

SPECIAL USE PERMIT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned property owner(s) Orange Water and Sewer Authority having applied to the Town of Chapel Hill for a Special Use Permit for the use and development of the property hereinafter described, the same was granted by the Town of Chapel Hill on April 13, 1981, the terms of which are as follows:

NAME OF PROJECT: Mason Farm Wastewater Treatment Plant

TYPE OF SPECIAL USE: Sewage Treatment Plant

NAME OF DEVELOPER: Orange Water and Sewer Authority

DESCRIPTION OF PREMISES

LOCATION: South side of Old Mason Farm Road

TAX MAP REFERENCE: Chapel Hill Township Tax Map 66, part of Lot 9 and Lot 12

AREA OF PROPERTY: approximately 23 acres

DESCRIPTION OF DEVELOPMENT

NUMBER OF BUILDINGS: N/A NUMBER OF DWELLING UNITS: N/A

FLOOR AREA: N/A NUMBER OF PARKING SPACES: 35

SPECIAL TERMS AND CONDITIONS

Refer to plans dated February 6, 1981 and March 25, 1981 and approved by the Council on April 13, 1981 subject to the following:

1. That detailed sign plan, lighting plan, and a site plan showing the location of landscaped areas within the OWASA site, and other site elements be submitted to and approved by the Appearance Commission prior to issuance of a building permit. Such site plan shall show landscaping around buildings and other available areas as is determined to be appropriate, given the available space on the site and the functional requirements of the sewer plan. Evergreen trees of medium height such as Carolina Laurel Cherry and Red Cedar are suggested for consideration.
2. That as much significant planting as possible be retained on the OWASA site and that such planting be shown on the above referred to site plan. Existing planting shall be protected during construction by appropriate fencing or barriers. Provisions for such protection shall be shown on the site plan.
3. That a detailed landscape/planting plan be submitted to and approved by the Appearance Commission within 60 days of completion of construction of the proposed OWASA berm. No final certificate of occupancy shall be issued until the detailed landscape plan is approved by the Appearance Commission. In preparation of the detailed landscape plan consideration shall be given to planting an evergreen screen consisting of tall trees around the outside of the OWASA property on the northwest and southwest sides. Tall evergreen trees such as Canadian Hemlock and Magnolia Grandiflora are suggested for consideration. Landscaping along the side adjoining Finley Golf Course and the southeast side of the OWASA property shall be worked out in consultation with the University of North Carolina. Where space is not available on OWASA property for planting trees around the periphery of the OWASA berm, consideration shall be given to obtaining permission from adjoining property owners to plant such trees on their property.
4. That any and all planting which dies during the life of the special use permit be replaced with planting of the same species and approximately the same size (as when originally planted) by the end of the next planting season.

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5. That a pedestrian and non-motorized vehicle easement be dedicated as space permits, along the frontage of the OWASA property with Morgan Creek. Such easement shall be recorded by deed or map prior to issuance of the final certificate of occupancy.
6. That utility plans be reviewed and approved by the Town Manager prior to construction of such improvements.
7. That an erosion and sedimentation control plan be submitted to and approved by the Sediment and Erosion Control Division of the Orange County Planning Department prior to the start of any grading or construction.
8. That the site be provided with police and fire protection as approved by the Town Manager, perhaps best by annexation.

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