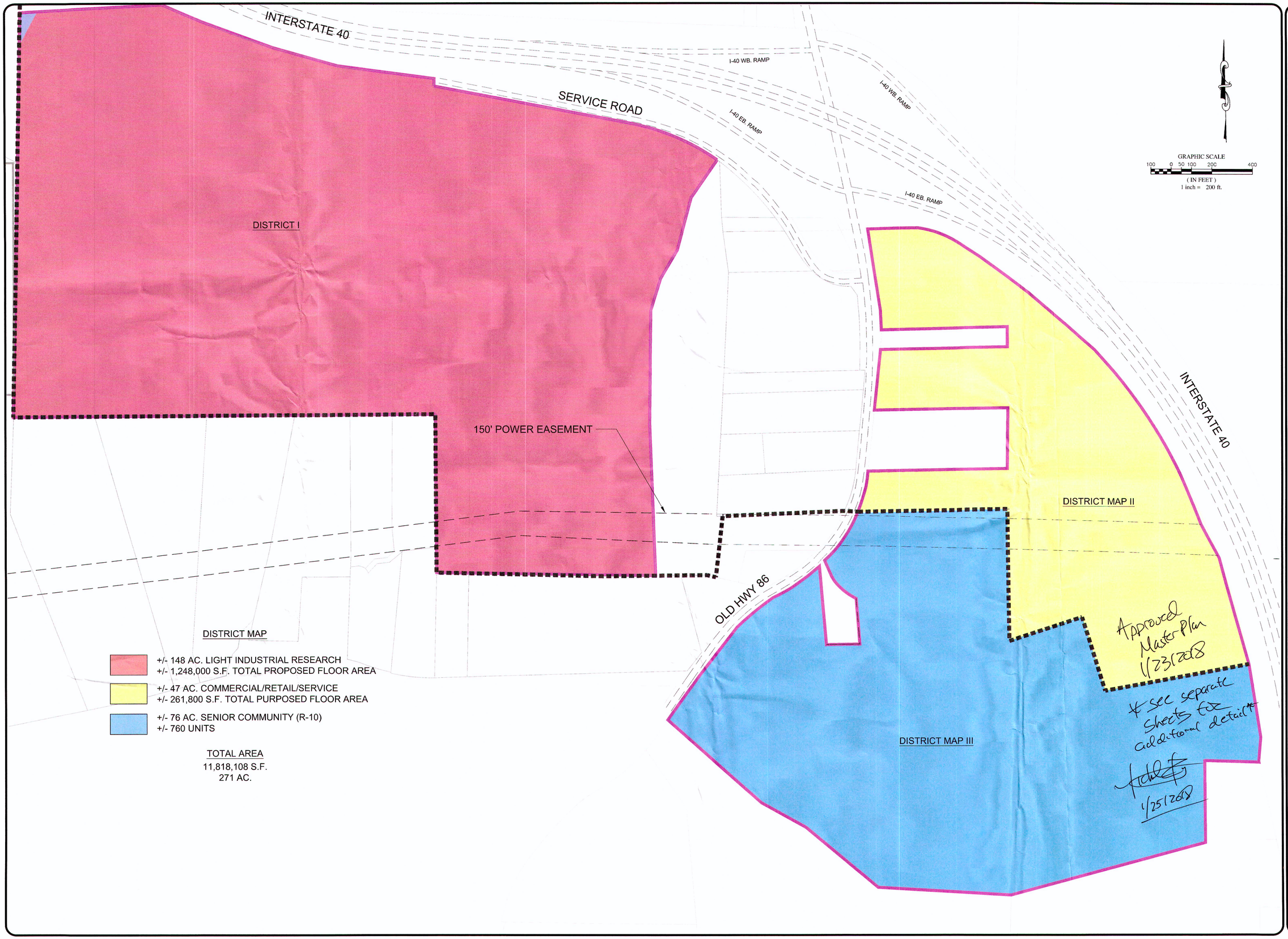

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CEA

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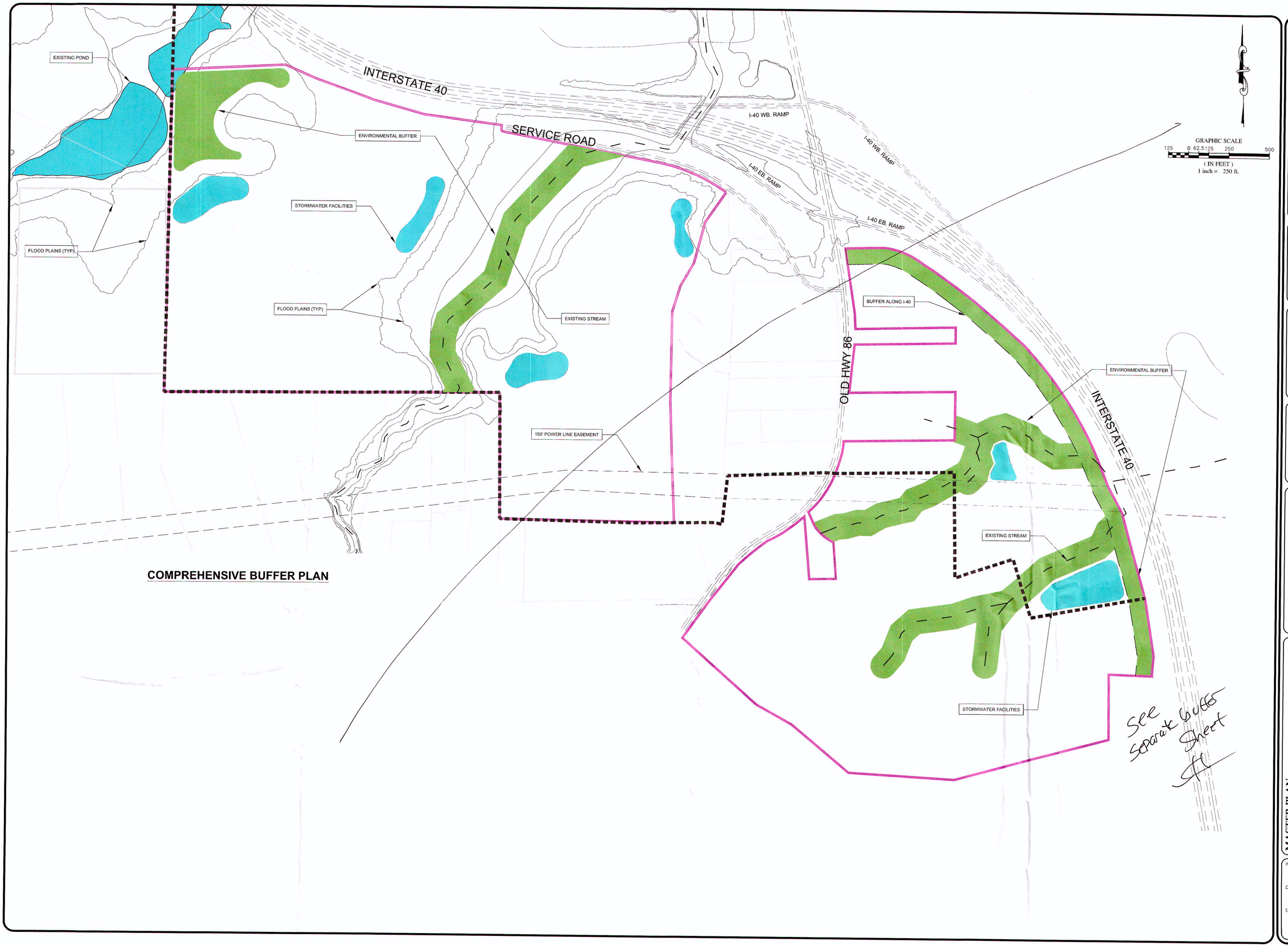
MASTER PLAN
I-40 ASSEMBLY
INTERSTATE 40 - EXIT 261 AT OLD HWY 86
ORANGE COUNTY, NORTH CAROLINA

DISTRICT MAP

PROJECT NO.
16-0243
DRAWING NAME:

SHEET NO.
EXHIBIT 1



COMPREHENSIVE BUFFER PLAN

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INTERSTATE 40 - EXIT 261 AT OLD HWY 86
ORANGE COUNTY, NORTH CAROLINA

