

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

NAME OF PROJECT:	MORGAN CREEK RESIDENCE		
USE:	SINGLE FAMILY RESIDENCE		
OWNER:	FARRUKH NASEER, DANIELA FIZESAN NASEER 202 W BARBEE CHAPEL RD 27517 864 202 0479		
CODE ENFORCEMENT:	TOWN OF CHAPEL HILL		
	LICENSE	PHONE	
ARCHITECT:	SZOSTAK DESIGN INC 310 1/2 W FRANKLIN ST CHAPEL HILL NC 27516	51679	919 929 5244
GENERAL CONTRACTOR:	SZOSTAK BUILD INC.	74704	919 929 5244
DEMOLITION CONTRACTOR:	TAYLOR'D LUMBER INC	-	919 369 3572
CODE:	NORTH CAROLINA RESIDENTIAL BUILDING CODE 2018		
SCOPE OF WORK:	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.		
CONSTRUCTION TYPE:	V-B		
BUILDING HEIGHT:	-15'		
TOTAL CONDITIONED AREA:	3 980 SF		
TRACT SIZE:	66 060 S.F. - 1.517 ACRES		

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7.12.24



NO.	DATE	DESCRIPTION

COVER SHEET

PRELIMINARY
ZONING

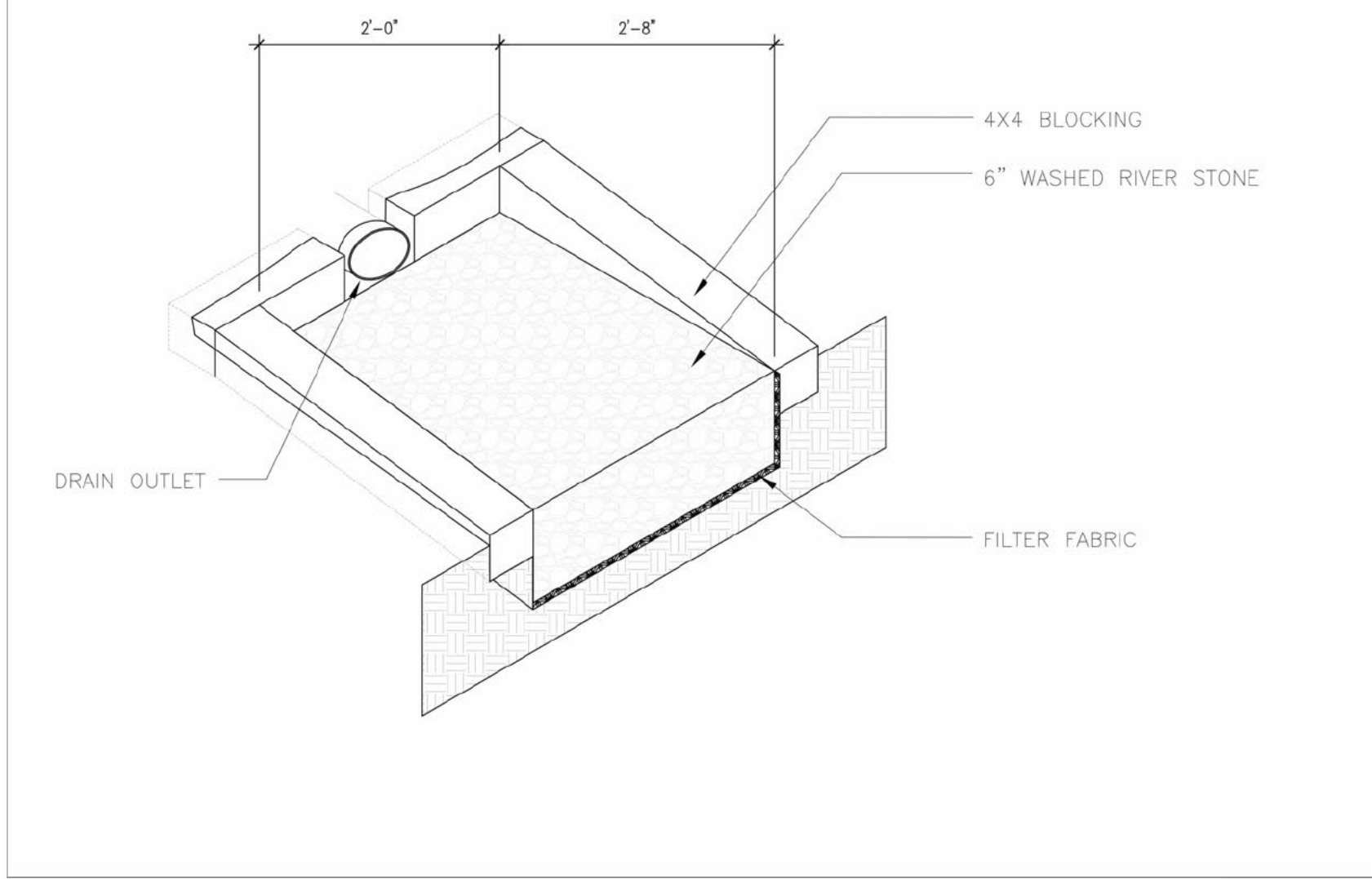
CO-1.1

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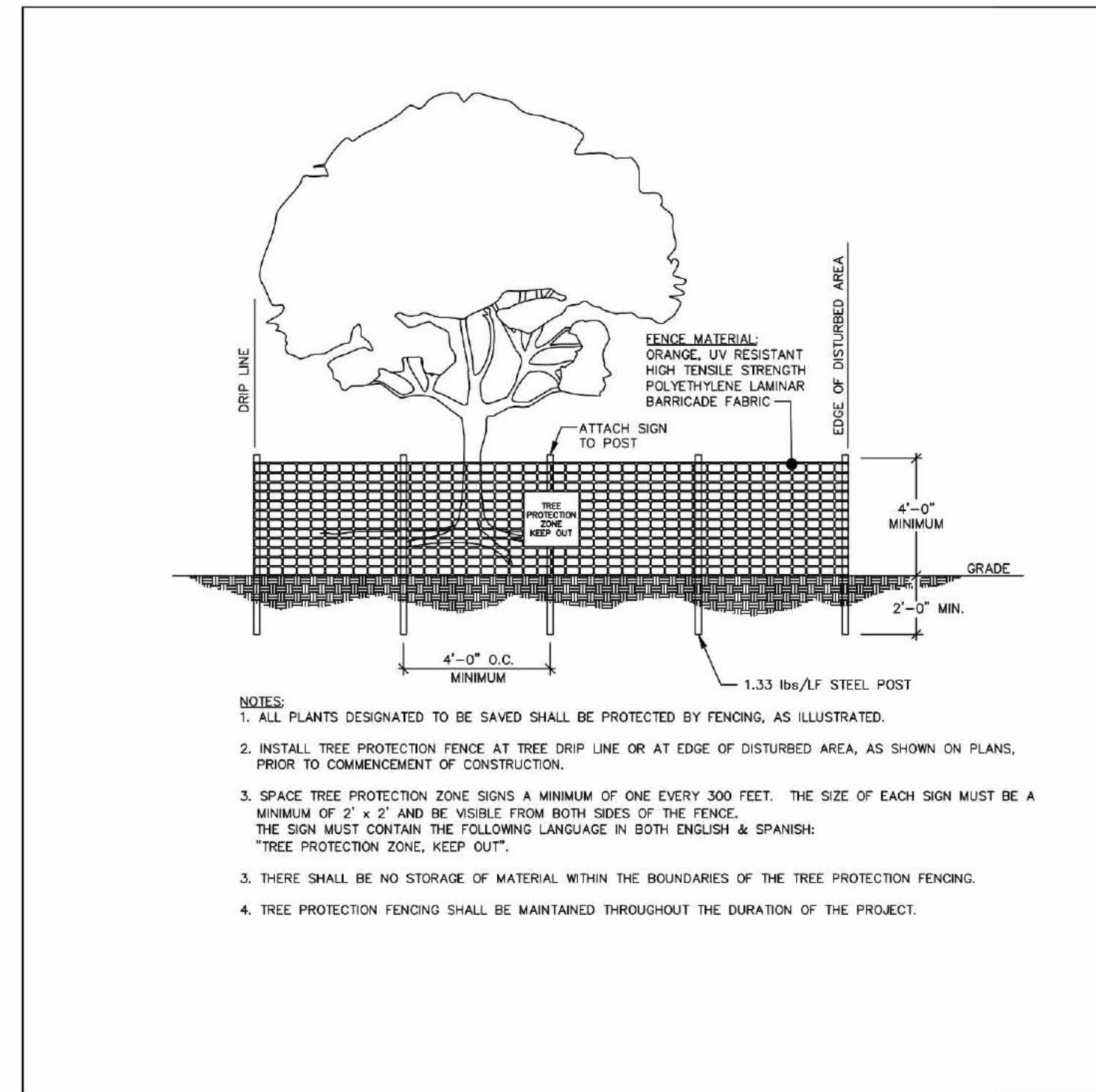


