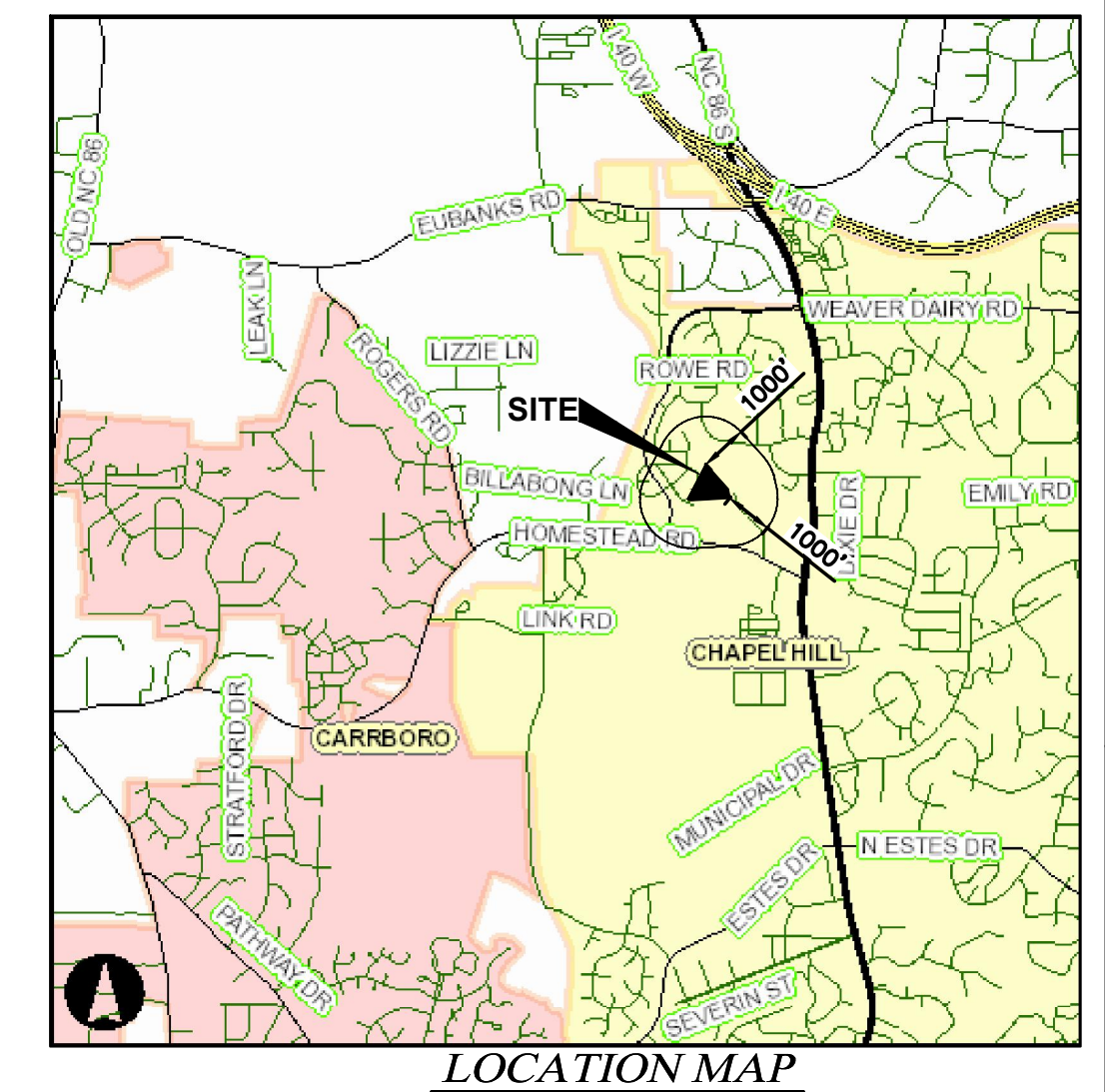
