

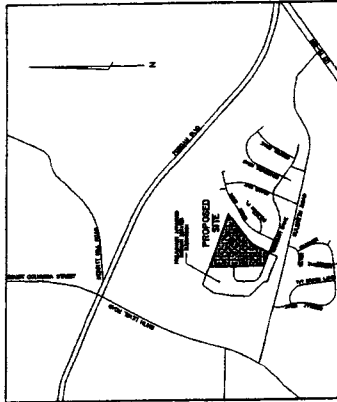
MONTCLAIR ESTATES

PROPOSED SUBDIVISION - CONCEPT PLAN

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	CONCEPTUAL SITE PLAN



SITE DATA
 PARCEL TAX REFERENCE: 07-182-B-17A
 PARCEL NUMBER: 11.02 ACRES/480,031 SF (NET LAND AREA)
 PARCEL SIZE: 12.12 ACRES/527,947 SF (GROSS LAND AREA)
 ZONING DISTRICT: R-1
 PROPOSED USE: RESIDENTIAL
 SETBACK REQUIREMENTS: MINIMUM FRONT SETBACK: 16 FEET
 MINIMUM REAR SETBACK: 14 FEET
 MINIMUM SIDE SETBACK: 14 FEET
 MINIMUM SOLAR SETBACK: 17 FEET
 MINIMUM LOT SIZE REQUIRED: 17,000 SF (GLA)
 MINIMUM LOT SIZE PROPOSED: 18,794 SF (GLA)
 MINIMUM LOT SIZE REQUIRED: 7,712 SF (0.86 ACRES/237,484 SF)
 OPEN SPACE REQUIRED: 10.4% (1.26 ACRES/254,999 SF)
 PROPOSED LOTS 4, 5, 11 AND 12 WILL BE BUILT WITH 750 SF ATTACHED UNITS, AS PERMITTED IN R-1 ZONING. THESE FOUR ATTACHED UNITS WILL MEET THE SIZE - RESTRICTED REQUIREMENT FOR 65% (4 UNITS) WHICH ARE LESS THAN 1350 SF IN SIZE.

16 LOT SUBDIVISION AND OPEN SPACE AND FOUR SIZE RESTRICTED UNITS.
 99 FEET
 14 FEET
 17 FEET
 17,000 SF (GLA)
 18,794 SF (GLA)
 7,712 SF (0.86 ACRES/237,484 SF)
 10.4% (1.26 ACRES/254,999 SF)

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ATTACHMENT 5

CIVIL ENGINEER
 PHILIP POST & ASSOCIATES
 401 PROVIDENCE ROAD SUITE 200
 CHAPEL HILL, NC 27514
 TEL. (919) 923-1173

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

PHILIP POST & ASSOCIATES
 ENGINEERS
 PLANNERS
 ARCHITECTS
 401 Providence Road
 Chapel Hill, NC 27514
 (919) 923-1173
 FAX: (919) 923-1173
 (919) 923-1173
 822 North Elm Street
 Orange County, NC 27501
 (919) 233-7715



MONTCLAIR ESTATES
 CONCEPT PLAN
 COVER SHEET
 TOWN OF CHAPEL HILL
 ORANGE COUNTY, NC

SCALE
 DRAWN BY: JSC
 DATE: 8/28/02
 PROJECT NO. 223300A
 DRAWING NO. 223300A

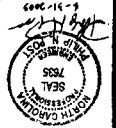
REVISIONS

NO.	DATE	DESCRIPTION

SHEET 5
 TOTAL SHEETS 5

PHILIP
POST
ASSOCIATES

101 Providence Road
Chapel Hill, NC 27514
(919) 286-1175
400-800-850-8882
1022 North Elm Street
Chapel Hill, NC 27514
(919) 273-7711

