

# MORGAN CREEK RESIDENCE DEMOLITION

416 MORGAN CREEK ROAD, CHAPEL HILL, NC 27517

**SZOSTAK  
DESIGN**

PRELIMINARY  
ZONING

## PACKAGE: PRELIMINARY ZONING

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### REGION MAP



### CODE SUMMARY

<b>NAME OF PROJECT:</b>	MORGAN CREEK RESIDENCE		
<b>USE:</b>	SINGLE FAMILY RESIDENCE		
<b>OWNER:</b>	FARRUKH NASEER, DANIELA FIZESAN NASEER 202 W BARBEE CHAPEL RD 27517 864 202 0479		
<b>CODE ENFORCEMENT:</b>	TOWN OF CHAPEL HILL		
	LICENSE	PHONE	
<b>ARCHITECT:</b>	SZOSTAK DESIGN INC 310 1/2 W FRANKLIN ST CHAPEL HILL NC 27516	51679	919 929 5244
<b>GENERAL CONTRACTOR:</b>	SZOSTAK BUILD INC.	74704	919 929 5244
<b>DEMOLITION CONTRACTOR:</b>	TAYLOR'D LUMBER INC	-	919 369 3572
<b>CODE:</b>	NORTH CAROLINA RESIDENTIAL BUILDING CODE 2018		
<b>SCOPE OF WORK:</b>	DEMOLITION OF SINGLE FAMILY HOME, RETAINING WALLS, AND FLATWORK, DEMOLITION OF TWO SHEDS, REMOVAL OF TREES, CRUSHING OF SEPTIC TANKS, REMOVAL OF FENCE.  REBUILD OF SINGLE FAMILY HOME WITH ADDITION AND GARAGE, CONSTRUCTION OF ACCESSORY WORKSHOP BUILDING, PARTIAL REGRADING OF SITE, MODIFICATION OF EXISTING DRIVEWAY, CONSTRUCTION OF RETAINING WALL, INSTALLATION OF NEW WATER, POWER, AND SANITARY SEWER LINES, INSTALLATION OF NEW ROOF AND LANDSCAPE DRAINAGE SYSTEM, PLANTING OF NEW LANDSCAPING.		
<b>CONSTRUCTION TYPE:</b>	V-B		
<b>BUILDING HEIGHT:</b>	-15'		
<b>TOTAL CONDITIONED AREA:</b>	3 980 SF		
<b>TRACT SIZE:</b>	66 060 S.F. - 1.517 ACRES		

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NO.	DATE	DESCRIPTION

COVER SHEET

PRELIMINARY  
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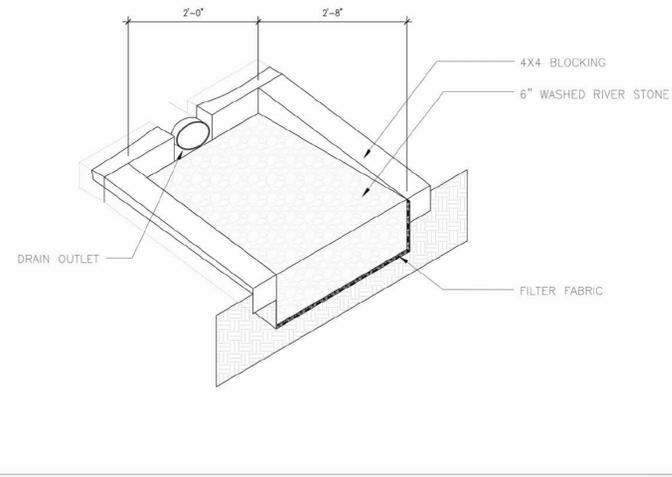
**CO-1.1**

