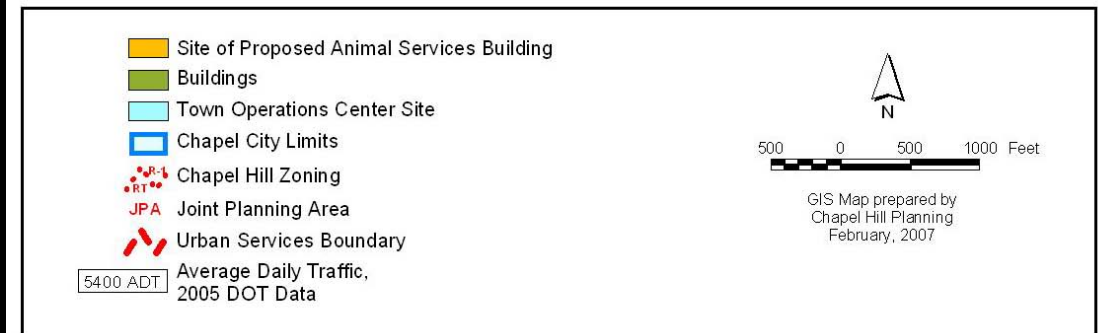
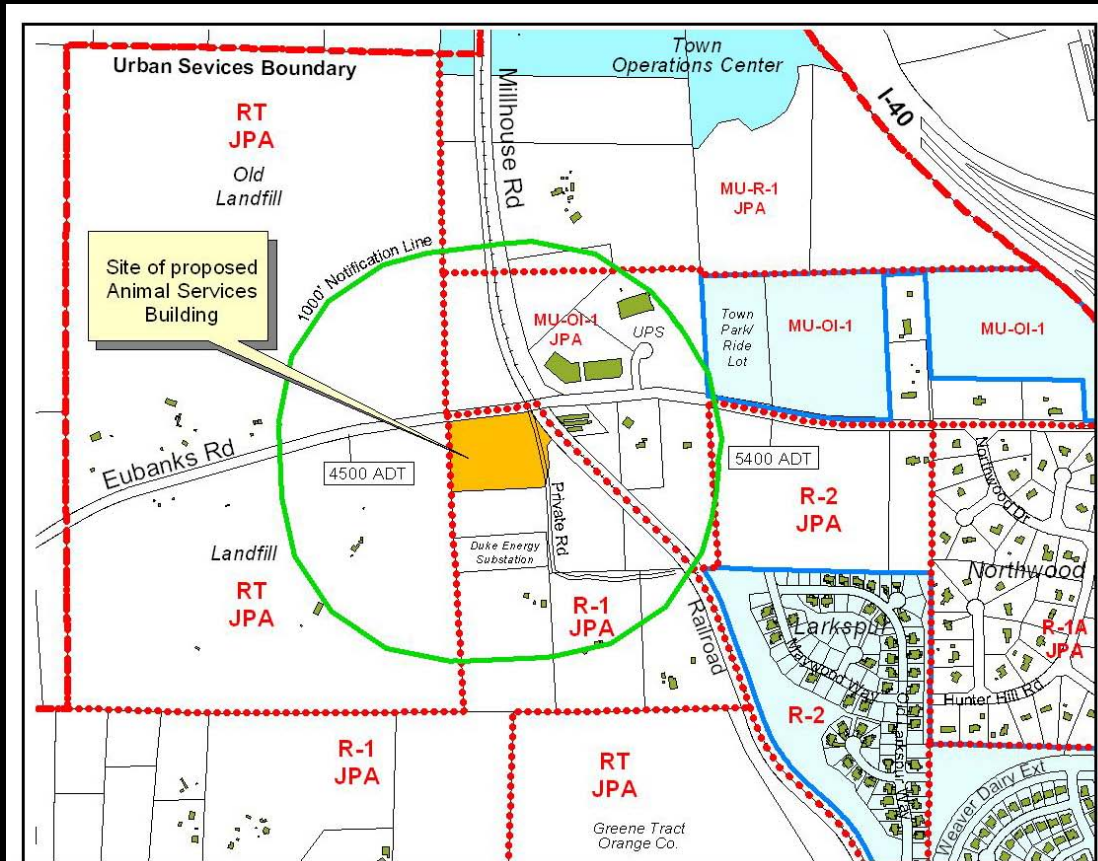


# Orange County Animal Services Facility Zoning Atlas Amendment and Special Use Permit



# Orange County Animal Services Facility Zoning Atlas Amendment and Special Use Permit



**Town of Chapel Hill**  
**Town Council Business Meeting: September 10, 2007**  
**Orange County Animal Shelter Services Building Special Use Permit**

