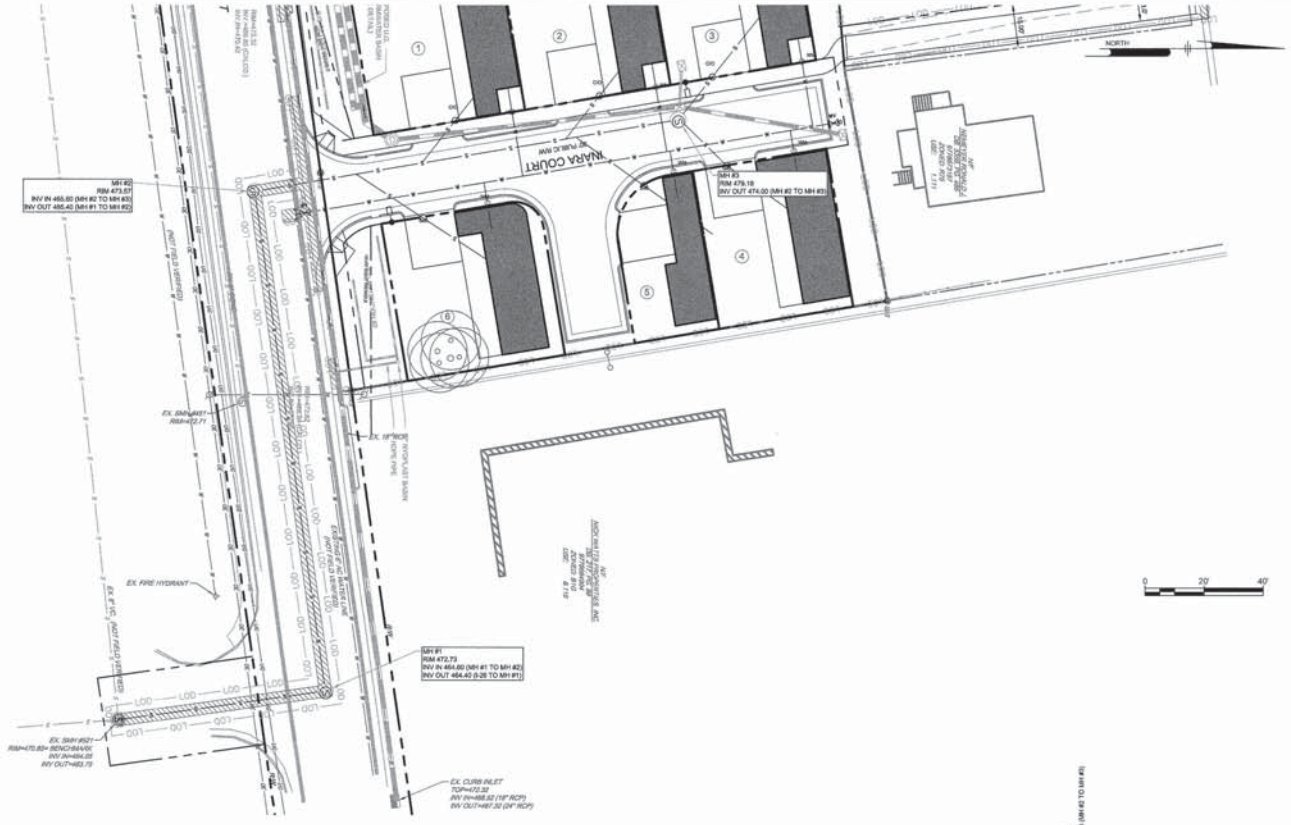
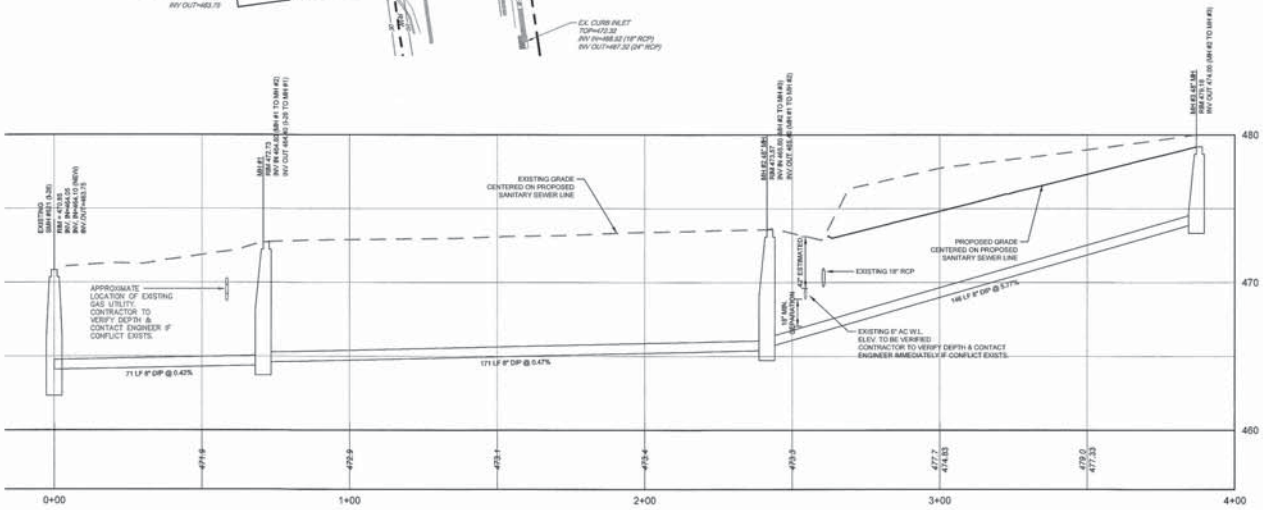
PROJECT	ANLY1501
DATE	2016-10-27
DRAWING SCALE	1"=20'
DRAWN BY	DC
APPROVED BY	JJB

