



THE UNIVERSITY  
of NORTH CAROLINA  
at CHAPEL HILL

5

UNIVERSITY ARCHITECT AND DIRECTOR  
FACILITIES PLANNING DEPARTMENT

103 AIRPORT DRIVE  
CAMPUS BOX 1090  
CHAPEL HILL, NC 27599-1090

**ATTACHMENT 1**

TEL: 919-962-8198  
FAX: 919-962-9103  
www.fpc.unc.edu  
dianeg@fac.unc.edu

December 6, 2004

Roger S. Waldon  
Planning Director, Town of Chapel Hill  
306 N. Columbia Street  
Chapel Hill, NC 27516

Subject: Request for Review by Town Council  
200 Finley Golf Course Road Concept Plan

Dear Mr. Waldon,

We have submitted a special use permit application for a project at 200 Finley Golf Course Road. It is scheduled for concept plan review by the CDC on December 15, 2004. Although the established thresholds do not require us to bring this project to the Town Council, we would like to request its review of our concept plan.

Attached, please find a copy of the concept plan, including a site plan and location map. Please forward our request to the Council. We would be happy to answer any questions you may have.

Thank you.

Sincerely,

Anna A. Wu, AIA  
Director of Facilities Planning

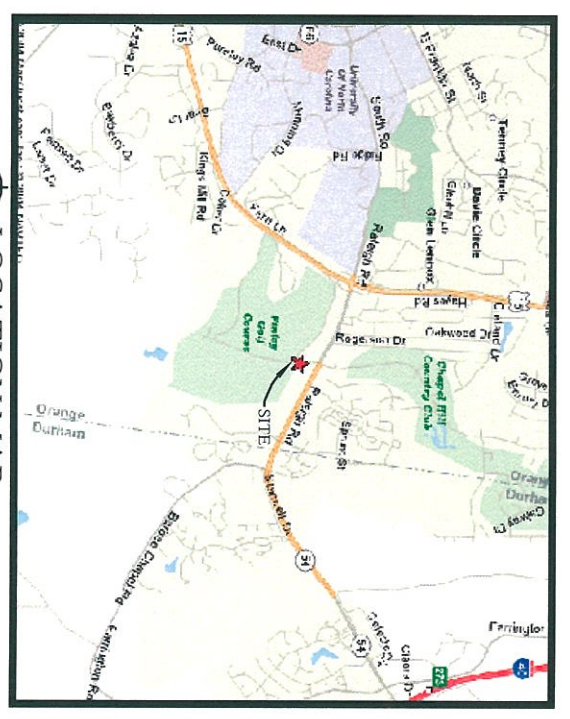
Cc: Pat Crawford  
Mary Jane Felgenhauer  
Peter Krawchyk  
File

