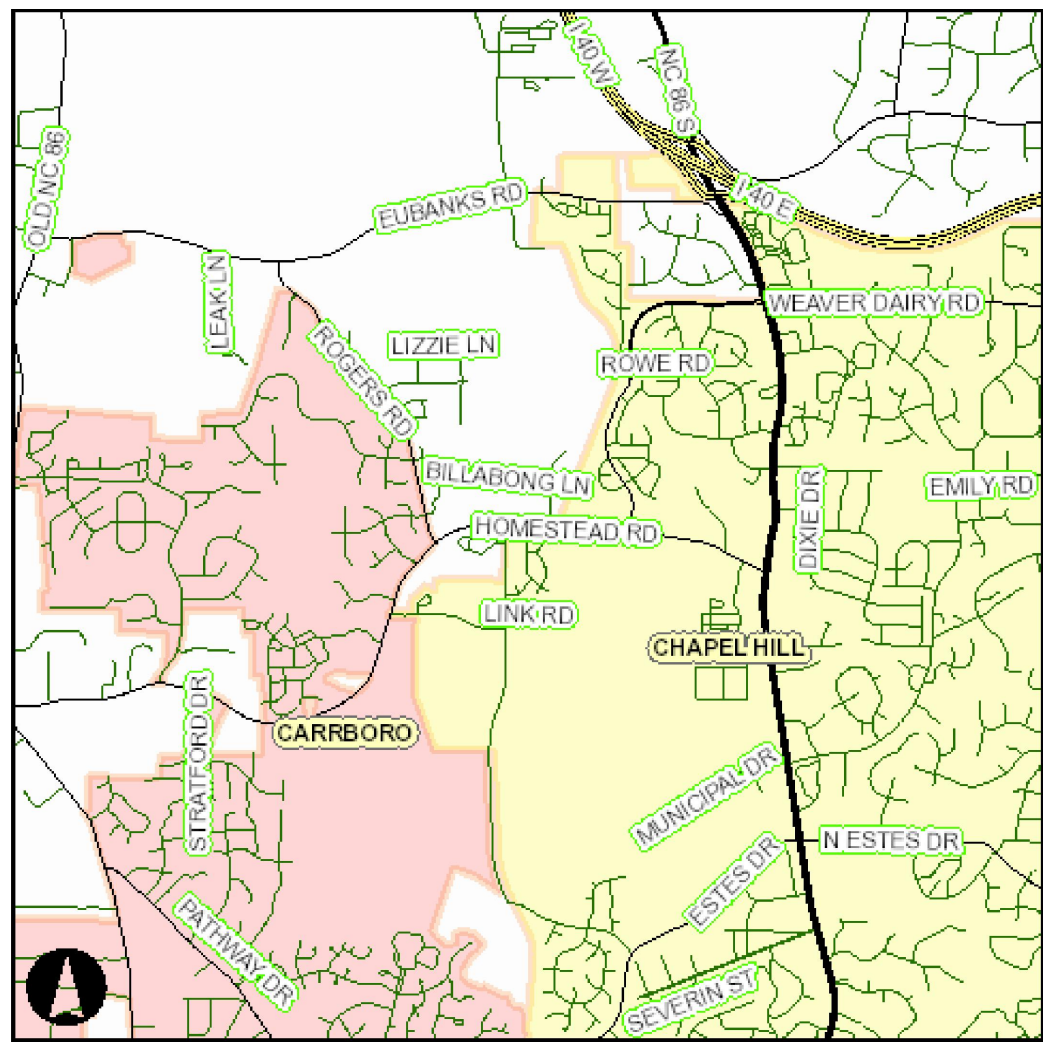


CONDITIONAL ZONING PLANS
BRIDGEPOINT
PINS: 9870914489 & 9870919528
CHAPEL HILL, NC
2020



LOCATION MAP
SCALE: 1"=4000'

CONDITIONAL ZONING APPLICATION

TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd.
(919) 968-2728 fax (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9870914489, 9870919528 Date: July 13, 2020

Section A: Project Information

Project Name: Bridge Point
Property Address: 2214 & 2312 Homestead Road Zip Code: 27516
Use Groups (A, B, and/or C): A Existing Zoning District: R-S-C
Project Description: A residential community with 53 lots designated for townhomes

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

Applicant Information (to whom correspondence will be mailed):
Name: Advanced Civil Design, Inc.
Address: 51 Kilmore Drive, Suite 105
City: Cary State: NC Zip Code: 27511
Phone: 919-481-6290 Email: crice@advancedcivildesign.com

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

Signature: _____ Date: _____

Owner/Contract Purchaser Information:

☒ Owner ☐ Contract Purchaser

Name: Capkov Ventures, Inc.
Address: P.O. Box 16815
City: Chapel Hill State: NC Zip Code: 27516
Phone: 919-942-8005(office), 919-260-7262(cell) Email: erichcupp@bellsouth.net

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

Signature: _____ Date: _____

[Click here for application submittal instructions.](#)

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PROJECT FACT SHEET
TOWN OF CHAPEL HILL
Planning Department

Section A: Project Information

Use Type: (check/list all that apply)
☐ Office/Institutional ☐ Residential ☐ Mixed-Use ☒ Other: MF

Overlay District: (check all that apply)
☐ Historic District ☐ Neighborhood Conservation District ☐ Airport Hazard Zone

Section B: Land Area

Net Land Area (NLA): Area within zoning lot boundaries	NLA=	363,614	sq. ft.
Choose one, or both, of the following (a or b), not to exceed 10% of NLA	CSA=	51,724	sq. ft.
a) Credited Street Area (total adjacent frontage) x 1/2 width of public right-of-way	COS=	0	sq. ft.
b) Credited Permanent Open Space (total adjacent frontage) x 1/2 public or dedicated open space	GLA=	399,975	sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)			

Section C: Special Protection Areas, Land Disturbance, and Impervious Area

Special Protection Areas: (check all those that apply)
☒ Jordan Buffer ☒ Resource Conservation District ☐ 100 Year Floodplain ☐ Watershed Protection District

Land Disturbance

Area of Land Disturbance (Includes: Footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, and all grading, including off-site clearing)	Total (sq. ft.)
Area of Land Disturbance within RCD	374,616
Area of Land Disturbance within Jordan Buffer	58,671
	0

Impervious Areas

Impervious Areas	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Impervious Surface Area (ISA)	20,253	20,253	154,188	154,188
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA) %	0.051	0.051	0.385	0.385
If located in Watershed Protection District, % of impervious surface on 7/1/1993	0	0	0	0

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SHEET INDEX

- COVER SHEET
- AREA MAP
- EXISTING CONDITIONS PLAN
- SLOPE ANALYSIS PLAN
- SITE PLAN
- SIGNAGE AND MARKING PLAN
- GRADING AND DRAINAGE PLAN
- SOIL & EROSION CONTROL PLAN
- UTILITY PLAN
- LANDSCAPE PROTECTION AND TREE SURVEY PLAN
- PLANTING PLAN
- CONSTRUCTION MANAGEMENT PLAN
- BUILDING ELEVATION EXHIBIT
- GROUP UNIT ELEVATION EXHIBIT
- BUILDING FLOOR PLAN
- DETAILS

OWNER	DEVELOPER	ENGINEER/SURVEYOR
CAPKOV VENTURES, INC. 202 E WINMORE AVE. CHAPEL HILL, NC 27516-8430 PHONE: 919.942.8005	KB HOME CAROLINAS 4506 S. MIAMI BLVD., SUITE 100 DURHAM, NC 27703 PHONE: 919.768.7979	ADVANCED CIVIL DESIGN, INC. 51 KILMAYNE DRIVE, SUITE 105 CARY, NC 27511 PHONE (919) 481-6290 FAX (919) 336-5127

TOWN OF CHAPEL HILL FIRE DEPARTMENT NOTES:

- ALL CONSTRUCTION AND DEMOLITION CONDUCTED SHALL BE IN COMPLIANCE OF THE CURRENT EDITION OF THE NC FIRE CODE. 2018 NCFE CHAPTER 33
- INTENTIONALLY DELETED.
- AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE. 2018 NCFE 3312
- TRAFFIC CALMING DEVICES SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE CODE OFFICIAL. 2018 NCFE 503.4.1
- FIRE APPARATUS ACCESS ROADS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. THE MINIMUM WIDTHS AND CLEARANCES ESTABLISHED IN SECTIONS 503.2.1 AND 503.2.2 SHALL BE MAINTAINED AT ALL TIMES. 2018 NCFE 503.4
- DURING CONSTRUCTION, VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION ALLOWS THE PASSAGE OF VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT, AND MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. 2018 NCFE SECTION 505.2
- A NFPA 13D FIRE SPRINKLER SYSTEM WILL BE REQUIRED FOR EACH GROUPING OF TOWNHOMES.
- THE FINAL PLAT SHALL INCLUDE A NOTE THAT STATES "ALL LOCAL STREETS WITHIN THE BRIDGEPOINT SUBDIVISION SHALL NOT ALLOW ON-STREET PARKING IN ACCORDANCE WITH SECTION D103 OF THE 2018 NORTH CAROLINA FIRE PREVENTION CODE."

TOWN OF CHAPEL HILL INSPECTION DEPARTMENT NOTES:

- NO ON STREET PARKING ALLOWED PER NC FIRE CODE SECTION D103.6.1.
- ALL PUBLIC SITE ELEMENTS MUST COMPLY WITH NCBC 2018 CH 11 AND ICC A 117.1.
- ACCESSIBLE PARKING PER NCBC SECT 1106.1; 1 PER 6 COMPLIANT SPACES MUST BE VAN ACCESSIBLE, NO SLOPE EXCEEDING 2% IN ANY DIRECTION. SIGNAGE PER NC REQUIREMENTS AND ICC A 117.1.
- TEMPORARY STREET OR ROAD SIGNS ARE REQUIRED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADS ALLOWS FOR THE PASSAGE OF VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. NC FPC 2018, SECTION 505.2.
- ADDRESS NUMBERS MUST BE A MINIMUM OF 6 INCHES HIGH AND OF CONTRASTING COLOR TO THEIR BACKGROUND. WHEN THE DISTANCE FROM THE STREET OR FIRE DEPARTMENT ACCESS LANE TO THE FRONT OR ADDRESS SIDE OF THE BUILDING EXCEEDS 25 FEET, LARGER NUMBERS ARE REQUIRED. 26 FEET TO 50 FEET SHALL HAVE 8 INCH NUMBERS, 51-75 FEET SHALL HAVE 12 INCH NUMBERS AND OVER 75 FEET SHALL HAVE 18 INCH NUMBERS.
- RETAINING WALLS OVER FIVE (5) FEET HIGH SHALL BE PERMITTED SEPARATELY FROM THE BUILDING(S) AND MUST BE SIGNED BY A DESIGN PROFESSIONAL.
- ONSITE PARKING SHALL BE PROVIDED FOR INSPECTORS AT EACH BUILDING FOR THE DURATION OF THE CONSTRUCTION PROJECT.
- A TIRE WASH AREA FOR TRUCKS SHALL BE PROVIDED ONSITE BEFORE THEY HIT THE MAIN ROADS.
- CURB AND GUTTER AND AT LEAST THE FIRST LIFT OF ASPHALT FOR THE ROADS MUST BE DOWN AHEAD OF CONSTRUCTION.
- A SEPARATE SUBMITTAL AND PERMIT WILL BE REQUIRED FOR THE CONSTRUCTION TRAILER.
- A SEPARATE SUBMITTAL AND PERMIT WILL BE REQUIRED FOR ANY SIGNAGE ON THE BUILDING OR GROUND MOUNTED SIGNS.
- FUNCTIONAL FIRE SHALL BE PROVIDED PRIOR TO BRINGING COMBUSTIBLE MATERIALS ON-SITE. THE FIRE HYDRANT ON HOMESTEAD ROAD BEHIND LOT 7 SHALL BE MAINTAINED/RELOCATED SO THAT ACCESS TO THE HYDRANT STAYS AND IS USABLE DURING CONSTRUCTION AND AFFORDS ACCESS WHEN THE PROJECT IS COMPLETE FOR ITS ENTIRETY.

LAND USE MANAGEMENT ORDINANCE -- SPECIAL PERMITTED MODIFICATIONS OF REGULATIONS (ARTICLE 4.5.6)

- EXCEED DISTURBED AREA RATIO OF 0.40 IN MANAGED USE AND UPLOAD ZONES OF RCD TO ALLOW FOR THE CONSTRUCTION OF A STORMWATER CONTROL MEASURE. SEE SHEET 7 FOR LAND DISTURBED AREAS AND PERCENTAGES WITHIN THE RCD.
- UTILIZE 30-INCH VALLEY CURB AND GUTTER SECTION IN-LIEU OF 30-INCH STANDARD CURB SECTION FOR LOCAL STREET (WITHOUT PARKING).
- SECTION D103 OF THE NORTH CAROLINA FIRE PREVENTION CODE REQUIRES THE MINIMUM ROAD WIDTH TO BE 26-FT WHERE A FIRE HYDRANT IS LOCATED ON A FIRE APPARATUS ACCESS ROAD. TOWN OF CHAPEL HILL'S STANDARD DETAIL FOR A LOCAL STREET DOES NOT MEET THIS CRITERIA, THEREFORE THE 25-FT BACK-TO-BACK DIMENSION FOR LOCAL STREET (WITHOUT ON-STREET PARKING) HAS BEEN REVISED TO 26-FT WITH VALLEY CURB AND 27-FT WITH STANDARD CURB WHEN ADJACENT TO A FIRE HYDRANT TO MEET SECTION D103.1 OF THE NORTH CAROLINA FIRE PREVENTION CODE. THE RIGHT-OF-WAY WIDTH OF 35-FT SHALL REMAIN UNCHANGED.
- EXCEED 25% OF THE AREA CONTAINING 25% OR GREATER SLOPES. A MAJORITY OF THESE DISTURBED SLOPES OCCUR ALONG THE WEST SIDE OF WEAVER DAIRY ROAD EXTENSION AND WERE CREATED DURING THE CONSTRUCTION OF WEAVER DAIRY ROAD EXTENSION. ADDITIONAL SLOPES 25% OR GREATER THAT WERE CREATED DURING THE CONSTRUCTION OF THE EXISTING HOME SITE, THE EXISTING CONCRETE FLUME, AND THE EXISTING ASPHALT PATH ALONG THE WESTERN PORTION OF THE PROPERTY. THE TOTAL AREA OF DISTURBED NATURAL SLOPES 25% OR GREATER IS ONLY 2,135 SF. THIS AREA OF IMPACT IS NECESSARY TO PROPERLY GRADE THE AREA RESERVED FOR THE FUTURE GREENWAY TRAIL.
- REDUCE INTERIOR FRONT, SIDE, REAR, AND SIDE CORNER LOT SETBACKS FROM 6-FT TO 0-FT.
- THE APPLICANT HAS PROPOSED PROVIDING FIVE (5) AFFORDABLE HOMES TO THE COMMUNITY HOME TRUST FOR PERPETUAL AFFORDABILITY. THIS EQUATES TO 10.41% OF THE MARKET RATE HOMES BEING AFFORDABLE. TWO (2) OF THE HOMES WILL MEET THE 65% OF THE MEDIAN INCOME RATIO, AND THREE (3) OF THE HOMES WILL MEET THE 80% OF THE MEDIAN INCOME RATIO IN CONFORMANCE WITH THE CHAPEL HILL LAND USE ORDINANCE. WHILE THE 10.41% AFFORDABLE HOMES BEING PROPOSED IS UNDER THE LAND USE ORDINANCE TARGET OF 15% ALL FIVE (5) OF THE HOMES PROVIDED WILL BE THE SAME SIZE AS THE MARKET RATE HOMES AT OVER 1700 SQUARE FEET EACH. THEY WILL ALSO EACH HAVE TWO CAR GARAGES MAKING THEM LOOK IDENTICAL TO THE MARKET RATE HOMES. THIS WILL ALLOW THE COMMUNITY HOME TRUST TO MARKET THE HOMES TO A WIDER SET OF POTENTIAL HOMEOWNERS WHILE STILL MEETING THE INCOME RATIOS TARGETED IN THE LAND USE ORDINANCE. THE COMBINED SQUARE FOOTAGE OF THE FIVE (5) PROPOSED AFFORDABLE HOMES EXCEEDS THE MINIMUM LIVABLE AREA SQUARE FOOTAGE REQUIREMENTS ASSOCIATED WITH THE 15% INCLUSIONARY ZONING TARGET.

PROJECT FACT SHEET
TOWN OF CHAPEL HILL
Planning Department

Section D: Dimensions

Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Number of Buildings	(9) 8,510	(9) 8,510	(53) 76,479	(53) 76,479
Number of Floors	1 - 1.5	1 - 1.5	2	2
Recreational Space	0	0	25,597	25,597

Residential Space

Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Floor Area (all floors -- heated and unheated)	3,433	3,433	1,869	1,869
Total Square Footage of All Units	3,433	3,433	99,057	99,057
Total Square Footage of Affordable Units	0	0	See Developer Narrative	See Developer Narrative
Total Residential Density	4 units/ac	4 units/ac	5.77 units/ac	5.77 units/ac
Number of Dwelling Units	2	2	53	53
Number of Affordable Dwelling Units	0	0	See Developer Narrative	See Developer Narrative
Number of Single Bedroom Units	0	0	0	0
Number of Two Bedroom Units	1	1	0	0
Number of Three Bedroom Units	1	1	53	53

Non-Residential Space (Gross Floor Area in Square Feet)

Use Type	Existing	Proposed	Uses	Existing	Proposed
Commercial					
Restaurant			# of Seats		
Government					
Institutional					
Medical					
Office					
Hotel			# of Rooms		
Industrial					
Place of Worship			# of Seats		
Other					

Dimensional Requirements

	Required by Ordinance	Existing	Proposed
Setbacks (minimum)			
Street	20'	0'	10'
Interior (neighboring property lines)	6'	0'	6'
Solar (northern property line)	8'	N/A	8'
Height (maximum)			
Primary	39'	N/A	39'
Secondary	60'	N/A	60'
Streets			
Frontages	40'	635' & 581'	635' & 581'
Widths	50'	60' & 98'	60' & 98'

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PROJECT FACT SHEET
TOWN OF CHAPEL HILL
Planning Department

Section F: Adjoining or Connecting Streets and Sidewalks

Note: For approval of proposed street names, contact the Engineering Department.

Street Name	Right-of-Way Width	Pavement Width	Number of Lanes	Existing Sidewalk*	Existing Curb/Gutter
Homestead Road (SR 1777)	Variable	27'	2	☒ Yes	☒ Yes
Weaver Dairy Road (SR 1733)	98'	28'	2	☒ Yes	☒ Yes

List Proposed Points of Access (Ex: Number, Street Name): Weaver Dairy Road

*If existing sidewalks do not exist and the applicant is adding sidewalks, please provide the following information:

Sidewalk Information

Street Names	Dimensions	Surface	Handicapped Ramps
Street A - (860 If +/-)	25'-26' R/B 35' R/W	Asphalt	☒ Yes ☐ No ☐ N/A
Street B - (443 If +/-)	25' R/B 35' R/W	Asphalt	☒ Yes ☐ No ☐ N/A
Street C - (443 If +/-)	26' B/B 35' R/W	Asphalt	☒ Yes ☐ No ☐ N/A

Section G: Parking Information

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces	1.5 per unit	2.25 per unit	2.17 per unit
Handicap Spaces	N/A	N/A	0
Total Spaces	81	119	115
Loading Spaces	N/A	N/A	N/A
Bicycle Spaces	1 per 2 units	N/A	0
Surface Type	Asphalt		

Section H: Landscape Buffers

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
Homestead Road	20'	20'	☒ Yes ☐ No	☐ Yes ☐ No
Weaver Dairy Road	15'	15'	☒ Yes ☐ No	☐ Yes ☐ No
Western Property Line	15'	15'	☒ Yes ☐ No	☒ Yes ☐ No
Northern Property Line	10'	10'	☒ Yes ☐ No	☐ Yes ☐ No

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PROJECT FACT SHEET
TOWN OF CHAPEL HILL
Planning Department

Section I: Land Use Intensity

Existing Zoning District: Proposed Zoning Change (if any):

Zoning District(s)	Floor Area Ratio (FAR)	Recreation Space Ratio (RSR)	Low Density Residential (0.24)	High Density Residential (0.50)	Non-Residential (0.70)	Maximum Floor Area (MFA) = FAR x GLA	Minimum Recreation Space (MSR) = RSR x GLA
R-S-C	0.303	0.05	N/A	0.50	N/A	121,192 sf	19,999 sf
TOTAL							
RCD Streamside		0.01					
RCD Managed		0.019					
RCD Upland							

Section J: Utility Service

Check all that apply:

Water	☒ OWASA	☐ Individual Well	☐ Community Well	☐ Other
Sewer	☒ OWASA	☐ Individual Septic Tank	☐ Community Package Plant	☐ Other
Electrical	☒ Underground	☐ Above Ground		
Telephone	☒ Underground	☐ Above Ground		
Solid Waste	☒ Town	☐ Private		

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PLAN PREPARED FOR: PLAN PREPARED BY: 51 Kilmore Drive, Suite 105 Cary, North Carolina 27511 ph 919.481.6290 fax 919.336.5127 ADVANCED CIVIL DESIGN ENGINEERS & SURVEYORS

KB HOME CAROLINAS 4506 SOUTH MIAMI BLVD., SUITE 100A DURHAM, NC 27703 PHONE: 919.768.7980

BRIDGEPOINT CONDITIONAL ZONING PLANS FOR KB HOME CAROLINAS COVER SHEET

07/22/2020

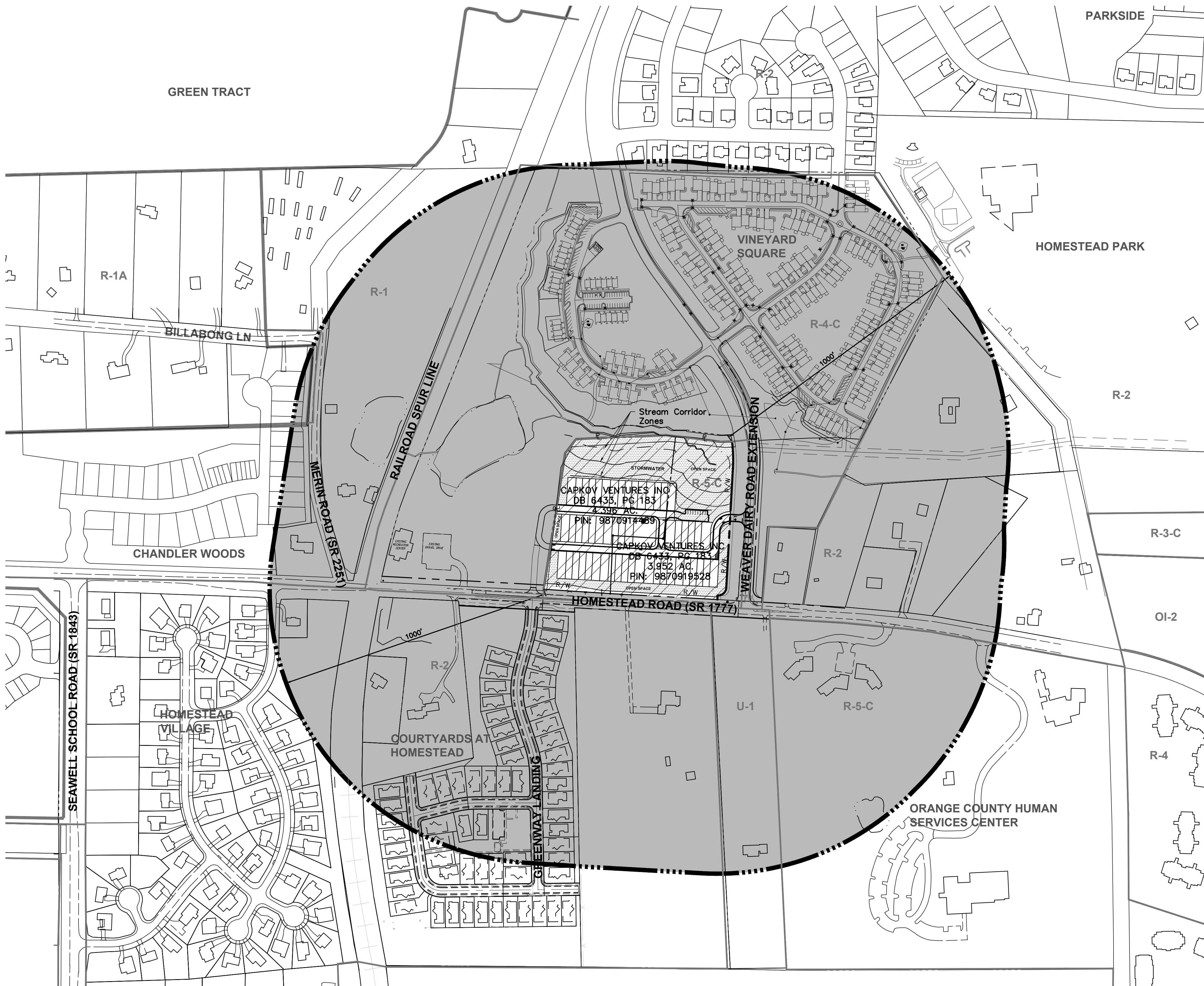
Issue Dates: 01/02/2020 - Initial Submittal to Town 02/06/2020 - Response to 1st Review SUP Comments 07/22/2020 - Response to 2nd Review SUP Comments

