

105 HIGHLAND

CONCEPT PLAN

CHAPEL HILL, NORTH CAROLINA

JUNE 24, 2019

CLIENT

RADWAY DESIGN ASSOCIATES, PA
2627 MEACHAM ROAD
CHAPEL HILL, NC 27516

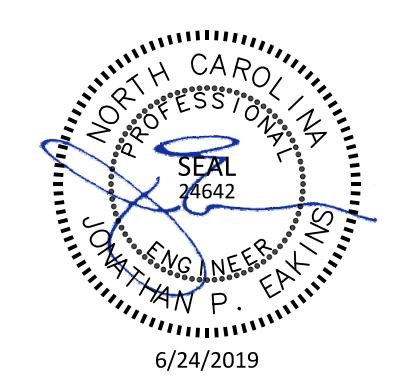
VICINITY MAP



SCALE: 1"=1000'

SHEET INDEX

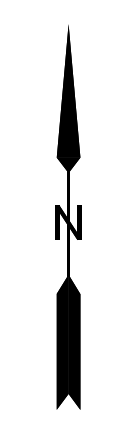
SHEET NO.	SHEET NAME	MOST CURRENT REVISION DATE
C-1	AREA PLAN	6/24/2019
C-2	AERIAL AREA PLAN	6/24/2019
C-3	SITE PLAN	6/24/2019



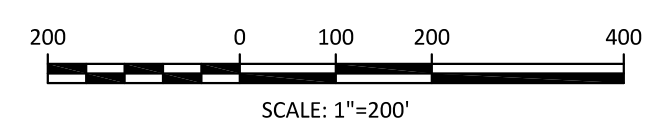
The Nau Company
Consulting Civil Engineers

PO Box 810 | Rolesville, NC 27571
919.435.6395
NCBELS License P-0751

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



PROJECT INFORMATION	
PROJECT NAME	105 HIGHLAND DRIVE
PARCEL PIN	9880418921
PROPERTY ADDRESS	105 HIGHLAND DRIVE, CHAPEL HILL NC 27514
EXISTING ZONING	R-1



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

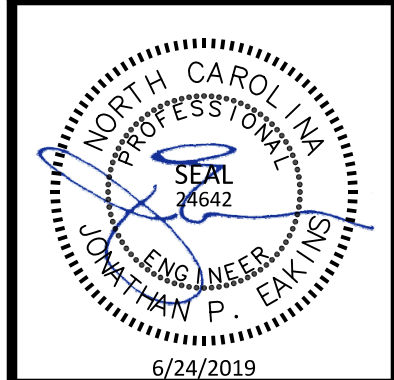
PREPARED BY:
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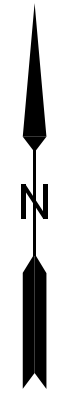
REVISIONS

NO.	DESCRIPTION

105 HIGHLAND CONCEPT PLAN
 CHAPEL HILL, NORTH CAROLINA
 AREA PLAN



PROJECT NO: ---
 DESIGN BY: JPE
 DRAWN BY: RSF
 SCALE: 1"=200'
 DATE: 2019-06-24
 SHEET NO: **C-1**



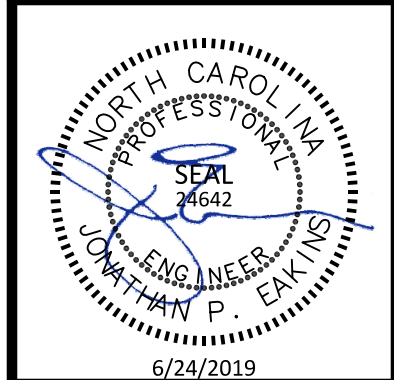
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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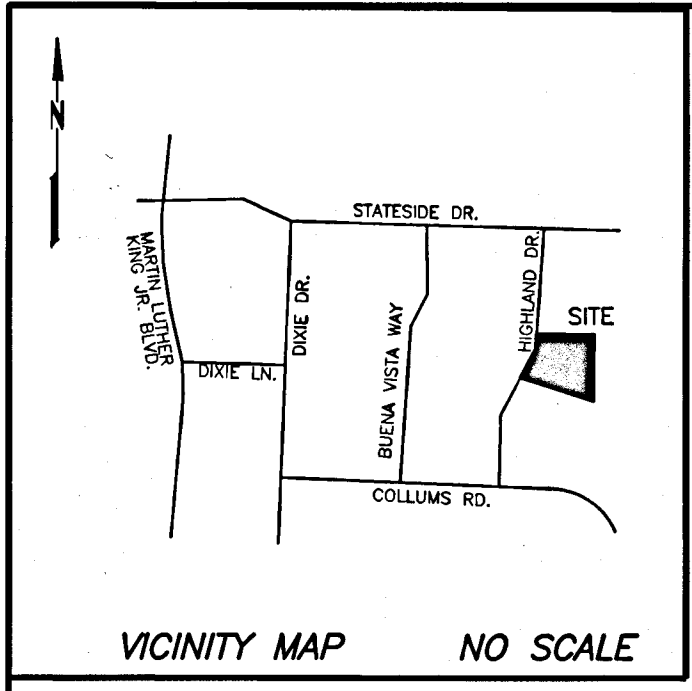
CLIENT:
 RADWAY DESIGN ASSOCIATES, PA
 2627 MEACHAM ROAD
 CHAPEL HILL, NORTH CAROLINA 27516