# 200 FINLEY GOLF COURSE ROAD

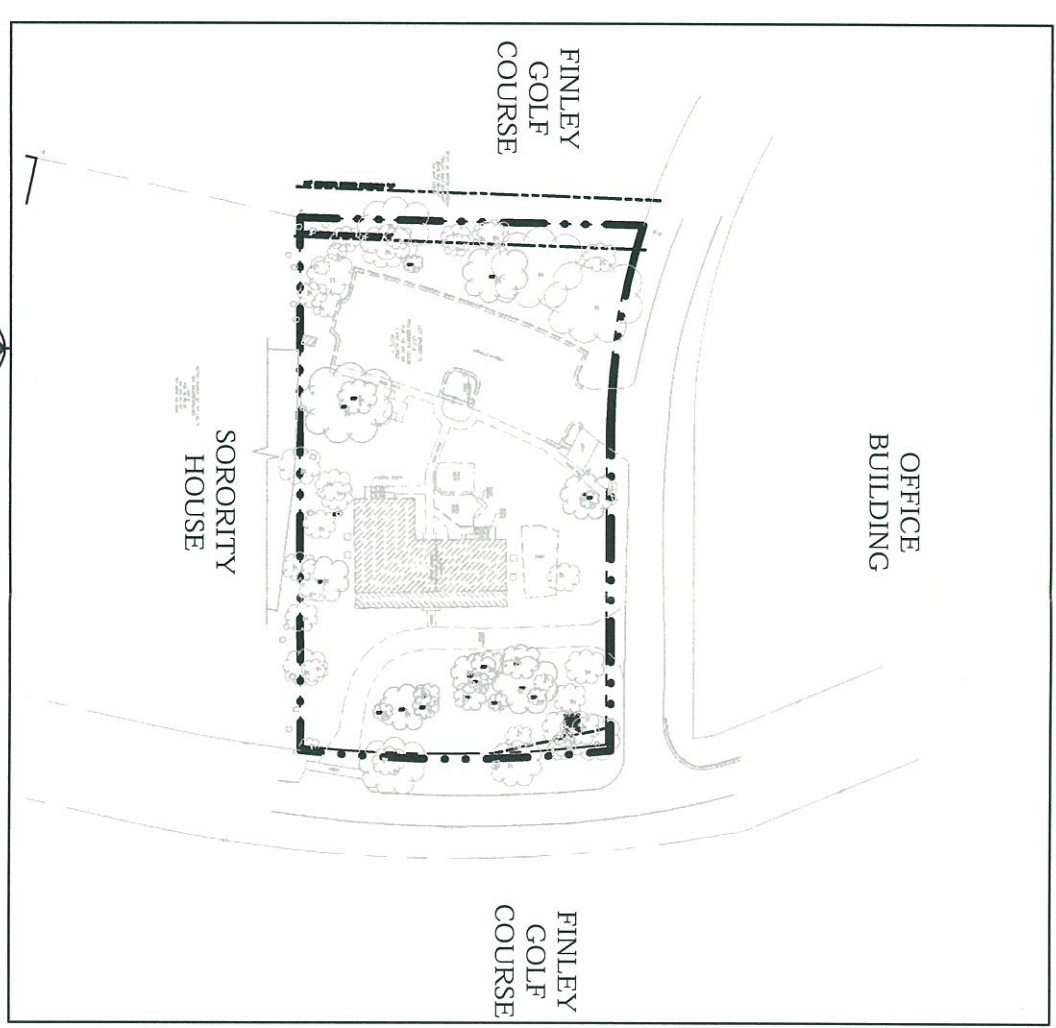
## OFFICE BUILDING

CHAPEL HILL, NORTH CAROLINA

CONCEPT PLAN SUBMITTAL - NOVEMBER 24, 2004



LOCATION MAP  
SCALE: N.T.S.