Date: 07/22/2020 Scale: AS NOTED

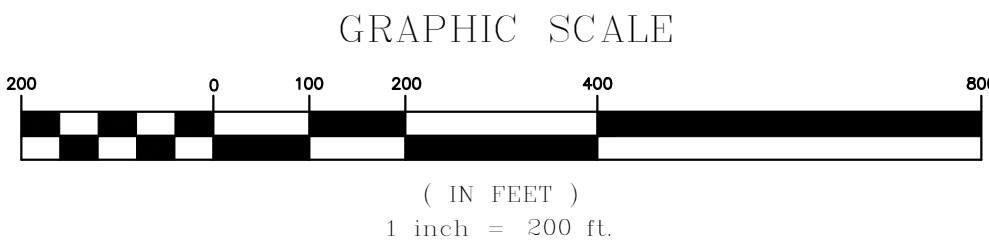
Drawn By: JRR Checked By: CMR

Project Number: 18-0001-978

Drawing Number: 1 / 16



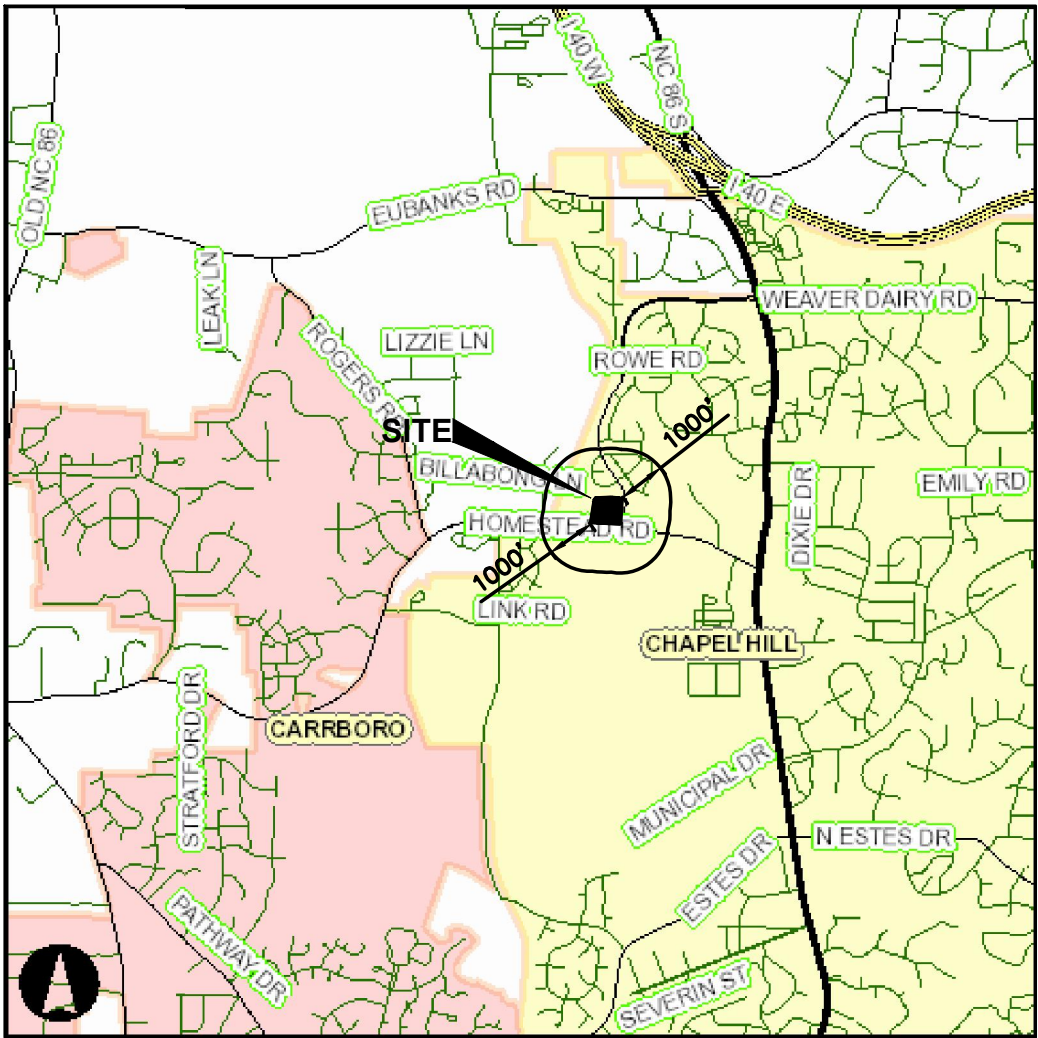
AREA MAP
SCALE 1" = 200'



SITE DATA TABLE	
PROJECT NAME:	BRIDGEPOINT
APPLICANT:	ADVANCED CIVIL DESIGN, INC. 51 KILMAYNE DRIVE, SUITE 105 CARY, NC 27511
PARCEL ID NUMBERS:	9870914489, 9870919528
LAND AREA CALCULATIONS	
NET LAND AREA:	8.348 ACRES
CREDITED STREET AREA:	0.51 ACRES (1/2 HOMESTEAD R/W)
CREDITED STREET AREA:	0.68 ACRES (1/2 WEAVER DAIRY RD EXTENSION R/W)
TOTAL GROSS LAND AREA (GLA):	9.182 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:	MULTI-FAMILY WITH CONDITIONAL ZONING
ALLOWABLE DENSITY R-5:	15 UNITS/AC GROSS LAND AREA = 9.182 AC # UNITS ALLOWED = 137
PROPOSED SINGLE FAMILY UNITS:	48
PROPOSED AFFORDABLE UNITS:	5
PROPOSED TOTAL # OF UNITS:	53
PROPOSED MINIMUM LOT SIZE:	2,400 SF
RECREATION SPACE REQUIRED:	19,999 SF (5%)
RECREATION SPACE PROVIDED:	25,597 SF
PROPOSED INTERIOR LOT SETBACKS:	
FRONT:	0'
SIDE:	0'
SIDE CORNER:	0'
REAR:	0'
REQUIRED PERIMETER SETBACKS	
INTERIOR:	6'
STREET:	10'
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:	0.248
MAXIMUM IMPERVIOUS SURFACE RATIO:	0.50
PROPOSED IMPERVIOUS SURFACE RATIO:	0.385

LEGEND

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



LOCATION MAP
SCALE: 1"=4000'

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

PLAN PREPARED FOR:

KB HOME CAROLINAS
4506 SOUTH MIAMI BLVD., SUITE 100A
CARY, NC 27511
PHONE: 919.768.7960

PROJECT INFORMATION

HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY

BRIDGEPOINT

CONDITIONAL ZONING PLANS
FOR
KB HOME CAROLINAS
AREA MAP

Issue Dates:

01/02/2020 - Initial Submittal to Town	
02/06/2020 - Response to 1st Review SUP Comments	
07/22/2020 - Response to 2nd Review SUP Comments	

Date: 07/22/2020

Scale: 1" = 200'

Drawn By: JRR

Checked By: CMR

Project Number:

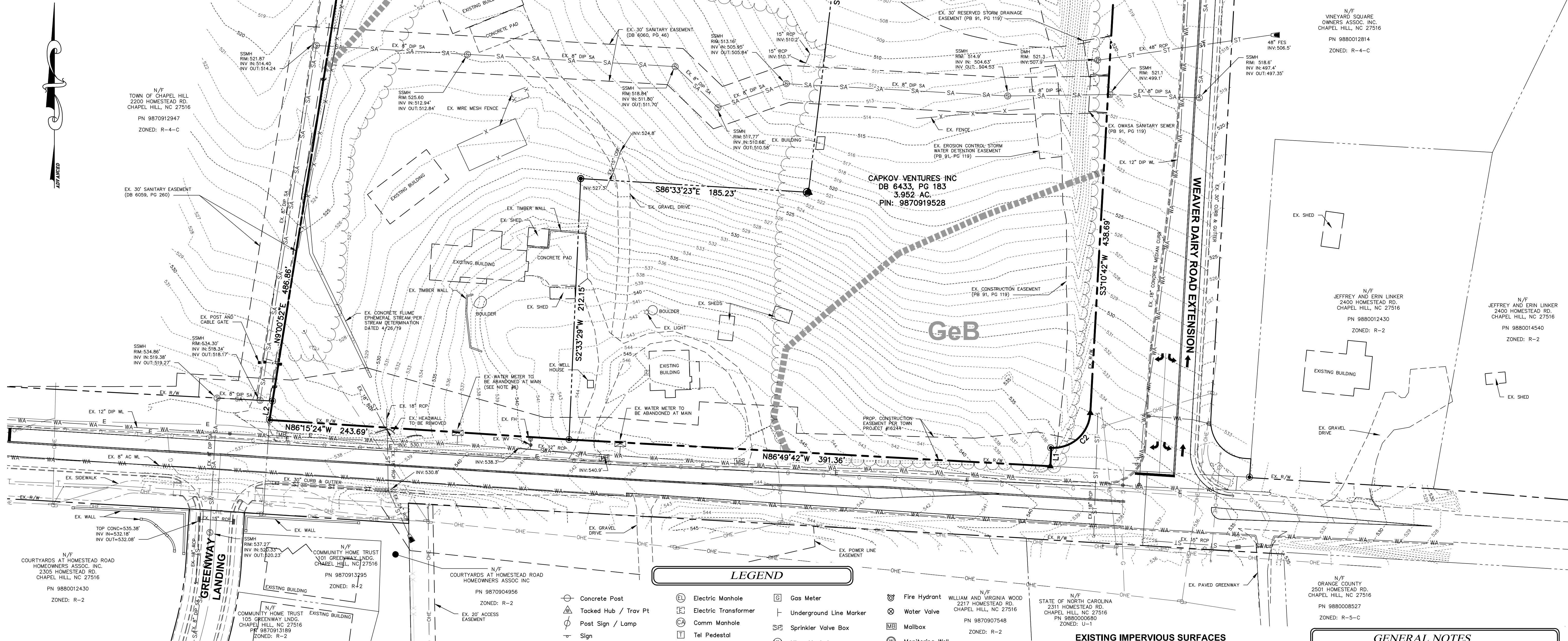
18-0001-978

Drawing Number:

2 / 16

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

CURVE TABLE				
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	95.51'	524.12'	010°26'28"	S02°01'38"E
C2	47.13'	30.00'	090°00'35"	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 GRAVEL DRIVES 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 MIXED-INCOME RESIDENTIAL COMMUNITY.

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

THE NORTHERN PORTION OF THE SITE HAS AN EXISTING STREAM CUTTING THROUGH THE NORTH EASTERN CORNER. THE SITE PRIMARILY DRAINS FROM THE SOUTH TO THE NORTH TO A PERENNIAL STREAM. THERE IS AN EXISTING CONCRETE FLUME CLASSIFIED AS AN EPHEMERAL STREAM THAT RUNS SOUTH TO NORTH AND IS LOCATED ALONG THE WESTERN PORTION OF THE SITE.

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 (RRMO) 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 CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.

BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE THAT INCLUDES ANY REGULATED RECYCLABLE MATERIALS SHALL BE LICENSED BY ORANGE COUNTY.

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 | Electric Manhole | Gas Meter | Fire Hydrant |
| Tacked Hub / Trav Pt | Electric Transformer | Underground Line Marker | Water Valve |
| Post Sign / Lamp | Comm Manhole | Sprinkler Valve Box | Mailbox |
| Sign | Tel Pedestal | Misc. Manhole | Monitoring Well |
| Billboard / OH Sign | Pole Elec | Iron Pipe Found | Iron Pin Set |
| Deciduous Tree | Pole Elec Tel | Iron Rod Found | PK Nail Set |
| Pine Tree | Pole Elec Tel Light | PK Nail Found | RR Spike Set |
| Shrub | Pole Tel | RR Spike Found | Triangle pins set are 3/4" diameter iron pipe, 30" long and capped Advanced 7661. |
| Sanitary Manhole | Pole Tel Light | Fence Post Found | Fence |
| Cleanout Access | Pole Light | Stone Found | [] Denotes Record Call |
| Storm Manhole | Pole Signal | Conc. Monument Found | Underground Electric |
| Catch Basin | Traffic Box | Monument Box Found | Ex. Sanitary |
| Curb Inlet W / Grate | Guy Pole | | Ex. Waterline |
| Gas Valve | Guy Wire | | Ex. Soil Type Boundary |
| Overhead Telephone | | Underground Gas | Ex. Edge of Stream |
| Overhead Electric | | Ex. Property Boundary | Ex. Edge of Pavement |
| | | Ex. Road | |

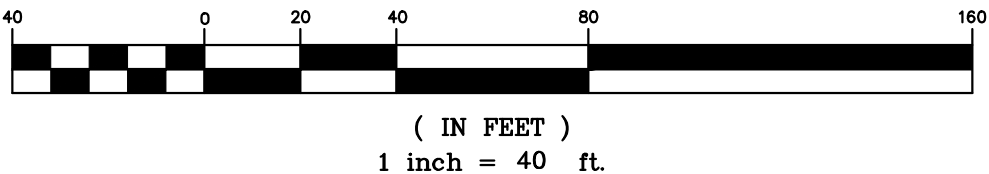
EXISTING IMPERVIOUS SURFACES

BUILDINGS	= 8,510 SF
DRIVES	= 9,803 SF
WALLS	= 138 SF
FLUME	= 1,710 SF
BOULDERS	= 118 SF
TOTAL	= 20,279 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 GRID 1983 Horizontal Datum & Vertical Datum NAD-88.
- Boundary information shown herein was prepared by John R. McAdams Company.
- Dimensions on this plan are expressed in feet and decimal parts thereof unless otherwise noted. Monuments were found at points where indicated.
- Applicant shall receive a credit for the water meters being abandon in accordance with the current fee schedule in place at the time of abandonment.

REFERENCES:

D.B. 6433, Pg. 183
D.B. 5941, Pg. 562
D.B. 6059, Pg. 260
D.B. 6060, Pg. 046
P.B. 0091, Pg. 119
P.B. 0116, Pg. 87

PLAN PREPARED BY:
51 Kilmorye Drive, Suite 105
Cary, North Carolina 27511
ph 919.481.6290
for 919.336.5127
ENGINEERS SURVEYORS

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

PLAN PREPARED FOR:
N/F
VINEYARD SQUARE
OWNERS ASSOC. INC.
CHAPEL HILL, NC 27516
PN 9880012814
ZONED: R-4-C

KB HOME CAROLINAS
4506 SOUTH MIAMI BLVD., SUITE 100A
CHAPEL HILL, NC 27516
PHONE: 919.768.7900

BRIDGEPOINT
HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY

CONDITIONAL ZONING PLANS
FOR
KB HOME CAROLINAS
EXISTING CONDITIONS PLAN

NORTH CAROLINA
PROFESSIONAL
ENGINEER
CHERON M. RICE
07/22/2020

Issue Dates:
01/02/2020 - Initial Submittal to Town
02/05/2020 - Response to 1st Review SUP Comments
07/22/2020 - Response to 2nd Review SUP Comments

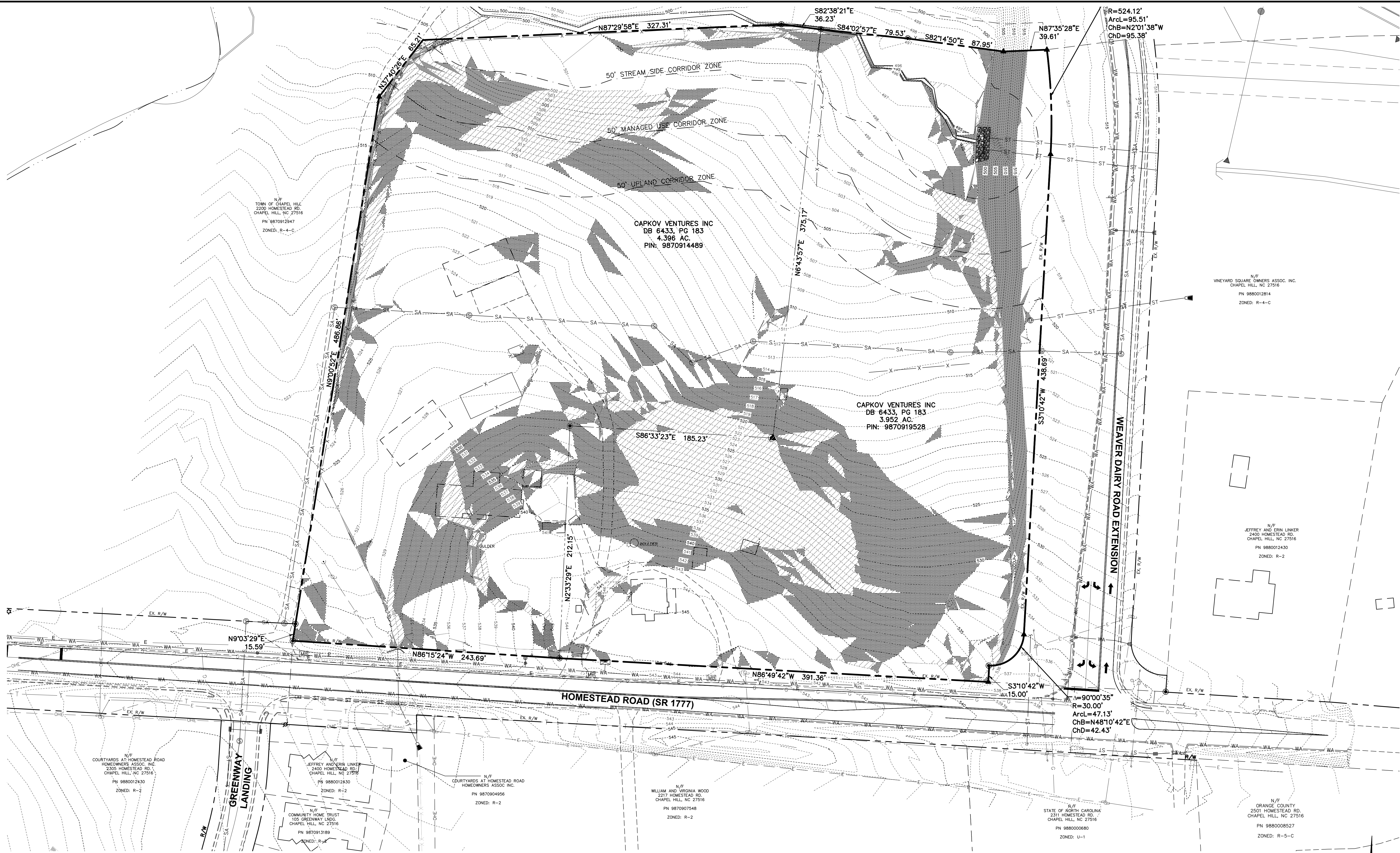
Date: 07/22/2020
Scale: 1" = 40'

Drawn By: JRR
Checked By: CMR

Project Number:
18-0001-978

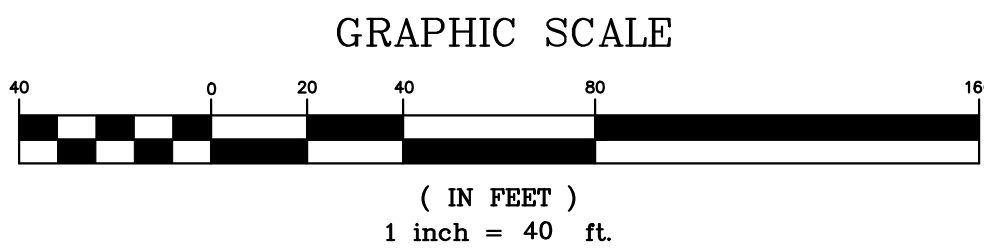
Drawing Number:
3 / 16

c:\18-0001-978NC\DWG\Production Drawings\DEVELOPMENT PLAN\0001-978-CZ04.dwg SLOPE ANALYSIS PLAN Jul 22, 2020 - 2:31:11pm crice



	Steep Slope Areas (sf)
Existing slopes 25% or greater (constructed)	14,992
Existing slopes 25% or greater (natural)	2,787
Existing slopes 25% or greater (total)	17,779
Percent of slopes 25% or greater (constructed)	84%
Disturbed existing slopes 25% or greater (constructed)	7,579
Disturbed existing slopes 25% or greater (natural)	2,133
Disturbed existing slopes 25% or greater (total)	9,712
Percent of disturbed slopes 25% or greater (constructed)	51%
Percent of disturbed slopes 25% or greater (natural)	77%
Percent of disturbed slopes 25% or greater (Total)	55%

SLOPE HATCH LEGEND	
	SLOPES 0% TO 9.9% DISTURBED SLOPE AREA = 176,640 SF TOTAL SLOPE AREA = 228,158 SF PERCENTAGE OF DISTURBED SLOPE AREA = 77.42%
	SLOPES 10% TO 14.9% DISTURBED SLOPE AREA = 68,724 SF TOTAL SLOPE AREA = 73,908 SF PERCENTAGE OF DISTURBED SLOPE AREA = 92.99%
	SLOPES 15% TO 24.9% DISTURBED SLOPE AREA = 41,914 SF TOTAL SLOPE AREA = 43,777 SF PERCENTAGE OF DISTURBED SLOPE AREA = 95.74%
	SLOPES 25% OR GREATER DISTURBED SLOPE AREA = 9,712 SF TOTAL SLOPE AREA = 17,779 SF PERCENTAGE OF DISTURBED SLOPE AREA = 55% (SEE TABLE THIS SHEET)



PLAN PREPARED BY:

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS
51 Kilmorye Drive, Suite 105
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127

PLAN PREPARED FOR:
KB HOME CAROLINAS
4506 SOUTH MIAMI BLVD., SUITE 100A
DURHAM, NC 27603
PHONE: 919.768.7980

PROJECT INFORMATION
CONDITIONAL ZONING PLANS
FOR
KB HOME CAROLINAS
SLOPE ANALYSIS PLAN

PROJECT LOCATION
HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY
BRIDGEPOINT

ISSUE DATES
01/02/2020 - Initial Submittal to Town
02/06/2020 - Response to 1st Review SUP Comments
07/22/2020 - Response to 2nd Review SUP Comments
07/22/2020
NORTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
CHERON M. RICE
07/22/2020

DATE: 07/22/2020
SCALE: 1" = 40'

DRAWN BY: JRR
CHECKED BY: CMR

PROJECT NUMBER:
18-0001-978

DRAWING NUMBER:
4 / 16

EXISTING IMPERVIOUS SURFACES

BUILDINGS	=	8,510	SF
DRIVES	=	9,803	SF
WALLS	=	138	SF
FLUME	=	1,710	SF
<u>BOULDERS</u>	=	<u>118</u>	<u>SF</u>
TOTAL	=	20,279	SF

PROPOSED IMPERVIOUS SURFACES

BUILDINGS	=	76,479	SF
WALLS	=	1,818	SF
DRIVEWAYS	=	16,912	SF
ROADWAY	=	39,117	SF
PARKING LOT	=	4,901	SF
SIDEWALK	=	14,961	SF
<u>TOTAL</u>	=	154,188	SF

SITE DATA TABLE

PROJECT NAME:	BRIDGEPOINT
APPLICANT:	ADVANCED CIVIL DESIGN, INC. 51 KILMAYNE DRIVE, SUITE 105 CARY, NC 27511
PARCEL ID NUMBERS:	9870914489, 9870919528
LAND AREA CALCULATIONS	
NET LAND AREA:	8.348 ACRES
CREDITED STREET AREA:	0.51 ACRES (1/2 HOMESTEAD R/W)
CREDITED STREET AREA:	0.68 ACRES (1/2 WEAVER DAIRY RD R/W)
TOTAL GROSS LAND AREA (GLA):	9.182 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:	MULTI-FAMILY WITH CONDITIONAL ZONING
ALLOWABLE DENSITY R-5:	15 UNITS/AC GROSS LAND AREA = 9.182 AC # UNITS ALLOWED = 137
PROPOSED SINGLE FAMILY UNITS:	48
PROPOSED AFFORDABLE UNITS:	5 (LABELED "AHU" ON THIS SHEET)
PROPOSED TOTAL # OF UNITS:	53
PROPOSED MINIMUM LOT SIZE:	2,400 SF
RECREATION SPACE REQUIRED:	GROSS LAND AREA x RECREATION SPACE RATIO (399,975 SF) x (0.05) = 19,999 SF
RECREATION SPACE PROVIDED:	8,267 SF POCKET PARK 17,330 SF GREENWAY EASEMENT <u>25,597 SF TOTAL</u>
PROPOSED INTERIOR LOT SETBACKS:	
FRONT:	0'
SIDE:	0'
SIDE CORNER:	0'
REAR:	0'

REQUIRED PERIMETER SETBACKS	
INTERIOR:	6'
STREET:	10'
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:	0.248
MAXIMUM IMPERVIOUS SURFACE RATIO:	0.50
PROPOSED IMPERVIOUS SURFACE RATIO:	0.385

TREE CANOPY COVERAGE CALCULATIONS

TREE CANOPY COVERAGE REQUIRED:	30%
NET LAND AREA:	8.348 AC
AREAS NOT COUNTING TOWARD TREE CANOPY CALCULATIONS:	
RECREATION AREAS:	0.601 AC
EASEMENTS (EXCLUDING PAVEMENT):	1.595 AC
RIGHT OF WAY:	1.251 AC
TOTAL LAND AREA NOT COUNTED:	3.447 AC
APPLICABLE LAND AREA:	4.901 AC
TREE CANOPY REQUIRED:	4.901 AC X 30% = 1.470 AC
EXISTING TREE CANOPY TO REMAIN:	0.863 AC
ADDITIONAL TREE CANOPY REQUIRED:	0.607 AC
TREE REPLACEMENT AREA:	0.536 AC
PROPOSED STREET TREES (1 PER 500 SF):	26 TREES = 0.298 AC
ADDITIONAL TREE CANOPY PROVIDED:	0.834 AC
TOTAL TREE CANOPY PROVIDED:	1.697 AC
REQUIRED # OF 2.5" CALIPER TREES:	49 TREES
PROPOSED STREET TREES:	26 TREES
PROPOSED BUFFER TREES:	68 TREES
TOTAL:	94 TREES

TOWN OF CHAPEL HILL FIRE DEPARTMENT NOTES:

1. A NOTE SHALL BE REQUIRED ON THE FINAL PLAT THAT STATES "ALL LOCAL STREETS WITHIN THE BRIDGEPOINT SUBDIVISION SHALL NOT ALLOW ON-STREET PARKING IN ACCORDANCE WITH SECTION D103 OF THE 2018 NORTH CAROLINA FIRE PREVENTION CODE."

