



civil consultants
LAND DEVELOPMENT CONSULTANTS

Property Evaluation

**Dry Creek
Chapel Hill, NC**

June 7, 2013

Project No. 20008

Prepared For:

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

LAND PLANNERS + CIVIL ENGINEERS

3708 LYCKAN PARKWAY, SUITE 201 DURHAM, NC 27707, 919.490.1645 PHONE 919.403.0336 FAX
WWW.CIVIL-CONSULTANTS.COM

LIC. C-1030

Property Evaluation

Dry Creek Chapel Hill, NC

Purpose

The subject of this study is comprised of 21 parcels totaling 131.71 acres of land located at Dry Creek in Chapel Hill, NC. The subject property is owned by the Town of Chapel Hill.

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 south of I-40, has frontage on the east and west sides of Erwin Road and generally lies along Dry Creek and its southern tributary from Dry Creek's northerly flow beneath I-40 to upstream just west of San Juan Drive in the Silver Creek neighborhood. It consists of approximately 131.71 acres, and contains Duke Energy electrical transmission lines and towers and the unpaved trails of the Dry Creek trail system. Dry Creek and the aforementioned tributary lie within a FEMA regulated Floodplain.

According to the Chapel Hill zoning map, the property is not in the Watershed Protection overlay zoning district.

The USGS Quadrangle map indicates that multiple streams are present on the property and that there are both perennial and intermittent streams. The Soil Conservation Service (SCS) Orange

County Soil Survey indicates that multiple streams are present on the property and that there are both perennial and intermittent streams. The SCS Maps indicate that three features not shown on the USGS maps are intermittent streams. The Town's GIS indicates that the three features identified by SCS maps are either identified as perennial or unknown status and the features require a site visit to make a determination. For purposes of this report we have assumed that the streams identified by USGS mapping and mapping provided by the owner indicating the presence of RCD are the regulatory streams on the property. Therefore, riparian buffers are presumed to be present on these streams, pursuant to Jordan Lake watershed protection regulations. To verify or modify these presumed buffers on the streams, and to locate the upper limits of these features, 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 multiple "perennial" streams have accompanying 150' RCD corridors complete with the stream side, managed use and the upland corridors in accordance with LUMO Table 3.6.3-1. The mapping also indicates that there are multiple features on the property that require site visits by Town personnel to determine their status. 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 north of these streams and south of I-40 on both sides of Erwin Road is the area of the property 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:	Dry Creek Area
Parcel Identification (PIN):	See Parcel Schedule
Parcel Acreage:	131.71
Current Land Use:	Dry Creek Trail and Utility Easement
Zoning Jurisdiction:	Town of Chapel Hill
Current Zoning:	See Parcel Schedule
Overlay Zoning:	RCD
Transitional Controls Apply?	No
2020 Land Use:	Low Density Residential; Park & Open Space
Flood Restrictions:	100 Year Floodplain
River Basin:	Cape Fear (Jordan Lake)
Street Authority (Swift Run):	Town of Chapel Hill
Street Authority (Erwin Road):	NCDOT
Future Focus Discussion Area?	No

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). Erwin Road (SR 1734) is regulated and maintained by the North Carolina Department of Transportation (NCDOT). Swift Run 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 Map No. 3710989000L dated May 2008), regulated flood hazard areas are present on the subject property.

Potable Water Service

According to utility information provided, a 12-inch diameter public water main exists in the Erwin Road right-of-way approximately 70 LF south of the property. Extension of this main could serve this property and for practical considerations, an extension of approximately 500 LF would be required to serve the buildable area of the property. 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, a 12-inch diameter public sanitary sewer main exists within the property running generally along the southern bank of Dry Creek and its southern tributary. Additional property development will require extension of this sewer system and at least one stream crossing.

Driveway Access and Roadway Improvements

The NCDOT will continue to control vehicular access to the subject property from Erwin Road and the Town will continue to control vehicular access to the subject property from Swift Run. Opportunity for “driveway” access to the buildable area west of Erwin is much greater than that to the east. Access to the east is limited to approximately 200’ of frontage along Erwin Rd. that lies outside of the 100 year flood plain but within the RCD. Roadway extension to serve this property would be required to run parallel to the stream within the RCD for a distance approximately 250’ in length.

Driveway access to the west along the Erwin Rd frontage is more favorable and there is opportunity to extend Swift Run into the property. Swift Run extension would require a stream crossing, and buffer and RCD encroachment and would occur so perpendicular to the stream; which is more favorable encroachment geometry. The Swift Road extension option to serve property development in accordance with the R-1 zoning classification will require a water main extension from Swift Run’s intersection with Perry Creek Drive as there is only an existing 2” water line in Swift Run.

Driveway access on either side of Erwin Road would have good sight distance.

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 has multiple zoning districts with substantial RCD as an overlay zoning district. The buildable area identified is zoned R-1. The property is located within the Urban Services boundary and lies adjacent to Development Opportunity Area #5; North 15-501.

Property to the north across I-40 is zoned R-T, properties to the west are zoned R-2, properties to the south are zoned R-2 and R-5, and property to the east are zoned O-I 2. With the exception of the property to the north, the surrounding properties appear to be built out to the development potential of the underlying zoning districts.

The 2020 Plan designates this property as Low Density Residential, 1-4 DU/acre with an area generally along the Dry Creek south of the buildable area designated for Parks and Open Space. The property is included in the Greenways Master Plan adopted in May 2013. The plan identifies the property both within and without the identified buildable area as existing and future greenway trails and an area of biological diversity and natural habitat preserve.

The 2035 Chapel Hill / Carrboro Long Range Transit Plan envisions the expansion of the bus transit system to serve the property along the Erwin Road frontage and areas north of I-40 connecting Mt. Moriah Road and 15-501.

Site 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. 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 26 acres, or about 20% of the total property acreage.

The subject property contains portions of land that are suitable for development. Given the residential character of the surrounding properties and the future land uses envisioned in the 2020 Plan and the Greenways Plan, a mix of low to medium residential density single family housing and greenway development is a compatible use of the property. Several land use intensity development calculations are attached describing scenarios for development of the property at R-1, R-2 and R-3 zoning district densities.

