

CONDITIONAL ZONING PLANS

STANAT'S PLACE

PIN: 9880028073
CHAPEL HILL, NC
2022

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TOWN OF CHAPEL HILL FIRE DEPARTMENT NOTES:

- ALL CONSTRUCTION AND DEMOLITION CONDUCTED SHALL BE IN COMPLIANCE OF THE CURRENT EDITION OF THE NC FIRE CODE, 2018 NIFC 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 NIFC 350.2
4. TRAFFIC CAVING DEVICES SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE CODE OFFICIAL. 2018 NIFC 503.4.1
5. FIRE APPARATUS ACCESS ROADS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES, THE WAREHOUSING OF MATERIALS ESTABLISHED IN SECTIONS 503.2.1 AND 503.2.2 SHALL BE MAINTAINED AT ALL TIMES. 2018 NIFC 503.4
6. DURING CONSTRUCTION, VEHICLE ACCESS FOR FREIGHTING SHALL BE PROVIDED. TEMPORARY TRUCK SPONGS SHALL BE INSTALLED AT EACH STREET INTERSECTION AND CONSTRUCTION SHALL ALLOW THE PASSAGE OF ALL TRAFFIC. TRUCK SPONGES SHALL BE APPROVED STEEL, WEATHER RESISTANT, AND MAINTAINED UNTIL REPLACED BY PERMANENT SPOGS. 2018 NIFC SECTION 503.2
7. A NIPSA 150 FIRE SPRINKLER SYSTEM WILL BE REQUIRED FOR EACH GROUPING OF TOWNSHIPS.
8. BY THE END OF THE PROJECT, THERE MUST BE A NOTE THAT STATES "ALL LOCAL, STATE AND FEDERAL FIRE STATIONALS FIRE SUBDIVISION SHALL 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 2103.6.1.
2. ALL PUBLIC SITE ELEMENTS MUST COMPLY WITH NCBC 2018 CH 11 AND ICC A 117.1.
3. ACCESSIBLE PARKING PER NCBC SEC 1106.1.1 PER 8 COMPLIANT SPACES MUST BE VAN ACCESSIBLE, NO SLOPE EXCEEDED 2% IN ANY DIRECTION. SIGNAGE PER ICC A 117.1 AND ICC A 117.1.1.
4. ALL PARKING OR TRAVELWAYS OF 20 FEET OR GREATER AT STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADS ALLOWS FOR THE PASSAGE OF VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. NO SIGN 6704, SECTION 1106.1.1.
5. ADDRESS BEING SITED MUST BE A MINIMUM OF 6 INCHES HIGH AND OF CONTRASTING COLOR TO THEIR BACKGROUND, WHEN THE DISTANCE FROM THE STREET OR FIRE DEPARTMENT ACCESS LANE TO THE FRONT OR ADDRESS SIDE OF THE BUILDING EXCEEDS 25 FEET, LARGER NUMBERS ARE REQUIRED. IF 25 TO 50 FEET SHALL HAVE 8 INCH NUMBERS, 51-75 FEET SHALL HAVE 12 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 BUILDING(S) AND MUST BE SIGNED BY A DESIGN PROFESSIONAL.
7. ONSITE 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 ONSITE BEFORE THEY HIT THE MAIN ROADS.
9. CURB AND GUTTER AND AT LEAST THE FIRST LIFT OF ASPHALT FOR THE ROADS MUST BE DONE 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 FIRE SHALL BE PROVIDED PRIOR TO BRINGING COMBUSTIBLE MATERIALS ON-SITE. THE FIRE HYDRANT MUST BE THE SITE LOCATED ON THE SOUTH SIDE OF THE INTERSECTION OF GARRETT DRIVE AND UNIV. DRIVE SHALL BE MAINTAINED SO THAT ACCESS TO THE HYDRANT STAYS AVAILABLE DURING CONSTRUCTION. THE FIRE DEPARTMENT WILL BE REQUIRED TO CONSIDER THE PROJECT FOR AN INSPECTION FOR SAFETY.
13. PRIOR TO PUBLIC STREET ACCEPTANCE THE STORM DRAIN WITHIN PUBLIC RIGHT-OF-WAY SHALL BE VIDEOGRAPHED AND THE VIDEO SUBMITTED TO THE TOWN FOR REVIEW AND ACCEPTANCE.

LAND USE MANAGEMENT ORDINANCE – SPECIAL PERMITTED MODIFICATIONS OF REGULATIONS (ARTICLE 4.5.6)

- (1) EXCEED DISTURBED AREA RATIO OF 0.40 IN MANAGED USE AND UPLAND ZONES OF RCD TO ALLOW FOR THE CONSTRUCTION OF A STORMWATER COLLECTION. SEE SHEET 8 FOR LAND DISTURBED AREAS AND PERCENTAGES WITHIN THE RCD.
- (2) UTILIZE 30'-INCH VALLEY CURBS AND GUTTER SECTION IN-LEVEL OF 30'-INCH STANDARD CURB SECTION FOR LOCAL STREET (WITHOUT PAVEMENT).
- (3) SECTION 20-03 OF THE NORTH CAROLINA FIRE PREVENTION CODE REQUIRES THE MINIMUM ROAD WIDTH TO BE 36'-0" WHERE A FIRE HYDRANT IS LOCATED ON THE ROAD. APPLICABLE ACCESS ROAD, TOWN OF CHASE, HILL'S STANDARD DETAIL FOR 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" TO MEET THE MINIMUM ROAD WIDTH AND 20'-0" SIDEWALK DIMENSION TO MEET SECTION 20.03.1 OF THE NORTH CAROLINA FIRE PREVENTION CODE. THE RIGHT-OF-WAY WIDTH OF 35'-0" SHALL REMAIN UNCHANGED.
- (4) EXCEED 25% OF THE AREA CONTAINING 25% OR GREATER SLOPES. A MAJORITY OF THESE DISTURBED SLOPES OCCUR ALONG THE PERIMETER OF THE DEVELOPMENT. THE SLOPES OF THE EXISTING LAND ARE NOT TO BE CHANGED. SLOPES OF 25% OR GREATER ARE LOCATED CENTRALLY WITHIN THE AREA AND WERE CREATED DURING CONSTRUCTION OF THE EXISTING HOME SITE. THE TOTAL AREA OF THE EXISTING DEVELOPMENT OF 1.06 ACRES IS 46,200 SQ. FT. THE TOTAL AREA OF THE DISTURBED SLOPES OF 25% OR GREATER IS 11,700 SQ. FT. THIS 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 10% OF THE MARKET RATE HOMES BEING AFFORDABLE. TWO (2) OF THE HOMES WILL MEET THE END OF THE MEDIAN HOME INCOME (20% OF THE MARKET RATE HOME) CRITERIA. TWO (2) OF THE HOMES WILL MEET THE 30% OF THE MARKET RATE HOME CRITERIA. WHILE THE 10% AFFORDABLE HOMES BEING PROPOSED IS UNDER THE LAND USE ORANGEADGE TARGET OF 10% OF ALL HOMES (4) OF THE HOMES TO BE BUILT IN THE SAILOR CREEK SUBDIVISION. THE PROPOSED AFFORDABLE HOMES WILL BE IDENTICAL TO THE MARKET RATE HOMES. THE GARAGES WOULD LOOK IDENTICAL TO THE MARKET RATE HOMES. THEY WILL ALLOW THE COMMUNITY HOME TRUST TO MARKET THE HOMES TO A WIDER RANGE OF POTENTIAL HOMEOWNERS. THE PROPOSED AFFORDABLE HOMES WILL BE IDENTICAL TO THE MARKET RATE HOMES. THE COMPOUND SQUARE FOOTAGE OF THE FOUR (4) PROPOSED AFFORDABLE HOMES EXCEEDS THE MINIMUM LIVABLE AREA SQUARE FOOTAGE REQUIREMENTS OF 1,000 SQ. FT. FOR THE 15% AFFORDABLE HOME REQUIREMENT.
- (7) ALLOW ON-STREET PARKING SPACES TO ACCOMMODATE PARKING FOR MOTORCYCLES AND MOPEDS WITHOUT RESERVING EXCLUSIVE SPACES.
- (8) EXCEED THE MINIMUM SURFACE AREA RATIO OF 0.20 IN THE UPLAND ZONE OF RCD TO ALLOW FOR THE CONSTRUCTION OF A STORMWATER COLLECTION.



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 WINMORE AVE.
CHAPEL HILL, NC 27516-8430
PHONE: 919.942.8005

ENGINEER/SURVEYOR
ADVANCED CIVIL DESIGN, INC.
51 KILMAYNE DRIVE, SUITE 102
CARY, NC 27511
PHONE (919) 481-6290
FAX (919) 336-5127

CONDOMINIUM APPLICATION				TOWN OF CHAPEL HILL Planning Department 401 Main Luther King Jr. Blvd. (919) 968-2728 Fax (919) 968-2814 www.townofchapelhill.org	
Period Identifier Number (PIN) 000028073				Date: 06/03/22	
Section A: Project Information					
Project Name: Stone's Place					
Property Address: 2300 Stonemeadow Rd, Chapel Hill, NC		Zip Code: 27518			
Use Groups (A, B, & C) (w/2)		Existing Zoning District: R-2			
Project Description: A residential community with 47 lots designed for leasehomes.					
Section B: Applicant, Owner, and/or Contract Purchaser Information					
Applicant Information (to whom consideration will be mailed):					
Name: Advanced Civil Design, Inc.					
Address: 51 Edmonde Drive, Suite 102					
City: Chapel Hill, NC		Zip Code: 27513			
Phone: 919-445-6290		Email: email@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: 		Date: April 26, 2022			
Owner/Contract Purchaser Information					
<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Contract Purchaser					
Name: Capitol Partners, Inc.					
Address: 7-2 Chalk Street					
City: Chapel Hill		State: NC		Zip Code: 27518	
Phone: 919-942-8005 (office), 919-260-7352 (cell)		Email: info@capitolpartnersllc.com			
The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application and accurate.					
Signature: 		Date: April 26, 2022			
Click here for application submission instructions.					
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06/08/2020					

PROJECT FACT SHEET
TOWN OF CHANDLER
 Planning Department

Section A: Project Information

Use Type: (check all that apply)

☐ Office/Professional ☐ Residential ☐ Mixed Use ☐ Other: _____

Overlay District: (check all that apply)

☐ Historic District ☐ Neighborhood Conservation District ☐ Airport Hazard Zone

Section B: Land Area

Total Area (Acres): Area within zoning for boundaries

Less: Area, or portion, of the following city, or cities, not to exceed 5% of N/A	4 of Certified Street (Total adjacent frontage is 1/2 width of public right of way)	N/A	255.63	16.76
Less: Area of N/A	4 of Certified Permanent Open Space (Total adjacent frontage is 1/2 width of dedicated open space)	CSEA-0	0	0.00
Less: Area of N/A	4 of Certified Permanent Open Space (Total adjacent frontage is 1/2 width of dedicated open space)	CSEA-1	15.55	0.96
TOTAL N/A - CSEA and/or CSE - Gross Land Area used to exceed N/A (10%)		GLA	271.13	17.72

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 (Ac.)			
Area of Land Disturbance				125.00
Area of Land Disturbance within Jordan Buffer				16.00
Area of Land Disturbance within Resource Conservation District				0

Impervious Area	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Impervious Surface Area (ISA)	18,107	18,107	170,000	170,000
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA)	0.066	0.066	0.44	0.44
If placed in Watershed Protection District, N/A	N/A	N/A	N/A	N/A
If Impervious Surface is 15% or less	N/A	N/A	N/A	N/A

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PROJECT SHEET
TOWN OF CHAPEL HILL
 Planning Department

Section D: Dimensions

	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Demolished Total of Building	161,578	161,786	147,85,000	147,85,000
Number of Floors	1 - 1.5	1 - 1.5	2	2
Recreational Space	0	0	27,356	27,356

Residential Space				
Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
One way and Two Way - Inboard and Outboard	3,190	3,190	81,076	81,076
Total Square Footage of All Units	3,190	3,190	81,076	81,076
Total Square Footage of Affordable units	0	0	5,769	5,769
Total Square Footage of Affordable units	15 units/30	15 units/30	5.7 sq ft/11	5.7 sq ft/11
Number of Dwelling Units	5	3	47	47
Number of Affordable Dwelling Units	0	0	4	4
Number of Single Bedroom Units	0	0	0	0
Number of Two Bedroom Units	0	0	0	0
Number of Three Bedroom Units	5	3	43	43

Non-Residential Space (Other Floor Area or Square Foot)					
Use Type	Existing	Proposed	Uses	Existing	Proposed
Commercial			# of Seats		
Restaurant					
Institutional					
Office			# of Rooms		
Hotel					
Industrial			# of Seats		
Place of Worship					
Other					

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (feet/min)	Street	25'	0'	25'
	Interior (neighboring property line)	0'	0'	0'
	Street (southern property line)	0'	N/A	0'
Height (feet/min)	Primary	35'	N/A	35'
	Secondary	62'	N/A	62'
	Permitted	40'	0'	0'
Streets	Access	52'	0'	0'
	Width	52'	0'	0'

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PROJECT FACT SHEET
TOWN OF CHAPEL HILL
Planning Department

Section F. Adjuncting or Connecting Streets and Sidewalks

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

Street Name	Right of Way Width	Accession Width	Number of Lanes	Existing Sidewalk*	Existing Curb/Center*
Calverton Dr.	50'	24'	2	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Acacia Dr.	60' Public Access (easement)	30'	2	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

List Proposed Points of Access (in Number, Street Name)

Not existing sidewalks do not exist and the applicant is adding sidewalks, please provide the following information

Street Names	Dimensions	Surface	Handicapped Curb
Calverton Drive	27' N/S (24' W/ 3' N/S)	Asphalt	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Street A	27' N/S (24' W/ 3' N/S)	Asphalt	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Street B	27' N/S (24' W/ 3' N/S)	Asphalt	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A

Section G. Parking Information

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces	>15	>15	16
Handicapped Spaces	>15	>15	17
Total Spaces	>105	>105	
Loading Spaces	0	0	0
Busier Spaces	>15	>15	13 total (11 with well-mounted blue tooth inside garage)
Surface Type	Asphalt		


Section H. Landscape Buffers

Location (Highway, Road, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
Eastern Property Line	20'	20'	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Western Property Line	20'	20'	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Southern Property Line	10'	10'	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Northern Property Line	10'	10'	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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PROJECT FACT SHEET
TOWN OF CHAMPLAIN
 Planning Department



