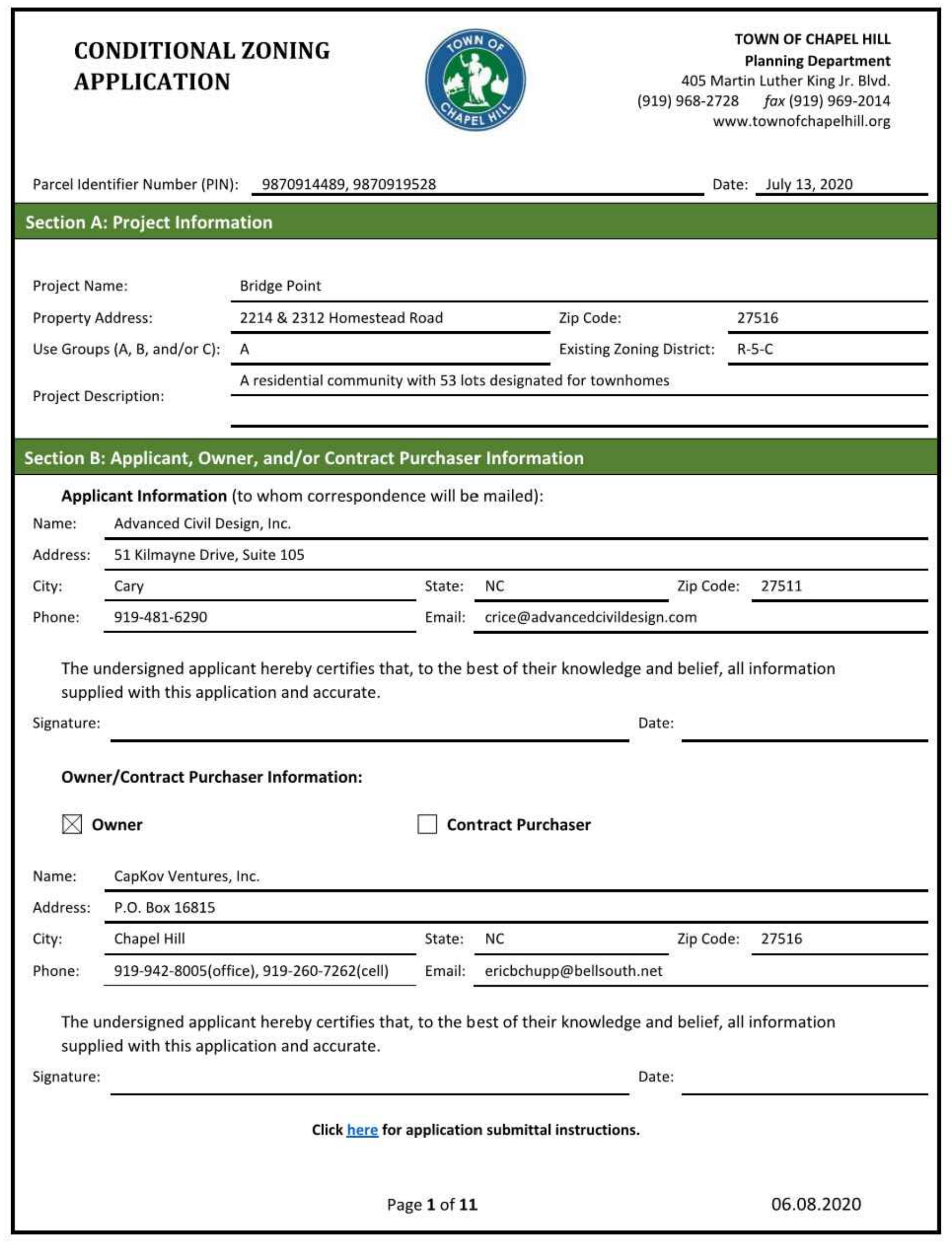
CONDITIONAL ZONING PLANS

BRIDGEPOINT

PINS: 9870914489 & 9870919528
CHAPEL HILL, NC
2020



CONDITIONAL ZONING APPLICATION

TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd.
(919) 968-2728 *fax* (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9870914489, 9870919528 Date: July 13, 2020

Section A: Project Information

Project Name:	Bridge Point		
Property Address:	2214 & 2312 Homestead Road	Zip Code:	27516
Use Groups (A, B, and/or C):	A	Existing Zoning District:	R-5-C
Project Description:	A residential community with 53 lots designated for townhomes		

Section B: Applicant, Owner, and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed):

Name:	Advanced Civil Design, Inc.				
Address:	51 Kilmayne Drive, Suite 105				
City:	Cary	State:	NC	Zip Code:	27511
Phone:	919-481-6290	Email:	crice@advancedcivildesign.com		

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application and accurate.

Signature: Date:

Owner/Contract Purchaser Information:

☒ **Owner** ☐ **Contract Purchaser**

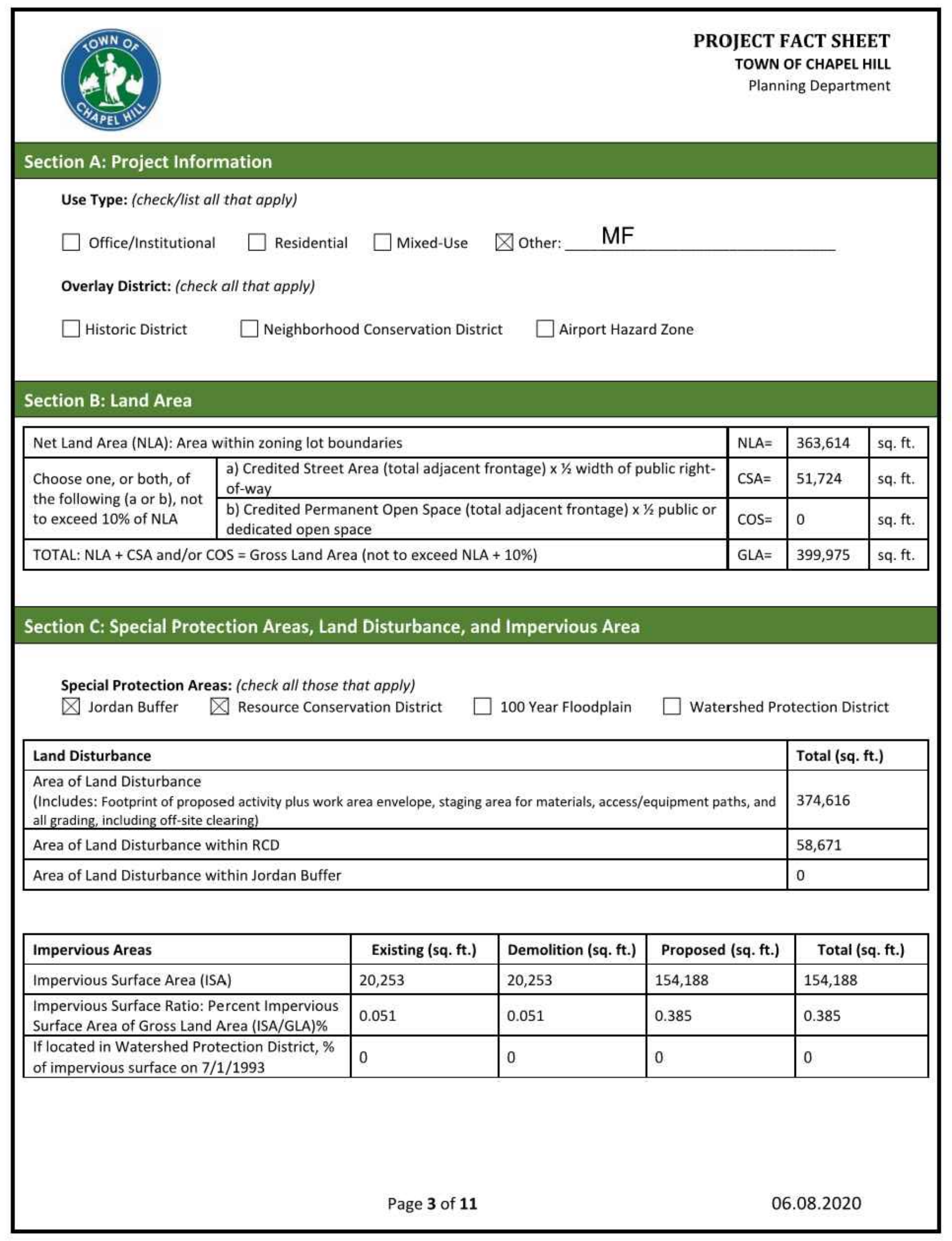
Name:	CapKov Ventures, Inc.				
Address:	P.O. Box 16815				
City:	Chapel Hill	State:	NC	Zip Code:	27516
Phone:	919-942-8005(office), 919-260-7262(cell)	Email:	ericbchupp@bellsouth.net		

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application and accurate.

Signature: Date:

Click here for application submittal instructions.

Page **1** of **11** 06.08.2020



PROJECT FACT SHEET
TOWN OF CHAPEL HILL
Planning Department

Section A: Project Information

Use Type: *(check/list all that apply)*

☐ Office/Institutional ☐ Residential ☐ Mixed-Use ☒ Other: MF

Overlay District: *(check all that apply)*

☐ Historic District ☐ Neighborhood Conservation District ☐ Airport Hazard Zone

Section B: Land Area

Net Land Area (NLA): Area within zoning lot boundaries		NLA=	363,614	sq. ft.
Choose one, or both, of the following (a or b), not to exceed 10% of NLA	a) Credited Street Area (total adjacent frontage) x ½ width of public right-of-way	CSA=	51,724	sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=	0	sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	399,975	sq. ft.

Section C: Special Protection Areas, Land Disturbance, and Impervious Area

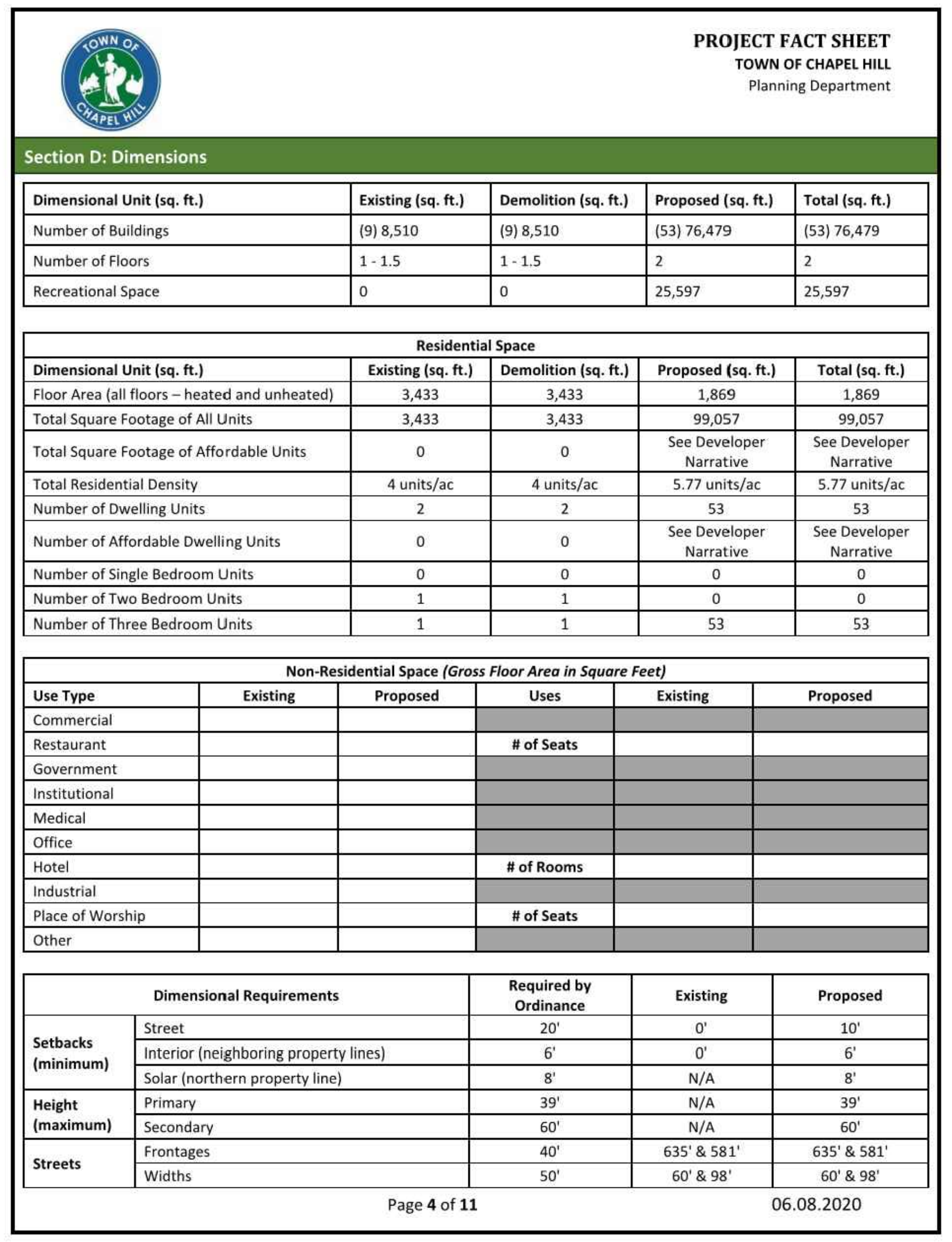
Special Protection Areas: *(check all those that apply)*

☒ Jordan Buffer ☒ Resource Conservation District ☐ 100 Year Floodplain ☐ Watershed Protection District

Land Disturbance	Total (sq. ft.)
Area of Land Disturbance (Includes: Footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, and all grading, including off-site clearing)	374,616
Area of Land Disturbance within RCD	58,671
Area of Land Disturbance within Jordan Buffer	0

Impervious Areas	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Impervious Surface Area (ISA)	20,253	20,253	154,188	154,188
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA)%	0.051	0.051	0.385	0.385
If located in Watershed Protection District, % of impervious surface on 7/1/1993	0	0	0	0

Page **3** of **11** 06.08.2020



PROJECT FACT SHEET
TOWN OF CHAPEL HILL
Planning Department

Section D: Dimensions

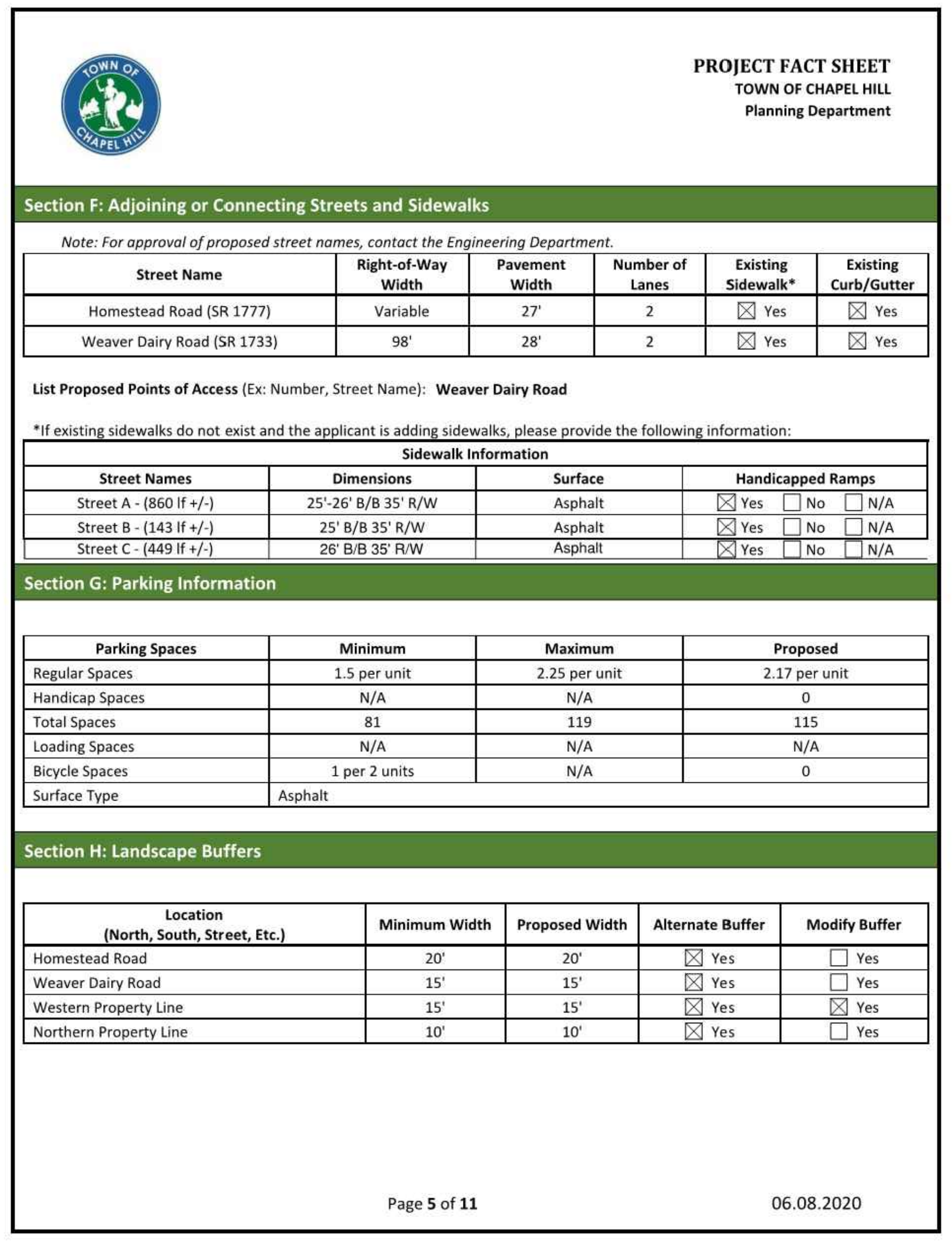
Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Number of Buildings	(9) 8,510	(9) 8,510	(53) 76,479	(53) 76,479
Number of Floors	1 - 1.5	1 - 1.5	2	2
Recreational Space	0	0	25,597	25,597

Residential Space				
Dimensional Unit (sq. ft.)	**Existing (sq. ft.)**	**Demolition (sq. ft.)**	**Proposed (sq. ft.)**	**Total (sq. ft.)**
Floor Area (all floors – heated and unheated)	3,433	3,433	1,869	1,869
Total Square Footage of All Units	3,433	3,433	99,057	99,057
Total Square Footage of Affordable Units	0	0	See Developer Narrative	See Developer Narrative
Total Residential Density	4 units/ac	4 units/ac	5.77 units/ac	5.77 units/ac
Number of Dwelling Units	2	2	53	53
Number of Affordable Dwelling Units	0	0	See Developer Narrative	See Developer Narrative
Number of Single Bedroom Units	0	0	0	0
Number of Two Bedroom Units	1	1	0	0
Number of Three Bedroom Units	1	1	53	53

Non-Residential Space *(Gross Floor Area in Square Feet)*					
Use Type	**Existing**	**Proposed**	**Uses**	**Existing**	**Proposed**
Commercial					
Restaurant			**# of Seats**		
Government					
Institutional					
Medical					
Office					
Hotel			**# of Rooms**		
Industrial					
Place of Worship			**# of Seats**		
Other					

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	20'	0'	10'
	Interior (neighboring property lines)	6'	0'	6'
	Solar (northern property line)	8'	N/A	8'
Height (maximum)	Primary	39'	N/A	39'
	Secondary	60'	N/A	60'
Streets	Frontages	40'	635' & 581'	635' & 581'
	Widths	50'	60' & 98'	60' & 98'

Page **4** of **11** 06.08.2020



PROJECT FACT SHEET
TOWN OF CHAPEL HILL
Planning Department

Section F: Adjoining or Connecting Streets and Sidewalks

Note: For approval of proposed street names, contact the Engineering Department.

Street Name	Right-of-Way Width	Pavement Width	Number of Lanes	Existing Sidewalk*	Existing Curb/Gutter
Homestead Road (SR 1777)	Variable	27'	2	☒ Yes	☒ Yes
Weaver Dairy Road (SR 1733)	98'	28'	2	☒ Yes	☒ Yes

List Proposed Points of Access (Ex: Number, Street Name): **Weaver Dairy Road**

*If existing sidewalks do not exist and the applicant is adding sidewalks, please provide the following information:

Sidewalk Information			
Street Names	**Dimensions**	**Surface**	**Handicapped Ramps**
Street A - (860 lf +/-)	25'-26' B/B 35' R/W	Asphalt	☒ Yes ☐ No ☐ N/A
Street B - (143 lf +/-)	25' B/B 35' R/W	Asphalt	☒ Yes ☐ No ☐ N/A
Street C - (449 lf +/-)	26' B/B 35' R/W	Asphalt	☒ Yes ☐ No ☐ N/A

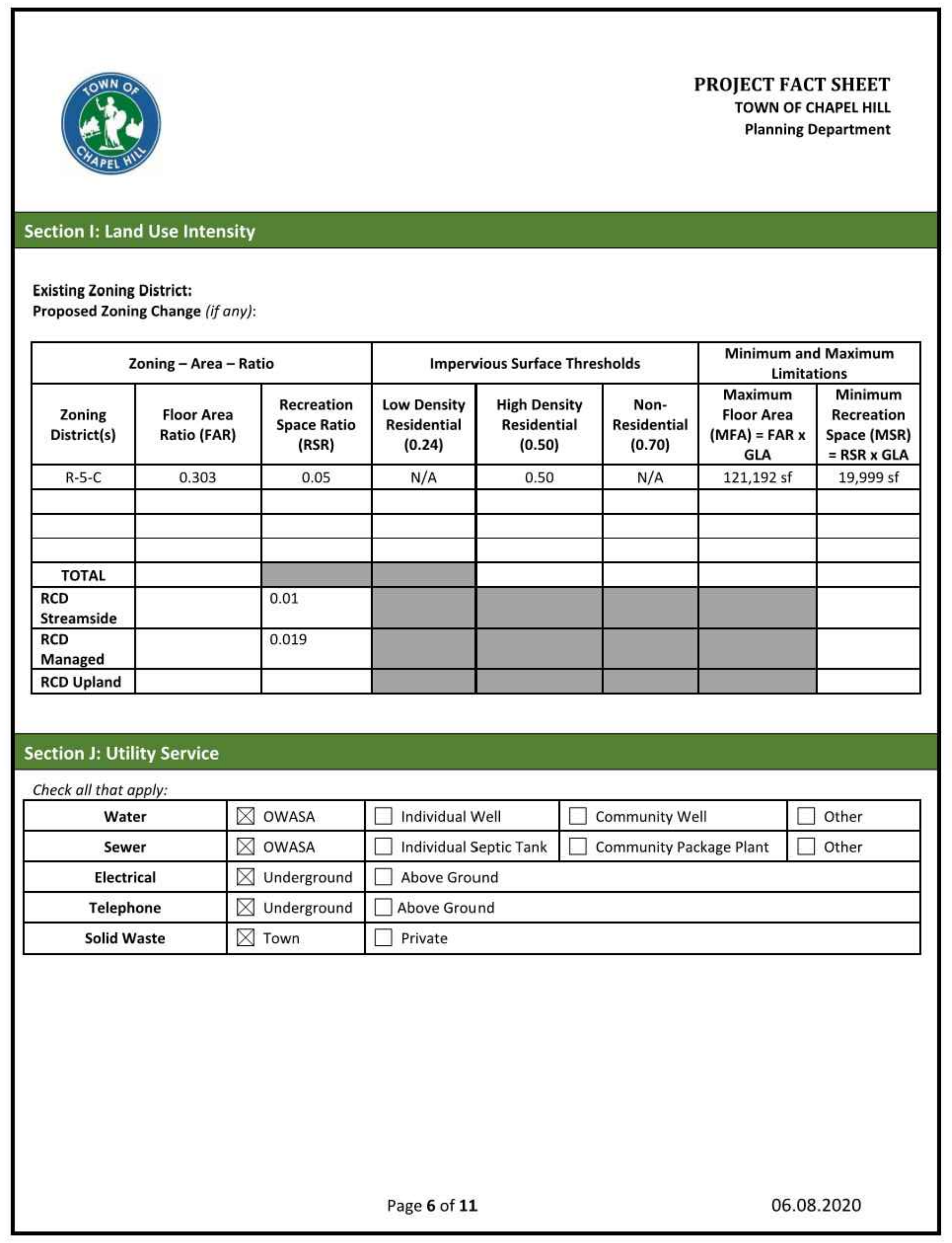
Section G: Parking Information

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces	1.5 per unit	2.25 per unit	2.17 per unit
Handicap Spaces	N/A	N/A	0
Total Spaces	81	119	115
Loading Spaces	N/A	N/A	N/A
Bicycle Spaces	1 per 2 units	N/A	0
Surface Type	Asphalt		

Section H: Landscape Buffers

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
Homestead Road	20'	20'	☒ Yes	☐ Yes
Weaver Dairy Road	15'	15'	☒ Yes	☐ Yes
Western Property Line	15'	15'	☒ Yes	☒ Yes
Northern Property Line	10'	10'	☒ Yes	☐ Yes

Page **5** of **11** 06.08.2020



PROJECT FACT SHEET
TOWN OF CHAPEL HILL
Planning Department

Section I: Land Use Intensity

Existing Zoning District:
Proposed Zoning Change *(if any)*:

Zoning – Area – Ratio			Impervious Surface Thresholds			Minimum and Maximum Limitations	
Zoning District(s)	**Floor Area Ratio (FAR)**	**Recreation Space Ratio (RSR)**	**Low Density Residential (0.24)**	**High Density Residential (0.50)**	**Non-Residential (0.70)**	**Maximum Floor Area (MFA) = FAR x GLA**	**Minimum Recreation Space (MSR) = RSR x GLA**
R-5-C	0.303	0.05	N/A	0.50	N/A	121,192 sf	19,999 sf
TOTAL							
RCD Streamside		0.01					
RCD Managed		0.019					
RCD Upland							

Section J: Utility Service

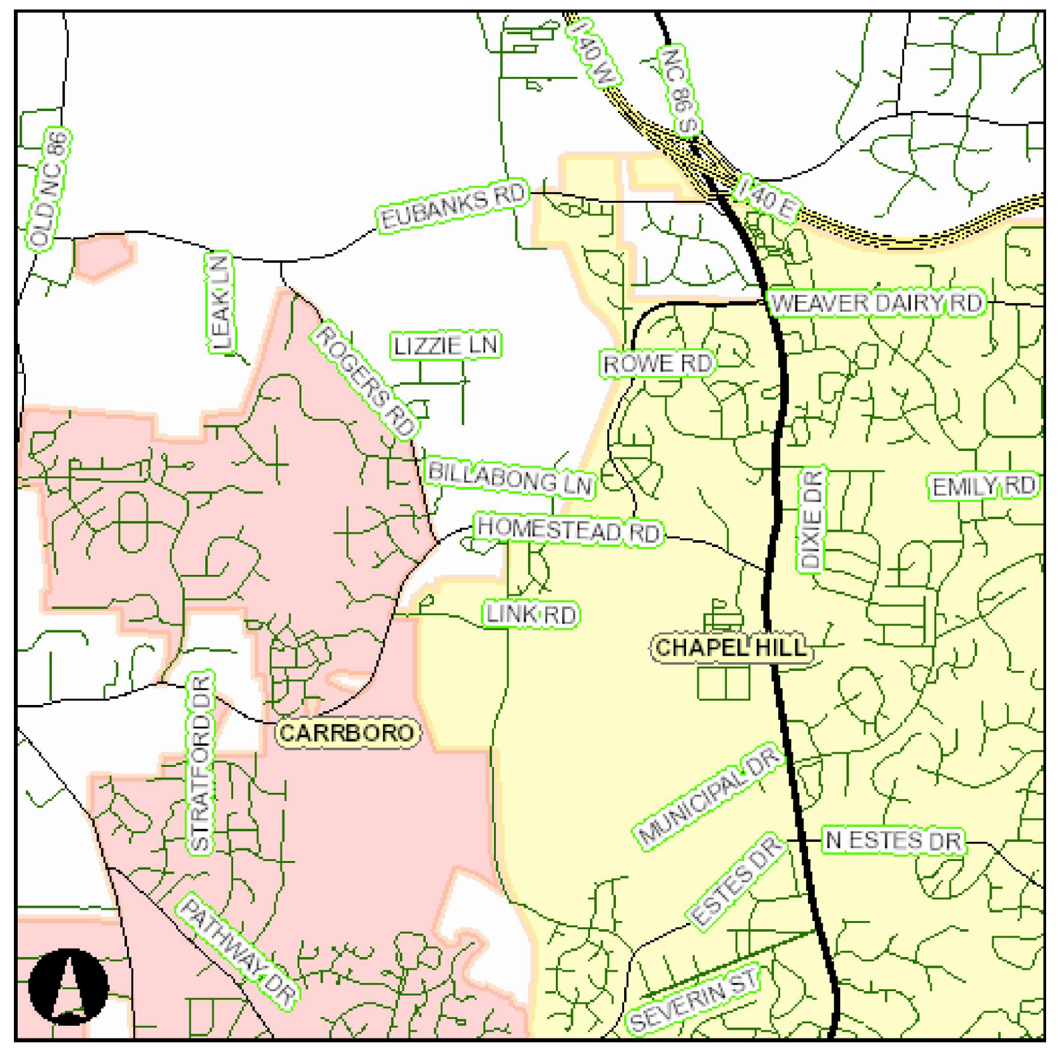
Check all that apply:

Water	☒ OWASA	☐ Individual Well	☐ Community Well	☐ Other
Sewer	☒ OWASA	☐ Individual Septic Tank	☐ Community Package Plant	☐ Other
Electrical	☒ Underground	☐ Above Ground		
Telephone	☒ Underground	☐ Above Ground		
Solid Waste	☒ Town	☐ Private		

Page **6** of **11** 06.08.2020

SHEET INDEX

1	COVER SHEET
2	AREA MAP
3	EXISTING CONDITIONS PLAN
4	SLOPE ANALYSIS PLAN
5	SITE PLAN
6	SIGNAGE AND MARKING PLAN
7	GRADING AND DRAINAGE PLAN
8	SOIL & EROSION CONTROL PLAN
9	UTILITY PLAN
10	LANDSCAPE PROTECTION AND TREE SURVEY PLAN
11	PLANTING PLAN
12	CONSTRUCTION MANAGEMENT PLAN
13	BUILDING ELEVATION EXHIBIT
14	GROUP UNIT ELEVATION EXHIBIT
15	BUILDING FLOOR PLAN
16	DETAILS



LOCATION MAP
SCALE: 1"=4000'

OWNER	DEVELOPER	ENGINEER/SURVEYOR
CAPKOV VENTURES, INC.	**KB HOME CAROLINAS**	**ADVANCED CIVIL DESIGN, INC.**
202 E WINMORE AVE. CHAPEL HILL, NC 27516–8430 PHONE: 919.942.8005	4506 S. MIAMI BLVD., SUITE 100 DURHAM, NC 27703 PHONE: 919.768.7979	51 KILMAYNE DRIVE, SUITE 105 CARY, NC 27511 PHONE (919) 481–6290 FAX (919) 336–5127

TOWN OF CHAPEL HILL FIRE DEPARTMENT NOTES:

1. ALL CONSTRUCTION AND DEMOLITION CONDUCTED SHALL BE IN COMPLIANCE OF THE CURRENT EDITION OF THE NC FIRE CODE. 2018 NCFC CHAPTER 33
2. INTENTIONALLY DELETED.
3. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE. 2018 NCFC 3312
4. TRAFFIC CALMING DEVICES SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE CODE OFFICIAL. 2018 NCFC 503.4.1
5. FIRE APPARATUS ACCESS ROADS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. THE MINIMUM WIDTHS AND CLEARANCES ESTABLISHED IN SECTIONS 503.2.1 AND 503.2.2 SHALL BE MAINTAINED AT ALL TIMES. 2018 NCFC 503.4
6. DURING CONSTRUCTION, VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION ALLOWS THE PASSAGE OF VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT, AND MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. 2018 NCFC SECTION 505.2
7. A NFPA 13D FIRE SPRINKLER SYSTEM WILL BE REQUIRED FOR EACH GROUPING OF TOWNHOMES.
8. THE FINAL PLAT SHALL INCLUDE A NOTE 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."

TOWN OF CHAPEL HILL INSPECTION DEPARTMENT NOTES:

1. NO ON STREET PARKING ALLOWED PER NC FIRE CODE SECTION D103.6.1.
2. ALL PUBLIC SITE ELEMENTS MUST COMPLY WITH NCBC 2018 CH 11 AND ICC A 117.1.
3. ACCESSIBLE PARKING PER NCBC SECT 1106.1; 1 PER 6 COMPLIANT SPACES MUST BE VAN ACCESSIBLE, NO SLOPE EXCEEDING 2% IN ANY DIRECTION. SIGNAGE PER NC REQUIREMENTS AND ICC A 117.1.
4. TEMPORARY STREET OR ROAD SIGNS ARE REQUIRED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADS ALLOWS FOR THE PASSAGE OF VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. NC FPC 2018, SECTION 505.2.
5. ADDRESS NUMBERS MUST BE A MINIMUM OF 6 INCHES HIGH AND OF CONTRASTING COLOR TO THEIR BACKGROUND. WHEN THE DISTANCE FROM THE STREET OR FIRE DEPARTMENT ACCESS LANE TO THE FRONT OR ADDRESS SIDE OF THE BUILDING EXCEEDS 25 FEET, LARGER NUMBERS ARE REQUIRED. 26 FEET TO 50 FEET SHALL HAVE 8 INCH NUMBERS, 51–75 FEET SHALL HAVE 12 INCH NUMBERS AND OVER 75 FEET SHALL HAVE 18 INCH NUMBERS.
6. RETAINING WALLS OVER FIVE (5) FEET HIGH SHALL BE PERMITTED SEPARATELY FROM THE BUILDING(S) AND MUST BE SIGNED BY A DESIGN PROFESSIONAL.
7. ONSITE PARKING SHALL BE PROVIDED FOR INSPECTORS AT EACH BUILDING FOR THE DURATION OF THE CONSTRUCTION PROJECT.
8. A TIRE WASH AREA FOR TRUCKS SHALL BE PROVIDED ONSITE BEFORE THEY HIT THE MAIN ROADS.
9. CURB AND GUTTER AND AT LEAST THE FIRST LIFT OF ASPHALT FOR THE ROADS MUST BE DOWN AHEAD OF CONSTRUCTION.
10. A SEPARATE SUBMITTAL AND PERMIT WILL BE REQUIRED FOR THE CONSTRUCTION TRAILER.
11. A SEPARATE SUBMITTAL AND PERMIT WILL BE REQUIRED FOR ANY SIGNAGE ON THE BUILDING OR GROUND MOUNTED SIGNS.
12. FUNCTIONAL FIRE SHALL BE PROVIDED PRIOR TO BRINGING COMBUSTIBLE MATERIALS ON–SITE. THE FIRE HYDRANT ON HOMESTEAD ROAD BEHIND LOT 7 SHALL BE MAINTAINED/RELOCATED SO THAT ACCESS TO THE HYDRANT STAYS AND IS USABLE DURING CONSTRUCTION AND AFFORDS ACCESS WHEN THE PROJECT IS COMPLETE FOR ITS ENTIRETY.