Given the substantial acreage of the property that is subject to the RCD overlay zoning district, and given that the RCD overlay district is a “sending” zoning district, there is the possibility that the property could remain “undeveloped” but for the extension of the greenway system while still capitalizing on the development potential of the site by transferring the associated density/development potential to another more advantageous or desirable site.

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 features 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 town continue the evaluation of the site’s development priorities and potential in view of the environmentally sensitive areas on site, the site’s relationship with the R-T zoning district to the north and the development density transfer value.

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 Zoned R-1 (1 page)
3. Development Intensity Summary – If Zoned to R-2 (1 page)
4. Development Intensity Summary – If Zoned to R-3 (1 page)
5. Miscellaneous Maps and Supporting Information (multiple pages)

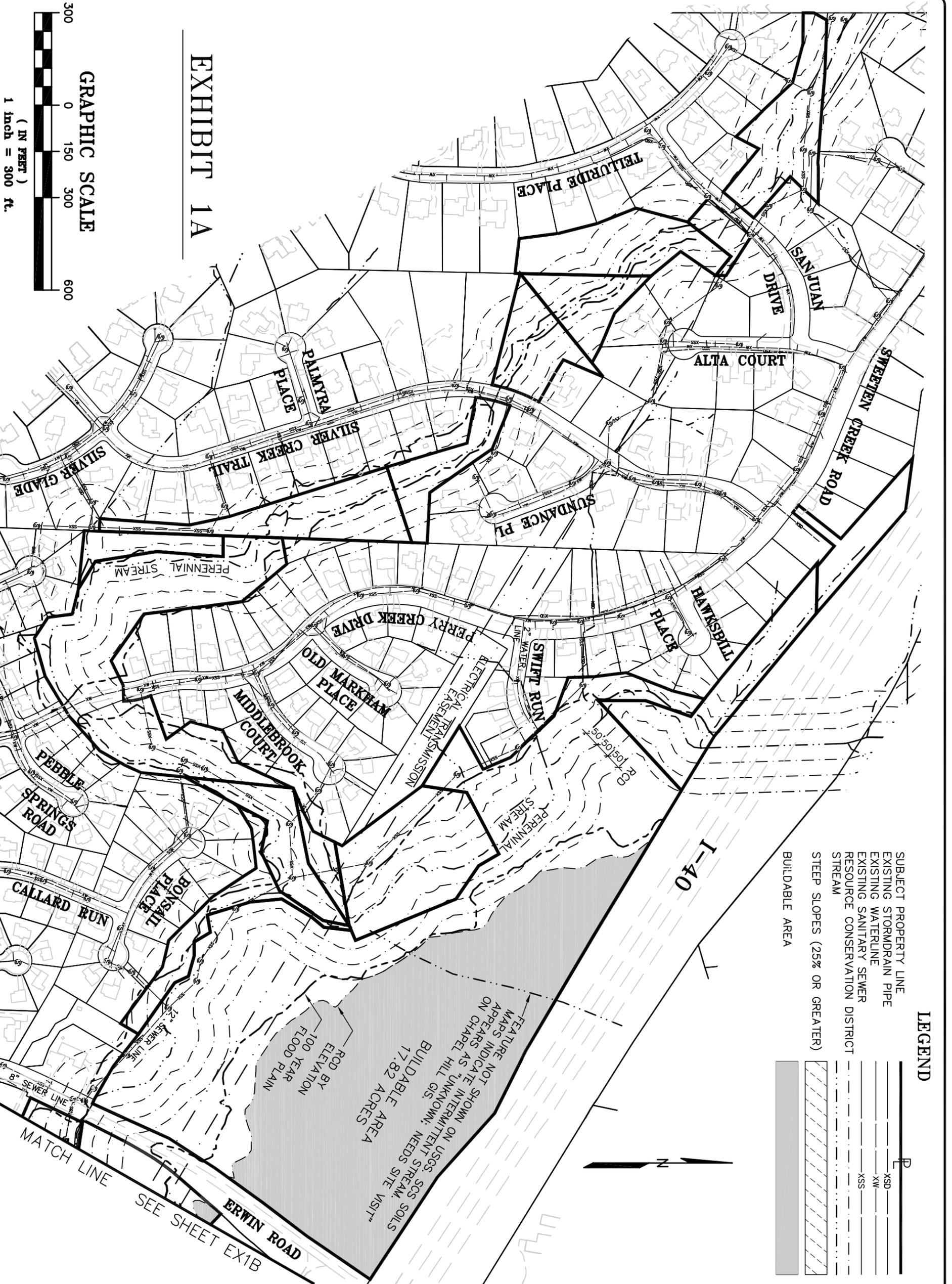


EXHIBIT 1A

GRAPHIC SCALE
 (IN FEET)
 1 inch = 300 ft.

DATE:	JUNE 6, 2013
HORIZ. SCALE:	1" = 300'
VERT. SCALE:	N.A.
PROJ. MANAGER:	MAF
DRAWN BY:	RAM
PROJECT NO.:	20008
DRAWING NAME:	20008.DWG

SHEET NO.
EX1A

TOWN OF CHAPEL HILL

DRY CREEK AREA
 Chapel Hill, North Carolina

SITE ANALYSIS PLAN



civil consultants
 LAND PLANNERS + CIVIL ENGINEERS
 WWW.CIVIL-CONSULTANTS.COM

3708 LYCKAN PARKWAY • SUITE 201 • DURHAM, NC 27707
 PHONE: 919.490.1645 Lic. #C-1030

REV.	DATE	DESCRIPTION	BY

- LEGEND**
- SUBJECT PROPERTY LINE
 - EXISTING STORMDRAIN PIPE
 - EXISTING WATERLINE
 - EXISTING SANITARY SEWER
 - RESOURCE CONSERVATION DISTRICT
 - STREAM
 - STEEP SLOPES (25% OR GREATER)
 - BUILDABLE AREA

RD BY ELEVATION
 100 YEAR FLOOD PLAN

FEATURE NOT SHOWN ON USGS SCS SOILS MAPS INDICATE INTERMITTENT STREAM, APPEARS AS "UNKNOWN; NEEDS SITE VISIT" ON CHAPEL HILL GIS.

