

Stanat's Place

Capkov Ventures Inc.
Vineyard Square Meeting
7-28-22

PIN: 9880028073

Address: 2516 Homestead Rd.
Chapel Hill NC 27516

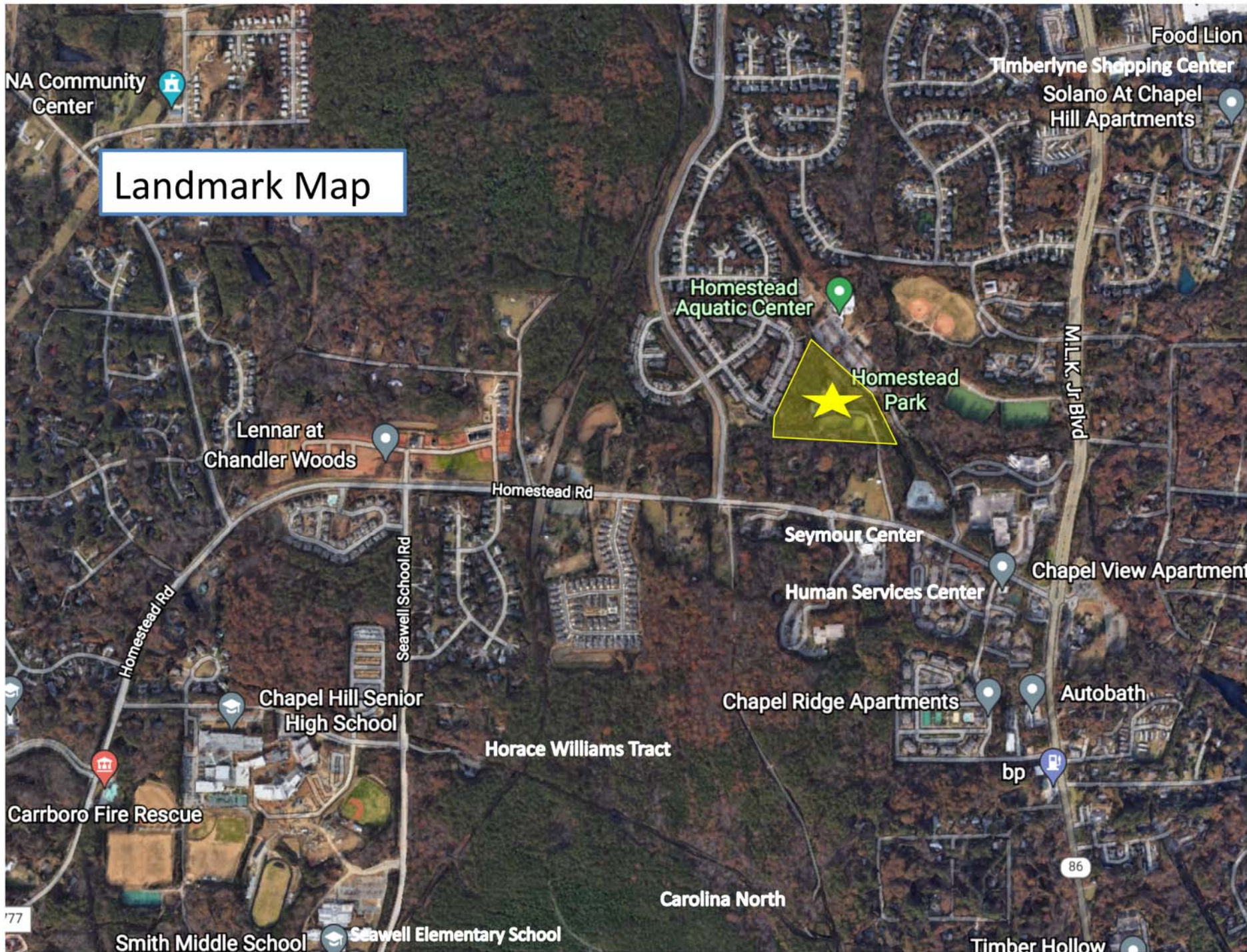
Existing Zoning: R-2
Proposed Zoning: R-5-CZD

