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LAND DEVELOPMENT CONSULTANTS

Property Evaluation

**2200 Homestead Road
Chapel Hill, NC**

May 22, 2013

Project No. 20008

Prepared For:

**Town of Chapel Hill
405 Martin Luther King, Jr. Blvd.
Chapel Hill, NC 27514**

LAND PLANNERS + CIVIL ENGINEERS

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LIC. C-1030

Property Evaluation

2200 Homestead Road Chapel Hill, NC

Purpose

The subject of this study is a 14.25-acre parcel of land located at 2200 Homestead Road in Chapel Hill, NC. The subject property is owned by the Town of Chapel Hill and is subject to an SUP dated June 25, 2001 for the Vineyard Square development. In accordance with a stipulation to the SUP, the property was deeded to the Town of Chapel Hill for municipal purposes.

The purpose of this study is to (1) provide analysis of primary regulatory and physical constraints applicable to the subject property; (2) provide property-specific guidance about reasonable types and intensities of future land uses for the property; and (3) discuss other identified issues or opportunities relevant to potential property development.

Assumptions and Qualifications

This study is based on current Town of Chapel Hill zoning designations, the Town of Chapel Hill 2020 Land Use Plan (2020 Plan), the Town of Chapel Hill Land Use Management Ordinance (LUMO), other applicable land development regulations and policies, typical interpretations relating to the foregoing, mapping and other information provided by the owner, and other available public information. Unless otherwise indicated, the determinations, opinions, and recommendations herein assume that current regulatory conditions will not change in a manner that will adversely or significantly affect future development of the subject property. In addition, this study does not consider the full range of issues that may affect the current or future development potential of the property.

General Site Conditions

The subject property lies at the northeastern quadrant of the intersection of Homestead Road and the Southern Railroad R/W. It consists of approximately 14.251 acres, and contains a building approximately 6,000± SF in size, a gravel parking field approximately 12,000 SF in size (35 parking spaces±) and a “community garden”. The subject property has about 600 feet of frontage on Homestead Rd. and about 25 feet of frontage on Weaver Dairy Road Extension. The property is served by a driveway connection to Homestead Rd.

According to the Chapel Hill zoning map, the property is not in the Watershed Protection overlay zoning district. As shown on Plat Book 91 at Page 121, two streams and one pond are

located on the property with a 75' RCD "streamside corridor" for the stream(s) and pond. The USGS Quadrangle map indicates that only one stream is on the property and that it is an intermittent stream. The Soil Conservation Service (SCS) Orange County Soil Survey indicates that only one stream is on the property and that it is a perennial stream. The Town's GIS indicates that one stream on site is confirmed to be a perennial stream and that the other "stream" requires a site visit to make a determination. For purposes of this report we have assumed that one stream is perennial and the other intermittent. Therefore, a riparian buffer is presumed to be present for both streams, pursuant to Jordan Lake watershed protection regulations. To verify or remove this presumed buffer on the intermittent stream, and to locate the upper limit of this feature, a field determination will be required by the NC DENR Division of Water Quality, or their delegated authority.

Mapping provided by the owner indicates that the "perennial" stream has a 150' RCD complete with the stream side, managed use and the upland corridors and that the "intermittent" stream has a 50' streamside corridor RCD in accordance with LUMO Table 3.6.3-1. Since RCD determinations are made by the Town of Chapel Hill, we recommend that Town staff make a field determination of these "streams" for a more refined analysis. If these "streams" are determined to have a different classification, or terminate in a different location than what has been assumed, the maximum intensities for floor area and impervious surface will be altered accordingly.

Given these environmentally sensitive areas and the associated regulatory protections, the area south of the "perennial" stream and pond, along the Homestead Rd. frontage, is the area of the site most conducive for uses associated with the use or construction of building and vehicular area infrastructure.

Parcel Summary Data

The following table summarizes information relative to existing conditions and various land development parameters for the subject parcel:

Street Address:	2200 Homestead Road
Parcel Identification (PIN):	9870912947
Parcel Acreage:	14.251
Current Land Use:	Community Garden
Zoning Jurisdiction:	Town of Chapel Hill
Current Zoning:	R-4-C
Overlay Zoning:	RCD
Transitional Controls Apply?	No
2020 Land Use:	Development Opportunity
Flood Restrictions:	None
River Basin:	Cape Fear (Jordan Lake)
Street Authority (Homestead Rd):	NCDOT
Street Authority (Weaver Dairy Ext):	Town of Chapel Hill
Future Focus Discussion Area?	Yes; North MLK

Regulatory Jurisdiction

The subject property lies within the municipal limits of the Town of Chapel Hill, and is therefore subject to the Town’s ordinances, including land development regulations and related policies. Zoning and land development regulations are established by the Chapel Hill LUMO. Public water and sanitary sewer service for the properties is regulated and provided by the Orange Water and Sewer Authority (OWASA). Homestead Road (SR 1777) is regulated and maintained by the North Carolina Department of Transportation (NCDOT). Weaver Dairy Road Extension is regulated and maintained by the Town of Chapel Hill.

