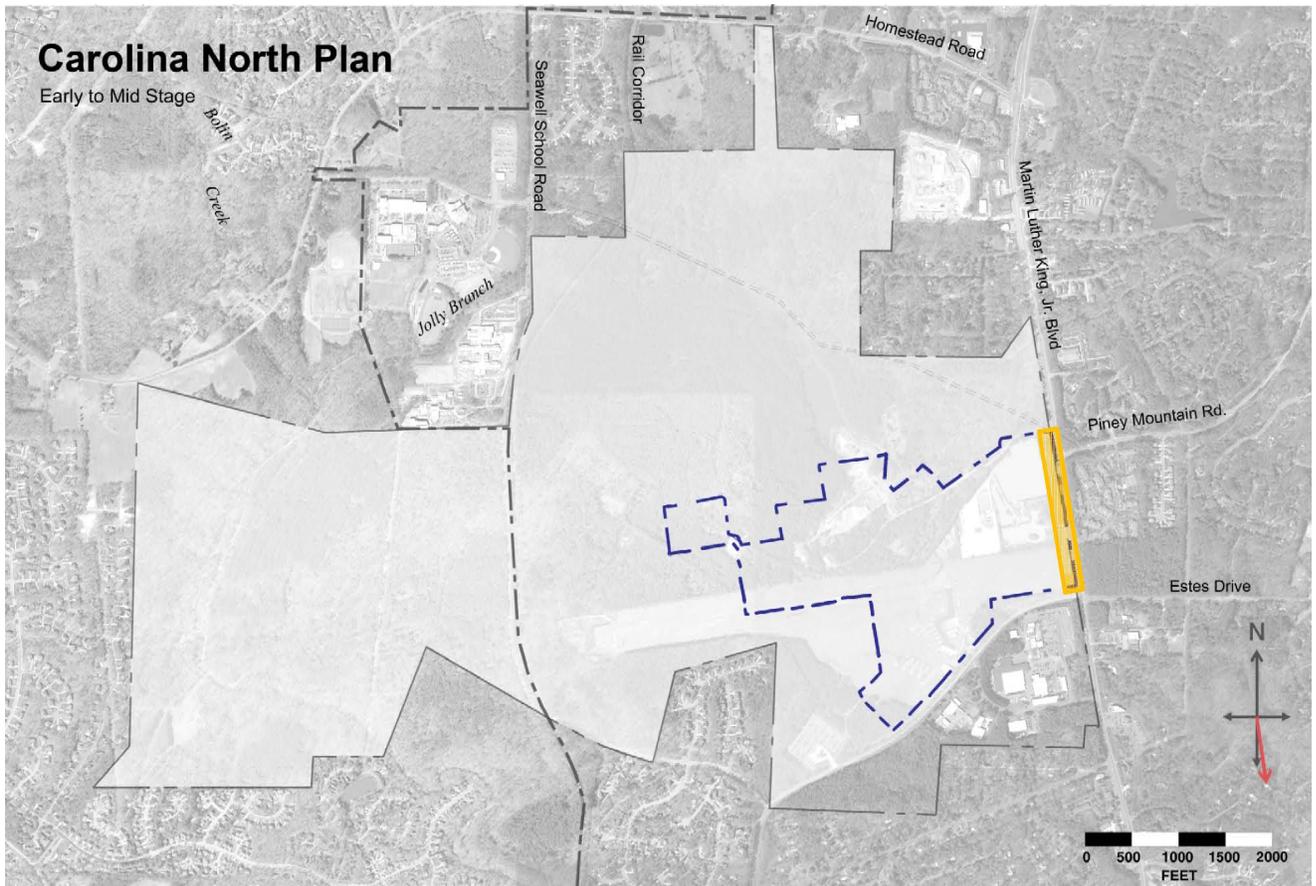


EXHIBIT G. Map: Perimeter Transition Areas



 Perimeter Transition Area: 100' from property line toward building face, projects must demonstrate compliance with Carolina North Design Guidelines, screen mechanical and service areas, and comply with applicable standards from the Development Agreement.

