

HOMESTEAD ROAD TOWNHOMES

CONSULTANT:



CONDITIONAL ZONING PERMIT

JUNE 24, 2022
 2217 HOMESTEAD ROAD
 CHAPEL HILL, NORTH CAROLINA
 2ND RESUBMITTAL - OCTOBER 7, 2022

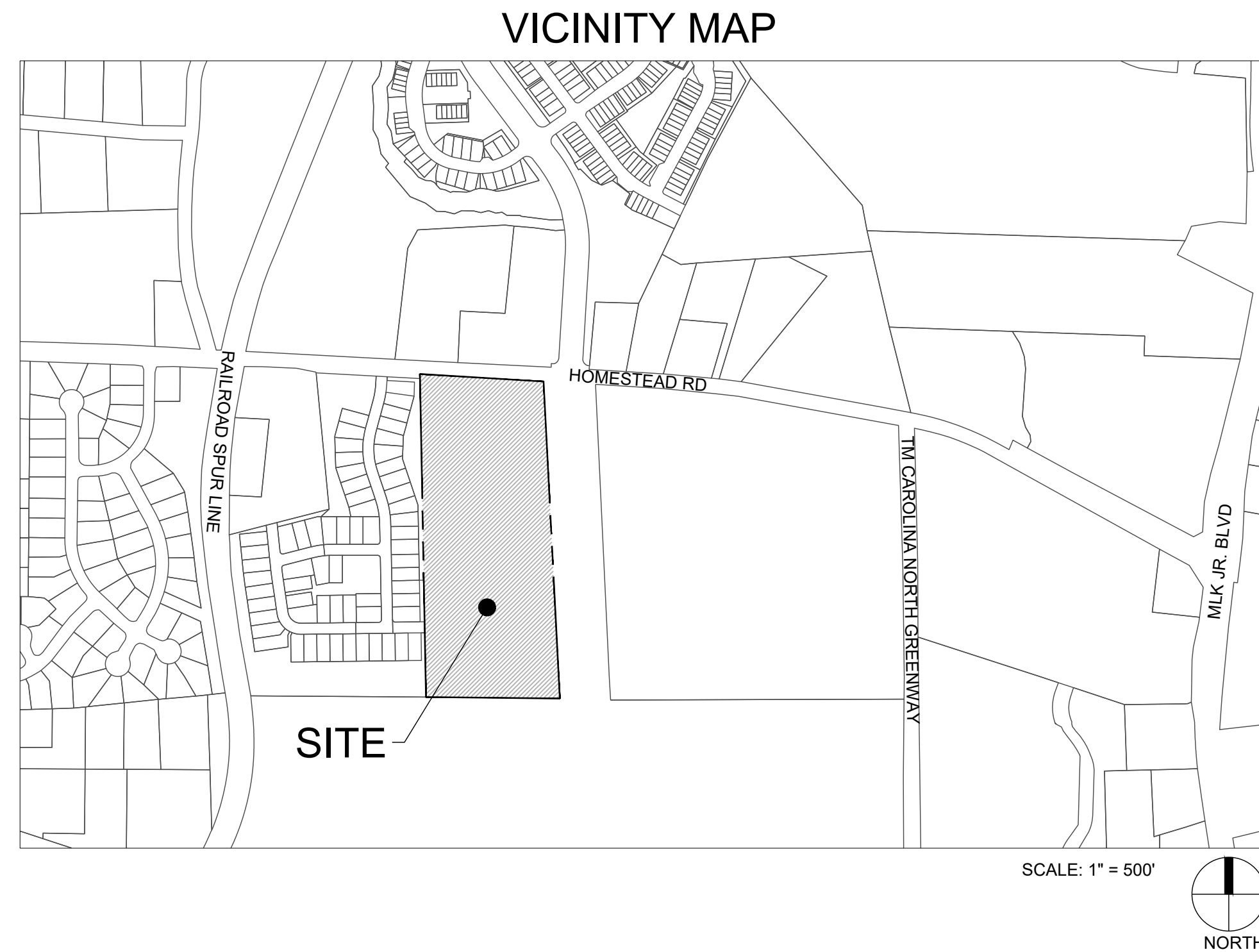
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C0.20	AREA MAP
C1.00	EXISTING CONDITIONS & DEMOLITION PLAN
C1.10	STEEP SLOPE ANALYSIS
C1.20	CONSTRUCTION MANAGEMENT PLAN
C3.00	SITE PLAN
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C3.90	SITE DETAILS
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A1.00	EXTERIOR ELEVATION

APPLICANT:

GS HOMESTEAD, LLC
 121 S. ESTES DRIVE, SUITE 100
 CHAPEL HILL, NC 2514

PARCEL INFORMATION:

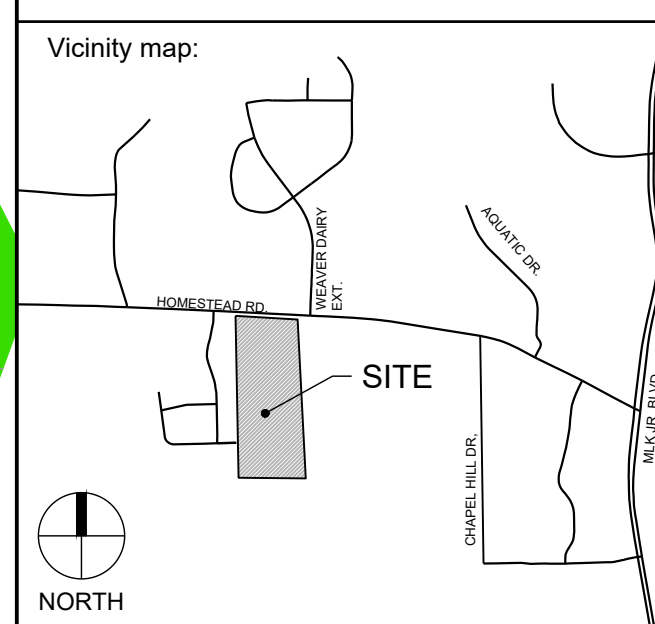
SITE DATA	
PROJECT NAME:	HOMESTEAD ROAD TOWNHOMES
SITE ADDRESS:	2217 HOMESTEAD ROAD
COUNTY:	ORANGE
PARCEL PIN #:	9870907642
PARCEL OWNER:	GS HOMESTEAD, LLC
TOTAL PARCEL AREA:	15.65
PROPOSED UNITS:	108 TOWNHOME (16 AFFORDABLE UNITS)
CURRENT ZONING:	R-S-CZD
PROPOSED ZONING:	R-S-CZD
EXISTING LAND USE:	RESIDENTIAL
PROPOSED LAND USE:	TOWNHOUSE DEVELOPMENT
FLOOD PLAIN DATA:	MAP NO. 3710987000K, PANEL EFFECTIVE 11/17/2017
WATERSHED:	JORDAN LAKE
RIVER BASIN:	CAPE FEAR
TREE CONSERVATION AREA:	30%
TOTAL LIMITS OF DISTURBANCE:	13.16 AC / 573,159 SF
EXISTING IMPERVIOUS AREA:	0.35 AC / 15,438 SF
PROPOSED IMPERVIOUS AREA:	6.48 AC / 282,274 SF
PARKING DATA:	
MINIMUM REQUIRED:	1.75 SPACE PER 3 BEDROOM = 189 SPACE
MAXIMUM ALLOWED:	2.25 SPACE PER 3 BEDROOM = 243 SPACE
PROVIDED:	2 SPACE PER UNIT = 216 SPACE 18 GUEST PARKING (2 ADA & 1 VAN) TOTAL: 234 SPACE
BICYCLE PARKING:	
REQUIRED:	1 SPACE PER 4 UNITS = 27 SPACE
PROVIDED:	4 SPACE (2 RACKS) IN NEIGHBORHOOD PARK; REST PROVIDED IN TOWNHOME UNITS



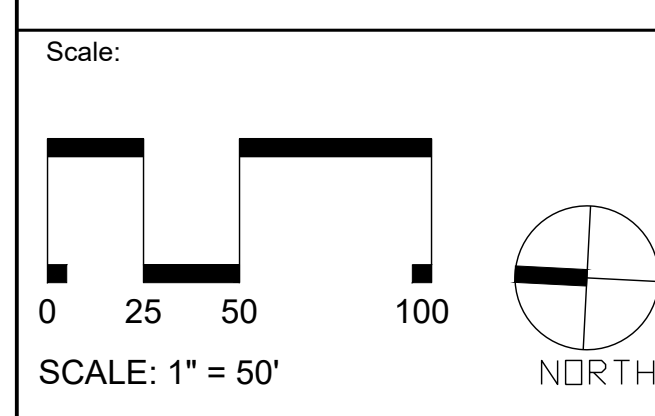


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 101 WEST MAIN ST.
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 FIRM LICENSE #: C-1051
 www.stewartinc.com
 PROJECT #: C22033

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 EMAIL: RICHARD@GURLITZARCHITECTS.COM



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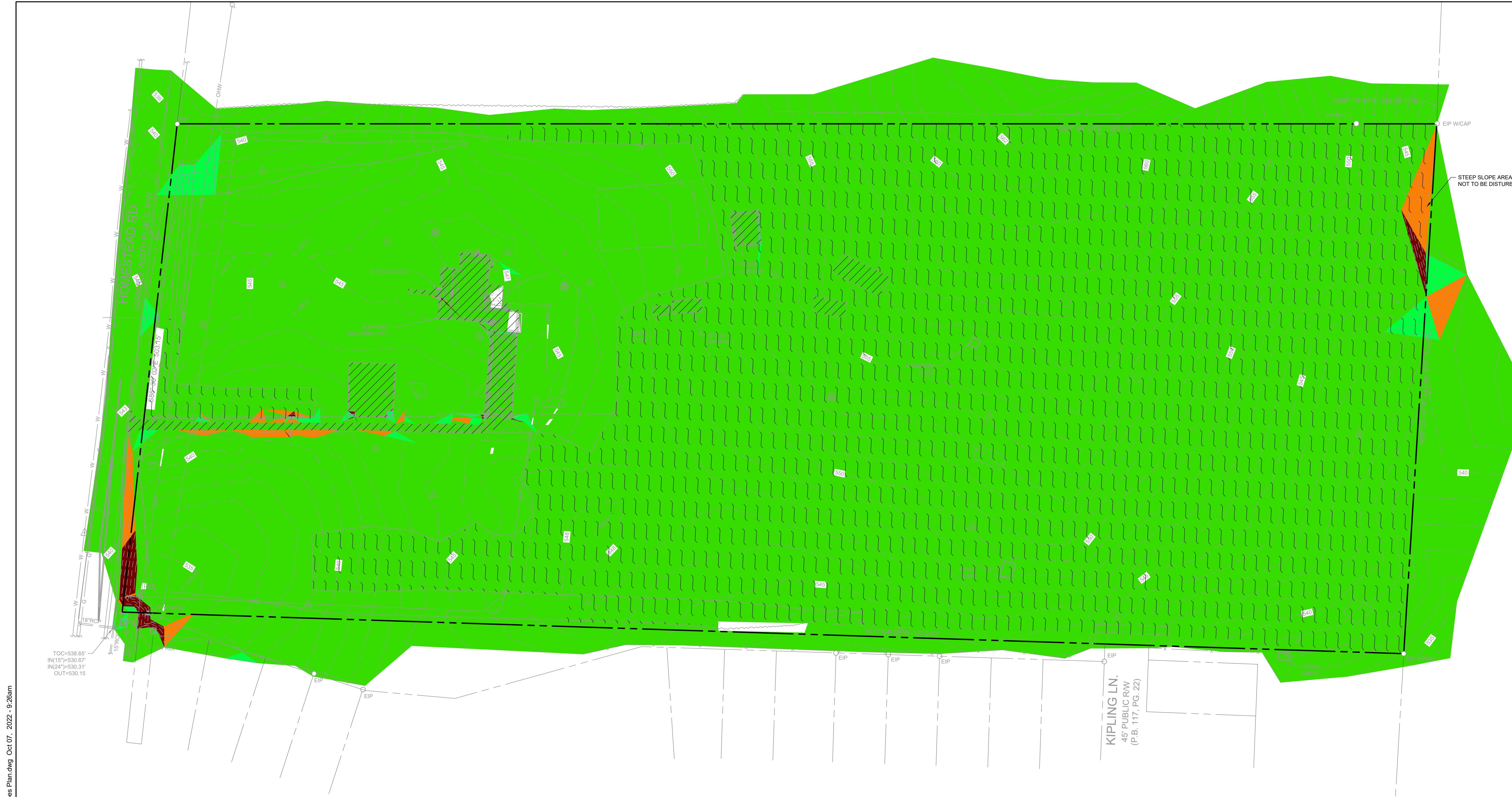
Project:
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 ROAD
 TOWNHOMES**

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No.	Date	Description
1	8/26/2022	1ST RESUBMITTAL
2	10/07/2022	2ND RESUBMITTAL

Title:
**STEEP SLOPE
 ANALYSIS**

Project number: C22033 Sheet #:
 Issued Date: 06.24.2022
 Drawn by: SM
 Approved by: TS **C1.10**

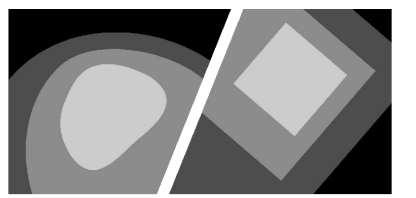


- EXISTING IMPERVIOUS
- OPEN SPACE
- EXISTING FOREST

NOTE: ALL SLOPES GREATER THAN 15% ON THIS SITE ARE RELATED TO DRIVEWAYS OR ROADS AND THEREFORE NOT SUBJECT TO STEEP SLOPE CLASSIFICATION.

