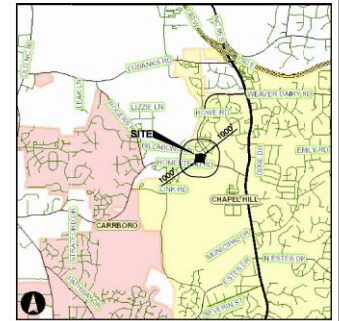
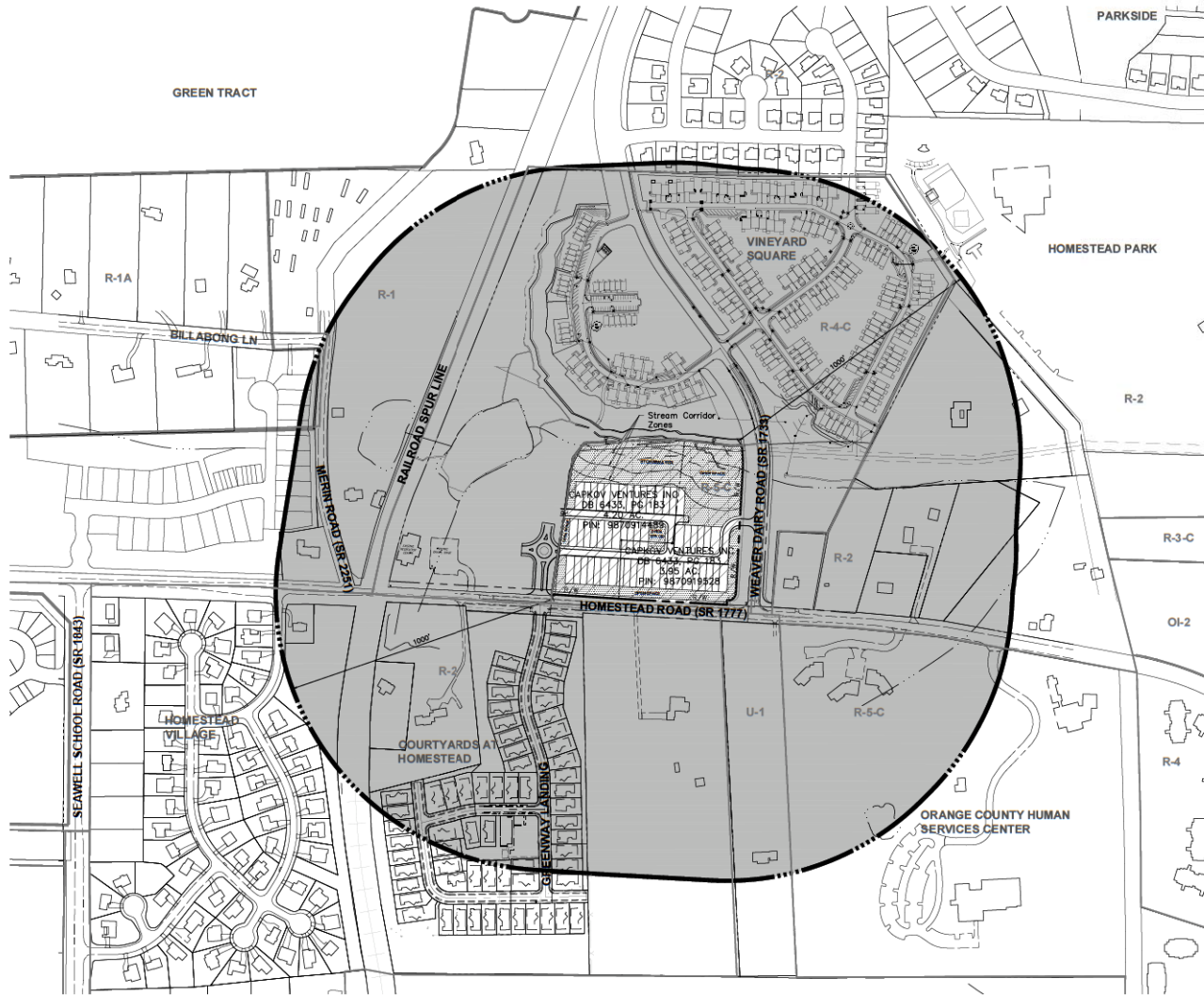
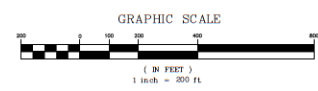