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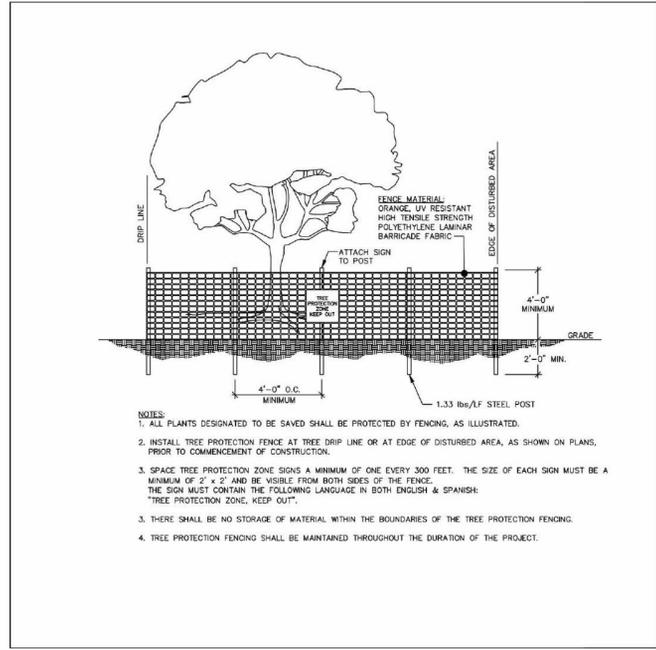
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ENGINEERING DEPARTMENT  
STANDARD DETAILS

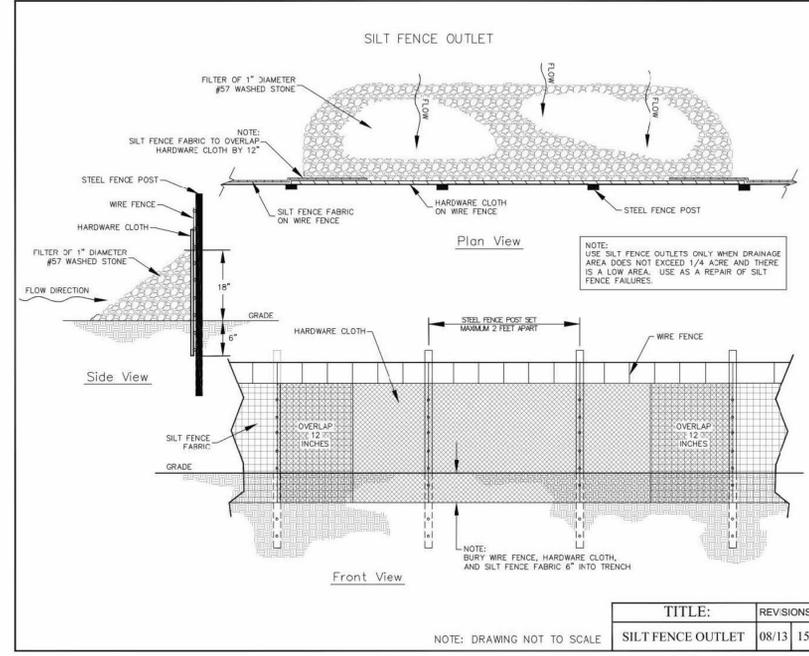


DRAIN OUTLET DETAIL  
SCALE : N.T.S. 5



- NOTES:**
1. ALL PLANTS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING, AS ILLUSTRATED.
  2. INSTALL TREE PROTECTION FENCE AT TREE DRIP LINE OR AT EDGE OF DISTURBED AREA, AS SHOWN ON PLANS, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  3. SPACE TREE PROTECTION ZONE SIGNS A MINIMUM OF ONE EVERY 300 FEET. THE SIZE OF EACH SIGN MUST BE A MINIMUM OF 2' x 2' AND BE VISIBLE FROM BOTH SIDES OF THE FENCE. THE SIGN MUST CONTAIN THE FOLLOWING LANGUAGE IN BOTH ENGLISH & SPANISH: "TREE PROTECTION ZONE, KEEP OUT".
  3. THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.
  4. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.