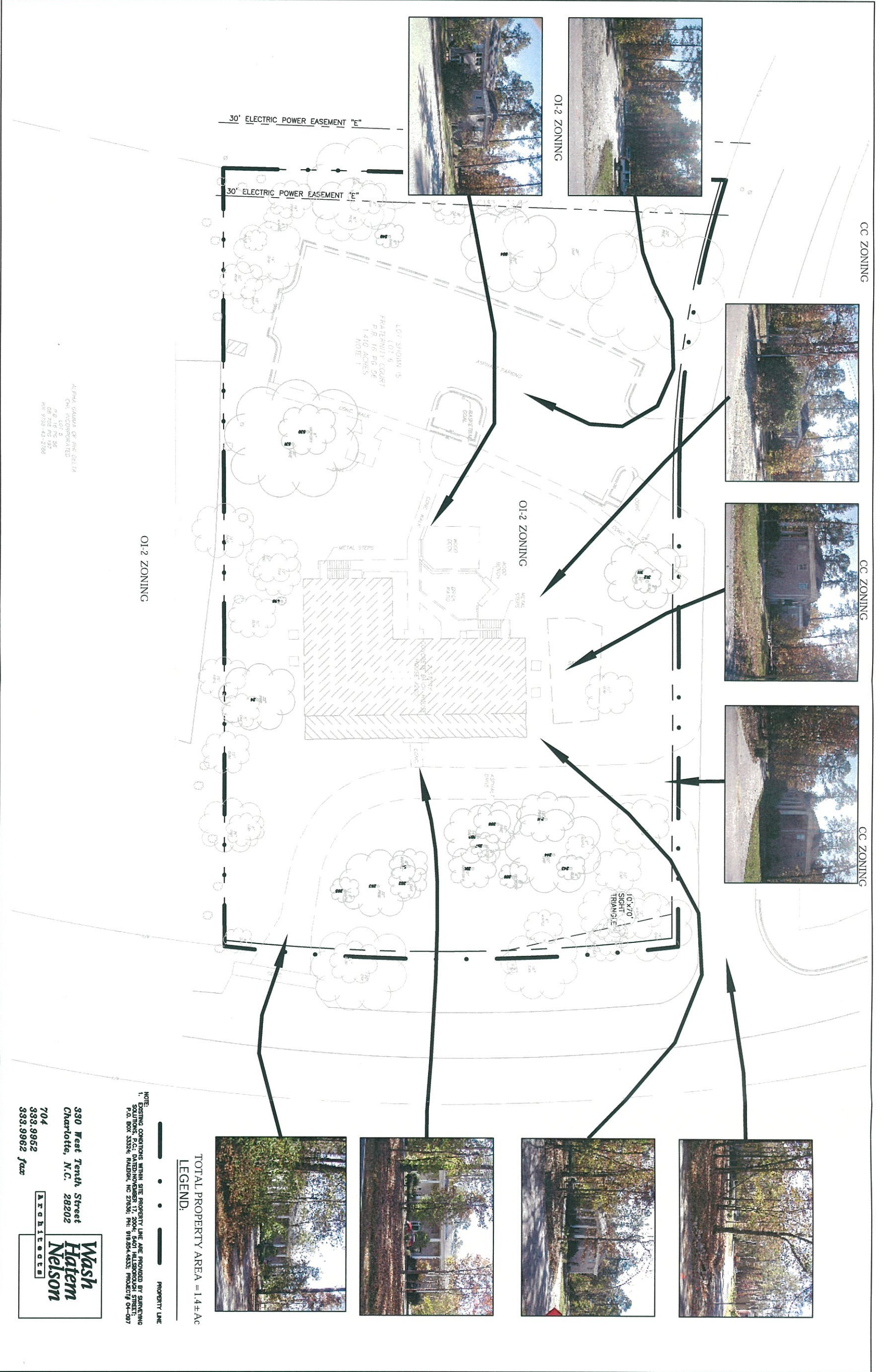
SITE PLAN  
SCALE: N.T.S.

- SHEETS:
- SA-1 TITLE SHEET
  - SA-1 EXISTING CONDITIONS WITH PHOTOGRAPHS PLAN
  - SA-2 EXISTING VEGETATIVE PLAN
  - SA-3 SOIL, SLOPE, BUFFER, AND DRAINAGE ANALYSIS PLAN
  - SA-4 OVERLAY OF CONCEPT PLAN AND EXISTING PAVEMENTS
  - SA-4 CONCEPT PLAN

SHEET SA-0

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704  
333.9952  
333.9962 fax





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CC ZONING

CC ZONING

CC ZONING

O1-2 ZONING

O1-2 ZONING

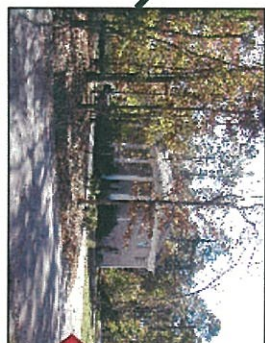
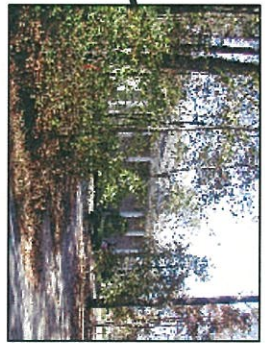
O1-2 ZONING

