

# RAYFIELD SUBDIVISION

## CONCEPT PLAN

### PROJECT SUMMARY

Tax Map Reference - 7.52...6H  
Address - 1027 Pinelhurst Drive  
Tract Size - 5.119 ac.  
Zoning District - R-1

Existing Use - Single Family

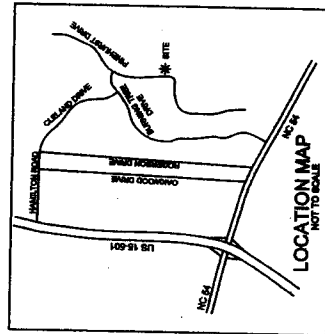
Proposed Use - 4 Single Family Lots  
Recreation Space- Payment in Lieu

A Single Phase Project

### PREPARED BY:

MICHAEL A. NEAL and ASSOCIATES  
2823 PERCUSSION DR.  
HILLSBOROUGH, NORTH CAROLINA 27278  
(919) 643-1884

Note: Project shall comply with the Town of Chapel Hill's Design Guidelines.



- SHEET INDEX:
- 1 COVER SHEET
  - 2 EXISTING SITE
  - 3 SUBDIVISION PLAN
  - 4 SLOPE ANALYSIS

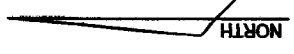
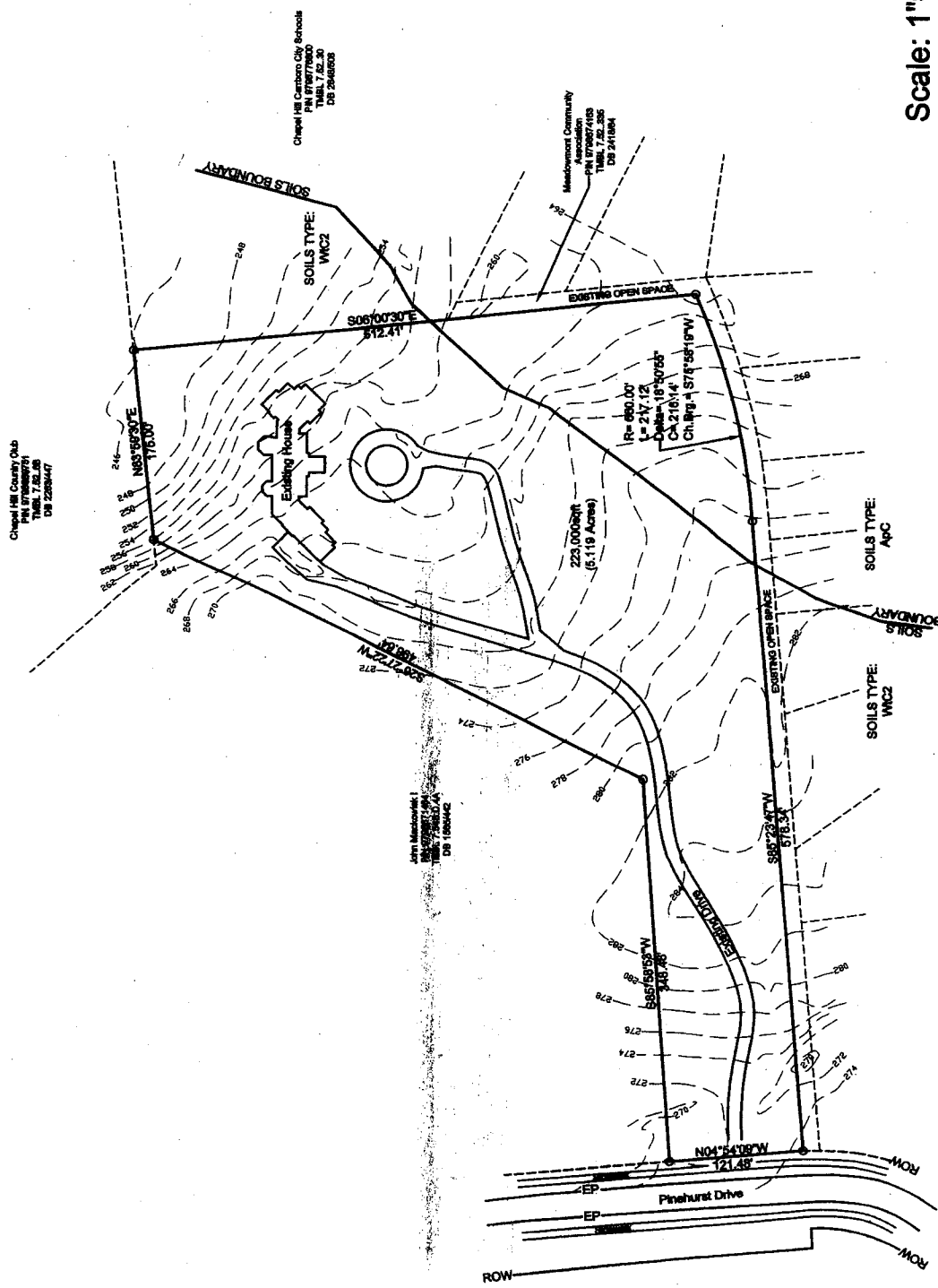
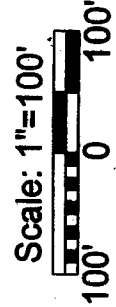
# Rayfield Subdivision Existing Conditions Scale: 1"=100'

