

Project Narrative for 318 McDade St. Chapel Hill, 27514

Demolish existing 1,200 sf house.

Custom build a two bedroom house with a two car garage and a one bedroom, one bathroom ADU.

The lot is in R 3, Northside Conservation district. The new construction conforms to the ordinance.

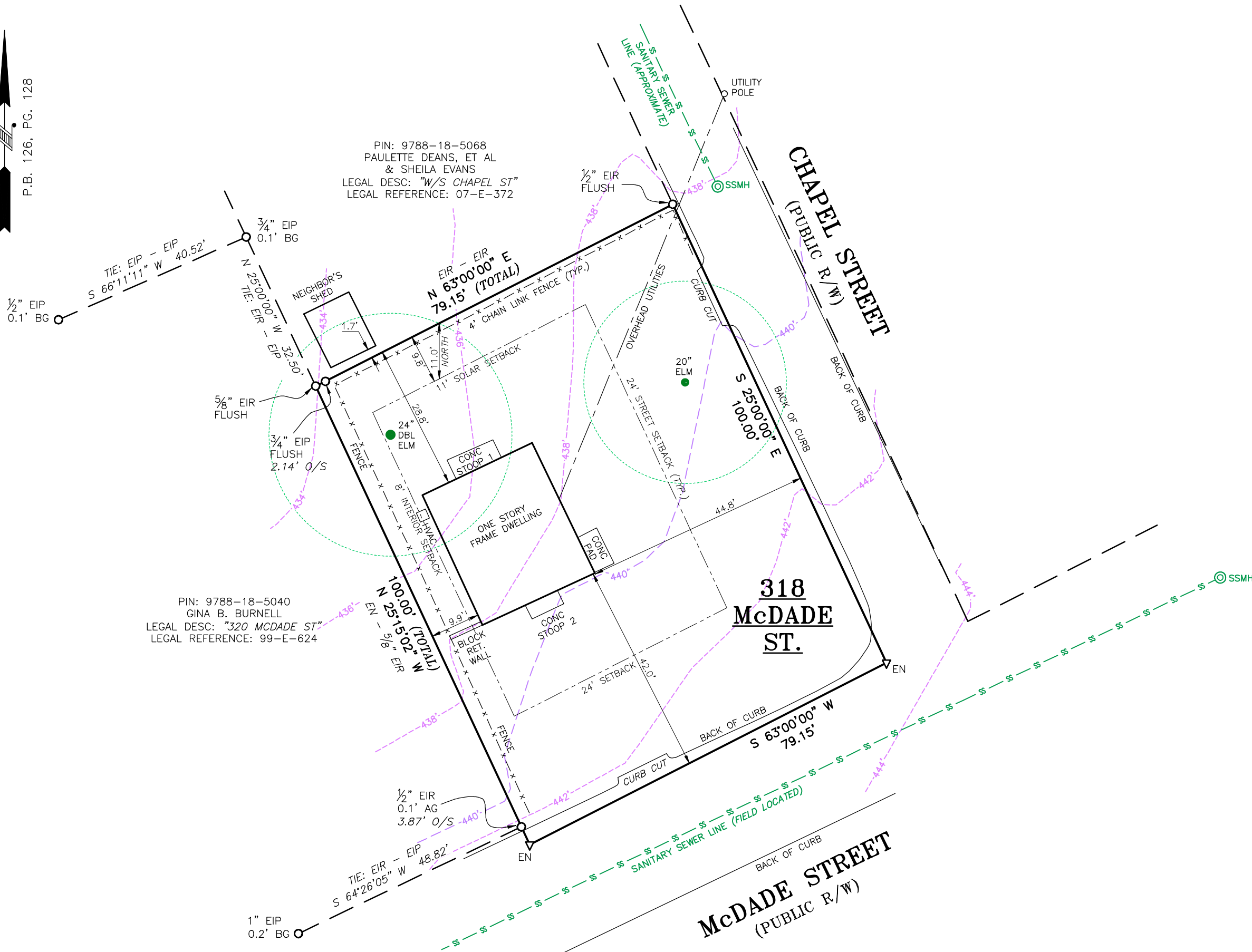
Notes

- 1) This survey was performed without the benefit of a title report. This survey is subject to any facts and easements which may be disclosed by a full and accurate title search.
- 2) All distances are horizontal ground distances, unless otherwise noted. All areas by coordinate computation.
- 3) This property is not in a flood hazard zone per DFIRM panel 9788, map #3710978800K, effective 2017-11-17.
- 4) This property is in the Jordan Lake Unprotected Watershed District per Orange County GIS.
- 5) This property is zoned R-3 per Town of Chapel Hill GIS.
Dimensional Standards per Town of Chapel Hill LUMO Appendix A, Sec. 3.8.1.
Min. Street Setback: 24'
Min. Interior Setback: 8'
Min. Solar Setback: 11'
- 6) This property is within the Northside Neighborhood Conservation District (CD-1) per Town of Chapel Hill GIS.
Dimensional Standards per Town of Chapel Hill LUMO Appendix B, Sec. 1.4.
Max. Building Height, Primary: 20'
Max. Building Height, Secondary: 26'
- 7) 2' contours shown hereon are approximate and have been digitized per Orange County GIS Database.
- 8) Approximate critical root zones (CRZ) hereon calculated at 1" of radius for CRZ per 1" of tree trunk DBH (diameter at breast height).