TREE PROTECTION FENCE  
SCALE : NOT TO SCALE 4



TITLE:	REV/SIONS	DET. NO.
SILT FENCE OUTLET	08/13 15	SD-19

NOTE: DRAWING NOT TO SCALE

SILT FENCE OUTLET  
SCALE : NOT TO SCALE 3

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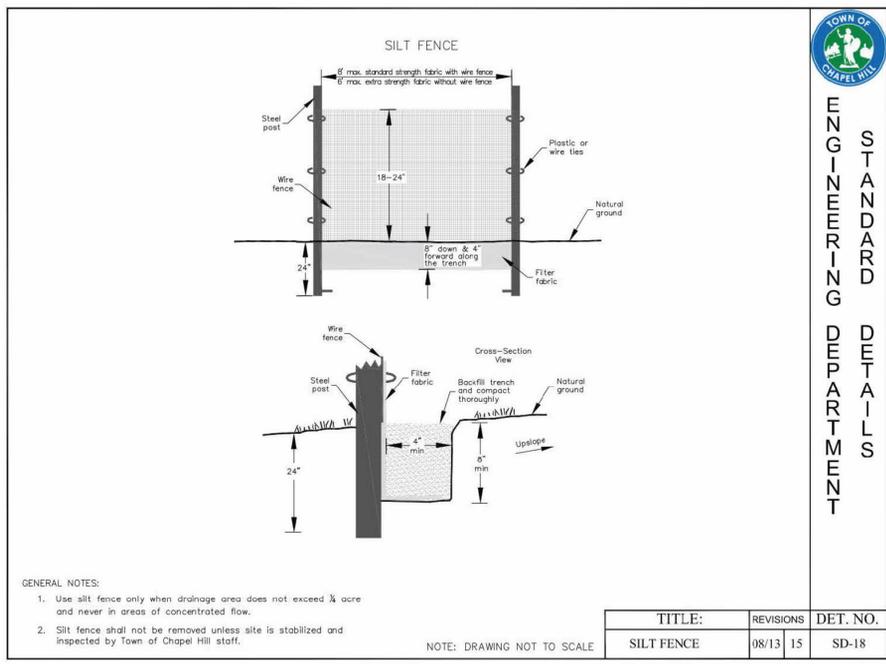
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STANDARD SITE DETAILS

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CO-1.2

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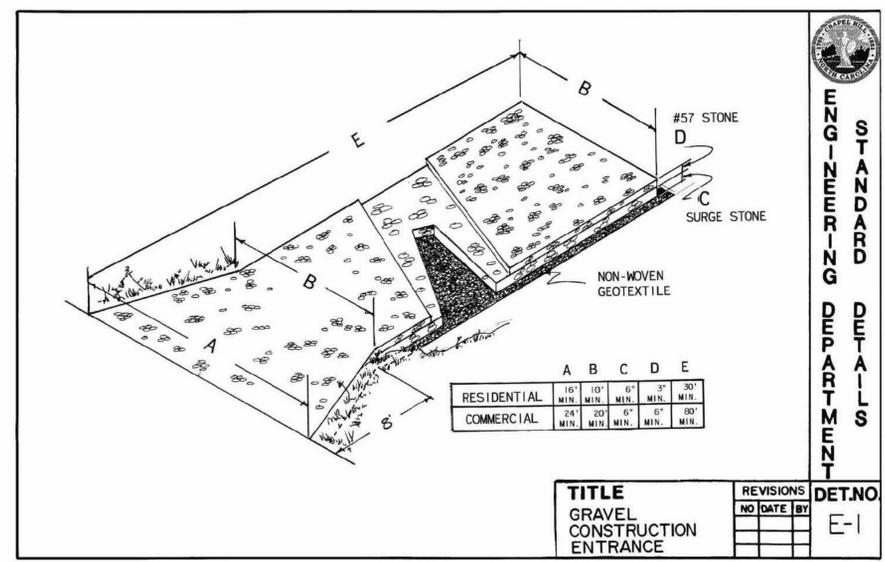


- GENERAL NOTES:**
1. Use silt fence only when drainage area does not exceed 1/4 acre and never in areas of concentrated flow.
  2. Silt fence shall not be removed unless site is stabilized and inspected by Town of Chapel Hill staff.

TITLE:	REVISIONS	DET. NO.
SILT FENCE	08/13 15	SD-18

NOTE: DRAWING NOT TO SCALE

SILT FENCE  
SCALE : NOT TO SCALE 2



TITLE:	REVISIONS	DET. NO.
GRAVEL CONSTRUCTION ENTRANCE	NO DATE BY	E-1

CONSTRUCTION ENTRANCE  
SCALE : NOT TO SCALE 1

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GENERAL NOTES	
1.	INFORMATION BASED ON SURVEY BY SCALICE LAND SURVEYING DATED 11/10/22.

