

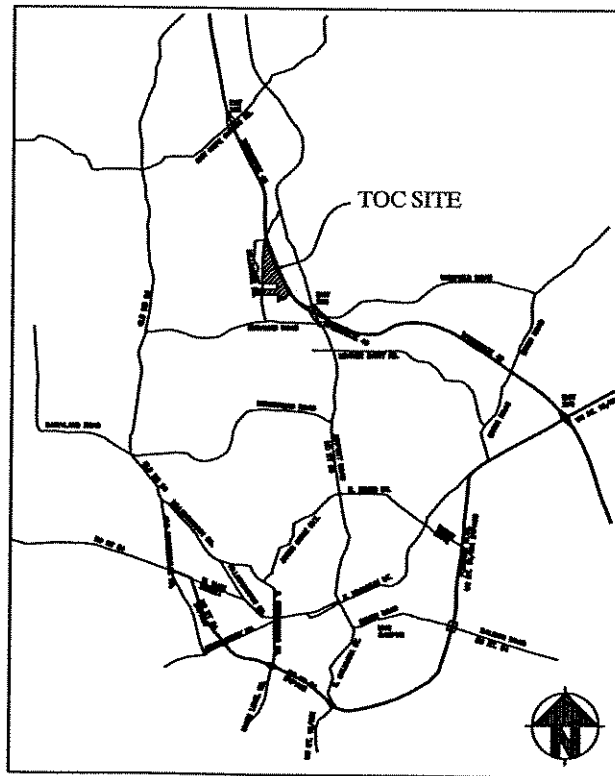
# 10 CHAPEL HILL TOWN OPERATIONS CENTER

CHAPEL HILL, NORTH CAROLINA

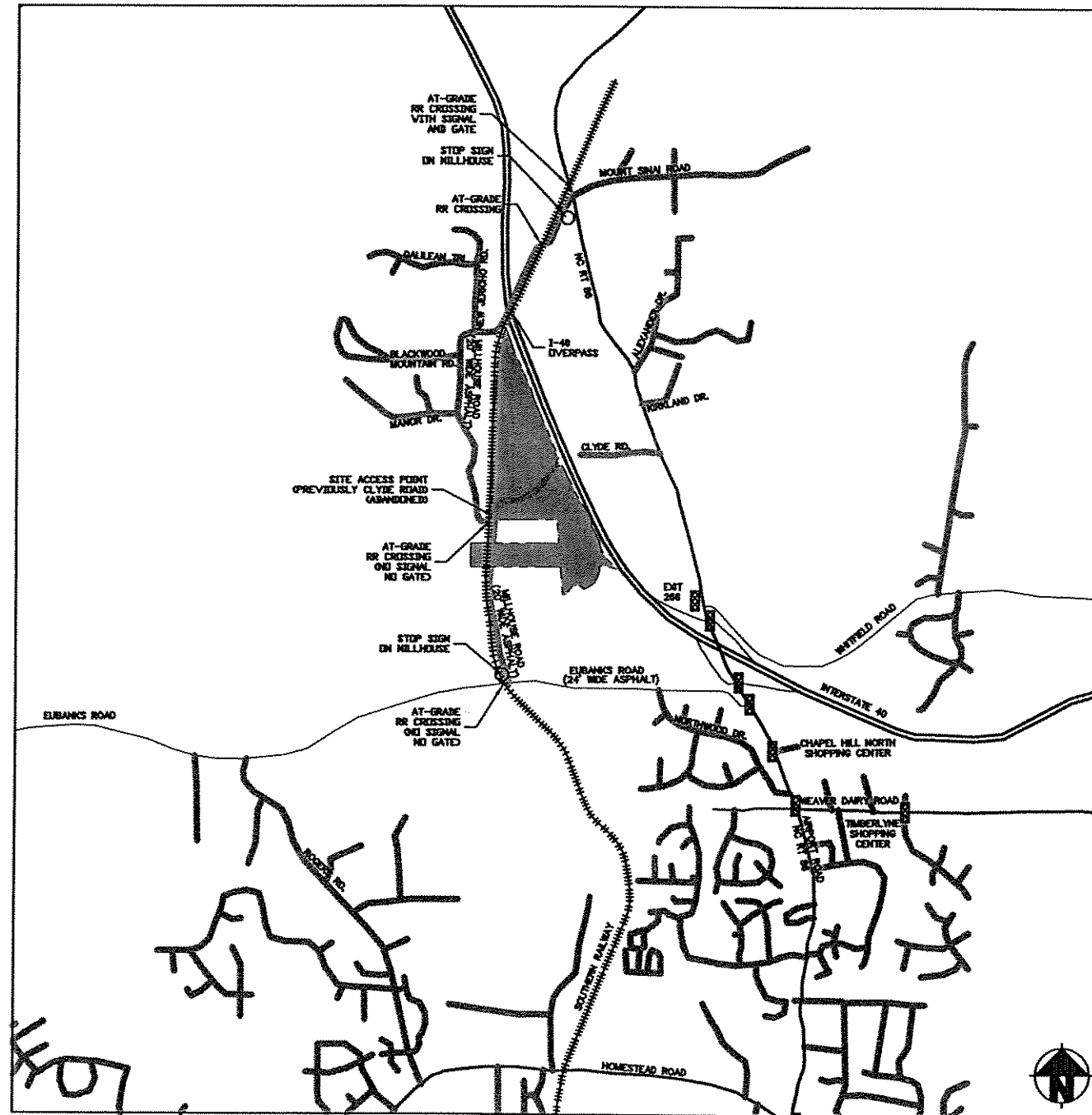
REVISED - PHASE I SUBMITTAL - MAY 18, 2003

**LEGEND**

- TOC SITE PROPERTY LINE
- ===== PRINCIPAL ARTERIAL ROAD
- ===== MINOR ARTERIAL ROAD
- ===== COLLECTOR ROAD
- ===== LOCAL ROAD
- RAILROAD TRACK
- ⊠ SIGNALIZED INTERSECTION
- STOP SIGN



