

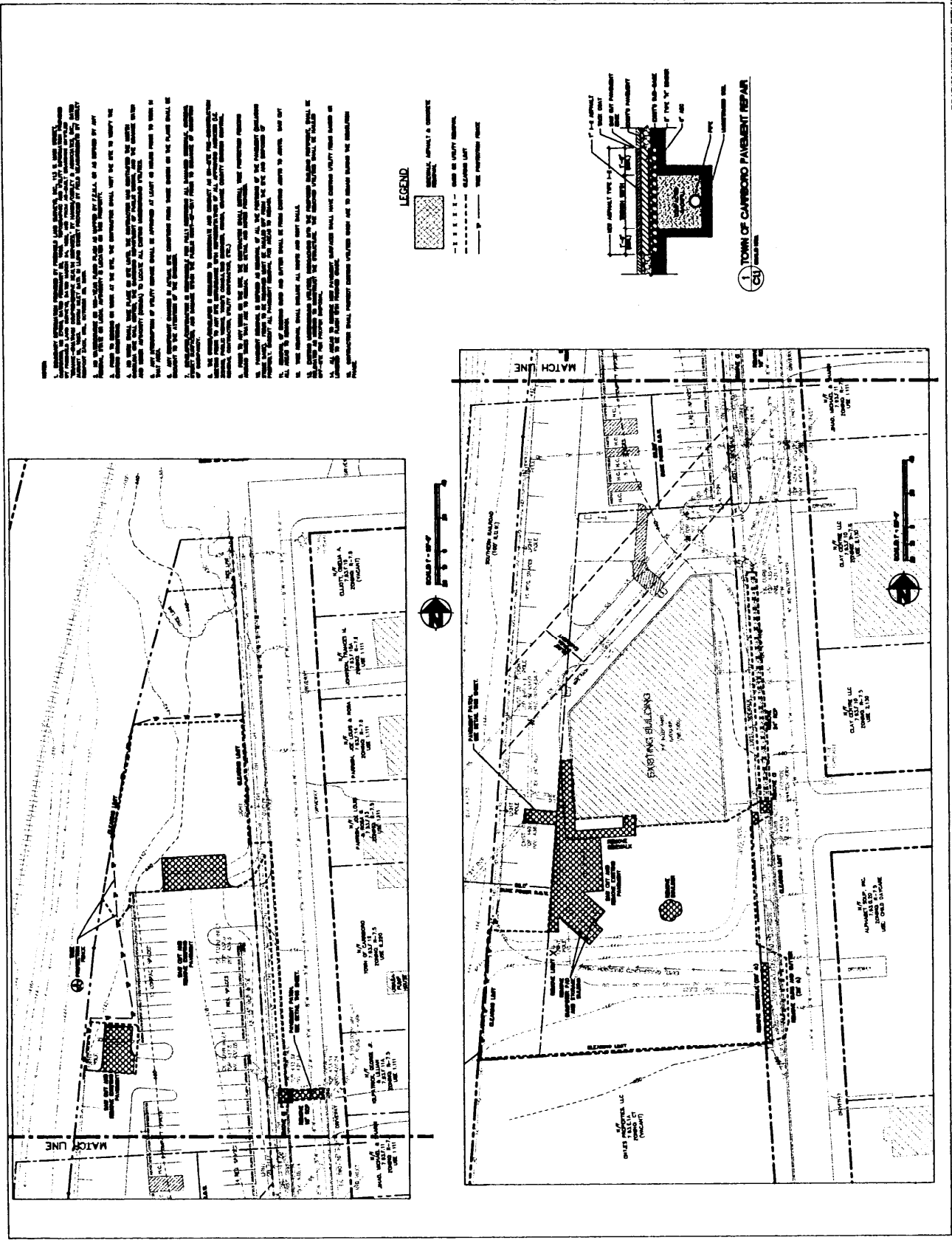
# ATTACHMENT "A"



**CORLEY REDFOOT ZACK**  
Applicant:

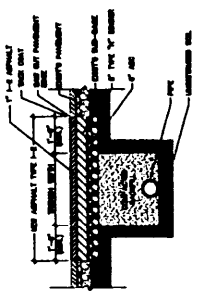
**Owner: Piedmont Health Services, Inc.**  
Corporate Office Building Addition  
to Carboro Community Health Center  
Carboro, North Carolina

**DEMOLITION PLAN**  
Sheet No. 0111  
Project No. 0111



**LEGEND**

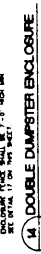
- EXISTING BUILDING
- PROPOSED ADDITION
- EXISTING DRIVEWAY
- PROPOSED DRIVEWAY
- EXISTING SIDEWALK
- PROPOSED SIDEWALK



**1. TOWN OF CARBORO PAVEMENT REPAIR**

THIS DEMOLITION PLAN IS A PART OF THE SUBMITTAL FOR THE TOWN OF CARBORO PAVEMENT REPAIR PROJECT. THE PROJECT IS TO DEMOLISH THE EXISTING BUILDING AND REPLACE IT WITH A NEW BUILDING. THE NEW BUILDING WILL BE A TWO-STOREY BUILDING WITH A TOTAL AREA OF 10,000 SQUARE FEET. THE EXISTING BUILDING WAS A ONE-STOREY BUILDING WITH A TOTAL AREA OF 5,000 SQUARE FEET. THE NEW BUILDING WILL BE A MORE MODERN BUILDING WITH A MORE EFFICIENT LAYOUT. THE NEW BUILDING WILL ALSO HAVE A PARKING LOT WITH 20 SPACES. THE PROJECT IS TO BE COMPLETED BY THE END OF 2011.





