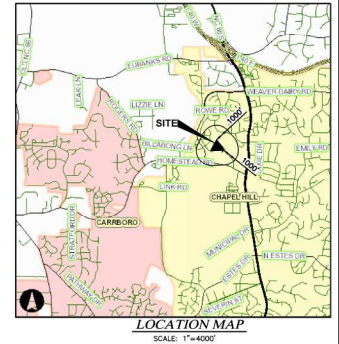


CONDITIONAL ZONING PLANS

STANAT'S PLACE

PIN: 9880028073
CHAPEL HILL, NC
2021



KB HOME CAROLINAS
4608 SOUTH MIAMI BLVD., SUITE 100A
DURHAM, NC 27703
PHONE: 919.942.8005

KB HOME CAROLINAS
4608 S. MIAMI BLVD., SUITE 100
DURHAM, NC 27703
PHONE: 919.765.7979

KB HOME CAROLINAS
4608 S. MIAMI BLVD., SUITE 100
DURHAM, NC 27703
PHONE: 919.765.7979



Date: 12/10/2021
Scale: AS NOTED

Drawn By: JMS
Checked By: DMR

Project Number:
21-0002-978

Sheet Number:
1 / 16

CONDITIONAL ZONING APPLICATION

TOWN OF CHAPEL HILL
Planning Department
402 Martin Luther King Jr. Blvd.
(919) 968-2728 Fax (919) 968-2024
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9880028073 Date: 12-08-2021

Section A: Project Information

Project Name: Stanat's Place
Property Address: 2516 Homestead Rd, Chapel Hill, NC Zip Code: 27516
Use Category (A, B, and/or C): A Existing Zoning District: R-1
Project Description: A residential community with 47 lots designed for townhomes.

Section B: Applicant, Owner, and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed):
Name: Advanced Civil Design, Inc.
Address: 31 Kilmayne Drive, Suite 102 Cary, NC Zip Code: 27511
City: 919-481-6290 Email: ocs@advancedcivil.com

Owner/Contract Purchaser Information:
 Owner Contract Purchaser
Name: Capkov Ventures, Inc.
Address: P.O. Box 29285 Chapel Hill, NC Zip Code: 27516
City: 919-942-8005 (office), 919-260-7262 (cell) Email: estokchapel@bellsouth.net

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application is accurate.

Signature: *[Signature]* Date: 12/10/2021

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PROJECT FACT SHEET

TOWN OF CHAPEL HILL
Planning Department

Section A: Project Information

Use Type (check all that apply):
 Office/Institutional Residential Mixed-Use Other: _____
Overlay District (check all that apply):
 Historic District Neighborhood Conservation District Airport Hazard Zone

Section B: Land Area

Net Land Area (NLA): Area within zoning lot boundaries	NLA=	355.563	sq. ft.
Choose one, or both, of the following (a or b), with 10% Credited Permanent Open Space (total adjacent frontage) + 1% public or dedicated open space	CSA=	0	sq. ft.
to exceed 10% of NLA	CS=	35.556	sq. ft.
TOTAL NLA = CSA and/or CS = Gross Land Area (not to exceed NLA + 10%)	OLA=	391.119	sq. ft.

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

Special Protection Areas (check all those that apply):
 Jordan Buffer Resource Conservation District 100 Year Floodplain Watershed Protection District

Land Disturbance:
Area of Land Disturbance (Includes: Placement of proposed activities plus work area, staging area for materials, equipment, paths, and site cleanup, including off-site clearing): 375,000
Area of Land Disturbance within RCD: 58,000
Area of Land Disturbance within Jordan Buffer: 0

Impervious Areas	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Impervious Surface Area (ISA)	183,407	183,407	307,567	307,567
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/OLA)	0.546	0.546	0.46	0.46
If located in Watershed Protection District, % of impervious surface on 7/21/2019	N/A	N/A	N/A	N/A

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- 2 AREA MAP
- 3 EXISTING CONDITIONS PLAN
- 4 SLOPE ANALYSIS PLAN
- 5 SITE PLAN
- 6 SIGNAGE AND MARKING PLAN
- 7 UTILITY PLAN
- 8 GRADING AND DRAINAGE PLAN
- 9 SOIL & EROSION CONTROL PLAN
- 10 LANDSCAPE PROTECTION AND TREE SURVEY PLAN
- 11 PLANTING PLAN
- 12 CONSTRUCTION MANAGEMENT PLAN
- 13 BUILDING ELEVATION EXHIBIT
- 14 GROUP UNIT ELEVATION EXHIBIT
- 15 BUILDING FLOOR PLAN
- 16 DETAILS

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

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

DEVELOPER
KB HOME CAROLINAS
4608 S. MIAMI BLVD., SUITE 100
DURHAM, NC 27703
PHONE: 919.765.7979

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

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 NFCC CHAPTER 33
- INTENTIONALLY DELETED.
- AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE, 2018 NFCC 3302.
- TRAFFIC CALMING DEVICES SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE CODE OFFICIAL, 2018 NFCC 503.4.1
- A FIRE APPARATUS ACCESS ROADS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. THE MINIMUM WIDTHS AND CLEARANCES ESTABLISHED IN SECTIONS 503.2.1 AND 503.2.2 SHALL BE MAINTAINED AT ALL TIMES, 2018 NFCC 503.4
- DURING CONSTRUCTION, VEHICLE ACCESS FOR PREFIRING SHALL BE PROVIDED. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION ALLOWS THE PASSAGE OF VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT, AND MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS, 2018 NFCC SECTION 505.2
- A NFPA 130 FIRE SPRINKLER SYSTEM WILL BE REQUIRED FOR EACH GROUPING OF TOWNHOMES.
- THE FINAL PLAN SHALL INCLUDE A NOTE THAT STATES "ALL LOCAL STREETS WITHIN THE STANAT'S PLACE SUBDIVISION SHALL NOT ALLOW ON-STREET PARKING IN ACCORDANCE WITH SECTION D103 OF THE 2018 NORTH CAROLINA FIRE PREVENTION CODE."

TOWN OF CHAPEL HILL INSPECTION DEPARTMENT NOTES:

- NO ON STREET PARKING ALLOWED PER NC FIRE CODE SECTION D103.6.1.
- ALL PUBLIC SITE ELEMENTS MUST COMPLY WITH NCDC 2018 CH 11 AND ICC 4 117.1.
- ACCESSIBLE PARKING PER NCDC SECTION 1108.1.1 PER 6 COMPLIANT SPACES MUST BE VAN ACCESSIBLE, NO SLOPE EXCEEDING 2% IN ANY DIRECTION. SIGNAGE PER NC REQUIREMENTS AND ICC 4 117.1.
- TEMPORARY STREET OR ROAD SIGNS ARE REQUIRED AT EACH 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, NC FPC 2018, SECTION 505.2.
- ADDRESS NUMBERS 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, 26 FEET 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.
- RETAINING WALLS OVER FIVE (5) FEET HIGH SHALL BE PERMITTED SEPARATELY FROM THE BUILDINGS AND MUST BE SIGNED BY A DESIGN PROFESSIONAL.
- ON-SITE PARKING SHALL BE PROVIDED FOR INSPECTORS AT EACH BUILDING FOR THE DURATION OF THE CONSTRUCTION PROJECT.
- A WASH AREA FOR TRUCKS SHALL BE PROVIDED ON-SITE BEFORE THEY HIT THE MAIN ROADS.
- CURB AND GUTTER AND AT LEAST THE FIRST LIFT OF ASPHALT FOR THE ROADS MUST BE DOWN BEFORE CONSTRUCTION.
- A SEPARATE SUBMITTAL AND PERMIT WILL BE REQUIRED FOR THE CONSTRUCTION TRAILER.
- A SEPARATE SUBMITTAL AND PERMIT WILL BE REQUIRED FOR ANY SIGNAGE ON THE BUILDING OR GROUND MOUNTED SIGNS.
- FUNCTIONAL FIRE SHALL BE PROVIDED PRIOR TO BRINGING COMBUSTIBLE MATERIALS ON-SITE. THE FIRE HYDRANT WEST OF THE SITE LOCATED ON THE SOUTH SIDE OF THE INTERSECTION OF CABINET DRIVE AND WINTAKE DRIVE SHALL BE MAINTAINED SO THAT ACCESS TO THE HYDRANT STAYS AND IS USABLE DURING CONSTRUCTION WHEN THE PROJECT IS COMPLETE FOR ITS ENTIRETY.
- PRIOR TO PUBLIC STREET ACCEPTANCE THE STORM SEWER WITHIN PUBLIC RIGHT-OF-WAY SHALL BE VIDEOATED AND THE VIDEO SUBMITTED TO THE TOWN FOR REVIEW AND ACCEPTANCE.

PROJECT FACT SHEET

TOWN OF CHAPEL HILL
Planning Department

Section D: Dimensions

Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Number of Buildings	405,786	405,786	479,900,000	479,900,000
Number of Floors	1-1.5	1-1.5	2	2
Recreational Space	0	0	31,112	31,112

Residential Space

Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Floor Area (all rooms - heated and unheated)	3,130	3,130	110,000	110,000
Total Square Footage of All Units	3,130	3,130	90,000	90,000
Total Square Footage of Affordable Units	0	0	6,824	6,824
Total Residential Density	13 units/acre	15 units/acre	5.23 units/acre	5.23 units/acre
Number of Single-Family Units	0	0	47	47
Number of Affordable Single-Family 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	1	1	42	42

Non-Residential Space (Gross Floor Area in Square Feet)

Use Type	Existing	Proposed	Units	Existing	Proposed
Commercial					
Manufacturing					
Government					
Institutional					
Medical					
Office					
Hotel					
Industrial					
Other					

Dimensional Requirements

Requirement	Required by Ordinance	Existing	Proposed
Setbacks (minimum)	10'	0'	0'
Height (maximum)	8'	N/A	8'
Streets	60'	N/A	60'
Widths	40'	0'	0'

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PROJECT FACT SHEET

TOWN OF CHAPEL HILL
Planning Department

Section E: Administering or Connecting Streets and Sidewalks

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

Street Name	Right-of-Way Width	Pavement	Number of Lanes	Existing Sidewalk*	Existing Curb/Gutter
Cabinet Dr	60'	Asphalt	2*	Yes	Yes
Aspenic Dr	60'	Public Area Pavement	2*	Yes	Yes

List Proposed Points of Access (E+ Number, Street Name):

*If existing sidewalk does not exist and the applicant is adding sidewalks, please provide the following information:

Street Name	Dimensions	Surface	Handicapped Ramps
Cabinet Drive	27' (30' TOP & 6" x 4' W/4')	Asphalt	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
Street A	27' (30' (65' R/W))	Asphalt	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
Street B	27' (30' (51.5' R/W))	Asphalt	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>

Section G: Parking Information

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces	1.5 per unit	2.25 per unit	2.02 per unit
Handicap Spaces	1	N/A	1
Total Spaces	71	305	95
Loading Spaces	0	0	1
Bicycle Spaces	12	No minimum	13 total (11 will be well-wooded bike racks within garage)
Surface Type	Asphalt		

Section H: Landscape Buffers

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
Eastern Property Line	20'	N/A	Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	
Western Property Line	20'	N/A	Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	
Southern Property Line	10'	30'	Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	
			Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	

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PROJECT FACT SHEET

TOWN OF CHAPEL HILL
Planning Department

Section I: Land Use Intensity

Existing Zoning District: R-1.5-C20
Proposed Zoning Change (if any):

Zoning District	Zoning - Area - Ratio	Floor Area Ratio (FAR)	Recreation Space Ratio (%)	Low Density Residential (RD-10)	High Density Residential (RD-30)	Non-Residential (NR-70)	Maximum Floor Area (MFA) + FAR x GDA	Minimum Recreation Space (MRS) + FAR x GDA
R-1.5-C20	0.303	0.05	N/A				118,500	15,556

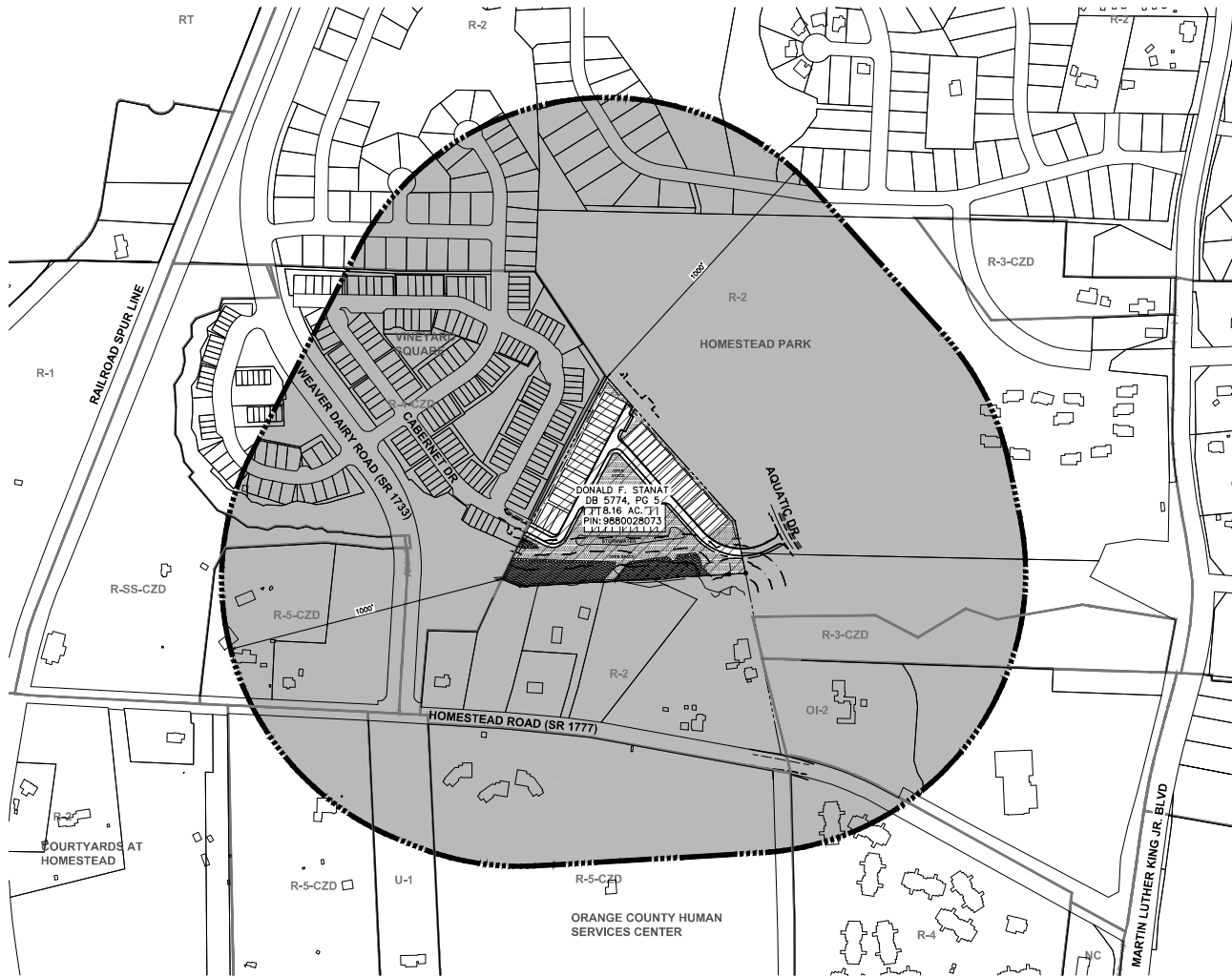
Section J: Utility Service

Check all that apply:

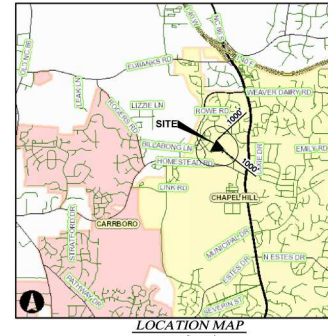
Utility	OWASA	Individual Well	Community Well	Other
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Telephone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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C:\31-0002-978\Production Drawings\Development Plan\CONDITIONAL ZONING PLANS\0002-978 AREA MAP.dwg AREA MAP Dec 09, 2021 9:42:57am Jpyl



