



Concept Plans are intended to be an opportunity for the Town Council and some Boards and Commissions, and the community to review and consider major development proposals and their potential benefits and impacts. Applicants propose a Concept Plan with the expectation of receiving feedback on their development idea.

The following are questions that the Council may ask of an applicant during the discussion of a Concept Plan. The attached application addresses the topics below. Please contact our staff if you have any questions or if we can provide additional information (planning@townofchapelhill.org)

1. Would this project demonstrate compliance with the Comprehensive Plan? **Yes**
 - a. Compliance with:
 - Small Area Plan
 - Overlay Zone / NCD
 - Study Area:
 - Land Use Plan
2. Would the proposed project comply with the Land Use map?
3. Would the proposed project require a rezoning? **Yes**
4. What is the proposed zoning district? **R-SS-C**
5. Would the proposed project require modifications to the existing regulations? **Yes, Potential RCD regulations**
6. If there is a residential component to the project, does the applicant propose to address affordable housing? **Yes**
 - Has the applicant presented its Concept Plan to the Housing Advisory Board (this is a voluntary step in the process)? **Yes**
 - Has the applicant met with appropriate Town staff to discuss affordable housing policy, expectations and options? **Yes**
 - Is the project for ownership or rental? **To be determined; potential mix of ownership and rental**
7. Are there existing conditions that impact the site design (i.e. environmental features such as RCD, slopes, erosion and sedimentation, retention of trees and tree stands, stormwater drainage patterns, significant views into and out of the site) **Yes**
8. Has the applicant addressed traffic impacts? Traffic and circulation issues? **Pending**
9. Has the applicant discussed the project with adjacent neighbors? **Yes**



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9870912947 Date: 2018.03.27

Section A: Project Information

Project Name: 2200 Homestead
Property Address: 2200 Homestead Road, Chapel Hill, NC Zip Code: 27516
Use Groups (A, B, and/or C): A Existing Zoning District: R-4-C
Project Description: Development of Town of Chapel Hill owned property as a mixed-income residential community.

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

Applicant Information (to whom correspondence will be mailed)

Name: MHAWorks, PA c/o: Jared Martinson, AIA
Address: 501 Washington Street, Suite G
City: Durham State: NC Zip Code: 27701
Phone: (919) 682-2870 Email: jmartinson@mhaworks.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: *J Martinson* Date: 2018.03.27

Owner/Contract Purchaser Information:

Owner **Contract Purchaser**

Name: Town of Chapel Hill
Address: 405 Martin Luther King Jr Blvd.
City: Chapel Hill State: NC Zip Code: 27514
Phone: (919) 969-5076 Email: lclark@townofchapelhill.org

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: _____



Concept Plan Overview

Site Description	
Project Name	2200 Homestead
Address	2200 Homestead Road, Chapel Hill, NC, 27516
Property Description	Existing wooded site with a pond, community gardens, gravel parking area and an unoccupied ~6,000 SF structure.
Existing Land Use	
Proposed Land Use	Primary residential with minor community and commercial uses.
Orange County Parcel Identifier Numbers	9870912947
Existing Zoning	R-4-C
Proposed Zoning	R-SS-C
Application Process	SUP
Comprehensive Plan Elements	Community Choices, Community Connections, a Place for Everyone, Community Prosperity, Getting Around, Good Places, Nurturing our Community
Overlay Districts	RCD

Regulatory Land Use Intensity

Design/LUMO Standards		Requirement	Proposal	Status
Sec. 3.7	Use/Density	Density = NA	Mix of townhome and multi-family residential units	
Sec 3.8	Net Land Area	Lot Size = 14.25 Lot Width = 500' +	Not yet determined	
Sec 3.8	Gross Land Area	14.66 ac/638,700 sf		
Sec. 3.8	Dimensional Standards	Street = 10 Interior = 0 Solar = NA	Per R-SS-C Zoning	
Sec. 3.8	Floor area	FAR = 1.10	Not yet determined	UNK
Sec. 4.5.6	Modification to Regulations		RCD Development Permit	NA
Sec. 5.5	Recreation Space	Recreation Area Ratio = .218 = 13,900 sf	In excess of 13,900 sf	