CONCEPT PLAN BRIDGEPOINT CHAPEL HILL, NC 2019



AREA MAP
SCALE 1" = 300'



SHEET INDEX

1	AREA MAP
2	EXISTING CONDITIONS PLAN
3	PROPOSED SITE PLAN
4	CONNECTIVITY PLAN

LEGEND

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



PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
P.L.L.C.
3116 South Main Street, Suite 100
Durham, North Carolina 27701
Phone: 919.338.9277
Fax: 919.338.9277

PLAN PREPARED FOR:
KB HOME CAROLINAS
4508 SOUTH MAIN BLVD., SUITE 100A
DURHAM, NC 27702
PHONE: 919.788.7950

HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY
BRIDGEPOINT
CONCEPT PLAN
FOR
KB HOME CAROLINAS
AREA MAP

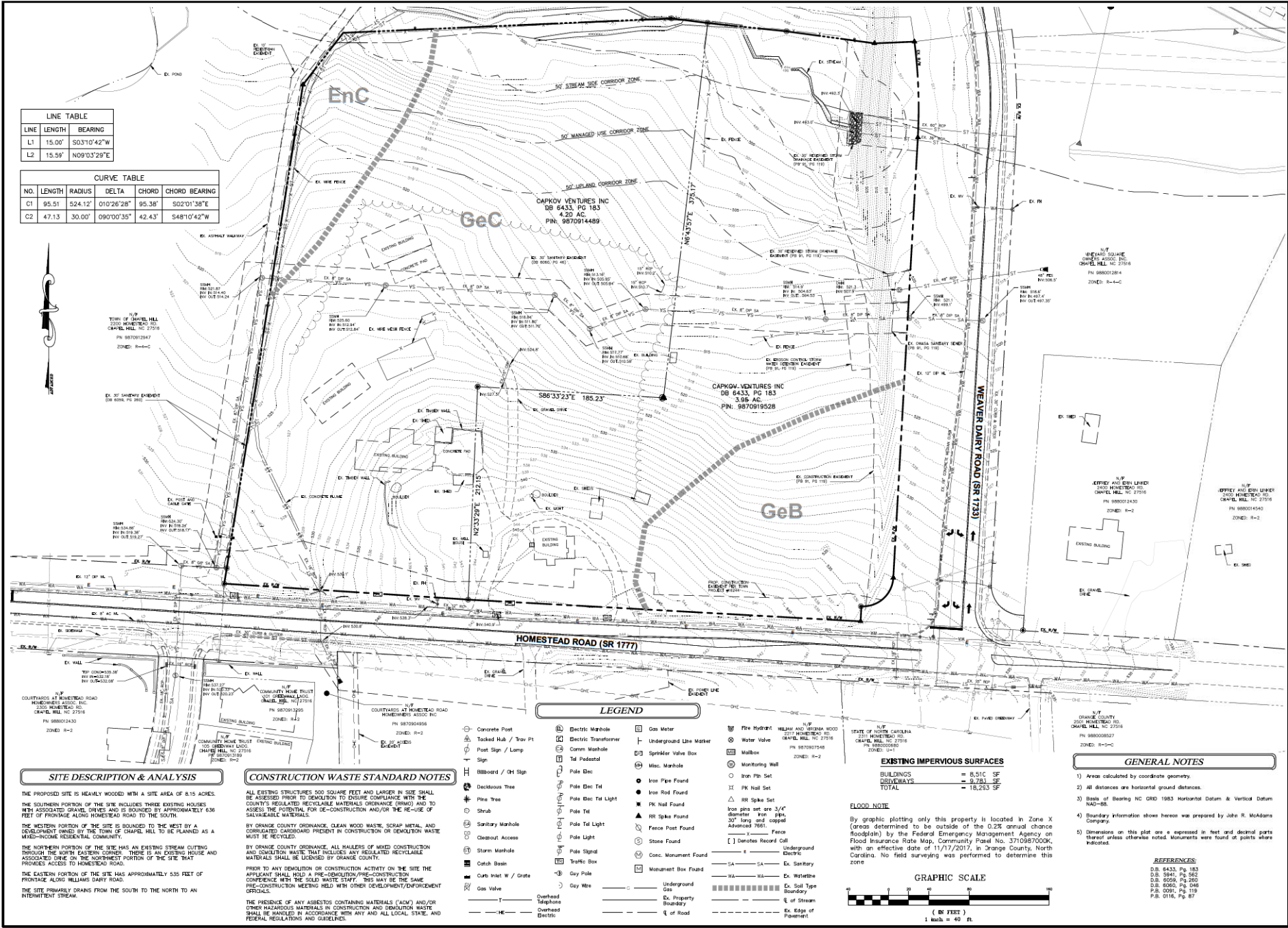


Issue Date: 2019-04-23 CONCEPT PLAN SUBMITTAL #

Date: 04/23/2019
Scale: 1" = 200'
Drawn By: JER
Checked By: CMR
Project Number: 18-0001-978
Drawing Number: 1/4

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00'	S03°10'42"W
L2	15.50'	N09°03'29"E

CURVE TABLE				
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	95.51	524.12'	010°26'28"	95.38' S02°01'38"E
C2	47.13	30.00'	090°00'35"	42.43' S48°10'42"W



SITE DESCRIPTION & ANALYSIS

THE PROPOSED SITE IS HEAVILY WOODED WITH A SITE AREA OF 8.15 ACRES. THE SOUTHERN PORTION OF THE SITE INCLUDES THREE EXISTING HOUSES WITH ASSOCIATED DRIVEWAYS AND IS BOUNDED BY APPROXIMATELY 636 FEET OF FRONTAGE ALONG HOMESTEAD ROAD TO THE SOUTH.

THE WESTERN PORTION OF THE SITE IS BOUNDED TO THE WEST BY A DEVELOPMENT OWNED BY THE TOWN OF CHAPEL HILL TO BE PLANNED AS A MEDIUM-DENSITY RESIDENTIAL COMMUNITY.

