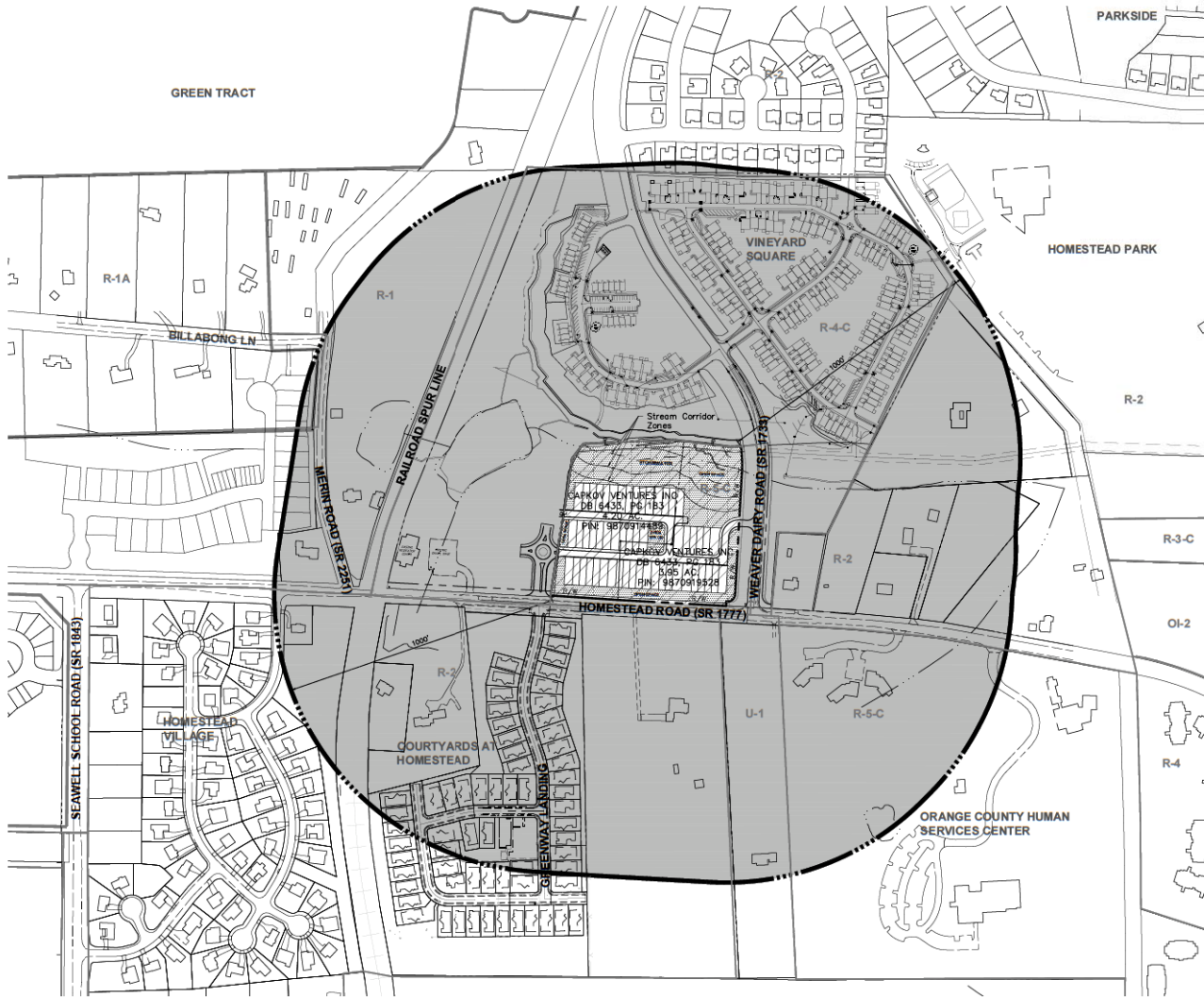
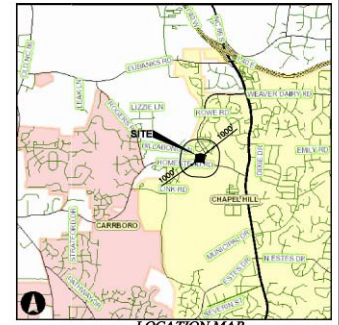
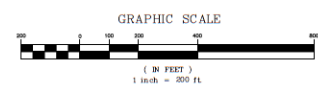


