APPEARANCE COMMISSION

AGENDA

June 25th, 2020

7:30 PM **Remote Meeting***

7:30- 8:30 I. Joint Review items:

A. Concept Plan for ArtsCenter Conditional Use Permit, 315 Jones Ferry Road
B. Concept Plan for Conditional Rezoning Application for Morgan Commons, 410 Smith Level Road

8:30 – 9:00 II. Discussion of Joint Review items.

Adjourn

*To view the advisory board meeting, please email James Thomas at jthomas@townofcarrboro.org to receive an invitation to view the meeting. If you wish to make public comment, at the time of the public comment, the staff person will be able to allow speakers to remotely enter the meeting one-by-one to comment. Please send any written statement or materials to the same email provided above. Requests to remotely attend the meeting shall be made within 24 hours of the meeting start time. The requester should also specify if they wish to make any comments in the email. All written statements and materials will be forwarded to the advisory board members.

P.I.N. 9778656581

The ArtsCenter

Conditional Use Permit

CARRBORO, NORTH CAROLINA

APPLICANT/ CONTRACT PURCHASER: THE ARTSCENTER, 300 G E. MAIN ST., CARRBORO, NC 27510, 919.929.2787

LANDSCAPE ARCHITECT: JEREMY ANDERSON R.L.A., COULTER JEWELL THAMES PA, 111 WEST MAIN ST., DURHAM, NC, 27701, (919) 682.0368, JANDERSON@CJTPA.COM

CIVIL ENGINEER: PRESTON ROYSTER, PE, COULTER JEWELL THAMES PA, 111 WEST MAIN ST., DURHAM, NC, 27701, (919) 682.0368, PROYSTER@CJTPA.COM

ARCHITECT: EVOKE STUDIO, 401 FOSTER STREET, SUITE B1, DURHAM, NC 27701, (919) 496.6059, TERI CANADA, AIA, TERI@EVOKESTUDIO.COM

PROPERTY DATA

PARCEL 1

ZONING:	M1 LIGHT MANUFACTURING
ACREAGE:	1.36 ACRES / 59,037.50 SF
PIN:	9778656581
ADDRESS:	303 JONES FERRY ROAD

PROJECT DATA

ZONING:	M1
TOTAL SITE AREA:	59,038 SF / 1.355 AC
AREA OF DISTURBANCE:	36,881 SF / 0.847 AC
SITE AREA IN 100 YEAR FLOOD PLAIN:	0 AC; FEMA MAP# 3710977800K, EFFECTIVE NOVEMBER 17, 2017
AREA WITHIN WETLANDS:	0 AC
AREA WITHIN STREAM BUFFERS:	0.728 AC

BUILDING SETBACKS:	REQUIRED	PROPOSED
FRONT/STREET	MIN. 0' (PER ZONING)	16'
FROM C/L	30'	47'

BUILDING DATA:	
EXISTING BUILDINGS:	0 / 0 SF
PROPOSED BUILDINGS:	19,000 SF (2-STORY)
HEIGHT:	34' (2 STORY)
LAND USE:	
EXISTING:	VACANT / WOODED
PROPOSED:	5.320 (ARTS CENTER)
LANDSCAPE SCREENING:	
REQUIRED	RE: SD-7.0
VEHICULAR PARKING:	
REQUIRED:	
USE 5.320 (ARTS CENTER)	1 SPACE PER 300 SF GROSS FLOOR AREA 18,500 / 300 = 62 SPACES 62 SPACES REQUIRED = 26 SPACE REDUCTION REQUESTED
PROPOSED:	36 SPACES (INCLUDING 2 ADA)
BICYCLE PARKING:	
REQUIRED	
USE 5.320 (ARTS CENTER)	N/A PER ARTICLE XVIII, TABLE OF BICYCLE PARKING STANDARDS
PROPOSED	8 SPACES (4 RACKS)
IMPERVIOUS SURFACE:	
EXISTING:	0 sf (0 ac) = 0%
PROPOSED:	27,574 sf (0.63 ac) = 46.7%