BUILDABLE AREA
 17.82 ACRES

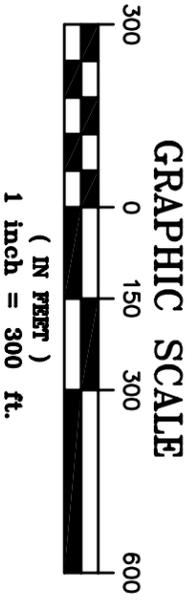
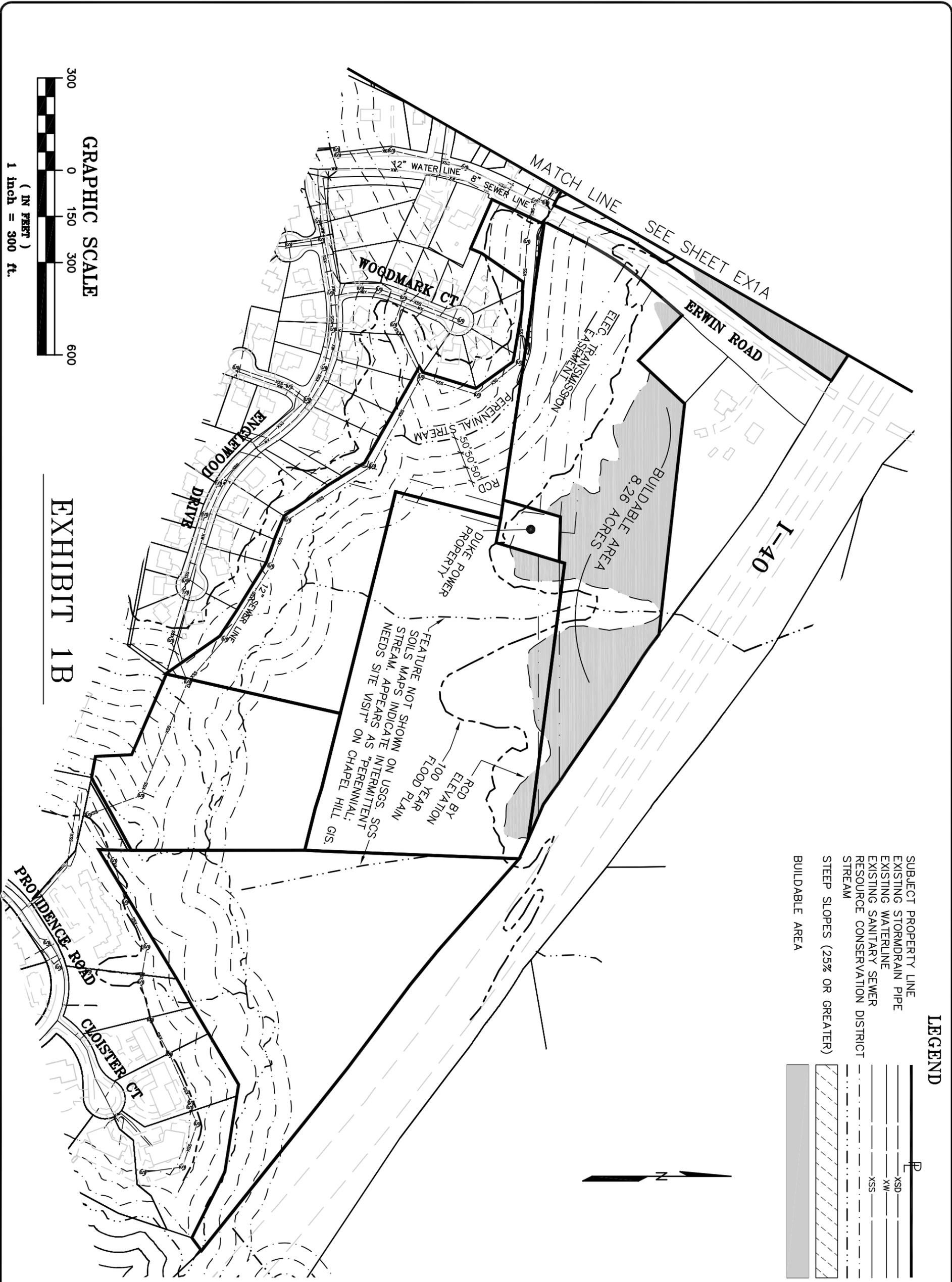


EXHIBIT 1B

LEGEND

- P — SUBJECT PROPERTY LINE
- XSD — EXISTING STORMDRAIN PIPE
- XW — EXISTING WATERLINE
- XSS — EXISTING SANITARY SEWER
- RESOURCE CONSERVATION DISTRICT
- STREAM
- STEEP SLOPES (25% OR GREATER)
- BUILDABLE AREA

TOWN OF CHAPEL HILL

DRY CREEK AREA
Chapel Hill, North Carolina

SITE ANALYSIS PLAN

civil consultants
LAND PLANNERS + CIVIL ENGINEERS
WWW.CIVIL-CONSULTANTS.COM

3708 LYCKAN PARKWAY • SUITE 201 • DURHAM, NC 27707
PHONE: 919.490.1645 Lic. #C-1030

DATE:	JUNE 6, 2013
HORIZ. SCALE:	1" = 300'
VERT. SCALE:	N.A.
PROJ. MANAGER:	MAF
DRAWN BY:	RAM
PROJECT NO.:	20008
DRAWING NAME:	20008.DWG

SHEET NO.
EX1B

REV.	DATE	DESCRIPTION	BY



Exhibit 2

Project Name: Chapel Hill Property Evaluations
 Project Number: 20008
 Client: Town of Chapel Hill
 Date: June 7, 2013