Proposed 47 Townhomes

Gross Land Area: 8.979 Acres

Net Land Area: 8.163 Acres





Landmark Map

NA Community Center

Food Lion
Timberlyne Shopping Center
Solano At Chapel Hill Apartments

Homestead Aquatic Center

Homestead Park

Lennar at Chandler Woods

Homestead Rd

MILK, JR Blvd

Seymour Center

Chapel View Apartment

Human Services Center

Chapel Hill Senior High School

Chapel Ridge Apartments

Autobath

bp

Horace Williams Tract

Carrboro Fire Rescue

Carolina North

86

Smith Middle School Seawell Elementary School

Timber Hollow

77

Interior Perspective



Interior Perspective



Stanat's Place Site Plan Option B

CODED NOTES

- (A) CENTRAL GREEN AREA WITH TURF GRASS
- (B) HERITAGE TREE ON SMALL HILL
- (C) STONE FACADE RETAINING/SEAT WALL
- (D) MULCHED AREA WITH SHRUBS
- (E) BENCHES
- (F) GATHERING SPACE #1: CHILDREN'S PLAY STRUCTURE WITH PONG TABLES
- (G) GATHERING SPACE #2: FIRE PIT WITH CHAPEL HILL GRIT SURFACE
- (H) 4" BRICK WALKWAY
- (I) 30" STANDARD CURB AND GUTTER
- (J) 30" VALLEY CURB AND GUTTER
- (K) CURB TRANSITION BETWEEN STANDARD AND VALLEY
- (L) CONCRETE STEP (12-INCH TREAD, RISER PER SPOT GRADES)
- (M) HANDICAP RAMP IN SIDEWALK WITH DETECTABLE WARNING DAMES ATTACHED TO BACK OF CURB
- (N) ACCESSIBLE VAN PARKING SPACE
- (O) 20'-FT PUBLIC DRAINAGE EASEMENT
- (P) 20'-FT PRIVATE DRAINAGE EASEMENT
- (Q) PUBLIC SIDEWALK EASEMENT
- (R) MAIL KIOSK
- (S) BIKE RACK
- (T) ENTRY FEATURE
- (U) RETAINING WALL WITH FENCE
- (V) TRASH COLLECTION TURNAROUND
- (W) COLLAPSIBLE BOLLARDS
- (X) TREE SAVE AREA
- (Y) END CURB AND GUTTER
- (Z) WOODEN FENCE ON TOP OF WALL
- (AA) LIGHT POLE
- (AB) CURB & GUTTER REMOVAL
- (AC) PAVEMENT STRIPING TO DELINEATE USE (DRIVEWAY STORAGE OF RESERVE AND TRUCKING OVERHEADS DURING SERVICE DAY FOR LOTS 15-19)
- (AD) TEMPORARY CONSTRUCTION EASEMENT
- (AE) MOVED/MOTORCYCLE PARK
- (AF) WHEEL STOP

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

PROPOSED IMPERVIOUS SURFACES (ON-SITE)	
ROADWAY	= 43,981 SF
DRIVEWAYS	= 14,475 SF
PARKING LOT	= 2,914 SF
BUILDINGS	= 29,500 SF
SIDEWALK	= 11,339 SF
MISC. WALLS, HVAC, PATIOS	= 6,997 SF
POND PERMANENT POOL AREA	= 10,610 SF
FUTURE ALLOWANCE	= 20,170 SF
TOTAL	= 170,000 SF