CONCEPT PLAN BRIDGEPOINT CHAPEL HILL, NC 2019



AREA MAP
SCALE 1" = 300'



SHEET INDEX

1	AREA MAP
2	EXISTING CONDITIONS PLAN
3	PROPOSED SITE PLAN
4	CONNECTIVITY PLAN

LEGEND

	CHAPEL HILL CORPORATE LIMITS
	ZONING BOUNDARY
	1000' NOTIFICATION LINE
	PROPERTY'S WITHIN NOTIFICATION AREA
	PROPOSED SITE
	OPEN SPACE

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HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY
BRIDGEPOINT
CONCEPT PLAN
FOR
KB HOME CAROLINAS
AREA MAP



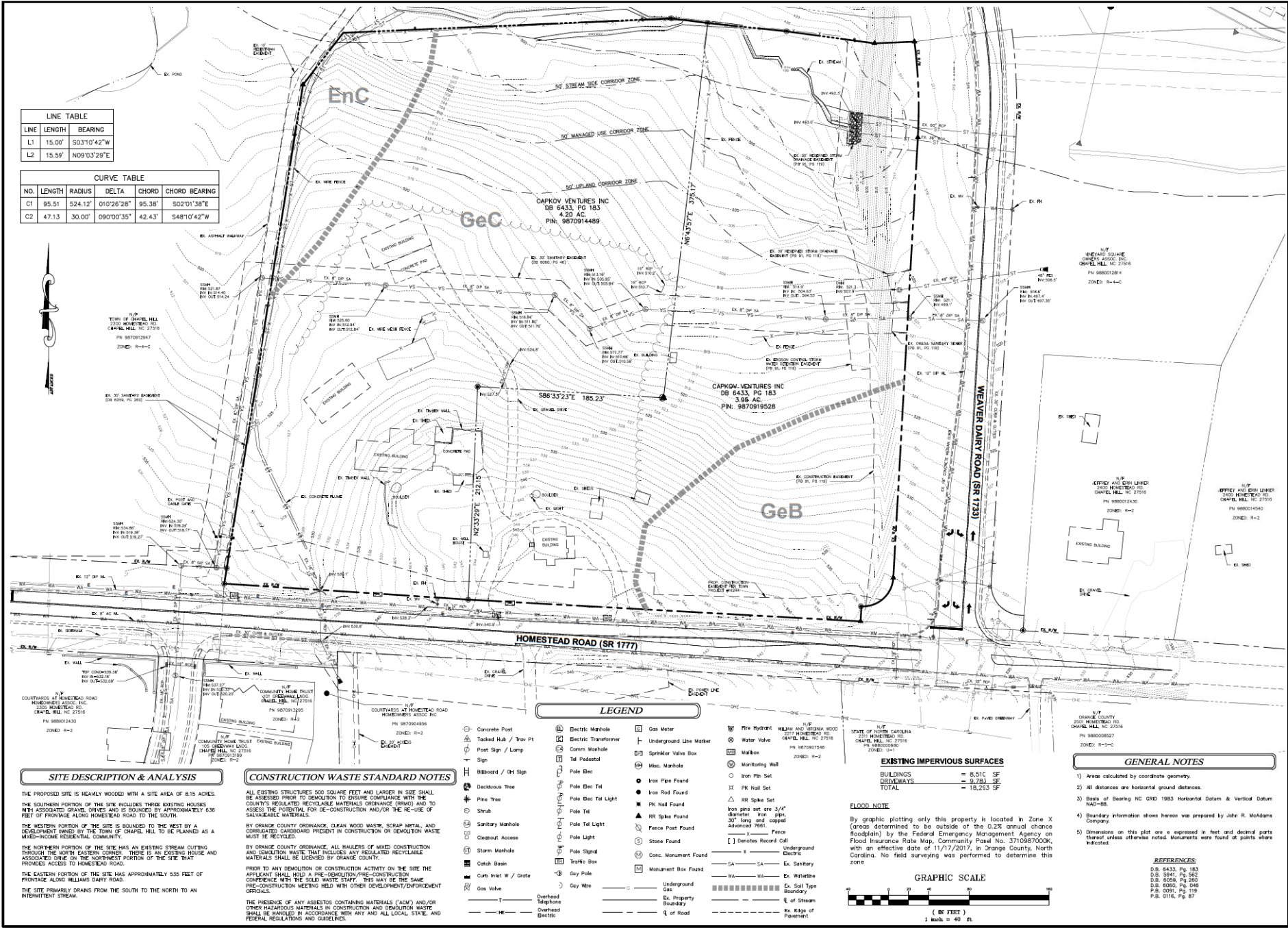
Issue Date: 2019-04-23 CONCEPT PLAN SUBMITTAL #