REVISIONS

**105 HIGHLAND
 CONCEPT PLAN**
 CHAPEL HILL, NORTH CAROLINA
AERIAL AREA PLAN



PROJECT NO: ---
 DESIGN BY: JPE
 DRAWN BY: RSF
 SCALE: 1"=100'
 DATE: 2019-06-24
 SHEET NO: **C-2**

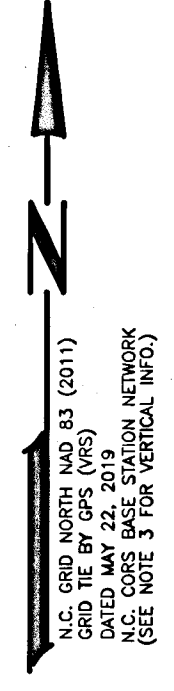
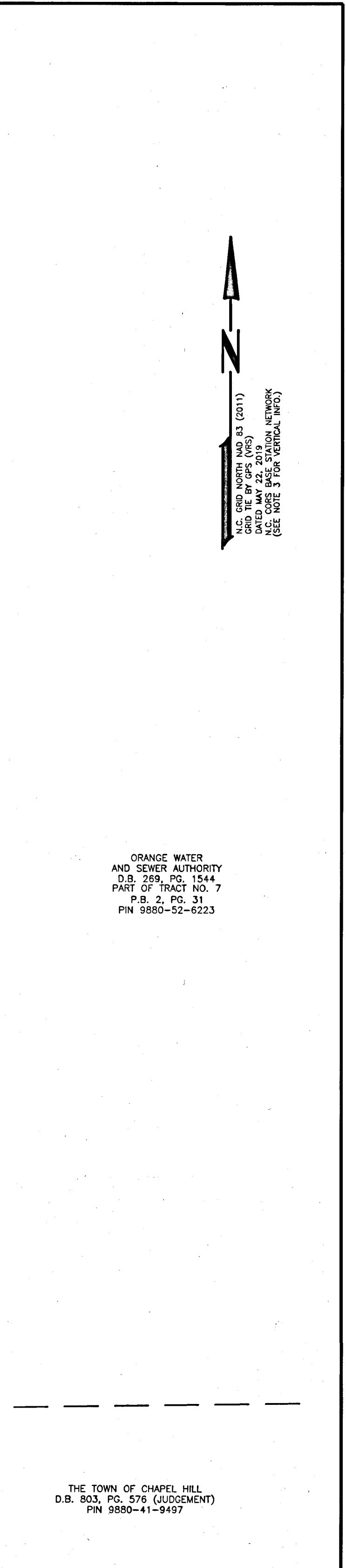
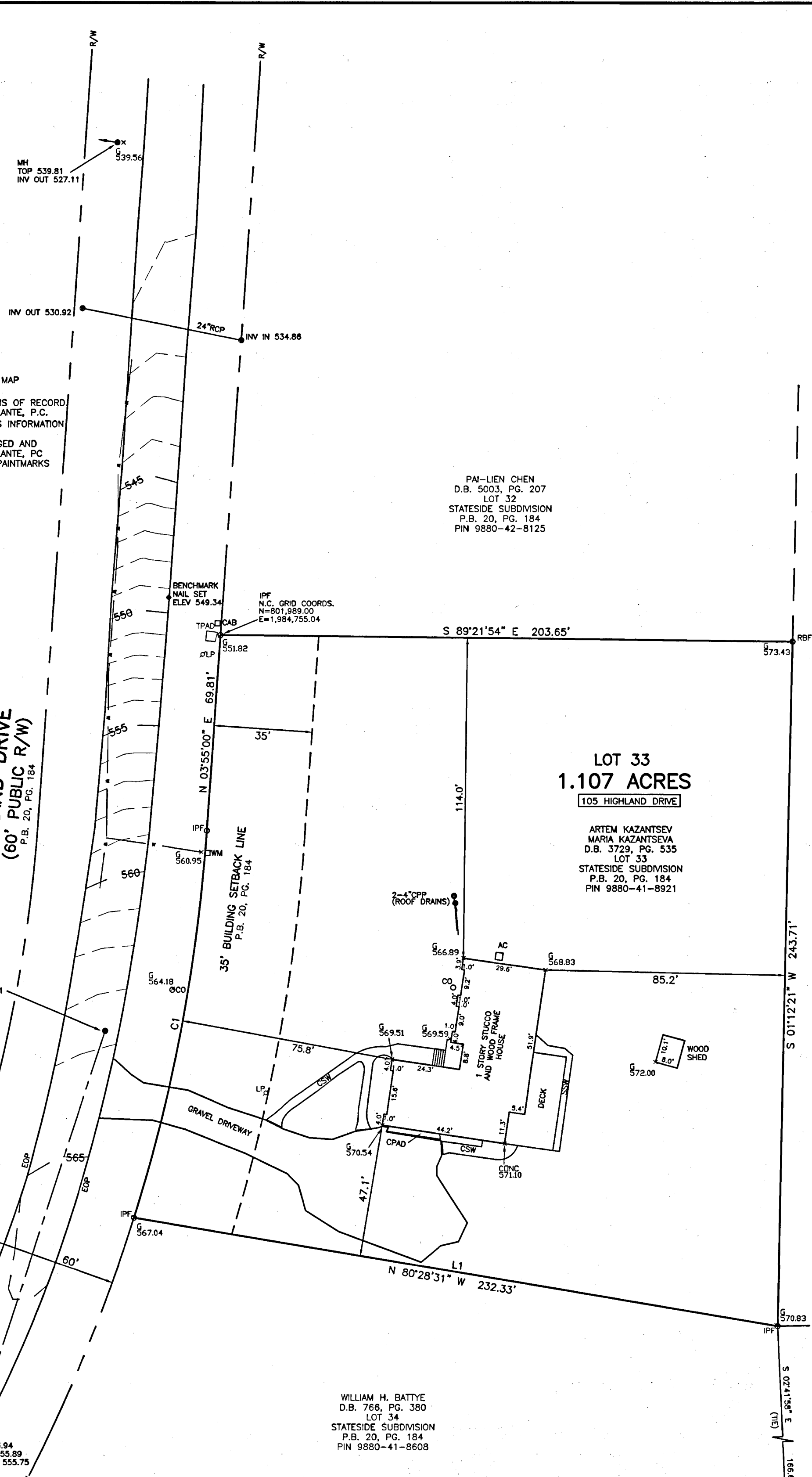
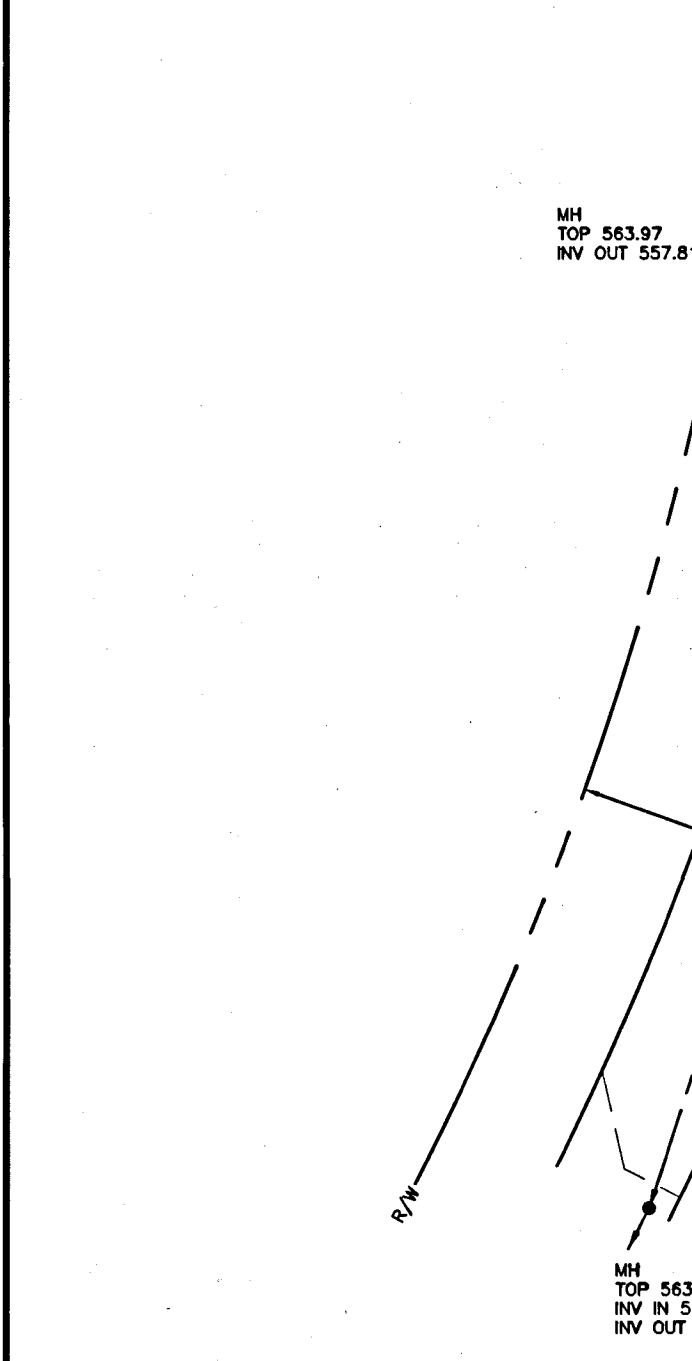