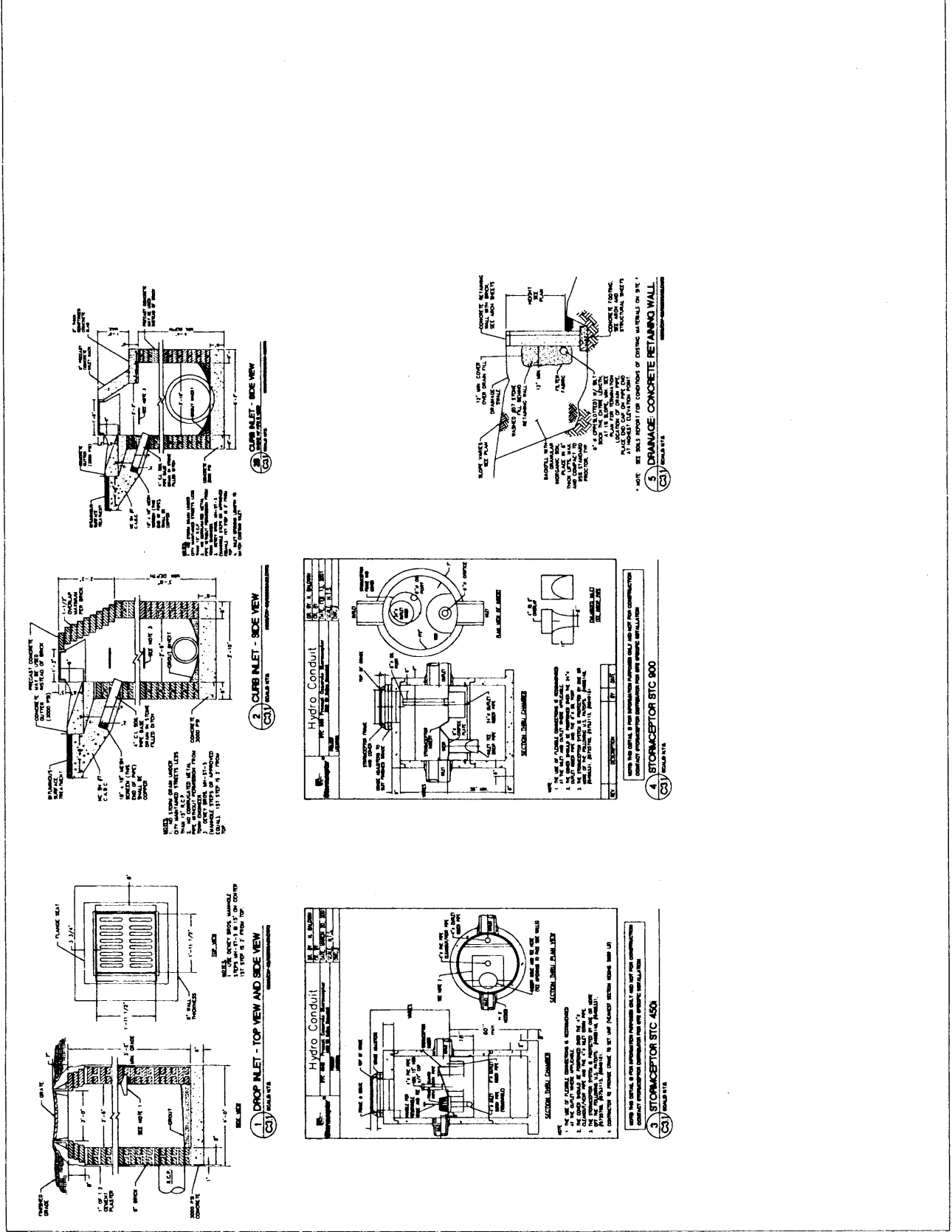
| STORM DRAINAGE SCHEDULE   |                  |                 |                  |                            |                             |                  |                   |                      |                       |
|---------------------------|------------------|-----------------|------------------|----------------------------|-----------------------------|------------------|-------------------|----------------------|-----------------------|
| STORM DRAINAGE STRUCTURES |                  |                 |                  |                            |                             |                  |                   |                      |                       |
| STRUCTURE NO.             | STRUCTURE TYPE   | INLET ELEVATION | OUTLET ELEVATION | INLET DRAINAGE AREA (A.C.) | OUTLET DRAINAGE AREA (A.C.) | INLET FLOW (CFS) | OUTLET FLOW (CFS) | INLET VELOCITY (FPS) | OUTLET VELOCITY (FPS) |
| 1                         | 18" DIA. MANHOLE | 100.00          | 99.50            | 1.00                       | 1.00                        | 0.10             | 0.10              | 1.00                 | 1.00                  |
| 2                         | 18" DIA. MANHOLE | 100.50          | 99.00            | 1.50                       | 1.50                        | 0.15             | 0.15              | 1.00                 | 1.00                  |
| 3                         | 18" DIA. MANHOLE | 101.00          | 98.50            | 2.00                       | 2.00                        | 0.20             | 0.20              | 1.00                 | 1.00                  |
| 4                         | 18" DIA. MANHOLE | 101.50          | 98.00            | 2.50                       | 2.50                        | 0.25             | 0.25              | 1.00                 | 1.00                  |
| 5                         | 18" DIA. MANHOLE | 102.00          | 97.50            | 3.00                       | 3.00                        | 0.30             | 0.30              | 1.00                 | 1.00                  |
| 6                         | 18" DIA. MANHOLE | 102.50          | 97.00            | 3.50                       | 3.50                        | 0.35             | 0.35              | 1.00                 | 1.00                  |
| 7                         | 18" DIA. MANHOLE | 103.00          | 96.50            | 4.00                       | 4.00                        | 0.40             | 0.40              | 1.00                 | 1.00                  |
| 8                         | 18" DIA. MANHOLE | 103.50          | 96.00            | 4.50                       | 4.50                        | 0.45             | 0.45              | 1.00                 | 1.00                  |
| 9                         | 18" DIA. MANHOLE | 104.00          | 95.50            | 5.00                       | 5.00                        | 0.50             | 0.50              | 1.00                 | 1.00                  |
| 10                        | 18" DIA. MANHOLE | 104.50          | 95.00            | 5.50                       | 5.50                        | 0.55             | 0.55              | 1.00                 | 1.00                  |
| 11                        | 18" DIA. MANHOLE | 105.00          | 94.50            | 6.00                       | 6.00                        | 0.60             | 0.60              | 1.00                 | 1.00                  |
| 12                        | 18" DIA. MANHOLE | 105.50          | 94.00            | 6.50                       | 6.50                        | 0.65             | 0.65              | 1.00                 | 1.00                  |
| 13                        | 18" DIA. MANHOLE | 106.00          | 93.50            | 7.00                       | 7.00                        | 0.70             | 0.70              | 1.00                 | 1.00                  |
| 14                        | 18" DIA. MANHOLE | 106.50          | 93.00            | 7.50                       | 7.50                        | 0.75             | 0.75              | 1.00                 | 1.00                  |
| 15                        | 18" DIA. MANHOLE | 107.00          | 92.50            | 8.00                       | 8.00                        | 0.80             | 0.80              | 1.00                 | 1.00                  |
| 16                        | 18" DIA. MANHOLE | 107.50          | 92.00            | 8.50                       | 8.50                        | 0.85             | 0.85              | 1.00                 | 1.00                  |
| 17                        | 18" DIA. MANHOLE | 108.00          | 91.50            | 9.00                       | 9.00                        | 0.90             | 0.90              | 1.00                 | 1.00                  |
| 18                        | 18" DIA. MANHOLE | 108.50          | 91.00            | 9.50                       | 9.50                        | 0.95             | 0.95              | 1.00                 | 1.00                  |
| 19                        | 18" DIA. MANHOLE | 109.00          | 90.50            | 10.00                      | 10.00                       | 1.00             | 1.00              | 1.00                 | 1.00                  |
| 20                        | 18" DIA. MANHOLE | 109.50          | 90.00            | 10.50                      | 10.50                       | 1.05             | 1.05              | 1.00                 | 1.00                  |
| 21                        | 18" DIA. MANHOLE | 110.00          | 89.50            | 11.00                      | 11.00                       | 1.10             | 1.10              | 1.00                 | 1.00                  |
| 22                        | 18" DIA. MANHOLE | 110.50          | 89.00            | 11.50                      | 11.50                       | 1.15             | 1.15              | 1.00                 | 1.00                  |
| 23                        | 18" DIA. MANHOLE | 111.00          | 88.50            | 12.00                      | 12.00                       | 1.20             | 1.20              | 1.00                 | 1.00                  |
| 24                        | 18" DIA. MANHOLE | 111.50          | 88.00            | 12.50                      | 12.50                       | 1.25             | 1.25              | 1.00                 | 1.00                  |
| 25                        | 18" DIA. MANHOLE | 112.00          | 87.50            | 13.00                      | 13.00                       | 1.30             | 1.30              | 1.00                 | 1.00                  |
| 26                        | 18" DIA. MANHOLE | 112.50          | 87.00            | 13.50                      | 13.50                       | 1.35             | 1.35              | 1.00                 | 1.00                  |
| 27                        | 18" DIA. MANHOLE | 113.00          | 86.50            | 14.00                      | 14.00                       | 1.40             | 1.40              | 1.00                 | 1.00                  |
| 28                        | 18" DIA. MANHOLE | 113.50          | 86.00            | 14.50                      | 14.50                       | 1.45             | 1.45              | 1.00                 | 1.00                  |
| 29                        | 18" DIA. MANHOLE | 114.00          | 85.50            | 15.00                      | 15.00                       | 1.50             | 1.50              | 1.00                 | 1.00                  |
| 30                        | 18" DIA. MANHOLE | 114.50          | 85.00            | 15.50                      | 15.50                       | 1.55             | 1.55              | 1.00                 | 1.00                  |
| 31                        | 18" DIA. MANHOLE | 115.00          | 84.50            | 16.00                      | 16.00                       | 1.60             | 1.60              | 1.00                 | 1.00                  |
| 32                        | 18" DIA. MANHOLE | 115.50          | 84.00            | 16.50                      | 16.50                       | 1.65             | 1.65              | 1.00                 | 1.00                  |
| 33                        | 18" DIA. MANHOLE | 116.00          | 83.50            | 17.00                      | 17.00                       | 1.70             | 1.70              | 1.00                 | 1.00                  |
| 34                        | 18" DIA. MANHOLE | 116.50          | 83.00            | 17.50                      | 17.50                       | 1.75             | 1.75              | 1.00                 | 1.00                  |
| 35                        | 18" DIA. MANHOLE | 117.00          | 82.50            | 18.00                      | 18.00                       | 1.80             | 1.80              | 1.00                 | 1.00                  |
| 36                        | 18" DIA. MANHOLE | 117.50          | 82.00            | 18.50                      | 18.50                       | 1.85             | 1.85              | 1.00                 | 1.00                  |
| 37                        | 18" DIA. MANHOLE | 118.00          | 81.50            | 19.00                      | 19.00                       | 1.90             | 1.90              | 1.00                 | 1.00                  |
| 38                        | 18" DIA. MANHOLE | 118.50          | 81.00            | 19.50                      | 19.50                       | 1.95             | 1.95              | 1.00                 | 1.00                  |
| 39                        | 18" DIA. MANHOLE | 119.00          | 80.50            | 20.00                      | 20.00                       | 2.00             | 2.00              | 1.00                 | 1.00                  |
| 40                        | 18" DIA. MANHOLE | 119.50          | 80.00            | 20.50                      | 20.50                       | 2.05             | 2.05              | 1.00                 | 1.00                  |
| 41                        | 18" DIA. MANHOLE | 120.00          | 79.50            | 21.00                      | 21.00                       | 2.10             | 2.10              | 1.00                 | 1.00                  |
| 42                        | 18" DIA. MANHOLE | 120.50          | 79.00            | 21.50                      | 21.50                       | 2.15             | 2.15              | 1.00                 | 1.00                  |
| 43                        | 18" DIA. MANHOLE | 121.00          | 78.50            | 22.00                      | 22.00                       | 2.20             | 2.20              | 1.00                 | 1.00                  |
| 44                        | 18" DIA. MANHOLE | 121.50          | 78.00            | 22.50                      | 22.50                       | 2.25             | 2.25              | 1.00                 | 1.00                  |
| 45                        | 18" DIA. MANHOLE | 122.00          | 77.50            | 23.00                      | 23.00                       | 2.30             | 2.30              | 1.00                 | 1.00                  |
| 46                        | 18" DIA. MANHOLE | 122.50          | 77.00            | 23.50                      | 23.50                       | 2.35             | 2.35              | 1.00                 | 1.00                  |
| 47                        | 18" DIA. MANHOLE | 123.00          | 76.50            | 24.00                      | 24.00                       | 2.40             | 2.40              | 1.00                 | 1.00                  |
| 48                        | 18" DIA. MANHOLE | 123.50          | 76.00            | 24.50                      | 24.50                       | 2.45             | 2.45              | 1.00                 | 1.00                  |
