

# SITE PLAN REVIEW APPLICATION



TOWN OF CHAPEL HILL  
Planning Department  
405 Martin Luther King Jr. Blvd.  
phone (919) 969-5066 fax (919) 969-2014  
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9871 80 0325 Date: 4/23/19

## Section A: Project Information

Project Name: Fire Station Training Facility  
Property Address: 6902 Millhouse Road Zip Code: 27516  
Use Groups (A, B, and/or C): C Existing Zoning District: MU-R-1  
Project Description: change of use to Public Service Facility

## Section B: Applicant, Owner, and/or Contract Purchaser Information

### Applicant Information (to whom correspondence will be mailed):

Name: Town of Chapel Hill / Matthew Sullivan, Fire Chief  
Address: 405 Martin Luther King Jr Blvd  
City: Chapel Hill State: NC Zip Code: 27514  
Phone: 919 969 2814 Email: msullivan@townofchapelhill.org

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application is true and accurate.

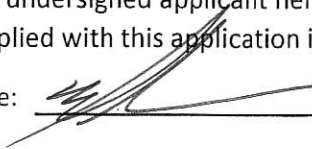
Signature:  Matthew J. Sullivan, Fire Chief Date: 4-30-19

### Owner/Contract Purchaser Information:

Owner  Contract Purchaser

Name: Town of Chapel Hill  
Address: 405 Martin Luther King Jr Blvd  
City: Chapel Hill State: NC Zip Code: 27514  
Phone: 919 969 2814 Email: msullivan@townofchapelhill.org

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application is true and accurate.

Signature:  Matthew J. Sullivan, Fire Chief Date: 4-30-19

Click [here](#) for application submittal instructions.



# PROJECT FACT SHEET

TOWN OF CHAPEL HILL  
Planning Department

## Section A: Project Information

**Use Type:** (check/list all that apply)

Office/Institutional    Residential    Mixed-Use    Other: \_\_\_\_\_

**Overlay District:** (check all that apply)

Historic District    Neighborhood Conservation District    Airport Hazard Zone

## Section B: Land Area

Net Land Area (NLA): Area within zoning boundaries		NLA=	439,302	sq. ft.
Choose one, or both, of the following (a or b), not to exceed 10% of NLA	a) Credited Street Area (total adjacent frontage) x ½ width of public right-of-way	CSA=		sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=		sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	483,233	sq. ft.

## Section C: Special Protection Areas, Land Disturbance, and Impervious Area

**Special Protection Areas:** (check all those that apply)

Jordan Buffer    Resource Conservation District    100 Year Floodplain    Watershed Protection District

Land Disturbance	Total (sq. ft.)
Area of Land Disturbance (Includes: Footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, and all grading, including off-site clearing)	28,881
Area of Land Disturbance within RCD	0
Area of Land Disturbance within Jordan Buffer	0

Impervious Areas	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Impervious Surface Area (ISA)	0	0	19,877	19,877
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA)%				4.1%
If located in Watershed Protection District, % of impervious surface on 7/1/1993				



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Planning Department

## Section D: Dimensions

Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Number of Buildings	0			
Number of Floors	0			
Recreational Space	0			

### Residential Space

Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Floor Area (all floors – heated and unheated)				
Total Square Footage of All Units				
Total Square Footage of Affordable Units				
Total Residential Density				
Number of Dwelling Units				
Number of Affordable Dwelling Units				
Number of Single Bedroom Units				
Number of Two Bedroom Units				
Number of Three Bedroom Units				

### Non-Residential Space (Gross Floor Area in Square Feet)

Use Type	Existing	Proposed	Uses	Existing	Proposed
Commercial					
Restaurant			# of Seats		
Government					
Institutional	0	2,160 sf			
Medical					
Office					
Hotel			# of Rooms		
Industrial					
Place of Worship			# of Seats		
Other					

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	24		> 24
	Interior (neighboring property lines)	8		> 8
	Solar (northern property line)	11		> 11
Height (maximum)	Primary	29		N/A
	Secondary	60		47'9"
Streets	Frontages	40		> 40
	Widths	50		> 50



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TOWN OF CHAPEL HILL  
Planning Department

## Section D: Dimensions

(Note: For approval of proposed street names, contact the Engineering Department)

Street Name	Right-of-Way Width	Pavement Width	Number of Lanes	Existing Sidewalk*	Existing Curb/Gutter
Millhouse Road	60'		2	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
				<input type="checkbox"/> Yes	<input type="checkbox"/> Yes

List Proposed Points of Access (Ex. Number, Street Name):

\*If existing sidewalks do not exist and the applicant is adding sidewalks, please provide the following information:

Sidewalk Information			
Street Names	Dimensions	Surface	Handicapped Ramps
			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

## Section G: Parking Information

See narrative

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces			
Handicap Spaces			
Total Spaces			
Loading Spaces			
Bicycle Spaces			
Surface Type			

## Section H: Landscape Buffers

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
N, E, S	10'	10'	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
W	15'	15'	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes



# PROJECT FACT SHEET

TOWN OF CHAPEL HILL  
Planning Department

## Section I: Land Use Intensity

Existing Zoning District: **MU-R-1**  
Proposed Zoning Change (if any): **01-1**

Note: Refer to Table 3.8-1 (Dimensional Matrix) in the Land Use Management Ordinance for help completing this table.