COMPREHENSIVE BUFFER PLAN

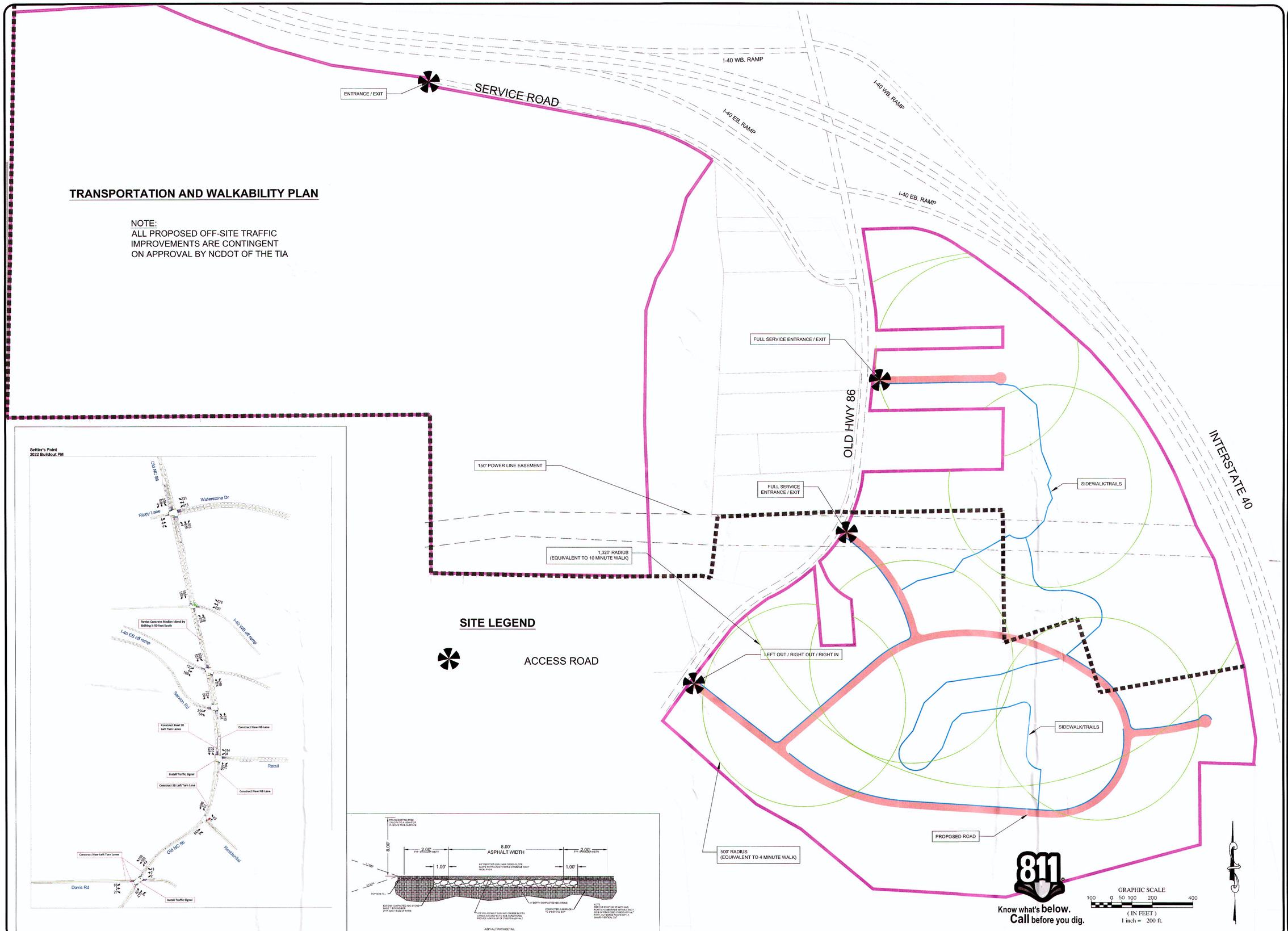
PROJECT NO.
16-0243

DRAWING NAME:

SHEET NO.
EXHIBIT 2

TRANSPORTATION AND WALKABILITY PLAN

NOTE:
ALL PROPOSED OFF-SITE TRAFFIC IMPROVEMENTS ARE CONTINGENT ON APPROVAL BY NCDOT OF THE TIA



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CEA

