CONDITIONAL ZONING
OF
HOMESTEAD GARDENS

PREPARED FOR:
SELF HELP VENTURES FUND
and
TOWN OF CHAPEL HILL

PIN# 9870-91-2947

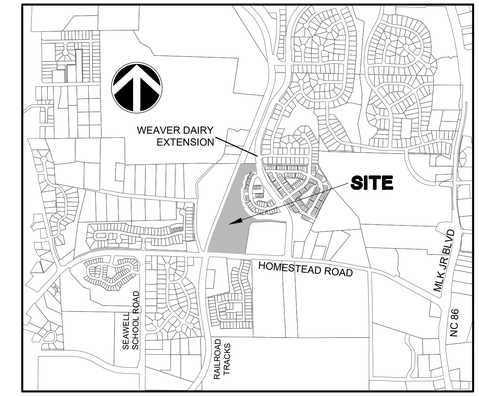
CZ MODIFICATION ORIGINAL SUBMITTAL: JUNE 21, 2023
CZ MODIFICATION LATEST SUBMITTAL: OCTOBER 16, 2023

J-30969.0000

PREPARED BY:

PRELIMINARY - NOT FOR CONSTRUCTION

THOMAS & HUTTON



VICINITY MAP
SCALE: 1" = 1200'

HOMESTEAD GARDENS
J-30969.0000
06.21.2023

SUBMITTAL HISTORY	
CZ MODIFICATION REVISIONS	10.16.23
CZ MODIFICATION REVISIONS	8.11.23
CZ MODIFICATION	6.21.23
SUBMITTED TO	DATE

NC 811.ORG
Know what's below. before you dig.

THOMAS & HUTTON
111 West Main Street
Durham, NC 27701
p.919.682.0368
www.thomasandhutton.com

ABBREVIATIONS

DBL	DOUBLE	FM	FORCE MAIN (SANITARY SEWER)	PC	POINT OF CURVE	TC	TOP OF CURB
BOT	BOTTOM	FP	FINISH PAD	PH	POST HYDRANT	TH	THROAT ELEVATION
CB	CATCH BASIN	FR	FRAME	PT	POINT OF TANGENT	TG	TOP OF GUTTER
CI	CURB INLET	GI	GRATE INLET	PVC	POLYVINYL CHLORIDE	TP	TOP OF PAVEMENT
CO	CLEAN OUT	GV	GATE VALVE	RCP	REINFORCED CONCRETE PIPE	TW	TOP OF WALK
CPP	CORRUGATED PLASTIC PIPE	HDPE	HIGH DENSITY POLYETHYLENE	RC	ROLL CURB INLET	TYP	TYPICAL
DBL	DOUBLE	HI	HOODED INLET	RCP	REINFORCED CONCRETE PIPE	VI	VALLEY INLET
DI	DITCH INLET	INV	INVERT ELEVATION	RI	ROOF INLET	W	WATER
DIP	DUCTILE IRON PIPE	JB	JUNCTION BOX	RJP	RESTRAINED JOINT PIPE	W/	WITH
EL	ELEVATION	LF	LINEAR FEET	R/W	RIGHT-OF-WAY	WV	WATER VALVE
ES	END SECTION	MAX	MAXIMUM	SD	STORM DRAINAGE	YI	YARD INLET
FES	FLARED END SECTION	MIN	MINIMUM	SDMH	STORM DRAINAGE MANHOLE	YI	YARD INLET
FG	FINISH GRADE	MH	MANHOLE	SF	SQUARE FEET		
FH	FIRE HYDRANT	OC	ON CENTER	SS	SANITARY SEWER		

DRAINAGE LEGEND

DESCRIPTION	EXISTING	PROPOSED
PIPE		
DITCH		
CURB INLET (CI) CATCH BASIN (CB)		
CURB INLET – RIGHT (CI) OR CATCH BASIN – RIGHT (CB)	OR	OR
CURB INLET – LEFT (CI) OR CATCH BASIN – LEFT (CB)	OR	OR
CURB INLET – BOTH (CI) OR CATCH BASIN – LEFT (CB)	OR	OR
CONTROL STRUCTURE (CS)		
DITCH INLET (DI)		
GRATE INLET (GI)		
HOODED INLET (HI)	OR	OR
JUNCTION BOX (JB)		
MANHOLE (SDMH)		
ROLL CURB INLET (RC)		
ROOF INLET (RI)		
YARD INLET (YI)		
FLARED END SECTION (FES)		

WATER LEGEND

DESCRIPTION	EXISTING	PROPOSED
WATER MAIN	10"W	10"W
SINGLE SERVICE LATERAL		
DOUBLE SERVICE LATERAL		
VALVE AND BOX		
FIRE HYDRANT W/VALVE & BOX		
POST HYDRANT		
REDUCER		
BACKFLOW PREVENTOR		
CROSS		
TEE		
90° BEND – HORIZONTAL		
45° BEND – HORIZONTAL		
22-½° BEND – HORIZONTAL		
11-¼° BEND – HORIZONTAL		
BEND – VERTICAL		
CAP		

OTHER UTILITIES LEGEND

DESCRIPTION	EXISTING
NATURAL GAS	UGG UGG
TELEPHONE	OHT OHT
UNDERGROUND TELEPHONE	UTL UTL
ELECTRICITY	OHP OHP
UNDERGROUND ELECTRICITY	UGP UGP

SEWER LEGEND

DESCRIPTION	EXISTING	PROPOSED
GRAVITY PIPE	SS	
SINGLE SERVICE LATERAL		
DOUBLE SERVICE LATERAL		
MANHOLE		
CLEANOUT		
FORCEMAIN	10"FM 10"FM	10"FM 10"FM
VALVE AND BOX		
FLUSH HYDRANT		
REDUCER		
BACKFLOW PREVENTOR		
CROSS		
TEE		
90° BEND – HORIZONTAL		
45° BEND – HORIZONTAL		
22-½° BEND – HORIZONTAL		
11-¼° BEND – HORIZONTAL		
BEND – VERTICAL		
PLUG \ CAP		

SCOPE CHANGES REQUESTED IN CZ MODIFICATION APPLICATION

RESIDENTIAL DENSITY:
REDUCE THE TOTAL UNITS FROM 126 TO A RANGE OF 65–103 UNITS
THE PLANS SHOW 89 UNITS TOTAL

PARKING:
REQUEST ADDITION OF MODIFICATION TO ALLOW UP TO A 15% REDUCTION IN LUMO REQUIRED PARKING

BUILT SQUARE FOOTAGE:
REDUCE THE TOTAL BUILDING SQUARE FOOTAGE FROM A MAXIMUM OF 181,575 SF TO A MAXIMUM OF 130,285 SF

Sheet List Table

Sheet Number	Sheet Title
C0	COVER SHEET
G0.1	GENERAL NOTES, INDEX, & LEGEND
D1.1	EXISTING CONDITIONS & DEMOLITION PLAN
C1.1	SITE PLAN - OVERALL
C1.2	SITE PLAN - SOUTH
C1.3	SITE PLAN - CENTER
C1.4	SITE PLAN - NORTH
C1.5	SITE DETAILS
C1.6	SITE DETAILS
C1.7	SITE DETAILS - FENCES AND WALLS
C1.8	SITE DETAILS - TRAIL
~~C2.1~~	~~WATER & SEWER PLAN - OVERALL~~
~~C2.2~~	~~WATER & SEWER PLAN - SOUTH~~
~~C2.3~~	~~WATER & SEWER PLAN - CENTER~~
~~C2.4~~	~~WATER & SEWER PLAN - NORTH~~
~~C2.5~~	~~SEWER DETAILS~~
~~C2.6~~	~~SEWER DETAILS~~
~~C2.7~~	~~WATER DETAILS~~
~~C2.8~~	~~WATER DETAILS~~
C3.1	PAVING GRADING & DRAINAGE - OVERALL
C3.2	PAVING GRADING & DRAINAGE - SOUTH
C3.3	PAVING GRADING & DRAINAGE - CENTER
C3.4	PAVING GRADING & DRAINAGE - NORTH
C3.5	DRAINAGE DETAILS
~~L1.1~~	~~LANDSCAPE PLAN - OVERALL~~
~~L1.2~~	~~LANDSCAPE PLAN - SOUTH~~
~~L1.3~~	~~LANDSCAPE PLAN - CENTER~~
~~L1.4~~	~~LANDSCAPE PLAN - NORTH~~
~~L1.5~~	~~LANDSCAPE CALCULATIONS~~
~~L1.6~~	~~LANDSCAPE DETAILS~~