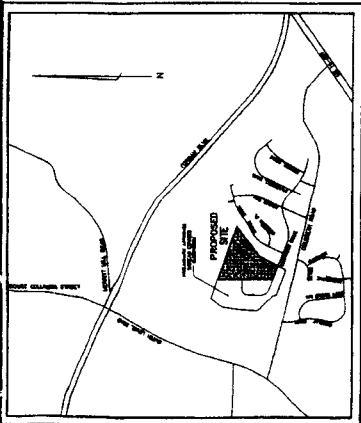
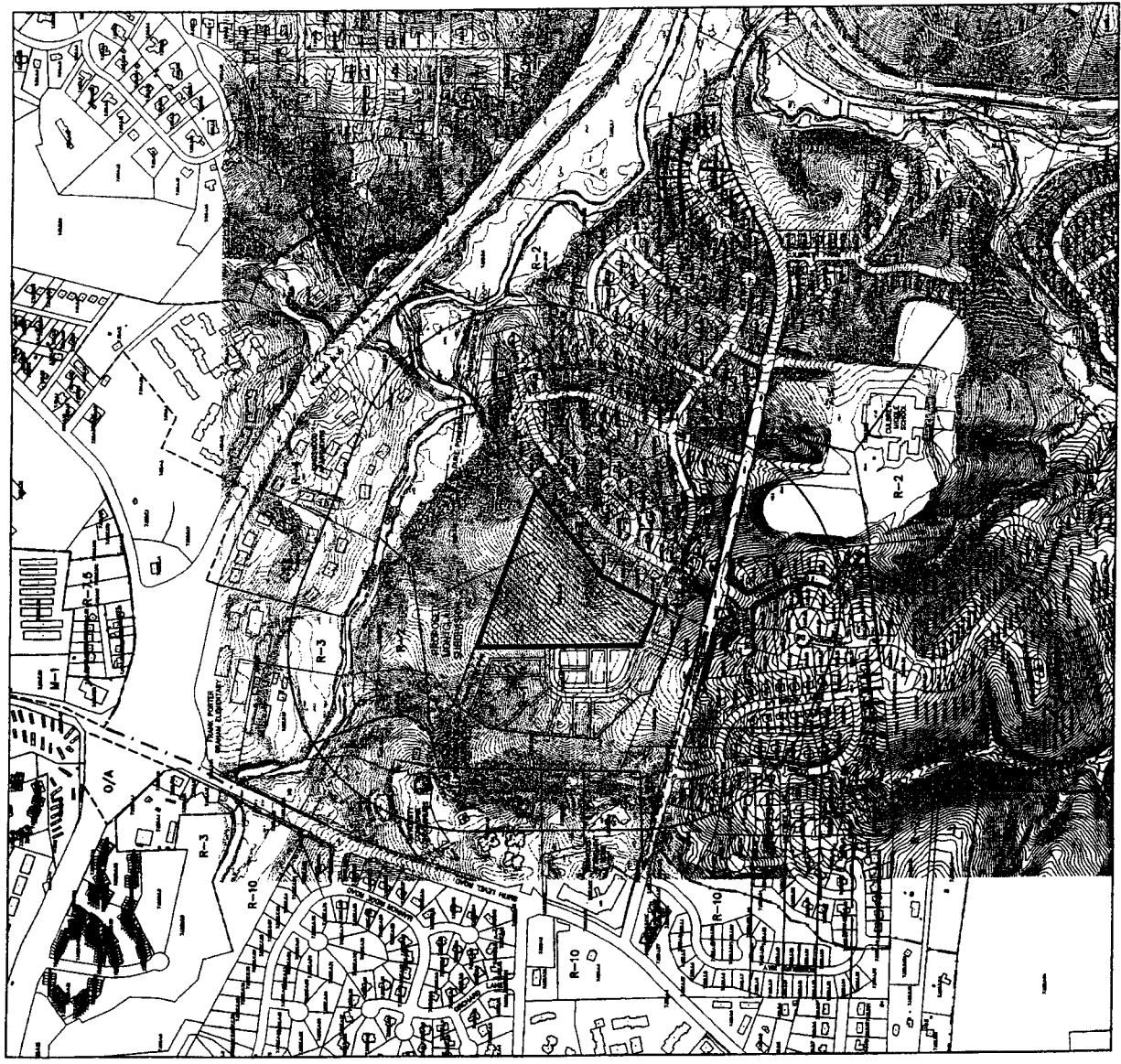