ENGINEERING DEPARTMENT
STANDARD DETAILS



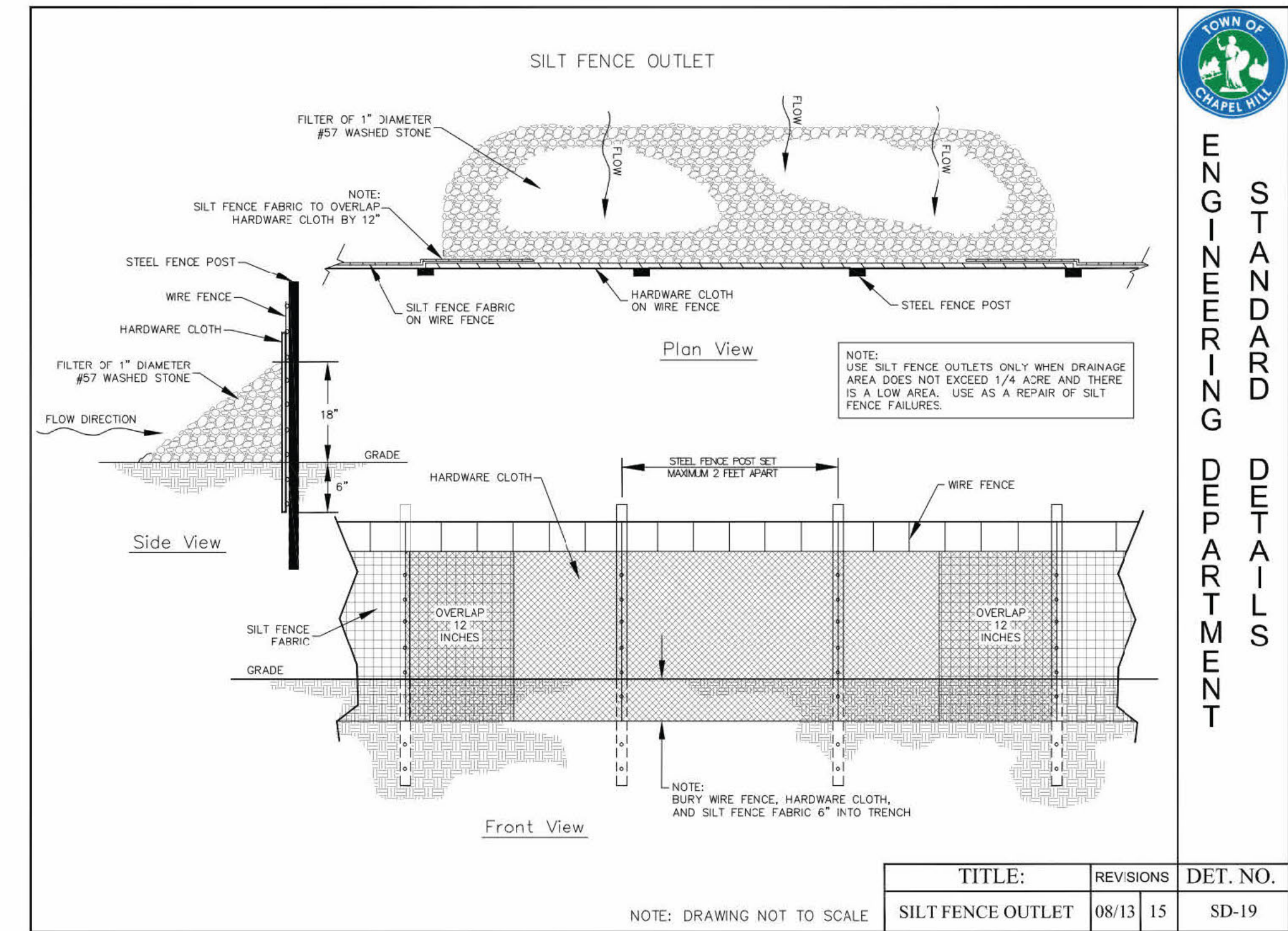
DRAIN OUTLET DETAIL
SCALE : N.T.S.

5



TREE PROTECTION FENCE
SCALE : NOT TO SCALE

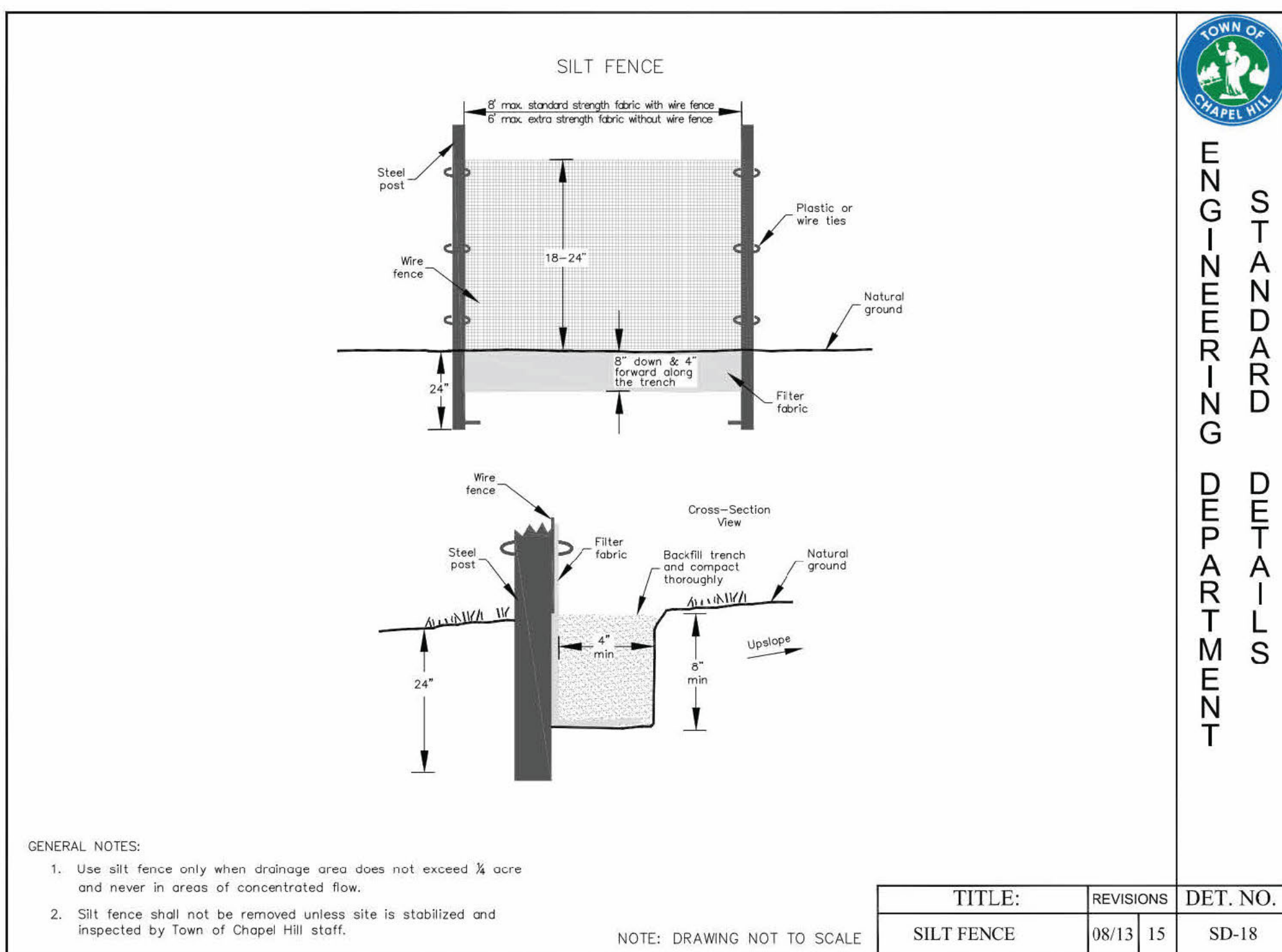
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TITLE:	REV/SIONS	DET. NO.
SILT FENCE OUTLET	08/13 15	SD-19