THE NORTHERN PORTION OF THE SITE HAS AN EXISTING STREAM CUTTING THROUGH THE NORTH EASTERN CORNER. THERE IS AN EXISTING HOUSE AND ASSOCIATED DRIVE ON THE NORTHWEST PORTION OF THE SITE THAT PROVIDES ACCESS TO HOMESTEAD ROAD.

THE EASTERN PORTION OF THE SITE HAS APPROXIMATELY 535 FEET OF FRONTAGE ALONG WILLIAMS DAIRY ROAD.

THE SITE PRIMARILY DRAINS FROM THE SOUTH TO THE NORTH TO AN INTERMITTENT STREAM.

CONSTRUCTION WASTE STANDARD NOTES

ALL EXISTING STRUCTURES 500 SQUARE FEET AND LARGER IN SIZE SHALL BE ASSESSED PRIOR TO DEMOLITION TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RMO) AND TO ASSESS THE POTENTIAL FOR DE-CONSTRUCTION AND/OR THE RE-USE OF SALVAGEABLE MATERIALS.

BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUPTED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.

BY ORANGE COUNTY ORDINANCE, ALL HALTERS OF WOOD CONSTRUCTION AND CONCRETE WASTE THAT INCLUDES ANY REGULATED RECYCLABLE MATERIALS SHALL BE RECYCLED.

PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT SHALL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE SOLID WASTE STAFF. THIS MAY BE THE SAME PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT/ENFORCEMENT OFFICIALS.

THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIALS (ACM) AND/OR OTHER HAZARDOUS MATERIALS IN CONSTRUCTION AND DEMOLITION WASTE SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.

