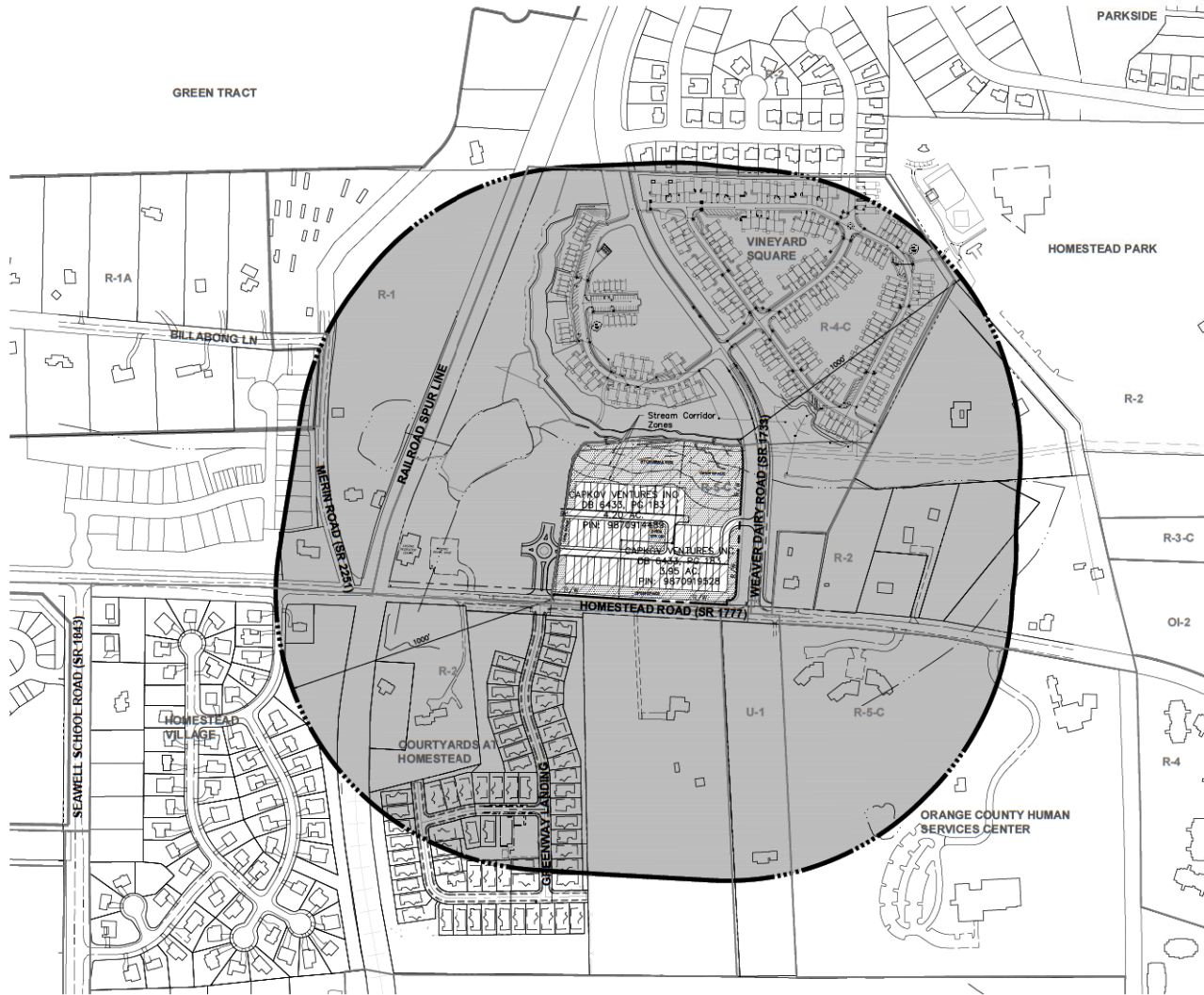
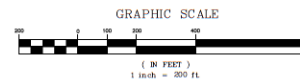