Minimum Slope	Maximum Slope	Color
0.00%	10.00%	Green
10.00%	15.00%	Yellow
15.00%	25.00%	Orange
25.00%	100.00%	Red

L:\Projects\2022\C22033 - Homestead Road Townhomes\DWGS\1-SUP\Sheets\C22033-C1.10 Steep Slopes Plan.dwg Oct 07, 2022 - 9:28am

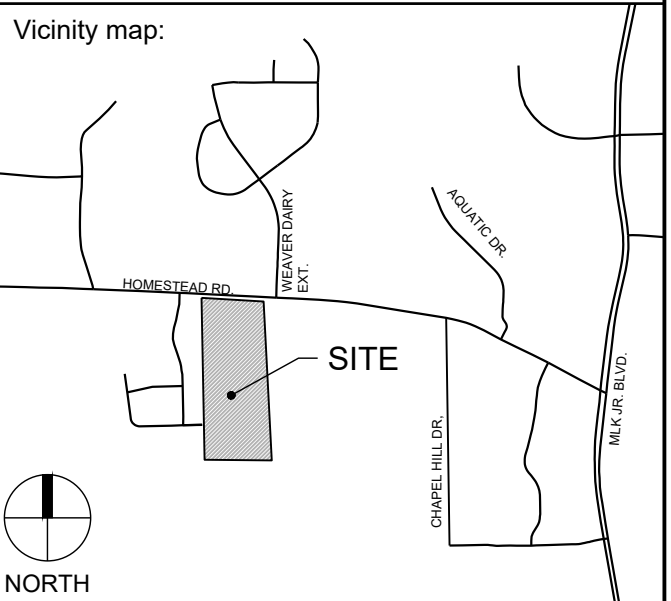


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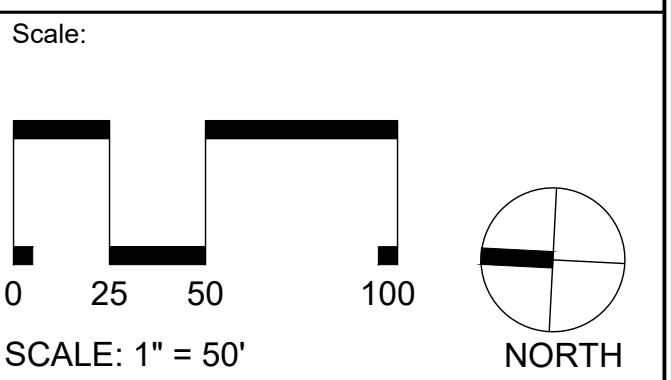
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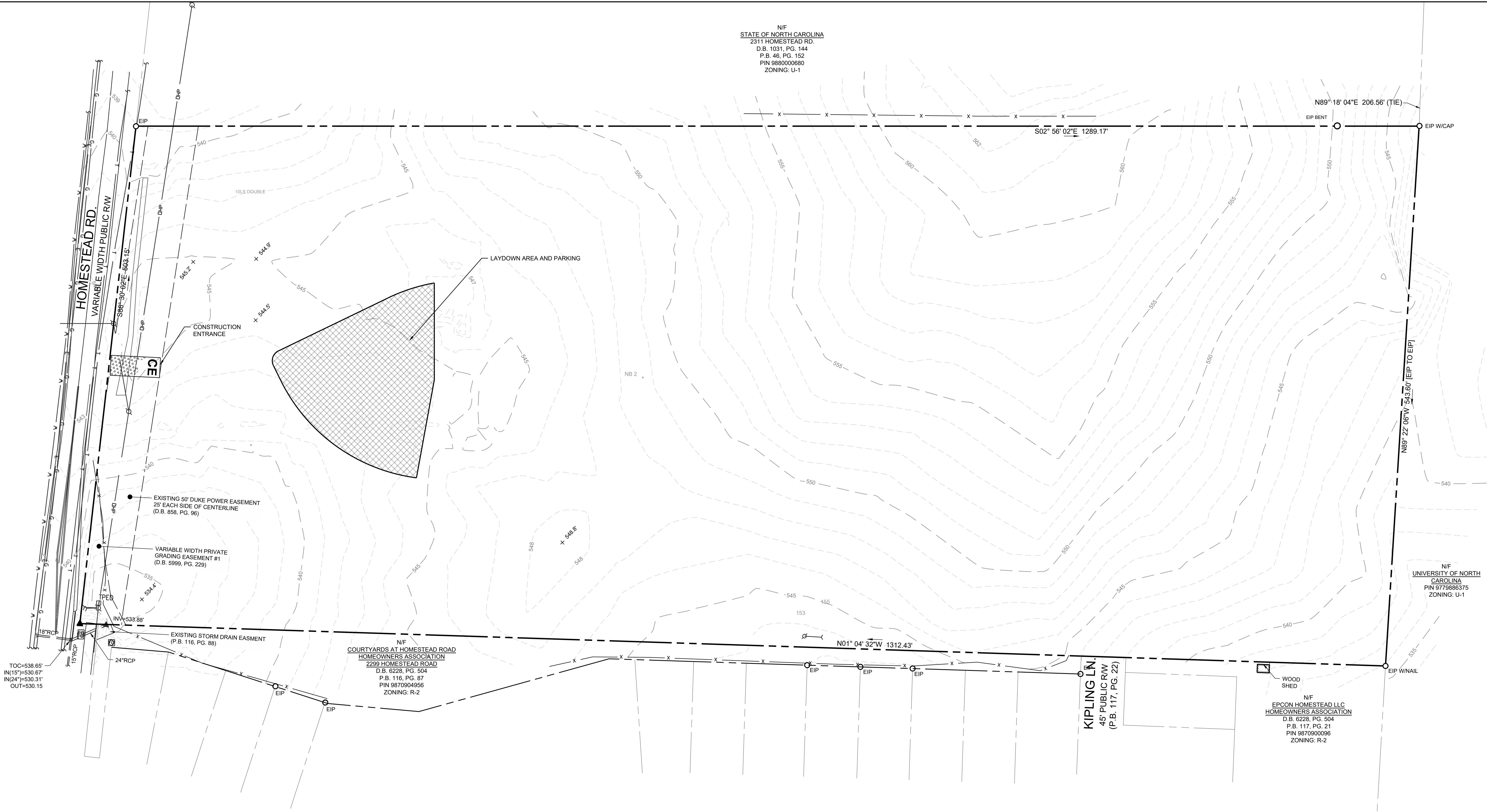
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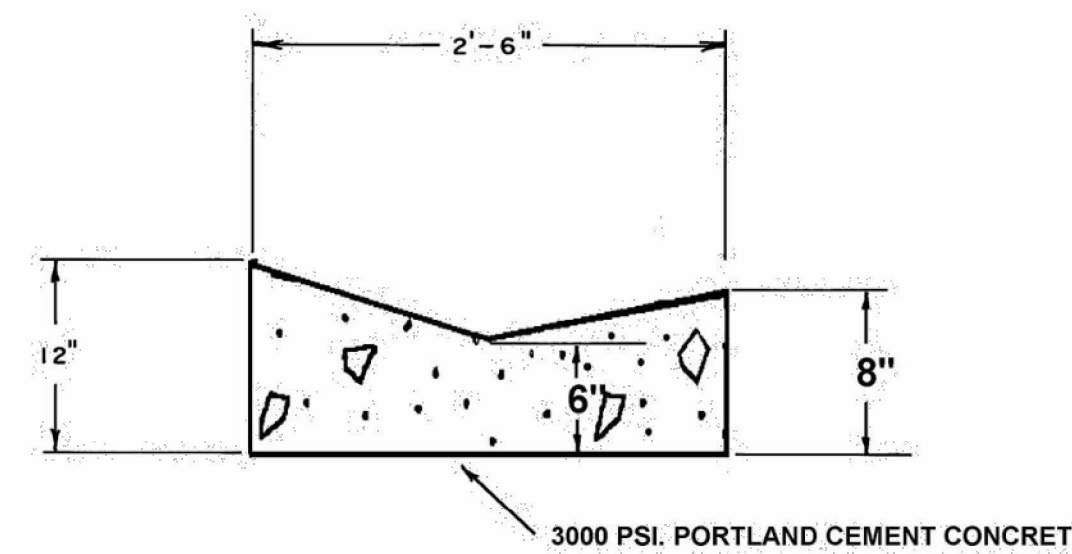
Title:
**CONSTRUCTION
MANAGEMENT PLAN**

Project number: C22033 Sheet #:
Issued Date: 06.24.2022
Drawn by: HNJ
Approved by: TS **C1.20**

N/F
STATE OF NORTH CAROLINA
2311 HOMESTEAD RD.
D.B. 1031, PG. 144
P.B. 46, PG. 152
PIN 9880000680
ZONING: U-1



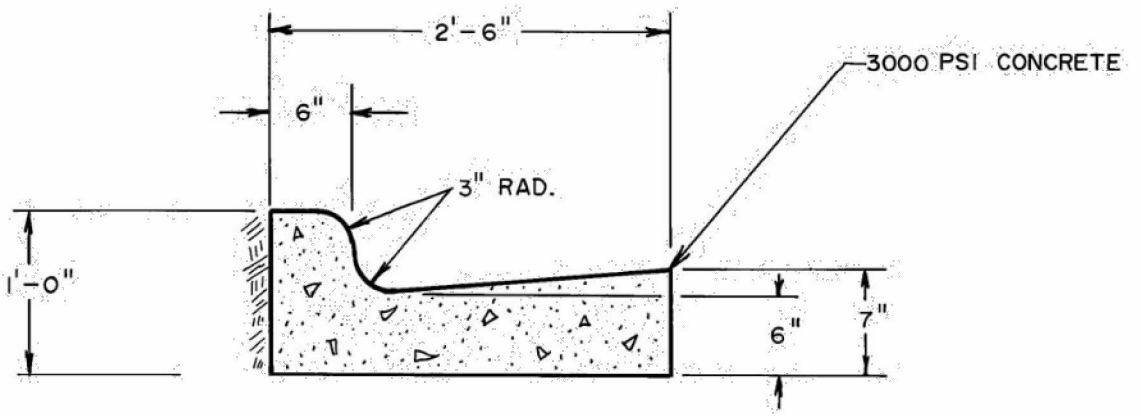
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MANAGER'S PRIOR APPROVAL REQUIRED