LAND USE MANAGEMENT ORDINANCE – SPECIAL PERMITTED MODIFICATIONS OF REGULATIONS (ARTICLE 4.5.6)

(1) EXCEED DISTURBED AREA RATIO OF 0.40 IN MANAGED USE AND UPLOAD ZONES OF RCD TO ALLOW FOR THE CONSTRUCTION OF A STORMWATER CONTROL MEASURE. SEE SHEET 7 FOR LAND DISTURBED AREAS AND PERCENTAGES WITHIN THE RCD.

(2) UTILIZE 30–INCH VALLEY CURB AND GUTTER SECTION IN–LIEU OF 30–INCH STANDARD CURB SECTION FOR LOCAL STREET (WITHOUT PARKING).

(3) SECTION D103 OF THE NORTH CAROLINA FIRE PREVENTION CODE REQUIRES THE MINIMUM ROAD WIDTH TO BE 26–FT WHERE A FIRE HYDRANT IS LOCATED ON A FIRE APPARATUS ACCESS ROAD. TOWN OF CHAPEL HILL'S STANDARD DETAIL FOR A LOCAL STREET DOES NOT MEET THIS CRITERIA, THEREFORE THE 25–FT BACK–TO–BACK DIMENSION FOR LOCAL STREET (WITHOUT ON–STREET PARKING) HAS BEEN REVISED TO 26–FT WITH VALLEY CURB AND 27–FT WITH STANDARD CURB WHEN ADJACENT TO A FIRE HYDRANT TO MEET SECTION D103.1 OF THE NORTH CAROLINA FIRE PREVENTION CODE. THE RIGHT–OF–WAY WIDTH OF 35–FT SHALL REMAIN UNCHANGED.

(4) EXCEED 25% OF THE AREA CONTAINING 25% OR GREATER SLOPES. A MAJORITY OF THESE DISTURBED SLOPES OCCUR ALONG THE WEST SIDE OF WEAVER DAIRY ROAD EXTENSION AND WERE CREATED DURING THE CONSTRUCTION OF WEAVER DAIRY ROAD EXTENSION. ADDITIONAL SLOPES 25% OR GREATER THAT WERE CREATED DURING THE CONSTRUCTION OF THE EXISTING HOME SITE, THE EXISTING CONCRETE FLUME, AND THE EXISTING ASPHALT PATH ALONG THE WESTERN PORTION OF THE PROPERTY. THE TOTAL AREA OF DISTURBED NATURAL SLOPES 25% OR GREATER IS ONLY 2,133 SF. THIS AREA OF IMPACT IS NECESSARY TO PROPERLY GRADE THE AREA RESERVED FOR THE FUTURE GREENWAY TRAIL.

(5) REDUCE INTERIOR FRONT, SIDE, REAR, AND SIDE CORNER LOT SETBACKS FROM 6–FT TO 0–FT.

(6) THE APPLICANT HAS PROPOSED PROVIDING FIVE (5) AFFORDABLE HOMES TO THE COMMUNITY HOME TRUST FOR PERPETUAL AFFORDABILITY. THIS EQUATES TO 10.41% OF THE MARKET RATE HOMES BEING AFFORDABLE. TWO (2) OF THE HOMES WILL MEET THE 65% OF THE MEDIAN INCOME RATIO, AND THREE (3) OF THE HOMES WILL MEET THE 80% OF THE MEDIAN INCOME RATIO IN CONFORMANCE WITH THE CHAPEL HILL LAND USE ORDINANCE. WHILE THE 10.41% AFFORDABLE HOMES BEING PROPOSED IS UNDER THE LAND USE ORDINANCE TARGET OF 15% ALL FIVE (5) OF THE HOMES PROVIDED WILL BE THE SAME SIZE AS THE MARKET RATE HOMES AT OVER 1700 SQUARE FEET EACH. THEY WILL ALSO EACH HAVE TWO CAR GARAGES MAKING THEM LOOK IDENTICAL TO THE MARKET RATE HOMES. THIS WILL ALLOW THE COMMUNITY HOME TRUST TO MARKET THE HOMES TO A WIDER SET OF POTENTIAL HOMEOWNERS WHILE STILL MEETING THE INCOME RATIOS TARGETED IN THE LAND USE ORDINANCE. THE COMBINED SQUARE FOOTAGE OF THE FIVE (5) PROPOSED AFFORDABLE HOMES EXCEEDS THE MINIMUM LIVABLE AREA SQUARE FOOTAGE REQUIREMENTS ASSOCIATED WITH THE 15% INCLUSIONARY ZONING TARGET.

PLAN PREPARED BY:

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS
51 Kilmayne Drive, Suite 105
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127

PLAN PREPARED FOR:

KB HOME CAROLINAS
4506 SOUTH MIAMI BLVD. SUITE 100A
DURHAM, NC 27703
PHONE: 919.768.7960

HOMESTEAD ROAD, CHAPEL HILL, NC – ORANGE COUNTY
BRIDGEPOINT
CONDITIONAL ZONING PLANS
FOR
KB HOME CAROLINAS
COVER SHEET

PRELIMINARY
CAMERON M. RICE
07/22/2020

Issue Dates:
01/02/2020 – Initial Submittal to Town
02/06/2020 – Response to 1st Review SUP Comments
07/22/2020 – Response to 2nd Review SUP Comments

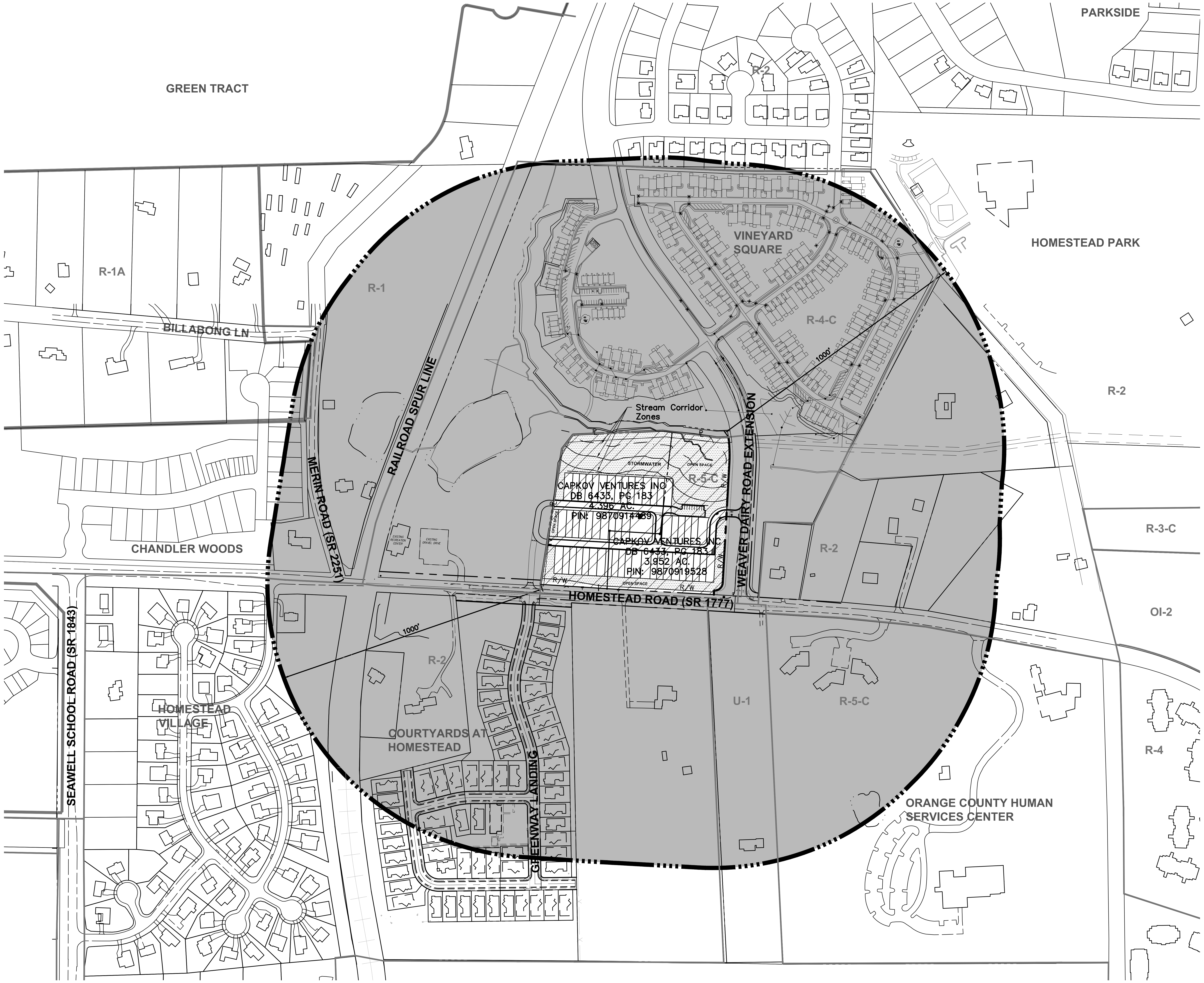
Date: 07/22/2020
Scale: AS NOTED

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

Project Number:
18–0001–978

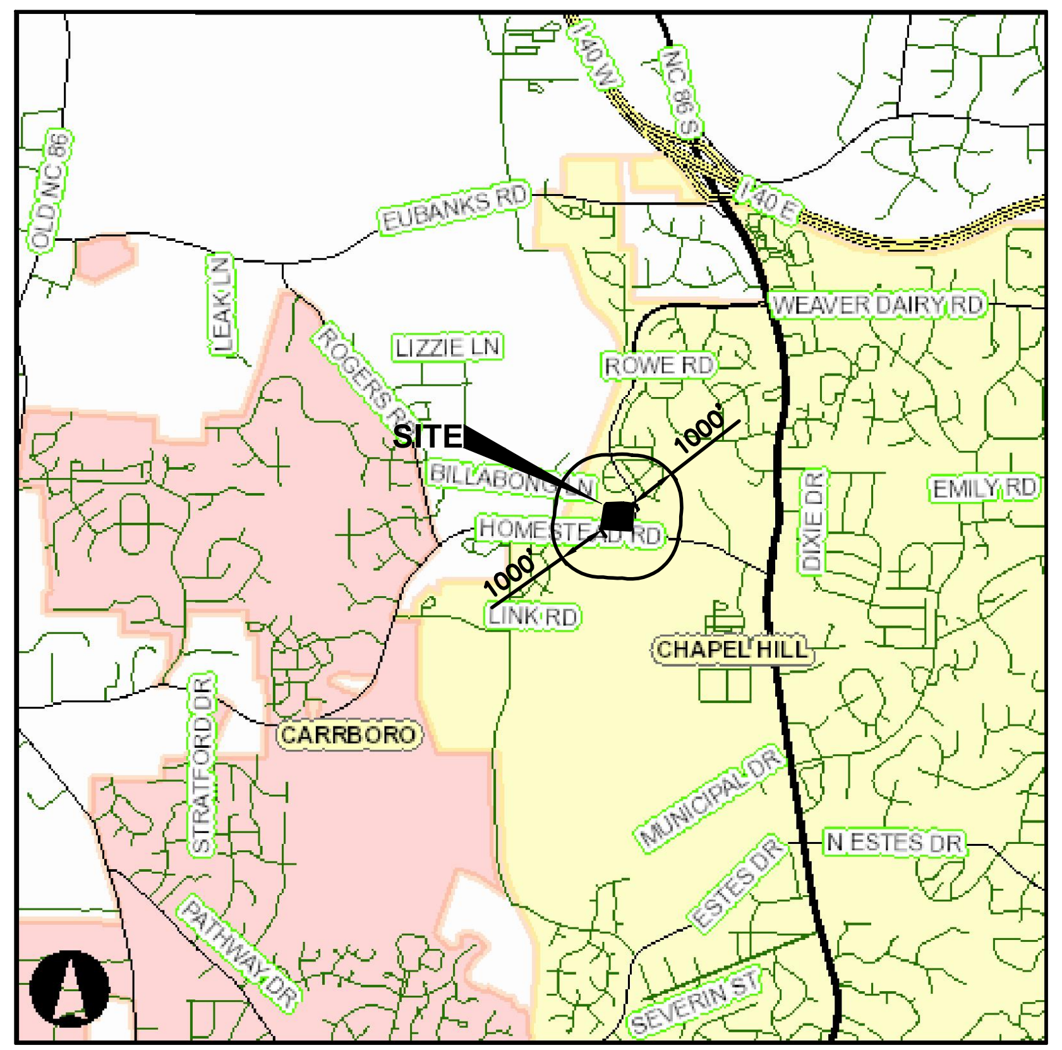
Drawing Number:
1 / 16

O:\18-0001-978NC\DWG\Production Drawings\DEVELOPMENT PLAN\0001-978-CZ01.dwg COVER SHEET Jul 22, 2020 – 4:39:47pm crice


GREEN TRACT
PARKSIDE
R-2
HOMESTEAD PARK
VINEYARD SQUARE
R-1A
R-1
R-4-C
BILLABONG LN
1000'
RAILROAD SPUR LINE
Stream Corridor Zones
STORMWATER
OPEN SPACE
R-5-C
CAPKOV VENTURES INC
DB 6433, PG 183
4.396 AC.
PIN: 9870914489
CAPKOV VENTURES INC
DB 6433, PG 183
3.952 AC.
PIN: 9870919528
R/W
WEAVER DAIRY ROAD EXTENSION
MERIN ROAD (SR 2251)
CHANDLER WOODS
R-3-C
R-2
HOMESTEAD ROAD (SR 1777)
OI-2
SEAWELL SCHOOL ROAD (SR 1843)
HOMESTEAD VILLAGE
R-2
COURTYARDS AT HOMESTEAD
GREENWAY LANDING
U-1
R-5-C
R-4
ORANGE COUNTY HUMAN SERVICES CENTER

AREA MAP
SCALE 1" = 200'

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.


OLD NC 86
EUBANKS RD
WEAVER DAIRY RD
LEAK LN
LIZZIE LN
ROWE RD
ROGERS RD
SITE
1000'
BILLABONG LN
HOMESTEAD RD
LINK RD
DIXIE DR
EMILY RD
CHAPEL HILL
CARRBORO
STRATFORD DR
MUNICIPAL DR
N ESTES DR
ESTES DR
SEVERIN ST

LOCATION MAP
SCALE: 1"=4000'

SITE DATA TABLE

PROJECT NAME:	BRIDGEPOINT
APPLICANT:	ADVANCED CIVIL DESIGN, INC. 51 KILMAYNE DRIVE, SUITE 105 CARY, NC 27511
PARCEL ID NUMBERS:	9870914489, 9870919528
LAND AREA CALCULATIONS	
NET LAND AREA:	8.348 ACRES
CREDITED STREET AREA:	0.51 ACRES (1/2 HOMESTEAD R/W)
CREDITED STREET AREA:	0.68 ACRES (1/2 WEAVER DAIRY RD EXTENSION R/W)
TOTAL GROSS LAND AREA (GLA):	9.182 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 = 9.182 AC # UNITS ALLOWED = 137
PROPOSED SINGLE FAMILY UNITS:	48
PROPOSED AFFORDABLE UNITS:	5
PROPOSED TOTAL # OF UNITS:	53
PROPOSED MINIMUM LOT SIZE:	2,400 SF
RECREATION SPACE REQUIRED:	19,999 SF (5%)
RECREATION SPACE PROVIDED:	25,597 SF
PROPOSED INTERIOR LOT SETBACKS:	
FRONT:	0'
SIDE:	0'
SIDE CORNER:	0'
REAR:	0'
REQUIRED PERIMETER SETBACKS	
INTERIOR:	6'
STREET:	10'
SOLAR:	8'
PROPOSED BUILDING SEPARATION:	12'
MAXIMUM BUILDING HEIGHT (PRIMARY):	39'
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

LEGEND

━	CHAPEL HILL CORPORATE LIMITS
━	ZONING BOUNDARY
━ ━ ▪ ▪	1000' NOTIFICATION LINE
▇	PROPERTY'S WITHIN NOTIFICATION AREA
▨	PROPOSED SITE
░	OPEN SPACE

PLAN PREPARED BY:

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS
51 Kilmayne Drive, Suite 105
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127

PLAN PREPARED FOR:

KB HOME CAROLINAS
4506 SOUTH MIAMI BLVD. SUITE 100A
DURHAM, NC 27703
PHONE: 919.768.7960

HOMESTEAD ROAD, CHAPEL HILL, NC – ORANGE COUNTY

BRIDGEPOINT
CONDITIONAL ZONING PLANS
FOR
KB HOME CAROLINAS
AREA MAP

PRELIMINARY
CAMERON M. RICE
07/22/2020

Issue Dates:
01/02/2020 – Initial Submittal to Town
02/06/2020 – Response to 1st Review SUP Comments
07/22/2020 – Response to 2nd Review SUP Comments

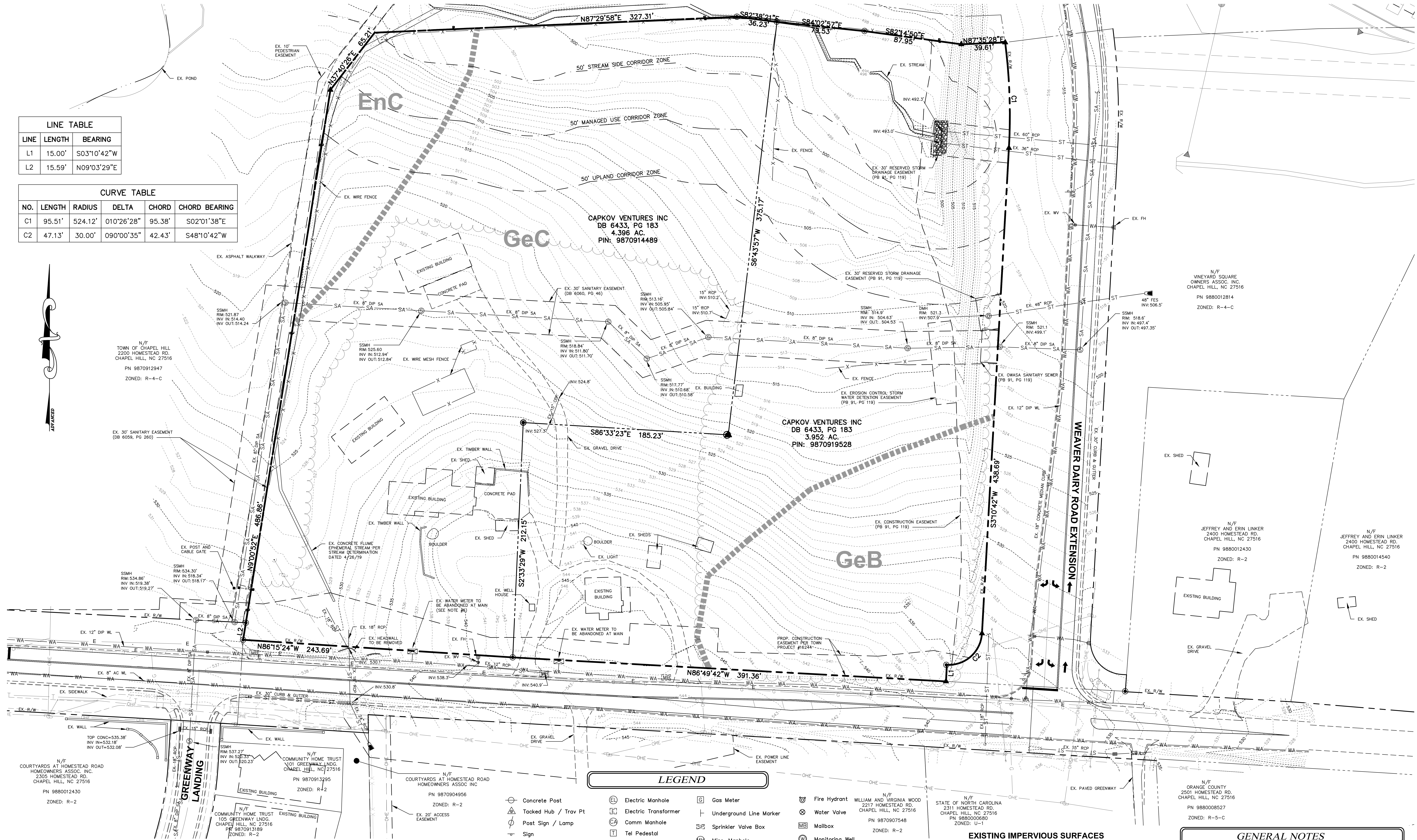
Date: 07/22/2020
Scale: 1" = 200'

Drawn By:	Checked By:
JRR	CMR

Project Number:
18-0001-978

Drawing Number:
2 / 16

O:\18-0001-978NC\DWG\Production Drawings\DEVELOPMENT PLAN\0001-978-CZ02.dwg AREA MAP Jul 22, 2020 - 2:30:45pm crice


N87°29'58"E 327.31'
S82°38'21"E 36.23'
S84°02'57"E 79.53'
S82°14'50"E 87.95'
N87°35'28"E 39.61'
N37°40'26"E 65.21'
N9°00'52"E 486.86'
S6°43'57"W 375.17'
S86°33'23"E 185.23'
S2°33'29"W 212.15'
S3°10'42"W 438.69'
N86°15'24"W 243.69'
N86°49'42"W 391.36'
C1
C2
L1
L2
EnC
GeC
GeB
CAPKOV VENTURES INC
DB 6433, PG 183
4.396 AC.
PIN: 9870914489
CAPKOV VENTURES INC
DB 6433, PG 183
3.952 AC.
PIN: 9870919528
WEAVER DAIRY ROAD EXTENSION
GREENWAY LANDING
50' STREAM SIDE CORRIDOR ZONE
50' MANAGED USE CORRIDOR ZONE
50' UPLAND CORRIDOR ZONE
EX. 10' PEDESTRIAN EASEMENT
EX. POND
EX. STREAM
EX. WIRE FENCE
EX. ASPHALT WALKWAY
EX. 30' SANITARY EASEMENT (DB 6059, PG 260)
EX. 30' SANITARY EASEMENT (DB 6060, PG 46)
EX. 30' RESERVED STORM DRAINAGE EASEMENT (PB 91, PG 119)
EX. EROSION CONTROL STORM WATER DETENTION EASEMENT (PB 91, PG 119)
EX. OWASA SANITARY SEWER (PB 91, PG 119)
EX. CONSTRUCTION EASEMENT (PB 91, PG 119)
EX. CONCRETE FLUME EPHEMERAL STREAM PER STREAM DETERMINATION DATED 4/26/19
EX. WATER METER TO BE ABANDONED AT MAIN (SEE NOTE #6)
EX. WATER METER TO BE ABANDONED AT MAIN
EX. HEADWALL TO BE REMOVED
PROP. CONSTRUCTION EASEMENT PER TOWN PROJECT #16244
EX. POWER LINE EASEMENT
EX. PAVED GREENWAY
EX. 20' ACCESS EASEMENT
EXISTING BUILDING
CONCRETE PAD
EX. SHED
EX. TIMBER WALL
BOULDER
EX. WELL HOUSE
EX. LIGHT
EX. GRAVEL DRIVE
N/F
TOWN OF CHAPEL HILL
2200 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9870912947
ZONED: R-4-C
N/F
VINEYARD SQUARE OWNERS ASSOC. INC.
CHAPEL HILL, NC 27516
PN 9880012814
ZONED: R-4-C
N/F
JEFFREY AND ERIN LINKER
2400 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9880012430
ZONED: R-2
N/F
JEFFREY AND ERIN LINKER
2400 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9880014540
ZONED: R-2
N/F
COURTYARDS AT HOMESTEAD ROAD HOMEOWNERS ASSOC. INC.
2305 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9880012430
ZONED: R-2
N/F
COMMUNITY HOME TRUST
101 GREENWAY LNDG.
CHAPEL HILL, NC 27516
PN 9870913295
ZONED: R-2
N/F
COMMUNITY HOME TRUST
105 GREENWAY LNDG.
CHAPEL HILL, NC 27516
PN 9870913189
ZONED: R-2
N/F
COURTYARDS AT HOMESTEAD ROAD HOMEOWNERS ASSOC INC
PN 9870904956
ZONED: R-2
N/F
WILLIAM AND VIRGINIA WOOD
2217 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9870907548
ZONED: R-2
N/F
STATE OF NORTH CAROLINA
2311 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9880000680
ZONED: U-1
N/F
ORANGE COUNTY
2501 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9880008527
ZONED: R-5-C

LINE TABLE

LINE	LENGTH	BEARING
L1	15.00'	S03°10'42"W
L2	15.59'	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

LEGEND

- Concrete Post
- Tacked Hub / Trav Pt
- Post Sign / Lamp
- Sign
- Billboard / OH Sign
- Deciduous Tree
- Pine Tree
- Shrub
- SA Sanitary Manhole
- CO Cleanout Access
- ST Storm Manhole
- Catch Basin
- Curb Inlet W / Grate
- GV Gas Valve
- T Overhead Telephone
- OHE Overhead Electric
- EL Electric Manhole
- E Electric Transformer
- CA Comm Manhole
- T Tel Pedestal
- Pole Elec
- Pole Elec Tel
- Pole Elec Tel Light
- Pole Tel
- Pole Tel Light
- Pole Light
- Pole Signal
- TR Traffic Box
- Guy Pole
- Guy Wire
- G Underground Gas
- Ex. Property Boundary
- ℄ of Road
- G Gas Meter
- Underground Line Marker
- SP Sprinkler Valve Box
- MH Misc. Manhole
- Iron Pipe Found
- Iron Rod Found
- PK Nail Found
- RR Spike Found
- Fence Post Found
- S Stone Found
- M Conc. Monument Found
- M Monument Box Found
- Fire Hydrant
- Water Valve
- MB Mailbox
- W 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.
- X Fence
- [ ] Denotes Record Call
- E Underground Electric
- SA SA Ex. Sanitary
- WA WA Ex. Waterline
- ▨ Ex. Soil Type Boundary
- ℄ of Stream
- Ex. Edge of Pavement

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 GRAVEL DRIVES 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 MIXED-INCOME RESIDENTIAL COMMUNITY.

THE EASTERN PORTION OF THE SITE HAS APPROXIMATELY 535 FEET OF FRONTAGE ALONG WEAVER DAIRY ROAD.

THE NORTHERN PORTION OF THE SITE HAS AN EXISTING STREAM CUTTING THROUGH THE NORTH EASTERN CORNER. THE SITE PRIMARILY DRAINS FROM THE SOUTH TO THE NORTH TO A PERENNIAL STREAM. THERE IS AN EXISTING CONCRETE FLUME CLASSIFIED AS AN EPHEMERAL STREAM THAT RUNS SOUTH TO NORTH AND IS LOCATED ALONG THE WESTERN PORTION OF THE SITE.

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 (RRMO) 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 CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.

BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF MIXED 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.

EXISTING IMPERVIOUS SURFACES

BUILDINGS	= 8,510	SF
DRIVES	= 9,803	SF
WALLS	= 138	SF
FLUME	= 1,710	SF
BOULDERS	= 118	SF
TOTAL	= 20,279	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

40 0 20 40 80 160

(IN FEET)
1 inch = 40 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 by John R. McAdams Company.

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) Applicant shall receive a credit for the water meters being abandon in accordance with the current fee schedule in place at the time of abandonment.

REFERENCES:

D.B. 6433, Pg. 183
D.B. 5941, Pg. 562
D.B. 6059, Pg. 260
D.B. 6060, Pg. 046
P.B. 0091, Pg. 119
P.B. 0116, Pg. 87

PLAN PREPARED BY:

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

51 Kilmayne Drive, Suite 105
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127

PLAN PREPARED FOR:

KB HOME CAROLINAS
4506 SOUTH MIAMI BLVD. SUITE 100A
DURHAM, NC 27703
PHONE: 919.768.7960

HOMESTEAD ROAD, CHAPEL HILL, NC – ORANGE COUNTY

BRIDGEPOINT

CONDITIONAL ZONING PLANS
FOR
KB HOME CAROLINAS

EXISTING CONDITIONS PLAN

PRELIMINARY
CAMERON M. RICE
07/22/2020

Issue Dates:
01/02/2020 – Initial Submittal to Town
02/06/2020 – Response to 1st Review SUP Comments
07/22/2020 – Response to 2nd Review SUP Comments

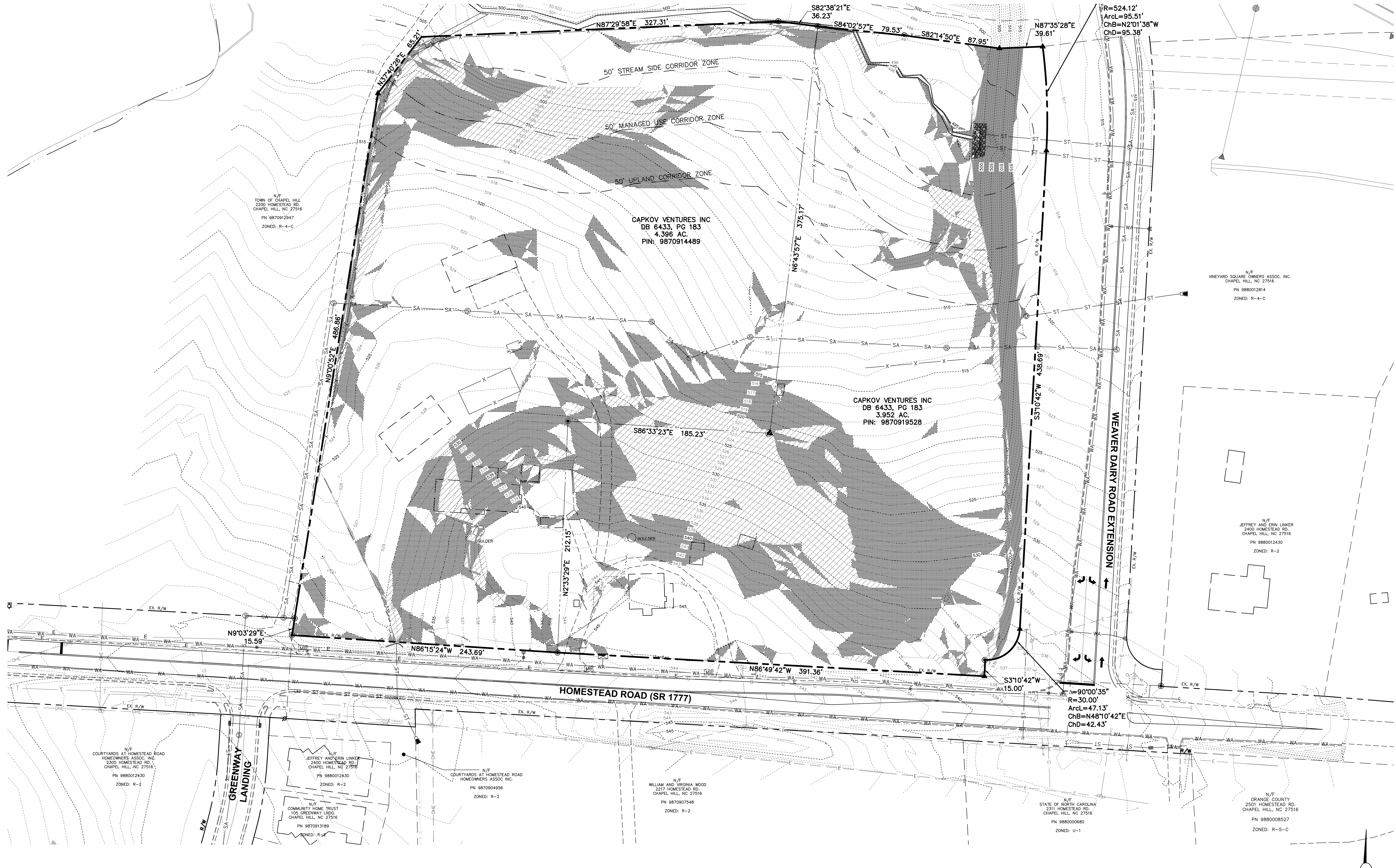
Date: 07/22/2020
Scale: 1" = 40'

Drawn By:	Checked By:
JRR	CMR

Project Number:
18-0001-978

Drawing Number:
3 / 16

O:\18-0001-978NC\DWG\Production Drawings\DEVELOPMENT PLAN\0001-978-CZ03.dwg EXISTING CONDITIONS PLAN Jul 22, 2020 - 4:07:15pm crice


S82°38'21"E
36.23'
N87°29'58"E 327.31'
S84°02'57"E 79.53'
S82°14'50"E 87.95'
N87°35'28"E
39.61'
R=524.12'
ArcL=95.51'
ChB=N2°01'38"W
ChD=95.38'
N37°40'26"E 65.21'
50' STREAM SIDE CORRIDOR ZONE
50' MANAGED USE CORRIDOR ZONE
50' UPLAND CORRIDOR ZONE
N/F
TOWN OF CHAPEL HILL
2200 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9870912947
ZONED: R-4-C
CAPKOV VENTURES INC
DB 6433, PG 183
4.396 AC.
PIN: 9870914489
N6°43'57"E 375.17'
N9°00'52"E 486.86'
N/F
VINEYARD SQUARE OWNERS ASSOC. INC.
CHAPEL HILL, NC 27516
PN 9880012814
ZONED: R-4-C
CAPKOV VENTURES INC
DB 6433, PG 183
3.952 AC.
PIN: 9870919528
S86°33'23"E 185.23'
S3°10'42"W 438.69'
WEAVER DAIRY ROAD EXTENSION
N/F
JEFFREY AND ERIN LINKER
2400 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9880012430
ZONED: R-2
N2°33'29"E 212.15'
BOULDER
N9°03'29"E
15.59'
N86°15'24"W 243.69'
N86°49'42"W 391.36'
S3°10'42"W
15.00'
Δ=90°00'35"
R=30.00'
ArcL=47.13'
ChB=N48°10'42"E
ChD=42.43'
EX. R/W
HOMESTEAD ROAD (SR 1777)
N/F
COURTYARDS AT HOMESTEAD ROAD
HOMEOWNERS ASSOC. INC.
2305 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9880012430
ZONED: R-2
GREENWAY LANDING
R/W
N/F
JEFFREY AND ERIN LINKER
2400 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9880012430
ZONED: R-2
N/F
COMMUNITY HOME TRUST
105 GREENWAY LNDG.
CHAPEL HILL, NC 27516
PN 9870913189
ZONED: R-2
N/F
COURTYARDS AT HOMESTEAD ROAD
HOMEOWNERS ASSOC INC.
PN 9870904956
ZONED: R-2
N/F
WILLIAM AND VIRGINIA WOOD
2217 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9870907548
ZONED: R-2
N/F
STATE OF NORTH CAROLINA
2311 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9880000680
ZONED: U-1
N/F
ORANGE COUNTY
2501 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9880008527
ZONED: R-5-C

	Steep Slope Areas (sf)
Existing slopes 25% or greater (constructed)	14,992
Existing slopes 25% or greater (natural)	2,787
Existing slopes 25% or greater (total)	17,779
Percent of slopes 25% or greater (constructed)	84%
Disturbed existing slopes 25% or greater (constructed)	7,579
Disturbed existing slopes 25% or greater (natural)	2,133
Disturbed existing slopes 25% or greater (total)	9,712
Percent of disturbed slopes 25% or greater (constructed)	51%
Percent of disturbed slopes 25% or greater (natural)	77%
Percent of disturbed slopes 25% or greater (Total)	55%