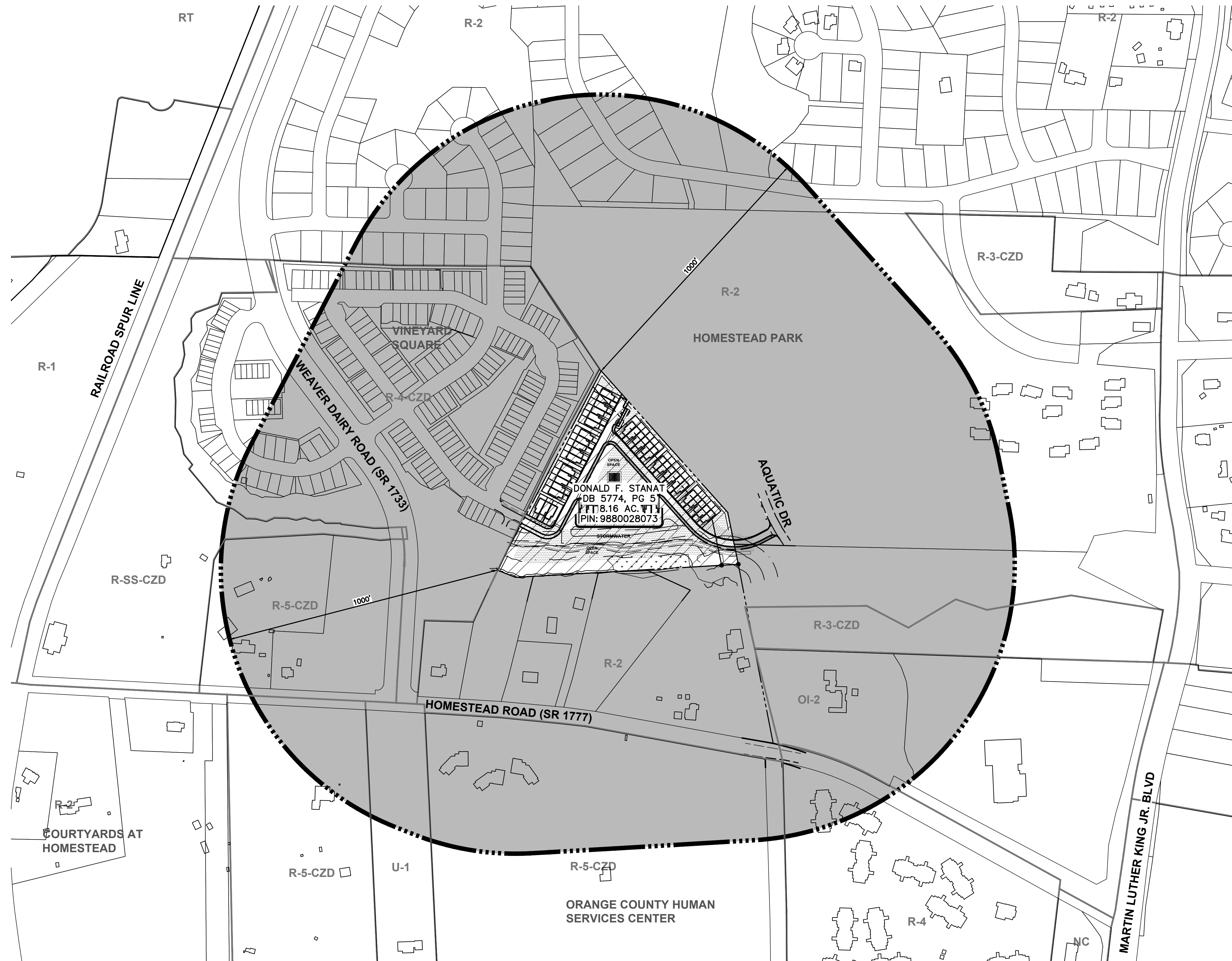


