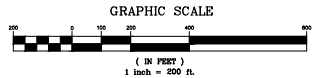


CONCEPT PLAN
STANAT'S PLACE
 CHAPEL HILL, NC
 2021



AREA MAP
 SCALE 1" = 200'

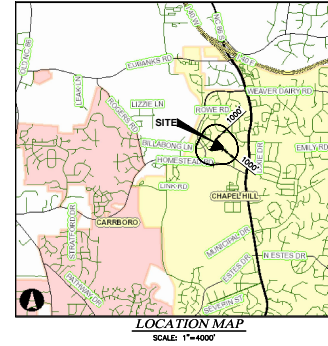
<p>OWNER DONALD & SYLVIA STANAT 2516 HOMESTEAD RD CHAPEL HILL, NC 27516</p>	<p>DEVELOPER CAPKOV VENTURES, INC. 202 E WINMORE AVE. CHAPEL HILL, NC 27516-8430 PHONE: 919.942.8005</p>	<p>DEVELOPER KB HOME CAROLINAS 4506 S. MIAMI BLVD., SUITE 100 DURHAM, NC 27703 PHONE: 919.768.7979</p>	<p>ENGINEER/SURVEYOR ADVANCED CIVIL DESIGN, INC. 51 KILMAYNE DRIVE, SUITE 102 CARY, NC 27511 PHONE (919) 481-6290 FAX (919) 336-5127</p>
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LEGEND

	CHAPEL HILL CORPORATE LIMITS
	ZONING BOUNDARY
	1000' NOTIFICATION LINE
	PROPERTY'S WITHIN NOTIFICATION AREA
	PROPOSED SITE
	OPEN SPACE

- SHEET INDEX**
- 1 COVER SHEET & AREA MAP
 - 2 EXISTING CONDITIONS PLAN
 - 3 SLOPE ANALYSIS PLAN
 - 4 RENDERED SITE PLAN
 - 5 PROPOSED CONCEPT PLAN



PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
 51 KILMAYNE DRIVE, SUITE 102
 CARY, NORTH CAROLINA 27511
 PHONE: 919.481.6290 FAX: 919.336.5127
 U.S. PROFESSIONAL ENGINEERS & SURVEYORS

PLAN PREPARED FOR:
KB HOME CAROLINAS
 4506 SOUTH MIAMI BLVD., SUITE 100A
 DURHAM, NC 27703
 PHONE: 919.768.7960

PROJECT INFORMATION:
 HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY
STANAT'S PLACE
 CONCEPT PLAN
 KB HOME CAROLINAS
 COVER SHEET & AREA MAP

STATE OF NORTH CAROLINA
 REGISTERED PROFESSIONAL ENGINEER
 JOHN W. BERRY
 LICENSE NO. 35089
 08/24/2021

PRELIMINARY

SHEET NO.: 2021-08-24 CONCEPT PLAN SUBMITTAL #1	PROJECT NUMBER: 21-0002-978
DRAWN BY: CMR	CHECKED BY: CMR
SHEET NUMBER: 1 / 5	

G:\31-0002-978\03-Production Drawings\DEVELOPMENT PLAN\CONCEPT PLANS\0002-978 AREA MAP.dwg COVER SHEET & AREA MAP Aug 24, 2021 - 3:06:53pm csh

G:\31-0002-2782\DWG\Production Drawings\Development Plans\CONCEPT PLANS\0002-978 EXISTING CONDITIONS PLAN - Aug 24, 2021 - 3:37:03am.dwg

LEGEND

Concrete Post	Electric Manhole	Gas Meter	Fire Hydrant
Tacked Hub / Trap Pt	Electric Transformer	Underground Line Marker	Water Valve
Post Sign / Lamp	Comm Manhole	Sprinkler Valve Box	Mailbox
Sign	Tel Pedestal	Misc. Manhole	Monitoring Well
Billboard / Oh Sign	Pole Elec	Iron Pipe Found	Iron Pin Set
Deciduous Tree	Pole Elec Tel	Iron Rod Found	PK Nail Set
Pine Tree	Pole Elec Tel Light	PK Nail Found	RR Spike Set
Shrub	Pole Tel	RR Spike Found	Iron pin set are 2/4" diameter iron pipe, 30' long and capped Advanced 7661
Sanitary Manhole	Pole Tel Light	Fence Post Found	X
Cleanout Access	Pole Light	Fence	Denotes Record Call
Storm Manhole	Stone Found	Conc. Monument Found	Underground Electric
Catch Basin	Pole Sign	Monument Box Found	SA-SA Ex. Sanitary
Curb Inlet W / Grate	Traffic Box	Monument Box Found	WA-WA Ex. Waterline
Gas Valve	Guy Pole	Monument Box Found	Ex. Soil Type Boundary
Tree	Guy Wire	Monument Box Found	Ex. of Stream
	Overhead Telephone		Ex. Edge of Pavement
	Overhead Electric		