REFERENCES:
 1. RESTRICTIVE COVENANTS
 D.B. 178, PG. 91
 (MAY HAVE EXPIRED ON JAN. 1, 1995)
 2. P.B. 8, PG. 31

NOTES:
 1. PROPERTY IS NOT IN THE 100 YEAR FLOOD BY FEMA FIRM MAP NO. 371098800K PANEL 9880, MAP REVISED 11/17/17.
 2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD NO TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
 3. VERTICAL CONTROL ESTABLISHED FROM ORANGE COUNTY GIS INFORMATION REVIEWED ON MAY 28, 2019.
 4. EXISTING UNDERGROUND WATER LINE FOUND PAINTED/FLAGGED AND THE PAINTMARKS/FLAGS WERE LOCATED BY ROBINSON & PLANTE, PC DURING THE COURSE OF THE SURVEY. SOURCE OF FLAGS/PAINTMARKS ARE UNKNOWN.

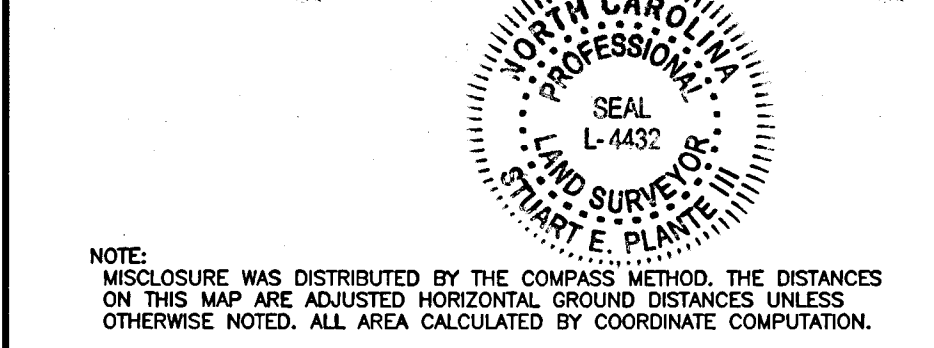
- LEGEND**
- (IPF)—IRON PIPE FOUND
 - (RBF)—REBAR FOUND
 - (CPAD)—CONCRETE PAD
 - (CONC)—CONCRETE
 - (CPP)—CORRUGATED PLASTIC PIPE
 - (RCP)—REINFORCED CONCRETE PIPE
 - (CO)—CLEAN OUT
 - (MH)—MANHOLE
 - (WM)—WATER METER
 - (G)—GROUND
 - (CSW)—CONCRETE SIDEWALK
 - (CPAD)—CONCRETE PAD
 - (SSW)—SLATE SIDEWALK
 - (EOP)—EDGE OF PAVEMENT
 - (TPAD)—TRANSFORMER PAD
 - (LP)—LIGHT POLE
 - (CAB)—CABLE BOX
 - W—UNDERGROUND WATER LINE