Property Address: **Dry Creek**
 Reported Area: 89.44 Acres (131.71 acres used for this analysis)¹
 Current Zoning District: See Parcel Schedule
 Land Use Plan Category: Low Residential and Parks and Open Space
 Assumed Zoning District: R-1
 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:	5,737,463	Sq. ft.	1,187,832	790,223	2,280,950	1,478,458	
Credited Street Area:	573,746	Sq. ft.				573,746	10.0%
Credited Open Space:	0	Sq. ft.					0.0%
Gross Land Area:	6,311,209	Sq. ft.	1,187,832	790,223	2,280,950	2,052,204	110.0%
Max. Floor Area Ratio:			0.010	0.019	0.076	0.076	
Max. Base Floor Area:	356,212	Sq. ft.					
Existing Floor Area:	0	Sq. ft.					
Allowable New Floor Area:	356,212	Sq. ft.					
Max. Imperv. Surface Ratio:			0.100	0.200	0.200	0.500	
Max. Imperv. Surface Area:	1,759,120	Sq. ft.	(Based on Residential Use, High-Density Option metric) ⁶				
Existing Imperv. Surf. Area:	0	Sq. ft.					
Allowable New ISA:	1,759,120	Sq. ft.					
Max. R-1 DU Ratio per GLA:	435						
Max. R-1 Lots per GLA: ²	371						
Max. R-1 Lots per BA: ²	67						

Footnotes:

1. Acreage reflects data from GIS mapping without deed research confirmation.
2. This analysis does not consider existing encumbrances on the land associated with previous subdivisions nor future subdivision recreation encumbrances or public R/W dedications.
3. Mapping provided by the owner requires confirmation or determination of RCD status on multiple site features.
6. The calculated Maximum Impervious Surface area exceeds the estimated buildable area for the site.



Exhibit 3

Project Name: Chapel Hill Property Evaluations
 Project Number: 20008
 Client: Town of Chapel Hill
 Date: June 7, 2013

Property Address: **Dry Creek**
 Reported Area: 89.44 Acres (131.71 acres used for this analysis)¹
 Current Zoning District: See Parcel Schedule
 Land Use Plan Category: Low Residential and Parks and Open Space
 Assumed Zoning District: R-2
 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:	5,737,463	Sq. ft.	1,187,832	790,223	2,280,950	1,478,458	
Credited Street Area:	573,746	Sq. ft.				573,746	10.0%
Credited Open Space:	0	Sq. ft.					0.0%
Gross Land Area:	6,311,209	Sq. ft.	1,187,832	790,223	2,280,950	2,052,204	110.0%
Max. Floor Area Ratio:			0.010	0.019	0.093	0.093	
Max. Base Floor Area:	429,876	Sq. ft.					
Existing Floor Area:	0	Sq. ft.					
Allowable New Floor Area:	429,876	Sq. ft.					
Max. Imperv. Surface Ratio:			0.100	0.200	0.200	0.500	
Max. Imperv. Surface Area:	1,759,120	Sq. ft.	(Based on Residential Use, High-Density Option metric) ⁶				
Existing Imperv. Surf. Area:	0	Sq. ft.					
Allowable New ISA:	1,759,120	Sq. ft.					
Max. R-2 DU Ratio per GLA:	580						
Max. R-2 Lots per GLA: ²	631						
Max. R-2 Lots per BA: ²	114						

Footnotes:

1. Acreage reflects data from GIS mapping without deed research confirmation.
2. This analysis does not consider existing encumbrances on the land associated with previous subdivisions nor future subdivision recreation encumbrances or public R/W dedications.
3. Mapping provided by the owner requires confirmation or determination of RCD status on multiple site features.
6. The calculated Maximum Impervious Surface area exceeds the estimated buildable area for the site.

Project Name: Chapel Hill Property Evaluations
 Project Number: 20008
 Client: Town of Chapel Hill
 Date: June 7, 2013

Property Address: **Dry Creek**
 Reported Area: 89.44 Acres (131.71 acres used for this analysis)¹
 Current Zoning District: See Parcel Schedule
 Land Use Plan Category: Low Residential and Parks and Open Space
 Assumed Zoning District: R-3
 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:	5,737,463	Sq. ft.	1,187,832	790,223	2,280,950	1,478,458	
Credited Street Area:	573,746	Sq. ft.				573,746	10.0%
Credited Open Space:	0	Sq. ft.					0.0%
Gross Land Area:	6,311,209	Sq. ft.	1,187,832	790,223	2,280,950	2,052,204	110.0%
Max. Floor Area Ratio:			0.010	0.019	0.162	0.162	
Max. Base Floor Area:	728,864	Sq. ft.					
Existing Floor Area:	0	Sq. ft.					
Allowable New Floor Area:	728,864	Sq. ft.					
Max. Imperv. Surface Ratio:			0.100	0.200	0.200	0.500	
Max. Imperv. Surface Area:	1,759,120	Sq. ft.	(Based on Residential Use, High-Density Option metric) ⁶				
Existing Imperv. Surf. Area:	0	Sq. ft.					
Allowable New ISA:	1,759,120	Sq. ft.					
Max. R-3 DU Ratio per GLA:	1014						
Max. R-3 Lots per GLA: ²	1147						
Max. R-3 Lots per BA: ²	207						

Footnotes:

1. Acreage reflects data from GIS mapping without deed research confirmation.
2. This analysis does not consider existing encumbrances on the land associated with previous subdivisions nor future subdivision recreation encumbrances or public R/W dedications.
3. Mapping provided by the owner requires confirmation or determination of RCD status on multiple site features.
6. The calculated Maximum Impervious Surface area exceeds the estimated buildable area for the site.