Section 1: Land Use Intensity

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

Zoning - Area - Rate(s)

Zoning District	Floor Area Ratio (FAR)	Recreation Space Ratio (RSR)	Low Density Residential (R-20)	High Density Residential (R-30)	Non-Residential (R-70)
R-5-CDS	N/A	N/A	N/A		
TOTAL					

Impervious Surface Thresholds

Maximum Floor Area Ratio (FAR) - 100% SEA	Minimum Recreation Space (RSR) - 100% SEA
N/A	N/A

Section 2: Utility Service

Check off all that apply:

	DWASA	Individual Well	Community Well	Other
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stormwater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Solid Waste	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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4506 SOUTH MIAMI BLVD., SUITE 100A
DURHAM, NC 27703
PHONE: 919.768.7960

STANAT'S PLACE
CONDITIONAL ZONING PLANS
FOR
KB HOME CAROLINAS
COVER SHEET



05/04/2022

#1

#2

SUBMITTAL #1

#3

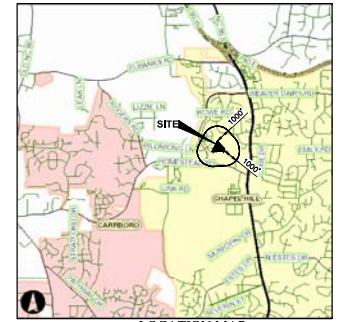
2021-12-10	CONDITIONAL ZONING SUBMITTAL
2022-03-21	CONDITIONAL ZONING SUBMITTAL
2022-04-01	DUKE ENERGY ENCROACHMENT
2022-05-04	CONDITIONAL ZONING SUBMITTAL

Date: 05/04/2022
Scale: AS NOTED

Drawn By: JRR	Checked By: CMR
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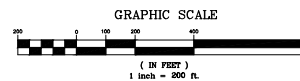
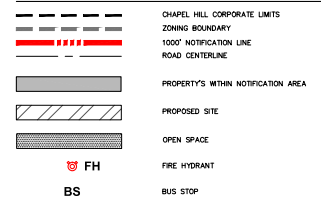
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21-0002-978

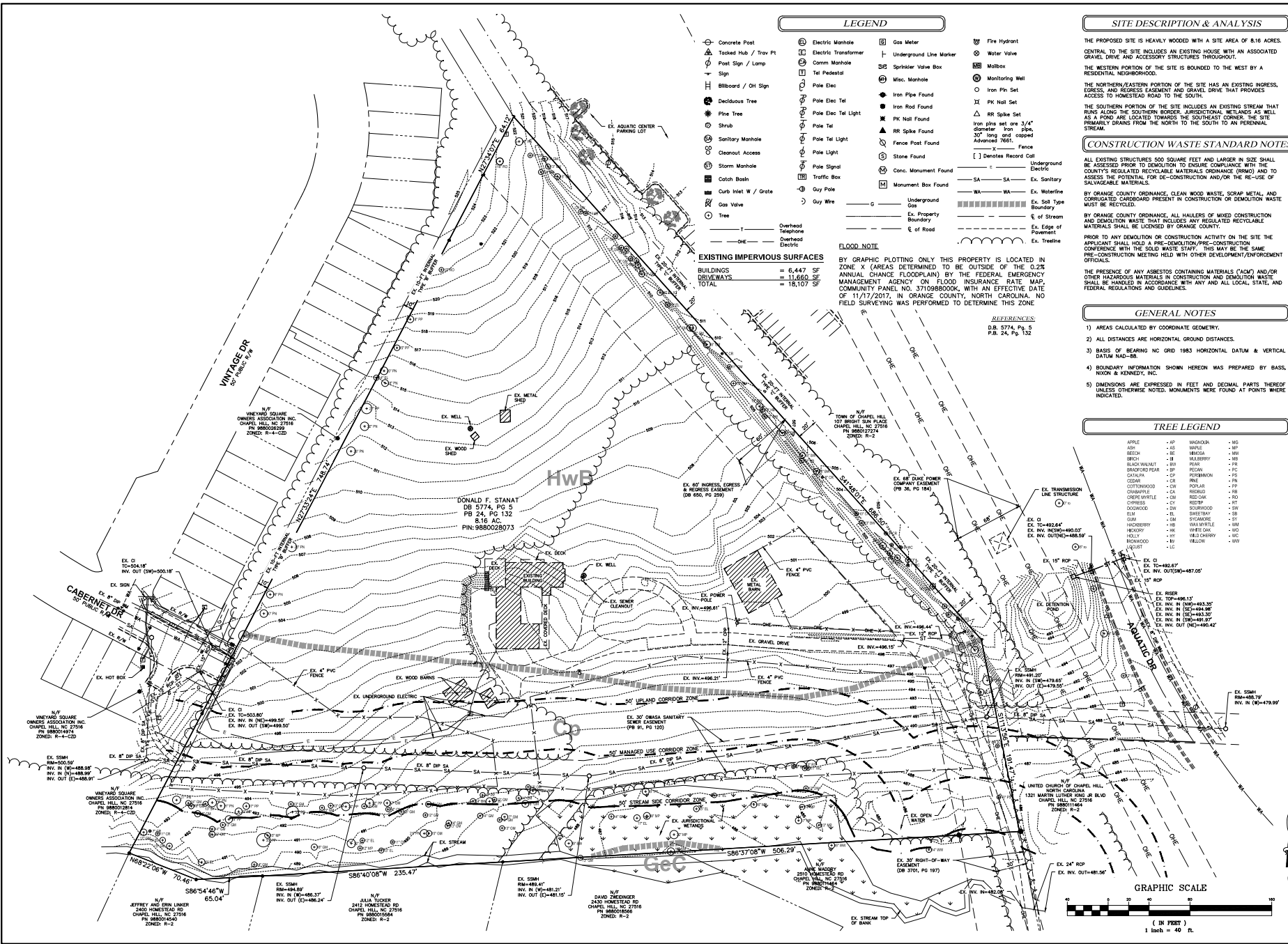
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SITE DATA TABLE

PROJECT NAME:	STANATA'S PLACE
APPLICANT:	ADVANCED CIVIL DESIGN, INC. 101 KILMATE DRIVE, SUITE 102 CARY, NC 27511
PARCEL ID NUMBER:	9880028073
LAND AREA CALCULATIONS	8.163 ACRES
NET LAND AREA:	0.816 ACRES (10% OF NLA)
ORIENTED AREA:	391,119 SF (8,979 AC) (USED FOR DENSITY CALCULATION)
TOTAL GROSS LAND AREA (SLA):	R-1
EXISTING ZONING:	R-1
PROPOSED ZONING:	R-5-C2D
OUTSIDE CORPORATE LIMITS:	NO
OUTSIDE WATERSHED PROTECTION DISTRICT:	YES
EXISTING FLOODPLAIN:	NO
OVERLAY DISTRICTS:	R-5C2
EXISTING LAND USE:	SINGLE FAMILY
PROPOSED LAND USE:	SINGLE-FAMILY WITH CONDITIONAL ZONING
ALLOWABLE DENSITY R-5:	15 UNITS/AC
GROSS LAND AREA:	8,979 AC
# UNITS ALLOWED = 154	
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
GROSS LAND SPACE REQUIRED:	GROSS LAND AREA x RECREATION SPACE RATIO (391,119 SF) x (0.05) = 19,556 SF
RECREATION SPACE PROVIDED:	1,564 SF TOT LOT 5,027 SF CIRCULAR GREEN 15,529 SF PERMANENT LAWN 20,326 SF TOTAL
MINIMUM PARKING REQUIRED:	N/A - SINGLE-FAMILY USE
MAXIMUM PARKING PROVIDED:	N/A - SINGLE-FAMILY USE
PROPOSED PARKING:	94 GARAGE SPACES 94 DRIVEWAY SPACES 1 HC VISTOR SPACE 1 MOVED VISTOR SPACE 1 MOTORCYCLE VISTOR SPACE 15 AUTO VISTOR SPACES 206 SPACES
TOTAL PROPOSED PARKING:	N/A - SINGLE-FAMILY USE
MINIMUM BICYCLE PARKING REQUIRED:	N/A - SINGLE-FAMILY USE
BICYCLE PARKING PROVIDED:	2 PROVIDED NEAR MAL HOOK 10 PROVIDED IN GARAGES WITH SINGLE BICYCLE HOOK FOR EACH 12 SPACES
TOTAL BICYCLE PARKING PROVIDED:	
REQUIRED EXTERIOR PERIMETER SETBACKS	
INTERIOR -	6'
STREET -	20'
SOLAR -	8'
PROPOSED BUILDING SEPARATION:	VARIABLES (1.17'-22')
MAXIMUM BUILDING HEIGHT (PRIMARY):	39'
MAXIMUM BUILDING HEIGHT (SECONDARY):	60'
MAXIMUM IMPERVIOUS SURFACE RATIO:	0.50
PROPOSED IMPERVIOUS SURFACE RATIO:	0.44
TOTAL IMPERVIOUS SURFACE:	170,000 SF
MAXIMUM FLOOR AREA ALLOWED:	N/A - SINGLE-FAMILY USE
FLOOR AREA PROPOSED:	10,010 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
MAXIMUM LAND DISTURBANCE:	325,000 SF





LEGEND

- Concrete Post
- Tacked Sign / Triv Pt
- Post Sign / Lamp
- Sign
- Billboard / OH Sign
- Deciduous Tree
- Pine Tree
- Shrub
- Sanitary Manhole
- Cleanout Access
- Storm Manhole
- Catch Basin
- Curb Inlet W / Grate
- Gas Valve
- Tree
- Overhead Telephone
- Overhead Electric
- Electric Manhole
- Underground Transformer
- Comm Manhole
- Tel Pedestal
- Pole Elec
- Pole Elec Tel
- Pole Elec Tel Light
- Pole Tel
- Pole Tel Light
- Pole Signal
- Traffic Box
- Gay Pole
- Gay Wire
- Gas Meter
- Underground Line Marker
- Sprinkler Valve Box
- Misc. Manhole
- Iron Pipe Found
- Iron Rod Found
- PK Nail Found
- RR Spike Found
- Fence Post Found
- Stone Found
- Conc. Monument Found
- Monument Box Found
- Underground Gas
- Ex. Property Boundary
- Ex. Road
- Fire Hydrant
- Water Valve
- Mailbox
- Monitoring Well
- Iron Pin Set
- PK Nail Set
- RR Spike Set
- Iron pin set are 3/4" diameter iron pins 30' long and capped Advanced 7661.
- Fence
- Denotes Record Call
- Underground Electric
- SA - SA - Ex. Sanitary
- WA - WA - Ex. Waterline
- Ex. Soil Type Boundary
- Ex. Edge of Pavement
- Ex. Stream
- Ex. Tree Line

SITE DESCRIPTION & ANALYSIS

THE PROPOSED SITE IS HEAVILY WOODED WITH A SITE AREA OF 8.16 ACRES. CENTRAL TO THE SITE INCLUDES AN EXISTING HOUSE WITH AN ASSOCIATED DRIVE, DRIVE AND ACCESSORY STRUCTURES THROUGHOUT. THE WESTERN PORTION OF THE SITE IS BOUNDED TO THE WEST BY A RESIDENTIAL NEIGHBORHOOD. THE NORTHERN/EASTERN PORTION OF THE SITE HAS AN EXISTING INGRESS, EGRESS AND ACCESSORY DRIVE AND DRIVE THAT PROVIDES ACCESS TO HOMESTEAD ROAD TO THE SOUTH. THE SOUTHERN PORTION OF THE SITE INCLUDES AN EXISTING STREAM THAT RUNS ALONG THE SOUTHERN BORDER. JURISDICTIONAL WETLANDS AS WELL AS A POND ARE LOCATED TOWARDS THE SOUTHEAST CORNER. THE SITE IS PRIMARILY GRASS FROM THE NORTH TO THE SOUTH TO AN INTERIOR STREAM.

CONSTRUCTION WASTE STANDARD NOTES

ALL EXISTING STRUCTURES 500 SQUARE FEET AND LARGER IN SIZE SHALL BE ASSESSED PRIOR TO DEMOLITION TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS (RRMD) AND TO ASSESS THE POTENTIAL FOR DE-CONSTRUCTION AND/OR THE RE-USE OF SALVAGEABLE MATERIALS. BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED. BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE THAT INCLUDES ANY REGULATED RECYCLABLE MATERIALS SHALL BE LICENSED BY ORANGE COUNTY. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT SHALL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE SOLID WASTE STAFF. THIS MAY BE THE SAME PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT/ENFORCEMENT OFFICIALS. THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIALS (ACM) AND/OR OTHER HAZARDOUS MATERIALS IN CONSTRUCTION AND DEMOLITION WASTE SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.