Site Design

Design/LUMO Standards		Requirement	Proposal	Status	
Landscape	Sec. 5.6	East	NA	TBD	
	Sec. 5.6	North	NA	TBD	
	Sec. 5.6	South	NA	TBD	
	Sec. 5.6	West	NA	TBD	
	Sec. 5.7	Tree Canopy	30% (Multi-Family Residential)	TBD	
	Sec. 5.11	Lighting Plan (footcandles)	Per LUMO	Per LUMO	
Environment	Sec. 3.6	Resource Conservation District	See Plan – 150'	See Plan – 150' with some encroachment	
	Sec. 5.18	Jordan Riparian Buffer	See Plan – 50'	See Plan – 50'	
	Sec. 5.3.2	Steep Slopes	NA	NA	
	Sec. 5.4	Stormwater Management	Per LUMO (Rebuilt Pond)	Per LUMO (Rebuilt Pond)	
		Land Disturbance		+/- 40%	
	Sec. 5.4	Impervious Surface	+/- 3%	+/- 35%	
	Sec. 5.13	Solid Waste & Recycling	SWMP	SWMP	
Housing		Affordable Housing Proposal, if applicable	Attached	Attached	



Design/LUMO Standards		Requirement	Proposal	Status	
Access & Circulation	Sec. 5.8	Street Standards	Public St. (Homestead Improvements)	Existing Homestead	✓
	Sec. 5.8	Vehicular Access	Public Street Access	Public St. access directly from Homestead Road	✓
	Sec. 5.8	Bicycle Improvements	Bicycle Facilities	As required	✓
	Sec. 5.8	Pedestrian Improvements	Sidewalk connections	Improved sidewalk along frontage and increase green walking trails within site	✓
	Sec. 5.8	Distance from bus stop	Convenient transit access	New bus stop proposed	✓
	Sec. 5.8	Transit Improvements	TIA	TIA	✓
	Sec. 5.9	Vehicular Parking Spaces	NA	Unknown	UNK
	Sec. 5.9	Bicycle Parking Spaces	Multi-Family 1 per 4 dwelling units Retail <100,000s.f. floor area: Min 4 + 2 additional spaces per every 2,500 s.f. of floor area for 1st 10,000 s.f.; then 1 additional space per 5,000 s.f.	Provided throughout site	✓
	Sec. 5.9	Parking Lot Standards	Per LUMO	At grade parking	✓
Other		Homeowners Association	NA	Unknown	UNK
	Sec. 5.5	Recreation Space	.218	x	✓
	Sec. 5.12	Utilities	Water and Sewer	Water and Sewer provided by OWASA	✓
	Sec. 5.16	School Adequate Public Facilities	Unknown	Unknown	UNK



Symbol	Meaning	Symbol	Meaning
	Meets Standard	M	Modification necessary
NA	Not Applicable	UNK	Not known at this time



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.

x	Application fee (refer to fee schedule)	Amount Paid \$	NA
x	Pre-application meeting – with appropriate staff		
x	Digital Files - provide digital files of all plans and documents		
	Project Fact Sheet		
x	Statement of Compliance with Design Guidelines (2 copies)		
x	Statement of Compliance with Comprehensive Plan (2 copies)		
x	Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance)		
x	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)		
x	Mailing fee for above mailing list	Amount Paid \$	\$.80/ card
x	Developer’s Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:		
	<ul style="list-style-type: none"> • Natural features of site • Access, circulation, and mitigation of traffic impacts • Arrangement and orientation of buildings • Natural vegetation and landscaping • Impact on neighboring properties • Erosion, sedimentation, and stormwater 		
x	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals		
x	Reduced Site Plan Set (reduced to 8.5"x11")		