AREA MAP
SCALE: 1" = 200'

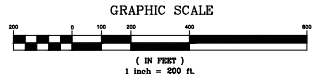


SITE DATA TABLE

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:	8.016 ACRES (10% OF NLA)
CREDITED AREA:	391.19 SQ. (8.97% AC) (USED FOR DENSITY CALCULATION)
TOTAL GROSS LAND AREA (GLA):	R-2
EXISTING ZONING:	R-5-CZD
PROPOSED ZONING:	
OUTSIDE CORPORATE LIMITS:	NO
OUTSIDE WATERSHED PROTECTION DISTRICT:	YES
OUTSIDE FLOODPLAIN:	NO
OVERLAY DISTRICT:	SINGLE FAMILY
EXISTING LAND USE:	SINGLE-FAMILY WITH CONDITIONAL ZONING
PROPOSED LAND USE:	
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:	2,094 SF
RECREATION SPACE REQUIRED:	GROSS LAND AREA x RECREATION SPACE RATIO (391,119 SF) x (0.05) = 19,556 SF
RECREATION SPACE PROVIDED:	16,592 SF NEIGHBORHOOD GREEN 14,420 SF GREENWAY EASEMENT 31,112 SF TOTAL
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) 95 SPACES
TOTAL PROPOSED PARKING:	
MINIMUM BICYCLE PARKING REQUIRED:	1 SPACE PER 4 UNITS = 12 SPACES
BICYCLE PARKING PROVIDED:	2 PROVIDED NEAR MAIL KIOSK 16 PROVIDED IN GARAGES WITH SINGLE BICYCLE HOOK FOR EACH
TOTAL BICYCLE PARKING PROVIDED:	12 SPACES
PROPOSED INTERIOR LOT SETBACKS:	
FRONT -	0'
SIDE -	0'
CORNER -	0'
REAR -	0'
REQUIRED PERIMETER SETBACKS:	
INTERIOR -	6'
STREET -	10'
SQUARE -	8'
PROPOSED BUILDING SEPARATION:	12'
MAXIMUM BUILDING HEIGHT (PRIMARY):	30'
MAXIMUM BUILDING HEIGHT (SECONDARY):	60'
MAXIMUM IMPERVIOUS SURFACE RATIO:	0.50
PROPOSED IMPERVIOUS SURFACE RATIO:	0.46
TOTAL IMPERVIOUS SURFACE:	150,687 SF
MAXIMUM FLOOR AREA ALLOWED:	118,509 SF
FLOOR AREA PROPOSED:	90,000 SF
FLOOR AREA BONUS FOR AFFORDABLE HOUSING:	17,800 SF
MAXIMUM TOTAL FLOOR AREA ALLOWED (FLOOR AREA + FLOOR AREA BONUS):	136,309 SF
MAXIMUM LAND DISTURBANCE:	325,000 SF

LEGEND

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



PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
1100 S. HARRIS ST., SUITE 102
DURHAM, NC 27703
PHONE: 919.788.7950

PLAN PREPARED FOR:
KB HOME CAROLINAS
4505 SOUTH MEADOW BLVD., SUITE 100A
DURHAM, NC 27703
PHONE: 919.788.7950

PROJECT NAME:
STANAT'S PLACE

LOCATION:
HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY

DATE:
12/10/2021

SCALE:
1" = 200'

DRAWN BY:
JRR

CHECKED BY:
CMR

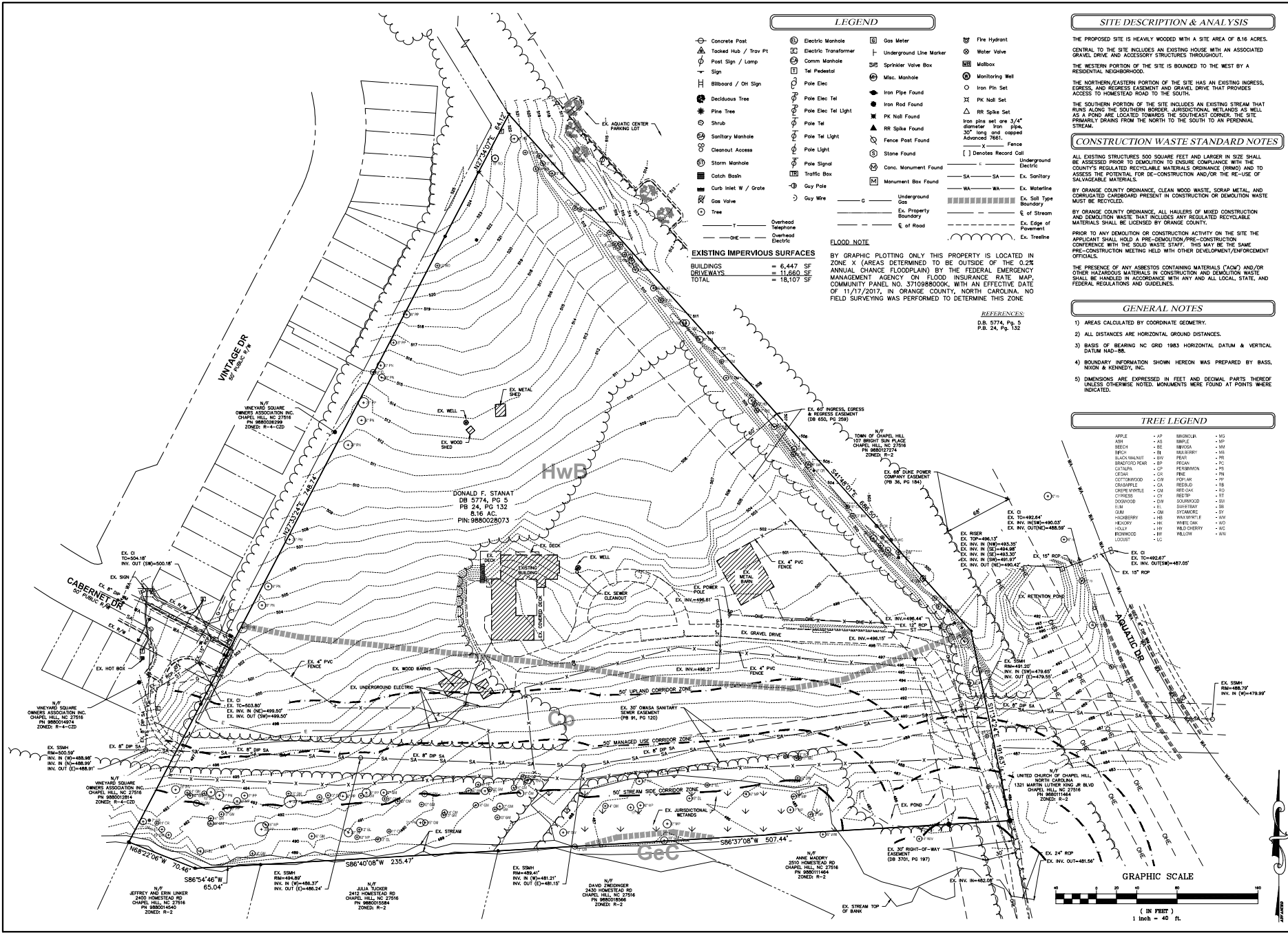
PROJECT NUMBER:
21-0002-978

SHEET NUMBER:
2 / 16

DATE: 12/10/2021
SCALE: 1" = 200'

DRAWN BY: JRR
CHECKED BY: CMR

PROJECT NUMBER: 21-0002-978
SHEET NUMBER: 2 / 16



LEGEND			
Concrete Post	Electric Manhole	Gas Meter	Fire Hydrant
Tapped Hub / Trav 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
Pin Tree	Pole Elec Tel Light	PK Nail Found	RR Spike Set
Shrub	Pole Tel	RR Spike Found	Iron pipe set one 3/4" diameter iron pipe 37' long and capped Advanced 7661
Sanitary Manhole	Pole Tel Light	Fence Post Found	Fence
Cleanout Access	Pole Light	Stone Found	Denotes Record Call
Storm Manhole	Pole Signal	Conc. Monument Found	Underground Electric
Catch Basin	Traffic Box	Monument Box Found	SA-SA Ex. Sanitary
Curb Inlet W / Grate	Gas Valve	Underground Gas	WA-WA Ex. Waterline
Tree	Overhead Telephone	Ex. Property Boundary	Ex. Soil Type Boundary
	Overhead Electric	Ex. Road	Ex. Stream
			Ex. Edge of Pavement
			Ex. Tree

EXISTING IMPERVIOUS SURFACES
 BUILDINGS = 6,447 SF
 DRIVEWAYS = 11,680 SF
 TOTAL = 18,127 SF

FLOOD NOTE
 BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.25 ANNUAL CHANCE FLOODPLAIN) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 371098800K, 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. GENERAL 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 SOUTHWESTERN 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 TOWARDS 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 MATERIALS.
 BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.
 PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT SHALL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE SOLID WASTE DEPT. THIS MAY BE THE SAME PRE-CONSTRUCTION MEETING HOLD 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 NC GRID 1983 HORIZONTAL DATUM & VERTICAL DATUM NAD-88.
 4) BOUNDARY INFORMATION SHOWN HEREON WAS PREPARED BY BASS, HIGDON & KENNEDY, INC.
 5) DIMENSIONS 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	MYRTLE	-MY
BIRCH	-BI	ORANGE	-OR
BLACK WALNUT	-BW	PEAR	-PE
BROOKLYN PEAR	-BP	PECAN	-PC
CATALPA	-CP	PERSEA	-PR
CECILIAR	-CE	PINE	-PI
COTTONWOOD	-CW	REDWOOD	-RW
DOGWOOD	-DW	SPRUCE	-SP
DOUGLASS PINE	-DP	YEW	-YE
ELM	-EL		
HAWTHORN	-HT		
HICKORY	-HI		
HOLLY	-HO		
KUMMEL	-KU		
LOCUST	-LO		

REFERENCES
 D.B. 5774, PG. 3
 P.B. 24, PG. 132

GRAPHIC SCALE
 1 inch = 40 ft.

PLAN PREPARED BY: ADVANCED CIVIL DESIGN

KB HOME CAROLINAS
 4650 SOUTH MAIN BLVD, SUITE 100A
 DURHAM, NC 27703
 PHONE: 919.768.7960

PLAN PREPARED FOR: STANAT'S PLACE

HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY

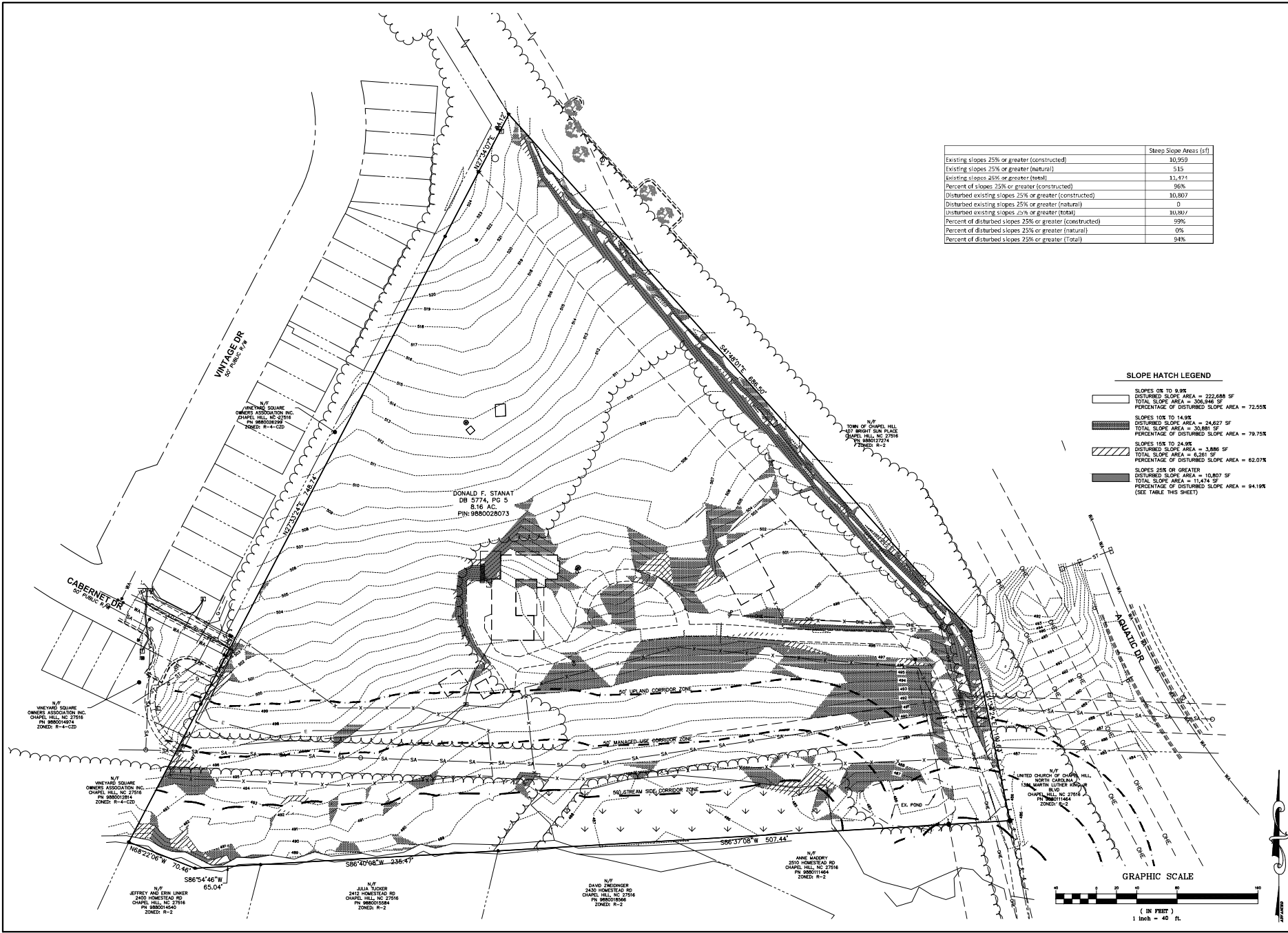
CONDITIONAL ZONING PLANS
 KB HOME CAROLINAS
 EXISTING CONDITIONS PLAN

DATE: 12/10/2021
 SCALE: 1" = 40'

Drawn By: JRR
 Checked By: CMR

Project Number: 21-0002-978
 Sheet Number: 3 / 16

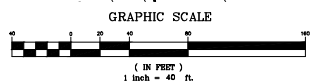
03_11-0002-978(NC) Production Drawings\Development\Zoning Plans\0002-978 SLOPE ANALYSIS PLAN.dwg Date: 09/20/21 9:43:16am Jroyd



	Steep Slope Areas (sf)
Existing slopes 25% or greater (constructed)	10,959
Existing slopes 25% or greater (natural)	515
Existing slopes 45% 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 = 346,948 SF PERCENTAGE OF DISTURBED SLOPE AREA = 72.55%
	SLOPES 10% TO 14.9% DISTURBED SLOPE AREA = 24,827 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 = 6,201 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: **ADVANCED CIVIL DESIGN**
 21 Wilmore Drive, Suite 102
 Cary, North Carolina 27513
 Tel: 919.336.9377

PLAN PREPARED FOR: **KB HOME CAROLINAS**
 4508 SOUTH MIAMI BLVD, SUITE 100A
 DURHAM, NC 27703
 PHONE: 919.768.7960

PROJECT LOCATION: **STANAT'S PLACE**
 HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY

CONDITIONAL ZONING PLANS
KB HOME CAROLINAS
SLOPE ANALYSIS PLAN

PRELIMINARY
 12/10/2021

Issue Dates: 2021-12-10 CONDITIONAL ZONING SUBMITTAL #

Date: 12/10/2021
 Scale: 1" = 40'