SITE DATA TABLE

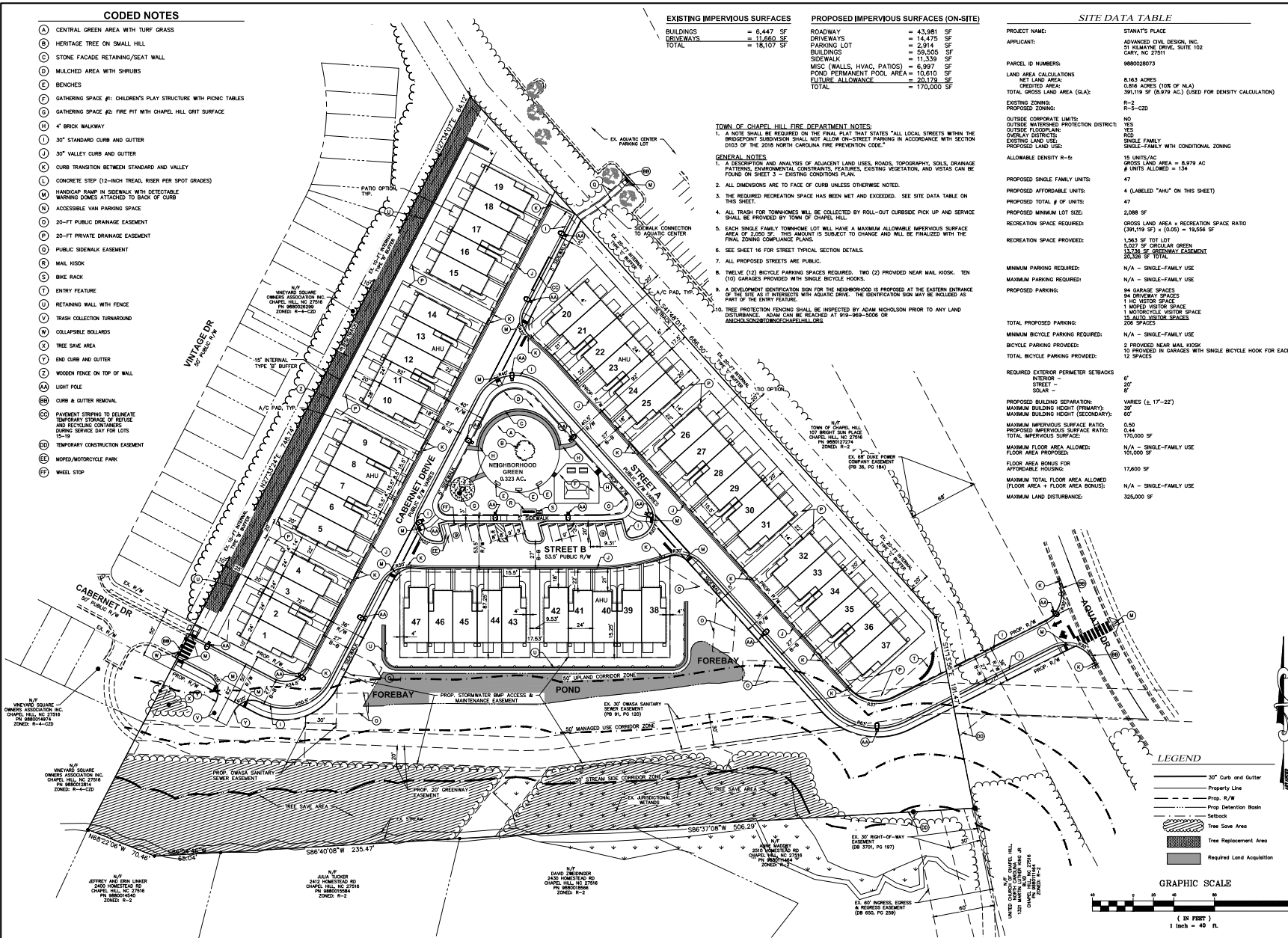
PROJECT NAME:	STANAT'S PLACE
APPLICANT:	ADVANCED CIVIL DESIGN, INC. 53 KLUATINE DRIVE, SUITE 102 CARY, NC 27513 919-481-0008
PARCEL ID NUMBER:	9900028073
LAND AREA CALCULATIONS:	8,183 ACRES
NET LAND AREA:	0.96 ACRES (106 OF NLA)
CREATED AREA:	391,119 SF (8,979 AC.) (USED FOR DENSITY CALCULATION)
TOTAL GROSS LAND AREA (GLA):	R-5
EXISTING ZONING:	R-5-C2D
PROPOSED ZONING:	NO
OUTSIDE CORPORATE LIMITS:	NO
OUTSIDE WATERSHED PROTECTION DISTRICT:	YES
OUTSIDE FLOORPLAN:	NO
OVERLAY DISTRICTS:	RSD
EXISTING LAND USE:	SINGLE FAMILY
PROPOSED LAND USE:	SINGLE-FAMILY WITH CONDITIONAL ZONING
ALLOWABLE DENSITY R-5:	15 UNITS/AC
GROSS LAND AREA & RECREATION SPACE RATIO (391,119 SF) x (0.02) = 14,256 SF	47
PROPOSED SINGLE FAMILY UNITS:	47
PROPOSED AFFORDABLE UNITS:	4 (LAAEDED "AHU" ON THIS SHEET)
PROPOSED TOTAL # OF UNITS:	51
PROPOSED MINIMUM LOT SIZE:	2,088 SF
RECREATION SPACE REQUIRED:	1,563 SF TOT LOT
RECREATION SPACE PROVIDED:	1,578 SF (GREENWAY EASEMENT) 23,326 SF TOTAL
MINIMUM PARKING REQUIRED:	N/A - SINGLE-FAMILY USE
MAXIMUM PARKING REQUIRED:	N/A - SINGLE-FAMILY USE
PROPOSED PARKING:	84 GARAGE SPACES 94 DRIVEWAY SPACES 1 HC VESTIBULAR SPACE 1 MOVED MOTORCYCLE SPACE 106 MOTORCYCLE SPACES 106 SPACES
TOTAL PROPOSED PARKING:	N/A - SINGLE-FAMILY USE
MINIMUM BICYCLE PARKING REQUIRED:	2 PROVIDED NEAR MAIL KIOSK
BICYCLE PARKING PROVIDED:	10 PROVIDED IN GARAGES WITH SINGLE BICYCLE HOOK FOR EACH
TOTAL BICYCLE PARKING PROVIDED:	12 SPACES
REQUIRED EXTERIOR PERIMETER SETBACKS:	INTERIOR - 6' STREET - 20' SOLAR - 8'
PROPOSED BUILDING SEPARATION:	VARIABLE (E. 17'-22')
MAXIMUM BUILDING HEIGHT (PRIMARY):	5' 0"
MAXIMUM BUILDING HEIGHT (SECONDARY):	6' 0"
MAXIMUM IMPERVIOUS SURFACE RATIO:	0.50
TOTAL IMPERVIOUS SURFACE:	170,000 SF
MAXIMUM FLOOR AREA ALLOWED:	N/A - SINGLE-FAMILY USE
FLOOR AREA BONUS FOR AFFORDABLE HOUSING:	17,600 SF
MAXIMUM TOTAL FLOOR AREA ALLOWED (FLOOR AREA + FLOOR AREA BONUS):	N/A - SINGLE-FAMILY USE
MAXIMUM LAND DISTURBANCE:	325,000 SF

