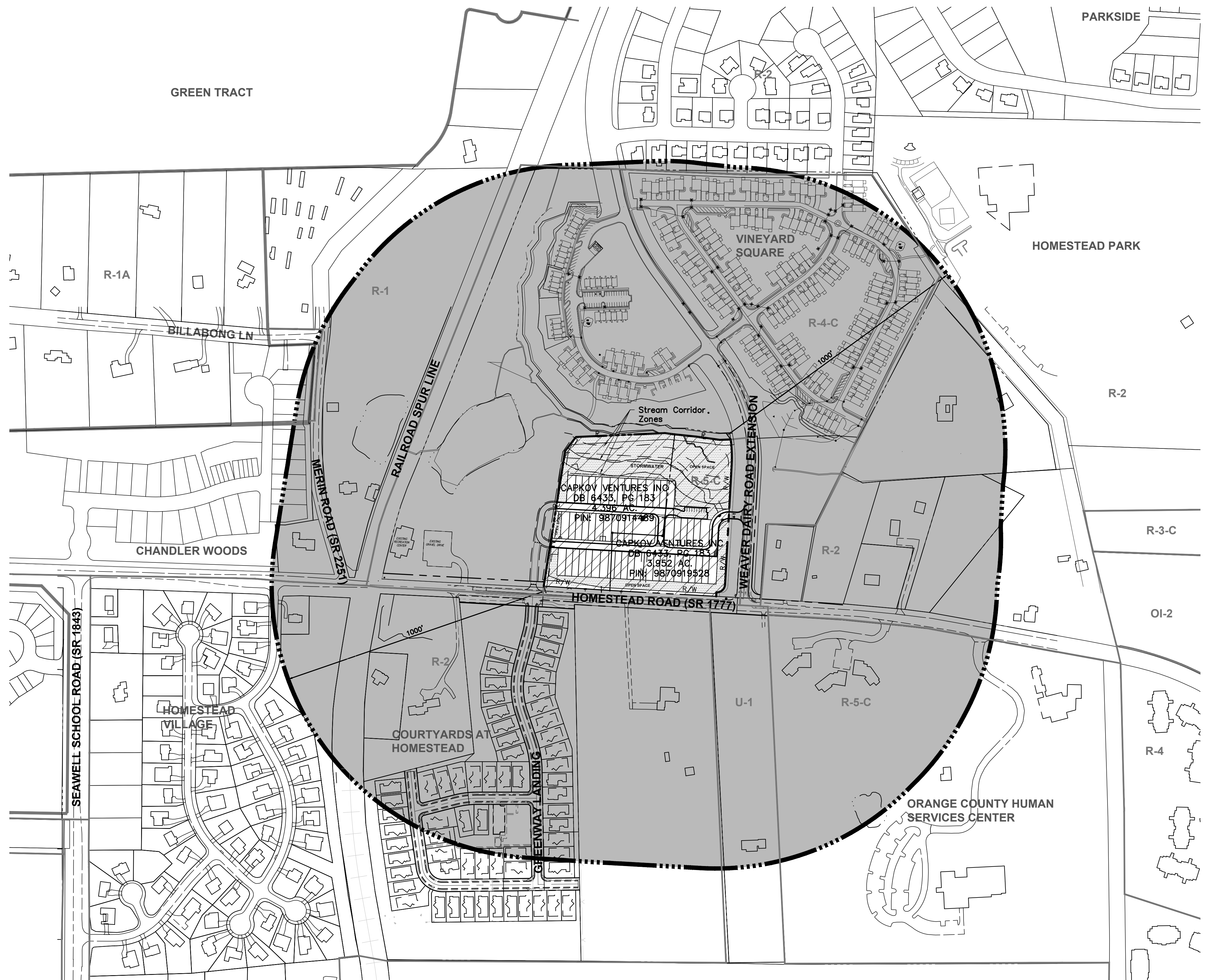
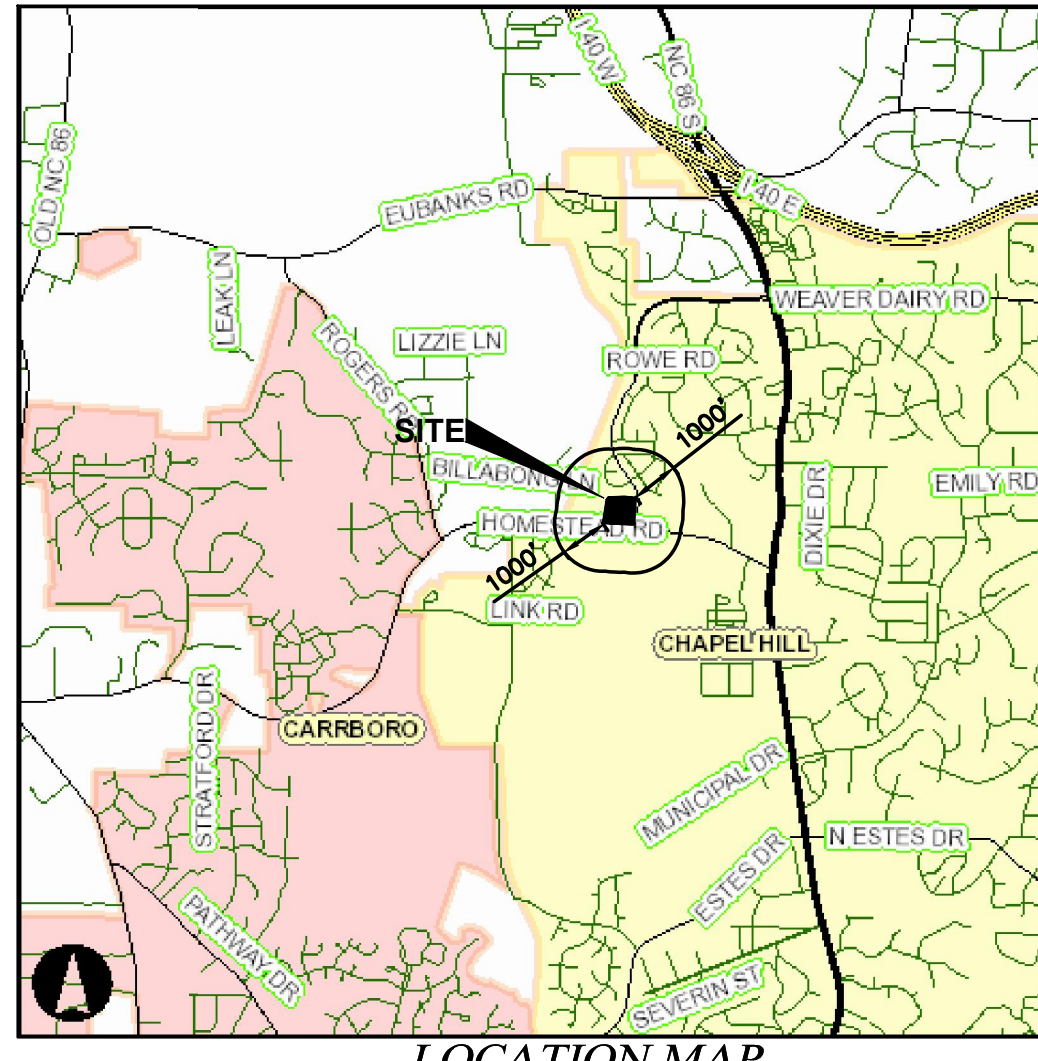
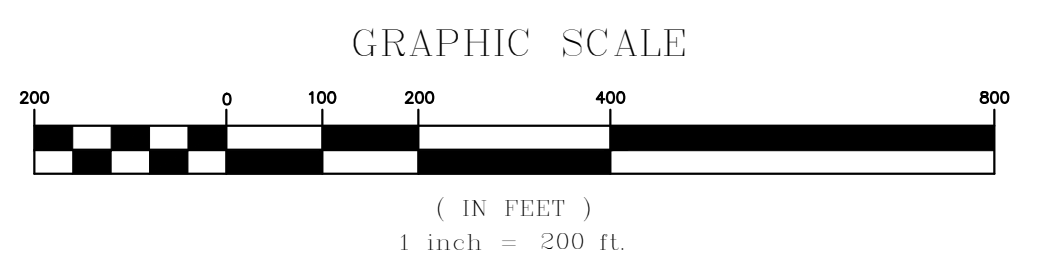




C:\18-0001-978\NC\Production Drawings\DEVELOPMENT PLAN\0001-978-C202.dwg AREA MAP Oct 16, 2020 - 11:57:02am thagin



**AREA MAP**  
SCALE 1" = 200'



**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**

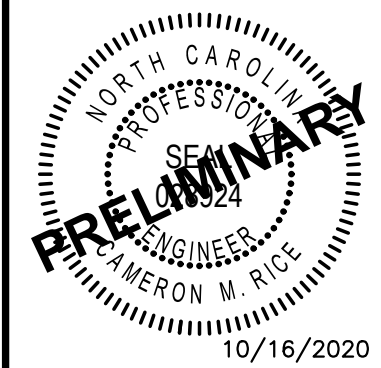
- CHAPEL HILL CORPORATE LIMITS
- ZONING BOUNDARY
- 1000' NOTIFICATION LINE
- PROPERTY'S WITHIN NOTIFICATION AREA
- PROPOSED SITE
- OPEN SPACE



PLAN PREPARED BY:  
**ADVANCED CIVIL DESIGN**  
ENGINEERS SURVEYORS  
51 Kilmayne Drive, Suite 105  
Cary, North Carolina 27511  
ph 919.484.6590  
fax 919.336.5127

PLAN PREPARED FOR:  
**KB HOME CAROLINAS**  
4506 SOUTH MIAMI BLVD., SUITE 100A  
CARRBORO, NC 27581  
PHONE: 919.768.7900

ORANGE COUNTY  
HOMESTEAD ROAD, CHAPEL HILL, NC -  
**BRIDGEPOINT**  
FOR  
**CONDITIONAL ZONING PLANS**  
FOR  
**KB HOME CAROLINAS**  
**AREA MAP**



Issue Dates:

01/02/2020	- Initial Submittal to Town
02/06/2020	- Response to 1st Review SJP Comments
07/22/2020	- Response to 2nd Review SJP Comments
10/16/2020	- Town Council Set

Date: 10/16/2020  
Scale: 1" = 200'  
Drawn By: JRR  
Checked By: CMR  
Project Number:  
**18-0001-978**  
Drawing Number:  
**2 / 16**

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

NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	95.51'	524.12'	01°26'28"	95.38'	S02°01'38"E
C2	47.13'	30.00'	09°00'35"	42.43'	S48°10'42"W



**SITE DESCRIPTION & ANALYSIS**

THE PROPOSED SITE IS HEAVILY WOODED WITH A SITE AREA OF 8.15 ACRES. THE SOUTHERN PORTION OF THE SITE INCLUDES THREE EXISTING HOUSES WITH ASSOCIATED 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.

**LEGEND**

	Concrete Post		Electric Manhole		Gas Meter
	Tapped Hub / Trav Pt		Electric Transformer		Underground Line Marker
	Post Sign / Lamp		Comm Manhole		Sprinkler Valve Box
	Sign		Tel Pedestal		Misc. Manhole
	Billboard / OH Sign		Pole Elec		Iron Pipe Found
	Deciduous Tree		Pole Elec Tel		Iron Rod Found
	Pine Tree		Pole Elec Tel Light		PK Nail Found
	Shrub		Pole Tel		RR Spike Found
	Sanitary Manhole		Pole Tel Light		Fence Post Found
	Cleanout Access		Pole Light		Stone Found
	Storm Manhole		Pole Signal		Conc. Monument Found
	Catch Basin		Traffic Box		Monument Box Found
	Curb Inlet W / Grate		Guy Pole		Underground Gas
	Gas Valve		Guy Wire		Ex. Property Boundary
	Overhead Telephone		Overhead Electric		Ex. Sanitary
	Overhead Electric		Ex. Waterline		Ex. Soil Type Boundary
			Ex. Edge of Pavement		

**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**

( IN FEET )  
1 inch = 40 ft.

**GENERAL NOTES**

- Areas calculated by coordinate geometry.
- All distances are horizontal ground distances.
- Basis of Bearing NC GRID 1983 Horizontal Datum & Vertical Datum NAD-88.
- Boundary information shown hereon was prepared by John R. McAdams Company.
- Dimensions on this plan are expressed in feet and decimal parts thereof unless otherwise noted. Monuments were found at points where indicated.
- Applicant shall receive a credit for the water meters being abandoned 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 Kimmage Drive, Suite 105  
Cary, North Carolina 27511  
PH 919.481.6990  
FAX 919.336.5127

PLAN PREPARED FOR: **KB HOME CAROLINAS**  
4506 SOUTH MIAMI BLVD., SUITE 100A  
CHAPEL HILL, NC 27516  
PHONE: 919.768.7900

HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY  
**BRIDGEPOINT**  
FOR:  
**CONDITIONAL ZONING PLANS**  
**KB HOME CAROLINAS**  
**EXISTING CONDITIONS PLAN**

**PRELIMINARY**  
NORTH CAROLINA PROFESSIONAL ENGINEER  
CERAMON M. REED  
10/16/2020

Issue Dates:  
01/02/2020 - Initial Submittal to Town  
02/06/2020 - Response to 1st Review SJP Comments  
07/22/2020 - Response to 2nd Review SJP Comments  
10/16/2020 - Town Council Set

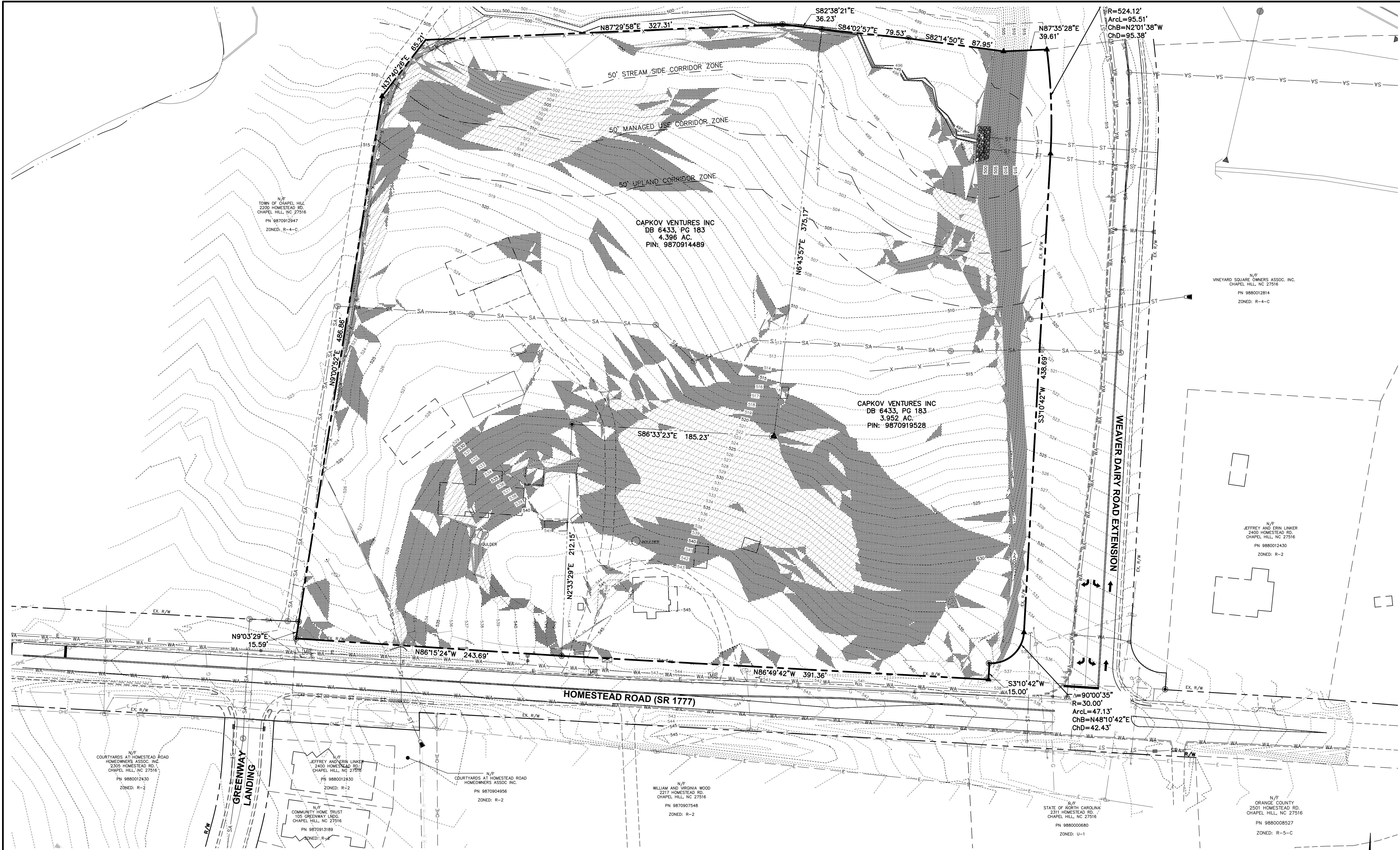
Date: 10/16/2020  
Scale: 1" = 40'

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

Drawing Number:  
**3 / 16**

Drawn By: JRR  
Checked By: CMR

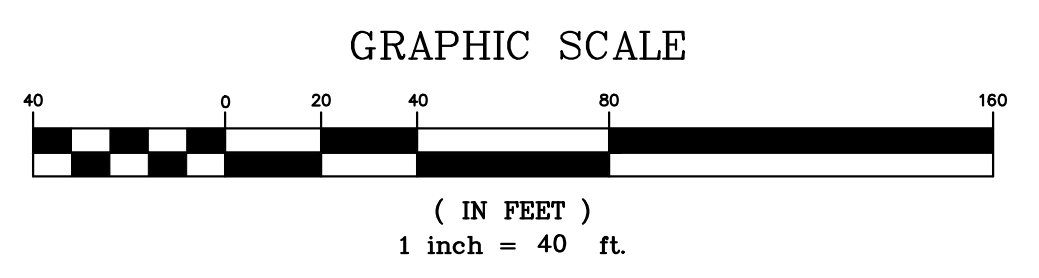
C:\18-0001-978NC\DWG\Production Drawings\DEVELOPMENT PLAN\0001-978-CZ04.dwg SLOPE ANALYSIS PLAN Oct 16, 2020 - 11:57:35am thaghn



	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**

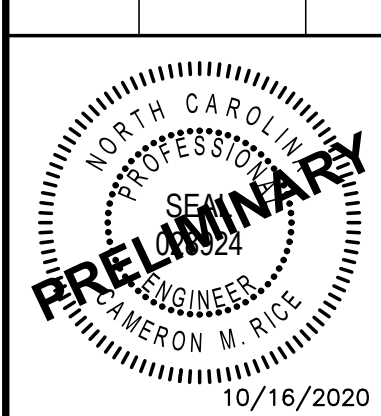
	SLOPES 0% TO 9.9% DISTURBED SLOPE AREA = 176,640 SF TOTAL SLOPE AREA = 228,158 SF PERCENTAGE OF DISTURBED SLOPE AREA = 77.42%
	SLOPES 10% TO 14.9% DISTURBED SLOPE AREA = 68,724 SF TOTAL SLOPE AREA = 73,908 SF PERCENTAGE OF DISTURBED SLOPE AREA = 92.99%
	SLOPES 15% TO 24.9% DISTURBED SLOPE AREA = 41,914 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)



PLAN PREPARED BY:  
**ADVANCED CIVIL DESIGN**  
ENGINEERS SURVEYORS  
St. Kimmage Drive, Suite 105  
Cary, North Carolina 27511  
ph 919.484.6990  
fax 919.336.5127

PLAN PREPARED FOR:  
**KB HOME CAROLINAS**  
4506 SOUTH MIAMI BLVD., SUITE 100A  
DURHAM, NC 27603  
PHONE: 919.768.7900

HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY  
**BRIDGEPOINT**  
FOR  
**CONDITIONAL ZONING PLANS**  
OF  
**KB HOME CAROLINAS**  
**SLOPE ANALYSIS PLAN**



Issue Dates:

01/02/2020	- Initial Submittal to Town
02/06/2020	- Response to 1st Review SJP Comments
07/22/2020	- Response to 2nd Review SJP Comments
10/16/2020	- Town Council Set

Date: 10/16/2020  
Scale: 1" = 40'

Drawn By: JRR  
Checked By: CMR

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

Drawing Number:  
**4 / 16**

**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:	8.348 ACRES
NET LAND AREA:	0.51 ACRES (1/2 HOMESTEAD R/W)
CREDITED STREET AREA:	0.68 ACRES (1/2 WEAVER DAIRY RD R/W)
CREDITED STREET AREA:	9.182 ACRES (USED FOR DENSITY CALCULATION)
TOTAL GROSS LAND AREA (GLA):	
CURRENT ZONING:	R-5-C
OUTSIDE CORPORATE LIMITS:	NO
OUTSIDE FLOODHED PROTECTION DISTRICT:	YES
OUTSIDE WATERPLAIN:	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:	1.087 AC
ADDITIONAL TREE CANOPY REQUIRED:	0.383 AC
TREE REPLACEMENT AREA:	0.480 AC
PROPOSED STREET TREES (1 PER 500 SF):	26 TREES = 0.298 AC
ADDITIONAL TREE CANOPY PROVIDED:	0.778 AC
TOTAL TREE CANOPY PROVIDED:	1.865 AC
REQUIRED # OF 2.5" CALIPER TREES:	34 TREES
PROPOSED STREET TREES:	26 TREES
PROPOSED BUFFER TREES:	88 TREES
TOTAL TREES:	92 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**

( IN FEET )  
1 inch = 40 ft.