Any land development proposal for the subject property will require review by the Town of Chapel Hill (involving various Town departments, boards and commissions), NCDOT, OWASA, other utility providers, Orange County, and possibly various State and Federal agencies.

Flood Hazard Areas

According to published flood mapping (FIRM Panel 9870, dated Feb. 2, 2007), no regulated flood hazard areas are present on the subject property, nor adjacent to the property.

Potable Water Service

According to utility information provided, a 12-inch diameter public water main exists in the Weaver Dairy Road Extension right-of-way, and the Homestead Road right-of-way along the property's street frontages. Additional property development may require installation of a new potable water main and/or water service line, connected to one of the existing water mains and extended into the site to serve project-specific demands for both potable water service and fire protection service. Insufficient information is known regarding the pressure and flow capacity characteristics of the existing water system at the site, to verify its adequacy for any specific future land use. This question may be partially addressed by physical testing of the existing water system, which is typically done as part of due diligence work for a specific development proposal. Fully answering this question requires specific knowledge about the type and size of the proposed development.

Sanitary Sewer Service

According to utility information provided, an 8-inch diameter public sanitary sewer main exists within the adjoining Weaver Dairy Road Extension right-of-way. This sewer main appears to be situated in a manner that allows gravity sewer service to all usable areas of the property. Additional property development will require extension of this sewer system.

Extension within the parcel boundary will require multiple stream crossings within the confines of the Jordan Lake stream buffer and RCD along a portion of the "perennial stream" identified in the Vineyard Square SUP and Town GIS. Extension will also require an exception to the OWASA standard 30' easement as the portion of the property wherein this extension may occur is less than 30' in width. Also, since the existing sewer main is located in the center of the roadway, any future connection to the main from the developable portion of the property will require utility construction within and/or underneath the roadway surface.

An alternative sewer extension to the property is possible generally along the northern portions of the two parcels situated between the subject property and Weaver Dairy Rd. Extension. A sewer line has been "stubbed out" to the parcel abutting the Weaver Dairy Rd Extension and extension of this line could provide sewer service to the subject property as well as the parcel immediately east of the subject property.

Driveway Access and Roadway Improvements

The Town of Chapel Hill will continue to control vehicular access to the subject property from Weaver Dairy Road Extension and no vehicular access should be expected from Weaver Dairy Road Extension given the presence of the stream buffers and RCD. Currently the property has driveway access along Homestead Road and continued access should be expected given no alternative to other viable public R/W frontage.

The driveway has good sight distance. There are three residential driveways on the other side of Homestead Rd. along the property frontage. Future development of the property may require roadway improvements to Homestead Rd and given the proximity of the Southern Railroad

R/W, the improvements may be subject to additional standards as associated with the railroad. As well, given that the width of the R/W is 60' and the topographical characteristics of the roadway shoulders along the frontage, additional R/W or construction easement dedication may be required from the subject property and or adjoining properties and those sharing frontage across the road.

Environmental Considerations

The scope of this study does not include environmental investigations for the subject property. The owner may choose to conduct a standard "Phase 1 Environmental" investigation for planning or marketing efforts. Such a study would look at available environmental database records and site conditions to determine if there are any apparent environmental concerns associated with the property, or with neighboring properties, that warrant further investigation.

Zoning

The subject property is zoned Residential 4 Conditional Use (R-4-C) with substantial RCD as an overlay zoning district. The R-4-C district is intended for medium to high density residential development. The property lies adjacent to, but not within, the Joint Planning Area with Orange County.

Property to the north is zoned R-2, properties to the west are zoned R-1, properties to the south across Homestead Rd are zoned R-2, and property to the east are zoned R-5-C. With the exception of the property to the north, the properties appear to be under-utilized based upon the development potential of the underlying zoning districts.

The 2020 Plan designates this property as a Development Opportunity site. The property is included as part of the North MLK, Jr. Blvd. / I-40 Future Focus Discussion Area, for which active discussions have not yet begun. It is also included in the Northern Area Task Force (NATF) Report. The Development Opportunity designation is non-specific but refers to the NATF Report. This report makes future land use recommendations for many properties in the area. This property is included as part of "Site 4" in the 2035 Chapel Hill / Carrboro Long Range Transit Plan, which visualizes the property being combined with property to the East and re-developed as a multi-family residential townhouse facility with strong presence along the Homestead Road frontage and both northern quadrants of the intersection with Weaver Dairy Rd Extension. Project density is estimated at 15 Dwelling Units per Acre.