Zoning – Area – Ratio			Impervious Surface Thresholds			Minimum and Maximum Limitations	
Zoning District(s)	Floor Area Ratio (FAR)	Recreation Space Ratio (RSR)	Low Density Residential (0.24)	High Density Residential (0.50)	Non-Residential (0.70)	Maximum Floor Area (MFA) = FAR x GLA	Minimum Recreation Space (MSR) = RSR x GLA
MU-R-1	.076						
01-1	.264				89,301	121,973	
<b>TOTAL</b>							
RCD Streamside		0.01					
RCD Managed		0.019					
RCD Upland							

## Section J: Utility Service

Check all that apply:

<b>Water</b>	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Well	<input type="checkbox"/> Community Well	<input type="checkbox"/> Other
<b>Sewer</b>	<input type="checkbox"/> OWASA	<input type="checkbox"/> Individual Septic Tank	<input type="checkbox"/> Community Package Plant	<input type="checkbox"/> Other
<b>Electrical</b>	<input type="checkbox"/> Underground	<input checked="" type="checkbox"/> Above Ground		
<b>Telephone</b>	<input type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
<b>Solid Waste</b>	<input type="checkbox"/> Town	<input type="checkbox"/> Private		



**SITE PLAN REVIEW APPLICATION  
SUBMITTAL REQUIREMENTS  
TOWN OF CHAPEL HILL  
Planning Department**

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department (Planning) at (919) 969-5066 or at [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org). For detailed information, please refer to the Description of Detailed Information handout.

N/A	<b>Application Fee</b> (including Engineering Review Fee) – refer to fee schedule	Amount Paid \$	
✓	<b>Pre-application meeting</b> –with appropriate staff		
✓	<b>Digital Files</b> – provide digital files of all plans and documents		
✓	<b>Recorded Plat or Deed of Property</b>		
✓	<b>Project Fact Sheet</b>		
N/A	<b>Traffic Impact Statement</b> – completed by Town’s consultant (or exemption)		
✓	<b>Mailing list of owners of property within 1,000 feet perimeter of subject property</b> (see GIS notification tool)		
N/A	<b>Mailing fee for above mailing list (mailing fee is double due to 2 mailings)</b>	Amount Paid \$	
✓	<b>Written Narrative describing the proposal</b>		
✓	<b>Resource Conservation District, Floodplain, &amp; Jordan Buffers Determination</b> – necessary for all submittals		
N/A	<b>Jurisdictional Wetland Determination</b> (if applicable)		
N/A	<b>Resource Conservation District Encroachment Exemption or Variance (determined by Planning)</b>		
N/A	<b>Jordan Buffer Authorization Certificate or Mitigation Plan Approval (determined by Planning)</b>		
✓	<b>Reduced Site Plan Set (reduced to 8.5” x 11”)</b>		

**Stormwater Impact Statement (1 copy to be submitted)**

- a) Written narrative describing existing & proposed conditions, anticipated stormwater impacts and management structures, and strategies to mitigate impacts
- b) Description of land uses and area (in square footage)
- c) Existing and proposed impervious surface area in square feet for all subareas and project area
- d) Ground cover and uses information
- e) Soil information (classification, infiltration rates, depth to groundwater and bedrock)
- f) Time of concentration calculations and assumptions
- g) Topography (2-foot contours)
- h) Pertinent on-site and off-site drainage conditions
- i) Upstream and/or downstream volumes
- j) Discharges and velocities
- k) Backwater elevations and effects on existing drainage conveyance facilities
- l) Location of jurisdictional wetlands and regulatory FEMA Special Flood Hazard Areas
- m) Water quality volume calculations
- n) Drainage areas and sub-areas delineated
- o) Peak discharge calculations and rates (1, 2, and 25-year storms)
- p) Hydrographs for pre- and post-development without mitigation, post-development with mitigation
- q) Volume calculations and documentation of retention for 2-year storm
- r) 85% TSS removal for post-development stormwater run-off