CS2001

SHEET 6 OF 10





SANITARY SEWER PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'

NOT FOR CONSTRUCTION

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PHILIP POST & ASSOCIATES
A Division of Pennoni Firm License C-0187
PENNONI ASSOCIATES INC.
401 Promenade, Suite 200
Chapel Hill, NC 27514
T 919.929.1173 F 919.493.6548

NORTH CAROLINA PROFESSIONAL SEAL 042486 ENGINEER JUSTIN J. BURGESS

INARA COURT SUBDIVISION
100-104 TIERLITS STREET
CARRBORO, NORTH CAROLINA

SANITARY SEWER PLAN & PROFILE

FIRE SWAMP II, LLC & YATES - GREENE, LLC
125 KINGSTON DRIVE, STE 206
CHAPEL HILL, N.C. 27514

NO.	DATE	REVISIONS	BY
1	2016-10-06	REV. PER TOWN COMMENTS	JJB

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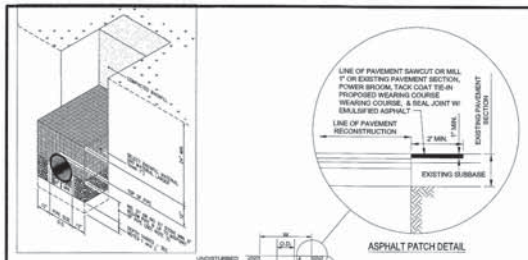
PROJECT	ANLY1501
DATE	2016-10-27
DRAWING SCALE	1"=20'
DRAWN BY	DC
APPROVED BY	JJB

CS4501

SHEET 7 OF 10

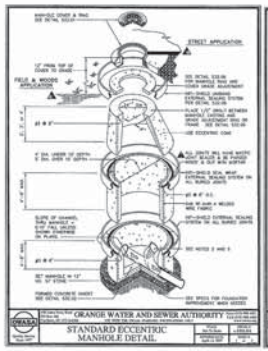


GENERAL NOTES

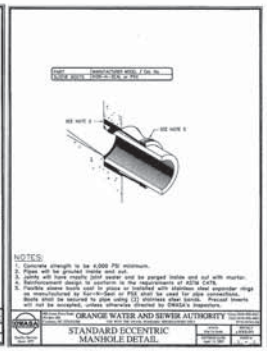
1. BEDDING SHALL BE CLASS I WORKED BY HAND.
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I OR CLASS II COMPACTED TO 90% STANDARD PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I WORKED BY HAND OR CLASS II COMPACTED TO 90% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 95% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3 AND 4.
6. FOUNDATION STONE SHALL BE REQUIRED WHEN SOIL CONDITIONS ARE UNSUITABLE.
7. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV COMPACTED TO 85% STANDARD PROCTOR.
8. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-11.
9. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D 2321-11 AND ANSI/AWWA C600-10. CLASS B-3 BEDDING. MATERIALS SHALL BE COMPACTED A 2% OF THEIR OPTIMUM MOISTURE CONTENT.
10. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
11. ALL TRENCH EXCAVATION SHALL BE SLOPED, BALANCED SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE
12. AN ADDITIONAL 6 INCH DEPTH OF CUSHIONING MATERIAL WILL BE REQUIRED FOR EACH ADDITIONAL 2 FEET OF TRENCH DEPTH IN ACCESS OF 18 FEET UP TO A MAXIMUM OF 12 INCHES OF CUSHIONING MATERIAL.