| 49                        | 18" DIA. MANHOLE | 124.00          | 75.50            | 25.00                      | 25.00                       | 2.50             | 2.50              | 1.00                 | 1.00                  |
| 50                        | 18" DIA. MANHOLE | 124.50          | 75.00            | 25.50                      | 25.50                       | 2.55             | 2.55              | 1.00                 | 1.00                  |
| 51                        | 18" DIA. MANHOLE | 125.00          | 74.50            | 26.00                      | 26.00                       | 2.60             | 2.60              | 1.00                 | 1.00                  |
| 52                        | 18" DIA. MANHOLE | 125.50          | 74.00            | 26.50                      | 26.50                       | 2.65             | 2.65              | 1.00                 | 1.00                  |
| 53                        | 18" DIA. MANHOLE | 126.00          | 73.50            | 27.00                      | 27.00                       | 2.70             | 2.70              | 1.00                 | 1.00                  |
| 54                        | 18" DIA. MANHOLE | 126.50          | 73.00            | 27.50                      | 27.50                       | 2.75             | 2.75              | 1.00                 | 1.00                  |
| 55                        | 18" DIA. MANHOLE | 127.00          | 72.50            | 28.00                      | 28.00                       | 2.80             | 2.80              | 1.00                 | 1.00                  |
| 56                        | 18" DIA. MANHOLE | 127.50          | 72.00            | 28.50                      | 28.50                       | 2.85             | 2.85              | 1.00                 | 1.00                  |
| 57                        | 18" DIA. MANHOLE | 128.00          | 71.50            | 29.00                      | 29.00                       | 2.90             | 2.90              | 1.00                 | 1.00                  |
| 58                        | 18" DIA. MANHOLE | 128.50          | 71.00            | 29.50                      | 29.50                       | 2.95             | 2.95              | 1.00                 | 1.00                  |
| 59                        | 18" DIA. MANHOLE | 129.00          | 70.50            | 30.00                      | 30.00                       | 3.00             | 3.00              | 1.00                 | 1.00                  |
| 60                        | 18" DIA. MANHOLE | 129.50          | 70.00            | 30.50                      | 30.50                       | 3.05             | 3.05              | 1.00                 | 1.00                  |
| 61                        | 18" DIA. MANHOLE | 130.00          | 69.50            | 31.00                      | 31.00                       | 3.10             | 3.10              | 1.00                 | 1.00                  |
| 62                        | 18" DIA. MANHOLE | 130.50          | 69.00            | 31.50                      | 31.50                       | 3.15             | 3.15              | 1.00                 | 1.00                  |
| 63                        | 18" DIA. MANHOLE | 131.00          | 68.50            | 32.00                      | 32.00                       | 3.20             | 3.20              | 1.00                 | 1.00                  |
| 64                        | 18" DIA. MANHOLE | 131.50          | 68.00            | 32.50                      | 32.50                       | 3.25             | 3.25              | 1.00                 | 1.00                  |
| 65                        | 18" DIA. MANHOLE | 132.00          | 67.50            | 33.00                      | 33.00                       | 3.30             | 3.30              | 1.00                 | 1.00                  |
| 66                        | 18" DIA. MANHOLE | 132.50          | 67.00            | 33.50                      | 33.50                       | 3.35             | 3.35              | 1.00                 | 1.00                  |
| 67                        | 18" DIA. MANHOLE | 133.00          | 66.50            | 34.00                      | 34.00                       | 3.40             | 3.40              | 1.00                 | 1.00                  |
| 68                        | 18" DIA. MANHOLE | 133.50          | 66.00            | 34.50                      | 34.50                       | 3.45             | 3.45              | 1.00                 | 1.00                  |
| 69                        | 18" DIA. MANHOLE | 134.00          | 65.50            | 35.00                      | 35.00                       | 3.50             | 3.50              | 1.00                 | 1.00                  |
| 70                        | 18" DIA. MANHOLE | 134.50          | 65.00            | 35.50                      | 35.50                       | 3.55             | 3.55              | 1.00                 | 1.00                  |
| 71                        | 18" DIA. MANHOLE | 135.00          | 64.50            | 36.00                      | 36.00                       | 3.60             | 3.60              | 1.00                 | 1.00                  |
| 72                        | 18" DIA. MANHOLE | 135.50          | 64.00            | 36.50                      | 36.50                       | 3.65             | 3.65              | 1.00                 | 1.00                  |
| 73                        | 18" DIA. MANHOLE | 136.00          | 63.50            | 37.00                      | 37.00                       | 3.70             | 3.70              | 1.00                 | 1.00                  |
| 74                        | 18" DIA. MANHOLE | 136.50          | 63.00            | 37.50                      | 37.50                       | 3.75             | 3.75              | 1.00                 | 1.00                  |
| 75                        | 18" DIA. MANHOLE | 137.00          | 62.50            | 38.00                      | 38.00                       | 3.80             | 3.80              | 1.00                 | 1.00                  |
| 76                        | 18" DIA. MANHOLE | 137.50          | 62.00            | 38.50                      | 38.50                       | 3.85             | 3.85              | 1.00                 | 1.00                  |
| 77                        | 18" DIA. MANHOLE | 138.00          | 61.50            | 39.00                      | 39.00                       | 3.90             | 3.90              | 1.00                 | 1.00                  |
| 78                        | 18" DIA. MANHOLE | 138.50          | 61.00            | 39.50                      | 39.50                       | 3.95             | 3.95              | 1.00                 | 1.00                  |
| 79                        | 18" DIA. MANHOLE | 139.00          | 60.50            | 40.00                      | 40.00                       | 4.00             | 4.00              | 1.00                 | 1.00                  |
| 80                        | 18" DIA. MANHOLE | 139.50          | 60.00            | 40.50                      | 40.50                       | 4.05             | 4.05              | 1.00                 | 1.00                  |
| 81                        | 18" DIA. MANHOLE | 140.00          | 59.50            | 41.00                      | 41.00                       | 4.10             | 4.10              | 1.00                 | 1.00                  |
| 82                        | 18" DIA. MANHOLE | 140.50          | 59.00            | 41.50                      | 41.50                       | 4.15             | 4.15              | 1.00                 | 1.00                  |
| 83                        | 18" DIA. MANHOLE | 141.00          | 58.50            | 42.00                      | 42.00                       | 4.20             | 4.20              | 1.00                 | 1.00                  |
| 84                        | 18" DIA. MANHOLE | 141.50          | 58.00            | 42.50                      | 42.50                       | 4.25             | 4.25              | 1.00                 | 1.00                  |
| 85                        | 18" DIA. MANHOLE | 142.00          | 57.50            | 43.00                      | 43.00                       | 4.30             | 4.30              | 1.00                 | 1.00                  |
| 86                        | 18" DIA. MANHOLE | 142.50          | 57.00            | 43.50                      | 43.50                       | 4.35             | 4.35              | 1.00                 | 1.00                  |
| 87                        | 18" DIA. MANHOLE | 143.00          | 56.50            | 44.00                      | 44.00                       | 4.40             | 4.40              | 1.00                 | 1.00                  |
| 88                        | 18" DIA. MANHOLE | 143.50          | 56.00            | 44.50                      | 44.50                       | 4.45             | 4.45              | 1.00                 | 1.00                  |
| 89                        | 18" DIA. MANHOLE | 144.00          | 55.50            | 45.00                      | 45.00                       | 4.50             | 4.50              | 1.00                 | 1.00                  |
| 90                        | 18" DIA. MANHOLE | 144.50          | 55.00            | 45.50                      | 45.50                       | 4.55             | 4.55              | 1.00                 | 1.00                  |
| 91                        | 18" DIA. MANHOLE | 145.00          | 54.50            | 46.00                      | 46.00                       | 4.60             | 4.60              | 1.00                 | 1.00                  |
| 92                        | 18" DIA. MANHOLE | 145.50          | 54.00            | 46.50                      | 46.50                       | 4.65             | 4.65              | 1.00                 | 1.00                  |
| 93                        | 18" DIA. MANHOLE | 146.00          | 53.50            | 47.00                      | 47.00                       | 4.70             | 4.70              | 1.00                 | 1.00                  |
| 94                        | 18" DIA. MANHOLE | 146.50          | 53.00            | 47.50                      | 47.50                       | 4.75             | 4.75              | 1.00                 | 1.00                  |
| 95                        | 18" DIA. MANHOLE | 147.00          | 52.50            | 48.00                      | 48.00                       | 4.80             | 4.80              | 1.00                 | 1.00                  |
| 96                        | 18" DIA. MANHOLE | 147.50          | 52.00            | 48.50                      | 48.50                       | 4.85             | 4.85              | 1.00                 | 1.00                  |
| 97                        | 18" DIA. MANHOLE | 148.00          | 51.50            | 49.00                      | 49.00                       | 4.90             | 4.90              | 1.00                 | 1.00                  |
| 98                        | 18" DIA. MANHOLE | 148.50          | 51.00            | 49.50                      | 49.50                       | 4.95             | 4.95              | 1.00                 | 1.00                  |
| 99                        | 18" DIA. MANHOLE | 149.00          | 50.50            | 50.00                      | 50.00                       | 5.00             | 5.00              | 1.00                 | 1.00                  |
| 100                       | 18" DIA. MANHOLE | 149.50          | 50.00            | 50.50                      | 50.50                       | 5.05             | 5.05              | 1.00                 | 1.00                  |