SLOPE HATCH LEGEND

☐	SLOPES 0% TO 9.9% DISTURBED SLOPE AREA = 176,640 SF TOTAL SLOPE AREA = 228,158 SF PERCENTAGE OF DISTURBED SLOPE AREA = 77.42%
▩	SLOPES 10% TO 14.9% DISTURBED SLOPE AREA = 68,724 SF TOTAL SLOPE AREA = 73,908 SF PERCENTAGE OF DISTURBED SLOPE AREA = 92.99%
▨	SLOPES 15% TO 24.9% DISTURBED SLOPE AREA = 41,914 SF TOTAL SLOPE AREA = 43,777 SF PERCENTAGE OF DISTURBED SLOPE AREA = 95.74%
■	SLOPES 25% OR GREATER DISTURBED SLOPE AREA = 9,712 SF TOTAL SLOPE AREA = 17,779 SF PERCENTAGE OF DISTURBED SLOPE AREA = 55% (SEE TABLE THIS SHEET)

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

ADVANCED

PLAN PREPARED BY:

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS
51 Kilmayne Drive, Suite 105
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127

PLAN PREPARED FOR:

KB HOME CAROLINAS
4506 SOUTH MIAMI BLVD. SUITE 100A
DURHAM, NC 27703
PHONE: 919.768.7960

HOMESTEAD ROAD, CHAPEL HILL, NC – ORANGE COUNTY

BRIDGEPOINT

CONDITIONAL ZONING PLANS
FOR
KB HOME CAROLINAS

SLOPE ANALYSIS PLAN

PRELIMINARY
SEAL 028924
CAMERON M. RICE
07/22/2020

Issue Dates:
01/02/2020 – Initial Submittal to Town
02/06/2020 – Response to 1st Review SUP Comments
07/22/2020 – Response to 2nd Review SUP Comments

Date: 07/22/2020
Scale: 1" = 40'

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

Project Number:
18–0001–978

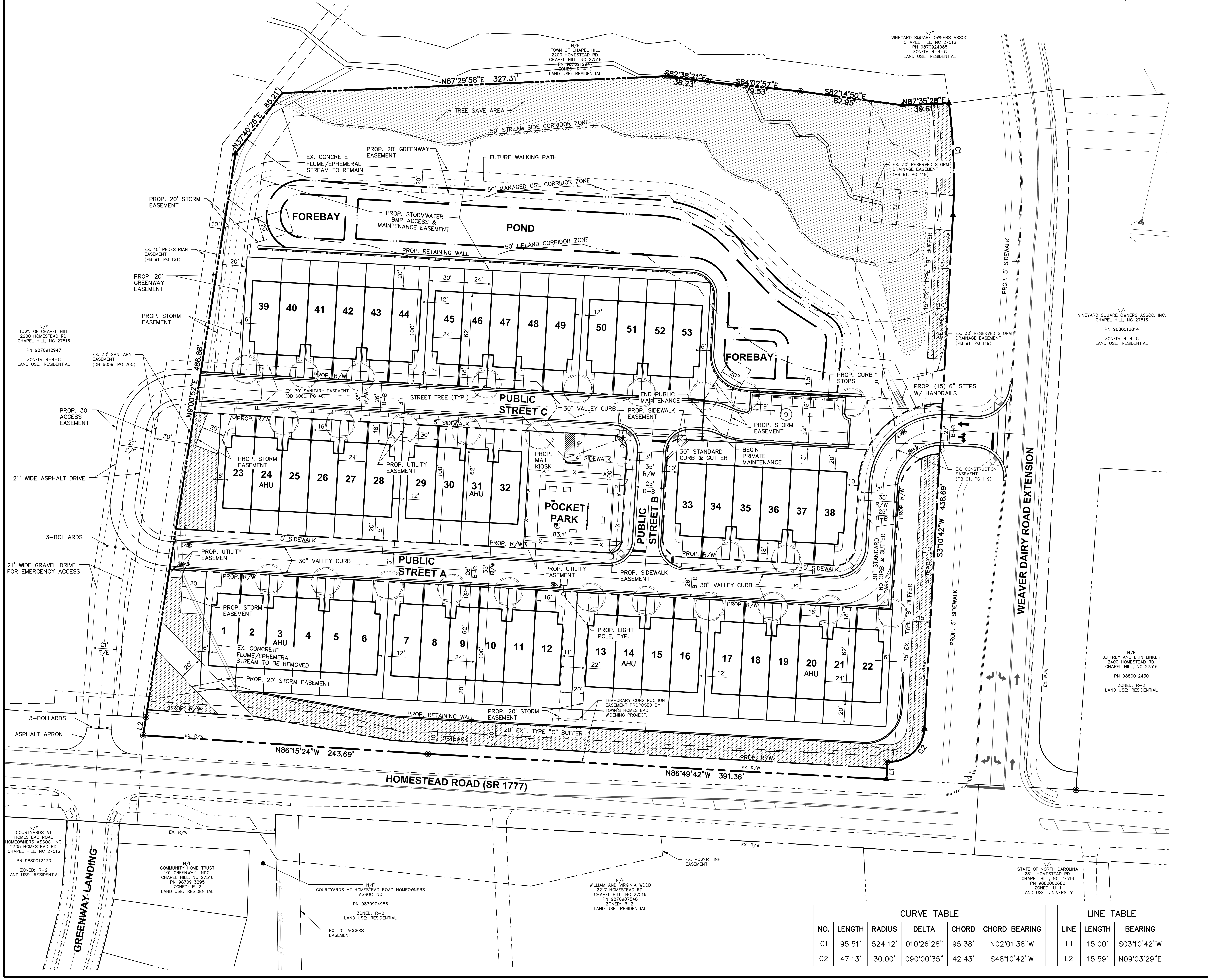
Drawing Number:

EXISTING IMPERVIOUS SURFACES

BUILDINGS	= 8,510	SF
DRIVES	= 9,803	SF
WALLS	= 138	SF
FLUME	= 1,710	SF
BOULDERS	= 118	SF
TOTAL	= 20,279	SF

PROPOSED IMPERVIOUS SURFACES

BUILDINGS	= 76,479	SF
WALLS	= 1,818	SF
DRIVEWAYS	= 16,912	SF
ROADWAY	= 39,117	SF
PARKING LOT	= 4,901	SF
SIDEWALK	= 14,961	SF
TOTAL	= 154,188	SF


N/F
TOWN OF CHAPEL HILL
2200 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9870912947
ZONED: R-4-C
LAND USE: RESIDENTIAL
N/F
VINEYARD SQUARE OWNERS ASSOC.
CHAPEL HILL, NC 27516
PN 9870924085
ZONED: R-4-C
LAND USE: RESIDENTIAL
N87°29'58"E 327.31'
S82°38'21"E 36.23'
S84°02'57"E 79.53'
S82°14'50"E 87.95'
N87°35'28"E 39.61'
N37°40'26"E 65.21'
N9°00'52"E 486.86'
S3°10'42"W 438.69'
N86°15'24"W 243.69'
N86°49'42"W 391.36'
C1
C2
L1
L2
TREE SAVE AREA
50' STREAM SIDE CORRIDOR ZONE
50' MANAGED USE CORRIDOR ZONE
50' UPLAND CORRIDOR ZONE
FUTURE WALKING PATH
PROP. 20' GREENWAY EASEMENT
EX. CONCRETE FLUME/EPHEMERAL STREAM TO REMAIN
PROP. 20' STORM EASEMENT
PROP. STORMWATER BMP ACCESS & MAINTENANCE EASEMENT
FOREBAY
POND
FOREBAY
PROP. RETAINING WALL
EX. 10' PEDESTRIAN EASEMENT (PB 91, PG 121)
PROP. 20' GREENWAY EASEMENT
PROP. STORM EASEMENT
EX. 30' SANITARY EASEMENT (DB 6059, PG 260)
EX. 30' SANITARY EASEMENT (DB 6060, PG 46)
EX. 30' RESERVED STORM DRAINAGE EASEMENT (PB 91, PG 119)
EX. 30' RESERVED STORM DRAINAGE EASEMENT (PB 91, PG 119)
EX. CONSTRUCTION EASEMENT (PB 91, PG 119)
15' EXT. TYPE "B" BUFFER
SETBACK
EX. R/W
PROP. R/W
PROP. 30' ACCESS EASEMENT
21' E/E
21' WIDE ASPHALT DRIVE
3-BOLLARDS
21' WIDE GRAVEL DRIVE FOR EMERGENCY ACCESS
3-BOLLARDS
ASPHALT APRON
STREET TREE (TYP.)
PUBLIC STREET C
30" VALLEY CURB
END PUBLIC MAINTENANCE
PROP. SIDEWALK EASEMENT
PROP. STORM EASEMENT
PROP. CURB STOPS
PROP. (15) 6" STEPS W/ HANDRAILS
PROP. 5' SIDEWALK
5' SIDEWALK
PROP. UTILITY EASEMENT
PROP. MAIL KIOSK
4' SIDEWALK
POCKET PARK
83.1'
30" STANDARD CURB & GUTTER
BEGIN PRIVATE MAINTENANCE
PUBLIC STREET B
PUBLIC STREET A
35' R/W
26' B-B
25' B-B
NO PARK
PROP. LIGHT POLE, TYP.
EX. CONCRETE FLUME/EPHEMERAL STREAM TO BE REMOVED
PROP. 20' STORM EASEMENT
TEMPORARY CONSTRUCTION EASEMENT PROPOSED BY TOWN'S HOMESTEAD WIDENING PROJECT.
20' EXT. TYPE "C" BUFFER
1 2 3 AHU 4 5 6 7 8 9 10 11 12 13 14 AHU 15 16 17 18 19 20 AHU 21 22
23 24 AHU 25 26 27 28 29 30 31 AHU 32 33 34 35 36 37 38
39 40 41 42 43 44 45 46 47 48 49 50 51 52 53
HOMESTEAD ROAD (SR 1777)
WEAVER DAIRY ROAD EXTENSION
GREENWAY LANDING
N/F
VINEYARD SQUARE OWNERS ASSOC. INC.
CHAPEL HILL, NC 27516
PN 9880012814
ZONED: R-4-C
LAND USE: RESIDENTIAL
N/F
JEFFREY AND ERIN LINKER
2400 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9880012430
ZONED: R-2
LAND USE: RESIDENTIAL
N/F
COURTYARDS AT HOMESTEAD ROAD HOMEOWNERS ASSOC. INC.
2305 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9880012430
ZONED: R-2
LAND USE: RESIDENTIAL
N/F
COMMUNITY HOME TRUST
101 GREENWAY LNDG.
CHAPEL HILL, NC 27516
PN 9870913295
ZONED: R-2
LAND USE: RESIDENTIAL
N/F
COURTYARDS AT HOMESTEAD ROAD HOMEOWNERS ASSOC INC
PN 9870904956
ZONED: R-2
LAND USE: RESIDENTIAL
EX. 20' ACCESS EASEMENT
N/F
WILLIAM AND VIRGINIA WOOD
2217 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9870907548
ZONED: R-2.
LAND USE: RESIDENTIAL
EX. POWER LINE EASEMENT
N/F
STATE OF NORTH CAROLINA
2311 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9880000680
ZONED: U-1
LAND USE: UNIVERSITY

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

SITE DATA TABLE

PROJECT NAME:	BRIDGEPOINT
APPLICANT:	ADVANCED CIVIL DESIGN, INC. 51 KILMAYNE DRIVE, SUITE 105 CARY, NC 27511
PARCEL ID NUMBERS:	9870914489, 9870919528
LAND AREA CALCULATIONS	
NET LAND AREA:	8.348 ACRES
CREDITED STREET AREA:	0.51 ACRES (1/2 HOMESTEAD R/W)
CREDITED STREET AREA:	0.68 ACRES (1/2 WEAVER DAIRY RD R/W)
TOTAL GROSS LAND AREA (GLA):	9.182 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 = 9.182 AC # UNITS ALLOWED = 137
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 REQUIRED:	GROSS LAND AREA x RECREATION SPACE RATIO (399,975 SF) x (0.05) = 19,999 SF
RECREATION SPACE PROVIDED:	8,267 SF POCKET PARK 17,330 SF GREENWAY EASEMENT 25,597 SF TOTAL
PROPOSED INTERIOR LOT SETBACKS:	
FRONT:	0'
SIDE:	0'
SIDE CORNER:	0'
REAR:	0'
REQUIRED PERIMETER SETBACKS	
INTERIOR:	6'
STREET:	10'
SOLAR:	8'
PROPOSED BUILDING SEPARATION:	12'
MAXIMUM BUILDING HEIGHT (PRIMARY):	39'
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:	0.601 AC
EASEMENTS (EXCLUDING PAVEMENT):	1.595 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 = 0.298 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:	68 TREES
TOTAL TREES:	94 TREES

TOWN OF CHAPEL HILL FIRE DEPARTMENT NOTES:

1. A NOTE SHALL BE REQUIRED ON THE FINAL PLAT 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

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-OUT 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 1,900 SF. THIS AMOUNT IS SUBJECT TO CHANGE AND WILL BE FINALIZED WITH THE FINAL ZONING COMPLIANCE PLANS.
7. SEE SHEET 16 FOR STREET CROSS SECTION DETAILS.
8. ALL PROPOSED STREETS ARE PUBLIC.

LEGEND

═══	30" Curb and Gutter
───	Property Line
— — —	Prop. R/W
━ ━ ━	Prop Detention Basin
— · —	Setback
▨	Tree Replacement Area
▧	Tree Save Area

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PLAN PREPARED BY:

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS
51 Kilmayne Drive, Suite 105
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127

PLAN PREPARED FOR:

KB HOME CAROLINAS
4506 SOUTH MIAMI BLVD. SUITE 100A
DURHAM, NC 27703
PHONE: 919.768.7960

HOMESTEAD ROAD, CHAPEL HILL, NC – ORANGE COUNTY

BRIDGEPOINT
CONDITIONAL ZONING PLANS
FOR
KB HOME CAROLINAS
SITE PLAN

PRELIMINARY
CAMERON M. RICE
07/22/2020

Issue Dates:
01/02/2020 – Initial Submittal to Town
02/06/2020 – Response to 1st Review SUP Comments
07/22/2020 – Response to 2nd Review SUP Comments

Date: 07/22/2020
Scale: 1" = 40'

Drawn By:	Checked By:
JRR	CMR

Project Number:
18-0001-978

Drawing Number:
5 / 16

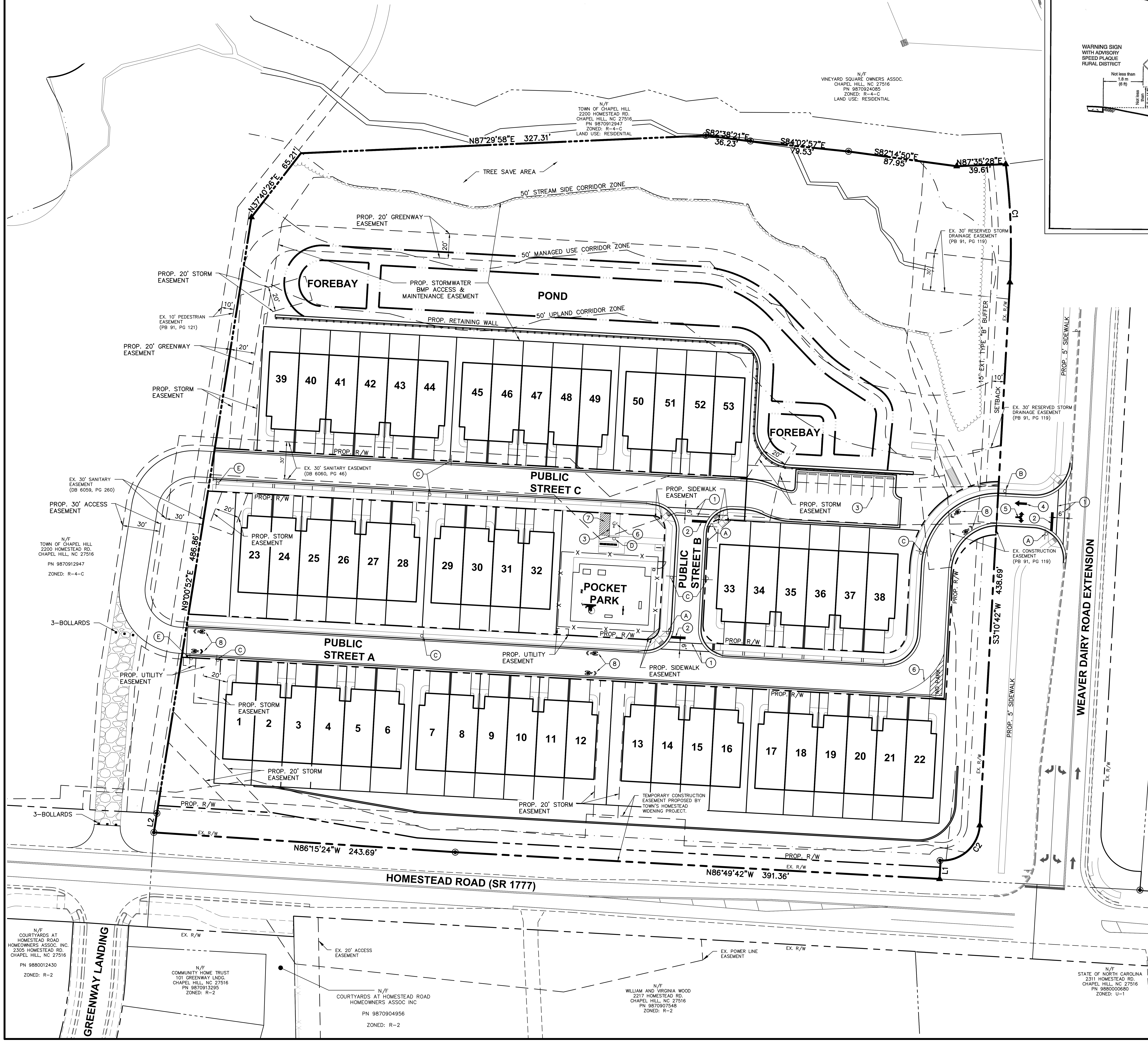
O:\18-0001-978NC\DWG\Production Drawings\DEVELOPMENT PLAN\0001-978-CZ05.dwg SITE PLAN Jul 22, 2020 – 2:31:20pm crice

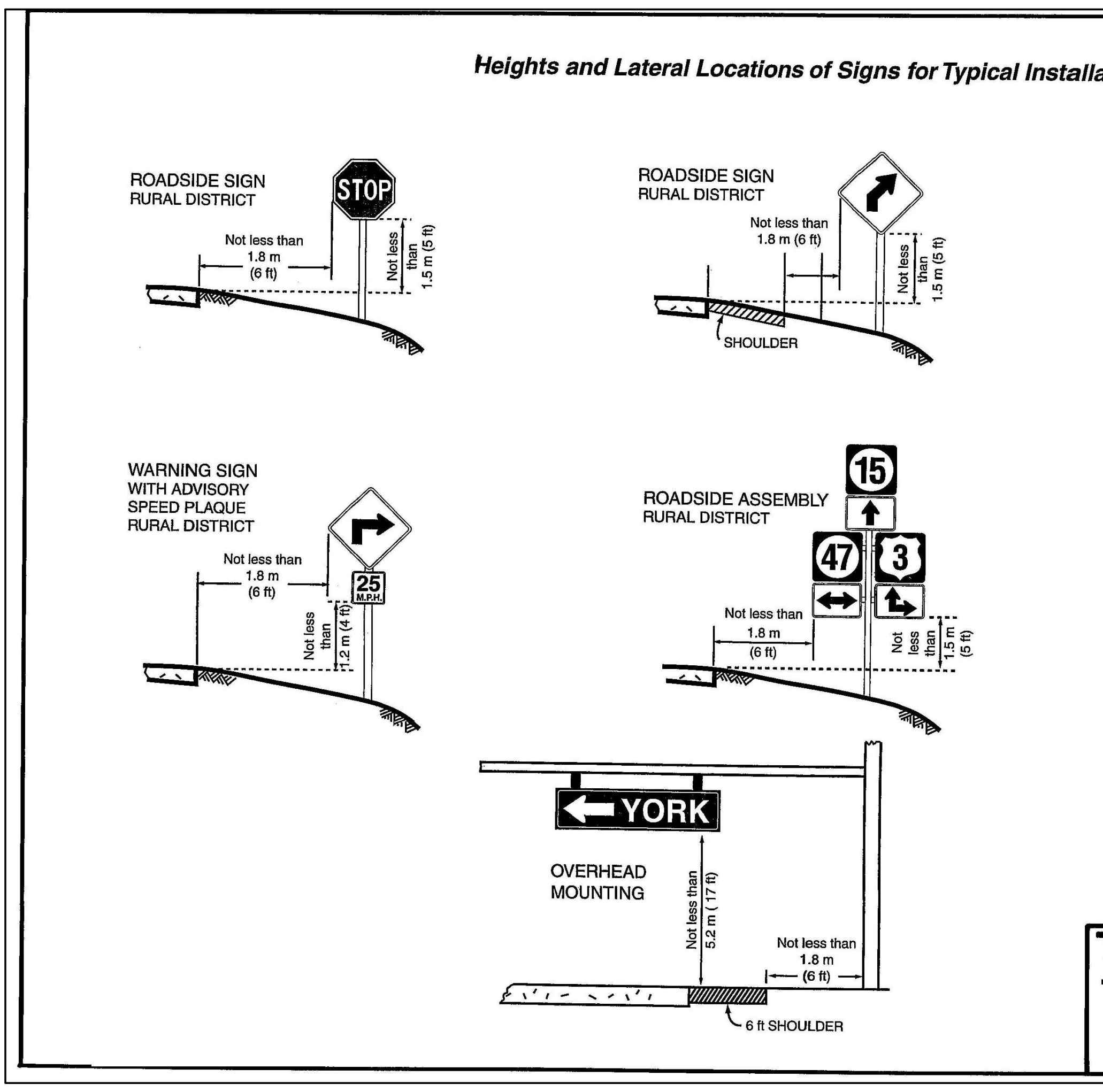
LEGEND

- 30" Curb and Gutter
- Property Line
- Prop. R/W
- Prop Detention Basin
- Setback

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


N/F
TOWN OF CHAPEL HILL
2200 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9870912947
ZONED: R-4-C
LAND USE: RESIDENTIAL
N/F
VINEYARD SQUARE OWNERS ASSOC.
CHAPEL HILL, NC 27516
PN 9870924085
ZONED: R-4-C
LAND USE: RESIDENTIAL
N87°29'58"E 327.31'
S82°38'21"E 36.23'
S84°02'57"E 79.53'
S82°14'50"E 87.95'
N87°35'28"E 39.61'
N37°40'25"E 65.21'
TREE SAVE AREA
50' STREAM SIDE CORRIDOR ZONE
50' MANAGED USE CORRIDOR ZONE
50' UPLAND CORRIDOR ZONE
PROP. 20' GREENWAY EASEMENT
PROP. 20' STORM EASEMENT
EX. 10' PEDESTRIAN EASEMENT (PB 91, PG 121)
FOREBAY
PROP. STORMWATER BMP ACCESS & MAINTENANCE EASEMENT
POND
PROP. RETAINING WALL
EX. 30' RESERVED STORM DRAINAGE EASEMENT (PB 91, PG 119)
15' EXT. TYPE "B" BUFFER
SETBACK
PROP. 5' SIDEWALK
PROP. STORM EASEMENT
EX. 30' SANITARY EASEMENT (DB 6060, PG 46)
EX. 30' SANITARY EASEMENT (DB 6059, PG 260)
PROP. 30' ACCESS EASEMENT
PUBLIC STREET C
PUBLIC STREET B
PUBLIC STREET A
POCKET PARK
PROP. SIDEWALK EASEMENT
PROP. UTILITY EASEMENT
PROP. R/W
EX. CONSTRUCTION EASEMENT (PB 91, PG 119)
N9°00'52"E 486.86'
S3°10'42"W 438.69'
3-BOLLARDS
PROP. UTILITY EASEMENT
TEMPORARY CONSTRUCTION EASEMENT PROPOSED BY TOWN'S HOMESTEAD WIDENING PROJECT.
N86°15'24"W 243.69'
N86°49'42"W 391.36'
EX. R/W
HOMESTEAD ROAD (SR 1777)
WEAVER DAIRY ROAD EXTENSION
GREENWAY LANDING
EX. 20' ACCESS EASEMENT
EX. POWER LINE EASEMENT
N/F
COURTYARDS AT HOMESTEAD ROAD HOMEOWNERS ASSOC. INC.
2305 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9880012430
ZONED: R-2
N/F
COMMUNITY HOME TRUST
101 GREENWAY LNDG.
CHAPEL HILL, NC 27516
PN 9870913295
ZONED: R-2
N/F
COURTYARDS AT HOMESTEAD ROAD HOMEOWNERS ASSOC INC
PN 9870904956
ZONED: R-2
N/F
WILLIAM AND VIRGINIA WOOD
2217 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9870907548
ZONED: R-2
N/F
STATE OF NORTH CAROLINA
2311 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9880000680
ZONED: U-1
N/F
JEFFREY AND ERIN LINKER
2400 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9880012430
ZONED: R-2
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22
23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38
39 40 41 42 43 44 45 46 47 48 49 50 51 52 53
A B C D E
C1 C2 L1 L2


Heights and Lateral Locations of Signs for Typical Installations
ROADSIDE SIGN RURAL DISTRICT
ROADSIDE SIGN RURAL DISTRICT
ROADSIDE SIGN BUSINESS OR RESIDENCE DISTRICT
WARNING SIGN WITH ADVISORY SPEED PLAQUE RURAL DISTRICT
ROADSIDE ASSEMBLY RURAL DISTRICT
WARNING SIGN ON ISLAND IN THE LINE OF TRAFFIC
OVERHEAD MOUNTING
STOP
SPEED LIMIT 50
YORK
SHOULDER
6 ft SHOULDER
Not less than 1.8 m (6 ft)
Not less than 1.5 m (5 ft)
Not less than 2.1 m (7 ft)
Not less than 5.2 m (17 ft)
NO SCALE

TITLE	REVISIONS			DET.NO.
	NO	DATE	BY	
TYPICAL SIGN INSTALLATIONS				ST-12

ENGINEERING DEPARTMENT STANDARD DETAILS

TOWN OF CHAPEL HILL
ST. NAME & TRAFFIC SIGN STANDARDS

STREET NAME SIGNS

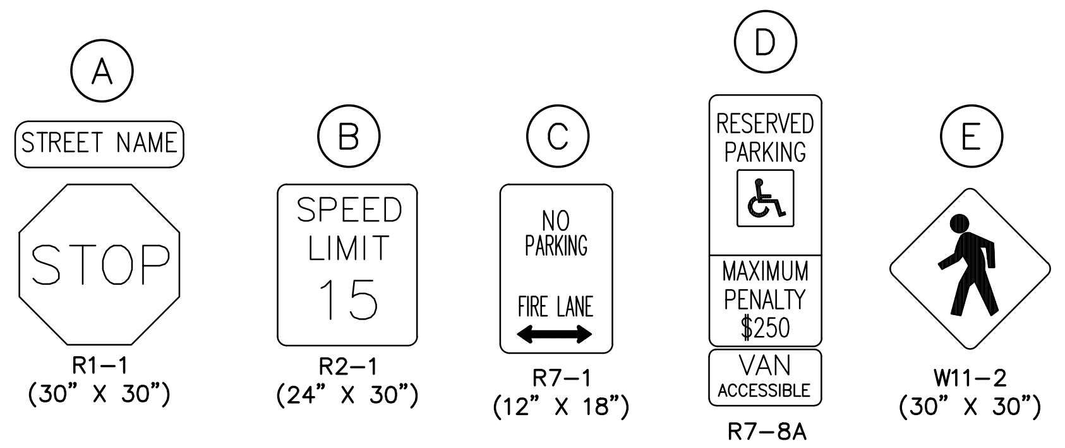
- All names will start with a 6" capital letter, followed by lower case letters. The road designations (St., Rd., Cir. . . etc will be in 50% superscript, aligned with the top letter edge.
- The color scheme should be a background of bright green with white High intensity grade letters & boarder (1/2"). The border is NOT inset.
- The street name sign should include on the left a replication of the Town seal, & on the right a block number.
- The Town seal should be the same color and height as the Street name.
- Block numbers should the same color as the superscript, 2" in height, & aligned with the bottom of the street name. The number should be centered 3 ¼" below the road superscript
- The letter font should be Highway Gothic C Fed Kern RevB.
- All street name sign blades must be nine inches in height. The minimum length is 30", maximum is 48". The actual length of the blade will be dictated by the number of letters in the name.
- The street name (including Town seal, block numbers, & superscript). should be at least 4" shorter than the sign blade.
- All street name posts will be round, aluminum or steel, 2 3/8" OD, & at least 10' in length.
- STOP signs – 30" x 30"
- REGULATORY SIGNS - STOP, YIELD, DO NOT ENTER, WRONG WAY, & SPEED LIMIT signs should be fabricated with High Intensity reflective material.

ALL OTHER SIGNS

- STOP signs – 30" x 30"
- REGULATORY SIGNS - STOP, YIELD, DO NOT ENTER, WRONG WAY, & SPEED LIMIT signs should be fabricated with High Intensity reflective material.
- All other signs shall be made from Engineer Grade material.
- All other signs should be 7' from the ground to the bottom of the sign, unless more than one sign is on a post.
- Installed signs should be minimum of 2' from sign edge to the road edge.
- All other sign posts should be channel posts made of galvanized steel,   8' posts 2lbs/ft, 12' posts 3lbs/ft.
- All signs are required to be designed in accordance with the MUTCD standards.

TITLE:	REVISIONS		DET.NO.
STREET NAME & TRAFFIC SIGN STANDARDS	02/08	ER	ST - 15

ENGINEERING DEPARTMENT STANDARD DETAILS


A
STREET NAME
STOP
R1–1
(30" X 30")
B
SPEED LIMIT 15
R2–1
(24" X 30")
C
NO PARKING
FIRE LANE
R7–1
(12" X 18")
D
RESERVED PARKING
MAXIMUM PENALTY $250
VAN ACCESSIBLE
R7–8A
(12" X 26")
E
W11–2
(30" X 30")

SIGNAGE & STRIPING LEGEND

①	8" WHITE CROSSWALK LINES	⑤	96" RIGHT & LEFT TURN ARROW
②	24" WHITE STOP BAR LINES	⑥	4" WHITE TRANSVERSE LINE
③	4" WHITE PARKING STALL LINE	⑦	24" HIGH VISIBILITY CROSSWALK LINE
④	114" THROUGH LANE ARROW	⑧	112" SHARED LANE SYMBOL

TOWN OF CHAPEL HILL FIRE DEPARTMENT NOTES:

1. A NOTE SHALL BE REQUIRED ON THE FINAL PLAT 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

1. SIGNS SHOULD BE LABELED PER PART 2 OF THE 2009 MUTCD MANUAL. SIGN POSTS AND MOUNTING HEIGHTS SHALL BE PER PART 2 OF THE 2009 MUTCD MANUAL.
2. STRIPING SHALL BE INSTALLED PER PART 3 OF THE 2009 MUTCD MANUAL.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

ADVANCED

PLAN PREPARED BY:

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

51 Kilmayne Drive, Suite 105
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127

PLAN PREPARED FOR:

KB HOME CAROLINAS
4506 SOUTH MIAMI BLVD. SUITE 100A
DURHAM, NC 27703
PHONE: 919.768.7960

HOMESTEAD ROAD, CHAPEL HILL, NC – ORANGE COUNTY

BRIDGEPOINT
CONDITIONAL ZONING PLANS
FOR
KB HOME CAROLINAS
SIGNAGE AND MARKING PLAN

NORTH CAROLINA PROFESSIONAL ENGINEER
SEAL 028924
CAMERON M. RICE
PRELIMINARY
07/22/2020

Issue Dates:
01/02/2020 – Initial Submittal to Town
02/06/2020 – Response to 1st Review SUP Comments
07/22/2020 – Response to 2nd Review SUP Comments

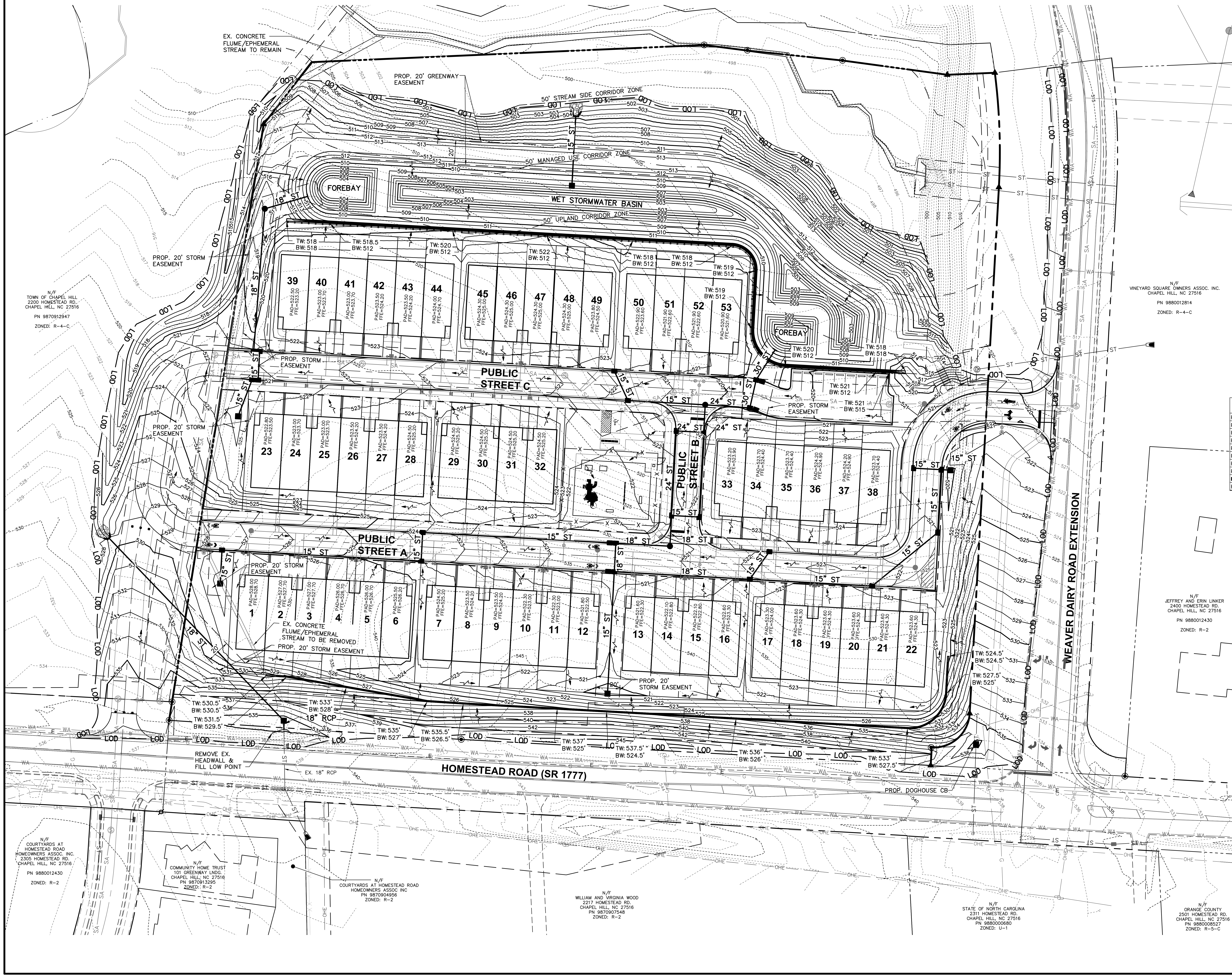
Date: 07/22/2020
Scale: 1" = 40'