Dry Creek Area Parcel Schedule

20008

June 7, 2013

<u>Lot No.</u>	<u>SF</u>	<u>Acreage</u>	<u>Zoning</u>	<u>PIN</u>
1	100,896	2.32	R-2	9890254425
2	19,951	0.46	R-2	9890256296
3	99,520	2.28	R-2	9890248900
4	55,368	1.27	R-2	9890340950
5	63,876	1.47	R-2	9890341640
6	56,646	1.30	R-1, R-2	9890344483
7	104,077	2.39	R-1, R-2	9890346083
8	35,449	0.81	R-2	9890337374
9	284,893	6.54	R-1, R-2	9890431242
10	68,023	1.56	R-1, R-2	9890437861
11	62,673	1.44	R-1, R-2	9890439575
12	21,306	0.49	R-2	9890438937
13	160,669	3.69	R-2	9890447157
14	49,683	1.14	R-2	9890357881
15	110,708	2.54	R-2	9890453307
16	1,547,603	35.53	R-1, R-2	9890544321
17	641,323	14.72	R-1	9890637397
19	505,083	11.60	R-1, R-2, R-5	9890628483
20	703,784	16.16	R-1	9890722826
21	710,804	16.32	R-1, R-5	9890724188
22	335,128	7.69	R-1, O&I-2	9890821407
Total	5,737,463	131.71		
18*	28,387	0.65	R-1	9890635174

* Parcel owned by Duke Energy

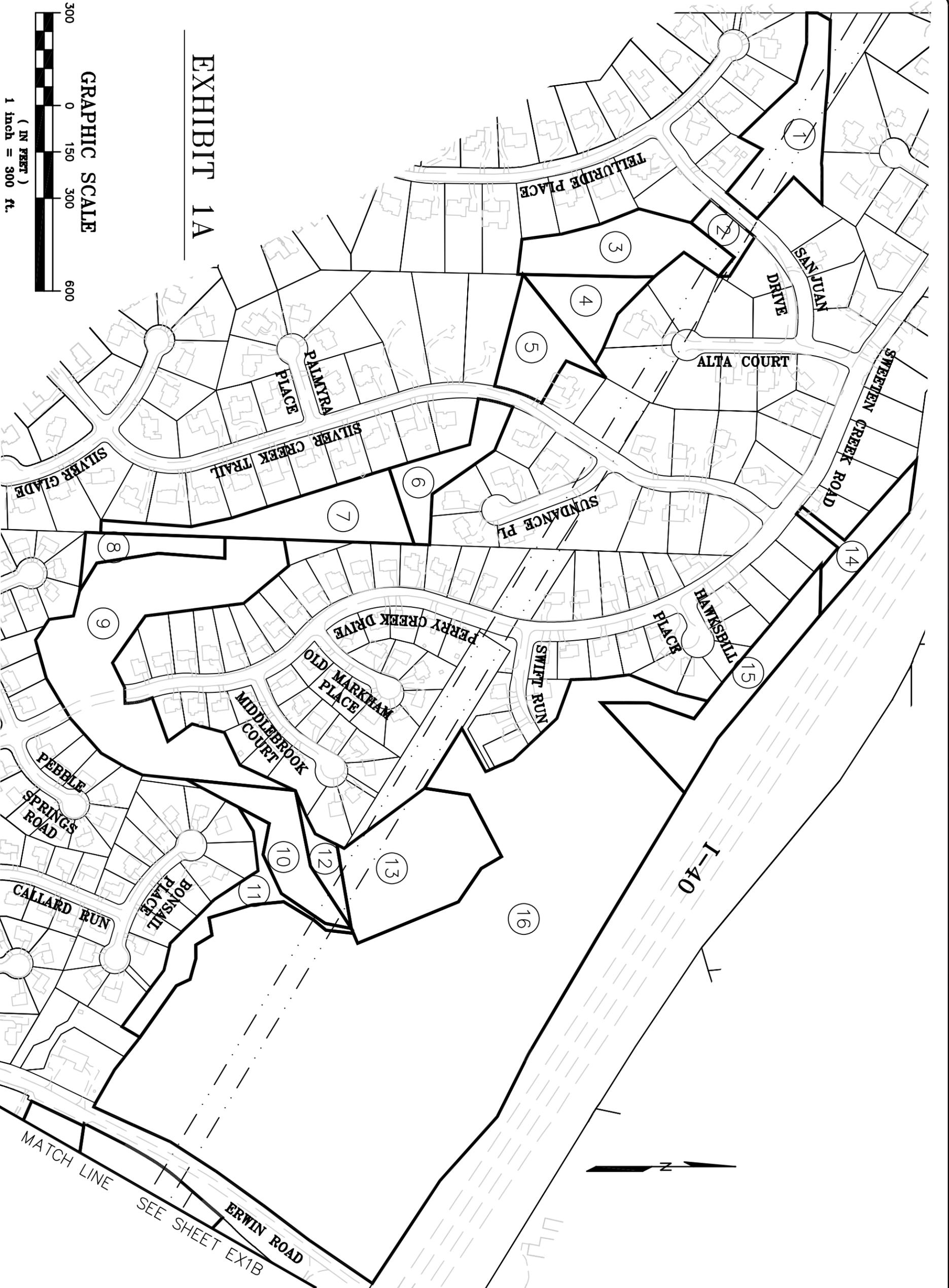


EXHIBIT 1A

GRAPHIC SCALE



TOWN OF CHAPEL HILL

DRY CREEK AREA
Chapel Hill, North Carolina

PARCEL PLAN



civil consultants

LAND PLANNERS + CIVIL ENGINEERS
WWW.CIVIL-CONSULTANTS.COM

3708 LYCKAN PARKWAY • SUITE 201 • DURHAM, NC 27707
PHONE: 919.490.1645 Lic. #C-1030

DATE:	JUNE 6, 2013
HORIZ. SCALE:	1" = 300'
VERT. SCALE:	N.A.
PROJ. MANAGER:	MAF
DRAWN BY:	RAM
PROJECT NO.:	20008
DRAWING NAME:	20008.DWG
SHEET NO.:	EX1A