**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**

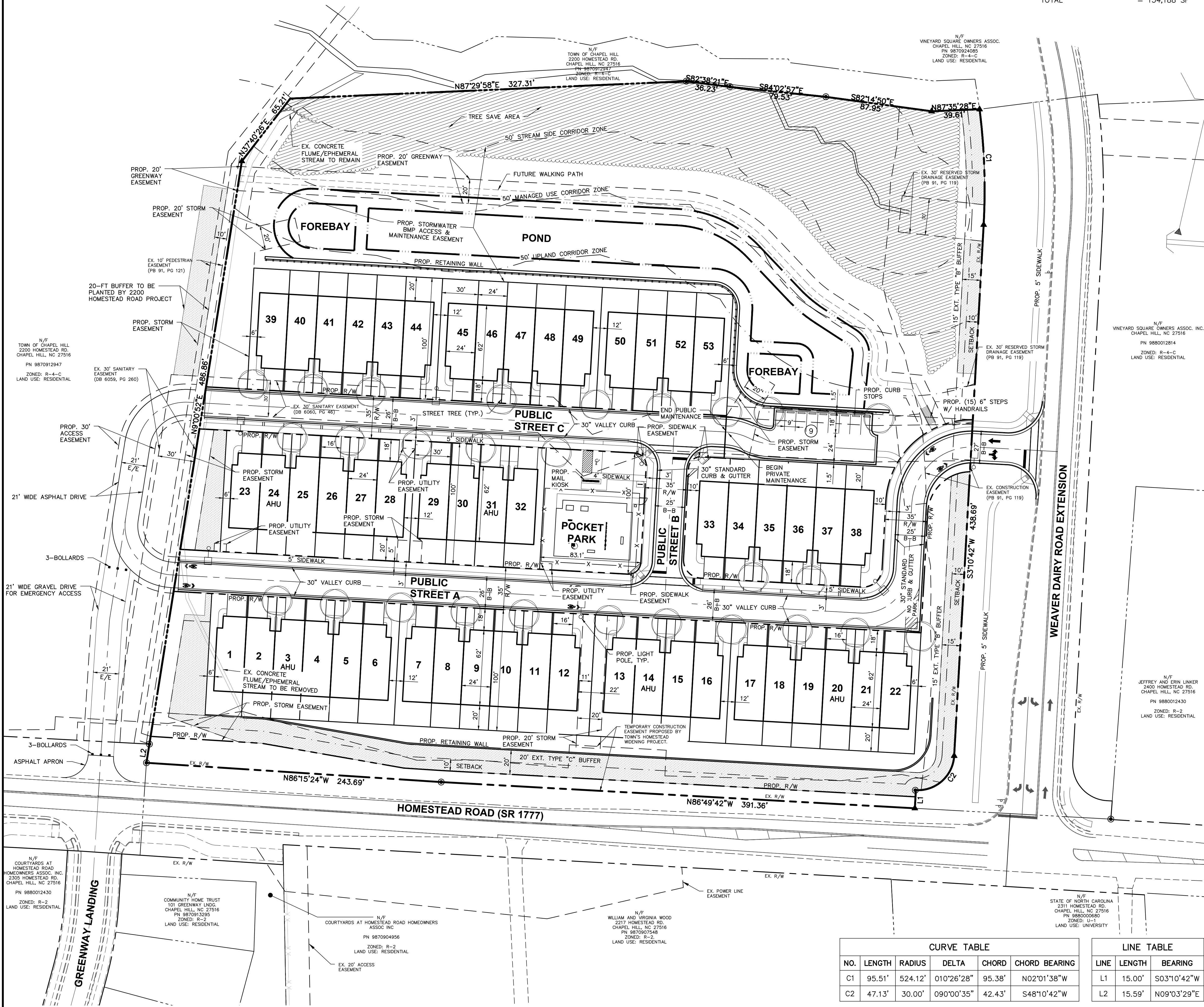
BUILDINGS	=	76,479 SF
WALLS	=	1,818 SF
DRIVEWAYS	=	16,912 SF
ROADWAY	=	39,117 SF
PARKING LOT	=	4,901 SF
SIDEWALK	=	14,961 SF
TOTAL	=	154,188 SF

**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



PLAN PREPARED BY: ADVANCED CIVIL DESIGN, INC. ENGINEERS SURVEYORS

PLAN PREPARED FOR: KB HOME CAROLINAS

BRIDGEPOINT

CONDITIONAL ZONING PLANS FOR

KB HOME CAROLINAS

SITE PLAN

DATE: 10/16/2020

SCALE: 1" = 40'

PROJECT NUMBER: 18-0001-978

DRAWING NUMBER: 5 / 16

**LEGEND**

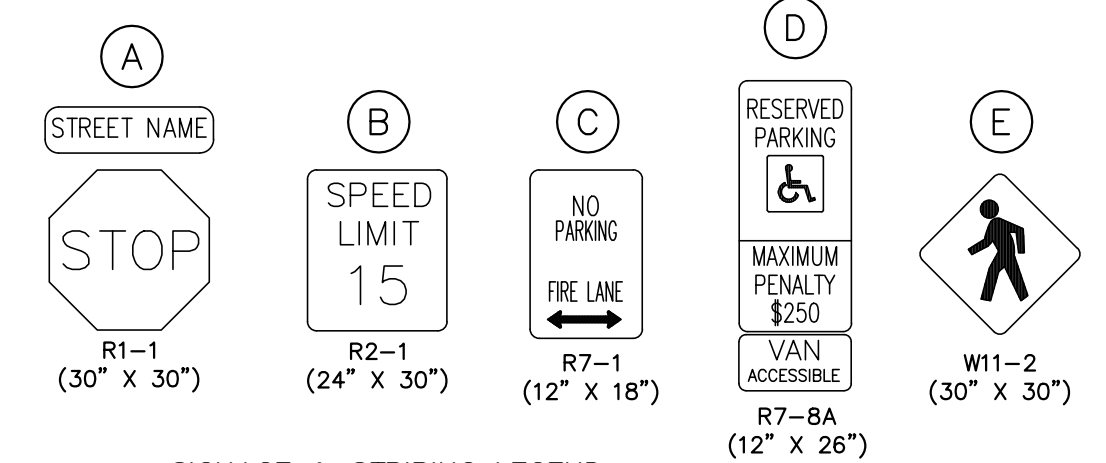
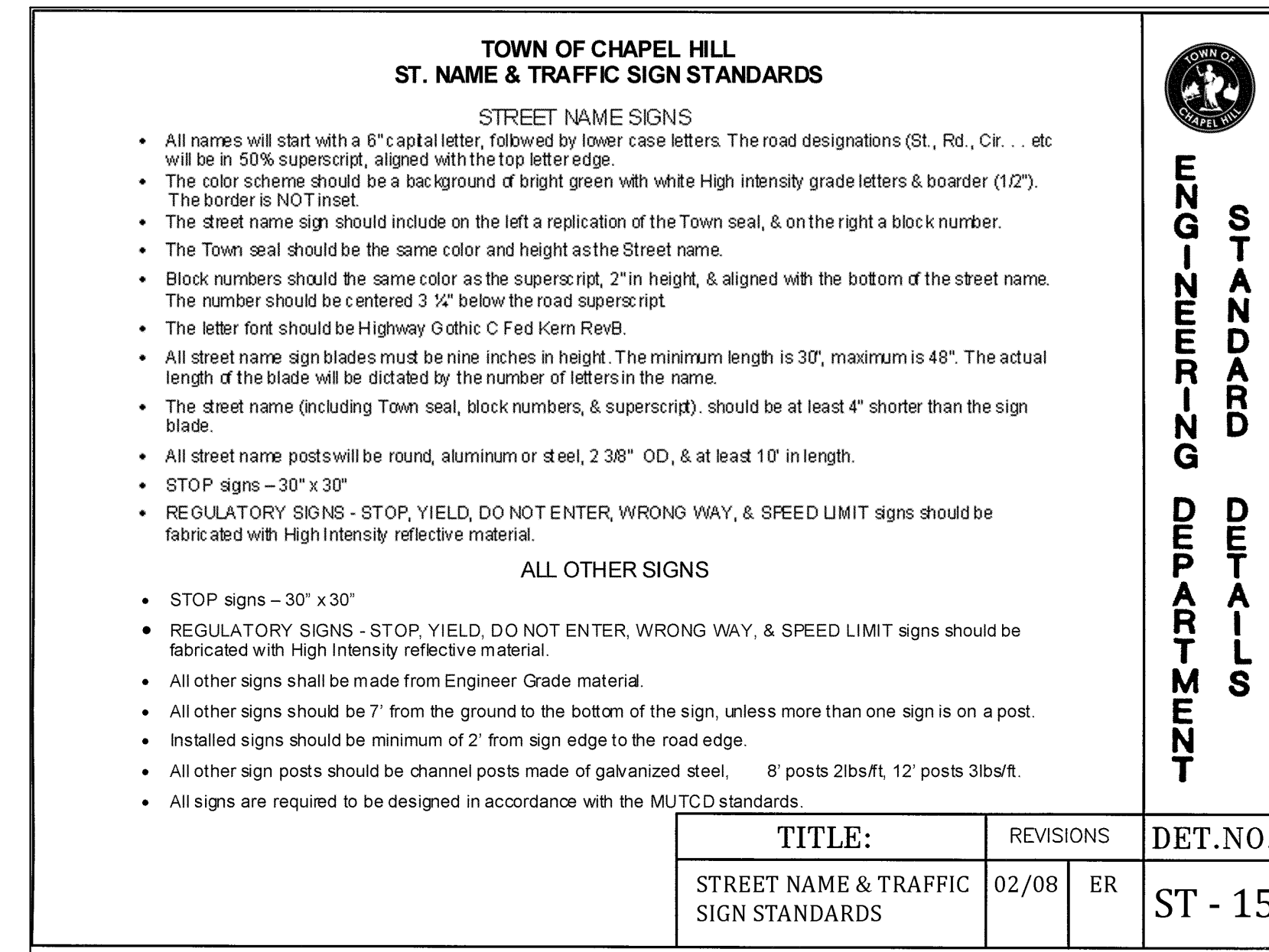
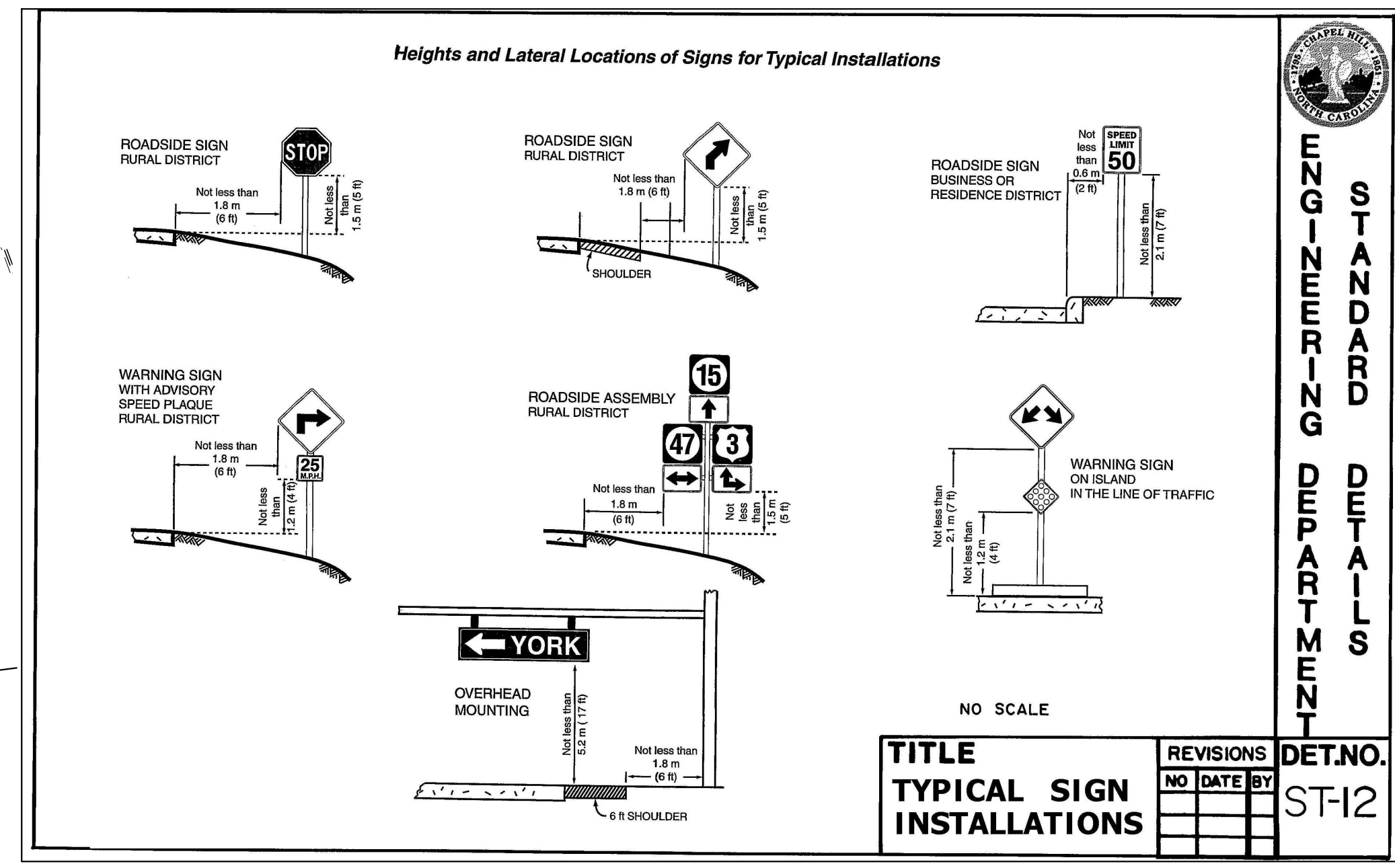
- 30" Curb and Gutter
- Property Line
- Prop. R/W
- Prop Detention Basin
- Setback

**CURVE TABLE**

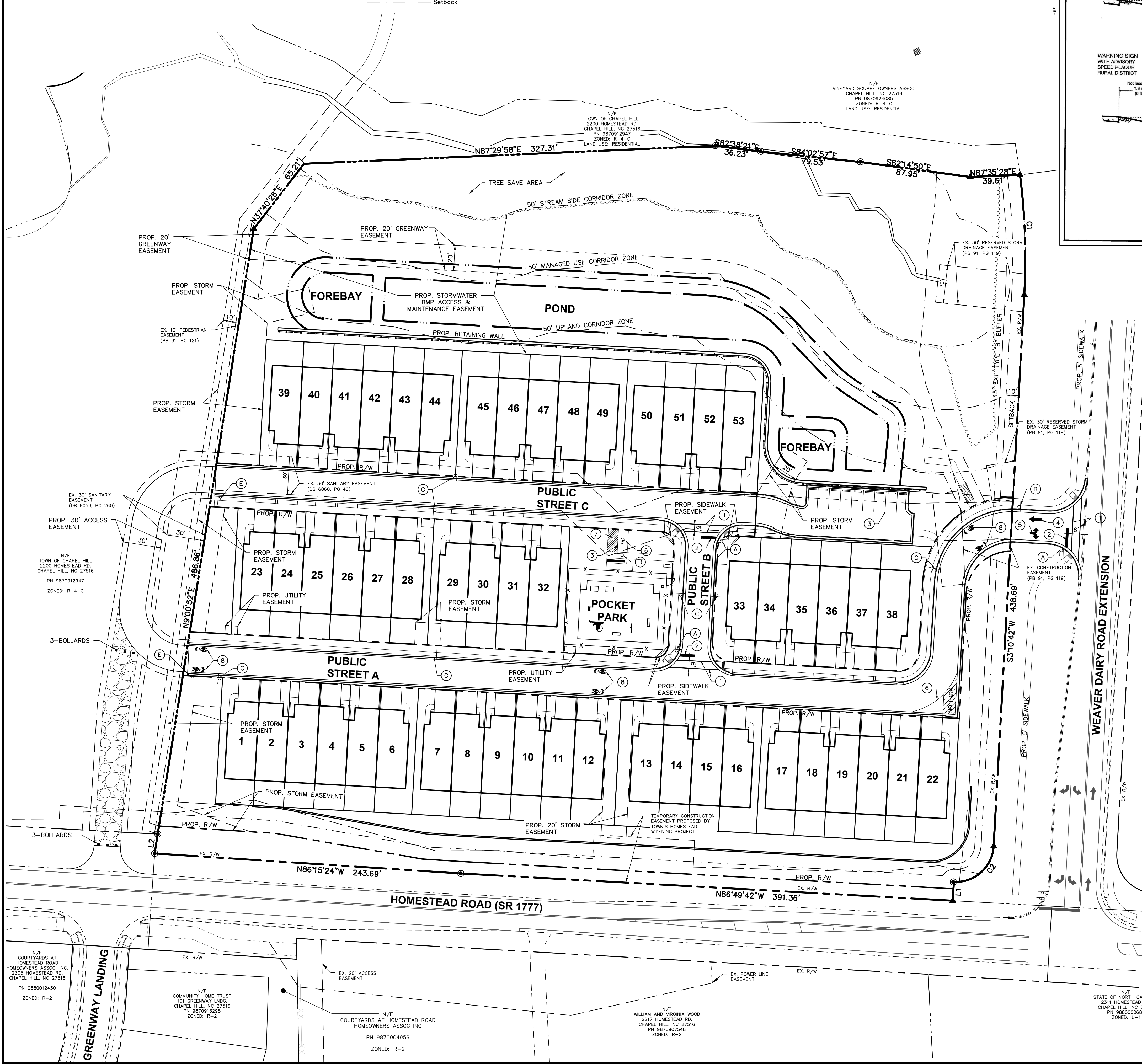
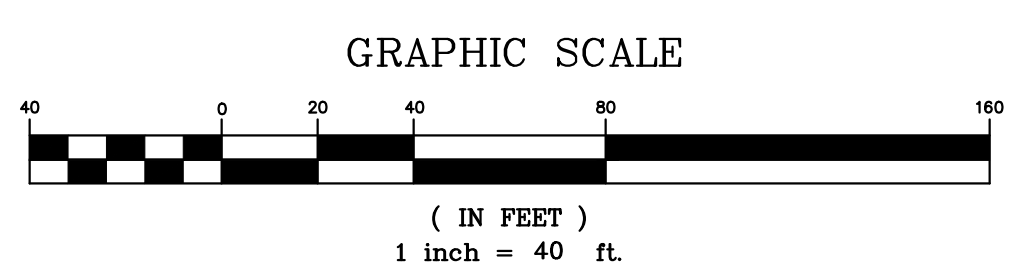
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C1	95.51'	524.12'	010°26'28"	95.38'	N02°01'38"W
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**LINE TABLE**

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



- TOWN OF CHAPEL HILL FIRE DEPARTMENT NOTES:**
- 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**
- 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.
  - STRIPING SHALL BE INSTALLED PER PART 3 OF THE 2009 MUTCD MANUAL.



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PLAN PREPARED BY: **ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS**

51 Kilmorye Drive, Suite 105  
Cary, North Carolina 27511  
PH 919.481.6990  
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**

**ENGINEERING DEPARTMENT STANDARDS DETAILS**

**PRELIMINARY**

10/16/2020

Issue Dates:

- 01/02/2020 - Initial Submittal to Town
- 02/06/2020 - Response to 1st Review SJP Comments
- 07/22/2020 - Response to 2nd Review SJP Comments
- 10/16/2020 - Town Council Set

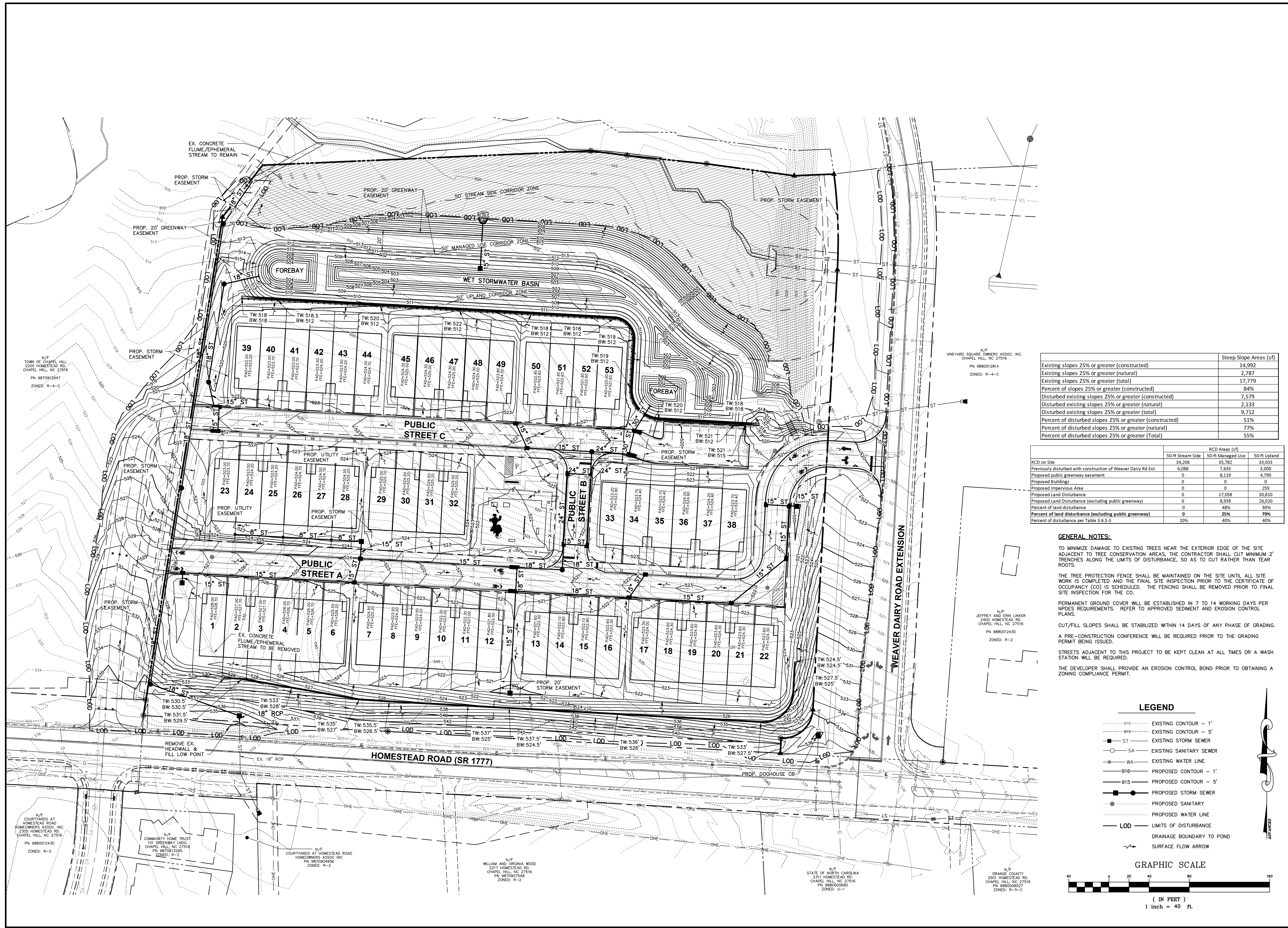
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Drawn By: JRR  
Checked By: CMR

Project Number:  
**18-0001-97B**

Drawing Number:  
**6 / 16**

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	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 on Site	RCD Areas (sf)		
	50-ft Stream Side	50-ft Managed Use	50-ft Upland
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	359
Proposed Land Disturbance	0	17,058	30,810
Proposed Land Disturbance (excluding public greenway)	0	8,939	26,020
Percent of land disturbance	0	48%	93%
Percent of land disturbance (excluding public greenway)	0	25%	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.