LOCATION MAP  
SCALE: 1 INCH = 1 MILE

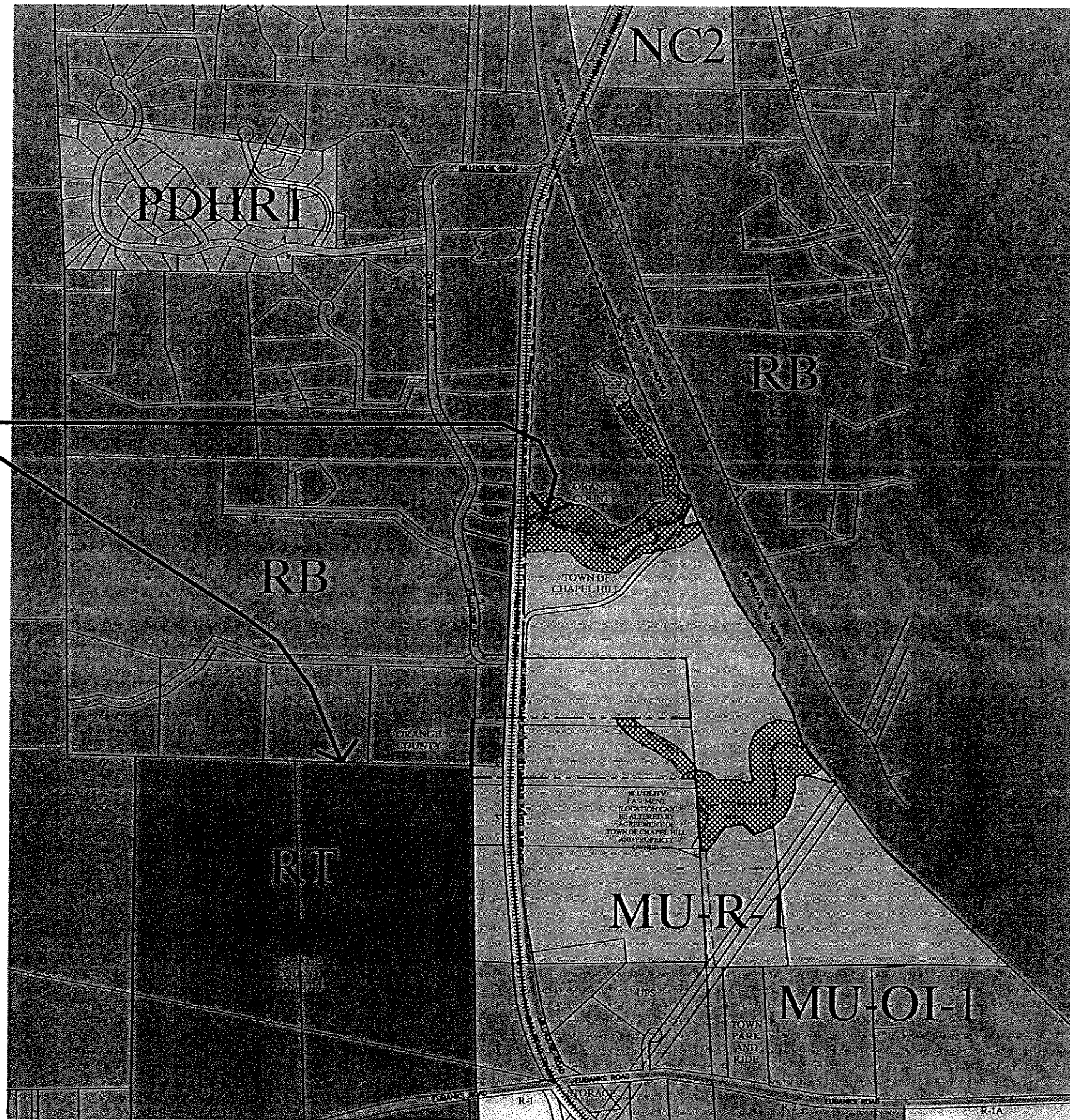


SITE ACCESS PLAN  
SCALE: 1 INCH = 1000 FEET

SHEETS:	
TITLE SHEET	SA-0
ZONING PLAN	SA-1
SITE CONTEXT PLAN	SA-2
EXISTING VEGETATIVE PLAN	SA-3
SOIL ANALYSIS AND BORING LOCATION PLAN	SA-4
SLOPE ANALYSIS PLAN	SA-5
BUFFER AND RCD PLAN	SA-6
DRAINAGE ANALYSIS PLAN	SA-7
SITE DEVELOPABILITY PLAN	SA-8
EXISTING MUNICIPAL OPERATIONS FACILITY	SA-9

SHEET SA-0

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TOTAL PROPERTY AREA = 88.6± Ac

**LEGEND**

- TOC SITE PROPERTY LINE
- PROPERTY LINE
- - - - - TOWN ZONING LIMITS

TOWN OF CHAPEL HILL ZONING:

- [Pattern] R-1 RESIDENTIAL DISTRICT
- [Pattern] R-1A RESIDENTIAL DISTRICT
- [Pattern] R-2 RESIDENTIAL DISTRICT
- [Pattern] MU-OI-1 MIXED USE OFFICE/INSTITUTIONAL DISTRICT
- [Pattern] MU-R-1 MIXED USE RESIDENTIAL DISTRICT
- [Pattern] RT RURAL TRANSITION DISTRICT

ORANGE COUNTY ZONING:





- [Pattern] RB RURAL BUFFER DISTRICT
- [Pattern] PDHRI PLANNED DEVELOPMENT DISTRICT
- [Pattern] NC2 NEIGHBORHOOD COMMERCIAL II DISTRICT