TOWN OF CARRBORO NOTES

1. PRIOR TO ISSUANCE OF A ZONING COMPLIANCE PERMIT THE APPLICANT SPECIFICALLY PROVIDE FOR CORRUGATED CARDBOARD RECYCLING, ADDRESSING COMPLIANCE WITH ORANGE REGIONAL LANDFILL CARDBOARD RECYCLING REQUIREMENTS. ONE DEDICATED DUMPSTER SHALL BE UTILIZED FOR RECYCLABLE CARDBOARD. WITHOUT PROVISION OF ONSITE CARDBOARD RECYCLING COLLECTION, APPLICANT MUST PROPOSE AN ALTERNATE METHOD OF CARDBOARD RECYCLING
2. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT WILL HOLD A DECONSTRUCTION ASSESSMENT CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF (JEFF SCOUTEN OR MATT TAYLOR AT 919.968.2788) CONCERNING BUILDINGS TO BE REMOVED FROM THIS SITE.
3. BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE, MUST BE RECYCLED.
4. BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE MUST BE PROPERLY LICENSED.
5. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT WILL HOLD A PREDEMOLITION / PRECONSTRUCTION CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF. THIS MAY BE THE SAME MEETING HELD WITH OTHER DEVELOPMENT OFFICIALS.
6. DEVELOPER/OWNER IS REQUIRED TO SCHEDULE AND COORDINATE AN ONSITE PRECONSTRUCTION MEETING PRIOR TO SITE DISTURBANCE WITH REPRESENTATIVES OF ALL APPROVING APPLICABLE AGENCIES.
7. DEVELOPER/OWNER/CONTRACTOR IS REQUIRED TO CONSTRUCT AND MAINTAIN A CONSTRUCTION ENTRANCE FOR THE PROJECT SITE IN ACCORDANCE WITH ORANGE COUNTY EROSION CONTROL STANDARDS FOR CONSTRUCTION ENTRANCES. ALL MUD, STONE OR OTHER DEBRIS DEPOSITED UPON THE ADJOINING ROADWAY SURFACES SHALL BE REMOVED PROMPTLY. MECHANICAL SWEEPING OR WASHING MAY BE REQUIRED.
8. DEVELOPER/OWNER/CONTRACTOR SHALL INSTALL AND MAINTAIN APPLICABLE WORK ZONE SIGNAGE IN ACCORDANCE WITH NCDOT STANDARDS FOR ALL ADJOINING PUBLIC STREET CONNECTIONS OR ACTIVITIES WITHIN A PUBLIC RIGHTOFWAY. SIGNAGE SHALL BE MOUNTED AND SECURED ON SIGNPOST UNLESS THE WORK REQUIRES THE USE OF TEMPORARY SIGNAGE THAT IS REMOVED DAILY. ALL SIDEWALKS SHALL REMAIN OPEN WHEN POSSIBLE. ANY SIDEWALK CLOSURES WILL REQUIRE A PEDESTRIAN DETOUR PLAN TO BE SUBMITTED TO NCDOT AND CARRBORO PUBLIC WORKS FOR APPROVAL.
9. ALL CONSTRUCTION VEHICLES, EQUIPMENT AND RELATED MATERIALS CANNOT BE PLACED, STORED AND/OR KEPT WITHIN ANY PORTION OF THE PUBLIC RIGHT OF WAY AT ANY TIME. ALL ONSITE MATERIALS SHALL BE SECURED AND CONFINED TO THE LOT UNDER CONSTRUCTION.
10. ADD NOTE FOR FINAL PLAT: "NO PLANTINGS EXCEEDING A MATURE HEIGHT OF 30 INCHES, SHEDS, FENCES OR BUILDING STRUCTURES OR MODIFICATION OR ALTERATION OF THE DRAINAGE SYSTEM OR EASEMENT IS NOT PERMITTED WITHOUT APPROVAL FROM THE TOWN OF CARRBORO ZONING DIVISION."
11. ALL INSTALLED BMPS MUST BE CERTIFIED BY THE ENGINEER OF RECORD AS CONSTRUCTED PER THE APPROVED CONSTRUCTION PLANS PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. ASBUILT CONSTRUCTION PLANS WILL BE SUBMITTED TO THE TOWN.
12. AUTOMATIC FIRE SUPRESSION AND FIRE ALARM INSTALLATION PERMITS REQUIRED.
13. PROVIDE AND MOUNT "KNOX BOX" KEY SAFE, 3200 SERIES WITH HINGED LID, NO HIGHER THAN 5 FEET FROM GRADE. EXACT LOCATION TO BE COORDINATED WITH FIRE MARSHAL PRIOR TO INSTALLATION. MASTER KEY(S), KEY CARDS AND ELEVATOR KEYS (FD OPERATION AND DOOR) REQUIRED AT FINAL.
14. SUBMITTAL OF THE TRAFFIC CONTROL PLAN FOR PEDESTRIAN AND BICYCLIST SHALL BE SUBMITTED AT THE CONSTRUCTION PLAN REVIEW STAGE. THE MUTCD(MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) SHALL BE THE REFERENCED FOR DESIGNING THE WORK ZONE AND REROUTING OF PEDESTRIANS AND BICYCLIST. REFERENCE MUTCD TRAFFIC CONTROL FOR WORK ZONES; CHAPTER 6D.01 TRAFFIC CONTROL FOR PEDESTRIANS AND WORKERS AND CHAPTER 9 TRAFFIC CONTROL FOR BICYCLIST.
15. PER SECTION 15-263(I), IF AT ANY TIME PRIOR TO TWO YEARS AFTER THE DATE THAT THE TOWN CONCLUDES THAT A STORMWATER MANAGEMENT SYSTEM (OR ANY COMPONENT THEREOF) HAS BEEN CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS, THE TOWN DETERMINES THAT THE STORMWATER MANAGEMENT SYSTEM (OR ANY COMPONENT THEREOF) INSTALLED TO MEET THE REQUIREMENTS OF THIS SECTION DOES NOT ACHIEVE THAT OBJECTIVE, THE TOWN MAY REQUIRE THE SUBMISSION OF REVISED PLANS AND THE INSTALLATION OF NEW, ALTERED, OR ADDITIONAL FACILITIES TO BRING THE DEVELOPMENT INTO COMPLIANCE. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR APPROVAL OF A FINAL PLAT, THE TOWN MAY REQUIRE THE APPLICANT TO POST A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY TO GUARANTEE COMPLIANCE WITH THIS SECTION.