EXHIBIT H. Map 1. Existing Conditions on the Chapel Hill Portion of the Carolina North Tract

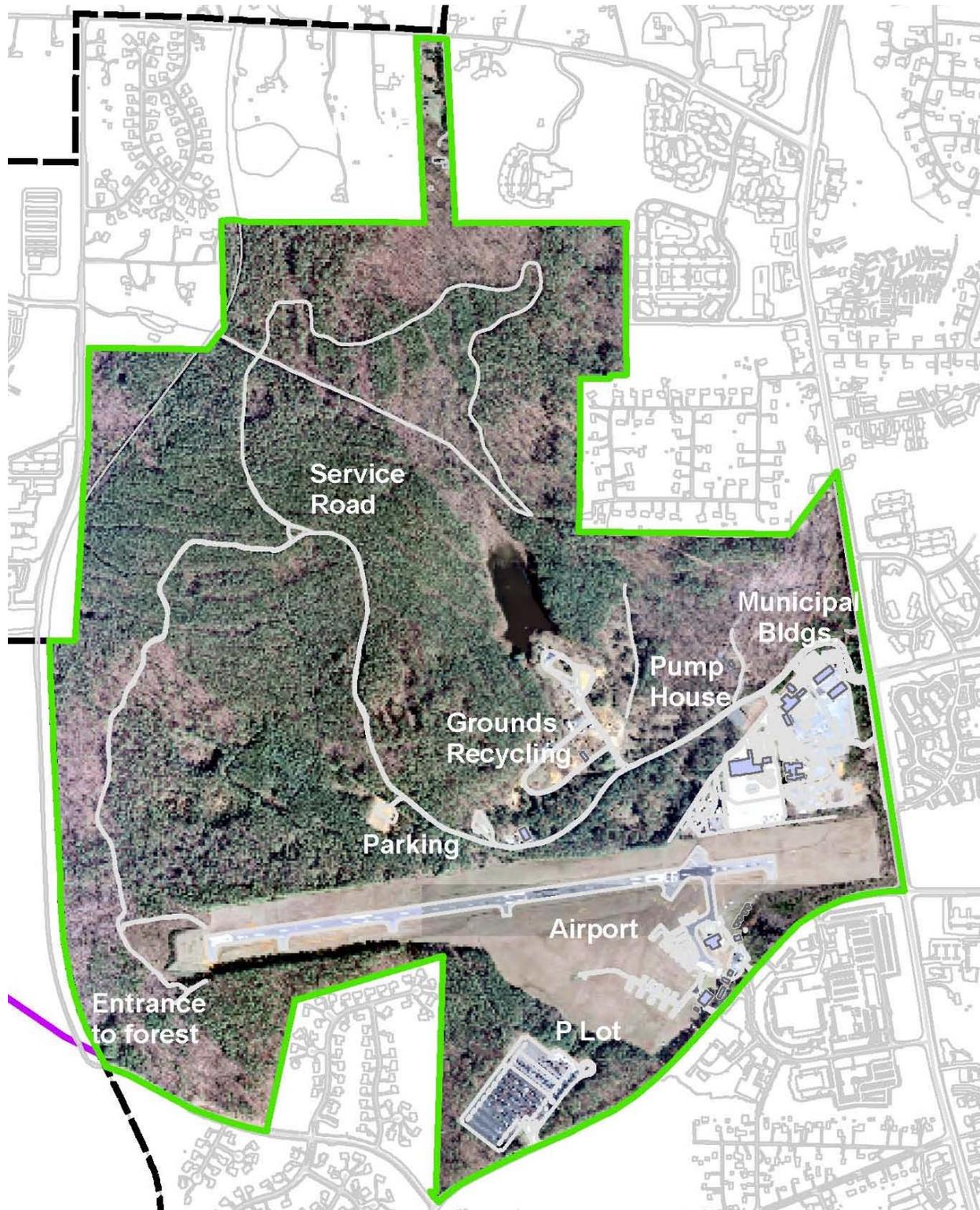