Drawn By: JRR
Checked By: CMR

Project Number:
18–0001–978

Drawing Number:
6 / 16

O:\18-0001-978NC\DWG\Production Drawings\DEVELOPMENT PLAN\0001-978-CZ06.dwg   SIGNAGE AND MARKING PLAN   Jul 22, 2020 - 2:31:40pm   crice


EX. CONCRETE FLUME/EPHEMERAL STREAM TO REMAIN
PROP. 20' GREENWAY EASEMENT
50' STREAM SIDE CORRIDOR ZONE
50' MANAGED USE CORRIDOR ZONE
50' UPLAND CORRIDOR ZONE
FOREBAY
WET STORMWATER BASIN
PROP. 20' STORM EASEMENT
PROP. STORM EASEMENT
PUBLIC STREET C
PUBLIC STREET B
PUBLIC STREET A
EX. CONCRETE FLUME/EPHEMERAL STREAM TO BE REMOVED
REMOVE EX. HEADWALL & FILL LOW POINT
18" RCP
EX. 18" RCP
PROP. DOGHOUSE CB
HOMESTEAD ROAD (SR 1777)
WEAVER DAIRY ROAD EXTENSION
LOD
15" ST
18" ST
24" ST
30" ST
TW: 518 BW: 518
TW: 518.5 BW: 512
TW: 520 BW: 512
TW: 522 BW: 512
TW: 519 BW: 512
TW: 520 BW: 512
TW: 518 BW: 518
TW: 521 BW: 512
TW: 521 BW: 515
TW: 524.5' BW: 524.5'
TW: 527.5' BW: 525'
TW: 533' BW: 527.5'
TW: 536' BW: 526'
TW: 537' BW: 525'
TW: 537.5' BW: 524.5'
TW: 535.5' BW: 526.5'
TW: 535' BW: 527'
TW: 533' BW: 528'
TW: 530.5' BW: 530.5'
TW: 531.5' BW: 529.5'
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
N/F
TOWN OF CHAPEL HILL
2200 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9870912947
ZONED: R-4-C
N/F
VINEYARD SQUARE OWNERS ASSOC. INC.
CHAPEL HILL, NC 27516
PN 9880012814
ZONED: R-4-C
N/F
JEFFREY AND ERIN LINKER
2400 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9880012430
ZONED: R-2
N/F
COURTYARDS AT HOMESTEAD ROAD HOMEOWNERS ASSOC. INC.
2305 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9880012430
ZONED: R-2
N/F
COMMUNITY HOME TRUST
101 GREENWAY LNDG.
CHAPEL HILL, NC 27516
PN 9870913295
ZONED: R-2
N/F
COURTYARDS AT HOMESTEAD ROAD HOMEOWNERS ASSOC INC
PN 9870904956
ZONED: R-2
N/F
WILLIAM AND VIRGINIA WOOD
2217 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9870907548
ZONED: R-2
N/F
STATE OF NORTH CAROLINA
2311 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9880000680
ZONED: U-1
N/F
ORANGE COUNTY
2501 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9880008527
ZONED: R-5-C

	Steep Slope Areas (sf)
Existing slopes 25% or greater (constructed)	14,992
Existing slopes 25% or greater (natural)	2,787
Existing slopes 25% or greater (total)	17,779
Percent of slopes 25% or greater (constructed)	84%
Disturbed existing slopes 25% or greater (constructed)	7,579
Disturbed existing slopes 25% or greater (natural)	2,133
Disturbed existing slopes 25% or greater (total)	9,712
Percent of disturbed slopes 25% or greater (constructed)	51%
Percent of disturbed slopes 25% or greater (natural)	77%
Percent of disturbed slopes 25% or greater (Total)	55%

	RCD Areas (sf)		
	50-ft Stream Side	50-ft Managed Use	50-ft Upland
RCD on Site	34,206	35,782	33,033
Previously disturbed with construction of Weaver Dairy Rd Ext.	6,088	7,635	3,000
Proposed public greenway easement	0	8,119	4,790
Proposed Buildings	0	0	0
Proposed Impervious Area	0	0	259
Proposed Land Disturbance	0	27,783	30,888
Proposed Land Disturbance (excluding public greenway)		19,664	26,098
Percent of land disturbance	0	78%	94%
Percent of land disturbance (excluding public greenway)		**55%**	**79%**
Percent of disturbance per Table 3.6.3-3	20%	40%	40%

GENERAL NOTES:

TO MINIMIZE DAMAGE TO EXISTING TREES NEAR THE EXTERIOR EDGE OF THE SITE ADJACENT TO TREE CONSERVATION AREAS, THE CONTRACTOR SHALL CUT MINIMUM 2' TRENCHES ALONG THE LIMITS OF DISTURBANCE, SO AS TO CUT RATHER THAN TEAR ROOTS.

THE TREE PROTECTION FENCE SHALL BE MAINTAINED ON THE SITE UNTIL ALL SITE WORK IS COMPLETED AND THE FINAL SITE INSPECTION PRIOR TO THE CERTIFICATE OF OCCUPANCY (CO) IS SCHEDULED. THE FENCING SHALL BE REMOVED PRIOR TO FINAL SITE INSPECTION FOR THE CO.

PERMANENT GROUND COVER WILL BE ESTABLISHED IN 7 TO 14 WORKING DAYS PER NPDES REQUIREMENTS. REFER TO APPROVED SEDIMENT AND EROSION CONTROL PLANS.

CUT/FILL SLOPES SHALL BE STABILIZED WITHIN 14 DAYS OF ANY PHASE OF GRADING.

A PRE-CONSTRUCTION CONFERENCE WILL BE REQUIRED PRIOR TO THE GRADING PERMIT BEING ISSUED.

STREETS ADJACENT TO THIS PROJECT TO BE KEPT CLEAN AT ALL TIMES OR A WASH STATION WILL BE REQUIRED.

THE DEVELOPER SHALL PROVIDE AN EROSION CONTROL BOND PRIOR TO OBTAINING A ZONING COMPLIANCE PERMIT.

LEGEND

Symbol	Description
---916---	EXISTING CONTOUR – 1'
---915---	EXISTING CONTOUR – 5'
—■— ST —	EXISTING STORM SEWER
—○— SA —	EXISTING SANITARY SEWER
—⊗— WA —	EXISTING WATER LINE
—916—	PROPOSED CONTOUR – 1'
—915—	PROPOSED CONTOUR – 5'
—■—●—	PROPOSED STORM SEWER
—●—	PROPOSED SANITARY
——	PROPOSED WATER LINE
— LOD —	LIMITS OF DISTURBANCE
	DRAINAGE BOUNDARY TO POND
⇝	SURFACE FLOW ARROW

ADVANCED

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PLAN PREPARED BY:

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

51 Kilmayne Drive, Suite 105
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127

PLAN PREPARED FOR:

KB HOME CAROLINAS
4506 SOUTH MIAMI BLVD. SUITE 100A
DURHAM, NC 27703
PHONE: 919.768.7960

HOMESTEAD ROAD, CHAPEL HILL, NC – ORANGE COUNTY

BRIDGEPOINT

CONDITIONAL ZONING PLANS
FOR
KB HOME CAROLINAS

GRADING AND DRAINAGE PLAN

CAMERON M. RICE
028924
PRELIMINARY
07/22/2020

Issue Dates:
01/02/2020 – Initial Submittal to Town
02/06/2020 – Response to 1st Review SUP Comments
07/22/2020 – Response to 2nd Review SUP Comments

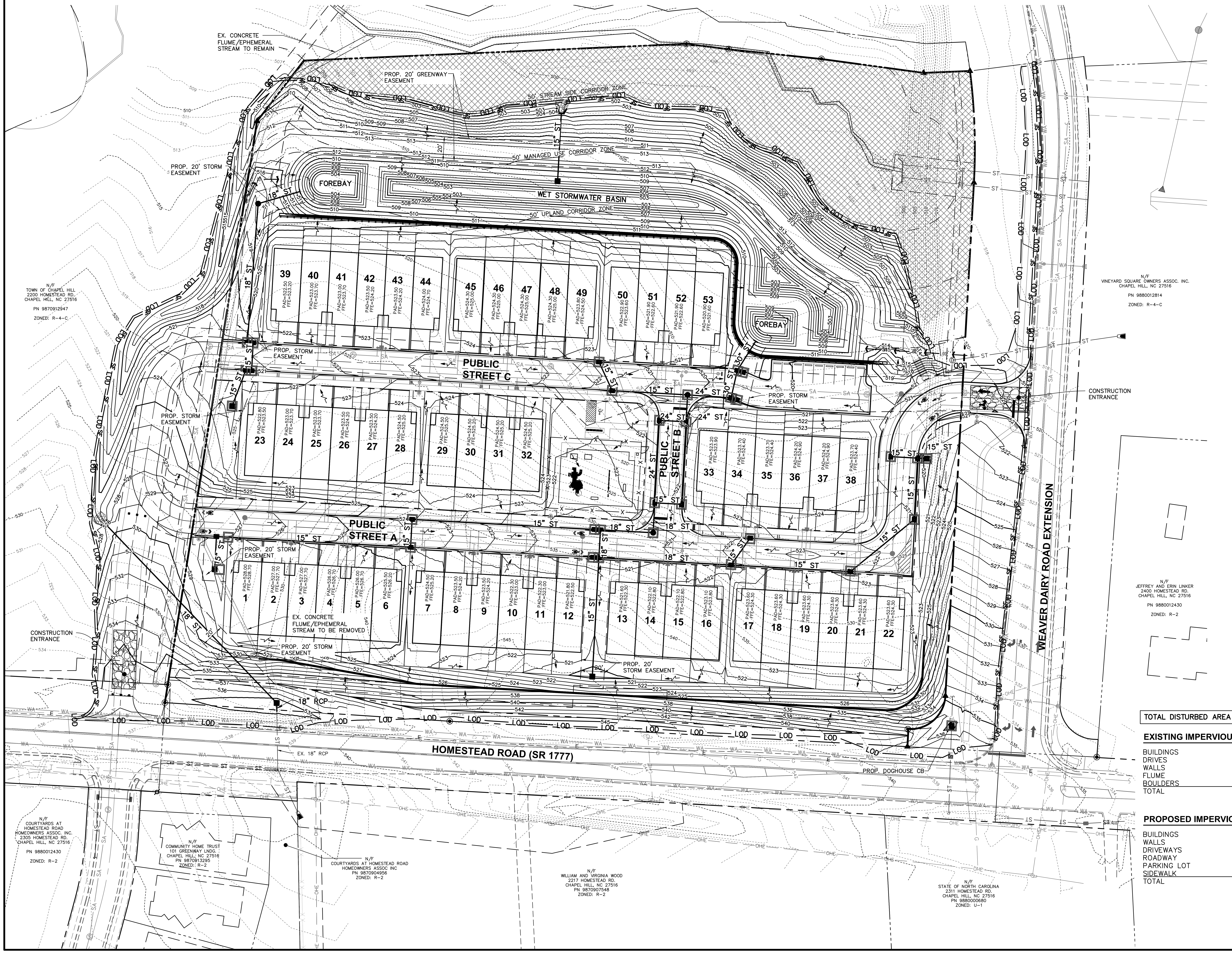
Date: 07/22/2020
Scale: 1"=40'

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

Project Number:
18–0001–978

Drawing Number:
7 / 16

O:\18-0001-978nc\DWG\production drawings\development plan\0001-978-C207.dwg GRADING AND DRAINAGE PLAN Jul 22, 2020 - 4:28:02pm jroyal


EX. CONCRETE FLUME/EPHEMERAL STREAM TO REMAIN
PROP. 20' GREENWAY EASEMENT
50' STREAM SIDE CORRIDOR ZONE
50' MANAGED USE CORRIDOR ZONE
50' UPLAND CORRIDOR ZONE
FOREBAY
WET STORMWATER BASIN
FOREBAY
PROP. 20' STORM EASEMENT
N/F TOWN OF CHAPEL HILL 2200 HOMESTEAD RD. CHAPEL HILL, NC 27516 PN 9870912947 ZONED: R-4-C
N/F VINEYARD SQUARE OWNERS ASSOC. INC. CHAPEL HILL, NC 27516 PN 9880012814 ZONED: R-4-C
PUBLIC STREET C
PUBLIC STREET B
PUBLIC STREET A
PROP. STORM EASEMENT
CONSTRUCTION ENTRANCE
EX. CONCRETE FLUME/EPHEMERAL STREAM TO BE REMOVED
PROP. 20' STORM EASEMENT
N/F JEFFREY AND ERIN LINKER 2400 HOMESTEAD RD. CHAPEL HILL, NC 27516 PN 9880012430 ZONED: R-2
WEAVER DAIRY ROAD EXTENSION
HOMESTEAD ROAD (SR 1777)
EX. 18" RCP
18" RCP
PROP. DOGHOUSE CB
LOD
N/F COURTYARDS AT HOMESTEAD ROAD HOMEOWNERS ASSOC. INC. 2305 HOMESTEAD RD. CHAPEL HILL, NC 27516 PN 9880012430 ZONED: R-2
N/F COMMUNITY HOME TRUST 101 GREENWAY LNDG. CHAPEL HILL, NC 27516 PN 9870913295 ZONED: R-2
N/F COURTYARDS AT HOMESTEAD ROAD HOMEOWNERS ASSOC INC PN 9870904956 ZONED: R-2
N/F WILLIAM AND VIRGINIA WOOD 2217 HOMESTEAD RD. CHAPEL HILL, NC 27516 PN 9870907548 ZONED: R-2
N/F STATE OF NORTH CAROLINA 2311 HOMESTEAD RD. CHAPEL HILL, NC 27516 PN 9880000680 ZONED: U-1
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53

LEGEND

---916---	EXISTING CONTOUR – 1'
---915---	EXISTING CONTOUR – 5'
—■— ST —	EXISTING STORM SEWER
—○— SA —	EXISTING SANITARY SEWER
—⊗— WA —	EXISTING WATER LINE
—916—	PROPOSED CONTOUR – 1'
—915—	PROPOSED CONTOUR – 5'
— SF —	PROPOSED SILT FENCE
SFO	SILT FENCE OUTLET PROTECTION
— LOD —	LIMITS OF DISTURBANCE
— SF —	SILT FENCE
☐	INLET PROTECTION
DD →	DIVERSION DITCH
<DB>	DIVERSION BERM
▨	TREE SAVE AREA
▨	CONSTRUCTION ENTRANCE

SEEDBED PREPARATION

1. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL THREE INCHES DEEP OVER ADVERSE SOIL CONDITIONS, IF AVAILABLE.
2. RIP THE ENTIRE AREA TO SIX INCHES DEEP.
3. REMOVE ALL LOOSE ROCK, ROOTS AND OTHER OBSTRUCTIONS, LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
4. APPLY AGRICULTURAL LIME, FERTILIZER AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL (SEE MIXTURE BELOW).
5. CONTINUE TILLAGE UNTIL A WELL-PULVERIZED, FIRM, REASONABLY UNIFORM SEEDBED IS PREPARED FOUR TO SIX INCHES DEEP.
6. SEED ON A FRESHLY PREPARED SEEDBED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING.
7. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.
8. INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE MORE THAN 60% DAMAGED, RE-ESTABLISH FOLLOWING THE ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
9. CONSULT S&EC ENVIRONMENTAL ENGINEERS ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.

PROJECT NOTES

1. ALL EASEMENTS WITH PIPES AND/OR STRUCTURES SHALL BE CLEARED, GRUBBED AND SEEDED.
2. EXISTING VEGETATION AND NATURAL AREAS SHALL BE PROTECTED TO THE GREATEST EXTENT POSSIBLE AND THAT MINIMUM CLEARING OF LAND SHALL BE UNDERTAKEN DURING DEVELOPMENT. EXISTING TREES TO BE PROTECTED TO THE GREATEST EXTENT POSSIBLE OUTSIDE OF THE LIMITS OF GRADING FOR PROPOSED RIGHT-OF-WAY.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS, LATEST EDITIONS.
4. CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF EXISTING PUBLIC UTILITIES PRIOR TO ANY EXCAVATIONS, GRADING, OR INSTALLATION OF UNDERGROUND UTILITIES ON OR ADJACENT TO THE PROJECT.
5. NO CLEARING IN TREE SAVE AREAS OR ANY OTHER DESIGNATED AREAS.

SEEDING SCHEDULE

MIXTURE	
AGRICULTURAL LIMESTONE	2 TONS/ACRE (3 TONS/ACRE IN CLAY SOILS)
FERTILIZER	1,000 LBS/ACRE 10-10-10
SUPERPHOSPHATE	500 LBS/ACRE 20% ANALYSIS
MULCH	2 TONS/ACRE SMALL GRAIN STRAW
ANCHOR	ASPHALT EMULSION AT 300 GALS/ACRE

FOR SHOULDERS, SIDE DITCHES, SLOPES (MAX 3:1):

DATE	TYPE	PLANTING RATE
AUG 15 NOV 1	TALL FESCUE	300 LBS/ACRE
NOV 1 MAR 1	TALL FESCUE & ABRUZZI RYE	300 LBS/ACRE
MAR 1 APR 15	TALL FESCUE	300 LBS/ACRE
APR 15 JUN 30	HULLED COMMON BERMUDAGRASS	25 LBS/ACRE
JUL 1 AUG 15	TALL FESCUE AND BROWNTOP MILLET OR SORGHUM-SUDAN HYBRIDS***	125 LBS/ACRE (TALL FESCUE) 35 LBS/ACRE (BROWNTOP MILLET); 30 LBS/ACRE (SORGHUM-SUDAN HYBRIDS)

FOR SHOULDERS, SIDE DITCHES, SLOPES (3:1 TO 2:1):

DATE	TYPE	PLANTING RATE
MAR 1 JUN 1	SERICEA LESPEDEZA (SCARIFIED) & USE THE FOLLOWING COMBINATIONS	50 LBS/ACRE (SERICEA LESPEDEZA);
MAR 1 APR 15	ADD TALL FESCUE	120 LBS/ACRE
MAR 1 JUN 30	OR ADD WEEPING LOVE GRASS	10 LBS/ACRE
MAR 1 JUN 30	OR ADD HULLED COMMON BERMUDAGRASS	25 LBS/ACRE
JUN 1 SEPT 1	TALL FESCUE AND BROWNTOP MULLET OR SORGHUM-SUDAN HYBRIDS***	120 LBS/ACRE (TALL FESCUE) 35 LBS/ACRE (BROWNTOP MULLET); 30 LBS/ACRE (SORGHUM-SUDAN HYBRIDS)
SEPT 1 MAR 1	SERICEA LESPEDEZA (UNHULLED - UNSCARIFIED) AND TALL FESCUE	70 LBS/ACRE (SERICEA LESPEDEZA) 120 LBS/ACRE (TALL FESCUE)
NOV 1 MAR 1	AND ABRUZZI RYE	25 LBS/ACRE

THE ABOVE VEGETATION RATES ARE THOSE THAT DO WELL UNDER LOCAL CONDITIONS; OTHER SEEDING RATE COMBINATIONS ARE POSSIBLE. *** TEMPORARY: RESEED ACCORDING TO OPTIMUM SEASON FOR DESIRED PERMANENT VEGETATION. DO NOT ALLOW TEMPORARY COVER TO GROW MORE THAN 12" IN HEIGHT BEFORE MOWING; OTHERWISE, FESCUE MAY BE SHADED OUT.

SEDIMENT & EROSION CONTROL NOTES

1. ALL STORMWATER PIPES THAT DO NOT EMPTY INTO A BASIN SHALL NOT BE INSTALLED UNTIL SITE IS STABILIZED ABOVE THESE AREAS.
2. BAFFLES ARE REQUIRED ON ALL BASINS THAT HAVE A DRAINAGE AREA GREATER THAN 5 ACRES.
3. SILT FENCE OUTLET PROTECTION SHALL BE PLACED AT ALL LOW POINTS ALONG SILT FENCE TO KEEP WATER FILTER AND PASS THROUGH.
4. STORMWATER BASINS TO ACT AS SEDIMENT BASINS. SEE CALCULATIONS ON THIS SHEET FOR SIZING.
5. SILT FENCE SHALL BE PLACED 1' IN FRONT OF LIMITS OF DISTURBANCE LINE.

CONSTRUCTION SEQUENCE

1. SCHEDULE A PRECONSTRUCTION CONFERENCE WITH ORANGE COUNTY EROSION CONTROL DIVISION. OBTAIN A LAND-DISTURBING PERMIT.
2. INSTALL GRAVEL CONSTRUCTION PAD, TEMPORARY DIVERSIONS, SILT FENCE, SEDIMENT BASINS OR OTHER MEASURES AS SHOWN ON THE APPROVED PLAN. CLEAR ONLY AS NECESSARY TO INSTALL THESE DEVICES. SEED TEMPORARY DIVERSIONS, BERMS AND BASINS IMMEDIATELY AFTER CONSTRUCTION.
3. CALL ORANGE COUNTY EROSION CONTROL DIVISION AT 919-245-2586 FOR AN ONSITE INSPECTION BY THE WATERSHED MANAGER TO OBTAIN A CERTIFICATE OF COMPLIANCE.
4. BEGIN CLEARING AND GRUBBING. MAINTAIN DEVICES AS NEEDED. ROUGH GRADE SITE.
5. INSTALL STORM SEWER, IF SHOWN, AND PROTECT INLETS WITH BLOCK AND GRAVEL INLET CONTROLS, SEDIMENT TRAPS OR OTHER APPROVED MEASURES AS SHOWN ON THE PLAN. BEGIN CONSTRUCTION, BUILDING, ETC.
6. STABILIZE SITE AS AREAS ARE BROUGHT UP TO FINISH GRADE WITH VEGETATION, PAVING, DITCH LININGS, ETC. SEED AND MULCH DENUDED AREAS PER GROUND STABILIZATION TIME FRAMES.
7. WHEN CONSTRUCTION IS COMPLETE AND ALL AREAS ARE STABILIZED COMPLETELY, CALL ORANGE COUNTY EROSION CONTROL DIVISION FOR AN INSPECTION BY THE WATERSHED MANAGER.
8. IF SITE IS APPROVED, REMOVE TEMPORARY DIVERSIONS, SILT FENCE, SEDIMENT BASINS, ETC., AND SEED OUT OR STABILIZE ANY RESULTING BARE AREAS. ALL REMAINING PERMANENT EROSION CONTROL DEVICES, SUCH AS VELOCITY DISSIPATERS, SHOULD NOW BE INSTALLED.
9. WHEN VEGETATION HAS BECOME ESTABLISHED, CALL FOR A FINAL SITE INSPECTION BY THE WATERSHED MANAGER. OBTAIN A CERTIFICATE OF COMPLETION.

TOTAL DISTURBED AREA = 8.6 AC.

EXISTING IMPERVIOUS SURFACES

BUILDINGS	= 8,510	SF
DRIVES	= 9,803	SF
WALLS	= 138	SF
FLUME	= 1,710	SF
BOULDERS	= 118	SF
TOTAL	= 20,279	SF

PROPOSED IMPERVIOUS SURFACES

BUILDINGS	= 76,479	SF
WALLS	= 1,818	SF
DRIVEWAYS	= 16,912	SF
ROADWAY	= 39,117	SF
PARKING LOT	= 4,901	SF
SIDEWALK	= 14,961	SF
TOTAL	= 154,188	SF

LEGEND

---916---	EXISTING CONTOUR – 1'
---915---	EXISTING CONTOUR – 5'
—■— ST —	EXISTING STORM SEWER
—○— SA —	EXISTING SANITARY SEWER
—⊗— WA —	EXISTING WATER LINE
—916—	PROPOSED CONTOUR – 1'
—915—	PROPOSED CONTOUR – 5'
—■—	PROPOSED STORM SEWER
—●—	PROPOSED SANITARY
—	PROPOSED WATER LINE
— LOD —	LIMITS OF DISTURBANCE
▬ ▬ ▬	DRAINAGE BOUNDARY TO POND
↝	SURFACE FLOW ARROW

ADVANCED

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PLAN PREPARED BY:

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

51 Kilmayne Drive, Suite 105
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127

PLAN PREPARED FOR:

KB HOME CAROLINAS
4506 SOUTH MIAMI BLVD. SUITE 100A
DURHAM, NC 27703
PHONE: 919.768.7960

HOMESTEAD ROAD, CHAPEL HILL, NC – ORANGE COUNTY

BRIDGEPOINT

CONDITIONAL ZONING PLANS
FOR
KB HOME CAROLINAS

SOIL & EROSION CONTROL PLAN

PRELIMINARY
CAMERON M. RICE
SEAL 028924
07/22/2020

Issue Dates:
01/02/2020 – Initial Submittal to Town
02/06/2020 – Response to 1st Review SUP Comments
07/22/2020 – Response to 2nd Review SUP Comments

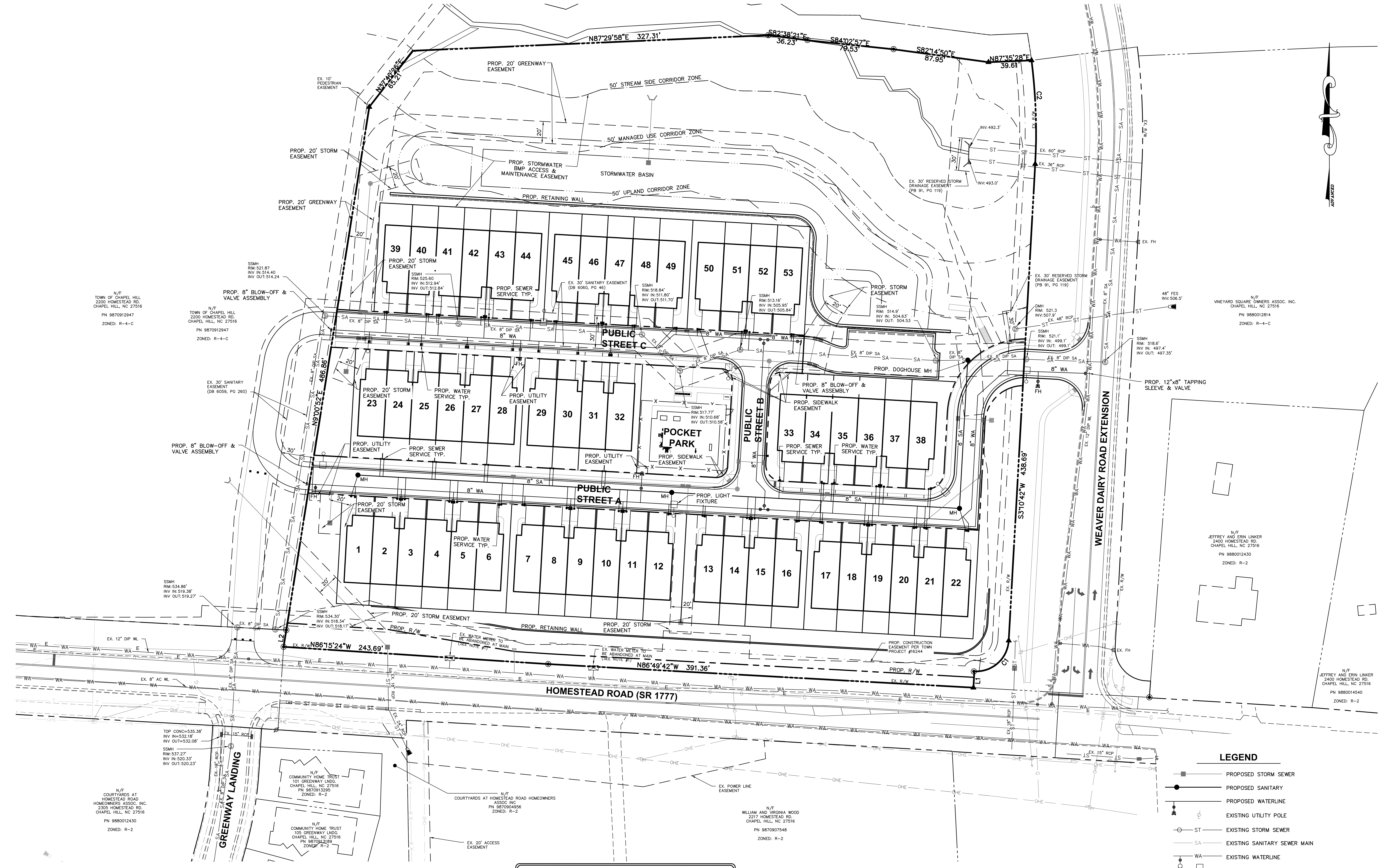
Date: 07/22/2020
Scale: 1"=40'

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

Project Number:
18-0001-978

Drawing Number:
8 / 16

O:\18-0001-978NC\DWG\Production Drawings\DEVELOPMENT PLAN\0001-978-CZ08.dwg SOIL & EROSION CONTROL PLAN Jul 22, 2020 - 2:32:16pm crice


N87°29'58"E 327.31'
S82°38'21"E 36.23'
S84°02'57"E 79.53'
S82°14'50"E 87.95'
N87°35'28"E 39.61'
N57°40'22"E 65.21'
N9°00'52"E 486.86'
S3°10'42"W 438.69'
N86°15'24"W 243.69'
N86°49'42"W 391.36'
C1
C2
L1
L2
EX. 10' PEDESTRIAN EASEMENT
PROP. 20' GREENWAY EASEMENT
50' STREAM SIDE CORRIDOR ZONE
50' MANAGED USE CORRIDOR ZONE
50' UPLAND CORRIDOR ZONE
PROP. 20' STORM EASEMENT
PROP. STORMWATER BMP ACCESS & MAINTENANCE EASEMENT
STORMWATER BASIN
PROP. RETAINING WALL
EX. 30' RESERVED STORM DRAINAGE EASEMENT (PB 91, PG 119)
INV: 492.3'
INV: 493.0'
EX. 60" RCP
EX. 36" RCP
EX. 48" RCP
EX. FH
PROP. SEWER SERVICE TYP.
EX. 30' SANITARY EASEMENT (DB 6060, PG 46)
EX. 30' SANITARY EASEMENT (DB 6059, PG 260)
PROP. STORM EASEMENT
PROP. 8" BLOW-OFF & VALVE ASSEMBLY
PROP. DOGHOUSE MH
PROP. 12"x8" TAPPING SLEEVE & VALVE
PROP. WATER SERVICE TYP.
PROP. UTILITY EASEMENT
PROP. SIDEWALK EASEMENT
PROP. LIGHT FIXTURE
PROP. CONSTRUCTION EASEMENT PER TOWN PROJECT #16244
PROP. R/W
EX. R/W
EX. WATER METER TO BE ABANDONED AT MAIN (SEE NOTE #1)
48" FES INV: 506.5'
PUBLIC STREET A
PUBLIC STREET B
PUBLIC STREET C
POCKET PARK
WEAVER DAIRY ROAD EXTENSION
HOMESTEAD ROAD (SR 1777)
GREENWAY LANDING
8" WA
8" SA
EX. 8" DIP SA
EX. 12" DIP WL
EX. 8" AC WL
EX. 15" RCP
EX. POWER LINE EASEMENT
EX. 20' ACCESS EASEMENT
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22
23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38
39 40 41 42 43 44 45 46 47 48 49 50 51 52 53
SSMH RIM: 525.60 INV IN: 512.94' INV OUT: 512.84'
SSMH RIM: 518.84' INV IN: 511.80' INV OUT: 511.70'
SSMH RIM: 513.16' INV IN: 505.95' INV OUT: 505.84'
SSMH RIM: 514.9' INV IN: 504.63' INV OUT: 504.53
SSMH RIM: 521.87 INV IN: 514.40 INV OUT: 514.24
SSMH RIM: 517.77' INV IN: 510.68' INV OUT: 510.58'
DMH RIM: 521.3 INV: 507.9'
SSMH RIM: 521.1' INV IN: 499.1' INV OUT: 499.1'
SSMH RIM: 518.6' INV IN: 497.4' INV OUT: 497.35'
SSMH RIM: 534.86' INV IN: 519.38' INV OUT: 519.27'
SSMH RIM: 534.30' INV IN: 518.34' INV OUT: 518.17'
TOP CONC=535.38' INV IN=532.18' INV OUT=532.08'
SSMH RIM: 537.27' INV IN: 520.33' INV OUT: 520.23'
N/F TOWN OF CHAPEL HILL 2200 HOMESTEAD RD. CHAPEL HILL, NC 27516 PN 9870912947 ZONED: R-4-C
N/F VINEYARD SQUARE OWNERS ASSOC. INC. CHAPEL HILL, NC 27516 PN 9880012814 ZONED: R-4-C
N/F JEFFREY AND ERIN LINKER 2400 HOMESTEAD RD. CHAPEL HILL, NC 27516 PN 9880012430 ZONED: R-2
N/F JEFFREY AND ERIN LINKER 2400 HOMESTEAD RD. CHAPEL HILL, NC 27516 PN 9880014540 ZONED: R-2
N/F COURTYARDS AT HOMESTEAD ROAD HOMEOWNERS ASSOC. INC. 2305 HOMESTEAD RD. CHAPEL HILL, NC 27516 PN 9880012430 ZONED: R-2
N/F COMMUNITY HOME TRUST 101 GREENWAY LNDG. CHAPEL HILL, NC 27516 PN 9870913295 ZONED: R-2
N/F COMMUNITY HOME TRUST 105 GREENWAY LNDG. CHAPEL HILL, NC 27516 PN 9870913189 ZONED: R-2
N/F COURTYARDS AT HOMESTEAD ROAD HOMEOWNERS ASSOC INC PN 9870904956 ZONED: R-2
N/F WILLIAM AND VIRGINIA WOOD 2217 HOMESTEAD RD. CHAPEL HILL, NC 27516 PN 9870907548 ZONED: R-2
LEGEND
PROPOSED STORM SEWER
PROPOSED SANITARY
PROPOSED WATERLINE
EXISTING UTILITY POLE
EXISTING STORM SEWER
EXISTING SANITARY SEWER MAIN
EXISTING WATERLINE
PROPOSED LIGHT POLE

GENERAL NOTES

1) Applicant shall receive a credit for the water meters being abandon in accordance with the current fee schedule in place at the time of abandonment.

