



# CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9870907548 Date: Nov. 11, 2021

## Section A: Project Information

Project Name: Homestead Road Tri-Point

Property Address: 2217 Homestead Road, Chapel Hill NC Zip Code: 27516

Use Groups (A, B, and/or C): A Existing Zoning District: R-5CZD

Project Description: 100 Townhome residences

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

### Applicant Information (to whom correspondence will be mailed)

Name: Richard Gurlitz - Gurlitz Architectural Group

Address: 121 S. Estes Dive Suite 100

City: Chapel Hill State: NC Zip Code: 27514

Phone: 919-489-9000 Email: richard@gurlitzarchitects.com

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

Signature: \_\_\_\_\_ Date: November 11, 2021

### Owner/Contract Purchaser Information:

**Owner**  **Contract Purchaser**

Name: GS Homestead LLC

Address: 121 S Estes Drive Suite 100

City: Chapel Hill State: NC Zip Code: 27514

Phone: 919-489-9000 Email: richard@gurlitzarchitects.com

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

Signature: \_\_\_\_\_ Date: November 11, 2021



## Checklist

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning and Sustainability at (919)968-2728 or at [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org).

X	<b>Application fee</b> ( <a href="#">refer to fee schedule</a> )	Amount Paid \$	380
X	<b>Pre-application meeting</b> – with appropriate staff		
X	<b>Digital Files</b> - provide digital files of all plans and documents		
X	<b>Concept Project Fact Sheet</b>		
X	<b>Statement of Compliance with Design Guidelines</b> (1 copies)		
X	<b>Statement of Compliance with Comprehensive Plan</b> (1 copies)		
X	<b>Affordable Housing Proposal, if applicable</b> (Rezoning Policy or Inclusionary Ordinance)		
X	<b>Mailing list of owners of property within 1,000 feet perimeter of subject property</b> ( <a href="#">see GIS notification tool</a> )		
X	<b>Mailing fee for above mailing list</b>	Amount Paid \$	\$139
X	<b>Developer’s Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:</b>		
	<ul style="list-style-type: none"> <li>• Natural features of site</li> <li>• Access, circulation, and mitigation of traffic impacts</li> <li>• Arrangement and orientation of buildings</li> <li>• Natural vegetation and landscaping</li> <li>• Impact on neighboring properties</li> <li>• Erosion, sedimentation, and stormwater</li> </ul>		
X	<b>Resource Conservation District, Floodplain, &amp; Jordan Buffers Determination</b> - necessary for all submittals		
X	<b>Reduced Site Plan Set (reduced to 8.5"x11")</b>		

## Plan Sets (1 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks and buffers
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable



## Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.
- f) 1,000' notification boundary

## Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

## Proposed Site Plan

- a) Existing building locations
- b) General location of proposed structures
- c) Parking areas
- d) Open spaces and landscaped areas
- e) Access points and circulation patterns for all modes of transportation
- f) Approximate locations of trails, pedestrian and bicycle connections, transit amenities, and parking areas
- g) Approximate location of major site elements including buildings, open areas, natural features including stream buffers, wetlands, tree stands, and steep slopes
- h) Proposed land uses and approximate location

# Tri-Pointe Homestead

## Pre-Application Meeting

November 4, 2021 – 11:15 AM - ZOOM

Judy Johnson	Planning
DiAngelo Jones –	DOT
Josh Mayo	Transportation
Alisha Goldstein	Stormwater - PW
Adam Nicholson	Planning
Ernest Odei-Larbi	Public Works
Anya Grahn	Planning – Historic Preservation
Becky McDonnell	Planning
Corey Liles	Long Range Planning

Richard Gurlitz            Applicant

On November 4, 2021, a pre-application meeting was held with the above members present via a Zoom conference. The meeting was hosted by Judy Johnson at the Town of Chapel Hill Planning Department. Some of the comments from staff are indicated below:

Judy Johnson- Council wants diverse housing stock – large and small, high, moderate and lower income Unit sizes and price variations.

Recommendation to read the October Rod Stevens Report addressing housing diversity in Chapel Hill.

It was noted that 6 unit clusters would need to be sprinkled

It was noted that this would be a Conditional Zoning. The property is currently shown as R5-CZD with the previous 55+ 200 apartment housing project as a Special Use Permit. It can remain R-5 CZD.

The project needs to be submitted by the fourth Tuesday of the month for start of process in December. (November 23). **Aim for November 16<sup>th</sup>.**

# Homestead Road Tri Pointe

## CONCEPT PLAN PROJECT FACT SHEET

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PROJECT NAME	HOMESTEAD ROAD TRI POINTE
ADDRESS	2217 Homestead Road, Chapel Hill, NC 27516
PROPERTY DESCRIPTION	15.73 acres relatively flat wooded property. There is no RCD on the property or other water related elements
EXISTING LAND USE	Single Family Home on 15.73 Acres
PROPOSED LAND USE	100 Townhomes
ORANGE COUNTY PARCEL IDENTIFIER NUMBERS	PIN 9870907548
EXISTING ZONING	R-5 CZD
PROPOSED ZONING	R-5 CZD
APPLICATION PROCESS	MODIFICATION OF EXISTING SPECIAL USE PERMIT
COMPREHENSIVE PLAN OVERLAY DISTRICTS	FLUM – PART OF SOUTH MLK FOCUS AREA NONE

### CONCEPT PLAN TOPICS

#### 3.7 - USE/DENSITY – Section 3.7

Townhomes are a permitted use. The allowable density is 15 units per acre in the current R-5 zone. This project will create 6.34 units per acre. Significantly below the allowable.

#### 3.8 – DIMENSIONAL STANDARDS

The townhome development proposed meets all of the dimensional standards. The allowable density is 15 units/acre. This project at 100 units on 15.73 acres is a lower density of 6.34 units per acre.

#### 3.8 - FLOOR AREA

The allowable Floor Area at a FAR of .303 is 207,615 SF. With the affordable housing square footage bonus, the allowable square footage rises by 15 units x 3400SF = 51000SF for a total of 258,615 SF allowable

#### 4.5.6 - MODIFICATIONS TO REGULATIONS

It is not anticipated that this project will request any modifications to the existing regulations.

#### 5.16 - ADEQUATE PUBLIC SCHOOLS

A CAPS letter for the project was obtained with the existing Special Use Permit. A new letter confirming capacity will be required as a condition of approval.

## Homestead Road Tri Pointe

### CONCEPT PLAN PROJECT FACT SHEET

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#### 3.10 – INCLUSIONARY ZONING

This subdivision is requesting a 100 townhome development. Of those, 15 will be reserved for affordable housing. The developer will construct the fifteen townhomes and sell them at the rate indicated in 3.10.8 (c).

#### 5.6.2 - BUFFERS

Type B Buffers are required to the West between this property and the adjacent single family homes. Type C Buffer is required between the property and Homestead Road as a collector street.

#### 5.7 – TREE CANOPY

A 30% Minimum Tree Canopy Coverage is required for this development. For 15.73 acres, this equates to 205,560 SF of canopy coverage. +/-210,000 SF of existing wooded area to remain.

#### 5.9.6 – LANDSCAPE STANDARDS

Parking lots are not included in this proposal.

#### 3.6 – RESOURCE CONSERVATION DISTRICT

There is no RCD on this property – see attached stream determination

#### 5.3.1 – EROSION CONTROL

All erosion control consistent with Town standards as well as Orange County Erosion Control shall be observed during the construction phases of the infrastructure for the subdivision.

#### 5.3.2 \_ STEEP SLOPES

There are no steep slopes on this property

#### 5.4 – STORMWATER MANAGEMENT

The primary storm water management system will be to channel run-off from the site through the storm drain piping in the roads to a storm water management pond at the north end of the site. Design of the system will meet or exceed Town of Chapel Hill standards.

#### 3.8 – IMPERVIOUS SURFACE

The residential Impervious Surface requirement is .5. The allowable impervious surface is  $(15.73 \times 43560 \times .5 = 342,600 \text{ SF})$ . As currently drawn, the impervious surface designed is  $<281,500 \text{ SF}$ .

#### 5.13 - SOLID WASTE AND RECYCLING

Solid waste and recycling will be per town standards with roll-out containers and public service from the townhome lots.

#### 5.18 - JORDAN RIPARIAN BUFFER

## **Homestead Road Tri Pointe**

### **CONCEPT PLAN PROJECT FACT SHEET**

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There is no riparian buffer on this site.

#### **5.8 – ROAD IMPROVEMENTS**

A 45' right of way local street will be developed and dedicated to the Town. Its dimensions, per the Town of Chapel Hill Public Works Engineering Design Guide will be 27' back to back of curb, three foot planting strip and five foot sidewalks on either side.

#### **5.8 - VEHICULAR ACCESS**

Vehicular access shall consist of the publically dedicated roadways internal to the development, a connection as required for fire access for both developments with the neighboring property on the west as the extension of Kipling Lane.