EXHIBIT H. Map 2. Existing Trails on the Carolina North Tract

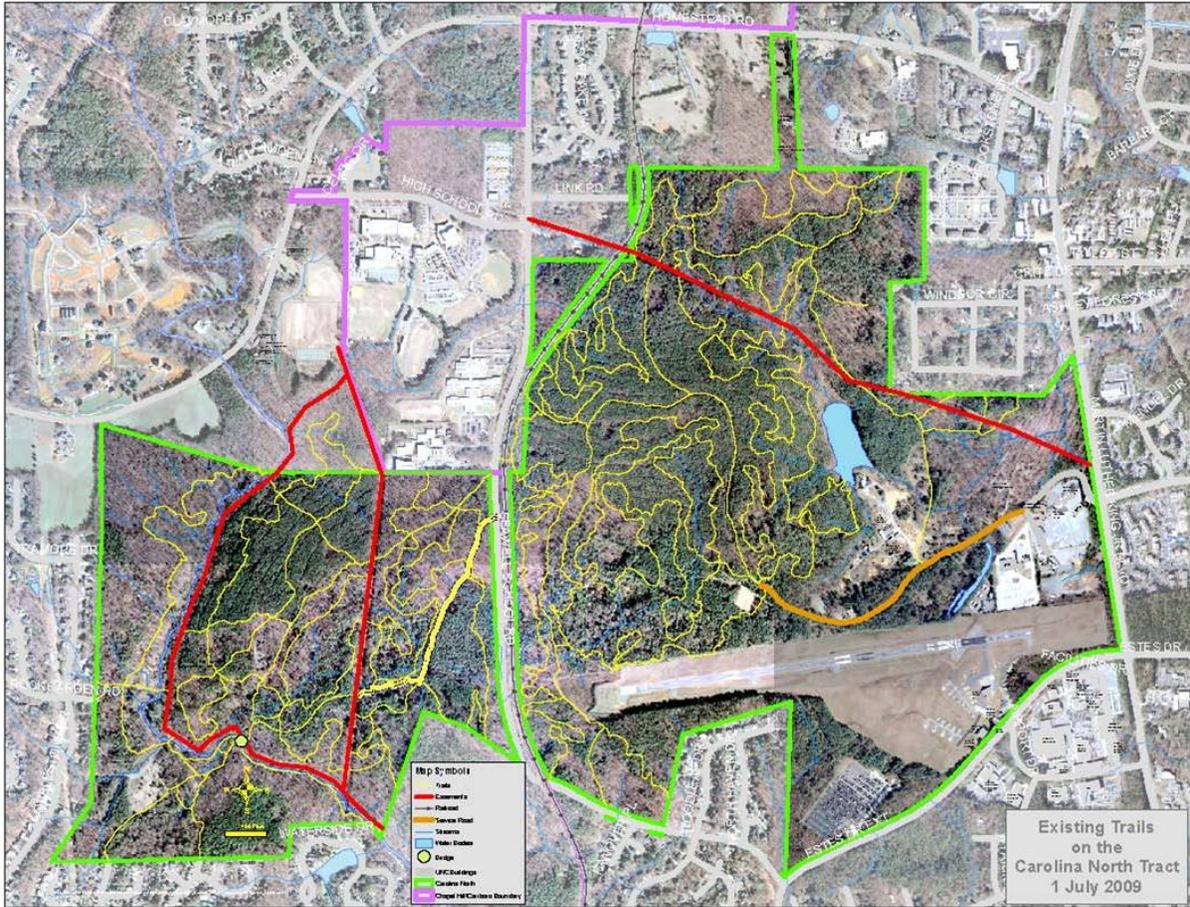
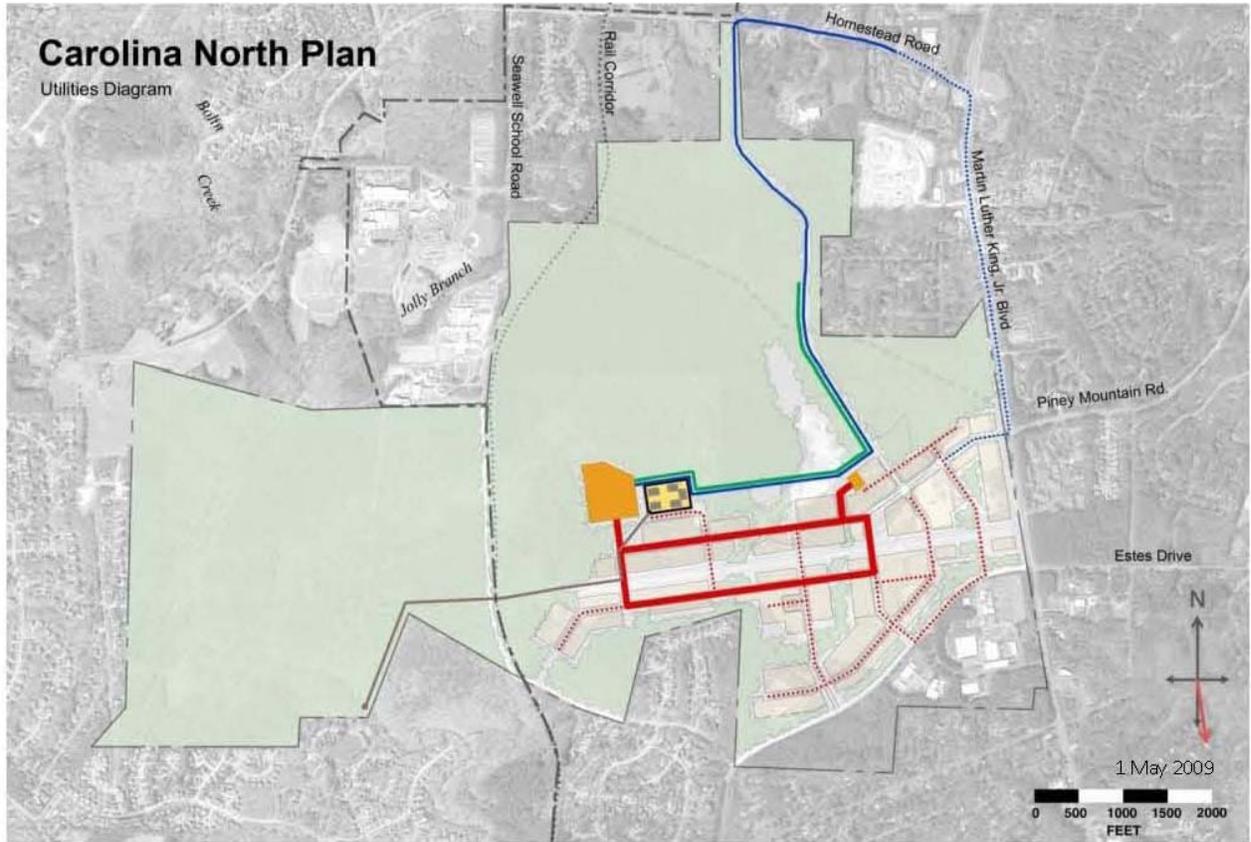