Date: 04/23/2019
Scale: 1" = 200'
Drawn By: JER
Checked By: CMP
Project Number: 18-0001-978
Drawing Number: 1/4

G:\18-0001-978\NC\180001\Production Drawings\180001\CONCEPT PLAN\Concept Plans\180001-978-CP01.dwg AREA MAP Apr 23, 2019 11:06:36am cnc

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00'	S03°10'42"W
L2	15.50'	N09°03'29"E

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	95.51	524.12'	010°26'28"	95.38'	S02°01'38"E
C2	47.13	30.00'	090°00'35"	42.43'	S48°10'42"W



SITE DESCRIPTION & ANALYSIS

THE PROPOSED SITE IS HEAVILY WOODED WITH A SITE AREA OF 8.15 ACRES. THE SOUTHERN PORTION OF THE SITE INCLUDES THREE EXISTING HOUSES WITH ASSOCIATED DRIVEWAYS AND IS BOUNDED BY APPROXIMATELY 636 FEET OF FRONTAGE ALONG HOMESTEAD ROAD TO THE SOUTH. THE WESTERN PORTION OF THE SITE IS BOUNDED TO THE WEST BY A DEVELOPMENT OWNED BY THE TOWN OF CHAPEL HILL TO BE PLANNED AS A MEDIUM-DENSITY RESIDENTIAL COMMUNITY. THE NORTHERN PORTION OF THE SITE HAS AN EXISTING STREAM CUTTING THROUGH THE NORTH EASTERN CORNER. THERE IS AN EXISTING HOUSE AND ASSOCIATED DRIVE ON THE NORTHWEST PORTION OF THE SITE THAT PROVIDES ACCESS TO HOMESTEAD ROAD. THE EASTERN PORTION OF THE SITE HAS APPROXIMATELY 535 FEET OF FRONTAGE ALONG WILLIAMS DAIRY ROAD. THE SITE PRIMARILY DRAINS FROM THE SOUTH TO THE NORTH TO AN INTERMITTENT STREAM.

CONSTRUCTION WASTE STANDARD NOTES

ALL EXISTING STRUCTURES 500 SQUARE FEET AND LARGER IN SIZE SHALL BE ASSESSED PRIOR TO DEMOLITION TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RMO) AND TO ASSESS THE POTENTIAL FOR DE-CONSTRUCTION AND/OR THE RE-USE OF SALVAGEABLE MATERIALS. BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUPTED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED. BY ORANGE COUNTY ORDINANCE, ALL HALLERS OF WOOD CONSTRUCTION AND DEMOLITION WASTE THAT INCLUDES ANY REGULATED RECYCLABLE MATERIALS SHALL BE LICENSED BY ORANGE COUNTY. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT SHALL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE SOLID WASTE STAFF. THIS MAY BE THE SAME PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT/ENFORCEMENT OFFICIALS. THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIALS (ACM) AND/OR OTHER HAZARDOUS MATERIALS IN CONSTRUCTION AND DEMOLITION WASTE SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.