The 2035 Chapel Hill / Carrboro Long Range Transit Plan and the Carolina North Design Guidelines anticipate the extension of Weaver Dairy Road Extension into the Carolina North campus with, in addition to automobile accommodations, bus service, bike lanes and greenway facilities. The plan identifies the extension of the Weaver Dairy Road Extension as a "potential future transit oriented design expansion".

Site Re-Development Potential

A Site Analysis Plan is attached as Exhibit 1, depicting approximate property boundaries, existing development footprints, RCD limits, and regulatory building setbacks based on current zoning. For any future zoning district that is more intense than the current zoning, building setbacks will generally be less than shown on this plan. Also, perimeter buffers are not considered for this analysis since they can be highly variable based on proposed and adjacent land uses, and are generally able to be diminished in width if designed to provide “as good or better” buffering relative to the normative width. The resulting interior “buildable area” for the property is approximately 4.8 acres, or about 40% of the total property acreage.

The property is subject to an existing SUP dated June 25, 2001 for the Vineyard Square development. Town planning staff indicates that the property is developed as a planned development in accordance with the SUP stipulation #3 that requires subdivision of the property to be in compliance with the Town’s townhouse development provisions. The project fact sheet calculations for the project indicate that there is a maximum floor area of 389,128 SF for the project based upon a Gross Land Area of 48.11 acres and respective Floor Area Ratios of 0.019 and 0.230 within and without the RCD. Stipulation #2 of the SUP authorizes the construction of 385,000 SF of floor area, 191 dwelling units in 41 buildings. The existing 6,000± SF building on the subject property is accounted for in the Project Fact Sheet however the calculations do not reflect use of the 4,128 SF remainder of GLA supported floor area. Town GIS imagery indicates that 41 multi-family buildings on 41 zoning lots have been constructed. If each dwelling unit is assumed to be 2,000 SF, a total floor area of 382,000 SF will have been allocated to existing buildings. A more refined examination of actual floor area constructed will determine the amount of remaining floor area for future development.

Continued use and re-use of the existing 6,000 SF building and parking lot for municipal purposes is supported by the SUP. Limited improvements that meet the requirements to be classified as “minor changes” per LUMO section 4.5.4 may be made on the property. The standards contained in this section provide general guidance to the Manager and his staff in determining the classification of proposed improvements. Many factors are considered in making judgments on project impacts and specific design proposals can render similar project intensity proposals more or less “substantial”. Within the guidelines of Section 4.5.4, an increase in floor area of 5% up to a maximum of 2,500 SF, and an increase of 5% in the number of parking spaces (equals an additional 21 spaces) may be deemed “minor changes”.

Changes deemed more substantial than minor changes to the SUP require a modification of the SUP which would subject the property to new land use intensity standards and regulations in accordance with the most recent edition of the LUMO as they relate to the proposed improvements. Given the assumptions regarding streams and RCD coverage stated within this study, and assuming that the property would remain zoned R-4-C, it is possible that new RCD regulations and land use intensity ratios associated therewith may increase the permitted project floor area and impervious surface cover for the subject property. This analysis does not contemplate RCD boundaries based upon engineering calculations to determine 100 yr flood plain elevations in unmapped areas.

If a modification to the SUP is sought, given that the existing zoning is a conditional zone, Residential-4-Conditional (R-4-C), indicating that a condition of the zoning is the inclusion of the stipulations of an SUP, the SUP will require a concurrent re-zoning of the property.

Re-zoning the property to a residential zone such as R-5-C with increased land use intensity ratios could provide the opportunity for development of a version of the townhouse project envisioned for the property in the 2035 Chapel Hill / Carrboro Long Range Transit Plan.

Exhibit 2 expresses the impact to the development potential by re-zoning the property to R-5-C. Exhibit 3 expresses the impact to the development potential by re-zoning the property to R-5-C and modifying the Vineyard Square SUP to include the additional acreage portrayed for Area 4 in the 2035 Chapel Hill / Carrboro Long Range Transit Plan. Exhibit 4 expresses the impact to the development potential by re-zoning the property to R-5-C and removing the subject property from the Vineyard Square SUP and combining the acreage with the other parcels associated with Area 4 in the 2035 Chapel Hill / Carrboro Long Range Transit Plan under a new SUP.

In all scenarios rezoning the property and modifying the SUP increases the development potential and utility of the property. Initiation of the re-zoning and SUP modification by the Town would serve to broaden the possible municipal purposes of the property beyond uses developed exclusively by the Town.