30' ELECTRIC POWER EASEMENT "E"

30' ELECTRIC POWER EASEMENT "E"

LOT SHOW IS  
FRATERNITY COURT  
P.B. 16 PG 56  
1.410 ACRES  
NOTE 1

ALPHA, GAMMA, & PI, 2011  
CML, INCORPORATED  
200 W. 10TH ST.  
SUITE 200  
CHARLOTTE, NC 28202  
PH: 919-443-2788



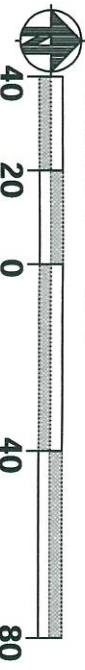
TOTAL PROPERTY AREA = 1.44 AC  
LEGEND:

PROPERTY LINE

NOTE:  
1. EXISTING CONDITIONS WITHIN SITE PROPERTY LINE ARE PROVIDED BY SURVEYING  
FIRM: CML, INCORPORATED  
P.O. BOX 33324, RALEIGH, NC 27603; PH: 919-443-2788; PRODUCTIVITY 04-087

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**Wash  
Hatem  
Nelson**  
ARCHITECTS

SCALE: 1" = 40'-0"



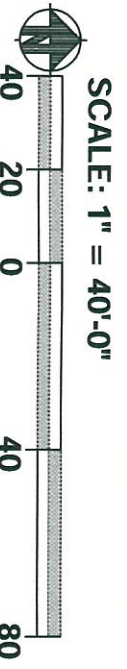
SA-1 EXISTING CONDITIONS PLAN

CONCEPT PLAN SUBMITTAL - 11/24/04

UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL  
200 FINLEY GOLF COURSE ROAD

OFFICE BUILDING

CHAPEL HILL, NORTH CAROLINA



SA-2 EXISTING VEGETATIVE PLAN  
 CONCEPT PLAN SUBMITTAL - 11/24/04

UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL  
 200 FINLEY GOLF COURSE ROAD  
 OFFICE BUILDING

CHAPEL HILL, N.C. 27514

TOTAL PROPERTY AREA = 14± AC

LEGEND:

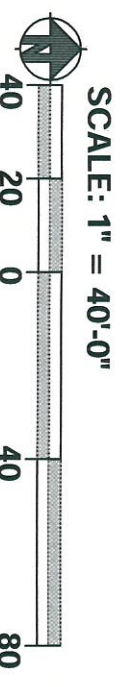
[Yellow Box]	SIDEWALKS
[Grey Box]	ROADS
[Red Box]	BUILDINGS
[Light Green Box]	GRASS
[Dark Green Box]	TREES

NOTE:  
 1- EXISTING CONDITIONS WITHIN SITE PROPERTY LINE ARE PROVIDED BY SURVEYING SOLUTIONS, P.C.; DATE: NOVEMBER 17, 2004; 5401 HILLSBOROUGH STREET, P.O. BOX 33324, RALEIGH, NC 27608; PH: 919.854.4833; PROJECT# 04-097

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**Wash**  
**Hattem**  
**Nelson**

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**SA-3 SOIL, SLOPE, BUFFER  
AND DRAINAGE PLAN**  
CONCEPT PLAN SUBMITTAL - 11/24/04

UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL  
**200 FINLEY GOLF COURSE ROAD**  
**OFFICE BUILDING**  
CHAPEL HILL, N.C. 27514

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**Wash  
Hattem  
Nelson**  
ARCHITECTS

