



**MAP #A-2:  
Hydrology**

**TRANSITION AREA  
HYDROLOGY**

**Morgan Creek  
Drainage Basin**

**LEGEND**

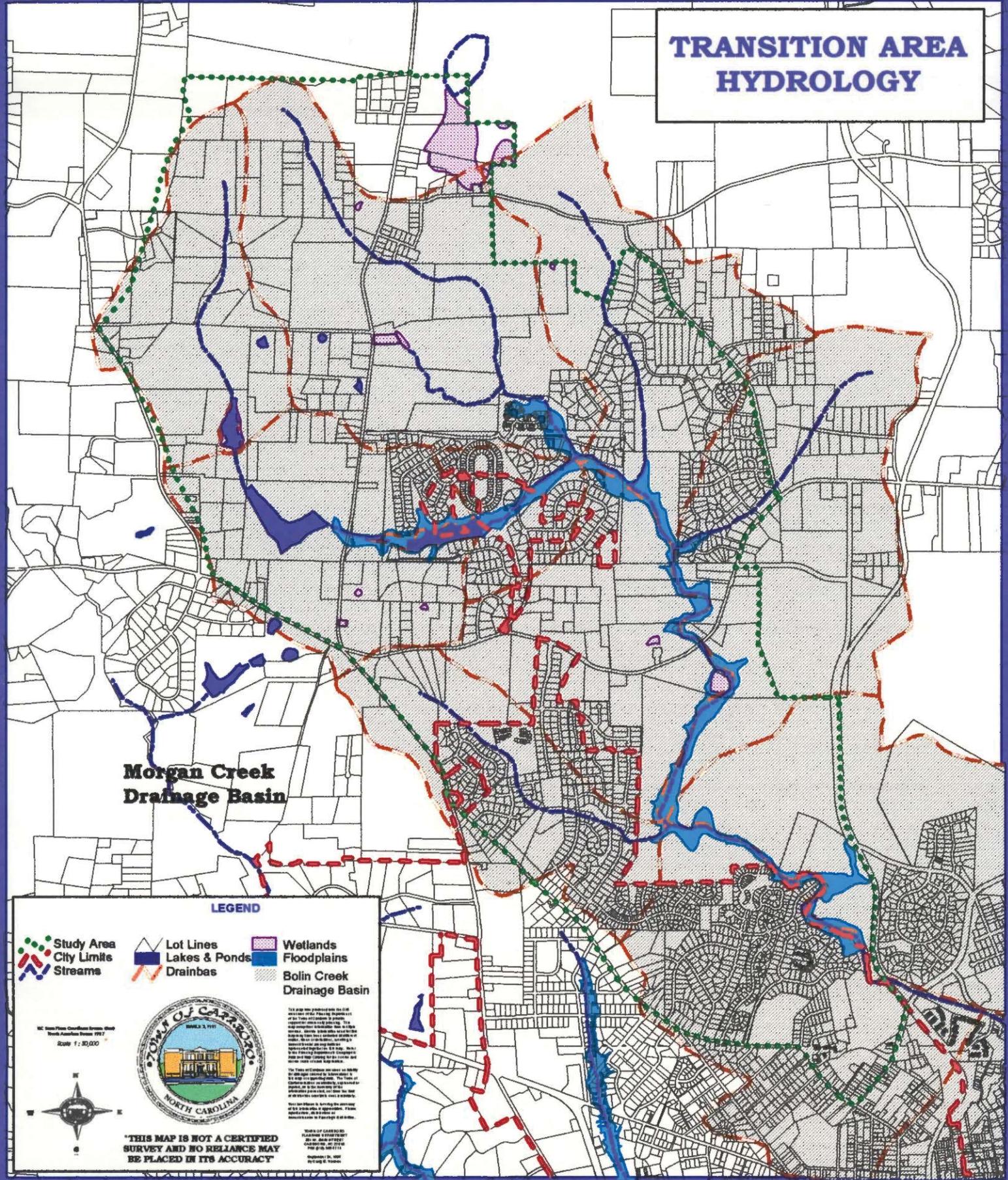
-  Study Area
-  City Limits
-  Streams
-  Lot Lines
-  Lakes & Ponds
-  Drainages
-  Wetlands
-  Floodplains
-  Bolin Creek Drainage Basin

NC State Plane Coordinate System, NAD 83  
North American Datum 1983  
Scale 1" = 50,000'



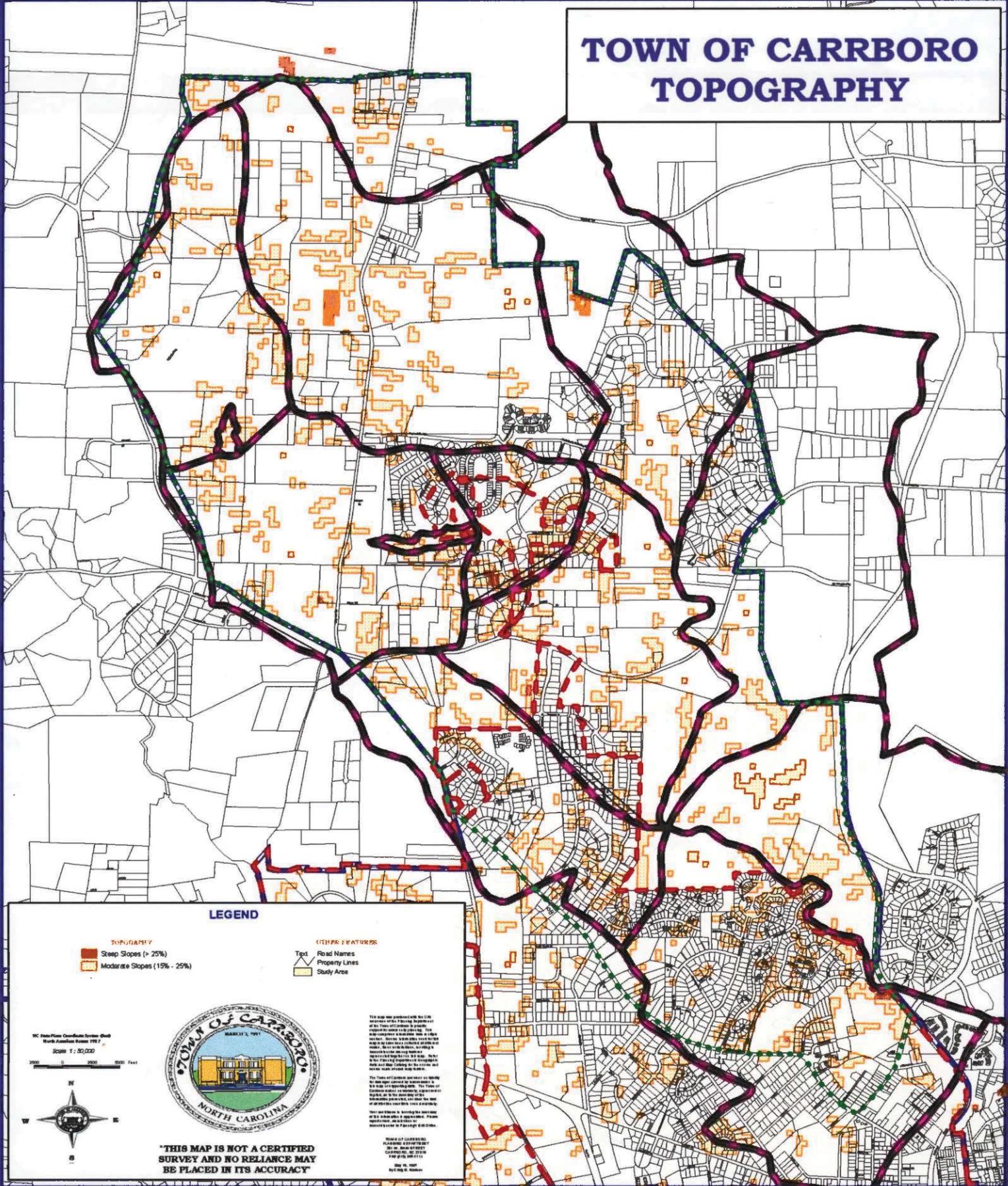
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**MAP #A-3:  
Topography**

**TOWN OF CARRBORO  
TOPOGRAPHY**



**LEGEND**

- |                   |                             |                       |                |
|-------------------|-----------------------------|-----------------------|----------------|
| <b>TOPOGRAPHY</b> |                             | <b>OTHER FEATURES</b> |                |
|                   | Steep Slopes (> 25%)        |                       | Road Names     |
|                   | Moderate Slopes (15% - 25%) |                       | Property Lines |
|                   |                             |                       | Study Area     |