**Revised Resolution A**

**Since the Public Hearing, the following revisions have been incorporated into Revised Resolution A:**

1. **Eubanks Road Improvements:**
  - a. Require dedication of one-half of an 80 foot right-of-way instead of one-half of a 70 foot right-of-way.
  - b. Require half of a 41 foot cross section instead of half of a 37 foot cross section.
  - c. Delete requirement for sidewalk improvements within the rail-road right-of-way.
2. **Exotic Invasive Plants:** Remove *Lonicera fragrantissima* and *Pennisetum alopecuroides* from the plant list.
3. **Final Sewer Plan Approval:** Approval of final sewer plan may occur after issuance of the Zoning Compliance Permit, in order to allow applicant adequate time to acquire off-site utility easements.
4. **Driveway Location:** Approves site plan moving driveway closer to the western property line, and further into the Resource Conservation District, to accommodate safer left hand turning lane design on Eubanks Road and to comply with NCDOT standards.
5. **OWASA Easements:** That when an appropriate location for a OWASA sewer easement is determined, easement documents as required by OWASA be reviewed and approved by the Town Manager and recorded.

**Town of Chapel Hill**  
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**Recommended changes to Revised Resolution A**  
**(Stipulations 4, 6, 30 & 31)**

4. Eubanks Road Improvements: That the applicant shall improve Eubanks Road to provide half of a 41 ~~49~~-foot **pavement** cross-section **including a 100-foot long left turn lane**, with a bike lane, **and** curb and gutter, ~~and~~ 5-foot wide sidewalk.
  
6. ~~Eubanks Road Left Turn~~: ~~That the applicant shall improve Eubanks Road to provide a 50-foot left turn lane into the site driveway.~~
  
30. State or Federal Approvals: That **unless modified by the Town Manger**, any required State or Federal permits or encroachment agreements must be approved by the appropriate agencies and copies of the approved permits be submitted to the Town Manager prior to the issuance of a Zoning Compliance Permit.
  
31. Erosion Control: That a detailed soil erosion and sedimentation control plan, including provision for monitoring and maintenance of facilities and modifications of the plan if necessary, be approved by the **NCDENR, Land Quality Section** ~~County Erosion Control Officer~~ and the Town Manager prior to issuance of a Zoning Compliance Permit.