Plan Sets (10 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

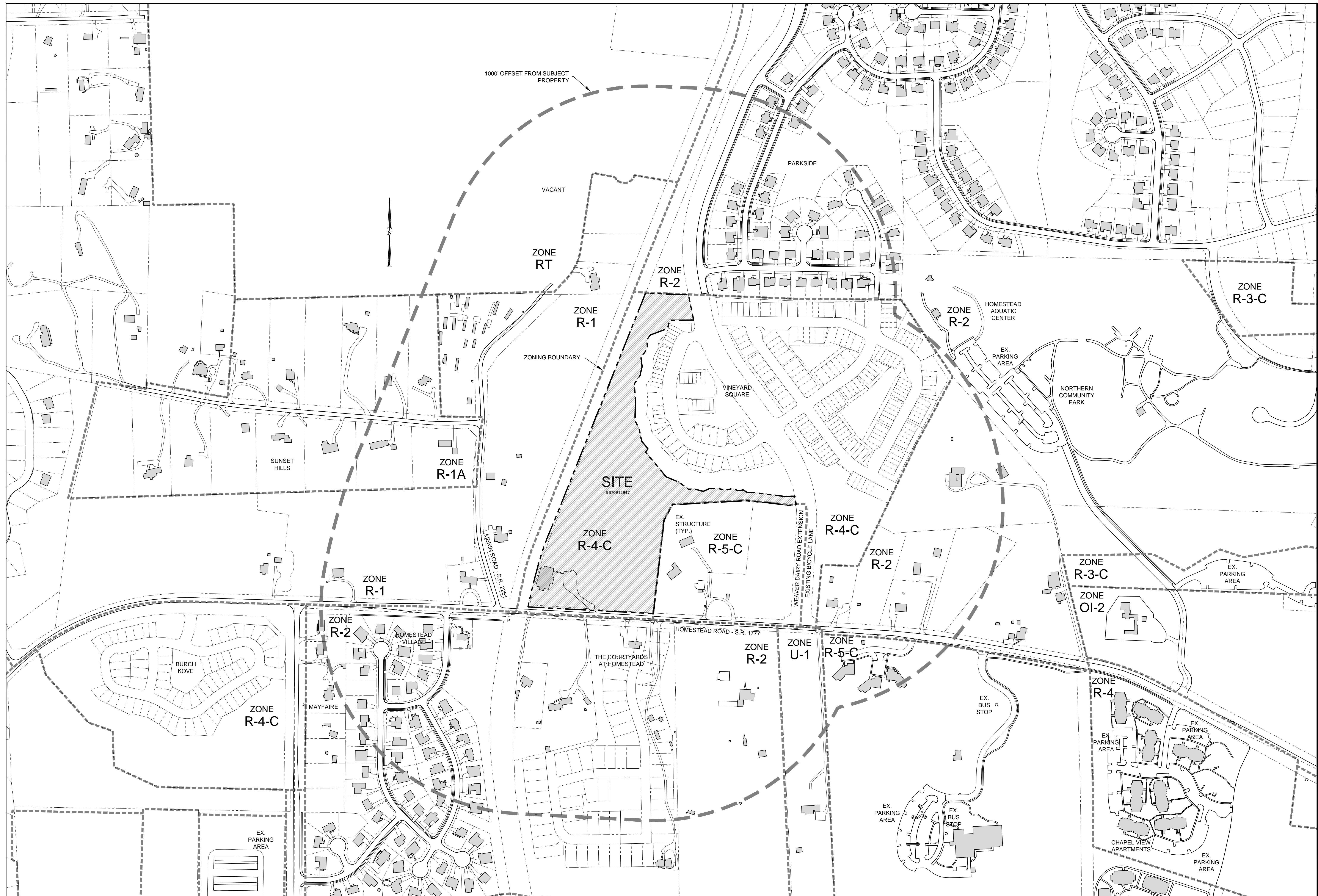
- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit 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

Proposed Site Plan

- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries
- 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



Project:

2200
Homestead
Road

Orange County,
North Carolina

PIN: 9870912947

PRELIMINARY-DO NOT
USE FOR CONSTRUCTION

Job Number: 1748

Drawn	DAJ, MTC
Checked	DAJ
Date	3-19-18
Revisions	

Concept Plan

Sheet Title:

**AREA
MAP**

Sheet Number

C100

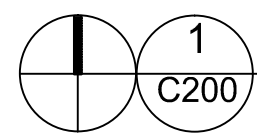
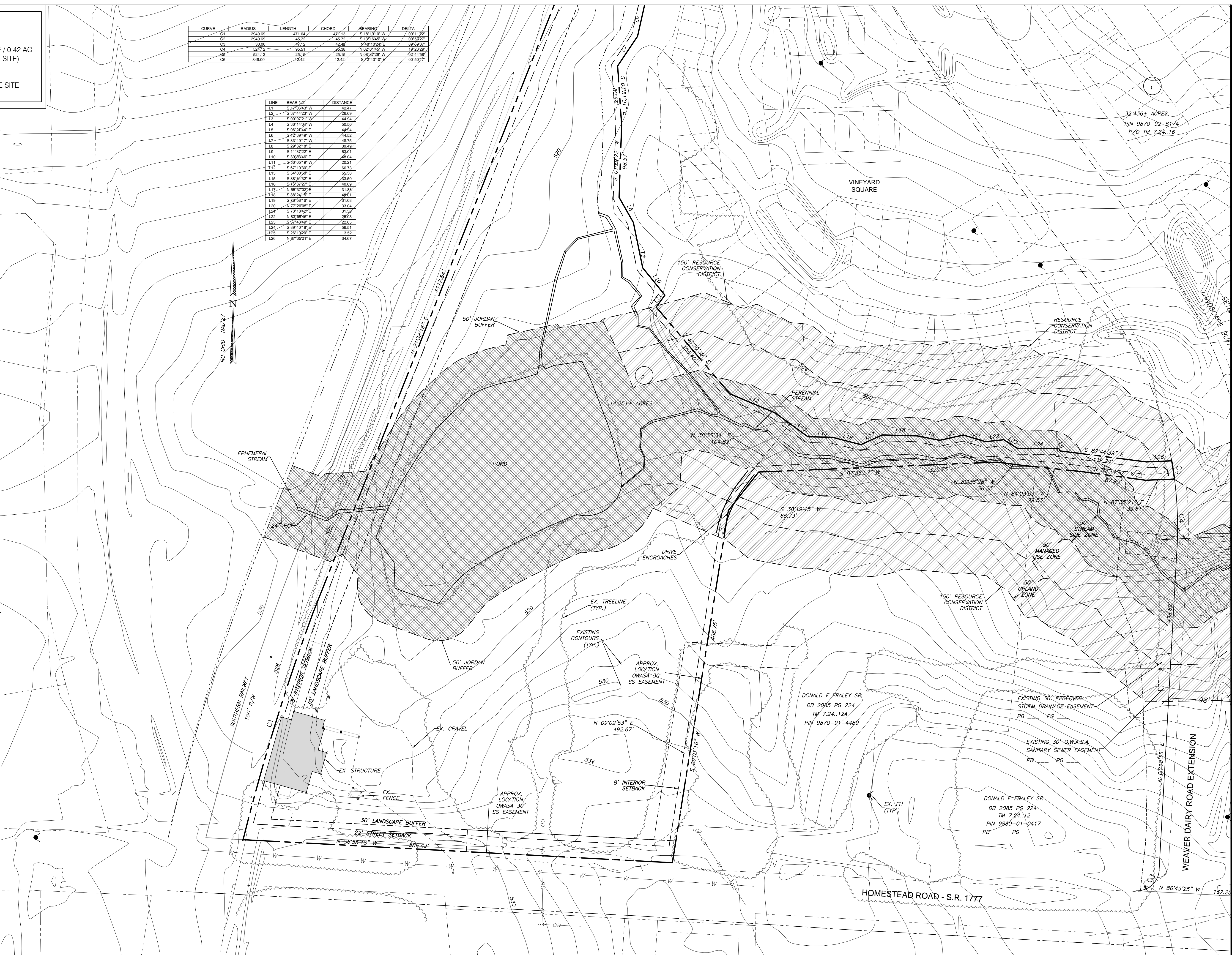


EXISTING CONDITIONS NOTES:
 OVERALL SITE AREA = 541,192 SF / 12.42 AC
 EXISTING IMPERVIOUS SURFACE = 18,442 SF / 0.42 AC
 (3.4% OF SITE)
 NO STEEP SLOPES AFFECT THE SITE
 NO FLOODPLAIN OR FLOODWAY AFFECT THE SITE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	2940.69	471.64	421.13	S 18°18'10" W	09°11'22"
C2	2940.69	45.72	45.72	S 37°06'43" W	00°59'27"
C3	30.00	47.12	42.42	N 48°10'24" E	89°59'37"
C4	824.12	524.12	85.51	N 02°31'45" W	10°26'29"
C5	824.12	25.15	25.15	N 02°31'45" W	10°26'29"
C6	849.00	42.42	12.42	S 42°43'10" E	00°50'37"

LINE	BEARING	DISTANCE
L1	S 17°06'43" W	424.7
L2	S 37°06'43" W	20.69
L3	S 00°07'21" W	44.84
L4	S 38°14'04" W	50.59
L5	S 02°27'44" E	44.84
L6	S 42°39'49" W	44.82
L7	S 33°49'17" W	48.72
L8	S 29°22'10" E	38.49
L9	S 11°37'22" E	63.01
L10	S 39°05'48" E	48.04
L11	S 30°10'11" W	20.21
L12	S 67°10'30" E	66.73
L13	S 54°00'00" E	55.50
L15	S 89°34'32" E	43.50
L16	S 75°37'27" E	40.09
L17	N 65°37'32" E	31.89
L18	S 89°24'05" E	89.91
L19	S 28°58'16" E	51.08
L20	N 77°28'05" E	33.04
L21	S 31°15'49" E	31.86
L22	N 83°35'48" E	28.03
L23	S 57°43'48" E	22.95
L24	S 89°40'19" E	55.51
L25	S 26°19'20" E	3.52
L26	N 87°39'21" E	34.87