**HIGHLAND DRIVE
 (60' PUBLIC R/W)**
 P.B. 20, PG. 184

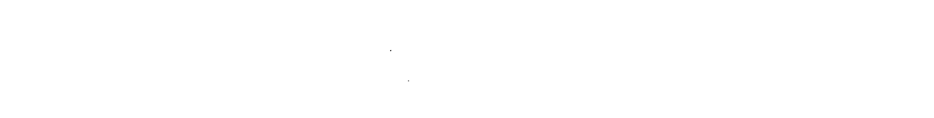


NORTH CAROLINA
 WAKE COUNTY
 I, STUART E. PLANTE III, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DESCRIPTION RECORDED IN REFERENCES AS SHOWN, THAT THE BOUNDARIES NOT SURVEYED ARE DASHED AND DRAWN FROM REFERENCES AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS $1:30,381$; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 30th DAY OF MAY, 2019 A.D.

Stuart E. Plante III PROFESSIONAL LAND SURVEYOR
 LICENSE NO. L-4432



NOTE: MISCLASURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.



OWNERS:
 ARTEM KAZANTSEV
 MARIA KAZANTSEVA
 105 HIGHLAND DR.
 CHAPEL HILL, NC 27514

REVISIONS	FINAL SURVEY AND PARTIAL TOPOGRAPHIC SURVEY		ROBINSON & PLANTE, P.C.	
	LOT 33 STATESIDE SUBDIVISION		LAND SURVEYING C-2687 970 TRINITY RD. RALEIGH, NC 27607 PHONE: (919)859-6030 FAX: (919)859-9032	
			TOWNSHIP: CHAPEL HILL	COUNTY: ORANGE
	STATE: NORTH CAROLINA		SCALE: 1"=30'	DRAWN BY: SEP
	ZONE:	P.I.N.: 9880-41-8921	CHECKED & CLOSURE BY: SEP	FILE: LOT33SSF

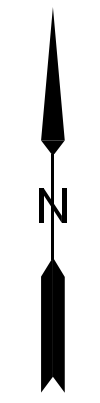
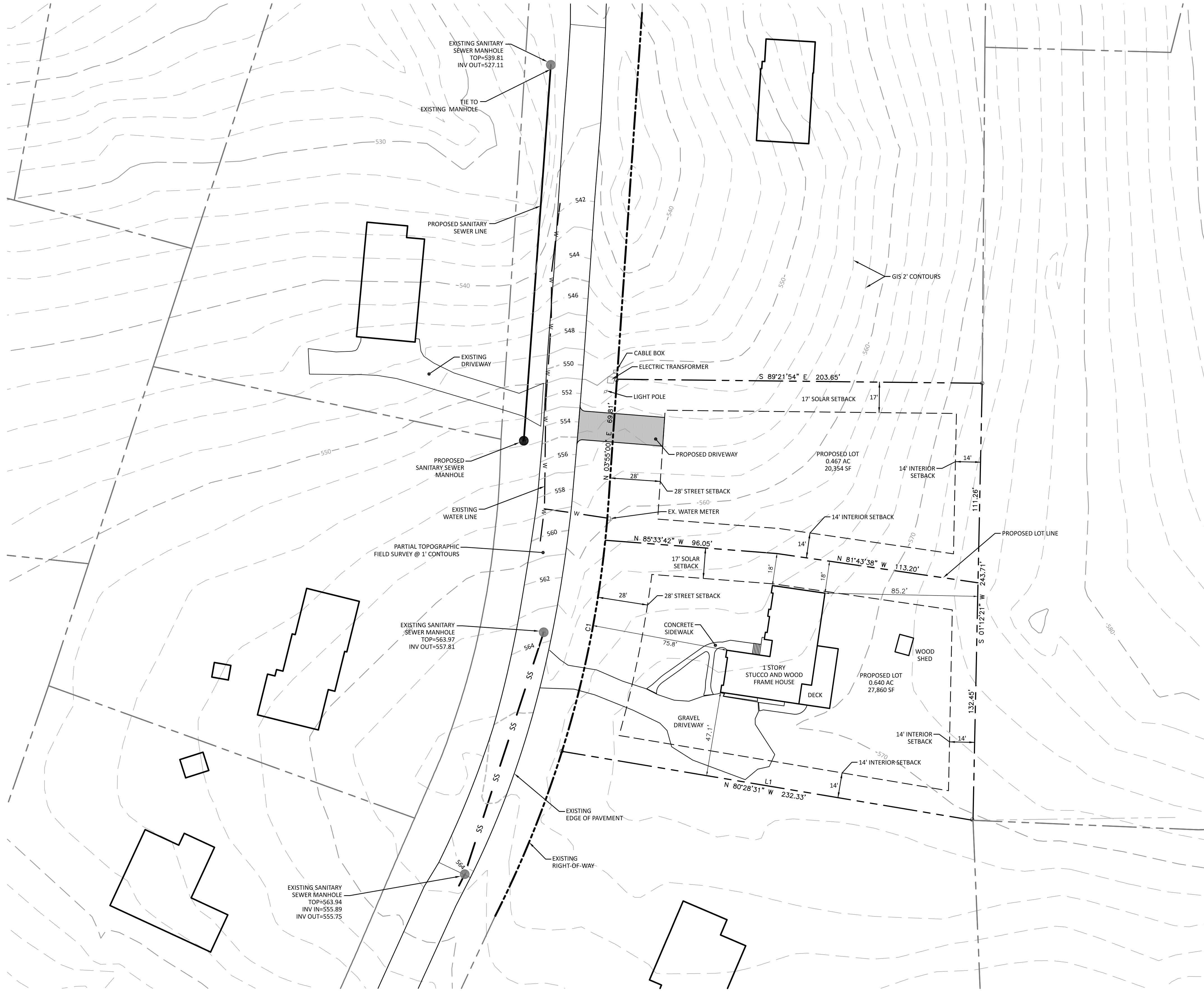
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	13°25'16"	600.00'	140.55'	140.22'	70.60'	N 10°37'37" E