LEGEND

- Concrete Post
- Ticketed H/A / Trap Pt
- Post Sign / Lamp
- Sign
- Billboard / OH Sign
- Deciduous Tree
- Pine Tree
- Shrub
- Sanitary Manhole
- Cleanout Access
- Storm Manhole
- Catch Basin
- Curb Inlet W / Grate
- Gas Valve
- Overhead Telephone
- Overhead Electric
- Electric Manhole
- Electric Transformer
- Corner Manhole
- Td Pedestal
- Pole Elec
- Pole Elec Td
- Pole Elec Td Light
- Pole Td
- Pole Td Light
- Pole Light
- Pole Signal
- Traffic Box
- Gas Meter
- Underground Line Marker
- Sprinkler Valve Box
- Misc. Manhole
- Iron Pipe Found
- Iron Rod Found
- PK Nail Found
- RR Spike Found
- Fence Post Found
- Fence
- Conc. Monument Found
- Monument Box Found
- Underground Gas
- Ex. Property Boundary
- Q of Road
- Fire Hydrant
- Water Valve
- Mailbox
- Monitoring Well
- Iron Pin Set
- PK Nail Set
- RR Spike Set
- Iron pins set are 3/4" diameter x 30" long and capped Advected 7601.
- Fence
- Denotes Record Call
- Underground Electric
- SA - SA - Ex. Sanitary
- WA - WA - Ex. Waterline
- Ex. Soil Type Boundary
- Q of Stream
- Ex. Edge of Pavement

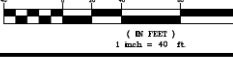
EXISTING IMPERVIOUS SURFACES

BUILDINGS	= 8,510 SF
DRIVEWAYS	= 2,783 SF
TOTAL	= 11,293 SF

FLOOD NOTE

By graphic plotting only this property is located in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) by the Federal Emergency Management Agency on Flood Insurance Rate Map, Community Panel No. 3710987000K, with an effective date of 11/17/2017, in Orange County, North Carolina. No field surveying was performed to determine this zone.

GRAPHIC SCALE



GENERAL NOTES

- Areas calculated by coordinate geometry.
- All distances are horizontal ground distances.
- Basis of Bearing NC GRD 1983 Horizontal Datum & Vertical Datum NAD=88.
- Boundary information shown hereon was prepared by John R. McKams Company.
- Dimensions on this plot are expressed in feet and decimal parts thereof unless otherwise noted. Monument is found at points where indicated.

REFERENCES:

- D.B. 6433, Pg. 183
- D.B. 5841, Pg. 562
- D.B. 0556, Pg. 560
- D.B. 8060, Pg. 046
- P.B. 0261, Pg. 119
- P.B. 0116, Pg. 87

PLAN PREPARED BY: **KB HOME CAROLINAS**
 4008 SOUTH MEADOW BLVD, SUITE 100A
 DURHAM, NC 27703
 PHONE: 919.788.7950

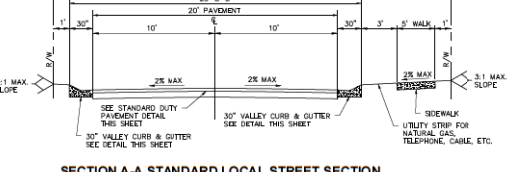
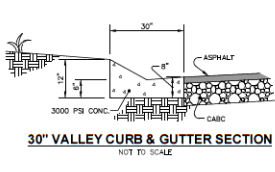
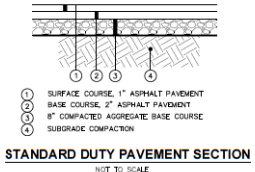
PLAN PREPARED FOR: **BRIDGEPOINT**
 HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY

CONCEPT PLAN FOR **EXISTING CONDITIONS PLAN**

DATE: 04/23/2019
 SCALE: 1" = 40'

