

**FOR CONSTRUCTION**

## SYMBOLS

- [illegible]

**SGI Technical Services**  
208 North Greenbottle Street Suite B-12A  
Carroll, NC 27818  
Phone: (919) 843-7813 Fax: (919) 843-3647

**Project Name:**  
**CHAN Building**  
**Merritt Mill Rd. - Rosemary Street**  
**Carboro, NC**  
**Construction Plans**

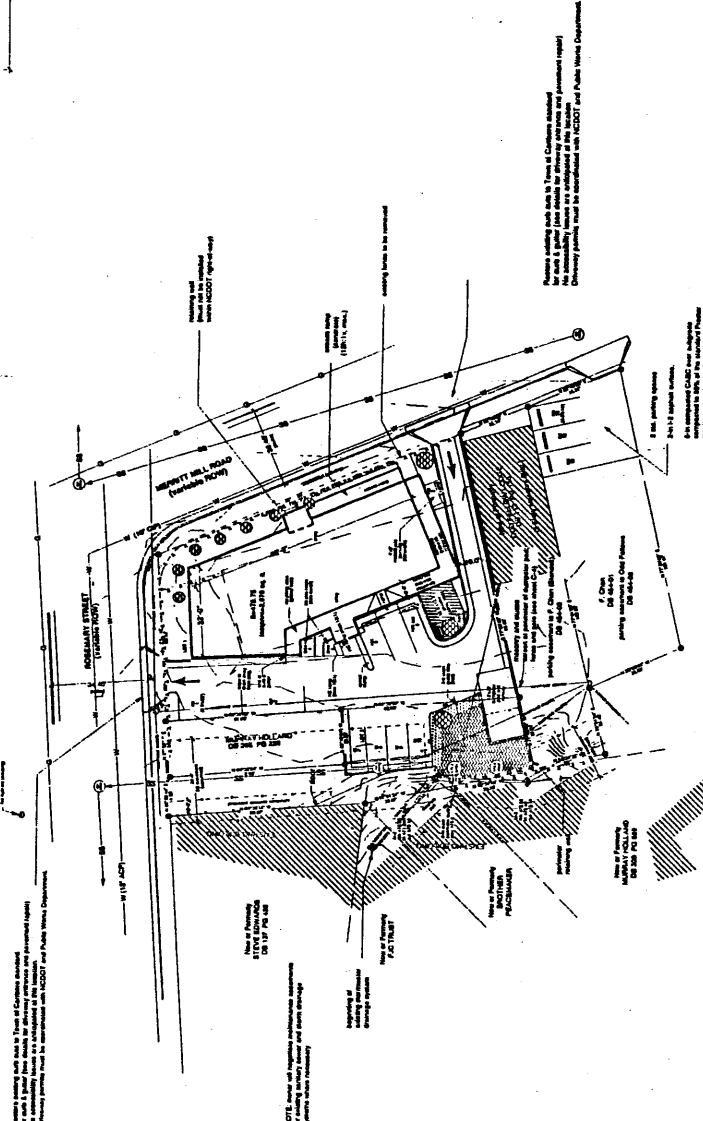
**Francie Chan**  
201 North Greensboro Street  
Carrboro, NC 27810  
(919) 942-2777

Concent Blend

### Concepts

Number	Description	Date
	contribution from subunit	Oct 2008
	contribution from subunit	Mar 2009

Drawn by: SAA	Sheet _____ of _____	SF
Checked by:		
Date: 8 April 2003	Scale: 1"=30'	



Persons visiting such sites in Town of Canton should be sure to follow all posted signs and instructions. No accessibility issues are anticipated at this location. Driveaway permits must be coordinated with HCDOT and Public Works Department.

- 3 mil. peeling spaces
- 2-in 1-2 inch-thick surfaces.
- 6-in compacted C&G over subgrade compacted to 90% of the Standard Proctor

	Value
1. Vehicle accommodation area (sf):	6,500
multiplier:	0.20
area to be stranded (sf):	1,300
2. Area needed for underground parking:	0
a. Bunkering base provided - sq ft:	0
multiplier (sf):	6.00
area stranded (sf):	1,000
base provided (sf):	0
multiplier (sf):	36.5
area stranded (sf):	36.5
3. Total area stranded (sf):	1,418

Area stranded exceeds 30% of vehicle accommodation area

[illegible]

**ADDITIONAL NOTES:**

There are no existing trees on this site

Construction: single phase

Impervious surface:

pre:	0.30 acres
Building footprint:	0.30 acres
Open space required:	2,370 sq. ft.
BPO density:	0.2 sq. ft.
17 units area:	1 unit/400 sq. ft.
Lot size:	8,500 sq. ft.
	12,075 sq. ft.