TITLE VALLEY CURB AND GUTTER SECTION	REVISIONS	DET.NO.
	NO DATE BY	ST-2C

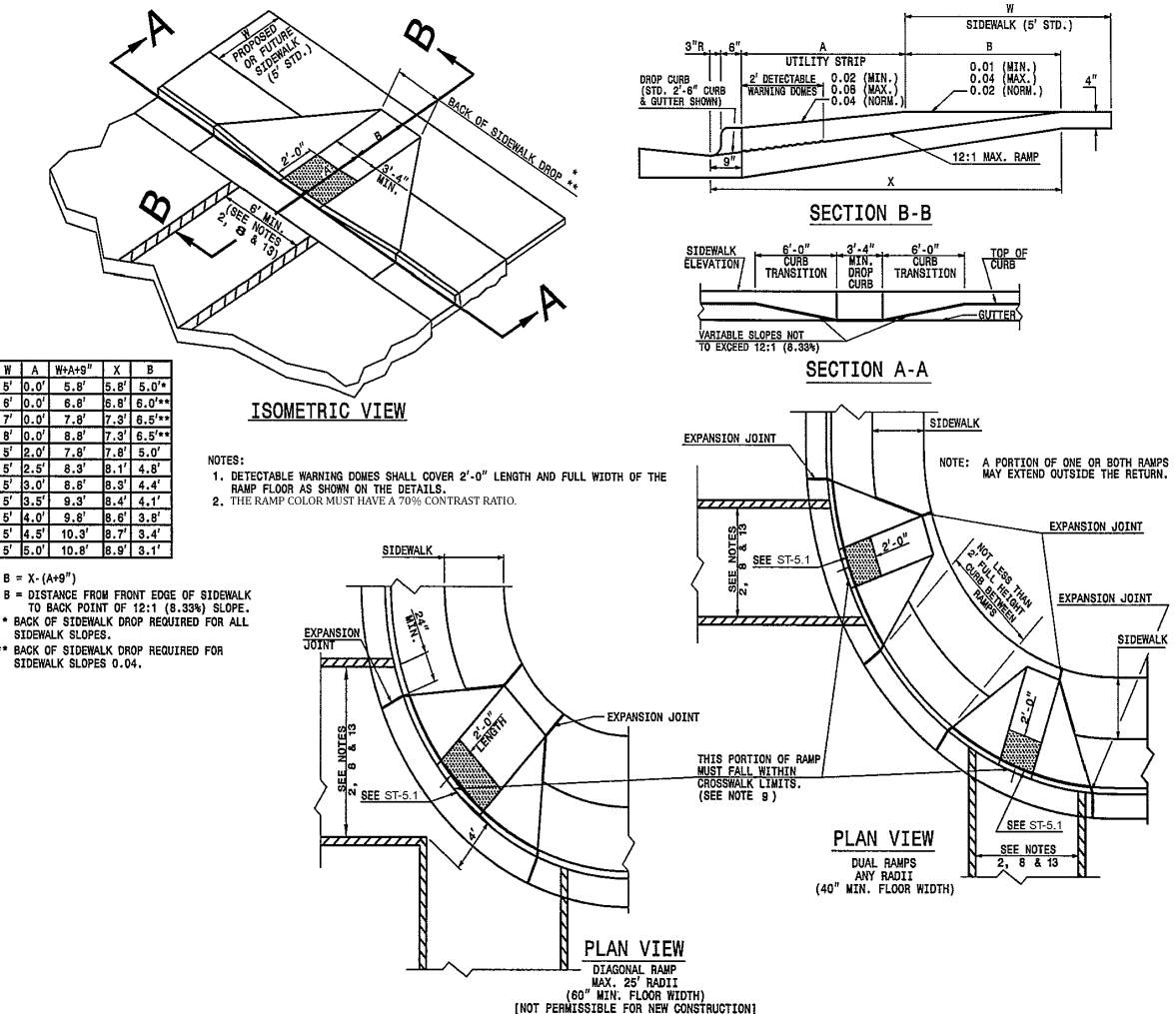
STANDARD ENGINEERING DEPARTMENT



SCALE: 1" = 1'-0"

TITLE CURB & GUTTER SECTION	REVISIONS	DET.NO.
	NO DATE BY	ST-2

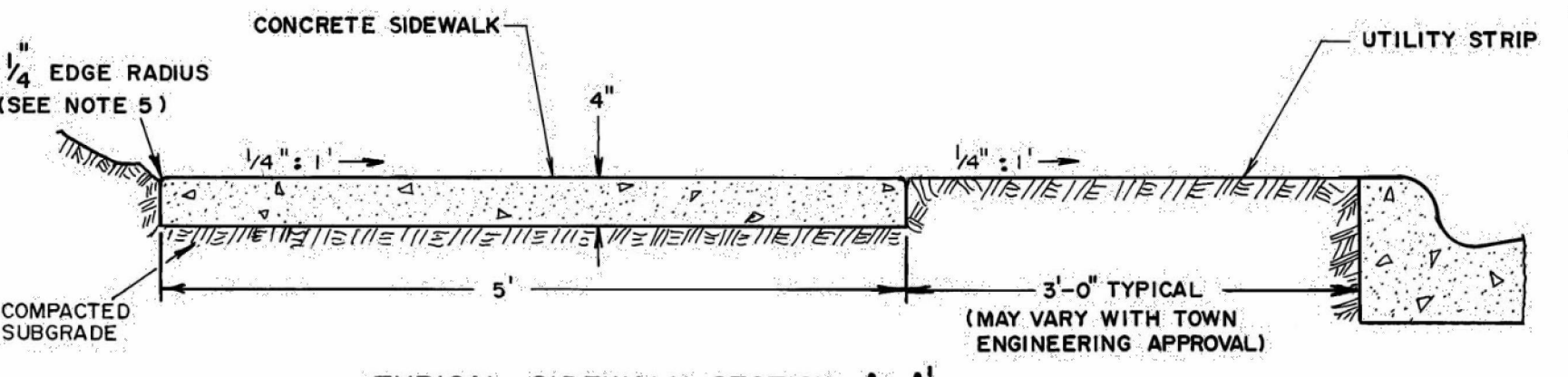
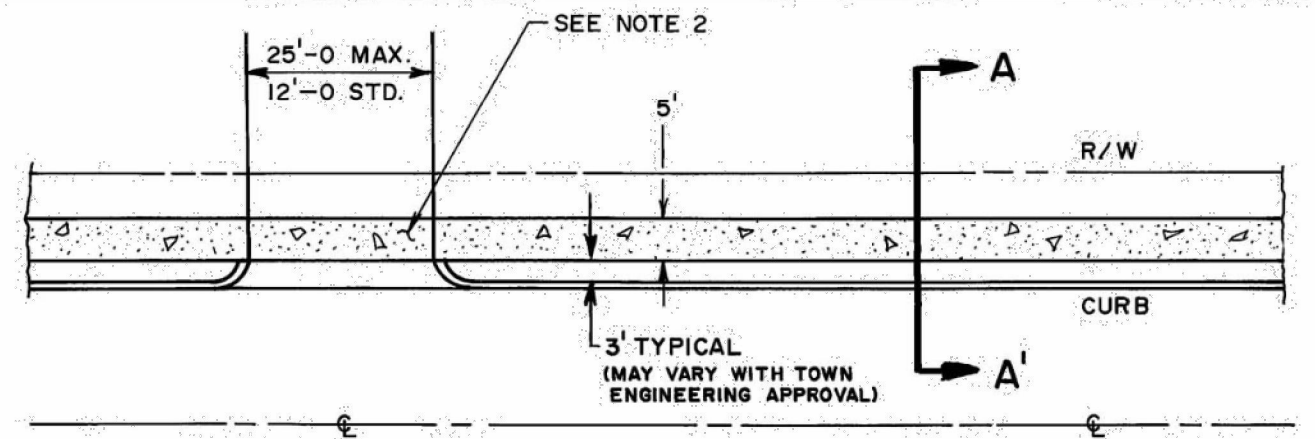
STANDARD ENGINEERING DEPARTMENT



NOTE: DRAWING NOT TO SCALE
SOURCE: NCCDT STANDARD DRAWINGS

TITLE: ACCESSIBLE RAMP	REVISIONS	DET.NO.
	09/03 02/08 JH ER	ST-5.3

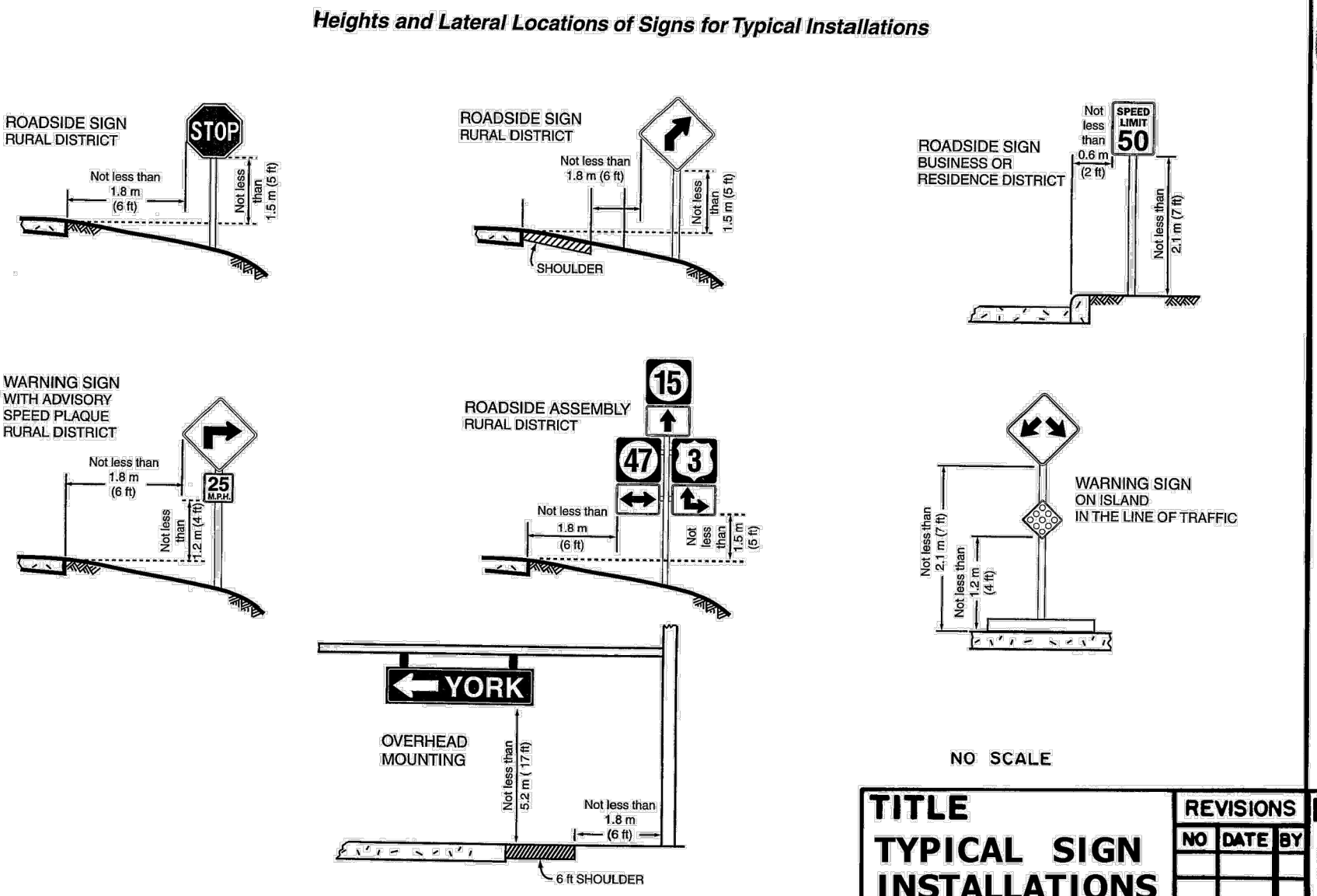
STANDARD ENGINEERING DEPARTMENT



- NOTES:
1. ALL CONCRETE 3000 PSI.
 2. SEE STANDARD DETAIL "D-1" FOR THROUGH DRIVEWAY SPECIFICATIONS.
 3. EXPANSION JOINTS 50' APART MAXIMUM.
 4. CONTROL JOINT EVERY 5 FEET.
 5. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH TOOLED 1/4" EDGE RADIUS.
 6. IF UTILITY STRIP IS COMPLETELY ELIMINATED, SIDEWALK SHALL BE PLACED DIRECTLY AT BACK-OF-CURB, WITH 1/4" EDGE RADIUS.