SITE INFORMATION	
APPLICANT	SARAH JONES - SZOSTAK BUILD SJONES@SZOSTAKDESIGN.COM - 919.929.5244
DRAFTSMAN	ANDREW STORRS - SZOSTAK DESIGN ASTORRS@SZOSTAKDESIGN.COM - 919.929.5244
OWNER	FARRUKH NASEER DANIELA FIZESAN NASEER FNASEER@GMAIL.COM - 864.202.0479
ADDRESS	416 MORGAN CREEK ROAD CHAPEL HILL, NC 27517
PIN	9787489955
PLAT REF.	PLAT BOOK 102 PAGE 146.
LOT SIZE	66 060 S.F. - 1.517 ACRES
ZONING	R-1 CD-3 JORDAN BUFFER.
EXISTING IMPERVIOUS	9 771 SF - 14.8%
PROPOSED IMPERVIOUS	12 301 SF - 18.6%
EXISTING SETBACKS (CD-3)	STREET: 50' INTERIOR: 25' SOLAR: 25'
PROPOSED SETBACKS (CD-3)	STREET: 50' INTERIOR: 25' SOLAR: 25'

DEMO PLAN KEYNOTE LEGEND		
1.	WOOD FRAMED HOUSE AND CARPORT TO BE DEMOLISHED. AREA: 2 513 SF BUILDING HEIGHT: ~15'	9. SILT FENCE OUTLET. SEE CO-1.2/3.
2.	DEMOLISH SHEDS. FOUNDATION BLOCK TO REMAIN.	10. SILT FENCE. SEE CO-1.2/2.
3.	DEMOLISH FLATWORK.	11. WATER METER
4.	DEMOLISH WOOD STEPS.	12. GAS METER
5.	DEMOLISH RETAINING WALLS.	13. ELECTRICAL METER
6.	SEPTIC TANKS TO BE CRUSHED.	14. POWER FIBER OPTICS ABV.
7.	GRAVEL DRIVEWAY TO REMAIN.	15. DUMPSTER LOCATION/STAGING AREA
8.	DEMOLISH FENCE.	16. TREE REMOVAL WITHIN ZONE 2 OF JORDAN BUFFER. MAINTAIN GROUND COVER.

HATCH LEGEND		TREE LEGEND	
	TO BE DEMOLISHED.		TREE TO BE REMOVED.
	LIMITS OF DISTURBANCE		TREE TO REMAIN.
			TREE TO REMAIN APPLY TREE PROTECTION FENCE. SEE CO-1.2/4.

