



CONSIDER AN APPLICATION FOR CONDITIONAL ZONING – BRIDGEPOINT, 2214 AND 2312 HOMESTEAD ROAD (PROJECT 20-001)

SUMMARY REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
Judy Johnson, Interim Director
Anya Grahn, Senior Planner

PROPERTY ADDRESS 2214 & 2312 Homestead Road	MEETING DATE(S) August 18, 2020 – Housing Advisory Board August 25, 2020 – Transportation and Connectivity Advisory Board August 25, 2020 – Community Design Commission September 8, 2020 – Environmental Stewardship Advisory Board September 15, 2020 – Planning Commission	APPLICANT Advanced Civil Design, Inc.
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STAFF RECOMMENDATION

That the Housing Advisory Board, Environmental Stewardship Advisory Board, Community Design Commission, Transportation and Connectivity Advisory Board, and Planning Commission review and make a recommendation on the application to the Town Council.

STAFF ANALYSIS

The applicant is asking for modifications to regulations. See attached Technical Report for additional information.

PROCESS

Town Council approved a Special Use Permit (SUP) at this site on May 21, 2010, and the applicant is requesting to replace that entitlement with this Conditional Zoning application.

Conditional Zoning is a legislative process that allows Town Council to review the rezoning application for consistency with the Land Use Plan in the Comprehensive Plan. On request by the holder of a SUP, the Town Council can approve the abandonment of the permit if the development authorized by the permit or modification no longer requires a SUP and all conditions of the SUP have been satisfied.

DECISION POINTS

The proposed development requests a Modification to Regulations for the following:

- Inclusionary Zoning
- Steep Slopes
- Recreation Area
- North Carolina Fire Prevention Code

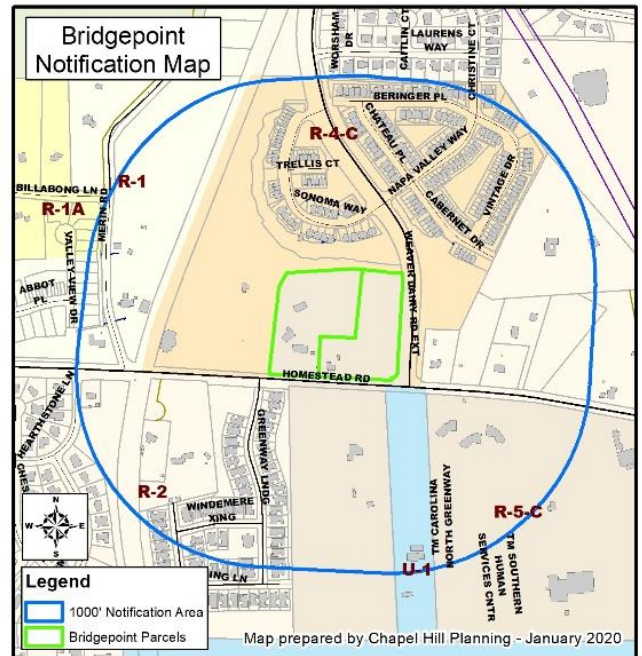
PROJECT OVERVIEW

The property has an existing 2010 Special Use Permit entitling the site with up to 23 townhomes and 27,400 square feet of commercial space. The applicant is proposing to change the project to include construction of 53 individual townhouses with 5 affordable units. Primary access to the development is proposed from Weaver Dairy Road Extension. A secondary (emergency only) access is proposed to Homestead Road on Town-owned property located to the west of the site; this is the proposed location of the Town's 2200 Homestead Road development project.

Each unit will include a two-car garage with space for two additional parking spaces in the driveway. No on-street parking will be permitted.

- Existing Zoning: Residential-5-Conditional (R-5-C)
- Proposed Zoning: Residential-5-Conditional Zoning (R-5-CZ)
- Lot size: 399,975 sq. ft. (9.2 acres)

PROJECT LOCATION



ATTACHMENTS

1. Project Details Table
2. Resolution A, Resolution of Consistency
3. Ordinance A (Approving the Application)
4. Resolution B (Denying the Application)
5. Applicant Materials



TECHNICAL REPORT

PROJECT OVERVIEW

May 29, 2010	Town Council approved a Zoning Atlas Amendment and Special Use Permit (SUP) for a mixed use development containing 23 residential dwelling units within mixed use buildings and townhouses and 27,400 sq. ft. of commercial space. The property was rezoned Residential-2 (R-2) and Residential-4-Conditional (R-4-C) to Residential-5-Conditional (R-5-C).
June 19, 2019	Town Council reviewed a concept plan for Bridgepoint for a mixed-use development containing townhomes, apartments, office, retail, and other amenities.
December 2019	Applicant submitted a Special Use Permit for 53 townhomes.
July 2020	The applicant submits a Conditional Zoning permit application in order to move forward with the project during the COVID 19 pandemic.

The application proposes a Residential-5-Conditional Zoning (R-5-CZ) district to the site in order to accommodate 53 dwelling units. The site currently consists of two separate parcels with existing single-family homes and outbuildings. The Statement of Justification explains that the applicant is seeking a Conditional Zoning to proceed as during the COVID 19 pandemic and the intensity is similar to what is allowed by the existing Residential-5-Conditional (R-5-C) zoning district. More details about the proposed development can be found in the applicant's narrative and statement of justification.

Information about the site and proposed zoning districts can be found below, as well as a list of proposed Modifications to Regulations, other important considerations that Staff has identified, and an analysis of the project's consistency with the Comprehensive Plan and relevant Findings of Fact.

SITE CONTEXT

Staff has identified the following physical and regulatory characteristics of the land which are relevant to consideration of a Zoning Atlas Amendment:

- The 9.2-acre subject site fronts on and has primary access to Weaver Dairy Road Extension and a future (proposed emergency) access to Homestead Road.
- Properties to the north and west are zoned Residential-4-Conditional (R-4-C) and include the Vineyard Square townhouse development and the site of the Town's future mixed income site at 2200 Homestead Road (to the west).

- Property to the south, across Homestead Road, is zoned Residential-5-Conditional (R-5-C) and was approved in 2019 for the Active Adults development. To the southwest, is the Courtyards at Homestead development zoned Residential-2 (R-2).
- A perennial stream runs along the north portion of the site. The water feature is subject to stream protection standards. The proposed site layout in the Conditional Zoning application suggests that no buildings and minimal impervious surface will be placed in this sensitive area.

PROPOSED ZONING

The applicant has submitted a Conditional Zoning application, which allows review of the development proposal in conjunction with the rezoning, and which allows site-specific standards to be formulated and applied as conditions through a legislative process. The Conditional Zoning application provides an opportunity to establish conditions that modify use, intensity, and development standards in order to address impacts reasonably expected to be generated by development. Conditions can also address conformance of the development with town regulations and adopted plans. A -CZ suffix would be added to the zoning district designation to incorporate the approved conditions. The applicant has proposed a Conditional Zoning districts for the site, as shown on the site plan: Residential-5-CZ (R-5-CZ).

The intent of the Residential-5 (R-5) zoning district is "to provide for residential development of appropriate intensities consonant with the suitability of land, availability of public services, accessibility to major activity centers and transportation systems, and compatibility with surrounding development."¹

PROPOSED MODIFICATIONS TO REGULATIONS

1) **Section 3.6.3 Land Disturbance in the Resource Conservation District (RCD):**

Land disturbance is limited to specific percentages of the total land area in different zones of the RCD. The Upland and Managed Use zones are limited to 40% disturbance. The applicant is proposing to disturb 26,098 sq. ft. (79%) of the Upland zone and 19,664 sq. ft (55%) of the Managed Use zone associated with the perennial stream in the northwest portion of the site, to allow grading for the Stormwater control measures.

Staff Comment: Staff believes that the Council could find a public purpose for the increased land disturbance, as the land disturbance is for the construction of Stormwater control measures in order to meet Ordinance standards.

- 2) **Section 5.3.2 Steep Slopes:** The applicant is proposing to 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 2,133 sf. This area of impact is necessary to properly grade the area reserved for the future greenway trail.

¹ LUMO Section 3.3.5

Staff Comment: Staff believes the Council could find a public purpose for exceeding the steep slopes, as a majority of the disturbed slopes were created during the construction of Weaver Dairy Road Extension.

- 3) Section 3.10 Inclusionary Zoning:** The applicant is providing five affordable homes which equates to 10.41%. This is less than the 15% inclusionary zoning requirement, however the affordable homes are the same size as the market rate units. In addition, the developer exceeds the minimum net livable square footage requirement associated with the 15% inclusionary zoning requirement with only the five homes.

Staff Comment: Staff recommends that the applicant discuss the issue with the Council.

- 4) Section D103 of the North Carolina Fire Prevention Code:** The applicant is proposing street details for a 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.

Staff Comment: Staff agrees with the proposal as the 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.

Council Findings and Public Purpose: The Council has the ability to modify the regulations according to Section 4.5.6 of the Land Use Management Ordinance. Staff believes that the Council could modify the regulations if it makes a finding in this particular case that public purposes are satisfied to an equivalent or greater degree. If the Council chooses to deny a request for modifications to regulations, the developer's alternative is to revise the proposal to comply with the regulations.

For additional information on the proposed modifications and other considerations on timing and flexibility, please refer to the applicant's attached materials.

OTHER CONSIDERATIONS

- **Homestead Road Multi-modal Project:** The applicant has agreed to provide necessary right-of-way associated with the Town's multi-modal improvement project on Homestead Road.
- **Recreation Area Payment-in-Lieu:** The Town has a policy to request 25% of the Recreation Space requirement in the form of a payment-in-lieu. We understand the applicant is requesting Council to consider a lower amount.

CONSISTENCY WITH THE COMPREHENSIVE PLAN AND OTHER DOCUMENTS





Town staff has reviewed this application for compliance with the themes from the [2020 Comprehensive Plan](#)², the standards of the [Land Use Management Ordinance](#)³, and the [Town](#)

² <http://www.townofchapelhill.org/home/showdocument?id=15001>

³ https://www.municode.com/library/#!/nc/chapel_hill/codes/code_of_ordinances?nodeId=CO_APXALAUSMA

of Chapel Hill, NC : Design Manual and Standard Details⁴ and believes the Weaver's Grove proposal complies with several themes of the 2020 Comprehensive Plan:

Comprehensive Plan Themes: The following are themes from the 2020 Comprehensive Plan, adopted June 25, 2012:

<input checked="" type="checkbox"/>		Create a Place for Everyone	<input checked="" type="checkbox"/>		Develop Good Places, New Spaces
<input checked="" type="checkbox"/>		Support Community Prosperity	<input checked="" type="checkbox"/>		Nurture Our Community
<input checked="" type="checkbox"/>		Facilitate Getting Around	<input checked="" type="checkbox"/>		Grow Town and Gown Collaboration

Land Use Plan: The [2020 Land Use Plan](#)⁵, a component of the 2020 Comprehensive Plan, designates this site as a "Development Opportunity Area".

Staff Evaluation: North Carolina General Statute Section 160A-383 requires the Council to approve a statement describing whether its action is consistent with an adopted comprehensive plan and any other applicable officially adopted plan when adopting or rejecting any zoning amendment.

Staff provides the following evaluation of this application's consistency with the 2020 Comprehensive Plan and other adopted plans:

- The proposed rezoning is also consistent in intensity with the Land Use Plan. The Medium Residential land use category supports a density of 4-8 u/ac. While the R-5 district allows up to 15 u/ac, the Conditional Zoning application proposes up to 5.7 u/ac for the site overall, which falls within the appropriate range for the Land Use Plan.
- The Mobility and Connectivity Plan shows future improvements along Weaver Dairy Road Extension in the long-term network, including bike lanes and sidewalk to the south. Improvements to the multimodal network would support increased growth and connection to the Town's Homestead Road multi-modal improvement project. The proposal would require either construction of a bicycle lane or a multi-modal path from the end of the existing bike lane to Homestead Road.

FINDINGS OF FACT

In order to establish and maintain sound, stable, and desirable development within the planning jurisdiction of the Town, it is intended that the Land Use Management Ordinance (as stated in Section 4.4) shall not be amended except:

- 1) To correct a manifest error in the chapter; or
- 2) Because of changed or changing conditions in a particular area or in the jurisdiction generally; or
- 3) To achieve the purposes of the Comprehensive Plan.

All information submitted at the public hearing will be included in the record of the hearing.

⁴ <http://www.townofchapelhill.org/town-hall/departments-services/public-works/engineering/design-manual-and-standard-details>

⁵ <http://www.townofchapelhill.org/home/showdocument?id=1215>

- 1) **Finding #1:** The proposed zoning amendment is necessary to correct a manifest error.
- 2) **Finding #2:** The proposed zoning amendment is necessary because of changed or changing conditions in a particular area or in the jurisdiction generally.
- 3) **Finding #3:** The proposed zoning amendment is necessary to achieve the purposes of the comprehensive plan.



PROJECT FACT SHEET
















Overview



Site Description	
Project Name	Bridgepoint
Address	2214 & 2312 Homestead Road
Property Size	399,975 sf (9.2 acres)
Existing	Two existing dwelling units and outbuildings
Orange County Parcel Identifier Numbers	9870-91-4489 and 9870-91-9528
Existing Zoning	Residential-5-Conditional (R-5-C)
Proposed Zoning	Residential-5-Conditional Zoning (R-5-CZ)

Site Design


Topic	Comment	Status
Use/Density (Sec 3.7)	Townhouse Development (53 lots)	✓
Dimensional Standards (Sec. 3.8)	Comply with LUMO Section 3.8; Dimensional standards only apply to exterior property lines	✓
Floor area (Sec. 3.8)	<i>Maximum:</i> 121,192 sq. ft. <i>Proposed:</i> 99,057 sq. ft.	✓
Inclusionary Zoning (Sec. 3.10)	<i>Required:</i> 7.2 units (15%) <i>Proposed:</i> 5 units (10.4%)	M
Landscape		
Buffer – North (Sec. 5.6.2)	<i>Required:</i> 10' Type "B" <i>Proposed:</i> 10' Type "B" Alternative	✓
Buffer – East (Sec. 5.6.2)	<i>Required:</i> 15' Type "B" <i>Proposed:</i> 15' Type "B" Alternative	✓
Buffer – South (Sec. 5.6.2)	<i>Required:</i> 20' Type "C" <i>Proposed:</i> 20' Type "C" Alternative	✓
Buffer - West (Sec. 5.6.2)	<i>Required:</i> 15' Type "B" <i>Proposed:</i> 15' Type "B" Modified	M
Tree Canopy (Sec. 5.7)	<i>Required:</i> 30% <i>Proposed:</i> 30% with additional plantings	✓
Landscape Standards (Sec. 5.9.6)	Application must comply	✓

Environment		
Resource Conservation District (Sec. 3.6)	<i>Required:</i> Maximum of 40% land disturbance in Upland and Managed Use Zones <i>Proposed:</i> Exceeding 40% in the Upland Zone	M