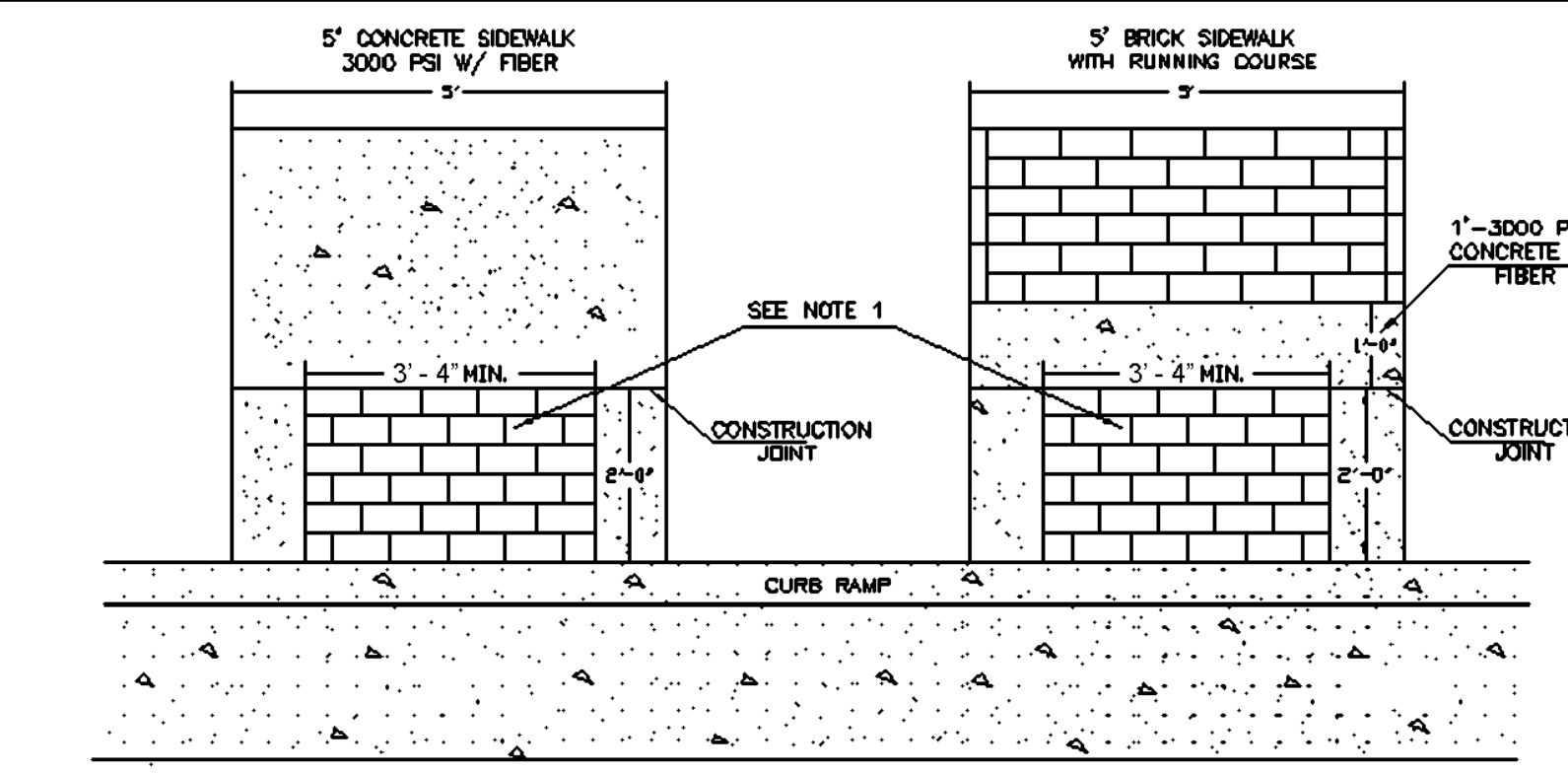
TITLE TYPICAL SIDEWALK	REVISIONS	DET.NO.
	NO DATE BY	ST-4 SH.1 of 3

STANDARD ENGINEERING DEPARTMENT



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

STANDARD ENGINEERING DEPARTMENT



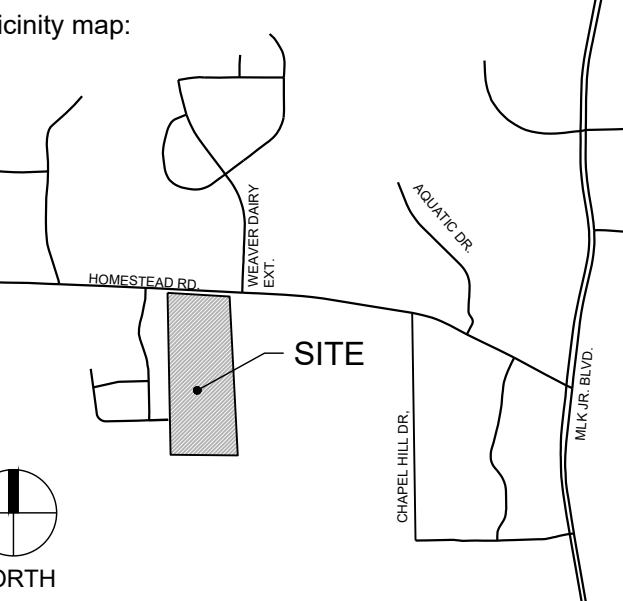
- NOTES:
1. USE ADAM'S PRODUCT DETECTABLE WARNING DOME BRICK (RED) OR EQUAL DOMES TO MEET CURRENT A.D.A. SPECIFICATIONS.

TITLE ACCESSIBLE RAMP WITH DETECTABLE WARNING DOMES	REVISIONS	DET.NO.
	NO DATE BY	ST-5.1

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SCALE: AS NOTED

Project:
HOMESTEAD ROAD TOWNHOMES

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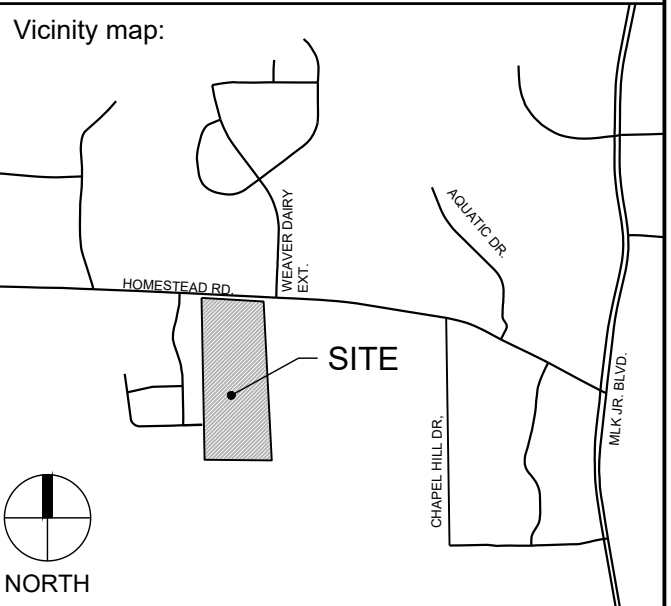
Title:
SITE DETAILS

Project number: C22033 Sheet #: 06.24.2022
Issued Date: 06.24.2022
Drawn by: SM
Approved by: TS **C3.90**



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Scale:
 SCALE: AS NOTED

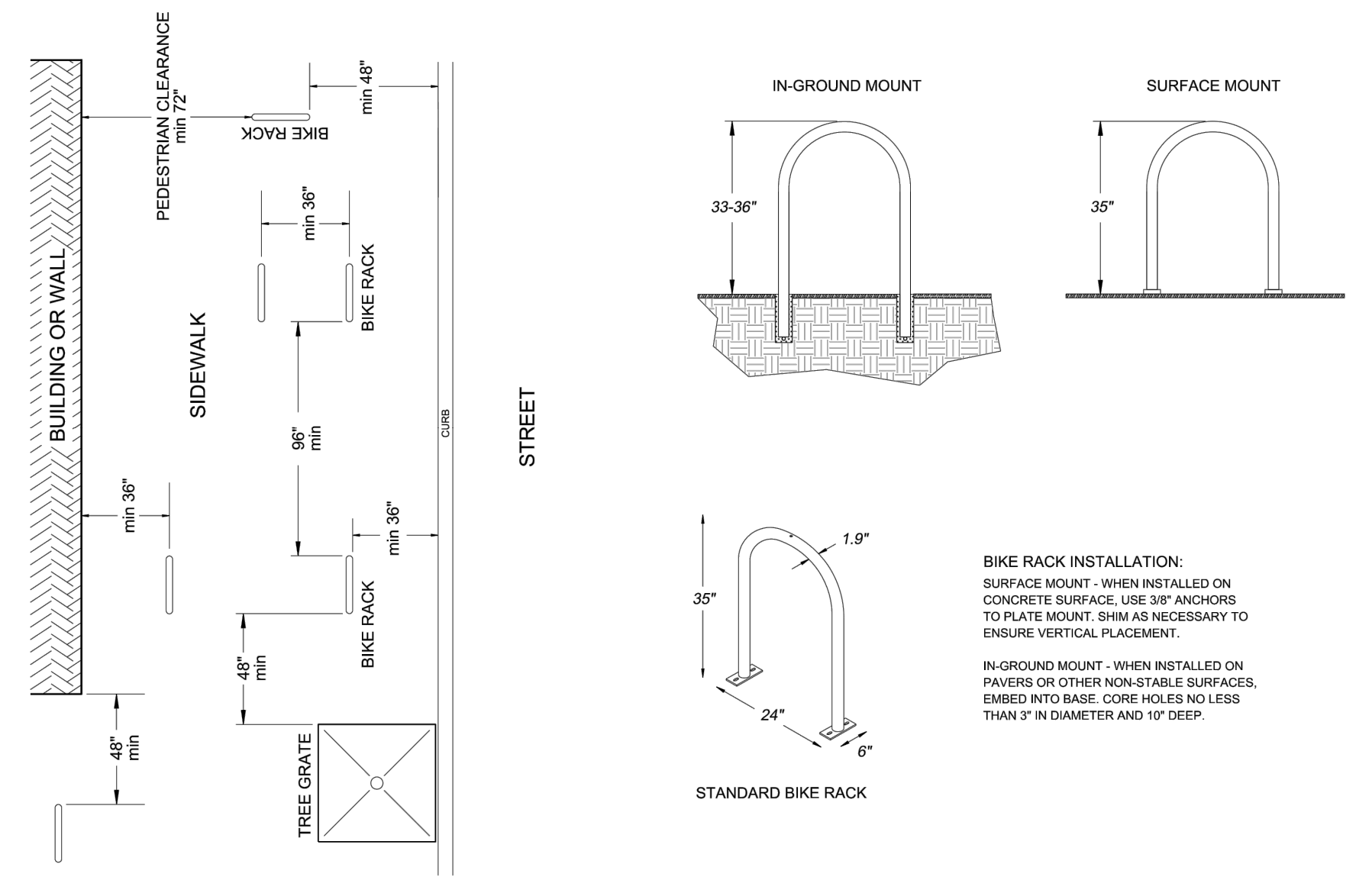
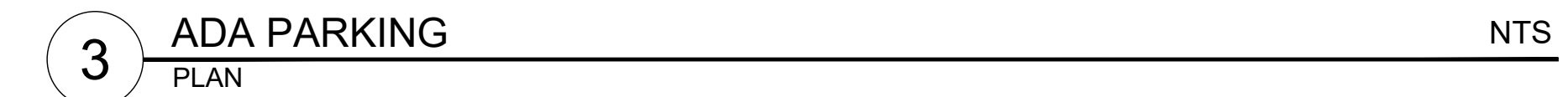
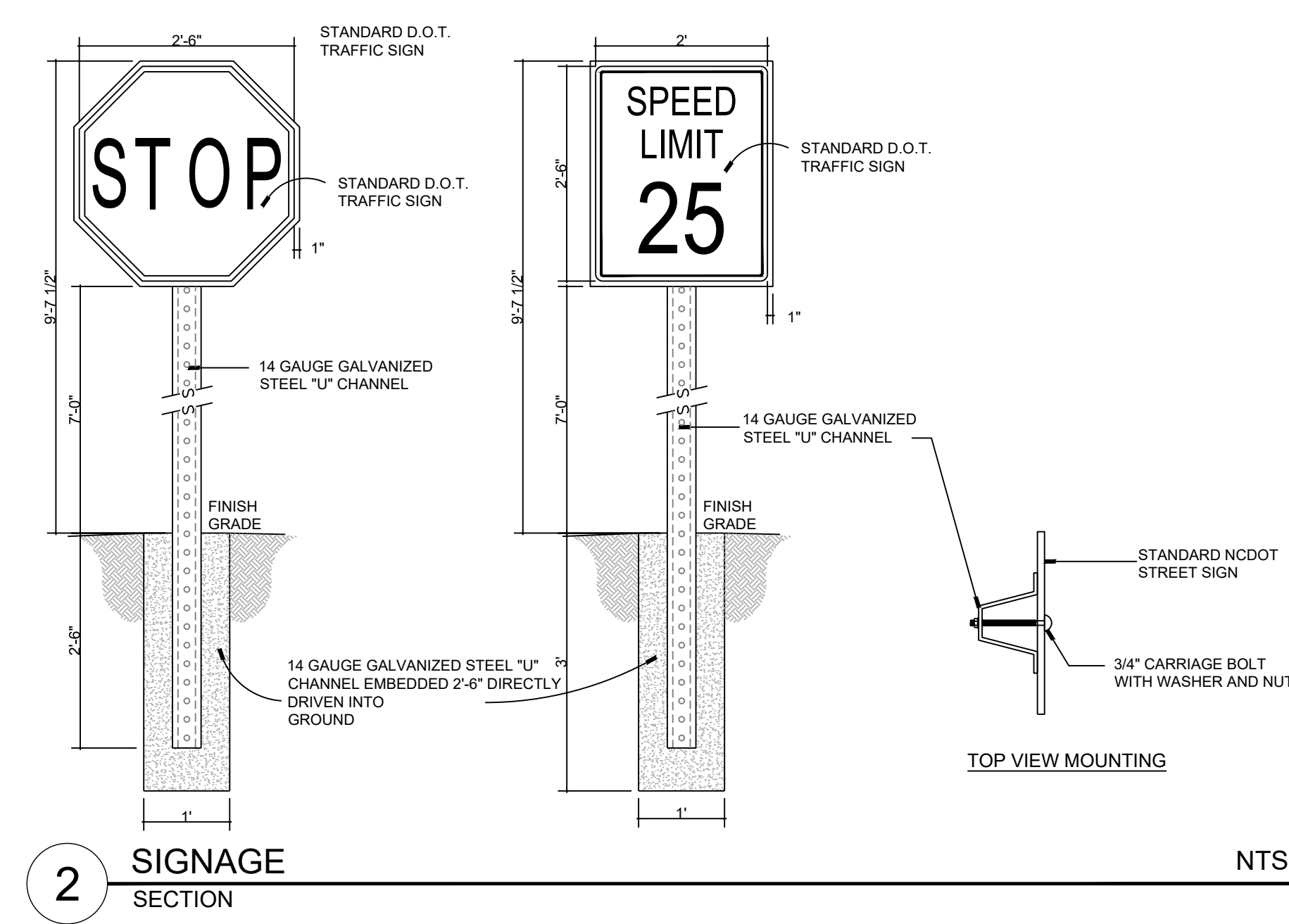
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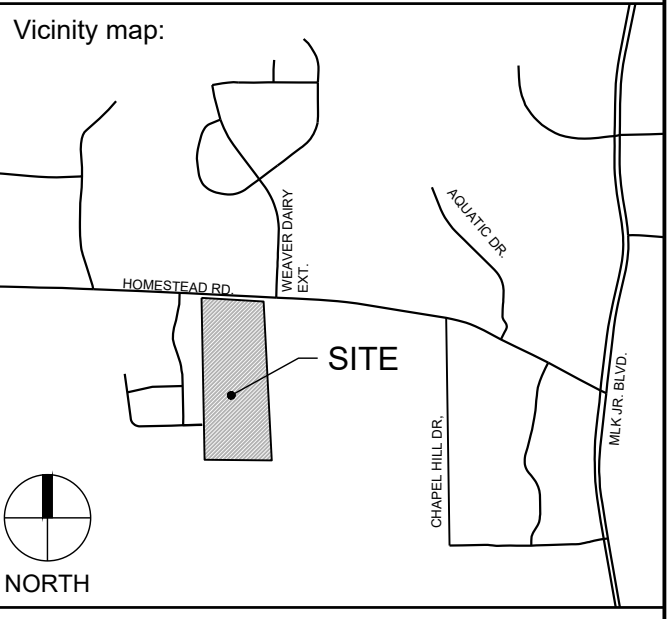
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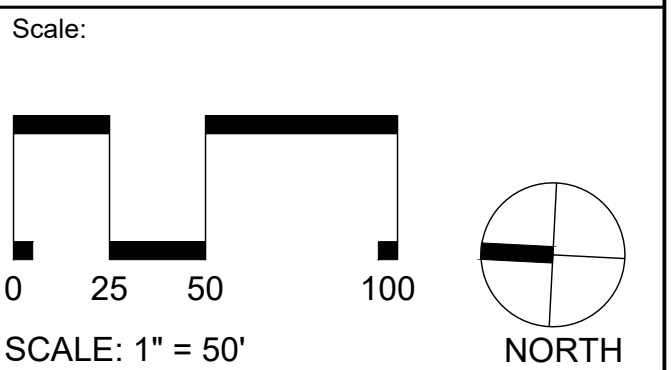
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Client: GS HOMESTEAD, LLC 121 S. ESTES DRIVE, SUITE 100 CHAPEL HILL, NC 27514 PHONE: 919.489.9000 EMAIL: RICHARD@GURLITZARCHITECTS.COM



