

CONDITIONAL ZONING PLANS

STANAT'S PLACE

PIN: 9880028073
CHAPEL HILL, NC

2022

CONDITIONAL ZONING APPLICATION

Project Name: Stanat's Place
Property Address: 2516 Homestead Rd, Chapel Hill, NC Zip Code: 27516
Use Groups (A, B, and/or C): A Existing Zoning District: R-2
Project Description: A residential community with 47 lots designated for townhomes.

Section A: Project Information

Applicant Information (to whom correspondence will be mailed):
Name: Advanced Civil Design, Inc.
Address: 511 Kenmore Drive, Suite 100
Off: Cary, NC State: NC Zip Code: 27511
Phone: 919-942-8200 Email: cmr@advancedcivildesign.com

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application and accurate.
Signature: *C. M. R.* Date: April 20, 2022

Owner/Contract Purchaser Information:
 Owner Contract Purchaser
Name: Capital Ventures, Inc.
Address: P.O. Box 1883
City: Chapel Hill State: NC Zip Code: 27516
Phone: 919-942-8200 Email: wendycheese@charter.net

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application and accurate.
Signature: *C. B. Chees* Date: April 20, 2022

Click here for application submittal instructions.

Section D: Dimensions

Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Number of Building	41,786	41,786	47,851,000	47,851,000
Number of Lots	11.5	11.5	2	2
Recreational Space	0	0	27,356	27,356

Residential Space	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	
Door Area Left-Over - heated and unheated	3,110	3,110	300,000	300,000	
Total Square Foot of All Units	3,130	3,130	85,000	85,000	
Total Square Foot of Affordable Units	0	0	6,719	6,719	
Number of Units	1	1	47	47	
Number of Affordable Dwelling Units	0	0	4	4	
Number of Residential Units	1	1	43	43	
Number of Three-Bedroom Units	1	1	0	0	
Number of Non-Residential Space (Gross Floor Area in Square Feet)	0	0	0	0	
Type	Existing	Proposed	Uses	Existing	Proposed
Commercial			# of Seats		
Government					
Institutional					
Industrial					
Office					
Hotel			# of Rooms		
Residential					
Office of Worship			# of Seats		
Other					

Dimensional Requirements	Required by Ordinance	Existing	Proposed
Setbacks (minimum)	20'	0'	20'
Setbacks (infilling property lines)	0'	0'	0'
Solar (northern property line)	8'	N/A	8'
Height (minimum)	30'	N/A	30'
Height (maximum)	40'	N/A	40'
Frontages	40'	1'	0'
Widths	50'	0'	0'

PROJECT FACT SHEET
TOWN OF CHAPEL HILL
Planning Department

Section A: Project Information

Use Type: (check all that apply)
 Office/Institutional Residential Mixed-Use Other: _____

Overlay District: (check if that apply)
 Overlay District Neighborhood Conservation District Airport Hazard Zone

Section B: Land Area

Net Land Area (NLA): Area within existing lot boundaries
Area within Cadastral Street Areas (total adjacent frontage) x 1/6 width of public right-of-way
Change area, or both, of the following (or x 6), not to exceed 20% of NLA
Area within Permanent Open Space (total adjacent frontage) x 1/6 width of dedicated open space
TOTAL: NLA + CSA and/or CSD = Gross Land Area (not to exceed NLA + 10%)
GLA: 391,119 sq. ft.

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

Special Protection Areas: (check all 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 structures, activity plus work area envelope, staging area for materials, access/impement paths, and off-site areas within 100' of property)	325,000
Area of Land Disturbance within RCD	16,000
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)	18,107	18,107	176,000	176,000
Impervious Surface Ratio (ISR): % of Impervious Surface Area of Gross Land Area (ISA/GLA)	0.046	0.046	0.44	0.44
If located in Watershed Protection District, % of Impervious surface on 7/1/2009	N/A	N/A	N/A	N/A

PROJECT FACT SHEET
TOWN OF CHAPEL HILL
Planning Department

Section D: Dimensions

Existing (sq. ft.) Demolition (sq. ft.) Proposed (sq. ft.) Total (sq. ft.)

Number of Building (sq. ft.) (sq. ft.) (sq. ft.) (sq. ft.)

Recreational Space (sq. ft.) (sq. ft.) (sq. ft.) (sq. ft.)

Section E: Dimensions of Streets and Sidewalks

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

Street Name	Right-of-Way	Pavement	Number of Lanes	Existing	Proposed
Calhoun Dr	40'	22'	2	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
Acquatic Dr	60' Public Access Easement	28'	2	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes

Section F: Land Use Intensity

Existing Zoning District: Proposed Zoning Change (if any):

Zoning - Area + Ratio	Impervious Surface Thresholds	Minimum and Maximum Landscaping	
Zoning Ratio (Area) (RATIO)	Recreational Requirements (R-240)	High Density Residential (H.D.R.) Residential (R-70)	Maximum Floor Area (M.F.A.) Residential (R-70) + 80% OLA
R-5 CSD	n/a	n/a	n/a
TOTAL	0.00		
RSD	0.00		
Streamside	0.00		
Managed			
RSD Updated			

Section G: Parking Information

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces	n/a	n/a	36
Drop Spaces	n/a	n/a	1
Total Spaces	n/a	n/a	37
Loading Spaces	0	0	0
Bicycle Spaces	n/a	n/a	13 total (11 will be wall-mounted bike hove within garage)
Surface Type	Asphalt		

Section H: Landscaping Buffers

Location (North, South, East, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Max Buffer
Frontage	20'	0'	20'	20'
Western Property Line	10'	20'	10'	20'
Southern Property Line	10'	20'	10'	20'

OWNER
DONALD & SYLVIA STANAT
2516 HOMESTEAD RD
CHAPEL HILL, NC 27516

DEVELOPER
KB HOME CAROLINAS
4506 S. MIAMI BLVD., SUITE 100
DURHAM, NC 27703
PHONE: 919.768.7979

DEVELOPER
CAPKOV VENTURES, INC.
202 E. MINNOR AVE.
CHAPEL HILL, NC 27516-8430
PHONE: 919.942.8005

ENGINEER/SURVEYOR
ADVANCED CIVIL DESIGN, INC.
51 MILESTONE DRIVE, SUITE 102
CARY, NC 27511
PHONE: (919) 481-6290
FAX: (919) 338-0127

TOWN OF CHAPEL HILL FIRE DEPARTMENT NOTES:

1. ALL CONSTRUCTION AND DEMOLITION CONDUCTED SHALL BE IN COMPLIANCE OF THE CURRENT EDITION OF THE NC FIRE CODE. 2018 NFCC CHAPTER 33
2. INTENTIONALLY DELETED
3. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE. 2018 NFCC 3.3.2
4. TRAFFIC CALMING DEVICES SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE CODE OFFICIAL. 2018 NFCC 503.4.1
5. FIRE APPARATUS ACCESS ROADS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. THE MINIMUM WIDTHS AND CLEARANCES ESTABLISHED IN SECTIONS 503.2 AND 503.2.2 SHALL BE MAINTAINED AT ALL TIMES. 2018 NFCC 503.4
6. DURING CONSTRUCTION, VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET TURNING POINT. THE TURNING POINT SHALL BE APPROVED BY THE FIRE DEPARTMENT. THE TURNING POINT SHALL BE APPROVED SIZE, WEATHER RESISTANT, AND MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. 2018 NFCC SECTION 503.2
7. A NFPA 13D FIRE SPRINKLER SYSTEM WILL BE REQUIRED FOR EACH GROUPING OF TOWNHOMES.
8. THE FINAL PLAT SHALL INCLUDE A NOTE THAT STATES "ALL LOCAL STREETS WITHIN THE STANAT'S PLACE SUBDIVISION SHALL NOT ALLOW ON-STREET PARKING IN ACCORDANCE WITH SECTION D103 OF THE 2018 NORTH CAROLINA FIRE PREVENTION CODE."

TOWN OF CHAPEL HILL INSPECTION DEPARTMENT NOTES:

1. NO ON STREET PARKING ALLOWED PER NC FIRE CODE SECTION D103.6.
2. ALL PUBLIC SITE ELEMENTS MUST COMPLY WITH NBC 2018 C11 AND ICC 11.1.
3. ACCESSIBLE PARKING PER NBC SECTION 1106.1; 1 PER 6 COMPANION SPACES MUST BE VAN ACCESSIBLE. NO SLOPE EXCEEDING 2% IN ANY DIRECTION. SIGNAGE PER NC REQUIREMENTS AND ICC 11.1.

4. TEMPORARY STREET OR ROAD CURBS AND GUTTERS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. NC IPC 2018, SECTION 505.2.
5. ADDRESS NUMBERS MUST BE A MINIMUM OF 6 INCHES HIGH AND CONTRAST COLOR TO THEIR BACKGROUND. THE HYDRANT WEST OF THE SITE LOCATED ON THE PROPERTY OF THE OWNER OF THE PROPERTY IS A VINTAGE HYDRANT. THE HYDRANT IS LOCATED ON THE PROPERTY OF THE OWNER OF THE PROPERTY AND IS USELESS DURING CONSTRUCTION AND AFFORDS ACCESS TO THE PROPERTY. THE BUILDING EXTERNS 25 FEET. GORGES LEADERS ARE REQUIRED TO BE 25 FEET. THE 25' FEET SHALL HAVE 8 INCH NUMBERS. 10'-75 FEET SHALL HAVE 16 INCH NUMBERS AND OVER 75 FEET SHALL HAVE 18 INCH NUMBERS.