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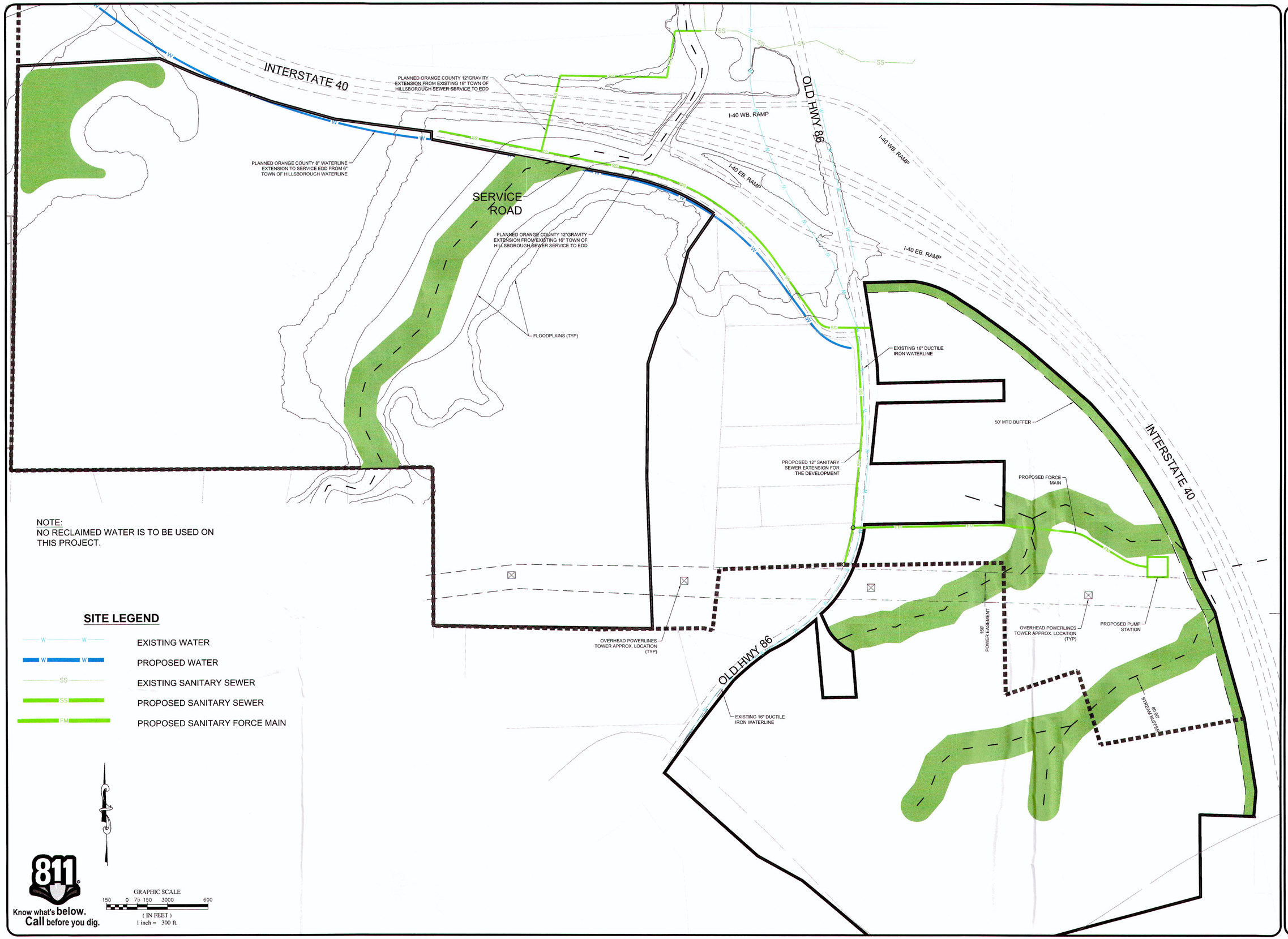
MASTER PLAN
I-40 ASSEMBLY
INTERSTATE 40 - EXIT 261 AT OLD HWY 86
ORANGE COUNTY, NORTH CAROLINA

TRANSPORTATION AND WALKABILITY PLAN

PROJECT NO.
16-0243

DRAWING NAME:

SHEET NO.
EXHIBIT 3



NOTE:
NO RECLAIMED WATER IS TO BE USED ON THIS PROJECT.