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Project: HOMESTEAD ROAD TOWNHOMES

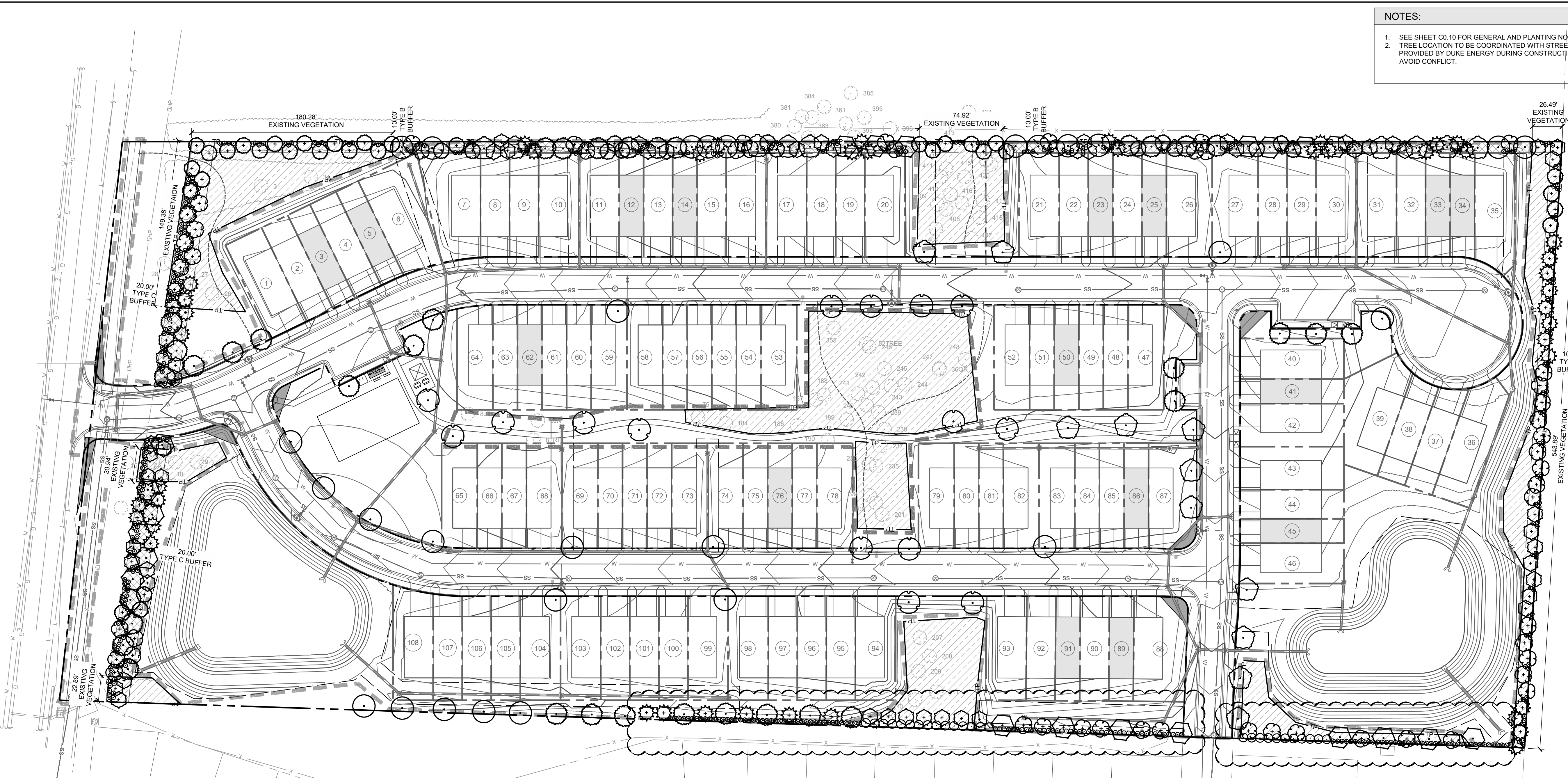
Issued for: CONDITIONAL ZONING PERMIT

Table with 3 columns: No., Date, Description. Shows submission history for the permit.

Title: CODE PLANTING PLAN

Project number: C22033 Sheet #: L7.00 Issued Date: 06.24.2022 Drawn by: SM Approved by: CH

NOTES: 1. SEE SHEET C0.10 FOR GENERAL AND PLANTING NOTES. 2. TREE LOCATION TO BE COORDINATED WITH STREET LIGHT LOCATIONS PROVIDED BY DUKE ENERGY DURING CONSTRUCTION DRAWINGS TO AVOID CONFLICT.



PLANT SCHEDULE TYPE C BUFFER table with columns for canopy trees, understory trees, and shrubs.

PLANT SCHEDULE TYPE B BUFFER table with columns for canopy trees, understory trees, and shrubs.

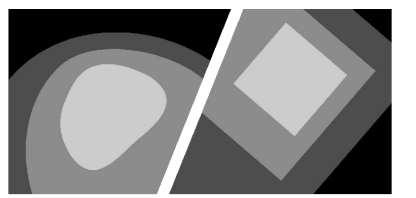
PLANT SCHEDULE INTERNAL PLANTING table with columns for canopy trees, understory trees, and shrubs.

TREE CANOPY COVERAGE CALCULATIONS section with a list of required and existing canopy areas.

BUFFER PLANTING CALCULATION section detailing required and proposed plants for Type C and Type B buffers.

SITE LEGEND section defining symbols for proposed tree replacement areas, tree save areas, neighborhood trails, limits of disturbance, and tree protection fences.

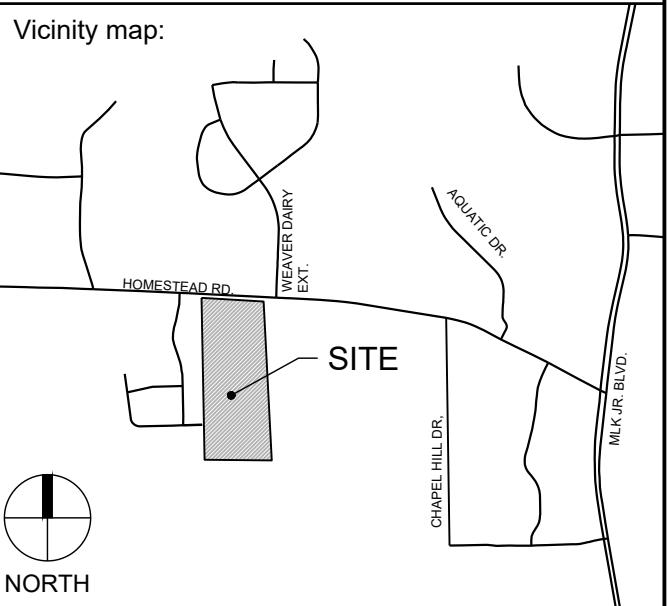
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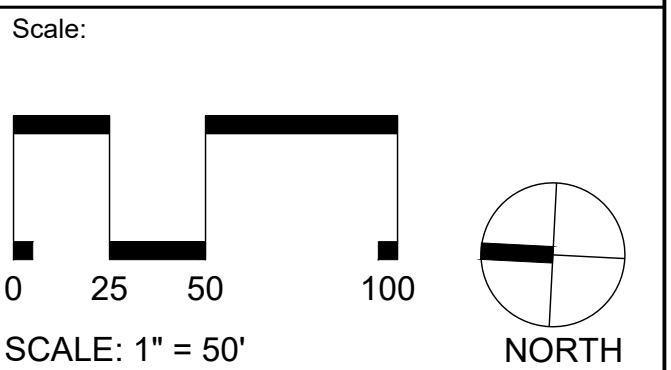
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LINETYPE LEGEND:

SYMBOL	DESCRIPTION
--- (dashed line)	LIMITS OF DISTURBANCE
— (solid line)	PROPERTY LINE
— (line with cross-ticks)	TREE PROTECTION FENCE
⊙ (circle with dot)	EXISTING TREE TO REMAIN
⊗ (circle with cross)	EXISTING TREE TO BE REMOVED

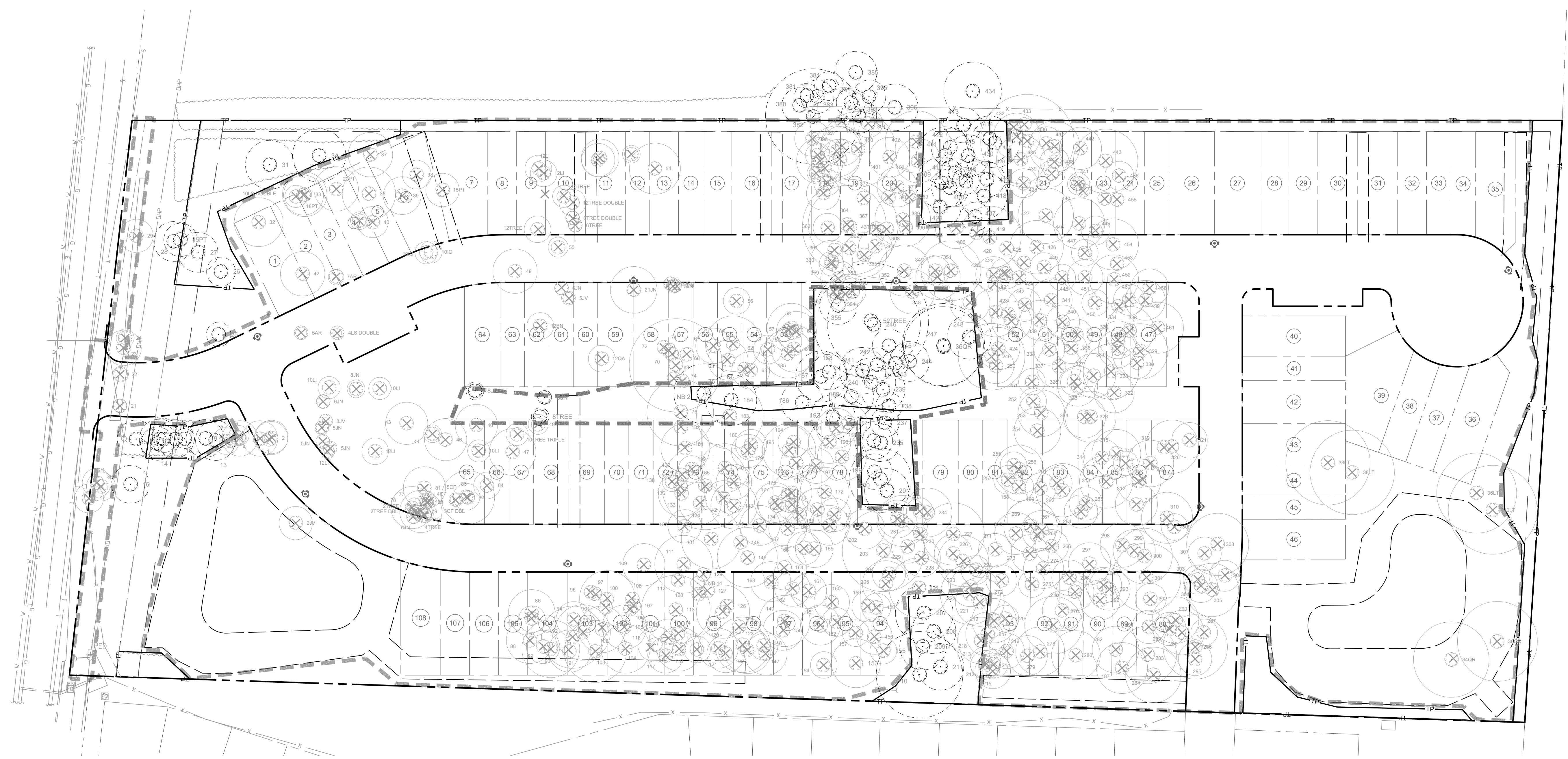
Project:
HOMESTEAD ROAD TOWNHOMES

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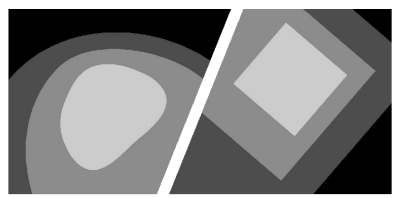
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Title:
LANDSCAPE PROTECTION PLAN

Project number: C22033 Sheet #:
 Issued Date: 06.24.2022
 Drawn by: SM
 Approved by: CH **L7.10**



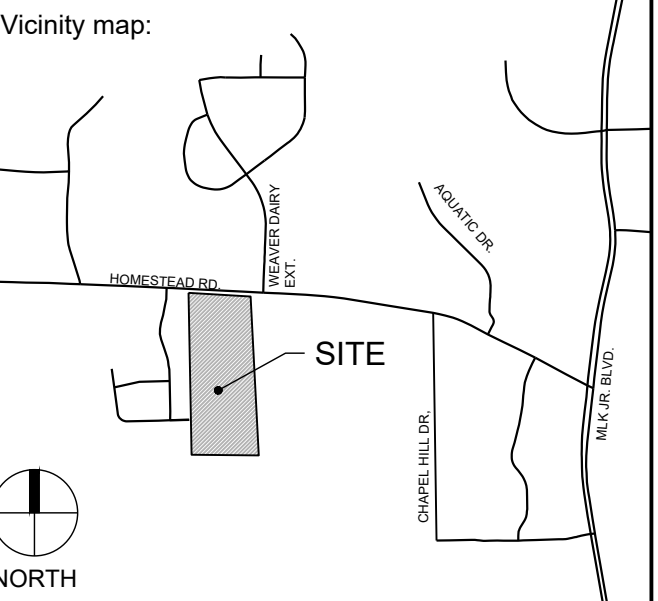
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SCALE: AS NOTED

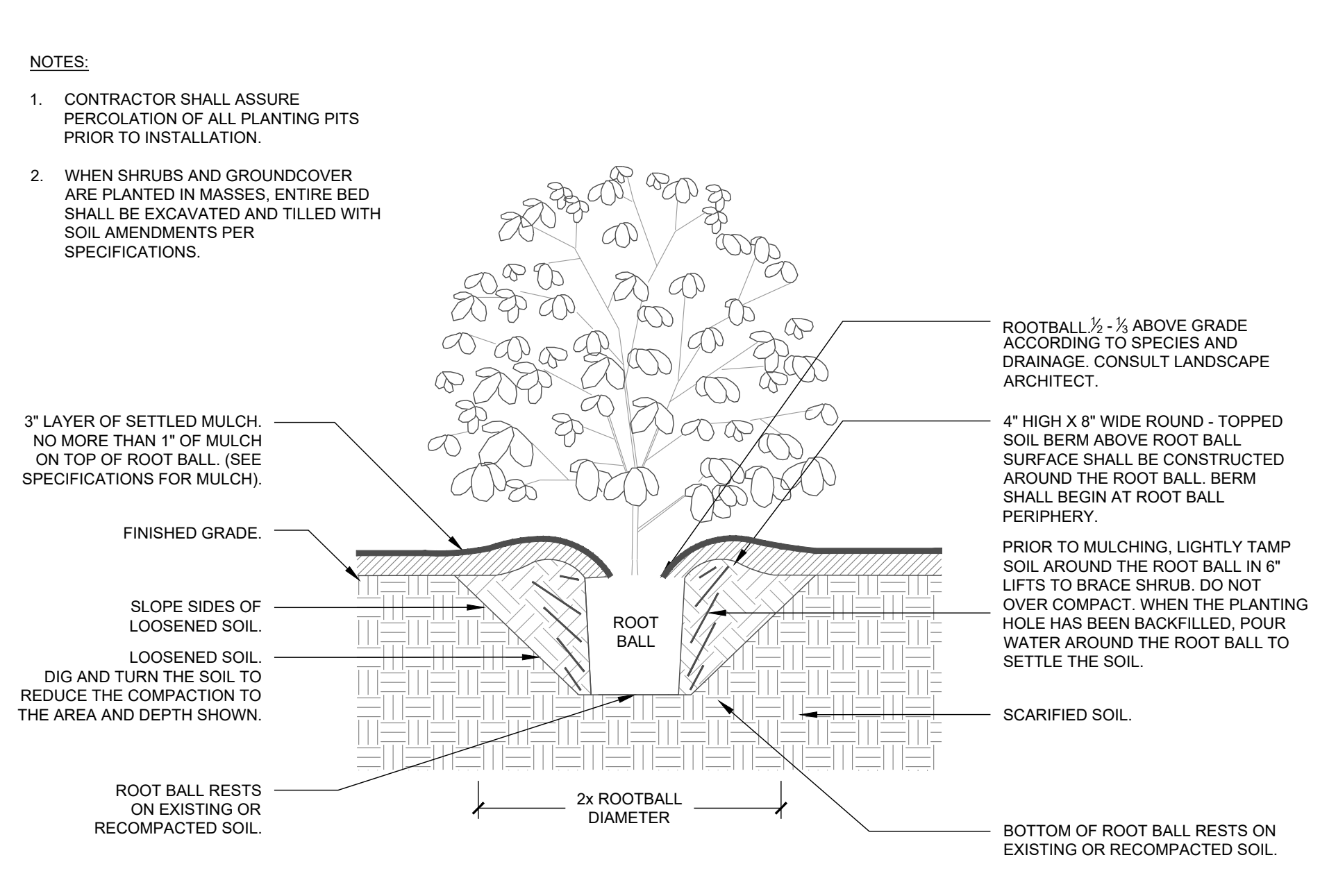
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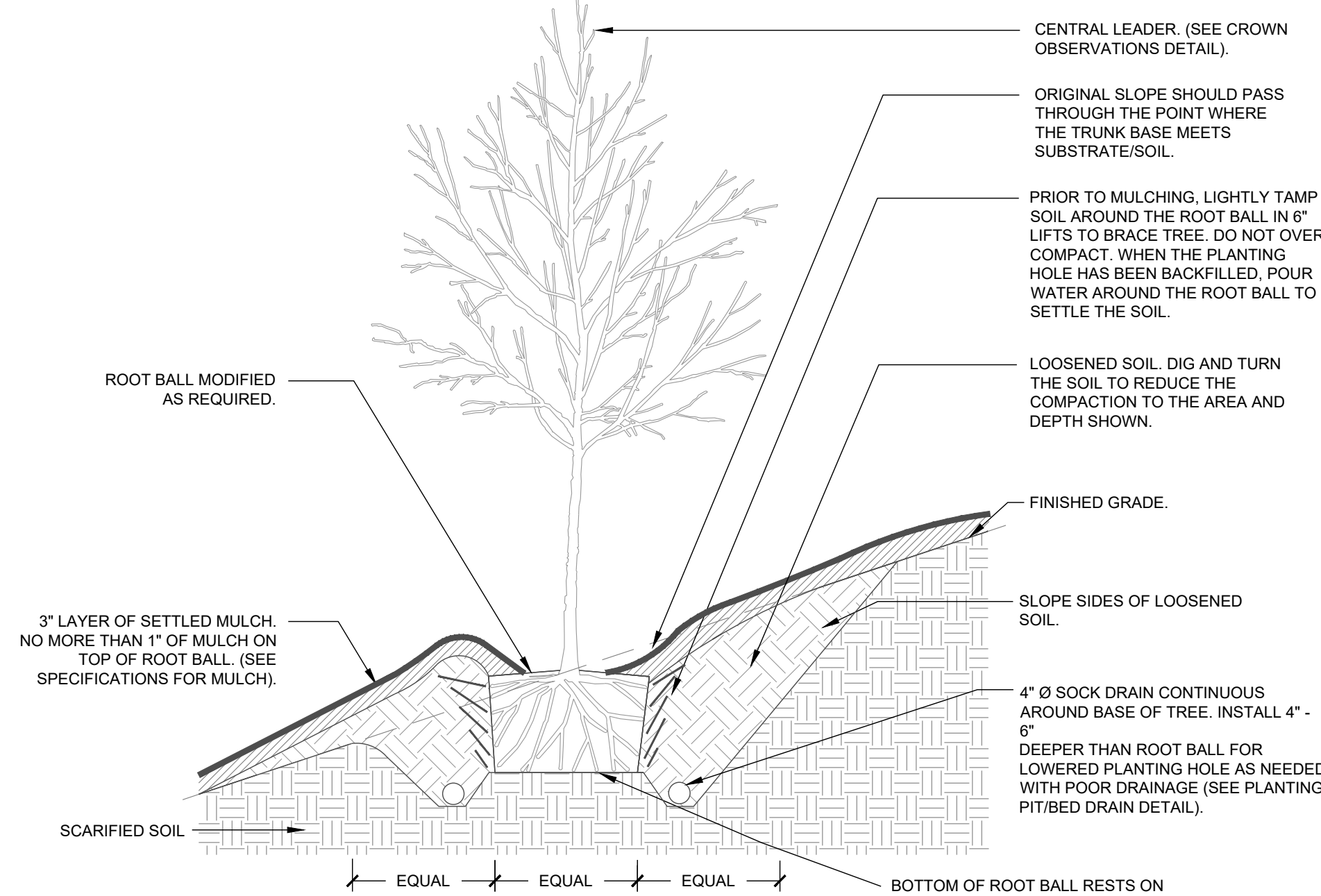
Title:
PLANTING & SOILS DETAILS