6. RETAINING WALLS OVER FIVE (5) FEET HIGH SHALL BE PERMITTED SEPARATELY FROM THE BUILDINGS) AND MUST BE SIGNED BY A DESIGN PROFESSIONAL.
7. ON SITE PARKING SHALL BE PROVIDED FOR INSPECTORS AT EACH BUILDING FOR THE DURATION OF THE CONSTRUCTION PROJECT.

8. A TIRE WASH AREA FOR TRUCKS SHALL BE PROVIDED ON SITE BEFORE THEY HIT THE MAIN ROADS.
9. CURB AND GUTTER AND AT LEAST THE FIRST 12' OF ASPHALT ON THE ROADS MUST BE DOWN AHEAD OF CONSTRUCTION.

10. A SEPARATE SUBMITTAL AND PERMIT WILL BE REQUIRED FOR THE CONSTRUCTION TRAILER.

11. A SEPARATE SUBMITTAL AND PERMIT WILL BE REQUIRED FOR ANY SIGNAGE ON THE BUILDING OR GROUND MOUNTED SIGNS.

12. FUNCTIONAL CURB AND BRIDGING COMBUSTIBLE MATERIALS ON-SITE. THE FIRE HYDRANT WEST OF THE SITE LOCATED ON THE PROPERTY OF THE OWNER OF THE PROPERTY IS A VINTAGE HYDRANT. THE HYDRANT IS LOCATED ON THE PROPERTY OF THE OWNER OF THE PROPERTY AND IS USELESS DURING CONSTRUCTION AND AFFORDS ACCESS TO THE PROPERTY. THE BUILDING EXTERNS 25 FEET. GORGES LEADERS ARE REQUIRED TO BE 25 FEET. THE 25' FEET SHALL HAVE 8 INCH NUMBERS. 10'-75 FEET SHALL HAVE 16 INCH NUMBERS AND OVER 75 FEET SHALL HAVE 18 INCH NUMBERS.

13. PRIOR TO PUBLIC STREET ACCESSION, THE STORM SEWER WITHIN PUBLIC RIGHT-OF-WAY SHALL BE VIDEO TAPE SUBMITTED TO THE TOWN FOR REVIEW AND ACCEPTANCE.

LAND USE MANAGEMENT ORDINANCE – SPECIAL PERMITTED MODIFICATIONS OF REGULATIONS (ARTICLE 5.6)

- (1) EXCEED DISTURBED AREA: IN AN UNPAVED AREA IN AN ADVISED ZONE, THE OWNER MAY EXCEED THE 20% OF RCD TO ALLOW FOR CONSTRUCTION OF A STORMWATER CONTROL MEASURE. SEE SHEET 10 FOR LAND DISTURBED AREAS AND DISTURBED WITHIN THE RCD.

- (2) UTILIZATION IN VALLEY CULVERS AND GUTTER SECTION IN-LIEU OF 30-INCH STORMWATER CURB SECTION FOR LOCAL STREET (WITHOUT PARKING).

- (3) SECTION D103 OF THE NORTH CAROLINA FIRE PREVENTION CODE REQUIRES A MINIMUM ROAD WIDTH TO BE 25'-0" WHERE A FIRE HYDRANT IS LOCATED ON A FIRE APPARATUS ACCESS ROAD. TOWN OF CHAPEL HILL'S STANDARD DETOUR IS LOCAL. A LOCAL STREET DOES NOT MEET THIS CRITERIA. THEREFORE, THE 25'-0" BACK-TO-BACK DIMENSION FOR LOCAL STREET (WITHOUT ON-STREET PARKING) HAS BEEN REVISED TO 26'-0" WITH VARIOUS EXEMPTIONS. THE 26'-0" BACK-TO-BACK DIMENSION IS REQUIRED TO MEET SECTION D103.1 OF THE NORTH CAROLINA FIRE PREVENTION CODE. THE RIGHT-OF-WAY WIDTH OF 30'-0" SHALL REMAIN UNCHANGED.

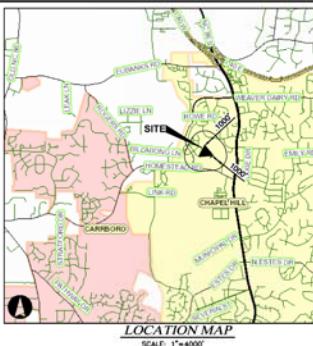
- (4) EXCEED 25% OF THE AREA CONTAINING 25% OR GREATER SLOPES. A MAJORITY OF THESE DISTURBED SLOPES OCCUR ALONG THE NORTHERN, EASTERN, AND SOUTHERN BOUNDARY AND WERE CREATED DURING THE CONSTRUCTION OF HOMESTEAD PARK. ADDITIONAL SLOPES 25% OR GREATER ARE LOCATED ON THE PROPERTY OF THE OWNER OF THE PROPERTY. THE 25% SLOPES ARE DISTURBED NATURAL SLOPES. 25% OR GREATER IS ONLY 10,807 SF. THIS AREA OF IMPACT IS 99% CONSTRUCTED SLOPES FROM AN EXISTING SWALE. THE AREA OF IMPACT IS NECESSARY TO RE-GRADE THE SWALE AND HAVE PROPER DRAINAGE FOR THE REAR OF LOTS 20-36.

- (5) REDUCE INTERIOR FRONT, SIDE, REAR, AND SIDE CORNER LOT SETBACKS FROM 6'-0" TO 0'-0".

- (6) THE APPLICANT HAS PROPOSED PROVIDING FOUR (4) AFFORDABLE HOMES TO THE COMMUNITY HOME TRUST FOR PERPETUAL AFFORDABILITY. THIS EQUATES TO A TOTAL OF 16,000 SF OF AFFORDABLE HOMES. THE APPLICANT WILL MEET THE 60% OF THE MEDIAN INCOME RATE IN CONFORMANCE WITH THE CHAPEL HILL LAND USE ORDINANCE, WHILE THE 10% AFFORDABLE HOMES ARE PROPOSED UNDER THE LAND USE ORDINANCE TARGET OF 10% OF ALL FOUR (4) OF THE HOMES PROVIDED. PROVIDED AFFORDABLE HOMES WILL BE PROVIDED IN THE FORM OF CAR GARAGES MAKING THEM LOOK IDENTICAL TO THE MARKET RATE HOMES. THIS WILL ALLOW THE COMMUNITY HOME TRUST TO MARKET THE HOMES TO A WIDER MARKET. THE APPLICANT HAS PROVIDED A 10' DEEP CAR GARAGE FOR THE 10% AFFORDABLE HOMES. THE 10' DEEP CAR GARAGE WILL NOT MEET THE 10' DEEP CAR GARAGE REQUIREMENT OF THE LAND USE ORDINANCE.

- (7) ALLOW ON-STREET PARKING SPACES TO ACCOMMODATE PARKING FOR MOTORCYCLES AND MOPEDS WITHOUT RESERVING EXCLUSIVE SPACES.

- (8) EXCEED THE IMPERVIOUS SURFACE AREA RATIO OF 0.20 IN THE UPLOAD ZONE OF RCD TO ALLOW FOR THE CONSTRUCTION OF A STORMWATER CONTROL MEASURE.



Plan Prepared By:
Coff, North, Carpino, Sime, Sime, Inc.
IP: 919.461.6240
No: 919.363.0000
Date: 05/04/2022

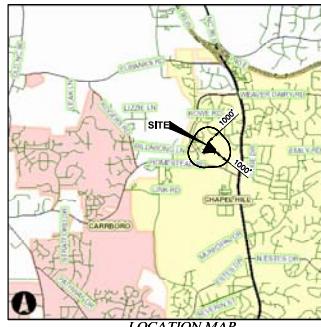
PLAN PREPARED FOR:
KB HOME CAROLINAS
4506 SOUTH MIAMI BLVD., SUITE 100A
DURHAM, NC 27703
PHONE: 919.363.7950
CITY: CHAPEL HILL
COUNTY: ORANGE COUNTY
STANAT'S PLACE
CONDITIONAL ZONING PLANS
COVER SHEET

PRELIMINARY
NORTH CAROLINA
DEPARTMENT OF
REVENUE
05/04/2022

Date: 05/04/2022
Scale: AS NOTED
Drawn By: Checked By
JMR CMR
Project Number:
21-0002-978
Sheet Number:
1 / 16



LINE TABLE		
LINE	LENGTH	BEARING
L1	686.50'	S41°48'01"E
L2	191.47'	S113°56"E
L3	506.29'	S86°37'08"W
L4	235.47'	S86°40'08"W
L5	65.04'	S86°54'46"W
L6	70.46'	N68°22'06"W
L7	748.74'	N27°33'24"E
L8	64.12'	N27°34'07"E