Recommendations

We recommend that the Town of Chapel Hill perform a field review of the “streams” on the property, to determine the type and extent of any RCD in this area. We also recommend that the owner request DWQ perform a field review of the same feature to verify the presence and extent of riparian buffer in this area. These actions will allow a more refined analysis of development potential for the subject property.

We recommend that once discussions begin for the North MLK, Jr. Blvd. / I-40 Future Focus Discussion Area, the Town actively participate in this process as the owner of this significant property. This ownership role would be in addition to, but distinct from, other roles that the Town might assume in these discussions.

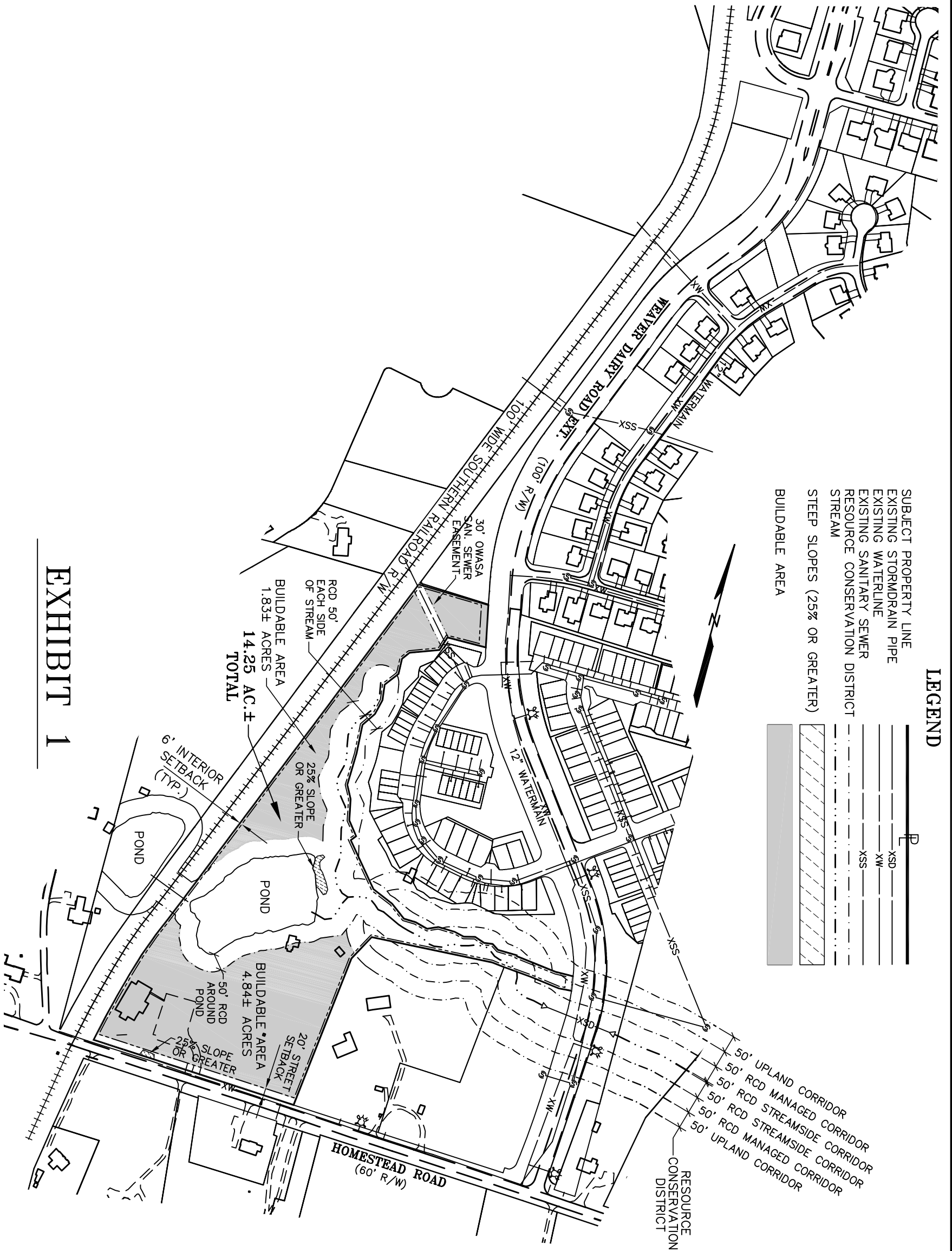
We recommend that town staff review, in concept, possible municipal purpose uses on the property at the additional intensities mentioned above to determine thresholds for development of improvements on the property that may be undertaken as minor changes to the SUP. Some concepts may include building area not subject to floor area allocation.

We recommend that the town attorney review the conditions under which the SUP could be modified to enable the development of the townhouse project envisioned for the property in the 2035 Chapel Hill / Carrboro Long Range Transit Plan. We recommend that at least two options be considered; one would enlarge the boundary of the existing Vineyard Square SUP to include the other properties shown in the 2035 Plan and, two would disassociate the subject property acreage from the existing SUP and combine it with the other parcels shown in the 2035 Plan.