#### **5.8 – BICYCLE IMPROVEMENTS**

A ten foot multi-use sidewalk will be constructed along the Homestead Road frontage as per the conditions of the existing Special Use Permit. It is intended to be extended across the UNC frontage to link with the existing sidewalk. Coordination for easements with UNC has been accomplished.

#### **5.8 – PEDESTRIAN IMPROVEMENTS**

Pedestrian improvements will be incorporated with the 10' multi-use sidewalk along Homestead Road, sidewalks throughout the project, and a pedestrian trail connector at the southern edge of the property to connect to the UNC greenway trails.

#### **5.9 – TRAFFIC IMPACT ANALYSIS**

It is anticipated that a traffic impact analysis will be prepared for this project.

#### **5.9 – VEHICULAR PARKING**

Private parking for each of the townhomes includes a one or two car garage as well as spaces in the driveway. Additional visitor parking will be provided in several locations around the site.

#### **5.8 – TRANSIT**

Bus service is currently available to this site on the HS route. The bus stop on Homestead Road is in close proximity to the entry road.

#### **5.9 – BICYCLE PARKING**

Bicycle parking will be provided at recreation points throughout the project for temporary use. Overnight bicycle storage will not be provided.

#### **5.9 – PARKING LOT STANDARDS**

There are no parking lots included with this project.

## **Homestead Road Tri Pointe**

### **CONCEPT PLAN PROJECT FACT SHEET**

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#### **5.5 RECREATION AREA**

Recreation will be provided on site within the Open Space areas. Active and passive recreation will be coordinated with Parks and Recreation as appropriate for the site. It is anticipated that 25% of the required recreation space will be made as a payment in lieu.

#### **5.11 – LIGHTING PLAN**

The lighting for the project will all be street lighting in the public right of way and will conform to street design standards.

#### **4.6 – HOMEOWNERS ASSOCIATION**

A Homeowners Association will be formed for this neighborhood and meet all the requirements for maintenance and stormwater SCM's as necessary.



# Homestead Road Tri Pointe

## **STATEMENT OF COMPLIANCE WITH DESIGN GUIDELINES**

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This project complies with the Town of Chapel Hill Development Ordinance and Design Guidelines. The project further complies with the 2020 Comprehensive Plan and the current zoning for the uses.

### **Project Description**

The project consists of developing a +/- 15-acre parcel that currently has one single-family residence on it. The project includes 100 new townhomes, roadways, connections to existing roadway systems, new sewer and water connections to current OWASA services, grading the site for constructability, stormwater management, and installation of Duke Power services as well as Communications extensions. Included in the Developers program is provision for affordable housing in accordance with the Town of Chapel Hill's guidelines.

**It is intended that this project comply with all applicable Town zoning regulations and design standards.** These include but are not limited to stream regulations, steep slopes, tree preservation, erosion and sedimentation control, stormwater management, solid waste management and utilities.

All improvements to the site will adhere to the Design Guidelines in accordance with the Town of Chapel Hill. The proposed improvements will comply with the requirements set forth by the Land Use Management Ordinance (LUMO) and the Zoning Ordinance. It is anticipated that a modification of the existing Special Use Permit will be required for this project. The property is currently zoned R-5 CZD. The following goals will be met:

- All buildings are located such that setbacks and building height limitations are in accordance with standards.
- Tree Canopy area meets or exceeds minimum requirements.
- Impervious surface will be below the maximum threshold and open space will be maximized.
- Buffers meet or exceed the Ordinance requirements.
- Street Trees will be planted.
- Stormwater management will be designed in locations that follow existing drainage patterns seeking to maintain current flow patterns and reduce grading where possible.
- On site utilities, will be installed underground wherever possible.
- On Site Recreation will be provided as well as 25% of required Recreation delivered as a payment in lieu.

# Homestead Road Tri Pointe

## STATEMENT OF COMPLIANCE WITH COMPREHENSIVE PLAN

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### **Compliance with the Comprehensive Plan**

The sections of the 2020 Comprehensive Plan that are particularly applicable to this project focus on the need in the community to provide a variety of housing types- Big Idea number 4. We believe that providing both the lots for affordable housing as a component of this development, as well as the development as-a-whole providing lots for a townhouse community, meets the expectations and accomplishes the goals of the 2020 Comprehensive Plan. This project responds to the Themes and Goals in Chapter 3 of the Comprehensive Plan as follows:

#### **1. *A Place for Everyone* -**

The need for affordable housing is clear in the first theme. This project provides for both mid- range housing in the townhomes as well as the affordable housing indicated in the LUMO.

#### **2. *Community Prosperity and Engagement***

A key element in prosperity and engagement, the second theme, is “sustaining healthy neighborhoods”. This project provides new housing in a locus of existing R-5 neighborhoods, expanding the same fabric of that neighborhood.

#### **3. *Getting Around***

Key in the Getting Around theme is linking neighborhoods to thriving greenways, sidewalks, bicycle amenities and other options. The proximity of this project to the existing Carolina North Forest greenway & trails, and the anticipated payment in lieu providing support for the continued operation of the nearby Homestead Park and the Carolina North Forest’s greenway and bicycle friendly neighboring property indicates the contribution this project will make to keeping Chapel Hill greenway and park facilities thriving.

#### **4. *Good Places New Spaces***

This theme talks about “balancing respect for the old with the prospect of the new”. This development as a continuation of the existing density and housing type of it neighbors, respects its neighborhood, but will provide an updated and newer version of this housing type.

#### **5. *Nurturing Our Community***

Environmental Sustainability and aspects of people’s interaction with the natural habitat from parks and open spaces are the focus of this theme. With the existing wooded areas of UNC surrounding it to remain, there is great opportunity for the residents to interact with the immediate natural habitat. The proximity of Homestead Park, The Senior Center Southern Human Services Center and the Carolina North Forest, greenway and trails abutting the property, virtually insures that the residents will have the ability to take advantage of the Town and County park facilities.

## Homestead Road Tri Pointe

### STATEMENT OF COMPLIANCE WITH COMPREHENSIVE PLAN

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#### **6. *Town and Gown Collaboration***

While there is no direct linkage between this project and the University, there is every likelihood that a significant number of the residents will in some way be associated with UNC. Providing housing for primarily UNC employees will be a major impact of this project on the Town and Gown relationship. It is not anticipated nor is it a goal of the developers that this project will provide student housing.

The 2050 Future Land Use Map, (FLUM) South MLK Boulevard Focus Area indicates that this site has a primary use as multi-family, as Sub Area A, with townhomes as the recommended housing type.

In recent conversations with Brian Peterson in the Town Manager's office, the preference for providing housing in Chapel Hill that addresses the "Missing Middle" has been addressed. Chapel Hill has a substantial inventory of single family homes. It also has recently developed a significant inventory of Apartments. Townhomes represent a form of "missing middle" housing types. Although there are certainly other townhome communities in Chapel Hill, they are under-represented overall. This project will help address that shortage.

## **HOMESTEAD ROAD TRI POINTE**

### **Affordable Housing Proposal**

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A formal Affordable Housing Proposal has not been crafted at this point, however, this project commits to providing affordable housing as a component of its development. The project will develop 100 Townhome properties. Fifteen of the townhomes will be constructed by the developer and sold to the town or its designee at the rate indicted in the Land Use Ordinance Section 3.10.9 Price of Affordable Dwelling Units or Lots.

Of the fifteen affordable units sold, the sales price of 8 units will be based on household incomes at 65% of median. The remaining 7 units will have a sales price based on household incomes at 80% of median. At this writing, the median income is \$73,614. The income levels will therefore be: 65%AMI = \$47,849 and 80% AMI= \$58,891.

It is the intent of this project to provide the affordable housing on site in units distributed throughout the site and aesthetically equal to the remaining townhomes. The square footage, number of bedrooms and baths as well as garage space shall be consistent with the market rate units sold at equivalent value.

The affordable housing shall be completed and be available at roughly the same time as the market rate housing. It is intended that this project be built out in its entirety.

The appearance of the affordable units will be comparable in material and finishes to the market rate units.

# **HOMESTEAD TRI POINTE**

## **Developer's Program**

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### **Goals and Objectives:**

The program for the project is to develop housing complementary to the nearby communities along Homestead Road and consistent with the 2020 Comprehensive Plan as well as the FLUM.

### **Natural Features of the Site**

The geometry of the site is rectangular and bounded on the North face by Homestead Rd, on the East & South faces by the Carolina North Forest and on the West by a newer cottage style retirement community. The site generally slopes gently from the southeast corner to the northwest corner.

### **Circulation and Mitigation of Traffic impacts**

Following both the geometry of the site and the topography, the townhomes are laid out following the northeast and northwest facing boundaries and the resulting roads. There is internal circulation on the site as well as fire access from both Kipling Lane as well as Homestead Road. The Kipling Lane access point additionally provides a second means of access for the neighboring development. The main road connects to the adjacent, previously stubbed out Kipling Lane of the bordering Western property. Bus service is available along Homestead road for some mitigation of traffic impacts. Homestead road has been designed for an additional center lane. This property has already dedicated additional right-of-way to accommodate that improvement. Discussions with DOT have indicated that main access road will be located to provide sufficient storage space on Homestead for turning vehicles in the center lane.