UTILITY TRENCH AND BEDDING DETAIL

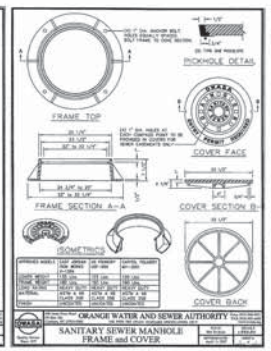
NOT TO SCALE



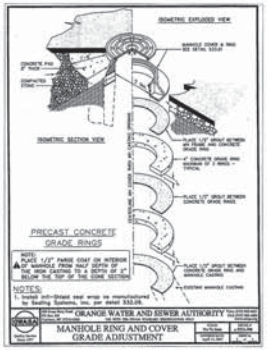
STANDARD ECCENTRIC MANHOLE DETAIL



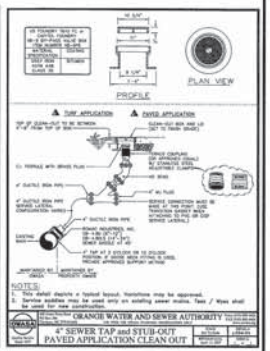
STANDARD ECCENTRIC MANHOLE DETAIL



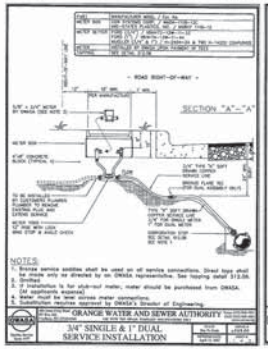
SANITARY SEWER MANHOLE FRAME and COVER



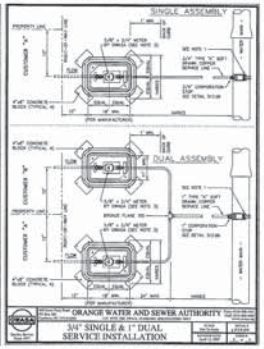
MANHOLE RING AND COVER GRADE ADJUSTMENT



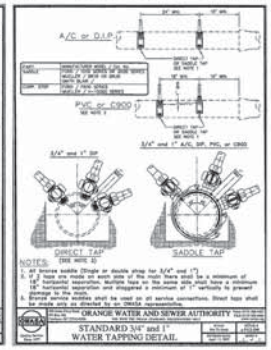
4" SEWER TAP and STUB-OUT PAVED APPLICATION CLEAN OUT



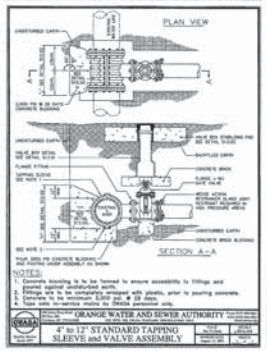
3/4" SINGLE & 1" DUAL SERVICE INSTALLATION



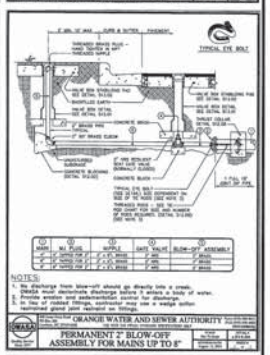
3/4" SINGLE & 1" DUAL SERVICE INSTALLATION



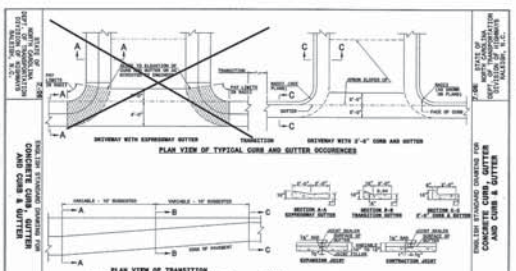
STANDARD 3/4" and 1" WATER TAPPING DETAIL

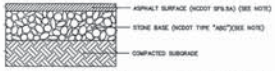


4" to 12" STANDARD TAPPING SLEEVE and VALVE ASSEMBLY



PERMANENT 2" BLOW-OFF ASSEMBLY FOR MAINS UP TO 8"