CONCEPT PLAN
STANAT'S PLACE
 CHAPEL HILL, NC
 2021



PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
 ENGINEERS SURVEYORS
 51 Kilmayne Drive, Suite 102
 Cary, North Carolina 27511
 ph 919.481.6990
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PLAN PREPARED FOR:
KB HOME CAROLINAS
 4506 SOUTH MIAMI BLVD., SUITE 100A
 DURHAM, NC 27707
 PHONE: 919.768.7960

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

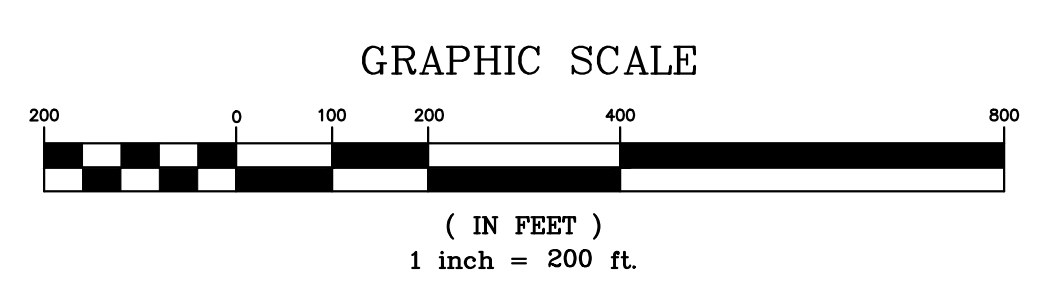


SHEET INDEX

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

LEGEND

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



AREA MAP
 SCALE 1" = 200'

OWNER DONALD & SYLVIA STANAT 2516 HOMESTEAD RD CHAPEL HILL, NC 27516	DEVELOPER CAPKOV VENTURES, INC. 202 E WINMORE AVE. CHAPEL HILL, NC 27516-8430 PHONE: 919.942.8005	DEVELOPER KB HOME CAROLINAS 4506 S. MIAMI BLVD., SUITE 100 DURHAM, NC 27703 PHONE: 919.768.7979	ENGINEER/SURVEYOR ADVANCED CIVIL DESIGN, INC. 51 KILMAYNE DRIVE, SUITE 102 CARY, NC 27511 PHONE (919) 481-6290 FAX (919) 336-5127
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Issue Dates:
 2021-08-24 CONCEPT PLAN SUBMITTAL #1
 08/24/2021