TOWN OF CHAPEL HILL FIRE DEPARTMENT NOTES:

- A NOTE SHALL BE REQUIRED ON THE FINAL PLAN THAT STATES "ALL LOCAL STREETS WITHIN THE BRIDGEPOINT SUBDIVISION SHALL NOT ALLOW ON-STREET PARKING IN ACCORDANCE WITH SECTION 0103 OF THE 2018 NORTH CAROLINA FIRE PREVENTION CODE."
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- THE REQUIRED RECREATION SPACE HAS BEEN MET AND EXCEEDED. SEE SITE DATA TABLE ON THIS SHEET.
- ALL TRASH FOR TOWNHOMES WILL BE COLLECTED BY ROLL-OUT CURBSIDE PICK UP AND SERVICE SHALL BE PROVIDED BY TOWN OF CHAPEL HILL.
- EACH SINGLE FAMILY TOWNHOME LOT WILL HAVE A MAXIMUM ALLOWABLE IMPERVIOUS SURFACE AREA OF 2,000 SF. THIS AMOUNT IS SUBJECT TO CHANGE AND WILL BE FINALIZED WITH THE FINAL ZONING COMPLIANCE PLANS.
- SEE SHEET 16 FOR STREET TYPICAL SECTION DETAILS.
- ALL PROPOSED STREETS ARE PUBLIC.
- TWELVE (12) BICYCLE PARKING SPACES REQUIRED. TWO (2) PROVIDED NEAR MAIL KIOSK. TEN (10) GARAGES PROVIDED WITH SINGLE BICYCLE HOOKS.
- A DEVELOPMENT IDENTIFICATION SIGN FOR THE NEIGHBORHOOD IS PROPOSED AT THE ENTRANCE OF THE SITE AS WELL AS NEIGHBORS WITH ADAQ DRIVE. THE IDENTIFICATION SIGN MAY BE INCLUDED AS PART OF THE ENTRY FEATURE.
- TREE PROTECTION FENCING SHALL BE INSPECTED BY ADAM NICHOLSON PRIOR TO ANY LAND DISTURBANCE. ADAM CAN BE REACHED AT 919-969-5006 OR AMNICHOLSON@TOWNOFCHAPELHILL.ORG