### **Arrangement and Orientation of Buildings**

The buildings are arranged in clusters surrounding preserved open spaces with existing hardwood forest. The rectilinear orientation allows for many of the homes to face the wooded areas. The townhomes are arranged in clusters of primarily four units with a few six unit clusters. The lots are generally 110 feet deep. The orientation of the lots and their depth allow for some privacy mitigation on backyard to backyard conditions.

### **Natural Vegetation and Landscape**

Large areas of natural vegetation are intended to be preserved among the townhome clusters. The site is very flat and minimal grading will be required to achieve the building pads at grade. This allows larger areas of existing wooded areas to be preserved. The landscaping included will consist of street trees as required along the major public roadways, and landscaped buffers where required along the neighboring properties.

### **Impact on Neighboring Properties**

The property is surrounded on three sides with permanent open space as dedicated parkland on the south and east, and Homestead Road on the north. The immediate western neighborhood is a development at 3.5 units per acre. The impact of this property on that neighborhood will be the completion of its required fire access road. The properties being developed across Homestead Road from this property is a townhome community with similar density. It is also anticipated that development of this parcel will help alleviate a stormwater flow problem that currently exists on the neighboring properties.

## **HOMESTEAD TRI POINTE Developer's Program**

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### **Erosion, Sedimentation and Stormwater**

Erosion and sedimentation will only be a factor during the construction phase of the development. During that phase, all applicable Orange County erosion control measures will be undertaken as part of the approval and inspection process.

Stormwater management will consist of routing water from the impervious surfaces of roof and roadway to collection and conveyances leading to a detention pond facility on site. Currently heavy rains from this site naturally drain to the neighboring property. Development of this property should have the effect of channeling much of the migrating flow from crossing the property line to being channeled to the stormwater management devices thus improving the flow conditions naturally occurring during heavy rain events.

The stream determination performed by the Town indicated that there was an ephemeral stream near the south east boundary of the property, but that there were no streams at all on the property. See Attachment 9 provided with the submittal.

Additionally, the property is not within the Jordan lake Watershed Protection District.



**PUBLIC WORKS DEPARTMENT  
STORMWATER MANAGEMENT DIVISION**

405 Martin Luther King, Jr. Blvd.  
Chapel Hill, NC 27514-5705  
Telephone (919) 969-7246  
Fax (919) 969-7276  
www.townofchapelhill.org

11/22/2016

Richard Gurlitz  
121 S. Estes Drive Suite 100  
Chapel Hill, NC 27514

RE: Stream Determination for Parcel # 9870-90-7548

Dear Mr. Gurlitz:

As requested, the Town Public Works Department has performed a stream determination on the properties identified on the attached forms. This determination indicates whether different types of streams (perennial, intermittent, and/or ephemeral) or perennial waterbodies are present on the property in question or on nearby properties. These streams and their classifications are shown on the accompanying map. Stream segments regulated by the Jordan Lake Stream Buffer ordinance are highlighted. **Locations of all features on the map are approximate and must be field surveyed for precise location.**

This stream determination information is used to determine the location and extent of the Resource Conservation District and the Jordan Lake Watershed Riparian Buffer. Specific land use regulations and restrictions apply within the boundaries of these protected areas. If you are considering any kind of work on your property, including clearing vegetation, paving, grading, or building, please consult with the Town Planning Department to determine the possible extent of the Resource Conservation District and Jordan Lake Watershed Riparian Buffer on your property and corresponding regulations.

This classification will remain in effect for five years from the date of the site visit before a request for reclassification will be considered, unless the stream channel characteristics are significantly altered as a result of watershed changes.

In accordance with the Town's procedures, you may appeal this administrative decision to the Town Manager. If you wish to do so, you must file your written appeal accompanied by any materials you believe support your appeal, within **30** days of receipt of this letter.

If you have questions regarding stream determinations, please contact me at (919) 969-5083. If you have questions regarding the Town's Resource Conservation Districts or the Jordan Watershed Riparian Buffer regulations, please contact the Planning Department at (919) 968-2728, or view information online at <http://www.townofchapelhill.org/town-hall/departments-services/public-works/stormwater-management/regulations-ordinances>.

Regards,

Dave Milkereit  
Stormwater Specialist



**PUBLIC WORKS DEPARTMENT  
STORMWATER MANAGEMENT DIVISION**

405 Martin Luther King, Jr. Blvd.  
Chapel Hill, NC 27514-5705  
Telephone (919) 969-7246  
Fax (919) 969-7276  
www.townofchapelhill.org

## STREAM DETERMINATION SITE VISIT RESULTS

Property Information	
Parcel ID Number (PIN)	Address / Location Description
9870-90-7548	2217 Homestead Rd

These are the results of a site visit to the properties listed above for a stream determination conducted on 11/18/2016 by Town Staff:

- No perennial, intermittent, or ephemeral streams or perennial waterbodies were identified on or near the property(ies) in question.
- Perennial, intermittent, or ephemeral streams, or perennial waterbodies, were identified on or near the property(ies) in question and shown on the attached map(s).

**A map showing water features, their Town flow classifications, presence of Jordan Watershed Riparian Buffers, and their approximate locations is attached. Origins or breakpoints that have been flagged in the field are marked on the map. Stream classification forms and additional site visit notes and maps are also attached.**

Other conditions exist which may affect the location of the Resource Conservation District or Jordan Watershed Riparian Buffer:














- FEMA floodzone is mapped in the area. Precise location of the Base Flood Elevation and associated Resource Conservation District must determined by a field survey commissioned by the owner or a representative.
- Segments of perennial or intermittent stream are piped in the area, as shown on the map. These segments do not have an associated Jordan Watershed Riparian Buffer.
- Possible Jurisdictional Wetlands have been identified in the area. A formal review by a professional certified in Jurisdictional Wetland Delineation is recommended.

\_\_\_\_\_  
Town Staff signature

11/22/2016  
date



# Stream Determination Area Map

- - - Ephemeral Stream
- · - Intermittent Stream
- Perennial Stream
-  Culverts
-  2-foot Contours
-  10-foot Contours
-  Buildings
-  Parcels
-  Site visited
-  Non-regulated Waterbody
-  Non-perennial Waterbody
-  Perennial Waterbody
-  Approximate Jordan Buffer
-  Ephemeral Breakpoint
-  Intermittent Breakpoint
-  Perennial Breakpoint