NC State Plane Coordinate System (State Plane)  
North American Datum 1983  
Scale 1 : 50,000

0 1000 2000 Feet



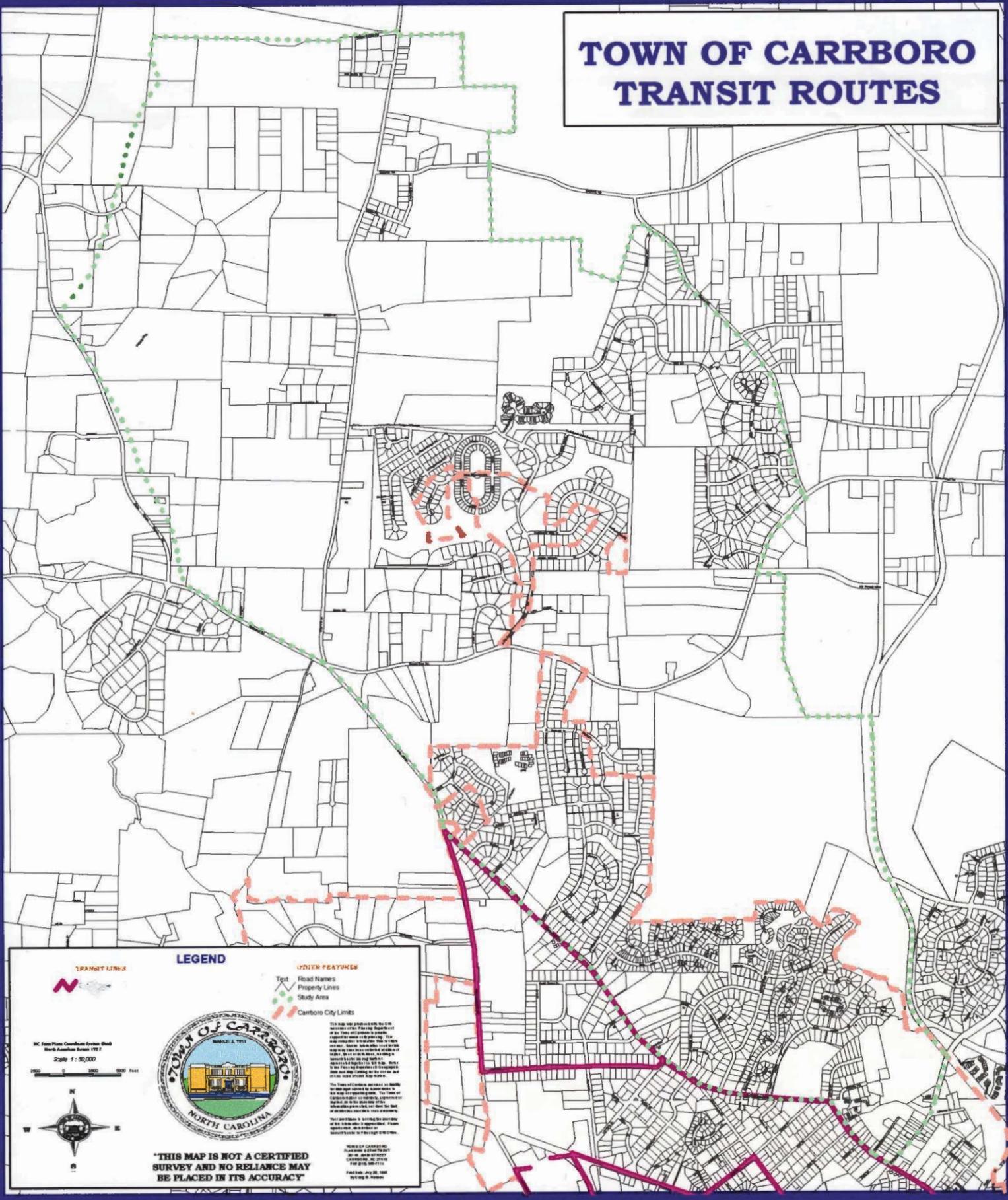
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**MAP #A-5:  
Transit Route**

**TOWN OF CARRBORO  
TRANSIT ROUTES**



**LEGEND**

**TRANSIT LINES**

**OTHER FEATURES**

- Text
- Road Names
- Property Lines
- Study Area
- Carrboro City Limits

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**TOWN OF CARRBORO**  
MARCH 1, 1911  
NORTH CAROLINA

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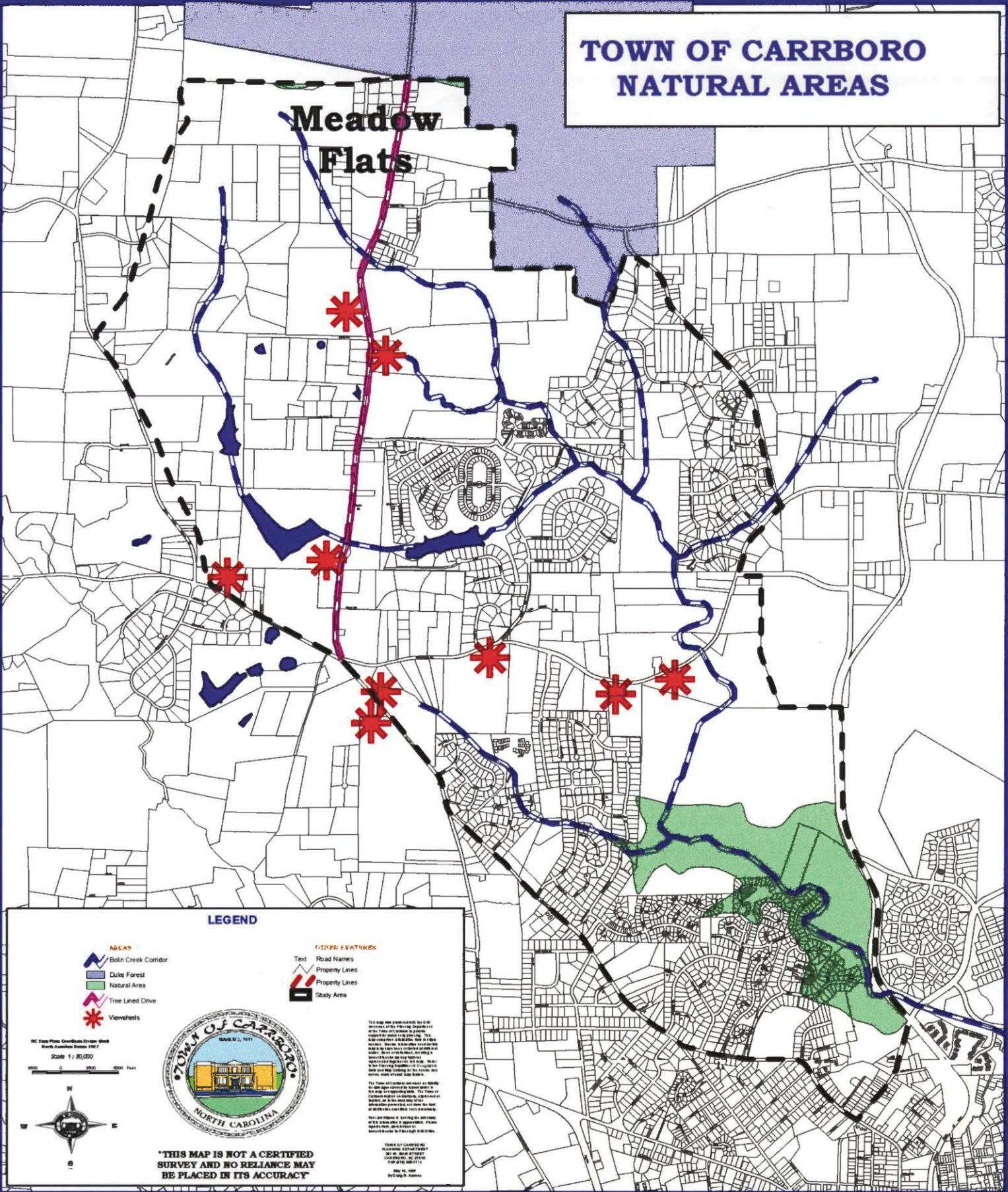
Scale 1:30,000  
1000 Feet