GENERAL NOTES

- AREAS CALCULATED BY COORDINATE GEOMETRY.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- BASES OF BEARING NC GRID 1983 HORIZONTAL DATUM & VERTICAL DATUM NAD-83.
- BOUNDARY INFORMATION SHOWN HEREON WAS PREPARED BY BASS, NIXON & KENNEDY, INC.
- DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

TREE LEGEND

- | | | | |
|--------------|----|------------|----|
| APPLE | AP | MADONIA | MS |
| ASH | AS | MALV | MP |
| BEECH | BE | MIMOSA | MI |
| BIRCH | BI | MULBERRY | MB |
| BLACK WALNUT | BW | PEAR | PE |
| BRAUNSPER | BP | PECAN | PC |
| CEDAR | CE | PERSE | PS |
| CATALPA | CA | REDWOOD | RD |
| CYPRESS | CY | REDWOOD | RD |
| DOGWOOD | DO | SCORPION | SC |
| ELM | EL | SHREVE | SH |
| GUM | GU | STAGHORE | ST |
| HICKORY | HI | WAX WATTLE | WW |
| HICKORY | HI | WHITE GUM | WG |
| HOLLY | HO | WILLOW | WI |
| IRONWOOD | IR | YELLOW | YE |

PLAN PREPARED BY:

PLAN PREPARED FOR:

DATE: 05/04/2022

Scale: 1" = 40'

Drawn By: JRR

Checked By: CMR

Project Number: 21-0002-978

Sheet Number: 3 / 16

KB HOME CAROLINAS

4506 SOUTH MIAMI BLVD, SUITE 100A

DURHAM, NC 27703

PHONE: 919.685.7960

STANAT'S PLACE

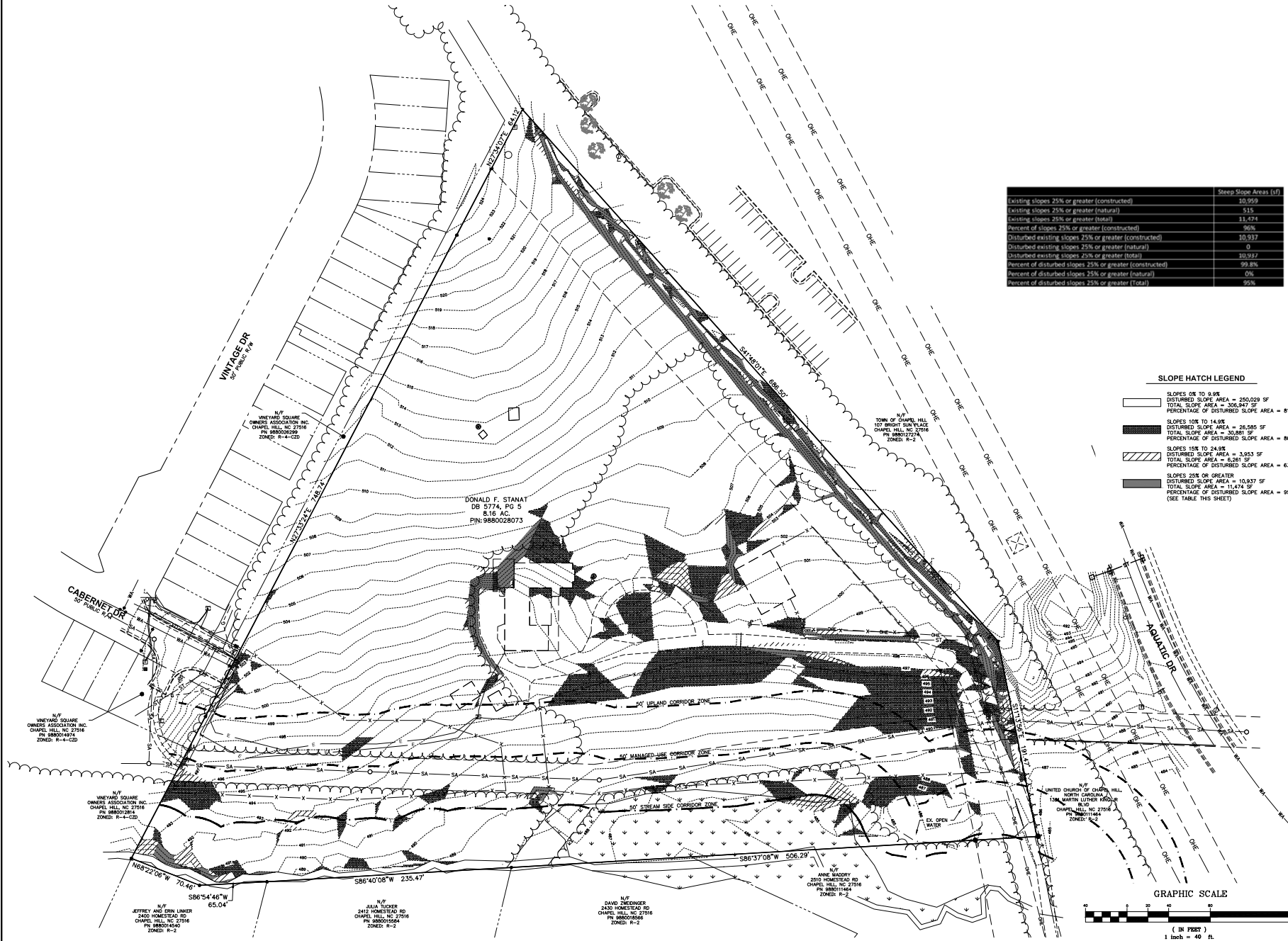
CONDITIONAL ZONING PLAN

KB HOME CAROLINAS

EXISTING CONDITIONS PLAN

PRELIMINARY

05/04/2022



Existing slopes 25% or greater (constructed)	Steep Slope Areas (sf)
Existing slopes 25% or greater (natural)	10,959
Existing slopes 25% or greater (total)	215
Percent of slopes 25% or greater (constructed)	96%
Disturbed existing slopes 25% or greater (constructed)	10,937
Disturbed existing slopes 25% or greater (natural)	0
Disturbed existing slopes 25% or greater (total)	10,937
Percent of disturbed slopes 25% or greater (constructed)	99.8%
Percent of disturbed slopes 25% or greater (natural)	0%
Percent of disturbed slopes 25% or greater (Total)	99%

CODED NOTES

- (A) CENTRAL GREEN AREA WITH TURF GRASS
- (B) HERITAGE TREE ON SMALL HILL
- (C) STONE FACADE 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 (12-INCH TREAD, RISER PER SPOT GRADES)
- (M) HANDICAP RAMP IN SIDEWALK WITH DETECTABLE WARNING DOMES 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 SAVE AREA
- (Y) END CURB AND GUTTER
- (Z) WOODEN FENCE ON TOP OF WALL
- (AA) LIGHT POLE
- (BB) CURB & GUTTER REMOVAL
- (CC) PAVEMENT STRIPING TO DEDICATE TEMPORARY STORAGE OF REFUSE AND RECYCLING CONTAINERS DURING SERVICE DAY FOR LOTS 15-19
- (DD) ONE MOOSE SPACE
- (EE) ONE MOTORCYCLE SPACE

EXISTING IMPERVIOUS SURFACES

BUILDINGS	= 6,447 SF
DRIVEWAYS	= 11,880 SF
TOTAL	= 18,327 SF

PROPOSED IMPERVIOUS SURFACES (ON-SITE)

ROADWAY	= 43,981 SF
DRIVEWAYS	= 14,475 SF
PARKING LOT	= 2,814 SF
BUILDINGS	= 59,505 SF
SIDEWALK	= 11,339 SF
MISC (WALLS, HVAC, PATIOS)	= 6,997 SF
POND PERMANENT POOL AREA	= 10,610 SF
FUTURE ALLOWANCE	= 20,179 SF
TOTAL	= 170,000 SF

TOWN OF CHAPEL HILL FIRE DEPARTMENT NOTES:

- A NOTE SHALL BE REQUIRED ON THE FINAL PLAN THAT STATES "ALL LOCAL STREETS WITHIN THE BRIDGEPOINT SUBDIVISION SHALL NOT ALLOW ON-STREET PARKING IN ACCORDANCE WITH SECTION 0103 OF THE 2018 NORTH CAROLINA FIRE PREVENTION CODE"
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- THE REQUIRED RECREATION SPACE HAS BEEN MET AND EXCEEDED. SEE SITE DATA TABLE ON THIS SHEET.
- ALL TRASH FOR TOWNHOMES WILL BE COLLECTED BY ROLL-OUT CURBSIDE PICK UP AND SERVICE SHALL BE PROVIDED BY TOWN OF CHAPEL HILL.
- EACH SINGLE FAMILY TOWNHOME LOT WILL HAVE A MAXIMUM ALLOWABLE IMPERVIOUS SURFACE AREA OF 2,000 SF. THIS AMOUNT IS SUBJECT TO CHANGE AND WILL BE FINALIZED WITH THE FINAL ZONING COMPLIANCE PLANS.
- SEE SHEET 16 FOR STREET TYPICAL SECTION DETAILS.
- ALL PROPOSED STREETS ARE PUBLIC.
- TWELVE (12) BICYCLE PARKING SPACES REQUIRED. TWO (2) PROVIDED NEAR MAIL KIOSK. TEN (10) GARAGES PROVIDED WITH SINGLE BICYCLE HOOKS.
- A DEVELOPMENT IDENTIFICATION SIGN FOR THE NEIGHBORHOOD IS PROPOSED AT THE EASTERN ENTRANCE OF THE SITE AS IT INTERSECTS WITH AQUATIC DRIVE. THE IDENTIFICATION SIGN MAY BE INCLUDED AS PART OF THE ENTRY FEATURE.
- THREE PROTECTION FENCING SHALL BE INSPECTED BY ADAM NICHOLSON PRIOR TO ANY LAND DISTURBANCE. ADAM CAN BE REACHED AT 919-989-5008 OR ANDRICHSON@TOWNOFCHAPELHILL.ORG

GENERAL NOTES

- A DESCRIPTION AND ANALYSIS OF ADJACENT LAND USES, ROADS, TOPOGRAPHY, SOILS, DRAINAGE PATTERNS, ENVIRONMENTAL CONSTRAINTS, FEATURES, EXISTING VEGETATION, AND VISTAS CAN BE FOUND ON SHEET 3 - EXISTING CONDITIONS PLAN.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- THE REQUIRED RECREATION SPACE HAS BEEN MET AND EXCEEDED. SEE SITE DATA TABLE ON THIS SHEET.
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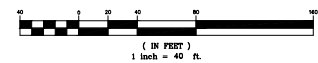
SITE DATA TABLE

PROJECT NAME:	STANAT'S PLACE
APPLICANT:	ADVANCED CIVIL DESIGN, INC. 55 KEMANNE DRIVE, SUITE 102 CARY, NC 27511
PARCEL ID NUMBERS:	988028073
LAND AREA CALCULATIONS	8.163 ACRES
NET LAND AREA:	0.816 ACRES (10% OF N/A)
CREDITED AREA:	391,119 SF (0.879 AC) (USED FOR DENSITY CALCULATION)
TOTAL GROSS LAND AREA (G.L.A.):	R-2
EXISTING ZONING:	R-5-C20
PROPOSED ZONING:	R-5-C20
OUTSIDE CORPORATE LIMITS:	NO
OUTSIDE WATERSHED PROTECTION DISTRICT:	YES
OUTSIDE FLOODPLAIN:	YES
OVERLAY DISTRICTS:	KCD
EXISTING LAND USE:	SINGLE FAMILY
PROPOSED LAND USE:	SINGLE-FAMILY WITH CONDITIONAL ZONING
ALLOWABLE DENSITY R-5:	15 UNITS/AC
GROSS LAND AREA = 8.979 AC	
# UNITS ALLOWED = 134	
PROPOSED SINGLE FAMILY UNITS:	47
PROPOSED AFFORDABLE UNITS:	4 (LABELED "AHU" ON THIS SHEET)
PROPOSED TOTAL # OF UNITS:	2,088 SF
RECREATION SPACE REQUIRED:	GROSS LAND AREA x RECREATION SPACE RATIO (391,119 SF) x (0.05) = 19,556 SF
RECREATION SPACE PROVIDED:	1,563 SF TOT LOT 0,027 SF CIRCULAR GREEN 13,726 SF SIDEWALK EASEMENT 20,309 SF TOTAL
MINIMUM PARKING REQUIRED:	N/A - SINGLE-FAMILY USE
MAXIMUM PARKING REQUIRED:	N/A - SINGLE-FAMILY USE
PROPOSED PARKING:	94 GARAGE SPACES 94 DRIVEWAY SPACES 1 HC VISITOR SPACE 1 MOPEL VISITOR SPACE 15 AUTO VISITOR SPACES 208 SPACES
TOTAL PROPOSED PARKING:	N/A - SINGLE-FAMILY USE
MINIMUM BICYCLE PARKING REQUIRED:	N/A - SINGLE-FAMILY USE
BICYCLE PARKING PROVIDED:	2 PROVIDED NEAR MAIL KIOSK 10 PROVIDED IN GARAGES WITH SINGLE BICYCLE HOOK FOR EACH 12 SPACES
TOTAL BICYCLE PARKING PROVIDED:	
REQUIRED EXTERIOR PERIMETER SETBACKS	
INTERIOR STREET	6'
SIDEWALK	20'
SOLAR	6'
PROPOSED BUILDING SEPARATION:	VARIABLES (± 17'-22')
MAXIMUM BUILDING HEIGHT (PRIMARY):	30'
MAXIMUM BUILDING HEIGHT (SECONDARY):	60'
MAXIMUM IMPERVIOUS SURFACE RATIO:	0.50
PROPOSED IMPERVIOUS SURFACE RATIO:	0.44
TOTAL IMPERVIOUS SURFACE:	170,000 SF
MAXIMUM FLOOR AREA ALLOWED:	N/A - SINGLE-FAMILY USE
FLOOR AREA BONUS FOR AFFORDABLE HOUSING:	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
MAXIMUM LAND DISTURBANCE:	325,000 SF

LEGEND

- 30" Curb and Gutter
- Property Line
- Prop. R/W
- Prop Detention Basin
- Setback
- Tree Save Area
- Tree Replacement Area
- Required Land Acquisition

GRAPHIC SCALE



STANAT'S PLACE
CONDITIONAL ZONING
KB HOME CAROLINAS
4508 SOUTH MIAMI BLVD., SUITE 100A
DURHAM, NC 27703
PHONE: 919.68.7960

PRELIMINARY

DATE: 05/04/2022
SCALE: 1" = 40'

DATE: 05/04/2022
SCALE: 1" = 40'

Drawn By: JRR

Checked By: CMR

Project Number:
21-0002-978

Sheet Number:
5A/16

CODING NOTES

- (A) CENTRAL GREEN AREA WITH TURF GRASS
- (B) HERITAGE TREE ON SMALL HILL
- (C) STONE FACADE 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 (12-INCH TREAD, RISE PER SPOT GRADES)
- (M) HANDICAP RAMP IN SIDEWALK WITH DETECTABLE WARNING DOMES ATTACHED TO BACK OF CURB
- (N) ACCESSIBLE VAN PARKING SPACE
- (O) 20'-FT PUBLIC DRAINAGE EASEMENT
- (P) 20'-FT PRIVATE DRAINAGE EASEMENT
- (Q) PUBLIC SIDEWALK EASEMENT
- (R) MAIL KIOSK
- (S) BIKE RACK
- (T) ENTRY FEATURE
- (U) RETAINING WALL WITH FENCE
- (V) TRASH COLLECTION TURNAROUND
- (W) COLLAPSIBLE BOLLARDS
- (X) TREE SAVE AREA
- (Y) END CURB AND GUTTER
- (Z) WOODEN FENCE ON TOP OF WALL
- (AA) LIGHT POLE
- (BB) CURB & GUTTER REMOVAL
- (CC) PAVEMENT STRIPING TO DELINEATE TEMPORARY STORAGE OF REFUSE AND RECYCLING CONTAINERS DURING SERVICE DAY FOR LOTS 15-19
- (DD) TEMPORARY CONSTRUCTION EASEMENT
- (EE) MOPED/MOTORCYCLE PARK
- (FF) WHEEL STOP