GENERAL NOTES:

- A DESCRIPTION AND ANALYSIS OF ADJACENT LAND USES, ROADS, TOPOGRAPHY, SOILS, DRAINAGE PATTERNS, ENVIRONMENTAL CONSTRAINTS, FEATURES, EXISTING VEGETATION, AND UTILITIES CAN BE FOUND ON SHEET 3 - EXISTING CONDITIONS PLAN.
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PLAN PREPARED BY: ADVANCED CIVIL DESIGN, INC. 53 KLUATINE DRIVE, SUITE 102, CARY, NC 27513, 919-481-0008

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EXISTING ZONING: R-5-C2D; PROPOSED ZONING: NO

OUTSIDE CORPORATE LIMITS: NO; OUTSIDE WATERSHED PROTECTION DISTRICT: YES; OUTSIDE FLOORPLAN: NO; OVERLAY DISTRICTS: RSD; EXISTING LAND USE: SINGLE FAMILY; PROPOSED LAND USE: SINGLE-FAMILY WITH CONDITIONAL ZONING

ALLOWABLE DENSITY R-5: 15 UNITS/AC; GROSS LAND AREA & RECREATION SPACE RATIO (391,119 SF) x (0.02) = 14,256 SF; PROPOSED SINGLE FAMILY UNITS: 47; PROPOSED AFFORDABLE UNITS: 4 (LAAEDED "AHU" ON THIS SHEET); PROPOSED TOTAL # OF UNITS: 51; PROPOSED MINIMUM LOT SIZE: 2,088 SF; RECREATION SPACE REQUIRED: 1,563 SF TOT LOT; RECREATION SPACE PROVIDED: 1,578 SF (GREENWAY EASEMENT); 23,326 SF TOTAL

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

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

DATE: 05/04/2022

PROJECT NUMBER: 21-0002-978

SHEET NUMBER: 5B / 16

CONTRACTOR: STANAT'S PLACE

CONDITIONAL ZONING SUBMITTAL #1: 2022-05-02

CONTRADITIONAL ZONING SUBMITTAL #2: 2022-05-02

DATE ENERGY ENVIRONMENTAL SUBMITTAL #1: 2022-05-02

CONTRADITIONAL ZONING SUBMITTAL #3: 2022-05-02

DATE: 05/04/2022

SCALE: 1" = 40'