SITE DATA TABLE

PROJECT NAME:	STANATS PLACE
APPLICANT:	ADVANCED CIVL DESIGN, INC.
	51 KILMAYNE DRIVE, SUITE 102
	CARY, NC 27511
PARCEL # OF NUMBERS: 9880020073	
LAND AREA CALCULATIONS:	
TOTAL LAND AREA: 0.163 ACRES	
CREDITED AREA: 0.816 ACRES (10% of TLA)	
TOTAL GROSS LAND AREA (GLA): 391.19 SF (8.979 AC) (USED FOR DENSITY CALCULATION)	
PROPOSED ZONING: R-2	
OUTSIDE CORPORATE LIMITS: NO	
OUTSIDE WATERSHED PROTECTION DISTRICT: YES	
OVERLAY DISTRICTS: TCS	
PROPOSED LAND USE: RCD	
PROPOSED SUBDIVISION: SINGLE-FAMILY	
PROPOSED SUBDIVISION: SINGLE-FAMILY WITH CONDITIONAL ZONING	
ALLOWABLE DENSITY R-2: 15 UNITS/AC	
GROSS LAND AREA = 5,799 AC	
UNITS ALLOWED = 134	
PROPOSED SINGLE FAMILY UNITS: 47	
PROPOSED AFFORDABLE UNITS: 4 (LABELED "AHU" ON THIS SHEET)	
PROPOSED TOTAL # OF UNITS: 47	
PROPOSED MINIMUM LOT SIZE: 2,088 SF	
RECREATION SPACE REQUIRED: GROSS LAND AREA X RECREATION SPACE RATIO (391.19 SF) X (0.06) = 19,556 SF	
RECREATION SPACE PROVIDED: 14,040 SF	
0.027 SF CIRCULAR GREEN	
11,756 SF GREENWAY EASMENT	
2,283 SF PARKING	
MINIMUM PARKING REQUIRED: N/A — SINGLE-FAMILY USE	
MAXIMUM PARKING REQUIRED: N/A — SINGLE-FAMILY USE	
PROPOSED PARKING: 94 GARAGE SPACES	
40 DRIVEWAY SPACES	
1 HC VISTOR SPACE	
1 MC VISTOR SPACE	
1 MC MOTORCYCLE VISTOR SPACE	
15 BICYCLE VISTOR SPACES	
TOTAL PROPOSED PARKING: 206 SPACES	
MINIMUM BICYCLE PARKING REQUIRED: N/A — SINGLE-FAMILY USE	
BICYCLE PARKING PROVIDED: 2 PROVIDED NEAR MAIL KIOSK	
TOTAL BICYCLE PARKING PROVIDED: 12 SPACES	
REQUIRED EXTERIOR PERIMETER SETBACKS	
INTERIOR —	
STREET —	
SOLAR —	
PROPOSED BUILDING SEPARATION: 6'	
MAXIMUM BUILDING HEIGHT: 20'	
MAXIMUM BLDG. HEIGHT (SECONDARY): 8'	
PROPOSED IMPERVIOUS SURFACE RATIO: 0.50	
PROPOSED IMPERVIOUS SURFACE RATIO: 0.44	
TOTAL IMPERVIOUS SURFACE: 170,000 SF	
PROPOSED FLOOR AREA ALLOWED: N/A — SINGLE-FAMILY USE	
FLOOR AREA PROVIDED: 101,000 SF	
FLOOR AREA BONUS FOR AFFORDABLE HOUSING: 17,600 SF	
MAXIMUM TOTAL FLOOR AREA ALLOWED (FLOOR AREA + FLOOR AREA BONUS): N/A — SINGLE-FAMILY USE	

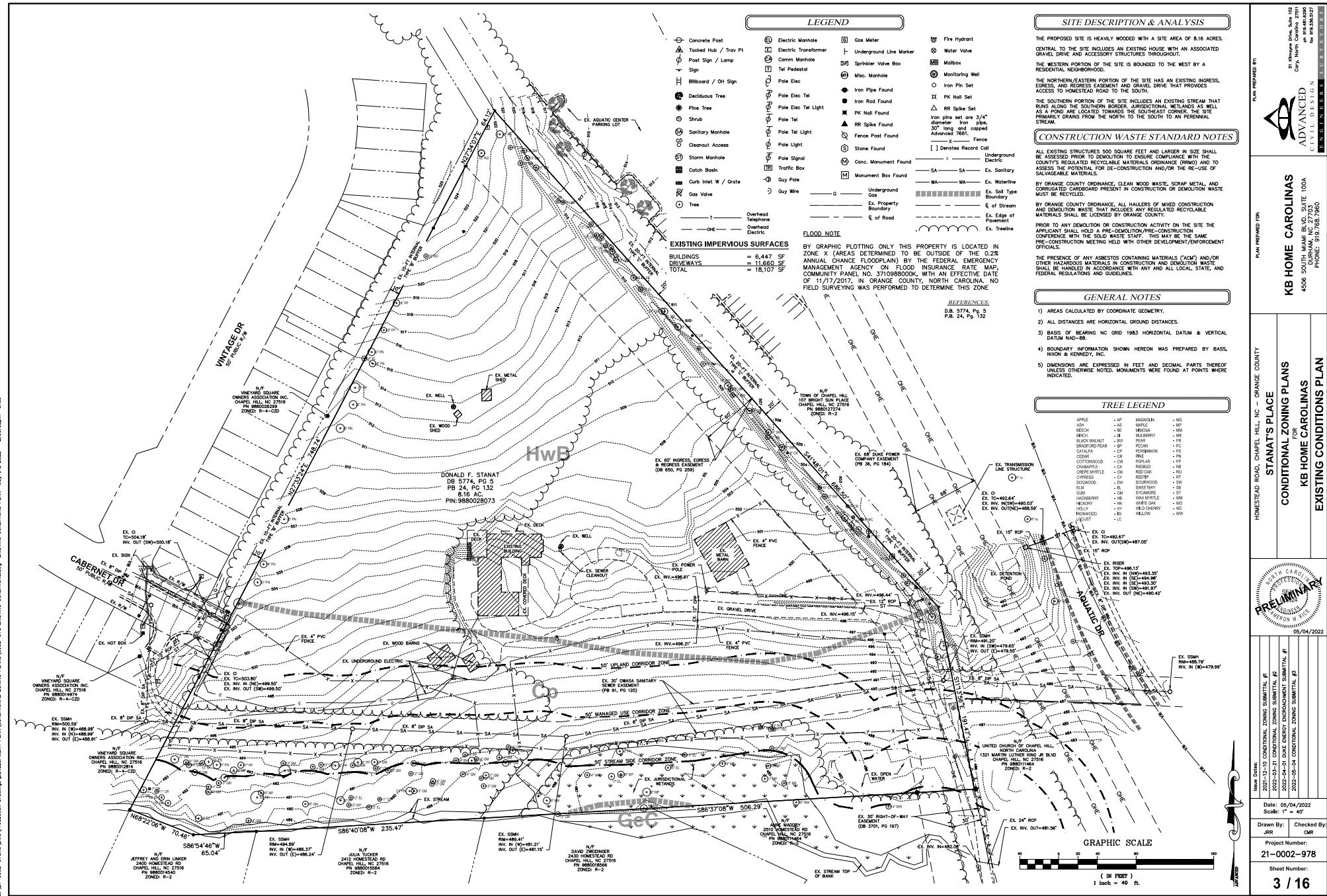
HOMESTEAD ROAD, CHAPEL HILL, NC - GRANGE COUNTY	
STANAT'S PLACE	
CONDITIONAL ZONING PLANS	
FOR	
KB HOME CAROLINAS	
AREA MAP	
PLAN PREPARED FOR:	
KB HOME CAROLINAS	
456 SOUTH MAIN BLVD., SUITE 100A PHONE: 919.787.7860	
PLAN PREPARED BY:	
ADVANCED CIVIL DESIGN	
301 HARRISON DRIVE, SUITE 102 CARY, NORTH CAROLINA 27513 TEL: 919.356.0270 FAX: 919.356.0271	