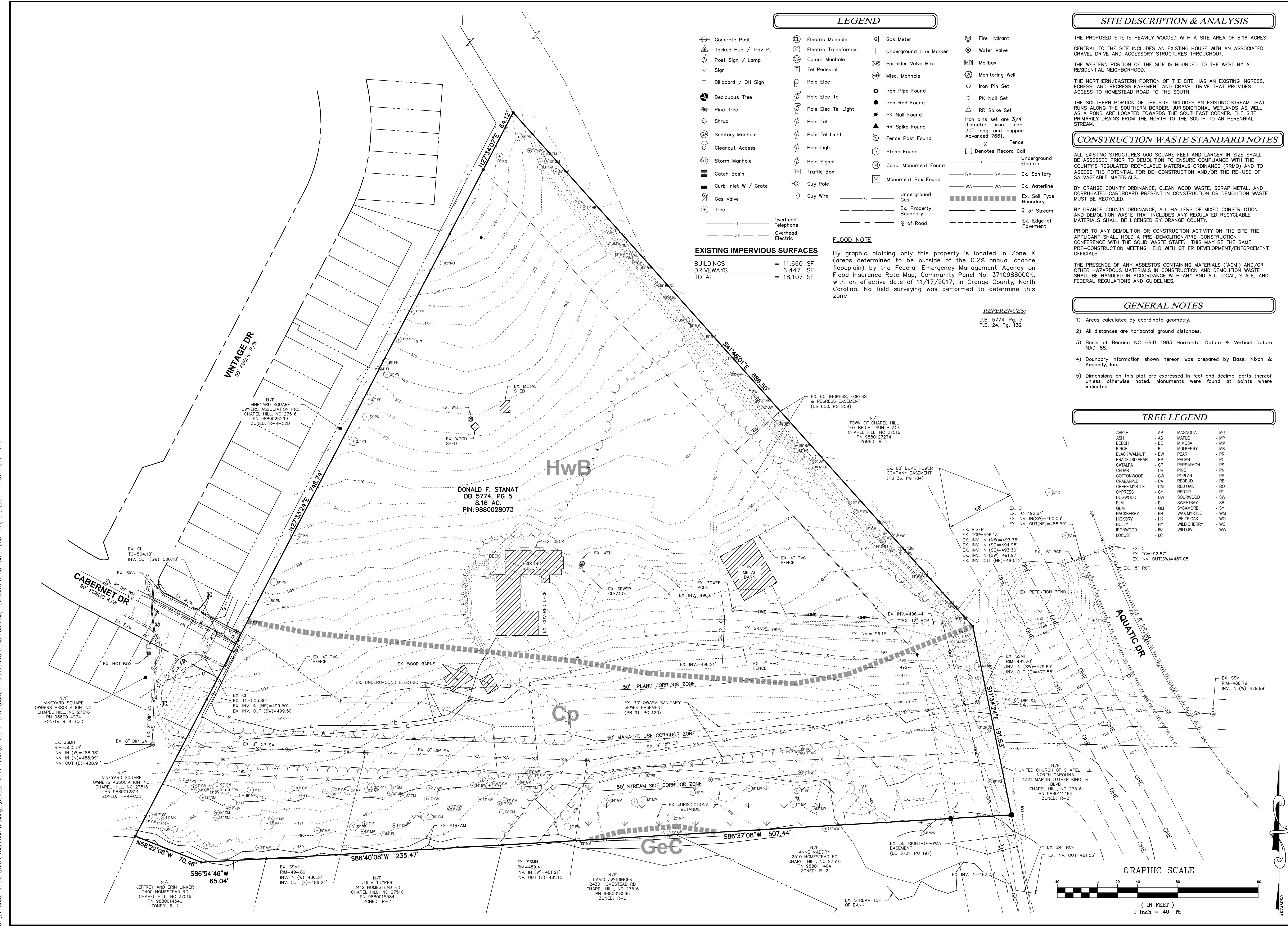
Date: 08/24/2021
 Scale: 1" = 200'

Drawn By: CMR
 Checked By: CMR

Project Number:
21-0002-978

Sheet Number:
1 / 5

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LEGEND			
Concrete Post	Electric Manhole	Gas Meter	Fire Hydrant
Tacked 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
Pine Tree	Pole Elec Tel Light	RR Spike Found	RR Spike Set
Shrub	Pole Tel	Fence Post Found	Iron pins set are 3/4" diameter iron pipe, 30" long and capped Advanced 7661.
Sanitary Manhole	Pole Tel Light	Fence	[] Denotes Record Call
Cleanout Access	Pole Light	Underground Electric	SA SA Ex. Sanitary
Storm Manhole	Pole Signal	WA WA Ex. Waterline	Ex. Soil Type Boundary
Catch Basin	Traffic Box	Ex. Property Boundary	Ex. Edge of Pavement
Curb Inlet W / Grate	Guy Pole	Underground Gas	
Gas Valve	Guy Wire	Ex. Boundary	
Tree		Ex. Road	
Overhead Telephone			
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. 371098800K, with an effective date of 11/17/2017, in Orange County, North Carolina. No field surveying was performed to determine this zone.

REFERENCES:
D.B. 5774, Pg. 5
P.B. 24, Pg. 132

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/EASTERN 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 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 NC GRID 1983 Horizontal Datum & Vertical Datum NAD-88.
- 4) Boundary information shown hereon was prepared by Bass, Nixon & Kennedy, Inc.
- 5) Dimensions on this plot are expressed in feet and decimal parts thereof unless otherwise noted. Monuments were found at points where indicated.