EXISTING IMPERVIOUS SURFACES

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

FLOOD NOTE
By graphic plotting only this property is located in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) by the Federal Emergency Management Agency on Flood Insurance Rate Map, Community Panel No. 371988000K, with an effective date of 11/17/2017, in Orange County, North Carolina. No field surveying was performed to determine this zone.

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 DRIVEWAY AND ACCESSORY STRUCTURES THROUGHOUT.
THE WESTERN PORTION OF THE SITE IS BOUNDED TO THE WEST BY A RESIDENTIAL NEIGHBORHOOD.
THE NORTHERN PORTION OF THE SITE HAS AN EXISTING INGRESS, EGRESS, AND REGRESS EASEMENT AND GRAVEL 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 TOWARD THE SOUTHEAST CORNER. THE SITE PRIMARILY DRAINS FROM THE NORTH TO THE SOUTH TO AN PERENNIAL 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 ORDINANCE (RMO) AND TO ASSESS THE POTENTIAL FOR DE-CONSTRUCTION AND/OR THE RE-USE OF SALVAGEABLE MATERIAL.
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.

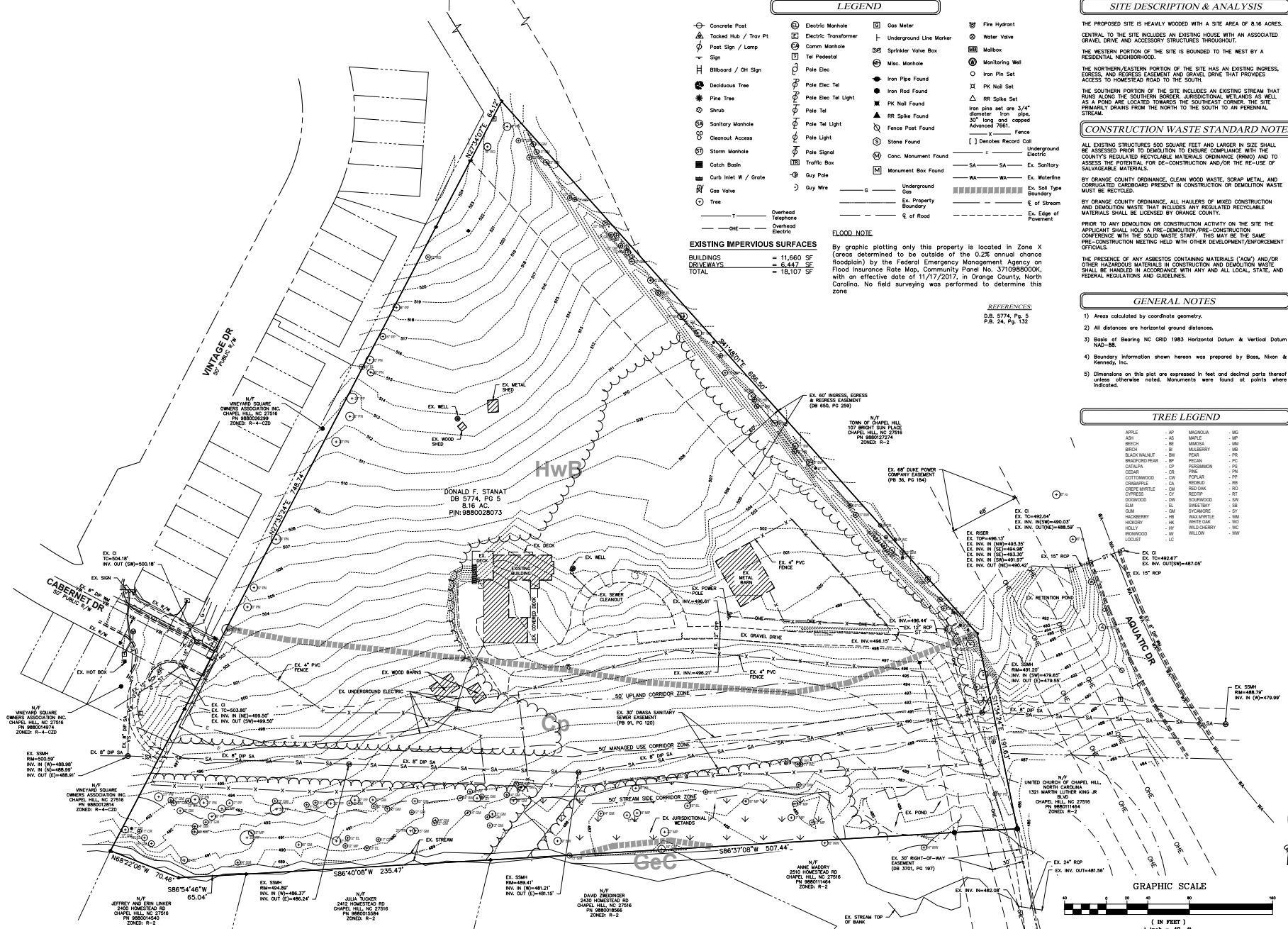
PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT SHALL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE SOLID WASTE STAFF. THIS MAY BE THE SAME PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT/ENFORCEMENT OFFICIALS.
THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIALS (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

