



Concept Plans are intended to be an opportunity for the Town Council and some Boards and Commissions, and the community to review and consider major development proposals and their potential benefits and impacts. Applicants propose a Concept Plan with the expectation of receiving feedback on their development idea.

The following are questions that the Council may ask of an applicant during the discussion of a Concept Plan. The attached application addresses the topics below. Please contact our staff if you have any questions or if we can provide additional information ([planning@townofchapelhill.org](mailto:planning@townofchapelhill.org))

1. Would this project demonstrate compliance with the Comprehensive Plan?

a. Compliance with:

- Small Area Plan
- Overlay Zone / NCD
- Study Area:
- Land Use Plan

**Yes, Stanat's Place demonstrates compliance with the Comprehensive Plan, Northern Area Task Force Report, and the Future Land Use Map.**

2. Would the proposed project comply with the Land Use map?

**Yes, Stanat's Place demonstrates compliance with the Land Use Map.**

3. Would the proposed project require a rezoning?

**Yes, the site is currently R-2 and will need to be re-zoned to R-5-CZD.**

4. What is the proposed zoning district?

**The proposed zoning is R-5-CZD.**

5. Would the proposed project require modifications to the existing regulations?

**Yes, however, no substantive regulations will require modification.**

6. If there is a residential component to the project, does the applicant propose to address affordable housing?

- Has the applicant presented its Concept Plan to the Housing Advisory Board (this is a voluntary step in the process)?

**The applicant has proposed an affordable housing plan for Stanat's Place as part of the "Developer's Program". The applicant has presented a conceptual affordable housing plan to the Town Staff and will present the proposal to the Affordable Housing Board for feedback.**

- Has the applicant met with appropriate Town staff to discuss affordable housing policy, expectations and options?

**Town Staff has conveyed the Town's affordable housing expectations and the Applicant has discussed the proposed affordable housing with the Town staff through in depth discussions of alternatives and the needs of the Chapel Hill community during the approval process for Bridgepoint I. Stanat's Place will be similar.**



- Is the project for ownership or rental?

**The town homes in the community will be sold to individual owners.**

7. Are there existing conditions that impact the site design (i.e. environmental features such as RCD, slopes, erosion and sedimentation, retention of trees and tree stands, stormwater drainage patterns, significant views into and out of the site)

**The Stanat's Place site has a perennial stream along the southern property line and associated RCD.**

8. Has the applicant addressed traffic impacts? Traffic and circulation issues?

**The Applicant had a Traffic Impact Analysis completed just over a year ago which indicates no significant traffic issues around the proposed site. The Traffic Impact Analysis will be updated once a formal application is submitted.**

9. How is the application compatible with the surrounding neighborhood and/or district?

**It's compatible with the surrounding neighborhood. There are existing townhomes to the north and west of our site, existing single family residences to the south, and an existing sports complex to the north and east owned by the Town.**

10. Has the applicant discussed the project with adjacent neighbors?

**The applicant will discuss the community with the residents of Vineyard Square to the west, and the residents of the single family homes to the south.**



Section A: Project Information

Section B: Applicant's Name and Contact Person's Information

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Carla Rice

1/4/21

Carla Rice

8/4/21



## Checklist

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning and Sustainability at (919)968-2728 or at [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org).

X	<b>Application fee</b> ( <a href="#">refer to fee schedule</a> )	Amount Paid \$	380.00
X	<b>Pre-application meeting</b> – with appropriate staff		
X	<b>Digital Files</b> - provide digital files of all plans and documents		
X	<b>Concept Project Fact Sheet</b>		
X	<b>Statement of Compliance with Design Guidelines</b> (1 copies)		
X	<b>Statement of Compliance with Comprehensive Plan</b> (1 copies)		
X	<b>Affordable Housing Proposal, if applicable</b> (Rezoning Policy or Inclusionary Ordinance)		
X	<b>Mailing list of owners of property within 1,000 feet perimeter of subject property</b> ( <a href="#">see GIS notification tool</a> )		
X	<b>Mailing fee for above mailing list</b>	Amount Paid \$	213.00
X	<b>Developer’s Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:</b>		
	<ul style="list-style-type: none"> <li>• Natural features of site</li> <li>• Access, circulation, and mitigation of traffic impacts</li> <li>• Arrangement and orientation of buildings</li> <li>• Natural vegetation and landscaping</li> <li>• Impact on neighboring properties</li> <li>• Erosion, sedimentation, and stormwater</li> </ul>		
X	<b>Resource Conservation District, Floodplain, &amp; Jordan Buffers Determination</b> - necessary for all submittals		
X	<b>Reduced Site Plan Set (reduced to 8.5"x11")</b>		

## Plan Sets (1 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks and buffers
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable



## Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.
- f) 1,000' notification boundary

## Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

## Proposed Site Plan

- a) Existing building locations
- b) General location of proposed structures
- c) Parking areas
- d) Open spaces and landscaped areas
- e) Access points and circulation patterns for all modes of transportation
- f) Approximate locations of trails, pedestrian and bicycle connections, transit amenities, and parking areas
- g) Approximate location of major site elements including buildings, open areas, natural features including stream buffers, wetlands, tree stands, and steep slopes
- h) Proposed land uses and approximate location



## Concept Plan Project Fact Sheet

Site Description	
Project Name	Stanat's Place
Address	2516 Homestead Road, Chapel Hill, NC 27516
Property Description	Single tract of land currently occupied by single-family dwelling unit and various accessory structure. The site is partially wooded. The overall site includes a Net Land Area (NLA) of approximately 8.16 acres and a Gross Land Area (GLA) of 8.98 acres.
Existing Land Use	Single Family
Proposed Land Use	Single Family with Conditional Zoning
Orange County Parcel Identifier Numbers	9880028073
Existing Zoning	R-2
Proposed Zoning	R-5-CZD
Application Process	Conditional Zoning
Comprehensive Plan Elements	(1) Complements adjacent development; (2) Provides orderly redevelopment to achieve appropriate and compatible use of land; (3) Potential future greenway connections along western portion of site; (4) increases the availability of medium income housing; (5) Limit impervious area as delineated in Table 3.8-1; (5) Maintain the Urban Services Area/Rural Buffer Boundary; and (6) Conserve and protect the natural setting of Chapel Hill.
Overlay Districts	None

Topic	Requirement	Proposal	Status
<b>Use/Density</b> ( <a href="#">Sec 3.7</a> )	Maximum 15 Units/Acre	5.23 Units/Acre	
<b>Dimensional Standards</b> ( <a href="#">Sec. 3.8</a> )	Street - 10' Interior - 6' Solar - 8'	Street - 10' Interior - 0' Solar - 8'	
<b>Floor area</b> ( <a href="#">Sec. 3.8</a> )	Maximum - 140,509 SF	140,500 SF	
<b>Modifications to Regulations</b> ( <a href="#">Sec. 4.5.6</a> )	Yes	See Modifications to Regulations Proposal	
<b>Adequate Public Schools</b> ( <a href="#">Sec. 5.16</a> )	Yes	Certificate of Adequacy to be provided with ZCP submittal	
<b>Inclusionary Zoning</b> ( <a href="#">Sec. 3.10</a> )	7 Affordable Housing Units	See attached Developer's Plan with Affordable Housing	
<b>Landscape</b>			
<b>Buffer – North</b> ( <a href="#">Sec. 5.6.2</a> )	N/A	N/A	
<b>Buffer – East</b> ( <a href="#">Sec. 5.6.2</a> )	20-ft Type B external	N/A (existing 20-ft Type B on adjacent property)	
<b>Buffer – South</b> ( <a href="#">Sec. 5.6.2</a> )	10-ft Type B internal	10-ft Type B (existing vegetation)	
<b>Buffer - West</b> ( <a href="#">Sec. 5.6.2</a> )	10-ft Type A internal	N/A (Existing 10-ft Type B on adjacent property PB 92/56)	



<b>Tree Canopy</b> ( <a href="#">Sec. 5.7</a> )	1.420 Acres	1.43 Acres	
<b>Landscape Standards</b> ( <a href="#">Sec. 5.9.6</a> )	In accordance with LUMO Section 5.9.6	In accordance with LUMO Section 5.9.6	
<b>Environment</b>			
<b>Resource Conservation District</b> ( <a href="#">Sec. 3.6</a> )	150'	150'	
<b>Erosion Control</b> ( <a href="#">Sec. 5.3.1</a> )	In accordance with LUMO Section 5.3.1	In accordance with LUMO Section 5.3.1	
<b>Steep Slopes</b> ( <a href="#">Sec. 5.3.2</a> )	< 25% of 4:1 slopes disturbed	99% of 4:1 man-made slopes disturbed	
<b>Stormwater Management</b> ( <a href="#">Sec. 5.4</a> )	Section 2 of the 2005 Design Manual	Wet Pond	
<b>Land Disturbance</b>	N/A	300,000 sf	
<b>Impervious Surface</b> ( <a href="#">Sec. 3.8</a> )	50%	180,000 sf (46%)	
<b>Solid Waste &amp; Recycling</b>	Yes	Town	
<b>Jordan Riparian Buffer</b> ( <a href="#">Sec. 5.18</a> )	N/A	N/A	
<b>Access and Circulation</b>			
<b>Road Improvements</b> ( <a href="#">Sec. 5.8</a> )	Existing Public Road Improvements - N/A Proposed Internal Street Standards - Yes	N/A 25' B/B	
<b>Vehicular Access</b> ( <a href="#">Sec. 5.8</a> )	Yes	Two entrances provided	
<b>Bicycle Improvements</b> ( <a href="#">Sec. 5.8</a> )	N/A	N/A	
<b>Pedestrian Improvements</b> ( <a href="#">Sec. 5.8</a> )	Yes	Sidewalk interconnectivity	
<b>Traffic Impact Analysis</b> ( <a href="#">Sec. 5.9</a> )	N/A	N/A	
<b>Vehicular Parking</b> (Sec. 5.9)	Minimum 1.5 per unit Maximum 2.25 per unit	2 per unit	
<b>Transit</b> ( <a href="#">Sec. 5.8</a> )	N/A	N/A	
<b>Bicycle Parking</b> ( <a href="#">Sec. 5.9</a> )	1 per 4 units	2 provided near mail kiosk 10 provided in garage	
<b>Parking Lot Standards</b> ( <a href="#">Sec. 5.9</a> )	In accordance with LUMO Section 5.9	In accordance with LUMO Section 5.9	
<b>Technical</b>			