Erosion Control (Sec. 5.3.1)	Orange County Erosion Control permit required	
Steep Slopes (Sec. 5.3.2)	<i>Required:</i> Disturb < 25% of slopes greater than 25% slope <i>Proposed:</i> 55% (9,712 sq. ft. total)	M
Stormwater Management (Sec. 5.4)	One wet detention pond designed to meet the standards of LUMO Section 5.4	
Land Disturbance	374,616 sq. ft.(8.6 acres)	
Impervious Surface (Sec. 3.8)	154,188 sq. ft. (42.4% of net land area)	
Solid Waste & Recycling	Individual public refuse pickup	
Jordan Riparian Buffer (Sec. 5.18)	No disturbance proposed	
Access and Circulation		
Road Improvements (Sec. 5.8)	<ul style="list-style-type: none"> • 15 mph speed limit within development; • Retiming of Homestead Road and Weaver Dairy Road Extension traffic signal; • 175 foot eastbound left turn lane from Homestead Road to Weaver Dairy Road Extension; • No parking on interior streets 	
Vehicular Access (Sec. 5.8)	Primary access from Weaver Dairy Road Extension; Emergency (secondary) access through Town-owned property at 2200 Homestead Road.	
Bicycle Improvements (Sec. 5.8)	Extension of southbound bicycle lane along Weaver Dairy Road Extension from where existing bicycle lane ends to Homestead Road or installation of multi-use path along Weaver Dairy Road Extension Road frontage	
Pedestrian Improvements (Sec. 5.8)	Installation of signage warning of pedestrians within development; installation of sidewalk connecting parking lot (east end of Street C) to Street A near site entrance	
Traffic Impact Analysis (Sec. 5.9)	TIA Executive Summary attached	
Transit (Sec. 5.8)	NA	NA
Bicycle Parking (Sec. 5.9)	NA	NA
Parking Lot Standards (Sec. 5.9)	Application must comply	
Technical		
Fire	Meet Town Standards	
Site Improvements	53 townhomes with community amenities including a tot lot and walking path	
Recreation Area (Sec. 5.5)	<i>Required:</i> 19,999 sq. ft. plus 25% payment-in-lieu <i>Proposed:</i> 25,597 sq. ft.	M
Lighting Plan (Sec. 5.11)	Maximum of 0.3 foot-candles at property line	

Homeowners Association (Sec. 4.6)	Yes	
Adequate Public Schools (Sec. 5.16)	Application must comply	

Project Summary Legend

Symbol	Meaning
	Meets Requirements
M	Seeking Modification
C	Requires Council Endorsement
FP	Required at Final Plan;
NA	Not Applicable

DRAFT ORDINANCE A
(Approving the Conditional Zoning Application)

AN ORDINANCE AMENDING THE CHAPEL HILL ZONING ATLAS TO REZONE THE PROPERTY LOCATED AT 2214 AND 2312 HOMESTEAD ROAD TO RESIDENTIAL-5-CONDITIONAL ZONING (R-5-CZ) (PROJECT #20-001)

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning submitted by Advanced Civil Design, Inc, to rezone a 9.2-acre parcel located at 2214 and 2312 Homestead Road on property identified as Orange County Property Identifier Numbers 9870-91-4489 and 9870-91-9528, to allow a townhouse community and finds that the amendment if enacted, is reasonable and in the public's interest and is warranted to achieve the purposes of the Comprehensive Plan, as explained by, but not limited to, the following goals of the Comprehensive Plan:

- Range of housing options for current and future residents (*Goal A Place for Everyone.3*)
- Foster success of local businesses (*Community Prosperity and Engagement.2*)
- A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation (*Getting Around.2*)
- Open and accessible common spaces for community gathering, cultural uses, and community development (*Good Places, New Spaces.7*)
- Protect, acquire, and maintain natural/undeveloped open spaces and historic sites in order to protect wildlife corridors, provide recreation, and ensure safe pedestrian and bicycle connections. (*Nurturing our Community.3*)

WHEREAS, the application, if rezoned to Residential-5-Conditional Zoning (R-5-CZ) according to the rezoning plan dated July 22, 2020, and the conditions listed below would:

- 1) Conform with the applicable provisions of the Land Use Management Ordinance and Town Code
- 2) Conform with the Comprehensive Plan
- 3) Be compatible with adjoining uses
- 4) Mitigate impacts on surrounding properties and the Town as a whole
- 5) Be harmonious with existing and proposed built systems including utility infrastructure, transportation facilities, police and fire coverage, and other public services and facilities
- 6) Be harmonious with natural systems such as hydrology, topography, and other environmental constraints

MODIFICATIONS TO REGULATIONS

WHEREAS, the Council of the Town of Chapel Hill finds, in this particular case, that the proposed development with the following requested modifications to regulations satisfies public purposes to an equivalent or greater degree:

- 1) Section 3.6.3 Land Disturbance in the Resource Conservation District (RCD):**
Land disturbance is limited to specific percentages of the total land area in different zones of the RCD. The Upland and Managed Use zones are limited to 40% disturbance. The applicant is proposing to disturb 26,098 sq. ft. (79%) of the Upland zone and

19,664 sq. ft (55%) of the Managed Use zone associated with the perennial stream in the northwest portion of the site, to allow grading for the Stormwater control measures.

This finding is based on a determination that the public purposes are satisfied to an equivalent or greater degree because the land disturbance is for the construction of Stormwater control measures in order to meet Ordinance standards.

- 2) Section 5.3.2 Steep Slopes:** The applicant is proposing to 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 2,133 sf. This area of impact is necessary to properly grade the area reserved for the future greenway trail.

This finding is based on a determination that the public purposes are satisfied to an equivalent or greater degree because the majority of the disturbed slopes were created during the construction of Weaver Dairy Road Extension.

- 3) Section 3.10 Inclusionary Zoning:** The applicant is providing five affordable homes which equates to 10.41%. This is less than the 15% inclusionary zoning requirement, however the affordable homes are the same size as the market rate units. In addition, the developer exceeds the minimum net livable square footage requirement associated with the 15% inclusionary zoning requirement with only the five homes.

This finding is based on a determination that the public purposes are satisfied to an equivalent or greater degree. To be determined by discussion with Council.

- 4) Section D103 of the North Carolina Fire Prevention Code:** The applicant is proposing street details for a 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.

This finding is based on a determination that the public purposes are satisfied to an equivalent or greater degree.

CONDITIONAL USES

WHEREAS the Council of the Town of Chapel Hill finds, in this particular case, the proposed rezoning with the following uses, subject to the conditions below, satisfies the purposes of Residential-5-Conditional Zoning (R-5-CZ).

NOW, THEREFORE, BE IT ORDAINED by the Council of the Town of Chapel Hill that the Chapel Hill Zoning Atlas be amended as follows:

SECTION I

The following Orange County parcels identified by Parcel Identifier Numbers (PIN) 9870-91-4489 and 9870-91-9528, described below, shall be rezoned to Residential-5-Conditional Zoning (R-5-CZ):

Beginning at an existing iron pipe located along the eastern line of the now or formerly Town of Chapel Hill tract as shown in deed book 2831, page 13 of the Orange County

registry, said point being the POINT OF BEGINNING; thence along and with the aforementioned eastern line North 09°00'52" East, a distance of 486.86 feet to a calculated point; thence North 37°40'26" East, a distance of 65.21 feet to a 24" gum tree with chop marks; thence along the southeastern line of the aforementioned Town of Chapel Hill tract the following 5 calls: North 87°29'58" East, a distance of 327.31 feet to an existing iron pipe; thence South 82°38'21" East, a distance of 36.23 feet to an existing iron pipe; thence South 84°02'57" East, a distance of 79.53 feet to an existing iron pipe; thence South 82°14'50" East, a distance of 87.95 feet to a calculated point; thence North 87°35'28" East, a distance of 39.61 feet to a calculated point; thence along the western right of way of Weaver Dairy Road Extension, a 98' public right of way along a curve to the right having a radius of 524.12 feet, an arc length of 95.51 feet and a chord bearing and distance of South 02°01'38" East, 95.38 feet to a calculated point; thence along the aforementioned western right of way South 03° 10'42" West, a distance of 438.69 feet to a calculated point; thence along the aforementioned western right of way along a curve to the right having a radius of 30.00 feet, an arc length of 47.13 feet and a chord bearing and distance of South 48°10'42" West, 42.43 feet to an existing iron pipe; thence South 03°10'42" West, a distance of 15.00 feet to a calculated point located on the northern right of way of Homestead Road, a variable public width right of way; thence along the aforementioned northern right of way North 86°49'42" West, a distance of 391.36 feet to an existing iron pipe; thence along the aforementioned northern right of way North 86° 15'24" West, a distance of 243.69 feet to an existing iron pipe; thence North 09°03'29" East, a distance of 15.59 feet to a point being the Point of BEGINNING and being all of that certain tract of land containing 363,614 square feet or 8.35 acres, more or less.

SECTION II

BE IT FURTHER ORDAINED by the Council of the Town of Chapel Hill that the following conditions are hereby incorporated by reference:

1. Expiration of Conditional Zoning Atlas Amendment: An application for Zoning Compliance Permit must be filed by _____ (2 years from the date of this approval) or the land shall revert to its previous zoning designation. [LUMO 4.4.5(f)]
2. Consent to Conditions: This approval is not effective until the petitioner provides written consent to the approval. Written consent must be provided within ____ days of enactment by the Town Council.
3. Land Use Intensity: This Conditional Zoning Atlas Amendment authorizes the following:

Land Use Intensity Townhouse Development	
Gross Land Area	399,975 sf
Maximum Floor Area	121,192 sf
Maximum Dwelling Units	53
Minimum Affordable Units	____ (Modification requested)
Total Impervious Surface	154,188 sf
Maximum Land Disturbance	374,616 sf
Minimum Recreation Area	19,999 sf
Resource Conservation District Upland Zone land disturbance	26,098 sq. ft. (79%)
Resource Conservation District Managed Use Zone land disturbance	19,664 sq. ft (55%)

4. Affordable Housing Plan/Performance Agreement: That prior to the issuance of a Zoning Compliance Permit, the applicant must submit an Affordable Housing Plan to be incorporated into an Affordable Housing Performance Agreement to be executed by the applicant, the Town Manager (or designee), and the non-profit agency that will administer the affordable housing units that will contain the following information:

General information about the nature and scope of the covered development, including:

- a. 15% of the market rate units
- b. The applicant will construct affordable unit(s) on-site that will be priced at half of the units available to households earning 65 percent of the AMI and half of the units available to households earning 80 percent of the AMI.
- c. The applicant will provide partial payment-in-lieu to fulfill the affordable housing requirement for any fraction of a unit in accordance with the payment amount established by the Town Council.
 - i. The payment shall be made to the Town's Affordable Housing Fund.
 - ii. Payment must be received prior to issuance of the first Certificate of Occupancy.
- d. The Plan will include information on:
 - i. The total number of market rate units and Affordable Dwelling Units in the development.
 - ii. The number of bedrooms and bathrooms in each Affordable Dwelling Unit.
 - iii. The approximate square footage of each Affordable Dwelling Unit.
 - iv. The pricing for each Affordable Dwelling Unit. The pricing of each unit or lot shall be determined prior to issuing a Zoning Compliance Permit. At the time of sale, this price may be adjusted if there has been a change in the median income or a change in the formulas used in this ordinance.
 - v. Documentation and plans regarding the exterior appearance, materials and finishes of the development for each of the Affordable Dwelling Units.
- e. Any and all other information that the Town Manager may require that is needed to demonstrate compliance with the Council's Affordable Housing Policies.

The Affordable Housing Plan and Performance Agreement shall be reviewed and approved by the Town Manager prior to issuance of a Zoning Compliance Permit.

5. Housing Plan: The applicant shall provide the following:
- a. 15 percent of the market rate homes (7 proposed with the fractional amount provided as a payment-in-lieu)
 - b. Size of the affordable townhomes meet or exceed the minimum size requirements found in Table 3.10-2 of the Land Use Management Ordinance.
 - c. The affordable units to be placed within an organization ensuring their continued affordability for at least ninety-nine years.
 - d. The townhomes be integrated into the community as shown on the site plan dated July 22, 2020. Preference is to intersperse the affordable homes throughout the development.
 - e. The townhomes be finished with exterior trim and finishes used on the market-rate homes.
6. Affordable Housing: That 40 percent of the affordable housing shall be completed prior to Certificate of Occupancy of the half of the market rate dwelling units. The remaining affordable dwelling units to be completed prior to Certificate of Occupancy of 90 percent of the market rate dwelling units.

7. Traffic Signal Upgrade: Prior to issuance of the Certificate of Occupancy, the developer shall upgrade the traffic signal at Homestead Road and Weaver Dairy Road Ext with pedestrian crosswalks/amenities including APS equipment and high visibility crosswalks and bicycle activated loops. That the design and construction details must be approved by the Town Manager and N.C. Department of Transportation prior to a Zoning Compliance Permit.
8. Street Lighting: Prior to issuance of the Certificate of Occupancy, the developer shall design and install street lighting along the site frontage on Homestead Road and Weaver Dairy Road Ext. That the design and construction details must be approved by the Town Manager and N.C. Department of Transportation prior to a Zoning Compliance Permit.
9. Pedestrian Signage: Prior to issuance of the first Certificate of Occupancy, pedestrian warning signage to alert drivers as they enter and circulate through the development. Speed limit signage internal to the development shall also be posted at 15 mph.
10. Sidewalk Connection: Prior to issuance of a Zoning Compliance Permit, the plans shall include a sidewalk connecting the parking lot (east end of Street C) to Street A sidewalk in the vicinity of the site entrance.
11. Bicycle Facility: Prior to issuance of a Zoning Compliance Permit, plans shall include a southbound bicycle facility along Weaver Dairy Rd. Extension from where the existing bike lane ends to the Homestead Rd intersection. This could be an extension of the bike lane, or modifying the proposed sidewalk to be a 10' multiuse path with a safe transition between the bike lane and the path.
12. Bicycle Parking: Prior to issuance of a Zoning Compliance Permit, bicycle parking provided in accordance with LUMO and the Design Manual. A total of 13 bike parking spaces are required for the plans as currently shown (1 per 4 units). 12 of those spaces must be Class I bike parking (90% of total for residential uses). Class I spaces must be covered and secure. This requirement may be met through bike parking internal to units, such a wall-mounted bike hook.
13. Community Design Commission: The Community Design Commission shall review and provide recommendation on building elevations and site lighting and shall review and approve any alternate buffer requests prior to issuance of a Zoning Compliance Permit.
14. Construction Trailer: Prior to issuance of a Zoning Compliance Permit, the plans shall include construction trailer location.
15. NCDOT Approvals: Prior to issuance of a Zoning Compliance Permit, it will be necessary to obtain a 3-party encroachment agreement for sidewalk, paths, and landscaping if applicable. It will also be necessary for a 3-party encroachment agreement for utility connections along Homestead Road. OWASA will need to sign as a third party.
16. Orange County Solid Waste Management: Prior to issuance of a Zoning Compliance Permit, an Engineer must certify that the pavement section will support the load of recycling and garbage collection trucks. In lieu of providing a heavier pavement section that will support these (and other) service vehicles, the applicant/owner shall provide a waiver of pavement damage liability prior to plan approval.
17. Recreation Area: Prior to issuance of first Certificate of Occupancy, a payment-in-lieu

equaling 25% of all Recreation Space requirements be made, unless this requirement is waived by the Council. The current payment for this type of project would be \$12 per square foot.

18. Existing Water Services: Existing water services will need to be abandoned, properly at the main, if they will not be used. Prior to issuance of a Zoning Compliance Permit, it will be necessary to provide demolition plan or call out abandonment on utility plan.
19. Water and Sewer Extension: All water and sewer main extensions must be approved by NCDEQ prior to issuance of a Zoning Compliance Permit.
20. Fire Lane Signage: Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm) in accordance with Fire Code D103.6.1.

TOWN OF CHAPEL HILL – CONDITIONAL ZONING STANDARD STIPULATIONS

The following standard stipulations are supplemental to site-specific conditions as set by Town Council-approved resolution. Unless modified by the site-specific conditions noted above, these standards apply to all development permitted by Conditional Zoning.

Access

21. Accessibility Requirements: Prior to issuance of a Certificate of Occupancy, the developer shall provide the minimum required handicapped infrastructure according to the Americans with Disabilities Act and associated codes and standards.