Drawn By: JRR
 Checked By: CMR

Project Number: 21-0002-978
 Sheet Number: 4 / 16

TREE CANOPY COVERAGE CALCULATIONS

TREE CANOPY COVERAGE REQUIRED:	30%
NET LAND AREA:	8,163 AC
AREAS NOT COUNTING TOWARD TREE CANOPY CALCULATIONS:	
RECREATION AREAS:	0.714 AC
EASEMENTS (EXCLUDING PAVEMENT):	1,337 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:	98 TREES
OTHER SITE TREES:	4 TREES
TOTAL TREES:	30 TREES

CODED NOTES

- (A) CENTRAL GREEN AREA WITH TURF GRASS
- (B) HERITAGE TREE ON SMALL HILL
- (C) CHAPEL HILL STONE 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 GRIT SURFACE
- (H) 4" BRICK WALKWAY
- (I) FENCE

EXISTING IMPERVIOUS SURFACES

BUILDINGS	= 6,447 SF
DRIVEWAYS	= 11,860 SF
TOTAL	= 18,307 SF

PROPOSED IMPERVIOUS SURFACES (ON-SITE)

ROADWAY	= 43,171 SF
DRIVEWAYS	= 14,961 SF
PARKING LOT	= 4,136 SF
BUILDINGS	= 59,505 SF
SIDEWALK	= 12,242 SF
PISC (WALLS, HVAC, PATIOS)	= 7,072 SF
POD PERMANENT POOL AREA	= 10,610 SF
FUTURE ALLOWANCE	= 29,030 SF
TOTAL	= 180,687 SF

SITE DATA TABLE

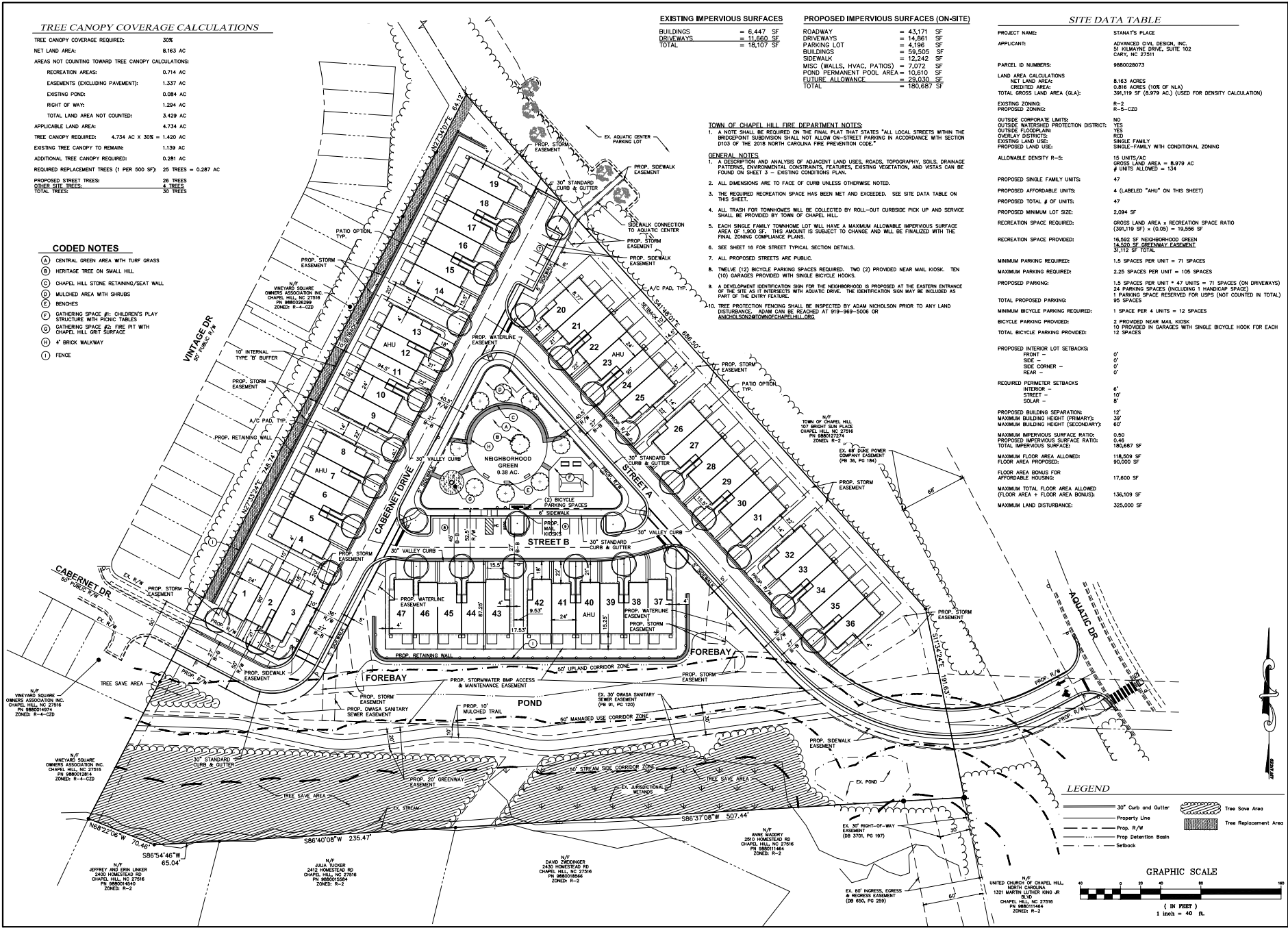
PROJECT NAME:	STANAT'S PLACE
APPLICANT:	ADVANCED CIVIL DESIGN, INC. 51 KALAMINE DRIVE, SUITE 102 CARY, NC 27511
PARCEL ID NUMBERS:	9880028073
LAND AREA CALCULATIONS	
NET LAND AREA:	8,163 ACRES
CREDITED AREA:	0.816 ACRES (10% OF NLA)
TOTAL GROSS LAND AREA (GLA):	391,119 SF (8,979 AC) (USED FOR DENSITY CALCULATION)
EXISTING ZONING:	R-5
PROPOSED ZONING:	R-5-C2D
OUTSIDE CORPORATE LIMITS:	NO
OUTSIDE WATERSHED PROTECTION DISTRICT:	NO
OUTSIDE FLOODPLAIN:	YES
OVERLAP 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 (LABELLED "AHU" ON THIS SHEET)
PROPOSED TOTAL # OF UNITS:	51
PROPOSED MINIMUM LOT SIZE:	2,084 SF
RECREATION SPACE REQUIRED:	GROSS LAND AREA X RECREATION SPACE RATIO (391,119 SF) x (0.05) = 19,556 SF
RECREATION SPACE PROVIDED:	16,592 SF NEIGHBORHOOD GREEN 16,520 SF DRIVEWAY EASEMENT 3,112 SF TOTAL
MINIMUM PARKING REQUIRED:	1.5 SPACES PER UNIT = 71 SPACES
MAXIMUM PARKING PROVIDED:	2.25 SPACES PER UNIT = 106 SPACES
PROPOSED PARKING:	1.5 SPACES PER UNIT X 47 UNITS = 71 SPACES (ON DRIVEWAYS) 34 PARKING SPACES (INCLUDING 1 HANDICAP SPACE) 1 PARKING SPACE RESERVED FOR USPS (NOT COUNTED IN TOTAL) 99 SPACES
TOTAL PROPOSED PARKING:	1.5 SPACE PER 4 UNITS = 12 SPACES
MINIMUM BICYCLE PARKING PROVIDED:	3 PROVIDED NEAR MAIL KIOSK 10 PROVIDED IN GARAGES WITH SINGLE BICYCLE HOOK FOR EACH 12 SPACES
PROPOSED INTERIOR LOT SETBACKS:	FRONT - 5' SIDE - 5' REAR - 5'
REQUIRED PERIMETER SETBACKS:	INTERIOR - 10' STREET - 8' SOLAR - 8'
PROPOSED BUILDING SEPARATION:	FRONT - 12' MAXIMUM BUILDING HEIGHT (PRIMARY): 20' MAXIMUM BUILDING HEIGHT (SECONDARY): 60'
MAXIMUM IMPERVIOUS SURFACE RATIO:	0.50
PROPOSED IMPERVIOUS SURFACE RATIO:	0.46
TOTAL IMPERVIOUS SURFACE:	180,687 SF
MAXIMUM FLOOR AREA ALLOWED:	18,209 SF
FLOOR AREA BONUS FOR AFFORDABLE HOUSING:	80,000 SF
MAXIMUM TOTAL FLOOR AREA ALLOWED (FLOOR AREA + FLOOR AREA BONUS):	17,600 SF
FLOOR AREA:	136,109 SF
MAXIMUM LAND DISTURBANCE:	325,000 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 0303 OF THE 2018 NORTH CAROLINA FIRE PREVENTION CODE."

GENERAL NOTES

1. A DESCRIPTION AND ANALYSIS OF ADJACENT LAND USES, ROADS, TOPOGRAPHY, SOILS, DRAINAGE PATTERNS, ENVIRONMENTAL CONSTRAINTS, FEATURES, EXISTING VEGETATION, AND WETAS CAN BE FOUND ON SHEET 3 - EXISTING CONDITIONS PLAN.
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 1,000 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 HOOKS.
9. A DEVELOPMENT IDENTIFICATION SON FOR THE NEIGHBORHOOD IS PROPOSED AT THE EASTERN ENTRANCE OF THE SITE AS IT INTERSECTS WITH AQUATIC DRIVE. THE IDENTIFICATION SON MAY BE INCLUDED AS PART OF THE CIVIL FEATURE.
10. TREE PROTECTION FENCING SHALL BE INSPECTED BY ADAM NICHOLSON PRIOR TO ANY LAND DISTURBANCE. ADAM CAN BE REACHED AT 919-969-5008 OR ANDSO@SONSANDTOWNSOFCHAPELHILL.ORG.



PLAN PREPARED BY:

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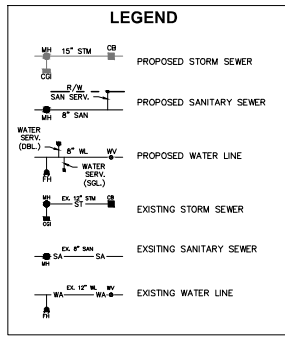
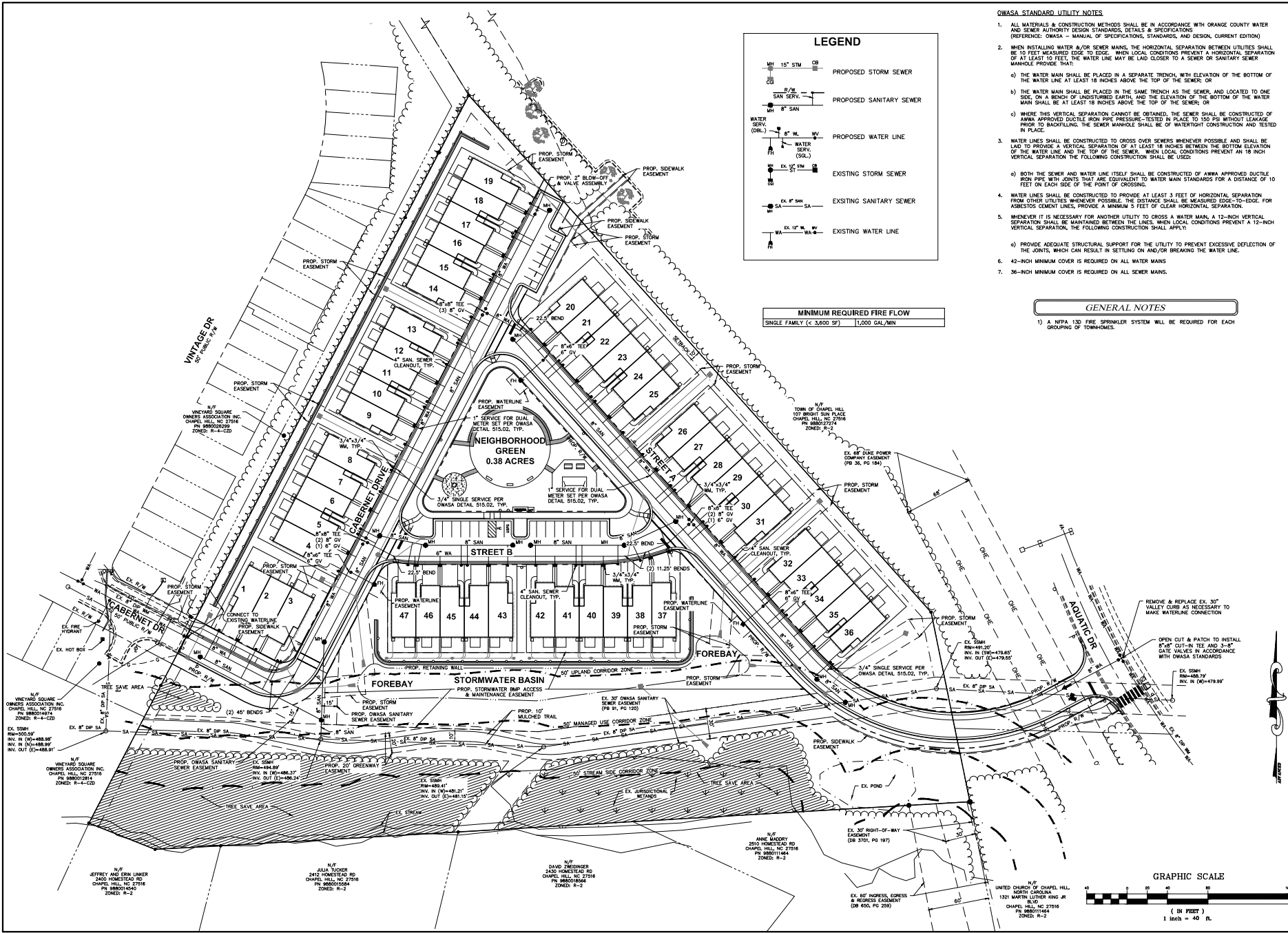
STANAT'S PLACE
 CONDITIONAL ZONING PLANS
 KB HOME CAROLINAS
 SITE PLAN

PRELIMINARY
 12/10/2021

Date: 12/10/2021
 Scale: 1" = 40'
 Drawn By: JRR
 Checked By: CMR
 Project Number: 21-0002-978
 Sheet Number: 5 / 16

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G:\31-0002-078\NCS\Production Drawings\Development\PLANS\0002-078 UTILITY PLAN.Dwg Date: 09/20/21 8:43:52am .pplot



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

- #### 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 AT LEAST 10 FEET, MEASURED EDGE TO EDGE. WHEN LOCAL CONDITIONS PREVENT A HORIZONTAL SEPARATION OF AT LEAST 10 FEET, THE WATER LINE MAY BE LAID CLOSER TO A SEWER OR SANITARY SEWER MAINHOLE 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 THE 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 MAINHOLE SHALL BE OF WATER-TIGHT CONSTRUCTION AND TESTED IN PLACE.
 - 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.