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### DEMOLITION PLAN

PRELIMINARY ZONING

## A-1.1

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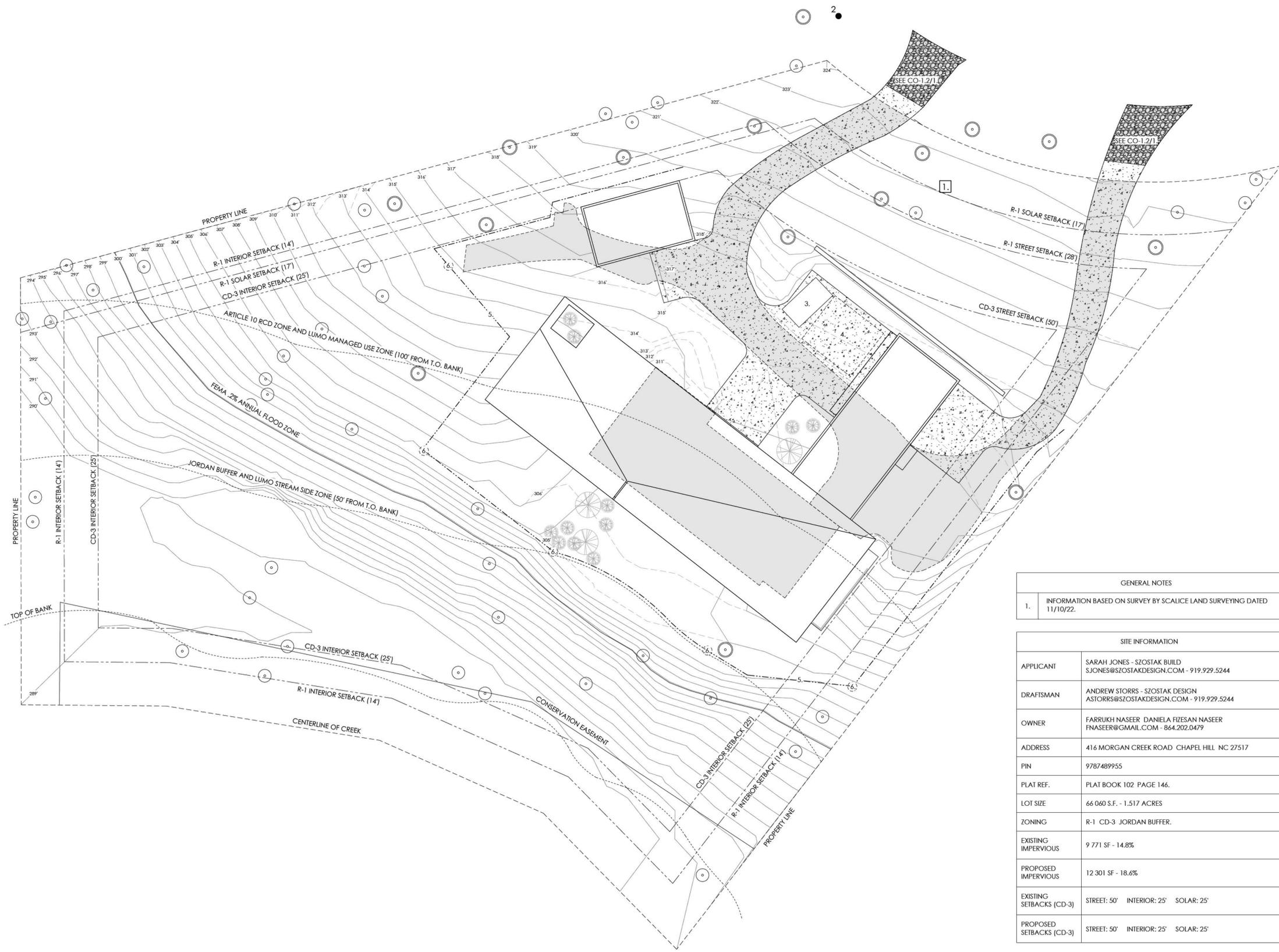
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PROPOSED SITE PLAN

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**A-1.2**

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KEY NOTE LEGEND	
1.	EXISTING WATER VALVE.
2.	EXISTING UTILITY POLE.
3.	CONSTRUCTION DUMPSTER.
4.	STAGING AREA.
5.	SILT FENCE. SEE CO-1.2/ 2.
6.	SILT FENCE OUTLET. SEE CO-1.2/ 3.
-	-
-	-

LUMO COMPLIANCE TABLE			
<b>LUMO STREAM SIDE ZONE:</b>	13 765 SF		
FLOOR AREA RATIO:			
ALLOWED RATIO:	.01	138 SF	
<b>IMPERVIOUS:</b>			
ALLOWED RATIO UNSEWERED:	0.1	1377 SF	
<b>LUMO MANAGED USED ZONE:</b>	15 197 SF		
FLOOR AREA RATIO:			
ALLOWED RATIO:	.019	289 SF	
+ STREAMSIDE ALLOWED RATIO:		138 SF	
TOTAL ALLOWED RATIO:		427 SF	
<b>PROPOSED NEW FLOOR AREA RATIO:</b>	407 SF		
(FOOTPRINT OF EXISTING HOUSE EXCLUDED)			
<b>IMPERVIOUS:</b>			
ALLOWED RATIO UNSEWERED:	.12	1 824 SF	
<b>PROPOSED NEW IMPERVIOUS:</b>	1 564 SF		
(FOOTPRINT OF EXISTING HOUSE EXCLUDED)			

CONTOUR LINE LEGEND		HATCH LEGEND		TREE LEGEND	
	FINAL CONTOURS		NEW CONSTRUCTION		TREE TO REMAIN.
	EXISTING CONTOURS		EXISTING HOUSE AND DRIVEWAY		TREE TO REMAIN APPLY TREE PROTECTION FENCE. SEE CO-1.2/ 4.



