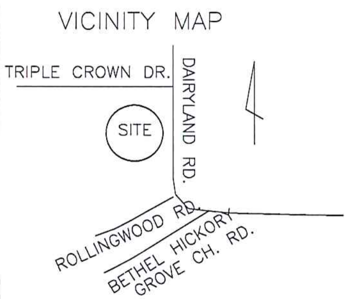
Attachment 9 - Preliminary Plat



TRIPLE CROWN FARMS

DAIRYLAND ROAD
ORANGE COUNTY, NORTH CAROLINA

OWNER

16 PARKSIDE LANE, LLC

2807 HOMESTEAD ROAD

CHAPEL HILL, NORTH CAROLINA 27516

SITE INFORMATION:	
OWNERSHIP:	
OWNER:	16 PARKSIDE LANE, LLC
OWNER ADDRESS:	2807 HOMESTEAD ROAD
CITY/STATE:	CHAPEL HILL, NC, 27516
PIN:	9850910030
DEED BK/PAGE:	3943/523
PROPERTY ADDRESS:	DAIRYLAND ROAD
CITY/STATE:	ORANGE COUNTY
LOT SIZE:	104.05 ACRES
ZONING:	
PLANNING JURISDICTION:	ORANGE COUNTY, NC
ZONING DISTRICT:	RURAL BUFFER (RB)
EXISTING LAND USE:	UNDEVELOPED, AGRICULTURAL
PROPOSED LAND USE:	CLUSTER SUBDIVISION; FLEXIBLE DEVELOPMENT
LOT SIZE MIN.	40,000 SF
LOT WIDTH MIN.	130 LF
SETBACKS:	40' FRONT 20' SIDE 20' REAR
CUL-DE-SAC SETBACK:	DISTANCE @ 104' FRONTAGE
MAX HEIGHT:	25'
PROPOSED HEIGHT:	25' MAX.
MAX FLOOR AREA RATIO:	0.058
MAX FLOOR AREA SITE:	160,470 SF(ENTIRE SUBDIVISION)
PROPOSED FLOOR AREA:	SEE TABLE FOR MAXIMUM PER LOT
REQ. OPEN SPACE RATIO:	0.33
OPEN SPACE:	REQ. 34.34 AC. PROVIDED 38.53 AC (PRIMARY)
REQ. REC. SPACE RATIO:	1/20 AC/DU @ 20 DU = 1.00 AC.
PROVIDED REC SPACE:	3.69 AC.
STORMWATER:	
WATERSHED ZONING OVERLAY:	UNIVERSITY LAKE, PROTECTED SPECIAL FLOOD HAZARD OVERLAY
EXISTING IMPERVIOUS:	0.0 SF, 0%
MAXIMUM IMPERVIOUS:	271,945 SF (6%)
PROPOSED IMPERV. ROADS:	76,773 SF (1.7%)
REMAINING IMPERV. SURFACE:	195,172 SF FOR INDIVIDUAL LOTS
SEE TABLE FOR MAX. PER LOT	
PROPOSED DISTURBANCE:	186,525 SF (4.28 AC.)

Maximum Impervious Surface and Floor Area Allocations Per Lot

Lot #	Area (Acres)	Prorated Impervious Surface Per Lot (SF)	Prorated Max. Floor Area Per Lot (SF)
1	1.93	6,063	4,884
2	2.47	7,752	6,244
3	2.02	6,345	5,110
4	3.71	11,630	9,367
5	4.18	13,099	10,550
6	3.15	9,869	7,949
7	2.99	9,384	7,558
8	1.59	4,999	4,026
9	6.21	19,490	15,698
10	4.26	13,352	10,754
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18	2.45	7,681	6,187
19	2.12	6,647	5,354
20	2.34	7,336	5,909
Totals:	62.22	195,172	157,199

OPEN SPACE REQUIREMENTS

Total Project Area, SF	Total Project Area, Acres	Open Space Required, 33%, SF	Open Space Required, 33%, Acres	Open Space Provided, Acres
4,532,409	104.05	1,495,695	34.34	38.53

OPEN SPACE PROVIDED

Primary Open Space, 100' Stream Buffer, SF		1,110,650
Secondary Open Space, Wooded Area, SF		378,186
Secondary Open Space, 30' Dairyland Rd. Roadside Buffer, SF		22,932
Secondary Open Space, Landscaping Preservation at Entrance, SF		5,782
Secondary Open Space, Passive Recreation Adjacent to Roundabout, SF		131,618
Secondary Open Space, Passive Recreation Access to Natural Area, 50' POSA, SF		6,505
Secondary Open Space, Passive Recreation 6' Natural Trail, SF		22,632
Total Provided Open Space, SF		1,678,305
Total Provided Open Space, Acres		38.53

RECREATIONAL SPACE REQUIREMENTS

Total Project Area, SF	Total Project Area, Acres	Recreational Space Required, 1/20 ac/DU, sf	Recreational Space Required, Acres	Recreational Space Provided, Acres
4,532,409	104.05	43,560	1.00	3.69

RECREATIONAL SPACE PROVIDED

Secondary Open Space, Passive Recreation Adjacent to Roundabout, SF		131,618
Secondary Open Space, Passive Recreation Access to Natural Area, 50' POSA, SF		6,505
Secondary Open Space, Passive Recreation 6' Natural Trail, SF		22,632
Total Provided Recreational Space, SF		160,755
Required Recreational Space, 1/20 AC/DU, Acres		1.00
Total Provided Recreatalonal Space, Acres		3.69

SHEET	DESCRIPTION
1	TITLE SHEET
2	SITE ANALYSIS MAP
3	PRELIMINARY PLAT
4	RECREATION AND OPEN SPACE
5	PRELIMINARY LOT EXHIBIT
6	SUITABLE SOILS PLAN

Legend

- Existing Property Line
- Existing Contour
- Proposed R/W Line / Lot Line
- Building Setback
- Paved Area
- 100' Stream Buffer
- Open Space
- Secondary Open Space
- Areas contain soils with 24-30 inches or more of useable material and have potential for conventional, LPP or ultra-shallow septic systems.
- Area not evaluated due to thick vegetation.
- Proposed Recreational Space

NOTES:

General Notes:

1. Boundary information provided by: Freehold Land Surveys, Inc.
2. Contours taken from Orange County, GIS.
3. 30' roadside buffer along Dairyland Road consists of existing cedar trees and hardwoods that meet Orange County requirements, If it's determined the buffer does not meet the requirements of the Landscape, Buffering and Open Space Ordinance, then it will be brought up to Orange County standards.
4. All adjacent properties are Residential uses, Zoned Rural Buffer (RB).
5. As all proposed recreation space is Private. A payment in lieu will be made to Chapel Hill Park District 8 of $455 per lot.
6. All Proposed Streets / Courts will be built to N.C. State Standards.
7. An approved alternative water source shall be provided within the new subdivision for Fire Protection.