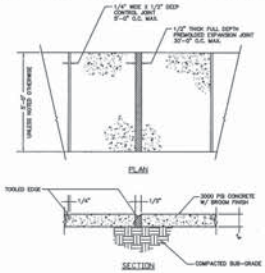




NOTE: ASPHALT & BASE THICKNESS TO BE DETERMINED BY GEO-TECHNICAL ENGINEER

STANDARD PAVEMENT DESIGN

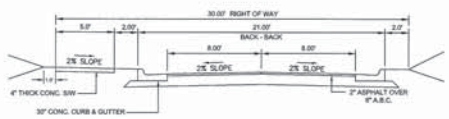
NTS



NOTE: SIDEWALKS TO BE 6" THICK WHERE DRIVEWAY PADS ARE LOCATED.

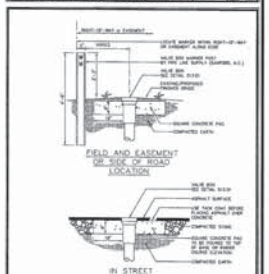
STANDARD SIDEWALK DESIGN

NTS

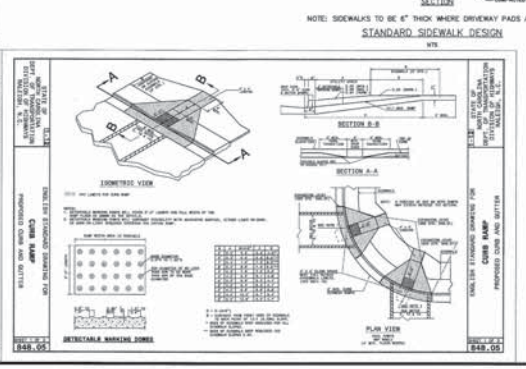


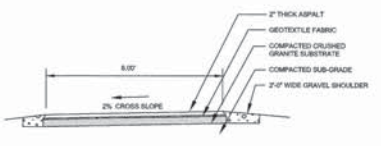
TYPICAL ROAD SECTION

SCALE: 1"=5'



VALVE BOX STABILIZING PAD DETAILS





BICYCLE TRAIL DETAIL (8' WIDE)

SCALE: NTS

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A Division of PENNONI
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PENNONI ASSOCIATES INC.
401 Providence Road #200
Chapel Hill, NC 27514
T 919.929.1173 F 919.493.6548

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NORTH CAROLINA PROFESSIONAL SEAL 042486 ENGINEER JUSTIN BRYSON
10/7/16