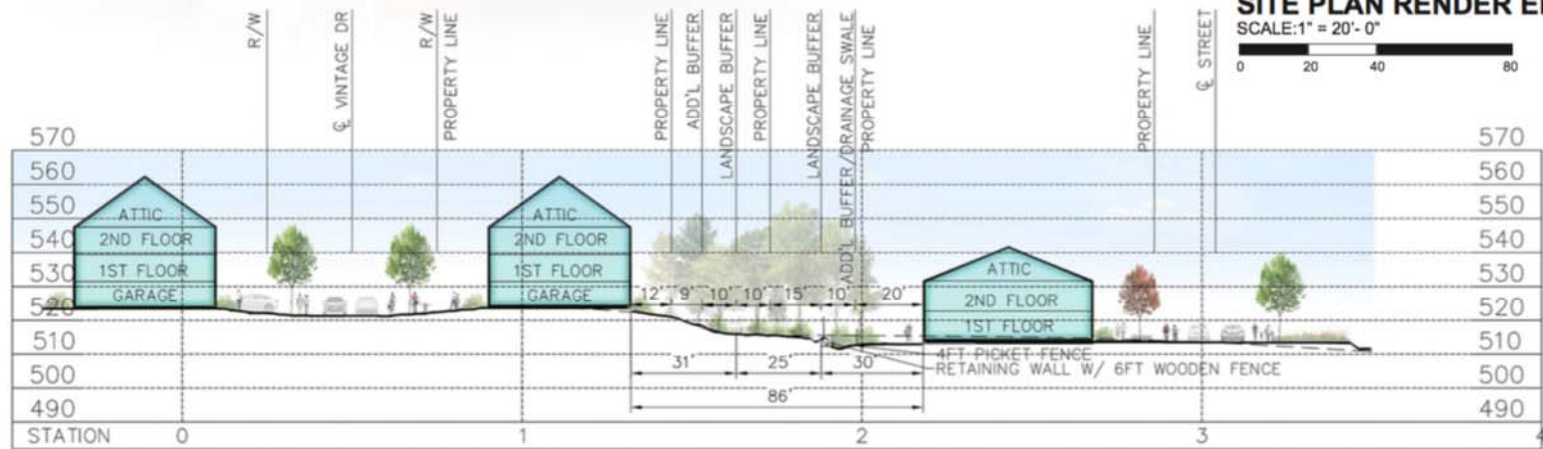
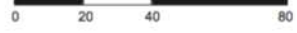
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CHECKED BY: CMR



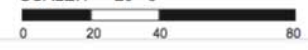
SITE PLAN RENDER ENLARGEMENT

SCALE: 1" = 20'-0"



SITE SECTION

SCALE: 1" = 20'-0"



Greenway Trail Connection

Chapel Hill Greenway Master Plan Update 2012 | Strategic Planning

HORACE WILLIAMS TRAIL

A spur of the Norfolk Southern Railroad leaves the main rail line near Hillsborough and trends southeast to Chapel Hill. The line serves the needs of the University of North Carolina co-generation plant and extends over 4.1 miles along this potential greenway.

- 1** Millhouse Road to Eubanks Road
The trail would begin at Millhouse Road just south of I-40 and continue through the Town's Operations Center and northern park and ride lot to Eubanks Road.

Resource Protection

The Town controls almost all of the land in this section. Only one parcel is currently missing. The Town can likely preserve a trail corridor on that tract when the property is developed in the future. The Town should be prepared to act swiftly to preserve the rail corridor in the event that the railroad should abandon the line.

Potential for Trail Development

The physical limitations of trail development in this section are few. An important connection could be made from the Horace Williams Trail to the Old Field Trail.

Summary of Constraints for Potential Trail Development

- One parcel of land is in private ownership.
- It would be necessary to build a portion of the trail on the existing park and ride lot property.
- It would be necessary to negotiate a crossing access with the Norfolk Southern Railroad to allow trail access to Millhouse Road.

Greenways

- Paved
- Unpaved
- - - Proposed Paved
- - - Proposed Unpaved
- - - Planned

Bike Facilities

- Bike Lane
- Wide Shoulder/Wide Outside Lane
- - - Proposed Facility
- - - Proposed Campus to Campus Connector

- Sidewalk
- Stream
- Railroad
- Town Property
- Park
- Open Space
- School
- UNC Property
- Parcel
- Town Limits
- Carrboro Limits