Site Investigation:

1. Property contains areas designated by FEMA as 100 year floodplains.
2. Locations of utilities shown on these plans are based on available information and are approximate. Contractor shall be responsible for locating and/or relocating all existing utilities in coordination with the appropriate utility, agency or company prior to commencement of construction. Contractor shall contact North Carolina "One Call" at 1-800-632-4949, or current phone number, for assistance in locating existing utilities at least 48 hours prior to any digging and is responsible for contacting any non-subscribing utilities.
3. Any discrepancy in this plan and actual field conditions shall be reported to the Owner prior to start of construction. General Contractor shall be responsible for verification of all setbacks, easements and dimensions shown hereon before beginning construction.
4. General Contractor shall contact all Owners of Easements, utilities and Right-of-Ways, Public or private, prior to working in these areas.
5. General Contractor shall be responsible for verifying that all required permits and approvals have been obtained prior to starting construction. No construction or fabrication of any item shall begin until Contractor has received all plans and other documentation from all of the permitting and other regulatory authorities. Failure of the Contractor to follow this procedure shall cause the Contractor to assume full responsibility for any subsequent modification of the work mandated by any regulatory authority.

Construction:

6. Contractor shall maintain the site so that workers and the Public shall be protected from injury and adjoining property protected from damage.
7. Contractor is responsible for damage to any existing item and/or material due to construction operations. All street surfaces, driveways, culverts, curb and gutters, roadside drainage ditches and other structures that are disturbed or damaged in any manner as a result of construction shall be replaced or repaired in accordance with specifications.
8. All construction must be performed in accordance with current regulatory specifications and details.
9. If departures from the specifications or drawings are deemed necessary by the Contractor, details of such departures and the reasons thereof shall be submitted to the Owner for review. No departures from the contract documents shall be made without written permission of the Owner.
10. Any and all quantities shown or implied on these plans are for estimation purposes only.
11. Equipment and products other than those specified may be used provided prior approval has been obtained in writing from the owner prior to additional cost related to the substitution of alternate equipment.
12. Site shall be stabilized and seeded prior to issuance of a Certificate of Occupancy.
13. General contractor shall remove all trash and debris from site at least once a week during construction and upon completion of the project.

Grading:

1. Compaction and maintenance of proper moisture content of the soil under buildings and paved areas shall be accomplished to achelve 98% of Standard Proctor Maximum Dry Density or as recommended in the soil report or by on-site geotechnical engineer (if available).
2. Cut and fill slopes shall be stabilized within 15 days of any phase of grading.
3. Project may require a Pre-construction Conference before the Grading Permit is issued.
4. Establishment of permanent ground cover shall be established within 15 working days of completion of final grades.
5. Tree Protection and Silt Fence to be installed per Land Disturbing Permit.

Orange County Solid Waste:

1. As a condition of permit issuance applicant to hold Pre-Demolition and Pre-Construction conference with Orange County Solid Waste staff.
2. By Orange County Ordinance, clean wood waste, scrap metal and corrugated cardboard, all present in construction waste, must be recycled.
3. By Orange County Ordinance, all haulers of construction waste must be properly licensed.
4. Prior to any demolition or construction activity on the site, the applicant will hold a Pre-demolition / Pre-construction Conference with Orange County Solid Waste staff. This may be the same meeting held with other development officials.
5. Per Orange County Solid Waste Ordinance, as well as the County Unified Development Ordinance, the open burning and/or burial of trees, stumps, construction debris associated with land clearing and development activities is prohibited.
6. It is prohibited for on-site burning of LCID materials - specifically OC Solid Waste.
7. Garbage Collection for this project will be by Private Contractor and Recycling Collection will be eligible for Orange County Community Recycling's Rural (curbside) Route.

Utilities:

1. Liquid waste from the facility will be handled by an on-site septic system (Orange County Health.
2. Water supply will be from on-site well.
3. Power will be provided and located by Duke Energy.
4. Solid waste and recyclables will be bagged and properly disposed of off-site.
5. A minimum 14-foot vertical clearance shall be provided above the travelway to permit the passage of large vehnicles under power lines and tree limbs.

Maintenance Notes:

1. Improvements installed shall be maintained by the Developer until they are accepted for maintenance by: the homeowner or Property Owner's Association.
   - A. For a public road, the North Carolina Department of Transportation
   - B. For utilities, the utility provider;
   - C. For landscaping, the individual homeowners or a Property Owner's Association; and
   - D. For a private road and other community facilities such as recreation and storm water management improvements, the individual homeowners or a Property Owners' Association or similar legal entity. Entity.

Permanent Roadway Vegetation:

1. All areas disturbed by the construction of the road, including shoulders, ditches banks, cut and fill slopes and any borrow areas, shall be seeded in permanent vegetation to stabilize the soil and prevent erosion.
2. Seeding should be done immediately after grading is completed and before the final inspection by the planning department.
3. The disturbed area shall be smoothed and lightly harrowed to break up the soil and prepare a good seedbed. The following materials are recommended by orange county per 1,000 square feet:
   - i) 1.4 lbs. Fescue grass seed
   - ii) 0.4 lbs. German or browntop millet (to provide temporary cover until the grass becomes established)
   - iii) 90 lbs. Lime
   - iv) 23 lbs. 10-10-10 fertilizer
   - v) two 40 lb. Bales of straw for mulch (enough to cover 75%%% of the ground surface)
4. Other types of permanent vegetation may be substituted as long as they provide adequate cover to prevent erosion.