318 McDADE ST.

NET LAND AREA
7,909.7 S.F.
0.182 Acres

GROSS LAND AREA
8,700.7 S.F.
0.200 Acres



LEGEND

- EIP ○ EXISTING IRON PIPE
- EIR ○ EXISTING IRON ROD
- EN ▽ EXISTING NAIL
- AG ○ ABOVE GRADE
- BG ○ BELOW GRADE
- DBL ○ DOUBLE
- TYP. ○ TYPICAL
- RET. ○ RETAINING
- O/S ○ OFFSET
- CONC ○ CONCRETE
- SSMH ○ SANITARY SEWER MANHOLE
- TREE
- CRITICAL ROOT ZONE
- MINOR CONTOUR (2')
- MAJOR CONTOUR (10')

Existing Impervious Surfaces	
HOUSE	690 S.F.
P/O PUBLIC ROADS (ON SUBJECT PROPERTY)	211 S.F.
CONC STOOP 1	40 S.F.
CONC PAD	33 S.F.
CONC STOOP 2	21 S.F.
BLOCK RET. WALL	5 S.F.
HVAC	4 S.F.
TOTAL	1,004 S.F.

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3039, PAGE 187); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM SOURCES NOTED HEREON; THAT THE RATIO OF PRECISION IS 1:10,000 OR BETTER; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS 19th DAY OF MAY, 2025.



SITE PLAN

SHEET 1 OF 3

EXISTING CONDITIONS

PROPERTY OF

JOHN S. McALLISTER
CAROLYN P. McALLISTER

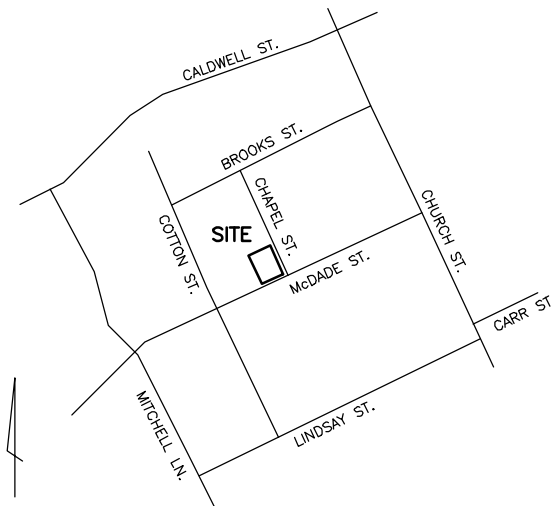
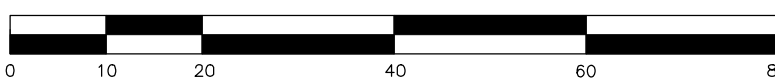
PROPERTY ADDRESS: 318 McDADE STREET, UNIT A

LEGAL DESC: "NW INT MCDADE AND CHAPEL ST"
PIN REFERENCE: 9788-18-6003
DEED REFERENCE: D.B. 3039, PG. 187
PLAT REFERENCE: P.B. 126, PG. 128

CHAPEL HILL TOWNSHIP
ORANGE COUNTY
NORTH CAROLINA

REVISION 5: MAY 19, 2025
REVISION 4: MAY 19, 2025
REVISION 3: MAR. 17, 2025
REVISION 2: MAR. 02, 2025
REVISION 1: FEB. 25, 2025
SITE PLAN: FEB. 06, 2025
SURVEY DATE: AUG. 01, 2023

SCALE: 1" = 20'



LOCATION MAP
Not to Scale

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Proposed Impervious Surfaces		
HOUSE	1,900	S.F.
DRIVEWAY	862	S.F.
PORCH	353	S.F.
SCREEN PORCH	168	S.F.
HVACs x2	18	S.F.
SUBTOTAL	3,301	S.F.
10% CONTINGENCY	330	S.F.
TOTAL PROPOSED	3,631	S.F.
EXISTING TO REMAIN	211	S.F.
TOTAL WITH EXISTING	3,842	S.F.