<b>Fire</b>	In accordance with NC Fire Code	In accordance with NC Fire Code	
<b>Site Improvements</b>	Yes	See proposed Site Plan	
<b>Schools Adequate Public Facilities</b> ( <a href="#">Sec. 5.16</a> )	Yes	Certificate of Adequacy to be provided with ZCP submittal	
<b>Recreation Area</b> ( <a href="#">Sec. 5.5</a> )	19,556 sf	22,411 sf Neighborhood Green	
<b>Lighting Plan</b> ( <a href="#">Sec. 5.11</a> )	In accordance with LUMO Section 5.11	In accordance with LUMO Section 5.11	
<b>Homeowners Association</b> ( <a href="#">Sec. 4.6</a> )	Yes	Will provide	

Symbol	Meaning	Symbol	Meaning
	Meets Standard	<b>M</b>	Modification necessary
NA	Not Applicable	UNK	Not known at this time





## **Stanat's Place Developers Program**

**Developers Background:** Capkov Ventures Inc. is a Chapel Hill owned and operated development company that has been building communities in Chapel Hill and Carrboro for the last 30 years. Capkov Ventures is owned by Scott Kovens who has lived in Chapel Hill for his entire adult life. Communities that have been designed and developed by Capkov Ventures Inc. include;

- 1) Weatherhill Pointe, Carrboro
- 2) Bolin Forest, Carrboro
- 3) Erwin Village, Chapel Hill
- 4) Columbia Place, Chapel Hill
- 5) Pickard Oaks, Chapel Hill
- 6) The Cedars at Bolin Forest, Carrboro
- 7) Franklin Grove, Chapel Hill
- 8) Chancellors View, Chapel Hill
- 9) Winmore, Carrboro
- 10) The Goddard School, Chapel Hill
- 11) Burch Kove, Chapel Hill (design and entitlements only)
- 12) Chandlers Woods (design and entitlements only)

**Overview:** Capkov Ventures is proposing to develop a community of 47 town homes on a wonderful infill site located between the Vineyard Square town home community and Homestead Park. It is a natural extension of Cabernet Drive from Vineyard Square which was designed to be extended into the proposed site. Cabernet Drive will extend through the community and intersect with Aquatic Dive which leads into Homestead Park. What an ideal location for a town home community immediately adjacent to Chapel Hill's signature park and Aquatics Center.

Capkov recently received approval for the Bridgepoint town home community just across Weaver Dairy Road Extension from this proposed site. We have taken the feedback we received from the Town Council, the Community Design Commission, and the Town Review Boards during the approval process for Bridgepoint and tried to incorporate that feedback into the concept plan for this new community. The roughly eight (8) acre property has been owned by the Stanat family for the last 30 years who have recently downsized and moved to a

retirement community nearby. For application purposes we will call the proposed community Stanat's Place.

Capkov is proposing a community that will serve a wide range of age groups focusing on first time home buyers, families, and downsizing seniors who are looking for lower maintenance than a single-family home. The community is designed to serve the middle-income price range often referred to in Chapel Hill as the "Missing Middle". As we are all aware it has become virtually impossible to find homes in Chapel Hill in the middle-income price range. Stanat's Place will add diversity and depth to the housing opportunities in Chapel Hill.