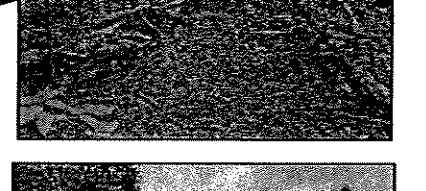
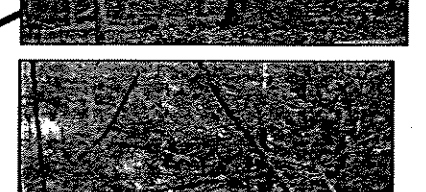
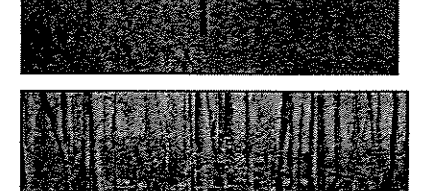
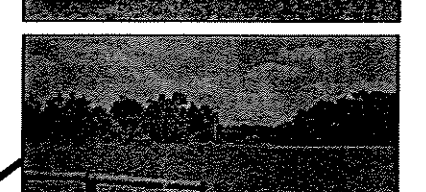
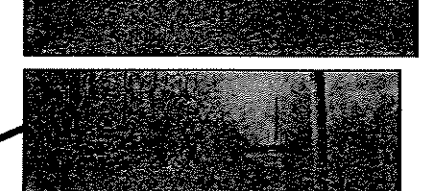
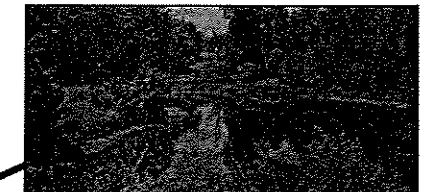
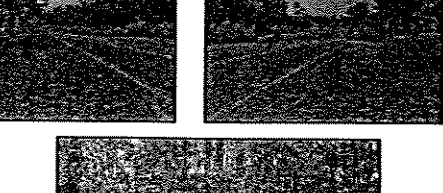
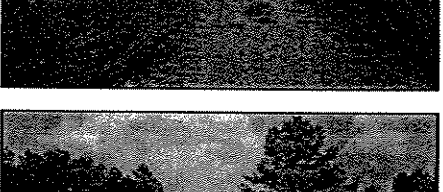
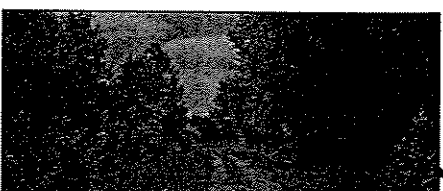
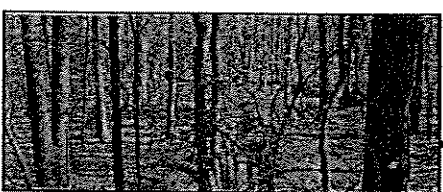
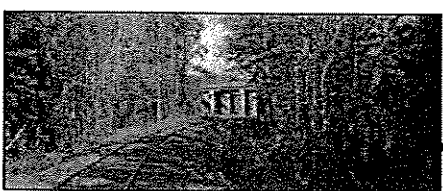
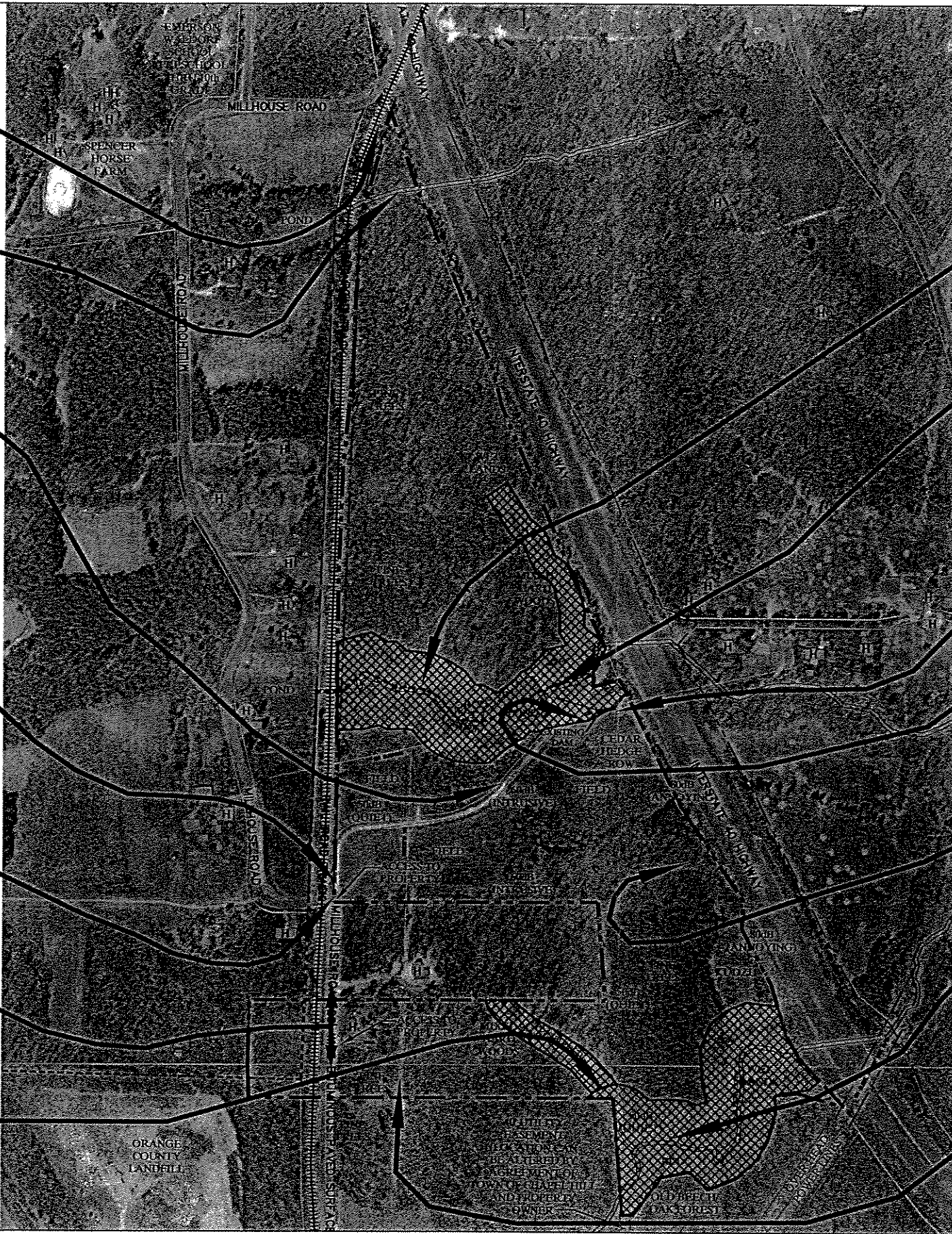
NOTE:  
 1. EXISTING CONDITIONS WITHIN SITE PROPERTY LINE ARE PROVIDED BY FREEHOLD LAND SURVEYS, INC.; BOUNDARIES DATED: JANUARY 27, 2003; TOPO AND SIGNIFICANT TREES DATED: FEBRUARY 07, 2003; 113 WEST MAIN STREET; P.O. BOX 108; CAROLINA, NC 27516; PH: 919.329.0000  
 2. EXISTING PROPERTY LINES, OUTSIDE SITE PROPERTY, AND ORANGE COUNTY ZONING BASED ON ORANGE COUNTY LAND RECORDS/GIS. TOWN OF CHAPEL HILL ZONING BASED ON CHAPEL HILL GIS MAP, DATED SEPTEMBER 11, 2002 AND NOVEMBER 25, 2002.