TREE LEGEND

APPLE	AP	MAGNOLIA	MG
ASH	AS	MAPLE	MP
BEECH	BE	MIKMOGA	MM
BIRCH	BI	MULBERRY	MB
BLACK WALNUT	BW	PEAR	PR
BRADFORD PEAR	BP	PECAN	PC
CATALPA	CP	PERSIMMON	PS
CEDAR	CR	PINE	PN
COTTONWOOD	CW	POPLAR	PP
CRABAPPLE	CA	REDBUD	RB
CREPE MYRTLE	CM	RED OAK	RO
CYPRESS	CY	REDTIP	RT
DOGWOOD	DW	SOURWOOD	SW
ELM	EL	SWEETBAY	SB
GUM	GM	SYCAMORE	SY
HACKBERRY	HB	WAX MYRTLE	WM
HICKORY	HK	WHITE OAK	WO
HOLLY	HY	WILD CHERRY	WC
IRONWOOD	IW	WILLOW	WW
LOCUST	LC		



PLAN PREPARED BY: 51 Kilmorye Drive, Suite 102 Cary, North Carolina 27511 ph 919.481.6990 fax 919.336.5127

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HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY

STANAT'S PLACE CONCEPT PLAN FOR KB HOME CAROLINAS EXISTING CONDITIONS PLAN

Issue Dates: 2021-08-24 CONCEPT PLAN SUBMITTAL #1

Date: 08/24/2021 Scale: 1" = 40'