LEGEND

- Concrete Post
- Ticketed H/A / Trap 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
- Magnetic
- Electric Transformer
- Corner Manhole
- Td Pedestal
- Pole Elec
- Pole Elec Td
- Pole Elec Td Light
- Pole Td
- Pole Td Light
- Pole Light
- Pole Signal
- Traffic Box
- 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
- Fence
- Coc. Monument Found
- Monument Box Found
- Underground Gas
- Ex. Property Boundary
- Q 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 x 30" long and capped Advected 7601.
- Fence
- [] Denotes Record Call
- Underground Electric
- SA - SA Ex. Sanitary
- WA - WA Ex. Waterline
- Ex. Soil Type Boundary
- Q of Stream
- Ex. Edge of Pavement

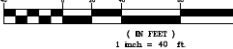
EXISTING IMPERVIOUS SURFACES

BUILDINGS	= 8,516 SF
DRIVEWAYS	= 2,783 SF
TOTAL	= 11,299 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. 3710987000K, with an effective date of 11/17/2017, in Orange County, North Carolina. No field surveying was performed to determine this zone.

GRAPHIC SCALE



GENERAL NOTES

- Areas calculated by coordinate geometry.
- All distances are horizontal ground distances.
- Basis of Bearing NC GRD 1983 Horizontal Datum & Vertical Datum NAD=88.
- Boundary information shown hereon was prepared by John R. McKams Company.
- Dimensions on this plot are expressed in feet and decimal parts thereof unless otherwise noted. Monument is found at points where indicated.

REFERENCES:

- D.B. 6433, Pg. 183
- D.B. 5841, Pg. 562
- D.B. 0556, Pg. 560
- D.B. 8060, Pg. 046
- P.B. 0081, Pg. 119
- P.B. 0116, Pg. 87