**Address:** 2217 Homestead Road

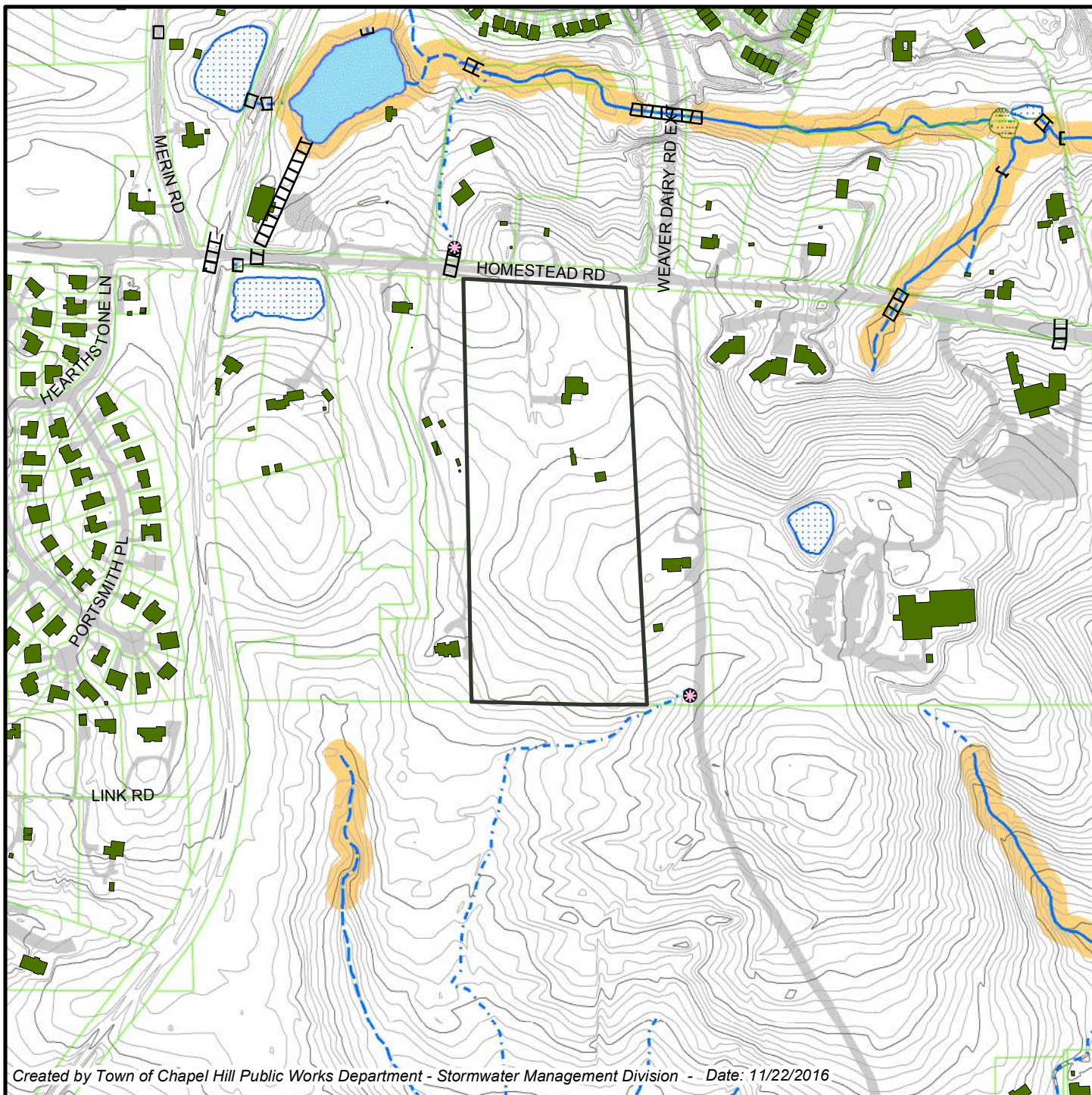
**Parcel ID:** 9870-90-7548



0 225 450 900 Feet

1 inch = 450 feet

Stream locations are approximate and must be verified by survey.  
 Buffers are measured from top of bank.





# USGS 24K Topographic / County Soil Survey Maps

 Site Parcel Boundary

**Address:** 2217 Homestead Rd

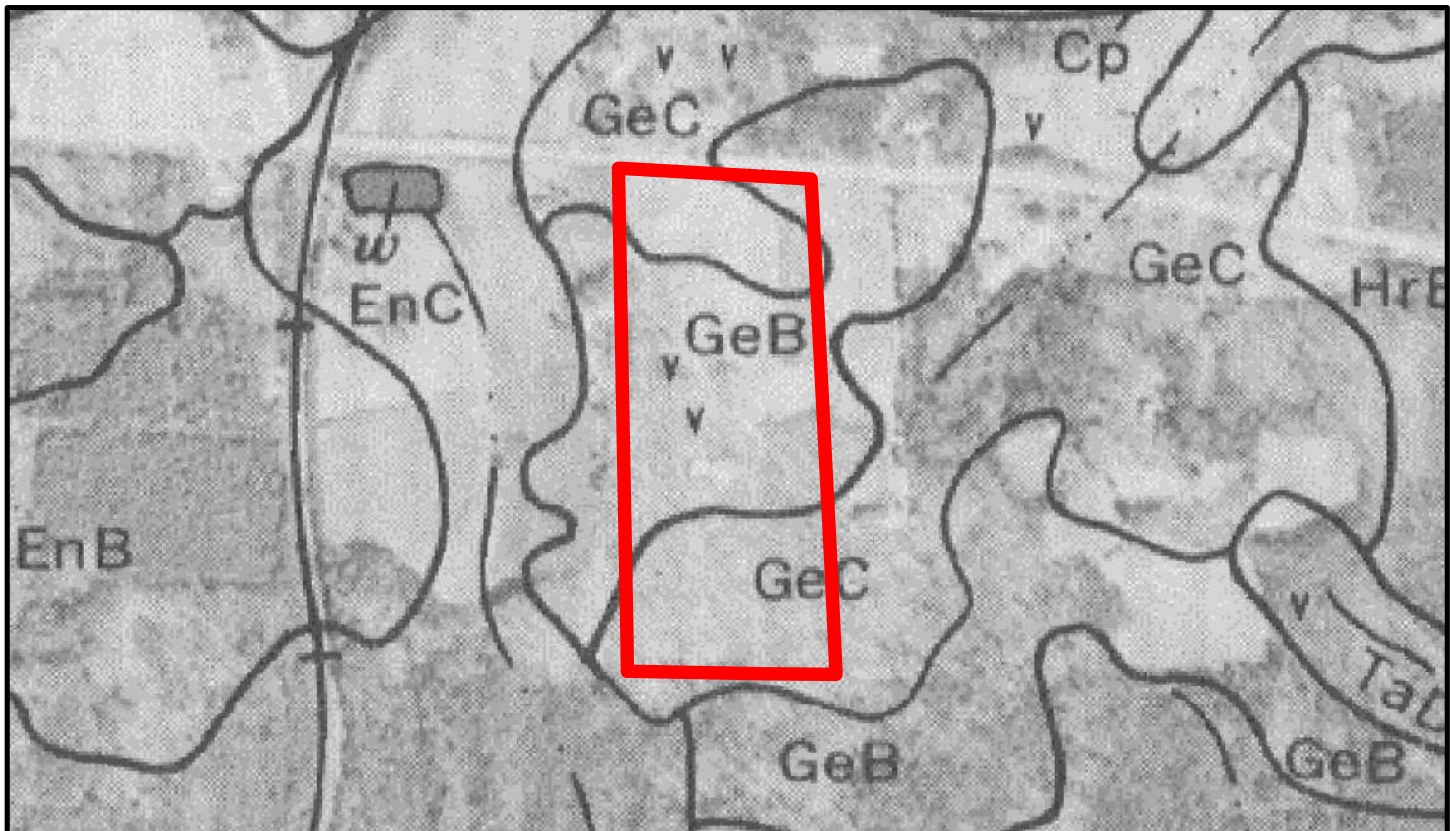
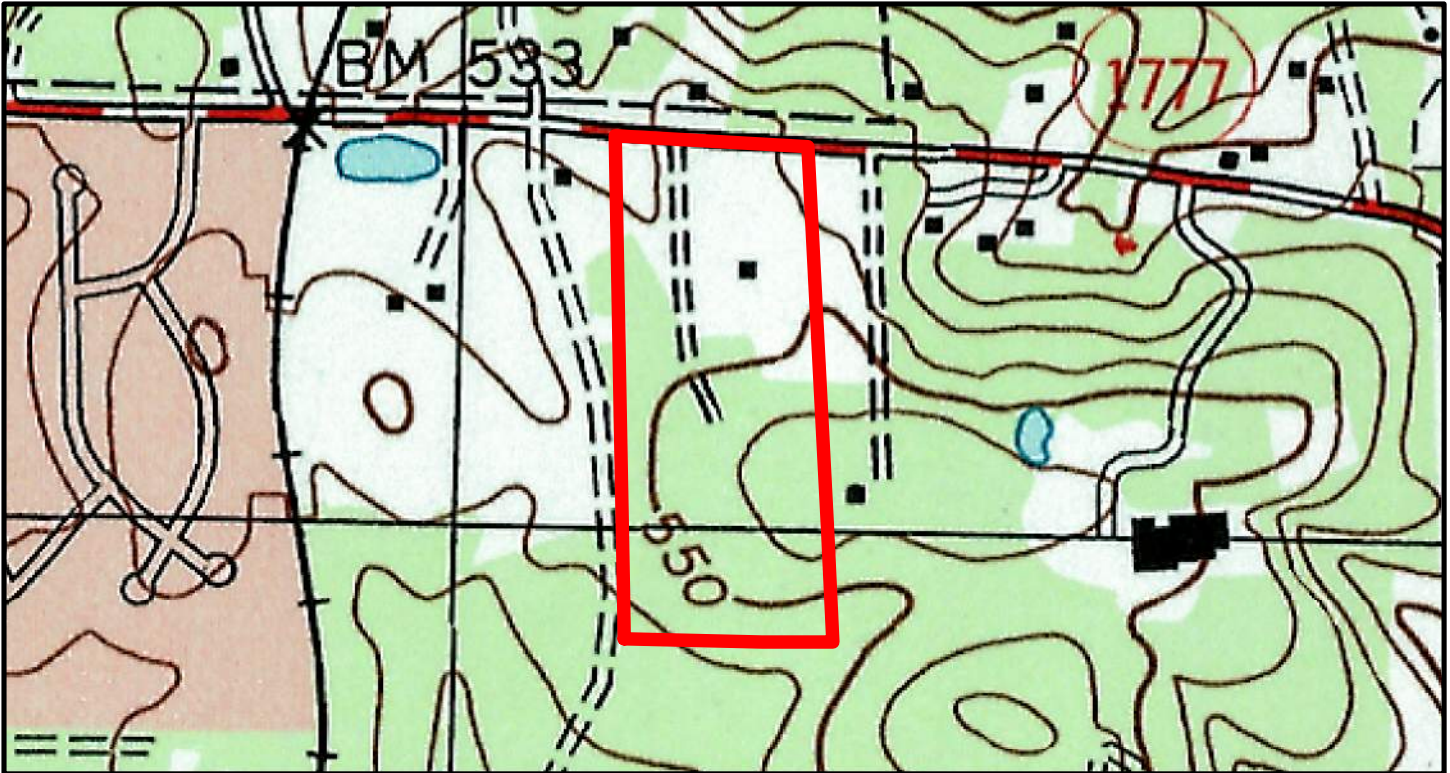
0 150 300 450 600 Feet