CONCEPT PLAN BRIDGEPOINT CHAPEL HILL, NC 2019



AREA MAP
SCALE 1" = 300'

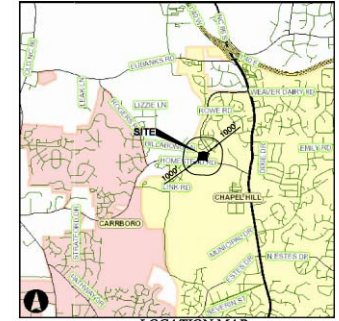


SHEET INDEX

- 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



LOCATION MAP
SCALE 1" = 400'

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN

3100 South Main Blvd., Suite 100A
Durham, NC 27703
Phone: 919.286.7950

PLAN PREPARED FOR:

KB HOME CAROLINAS

4008 SOUTH MAIN BLVD., SUITE 100A
DURHAM, NC 27703
PHONE: 919.286.7950

HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY

BRIDGEPOINT

CONCEPT PLAN

FOR

KB HOME CAROLINAS

AREA MAP

PROFESSIONAL SEAL

PRELIMINARY

04/23/2019

Date: 04/23/2019

Scale: 1" = 200'

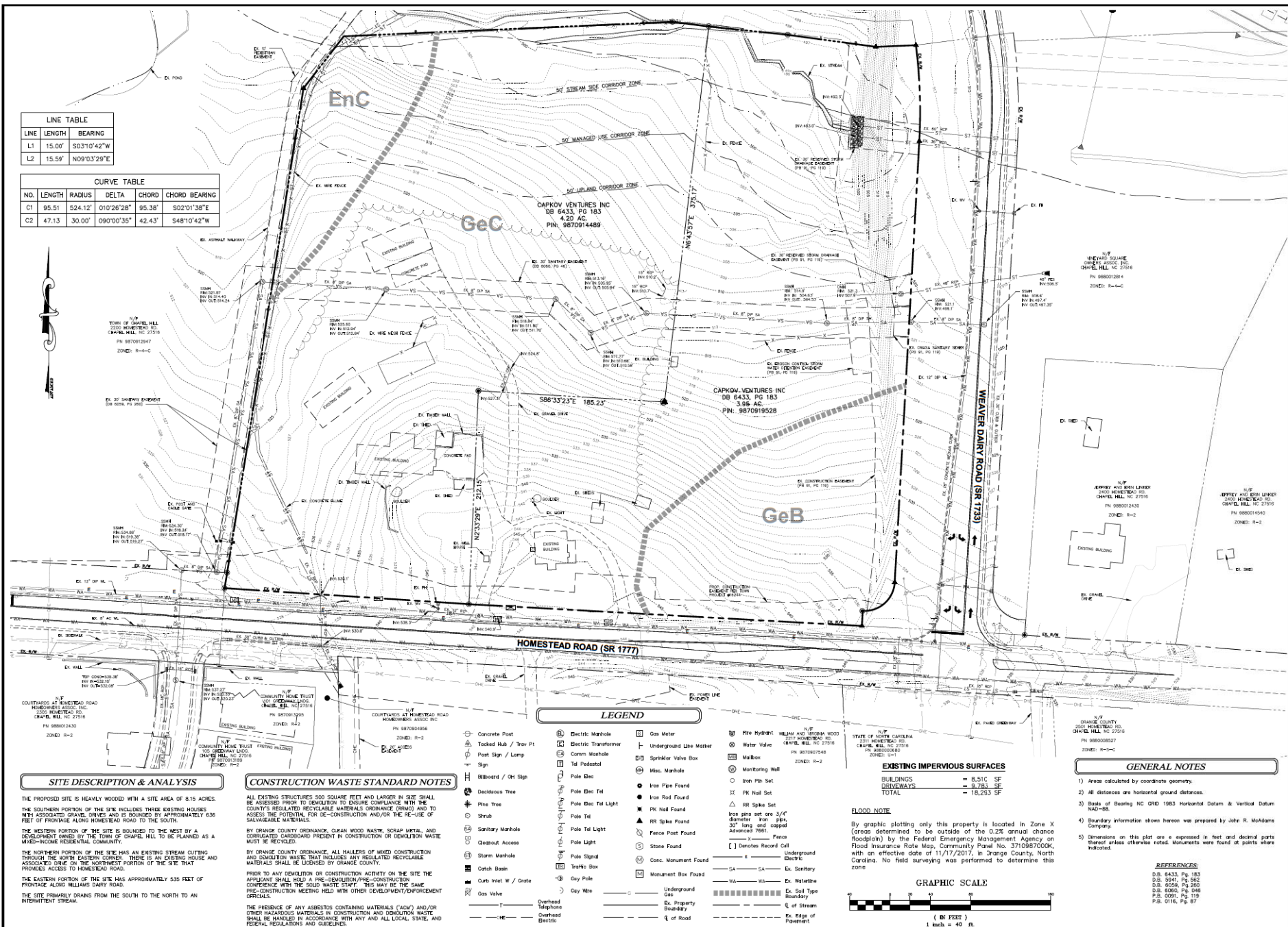
Drawn By: JER

Checked By: CMR

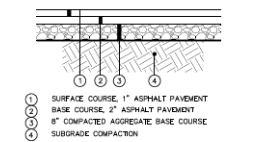
Project Number: 18-0001-978

Drawing Number: 1/4