- 1) Areas calculated by coordinate geometry.
- 2) All distances are horizontal ground distances.
- 3) Basis of Bearing NK GRID 1983 Horizontal Datum & Vertical Datum NAD-88.
- 4) Boundary information shown hereon was prepared by Bass, Nixon & Kennedy, Inc.
- 5) Dimensions on this plot are expressed in feet and decimal parts thereof unless otherwise noted. Monuments were found at points where indicated.

TREE LEGEND

APPLE	-AP	MAGNOLIA	-MG
ASH	-AS	MAPLE	-MP
BEECH	-BE	MANGROVE	-MB
BLACK WALNUT	-BW	PEAR	-PE
BROOKLYN PEAR	-BP	PECAN	-PC
CATALPA	-CP	PINE	-PN
CECILIAR	-CA	REDWOOD	-RW
COTTONWOOD	-CW	REDDI	-RT
DOGWOOD	-DO	REDWOOD	-RD
CREPE MYRTLE	-CM	REDTIP	-RT
DOGWOOD	-DO	ROSE	-RO
ELM	-EL	SWEETSHAW	-SW
ELM	-EL	SPRINGWOOD	-SP
HICKORY	-HI	WAX MYRTLE	-WM
HICKORY	-HI	YACONIA	-YC
HOLLY	-HO	WILD CHERRY	-WC
LOCUST	-LC	WILLOW	-WL



PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
 4509 SOUTH MIAMI BLVD., SUITE 100A
 DURHAM, NC 27703
 PHONE: 919.785.7980
 FAX: 919.785.9377