REV.	DATE	DESCRIPTION	BY

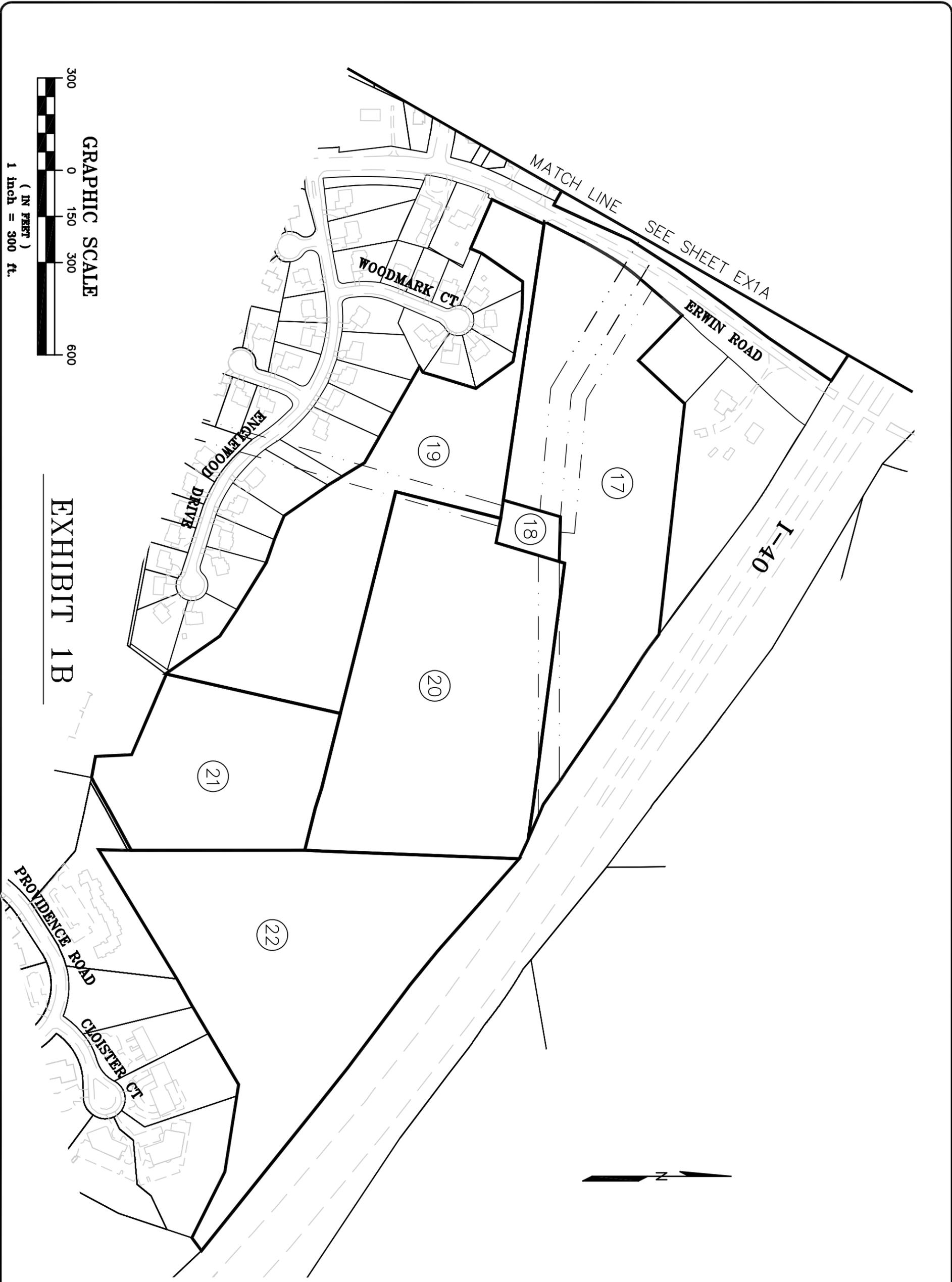


EXHIBIT 1B

TOWN OF CHAPEL HILL

DRY CREEK AREA
Chapel Hill, North Carolina

PARCEL PLAN



civil consultants

LAND PLANNERS + CIVIL ENGINEERS
WWW.CIVIL-CONSULTANTS.COM

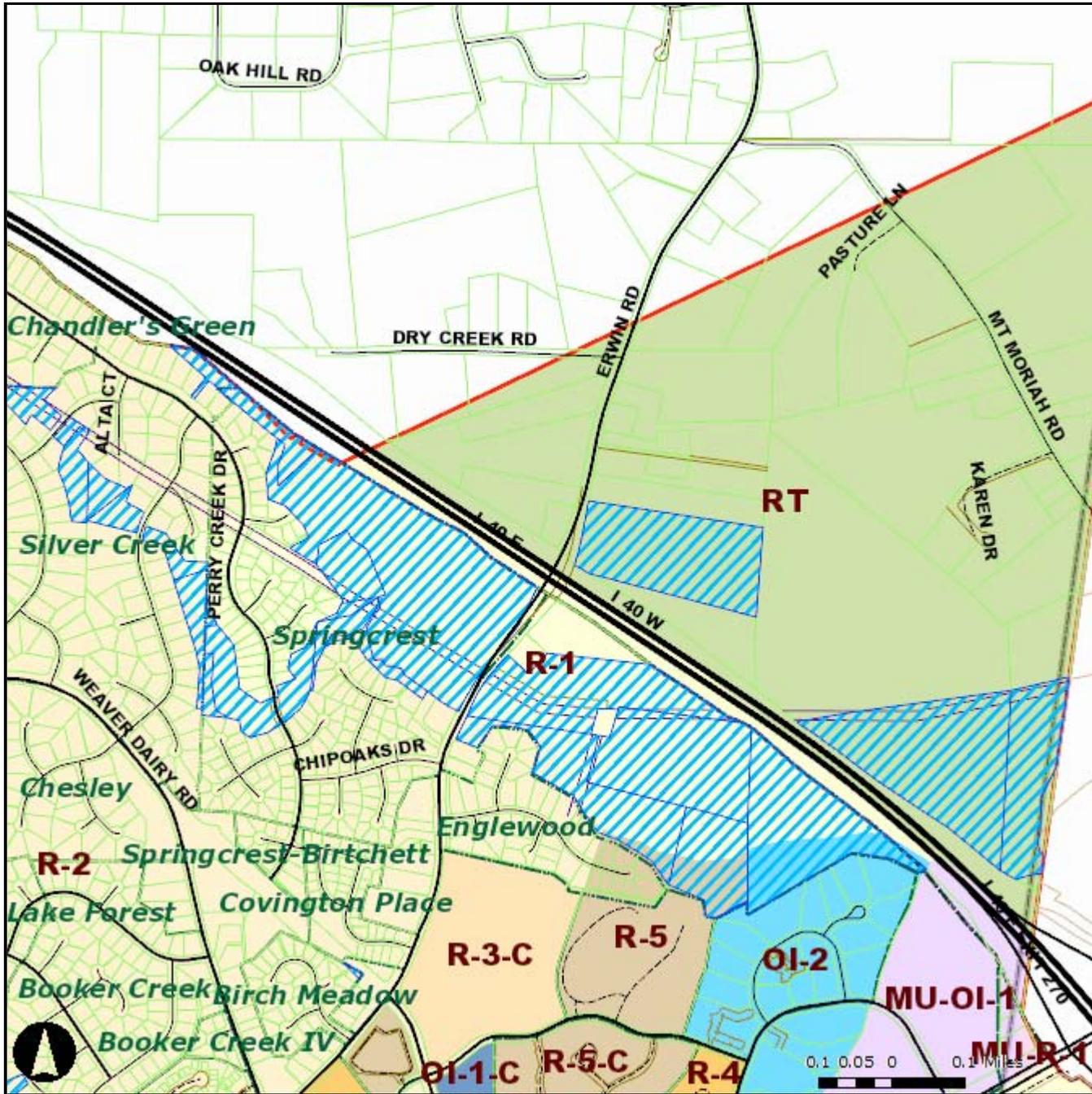
3708 LYCKAN PARKWAY • SUITE 201 • DURHAM, NC 27707
PHONE: 919.490.1645 Lic. #C-1030