# Orange County Animal Services

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Eubanks Road, Chapel Hill

Dixon Weinstein, Architects

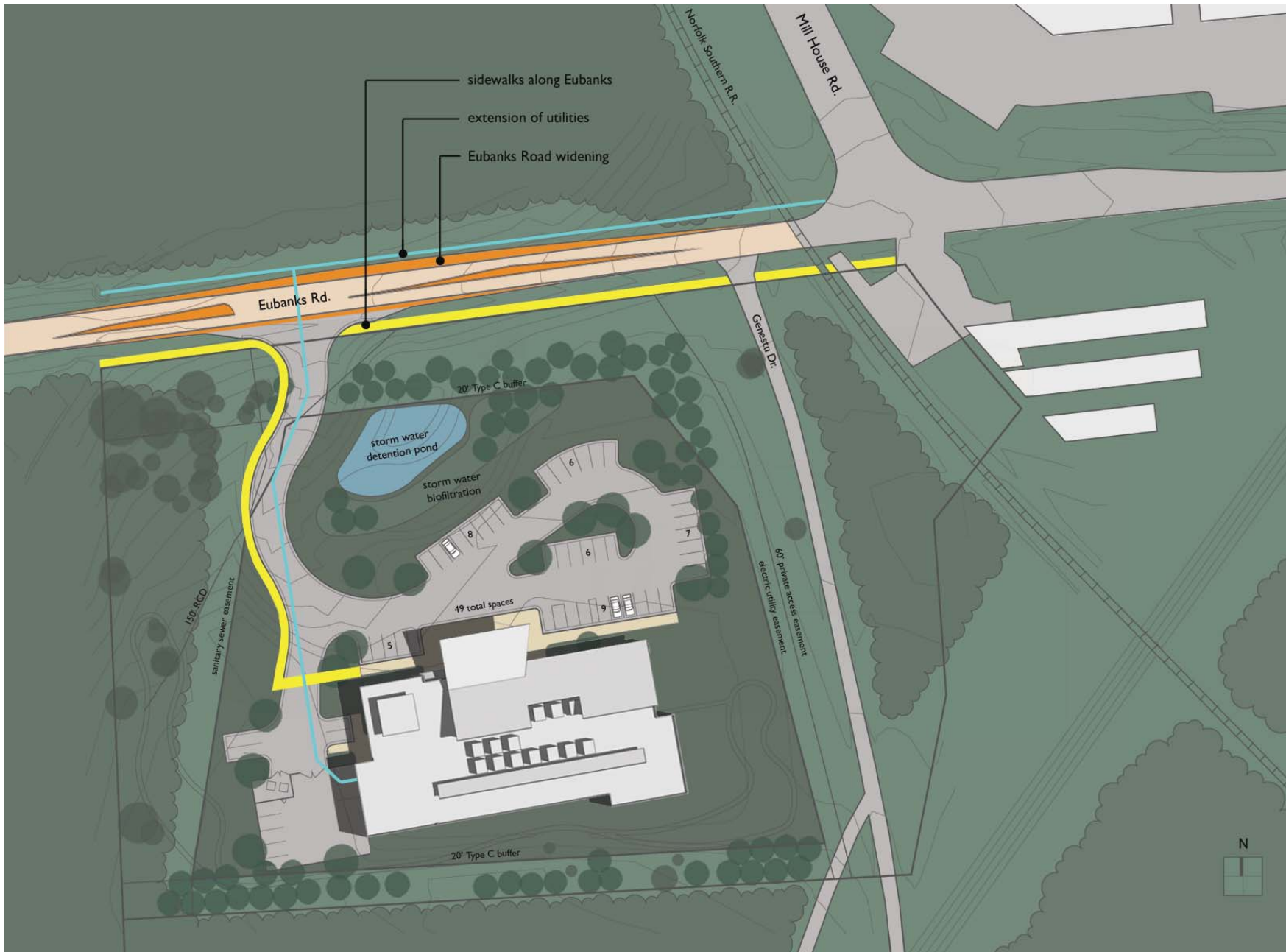
Animal Arts

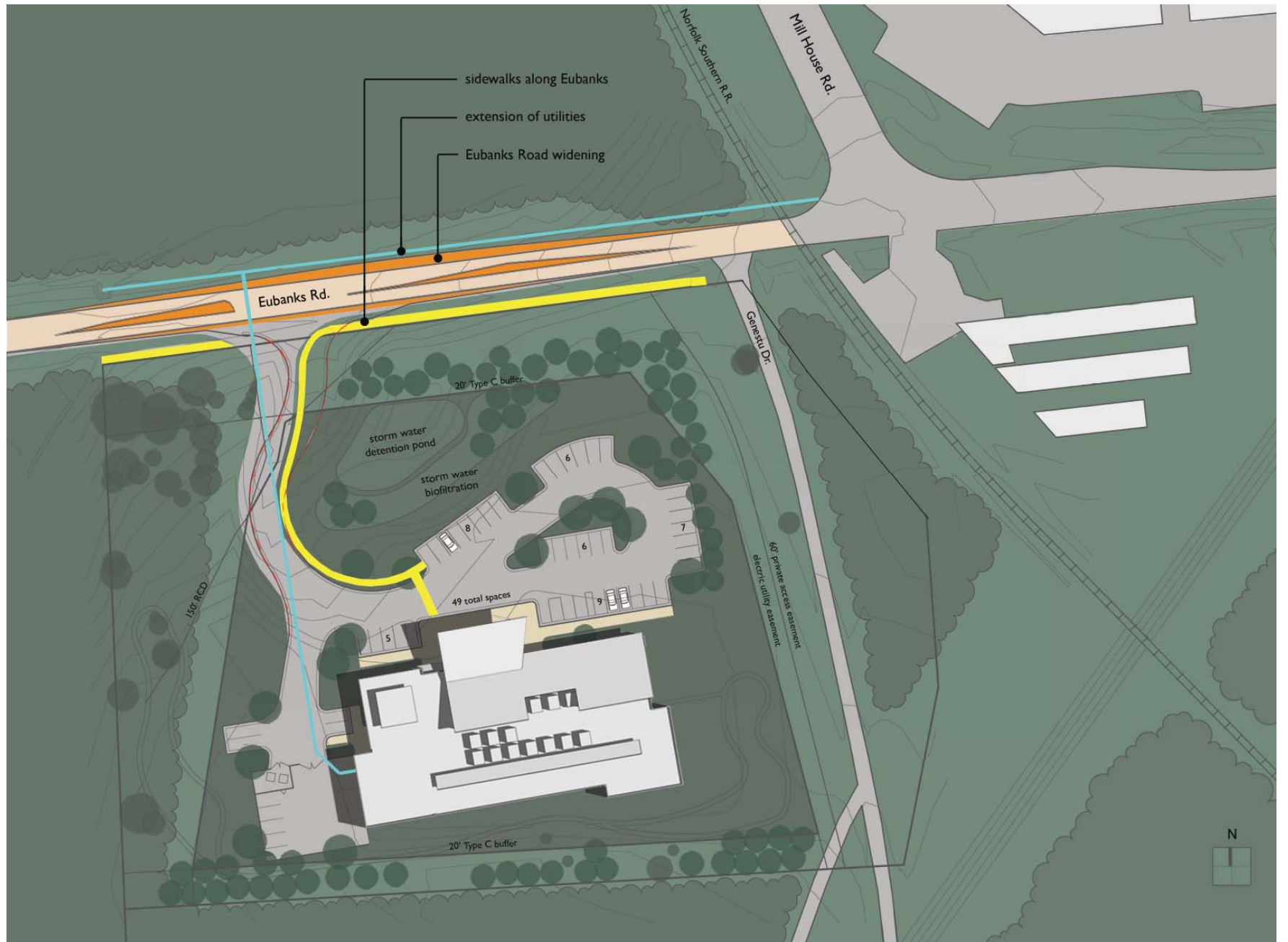
Gates Hafen Cochrane, Consulting Architect