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

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

MINIMUM REQUIRED FIRE FLOW	
SINGLE FAMILY (< 3,600 SF)	1,000 GAL/MIN

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PLAN PREPARED BY:

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

51 Kilmayne Drive, Suite 105
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127

PLAN PREPARED FOR:

KB HOME CAROLINAS
4506 SOUTH MIAMI BLVD. SUITE 100A
DURHAM, NC 27703
PHONE: 919.768.7960

HOMESTEAD ROAD, CHAPEL HILL, NC – ORANGE COUNTY

BRIDGEPOINT

CONDITIONAL ZONING PLANS
FOR
KB HOME CAROLINAS

UTILITY PLAN

PRELIMINARY
CAMERON M. RICE
028924
07/22/2020

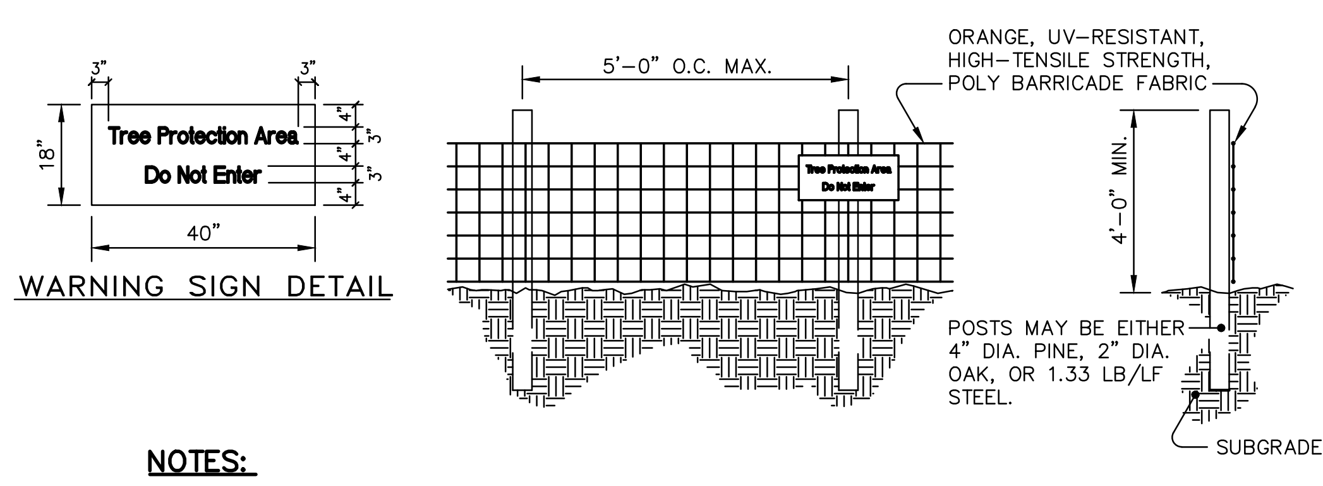
Issue Dates:
01/02/2020 – Initial Submittal to Town
02/06/2020 – Response to 1st Review SUP Comments
07/22/2020 – Response to 2nd Review SUP Comments

Date: 07/22/2020
Scale: 1" = 40'

Drawn By:	Checked By:
JRR	CMR

Project Number:
18–0001–978

Drawing Number:


Tree Protection Area
Do Not Enter
3"
3"
18"
4"
3"
4"
3"
4"
40"
5'-0" O.C. MAX.
ORANGE, UV-RESISTANT, HIGH-TENSILE STRENGTH, POLY BARRICADE FABRIC
4'-0" MIN.
POSTS MAY BE EITHER 4" DIA. PINE, 2" DIA. OAK, OR 1.33 LB/LF STEEL.
SUBGRADE

WARNING SIGN DETAIL

NOTES:

- WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL..
- LETTERS TO BE 3" HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
- SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS.
- PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER.
- FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA.
- ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
- MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT. ADDITIONAL SIGNS MAY BE REQUIRED BY THE TOWN OF CHAPEL HILL INSPECTIONS DEPARTMENT BASED ON ACTUAL FIELD CONDITIONS.

MAINTENANCE:

- INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
- SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.
- REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT.
- REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

TREE PROTECTION FENCE

NOT TO SCALE

TREE LEGEND

⑮BE	BEECH
㉔B	BIRCH
⑪C	CEDAR
⑦DG	DOGWOOD
⑳E	ELM
㉔G	SWEET GUM
⑦H	HICKORY
⑬M	MAPLE
㉔RO	RED OAK
⑮O	OAK
㉓P	PINE
⑮PO	POPLAR
⑬SY	SYCAMORE
⑩HO	HOLLY

DOUBLE AND TRIPLE TRUNKS

㊴D-PO	DOUBLE POPLAR

EXISTING TREE TO BE REMOVED

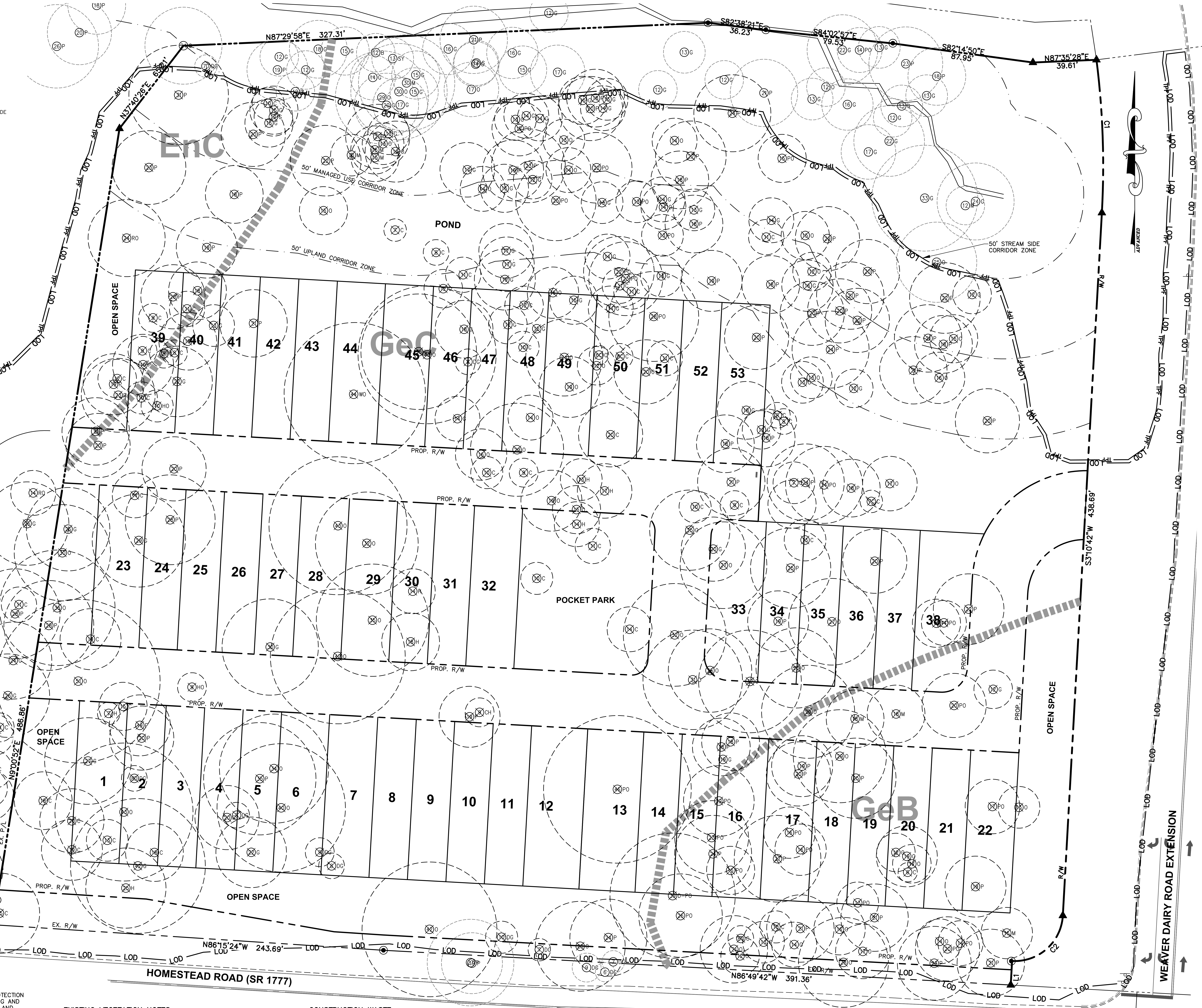
EXISTING TREE TO REMAIN

LOD — LIMITS OF DISTURBANCE

TPF — TREE PROTECTION FENCE

15'

TREE CANOPY REPRESENTED 1' PER 1" CALIPER OF TREE


N87°29'58"E 327.31'
S82°38'21"E 36.23'
S84°02'57"E 79.53'
S82°14'50"E 87.95'
N87°35'28"E 39.61'
N37°40'26"E
C1
R/W
S3°10'42"W 438.69'
C2
L1
L2
N09°00'52"E 486.86'
N86°15'24"W 243.69'
N86°49'42"W 391.36'
EnC
GeC
GeB
POND
50' MANAGED USE CORRIDOR ZONE
50' UPLAND CORRIDOR ZONE
50' STREAM SIDE CORRIDOR ZONE
OPEN SPACE
POCKET PARK
PROP. R/W
EX. R/W
EX. P/L
LOD
TPF
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22
23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38
39 40 41 42 43 44 45 46 47 48 49 50 51 52 53
N/F
TOWN OF CHAPEL HILL
2200 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PIN 9870912947
ZONED: R-4-C
LAND USE: RESIDENTIAL
HOMESTEAD ROAD (SR 1777)
WEAVER DAIRY ROAD EXTENSION

TREE PROTECTION NOTES

1) A PRE-CONSTRUCTION CONFERENCE WILL BE HELD WITH THE TOWN'S URBAN FORESTER, ADAM NICHOLSON (919.969.5006), PRIOR TO BEGINNING SITE WORK.

2) ANY TREE ROOTS EXPOSED BY CONSTRUCTION WILL BE SEVERED CLEANLY WITH AN APPROPRIATE PRUNING TOOL.

3) THE SOIL WITHIN THE CRITICAL ROOT ZONES OF EXISTING TREES WILL NOT BE DRIVEN ON OR OTHERWISE DISTURBED DURING THE INSTALLATION OF LANDSCAPING.

4) A LANDSCAPE PROTECTION SUPERVISOR WHO IS REGISTERED WITH THE TOWN OF CHAPEL HILL WILL BE PRESENT ON SITE AT ALL TIMES WHEN THE FOLLOWING ACTIVITIES ARE TAKING PLACE: CLEARING, GRUBBING, EXCAVATION, GRADING, TRENCHING, MOVING OF SOIL, INSTALLATION AND REMOVAL OF TREE PROTECTION FENCING, AND THE DELIVERY TRANSPORTING AND PLACEMENT OF CONSTRUCTION MATERIALS AND EQUIPMENT.

5) CONTACT ADAM NICHOLSON FOR TREE PROTECTION SEMINAR PRIOR TO TREE PROTECTION FENCE INSTALLATION

6) TREES LOCATED OUTSIDE OF THE CLEARING LIMITS AND ON LOTS ARE SHOWN AS BEING REMOVED. HOWEVER, THESE TREES WILL REMAIN DURING THE INITIAL INFRASTRUCTURE CONSTRUCTION PHASE BY THE DEVELOPER. WHEN THE BUILDER SUBMITS FOR PERMITS, THE BUILDER WILL DETERMINE WHICH TREES ON THE LOTS MUST BE REMOVED DURING HOME CONSTRUCTION. TREES LOCATED ON LOT LINES OR AT REAR OF LOTS WILL BE SAVED TO THE GREATEST EXTENTS POSSIBLE.

EXISTING VEGETATION NOTES:

- SIGNIFICANT TREES AND POCKETS OF SHRUBS ARE PREVALENT THROUGHOUT THE SITE. THE NORTHERN AND EASTERN PORTIONS OF THE SITE ARE HEAVILY WOODED. SIGNIFICANT TREE STANDS HAVE BEEN LOCATED AND SHOWN ON THIS SHEET. THE VAST MAJORITY OF SPECIES FOUND ARE OAK, SWEET GUM, CEDAR, AND PINE.

CONSTRUCTION WASTE:

- BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE, MUST BE RECYCLED.
- BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE MUST BE PROPERLY LICENSED.
- PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT WILL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF. THIS MAY BE THE SAME MEETING HELD WITH OTHER DEVELOPMENT OFFICIALS.

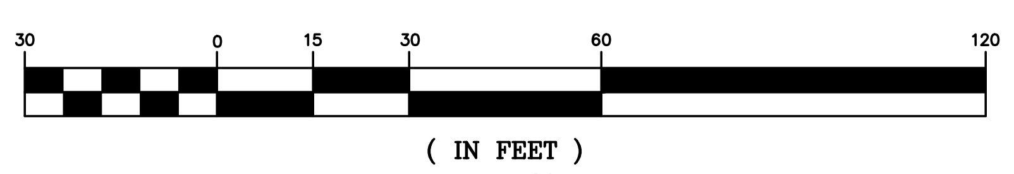
LINE TABLE

LINE	LENGTH	BEARING
L1	15.00'	S03°10'42"W
L2	15.59'	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

GRAPHIC SCALE


30
0
15
30
60
120

(IN FEET)
1 inch = 30 ft.

O:\18-0001-978NC\DWG\Production Drawings\DEVELOPMENT PLAN\0001-978-CZ10.dwg LANDSCAPE PROTECTION & TREE SURVEY PLAN Jul 22, 2020 - 2:32:46pm crice

PLAN PREPARED BY:

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

51 Kilmayne Drive, Suite 105
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127

PLAN PREPARED FOR:

KB HOME CAROLINAS

4506 SOUTH MIAMI BLVD. SUITE 100A
DURHAM, NC 27703
PHONE: 919.768.7960

HOMESTEAD ROAD, CHAPEL HILL, NC – ORANGE COUNTY

BRIDGEPOINT

CONDITIONAL ZONING PLANS
FOR
KB HOME CAROLINAS

LANDSCAPE PROTECTION & TREE SURVEY PLAN

PRELIMINARY
CAMERON M. RICE
07/22/2020

Issue Dates:
01/02/2020 – Initial Submittal to Town
02/06/2020 – Response to 1st Review SUP Comments
07/22/2020 – Response to 2nd Review SUP Comments

Date: 07/22/2020
Scale: 1" = 30'

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

Project Number:
18–0001–978

Drawing Number:
10 / 16

AREA 'A'
BUFFER REQUIREMENTS

TYPE "B" 15–FT EXTERNAL BUFFER

PLANTS REQUIRED PER 100 LF:
6 LG TREES
8 SM TREES
15 SHRUBS

581 LF TOTAL LENGTH
LESS 43 LF OF DRIVEWAY
LESS 59 LF OF EASEMENTS
APPLICABLE LENGTH = 479 LF

REQUIRED:	PROPOSED
29 LG TREES	29 LG TREES
39 SM TREES	39 SM TREES
72 SHRUBS	72 SHRUBS

NOTES:

(1) THIS BUFFER HAS BEEN REDUCED BY ONE GRADE OF INTENSITY ('C' TO 'B') SINCE THE DEVELOPMENT HAS BEEN DESIGNED SUCH THAT THERE IS NO PARKING BETWEEN THE BUILDINGS LOCATED ON THE SITE AND THE ADJACENT STREET.

(2) AT LEAST 50% OF REQUIRED SHRUBS MUST BE EVERGREEN

AREA 'B'
BUFFER REQUIREMENTS

TYPE "C" 20–FT EXTERNAL BUFFER

PLANTS REQUIRED PER 100 LF:
5 LG TREES
10 SM TREES
36 SHRUBS

630 LF TOTAL LENGTH
LESS 30 LF OF EASEMENTS
APPLICABLE LENGTH = 600 LF

REQUIRED:	PROPOSED
30 LG TREES	30 LG TREES
60 SM TREES	60 SM TREES
216 SHRUBS	216 SHRUBS

NOTES:

(1) THIS BUFFER HAS BEEN REDUCED BY ONE GRADE OF INTENSITY ('D' TO 'C') SINCE THE DEVELOPMENT HAS BEEN DESIGNED SUCH THAT THERE IS NO PARKING BETWEEN THE BUILDINGS LOCATED ON THE SITE AND THE ADJACENT STREET.

(2) AT LEAST 50% OF REQUIRED SHRUBS MUST BE EVERGREEN

AREA 'C'
BUFFER REQUIREMENTS

TYPE "B" 15–FT INTERNAL MODIFIED BUFFER

PLANTS REQUIRED PER 100 LF:
6 LG TREES
8 SM TREES
15 SHRUBS

526 LF TOTAL LENGTH
LESS 70 LF OF DRIVEWAY
LESS 279 LF OF EASEMENTS
APPLICABLE LENGTH = 177 LF

REQUIRED:	PROPOSED
11 LG TREES	11 LG TREES
15 SM TREES	15 SM TREES
27 SHRUBS	27 SHRUBS

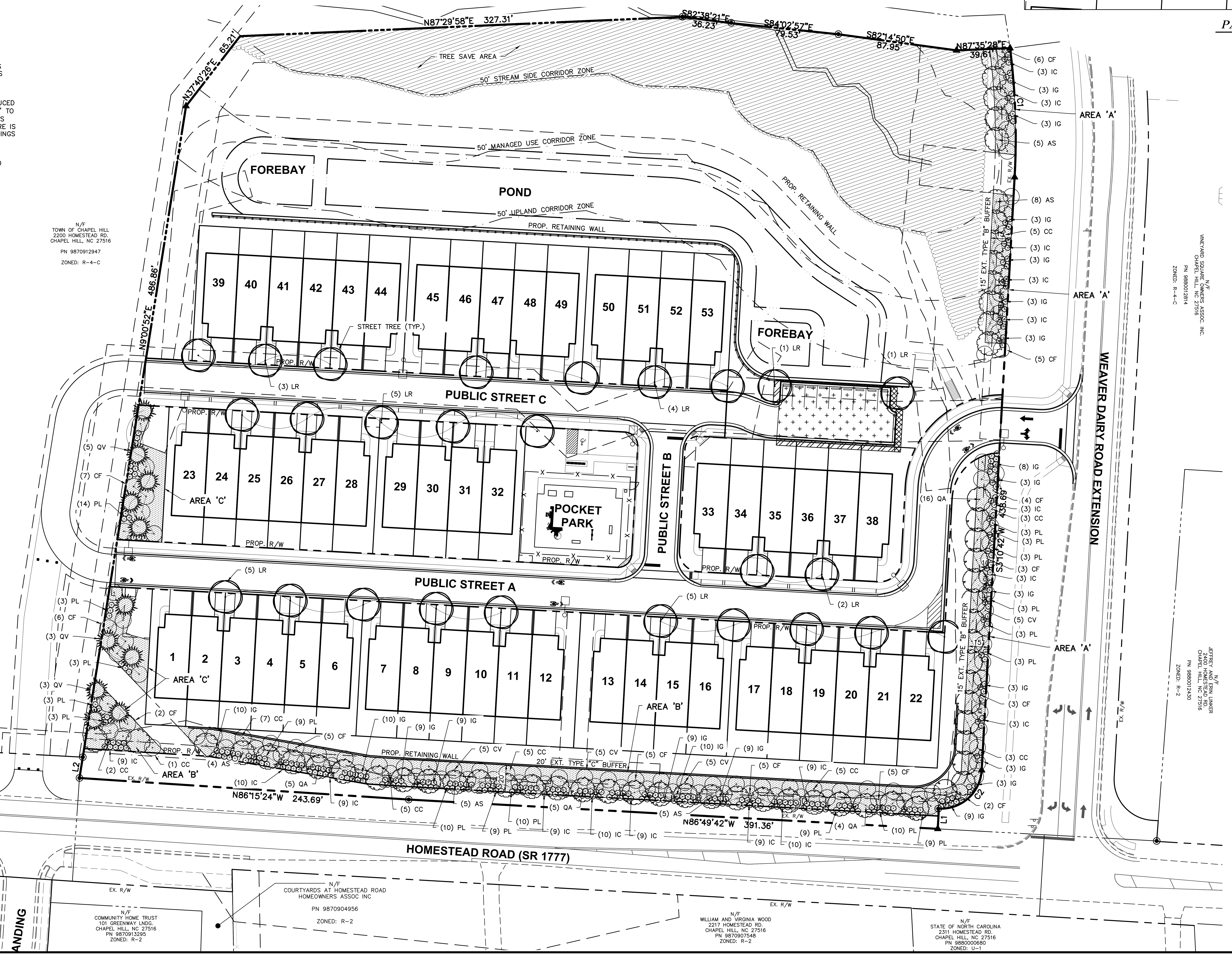
NOTES:

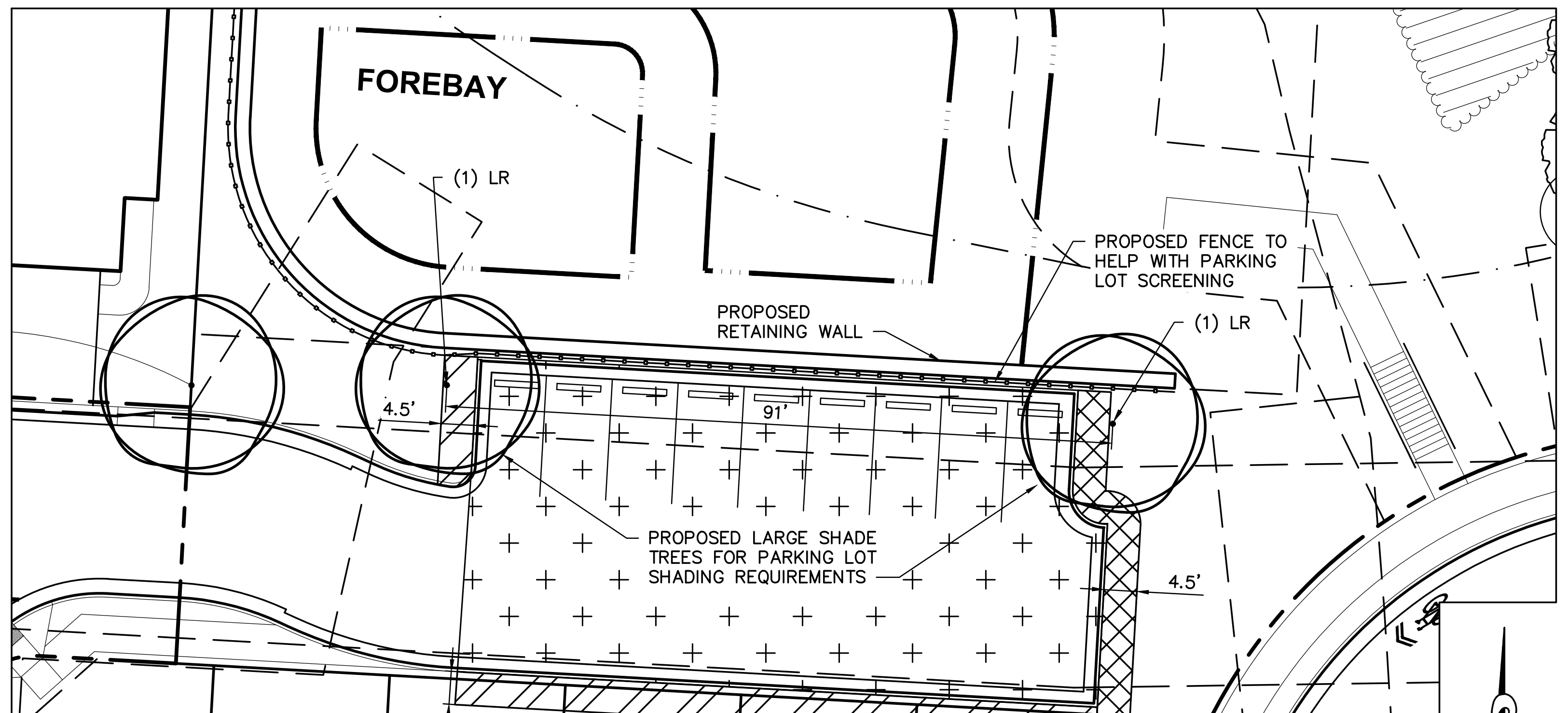
(1) THIS BUFFER HAS BEEN REDUCED BY ONE GRADE OF INTENSITY ('C' TO 'B') SINCE THE DEVELOPMENT HAS BEEN DESIGNED SUCH THAT THERE IS NO PARKING BETWEEN THE BUILDINGS LOCATED ON THE SITE AND THE ADJACENT STREET.

(2) AT LEAST 50% OF REQUIRED SHRUBS MUST BE EVERGREEN

PLANTING SCHEDULE

TYPE	SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS				
					CALIPER	HEIGHT	SPREAD	ROOT	OTHER
SHADE DECIDUOUS TREE	AS	29	ACER SACCHARUM	SUGAR MAPLE	2-1/2"	12-14'	8'	B&B	MATCHED
	LR	26	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	FRUITLESS SWEETGUM	2-1/2"	12-14'	8'	B&B	MATCHED
	QA	30	QUERCUS ALBA	WHITE OAK	2-1/2"	12-14'	8'	B&B	MATCHED
CANOPY EVERGREEN TREE	QV	11	QUERCUS VIRGINIANA	LIVE OAK	2-1/2"	12-14'	8'	B&B	FULL TO GROUND
UNDERSTORY DECIDUOUS TREE	CC	36	CERCIS CANADENSIS	EASTERN REDBUD	2"	8'	6'	B&B	MULTI-STEM
	CF	53	CORNUS FLORIDA	FLOWERING DOGWOOD	2"	8'	6'	B&B	MULTI-STEM
	CV	25	CHIOANTHUS VIRGINICUS	FRINGE TRE	2"	8'	6'	B&B	MULTI-STEM
EVERGREEN SHRUBS	IC	108	LLEX CORNUTA 'CARISSA'	CARISSA HOLLY	N/A	3'	3'	CONT.	FULL TO GROUND
	IG	116	LLEX GLABRA	INKBERRY HOLLY	N/A	3'	3'	CONT.	FULL TO GROUND
	PL	91	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN	N/A	3'	3'	CONT.	FULL TO GROUND


N87°29'58"E 327.31'
S82°38'21"E 36.23'
S84°02'57"E 79.53'
S82°14'50"E 87.95'
N87°35'28"E 39.61'
N37°40'26"E 65.21'
N9°00'52"E 486.86'
S3°10'42"W 438.69'
N86°15'24"W 243.69'
N86°49'42"W 391.36'
C1
C2
L1
L2
TREE SAVE AREA
50' STREAM SIDE CORRIDOR ZONE
50' MANAGED USE CORRIDOR ZONE
50' UPLAND CORRIDOR ZONE
PROP. RETAINING WALL
FOREBAY
POND
FOREBAY
STREET TREE (TYP.)
PROP. R/W
PUBLIC STREET C
PUBLIC STREET A
PUBLIC STREET B
POCKET PARK
AREA 'A'
AREA 'B'
AREA 'C'
15' EXT. TYPE "B" BUFFER
20' EXT. TYPE "C" BUFFER
PROP. RETAINING WALL
WEAVER DAIRY ROAD EXTENSION
HOMESTEAD ROAD (SR 1777)
EX. R/W
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22
23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38
39 40 41 42 43 44 45 46 47 48 49 50 51 52 53
(6) CF
(3) IC
(3) IG
(5) AS
(8) AS
(5) CC
(16) QA
(8) IG
(4) CF
(5) CV
(5) LR
(4) LR
(3) LR
(2) LR
(1) LR
(5) QV
(7) CF
(14) PL
(3) PL
(6) CF
(3) QV
(10) IG
(9) IG
(10) IC
(9) IC
(7) CC
(9) PL
(5) QA
(5) CC
(10) PL
(4) QA
N/F
TOWN OF CHAPEL HILL
2200 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9870912947
ZONED: R-4-C
N/F
VINEYARD SQUARE OWNERS ASSOC. INC.
CHAPEL HILL, NC 27516
PN 9880001814
ZONED: R-4-C
N/F
JEFFREY AND ERIN LINKER
2400 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9880012430
ZONED: R-2
N/F
COURTYARDS AT HOMESTEAD ROAD HOMEOWNERS ASSOC. INC.
2305 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9880012430
ZONED: R-2
N/F
COMMUNITY HOME TRUST
101 GREENWAY LNDG.
CHAPEL HILL, NC 27516
PN 9870913295
ZONED: R-2
N/F
COURTYARDS AT HOMESTEAD ROAD HOMEOWNERS ASSOC INC
PN 9870904956
ZONED: R-2
N/F
WILLIAM AND VIRGINIA WOOD
2217 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9870907548
ZONED: R-2
N/F
STATE OF NORTH CAROLINA
2311 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9880000680
ZONED: U-1
ANDING


FOREBAY
(1) LR
PROPOSED FENCE TO HELP WITH PARKING LOT SCREENING
PROPOSED RETAINING WALL
(1) LR
4.5'
91'
PROPOSED LARGE SHADE TREES FOR PARKING LOT SHADING REQUIREMENTS
4.5'
4.5'

PARKING LOT BLOW-UP

SCALE: 1" = 20'

GRAPHIC SCALE

0 10 20 40

1 inch = 20 feet

LEGEND

═	30" Curb and Gutter	▨	Tree Replacement Area
─	Property Line	▨	Tree Save Area
─ ─	Prop. R/W	+	Parking Lot Area
━	Prop Detention Basin	▩	Parking Lot and R/W Landscape Strip
─ · ─	Setback	▨	Parking Lot and Building Landscape Strip

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:	1.251 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 = 0.298 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:	68 TREES
TOTAL TREES:	94 TREES

SHADE TREE CALCULATIONS

PARKING LOT AREA:	3,909 SF
SHADING REQUIREMENTS: PER DESIGN MANUAL	ONE LARGE TREE PER 2,000 SF OF PARKING LOT PAVED SURFACE
TREES REQUIRED:	(3,909 SF)*(1 TREE/2,000 SF)= 1.95 TREES *2 LARGE TREES REQUIRED*

SHADE TREE: ZELKOVA (ZELKOVA SERRATA 'GREEN VASE')
50–60' HT & 40–50' SPRD.
PROJECTED SHADOW LENGTH – 58'

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

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PLAN PREPARED BY:

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

51 Kilmayne Drive, Suite 105
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127

PLAN PREPARED FOR:

KB HOME CAROLINAS
4506 SOUTH MIAMI BLVD. SUITE 100A
DURHAM, NC 27703
PHONE: 919.768.7960

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

PRELIMINARY
CAMERON M. RICE
07/22/2020

Issue Dates:
01/02/2020 – Initial Submittal to Town
02/06/2020 – Response to 1st Review SUP Comments
07/22/2020 – Response to 2nd Review SUP Comments

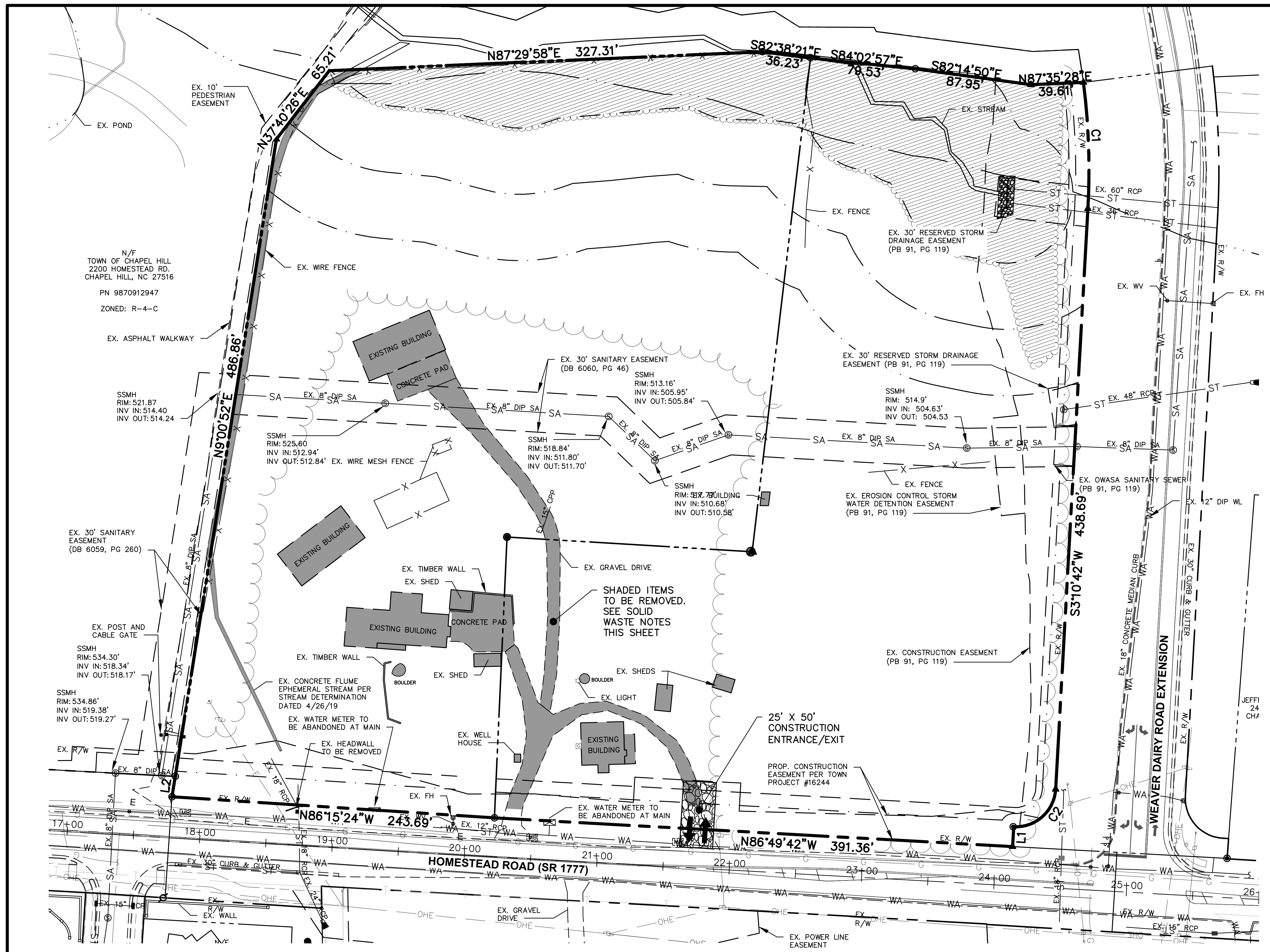
Date: 07/22/2020
Scale: 1" = 40'