SITE LEGEND

W	EXISTING WATER
W	PROPOSED WATER
SS	EXISTING SANITARY SEWER
SS	PROPOSED SANITARY SEWER
FM	PROPOSED SANITARY FORCE MAIN

811 Know what's below. Call before you dig.

GRAPHIC SCALE
150 0 75 150 3000 600
(IN FEET)
1 inch = 300 ft.

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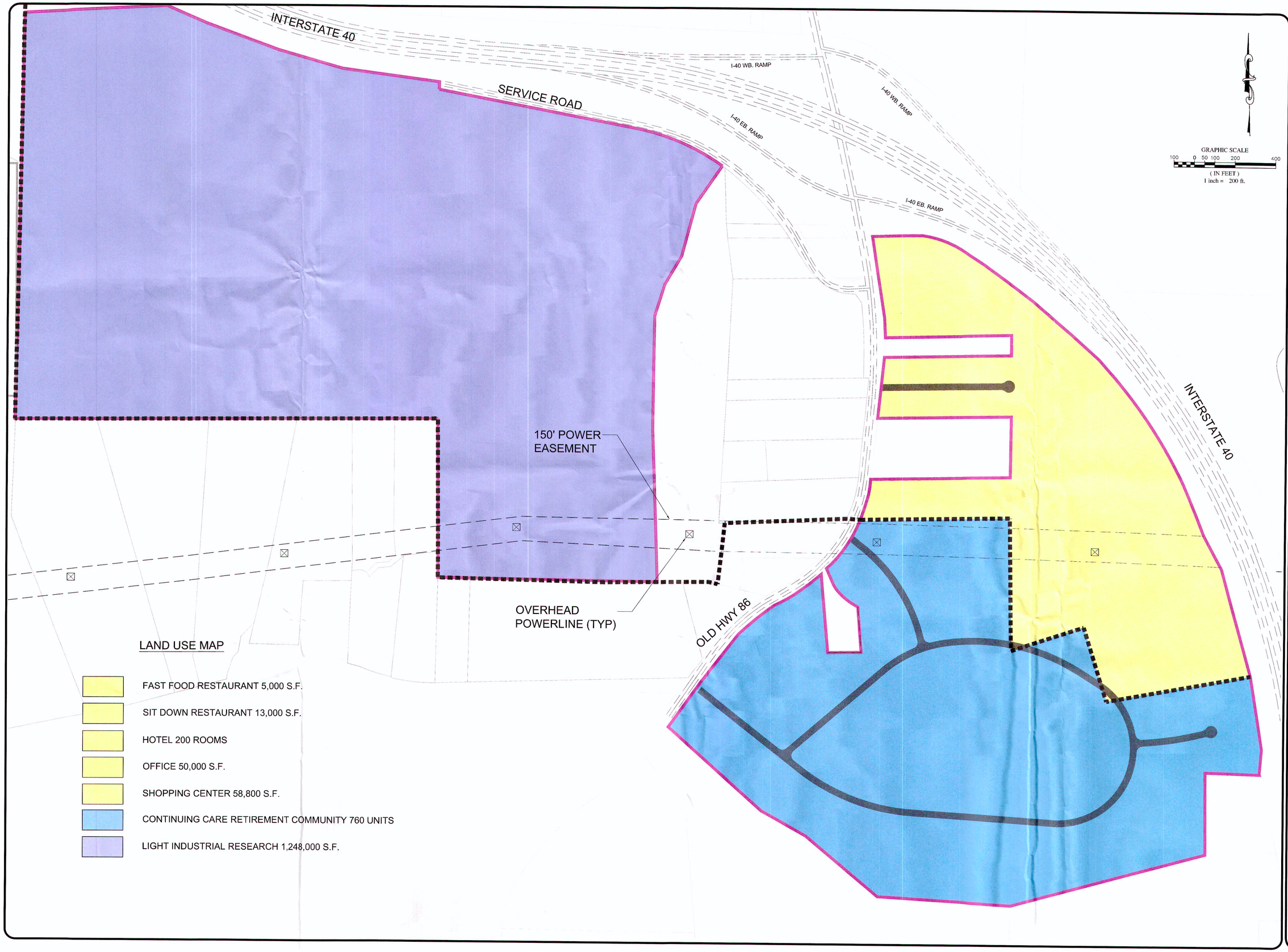
MASTER PLAN
I-40 ASSEMBLY
INTERSTATE 40 - EXIT 261 AT OLD HWY 86
ORANGE COUNTY, NORTH CAROLINA

UTILITY PLAN
-

PROJECT NO.
16-0243
DRAWING NAME:

SHEET NO.
EXHIBIT 4



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PROJECT MANAGER
CEA

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MASTER PLAN
I-40 ASSEMBLY
INTERSTATE 40 - EXIT 261 AT OLD HWY 86
ORANGE COUNTY, NORTH CAROLINA

LAND USE PLAN

PROJECT NO.
16-0243
DRAWING NAME:

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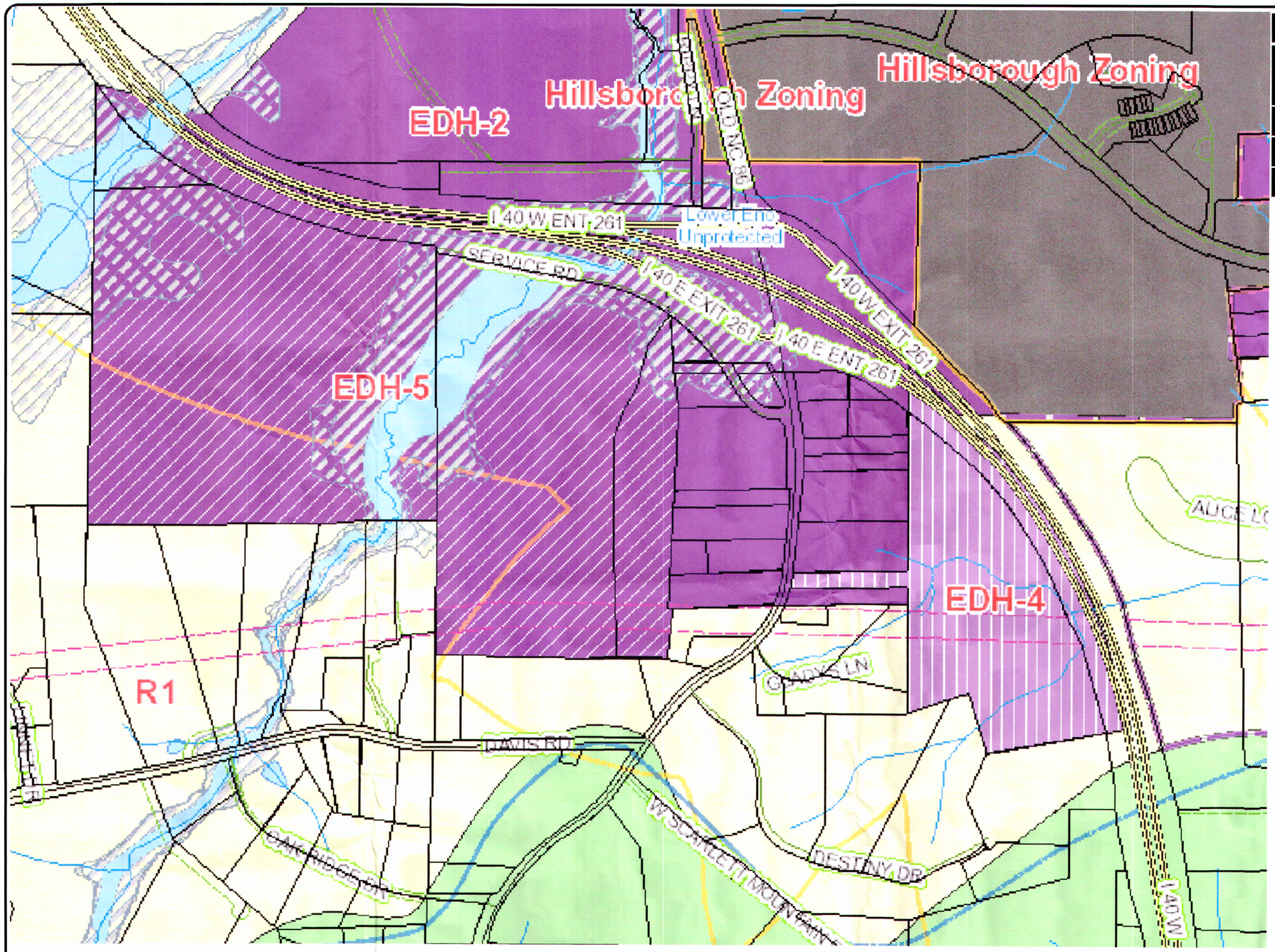
EXHIBIT 5



County Zoning Legend	
EDH-5	Research and Manufacturing
EDH-4	Office/Retail
EDH-2	Limited Office
R1	Rual Residential

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MASTER PLAN
I-40 ASSEMBLY
INTERSTATE 40 - EXIT 261 AT OLD HWY 86
ORANGE COUNTY, NORTH CAROLINA