Civil Consultants, Civil Engineers

Spring, Stoops, McCullen, PME Engineers

Swanson & Associates, Landscape Architects





sidewalks along Eubanks

extension of utilities

Eubanks Road widening

Eubanks Rd.

Norfolk Southern R.R.

Mill House Rd.

Genesu Dr.

20' Type C buffer

storm water detention pond

storm water biofiltration

49 total spaces

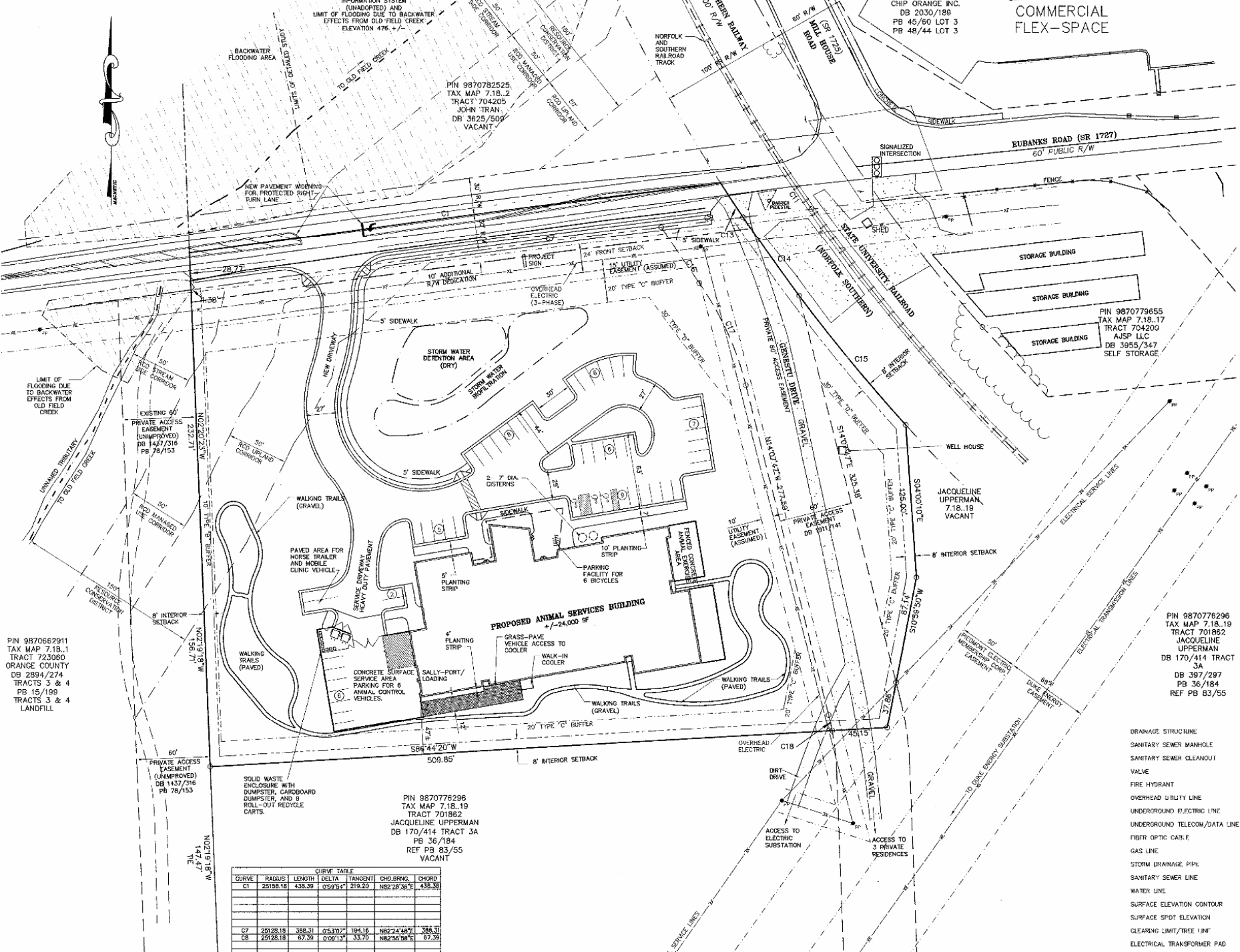
150' RCD

60' private access easement  
electric-utility easement

20' Type C buffer







PIN 9870662911  
TAX MAP 7.18.1  
TRACT 723080  
ORANGE COUNTY  
DB 2894/274  
TRACTS 3 & 4  
PB 15/199  
TRACTS 3 & 4  
LANDFILL