- LEGEND**
- Water Valve
 - Curb Inlet/Catch Basin
 - Mail Box
 - Traffic Signal Box
 - Electric Transformer
 - Electric Junction Box
 - Gas Meter
 - Sanitary Sewer Manhole
 - Storm Sewer Manhole
 - Telephone Manhole
 - Electric Manhole
 - Sign
 - Telephone Pedestal
 - Fire Hydrant
 - Post Indicator Valve
 - Water Manhole
 - Water Meter
 - Hot Box
 - Utility Pole
 - Light Pole
 - Sewer Cleanout
 - Flared End Section
 - Gas Valve
 - Existing Iron Pipe (3/4" unless noted)
 - 1/2" Iron Pipe Set
 - Existing PK Nail
 - PK Nail Set
 - Computed Point
 - Concrete Monument
 - Tree Line
 - Fence
 - Underground Electric
 - Underground Telephone
 - Gas Line
 - Water Line
 - Overhead Utilities
 - Storm Sewer
 - Sanitary Sewer
 - Guard Rail



EXISTING CONDITIONS



Coulter Jewell Thames
 RA

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NC BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LIC # C-1208
 NC BOARD OF LANDSCAPE ARCHITECTS LIC # C-104

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 PLANNING ARCHITECTURE INTERIORS
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 DURHAM, NORTH CAROLINA, 27701
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 www.mhaworks.com

Project:

2200 Homestead Road
 Orange County, North Carolina

PIN: 9870912947

PRELIMINARY-DO NOT USE FOR CONSTRUCTION

Job Number: 1748

Drawn	DAJ, MTC
Checked	DAJ
Date	3-19-18
Revisions	

Concept Plan

Sheet Title:

EXISTING CONDITIONS

Sheet Number
C200

March 27, 2018

Town of Chapel Hill Mixed-income Community
2200 Homestead Road
Chapel Hill, NC 27516

 **MHAworks**
PLANNING ARCHITECTURE INTERIORS
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**STATEMENT OF COMPLIANCE
with the Chapel Hill 2020 Comprehensive Plan
(CH2020)**

Community Choices and Connections

The Homestead Mixed Residential development is proposed in accordance with the CH2020 Comprehensive Plan. We provide this statement of compliance with regard to general concepts in CH2020 .

Two general concepts within CH2020 Comprehensive Plan are Community Choices and Community Connections which are defined in the plan as:

Community Choices: The community would like more choices about where and how people can live and house their families and more choices about how they travel through town. The community also would like more choices about where to shop and how to meet daily needs. Community members also would like choices about where they can work and play in Chapel Hill.

Community Connections: The community also desires more connections and improved opportunities to meet others and to embrace the diversity of those who live, work, and play in the community. Community members want more connections in how they can get around and a real commitment to safe pedestrian and bicycle transportation. They want real connections between the decisions town leaders make and the ideals that the community has expressed in the Chapel Hill 2020 comprehensive plan. Chapel Hill wants a sense of connectedness from many perspectives.

2020 Homestead Road Compliance:

Community Choices: This development will contribute to choices regarding where to live, work, and play in western Chapel Hill. This will be achieved by providing residential opportunities to residents with low and moderate incomes, a choice which does not exist today. Residents at this neighborhood will be within a reasonable drive, bus ride or bike ride to shopping, restaurants, worship and other goods and services

Community Connections: The development will provide important connections for those who live in the new community in the form of physical connections for pedestrians and bicyclists to existing and proposed greenways, and through the extension of Chapel Hill Transit routes and a new bus stop, easy access to public transit. And, for those working in downtown Chapel Hill or at the University/Hospital, the expanded bus service and future Bus Rapid Transit (BRT) are available. For many, vehicle storage will be all that is needed because of the planned availability to transit. Electric charging stations and bicycle parking will be readily available on-site.

Also, opportunities for social connections will be provided with multiple outdoor amenities and expanded housing choices provided.

Comprehensive Plan Themes

The new development proposed at 2200 Homestead Road is being designed to comply with the major themes of the Chapel Hill 2020 Comprehensive Plan.