PLAN PREPARED FOR:
KB HOME CAROLINAS
 4509 SOUTH MIAMI BLVD., SUITE 100A
 DURHAM, NC 27703
 PHONE: 919.785.7980
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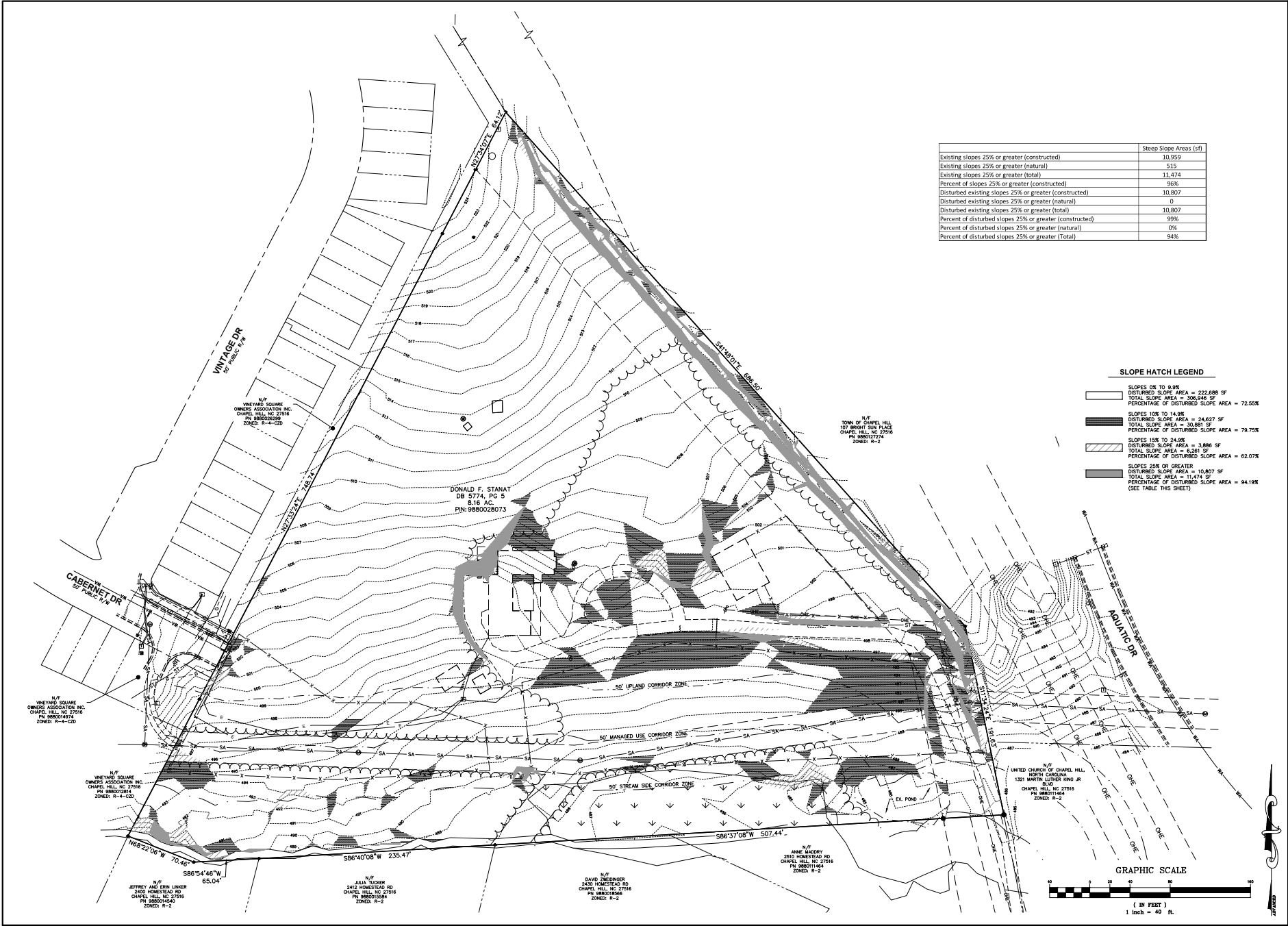
HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY
STANATT'S PLACE
CONCEPT PLAN
KB HOME CAROLINAS
EXISTING CONDITIONS PLAN

PRELIMINARY

 08/24/2021

Issue Date: 2021-08-24
 Date: 08/24/2021
 Scale: 1" = 40'
 Drawn By: CMR
 Checked By: CMR
 Project Number: 21-0002-978
 Sheet Number: 2 / 5

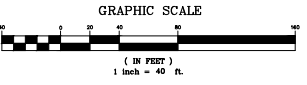
G:\31-0002-978\NIC\Production Drawings\Development PLAN\CONCEPT PLAN\0002-978 SLOPE ANALYSIS PLAN.dwg SLOPE ANALYSIS PLAN Aug 24, 2021 - 3:57:07pm orlx



	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 slopes 25% or greater (constructed)	96%
Disturbed existing slopes 25% or greater (constructed)	10,807
Disturbed existing slopes 25% or greater (natural)	0
Disturbed existing slopes 25% or greater (total)	10,807
Percent of disturbed slopes 25% or greater (constructed)	99%
Percent of disturbed slopes 25% or greater (natural)	0%
Percent of disturbed slopes 25% or greater (Total)	94%