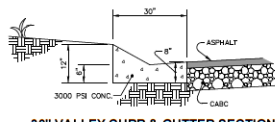
CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	95.51	524.12'	010°26'28"	95.38'	S02°01'38"E
C2	47.13	30.00'	090°00'35"	42.43'	S48°10'42"W



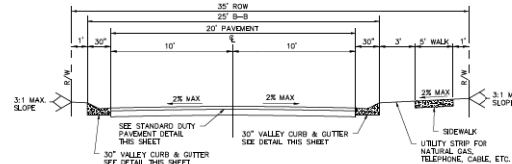
PLAN PREPARED BY: 31. Hixson, Inc. Suite 100 Cary, North Carolina 27511 PH: 919-485-8290 FAX: 919-485-8377 www.hixson.com		PLAN PREPARED FOR: KB HOME CAROLINAS 4506 SOUTH MIAMI BLVD., SUITE 100A MIAMI, FL 33133 PHONE: 313.765.7860	
HOMESTEAD ROAD, CHAPEL HILL, NC - GRANGE COUNTY BRIDGEPOINT CONCEPT PLAN FOR KB HOME CAROLINAS EXISTING CONDITIONS PLAN		PRELIMINARY NORTH CAROLINA PROFESSIONAL ENGINEER MERON M. YEH 04/23/2019	
Issue Dates: 2019-04-23 CONCEPT PLAN SUBMITTAL #1		Date: 04/23/2019 Scale: 1" = 40'	
Drawn By: JRR	Checked By: CMR	Project Number: 18-0001-978	
Drawing Number: 2/4			



