



# PROJECT FACT SHEET
















## Overview



Site Description	
<b>Project Name</b>	Bridgepoint
<b>Address</b>	2214 & 2312 Homestead Road
<b>Property Size</b>	399,975 sf (9.2 acres)
<b>Existing</b>	Two existing dwelling units and outbuildings
<b>Orange County Parcel Identifier Numbers</b>	9870-91-4489 and 9870-91-9528
<b>Existing Zoning</b>	Residential-5-Conditional (R-5-C)
<b>Proposed Zoning</b>	Residential-5-Conditional Zoning (R-5-CZ)

## Site Design


Topic	Comment	Status
<b>Use/Density</b> ( <a href="#">Sec 3.7</a> )	Townhouse Development (53 lots)	
<b>Dimensional Standards</b> ( <a href="#">Sec. 3.8</a> )	Comply with LUMO Section 3.8; Dimensional standards only apply to exterior property lines	
<b>Floor area</b> ( <a href="#">Sec. 3.8</a> )	<i>Maximum:</i> 121,192 sq. ft. <i>Proposed:</i> 99,057 sq. ft.	
<b>Inclusionary Zoning</b> ( <a href="#">Sec. 3.10</a> )	<i>Required:</i> 7.2 units (15%) <i>Proposed:</i> 5 units (10.4%)	<b>M</b>
<b>Landscape</b>		
<b>Buffer – North</b> ( <a href="#">Sec. 5.6.2</a> )	<i>Required:</i> 10' Type "B" <i>Proposed:</i> 10' Type "B" Alternative	
<b>Buffer – East</b> ( <a href="#">Sec. 5.6.2</a> )	<i>Required:</i> 15' Type "B" <i>Proposed:</i> 15' Type "B" Alternative	
<b>Buffer – South</b> ( <a href="#">Sec. 5.6.2</a> )	<i>Required:</i> 20' Type "C" <i>Proposed:</i> 20' Type "C" Alternative	
<b>Buffer - West</b> ( <a href="#">Sec. 5.6.2</a> )	<i>Required:</i> 15' Type "B" <i>Proposed:</i> 15' Type "B" Modified	<b>M</b>
<b>Tree Canopy</b> ( <a href="#">Sec. 5.7</a> )	<i>Required:</i> 30% <i>Proposed:</i> 30% with additional plantings	
<b>Landscape Standards</b> ( <a href="#">Sec. 5.9.6</a> )	Application must comply	

Environment		
<b>Resource Conservation District</b> ( <a href="#">Sec. 3.6</a> )	<i>Required:</i> Maximum of 40% land disturbance in Upland and Managed Use Zones <i>Proposed:</i> Exceeding 40% in the Upland Zone	<b>M</b>

<b>Erosion Control</b> ( <a href="#">Sec. 5.3.1</a> )	Orange County Erosion Control permit required	
<b>Steep Slopes</b> ( <a href="#">Sec. 5.3.2</a> )	<i>Required:</i> Disturb < 25% of slopes greater than 25% slope <i>Proposed:</i> 55% (9,712 sq. ft. total)	<b>M</b>
<b>Stormwater Management</b> ( <a href="#">Sec. 5.4</a> )	One wet detention pond designed to meet the standards of LUMO Section 5.4	
<b>Land Disturbance</b>	374,616 sq. ft.(8.6 acres)	
<b>Impervious Surface</b> ( <a href="#">Sec. 3.8</a> )	154,188 sq. ft. (42.4% of net land area)	
<b>Solid Waste &amp; Recycling</b>	Individual public refuse pickup	
<b>Jordan Riparian Buffer</b> ( <a href="#">Sec. 5.18</a> )	No disturbance proposed	
<b>Access and Circulation</b>		
<b>Road Improvements</b> ( <a href="#">Sec. 5.8</a> )	<ul style="list-style-type: none"> <li>• 15 mph speed limit within development;</li> <li>• Retiming of Homestead Road and Weaver Dairy Road Extension traffic signal;</li> <li>• 175 foot eastbound left turn lane from Homestead Road to Weaver Dairy Road Extension;</li> <li>• No parking on interior streets</li> </ul>	
<b>Vehicular Access</b> ( <a href="#">Sec. 5.8</a> )	Primary access from Weaver Dairy Road Extension; Emergency (secondary) access through Town-owned property at 2200 Homestead Road.	
<b>Bicycle Improvements</b> ( <a href="#">Sec. 5.8</a> )	Extension of southbound bicycle lane along Weaver Dairy Road Extension from where existing bicycle lane ends to Homestead Road or installation of multi-use path along Weaver Dairy Road Extension Road frontage	
<b>Pedestrian Improvements</b> ( <a href="#">Sec. 5.8</a> )	Installation of signage warning of pedestrians within development; installation of sidewalk connecting parking lot (east end of Street C) to Street A near site entrance	
<b>Traffic Impact Analysis</b> ( <a href="#">Sec. 5.9</a> )	TIA Executive Summary attached	
<b>Transit</b> ( <a href="#">Sec. 5.8</a> )	NA	NA
<b>Bicycle Parking</b> ( <a href="#">Sec. 5.9</a> )	NA	NA
<b>Parking Lot Standards</b> ( <a href="#">Sec. 5.9</a> )	Application must comply	
<b>Technical</b>		
<b>Fire</b>	Meet Town Standards	
<b>Site Improvements</b>	53 townhomes with community amenities including a tot lot and walking path	
<b>Recreation Area</b> ( <a href="#">Sec. 5.5</a> )	<i>Required:</i> 19,999 sq. ft. plus 25% payment-in-lieu <i>Proposed:</i> 25,597 sq. ft.	<b>M</b>
<b>Lighting Plan</b> ( <a href="#">Sec. 5.11</a> )	Maximum of 0.3 foot-candles at property line	

<b>Homeowners Association</b> ( <a href="#">Sec. 4.6</a> )	Yes	
<b>Adequate Public Schools</b> ( <a href="#">Sec. 5.16</a> )	Application must comply	

### Project Summary Legend

Symbol	Meaning
	Meets Requirements
<b>M</b>	Seeking Modification
<b>C</b>	Requires Council Endorsement
<b>FP</b>	Required at Final Plan;
<b>NA</b>	Not Applicable