PLAN PREPARED BY:

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PLANNING DEPARTMENT
KB HOME CAROLINAS
 4608 SOUTH MAIN BLVD., SUITE 100A
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HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY
STANAT'S PLACE
 CONDITIONAL ZONING PLANS
KB HOME CAROLINAS
 UTILITY PLAN

12/10/2021

PRELIMINARY
 12/10/2021

Date: 12/10/2021
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 Drawn By: JRR
 Checked By: CMR
 Project Number: 21-0002-978
 Sheet Number: 7 / 16

	RCD Areas (sf)		
	50-Ft Stream Side	50-Ft Managed Use	50-Ft Upland
RCD on Site	34,539	42,656	41,136
Existing Stream Easement	1,929	15,819	7,035
Existing Buildings	0	0	66
Existing Drive	0	633	688
Proposed Public Greenway Easement	0	275	394
Proposed Impervious Area	0	15	795
Percent Impervious	0%	0%	13%
Proposed Land Disturbance	0	18,939	39,061
Proposed Land Disturbance (minus easement, impervious, & public greenway)	0	2,212	33,928
Percent of Land Disturbance	0%	48%	95%
Percent of Land Disturbance (minus easement, impervious, & public greenway)	0%	5%	79%
Percent of disturbance per Table 3.6.3-3	30%	40%	40%

	Steep Slope Areas (sf)
Existing slopes 25% or greater (constructed)	10,959
Existing slopes 25% or greater (natural)	515
Existing slopes 35% or greater (total)	11,474
Percent of slopes 25% or greater (constructed)	90%
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)	95%
Percent of disturbed slopes 25% or greater (natural)	0%
Percent of disturbed slopes 25% or greater (Total)	94%

SECTION E - GROUND STABILIZATION

Site Area Description	Required Ground Stabilization Timeframes	Timeframe variations
(1) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(2) High Quality Water (HQW) Zones	7	None
(3) Slopes steeper than 3:1	7	If slopes are 10' or less in length and are not steeper than 2.5:1, 14 days are allowed.
(4) Slopes 3:1 to 4:1	14	17 days for slopes greater than 50' in length and with slopes steeper than 4:1. 17 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones.
(5) Areas with slopes flatter than 4:1	14	14 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones. 10 days for Falls Lake Watershed. There is zero slope.

Note: After the permanent installation of construction practices, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 30 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the site stable against accelerated erosion until permanent ground stabilization is achieved.

GENERAL NOTES:

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 NEPES REQUIREMENTS. REFER TO APPROVED SEDIMENT AND EROSION CONTROL PLANS.

OUT/FILL SLOPES SHALL BE STABILIZED WITHIN 14 DAYS OF ANY PHASE OF GRADING.

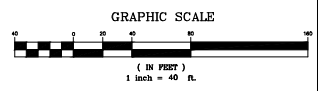
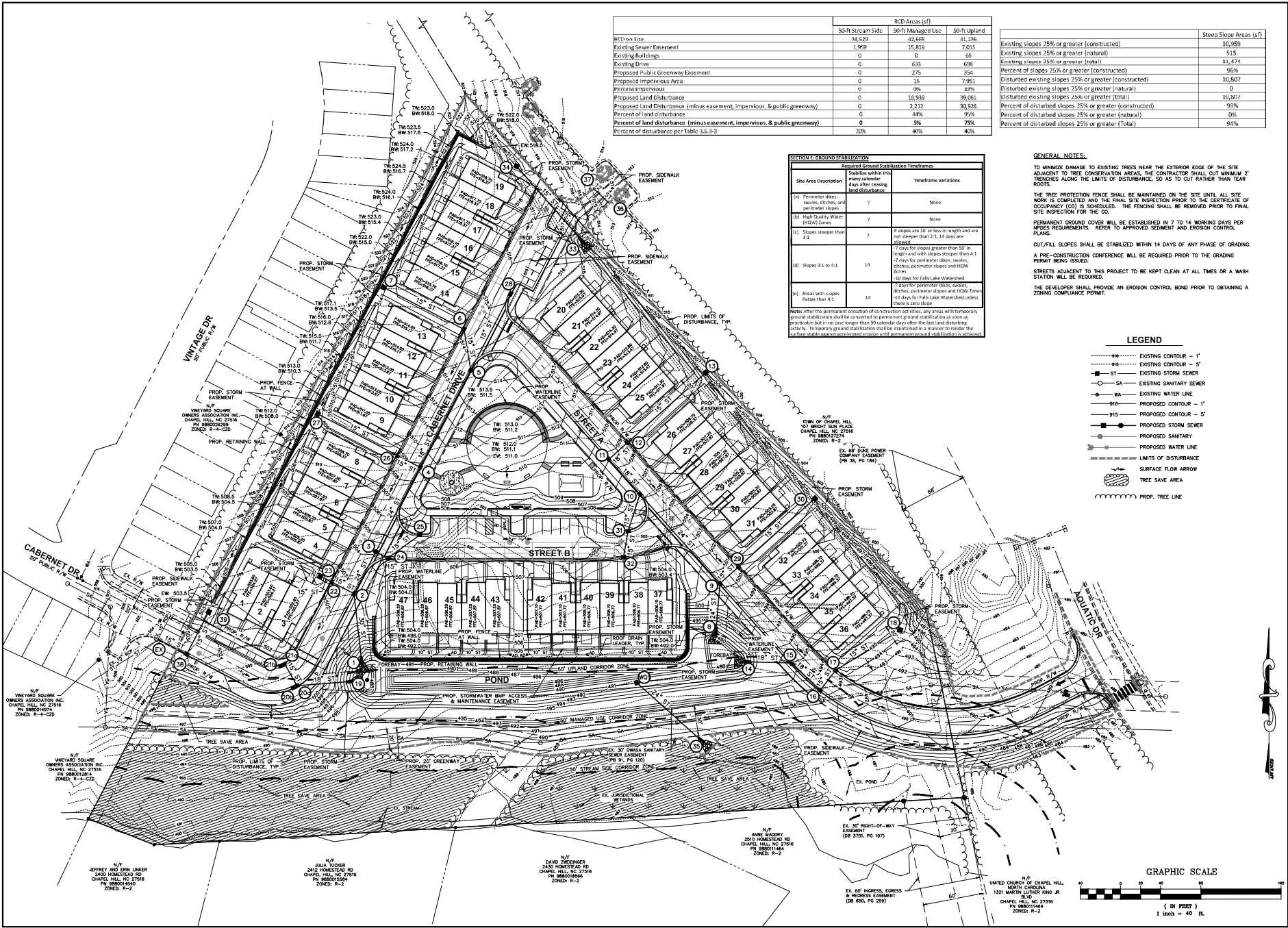
A PRE-CONSTRUCTION CONFERENCE WILL BE REQUIRED PRIOR TO THE GRADING PERMIT BEING ISSUED.

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.

LEGEND

- EXISTING CONTOUR - 1'
- EXISTING CONTOUR - 5'
- ST--- EXISTING STORM SEWER
- SA--- EXISTING SANITARY SEWER
- WA--- 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 BY: ADVANCED CIVIL DESIGN
 PLAN PREPARED FOR: KB HOME CAROLINAS
 4608 SOUTH HAMB BLVD., SUITE 100A
 DURHAM, NC 27703
 PHONE: 919.968.7950

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

NORTH CAROLINA
PRELIMINARY
 12/10/2021

Date: 12/10/2021
 Scale: 1" = 40'
 Drawn By: JRR
 Checked By: CMR
 Project Number: 21-0002-978
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N/F JEFFREY AND BRUN LINER
 2400 HOMESTEAD RD
 CHAPEL HILL, NC 27516
 PH: 988001400
 ZONED: R-2

N/F JULIA FLOCKER
 2410 HOMESTEAD RD
 CHAPEL HILL, NC 27516
 PH: 988001400
 ZONED: R-2

N/F DAVID ZWISGER
 2420 HOMESTEAD RD
 CHAPEL HILL, NC 27516
 PH: 988001400
 ZONED: R-2

N/F ANNE MADORY
 2010 HOMESTEAD RD
 CHAPEL HILL, NC 27516
 PH: 988001400
 ZONED: R-2

N/F UNITED CHURCH OF CHAPEL HILL
 1301 MARTIN LUTHER KING JR
 BLVD
 CHAPEL HILL, NC 27516
 PH: 988011464
 ZONED: R-2

N/F VINTAGE SQUARE OWNERS ASSOCIATION INC
 CHAPEL HILL, NC 27516
 PH: 988001474
 ZONED: R-4-CO

N/F VINTAGE SQUARE OWNERS ASSOCIATION INC
 CHAPEL HILL, NC 27516
 PH: 988001474
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 ZONED: R-4-CO

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 CHAPEL HILL, NC 27516
 PH: 988001474
 ZONED: R-4-CO

CONSTRUCTION SEQUENCE

1. SCHEDULE A PRECONSTRUCTION CONFERENCE WITH ORANGE COUNTY EROSION CONTROL DIVISION TO OBTAIN A LAND-DISTURBING PERMIT.
2. INSTALL GRAVEL CONSTRUCTION ENTRANCE PADS AND CONCRETE WASH OUTS. CLEAR ONLY AS NECESSARY.
3. INSTALL TREE PROTECTION FENCE AND OBTAIN TOWN APPROVAL. CLEAR ONLY AS NECESSARY.
4. INSTALL SILT FENCE AND SILT FENCE OUTLET PROTECTION. CLEAR ONLY AS NECESSARY.
5. AFTER PERMITTER EROSION CONTROL MEASURES ARE INSTALLED, A PRE-CONSTRUCTION MEETING SHOULD BE HELD WITH THE TOWN STORMWATER MANAGEMENT ENGINEER. THE MEETING SHOULD BE REQUESTED TO TAKE IN ADVANCE AND THE CONTACT INFORMATION IS 919-886-2546 OR STORMWATER@OWMS.GOV/CEL@ELLIS.GOV.
6. OUTLET STRUCTURE, FLARED END SECTION, AND PIPE TO BE DELIVERED TO SITE.
7. INSTALL OUTLET STRUCTURE, FLARED END SECTION, AND PIPE INCLUDING CONCRETE COLLAR.
8. BEGIN GRADING POND.
9. ONCE GRADING IS COMPLETED, THE POND SHOULD BE STABILIZED WITH VEGETATION, PAVING, DITCH LININGS, ETC. SEDIMENT BAY SHOULD BE STABILIZED WITH EROSION CONTROL MATTING AS SHOWN ON THIS SHEET IMMEDIATELY UPON ESTABLISHING GRADES.
10. CALL ORANGE COUNTY EROSION CONTROL DIVISION AT 919-243-2086 FOR AN ON-SITE INSPECTION BY THE WATERBEDS MANAGER TO OBTAIN A CERTIFICATE OF COMPLIANCE.
11. BEGIN CLEARING AND GRUBBING. MAINTAIN DEVICES AS NEEDED. ROUGH GRADE SITE.
12. INSTALL STORM SEWER, IF SHOWN, AND PROTECT INLETS WITH BLOCK AND GRAVEL RILET DIVERTING. SEDIMENT TRAPS OR OTHER APPROVED MEASURES AS SHOWN ON THE PLAN. BEGIN CONSTRUCTION, BUILDING, ETC.
13. ONCE TOWN HOME PAD GRADES HAVE BEEN ESTABLISHED, INSTALL SILT FENCE AROUND PAD AREAS AS SHOWN ON THIS PLAN.
14. STABILIZE SITE AS AREAS ARE BROUGHT UP TO FINISH GRADE WITH VEGETATION, PAVING, DITCH LININGS, ETC. SEDIMENT BAY SHOULD BE STABILIZED WITH EROSION CONTROL MATTING AS SHOWN ON THIS SHEET IMMEDIATELY UPON ESTABLISHING GRADES. ALL REMAINING PERMANENT EROSION CONTROL DEVICES, SUCH AS VELOCITY DISPASERS, SHOULD NOW BE INSTALLED.
15. WHEN CONSTRUCTION IS COMPLETE AND ALL AREAS ARE STABILIZED COMPLETELY, CALL ORANGE COUNTY EROSION CONTROL DIVISION FOR AN INSPECTION BY THE WATERBEDS MANAGER.
16. IF SITE IS APPROVED, REMOVE TEMPORARY DIVERSIONS, SILT FENCE, SEDIMENT BASINS, ETC. AND SED OUT OR STABILIZE ANY NEAR-THE-BANK AREAS. ALL REMAINING PERMANENT EROSION CONTROL DEVICES, SUCH AS VELOCITY DISPASERS, SHOULD NOW BE INSTALLED.
17. WHEN VEGETATION HAS BEEN ESTABLISHED, CALL FOR A FINAL SITE INSPECTION BY THE WATERBEDS MANAGER. OBTAIN A CERTIFICATE OF COMPLETION.

EXISTING IMPERVIOUS SURFACES

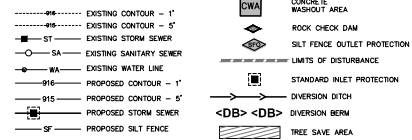
BUILDINGS = 6,447 SF
DRIVEWAYS = 11,660 SF
TOTAL = 18,107 SF

TOTAL DISTURBED AREA = 7.46 AC.

PROPOSED IMPERVIOUS SURFACES (ON-SITE)

ROADWAY = 43,171 SF
DRIVEWAYS = 14,861 SF
PARKING LOT = 4,196 SF
BUILDINGS = 59,245 SF
SIDEWALK = 12,242 SF
MISC. (WALLS, HVAC, PATIOS) = 7,072 SF
POND PERMANENT POOL AREA = 10,610 SF
FUTURE ALLOWANCE = 49,030 SF
TOTAL = 180,687 SF

LEGEND



SEDIMENT & EROSION CONTROL NOTES

1. ALL STORMWATER PIPES THAT DO NOT EMPTY INTO A BASIN SHALL NOT BE INSTALLED UNTIL SITE IS STABILIZED ABOVE THEIR ZONES.
2. BAFFLES 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 KEEP WATER FILTER AND PASS THROUGH.
4. STORMWATER BASINS TO ACT AS SEDIMENT BASINS: SEE CALCULATIONS ON THIS SHEET FOR SIZES.
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.

SECTION E - GROUND STABILIZATION

Site Area Description	Stabilization method	Timeline variations
(a) Perimeter ditches (swales, ditches, and perimeter slopes)	Seeds (many calendar days after clearing)	None
(b) High ground water (HGW) zones	Seeds	None
(c) Slopes steeper than 3:1	Seeds	If slopes are 10' or less in length and are not steeper than 3:1, 14 days are allowed.
(d) Slopes 3:1 to 4:1	Seeds	17 days for slopes steeper than 3:1 in length and with slopes steeper than 4:1 7 days for perimeter ditches, swales, ditches, perimeter slopes and HGW zones 10 days for Falls Lake Watershed (R-2) zone slopes.
(e) Areas with slopes flatter than 4:1	Seeds	7 days for perimeter ditches, swales, ditches, perimeter slopes and HGW zones 10 days for Falls Lake Watershed (R-2) zone slopes.

Note: After the permanent cessation of construction activities, any areas with temporary 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 surface stable against accelerated erosion until permanent ground stabilizations are achieved.

SEEDING PREPARATION

1. OVERLAP COMPACTED AREAS AND SPREAD TOPSOIL. THREE INCHES DEEP OVER ADVISE SOIL CONDITIONS, IF AVAILABLE.
2. RIP THE ENTIRE AREA TO SIX INCHES DEEP.
3. REMOVE ALL LOGS, ROCKS, ROOTS AND OTHER OBSTRUCTIONS, LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
4. APPLY AGRICULTURAL LIME, FERTILIZER AND SUPERPHOSPHATE UNIFORM AND MIX WITH SOIL (SEE MATERIAL SPECIFICATIONS).
5. SEED ON A CROSS PREPARED SEEDING, AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR OUTDRAP AFTER SEEDING.
6. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.
7. INSPECT ALL SEEDING AREAS AND MAKE NECESSARY REPAIRS OR RESEEDINGS WITHIN THE PLANTING SEASON. IF SEEDING IS NOT COMPLETE, REPAIRS SHALL NOW BE IMMEDIATE.
8. CONSULT SAGE ENVIRONMENTAL ENGINEERS ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.