EROSION CONTROL NOTES

1. IF MORE THAN 20,000 SQ. FT. IS DISTURBED, A SEDIMENTATION AND EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED PRIOR TO THE ISSUANCE OF A EROSION CONTROL PERMIT.
2. IF AN OFFSITE SOIL SPOIL OR BORROW SITE IS UTILIZED, THEN THE DISTURBED AREA FOR THE SPOIL/BORROW SITE MUST BE INCLUDED IN THE LAND-DISTURBANCE PLAN AND PERMIT UNLESS THE SPOIL/BORROW SITE ALREADY HAS A LAND-DISTURBANCE PERMIT.
3. CLEARLY INDICATED LIMITS OF DISTURBANCE ARE SHOWN ON THE GRADING PLAN.

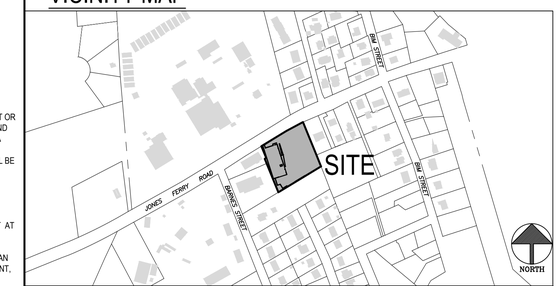
RESOURCE ORDINANCE COMPLIANCE

FLOODPLAIN PROTECTION:	NO FLOODPLAIN AS PER FEMA MAP# 3710977800 K (NOVEMBER 17, 2017)
STEEP SLOPE PROTECTION:	THERE ARE NO STEEP SLOPES ON THIS SITE.
WETLANDS PROTECTION:	THERE ARE NO KNOWN WETLANDS ON THIS SITE.
STREAM BUFFERS:	ZONE 1 STREAM BUFFER, ZONE 2 STREAM BUFFER

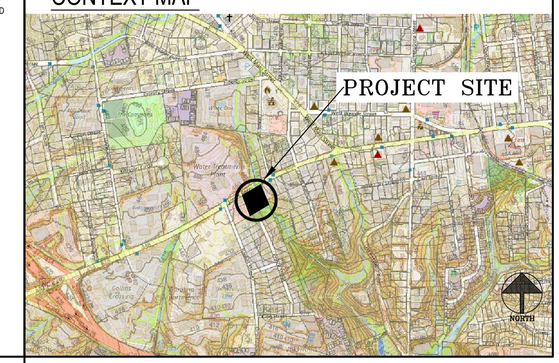
GENERAL NOTES

1. TOPOGRAPHIC AND PROPERTY INFORMATION BASED ON SURVEY BY FREEHOLD LAND SURVEYS, INC., DATED MAY 2, 2016.
2. THIS PROJECT IS SERVED BY EXISTING OWASA PUBLIC WATER AND SEWER.
3. AN ALL WEATHER TRAVEL SURFACE MUST BE IN PLACE PRIOR TO RECEIVING A BUILDING PERMIT.
4. FIRE LANE STRIPING WILL BE COORDINATED WITH THE CARRBORO FIRE MARSHAL PRIOR TO ISSUANCE OF A CO PER CHAPTER 12 OF THE CARRBORO TOWN CODE.
5. THE APPLICANT SHALL PROVIDE TO THE ZONING DIVISION, PRIOR TO THE RELEASE OF THE **CERTIFICATE OF OCCUPANCY** FOR THE PROJECT OR BEFORE THE RELEASE OF A BOND IF SOME FEATURES ARE NOT YET IN PLACE AT THE TIME OF THE **CERTIFICATE OF OCCUPANCY**, MYLAR AND DIGITAL ASBUILTS FOR THE STORMWATER FEATURES OF THE PROJECT. DIGITAL ASBUILTS SHALL BE IN DXF FORMAT AND SHALL INCLUDE A BASE MAP OF THE WHOLE PROJECT AND ALL SEPARATE PLAN SHEETS. ASBUILT DXF FILES SHALL INCLUDE ALL LAYERS OR TABLES CONTAINING STORM DRAINAGE FEATURES. STORM DRAINAGE FEATURES SHALL BE CLEARLY DELINEATED IN A DATA TABLE. THE DATA WILL BE TIED TO HORIZONTAL CONTROLS.
6. OPERATIONS AND USES ALLOWED BY THIS PROJECT WILL BE PERFORMED IN COMPLIANCE WITH THE "GOOD NEIGHBOR" STANDARDS CONTAINED IN ARTICLE XI, SECTIONS 15161 THROUGH 15169 OF THE TOWN OF CARRBORO LAND USE ORDINANCE.
7. THE APPLICABLE CODE FOR THIS BUILDING IS THE 2012 NORTH CAROLINA FIRE CODE (NCFC), OR THE MOST CURRENT EDITION IN EFFECT AT THE TIME OF CONSTRUCTION. THE INTERNATIONAL FIRE CODE (IFC) WITH NORTH CAROLINA AMENDMENTS.
8. TRASH COLLECTION WILL BE COLLECTED BY THE TOWN OF CARRBORO. THE PLAN PROPOSES A 8 CY MSW DUMPSTER THAT MAY REQUIRE AN INCREASED COLLECTION FREQUENCY. THE FREQUENCY WILL BE DETERMINED DURING NORMAL OPERATION OF THE OVERALL DEVELOPMENT, BUT IT IS ANTICIPATED THAT THE COLLECTION FREQUENCY WILL BEGIN AT TWICE (2X) A WEEK.
9. STORM DRAINAGE SYSTEM IS PRIVATE AND WILL BE MAINTAINED BY THE OWNER.
10. ALL MULCH PILES SHALL MEET THE FOLLOWING REQUIREMENTS - NO MORE THAN 8 FT. IN HEIGHT, NO LARGER THAN 20 FT. IN DIAMETER AND SPACED 50 FT. BETWEEN EACH PILE.
11. A BLASTING PERMIT SHALL BE REQUIRED FOR ANY BLASTING.
12. THERE SHALL BE NO BURNING ON SITE.

