

# Bridgepoint

Capkov Ventures Inc.  
Town Council  
9-30-2020

Location: Chapel Hill North Carolina,  
Northwest corner of Weaver Dairy Extension  
& Homestead Road

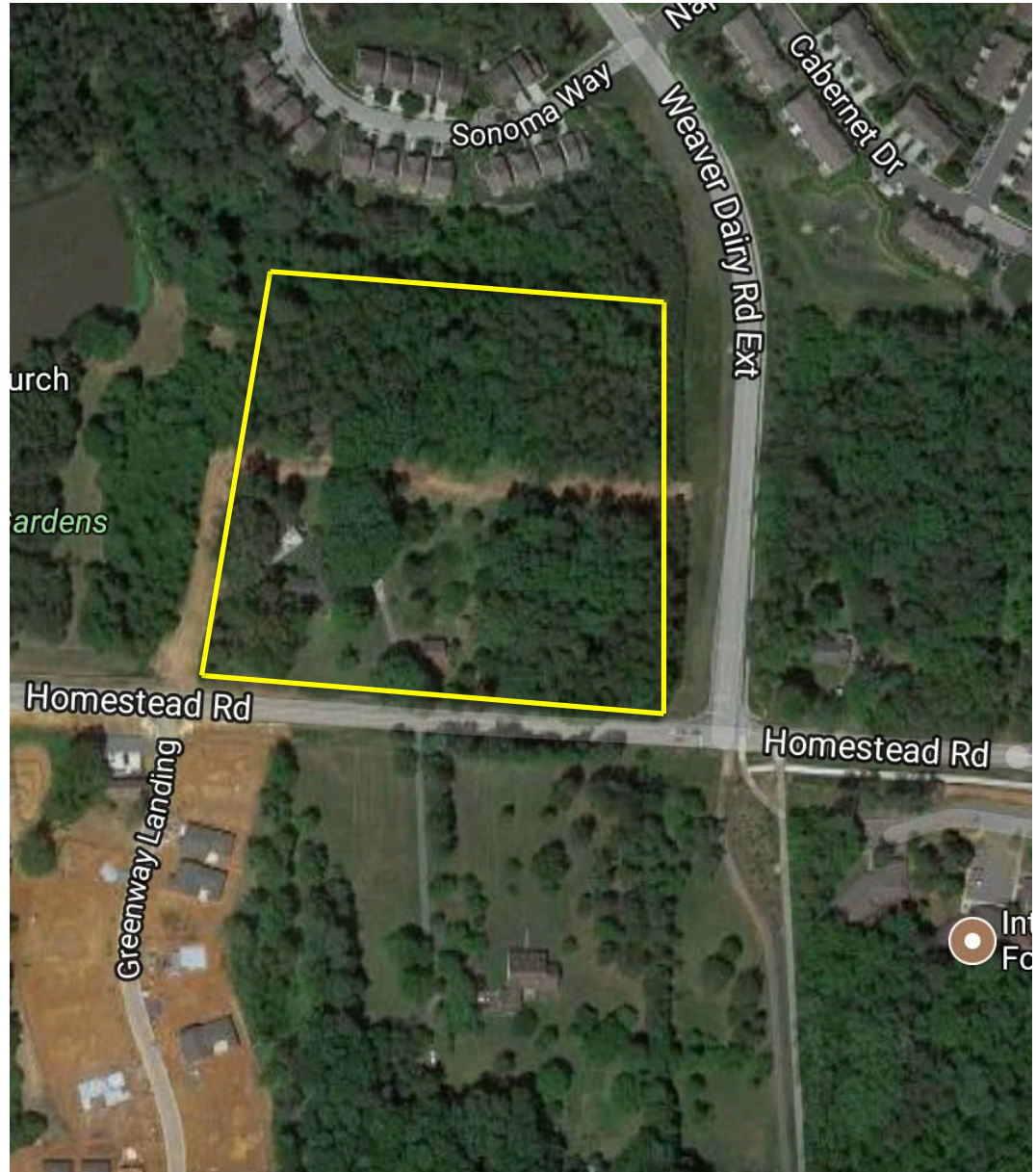
Lot Size: Gross Land Area – 8.35 Acres

Net Land Area: 9.12 Acres

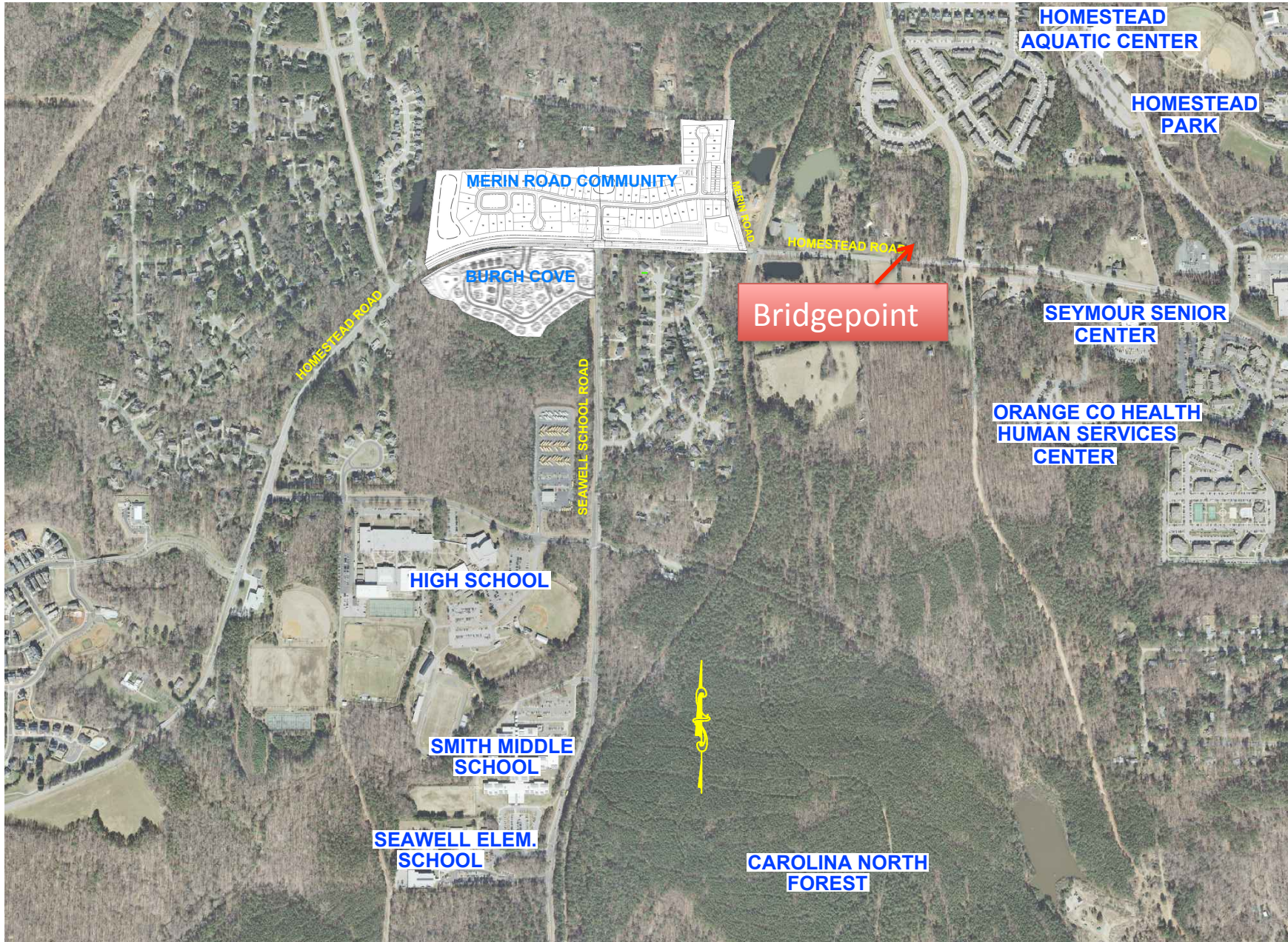
Zoning: R-5-C

Parcel Identification Numbers:  
9870-91-4489 & 9870-91-9528

Owner: Capkov Ventures Inc.  
919-942-8005



# Landmark Map



# **Streetscape**



**Streetscape**



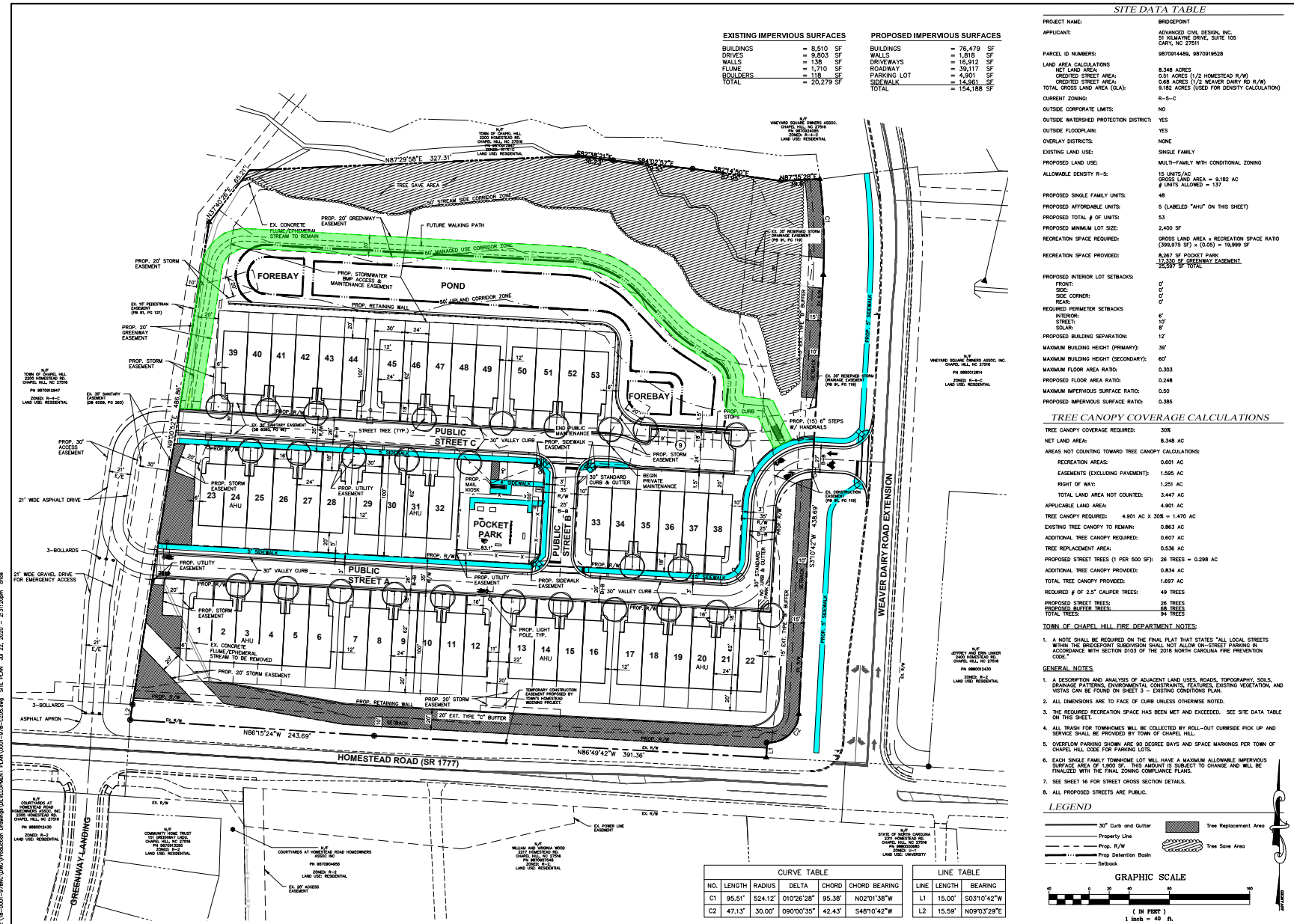
# Site Plan Layout



# Combined Site Plan



# Greenway Trail Easement and Sidewalks



**SITE DATA TABLE**

PROJECT NAME:	BRIDGEPOINT
APPLICANT:	ADVANCED CIVIL DESIGN, INC. 31 KILMEANE DRIVE, SUITE 100 CARY, NC 27511
PARCEL ID NUMBERS:	9870914499, 9870916528
LAND AREA CALCULATIONS:	
NET LAND AREA:	8.348 ACRES
CREDITED STREET AREA:	0.33 ACRES (1/3 HOMESTEAD R/W)
CREDITED STREET AREA:	0.48 ACRES (1/2 WEAVER DAIRY R/W)
TOTAL GROSS LAND AREA (OLA):	9.162 ACRES (USED FOR DENSITY CALCULATION)
CURRENT ZONING:	R-5-C
OUTSIDE CORPORATE LIMITS:	NO
OUTSIDE WATERSHED PROTECTION DISTRICT:	YES
OUTSIDE FLOODPLAIN:	YES
OVERLAY DISTRICTS:	NONE
EXISTING LAND USE:	SINGLE FAMILY
PROPOSED LAND USE:	MULTI-FAMILY WITH CONDITIONAL ZONING
ALLOWABLE DENSITY R-5:	15 UNITS/AC
	GROSS LAND AREA = 9.162 AC
	# UNITS ALLOWED = 137

PROPOSED SINGLE FAMILY UNITS:	5 (LABELED "AHU" ON THIS SHEET)
PROPOSED TOTAL # OF UNITS:	53
PROPOSED MINIMUM LOT SIZE:	2,400 SF
RECREATION SPACE REQUIRED:	GROSS LAND AREA X RECREATION SPACE RATIO (8,348 SF) x (0.05) = 19,999 SF
RECREATION SPACE PROVIDED:	8,347 SF POCKET PARK 12,335 SF GREENWAY EASEMENT 25,597 SF TOTAL
PROPOSED INTERIOR LOT SETBACKS:	
FRONT:	0'
SIDE:	0'
REAR CORNER:	0'
REAR:	0'
REQUIRED PERIMETER SETBACKS:	
INTERIOR:	4'
STREET:	10'
SIDEWALK:	8'
SOLAR:	0'
PROPOSED BUILDING SEPARATION:	12'
MAXIMUM BUILDING HEIGHT (PRIMARY):	39'
MAXIMUM BUILDING HEIGHT (SECONDARY):	60'
MAXIMUM FLOOR AREA RATIO:	0.353
PROPOSED FLOOR AREA RATIO:	0.248