NOTES:  
1. EXISTING GRADE SHOWN BY DASHED LINE. PROPOSED GRADE SHOWN BY SOLID LINE.  
2. EXISTING DRAINAGE STRUCTURES SHOWN BY CIRCLES WITH "E" INSIDE. PROPOSED DRAINAGE STRUCTURES SHOWN BY CIRCLES WITH "P" INSIDE.  
3. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, NORTH CAROLINA EDITION.  
4. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, NORTH CAROLINA EDITION.  
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Applicant: CORLEY REDFOOT ZACK & ASSOCIATES, INC. 10000 BAYVIEW BLVD. SUITE 1000 BAYVIEW, MD 21034

Owner: Piedmont Health Services, Inc. 10000 BAYVIEW BLVD. SUITE 1000 BAYVIEW, MD 21034  
Corporate Office Building Addition to Carboro Community Health Center North Carolina

Project No. 0111  
Sheet No. 0111  
C3.1  
DRAINAGE NOTES AND DETAILS



CITY OF CARBORO MODIFICATION WITH SUBMITTAL DESIGN



**CORLEY REDFOOT ZACK**  
A COMMITMENT TO EXCELLENCE  
10000 CORLEY DRIVE, SUITE 100  
DALLAS, TEXAS 75243  
TEL: 972.440.0000  
WWW.CORLEYREDFOOTZACK.COM

Applicant:

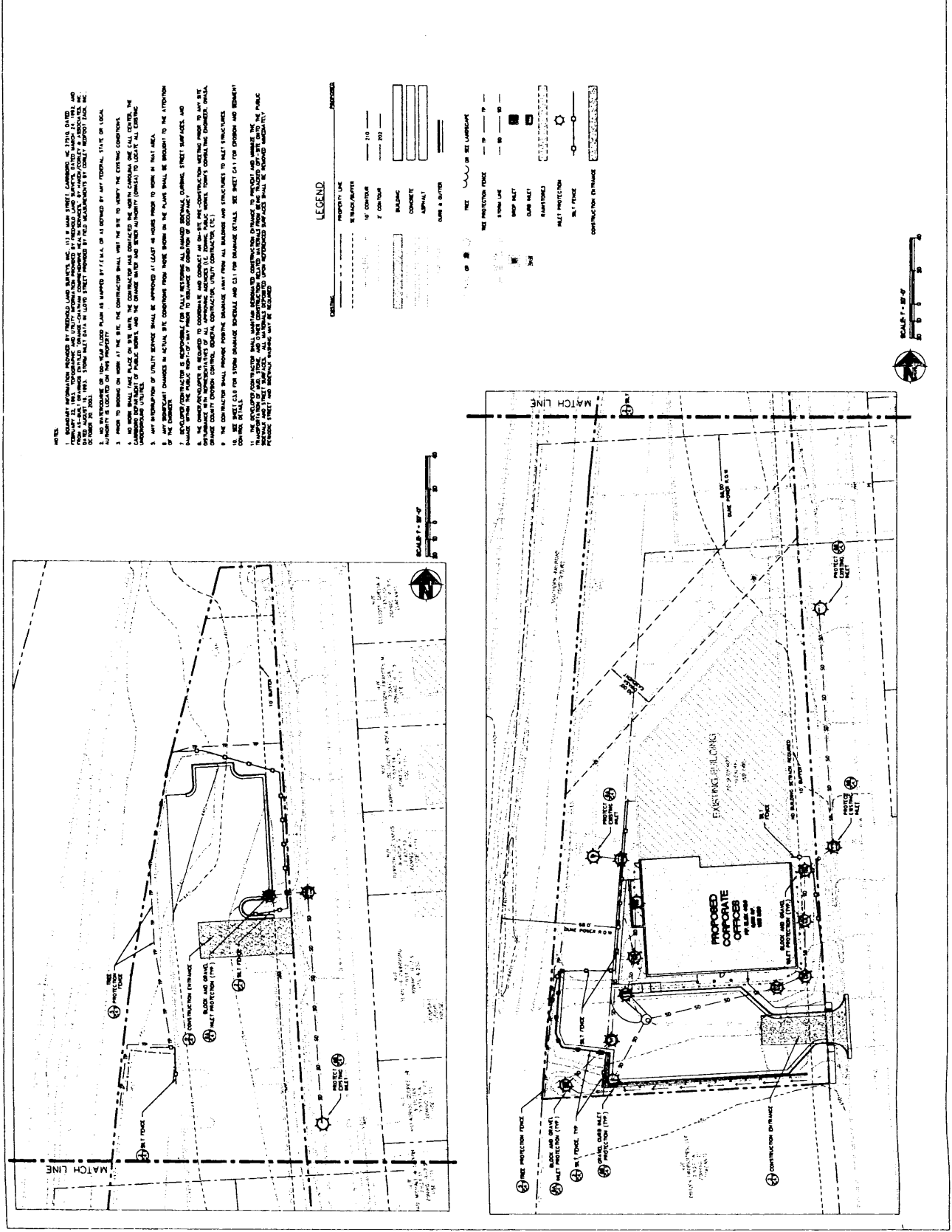
**Owner: Piedmont Health Services, Inc.**  
Corporate Office Building Addition  
to Carboro Community Health Center  
North Carolina

Project: 0101010101  
Phase: 0101010101  
Date: 01/01/2011  
Scale: 1" = 10'-0"

**EROSION AND SEDIMENT CONTROL PLAN**

**C4.0**

Sheet No. 0111  
of 0111

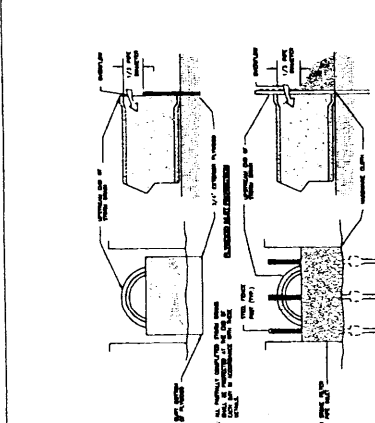


CLIP MINOR MODIFICATION FIFTH SUBMITTAL DESIGN

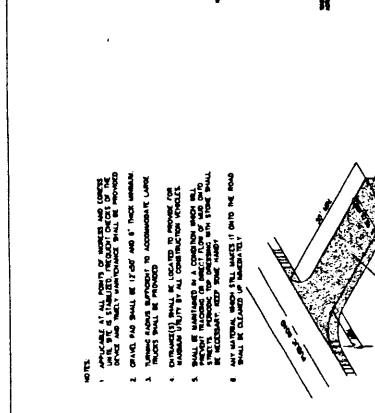
Corley Repfoot Zack  
Applicant:

Owner: Piedmont Health Services, Inc.  
Corporate Office Building Addition  
to Carboro Community Health Center  
North Carolina  
Cartboro  
Phone: (919) 333-3444 Fax: (919) 333-3444  
Project No. 0111

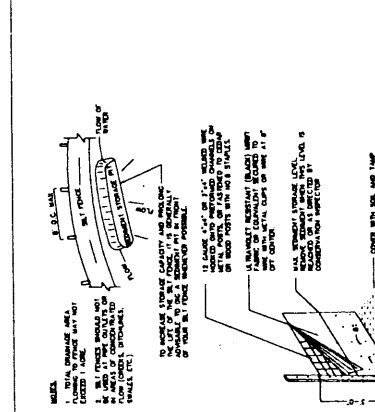
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C4.1  
Erosion and Sediment Control Details  
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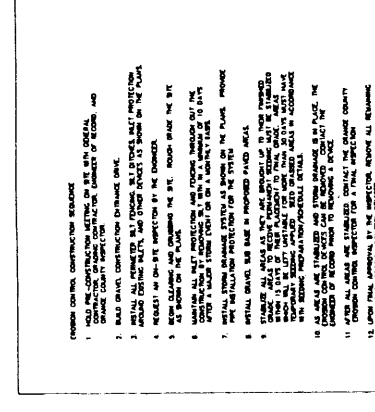
4 LIFE INSTALLATION PROTECTION (WOOD AND STONE)  
C4.1



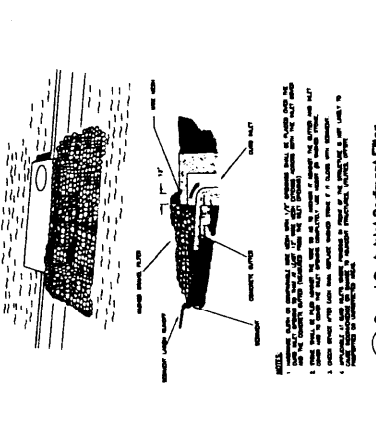
3 TEMPORARY CONSTRUCTION ENTRANCE/EXIT  
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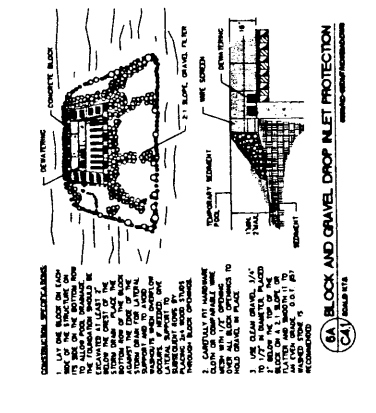
1 TEMPORARY SEEDING FOR FALL  
C4.1



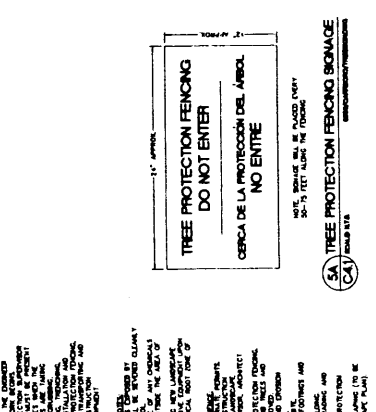
2 TEMPORARY SEEDING FOR SUMMER  
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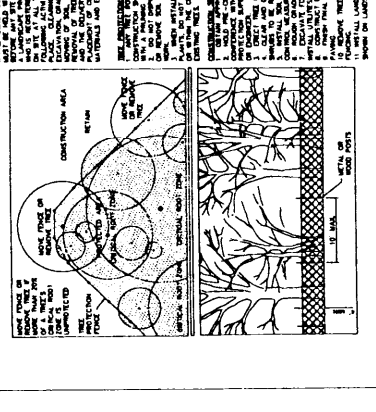
5 Gravel Curb Inlet Sediment Filter  
C4.1