**Parcel ID:** 9870-90-7548



1 inch = 500 feet

Created by Town of Chapel Hill Public Works Department - Stormwater Management Division - 11/21/2016







201611181344

R2

NC DWQ Stream Identification Form Version 4.11

Date: <u>11/18/16</u>	Project Site: <u>2217 Harvestwood</u>	Latitude:
Evaluator: <u>DM</u>	County:	Longitude:
Total Points: Stream is at least intermediate (7.5-10) or perennial (8-10): <u>8.5</u>	Stream Determination (circle one) <u>Ephemeral</u> Intermittent Perennial	Other e.g. Quasi-Vernal:

A. Geomorphology (Subtotal = <u>2</u> )	Absent	Weak	Moderate	Strong
1. Continuity of channel bed and bank	0	1	2	3
2. Sinuosity of channel along the way	0	1	2	3
3. In-channel structure (ex. riffle-pool, step-pool, rubble-pool sequence)	0	1	2	3
4. Particle size of stream substrate	0	1	2	3
5. Active riffle floodplain	0	1	2	3
6. Depositional bars or benches	0	1	2	3
7. Recent alluvial deposits	0	1	2	3
8. Headcuts	0	1	2	3
9. Grade control	0	0.5	1	1.5
10. Natural valley	0	0.5	1	1.5
11. Second or greater order channel	No = 0		Yes = 3	

\*Artificial ditches are not rated; see discussions in manual

B. Hydrology (Subtotal = <u>1.5</u> )	Absent	Weak	Moderate	Strong
12. Presence of Baseflow	0	1	2	3
13. Iron oxidizing bacteria	0	1	2	3
14. Leaf litter	1.5	1	0.5	0
15. Sediment on plants or debris	0	0.5	1	1.5
16. Organic debris (logs or piles)	0	0.5	1	1.5
17. Soil-based evidence of high water table?	No = 0		Yes = 3	

C. Biology (Subtotal = <u>5</u> )	Absent	Weak	Moderate	Strong
18. Fibrous roots in streambed	3	2	1	0
19. Rooted upland plants in streambed	3	2	1	0
20. Macroinvertebrates (note diversity and abundance)	0	1	2	3
21. Aquatic Mollusks	0	1	2	3
22. Fish	0	0.5	1	1.5
23. Crayfish	0	0.5	1	1.5
24. Amphibians	0	0.5	1	1.5
25. Algae	0	0.5	1	1.5
26. Wetland plants in streambed	FACW = 0.75 OBL = 1.5 Other = 0			

\*Perennial streams may also be identified using other methods. See p. 38 of manual

Notes:

Sketch:



2016/11/18 1355

R3

NC DWQ Stream Identification Form Version 4.11

Date: 11/18/16	Project Site: 2217 Homestead	Latitude:
Evaluator: DM	County:	Longitude:
Total Points: 8.75 <small>Stream is at least intermittent (F&amp;F 19) or perennial (F&amp;F 30)</small>	Stream Determination (circle one): Ephemeral Intermittent Perennial	Other: e.g. Quag Name:

A. Geomorphology (Subtotal = 5.75)

	Absent	Weak	Moderate	Strong
1 <sup>1</sup> Continuity of channel bed and bank	0	1	2	3
2 Sinuosity of channel along the veg	0	1	2	3
3 In-channel structure (ex riffle-pool, step-pool, ripple-pool sequence)	0	1	2	3
4 Particle size of stream substrate	0	1	2	3
5 Active relief: floodplain	0	1	2	3
6 Depositional bars or benches	0	1	2	3
7 Recent alluvial deposits	0	1	2	3
8 Headcuts	0	1	2	3
9 Grade control	0	0.5	1	1.5
10 Natural valley	0	0.5	1	1.5
11 Second or greater order channel		No = 0		Yes = 3

<sup>1</sup>artificial ditches are not rated; see discussions in manual

B. Hydrology (Subtotal = 1.5)

12 Presence of Baseflow	0	1	2	3
13 Iron oxidizing bacteria	0	1	2	3
14 Leaf litter	1.5	1	0.5	0
15 Sediment on plants or debris	0	0.5	1	1.5
16 Organic debris lines or piles	0	0.5	1	1.5
17 Soil-based evidence of high water table?		No = 0		Yes = 3

C. Biology (Subtotal = 1.75)

18 Fibrous roots in streambed	3	2	1	0
19 Rooted wetland plants in streambed	0	2	1	0
20 Macroinvertebrate diversity and abundance	0	1	2	3
21 Aquatic Mollusks	0	1	2	3
22 Fish	0	0.5	1	1.5
23 Crayfish	0	0.5	1	1.5
24 Amphibians	0	0.5	1	1.5
25 Algae	0	0.5	1	1.5
26 Wetland plants in streambed		FACW = 0.75	OBL = 1.5	Other = 0

<sup>1</sup>perennial streams may a score identified using other methods. See p. 25 of manual

Notes:

Sketch: feature starts at a dip in adjacent green way, w/ runoff from greenway contributing flow



**PUBLIC WORKS DEPARTMENT  
STORMWATER MANAGEMENT DIVISION**

405 Martin Luther King, Jr. Blvd.  
Chapel Hill, NC 27514-5705  
Telephone (919) 969-7246  
Fax (919) 969-7276  
www.townofchapelhill.org

**Stream Determination Request  
AUTHORIZED AGENT FOR LEGAL REPRESENTATION FORM**

**PROPERTY LEGAL DESCRIPTION:**

PARCEL ID (PIN) 9870907548

STREET ADDRESS: 2217 HOMESTEAD ROAD

Please print:

Property Owner: Dr. William B. Wood

Property Owner: \_\_\_\_\_

The undersigned, owner(s) of the above described property, do hereby authorize

RICHARD GURLITZ of GURLITZ ARCHITECTURAL GROUP  
(Contractor/Agent) (Name of consulting firm if applicable)

to request a stream determination on this property and to act on my/our behalf and take all actions, I/we could have taken if present, necessary for the processing, issuance and acceptance of the stream determination for this property.

**Property Owner's Address** (if different than property above):

Owner Telephone: x919 942 6973 Email: bill.wood@chph.11@aol.com

We hereby certify the above information submitted is true and accurate to the best of our knowledge.

William B. Wood  
Owner Authorized Signature

11-17-2016  
Date

\_\_\_\_\_  
Owner Authorized Signature  
Richard Gurlitz  
Contractor/Agent Authorized Signature

\_\_\_\_\_  
Date  
11-17-2016  
Date

Please return form by email (dmilkereit@townofchapelhill.org), fax, or mail to the above address in care of the Stormwater Specialist. The form may also be dropped off at the Stormwater Management office at 208 N. Columbia Street, Chapel Hill, NC. For questions, please call (919) 969-RAIN.



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Fax (919) 969-7276  
www.townofchapelhill.org

## REQUEST FOR STREAM DETERMINATION

Stream determinations provide information used to determine whether the Town's Resource Conservation District (RCD) or Jordan Watershed Riparian Buffer Protection regulations apply to a property. Town staff will typically conduct a field visit to classify streams on the property(ies) indicated below within two weeks of a request, depending on weather conditions, staff availability, and scope of the request. Please note that stream determinations cannot be conducted within 48 hours of a rain event. There is no fee for stream determinations conducted by Town staff.

A stream determination report indicates the results of a stream classification. Stream classifications expire after five years. If a stream determination has been completed on or near the property(ies) listed below within the last five years, a site visit may not be required unless local hydrology has changed significantly or the stream classification has expired. If a site visit is not required, the stream determination will be based on a records review.

Requests may be emailed ([dmilkereit@townofchapelhill.org](mailto:dmilkereit@townofchapelhill.org)), faxed, dropped off at Town Hall or the Stormwater Office, or mailed to the above address in care of the "Stormwater Specialist."

Requestor's Name: RICHARD GURLITZ

Mailing Address: 121 S. ESTES DRIVE SUITE 100

City, State, ZIP: CHAPEL HILL, NC 27514

Phone / FAX / Email: 919-489-9000 RICHARD@GURLITZARCHITECTS.COM

Check method(s) for report to be sent:  US Mail  Email  FAX  Call for pickup

Signature of property owner or designated legal agent granting permission to Town Staff to enter the property(ies) indicated below for purposes of a Stream Determination:

 11.18.2016  
(Signature) (Date)

Owner Name(s): Dr. William Wood  
(Please print)

Company Name (if applicable): \_\_\_\_\_

Property Information	
Fill in both columns, <u>or</u> fill in Parcel ID Number (PIN) and attach a site map indicating location.	
Parcel ID Number (PIN)	Address / Location Description
<u>9870907548</u>	<u>2217 HOMESTEAD ROAD</u>

Where the **total area** of the property(ies) to visit is **over 3 acres**, please attach an as-built drawing or a topographic map with current landmarks.