MAXIMUM IMPERVIOUS SURFACE RATIO:	0.50
PROPOSED IMPERVIOUS SURFACE RATIO:	0.385

**TREE CANOPY COVERAGE CALCULATIONS**

TREE CANOPY COVERAGE REQUIRED:	30%
NET LAND AREA:	8.348 AC
AREAS NOT COUNTING TOWARD TREE CANOPY CALCULATIONS:	
RECREATION AREAS:	0.601 AC
EASEMENTS (EXCLUDING PAVEMENT):	1.595 AC
RIGHT OF WAY:	1.291 AC
TOTAL LAND AREA NOT COUNTED:	3.447 AC
APPLICABLE LAND AREA:	4.901 AC
TREE CANOPY REQUIRED:	4.901 AC X 30% = 1.470 AC
EXISTING TREE CANOPY TO REMAIN:	0.863 AC
ADDITIONAL TREE CANOPY REQUIRED:	0.607 AC
TREE REPLACEMENT AREA:	0.536 AC
PROPOSED STREET TREES (1 PER 500 SF):	26 TREES = 0.298 AC
ADDITIONAL TREE CANOPY PROVIDED:	0.834 AC
TOTAL TREE CANOPY PROVIDED:	1.697 AC
REQUIRED # OF 2.5" CALIPER TREES:	49 TREES
PROPOSED STREET TREES:	26 TREES
PROPOSED BUFFER TREES:	23 TREES
TOTAL TREES:	95 TREES

**TOWN OF CHAPEL HILL FIRE DEPARTMENT NOTES:**  
1. A NOTE SHALL BE REQUIRED ON THE FINAL PLAN THAT STATES "ALL LOCAL STREETS WITHIN THE BRIDGEPOINT SUBDIVISION SHALL NOT ALLOW ONE-STREET PARKING IN COMPLIANCE WITH SECTION DIST 3 OF THE 2018 NORTH CAROLINA FIRE PREVENTION CODE."

- GENERAL NOTES:**  
1. A DESCRIPTION AND ANALYSIS OF ADJACENT LAND USES, ROADS, TOPOGRAPHY, SOILS, DRAINAGE PATTERNS, ENVIRONMENTAL CONSTRAINTS, FEATURES, EXISTING VEGETATION, AND VISTAS CAN BE FOUND ON SHEET 3 - EXISTING CONDITIONS PLAN.  
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.  
3. THE REQUIRED RECREATION SPACE HAS BEEN MET AND EXCEEDED. SEE SITE DATA TABLE ON THIS SHEET.  
4. ALL TRASH FOR TOWNHOMES WILL BE COLLECTED BY ROLL-UP CURBSIDE PICK UP AND SERVICE SHALL BE PROVIDED BY TOWN OF CHAPEL HILL.  
5. OVERFLOW PARKING SHOWN ARE 90 DEGREE BAYS AND SPACE MARKINGS PER TOWN OF CHAPEL HILL CODE FOR PARKING LOTS.  
6. EACH SINGLE FAMILY TOWNHOME LOT WILL HAVE A MAXIMUM ALLOWABLE IMPERVIOUS SURFACE AREA OF 1,800 SF. THIS AMOUNT IS SUBJECT TO CHANGE AND WILL BE FINALIZED WITH THE FINAL ZONING COMPLIANCE PLANS.  
7. SEE SHEET 14 FOR STREET CROSS SECTION DETAILS.  
8. ALL PROPOSED STREETS ARE PUBLIC.