EXISTING 60'  
PRIVATE ACCESS  
EASEMENT  
(UNIMPROVED)  
DB 1427/316  
PB 78/153

PRIVATE ACCESS  
EASEMENT  
(UNIMPROVED)  
DB 1437/316  
PB 78/153

PIN 9870782525  
TAX MAP 7.18.2  
TRACT 704205  
JOHN TRAN  
DB 3625/509  
VACANT

PIN 9870776296  
TAX MAP 7.18.19  
TRACT 701862  
JACQUELINE UPPERMAN  
DB 170/414 TRACT 3A  
PB 36/184  
REF PB 83/55  
VACANT

PIN 9870779655  
TAX MAP 7.18.17  
TRACT 704200  
AJSP LLC  
DB 3955/347  
SELF STORAGE

PIN 9870776296  
TAX MAP 7.18.19  
TRACT 701862  
JACQUELINE UPPERMAN  
DB 170/414 TRACT  
3A  
DB 397/297  
PB 36/184  
REF PB 83/55

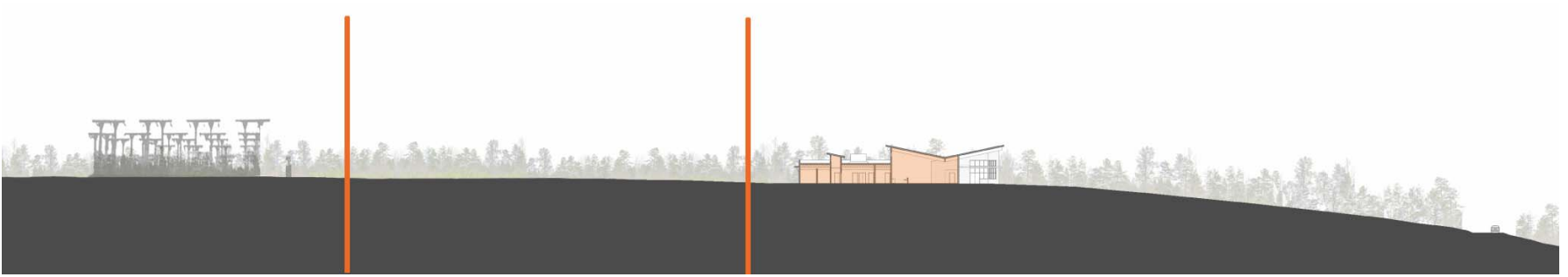
CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHD.BRNG.	CHORD
C1	25158.18	438.39	059°54'	219.20	N82°28'36\"/>	

- DRAINAGE STRUCTURE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- VALVE
- FIRE HYDRANT
- OVERHEAD UTILITY LINE
- UNDERGROUND ELECTRIC INT
- UNDERGROUND TELECOM/DATA LINE
- FIBER OPTIC CABLE
- GAS LINE
- STORM DRAINAGE PIPE
- SANITARY SEWER LINE
- WATER LINE
- SURFACE ELEVATION CONTOUR
- SURFACE SPOT ELEVATION
- CLEARING LIMIT/TREE I.N.F
- ELECTRICAL TRANSFORMER PAD