SILT FENCE OUTLET
SCALE : NOT TO SCALE

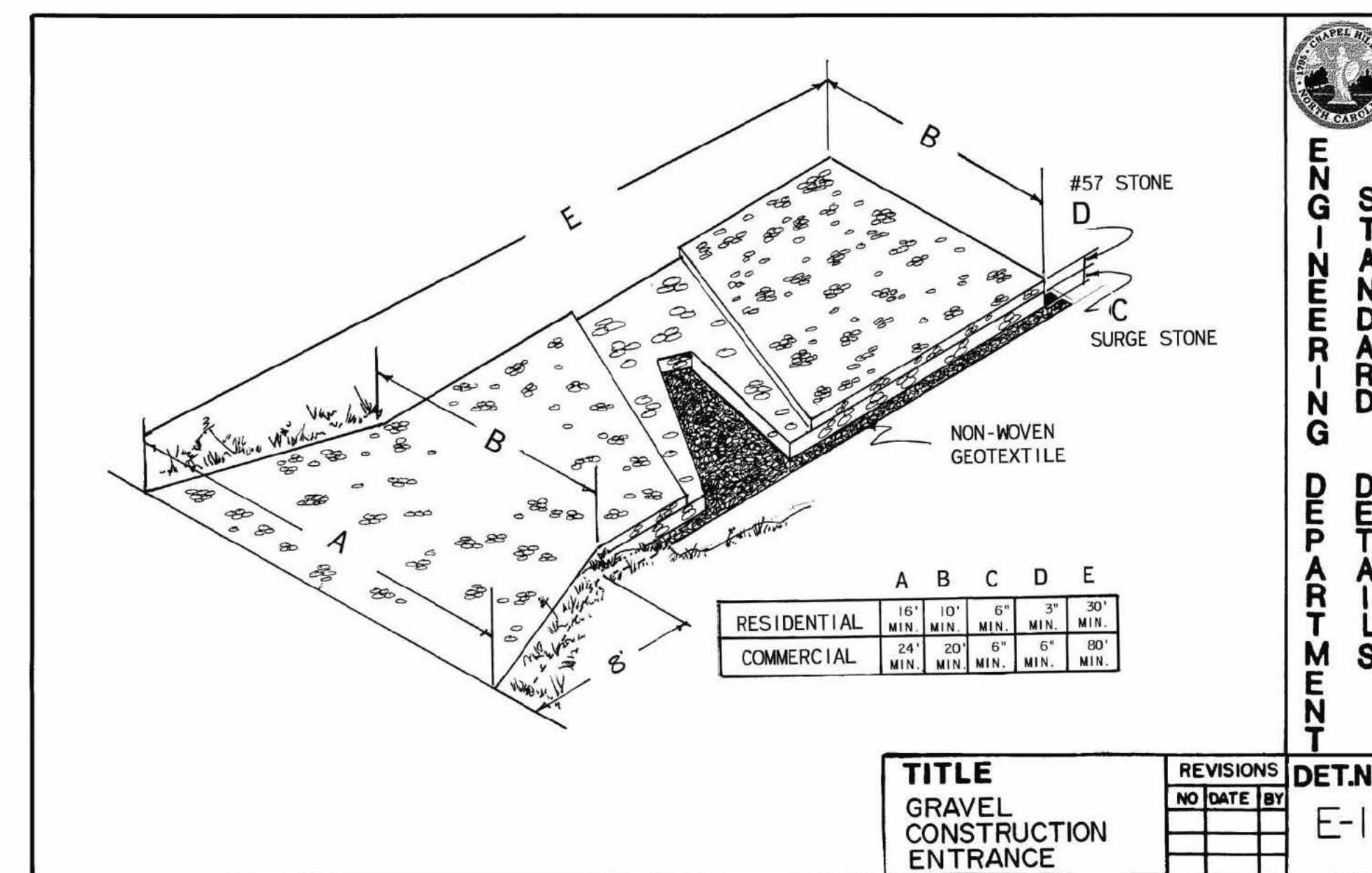
3



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

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



NO. DATE DESCRIPTION

STANDARD SITE DETAILS

PRELIMINARY ZONING

CO-1.2

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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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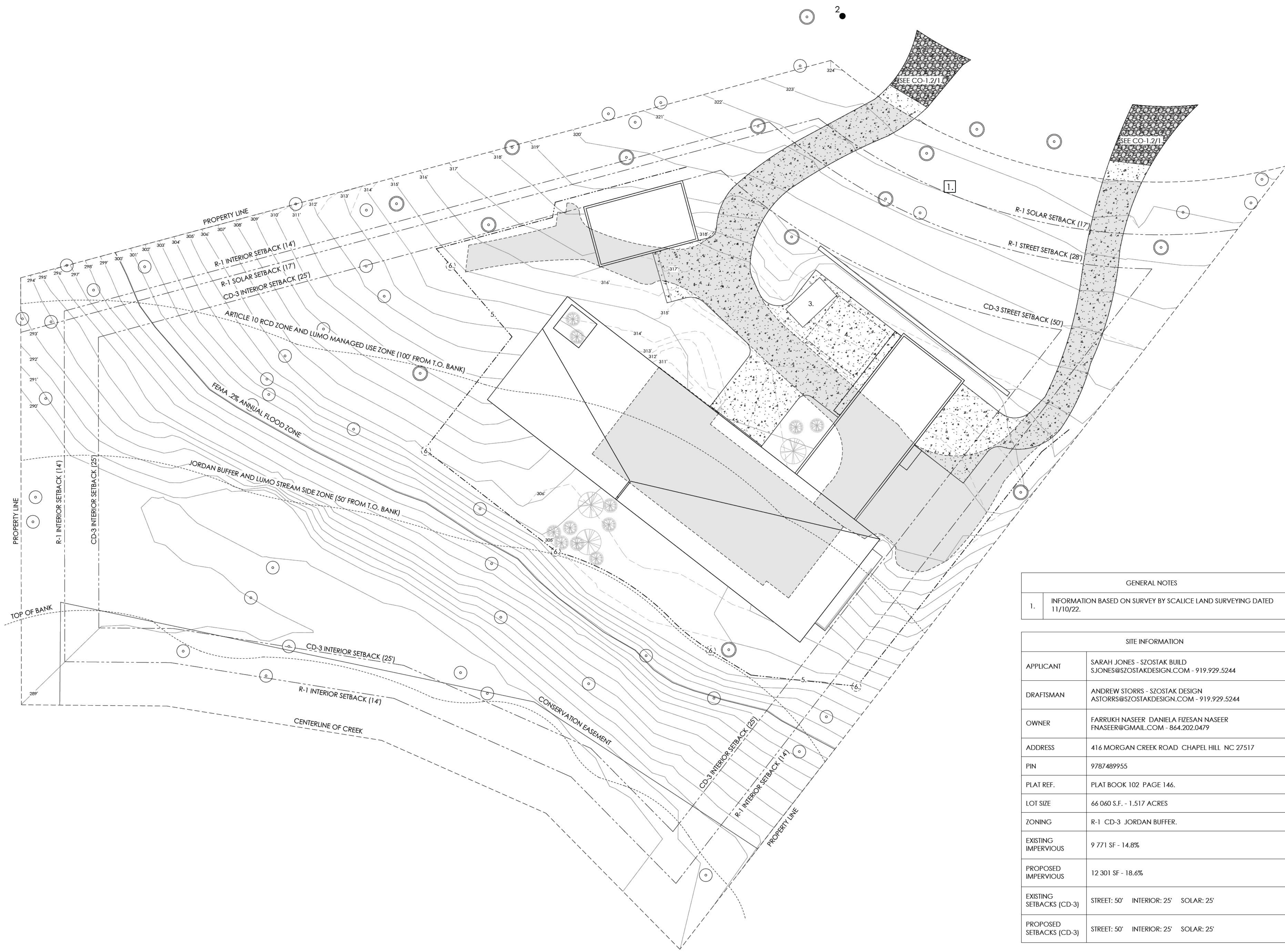