Drawn By:	Checked By:
JRR	CMR

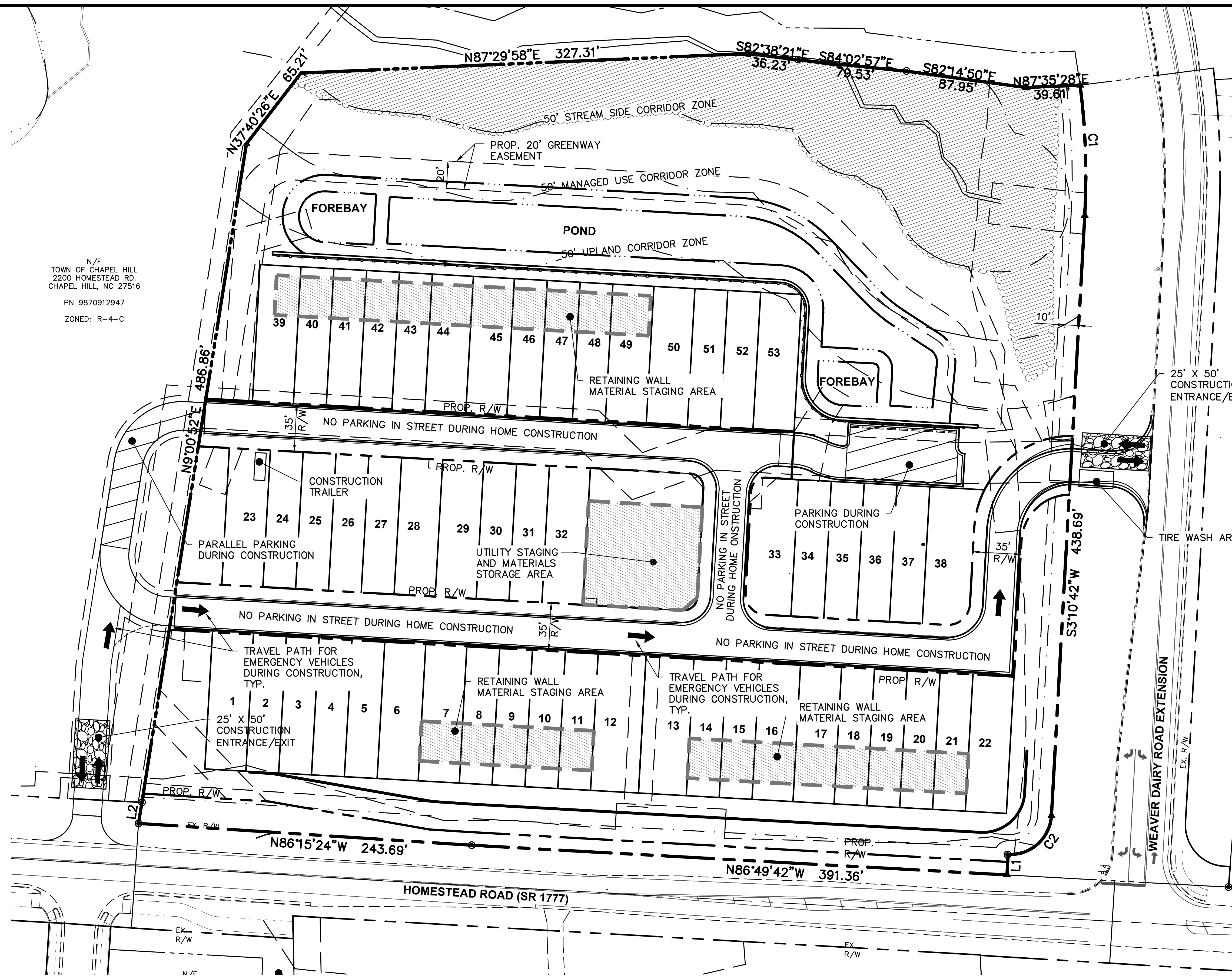
Project Number:
18–0001–978

Drawing Number:
11 / 16

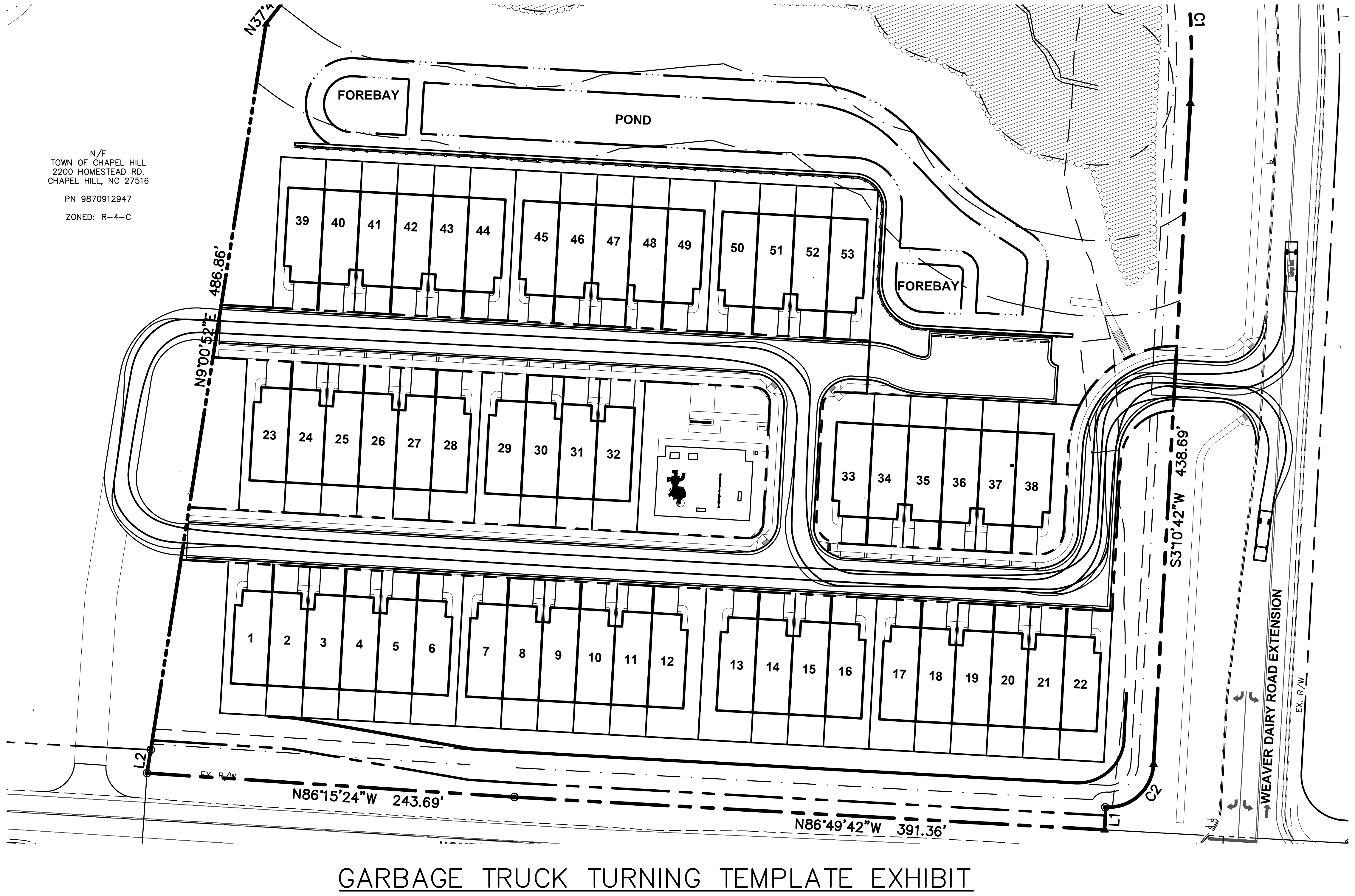
O:\18-0001-978NC\DWG\Production Drawings\DEVELOPMENT PLAN\0001-978-CZ11.dwg PLANTING PLAN Jul 22, 2020 – 2:33:01pm crice


N87°29'58"E 327.31'
S82°38'21"E 36.23'
S84°02'57"E 79.53'
S82°14'50"E 87.95'
N87°35'28"E 39.61'
N37°40'26"E 65.21'
N9°00'52"E 486.86'
S3°10'42"W 438.69'
N86°15'24"W 243.69'
N86°49'42"W 391.36'
EX. 10' PEDESTRIAN EASEMENT
EX. POND
EX. STREAM
EX. FENCE
EX. 30' RESERVED STORM DRAINAGE EASEMENT (PB 91, PG 119)
EX. WIRE FENCE
N/F TOWN OF CHAPEL HILL 2200 HOMESTEAD RD. CHAPEL HILL, NC 27516
PN 9870912947
ZONED: R-4-C
EX. ASPHALT WALKWAY
EXISTING BUILDING
CONCRETE PAD
EX. 30' SANITARY EASEMENT (DB 6060, PG 46)
EX. WIRE MESH FENCE
EX. 30' SANITARY EASEMENT (DB 6059, PG 260)
EX. EROSION CONTROL STORM WATER DETENTION EASEMENT (PB 91, PG 119)
EX. OWASA SANITARY SEWER (PB 91, PG 119)
EX. TIMBER WALL
EX. SHED
EX. GRAVEL DRIVE
SHADED ITEMS TO BE REMOVED. SEE SOLID WASTE NOTES THIS SHEET
EX. POST AND CABLE GATE
EX. CONCRETE FLUME EPHEMERAL STREAM PER STREAM DETERMINATION DATED 4/26/19
EX. WATER METER TO BE ABANDONED AT MAIN
EX. HEADWALL TO BE REMOVED
EX. WELL HOUSE
EX. SHEDS
EX. LIGHT
EX. CONSTRUCTION EASEMENT (PB 91, PG 119)
25' X 50' CONSTRUCTION ENTRANCE/EXIT
PROP. CONSTRUCTION EASEMENT PER TOWN PROJECT #16244
HOMESTEAD ROAD (SR 1777)
WEAVER DAIRY ROAD EXTENSION
EX. POWER LINE EASEMENT
EX. GRAVEL DRIVE

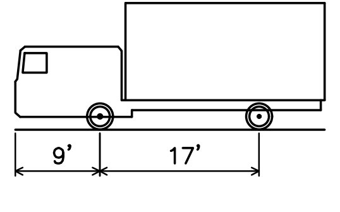
DEMOLITION


50' STREAM SIDE CORRIDOR ZONE
PROP. 20' GREENWAY EASEMENT
50' MANAGED USE CORRIDOR ZONE
FOREBAY
POND
50' UPLAND CORRIDOR ZONE
RETAINING WALL MATERIAL STAGING AREA
25' X 50' CONSTRUCTION ENTRANCE/EXIT
NO PARKING IN STREET DURING HOME CONSTRUCTION
CONSTRUCTION TRAILER
PARALLEL PARKING DURING CONSTRUCTION
UTILITY STAGING AND MATERIALS STORAGE AREA
PARKING DURING CONSTRUCTION
TIRE WASH AREA
TRAVEL PATH FOR EMERGENCY VEHICLES DURING CONSTRUCTION, TYP.
HOMESTEAD ROAD (SR 1777)
WEAVER DAIRY ROAD EXTENSION

CONSTRUCTION


FOREBAY
POND
N/F TOWN OF CHAPEL HILL 2200 HOMESTEAD RD. CHAPEL HILL, NC 27516
PN 9870912947
ZONED: R-4-C
N9°00'52"E 486.86'
S3°10'42"W 438.69'
N86°15'24"W 243.69'
N86°49'42"W 391.36'
WEAVER DAIRY ROAD EXTENSION

GARBAGE TRUCK TURNING TEMPLATE EXHIBIT



Garbage Truck	
Overall Length	33.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	43.000ft

CHAPEL HILL GARBAGE TRUCK DETAIL
NTS

SOLID WASTE NOTES:

1. ALL EXISTING STRUCTURES 500 SF AND LARGER IN SIZE SHALL BE ASSESSED PRIOR TO DEMOLITION TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO) AND TO ASSESS THE POTENTIAL FOR DE-CONSTRUCTION AND/OR THE RE-USE OF SALVAGEABLE MATERIALS.
2. BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
3. BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE THAT INCLUDES ANY REGULATED RECYCLABLE MATERIALS SHALL BE LICENSED BY ORANGE COUNTY.
4. 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 (919-996-2788). THIS MAY BE THE SAME PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT/ENFORCEMENT OFFICIALS.
5. 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.
6. IF ANY VEHICLES ARE PARKED IN THE REFUSE OR RECYCLABLES COLLECTION VEHICLE ACCESS AREA, THE CONTAINS WILL NOT RECEIVE SERVICE UNTIL THE NEXT SCHEDULED COLLECTION DAY.
7. MIXED RECYCLING AND CARDBOARD WILL BE IN ROLL CARTS PLACED AT THE CURB IN FRONT OF EACH RESIDENCE TO BE COLLECTED BY ORANGE COUNTY SOLID WASTE
8. TRASH WILL BE IN ROLL CARTS PLACED AT THE CURB IN FRONT OF EACH RESIDENCE TO BE COLLECTED BY TOWN OF CHAPEL SOLID WASTE MANAGEMENT, A DIVISION OF PUBLIC WORKS..
9. ALL CONSTRUCTION WASTE MATERIALS SHALL BE RECYCLED WHENEVER POSSIBLE. CONTRACTORS SHALL RETAIN PICKUP SLIPS TO RECORD/VALIDATE RECYCLING AS MAY BE REQUIRED FOR ENVIRONMENTAL CREDITS.
10. THE OWNER, OR THEIR DESIGNEE, SHALL BE RESPONSIBLE FOR MAINTAINING A FIRE WATCH DURING CONSTRUCTION AND DEMOLITION WHERE MATERIALS SUBJECT TO SPONTANEOUS COMBUSTION OR OTHER HAZARDOUS CONSTRUCTION OR DEMOLITION IS OCCURRING
11. ALL CONSTRUCTION AND DEMOLITION SHALL BE CONDUCTED IN COMPLIANCE WITH THE CURRENT EDITION OF CHAPTER 14 OF THE NC FPC.
12. PRIOR TO A DEMOLITION PERMIT BEING ISSUED FOR ANY EXISTING STRUCTURE 500 SQUARE FEET OR GREATER IN SIZE, A DECONSTRUCTION ASSESSMENT MUST BE CONDUCTED BY ORANGE COUNTY SOLID WASTE STAFF. CONTACT MATT TAYLOR AT 919-968-2788 OR MTAYLOR@ORANGECOUNTYNC.GOV TO REQUEST AND SCHEDULE THE ASSESSMENTS.

CONSTRUCTION MANAGEMENT NOTES

1. ALL LARGE TRUCKS AS RELATED TO VEHICULAR CONSTRUCTION TRAFFIC SHALL ENTER AND LEAVE THE SITE THROUGH THE TEMPORARY CONSTRUCTION ENTRANCES AND EXITS AS SHOWN ON THIS PLAN.
2. ENTRANCES AND EXIT GATES SHALL BE CLOSED UNLESS ACTIVELY BEING USED FOR ENTERING AND EXISTING VEHICLES.
3. ONSITE CONSTRUCTION MANAGER PARKING FOR SMALL CONSTRUCTION VEHICLES AND MATERIAL STAGING CAN OCCUR ON-SITE DURING EARLY STAGES OF CONSTRUCTION. ADDITIONAL CONTRACTOR PARKING AREA TO BE PROVIDED IN THE FUTURE OVERFLOW PARKING LOT.
4. CONSTRUCTION WILL BE LIMITED TO BETWEEN 7:00 AM AND 6:00 PM MONDAY THROUGH FRIDAY.
5. THE CONTRACTOR SHALL PROVIDE WORK ZONE TRAFFIC CONTROL DEVICES – REFER TO THE ZONING COMPLIANCE PERMIT TRAFFIC AND PEDESTRIAN CONTROL PLAN FOR SPECIFIC NOTES AND DETAILS.
6. NO OPEN BURNING SHALL BE PERMITTED.
7. THE APPLICANT SHALL POST A CONSTRUCTION SIGN ON THE DEVELOPMENT SITE THAT LISTS THE FOLLOWING:
    - PROPERTY OWNER'S REPRESENTATIVE AND TELEPHONE NUMBER
    - CONTRACTOR'S REPRESENTATIVE AND TELEPHONE NUMBER
    - TELEPHONE NUMBER FOR REGULATORY INFO AT TIME OF BUILDING PERMIT
    - SIGN MAY BE A MAXIMUM OF 32 SF AND A MAXIMUM HEIGHT OF 8 FT.
8. EXISTING SEWER LINE ALONG STREET C SHALL BE ACCESSIBLE DURING CONSTRUCTION.

LEGEND

═	30" Curb and Gutter	■	EXISTING STRUCTURES TO BE REMOVED
―	Property Line	▨	CONSTRUCTION PARKING (HOME CONSTRUCTION)
— — —	Prop. R/W	⬚	STAGING AND MATERIALS STORAGE AREA
━ ┆ ━	Prop Detention Basin		
— · —	Setback		

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

GRAPHIC SCALE

60
0
30
60
120
240

(IN FEET)
1 inch = 60 ft.

PLAN PREPARED BY:

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

51 Kilmayne Drive, Suite 105
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127

PLAN PREPARED FOR:

KB HOME CAROLINAS
4506 SOUTH MIAMI BLVD. SUITE 100A
DURHAM, NC 27703
PHONE: 919.768.7960

HOMESTEAD ROAD, CHAPEL HILL, NC – ORANGE COUNTY

BRIDGEPOINT

CONDITIONAL ZONING PLANS
FOR
KB HOME CAROLINAS

CONSTRUCTION MANAGEMENT PLAN

PRELIMINARY
CAMERON M. RICE
07/22/2020

Issue Dates:
01/02/2020 – Initial Submittal to Town
02/06/2020 – Response to 1st Review SUP Comments
07/22/2020 – Response to 2nd Review SUP Comments

Date: 07/22/2020
Scale: 1" = 60'

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

Project Number:
18-0001-978

Drawing Number:
12 / 16

O:\18-0001-978NC\DWG\Production Drawings\DEVELOPMENT PLAN\0001-978-CZ12.dwg CONSTRUCTION MANAGEMENT PLAN Jul 22, 2020 – 3:37:52pm crice

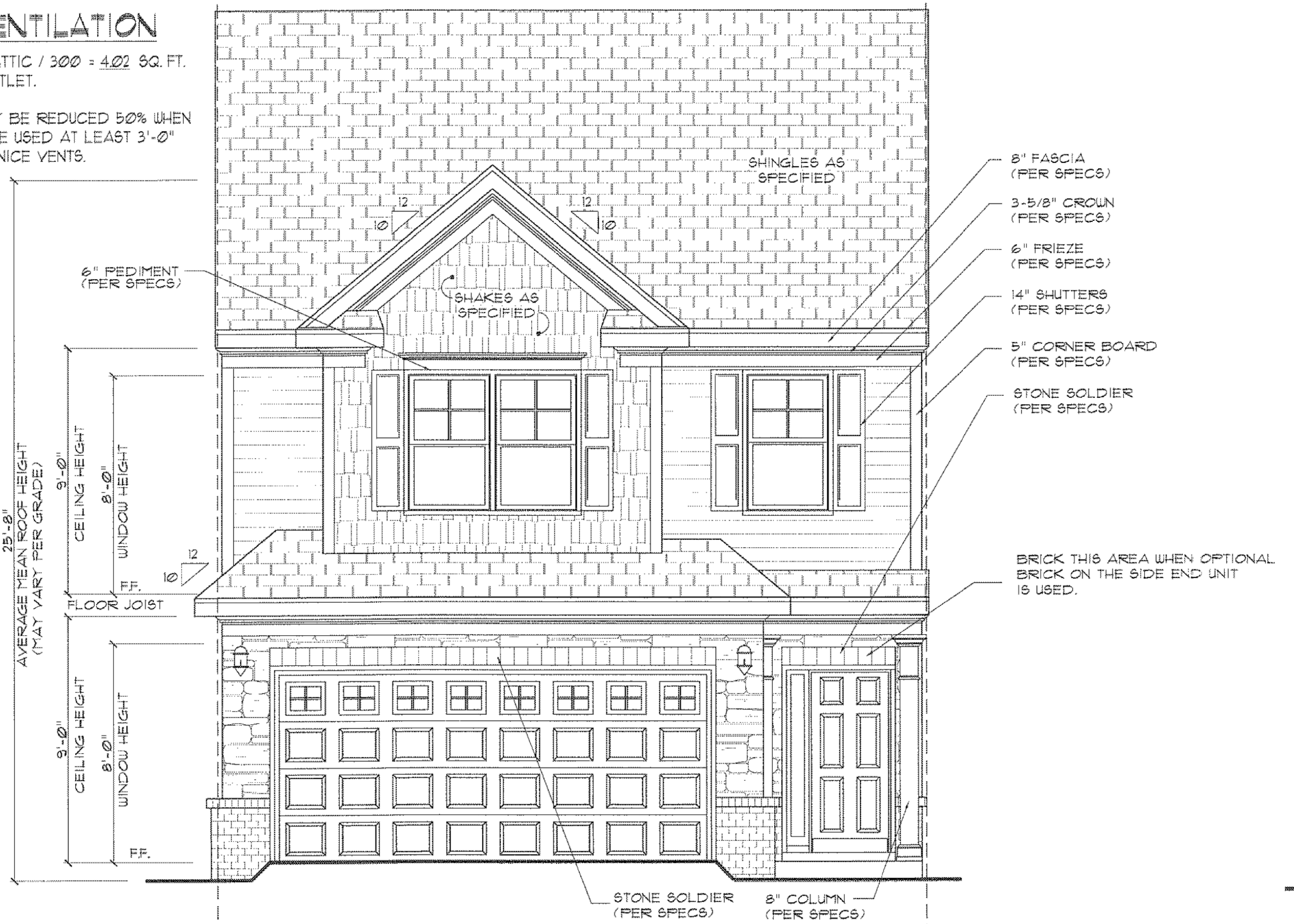
CONRAD-"D"	
FRONT ELEVATION	
STONE-	16.6%
BRICK-	22%
SIDING/SHAKES-	61%
TOTAL SQ. FT.- 320 SQ. FT.	

ALL MECHANICAL EQUIPMENT INCLUDING STACKS AND VENTS EXTENDING ABOVE THE ROOF SURFACE MUST BE PAINTED A COLOR THAT BLENDS WITH THE ROOF COLOR

ATTIC VENTILATION

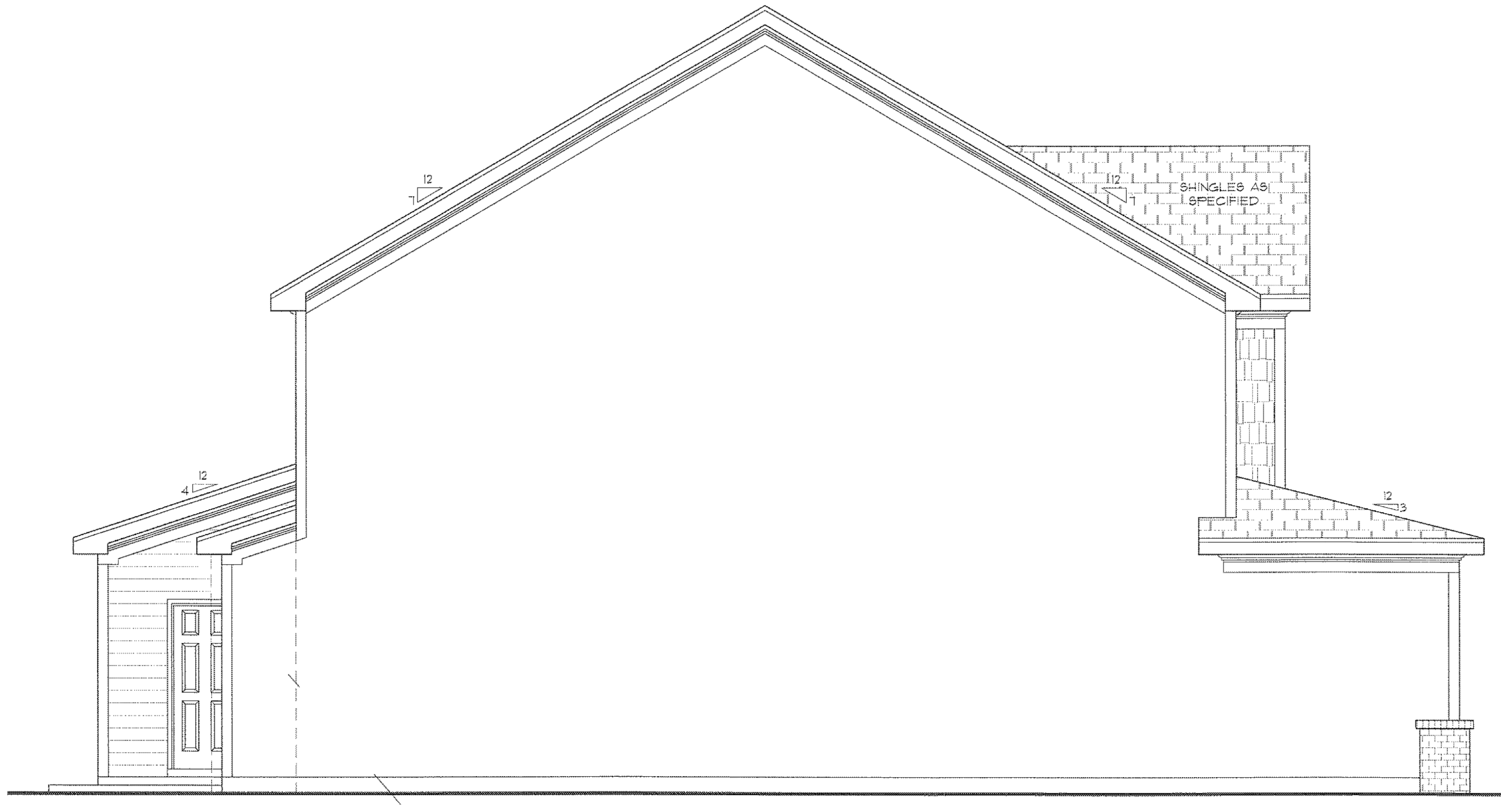
1205 SQ. FT. OF ATTIC / 300 = 4.02 SQ. FT. OF INLET AND OUTLET.

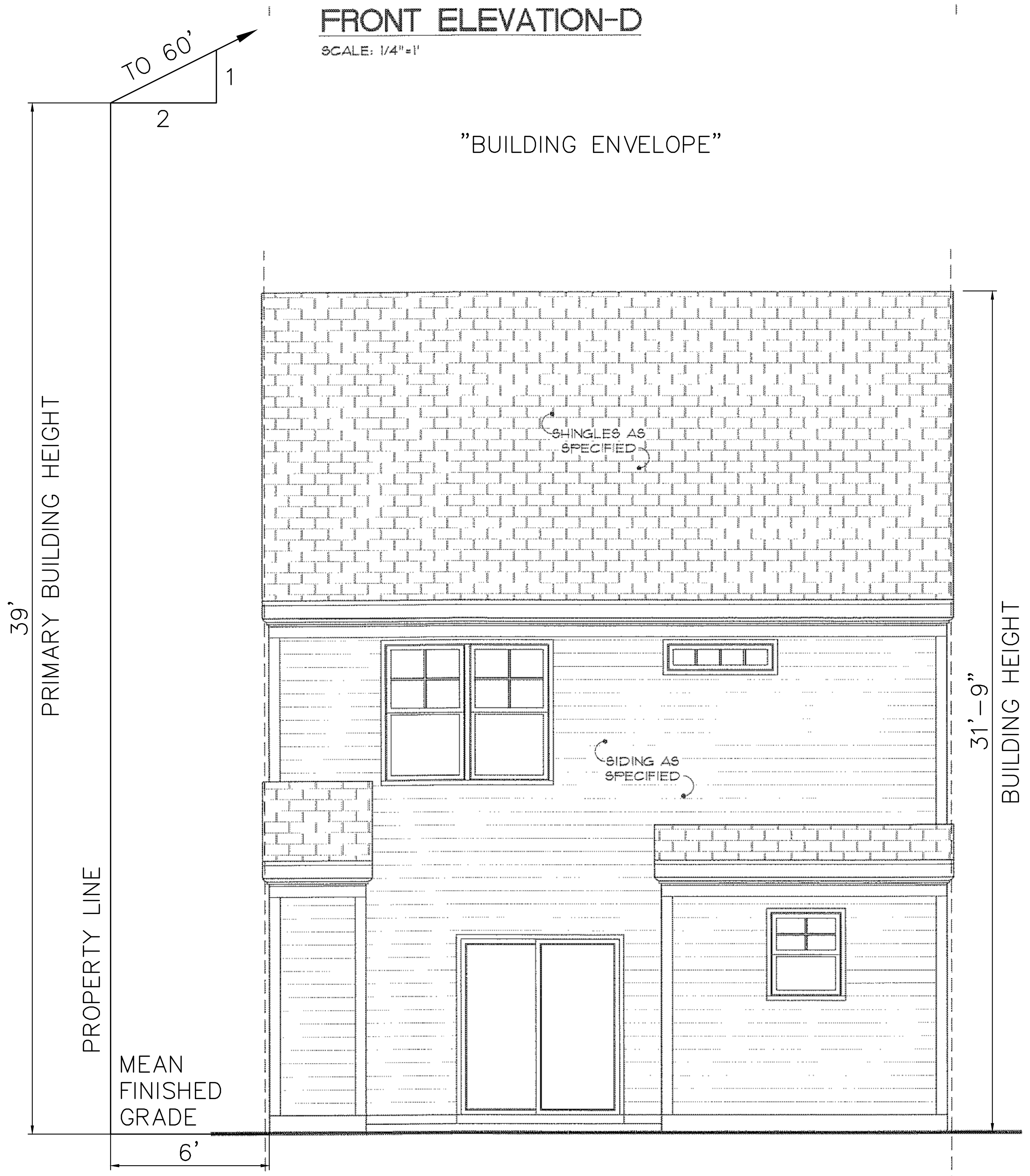
VENTILATION MAY BE REDUCED 50% WHEN VENTILATORS ARE USED AT LEAST 3'-0" ABOVE THE CORNICE VENTS.


SHINGLES AS SPECIFIED
SHAKES AS SPECIFIED
6" PEDIMENT (PER SPECS)
8" FASCIA (PER SPECS)
3-5/8" CROWN (PER SPECS)
6" FRIEZE (PER SPECS)
14" SHUTTERS (PER SPECS)
5" CORNER BOARD (PER SPECS)
STONE SOLDIER (PER SPECS)
BRICK THIS AREA WHEN OPTIONAL BRICK ON THE SIDE END UNIT IS USED.
STONE SOLDIER (PER SPECS)
8" COLUMN (PER SPECS)
25'-8" AVERAGE MEAN ROOF HEIGHT (MAY VARY PER GRADE)
9'-0" CEILING HEIGHT
8'-0" WINDOW HEIGHT
F.F.
FLOOR JOIST
9'-0" CEILING HEIGHT
8'-0" WINDOW HEIGHT
F.F.
12
10

FRONT ELEVATION-D

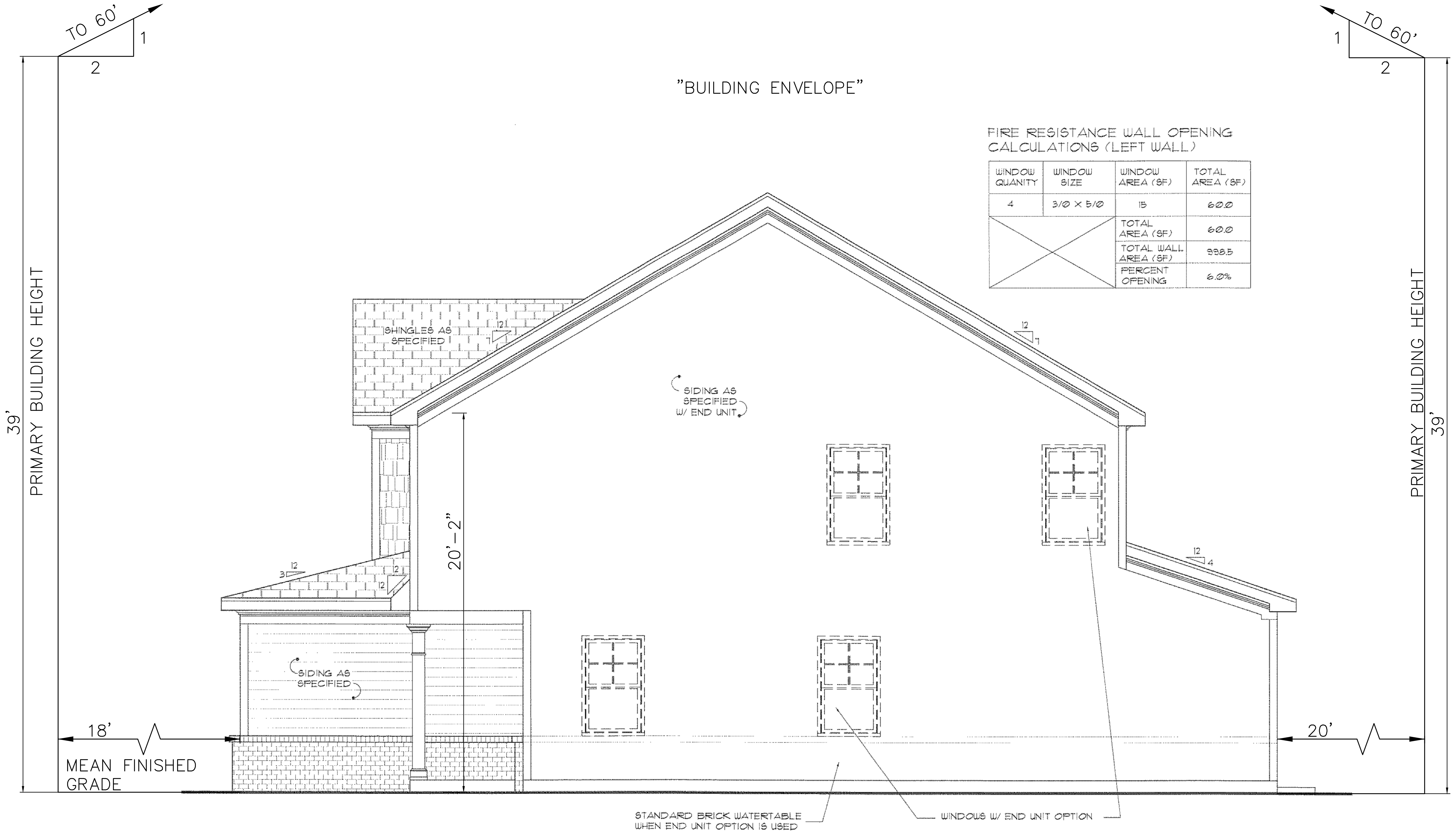
SCALE: 1/4"=1'


SHINGLES AS SPECIFIED
12
7
12
4
12
3


TO 60'
1
2
"BUILDING ENVELOPE"
PRIMARY BUILDING HEIGHT
39'
PROPERTY LINE
MEAN FINISHED GRADE
6'
SHINGLES AS SPECIFIED
SIDING AS SPECIFIED
31'-9"
BUILDING HEIGHT

REAR ELEVATION-D

SCALE: 1/4"=1'


TO 60'
1
2
"BUILDING ENVELOPE"
PRIMARY BUILDING HEIGHT
39'
TO 60'
1
2
PRIMARY BUILDING HEIGHT
39'
SHINGLES AS SPECIFIED
SIDING AS SPECIFIED W/ END UNIT
SIDING AS SPECIFIED
20'-2"
18'
20'
MEAN FINISHED GRADE
12
7
12
3
12
4

FIRE RESISTANCE WALL OPENING CALCULATIONS (LEFT WALL)

WINDOW QUANITY	WINDOW SIZE	WINDOW AREA (SF)	TOTAL AREA (SF)
4	3/0 X 5/0	15	60.0
		TOTAL AREA (SF)	60.0
		TOTAL WALL AREA (SF)	998.5
		PERCENT OPENING	6.0%