EXISTING IMPERVIOUS SURFACES

BUILDINGS	= 6,447 SF
DRIVEWAYS	= 11,880 SF
TOTAL	= 18,327 SF

PROPOSED IMPERVIOUS SURFACES (ON-SITE)

ROADWAY	= 43,981 SF
DRIVEWAYS	= 14,475 SF
PARKING LOT	= 2,914 SF
BUILDINGS	= 59,505 SF
SIDEWALK	= 11,339 SF
MISC. (WALLS, HVAC, PATIOS)	= 6,997 SF
POND PERMANENT POOL AREA	= 10,610 SF
FUTURE ALLOWANCE	= 20,179 SF
TOTAL	= 170,000 SF

TOWN OF CHAPEL HILL FIRE DEPARTMENT NOTES:

1. A NOTE SHALL BE REQUIRED ON THE FINAL PLAN THAT STATES "ALL LOCAL STREETS WITHIN THE BRIDGEPOINT SUBDIVISION SHALL NOT ALLOW ON-STREET PARKING IN ACCORDANCE WITH SECTION 0103 OF THE 2018 NORTH CAROLINA FIRE PREVENTION CODE"
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. THE REQUIRED RECREATION SPACE HAS BEEN MET AND EXCEEDED. SEE SITE DATA TABLE ON THIS SHEET.
4. ALL TRASH FOR TOWNHOMES WILL BE COLLECTED BY ROLL-OUT CURBSIDE PICK UP AND SERVICE SHALL BE PROVIDED BY TOWN OF CHAPEL HILL.
5. EACH SINGLE FAMILY TOWNHOME LOT WILL HAVE A MAXIMUM ALLOWABLE IMPERVIOUS SURFACE AREA OF 2,000 SF. THIS AMOUNT IS SUBJECT TO CHANGE AND WILL BE FINALIZED WITH THE FINAL ZONING COMPLIANCE PLANS.
6. SEE SHEET 16 FOR STREET TYPICAL SECTION DETAILS.
7. ALL PROPOSED STREETS ARE PUBLIC.
8. TWELVE (12) BICYCLE PARKING SPACES REQUIRED. TWO (2) PROVIDED NEAR MAIL KIOSK. TEN (10) GARAGES PROVIDED WITH SINGLE BICYCLE HOODS.
9. A DEVELOPMENT IDENTIFICATION SIGN FOR THE NEIGHBORHOOD IS PROPOSED AT THE EASTERN ENTRANCE OF THE SITE AS IT INTERSECTS WITH AQUATIC DRIVE. THE IDENTIFICATION SIGN MAY BE INCLUDED AS PART OF THE ENTRY FEATURE.
10. TREE PROTECTION FENCING SHALL BE INSPECTED BY ADAM NICHOLSON PRIOR TO ANY LAND DISTURBANCE. ADAM CAN BE REACHED AT 919-989-5008 OR ANICHOLSON@TOWNOFCHAPELHILL.ORG

GENERAL NOTES

1. A DESCRIPTION AND ANALYSIS OF ADJACENT LAND USES, ROADS, TOPOGRAPHY, SOILS, DRAINAGE PATTERNS, ENVIRONMENTAL CONSTRAINTS, FEATURES, EXISTING VEGETATION, AND VISTAS CAN BE FOUND ON SHEET 3 - EXISTING CONDITIONS PLAN.
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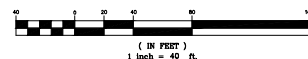
SITE DATA TABLE

PROJECT NAME:	STANAT'S PLACE
APPLICANT:	ADVANCED CIVIL DESIGN, INC. 51 KILMAYNE DRIVE, SUITE 102 CARY, NC 27511
PARCEL ID NUMBERS:	9880028073
LAND AREA CALCULATIONS	8.163 ACRES
NET LAND AREA	8.166 ACRES (10% OF NLA)
CREDITED AREA:	39,119 SF (8,979 AC) (USED FOR DENSITY CALCULATION)
TOTAL GROSS LAND AREA (GUA):	R-2
PROPOSED ZONING:	R-5-CZD
OUTSIDE CORPORATE LIMITS:	NO
OUTSIDE WATERFLOODED PROTECTION DISTRICT:	YES
OUTSIDE FLOODPLAIN:	YES
OUTSIDE OVERLAY DISTRICTS:	NO
EXISTING LAND USE:	SINGLE FAMILY
PROPOSED LAND USE:	SINGLE-FAMILY WITH CONDITIONAL ZONING
ALLOWABLE DENSITY R-5:	15 UNITS/AC
GROSS LAND AREA = 8,979 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 (39,119 SF) x (0.05) = 19,559 SF
RECREATION SPACE PROVIDED:	1,563 SF TOT LOT 2,027 SF CIRCULAR GREEN 15,736 SF GREENWAY EASEMENT 20,326 SF TOTAL
MINIMUM PARKING REQUIRED:	N/A - SINGLE-FAMILY USE
MAXIMUM PARKING PROVIDED:	N/A - SINGLE-FAMILY USE
PROPOSED PARKING:	94 GARAGE SPACES 94 DRIVEWAY SPACES 1 MC VISTOR SPACE 1 MOPED VISTOR SPACE 1 MOTORCYCLE VISTOR SPACE 15 AUTO VISTOR SPACES 206 SPACES
TOTAL PROPOSED PARKING:	N/A - SINGLE-FAMILY USE
MINIMUM BICYCLE PARKING REQUIRED:	N/A - SINGLE-FAMILY USE
BICYCLE PARKING PROVIDED:	2 PROVIDED NEAR MAIL KIOSK 10 PROVIDED IN GARAGES WITH SINGLE BICYCLE HOOK FOR EACH 12 SPACES
TOTAL BICYCLE PARKING PROVIDED:	
REQUIRED EXTERIOR PERIMETER SETBACKS	
INTERIOR -	40'
STREET -	20'
SOLAR -	8'
PROPOSED BUILDING SEPARATION:	VARIABLE (E 17'-22')
MAXIMUM BUILDING HEIGHT (PRIMARY):	35'
MAXIMUM BUILDING HEIGHT (SECONDARY):	60'
MAXIMUM IMPERVIOUS SURFACE RATIO:	0.50
PROPOSED IMPERVIOUS SURFACE RATIO:	0.44
TOTAL IMPERVIOUS SURFACE:	170,000 SF
MAXIMUM FLOOR AREA ALLOWED:	N/A - SINGLE-FAMILY USE
FLOOR AREA BONUS FOR AFFORDABLE HOUSING:	101,000 SF
MAXIMUM TOTAL FLOOR AREA ALLOWED (FLOOR AREA + FLOOR AREA BONUS):	N/A - SINGLE-FAMILY USE
MAXIMUM LAND DISTURBANCE:	325,000 SF

LEGEND

- 30" Curb and Gutter
- Property Line
- Prop. R/W
- Prop Detention Basin
- Setback
- Tree Save Area
- Tree Replacement Area
- Required Land Acquisition

GRAPHIC SCALE



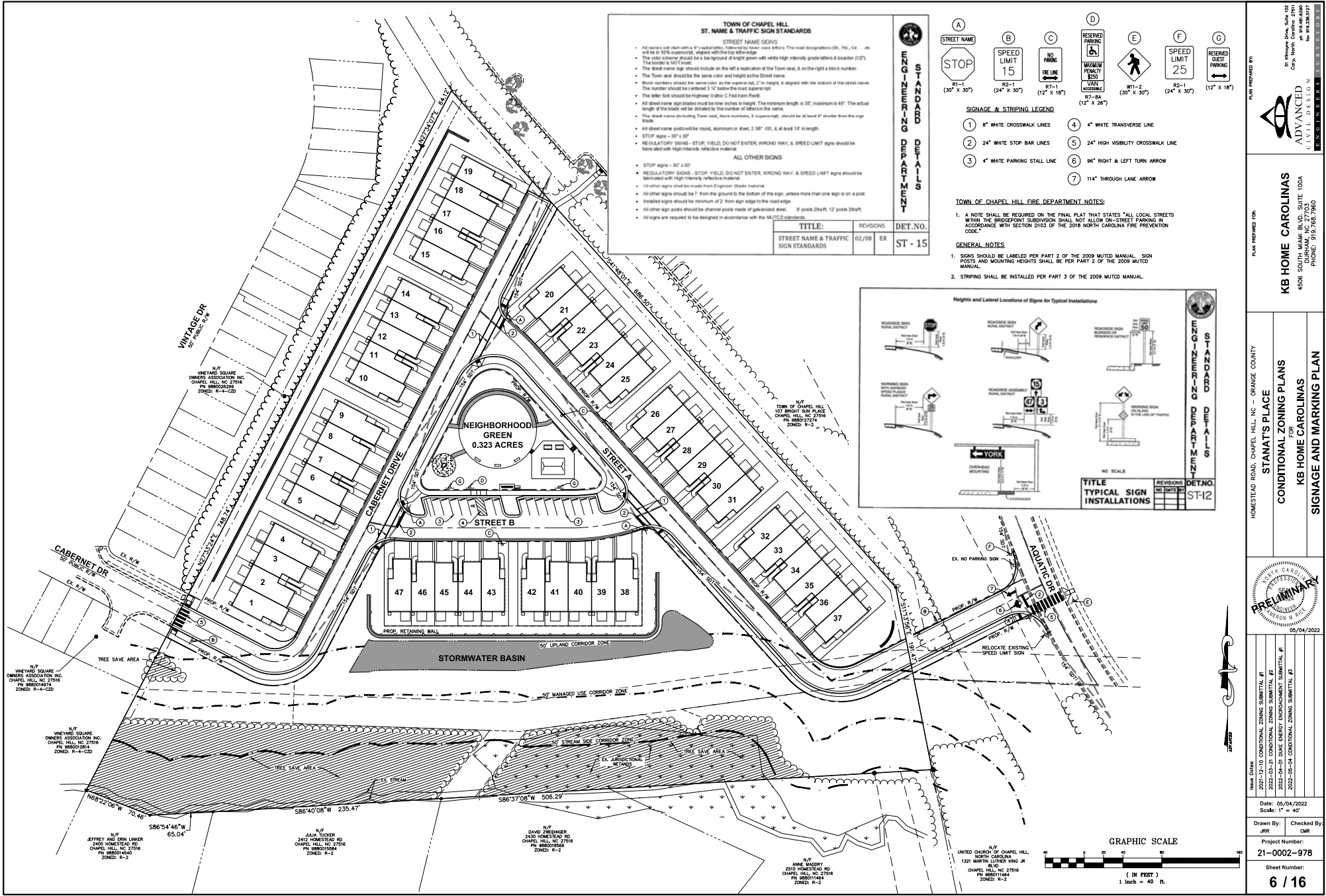
81 Kilmayne Drive, Suite 102
 Cary, North Carolina 27511
 Phone: 919.326.9272
 Fax: 919.326.9273

ADVANCED CIVIL DESIGN
INCORPORATED

PROJECT: STANAT'S PLACE
 CONDITIONAL ZONING PLANS
 KB HOME CAROLINAS
 4508 SOUTH MAIN BLVD., SUITE 100A
 DURHAM, NC 27703
 PHONE: 919.687.9800

PRELIMINARY
 05/04/2022

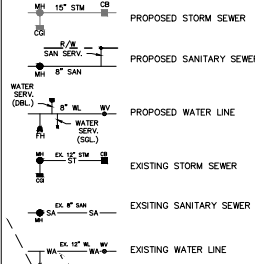
Date: 05/04/2022
 Scale: 1" = 40'
 Drawn By: JRR
 Checked By: CMR
 Project Number: 21-0002-978
 Sheet Number: 5B/16



CODING NOTES

- (A) 20-FT PUBLIC DRAINAGE EASEMENT
- (B) 20-FT PRIVATE DRAINAGE EASEMENT
- (C) PUBLIC SIDEWALK EASEMENT
- (D) 30-FT OWASA SANITARY SEWER EASEMENT
- (E) 20-FT GREENWAY EASEMENT
- (F) TEMPORARY CONSTRUCTION EASEMENT