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PROPOSED SITE PLAN

PRELIMINARY ZONING

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

DRAINAGE TABLE	
ROOF AREA	SF
A	5 292
B	1 420
C	591

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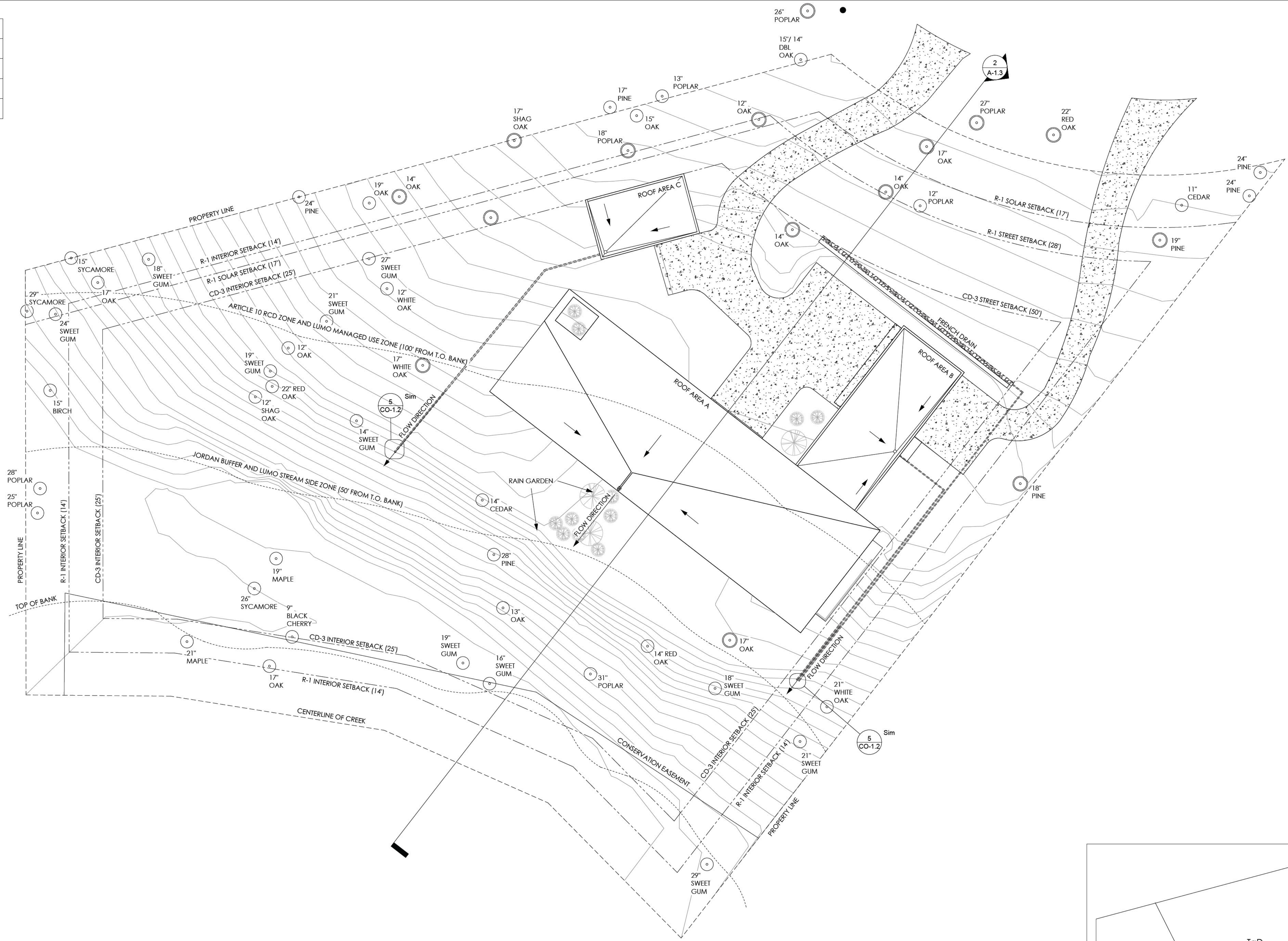
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DRAINAGE AND LANDSCAPE PLAN