**Proposal Specifics:** Stanat's Place is a roughly eight-acre site. Capkov is requesting a Conditional Zoning Permit for 47 town homes. The current zoning of R-2 will need to be revised to Conditional Zoning (CZ)-R-5. The property is located north of Homestead Road, west of Aquatic Drive, east of Weaver Dairy Extension Road, and south of the Vineyard Square community. As proposed Stanat's Place will have two means of ingress and egress. One from the natural extension of Cabernet Drive on the west, and a second from Aquatic Drive on the east side of the community. All utilities are currently available to the site and a 30' OWASA sewer easement with a public-main runs west to east through the site. The property is triangular in shape with a stream running from west to east across the property. A 20' Greenway Trail Easement will run along the stream and will be dedicated to the Town of Chapel Hill creating a final link in the Greenway Trail System. A water quality pond will be constructed just south of the town homes overlooking the Greenway Trail and the creek. The water quality pond will be a wet pond that is heavily landscaped.

**Access and Circulation:** Two vehicular access points have been proposed for Stanat's Place both conforming to the Chapel Hill Land Use Ordinance and the State Fire Code. The first access point will be facilitated by the extension of Cabernet Drive from Vineyard Square. Cabernet Drive was designed to extend into Stanat's Place when Vineyard Square was developed. The Cabernet Drive access point will provide direct access to I-40 via Weaver Dairy Road Extension. The second access will be formed by connecting Cabernet Drive to Aquatic Drive. Aquatic Drive then travels south to Homestead Road. The entry point of Cabernet Drive onto Aquatic Drive is south of any of the Homestead Park amenities. An extensive Traffic Impact Analysis was prepared for this area just over a year ago which indicated that both Weaver Dairy Road Extension and Homestead Road had sufficient capacity for additional development. The Traffic Impact Analysis will be updated at the point of final application. The soon to be constructed Homestead Road Improvement Project, and the signal light improvements being done as part of Bridgepoint, will enhance traffic safety along Homestead Road. All roads will be built to public standards and dedicated to the Town of Chapel Hill as public roadways.

Stanat's Place will also provide the final link in the Chapel Hill Greenway System that will eventually connect the Green Tract and all the communities to the south to Homestead Park. Currently Greenway Trail Easements are in place across the Towns 2200 Homestead Road site, Bridgepoint, Vineyard Square, and as proposed Stanat's Place.

**Buffers and Natural Constraints:** Stanat's Place has been designed with vegetative buffers around the perimeter of the community and street trees along the internal public streets. The buffers will conform to both the Design Guidelines and

the Chapel Hill Land Use Ordinance. There is an existing buffer between Stanat's Place and Homestead Park that is roughly 40' of both hardwood and evergreen trees. The community will feature a central park with over half of an acre public green. The southern property line has a perennial stream running west to east across the site. The proposed plan takes advantage of the Resource Conservation District (RCD) surrounding the stream by allowing it to become a beautiful natural area with an extension of the Chapel Hill Greenway Trail running along the creek. We will place benches along the Greenway Trail and dedicate it to the Town of Chapel Hill Parks and Recreation System. The town homes which front Public Street "B" will overlook a heavily landscaped pond, the Greenway Trail, and the stream and associated buffers. The site is generally flat sloping from north to south. There are small unconnected areas of moderately steep slopes resulting from the house and driveway construction. The site is naturally gently sloping.

**Stormwater Management:** As proposed Stanat's Place will have an elongated wet pond running parallel, but separated from, the perennial stream running along the southern portion of the site. The pond will be heavily landscaped with three tiers of plantings above and below the water line and will be an attractive amenity. The pond will be designed to conform with volume, velocity, and water quality standards laid out in the Chapel Hill Land Use Management Ordinance and the Design Guidelines.

**Recreational Amenities:** Stanat's Place will provide onsite recreational facilities. The Applicant proposes constructing the last essential link in the Chapel Hill Greenway Trail leading to Homestead Park. It will connect Bridgepoint, the Town owned 2200 Homestead Road community, Vineyard Square, and future communities to the north including the Green Tract to Homestead Park. A Greenway Trail link was provided by the Bridgepoint site community as part of their recreation plan, another as part of the approval for the 2200 Homestead Road site, and a link was provided by Vineyard Square when that community was built. We believe this will be the last link to connect the pieces together and make a continuous Greenway Trail to Homestead Park. We have shown a community meeting spot in the form of an arbor in the central park and a flower garden. One of the wonderful things about this unique location is that it shares a property line with Homestead Park with its soccer fields, baseball fields, dog park, aquatics center, skateboard park, and several wonderful playgrounds for the children. This allows the Applicant to apply the recreational commitment to the beautification of the Greenway Trail.