3.120 @ 1 per 400 = 3.8	bicycle rack (10) = 1
3.110 @ 1 per 200 = 4.3	motorcycle space = 1
17.550 @ 21 = 3.63	motorcycle rack = 1
<b>TOTAL = 13</b>	subcompact spaces = 4
	van spaces = 4
	light trucks = 2
	pickups = 2
	second cars = 2
	trucks = 2

**ZONING:** B-1(G)  
**BUILDING SETBACKS (LUD):**  
  Front 0-8  
  Side 0-8  
  Street Centerline n.a.  
  Lot Boundary 0-8  
**USE:** 1,550 @ 2,120  
         855 @ 2,100  
         17 SRD units  
**RECREATION PTS:**  
17 units @ 2.97 = 50.49 pts. req.

**DEVELOPER:**  
Francis Chan  
301 North Greensboro Street  
Carboro, NC 27510  
n: 919-942-3777

**ARCHITECT:**  
Atlas Blundin  
33 West Weaver Street  
Carboro, NC 27510  
n: 919-907-8505

**CIVIL ENGINEER:**  
Steven Addy, P.E.  
RGT Technical Services  
301 North Greensboro Street  
Suite B-13A  
Carboro, NC 27510  
n: 919-942-7812

**ARCHITECT:**

Elhas Blunden

Carbboro, NC 275

h: 919-967-1506

**CIVIL ENGINEER**

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100 N. Greeneboro

Suite B-13A  
Durham, NC 275

h: 010-942-7012



**GENERAL NOTES**

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SPECIFICATIONS TO THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, N.C. TYPICAL ROAD CROSS SECTIONS AND SUPPLEMENTARY NOTES IN THESE DRAWINGS.

DO NOT SCALE DIMENSIONS FOR CONSTRUCTION.

CONTACT THE ARCHITECT IMMEDIATELY IN WRITING IF ANY DISCREPANCIES OR OMISSIONS ARE FOUND.

ALL DIMENSIONS SHOWN ARE TO FACE UNLESS NOTED OTHERWISE.

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SPECIFICATIONS TO THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, N.C. TYPICAL ROAD CROSS SECTIONS AND SUPPLEMENTARY NOTES IN THESE DRAWINGS.

ALL PRESSURES TREATED WITH AN ANTI-SCALE INHIBITOR SHALL BE AS NOTED.

**BRIEF NOTES**

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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[illegible][illegible]

**NORTH ELEVATION**  
**SCALE 1/8"=1'-0"**

NORTHEAST ELEVATION  
SCALE 1/8"=1'-0"

**SOUTHEAST ELEVATION**  
SCALE 1/8"=1'-0"

**WEST ELEVATION**  
**SCALE 1/8"=1'-0"**

**SOUTHWEST ELEVATION**  
SCALE 1"=1'-0"

**SOUTH ELEVATION**  
SCALE 1/8"=1'-0"

## **ATTACHMENT B**

**A RESOLUTION APPROVING THE MINOR MODIFICATION TO THE CUP  
FOR THE CHAN MIXED-USE BUILDING LOCATED AT 114 MERRITT MILL  
ROAD ALLOWING THE APPLICANT TO USE A SLIGHTLY REDESIGNED  
BUILDING AND ASSOCIATED SITE PLAN IN  
CONSTRUCTION OF THE APPROVED BUILDING  
Resolution No. 155/2002-03**

WHEREAS, the Carrboro Board of Aldermen approved a Conditional Use Permit for the Francis Chan Mixed Use Building on 114 Merritt Mill Road on May 7<sup>th</sup>, 2002; and

WHEREAS, the Town of Carrboro Land Use Ordinance requires that any modification of an existing Conditional Use Permit that does not substantially impact neighboring properties, the general public, or the intended occupants of the project, constitutes a minor modification to the original Conditional Use Permit; and

WHEREAS, the Board of Aldermen finds that the applicant has satisfied the requirements related to minor modifications contained in the Land Use Ordinance.