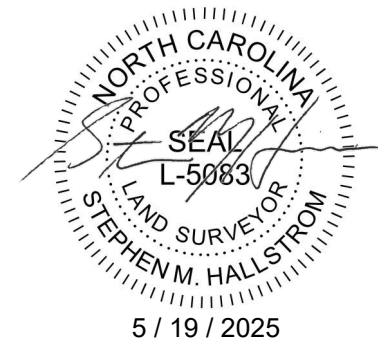
**PROPOSED AREA
DISTURBANCE: 6,740 S.F.**

Engineering Notes

- 1) Disturbed soil will be stabilized with vegetation prior to requesting certificate of occupancy.
- 2) Construction crew will not park on public street.
- 3) In compliance with the Noise Ordinance, Town Code Section 11-40, construction operations for which building permits have been issued, will be limited to 7:00am to 9:00pm on weekdays, and 8:00am to 9:00 pm on weekends.

Orange County Solid Waste Notes

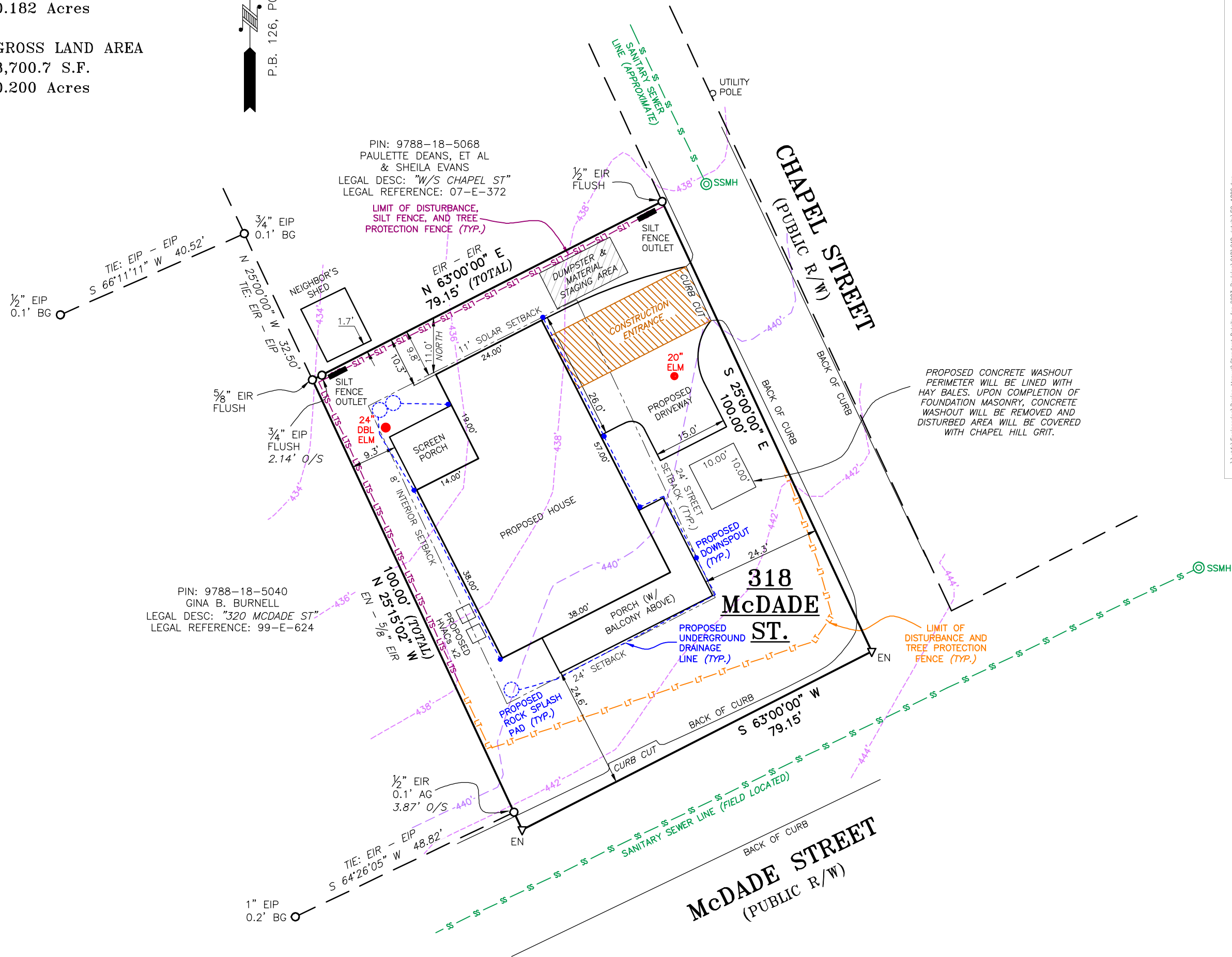
- 1) Clean wood waste, scrap metal, and corrugated cardboard present in construction or demolition waste will be recycled.
- 2) All haulers of mixed construction and demolition waste which includes any regulated recyclable materials shall be licensed by Orange County.