SLOPE HATCH LEGEND

	SLOPES 0% TO 9.9% DISTURBED SLOPE AREA = 222,688 SF TOTAL SLOPE AREA = 386,948 SF PERCENTAGE OF DISTURBED SLOPE AREA = 72.55%
	SLOPES 10% TO 14.9% DISTURBED SLOPE AREA = 24,627 SF TOTAL SLOPE AREA = 30,881 SF PERCENTAGE OF DISTURBED SLOPE AREA = 79.75%
	SLOPES 15% TO 24.9% DISTURBED SLOPE AREA = 3,886 SF TOTAL SLOPE AREA = 6,281 SF PERCENTAGE OF DISTURBED SLOPE AREA = 62.07%
	SLOPES 25% OR GREATER DISTURBED SLOPE AREA = 10,807 SF TOTAL SLOPE AREA = 11,474 SF PERCENTAGE OF DISTURBED SLOPE AREA = 94.19% (SEE TABLE THIS SHEET)



PLAN PREPARED BY:
KB HOME CAROLINAS
 4506 SOUTH MIAMI BLVD, SUITE 100A
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 PHONE: 919.668.7860

PROJECT PREPARED FOR:
STANATT'S PLACE
CONCEPT PLAN
KB HOME CAROLINAS
SLOPE ANALYSIS PLAN



Issue Date: 2021-08-24
 Date: 08/24/2021
 Scale: 1" = 40'
 Drawn By: CMR
 Checked By: CMR
 Project Number: 21-0002-978
 Sheet Number: 3 / 5



STANAT'S PLACE

Chapel Hill, North Carolina

Rendered Site Plan

Scale: 1" = 50'



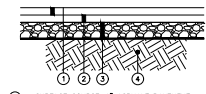
Sheet Number:

4 / 5

	RCD Areas (sf)		
	50-ft Stream Side	50-ft Managed Use	50-ft Upland
RCD on Site	34,520	42,665	41,136
Existing Sewer Easement	1,959	15,819	7,015
Existing Buildings	0	0	66
Existing Drive	0	633	698
Proposed Public Greenway Easement	0	748	10,620
Proposed Impervious Area	0	15	7,951
Percent Impervious	0	0%	19%
Proposed Land Disturbance	0	1,243	35,450
Proposed Land Disturbance (minus easement, impervious, & public greenway)	0	(15,357)	17,091
Percent of land disturbance	0	4%	86%
Percent of land disturbance (minus easement, impervious, & public greenway)	0	-36%	43%
Percent of disturbance per Table 3.6.3-3		20%	40%

TREE CANOPY COVERAGE CALCULATIONS

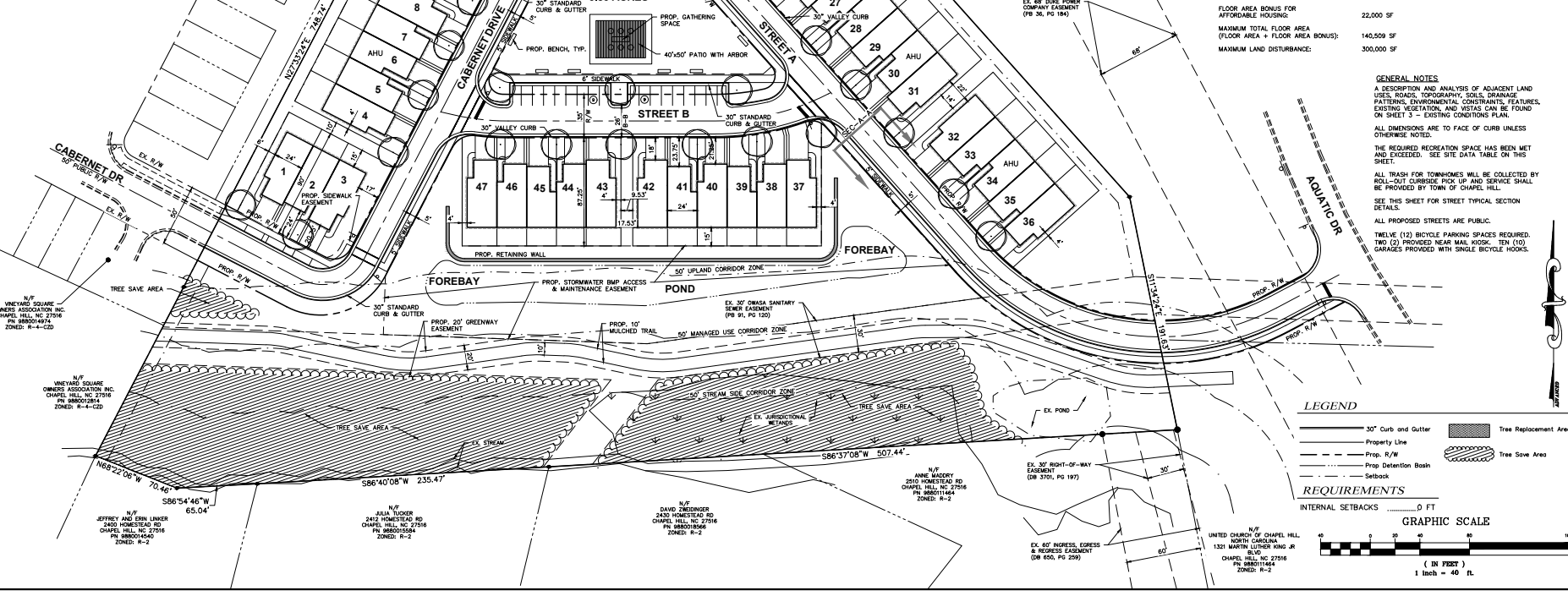
TREE CANOPY COVERAGE REQUIRED:	30%
NET LAND AREA:	8,163 AC
AREAS NOT COUNTING TOWARD TREE CANOPY CALCULATIONS:	
RECREATION AREAS:	0.514 AC
EASEMENTS (EXCLUDING PAVEMENT):	1.537 AC
EXISTING POND:	0.084 AC
RIGHT OF WAY:	1.294 AC
TOTAL LAND AREA NOT COUNTED:	3.429 AC
APPLICABLE LAND AREA:	4.734 AC
TREE CANOPY REQUIRED: 4.734 AC X 30% = 1.420 AC	
EXISTING TREE CANOPY TO REMAIN:	1.139 AC
ADDITIONAL TREE CANOPY REQUIRED:	0.281 AC
REQUIRED REPLACEMENT TREES (1 PER 500 SF): 28 TREES = 0.287 AC	
PROPOSED STREET TREES:	27 TREES
OWNER SITE TREES:	4 TREES
TOTAL TREES:	31 TREES



