

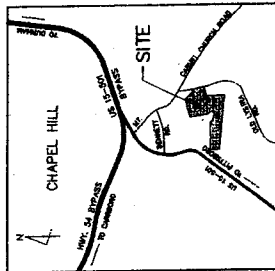
CHANCELLOR'S VIEW

PROPOSED CLUSTER SUBDIVISION - PRELIMINARY PLAT

CHAPEL HILL NORTH CAROLINA

DRAWING INDEX

SHEET NUMBER	TITLE
C-1	COVER SHEET
C-2	EXISTING CONDITIONS
C-3	SITE ANALYSIS
C-4	SITE PLAN
C-5	UTILITY PLAN
C-6	DRAINAGE, EROSION CONTROL & STORMWATER MANAGEMENT PLAN
C-7	TREE PROTECTION PLAN
C-8	STREET PLAN PROFILE
C-9	WATER & SEWER PROFILES (OFF SITE)
C-10	WATER AND SEWER PROFILES (OFF SITE)
C-11	SITE DETAILS
C-12	ONWASA DETAILS
C-13	EROSION CONTROL DETAILS



VICINITY MAP
NO SCALE

SITE DATA
 7.126 A.C.
 0.987 AC. (NET LAND AREA)
 24.327 ACRES / 1,155,516 SQ. FT. (NET LAND AREA)
 24.327 ACRES / 1,155,516 SQ. FT. (GROSS LAND AREA)
 24 LOT SUBDIVISION AND OPEN SPACE (CLUSTER SUBDIVISION)

ZONING DISTRICT:
 PROPOSED USE:

MINIMUM FRONT SETBACK:
 MINIMUM SIDE SETBACK:
 MINIMUM REAR SETBACK:
 MINIMUM YARD SETBACK:

MINIMUM LOT SIZE REQUIRED:
 MAXIMUM LOT SIZE PROPOSED:
 MINIMUM OPEN SPACE REQUIRED:

OPEN SPACE PROVIDED:
 57.26% (15,841 ACRES / 679,838 SF)
 LOCATED WITHIN WATERBENEFIT PROTECTION DISTRICT, DEFINED AS LOW DENSITY OPTION BECAUSE DEVELOPMENT IS 0.25 UNIT PER ACRE, WHICH IS LESS THAN 2 UNITS PER ACRE.

- NOTES:**
- A SIGN SHALL BE PLACED AT THE END OF THE STREET INDICATING THE ROAD IS SUBJECT TO FUTURE EXPANSION.
 - OPEN SPACE TO BE DECEDED TO THE MANDATORY ASSOCIATION AT THE TIME OF FINAL PLAT RECONSTRUCTION.
 - ALL OPEN SPACE TO BE DECEDED TO THE MANDATORY ASSOCIATION AT THE TIME OF FINAL PLAT RECONSTRUCTION.
 - PRIOR TO ISSUANCE OF A ZONING COMPLIANCE PERMIT, APPROVAL OF ALL RESOURCE CONSERVATION DISTRICT ENCROACHMENTS WILL BE REQUIRED ACCORDING TO THE TOWN'S ORDINANCE.
 - ALL STREET IMPROVEMENTS ARE TO BE CONSTRUCTED TO TOWN STANDARDS.
 - PRIOR TO CLEARING, DEMOLITION OR ANY CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT WILL HOLD A PRECONSTRUCTION CONFERENCE WITH THE TOWN OF CHAPEL HILL TREE PROTECTION OFFICER, AND THE ORANGE COUNTY'S SW-13 WASTE STAFF AND PROUDON CONTROL OFFICER.
 - ALL UTILITY LINES SHALL BE PLACED UNDERGROUND ON THIS PROJECT.
 - OPEN SPACES TO BE PROTECTED. BLASTING IS PROHIBITED EXCEPT BY SPECIFIC APPROVAL OF THE PROJECT ENGINEER AND THE TOWN PLANNING MANAGER.
 - PLANTING MUST BE COMPLETED PRIOR TO THE START OF ANY CONSTRUCTION WORK.
 - PRIOR TO FINAL AUTHORIZATION TO BEGIN LAND-DISTURBING ACTIVITIES, A PERFORMANCE GUARANTEE IS TO BE PROVIDED IN ACCORDANCE WITH SECTION 5-97.1 OF THE TOWN CODE.
 - AS-BUILTS ARE TO BE PROVIDED FOR BUILDING FOOTPRINTS, STREET IMPROVEMENTS, STORM DRAINAGE SYSTEMS, AND ALL OTHER IMPROVEMENTS. AS-BUILTS SHALL BE IN PDF BINARY FORMAT USING STATE PLANE COORDINATES.
 - LOTS 9, 10, 11, 12, 13, AND 14 CONTAIN BUILDING ENVELOPES WITH SLOPES RANGING FROM 10% TO 10% HOUR DRAINAGE AND CONSTRUCTION ON THESE LOTS SHALL UTILIZE TECHNIQUES WHICH MINIMIZE GRADING AND LAND DISTURBANCE.
 - ZAVATA LANE: THIS PUBLIC ROAD HAS BEEN DESIGNATED TO THE PUBLIC AND BUILT TO MEET DESIGN STANDARDS. A RETENTION POND ZAVATA LANE RESIDENTS IS CURRENTLY BEING PURSUED BY MOOREY + PARTNER ARCHITECTS, A RETENTION POND ZAVATA LANE RESIDENTS IS CURRENTLY BEING PURSUED BY MOOREY + PARTNER ARCHITECTS. A RETENTION POND ZAVATA LANE RESIDENTS IS CURRENTLY BEING PURSUED BY MOOREY + PARTNER ARCHITECTS. A RETENTION POND ZAVATA LANE RESIDENTS IS CURRENTLY BEING PURSUED BY MOOREY + PARTNER ARCHITECTS.
 - ZAVATA LANE SIGN DISTANCE: THE DEVELOPER HAS AGREED TO ASSIST IN THE TOWN AND MOOREY TO IMPROVE SIGN DISTANCES AT THE EXISTING ZAVATA LANE ROAD INTERSECTION. THE DEVELOPER PROPOSES TO SPARE THE EXISTING BANK SLOPE BY THE EXISTING ZAVATA LANE ROAD INTERSECTION. THE DEVELOPER WILL WORK WITH PROPERTY OWNERS ALONG OLD LEXTON AND WILL ACCOMMODATE THE IMPROVEMENTS DEMAND BY MOOREY. THE CONSTRUCTION ELEMENTS ARE LIMITED.

ATTACHMENT 14



COVER SHEET
 CHANCELLOR'S VIEW
 PRELIMINARY PLAN
 TOWN OF CHAPEL HILL

DATE: 12/15/11
 DRAWN BY: J.P.
 CHECKED BY: J.P.
 PROJECT NO.: 11-1111
 SHEET NO.: 11-1111

PHILIP POST
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 13488
 STATE OF NORTH CAROLINA

ASSOCIATES
 PHILIP POST
 101 Providence Road
 Raleigh, NC 27611
 (919) 771-2711
 (919) 771-2711
 (919) 771-2711
 (919) 771-2711

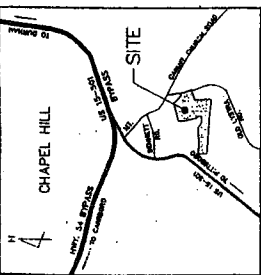
PHILLIP ASSOCIATES
 POST
 401 Philadelphia Road
 Chapel Hill, NC 27514
 (919) 972-1172
 (919) 972-1173
 (919) 972-1174
 (919) 972-1175
 (919) 972-1176
 (919) 972-1177
 (919) 972-1178
 (919) 972-1179
 (919) 972-1180
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 (919) 972-1185
 (919) 972-1186
 (919) 972-1187
 (919) 972-1188
 (919) 972-1189
 (919) 972-1190



CHANCELLOR'S VIEW SUBDIVISION
 PRELIMINARY PLAN
 TOWN OF CHAPEL HILL, NC
 ORANGE COUNTY, NC

EXISTING CONDITIONS

SCALE: 1" = 200'
 DRAWN BY: JAS
 CHECKED BY: JAS
 DATE: 11/18/2009
 PROJECT NO.: 090104
 SHEET NO.: 001



LEGEND

- PROPOSED DEVELOPMENT SITE
- 1000 FT. METROPOLITAN BOUNDARY
- ZONING DISTRICT BOUNDARY
- ZONING CLASSIFICATION
- EXISTING STRUCTURE (TYP)

R-2

SCALE: 1" = 200'

REVISIONS 1. 5/18/04: TYPED COMMENTS

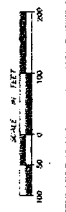
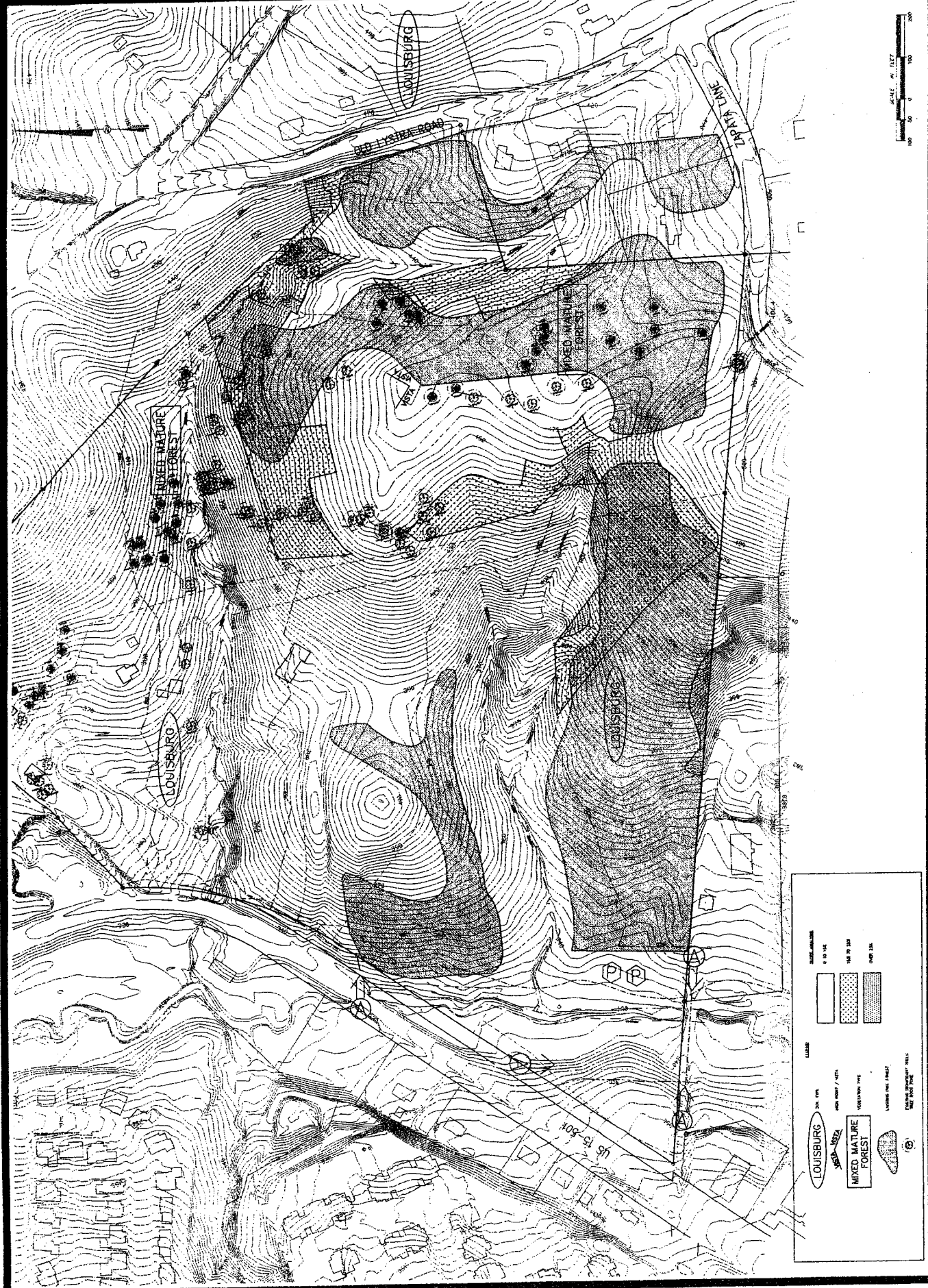
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 DRAWN BY: JRM
 CHECKED BY: JRM
 DATE: 4/17/04
 PROJECT: NEW LOUISBURG
 DRAWING NO.: 6182822

49
 CHANCELLOR'S VIEW
 PRELIMINARY PLAN
 TOWN OF CHANCELLOR HILL, N.C.



PHILIP POST
 ENGINEER
 ASSOCIATES

401 Providence Road
 Raleigh, NC 27614
 (919) 286-1773
 (919) 286-1774
 (919) 286-1775
 (919) 286-1776
 (919) 286-1777



	6 TO 15 FT
	15 TO 30 FT
	30 TO 45 FT
	45 TO 60 FT
	60 TO 75 FT
	75 TO 90 FT
	90 TO 105 FT
	105 TO 120 FT
	120 TO 135 FT
	135 TO 150 FT
	150 TO 165 FT
	165 TO 180 FT
	180 TO 195 FT
	195 TO 210 FT
	210 TO 225 FT
	225 TO 240 FT
	240 TO 255 FT
	255 TO 270 FT
	270 TO 285 FT
	285 TO 300 FT
	300 TO 315 FT
	315 TO 330 FT
	330 TO 345 FT
	345 TO 360 FT
	360 TO 375 FT
	375 TO 390 FT
	390 TO 405 FT
	405 TO 420 FT
	420 TO 435 FT
	435 TO 450 FT
	450 TO 465 FT
	465 TO 480 FT
	480 TO 495 FT
	495 TO 510 FT
	510 TO 525 FT
	525 TO 540 FT
	540 TO 555 FT
	555 TO 570 FT
	570 TO 585 FT
	585 TO 600 FT
	600 TO 615 FT
	615 TO 630 FT
	630 TO 645 FT
	645 TO 660 FT
	660 TO 675 FT
	675 TO 690 FT
	690 TO 705 FT
	705 TO 720 FT
	720 TO 735 FT
	735 TO 750 FT
	750 TO 765 FT
	765 TO 780 FT
	780 TO 795 FT
	795 TO 810 FT
	810 TO 825 FT
	825 TO 840 FT
	840 TO 855 FT
	855 TO 870 FT
	870 TO 885 FT
	885 TO 900 FT
	900 TO 915 FT
	915 TO 930 FT
	930 TO 945 FT
	945 TO 960 FT
	960 TO 975 FT
	975 TO 990 FT
	990 TO 1005 FT
	1005 TO 1020 FT
	1020 TO 1035 FT
	1035 TO 1050 FT
	1050 TO 1065 FT
	1065 TO 1080 FT
	1080 TO 1095 FT
	1095 TO 1110 FT
	1110 TO 1125 FT
	1125 TO 1140 FT
	1140 TO 1155 FT
	1155 TO 1170 FT
	1170 TO 1185 FT
	1185 TO 1200 FT
	1200 TO 1215 FT
	1215 TO 1230 FT
	1230 TO 1245 FT
	1245 TO 1260 FT
	1260 TO 1275 FT
	1275 TO 1290 FT
	1290 TO 1305 FT
	1305 TO 1320 FT
	1320 TO 1335 FT
	1335 TO 1350 FT
	1350 TO 1365 FT
	1365 TO 1380 FT
	1380 TO 1395 FT
	1395 TO 1410 FT
	1410 TO 1425 FT
	1425 TO 1440 FT
	1440 TO 1455 FT
	1455 TO 1470 FT
	1470 TO 1485 FT
	1485 TO 1500 FT
	1500 TO 1515 FT
	1515 TO 1530 FT
	1530 TO 1545 FT
	1545 TO 1560 FT
	1560 TO 1575 FT
	1575 TO 1590 FT
	1590 TO 1605 FT
	1605 TO 1620 FT
	1620 TO 1635 FT
	1635 TO 1650 FT
	1650 TO 1665 FT
	1665 TO 1680 FT
	1680 TO 1695 FT
	1695 TO 1710 FT
	1710 TO 1725 FT
	1725 TO 1740 FT
	1740 TO 1755 FT
	1755 TO 1770 FT
	1770 TO 1785 FT
	1785 TO 1800 FT
	1800 TO 1815 FT
	1815 TO 1830 FT
	1830 TO 1845 FT
	1845 TO 1860 FT
	1860 TO 1875 FT
	1875 TO 1890 FT
	1890 TO 1905 FT
	1905 TO 1920 FT
	1920 TO 1935 FT
	1935 TO 1950 FT
	1950 TO 1965 FT
	1965 TO 1980 FT
	1980 TO 1995 FT
	1995 TO 2010 FT
	2010 TO 2025 FT
	2025 TO 2040 FT
	2040 TO 2055 FT
	2055 TO 2070 FT
	2070 TO 2085 FT
	2085 TO 2100 FT
	2100 TO 2115 FT
	2115 TO 2130 FT
	2130 TO 2145 FT
	2145 TO 2160 FT
	2160 TO 2175 FT
	2175 TO 2190 FT
	2190 TO 2205 FT
	2205 TO 2220 FT
	2220 TO 2235 FT
	2235 TO 2250 FT
	2250 TO 2265 FT
	2265 TO 2280 FT
	2280 TO 2295 FT
	2295 TO 2310 FT
	2310 TO 2325 FT
	2325 TO 2340 FT
	2340 TO 2355 FT
	2355 TO 2370 FT
	2370 TO 2385 FT
	2385 TO 2400 FT
	2400 TO 2415 FT
	2415 TO 2430 FT
	2430 TO 2445 FT
	2445 TO 2460 FT
	2460 TO 2475 FT
	2475 TO 2490 FT
	2490 TO 2505 FT
	2505 TO 2520 FT
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	2535 TO 2550 FT
	2550 TO 2565 FT
	2565 TO 2580 FT
	2580 TO 2595 FT
	2595 TO 2610 FT
	2610 TO 2625 FT
	2625 TO 2640 FT
	2640 TO 2655 FT
	2655 TO 2670 FT
	2670 TO 2685 FT
	2685 TO 2700 FT
	2700 TO 2715 FT
	2715 TO 2730 FT
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	2760 TO 2775 FT
	2775 TO 2790 FT
	2790 TO 2805 FT
	2805 TO 2820 FT
	2820 TO 2835 FT
	2835 TO 2850 FT
	2850 TO 2865 FT
	2865 TO 2880 FT
	2880 TO 2895 FT
	2895 TO 2910 FT
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	2940 TO 2955 FT
	2955 TO 2970 FT
	2970 TO 2985 FT
	2985 TO 3000 FT

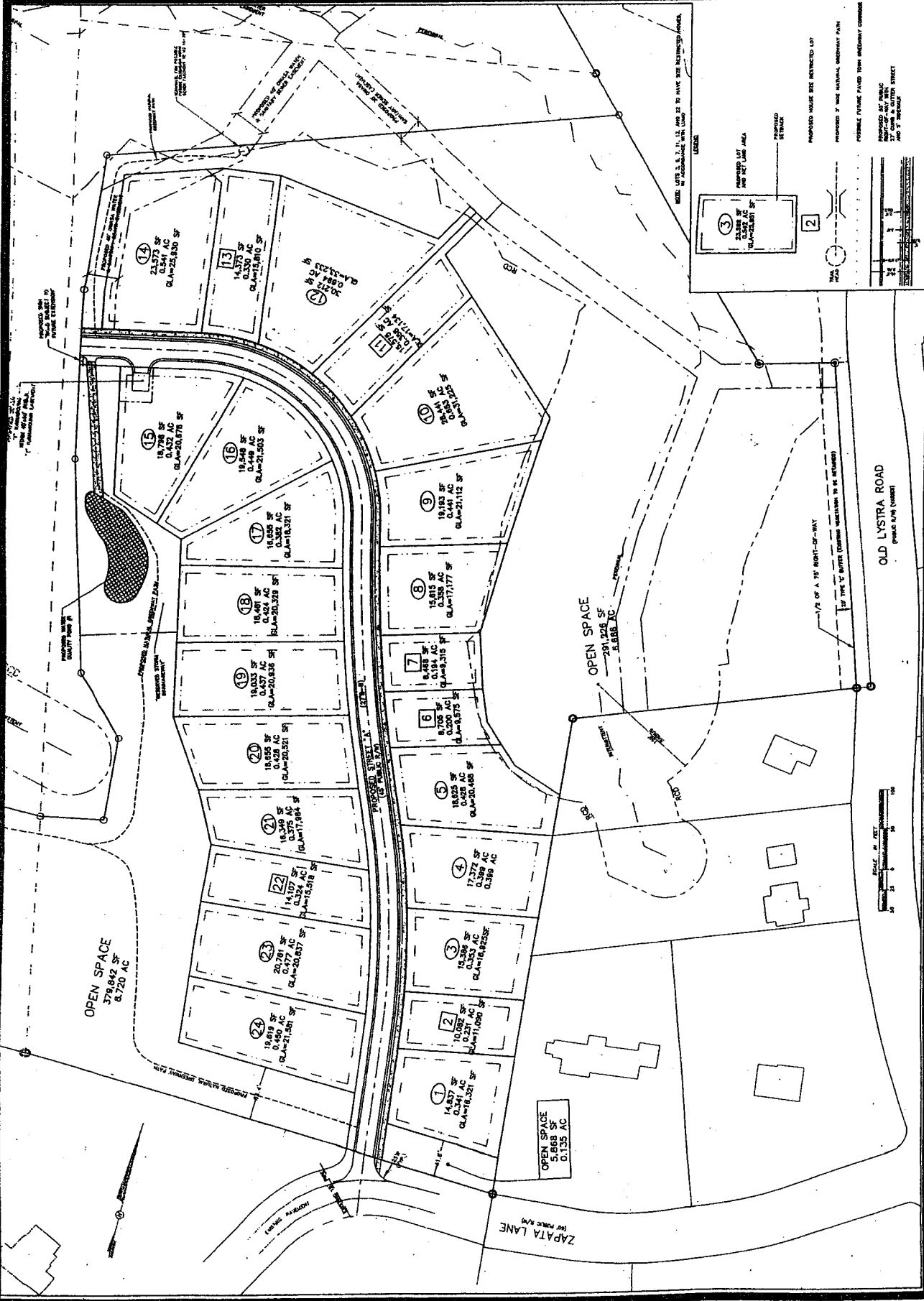
PHILIP
 POST
 ASSOCIATES
 400 Presidential Road
 Suite 100, No. 113
 Chesapeake, VA 23041
 (757) 523-7711



SITE PLAN
 CHANCELLOR'S VIEW
 PRELIMINARY PLAN
 TOWN OF CHAPEL HILL, NC
 ORANGE COUNTY, NC

SHEET NO. 01
 PROJECT NO. 24-2112
 DRAWING NO. 24-2112-01
 CHECKED BY: [Name]
 DRAWN BY: [Name]

NO.	DESCRIPTION
1	CHANCELLOR'S VIEW
2	CHANCELLOR'S VIEW
3	CHANCELLOR'S VIEW
4	CHANCELLOR'S VIEW
5	CHANCELLOR'S VIEW
6	CHANCELLOR'S VIEW
7	CHANCELLOR'S VIEW
8	CHANCELLOR'S VIEW
9	CHANCELLOR'S VIEW
10	CHANCELLOR'S VIEW
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18	CHANCELLOR'S VIEW
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20	CHANCELLOR'S VIEW
21	CHANCELLOR'S VIEW
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23	CHANCELLOR'S VIEW
24	CHANCELLOR'S VIEW



ENGINEERS J. A. WILSON, JOHN CHRISTENSEN

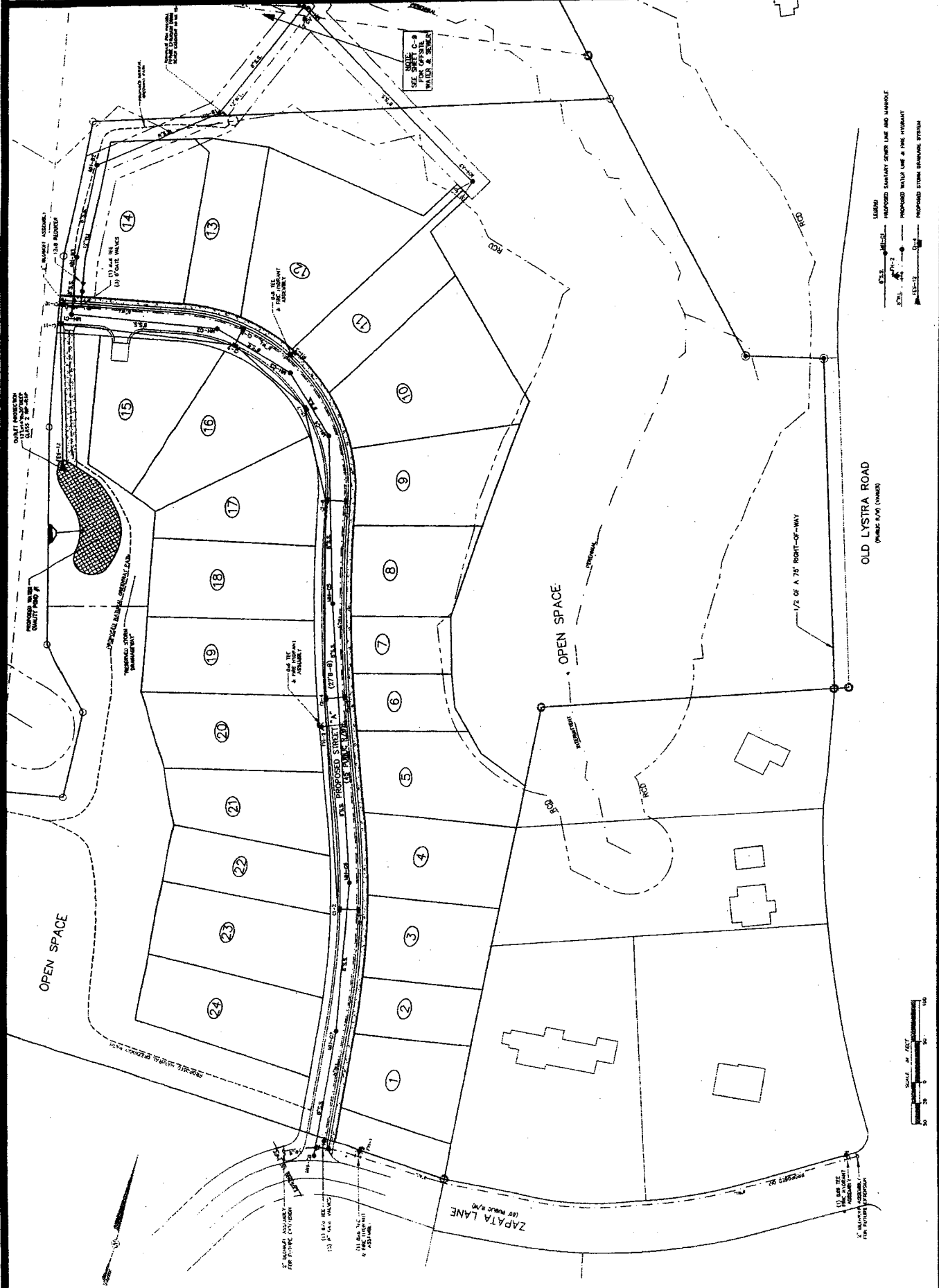
SCALE 1"=40'
 DRAWN BY J. A. WILSON
 CHECKED BY J. A. WILSON
 DATE 1/15/2004
 PROJECT AND SITE NO. 04-0000
 DRAWING NO. 04-0000-01

UTILITY PLAN
 CHANCELLOR'S VIEW
 PRELIMINARY PLAN



PHILIP
 POST
 ASSOCIATES

401 Providence Road
 Raleigh, NC 27603
 (919) 872-7711

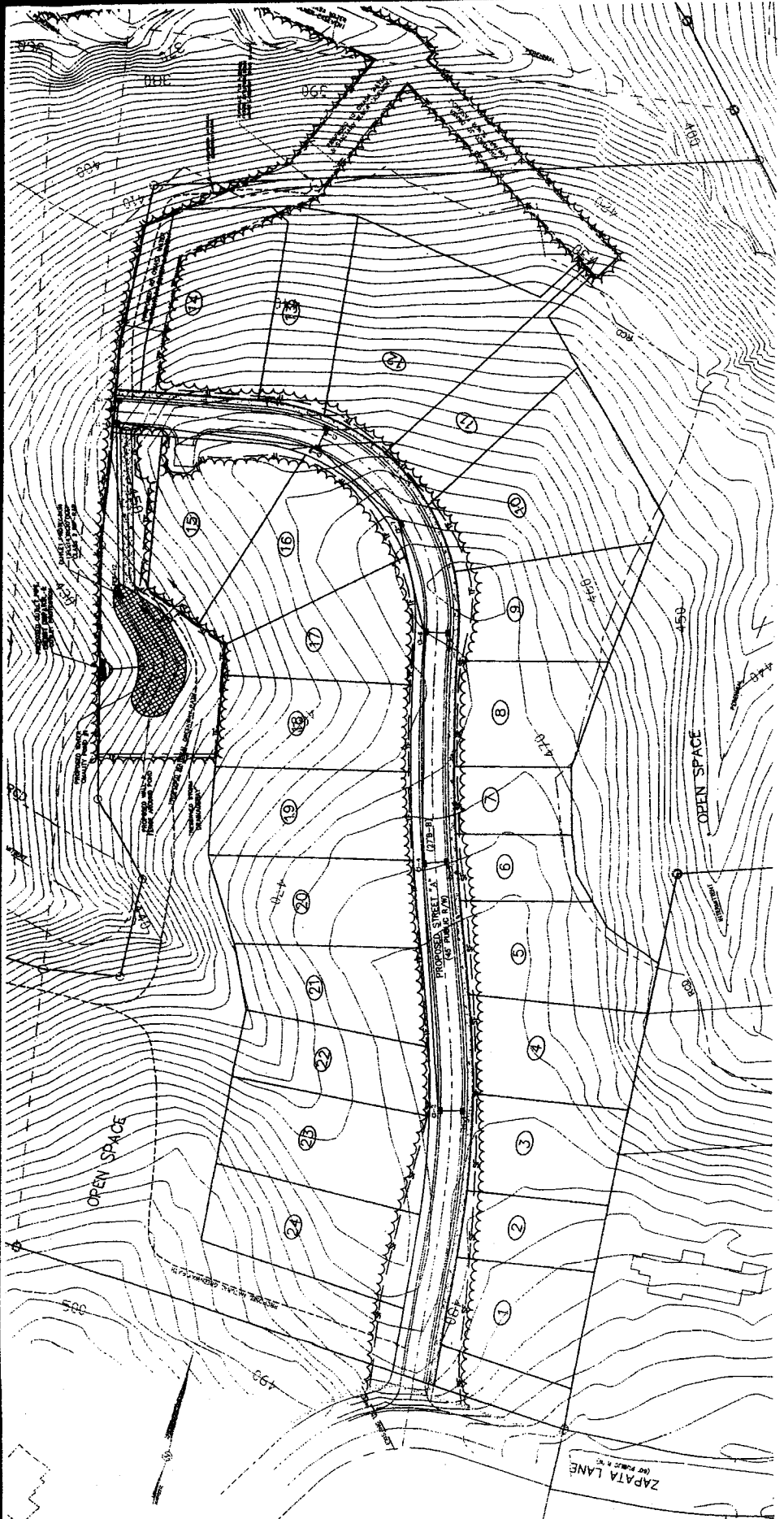


LEGEND
 --- PROPOSED SANITARY SEWER LINE AND MANHOLE
 --- PROPOSED WATER LINE & FIRE HYDRANT
 --- PROPOSED STORM DRAINAGE SYSTEM



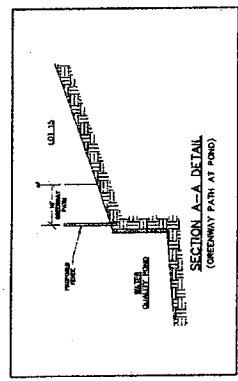


REVISIONS



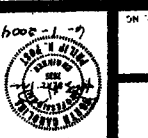
NOTES:
 1. THE "RESERVED STORM DRAINAGEWAY" SHOWN IS TO BE RECORDED ON THE FINAL PLAT.
 2. PRIOR TO FINAL AUTHORIZATION TO BEGIN LAND-DEVELOPING ACTIVITIES, A PERFORMANCE GUARANTEE IS TO BE PROVIDED IN ACCORDANCE WITH SECTION 6-87.1 OF THE TOWN CODE.

- EXISTING VEGETATION
- PROPOSED INTERLOCKING PAVING
- PROPOSED 18" PERFORATED PIPES
- PROPOSED 36" PERFORATED PIPES
- PROPOSED STORM DRAINAGE PIPE & CURB INLET
- PROPOSED STORM DRAINAGE PIPE & FLARED DSD SECTION INLET
- PROPOSED WATER QUALITY STORMWATER POND



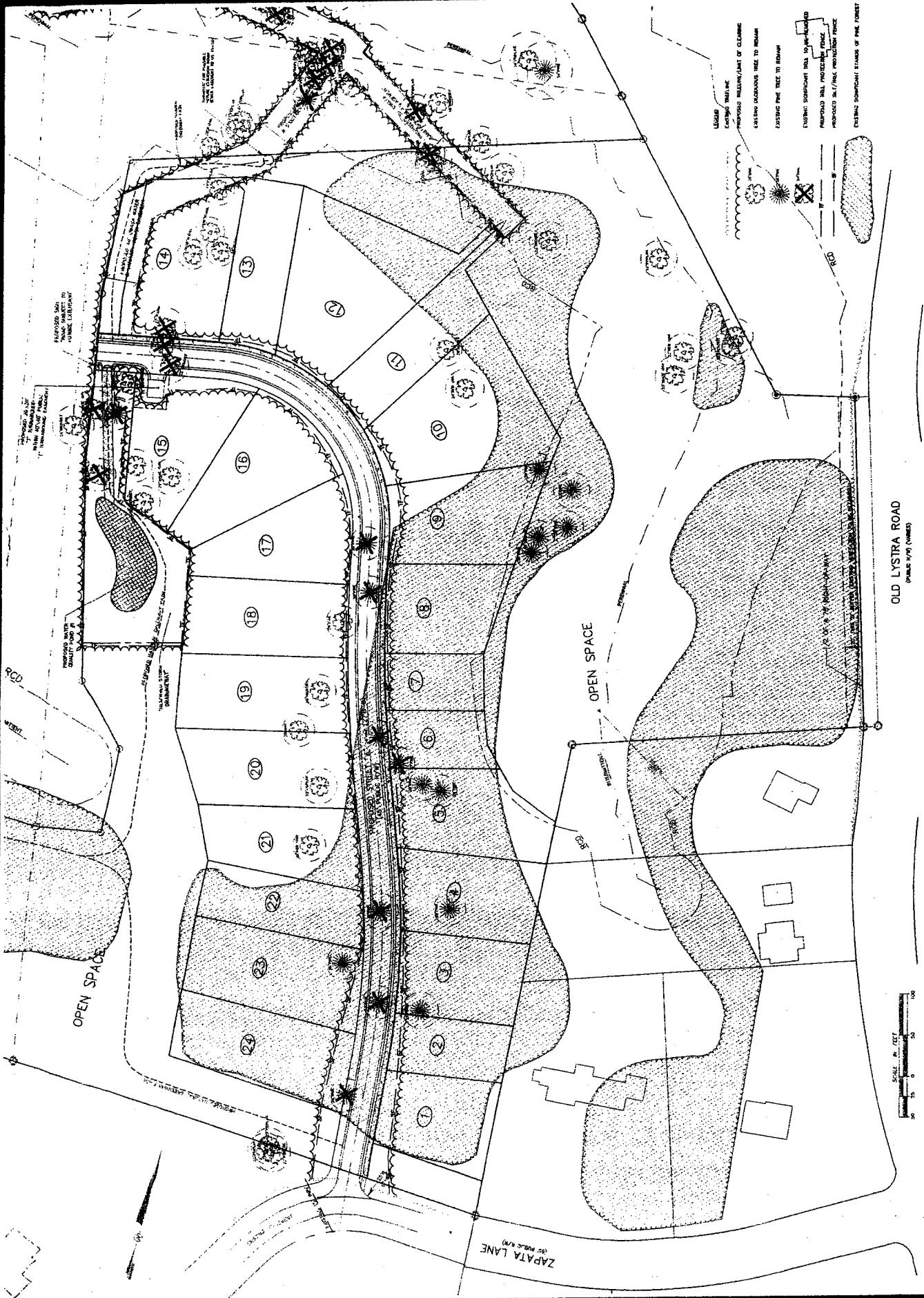
REVISIONS

TOWN OF CHAPEL HILL, NC
 CHANCELOR'S VIEW
 PRELIMINARY PLAN
 TREE PROTECTION PLAN



PHILIP
 POST
 ASSOCIATES

CHAPEL HILL, NC 27601
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 401 Piedmont Road
 Chapel Hill, NC 27614
 919.272.1173
 403-3500 / 850-3544



PHILIP POST & ASSOCIATES
 401 Independence Blvd
 Charlotte, NC 27214
 (704) 366-1173
 (704) 366-1173
 (704) 366-1173
 (704) 366-1173



PLAN/PROFILE
 CHANCELLOR'S VIEW
 POWER LINE "C" STA 10+00 TO S
 TOWN OF CHAPEL HILL
 ORANGE COUNTY, NC

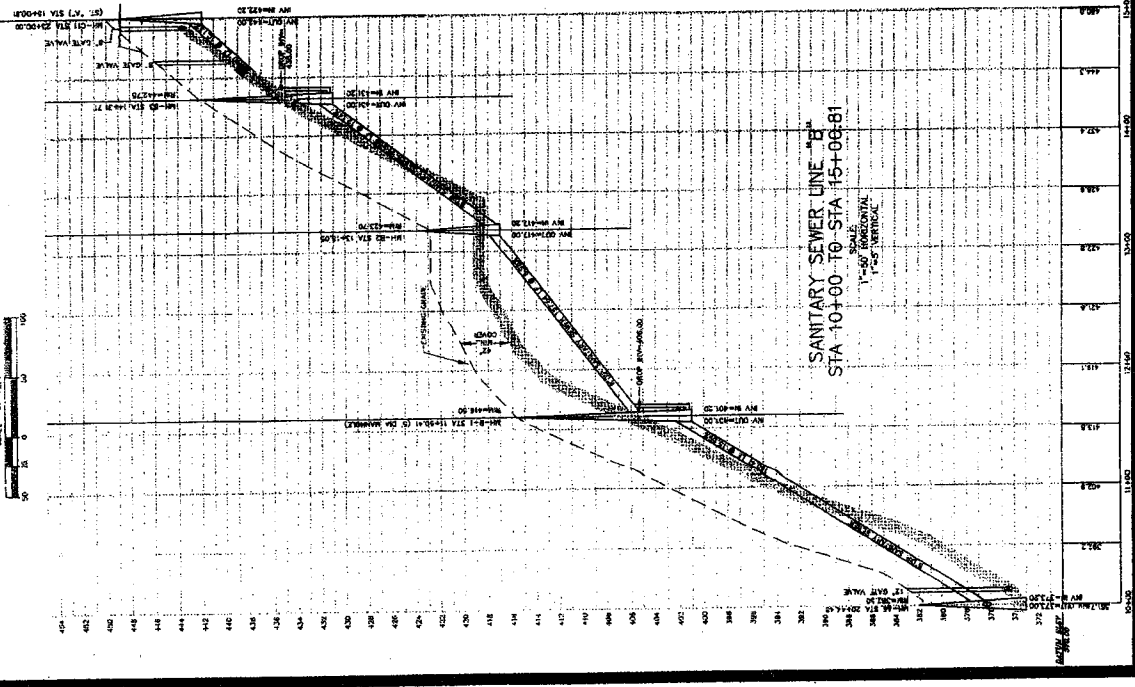
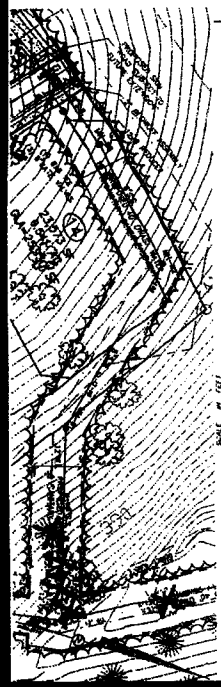
DATE: 4/18/2003
 DRAWN BY: JAS
 CHECKED BY: JAS
 PROJECT NO.: 03003
 DRAWING NO.: 15-00-08-81

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 4/18/2003
 SHEET: C-10
 13

- LEGEND
- EXISTING TIE LINE
 - PROPOSED TIE LINE/LIMIT OF CLEARING
 - EXISTING ACCRUALS TO REMAIN
 - EXISTING PINE TREE TO REMAIN
 - CLEARING SHOWN/PAINT TREE TO BE REMOVED
 - PROPOSED TREE PROTECTION FENCE
 - PROPOSED SANITARY SEWER LINE WITH MANHOLE
 - PROPOSED WATERLINE



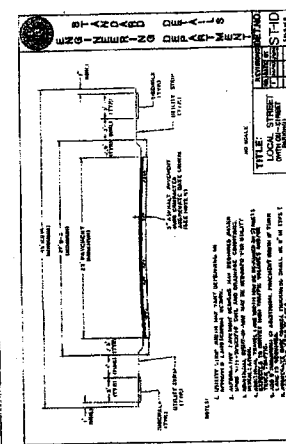
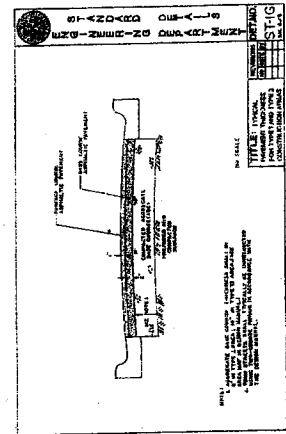
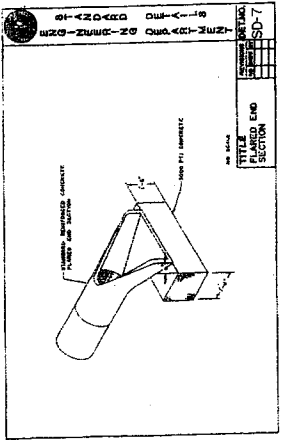
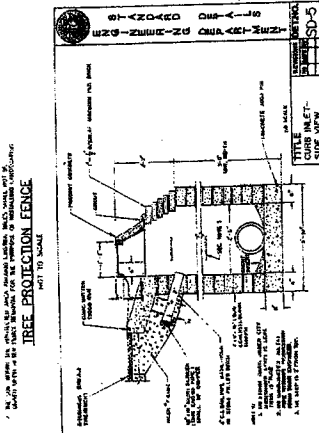
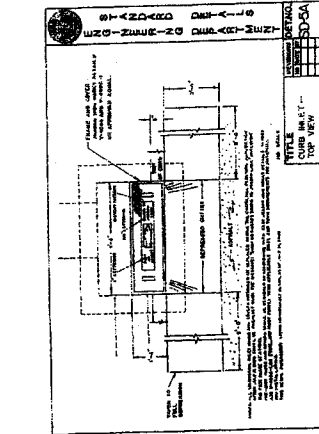
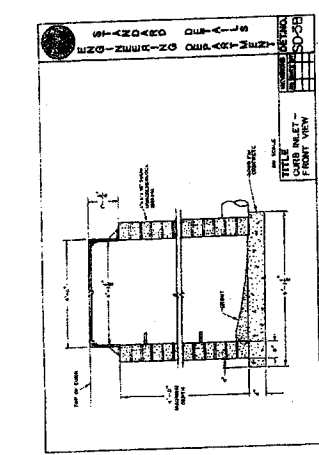
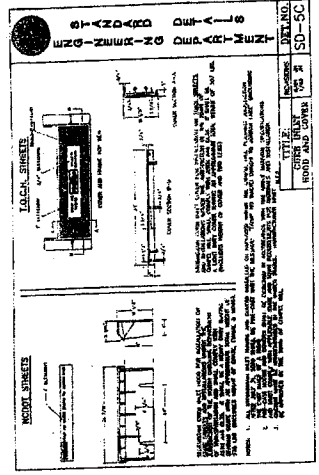
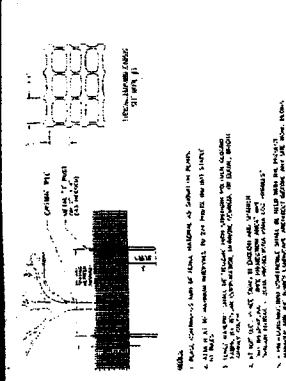
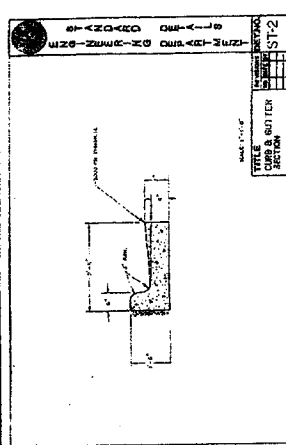
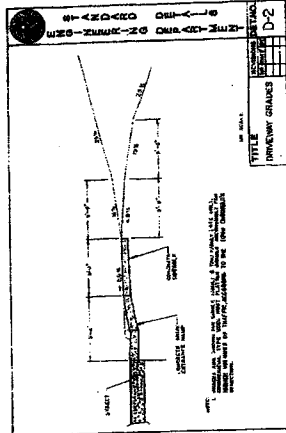
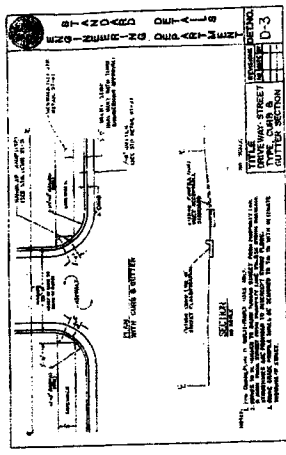
PHILIP
POST
ASSOCIATES



TOWN OF CHAPEL HILL
CHANCELLOR'S VIEW
PRELIMINARY PLAN
SITE DETAILS

SCALE AS NOTED
DRAWN BY JAE
CHECKED BY JAE
DATE 8/17/2004
PROJECT NO. 110003
DRAWING NO. 110003-11

REVISIONS	NO.	DATE	DESCRIPTION



RESPONSIBLE ENGINEER: _____
 PROJECT NO.: _____
 DRAWING NO.: _____
 DATE: _____
 SCALE: AS NOTED

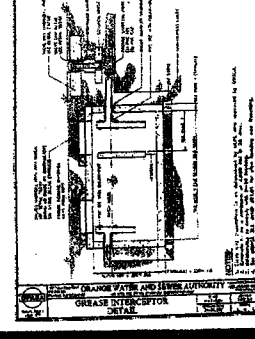
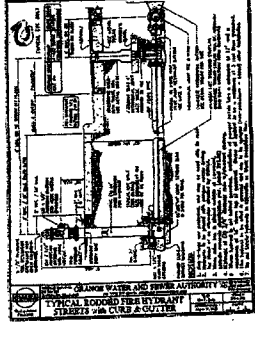
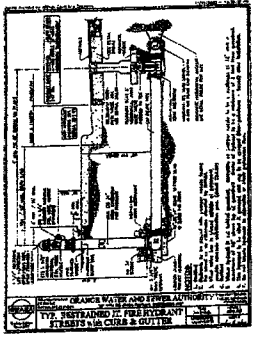
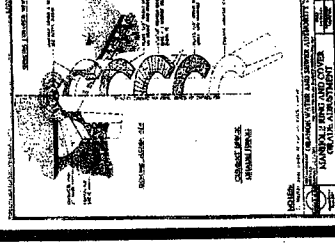
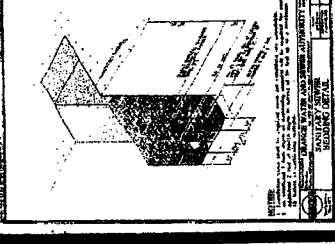
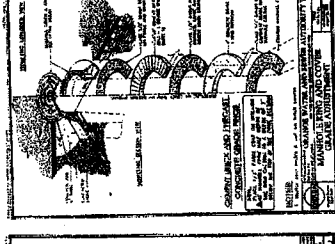
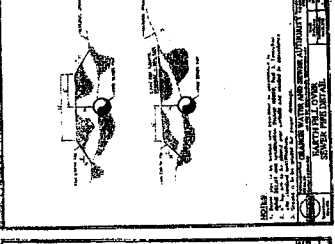
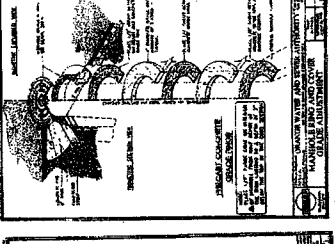
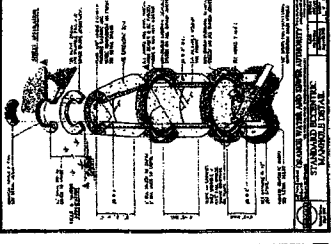
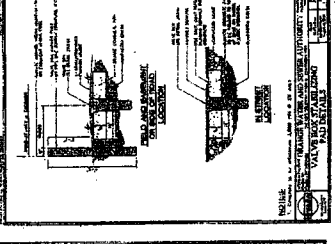
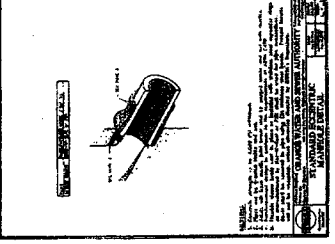
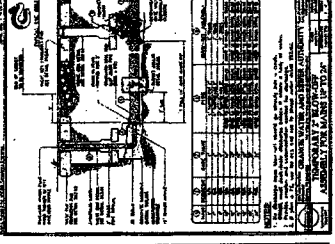
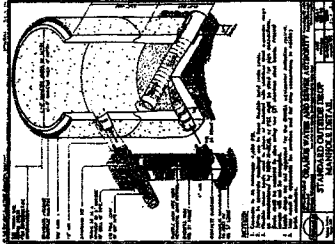
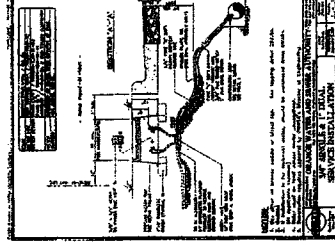
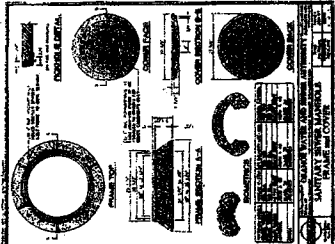
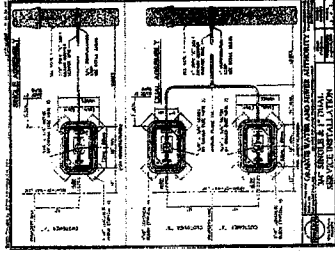
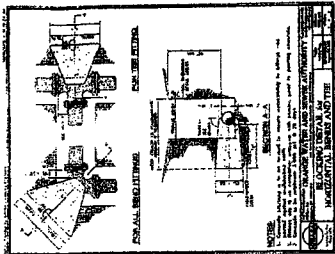
85
 CHANCELLOR'S VIEW
 PRELIMINARY PLAN
 TOWN OF CHESEL HILL

OWASA DETAILS



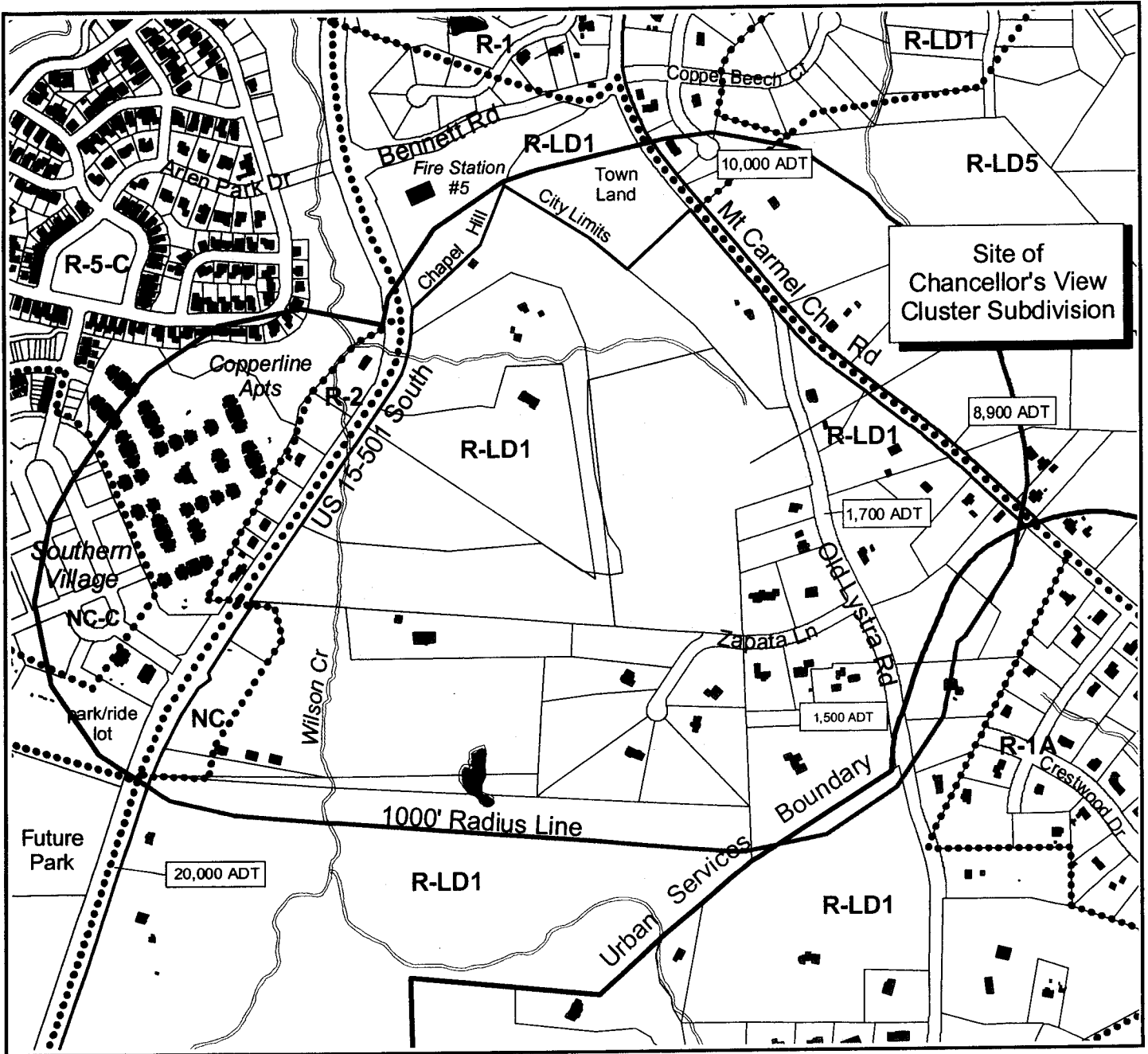
PHILIP POST
 ENGINEER
 ASSOCIATES

PHILIP POST & ASSOCIATES
 ENGINEERS
 ARCHITECTS
 421 Providence Road
 Raleigh, NC 27604
 (919) 771-7711


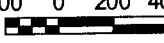


Area Map 59

Chancellor's View Cluster Subdivision Preliminary Plat Application



Site of
Chancellor's View
Cluster Subdivision

<ul style="list-style-type: none"> Site of Chancellor's View 1000' Radius Notification Line Buildings Chapel Hill Zoning Streams/Ponds Chapel City Limits Average Daily Traffic Count (ADT) 2001 Data 	 <p>N</p> <p>200 0 200 400 Feet</p> 	<p>GIS Map prepared by Chapel Hill Planning August 3, 2004</p>
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