Transportation

22. Transportation Management Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall submit a Transportation Management Plan, subject to Town Manager approval. The Transportation Management Plan shall include monitoring of electric vehicle parking spaces usage, if applicable. [LUMO 4.5.2]
23. Bicycle Parking: Prior to issuance of a Zoning Compliance Permit, the developer shall provide dimensioned details that comply with the Town parking standards for required and/or proposed bicycle parking spaces. Bicycle parking spaces should be placed near building entrances. The spaces must comply with the Spring 2010 Association of Pedestrian and Bicycle Professionals Guidelines and the Class I and Class II bicycle parking standards required by the Town Design Manual. [LUMO 4.5.2]
24. Parking Lot: Any newly proposed parking lots, including additions to existing parking lots, shall be constructed to Town standards for dimensions and pavement design. [LUMO 5.9.5]
25. Parking Lot Landscape and Screening: The parking lot landscape design shall adhere to the standards of the Chapel Hill Land Use Management Ordinance. [LUMO 5.9.6]
26. Lighting: Prior to issuance of a Zoning Compliance Permit, the developer shall design and install street lighting along the site frontage on Homestead Road and Weaver Dairy Road Extension. Design and construction details must be approved by the Town Manager and the North Carolina Department of Transportation (NCDOT), as applicable.

27. Driveway Permit: The developer must obtain an approved driveway permit and/or encroachment agreement(s) prior to beginning any proposed work within the NCDOT right-of-way. As a condition of the permit, the permittee shall be responsible for the design and construction of stipulated improvements in accordance with NCDOT requirements. An approved permit will be issued upon receipt of approved roadway and signal construction plans, inspection fees, and any necessary performance and indemnity bonds.
28. Pavement Markings: Any pavement markings proposed within the public street rights-of-way shall be long life thermoplastic. Pavement markers shall be installed if they previously existed on the roadways.
29. Off-Site Construction Easements: Prior to any development associated land disturbance on abutting properties, the developer shall provide documentation of approval from the affected property owner(s). [LUMO 5.8.1]
30. Sight Distance Triangles: Prior to issuance of a Certificate of Occupancy, the developer shall provide the Town of Chapel Hill with standard sight distance triangles at the proposed driveway locations. [Town Design Manual]
31. Low Vision Design Features: Any proposed pedestrian facilities should incorporate low vision design features as feasible. [LUMO 4.5.2]
32. Repairs in Public Right-of-Way: Prior to issuance of a Certificate of Occupancy, the developer shall repair all damage for work in the public right-of-way related to the construction of this project, which may include pavement milling and overlay. The design of such repairs must be reviewed and approved by the Town Manager and NCDOT prior to issuance of a Zoning Compliance Permit. [Town Code 17-40]
33. Street Closure Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall provide a street closure plan, subject to Town Manager and NCDOT approval, for any work requiring street, sidewalk, or lane closure(s). [Town Code 21-7.1]
34. Work Zone Traffic Control Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall provide a Work Zone Traffic Control Plan and a Construction Management Plan for approval by the Town Manager and NCDOT. The Work Zone Traffic Control Plan shall comply with the U.S. Department of Transportation Manual on Uniform Traffic Control Devices. The Construction Management Plan shall provide staging, construction worker parking, construction vehicle routes, and hours of construction. [Town Code 17-47]

Landscaping and Building Elevations

35. Invasive Exotic Vegetation: Prior to issuance of a Zoning Compliance Permit, the developer shall identify on the planting plan any known invasive exotic species of vegetation, as defined by the Southeast Exotic Pest Plant Council (SE-EPPC), and provide notes indicating removal of these species from the landscape buffer areas prior to planting. [Town Design Manual]
36. Alternate Buffer: Prior to issuance of a Zoning Compliance Permit, review shall be required from the Community Design Commission for any proposed alternate buffer. [LUMO 5.6.8]

37. Landscape Protection: Prior to issuance of a Zoning Compliance Permit, a detailed Landscape Protection Plan shall be approved. The plan shall include a complete and currently updated tree survey showing critical root zones of all rare and specimen trees and labeled according to size and species. The plan shall also indicate which trees will be removed and which will remain. The plan shall also include standard notes, fencing details, and location of fencing. [LUMO 5.7.3]
38. Tree Protection Fencing: Prior to issuance of a Zoning Compliance Permit, the developer shall provide a detail of a tree protection fence and a note on the Final Plans indicating that tree protection fencing will be installed prior to land-disturbing activity on the site. The plans shall include continuous tree protection fencing around construction limits and indicated construction parking and materials staging/storage areas, and Town standard landscaping protection notes, subject to Town Manager approval. [LUMO 5.7.3]
39. Landscape Planting Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall provide a detailed Landscape Planting Plan with a detailed planting list, subject to Town Manager approval. [LUMO 4.5.3]
40. Tree Canopy: A minimum of tree canopy coverage shall be provided through a combination of retained and replanted trees, unless a modification to regulations is approved. Calculations demonstrating compliance with Chapel Hill Land Use Management Ordinance Section 5.7.2 shall be included. [LUMO 5.7.2]
41. Retaining Wall Construction: If applicable, the final design and location of all retaining walls shall be approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
42. Demolition Plan: Prior to beginning any proposed demolition activity, the developer must obtain demolition permits from both the Planning and Inspections departments. While the demolition component may be submitted to Planning in tandem with the Zoning Compliance Permit for new construction, a separate stand-alone demolition permit shall be issued prior to an Inspection's Demolition permit. Further, prior to the issuance of a demolition permit for all existing structures 500 square feet or larger, Orange County Solid Waste staff shall conduct a deconstruction assessment pursuant to the County's Regulated Recyclable Materials Ordinance (RRMO).
43. Lighting Plan Review: Prior to issuance of a Zoning Compliance Permit, the Community Design Commission shall review a lighting plan and shall take additional care during review to ensure that the proposed lighting plan will minimize upward light pollution and off-site spillage of light. [LUMO 8.5.5]
44. Community Design Commission Review: The Community Design Commission shall review the building elevations, including the location and screening of all HVAC/Air Handling Units for the site, prior to issuance of a Zoning Compliance Permit. [LUMO 8.5.5] Within the Town's historic districts, the Historic District Commission will act in place of the Community Design Commission. [LUMO 8.4.6]

Environment

45. Stormwater Management Plan: Development projects must comply with *Section 5.4 Stormwater Management* of the Chapel Hill Land Use Management Ordinance.

46. Phasing Plan: If phasing of the project is proposed, then, prior to issuance of a Zoning Compliance Permit, the developer shall obtain approval of a Phasing Plan that provides details of which improvements are to be constructed during each phase. The Phasing Plan also shall detail which public improvements and stormwater management structures will be completed in each phase prior to requesting a Certificate of Occupancy. Construction for any phase may not begin until all public improvements in previous phases have been completed, with a note to this effect on the final plans and plats. [LUMO 4.5.3]
47. Erosion Control Bond: If one acre or more is to be uncovered by land-disturbing activities for the project, then a performance guarantee in accordance with *Section 5-97.1 Bonds* of the Town Code of Ordinances shall be required prior to final authorization to begin land-disturbing activities. [Town Code 5-98]
48. Silt Control: The developer shall take appropriate measures to prevent and remove the deposit of wet or dry silt on adjacent roadways. [Town Code 5-86]
49. Erosion Control Inspections: In addition to the requirement during construction for inspection after every rainfall, the developer shall inspect the erosion and sediment control devices daily, make any necessary repairs or adjustments to the devices, and maintain inspection logs documenting the daily inspections and any necessary repairs. [Orange County Erosion Control]
50. Curb Inlets: The developer shall provide pre-cast curb inlet hoods and covers stating, "Dump No Waste! Drains to Jordan Lake", in accordance with the specifications of the Town Standard Detail SD-5A, for all new curb inlets for private, Town and State rights-of-way. [Town of Chapel Hill Design Manual]
51. On-Site/Adjacent Stormwater Features: The final plans shall locate and identify existing site conditions, including all on-site and adjacent stormwater drainage features, prior to issuance of a Zoning Compliance Permit. The final plans must provide proper inlet protection for the stormwater drainage inlets on or adjacent to the site to ensure the stormwater drainage system will not be obstructed with construction debris. [Town of Chapel Hill Design Manual]
52. Repair/Replacement of Damaged Stormwater Infrastructure: Existing stormwater infrastructure that is damaged as a result of the project demolition or construction must be repaired or replaced, as specified by the Stormwater Management Engineer, prior to requesting a Certificate of Occupancy. [Town Design Manual Chapter 10]
53. Energy Efficiency: Prior to issuance of a Zoning Compliance Permit, an energy efficiency plan shall incorporate a "20 percent more energy efficient" feature relative to the 90.1 energy efficiency standard of the American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE), as amended and in effect at the time of Conditional Zoning Permit issuance. Comparable standards generally recognized as applicable to building energy consumption, as amended and in effect at the time of building permit issuance, may be used by the developer when incorporating the "20 percent more energy efficient" feature into the final plans. An energy model should be used to demonstrate that the design will meet the aforementioned energy performance target. [Town Policy April 2007]

54. Energy Management Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall submit an Energy Management Plan (EMP) for Town approval. The plan shall: a) consider utilizing sustainable energy, currently defined as solar, wind, geothermal, biofuels, hydroelectric power; b) consider purchase of carbon offset credits and green power production through coordination with the NC GreenPower program; c) provide for 20 percent more efficiency that also ensures indoor air quality and adequate access to natural lighting, and allows for the proposed utilization of sustainable energy in the project; and (d) if requested, provide for the property owner to report to the Town of Chapel Hill the actual energy performance of the plan, as implemented, during the period ending one year after occupancy. [Town Policy April 2007]

Recreation

55. Recreation Space (Multi-Family): A minimum of 25 percent of the required Recreation Space for the project shall be provided in the form of a payment in lieu. The payment in lieu shall be paid prior to the issuance of a Zoning Compliance Permit.
56. Recreation Area (Subdivision): A minimum of 25 percent of the required Recreation Area for the project shall be provided in the form of a payment in lieu. The payment in lieu shall be paid prior to the issuance of a Zoning Compliance Permit.

Water, Sewer, and Other Utilities

57. Utility/Lighting Plan Approval: The final utility/lighting plan shall be approved by Orange Water and Sewer Authority (OWASA), Duke Energy Company, other applicable local utility service providers, and the Town Manager before issuance of a Zoning Compliance Permit. The developer shall be responsible for assuring that these utilities can continue to serve the development. In addition, detailed construction drawings shall be submitted to OWASA for review/approval prior to issuance of a Zoning Compliance Permit. [LUMO 4.5.3]
58. Lighting Plan: Prior to issuance of a Zoning Compliance Permit, the developer shall submit site plans, sealed by a Professional Engineer, for Town Manager approval, as well as other required documents to satisfy the lighting requirements of Section 5.11 of the Land Use Management Ordinance including: submission of a lighting plan; providing for adequate lighting on public sidewalks, including driveway crossings; and demonstrating compliance with Town standards. [LUMO 5.11]
59. Relocation of Overhead Utilities Underground: Prior to issuance of a Certificate of Occupancy, the developer will install underground all public utilities that are currently located overhead on the site except for 3 phase or greater electric lines. [LUMO 5.12.2]
60. Water/Sewer Line Construction: All public water and sewer plans shall be approved by and constructed according to OWASA standards. Where sewer lines are located beneath drive aisles and parking areas, construction methods approved by OWASA shall be employed to ensure that sewer lines will not be damaged by heavy service vehicles. [LUMO 5.12.1]
61. OWASA Approval: Prior to issuance of a Zoning Compliance Permit, any easement plats and documentation as required by OWASA and the Town Manager shall be recorded. [LUMO 5.12]

62. Irrigation: If permanent irrigation is proposed to support landscaping, an irrigation plan shall be submitted which includes the use of smart technologies to conserve water and energy.

Fire Safety

63. Fire Sprinklers: The developer shall install sprinklers under the North Carolina Fire Protection Code (NC FPC) prior to issuance of a Certificate of Occupancy. Prior to issuance of a Zoning Compliance Permit, the plans shall show all proposed fire department connections to such systems. [TOWN CODE 7-56]
64. Gates and Barricades: Where required or authorized by the fire code official and permanent or temporary (construction), any gates across fire apparatus access roads shall be a minimum width of 20 feet, be of swinging or sliding type, have an emergency means of operation, shall be openable by either forcible entry or keyed, capable of being operated by one person, and shall be installed and maintained according to UL 325 and ASTM F 2200. [NC FPC 2018, 503.5, 503.6, D103.5]
65. Grade and Approach: Fire apparatus access roads shall not exceed 10 percent in grade unless approved by the fire chief, and all approach and departure angles shall be within the limits established based on the Fire Department's apparatus. [NC FPC 2018, 503.2.7, 503.2.8 and D103.2]
66. Fire Protection and Utility Plan: A fire flow report for hydrants within 500 feet of each building shall be provided and demonstrate the calculated gallons per minute with a residual pressure of 20 pounds per square inch. The calculations should be sealed by a professional engineer licensed in the State of North Carolina and accompanied by a water supply flow test conducted within one year of the submittal. Refer to the Town Design Manual for required gallons per minute.
67. Fire Department Connections and Standpipes: When the building being constructed requires standpipes, a temporary standpipe connection will be constructed with ready Fire Department Access when the building is not more than 40 feet in height. Such standpipes shall provide usable connections adjacent to the stairs and shall continue with building progression always being not more than one floor below the highest floor of the building. [NC FPC 912 & NC FPC 2018 3313]
68. Fire Command Center: Where required in the North Carolina Fire Protection Code and in all high rise buildings, a fire command center must be constructed in accordance with Section 508, NC FPC 2018.
69. Aerials: Where a building exceeds 30 feet in height OR 3 stories above the lowest level of Fire Department Access, overhead power and utility lines shall not be allowed within the aerial apparatus access roadway and the roadway shall have an unobstructed width of 26 feet exclusive of the shoulders. At least one of the apparatus access roadways shall be located within a minimum of 15 feet and maximum of 30 feet from one complete side of the building. [NC FPC 2018 D105.1, D105.2, D105.3, D105.4]
70. Fire Apparatus Access Road: Any fire apparatus access roads (any public/private street, parking lot access, fire lanes and access roadways) used for fire department access shall be all-weather and designed to carry the imposed load of fire apparatus weighing at least 80,000 lbs. Fire apparatus access roads shall have a minimum width of 20 feet exclusive of shoulders with an overhead clearance of at least 13 feet 6 inches for

structures not exceeding 30 feet in height and shall provide access to within 150 feet of all exterior portions of the building. Structures exceeding 30 feet in height shall be provided with an aerial apparatus access road 26 feet in width in the immediate vicinity of the building or portion thereof and shall provide at least one of the required access roads to be located not less than 15 feet and not more than 30 feet from the structure parallel to one entire side of the structure. [NC FPC 2018 502.1, 503.1.1, 503.2.1, D102.1 SECOND ACCESS DEPENDENT UPON NORTH CAROLINA DEPARTMENT OF TRANSPORTATION DOT APPROVAL]