**LEGEND**

- 30" Curb and Outter
- Property Line
- Prop. R/W
- Prop. Detention Basin
- Setback
- Tree Replacement Area
- Tree Save Area

**GRAPHIC SCALE**  
( IN FEET )  
1 Inch = 40 ft.

EXISTING IMPERVIOUS SURFACES		PROPOSED IMPERVIOUS SURFACES	
BUILDINGS	= 8,510 SF	BUILDINGS	= 78,479 SF
DRIVES	= 9,803 SF	WALLS	= 1,816 SF
WALLS	= 139 SF	DRIVEWAYS	= 18,912 SF
FLOORS	= 1,710 SF	ROADWAY	= 39,117 SF
BOLLARDERS	= 116 SF	PARKING LOT	= 4,501 SF
TOTAL	= 20,279 SF	SIDEWALK	= 14,981 SF
		TOTAL	= 154,188 SF

**CURVE TABLE**

NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	95.51'	524.12'	010°26'28"	95.38'	N02°01'38"W
C2	47.13'	30.00'	090°00'35"	42.43'	S48°10'42"W

**LINE TABLE**

LINE	LENGTH	BEARING
L1	15.00'	S03°10'42"W
L2	15.59'	N09°03'29"E

DATE: 07/22/2020  
SCALE: 1" = 40'  
DRAWN BY: JRR  
CHECKED BY: CJR  
PROJECT NUMBER:  
18-0001-978  
DRAWING NUMBER:  
5 / 16

**PRELIMINARY**

DATE: 07/22/2020  
SCALE: 1" = 40'  
DRAWN BY: JRR  
CHECKED BY: CJR  
PROJECT NUMBER:  
18-0001-978  
DRAWING NUMBER:  
5 / 16

ADVANCED CIVIL DESIGN  
31 KILMEANE DRIVE, SUITE 100  
CARY, NC 27511  
PHONE: 919.762.9900

BRIDGEPOINT  
HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY  
CONDITIONAL ZONING PLANS  
FOR  
KB HOME CAROLINAS  
SITE PLAN

**HORACE WILLIAMS TRAIL**

A spur of the Norfolk Southern Railroad leaves the main rail line near Hillsborough and trends southeast to Chapel Hill. The line serves the needs of the University of North Carolina co-generation plant and extends over 4.1 miles along this potential greenway.

- 1** Millhouse Road to Eubanks Road  
The trail would begin at Millhouse Road just south of I-40 and continue through the Town's Operations Center and northern park and ride lot to Eubanks Road.

**Resource Protection**

The Town controls almost all of the land in this section. Only one parcel is currently missing. The Town will likely preserve a trail corridor on that tract when the property is developed in the future. The Town should be prepared to act swiftly to preserve the rail corridor in the event that the railroad should abandon the line.

**Potential for Trail Development**

The physical limitations of trail development in this section are few. An important connection could be made from the Horace Williams Trail to the Old Field Trail.

**Summary of Constraints for Potential Trail Development**

- One parcel of land is in private ownership.
- It would be necessary to build a portion of the trail on the existing park and ride lot property.
- It would be necessary to negotiate a crossing access with the Norfolk Southern Railroad to allow trail access to Millhouse Road.

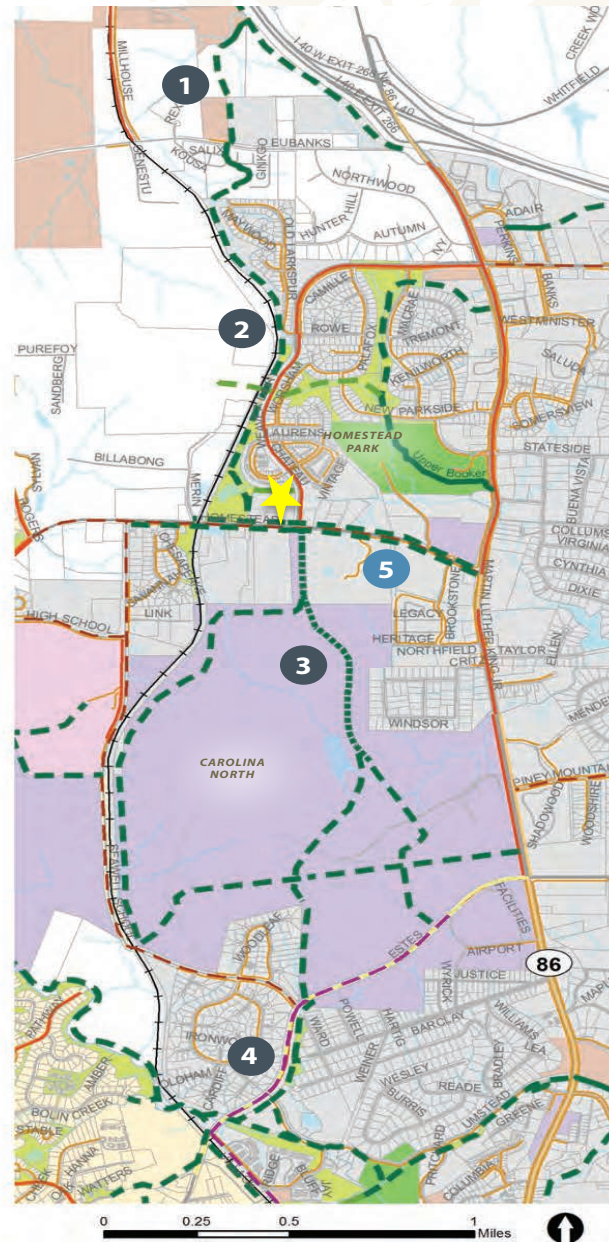
**Greenways**

- Paved
- Unpaved
- Proposed Paved
- Proposed Unpaved
- Planned

**Bike Facilities**

- Bike Lane
- Wide Shoulder/Wide Outside Lane
- Proposed Facility
- Proposed Campus to Campus Connector

- Sidewalk
- Stream
- Railroad
- Town Property
- Park
- Open Space
- School
- UNC Property
- Parcel
- Town Limits
- Carrboro Limits

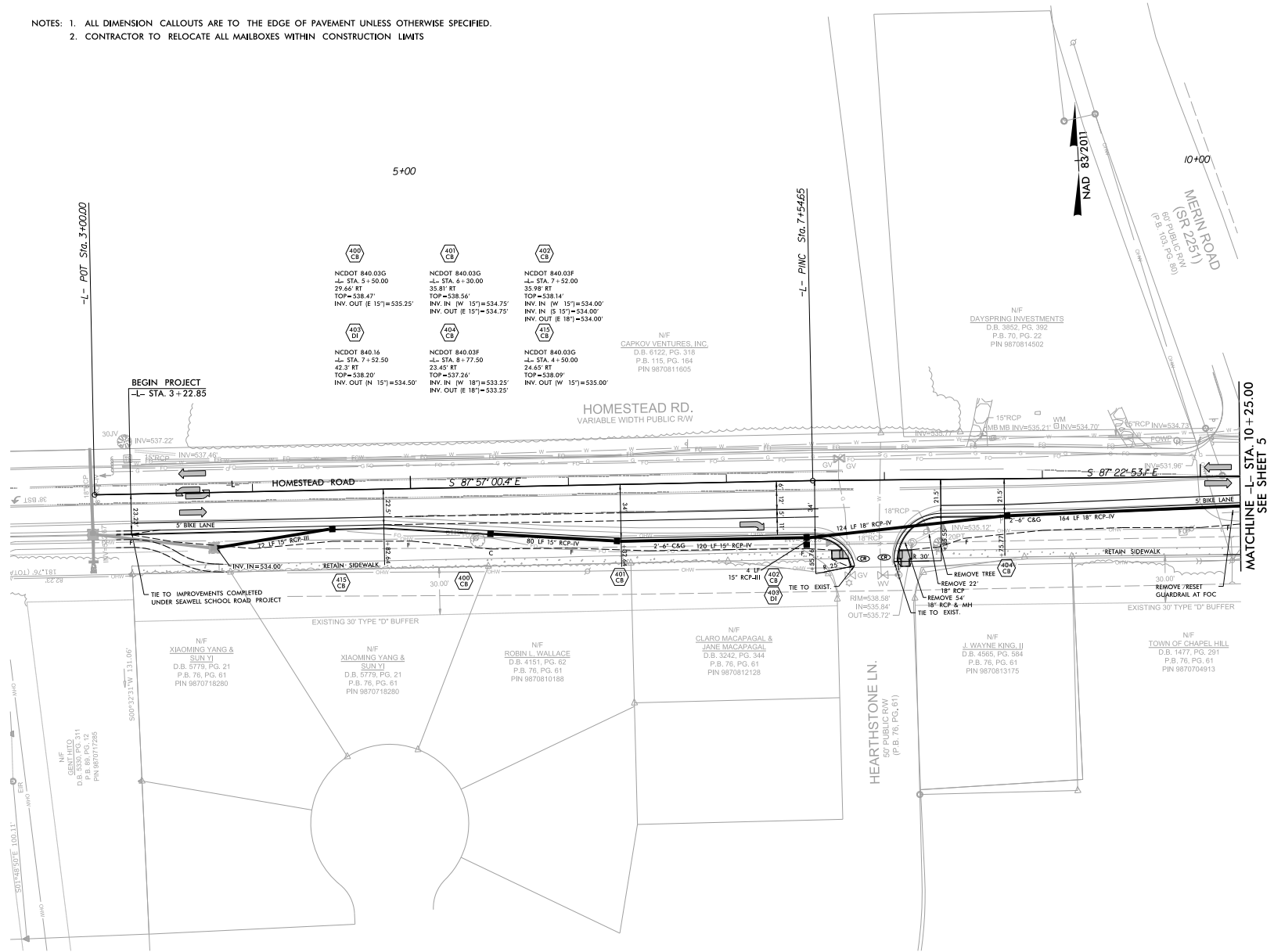


MAP 4.4 - HORACE WILLIAMS TRAIL






# Homestead Road Improvements

- NOTES: 1. ALL DIMENSION CALLOUTS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE SPECIFIED.  
2. CONTRACTOR TO RELOCATE ALL MAILBOXES WITHIN CONSTRUCTION LIMITS