North Arrow

**MAP #A-6:  
Natural Areas**

**TOWN OF CARRBORO  
NATURAL AREAS**

**Meadow  
Flats**



**LEGEND**

- AREAS**
- Bolin Creek Corridor
  - Duke Forest
  - Natural Area
  - Tree Lined Drive
  - Viewsheds

- OTHER FEATURES**
- Road Names
  - Property Lines
  - Property Lines
  - Study Area

NC State Plane Coordinate System (NAD 83)  
North American Datum 1983  
Scale 1:30,000

0 1000 2000 Feet

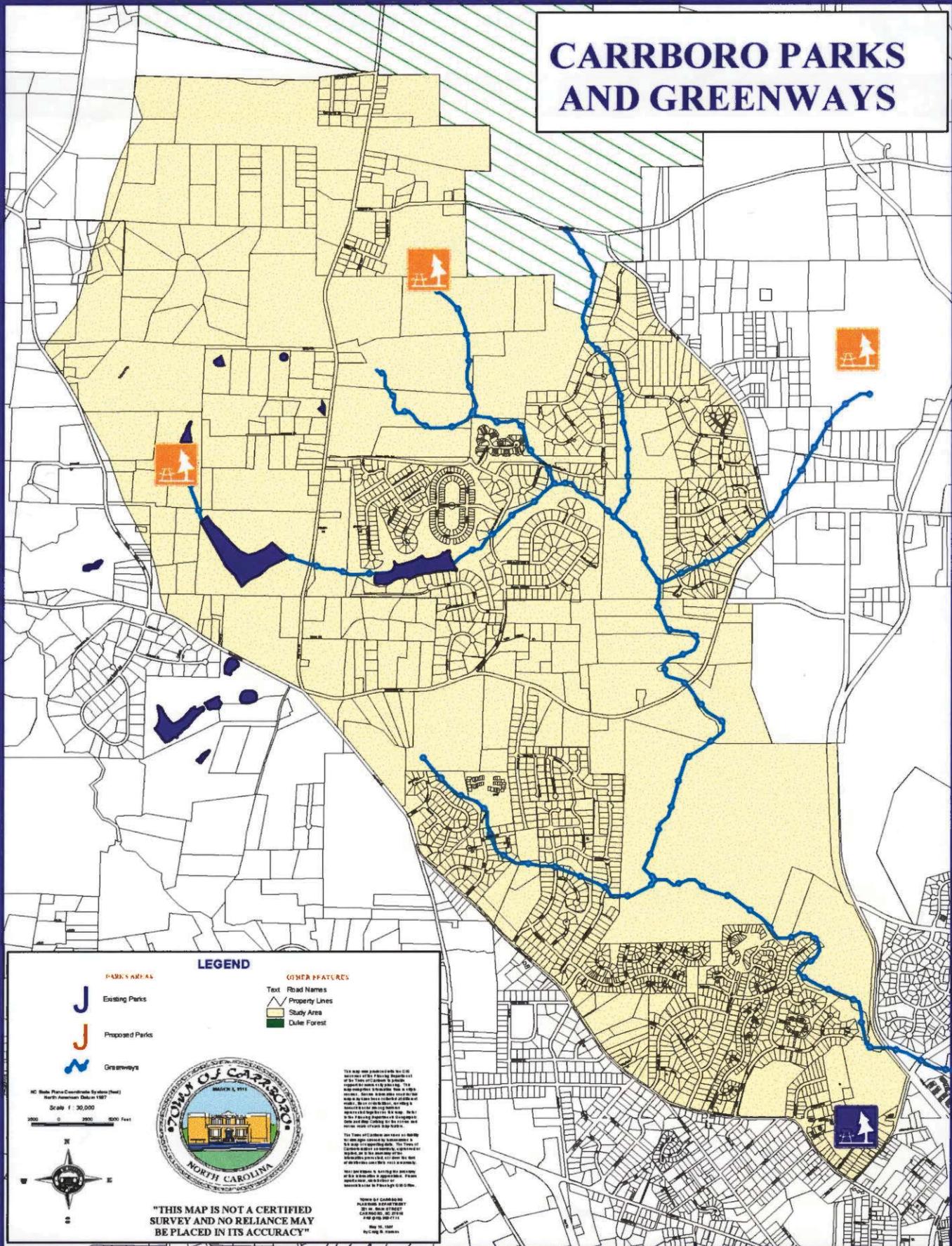


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**MAP #A-7:  
Parks & Greenways**

**CARRBORO PARKS  
AND GREENWAYS**



**LEGEND**

- PARKS AREAS**
-  Existing Parks
  -  Proposed Parks
  -  Greenways

- OTHER FEATURES**
-  Text
  -  Road Names
  -  Property Lines
  -  Study Area
  -  Duke Forest

NC State Plane Coordinate System (North)  
North American Datum of 1983  
Scale: 1" = 30,000'



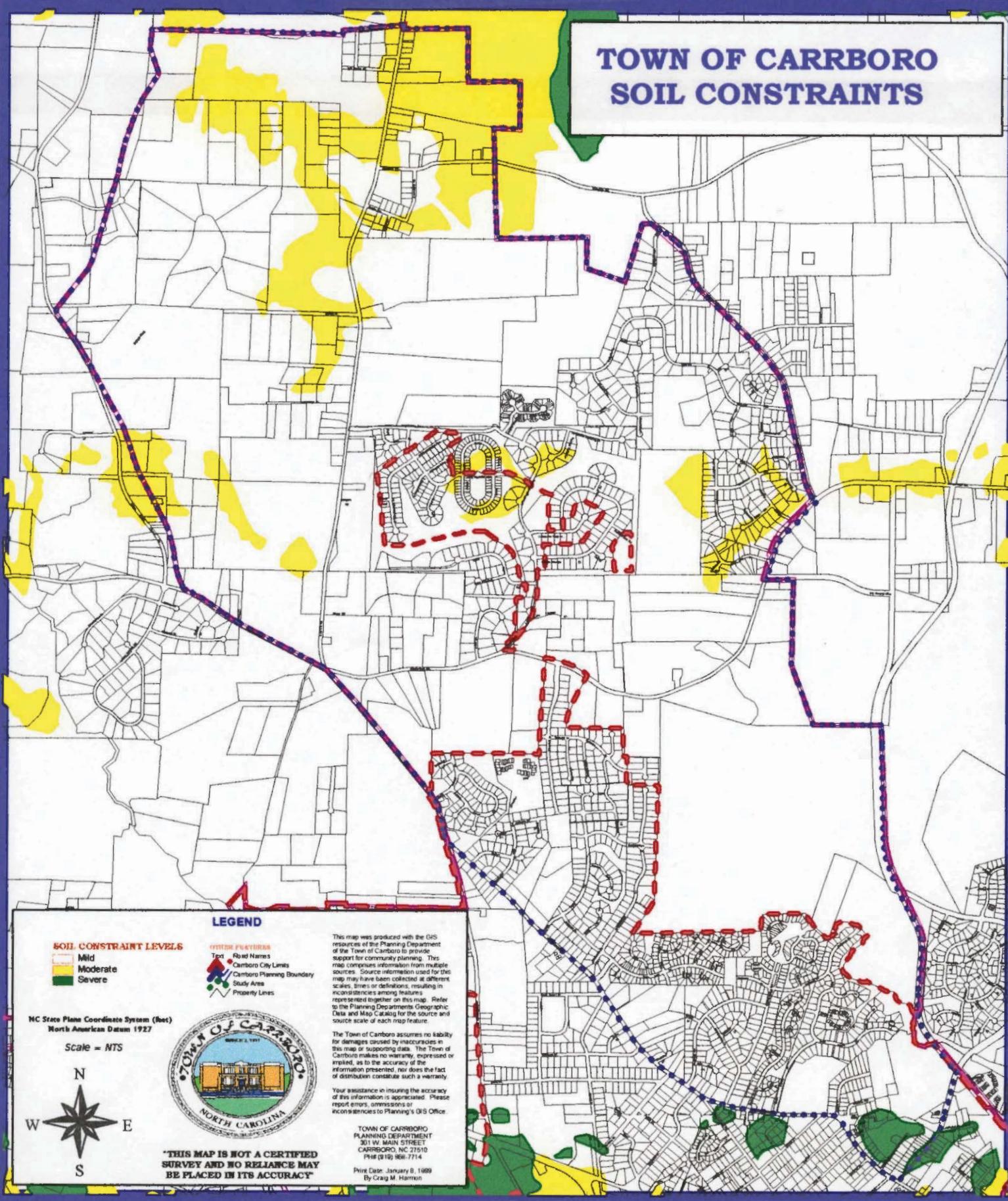
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MAY 2010  
BY: JAY B. HARRIS