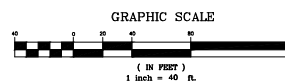
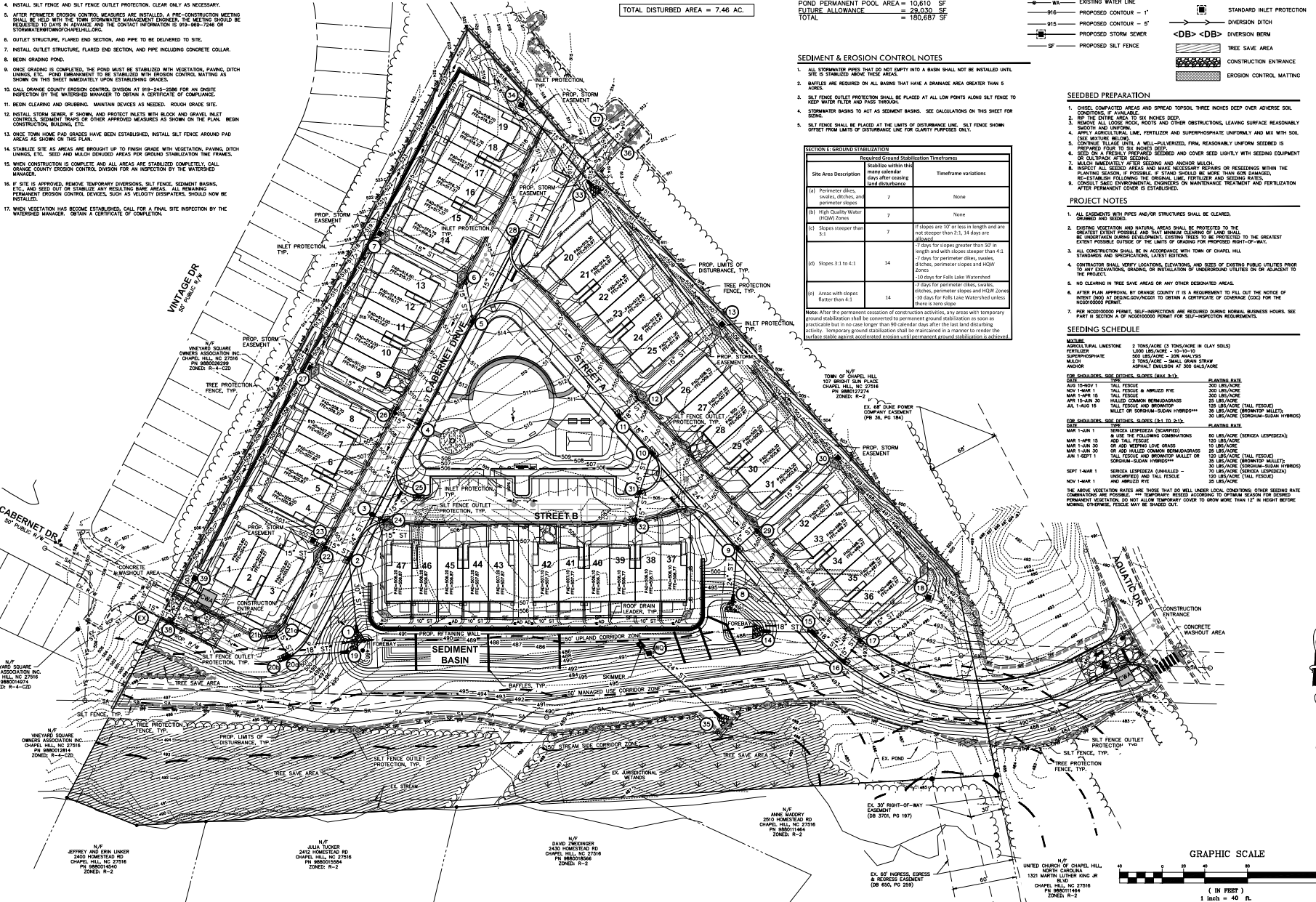
PROJECT NOTES

1. ALL EASEMENTS AND PIPES AND/OR STRUCTURES SHALL BE LOCATED, IDENTIFIED AND RECORDED.
2. EXISTING VEGETATION AND NATURAL AREAS SHALL BE PROTECTED TO THE GREATEST EXTENT POSSIBLE AND NOT BE REMOVED UNLESS ABSOLUTELY NECESSARY TO THE GREATEST EXTENT POSSIBLE OUTSIDE OF THE LIMITS OF DISTURBANCE FOR PROPOSED RIGHT-OF-WAY.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS, LATEST EDITION.
4. CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF EXISTING PUBLIC UTILITIES PRIOR TO ANY EXCAVATIONS, GRADING, OR INSTALLATION OF UNDERGROUND UTILITIES OR IN ADVANCE TO THE PROJECT.
5. NO CLEARING IS TO BE DONE ON ANY OTHER ADJACENT PLOTS.
6. AFTER PLAN APPROVAL BY ORANGE COUNTY IT IS A REQUIREMENT TO FILE OUT THE NOTICE OF INTEREST (NOI) AT SEEDING.GOV/NOI TO OBTAIN A CERTIFICATE OF COVERING (CCC) FOR THE NOTIFICATION PERMIT.
7. PER NCEM00000 PERMIT, SELF-INSPECTORS ARE REQUIRED DURING NORMAL BUSINESS HOURS. SEE PART II SECTION A OF NCEM00000 PERMIT FOR SELF-INSPECTION REQUIREMENTS.

SEEDING SCHEDULE

MAINTENANCE
AGRICULTURAL LIMESTONE 3 TONS/ACRE (3 TONS/ACRE IN CLAY SOILS)
FERTILIZER 2,000 LBS/ACRE @ 10-10-10
SUPERPHOSPHATE 2 TONS/ACRE - SMALL GRASS (SLAY)
MULCH ASPHALT EMULSION AT 300 GALS/ACRE

DATE	SEEDS	PLANTING RATE
NOV-15-2021	TALL FESCUE	300 LBS/ACRE
NOV-1-2021	TALL FESCUE & AMBLUR RYE	300 LBS/ACRE
MAR-1-2022	MIXED COMMON BERMUDAGRASS	25 LBS/ACRE
APR-15-JUN-2022	TALL FESCUE AND BROWNSTOP	25 LBS/ACRE
JUL-1-2022	MIXED COMMON BERMUDAGRASS	25 LBS/ACRE
JUL-1-2022	MIXED COMMON BERMUDAGRASS	25 LBS/ACRE
SEP-1-2022	MIXED COMMON BERMUDAGRASS	25 LBS/ACRE



G:\31-0002-2786\DWG\Production Drawings\Development\Zoning Plans\0002-2786 SOI & EROSION CONTROL PLAN.Dwg Date: 09-20-2021 - 10:07:17am T:\pym

PLAN PREPARED BY: **ADVANCED CIVIL DESIGN**

PLAN PREPARED FOR: **KB HOME CAROLINAS**

4606 SOUTH HANCOCK BLVD., SUITE 100A
DURHAM, NC 27703
PHONE: 919.388.7950

PROJECT: **STANAT'S PLACE**

PROJECT LOCATION: **CONDITONAL ZONING PLANS**

PROJECT TYPE: **KB HOME CAROLINAS SOIL & EROSION CONTROL PLAN**

12/10/2021

DATE: 12/10/2021
SCALE: 1" = 40'

Drawn By: JRR
Checked By: CMR

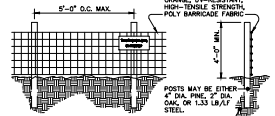
Project Number: **21-0002-978**

Sheet Number: **9 / 16**

03_171-0002-2786(UN)Production Drawings\Development\Zoning\0002-2786 LANDSCAPE PROTECTION AND TREE SURVEY PLAN.DWG 06/09/2021 9:44:10am Jpyf



WARNING SIGN DETAIL



ORANGE, UV-RESISTANT, HIGH-TENSILE STRENGTH POLY BARRICADE FABRIC. POSTS MAY BE FORMED 4" DIA. PIPE, 2" DIA. ONE OF 1.53 LB/LY. STEEL. SURGRADE.

NOTES:
• WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL.
• LETTERS TO BE 3" HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
• SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS.
• PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER.
• FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA.
• ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
• MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT. ADDITIONAL SIGNS MAY BE REQUIRED BY THE TOWN OF CHAPEL HILL. INSPECTIONS DEPARTMENT BASED ON ACTUAL FIELD CONDITIONS.

MAINTENANCE:
• INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
• SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.
• REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANUP.
• REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

TREE PROTECTION FENCE
NOT TO SCALE

TREE PROTECTION NOTES

- 1) A PRE-CONSTRUCTION CONFERENCE WILL BE HELD WITH THE TOWN'S URBAN FORESTER, ADAM NICHOLSON (919.968.3006), PRIOR TO BEGINNING SITE WORK.
- 2) ANY TREE ROOTS EXPOSED BY CONSTRUCTION WILL BE SEVERED CLEANLY WITH AN APPROPRIATE PRUNING TOOL.
- 3) THE SOIL WITHIN THE CRITICAL ROOT ZONES OF EXISTING TREES WILL NOT BE DRIVEN ON OR OTHERWISE DISTURBED DURING THE INSTALLATION OF LANDSCAPING.
- 4) A LANDSCAPE PROTECTION SUPERVISOR WHO IS REGISTERED WITH THE TOWN OF CHAPEL HILL WILL BE PRESENT ON SITE AT ALL TIMES WHEN THE FOLLOWING ACTIVITIES ARE TAKING PLACE: CLEARING, GRUBBING, EXCAVATION, GRADING, TRIMMING, MOVING OF SOIL, INSTALLATION AND REMOVAL OF TREE PROTECTION FENCING, AND THE DELIVERY, TRANSPORTING AND PLACEMENT OF CONSTRUCTION MATERIALS AND EQUIPMENT.
- 5) CONTACT ADAM NICHOLSON FOR TREE PROTECTION SEMINAR PRIOR TO TREE PROTECTION FENCE INSTALLATION.
- 6) TREES LOCATED OUTSIDE OF THE CLEARING LIMITS AND ON LOTS ARE SHOWN AS BEING REMOVED. HOWEVER, THESE TREES WILL REMAIN DURING THE INITIAL INFRASTRUCTURE CONSTRUCTION PHASE BY THE DEVELOPER. WHEN THE BUILDER SUBMITS FOR PERMITS, THE BUILDER WILL DETERMINE WHICH TREES ON THE LOTS MUST BE REMOVED DURING HOME CONSTRUCTION. TREES LOCATED ON LOT LINES OR AT REAR OF LOTS WILL BE SAVED TO THE GREATEST EXTENTS POSSIBLE.
- 7) TREE PROTECTION FENCING SHALL BE INSPECTED BY ADAM NICHOLSON PRIOR TO ANY LAND DISTURBANCE. ADAM CAN BE REACHED AT 919-968-3006 OR ANICHOLO502@TOWNOFCHAPELHILL.GOV

EXISTING VEGETATION NOTES:

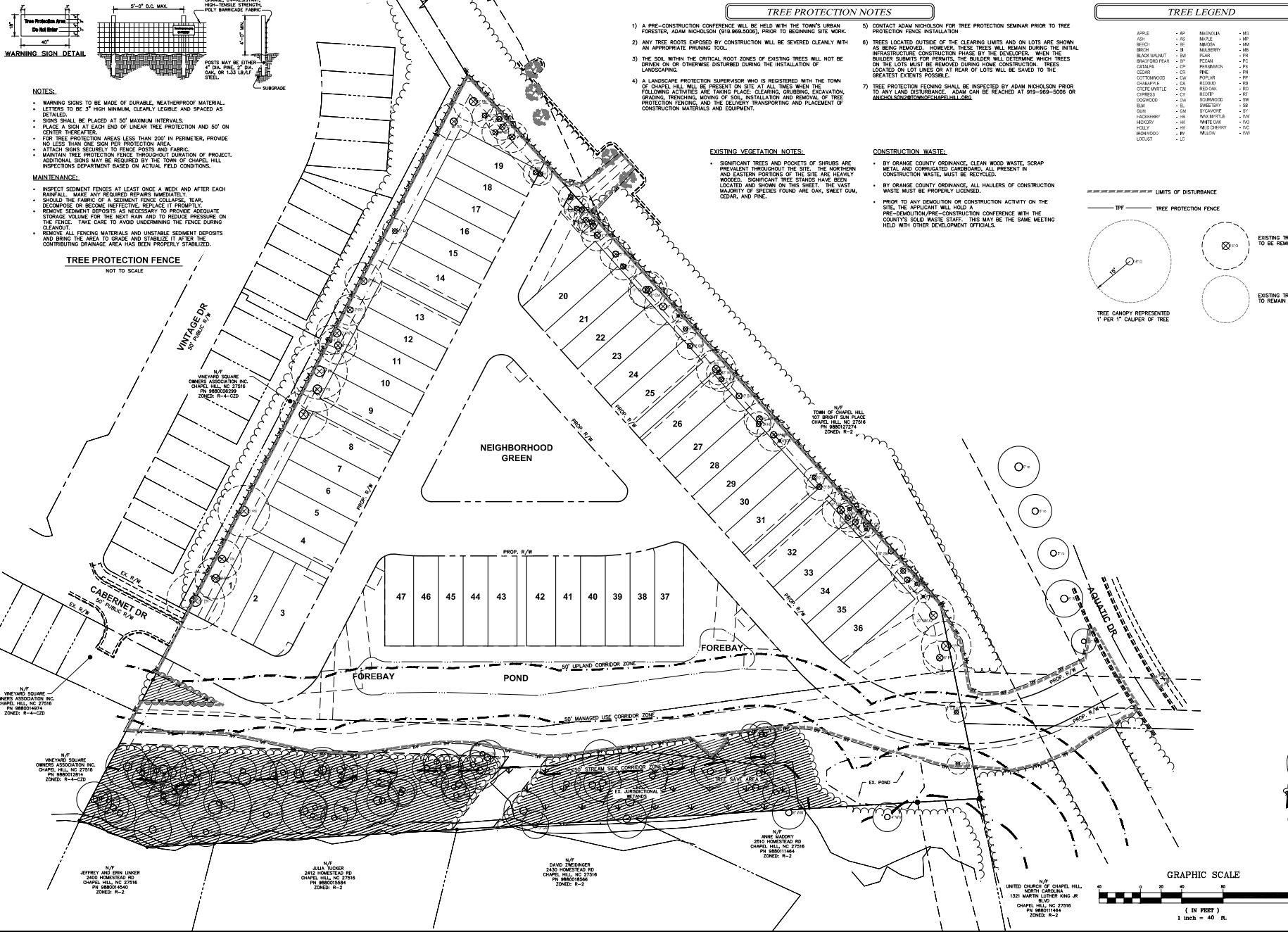
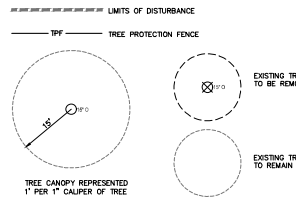
- SIGNIFICANT TREES AND POCKETS OF SHRUBS ARE PREVALENT THROUGHOUT THE SITE. THE NORTHERN AND EASTERN PORTIONS OF THE SITE ARE HEAVILY WOODED. SIGNIFICANT TREE STANDS HAVE BEEN LOCATED AND SHOWN ON THIS SHEET. THE VAST MAJORITY OF SPECIES FOUND ARE OAK, SWEET GUM, CEDAR, AND PINE.

CONSTRUCTION WASTE:

- BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE, MUST BE RECYCLED.
- BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE MUST BE PROPERLY LICENSED.
- PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT WILL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF. THIS MAY BE THE SAME MEETING HELD WITH OTHER DEVELOPMENT OFFICIALS.