Our office is available to provide additional research, site investigations, conceptual planning, regulatory liaison, or related services that could provide a more detailed understanding of the subject property's development potential.

Attached Exhibits

1. Site Analysis Plan (1 page)
2. Development Intensity Summary – If Re-Zoned to R-5-C (1 page)
3. Development Intensity Summary – If Re-Zoned to R-5-C and additional acreage in Area 4 included in Vineyard Square SUP modification (1 page)
4. Development Intensity Summary – If Re-Zoned to R-5-C and subject parcel is extracted from Vineyard Square SUP and combined with Area 4 acreage under new SUP (1 page)
5. Miscellaneous Maps and Supporting Information (multiple pages)



TOWN OF CHAPEL HILL

2200 HOMESTEAD ROAD
Chapel Hill, North Carolina

SITE ANALYSIS PLAN



civil consultants

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PHONE: 919.490.1645

Lic. #C-1030

DATE:	MAY 20, 2013
HORIZ. SCALE:	1" = 300'
VERT. SCALE:	N.A.
PROJ. MANAGER:	MAF
DRAWN BY:	RAM
PROJECT NO.:	20008
DRAWING NAME:	20008.DWG

EX 1

SHEET NO.

REV.	DATE	DESCRIPTION	BY

Project Name: Chapel Hill Property Evaluations
 Project Number: 20008
 Client: Town of Chapel Hill
 Date: May 20, 2013

Property Address: **2200 Homestead Road**
 Reported Area: 17.09 Acres (14.25 acres used for this analysis)¹
 Current Zoning District: R-4-C
 Land Use Plan Category: Non-Specific "Development Opportunity"
 Assumed Zoning District: R-5-C
 Transitional Controls Apply? No

Parameter	Value	Units	RCD - Stream Side ³	RCD - Managed Use ³	RCD - Upland ³	Non-RCD	% of NLA
Net Land Area:	2,064,744	Sq. ft.	297,910	67,666	76,476	1,622,692	
Credited Street Area:	31,131	Sq. ft.				31,131	1.5%
Credited Open Space:	0	Sq. ft.					0.0%
Gross Land Area:	2,095,875	Sq. ft.	297,910	67,666	76,476	1,653,823	101.5%
Max. Floor Area Ratio:			0.010	0.019	0.303	0.303	
Max. Base Floor Area:	528,545	Sq. ft.					
Existing Floor Area:	379,000	Sq. ft.	(Floor area value allocated per SUP dated June 25, 2001)				
Allowable New Floor Area:	149,545	Sq. ft.					
Max. Imperv. Surface Ratio:			0.100	0.200	0.200	0.500	
Max. Imperv. Surface Area:	885,531	Sq. ft.	(Based on Residential Use, High-Density Option metric) ⁶				
Existing Imperv. Surf. Area:	531,154	Sq. ft.	(ISA allocated per SUP dated June 25, 2001)				
Allowable New ISA:	354,377	Sq. ft.					
Max. R-5 DU Ratio per GLA:	722						
Existing DU's:	191						
Allowable DU's:	531						
Max. R-5 Lots per GLA: ⁷	191						
Existing Lots:	41						
Allowable Lots:	150						

Footnotes:

1. Reported acreage of parcel provided by owner appears to include 2.84 acres of property encumbered by the Parkside II residential subdivision and is not included in the subject property acreage for this evaluation.
3. Mapping provided by the owner conflicts with the RCD boundaries associated with the Vineyard Square SUP See the report for a more detailed discussion of assumptions represented in these figures.
6. The calculated Maximum Impervious Surface area exceeds the estimated buildable area for the site.
7. If Tonhouse development lots are contemplated.



Exhibit 3

Project Name: Chapel Hill Property Evaluations
 Project Number: 20008
 Client: Town of Chapel Hill
 Date: May 20, 2013

Property Address: **2200 Homestead Road**
 Reported Area: 17.09 Acres (100.36 acres used for this analysis)¹
 Current Zoning District: R-4-C
 Land Use Plan Category: Non-Specific "Development Opportunity"
 Assumed Zoning District: R-5-C
 Transitional Controls Apply? No

Parameter	Value	Units	RCD - Stream Side ³	RCD - Managed Use ³	RCD - Upland ³	Non-RCD	% of NLA ⁴
Net Land Area:	4,340,754	Sq. ft.	565,410	335,166	343,976	3,096,202	
Credited Street Area:	217,038	Sq. ft.				217,038	5.0%
Credited Open Space:	217,038	Sq. ft.				217,038	5.0%
Gross Land Area:	4,774,829	Sq. ft.	565,410	335,166	343,976	3,530,277	110.0%

Max. Floor Area Ratio:			0.010	0.019	0.303	0.303	
Max. Base Floor Area:	1,185,921	Sq. ft.					
Existing Floor Area:	379,000	Sq. ft.	(Floor area value allocated per SUP dated June 25, 2001)				
Allowable New Floor Area:	806,921	Sq. ft.					