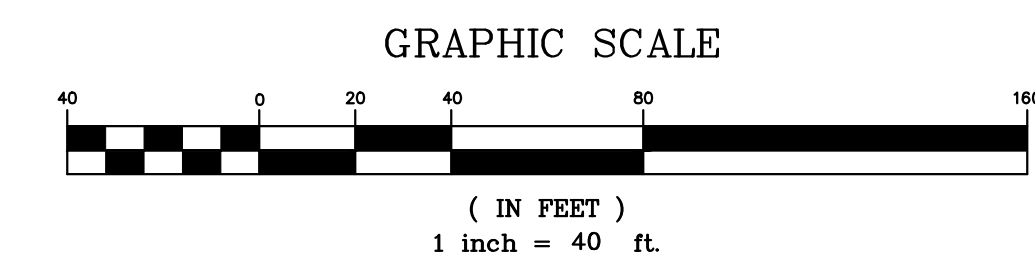
GENERAL NOTES

1. 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.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. THE REQUIRED RECREATION SPACE HAS BEEN MET AND EXCEEDED. SEE SITE DATA TABLE ON THIS SHEET.
4. ALL TRASH FOR TOWNHOMES WILL BE COLLECTED BY ROLL-OUT CURBSIDE PICK UP AND SERVICE SHALL BE PROVIDED BY TOWN OF CHAPEL HILL.
5. OVERFLOW PARKING SHOWN ARE 90 DEGREE BAYS AND SPACE MARKINGS PER TOWN OF CHAPEL HILL CODE FOR PARKING LOTS.
6. EACH SINGLE FAMILY TOWNHOME LOT WILL HAVE A MAXIMUM ALLOWABLE IMPERVIOUS SURFACE AREA OF 1,900 SF. THIS AMOUNT IS SUBJECT TO CHANGE AND WILL BE FINALIZED WITH THE FINAL ZONING COMPLIANCE PLANS.
7. SEE SHEET 16 FOR STREET CROSS SECTION DETAILS.
8. ALL PROPOSED STREETS ARE PUBLIC.

LEGEND

 30" Curb and Gutter
 Property Line
 Prop. R/W
 Prop Detention Basin
 Setback

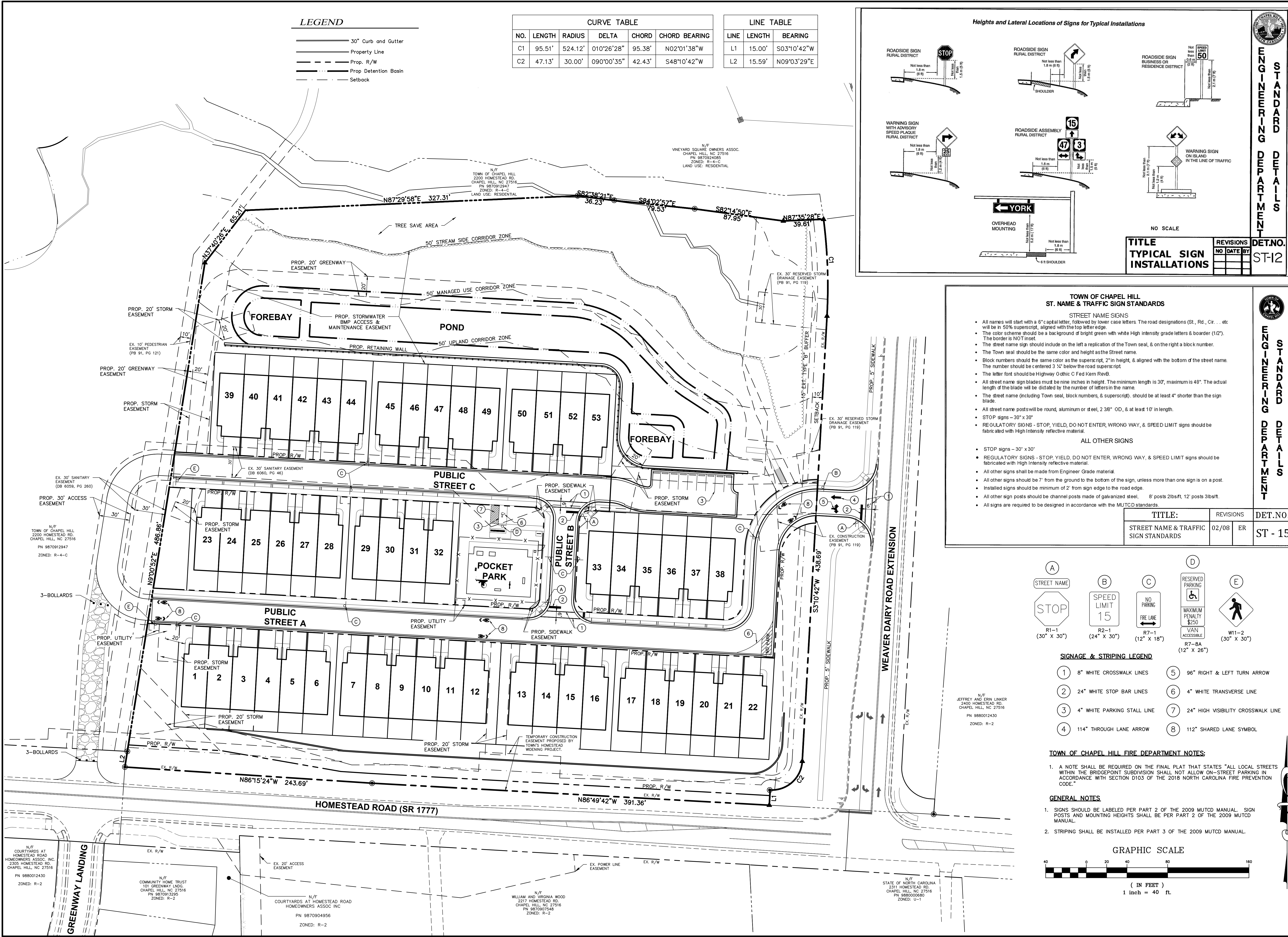
 Tree Replacement Area
 Tree Save Area



CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	95.51'	524.12'	010°26'28"	95.38'	N02°01'38"W
C2	47.13'	30.00'	090°00'35"	42.43'	S48°10'42"W

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

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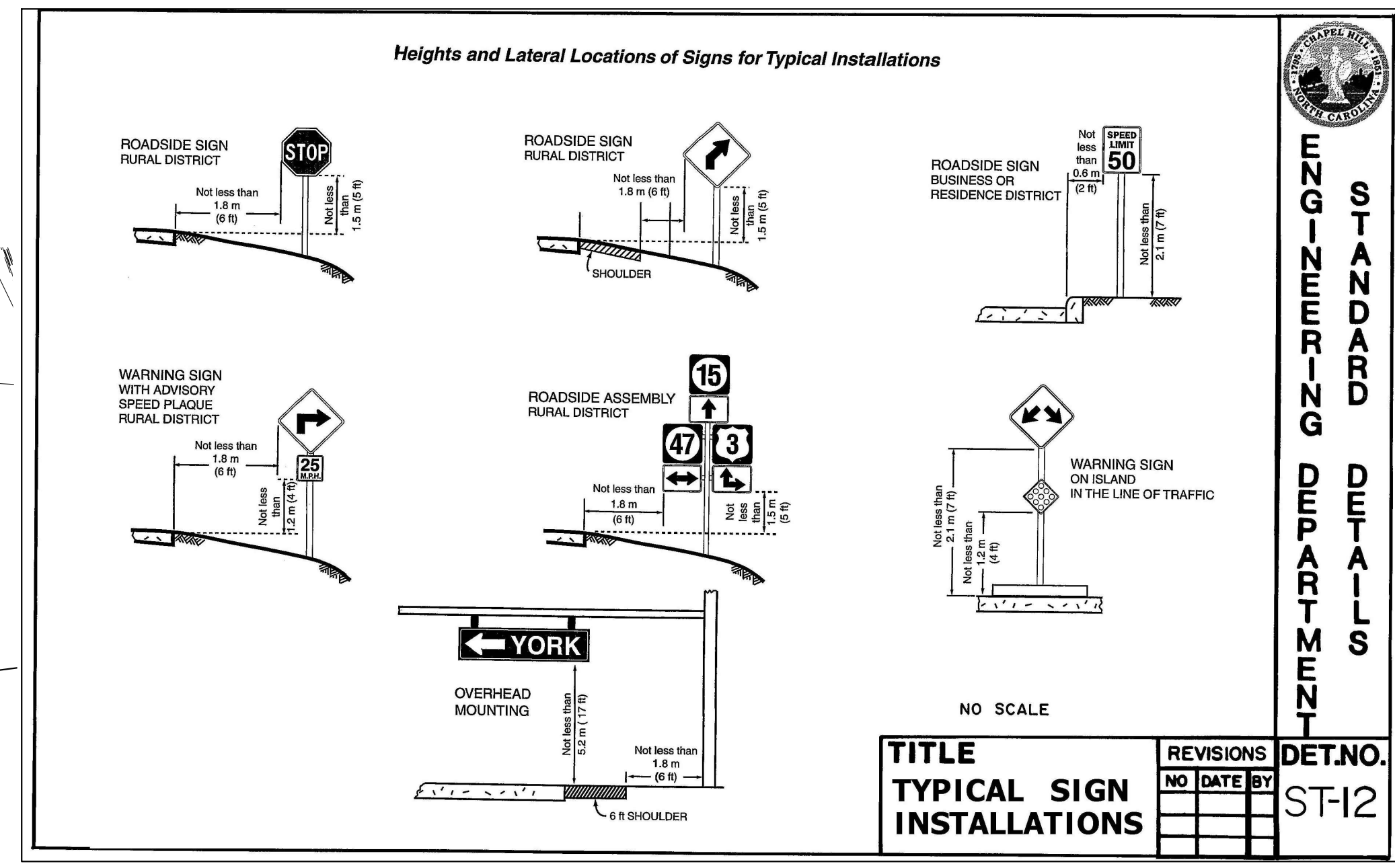


LEGEND

- 30" Curb and Gutter
- Property Line
- Prop. R/W
- Prop Detention Basin
- Setback

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	95.51'	524.12'	010°26'28"	95.38'	N02°01'38"W
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LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00'	S03°10'42"W
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TOWN OF CHAPEL HILL
ST. NAME & TRAFFIC SIGN STANDARDS

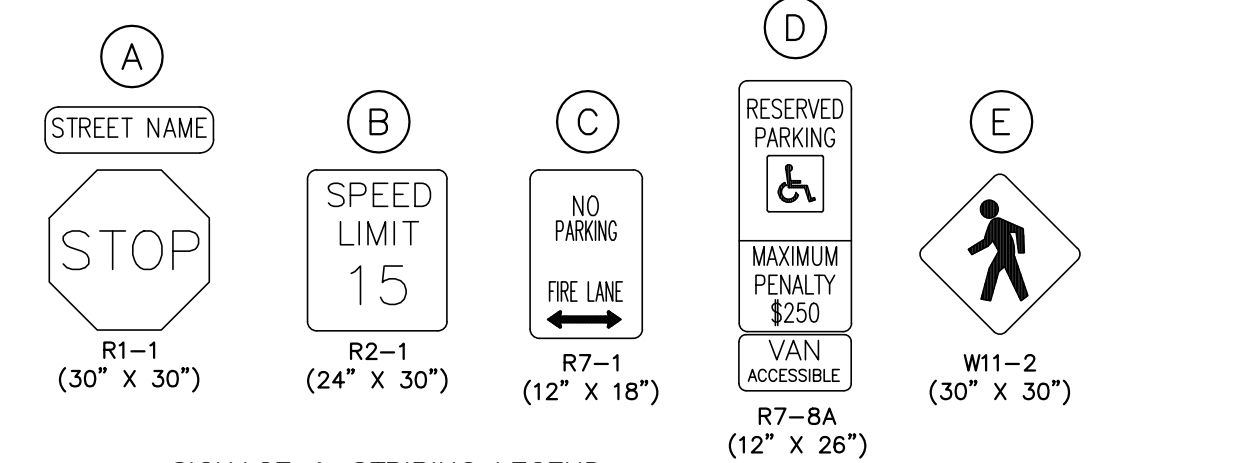
STREET NAME SIGNS

- All names will start with a 6" capital letter, followed by lower case letters. The road designations (St., Rd., Cr. . . etc) will be in 50% superscript, aligned with the top letter edge.
- The color scheme should be a background of bright green with white High intensity grade letters & border (1/2"). The border is NOT inset.
- The street name sign should include on the left a replication of the Town seal, & on the right a block number.
- The Town seal should be the same color and height as the Street name.
- Block numbers should be the same color as the superscript, 2" in height, & aligned with the bottom of the street name. The number should be centered 3 1/2" below the road superscript.
- The letter font should be Highway Gothic C Fed Kern RevB.
- All street name sign blades must be nine inches in height. The minimum length is 30", maximum is 48". The actual length of the blade will be dictated by the number of letters in the name.
- The street name (including Town seal, block numbers, & superscript), should be at least 4" shorter than the sign blade.
- All street name posts will be round, aluminum or steel, 2 3/8" OD, & at least 10' in length.
- STOP signs - 30" x 30"
- REGULATORY SIGNS - STOP, YIELD, DO NOT ENTER, WRONG WAY, & SPEED LIMIT signs should be fabricated with High Intensity reflective material.

ALL OTHER SIGNS

- STOP signs - 30" x 30"
- REGULATORY SIGNS - STOP, YIELD, DO NOT ENTER, WRONG WAY, & SPEED LIMIT signs should be fabricated with High Intensity reflective material.
- All other signs shall be made from Engineer Grade material.
- All other signs should be 7" from the ground to the bottom of the sign, unless more than one sign is on a post.
- Installed signs should be minimum of 2' from sign edge to the road edge.
- All other sign posts should be channel posts made of galvanized steel, 8' posts 2lbs/ft, 12' posts 3lbs/ft.
- All signs are required to be designed in accordance with the MUTCD standards.

TITLE:	REVISIONS	DET.NO.
STREET NAME & TRAFFIC SIGN STANDARDS	02/08 ER	ST - 15



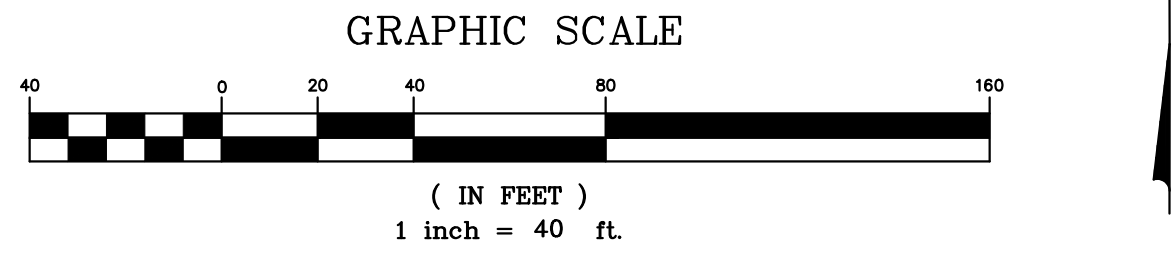
- SIGNAGE & STRIPING LEGEND**
- 1 8" WHITE CROSSWALK LINES
 - 2 24" WHITE STOP BAR LINES
 - 3 4" WHITE PARKING STALL LINE
 - 4 114" THROUGH LANE ARROW
 - 5 96" RIGHT & LEFT TURN ARROW
 - 6 4" WHITE TRANSVERSE LINE
 - 7 24" HIGH VISIBILITY CROSSWALK LINE
 - 8 112" SHARED LANE SYMBOL

TOWN OF CHAPEL HILL FIRE DEPARTMENT NOTES:

- A NOTE SHALL BE REQUIRED ON THE FINAL PLAT THAT STATES "ALL LOCAL STREETS WITHIN THE BRIDGEPOINT SUBDIVISION SHALL NOT ALLOW ON-STREET PARKING IN ACCORDANCE WITH SECTION D103 OF THE 2018 NORTH CAROLINA FIRE PREVENTION CODE."

GENERAL NOTES

- SIGNS SHOULD BE LABELED PER PART 2 OF THE 2009 MUTCD MANUAL. SIGN POSTS AND MOUNTING HEIGHTS SHALL BE PER PART 2 OF THE 2009 MUTCD MANUAL.
- STRIPING SHALL BE INSTALLED PER PART 3 OF THE 2009 MUTCD MANUAL.



PLAN PREPARED BY: **ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS**
51 Kilmorye Drive, Suite 105
Cary, North Carolina 27511
PH 919.481.6590
FAX 919.336.5127

PLAN PREPARED FOR: **KB HOME CAROLINAS**
4506 SOUTH MIAMI BLVD., SUITE 100A
DURHAM, NC 27703
PHONE: 919.768.7960

BRIDGEPOINT
HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY

CONDITIONAL ZONING PLANS
FOR
KB HOME CAROLINAS

SIGNAGE AND MARKING PLAN

PRELIMINARY
NORTH CAROLINA PROFESSIONAL ENGINEER
BY: **THOMAS W. RICE**
07/22/2020

Issue Dates:
01/02/2020 - Initial Submittal to Town
02/06/2020 - Response to 1st Review SUP Comments
07/22/2020 - Response to 2nd Review SUP Comments

Date: 07/22/2020
Scale: 1" = 40'

Drawn By: JRR
Checked By: CMR

Project Number:
18-0001-978

Drawing Number:
6 / 16



	Steep Slope Areas (sf)
Existing slopes 25% or greater (constructed)	14,992
Existing slopes 25% or greater (natural)	2,787
Existing slopes 25% or greater (total)	17,779
Percent of slopes 25% or greater (constructed)	84%
Disturbed existing slopes 25% or greater (constructed)	7,579
Disturbed existing slopes 25% or greater (natural)	2,133
Disturbed existing slopes 25% or greater (total)	9,712
Percent of disturbed slopes 25% or greater (constructed)	51%
Percent of disturbed slopes 25% or greater (natural)	77%
Percent of disturbed slopes 25% or greater (Total)	55%

	RCD Areas (sf)		
	50-ft Stream Side	50-ft Managed Use	50-ft Upland
RCD on Site	34,206	35,782	33,033
Previously disturbed with construction of Weaver Dairy Rd Ext.	6,088	7,635	3,000
Proposed public greenway easement	0	8,119	4,790
Proposed Buildings	0	0	0
Proposed Impervious Area	0	0	259
Proposed Land Disturbance	0	27,783	30,888
Proposed Land Disturbance (excluding public greenway)	0	19,664	26,098
Percent of land disturbance	0	78%	94%
Percent of land disturbance (excluding public greenway)	0	55%	79%
Percent of disturbance per Table 3.6.3-3	20%	40%	40%

GENERAL NOTES:

TO MINIMIZE DAMAGE TO EXISTING TREES NEAR THE EXTERIOR EDGE OF THE SITE ADJACENT TO TREE CONSERVATION AREAS, THE CONTRACTOR SHALL CUT MINIMUM 2' TRENCHES ALONG THE LIMITS OF DISTURBANCE, SO AS TO CUT RATHER THAN TEAR ROOTS.

THE TREE PROTECTION FENCE SHALL BE MAINTAINED ON THE SITE UNTIL ALL SITE WORK IS COMPLETED AND THE FINAL SITE INSPECTION PRIOR TO THE CERTIFICATE OF OCCUPANCY (CO) IS SCHEDULED. THE FENCING SHALL BE REMOVED PRIOR TO FINAL SITE INSPECTION FOR THE CO.

PERMANENT GROUND COVER WILL BE ESTABLISHED IN 7 TO 14 WORKING DAYS PER NPDES REQUIREMENTS. REFER TO APPROVED SEDIMENT AND EROSION CONTROL PLANS.

CUT/FILL SLOPES SHALL BE STABILIZED WITHIN 14 DAYS OF ANY PHASE OF GRADING.

A PRE-CONSTRUCTION CONFERENCE WILL BE REQUIRED PRIOR TO THE GRADING PERMIT BEING ISSUED.

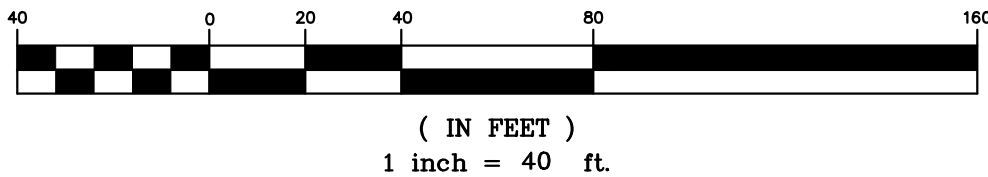
STREETS ADJACENT TO THIS PROJECT TO BE KEPT CLEAN AT ALL TIMES OR A WASH STATION WILL BE REQUIRED.

THE DEVELOPER SHALL PROVIDE AN EROSION CONTROL BOND PRIOR TO OBTAINING A ZONING COMPLIANCE PERMIT.

LEGEND

- EXISTING CONTOUR - 1'
- EXISTING CONTOUR - 5'
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED CONTOUR - 1'
- PROPOSED CONTOUR - 5'
- PROPOSED STORM SEWER
- PROPOSED SANITARY
- PROPOSED WATER LINE
- LIMITS OF DISTURBANCE
- DRAINAGE BOUNDARY TO POND
- SURFACE FLOW ARROW

GRAPHIC SCALE



PLAN PREPARED BY:

51 Kilmorye Drive, Suite 105
Cary, North Carolina 27511
ph 919.481.6590
fax 919.336.5127
ENGINEERS SURVEYORS

PLAN PREPARED FOR:

KB HOME CAROLINAS
4506 SOUTH MIAMI BLVD., SUITE 100A
DURHAM, NC 27703
PHONE: 919.768.7960

BRIDGEPOINT

CONDITIONAL ZONING PLANS
FOR
KB HOME CAROLINAS
GRADING AND DRAINAGE PLAN

Issue Dates:

01/02/2020	- Initial Submittal to Town
02/06/2020	- Response to 1st Review SUP Comments
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Date: 07/22/2020
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Drawn By: JRR
Checked By: CMR

Project Number:
18-0001-978

Drawing Number:
7 / 16

HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY

PRELIMINARY

07/22/2020

ORANGE COUNTY
2501 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9880006527
ZONED: R-5-C



SEEDBED PREPARATION

1. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL THREE INCHES DEEP OVER ADVERSE SOIL CONDITIONS, IF AVAILABLE.
2. RIP THE ENTIRE AREA TO SIX INCHES DEEP.
3. REMOVE ALL LOOSE ROCK, ROOTS AND OTHER OBSTRUCTIONS, LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
4. APPLY AGRICULTURAL LIME, FERTILIZER AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL (SEE MIXTURE BELOW).
5. CONTINUE TILLAGE UNTIL A WELL-PULVERIZED, FIRM, REASONABLY UNIFORM SEEDBED IS PREPARED FOUR TO SIX INCHES DEEP.
6. SEED ON A FRESHLY PREPARED SEEDBED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING.
7. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.
8. INSPECT ALL SEEDBED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE MORE THAN 60% DAMAGED, RE-ESTABLISH FOLLOWING THE ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
9. CONSULT SAEC ENVIRONMENTAL ENGINEERS ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.