MAP 4.4 - HORACE WILLIAMS TRAIL

Greenway Trail Extended



Proposed Greenway Trail on Vineyard Square

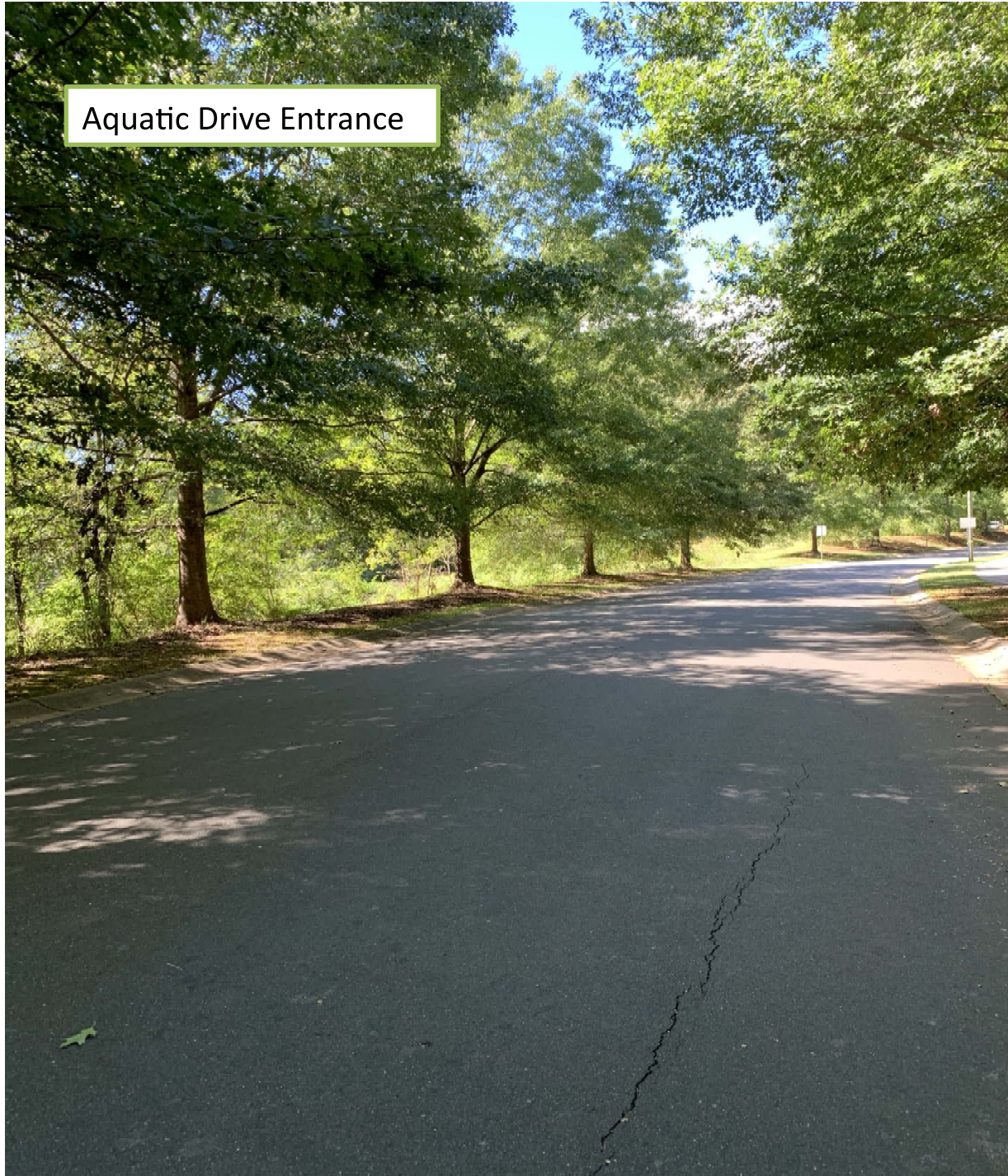


Stanat's Place

Cabernet Drive Entrance



Aquatic Drive Entrance





1. Central Green w/turf grass
2. Heritage Tree on small hill, eg: Evergreen Oak
3. Chapel Hill Stone retaining/seat wall
4. Planting area with ground cover or textured grass, like "no mow" fescue
5. Benches
6. Gathering space 1: children's play structure with benches and picnic tables
7. Gathering space 2: "readers garden" with benches, little free library, bird house, mulch surface
8. 7' tree planting strip
9. 5' sidewalk
10. Chapel Hill Flagstone pad

Stanat's Place

Central Park Concept

Prepared by: Brian Peterson, AIA
 Urban Designer, T.O.C.H
 10.26.21

Sidewalk Connections