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

SITE DATA TABLE

PROJECT NAME:	BRIDGEPOINT
APPLICANT:	ADVANCED CIVIL DESIGN, INC. 51 KILMAYNE DRIVE, SUITE 105 CARY, NC 27511
PARCEL ID NUMBERS:	9870914498, 9870919528
LAND AREA CALCULATIONS:	8.4 ACRES
NET LAND AREA:	0.51 ACRES (1/2 HOMESTEAD R/W)
CREATED STREET AREA:	0.89 ACRES (1/2 WEAVER DAIRY RD R/W)
TOTAL GROSS LAND AREA (SLA):	9.2 ACRES (USED FOR SENSITIVITY CALCULATION)
CURRENT ZONING:	R-5-C
OUTSIDE CORPORATE LIMITS:	YES
OUTSIDE WATERSHED PROTECTION DISTRICT:	NO
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 (2.5%)
RECREATION SPACE PROVIDED:	0.27 AC
PROPOSED INTERIOR LOT SETBACKS:	FRONT: 0' SIDE: 0' REAR: 0'
REQUIRED PERIMETER SETBACKS:	INTERIOR: 6' STREET: 20' SOLAR: 8'
PROPOSED BUILDING SEPARATION:	12'
MAXIMUM BUILDING HEIGHT (PRIMARY):	39'
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:	2.293 AC
RIGHT OF WAY:	1.227 AC
TOTAL LAND AREA NOT COUNTED:	3.794 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:	50 TREES
TOTAL TREES:	78 TREES

GENERAL NOTES

A DESCRIPTION AND ANALYSIS OF ADJACENT LAND USES, ROADS, TOPOGRAPHY, SOILS, DRAINAGE PATTERNS, ENVIRONMENTAL CONSTRAINTS, FEATURES, EXISTING VEGETATION, AND VISTAS CAN BE FOUND ON SHEET 3 - EXISTING CONDITIONS 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 TREAS 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 SPACES FOR THE TOWNHOME LOTS ARE 90 DEGREE BAYS AND SPACE MARKINGS PER TOWN OF CHAPEL HILL CODE FOR PARKING LOTS.

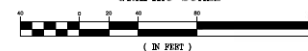
LEGEND

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

REQUIREMENTS

INTERNAL SETBACKS: 0 FT

GRAPHIC SCALE



CURVE TABLE				
NO.	LENGTH	RADIUS	DELTA	CHORD
C1	95.51'	524.12'	010°26'28"	95.38'
C2	47.13'	30.00'	098°00'35"	42.43'

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00'	S03°10'42"W
L2	15.59'	N09°03'29"E