**MAP #A-8:  
Constrained Soils**

**TOWN OF CARRBORO  
SOIL CONSTRAINTS**



**LEGEND**

**SOIL CONSTRAINT LEVELS**

- Mild
- Moderate
- Severe

**OTHER FEATURES**

- Road Names
- Carrboro City Limits
- Carrboro Planning Boundary
- Study Area
- Property Lines

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NC State Plane Coordinate System (feet)  
North American Datum 1927

Scale = NTS



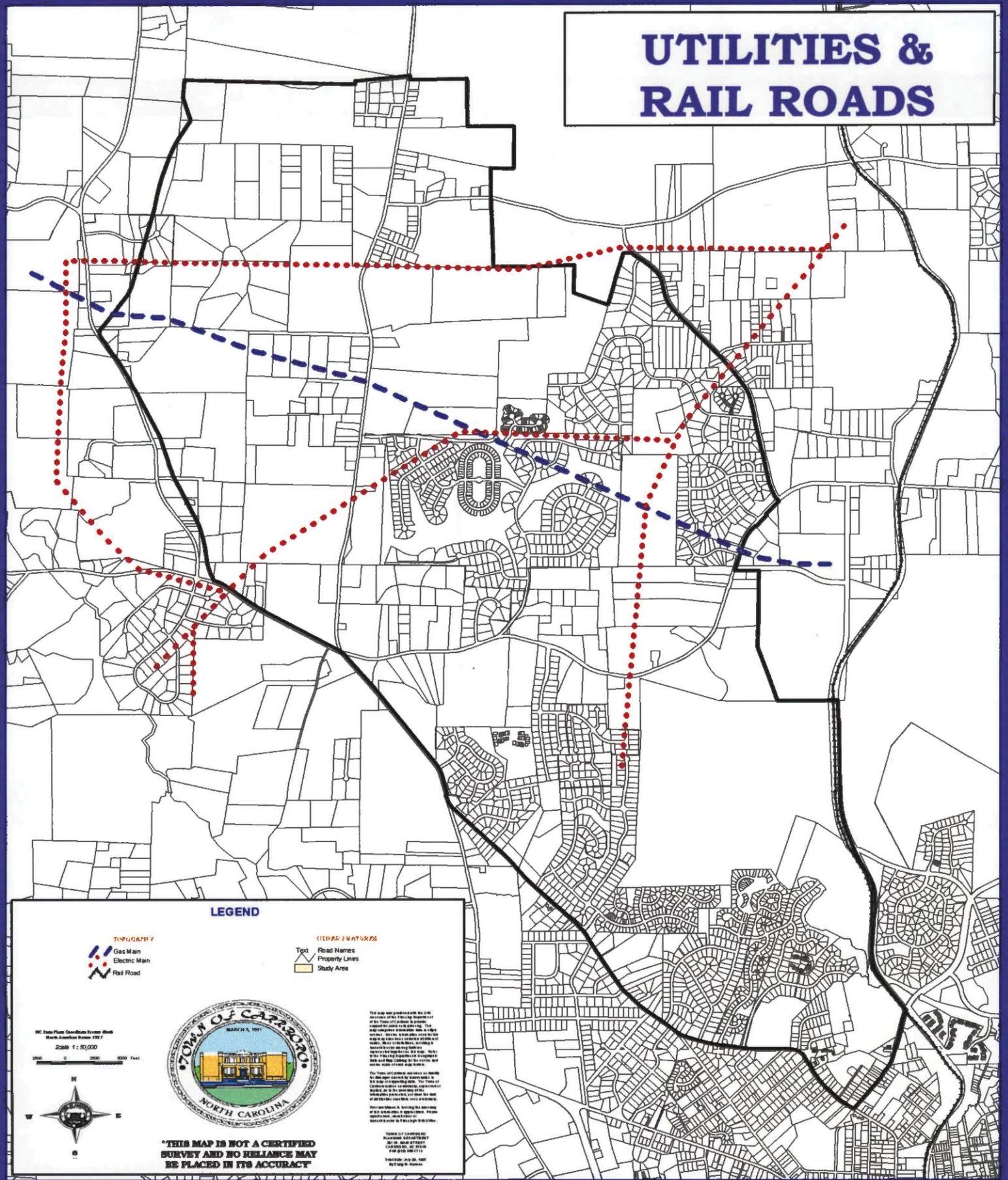
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CARRBORO, NC 27510  
PH# (919) 966-7714

Print Date: January 8, 1989  
By: Craig M. Harrison

**MAP #A-9:  
Utilities and Railroads**

**UTILITIES &  
RAIL ROADS**



**LEGEND**

<b>TOPOGRAPHY</b>		<b>OTHER FEATURES</b>	
	Gas Main		Road Names
	Electric Main		Property Lines
	Rail Road		Study Area

NC State Plane Coordinate System (North American Datum 1983)  
 Scale 1" = 30,000'

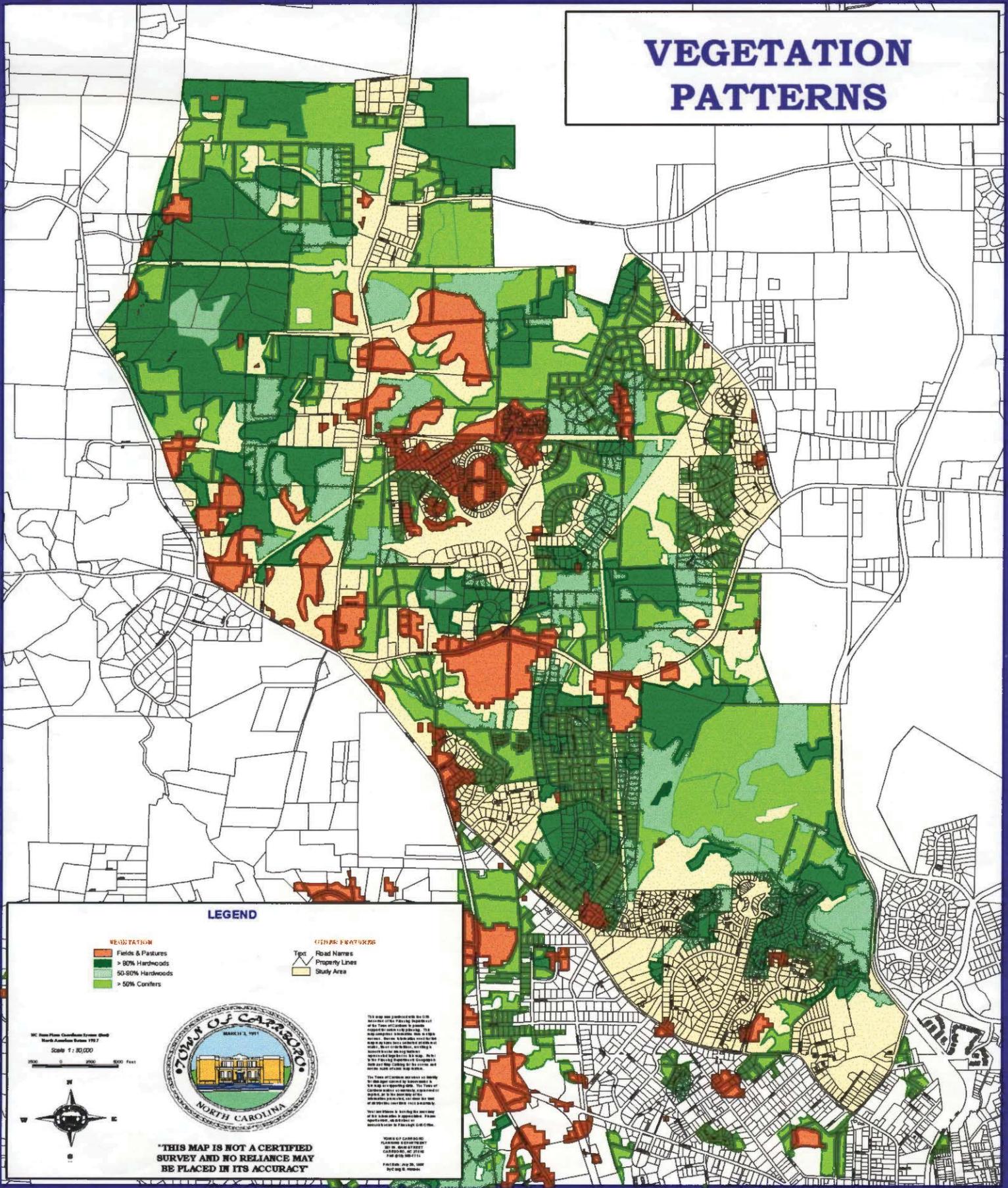
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**MAP #A-10:  
Vegetation Patterns**