TOWN OF CHAPEL HILL
MONTCLAIR ESTATES
CONCEPT PLAN
EXISTING CONDITIONS

SCALE 1"=500'
DATE 8/27/02
PROJECT NO. 27300A
DRAWING NO. 27300A
DRAWING TITLE
PROJECT NO. 27300A
DATE 8/27/02
DRAWING NO. 27300A

REVISIONS

(2)



LEGEND

---	CITY LIMITS CORRELATION LINE
---	SHARED ALLEYS LINE
---	SHARED DRIVEWAY
---	RESIDENTIAL CORPUSCULES PERMITS
---	ONE-FAMILY RESIDENCES
---	LOCAL UTILITY TRANSMISSION LINE

PHILIP
POST
&
ASSOCIATES
ENGINEERS
PLANNERS
ARCHITECTS
407 Providence Road
Chapel Hill, NC 27514
(919) 967-1173
897-2900 • 800-866-
8722 • 800-EM 5146
Chapel Hill, NC 27514
(919) 272-7711

3-M-963



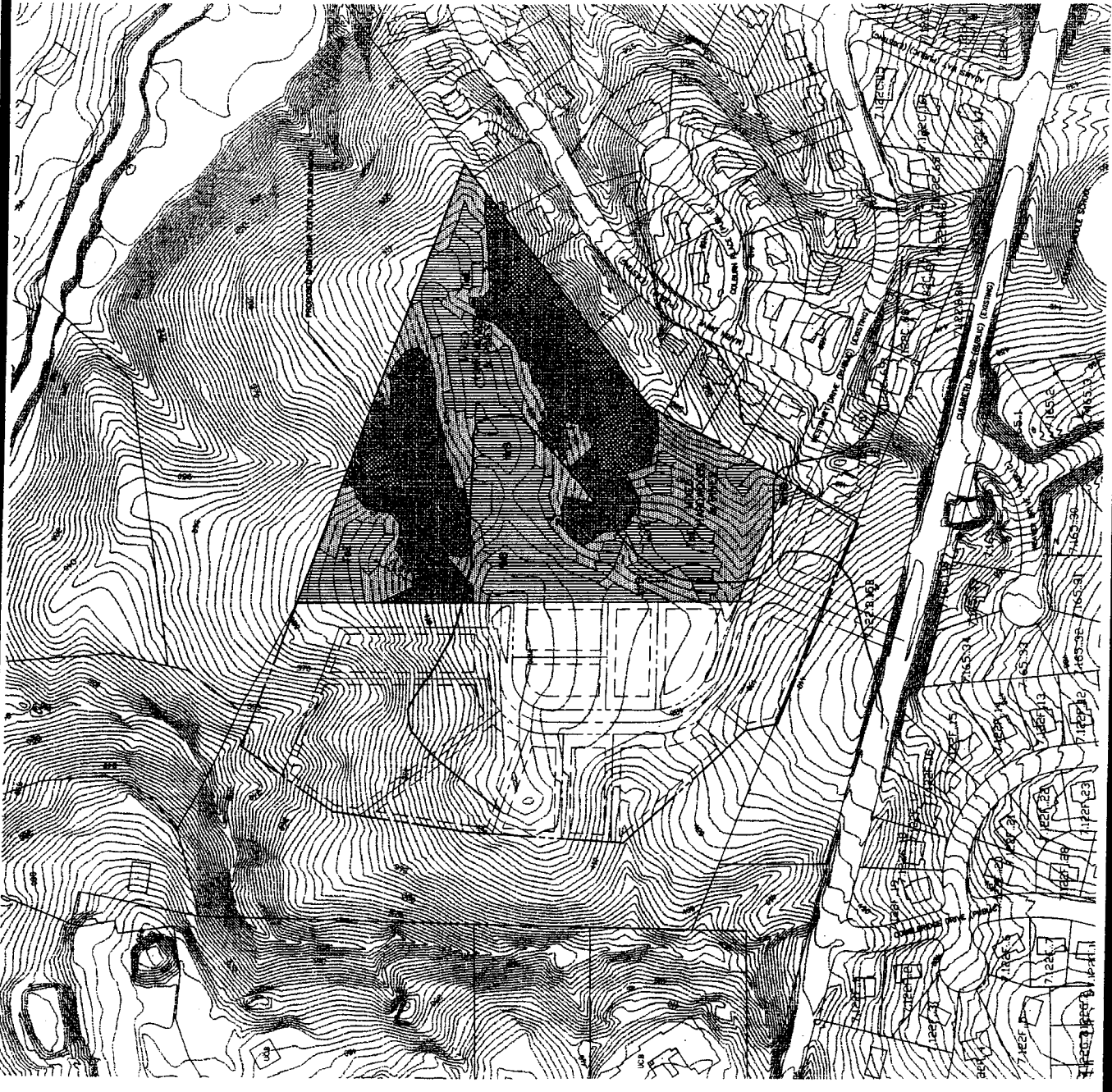
TOWN OF CHAPEL HILL
ORANGE COUNTY, NC
CONCEPT PLAN
MONTCLAIR ESTATES
SITE ANALYSIS

SCALE: 1"=100'
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 12/07/03
PROJECT NO. 020303
SHEET NO. 020303-01

REVISIONS

NO.	DATE	DESCRIPTION

SHEET 02-3
OF 4



LEGEND
ELEVATION (FOOT CONTOUR INTERVAL)
EXISTING SOIL TYPES
SURFACE DRAINAGE DIRECTION
VEGETATION TYPES
MIXED HARDWOODS & PINES
TCE
FLOW
WIND

22

SITE SLOPE ANALYSIS
SLOPE LESS THAN 10%
SLOPE 10% TO 15%
SLOPE 15% TO 25%
SLOPE GREATER THAN 25%

SITE SOILS
Hd = Hardpan Silty Loam
Tce = Top Soil Loam
Wmd = Well-sorted Sandy Loam

SCALE IN FEET
0 50 100

PHILIP POST ASSOCIATES
 ENGINEERS PLANNERS ARCHITECTS
 401 Providence Road
 Chapel Hill, NC 27514
 (919) 973-7711



CONCEPTUAL SITE PLAN
 MONTCLAIR ESTATES
 CONCEPT PLAN
 TOWN OF CHAPEL HILL
 ORANGE COUNTY, NC

SCALE: 1"=100'
 DRAWN BY: JCC
 CHECKED BY: LMS
 DATE: 3/27/2003
 PROJECT NO.: 212003A
 DRAWING NO.: A23003A

REVISIONS

SHEET 1 OF 1

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SITE DATA:
 PARCEL SIZE: 11.02 AC/480,031 SF (MUA)
 MINIMUM LOT SIZE REQUIRED: 17,000 SF (GLA)
 MAXIMUM LOT SIZE PROPOSED: 18,794 SF (GLA)
 MINIMUM LOT SIZE PROPOSED: 31,720 SF (MUA)
 OPEN SPACE REQUIRED: 7.1% (0.06 AC/27,484 SF)
 OPEN SPACE PROVIDED: 10.4% (0.28 AC/94,993 SF)

LEGEND

- PROPOSED LOT AND NET LAND AREA
- PROPOSED SETBACK
- PROPOSED APPROX. LIMIT OF DISTURBANCE
- PROPOSED BY BACK-SETBACK, OTHER & OTHER PUBLIC STREET WITH 5' SIDEWALK, IN 50' PUBLIC RIGHT-OF-WAY
- PROPOSED LAND SWAMP AREA
- DETACHED LOT WITH PROPOSED 750 SF FOR 25% OF UNITS LESS THAN 1350 SF

33,897 SF