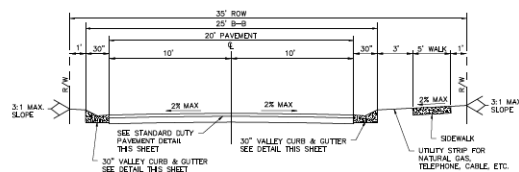
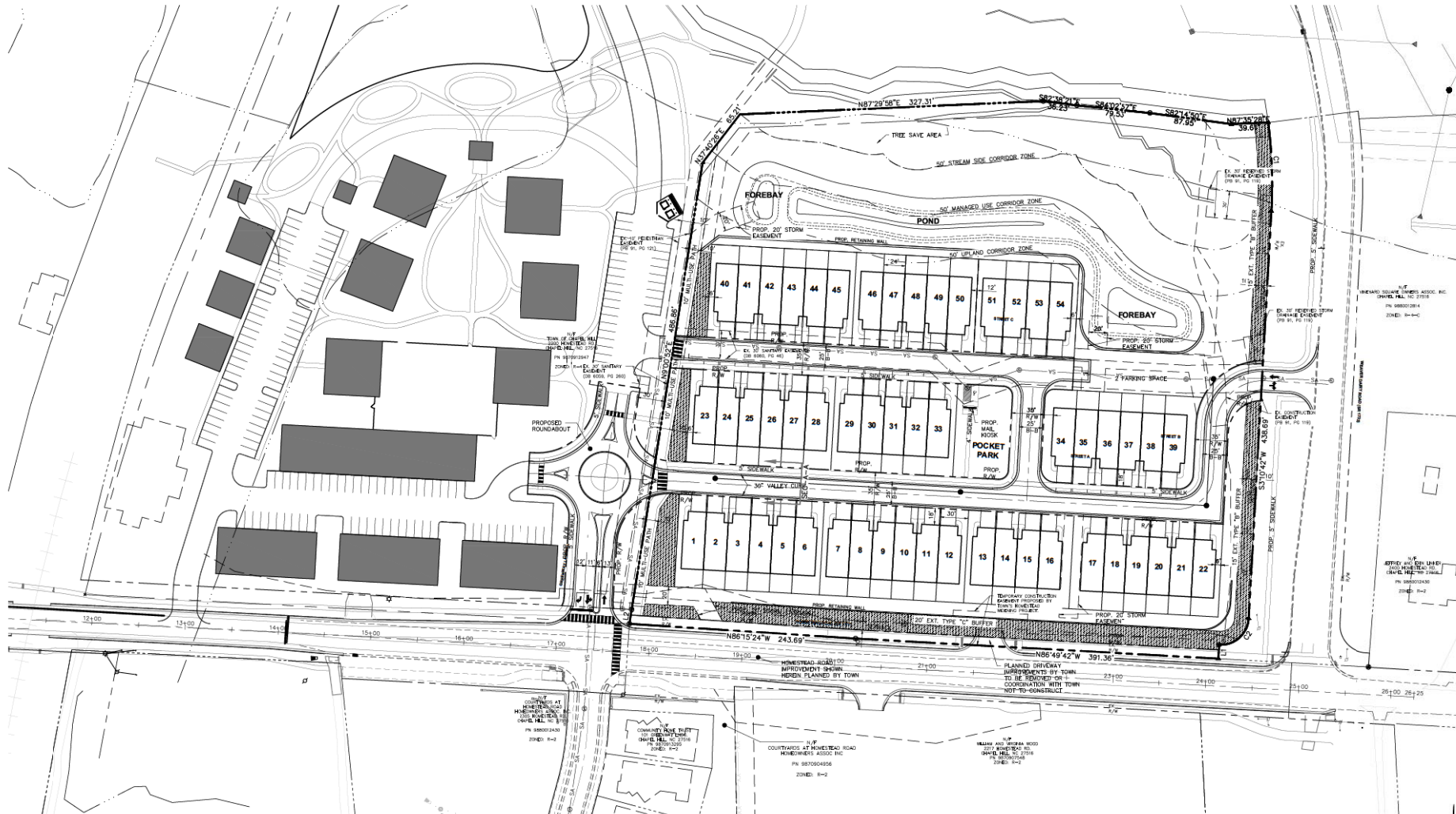
ADVANCED CIVIL DESIGN
3100 W. HARRIS AVE. SUITE 105
CARY, NORTH CAROLINA 27511
PHONE: 919.336.3237

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PHONE: 919.888.7960

PLAN PREPARED FOR:
KB HOME CAROLINAS
4008 SOUTH MAIN BLVD., SUITE 100A
DURHAM, NC 27703
PHONE: 919.888.7960

DATE: 04/23/2019
SCALE: 1" = 40'
DRAWN BY: JRR
CHECKED BY: CMR
PROJECT NUMBER: 18-0001-9798
DRAWING NUMBER: 3/4

G:\18-000-978\18-000-978\18-000-978-004.dwg CONNECTIVITY PLAN AP 23, 2019 - 11:03:28m csh



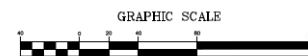
SECTION A-A STANDARD LOCAL STREET SECTION
NOT TO SCALE

LEGEND

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

REQUIREMENTS

INTERNAL SETBACKS 0 FT



PLAN PREPARED BY



KB HOME CAROLINAS
4008 SOUTH MAIN BLVD, SUITE 100A
DURHAM, NC 27702
PHONE: 919.988.7960

PLAN PREPARED FOR

HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY

BRIDGEPOINT

CONCEPT PLAN

KB HOME CAROLINAS

CONNECTIVITY PLAN



04/23/2019

Drawn By: JER
Checked By: CMT

Date: 04/23/2019

Scale: 1" = 40'

Project Number: 18-0001-978

Drawing Number: 4/4