Project number: CZ2033 Sheet #:
Issued Date: 06.24.2022
Drawn by: SM
Approved by: CH **L7.90**

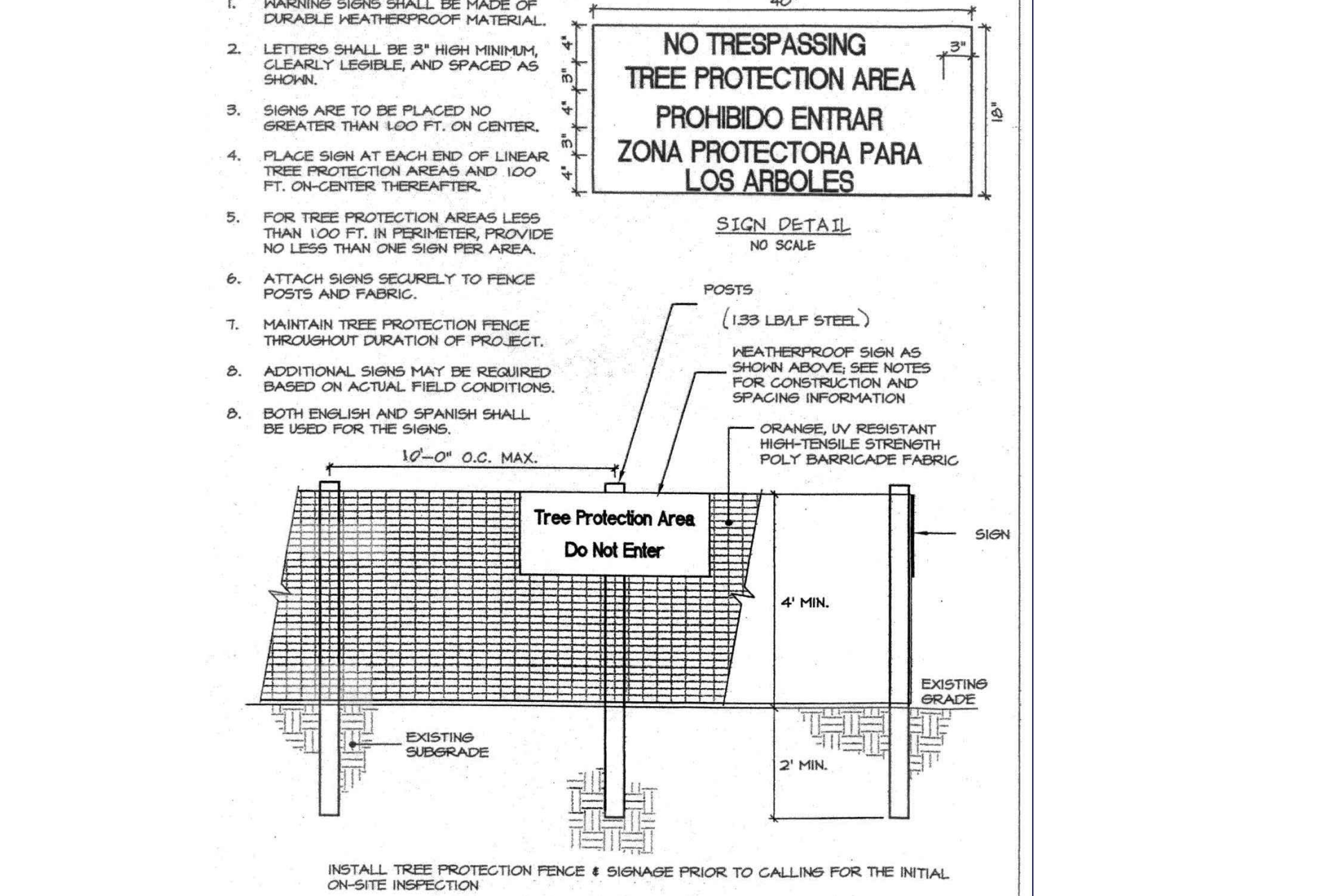


3 SHRUB - EXISTING IN-SITU SOIL SECTION NTS

- PLANTING NOTES:**
- DO NOT STAKE TREES EXCEPT WHERE SPECIFIED BY LANDSCAPE ARCHITECT. STAKING IS REQUIRED FOR TREES PLANTED ON SLOPES.
 - WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4-6" OVER THE ENTIRE AREA.
 - FOR CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
 - FOR FIELD GROWN TREES, CUT BURLAP, ROPE AND WIRE BASKET AWAY FROM TOP AND SIDES OF ROOT BALL.
 - THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
 - THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.
 - DO NOT WRAP TRUNK; MARK NORTH SIDE OF TREE IN THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.
 - WIDTH OF PLANTING HOLE IS 3X ROOT BALL AT THE SURFACE, SLOPING TO 2X THE ROOT BALL DIAMETER AT THE DEPTH OF THE ROOT BALL.
 - BEFORE PLANTING, ADD 3-4" OF WELL COMPOSTED LEAVES, RECYCLED YARD WASTE OR OTHER COMPOST AND TILL INTO TOP 6" OF PREPARED SOIL. ADD COMPOST AT 20-35% BY VOLUME TO BACKFILL.
 - PERFORM PERCOLATION TEST FOR EACH TREE PIT TO CONFIRM THAT WATER DRAINS OUT OF THE SOIL. PROVIDE GRAVEL SLUMP FILTER FABRIC & VENT PIPE IF DRAINAGE DOES NOT OCCUR WITHIN 24 HOURS. INCLUDE ALL SUMPS IN BASE BID. SHOULD SUMPS NOT BE NECESSARY AFTER PERCOLATION TEST, PROVIDE CHANGE ORDER DEDUCT TO OWNER.
 - IF PLANTING HOLES ARE DUG WITH A LARGE AUGER BREAKING DOWN THE SIDES WITH A SHOVEL CAN ELIMINATE GLAZING AND CREATE THE PREFERRED SLOPING SIDE.
 - TREES SHALL HAVE SINGLE LEADERS. TREES WITH 2 LEADERS WILL BE REJECTED.
 - DO NOT PLACE MULCH IN CONTACT WITH TRUNK.
 - PROVIDE GATOR BAGS FOR ALL TREES WHERE IRRIGATION IS NOT PROVIDED.