## SITE PLAN REVIEW APPLICATION SUBMITTAL REQUIREMENTS

TOWN OF CHAPEL HILL  
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- s) Nutrient loading calculations
- t) BMP sizing calculations
- u) Pipe sizing calculations and schedule (include HGL & EGL calculations and profiles)

### Plan Sets (10 copies to be submitted no larger than 24" x 36")

Plans should be legible and clearly drawn. All plan set sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable
- Revision dates and professional seals and signatures, as applicable

### Area Map

- a) Project name, applicant, contact information, PIN, & legend
- b) Dedicate open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, & corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names
- f) 1,000' notification boundary

### Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land use features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers, & Watershed boundaries



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**Detailed Site Plan**

- a) Existing and proposed building locations
- b) Description & analysis of adjacent land uses, roads, topography, soils, drainage patterns, environmental constraints, features, existing vegetation, vistas (on & off-site)
- c) Location, arrangement, & dimension of vehicular parking, width of aisles and bays, angle of parking, number of spaces, handicapped parking, bicycle parking. Typical pavement sections and surface type.
- d) Location of existing and proposed fire hydrants
- e) Location and dimension of all vehicle entrances, exits, and drives
- f) Dimensioned street cross-sections and rights-of-way widths
- g) Pavement and curb & gutter construction details
- h) Dimensioned sidewalk and tree lawn cross-sections
- i) Proposed transit improvements including bus pull-off and/or bus shelter
- j) Required landscape buffers (or proposed alternate/modified buffers)
- k) Required recreation area/space (including written statement of recreation plans)
- l) Refuse collection facilities (existing and proposed) or shared dumpster agreement
- m) Construction parking, staging, storage area, and construction trailer location
- n) Sight distance triangles at intersections
- o) Proposed location of street lights and underground utility lines and/or conduit lines to be installed
- p) Easements
- q) Clearing and construction limits
- r) Traffic Calming Plan – detailed construction designs of devices proposed & associated sign & marking plan

**Detailed Site Plan**

- a) Topography (2-foot contours)
- b) Existing drainage conditions
- c) RCD and Jordan Riparian Buffer delineation and boundary (perennial & intermittent streams, note ephemeral streams on site)
- d) Proposed drainage and stormwater conditions
- e) Drainage conveyance system (piping)
- f) Roof drains
- g) Easements
- h) BMP plans, dimensions, details, and cross-sections
- i) Planting and stabilization plans and specifications

**Detailed Site Plan**

- a) Rare, specimen, and significant tree survey within 50 feet of construction area
- b) Rare and specimen tree critical root zones
- c) Rare and specimen trees proposed to be removed
- d) Certified arborist tree evaluation, if applicable
- e) Significant tree stand survey
- f) Clearing limit line
- g) Proposed tree protection/silt fence location
- h) Pre-construction/demolition conference note
- i) Landscape protection supervisor note
- j) Existing and proposed tree canopy calculations, if applicable





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**Planting Plan**

- a) Dimensioned and labeled perimeter buffers
- b) Off-site buffer easement, if applicable
- c) Landscape buffer and parking lot planting plan (including planting strip between parking and building, entryway planting, and 35% shading requirement)

**Steep Slope Plan**

- a) Classify and quantify slopes 0-10%, 10-15%, 15-25%, and 25% and greater
- b) Show and quantify areas of disturbance in each slope category
- c) Provide/show specialized site design and construction techniques

**Grading and Erosion Control Plan**

- a) Topography (2-foot contours)
- b) Limits of disturbance
- c) Pertinent off-site drainage features
- d) Existing and proposed impervious surface tallies

**Streetscape Plan, if applicable**

- a) Public right-of-way existing conditions plan
- b) Streetscape demolition plan
- c) Streetscape proposed improvement plan
- d) Streetscape proposed utility plan and details
- e) Streetscape proposed pavement/sidewalk details
- f) Streetscape proposed furnishing details
- g) Streetscape proposed lighting details

**Solid Waste Plan**

- a) Preliminary Solid Waste Management Plan
- b) Existing and proposed dumpster pads
- c) Proposed dumpster pad layout design
- d) Proposed heavy duty pavement locations and pavement construction detail
- e) Preliminary Shared dumpster agreement, if applicable



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**Construction Management Plan**

- a) Construction trailer location
- b) Location of construction personnel parking and construction equipment parking
- c) Location and size of staging and materials storage area
- d) Description of emergency vehicle access to and around project site during construction
- e) Delivery truck routes shown or noted on plan sheets