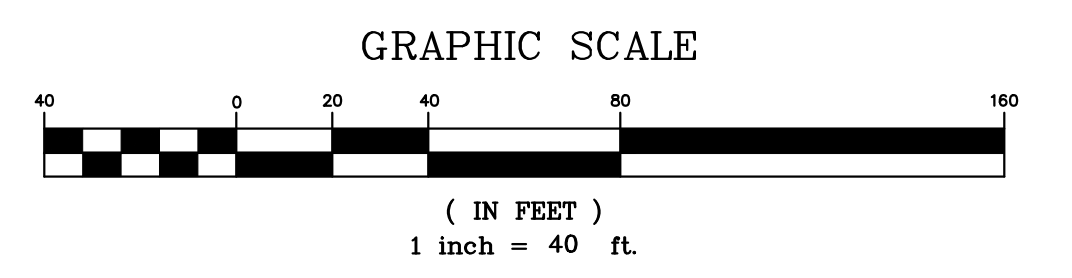
CUT/FILL SLOPES SHALL BE STABILIZED WITHIN 14 DAYS OF ANY PHASE OF GRADING.

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.

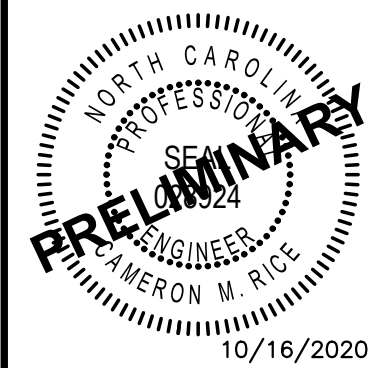
- LEGEND**
- 916- EXISTING CONTOUR - 1'
  - 915- EXISTING CONTOUR - 5'
  - ST- EXISTING STORM SEWER
  - SA- EXISTING SANITARY SEWER
  - WA- EXISTING WATER LINE
  - 916- PROPOSED CONTOUR - 1'
  - 915- PROPOSED CONTOUR - 5'
  - SS- PROPOSED STORM SEWER
  - SS- PROPOSED SANITARY
  - WA- PROPOSED WATER LINE
  - LOD- LIMITS OF DISTURBANCE
  - DR- DRAINAGE BOUNDARY TO POND
  - SA- SURFACE FLOW ARROW



PLAN PREPARED BY:  
  
**ADVANCED CIVIL DESIGN**  
 ENGINEERS SURVEYORS  
 51 Kilmorye Drive, Suite 105  
 Cary, North Carolina 27511  
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 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**  
 FOR  
**KB HOME CAROLINAS**  
**CONDITIONAL ZONING PLANS**  
**GRADING AND DRAINAGE PLAN**

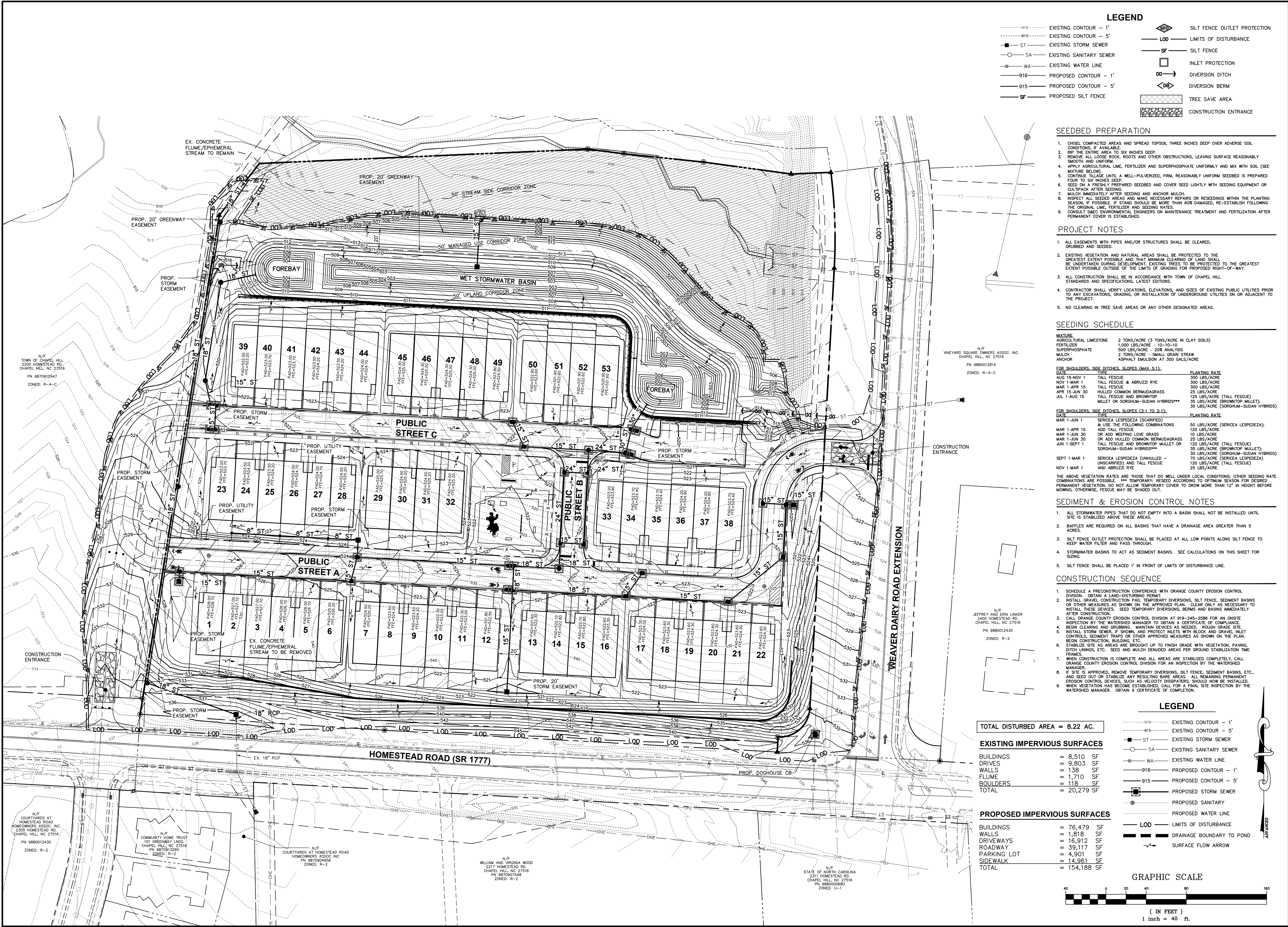


Issue Dates:

01/02/2020	- Initial Submittal to Town
02/06/2020	- Response to 1st Review SJP Comments
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Date: 10/16/2020  
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**18-0001-978**  
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**7 / 16**

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### LEGEND

--- 916 ---	EXISTING CONTOUR - 1'		SILT FENCE OUTLET PROTECTION
--- 915 ---	EXISTING CONTOUR - 5'		LIMITS OF DISTURBANCE
--- ST ---	EXISTING STORM SEWER		SILT FENCE
--- SA ---	EXISTING SANITARY SEWER		INLET PROTECTION
--- WA ---	EXISTING WATER LINE		DIVERSION DITCH
--- 916 ---	PROPOSED CONTOUR - 1'		DIVERSION BERM
--- 915 ---	PROPOSED CONTOUR - 5'		TREE SAVE AREA
--- SF ---	PROPOSED SILT FENCE		CONSTRUCTION ENTRANCE

### SEEDBED PREPARATION

- CHISEL COMPACTED AREAS AND SPREAD TOPSOIL THREE INCHES DEEP OVER ADVERSE SOIL CONDITIONS IF AVAILABLE.
- RIP THE ENTIRE AREA TO SIX INCHES DEEP.
- REMOVE ALL LOOSE ROCK, ROOTS AND OTHER OBSTRUCTIONS, LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
- APPLY AGRICULTURAL LIME, FERTILIZER AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL (SEE MIXTURE BELOW).
- CONTINUE TILLAGE UNTIL A WELL-PULVERIZED, FIRM, REASONABLY UNIFORM SEEDBED IS PREPARED FOUR TO SIX INCHES DEEP.
- SEED ON A FRESHLY PREPARED SEEDBED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING.
- MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.
- INSPECT ALL SEEDS 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.
- CONSULT SAEC ENVIRONMENTAL ENGINEERS ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.

### PROJECT NOTES

- ALL EASEMENTS WITH PIPES AND/OR STRUCTURES SHALL BE CLEARED, GRUBBED AND SEDED.
- EXISTING VEGETATION AND NATURAL AREAS SHALL BE PROTECTED TO THE GREATEST EXTENT POSSIBLE AND THAT MINIMAL 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.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS, LATEST EDITIONS.
- CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF EXISTING PUBLIC UTILITIES PRIOR TO ANY EXCAVATIONS, GRADING, OR INSTALLATION OF UNDERGROUND UTILITIES OR ADJACENT TO THE PROJECT.
- NO CLEARING IN TREE SAVE AREAS OR ANY OTHER DESIGNATED AREAS.

### SEEDING SCHEDULE

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

FOR SHOULDERS, SIDE DITCHES, SLOPES (MAX 3:1):	DATE	PLANTING RATE
TALL FESCUE	AUG 15-NOV 1	300 LBS/ACRE
TALL FESCUE & ABRUZZI RYE	NOV 1-MAR 1	300 LBS/ACRE
TALL FESCUE	MAR 1-APR 15	300 LBS/ACRE
HULLED COMMON BERMUDAGRASS	APR 15-JUN 30	25 LBS/ACRE
TALL FESCUE AND BROWNTOP	JUL 1-AUG 15	125 LBS/ACRE (TALL FESCUE)
MIX OF SORGHUM-SUDAN HYBRIDS***		30 LBS/ACRE (SORGHUM-SUDAN HYBRIDS)

FOR SHOULDERS, SIDE DITCHES, SLOPES (3:1 TO 2:1):	DATE	PLANTING RATE
SERICEA LESPEDEZA (SCARIFIED) & USE THE FOLLOWING COMBINATIONS	MAR 1-JUN 1	50 LBS/ACRE (SERICEA LESPEDEZA); 120 LBS/ACRE
ADD TALL FESCUE	MAR 1-APR 15	120 LBS/ACRE
OR ADD WEEDING LOVE GRASS	MAR 1-JUN 30	10 LBS/ACRE
OR ADD HULLED COMMON BERMUDAGRASS	MAR 1-JUN 30	25 LBS/ACRE
TALL FESCUE AND BROWNTOP MULLET OR SORGHUM-SUDAN HYBRIDS***	JUN 1-SEPT 1	120 LBS/ACRE (TALL FESCUE)
		30 LBS/ACRE (SORGHUM-SUDAN HYBRIDS)
		70 LBS/ACRE (SERICEA LESPEDEZA)
		120 LBS/ACRE (TALL FESCUE)
		25 LBS/ACRE

### SEDIMENT & EROSION CONTROL NOTES

- ALL STORMWATER PIPES THAT DO NOT EMPTY INTO A BASIN SHALL NOT BE INSTALLED UNTIL SITE IS STABILIZED ABOVE THESE AREAS.
- Baffles are required on all basins that have a drainage area greater than 5 acres.
- SILT FENCE OUTLET PROTECTION SHALL BE PLACED AT ALL LOW POINTS ALONG SILT FENCE TO KEEP WATER FILTER AND PASS THROUGH.
- STORMWATER BASINS TO ACT AS SEDIMENT BASINS. SEE CALCULATIONS ON THIS SHEET FOR SIZING.
- SILT FENCE SHALL BE PLACED 1' IN FRONT OF LIMITS OF DISTURBANCE LINE.

### CONSTRUCTION SEQUENCE

- SCHEDULE A PRECONSTRUCTION CONFERENCE WITH ORANGE COUNTY EROSION CONTROL DIVISION. OBTAIN A LAND-DISTURBING PERMIT.
- INSTALL GRAVEL CONSTRUCTION PAD, TEMPORARY DIVERSIONS, SILT FENCE, SEDIMENT BASIN 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.
- CALL ORANGE COUNTY EROSION CONTROL DIVISION AT 919-245-2586 FOR AN ON SITE INSPECTION BY THE WATERSHED MANAGER TO OBTAIN A CERTIFICATE OF COMPLIANCE.
- BEGIN CLEARING AND GRUBBING. MAINTAIN DEVICES AS NEEDED. ROUGH GRADE SITE.
- 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.
- 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.
- WHEN CONSTRUCTION IS COMPLETE AND ALL AREAS ARE STABILIZED COMPLETELY, CALL ORANGE COUNTY EROSION CONTROL DIVISION FOR AN INSPECTION BY THE WATERSHED MANAGER.
- 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 DISPARATORS, SHOULD NOW BE INSTALLED.
- WHEN VEGETATION HAS BECOME ESTABLISHED, CALL FOR A FINAL SITE INSPECTION BY THE WATERSHED MANAGER. OBTAIN A CERTIFICATE OF COMPLETION.

TOTAL DISTURBED AREA = 8.22 AC.

### EXISTING IMPERVIOUS SURFACES

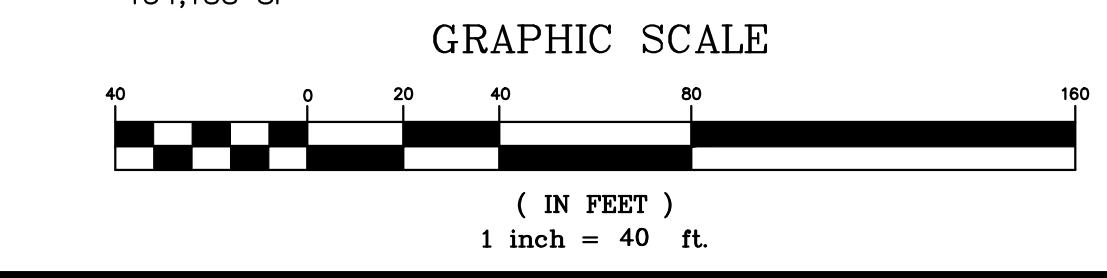
BUILDINGS	= 8,510 SF
DRIVES	= 9,803 SF
WALLS	= 138 SF
FLUME	= 1,710 SF
BOULDERS	= 118 SF
TOTAL	= 20,279 SF

### 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'		PROPOSED STORM SEWER
--- 915 ---	EXISTING CONTOUR - 5'		PROPOSED SANITARY SEWER
--- ST ---	EXISTING STORM SEWER		PROPOSED WATER LINE
--- SA ---	EXISTING SANITARY SEWER		LIMITS OF DISTURBANCE
--- WA ---	EXISTING WATER LINE		DRAINAGE BOUNDARY TO POND
--- 916 ---	PROPOSED CONTOUR - 1'		SURFACE FLOW ARROW
--- 915 ---	PROPOSED CONTOUR - 5'		
--- ST ---	PROPOSED STORM SEWER		
--- SA ---	PROPOSED SANITARY SEWER		
--- WA ---	PROPOSED WATER LINE		
--- LOD ---	LIMITS OF DISTURBANCE		



PLAN PREPARED BY:

PLAN PREPARED FOR:

HOMETEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY

BRIDGEPOINT

CONDITIONAL ZONING PLANS

FOR

KB HOME CAROLINAS

SOIL & EROSION CONTROL PLAN

Issue Dates:  
 01/02/2020 - Initial Submittal to Town  
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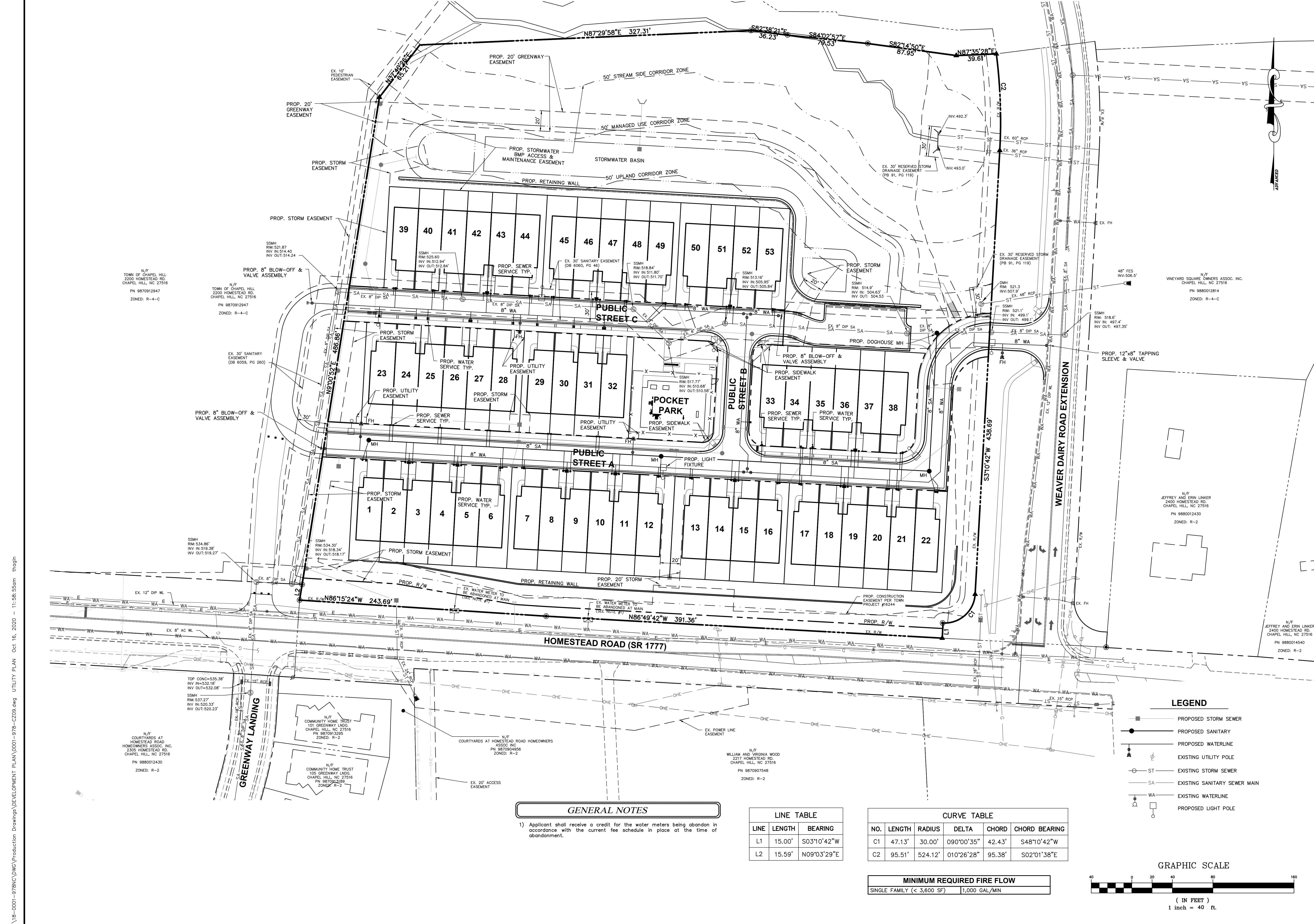
Project Number:  
 18-0001-978

Drawing Number:  
 8 / 16

51 Kilmoyne Drive, Suite 105  
 Cary, North Carolina 27511  
 ph 919.481.6990  
 fax 919.336.5127

ADVANCED  
 CIVIL DESIGN  
 ENGINEERS SURVEYORS





N/F  
TOWN OF CHAPEL HILL  
2200 HOMESTEAD RD.  
CHAPEL HILL, NC 27516  
PN 9870912947  
ZONED: R-4-C

N/F  
COURTYARDS AT  
HOMESTEAD ROAD  
HOMEOWNERS ASSOC. INC.  
2200 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  
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

**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

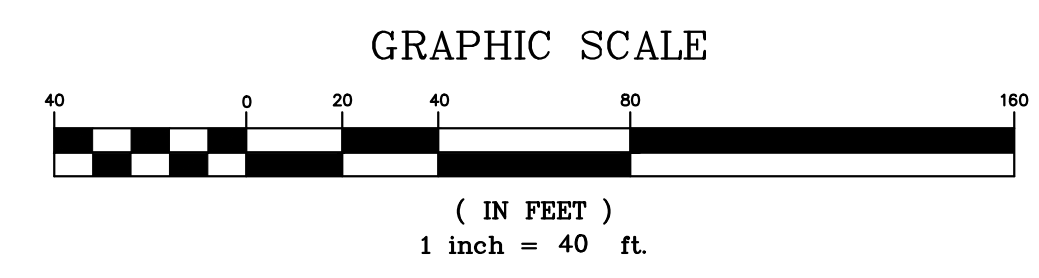
**CURVE TABLE**

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
----------------------------	---------------