MATCHLINE -L- STA. 10 + 25.00  
SEE SHEET 5

SHEET NO. <b>4</b>	
	
	PLAN SHEET
TOWN OF <b>Chapel Hill</b> ENGINEERING AND DESIGN SERVICES	
ROADWAY DESIGN ENGINEER <b>HOMESTEAD ROAD IMPROVEMENTS</b>	
<b>INCOMPLETE PLANS</b> PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION	
HYDRAULICS ENGINEER	
REVISIONS	
SCALES H-SCALE - 1" = 30' V-SCALE - N/A	
DATE: 5/7/18	
DESIGNED BY: KMW	
CHECKED BY: LSH	
	
RAMEY KEMP ASSOCIATES CONSULTING ENGINEERS 5808 Farrington Place Suite 100 Raleigh, North Carolina 27609 Phone: (919) 874-5115 Fax: (919) 878-5416 www.rameykemp.com NC License No. C-0910	

10/13/2018  
Prj: S:\16244\_Rdy\_psh04.dgn  
User: lsh

# Homestead Road Improvements

SHEET NO.  
5



TOWN OF  
*Chapel Hill*  
PLANNING AND DESIGN SERVICES

HOMESTEAD ROAD IMPROVEMENTS

PLAN SHEET

ROADWAY DESIGN ENGINEER

**INCOMPLETE PLANS  
PRELIMINARY PLANS**  
DO NOT USE FOR CONSTRUCTION

HYDRAULICS ENGINEER

REVISIONS


SCALES

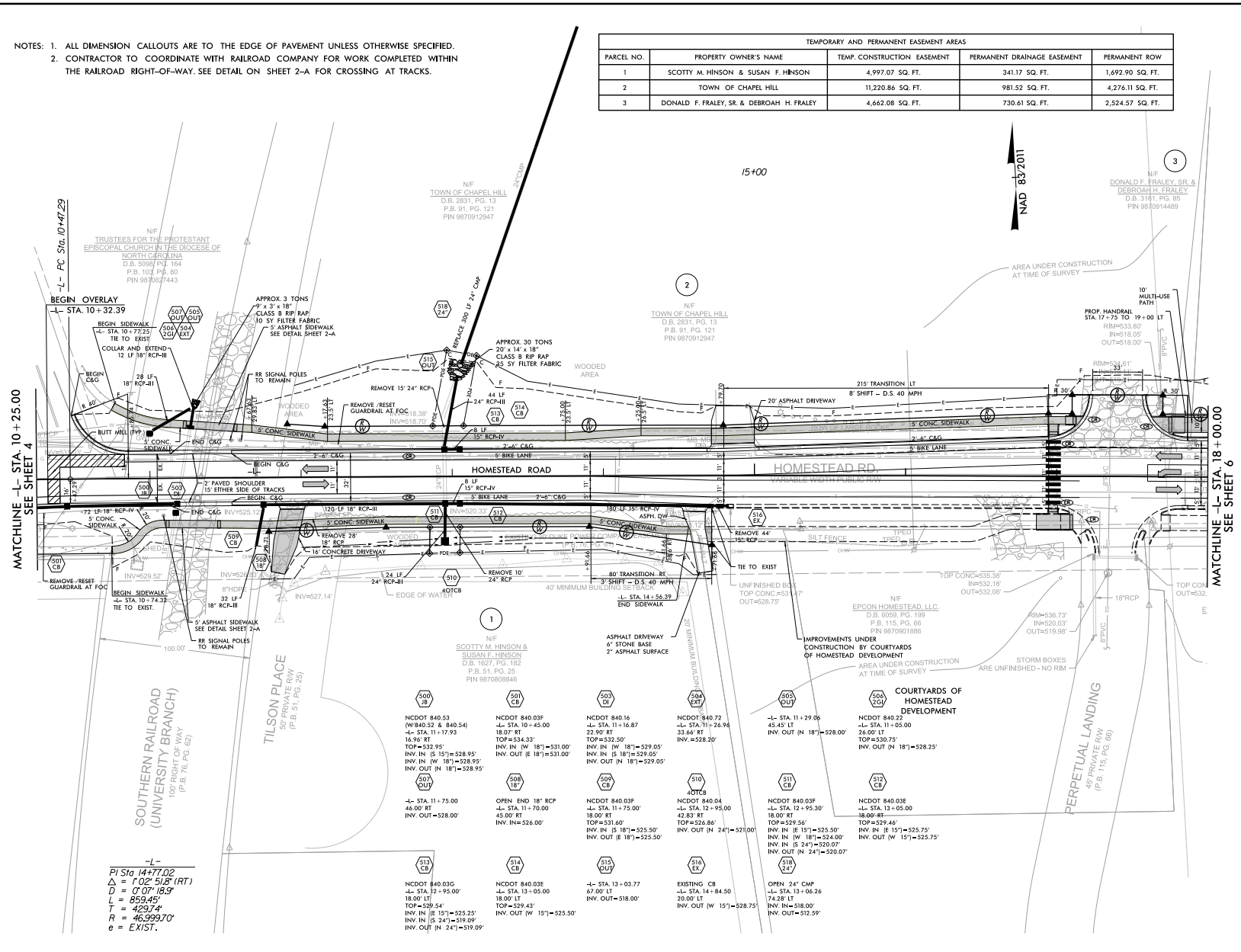
H-SCALE - 1" = 30'
V-SCALE - N/A
DATE: 5/7/16
DESIGNED BY: KMW
CHECKED BY: LSH

**RAMEY KEMP ASSOCIATES**  
INCORPORATION ENGINEERS

5806 Farrington Place  
Suite 100  
Raleigh, North Carolina 27609  
Phone: (919) 872-5115  
Fax: (919) 878-5416  
www.rameykemp.com  
NC License No. C-0910

NOTES: 1. ALL DIMENSION CALLOUTS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE SPECIFIED.  
2. CONTRACTOR TO COORDINATE WITH RAILROAD COMPANY FOR WORK COMPLETED WITH THE RAILROAD RIGHT-OF-WAY. SEE DETAIL ON SHEET 2-A FOR CROSSING AT TRACKS.

TEMPORARY AND PERMANENT EASEMENT AREAS				
PARCEL NO.	PROPERTY OWNER'S NAME	TEMP. CONSTRUCTION EASEMENT	PERMANENT DRAINAGE EASEMENT	PERMANENT ROW
1	SCOTTY M. HINSON & SUSAN F. HINSON	4,997.07 SQ. FT.	341.17 SQ. FT.	1,692.90 SQ. FT.
2	TOWN OF CHAPEL HILL	11,220.86 SQ. FT.	981.52 SQ. FT.	4,276.11 SQ. FT.
3	DONALD F. FRALEY, SR. & DEBRAOH H. FRALEY	4,662.08 SQ. FT.	730.61 SQ. FT.	2,524.57 SQ. FT.



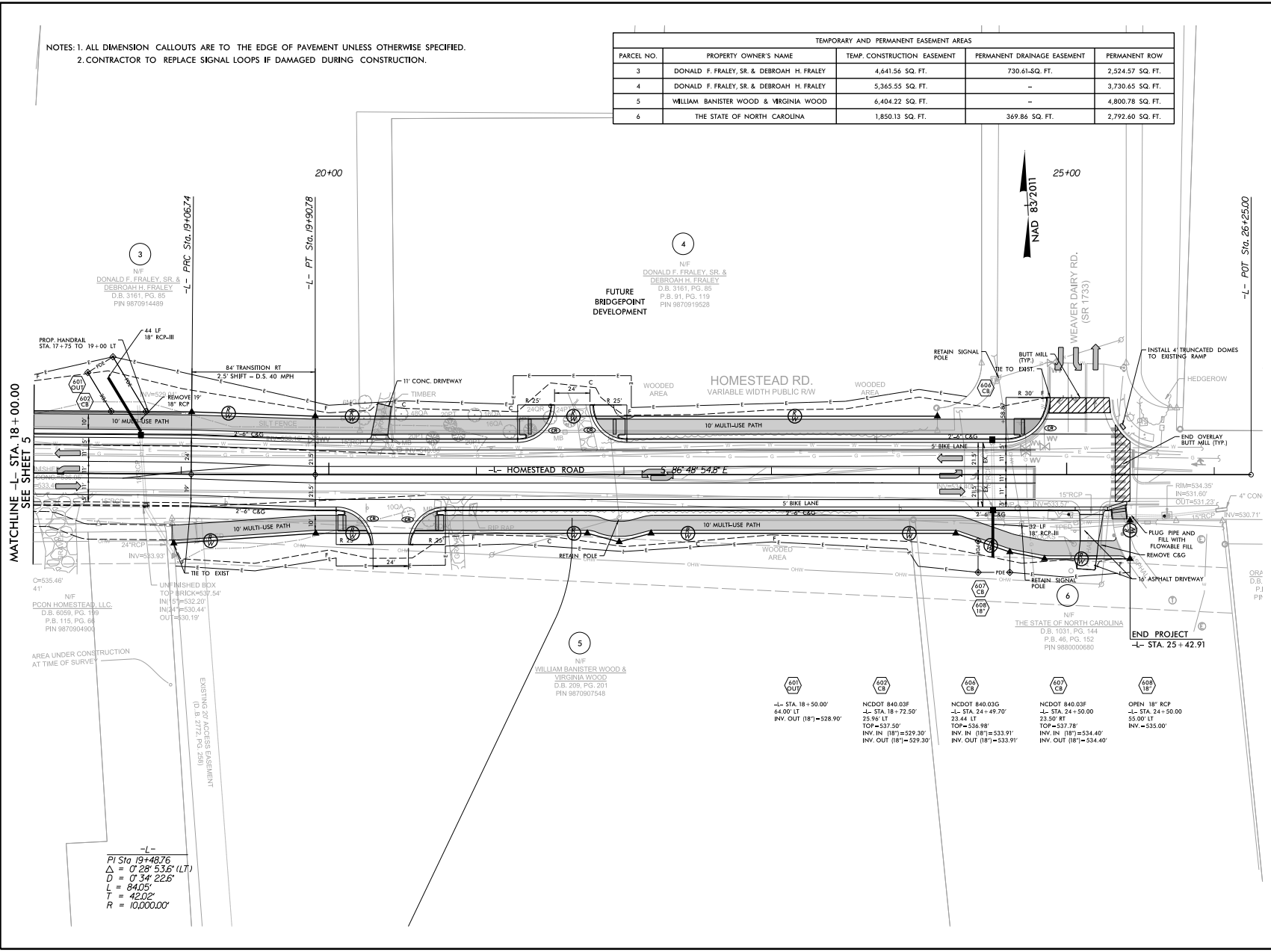
10/17/2016 16:24.1\_Rdy\_psh05.dgn  
User: lsh@chapelhillnc.gov

