

SITE PLAN NOTES:

- ALL RADII LISTED ARE TO FACE-OF-CURB UNLESS OTHERWISE SPECIFIED.
- DOT HATCH PATTERN REPRESENTS HEAVY DUTY PAVEMENT ON THIS SHEET ONLY. THE SAME HATCH PATTERN MAY HAVE DIFFERENT MEANINGS ON OTHER SHEETS.
- SIGHT DISTANCE CALCULATIONS ASSUME AN EYE ELEVATION 14.5' BEHIND THE EDGE OF PAVEMENT, AND AN EYE HEIGHT OF 3.5' AND AN OBJECT HEIGHT OF 2'. THERE ARE NO SIGNIFICANT SAGS OR CRESTS IN THE LEAH DRIVE ROADWAY THAT BLOCK THE VIEW OF ONCOMING CARS GIVEN THE PROPOSED DRIVEWAY LOCATION.

VIEW WEST FROM PROPOSED DRIVEWAY = 198.5' VIEW IS LIMITED BY THE CURVE OF THE ROAD AND THE EXISTING TREES PRESERVED AT THE SUBJECT PROPERTY LINE. MINOR TRIMMING OF EXISTING VEGETATION COULD INCREASE SIGHT DISTANCE TO APPROXIMATELY 210'

VIEW EAST FROM PROPOSED DRIVEWAY = >500' VIEW EAST IS NEARLY UNLIMITED DOWN THE STRAIGHT-A-WAY LOOKING EAST, SUBJECT ONLY BY THE EXISTING TREES AT THE PROPERTY LINE.

WILLIAMS HOLDINGS LLC
DB 4387, PG 36
PIN 9873-18-0593
ZONE: EDD

DUTY DEVELOPMENT LLC
DB 4396, PG 497
PIN 9873-18-1827
ZONE: EDD

J H TERRIO INVESTMENTS LLC
DB 5734, PG 197
PIN 9873-18-4855
ZONE: EDD

STACEY J CARRINGTON
DB 4418, PG 251
PIN 9873-18-6859
ZONE: EDD

N/F OLD MILL PROPERTIES, LLC
DB 2075, PG 536
PB 94, PG 78
PIN 9873-18-7588
ZONE: EDD

N/F OLD MILL LOT OWNERS
ASSOCIATION, INC
DB 4392, PG 466
PB 94, PG 78
PIN 9873-18-9400
ZONE: EDD

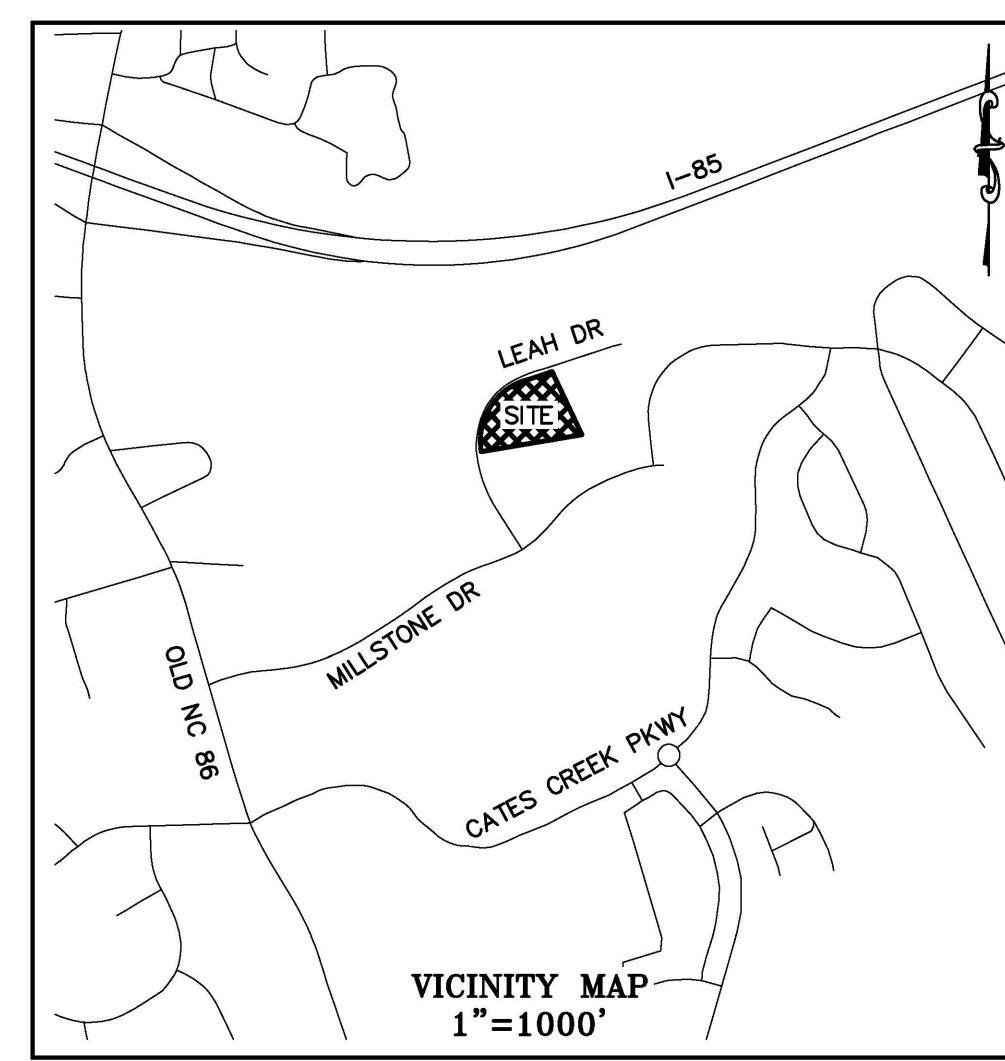
N/F M4 PROPERTY
MANAGEMENT
DB 3812, PG 225
PIN 9873-18-0351
ZONE: EDD