BEFORE YOU DIG
CONTACT ONE-CALL CENTER
1-800-632-4949
ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT

THESE DRAWINGS AND ACCOMPANYING SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF THE ENGINEER AND/OR SURVEYOR. THESE DRAWINGS HAVE BEEN PREPARED FOR A SPECIFIC PROJECT AND SHALL NOT BE USED IN CONJUNCTION WITH ANY OTHER PROJECT WITHOUT PRIOR WRITTEN PERMISSION OF THE ENGINEER AND/OR SURVEYOR. - MICHAEL A. NEAL, PLS PE (MICHAEL A. NEAL & ASSOCIATES PLLC)

MICHAEL A. NEAL & ASSOCIATES, PLLC
ENGINEERS, SURVEYORS, and PLANNERS
FIRM P-0388
105 WEST CORBIN ST.
SUITE 201
HILLSBOROUGH, NC 27278
(919) 644-1277
mneal@manaengineers.com

MICHAEL A. NEAL, PE 025685 PLS L-2783

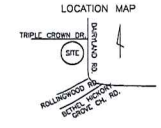
16 PARKSIDE LANE, LLC
2807 HOMESTEAD ROAD
CHAPEL HILL, NORTH CAROLINA 27516

TRIPLE CROWN FARMS
906 Triple Crown Drive
CHAPEL HILL, NORTH CAROLINA
PIN: 9850-91-0030

TITLE SHEET

Date:	9-3-13
Revisions:	
10/29/13:	Rev. per Concept Plan Review with Planning Board.
3/26/14:	Rev. per Health Dept Comments
4/21/14:	Rev. per Staff Review of Major Subdivision Plan.
Drawn By:	DC
Checked By:	US
Project No.321	
Sheet:	1

LOCATION MAP



BOUNDARY DATA

COURSE	BEARING	DISTANCE
L-1	S 61°07'09"W	191.70'
L-2	N 06°25'52"W	19.07'
L-3	N 75°38'35"W	352.25'
L-4	S 78°51'11"W	152.84'
L-5	S 19°29'18"W	108.50'
L-6	S 78°02'07"W	138.50'
L-7	S 36°30'52"W	70.27'
L-8	S 83°46'30"W	113.37'
L-9	S 39°35'24"W	86.83'
L-10	N 73°28'29"W	114.75'
L-11	S 60°18'48"W	121.50'
L-12	N 52°31'43"W	67.94'
L-13	N 08°03'13"E	88.81'
L-14	N 59°02'31"W	32.68'
L-15	S 33°37'28"W	98.26'
L-16	S 44°54'10"W	51.86'
L-17	S 01°12'18"W	107.62'
L-18	S 43°59'34"W	130.48'
L-19	S 43°39'42"W	442.96'
L-20	S 69°22'30"W	98.03'
L-21	N 59°02'31"W	5.45'
L-22	N 59°02'21"W	1.78'

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C-1	672.30'	285.25'	24°18'33"	283.12'	N 61°30'03"W
C-2	365.00'	86.81'	13°37'37"	86.61'	N 56°09'35"W
C-3	720.00'	271.43'	21°35'58"	269.83'	N 74°21'16"W
C-4	30.00'	37.49'	71°35'29"	35.09'	S 59°02'56"W
C-5	160.00'	189.93'	71°35'29"	187.17'	S 59°02'56"W
C-6	160.00'	261.62'	100°50'32"	246.65'	N 34°43'52"W
C-14	412.45'	367.57'	51°03'40"	355.53'	N 61°47'48"W
C-15	349.15'	311.19'	51°03'57"	300.99'	N 61°47'55"W

OPEN SPACE REQUIREMENTS				
Total Project Area, SF	Total Project Area, Acres	Open Space Required, 33%, SF	Open Space Required, 33%, Acres	Open Space Provided, Acres
4,532,409	104.05	1,495,695	34.34	38.53

Legend

Existing Property Line

Existing 2' Contour

100' Strean buffer (Primary Open Space)

Secondary open space

Areas contain soils with 24-30 inches or more of useable material and have potential for conventional, LPP or ultra-shallow septic systems. (By others)

Area not evaluated due to thick vegetation. (By Others)

GeC Soil Type

Slopes Analysis	
Slope	Hatch
0%-10%	
10%-15%	
15%-25%	
25%-100%	

0 100 200 400
SCALE = 1" = 200'

BEFORE YOU DIG CONTACT ONE-CALL CENTER 1-800-632-4949 ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT

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MANA
MICHAEL A. NEAL & ASSOCIATES, PLLC
ENGINEERS, SURVEYORS, and PLANNERS
FIRM #:C-0843
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SUITE 201
HILLSBOROUGH, NC 27278
(919) 644-1277
mana@manaengineers.com

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL MICHAEL A. NEAL, PE 23,082

16 PARKSIDE LANE, LLC
2807 HOMESTEAD ROAD
CHAPEL HILL, NORTH CAROLINA 27516

TRIPLE CROWN FARMS
906 Triple Crown Drive
CHAPEL HILL, NORTH CAROLINA
PIN: 9850-91-0030

SITE ANALYSIS MAP

Date: 9-3-13

Revisions:

10/29/13: Rev. per Concept Plan Review with Planning Board.

3/26/14: Rev. per Health Dept Comments

4/21/14: Rev. per Staff Review of Major Subdivision Plan.

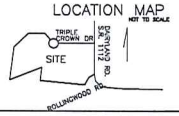
Drawn By: DC

Checked By: JS

Project No. 321

Sheet: 2

LOCATION MAP
NOT TO SCALE



SITE INFORMATION:

OWNERSHIP:

OWNER:	16 PARKSIDE LANE, LLC
OWNER ADDRESS:	2807 HOMESTEAD ROAD
CITY/STATE:	CHAPEL HILL, NC, 27516
PIN NUMBER:	9850910030
DEED BK/PAGE:	3943/323
PROPERTY ADDRESS:	906 Triple Crown Drive CHAPEL HILL, N.C.
TOWNSHIP:	CHAPEL HILL
LOT SIZE:	104.05 ACRES

ZONING:

PLANNING JURISDICTION:	ORANGE COUNTY, NC
ZONING DISTRICT:	RURAL BUFFER (RB)
ADJOINING PROPERTY	RURAL BUFFER (RB)
EXISTING LAND USE:	UNDEVELOPED, AGRICULTURAL
PROPOSED LAND USE:	CLUSTER SUBDIVISION/ FLEXIBLE DEVELOPMENT
MIN. LOT SIZE REQUIRED:	40,000 SF
MIN. LOT SIZE PROPOSED:	69,416 SF
REQ. LOT WIDTH MIN.	130 LF
SETBACKS:	40' FRONT 20' SIDE 20' REAR
CUL-DE-SAC SETBACK:	DISTANCE @ 104' FRONTAGE
MAX HEIGHT:	25'
PROPOSED HEIGHT:	25' MAX.
MAX FLOOR AREA RATIO:	0.058
MAX FLOOR AREA SITE:	161,058 SF (ENTIRE SUBDIVISION)
PROPOSED FLOOR AREA:	SEE TABLE FOR MAXIMUM PER LOT
REQ. OPEN SPACE RATIO:	0.33
OPEN SPACE:	REQ. 34.34 AC. PROVIDED 38.53 AC
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STORMWATER:

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EXISTING IMPERVIOUS:	0.0 SF, 0%
MAXIMUM IMPERVIOUS:	271,943 SF (6%)
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REMAINING IMPERV. SURFACE:	195,172 SF FOR INDIVIDUAL LOTS SEE TABLE FOR MAX. PER LOT
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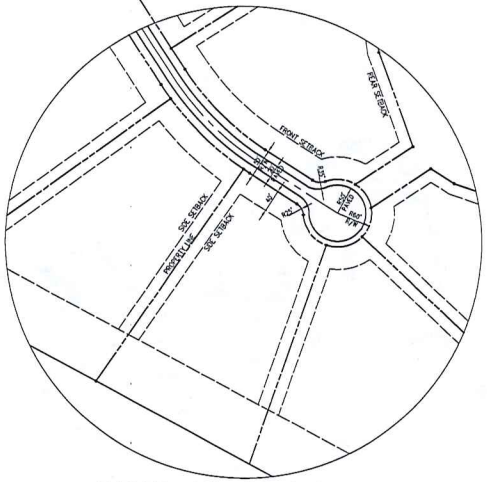
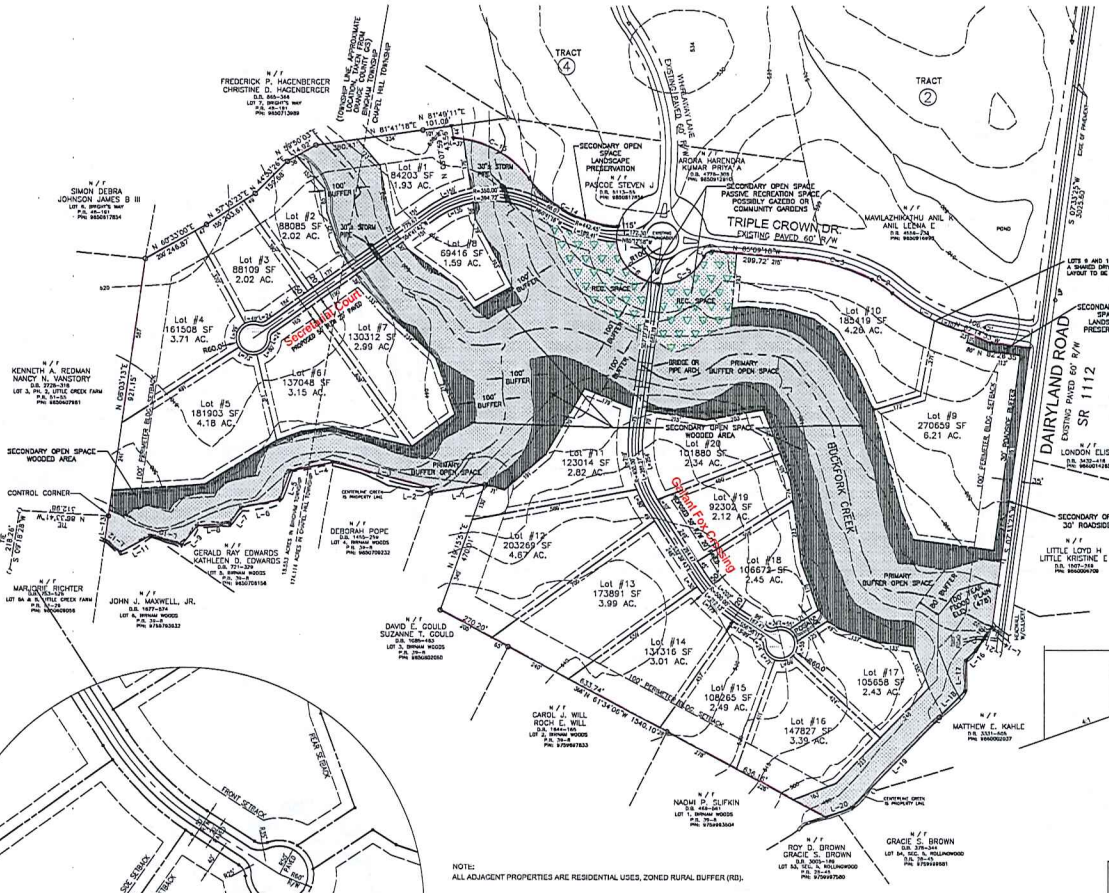
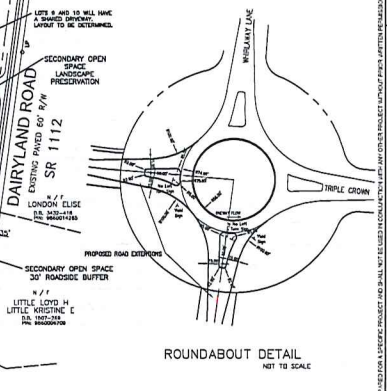


TYPICAL CUL-DE-SAC LAYOUT

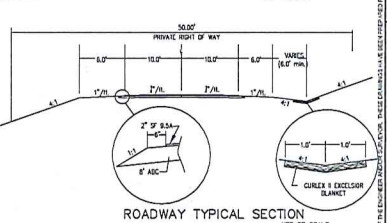
0 50 100 200
SCALE = 1" = 100'



NOTE:
ALL ADJACENT PROPERTIES ARE RESIDENTIAL USES, ZONED RURAL BUFFER (RB).



ROUNDABOUT DETAIL
NOT TO SCALE



ROADWAY TYPICAL SECTION
NOT TO SCALE

Legend

- Existing Property Line
- Existing 10 Foot Contour
- Proposed R/W Line / Lot Line
- Building Setback
- Paved Area
- 100' Strean Buffer
- Open Space
- Proposed Recreational Space

0 100 200 400
SCALE = 1" = 200'

BEFORE YOU DIG
CONTACT ONE-CALL CENTER
1-800-632-4949
ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT

PRELIMINARY--NOT FOR SALES, RECORDING OR CONVEYANCE

STATE OF NORTH CAROLINA
COUNTY OF ORANGE

_____, REVIEW OFFICER OF ORANGE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING FOR WHICH THE REVIEW OFFICER HAS RESPONSIBILITY AS PROVIDED BY LAW.