PI Sta 1477.02  
Δ = 1.02' 5.18" (RT)  
D = 0.07' 18.9"  
L = 859.45'  
T = 423.74'  
R = 46,999.70'  
e = EXIST.


# Homestead Road Improvements

NOTES: 1. ALL DIMENSION CALLOUTS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE SPECIFIED.  
 2. CONTRACTOR TO REPLACE SIGNAL LOOPS IF DAMAGED DURING CONSTRUCTION.

TEMPORARY AND PERMANENT EASEMENT AREAS				
PARCEL NO.	PROPERTY OWNER'S NAME	TEMP. CONSTRUCTION EASEMENT	PERMANENT DRAINAGE EASEMENT	PERMANENT ROW
3	DONALD F. FRALEY, SR. & DEBROAH H. FRALEY	4,641.56 SQ. FT.	730.61-SQ. FT.	2,524.57 SQ. FT.
4	DONALD F. FRALEY, SR. & DEBROAH H. FRALEY	5,365.55 SQ. FT.	-	3,730.65 SQ. FT.
5	WILLIAM BANISTER WOOD & VIRGINIA WOOD	6,404.22 SQ. FT.	-	4,800.78 SQ. FT.
6	THE STATE OF NORTH CAROLINA	1,850.13 SQ. FT.	369.86 SQ. FT.	2,792.60 SQ. FT.



SHEET NO.  
6



**Town of Chapel Hill**  
ENGINEERING AND DESIGN SERVICES

ROADWAY DESIGN ENGINEER


**INCOMPLETE PLANS**  
*(Do not use for any project)*

**PRELIMINARY PLANS**  
*(Do not use for construction)*

HYDRAULICS ENGINEER

NO.	DATE	DESCRIPTION

DESIGNED BY: KMW  
CHECKED BY: LSH



**RAMHEY KEMP ASSOCIATES**  
TRANSPORTATION ENGINEERS

5000 Farrington Place  
Suite 100  
Raleigh, North Carolina 27609  
Phone: (919) 875-5115  
Fax: (919) 875-5416  
www.rameykemp.com  
NC License No. C-0910

10/13/2016 62244\_P04\_psh06.dgn  
Insert Tables

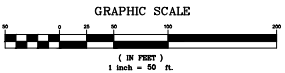
$Pi Sta = 19+48.76$   
 $\Delta = 0^\circ 29' 53.5" (LT)$   
 $D = 0^\circ 34' 22.6"$   
 $L = 84.05'$   
 $T = 42.02'$   
 $R = 10,000.00'$

# Homestead Road Improvements



**LEGEND**

	30" Curb and Gutter
	Property Line
	D, R/A
	Drop, R/A
	Building Setback
	Existing Easement
	Landscape Buffer
	Town Sidewalk/Multi-Use Path
	3'-ft Bike Lane



O:\16-0001-978\16-0001\978\0001-978-0001.dwg Homestead Exhibit Aug 24, 2020 - 1:35:26pm c64

PLAN PREPARED BY:  
  
**ADVANCED**  
 CIVIL DESIGN  
 10000 SW 15th St, Suite 100  
 Coral Springs, FL 33075  
 Phone: 954-487-9600

PLAN PREPARED FOR:  
**KB HOME CAROLINAS**  
 4506 SOUTH MIAMI BLVD. SUITE 100A  
 PHOENIX 981.748.7860

HOMESTEAD ROAD, CHAPEL HILL, NC - GRANITE COUNTY  
**BRIDGEPOINT**  
 SPECIAL USE PERMIT MODIFICATION PLANS  
 For  
**KB HOME CAROLINAS**  
**EXHIBIT**

Issue Date:	
Date:	06/24/2020
Scale:	1" = 50 FT
Drawn By:	JRM
Checked By:	CAH
Project Number:	
Drawing Number:	18-0001-978

**EX-1**



Bridgepoint

2200 Homestead Rd.  
Bus Stop

Seymour Senior  
Center Bus Stop

Chapel View  
Apartments Bus Stop

Southern Orange  
County Human Services  
Bus Stop

## **Traffic Impact Analysis and Transportation Advisory Board Recommendations**

1. Upgrade Traffic Signal at Homestead Road and Weaver Dairy Road Extension with pedestrian crosswalks and related amenities to include APS equipment and high visibility crosswalks and bicycle activated loops.
2. Add street lighting to the Homestead Road street frontage.
3. Construct a sidewalk from the eastern end of the guest parking lot to the sidewalk near the entrance from Weaver Dairy Extension Road.
4. Provide 12 Class I bicycle parking spaces, covered and secured, and one class II bicycle parking space.
5. Extend the south bound bicycle lane on Weaver Dairy Extension Road to Homestead Road where it will tie into the west bound 5' bike lane constructed as part of the Homestead Road Improvement

## **KB Homes Energy Saving Features**

- 1) **Energy Star Certified** home verified by independent third party inspector
- 2) Thermal Enclosure System: air sealing, quality insulation and high performance windows to enhance comfort, improve durability. Reduce maintenance costs and help lower monthly utility bills.
- 3) Crawl spaces sealed, and conditioned, or energy efficient slabs
- 4) Water saving plumbing fixtures.
- 5) Water management System to help protect roofs, walls and foundations from water damage.
- 6) **LP TechShield** radiant barrier sheathing to help reduce cooling cost by lowering attic temperatures by up to 30 degrees F
- 7) **Ecobee3** lite smart thermostat
- 8) **Generation Lighting** **TraverseLyte** LED light fixtures at foyer, kitchen, family room, loft, flex, hallways, stairways, and walk-in closets. LED lighting is installed in approximately 90% of each homes lighting fixtures.
- 9) R-15 exterior wall insulation, R-38 blown attic insulation and 2-in. R-10 slab insulation
- 10) 14 Sheer **Carrier** HVAC system with gas furnace designed and installed to deliver more comfort, better moisture control, improved indoor air quality and quieter operation
- 11) Low-E **Ply Gem** windows with Grids on front of home and window screens on entire home
- 12) **Energy Performance Guide (EPG)** a monthly energy cost estimate to help you better understand the money-saving advantages of a KB home.
- 13) KB Home has industry leading HERS Scores that puts KB Home in the 50% fossil fuel reduction range.
- 14) KB Home hires professional disposal companies that sort through and recycle the construction debris.