INARA COURT SUBDIVISION
102-104 FIDELITY STREET
CARRBORO, NORTH CAROLINA

SITE & UTILITY DETAILS

FIRE SWAMP II, LLC & YATES - GREENE, LLC
125 KINGSTON DRIVE, STE 206
CHAPEL HILL, N.C. 27514

NO.	DATE	REVISIONS	BY
1	2016-12-06	REV. PER TOWN COMMENTS	JJB

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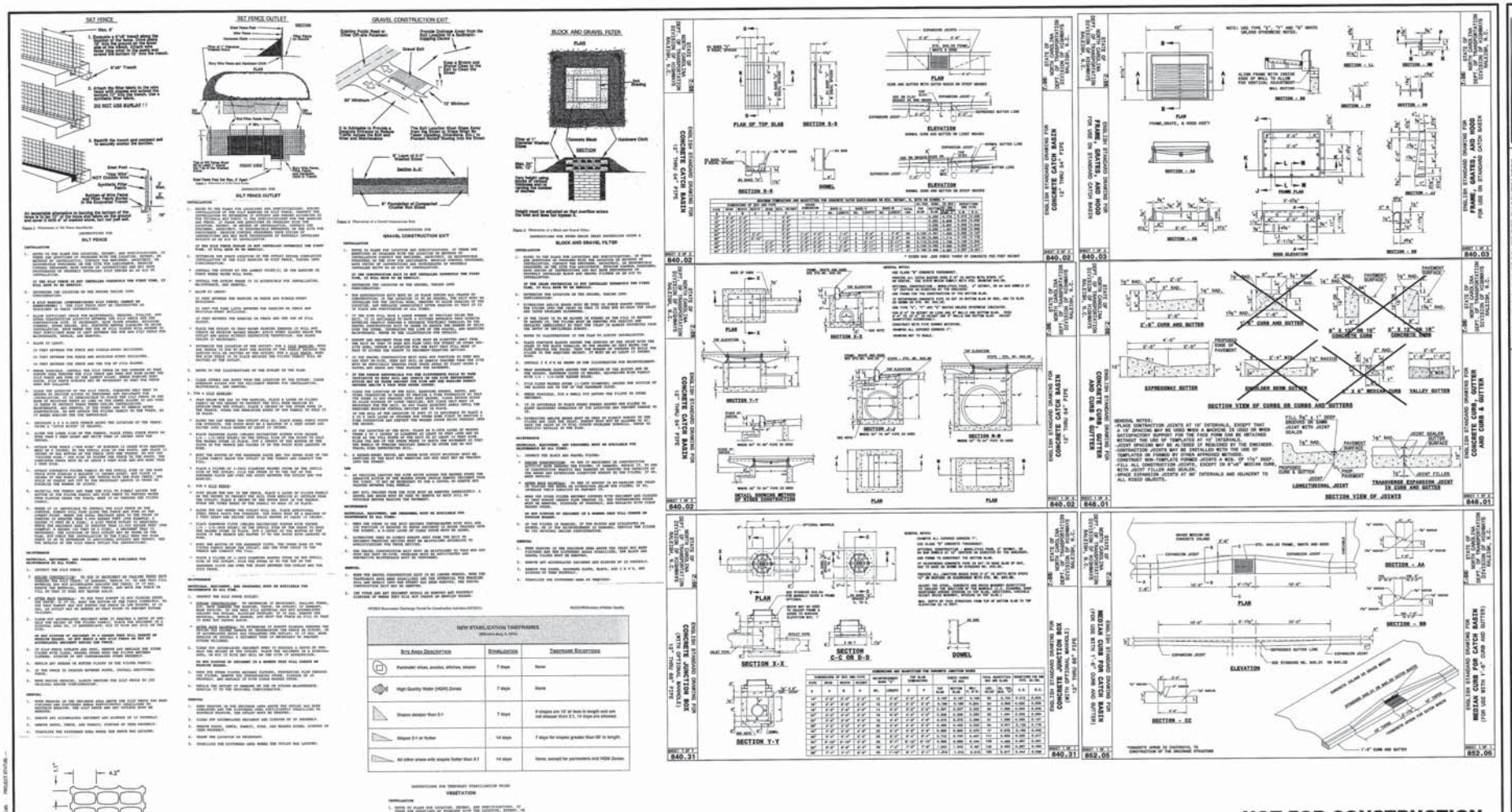
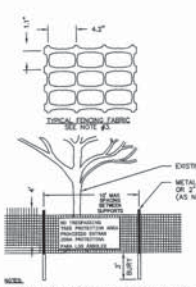
PROJECT	ANLY1501
DATE	2016-10-27
DRAWING SCALE	NTS
DRAWN BY	DC
APPROVED BY	JJB

CS6001



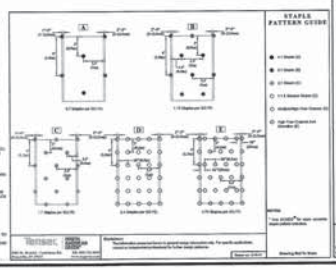
NEW STABILIZATION TIMEFRAMES

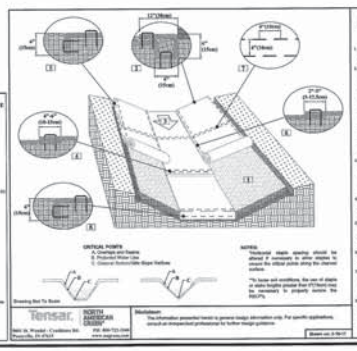
Site Area Description	Stabilization	Timeframe Exceptions
Perimeter slopes, swales, ditches, slopes	7 days	None
High Quality Water (HQW) Zones	7 days	None
Slopes steeper than 3:1	7 days	7 slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed.
Slopes 3:1 or flatter	14 days	7 days for slopes greater than 50' in length.
All other areas with slopes flatter than 4:1	14 days	None, except for perimeters and HQW Zones.