SITE DATA

PIN: 9870-91-2947

OWNER: TOWN OF CHAPEL HILL

ENVIRONMENTAL CONSTRAINTS: JORDAN BUFFER
RESOURCE CONSERVATION DISTRICT

TOTAL PARCEL LAND AREA: 540,536.53 SF / 12.41 AC (NET)

HOMESTEAD FRONTAGE: 586.43 LF, RIGHT OF WAY WIDTH 75'
586.43 x 37.5 = 21,991.125

WEAVER DAIRY EXT FRONTAGE: 113.20 LF (NORTH) + 25.15 LF (SOUTH),
RIGHT OF WAY WIDTH: 100'
138.35 X 50' = 6,917.5

GROSS LAND AREA: 569,445.16 SF / 13.07 AC

EXISTING ZONING: R-SS-CZD

PROPOSED LAND DISTURBANCE: 373,270 sf / 8.6 AC

EXISTING IMPERVIOUS ON-SITE: 18,442 SF / 0.34 AC

PROPOSED IMPERVIOUS ON-SITE: 170,018 SF
3.9 AC

PROPOSED USE

TOWNHOMES:
0-8 UNITS X 3 BEDROOM
13-21 UNITS X 2 BEDROOM
0-8 X 1 BEDROOM
(POTENTIAL FOR UP TO 8X3 BEDROOM UNITS TO BE CONVERTED TO 2 BEDROOM + ADU)

APARTMENTS:
22 X 1 BEDROOM
28 X 2 BEDROOM
6 x 3 BEDROOM

DUPLEXES:
8 UNITS X 3 BEDROOM
4 UNITS X 4 BEDROOM
89 UNITS

TOTAL SQUARE FOOTAGE PROPOSED: 130,385 sf

PROPOSED RCD DISTURBANCE
UPLAND ZONE: 12,600 SF
MANAGED ZONE: 9,350 SF
STREAMSIDE ZONE: 14,675 SF

PROPOSED RCD IMPERVIOUS
UPLAND ZONE: 175 SF
MANAGED ZONE: 0 SF
STREAMSIDE ZONE: 1,300 SF

FLOOR AREA RATIO

TOTAL ALLOWED FLOOR AREA
PER CZ APPROVAL 2021-6-19: 181,575 SF
TOTAL PROPOSED FLOOR AREA: 130,385 SF

PARKING

MINIMUM REQUIRED:
1 SPACE PER 1 BDRM = 22x1 = 22
1.4 / 2 BDRM = 41x1.4 = 57
1.75 / 3 BDRM = 22x1.75 = 39
2 / 4 BDRM = 4x2 = 8
MINIMUM 126 SPACES

MAXIMUM ALLOWED:
1.25 / 1 BDRM = 22 x1.25 = 28
1.75 / 2 BDRM = 41x1.75 = 72
2.25 / 3 BDRM = 22x2.25 = 50
2.5 / 4 BDRM = 4x2.5 = 10
MAXIMUM 160 SPACES

PROVIDED:
95 STANDARD SPACES
1 MOTORCYCLE SPACE
3 LARGE VEHICLE/VAN SPACES
+ 8 ADA SPACES (ALL VAN ACCESSIBLE)
107 SPACES TOTAL

REQUEST FOR 15% PARKING REDUCTION MODIFICATION

SPACES SERVED BY EV CHARGING STATIONS:
REQUIRED: 3% = 3.21 SPACES
PROVIDED: 3.7% = 4 SPACES
NOTE: 22 SPACES MUST BE EV-STATION- READY WITH CONDUIT INSTALLED DURING SITE CONSTRUCTION

BICYCLE PARKING

89 UNITS

REQUIRED:
1 SPACE PER 4 UNITS = 22.25 SPACES
Residential: 10% short term = 2 (OUTSIDE)
90% long term = 21 (PROTECTED)

PROVIDED:
4 SPACES (2 LOOPS) OUTSIDE –
1 loop at basketball court
1 loop at middle apartment area
22 PROTECTED SPACES IN OUTDOOR PROTECTED AREAS AND WITHIN BUILDINGS
3 loops / 6 spaces at common shelter
18 4'x6' lockable porch closets at townhomes

NO.	REVISIONS	BY	DATE
2	~~REVISED SITE DATA – TRAIL ACCESS FOR MAINTENANCE~~ SITE LAYOUT REVISION	WLR	8.29.23
1	REVISED SITE DATA	WLR	8.11.23

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DURHAM, NC 27701
919.682.0368
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GENERAL NOTES, INDEX, AND LEGEND

HOMESTEAD GARDENS

PROJECT LOCATION:
2200 Homestead Road
Chapel Hill, NC

CLIENT:
Self-Help Ventures Fund
301 West Main Street
Durham, NC 27701
Attn: Tucker Bartlett

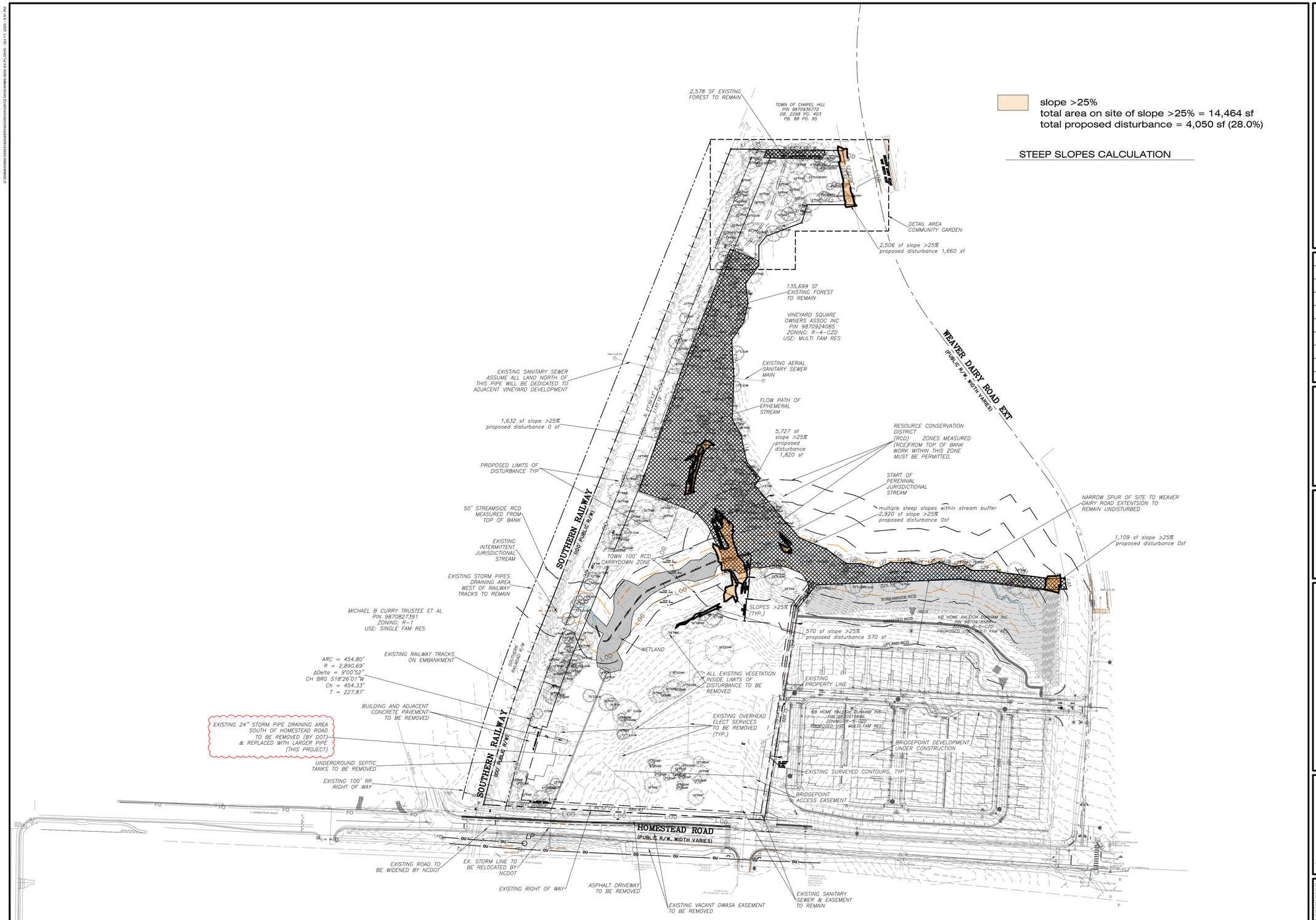
DATUM: HORIZ.: NAV83 VERT.: NAVD88

JOB NO:	30969.0000
DATE:	06.21.2023
DRAWN:	WLR/MPM
DESIGNED:	WLR
REVIEWED:	WLR/PBR
APPROVED:	
SCALE:	