Drawn By: **CHK**
 Checked By: **CHK**

Project Number: **18-0001-978**
 Drawing Number: **2/4**



SITE DATA TABLE

PROJECT NAME:	BRIDGEPOINT
APPLICANT:	ADVANCED CIVIL DESIGN, INC. 51 KILMAYNE DRIVE, SUITE 105 CARY, NC 27511
PARCEL ID NUMBERS:	9870914498, 9870916528
LAND AREA CALCULATIONS	8.4 ACRES
NET LAND AREA:	0.51 ACRES (1/2 HOMESTEAD R/W)
CREATED STREET AREA:	0.88 ACRES (1/2 WEAVER DAIRY RD R/W)
TOTAL GROSS LAND AREA (GLA):	9.2 ACRES (USED FOR DENSITY CALCULATION)
CURRENT ZONING:	R-5-C
OUTSIDE CORPORATE LIMITS:	NO
OUTSIDE WATERSHED PROTECTION DISTRICT:	YES
OUTSIDE FLOODPLAIN:	YES
OVERLAY DISTRICTS:	NONE
EXISTING LAND USE:	SINGLE FAMILY
PROPOSED LAND USE:	MULTIFAMILY WITH SPECIAL USE PERMIT
ALLOWABLE DENSITY R-5:	15 UNITS/AC GROSS LAND AREA = 9.2 AC # UNITS ALLOWED = 137
PROPOSED SINGLE FAMILY UNITS:	54
PROPOSED AFFORDABLE UNITS:	0
PROPOSED TOTAL # OF UNITS:	54
PROPOSED MINIMUM LOT SIZE:	2,400 SF
RECREATION SPACE REQUIRED:	0.23 AC (2.05%)
RECREATION SPACE PROVIDED:	0.27 AC
PROPOSED INTERIOR LOT SETBACKS:	
FRONT:	0'
SIDE CORNER:	0'
REAR:	0'
REQUIRED PERIMETER SETBACKS:	
INTERIOR:	6'
STREET:	20'
SOLAR:	8'
PROPOSED BUILDING SEPARATION:	12'
MAXIMUM BUILDING HEIGHT (PRIMARY):	36'
MAXIMUM BUILDING HEIGHT (SECONDARY):	60'
MAXIMUM FLOOR AREA RATIO:	0.303
PROPOSED FLOOR AREA RATIO:	0.3028
MAXIMUM IMPERVIOUS SURFACE RATIO:	0.50
PROPOSED IMPERVIOUS SURFACE RATIO:	0.49

TREE CANOPY COVERAGE CALCULATIONS

TREE CANOPY COVERAGE REQUIRED:	30%
NET LAND AREA:	8.4 AC
AREAS NOT COUNTING TOWARD TREE CANOPY CALCULATIONS:	
RECREATION AREAS:	0.274 AC
EASEMENTS:	2.203 AC
RIGHT OF WAY:	1.227 AC
TOTAL LAND AREA NOT COUNTED:	3.754 AC
APPLICABLE LAND AREA:	4.593 AC
TREE CANOPY REQUIRED:	4.593 AC X 30% = 1.378 AC
EXISTING TREE CANOPY TO REMAIN:	0.839 AC
ADDITIONAL TREE CANOPY REQUIRED:	0.549 AC
ADDITIONAL TREE CANOPY PROVIDED:	0.549 AC
TREE CANOPY PROVIDED:	1.378 AC
REQUIRED # OF 2.5" CALIPER TREES:	43 TREES
PROPOSED STREET TREES:	28 TREES
PROPOSED BUFFER TREES:	80 TREES
TOTAL TREES:	76 TREES

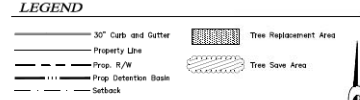
GENERAL NOTES

A DESCRIPTION AND ANALYSIS OF ADJACENT LAND USES, ROADS, TOPOGRAPHY, SOILS, DRAINAGE PATTERNS, ENVIRONMENTAL CONSTRAINTS, FEATURES, EXISTING VEGETATION, AND VETALS CAN BE FOUND ON SHEET 3 - EXISTING CONTOUR PLAN.

ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

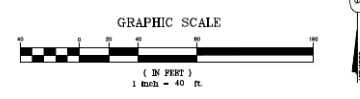
THE REQUIRED RECREATION SPACE HAS BEEN MET AND EXCEEDED. SEE SITE DATA TABLE ON THIS SHEET.