_____
REVIEW OFFICER
ORANGE COUNTY LAND RECORDS/GIS

DATE OF CERTIFICATION:_____

I, MICHAEL A. NEAL, HEREBY CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (REFERENCES AS NOTED HEREON); THAT THE ERROR OF CLOSURE CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION AS NOTED; AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

A. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
B. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
   1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE IN AN EXISTING STREET;
   2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, LOCATED ON LAND; AND
   3. THAT THIS SURVEY IS A CONTROL SURVEY.
D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A RIGHT-OF-WAY SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
E. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL

THIS 14th DAY OF November, A.D. 2013.

_____
Michael A. Neal PROFESSIONAL LAND SURVEYOR L-2783

BOUNDARY DATA

COURSE	BEARING	DISTANCE
L-1	S 81°07'08"W	191.70'
L-2	N 06°25'52"W	19.07'
L-3	N 79°38'35"W	352.25'
L-4	S 78°17'11"W	152.84'
L-5	S 19°29'18"W	108.50'
L-6	S 38°02'07"W	136.30'
L-7	S 30°30'32"W	70.27'
L-8	S 85°46'30"W	113.27'
L-9	S 38°35'24"W	86.83'
L-10	N 73°28'28"W	114.75'
L-11	S 60°18'46"W	121.50'
L-12	N 52°31'43"W	67.94'
L-13	N 08°03'13"E	88.61'
L-14	N 59°07'21"W	32.69'
L-15	S 33°37'26"W	98.26'
L-16	S 44°34'12"W	51.66'
L-17	S 01°12'18"W	107.82'
L-18	S 42°30'34"W	130.48'
L-19	S 43°39'42"W	442.96'
L-20	S 69°23'30"W	88.92'
L-21	N 59°07'21"W	5.45'
L-22	N 59°07'21"W	1.78'

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C-1	672.30'	265.25'	24°18'33"	263.12'	N 61°30'03"W
C-2	365.00'	86.61'	13°37'37"	86.61'	N 55°09'30"W
C-3	720.00'	271.43'	21°35'29"	269.83'	N 74°21'18"W
C-4	30.00'	37.49'	71°35'29"	35.09'	S 59°02'58"W
C-5	160.00'	199.93'	71°35'29"	187.17'	S 59°02'58"W
C-6	160.00'	251.62'	100°50'52"	246.65'	N 34°43'52"W
C-14	412.45'	367.57'	51°03'45"	355.52'	N 61°47'48"W
C-15	348.15'	311.19'	51°03'37"	300.99'	N 61°47'55"W

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PRELIMINARY PLAT
MICHAEL A. NEAL
L-2783

16 PARKSIDE LANE, LLC
2807 HOMESTEAD ROAD
CHAPEL HILL, NORTH CAROLINA 27516

TRIPLE CROWN FARMS

906 Triple Crown Drive
CHAPEL HILL, NORTH CAROLINA
PIN: 9850-91-0030

PRELIMINARY PLAT PLAN

Date: 9-3-13

Revisions:
10/29/13: Rev. per Concept Plan Review with Planning Board.
3/26/14: Rev. per Health Dept Comments
4/21/14: Rev. per Staff Review of Major Subdivision Plan.

Drawn By: DC
Checked By: JS
Project No. 321
Sheet: 3

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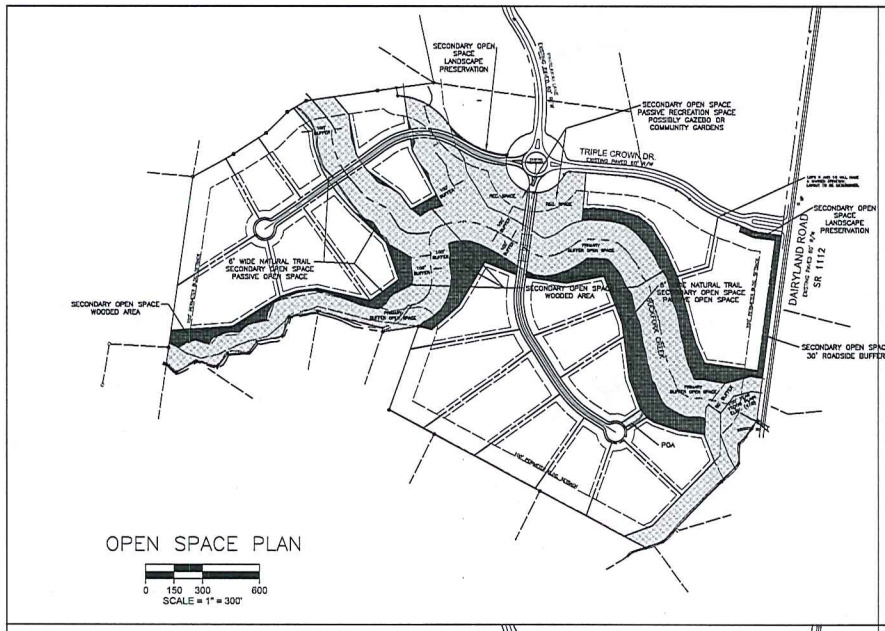
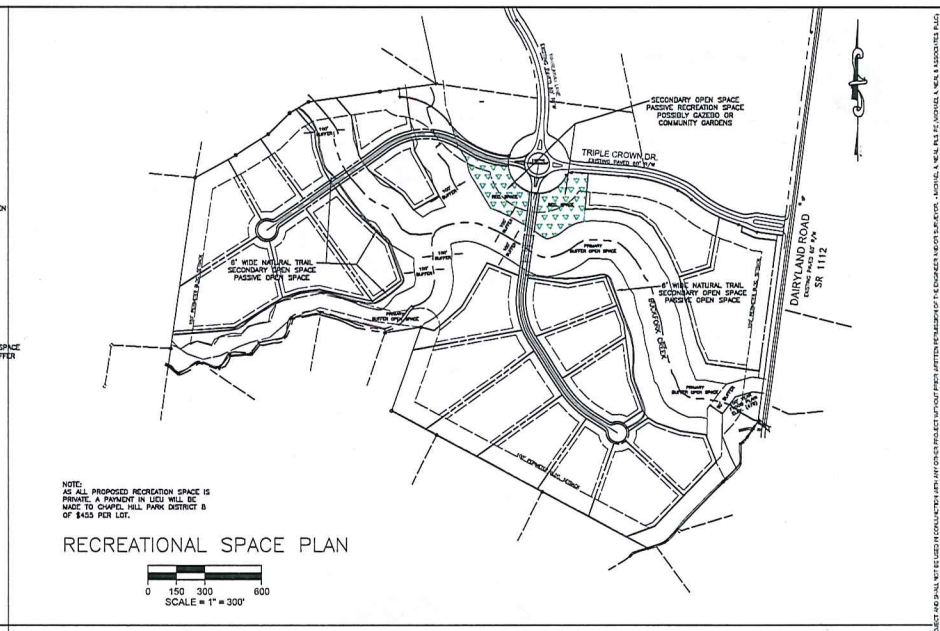