PROJECT NOTES

1. ALL EASEMENTS WITH PIPES AND/OR STRUCTURES SHALL BE CLEARED, GRUBBED AND SEEDED.
2. EXISTING VEGETATION AND NATURAL AREAS SHALL BE PROTECTED TO THE GREATEST EXTENT POSSIBLE AND THAT MINIMUM CLEARING OF LAND SHALL BE UNDERTAKEN DURING DEVELOPMENT. EXISTING TREES TO BE PROTECTED TO THE GREATEST EXTENT POSSIBLE OUTSIDE OF THE LIMITS OF GRADING FOR PROPOSED RIGHT-OF-WAY.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS, LATEST EDITIONS.
4. CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF EXISTING PUBLIC UTILITIES PRIOR TO ANY EXCAVATIONS, GRADING, OR INSTALLATION OF UNDERGROUND UTILITIES ON OR ADJACENT TO THE PROJECT.
5. NO CLEARING IN TREE SAVE AREAS OR ANY OTHER DESIGNATED AREAS.

SEEDING SCHEDULE

MIXTURE	
AGRICULTURAL LIMESTONE	2 TONS/ACRE (3 TONS/ACRE IN CLAY SOILS)
FERTILIZER	1,000 LBS/ACRE 10-10-10
SUPERPHOSPHATE	500 LBS/ACRE 20% ANALYSIS
MULCH	2 TONS/ACRE SMALL GRAIN STRAW
ANCHOR	ASPHALT EMULSION AT 300 GALS/ACRE

FOR SHOULDERS, SIDE DITCHES, SLOPES (MAX 3:1)	
DATE	PLANTING RATE
AUG 15 NOV 1	TALL FESCUE 300 LBS/ACRE
NOV 1 MAR 1	TALL FESCUE & ABRUZZI RYE 300 LBS/ACRE
MAR 1 APR 15	TALL FESCUE 300 LBS/ACRE
APR 15 JUN 30	HULLED COMMON BERMUDAGRASS 25 LBS/ACRE
JUL 1 AUG 15	TALL FESCUE AND BROWNTOP 125 LBS/ACRE (TALL FESCUE)
	MULCH OR SORGHUM-SUDAN HYBRIDS*** 30 LBS/ACRE (BROWNTOP MULCH); 30 LBS/ACRE (SORGHUM-SUDAN HYBRIDS)

FOR SHOULDERS, SIDE DITCHES, SLOPES (3:1 TO 2:1)	
DATE	PLANTING RATE
MAR 1 JUN 1	SERICEA LESPEDEZA (SCARIFIED) 50 LBS/ACRE (SERICEA LESPEDEZA);
	& USE THE FOLLOWING COMBINATIONS 120 LBS/ACRE
MAR 1 APR 15	ADD TALL FESCUE 120 LBS/ACRE
MAR 1 JUN 30	OR ADD WEEDING LOVE GRASS 120 LBS/ACRE
MAR 1 JUN 30	OR ADD HULLED COMMON BERMUDAGRASS 25 LBS/ACRE (TALL FESCUE)
JUN 1 SEPT 1	TALL FESCUE AND BROWNTOP MULCH OR SORGHUM-SUDAN HYBRIDS*** 30 LBS/ACRE (SORGHUM-SUDAN HYBRIDS)
	70 LBS/ACRE (SERICEA LESPEDEZA)
SEPT 1 MAR 1	SERICEA LESPEDEZA (UNHULLED) - 120 LBS/ACRE (TALL FESCUE)
NOV 1 MAR 1	UNSCARIFIED) AND TALL FESCUE 25 LBS/ACRE
	AND ABRUZZI RYE

THE ABOVE VEGETATION RATES ARE THOSE THAT DO WELL UNDER LOCAL CONDITIONS; OTHER SEEDING RATE COMBINATIONS ARE POSSIBLE. *** TEMPORARY: RESEED ACCORDING TO OPTIMUM SEASON FOR DESIRED PERMANENT VEGETATION. DO NOT ALLOW TEMPORARY COVER TO GROW MORE THAN 12" IN HEIGHT BEFORE MOWING; OTHERWISE, FESCUE MAY BE SHADED OUT.

SEDIMENT & EROSION CONTROL NOTES

1. ALL STORMWATER PIPES THAT DO NOT EMPTY INTO A BASIN SHALL NOT BE INSTALLED UNTIL SITE IS STABILIZED ABOVE THESE AREAS.
2. Baffles are required on all basins that have a drainage area greater than 5 acres.
3. SILT FENCE OUTLET PROTECTION SHALL BE PLACED AT ALL LOW POINTS ALONG SILT FENCE TO KEEP WATER FILTER AND PASS THROUGH.
4. STORMWATER BASINS TO ACT AS SEDIMENT BASINS. SEE CALCULATIONS ON THIS SHEET FOR SIZING.
5. SILT FENCE SHALL BE PLACED 1' IN FRONT OF LIMITS OF DISTURBANCE LINE.

CONSTRUCTION SEQUENCE

1. SCHEDULE A PRECONSTRUCTION CONFERENCE WITH ORANGE COUNTY EROSION CONTROL DIVISION. OBTAIN A LAND-DISTURBING PERMIT.
2. INSTALL GRAVEL CONSTRUCTION PAD, TEMPORARY DIVERSIONS, SILT FENCE, SEDIMENT BASINS OR OTHER MEASURES AS SHOWN ON THE APPROVED PLAN. CLEAR ONLY AS NECESSARY TO INSTALL THESE DEVICES. SEED TEMPORARY DIVERSIONS, BERMS AND BASINS IMMEDIATELY AFTER CONSTRUCTION.
3. CALL ORANGE COUNTY EROSION CONTROL DIVISION AT 919-245-2586 FOR AN ONSITE INSPECTION BY THE WATERSHED MANAGER TO OBTAIN A CERTIFICATE OF COMPLIANCE.
4. BEGIN CLEARING AND GRUBBING. MAINTAIN DEVICES OF COMPLIANCE. ROUGH GRADE SITE.
5. INSTALL STORM SEWER, IF SHOWN, AND PROTECT INLETS WITH BLOCK AND GRAVEL INLET CONTROLS. SEDIMENT TRAPS OR OTHER APPROVED MEASURES AS SHOWN ON THE PLAN.
6. BEGIN CONSTRUCTION, BUILDING, ETC.
7. STABILIZE SITE AS AREAS ARE BROUGHT UP TO FINISH GRADE WITH VEGETATION, PAYING, DITCH LININGS, ETC. SEED AND MULCH DENuded AREAS PER GROUND STABILIZATION TIME FRAMES.
8. WHEN CONSTRUCTION IS COMPLETE AND ALL AREAS ARE STABILIZED COMPLETELY, CALL ORANGE COUNTY EROSION CONTROL DIVISION FOR AN INSPECTION BY THE WATERSHED MANAGER.
9. IF SITE IS APPROVED, REMOVE TEMPORARY DIVERSIONS, SILT FENCE, SEDIMENT BASINS, ETC., AND SEED OUT OR STABILIZE ANY RESULTING BARE AREAS. ALL REMAINING PERMANENT EROSION CONTROL DEVICES, SUCH AS VELOCITY DISPARATORS, SHOULD NOW BE INSTALLED.
10. WHEN VEGETATION HAS BECOME ESTABLISHED, CALL FOR A FINAL SITE INSPECTION BY THE WATERSHED MANAGER. OBTAIN A CERTIFICATE OF COMPLETION.

LEGEND

- 916--- EXISTING CONTOUR - 1'
- 915--- EXISTING CONTOUR - 5'
- ST--- EXISTING STORM SEWER
- SA--- EXISTING SANITARY SEWER
- WA--- EXISTING WATER LINE
- 916--- PROPOSED CONTOUR - 1'
- 915--- PROPOSED CONTOUR - 5'
- SF--- PROPOSED SILT FENCE
- LOD--- SILT FENCE OUTLET PROTECTION
- LOD--- LIMITS OF DISTURBANCE
- SF--- SILT FENCE
- INLET--- INLET PROTECTION
- DITCH--- DIVERSION DITCH
- BERM--- DIVERSION BERM
- TREE--- TREE SAVE AREA
- ENTRANCE--- CONSTRUCTION ENTRANCE

TOTAL DISTURBED AREA = 8.6 AC.

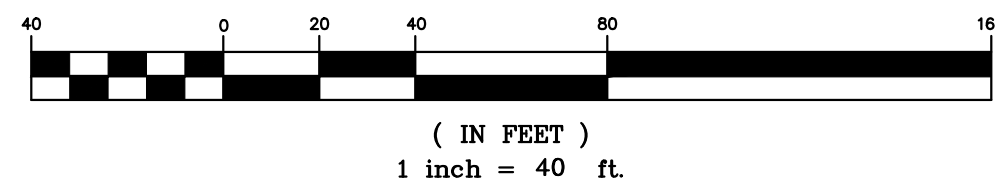
EXISTING IMPERVIOUS SURFACES

BUILDINGS	= 8,510 SF
DRIVES	= 9,803 SF
WALLS	= 138 SF
FLUME	= 1,710 SF
BOULDERS	= 118 SF
TOTAL	= 20,279 SF

PROPOSED IMPERVIOUS SURFACES

BUILDINGS	= 76,479 SF
WALLS	= 1,818 SF
DRIVEWAYS	= 16,912 SF
ROADWAY	= 39,117 SF
PARKING LOT	= 4,901 SF
SIDEWALK	= 14,961 SF
TOTAL	= 154,188 SF

GRAPHIC SCALE



PLAN PREPARED BY:

PLAN PREPARED FOR:

BRIDGEPOINT

CONDITIONAL ZONING PLANS FOR

SOIL & EROSION CONTROL PLAN

DATE: 07/22/2020

Issue Dates:

01/02/2020	- Initial Submittal to Town
02/02/2020	- Response to 1st Review SUP Comments
07/22/2020	- Response to 2nd Review SUP Comments

Drawn By: JRR

Checked By: CMR

Project Number: 18-0001-978

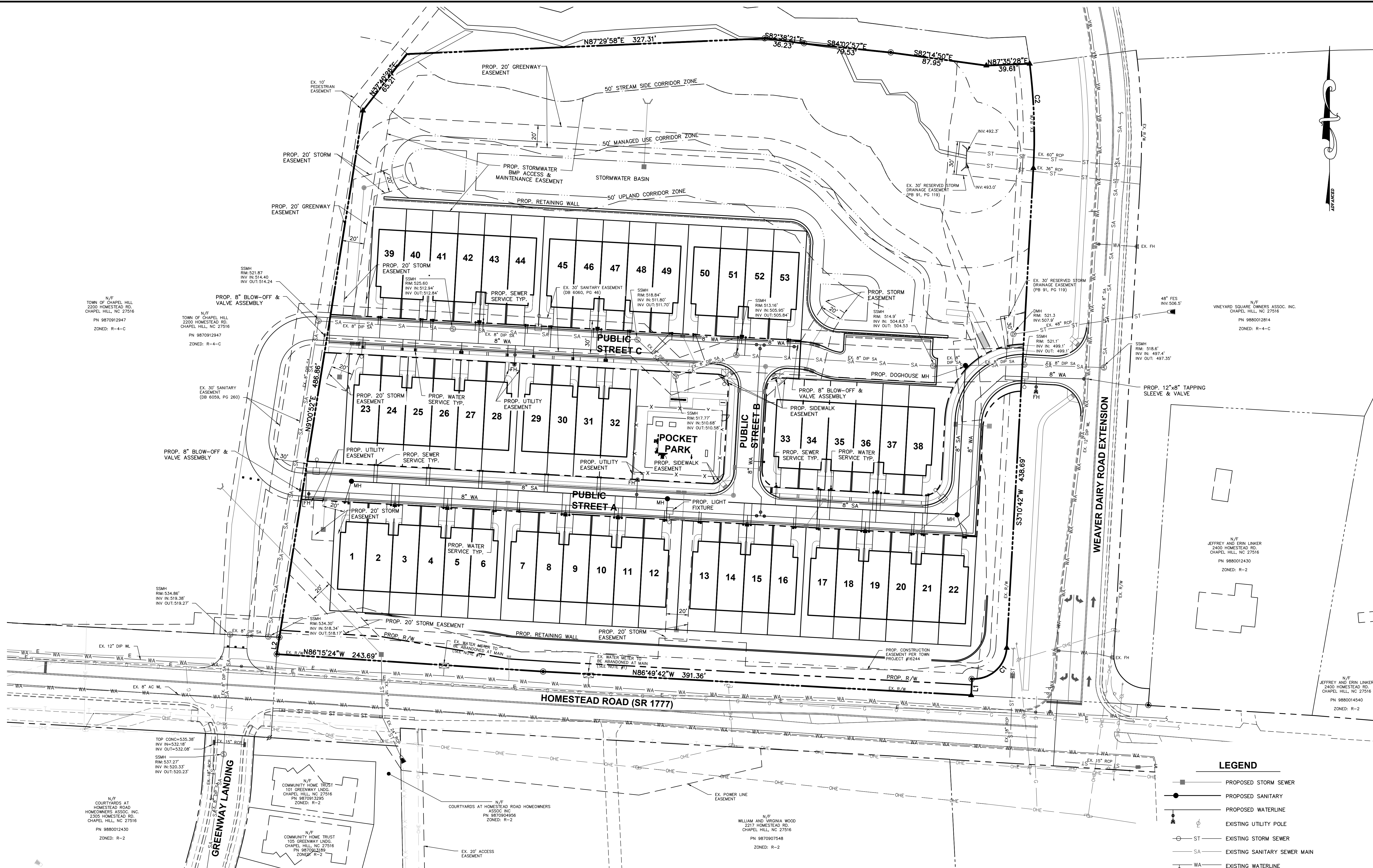
Drawing Number: 8 / 16

51 Kilmorye Drive, Suite 105
Cary, North Carolina 27511
ph 919.481.6590
fax 919.336.5127

ADVANCED
CIVIL DESIGN
ENGINEERS & SURVEYORS

KB HOME CAROLINAS
4506 SOUTH MIAMI BLVD., SUITE 100A
DURHAM, NC 27703
PHONE: 919.768.7960

PRELIMINARY
NORTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
MEROM M. RICE
07/22/2020



LEGEND

- PROPOSED STORM SEWER
- PROPOSED SANITARY
- PROPOSED WATERLINE
- EXISTING UTILITY POLE
- ST EXISTING STORM SEWER
- SA EXISTING SANITARY SEWER MAIN
- WA EXISTING WATERLINE
- PROPOSED LIGHT POLE

GENERAL NOTES

1) Applicant shall receive a credit for the water meters being abandon in accordance with the current fee schedule in place at the time of abandonment.

LINE TABLE

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

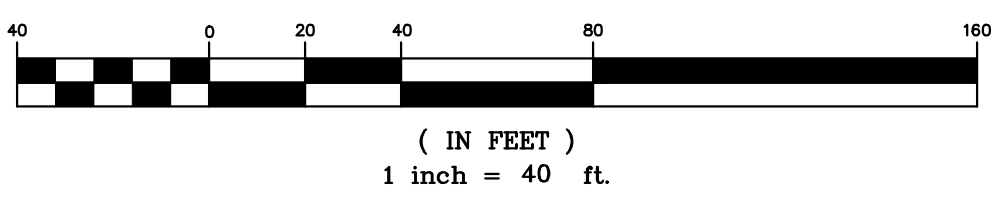
CURVE TABLE

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C1	47.13'	30.00'	090°00'35"	42.43'	S48°10'42"W
C2	95.51'	524.12'	010°26'28"	95.38'	S02°01'38"E

MINIMUM REQUIRED FIRE FLOW

SINGLE FAMILY (< 3,600 SF)	1,000 GAL/MIN
----------------------------	---------------

GRAPHIC SCALE



PLAN PREPARED BY:

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ph 919.481.6590
fax 919.336.5127

ADVANCED
CIVIL DESIGN
ENGINEERS & SURVEYORS

PLAN PREPARED FOR:

KB HOME CAROLINAS
4506 SOUTH MIAMI BLVD., SUITE 100A
DURHAM, NC 27703
PHONE: 919.768.7960

BRIDGEPOINT
HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY

CONDITIONAL ZONING PLANS
FOR
KB HOME CAROLINAS
UTILITY PLAN

Issue Dates:

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Date: 07/22/2020
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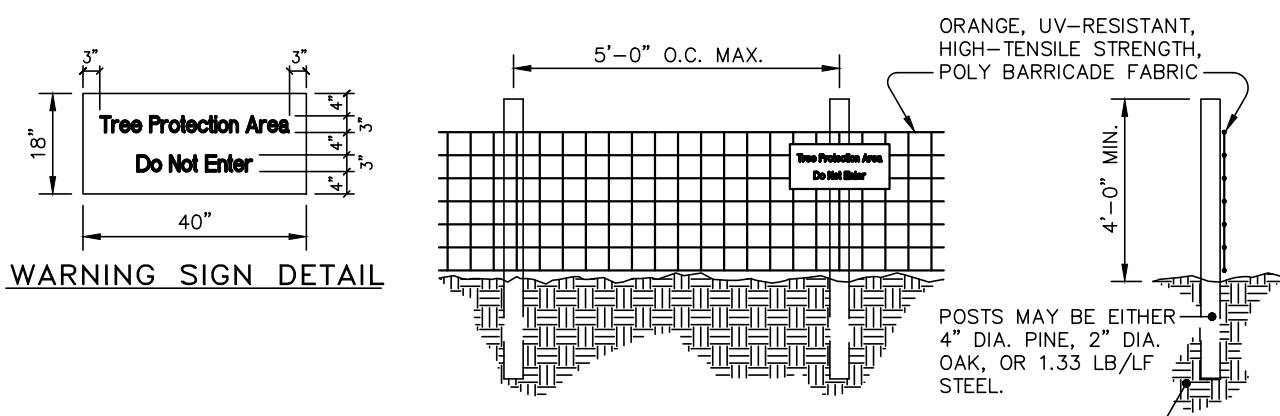
Drawn By: JRR
Checked By: CMR

Project Number:
18-0001-978

Drawing Number:
9 / 16

NORTH CAROLINA
REGISTERED PROFESSIONAL
ENGINEER
CAMERON M. ROSE
07/22/2020

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NOTES:

- WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL.
- LETTERS TO BE 3" HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
- SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS.
- PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER.
- FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA.
- ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
- MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT. ADDITIONAL SIGNS MAY BE REQUIRED BY THE TOWN OF CHAPEL HILL INSPECTIONS DEPARTMENT BASED ON ACTUAL FIELD CONDITIONS.

MAINTENANCE:

- INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
- SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.
- REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT.
- REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

TREE PROTECTION FENCE

NOT TO SCALE

TREE LEGEND

- | | | | |
|--------|--------------------------|------|-----------------------------|
| (1)BE | BEECH | (X)O | EXISTING TREE TO BE REMOVED |
| (2)B | BIRCH | (X)G | EXISTING TREE TO REMAIN |
| (1)C | CEDAR | | |
| (7)DG | DOGWOOD | | |
| (2)E | ELM | | |
| (2)G | SWEET GUM | | |
| (7)H | HICKORY | | |
| (1)M | MAPLE | | |
| (2)RO | RED OAK | | |
| (1)O | OAK | | |
| (2)P | PINE | | |
| (1)PO | POPLAR | | |
| (1)SY | SYCAMORE | | |
| (1)H | HOLLY | | |
| (1)D-P | DOUBLE AND TRIPLE TRUNKS | | |
| (1)D-P | DOUBLE POPLAR | | |
- LOD LIMITS OF DISTURBANCE
TPF TREE PROTECTION FENCE
- TREE CANOPY REPRESENTS 1" PER 1" CALIPER OF TREE

N/T
TOWN OF CHAPEL HILL
2200 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9870912947
ZONED: R-4-C
LAND USE: RESIDENTIAL

TREE PROTECTION NOTES

- A PRE-CONSTRUCTION CONFERENCE WILL BE HELD WITH THE TOWN'S URBAN FORESTER, ADAM NICHOLSON (919.969.5006), PRIOR TO BEGINNING SITE WORK.
- ANY TREE ROOTS EXPOSED BY CONSTRUCTION WILL BE SEVERED CLEANLY WITH AN APPROPRIATE PRUNING TOOL.
- THE SOIL WITHIN THE CRITICAL ROOT ZONES OF EXISTING TREES WILL NOT BE DRIVEN ON OR OTHERWISE DISTURBED DURING THE INSTALLATION OF LANDSCAPING.
- A LANDSCAPE PROTECTION SUPERVISOR WHO IS REGISTERED WITH THE TOWN OF CHAPEL HILL WILL BE PRESENT ON SITE AT ALL TIMES WHEN THE FOLLOWING ACTIVITIES ARE TAKING PLACE: CLEARING, GRUBBING, EXCAVATION, GRADING, TRENCHING, MOVING OF SOIL, INSTALLATION AND REMOVAL OF TREE PROTECTION FENCING, AND THE DELIVERY TRANSPORTING AND PLACEMENT OF CONSTRUCTION MATERIALS AND EQUIPMENT.
- CONTACT ADAM NICHOLSON FOR TREE PROTECTION SEMINAR PRIOR TO TREE PROTECTION FENCE INSTALLATION
- TREES LOCATED OUTSIDE OF THE CLEARING LIMITS AND ON LOTS ARE SHOWN AS BEING REMOVED. HOWEVER, THESE TREES WILL REMAIN DURING THE INITIAL INFRASTRUCTURE CONSTRUCTION PHASE BY THE DEVELOPER. WHEN THE BUILDER SUBMITS FOR PERMITS, THE BUILDER WILL DETERMINE WHICH TREES ON THE LOTS MUST BE REMOVED DURING HOME CONSTRUCTION. TREES LOCATED ON LOT LINES OR AT REAR OF LOTS WILL BE SAVED TO THE GREATEST EXTENTS POSSIBLE.

EXISTING VEGETATION NOTES:

- SIGNIFICANT TREES AND POCKETS OF SHRUBS ARE PREVALENT THROUGHOUT THE SITE. THE NORTHERN AND EASTERN PORTIONS OF THE SITE ARE HEAVILY WOODED. SIGNIFICANT TREE STANDS HAVE BEEN LOCATED AND SHOWN ON THIS SHEET. THE VAST MAJORITY OF SPECIES FOUND ARE OAK, SWEET GUM, CEDAR, AND PINE.

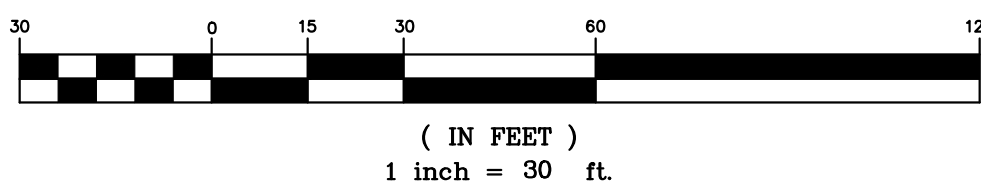
CONSTRUCTION WASTE:

- BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE, MUST BE RECYCLED.
- BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE MUST BE PROPERLY LICENSED.
- 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.

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

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

GRAPHIC SCALE



PLAN PREPARED BY:

PLAN PREPARED FOR:

BRIDGEPOINT

CONDITIONAL ZONING PLANS FOR

KB HOME CAROLINAS

LANDSCAPE PROTECTION & TREE SURVEY PLAN

PRELIMINARY

07/22/2020

Issue Dates:

01/02/2020 - Initial Submittal to Town

02/06/2020 - Response to 1st Review SUP Comments

07/22/2020 - Response to 2nd Review SUP Comments

Date: 07/22/2020

Scale: 1" = 30'

Drawn By: JRR

Checked By: CMR

Project Number: 18-0001-978

Drawing Number: 10 / 16

51 Kilmorye Drive, Suite 105
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ADVANCED
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PHONE: 919.768.7900

HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY

AREA 'A' BUFFER REQUIREMENTS

TYPE "B" 15-FT EXTERNAL BUFFER

PLANTS REQUIRED PER 100 LF:
6 LG TREES
8 SM TREES
15 SHRUBS

581 LF TOTAL LENGTH
LESS 43 LF OF DRIVEWAY
LESS 59 LF OF EASEMENTS
APPLICABLE LENGTH = 479 LF

REQUIRED: 29 LG TREES
39 SM TREES
72 SHRUBS

NOTES:
(1) THIS BUFFER HAS BEEN REDUCED BY ONE GRADE OF INTENSITY ('C' TO 'B') SINCE THE DEVELOPMENT HAS BEEN DESIGNED SUCH THAT THERE IS NO PARKING BETWEEN THE BUILDINGS LOCATED ON THE SITE AND THE ADJACENT STREET.