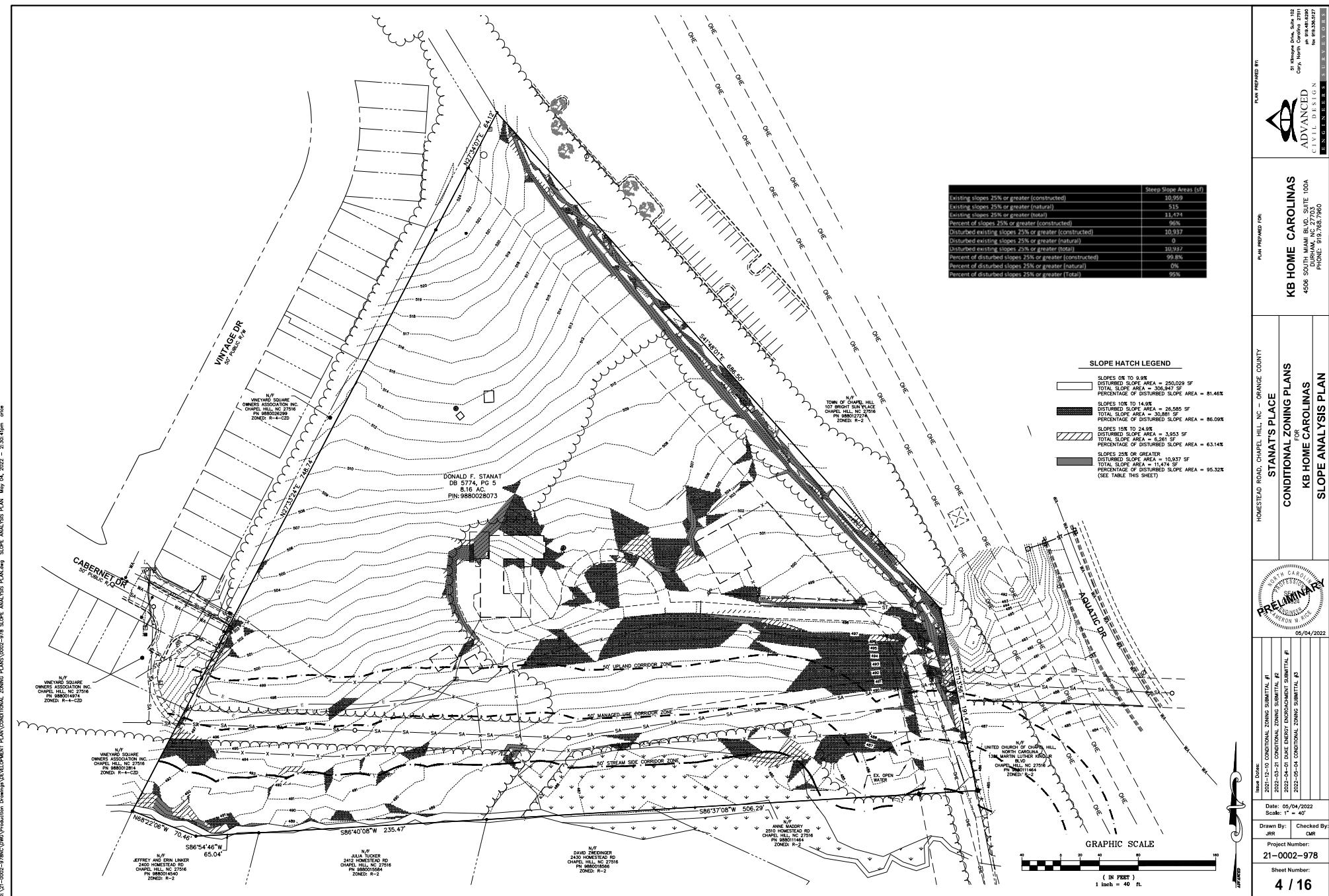
A circular seal for a professional engineer. The outer ring contains the text "NORTH CAROLINA" at the top and "PROFESSIONAL" at the bottom, separated by a small gap. The inner circle contains "ENGINEER" at the bottom and "CAMERON M. RICE" at the bottom, separated by a small gap. The center of the seal contains the word "SEAL" above the date "1924". The entire seal is rendered in a dark, monochromatic color.

LEGEND

- CHAPEL HILL CORPORATE LIMITS
- ZONING BOUNDARY
- 1000' NOTIFICATION LINE
- ROAD CENTERLINE
- PROPERTY'S WITHIN NOTIFICATION AREA
- PROPOSED SITE
- OPEN SPACE
- FIRE HYDRANT
- FH
- BS
- BUS STOP

Sheet Number:





CODED NOTES

(A) CENTRAL GREEN AREA WITH TURF GRASS

(B) HERITAGE TREE ON SMALL HILL

(C) STONE FAÇADE RETAINING/SEAT WALL

(D) MULCHED AREA WITH SHRUBS

(E) BENCHES

(F) GATHERING SPACE #1: CHILDREN'S PLAY STRUCTURE WITH PICNIC TABLES

(G) GATHERING SPACE #2: FIRE PIT WITH CHAPEL HILL GRT SURFACE

(H) 4' BRICK WALKWAY

(I) 30" STANDARD CURB AND GUTTER

(J) 30" VALLEY CURB AND GUTTER

(K) CURB TRANSITION BETWEEN STANDARD AND VALLEY

(L) CONCRETE STEP (2'-6" INCH TREAD, RISER PER SPOT GRADES)

(M) HANDICAP BARRIER-FREE WALKWAY WITH DETECTABLE WALKING ZONES ATTACHED TO BACK OF CURB

(N) ACCESSIBLE VAN PARKING SPACE

(O) 20'-FT PUBLIC DRAINAGE EASEMENT

(P) PRIVATE DRAINAGE EASEMENT

(Q) PUBLIC SIDEWALK EASEMENT

(R) MAIL KIOSK

(S) BIKE RACK

(T) ENTRY FEATURE

(U) RETAINING WALL WITH FENCE

(V) TEMPORARY CONSTRUCTION EASEMENT

(W) WHEEL STOP

(X) TREE SAVVY AREA

(Y) END CURB AND GUTTER

(Z) WOODEN FENCE ON TOP OF WALL

(AA) LIGHT POLE

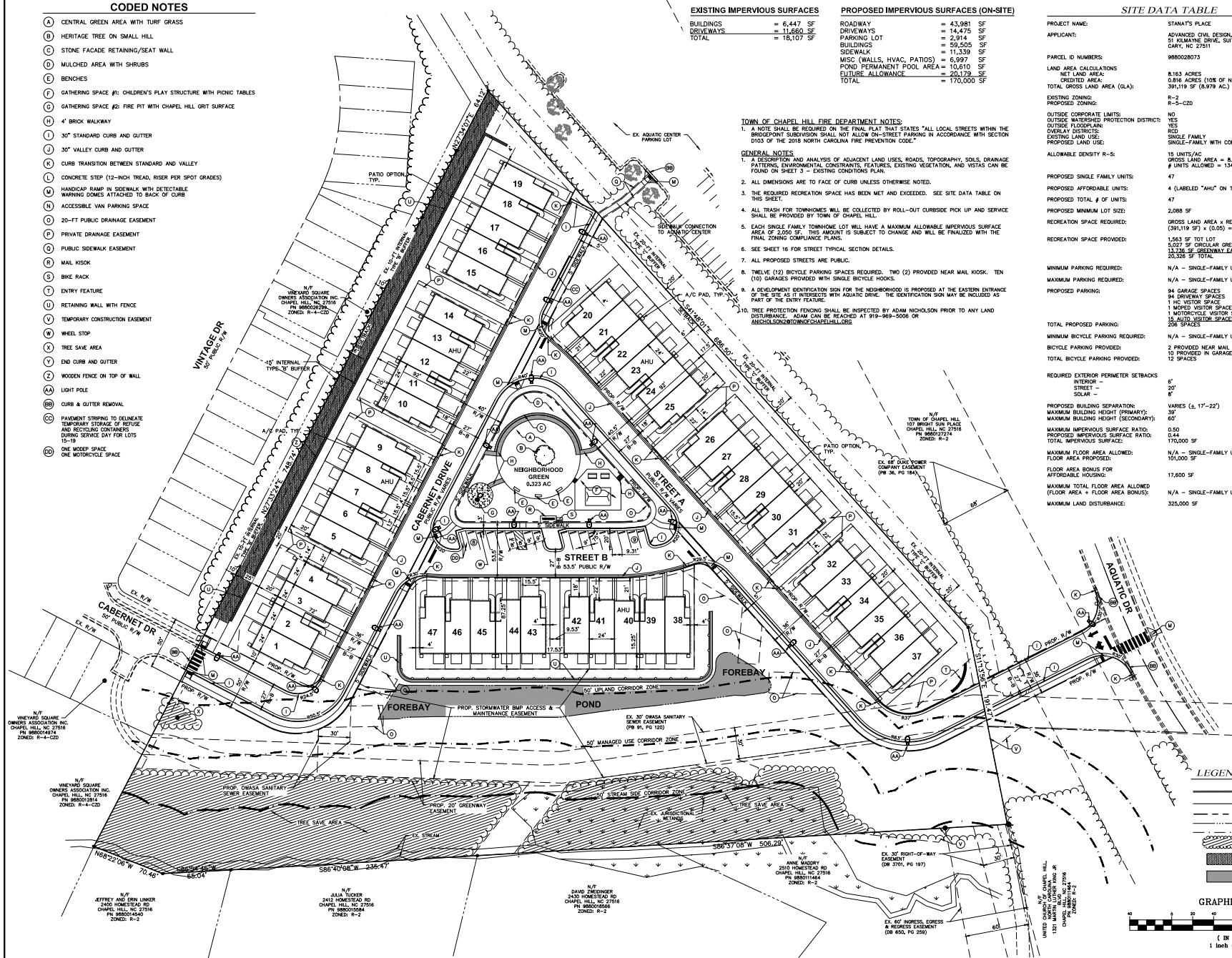
(BB) CURB AND GUTTER REMOVAL

(CC) PAVEMENT STRIPPING TO DELINQUENT TEMPORARY STORAGE OR REFUSE DUMPING, OR OTHER USE DURING SERVICE DAY FOR LOTS 15-19

(D) ONE MODED SPACE

(E) ONE MOTORCYCLE SPACE

VINTAGE DR
40' DEEP, 8' W



SITE DATA TABLE

PROJECT NAME: STANAT'S PLACE
APPLICANT: ADVANCED CITY DESIGN, INC.
51 KELMWOOD DRIVE, SUITE 102
CARY, NC 27511
PARCEL ID NUMBERS: 9880028073

PLAN PREPARED

 ADVANCED
 CIVIL DESIGN

PLAN PREPARED FOR:
KB HOME CAROLINAS

LEAD ROAD, CHAPEL HILL, NC – ORANGE COUNTY
STANAT'S PLACE
ADDITIONAL ZONING PLANS
FOR
KB HOME CAROLINAS
SITE PLAN, ORANGE COUNTY

A circular notary stamp with a double-lined border. The outer ring contains the text "NORTH CAROLINA" at the top and "PROFESSIONAL" at the bottom. The inner circle contains "ENGINEER" at the top and "CAMERON N. RICE" at the bottom. At the bottom center is the date "05/04/2024".