EXHIBIT I. Map: Utility Plant and Line Siting



- | | | | |
|--|--|--|--|
|  Utility Duct Bank |  Utility Tunnel |  Utility Plant Site |  Sewer Corridor |
|  Utility Duct Bank Study Option |  Utility Corridor |  Reclaimed Water Facility |  Natural Gas |

EXHIBIT J. U-1 Site Development Permit Application

Contact:

Address:

Phone Number:

E-mail:

Project Name:

Application Number:

Submittal Date:

Project Number:

Project Location:

Project Sub-Basin:

Tax/Map/Block/Lot

(TMBL)#:

Parcel Identification

Number (PIN):

Land Use:

Is the Project in a Perimeter Transition Area? : Yes ___ No ___

If yes, include PTA meeting minutes and copy of notice map and mailing list with application

Information Requirements for Site Development Permit Applications

Each application for a Permit shall include the following information, in a format specified by the Town Manager (X copies or sets of all information unless noted below):

1. Receipt (one copy) of Permit Application Fee (\$XX).
2. Area map - Identify location of project on approved Phase Plan.
3. An Existing Site Plan.
4. A Site Plan showing building footprints, access drives, pedestrian circulation (with connections to existing pedestrian networks), parking areas, and clearing limits.
5. A Grading Plan.
6. A soil erosion control plan for projects over 20,000 square feet of disturbance
7. A copy of the erosion and sediment control permit from the NC Division of Land Resources for projects disturbing one acre or more.
8. A courtesy copy of erosion/sedimentation control plans
9. A Utility Plan showing how all utilities will be provided to buildings and letters of approval from each applicable utility (one copy of each letter).
10. A Construction Management Plan, consistent with the University's "Construction Management Guidelines" contained in the August 7, 2001 Addendum, to be approved by the Town Manager prior to commencement of construction, indicating measures to be taken during construction in the following areas:
 - a. Traffic Management/Control Plan:
 - i. A traffic management/control plan shall be submitted which will provide for the safe and orderly movement of motorized and non-motorized vehicles on any public streets (maintained and operated by the Town or the NCDOT) on which normal traffic flow will be disrupted (lane closures, street closures, sidewalk closures, etc.) during construction, including a detour plan as may be necessary.
 - ii. The submittal of a Site Development Plan shall include a construction traffic routing map that identifies the local street network that will be impacted by construction traffic associated with this proposed addition. The routing plan shall minimize, and where practical, prohibit construction traffic on local streets. The plan shall also provide for the safe and continued use of bicycle, pedestrian, and greenway corridors during construction.