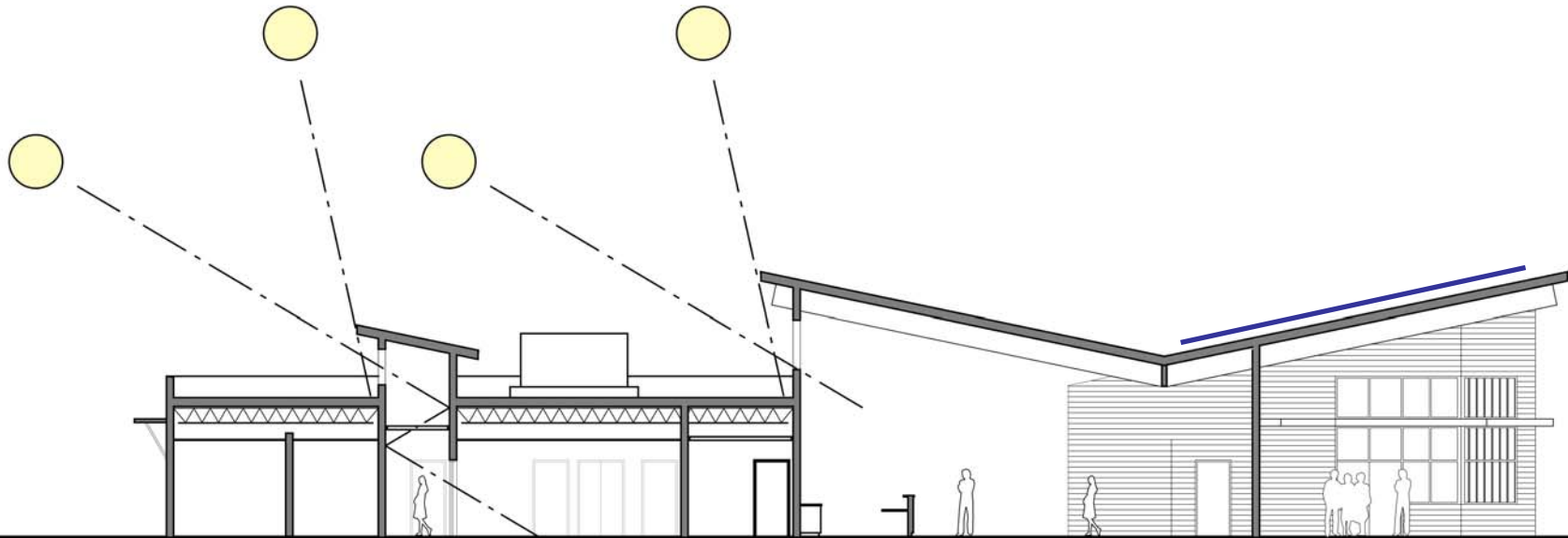
duke energy co.