TREE LEGEND

APPLE	- AP	MANGROVE	- MG
ASH	- AS	MAPLE	- MP
BEECH	- BE	MAHOGANY	- MA
BIRCH	- BI	MALBERRY	- MB
BLACK WALNUT	- BW	PEAR	- PE
BUR-OAK	- BO	PECAN	- PC
CATALPA	- CA	PERSEPHONE	- PS
CECILIAR	- CE	PINE	- PR
DOGWOOD	- DW	POPLAR	- PP
DOGWOOD	- DW	REDWOOD	- RW
DOGWOOD	- DW	REDWOOD	- RW
DWARF HYDRANGEA	- DH	RIVER	- RI
ELM	- EL	SOURWOOD	- SW
GUM	- GU	SOURWOOD	- SW
HANDSOME	- HA	WATERBURY	- WB
HICKORY	- HI	WATERBURY	- WB
HICKORY	- HI	WHITE OAK	- WO
HICKORY	- HI	WILLOW	- WL
HICKORY	- HI	WILLOW	- WL
LOCUST	- LC		



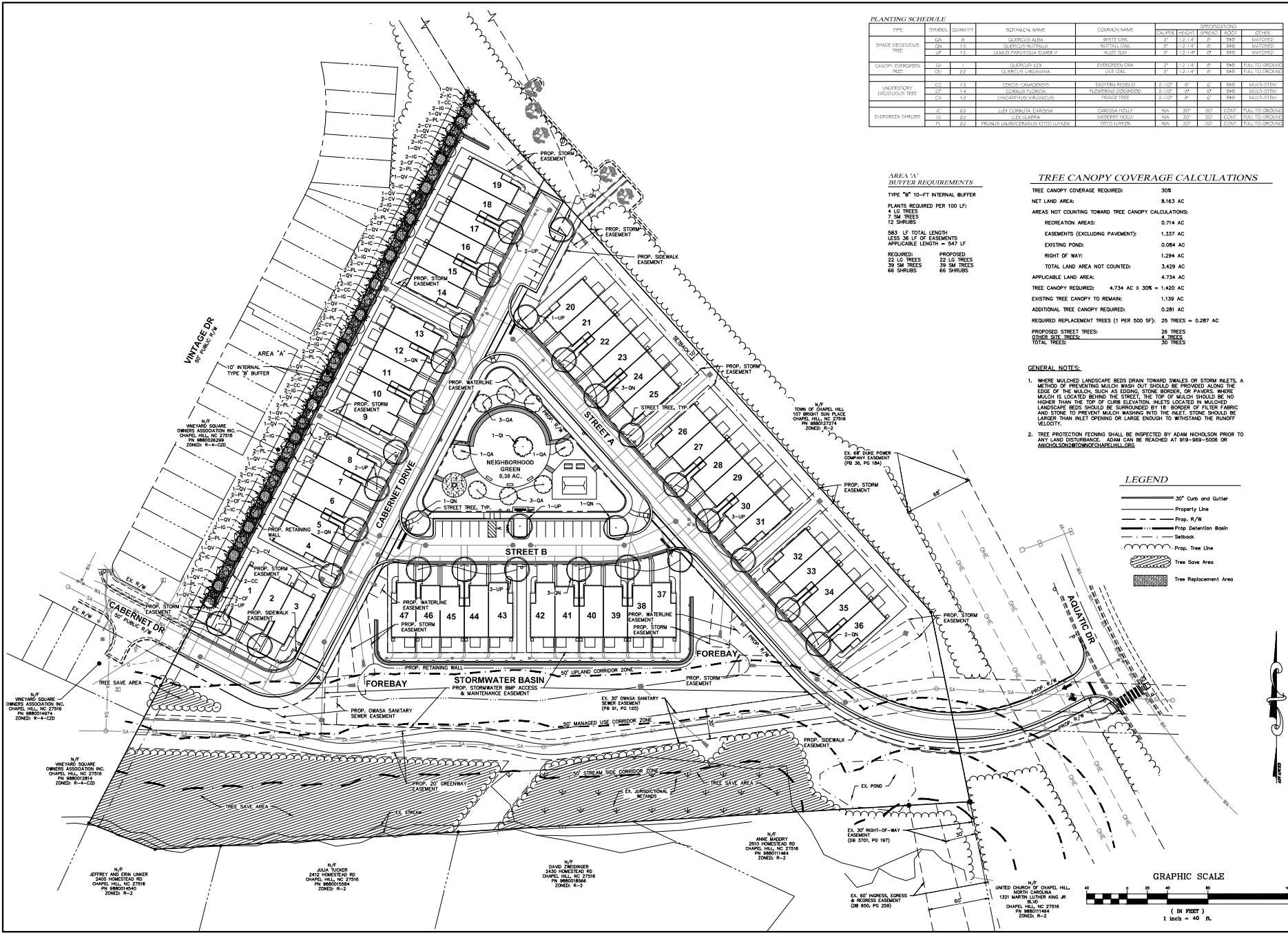
PLAN PREPARED BY:
KB HOME CAROLINAS
4608 SOUTH HAWK BLVD., SUITE 100A
DURHAM, NC 27703
PHONE: 919.268.7950

PLAN PREPARED FOR:
STANAT'S PLACE
CONDITIONAL ZONING PLANS
KB HOME CAROLINAS
LANDSCAPE PROTECTION & TREE SURVEY PLAN



Date: 12/10/2021
Scale: 1" = 40'
Drawn By: JRR
Checked By: CWR
Project Number: 21-0002-978
Sheet Number: 10/16

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PLANTING SCHEDULE									
TYPE	SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	CALC. HEIGHT	PROPOSED ROOT	OTHER		
SHADE DECIDUOUS TREE	DA	8	QUERCUS ALBA	WHITE OAK	31' 2-1/4"	6"	SHD	MATCHET	
	DB	15	QUERCUS PRINCEPI	NORTHERN OAK	27' 12-1/4"	6"	SHD	MATCHET	
	DF	15	LELIS PARVIFLORA FLORIB.	ALICE OAK	31' 2-1/4"	6"	SHD	MATCHET	
CANOPY EVERGREEN TREE	GI	7	QUERCUS LEX	EVERGREEN OAK	31' 12-1/4"	6"	SHD	FULL TO GROUND	
	GV	22	QUERCUS VIRGINIANA	LONG LEAF OAK	31' 12-1/4"	6"	SHD	FULL TO GROUND	
UNDERSTORY DECIDUOUS TREE	GC	18	PERSEA ZAMPARANO	CASHEW PISTACHIO	2' 1/2"	6"	SHD	MULTI-STEM	
	GD	14	FRAXINUS EUROPAEA	FRAXINUS COMMON	5' 1/2"	6"	SHD	MULTI-STEM	
	GE	12	CHAMAEPHYLIS VIRGATULUS	FRAGILE TREE	5' 1/2"	6"	SHD	MULTI-STEM	
EVERGREEN SHRUBS	IC	22	LILY CORNUTA CARIBAEA	CARIBAEA TOLLY	N/A	30"	ECOT	FULL TO GROUND	
	IS	22	LILY CLAMPA	SPIDERBERRY TOLLY	N/A	30"	ECOT	FULL TO GROUND	
	IL	22	FRAXINUS LAUROCARPAEA VITICUTIS	WHITE LILYWOOD	N/A	30"	ECOT	FULL TO GROUND	

AREA 'A' BUFFER REQUIREMENTS

TYPE "B" 10'-FT INTERNAL BUFFER

PLANTS REQUIRED PER 100 LF:

- 4 LG TREES
- 7 SM TREES
- 12 SHRUBS

583 LF TOTAL LENGTH LESS 36 LF OF EASEMENTS APPLICABLE LENGTH = 547 LF

REQUIRED: 22 LG TREES 39 SM TREES 66 SHRUBS

PROPOSED: 22 LG TREES 39 SM TREES 66 SHRUBS

TREE CANOPY COVERAGE CALCULATIONS

TREE CANOPY COVERAGE REQUIRED: 30%

NET LAND AREA: 8,163 AC

AREAS NOT COUNTING TOWARD TREE CANOPY CALCULATIONS:

- RECREATION AREAS: 0.714 AC
- EASEMENTS (EXCLUDING PAVEMENT): 1.337 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 X 30% = 1.420 AC

TREE CANOPY REQUIRED: 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

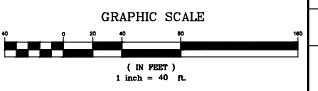
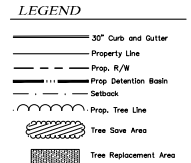
PROPOSED STREET TREES: 26 TREES

OTHER SITE TREES: 4 TREES

TOTAL TREES: 30 TREES

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 BORDERS OR FANBERG. 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 FABRIC AND STONE TO PREVENT MULCH WASHING INTO THE INLET. STONE SHOULD BE LARGER THAN INLET OPENING OR LARGE ENOUGH TO WITHSTAND THE ROOFWATER VELOCITY.
- TREE PROTECTION FENCING SHALL BE INSPECTED BY ADAM NICHOLSON PRIOR TO ANY LAND DISTURBANCE. ADAM CAN BE REACHED AT 919-969-5006 OR AMNICHOLSON@STONETECHCHAPLAIN.NC.GOV



PLAN PREPARED BY: **ADVANCED CIVIL DESIGN**

PLAN PREPARED FOR: **KB HOME CAROLINAS**
4608 SOUTH HAME BLVD, SUITE 100A
DURHAM, NC 27703
PHONE: 919.768.7960

HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY

STANAT'S PLACE

CONDITIONAL ZONING PLANS

KB HOME CAROLINAS

PLANTING PLAN

DATE: 12/10/2021
SCALE: 1" = 40'

Drawn By: JRP
Checked By: CMR

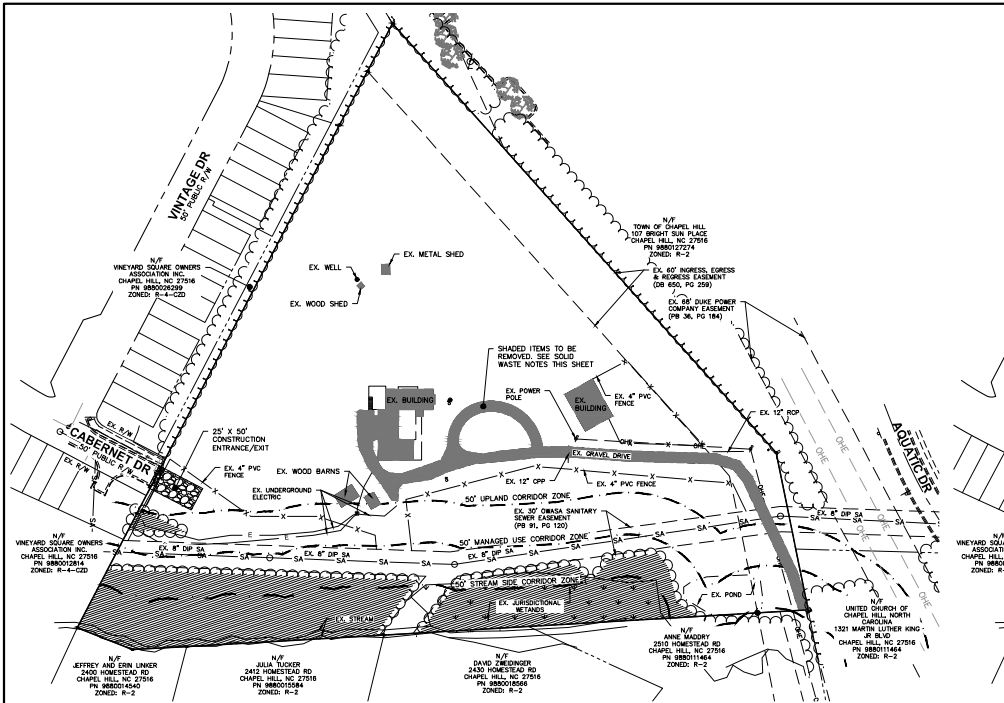
Project Number: **21-0002-978**

Sheet Number: **11 / 16**

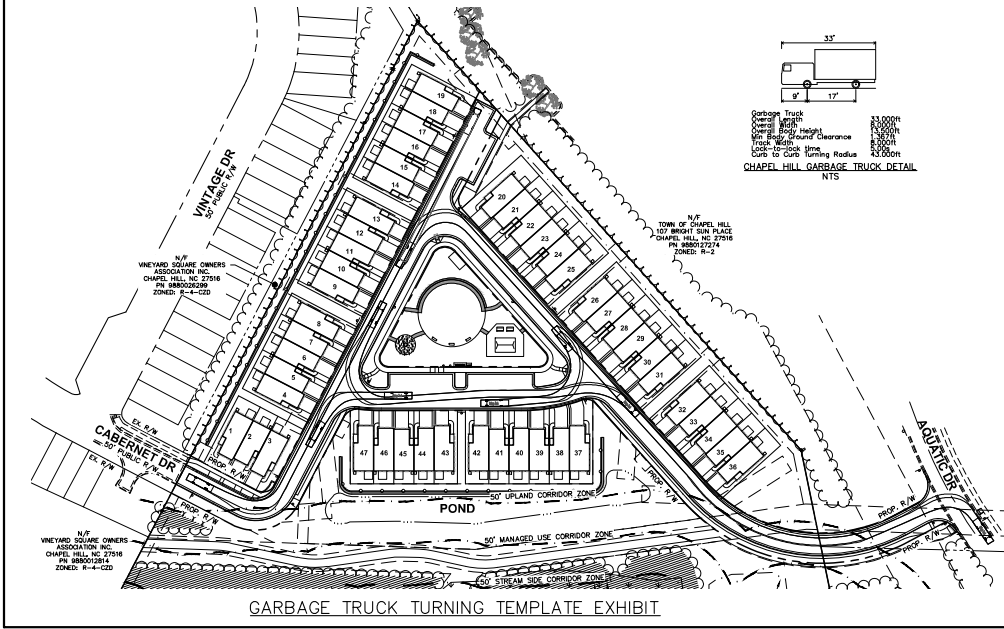
12/10/2021

PRELIMINARY

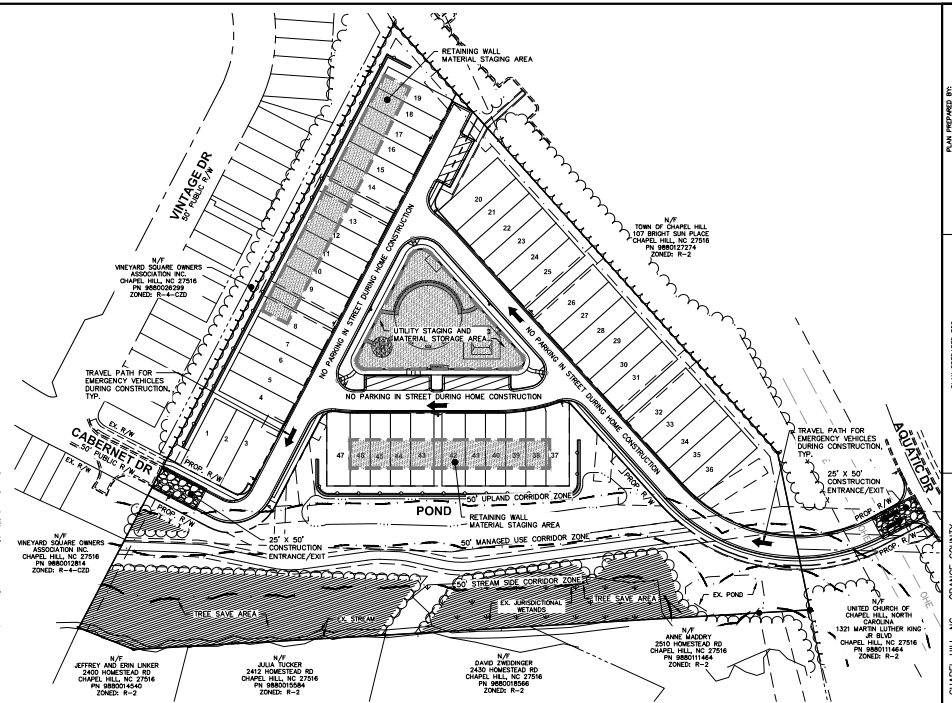
G:\11-0002-9786\DWG\Production Drawings\0002-978 CONSTRUCTION MANAGEMENT PLAN.dwg CONSTRUCTION MANAGEMENT PLAN Date: 09/2021 - 8:44:30am Jrb



DEMOLITION



GARBAGE TRUCK TURNING TEMPLATE EXHIBIT



CONSTRUCTION

SOLID WASTE NOTES:

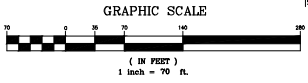
- ALL EXISTING STRUCTURES 500 SF AND LARGER IN SIZE SHALL BE ASSESSED PRIOR TO DEMOLITION TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RMO) AND TO ASSESS THE POTENTIAL FOR EC-CONSTRUCTION AND/OR THE RE-USE OF SALVAGEABLE MATERIALS.
- BY ORANGE COUNTY ORDINANCE, CLEAN 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 (919-866-2788). 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.
- IF ANY VEHICLES ARE PARKED IN THE REFUSE OR RECYCLABLES COLLECTION VEHICLE ACCESS AREA, THE CONTAINS WILL NOT RECEIVE SERVICE UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- MIXED RECYCLING AND CARDBOARD WILL BE IN ROLL CARTS PLACED AT THE CURB IN FRONT OF EACH RESIDENCE TO BE COLLECTED BY ORANGE COUNTY SOLID WASTE.
- TRASH WILL BE IN ROLL CARTS PLACED AT THE CURB IN FRONT OF EACH RESIDENCE TO BE COLLECTED BY TOWN OF CHAPEL HILL SOLID WASTE MANAGEMENT, A DIVISION OF PUBLIC WORKS.
- ALL CONSTRUCTION WASTE MATERIALS SHALL BE RECYCLED WHENEVER POSSIBLE. CONTRACTORS SHALL RETAIN PROCP SLIPS TO RECORD/VALIDATE RECYCLING AS MAY BE REQUIRED FOR ENVIRONMENTAL CREDITS.
- THE OWNER, OR THEIR DESIGNER, SHALL BE RESPONSIBLE FOR MAINTAINING A FIRE WATCH DURING CONSTRUCTION AND DEMOLITION WHERE MATERIALS SUBJECT TO SPONTANEOUS COMBUSTION OR OTHER HAZARDOUS CONSTRUCTION OR DEMOLITION IS OCCURRING.
- ALL CONSTRUCTION AND DEMOLITION SHALL BE CONDUCTED IN COMPLIANCE WITH THE CURRENT EDITION OF CHAPTER 14 OF THE NC FIC.
- PRIOR TO A DEMOLITION PERMIT BEING ISSUED FOR ANY EXISTING STRUCTURE 500 SQUARE FEET OR GREATER IN SIZE, A RECONSTRUCTION ASSESSMENT MUST BE CONDUCTED BY ORANGE COUNTY SOLID WASTE STAFF. CONTACT MATT TAYLOR AT 919-866-2788 OR MATTCORR@ORANGECOUNTYNC.GOV TO REQUEST AND SCHEDULE THE ASSESSMENTS.