LEGEND



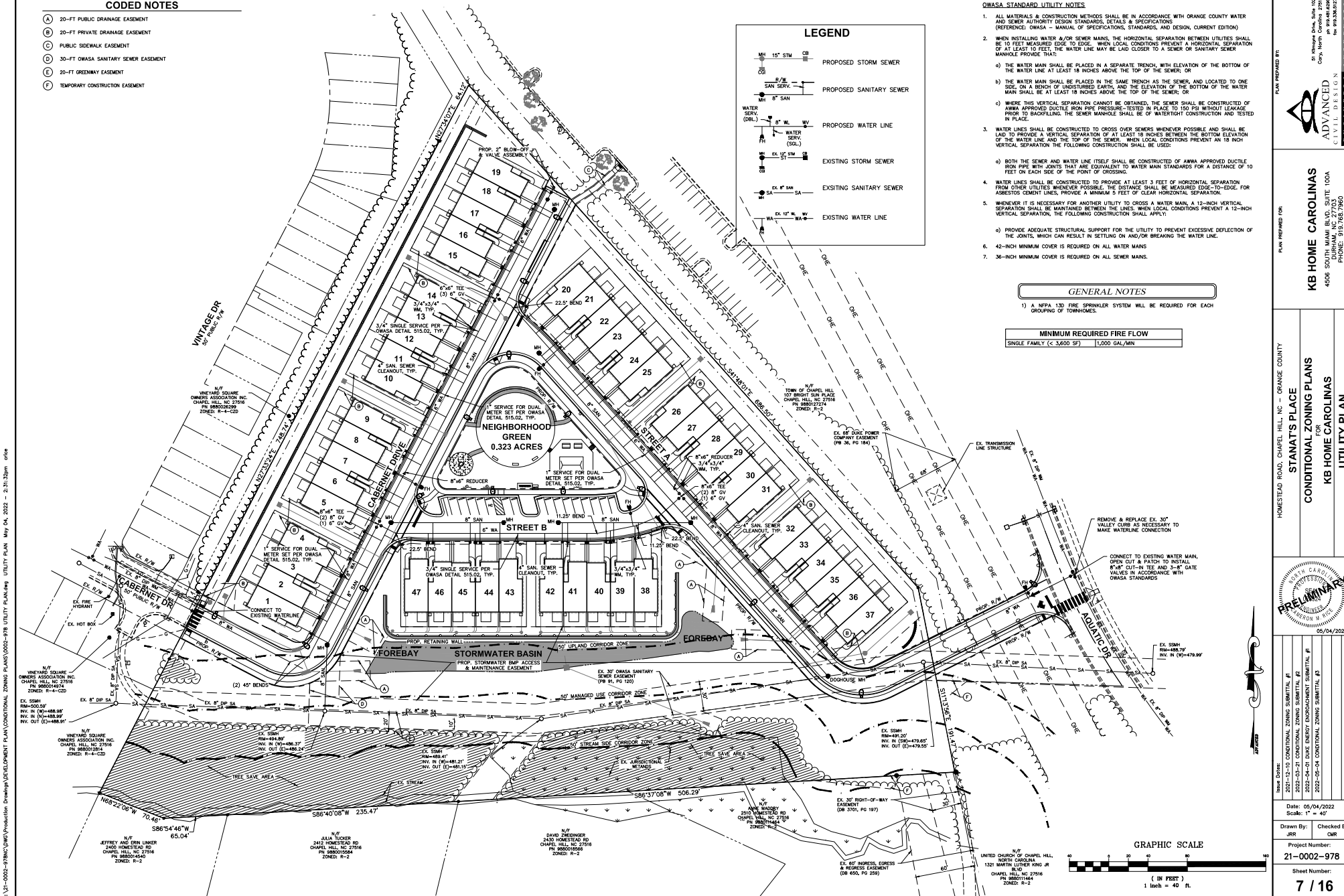
OWASA STANDARD UTILITY NOTES

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH ORANGE COUNTY WATER AND SEWER AUTHORITY DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: OWASA - MANUAL OF SPECIFICATIONS, STANDARDS, AND DESIGN, CURRENT EDITION).
- WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 12 FEET MEASURED EDGE TO EDGE. WHEN LOCAL CONDITIONS PREVENT A HORIZONTAL SEPARATION OF AT LEAST 12 FEET, THE WATER LINE MAY BE LAID CLOSER TO A SEWER OR SANITARY SEWER MANHOLE PROVIDED THAT:
 - THE WATER MAIN SHALL BE PLACED IN A SEPARATE TRENCH, WITH ELEVATION OF THE BOTTOM OF THE WATER LINE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, OR
 - THE WATER MAIN SHALL BE PLACED IN THE SAME TRENCH AS THE SEWER, AND LOCATED TO ONE SIDE, ON A BENCH OF UNDISTURBED EARTH, AND THE ELEVATION OF THE BOTTOM OF THE WATER MAIN SHALL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, OR
 - WHERE THIS VERTICAL SEPARATION CANNOT BE OBTAINED, THE SEWER SHALL BE CONSTRUCTED OF ANNA APPROVED DUCTILE IRON PIPE PRESSURE-TESTED IN PLACE TO 150 PSI WITHOUT LEAKAGE PRIOR TO BACKFILLING. THE SEWER MANHOLE SHALL BE OF WATERTIGHT CONSTRUCTION AND TESTED IN PLACE.
- WATER LINES SHALL BE CONSTRUCTED TO CROSS OVER SEWERS WHENEVER POSSIBLE AND SHALL BE LAID TO PROVIDE A VERTICAL SEPARATION OF AT LEAST 18 INCHES BETWEEN THE BOTTOM ELEVATION OF THE WATER LINE AND THE TOP OF THE SEWER. WHEN LOCAL CONDITIONS PREVENT AN 18 INCH VERTICAL SEPARATION THE FOLLOWING CONSTRUCTION SHALL APPLY:
 - BOTH THE SEWER AND WATER LINE ITSELF SHALL BE CONSTRUCTED OF ANNA APPROVED DUCTILE IRON PIPE WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.
 - WATER LINES SHALL BE CONSTRUCTED TO PROVIDE AT LEAST 3 FEET OF HORIZONTAL SEPARATION FROM OTHER UTILITIES WHENEVER POSSIBLE. THE DISTANCE SHALL BE MEASURED EDGE-TO-EDGE. FOR ASBESTOS CEMENT LINES, PROVIDE A MINIMUM 5 FEET OF CLEAR HORIZONTAL SEPARATION.
 - WHENEVER IT IS NECESSARY FOR ANOTHER UTILITY TO CROSS A WATER MAIN, A 12-INCH VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN THE LINES. WHEN LOCAL CONDITIONS PREVENT A 12-INCH VERTICAL SEPARATION, THE FOLLOWING CONSTRUCTION SHALL APPLY:
 - PROVIDE ADEQUATE STRUCTURAL SUPPORT FOR THE UTILITY TO PREVENT EXCESSIVE DEFLECTION OF THE JOINTS, WHICH CAN RESULT IN SETTLING ON AND/OR BREAKING THE WATER LINE.
 - 42-INCH MINIMUM COVER IS REQUIRED ON ALL WATER MAINS.
 - 36-INCH MINIMUM COVER IS REQUIRED ON ALL SEWER MAINS.

GENERAL NOTES

- A NFPA 13D FIRE SPRINKLER SYSTEM WILL BE REQUIRED FOR EACH GROUPING OF TOWNHOMES.

MINIMUM REQUIRED FIRE FLOW	
SINGLE FAMILY (C 3,600 SF)	1,000 GAL/MIN



KB HOME CAROLINAS
4508 SOUTH MIAMI BLVD., SUITE 100A
DURHAM, NC 27703
PHONE: 919.687.9800

STANAT'S PLACE
CONDITIONAL ZONING PLANS
KB HOME CAROLINAS
UTILITY PLAN



2022-12-20 CONDITIONAL ZONING SUBMITTAL #1	DATE: 05/04/2022
2022-04-01 DATE ENVOYED TO THE STATE #	Scale: 1" = 40'
2022-04-04 CONDITIONAL ZONING SUBMITTAL #2	

Drawn By: JRR
Checked By: CMR
Project Number: 21-0002-978
Sheet Number: 7 / 16

- (A) 20-FT PUBLIC DRAINAGE EASEMENT
- (B) 20-FT PRIVATE DRAINAGE EASEMENT
- (C) PUBLIC SIDEWALK EASEMENT
- (D) 30-FT OWASA SANITARY SEWER EASEMENT
- (E) 20-FT GREENWAY EASEMENT
- (F) ROOF DRAIN LEADER
- (G) RETAINING WALL WITH FENCE
- (H) WOODEN FENCE ON TOP OF WALL
- (I) TEMPORARY CONSTRUCTION EASEMENT

	RCD Areas (sf)		
	50 ft Stream Side	50 ft Managed Use	50 ft Upland
RCD on Site	34,520	43,665	43,136
Existing Sewer Easement	1,559	15,619	7,015
Existing Buildings	0	0	65
Existing Drive	0	633	65
Proposed Public Greenway Easement	0	523	354
Proposed Public Sewer Easement	0	0	719
Proposed Impervious Area - Streets & Sidewalk	0	0	4,509
Proposed Impervious Area - Pond	0	0	7,417
Percent Impervious	0%	0%	30%
Percent Impervious per Table 3.6-3.3 (sewered areas)	10%	20%	20%
Proposed Land Disturbance	0	18,446	38,756
Proposed Land Disturbance (minus easements, impervious, & public greenway)	0	2,194	29,904
Percent of land disturbance	0%	53%	94%
Percent of land disturbance (minus easements, impervious, & public greenway)	0%	53%	78%
Percent of disturbance per Table 3.6-3.3	20%	40%	70%

	Steep Slope Areas (sf)
Existing slopes 25% or greater (constructed)	10,959
Existing slopes 25% or greater (natural)	515
Existing slopes 25% or greater (total)	11,474
Percent of disturbed slopes 25% or greater (constructed)	50%
Disturbed existing slopes 25% or greater (constructed)	10,937
Disturbed existing slopes 25% or greater (natural)	0
Disturbed existing slopes 25% or greater (total)	10,937
Percent of disturbed slopes 25% or greater (constructed)	99.8%
Percent of disturbed slopes 25% or greater (natural)	0%
Percent of disturbed slopes 25% or greater (Total)	95%

	Stabilize within this
--	-----------------------

Site Area Description	many calendar days after land disturbance	Timeframe variations
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10' or less in length and not steeper than 2:1, 14 days are allowed. 7 days for slopes greater than 50' in length and with a maximum slope less than 4:1. 7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones. 10 days for Falls Lake Watershed
(d) Slopes 3:1 to 4:1	14	7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones. 10 days for Falls Lake Watershed unless there is a zero slope
(e) Areas with slopes Water less than 4:1	14	7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones. 10 days for Falls Lake Watershed unless there is a zero slope

Temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the

TO MINIMIZE DAMAGE TO EXISTING TREES NEAR THE EXTERIOR EDGE OF THE SITE ADJACENT TO TREE CONSERVATION AREAS, THE CONTRACTOR SHALL CUT MINIMUM 2' TRENCHES ALONG THE LIMITS OF DISTURBANCE, SO AS TO CUT RATHER THAN TEAR ROOTS.

THE TREE PROTECTION FENCE SHALL BE MAINTAINED ON THE SITE UNTIL ALL SITE WORK IS COMPLETED AND THE FINAL SITE INSPECTION PRIOR TO THE CERTIFICATE OF OCCUPANCY (CO) IS SCHEDULED. THE FENCING SHALL BE REMOVED PRIOR TO FINAL SITE INSPECTION FOR THE CO.

PERMANENT GROUND COVER WILL BE ESTABLISHED IN 7 TO 14 WORKING DAYS PER NPDES REQUIREMENTS. REFER TO APPROVED SEDIMENT AND EROSION CONTROL PLANS.

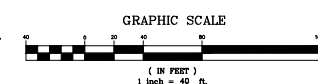
A PRE-CONSTRUCTION CONFERENCE WILL BE REQUIRED PRIOR TO THE GRADING PERMIT BEING ISSUED.

STREETS ADJACENT TO THIS PROJECT TO BE KEPT CLEAN AT ALL TIMES OR A WASH STATION WILL BE REQUIRED.

THE DEVELOPER SHALL PROVIDE AN EROSION CONTROL BOND PRIOR TO OBTAINING A

ZONING COMPLIANCE PERMIT.

	EXISTING CONTOUR - 1'
	EXISTING CONTOUR - 5'
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER LINE
	PROPOSED CONTOUR - 1'
	PROPOSED CONTOUR - 5'
	PROPOSED STORM SEWER
	PROPOSED SANITARY
	PROPOSED WATER LINE
	LIMITS OF DISTURBANCE
	SURFACE FLOW ARROW
	TREE SAVE AREA
	PROP. TREE LINE



PLAN PREPARED FOR

STANAT'S PLACE
CHAPEL HILL, NC - ORANGE COUNTY

05/04/2022

2022-12-10	CONDITIONAL ZONING SUBMITTAL #1
2022-03-21	CONDITIONAL ZONING SUBMITTAL #2
2022-04-01	DUNE ENERGY ENCROACHMENT SUBMITTAL
2022-05-04	CONDITIONAL ZONING SUBMITTAL #3

Date: 05/04/2022
Scale: 1" = 40'

Drawn By: JRR	Checked By CMR
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Project Number:
21-0002-978

Sheet Number:
8 / 16

8 / 10

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- (A) 20-FT PUBLIC DRAINAGE EASEMENT
- (B) 20-FT PRIVATE DRAINAGE EASEMENT
- (C) PUBLIC SIDEWALK EASEMENT
- (D) 30-FT OWASA SANITARY SEWER EASEMENT
- (E) 20-FT GREENWAY EASEMENT
- (F) ROOF DRAIN LEADER
- (G) RETAINING WALL WITH FENCE
- (H) WOODEN FENCE ON TOP OF WALL
- (I) TEMPORARY CONSTRUCTION EASEMENT

BUILDINGS	= 6,447 SF
DRIVEWAYS	= 11,660 SF
TOTAL	= 18,107 SF

ROADWAY	=	43,981	sf
DRIVEWAYS	=	14,475	
PARKING LOT	=	2,914	sf
BUILDINGS	=	59,505	sf
SIDEWALK	=	11,339	
MISC (WALLS, HVAC, PATIOS)	=	6,997	sf
POND PERMANENT POOL AREA	=	10,610	sf
FUTURE ALLOWANCE	=	20,179	sf
TOTAL	=	170,000	sf

--- EXISTING CONTOUR - 1'
 --- EXISTING CONTOUR - 5'
 --- EXISTING STORM SEWER
 --- SA EXISTING SANITARY SEWER
 --- WA EXISTING WATER LINE
 --- 916 PROPOSED CONTOUR - 1'
 --- 915 PROPOSED CONTOUR - 5'
 --- 914 PROPOSED STORM SEWER
 --- 913 PROPOSED SALT FENCE

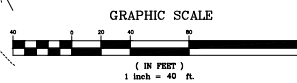
CWA CONCRETE WASHOUT AREA
 ROCK CHECK DAM
 SILT FENCE OUTLET PROTECTION
 LIMITS OF DISTURBANCE
 STANDARD INLET PROTECTION
 DIVERSION DITCH
 DIVERSION BERM
 TRAIL SARE AREA

1. ALL STORMWATER PIPES THAT DO NOT EMPTY INTO A BASIN SHALL NOT BE INSTALLED UNTIL SITE IS STABILIZED ABOVE THESE AREAS.
2. BATTLES ARE REQUIRED ON ALL BASINS THAT HAVE A DRAINAGE AREA GREATER THAN 5 ACRES.
3. SILT FENCE OUTLET PROTECTION SHALL BE PLACED AT ALL LOW POINTS ALONG SILT FENCE TO FILTER WATER FILTER AND PASS THROUGH.
4. STORMWATER BASINS TO ACT AS SEDIMENT BASINS. SEE CALCULATIONS ON THIS SHEET FOR SIZING.
5. SILT FENCE SHALL BE PLACED AT THE LIMITS OF DISTURBANCE LINE. SILT FENCE SHOWN OFFSET FROM LIMITS OF DISTURBANCE LINE FOR CLARITY PURPOSES ONLY.