VICINITY MAP



CONTEXT MAP



LIST OF SHEETS

SD-0.0	COVER
SD-0.1	NOTIFICATION MAP
	SITE SURVEY
SD-1.0	EXISTING CONDITIONS
SD-2.0	SITE PLAN
SD-3.0	GRADING AND DRAINAGE PLAN
SD-4.0	EROSION CONTROL PLAN
SD-5.0	UTILITY PLAN
SD-6.0	LIGHTING PLAN
SD-7.0	LANDSCAPE PLAN
SD-8.0	DETAILS
SD-8.1	DETAILS
A201	ARCHITECTURAL ELEVATIONS

APPROVAL STAMPS

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Project

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303 Jones Ferry Road
Carrboro, NC

P.I.N. 9778656581

Job Number 1934

Drawn	JSA, JCJ, MTC
Checked	JSA, PBR
Date	6/1/2020
Revisions	

CONDITIONAL USE PERMIT

PLANS NOT ISSUED FOR CONSTRUCTION

PLANS NOT FOR BIDDING PURPOSES

Sheet Title

COVER SHEET

Sheet Number

SD-0.0

P.I.N. 9778656581

1 SD-1.0 *EXISTING CONDITIONS PLAN*

1" = 20'-0"

existing conditions / demolition notes

1. *ENSURE ALL EROSION CONTROL MEASURES ARE IN PLACE AND IN WORKING ORDER PRIOR TO THE START OF ANY DEMOLITION AND CONSTRUCTION.*
2. *SEE SITE PLAN SHEET SD-2.0 FOR LAYOUT DIMENSIONS OF EXTENT OF DEMOLISHED AREAS. PAVED AREAS NOT INDICATED TO BE DEMOLISHED, ARE TO REMAIN. ALL CONCRETE SAW CUTS ARE TO BE CLEAN, STRAIGHT AND NEAT.*
3. *UTILITIES: SEE UTILITY PLANS. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR LOCATION, REMOVAL AND RELOCATION OF ANY UTILITIES. CONTRACTOR RESPONSIBLE FOR DETERMINING EXTENT AND LOCATION OF UTILITIES. THIS MAY INCLUDE CONTACTING "NO-CUTS" TO HELP LOCATE SOME UTILITIES.*
4. *CONTRACTOR TO ADJUST ALL MANHOLES, VALVES, JUNCTION BOXES, CATCH BASINS, CLEAN-OUTS, ETC., AS NECESSARY TO ACCOMMODATE NEW LAYOUT AND GRADES.*
5. *CONTRACTOR RESPONSIBLE FOR OBTAINING ANY PERMITS FOR WORK IN THE NCDOT RIGHT OF WAY. ANY DAMAGED INFRASTRUCTURE IN THE RIGHT OF WAY CAUSED BY CONSTRUCTION ACTIVITIES MUST BE REPAIRED TO NCDOT STANDARDS. THIS INCLUDES, BUT IS NOT LIMITED TO UTILITIES, SIDEWALKS, CURB AND GUTTER, ASPHALT.*
6. *CONTRACTOR RESPONSIBLE FOR REMOVING EVERYTHING WITHIN THE LIMITS OF DISTURBANCE AND OFF-SITE WORK ZONE INCLUDING TREES, STUMPS, TRASH, FENCING, OR BUILDING MATERIALS.*
7. *CONTRACTOR TO USE CAUTION WORKING AROUND AND NEAR EXISTING STORM, WATER AND SEWER. CONTRACTOR RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES.*
8. *ALL PAVEMENT PATCHING SHALL BE PERFORMED PER NCDOT SPECIFICATIONS AND STANDARDS, AS APPLICABLE.*

construction waste

1. *ALL EXISTING STRUCTURES 500 SQUARE FEET AND LARGER SHALL BE ASSESSED PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO) AND TO ASSESS THE POTENTIAL FOR DECONSTRUCTION AND/OR THE REUSE OF SALVAGEABLE MATERIALS. CONTACT THE ORANGE COUNTY SOLID WASTE ENFORCEMENT OFFICER AT 919-968-2788 TO ARRANGE FOR THE ASSESSMENT.*
2. *PURSUANT TO THE COUNTY'S RRMO, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.*
3. *PURSUANT TO THE COUNTY'S RRMO, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE WHICH INCLUDES ANY REGULATED RECYCLABLE MATERIALS SHALL BE LICENSED BY ORANGE COUNTY.*
4. *PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT SHALL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH SOLID WASTE STAFF. THIS MAY BE THE SAME PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT/ENFORCEMENT OFFICIALS.*