CONSTRUCTION MANAGEMENT NOTES:

- ALL LARGE TRUCKS AS RELATED TO VEHICULAR CONSTRUCTION TRAFFIC SHALL ENTER AND LEAVE THE SITE THROUGH THE TEMPORARY CONSTRUCTION ENTRANCES AND EXITS AS SHOWN ON THIS PLAN.
- ENTRANCES AND EXIT GATES SHALL BE CLOSED UNLESS ACTIVELY BEING USED FOR ENTERING AND EXISTING VEHICLES.
- ON-SITE CONSTRUCTION MANAGER PARKING FOR SMALL CONSTRUCTION VEHICLES AND MATERIAL STAGING CAN OCCUR ON-SITE DURING EARLY STAGES OF CONSTRUCTION. ADDITIONAL CONTRACTOR PARKING AREA TO BE PROVIDED IN THE FUTURE OVERFLOW PARKING LOT.
- CONSTRUCTION WILL BE LIMITED TO BETWEEN 7:00 AM AND 6:00 PM MONDAY THROUGH FRIDAY.
- THE CONTRACTOR SHALL PROVIDE WORK ZONE TRAFFIC CONTROL DEVICES - REFER TO THE ZONING COMPLIANCE PERMIT TRAFFIC AND PEDESTRIAN CONTROL PLAN FOR SPECIFIC NOTES AND DETAILS.
- NO OPEN BURNING SHALL BE PERMITTED.
- THE APPLICANT SHALL POST A CONSTRUCTION SIGN ON THE DEVELOPMENT SITE THAT LISTS THE FOLLOWING:
 - PROPERTY OWNER'S REPRESENTATIVE AND TELEPHONE NUMBER
 - CONTRACTOR'S REPRESENTATIVE AND TELEPHONE NUMBER
 - TELEPHONE NUMBER FOR REGULATORY (919) 866-2788
 SIGN MAY BE A MAXIMUM OF 32 SF AND A MAXIMUM HEIGHT OF 8 FT.
- DURING CONSTRUCTION, VEHICLE ACCESS FOR FIRE-FIGHTING SHALL BE PROVIDED. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION ALLOWS THE PASSAGE OF VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT, AND MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.
- ROADS WITH CURB AND GUTTER AND THE FIRST LIFT OF ASPHALT WILL NEED TO BE CONSTRUCTED BEFORE COMBUSTIBLES ARE ON SITE IN ORDER TO MEET REQUIREMENTS FROM FIRE CODE. STORMWATER AND GASOLINE HYDRANTS SHALL BE ACTIVE IN THE AREAS FOR CONSTRUCTION BEFORE COMBUSTIBLES ARE ON SITE.

LEGEND

- 30" Curb and Gutter
- Property Line
- Prop. R/W
- Prop. Detention Basin
- Setback
- EXISTING STRUCTURES TO BE REMOVED
- CONSTRUCTION PARKING (HOME CONSTRUCTION)
- STAGING AND MATERIALS STORAGE AREA



PLAN PREPARED BY: **ADVANCED CIVIL DESIGN**
 81 Wilshire Drive, Suite 102
 Cary, North Carolina 27513
 Tel: 919.336.9277
 Fax: 919.336.9277

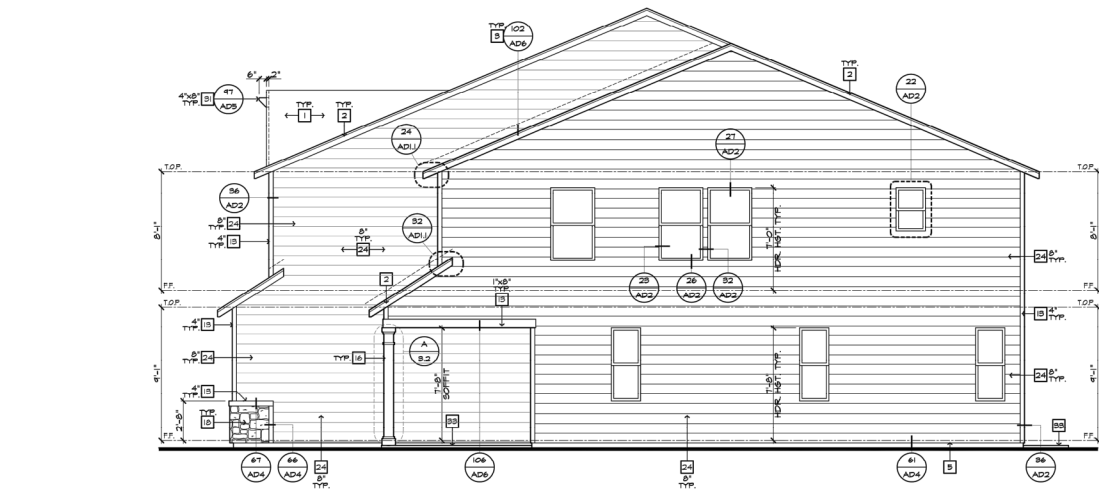
PLAN PREPARED FOR: **KB HOME CAROLINAS**
 4608 SOUTH MIAMI BLVD., SUITE 100A
 DURHAM, NC 27703
 PHONE: 919.768.7960

PROJECT: **STANAT'S PLACE**
 HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY

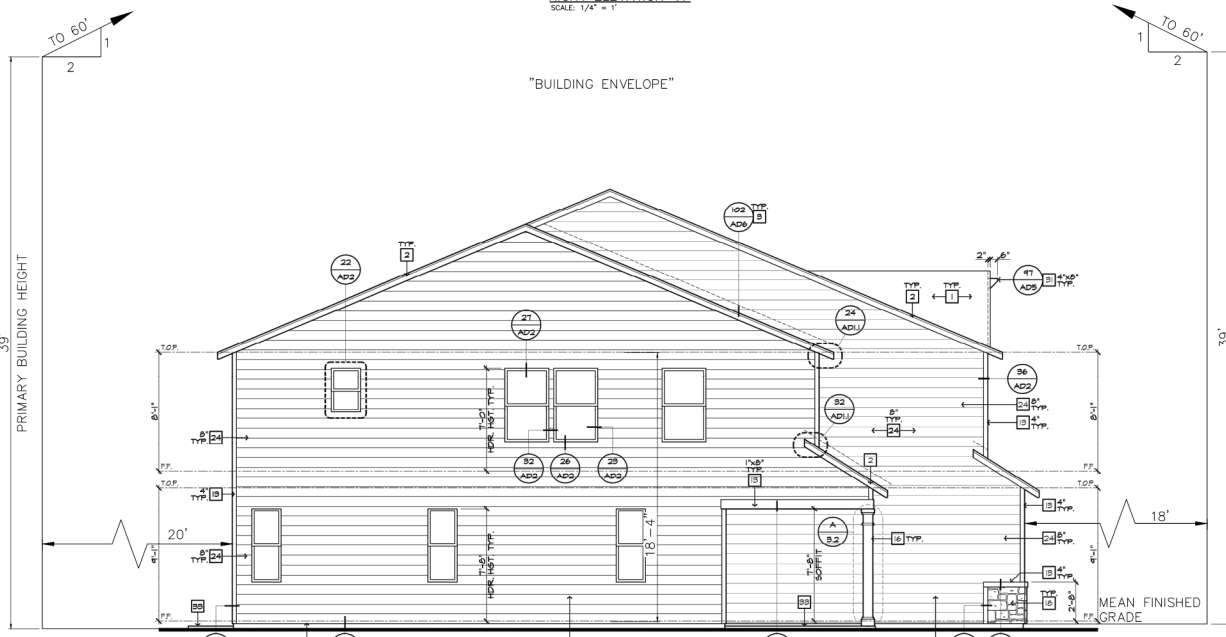
ZONING: **CONDITIONAL ZONING PLANS**
KB HOME CAROLINAS
CONSTRUCTION MANAGEMENT PLAN

DATE: 12/10/2021
 SCALE: 1" = 70'
 DRAWN BY: JRR
 CHECKED BY: CMR
 PROJECT NUMBER: 21-0002-978
 SHEET NUMBER: 12/16

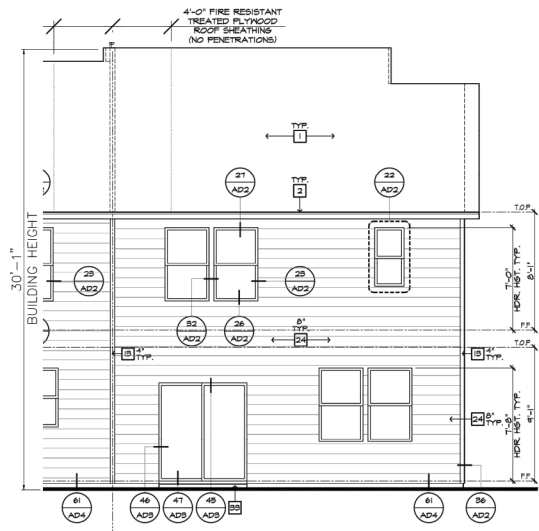
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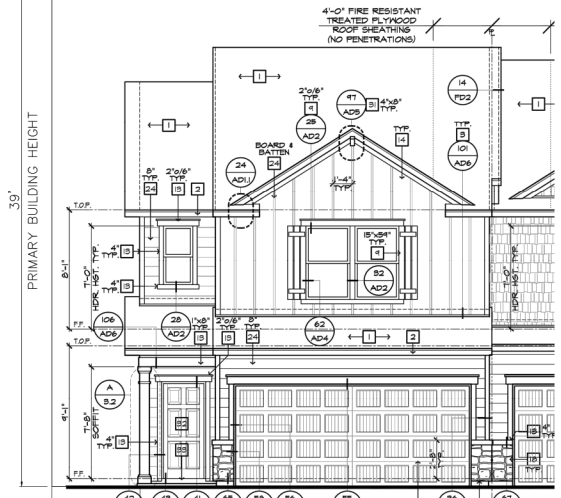
RIGHT ELEVATION 'A'
SCALE: 1/4" = 1'




LEFT ELEVATION 'A'
SCALE: 1/4" = 1'



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



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

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
 81 Kilmeyer Drive, Suite 102
 Cary, North Carolina 27513
 Tel: 919.336.9377

PLAN PREPARED FOR:
KB HOME CAROLINAS
 4508 SOUTH MEADOW BLVD., SUITE 100A
 DURHAM, NC 27703
 PHONE: 919.768.7950

PROJECT LOCATION:
STANAT'S PLACE
 HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY

CONDITIONAL ZONING PLANS
KB HOME CAROLINAS
 BUILDING ELEVATION EXHIBIT

DATE: 12/10/2021
 SCALE: 1/4" = 1'

Drawn By: JRR
 Checked By: CMP

Project Number:
21-0002-978

Sheet Number:
13 / 16

0.371-0002-0781NC/UMG/Production/Drawings/Development/PLAN/CONDITIONAL ZONING PLANS/2021-0781 BUILDING FLOOR PLAN.dwg BUILDING FLOOR PLAN Date: 06/20/21 - 9:45:17am 7/8/21



INTERIOR KEY

SQUARE FOOTAGE	
FIRST FLOOR AREA	802 SQ. FT.
SECOND FLOOR AREA	1111 SQ. FT.
TOTAL AREA	1913 SQ. FT.

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS UNDO.

ALL INTERIOR DOORS TO BE HOLLOW CORE | 5/8" THICK UNDO. (REFER TO PLAN FOR SIZE).

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE EXTERIOR GRADE (REFER TO PLAN FOR SIZE).

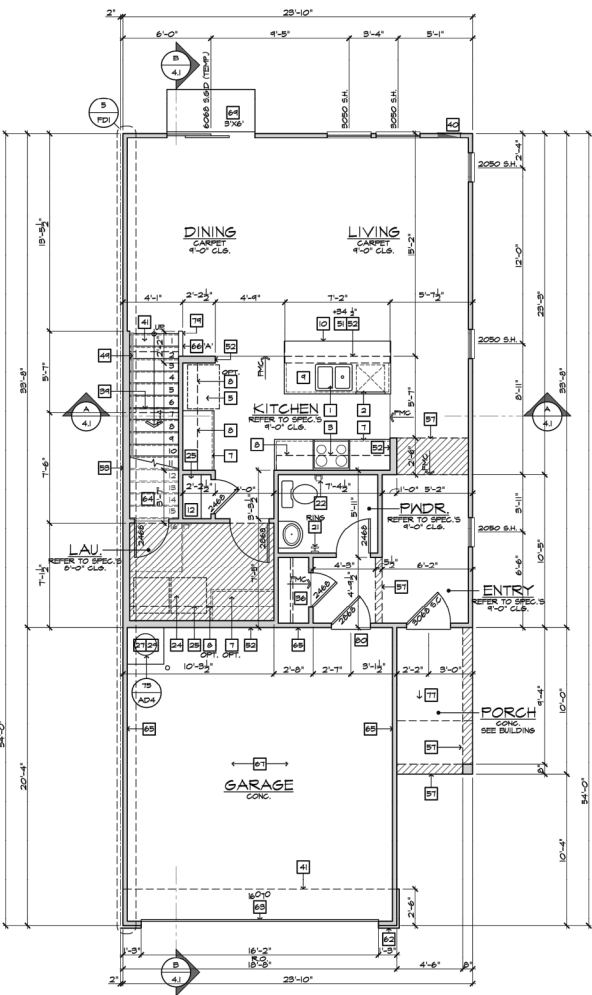
ALL HOUSE TO GARAGE DOORS TO BE 20-MINUTE FIRE-RATED (REFER TO PLAN FOR SIZE).

ALL ENTRY DOORS AND EXTERIOR FRONT DOORS TO BE SOLID CORE | 5/4" THICK (REFER TO PLAN FOR SIZE).

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMB, UNDO.