6 BLOCK AND GRAVEL DROP INLET PROTECTION  
C4.1



7 TREE PROTECTION FENCING  
C4.1



8 EROSION CONTROL CONSTRUCTION  
C4.1

NOTES:  
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(CUP) MAJOR MODIFICATION, FIFTH SUBMITTAL, DRYSDEN

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| date | 01/07/2004 |
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project no 0313

# E1.0

## LIGHTING PLAN

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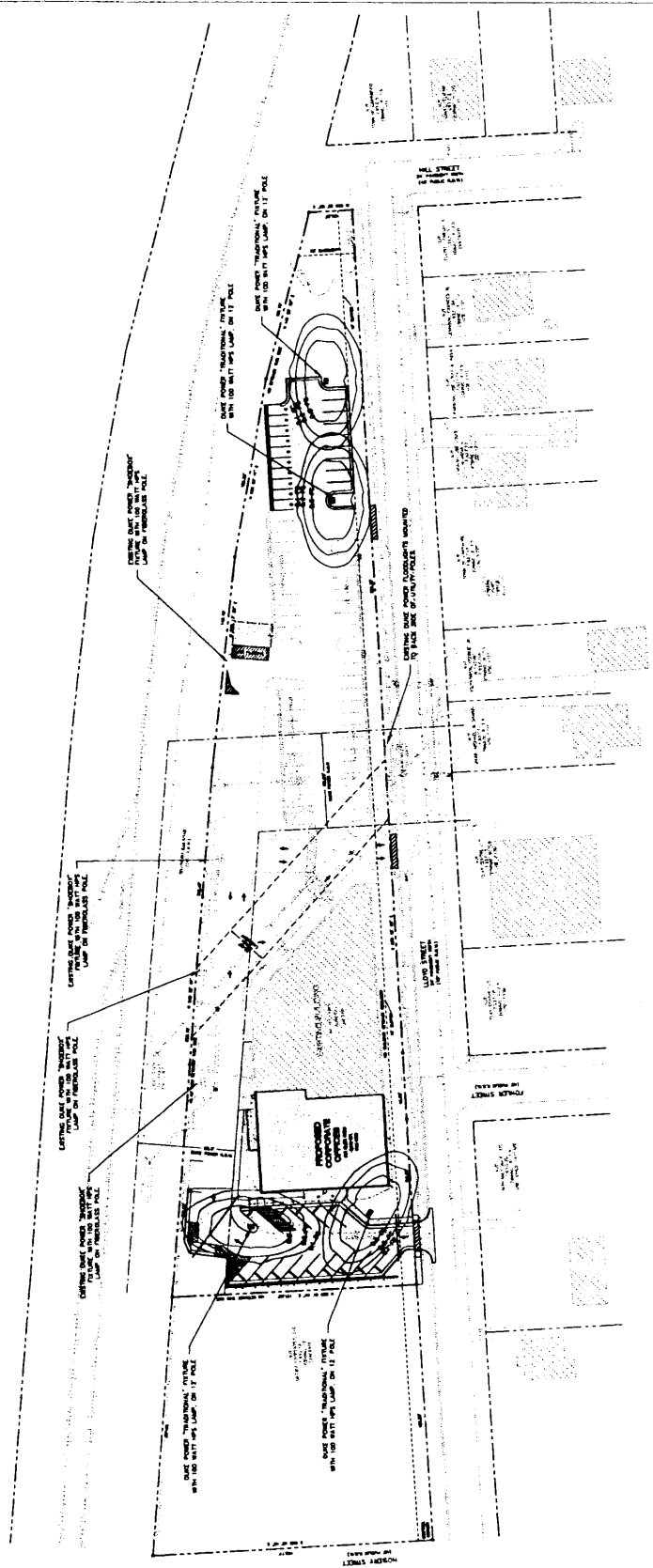
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NOTES:

1. FC MEASUREMENTS ARE SHOWN ONLY FOR NEWLY PROPOSED LIGHT FIXTURES
2. ALL UTILITY LINES WILL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 15.04 OF THE LDC



1 LIGHT FIXTURE DETAIL  
E10 600-97A



Applicant: **██████████**

Owner: Piedmont Health Services, Inc.  
 PO Box 127199, 121 K Street NE, Atlanta, GA 30301-2719  
 Phone (404) 975-5496 Fax (404) 975-9201  
 Corporate Office Building Addition  
 to Carboro Community Health Center  
 Carboro North Carolina

## STAFF REPORT

**TO:** Board of Aldermen

**DATE:** March 9, 2004

**PROJECT:** Conditional Use Permit Minor Modification to allow a building addition at the Carrboro Community Health Center.

**OWNER/APPLICANT:** Applicant: Corley Redfoot Zack, Inc.  
c/o: Mike Hammersly, P.E.  
222 Cloister Court, PO Box 2368  
Chapel Hill, NC 27515

Owner: Orange Chatham Comprehensive Health Services, Inc./Piedmont Health Services, Inc.  
c/o: Moses Carey  
121 Kingston Drive, PO Box 17179  
Chapel Hill, NC 27516-7179

**PURPOSE:** Piedmont Health Services Inc. has submitted an application for a minor modification to an existing Conditional Use Permit (CUP) to allow the addition of a corporate office to the existing building located at 401 Lloyd Street. The request would allow the construction of one additional one-story building (5,998 square feet) on the site with associated parking.

**EXISTING ZONING:** C-T, Corporate Town

**TAX MAP NUMBER:** 7.93.E.1

**LOCATION:** 401 Lloyd Street

**TRACT SIZE:** 1.97 acres (86,152 square feet)

**EXISTING LAND USE:** Health Center, Use Classification Number 7.100.

**PROPOSED LAND USE:** Combination Use (Use #27.000), consisting of Health Center (Use # 7.100) and Low-Traffic Office (Use #3.120)

**SURROUNDING LAND USES:** North: R-7.5, Railroad Right-of-Way & Vacant Land

South: C-T, Vacant Land  
West: C-T, Railroad Right-of-Way  
East: R-7.5, Single-Family Homes, Arts Center, & Day  
Care Center

**ZONING HISTORY:** Corporate Town (C-T) since 1986, Manufacturing-2 (M-2)  
prior to 1986

**RELEVANT**

**ORDINANCE SECTIONS:** 15-64, Amendments to and Modifications of Permits

**ANALYSIS**

**Background**

On October 30, 2003, Michael Hammersly submitted an application for a modification to the Condition Use Permit (CUP) for the Carrboro Community Health Center located at 401 Lloyd Street (**Attachment C**). The CUP was originally granted on September 1, 1992 (**Attachment D**). The modification, if approved, would allow the construction of a one-story building with associated parking. The proposed addition essentially amounts to a physical addition to the existing building, as it would be physically connected to the south side of the existing building. The subject property is zoned C-T, Corporate Town. The site is 1.97 acres (86,152 square feet) and is listed on the Orange County Tax Map as 7.93.E.1. The current square building square footage (sf) on the site totals 10,200sf and an additional 5,998sf is currently proposed.