G0.1

slope >25%
total area on site of slope >25% = 14,464 sf
total proposed disturbance = 4,050 sf (28.0%)

STEEP SLOPES CALCULATION



NO.	REVISIONS	BY	DATE
2	SITE LAYOUT REVISION	WLR	10.17.23
1	REVISED PER TRT COMMENTS	WLR	8.11.23

NORTH CAROLINA PROFESSIONAL SEAL 035905 ENGINEER PRESTON B ROYSTER

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EXISTING CONDITIONS & DEMOLITION PLAN

HOMESTEAD GARDENS

PROJECT LOCATION:
2200 Homestead Road
Chapel Hill, NC

CLIENT:
Self-Help Ventures Fund
301 West Main Street
Durham, NC 27701
Attn: Tucker Bartlett

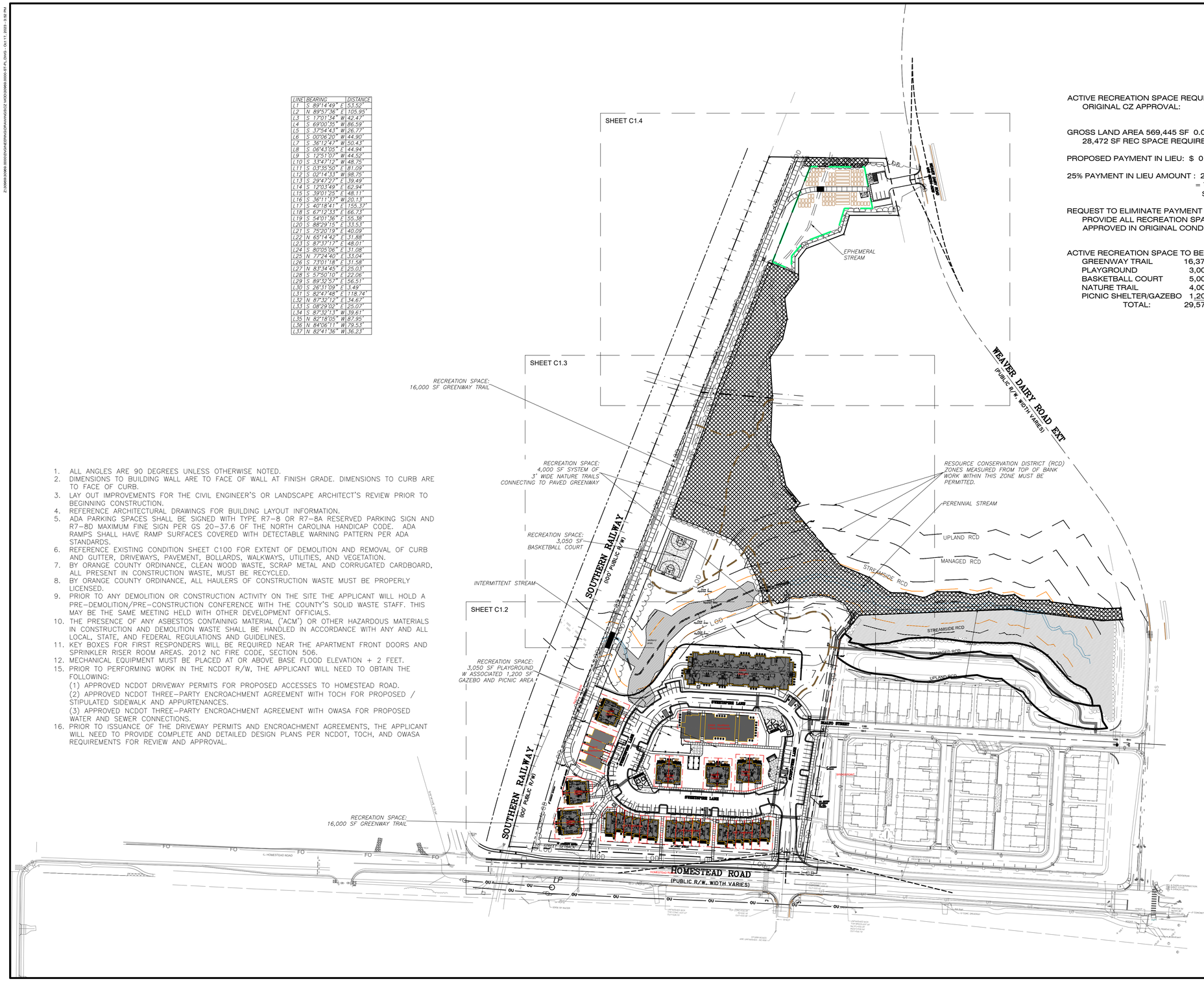
100 0 50 100
GRAPHIC SCALE:
1 INCH = 100 FEET

DATUM: HORIZ.:NAV83 VERT.: NAVD88

JOB NO:	30969.0000
DATE:	06.21.2023
DRAWN:	WLR,MPM,MTC
DESIGNED:	WLR,MPM
REVIEWED:	WLR,PBR
APPROVED:	
SCALE:	1" = 100'

D1.1

LINE	BEARING	DISTANCE
L1	S 89°14'49" E	53.52'
L2	N 89°57'36" E	105.95'
L3	S 17°01'34" W	42.47'
L4	S 69°00'35" W	86.59'
L5	S 37°54'43" W	26.77'
L6	S 00°06'20" W	44.90'
L7	S 36°12'47" W	50.43'
L8	S 06°43'05" E	44.94'
L9	S 12°51'07" W	44.52'
L10	S 33°47'12" W	48.75'
L11	S 03°35'50" E	81.09'
L12	S 02°14'33" W	98.75'
L13	S 29°47'27" E	39.49'
L14	S 12°03'49" E	62.94'
L15	S 39°01'25" E	48.11'
L16	S 36°11'37" W	20.13'
L17	S 40°18'41" E	155.32'
L18	S 67°12'33" E	66.73'
L19	S 54°01'36" E	55.38'
L20	S 88°29'15" E	33.53'
L21	S 75°20'19" E	40.09'
L22	N 65°14'42" E	31.88'
L23	S 87°37'17" E	48.01'
L24	S 80°05'06" E	31.08'
L25	N 77°24'40" E	33.04'
L26	S 73°01'18" E	31.58'
L27	N 83°34'45" E	25.03'
L28	S 57°50'10" E	22.06'
L29	S 89°32'57" E	56.51'
L30	S 26°31'09" E	1.49'
L31	S 82°47'48" E	118.74'
L32	N 87°32'12" E	34.67'
L33	S 08°29'02" E	25.03'
L34	S 87°32'13" W	39.61'
L35	N 82°18'05" W	87.95'
L36	N 84°06'11" W	79.53'
L37	N 82°41'36" W	36.23'