CAMERON M. RICE
05/04/20

10, 11, 12

11
12
13

REMITTAL #
REMITTAL #
REMITTAL #
REMITTAL #

NING SUB
NING SUE
NCOACH
NING SUB

REGIONAL ZONE

CONDIT
CONDIT
DUKE E
CONDIT

Issue Dates:
21-12-10
22-03-21
22-04-0
22-05-0

Issue 2021 2021 2021 2021 2021

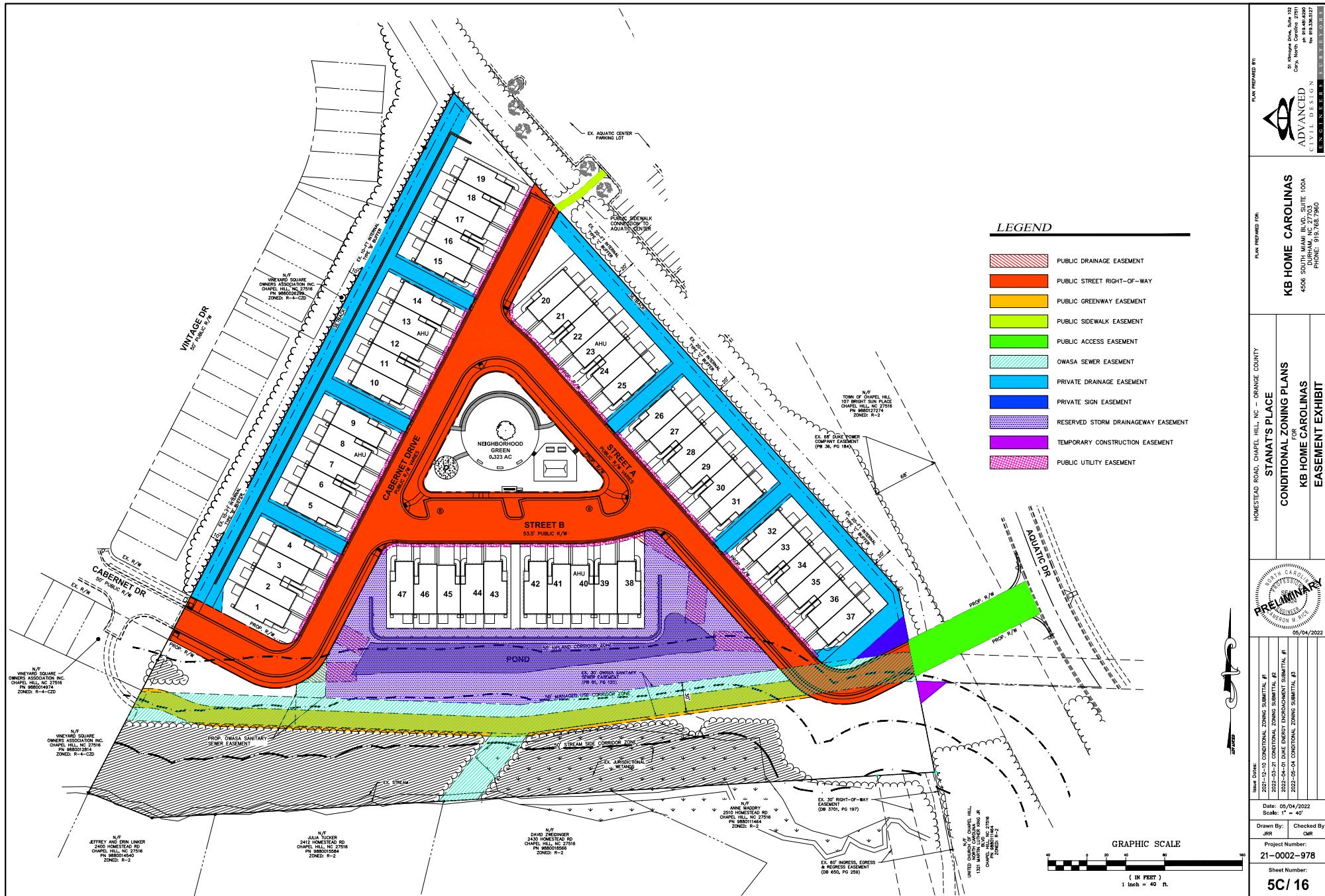
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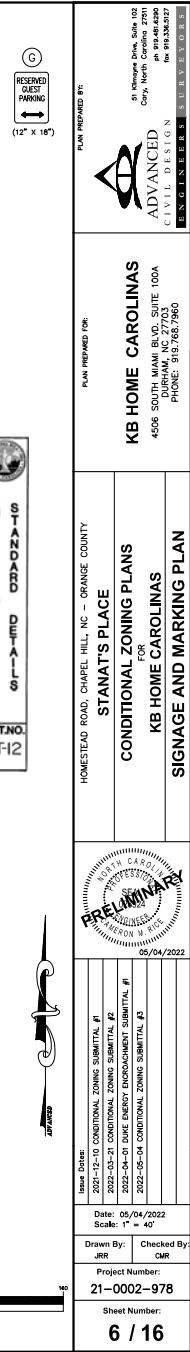
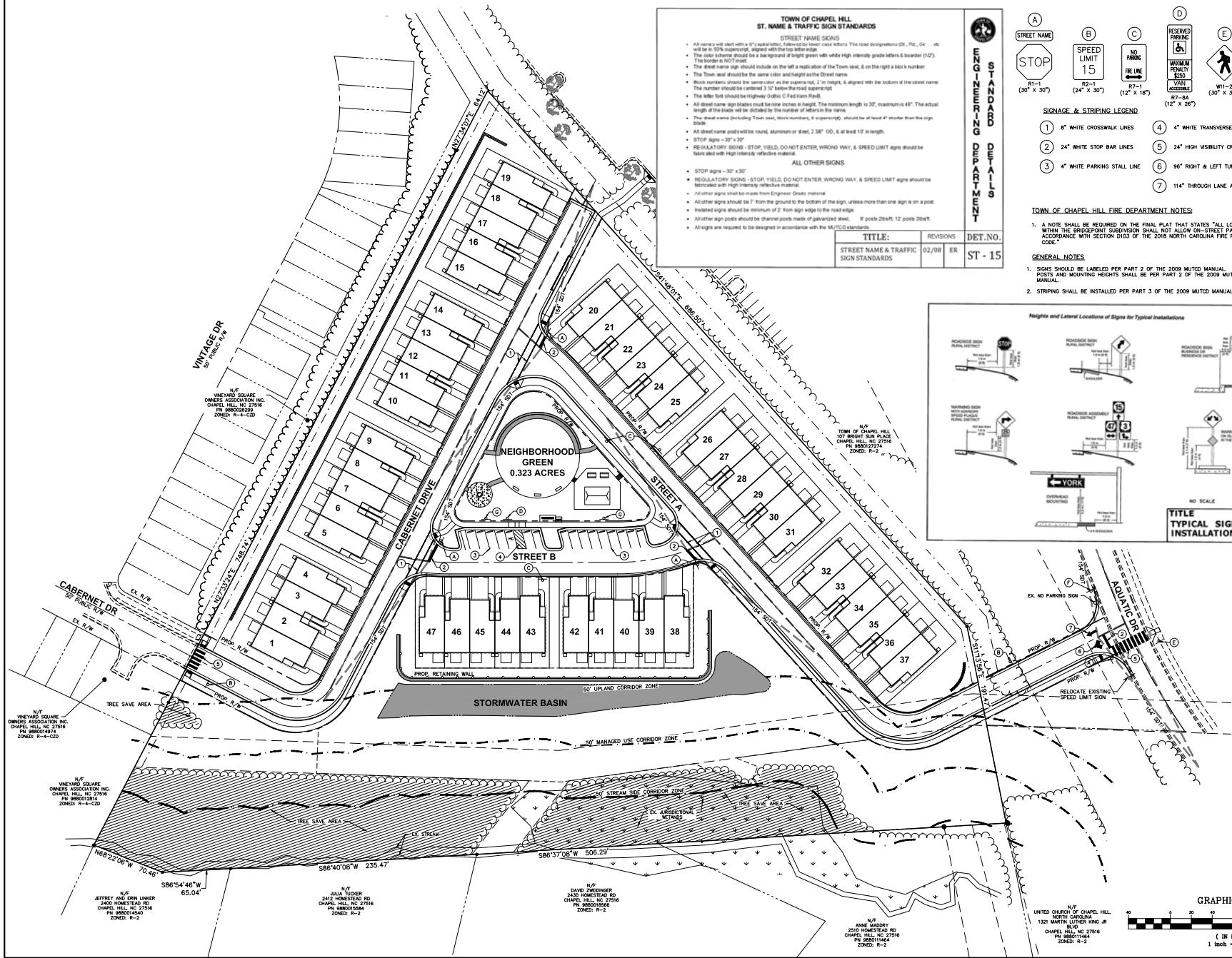
JRR CMR