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Board of Aldermen approve the minor modification to the Chan Mixed-Use Building on 114 Merritt Mill Road allowing the applicant to use a slightly redesigned building and associated site plan in construction of the approved mixed-use Apartment Building subject to the following additional condition:

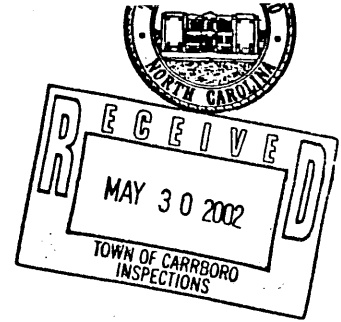
1. That all engineering related issues created by the minor modification be resolved in the Construction Plan review.

PREPARED BY AND RETURN TO:  
TOWN CLERK  
TOWN OF CARRBORO  
301 West Main Street  
CARRBORO, NORTH CAROLINA 27510

BOOK: 2624 PAGE 291

# NORTH CAROLINA

## ORANGE COUNTY



### TOWN OF CARRBORO

### CONDITIONAL USE PERMIT GRANTED

On the date(s) listed below, the Board of Aldermen of the Town of Carrboro met and held a public hearing to consider the following application:

APPLICANT: Giles Blunden
OWNER: Francis Chan
PROPERTY LOCATION (Street Address): 111 and 114 North Merritt Mill Road
TAX MAP, BLOCK, LOT(S): 7.92.B.1 and 7.92.B.3 9788-06-3380 9788-06-4201 AB
PROPOSED USE OF PROPERTY: To construct a three-story mixed-use building with associated parking and landscaping.
CARRBORO LAND USE ORDINANCE USE CATEGORY: 27.000 (Combination Use), 1.340 (Multi-Family, Single-Room Occupancy), 3.110 (Office-Client Attracting), 3.120 (Office-Non-Attracting)
MEETING DATES: May 7, 2002

Having heard all the evidence and arguments presented at the hearing, the Board finds that the application is complete, that the application complies with all of the applicable requirements of the Carrboro Land Use Ordinance for the development proposed, and that therefore the application to make use of the above described property for the purpose indicated is hereby approved, subject to all applicable provisions of the Land Use Ordinance and the following conditions:

- 1) The applicant shall complete the development strictly in accordance with the plans submitted to and approved by this Board, a copy of which is filed in the Carrboro Town Hall. Any deviations from or changes in these plans must be pointed out specifically to the administrator in writing and specific written approval obtained as provided in Section 15-64 of the Land Use Ordinance.
- 2) If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this permit shall be void and of no effect.
- 3) The applicant shall provide a correct lighting plan to limit the level at the property line to .2 foot-candles per the requirements of Section 15-243 of the Land Use Ordinance.
- 4) That the applicant revise the plan to include "parking provided".
- 5) That the plans be revised to read "Conditional Use Permit" instead of "Special Use Permit".
- 6) That the construction plans show the location of the three satellite parking spaces at the adjacent lot (owned by the applicant) located at 111 N. Merritt Mill Road, further identified as Tax Map 7.92.B.3, PIN number 9788064201.

- 7) That the applicant provide proof that the satellite parking spaces are an encumbrance upon the property where they are located for as long as this conditional use permit is active.
- 8) That the applicant pave and stripe the satellite parking spaces per the requirements of the Land Use Ordinance.
- 9) That the applicant provide effective maintenance of the bio-retention facility to ensure that it performs as designed and intended.

This permit shall automatically expire within two years of the date of issuance if the use has not commenced or less than 10 percent (10%) of total cost of construction has been completed or there has been non-compliance with any other requirements of Section 15-62 of the Carrboro Land Use Ordinance.

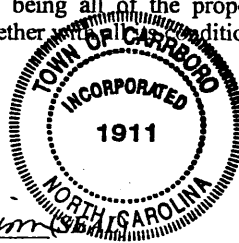
All street construction on those streets proposed for acceptance by the Town of Carrboro shall be certified by an engineer. Engineering certification is the inspection by the developer's engineer of the street's subgrade, base material, asphalt paving, sidewalks and curb and gutter, when used. The developer's 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.

If this permit authorizes development on a tract of land in excess of one acre, nothing authorized by the permit may be done until the property owner properly executes and returns to the Town of Carrboro the attached acknowledgment of the issuance of this permit so that the town may have it recorded in the Orange County Registry.

NORTH CAROLINA

ORANGE COUNTY

IN WITNESS WHEREOF, the Town of Carrboro has caused this permit to be issued in its name, and the undersigned being all of the property above described, do hereby accept this Conditional Use Permit, together with its conditions, as binding upon them and their successors in interest.