**Home Design:** The town homes in the Stanat's Place community will be a traditionally designed homes with attached two car garages. There will be two full parking spaces outside the garage providing two off-street parking spaces. The lot size will allow for a town home with a footprint of 24' X 62' providing great flexibility in design and size of the homes. Each town home will have a private courtyard in the back of each home. Our primary market is starter homes for families to take advantage of the nearby schools and recreational opportunities, but downsizing adults moving from single family homes will also comprise a large share of anticipated homeowners. Both upstairs and downstairs homes are planned with three-bedroom two bath town homes probably being the most frequently constructed. The town homes will be arranged in buildings ranging between 4-6 units.

**Impact on Neighboring Properties:** Stanat's Place is entirely consistent with the adjacent town homes in the Vineyard Square community. The town homes will provide an ideal transitional buffer between Vineyard Square and some of the commercial and multi-family developments south of the proposed site. The town home use seems to be a perfect fit.

We are very excited about the possibility of having an opportunity to bring Stanat's Place to Chapel Hill. We believe the town home market in Chapel Hill is badly underserved as is middle income homes across the board. We believe that Stanat's will fill an essential part of the communities' housing needs and we ask for your support.

Thank you, Eric Chupp

Director of Development  
Capkov Ventures Inc.  
(919) 260-7262  
[ericbchupp@bellsouth.net](mailto:ericbchupp@bellsouth.net)



## **Stanat's Place Affordable Housing Plan**

Capkov Ventures Inc. recently received approval for the Bridgepoint town home community across Weaver Dairy Extension Road from the proposed Stanat's Place community. After extensive discussions with the Housing Advisory Board, The Community Home Trust, and Town Staff our we came up with an affordable housing plan which met the goals of the Inclusionary Zoning Ordinance. Our plan offers a significantly larger home than required by the Inclusionary Zoning Ordinance, thereby expanding the reach of affordable housing to families where the typical affordable home would be too small. The income levels remain as specified by the ordinance at 65% and 80% of the median income, but the number of homes has been reduced from 15% to 10%.

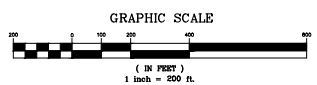
1. Stanat's Place will provide (4) Affordable Homes dispersed evenly within the community.
2. Two of the homes will be available to those households earning 80% or less of the median income, two of the homes will be available to those households earning 65% or less of the median income.
3. The homes will all be three (3) bedroom homes.
4. Each of the homes will be constructed from a market rate floor plan at Stanat's Place and will have approximately 1,700 square feet of heated living space. Each Affordable Home will have two (2) car garages just like the market rate models.
5. Each Affordable Home will be conveyed to the Community Home Trust for perpetual affordability.

CONCEPT PLAN  
**STANAT'S PLACE**  
 CHAPEL HILL, NC  
 2021



AREA MAP  
 SCALE 1" = 200'

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

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

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

DATE: 08/24/2021  
 SCALE: 1" = 200'