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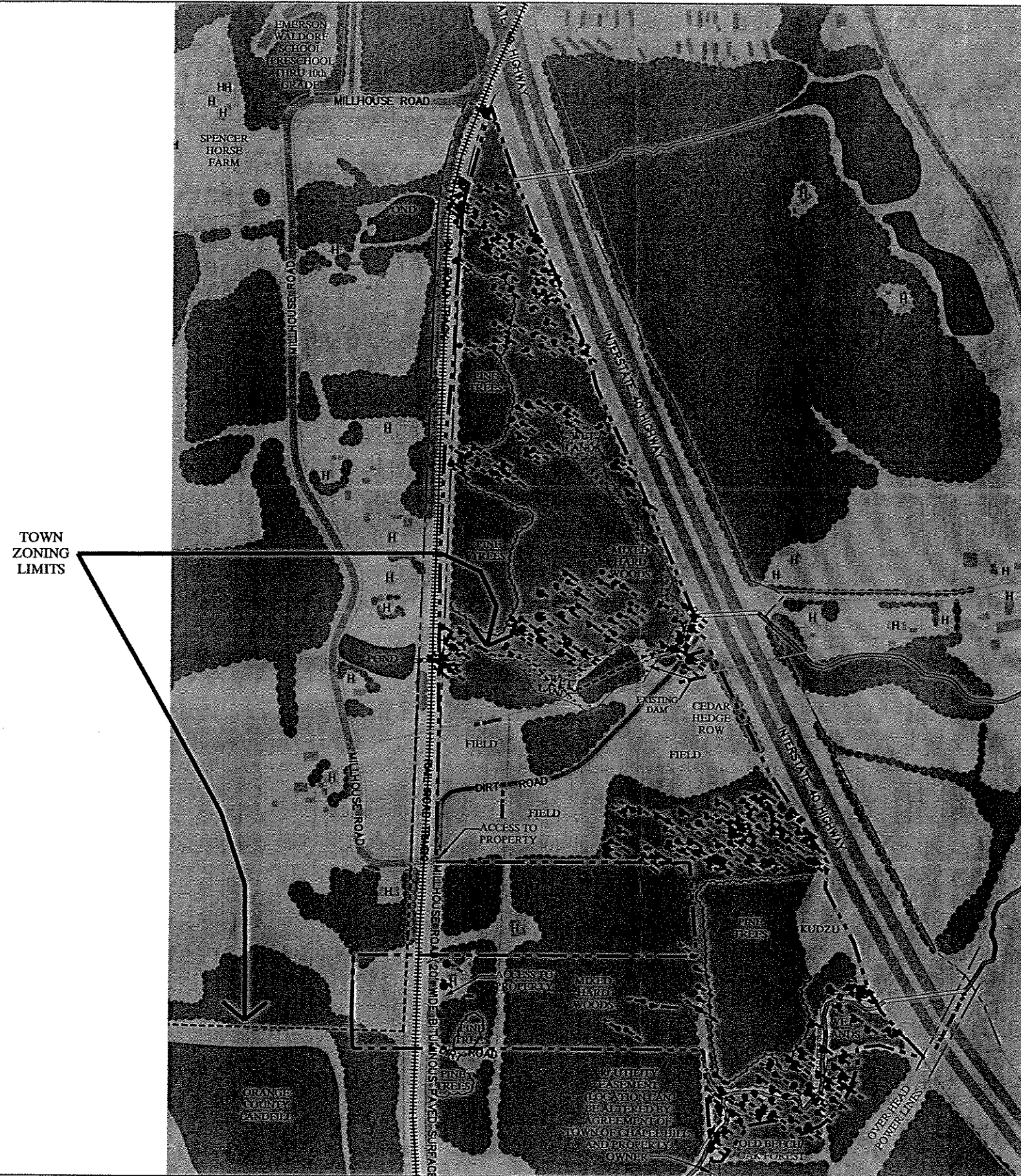
TOTAL PROPERTY AREA = 88.6± Ac

LEGEND

-  PROPERTY LINE
-  STREAM
-  HOUSE(DWELLING)
-  TOWN ZONING LIMITS

















NOTE:  
 1. EXISTING CONDITIONS WITHIN SITE PROPERTY LINE ARE PROVIDED BY FREEHOLD LAND SURVEYS, INC. BOUNDARIES DATED JANUARY 27, 2003, TOWN AND COUNTY ZONING ORDINANCES, AND THE 2003 1/3 WEST BARK STREET P.O. BOX 108, CHAPEL HILL, NC 27510, PH. 919.286.8014.  
 2. EXISTING PROPERTY LINES, OUTSIDE SITE PROPERTY, AND ORANGE COUNTY ZONING MAPS ARE PROVIDED BY ORANGE COUNTY LAND RECORDS/O&E. BASED ON AERIAL PHOTOGRAPHY PROVIDED BY ORANGE COUNTY LAND RECORDS/O&E. BOUNDARIES DATED JANUARY 27, 2003, TOWN AND COUNTY ZONING ORDINANCES, AND THE 2003 1/3 WEST BARK STREET P.O. BOX 108, CHAPEL HILL, NC 27510, PH. 919.286.8014.