upperman property

orange county animal services





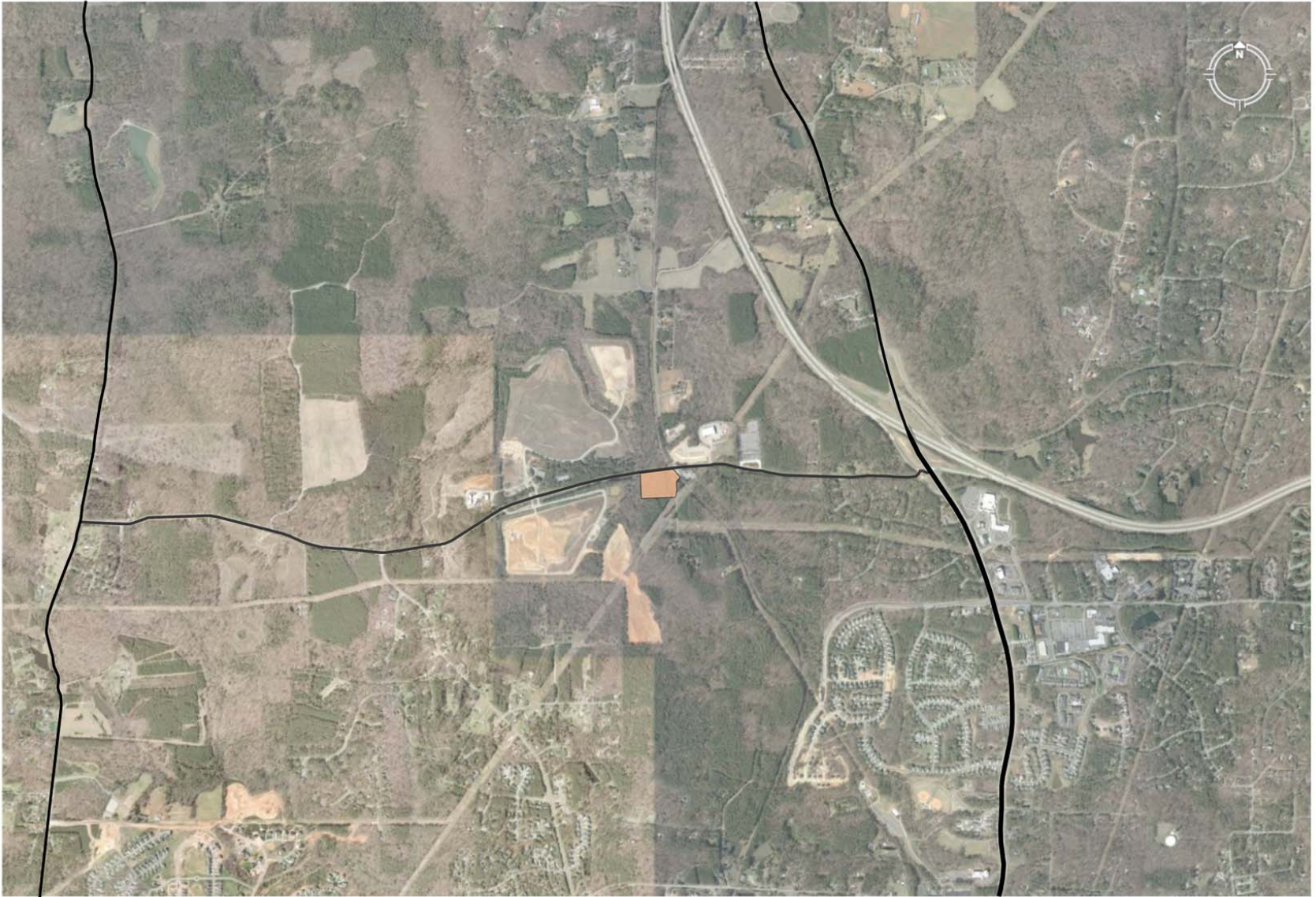


# Animal Resource Center

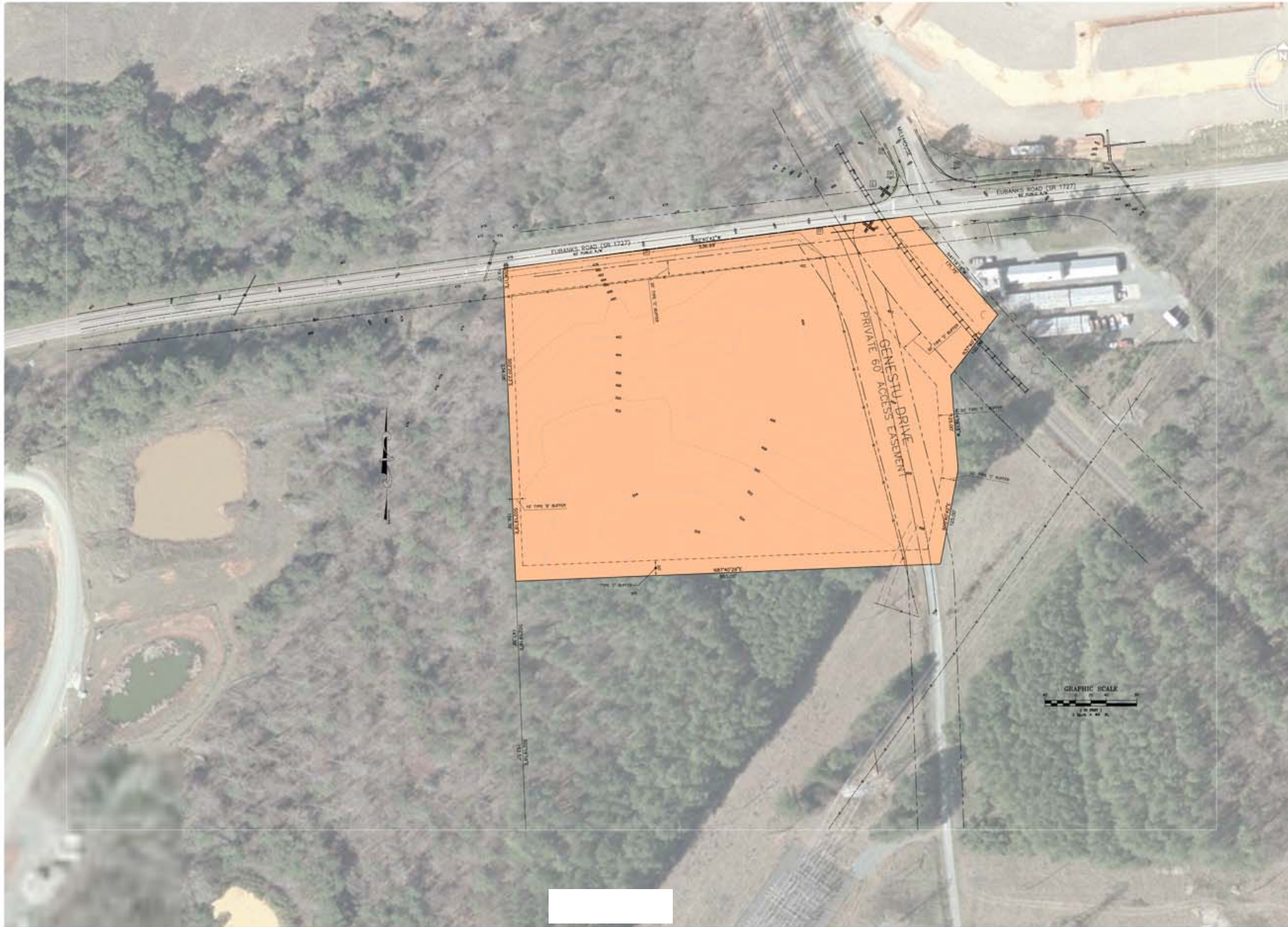
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## **A Community Destination**