Required Ground Stabilization Techniques		
Site Area Description	Stability within the primary collapse days after causing disturbance	Timeframe variations
(a) Perimeter dikes, walls, ditches, and perimeter slopes	7	None
(b) High Quality Water HOWZ ZONES	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10 or less in length and are not steeper than 2:1, 14 days are allowed. 7 days for slopes greater than 50 ft in length and with slopes steeper than 3:1
(d) Slopes 3:1 to 4:1	14	7 days for perimeter dikes, walls, ditches, perimeter slopes and HOWZ ZONES 10 days for Falls Lake Watershed 7 days for perimeter dikes, walls, ditches, perimeter slopes and HOWZ ZONES 10 days for Falls Lake Watershed unless there is zero slope
(e) Areas with slopes flatter than 4:1	14	10 days for Falls Lake Watershed unless there is zero slope

1. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL THREE INCHES DEEP OVER ADVERSE SOIL CONDITIONS, IF AVAILABLE.
2. RMP THE ENTIRE AREA TO SIX INCHES DEEP AND REMOVE ALL OTHER OBSTRUCTIONS, LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
3. APPLY 100% WATER-SOLUBLE FERTILIZER AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL (SEE MIXTURE BELOW).
4. PREPARE FERTILIZER MIXTURE IN A WELL-PULVERIZED, FIRM, REASONABLY UNIFORM SEEDING BED.
5. PREPARED FOUR TO SIX INCHES DEEP.
6. APPLY 100% FERTILIZER UNIFORMLY AND COVER SEEDS LIGHTLY WITH SEEDING BED.
7. MOW OR CUTLACK AFTER SEEDING.
8. MOW FREQUENTLY TO PREVENT WEEDING AND ANCHOR MULD.
9. INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDINGS WITHIN THE FIRST SEVEN DAYS AFTER SEEDING.
10. RE-EVALUATE FOLLOWING THE ORIGINAL FERTILIZER AND SEEDING RATES.
11. ADJUST OVERSEEDING RATES TO MAINTAINANCE TENDENCY AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.

1. ALL EXISTING TREES AND/OR STRUCTURES SHALL BE CLEARED, GRUBBED AND SEEDED.
2. EXISTING VEGETATION AND NATURAL AREAS SHALL BE PROTECTED TO THE GREATEST EXTENT POSSIBLE AND NOT BE REMOVED UNLESS NECESSARY FOR UNDERSTANDING DURING DEVELOPMENT. EXISTING TREES TO BE PROTECTED TO THE GREATEST EXTENT POSSIBLE OUTSIDE OF THE 100' BUFFER ZONE OF THE 100' EASEMENT.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF CHAMPLAIN STANDARDS AND SPECIFICATIONS, LATEST EDITIONS.
4. CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS, AND TYPES OF EXISTING PUBLIC UTILITIES PRIOR TO ANY CONSTRUCTION, GRADING, OR INSTALLATION OF UNDERGROUND UTILITIES ON OR ADJACENT TO THE PROJECT.
5. CLEAVING IN TREE SAVES OR ANY OTHER DESIGNATED AREAS.
6. AFTER PLAN APPROVAL BY ORANGE COUNTY IT IS A REQUIREMENT TO FILL OUT THE NOTICE OF INTENT (NOI) AT [DCAAG-ORANGECOUNTY.COM](http://dcaag-orangecounty.com) TO OBTAIN A CERTIFICATE OF COVERAGE (COC) FOR THE NONCONFORMING LOT.
7. PER NONCONFORMING PERMIT, SELF-INSPECTIONS ARE REQUIRED DURING NORMAL BUSINESS HOURS. PER SITE SECTION A OF A NONCONFORMING PERMIT FOR SELF-INSPECTION REQUIREMENTS.

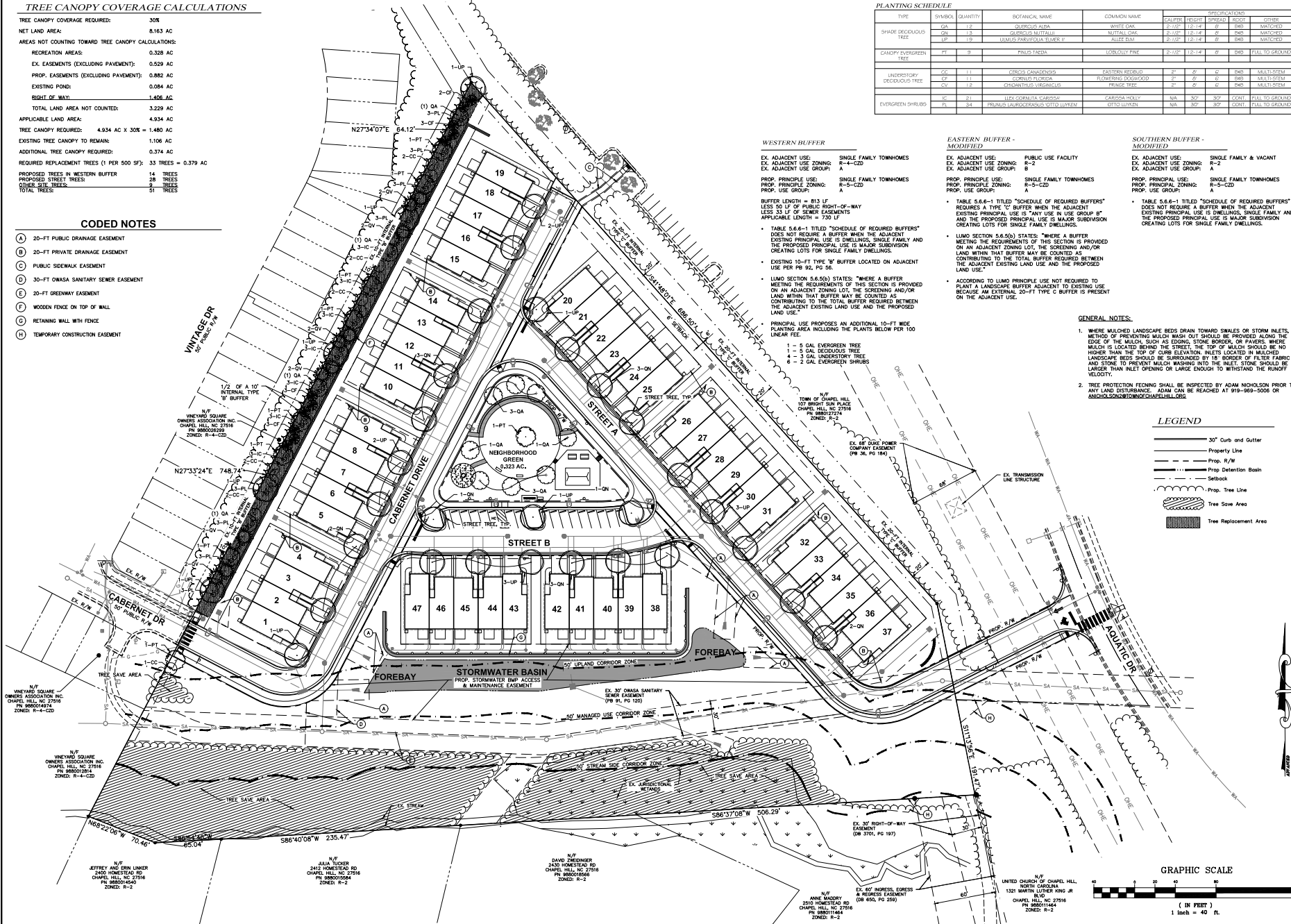
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TREE CANOPY COVERAGE CALCULATIONS

TREE CANOPY COVERAGE REQUIRED:	30%
NET LAND AREA:	8,163 AC
AREAS NOT COUNTING TOWARD TREE CANOPY CALCULATIONS:	
RECREATION AREAS:	0.328 AC
EX. EASEMENTS (EXCLUDING PAVEMENT):	0.529 AC
PROP. EASEMENTS (EXCLUDING PAVEMENT):	0.882 AC
EXISTING FIELDS:	0.084 AC
BIGHT OF WAY:	1.406 AC
TOTAL LAND AREA NOT COUNTED:	3.229 AC
APPLICABLE LAND AREA:	4,934 AC
TREE CANOPY REQUIRED:	4,934 AC X 30% = 1,480 AC
EXISTING TREE CANOPY TO REMAIN:	1,106 AC
ADDITIONAL TREE CANOPY REQUIRED:	0.374 AC
REQUIRED REPLACEMENT TREES (1 PER 500 SF):	33 TREES = 0.379 AC
PROPOSED TREES IN WESTERN BUFFER:	14 TREES
PROPOSED STREET TREES:	28 TREES
OTHER SITE TREES:	9 TREES
TOTAL TREES:	51 TREES

CODED NOTES

- 20-FT PUBLIC DRAINAGE EASEMENT
- 20-FT PRIVATE DRAINAGE EASEMENT
- PUBLIC SIDEWALK EASEMENT
- 30-FT OWASA SANITARY SEWER EASEMENT
- 20-FT GREENWAY EASEMENT
- WOODEN FENCE ON TOP OF WALL
- RETAINING WALL WITH FENCE
- TEMPORARY CONSTRUCTION EASEMENT



TYPE	SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPERS	HEIGHT	SPACING	OTHER
SHADE DECIDUOUS TREE	GA	12	QUERCUS ALBA	WHITE OAK	2-12"	12-14'	B	B&B MATCHED
	GN	15	QUERCUS NUTTALLII	NUTTALL OAK	2-12"	12-14'	B	B&B MATCHED
	UP	15	ULMUS PARVIFOLIA ELAUR V	ALLEE ELM	2-12"	12-14'	B	B&B MATCHED
CANOPY EVERGREEN TREE	PT	8	PRINUS PACHA	LOBLOLLY PINE	2-12"	12-14'	B	B&B FULL TO GROUND
UNDERSTORY DECIDUOUS TREE	CC	11	FRAXINUS CANADENSIS	EASTERN REDBUD	2"	8'	C	R&B MULTI-STEM
	CC	11	CORNUS FLORIDA	ADONIS OLEANDER	2"	8'	C	R&B MULTI-STEM
	CC	11	CHONOTRIS VIRGINICA	PRINCE TREE	2"	8'	C	R&B MULTI-STEM
EVERGREEN SHRUBS	SC	21	LIRIA CORNUTA VARIEGATA	CARDINAL HOLLY	NA	30"	CC&C	FULL TO GROUND
	FL	34	PRUNUS LAUROCEASUS STILO LUTREX	STILO LUTREX	NA	30"	CC&C	FULL TO GROUND

WESTERN BUFFER

EX. ADJACENT USE: SINGLE FAMILY TOWNHOMES
EX. ADJACENT USE ZONING: R-4-CDD
EX. ADJACENT USE GROUP: A
PROP. PRINCIPLE USE: SINGLE FAMILY TOWNHOMES
PROP. PRINCIPLE ZONING: R-5-CDD
PROP. USE GROUP: A

- BUFFER WIDTH = 813 LF
LESS 50 LF OF PUBLIC RIGHT-OF-WAY
LESS 33 LF OF SEWER EASEMENTS
APPLICABLE LENGTH = 730 LF
- TABLE 5.6.4-1 TITLED "SCHEDULE OF REQUIRED BUFFERS" DOES NOT REQUIRE A BUFFER WHEN THE ADJACENT EXISTING PRINCIPAL USE IS DWELLINGS, SINGLE FAMILY AND THE PROPOSED PRINCIPAL USE IS MAJOR SUBDIVISION CREATING LOTS FOR SINGLE FAMILY DWELLINGS.
- EXISTING 10-FT TYPE "W" BUFFER LOCATED ON ADJACENT USE PER PB 90, PG 58.
- LUMO SECTION 5.6.5(5) STATES: "WHERE A BUFFER MEETING THE REQUIREMENTS OF THIS SECTION IS PROVIDED ON AN ADJACENT ZONING LOT, THE SCREENING AND/OR LAND WITHIN THAT BUFFER MAY BE COUNTED AS CONTRIBUTING TO THE TOTAL BUFFER REQUIRED BETWEEN THE ADJACENT EXISTING LAND USE AND THE PROPOSED LAND USE."
- PRINCIPAL USE PROPOSES AN ADDITIONAL 10-FT WIDE PLANTING AREA INCLUDING THE PLANTS BELOW PER 100 LINEAR FEET:
 - 1 - 5 GAL EVERGREEN TREE
 - 1 - 5 GAL DECIDUOUS TREE
 - 1 - 5 GAL UNDERSTORY TREE
 - 6 - 2 GAL EVERGREEN SHRUBS

EASTERN BUFFER - MODIFIED

EX. ADJACENT USE: PUBLIC USE FACILITY
EX. ADJACENT USE ZONING: R-2
EX. ADJACENT USE GROUP: B
PROP. PRINCIPLE USE: SINGLE FAMILY TOWNHOMES
PROP. PRINCIPLE ZONING: R-5-CDD
PROP. USE GROUP: A

- TABLE 5.6.4-1 TITLED "SCHEDULE OF REQUIRED BUFFERS" REQUIRES A TYPE "C" BUFFER WHEN THE ADJACENT EXISTING PRINCIPAL USE IS "ANY USE IN USE GROUP B" AND THE PROPOSED PRINCIPAL USE IS MAJOR SUBDIVISION CREATING LOTS FOR SINGLE FAMILY DWELLINGS.
- LUMO SECTION 5.6.5(5) STATES: "WHERE A BUFFER MEETING THE REQUIREMENTS OF THIS SECTION IS PROVIDED ON AN ADJACENT ZONING LOT, THE SCREENING AND/OR LAND WITHIN THAT BUFFER MAY BE COUNTED AS CONTRIBUTING TO THE TOTAL BUFFER REQUIRED BETWEEN THE ADJACENT EXISTING LAND USE AND THE PROPOSED LAND USE."
- ACCORDING TO LUMO PRINCIPLE USE NOT REQUIRED TO PLANT A LANDSCAPE BUFFER ADJACENT TO EXISTING USE BECAUSE AN EXTERNAL 20-FT TYPE C BUFFER IS PRESENT ON THE ADJACENT USE.

