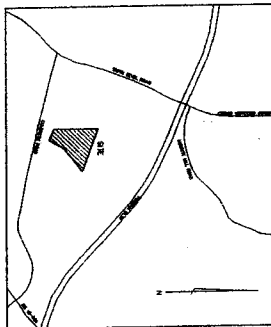


MONTCLAIR SUBDIVISION

PROPOSED SUBDIVISION - PRELIMINARY PLAT WESTBURY DRIVE CHAPEL HILL NORTH CAROLINA

DRAWING INDEX

SHEET NUMBER	TITLE
SC-1	COVER SHEET
SC-2	EXISTING CONDITIONS
SC-3	SITE ANALYSIS
SC-4	SITE PLAN
SC-5	UTILITY, DRAINAGE & WATER QUALITY PLAN
SC-6	TREE PROTECTION PLAN
SC-7	STREET PROFILES
SC-8	STREET CROSS-SECTIONS
SC-9	SITE DETAILS



40

SITE DATA:
 PARCEL TAX REFERENCE: 7,122 & 174
 PARCEL PIN NUMBER: 9778-00-0001
 ZONING DISTRICT: R-1
 PROPOSED USE: RESIDENTIAL
 MINIMUM FRONT SETBACK: 25 FEET
 MINIMUM REAR SETBACK: 14 FEET
 MINIMUM SIDE SETBACK: 14 FEET
 MINIMUM CORNER SETBACK: 14 FEET
 MINIMUM LOT SIZE REQUIRED: 17,000 S.F. (0.41 AC)
 MINIMUM LOT SIZE PROPOSED: 30,208 S.F. (0.69 AC)
 OPEN SPACE REQUIRED: (7.1%)
 OPEN SPACE PROVIDED: (14.0%)
 APPROXIMATE HOUSE: WILL BE BUILT ON LOT 9 WITHIN THE PROPOSED SUBDIVISION

- NOTE:**
 1. MONTCLAIR SUBDIVISION, ALSO KNOWN BY PIONEER NAME OF "CLAYMONT ESTATES".
 2. IMPROVED SURFACE (24% LOW BENSITY OPTION-WATERMATERIAL IMPROVEMENTS = 128,707 SF IN WATERED PROTECTION DISTRICT)
 A) EXISTING = NONE
 B) NEW STREETS DISTRICTS = 97,877 SF
 C) AVAILABLE FOR PROPOSED IMPROVEMENTS ON 13 LOTS = 80,000 SF OR 6,944 SF PER LOT
 3. ALL PROPOSED UTILITIES WILL BE PLACED UNDERGROUND.
 4. PRIOR TO ANY CONSTRUCTION ACTIVITY ON THE SITE, APPLICANT WILL HOLD A RECONSTRUCTION CONFERENCE WITH THE ORANGE COUNTY SOLID WASTE (OR. ORANGE DISTRICT) 808-2785.
 5. ALL PUBLIC STREETS TO BE BUILT TO TOWN STANDARDS.
 6. APPLICANT TO CONDUCT "PLANT RESERVE" OR PLANT MATERIAL SUITABLE FOR TRANSPLANTING, PRIOR TO ANY CONSTRUCTION ACTIVITIES.
 7. IF ONE (1) COPY OF THIS IS APPROVED BY LAND DISTRIBUTION ACTIVITIES, PERFORMANCE GUARANTEE IN ACCORDANCE WITH SECTION 6-97.1 OF TOWN CODE MUST BE ON FILE WITH THE TOWN ENGINEER PRIOR TO ANY LAND DISTRIBUTION ACTIVITIES.
 8. THE 80,000 S.F. OF OPEN SPACE WILL BE DEDICATED TO THE MONTCLAIR SUBDIVISION ASSOCIATION.

CIVIL ENGINEER
 PHILIP POST & ASSOCIATES
 401 PROVIDENCE ROAD SUITE 200
 CHAPEL HILL, NC 27514
 TEL. (919) 929-1173

APPLICANT
 CAZCO, INC.
 180 PROVIDENCE ROAD
 CHAPEL HILL, NC 27514
 TEL. (919) 493-0099

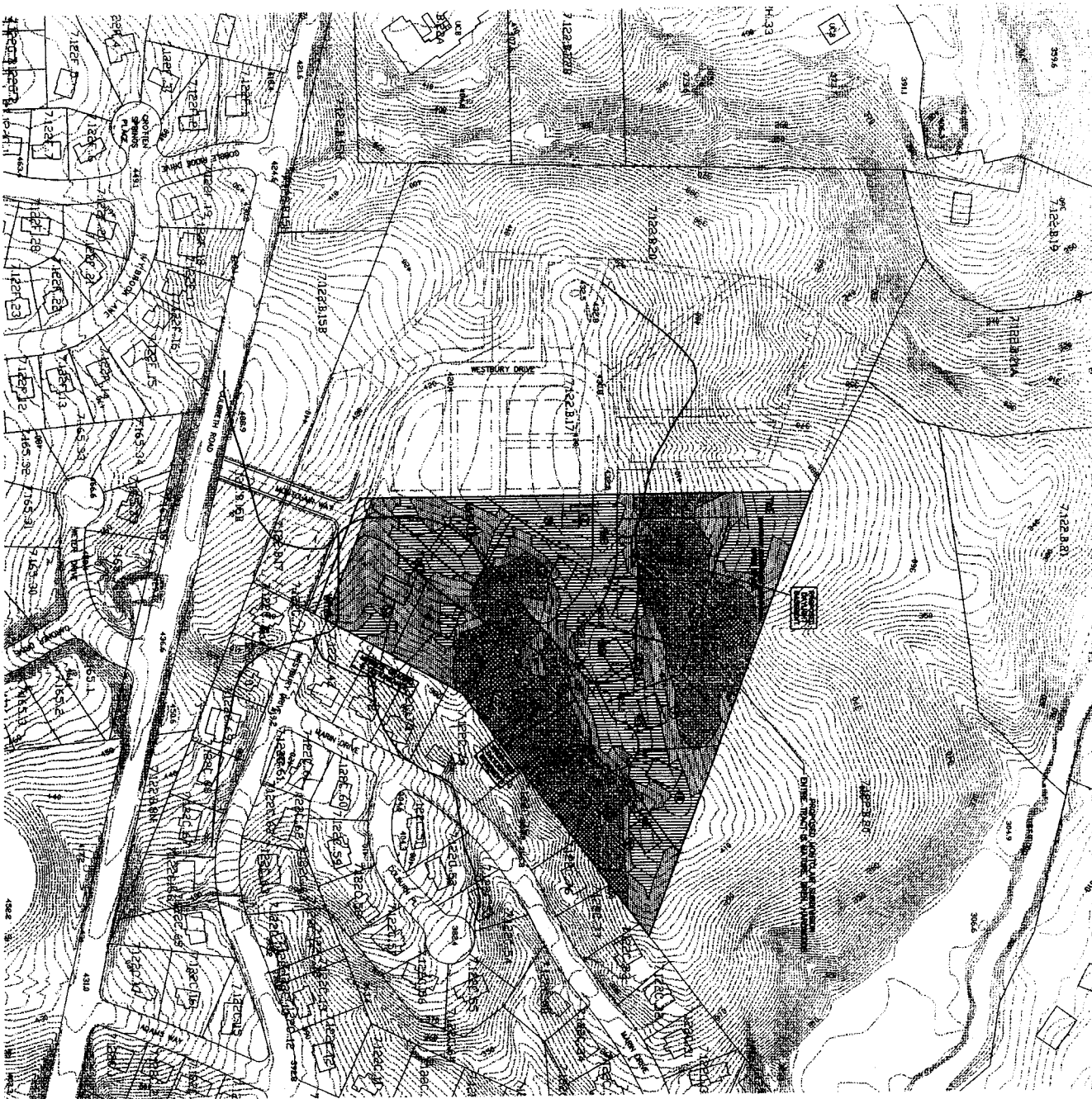
REVISIONS

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 CHECKED BY: JFM
 DATE: 8/28/02
 PROJECT NO.: 27000A
 DRAWING NO.: A732002

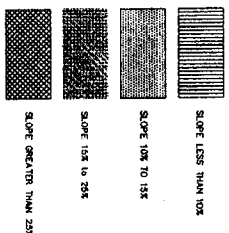
COVER SHEET
 MONTCLAIR SUBDIVISION
 PRELIMINARY PLAN
 TOWN OF CHAPEL HILL ORANGE COUNTY, NC



PHILIP POST & ASSOCIATES
 ENGINEERS PLANNERS SURVEYORS
 401 Providence Road
 Chapel Hill, NC 27514
 (919) 929-1173
 919-960-8500-8682
 822 North Elm Street
 Greensboro, NC 27401
 (810) 573-7711



SITE SOILS
 HB = Hamden Silty Loam
 Tc = Talum Silty Loam
 Wnd = Warehove Sandy Loam



SITE SLOPE ANALYSIS

NOTES
 1. ALL PROPOSED LOTS HAVE EXISTING BUILDING SITES WITHIN THEM.
 2. LOTS 4, 10 AND 11 HOUSE CONSTRUCTION WILL OCCUR ON SLOPES BETWEEN 15% AND 25%. SPECIAL SITE DESIGN IS REQUIRED FOR THESE LOTS.
 3. ON LOTS 12 AND 13 SITE PRESERVATION WILL MAINTAIN EXISTING VEGETATION.
 4. ON LOTS 1, 2, 3, 5, 6, 7, 8, AND 9 SLOPES AT HOUSE SITE ARE PROBABLY LESS THAN 10%.



REVISIONS 1. 6/20/04 PLAN "A"	SCALE: 1"=100' DRAWN BY: JSE CHECKED BY: JSE DATE: 9/26/04 PROJECT NO. 71205A DRAWING NO. A7399002 <small> This drawing is the property of JSE and is not to be used for any other project without the written consent of JSE. It is to be used only for the project and location specified on this drawing. It is to be used only for the project and location specified on this drawing. It is to be used only for the project and location specified on this drawing. </small>
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SITE ANALYSIS

MONTCLAIR SUBDIVISION
 PRELIMINARY PLAN

TOWN OF CHAPEL HILL ORANGE COUNTY, NC



PHILIP POST & ASSOCIATES

ENGINEERS
 PLANNERS
 SURVEYORS

401 Providence Road
 Chapel Hill, NC 27514
 (919)286-1173
 463-2900 • 850-9662
 822 North Elm Street
 Greensboro, NC 27401
 (813)273-7711

43

PROPOSED
MORGAN ESTATES
SUBDIVISION

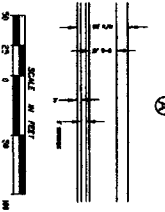
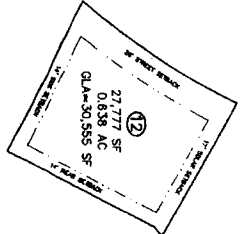
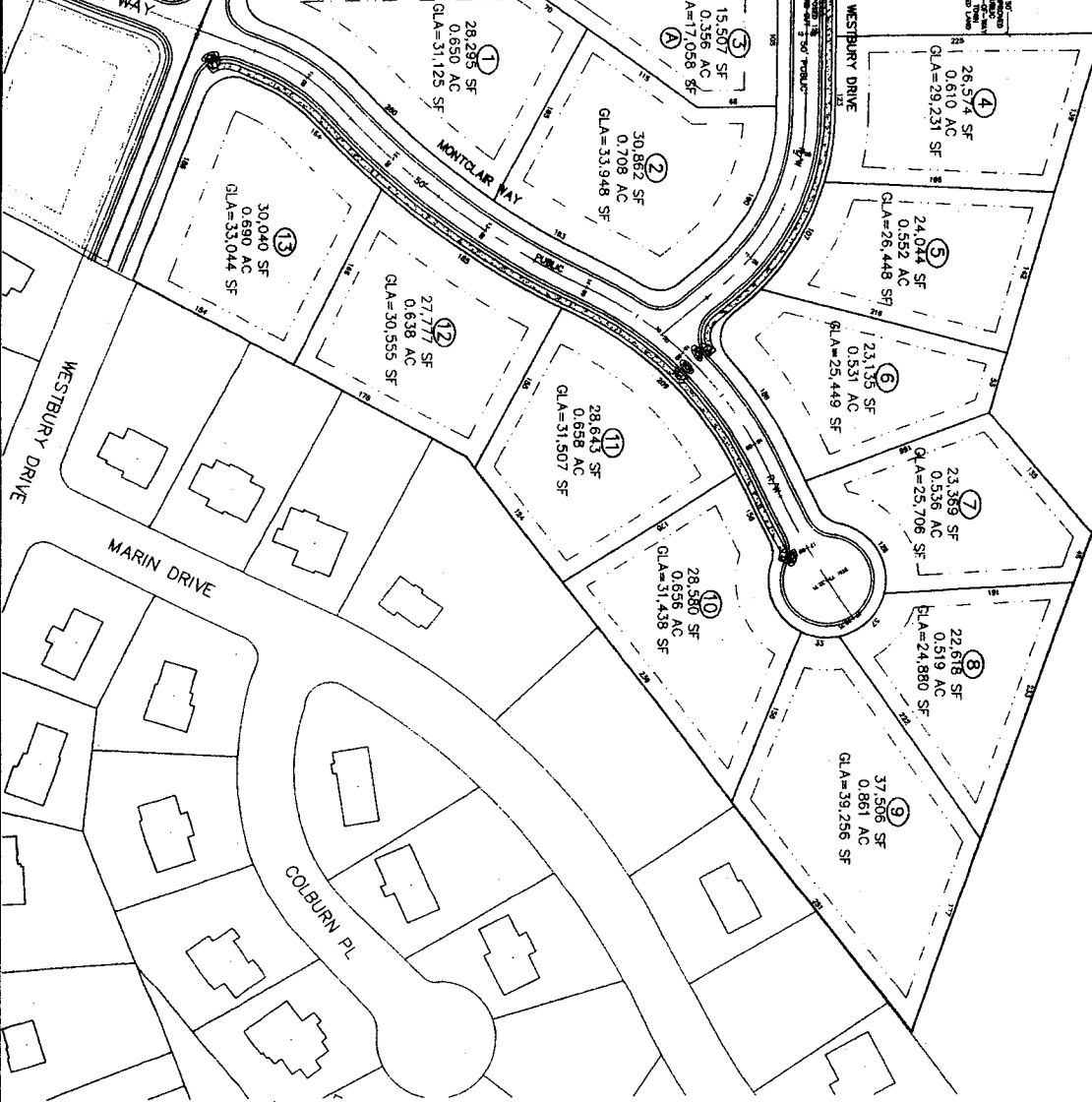
OPEN SPACE
USED
OPEN SPACE

WESTBURY DRIVE

MONTCLAIR WAY

MONTCLAIR HOMEOWNERS ASSOCIATION
OPEN SPACE
68,650 SF
1.376 AC
GLA=69,900 SF

TOWN OF CHAPEL HILL
(OPEN SPACE)



SITE PLAN

MONTCLAIR SUBDIVISION
PRELIMINARY PLAN

TOWN OF CHAPEL HILL ORANGE COUNTY, NC



**PHILIP
POST
&
ASSOCIATES**

401 Piedmonte Road
Orlando, FL 32814
(407) 222-1173
407-2800 - 690-6662
822 North Elm Street
Greensboro, NC 27401
(813) 273-7711

SCALE: 1"=50'
 DRAWN BY: []
 CHECKED BY: []
 DATE: 1/28/02
 PROJECT NO.: 2128A
 DRAWING NO.: 128-0001

NO.	REVISIONS

SHEET NO. 1

PROPOSED
MORGAN ESTATES
SUBDIVISION

USED
OPEN SPACE

WESTBURY DRIVE

44

MONTCLAIR WAY

WESTBURY DRIVE

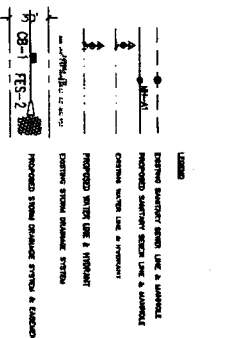
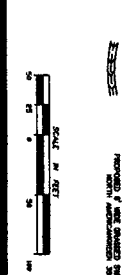
MONTCLAIR HOMEOWNERS ASSOCIATION
OPEN SPACE

TOWN OF CHAPEL HILL
(OPEN SPACE)

WESTBURY DRIVE

MARIN DRIVE

COLBURN PL

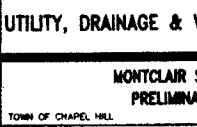


REVISIONS

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CHECKED BY: [Signature]
DATE: 8/28/08
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DRAWING NO.: A733002

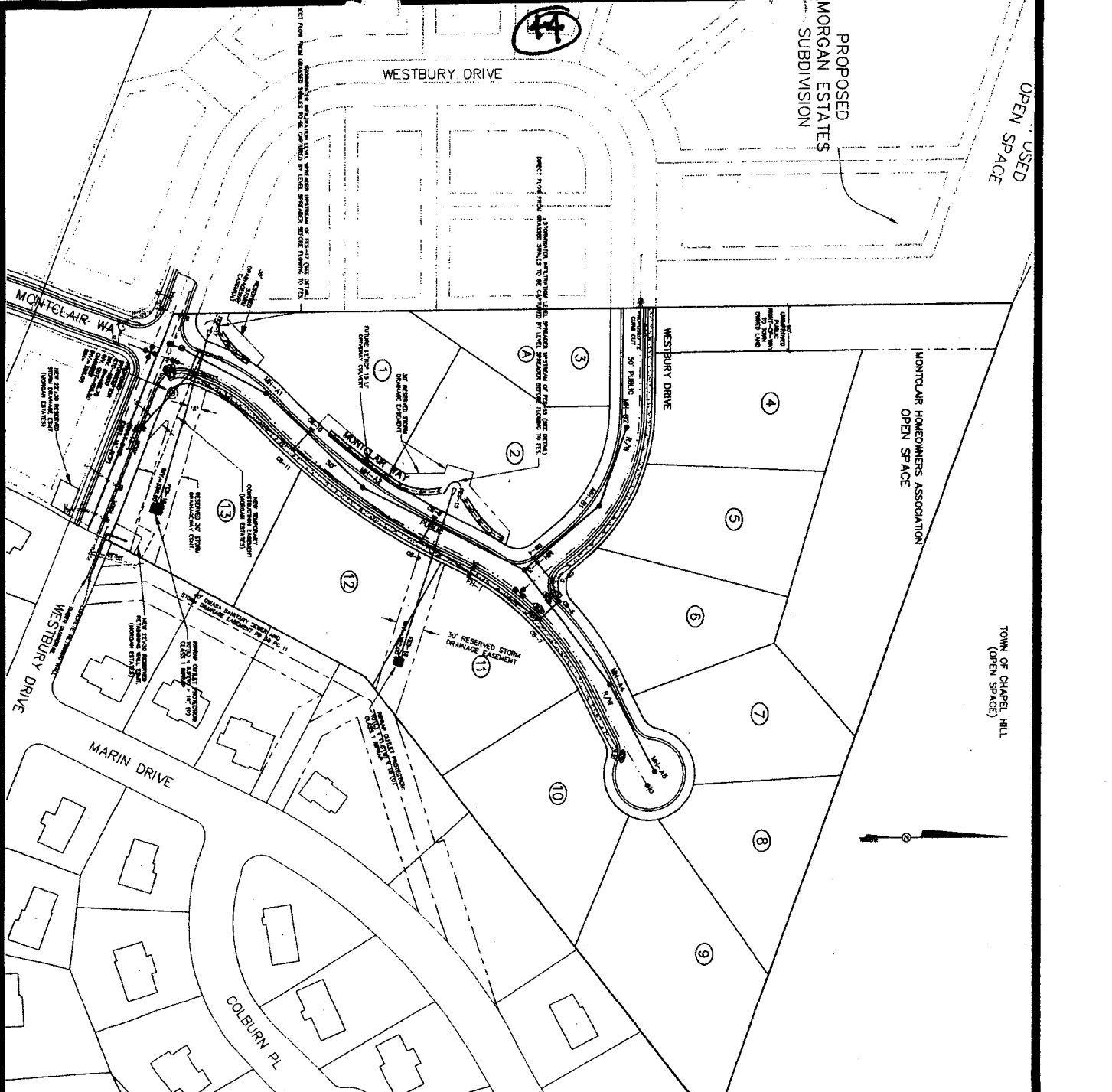
UTILITY, DRAINAGE & WATER QUALITY PLAN
MONTCLAIR SUBDIVISION
PRELIMINARY PLAN
TOWN OF CHAPEL HILL
ORANGE COUNTY, NC



PHILIP
POST
&
ASSOCIATES
401 Piedmont Road
Chapel Hill, NC 27914
(919) 969-1172
401-300-8882
822 North Elm Street
Chapel Hill, NC 27601
(919) 972-7711

STRUCTURE

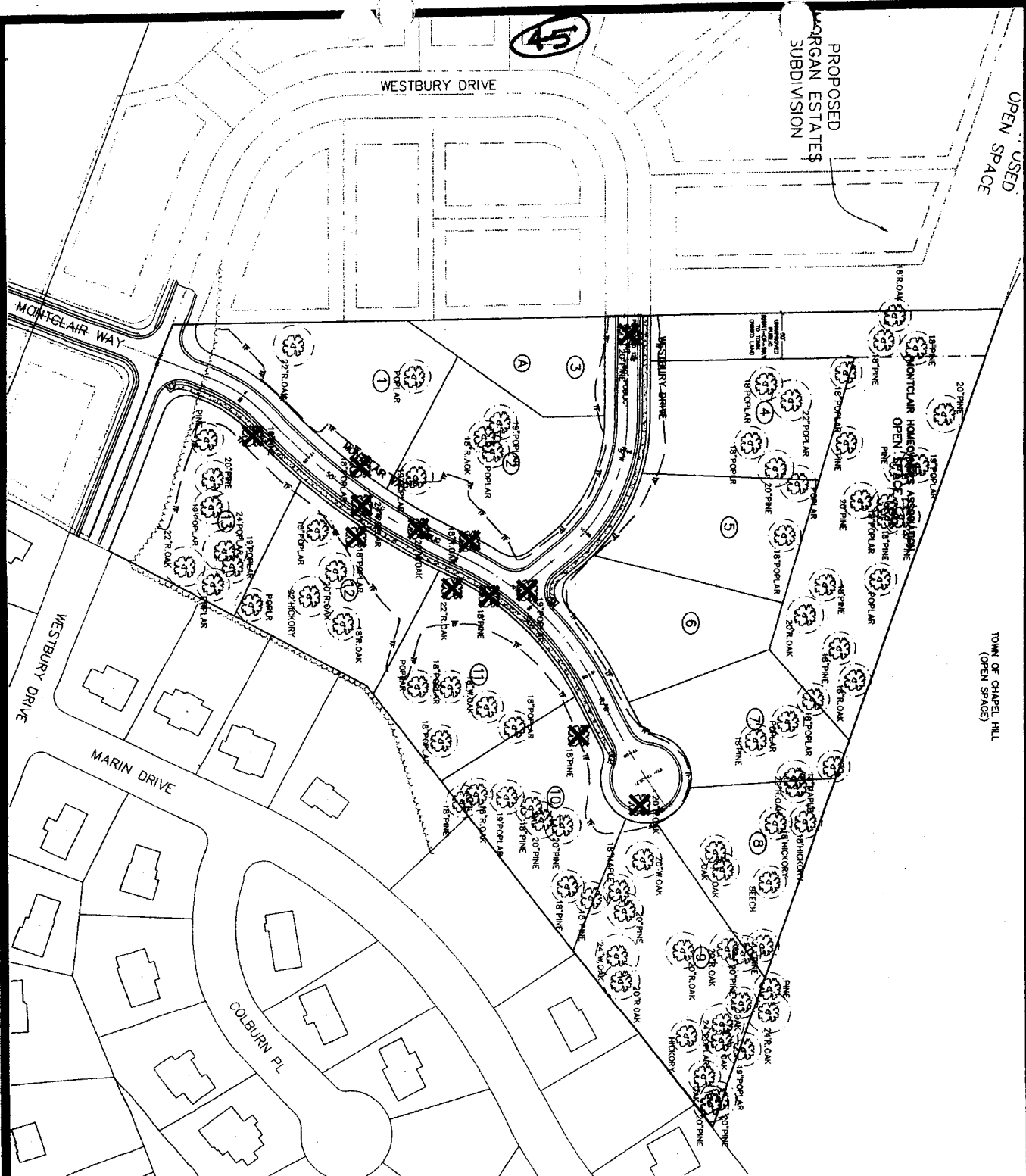
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CR-4	48" DIA	4/18/04	24"	4/18/04	18"	4/18/04	12"	4/18/04	6"	4/18/04	6"	4/18/04
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CR-18	48" DIA	4/18/04	24"	4/18/04	18"	4/18/04	12"	4/18/04	6"	4/18/04	6"	4/18/04



NOTE: THE SHOWN ELEVATIONS ARE THE TOP OF CURB FOR GREEN LINES AND OPEN SPACES, FROM THE TOP OF FINISH GRADE FOR GRASS LINES FROM THE TOP OF THE ALSO OVER THE GREEN LINES.

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NOTE: THE SHOWN ELEVATIONS ARE THE TOP OF CURB FOR GREEN LINES AND OPEN SPACES, FROM THE TOP OF FINISH GRADE FOR GRASS LINES FROM THE TOP OF THE ALSO OVER THE GREEN LINES.



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PROPOSED MORGAN ESTATES SUBDIVISION

USED OPEN SPACE

TOWN OF CHAPEL HILL (OPEN SPACE)

MONTCLAIR WAY

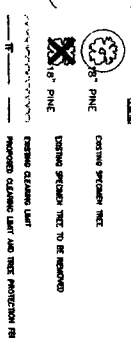
WESTBURY DRIVE

MARIN DRIVE

COLBURN PL

WESTBURY DRIVE

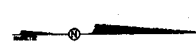
WESTBURY DRIVE



LANDSCAPE PROTECTION NOTE:

1. TREES AND SHRUBS SHALL ONLY BE REMOVED INSIDE THE LIMITS OF THE TREE PROTECTION ZONE SHOWN ON THIS PLAN.
2. AVOID DAMAGING TO LIMBS, TRUNKS AND ROOTS OF ALL TREES.
3. IF TREES FALL INTO ANY PROTECTED AREA, THEY MUST BE REMOVED BY HAND METHOD, WITHOUT THE USE OF ANY HEAVY EQUIPMENT.

NOTE: LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL SURVEY OF THIS SITE AND HAS IDENTIFIED TREES AND SHRUBS TO BE PROTECTED. THE STYLING, PROTECTION ZONES AND ZONES ARE SHOWN ON THIS PLAN. THE ARCHITECT HAS CONDUCTED VISUAL SURVEY OF THIS SITE AND HAS IDENTIFIED TREES AND SHRUBS TO BE PROTECTED. THE STYLING, PROTECTION ZONES AND ZONES ARE SHOWN ON THIS PLAN.



TREE PROTECTION PLAN

MONTCLAIR SUBDIVISION
PRELIMINARY PLAN

TOWN OF CHAPEL HILL

ORANGE COUNTY, NC



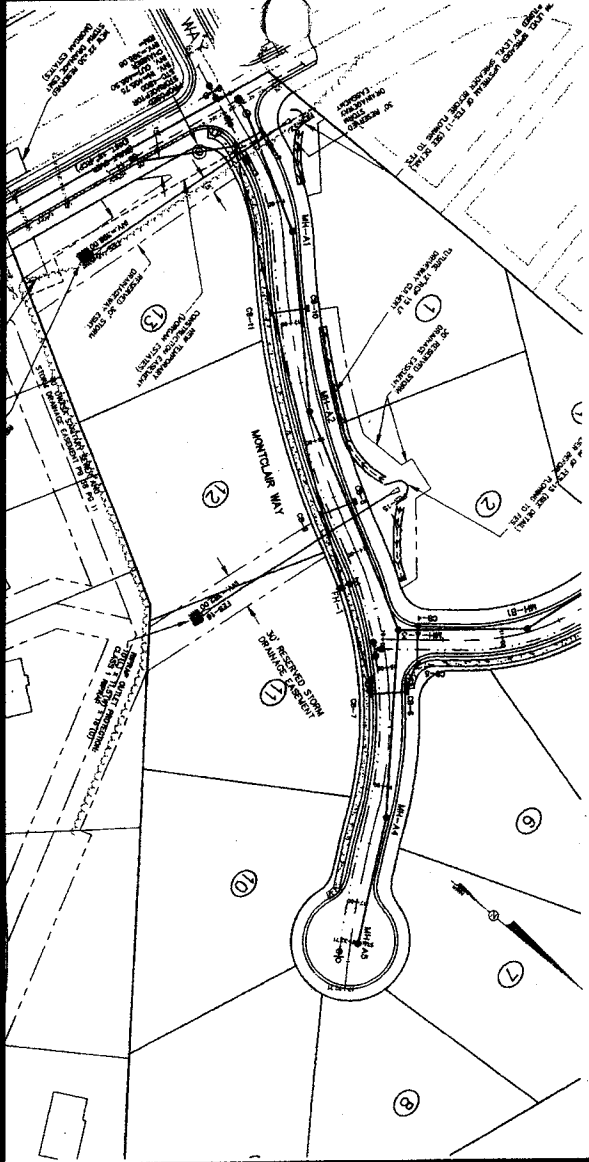
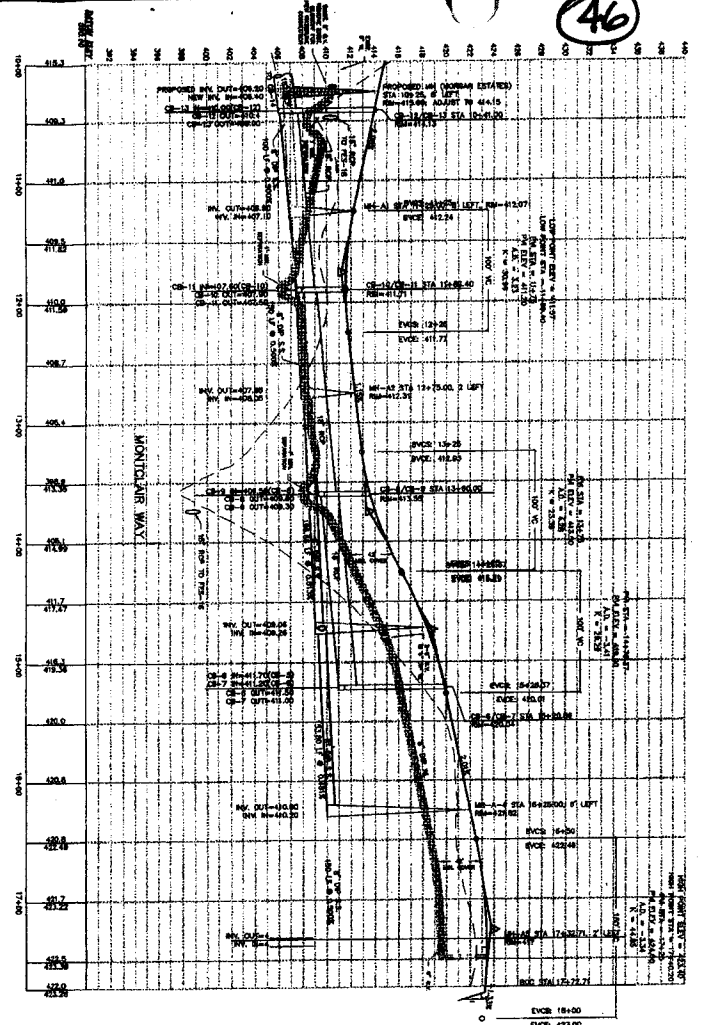
PHILIP POST & ASSOCIATES

401 Providence Road
Chapel Hill, NC 27514
(919) 968-1173
825 North Elm Street
Greensboro, NC 27401
(919) 275-7711

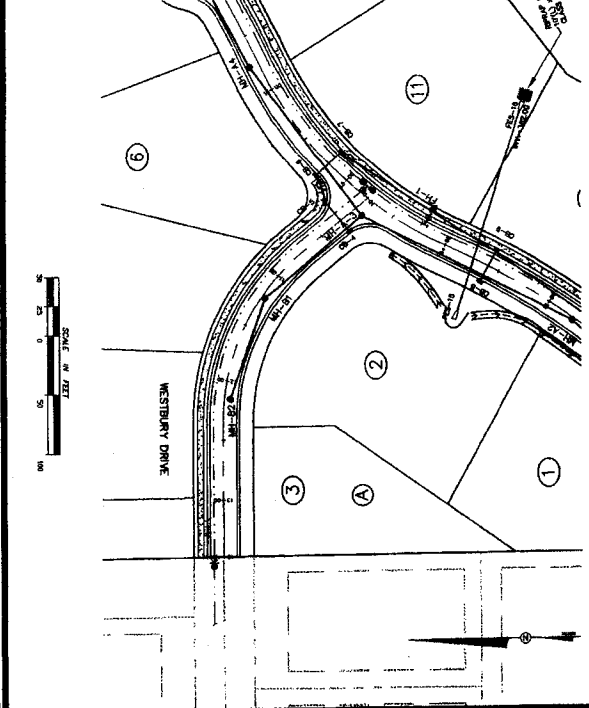
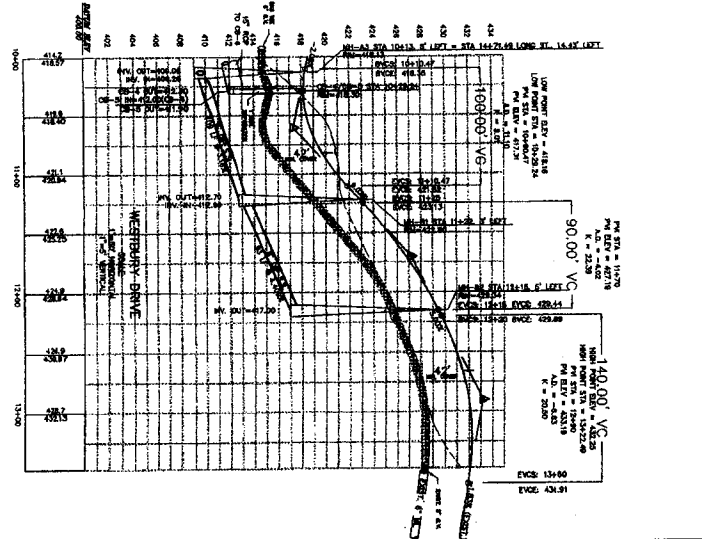
REVISIONS

SCALE: 1" = 20'
DRAWN BY: JPC
CHECKED BY: JPC
DATE: 8/28/02
PROJECT NO.: 713200
DRAWING NO.: 1000-0001

46



NOTICE: This drawing is prepared by the Town of Chapel Hill, North Carolina, and is the property of the Town. It is to be used only for the project and location shown. It is not to be used for any other purpose without the written consent of the Town. The Town assumes no responsibility for the accuracy of the information shown on this drawing. The user of this drawing is advised to verify the accuracy of the information shown on this drawing before using it for any purpose. The Town does not warrant the accuracy of the information shown on this drawing. The user of this drawing is advised to verify the accuracy of the information shown on this drawing before using it for any purpose. The Town does not warrant the accuracy of the information shown on this drawing.



DATE	BY

SCALE: 1"=20' (1"=50.00M)
 DRAWN BY: JMC
 CHECKED BY: JJC
 DATE: 8/20/03
 DRAWING NO.: 17330002
 PROJECT NO.: 71200A
 TOWN OF CHAPEL HILL, NC
 PROJECT NO.: 71200A
 DRAWING NO.: 17330002

STREET PLAN/PROFILES

MONTCLAIR WAY: STA 10+00 TO STA 17+72.71
 WESTBURY DRIVE: STA 10+00 TO STA 13+47.65

TOWN OF CHAPEL HILL, NC
 ORANGE COUNTY, NC



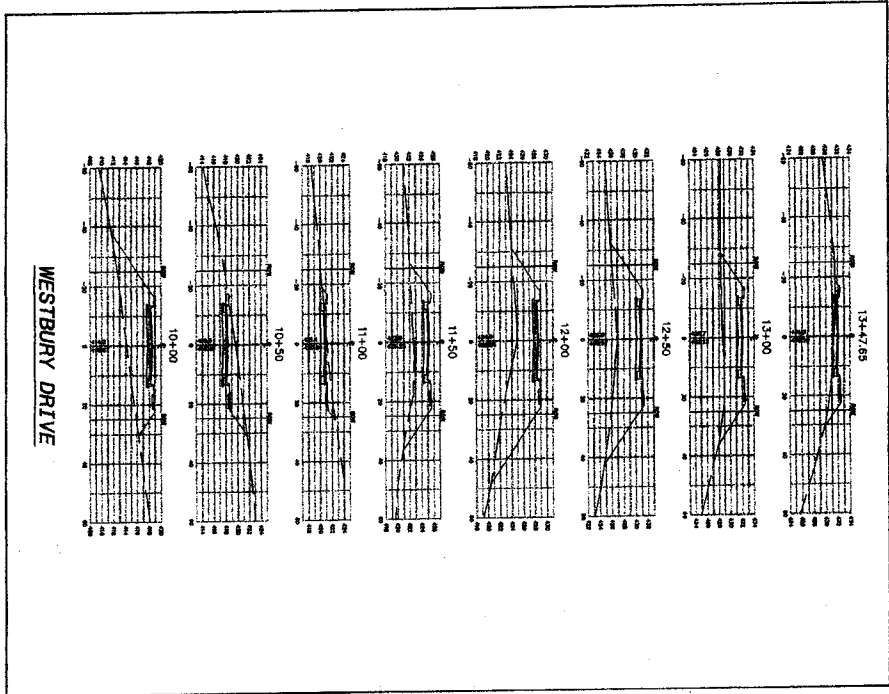
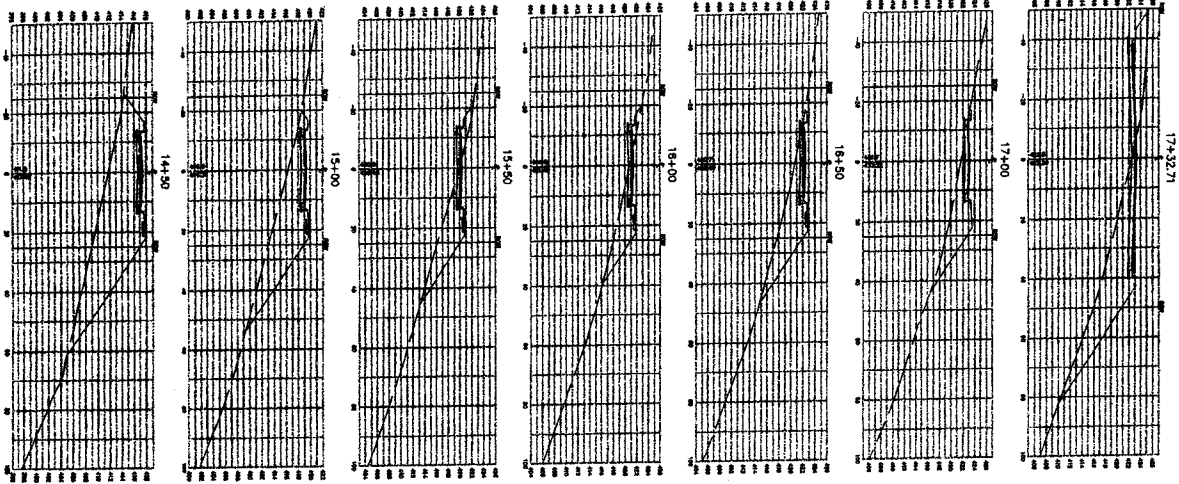
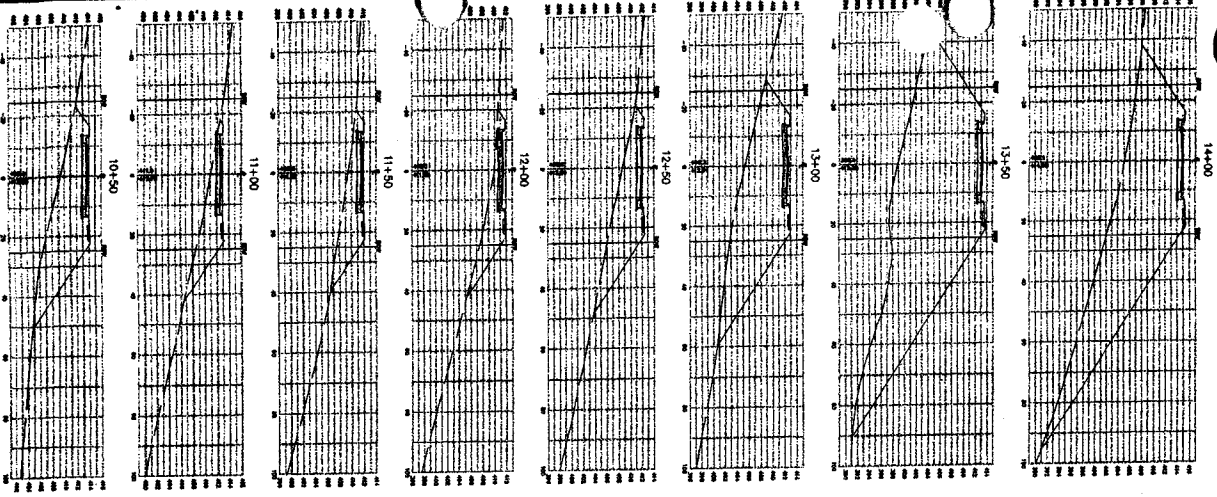
PHILIP POST & ASSOCIATES

ENGINEERS
 PLANNERS
 SURVEYORS

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 Chapel Hill, NC 27614
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 483-2800 • 800-9862
 822 North Elm Street
 Greenville, NC 27601
 (919) 275-7711

447

MONTCLAIR WAY



WESTBURY DRIVE

STREET CROSS-SECTIONS

MONTCLAIR WAY STA 10+00 TO 17+72.71
 WESTBURY DRIVE: STA 10+00 TO STA 13+47.85
 TOWN OF CHAPEL HILL ORANGE COUNTY, NC



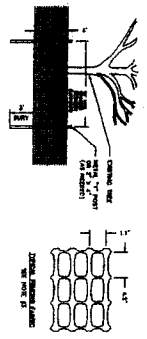
PHILIP
 POST
 &
 ASSOCIATES

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 SURVEYORS
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 (919) 286-1173
 493-2800 / 850-8662
 822 North Elm Street
 Greensboro, NC 27401
 (919) 273-7711

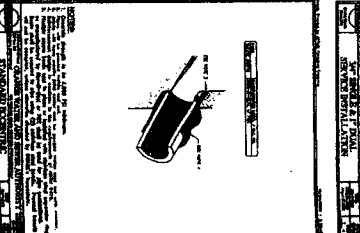
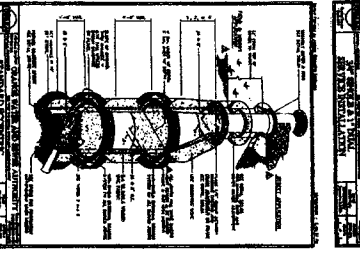
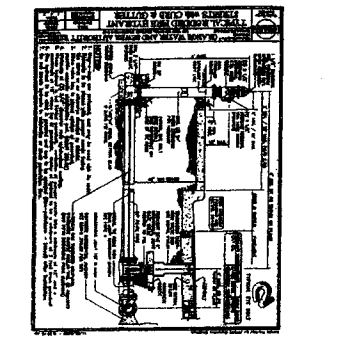
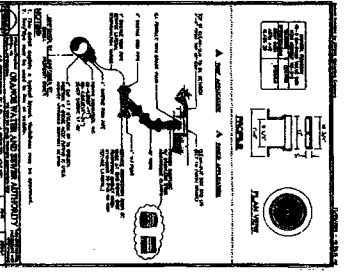
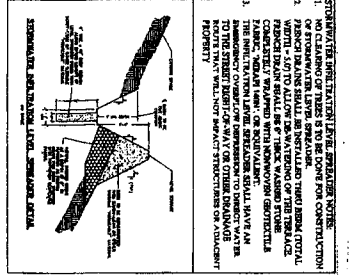
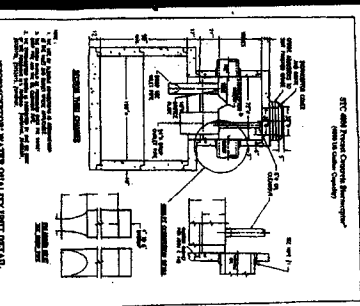
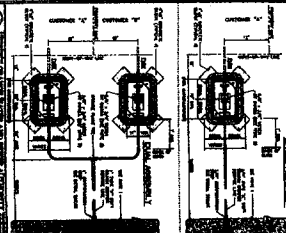
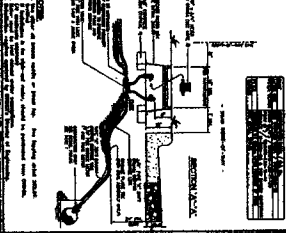
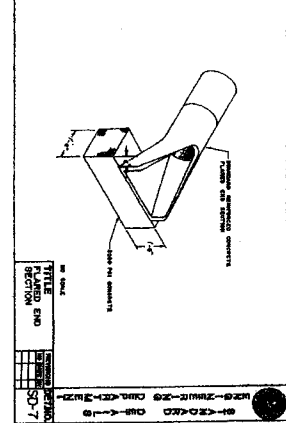
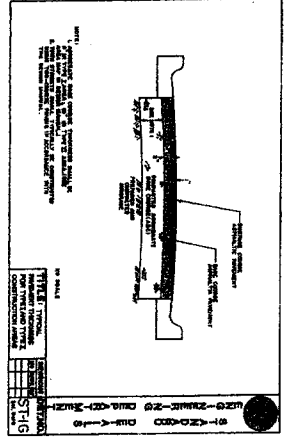
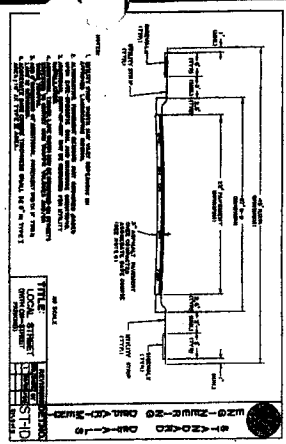
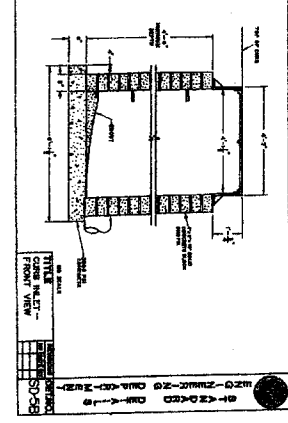
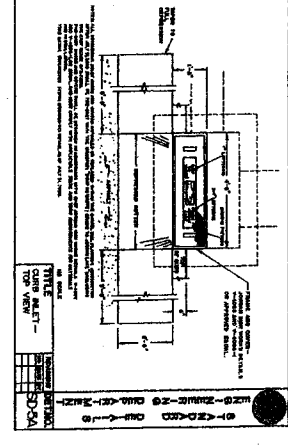
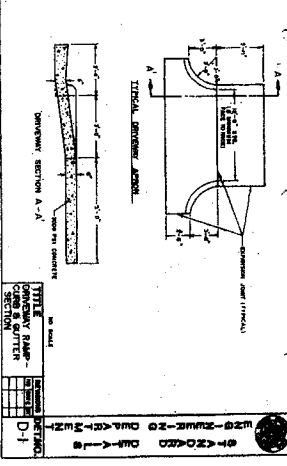
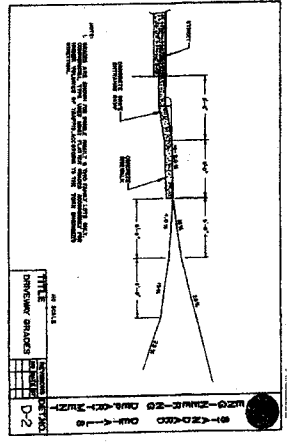
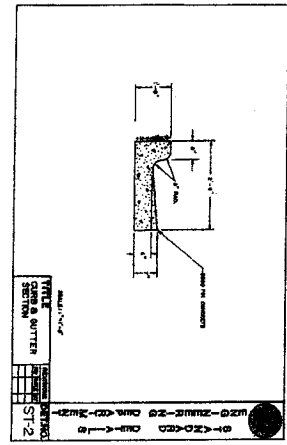
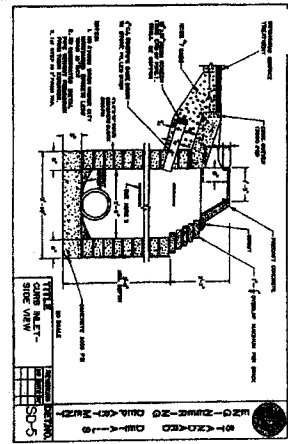
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 DRAWN BY: JSP
 CHECKED BY: PJP
 DATE: 8/10/04
 PROJECT NO.: 71204
 DRAWING NO.: 13-204-01

NO.	REVISIONS





IRREGULAR PROJECTION FENCE
NOT TO SCALE

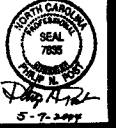


REVISIONS

NO.	DATE	DESCRIPTION

SCALE: AS SHOWN
 DRAWN BY: JAY
 CHECKED BY: JAY
 DATE: 8/28/02
 PROJECT NO.:
 DRAWING NO.: 02-0000

SITE DETAILS
MONTCLAIR SUBDIVISION
 TOWN OF CHAPEL HILL ORANGE COUNTY, NC



PHILIP POST & ASSOCIATES

ENGINEERS
 PLANNERS
 SURVEYORS
 401 Providence Road
 Chapel Hill, NC 27514
 (919) 973-1173
 1632-2600 • 850-9862
 822 North Elm Street
 Greensboro, NC 27401
 (919) 273-7711