COUNTY ZONING
ATLAS MAP OF AREA

PROJECT NO.
16-0243

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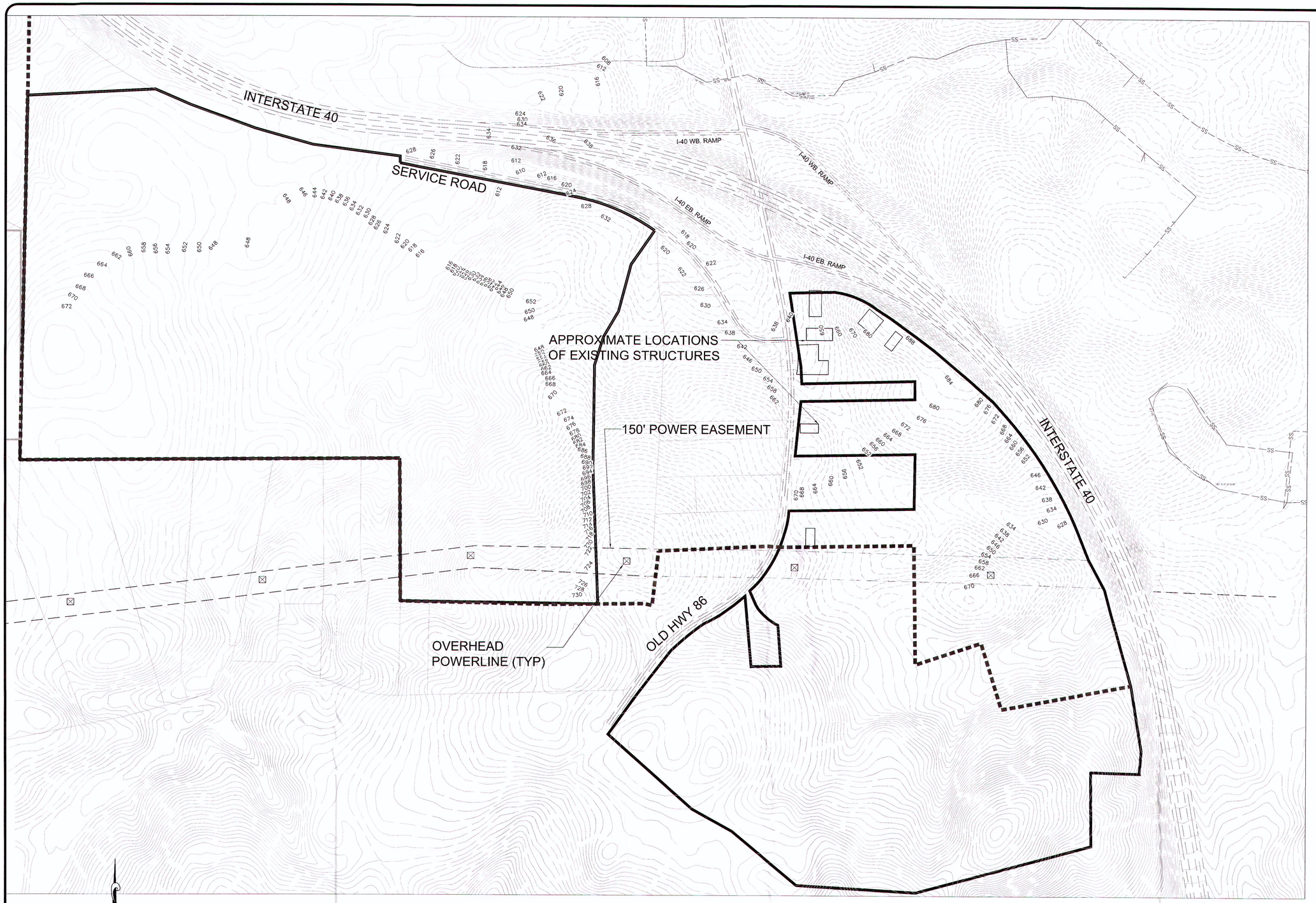
EXHIBIT 6



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INTERSTATE 40 - EXIT 261 AT OLD HWY 86
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EXISTING CONDITION EXHIBIT

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For Review
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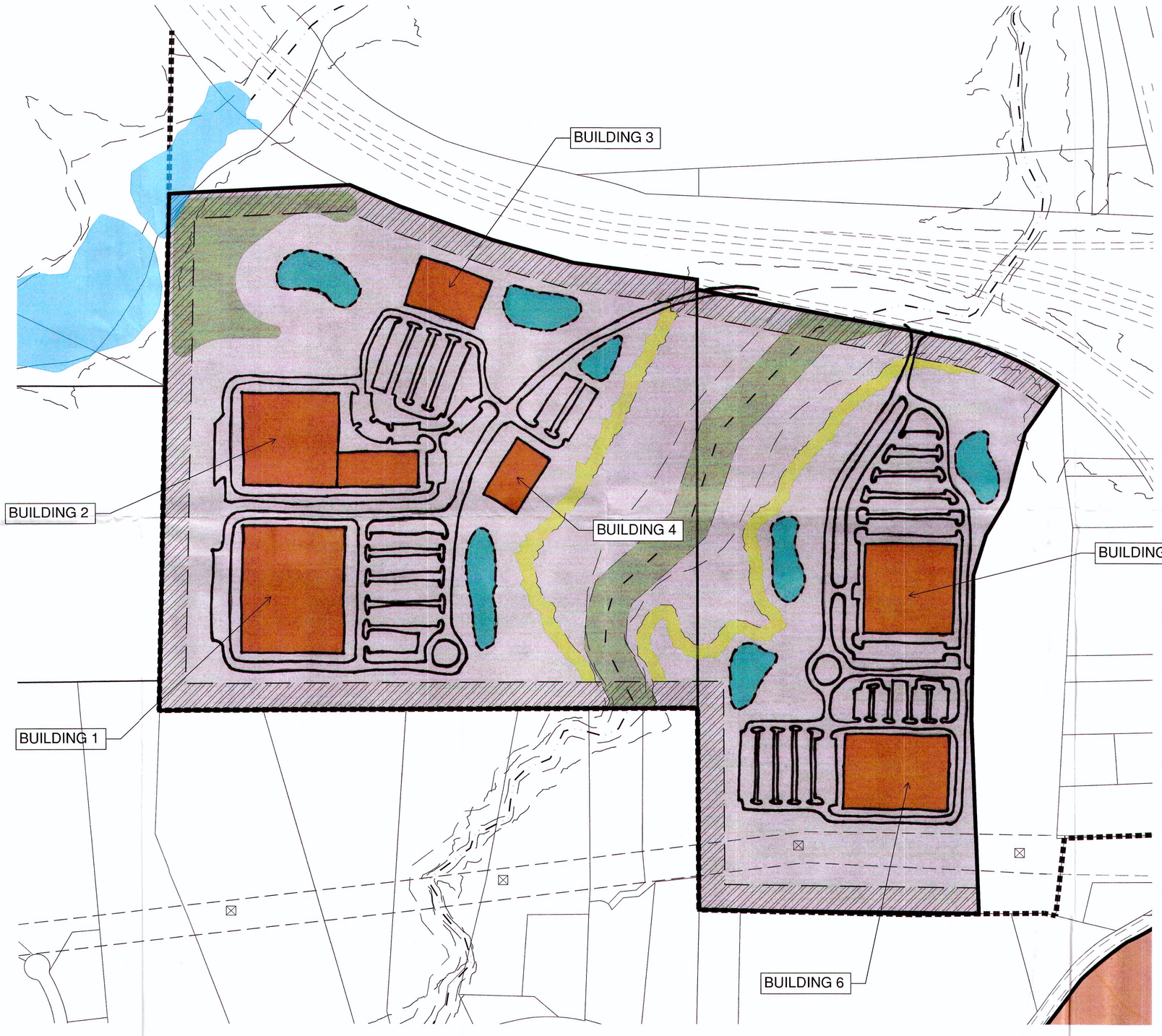