71. Dead End Access Roads: Dead end fire apparatus access roads exceeding 150 feet shall have a designated turn around. The turnaround shall meet one of the design standards of NC FPC 2018, Appendix D table D 103.4.
72. Building Height: Buildings exceeding 30 feet or three stories in height must have at least two means of fire apparatus access separated by at least one half the diagonal distance of the building. [NC FPC 2018, D104.1, D104.3 DEPENDENT UPON NORTH CAROLINA DEPARTMENT OF TRANSPORTATION DOT APPROVAL]
73. Fire Access: Prior to issuance of a Certificate of Occupancy, fire access shall be reviewed and approved by the Town of Chapel Hill.
74. Fire Apparatus Access Road Authority: The fire code official shall have the authority to increase the minimum access widths where they are deemed inadequate for fire and rescue operations. [NC FPC 2018 503.2.2]
75. Hydrants Active: The developer shall provide active fire hydrant coverage, acceptable to the Fire Department, for any areas where combustible construction materials will be stored or installed, prior to having such materials delivered to the site. All required fire hydrants must be installed, active, and accessible for the Fire Department use prior to the arrival of combustible materials on site. Fire protection systems shall be installed according to Town Ordinance, the NC Fire Protection Code, and National Fire Protection Association Standard #13. [NC Fire Protection Code 2018 Section 501.1 & 3312]
76. Fire Hydrant and FDC Locations: The Final Plans shall indicate the locations of existing and proposed fire hydrants and Fire Department Connections (FDC). Fire Department Connections shall be located on the street side of the building within 100 feet of a hydrant. Hydrant spacing shall comply with the Town Design Manual. Design shall be reviewed and approved by the Town Manager prior to issuance of a Zoning Compliance Permit. [NC FPC 2018 Section 501.5.1.1]
77. Firefighting Access During Construction: Vehicle access for firefighting shall be provided to all construction or demolition sites including vehicle access to within 100 feet of temporary or permanent fire department connections and hydrants. Vehicle access shall be provided by either temporary or permanent roads capable of supporting vehicle loading under all weather conditions. [NC FPC 2018, Section 3310.1]
78. Premise Identification: Approved building address numbers, placed in a position acceptable to the fire code official, shall be required on all new buildings. [NC FPC 2018, 505.1]
79. Key Boxes: Where required by the fire code official, a secure key box, mounted on the address side of the building, near the main entrance, shall be provided to ensure

adequate access to the building based on life safety and/or fire protection needs. [NC FPC 2018, 506]

80. Automatic Fire Sprinkler System Required: An automatic fire sprinkler system meeting the requirements of NFPA Standard #13 and Town Code 7-56 is required to be installed in non-residential construction.
81. Fire Department Connections, Locations: Any required FDCs for any buildings shall meet the design and installation requirements for the current, approved edition of NFPA 13, 13D, 13R, or 14 of the NC FPC 2018 and Town Code 7-38 for location. FDCs shall be installed within 100 feet of a hydrant or unless otherwise approved by the fire code official and shall not be obstructed or hindered by parking or landscaping. FDCs shall be equipped with National Standard Thread (NST) and be a 2.5" siamese.
82. Fire Department Connections, Installation: A working space of not less than 36 inches in width and depth and a working space of 78 inches in height shall be provided on all sides with the exception of wall mounted FDCs unless otherwise approved by the fire code official. The FDCs where required must be physically protected from impacts by an approved barrier. [NC FPC 2018, 912.1, 912.2 912.2.1, 312]
83. Fire Apparatus Access for Chapel Hill Fire Department: All fire department access determinations shall be based upon Chapel Hill Fire Department apparatus specifications (data specifications provided by Office of the Fire Marshal/Life Safety Division) and field verification. All proposed fire department access designs shall be reviewed and shall also pass field inspection.
84. Fire Flow Report: The Final Plan application shall include a fire flow report sealed by an Engineer registered in the State of North Carolina. An OWASA flow test must be provided with the report. Fire flow shall meet the 20 psi or exceed the requirements set forth in the Town Design Manual. The Fire Flow Report shall be reviewed and approved by the Town Manager prior to issuance of a Zoning Compliance Permit. [Town Design Manual]
85. Fire Lane: Prior to issuance of a Certificate of Occupancy, any fire lane shall be marked and signed in accordance with Town standards, with the associated plans approved by the Town Manager prior to issuance of a Zoning Compliance Permit. [NC FPC, Sections 2018 503.3, D103.6, D103.6.1, D103.2]
86. Emergency Responder Radio Coverage in New Buildings: All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. [NC FPC 2018 Section 510.1]

Solid Waste Management and Recycling

87. Solid Waste Management Plan: Prior to issuance of a Zoning Compliance Permit, a detailed Solid Waste Management Plan, including a recycling plan and a plan for managing and minimizing construction debris, shall be approved by the Town Manager and Orange County Solid Waste (OCSW). The plan shall include dimensioned, scaled details of any proposed refuse/recycling collection areas, associated screening, and protective bollards, if applicable. Each bulk waste container shall be labeled as to type of material to be collected. If a refuse compactor is proposed or if the collection

enclosure is not accessible by Town vehicles, the developer shall provide documentation of an agreement for solid waste collection by a private provider prior to issuance of a Zoning Compliance Permit. [Orange County Solid Waste]

88. Construction Waste: Clean wood waste, scrap metal and corrugated cardboard (Regulated Recyclable Materials), all present in construction waste, must be recycled. All haulers of construction waste containing Regulated Recyclable Materials must be properly licensed with Orange County Solid Waste. The developer shall provide the name of the permitted waste disposal facility to which any land clearing or demolition waste will be delivered. [Orange County Solid Waste]
89. Deconstruction Assessment: For any existing structure 500 square feet or larger a deconstruction assessment shall be conducted by OCSW staff prior to the issuance of a demolition permit pursuant to the County's Regulated Recyclable Materials Ordinance (RRMO). Prior to any demolition or construction activity on the site, the developer shall hold a pre-demolition/pre-construction conference with Solid Waste staff. This may be held at the same pre-construction meeting held with other development/enforcement officials.

Stipulations Related to Homeowners' Association

90. Homeowners' Association: A Homeowners' Association shall be created that has the capacity to place a lien on the property of a member who does not pay the annual charges for maintenance of all common areas, however designated. The Homeowners' Association documents shall be approved by the Town Manager prior to recordation at the Orange County Register of Deeds Office and shall be cross-referenced on the final plat. The Homeowners' Association documents shall comply with Section 4.6.7 of the Land Use Management Ordinance. That the Homeowners' Association covenants shall not exclude home occupation businesses as regulated by the Town of Chapel Hill.
91. Homeowners' Association Responsibilities: The Homeowners' Association shall be responsible for the maintenance, repair, and operation of required bufferyard(s), open space, recreation areas, paths, community garden, and shared stormwater management facilities.
92. Dedication and Maintenance of Common Area to Homeowners' Association: The developer shall provide for Town Manager review and approval, a deed conveying to the Homeowners' Association all common areas, however designated, including the community garden; recreation space; open space and common areas; the bufferyards; and stormwater management facilities. The Homeowners' Association shall be responsible for the maintenance of the proposed internal subdivision roads until the NCDOT or the Town assumes ownership of the internal streets. These documents shall be reviewed and approved by the Town Manager prior to recordation at the Orange County Register of Deeds Office and cross-referenced on the final plat.
93. Solar Collection Devices: The Homeowners' Association, or similar entity, shall not include covenants or other conditions of sale that restrict or prohibit the use, installation, or maintenance of solar collection devices, including clotheslines.

State and Federal Approvals

94. State or Federal Approvals: Any required State or federal permits or encroachment agreements (e.g., 401 water quality certification, 404 permit) shall be approved and

copies of the approved permits and agreements be submitted to the Town of Chapel Hill prior to the issuance of a Zoning Compliance Permit. [NC State; Federal Permits]

95. North Carolina Department of Transportation Approvals: Prior to issuance of a Zoning Compliance Permit, plans for any improvements to State-maintained roads or in associated rights-of-way shall be approved by NC Department of Transportation. [NC Department of Transportation]

Miscellaneous

96. Construction Management Plan: A Construction Management Plan shall be approved by the Town Manager prior to issuance of a Zoning Compliance Permit. The construction management plan shall: 1) indicate how construction vehicle traffic will be managed, 2) identify parking areas for on-site construction workers including plans to prohibit parking in residential neighborhoods, 3) indicate construction staging and material storage areas, 4) identify construction trailers and other associated temporary construction management structures, and 5) indicate how the project construction will comply with the Town's Noise Ordinance. [Town Design Manual Chapter 10]
97. Traffic and Pedestrian Control Plan: The developer shall provide a Work Zone Traffic Control Plan for movement of motorized and non-motorized vehicles on any public street that will be disrupted during construction. The plan must include a pedestrian management plan indicating how pedestrian movements will be safely maintained. The plan must be reviewed and approved by the Town Manager prior to the issuance of a Zoning Compliance Permit. At least 5 working days prior to any proposed lane or street closure the developer must apply to the Town Manager for a lane or street closure permit. [Town Code 17-42]
98. Construction Sign Required: The developer shall post a construction sign at the development site that lists the property owner's representative and telephone number, the contractor's representative and telephone number, and a telephone number for regulatory information at the time of issuance of a Building Permit, prior to the commencement of any land disturbing activities. The construction sign may have a maximum of 32 square feet of display area and maximum height of 8 feet. The sign shall be non-illuminated, and shall consist of light letters on a dark background. Prior to the issuance of a Zoning Compliance Permit, a detail of the sign shall be reviewed and approved by the Town Manager. [LUMO 5.14.4]
99. Schools Adequate Public Facilities Ordinance: If applicable, the developer shall provide the necessary Certificates of Adequacy of Public Schools or an exemption prior to issuance of a Zoning Compliance Permit. [LUMO 5.16]
100. Open Burning: The open burning of trees, limbs, stumps, and construction debris associated with site development is prohibited. [Town Code 7-7]
101. Detailed Plans: Prior to the issuance of a Zoning Compliance Permit, final detailed site plans, grading plans, utility/lighting plans, stormwater management plans (with hydrologic calculations), landscape plans, and landscape maintenance plans shall be approved by the Town Manager. Such plans shall conform to plans approved by this application and demonstrate compliance with all applicable regulations and the design standards of the Chapel Hill Land Use Management Ordinance and the Design Manual. [LUMO 4.5.3]

102. Certificates of Occupancy: No Certificates of Occupancy shall be issued until all required public improvements are complete. A note to this effect shall be placed on the final plats.

If the Town Manager approves a phasing plan, no Certificates of Occupancy shall be issued for a phase until all required public improvements for that phase are complete, and no Building Permits for any phase shall be issued until all public improvements required in previous phases are completed to a point adjacent to the new phase. A note to this effect shall be placed on the final plats.

103. Traffic Signs: The developer shall be responsible for placement and maintenance of temporary regulatory signs before issuance of any Certificates of Occupancy.
104. New Street Names and Numbers: The name of the development and its streets and house/building numbers shall be approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
105. As-Built Plans: Prior to the issuance of a Certificate of Occupancy, the developer shall provide certified as-built plans for building footprints, parking lots, street improvements, storm drainage systems and stormwater management structures, and all other impervious surfaces, and a tally of the constructed impervious area. The as-built plans should be in DXF binary format using State plane coordinates and NAVD 88. [Town Design Manual Chapter 10]
106. Vested Right: This Conditional Zoning Permit constitutes a site specific development plan (and is defined as such in the Chapel Hill Land Use Management Ordinance) establishing a vested right as provided by N.C.G.S. Section 160A-385.1 and the Chapel Hill Land Use Management Ordinance. During the period of vesting this permit may be subject to subsequent changes to Town regulations to the extent such regulations have been enacted under authority other than the Town's zoning authority.
107. Continued Validity: Continued validity and effectiveness of this approval shall be expressly conditioned on the continued compliance with the plans and conditions listed above.
108. Non-Severability: If any of the above conditions is held to be invalid, approval in its entirety shall be void.
109. Not-Comprehensive: The listing of these standard stipulations, and the specific stipulations applicable to this Permit, is not intended to be comprehensive and does not exclude other state and local laws and regulations which may be applicable to this Permit and development project.

BE IT FURTHER ORDAINED that the Council hereby approves the application for Conditional Zoning for Bridgepoint at 2214 and 2312 Homestead Road.

This the ____th day of _____, 2020.

RESOLUTION A
Resolution of Consistency

A RESOLUTION REGARDING THE APPLICATION FOR CONDITIONAL ZONING ATLAS AMENDMENT AT THE PROPERTY LOCATED AT 2214 AND 2312 HOMESTEAD ROAD TO RESIDENTIAL-5-CONDITIONAL ZONING (R-5-CZ) AND CONSISTENCY WITH THE COMPREHENSIVE PLAN (2020-X-X/R-X)

WHEREAS, Advanced Civil Design, Inc, has filed an application for Conditional Zoning Atlas Amendment to rezone a 9.2 acre parcel located at 2214 and 2312 Homestead Road and identified as Orange County Parcel Identifier Numbers 9870-91-4489 and 9870-91-9528 to Residential-5-Conditional Zoning (R-5-CZ) to allow a townhouse community; and

WHEREAS, the Town staff have completed a review of the application for compliance with the Land Use Management Ordinance, Town Code, and for Consistency with the Comprehensive Plan; and

WHEREAS, the Planning Commission reviewed the application on _____ and recommended that the Council enact the Conditional Zoning Atlas Amendment rezoning the property; and

WHEREAS, the Council of the Town of Chapel Hill has considered the application for Conditional Zoning Atlas Amendment to rezone and finds that the amendment if enacted, is reasonable and in the public's interest and is warranted to achieve the purposes of the Comprehensive Plan, as explained by, but not limited to, the following goals of the Comprehensive Plan:

- Range of housing options for current and future residents (*Goal A Place for Everyone.3*)
- Foster success of local businesses (*Community Prosperity and Engagement.2*)
- A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation (*Getting Around.2*)
- Open and accessible common spaces for community gathering, cultural uses, and community development (*Good Places, New Spaces.7*)

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby finds the proposed Conditional Zoning Atlas Amendment to be reasonable and consistent with the Town Comprehensive Plan.

This the ____ day of _____, 2020.

RESOLUTION B
(Denying the Conditional Zoning Application)

A RESOLUTION DENYING AN AMENDMENT OF THE CHAPEL HILL ZONING ATLAS TO REZONE THE PROPERTY LOCATED AT 2214 AND 2312 HOMESTEAD ROAD TO RESIDENTIAL-5-CONDITIONAL ZONING (R-5-CZ) (PROJECT #20-001)

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Conditional Zoning application, proposed by Advanced Civil Design, Inc, to rezone a 9.2 acre parcel located at 2214 and 2312 Homestead Road on property identified as Orange County Property Identifier Numbers 9870-91-4489 and 9870-91-9528, if rezoned to Residential-5-Conditional Zoning (R-5-CZ) according to the rezoning plan dated July 22, 2020, and the conditions listed below would not:

- a) Conform with the applicable provisions of the Land Use Management Ordinance and Town Code
- b) Conform with the Comprehensive Plan
- c) Be compatible with adjoining uses
- d) Mitigate impacts on surrounding properties and the Town as a whole
- e) Be harmonious with existing and proposed built systems including utility infrastructure, transportation facilities, police and fire coverage, and other public services and facilities
- f) Be harmonious with natural systems such as hydrology, topography, and other environmental constraints

BE IT FURTHER RESOLVED that the Council hereby denies the application for an amendment of the Chapel Hill Zoning Atlas to rezone the property located at 2214 and 2312 Homestead Road Road to Residential-5-Conditional Zoning (R-5-CZ).

This the ____ day of _____, 2020.

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-5-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 Kilmayne 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: ericbchupp@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.



CONDITIONAL ZONING

TOWN OF CHAPEL HILL
Planning Department

Conditional Rezoning applications are reviewed by staff, Planning Commission, and Town Council. The application is part of an open public process that enables Town Council to discuss and decide on the key issues of a rezoning proposal. If a rezoning is approved, the applicant may then submit a detailed final plan application to staff for compliance review with the technical development standards and with the Council rezoning approval.