N/F TAP
PROPERTIES LLC
DB 6183, PG 588
PIN 9873-17-0966
ZONE: EDD

N/F KEVIN L. &
KIMBERLY L. MOORE
DB 2134, PG 379
PB 81, PG 128
PIN 9873-18-3088
ZONE: EDD

N/F MALCOLM R.
& DONNA B. PINKSTON
DB 2561, PG 7
PB 73, PG 174
PIN 9873-18-6054
ZONE: EDD

N/F PARRATT WOLFF
PROPERTIES, LLC
DB 2593, PG 143
PB 73, PG 174
PIN 9873-18-7089
ZONE: EDD



PROJECT INFORMATION & NOTES:

BUILDING ADDRESSES: PHASE 1 BUILDING (WEST): 2210 LEAH DR
PHASE 2 BUILDING (EAST): 2220 LEAH DR
PIN# 9873-18-3366 & 9873-18-5484
PROPERTIES TO BE RE-COMBINED INTO ONE PARCEL AS PART OF THIS DEVELOPMENT
EDD (ECONOMIC DEVELOPMENT DISTRICT)
ALL ADJACENT PROPERTIES ZONED EDD

ZONING CODE: EDD (ECONOMIC DEVELOPMENT DISTRICT)
AREA: 3.411 ACRES (148,610 SF) TOTAL BY SURVEY
1,366 AC (59,519 SF) + 2.045 AC (89,091 SF)
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DEED REF: 1,366 AC (59,519 SF) + 2.045 AC (89,091 SF)
ENTIRE SUBJECT PROPERTY IS WITHIN TOWN OF HILLSBOROUGH CORPORATE LIMITS

RIVER BASIN: NEUSE RIVER BASIN
WATERSHED: LOWER END, UNPROTECTED
SOILS: G6c, GEORGEVILLE, GROUP B
T6c, TATUM, GROUP C
MAP PANEL #3710987300J, EFFECTIVE 02/02/2007
FEMA: NO FLOOD HAZARDS PRESENT

CURRENT USE: VACANT
PROPOSED USE: FLEX SPACE (2 BUILDINGS)
PROPOSED FLOOR AREA: 10,200 SF + 12,000 SF = 22,200 SF TOTAL

MIN. SETBACKS: 25' (FRONT, SIDE & REAR)
MAX. BUILDING HEIGHT: 45'

BUFFERS: NO BUFFER REQ. (EDD ZONE ADJACENT TO EDD ZONE)

PARKING CALCULATIONS:
FLEX SPACE = 1 SPACE PER 300 SF GROSS FLOOR AREA
PROPOSED BUILDING = 22,200 SF (TOTAL)
TOTAL PARKING REQUIRED = 74 SPACES
ADA PARKING SPACES REQUIRED = 1 VAN SPACE + 2 CAR SPACE (51 TO 75 TOTAL SPACES)
PARKING PROVIDED: 74 TOTAL SPACES
56 EACH 9'X18' STANDARD SPACES
12 EACH 11'X18' OVERSIZED SPACES
2 EACH 8'X18' COMPACT SPACES (PHASE 2 BUILDING)
3 EACH 8'X18' HC VAN SPACE WITH 8' ISLE
1 EACH 9'X18' HC VAN SPACE WITH 8' ISLE
* COMPACT SPACES MUST BE CLEARLY AND PERMANENTLY DESIGNATED

IMPERVIOUS AREA:
TOTAL PARCEL AREA = 148,610 SF
TOTAL IMPERVIOUS AREA = 75,923 SF OR 51.1%
TOTAL AREA OF DISTURBANCE = 122,663 SF OR 82.8% AC

PRE-DEVELOPMENT CONDITIONS
IMPERVIOUS AREAS:
ROOF = 0 SF
SIDEWALKS = 0 SF
PARKING/DRIVE = 0 SF
TOTAL IMPERVIOUS = 0 SF OR 0%