THE TOWN OF CHAPEL HILL
 D.B. 803, PG. 576 (JUDGEMENT)
 PIN 9880-41-9497

ORANGE WATER AND SEWER AUTHORITY
 D.B. 269, PG. 1544
 PART OF TRACT NO. 7
 P.B. 2, PG. 31
 PIN 9880-52-6223

PAI-LIEN CHEN
 D.B. 5003, PG. 207
 LOT 32
 STATESIDE SUBDIVISION
 P.B. 20, PG. 184
 PIN 9880-42-8125

WILLIAM H. BATTYE
 D.B. 766, PG. 380
 LOT 34
 STATESIDE SUBDIVISION
 P.B. 20, PG. 184
 PIN 9880-41-8608



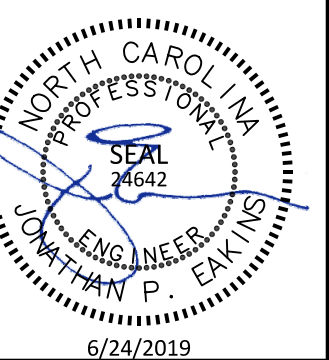
- PROJECT COORDINATION**
1. LOT SURVEY AND PARTIAL TOPOGRAPHIC SURVEY WERE PERFORMED ON THIS PROPERTY BY ROBINSON & PLANTE, RALEIGH, NC - DATED 5-22-2019
 2. SURVEY LINEWORK AND EXISTING UTILITIES SHOWN ON THIS PLAN WERE PROVIDED IN A CAD FILE BY ROBINSON & PLANTE.
 3. ADJOINING LOTS, ROADS AND RIGHT-OF-WAYS TAKEN FROM ORANGE COUNTY GIS.
 4. EXISTING 2' CONTOURS TAKEN FROM ORANGE COUNTY GIS.

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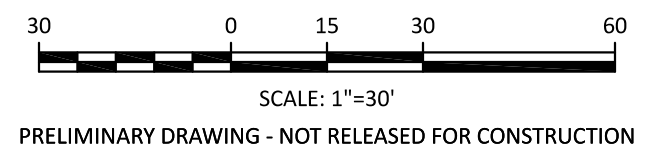
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 CHAPEL HILL, NORTH CAROLINA 27516

REVISIONS	NO.	DESCRIPTION

**105 HIGHLAND
 CONCEPT PLAN**
 CHAPEL HILL, NORTH CAROLINA
 SITE PLAN



PROJECT NO:	---
DESIGN BY:	JPE
DRAWN BY:	RSF
SCALE:	1"=30'
DATE:	2019-06-24
SHEET NO:	C-3



SCALE: 1"=30'
 PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

103 Highland Drive



View North from 105 Highland Drive



105 Highland Drive - Existing Home and Driveway



103 Highland Drive
Immediate Neighbor to North



Approximate Location of Proposed Driveway