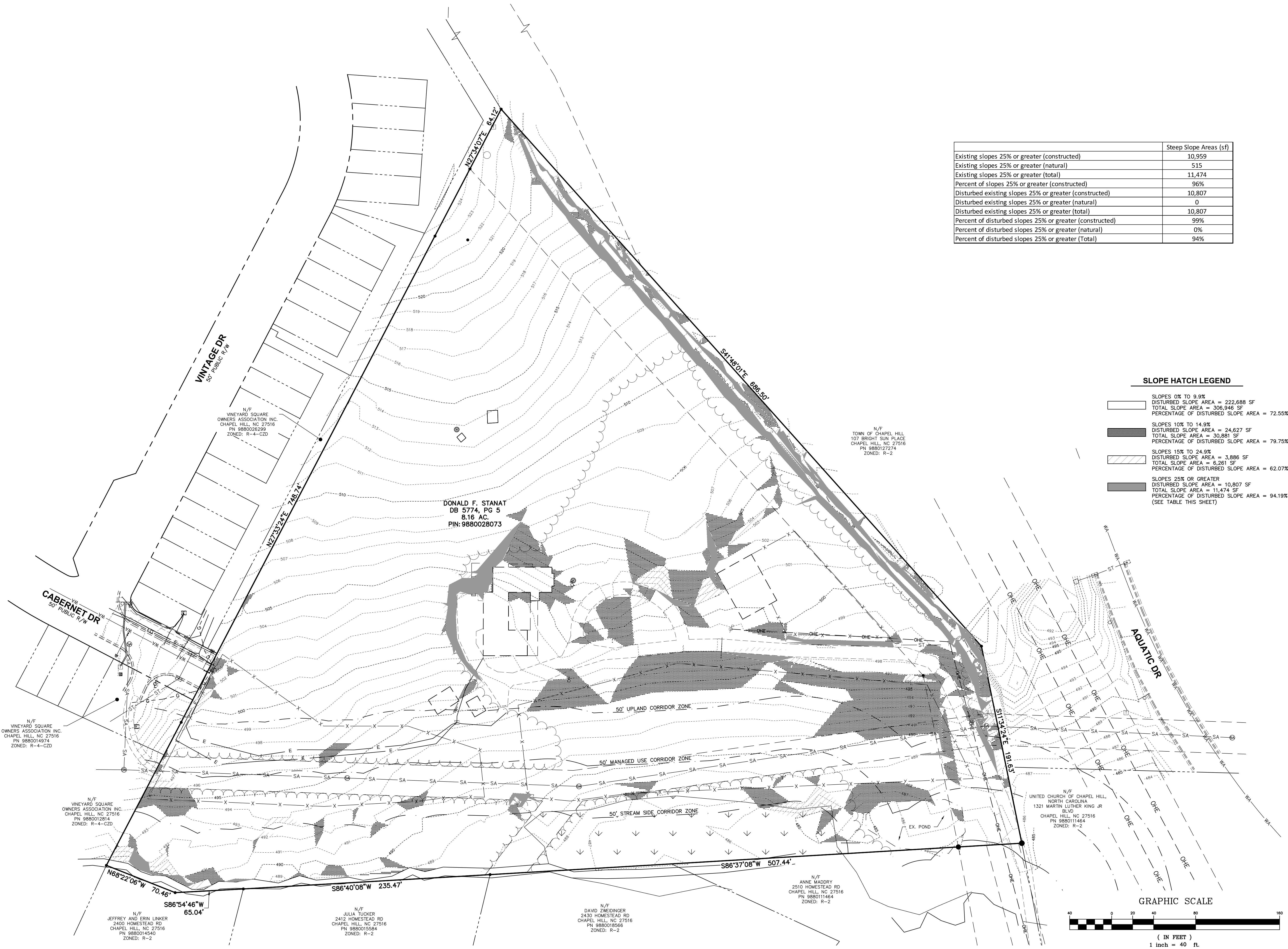
Drawn By: CMR Checked By: CMR

Project Number: 21-0002-978

Sheet Number: 2 / 5

NORTH CAROLINA PROFESSIONAL ENGINEER MEROM M. RICE 06/24/2021

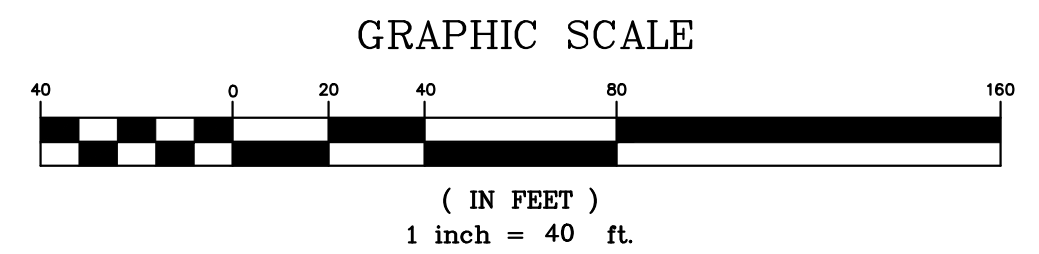
C:\V1-0002-978\NC\DWG\Production Drawings\Development Plan\CONCEPT PLANS\0002-978 SLOPE ANALYSIS PLAN.dwg Aug 24, 2021 - 3:57:07pm crice



	Steep Slope Areas (sf)
Existing slopes 25% or greater (constructed)	10,959
Existing slopes 25% or greater (natural)	515
Existing slopes 25% or greater (total)	11,474
Percent of slopes 25% or greater (constructed)	96%
Disturbed existing slopes 25% or greater (constructed)	10,807
Disturbed existing slopes 25% or greater (natural)	0
Disturbed existing slopes 25% or greater (total)	10,807
Percent of disturbed slopes 25% or greater (constructed)	99%
Percent of disturbed slopes 25% or greater (natural)	0%
Percent of disturbed slopes 25% or greater (Total)	94%

SLOPE HATCH LEGEND

	SLOPES 0% TO 9.9% DISTURBED SLOPE AREA = 222,688 SF TOTAL SLOPE AREA = 306,946 SF PERCENTAGE OF DISTURBED SLOPE AREA = 72.55%
	SLOPES 10% TO 14.9% DISTURBED SLOPE AREA = 24,627 SF TOTAL SLOPE AREA = 30,861 SF PERCENTAGE OF DISTURBED SLOPE AREA = 79.75%
	SLOPES 15% TO 24.9% DISTURBED SLOPE AREA = 3,886 SF TOTAL SLOPE AREA = 6,261 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)