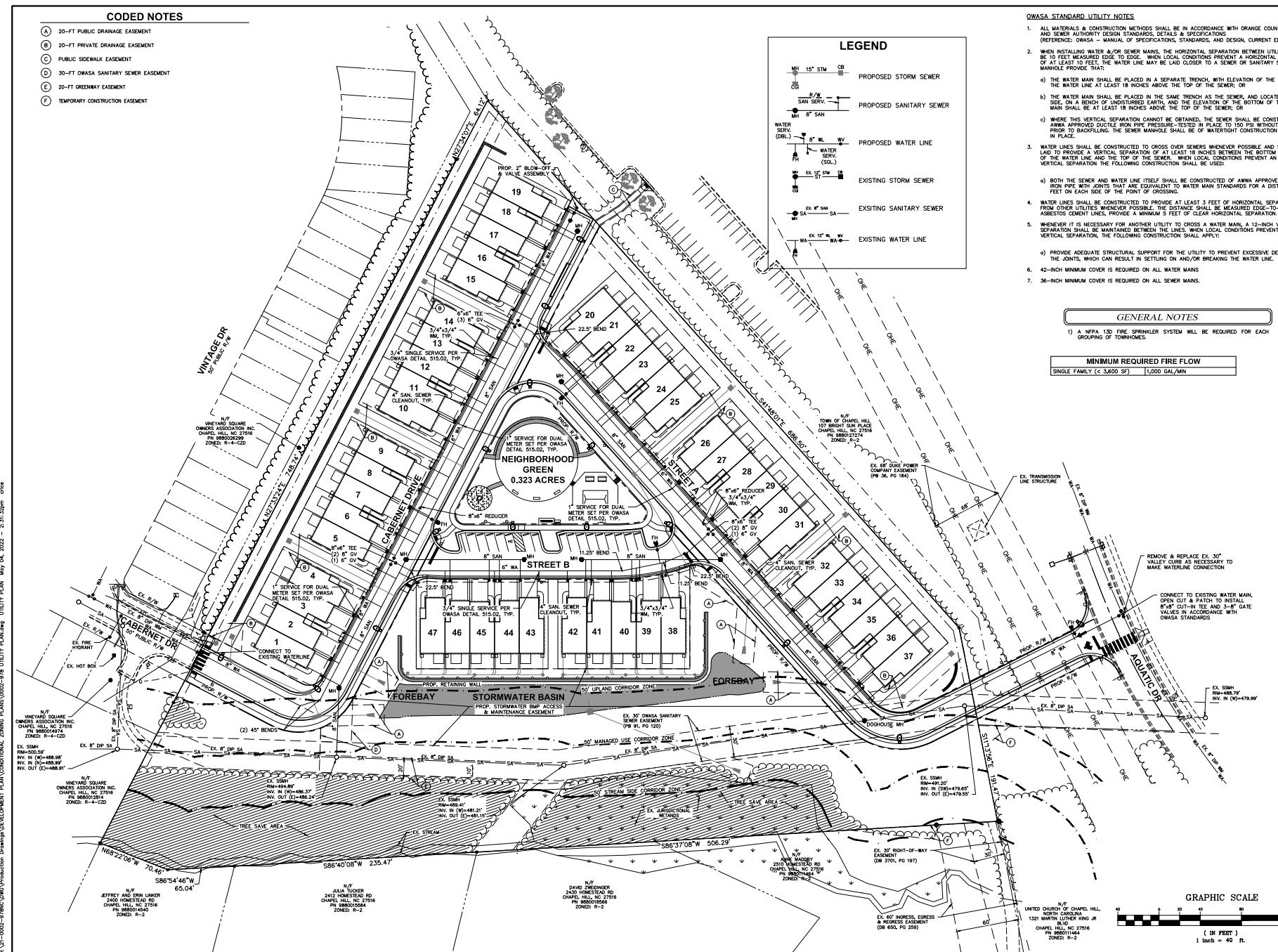
Sheet Number:

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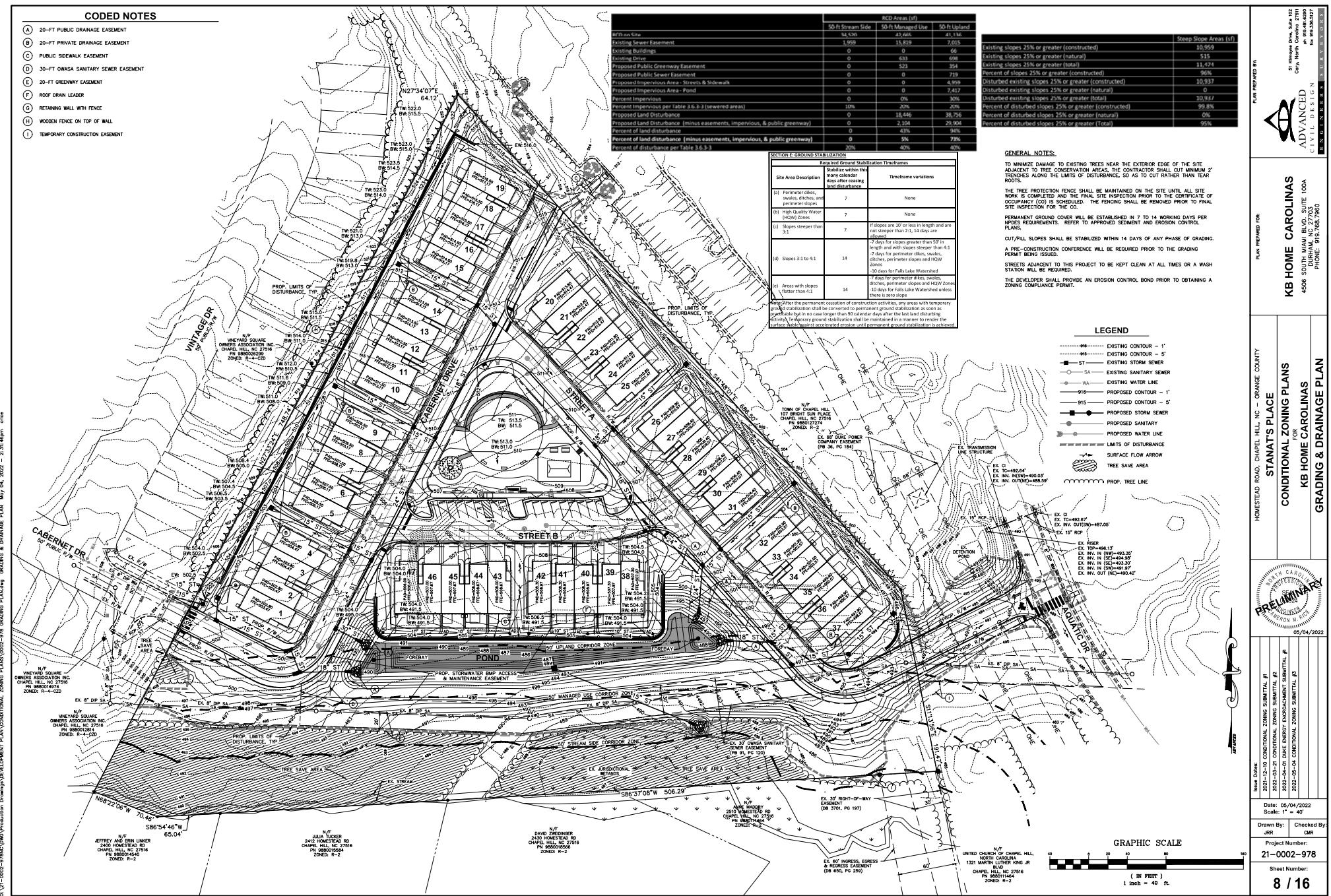
1