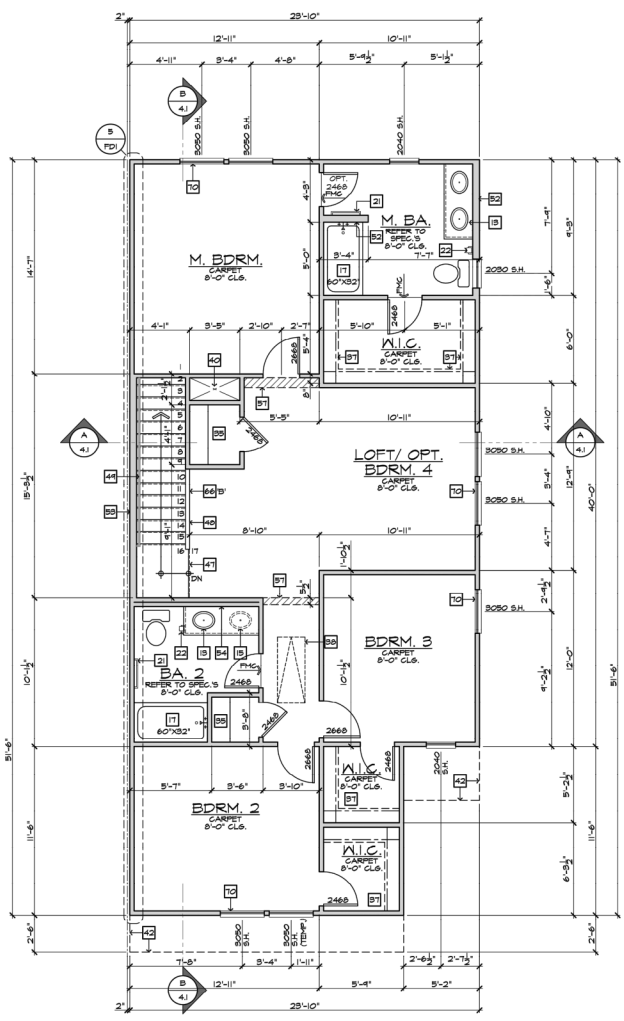
PLATE NOTES	
8'-11" PLATE NOTES	
• WINDOW HEADER HEIGHT	6'-8" UNDO
• 2ND FLOOR WINDOW HOR. HEIGHT	7'-0" UNDO
• ENTRY DOOR HEIGHT	6'-8" UNDO
• SLIDING GLASS DOOR HEIGHT	6'-8" (TEMP)
• INTERIOR DOOR HEIGHT	6'-8" UNDO
• INTERIOR DOOR HEIGHT	6'-8" UNDO
9'-11" PLATE NOTES	
• WINDOW HEADER HEIGHT (EXC. 2ND)	7'-0" UNDO
• 2ND FLOOR WINDOW HOR. HEIGHT	8'-4" UNDO
• ADD WINDOW OVER TUB HOR. HEIGHT	8'-8" UNDO
• SLIDING GLASS DOOR HEIGHT	6'-8" (TEMP)
• INTERIOR DOOR HEIGHT	6'-8" UNDO
• TRAY CEILING	7'-6" DROP UNDO
• INTERIOR DOOR HEIGHT	6'-8" UNDO

STAIR DATA NOTES	
FIRST FLOOR WITH #2 PLATE HEIGHT:	
14" DEEP T111 FLOOR JOISTS WITH 5/4" T16 DECKING	
1/4" TREADS AT 10" EACH	
3" RISERS AT 11"16" EACH	
FIRST FLOOR WITH #3 PLATE HEIGHT:	
14" DEEP T111 FLOOR JOISTS WITH 5/4" T16 DECKING	
1/4" TREADS AT 10" EACH	
3" RISERS AT 11"16" EACH	



FIRST FLOOR PLAN - 1913
SCALE 1/4"=1'-0" (22'X34') - 1/8"=1'-0" (11'X17')

- FLOOR PLAN NOTES**
- NOTE: NOT ALL KEY NOTES APPLY.
- SINK - GARAGE DISPOSAL, OPTIONAL - VERIFY DIMENSIONS WITH MANUFACTURER'S SPECS
 - DISHWASHER - PROVIDE AIR GAP - VERIFY SPACING & DIMENSIONS PER MANUFACTURER'S SPECS
 - SLIDE-IN RANGE/OVEN COMBO OR BUILT-IN VENTED HOOD W/ LIGHT & PAN - VERIFY WITH MANUFACTURER'S SPECS
 - REF. COOCTOP W/ BUILT-IN VENTED HOOD W/ LIGHT & PAN - VERIFY WITH MANUFACTURER'S SPECS
 - 3/4" CLEAR REFRIGERATOR SPACE W/ OPTIONAL CABINETS ABOVE - OPT. PLUMBING FOR ICE/MAKER (NECESSARY IN WALL)
 - COMBINATION DOUBLE OVEN OR OVEN/MICROWAVE OVEN OR OVEN - VERIFY DIMENSIONS WITH MANUFACTURER'S SPECS
 - BASE CABINETS - REFER TO INTERIOR ELEVATIONS
 - UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
 - ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
 - MIN. 12" BAR TOP/BREAKFAST BAR
 - DESK AREA - REFER TO INTERIOR ELEVATIONS
 - BUILT-IN PANTRY (BY DEEP OR UNDO)
 - SINK CABINET(S) - REFER TO INTERIOR ELEVATIONS
 - SINK CABINET W/ EXTENDED VANITY & KNEE SPACE BELOW - REFER TO INTERIOR ELEVATIONS
 - OPT. SINK - REFER TO INTERIOR ELEVATIONS
 - KNEE SPACE - REFER TO INTERIOR ELEVATIONS
 - FRS-FAB. TUB/SHOWER COMBO W/ FIBERGLASS HANGCOT TO 72" - VERIFY DIMENSIONS W/ MANUFACTURER'S SPECS
 - OVAL TUB - VERIFY DIMENSIONS WITH MANUFACTURER'S SPECS
 - FRS-FAB. SHOWER PAN W/ 80" MIN. CLR. INSIDE & HANGCOT TO 72" - VERIFY DIMENSIONS W/ MANUFACTURER'S SPECS
 - SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE
 - TOWEL BAR - PROVIDE 2x SOLID BLK'S IN WALL
 - 2ND LET PAPER HOLDER - PROVIDE 2x SOLID BLK'S IN WALL
 - RESERVED
 - 12" SHELF PER SPECS
 - OPT. LAUNDRY SINK - REFER TO INTERIOR ELEVATIONS
 - WATER HEATER LOCATION - FOR GAS - LOCATE ON 18" HIGH PLATFORM - FOR INTERIOR LOCATION - PROVIDE PAN & DRAIN (REFER TO 15/AD4)
 - RESERVED
 - MAIN LINE SHUT-OFF VALVE AND TEMP. & PRESSURE RELIEF VALVE
 - PAUL LOCATION (REFER TO DETAIL 85/ADS)
 - ROUTE OF VENT TO OUTSIDE AIR
 - LISTED FACTORY-BUILT GAS FINED DEC. APPLIANCE (REF. 80/AD4) - INSTALL PER MFG. SPECS
 - HEARTH TO BE INSTALLED PER FACTORY-BUILT FIREPLACE LISTING
 - GAS APPLIANCE TO VENT FROM BELOW
 - LINEN PER SPECS (BY DEEP OR UNDO)
 - COAT CLOSET W/ SHELF & POLE (REFER TO DETAIL 83/AD4)
 - HARDWARE W/ SHELF & POLE (REFER TO DETAIL 83/AD4)
 - 2"X6" MIN. ATTIC ACCESS (REFER TO DETAIL 83/AD4)
 - PROJECT FULL DOWN LADDER R/O. ATTIC ACCESS TO BE PROTECTED
 - LINE OF MALL BELOW
 - DUCT CHASE
 - LINE OF FLOOR ABOVE
 - LINE OF FLOOR BELOW
 - LINE OF OPTIONAL TRAY CEILING (REFER TO DETAIL 42/AD5)
 - LINE OF HP AT OPTIONAL VOLUME CEILING
 - LINE OF RISER AT OPTIONAL VOLUME CEILING
 - CEILING BREAK
 - STAIR TREADS & RISERS - MIN. 1/2" TREAD & MAX. 7 1/4" RISER - REFER TO DETAIL 81/AD2/AD5
 - MIN. 36" HIGH GUARDRAIL (REFER TO DET. 85/ADS & 85/AD5)
 - 34" TO 36" HIGH HANDRAIL (REFER TO DETAIL 85/ADS)
 - AC PAD LOCATION
 - LOW MALL - REFER TO PLAN FOR HEIGHT
 - 2ND STED MALL
 - 2x6 BALLOON FRAMED WALL PER STRUCTURAL
 - DEL. 2x4 MALL PER PLAN
 - INTERIOR SHELF - SEE PLAN FOR HT.
 - MEDIA NICHE
 - FLAT SOFFIT - SEE ELEV. FOR HGT.
 - ARCHED SOFFIT - SEE ELEV. FOR HGT.
 - WINDOW SEAT
 - OPT. DOOR/WINDOW
 - PRE-MANUFACTURED DECORATIVE COLUMN (SIZE SEE ELEV.) WITH OR EX. SURROUNDING STRUCTURAL FOOT
 - BRICK / STONE VENEER - REFER TO ELEVATIONS
 - VENEER TO COMPLY WITH THE A.G.C.
 - SECTIONAL GARAGE DOOR PER SPECS
 - MIN. 1/2" GYP. BD. ON CEILING & WALLS @ USABLE SPACE UNDER STAIR
 - GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. @ GARAGE SIDE WALLS & 3/8" UNDER LIVING AREA UNDO.
 - OPT. MIN. 36" HIGH GUARDRAIL (REFER TO DETAIL 85/ADS)
 - 67.5" TYPE-X GYP. IN GARAGE BETWEEN CEILING & FLOOR ABV.
 - P.T. POST W/ BRAP
 - CONCRETE STOP - SEE PER PLAN
 - SLOPE 1/4" PER FT. MIN.
 - EXPRESS WINDOW
 - PROVIDE ADDITIONAL RISERS AT OPTIONAL PLATE HT.
 - MDF TOP
 - PLUMBING DROP FROM ABOVE
 - ADJUST OPENING AT OPTION TO FIT THE DOOR SIZE SHOWN
 - WINDOW LEDGE - HEIGHT & WIDTH OF OPENING TO EXTEND 6" BEYOND WINDOWS ON ALL SIDES UNDO.
 - SITE-BUILT COLUMN - SEE ELEVATION FOR TYPE
 - CONCRETE SLAB. SLOPE 1/4" PER FT. MIN. SEE PLAN FOR SIZE
 - RESERVED
 - SLOPING LOW WALL 36" ABOVE ADJACENT TREADS
 - 20 MIN FIRE-RATED DOOR



SECOND FLOOR PLAN - 1913
SCALE 1/4"=1'-0" (22'X34') - 1/8"=1'-0" (11'X17')

PLAN PREPARED BY: **ADVANCED CIVIL DESIGN**
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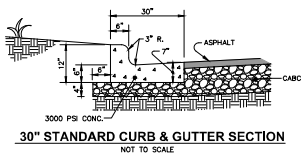
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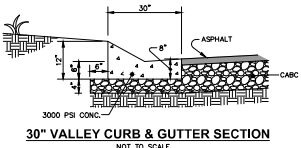
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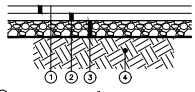
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Sheet Number: 15/16



30" STANDARD CURB & GUTTER SECTION
NOT TO SCALE

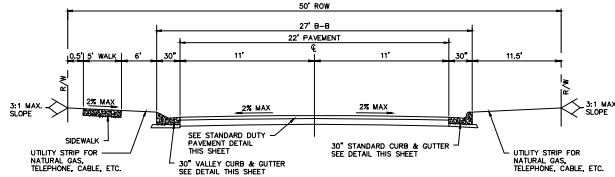


30" VALLEY CURB & GUTTER SECTION
NOT TO SCALE

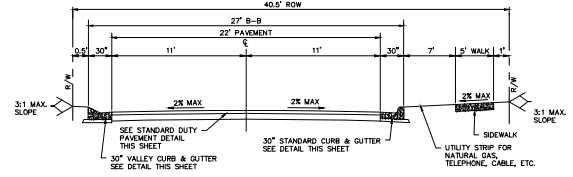


- 1 SURFACE COURSE, 1" ASPHALT PAVEMENT
- 2 BASE COURSE, 2" ASPHALT PAVEMENT
- 3 8" COMPACTED AGGREGATE BASE COURSE
- 4 SUBGRADE COMPACTION
- 5

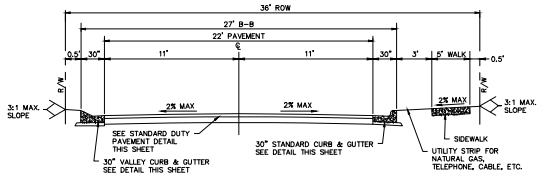
STANDARD DUTY PAVEMENT SECTION
NOT TO SCALE



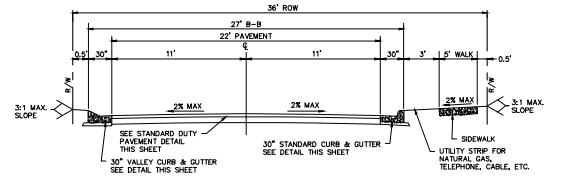
CABERNET DRIVE - 27' B/B SECTION (50' R/W)
NOT TO SCALE



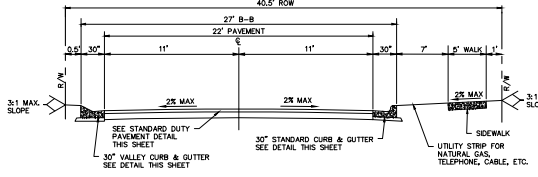
STREET A - 27' B/B SECTION (40.5' R/W)
NOT TO SCALE



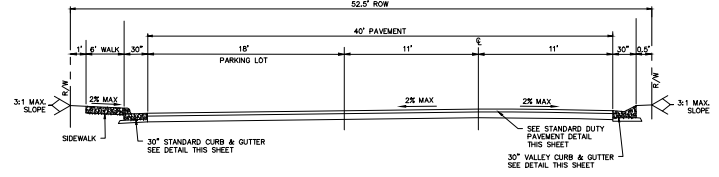
CABERNET DRIVE - 27' B/B SECTION (36' R/W)
NOT TO SCALE



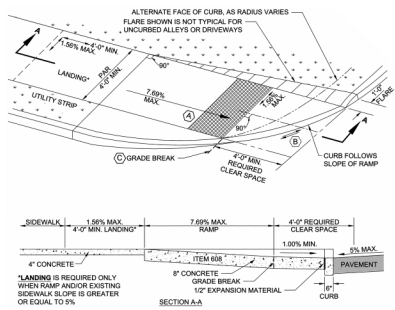
STREET A - 27' B/B SECTION (36' R/W)
NOT TO SCALE



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

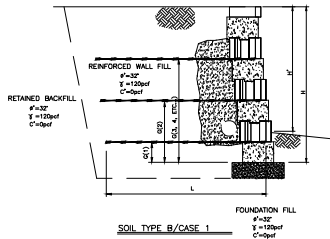


STREET B - 45' B/B SECTION (52.5' R/W)
NOT TO SCALE



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

CURB RAMP DETAIL
NOT TO SCALE



SOIL TYPE B/CASE 1

TOTAL DRAINAGE HEIGHT H	DRAINAGE HEIGHT h	GROUND	GEORGE	GEORGE LEAK-RESISTANT HEIGHT BOX LENGTHS IN'													
				1	2	3	4	5	6	7	8	9	10	11	12	13	
2'-0"	1'-0"	N/A	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2'-4"	2'-0"	G	N/A	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
4'-0"	4'-0"	1	4'-0"	A	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"
7'-0"	6'-0"	3	4'-0"	A	2'-0"	4'-0"	6'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"
8'-0"	8'-0"	4	4'-0"	A	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"
11'-0"	10'-0"	6	2'-0"	A	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"
12'-0"	12'-0"	7	6'-0"	B	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"
15'-0"	12'-0"	8	2'-0"	B	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"
15'-4"	12'-0"	8	8'-0"	B	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"
16'-4"	18'-0"	9	10'-0"	C	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"
27'-4"	20'-0"	10	11'-0"	C	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"

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