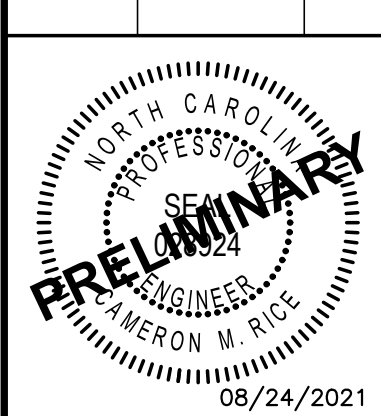


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PROJECT TITLE:
STANAT'S PLACE
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SLOPE ANALYSIS PLAN



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STANAT'S PLACE
 Chapel Hill, North Carolina

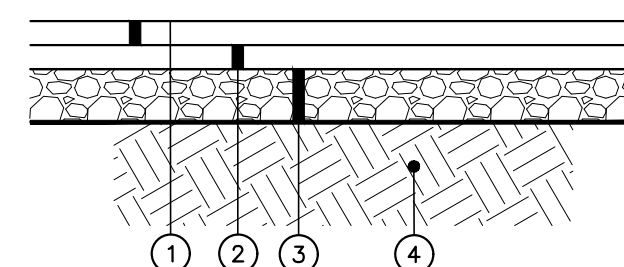
Rendered Site Plan
 Scale: 1" = 50'



	RCD Areas (sf)		
	50-ft Stream Side	50-ft Managed Use	50-ft Upland
RCD on Site	34,520	42,665	41,136
Existing Sewer Easement	1,959	15,819	7,015
Existing Buildings	0	0	66
Existing Drive	0	633	698
Proposed Public Greenway Easement	0	748	10,620
Proposed Impervious Area	0	15	7,951
Percent Impervious	0	0%	19%
Proposed Land Disturbance	0	1,843	35,450
Proposed Land Disturbance (minus easement, impervious, & public greenway)	0	(15,357)	17,051
Percent of land disturbance	0	4%	86%
Percent of land disturbance (minus easement, impervious, & public greenway)	0	-36%	41%
Percent of disturbance per Table 3.6.3-3	20%	40%	40%

TREE CANOPY COVERAGE CALCULATIONS

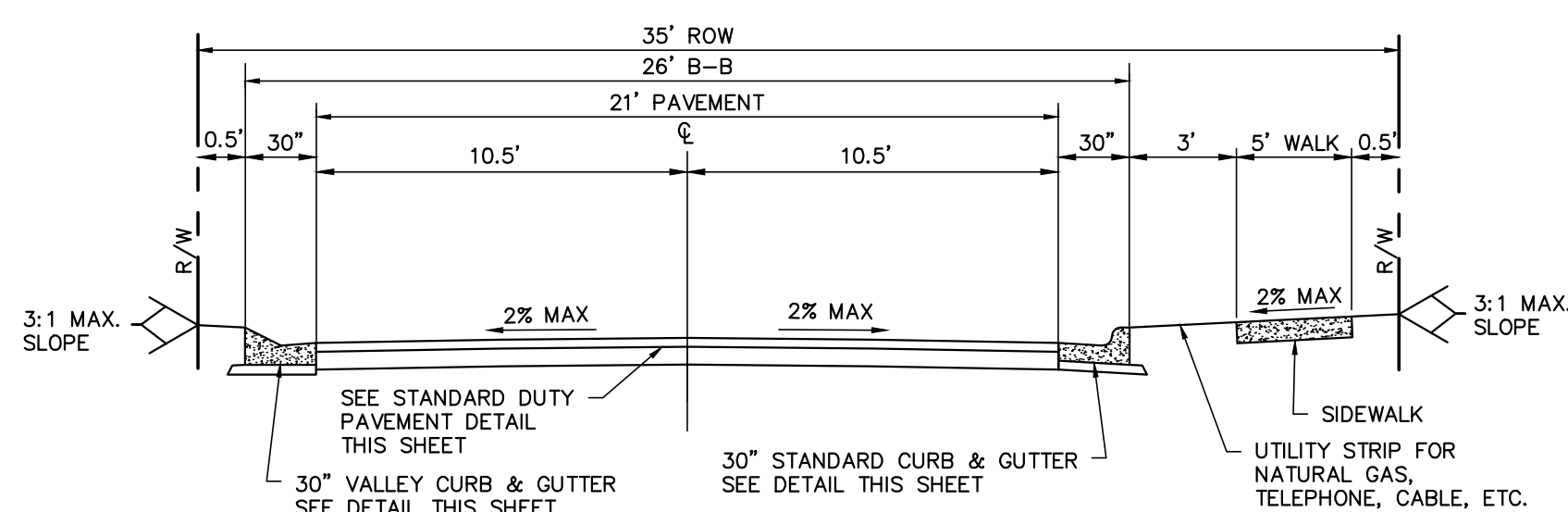
TREE CANOPY COVERAGE REQUIRED:	30%
NET LAND AREA:	8.163 AC
AREAS NOT COUNTING TOWARD TREE CANOPY CALCULATIONS:	
RECREATION AREAS:	0.514 AC
EASEMENTS (EXCLUDING PAVEMENT):	1.537 AC
EXISTING POND:	0.084 AC
RIGHT OF WAY:	1.294 AC
TOTAL LAND AREA NOT COUNTED:	3.429 AC
APPLICABLE LAND AREA:	4.734 AC
TREE 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
OTHER 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