Max. Imperv. Surface Ratio:			0.100	0.200	0.200	0.500	
Max. Imperv. Surface Area:	1,957,508	Sq. ft.	(Based on Residential Use with High-Density Option) ⁶				
Existing Imperv. Surf. Area:	531,154	Sq. ft.	(ISA allocated per SUP dated June 25, 2001)				
Allowable New ISA:	1,426,354	Sq. ft.					

Max. R-5 DU Ratio per GLA:	1644						
Existing DU's:	191						
Allowable DU's:	1453						

Max. R-5 Lots per GLA: ⁷	434						
Existing Lots:	41						
Allowable Lots:	393						

Footnotes:

1. This analysis modifies the Vineyard Square SUP to include the additional 52.25 acres associated with Area 4 of the 2035 Chapel Hill / Carrboro Long Range Transportation Plan.
3. RCD is estimated based upon the assumptions regarding stream classifications for the subject property and estimated for the other parcels in Area 4 from the mapping shown in the 2035 Chapel Hill / Carrboro Long Range Transportation Plan.
4. Credited areas assumed to be the maximum allowable of 10%.
6. The calculated Maximum Impervious Surface area exceeds the estimated buildable area on the subject property combined with that stated for Area 4 in the 2035 Chapel Hill / Carrboro Long Range Transportation Plan.
7. If Tonhouse development lots are contemplated.

Project Name: Chapel Hill Property Evaluations
 Project Number: 20008
 Client: Town of Chapel Hill
 Date: May 20, 2013

Property Address: **2200 Homestead Road**
 Reported Area: 17.09 Acres (66.5 acres used for this analysis)¹
 Current Zoning District: R-4-C
 Land Use Plan Category: Non-Specific "Development Opportunity"
 Assumed Zoning District: R-5-C
 Transitional Controls Apply? No

Parameter	Value	Units	RCD - Stream Side ³	RCD - Managed Use ³	RCD - Upland ³	Non-RCD	% of NLA ⁴
Net Land Area:	2,896,740	Sq. ft.	267,500	267,500	267,500	2,094,240	
Credited Street Area:	144,837	Sq. ft.				144,837	5.0%
Credited Open Space:	144,837	Sq. ft.				144,837	5.0%
Gross Land Area:	3,186,414	Sq. ft.	267,500	267,500	267,500	2,383,914	110.0%

Max. Floor Area Ratio:			0.010	0.019	0.303	0.303	
Max. Base Floor Area:	811,136	Sq. ft.					
Existing Floor Area:	0	Sq. ft.	(Floor area value allocated per SUP dated June 25, 2001)				
Allowable New Floor Area:	811,136	Sq. ft.					

Max. Imperv. Surface Ratio:			0.100	0.200	0.200	0.500	
Max. Imperv. Surface Area:	1,325,707	Sq. ft.	(Based on Residential Use with High-Density Option)				
Existing Imperv. Surf. Area:	0	Sq. ft.	(ISA allocated per SUP dated June 25, 2001)				
Allowable New ISA:	1,325,707	Sq. ft.					

Max. R-5 DU Ratio per GLA:	1097						
Existing DU's:	0						
Allowable DU's:	1097						

Max. R-5 Lots per GLA: ⁷	290						
Existing Lots:	0						
Allowable Lots:	290						

Footnotes:

1. This analysis extracts the subject property from the Vineyard Square SUP and combines the acreage with the additional 52.25 acres associated with Area 4 of the 2035 Chapel Hill / Carrboro Long Range Transportation Plan.
3. RCD is estimated based upon the assumptions regarding stream classifications for the subject property and estimated for the other parcels in Area 4 from the mapping shown in the 2035 Chapel Hill / Carrboro Long Range Transportation Plan.
4. Credited areas assumed to be the maximum allowable of 10%.
7. If Tonwhouse development lots are contemplated.



Orange County, NC GIS

2200 Homestead - Aerial 1



1 inch = 300 feet

Created on 3/28/2013. Orange County, North Carolina.