**Energy Management Plan**

- a) Description of how project will be 20% more energy efficient than ASHRAE standards
- b) Description of utilization of sustainable forms of energy (Solar, Wind, Hydroelectric, and Biofuels)
- c) Participation in NC GreenPower program
- d) Description of how project will ensure indoor air quality, adequate access to natural lighting, and allow for proposed utilization of sustainable energy
- e) Description of how project will maintain commitment to energy efficiency and reduced carbon footprint over time
- f) Description of how the project's Transportation Management Plan will support efforts to reduce energy consumption as it affects the community

**Exterior Elevations**

- a) An outline of each elevation of the building, including the finished grade along the foundation (height of building measured from mean natural grade)

## Live Fire Training Facility Project Narrative

PIN: 9871800325  
6875 Millhouse Road  
11.06 Acres

The Fire Departments in Orange County (10 total including Chapel Hill) have for many years identified a significant need for a joint training facility that could be utilized by departments across the County. In the absence of a joint center, The Chapel Hill Training Grounds became the de facto training site for the County Departments proximate to Chapel Hill. As the condition of the Chapel Hill “burn building” deteriorated we began communicating with The County Commissioners about the urgency of locating a new facility. These discussions went on for several years. Inability to identify land on which to locate the facility and limited financial resources were major obstacles.

Last year, The Orange County Fire Chiefs’ Association supported a grant proposal, by Chief Phillip Nassari of the White Cross Volunteer Fire Department, to purchase a connex type live fire training structure. This grant was approved and approximately \$350,000 was appropriated for purchase. These types of training structures have become common in recent years. They tend to be less expensive than traditional brick and mortar structures, provide opportunities for multiple training modalities, can be repaired and modified relatively easily and are portable.

This new fire training structure must be purchased, delivered and installed by September 2019. In order to ensure that this training can be delivered to the County, I am requesting that we place it temporarily on Town owned land off of Millhouse Road between our Transit and Public Works facilities. The portability structure will allow for temporary use while other possible locations are explored.

We do not anticipate any parking or traffic impacts with this use. Normally the firefighters being trained at the facility will travel to the site on fire apparatus that will be used in the training exercises. The apparatus will be staged on the site. There is the potential for one or two additional training vehicles (SUV or pick-up trucks) that will also be parked on the site.

The property is currently zoned MU-R1. We are requesting the property be re-zoned to OI-2 which will allow for the placement and use of the facility on the zoning lot.

Ariel overview of the lot:



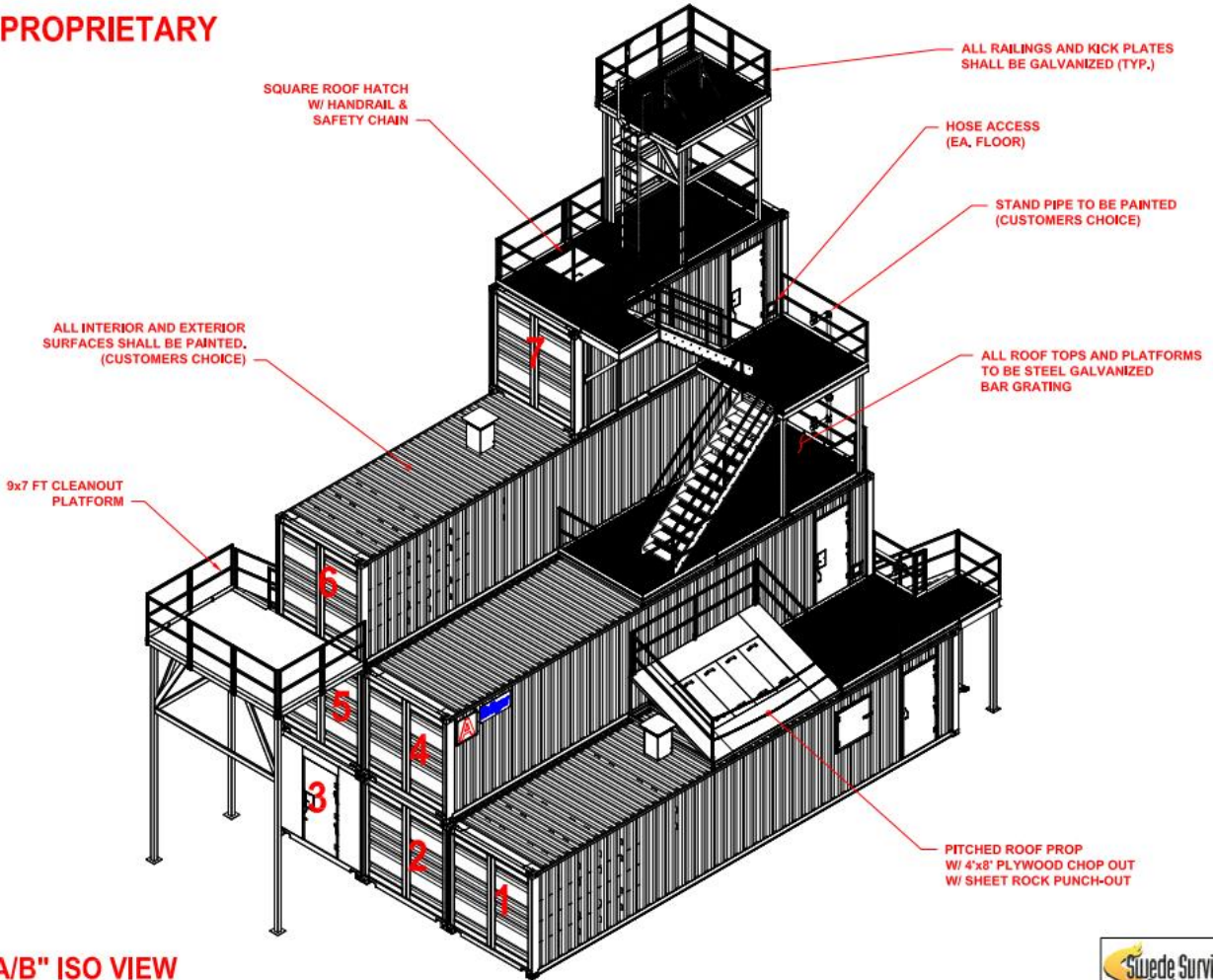


#### Temporary Fire Life Fire Training Facility

The facility is a container-based Class A burn structure that will allow for real fire scenarios. Live Fire Training Systems can be operated with a comprehensive variety of training scenarios residential or commercial. This will allow for Safe, realistic, and customized fire training. These structures are designed with multiple training props, a remote fire control and observation area, various measurement and detection devices, and a ventilation system. The manufacturer of the structure will also provide a comprehensive train-the-trainer course with qualified, experienced instructors.

Placement of the structure will result in minimal land disturbance in a 60'x44' area.