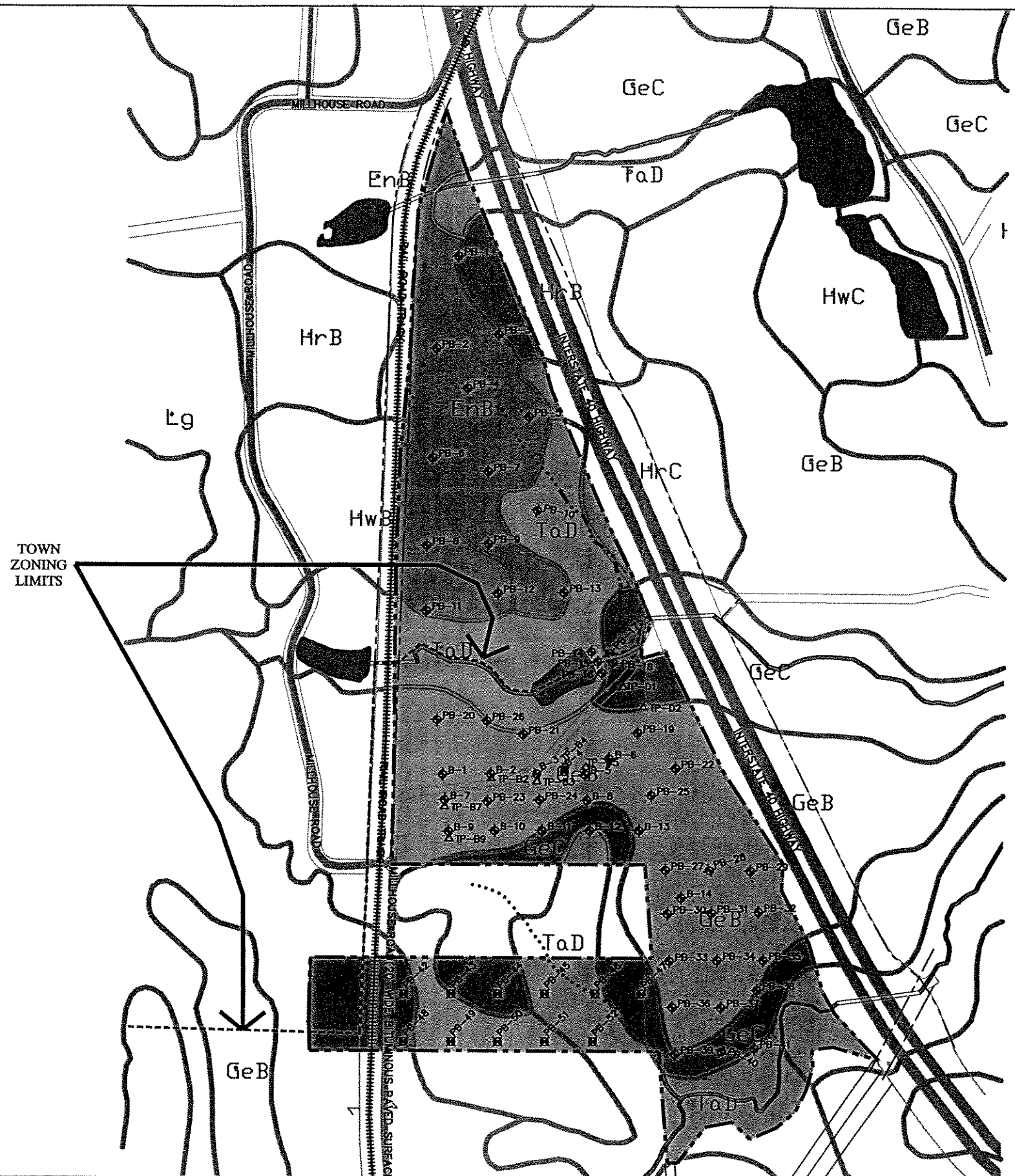


TOTAL PROPERTY AREA = 88.6 ± Ac

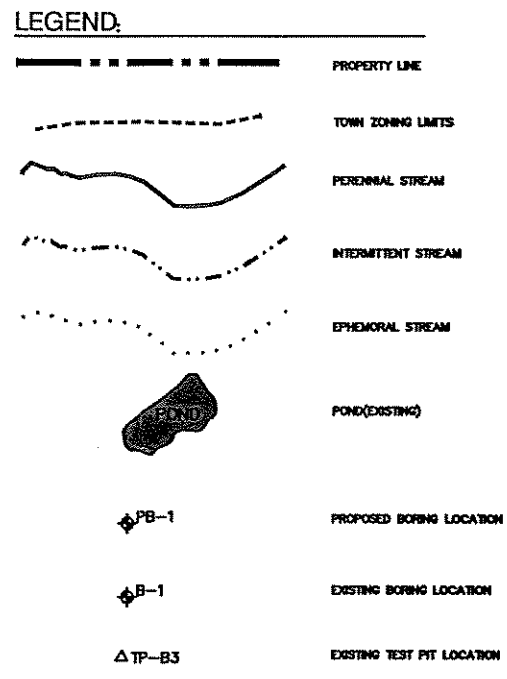
LEGEND

-  ROADS
-  BUILDINGS
-  DIRT ROAD
-  GRASS/KUDZU
-  TREES
-  WATER
-  WETLANDS
-  HOUSE(DOMICILE)
-  PROPERTY LINE
-  TOWN ZONING LIMITS
-  PERENNIAL STREAM
-  INTERMITTENT STREAM
-  EPHEMERAL STREAM
-  POND(EXISTING)

NOTE:  
 1. EXISTING CONDITIONS WITHIN SITE PROPERTY LINE ARE PROVIDED BY FREEHOLD LAND SURVEYS, INC.; BOUNDRIES DATED: JANUARY 27, 2003; TOPO AND SIGNIFICANT TREES DATED: FEBRUARY 27, 2003; 113 WEST MAIN STREET, P.O. BOX 188, CARBORO, NC 27510; PH: 919.929.0080  
 2. EXISTING PROPERTY LINES, OUTSIDE SITE PROPERTY, AND ORANGE COUNTY ZONING BASED ON AERIAL TOPOGRAPHY PROVIDED BY ORANGE COUNTY LAND RECORDS/OCS, DATED SEPTEMBER 11, 2002 AND NOVEMBER 25, 2002. TOWN OF CHAPEL HILL ZONING BASED ON CHAPEL HILL GIS MAP DATED JULY OF 2000.



TOTAL PROPERTY AREA = 88.6 ± Ac

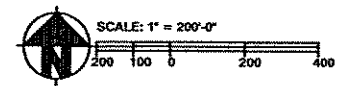


**SUMMARY:**  
SOILS TYPICAL AT PROPOSED SITE OF CHAPEL HILL TOWN OPERATIONS CENTER

**LEGEND:**

SYMBOL	NAME/COLOR	SOIL	DESCRIPTION	% SLOPE
◼	GEORGETOWN	SILT LOAM	WELL DRAINED, YELLOWISH RED SILT LOAM 7" THICK, SUBSOIL 65" THICK, LOW ORGANIC MATTER CONTENT OF SURFACE LAYER, MODERATE PERMEABILITY, AVAILABLE WATER CAPACITY: HIGH, SHRINK-SWELL POTENTIAL: LOW, BEDROCK DEPTH MORE THAN 80". HIGH URBAN USE. HAS HIGH POTENTIAL FOR ALL FORMS OF RECREATION.	2-6%
◼	HEWASSEE	CLAY LOAM	WELL DRAINED, DARK REDDISH BROWN CLAY 4" THICK, SUBSOIL 73" THICK, LOW ORGANIC MATTER CONTENT OF SURFACE LAYER, MODERATE PERMEABILITY, AVAILABLE WATER CAPACITY: MEDIUM, SHRINK-SWELL POTENTIAL: LOW, BEDROCK DEPTH MORE THAN 80". HIGH URBAN USE. HIGH POTENTIAL FOR MOST RECREATION USES.	2-6%
◼	HEWASSEE	SILT LOAM	WELL DRAINED, DARK YELLOWISH BROWN SILT 4" THICK, SUBSOIL 47" THICK, LOW ORGANIC MATTER CONTENT OF SURFACE LAYER, MODERATE PERMEABILITY, AVAILABLE WATER CAPACITY: MEDIUM, SHRINK-SWELL POTENTIAL: LOW, BEDROCK DEPTH MORE THAN 80". HIGH URBAN USE. HIGH POTENTIAL FOR ALL FORMS OF RECREATION USE.	2-6%
◼	GEORGETOWN	SILT LOAM	WELL DRAINED, YELLOWISH RED SILT LOAM 7" THICK, SUBSOIL 65" THICK, LOW ORGANIC MATTER CONTENT OF SURFACE LAYER, MODERATE PERMEABILITY, AVAILABLE WATER CAPACITY: HIGH, SHRINK-SWELL POTENTIAL: LOW, BEDROCK DEPTH MORE THAN 80". MEDIUM URBAN USE. EROSION IS A HAZARD IF GROUND COVER IS REMOVED.	6-10%
◼	HEWASSEE	SILT LOAM	WELL DRAINED, DARK YELLOWISH BROWN SILT 4" THICK, SUBSOIL 47" THICK, LOW ORGANIC MATTER CONTENT OF SURFACE LAYER, MODERATE PERMEABILITY, AVAILABLE WATER CAPACITY: MEDIUM, SHRINK-SWELL POTENTIAL: LOW, BEDROCK DEPTH MORE THAN 80". MEDIUM URBAN USE. LIMITATION DUE TO SLOPES. EROSION IS A HAZARD IF GROUND COVER IS REMOVED.	6-10%
◼	TADUM	SILT LOAM	WELL DRAINED, STRONG BROWN SILT LOAM 8" THICK, SUBSOIL 26" THICK, LOW ORGANIC MATTER CONTENT OF SURFACE LAYER, MODERATE PERMEABILITY, AVAILABLE WATER CAPACITY: LOW, SHRINK-SWELL POTENTIAL: MODERATE, BEDROCK DEPTH IS 40' TO 80" THICK, MEDIUM URBAN USE. LIMITATIONS DUE TO SLOPES. MEDIUM RECREATION USE DUE TO SLOPES.	6-10%
◼	THICK	LOAM	WELL DRAINED, BROWN LOAM 5" THICK, SUBSOIL 25" THICK, LOW ORGANIC MATTER CONTENT OF SURFACE LAYER, SLOW PERMEABILITY, AVAILABLE WATER CAPACITY: MEDIUM, SHRINK-SWELL POTENTIAL: HIGH, BEDROCK DEPTH MORE THAN 80". LOW URBAN USE DUE TO SLOW PERMEABILITY & HIGH SHRINK-SWELL POTENTIAL. EROSION IS HAZARD IF GROUND COVER REMOVED.	2-6%