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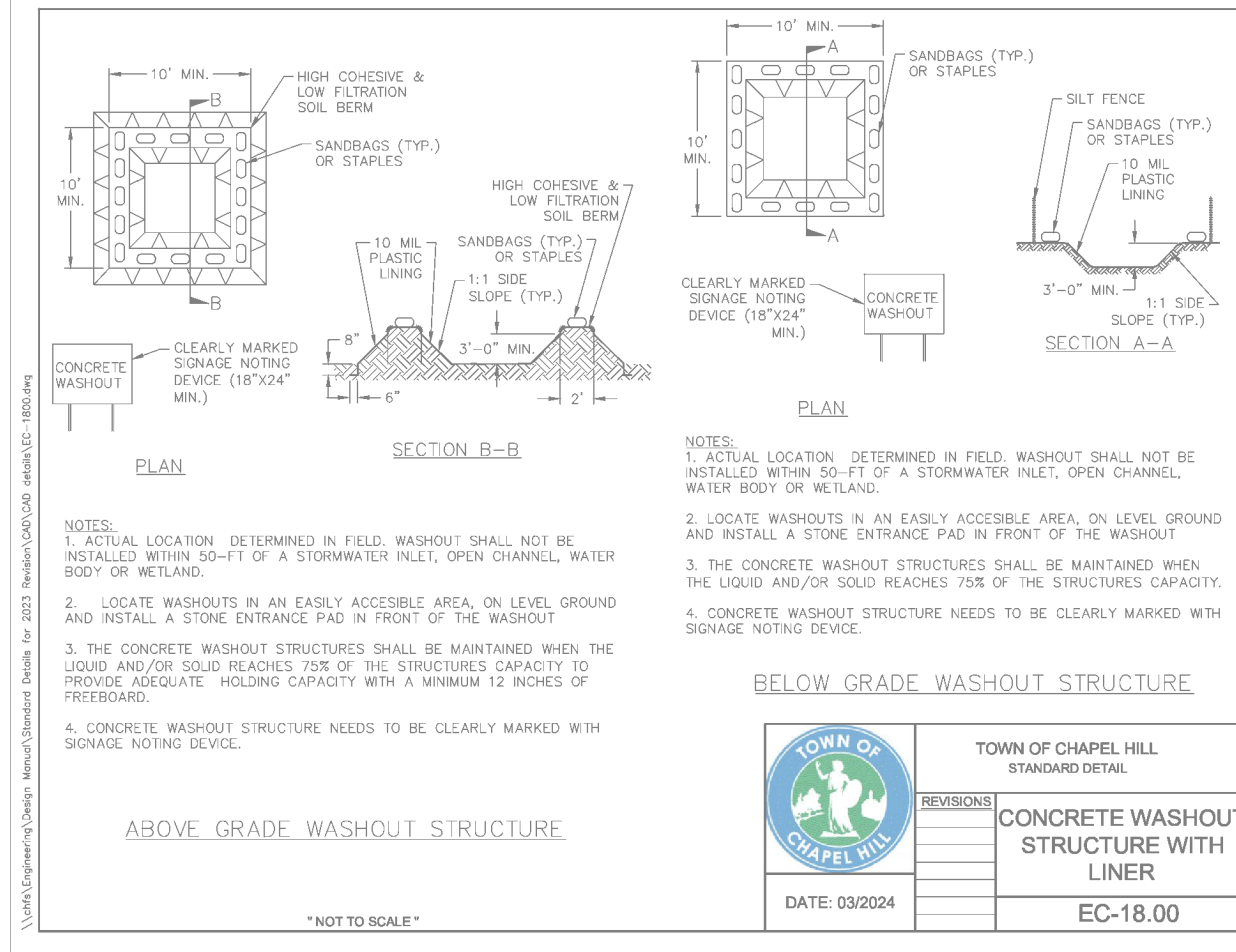
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- SSMH ○ SANITARY SEWER MANHOLE
- TREE TO BE REMOVED
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SITE PLAN