- iii. The Traffic management plan shall be prepared in accordance with the latest version of Manual on Uniform Traffic Control Devices (MUTCD) and applicable NCDOT Standards.
 - iv. All signs shall be made of high retro-reflectivity material and, if night time closures are necessary, signs shall include beacons.
 - v. The traffic management plan shall be sealed by a Professional Engineer licensed in the State of North Carolina.
 - vi. A permit must be obtained from the Town Manager for land closures, sidewalk closures, and street closures.
 - vii. The Traffic Management Plan shall state that closures and night time work on public streets must be approved by the Town Manager. This form must be completed and submitted to the Town for approval along with the relevant traffic control plan. The Contractor must notify the Town Engineering, Public Works, Police, Fire, and Transportation Departments, E911, and affected residents at least 3 business days prior to the commencement of approved night work and/or approved street closure.
 - viii. The University is responsible for repairing damaged pavement, markings, signs and signal equipment as necessary.
 - ix. The University's contractor shall coordinate with the Town Public Works Department (969-5100) for traffic signal system underground cable conflicts.
- b. Pedestrian Management Plan:
- i. A pedestrian detour plan shall be submitted which will provide for the safe and orderly movement of pedestrians if any public sidewalks and/or designated pedestrian routes on public rights-of-way and/or easements are disrupted or closed to normal pedestrian use.
 - ii. The pedestrian detour plan shall be prepared in accordance with the latest version of the MUTCD and sealed by a professional engineer licensed in the State of North Carolina.
 - iii. All signs shall be made of high retro-reflectivity material and if a night time detour is required, signs shall include beacons.
- c. Pedestrian Safety:
- i. Detailed information on how the Pedestrian Management Plan will provide for the safe and continued use of bicycle, pedestrian, and greenway corridors during construction.
- d. Pedestrian Security:
- i. Detailed information on pedestrian security measures including the placement of security phones and lighting. The plan shall also include additional information on security for pedestrian bridges during evening hours.
- e. Construction Traffic Management Plan:
- i. A construction traffic control plan shall be submitted which will provide for the safe and orderly movement of construction traffic to and from the construction site and staging area. The plan must identify the location and size of staging areas and material storage areas which would affect construction traffic routes.
 - ii. The plan shall indicate location(s) where construction equipment will be parked (if offsite) and where construction personnel will park, including a routing plan for equipment and personnel going to and from the work site.
 - iii. The plan shall indicate graphically and describe how emergency vehicle access to and around the project site will be provided both during and after completion of construction.
 - iv. The plan shall include measures to minimize construction traffic impacts on school bus traffic and access to schools in the vicinity of the project.
- f. Construction Management Plan Enforcement:
- i. Each Construction Management Plan shall describe how the University will enforce the requirements of the Construction Management Plan. In particular, the plan must describe how the University intends to enforce and ensure that pedestrian, bicycle, and greenway corridors will remain open and safe during construction periods.

g. Construction Management Contact Information:

- i. Each construction site will include visible signage listing a telephone number and a University representative available to answer questions and respond to concerns about pedestrian safety and security. A detail of the proposed sign, including number of signs and general locations, shall be submitted with each Site Development Permit application.

10. Stormwater Management:

Every application for a Site Development Permit shall include:

- a. A signed and sealed letter from a Professional Engineer, licensed in North Carolina, certifying that the stormwater management measures associated with the Site Development Permit application meet or exceed the approved stormwater management performance standards for Carolina North. Stormwater management and treatment practices shall comply with all applicable federal and State regulations, and revisions thereof.
- b. Plans, signed and sealed by a North Carolina licensed Professional Engineer, showing grading, regulatory floodplains, stream buffers and RCDs, plantings, erosion control, and stormwater runoff control best management practice(s) designs and details, in accordance with the performance criteria.
- c. A stormwater design report, signed and sealed by a North Carolina licensed Professional Engineer, that includes the following
 1. A narrative description of existing and proposed site conditions, stormwater impacts, and proposed stormwater management measures
 2. A summary table of pre-development and post-development impervious cover by drainage area
 3. Maps showing the pre-development and post-development impervious cover
 4. A table indicating the stormwater runoff volumes and peak discharge (rates) for the specified design storms at the following three conditions: pre-development; post-development without stormwater management; and post-development with stormwater management
 5. Copies of all hydrologic and hydraulic calculations and routings
 6. Maps indicating the existing and proposed drainage divides on the site and the drainage to each stormwater management measure
 7. Inspection, operations, and maintenance plans for the proposed stormwater management structures.
- d. A note indicating the University is responsible for maintenance of stormwater facilities as agreed upon in the Carolina North Development Agreement for facilities on University-owned property.