OPEN SPACE PLAN

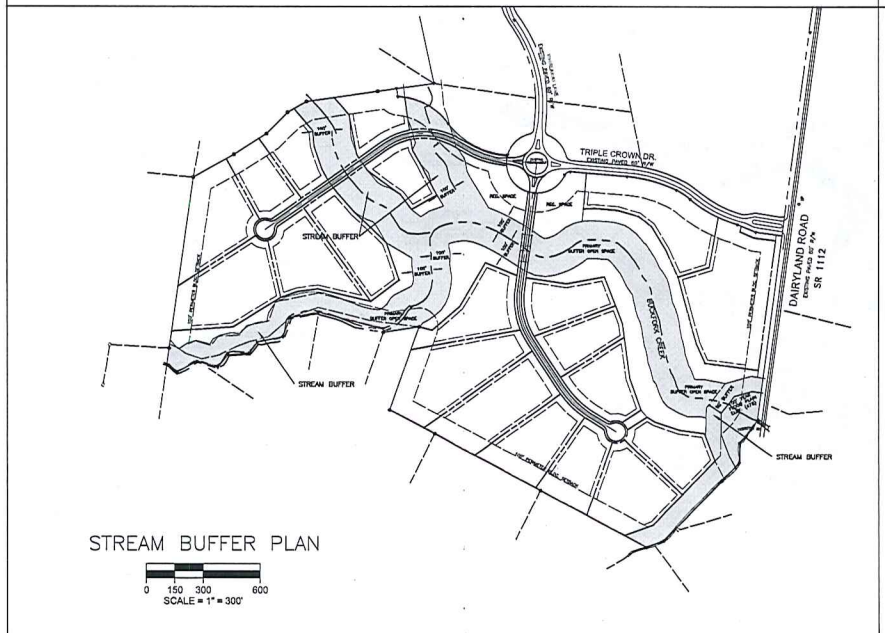
0 150 300 600
SCALE = 1" = 300'



NOTE:
AS ALL PROPOSED RECREATION SPACE IS PRIVATE, A PAYMENT IN LIEU WILL BE MADE TO CHAPEL HILL PARK DISTRICT 8 OF $455 PER LOT.

RECREATIONAL SPACE PLAN

0 150 300 600
SCALE = 1" = 300'



STREAM BUFFER PLAN

0 150 300 600
SCALE = 1" = 300'

OPEN SPACE REQUIREMENTS				
Total Project Area, SF	Total Project Area, Acres	Open Space Required, 33%, SF	Open Space Required, 33%, Acres	Open Space Provided, Acres
4,532,409	104.05	1,495,695	34.34	38.53

OPEN SPACE PROVIDED		
Primary Open Space, 100' Stream Buffer, SF		1,110,650
Secondary Open Space, Wooded Area, SF		378,186
Secondary Open Space, 30' Dairyland Rd. Roadside Buffer, SF		22,932
Secondary Open Space, Landscaping Preservation at Entrance, SF		5,782
Secondary Open Space, Passive Recreation Adjacent to Roundabout, SF		131,618
Secondary Open Space, Passive Recreation Access to Natural Area, 50' POSA, SF		6,505
Secondary Open Space, Passive Recreation 6' Natural Trail, SF		22,632
Total Provided Open Space, SF		1,678,305
Total Provided Open Space, Acres		38.53

RECREATIONAL SPACE REQUIREMENTS				
Total Project Area, SF	Total Project Area, Acres	Recreational Space Required, 1/20 ac/DU, sf	Recreational Space Required, Acres	Recreational Space Provided, Acres
4,532,409	104.05	43,560	1.00	3.69

RECREATIONAL SPACE PROVIDED		
Secondary Open Space, Passive Recreation Adjacent to Roundabout, SF		131,618
Secondary Open Space, Passive Recreation Access to Natural Area, 50' POSA, SF		6,505
Secondary Open Space, Passive Recreation 6' Natural Trail, SF		22,632
Total Provided Recreational Space, SF		160,755
Required Recreational Space, 1/20 AC/DU, Acres		1.00
Total Provided Recreataional Space, Acres		3.69

Legend

Existing Property Line
Existing 10 Foot Contour
Proposed R/W Line / Lot Line
Building Setback
Secondary Open Space
100' Stream Buffer
Open Space
Proposed Recreational Space

BEFORE YOU DIG
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1-800-632-4949
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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL MICHAEL A. NEAL PE 15492

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2807 HOMESTEAD ROAD
CHAPEL HILL, NORTH CAROLINA 27516

TRIPLE CROWN FARMS
906 Triple Crown Drive
CHAPEL HILL, NORTH CAROLINA
PIN: 9850-91-0030

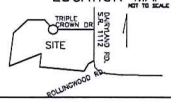
RECREATION AND OPEN SPACE

Date: 4-21-14

Revisions:
4/21/14: Rev. per Staff Review of Major Subdivision Plan.