(2) AT LEAST 50% OF REQUIRED SHRUBS MUST BE EVERGREEN

AREA 'B' BUFFER REQUIREMENTS

TYPE "C" 20-FT EXTERNAL BUFFER

PLANTS REQUIRED PER 100 LF:
5 LG TREES
10 SM TREES
36 SHRUBS

630 LF TOTAL LENGTH
LESS 30 LF OF EASEMENTS
APPLICABLE LENGTH = 600 LF

REQUIRED: 30 LG TREES
60 SM TREES
216 SHRUBS

NOTES:
(1) THIS BUFFER HAS BEEN REDUCED BY ONE GRADE OF INTENSITY ('D' TO 'C') SINCE THE DEVELOPMENT HAS BEEN DESIGNED SUCH THAT THERE IS NO PARKING BETWEEN THE BUILDINGS LOCATED ON THE SITE AND THE ADJACENT STREET.

(2) AT LEAST 50% OF REQUIRED SHRUBS MUST BE EVERGREEN

AREA 'C' BUFFER REQUIREMENTS

TYPE "B" 15-FT INTERNAL MODIFIED BUFFER

PLANTS REQUIRED PER 100 LF:
6 LG TREES
8 SM TREES
15 SHRUBS

526 LF TOTAL LENGTH
LESS 70 LF OF DRIVEWAY
LESS 279 LF OF EASEMENTS
APPLICABLE LENGTH = 177 LF

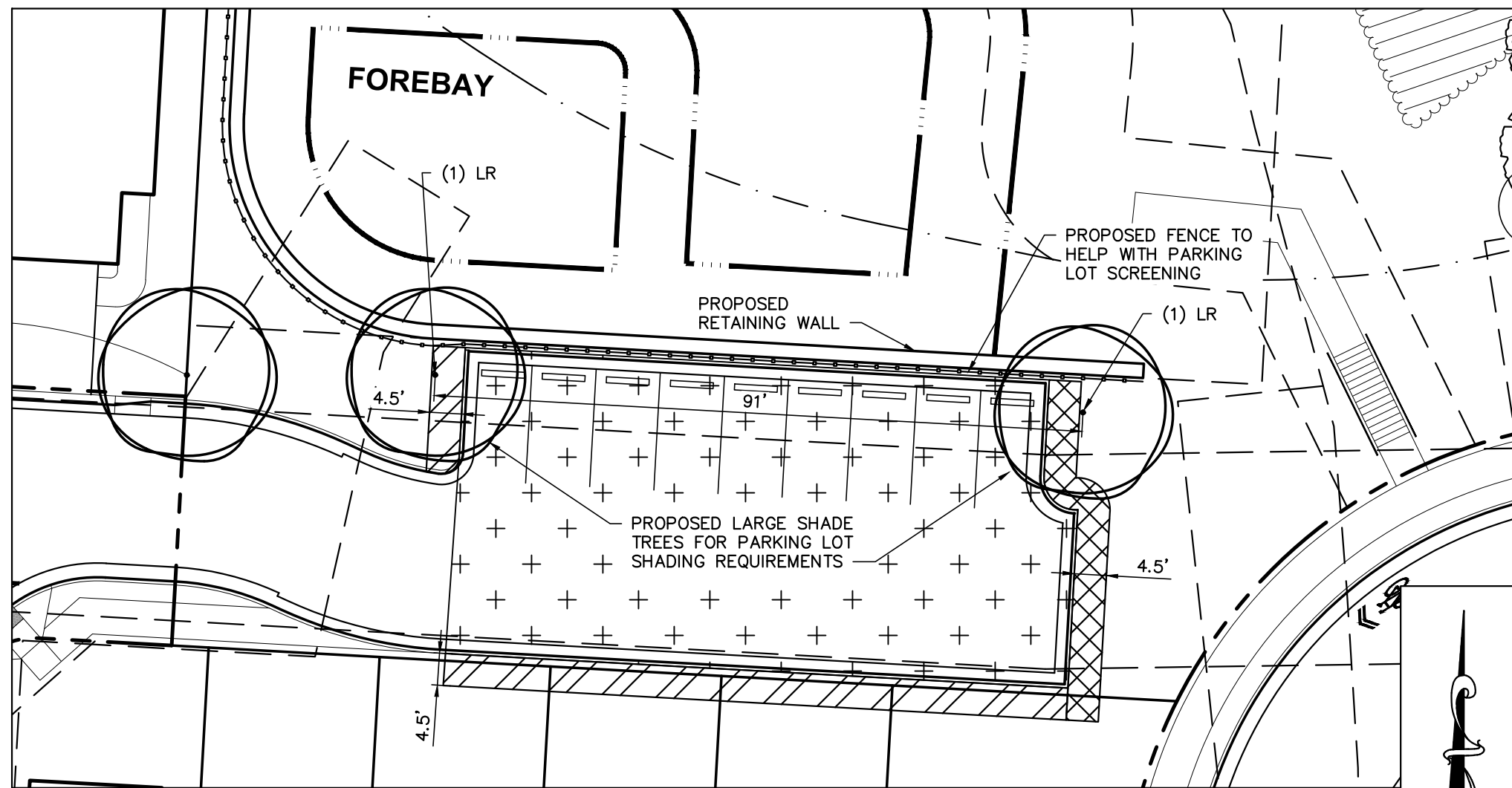
REQUIRED: 11 LG TREES
15 SM TREES
27 SHRUBS

NOTES:
(1) THIS BUFFER HAS BEEN REDUCED BY ONE GRADE OF INTENSITY ('C' TO 'B') SINCE THE DEVELOPMENT HAS BEEN DESIGNED SUCH THAT THERE IS NO PARKING BETWEEN THE BUILDINGS LOCATED ON THE SITE AND THE ADJACENT STREET.

(2) AT LEAST 50% OF REQUIRED SHRUBS MUST BE EVERGREEN

PLANTING SCHEDULE

TYPE	SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS					
					CALIPER	HEIGHT	SPREAD	ROOT	OTHER	
SHADE DECIDUOUS TREE	AS	29	ACER SACCHARUM	SUGAR MAPLE	2-1/2"	12-14'	8'	B4B	MATCHED	
	LR	26	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	FRUITLESS SWEETGUM	2-1/2"	12-14'	8'	B4B	MATCHED	
CANOPY EVERGREEN TREE	QA	30	QUERCUS ALBA	WHITE OAK	2-1/2"	12-14'	8'	B4B	MATCHED	
	QV	11	QUERCUS VIRGINIANA	LIVE OAK	2-1/2"	12-14'	8'	B4B	FULL TO GROUND	
UNDERSTORY DECIDUOUS TREE	CC	36	CERCIS CANADENSIS	EASTERN REDBUD	2"	8'	6'	B4B	MULTI-STEM	
	CF	53	CORNUS FLORIDA	FLOWERING DOGWOOD	2"	8'	6'	B4B	MULTI-STEM	
	CV	25	CHOANTHUS VIRGINICUS	FRINGE TREE	2"	8'	6'	B4B	MULTI-STEM	
EVERGREEN SHRUBS	IC	108	ILEX CORNUTA 'CARISSA'	CARISSA HOLLY	N/A	3'	3'	CONT.	FULL TO GROUND	
	IG	116	ILEX GLABRA	INKBERRY HOLLY	N/A	3'	3'	CONT.	FULL TO GROUND	
	PL	91	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN	N/A	3'	3'	CONT.	FULL TO GROUND	



PARKING LOT BLOW-UP

SCALE: 1" = 20'

GRAPHIC SCALE

0 10 20 40
1 inch = 20 feet

LEGEND

30" Curb and Gutter	Tree Replacement Area
Property Line	Tree Save Area
Prop. R/W	Parking Lot Area
Prop Detention Basin	Parking Lot and Building Landscape Strip
Setback	
Parking Lot and R/W Landscape Strip	

TREE CANOPY COVERAGE CALCULATIONS

TREE CANOPY COVERAGE REQUIRED:	30%
NET LAND AREA:	8.348 AC
AREAS NOT COUNTING TOWARD TREE CANOPY CALCULATIONS:	
RECREATION AREAS:	0.601 AC
EASEMENTS (EXCLUDING PAVEMENT):	1.595 AC
RIGHT OF WAY:	1.251 AC
TOTAL LAND AREA NOT COUNTED:	3.447 AC
APPLICABLE LAND AREA:	4.901 AC
TREE CANOPY REQUIRED:	4.901 AC X 30% = 1.470 AC
EXISTING TREE CANOPY TO REMAIN:	0.863 AC
ADDITIONAL TREE CANOPY REQUIRED:	0.607 AC
TREE REPLACEMENT AREA:	0.536 AC
PROPOSED STREET TREES (1 PER 500 SF):	26 TREES = 0.298 AC
ADDITIONAL TREE CANOPY PROVIDED:	0.834 AC
TOTAL TREE CANOPY PROVIDED:	1.697 AC
REQUIRED # OF 2.5" CALIPER TREES:	49 TREES
PROPOSED STREET TREES:	26 TREES
PROPOSED BUFFER TREES:	68 TREES
TOTAL TREES:	94 TREES

SHADE TREE CALCULATIONS

PARKING LOT AREA:	3,909 SF
SHADING REQUIREMENTS:	ONE LARGE TREE PER 2,000 SF OF PARKING LOT PAVED SURFACE PER DESIGN MANUAL
TREES REQUIRED:	(3,909 SF) / (2,000 SF) = 1.95 TREES *2 LARGE TREES REQUIRED*
SHADE TREE:	ZELKOVA (ZELKOVA SERRATA 'GREEN VASE') 50'-60" HT & 40'-50" SPRD. PROJECTED SHADOW LENGTH - 58'

CURVE TABLE				
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GRAPHIC SCALE

0 20 40 60 80 100
(IN FEET)
1 inch = 40 ft.

PLAN PREPARED BY:

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BRIDGEPOINT

CONDITIONAL ZONING PLANS
FOR
KB HOME CAROLINAS
PLANTING PLAN

NORTH CAROLINA
PROFESSIONAL
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CAMERON M. RICE
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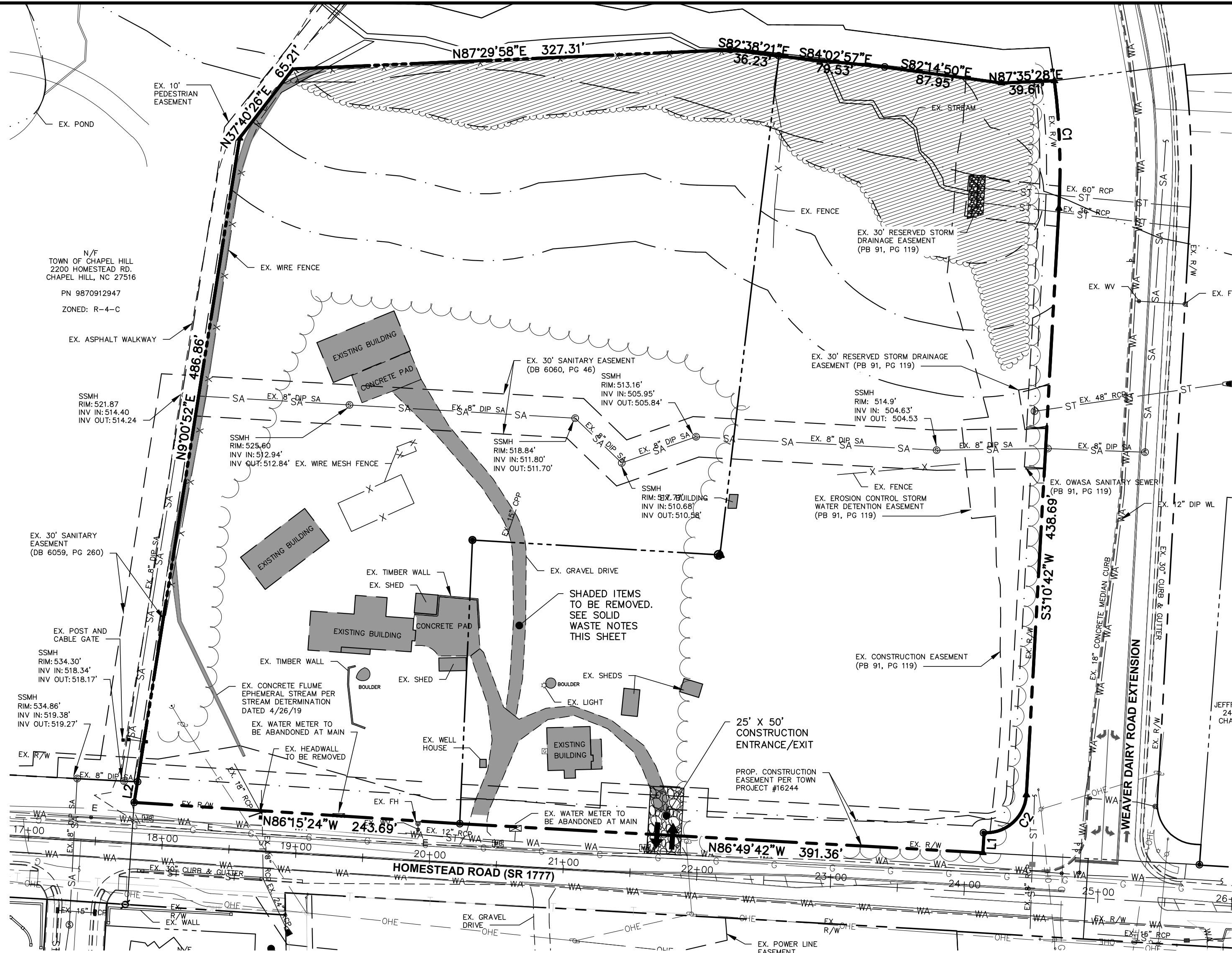
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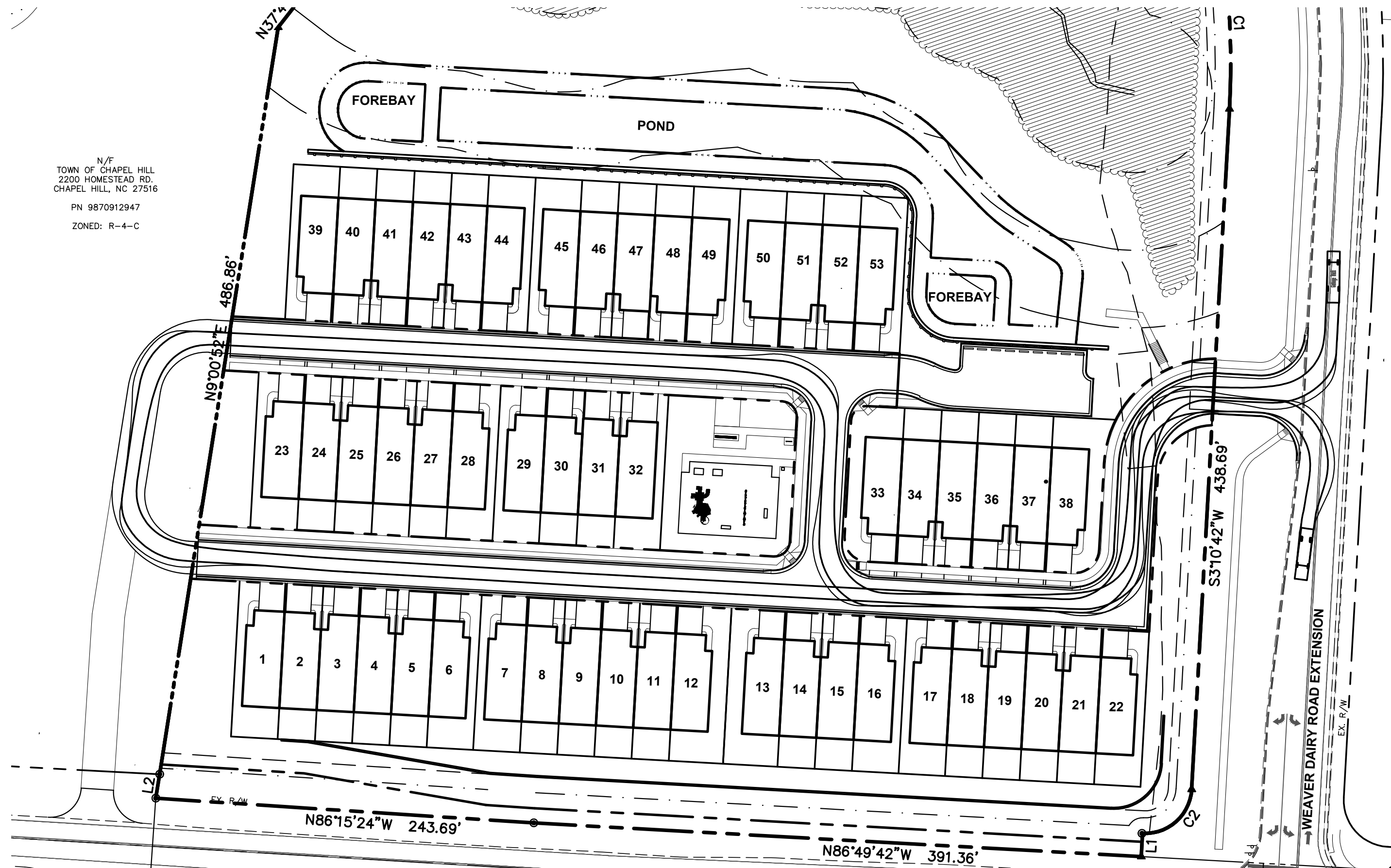
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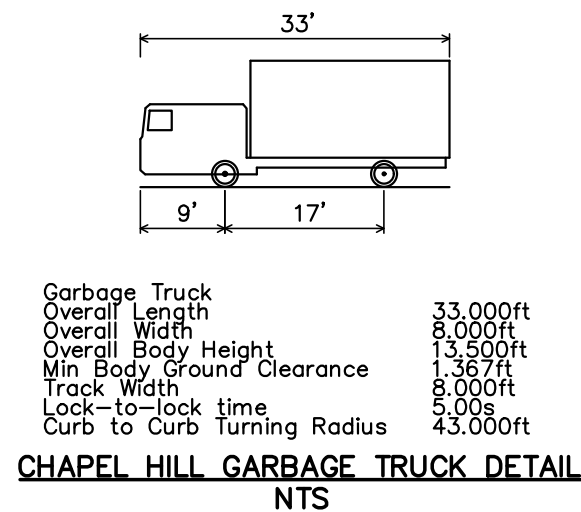
Drawing Number:
11 / 16



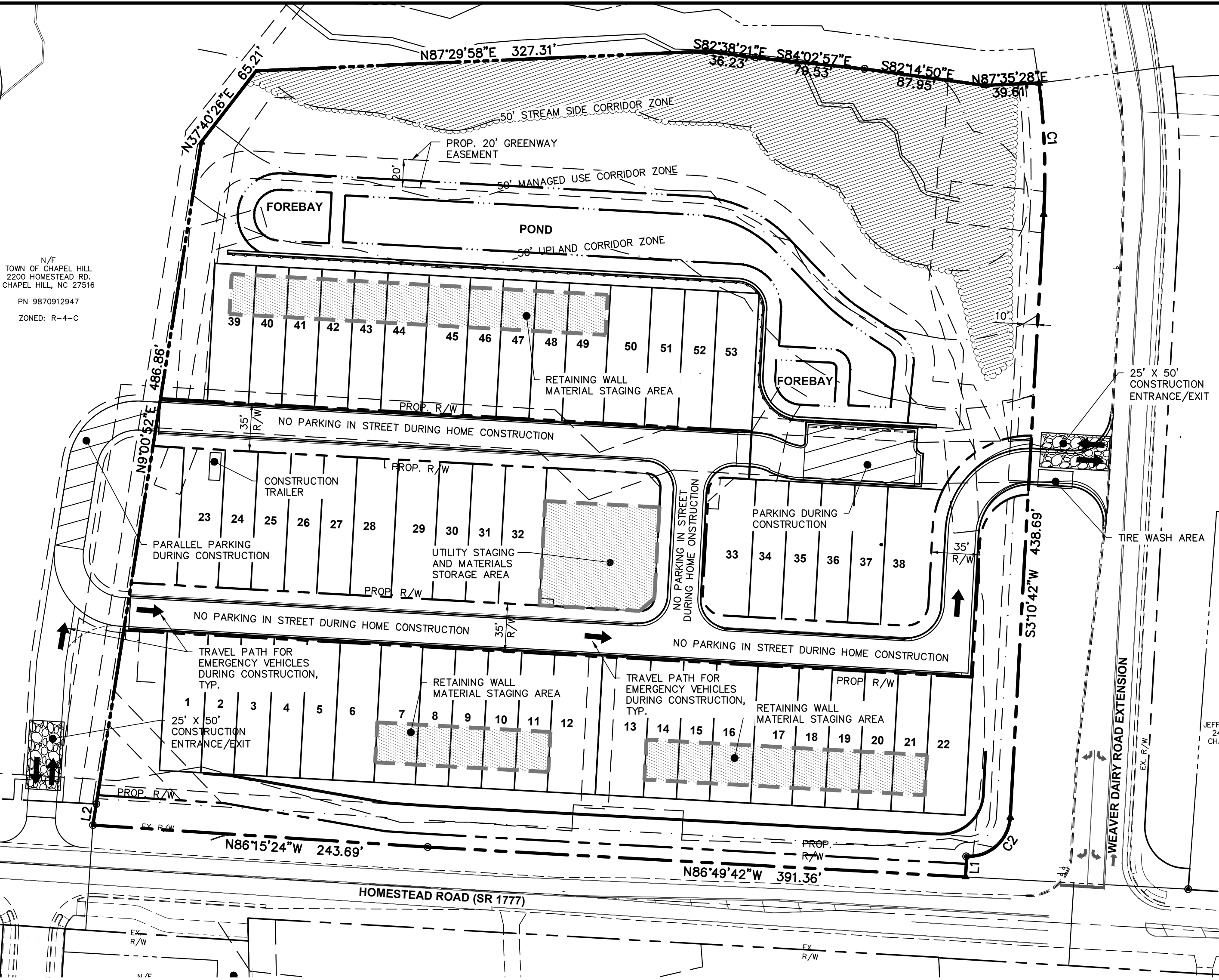
DEMOLITION



GARBAGE TRUCK TURNING TEMPLATE EXHIBIT



CHAPEL HILL GARBAGE TRUCK DETAIL
NTS



CONSTRUCTION

SOLID WASTE NOTES:

- ALL EXISTING STRUCTURES 500 SF AND LARGER IN SIZE SHALL BE ASSESSED PRIOR TO DEMOLITION TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO) 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 CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
- BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE THAT INCLUDES ANY REGULATED RECYCLABLE MATERIALS SHALL BE LICENSED BY ORANGE COUNTY.
- 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 (919-998-2788). 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.
- IF ANY VEHICLES ARE PARKED IN THE REFUSE OR RECYCLABLES COLLECTION VEHICLE ACCESS AREA, THE CONTAINS WILL NOT RECEIVE SERVICE UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- MIXED RECYCLING AND CARDBOARD WILL BE IN ROLL CARTS PLACED AT THE CURB IN FRONT OF EACH RESIDENCE TO BE COLLECTED BY ORANGE COUNTY SOLID WASTE.
- TRASH WILL BE IN ROLL CARTS PLACED AT THE CURB IN FRONT OF EACH RESIDENCE TO BE COLLECTED BY TOWN OF CHAPEL HILL SOLID WASTE MANAGEMENT, A DIVISION OF PUBLIC WORKS.
- ALL CONSTRUCTION WASTE MATERIALS SHALL BE RECYCLED WHENEVER POSSIBLE. CONTRACTORS SHALL RETAIN PICKUP SLIPS TO RECORD/VALIDATE RECYCLING AS MAY BE REQUIRED FOR ENVIRONMENTAL CREDITS.
- THE OWNER, OR THEIR DESIGNEE, SHALL BE RESPONSIBLE FOR MAINTAINING A FIRE WATCH DURING CONSTRUCTION AND DEMOLITION WHERE MATERIALS SUBJECT TO SPONTANEOUS COMBUSTION OR OTHER HAZARDOUS CONSTRUCTION OR DEMOLITION IS OCCURRING.
- ALL CONSTRUCTION AND DEMOLITION SHALL BE CONDUCTED IN COMPLIANCE WITH THE CURRENT EDITION OF CHAPTER 14 OF THE NC FFC.
- PRIOR TO A DEMOLITION PERMIT BEING ISSUED FOR ANY EXISTING STRUCTURE 500 SQUARE FEET OR GREATER IN SIZE, A DEMOLITION ASSESSMENT MUST BE CONDUCTED BY ORANGE COUNTY SOLID WASTE STAFF. CONTACT MATT TAYLOR AT 919-968-2788 OR MTAYLOR@ORANGECOUNTYNC.GOV TO REQUEST AND SCHEDULE THE ASSESSMENTS.