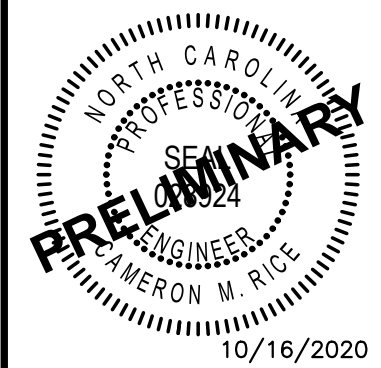
- LEGEND**
- PROPOSED STORM SEWER
  - PROPOSED SANITARY
  - PROPOSED WATERLINE
  - EXISTING UTILITY POLE
  - ST EXISTING STORM SEWER
  - SA EXISTING SANITARY SEWER MAIN
  - WA EXISTING WATERLINE
  - PROPOSED LIGHT POLE



PLAN PREPARED BY:  
**ADVANCED CIVIL DESIGN**  
ENGINEERS SURVEYORS  
51 Kilmorye Drive, Suite 105  
Cary, North Carolina 27511  
ph 919.481.6990  
fax 919.336.5127

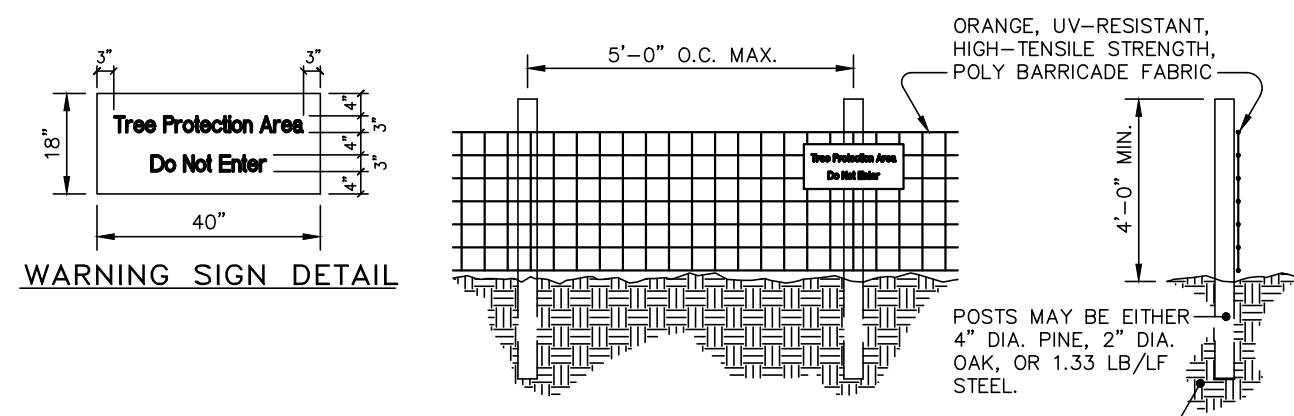
PLAN PREPARED FOR:  
**KB HOME CAROLINAS**  
4506 SOUTH MIAMI BLVD., SUITE 100A  
DURHAM, NC 27703  
PHONE: 919.768.7980

FOR  
**CONDITIONAL ZONING PLANS**  
FOR  
**KB HOME CAROLINAS**  
**UTILITY PLAN**



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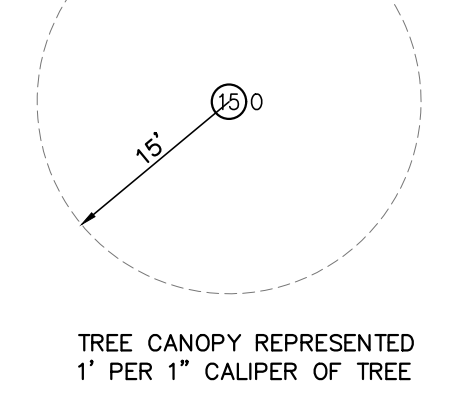
- NOTES:**
- WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL.
  - LETTERS TO BE 3" HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
  - SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS.
  - PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER.
  - FOR TREE PROTECTION 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**

(1)BE	BEECH	(X)O	EXISTING TREE TO BE REMOVED
(2)B	BIRCH	(X)P	EXISTING TREE TO REMAIN
(1)C	CEDAR	---	LIMITS OF DISTURBANCE
(7)DC	DOGWOOD	---	TREE PROTECTION FENCE
(2)E	ELM	(X)D-PO	DOUBLE AND TRIPLE TRUNKS
(2)G	SWEET GUM	(X)D-PO	DOUBLE POPLAR
(7)H	HICKORY		
(1)M	MAPLE		
(2)RO	RED OAK		
(1)O	OAK		
(2)P	PINE		
(1)PO	POPLAR		
(1)SY	SYCAMORE		
(1)HO	HOLLY		



N/T  
TOWN OF CHAPEL HILL  
2200 HOMESTEAD RD  
CHAPEL HILL, NC 27516  
PN 9870912947  
ZONED: R-4-C  
LAND USE: RESIDENTIAL

**TREE PROTECTION NOTES**

- A PRE-CONSTRUCTION CONFERENCE WILL BE HELD WITH THE TOWN'S URBAN FORESTER, ADAM NICHOLSON (919.969.5006), PRIOR TO BEGINNING SITE WORK.
- ANY TREE ROOTS EXPOSED BY CONSTRUCTION WILL BE SEVERED CLEANLY WITH AN APPROPRIATE PRUNING TOOL.
- THE SOIL WITHIN THE CRITICAL ROOT ZONES OF EXISTING TREES WILL NOT BE DRIVEN ON OR OTHERWISE DISTURBED DURING THE INSTALLATION OF LANDSCAPING.
- 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.
- CONTACT ADAM NICHOLSON FOR TREE PROTECTION SEMINAR PRIOR TO TREE PROTECTION FENCE INSTALLATION.
- 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:**

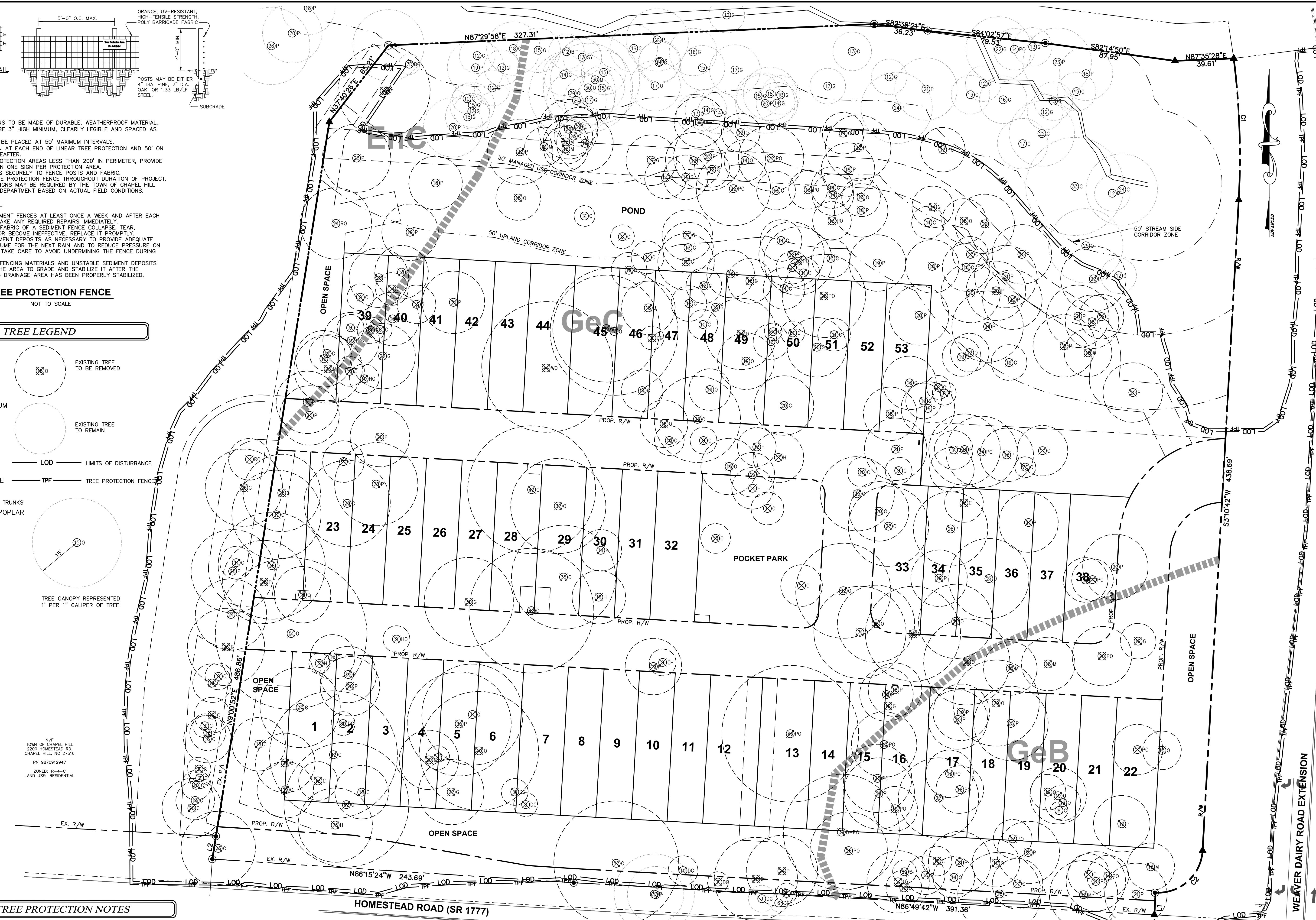
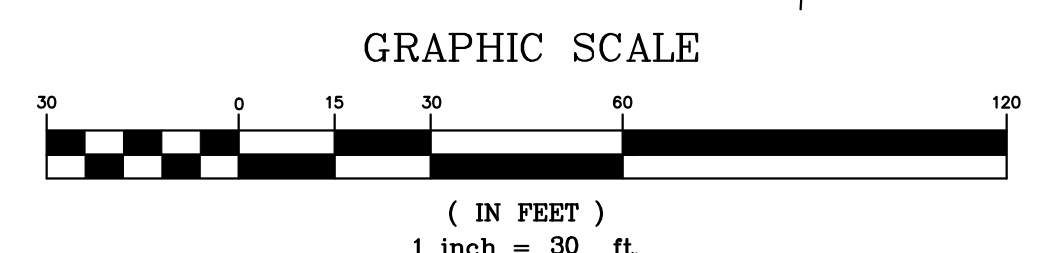
- BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE, MUST BE RECYCLED.
- BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE MUST BE PROPERLY LICENSED.
- PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT 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



PLAN PREPARED BY:  
**ADVANCED CIVIL DESIGN**  
ENGINEERS SURVEYORS  
51 Kilmorye Drive, Suite 105  
Cory, North Carolina 27511  
PH 919-481-6990  
FAX 919-336-5127

PLAN PREPARED FOR:  
**KB HOME CAROLINAS**  
4506 SOUTH MIAMI BLVD., SUITE 100A  
PH 919-766-7900  
PHONE: 919-766-7900

ORANGE COUNTY  
**BRIDGEPOINT**  
HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY  
FOR  
**CONDITIONAL ZONING PLANS**  
FOR  
**KB HOME CAROLINAS**  
**LANDSCAPE PROTECTION & TREE SURVEY PLAN**

**PRELIMINARY**  
NORTH CAROLINA PROFESSIONAL ENGINEER  
CAMERON M. REICHERT  
10/16/2020

Issue Dates:

01/02/2020	- Initial Submittal to Town
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**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: 29 LG TREES  
 39 SM TREES  
 72 SHRUBS  
 PROPOSED: 29 LG TREES  
 39 SM TREES  
 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 'E' BUFFER REQUIREMENTS**

TYPE "C" 20-FT INTERNAL BUFFER  
 PLANTS REQUIRED PER 100 LF:  
 4 LG TREES  
 8 SM TREES  
 30 SHRUBS  
 254 LF TOTAL LENGTH  
 LESS 14 LF OF TREE SAVE  
 LESS 20 GREENWAY EASEMENT  
 LESS 7 LF OF SEWER EASEMENT  
 APPLICABLE LENGTH = 213 LF  
 REQUIRED: 9 LG TREES  
 17 SM TREES  
 64 SHRUBS  
 PROPOSED: 9 LG TREES  
 17 SM TREES  
 64 SHRUBS

NOTES:  
 (1) BUFFER INTENSITY CANNOT BE REDUCED SINCE PARKING IS PROPOSED.  
 (2) AT LEAST 50% OF REQUIRED SHRUBS MUST BE EVERGREEN.  
 (3) 2200 HOMESTEAD ROAD WILL BE RESPONSIBLE FOR THE INSTALLATION OF THIS BUFFER.

**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 70 LF OF EASEMENTS  
 APPLICABLE LENGTH = 560 LF  
 REQUIRED: 28 LG TREES  
 56 SM TREES  
 202 SHRUBS  
 PROPOSED: 28 LG TREES  
 56 SM TREES  
 228 SHRUBS

NOTES:  
 (1) THIS BUFFER HAS BEEN REDUCED BY ONE GRADE OF INTENSITY ('D' 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 'C' BUFFER REQUIREMENTS**

TYPE "B" 10-FT INTERNAL BUFFER  
 PLANTS REQUIRED PER 100 LF:  
 4 LG TREES  
 8 SM TREES  
 30 SHRUBS  
 120 LF TOTAL LENGTH  
 LESS 20 LF OF EASEMENTS  
 APPLICABLE LENGTH = 100 LF  
 REQUIRED: 4 LG TREES  
 8 SM TREES  
 30 SHRUBS  
 PROPOSED: 4 LG TREES  
 8 SM TREES  
 32 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

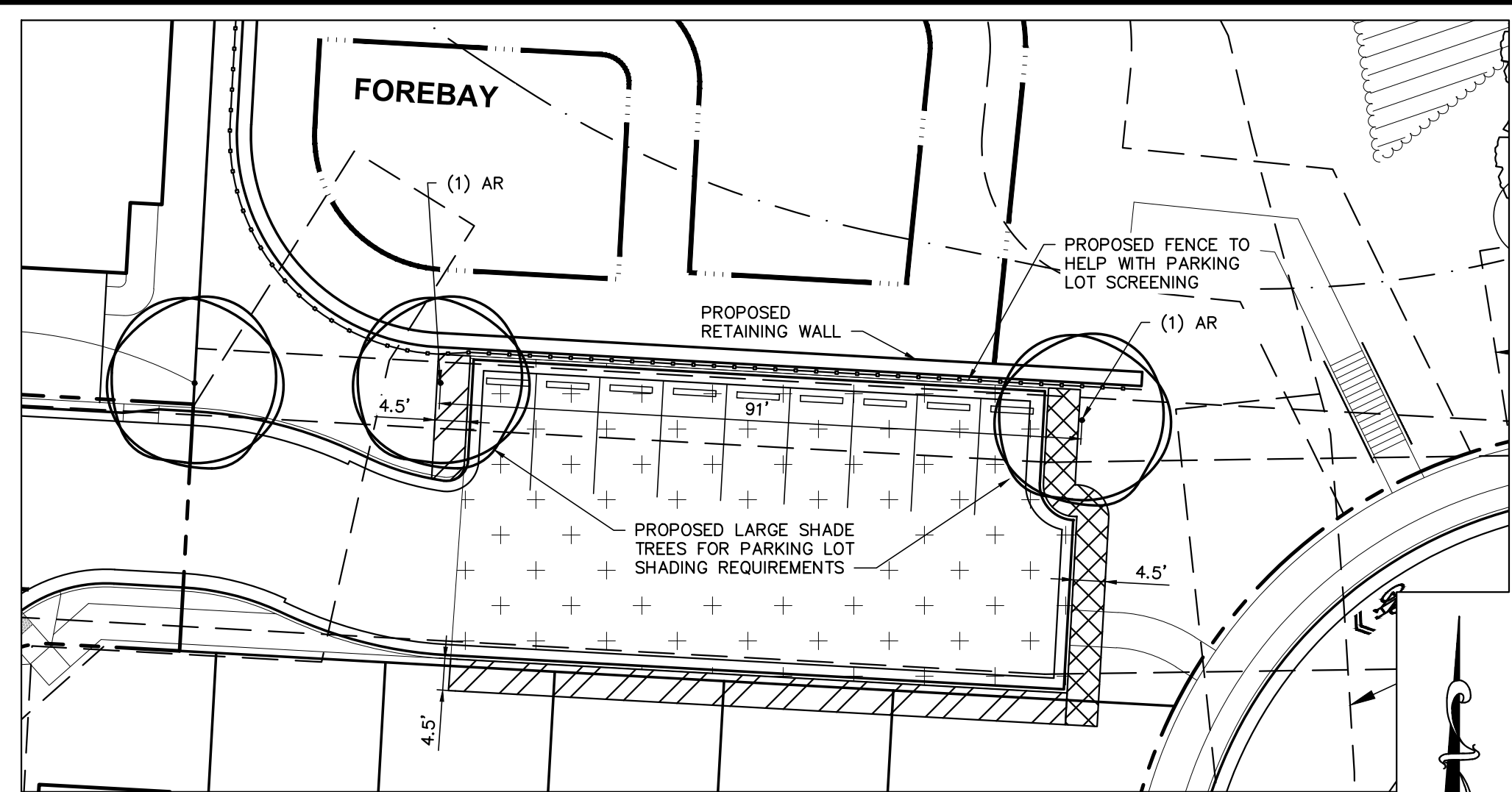
**AREA 'D' BUFFER REQUIREMENTS**

TYPE "B" 10-FT INTERNAL BUFFER  
 PLANTS REQUIRED PER 100 LF:  
 4 LG TREES  
 8 SM TREES  
 30 SHRUBS  
 100 LF TOTAL LENGTH  
 APPLICABLE LENGTH = 110 LF  
 REQUIRED: 4 LG TREES  
 8 SM TREES  
 30 SHRUBS  
 PROPOSED: 4 LG TREES  
 8 SM TREES  
 30 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.  
 (3) THIS PROJECT HAS COMMITTED TO PROVIDE 100% OF THE REQUIRED BUFFER BETWEEN BRIDGEPOINT AND 2200 HOMESTEAD ROAD.  
 (4) TOWN TO ALLOW BUFFER PLANTING IN THE OUTER 5-FT OF THE 30-FT STORM EASEMENT.

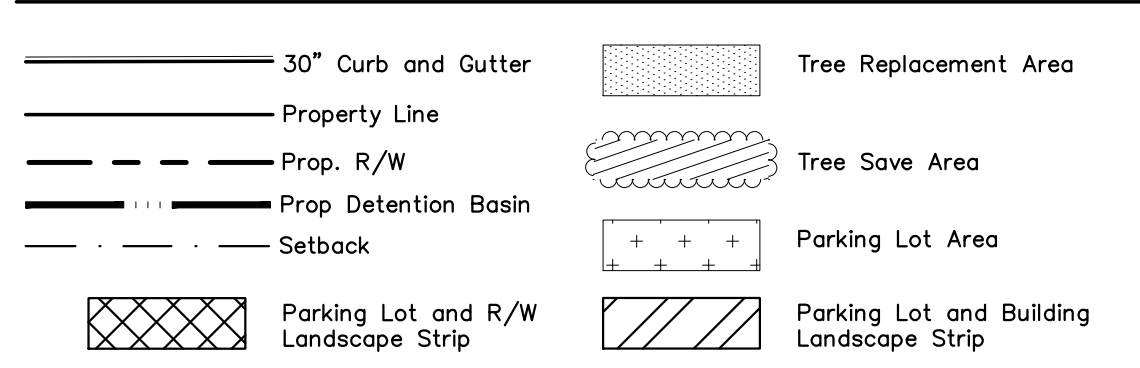
**PLANTING SCHEDULE**

TYPE	SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS					
					CALIPER	HEIGHT	SPREAD	ROOT	OTHER	
SHADE DECIDUOUS TREE	AS	28	ACER SACCCHARUM	SUGAR MAPLE	2-1/2"	12-14'	8'	B&B	MATCHED	
	AR	26	ACER RUBRUM	RED MAPLE	2-1/2"	12-14'	8'	B&B	MATCHED	
	QA	34	QUERCUS ALBA	WHITE OAK	2-1/2"	12-14'	8'	B&B	MATCHED	
CANOPY EVERGREEN TREE	QV	4	QUERCUS VIRGINIANA	LIVE OAK	2-1/2"	12-14'	8'	B&B	FULL TO GROUND	
UNDERSTORY DECIDUOUS TREE	CC	41	CERCIS CANADENSIS	EASTERN REDBUD	2"	8'	6'	B&B	MULTI-STEM	
	CF	54	CORNUS FLORIDA	FLOWERING DOGWOOD	2"	8'	6'	B&B	MULTI-STEM	
	CV	20	CHIONANTHUS VIRGINICUS	FRINGE TREE	2"	8'	6'	B&B	MULTI-STEM	
EVERGREEN SHRUBS	IC	149	LLEX CORNUTA 'CARISSA'	CARISSA HOLLY	N/A	3'	3'	CONT.	FULL TO GROUND	
	IG	122	LLEX GLABRA	INKBERRY HOLLY	N/A	3'	3'	CONT.	FULL TO GROUND	
PL	111	PRUNUS LAUROCEASUS 'OTTO LUYKEN'	OTTO LUYKEN	N/A	3'	3'	CONT.	FULL TO GROUND		