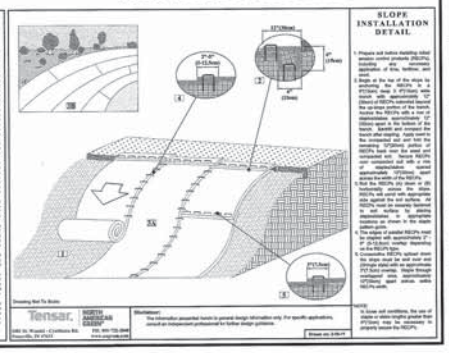


NOTES:

1. PLACE CONTINUOUS RUN OF FENCE MATERIAL AS SHOWN ON PLANS.
2. STRETCH AT 10' MAXIMUM INTERVALS TO 3x4 POSTS. DO NOT STAPLE TO TREES.
3. FENCE MATERIAL SHALL BE "ENGINEERED" HIGH STRENGTH POLYMER DESIGNED FABRIC BY TENSAR CORPORATION, MORROW, GEORGIA, OR EQUAL, BRIGHT ORANGE COLOR.
4. 48" 100' O.C., PLACE SIGNS IN ENGLISH AND SPANISH: "NO TRESPASSING – TREE PROTECTION AREA" and "PROHIBIDO ENTRAR – ZONA PROTECTORA PARA LOS ARBOLES"
5. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE PROJECT MANAGER AND THE TOWN'S LANDSCAPE ARCHITECT BEFORE ANY SITE WORK BEGINS.
6. ANY TREE ROOTS EXPOSED BY CONSTRUCTION SHALL BE SEVERED CLEANLY WITH A PRUNING TOOL.
7. THE SOIL WITHIN THE PROTECTED AREA AROUND EXISTING TREES SHALL NOT BE DRIVEN UPON AFTER FENCE REMOVAL FOR THE PURPOSE OF INSTALLING LANDSCAPING.







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PHILIP POST & ASSOCIATES
A Division of Pennoni Firm License P-1287
PENNONI ASSOCIATES INC.
401 Providence Road #200
Chapel Hill, NC 27514
T 919.929.1173 F 919.493.6548

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 042486 JUSTIN J. BROWN

INARA COURT SUBDIVISION

102-104 FIDELITY STREET
CARRBORO, NORTH CAROLINA

DRAINAGE, EROSION & SITE DETAILS

FIRE SWAMP II, LLC & YATES - GREENE, LLC
125 KINGSTON DRIVE, STE 206
CHAPEL HILL, N.C. 27514

DATE	NO.	REVISIONS	BY
2016-10-06	1	REV. PER TOWN COMMENTS	JJB

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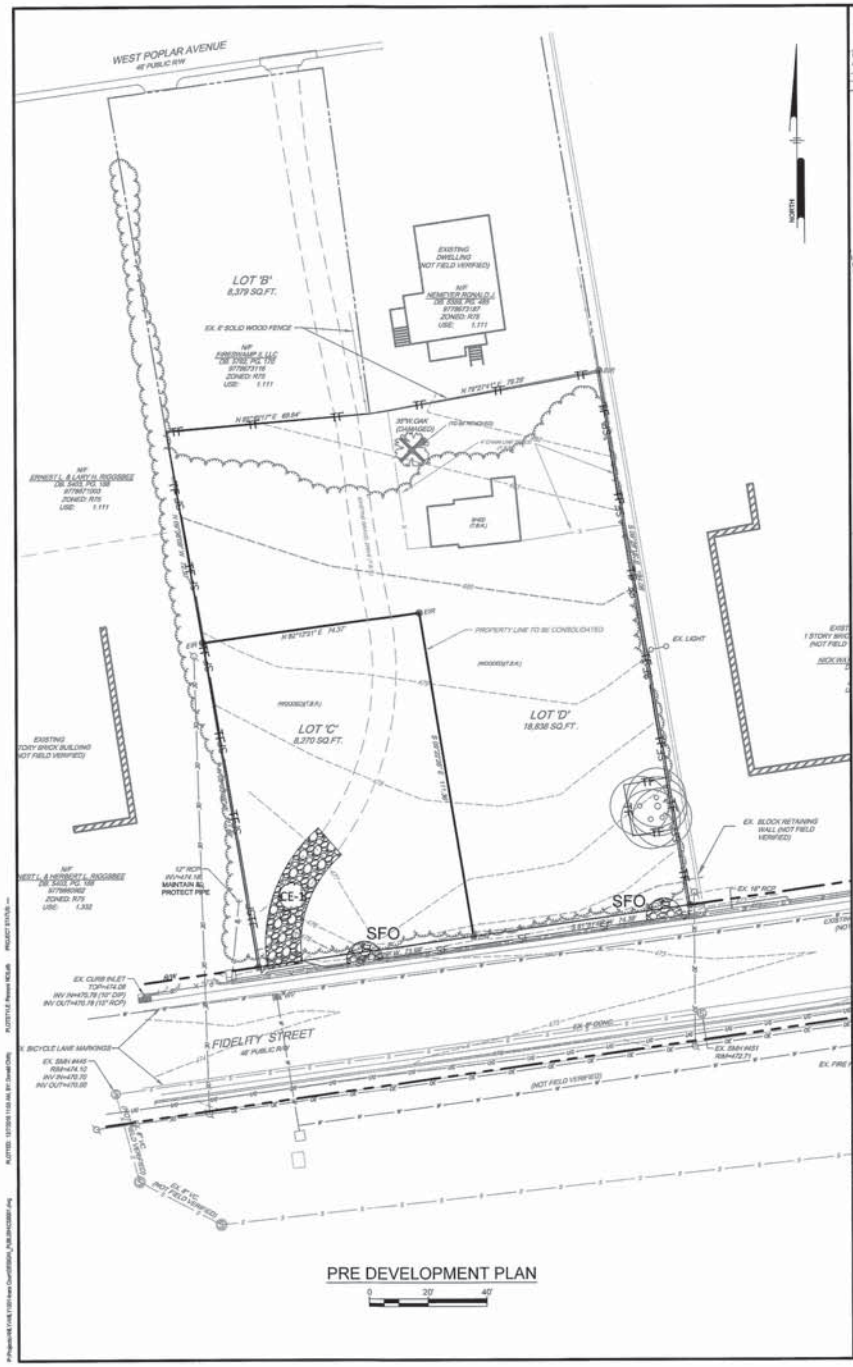
PROJECT	ANLY1501
DATE	2016-10-27
DRAWING SCALE	NTS
DRAWN BY	DC
APPROVED BY	JJB