ALL TRASH FOR SINGLE FAMILY LOTS WILL BE COLLECTED BY ROLL-OUT CURBSIDE PICK UP TRASH RECEPTACLES AND A COMMUNITY RECYCLING RECEPTACLE HAS BEEN PROPOSED ON THE NORTH SIDE OF THE TOWN HOMES. PARKING SHOWN FOR THE TOWNHOME LOTS ARE 90 DEGREE BAYS AND SPACE MARKINGS PER TOWN OF CHAPEL HILL CODE FOR PARKING LOTS.



REQUIREMENTS

INTERNAL SETBACKS 0 FT



CURVE TABLE					LINE TABLE			
NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	LINE LENGTH	BEARING	
C1	95.51'	524.12'	010°26'28"	95.38'	N02°01'38"W	L1	15.00'	S031°0'42"W
C2	47.13'	30.00'	098°00'35"	42.43'	S48°10'42"W	L2	15.59'	N09°03'29"E



STANDARD DUTY PAVEMENT SECTION
NOT TO SCALE

30" VALLEY CURB & GUTTER SECTION
NOT TO SCALE

SECTION A-A STANDARD LOCAL STREET SECTION
NOT TO SCALE

ADVANCED CIVIL DESIGN, INC.
51 KILMAYNE DRIVE, SUITE 105
CARY, NC 27511
PH: 919.336.3327
WWW.ADCIVILDESIGN.COM

PLAN PREPARED BY:
KB HOME CAROLINAS
CIVIL DESIGN
4008 SOUTH WARM BLDG., SUITE 100A
DURHAM, NC 27702
PHONE: 919.788.7950

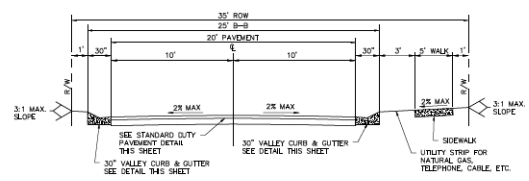
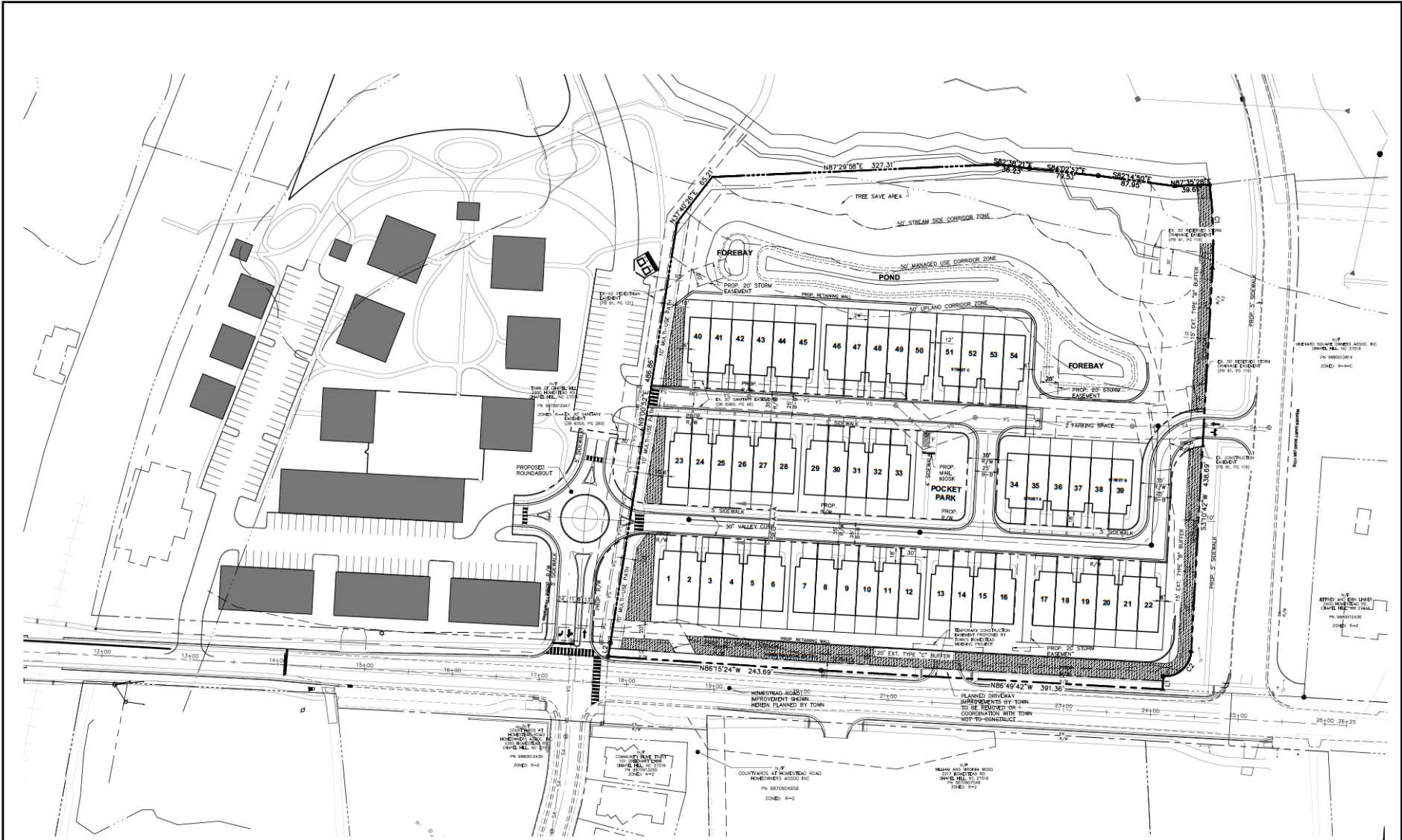
PLAN PREPARED FOR:
KB HOME CAROLINAS
4008 SOUTH WARM BLDG., SUITE 100A
DURHAM, NC 27702
PHONE: 919.788.7950