- Educate
- Promote Visitation
- Encourage Adoption
- Demonstrate Values



Context Map #1



Site Plan



Resource Conservation Easement

Private Drive Easement

owasa sewer easement

+/- 2.88 acres

required buffers

+/- .12 acres

GRAPHIC SCALE  
0 10 20 30 40  
1" = 40'











North Elevation





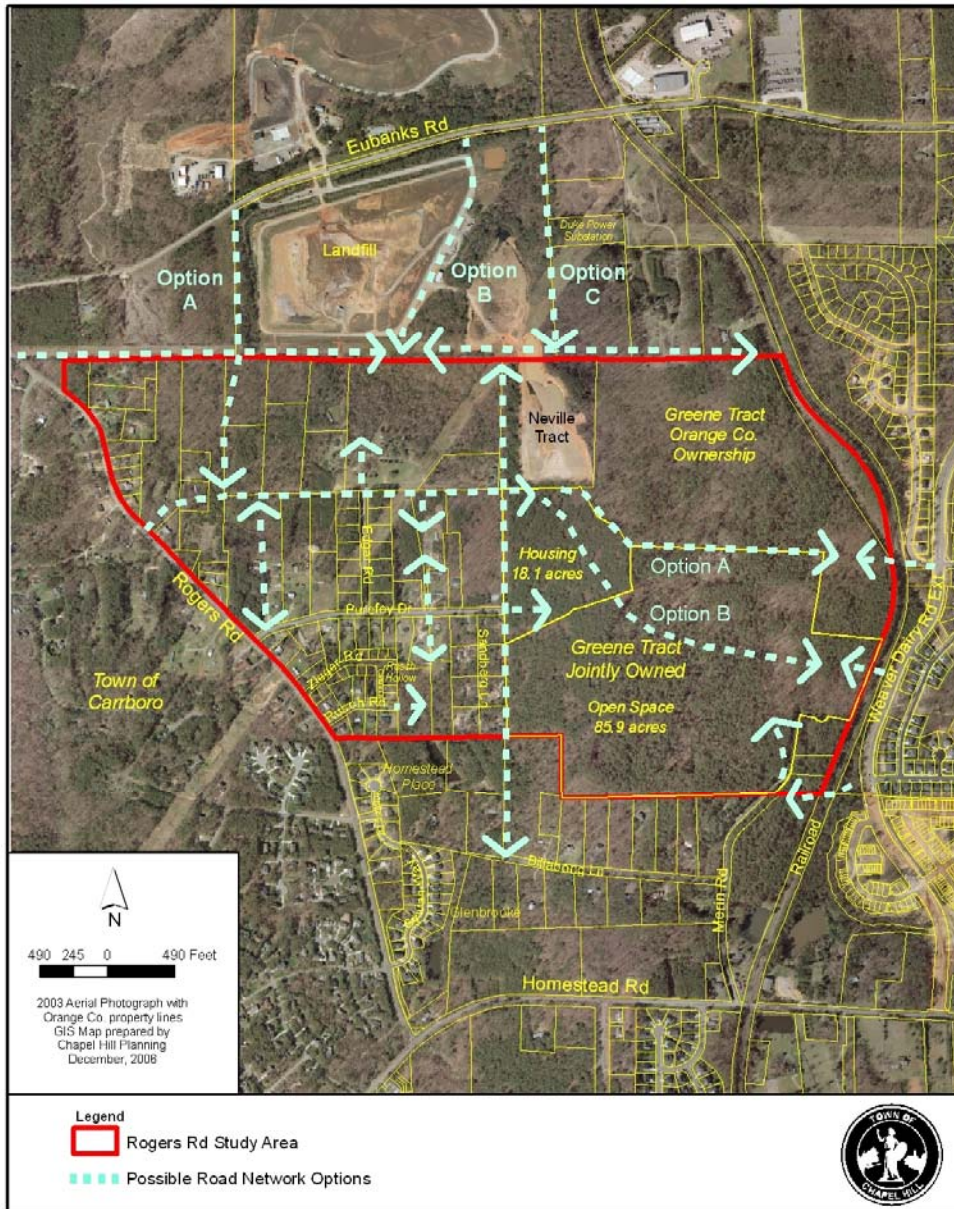
# **SUSTAINABLE BUILDING STRATEGIES**

- . Orient building for most solar benefit - southern exposure for daylight; shading to control glare and heat gain**
- . Use bio-retention and detention to manage stormwater on site**
- . Specify native plant materials to limit irrigation**
- . Reduce energy use with high-performance building envelope, high efficiency hvac and energy recovery systems**
- . Capture rainwater and provide well water for daily building cleaning**
- . Provide energy-efficient artificial lighting and controls**
- . Employ material from de-constructed buildings**
- . Specify materials with high recycled content and low emissions**





# Map 1 Rogers Road Study Area Aerial with Possible Road Network Options



# Map 10 Natural Features of the Rogers Road Area