1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. DIMENSIONS TO BUILDING WALL ARE TO FACE OF WALL AT FINISH GRADE. DIMENSIONS TO CURB ARE TO FACE OF CURB.
3. LAY OUT IMPROVEMENTS FOR THE CIVIL ENGINEER'S OR LANDSCAPE ARCHITECT'S REVIEW PRIOR TO BEGINNING CONSTRUCTION.
4. REFERENCE ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT INFORMATION.
5. ADA PARKING SPACES SHALL BE SIGNED WITH TYPE R7–8 OR R7–8A RESERVED PARKING SIGN AND R7–8D MAXIMUM FINE SIGN PER GS 20–37.6 OF THE NORTH CAROLINA HANDICAP CODE. ADA RAMPS SHALL HAVE RAMP SURFACES COVERED WITH DETECTABLE WARNING PATTERN PER ADA STANDARDS.
6. REFERENCE EXISTING CONDITION SHEET C100 FOR EXTENT OF DEMOLITION AND REMOVAL OF CURB AND GUTTER, DRIVEWAYS, PAVEMENT, BOLLARDS, WALKWAYS, UTILITIES, AND VEGETATION.
7. BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE, MUST BE RECYCLED.
8. BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE MUST BE PROPERLY LICENSED.
9. 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.
10. THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIAL ('ACM') 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.
11. KEY BOXES FOR FIRST RESPONDERS WILL BE REQUIRED NEAR THE APARTMENT FRONT DOORS AND SPRINKLER RISER ROOM AREAS. 2012 NC FIRE CODE, SECTION 506.
12. MECHANICAL EQUIPMENT MUST BE PLACED AT OR ABOVE BASE FLOOD ELEVATION + 2 FEET.
15. PRIOR TO PERFORMING WORK IN THE NCDOT R/W, THE APPLICANT WILL NEED TO OBTAIN THE FOLLOWING:
    (1) APPROVED NCDOT DRIVEWAY PERMITS FOR PROPOSED ACCESSES TO HOMESTEAD ROAD.
    (2) APPROVED NCDOT THREE–PARTY ENCROACHMENT AGREEMENT WITH TOCH FOR PROPOSED / STIPULATED SIDEWALK AND APPURTENANCES.
    (3) APPROVED NCDOT THREE–PARTY ENCROACHMENT AGREEMENT WITH OWASA FOR PROPOSED WATER AND SEWER CONNECTIONS.
16. PRIOR TO ISSUANCE OF THE DRIVEWAY PERMITS AND ENCROACHMENT AGREEMENTS, THE APPLICANT WILL NEED TO PROVIDE COMPLETE AND DETAILED DESIGN PLANS PER NCDOT, TOCH, AND OWASA REQUIREMENTS FOR REVIEW AND APPROVAL.

ACTIVE RECREATION SPACE REQUIRED PER ORIGINAL CZ APPROVAL: 29,570 SF

GROSS LAND AREA 569,445 SF 0.05 (R-SS-CZD) = 28,472 SF REC SPACE REQUIRED

PROPOSED PAYMENT IN LIEU: $ 0

25% PAYMENT IN LIEU AMOUNT : 29,570 SF X $12
= 7,392.5 SF X $ 12
$ 88,710

REQUEST TO ELIMINATE PAYMENT IN LIEU AND PROVIDE ALL RECREATION SPACE ON SITE AS APPROVED IN ORIGINAL CONDITIONAL ZONING.

ACTIVE RECREATION SPACE TO BE PROVIDED:

GREENWAY TRAIL	16,370 SF
PLAYGROUND	3,000 SF
BASKETBALL COURT	5,000 SF
NATURE TRAIL	4,000 SF
PICNIC SHELTER/GAZEBO	1,200 SF
TOTAL:	29,570 SF

NO.	REVISIONS	BY	DATE
2	~~TRAIL REVISION - PARK~~ MAINTENANCE ACCESSSITE LAYOUT REVISION	WLR	8.29.23
1	STREAM LABELS, REC. SPACE NOTES & LABELS	WLR	8.11.23

NORTH CAROLINA PROFESSIONAL SEAL ENGINEER THOMAS & HUTTON

PRELIMINARY - NOT FOR CONSTRUCTION

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SITE PLAN - OVERALL

HOMESTEAD GARDENS

PROJECT LOCATION:
2200 Homestead Road
Chapel Hill, NC

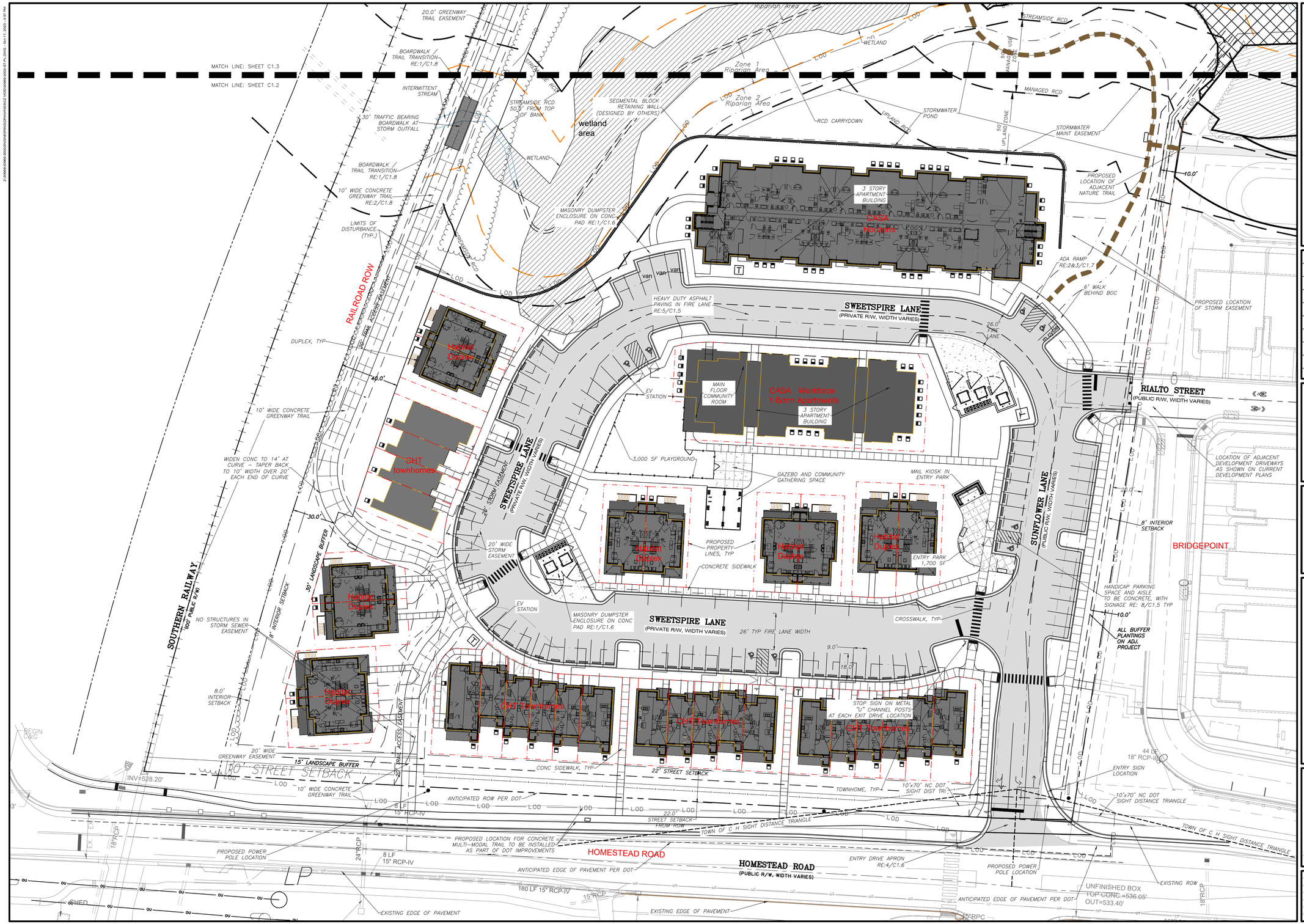
CLIENT:
Self-Help Ventures Fund
301 West Main Street
Durham, NC 27701
Attn: Tucker Bartlett

100 0 50 100
GRAPHIC SCALE:
1 INCH = 100 FEET

DATUM: HORIZ.:NAV83 VERT.: NAVD88

JOB NO:	30969.0000
DATE:	06.21.2023
DRAWN:	WLR,MPM,MTC
DESIGNED:	WLR,MPM
REVIEWED:	WLR,PBR
APPROVED:	
SCALE:	1" = 100'