The applicant requests that the Board of Aldermen consider, deliberate, and make a decision on the proposed Conditional Use Permit Minor Modification to allow the construction of a one-story office building at the Carrboro Community Health Center at 401 Lloyd Street for the purpose of adding office space designed to attract little to no customer or client traffic.

**Transportation, Access and Parking**

**Access:**

Access to the site is currently provided by two (2) curb cuts along Lloyd Street, which will remain in place. The first of which is located approximately 170-feet north of the Fowler Street intersection and the second is located approximately 235-feet north of the first. One (1) additional curb cut is currently proposed at a location approximately 100-feet south of the Fowler Street intersection (**see Attachment A, p. C2.0**). This curb cut leads to a one-way drive aisle with parking located on both sides of the aisle at a 45-degree angle. The drive aisle in this location has a minimum width of eighteen-feet (18') which is a full five-feet (5') wider than the minimum thirteen-feet (13') that is required by the LUO for a one-way drive aisle.

Transportation:

The applicant has submitted a Transportation Impact Statement (TIS) detailing the anticipated impact to the road system relative to the amount of construction proposed. Given the relatively small size of the new building, the TIS concludes that no negative roadway impacts are anticipated as a result of the proposed construction. Therefore, the applicant does not propose to do any roadway improvements as a result of this project. However, the applicant has agreed to stripe crosswalks at each entrance to the property, as indicated on the plans.

Sidewalks:

A four-foot (4') sidewalk exists along the entire length of Lloyd Street frontage. With that in mind, no changes or additions are proposed with regard to sidewalks.

Parking:

The proposed development includes 25 parking spaces, which would bring the total for the site to 94 spaces (site has 69 existing parking spaces, plus one bike rack). These 94 spaces exceed the 83 spaces required by Section 15-291(g) the LUO. Because of this, town staff asked the applicant to consider eliminating some number of the proposed new parking spaces. As an alternate request, town staff suggested the possibility of incorporating an alternative, semi-pervious paving treatment for the excess parking spaces. The applicant declined both requests and submitted a letter in response detailing the reasons it is necessary to include this amount of parking and the reasons it is not feasible to consider an alternative paving treatment (**Attachment E**). The Board of Aldermen may wish to discuss this matter further with the applicant.

Also of note related to parking, per Section 15-293(b) of the LUO, a maximum of forty percent (40%) of the total number of parking spaces may be set aside for the exclusive use of subcompact cars. As illustrated on the plans, 29% of total number of parking spaces proposed are subcompact spaces.

Loading Zone:

The existing site design includes a loading/drop-off zone located directly in front of the main entrance point to the existing building, which will remain in place.

Pedestrian Access/Possible Future Right-of-Way:

Town staff requested that the applicant consider incorporating a 'pedestrian access easement' on the southern side of the property to provide an access point to and from the west where a large shopping center exists. Essentially, this is a known, existing pedestrian corridor and a pedestrian access easement potentially would have formalized what has been occurring for some time in the area. The applicant declined this request citing the fact that the proposed design incorporates a potentially busy parking area in the area in question, which is bordered on its south side by a retaining wall.

Staff also reflected on the details of the proceedings leading to the initial issuance of a CUP for this property and found evidence of discussions relating to a possible future right-of-way in the vicinity of the southern side of the subject property. The idea was to

possibly connect a road from Lloyd Street across the existing railroad spur corridor to North Greensboro Street. By very rough schematic, the roadway would fall partially on the Health Center property and partially on the neighboring property to the south. With this in mind, staff requested that the applicant consider including a notation on the plans denoting a 'possible future right-of-way' along the southern property line and inward a distance of twenty five-feet (25'). The applicant submitted a letter detailing the reasons why they chose to decline this request (**Attachment F**).

It should be noted that the need for a road connection in this vicinity may still exist. If the Town determines in the future that a road connection is necessary, then it would still be possible for the Town to acquire the property in question through eminent domain proceedings. In fact, the applicant acknowledges as much within the letter provided as **Attachment F**.

#### Transportation Advisory Board:

At their January 15, 2004 meeting, the Transportation Advisory Board (TAB) reviewed and approved the project with one recommended condition related to the inclusion of crosswalk striping where the sidewalk crosses the existing driveway (**Attachment G**). The applicant has included the crosswalk striping on the plans as the TAB requested.

#### **Conclusion:**

The proposed project meets all of the requirements of the Land Use Ordinance pertaining to transportation, access, and parking; however, the Board may wish to discuss with the applicant the possibility of reducing the number of proposed parking spaces on the site and/or the possibility of incorporating a semi-pervious paving treatment for some number of parking spaces.

### **Tree Protection, Screening and Shading**

#### Tree Protection:

Section 15-316 of the LUO specifies that all trees greater than 18" in diameter and all rare tree species must be preserved, to the extent practicable. An evaluation of the site reveals that there are no specimen trees on the site. In fact, the open space on this site is largely clear and free of existing trees. Still, several smaller trees are located on the site and these trees will be retained. Tree protection fencing has been shown on the grading plan (**Attachment A, p. L1.0**) in all areas where existing trees are to be retained.

#### Screening:

The screening requirements for this project are found in Section 15-308 of the LUO. Specifically, a 'Type C' screen must be provided on the eastern property line along Lloyd Street and on the northern property line along the Hill Street right-of-way (**Attachment A, p. L1.0**). No screening is required along either the western or southern property lines. To satisfy the required screen along Lloyd Street, the applicant is retaining existing trees and vegetation plus adding more vegetation to the site, as detailed on the plans. For the northern property line, the applicant intends to retain several existing small trees, which satisfies the screening requirement. Various other plantings will be interspersed with the

aforementioned plantings as indicated in the 'list of plants' schedule on page L1.0 of the project plans. This combination of plantings more than satisfies the vegetative screening requirements for this project.

Regarding the proposed dumpster site, however, it is not clear that the applicant has satisfied the requirements of Section 15-250 of the LUO. Specifically, Section 15-250 states that "all... dumpsters shall be screened if and to the extent that, in the absence of screening, they would be clearly visible to: ...(2) occupants, customers, or other invitees located within any building on non-residential property other than that where the dumpster is located." In this case, the applicant proposes to screen the dumpster with a seven-foot (7') tall wooden fence, which would be located on three (3) sides of the dumpster. The applicant further proposes to extend the fence approximately twelve-feet (12') beyond the edge of the dumpster itself on its western side. The extension of the fence is intended to more fully screen the dumpster for individuals potentially seeing the area from the western side. Still, it is not evident that individuals viewing the site from the south will not see the dumpster. Because of this, staff suggested that the applicant include a gate enclosure to completely screen the dumpster area from all angles and off-site viewpoints. The applicant prefers to not include a gate enclosure, but staff is of the opinion that a gate enclosure is necessary to fully comply with the requirements of Section 15-250 of the LUO. To that end, staff recommends that the following condition be included on the CUP Amendment document:

- That the construction plans for the project must include a gate enclosure so as to fully screen the dumpster area from all angles and off-site viewpoints.

#### Shading:

Section 15-317 of the LUO requires that 20% of all vehicle accommodation areas be shaded with shade trees complying with the recommendations of Appendix E-10. In this case, the applicant satisfies the requirement with the proposed addition of fifteen (15) shade trees within and alongside the proposed parking areas. The plans also show six (6) additional new shade trees in existing parking areas. Proposed trees include: one (1) Red Maple, three (3) Savannah Hollies, three (3) Crapemyrtles, four (4) Magnolias, three (3) Yoshino Cherries, and seven (7) Zelkovas. The combination of trees described exceeds the 20% shading requirement of Section 15-317 of the LUO. A large number of shrubs are also proposed as detailed in the 'list of plants' table on Sheet L1.0 of the project plans. Lastly, the applicant has included seven (7) trees of an evergreen species (Magnolias & Hollies) amounting to 1/3<sup>rd</sup> of the proposed trees so as to provide an adequate amount of winter shading and color.