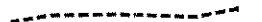







**NOTE:**  
1. EXISTING CONDITIONS WITHIN SITE PROPERTY LINE ARE PROVIDED BY FREEHOLD LAND SURVEYS, INC.; BOUNDARIES DATED: JANUARY 27, 2003; TOPO AND SIGNIFICANT TREES DATED: FEBRUARY 07, 2003; 113 WEST MAIN STREET, P.O. BOX 108, CARROLL, NC 27510, PH: 818.828.8090.  
2. EXISTING PROPERTY LINES, OUTSIDE SITE PROPERTY, AND ORANGE COUNTY ZONING BASED ON AERIAL TOPOGRAPHY PROVIDED BY ORANGE COUNTY LAND RECORDS/DES. DATED SEPTEMBER 11, 2002 AND NOVEMBER 25, 2002. TOWN OF CHAPEL HILL ZONING BASED ON CHAPEL HILL 65 MAP DATED JULY OF 2000.



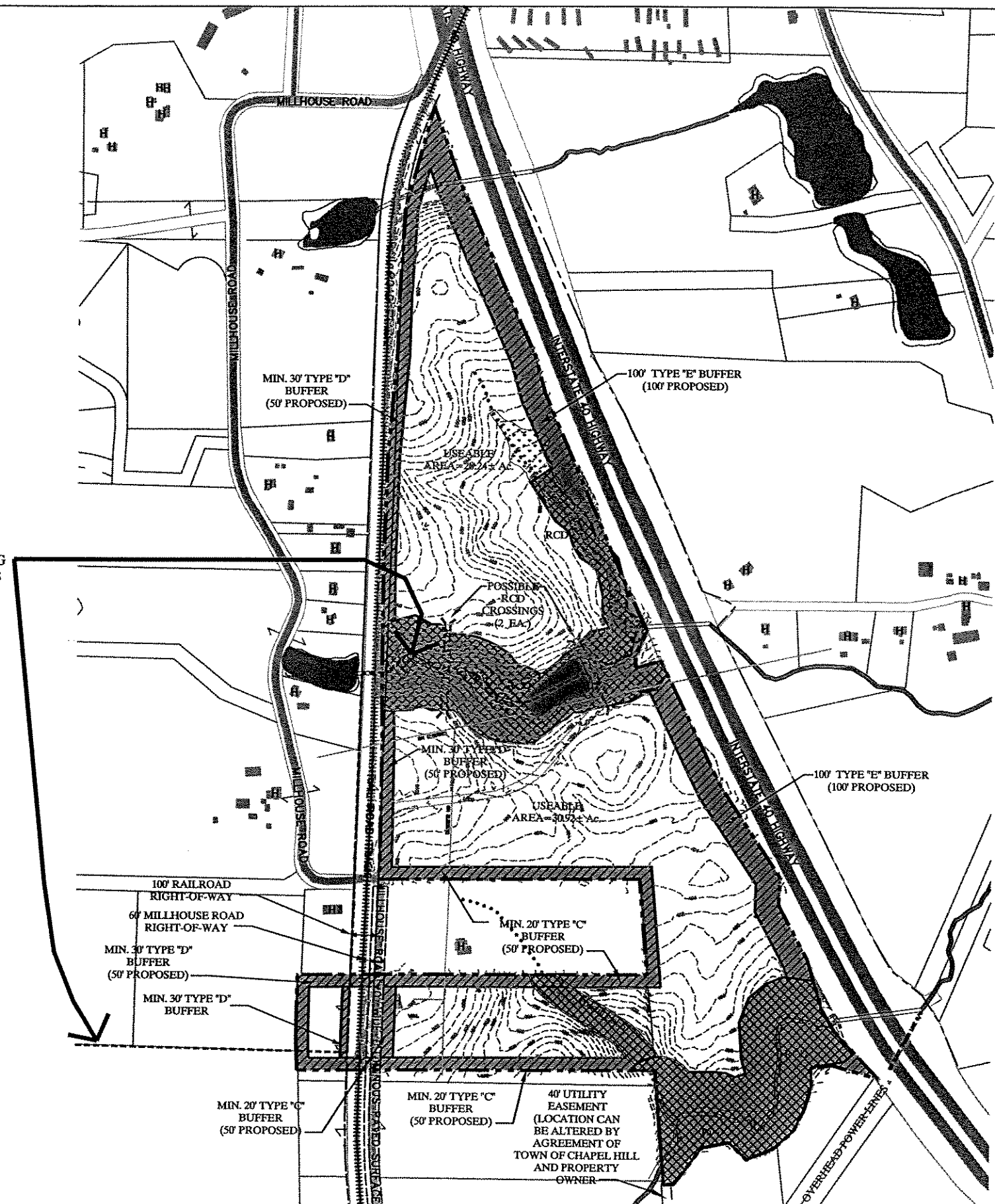


TOTAL PROPERTY AREA = 88.6 ± Ac

LEGEND:






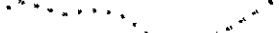

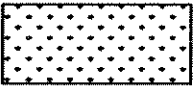


-  EXISTING SLOPES 0 - 5%
-  EXISTING SLOPES 5 - 10%
-  EXISTING SLOPES 10 - 15%
-  EXISTING SLOPES 15%+
-  TOWN ZONING LIMITS
-  PROPERTY LINE
-  PERENNIAL STREAM
-  INTERMITTENT STREAM
-  EPHEMERAL STREAM
-  POND (EXISTING)
-  \*LP LOW POINT
-  \*HP HIGH POINT