**VEGETATION  
PATTERNS**



**LEGEND**

**VEGETATION**

- Fields & Pastures
- > 90% Hardwoods
- 50-90% Hardwoods
- > 50% Conifers

**OTHER FEATURES**

- Road Names
- Property Lines
- Study Area

NC State Plane Coordinate System 8000  
North American Datum 1983

Scale 1" = 80,000'

0 2000 4000 Feet



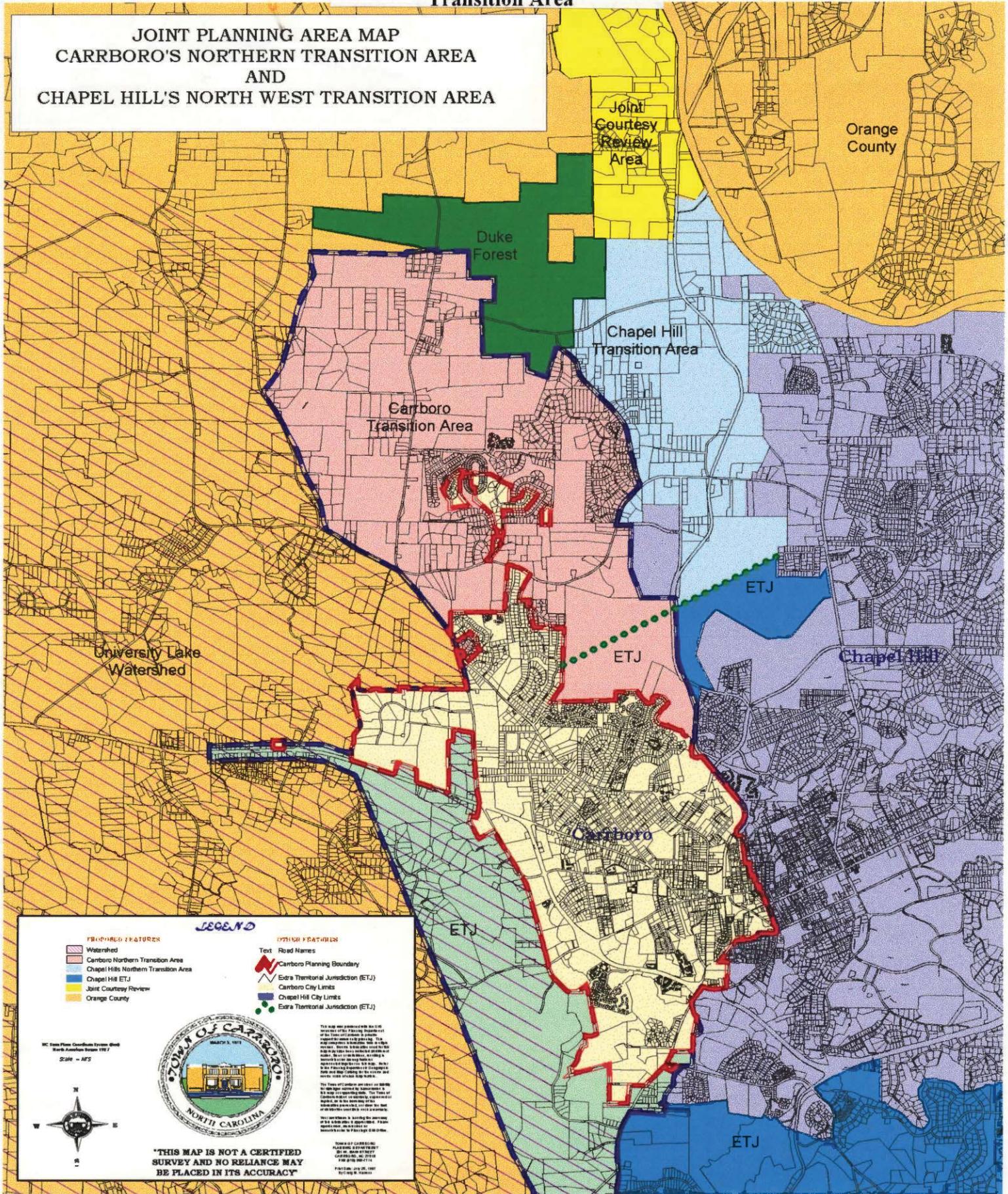
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**MAP #1:  
"Carrboro's Northern Transition  
Area & Chapel Hill's Northwest  
Transition Area**

**JOINT PLANNING AREA MAP  
CARRBORO'S NORTHERN TRANSITION AREA  
AND  
CHAPEL HILL'S NORTH WEST TRANSITION AREA**



**LEGEND**

- |                                      |                                      |
|--------------------------------------|--------------------------------------|
| <b>BOUNDARY FEATURES</b>             | <b>OTHER FEATURES</b>                |
| Watershed                            | Text                                 |
| Carrboro Northern Transition Area    | Road Names                           |
| Chapel Hill Northern Transition Area | Carrboro Planning Boundary           |
| Chapel Hill ETJ                      | Extra Territorial Jurisdiction (ETJ) |
| Joint Courtesy Review                | Carrboro City Limits                 |
| Orange County                        | Chapel Hill City Limits              |
|                                      | Extra Territorial Jurisdiction (ETJ) |

NC State Plane Coordinate System (NAD83)  
North American Datum 1983  
Scale = AFS