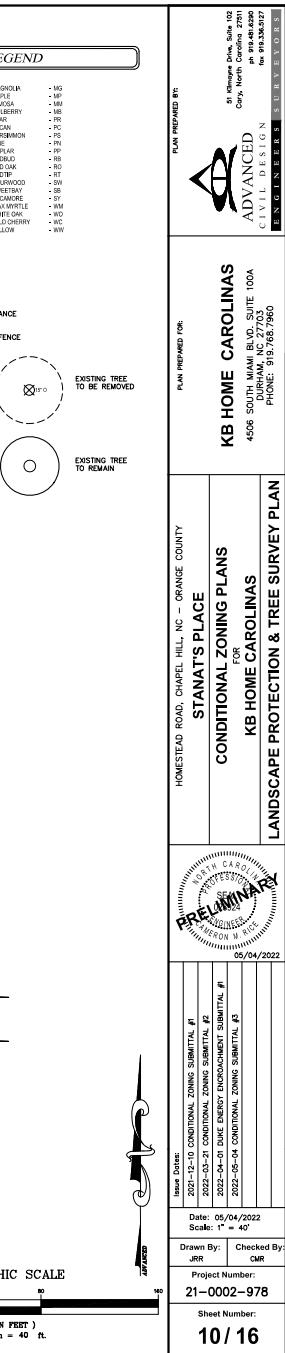
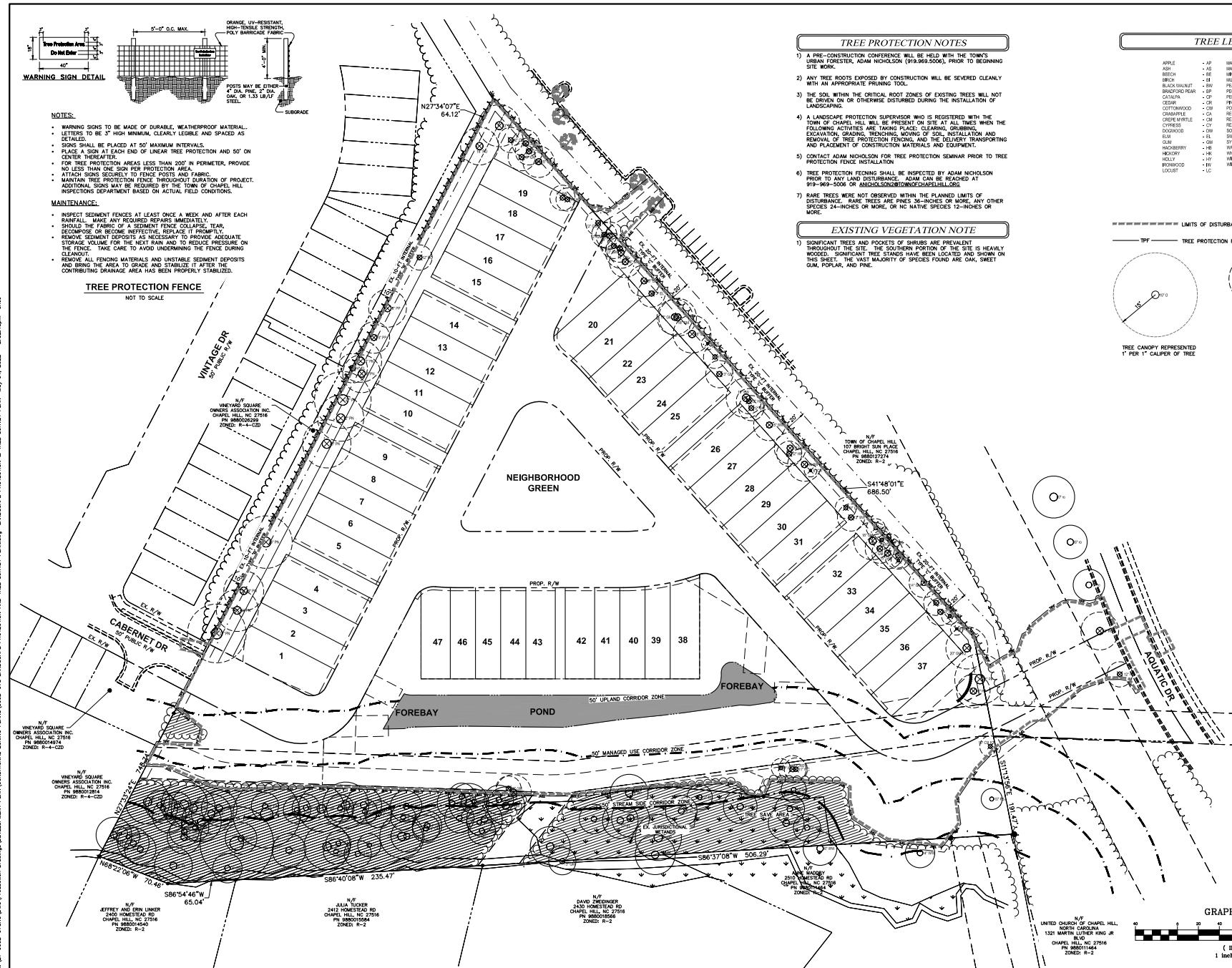


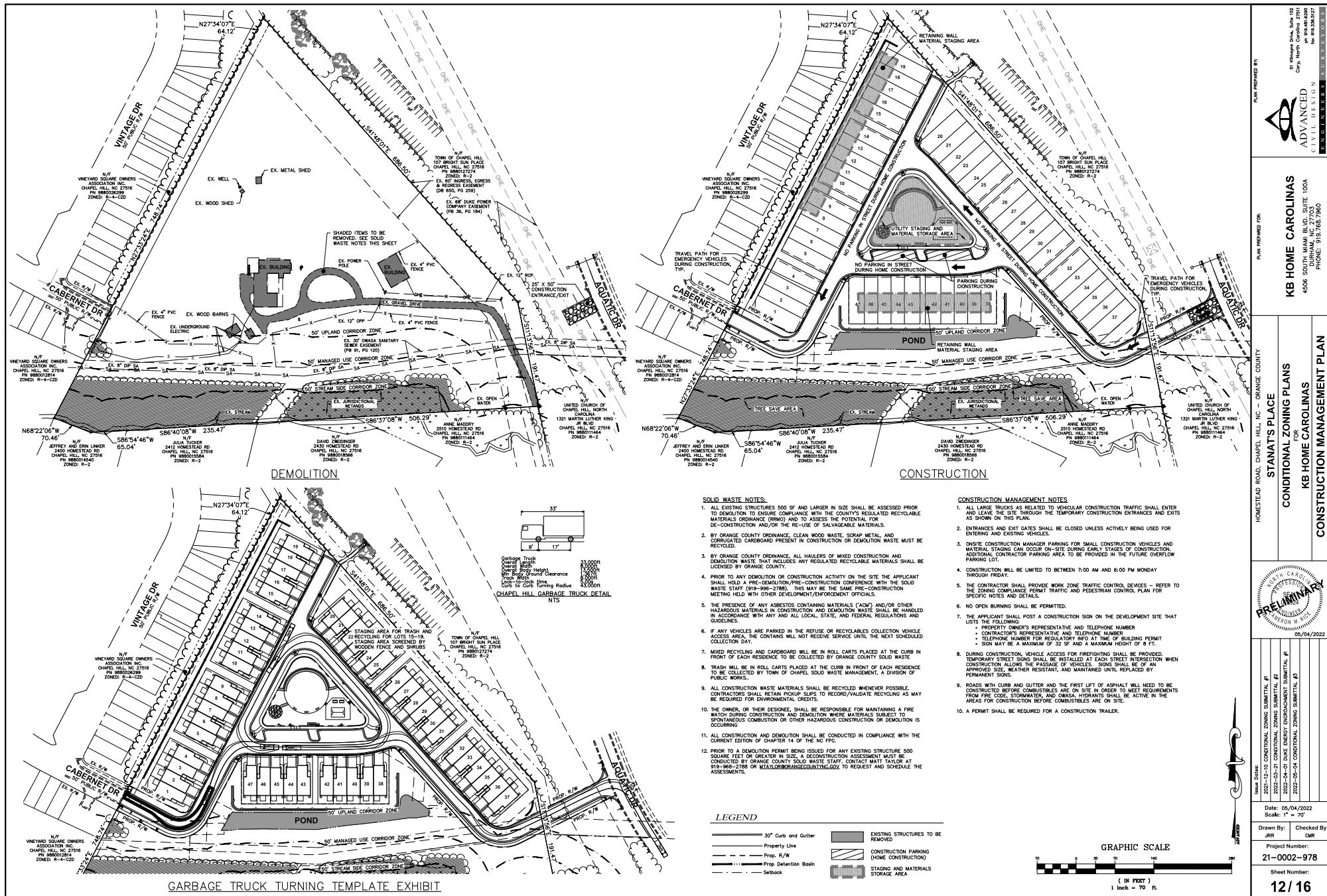


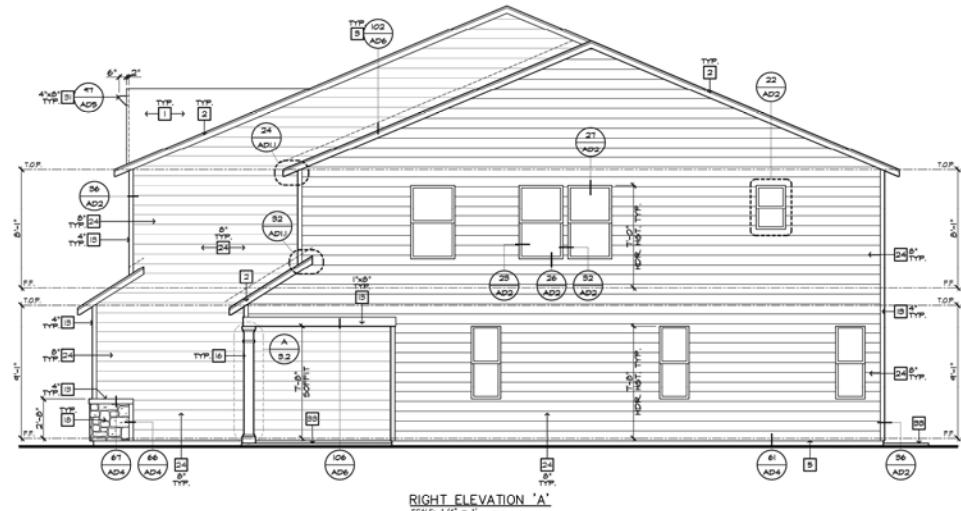


PLAN PREPARED BY:	ADVANCED CIVIL DESIGN
Copy, North Carolina, Suite 102	919.464.6200
PHONE: 919.768.7980	919.352.0727
PLAN PREPARED FOR:	
KB HOME CAROLINAS	
4506 SOUTH MAIN BLDG, SUITE 100A	
PHONE: 919.768.7980	
PHONE: 919.352.0727	
PLAN PREPARED ON:	
05/04/2022	
Date: 05/04/2022	
Scale: 1" = 40'	
Drawn By: Checked By:	
JRR CMR	
Project Number: 21-0002-978	
Sheet Number: 7 / 16	