HOMESTEAD RD – VIEW TO SE (ADJACENT SENIOR LIVING DEVELOPMENT SIGN)



HOMESTEAD RD - VIEW TO SOUTHEAST (TRAFFIC SIGNAL AT WEAVER DAIRY EXTENSION)





HOMESTEAD RD – VIEW TO SOUTH



HOMESTEAD RD – VIEW TO EAST (AT WESTERN MOST POINT)





HOMESTEAD RD – VIEW TO SOUTH AT CAROLINA NORTH GREENWAY ENTRY

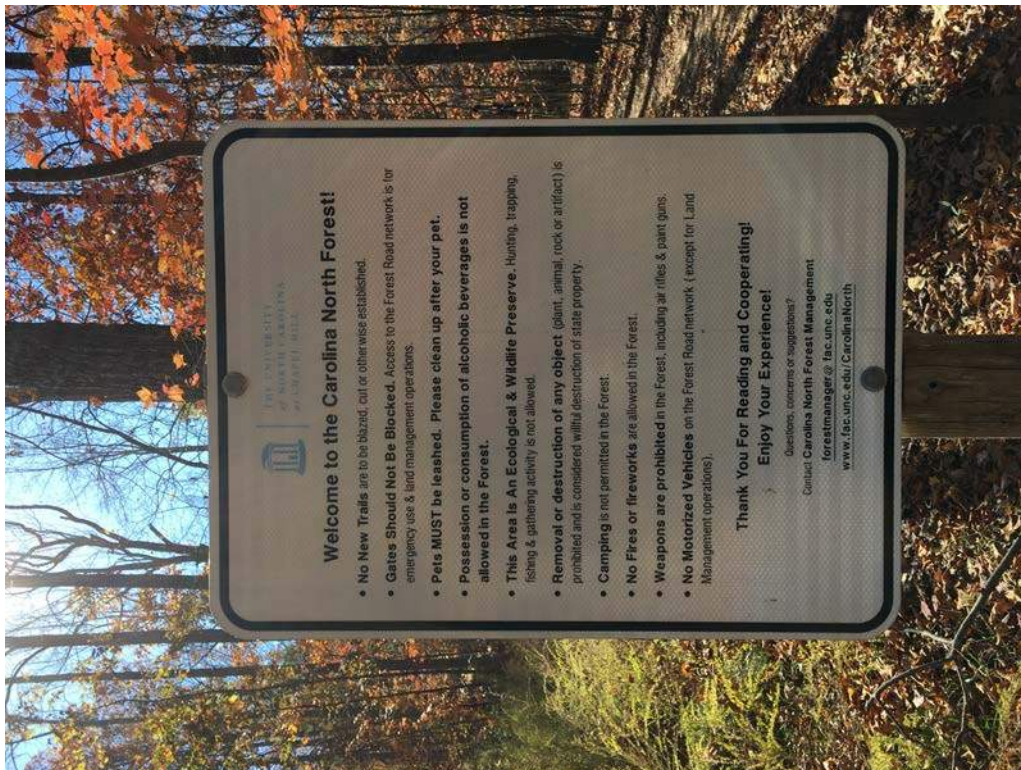


HOMESTEAD RD – VIEW WEST (AT WEAVER DAIRY EXTENSION/ GREENWAY TERMINUS)





CAROLINA NORTH GREENWAY - TRAIL MAP



CAROLINA NORTH FOREST – ENTRY SIGN (NEAR SOUTHERN PROPERTY LINE)