THIRSE DORRANCE AND  
ASSOCIATES, INC.  
REGISTERED PROFESSIONAL ENGINEER  
NO. 47400  
3000 W. LITTLETON AVENUE, SUITE 100  
LITTLETON, COLORADO 80120  
PHONE: 303.973.4100  
FAX: 303.973.4105  
DB: 2418824

Scale: 1"=100'

COMMITMENT DATE \_\_\_\_\_  
MAYNARD, HONER & HORN, L.L.P.  
REGISTERED PROFESSIONAL ENGINEERS AND PLANNERS  
105 W. CORBIN ST. SUITE 201, WILSONBORO, NORTH CAROLINA 27719  
PHONE: 866-644-2277  
WWW.MHHENGINEERS.COM

## PRELIMINARY



Chapel Hill County, Okla.  
P.N. 1730207  
TABL. 7.52.28  
DB 2283447

Chapel Hill Carbon City Schools  
P.N. 171071520  
TABL. 7.52.30  
DB 2546005

Meadowmont Community  
Association  
P.N. 1710574105  
TABL. 7.52.35  
DB 2418824

John Mendenhall  
P.N. 1730207  
TABL. 7.52.28  
DB 2283447

223.000sqft  
(6.119 Acres)  
P.C. 480.00'  
L-217.72'  
Dist. = 18.30268'  
CAZ1614  
Chang. = 177.35' (SW)

SOILS TYPE:  
ApC

SOILS TYPE:  
WCC2

SOILS TYPE:  
WCC2

# Rayfield Subdivision Concept Plan

Scale: 1"=100'