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1268 JEREMY S. ANDERSON

6.1.2020

Project

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Carrboro, NC

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CONDITIONAL USE PERMIT

PLANS NOT ISSUED FOR CONSTRUCTION

PLANS NOT FOR BIDDING PURPOSES

Sheet Title

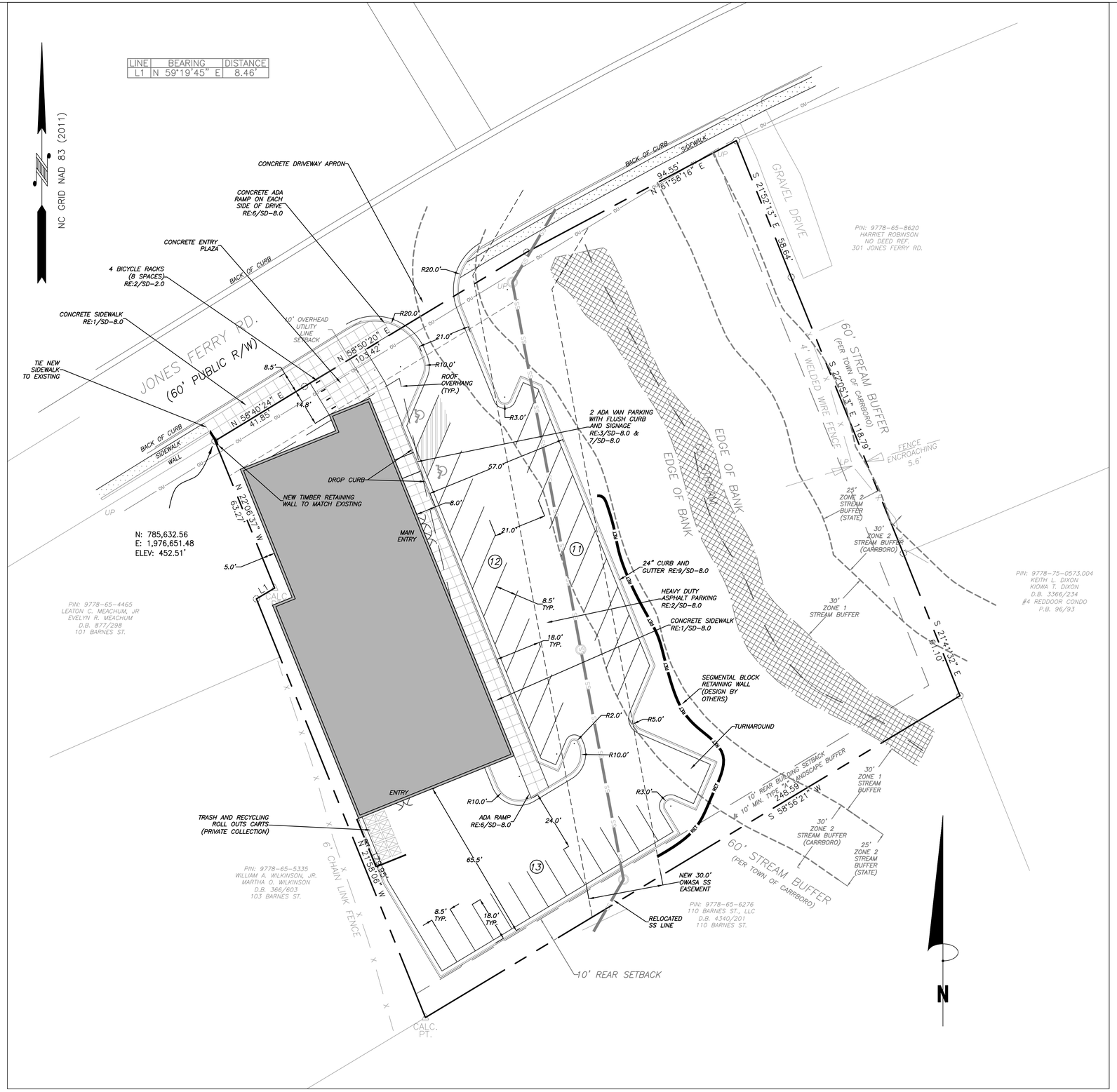
EXISTING CONDITIONS PLAN

Sheet Number

SD-1.0

P.I.N. 9778656581

LINE	BEARING	DISTANCE
L1	N 59°19'45" E	8.46'



1 SD-2.0 SITE PLAN

1" = 20'-0"