- 1 SURFACE COURSE, 1" ASPHALT PAVEMENT
- 2 BASE COURSE, 2" ASPHALT PAVEMENT
- 3 8" COMPACTED AGGREGATE BASE COURSE
- 4 SUBGRADE COMPACTION

STANDARD DUTY PAVEMENT SECTION

NOT TO SCALE



N/E VINEYARD SQUARE OWNERS ASSOCIATION INC. CHAPEL HILL, NC 27514 PN 988001474 ZONED: R-4-C2D

N/E VINEYARD SQUARE OWNERS ASSOCIATION INC. CHAPEL HILL, NC 27514 PN 988001281 ZONED: R-4-C2D

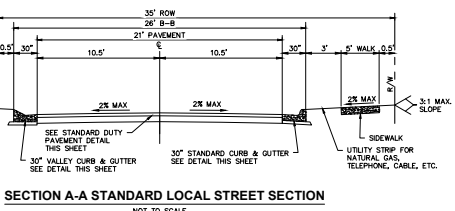
N/E JEFFREY AND STEVE UNDER 2400 HOMESTEAD RD CHAPEL HILL, NC 27516 PN 988001440 ZONED: R-2

N/E JULIA LOCKER 2411 HOEY RD CHAPEL HILL, NC 27516 PN 988001504 ZONED: R-2

N/E DAVID ZWISLOCKI 2400 HOMESTEAD RD CHAPEL HILL, NC 27516 PN 988001496 ZONED: R-2

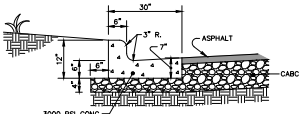
N/E ANNE MARY 2010 HOMESTEAD RD CHAPEL HILL, NC 27516 PN 988001444 ZONED: R-2

N/E UNITED CHURCH OF CHAPEL HILL NORTH CAROLINA 1201 MATTHEW HUNT JR BLVD CHAPEL HILL, NC 27516 PN 988011464 ZONED: R-2



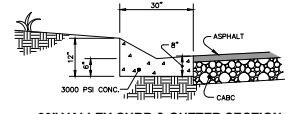
SECTION A-A STANDARD LOCAL STREET SECTION