SOUTHERN BUFFER - MODIFIED

EX. ADJACENT USE: SINGLE FAMILY & VACANT
EX. ADJACENT USE ZONING: R-2
EX. ADJACENT USE GROUP: A
PROP. PRINCIPLE USE: SINGLE FAMILY TOWNHOMES
PROP. PRINCIPLE ZONING: R-5-CDD
PROP. USE GROUP: A

- TABLE 5.6.4-1 TITLED "SCHEDULE OF REQUIRED BUFFERS" DOES NOT REQUIRE A BUFFER WHEN THE ADJACENT EXISTING PRINCIPAL USE IS DWELLINGS, SINGLE FAMILY AND THE PROPOSED PRINCIPAL USE IS MAJOR SUBDIVISION CREATING LOTS FOR SINGLE FAMILY DWELLINGS.

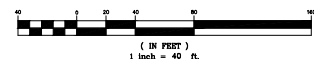
GENERAL NOTES

- WHERE MULCHED LANDSCAPE BEDS DRAIN TOWARD SWALES OR STORM INLETS, A METHOD OF PREVENTING MULCH WASH OUT SHOULD BE PROVIDED ALONG THE EDGE OF THE MULCH, SUCH AS EROSION STONE BORDER OR PAVERS. WHERE MULCH IS LOCATED BEHIND THE STREET, THE TOP OF MULCH SHOULD BE NO HIGHER THAN THE TOP OF CURB ELEVATION. INLETS LOCATED IN MULCHED LANDSCAPE BEDS SHOULD BE SURROUNDED BY 18" BORDER OF FILTER RAUP AND STONE TO PREVENT MULCH WASHING INTO THE INLET. STONE SHOULD BE LARGER THAN INLET OPENING OR LARGE ENOUGH TO WITHSTAND THE RUNOFF VELOCITY.
- TREE PROTECTION FENCING SHALL BE INSPECTED BY ADAM NICHOLSON PRIOR TO ANY LAND DISTURBANCE. ADAM CAN BE REACHED AT 919-969-5008 OR ANICHOSON@TOWNOFCHAPELHILL.ORG

LEGEND

- 30" Curb and Gutter
- Property Line
- Prop. R/W
- Prop. Detention Basin
- Setback
- Prop. Tree Line
- Tree Save Area
- Tree Replacement Area

GRAPHIC SCALE



PLAN PREPARED BY:

PLAN PREPARED FOR:

DATE: 05/04/2022

SCALE: 1" = 40'

Drawn By: JRR

Checked By: CMR

Project Number: 21-0002-978

Sheet Number: 11/16

STANAT'S PLACE

CONDITIONAL ZONING PLANS

KB HOME CAROLINAS

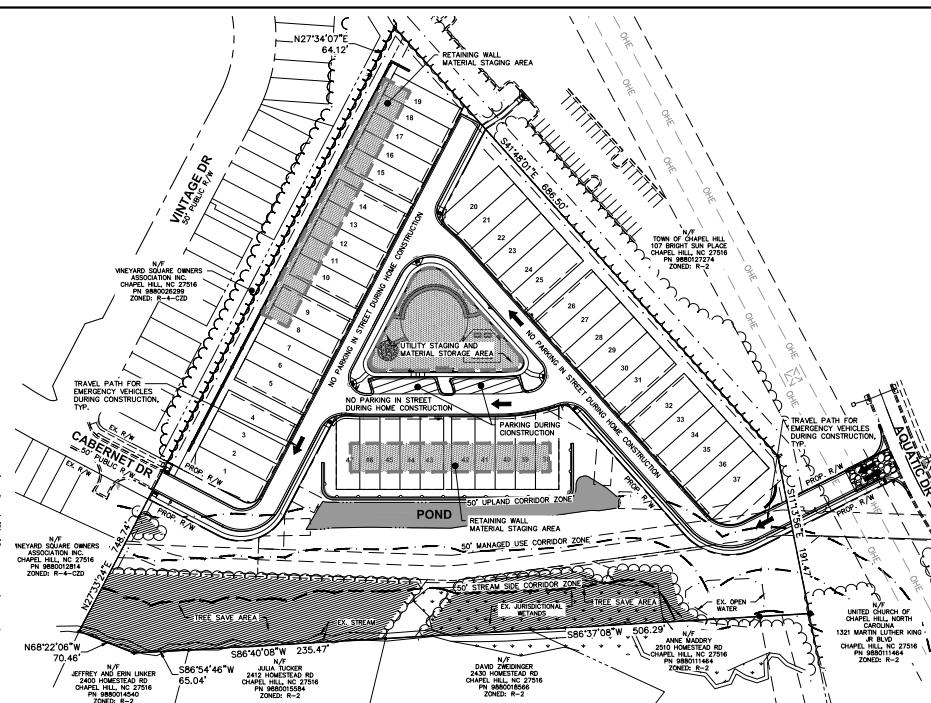
PLANTING PLAN

ADVANCED CIVIL DESIGN

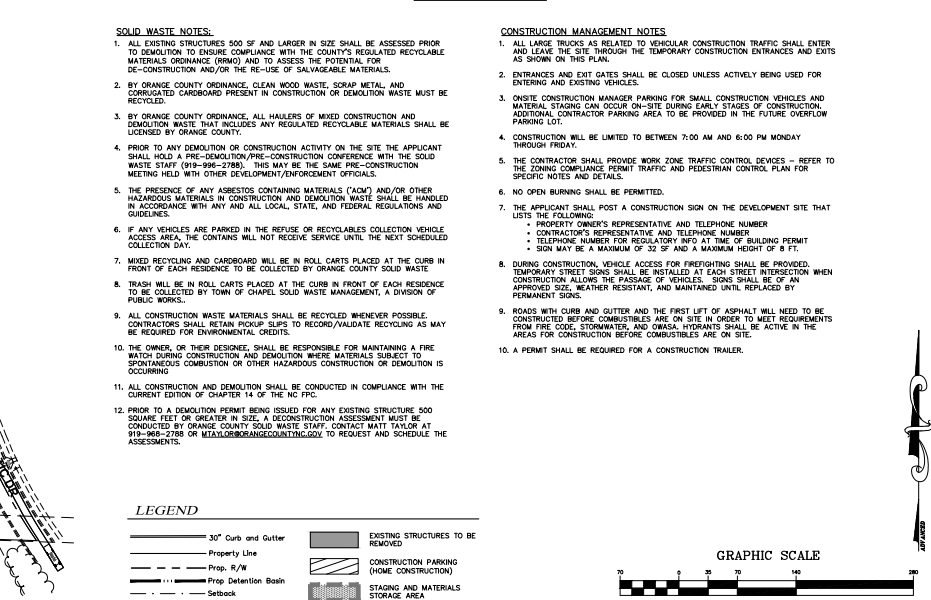
4508 SOUTH MIAMI BLVD., SUITE 100A DURHAM, NC 27703

PHONE: 919.658.7860

919.658.7877



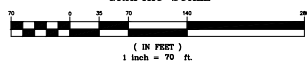
CONSTRUCTION




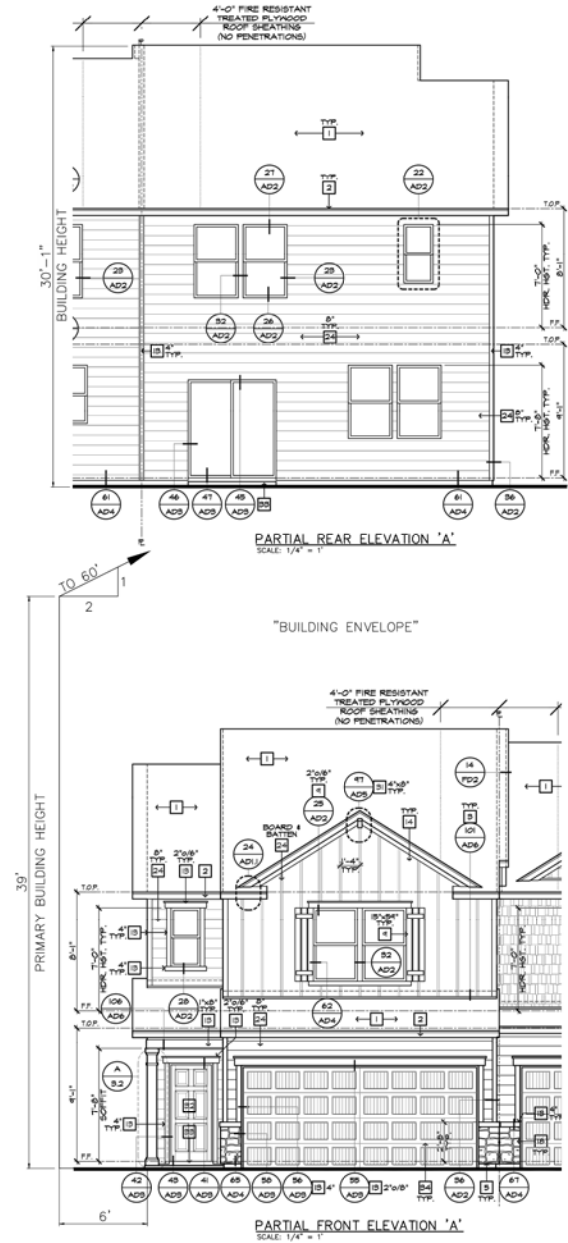
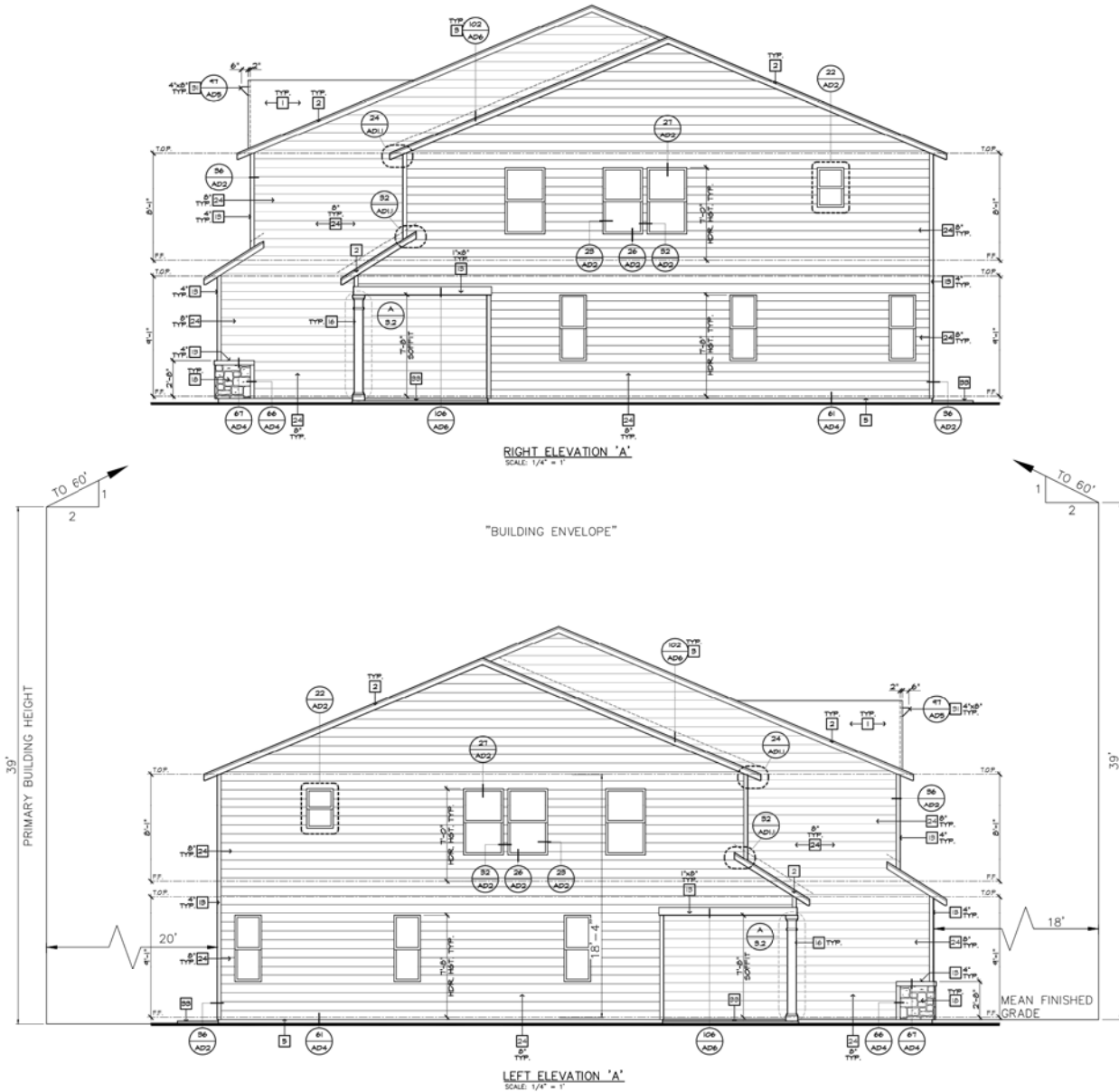
CONSTRUCTION MANAGEMENT NOTES

1. ALL LARGE TRUCKS ARE REQUIRED TO VEHICULAR CONSTRUCTION TRAFFIC SHALL ENTER AND LEAVE THROUGH THE TEMPORARY CONSTRUCTION ENTRANCES AND EXITS AND NOT ON THE PLAN.
2. ENTRANCES AND EXIT GATES SHALL BE CLOSED UNLESS ACTIVELY BEING USED FOR ENTERING OR EXITING.
3. CONSTRUCTION MANAGER PARKING FOR SMALL CONSTRUCTION VEHICLES AND MATERIAL STAGING CAN OCCUR ON-SITE DURING EARLY STAGES OF CONSTRUCTION. ADDITIONAL PARKING AREA IS TO BE PROVIDED IN THE FUTURE OVERFLOW PARKING LOT.
4. CONSTRUCTION WILL BE LIMITED TO BETWEEN 7:00 AM AND 6:00 PM MONDAY THROUGH FRIDAY.
5. THE CONTRACTOR SHALL PROVIDE WORK ZONE TRAFFIC CONTROL DEVICES - REFER TO THE ZONING COMPLIANCE PERMIT TRAFFIC AND PEDESTRIAN CONTROL PLAN FOR SPECIFICATIONS AND DETAILS.
6. NO OPEN BURNING SHALL BE PERMITTED.
7. THE APPLICANT SHALL POST A CONSTRUCTION SIGN ON THE DEVELOPMENT SITE THAT THE FOLLOWING:
 - PROJECT OWNER'S REPRESENTATIVE AND TELEPHONE NUMBER
 - CONTRACTOR'S REPRESENTATIVE AND TELEPHONE NUMBER
 - TELEPHONE NUMBER FOR THE CITY ENGINEERING DEPARTMENT
 - SIGN MAY BE A MAXIMUM OF 32' 5" AND A MAXIMUM HEIGHT OF 8' FT.
8. DURING CONSTRUCTION, VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED. NEWLY CONSTRUCTED DRIVEWAYS SHALL BE LOCATED AT EACH STREET INTERSECTION. CONSTRUCTION ALLOWS THE PASSAGE OF VEHICLES - SIGNS SHALL BE OF AN APPROVED WEATHER RESISTANT, AND MAINTAINED UNITS, REPLACED IF DAMAGED.
9. PERMANENT SIGNS WITH CURB AND GUTTER AND THE FIRST LIFT OF ASPHALT WILL NEED TO BE COMPLETED PRIOR TO THE START OF CONSTRUCTION. THE FOLLOWING EQUIPMENT FROM FIRE CODE, STORMWATER, AND OWA5A HYDRANTS SHALL BE ACTIVE IN THE AREA FOR CONSTRUCTION REFERENCE:
 - 1. A PERMIT SHALL BE REQUIRED FOR A CONSTRUCTION TRAILER.