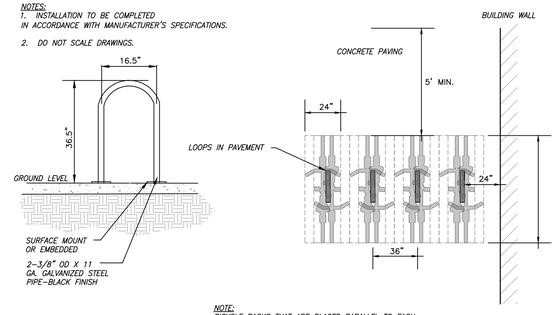
20 0 20 40 60

Scale 1" = 20'

site plan notes

1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. DIMENSIONS TO BUILDING WALL ARE TO FACE OF WALL AT FINISH GRADE. DIMENSIONS TO CURB ARE TO FACE OF CURB.
3. LAY OUT IMPROVEMENTS FOR THE CIVIL ENGINEER'S OR LANDSCAPE ARCHITECT'S REVIEW PRIOR TO BEGINNING CONSTRUCTION.
4. REFERENCE ARCHITECTURAL DRAWINGS FOR BUILDING INFORMATION.
5. THE SITE WILL BE FULLY COMPLIANT WITH THE NORTH CAROLINA ACCESSIBILITY CODES (ANSI 117.1 –2009 AND CHAPTER 11 OF THE NCBC) UNLESS AND EXCEPT IN AREAS WHERE AN APPROVED STATEMENT FROM A SITE ENGINEER, SURVEYOR OR ARCHITECT VERIFIES THAT SITE CONDITIONS EXIST WHERE THE TOPOGRAPHY OF THE SITE IS EXTREME AND ONLY ALTERNATE METHODS OF COMPLIANCE ARE POSSIBLE.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.



NOTE:
BICYCLE RACKS THAT ARE PLACED PARALLEL TO EACH OTHER SHALL BE SPACED AT LEAST 36 INCHES APART. BICYCLE RACKS SHALL BE SPACED 24 INCHES FROM WALLS, CURB FACES, PAVEMENT EDGES, AND OTHER OBSTRUCTIONS. (UDO 10.4.4)

2 SD-2.0 BICYCLE RACK

NTS

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NORTH CAROLINA LICENSED PROFESSIONAL ENGINEER SEAL 1268 JEREMY S. ANDERSON
6-1-2020

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Drawn	JSA, JCJ, MTC
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Revisions	