Drawn By: **CMR** Checked By: **CMR**

Project Number:  
**21-002-978**

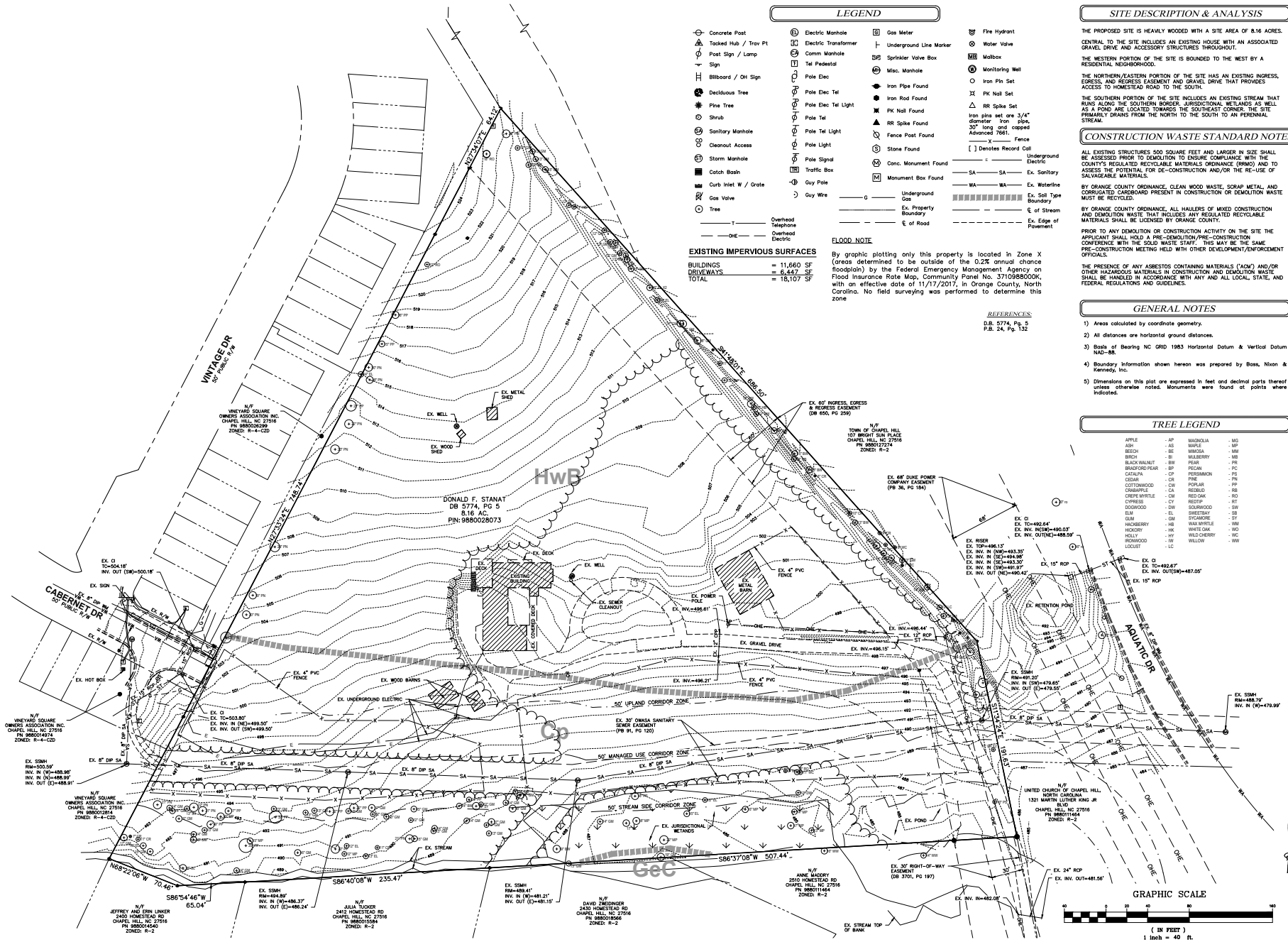
Sheet Number:  
**1 / 5**

08/24/2021

2021-08-24 CONCEPT PLAN SUBMITTAL #1

PRELIMINARY

G:\31-002-978\00-Production Drawings\Development Plans\002-978 AREA MAP.dwg COVER SHEET & AREA MAP Aug 24, 2021 - 3:06:53pm cldc



LEGEND			
Concrete Post	Electric Manhole	Gas Meter	Fire Hydrant
Tapped Hub / Tap 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 Fence
Cleanout Access	Stone Found	Denotes Record Call	[ ] Undergroud Electric
Storm Manhole	Pole Signal	Conc. Monument Found	SA-SA Ex. Sanitary
Catch Basin	Traffic Box	Monument Box Found	WA-WA Ex. Waterline
Curb Inlet W / Grate	Guy Pole	Underground Gas	Ex. Soil Type Boundary
Gas Valve	Guy Wire	Ex. Property Boundary	□ of Stream
Tree	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. 371988000, 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 GRAVEL DRIVE, 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 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 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**  
 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	MADONIA	-MD
ASH	-AS	MAPLE	-MP
BEECH	-BE	MANGROVE	-MM
BLACK WALNUT	-BW	PEAR	-PR
BROOKING PEAR	-BP	PECAN	-PC
CATALPA	-CP	PISTACHIO	-PI
CECILIA	-CE	RED BUD	-RB
CHERRYWOOD	-CW	REDBUD	-RS
CYPRESS	-CY	RED OAK	-RO
DOGWOOD	-DO	REDTIP	-RT
ELM	-EL	SWEETGUM	-SG
FLORIDA YACON	-FY	SOURWOOD	-SW
HACKBERRY	-HB	WAX MYRTLE	-WM
HICKORY	-HI	YACON	-YO
HOLLY	-HO	WILD CHERRY	-WC
LOCUST	-LC	WILLOW	-WL

**GRAPHIC SCALE**  
 ( IN FEET )  
 1 inch = 40 ft.

PLAN PREPARED BY: **ADVANCED CIVIL DESIGN**  
 91 Wilshire Drive, Suite 102  
 Cary, North Carolina 27513  
 Tel: 919.338.9377  
 Fax: 919.338.9377

PLAN PREPARED FOR: **KB HOME CAROLINAS**  
 4650 SOUTH HAWK BLVD., SUITE 100A  
 DURHAM, NC 27703  
 PHONE: 919.785.7890

HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY  
**STANATT'S PLACE**  
**CONCEPT PLAN**  
**KB HOME CAROLINAS**  
**EXISTING CONDITIONS PLAN**