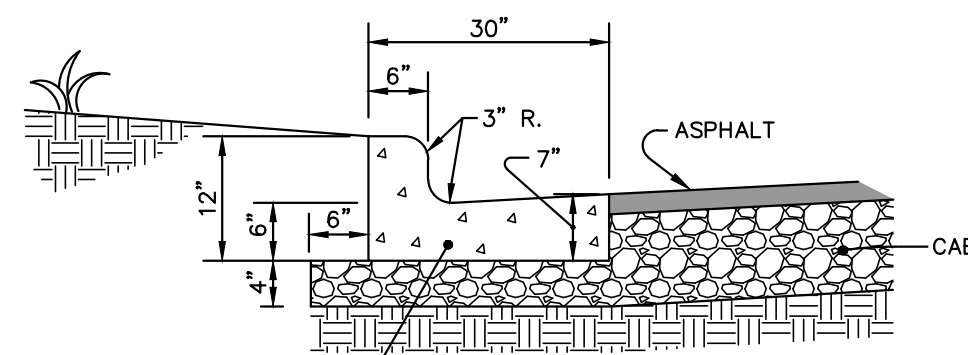
STANDARD DUTY PAVEMENT SECTION

NOT TO SCALE



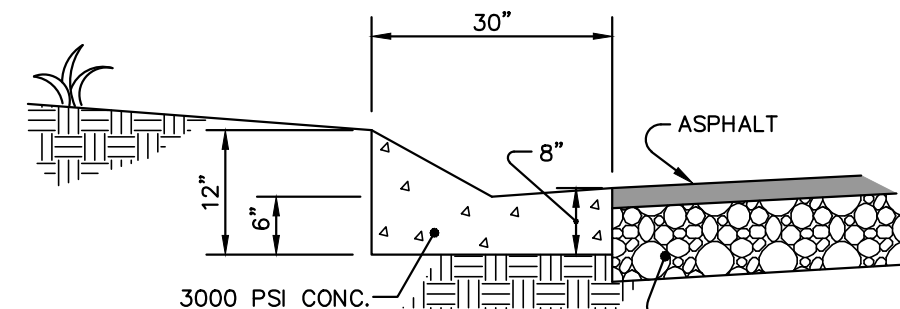
SECTION A-A STANDARD LOCAL STREET SECTION

NOT TO SCALE



30" STANDARD CURB & GUTTER SECTION

NOT TO SCALE



30" VALLEY CURB & GUTTER SECTION

NOT TO SCALE