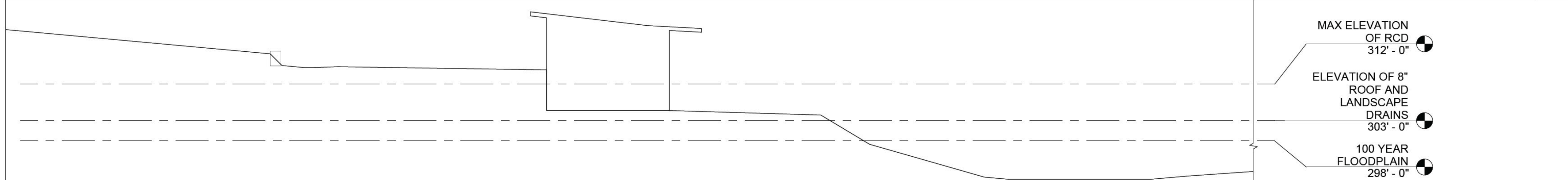
PRELIMINARY ZONING

A-1.3

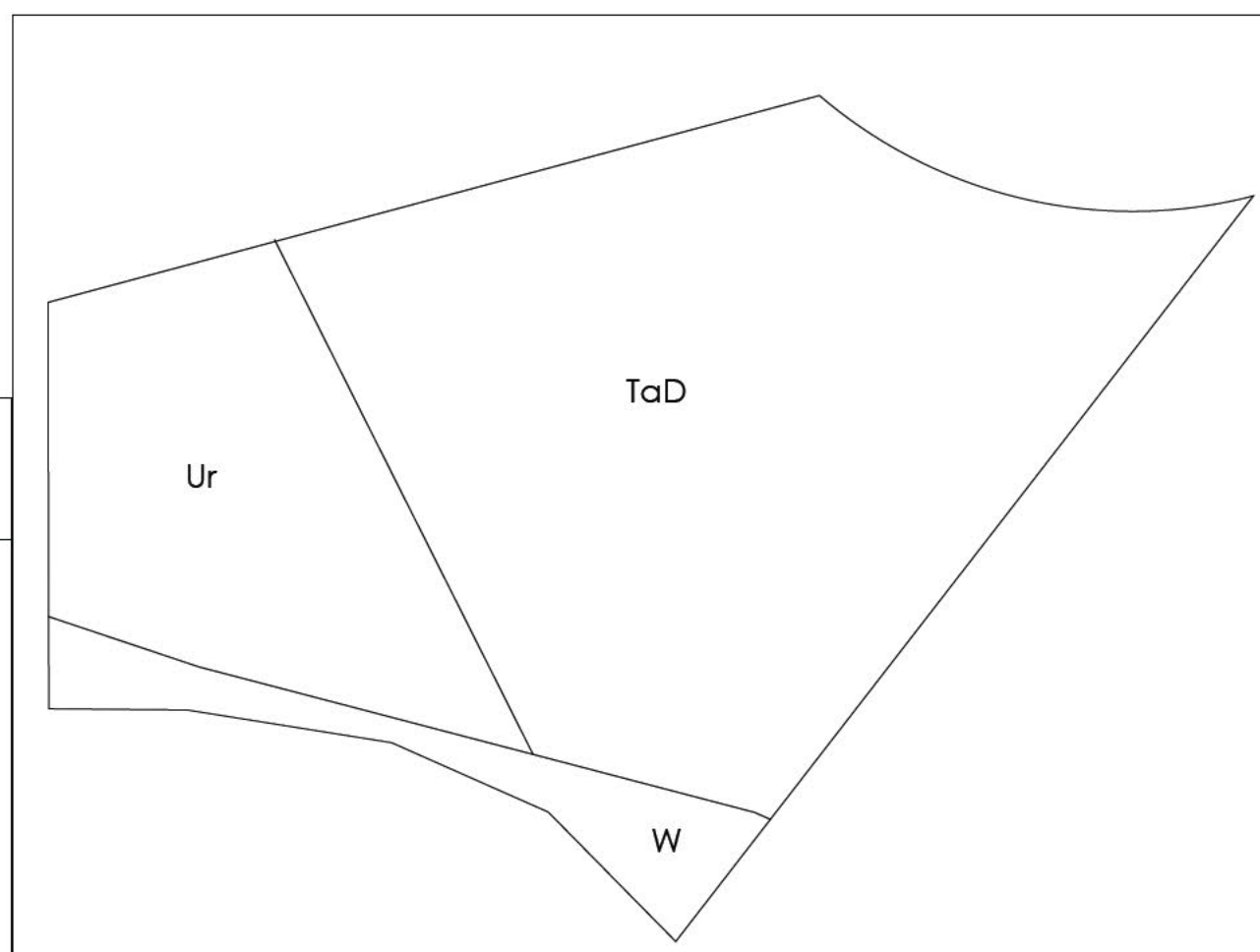
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DRAINAGE PLAN
 SCALE: 1/16" = 1'-0" 3