DATE:	JUNE 6, 2013
HORIZ. SCALE:	1" = 300'
VERT. SCALE:	N.A.
PROJ. MANAGER:	MAF
DRAWN BY:	RAM
PROJECT NO.:	20008
DRAWING NAME:	20008.DWG

SHEET NO.
EX1B

REV.	DATE	DESCRIPTION	BY

Map



Street Classifications

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

Durham Streets

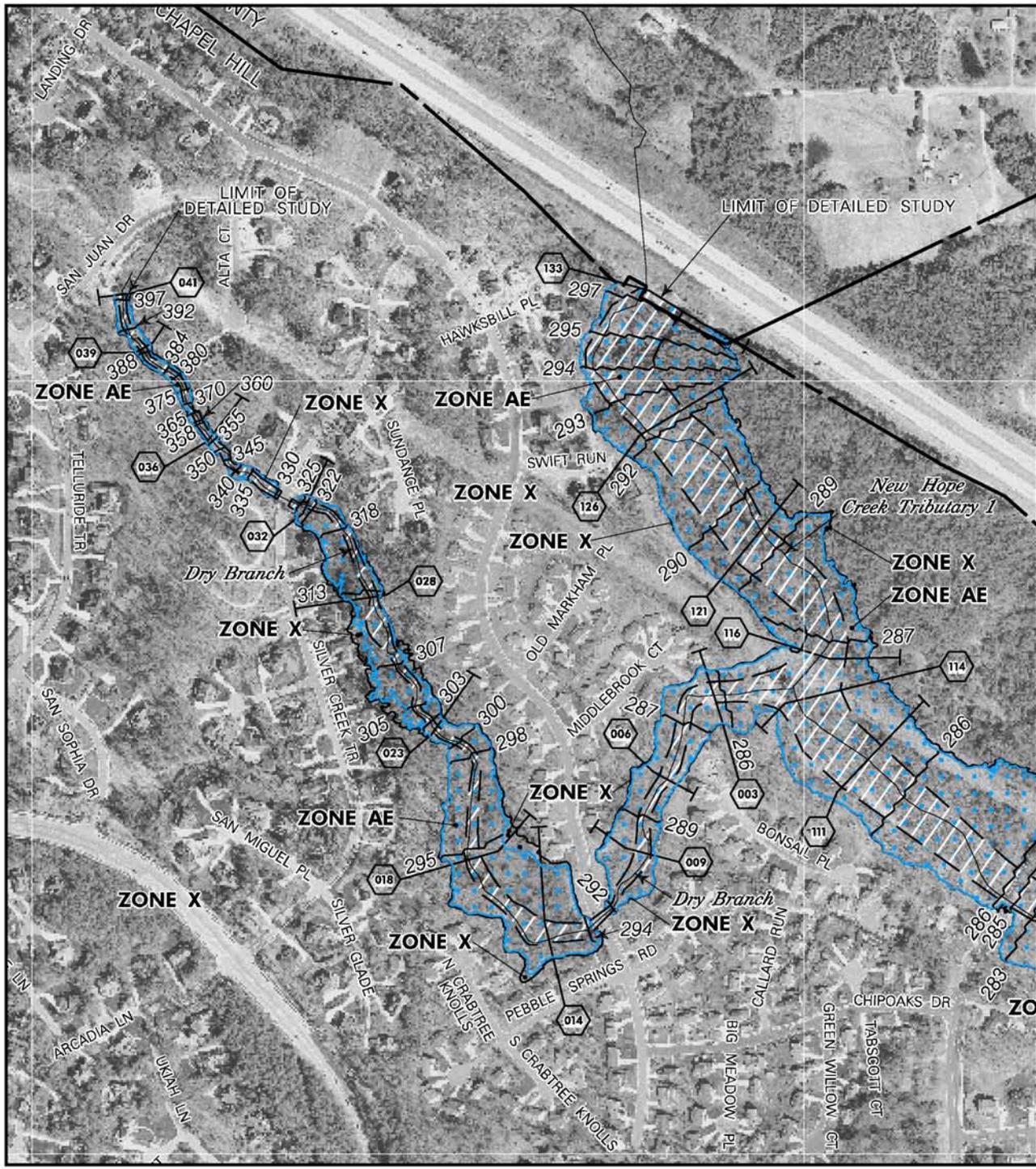
Chapel Hill Jurisdictional Limits

- Neighborhoods
- Zoning Districts

- R-LD5
- RT
- R-LD1
- R-1A
- R-1

Zoning Districts (continued)

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



GRID NORTH

SCALE 1" = 500' (1 : 6,000)

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 9890L

FIRM
FLOOD INSURANCE RATE MAP
 NORTH CAROLINA

PANEL 9890

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

CONTAINS:

COMMUNITY	CID No.	PANEL	SUFFIX
CHAPEL HILL TOWN OF	370180	9890	L
DURHAM, CITY OF	370086	9890	L
DURHAM COUNTY	370085	9890	L
ORANGE COUNTY	370342	9890	L

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.