DATE: 08/24/2021  
 SCALE: 1" = 40'  
 DRAWN BY: CMR  
 CHECKED BY: CMR  
 PROJECT NUMBER: 21-0002-978  
 SHEET NUMBER: 2 / 5

PRELIMINARY







# STANAT'S PLACE

Chapel Hill, North Carolina

# Rendered Site Plan

Scale: 1" = 50'



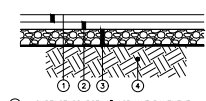
Sheet Number:

4 / 5

	RCD Areas (sf)		
	50-ft Stream Side	50-ft Managed Use	50-ft Upland
RCD on Site	34,520	42,065	41,136
Existing Sewer Easement	1,959	15,819	7,015
Existing Buildings	0	0	66
Existing Drive	0	533	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	1,293	35,450
Proposed Land Disturbance (minus easement, impervious, & public greenway)	0	(15,357)	17,093
Percent of land disturbance	0	4%	96%
Percent of land disturbance (minus easement, impervious, & public greenway)	0	-36%	43%
Percent of disturbance per Table 5.6.3-3	20%	40%	40%

**TREE CANOPY COVERAGE CALCULATIONS**

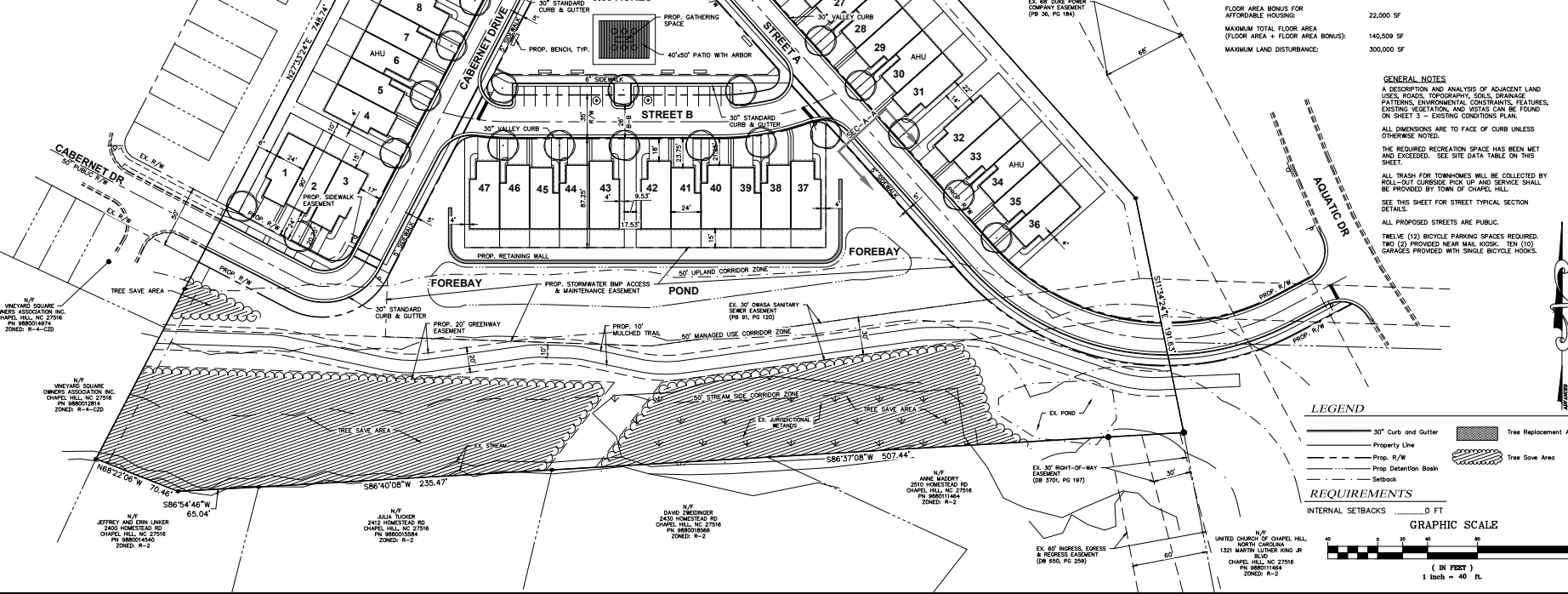
TREE CANOPY COVERAGE REQUIRED:	30%
NET LAND AREA:	8,163 AC
AREAS NOT COUNTING TOWARD TREE CANOPY CALCULATIONS:	
RECREATION AREAS:	0.514 AC
EASEMENTS (EXCLUDING PAVEMENT):	1.537 AC
EXISTING POND:	0.084 AC
RIGHT OF WAY:	1.294 AC
TOTAL LAND AREA NOT COUNTED:	3.429 AC
APPLICABLE LAND AREA:	4.734 AC
TREE 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): 25 TREES = 0.287 AC	
PROPOSED STREET TREES:	27 TREES
OWNER SITE TREES:	4 TREES
TOTAL TREES:	31 TREES