**PARKING LOT BLOW-UP**  
 SCALE: 1" = 20'  
 GRAPHIC SCALE  
 1 inch = 20 feet

**LEGEND**



**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: 1.087 AC

ADDITIONAL TREE CANOPY REQUIRED: 0.383 AC

TREE REPLACEMENT AREA: 0.480 AC

PROPOSED STREET TREES (1 PER 500 SF): 26 TREES = 0.298 AC

ADDITIONAL TREE CANOPY PROVIDED: 0.778 AC

TOTAL TREE CANOPY PROVIDED: 1.865 AC

REQUIRED # OF 2.5" CALIPER TREES: 34 TREES

PROPOSED STREET TREES: 26 TREES

PROPOSED BUFFER TREES: 66 TREES

TOTAL TREES: 92 TREES

**SHADE TREE CALCULATIONS**

PARKING LOT AREA: 3,909 SF

SHADING REQUIREMENTS: ONE LARGE TREE PER 2,000 SF OF PARKING LOT PAVED SURFACE PER DESIGN MANUAL

TREES REQUIRED: (3,909 SF) / (2,000 SF) = 1.95 TREES  
 \*2 LARGE TREES REQUIRED\*

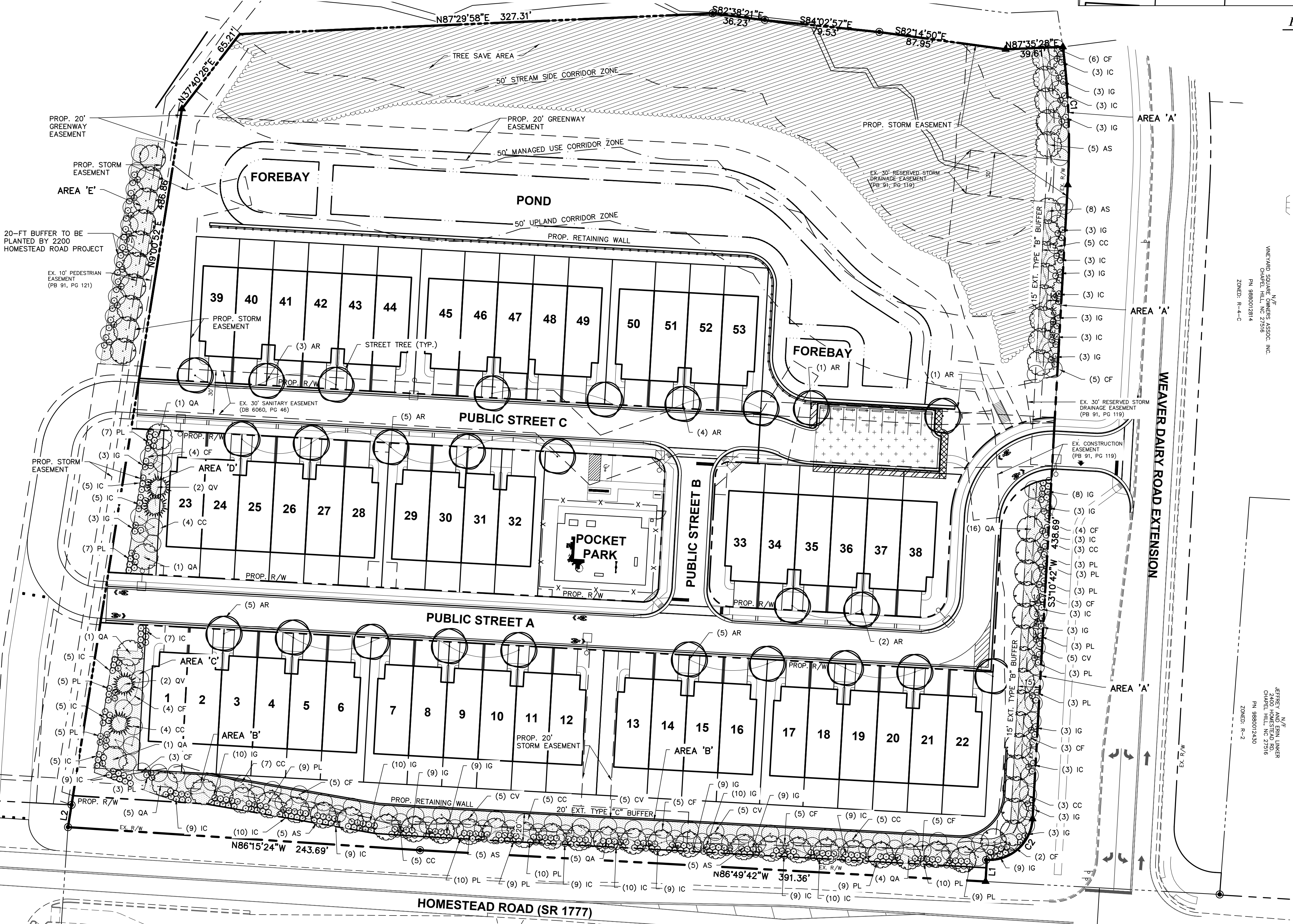
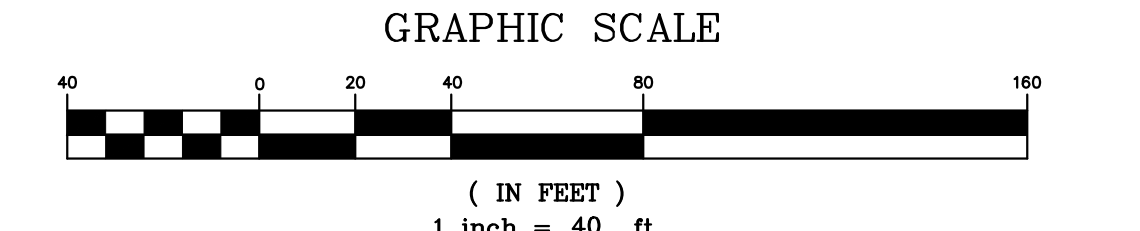
SHADE TREE: ZELKOVA (ZELKOVA SERRATA 'GREEN VASE')  
 50-60' HT & 40-50' SPRD.  
 PROJECTED SHADOW LENGTH - 58'

**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



PLAN PREPARED BY:  
 51 Kilmorye Drive, Suite 105  
 Cary, North Carolina 27511  
 PH 919.481.6990  
 FAX 919.336.5127  
**ADVANCED CIVIL DESIGN**  
 ENGINEERS SURVEYORS

PLAN PREPARED FOR:  
**KB HOME CAROLINAS**  
 4506 SOUTH MIAMI BLVD., SUITE 100A  
 DURHAM, NC 27703  
 PHONE: 919.768.7900

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



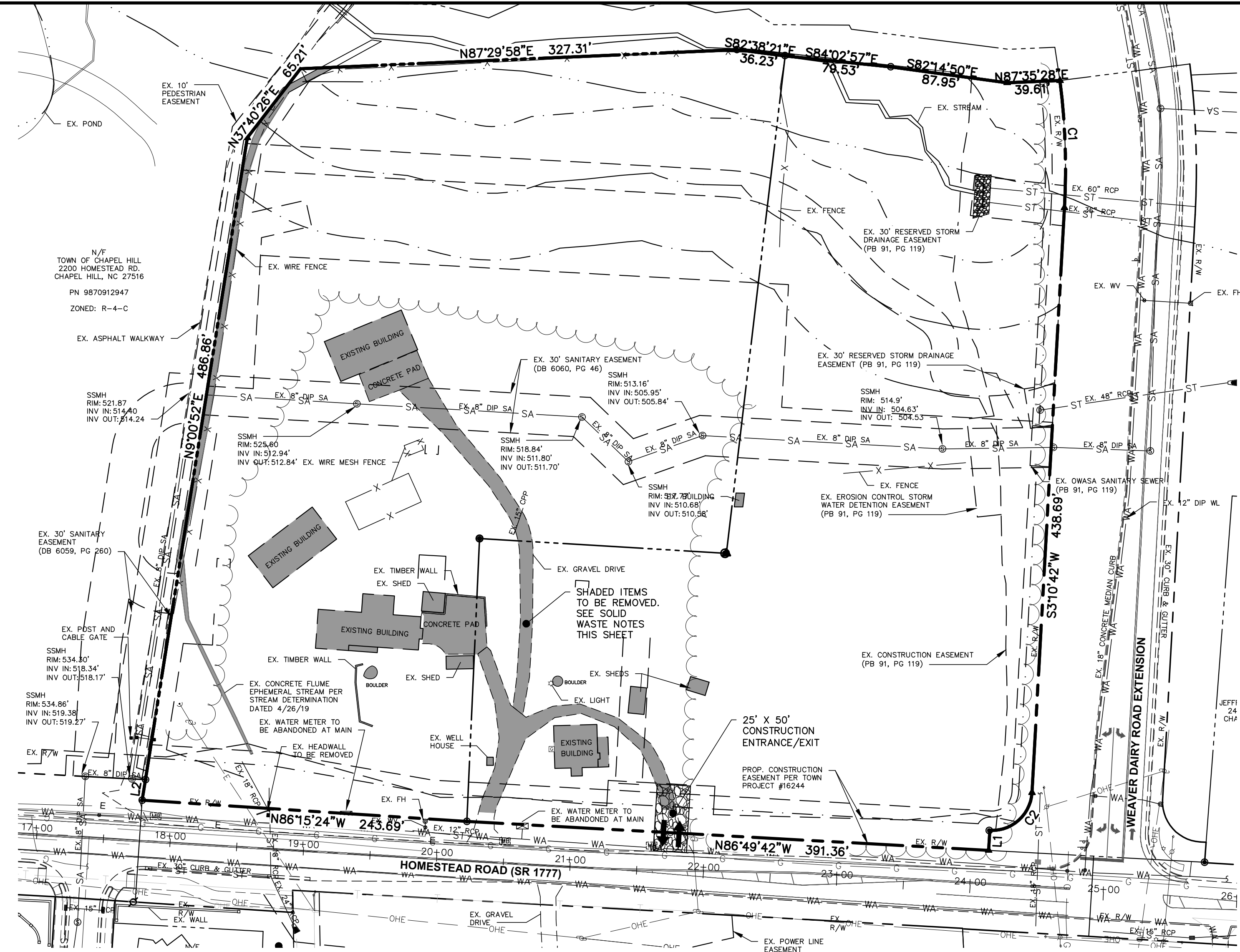
Issue Dates:

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10/16/2020	- Town Council Set

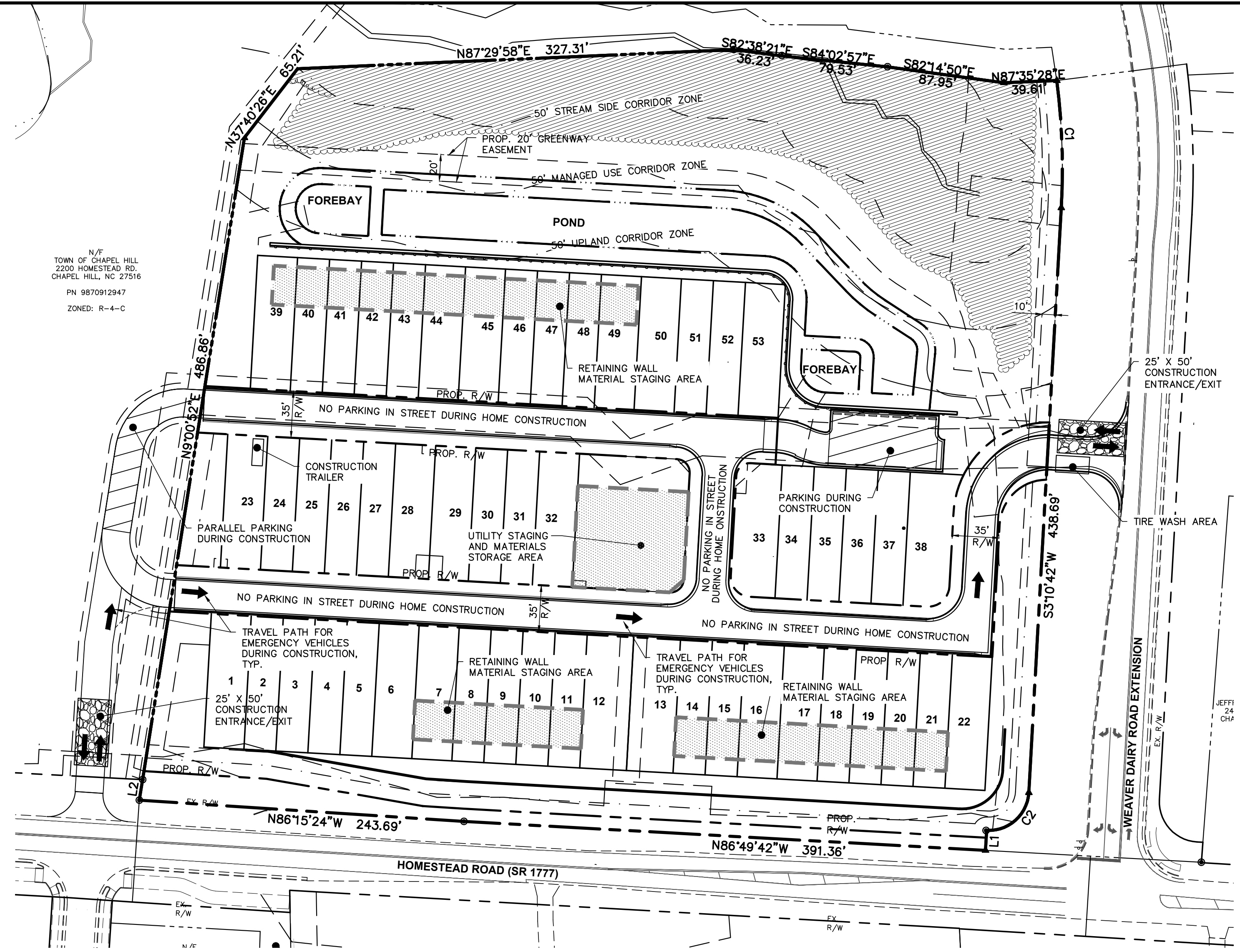
Date: 10/16/2020  
 Scale: 1" = 40'  
 Drawn By: JRR  
 Checked By: CMR

Project Number:  
**18-0001-978**  
 Drawing Number:  
**11 / 16**

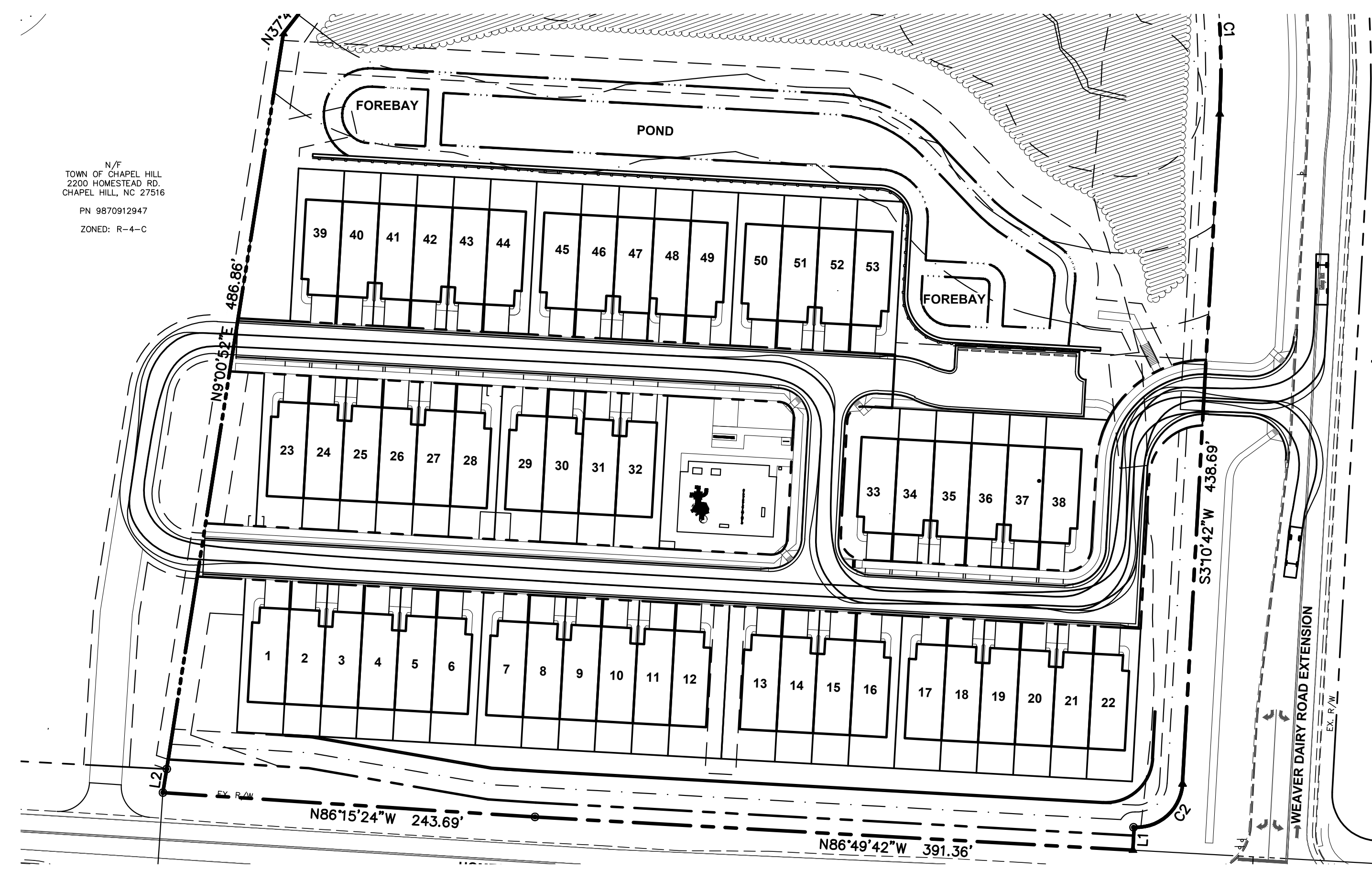
C:\18-0001-978NC\Production Drawings\DEVELOPMENT PLAN\0001-978-CZ12.dwg CONSTRUCTION MANAGEMENT PLAN Oct 16, 2020 - 2:19:50pm crice



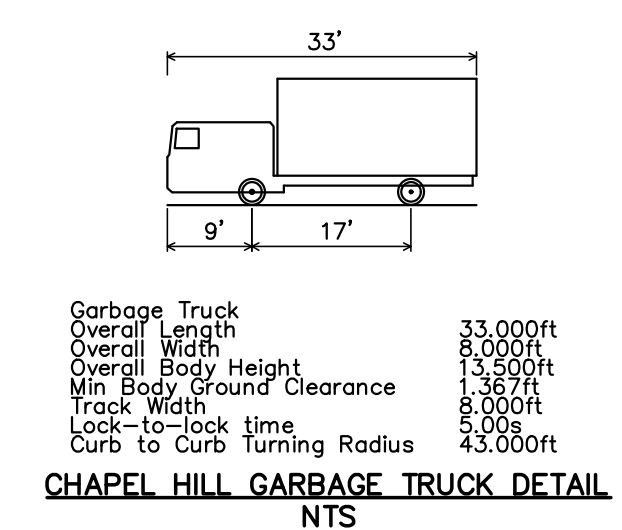
DEMOLITION



CONSTRUCTION



GARBAGE TRUCK TURNING TEMPLATE EXHIBIT



CHAPEL HILL GARBAGE TRUCK DETAIL  
NTS

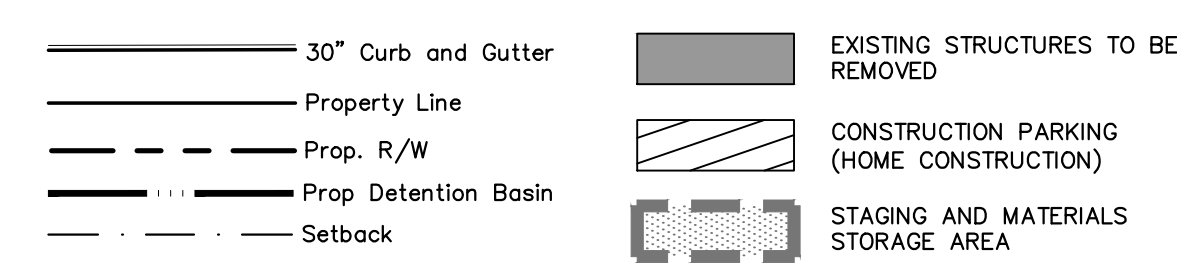
**SOLID WASTE NOTES:**

- 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 (RMO) AND TO ASSESS THE POTENTIAL FOR DE-CONSTRUCTION AND/OR THE RE-USE OF SALVAGEABLE MATERIALS.
- BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL, AND 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 (919-998-2788). 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL CONSTRUCTION AND DEMOLITION SHALL BE CONDUCTED IN COMPLIANCE WITH THE CURRENT EDITION OF CHAPTER 14 OF THE NC FPC.
- 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**

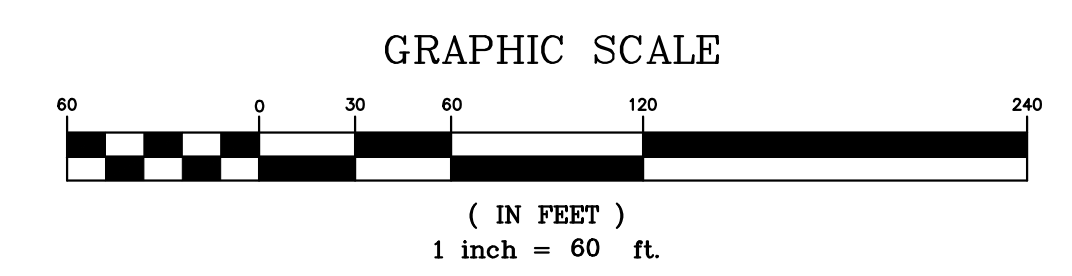
- ALL LARGE TRUCKS AS RELATED TO VEHICULAR CONSTRUCTION TRAFFIC SHALL ENTER AND LEAVE THE SITE THROUGH THE TEMPORARY CONSTRUCTION ENTRANCES AND EXITS AS SHOWN ON THIS PLAN.
- ENTRANCES AND EXIT GATES SHALL BE CLOSED UNLESS ACTIVELY BEING USED FOR ENTERING AND EXISTING VEHICLES.
- ONSITE CONSTRUCTION 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.
- CONSTRUCTION WILL BE LIMITED TO BETWEEN 7:00 AM AND 6:00 PM MONDAY THROUGH FRIDAY.
- 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.
- NO OPEN BURNING SHALL BE PERMITTED.
- 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.
- EXISTING SEWER LINE ALONG STREET C SHALL BE ACCESSIBLE DURING CONSTRUCTION.

