TREE PROTECTION INFORMATION:

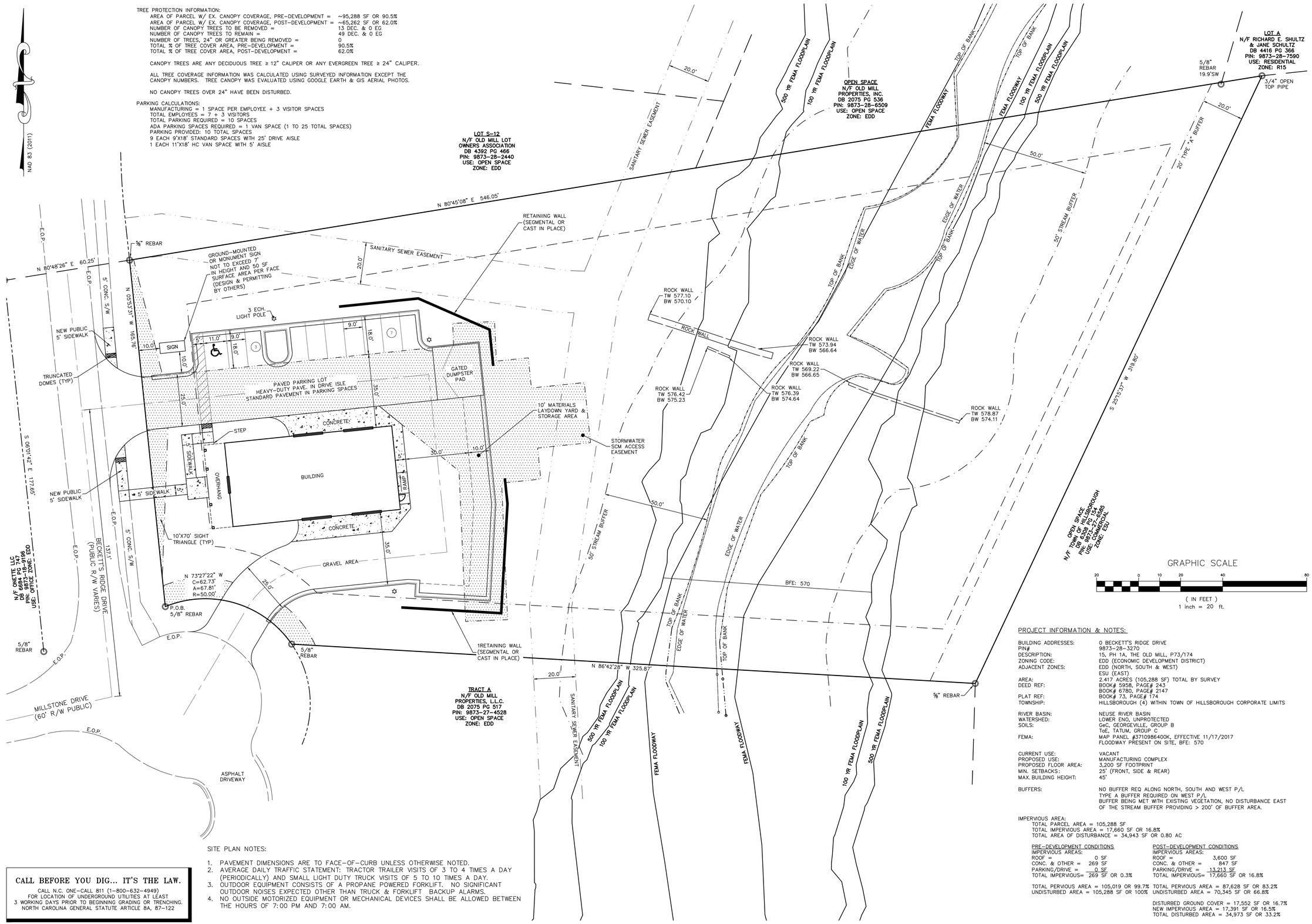
AREA OF PARCEL W/ EX. CANOPY COVERAGE, PRE-DEVELOPMENT =	~95,288 SF OR 90.5%
AREA OF PARCEL W/ EX. CANOPY COVERAGE, POST-DEVELOPMENT =	~65,262 SF OR 62.0%
NUMBER OF CANOPY TREES TO BE REMOVED =	13 DEC. & 0 EG
NUMBER OF CANOPY TREES TO REMAIN =	49 DEC. & 0 EG
NUMBER OF TREES, 24" OR GREATER BEING REMOVED =	0
TOTAL % OF TREE COVER AREA, PRE-DEVELOPMENT =	90.5%
TOTAL % OF TREE COVER AREA, POST-DEVELOPMENT =	62.0%

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 & GIS AERIAL PHOTOS.

NO CANOPY TREES OVER 24" HAVE BEEN DISTURBED.

PARKING CALCULATIONS:
MANUFACTURING = 1 SPACE PER EMPLOYEE + 3 VISITOR SPACES
TOTAL EMPLOYEES = 7 + 3 VISITORS
TOTAL PARKING REQUIRED = 10 SPACES
ADA PARKING SPACES REQUIRED = 1 VAN SPACE (1 TO 25 TOTAL SPACES)
PARKING PROVIDED: 10 TOTAL SPACES
9 EACH 9'X18' STANDARD SPACES WITH 25' DRIVE AISLE
1 EACH 11'X18' HC VAN SPACE WITH 5' AISLE



SITE PLAN NOTES:

1. PAVEMENT DIMENSIONS ARE TO FACE-OF-CURB UNLESS OTHERWISE NOTED.
2. AVERAGE DAILY TRAFFIC STATEMENT: TRACTOR TRAILER VISITS OF 3 TO 4 TIMES A DAY (PERIODICALLY) AND SMALL LIGHT DUTY TRUCK VISITS OF 5 TO 10 TIMES A DAY.
3. OUTDOOR EQUIPMENT CONSISTS OF A PROPANE POWERED FORKLIFT. NO SIGNIFICANT OUTDOOR NOISES EXPECTED OTHER THAN TRUCK & FORKLIFT BACKUP ALARMS.
4. NO OUTSIDE MOTORIZED EQUIPMENT OR MECHANICAL DEVICES SHALL BE ALLOWED BETWEEN THE HOURS OF 7:00 PM AND 7:00 AM.