The establishment of a Conditional Zoning District shall be consistent with the Land Use Plan in the Comprehensive Plan. A proposed Conditional Zoning District is deemed consistent if the proposed District will be located in conformance with an adopted small area plan and/or in one of the following Land Use Categories:

- Medium Residential
- High Residential
- Commercial
- Mixed Use, Office/Commercial Emphasis
- Mixed Use, Office Emphasis
- Town/Village Center
- Institutional
- Office
- University
- Development Opportunity Area
- Light Industrial Opportunity Area

If the proposed conditional zoning districts is located in a Low Residential or a Rural Residential Land Use Category, the Town Council must approve a Land Use Plan amendment prior to proceeding.

SIGNED CONDITIONS: All conditions shall be in writing, prepared by the owner of the property or an attorney and must be signed by all property owners and contract purchasers, if applicable. The Town Attorney may require additional signatures if necessary and will determine whether or not the conditions statement is legally sufficient. Within thirty (30) days after receipt of the conditions the Planning Division Manager will notify the applicant of any deficiencies in the conditions statement or if any additional information is needed. The applicant may make changes to the written conditions statement provided it is submitted at least thirty (30) prior to Planning Commission meeting or thirty (30) days prior to Town Council public hearing.

RECORDATION OF CONDITIONS: After a rezoning has been approved by the Town Council, the conditions statement shall be recorded with the Register of Deeds Office. After a rezoning has been approved by Town Council and recorded by the Register of Deeds Office, the conditions may not be amended except through a new rezoning application.



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	a) Credited Street Area (total adjacent frontage) x ½ width of public right-of-way	CSA=	51,724	sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=	0	sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	399,975	sq. ft.

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	Total (sq. ft.)
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)	374,616
Area of Land Disturbance within RCD	58,671
Area of Land Disturbance within Jordan Buffer	0

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



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'



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	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
Weaver Dairy Road (SR 1733)	98'	28'	2	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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 lf +/-)	25'-26' B/B 35' R/W	Asphalt	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Street B - (143 lf +/-)	25' B/B 35' R/W	Asphalt	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Street C - (449 lf +/-)	26' B/B 35' R/W		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> 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'	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes
Weaver Dairy Road	15'	15'	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes
Western Property Line	15'	15'	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
Northern Property Line	10'	10'	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes



PROJECT FACT SHEET
TOWN OF CHAPEL HILL
Planning Department

Section I: Land Use Intensity

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

Zoning – Area – Ratio			Impervious Surface Thresholds			Minimum and Maximum Limitations	
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-5-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	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Well	<input type="checkbox"/> Community Well	<input type="checkbox"/> Other
Sewer	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Septic Tank	<input type="checkbox"/> Community Package Plant	<input type="checkbox"/> Other
Electrical	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
Telephone	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
Solid Waste	<input checked="" type="checkbox"/> Town	<input type="checkbox"/> Private		



CONDITIONAL ZONING APPLICATION SUBMITTAL REQUIREMENTS **TOWN OF CHAPEL HILL** **Planning Department**

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department (Planning) at (919) 968-2728 or at planning@townofchapelhill.org.

cmr	Application fee (including Engineering Review fee) (refer to fee schedule)	Amount Paid \$	18,001.30
cmr	Pre-application meeting –with appropriate staff		
cmr	Digital Files – provide digital files of all plans and documents		
cmr	Recorded Plat or Deed of Property		
cmr	Project Fact Sheet		
cmr	Traffic Impact Statement – completed by Town’s consultant (or exemption)		
**cmr	Description of Public Art Proposal , if applicable		
**cmr	Statement of Justification		
**cmr	Response to Community Design Commission and Town Council Concept Plan comments , if applicable		
**cmr	Affordable Housing Proposal , if applicable		
cmr	Statement of Consistency with Comprehensive Plan or request to amend Comprehensive Plan		
cmr	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)		
cmr	Mailing fee for above mailing list (mailing fee is double due to 2 mailings)	Amount Paid \$	544.00
**cmr	Written Narrative describing the proposal, including proposed land uses and proposed conditions		
cmr	Resource Conservation District, Floodplain, & Jordan Buffers Determination – necessary for all submittals		
n/a	Jurisdictional Wetland Determination – if applicable		
n/a	Resource Conservation District Encroachment Exemption or Variance (determined by Planning)		
n/a	Jordan Buffer Authorization Certificate or Mitigation Plan Approval (determined by Planning)		
cmr	Reduced Site Plan Set (reduced to 8.5" x 11")		

Stormwater Impact Statement (1 copy to be submitted)

- Written narrative describing existing & proposed conditions, anticipated stormwater impacts and management structures and strategies to mitigate impacts
- Description of land uses and area (in square footage)
- Existing and proposed impervious surface area in square feet for all subareas and project area
- Ground cover and uses information
- Soil information (classification, infiltration rates, depth to groundwater and bedrock)
- Time of concentration calculations and assumptions
- Topography (2-foot contours)
- Pertinent on-site and off-site drainage conditions
- Upstream and/or downstream volumes
- Discharges and velocities
- Backwater elevations and effects on existing drainage conveyance facilities
- Location of jurisdictional wetlands and regulatory FEMA Special Flood Hazard Areas
- Water quality volume calculations
- Drainage areas and sub-areas delineated
- Peak discharge calculations and rates (1, 2, and 25-year storms)
- Hydrographs for pre- & post-development without mitigation, post-development with mitigation
- Volume calculations and documentation of retention for 2-year storm



**CONDITIONAL ZONING APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning and Development Services**

- r) 85% TSS removal for post-development stormwater runoff
- s) Nutrient loading calculations
- t) BMP sizing calculations
- u) Pipe sizing calculations and schedule (include HGL & EGL calculations and profiles)

Plan Sets (10 copies to be submitted no larger than 24" x 36")

Plans should be legible and clearly drawn. All plan set sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable
- Revision dates and professional seals and signatures, as applicable

Cover Sheet

- a) Include Project Name, Project fact information, PIN, and Design Team

Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names
- f) 1,000' notification boundary

Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries



**CONDITIONAL ZONING APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning and Development Services**

Detailed Site Plan

- a) Existing and proposed building locations
- b) Description & analysis of adjacent land uses, roads, topography, soils, drainage patterns, environmental constraints, features, existing vegetation, vistas (on and off-site)
- c) Location, arrangement, & dimension of vehicular parking, width of aisles and bays, angle of parking, number of spaces, handicapped parking, bicycle parking. Typical pavement sections & surface type.
- d) Location of existing and proposed fire hydrants
- e) Location and dimension of all vehicle entrances, exits, and drives
- f) Dimensioned street cross-sections and rights-of-way widths
- g) Pavement and curb & gutter construction details
- h) Dimensioned sidewalk and tree lawn cross sections
- i) Proposed transit improvements including bus pull-off and/or bus shelter
- j) Required landscape buffers (or proposed alternate/modified buffers)
- k) Required recreation area/space (including written statement of recreation plans)
- l) Refuse collection facilities (existing and proposed) or shared dumpster agreement
- m) Construction parking, staging, storage area, and construction trailer location
- n) Sight distance triangles at intersections
- o) Proposed location of street lights and underground utility lines and/or conduit lines to be installed
- p) Easements
- q) Clearing and construction limits
- r) Traffic Calming Plan – detailed construction designs of devices proposed & associated sign & marking plan

Stormwater Management Plan

- a) Topography (2-foot contours)
- b) Existing drainage conditions
- c) RCD and Jordan Riparian Buffer delineation and boundary (perennial & intermittent streams; note ephemeral streams on site)
- d) Proposed drainage and stormwater conditions
- e) Drainage conveyance system (piping)
- f) Roof drains
- g) Easements
- h) BMP plans, dimensions, details, and cross-sections
- i) Planting and stabilization plans and specifications

Landscape Protection Plan

- a) Rare, specimen, and significant tree survey within 50 feet of construction area
- b) Rare and specimen tree critical root zones
- c) Rare and specimen trees proposed to be removed
- d) Certified arborist tree evaluation, if applicable
- e) Significant tree stand survey
- f) Clearing limit line
- g) Proposed tree protection/silt fence location
- h) Pre-construction/demolition conference note
- i) Landscape protection supervisor note
- j) Existing and proposed tree canopy calculations, if applicable



**CONDITIONAL ZONING APPLICATION
SUBMITTAL REQUIREMENTS**
TOWN OF CHAPEL HILL
Planning and Development Services

Planting Plan

- a) Dimensioned and labeled perimeter buffers
- b) Off-site buffer easement, if applicable
- c) Landscape buffer and parking lot planting plan (including planting strip between parking and building, entryway planting, and 35% shading requirement)

Steep Slope Plan

- a) Classify and quantify slopes 0-10%, 10-15%, 15-25%, and 25% and greater
- b) Show and quantify areas of disturbance in each slope category
- c) Provide/show specialized site design and construction techniques

Grading and Erosion Control Plan

- a) Topography (2-foot contours)
- b) Limits of Disturbance
- c) Pertinent off-site drainage features
- d) Existing and proposed impervious surface tallies

Streetscape Plan, if applicable

- a) Public right-of-way existing conditions plan
- b) Streetscape demolition plan
- c) Streetscape proposed improvement plan
- d) Streetscape proposed utility plan and details
- e) Streetscape proposed pavement/sidewalk details
- f) Streetscape proposed furnishing details
- g) Streetscape proposed lighting detail

Solid Waste Plan

- a) Preliminary Solid Waste Management Plan
- b) Existing and proposed dumpster pads
- c) Proposed dumpster pad layout design
- d) Proposed heavy duty pavement locations and pavement construction detail
- e) Preliminary shared dumpster agreement, if applicable



**CONDITIONAL ZONING APPLICATION
SUBMITTAL REQUIREMENTS**
TOWN OF CHAPEL HILL
Planning and Development Services

Construction Management Plan

- a) Construction trailer location
- b) Location of construction personnel parking and construction equipment parking
- c) Location and size of staging and materials storage area
- d) Description of emergency vehicle access to and around project site during construction
- e) Delivery truck routes shown or noted on plan sheets

Energy Management Plan

- a) Description of how project will be 20% more energy efficient than ASHRAE standards
- b) Description of utilization of sustainable forms of energy (Solar, Wind, Hydroelectric, and Biofuels)
- c) Participation in NC GreenPower program
- d) Description of how project will ensure indoor air quality, adequate access to natural lighting, and allow for proposed utilization of sustainable energy
- e) Description of how project will maintain commitment to energy efficiency and reduced carbon footprint over time
- f) Description of how the project's Transportation Management Plan will support efforts to reduce energy consumption as it affects the community

Exterior Elevations

- a) An outline of each elevation of the building, including the finished grade line along the foundation (height of building measured from mean natural grade)

Bridgepoint Townhome Community

Finding of Facts

Section 4.5.2 of the Town of Chapel Hill's Land Use Management Ordinance states that "No Special Use Permit shall be recommended by the Town Manager or Planning Board for approval and no Special Use Permit shall be approved by the Town Council unless each of the following findings is made concerning the proposed special use or planned development:

- 1) That the use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
- 2) That the use or development complies with all required regulations and standards of this Chapter, including all applicable provisions of Articles 3 and 5, the applicable specific standards contained in the Supplemental Use Regulations (Article 6), and with all other applicable regulations;
- 3) That the use or development is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity; and
- 4) That the use or development conforms with the general plans for the physical development of the Town as embodied in this Chapter and in the Comprehensive Plan."

The applicant hereby submits the following evidence that Bridgepoint, the proposed Townhome Community located at 2214 and 2312 Homestead Road, meets the Town's standards and the findings of fact necessary for approval by the Town of Chapel Hill of a Planned Development – Multifamily Use with Conditional Zoning.

Finding # 1: *That the use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare.*

- The site will have its primary entrance on Weaver Dairy Extension Road and will also provide two entrance roads to the Town owned 2200 Homestead Road site. When the 2200 Homestead Road site is developed into a mixed-use community Bridgepoint will have access to Homestead Road in addition to Weaver Dairy Extension Road providing superior circulation for both communities. The entrance onto Weaver Dairy Extension Road will be a shared entrance for the Town of Chapel Hill's proposed community adjacent to Bridgepoint to the west. The Weaver Dairy Extension Road entrance and the internal streets within Bridgepoint will be constructed to Town Standards and dedicated to the Town of Chapel Hill. The primary entrance onto Weaver Dairy Extension Road will allow access to I-40 without having to enter onto Homestead Road making commuting safer for everyone. The proposed site plan has been designed in a manner such that nearby residents and workers will be able to readily access the proposed community by car, bus, bicycle, or foot.
- The site is also located within a short walking distance from the railroad just south of the publicly owned Green tract. The railroad could potentially serve as a mass transit corridor in the future.
- A major north-south greenway corridor (referred to conceptually as the "Rail Trail" in comprehensive plan documents) will be located within easy walking distance of the site, emerging from the Carolina North property from the south, passing between the site and the railroad corridor and continuing northward through the Greene Tract to the Eubanks Road area. The proposed Bridgepoint site will have direct access to the Rail Trail through the proposed Greenway Trail Easement to be dedicated as part of the Bridgepoint proposal.
- The Town has completed plans and NCDOT funding has been approved to construct the Homestead Road Improvement Project. The project runs from Weaver Dairy Extension Road to Seawell School Road. The improvements will include a 10' wide pedestrian multi-use path, bike lanes, and pedestrian crossings, all designed to enhance pedestrian safety and encourage non-vehicular travel. The Homestead Road Improvement Project will be constructed across the entire Bridgepoint road frontage on Homestead Road. The Applicant has granted the Town of Chapel Hill the necessary right-of-way to construct the improvements. The Homestead Road Improvement Project is a NCDOT funded project initiated for the purpose of traffic and pedestrian safety.

- Pedestrian access points are provided at all three proposed vehicular entrances, and sidewalk has been proposed along the west side of Weaver Dairy Road Extension from the intersection of Homestead Road to the northern property line of the Bridgepoint site.
- Public sidewalk is being proposed along all public streets within the community.
- The site is adjacent to existing OWASA potable water and sanitary sewer mains, without the need for any off-site extensions, thereby efficiently utilizing the community's existing infrastructure network.
- No extension of public utilities will be necessary as all have previously been extended to the site.
- All site utilities will be installed underground, as per Town standards.
- Bridgepoint will comply with all stormwater detention and water quality standards as set out in the Chapel Hill Land Use Ordinance.
- Bridgepoint preserves the stream side corridor that traverses the northern edge of the site from west to east and a portion of the ephemeral channel that traverses western portion of the site. Bridgepoint proposes a public greenway trail easement along top of the water quality pond along the northern portion of the site south of the stream. The Greenway Easement will link Bridgepoint and the 2200 Homestead Road site with Weaver Dairy Extension Road providing a valuable future link to Homestead Park and the Aquatics Center.

Finding # 2: "That the use or development complies with all required regulations and standards of this Chapter, including all applicable provisions of Articles 3 and 5, the applicable specific standards contained in the Supplemental Use Regulations (Article 6), and with all other applicable regulations."