**SOIL SUMMARY:**  
SOILS AT PROPOSED SITE OF  
200 FINLEY GOLF COURSE ROAD:  
ENTIRE SITE IS WSB,  
ALL SLOPE LOW TO MODERATE = 0 TO 10%

**SOIL LEGEND:**

SYMBOL	NAME/COLOR	SOIL	% SLOPE
WB	WHITE STONE	SILT LOAM	2-5%

MODERATELY WELL DRAINED SURFACE LAYER OF LOAM AND SANDY SILT LOAM. FORMED IN WEATHERED SHALE, MUDSTONE AND SANDSTONE. CLAY CLAY LOAM. SILTY CLAY. SILTY CLAY LOAM. AND SANDY CLAY LOAM ON UPLANDS. AVAILABLE WATER CAPACITY HIGH, SHRINK-SWELL POTENTIAL HIGH. GROUNDWATER DEPTH TO 2 FT. USES MODERATE FERTILIZER AS WOODLAND USE.

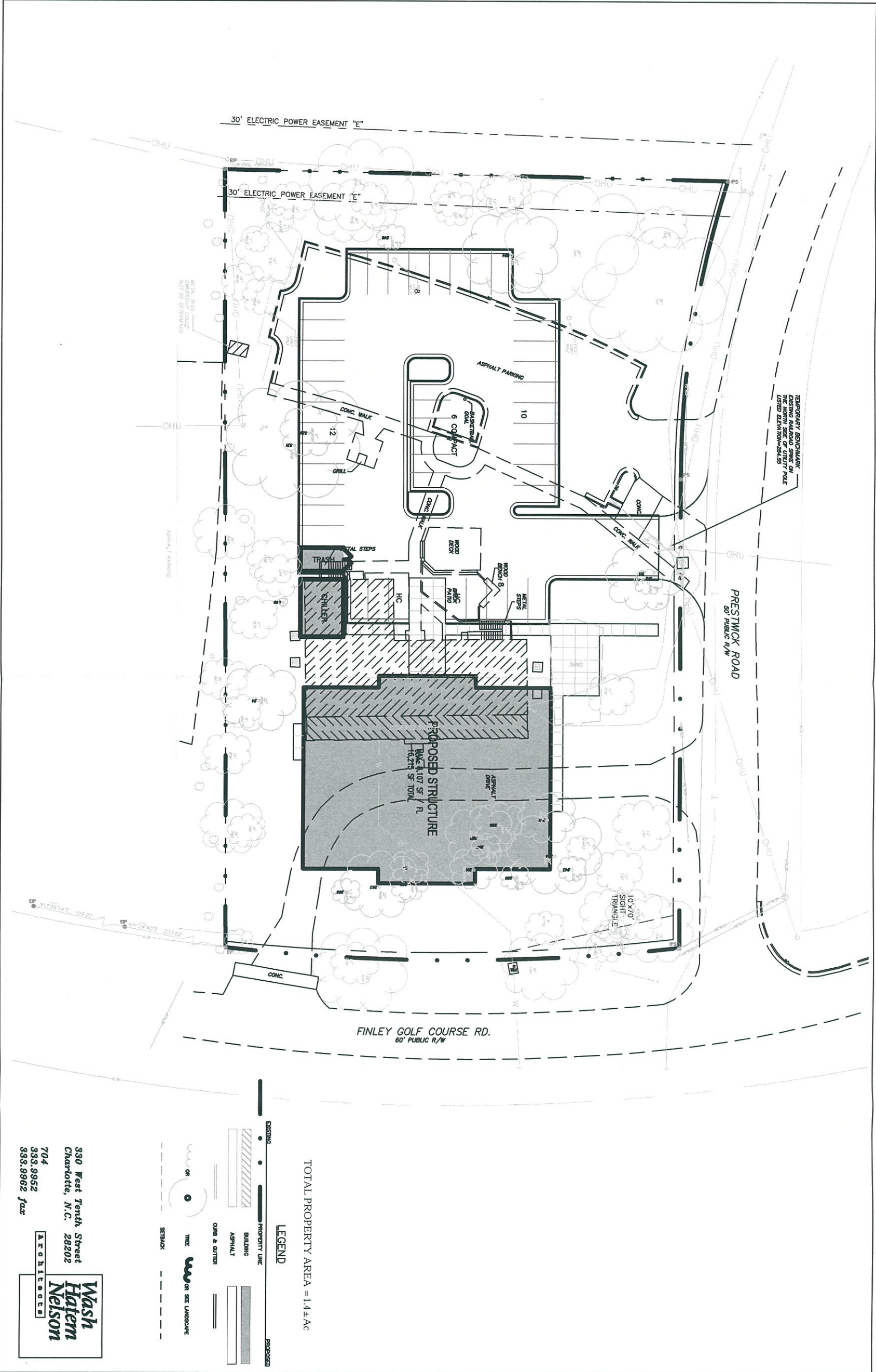
TOTAL PROPERTY AREA = 1.4 ± AC

**LEGEND:**

\*LP LOW POINT