#### **Conclusion:**

The proposed project complies with the requirements of the LUO pertaining to tree protection, screening and shading, subject to the recommended condition regarding screening of the dumpster facility as described above.

#### **Drainage, Grading, and Erosion Control**

Drainage:

Section 15-263 of the LUO establishes stormwater management criteria that must be met for each project requiring an SUP or CUP. Section 15-263 requires an evaluation of upstream and downstream water quality and water quantity impacts resulting from impervious surfaces added to the property. Mitigation measures designed to eliminate anticipated impacts should be implemented and explained. For this project, stormwater from the new vehicle accommodation areas and new roof surfaces will be directed into catch basins and roof drains respectively. From there, the water will enter in-line stormceptor systems located underneath the vehicle accommodation areas (**Attachment A, p. C3.0 and C3.1**). After water is moved through the stormceptor, it will leave the property via an underground pipe system leading into the storm drain system located within the Lloyd Street right of way. The Town Engineer has reviewed the proposed drainage plan and associated information and has found that it meets the required minimum specifications of the LUO. Town staff and the Town Engineer will continue to monitor the drainage system throughout the construction plan approval process and throughout construction.

Also of note, the Town is now required by the State to meet regulatory requirements of the National Pollutant Discharge Elimination System (NPDES) Phase II Stormwater Management Program. One of these requirements is to inventory and map all stormwater collection, conveyance and discharge structures within the Town's jurisdiction, and to keep the inventory and map current; hence, it is necessary to acquire GIS compatible, electronic as-built data from new developments. Because of this, staff requested and the applicant included a note on the plans stating that "the applicant will provide to the Zoning Division, prior to being issued a certificate of occupancy, or prior to the release of a bond if some features are not in place at the time of the issuance of the certificate of occupancy, mylar and digital as-builts for the stormwater-related features of the project."

Grading & Erosion Control:

Relatively minor grading will be necessary on the site due to the nature of the existing terrain. Specifically, the site will be cut approximately 2-4 feet on the southern and northern ends of the property in order to construct two new parking areas (**Attachment A, Page C3.0**). Because the area proposed to be disturbed on the site is less than 20,000 square feet (19,085), Orange County Erosion Control (OCEC) does not require issuance of a formal erosion control permit. However, erosion must still be controlled per NCGS, and OCEC does maintain authority to require corrective measures if erosion becomes a problem. Town staff and the Town Engineer have reviewed the proposed grading plan and have found that it meets the requirements of the LUO.

**Conclusion:**

The proposed project meets the drainage, grading, and erosion control requirements of the LUO.

UtilitiesOWASA:

Water and Sanitary Sewer service to the new building addition will be provided via simple connections to existing lines on the property that serve the existing building. All necessary OWASA easements have been included on the plans and OWASA has supplied the Zoning Division with a letter stating that they are satisfied with the plans.

#### Electric Service:

Duke Power Company will provide electrical service to the proposed building addition. The service line for the building will be placed underground in accordance with Section 15-246 of the LUO. Of note, a 68-foot Duke Power easement traverses the western edge of the property from its southern property line for a length of approximately 220-feet before turning east and leaving the site at its eastern edge. At the Town's request, Duke Power provided a letter approving the proposed improvements to the property. The letter states that Duke Power finds the plans to be acceptable. It does stipulate that only certain activities and/or vegetative species may be located within the Duke Power easement.

#### Town Services:

Because of the location of a new parking area, it is necessary to relocate the dumpster facility from its current location at the southern end of the property. It now will be located along the western property line at approximately the middle portion of the property (**Attachment A, Page C2.0**). As indicated on the plans, both a dumpster and recycling facilities are to be located within the pad area. The Town's Public Works Department has reviewed the plans and approves of the new location for the dumpster facility. As a reminder, staff is requesting that a gate enclosure be included on the construction plans so as to fully shield the dumpster facility from view. This recommended condition is fully described above under 'screening' (bottom of page 4 and top of page 5).

#### Exterior Lighting:

Section 15-242 and Section 15-243 of the LUO govern exterior lighting requirements. The applicant has proposed to retain several existing lights on the site. The existing lights are not in conformance with the current ordinance requirements in that they exceed the 15' height limitation on lighting. Since the application is being processed as a minor modification, the applicant is not required to bring the existing lights into compliance. Any new lights, on the other hand, must comply with the current standards of the LUO. For this project, four (4) new lights are proposed. The fixture chosen by the applicant is Duke Power's 'Traditional' fixture, which would be placed on a twelve-foot (12') pole (**Attachment A, Page E1.0**). In accordance with Section 15-243 of the LUO, the applicant has shown the foot-candle measurements associated with the proposed site lighting on page E1.0 of the plans. According to the foot-candle measurements and detail drawings, the proposed lighting is in compliance with Section 15-243 of the LUO.

#### **Conclusion:**

The applicable utility companies have indicated that they are willing and able to serve the new building addition. Additionally, a note has been included on the plans stating that on-site utilities will be placed underground, per Section 15-246. The project complies with the requirements of the LUO pertaining to utilities.

### **Architecture, Setbacks and Exterior Design**

#### **Height, Square Footage, and Setbacks:**

The proposed building addition is 5,998sf. This square footage would be contained in one (1) story with a total height of 26-feet, 8-inches. Thus, the existing building and building addition are within the height limit of three (3) stories and the expected height range of 36- to 40-feet allowed by Section 15-185 of the LUO. No setback requirements exist for the Corporate Town (CT) zoning district; therefore, compliance with setbacks is not an issue. As information though, the existing building and proposed addition are located fifteen-feet (15') from the Lloyd Street right-of-way.

#### **Building Materials, Design, & Signage:**

As represented on the submitted elevation sheet (**Attachment H**), the proposed building addition is intended to be a physical extension of the existing building. To that end, the addition continues the existing roofline and utilizes the same exterior materials as the existing building (i.e.: vinyl-clad wood windows, painted wood columns, brick foundation wall, hardboard siding factory painted to match existing, etc). The Appearance Commission approved the proposed elevation at their January 15, 2004 meeting. Their recommendation statement is included as **Attachment I**. No additional signage is proposed at this time.

#### **Conclusion:**

The project meets all requirements of the LUO related to setbacks and building heights.

### **Miscellaneous Issues**

#### **Neighborhood Information Meeting:**

The applicant did not notify all members of the community within 1000-feet of the property, but a meeting was held with members of the surrounding neighborhood. Accordingly, the applicant has submitted a 'neighborhood information meeting' form stating only that a meeting was held (**Attachment J, Page 1**). Afterwards, the applicant submitted documentation of the meeting including minutes (**Attachment J, Page 3**) and a response letter from Linda Carver, President of the Lloyd/Broad Street Neighborhood Association (**Attachment J, Page 4**).

#### **Physical Address of Property:**

During the review of the project, it was discovered that the Carrboro Community Health Center (Center) has inadvertently been using the wrong physical mailing address since their opening. Specifically, the Center has been using '301 Lloyd Street' while the neighboring property to the south (vacant) is actually assigned this address. The Center's proper address, per the Town's GIS Administrator Ruth Heaton, is 401 Lloyd Street. Since the neighboring property is vacant, no mailing conflicts have arisen to date. Still, staff feels that an effort should be made to proactively resolve this matter. Specifically, staff recommends that the CUP approval include a condition requiring the property owner to satisfactorily resolve the address situation. Recognizing that the Center may have an