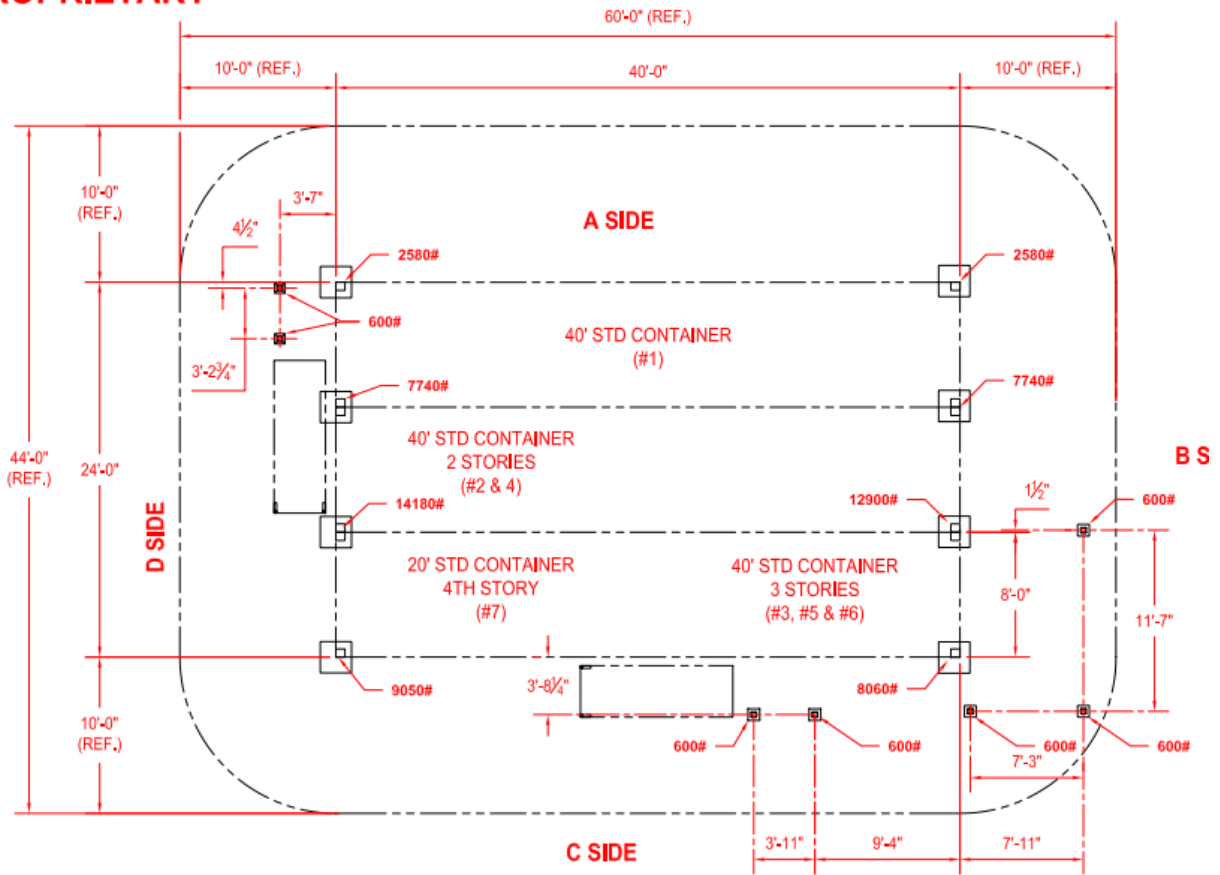
**PROPRIETARY**

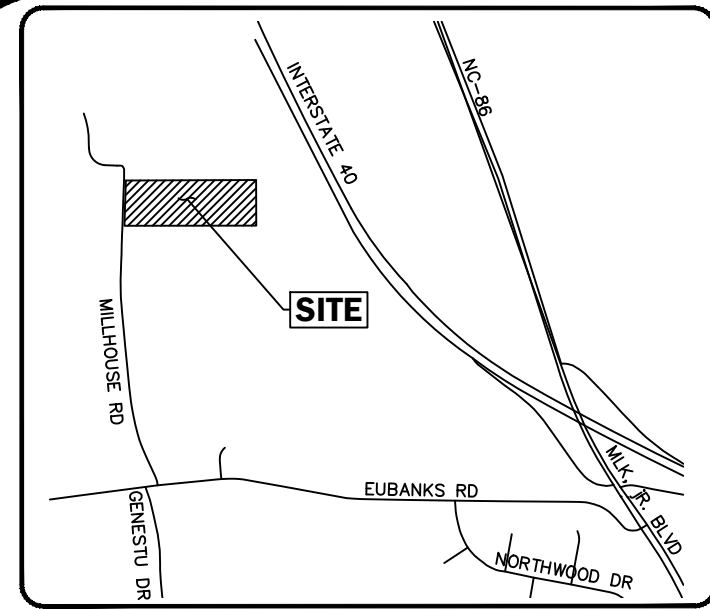


**'A/B" ISO VIEW**



# PROPRIETARY





VICINITY MAP  
N.T.S.



**BUILDING 1:**  
FOOTPRINT: 40' X 24'  
FLOOR AREA:  
LEVEL 1: 960 SQ. FT.  
LEVEL 2: 640 SQ. FT.  
LEVEL 3: 320 SQ. FT.  
HEIGHT: 47'-9 1/2"

**BUILDING 2:**  
FOOTPRINT: 8'X30'  
FLOOR AREA: 240'  
HEIGHT: 11'-6"

**BIORETENTION CELL**  
BIORETENTION CELL HAS A SURFACE AREA OF 1120 SQ.FT. WITH A PONDING DEPTH OF 1.5', WITH EITHER A RISER STRUCTURE USING A 15" RCP TO DAYLIGHT INTO A STILLING BASIN OR A WEIR OF 17'. ALL STORMWATER RUNOFF FROM THE GRAVEL AREA, BUILDING AND FIRE BUILDING RUNOFF SHALL DISCHARGE INTO THE BIORETENTION BASIN.\*

\*NOT RECOMMENDED FOR FOAM DISCHARGE.