WATERCOURSE SECTION
 SCALE: 1/16" = 1'-0" 2



SOILS MAP DATA PER ORANGE COUNTY GIS, 7/10/24.
 SOILS MAP
 SCALE: 1/64" = 1'-0" 1

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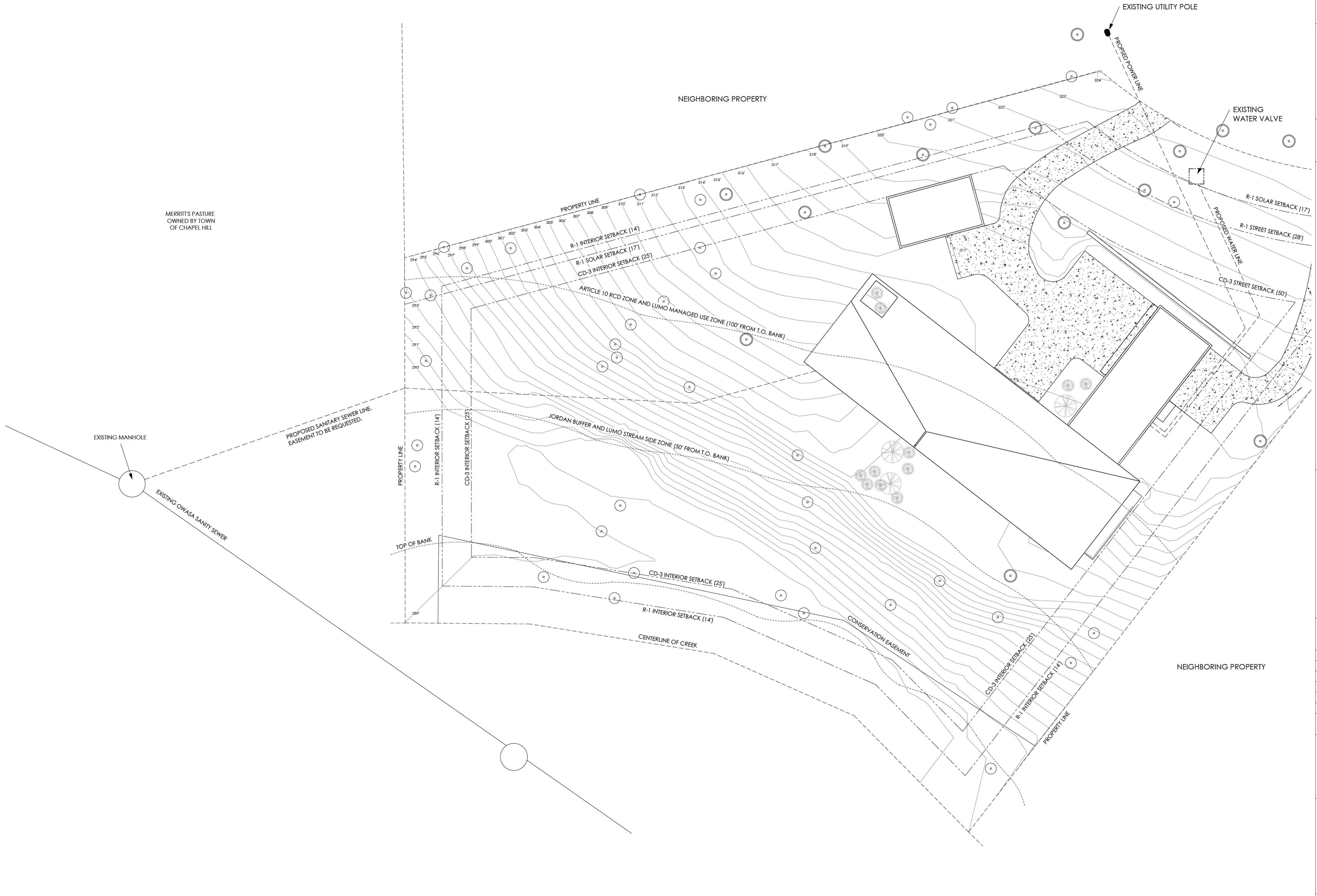
UTILITY PLAN