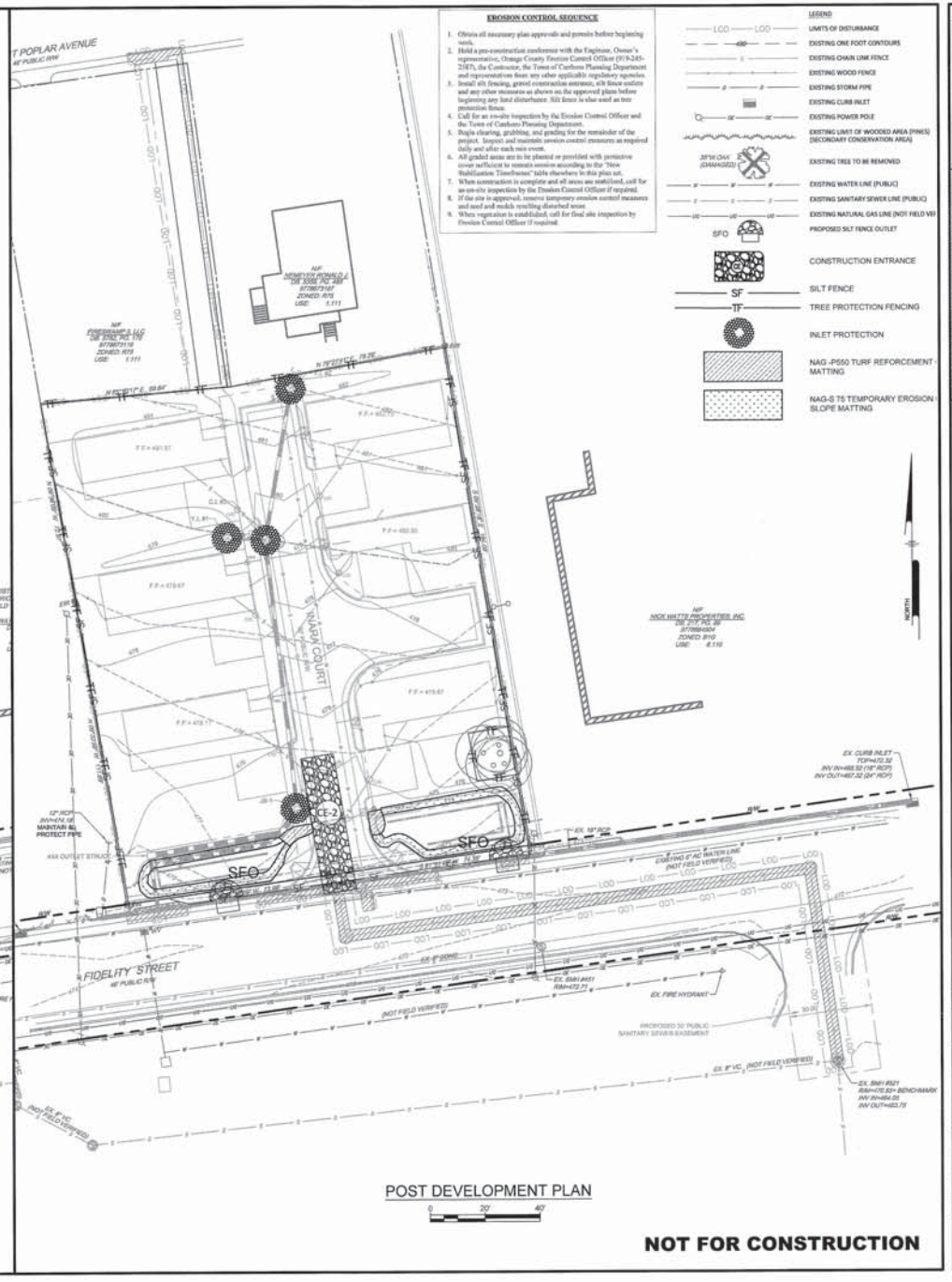
CS6021

SHEET 9 OF 10



PRE DEVELOPMENT PLAN

0 20' 40'



POST DEVELOPMENT PLAN

0 20' 40'

NOT FOR CONSTRUCTION

EROSION CONTROL SEQUENCE

1. Obtain all necessary plan approvals and permits before beginning work.
2. Hold a pre-construction conference with the Engineer, Owner's representative, Orange County Erosion Control Officer (919-245-2587), the Contractor, the Town of Carrboro Planning Department and representatives from any other applicable regulatory agencies.
3. Install silt fencing, gravel construction entrance, silt fence outlets and any other measures as shown on the approved plans before beginning any land disturbance. Silt fence is also used as tree protection fence.
4. Call for an on-site inspection by the Erosion Control Officer and the Town of Carrboro Planning Department.
5. Begin clearing, grubbing, and grading for the remainder of the project. Inspect and maintain erosion control measures as required daily and after each rain event.
6. All graded areas are to be planted or provided with protective cover sufficient to sustain erosion according to the "Seed Stabilization Timeframes" table elsewhere in this plan set.
7. When construction is complete and all areas are stabilized, call for an on-site inspection by the Erosion Control Officer if required.
8. If the site is approved, remove temporary erosion control measures and seed and mulch resulting disturbed areas.