C1.1



NO.	REVISIONS	BY	DATE
2	~~TRAIL REVISION - PARK~~ MAINTENANCE ACCESSSITE LAYOUT REVISION	WLR	8.29.23
1	MOVED DUMPSTER AREA, STREAM LABELS, SIGN, SDTS	WLR	8.11.23

NORTH CAROLINA PROFESSIONAL SEAL ENGINEER PRESTON B ROTSTER

PRELIMINARY - NOT FOR CONSTRUCTION

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SITE PLAN - SOUTH

HOMESTEAD GARDENS

PROJECT LOCATION:
2200 Homestead Road
Chapel Hill, NC

CLIENT:
Self-Help Ventures Fund
301 West Main Street
Durham, NC 27701
Attn: Tucker Bartlett

30 0 15 30
GRAPHIC SCALE:
1 INCH = 30 FEET

DATUM: HORIZ.:NAV83 VERT.: NAVD88

JOB NO:	30969.0000
DATE:	06.21.2023
DRAWN:	WLR,MPM,MTC
DESIGNED:	WLR,MPM
REVIEWED:	WLR,PBR
APPROVED:	
SCALE:	1" = 30'

C1.2

NO.	REVISIONS	BY	DATE
2	~~TRAIL REVISION - PARK~~ MAINTENANCE ACCESSSITE ~~LAYOUT REVISION~~	WLR	8.29.23
1	ADDED STREAM LABELS	WLR	8.11.23

NORTH CAROLINA PROFESSIONAL SEAL ENGINEER PRESTON B ROYSTER

PRELIMINARY - NOT FOR CONSTRUCTION

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SITE PLAN - CENTER

HOMESTEAD GARDENS

PROJECT LOCATION:
2200 Homestead Road
Chapel Hill, NC

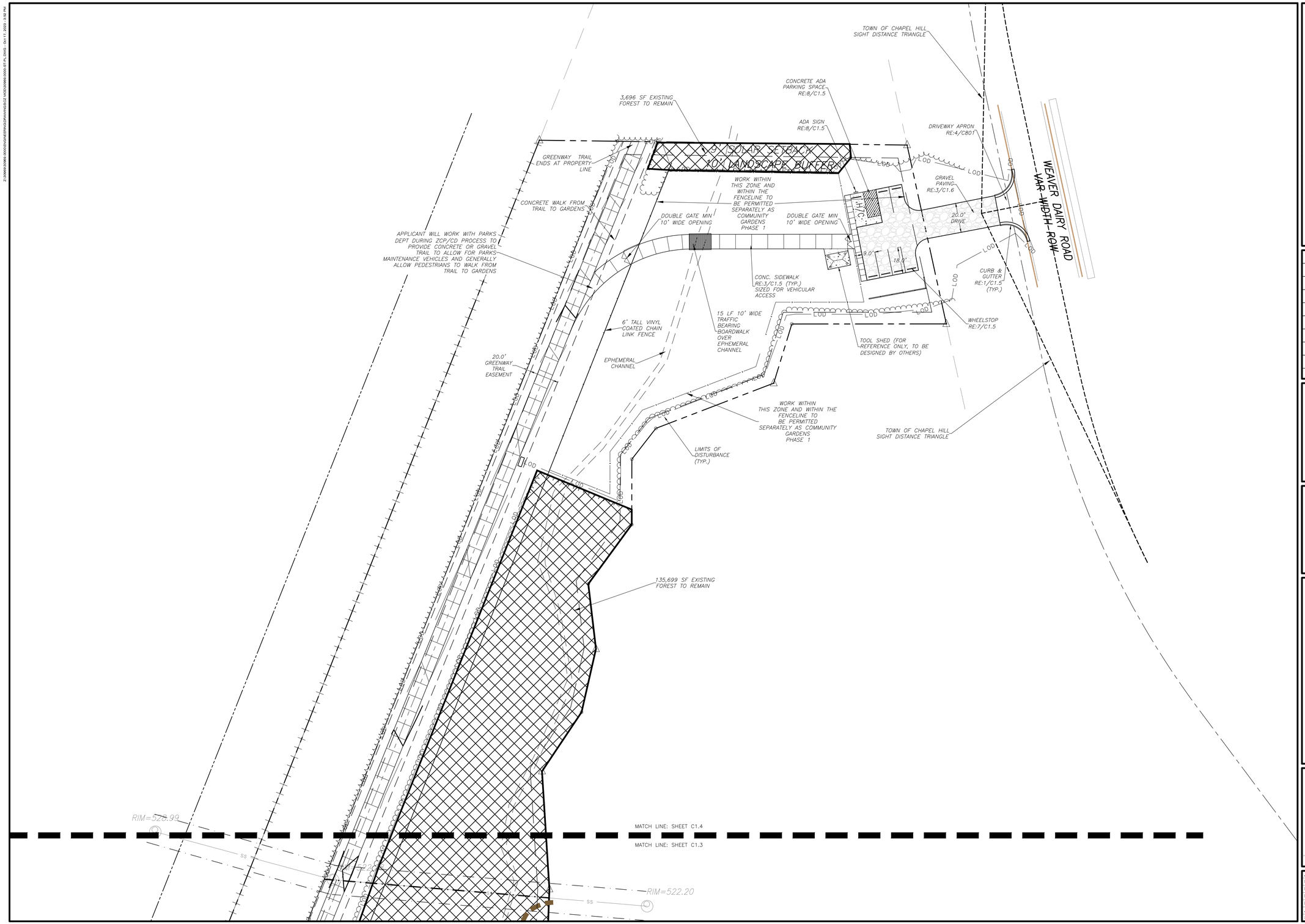
CLIENT:
Self-Help Ventures Fund
301 West Main Street
Durham, NC 27701
Attn: Tucker Bartlett

30 0 15 30
GRAPHIC SCALE:
1 INCH = 30 FEET

DATUM: HORIZ.:NAV83 VERT.: NAVD88

JOB NO:	30969.0000
DATE:	06.21.2023
DRAWN:	WLR,MPM,MTC
DESIGNED:	WLR,MPM
REVIEWED:	WLR,PBR
APPROVED:	
SCALE:	1" = 30'

C1.3



NO.	REVISIONS	BY	DATE
2	~~TRAIL REVISION - PARK~~ MAINTENANCE ACCESSSITE ~~LAYOUT REVISION~~	WLR	8.29.23
1	PLAN LABELS, REVISED SIDEWALK, SDTS	WLR	8.11.23

NORTH CAROLINA PROFESSIONAL SEAL 045399 ENGINEER PRESTON B ROYSTER

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SITE PLAN - NORTH

HOMESTEAD GARDENS

PROJECT LOCATION:
2200 Homestead Road
Chapel Hill, NC

CLIENT:
Self-Help Ventures Fund
301 West Main Street
Durham, NC 27701
Attn: Tucker Bartlett

30 0 15 30
GRAPHIC SCALE:
1 INCH = 30 FEET

DATUM: HORIZ.:NAV83 VERT.: NAVD88

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DRAWN:	WLR,MPM,MTC
DESIGNED:	WLR,MPM
REVIEWED:	WLR,PBR
APPROVED:	
SCALE:	1" = 30'

C1.4

CONTRACTOR SHALL SUBMIT DRAWINGS PREPARED, SIGNED, AND SEALED BY A QUALIFIED LICENSED NORTH CAROLINA PROFESSIONAL ENGINEER FOR REVIEW AND APPROVAL BY THE ARCHITECT, OWNER, AND ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING FOR AND OBTAINING ANY PERMITS REQUIRED BY THE TOWN OF CHAPEL HILL FOR THE RETAINING WALLS.