POST-DEVELOPMENT CONDITIONS
IMPERVIOUS AREAS:
ROOF = 22,200 SF
SIDEWALKS = 10,456 SF
PARKING/DRIVE = 43,267 SF
TOTAL IMPERVIOUS = 75,923 SF OR 51.1%

TOTAL PERVIOUS AREA = 148,610 OR 100%
UNDISTURBED AREA = 148,610 SF OR 100%

DISTURBED GROUND COVER = 122,663 SF OR 82.5%
NEW IMPERVIOUS AREA = 75,923 SF OR 51.1%
TOTAL DISTURBED AREA = 122,663 SF OR 82.5%

TREE PROTECTION INFORMATION:
AREA OF PARCEL W/ EX. CANOPY COVERAGE, PRE-DEVELOPMENT = ~120,916 SF OR 81.4%
AREA OF PARCEL W/ EX. CANOPY COVERAGE, POST-DEVELOPMENT = ~20,310 SF OR 13.7%
NUMBER OF CANOPY TREES TO BE REMOVED = 140
NUMBER OF CANOPY TREES TO REMAIN = 12
NUMBER OF TREES 24" OR GREATER BEING REMOVED = 8
TOTAL % OF TREE COVER AREA, PRE-DEVELOPMENT = 81.4%
TOTAL % OF TREE COVER AREA, POST-DEVELOPMENT = 15.6%

CANOPY TREES ARE ANY DECIDUOUS TREE ≥ 12" CALIPER OR ANY EVERGREEN TREE ≥ 24" CALIPER.

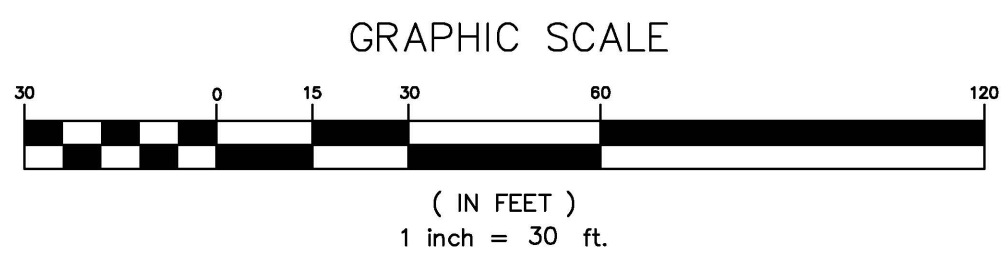
ALL TREE COVERAGE INFORMATION WAS CALCULATED USING SURVEYED INFORMATION EXCEPT THE CANOPY NUMBERS. TREE CANOPY WAS EVALUATED USING GOOGLE EARTH AERIAL PHOTOS.

APPROXIMATELY 20 CONCEPT PLANS WERE DONE IN THE EARLY STAGES OF DESIGN IN AN ATTEMPT TO SALVAGE AS MANY TREES AS POSSIBLE. SINCE EXISTING SLOPES ON-SITE AVERAGED 8-15% IN THE PROPOSED DEVELOPMENT AREA, SIGNIFICANT GRADING AND RETAINING WALLS HAVE BEEN USED TO REDUCE GRADING AS MUCH AS PRACTICAL. WHILE TOTAL PROPOSED IMPERVIOUS IS ONLY 51% AND EXISTING TREES HAVE BEEN SAVED WHERE PRACTICAL, IT WAS NOT POSSIBLE TO SAVE A LARGE PORTION OF THE TREES DUE TO THE GRADING AND LOCATION OF THE TREES. HOWEVER, LANDSCAPING HAS BEEN PROVIDED PER THE ORDINANCE TO HELP SUPPLEMENT THE REMAINING TREES AND ENHANCE THE AESTHETICS OF THE SITE.

CONTACT THE PUBLIC WORKS DIRECTOR BEFORE ANY DRIVEWAY CUTS ARE MADE IN THE SIDEWALK ALONG LEAH DRIVE.

THE OWNER/DEVELOPER SHALL CONTRACT WITH WASTE INDUSTRIES FOR GARBAGE COLLECTION

RETAINING WALLS WILL REQUIRE ENGINEERED DESIGNS AND SPECIAL INSPECTIONS PER NCBC CHAPTER 17.



CALL BEFORE YOU DIG... IT'S THE LAW.
CALL N.C. ONE-CALL(1-800-632-4949)
FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING GRADING OR TRENCHING.
NORTH CAROLINA GENERAL STATUTE 87-102

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PHIL KOCH - NCEPE #22834

LEAH DRIVE FLEX SPACE
2210 & 2220 LEAH DR., HILLSBOROUGH NC

SITE PLAN

REV.	DATE	DESCRIPTION	BY
1	05/09/17	PER TRC REVIEW	CPK
2	08/27/17	PER TRC REVIEW	SCS
3	07/10/17	STORMWATER REVISIONS	CPK

DATE: MARCH 20, 2017
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: N/A
PROJECT MANAGER: CPK
DRAWN BY: CPK
PROJECT NO: 16-023
DRAWING NAME: 16-023 CONST

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SHEET NO.
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SITE PLAN REVIEW