**LEGEND**



CURVE TABLE				
NO.	LENGTH	RADIUS	DELTA	CHORD
C1	95.51'	524.12'	010°26'28"	95.38'
C2	47.13'	30.00'	090°00'35"	42.43'

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



PLAN PREPARED BY:  
  
**ADVANCED CIVIL DESIGN**  
 ENGINEERS SURVEYORS  
 51 Kilmory Drive, Suite 105  
 Cary, North Carolina 27511  
 PH 919.481.6990  
 FAX 919.336.5127

PLAN PREPARED FOR:  
**KB HOME CAROLINAS**  
 4506 SOUTH MIAMI BLVD., SUITE 100A  
 DURHAM, NC 27703  
 PHONE: 919.768.7980

FOR  
**CONDITIONAL ZONING PLANS**  
**FOR**  
**KB HOME CAROLINAS**  
**CONSTRUCTION MANAGEMENT PLAN**

HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY  
**BRIDGEPOINT**  
 NORTH CAROLINA PROFESSIONAL ENGINEER  
  
 10/16/2020

Issue Dates:  
 01/02/2020 - Initial Submittal to Town  
 02/05/2020 - Response to 1st Review SJP Comments  
 07/22/2020 - Response to 2nd Review SJP Comments  
 10/16/2020 - Town Council Set

Date: 10/16/2020  
 Scale: 1" = 60'  
 Drawn By: JRR  
 Checked By: CMR

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

Drawing Number:  
**12 / 16**

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

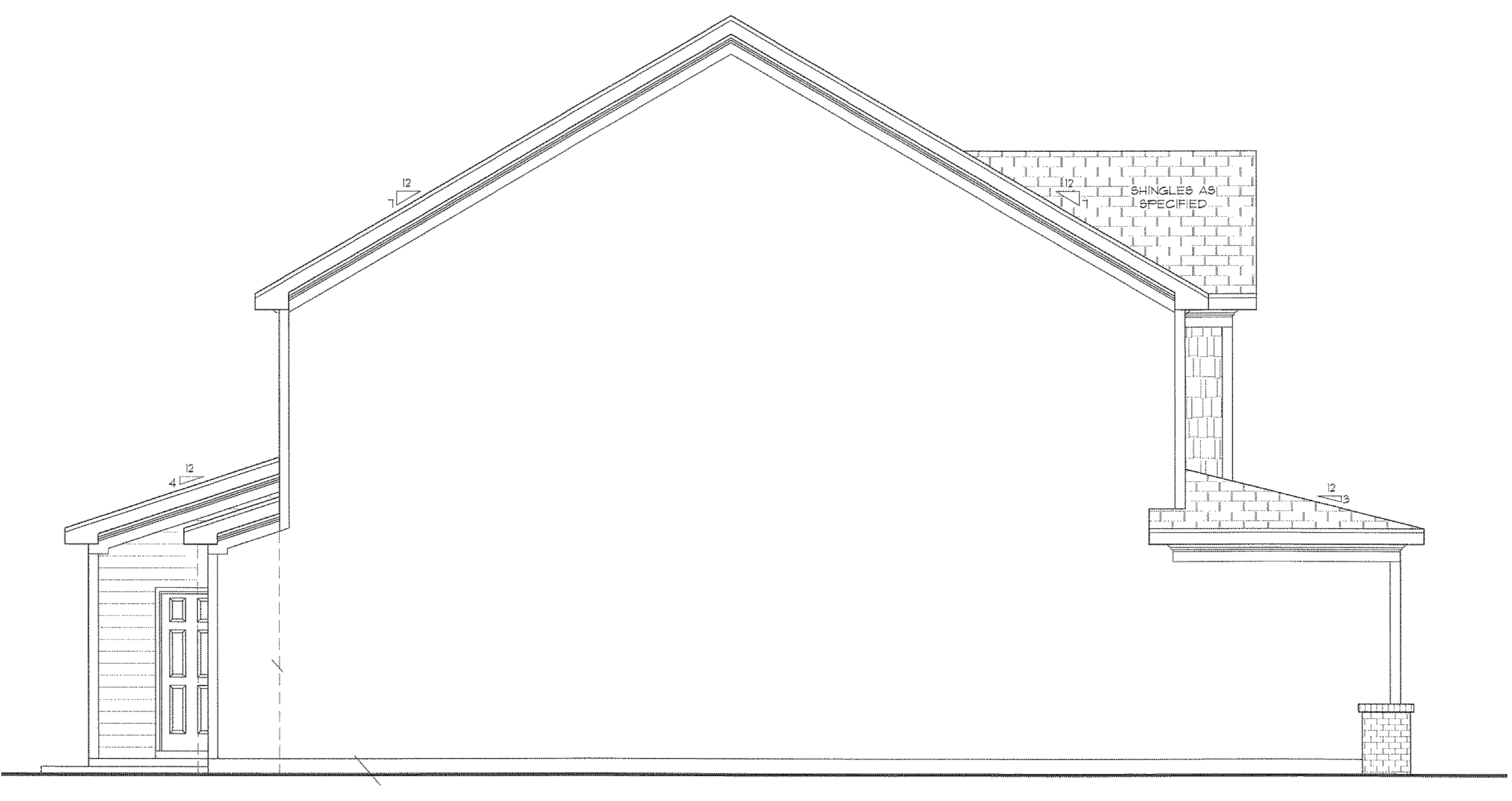
**ATTIC VENTILATION**

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

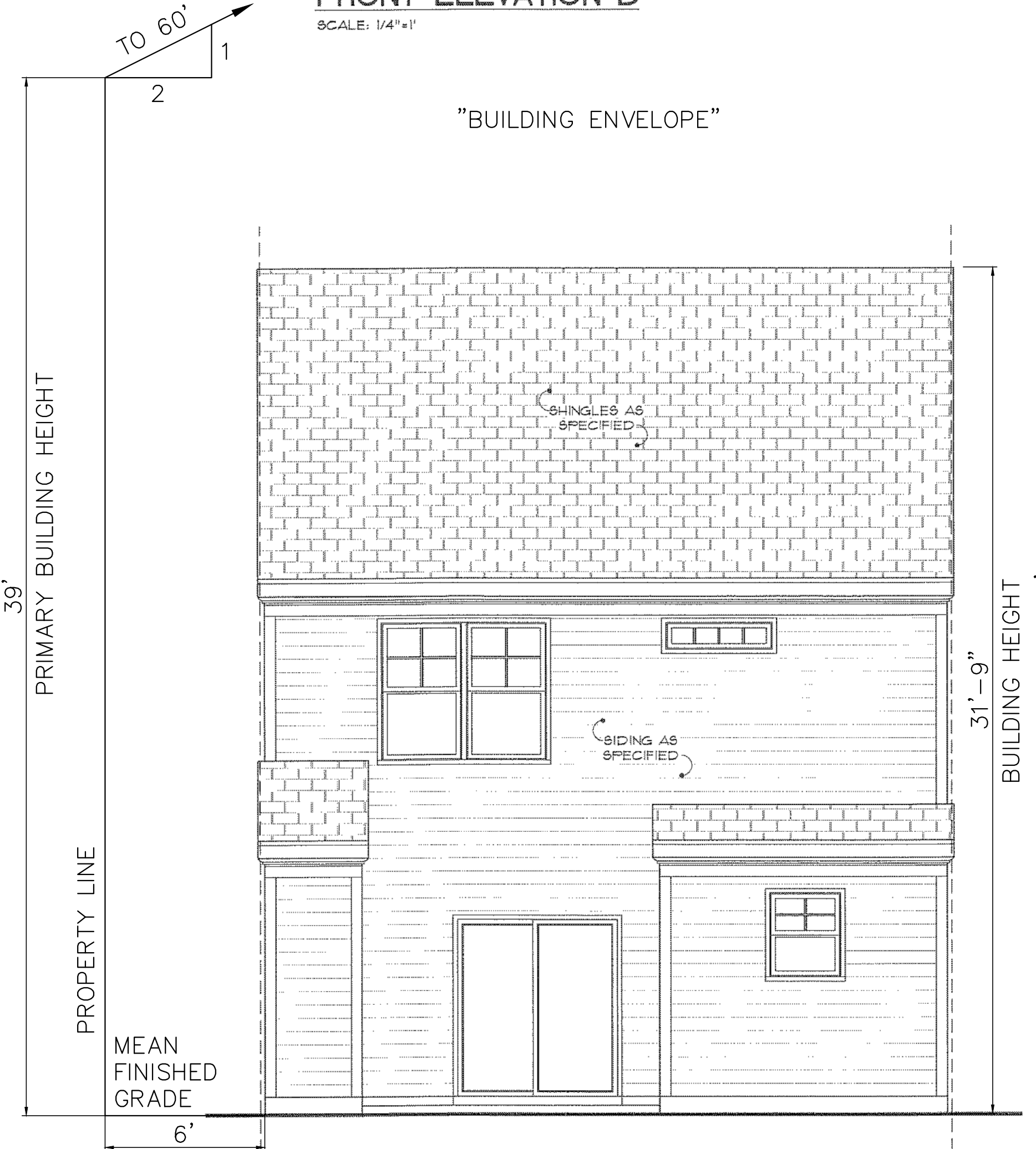
VENTILATION MAY BE REDUCED 50% WHEN VENTILATORS ARE USED AT LEAST 3'-0" ABOVE THE CORNICE VENTS.



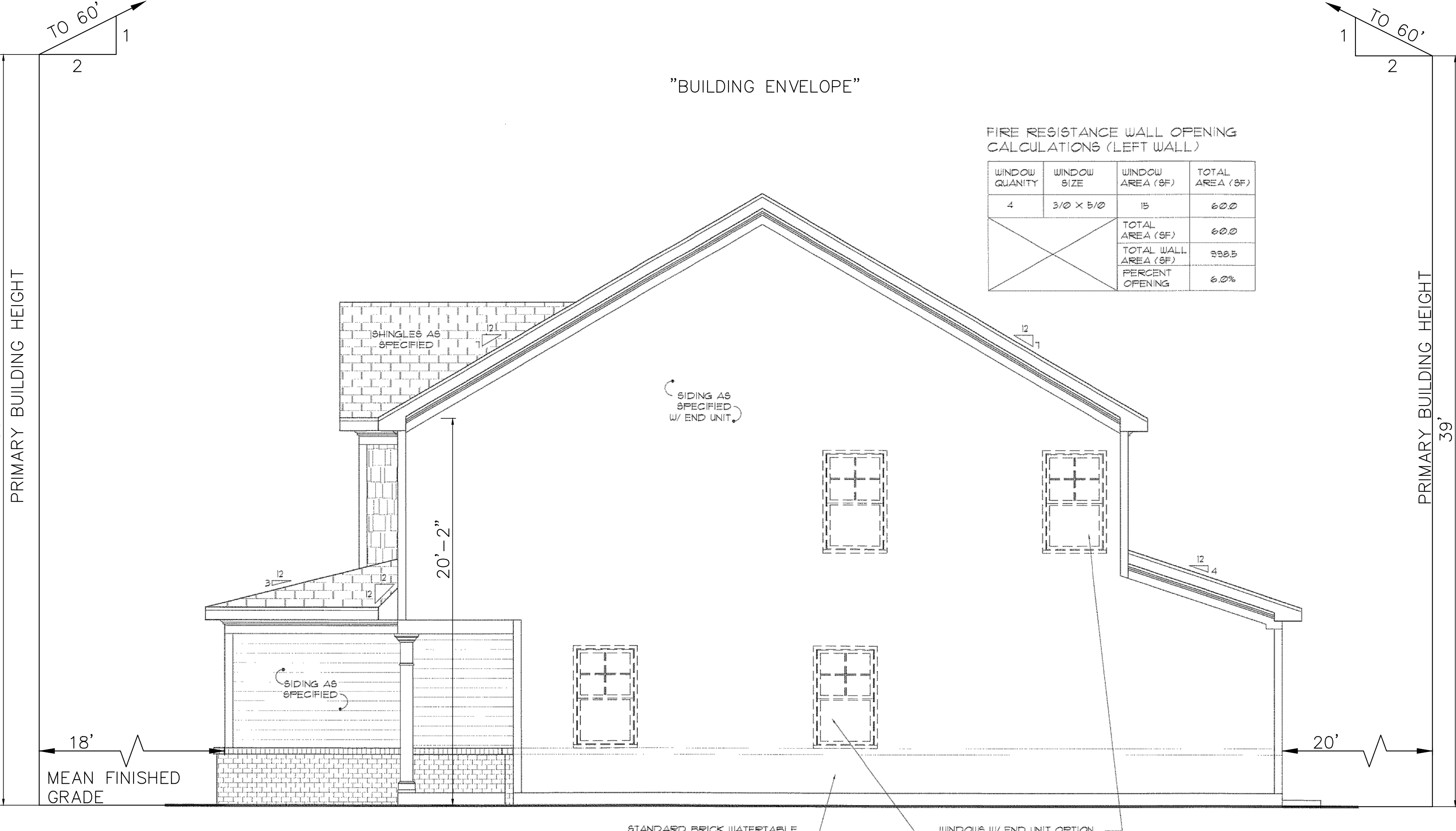
**FRONT ELEVATION-D**  
SCALE: 1/4"=1'



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



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



FIRE RESISTANCE WALL OPENING CALCULATIONS (LEFT WALL)

WINDOW QUANTITY	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%

PLAN PREPARED BY:  
51 Kimmage Drive, Suite 105  
Cary, North Carolina 27511  
PH 919.484.6990  
FOR 919.336.5127  
ENGINEERS SURVEYORS

PLAN PREPARED FOR:  
**KB HOME CAROLINAS**  
4506 SOUTH MIAMI BLVD., SUITE 100A  
MIRAGE, NC 27547  
PHONE: 919.768.7900

HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY  
**BRIDGEPOINT**  
CONDITIONAL ZONING PLANS  
FOR  
**KB HOME CAROLINAS**  
BUILDING ELEVATION EXHIBIT

PROFESSIONAL SEAL  
ARCHITECT  
CAMERON M. RICE  
10/16/2020

Issue Dates:

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Date: 10/16/2020  
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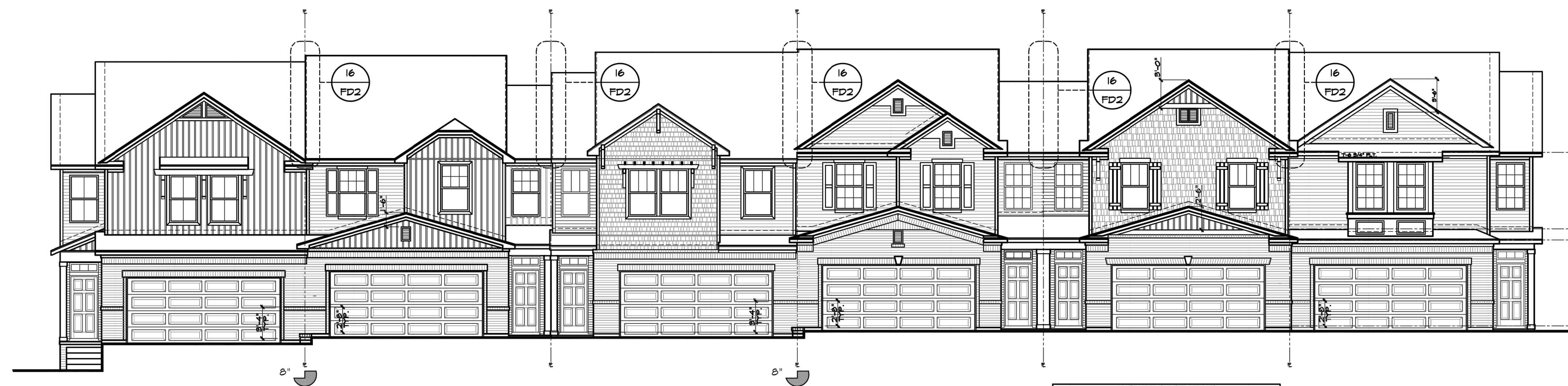
MASONRY CALCULATIONS					MASONRY CALCULATIONS					MASONRY CALCULATIONS				
UNIT 1 ELEVATION 'R' 318					UNIT 3 ELEVATION 'R' 318					UNIT 3 ELEVATION 'R' 318				
ELEVATION	TYPE	TOTAL SQ. FT.	SCHEMATIC	PROPOSED	ELEVATION	TYPE	TOTAL SQ. FT.	SCHEMATIC	PROPOSED	ELEVATION	TYPE	TOTAL SQ. FT.	SCHEMATIC	PROPOSED
REAR	SB	252	64	52%	REAR	SB	245	62	62%	REAR	SB	252	64	62%

UNIT 16-L (226.1903) LOT 81      UNIT 3H-R (226.2232) LOT 82      UNIT 36-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

**REAR ELEVATION**

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

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



MASONRY CALCULATIONS				
FRONT ELEVATION 318				
ELEVATION	TYPE	TOTAL SQ. FT.	SCHEMATIC	PROPOSED
FRONT	SB	734	106	62%

UNIT 3J-R (226.2232) LOT 86      UNIT 3I-L (226.2232) LOT 85      UNIT 2H-R (226.2144) LOT 84      UNIT 36-L (226.2232) LOT 83      UNIT 3H-R (226.2232) LOT 82      UNIT 16-L (226.1903) LOT 81

**FRONT ELEVATION**

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

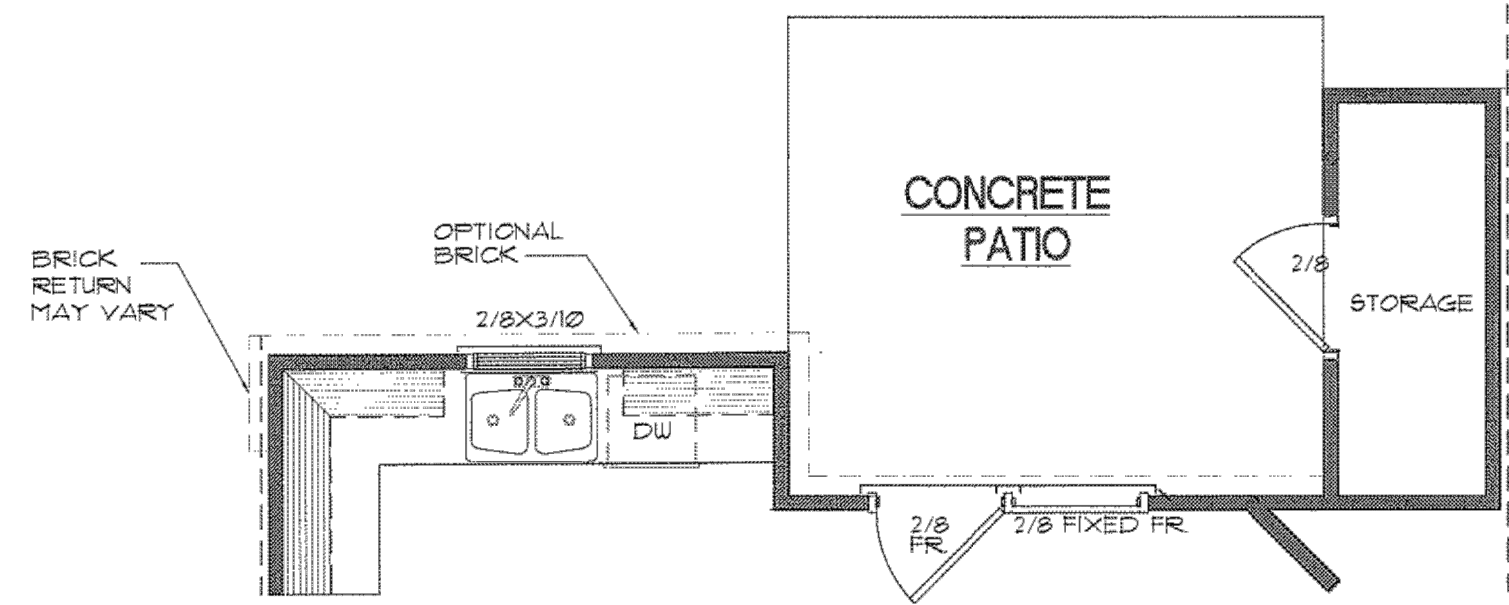
NOTE: REFER TO BASIC UNIT ELEVATIONS FOR INFORMATION NOT SHOWN HERE



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Date:	10/16/2020
Scale:	1/8" = 1'-0"
Drawn By:	JRR
Checked By:	CMR
Project Number:	18-0001-978
Drawing Number:	14 / 16