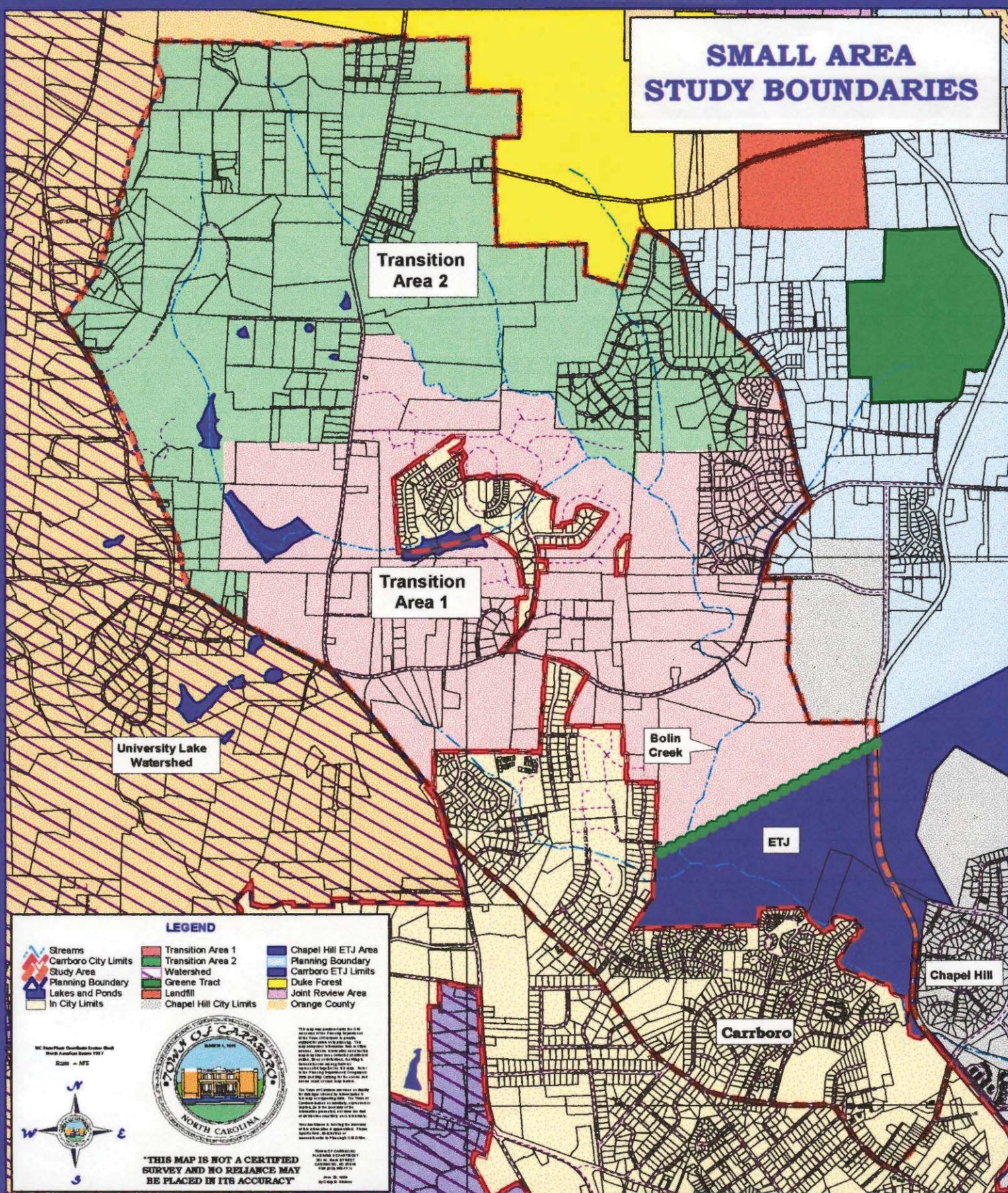


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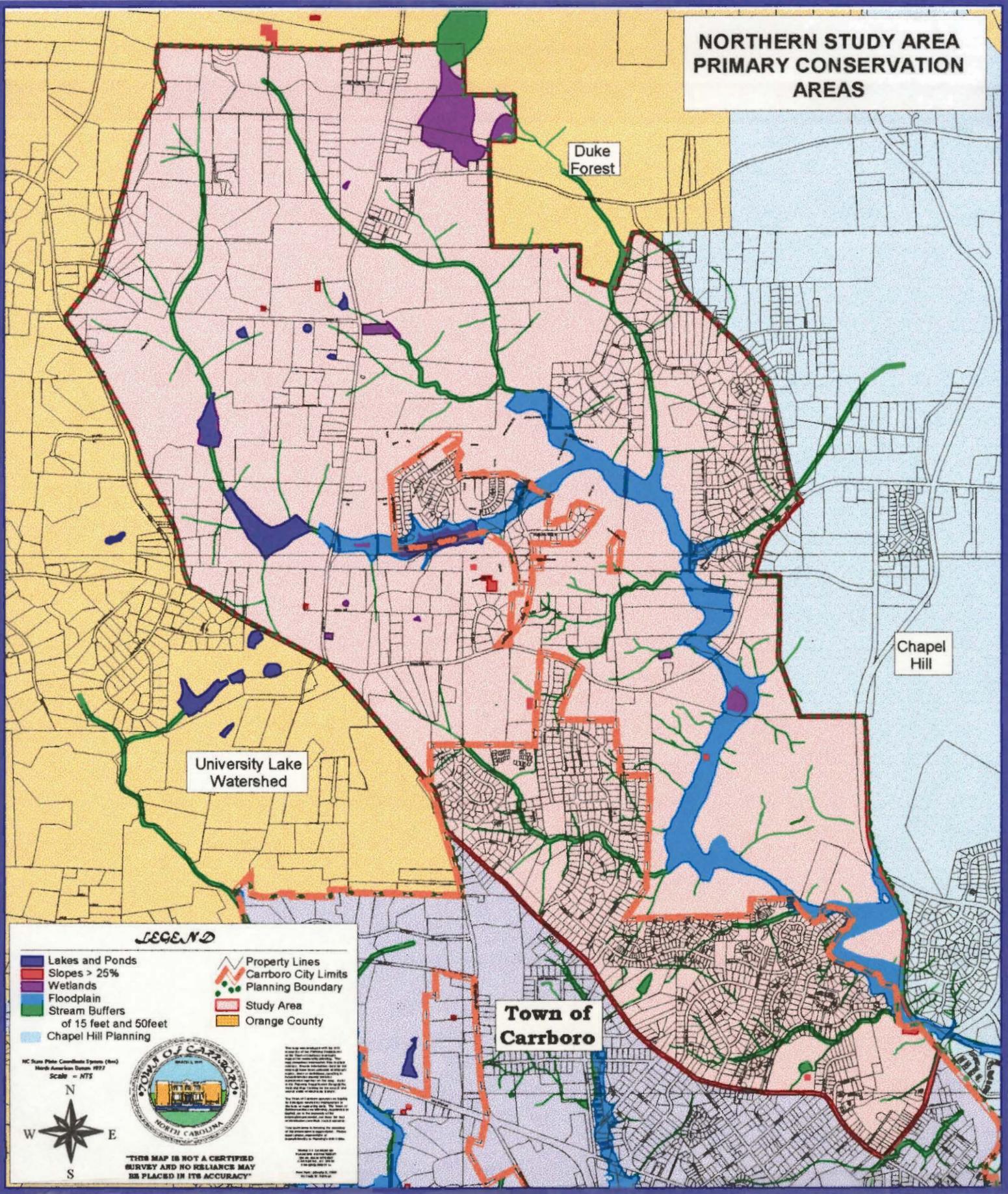
**MAP #2:**  
**Small Area Study Area Boundary**

**SMALL AREA  
 STUDY BOUNDARIES**



**MAP #3:**  
**Primary Conservation Areas**

**NORTHERN STUDY AREA  
 PRIMARY CONSERVATION  
 AREAS**



**LEGEND**

- Lakes and Ponds
- Slopes > 25%
- Wetlands
- Floodplain
- Stream Buffers of 15 feet and 50feet
- Chapel Hill Planning
- Property Lines
- Carrboro City Limits
- Planning Boundary
- Study Area
- Orange County

NC State Plane Coordinate System (NAD83)  
 North American Datum 1983  
 Scale = NTS

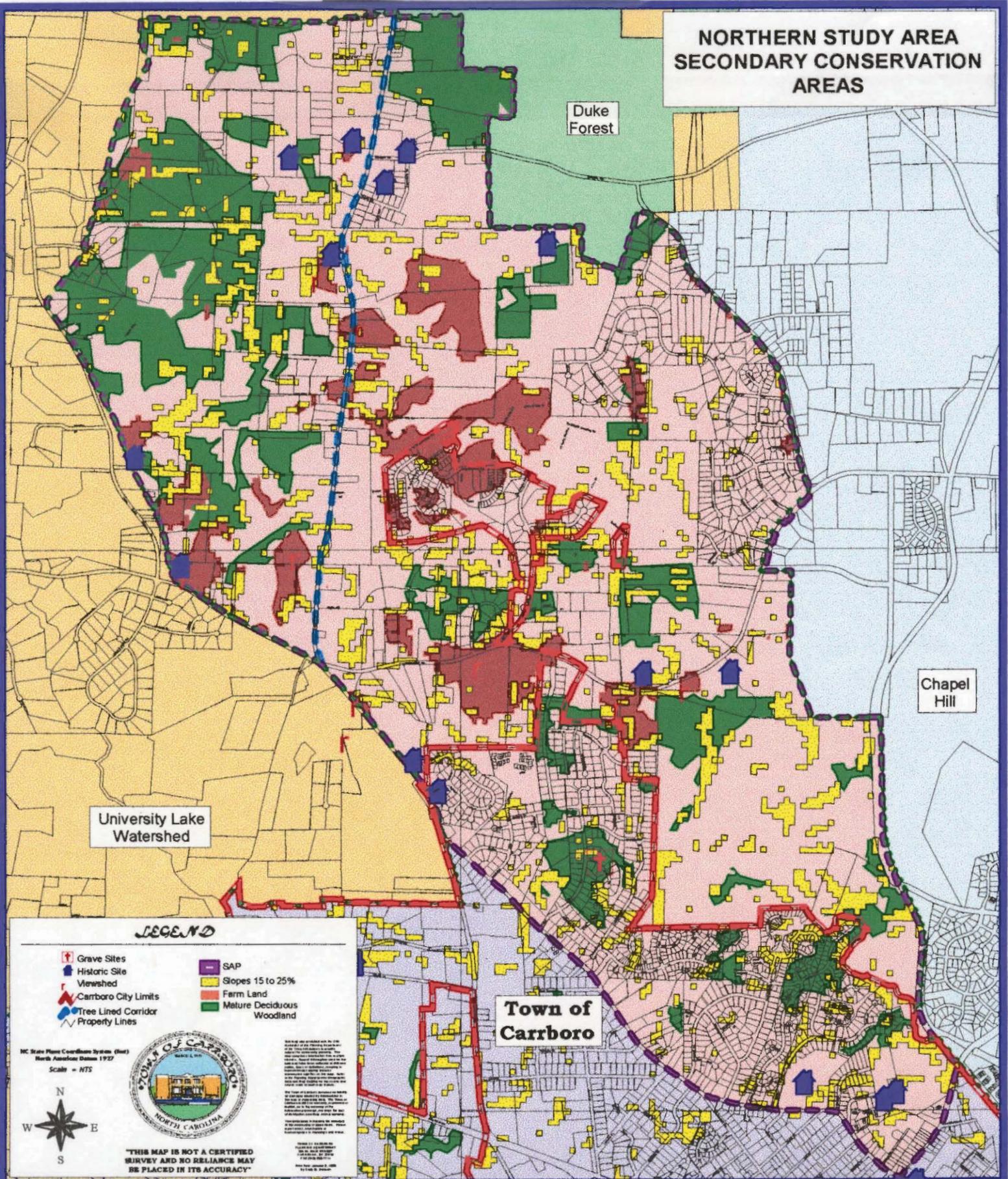


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**MAP #4:**  
Secondary Conservation Areas