SHEET 2 OF 3

PROPOSED CONDITIONS

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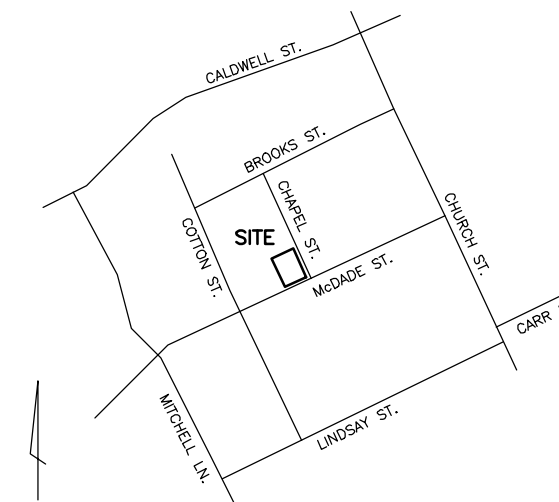
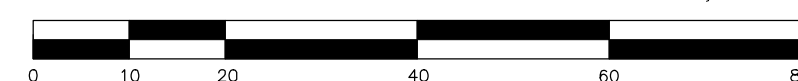
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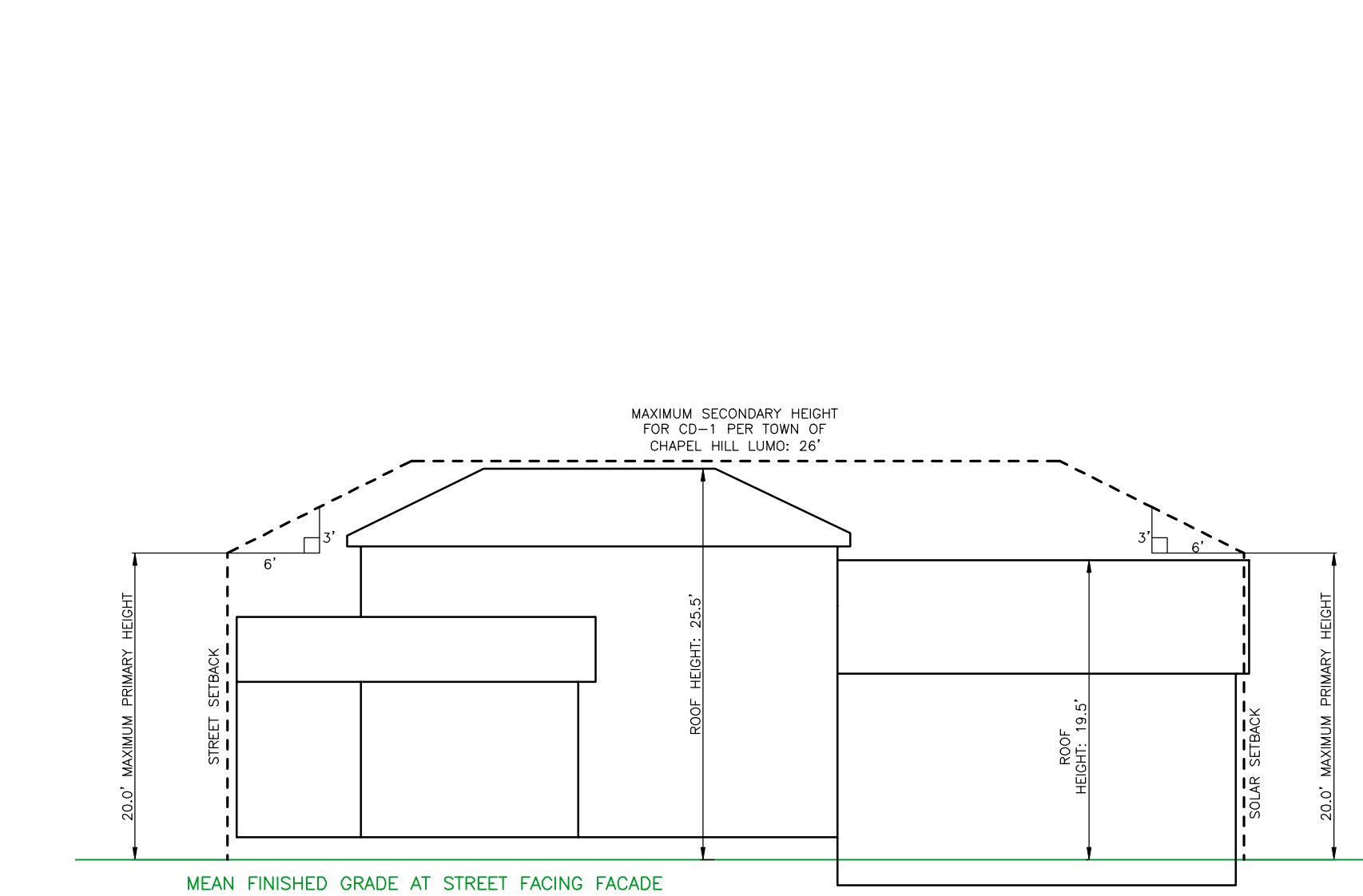