STANDARD BRICK WATERTABLE WHEN END UNIT OPTION IS USED

WINDOWS W/ END UNIT OPTION

RIGHT SIDE ELEVATION-D

SCALE: 1/4"=1'

PLAN PREPARED BY:

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS
51 Kilmayne Drive, Suite 105
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127

PLAN PREPARED FOR:

KB HOME CAROLINAS
4506 SOUTH MIAMI BLVD. SUITE 100A
DURHAM, NC 27703
PHONE: 919.768.7960

HOMESTEAD ROAD, CHAPEL HILL, NC – ORANGE COUNTY

BRIDGEPOINT

CONDITIONAL ZONING PLANS
FOR
KB HOME CAROLINAS

BUILDING ELEVATION EXHIBIT

PRELIMINARY
CAMERON M. RICE
07/22/2020

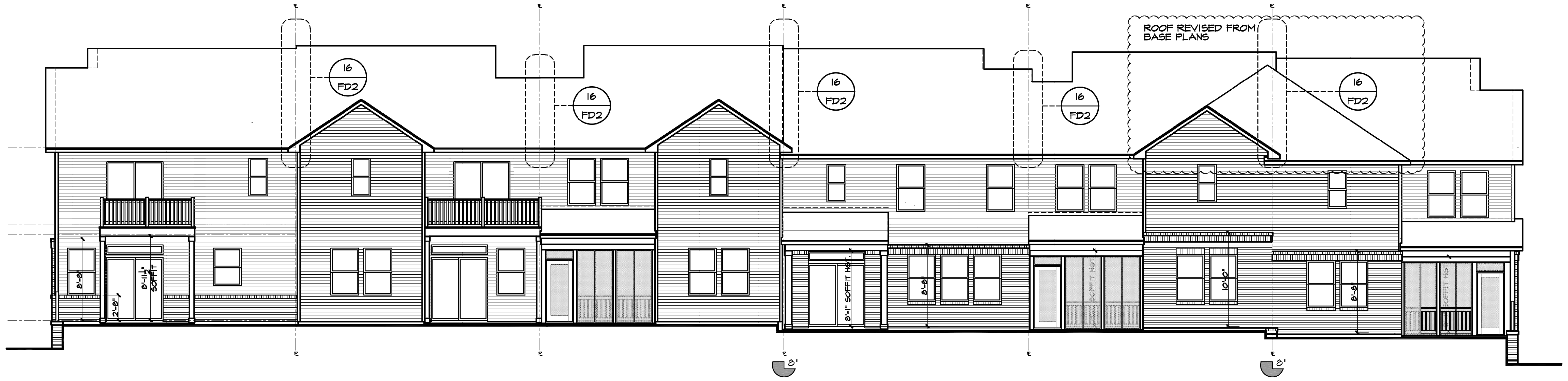
Issue Dates:
01/02/2020 – Initial Submittal to Town
02/06/2020 – Response to 1st Review SUP Comments
07/22/2020 – Response to 2nd Review SUP Comments

Date: 07/22/2020
Scale: AS NOTED

Drawn By:	Checked By:
JRR	CMR

Project Number:
18–0001–978

Drawing Number:



MASONRY CALCULATIONS UNIT 2 ELEVATION 'H' 35%						
ELEVATION	TOTAL SQ. FT. W/ OPENINGS	TOTAL SQ. FT.	SIDING SQ. FT.	SIDING %	MASONRY PROVIDED	
REAR	365	282	164	58%	118	42%

MASONRY CALCULATIONS UNIT 3 ELEVATION 'I' 35%						
ELEVATION	TOTAL SQ. FT. W/ OPENINGS	TOTAL SQ. FT.	SIDING SQ. FT.	SIDING %	MASONRY PROVIDED	
REAR	361	293	182	62%	111	38%

MASONRY CALCULATIONS UNIT 3 ELEVATION 'J' 35%						
ELEVATION	TOTAL SQ. FT. W/ OPENINGS	TOTAL SQ. FT.	SIDING SQ. FT.	SIDING %	MASONRY PROVIDED	
REAR	324	256	162	63%	94	37%

UNIT 1G-L (226.1903)
LOT 81

UNIT 3H-R (226.2232)
LOT 82

UNIT 3G-L (226.2232)
LOT 83

UNIT 2H-R (226.2144)
LOT 84

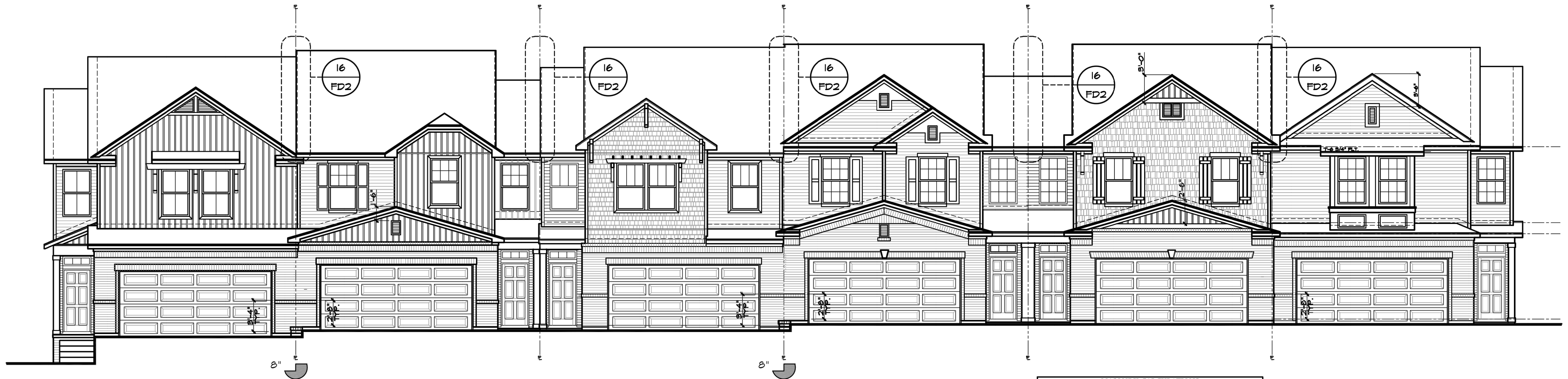
UNIT 3I-L (226.2232)
LOT 85

UNIT 3J-R (226.2232)
LOT 86

NOTE:
REFER TO BASIC **UNIT ELEVATIONS** FOR INFORMATION NOT SHOWN HERE

REAR ELEVATION

SCALE 1/8"=1'-0" (22"X34") - 1/16=1'-0" (11"X17")



MASONRY CALCULATIONS FRONT ELEVATION 35%						
ELEVATION	TOTAL SQ. FT. W/ OPENINGS	TOTAL SQ. FT.	SIDING SQ. FT.	SIDING %	MASONRY PROVIDED	
FRONT	2024	1739	1088	63%	651	37%

UNIT 3J-R (226.2232)
LOT 86

UNIT 3I-L (226.2232)
LOT 85

UNIT 2H-R (226.2144)
LOT 84

UNIT 3G-L (226.2232)
LOT 83

UNIT 3H-R (226.2232)
LOT 82

UNIT 1G-L (226.1903)
LOT 81

NOTE:
REFER TO BASIC **UNIT ELEVATIONS** FOR INFORMATION NOT SHOWN HERE

FRONT ELEVATION

SCALE 1/8"=1'-0" (22"X34") - 1/16=1'-0" (11"X17")

PLAN PREPARED BY:

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

51 Kilmayne Drive, Suite 105
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127

PLAN PREPARED FOR:

KB HOME CAROLINAS
4506 SOUTH MIAMI BLVD. SUITE 100A
DURHAM, NC 27703
PHONE: 919.768.7960

HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY

BRIDGEPOINT

CONDITIONAL ZONING PLANS
FOR
KB HOME CAROLINAS

GROUP UNIT ELEVATION EXHIBIT

PRELIMINARY
CAMERON M. RICE
SEAL 028924
07/22/2020

Issue Dates:
01/02/2020 - Initial Submittal to Town
02/06/2020 - Response to 1st Review SUP Comments
07/22/2020 - Response to 2nd Review SUP Comments

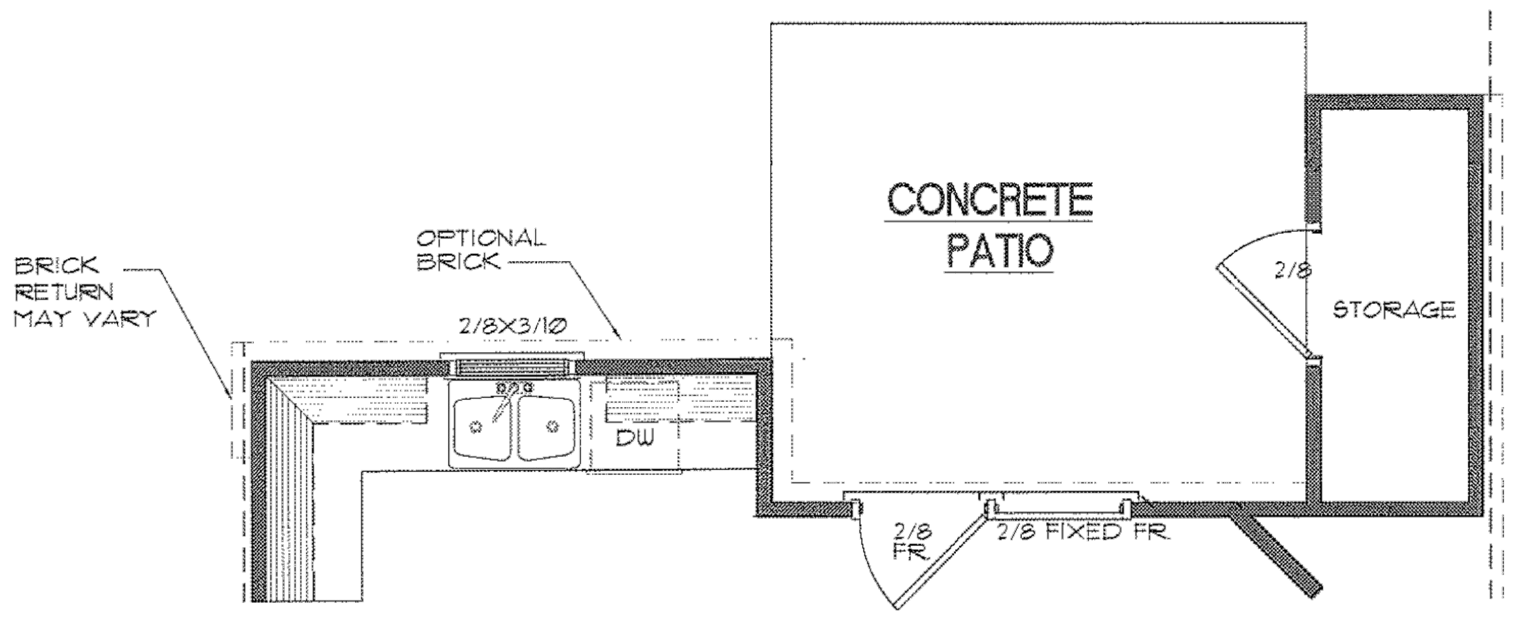
Date: 07/22/2020
Scale: 1/8" = 1'-0"

Drawn By: JRR
Checked By: CMR

Project Number:
18-0001-978

Drawing Number:
14 / 16

O:\18-0001-978NC\DWG\Production Drawings\DEVELOPMENT PLAN\0001-978-CZ14.dwg GROUP UNIT ELEVATION EXHIBIT Jul 22, 2020 - 2:34:13pm crice


BRICK RETURN MAY VARY
OPTIONAL BRICK
2/8X3/10
DW
CONCRETE PATIO
2/8
STORAGE
2/8 FR.
2/8 FIXED FR.

FRENCH DOOR OPTION

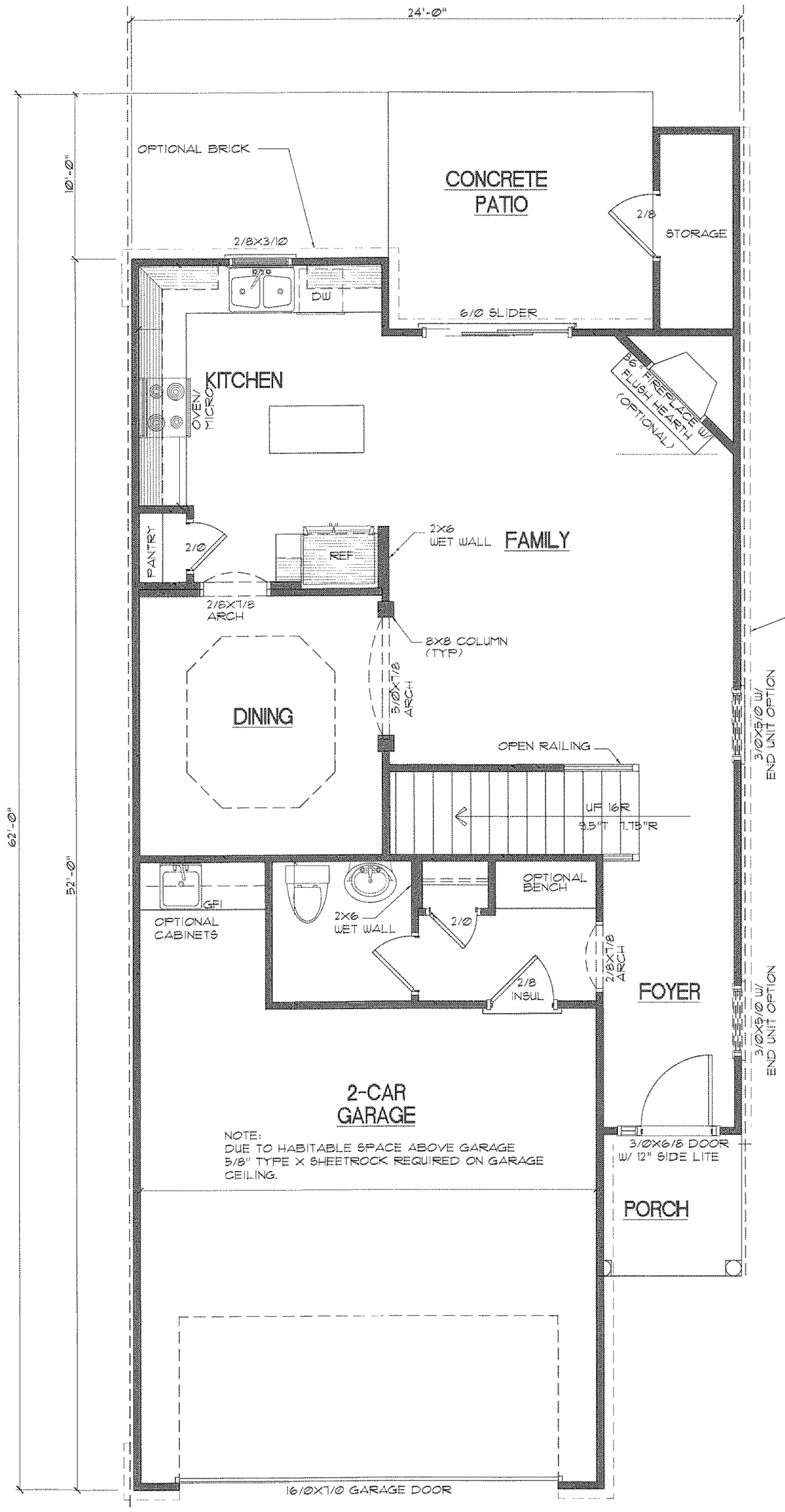
NOTE:
-NORTH CAROLINA STATE BUILDING CODE REQUIRES THAT DECKS WITH A FIRE SEPARATION DISTANCE OF LESS THAN TWO FEET SHALL HAVE NOT LESS THATN A ONE-HOUR FIRE-RESISTIVE RATING WITH EXPOSURE FROM BOTH SIDES.

NOTE:
-BOXING WITHIN THE 5' FIRE SEPARATION DI: TANCE IS REQUIRED TO BE RATED AT 1 HR FROM BOTTOM.

-NO OPENINGS ALLOWED IN BOXING FOR 4' FROM PROPERTY LINE

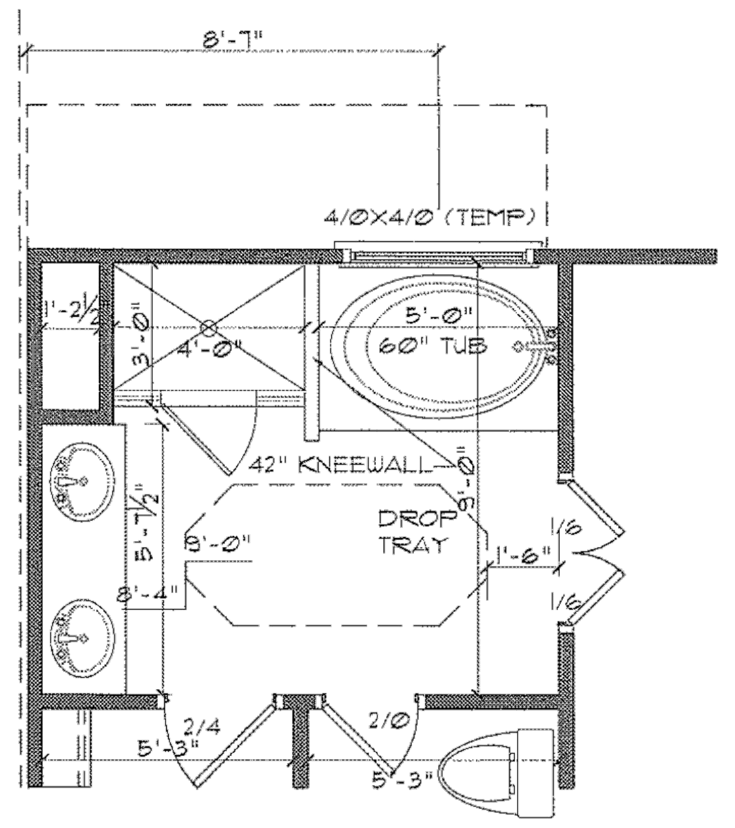
CLIMATE ZONE	FENESTRATION U-FACTOR	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
3	U-0.35/ SHGC-0.30	30	13	5/10	19	10/13	0	5/13
4	U-0.35/ SHGC-0.30	38	15, 13+2.5	5/10	19	10/13	10, 2 FT.	10/13

PLANS ARE DESIGNED TO MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE, 2012 EDITION


24'-0"
10'-0"
62'-0"
52'-0"
OPTIONAL BRICK
2/8X3/10
DW
CONCRETE PATIO
2/8
STORAGE
6/0 SLIDER
KITCHEN
OVEN MICRO
FLUSH HEARTH (OPTIONAL)
PANTRY
2/0
REF
2X6 WET WALL
FAMILY
OPTIONAL BRICK
2/6X7/8 ARCH
8X8 COLUMN (TYP)
3/0X7/8 ARCH
DINING
OPEN RAILING
UP 16R
9.5"T 7.75"R
3/0X5/0 W/ END UNIT OPTION
OPTIONAL CABINETS
2X6 WET WALL
2/0
OPTIONAL BENCH
2/8 INSUL
2/6X7/8 ARCH
FOYER
3/0X5/0 W/ END UNIT OPTION
2-CAR GARAGE
NOTE: DUE TO HABITABLE SPACE ABOVE GARAGE 5/8" TYPE X SHEETROCK REQUIRED ON GARAGE CEILING.
3/0X6/8 DOOR W/ 12" SIDE LITE
PORCH
16/0X7/0 GARAGE DOOR

FIRST FLOOR

SCALE: 1/4"=1'


8'-7"
4/0X4/0 (TEMP)
4'-0"
5'-0"
60" TUB
42" KNEEWALL
8'-0"
DROP TRAY
1/6
1/6
2/4
2/0
5'-3"
5'-3"

OPTIONAL TUB/SHOWER

SCALE: 1/4"=1'

GENERAL NOTES

WALLS:

ALL WALLS ARE DRAWN 4" THICK U.N.O.
ANGLED WALL ARE DRAWN @45° U.N.O.

SMOKE DETECTORS:

LOCATION AND NUMBER OF DETECTORS SHALL CONFORM TO NEC.

EGRESS:

ALL BEDROOMS MUST HAVE AT LEAST ONE WINDOW WHICH CONFORMS TO R-310 OF THE N.C. BLDG. CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY CHOSEN WINDOWS MEET EGRESS REQUIREMENTS AS MANUFATURERS VARY.

ATTIC ACCESS:

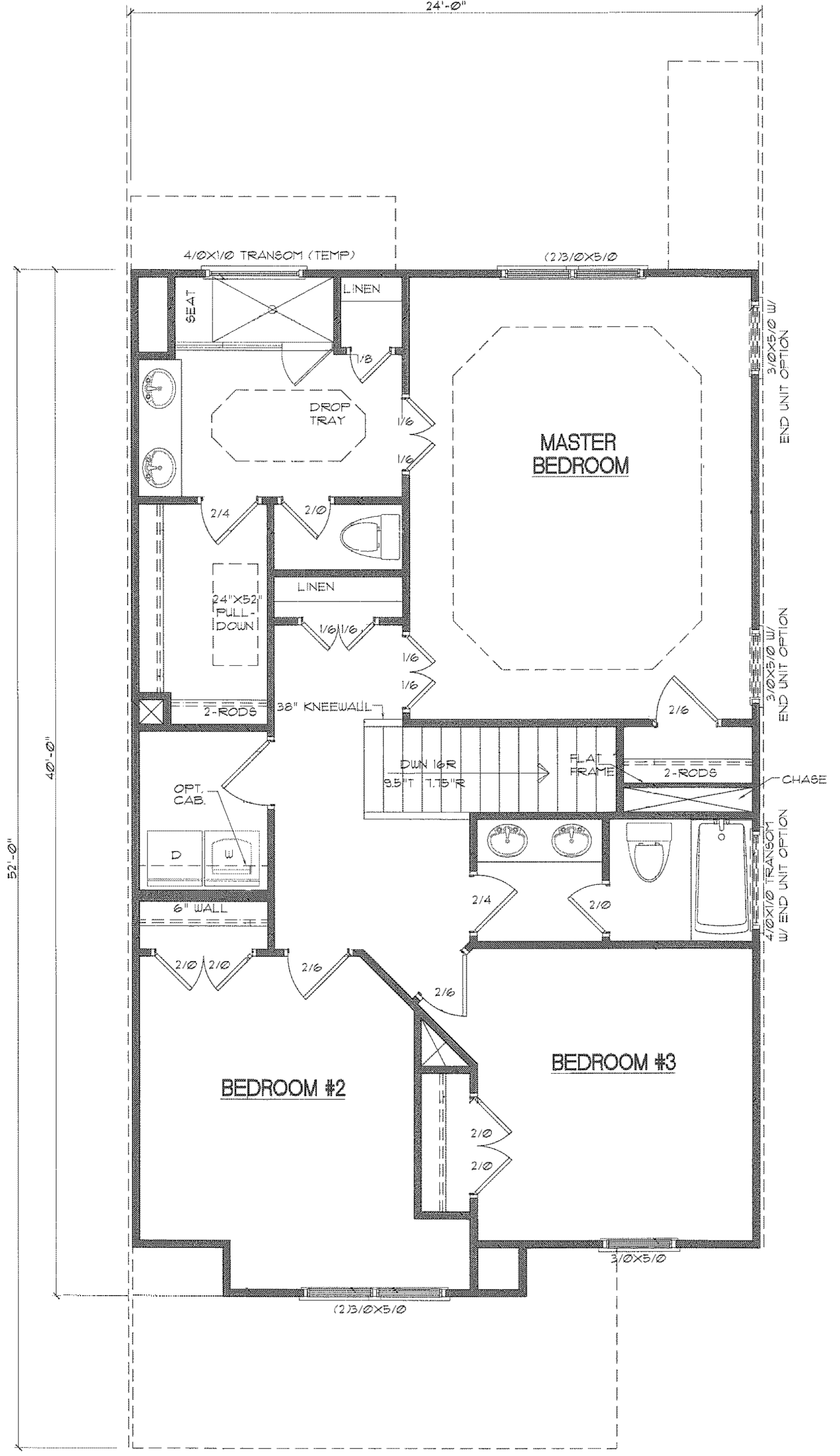
MIN. ATTIC ACCESS SHALL BE PROVIDED BY BUILDER AND LOCATED ON SITE.

WALL/CEILING HGT.

WALL AND CEILING HEIGHT NOTES ARE BASED ON NOMINAL WALL SIZE.
KNEE WALL HEIGHT LABELS FOR WALLS UNDER RAFTERS ASSUME AN EXTRA 2" FOR FURRING (IN HEATED SPACES) FOR INSULATION. THE WALL HEIGHT REFERS TO THE HGT. FROM THE FLOOR DECKING TO THE BOTTOM OF THE FURRING.

FLOOR AREA:

FIRST FLOOR HTD. =	766#
SECOND FLOOR HTD. =	1019#
TOTAL SQ. FT. =	1785#
STORAGE =	29#
PORCH =	43#
PATIO =	112#
GARAGE =	436#


24'-0"
4/0X1/0 TRANSOM (TEMP)
(2)3/0X5/0
SEAT
LINEN
DROP TRAY
MASTER BEDROOM
3/0X5/0 W/ END UNIT OPTION
2/4
2/0
24"X52" PULL-DOWN
LINEN
1/6 1/6
2-RODS
38" KNEEWALL
DWN 16R
9.5"T 7.75"R
FLAT FRAME
2-RODS
CHASE
OPT. CAB.
D W
6" WALL
2/4
2/0
4/0X5/0 TRANSOM W/ END UNIT OPTION
2/0 2/0
2/6
2/6
BEDROOM #2
BEDROOM #3
2/0
2/0
(2)3/0X5/0
3/0X5/0
40'-0"
52'-0"

SECOND FLOOR

SCALE: 1/4"=1'

PLAN PREPARED BY:

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

51 Kilmayne Drive, Suite 105
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127

PLAN PREPARED FOR:

KB HOME CAROLINAS
4506 SOUTH MIAMI BLVD. SUITE 100A
DURHAM, NC 27703
PHONE: 919.768.7960

HOMESTEAD ROAD, CHAPEL HILL, NC – ORANGE COUNTY

BRIDGEPOINT

CONDITIONAL ZONING PLANS
FOR
KB HOME CAROLINAS

BUILDING FLOOR PLAN

PRELIMINARY
CAMERON M. RICE
07/22/2020

Issue Dates:
01/02/2020 – Initial Submittal to Town
02/06/2020 – Response to 1st Review SUP Comments
07/22/2020 – Response to 2nd Review SUP Comments

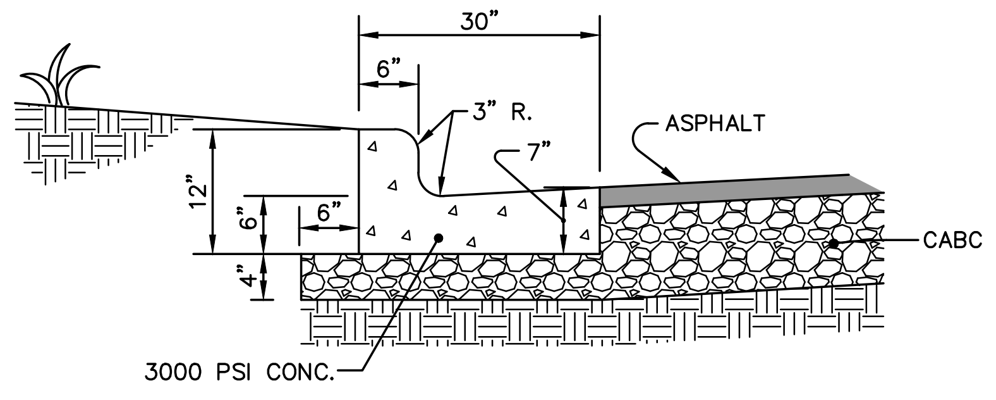
Date: 07/22/2020
Scale: 1/8" = 1'–0"

Drawn By:	Checked By:
JRR	CMR

Project Number:
18–0001–978

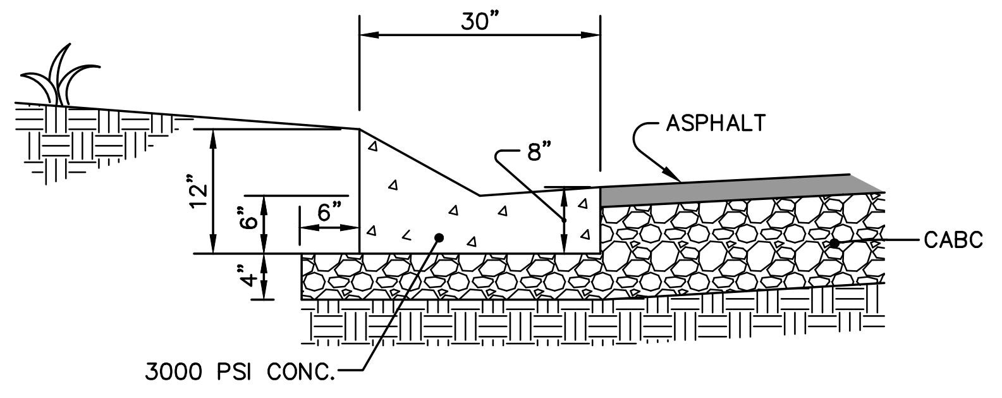
Drawing Number:
15 / 16

O:\18-0001-978NC\DWG\Production Drawings\DEVELOPMENT PLAN\0001-978-CZ15.dwg BUILDING FLOOR PLAN Jul 22, 2020 - 2:34:23pm crice


30"
6"
3" R.
7"
ASPHALT
12"
6"
6"
4"
CABC
3000 PSI CONC.

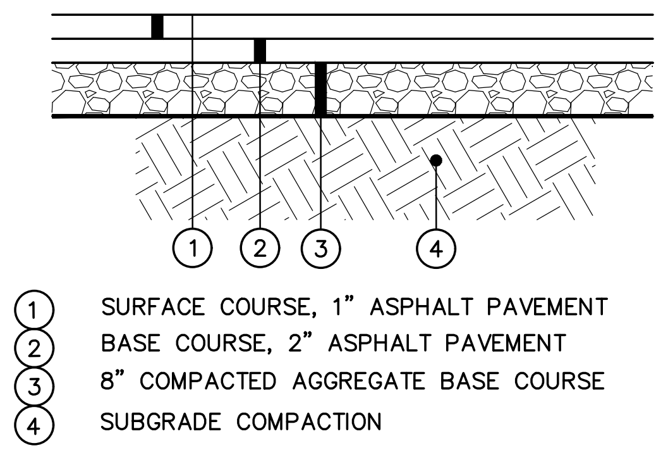
30" STANDARD CURB & GUTTER SECTION

NOT TO SCALE


30"
8"
ASPHALT
12"
6"
6"
4"
CABC
3000 PSI CONC.

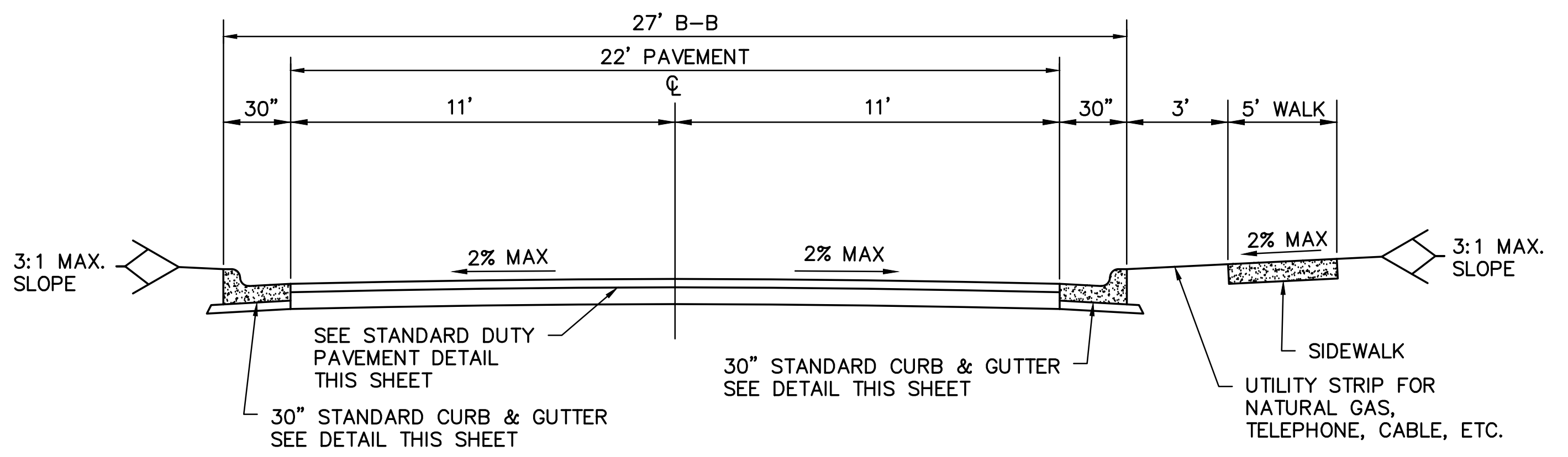
30" VALLEY CURB & GUTTER SECTION

NOT TO SCALE


1 2 3 4
① SURFACE COURSE, 1" ASPHALT PAVEMENT
② BASE COURSE, 2" ASPHALT PAVEMENT
③ 8" COMPACTED AGGREGATE BASE COURSE
④ SUBGRADE COMPACTION

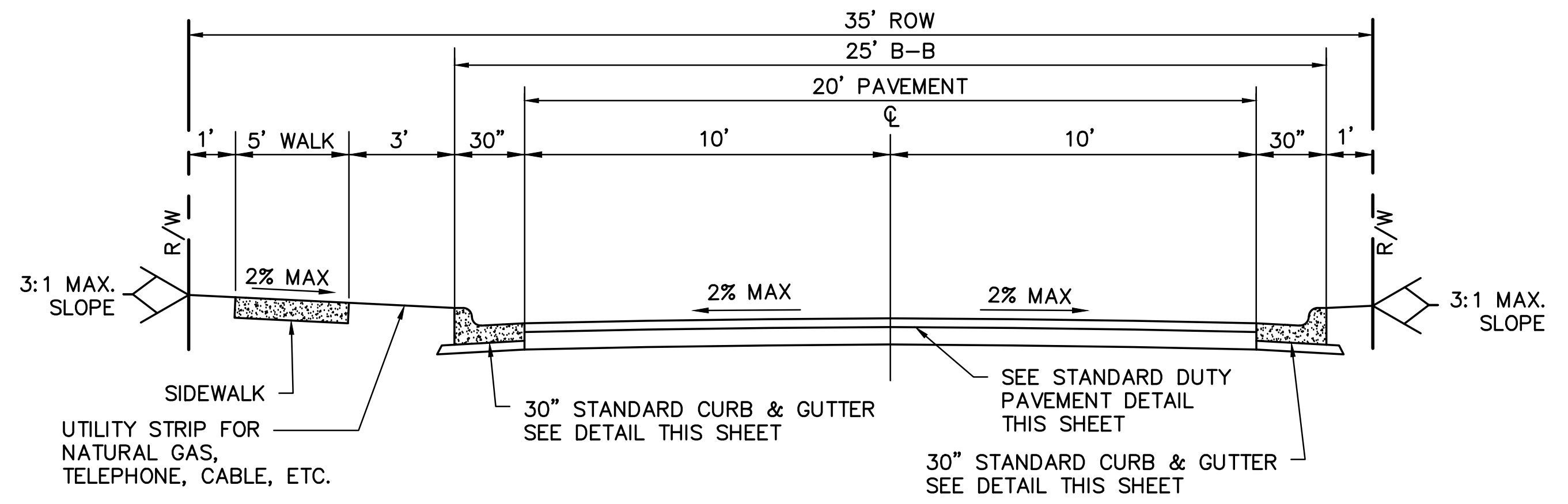
STANDARD DUTY PAVEMENT SECTION

NOT TO SCALE


27' B-B
22' PAVEMENT
℄
30"
11'
11'
30"
3'
5' WALK
3:1 MAX. SLOPE
2% MAX
2% MAX
2% MAX
3:1 MAX. SLOPE
SEE STANDARD DUTY PAVEMENT DETAIL THIS SHEET
30" STANDARD CURB & GUTTER SEE DETAIL THIS SHEET
30" STANDARD CURB & GUTTER SEE DETAIL THIS SHEET
SIDEWALK
UTILITY STRIP FOR NATURAL GAS, TELEPHONE, CABLE, ETC.