CAROLINA NORTH GREENWAY – VIEW TO NORTH & WEAVER DAIRY EXTENSION



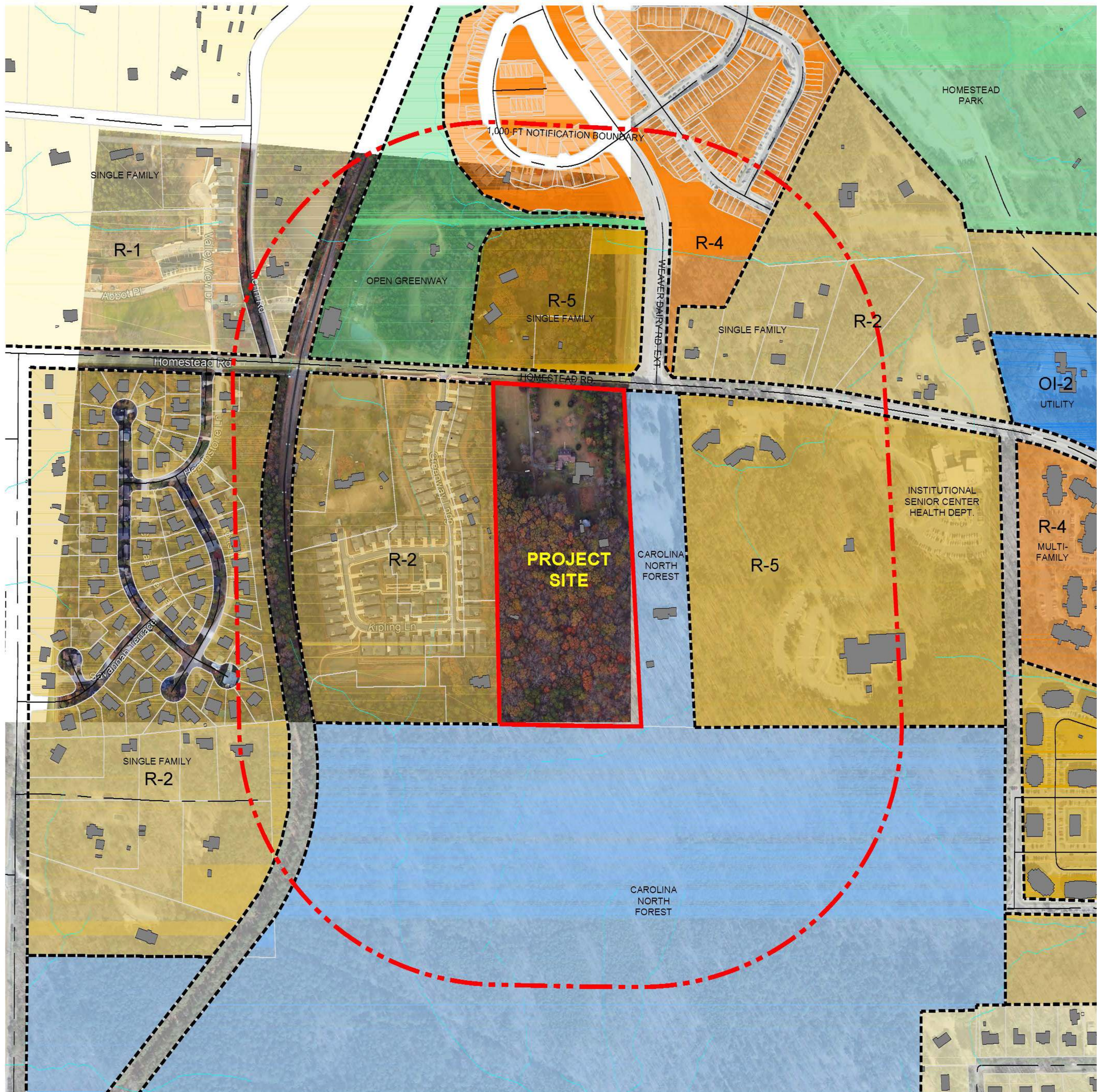
CAROLINA NORTH GREENWAY – VIEW TO WEST OF THE WOOD PROPERTY





CAROLINA NORTH FOREST – VIEW TO NORTH OF THE WOOD PROPERTY





**LEGEND**

- - - 1000' NOTIFICATION
- PROPERTY LINES
- PERENNIAL STREAM
- - - EPHEMERAL STREAM
- ZONING BOUNDARY

Homestead Road  
Tri Pointe

Chapel Hill, NC

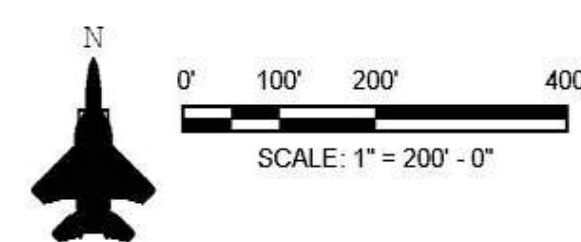
APN# 16062

CONCEPT PLAN  
SUBMITTAL SET  
NOT FOR CONSTRUCTION

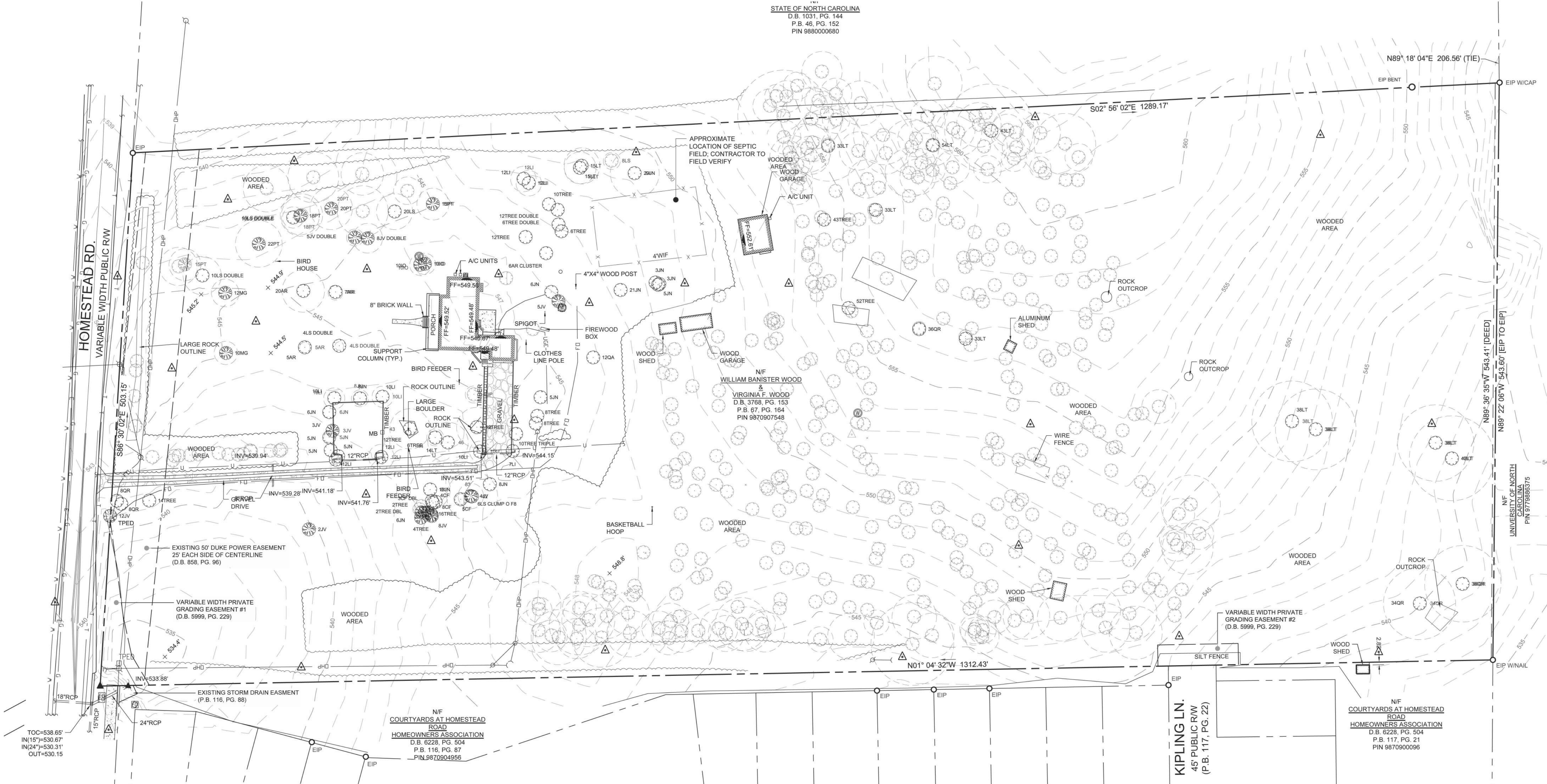
NOVEMBER 5, 2021

AREA MAP

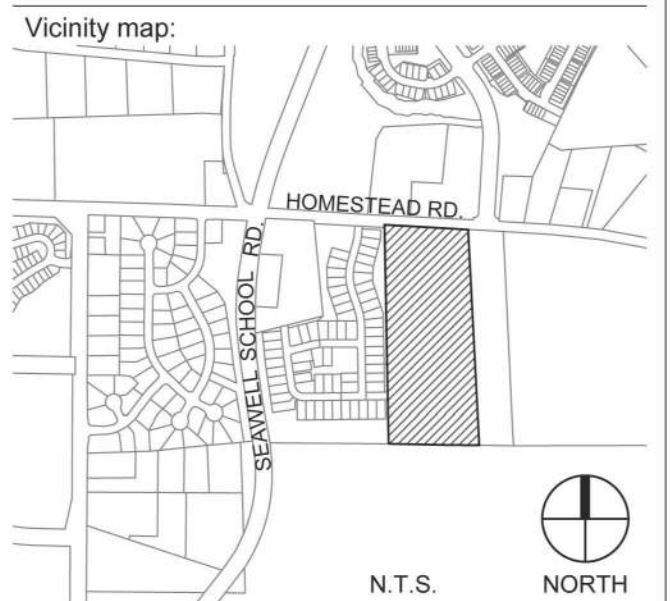
**1** AREA MAP  
Scale: 1" = 200'-0"



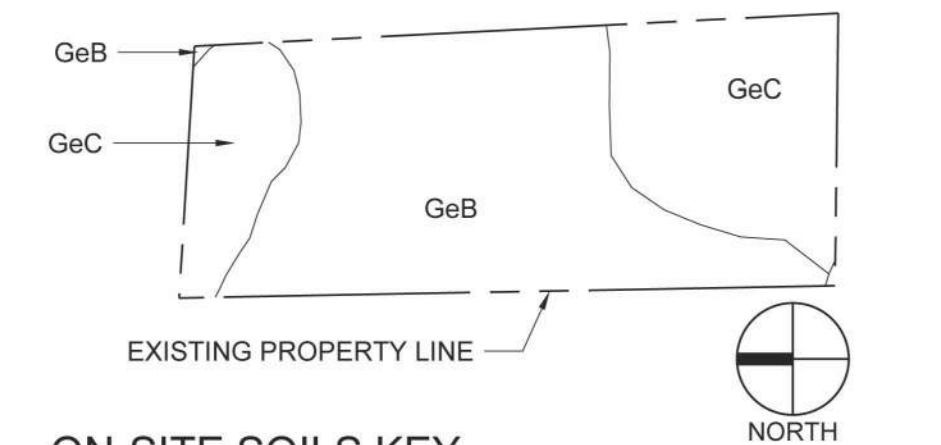




# HOMESTEAD ROAD TRI POINT



## CONCEPT PLAN



**ON-SITE SOILS KEY**  
 GeB GEORGEVILLE SILT LOAM - HYDROLOGIC SOILS CLASS B  
 GeC GEORGEVILLE SILT LOAM - HYDROLOGIC SOILS CLASS B

### LEGEND

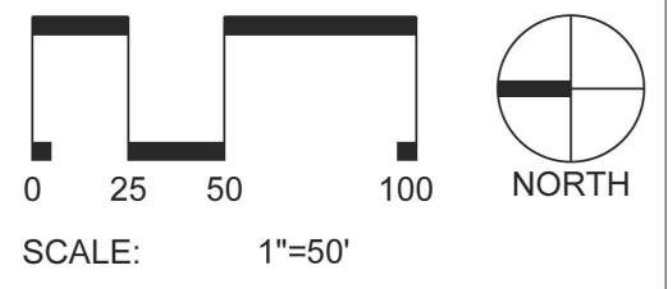
▲	SURVEY CONTROL POINT	○	BUSH
●	EXISTING IRON PIPE	-X-	WIRE FENCE
○	EXISTING IRON ROD	---	TREELINE
▲	COMPUTED POINT	-T-	UNDERGROUND TELEPHONE LINE
⊙	WELL	-FO-	UNDERGROUND FIBER OPTIC LINE
⊕	TELEPHONE PEDESTAL	-G-	UNDERGROUND GAS LINE
⊖	UTILITY POLE	-E-	UNDERGROUND ELECTRIC LINE
⊘	GUY WIRE	-W-	UNDERGROUND WATER LINE
•	BOLLARD	==	STORM DRAIN LINE
⊥	SIGN	-OHW-	OVERHEAD WIRES
⊕	MAILBOX	-U-	UNIDENTIFIED LINE
FF=267.18'	FINISHED FLOOR ELEVATION	---	UNKNOWN DESTINATION
○	DECIDUOUS TREE	---	CONCRETE SURFACE
○	CRITICAL ROOT ZONE FOR TREES TO BE REMOVED OR TO BE PROTECTED	---	REINFORCED CONCRETE PIPE
○	EVERGREEN TREE		