☑ A Place for Everyone

Situated on a major transportation corridor 2200 Homestead will offer diversity and inclusion with a mixed-residential development offering a family-friendly, vibrant environment. The new development will provide a welcoming community for all with all units intended to be Affordable in accordance with the Town Council's stated expectations.

☑ Community Prosperity and Engagement

The development will contribute to sustaining the financial health of the overall community by providing an affordable housing option that will allow residents to not be "housing burdened" with a disproportionate share of their income going to housing. This in turn will allow more opportunities for the residents to participate in the economic engine of the Town.

☑ Getting Around

The proposal will support multiple transportation options. Homestead Road will be further enhanced as a transit corridor and the site is relatively close to Martin Luther King Jr. Blvd. , a high capacity transit corridor. Multiple modes of transportation are important for an inclusive, connected community. Residents will be able to walk or bicycle to surrounding neighborhoods, groceries, drug stores, restaurants, movies, and more. And, for those working in downtown Chapel Hill or at the University/Hospital, the bus and future BRT are available.

☑ Good Places, New Spaces

The Chapel Hill 2020 Land Use Plan calls for developing places for people. The 2 development scenarios presented provide those by incorporating safe gathering areas for residents, community gardens open to the greater Chapel Hill Community, wooded and natural areas for respite, and accommodation for greenway trails that will facilitate non-motorized transportation options. Balancing respect for the surrounding development with the prospect of the new, the proposal fits well in the area. This project is within the urban services area and is anticipated to provide transit enabled development within an area that already has a broad mix of residential land uses.

☑ Nurturing Our Community

As good stewards of the environment, our project will implement sustainable design measures in an effort to promote environmental sustainability. A welcoming environment is proposed with open space, landscape bufferyards, and parking lot shading as important site features. Stormwater runoff will be addressed with best management practices and underground detention.

☑ Town and Gown Collaboration

The new development will offer opportunities for low and moderate income people who attend or work at the University and the UNC Health Care System to live in the northern portion of town. Easy access to UNC and the Hospital is available with the local transit system.

March 27, 2018



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Town of Chapel Hill Mixed-income Community
2200 Homestead Road
Chapel Hill, NC 27516

STATEMENT OF COMPLIANCE CHAPEL HILL DESIGN GUIDELINES

Chapel Hill's Design Guidelines provide guidance for the design of new projects. The purpose of the Design Guidelines document "is to assure that new designs remain in continuity with the Town's existing design 'successes,' and at the same time inspire exciting and creative additions to the community's blend of distinctive buildings from many eras" (p. 1).

The Chapel Hill Design Guidelines provide five categories of town-wide criteria for design. The 2200 Homestead Concept Design development proposal demonstrates compliance with each of the following design criteria.

Chapel Hill General Design Criteria

Design Criteria: Livability

Buildings and outdoor spaces should be designed to fit human scale, harmonize with design of streets, and accommodate pedestrian traffic.

Design Criteria: Visual Impact

New public and private projects should be visually appealing and compatible with other development in the surrounding area.

Design Criteria: Vegetation

Landscape design concepts should preserve existing trees and incorporate native new trees and shrubbery. The landscape theme should be aesthetically compatible with that of the surrounding neighborhood.

Design Criteria: Mobility

Land design concepts should provide a network of roads, bicycle paths and lanes, and sidewalks that give strong consideration to the safety of motorists, cyclists, joggers, and walkers.

Design Criteria: Activity Centers

Structures and complexes should enhance community life by use of "destination points" such as arcades, lobbies, and ground-level retail stores, while at the same time providing for safe movement of vehicles and pedestrians.

Design Criteria: Views

Streets, buildings, and parking lots should enhance the urban environment by providing pleasant vistas and geographic orientations.

2200 Homestead Road Compliance:

Livability - The 2200 Homestead proposal will provide human scale architecture and outdoor spaces with building entrances and window treatment that harmonizes with the surrounding area as well as the wooded nature of the site. Playgrounds, gardens, benches, bike racks, and other pedestrian and bicycle amenities will be provided to maximize enjoyment of the outdoor amenities area. The design of the new access entry drive will slow vehicle speeds from Homestead Road. The proposed design promotes pedestrian and bicycle activity as well as safety and encourages easy access to the anticipated public transportation located on Homestead Road as well as connections to the future Greenway trail through the site.