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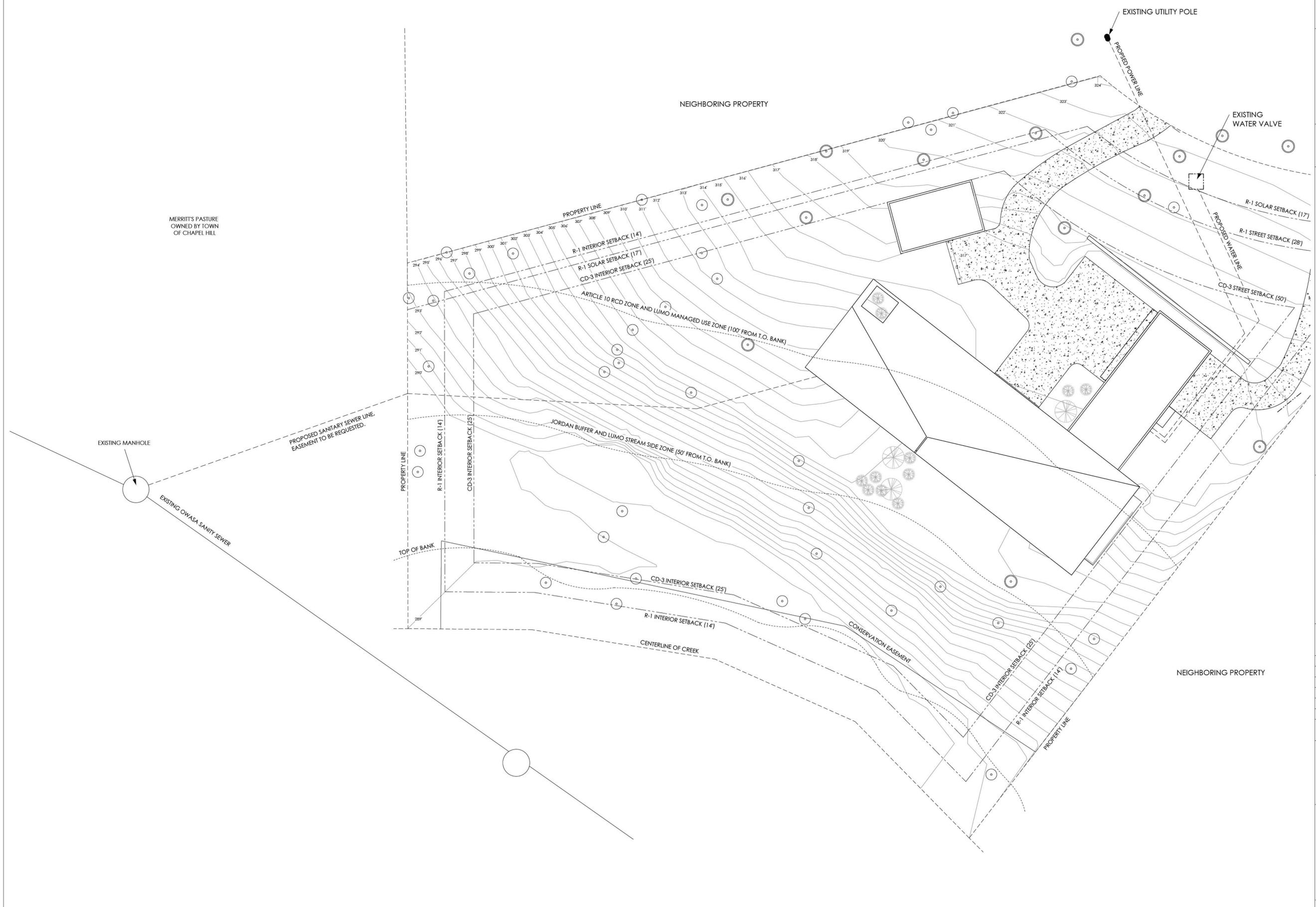
NO.	DATE	DESCRIPTION

UTILITY PLAN

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**A-1.4**

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UTILITY PLAN  
 SCALE: 1/16" = 1'-0"