MTC Buffer ~~and~~ exhibit and "sample" development site plan

Approved 1/23/2018

3 copies

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GRAPHIC SCALE
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(IN FEET)
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TS(TIM.SMITH@SUMMITDE.NET)
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MASTER PLAN FOR
I-40 ASSEMBLY
INTERSTATE 40 - EXIT 261 AT OLD HWY 86
ORANGE COUNTY, NORTH CAROLINA

DISTRICT I
HYPOTHETICAL LAND USE EXHIBIT

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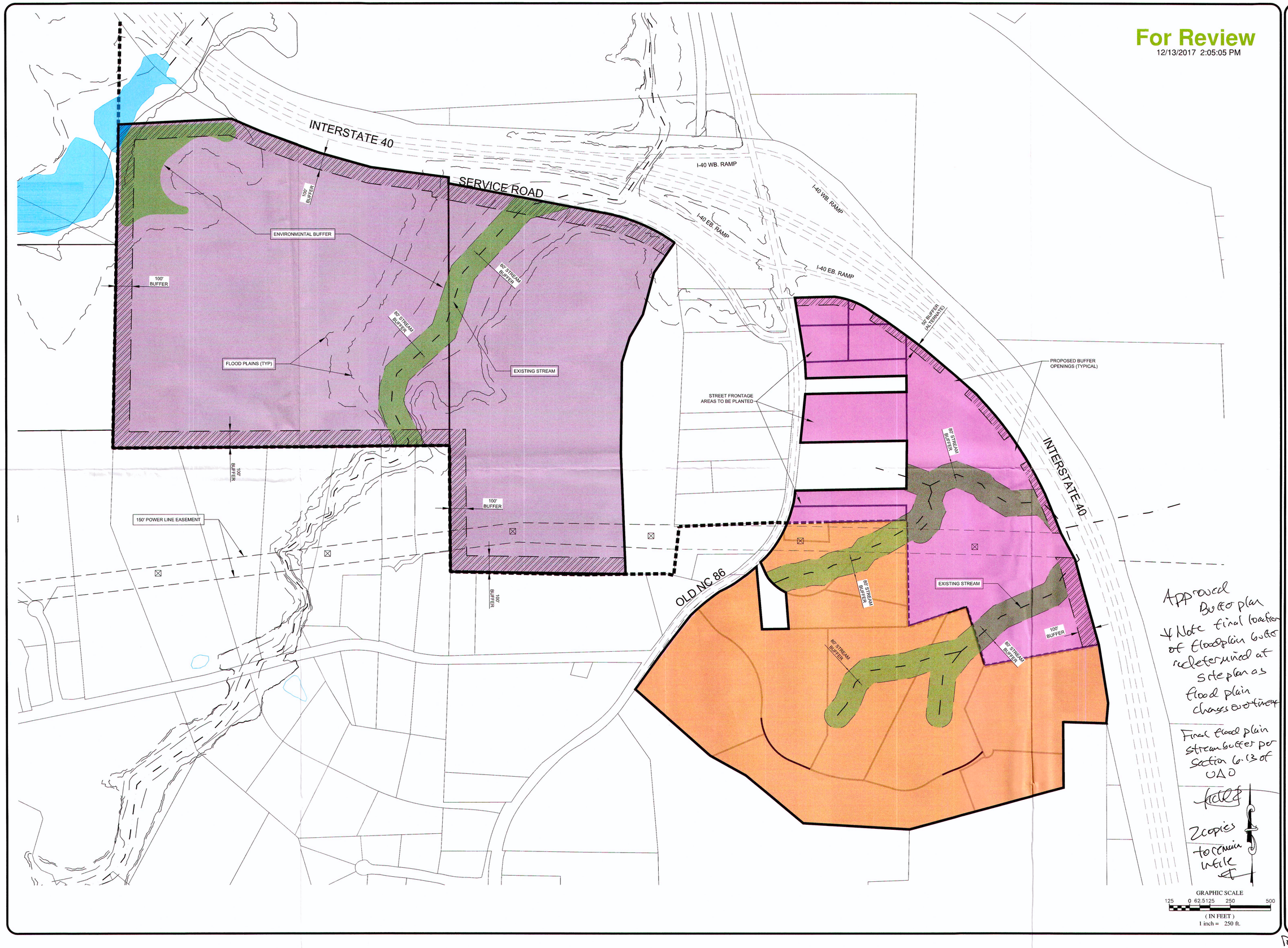
16-0243
DRAWING NAME:
16-0243_BASE 2017-12-07.dwg
SHEET NO.
EXHIBIT