Drawn By: DC
Checked By: US
Project No. 321
Sheet: 4

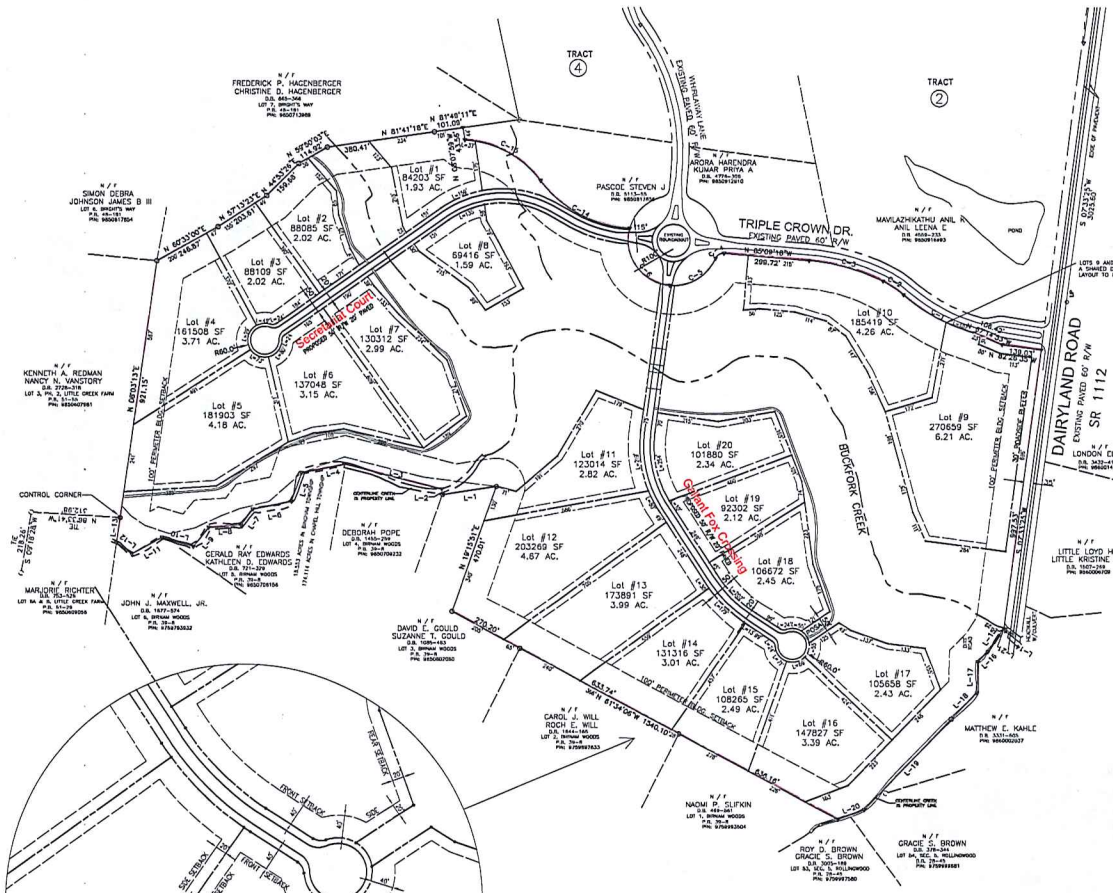
LOCATION MAP
NOT TO SCALE

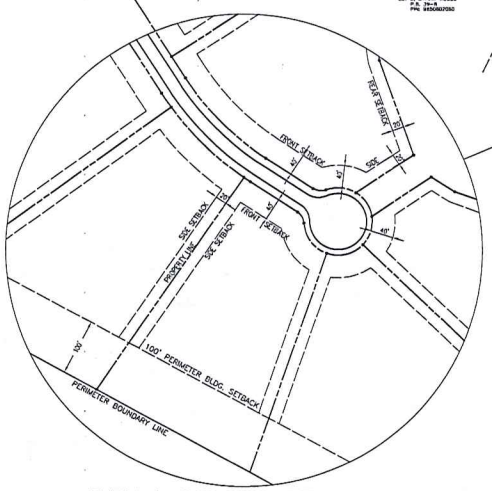


SITE INFORMATION:

OWNERSHIP:	
OWNER:	16 PARKSIDE LANE, LLC
OWNER ADDRESS:	2807 HOMESTEAD ROAD
CITY/STATE:	CHAPEL HILL, NC, 27516
PIN NUMBER:	9850910030
DEED BK/PAGE:	3943/323
PROPERTY ADDRESS:	906 Triple Crown Drive CHAPEL HILL, N.C.
TOWNSHIP:	CHAPEL HILL
LOT SIZE:	104.05 ACRES
ZONING:	
PLANNING JURISDICTION:	ORANGE COUNTY, NC
ZONING DISTRICT:	RURAL BUFFER (RB)
ADJOINING PROPERTY	RURAL BUFFER (RB)
EXISTING LAND USE:	UNDEVELOPED, AGRICULTURAL
PROPOSED LAND USE:	CLUSTER SUBDIVISION/ FLEXIBLE DEVELOPMENT
MIN. LOT SIZE REQUIRED:	40,000 SF
MIN. LOT SIZE PROPOSED:	69,416 SF
REQ. LOT WIDTH MIN.	130 LF
SETBACKS:	40' FRONT 20' SIDE 20' REAR
CUL-DE-SAC SETBACK:	DISTANCE @ 104' FRONTAGE
MAX HEIGHT:	25'
PROPOSED HEIGHT:	25' MAX.
MAX FLOOR AREA RATIO:	0.058
MAX FLOOR AREA SITE:	161,058 SF (ENTIRE SUBDIVISION)
PROPOSED FLOOR AREA:	SEE TABLE FOR MAXIMUM PER LOT
REQ. OPEN SPACE RATIO:	0.33
OPEN SPACE:	REQ. 34.34 AC. PROVIDED 38.53 AC
REQ. REC. SPACE RATIO:	1/20 AC/DU @ 20 DU = 1.00 AC.
PROVIDED REC SPACE:	3.69 AC.
STORMWATER:	
WATERSHED ZONING:	UNIVERSITY LAKE, PROTECTED
OVERLAY:	SPECIAL HAZARD OVERLAY
EXISTING IMPERVIOUS:	0.0 SF, 0%
MAXIMUM IMPERVIOUS:	271,945 SF (65%)
PROPOSED IMPERV. ROADS:	76,773 SF (1.7%)
REMAINING IMPERV. SURFACE:	195,172 SF FOR INDIVIDUAL LOTS
SEE TABLE FOR MAX. PER LOT	
PROPOSED DISTURBANCE:	186,525 SF (4.28 AC.)

NOTE:
ALL ADJACENT PROPERTIES ARE RESIDENTIAL USES, ZONED RURAL BUFFER (RB).