**NORTHERN STUDY AREA  
SECONDARY CONSERVATION  
AREAS**



Duke Forest

Chapel Hill

University Lake Watershed

Town of Carrboro

**LEGEND**

- Grave Sites
- Historic Site
- Viewshed
- Carrboro City Limits
- Tree Lined Corridor
- Property Lines
- SAP
- Slopes 15 to 25%
- Farm Land
- Mature Deciduous Woodland

NC State Plane Coordinate System (State)  
North American Datum 1927  
Scale = NTS

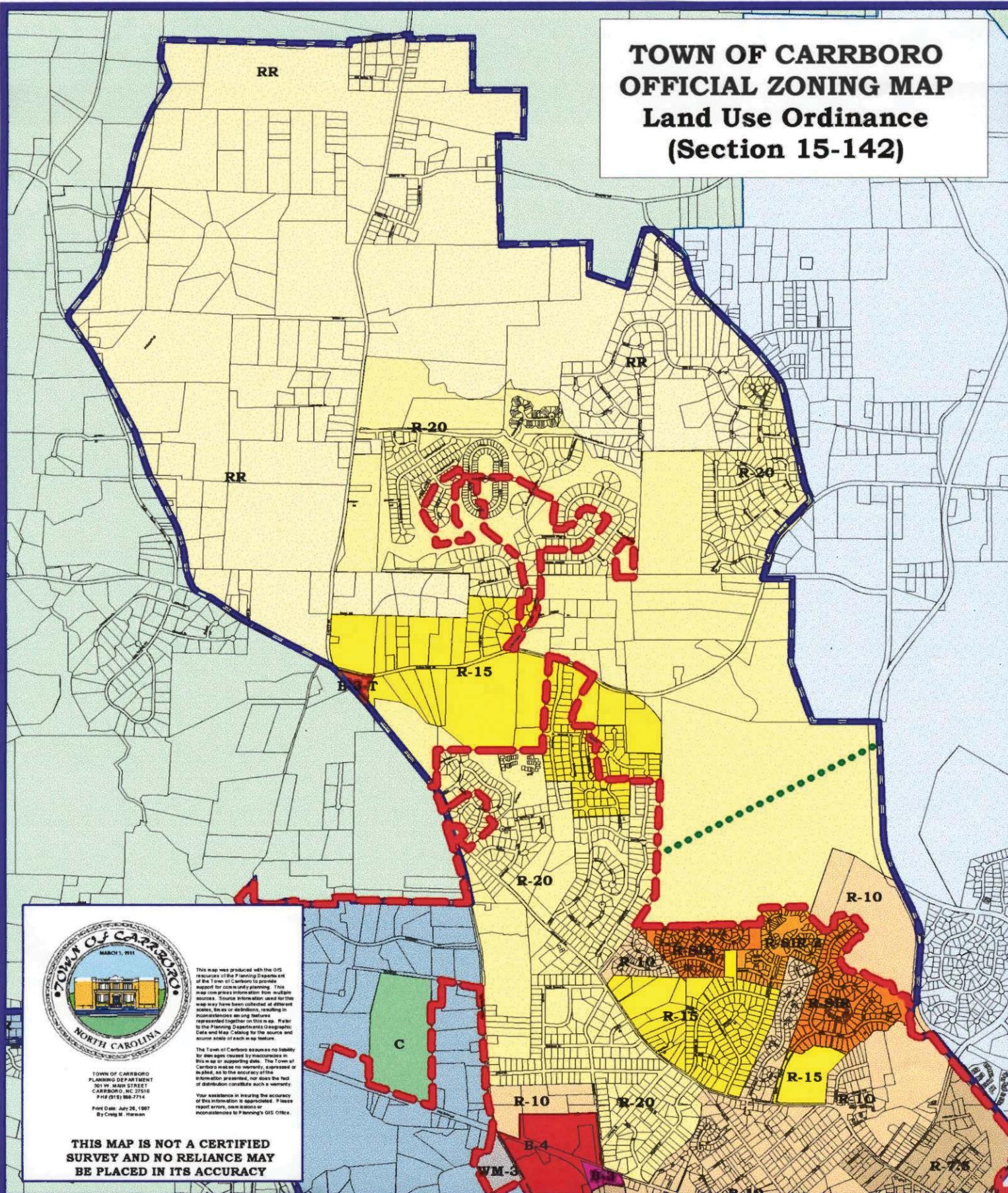


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**MAP #5:  
Zoning Map**

**TOWN OF CARRBORO  
OFFICIAL ZONING MAP  
Land Use Ordinance  
(Section 15-142)**



TOWN OF CARRBORO  
PLANNING DEPARTMENT  
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Print Date: July 28, 1997  
By: Craig M. Hester

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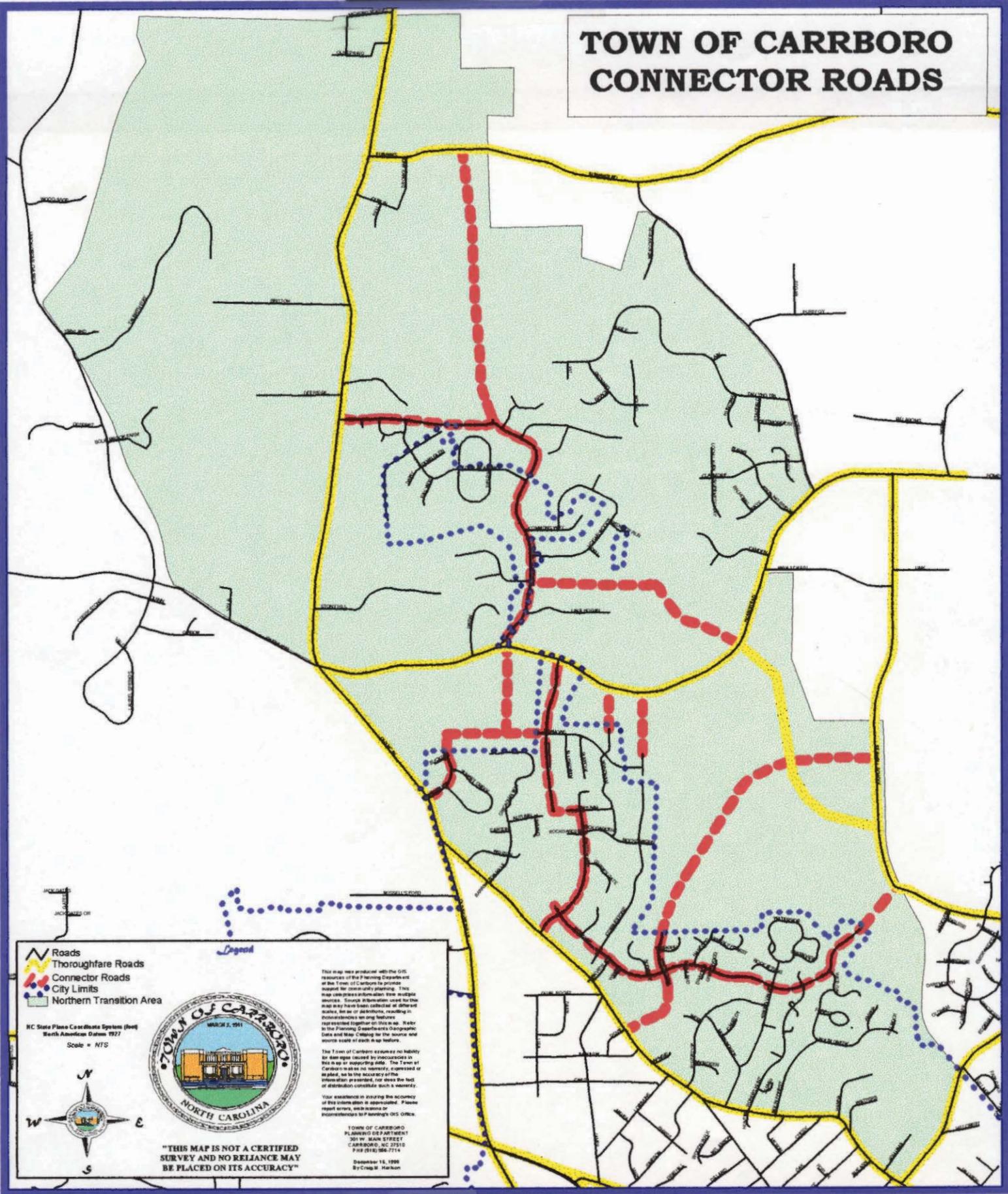
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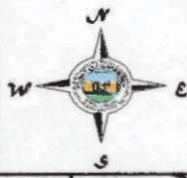
**MAP #6:  
Roads Map**