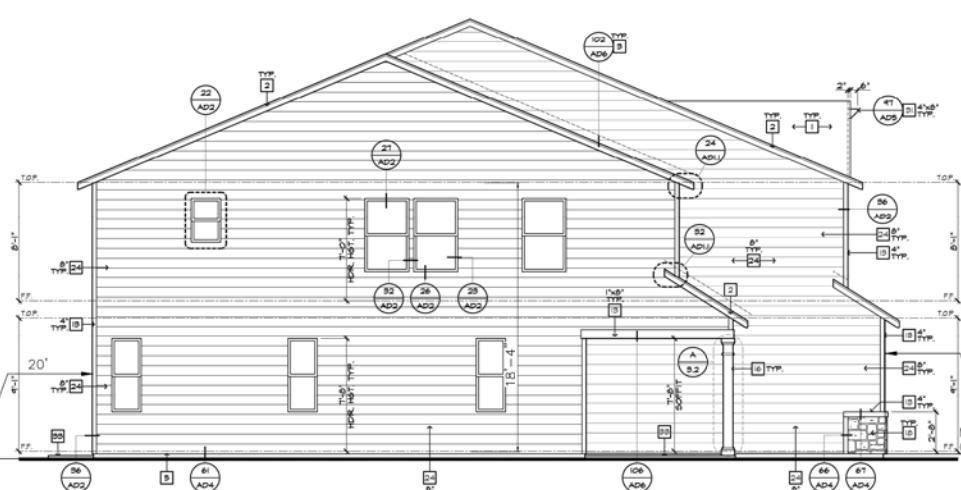




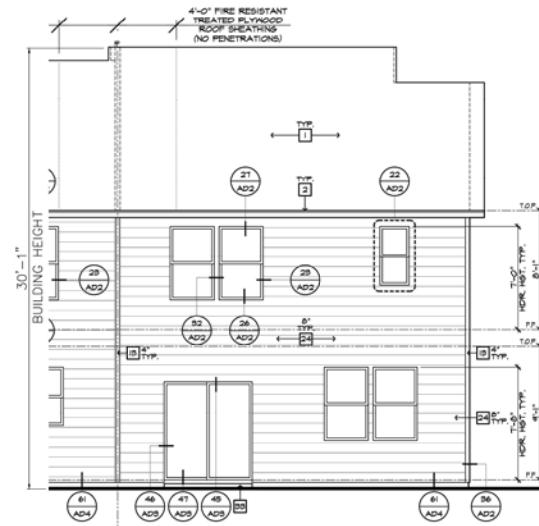


RIGHT ELEVATION 'A'
SCALE: 1/8" = 1"

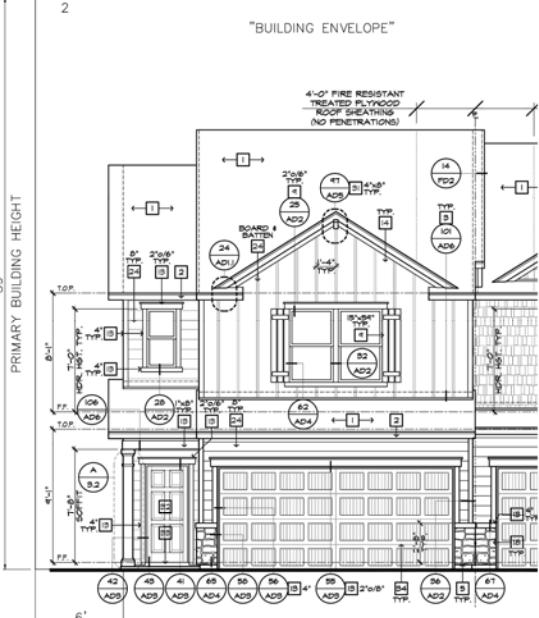
"BUILDING ENVELOPE"



LEFT ELEVATION 'A'
SCALE: 1/8" = 1"

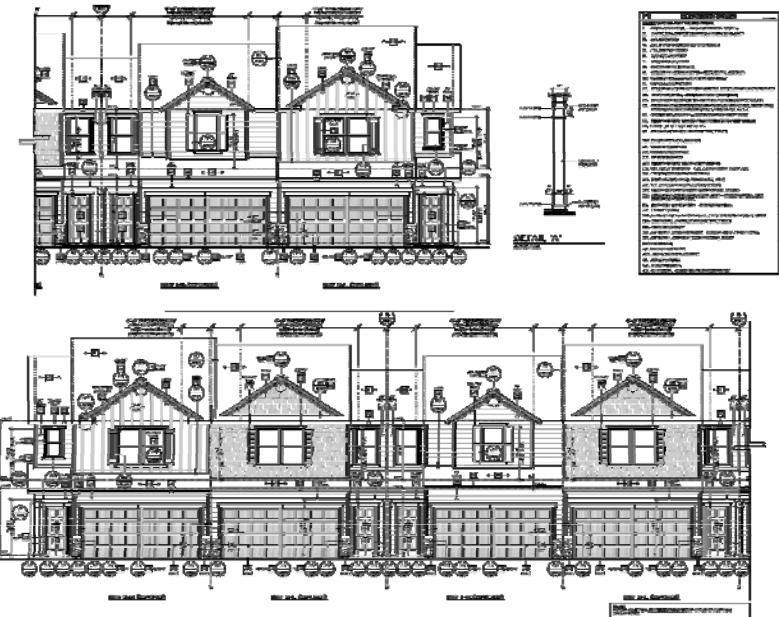


PARTIAL REAR ELEVATION 'A'
SCALE: 1/4" = 1"

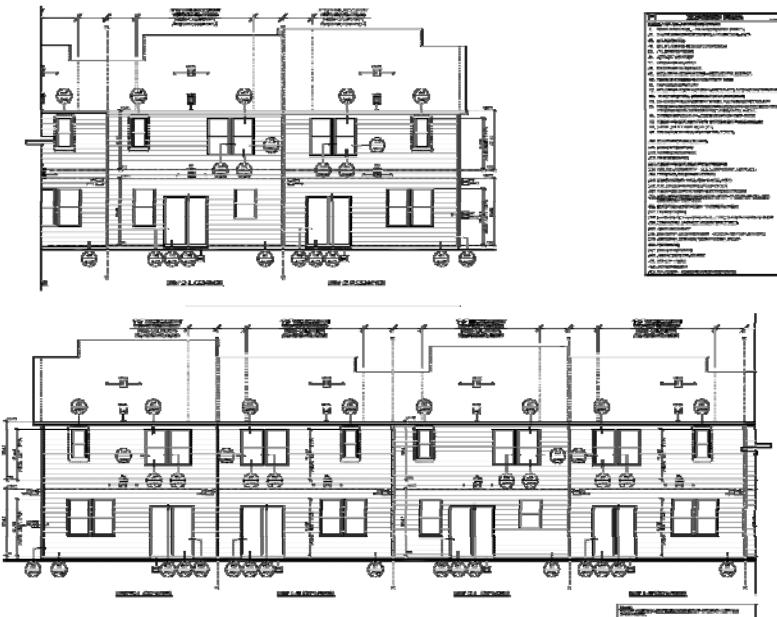


PARTIAL FRONT ELEVATION 'A'
SCALE: 1/4" = 1"

	
KB HOME, CAROLINAS STANAT'S PLACE CONDITIONAL ZONING PLANS FOR: KB HOME, CAROLINAS BUILDING ELEVATION EXHIBIT	
HOMESTED ROAD, CHAPEL HILL, NC - ORANGE COUNTY	
4505 SOUTH MAMM BLD, SUITE 100A PHONE: 919.748.7950	
4x6" FIRE RESISTANT TREATED PLYWOOD ROOF SHEATHING (NO PENETRATIONS)	
PLAN PREPARED BY: ADVANCED CIVIL DESIGN	
51 KINGSBURY, SUITE 102 CHAPEL HILL, NC 27516 IP: 919.464.6200 TEL: 919.352.0500	
PRELIMINARY 	
Time Drawn: 2022-05-04 10:00 AM Date: 05/04/2022 Scale: 1/4" = 1' Drawn By: Checked by CMR Project Number: 21-0002-978 Sheet Number: 13/16	



PARTIAL FRONT ELEVATION 'A'
SCALE: 1/8" = 1'



PARTIAL REAR ELEVATION 'A'
SCALE: 1/8" = 1'

PLAN PREPARED BY:	
KB HOME, CAROLINAS	
4506 SOUTH MAIN BLVD, SUITE 100A	
PHONE: 919.768.7980	
GROUP UNIT ELEVATION EXHIBIT	
HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY	
STANAT'S PLACE	
CONDITIONAL ZONING PLANS	
KB HOME, CAROLINAS	
GROUP UNIT ELEVATION EXHIBIT	
PRELIMINARY	
05/04/2022	
Type: Bunker	
2022-1-2-10 CONDITIONAL ZONING SUBMITTAL #1	
2022-05-21 CONDITIONAL ZONING SUBMITTAL #2	
2022-04-21 DURE ENERGY SUBMISSION SUBMITTAL #3	
2022-05-14 CONDITIONAL ZONING SUBMITTAL #4	
Date: 05/04/2022	
Scale: 1/8" = 1'	
Drawn By: Checked By:	
JRR CMR	
Project Number:	
21-0002-97860	
Sheet Number:	
14/16	