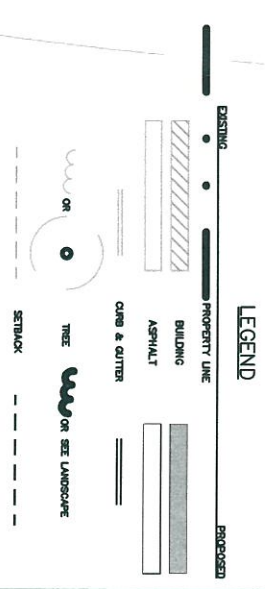
\*HP HIGH POINT

DIRECTION OF FLOW



10

TOTAL PROPERTY AREA = 1.4 ± AC

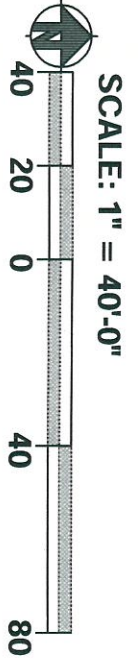


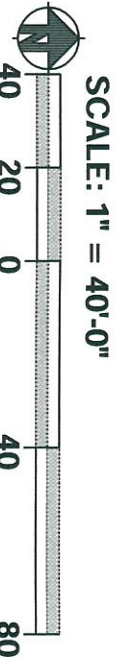
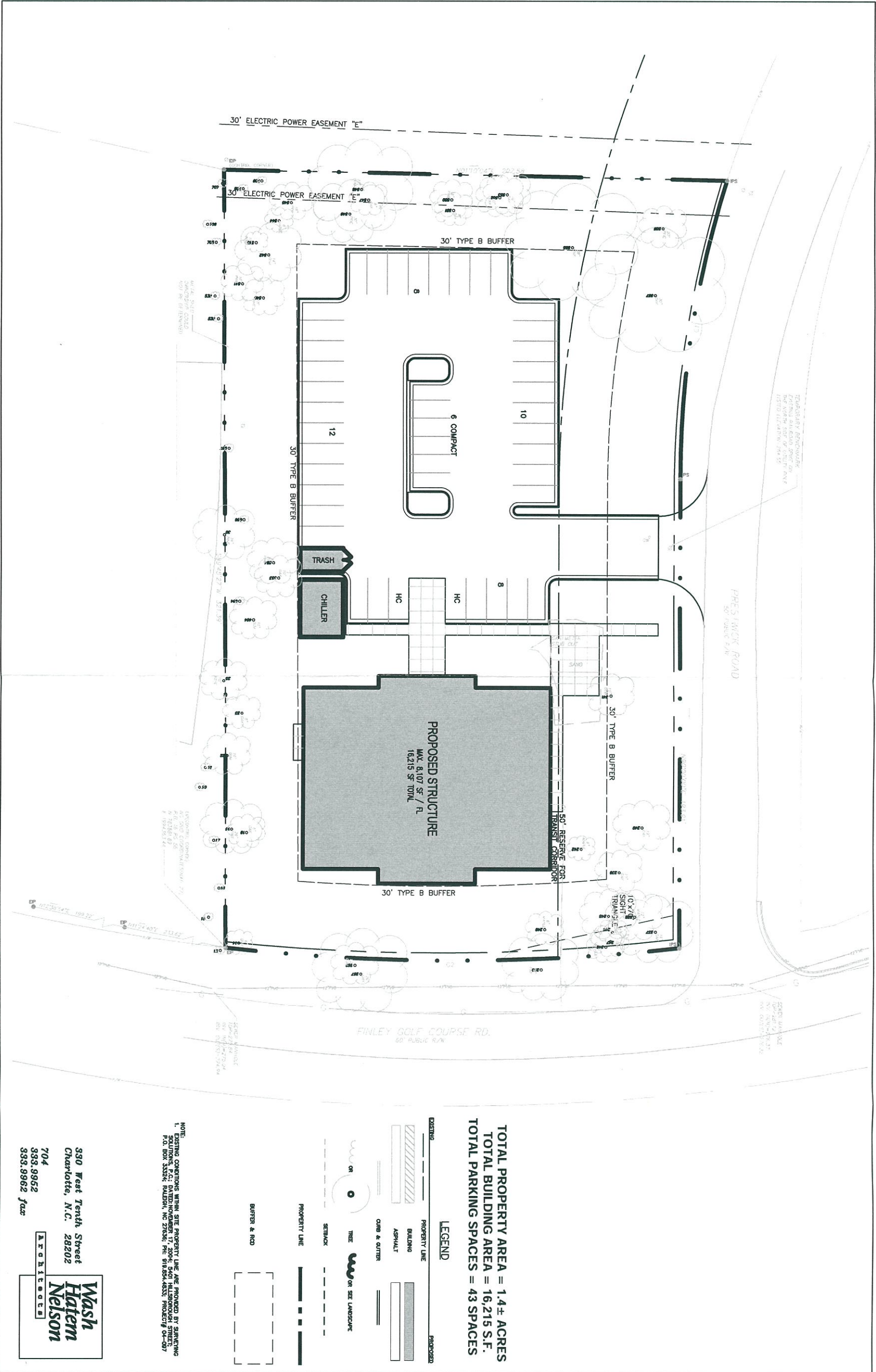
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**SA-4 OVERLAY OF CONCEPT  
 PLAN & EXISTING PAVEMENTS**  
 CONCEPT PLAN SUBMITTAL - 11/24/04

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 200 FINLEY GOLF COURSE ROAD  
**OFFICE BUILDING**  
 CHAPEL HILL, NORTH CAROLINA





SA-5 CONCEPT PLAN  
 CONCEPT PLAN SUBMITTAL - 11/24/04

TOTAL PROPERTY AREA = 1.4± ACRES  
 TOTAL BUILDING AREA = 16,215 S.F.  
 TOTAL PARKING SPACES = 43 SPACES

**LEGEND**

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
BUILDING	BUILDING
ASPHALT	ASPHALT
CURB & GUTTER	CURB & GUTTER
TREE	TREE OR SEE LANDSCAPE
SETBACK	SETBACK
PROPERTY LINE	PROPERTY LINE
BUFFER & NOB	BUFFER & NOB

NOTE:  
 1. EXISTING CONDITIONS WITHIN SITE PROPERTY LINE ARE PROVIDED BY SURVEYING P.L.O. BOB SISK, PALEON, NC 27356. P.C. 91824-453X. PROJECT # 04-007

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 393.9952  
 393.9962 fax

**Wash Hatem Nelson**  
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 200 FINLEY GOLF COURSE ROAD  
 OFFICE BUILDING  
 CHAPEL HILL, N. NORTH CAROLINA