### TREE LEGEND

AR	RED MAPLE
IO	AMERICAN HOLLY
JN	BLACK WALNUT
JV	EASTERN RED CEDAR
LS	SWEETGUM
LT	TULIP POPLAR
MG	SOUTHERN MAGNOLIA
PT	LOBLOLLY PINE
OR	RED OAK
TREE	UNIDENTIFIED TREE
EXAMPLE: 10QR = 10" RED OAK	

### SURVEY NOTES:

- THIS SURVEY MAP IS INTENDED TO REPRESENT THE EXISTING CONDITIONS/TOPOGRAPHY ON A PORTION OF THE PROPERTY OF WILLIAM BANISTER WOOD AND VIRGINIA F. WOOD, PIN 9870907548, AND IS NOT A BOUNDARY SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN.
- THE PROPERTY LINES SHOWN HEREON HAVE BEEN CONFIRMED FROM A PARTIAL SURVEY BY STEWART ENGINEERING. PROPERTY LINES SHOWN TAKEN FROM DEED BOOK 3768 ON PAGE 153.
- THE STATE PLANE COORDINATES (SPC) FOR THIS PROJECT WERE PRODUCED WITH STATIC GPS OBSERVATIONS AND PROCESSED WITH ONLINE POSITIONING USER SERVICE(OPUS). THE NETWORK POSITIONAL ACCURACY OF THE OPUS DERIVED POSITION INFORMATION IS 0.70CM. THE FOLLOWING CORRS WERE USED BY OPUS-RS:  
 4. DK7583 NCVL WILSON CORRS ARP  
 5. DM3525 NCRE REIDSVILLE CORRS ARP  
 6. DL6900 NCZO ASHEBORO 2 CORRS ARP
- THIS DRAWING DOES NOT CONFORM TO N.C. GS47-30 AND THEREFORE IS NOT FOR RECORDATION.
- HORIZONTAL DATUM IS NAD 83(2011).
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FT. AREA COMPUTED BY COORDINATE GEOMETRY.
- ADDRESS: 2217 HOMESTEAD RD.
- NO MONUMENT FOUND WITHIN 2000 FEET.
- UTILITIES SHOWN HEREON ARE BASED SOLELY ON ABOVE-GROUND VISIBLE EVIDENCE AND UTILITY DESIGNATION/MARKING SERVICES PERFORMED BY STEWART INC. AS A PART OF THIS SURVEY. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE COMMENCING CONSTRUCTION.
- TREES SHOWN HEREON MAY NOT REPRESENT ALL VEGETATION ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS ZONED "R-2" (PER TOWN OF CHAPEL HILL ZONING MAP DATED FEBRUARY 2016).
- THE SUBJECT PROPERTY LIES IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN). BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3710987000J DATED 02/02/07.
- NO JURISDICTIONAL STREAMS OR WETLANDS PRESENT ON SUBJECT PROPERTY ACCORDING TO REPORT BY GEORGE K LANKFORD, LSS #1223, DATED JULY 31, 2017.
- CRITICAL ROOT ZONES IN LOCAL SOIL TYPES ARE SHOWN TO BE ONE (1) FOOT OF RADIUS (NOT DIAMETER) FOR EVER ONCE (1) INCH OF TRUCK DBH.

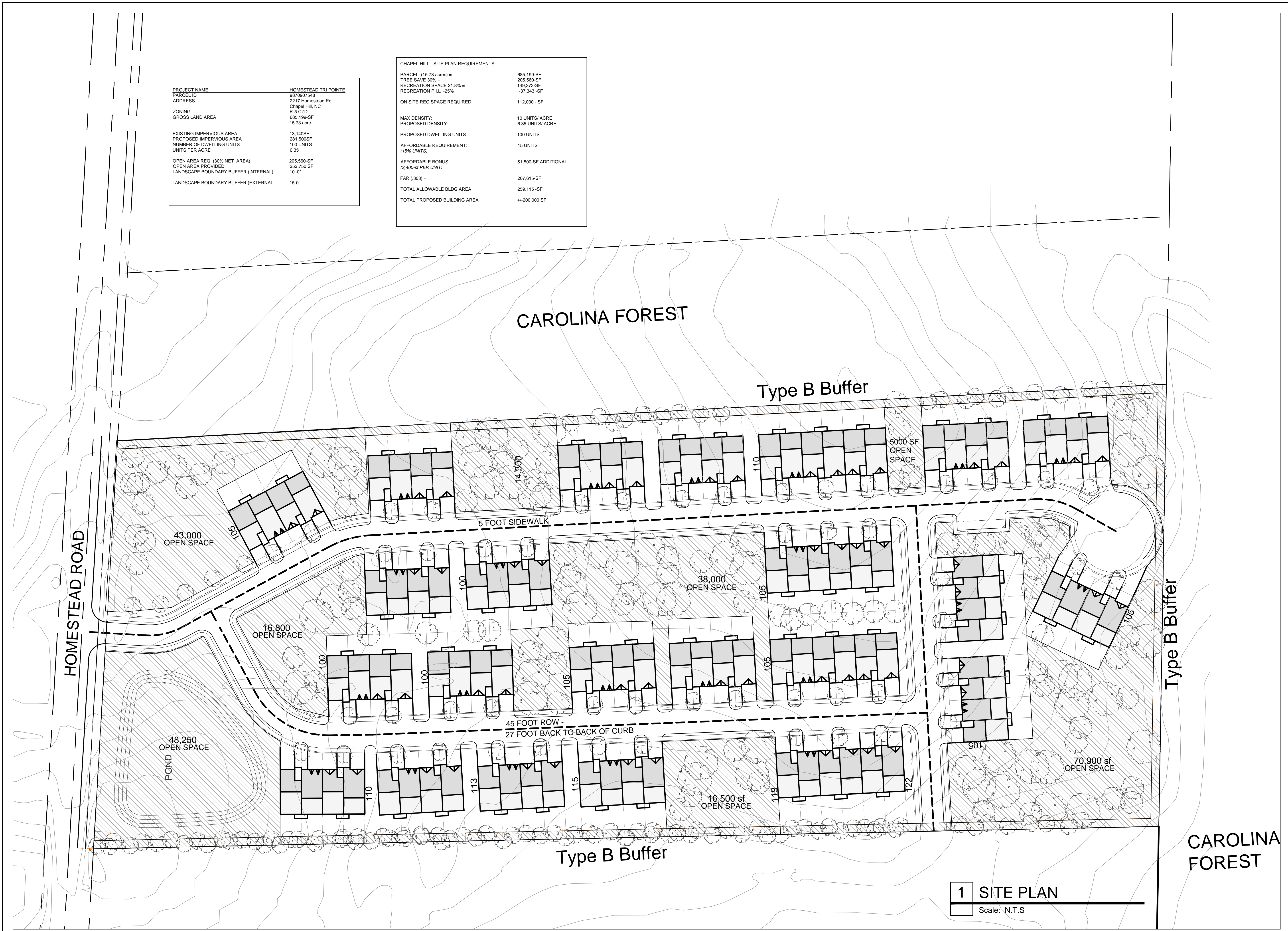


## EXISTING CONDITIONS PLAN



PROJECT NAME	HOMESTEAD TRI POINTE
PARCEL ID	9870907548
ADDRESS	2217 Homestead Rd. Chapel Hill, NC
ZONING	R-5 C2D
GROSS LAND AREA	685,199-SF 15.73 acre
EXISTING IMPERVIOUS AREA	13,140SF
PROPOSED IMPERVIOUS AREA	281,500SF
NUMBER OF DWELLING UNITS	100 UNITS
UNITS PER ACRE	6.35
OPEN AREA REQ. (30% NET AREA)	205,560-SF
OPEN AREA PROVIDED	252,750 SF
LANDSCAPE BOUNDARY BUFFER (INTERNAL)	10'-0"
LANDSCAPE BOUNDARY BUFFER (EXTERNAL)	15'-0"

CHAPEL HILL - SITE PLAN REQUIREMENTS:	
PARCEL: (15.73 acres) =	685,199-SF
TREE SAVE 30% =	205,560-SF
RECREATION SPACE 21.8% =	149,373-SF
RECREATION P.I.L. -25%	-37,343-SF
ON SITE REC SPACE REQUIRED	112,030 - SF
MAX DENSITY:	10 UNITS/ ACRE
PROPOSED DENSITY:	6.35 UNITS/ ACRE
PROPOSED DWELLING UNITS:	100 UNITS
AFFORDABLE REQUIREMENT:	15 UNITS
(15% UNITS)	
AFFORDABLE BONUS:	51,500-SF ADDITIONAL
(3,400-sf PER UNIT)	
FAR (.303) =	207,615-SF
TOTAL ALLOWABLE BLDG AREA	259,115 -SF
TOTAL PROPOSED BUILDING AREA	±200,000 SF



**1 SITE PLAN**  
Scale: N.T.S

**Concept Plan for  
Homestead Road  
Property**

Chapel Hill, NC  
APN# 21029

DATE	ISSUE	REV
11-12-21	FOR REVIEW	

Scale: As Noted  
Site Plan