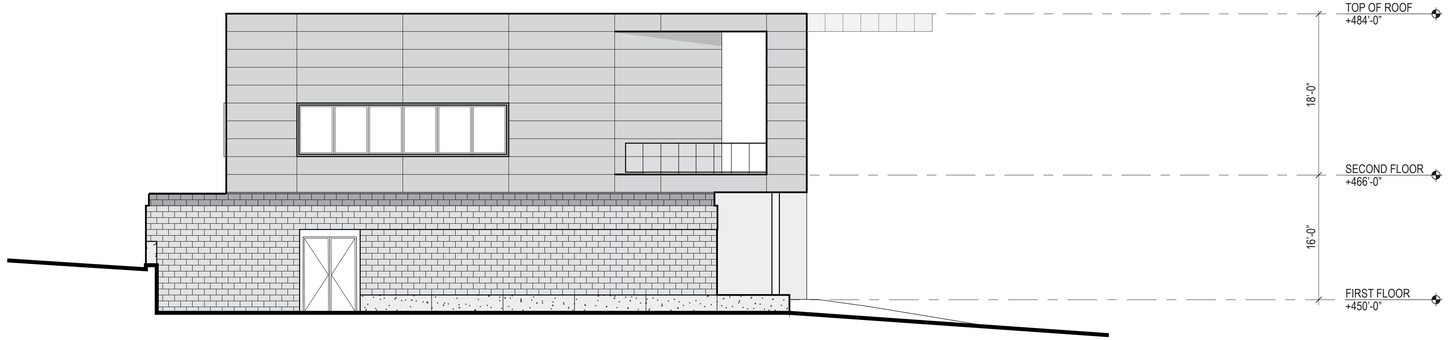
CONDITIONAL USE PERMIT

PLANS NOT ISSUED FOR CONSTRUCTION

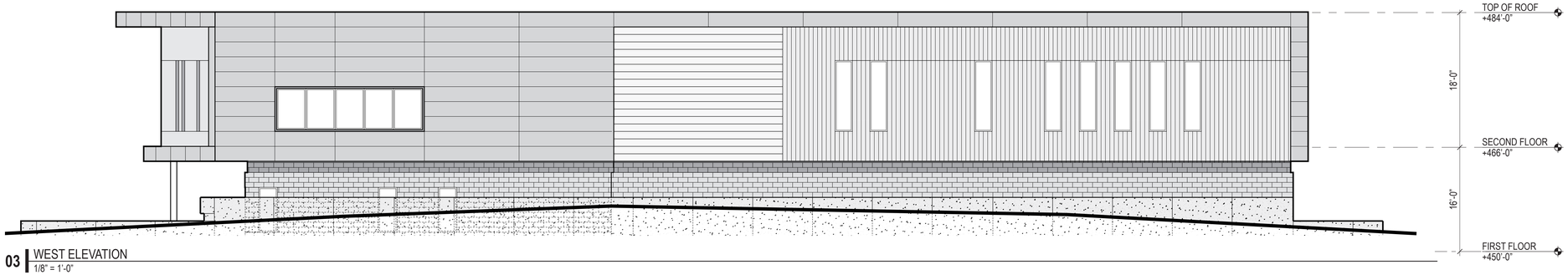
PLANS NOT FOR BIDDING PURPOSES

Sheet Title
SITE PLAN

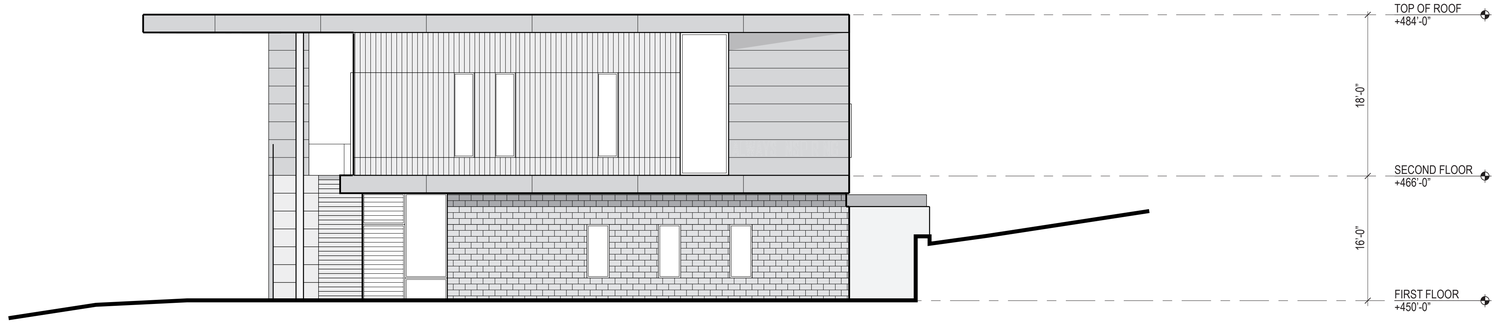
Sheet Number
SD-2.0



04 SOUTH ELEVATION
1/8" = 1'-0"

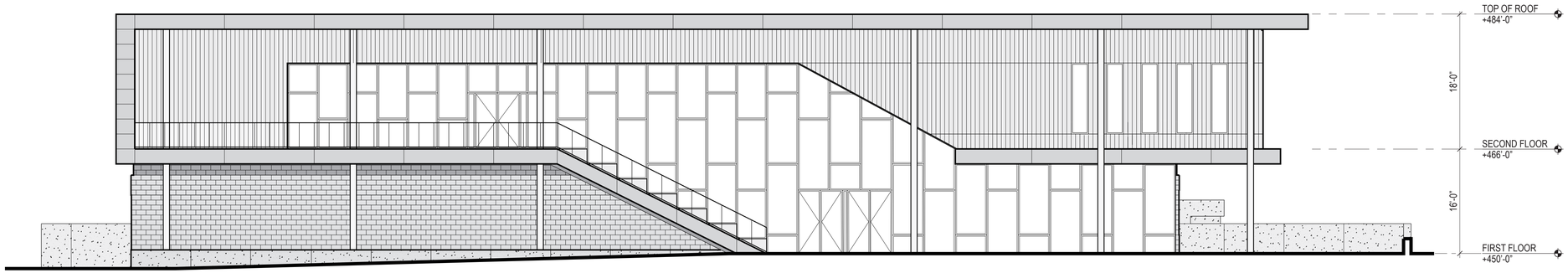


03 WEST ELEVATION
1/8" = 1'-0"



TOTAL AREA OF BUILDING FACADE = 1,814 SF
TOTAL GLAZING % = 304 SF = 17%
AREA OF BUILDING FACADE AT STREET LEVEL = 654 SF
GLAZING % AT STREET LEVEL = 156 SF = 24%

02 NORTH ELEVATION
1/8" = 1'-0"



01 EAST ELEVATION
1/8" = 1'-0"

EVOKE STUDIO | ARCHITECTURE

ARCHITECT OF RECORD
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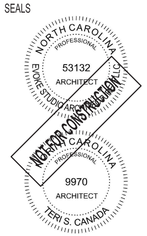
PROJECT
THE ARTSCENTER

303 JONES FERRY ROAD
CARRBORO, NC 27510

SEALS



REVISIONS	DATE
1	
2	
3	
4	
5	
6	

PHASE: CONDITIONAL USE PERMIT DRAWINGS
DATE: JUNE 1, 2020
PROJECT: THE ARTSCENTER

ESA PROJECT NO. 2020004
CLIENT PROJECT NO. -

EXTERIOR ELEVATIONS

A201

H+W DESIGN
Land Planning
Landscape Architecture
Site Design
2512 Independence Blvd
Suite 200
Wilmington, NC
28412