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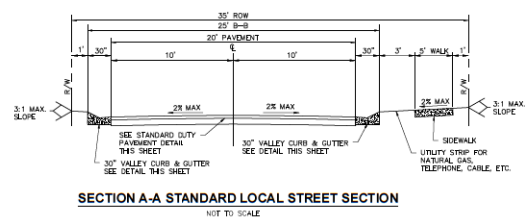
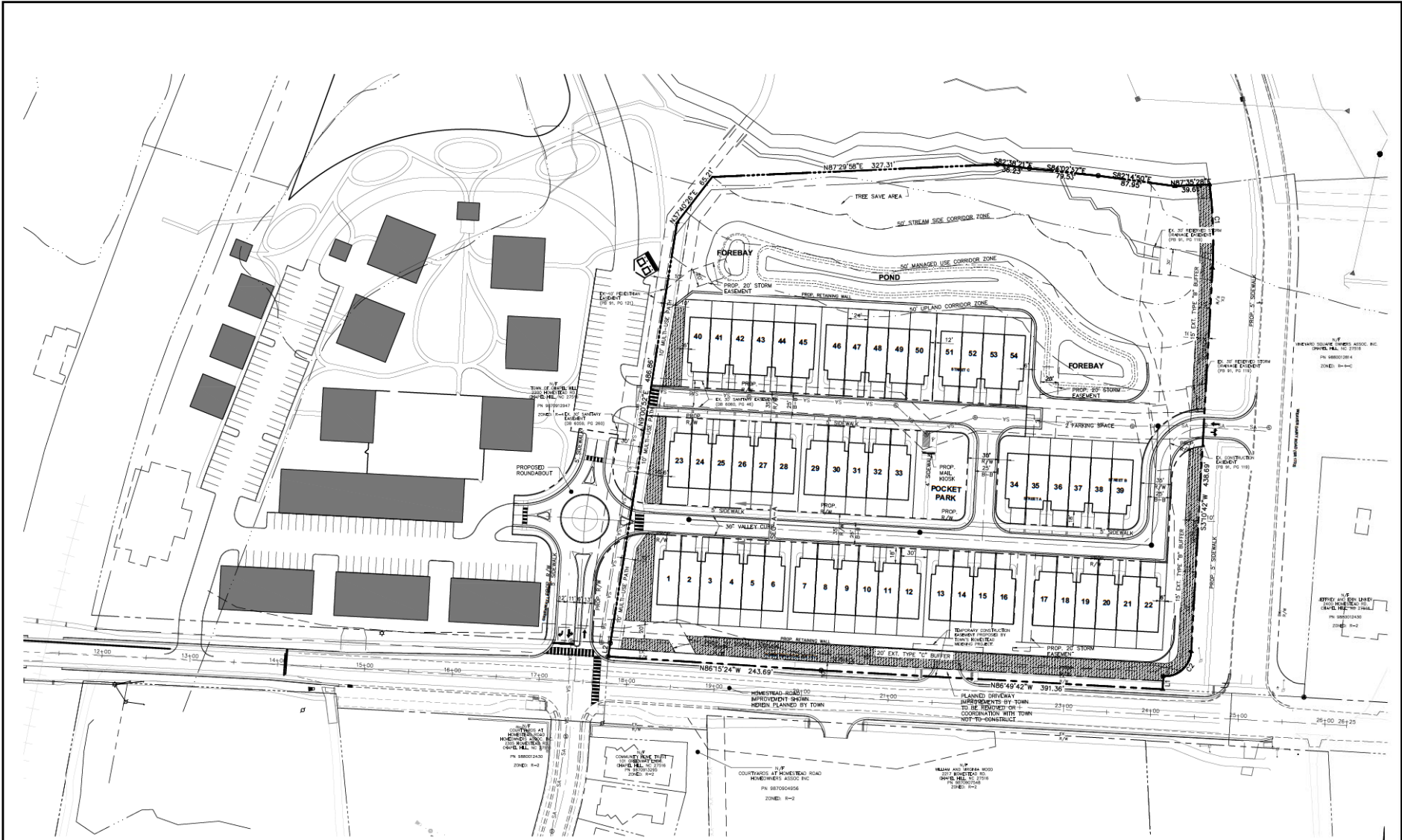
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 SCALE: 1" = 40'

Drawn By: **JRR** Checked By: **CMR**

Project Number: **18-0001-978**

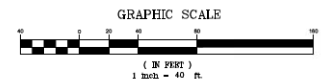
Drawing Number: **2/4**

G:\18-001-978\CONCEPT PLAN\CONCEPT PLAN\CONCEPT PLAN\CONCEPT PLAN.dwg CONNECTIVITY PLAN AP 23, 2019 - 11:02:28am rsh



- LEGEND**
- 30" Curb and Gutter
 - Property Line
 - Prop. R/W
 - Prop. Detection Basin
 - Setback
 - Tree Replacement Area
 - Tree Save Area

REQUIREMENTS
INTERNAL SETBACKS 0 FT



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HOMETEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY

BRIDGEPOINT

CONCEPT PLAN

KB HOME CAROLINAS

CONNECTIVITY PLAN

DATE: 04/23/2019
SCALE: 1" = 40'

DRAWN BY: JER
CHECKED BY: CMR

PROJECT NUMBER:
18-0001-978

DRAWING NUMBER:
4 / 4

DATE: 04/23/2019
SCALE: 1" = 40'

DRAWN BY: JER
CHECKED BY: CMR

PROJECT NUMBER:
18-0001-978

DRAWING NUMBER:
4 / 4