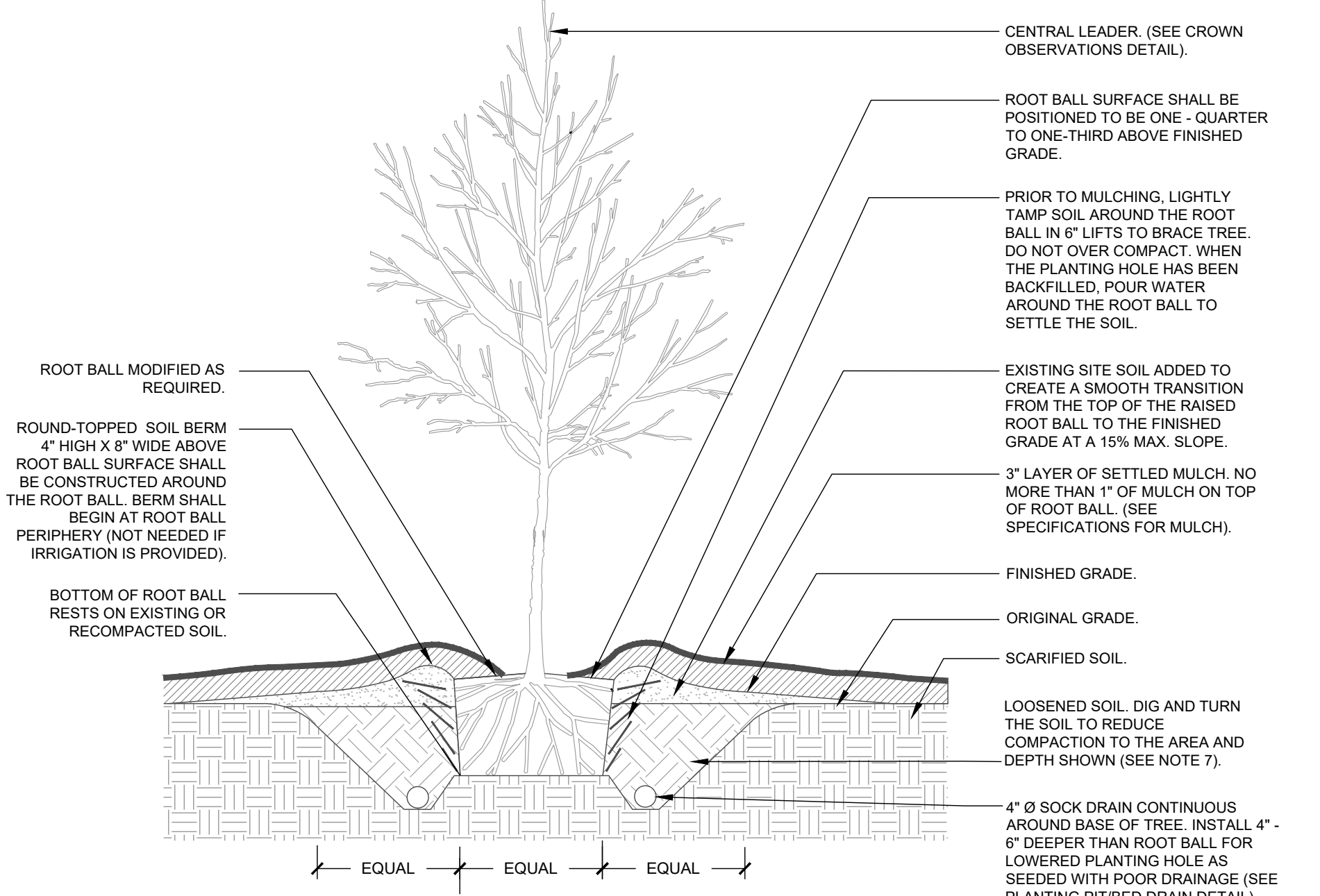


2 TREE STAKING - ON SLOPE - EXISTING IN-SITU SOIL SECTION NTS

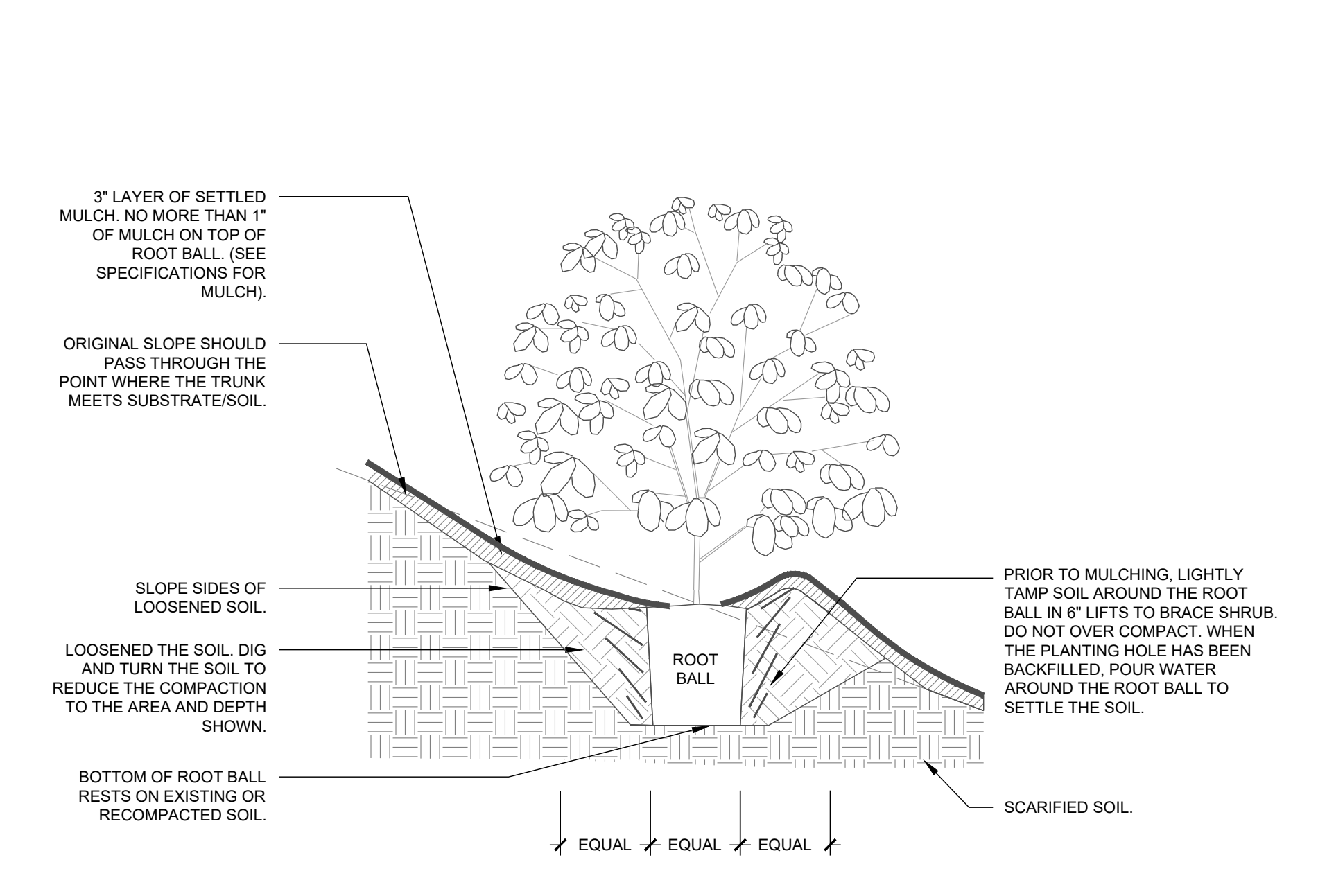


4 TREE PROTECTION FENCE SIGN DETAIL NTS

- TREE PROTECTION NOTES:**
- A PRE-CONSTRUCTION CONFERENCE MAY BE REQUIRED WITH THE TOWN'S URBAN FORESTER PRIOR TO BEGINNING SITE WORK. PLEASE CONTACT ADAM NICHOLSON AT 919.969.5006.
 - ANY TREE ROOTS EXPOSED DURING DEMOLITION/CONSTRUCTION WILL BE SEVERED CLEANLY WITH AN APPROPRIATE AND SHARPENED ROOT PRUNING TOOL.
 - THE SOIL WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES WILL NOT BE DRIVEN ON OR OTHERWISE DISTURBED DURING THE INSTALLATION OF LANDSCAPING.
 - (2) LANDSCAPE PROTECTION SUPERVISORS MUST REGISTER WITH THE TOWN. CONTACT ADAM NICHOLSON AT 919.969.5006 FOR THAT REVIEW. ONE OR BOTH OF THE LANDSCAPE PROTECTION SUPERVISOR WHO ARE REGISTERED WITH THE TOWN OF CHAPEL HILL WILL BE PRESENT ON SITE AT ALL TIMES ANY LAND DISTURBING ACTIVITY IS OCCURRING.

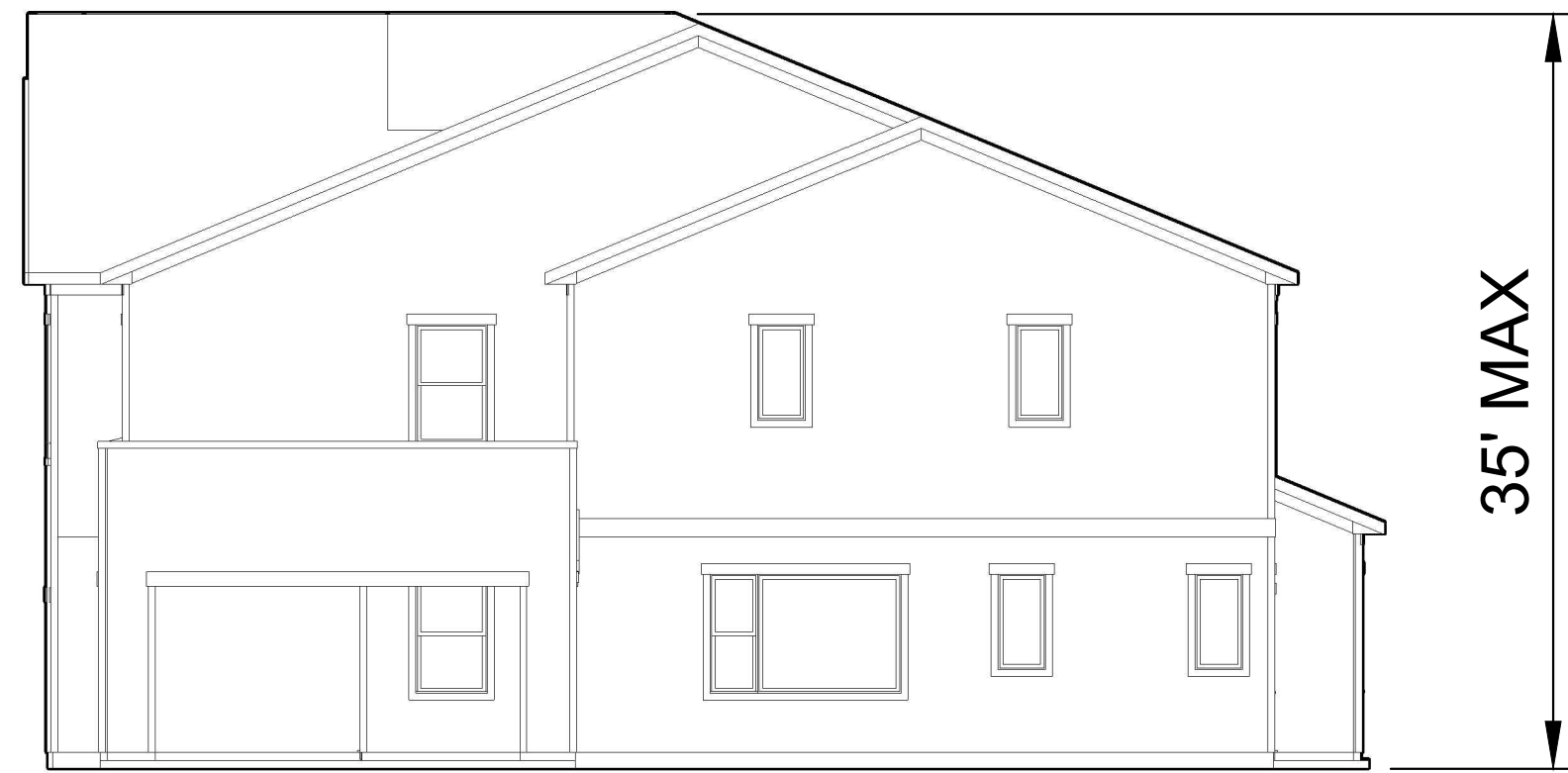


1 TREE STAKING - LODGE POLES SECTION NTS



4 SHRUB ON SLOPE - EXISTING IN-SITU SOIL SECTION NTS

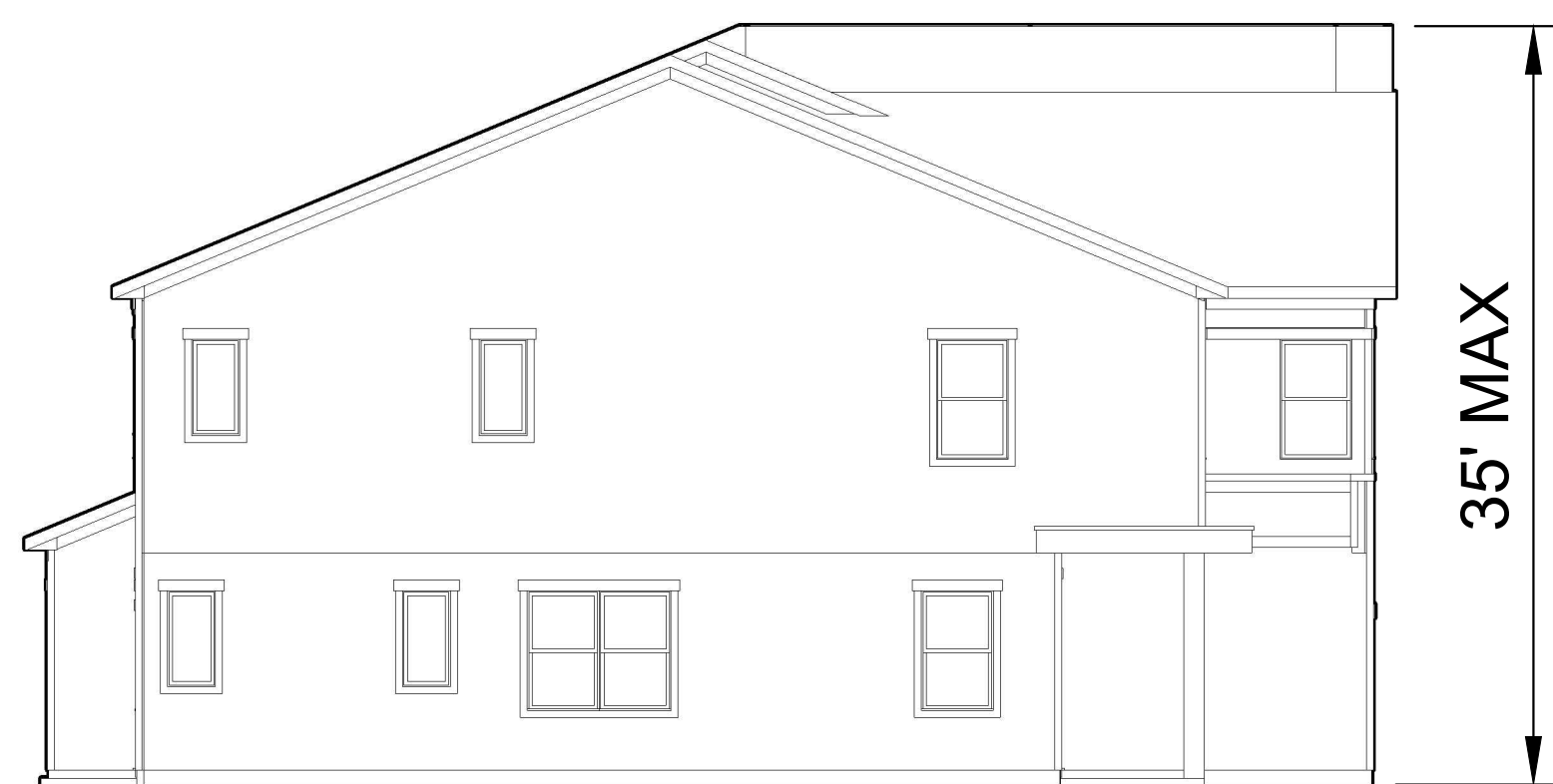
L:\Projects\2022\CZ2033 - Homestead Road Townhomes\DWGS\1-SUP\3-Sheets\CZ2033-1-7-90 Planting & Soils Details.dwg, Oct 07, 2022, 9:29am



4 BUILDING ELEVATION - RIGHT
Scale: 1/8" = 1'-0"



3 BUILDING ELEVATION - REAR
Scale: 1/8" = 1'-0"



2 BUILDING ELEVATION - LEFT
Scale: 1/8" = 1'-0"



1 BUILDING ELEVATION - FRONT
Scale: 1/8" = 1'-0"