1 CONSTRUCTION, SUBMITTAL, AND PERMIT NOTE

1. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF CHAPEL HILL AND NCDOT STANDARDS AND SPECIFICATIONS.
3. CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (1-800-632-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL".
4. CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
5. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
6. SOIL UNDER BUILDING PAD, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. THESE SOILS SHALL BE COMPACTED AS SPECIFIED UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER. ANY UNDERCUT OF SOILS IN THESE AREAS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER & OWNER. THE UNDERCUT SOILS SHALL ALSO QUANTIFIED BY THE GEOTECHNICAL ENGINEER.
7. ALL GRADING MUST PRODUCE SURFACE DRAINAGE ADEQUATE TO PREVENT STANDING WATER OR WET LAWN AREAS, AND TO ENSURE THAT ALL STORM WATER FLOWS TO INLETS OR OTHER POINTS OF DISCHARGE.
8. CONNECT ALL ROOF LEADERS AND DOWNSPOUTS TO STORM DRAINAGE SYSTEM WITH PVC PIPE. SEE ARCHITECTURAL PLANS FOR LOCATIONS.
9. CURB INLETS: PROVIDE PRE-CAST CURB INLET HOODS AND COVERS STATING, "DUMP NO WASTE! DRAINS TO JORDAN LAKE", IN ACCORDANCE WITH THE SPECIFICATIONS OF THE TOWN STANDARD DETAIL SD-5A, FOR ALL NEW CURB INLETS FOR PRIVATE, TOWN AND STATE RIGHTS-OF-WAY.
10. BW (BOTTOM OF WALL) ELEVATION IS FINISH GRADE, NOT THE FOOTING. REFERENCE RETAINING WALL PLANS/DETAILS FOR DEPTH OF FOOTING.
11. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL PROPOSED WALLS FOR REVIEW BY ENGINEER, ARCHITECT, AND OWNER. WALL PLANS SHALL BE PREPARED, SIGNED, AND SEALED BY A LICENSED NC PROFESSIONAL ENGINEER. CONTRACTOR AND/OR WALL DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR WALL CONSTRUCTION. WALLS SHALL BE DESIGNED TO ACCOUNT FOR AND ACCOMODATE ALL UTILITIES, PIPING, LANDSCAPING, AND ALL APPLIED LOADING.

2 GRADING AND STORM DRAINAGE NOTES

FOR ALL SIDEWALKS/CURB RAMPS THE FOLLOWING APPLIES:

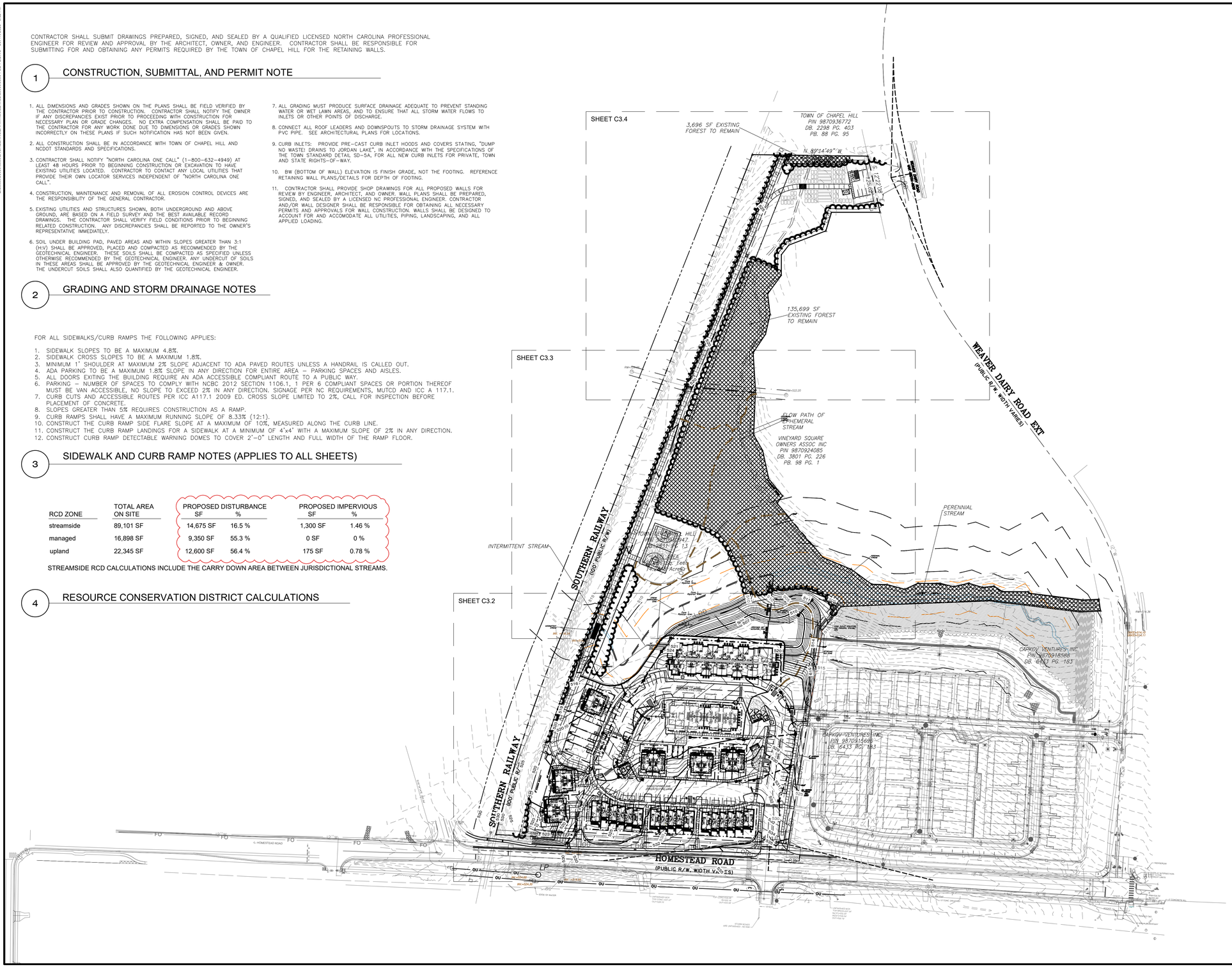
1. SIDEWALK SLOPES TO BE A MAXIMUM 4.8%.
2. SIDEWALK CROSS SLOPES TO BE A MAXIMUM 1.8%.
3. MINIMUM 1' SHOULDER AT MAXIMUM 2% SLOPE ADJACENT TO ADA PAVED ROUTES UNLESS A HANDRAIL IS CALLED OUT.
4. ADA PARKING TO BE A MAXIMUM 1.8% SLOPE IN ANY DIRECTION FOR ENTIRE AREA – PARKING SPACES AND AISLES.
5. ALL DOORS EXITING THE BUILDING REQUIRE AN ADA ACCESSIBLE COMPLIANT ROUTE TO A PUBLIC WAY.
6. PARKING – NUMBER OF SPACES TO COMPLY WITH NCBC 2012 SECTION 1106.1, 1 PER 6 COMPLIANT SPACES OR PORTION THEREOF MUST BE VAN ACCESSIBLE, NO SLOPE TO EXCEED 2% IN ANY DIRECTION. SIGNAGE PER NC REQUIREMENTS, MUTCD AND ICC A 117.1.
7. CURB CUTS AND ACCESSIBLE ROUTES PER ICC A117.1 2009 ED. CROSS SLOPE LIMITED TO 2%, CALL FOR INSPECTION BEFORE PLACEMENT OF CONCRETE.
8. SLOPES GREATER THAN 5% REQUIRES CONSTRUCTION AS A RAMP.
9. CURB RAMPS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 8.33% (12:1).
10. CONSTRUCT THE CURB RAMP SIDE FLARE SLOPE AT A MAXIMUM OF 10%, MEASURED ALONG THE CURB LINE.
11. CONSTRUCT THE CURB RAMP LANDINGS FOR A SIDEWALK AT A MINIMUM OF 4'x4' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
12. CONSTRUCT CURB RAMP DETECTABLE WARNING DOMES TO COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR.

3 SIDEWALK AND CURB RAMP NOTES (APPLIES TO ALL SHEETS)

RCD ZONE	TOTAL AREA ON SITE	PROPOSED DISTURBANCE SF	PROPOSED DISTURBANCE %	PROPOSED IMPERVIOUS SF	PROPOSED IMPERVIOUS %
streamside	89,101 SF	14,675 SF	16.5 %	1,300 SF	1.46 %
managed	16,898 SF	9,350 SF	55.3 %	0 SF	0 %
upland	22,345 SF	12,600 SF	56.4 %	175 SF	0.78 %

STREAMSIDE RCD CALCULATIONS INCLUDE THE CARRY DOWN AREA BETWEEN JURISDICTIONAL STREAMS.