THE TOWN OF CARRBORO

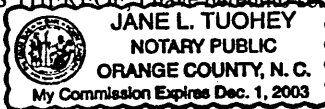
ATTEST:

Sarah C. Williamson  
Town Clerk

BY Robert W. Morgan  
Town Manager

I, Jane L. Tuohy, a Notary Public in and for said County and State, do hereby certify that Sarah C. Williamson, Town Clerk for the Town of Carrboro, personally came before me this day and being by me duly sworn says each for himself that she knows the corporate seal of the Town of Carrboro and that the seal affixed to the foregoing instrument is the corporate seal of the Town of Carrboro, that Robert W. Morgan, Town Manager of said Town of Carrboro and Sarah C. Williamson, Town Clerk for the Town of Carrboro subscribed their names thereto; that the corporate seal of the Town of Carrboro was affixed thereto, all by virtue of a resolution of the Board of Aldermen, and that said instrument is the act and deed of the Town of Carrboro.

IN WITNESS THEREOF, I have hereunto set by hand and notarial seal this the 3 day of June, 2002.



Jane L. Tuohy (SEAL)  
Notary Public

My Commission Expires: 12-01-2003

I (We), Francis Chan, Jenny Chan, owner(s), do hereby acknowledge receipt of this Conditional Use Permit. The undersigned owner(s) do further acknowledges that no work may be done pursuant to this permit except in accordance with all of its conditions and requirements and that this restriction shall be binding upon them and their successors in interest.

TOWN OF CARRBORO  
 CONDITIONAL USE PERMIT (con't)  
 Page #3

Francis Chan  
 Owner

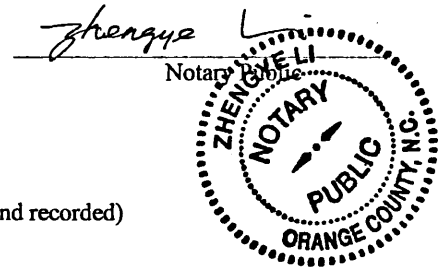
Jenny Chan  
 Owner

NORTH CAROLINA  
 ORANGE COUNTY

I, Zhengye Li, a Notary Public in and for said County and State, do  
 hereby certify that Francis Chan, Jenny Chan  
 appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal this the 29th day of May, 2002.

My Commission Expires: 6/22/2005



(Not valid until fully executed and recorded)

STATE OF NORTH CAROLINA  
 COUNTY OR ORANGE

The foregoing certificate(s) of \_\_\_\_\_ Notary/Notaries  
 Public of the designated governmental units (is) (are) certified to be correct.

This the \_\_\_\_ day of \_\_\_\_\_, A.D. 2002.

\_\_\_\_\_  
 Register of Deeds

By: \_\_\_\_\_  
 Assistant/Deputy Register of Deeds

PREPARED BY AND RETURN TO:

TOWN CLERK  
 TOWN OF CARRBORO  
 301 West Main Street  
 CARRBORO, NORTH CAROLINA 27510



# Sungate Design Group, P.A.

ENGINEERING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL

915 Jones Franklin Road • Raleigh, NC 27606 • Phone 919.859.2243 • Fax 919.859.6258

April 22, 2003

Ms. Jane L. Tuohy  
Program Support Assistant II  
Town of Carrboro  
Zoning Division  
301 West Main Street  
Carrboro NC 27510

Re: Proposed Redevelopment of the Francis Chan Property at Rosemary Street and Merritt Mill Road. CUP minor modification plans.

Dear Jane:

We have completed our second review of the CUP minor modification plans for the referenced property prepared by SGI Technical Services. The submittal consists of calculations for stormwater quality and quantity. Following is a list of comments based on this review:

- 1) The proposed retaining wall appears to be longer than the approved wall. Is the new wall higher than 3 feet?

**This comment has not been satisfactorily addressed.**

- 2.) There appears to be three new paved parking spaces on the plan. Water quality and quantity need to be addressed.

**This comment has been satisfactorily addressed.**

- 3.) There are no proposed contours shown on the plan.

**This comment was not satisfactorily addressed.**

- 4.) Will any of the revisions produce a change in the site stormwater quantity and quality numbers from the approved plan.

**This comment was not satisfactorily addressed.**

Based on the above information, I would not recommend approval of the modification to the CUP. If you have any questions or need further information please contact me.

Sincerely,



W. Henry Wells Jr., PE

cc: Mr. Steven Addy, PE