NOT TO SCALE



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NOT TO SCALE



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NOT TO SCALE

SITE DATA TABLE

PROJECT NAME:	STANAT'S PLACE
APPLICANT:	ADVANCED CIVIL DESIGN, INC. 51 KALAMINE DRIVE, SUITE 102 CARY, NC 27511
PARCEL ID NUMBERS:	988002873
LAND AREA CALCULATIONS:	8,163 ACRES
NET LAND AREA:	8,166 ACRES (108 OF N/A)
CREDITED AREA:	391,119 SF (8,979 AC) (USED FOR DENSITY CALCULATION)
TOTAL GROSS LAND AREA (GLA):	8,166 ACRES
PROPOSED ZONING:	R-5-C2D
EXISTING ZONING:	R-5-C2D
OUTSIDE CORPORATE LIMITS:	NO
OUTSIDE WATERSHED PROTECTION DISTRICT:	YES
OUTSIDE FLOODPLAIN:	YES
OUTSIDE 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:	5 (LABELED "AHU" ON THIS SHEET)
PROPOSED TOTAL # OF UNITS:	47
PROPOSED MINIMUM LOT SIZE:	3,084 SF
RECREATION SPACE REQUIRED:	GROSS LAND AREA X RECREATION SPACE RATIO (391,119 SF x (0.05) = 19,556 SF)
RECREATION SPACE PROVIDED:	22,411 SF NEIGHBORHOOD GREEN
MINIMUM PARKING REQUIRED:	1.5 SPACES PER UNIT = 71 SPACES
MAXIMUM PARKING REQUIRED:	2.25 SPACES PER UNIT = 105 SPACES
PROPOSED PARKING:	1.5 SPACES PER UNIT + 47 UNITS = 71 SPACES (ON DRIVEWAYS)
TOTAL PROPOSED PARKING:	24 PARKING SPACES (INCLUDING 1 HANDICAP SPACE)
MINIMUM BICYCLE PARKING REQUIRED:	1 SPACES PER 4 UNITS = 12 SPACES
BICYCLE PARKING PROVIDED:	13 PROVIDED NEAR MAIL KIOSK
TOTAL BICYCLE PARKING PROVIDED:	10 PROVIDED IN GARAGES WITH SINGLE BICYCLE HOOK FOR EACH 12 SPACES
PROPOSED INTERIOR LOT SETBACKS:	
FRONT -	0'
SIDE -	0'
REAR CORNER -	0'
REAR -	0'
REQUIRED PERIMETER SETBACKS:	
INTERIOR -	6'
STREET -	10'
SOLAR -	0'
PROPOSED BUILDING SEPARATION:	
MAXIMUM BUILDING HEIGHT (PRIMARY):	12'
MAXIMUM BUILDING HEIGHT (SECONDARY):	30'
MAXIMUM IMPERVIOUS SURFACE RATIO:	0.50
PROPOSED IMPERVIOUS SURFACE RATIO:	0.46
TOTAL IMPERVIOUS SURFACE:	180,000 SF
FLOOR AREA:	118,509 SF
FLOOR AREA BONUS FOR AFFORDABLE HOUSING:	22,000 SF
MAXIMUM TOTAL FLOOR AREA (FLOOR AREA + FLOOR AREA BONUS):	140,509 SF
MAXIMUM LAND DISTURBANCE:	300,000 SF

GENERAL NOTES

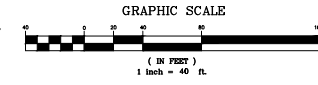
- A DESCRIPTION AND ANALYSIS OF ADJACENT LAND USES, TOPOGRAPHY, SOILS, DRAINAGE PATTERNS, ENVIRONMENTAL CONSTRAINTS, FEATURES, EXISTING VEGETATION, AND WETLANDS CAN BE FOUND ON SHEET 3 - EXISTING CONDITIONS PLAN.
- ALL IMPROVEMENTS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- THE REQUIRED RECREATION 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.
- SEE THIS SHEET 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.

LEGEND



REQUIREMENTS

INTERNAL SETBACKS 0 FT



PLAN PREPARED BY:

 ADVANCED CIVIL DESIGN

PLAN PREPARED FOR:
KB HOME CAROLINAS
 4650 SOUTH HAZEL BLVD., SUITE 100A
 DURHAM, NC 27703
 PHONE: 919.683.7860

HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY
STANAT'S PLACE
CONCEPT PLAN
KB HOME CAROLINAS
PROPOSED CONCEPT PLAN

PRELIMINARY
 08/24/2021

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