NOTE:  
 1. EXISTING CONDITIONS WITHIN SITE PROPERTY LINE ARE PROVIDED BY FREEHOLD LAND SURVEYS, INC.; BOUNDARIES DATED JANUARY 27, 2003; TOPO AND SIGNIFICANT TREES DATED FEBRUARY 07, 2003; 113 WEST MAIN STREET, P.O. BOX 108, CARRBORO, NC 27510; PH: 919.822.8090  
 2. EXISTING PROPERTY LINES, OUTSIDE SITE PROPERTY, AND ORANGE COUNTY ZONING BASED ON AERIAL TOPOGRAPHY PROVIDED BY ORANGE COUNTY LAND RECORDS/OIS, DATED SEPTEMBER 11, 2002 AND NOVEMBER 28, 2002. TOWN OF CHAPEL HILL ZONING BASED ON CHAPEL HILL GIS MAP DATED JULY OF 2000.



TOTAL PROPERTY AREA = 88.6±Ac

**LEGEND**

-  PROPERTY LINE
-  TOWN ZONING LIMITS
-  HOUSE(DOMICILE)
-  PERENNIAL STREAM
-  INTERMITTENT STREAM
-  EPHEMERAL STREAM
-  POND (EXISTING)
-  WETLANDS
-  BUFFER
-  RESOURCE CONSERVATION DISTRICT (RCD)

NOTE:  
1. BUFFERS AND RCDs AS SHOWN ABOVE THE TOWN ZONING LIMITS REFLECT THE TOWN OF CHAPEL HILL ORDINANCE WHICH MEETS OR EXCEEDS ORANGE COUNTY'S.

- NOTE:
1. EXISTING CONDITIONS WITHIN SITE PROPERTY LINE ARE PROVIDED BY FREDHOLD LAND SURVEYS, INC.; BOUNDARIES DATED: JANUARY 27, 2003; TOPO AND SIGNIFICANT TREES DATED: FEBRUARY 07, 2003; 113 WEST MAIN STREET, P.O. BOX 188; CARRBORO, NC 27510; PH: 919.824.8090
  2. EXISTING PROPERTY LINES, OUTSIDE SITE PROPERTY, AND ORANGE COUNTY ZONING BASED ON AERIAL TOPOGRAPHY PROVIDED BY ORANGE COUNTY LAND RECORDS/ORS. DATED SEPTEMBER 11, 2002 AND NOVEMBER 28, 2002. TOWN OF CHAPEL HILL ZONING BASED ON CHAPEL HILL GIS MAP DATED JULY OF 2000.

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TOWN ZONING LIMITS

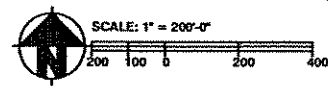


TOTAL PROPERTY AREA = 88.6±Ac

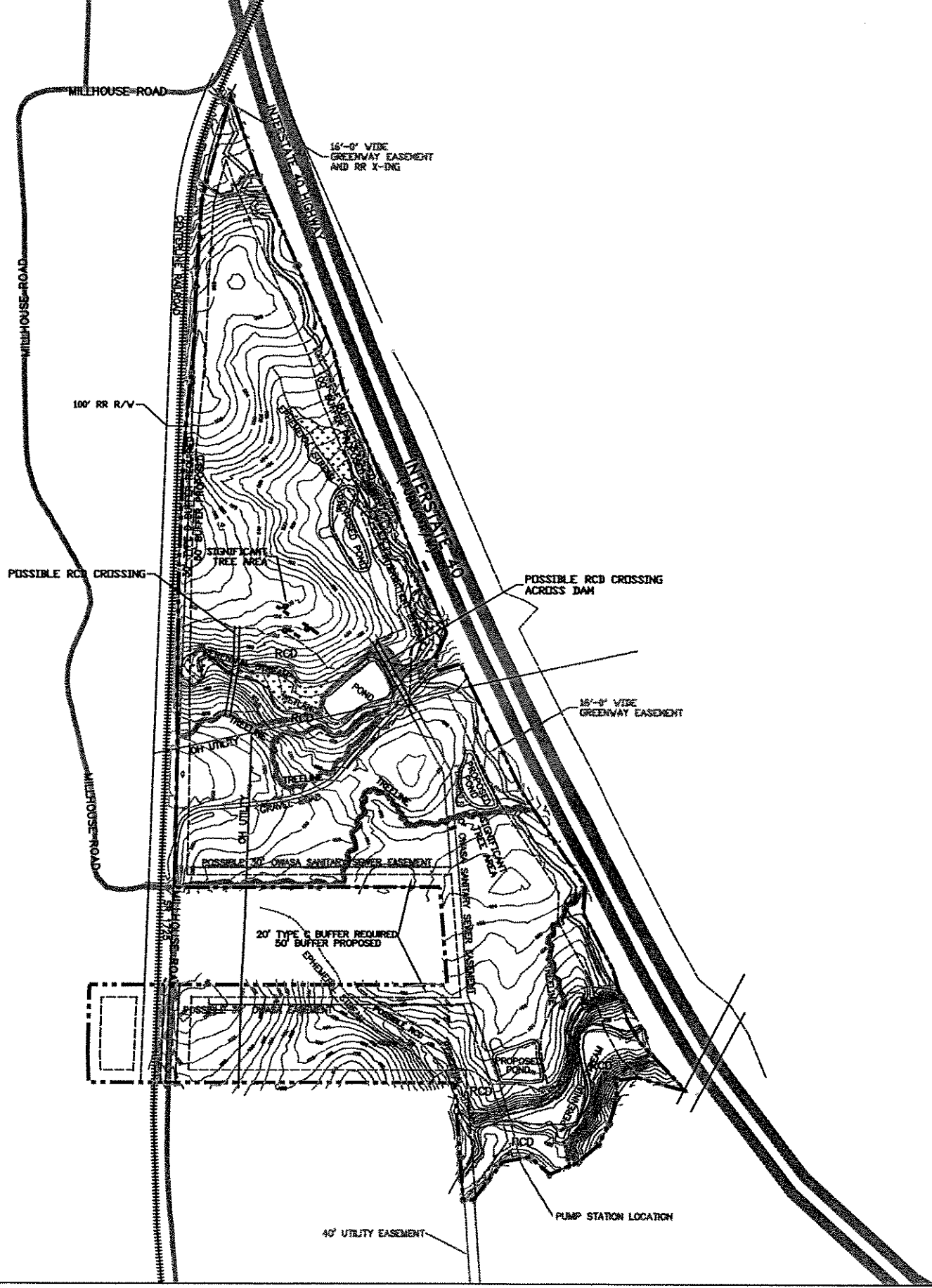
LEGEND:

- PROPERTY LINE
- TOWN ZONING LIMITS
- \*LP LOW POINT
- \*HP HIGH POINT
- DIRECTION OF FLOW
- ~~~~~ PERENNIAL STREAM
- ..... INTERMITTENT STREAM
- ..... EPHEMERAL STREAM
- █ POND(EXISTING)

NOTE:  
 1. EXISTING CONDITIONS WITHIN SITE PROPERTY LINE ARE PROVIDED BY FREDHOLD LAND SURVEYS, INC.; BOUNDRIES DATED: JANUARY 27, 2003; TOPO AND SIGNIFICANT TREES DATED: FEBRUARY 07, 2003; 113 WEST MAIN STREET, P.O. BOX 188, CARRBORO, NC 27510; PH: 919.228.8000  
 2. EXISTING PROPERTY LINES, OUTSIDE SITE PROPERTY, AND ORANGE COUNTY ZONING BASED ON AERIAL TOPOGRAPHY PROVIDED BY ORANGE COUNTY LAND RECORDS/GIS, DATED SEPTEMBER 11, 2002 AND NOVEMBER 28, 2002. TOWN OF CHAPEL HILL ZONING BASED ON CHAPEL HILL GIS MAP DATED JULY OF 2000.







TOTAL PROPERTY AREA = 88.6 ± ACRES

LEGEND

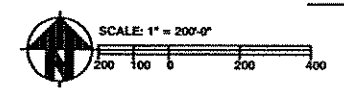
- PROPERTY LINE
- STREAM
- INTERMITTENT STREAM
- EPHEMERAL STREAM
- POND (EXISTING)
- POND (PROPOSED)
- WETLANDS (EXISTING)
- BUFFER & RCD
- TREE LINE
- POTENTIAL OWASA SEWER EASEMENT

NOTE:  
 1. EXISTING CONDITIONS WITHIN SITE PROPERTY LINE ARE PROVIDED BY FREEHOLD LAND SURVEYS, INC.; BOUNDARIES DATED: JANUARY 27, 2003; TOPO AND SIGNIFICANT TREES DATED: FEBRUARY 7, 2003; 113 WEST MAIN STREET, P.O. BOX 100, CARBORO, 27510; PH: 919.529.0090

# SA-8 SITE DEVELOPABILITY PLAN CHAPEL HILL TOWN OPERATIONS CENTER

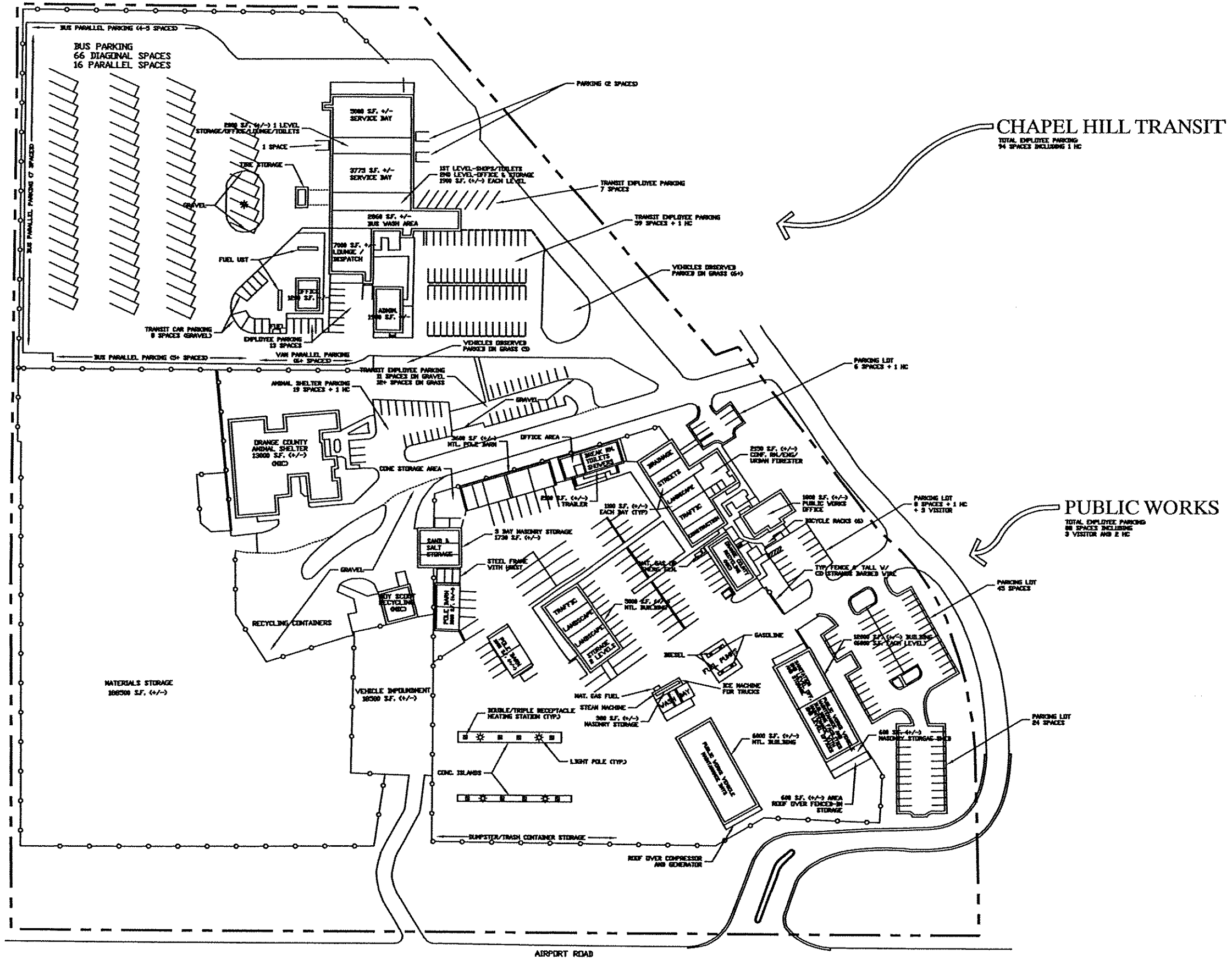
REVISED - PHASE 1 SUBMITTAL - MAY 18, 2003

CHAPEL HILL, NORTH CAROLINA



LEGEND

- PROPERTY LINE
- FENCE
- TRANSPORTATION BUILDINGS
- PUBLIC WORKS BUILDINGS
- ORANGE COUNTY BUILDINGS
- PAVEMENT OR GRAVEL
- GRASS OR TREES



# SA-9 EXISTING MUNICIPAL OPERATIONS FACILITY

AIRPORT ROAD, CHAPEL HILL, NORTH CAROLINA  
 PHASE I SUBMITTAL - FEBRUARY 14, 2003