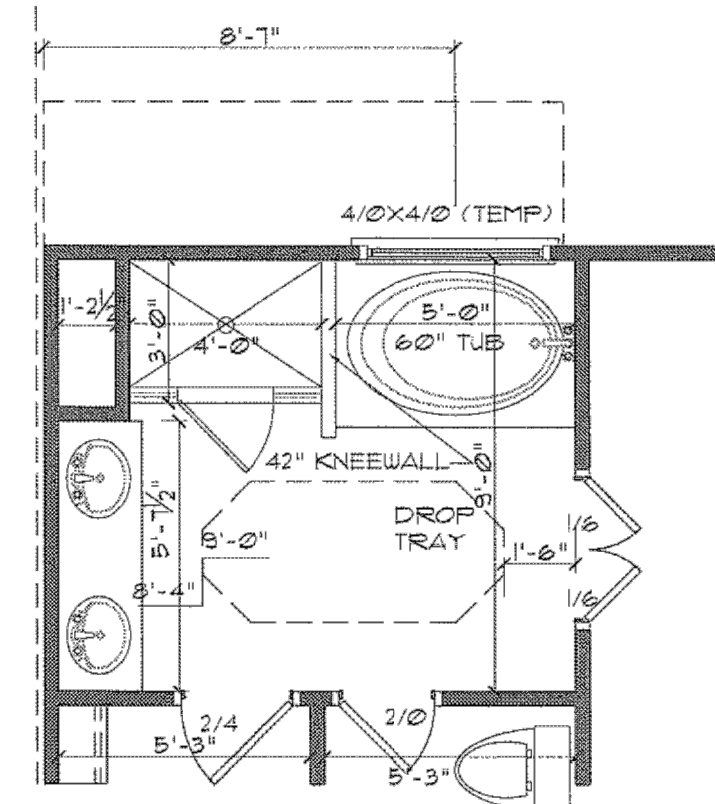
FRENCH DOOR OPTION

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

NOTE:  
-BOXING WITHIN THE 3' FIRE SEPARATION DISTANCE 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	15	10/13	0	5/13
4	U-0.35/ SHGC-0.30	38	15, 13.4.3	5/10	15	10/13	10.2 FT.	10/13

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



OPTIONAL TUB/SHOWER  
SCALE: 1/4"=1'

GENERAL NOTES

**WALLS:**  
ALL WALLS ARE DRAWN 4" THICK UNO.  
ANGLED WALL ARE DRAWN @45° UNO.

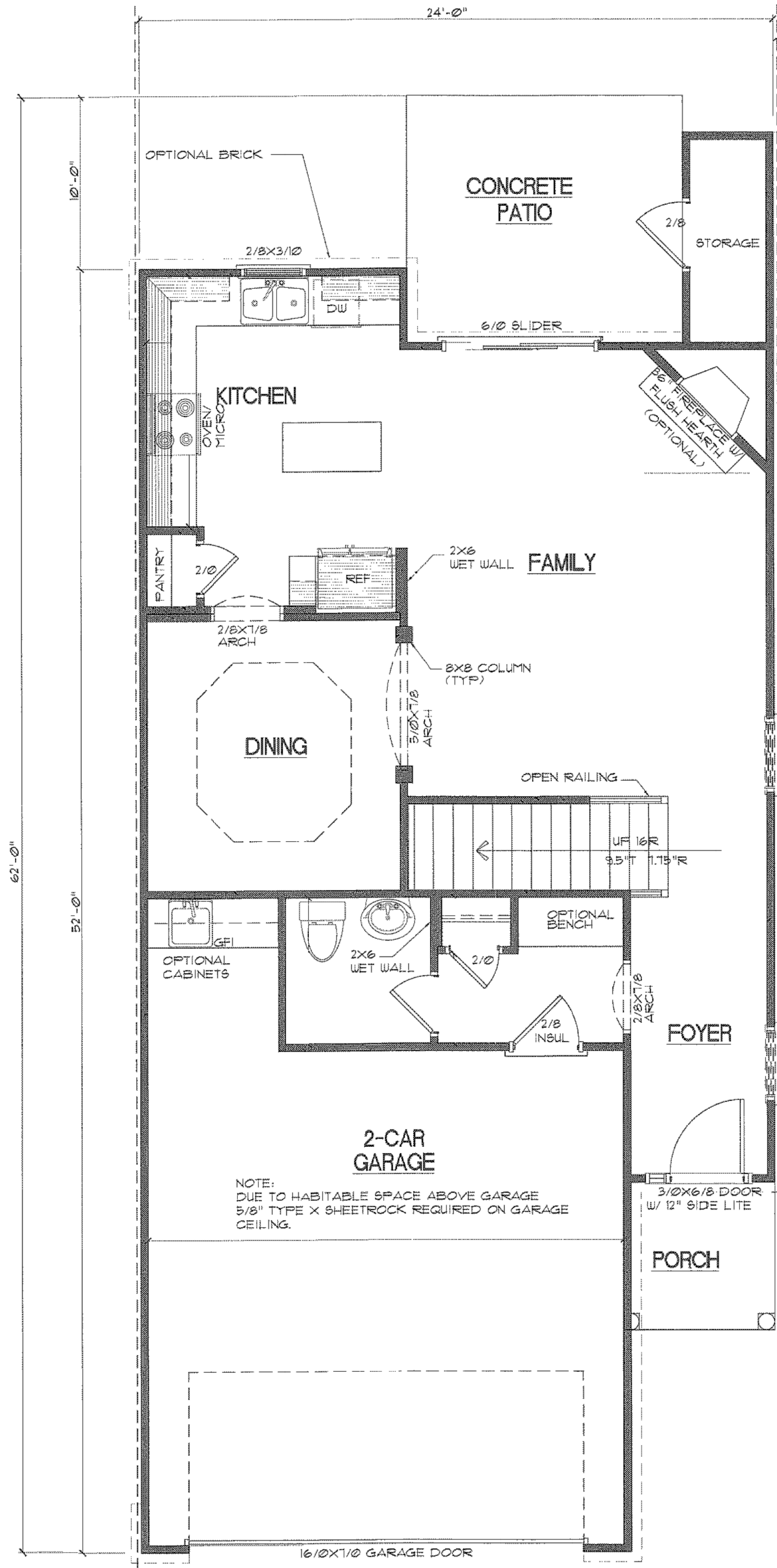
**SMOKE DETECTORS:**  
LOCATION AND NUMBER OF DETECTORS SHALL CONFORM TO NEC.

**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 MANUFACTURERS VARY.

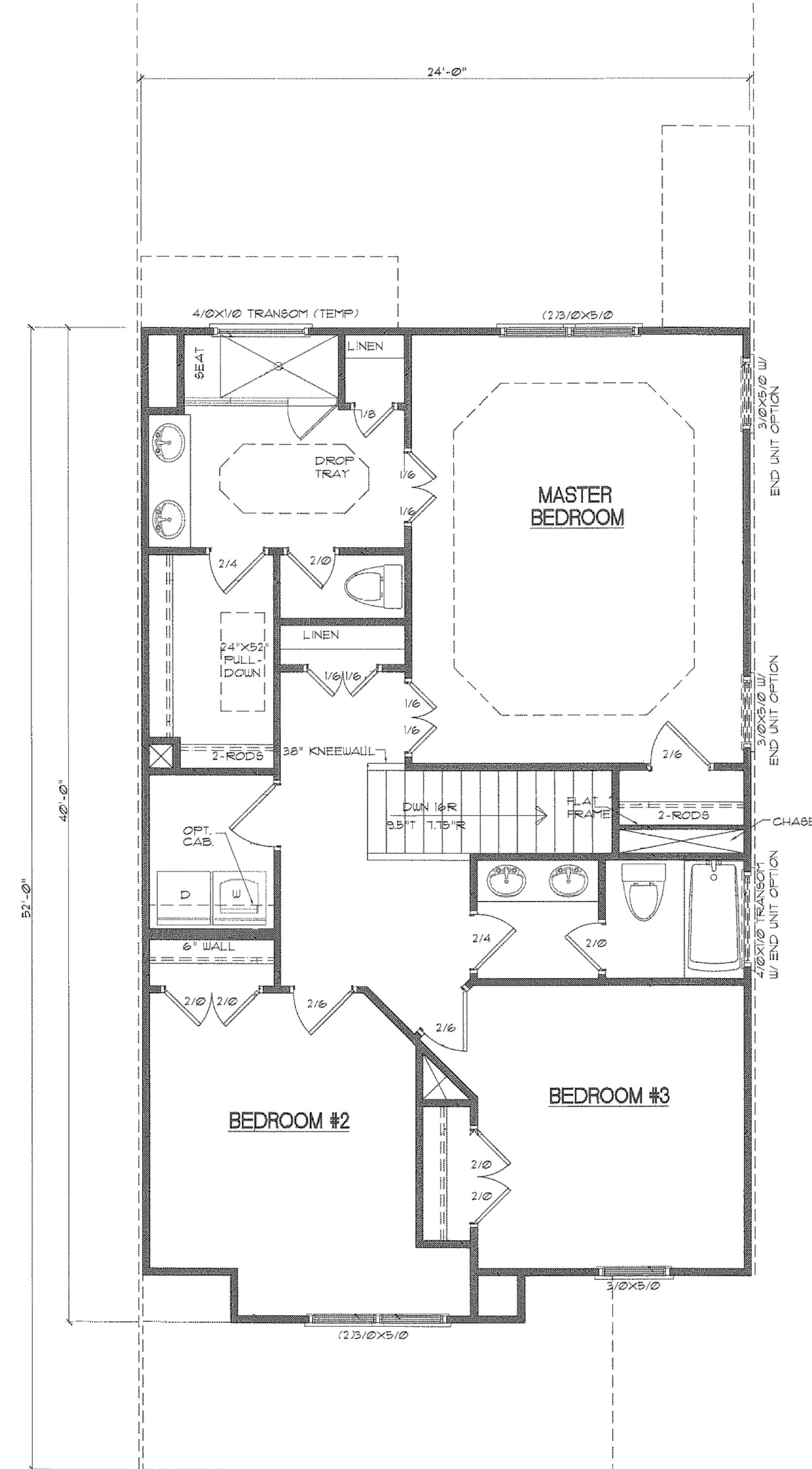
**ATTIC ACCESS:**  
MIN. ATTIC ACCESS SHALL BE PROVIDED BY BUILDER AND LOCATED ON SITE.

**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 1ST. FROM THE FLOOR DECKING TO THE BOTTOM OF THE FURRING.

FLOOR AREA:	
FIRST FLOOR HTD. +	166#
SECOND FLOOR HTD. +	1019#
TOTAL SQ. FT.	1185#
STORAGE +	29#
PORCH +	43#
PATIO +	12#
GARAGE +	436#



FIRST FLOOR  
SCALE: 1/4"=1'



SECOND FLOOR  
SCALE: 1/4"=1'



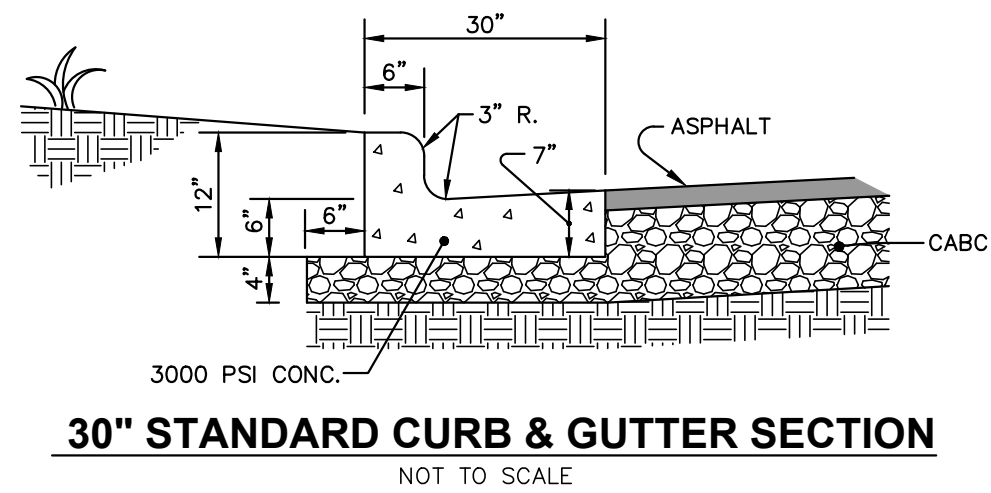
Issue Dates:

01/02/2020	- Initial Submittal to Town
02/06/2020	- Response to 1st Review SJP Comments
07/22/2020	- Response to 2nd Review SJP Comments
10/16/2020	- Town Council Set

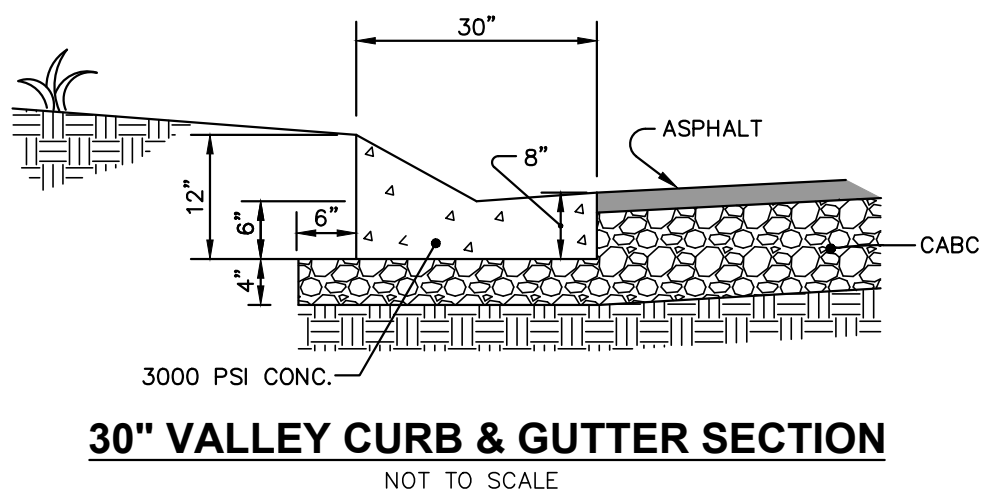
Date: 10/16/2020  
Scale: 1/8" = 1'-0"  
Drawn By: JRR  
Checked By: CMR

Project Number:  
18-0001-978

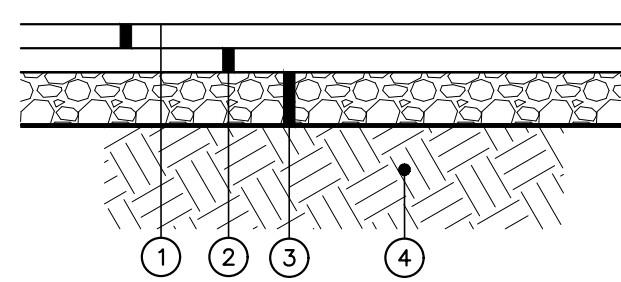
Drawing Number:  
15 / 16



**30" STANDARD CURB & GUTTER SECTION**  
NOT TO SCALE

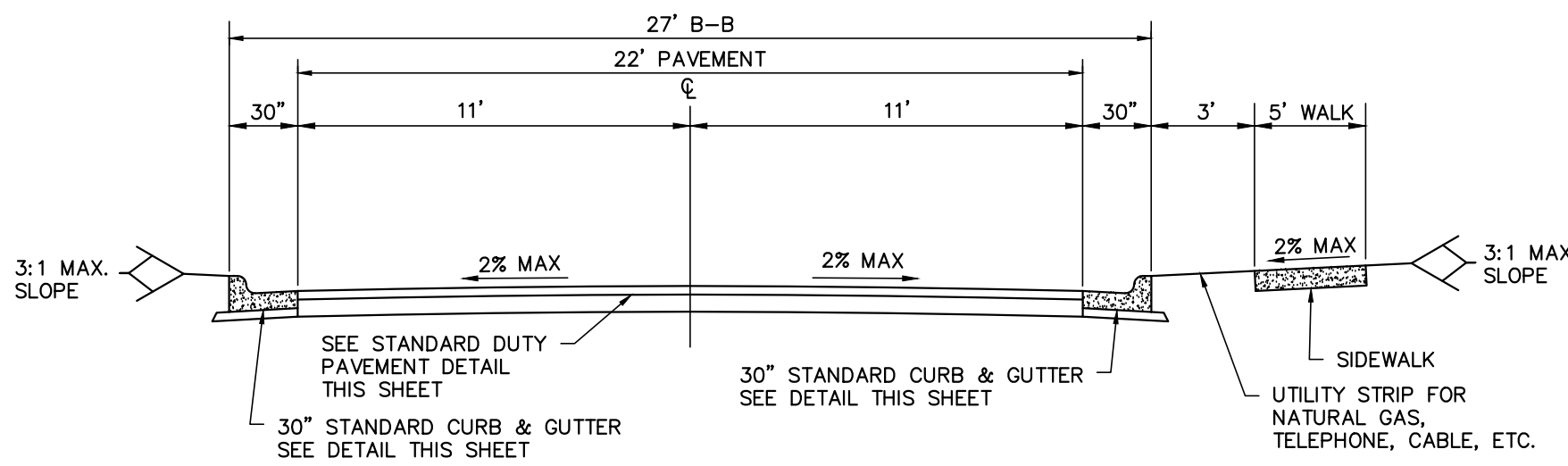


**30" VALLEY CURB & GUTTER SECTION**  
NOT TO SCALE

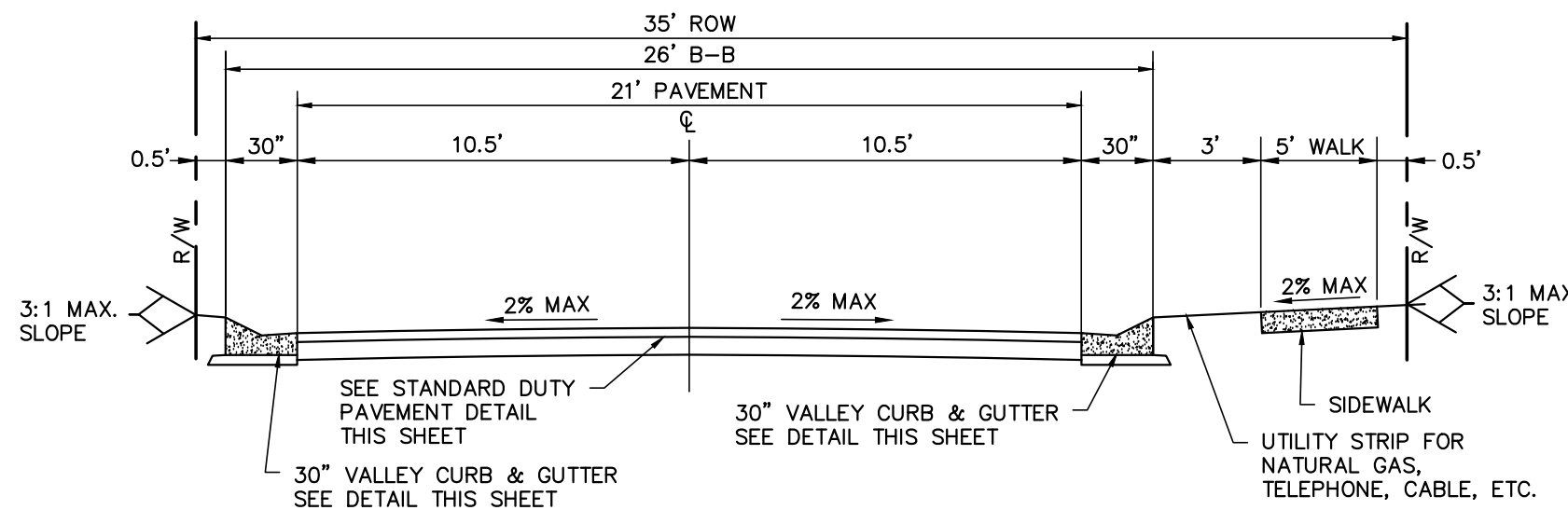


- 1 SURFACE COURSE, 1" ASPHALT PAVEMENT
- 2 BASE COURSE, 2" ASPHALT PAVEMENT
- 3 8" COMPACTED AGGREGATE BASE COURSE
- 4 SUBGRADE COMPACTION

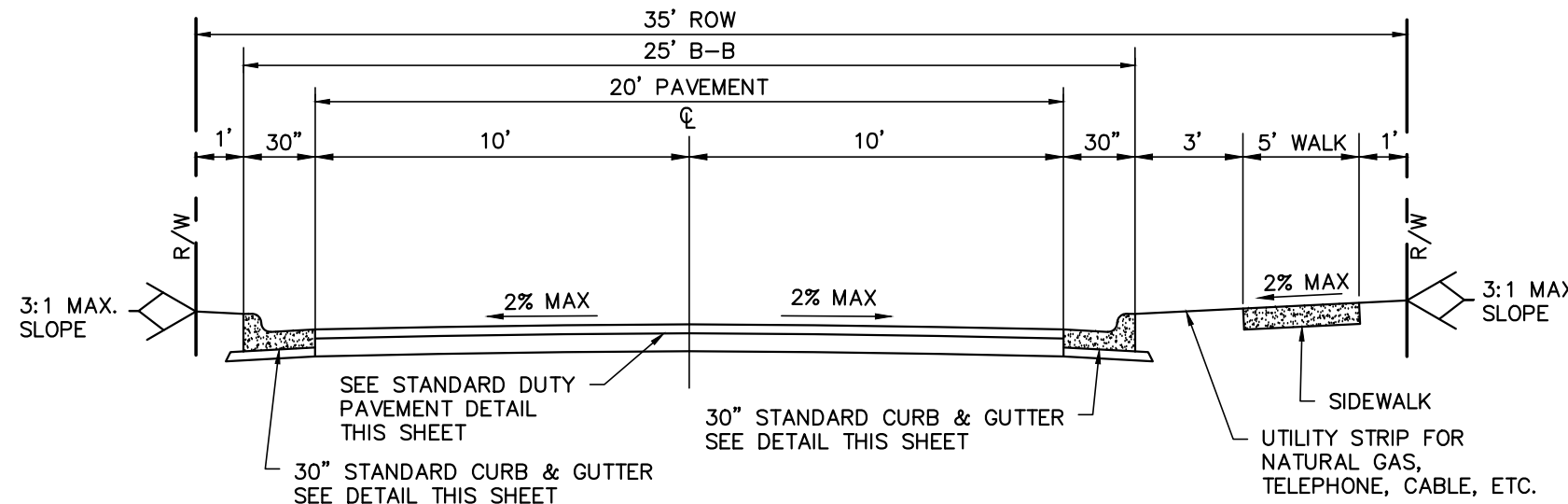
**STANDARD DUTY PAVEMENT SECTION**  
NOT TO SCALE



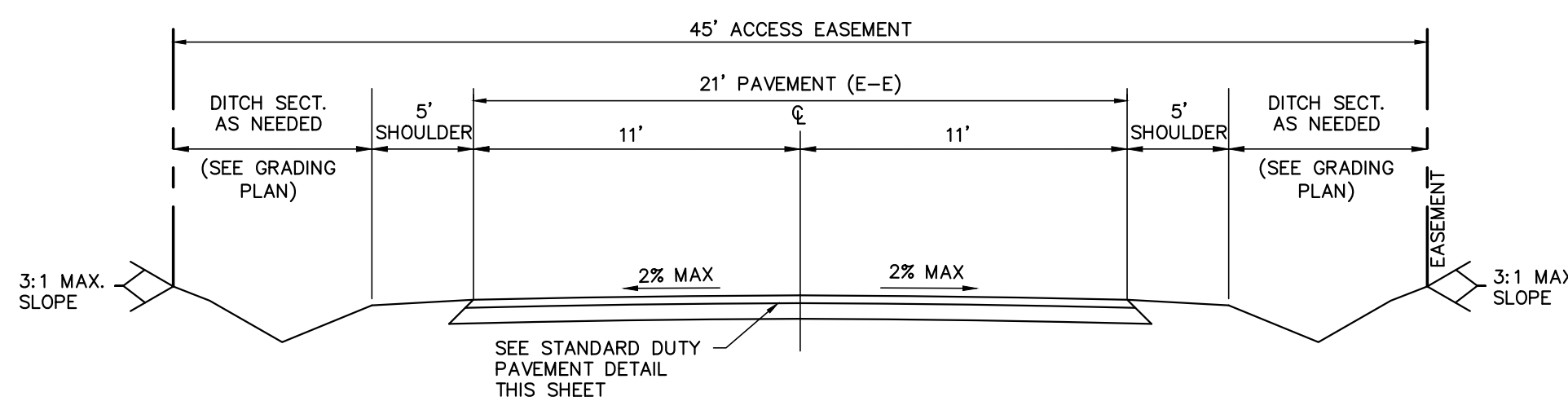
**PUBLIC STREET A - 27' B/B SECTION**  
NOT TO SCALE