Visual Impact – The visual impact of the proposed development will be compatible with its location on this developing section of Homestead Road. High quality architecture with appropriate detailing will define the character of the new development. The proposal will provide landscape buffering to the adjacent land uses to the north, east and west. A landscaped streetscape will be provided to create shade between the roadways and buildings fronting the street. The majority of the proposed development will not be visible from the street and what is visible will be designed to reflect a residential architectural aesthetic.

Vegetation – The northern portion of the site is heavily wooded and those areas will be preserved in a manner that accommodates the proposed development. The developed area of the site will be planted with appropriate vegetation to provide shade, screening, interest and security as appropriate. Compliance with the Town’s tree canopy coverage requirements and parking lot landscaping requirements will ensure a harmonious landscape theme for the development.

Mobility – The proposed development will provide parking at a lower rate than normally associated with a market rate community of this nature, thus encouraging the use of ride sharing, public transportation and bicycles. The site will be designed to accommodate vehicular, bicycle, and pedestrian connectivity to this development and existing development to the north, as well as anticipated development to the east. A bus stop with appropriate amenities will be provided along the property frontage. Connection to the public transportation network is an important element. Chapel Hill Transit will be encouraged to examine bus frequency to provide a higher quality transportation experience, further encouraging transit use.

Activity Centers – This development and the proposed number and mix of units will provide a diverse mix of people and become a hub of residential activity. Numerous opportunities for social interaction will be incorporated into the design.

Views – 2200 Homestead is designed to provide a good measure of CPTED principals inherent in its design. The biggest of these is natural Surveillance (views) that allow for residents in various locations within the community to watch out for one another, their children, and visitors who might enter the neighborhood.

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 (3.4% OF SITE)
 NO STEEP SLOPES AFFECT THE SITE
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L4	S 38°14'04" W	30.50
L5	S 09°27'44" E	44.94
L6	S 12°39'49" W	44.52
L7	S 33°49'17" W	48.75
L8	S 29°37'16" E	39.49
L9	S 11°37'22" E	63.01
L10	S 39°03'46" E	48.04
L11	S 30°02'16" W	20.21
L12	S 67°10'30" E	66.73
L13	S 54°00'50" E	55.58
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L20	S 73°18'42" E	31.58
L21	N 83°55'48" E	29.03
L22	S 57°52'49" E	22.38
L23	S 89°40'18" E	56.51
L24	S 28°19'20" E	3.52
L25	N 61°35'21" E	34.07

LEGEND

- Water Valve
- Curb Inlet/Catch Basin
- Mail Box
- Traffic Signal Box
- Electric Transformer
- Electric Junction Box
- Gas Meter
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Telephone Manhole
- Electric Manhole
- Sign
- Telephone Pedestal
- Fire Hydrant
- Post Indicator Valve
- Water Manhole
- Water Meter
- Hot Box
- Utility Pole
- Light Pole
- Sewer Cleanout
- Flared End Section
- Gas Valve
- Existing Iron Pipe (3/4" unless noted)
- 1/2" Iron Pipe Set
- Existing PK Nail
- PK Nail Set
- Computed Point
- Concrete Monument
- Tree Line
- Fence
- Underground Electric
- Underground Telephone
- Gas Line
- Water Line
- Overhead Utilities
- Storm Sewer
- Sanitary Sewer
- Guard Rail

EXISTING POND AND BUFFER
 COMMUNITY GARDENS
 GARDEN SHED
 DUPLEXES
 PLAYGROUND
 TOWNHOUSES
 SHARED /CO-HOUSING
 EMERGENCY VEHICLE ENTRANCE



REVISED POND BUFFER
 EXISTING STREAM RCD BUFFER
 GREENWAY TRAIL
 APARTMENTS
 CO-OP MARKET
 VEHICLE ENTRANCE
 BUS STOP

1
 C200
 OPTION 1
 1" = 60'-0"



Coulter Jewell Thames
 ENGINEERING · PLANNING · LANDSCAPE ARCHITECTURE

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NC BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS
 LIC # C-1209
 NC BOARD OF LANDSCAPE ARCHITECTS LIC # C-104

MHA works
 INTERIORS
 PLANNING ARCHITECTURE INTERIORS
 501 WASHINGTON STREET, SUITE G
 DURHAM, NORTH CAROLINA 27601
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 www.mhaworks.com

Project:
 2200 Homestead Road
 Orange County, North Carolina

PIN: 9870912947

PRELIMINARY-DO NOT USE FOR CONSTRUCTION

Job Number: 1748

Drawn: DAJ MTC
 Checked: DAJ
 Date: 3-19-18
 Revisions:

Concept Plan
 Sheet Title:

OPTION 1

Sheet Number
 A101

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 OVERALL SITE AREA = 541,192 SF / 12.42 AC
 EXISTING IMPERVIOUS SURFACE = 18,442 SF / 0.42 AC
 (3.4% OF SITE)
 NO STEEP SLOPES AFFECT THE SITE
 NO FLOODPLAIN OR FLOODWAY AFFECT THE SITE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	2940.69	471.64	471.13	S 18°18'10" W	09°11'22"
C2	2940.69	52.72	43.72	S 13°16'45" W	00°33'21"
C3	30.50	47.12	43.42	N 48°10'24" E	89°59'37"
C4	524.12	55.51	95.38	N 02°01'45" W	10°28'29"
C5	524.12	25.19	23.13	N 08°37'29" W	02°44'30"
C6	649.07	12.42	12.42	S 12°43'10" E	00°50'17"

LINE	BEARING	DISTANCE
L1	S 17°06'43" W	42.47
L2	S 37°44'23" W	28.69
L3	S 00°07'21" W	44.04
L4	S 36°14'04" W	50.50
L5	S 00°07'24" E	44.04
L6	S 12°39'49" W	44.52
L7	S 33°49'17" W	48.75
L8	S 29°32'14" E	38.49
L9	S 11°37'22" E	63.01
L10	S 39°03'46" E	46.04
L11	S 39°02'15" W	20.21
L12	S 67°10'30" E	66.73
L13	S 54°09'50" E	55.38
L14	S 88°34'32" E	33.50
L15	S 75°37'27" E	40.09
L16	S 75°37'27" E	40.09
L17	N 65°37'32" E	31.88
L18	S 88°34'32" E	48.01
L19	S 78°58'16" E	31.08
L20	N 77°20'05" E	33.04
L21	S 73°19'42" E	31.58
L22	N 83°55'46" E	28.03
L23	S 57°43'48" E	22.05
L24	S 88°34'32" E	36.51
L25	S 26°19'20" E	3.52
L26	N 87°35'21" E	34.67

MICRO-HOMES

EXISTING POND AND BUFFER

COMMUNITY GARDENS

GARDEN SHED SHARED /CO-HOUSING PLAYGROUND

TOWNHOUSES

EMERGENCY VEHICLE ENTRANCE

REBUILT POND

REVISED POND BUFFER

EXISTING STREAM RCD BUFFER

DUPLEXES

GREENWAY TRAIL

APARTMENTS

CO-OP MARKET

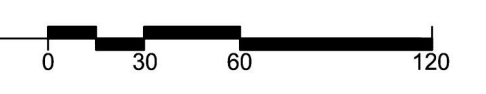
VEHICLE ENTRANCE

BUS STOP

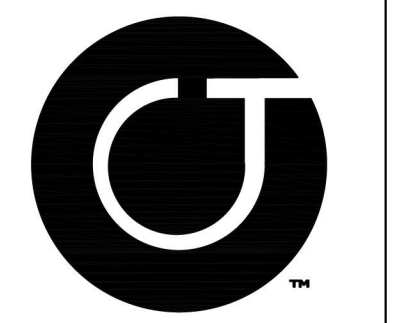
LEGEND

- Water Valve
- Curb Inlet/Catch Basin
- Mail Box
- Traffic Signal Box
- Electric Transformer
- Electric Junction Box
- Gas Meter
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Telephone Manhole
- Electric Manhole
- Sign
- Telephone Pedestal
- Fire Hydrant
- Post Indicator Valve
- Water Manhole
- Water Meter
- Hot Box
- Utility Pole
- Light Pole
- Sewer Cleanout
- Flored End Section
- Gas Valve
- Existing Iron Pipe (3/4" unless noted)
- 1/2" Iron Pipe Set
- Existing PK Nail
- PK Nail Set
- Computed Point
- Concrete Monument
- Tree Line
- Fence
- Underground Electric
- Underground Telephone
- Gas Line
- Water Line
- Overhead Utilities
- Storm Sewer
- Sanitary Sewer
- Guard Rail

1
C200
OPTION 2
1" = 60'-0"



32.436+ ACRES
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 P/O TM 7.24.16



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PIN: 9870912947

PRELIMINARY-DO NOT USE FOR CONSTRUCTION

Job Number: 1748

Drawn	DAJ, MTC
Checked	DAJ
Date	3-19-18
Revisions	

Concept Plan

Sheet Title:

OPTION 2

Sheet Number
 A102