CONCEPT PLAN
KB HOME CAROLINAS
PROPOSED SITE PLAN

HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY
BRIDGEPOINT
CONCEPT PLAN
KB HOME CAROLINAS
PROPOSED SITE PLAN

DATE: 04/23/2019
SCALE: 1" = 40'
DRAWN BY: JRR
CHECKED BY: CMR
PROJECT NUMBER: 18-0001-978
DRAWING NUMBER: 3/4

G:\18-001-978\CONCEPT PLAN\CONCEPT PLAN\CONCEPT PLAN\CONCEPT PLAN.dwg CONNECTIVITY PLAN AP 23, 2019 - 11:02:28am rsh



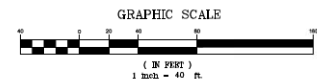
SECTION A-A STANDARD LOCAL STREET SECTION
NOT TO SCALE

LEGEND

- 30" Curb and Gutter
- Property Line
- Prop. R/W
- Prop. Detection Basin
- Setback
- Tree Replacement Area
- Tree Save Area

REQUIREMENTS

INTERNAL SETBACKS D FT



PLAN PREPARED BY
ADVANCED CIVIL DESIGN
 31 Merritt Way, Suite 100
 Cary, North Carolina 27513
 Tel: 919.336.9277
 Fax: 919.336.9277

PLAN PREPARED FOR
KB HOME CAROLINAS
 4608 SOUTH MAIN BLVD, SUITE 100A
 DURHAM, NC 27702
 PHONE: 919.988.7950

PROJECT PLAN
KB HOME CAROLINAS
 CONNECTIVITY PLAN

HOMETEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY
BRIDGEPOINT
 CONCEPT PLAN
KB HOME CAROLINAS
 CONNECTIVITY PLAN

PRELIMINARY

Date: 04/23/2019
 Scale: 1" = 40'
 Drawn By: JER
 Checked By: CMR
 Project Number: 18-0001-978
 Drawing Number: 4 / 4