**TOWN OF CARRBORO  
CONNECTOR ROADS**



- Roads
- Thoroughfare Roads
- Connector Roads
- City Limits
- Northern Transition Area

NC State Plane Coordinate System (feet)  
North American Datum 1977  
Scale = NTS



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CARRBORO, NC 27510  
704.253.5867  
October 15, 2008  
By Crisp W. Harkon

residential densities. Higher residential densities, in turn, will be allowed with the provision of publicly-beneficial development features, such as affordable housing, parks and open space, and so on. Performance standards relating to environmental, traffic, noise, and other impacts will determine the maximum appropriate scale for development in these areas. Subject to these performance standards, additional village mixed-use areas could be allowed in the neighborhood mixed-use zone.

Figure 4-1 Mixed-Use Development Concept

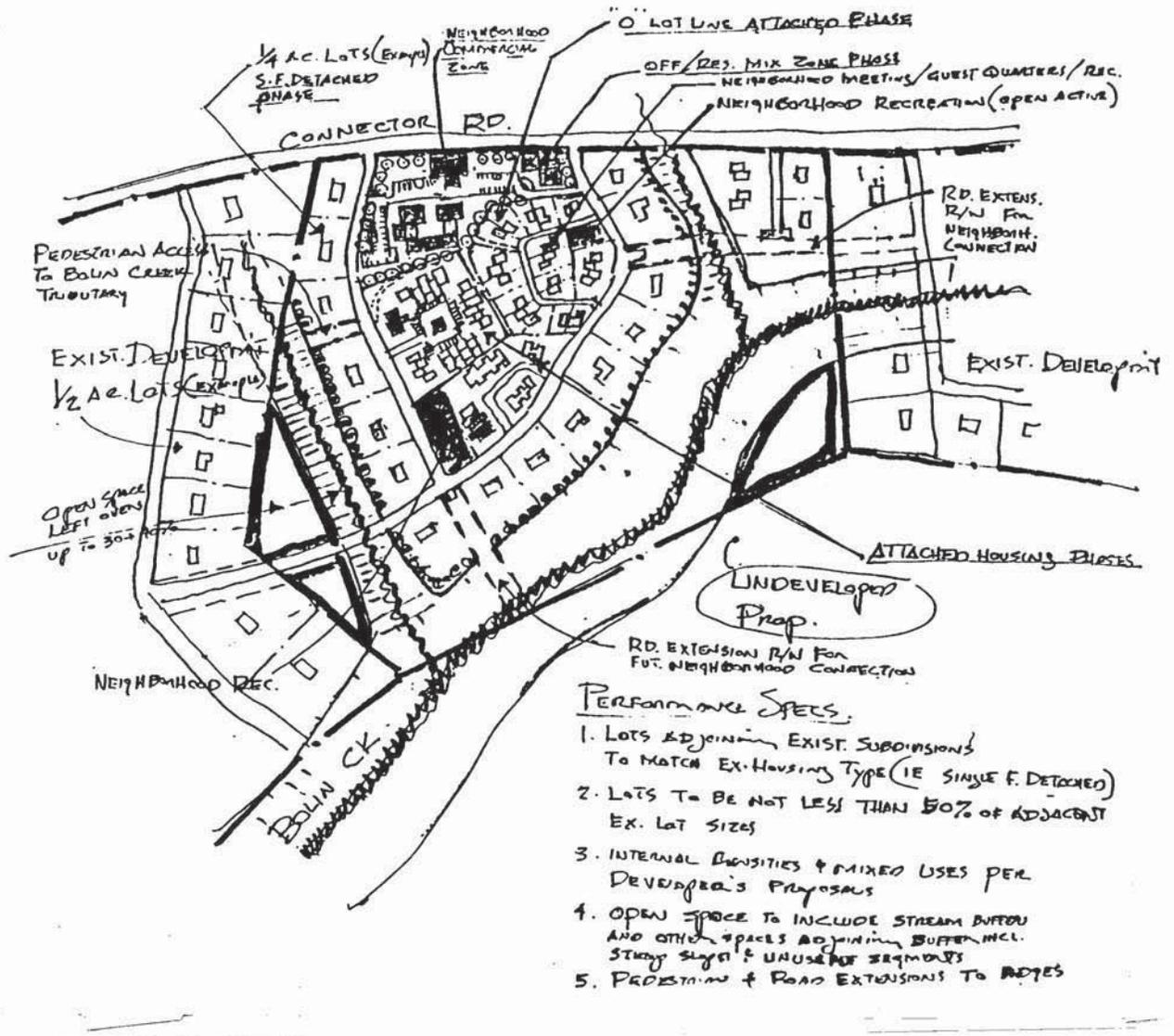
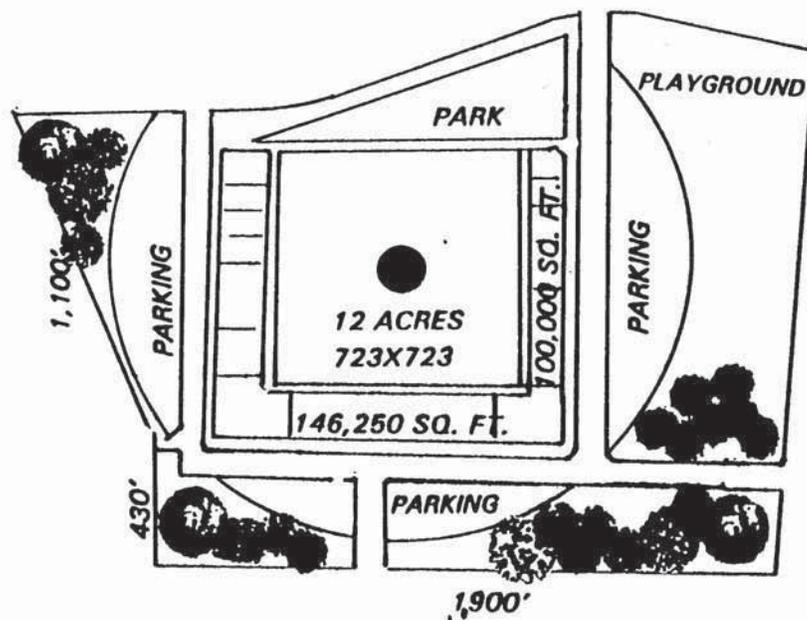


Figure 4-2 Community Mixed Use



**70 ACRES  
CARRBORO SQUARE  
COMMUNITY MIXED-USE**

- 12 ACRE GREEN
- 435,000 SQ. FT. RETAIL
- ARCADE FACING 3 SIDES OF GREEN
- EACH SHOP HAS FRONT & BACK ENTRANCE
- PARKING AREA IN BACK OF EACH STORE
  
- 880,500 SQ. FT. PARK = 20 ACRES
- 8 1/2 ACRES PARKING
  
- 6 POINTS OF BIKE/PEDESTRIAN ACCESS
- AUTO ACCESS
- 2 ENTRANCES OFF OF ARTERIAL(S) AND/OR COLLECTOR(S)
- 2 SEPARATE ENTRANCES OFF OF LOCAL ROAD(S) AND/OR SUBCOLLECTOR(S)

# RECOMMENDED SMALL AREA PLAN