11. Noise: Every application for a Site Development Permit shall include a signed and sealed letter from a Professional Engineer, licensed in the State of North Carolina and with demonstrable expertise in acoustical design and attenuation practices, certifying that any increase in measurable noise above existing pre-Development Plan noise levels on property outside the U-1 Zoning District will not exceed the levels allowed in the Town Noise Ordinance as established at the time each Site Development Permit application is approved by the Town. This noise restriction shall not apply to property outside of the U-1 Zoning District that is in the same ownership as property within the U-1 Zoning District.

12. Lighting Plan: Every application for a Site Development Permit shall include a lighting plan, sealed by a Professional Engineer licensed in the State of North Carolina and with demonstrable expertise in lighting design and mitigation strategies, that shows the following:
- a. existing and proposed lighting fixture types and locations
 - b. isolux contour diagram and grid points with the measured and calculated pre-development and post-development foot-candles at grade on property where lighting impacts are expected.
 - c. a description of how lighting meets the goals of 'dark skies' lighting and complies with the lighting standards of the Development Agreement.

- d. A demonstration that there is no increase in lighting foot-candle levels at the adjacent property line as a result of the project.
- e. Demonstration that increases in illumination on property outside of the Carolina North Project do not result in lighting levels in excess of 0.3 foot-candles, measured at ground level.
- f. Confirmation that, for property outside of the Carolina North Project where existing ambient lighting levels are in excess of 0.3 foot-candles, there is no increase in measurable lighting levels.

These lighting restrictions shall not apply to adjacent property outside of the Carolina North Project that is in the same ownership as property within the Carolina North Project.

13. Fire Protection and Safety:

- a. Fire Flow Report sealed by a registered Professional Engineer (NC) demonstrating compliance with Town Standards.
- b. A Fire Protection plan showing the following:
 - i. Location of fire hydrants, present and proposed
 - ii. Location of fire department connections to sprinkler/standpipe systems
 - iii. If building has both sprinkler and standpipe, show which FDC feeds which system
 - iv. Road access to fire protection systems
 - v. Emergency access to the structure on at least two sides
 - vi. Unobstructed 20 ft. emergency access lanes
 - vii. Fencing around construction site with 20 ft. opening swing or slide gates
 - viii. Temporary standpipe locations if building is 40 feet or higher
 - ix. Any areas which are proposed to be inaccessible during construction or demolition
 - x. Maintain compacted soil/gravel to withstand weight of fire department vehicles at 75,000 pounds vehicle, all weather road standards.

14. Engineering Construction Permit. If any part of a University project lies within a public right-of-way on Town streets, all documents required for an Engineering Construction Permit (ECP) must be submitted as part of the Site Development Permit application process. An ECP must be obtained from the Town prior to start of work on the right-of-way.

15. Energy and Conservation Goals:

- a. Permit applications shall include energy performance models and the LEED checklist with projected points to qualify at Silver level.
- b. Permit applications shall describe how potable water consumption and reclaimed strategies are incorporated into the project

16. Landscape: Plans indicating grading, and limits of construction, existing and proposed tree canopy mix and percent coverage, and other proposed plantings. Plans should also show how the proposed project relates to the overall master plan for Carolina North.

- a. identify planting materials, proposed irrigation and maintenance techniques for each type of landscape proposed
- b. applications should include any proposed trails, greenways or recreation facilities and connections to adjacent related facilities to be constructed as part of the project and describe the design standards applied to those elements

17. Solid Waste: Describe the solid waste management responsibilities for the project both during the construction phase and after the building is occupied.

18. Design Guidelines: Describe how the project meets the design standards applicable to Carolina North

Post-Construction: Upon completion of construction, the University shall provide commissioning reports, as-built drawings to the Town, signed and sealed by a North Carolina-registered Professional Land

Surveyor, showing building footprints, driveways, stormwater drainage/conveyance piping, stormwater management structures, and all other impervious surfaces and totals.