## Energy Efficiency and Greenhouse Gas Reduction

**#1**

sustainability priority for our stakeholders

**100%**

ENERGY STAR certified home commitment by KB Home for over a decade; while only 10% of U.S. new homes were ENERGY STAR certified in 2019

**140,000+**

ENERGY STAR certified new homes built since 2000; **11,797** in 2019

**5 billion**

pounds estimated cumulative CO<sub>2</sub> emission reduction from these homes

**\$780 million**

estimated cumulative utility bill savings

**52**

KB Home's average HERS Index energy performance score by the end of 2019, compared to a new-home average HERS Index score of 59 and resale average HERS Index score of 130

**10,000+**

total solar homes sold; **2,247** built in 2019

**28**

megawatts of solar power installed, producing an estimated 47 million kilowatt hours of renewable energy annually

**17%**

of our 2019 homes nationwide were solar; compared to 14% in 2018

**28%**

of KB homes delivered in 2019 were all electric

## Keeping Homeownership Attainable

**600,000+**

total KB homes delivered

**11,871**

new KB homes delivered in 2019

**55%**

first-time buyers

**22%**

first move-up buyers

**10%**

second move-up buyers

**13%**

active adult buyers

**2,152**

average sq. ft. of KB homes in 2019

**87%**

of KB communities offered 1,800-sq.-ft. plans or less

**33%**

of KB communities offered 1,400-sq.-ft. plans or less

## Water Conservation

**16,000+**

cumulative WaterSense labeled and Water Smart homes built; **1,097** in 2019

**700,000**

WaterSense labeled fixtures installed

**1.5 billion**

gallons of water saved each year from KB homes and fixtures (estimated)

## Waste Reduction

**329,900**

pounds of office paper recycled

**33%**

of office supplies are "Earth Conscious"

**100%**

of retired electronics were donated to nonprofit organizations or recycled through e-waste services



## Sustainability Industry Leadership

---

**9**

ENERGY STAR Sustained Excellence Awards through 2019 (and a tenth in 2020), more than any other homebuilder

**20**

2019 ENERGY STAR Certified Home Market Leader Awards

**5**

WaterSense Sustained Excellence Awards, the only national homebuilder to receive this award

**1**

Indoor airPLUS Leader Award, the first production homebuilder to receive this award

**13**

Sustainability Reports FY 2007-2019

**3**

sustainability innovation lab concept homes: 2010-11, 2016, 2018-19

## Community Development

---

**\$2,000,000**

in funds provided and raised through KB Cares events to over 115 important local organizations and causes in 2019

**2,300+**

volunteer hours in 2019

**1,200+**

trade partner volunteer hours in 2019

**550**

infill homes built in neighborhoods being revitalized in 2019

## Customer Satisfaction

---

**94.83%**

overall customer satisfaction rating in 2019

**93.73%**

would recommend KB Home to a friend

**4.6**

Trustbuilder® stars rating nationwide compared to 4.1 for all builders, out of a possible 5 stars

## Employees and Partners

---

**2,157**

employees

**100%**

of employees and trade partners required to wear protective equipment at construction sites

**100%**

of Board members and employees covered by our Ethics Policy. 98% of employees certified on Ethics Policy standards

**100%**

of our national supplier agreements include obligations to acknowledge our Ethics Policy and sustainability strategy



**140,000+**  
ENERGY STAR certified homes



ENERGY STAR partner  
**Since 2000**



Reduced carbon emissions by  
**5 Billion lbs**



**\$780 Million**  
saved in utility bills



Builder with the most  
**EPA Awards**



**100% of KB homes are  
ENERGY STAR certified**

compared to just 10% of all  
new homes in the U.S.

"KB Home recently achieved the impressive milestone of constructing more ENERGY STAR certified homes than any other homebuilder in the nation."

Anne Idsal  
U.S. EPA  
Acting Assistant  
Administrator  
of Air and Radiation



U.S. EPA letter to KB Home,  
November 12, 2019

**Single Family and Town Home Communities  
Approved by the Town of Chapel Hill in the Past 13  
Years.**

<b>I. Single Family</b>		
1) Southgrove		26
2) Northwoods Phase II		4
3) Courtyards at Homestead		64
4) Ramsley		14
5) Chandler		63
	<b>Total</b>	<b>171</b>
<b>II. Town Homes</b>		
1) Chandler		9
	<b>Total</b>	<b>9</b>

**A total of 171 Single Family Homes and 9 Town Homes have been approved in Chapel Hill in the last 13 years.**

**This has led to increased housing cost for all.**

**The last Town Home project approved was by Special Use Permit Approved April 21<sup>st</sup>, 2007. The Applicant was Capkov Ventures Inc.**

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# Affordable Housing Site Plan

EXISTING IMPERVIOUS SURFACES		PROPOSED IMPERVIOUS SURFACES	
BUILDINGS	= 8,510 SF	BUILDINGS	= 76,479 SF
DRIVES	= 1,803 SF	WALLS	= 1,818 SF
WALLS	= 138 SF	DRIVEWAYS	= 16,912 SF
FLOORS	= 1,710 SF	ROADWAYS	= 39,117 SF
BOULDER	= 118 SF	PARKING LOT	= 4,901 SF
TOTAL	= 20,279 SF	SIDEWALK	= 14,961 SF
		TOTAL	= 154,188 SF

### SITE DATA TABLE

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APPLICANT:	ADVANCED CIVIL DESIGN, INC. 51 KEMANNE DRIVE, SUITE 103 CARY, NC 27511
PARCEL ID NUMBERS:	987091498, 987091928
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NET LAND AREA:	8,348 ACRES
CREDITED STREET AREA:	0.31 ACRES (1/2 HOMESTEAD R/W)
TOTAL GROSS LAND AREA (CALC.):	8.68 ACRES (1/2 WEAVER DARY RD R/W)
TOTAL GROSS LAND AREA (CALC.):	8.182 ACRES (USED FOR DENSITY CALCULATION)
CURRENT ZONING:	R-5-C
OUTSIDE CORPORATE LIMITS:	NO
OUTSIDE WATERSHED PROTECTION DISTRICT:	YES
OUTSIDE FLOODPLAIN:	YES
OVERLAY DISTRICTS:	NONE
EXISTING LAND USE:	SINGLE FAMILY
PROPOSED LAND USE:	MULTI-FAMILY WITH CONDITIONAL ZONING
ALLOWABLE DENSITY R-5:	15 UNITS/AC GROSS LAND AREA = 8,182 AC # UNITS ALLOWED = 127
PROPOSED SINGLE FAMILY UNITS:	48
PROPOSED AFFORDABLE UNITS:	5 (LABELED "AHU" ON THIS SHEET)
PROPOSED TOTAL # OF UNITS:	53
PROPOSED MINIMUM LOT SIZE:	2,400 SF
RECREATION SPACE PROVIDED:	GROSS LAND AREA + RECREATION SPACE RATIO (39,975 SF) x (0.05) = 19,989 SF
RECREATION SPACE PROVIDED:	8,287 SF POCKET PARK 17,330 SF GREENWAY EASEMENT 26,317 SF TOTAL
PROPOSED INTERIOR LOT SETBACKS:	
FRONT:	0'
REAR:	0'
SIDE CORNER:	0'
REAR:	0'
REQUIRED PERIMETER SETBACKS:	
INTERIOR:	8'
STREET:	10'
REAR:	8'
PROPOSED BUILDING SEPARATION:	12'
MAXIMUM BUILDING HEIGHT (PRIMARY):	30'
MAXIMUM BUILDING HEIGHT (SECONDARY):	60'
MAXIMUM FLOOR AREA RATIO:	0.303
PROPOSED FLOOR AREA RATIO:	0.248
MAXIMUM IMPERVIOUS SURFACE RATIO:	0.50
PROPOSED IMPERVIOUS SURFACE RATIO:	0.385

### TREE CANOPY COVERAGE CALCULATIONS

TREE CANOPY COVERAGE REQUIRED:	30%
NET LAND AREA:	8,348 AC
AREAS NOT COUNTING TOWARD TREE CANOPY CALCULATIONS:	
RECREATION AREAS:	8,287 AC
EASEMENTS (EXCLUDING PAVEMENT):	1,505 AC
RIGHT OF WAY:	1,251 AC
TOTAL LAND AREA NOT COUNTED:	3,447 AC
APPLICABLE LAND AREA:	4,901 AC
TREE CANOPY REQUIRED:	4,901 AC X 30% = 1,470 AC
EXISTING TREE CANOPY TO REMAIN:	0.863 AC
ADDITIONAL TREE CANOPY REQUIRED:	0.607 AC
TREE REPLACEMENT AREA:	0.536 AC
PROPOSED STREET TREES (1 PER 500 SF):	26 TREES = 0.288 AC
ADDITIONAL TREE CANOPY PROVIDED:	0.834 AC
TOTAL TREE CANOPY PROVIDED:	1.697 AC
REQUIRED # OF 2.5" CALIPER TREES:	49 TREES
PROPOSED STREET TREES:	26 TREES
PROPOSED BUFFER TREES:	68 TREES
TOTAL TREES:	94 TREES

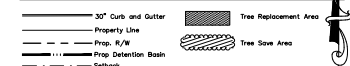
### TOWN OF CHAPEL HILL FIRE DEPARTMENT NOTES:

- A NOTE SHALL BE REQUIRED ON THE FINAL PLAN THAT STATES "ALL LOCAL STREETS WITHIN THE BRIDGEPOINT SUBDIVISION SHALL NOT ALLOW ON-STREET PARKING IN ACCORDANCE WITH SECTION D103 OF THE 2018 NORTH CAROLINA FIRE PREVENTION CODE"

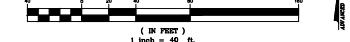
### GENERAL NOTES

- A DESCRIPTION AND ANALYSIS OF ADJACENT LAND USES, ROADS, TOPOGRAPHY, SOILS, DRAINAGE PATTERNS, ENVIRONMENTAL CONSTRAINTS, FEATURES, EXISTING VEGETATION, AND WEAS CAN BE FOUND ON SHEET S-1 - EXISTING CONDITIONS PLAN.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- THE REQUIRED RECREATION SPACE HAS BEEN MET AND EXCEEDED. SEE SITE DATA TABLE ON THIS SHEET.
- ALL TRASH FOR TOWNHOMES WILL BE COLLECTED BY ROLL-OUT CURBSIDE PICK UP AND SERVICE SHALL BE PROVIDED BY TOWN OF CHAPEL HILL.
- OVERFLOW PARKING SHOWS ARE 90 DEGREE BAYS AND SPACE MARKINGS PER TOWN OF CHAPEL HILL CODE FOR PARKING LOTS.
- EACH SINGLE FAMILY TOWNHOME LOT WILL HAVE A MAXIMUM ALLOWABLE IMPERVIOUS SURFACE AREA OF 1,500 SF. THE AMOUNT IS SUBJECT TO CHANGE AND WILL BE SHOWN ON THE ARCHITECTURAL PLANS.
- SEE SHEET 16 FOR STREET CROSS SECTION DETAILS.
- ALL PROPOSED STREETS ARE PUBLIC.