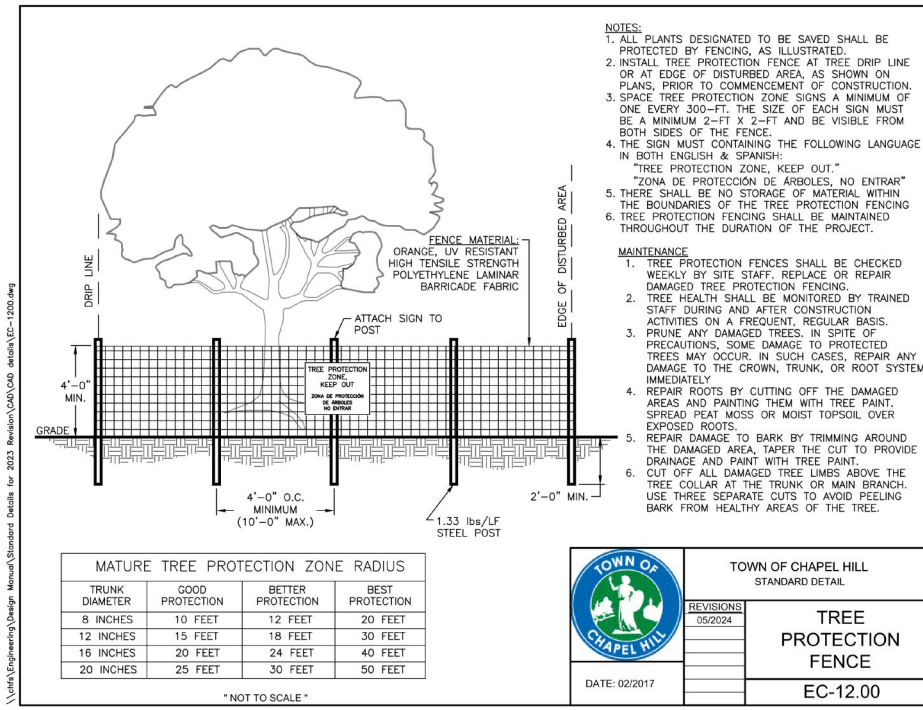
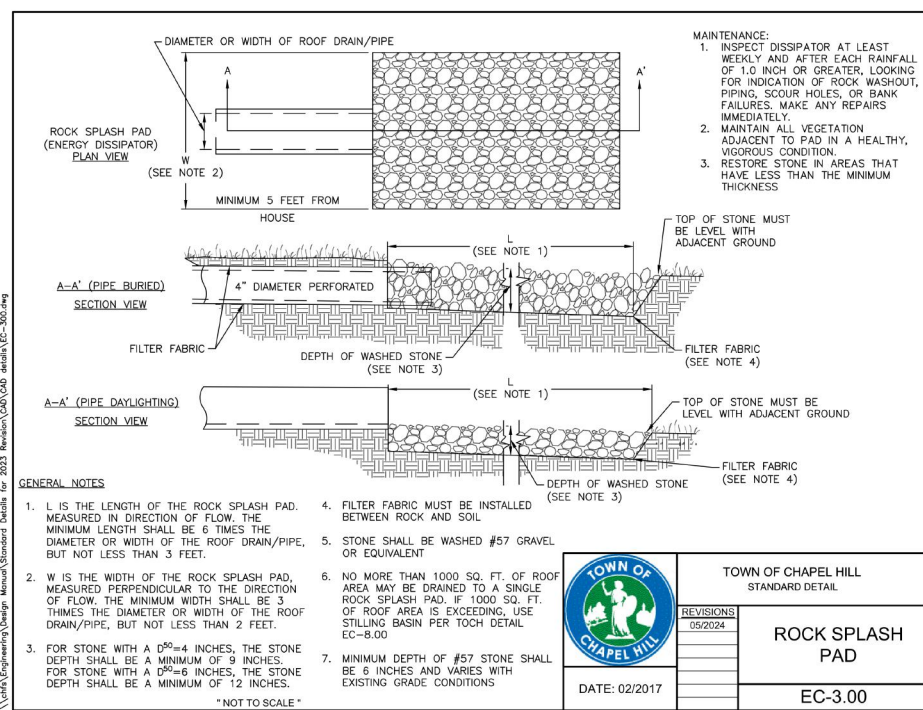
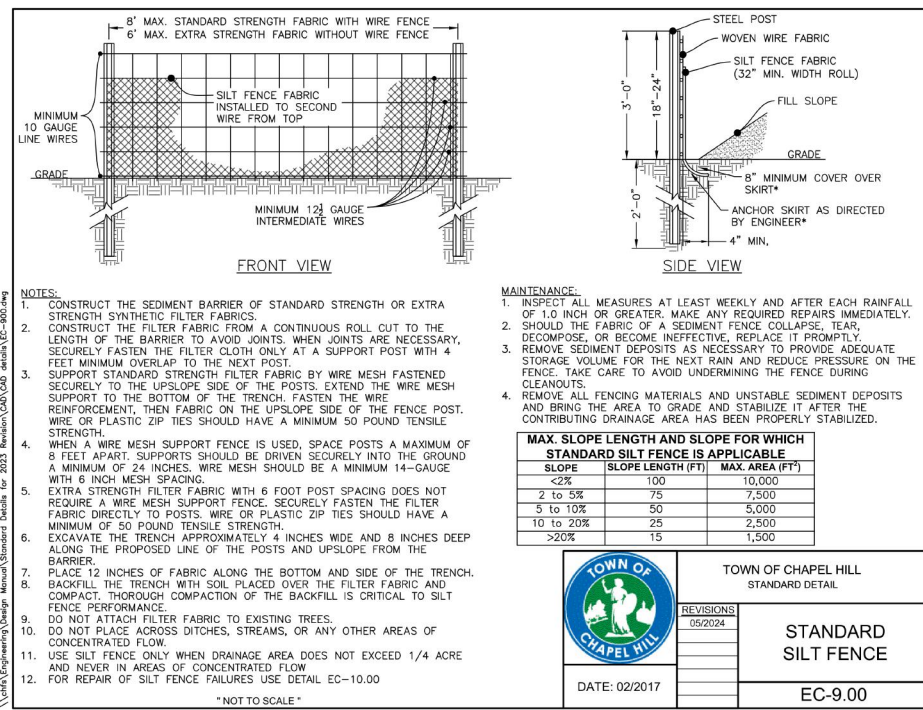
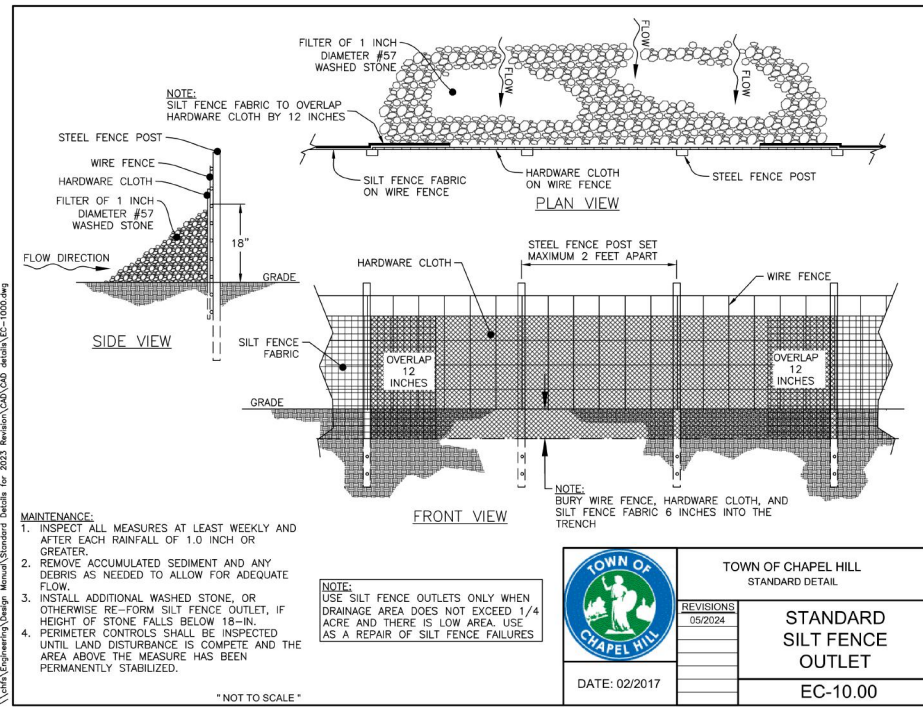
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