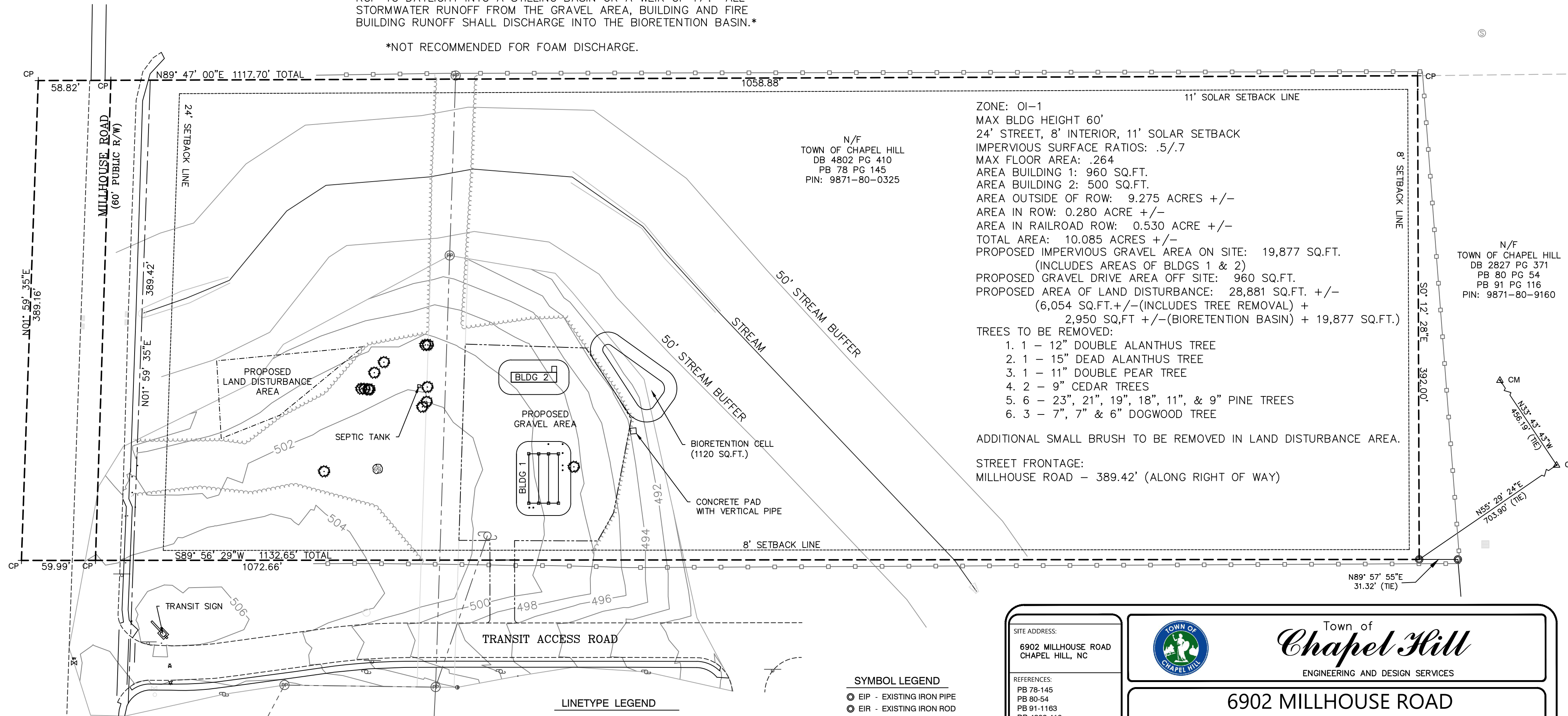
N/F  
TOWN OF CHAPEL HILL  
DB 3460 PG 544  
PB 97 PG 162  
PIN: 9871-81-0744

PRELIMINARY PLAT

NOT FOR RECORDING, SALES OR CONVEYANCE.

THIS DOCUMENT WAS PREPARED FOR ILLUSTRATION PURPOSES ONLY.

FOR FURTHER INFORMATION:  
CONTACT THE ENGINEER/SURVEYOR AS NOTED.



ZONE: OI-1  
MAX BLDG HEIGHT 60'  
24' STREET, 8' INTERIOR, 11' SOLAR SETBACK  
IMPERVIOUS SURFACE RATIOS: .5/.7  
MAX FLOOR AREA: .264  
AREA BUILDING 1: 960 SQ.FT.  
AREA BUILDING 2: 500 SQ.FT.  
AREA OUTSIDE OF ROW: 9.275 ACRES +/-  
AREA IN ROW: 0.280 ACRE +/-  
AREA IN RAILROAD ROW: 0.530 ACRE +/-  
TOTAL AREA: 10.085 ACRES +/-  
PROPOSED IMPERVIOUS GRAVEL AREA ON SITE: 19,877 SQ.FT.  
(INCLUDES AREAS OF BLDGS 1 & 2)  
PROPOSED GRAVEL DRIVE AREA OFF SITE: 960 SQ.FT.  
PROPOSED AREA OF LAND DISTURBANCE: 28,881 SQ.FT. +/-  
(6,054 SQ.FT.+/- (INCLUDES TREE REMOVAL) +  
2,950 SQ.FT +/- (BIORETENTION BASIN) + 19,877 SQ.FT.)

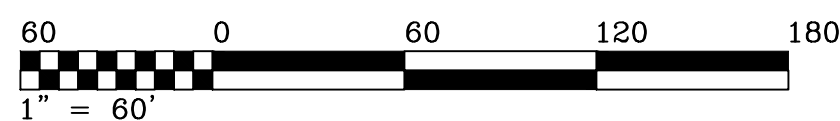
TREES TO BE REMOVED:  
1. 1 - 12" DOUBLE ALANTHUS TREE  
2. 1 - 15" DEAD ALANTHUS TREE  
3. 1 - 11" DOUBLE PEAR TREE  
4. 2 - 9" CEDAR TREES  
5. 6 - 23", 21", 19", 18", 11", & 9" PINE TREES  
6. 3 - 7", 7" & 6" DOGWOOD TREE

ADDITIONAL SMALL BRUSH TO BE REMOVED IN LAND DISTURBANCE AREA.