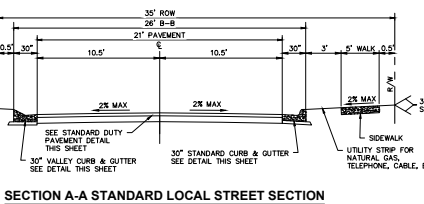
- 1 SURFACE COURSE, 1" ASPHALT PAVEMENT
- 2 BASE COURSE, 2" ASPHALT PAVEMENT
- 3 8" COMPACTED AGGREGATE BASE COURSE
- 4 SUBGRADE COMPACTION

**STANDARD DUTY PAVEMENT SECTION**

NOT TO SCALE

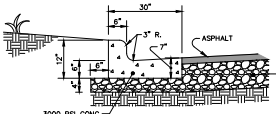


PROPERTY OWNERS: N/E VINEYARD SQUARE OWNERS ASSOCIATION INC. CHAPEL HILL, NC 27614. N/E ANNE MARY 2010 HOMESTEAD RD CHAPEL HILL, NC 27614. N/E JEFFREY AND STELL UNDER 2400 HOMESTEAD RD CHAPEL HILL, NC 27614. N/E JULIA LOCKER 2411 HOEVEN RD CHAPEL HILL, NC 27614. N/E DAVID ZWISLOCKI 2400 HOMESTEAD RD CHAPEL HILL, NC 27614. N/E ANNE MARY 2010 HOMESTEAD RD CHAPEL HILL, NC 27614. N/E JEFFREY AND STELL UNDER 2400 HOMESTEAD RD CHAPEL HILL, NC 27614. N/E JULIA LOCKER 2411 HOEVEN RD CHAPEL HILL, NC 27614. N/E DAVID ZWISLOCKI 2400 HOMESTEAD RD CHAPEL HILL, NC 27614.



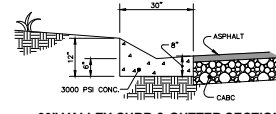
**SECTION A-A STANDARD LOCAL STREET SECTION**

NOT TO SCALE



**30\"/>**

NOT TO SCALE



**30\"/>**

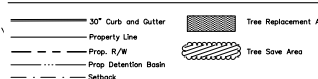
NOT TO SCALE

**SITE DATA TABLE**

PROJECT NAME:	STANTAT'S PLACE
APPLICANT:	ADVANCED CIVIL DESIGN, INC. 31 KALAMINE DRIVE, SUITE 102 CARY, NC 27511
PARCEL ID NUMBERS:	988002873
LAND AREA CALCULATIONS:	8,163 ACRES 0.816 ACRES (10% OF NLA) 391,119 SF (8,979 AC) (USED FOR DENSITY CALCULATION)
EXISTING ZONING:	R-5-C2D
PROPOSED 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) 24 PARKING SPACES (INCLUDING 1 HANDICAP SPACE) 1 PARKING SPACE RESERVED FOR USPS (NOT COUNTED IN TOTAL) 95 SPACES
TOTAL PROPOSED PARKING:	1.5 SPACES PER 4 UNITS = 12 SPACES
MINIMUM BICYCLE PARKING REQUIRED:	12 PROVIDED NEAR MAIL KIOSK
BICYCLE PARKING PROVIDED:	10 PROVIDED IN GARAGES WITH SINGLE BICYCLE HOOK FOR EACH 12 SPACES
TOTAL BICYCLE PARKING PROVIDED:	22
PROPOSED INTERIOR LOT SETBACKS:	FRONT - 0' SIDE - 0' REAR - 0'
REQUIRED PERIMETER SETBACKS:	INTERIOR - 6' STREET - 10' SOLAR - 0'
PROPOSED BUILDING SEPARATION:	FRONT - 12' SIDE - 30' REAR - 60'
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 BUILDINGS 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.

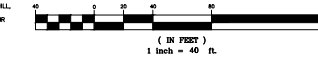
**LEGEND**



**REQUIREMENTS**

INTERNAL SETBACKS ..... 0 FT

**GRAPHIC SCALE**



PLAN PREPARED BY:  
**ADVANCED CIVIL DESIGN**  
31 KALAMINE DRIVE, SUITE 102  
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PHONE: 919.336.9277

PLAN PREPARED FOR:  
**KB HOME CAROLINAS**  
4650 SOUTH MAIN BLVD., SUITE 100A  
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PHONE: 919.683.7860

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

PRELIMINARY  
08/24/2021

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

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