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A-1.4

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

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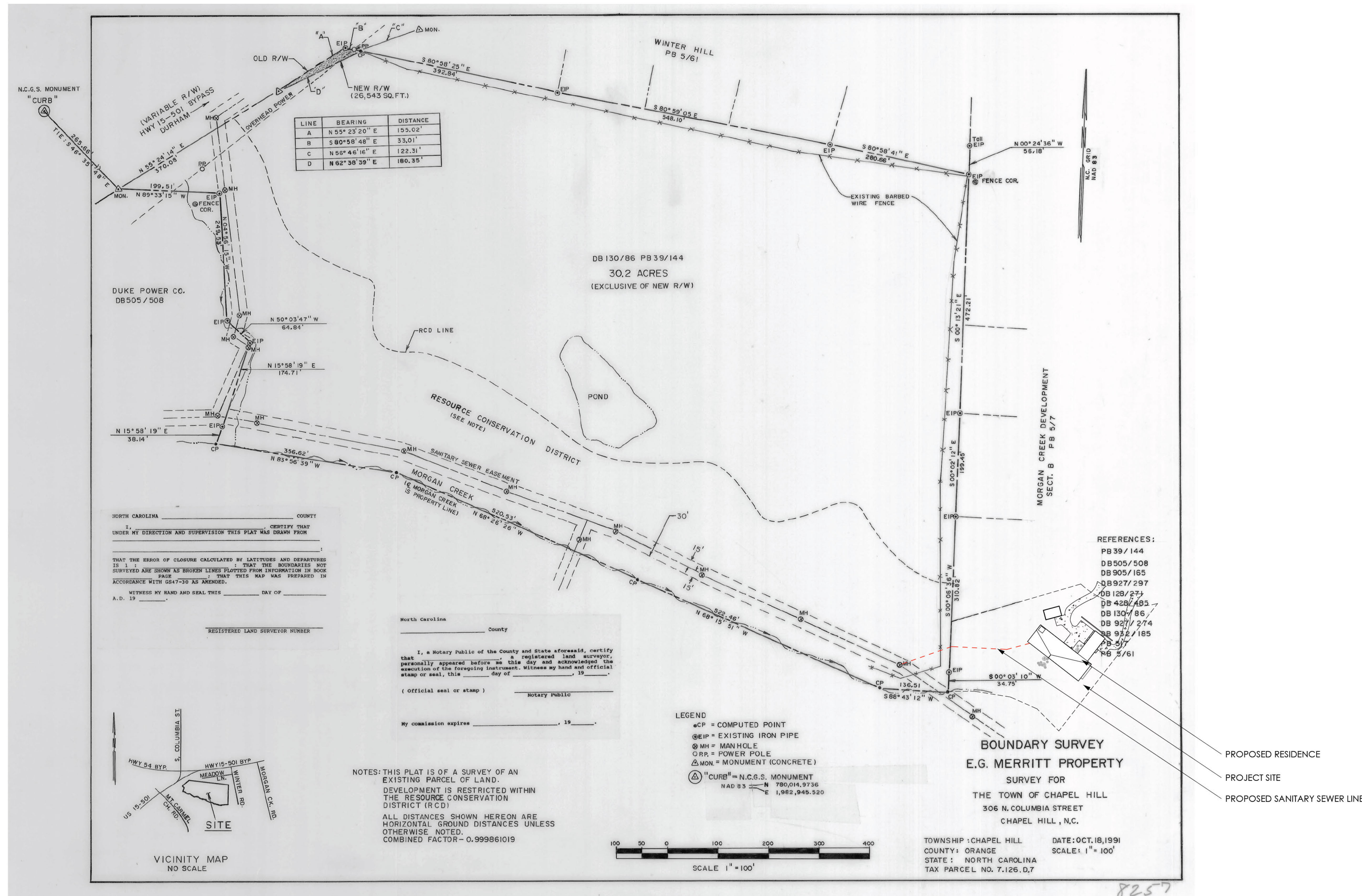
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MERRITT'S PASTURE SURVEY

PRELIMINARY ZONING

A-1.5

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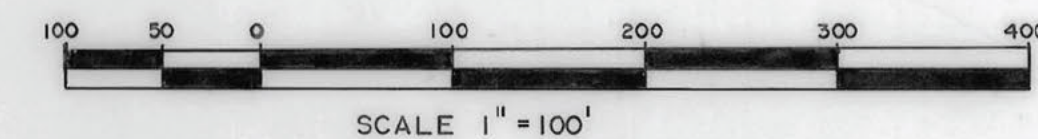


- REFERENCES:
- PB 39 / 144
 - DB 505 / 508
 - DB 905 / 165
 - DB 927 / 297
 - DB 128 / 277
 - DB 428 / 485
 - DB 130 / 86
 - DB 927 / 274
 - DB 932 / 185
 - PB 57 / 57
 - PB 5 / 61

NORTH CAROLINA _____ COUNTY
I, _____, CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION THIS PLAT WAS DRAWN FROM _____.
THAT THE ERROR OF CLOSURE CALCULATED BY LATITUDES AND DEPARTURES IS 1 / 4 _____; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION IN BOOK _____ PAGE _____; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GS47-30 AS AMENDED.
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ A.D. 19 _____
REGISTERED LAND SURVEYOR NUMBER _____

North Carolina _____ County
I, a Notary Public of the County and State aforesaid, certify that _____ a registered land surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this _____ day of _____, 19 _____.
(official seal or stamp) _____ Notary Public
My commission expires _____, 19 _____.

NOTES: THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OF LAND. DEVELOPMENT IS RESTRICTED WITHIN THE RESOURCE CONSERVATION DISTRICT (RCD). ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. COMBINED FACTOR - 0.999861019



TOWNSHIP : CHAPEL HILL
COUNTY : ORANGE
STATE : NORTH CAROLINA
TAX PARCEL NO. 7.126.D.7

DATE: OCT. 18, 1991
SCALE: 1" = 100'

8257