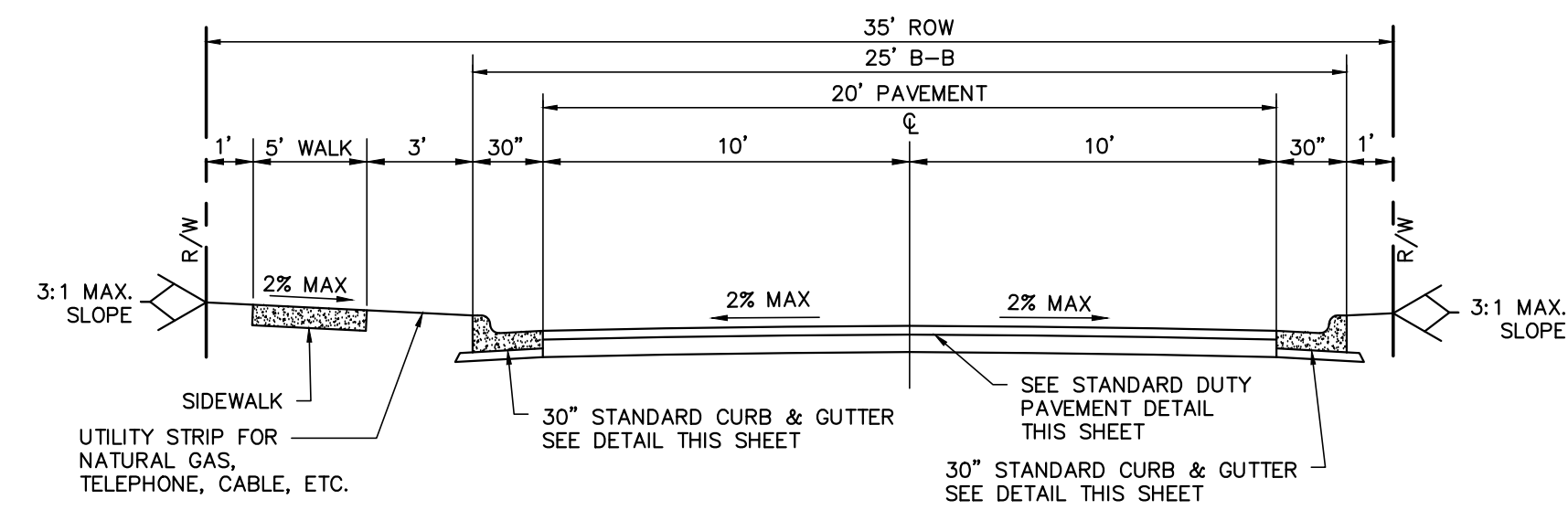
**PUBLIC STREET A - 26' B/B SECTION**  
NOT TO SCALE



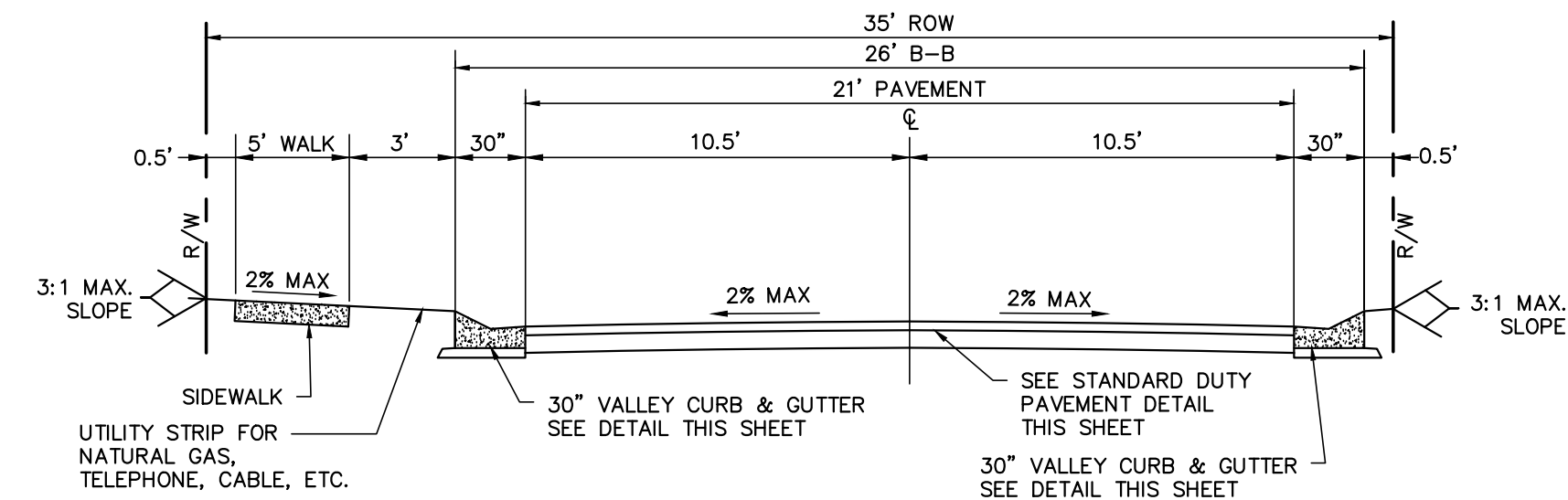
**PUBLIC STREET A - 25' B/B SECTION (STANDARD CURB)**  
NOT TO SCALE



**TEMPORARY CONNECTION B/N STREETS A & C - 21' E-E SECTION**  
NOT TO SCALE



**PUBLIC STREET B - 25' B/B SECTION**  
NOT TO SCALE



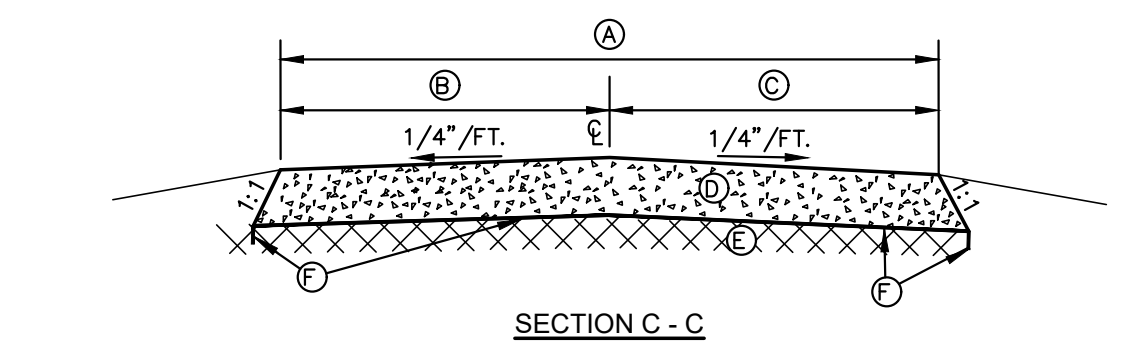
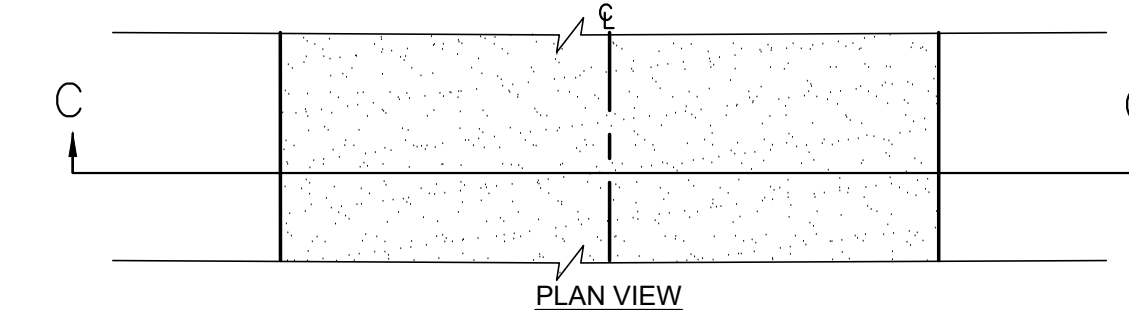
**PUBLIC STREET C - 26' B/B SECTION**  
NOT TO SCALE

**NOTES:**

- 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.
- 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**

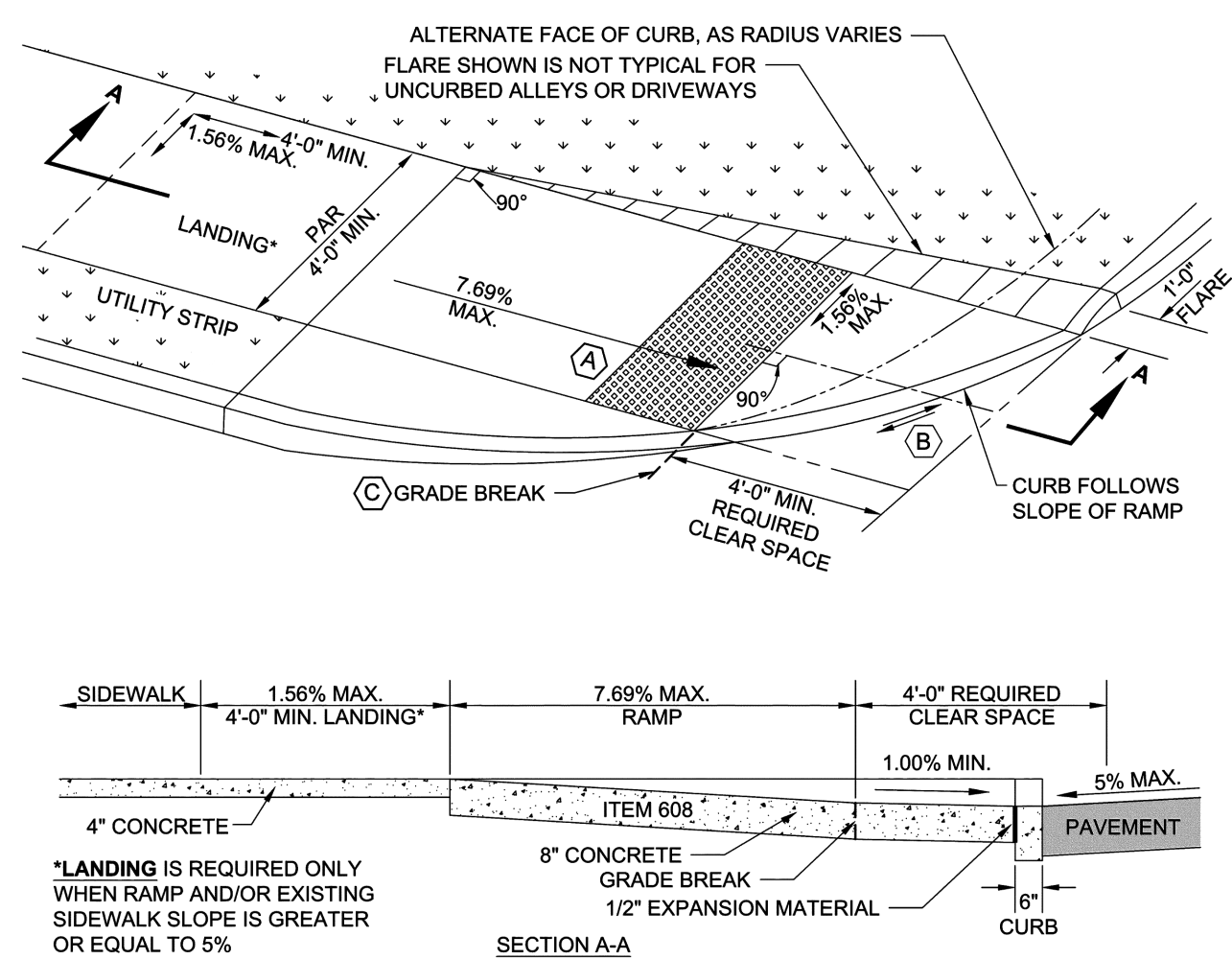
	A	B	C	D
	20'	10'	10'	8" CABC
(A)	COMPACTED AGGREGATE BASE COURSE			
(B)	COMPACTED SUB GRADE			
(C)	US 315 WOVEN GEOTEXTILE (MFD. BY US FABRIC, OR EQUIVALENT)			



**EMERGENCY ACCESS ROAD**

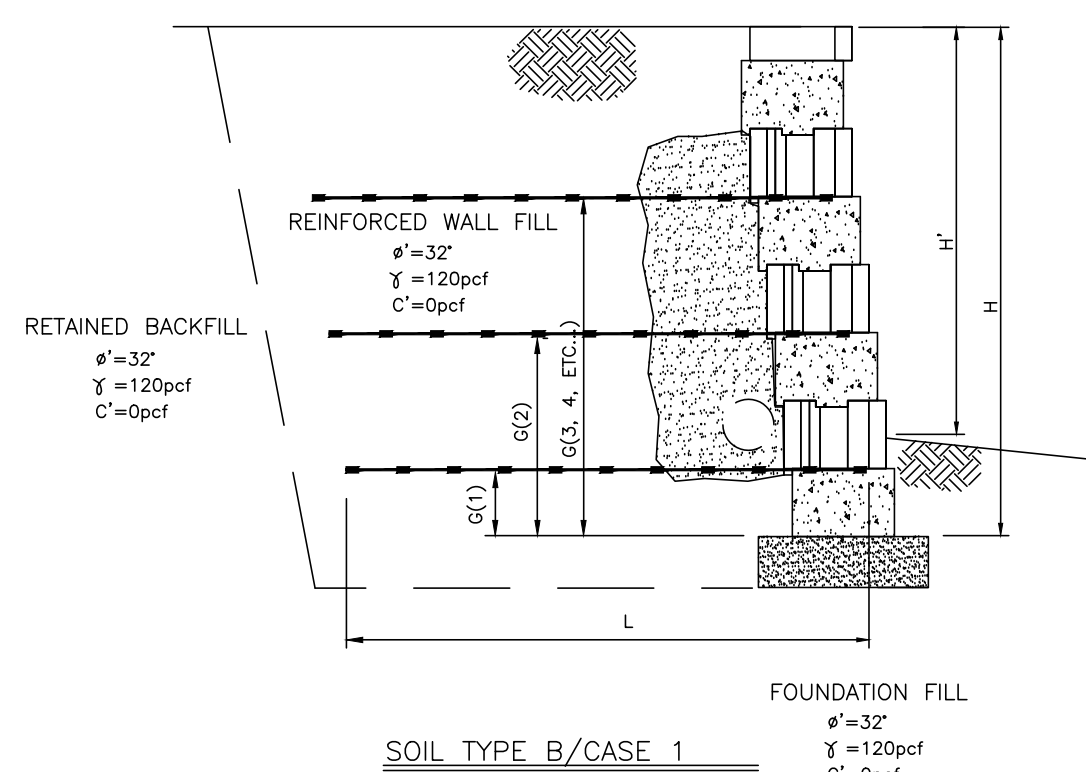
SCALE: NONE  
C:\18-0001-978NC\DWG\Production Drawings\DEVELOPMENT PLAN\0001-978-C216.dwg

7/18



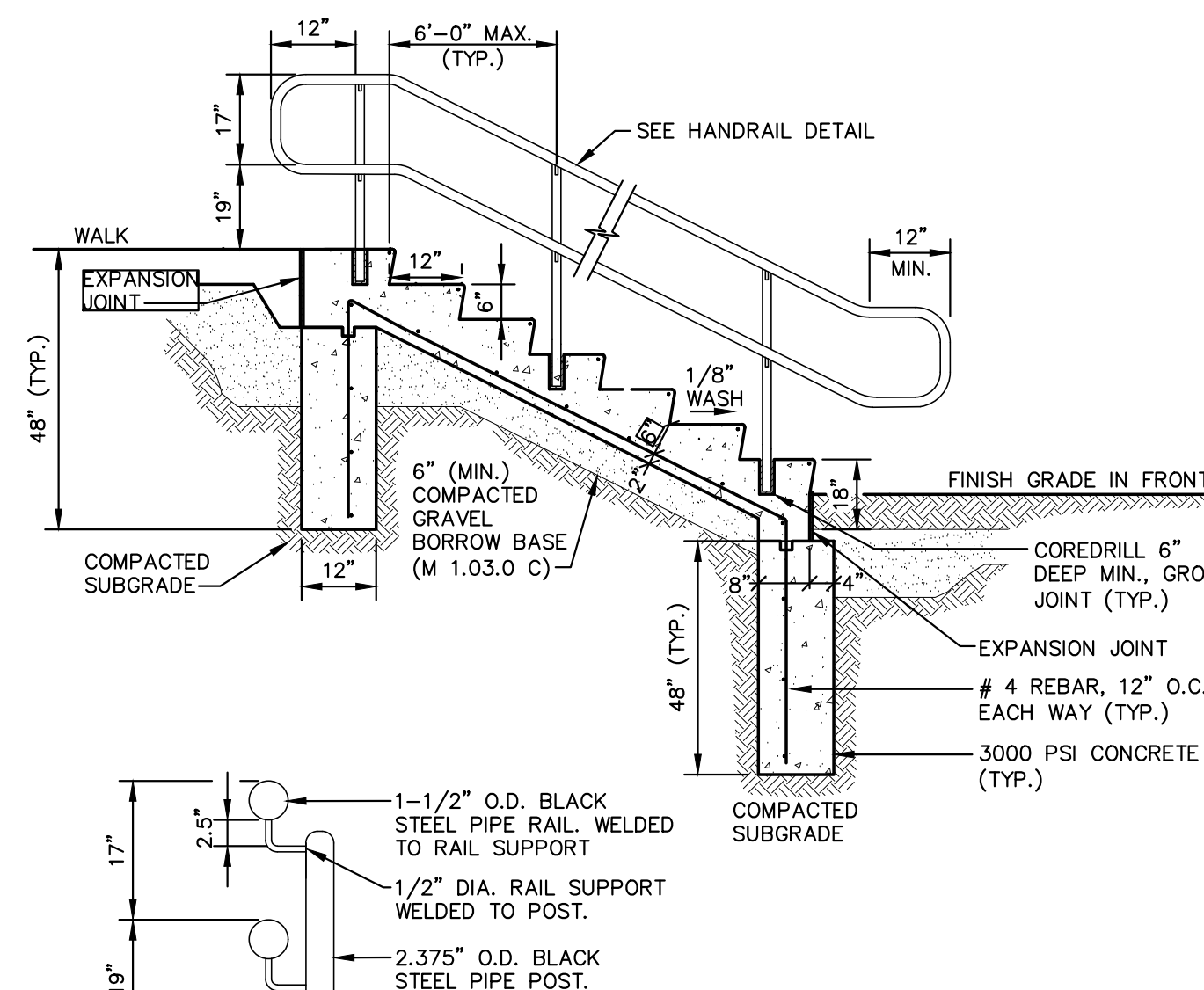
- SECTION A-A**
- \*LANDING IS REQUIRED ONLY WHEN RAMP AND/OR EXISTING SIDEWALK SLOPE IS GREATER OR EQUAL TO 5%\***
- CODED NOTES:**
- (A) DETECTABLE WARNING DOMES
  - (B) PROVIDE POSITIVE DRAINAGE ALONG CURBLINE. SHOULD BE 1.00% MINIMUM SLOPE
  - (C) WHERE THE DISTANCE FROM EITHER END OF THE BOTTOM 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



**SOIL TYPE B/CASE 1**

TOTAL HEIGHT	EXPOSED HEIGHT	GEOGRID	GEOGRID LEVEL-PLACEMENT HEIGHT ABOVE LEVELING PAD														
			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'-0"	5'-0"	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"	-	-	-



**HANDRAIL DETAIL**  
**CONCRETE STAIRS**  
SCALE: NONE

**NOTES:**

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



10/16/2020

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