CALL BEFORE YOU DIG... IT'S THE LAW.

CALL N.C. ONE-CALL 811 (1-800-632-4949)
FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST
3 WORKING DAYS PRIOR TO BEGINNING GRADING OR TRENCHING.
NORTH CAROLINA GENERAL STATUTE ARTICLE 8A, 87-122

PROJECT INFORMATION & NOTES:

BUILDING ADDRESSES:	0 BECKETT'S RIDGE DRIVE
PIN#	9873-28-3270
DESCRIPTION:	15, PH 1A, THE OLD MILL, P73/174
ZONING CODE:	EDD (ECONOMIC DEVELOPMENT DISTRICT)
ADJACENT ZONES:	EDD (NORTH, SOUTH & WEST) ESU (EAST)
AREA:	2.417 ACRES (105,288 SF) TOTAL BY SURVEY
DEED REF:	BOOK# 5958, PAGE# 243 BOOK# 6780, PAGE# 2147
PLAT REF:	BOOK# 73, PAGE# 174
TOWNSHIP:	HILLSBOROUGH (4) WITHIN TOWN OF HILLSBOROUGH CORPORATE LIMITS
RIVER BASIN:	NEUSE RIVER BASIN
WATERSHED:	LOWER ENO, UNPROTECTED
SOILS:	GeC, GEORGEVILLE, GROUP B ToE, TATUM, GROUP C
FEMA:	MAP PANEL #3710986400K, EFFECTIVE 11/17/2017 FLOODWAY PRESENT ON SITE, BFE: 570
CURRENT USE:	VACANT
PROPOSED USE:	MANUFACTURING COMPLEX
PROPOSED FLOOR AREA:	3,200 SF FOOTPRINT
MIN. SETBACKS:	25' (FRONT, SIDE & REAR)
MAX. BUILDING HEIGHT:	45'
BUFFERS:	NO BUFFER REQ ALONG NORTH, SOUTH AND WEST P/L TYPE A BUFFER REQUIRED ON WEST P/L BUFFER BEING MET WITH EXISTING VEGETATION, NO DISTURBANCE EAST OF THE STREAM BUFFER PROVIDING > 200' OF BUFFER AREA.

IMPERVIOUS AREA:
TOTAL PARCEL AREA = 105,288 SF
TOTAL IMPERVIOUS AREA = 17,660 SF OR 16.8%
TOTAL AREA OF DISTURBANCE = 34,943 SF OR 0.80 AC

PRE-DEVELOPMENT CONDITIONS		POST-DEVELOPMENT CONDITIONS	
IMPERVIOUS AREAS:		IMPERVIOUS AREAS:	
ROOF =	0 SF	ROOF =	3,600 SF
CONC. & OTHER =	269 SF	CONC. & OTHER =	847 SF
PARKING/DRIVE =	0 SF	PARKING/DRIVE =	13,213 SF
TOTAL IMPERVIOUS=	269 SF OR 0.3%	TOTAL IMPERVIOUS=	17,660 SF OR 16.8%
TOTAL PERVIOUS AREA =	105,019 OR 99.7%	TOTAL PERVIOUS AREA =	87,628 SF OR 83.2%
UNDISTURBED AREA =	105,288 SF OR 100%	UNDISTURBED AREA =	70,345 SF OR 66.8%

DISTURBED GROUND COVER = 17,552 SF OR 16.7%
NEW IMPERVIOUS AREA = 17,391 SF OR 16.5%
TOTAL DISTURBED AREA = 34,973 SF OR 33.2%

EarthCentric Engineering, Inc.
License # C-2638
204 W. Clay Street
Mebane, NC 27302
Phone: (919) 563-9041
Fax: (919) 304-3234
E-Mail: Phil.Koch@EarthCentric.com

ECE Incorporated

NORTH CAROLINA PROFESSIONAL SEAL 022834 ENGINEER PHILIP HOWARD KOCH CHARLES P.

PRINCIPAL ENGINEER
PHIL KOCH - NCPE #22834

ROBERTSON HOLDINGS PROP.
0 BECKETTS RIDGE DRIVE, HILLSBOROUGH NC

SITE PLAN

REV.	DATE	DESCRIPTION	BY

DATE:	DECEMBER 19, 2022
HORIZONTAL SCALE:	1" = 20'
VERTICAL SCALE:	N/A
PROJECT MANAGER:	CPK
DRAWN BY:	CPK
PROJECT NO:	22-07
DRAWING NAME:	22-07 WORKING

THIS DRAWING AND THE DESIGN HEREON ARE THE PROPERTY OF EarthCentric Engineering, Inc. THE INFORMATION ON THIS DRAWING IS NOT FOR USE ON ANY OTHER SITE OR PROJECT. THE REPRODUCTION OR OTHER USE OF THIS DRAWING IN WHOLE OR IN PART, WITHOUT WRITTEN CONSENT OF EarthCentric Engineering, Inc., IS PROHIBITED.

COPYRIGHT 2022 EarthCentric Engineering, Inc.

SHEET NO.

C3.0

SITE PLAN