4 RESOURCE CONSERVATION DISTRICT CALCULATIONS



NO.	REVISIONS	BY	DATE
2	SITE LAYOUT REVISION	MPM	10.17.23
1	STREAM LABELS & SHEET NOTES	WLR	8.11.23

NORTH CAROLINA PROFESSIONAL SEAL 035909 ENGINEER PRESTON B ROYSTER

PRELIMINARY - NOT FOR CONSTRUCTION

THOMAS & HUTTON

111 West Main Street • Durham, NC 27701 • 919.688.5646

www.thomasandhutton.com

GRADING & DRAINAGE PLAN - OVERALL

HOMESTEAD GARDENS

PROJECT LOCATION:
2200 Homestead Road
Chapel Hill, NC

CLIENT:
Self-Help Ventures Fund
301 West Main Street
Durham, NC 27701
Attn: Tucker Bartlett

100 0 50 100
GRAPHIC SCALE:
1 INCH = 100 FEET

DATUM: HORIZ.:NAV83 VERT.: NAVD88

JOB NO:	30969.0000
DATE:	06.21.2023
DRAWN:	WLR,MPM,MTC
DESIGNED:	WLR,MPM
REVIEWED:	WLR,PBR
APPROVED:	
SCALE:	1" = 100'

C3.1

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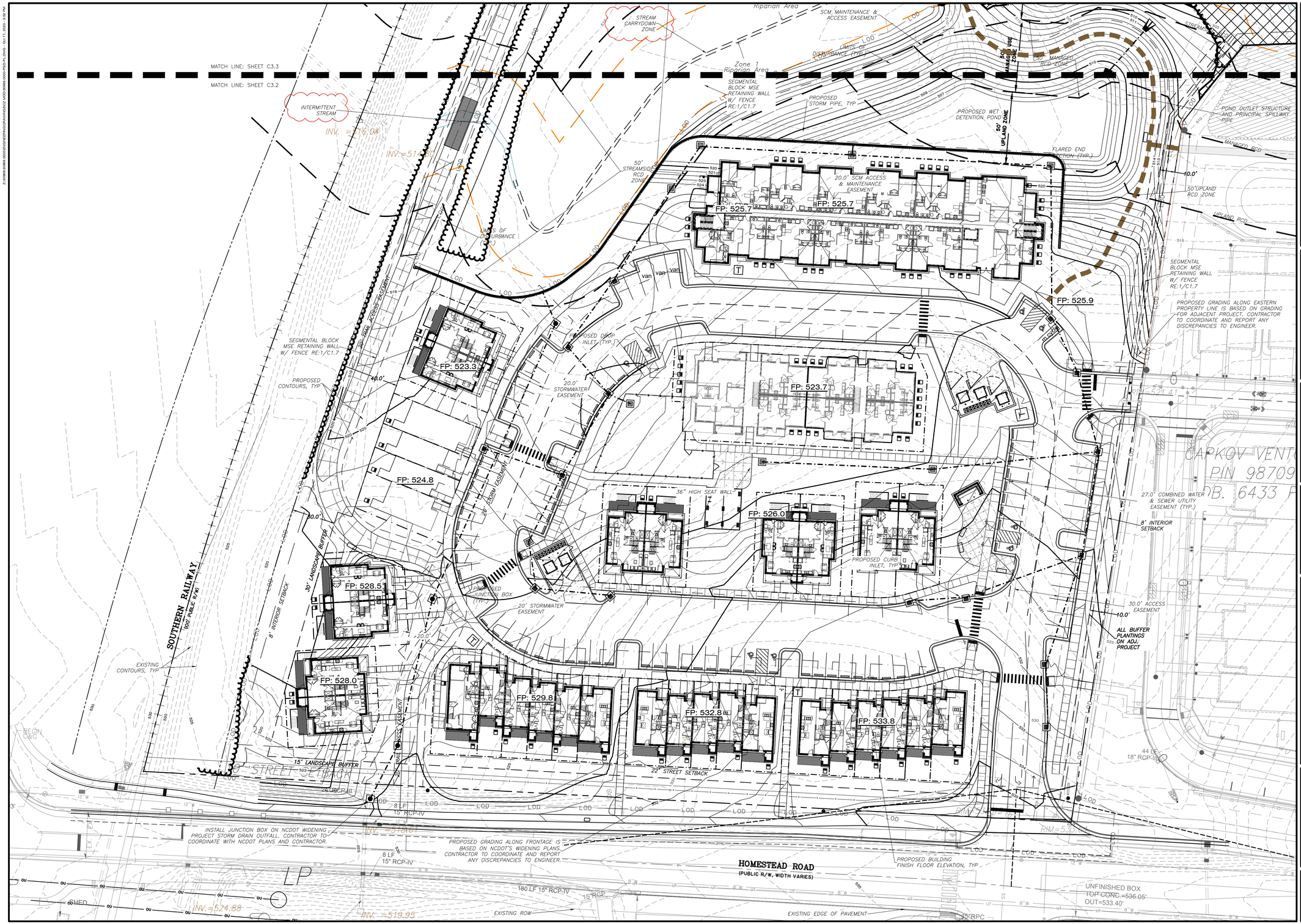

NO.	REVISIONS	BY	DATE
2	SITE LAYOUT REVISION	MPM	10.17.23
1	ADDED STREAM LABELS	WLR	8.11.23

NORTH CAROLINA PROFESSIONAL SEAL ENGINEER RESTON B ROYSTER

PRELIMINARY - NOT FOR CONSTRUCTION

THOMAS & HUTTON

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www.thomasandhutton.com

GRADING & DRAINAGE PLAN - SOUTH

HOMESTEAD GARDENS

PROJECT LOCATION:
2200 Homestead Road
Chapel Hill, NC

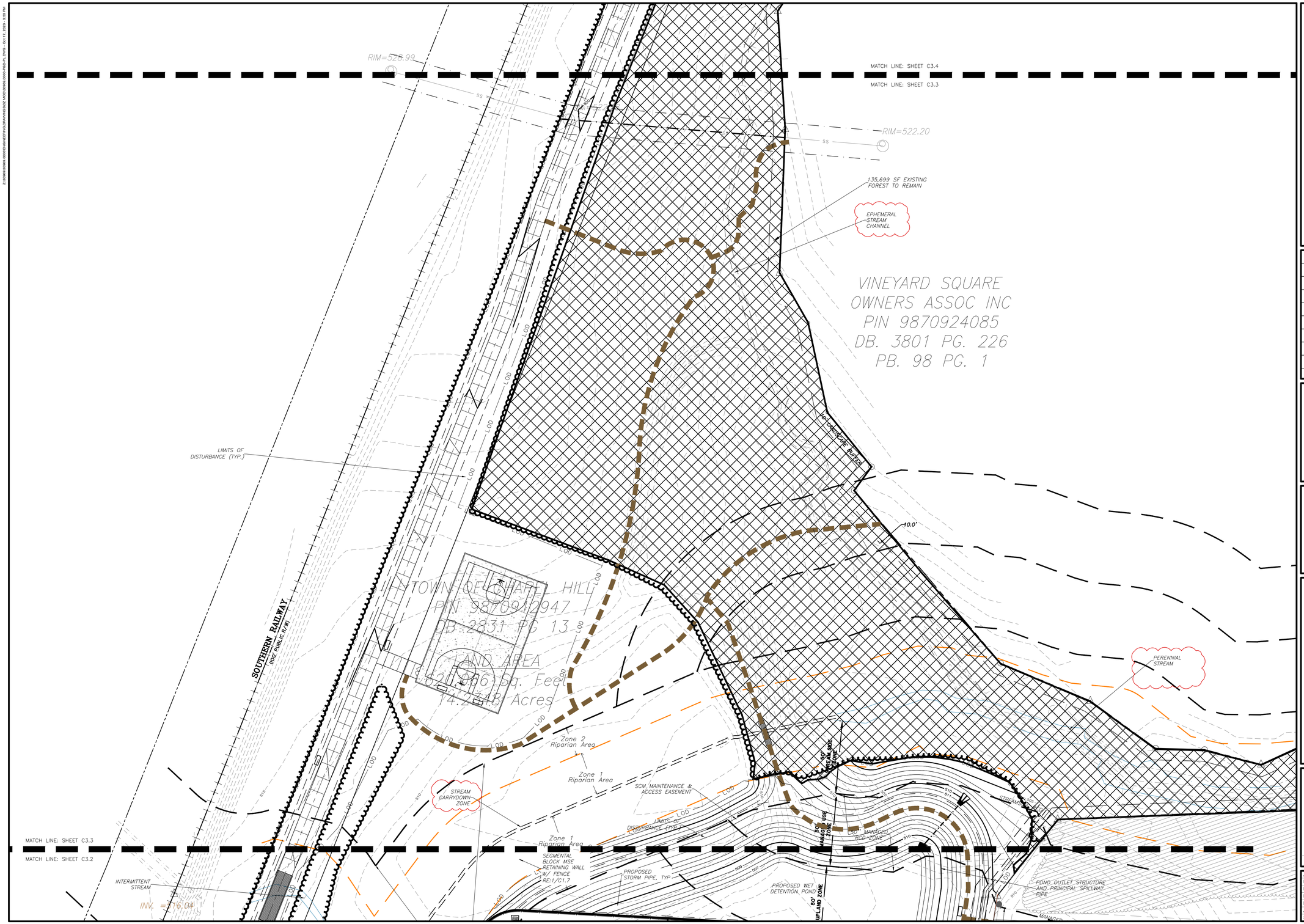
CLIENT:
Self-Help Ventures Fund
301 West Main Street
Durham, NC 27701
Attn: Tucker Bartlett