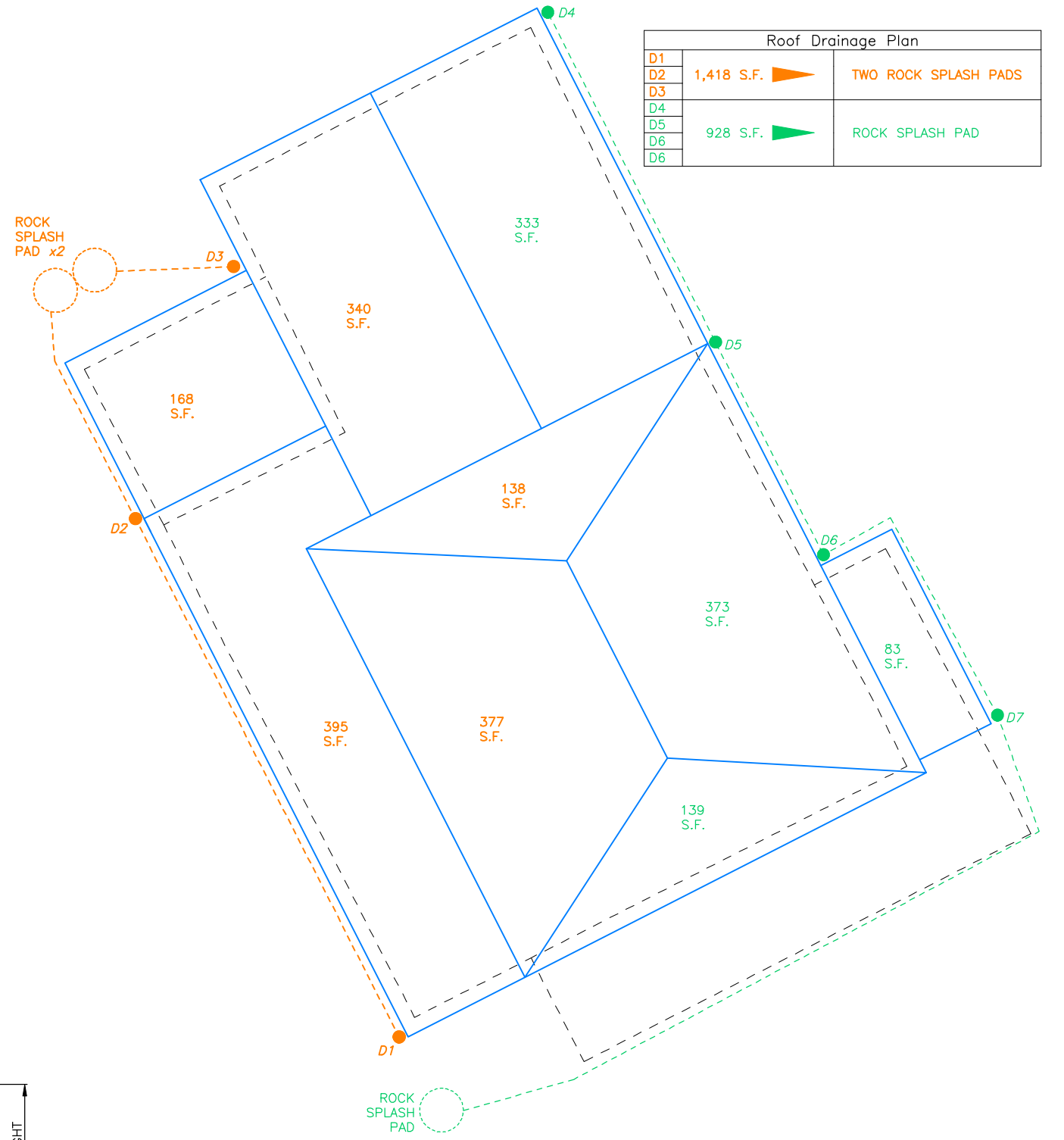
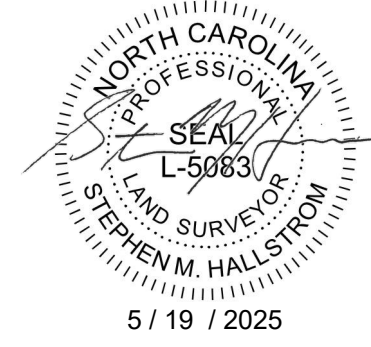
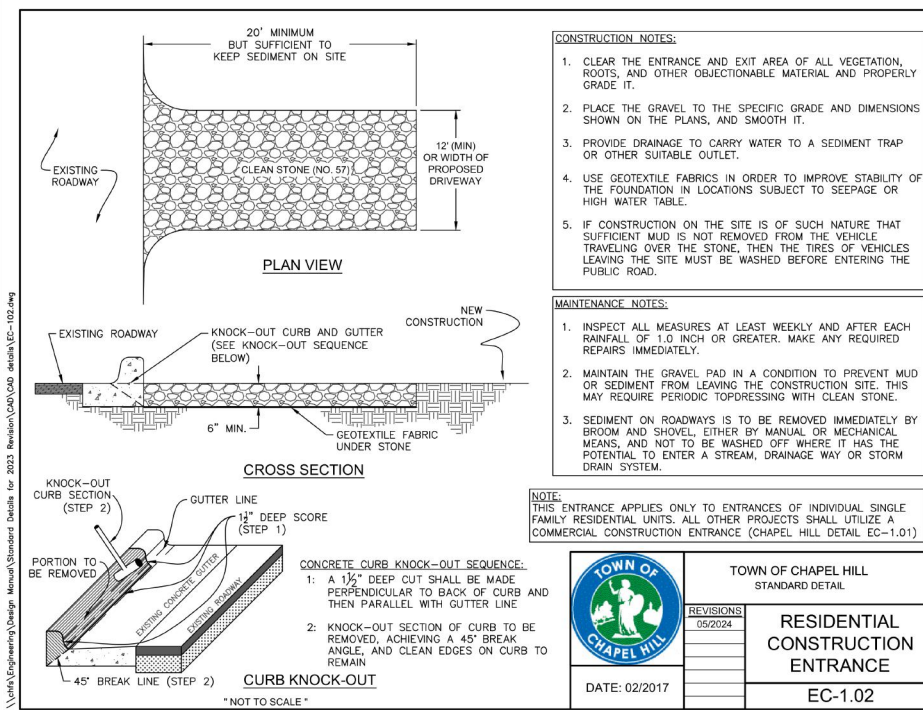
SCALE: 1" = 20'



LOCATION MAP
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CONTRACTOR ASSUMES RESPONSIBILITY FOR ENSURING THAT MEAN FINISHED GRADE IS CONSISTENT WITH THAT SHOWN ON THESE ELEVATION PROFILES



SITE PLAN

SHEET 3 OF 3

DETAILS, ELEVATION PROFILES AND ROOF DRAINAGE PLAN

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