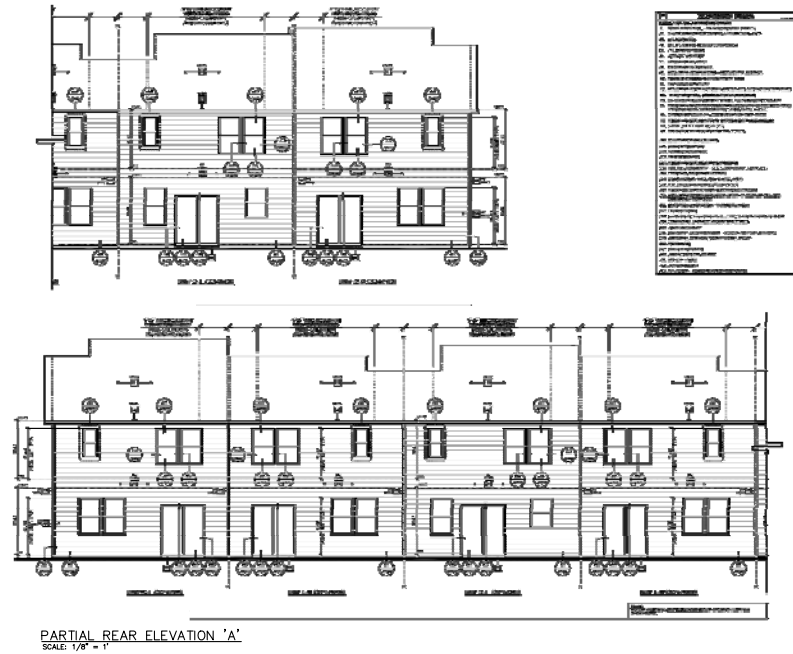
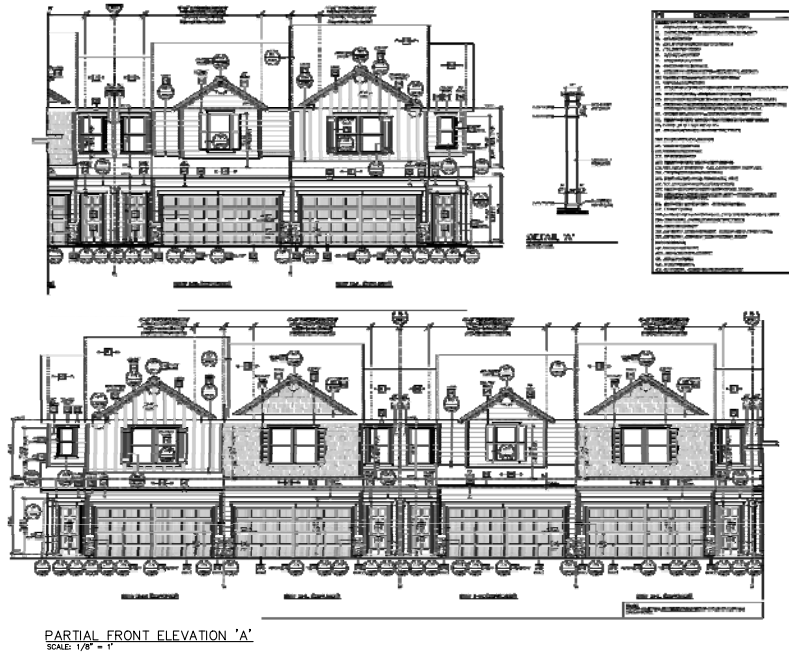
GRAPHIC SCALE



12/16 Sheet Number: 21-0002-978 Project Number: 21-0002-978 Drawn By: JMR Checked By: CMR Date: 05/04/2022 Scale: 1" = 70' Issue Dates: 2021-12-10 CONDITIONAL ZONING SUBMITTAL #1 2022-03-21 CONDITIONAL ZONING SUBMITTAL #2 2022-04-21 DRAFT ENVIRONMENTAL SUBMITTAL # 2022-05-24 CONDITIONAL ZONING SUBMITTAL #3		PRELIMINARY CITY OF DALLAS PLANNING DEPARTMENT 05/04/2022		CONSTRUCTION MANAGEMENT PLAN KB HOME CAROLINAS CONDITIONAL ZONING PLANS STANAN'S PLACE HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY		PLUM PREPARED FOR: KB HOME CAROLINAS 4506 SOUTH MIAMI BLVD, SUITE 100A DURIHAM, NC 27703 PHONE: 919.768.7960		PLUM PREPARED BY:  ADVANCED CIVIL DESIGN 915 Wynnton Drive, Suite 102 Cary, North Carolina 27511 PHONE: 919.336.5177 E-MAIL: info@acdesignva.com	
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<p>PLAN PREPARED BY</p> <p>ADVANCED CIVIL DESIGN</p> <p>311 KIRKPATRICK DRIVE, SUITE 102 DURHAM, NC 27703 PHONE: 919.368.5172</p>	
<p>PLAN PREPARED FOR</p> <p>KB HOME CAROLINAS</p> <p>4508 SOUTH MAIN BLVD., SUITE 100A DURHAM, NC 27703 PHONE: 919.368.7560</p>	
<p>STANATT'S PLACE CONDITIONAL ZONING PLANS KB HOME CAROLINAS BUILDING ELEVATION EXHIBIT</p>	
<p>HOMESTEAD ROAD, CHAPEL HILL, NC - GRANGE COUNTY</p>	
<p>PRELIMINARY</p> <p>05/04/2022</p>	
<p>Date: 05/04/2022 Scale: 1/4" = 1'</p>	
Drawn By: JHR	Checked By: CMR
Project Number: 21-0002-978	
Sheet Number: 13 / 16	



PLAN PREPARED BY:
ADVANCED
CIVIL DESIGN
INCORPORATED

PLAN PREPARED FOR:
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PHONE: 919.266.7960

HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY

STANATT'S PLACE
CONDITIONAL ZONING PLANS
KB HOME CAROLINAS
GROUP UNIT ELEVATION EXHIBIT

PRELIMINARY

05/04/2022

Issue Date:

2021-12-01 CONDITIONAL ZONING SUBMITTAL #1

2022-04-01 DRAFT ENVIRONMENTAL IMPACT STATEMENT #1

2022-04-01 DRAFT ENVIRONMENTAL IMPACT STATEMENT #2

2022-05-04 CONDITIONAL ZONING SUBMITTAL #3

Date:

05/04/2022

Scale:

1/8" = 1'

Drawn By:

JRR

Checked By:

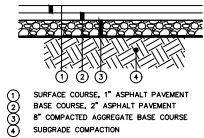
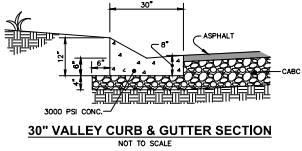
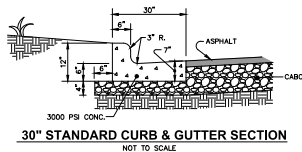
CMR

Project Number:

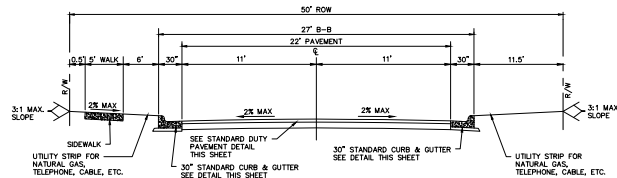
21-0002-978

Sheet Number:

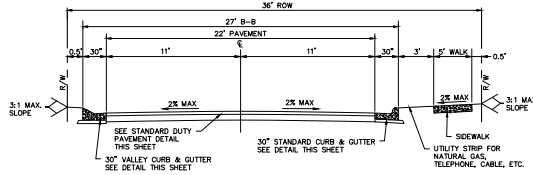
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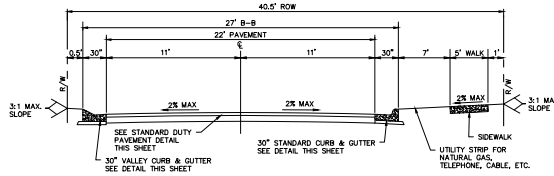
STANDARD DUTY PAVEMENT SECTION
NOT TO SCALE



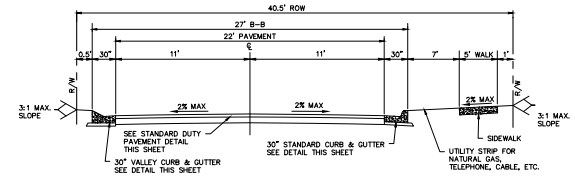
CABERNET DRIVE - 27' B/B SECTION (50' R/W)
NOT TO SCALE



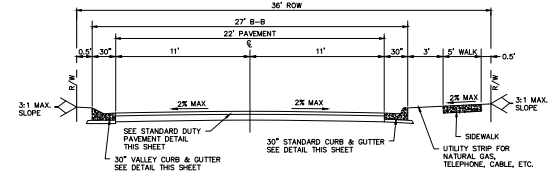
CABERNET DRIVE - 27' B/B SECTION (36' R/W)
NOT TO SCALE



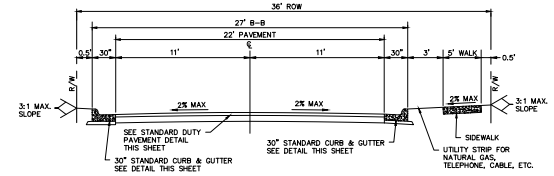
CABERNET DRIVE - 27' B/B SECTION (40.5' R/W)
NOT TO SCALE



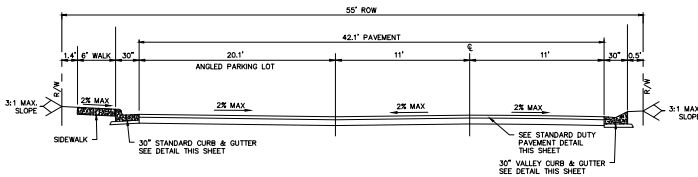
STREET A - 27' B/B SECTION (40.5' R/W)
NOT TO SCALE



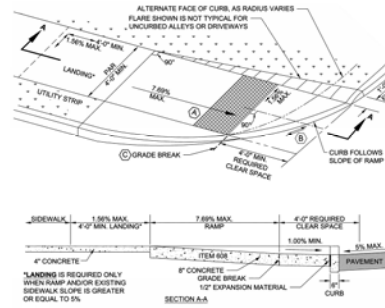
STREET A - 27' B/B SECTION (36' R/W)
NOT TO SCALE



STREET A - 27' B/B SECTION (36' R/W)
NOT TO SCALE

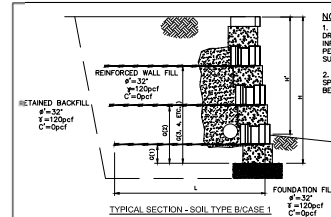


STREET B - 45.5' B/B SECTION (53' R/W)
NOT TO SCALE



CODED NOTES:
(A) DETECTABLE WARNING DOWNS
(B) PROVIDE POSITIVE DRAINAGE ALONG CURBLINE. SHOULD BE 1.0% MINIMUM SLOPE.
(C) WHERE THE DISTANCE FROM EITHER END OF THE BOTTOM OF THE GRADE BREAK TO THE BACK OF CURB IS GREATER THAN 5 FT, THE DETECTABLE WARNING SHALL BE PLACED AT THE BACK OF CURB

CURB RAMP DETAIL
NOT TO SCALE



NOTES:
1. DETAILS SHOWN ON THIS DRAWING ARE FOR GENERAL INFORMATION ONLY. FINAL DESIGN PER SOIL REPORT & WALL SUPPLIER ENGINEER.
2. PER NCBC 1704 AND 1807.2.5 SPECIAL INSPECTIONS MAY BE REQUIRED.

TOTAL GROUND HEIGHT		SOIL TYPE B/CASE 1									
1	2	3	4	5	6	7	8	9	10	11	12
2'-0"	2'-0"	0	N/A	N/A	-	-	-	-	-	-	-
2'-0"	2'-0"	0	N/A	N/A	-	-	-	-	-	-	-
4'-0"	4'-0"	1	4'-0"	4'-0"	-	-	-	-	-	-	-
7'-0"	7'-0"	3	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"
8'-0"	8'-0"	4	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"
11'-0"	11'-0"	6	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"
12'-0"	12'-0"	7	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"
15'-0"	15'-0"	9	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"
18'-0"	18'-0"	9	12'-0"	12'-0"	12'-0"	12'-0"	12'-0"	12'-0"	12'-0"	12'-0"	12'-0"
21'-0"	21'-0"	10	11'-0"	11'-0"	11'-0"	11'-0"	11'-0"	11'-0"	11'-0"	11'-0"	11'-0"

MODULAR RETAINING WALL
SCALE: NONE
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PHONE: 919.685.7960

HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY
STANAT'S PLACE
CONDITIONAL ZONING PLANS
KB HOME CAROLINAS

DETAILS

DATE: 05/04/2022
Scale: 1/8" = 1'-0"

Project Number:
21-0002-978

Drawn By: JRR
Checked By: CMR

Sheet Number:
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