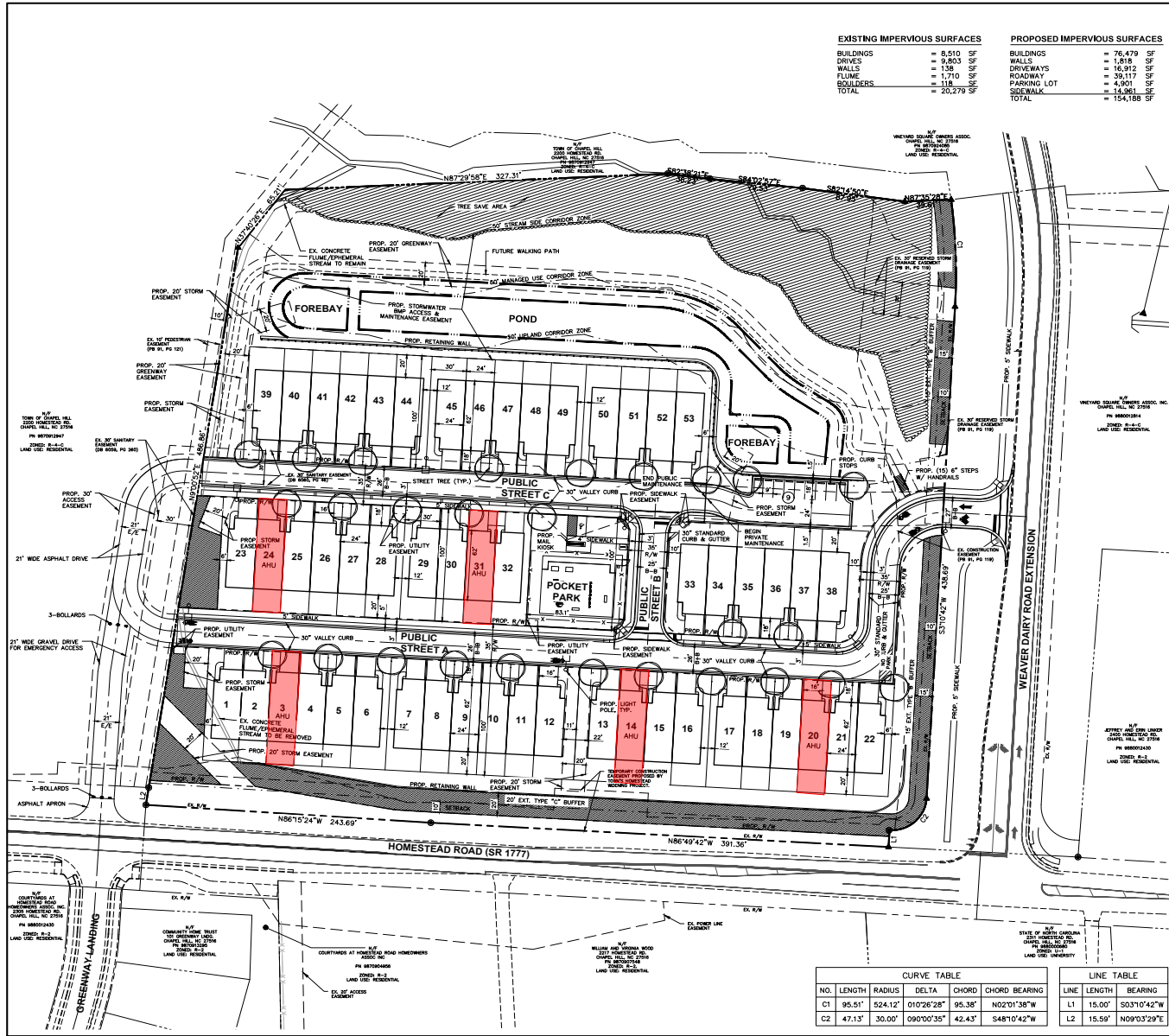
### LEGEND



### GRAPHIC SCALE



CURVE TABLE					LINE TABLE			
NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	LINE	LENGTH	BEARING
C1	95.51'	524.12'	010°26'28"	95.38'	N02°01'38"W	L1	15.00'	S03°10'42"W
C2	47.13'	30.00'	090°00'35"	42.43'	S48°10'42"W	L2	15.59'	N09°03'29"E



PLAN PREPARED BY:  
**ADVANCED CIVIL DESIGN**  
 CIVIL DESIGN  
 51 KEMANNE DRIVE, SUITE 103  
 CARY, NC 27511  
 PH: 919.450.0000  
 FAX: 919.450.0007

PLAN PREPARED FOR:  
**KB HOME CAROLINAS**  
 4606 SOUTH MAIN BLVD., SUITE 1000A  
 RALEIGH, NC 27606  
 PHONE: 919.766.7900

PROJECT LOCATION:  
 BRIDGEPOINT  
 HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY

PROJECT TITLE:  
 CONDITIONAL ZONING PLANS  
 FOR  
 KB HOME CAROLINAS  
 SITE PLAN

DATE: 07/22/2020  
 SCALE: 1" = 40'  
 DRAWN BY: JRR  
 CHECKED BY: OMR

PROJECT NUMBER:  
 18-0001-978  
 DRAWING NUMBER:  
 5 / 16

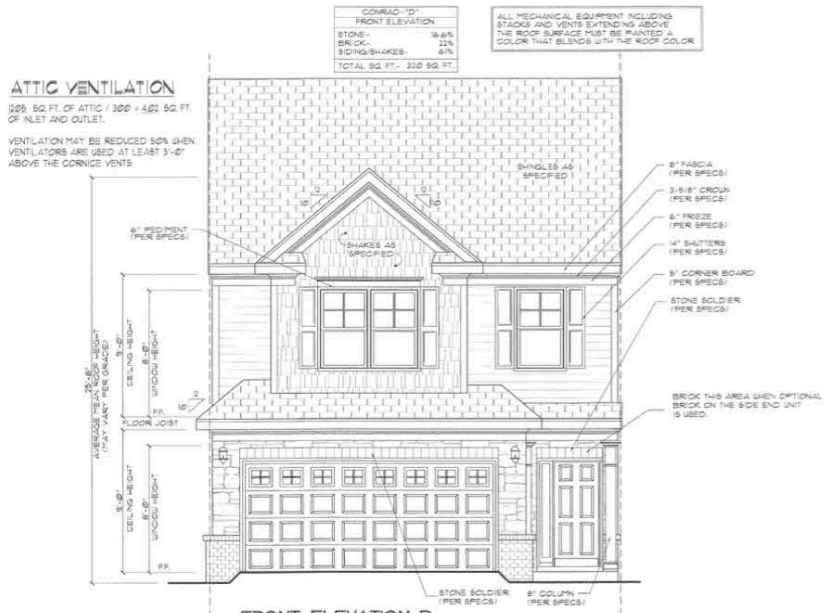
PRELIMINARY  
 TOWN OF CHAPEL HILL  
 RESOLUTION NO. 2020-0001  
 07/22/2020

C:\Users\jrr\OneDrive\Documents\Drawings\2020\18-0001-978-0001.dwg SITE PLAN - JUL 22, 2020 - 2:31:20pm 0164