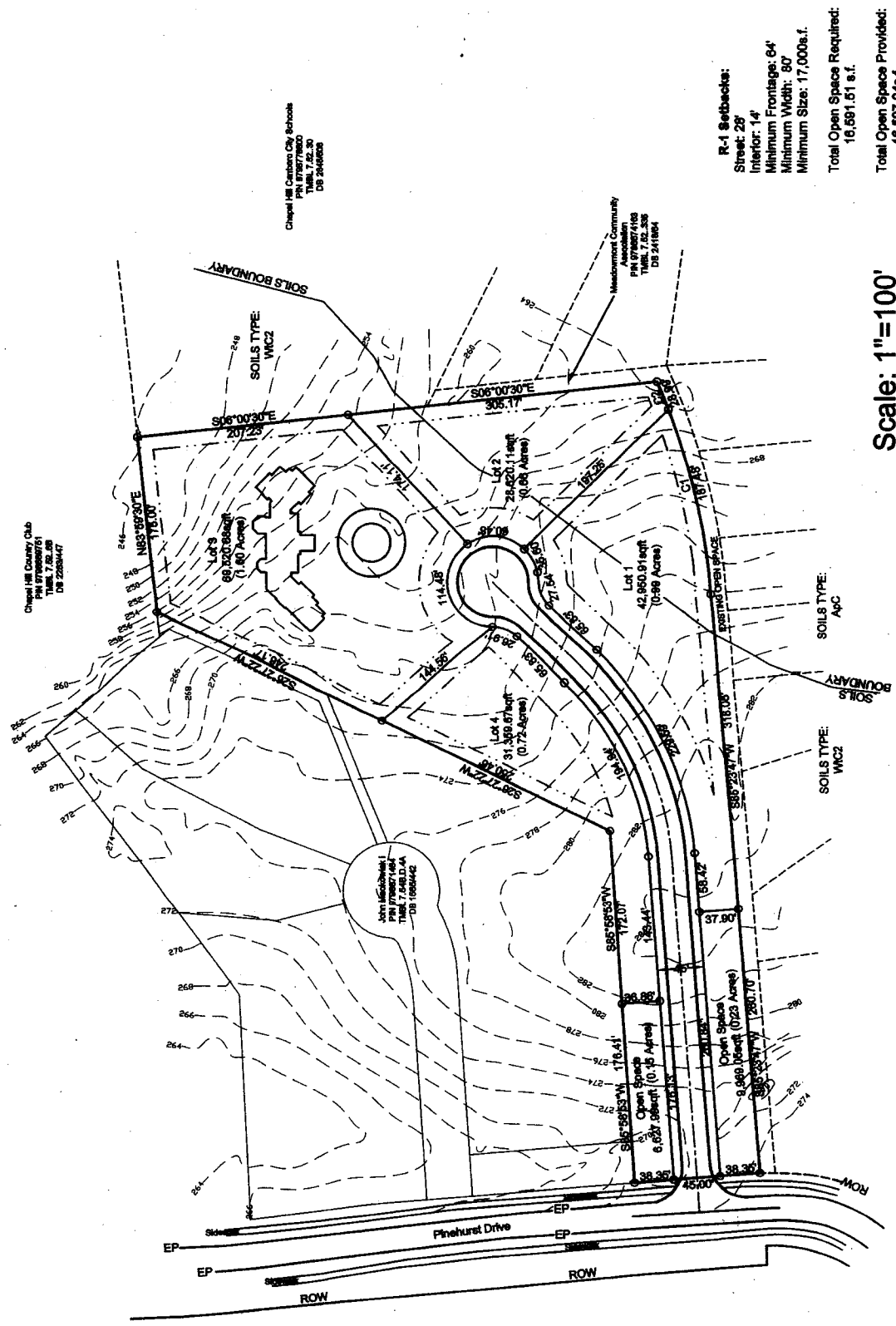
THESE DIVISIONS AND ACCORDANCES RESOLUTIONS AND AGREEMENTS OF THE BOARD OF SUPERVISORS OF THE COUNTY OF HILLSBOROUGH, NORTH CAROLINA, ARE HEREBY APPROVED FOR A SPECIFIC PROJECT AND SHALL NOT BE USED IN ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF HILLSBOROUGH, NORTH CAROLINA.

APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_

COMMITTEE MEMBER: \_\_\_\_\_  
DATE: \_\_\_\_\_

105 W. CORBIN ST. SUITE 201, HILLSBOROUGH, NORTH CAROLINA 27571  
(919) 844-1277 [zms@ncdot.com](mailto:zms@ncdot.com)

## PRELIMINARY

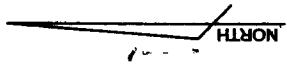
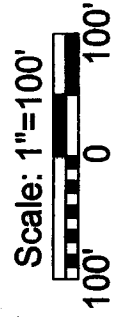


**R-1 Setbacks:**  
 Street: 28'  
 Interior: 14'  
 Minimum Frontage: 64'  
 Minimum Width: 80'  
 Minimum Size: 17,000s.f.

**Total Open Space Required:**  
 16,591.51 s.f.

**Total Open Space Provided:**  
 16,597.04s.f.

**Length of Roads= 665.70'**



105 W. CORBIN ST., SUITE 201, HILLSBOROUGH, NORTH CAROLINA 27578  
 (919) 944-1277 [info@mcclain.com](mailto:info@mcclain.com)  
**McClain** ENGINEERING, SURVEYING, AND PLANNING

COMPLETION DATE	
DATE	
DATE	
DATE	
DATE	

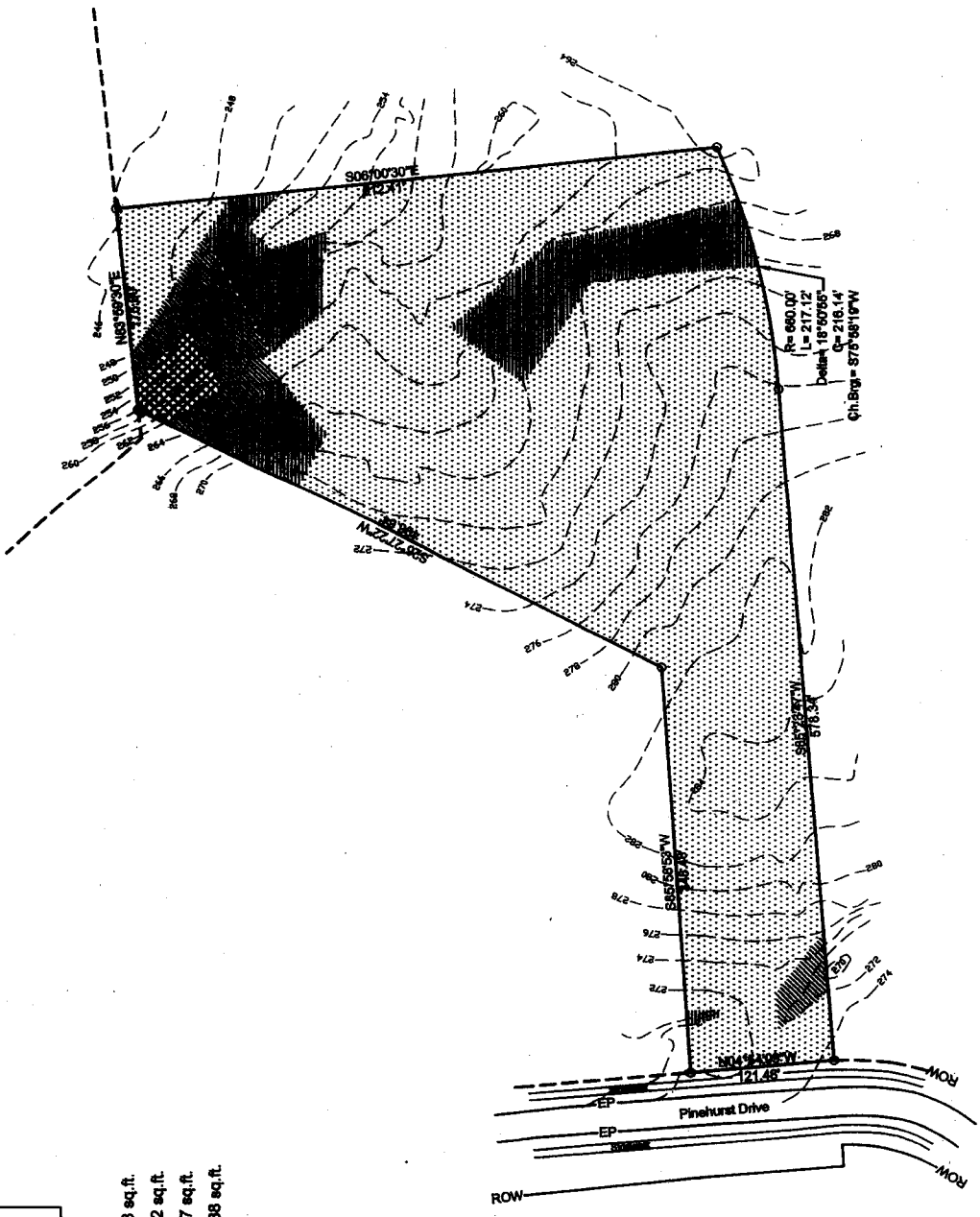
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# Slope Analysis

## Rayfield Subdivision

### 1027 Pinehurst Drive, Chapel Hill

PRELIMINARY



LEGEND	
	25%+ SLOPE
	15-25% SLOPE
	10-15% SLOPE
	0-10% SLOPE

Summary of Area

- 25%+ SLOPE approx. 3,313 sq.ft.
- 15-25% SLOPE approx. 10,772 sq.ft.
- 10-15% SLOPE approx. 27,417 sq.ft.
- 0-10% SLOPE approx. 181,488 sq.ft.