STREET FRONTAGE:  
MILLHOUSE ROAD - 389.42' (ALONG RIGHT OF WAY)

N/F  
TOWN OF CHAPEL HILL  
DB 4802 PG 410  
PB 78 PG 145  
PIN: 9871-80-0325

N/F  
TOWN OF CHAPEL HILL  
DB 2827 PG 371  
PB 80 PG 54  
PB 91 PG 116  
PIN: 9871-80-9160



**LINETYPE LEGEND**

---	PROPERTY LINE
- - - - -	PROPERTY LINE - COMPUTED BY DEED
- . - . - .	ADJOINING PROPERTY LINE/TIE
- - - - -	CONCRETE CURB AND GUTTER
---	FENCE
---	RIGHT OF WAY LINE
---	SETBACK LINE
---	PROPOSED GRAVEL LINE
---	STREAM
---	TOP OF BANK (TOB)
---	30' POWER EASEMENT (TYP.)
---	TREE LINE


**SYMBOL LEGEND**

⊙	EIP - EXISTING IRON PIPE
⊙	EIR - EXISTING IRON ROD
△	CM - CONCRETE MONUMENT
+	CP - COMPUTED POINT
⊙	- POWER POLE
⊙	- LIGHT POLE
⊙	- GRATE INLET
⊙	- SANITARY SEWER MANHOLE
⊙	- SIGN
⊙	- HYDRANT
⊙	- WATER VALVE
⊙	- TREE TO BE REMOVED
⊙	- TREE STUMP TO BE REMOVED

**NOMENCLATURE**

PB - PLAT BOOK  
DB - DEED BOOK  
R/W - RIGHT OF WAY  
N.T.S. - NOT TO SCALE  
N/F - NOW OR FORMERLY  
SQ.FT. - SQUARE FEET

- NOTES:**
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY IS SUBJECT TO ANY SUCH FACTS OR EASEMENTS WHICH MAY BE DISCOVERED BY A FULL AND ACCURATE TITLE SEARCH.
  - UNDERGROUND UTILITIES WERE NOT LOCATED ON THIS SURVEY. ANY SUCH UTILITIES SHOWN SHOULD BE CONSIDERED FOR ILLUSTRATION PURPOSES ONLY.
  - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE SPECIFIED.
  - AREA CALCULATED USING CAD SOFTWARE METHODS.
  - BOUNDARY COMPUTED PER PB 78 PAGE 145, "PROPERTY SURVEYED FOR STANLEY E. & CLEMENSTENE NUNN," DATED 12/3/1996.
  - POSSIBLE DEED GAP SHOWN PER PB 91-1163, "PROPERTY OF WALTER AND ANNIE EVERETT A PORTION OF WHICH WAS SURVEYED FOR THE TOWN OF CHAPEL HILL AS A RECOMBINANTIO WITH ADJOINING TOWN PROPERTY," DATED 2/25/2002 AND REVISED 12/17/2002.

SITE ADDRESS: <b>6902 MILLHOUSE ROAD          CHAPEL HILL, NC</b>		 Town of <b>Chapel Hill</b> ENGINEERING AND DESIGN SERVICES	
REFERENCES: PB 78-145 PB 80-54 PB 91-1163 DB 4802-410		<b>6902 MILLHOUSE ROAD          SITE PLAN FOR          PROPOSED BURN BUILDING</b>	
CHAPEL HILL TOWNSHIP, ORANGE COUNTY NORTH CAROLINA			
SURVEY BY: <b>JAMES W. HUGGINS, PLS</b>	SCALE: <b>1" = 60'</b>		
DATE: <b>04/24/2019</b>	PIN: <b>9871-80-0325</b>		
DRAWN BY: <b>JWH/WAM</b>	FILE NAME: <b>FIREBURNBUILDING.DWG</b>		
REVISIONS: 1. PLANNING COMMENTS ADDED. 4/26/2019		SURVEYED FOR: <b>TOWN OF CHAPEL HILL          405 MARTIN LUTHER KING JR BLVD          CHAPEL HILL, NC 27514</b>	
PROPERTY OWNER: <b>TOWN OF CHAPEL HILL          405 MARTIN LUTHER KING JR BLVD          CHAPEL HILL, NC 27514</b>		<b>OWNER</b>	