- As proposed, Bridgepoint is in compliance with all of the required regulations and standards of the Land Use Management Ordinance with exception to the following:
 - Exceed disturbed area ratio of 0.40 in the manage use and upload zones of RCD to allow for the construction of a stormwater control measure. The percent of land disturbance requested in the 50-ft managed use zone is 55% and 79% in the 50-ft upland zone of 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 2,133 sf. This area of impact is necessary to properly grade the area reserved for the future greenway trail;
 - Developer is providing five affordable homes which equates to 10.41%. This is less than the 15% inclusionary zoning requirement, however the affordable homes are the same size as the market rate units. In addition, the developer exceeds the minimum net livable square footage requirement associated with the 15% inclusionary zoning requirement with only the five homes.
- The proposed zoning lot complies with the dimensional requirements listed in Table 3.8-1, with exception to interior setbacks, which is mentioned above.
 - The total floor area for the proposed buildings does not exceed the maximum permitted floor area designated in Table 3.8-1.
 - The proposed buildings comply with the primary and secondary height requirements identified in Table 3.8-1.
 - The proposed development conforms to the limitations regarding impervious surface area as delineated in Table 3.8-1.
 - The site is designed in conformance with the design and development standards prescribed in Article 5 of the Land Use Management Ordinance.

- Landscaping, screening and buffering are preserved or provided in accordance with the requirements and options discussed in Section 5.6 of the Land Use Management Ordinance.
- Access, circulation, and off-street parking are proposed in accordance with Sections 5.8 and 5.9 of the Land Use Management Ordinance.
- Parking lot landscaping and screening is proposed in conformance with Section 5.9.6 of the Ordinance.
- The Bridgepoint proposal will conform to Section 3.10 of the Chapel Hill Land Use Management Ordinance and provide the requisite commitment to the affordable housing's inclusionary zoning by an alternate means of compliance. 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.

Finding # 3: "That the use or development is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity."

- Bridgepoint is proposed to be in conformance with all regulations and standards of the Town's Land Use Management Ordinance (LUMO), including preservation of the Resource Conservation District (RCD) buffer associated with the perennial stream feature that parallels the northern property line of the site, thereby adding to the existing RCD buffer already established on the northern side of this stream feature by Vineyard Square and combining with it to provide a significant vegetative buffer between Bridgepoint and Vineyard Square. This buffer will be a minimum of 300' or the length of a professional football field.

- This project is a Conditional Zoning townhome community compatible with the neighboring Vineyard Square townhome community. The Chapel Hill Future Land Use Map identifies the Bridgepoint Site as a “Development Opportunity Area” and the proposed project is consistent with the future land use maps. The Development complies with several of the most significant recommendations of the Northern Area Task Force Report.
 - The first recommendation of the Report is that projects be “Served by transit stops on Homestead Road.” Bridgepoint is working with the Town of Chapel Hill to determine the best placement of a transit stop along Homestead Road. It is not a question of whether there will be one, but where the best location is.
 - The Report recommends “Improved pedestrian corridor along Homestead Road...” to include landscaping, pedestrian/bicycle path separate from the roadway. Bridgepoint will have a 10’ multi-use path and bicycle lanes on both sides of Homestead Road, and a landscaped buffer.
 - The Bridgepoint site is identified in area four (4) of the Northern Area Task Force Report as an “Opportunity to compliment new adjacent development”.
 - Most importantly the Report emphasizes that “Realizing these concepts and addressing these goals and objectives will require a cooperative effort between the Town, property owners, developers and citizens.” From the onset we have worked with the Town of Chapel Hill to collaborate on the development of the 2200 Homestead Road Project and the Bridgepoint Project. We have contributed right-of-way to facilitate the Homestead Road Improvement Project and have propose making two sidewalk connections and a Greenway connection to the Town owned 2200 Homestead Road site.
 - Finally, the Report emphasizes that physical improvements and expanded Town services will be in place at the same time as anticipated development. All utilities are currently available on the site including a sewer main line that runs west to east across the entire site which conforms to the proposed site plan. The sewer line was constructed to serve the Courtyards community.

Finding # 4: *“That the use or development conforms with the general plans for the physical development of the Town as embodied in this Chapter and in the Comprehensive Plan.”*

Place for Everyone - One of the major goals under the theme “A Place for Everyone” is to provide “A range of housing options for current and future residents”. Diversity of housing options has become a significant problem in Chapel Hill. The proposed Bridgepoint community will provide 53 town homes and make a significant contribution to affordable housing at a time when virtually all development plans being proposed or approved within the last 10 years in Chapel Hill are for multi-family apartments. Over 3,500 multi-family apartment units have been approved in Chapel Hill over the last 10 years and there are more applications

pending. At the same time not a single town home community has been approved. There have been a few duplex units constructed on odd lots, and the applicant provided nine (9) town homes as part of the affordable component of the Merin Road community, but no significant contributions to the lack of diversity in the housing stock. If approved, Bridgepoint will help fill the essential need for the “missing middle” housing in Chapel Hill. As the University of North Carolina tries to attract the best and the brightest to Chapel Hill, those potential teachers or staff who have children or anticipate having children will have as one of their primary considerations the availability of family-oriented housing. The same is true for the wider community as Chapel Hill tries to encourage innovative businesses to locate in Chapel Hill. While Bridgepoint will not solve the problem of providing diversity in housing it will provide additional options for families who, for whatever reason, are looking for something other than an apartment home.

Community Prosperity and Engagement - One of the major goals under the theme “Community Prosperity and Engagement” is to “Foster success of local businesses.” The Town of Chapel Hill has consistently expressed the desire to promote our world class university and to attract new employers who can utilize the talents and technologies developed at UNC to launch new and creative businesses. As mentioned in the preceding paragraph to successfully attract such businesses the Town must provide housing to meet the needs of the prospective employees. Bridgepoint will add housing diversity to the existing stock in a housing type that is underserved. The location of the Bridgepoint site immediately across Homestead Road from the Horace Williams tract, the University of North Carolina’s next big campus, makes the contribution to the diversity of housing all that more significant.

Getting Around - The goal is to promote “A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation.” The Bridgepoint community will provide a critical link in providing a holistic transportation system in Chapel Hill. As part of our concept plan Bridgepoint is proposing to construct a link of the Chapel Hill Greenway System connecting the communities to the north of Homestead Road, and the Green Tract to the trail system south of Homestead Road referred to as the Horace Williams/ Bolin Creek Trail system. In addition, the applicant has deeded NCDOT the necessary right-of-way to construct the Homestead Road Improvement Project. The Bridgepoint frontage along Homestead Road will include bike lanes on both sides and a 10’ multi-use path to facilitate non-vehicular transportation opportunities. The Homestead Road Improvement project will link the Bridgepoint site to the public schools along Seawell School Road and the

Horace Williams trail system. Perhaps even more important is the fact that in conjunction with the development of the Town owned site at 2200 Homestead Road enough critical mass may be established to warrant efficient bus service to an area where it has been sparsely provided in the past. Discussions are ongoing to determine the best location for bus stops on Homestead Road along the frontage of the the proposed 2200 Homestead Road community.

Good Places, New Spaces - Bridgepoint will promote several of the goals of the theme “Good Places, New Spaces” including the goal of providing “Open and accessible common spaces for community gathering, cultural uses, and community development.” As mentioned above Bridgepoint will provide a Greenway easement connecting the Town’s proposed 2200 Homestead Road community, and the existing Vineyard Square community to Weaver Dairy Extension Road, and then by sidewalk to the Horace Williams/ Bolin Creek Trails and the communities to the south of Homestead Road. The connection will also help link the future Green Tract to Homestead Road and the Horace Williams/ Bolin Creek Trails and potentially to the Homestead Park and Aquatics Center. A second major goal of the “Good Places, New Spaces” theme is to provide a range of neighborhood types that addresses residential needs. The town homes proposed on the Bridgepoint site will provide badly needed housing diversity to the Town of Chapel Hill’s housing stock.

Nurturing Our Community - In the design of the proposed Bridgepoint community we have made a conscious effort to leave the northern part of the site undisturbed where a perennial stream runs west to east through the site. We propose meeting or exceeding the rigorous Chapel Hill storm water, open space, and tree canopy standards. We have also proposed an onsite pocket park to provide an additional recreational opportunity for children and their parents.

Town and Gown Collaboration - While the proposed Bridgepoint community may not directly affect the operations of the University of North Carolina Chapel Hill, or their relationship with the Town of Chapel Hill we believe that adding to the diversity of the Chapel Hill housing stock near the Universities’ future northern campus on the Horace Williams site will provide opportunities for the families who move to Chapel Hill to work at the University. With the future supply of town homes seriously in question this may be important factor in the Universities ability to attract the best and the brightest work force.

The above evidence, along with testimony at the Public Hearing, demonstrates that Bridgepoint meets the Town’s standards as outlined within the Land Use Management Ordinance (LUMO) and the findings of fact necessary for approval by the Town of Chapel Hill of a Conditional Zoning townhome community, by providing neighborhood-scale development in a Development Opportunity location that achieves the purposes of the Comprehensive Plan.



It is our understanding that Chapel Hill has adopted an informal policy of requiring a 25% payment in lieu of recreation, regardless of whether a project meets the requirements of the land Use Ordinance or not. We also believe in the case of the Bridgepoint project recommending such a requirement would make providing middle income housing more difficult and may impact the feasibility of the proposed community. I have listed below some of the reasons we believe the 25% payment in lieu is not appropriate for the proposed Bridgepoint project.

1. Bridgepoint is exceeding the recreational requirements of the Chapel Hill Land Use ordinance by providing 110% of what the ordinance requires as active recreation space. As part of that recreation requirement the Applicant has agreed to dedicate a 20" Greenway Trail easement running from the Town owned 2200 Homestead Road site to Weaver Dairy Road Extension completing a vital link towards a pedestrian connection to Homestead Park and the Aquatics Center. The Greenway Trail easement proposed for dedication has been part of the comprehensive Chapel Hill Greenway Plan since its adoption. The dedication of links in the Greenway system is highly encouraged in the Land Use Ordinance as a top priority in providing the required recreational contribution.
2. The Bridgepoint community is a town Home community proposed to serve middle income households. In Chapel Hill it is often referred to as the "missing middle". There has not been a single town home community proposed in Chapel Hill in the last 13 years. Part of the reason for this is the way that the Chapel Hill Land Use Ordinance was set up. It has an application and a set of rules governing recreational contributions for single family homes, and one for multi-family homes. There is no town home application and for decades the only option for potential town home applications has been to go under the multi-family application. This has resulted in a terribly unfair system of regulations which require a 53-unit town home development on a nine-acre site, like Bridgepoint, to contribute the same amount to Chapel Hill Parks and Recreation as a 450-unit apartment complex. This undermines the ability for potential developers to build town home communities and is exactly what is happening at the proposed Bridgepoint community. This becomes even more acute when the Town of Chapel Hill imposes a 25% payment in lieu, in addition to what is required in the land use ordinance. In addition to exceeding the requirements spelled out in the Land Use Ordinance Chapel Hill Parks and Recreation is requesting that the proposed

town home community of Bridgepoint pay an additional \$60,000. This is not in line with any sense of equity.

3. Requiring a payment in lieu in an amount equal to 25% of the total recreational requirement as an “informal policy” regardless of a developers ability to provide on-site recreation is a questionable policy from a community benefit standpoint, is questionable from a fundamental fairness standpoint, and questionable from a legal standpoint.
The Chapel Hill Land Use Ordinance Section 5.5.2(h) states that “ In lieu of providing recreation space required pursuant to this section, a developer of a multi-family dwelling or planned development **MAY**, with the approval of the Town Council make a payment to the Town whereby the Town may acquire or develop recreational land or greenways to serve the development”. While language was later added that the Town may require such payments a couple of things should be noted.
 - a. The intent the above section, by using the word “may”, has always seemed to allow developers who may not have adequate land to meet the recreational requirements specified in the Land Use Ordinance to make a payment to the Town as an alternative. Conversely, if there were recreational amenities in the immediate vicinity of the proposed community, and the construction of additional amenities was redundant, then the developer could make a payment in lieu of providing the recreation on site. To turn this section into a provision that allows to Town to require an additional recreation payment after the recreational requirements in the Land Use Ordinance have been fully complied with seems out of line with fundamental values of fairness.
 - b. Both State Law and the Chapel Hill Land Use Ordinance require that any recreational payment in lieu be used “for the acquisition or development of recreation, park, or open space sites to serve the residents of the development or the residents of more than one development within the **immediate area**.” It truly contorts both State Law and the Chapel Hill Land Use Ordinance to claim that any improvements to a park elsewhere in town qualifies as “**acquisition or development**” in the “**immediate**” area. It is highly doubtful this would survive a court challenge when there are no parks in the immediate vicinity where the payment in lieu would be used for acquisition and development. The closest park is Homestead Park where no current pedestrian connection exists and where the acquisition and development of the park took place over a decade ago.
 - c. There is nothing in the Chapel Hill Land Use Ordinance which requires a development applicant to make a payment in lieu of 25% of the recreational requirement. The Parks and Recreation staff claims this is now the Town’s “policy” to require a 25% payment in lieu of all residential developments in Chapel Hill. My understanding is that amendments to the Land Use Ordinance require very carefully laid out steps that involve public hearings and ultimately Town Council approval. Again, this seems to go outside the lines of both legality and fundamental fairness. In addition, if this “policy” is enforced with consistency and regularity it could certainly be construed as an “impact fee” and not a payment in lieu at all. State law requires Legislative approval of impact fees.

For these reasons we believe the Town of Chapel Hill seriously needs to consider amending the Land Use Ordinance. First and foremost, so that it encourages middle income housing as opposed to discouraging it as the Land Use Ordinance does by lumping apartments (multi-family) and town homes (single family) under the same set of rules and requirements. Secondly if the Town intends to enforce a “policy” which requires all residential developments to make a payment in lieu of 25% of the required recreational requirement then it should amend the Land Use Ordinance following the requisite procedures and seek State Legislative approval. However, we believe doing so would continue to discourage the development of middle-income town homes.

Until the ordinance can be amended, for the reasons listed above, we believe the proposal for middle income town homes as part of the Bridgepoint site should be considered as an exception to the “policy” of requiring a 25% payment in lieu for all residential developments.

Best Regards, Eric Chupp

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BRIDGEPOINT - 2200 HOMESTEAD ROAD

RESIDENTIAL DEVELOPMENTS

TRAFFIC IMPACT STUDY

EXECUTIVE SUMMARY



Prepared for:

The Town of Chapel Hill
Public Works Department - Engineering

Prepared by:

HNTB North Carolina, PC

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NCBELS License #: C-1554

June 2020



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EXECUTIVE SUMMARY

Project Overviews

Two new residential communities, known for this study as Bridgepoint and 2200 Homestead Road Residential, are being proposed in Chapel Hill along Homestead Road near its intersection with the Weaver Dairy Road Extension. The Bridgepoint project proposes to construct 53 individual residential townhome units and the 2200 Homestead Road development proposes 138 residential units in a mixture of one to three story apartments, duplexes, and townhomes. **Figure ES-1** shows the general location of the two sites. The 2200 Homestead Road project is anticipated to be fully complete and occupied by 2023 and the Bridgepoint project is anticipated to be fully complete and occupied by 2024. This report analyzes the following scenarios:

- 2020 existing year traffic conditions,
- 2024 No-build scenario for 2200 Homestead Road (which includes the assumption that Bridgepoint is complete),
- 2024 Full build-out scenario for 2200 Homestead Road (one year after anticipated completion),
- 2025 No-build scenario for Bridgepoint (which includes the assumption that the 2200 Homestead Road site is complete)
- 2025 Full build-out scenario for Bridgepoint (one year after anticipated completion)
- 2025 Full build-out scenario for Bridgepoint (2200 Homestead Road site is not built and primary access to Bridgepoint is from Weaver Dairy Road Extension)

A proposed combined site plan shows a provision for a full movement access driveway serving both sites that connects to Homestead Road forming a fourth leg with its existing intersection with Greenway Landing and a provision for a full movement access street connection to the Weaver Dairy Road Extension from the Bridgepoint site. No other vehicular access connections are proposed. The main site driveway is proposed to have an internal stop-controlled intersection with local driveway/street connections that will serve on-site parking areas. **Figure ES-2** displays the overall site plan of the Bridgepoint and 2200 Homestead Road Residential developments and nearby land uses and roadways.