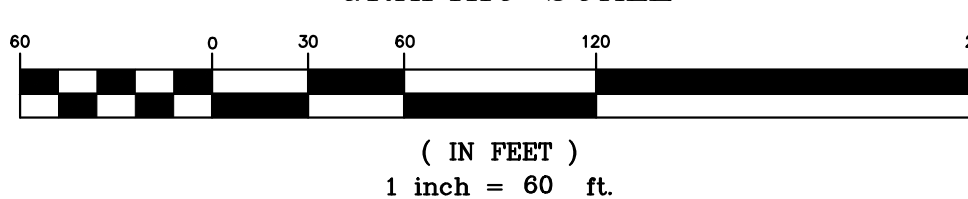
CONSTRUCTION MANAGEMENT NOTES

- ALL LARGE TRUCKS AS RELATED TO VEHICULAR CONSTRUCTION TRAFFIC SHALL ENTER AND LEAVE THE SITE THROUGH THE TEMPORARY CONSTRUCTION ENTRANCES AND EXITS AS SHOWN ON THIS PLAN.
- ENTRANCES AND EXIT GATES SHALL BE CLOSED UNLESS ACTIVELY BEING USED FOR ENTERING AND EXISTING VEHICLES.
- ONSITE CONSTRUCTION MANAGER PARKING FOR SMALL CONSTRUCTION VEHICLES AND MATERIAL STAGING CAN OCCUR ON-SITE DURING EARLY STAGES OF CONSTRUCTION. ADDITIONAL CONTRACTOR PARKING AREA TO BE PROVIDED IN THE FUTURE OVERFLOW PARKING LOT.
- CONSTRUCTION WILL BE LIMITED TO BETWEEN 7:00 AM AND 6:00 PM MONDAY THROUGH FRIDAY.
- THE CONTRACTOR SHALL PROVIDE WORK ZONE TRAFFIC CONTROL DEVICES - REFER TO THE ZONING COMPLIANCE PERMIT TRAFFIC AND PEDESTRIAN CONTROL PLAN FOR SPECIFIC NOTES AND DETAILS.
- NO OPEN BURNING SHALL BE PERMITTED.
- THE APPLICANT SHALL POST A CONSTRUCTION SIGN ON THE DEVELOPMENT SITE THAT LISTS THE FOLLOWING:
 - PROPERTY OWNER'S REPRESENTATIVE AND TELEPHONE NUMBER
 - CONTRACTOR'S REPRESENTATIVE AND TELEPHONE NUMBER
 - TELEPHONE NUMBER FOR REGULATORY INFO AT TIME OF BUILDING PERMIT
 - SIGN MAY BE A MAXIMUM OF 32 SF AND A MAXIMUM HEIGHT OF 8 FT.
- EXISTING SEWER LINE ALONG STREET C SHALL BE ACCESSIBLE DURING CONSTRUCTION.

LEGEND

- | | |
|----------------------|--|
| 30" Curb and Gutter | EXISTING STRUCTURES TO BE REMOVED |
| Property Line | CONSTRUCTION PARKING (HOME CONSTRUCTION) |
| Prop. R/W | STAGING AND MATERIALS STORAGE AREA |
| Prop Detention Basin | |
| Setback | |

GRAPHIC SCALE



CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	95.51'	524.12'	010°26'28"	95.38'	N02°01'38"W
C2	47.13'	30.00'	090°00'35"	42.43'	S48°10'42"W

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

PLAN PREPARED BY:
51 Kilmorye Drive, Suite 105
Cary, North Carolina 27511
PH 919.481.6990
FAX 919.336.5127
ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

PLAN PREPARED FOR:
KB HOME CAROLINAS
4506 SOUTH MIAMI BLVD., SUITE 100A
DURHAM, NC 27703
PHONE: 919.768.7980

BRIDGEPOINT
HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY
CONDITIONAL ZONING PLANS
FOR
KB HOME CAROLINAS
CONSTRUCTION MANAGEMENT PLAN

Issue Dates:
01/02/2020 - Initial Submittal to Town
02/06/2020 - Response to 1st Review SUP Comments
07/22/2020 - Response to 2nd Review SUP Comments

Date: 07/22/2020
Scale: 1" = 60'

Drawn By: JRR
Checked By: CMR

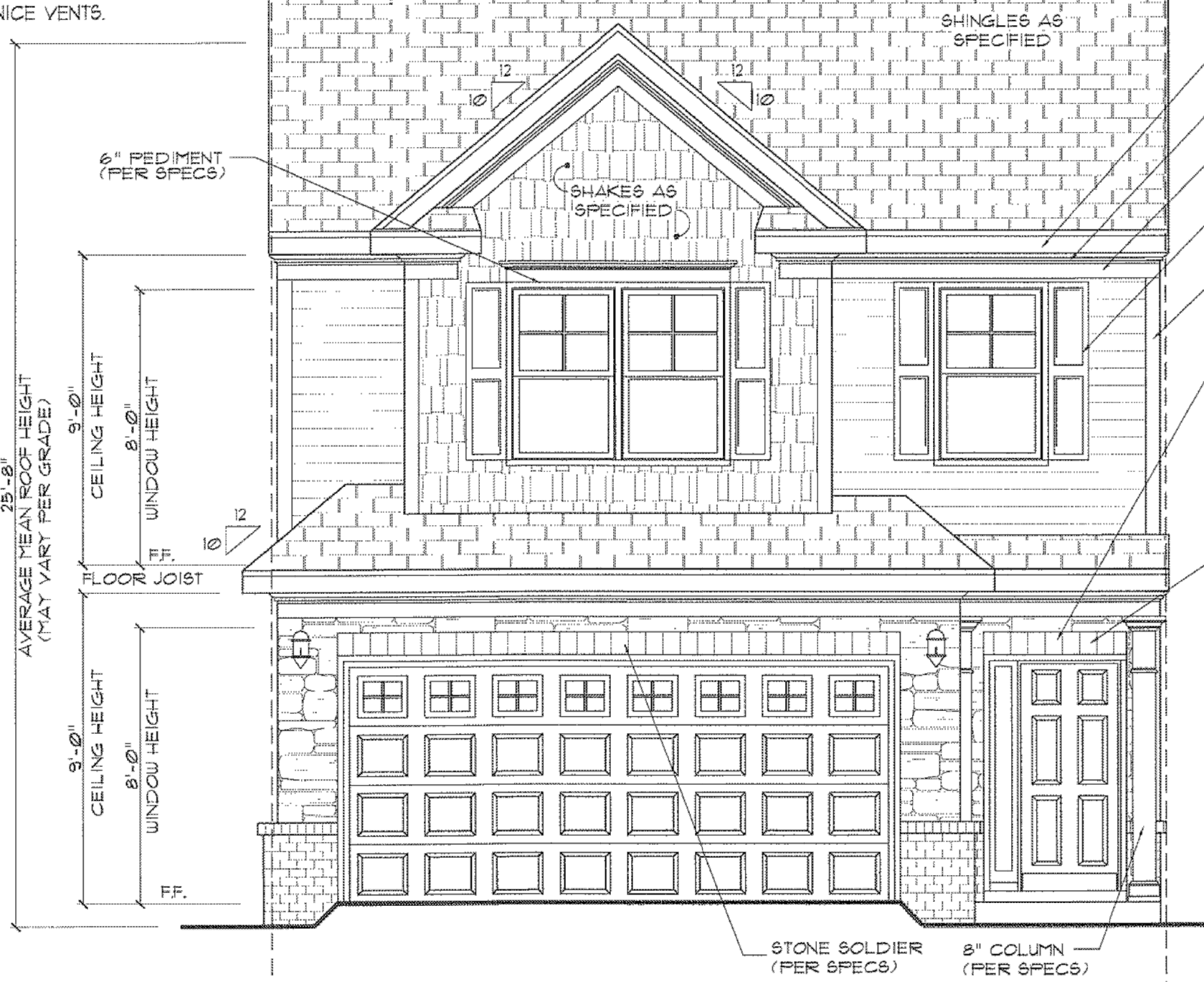
Project Number:
18-0001-978

Drawing Number:
12 / 16

ATTIC VENTILATION

1205 SQ. FT. OF ATTIC / 300 = 4.02 SQ. FT. OF INLET AND OUTLET.

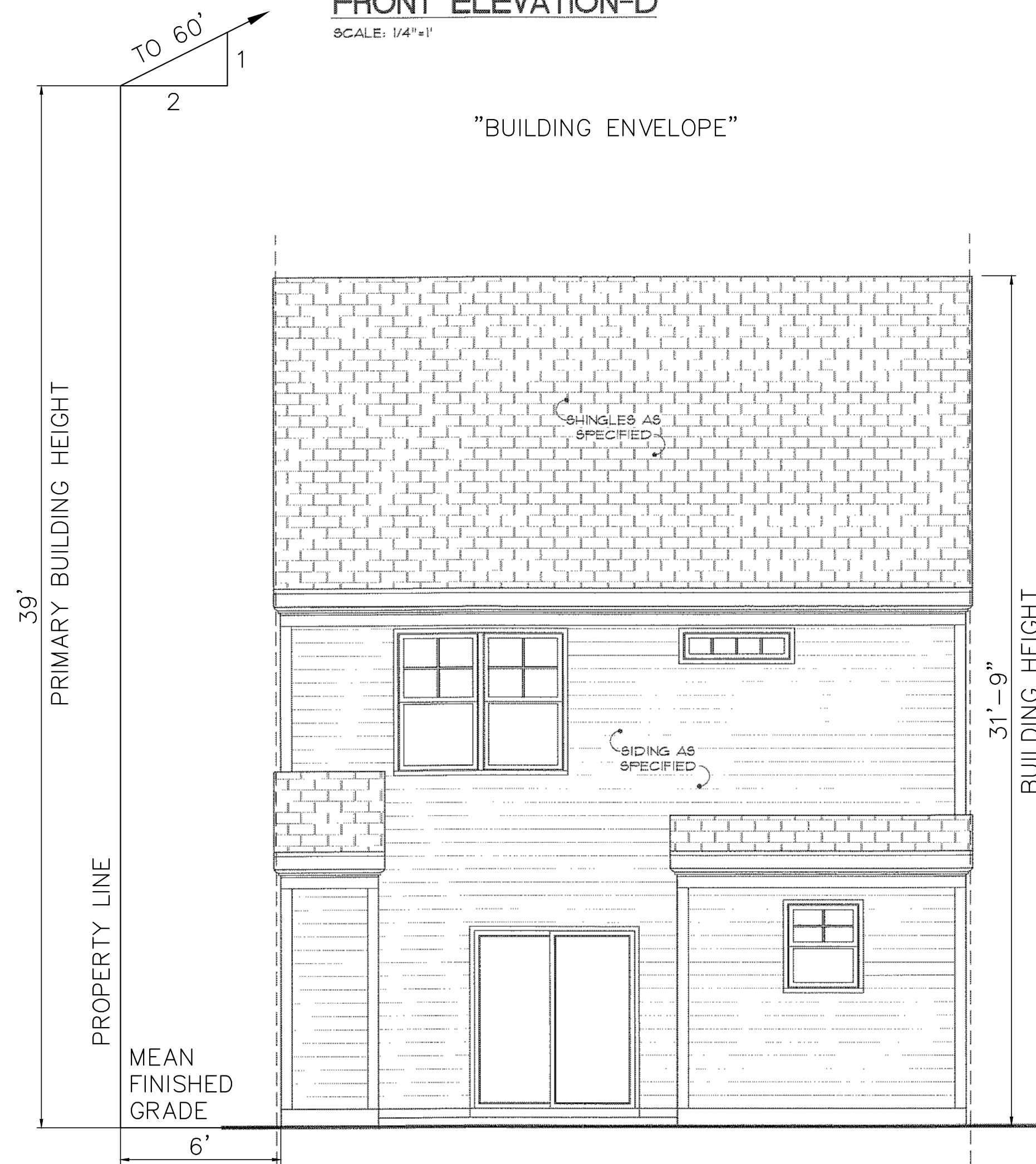
VENTILATION MAY BE REDUCED 50% WHEN VENTILATORS ARE USED AT LEAST 3'-0" ABOVE THE CORNICE VENTS.



FRONT ELEVATION-D

SCALE: 1/4"=1'

"BUILDING ENVELOPE"

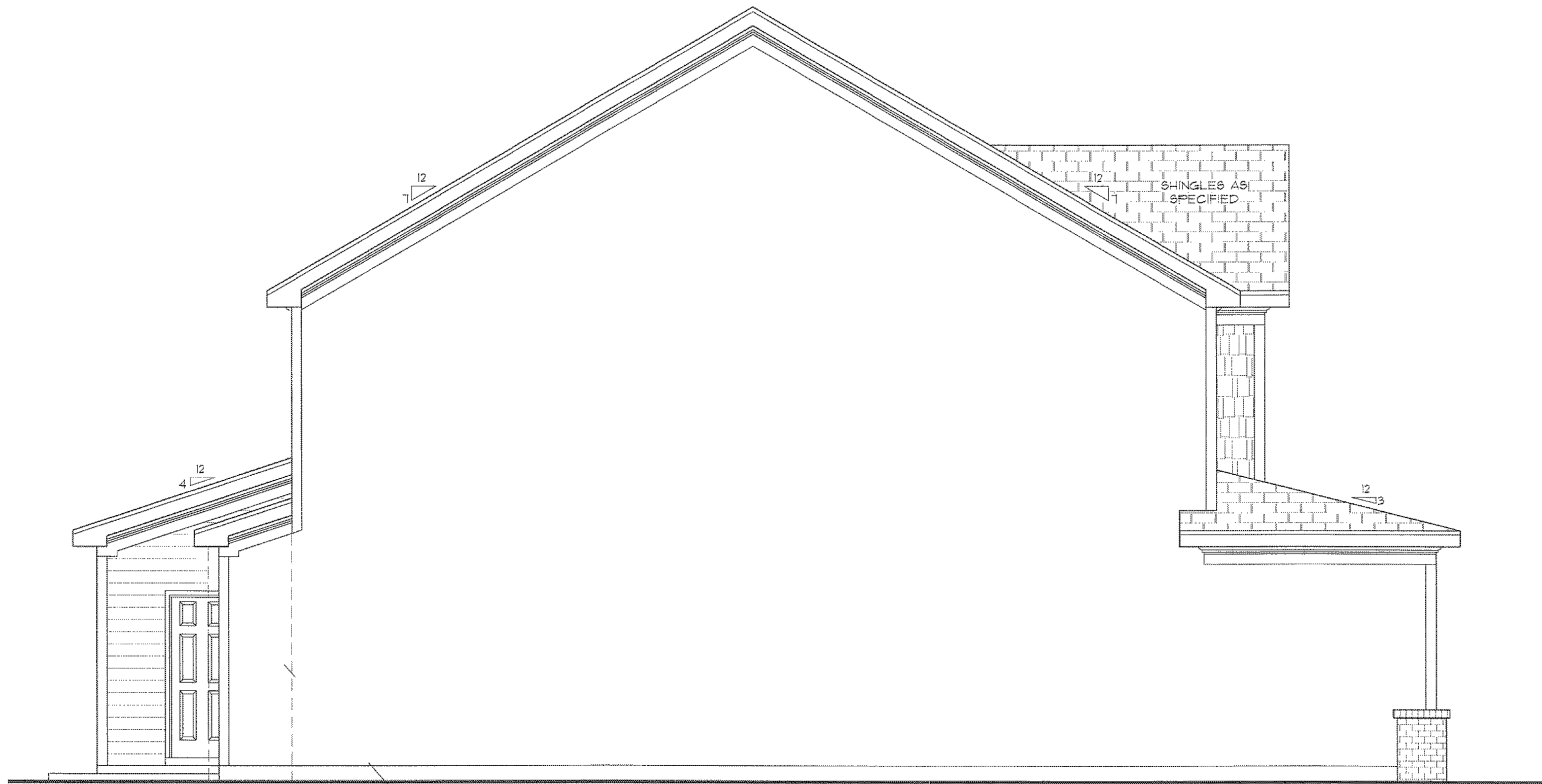


REAR ELEVATION-D

SCALE: 1/4"=1'

ALL MECHANICAL EQUIPMENT INCLUDING STACKS AND VENTS EXTENDING ABOVE THE ROOF SURFACE MUST BE PAINTED A COLOR THAT BLENDS WITH THE ROOF COLOR

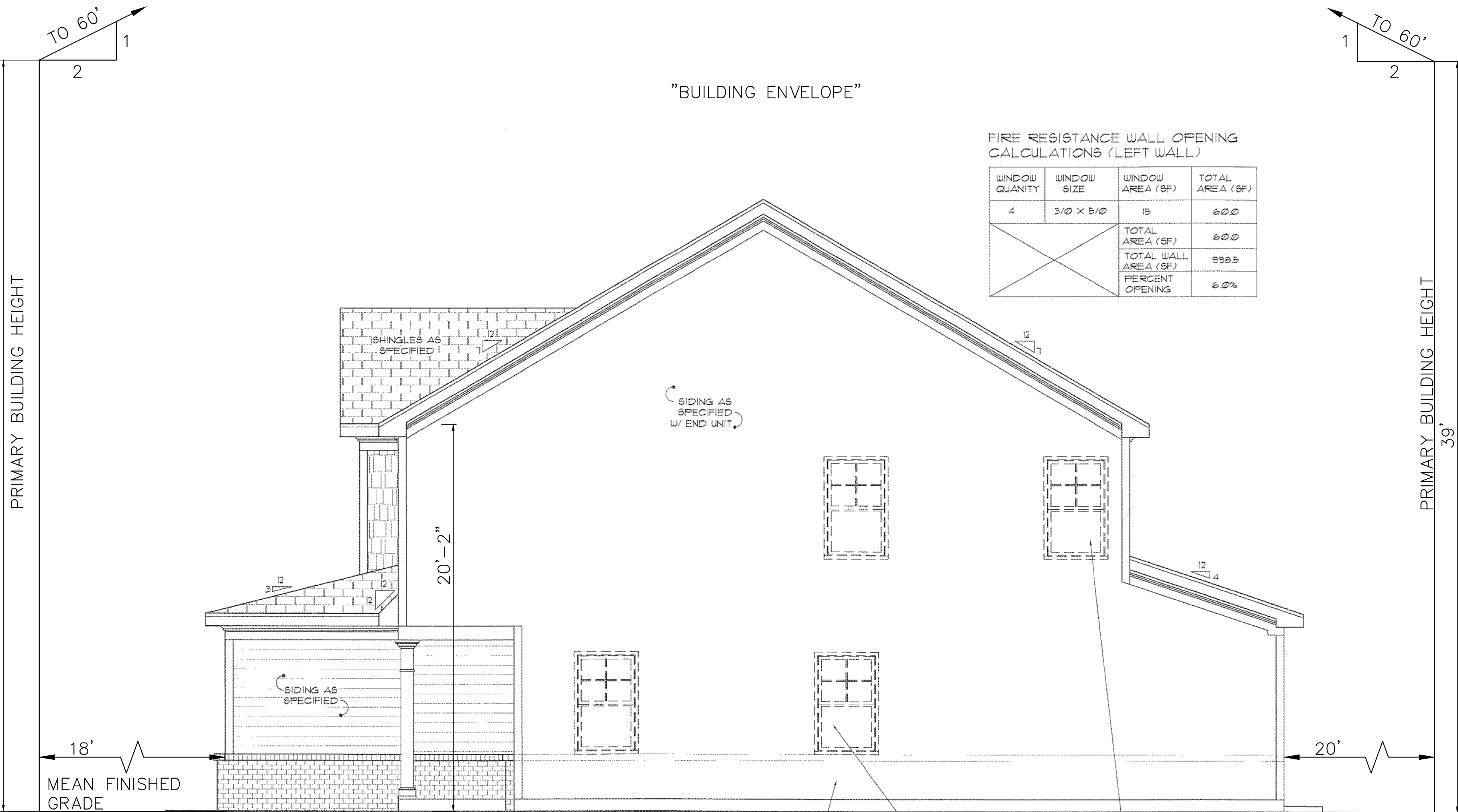
CONRAD-"D"	
FRONT ELEVATION	
STONE -	16.6%
BRICK -	22%
SIDING/SHAKES -	61%
TOTAL SQ. FT. -	320 SQ. FT.



RIGHT SIDE ELEVATION-D

SCALE: 1/4"=1'

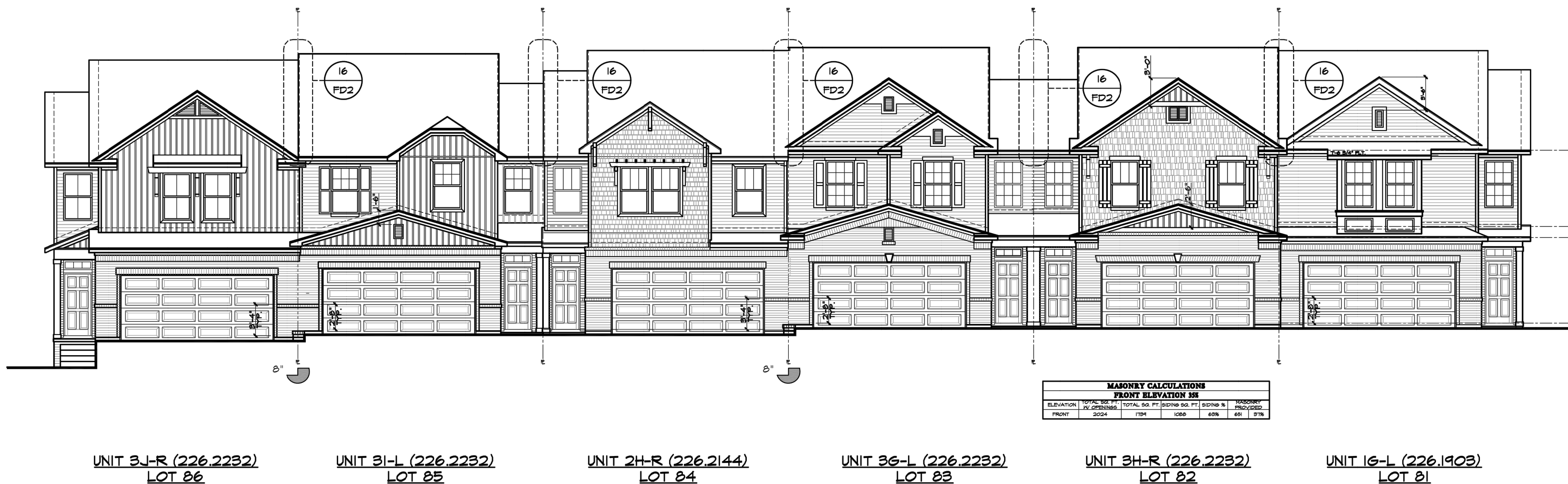
"BUILDING ENVELOPE"



FIRE RESISTANCE WALL OPENING CALCULATIONS (LEFT WALL)

WINDOW QUANTITY	WINDOW SIZE	WINDOW AREA (SF)	TOTAL AREA (SF)
4	3'-0" X 5'-0"	15	60.0
		TOTAL AREA (SF)	60.0
		TOTAL WALL AREA (SF)	888.5
		PERCENT OPENING	6.8%

c:\18-0001-978\NC\Production Drawings\DEVELOPMENT PLAN\0001-978-CZ14.dwg GROUP UNIT ELEVATION EXHIBIT Jul 22, 2020 - 2:34:13pm crice



PLAN PREPARED BY:

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

51 Kilmorye Drive, Suite 105
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PLAN PREPARED FOR:

KB HOME CAROLINAS
4506 SOUTH MIAMI BLVD., SUITE 100A
DURHAM, NC 27701
PHONE: 919.768.7980

HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY

BRIDGEPOINT

CONDITIONAL ZONING PLANS
FOR
KB HOME CAROLINAS

GROUP UNIT ELEVATION EXHIBIT

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01/02/2020 - Initial Submittal to Town

02/06/2020 - Response to 1st Review SUP Comments

07/22/2020 - Response to 2nd Review SUP Comments

Date: 07/22/2020

Scale: 1/8" = 1'-0"

Drawn By: JRR

Checked By: CMR

Project Number:

18-0001-978

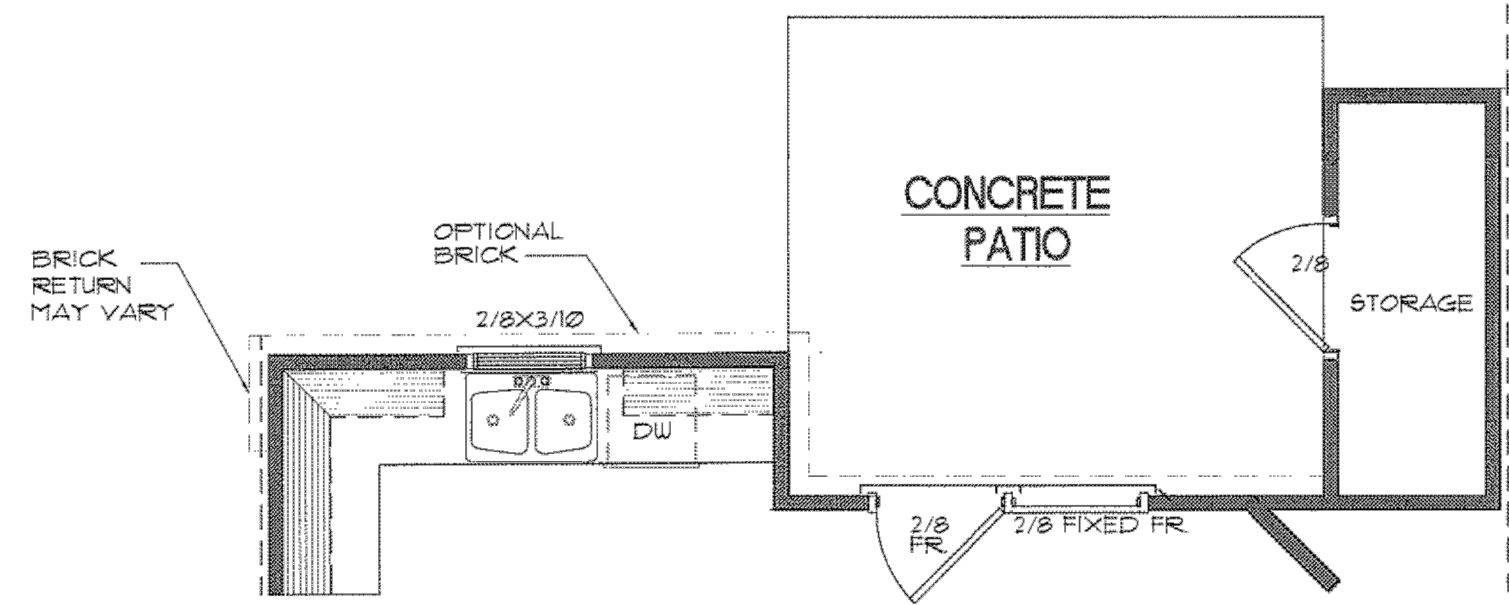
Drawing Number:

14 / 16

PRELIMINARY

07/22/2020

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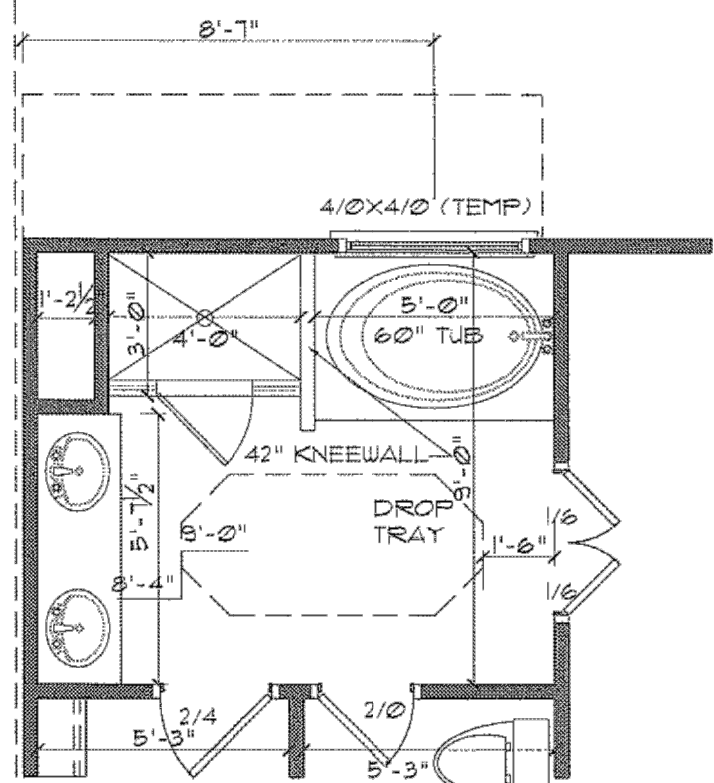
FRENCH DOOR OPTION

NOTE:
-NORTH CAROLINA STATE BUILDING CODE REQUIRES THAT DECKS WITH A FIRE SEPARATION DISTANCE OF LESS THAN TWO FEET SHALL HAVE NOT LESS THAN A ONE-HOUR FIRE-RESISTIVE RATING WITH EXPOSURE FROM BOTH SIDES.

NOTE:
-BOXING WITHIN THE 5' FIRE SEPARATION DISTANCE IS REQUIRED TO BE RATED AT 1-HR FROM BOTTOM.
-NO OPENINGS ALLOWED IN BOXING FOR 4' FROM PROPERTY LINE

CLIMATE ZONE	PENETRATION U-FACTOR	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
3	U-0.35/ SHGC-0.30	30	13	5/10	19	10/13	0	5/13
4	U-0.35/ SHGC-0.30	38	15 13.4.5	5/10	19	10/13	10.2 FT.	10/13

PLANS ARE DESIGNED TO MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE, 2012 EDITION



OPTIONAL TUB/SHOWER
SCALE: 1/4"=1'

GENERAL NOTES

WALLS:
ALL WALLS ARE DRAWN 4" THICK UNO.
ANGLED WALL ARE DRAWN @45° UNO.

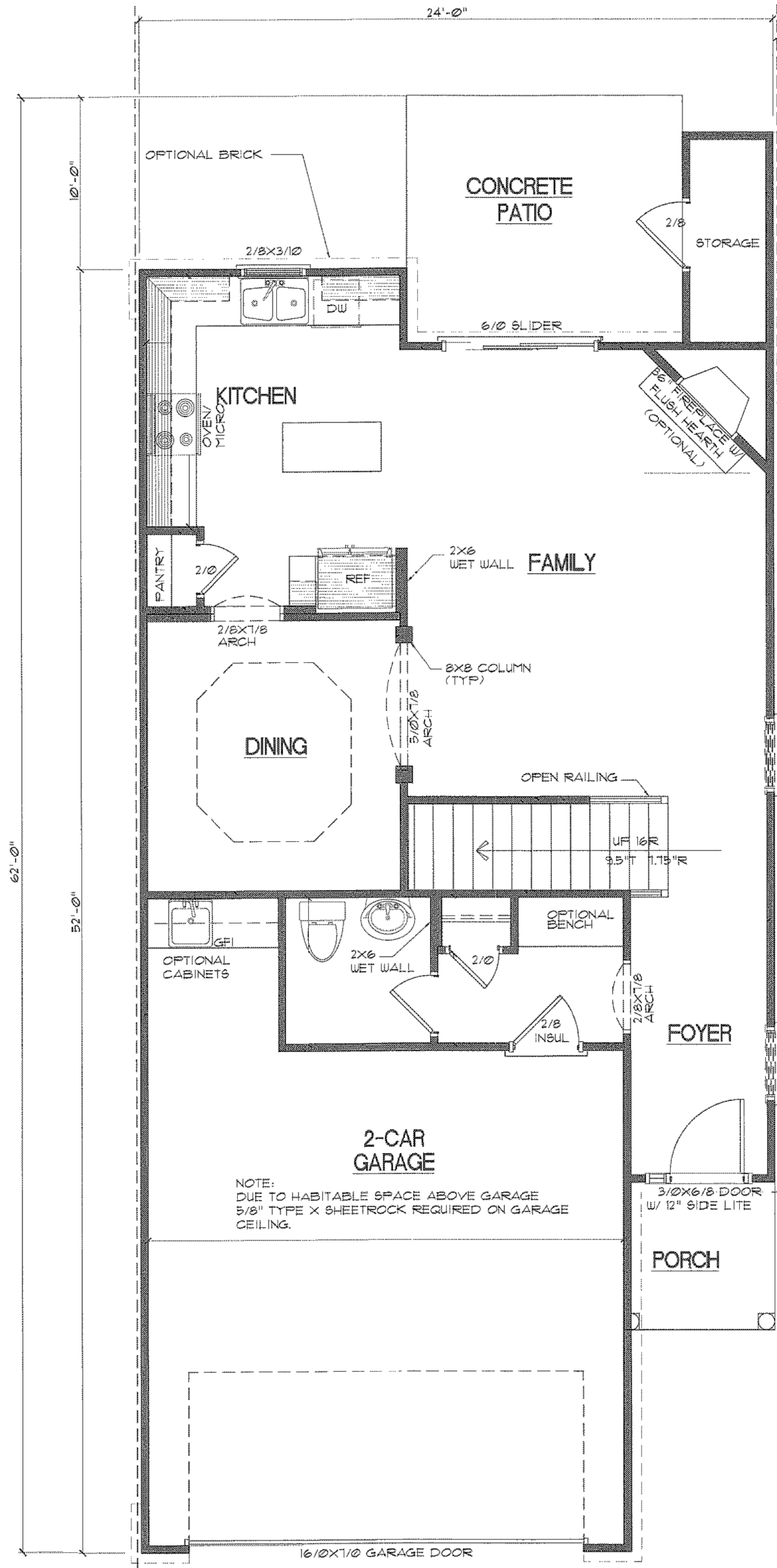
SMOKE DETECTORS:
LOCATION AND NUMBER OF DETECTORS SHALL CONFORM TO NEC.

EGRESS:
ALL BEDROOMS MUST HAVE AT LEAST ONE WINDOW WHICH CONFORMS TO R-310 OF THE N.C. BLDG. CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY CHOSEN WINDOWS MEET EGRESS REQUIREMENTS AS MANUFACTURERS VARY.

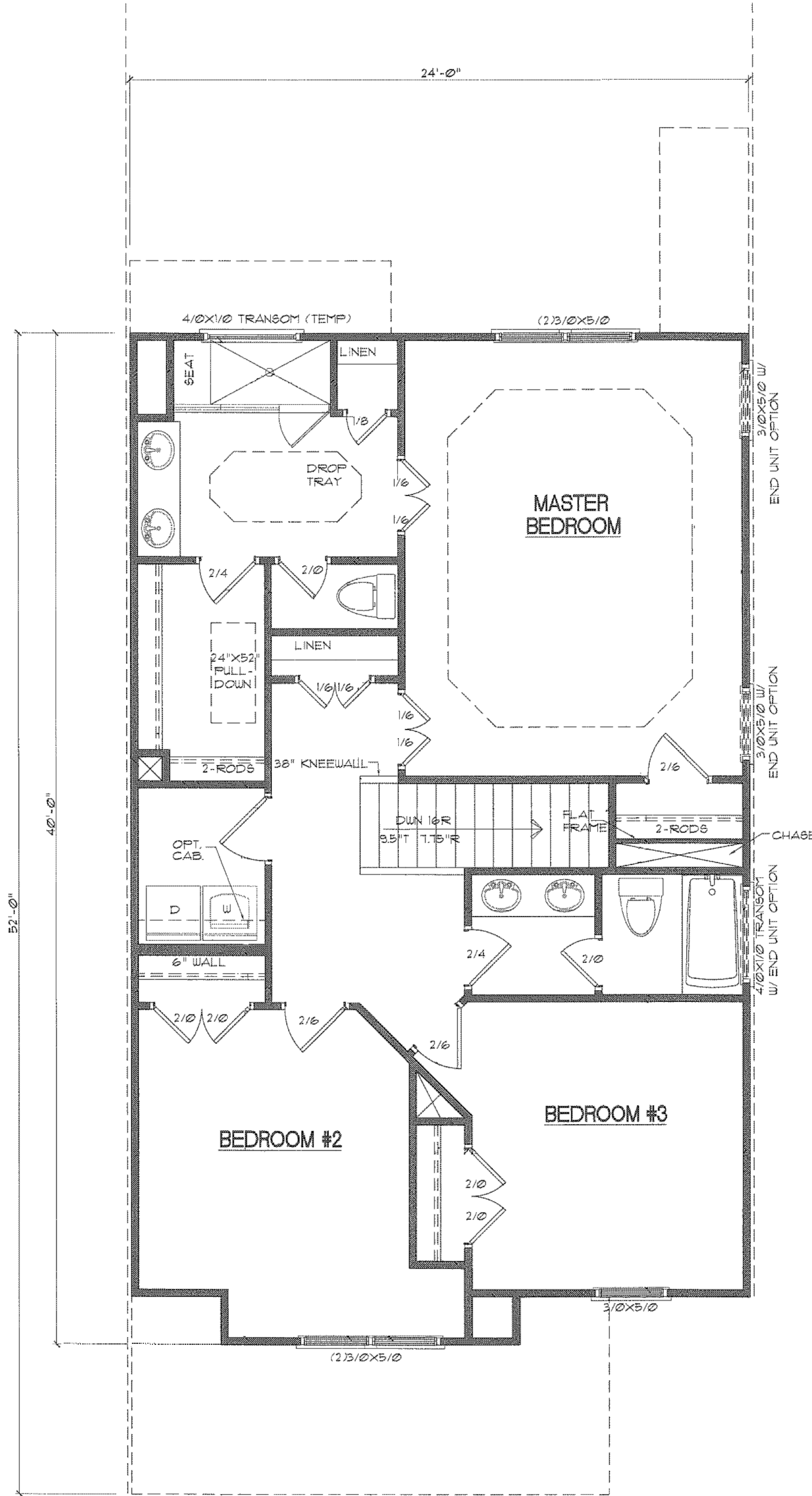
ATTIC ACCESS:
MIN. ATTIC ACCESS SHALL BE PROVIDED BY BUILDER AND LOCATED ON SITE.

WALL/CEILING HGT.
WALL AND CEILING HEIGHT NOTES ARE BASED ON NOMINAL WALL SIZE.
KNEE WALL HEIGHT LABELS FOR WALLS UNDER RAFTERS ASSUME AN EXTRA 2" FOR FURRING (IN HEATED SPACES) FOR INSULATION. THE WALL HEIGHT REFERS TO THE 1ST. FROM THE FLOOR DECKING TO THE BOTTOM OF THE FURRING.

FLOOR AREA:	
FIRST FLOOR HTD. *	166#
SECOND FLOOR HTD. *	101#
TOTAL SQ. FT. *	1185#
STORAGE *	29#
PORCH *	43#
PATIO *	12#
GARAGE *	436#



FIRST FLOOR
SCALE: 1/4"=1'



SECOND FLOOR
SCALE: 1/4"=1'

PLAN PREPARED BY:

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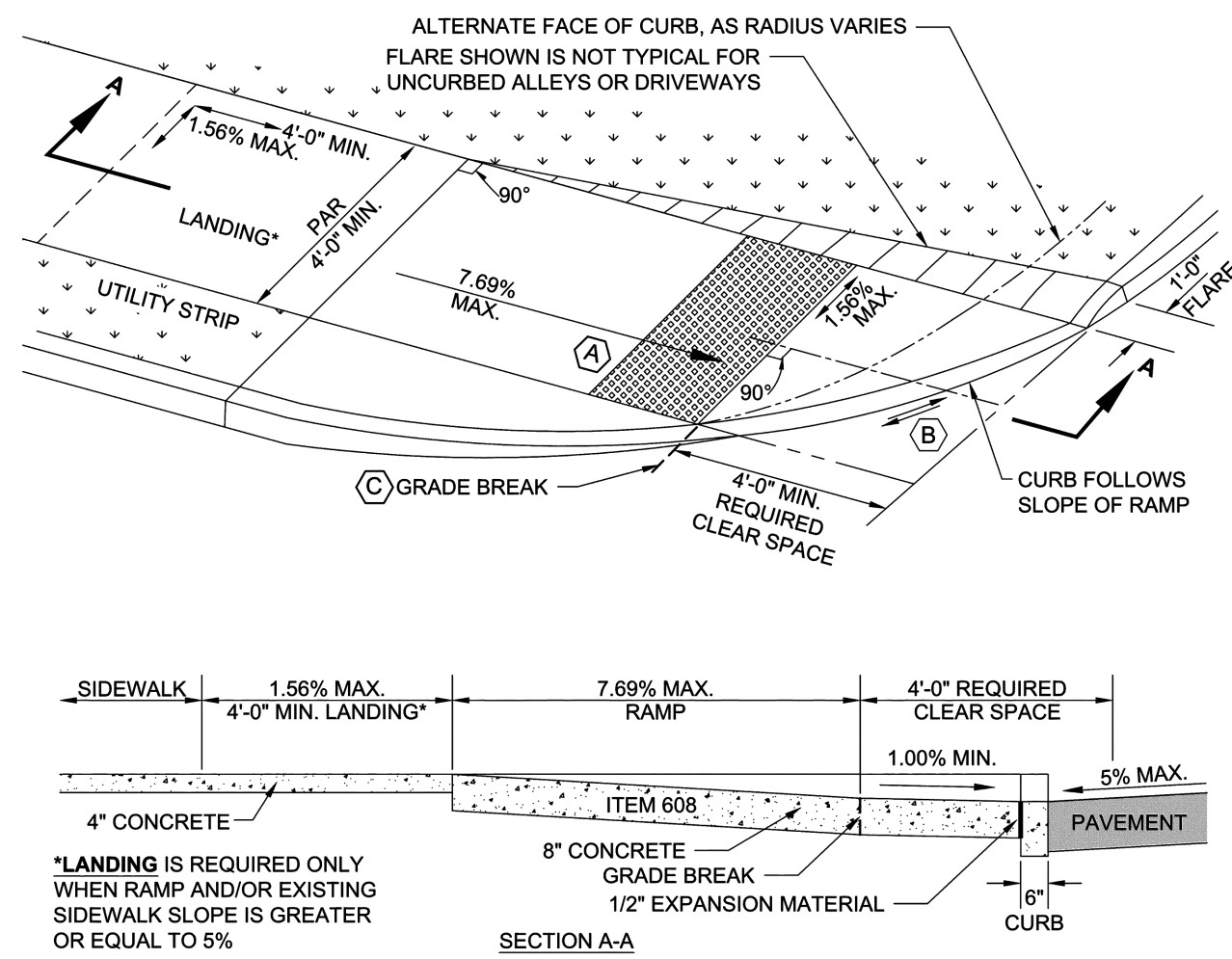
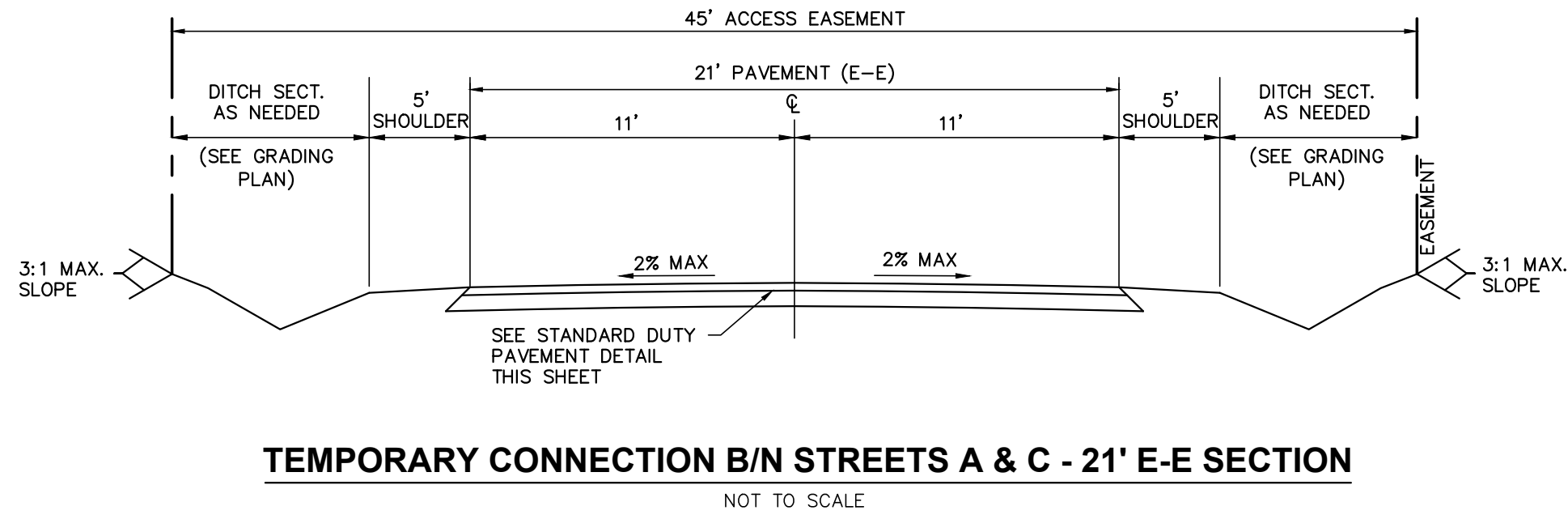
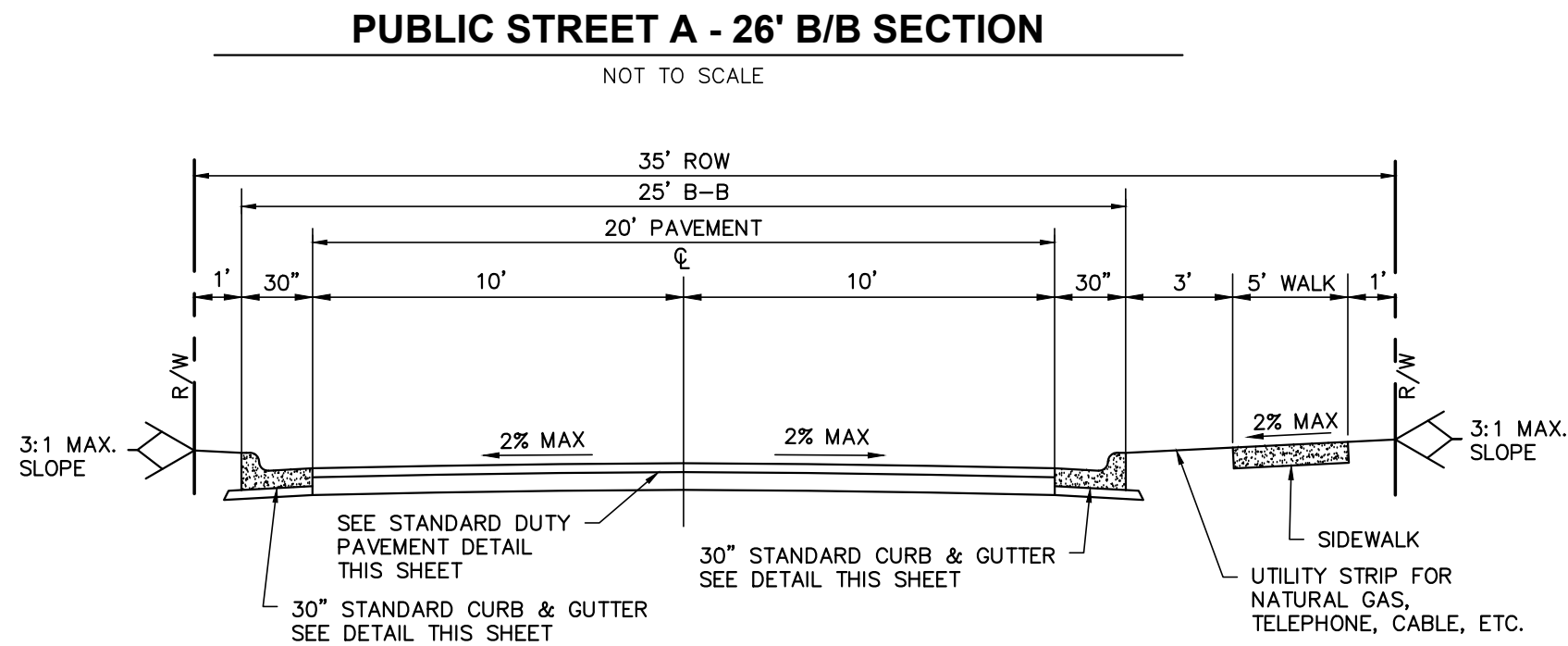
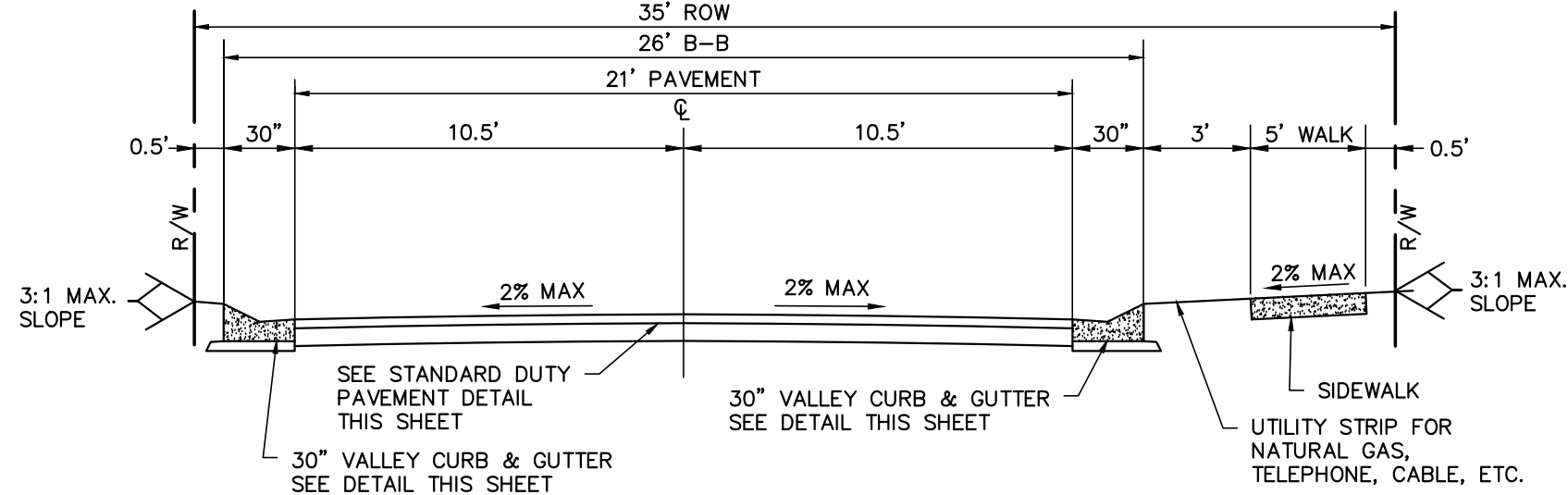
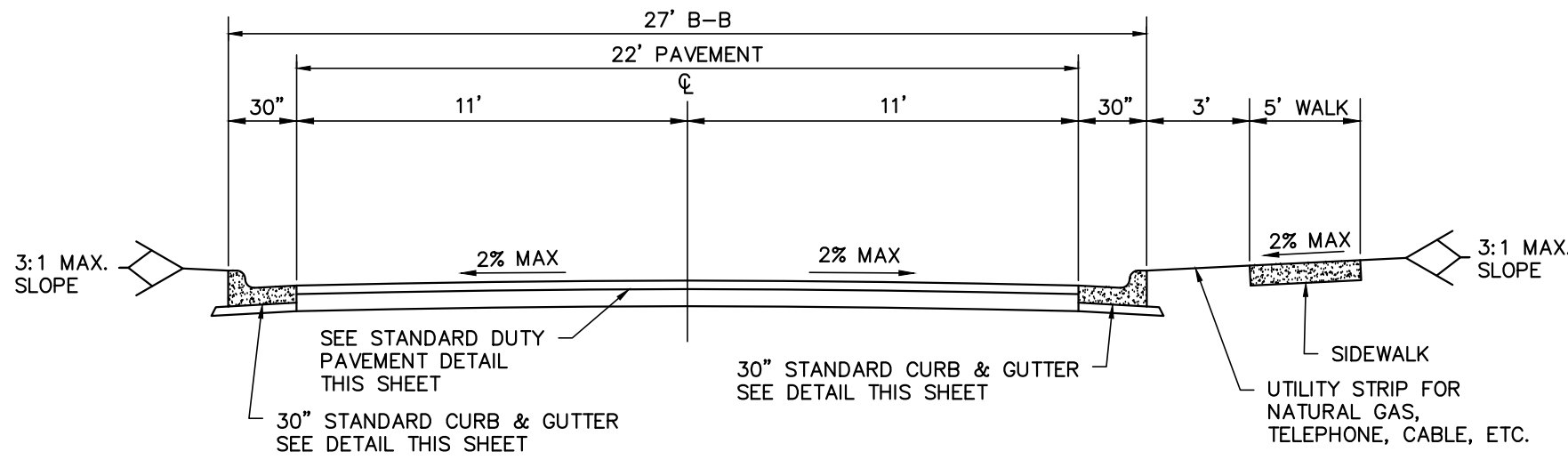
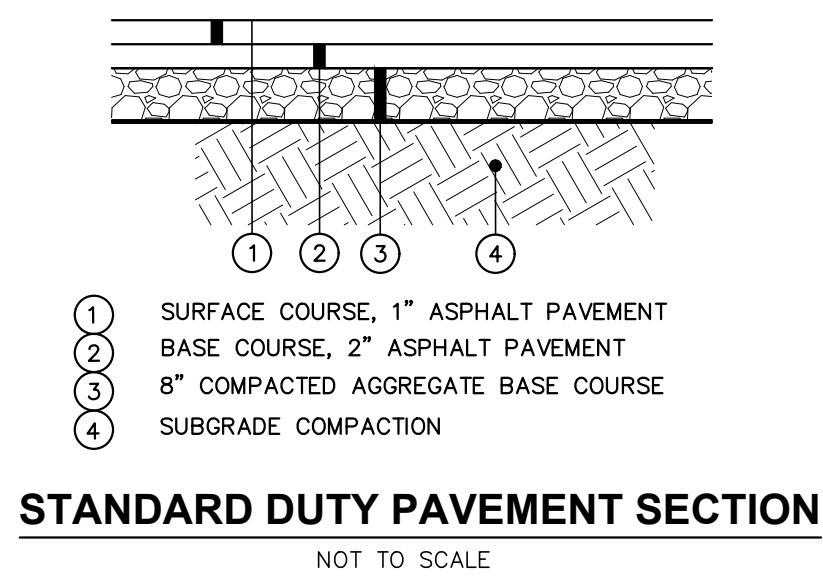
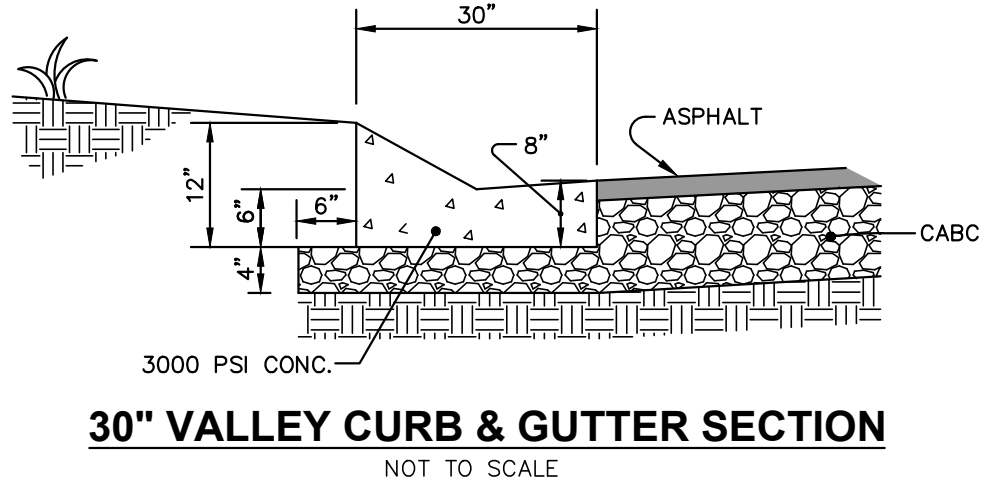
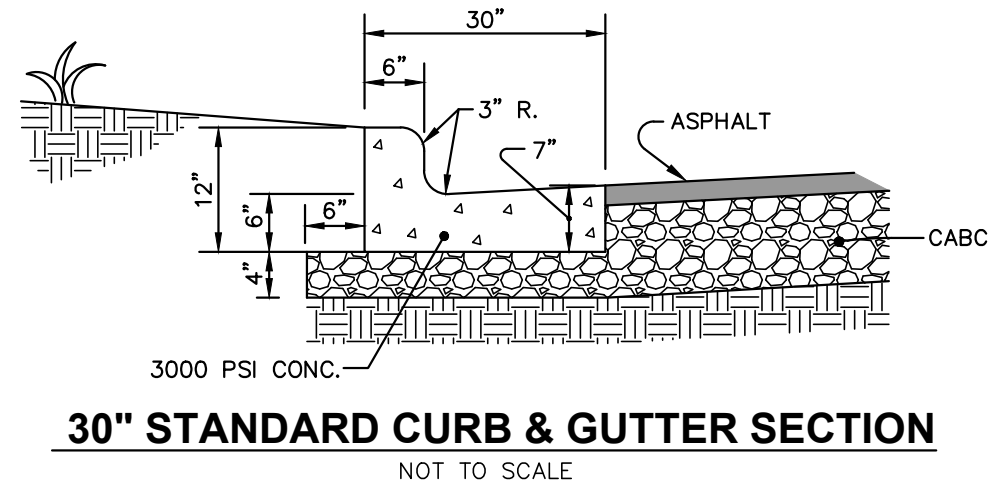
PLAN PREPARED FOR:
KB HOME CAROLINAS
4506 SOUTH MIAMI BLVD., SUITE 100A
DURHAM, NC 27701
PHONE: 919.768.7980

HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY
BRIDGEPOINT
CONDITIONAL ZONING PLANS
FOR
KB HOME CAROLINAS
BUILDING FLOOR PLAN

07/22/2020

Issue Dates:	01/02/2020 - Initial Submittal to Town
	02/06/2020 - 1st Review SUP Comments
	07/22/2020 - Response to 2nd Review SUP Comments

Date:	07/22/2020
Scale:	1/8" = 1'-0"
Drawn By:	JRR
Checked By:	CMR
Project Number:	18-0001-978
Drawing Number:	15 / 16

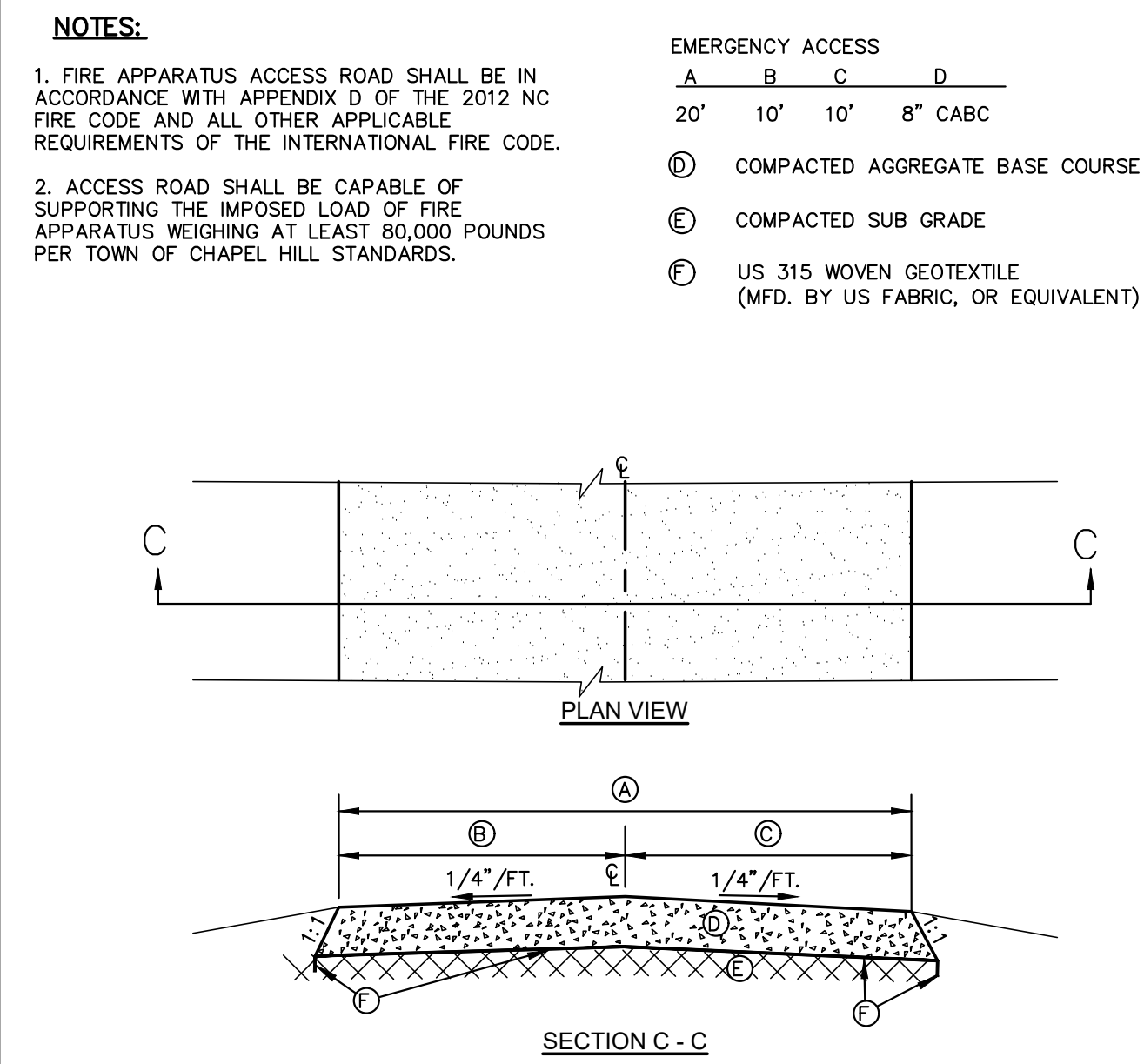
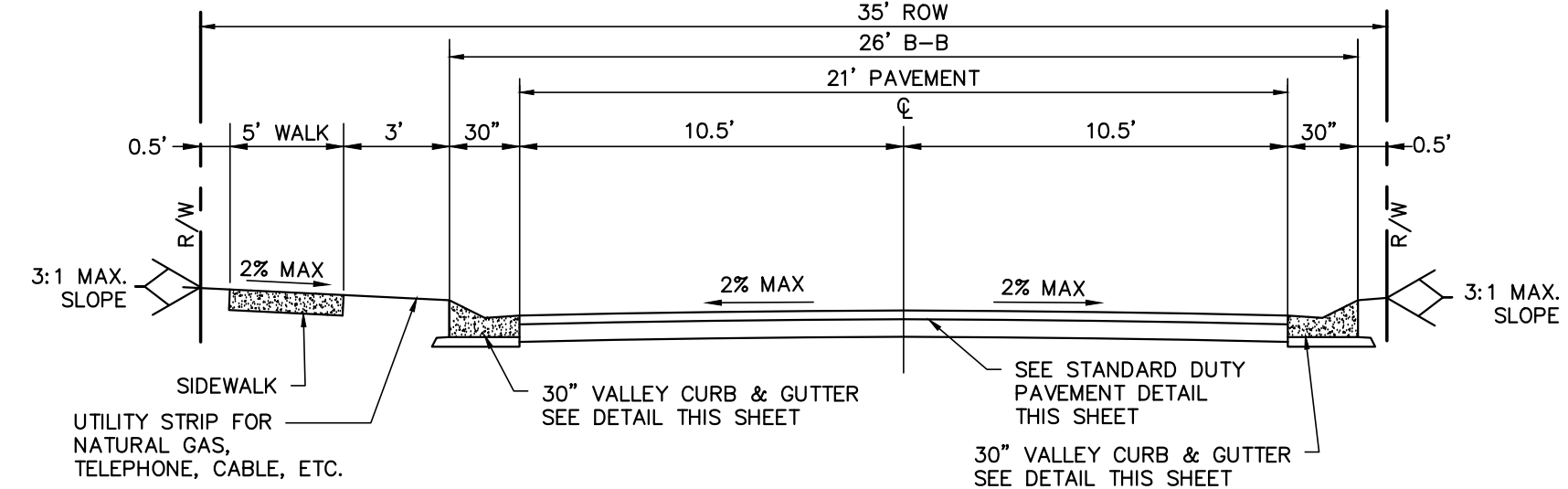
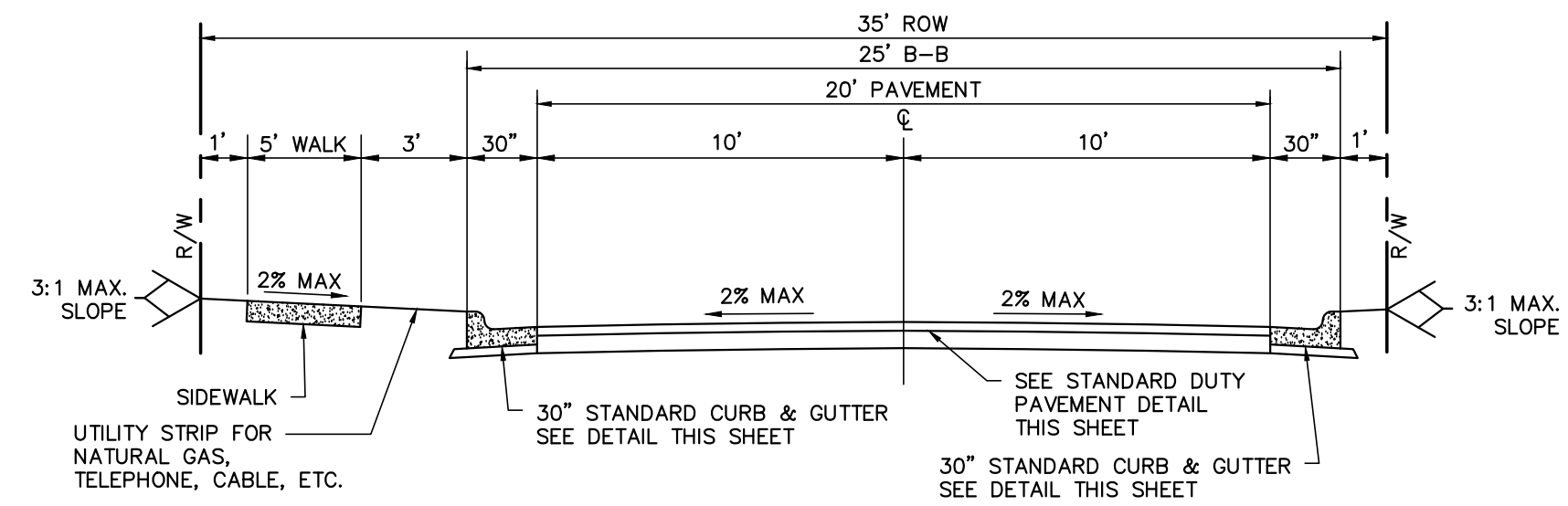


- CODING NOTES:**
- (A) DETECTABLE WARNING DOMES
- (B) PROVIDE POSITIVE DRAINAGE ALONG CURBLINE. SHOULD BE 1.00% MINIMUM SLOPE
- (C) WHERE THE DISTANCE FROM EITHER END OF THE BOTTOM OF THE GRADE BREAK TO THE BACK OF CURB IS GREATER THAN 5-FT, THE DETECTABLE WARNING SHALL BE PLACED AT THE BACK OF CURB

CURB RAMP DETAIL

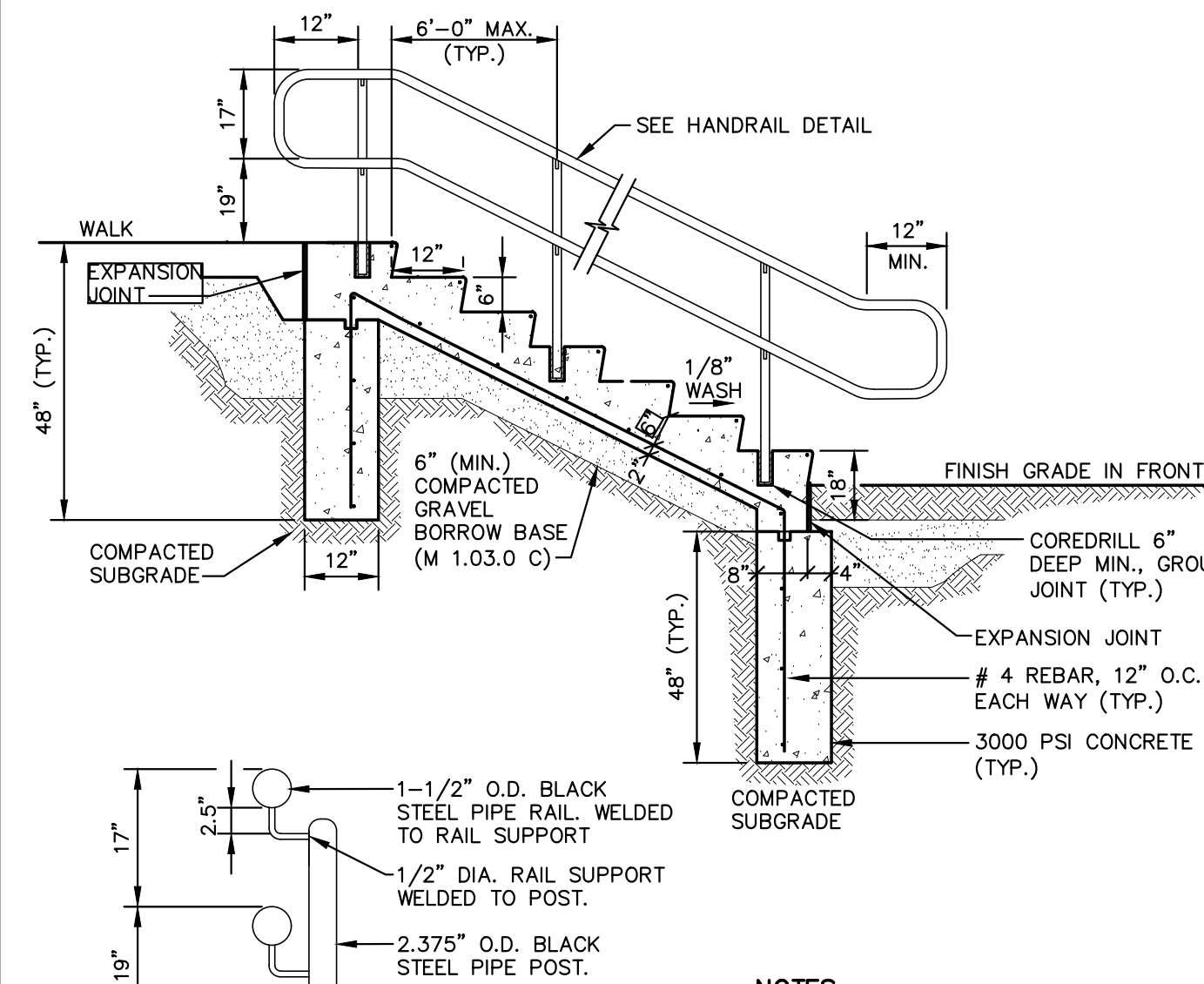
NOT TO SCALE

SOIL TYPE B/CASE 1					GEOGRID												
TOTAL HEIGHT	EXPOSED HEIGHT	NO. LAYERS	L	TYPE	GEOGRID LEVEL-PLACEMENT HEIGHT ABOVE LEVELING PAD												
					1	2	3	4	5	6	7	8	9	10	11	12	13
2'-0"	1'-6"	0	N/A	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
2'-6"	2'-0"	0	N/A	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
4'-6"	4'-0"	1	4'-0"	A	2'-6"	-	-	-	-	-	-	-	-	-	-	-	-
7'-0"	6'-0"	3	4'-0"	A	2'-0"	4'-0"	6'-0"	-	-	-	-	-	-	-	-	-	-
9'-0"	8'-0"	4	4'-6"	A	0'-6"	2'-6"	4'-6"	6'-6"	-	-	-	-	-	-	-	-	-
11'-0"	10'-0"	6	5'-6"	A	0'-6"	2'-0"	3'-6"	5'-6"	7'-6"	9'-6"	-	-	-	-	-	-	-
13'-0"	12'-0"	7	6'-6"	B	0'-6"	2'-0"	4'-6"	6'-6"	8'-6"	10'-0"	12'-0"	-	-	-	-	-	-
15'-0"	14'-0"	8	7'-6"	B	0'-6"	2'-0"	4'-0"	6'-0"	8'-0"	10'-0"	12'-0"	14'-0"	-	-	-	-	-
17'-6"	16'-0"	9	9'-6"	B	0'-6"	2'-0"	3'-6"	5'-0"	7'-0"	9'-0"	11'-0"	13'-0"	15'-0"	-	-	-	-
19'-6"	18'-0"	9	10'-0"	C	0'-6"	2'-6"	4'-6"	6'-6"	8'-6"	10'-6"	12'-6"	14'-6"	16'-6"	18'-6"	-	-	-
21'-6"	20'-0"	10	11'-0"	C	0'-6"	2'-6"	4'-6"	6'-6"	8'-6"	10'-6"	12'-6"	14'-6"	16'-6"	18'-6"	-	-	-



EMERGENCY ACCESS ROAD

SCALE: NONE



- NOTES:**
1. EXPOSED SURFACES TO BE BRUSHED FINISH TROWELED EDGES.
2. MINIMUM WIDTH TO BE 48" CLEAR HANDRAIL TO HANDRAIL.

CONCRETE STAIRS

SCALE: NONE

Issue Dates:	01/02/2020 - Initial Submission to Town	02/06/2020 - Response to 1st Review SUP Comments	07/22/2020 - Response to 2nd Review SUP Comments
Drawn By:	JRR	Checked By:	CMR
Project Number:	18-0001-978		
Drawing Number:	16 / 16		