Approved Buffer plan
* Note final location of floodplain buffer redetermined at site plan as flood plain changes over time

Final flood plain stream buffer per section 6.13 of UAO

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MASTER PLAN FOR
I-40 ASSEMBLY
INTERSTATE 40 - EXIT 261 AT OLD HWY 86
ORANGE COUNTY, NORTH CAROLINA

COMPREHENSIVE BUFFER PLAN

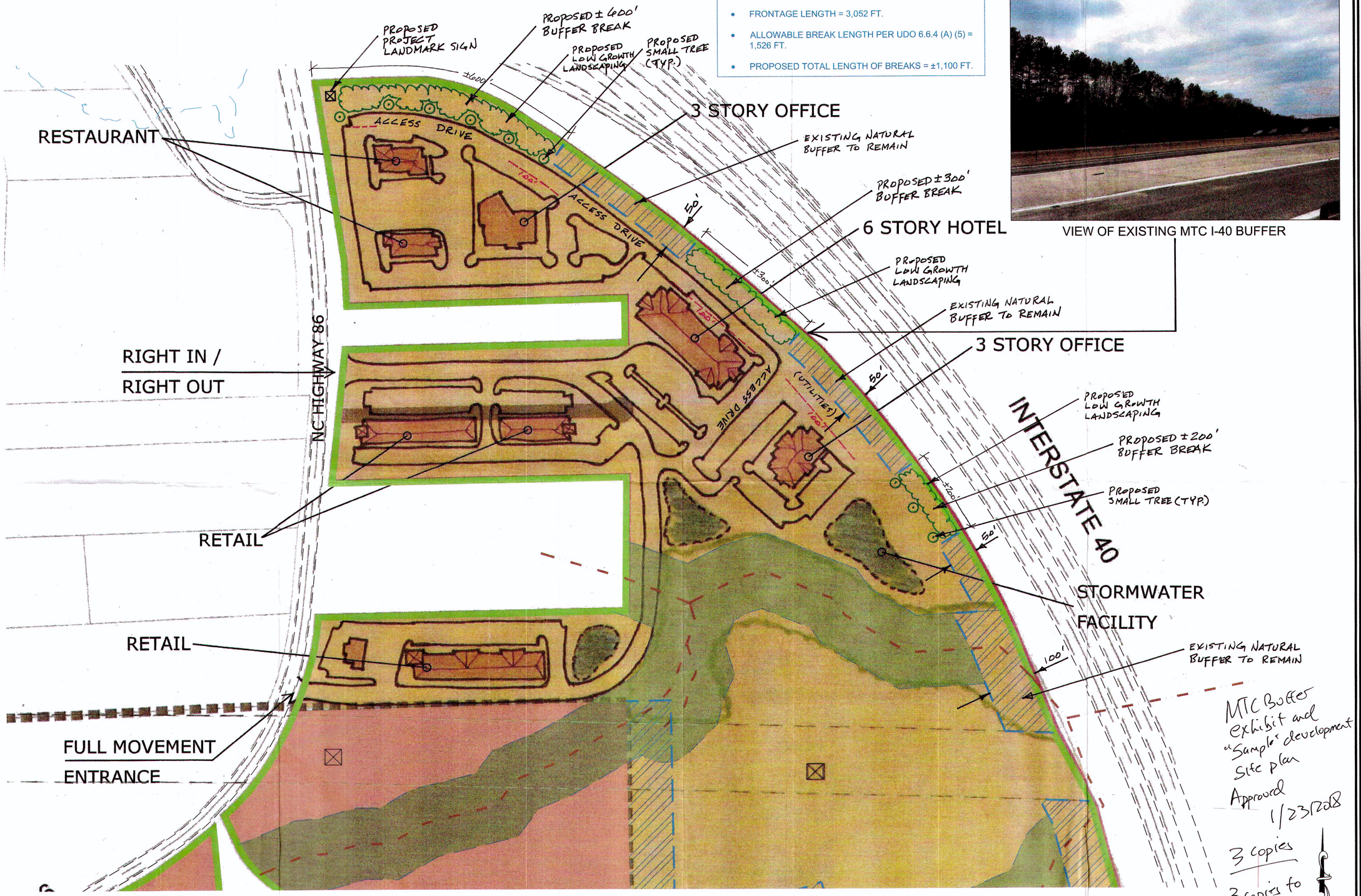
PROJECT NO.
16-0243
DRAWING NAME:
16-0243_BASE 2017-12-07.dwg
SHEET NO.
EXHIBIT 2

Replaces Exht 2

MTC BUFFER DATA:

- FRONTAGE LENGTH = 3,052 FT.
- ALLOWABLE BREAK LENGTH PER UDO 6.6.4 (A) (5) = 1,526 FT.
- PROPOSED TOTAL LENGTH OF BREAKS = ±1,100 FT.

VIEW OF EXISTING MTC I-40 BUFFER



MTC Buffer exhibit and "Sample" development site plan
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I-40 ASSEMBLY
INTERSTATE 40 - EXIT 261 AT OLD HWY 86
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MTC BUFFER CLEARING EXHIBIT

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DRAWING NAME:
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