This report analyzes and presents the transportation impacts that the 2200 Homestead Road and Bridgepoint developments will have on the following intersections in the project study area:

- Homestead Road and Seawell School Road
- Homestead Road and Greenway Landing / Proposed Combined Main Site Driveway
- Homestead Road and Homestead Road Active Adult Housing Access Driveway (Future)
- Homestead Road and Weaver Dairy Road Extension
- Homestead Road and NC 86 (Martin Luther King, Jr. Boulevard)
- Weaver Dairy Road Extension and Bridgepoint North Access Street

The impacts of the proposed site at the study area intersections will be evaluated during the AM, noon, and PM peak hours of an average weekday.

Existing Conditions

Study Area

The sites are located in north Chapel Hill along Homestead Road. The study area contains three signalized intersections along Homestead Road at NC 86 (Martin Luther King, Jr. Boulevard), Weaver Dairy Road Extension, and Seawell School Road. All future site traffic is expected use the proposed combined main site driveway at the Homestead Road / Greenway Landing intersection and a North



Access Street driveway that connects to Weaver Dairy Road Extension. Internal driveways shown on the preliminary site plans will circulate site traffic to designated parking areas and residential buildings. NC 86 (Martin Luther King, Jr. Boulevard) is a major north-south arterial providing connectivity between downtown Chapel Hill, north and south Chapel Hill, the I-40 corridor and Hillsborough. Homestead Road is a minor east-west arterial providing connectivity through northern Chapel Hill. Remaining study area network roadways are either suburban collector streets or local neighborhood/commercial access streets.

Site Traffic Generation

With the addition of new trips during the weekday AM, noon, and PM peak hours, there are potential site traffic impacts to study area intersections. **Table ES-1** shows the site trip generation details, with rates taken from the Institute of Transportation Engineers (ITE) *Trip Generation Manual, Version 10*.

Table ES-1. Weekday Vehicle Trip Generation Summary

Description	Density	Daily			AM Peak			Noon Peak			PM Peak		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Bridgepoint	53 Units	180	180	360	6	20	26	14	17	31	21	13	34
2200 Homestead Road	138 Units	501	501	1,002	15	50	65	33	40	73	50	29	79

Background Traffic

Background traffic growth for the 2024 and 2025 analysis years are expected to come from two sources - ambient regional traffic growth and specific development-related traffic growth. Three Town-approved sites near the project study area were considered for specific development related growth. All remaining estimated traffic volume increases are assumed to occur due to overall region-wide ambient growth (assumed 0.5 percent per year based on NCDOT/Town historic growth data and consistent with recent study area traffic impact studies).

Impact Analysis

Peak Hour Intersection Level of Service

Existing traffic operations at all study area intersections are acceptable during all three peak hours analyzed. The projected ambient and background development traffic growth will increase impacts by 2024 and 2025. Even with the addition of peak hour site-generated trips to the projected 2020 background traffic volumes, only one study area intersection (Homestead Road and Main Site Driveway / Greenway Landing) is expected to experience deficient traffic operations in any peak hour and projected side street queues at this location are not expected to be excessive. No additional mitigation improvements to this intersection were considered necessary. A summary of the traffic operations for each intersection, related to vehicular delays (intersection average as a whole if signalized, critical movement if stop-controlled) and the corresponding Level-of-Service (LOS) is shown in **Table ES-2**.

Access Analysis

Vehicular site access to the two projects is to be accommodated at a proposed full movement local street access connecting to Homestead Road immediately opposite Greenway Landing about 750 feet to the west of Homestead Road's signalized intersection with the Weaver Dairy Road Extension. The proposed driveway has a single inbound lane and two outbound (left-turn and shared through/right-turn) lanes. A second local street access connection is also proposed along Weaver Dairy Road Extension that would primarily serve the Bridgepoint project but would have internal connectivity through Bridgepoint to the 2200 Homestead Road development. It is proposed to be located 300 feet north of the Weaver Dairy Road Extension intersection with Homestead Road.



Table ES-2. Peak Hour Intersection Capacity Analysis Summary

Intersections	Peak Hour	2020 Existing		2025 No-Build Bridgepoint (Build 2200 Homestead)		2025 Build Both Developments		2025 Mitigated	
		LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
Homestead Road & Seawell School Road	AM	C	34.0	D	37.9	D	38.3	N/A	N/A
	NOON	B	11.0	B	11.9	B	11.9	N/A	N/A
	PM	B	15.8	B	16.8	B	16.9	N/A	N/A
Homestead Road & Greenway Landing / Combined Main Site Driveway [#]	AM	C	17.0	F	62.5	F	70.3	N/A	N/A
	NOON	B	11.8	C	19.9	C	20.5	N/A	N/A
	PM	B	12.6	E	38.1	E	40.5	N/A	N/A
Homestead Road & Active Adult Housing Site Driveway [#]	AM	N/A	N/A	C	20.6	C	20.8	N/A	N/A
	NOON	N/A	N/A	B	12.1	B	12.2	N/A	N/A
	PM	N/A	N/A	B	14.2	B	14.4	N/A	N/A
Homestead Road & Weaver Dairy Rd Extension	AM	A	8.1	A	8.6	A	8.7	N/A	N/A
	NOON	A	7.1	A	7.9	A	8.0	N/A	N/A
	PM	B	12.2	B	14.3	B	15.3	N/A	N/A
Homestead Road & NC 86 (MLK Jr, Boulevard)	AM	C	24.6	C	27.9	C	28.6	N/A	N/A
	NOON	C	27.8	D	36.0	D	37.2	N/A	N/A
	PM	C	25.1	C	30.2	C	31.0	N/A	N/A
Weaver Dairy Road Extension & Bridgepoint North Site Driveway [#]	AM	N/A	N/A	N/A	N/A	B	13.2	N/A	N/A
	NOON	N/A	N/A	N/A	N/A	B	10.0	N/A	N/A
	PM	N/A	N/A	N/A	N/A	B	12.2	N/A	N/A

N/A – Not Applicable or No Improvements Necessary

BOLD/ITALICS – Critical Movement or Overall Intersection Requires Mitigation Per Town TIS Guidelines

- Worst-Case LOS/Delay for Unsignalized/Stop-Controlled Critical Movement

Driveway throat lengths, and intersection/driveway separation minimum criteria, as set forth in the 2003 *NCDOT Policy on Street and Driveway Access to North Carolina Highways* and the 2017 Town of Chapel Hill Design Manual are acceptable for current site plans for both projects.

Access for pedestrians is adequate in the project study area and will be improved with the construction of the Town's Homestead Road Improvements project. Crosswalk exists across the NC 86, Seawell School Road, and Weaver Dairy Extension intersections with Homestead Road signalized intersections and across Homestead Road at Northern Park Drive to the east of the Bridgepoint - 2200 Homestead Road Residential sites. No specific bicycle amenities are present along Homestead Road, but bicycle lanes are present on one side of Seawell School Road and the Weaver Dairy Road Extension and along NC 86 north of Homestead Road. These bike facilities will be connected by bicycle lanes/off-road paved paths along Homestead Road at the completion of the Town's improvement project.

Signal Warrant Analysis

Based on projected 2025 traffic volumes and proposed access plans, the unsignalized Combined Main Driveway / Greenway Landing intersection with Homestead Road would not warrant the installation of a traffic signal, based on the Peak Hour warrant methodology found in the 2009 *Manual on Uniform Traffic Control Devices (MUTCD)*.



Crash Analysis

Data from the NCDOT Traffic Safety Unit was provided for the five-year period 2/1/2015 to 1/31/2020 for the segment Homestead Road in the vicinity of the proposed site. There were 36 crashes reported along Homestead Road study area corridor between Seawell School Road and NC 86 over the five year period. The primary crash type was rear end crashes and crashes were primarily clustered near the NC 86 intersection. Overall, the number and severity of crashes along Homestead Road in the project study area is lower than state-wide averages for similar facilities. There was one pedestrian fatality recorded near the Seymour Senior Center to the east of the project sites.

Other Transportation-Related Analyses

Other transportation-related analyses relevant to the 2001 Town of Chapel Hill Guidelines for the preparation of Traffic Impact Studies were completed as appropriate. The following topics listed in **Table ES-3** are germane to the scope of this study.

Table ES-3. Other Transportation-Related Analyses

Analysis	Comment
Turn Lane Storage Requirements	<p>Storage bay lengths at study area intersections were analyzed using Synchro and HCS 95th percentile (max) queue length estimates for the 2024 and 2025 Build Scenarios. At the intersection of Homestead Road and Weaver Dairy Extension, the southbound right-turn lane queue may exceed its existing storage regardless of site traffic impacts. Adjustments to signal timing may be necessary to mitigate this issue.</p> <p>At the intersection of Homestead Road and NC 86 (Martin Luther King, Jr. Blvd), projected 95th percentile queue lengths may exceed the northbound and eastbound existing delineated storage bay lengths if existing signal timings are not adjusted to reflect expected increases in traffic volumes related to those movements.</p>
Appropriateness of Acceleration/Deceleration Lanes	<p>The site concept plans show an eastbound left-turn lane and westbound right-turn lane at the Combined Main Site Driveway intersection with Homestead Road, both will improve intersection capacity and safety. No other specific acceleration/deceleration lane issues were analyzed in the project study area.</p>
Pedestrian and Bicycle Analysis	<p>Existing pedestrian access and connectivity is adequate along the Homestead Road corridor adjacent to the sites, though some gaps exist on both sides of the road in certain areas. Bicycle lanes extend along NC 86 north of Homestead Road and along the Weaver Dairy Road Extension and Seawell School Road, but no bicycle facilities exist along Homestead Road within the project study area. The Town's Homestead Road Improvements project will considerably improve pedestrian and bicycle facilities along Homestead Road in the project study area.</p>
Public Transportation Analysis	<p>Public transportation service to the study area, and to the proposed site is adequate, with bus stops and multiple local and regional bus routes on both NC 86 and Homestead Road proximate to the site</p>

Mitigation Measures/Recommendations

Planned Improvements

The Town of Chapel Hill has two transportation improvement projects currently slated for construction prior to the 2024 and 2025 site build-out years. The Homestead Road Improvements project (U-4726 IK) will create a consistent three-lane roadway cross-section along the site frontages to Weaver Dairy Road Extension, as well as construct pedestrian and bicycle facility improvements between Seawell School Road and Weaver Dairy Road Extension. Improvements related to this project are shown schematically



on **Figure ES-3**. The Town also has the North-South Bus Rapid Transit Project, which will provide dedicated lanes for transit along the NC 86 corridor, along with other transit amenity improvements scheduled for construction in 2022. As final design details are not complete as of the submittal of this TIS, no specific lane usage changes were analyzed as part of this study.

Background Committed Improvements

There is one specific geometric improvement to the study area roadway intersections related to background private development projects that are expected to be completed between 2020 and 2025. A full access driveway and widening of Homestead Road to a consistent three-lane cross-section was proposed in the Overture (Active Adult Housing) TIS. Several traffic impact studies for development projects in and near the study area recommended signal timing reoptimization for signalized intersections along the NC 86 (Martin Luther King, Jr. Blvd) corridor by their respective build-out years. It is assumed that signal timing reoptimization will occur for the NC 86 corridor by the year 2025, whether or not specifically needed by any of the background traffic generating developments included in this study.

Applicant Committed Improvements

There are several specific transportation-related improvements proposed external to the Bridgepoint - 2200 Homestead Road Residential sites. Site plans, though developed independently, have had and currently have on-going coordination to provide reasonable cross-access and external access opportunities for both sites. External improvements (shown schematically in **Figure ES-3**) include:

- Provision of a combined main access driveway along Homestead Road immediately opposite Greenway Landing with internal connectivity from this driveway to both sites. The driveway location is on 2200 Homestead Road property. It would be constructed regardless of which site actually began development first, but if the Bridgepoint site were constructed first, this location would only serve as a temporary secondary restricted access point. If 2200 Homestead Road were developed first, it would function as a primary full access driveway. The driveway exit would have a left-turn lane with 75 feet of storage and a shared through/right-turn lane when fully developed, as shown in **Figure ES-2**.
- Construction of a full access minor street connection to Weaver Dairy Road Extension with stop-control for the Bridgepoint access eastbound approach. This access would only be built as part of the Bridgepoint project. If the 2200 Homestead Road Residential project is developed first, a temporary secondary gravel/grass restricted-access connection for its use will be established on Homestead Road.
- Construction of continuous sidewalk along west side of Weaver Dairy Road Extension across Bridgepoint site frontage

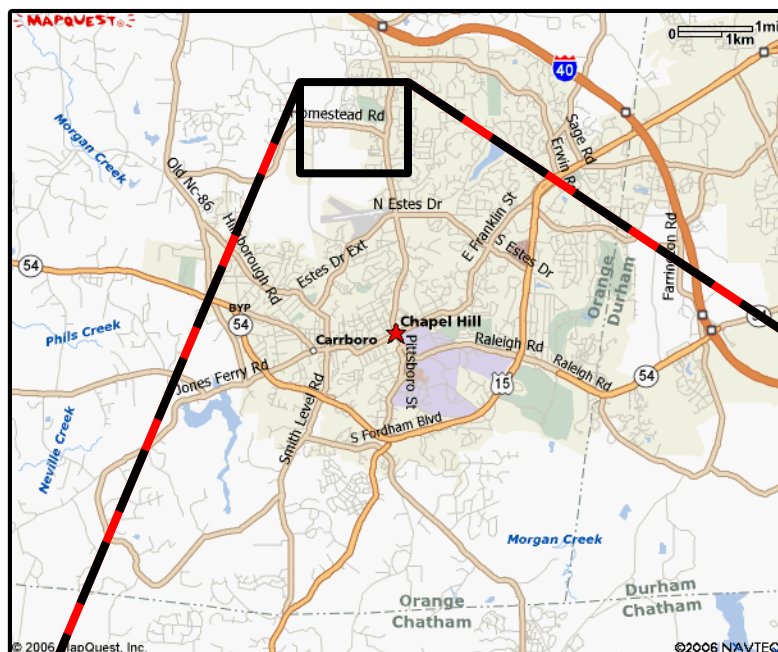
Necessary Improvements

Based on traffic capacity analyses for the 2025 design year (with the most conservative estimates of background and combined traffic from both sites), and analyses of existing study area turning bay storage lengths and site access, the following improvements are recommended as being necessary for adequate transportation network operations (see **Figure ES-3**).







- 1) Retime the Homestead Road and Weaver Dairy Road intersection traffic signal to ensure that the southbound right-turn lane has adequate green time to avoid excessive queue spillback. This improvement is recommended whether or not if the Bridgepoint and 2200 Homestead Road Residential sites are developed.