MAP REVISED
MAY 16, 2008

MAP NUMBER
3710989000L



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



GRID NORTH

SCALE 1" = 500' (1 : 6,000)

NFIP

PANEL 9890L

FIRM
FLOOD INSURANCE RATE MAP
 NORTH CAROLINA

PANEL 9890

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

CONTAINS:

COMMUNITY	CID No.	PANEL	SUFFIX
CHAPEL HILL TOWN OF	370180	9890	L
DURHAM, CITY OF	370086	9890	L
DURHAM COUNTY	370085	9890	L
ORANGE COUNTY	370342	9890	L

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.

MAP REVISED
MAY 16, 2008

MAP NUMBER
3710989000L



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

existing fill slope at Silver Creek Trail. The remaining portions of this segment are relatively low-lying, flat, and subject to flooding and seasonal ponding. The wet soils here sustain the very thick stand of young pines. This section of the trail has been completed.

3 Perry Creek Drive to Erwin Road
 This 2,100-foot portion of greenway is primarily located on a 32-acre parcel of Town-owned open space property acquired in 2000. The land is located north of Dry Creek and south of I-40.

Resource Protection

The Town has acquired the necessary land and easements to implement this segment of the Dry Creek Greenway.

Potential for Trail Upgrade

It would be possible to upgrade the trail to a Class 6 facility. This would allow a direct bicycle/pedestrian connection from the Springerest neighborhood to Erwin Road and beyond to Eastowne.

Summary of Constraints for Potential Trail Development

- The initial 500 ft. from Perry Creek Road to Dry

Creek would require some landscaping to preserve privacy for nearby homes.

- Poorly drained soils will dictate location of paved sections of trail in some locations.

Summary of Factors Favorable for Potential Trail Development

- The Town owns all the land required for trail development.
- Existing utility easements provide land already cleared for trail use.
- The required bridge is already in place.

Recommendations

- The Town should construct a Class 6 trail, from the east side of Perry Creek Drive for some 2,100 feet to Erwin Road.
- A small parking area (8-10 cars) should be built near Erwin Road.
- Once the I-40 bridge is widened or modified to allow pedestrian use, a sidewalk should be built to



Greenways

- Paved
- Unpaved
- Proposed Paved
- Proposed Unpaved

Bike Facilities

- Bike Lane
- Wide Shoulder/Outside Lane
- Proposed Facility

Sidewalk

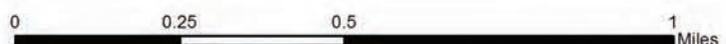
- Stream
- Parcel
- School

Town Property

- Park
- Open Space

UNC Property

- Town Limits
- Carrboro Limits



MAP 4.10 - DRY CREEK TRAIL

the north side of Interstate 40. This would allow a connection between the Dry Creek Trail and the Durham greenways system.

4 Erwin Road to Providence Road

The Dry Creek basin east of Erwin Road is one of the most extensive wetland areas in Orange County. As described by the Triangle Land Conservancy, it is one of the most significant areas of biological diversity in the southern part of the county. The primary goal for this portion of Dry Creek should be to remain as a nature preserve, supporting activities such as bird and wildlife observation.

Resource Protection

The Town has acquired significant amounts of property along this section of Dry Creek.

Potential for Trail Development

The greenway corridor extends 3,300 feet through this segment of Dry Creek. The Town has acquired most of the property adjacent to the creek including a large amount of property between the creek and I-40 that would allow trail development. The major obstacle would be a required crossing of Dry Creek. A major safety issue relates to a trail crossing of Erwin Road. This plan recommends the addition of a pedestrian crossing and pedestrian refuge.

See the list of NCDOT critical intersections on page 74.

Summary of Constraints for Potential Trail Development

- Wet soils and possible wetlands dominate portions of this segment.
- A large, often wet area surrounding Dry Creek would make a bridge crossing difficult from a permitting and construction standpoint.
- Erwin Road in its current state would present safety concerns for persons crossing the road. Improvements such as a pedestrian crossing and pedestrian refuge would be needed.

Summary of Factors Favorable for Potential Trail Development

- Tree cover is uniform, relatively mature, with an open understory presenting few constraints to trail alignment.
- The Town owns most of the potential trail corridor including most of the higher and drier ground.

Recommendations

- The corridor should be developed as a Class 6 greenway with boardwalk sections if needed.

- The trail should be sensitively placed to avoid fragmenting the wildlife corridor.
- The Town should continue to explore options for trail connections to the New Hope Corridor and Durham greenway system.

5 Erwin Road to Durham County Line

This segment of the Dry Creek Greenway would be a joint project with the Durham Open Space and Trails Commission (DOST). The portion of the corridor within Chapel Hill's jurisdiction would be approximately 4,600 feet in length. Depending upon location, Durham would extend the trail an additional 1,000 to 2,000 feet to Mt. Moriah Church Road. Durham's long-range plans show a trail extending downstream along Dry Creek to the New Hope Creek Trail. The trail surfacing is yet to be determined.

Resource Protection

The Town now owns all but one property needed to develop a trail along this section of Dry Creek.

Potential for Trail Development

The corridor is generally gently sloping with well-drained soils. A mixed hardwood tree cover exists with trees of varying age.

Summary of Constraints for Potential Trail Development

- One parcel is still in private ownership.
- Some pockets of potential wetlands exist.
- The existing Erwin Road Bridge over I-40 is not suitable for pedestrian traffic.

Summary of Factors Favorable for Potential Trail Development

- Few topographic, vegetative or soil restrictions are present.

Recommendations

- The Town should continue to pursue a joint development effort with Durham in constructing a coordinated trail and open space corridor.
- A bike lane and sidewalk could continue to north of I-40 along Erwin Road to Hollow Rock Park.
- To the north of I-40 and Erwin Road, a greenway connection would turn east and follow the north side of the Interstate northeast of Dry Creek. The trail would then continue to New Hope Commons shopping center and to New Hope Creek.

Figure 5-4: Enhanced Local Bus Full Service