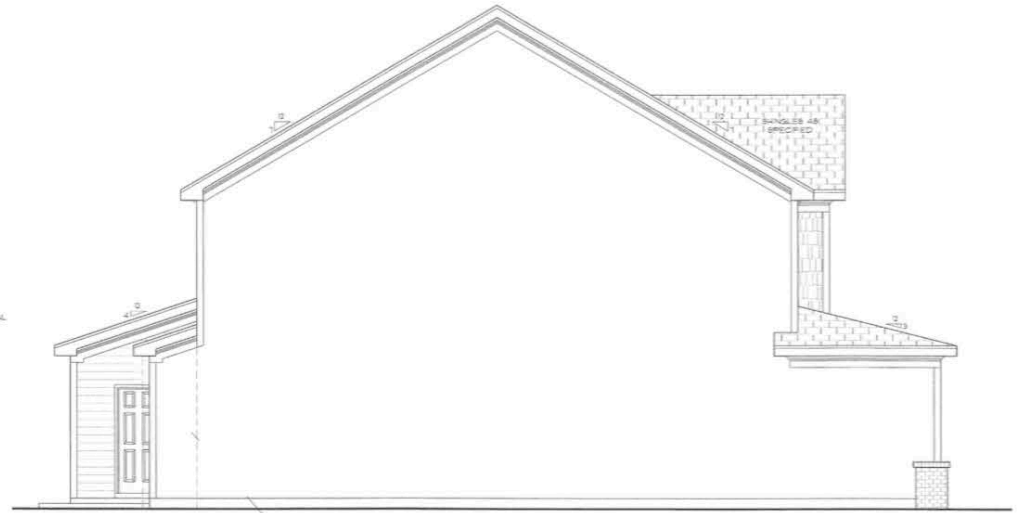
## **Affordable Housing Plan**

1. Bridgepoint will provide five (5) Affordable Homes in accordance with the Chapel Hill Land Use Ordinance's Inclusionary Zoning Provisions of Section 3.10. This equates to 10.4 % of the market rate homes being affordable.
2. Three of the homes will be available to those households earning 80% or less of the median income.
3. Two of the homes will be available to those households earning 65% or less of the median income.
4. Four of the homes will be three (3) bedroom homes, and one (1) of the homes will be a four (4) bedroom home.
5. Each of the homes will be an identical floor plan to the market rate Magnolia plan. The floor plan has both three (3) and four (4) bedroom options and will be approximately 1,700 square feet. Each Affordable Home will have two (2) car garages just like the market rate models.
6. The homes have been dispersed throughout the community to make them completely indistinguishable from the market rate homes.
7. While the Chapel Hill Development Ordinance sets a target of 15% Affordable Homes, we believe the 10.4 % Affordable Homes proposed by the Bridgepoint Affordable Housing Plan exceeds the expectations of the Ordinance by virtue of the size of the homes at approximately 1,700 square feet, combined with the inclusion of each home having a two car garage. The five (5) homes being provided will have approximately 8,500 square feet of living space. The 7.1 Affordable Homes (15%) targeted by the Land Use Ordinance combined would provide a minimum of only 7,580 square feet of living space.
8. Each Affordable Home will be conveyed to the Community Home Trust for perpetual affordability.
9. We believe the larger affordable homes will provide diversity within the affordable housing stock of the Community Home Trust which will make the affordable homes available to serve larger families and a more diverse population who might not otherwise

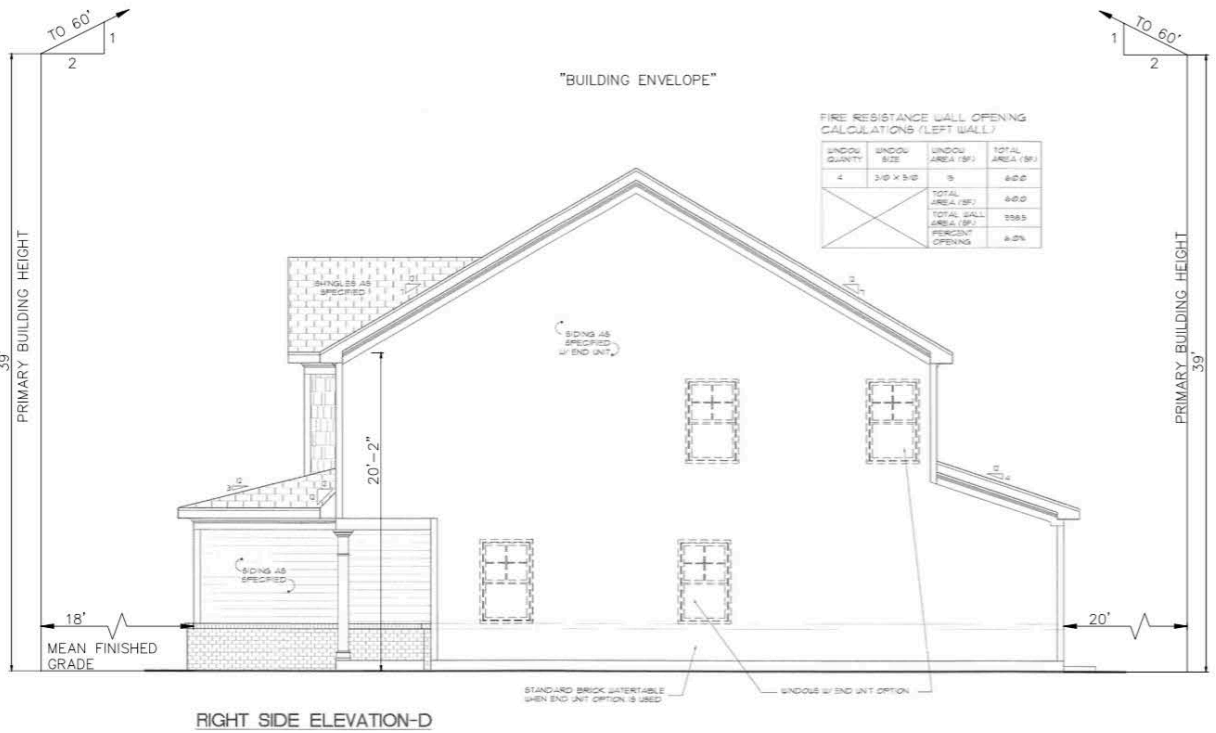
# Elevations



**FRONT ELEVATION-D**  
SCALE: 1/4"=1'



**RIGHT SIDE ELEVATION-D**



# Magnolia Floor Plan

## GLENCROFT TOWNHOMES THE MAGNOLIA



**FIRST FLOOR**



**SECOND FLOOR**



### **Builder Projected Lot Cost**

I.	Purchase Price of Land	\$1,800,000
II.	Due Diligence Cost Studies and Surveys	\$ 86,050
III.	Land Planning, Engineering, Permits	\$657,275
IV.	Legal, Administrative and Architectural	\$66,250
V.	Hard Cost Development	\$2,184,411
VI.	Affordable Housing	\$ 642,450
	<b>Total Lot Cost</b>	<b>\$5,436,436</b>
	<b>Total Lot Cost Per Lot</b>	<b>\$102,574</b>

Conventional lot cost to total home cost ratios are typically between 20%- 25%. This means that to be marketable the lot cost should not exceed 20 – 25% of the total home cost. Using the high end of this spectrum of 25% would mean that each home would have to sell for \$410,296.

This is why the Affordable Housing contribution makes it difficult to build moderately priced homes in Chapel Hill, and why developers are not entering the market. Not having a single market rate Town Home community approved in Chapel Hill in over 13 years hurts the community by significantly reducing housing opportunities and the overall diversity of housing.

## **Builder Cost of Affordable Homes**

### I Market Rate Sales Value

Market Rate Sales Price of 1700 Square Foot 3 Bedroom Base Model \$312,990

Market Rate Sales Price of 1700 Square Foot 4 Bedroom Base Model \$315,490

### Market Rate Sales Value

Three Bedroom Models (4) x \$312,990 = \$1,251,960

Four Bedroom Models (1) x \$315,490 = \$315,490

Total Market Rate Sales Value \$1,567,450

### II Affordable Rate Sales Value

Affordable Sales Price of 1700 Square Foot (3) Bedroom Model 80% AMI \$199,000

Affordable Sales Price of 1700 Square Foot (3) Bedroom Model 65% AMI \$151,000

Affordable Sales Price of 1700 Square Foot (4) Bedroom Model 80% AMI \$225,000

### Affordable Sales Value

Three Bedroom Models at 80% of AMI; \$199,000 x (2) = \$398,000

Three Bedroom Models at 65% of AMI; \$151,000 x (2) = \$302,000

Four Bedroom Model at 80% AMI; \$225,000 x (1) = \$225,000

Total Affordable Home Sales Price \$925,000

Total Market Rate Sales Value \$1,567,450 – Total Affordable Sales Value \$925,000 = Total Cost of Affordable Homes **\$642,450 or \$13,669 Per Market Rate Unit Subsidy.**

This means every new owner of a market rate unit will have to pay an additional \$13,669 to subsidize the (5) Affordable Homes.

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**Carolinas  
Bridgepoint  
VARIABLE CONTRIBUTION ANALYSIS  
August 17, 2020**

	224.1513	240.1716	224.1921	
<b><u>PRODUCT</u></b>				
Number of Units	17	19	17	Total Units 53
Square Feet	1513	1716	1921	Wtd Avg SF 1,717
Mix Percentage	32.08%	35.85%	32.08%	Abs Per Wk
Plan Description	2ST/3BD/2.5BA 2ST/3BD/2.5BA 2ST/3BD/2.5BA			Peak Capital
<b><u>REVENUE</u></b>				
Base Price	296,990	306,990	318,990	<b>Average</b> 307,632
Lot Premium	6,000	6,000	6,000	6,000
Decor / Option Sales	17,819	18,419	19,139	18,458
<b>Total Revenue</b>	<b>320,809</b>	<b>331,409</b>	<b>344,129</b>	<b>332,089</b>
Base Price per SqFt	196.29	178.90	166.05	179.21
All-In Price per SqFt	212.04	193.13	179.14	194.71
<b><u>VARIABLE COSTS</u></b>				

**Applicants Financial Disclosure on Purchase, Cost, and Sale Contract**

I.	Capkov Purchase Price (Closing Statement attached)	\$1,175,000
II.	Closing Cost	\$2,817
III.	Surveys and Feasibility Studies	\$5,745
IV.	Land Planning and Engineering	\$15,250
V.	Property Taxes (2016-2020)	\$74,044
VI.	Interest (36 months at 5%)	\$176,250
VII.	Overhead and Administration (36 months)	\$306,347
	<b>Total Cost</b>	<b>\$1,755,453</b>

**Capkov Sales Price to KB Homes (Purchase Agreement attached)      \$1,800,000**

**Net Income 6 Years \$44,547**