30 0 15 30
GRAPHIC SCALE:
1 INCH = 30 FEET

DATUM: HORIZ.:NAV83 VERT.: NAVD88

JOB NO:	30969.0000
DATE:	06.21.2023
DRAWN:	WLR,MPM,MTC
DESIGNED:	WLR,MPM
REVIEWED:	WLR,PBR
APPROVED:	
SCALE:	1" = 30'

C3.2



NO.	REVISIONS	BY	DATE
2	SITE LAYOUT REVISION	MPM	10.17.23
1	ADDED STREAM LABELS	WLR	8.11.23

NORTH CAROLINA PROFESSIONAL SEAL ENGINEER PRESTON B ROYSTER

PRELIMINARY - NOT FOR CONSTRUCTION

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GRADING & DRAINAGE PLAN - CENTER

HOMESTEAD GARDENS

PROJECT LOCATION:
2200 Homestead Road
Chapel Hill, NC

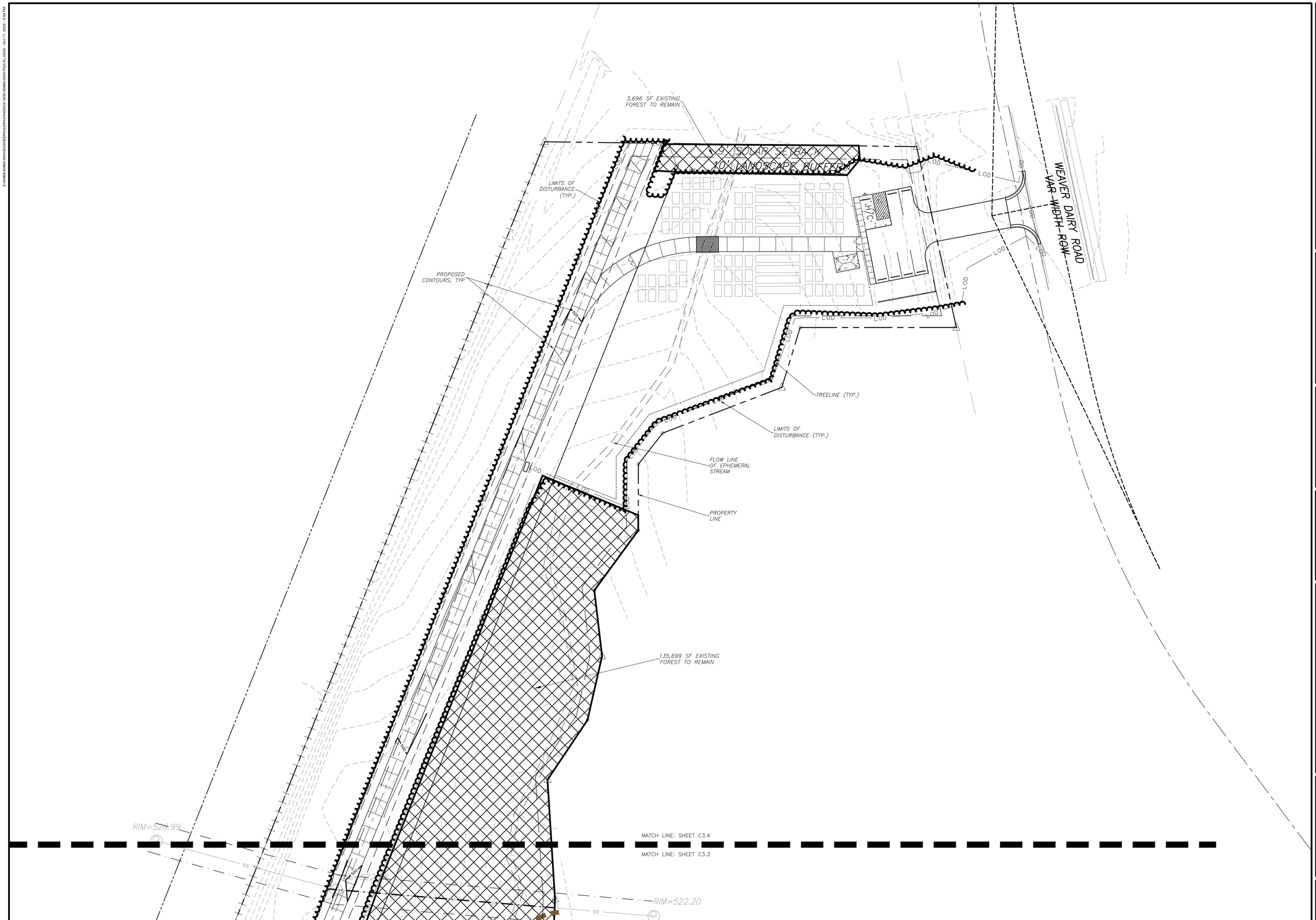
CLIENT:
Self-Help Ventures Fund
301 West Main Street
Durham, NC 27701
Attn: Tucker Bartlett

30 0 15 30
GRAPHIC SCALE:
1 INCH = 30 FEET

DATUM: HORIZ.:NAV83 VERT.: NAVD88

JOB NO:	30969.0000
DATE:	06.21.2023
DRAWN:	WLR,MPM,MTC
DESIGNED:	WLR,MPM
REVIEWED:	WLR,PBR
APPROVED:	
SCALE:	1" = 30'

C3.3



NO.	REVISIONS	BY	DATE
1	SITE LAYOUT REVISION	MPM	10.17.23

NORTH CAROLINA PROFESSIONAL SEAL 035669 ENGINEER PRESTON B ROYSTER

PRELIMINARY - NOT FOR CONSTRUCTION

THOMAS & HUTTON

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www.thomasandhutton.com

GRADING & DRAINAGE PLAN - NORTH

HOMESTEAD GARDENS

PROJECT LOCATION:
2200 Homestead Road
Chapel Hill, NC

CLIENT:
Self-Help Ventures Fund
301 West Main Street
Durham, NC 27701
Attn: Tucker Bartlett

30 0 15 30
GRAPHIC SCALE:
1 INCH = 30 FEET

DATUM: HORIZ.:NAV83 VERT.: NAVD88

JOB NO:	30969.0000
DATE:	06.21.2023
DRAWN:	WLR,MPM,MTC
DESIGNED:	WLR,MPM
REVIEWED:	WLR,PBR
APPROVED:	
SCALE:	1" = 30'

C3.4