Map



Street Classifications

- Interstate
- US HWY
- NC HWY
- Arterial
- Collector
- Local
- Alley
- Private

Durham Streets

Chapel Hill Corporate Limits

- Chapel Hill Corporate Limits
- Chapel Hill Jurisdictional Limits

Neighborhoods

- Zoning Districts
- R-LD5
- RT
- R-LD1

Zoning Districts (continued)

- OI-3
- OI-4
- U-1
- NC
- NC-C
- CC
- CC-C
- TC-1
- TC-1-C

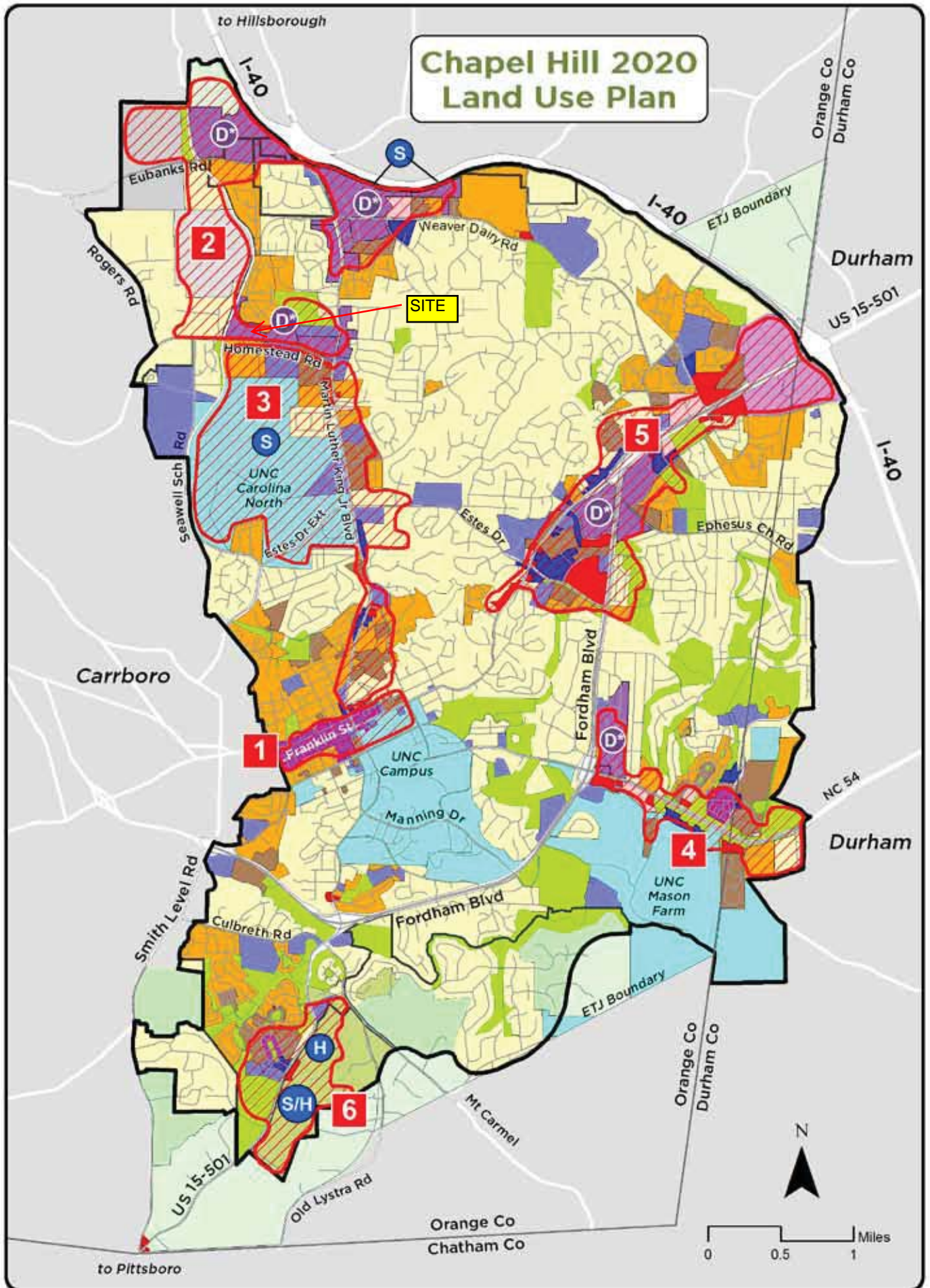
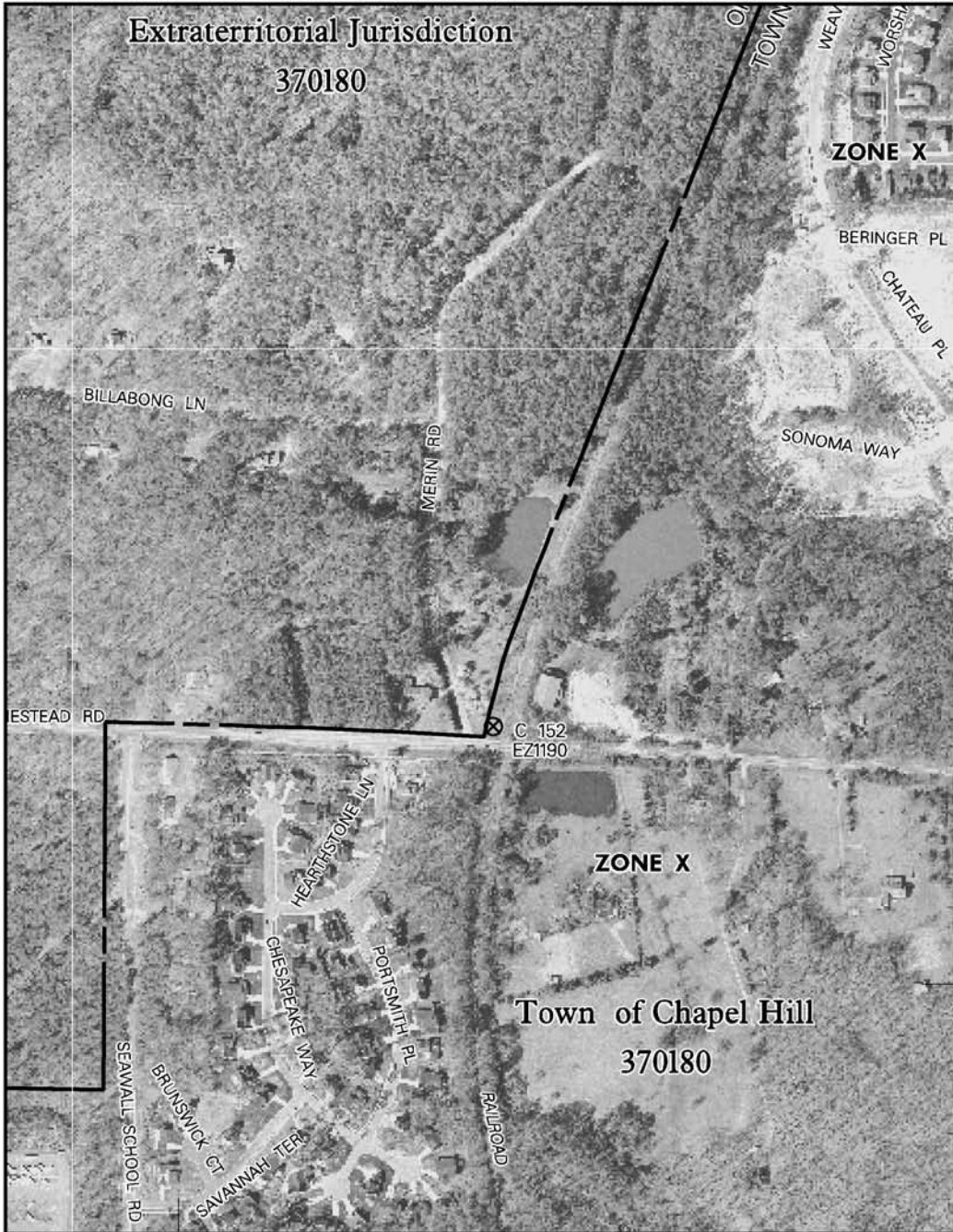