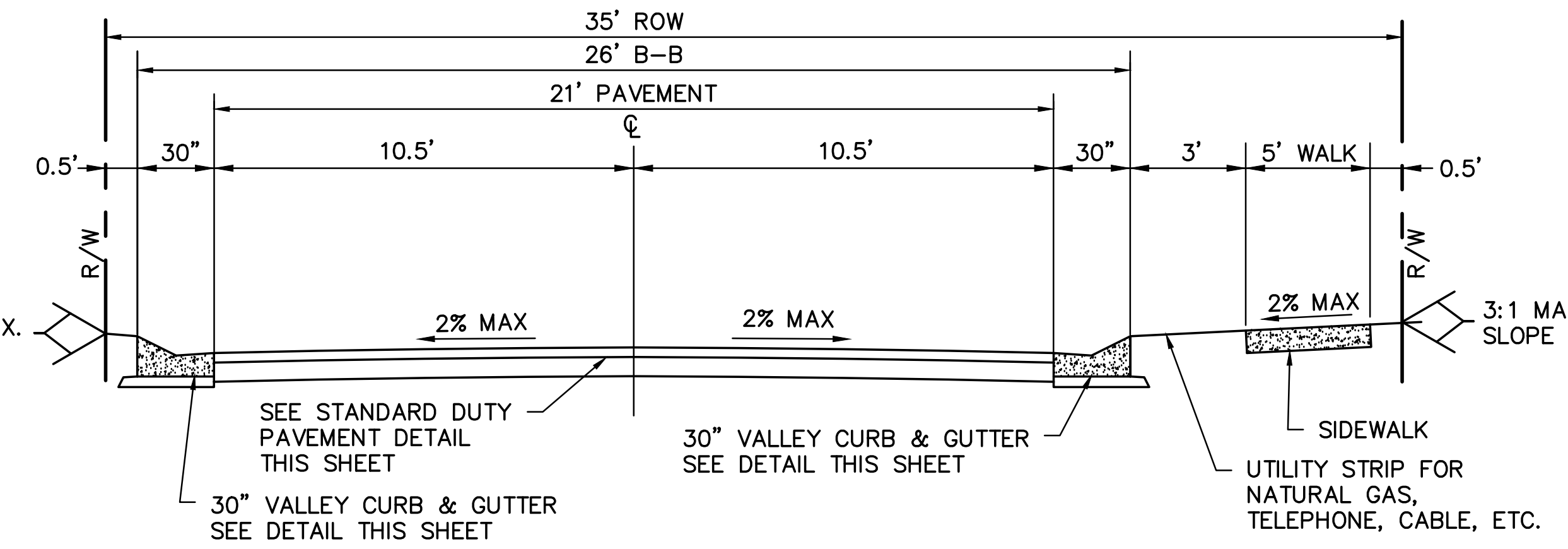
PUBLIC STREET A - 27' B/B SECTION

NOT TO SCALE


35' ROW
25' B-B
20' PAVEMENT
℄
1'
5' WALK
3'
30"
10'
10'
30"
1'
R/W
R/W
3:1 MAX. SLOPE
2% MAX
2% MAX
2% MAX
3:1 MAX. SLOPE
SIDEWALK
UTILITY STRIP FOR NATURAL GAS, TELEPHONE, CABLE, ETC.
30" STANDARD CURB & GUTTER SEE DETAIL THIS SHEET
SEE STANDARD DUTY PAVEMENT DETAIL THIS SHEET
30" STANDARD CURB & GUTTER SEE DETAIL THIS SHEET

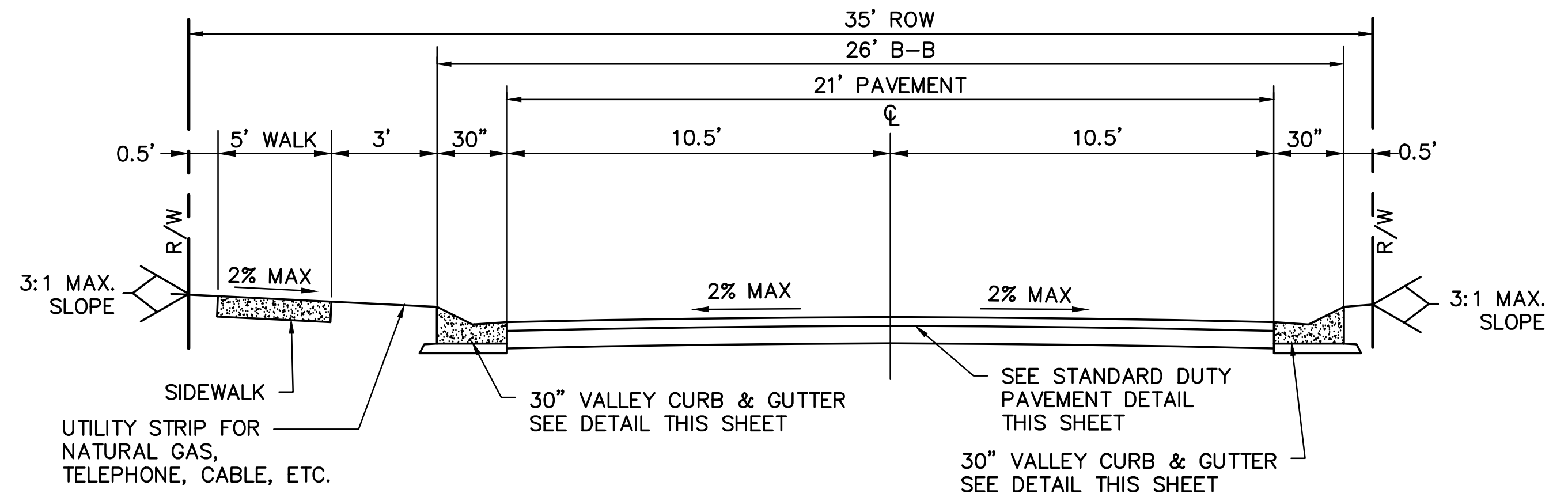
PUBLIC STREET B - 25' B/B SECTION

NOT TO SCALE


35' ROW
26' B-B
21' PAVEMENT
℄
0.5'
30"
10.5'
10.5'
30"
3'
5' WALK
0.5'
R/W
R/W
3:1 MAX. SLOPE
2% MAX
2% MAX
2% MAX
3:1 MAX. SLOPE
SEE STANDARD DUTY PAVEMENT DETAIL THIS SHEET
30" VALLEY CURB & GUTTER SEE DETAIL THIS SHEET
30" VALLEY CURB & GUTTER SEE DETAIL THIS SHEET
SIDEWALK
UTILITY STRIP FOR NATURAL GAS, TELEPHONE, CABLE, ETC.

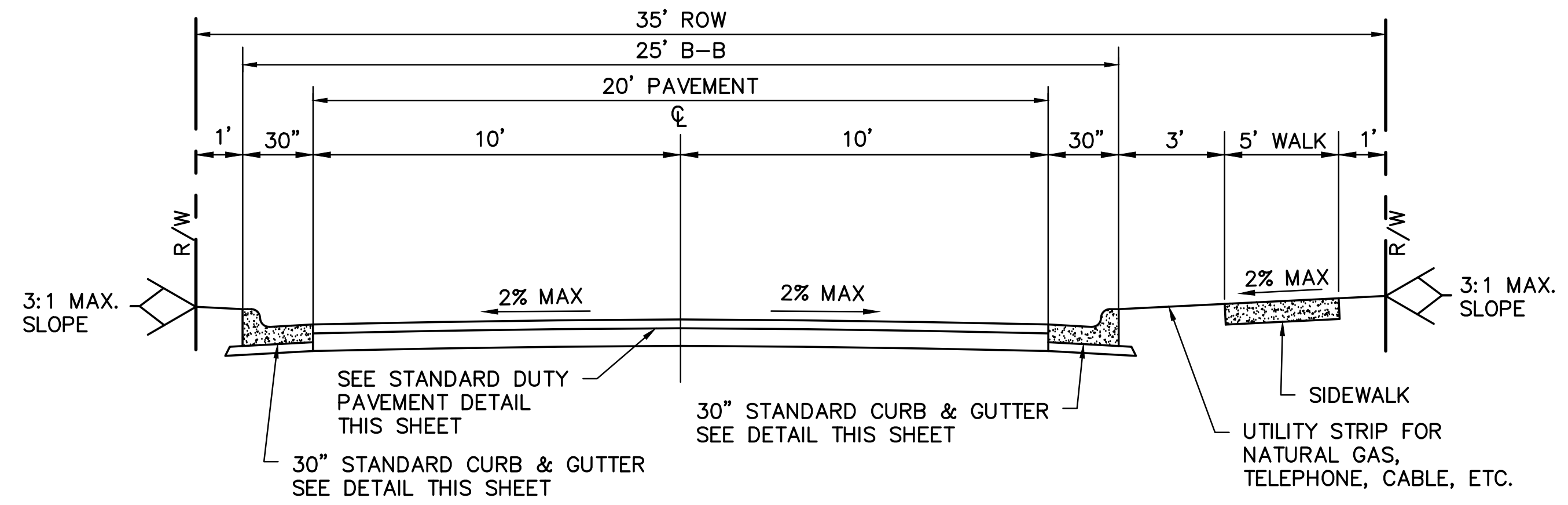
PUBLIC STREET A - 26' B/B SECTION

NOT TO SCALE


35' ROW
26' B-B
21' PAVEMENT
℄
0.5'
5' WALK
3'
30"
10.5'
10.5'
30"
0.5'
R/W
R/W
3:1 MAX. SLOPE
2% MAX
2% MAX
2% MAX
3:1 MAX. SLOPE
SIDEWALK
UTILITY STRIP FOR NATURAL GAS, TELEPHONE, CABLE, ETC.
30" VALLEY CURB & GUTTER SEE DETAIL THIS SHEET
SEE STANDARD DUTY PAVEMENT DETAIL THIS SHEET
30" VALLEY CURB & GUTTER SEE DETAIL THIS SHEET

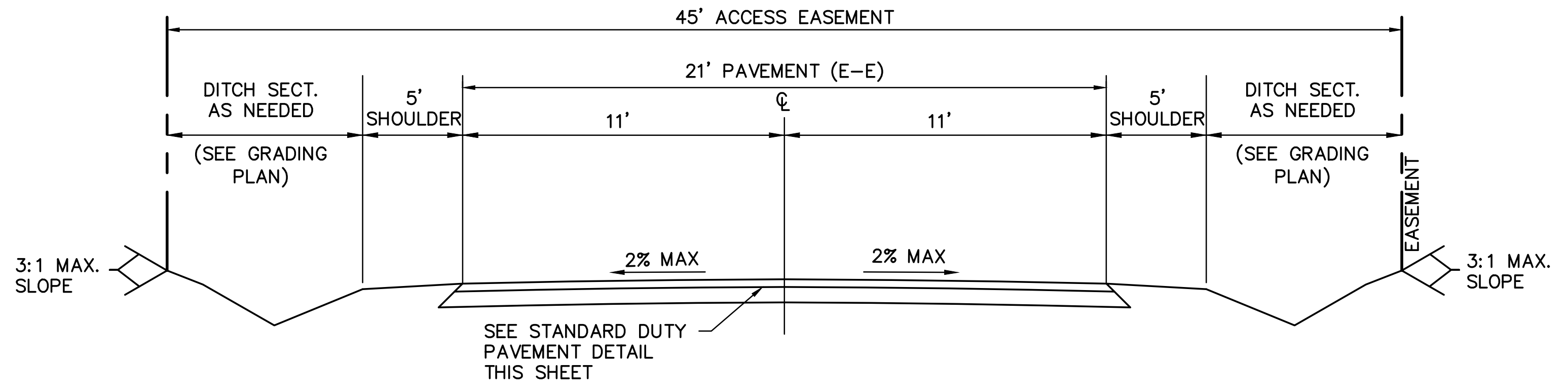
PUBLIC STREET C - 26' B/B SECTION

NOT TO SCALE


35' ROW
25' B-B
20' PAVEMENT
℄
1'
30"
10'
10'
30"
3'
5' WALK
1'
R/W
R/W
3:1 MAX. SLOPE
2% MAX
2% MAX
2% MAX
3:1 MAX. SLOPE
SEE STANDARD DUTY PAVEMENT DETAIL THIS SHEET
30" STANDARD CURB & GUTTER SEE DETAIL THIS SHEET
30" STANDARD CURB & GUTTER SEE DETAIL THIS SHEET
SIDEWALK
UTILITY STRIP FOR NATURAL GAS, TELEPHONE, CABLE, ETC.

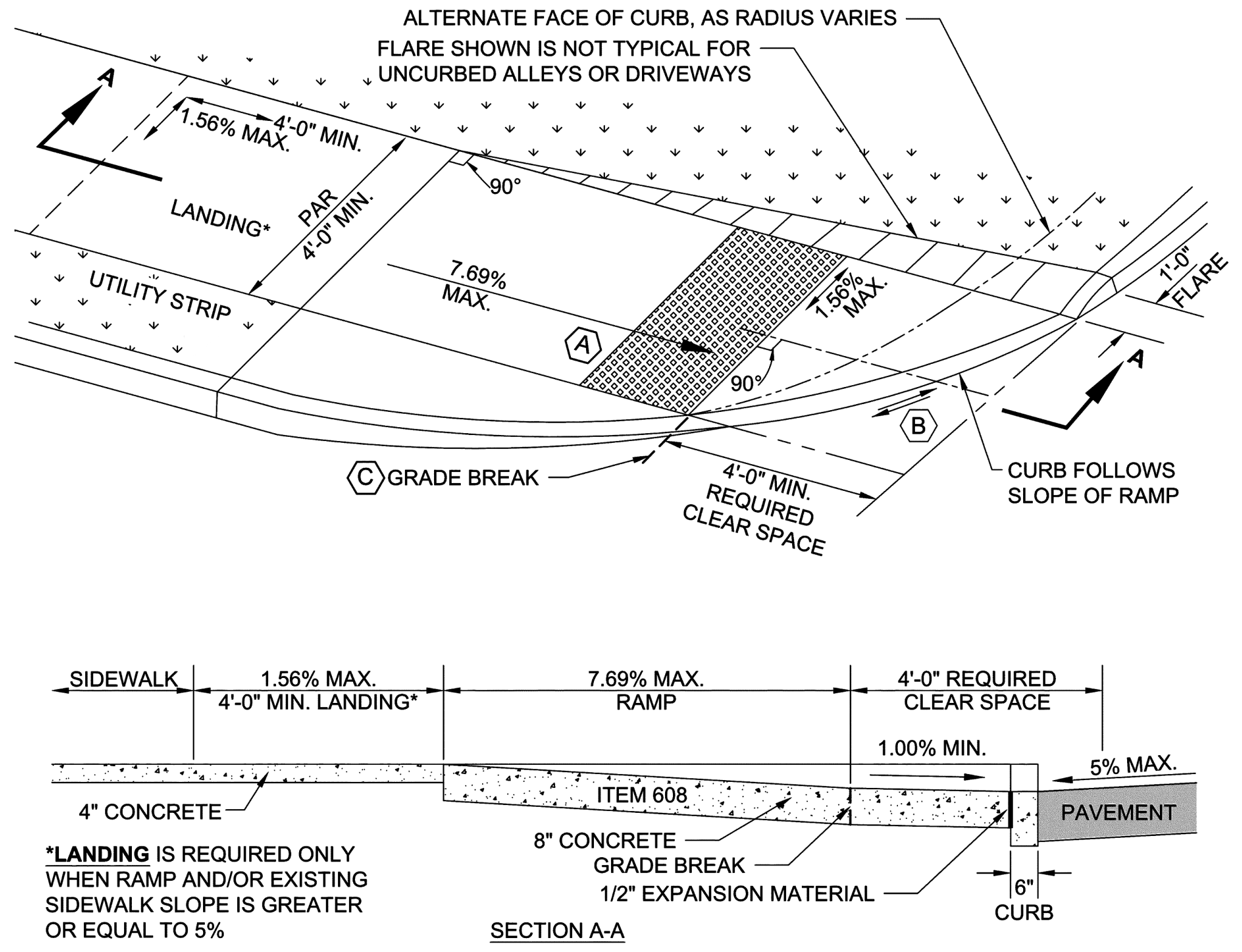
PUBLIC STREET A - 25' B/B SECTION (STANDARD CURB)

NOT TO SCALE


45' ACCESS EASEMENT
21' PAVEMENT (E-E)
℄
DITCH SECT. AS NEEDED
(SEE GRADING PLAN)
5' SHOULDER
11'
11'
5' SHOULDER
DITCH SECT. AS NEEDED
(SEE GRADING PLAN)
EASEMENT
3:1 MAX. SLOPE
2% MAX
2% MAX
3:1 MAX. SLOPE
SEE STANDARD DUTY PAVEMENT DETAIL THIS SHEET

TEMPORARY CONNECTION B/N STREETS A & C - 21' E-E SECTION

NOT TO SCALE


ALTERNATE FACE OF CURB, AS RADIUS VARIES
FLARE SHOWN IS NOT TYPICAL FOR UNCURBED ALLEYS OR DRIVEWAYS
A
1.56% MAX.
4'-0" MIN.
LANDING*
PAR 4'-0" MIN.
90°
UTILITY STRIP
7.69% MAX.
A
1.56% MAX.
90°
1'-0" FLARE
A
B
C GRADE BREAK
4'-0" MIN. REQUIRED CLEAR SPACE
CURB FOLLOWS SLOPE OF RAMP
SIDEWALK
1.56% MAX.
4'-0" MIN. LANDING*
7.69% MAX.
RAMP
4'-0" REQUIRED CLEAR SPACE
1.00% MIN.
5% MAX.
PAVEMENT
4" CONCRETE
ITEM 608
8" CONCRETE
GRADE BREAK
1/2" EXPANSION MATERIAL
6"
CURB

***LANDING** IS REQUIRED ONLY WHEN RAMP AND/OR EXISTING SIDEWALK SLOPE IS GREATER OR EQUAL TO 5%

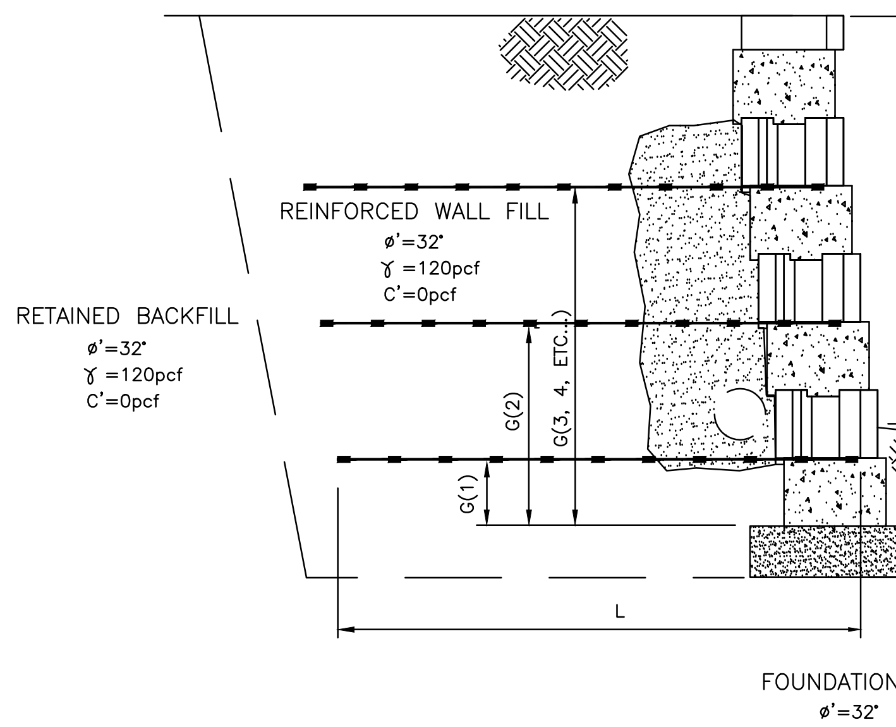
SECTION A-A

CODED NOTES:

- Ⓐ DETECTABLE WARNING DOMES
- Ⓑ PROVIDE POSITIVE DRAINAGE ALONG CURBLINE, SHOULD BE 1.00% MINIMUM SLOPE
- Ⓒ WHERE THE DISTANCE FROM EITHER END OF THE BOTTOM OF THE GRADE BREAK TO THE BACK OF CURB IS GREATER THAN 5-FT, THE DETECTABLE WARNING SHALL BE PLACED AT THE BACK OF CURB

CURB RAMP DETAIL

NOT TO SCALE


REINFORCED WALL FILL
ø'=32°
γ =120pcf
C'=0pcf
RETAINED BACKFILL
ø'=32°
γ =120pcf
C'=0pcf
G(1)
G(2)
G(3, 4, ETC...)
H'
H
L

SOIL TYPE B/CASE 1

FOUNDATION FILL
ø'=32°
γ =120pcf
C'=0pcf

SOIL TYPE B/CASE 1

TOTAL HEIGHT	EXPOSED HEIGHT	GEOGRID			"G" GEOGRID LEVEL–PLACEMENT HEIGHT ABOVE LEVELING PAD												
H	H'	NO. LAYERS	L	TYPE	1	2	3	4	5	6	7	8	9	10	11	12	13
2'–0"	1'–6"	0	N/A	N/A	–	–	–	–	–	–	–	–	–	–	–	–	–
2'–6"	2'–0"	0	N/A	N/A	–	–	–	–	–	–	–	–	–	–	–	–	–
4'–6"	4'–0"	1	4'–0"	A	2'–6"	–	–	–	–	–	–	–	–	–	–	–	–
7'–0"	6'–0"	3	4'–0"	A	2'–0"	4'–0"	6'–0"	–	–	–	–	–	–	–	–	–	–
9'–0"	8'–0"	4	4'–6"	A	0'–6"	2'–6"	4'–6"	6'–6"	–	–	–	–	–	–	–	–	–
11'–0"	10'–0"	6	5'–6"	A	0'–6"	2'–0"	3'–6"	5'–6"	7'–6"	9'–6"	–	–	–	–	–	–	–
13'–0"	12'–0"	7	6'–6"	B	0'–6"	2'–0"	4'–0"	6'–0"	8'–0"	10'–0"	12'–0"	–	–	–	–	–	–
15'–0"	14'–0"	8	7'–6"	B	0'–6"	2'–0"	4'–0"	6'–0"	8'–0"	10'–0"	12'–0"	14'–0"	–	–	–	–	–
17'–6"	16'–0"	9	9'–6"	B	0'–6"	2'–0"	3'–6"	5'–0"	7'–0"	9'–0"	11'–0"	13'–0"	15'–0"	–	–	–	–
19'–6"	18'–0"	9	10'–0"	C	0'–6"	2'–6"	4'–6"	6'–6"	8'–6"	10'–6"	12'–6"	14'–6"	16'–6"	18'–6"	–	–	–
21'–6"	20'–0"	10	11'–0"	C	0'–6"	2'–6"	4'–6"	6'–6"	8'–6"	10'–6"	12'–6"	14'–6"	16'–6"	18'–6"	–	–	–

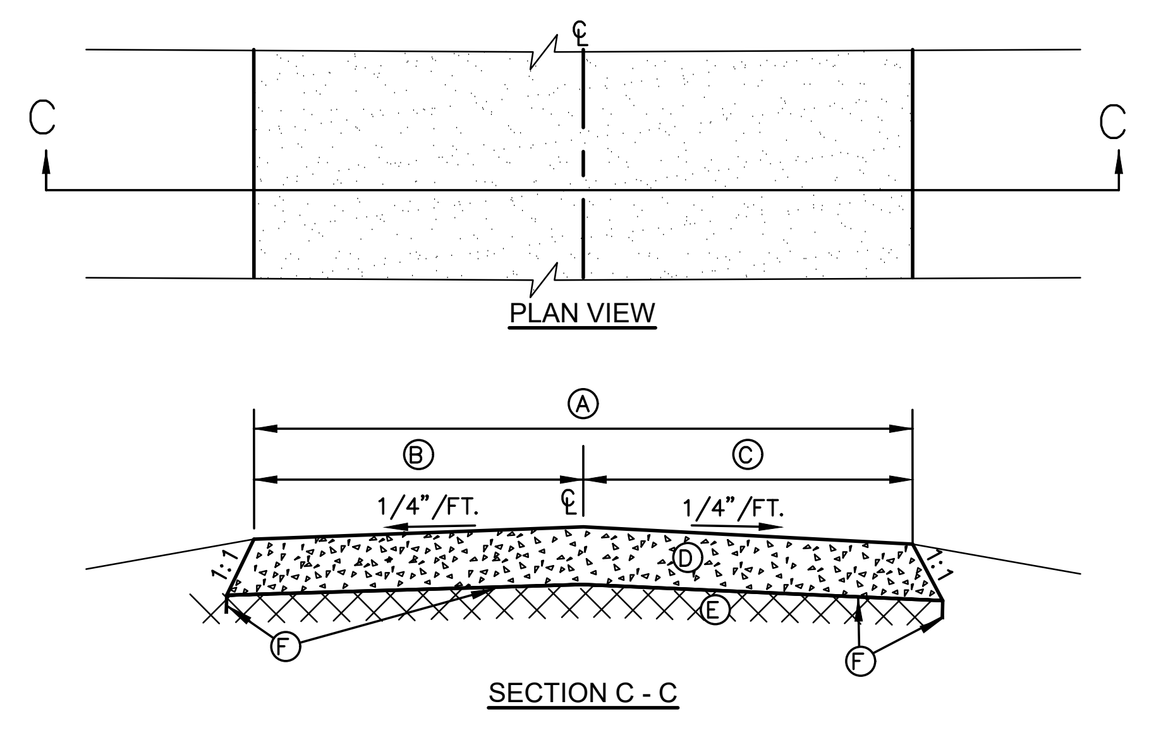
NOTES:

1. FIRE APPARATUS ACCESS ROAD SHALL BE IN ACCORDANCE WITH APPENDIX D OF THE 2012 NC FIRE CODE AND ALL OTHER APPLICABLE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE.
2. ACCESS ROAD SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 80,000 POUNDS PER TOWN OF CHAPEL HILL STANDARDS.

EMERGENCY ACCESS

A	B	C	D
20'	10'	10'	8" CABC

- Ⓓ COMPACTED AGGREGATE BASE COURSE
- Ⓔ COMPACTED SUB GRADE
- Ⓕ US 315 WOVEN GEOTEXTILE (MFD. BY US FABRIC, OR EQUIVALENT)

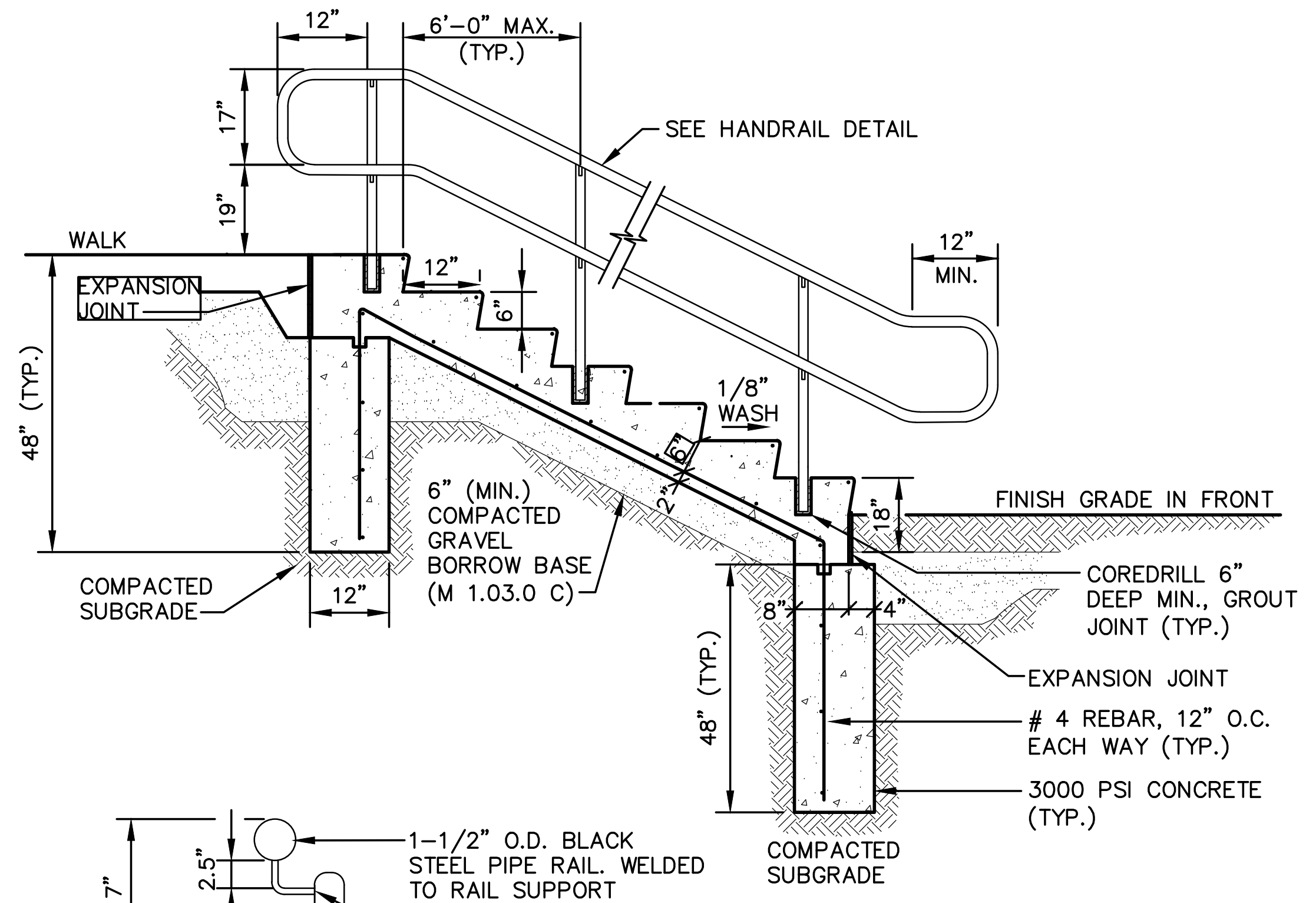

℄
C
C
PLAN VIEW
Ⓐ
Ⓑ
Ⓒ
1/4"/FT.
℄
1/4"/FT.
1:1
1:1
Ⓓ
Ⓔ
Ⓕ
Ⓕ
SECTION C - C

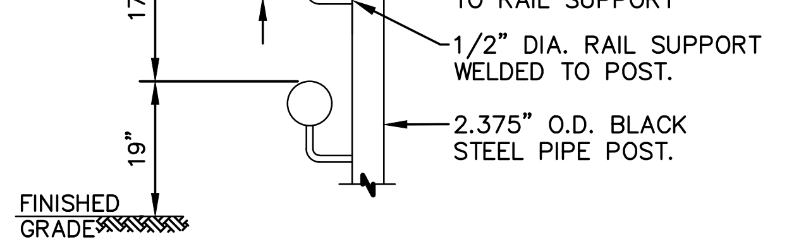
EMERGENCY ACCESS ROAD

SCALE: NONE

O:\18-0001-978NC\DWG\Production Drawings\DEVELOPMENT PLAN\0001-978-CZ16.dwg

7/18


12"
6'-0" MAX. (TYP.)
17"
19"
SEE HANDRAIL DETAIL
WALK
EXPANSION JOINT
12"
6"
12" MIN.
1/8" WASH
6"
2"
48" (TYP.)
6" (MIN.) COMPACTED GRAVEL BORROW BASE (M 1.03.0 C)
18"
FINISH GRADE IN FRONT
COMPACTED SUBGRADE
12"
8"
4"
COREDRILL 6" DEEP MIN., GROUT JOINT (TYP.)
EXPANSION JOINT
# 4 REBAR, 12" O.C. EACH WAY (TYP.)
48" (TYP.)
3000 PSI CONCRETE (TYP.)
COMPACTED SUBGRADE


2.5"
17"
19"
1-1/2" O.D. BLACK STEEL PIPE RAIL. WELDED TO RAIL SUPPORT
1/2" DIA. RAIL SUPPORT WELDED TO POST.
2.375" O.D. BLACK STEEL PIPE POST.
FINISHED GRADE

HANDRAIL DETAIL

NOTES:

1. EXPOSED SURFACES TO BE BRUSHED FINISH TROWELED EDGES.
2. MINIMUM WIDTH TO BE 48" CLEAR HANDRAIL TO HANDRAIL.

CONCRETE STAIRS

SCALE: NONE

02/20

PLAN PREPARED BY:

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

51 Kilmayne Drive, Suite 105
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127

PLAN PREPARED FOR:

KB HOME CAROLINAS
4506 SOUTH MIAMI BLVD. SUITE 100A
DURHAM, NC 27703
PHONE: 919.768.7960

HOMESTEAD ROAD, CHAPEL HILL, NC – ORANGE COUNTY
BRIDGEPOINT
CONDITIONAL ZONING PLANS
FOR
KB HOME CAROLINAS
DETAILS

PRELIMINARY
CAMERON M. RICE
07/22/2020

Issue Dates:
01/02/2020 – Initial Submittal to Town
02/06/2020 – Response to 1st Review SUP Comments
07/22/2020 – Response to 2nd Review SUP Comments

Date: 07/22/2020
Scale: 1/8" = 1'–0"

Drawn By:	Checked By:
JRR	CMR

Project Number:
18–0001–978

Drawing Number:
16 / 16

O:\18-0001-978NC\DWG\Production Drawings\DEVELOPMENT PLAN\0001-978-CZ16.dwg DETAILS Jul 22, 2020 – 2:34:43pm crice