TYPICAL BUILDING SETBACKS

0 50 100 200
SCALE = 1" = 100'

PRELIMINARY---NOT FOR SALES, RECORDING OR CONVEYANCE

0 100 200 400
SCALE = 1" = 200'

BOUNDARY DATA

COURSE	BEARING	DISTANCE
L-1	S 81°07'09"W	191.70'
L-2	N 08°23'52"W	19.07'
L-3	N 75°38'35"W	352.25'
L-4	S 78°51'11"W	152.84'
L-5	S 19°28'18"W	108.50'
L-6	S 78°02'07"W	138.50'
L-7	S 36°30'52"W	70.27'
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C-15	349.15'	311.19'	51°03'37"	300.98'	N 61°47'55"W

Legend

Existing Property Line

Proposed R/W Line / Lot Line

Building Setback

BEFORE YOU DIG!
CONTACT ONE-CALL CENTER
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TRIPLE CROWN FARMS

906 Triple Crown Drive
CHAPEL HILL, NORTH CAROLINA
PIN: 9850-91-0030

PRELIMINARY LOT EXHIBIT

Date: 4-21-14

Revisions:
4/21/14: Rev. per Staff Review of Major Subdivision Plan.

Drawn By: DC
Checked By: US
Project No. 321
Sheet: 5

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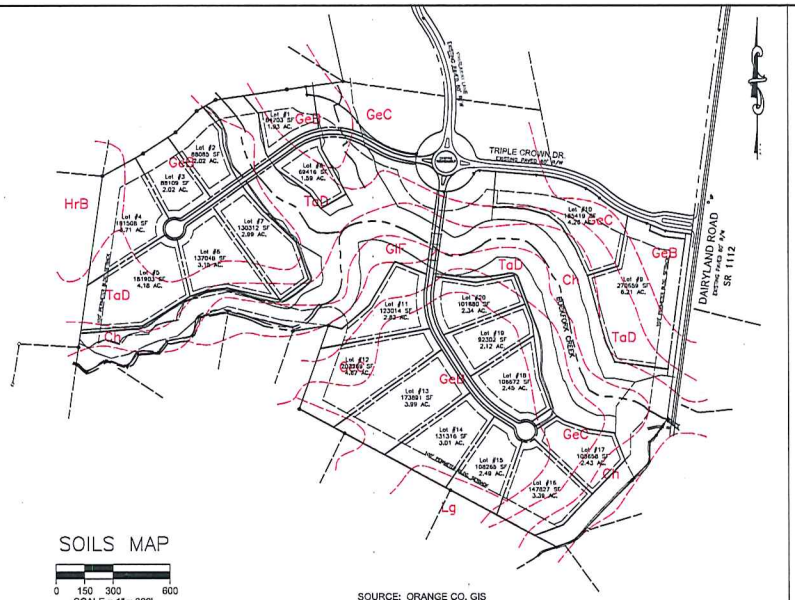
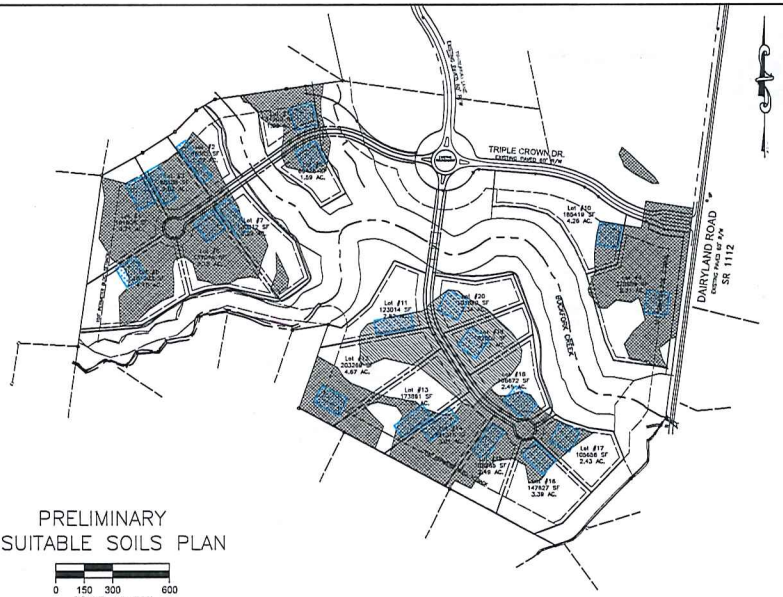


SOILS MAP

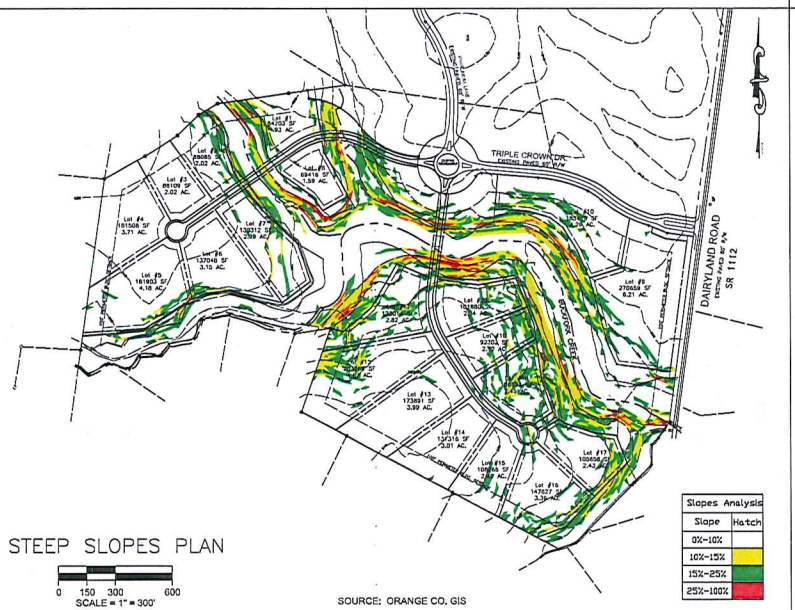
0 150 300 600
SCALE = 1" = 300'

SOURCE: ORANGE CO. GIS



PRELIMINARY
SUITABLE SOILS PLAN

0 150 300 600
SCALE = 1" = 300'



STEEP SLOPES PLAN

0 150 300 600
SCALE = 1" = 300'

SOURCE: ORANGE CO. GIS

Slopes Analysis	
Slope	Hatch
0%-10%	
10%-15%	
15%-25%	
25%-100%	

Legend

Existing Property Line

Proposed R/W Line / Lot Line

Building Setback

Areas contain soils with 24-30 inches or more of useable material and have potential for conventional, LPP or ultra-shallow septic systems. (By others)

Area not evaluated due to thick vegetation. (By Others)

Septic Field Locations

GeC Soil Type

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PIN: 9850-91-0030

SUITABLE SOILS PLAN

Date: 4-21-14

Revisions:
4/21/14: Rev. per Staff Review of Major Subdivision Plan.

Drawn By: DC
Checked By: JS
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