Morgan Creek Commons

CARRBORO, NORTH CAROLINA

Orange County

November 25, 2019

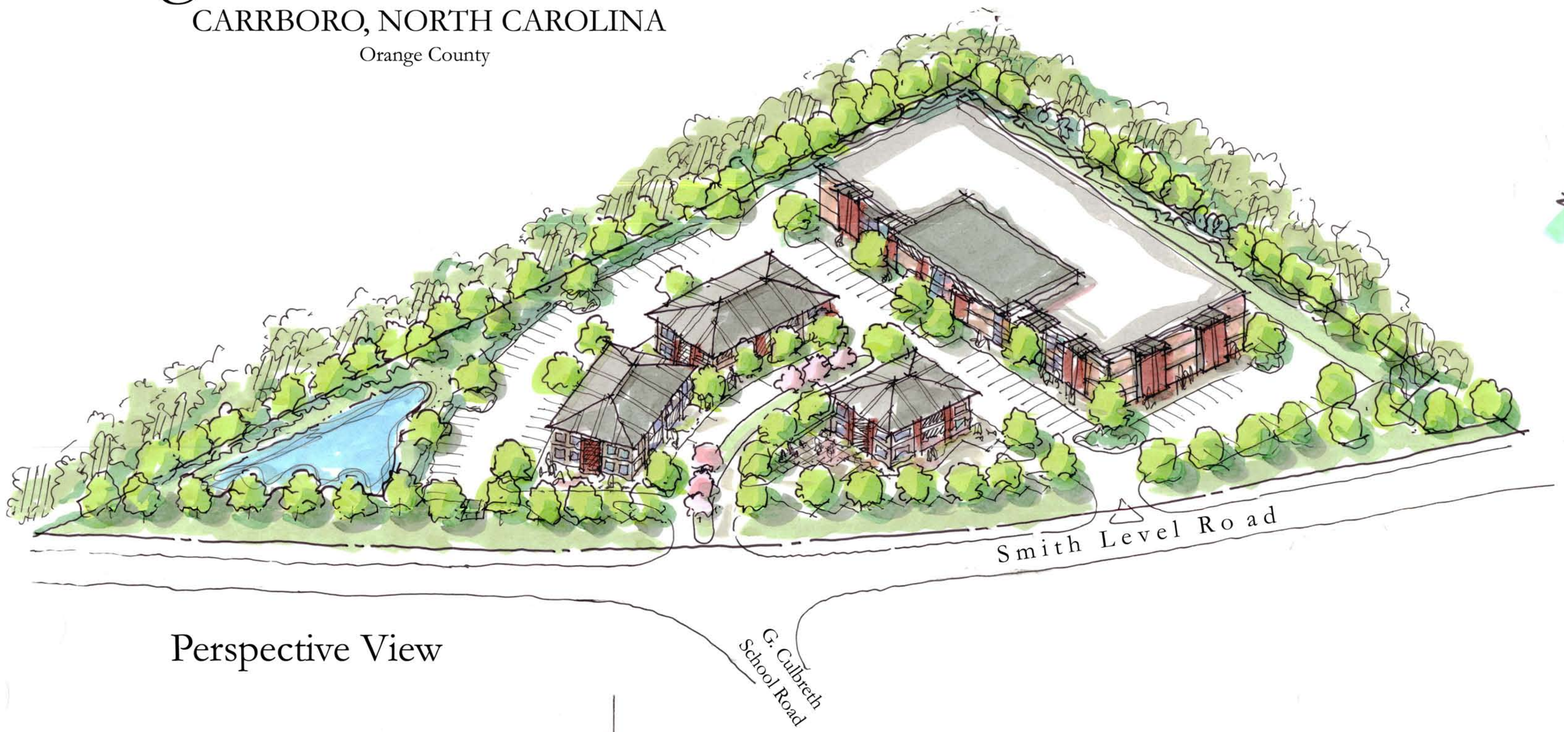
This site plan is a graphic representation and should be utilized for discussion purposes only.
The site plan approximates existing conditions relating to structures, wetlands,roads, parking, vegetation, and property boundaries.
Plan components may change based upon regulatory and municipal regulations and requirements at
the time of approvals and/or development activity.

Architectural Concepts

Morgan Creek Commons

CARRBORO, NORTH CAROLINA

Orange County

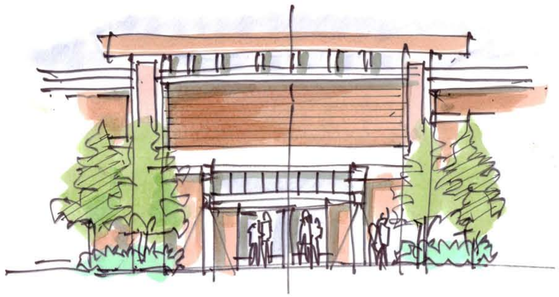


Perspective View

Streetscape View

Building massing and streetscape

View looking down main entry



Building massing and streetscape

View adjacent to Smith Level Road

H+W DESIGN

Land Planning
Landscape Architecture
Site Design

2512 Independence Blvd
Suite 200
Wilmington, NC
28412

This site plan is a graphic representation and should be utilized for discussion purposes only. The site plan approximates existing conditions relating to structures, wetlands,roads, parking, vegetation, and property boundaries. Plan components may change based upon regulatory and municipal regulations and requirements at the time of approvals and/or development activity.