Figure 7-26: Illustrative Plan for Site 4 (Homestead Road and Martin Luther King Jr. Blvd.)

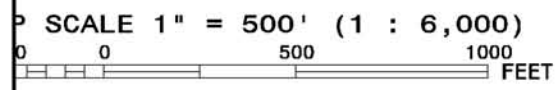


Site 4 is located on the north side of Homestead Road, both east and west of Martin Luther King Jr. Blvd. Because the property is surrounded by residential uses, and the developable area is broken up into relatively small parcels, the conceptual plan for this site includes only residential use. A wide, tree-shaded sidewalk links the TSD sites to a BRT stop on Martin Luther King Jr. Blvd. The build-out calculations for the site plan illustrated above are as follows:

<i>Gross Acreage</i>	<i>Buildable Acreage</i>	<i>Residential Units</i>
66.5	39.6	204



GRID NORTH



NFIP

PANEL 9870J

FIRM
FLOOD INSURANCE RATE MAP
NORTH CAROLINA

PANEL 9870

(SEE LOCATOR DIAGRAM OR MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	CID No.	PANEL	SUFFIX
CARRBORO, TOWN OF	370275	9870	J
CHAPEL HILL, TOWN OF	370180	9870	J
ORANGE COUNTY	370342	9870	J

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

EFFECTIVE DATE
FEBRUARY 2, 2007

MAP NUMBER
3710987000J



State of North Carolina
 Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov