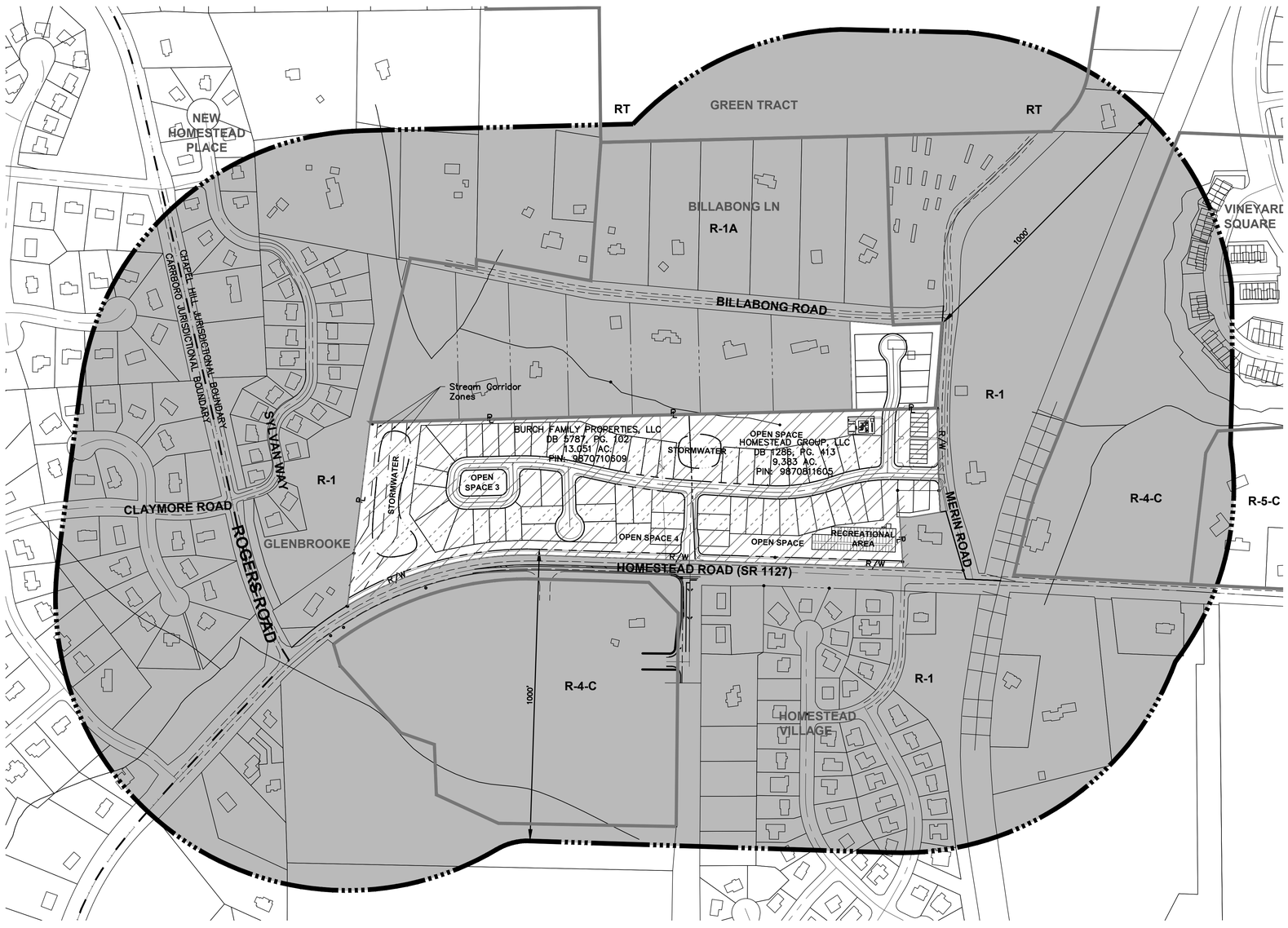
CONCEPT PLAN

MERIN ROAD COMMUNITY

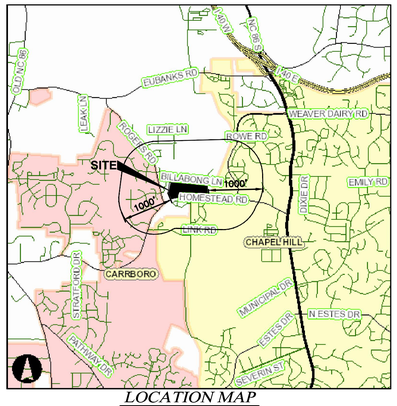
CHAPEL HILL, NC

2015



AREA MAP

SCALE 1" = 200'



LOCATION MAP

SCALE: 1"=4000'

SHEET INDEX

1 AREA MAP
2 EXISTING CONDITIONS PLAN
3 PROPOSED PLAN

SITE DATE TABLE

SITE ACREAGE:	24.70 ACRES (GROSS) 0.89 ACRES (PROPOSED HOMESTEAD R/W) 23.81 ACRES (NET) 1.34 ACRES (EXISTING HOMESTEAD R/W) 26.04 ACRES USED FOR DENSITY CALCULATION
ZONED:	R-1
EXISTING LAND USE:	SINGLE FAMILY
PROPOSED LAND USE:	R-1 WITH SPECIAL USE PERMIT
PROPOSED LOTS:	65
DENSITY:	2.88 UNITS PER ACRE
MINIMUM LOT SIZE:	55' x 110' (6,050 SF)
RECREATION SPACE REQUIRED:	0.61 ACRES (2.5%)
RECREATION SPACE PROVIDED:	0.9± ACRES

LEGEND

- ZONING BOUNDARY
- 1000' NOTIFICATION LINE
- PROPERTY'S WITHIN NOTIFICATION AREA
- PROPOSED SITE

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

PLAN PREPARED BY:
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PLAN PREPARED FOR:
CAPKOV VENTURES, INC.
202 E WINMORE AVE.
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HOMESTEAD ROAD, CHAPEL HILL, NC – ORANGE COUNTY

MERIN ROAD COMMUNITY

CONCEPT PLAN

FOR

CAPKOV VENTURES, INC.

AREA MAP

Issue Dates:

Date: 01/26/2015
Scale: AS NOTED

Drawn By:	Checked By:
STB	JDW

Project Number:
14–0003–515

Drawing Number:
1 / 3

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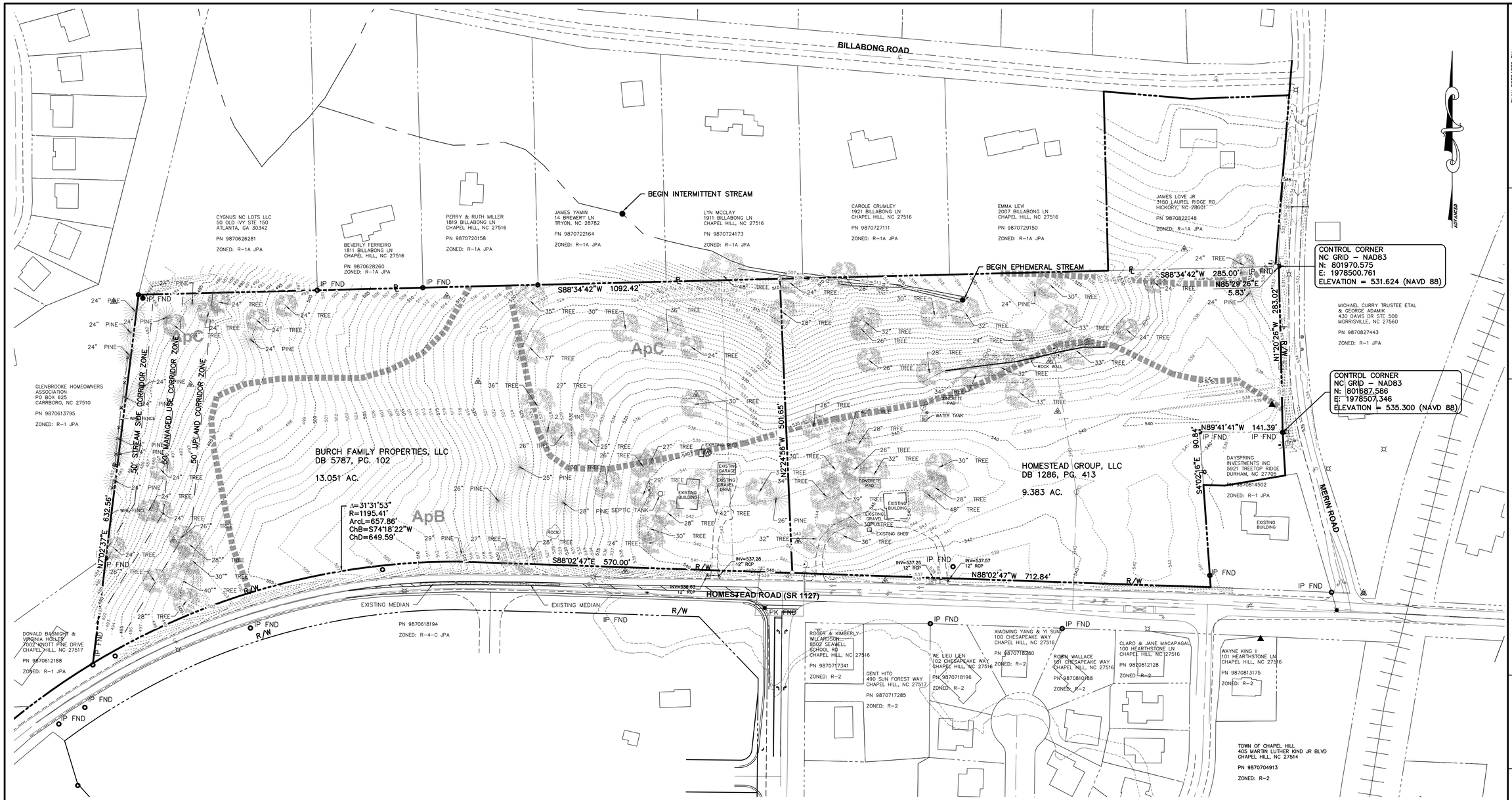

LEGEND

- Concrete Post
- Tacked Hub / Trav Pt
- Post Sign / Lamp
- Sign
- Billboard / OH Sign
- Deciduous Tree
- Pine Tree
- Shrub
- Sanitary Manhole
- Cleanout Access
- Storm Manhole
- Catch Basin
- Curb Inlet W / Grate
- Gas Valve
- Overhead Telephone
- Overhead Electric
- Electric Manhole
- Electric Transformer
- Comm Manhole
- Tel Pedestal
- Pole Elec
- Pole Elec Tel
- Pole Elec Tel Light
- Pole Tel
- Pole Tel Light
- Pole Light
- Pole Signal
- Traffic Box
- Guy Pole
- Guy Wire
- Gas Meter
- Underground Line Marker
- Sprinkler Valve Box
- Misc. Manhole
- Iron Pipe Found
- Iron Rod Found
- PK Nail Found
- RR Spike Found
- Fence Post Found
- Stone Found
- Conc. Monument Found
- Monument Box Found
- Ex. Property Boundary
- ℄ of Road
- Fire Hydrant
- Water Valve
- Mailbox
- Monitoring Well
- Iron Pin Set
- PK Nail Set
- RR Spike Set

Iron pins set are 3/4" diameter iron pipe, 30" long and capped Advanced 7661.

- Fence
- [ ] Denotes Record Call
- Ex. Soil Type Boundary
- ℄ of Stream
- Ex. Edge of Pavement

EXISTING IMPERVIOUS SURFACES

MISCELLANEOUS	= 1,628 SF
BUILDINGS	= 3,998 SF
TOTAL	= 5,626 SF

FLOOD NOTE

By graphic plotting only this property is located in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) by the Federal Emergency Management Agency on Flood Insurance Rate Map, Community Panel No. 3710987000J, with an effective date of 02/02/2007, in Orange County, North Carolina. No field surveying was performed to determine this zone

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

GENERAL NOTES

1) Areas calculated by coordinate geometry.
2) All distances are horizontal ground distances.
3) Basis of Bearing NC GRID 1983 Horizontal Datum & Vertical Datum NAD–88.
4) Boundary information shown hereon was prepared from an actual field survey and from existing records as referenced hereon.
5) Dimensions on this plat are e expressed in feet and decimal parts thereof unless otherwise noted. Monuments were found at points where indicated.
6) Survey was performed without the benefit of a title search. Property is subject to all facts disclosed by a full and accurate title report.

STATEMENT OF ENCROACHMENTS

None Apparent

REFERENCES:

D.B. 1286, Pg. 413
D.B. 5787, Pg. 102

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HOMESTEAD ROAD, CHAPEL HILL, NC – ORANGE COUNTY
MERIN ROAD COMMUNITY
CONCEPT PLAN
FOR
CAPKOV VENTURES, INC.
EXISTING CONDITIONS PLAN

Issue Dates:

Date: 01/26/2015
Scale: 1" = 80'

Drawn By:	Checked By:
STB	JDW

Project Number:
14–0003–515

Drawing Number:
2 / 3

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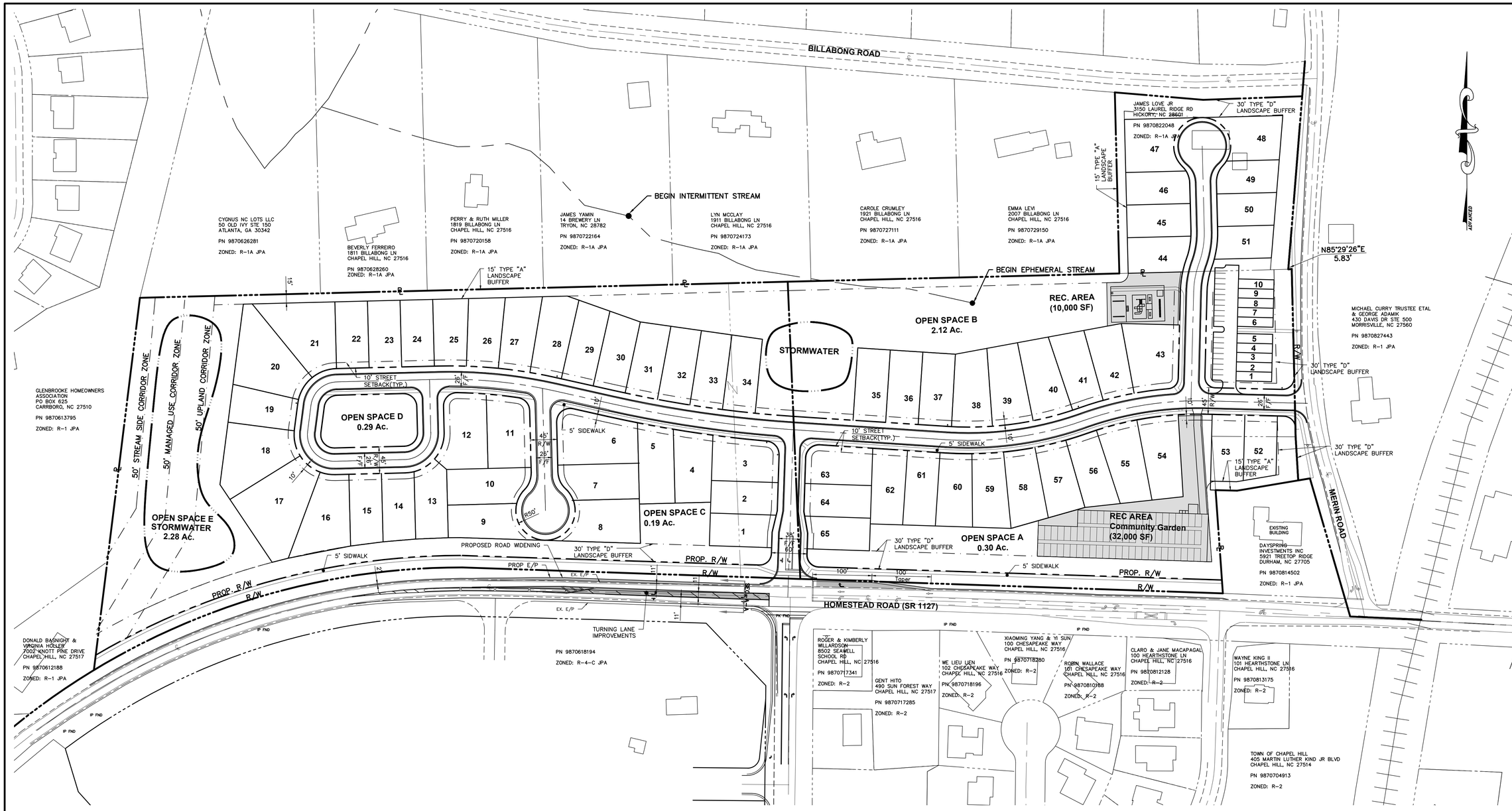

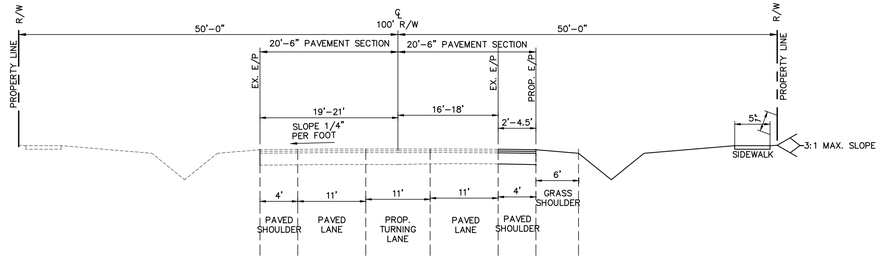

SECTION A-A
HOMESTEAD ROAD WIDENING

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

SITE DATE TABLE

SITE ACREAGE:	24.70 ACRES 0.89 ACRES (PROPOSED HOMESTEAD R/W) 1.34 (EXISTING HOMESTEAD R/W) 26.04 ACRES GROSS AREA FOR DENSITY CALCULATION PER 13.5.1 OF THE UDO
ZONED:	R-1
EXISTING LAND USE:	SINGLE FAMILY
PROPOSED LAND USE:	R-1 WITH SPECIAL USE PERMIT
PROPOSED LOTS:	75
DENSITY:	2.88 UNITS PER ACRE
MINIMUM LOT SIZE:	55' x 100' (5,500 SF)
RECREATION SPACE REQUIRED:	0.61 ACRES (2.5%)
RECREATION SPACE PROVIDED:	0.9± ACRES

LEGEND

- 24" Curb and Gutter
- Property Line
- Prop. R/W
- Prop Detention Basin
- Setback
- Homestead Rd. Improvements

REQUIREMENTS

MIN STREET FRONTAGE	50 FT
MIN CUL-DE-SAC FRONTAGE	35 FT
MIN SIDE YARD SETBACK	0 FT
MIN FRONT YARD SETBACK	10 FT
MIN REAR YARD SETBACK	0 FT

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HOMESTEAD ROAD, CHAPEL HILL, NC – ORANGE COUNTY
MERIN ROAD COMMUNITY
CONCEPT PLAN
FOR
CAPKOV VENTURES, INC.
PROPOSED PLAN

Issue Dates:

Date: 01/26/2015
Scale: 1" = 80'

Drawn By:	Checked By:
STB	JDW

Project Number:
14-0003-515

Drawing Number:
3 / 3

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