9. When vegetation is established, call for final site inspection by Erosion Control Officer if required.

LEGEND

LOD	LIMITS OF DISTURBANCE
480	EXISTING ONE FOOT CONTOURS
	EXISTING CHAIN LINK FENCE
	EXISTING WOOD FENCE
	EXISTING STORM PIPE
	EXISTING CURB INLET
	EXISTING POWER POLE
	EXISTING LIMIT OF WOODED AREA (PINES) (SECONDARY CONSERVATION AREA)
38"W. OAK (DAMAGED)	EXISTING TREE TO BE REMOVED
	EXISTING WATER LINE (PUBLIC)
	EXISTING SANITARY SEWER LINE (PUBLIC)
	EXISTING NATURAL GAS LINE (NOT FIELD VERIFIED)
SFO	PROPOSED SILT FENCE OUTLET
	CONSTRUCTION ENTRANCE
SF	SILT FENCE
TF	TREE PROTECTION FENCING
	INLET PROTECTION
	NAG -P550 TURF REFORCEMENT MATTING
	NAG-S 75 TEMPORARY EROSION SLOPE MATTING

PHILIP POST & ASSOCIATES
A Division of PENNONI Firm License C-0782
PENNONI ASSOCIATES INC.
407 Throughfare Street, Suite 200
Chapel Hill, NC 27514
T 919.929.1173 F 919.493.5548

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NORTH CAROLINA PROFESSIONAL SEAL 042486 ENGINEER JUSTIN M. BROWN

INARA COURT SUBDIVISION

102-104 FIDELITY STREET
CARRBORO, NORTH CAROLINA

PRE & POST EROSION CONTROL PLAN

FIRE SWAMP II, LLC & YATES - GREENE, LLC
125 KINGSTON DRIVE, SITE 208
CHAPEL HILL, N.C. 27514

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PROJECT	ANLY1501
DATE	2018-10-27
DRAWING SCALE	1"=20'
DRAWN BY	DC
APPROVED BY	JJB

CS8001

SHEET 10 OF 10