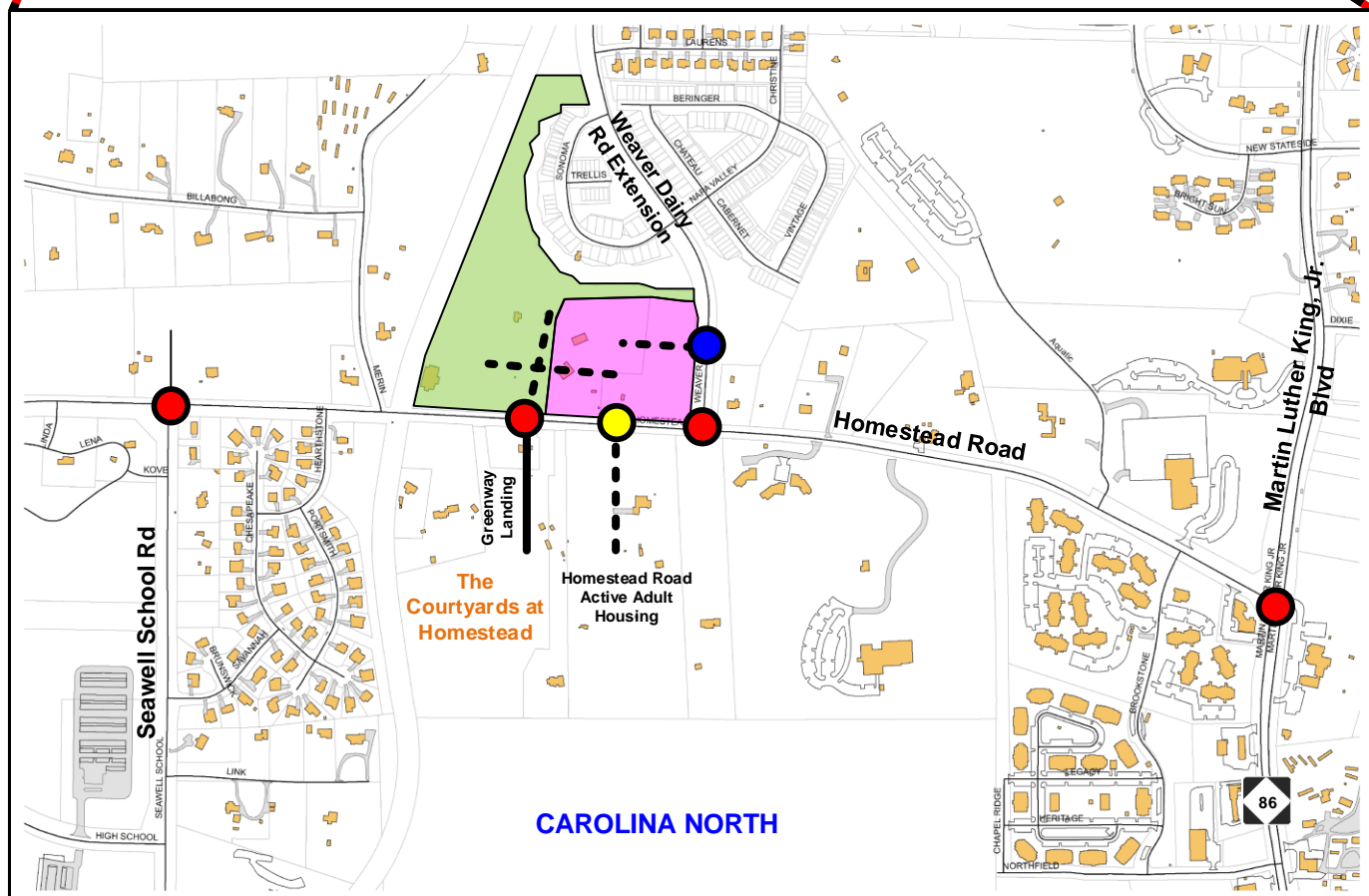


- 2) Provide pavement markings to delineate at least 175 feet of eastbound left-turn bay storage at the Homestead Road and Weaver Dairy Road intersection. The cross-section at this location features a continuous left-turn center lane, so actual storage for vehicles at the intersection can feasibly be longer. 175 feet is recommended as a minimum if the Active Adult Housing project is constructed with its site driveway located as analyzed in the 2017 Traffic Impact Study for this project (then known as Overture). That site driveway, and its 100 foot recommended westbound left-turn lane storage would leave approximately 175 feet of full storage for eastbound left-turning vehicles at the Weaver Dairy Extension intersection. This improvement is recommended whether or not if the Bridgepoint and 2200 Homestead Road Residential sites are developed and can be incorporated in the Town's Homestead Road Improvements project.
- 3) Provide 100 feet of full eastbound left-turn storage on Homestead Road at its intersection with the proposed Combined Main Site Driveway/Greenway Landing. This improvement will necessitate a small amount of cross-section widening on Homestead Road along the 2200 Homestead Road Residential parcel site frontage and would require minor adjustments to the current Town of Chapel Hill Homestead Road Improvements roadway design plans. This improvement is recommended for the Bridgepoint - 2200 Homestead Road Residential projects and would be necessary once the 2200 Homestead Road Residential project is built and the Combined Main Site Driveway is opened to access both sites.
- 4) Provide a right-turn lane westbound on Homestead Road at the Combined Main Site Driveway with 100 feet of queue storage. The construction of this lane will need coordination with Homestead Road Improvements project plans. This improvement is recommended for the Bridgepoint - 2200 Homestead Road Residential projects and would be necessary once the 2200 Homestead Road Residential project is built and the Combined Main Site Driveway is opened to access both sites.



LEGEND

-  = Existing Building Footprint
 = Existing Study Area Intersection
 = Proposed Site Driveway
 = Future Development Driveway
 = Proposed Bridgepoint Site
 = Proposed 2200 Homestead Site



Source: Town of Chapel Hill GIS Files







Bridgepoint - 2200 Homestead Road
Residential
Traffic Impact Study

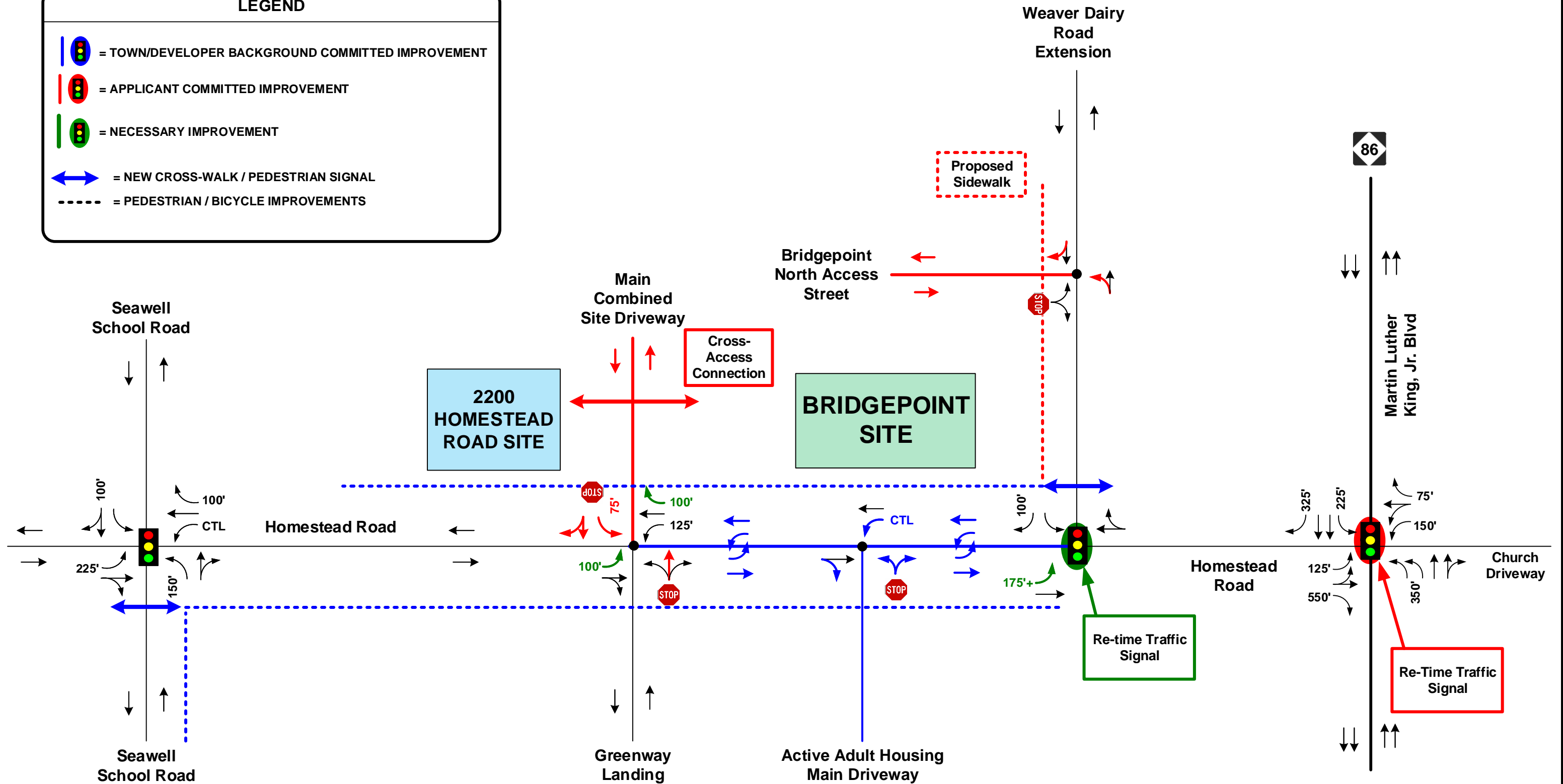
PROJECT STUDY AREA

DATE: June 2020

FIGURE ES-1

LEGEND

-  = TOWN/DEVELOPER BACKGROUND COMMITTED IMPROVEMENT
-  = APPLICANT COMMITTED IMPROVEMENT
-  = NECESSARY IMPROVEMENT
-  = NEW CROSS-WALK / PEDESTRIAN SIGNAL
-  = PEDESTRIAN / BICYCLE IMPROVEMENTS



HNTB



NOT TO
SCALE

Bridgepoint - 2200 Homestead Road Residential Traffic Impact Study

COMMITTED AND RECOMMENDED IMPROVEMENTS

DATE: June 2020

FIGURE ES-3

Bridgepoint Affordable Housing Plan

The Bridgepoint Community will provide a combination of affordable town homes and a contribution to the road widening necessary to accommodate a shared entrance into the Town's 2200 Homestead Road site where an affordable housing community has been proposed by the Town of Chapel Hill.

Part 1; The applicant proposes making five of the town homes in the Bridgepoint Community affordable to those earning less than the median income and conveying them to the Community Home Trust to assure their continued affordability. This works out to 10.41% of the market rate units. More specifically the applicant proposes making two of the town homes affordable to those making less than 65% of the median income, and three of the town homes available to those earning less than 80% of the median income. In a significant departure from the requirements set out in Section 3.10 of the Chapel Hill Land Use Ordinance the applicant proposes to build the affordable homes the same size as the market rate homes and build each with a two car garage making them identical to the market rate units. The applicant has further proposed to spread the affordable homes throughout the community making them entirely indistinguishable from the market rate homes. Table 3.10-2 found in Section 3.10 of the Land Use Ordinance requires that town homes making up the affordable component of a community contain a minimum of 1100 square feet of livable space for a three-bedroom home, and 1200 square feet of livable space for a four-bedroom home. The applicant proposes building the affordable town homes with approximately 1800 square feet of livable space. This exceeds the Land Use Ordinance by 40% for the three-bedroom homes and 35% for the four-bedroom homes. While the qualifying levels remain at 65% and 80% of the median income as called for in the Land Use Ordinance the applicants approach of building the affordable homes the same size as the market rate units, and with two car garages, will significantly increase the equity in each home and should also make them more attractive to those that otherwise may not be interested in purchasing an affordable home.

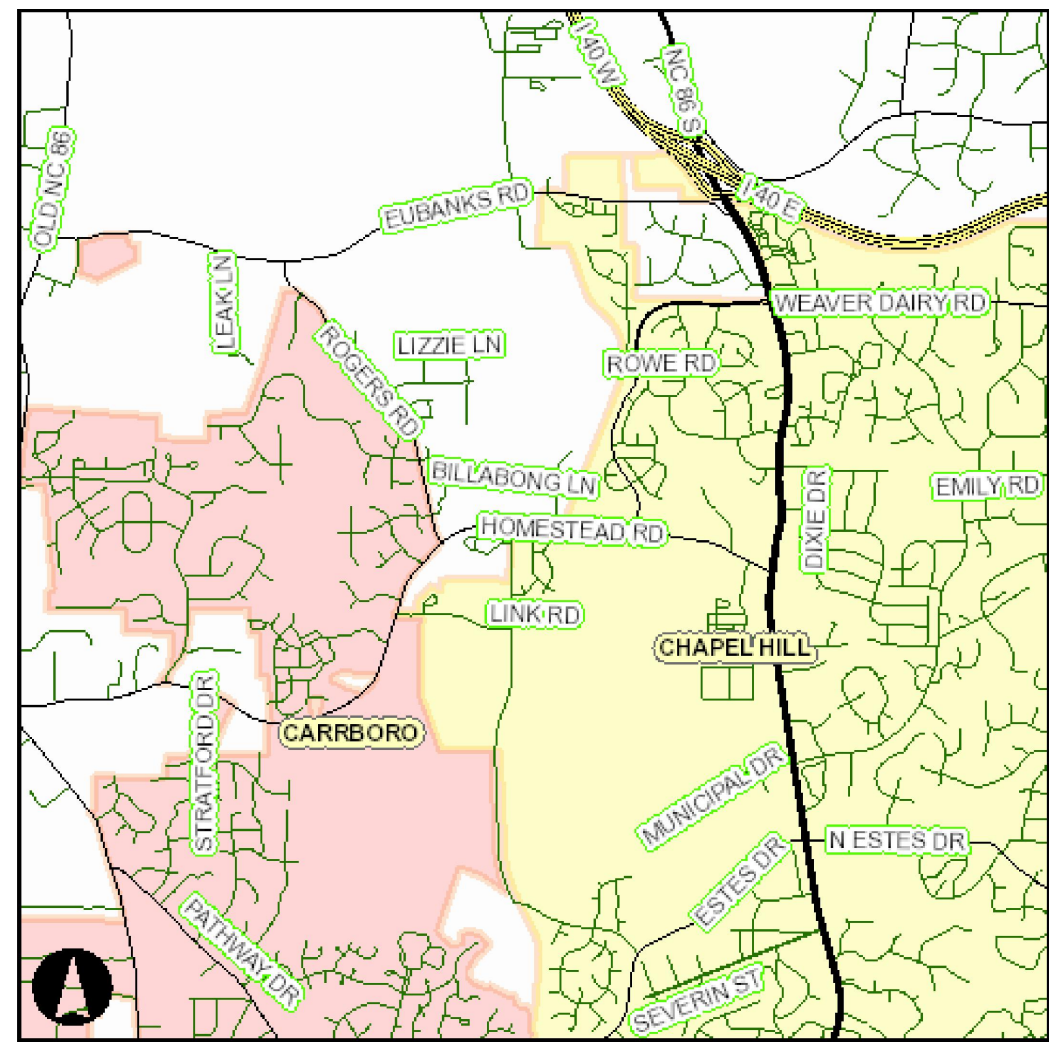
Part 2; The applicant believes one of the areas where they can work together most effectively with the Town of Chapel Hill is through the construction of two shared entrances. The Town of Chapel Hill is currently planning for the development of the 2200 Homestead Road site for approximately 140 homes primarily affordable homes. The applicant will agree to construct both entrances that will eventually serve the Town's 2200 Homestead Road community and the Bridgepoint community. The applicant will construct both entrances at their sole cost, to public standards, and dedicated them as public right of way. This will translate into significant savings for the Town of Chapel Hill as both entrances into its future 2200 Homestead Road site will have been constructed by the applicant.

However, prior to the approval of either the Bridgepoint site or the Town's 2200 Homestead Road site the Town initiated Homestead Road Improvement Project is moving forward with an anticipated start date of summer 2020. The current plan for the project does not contemplate or accommodate the widening of Homestead Road that will be necessary to add a deacceleration lane for traffic coming from the east, or a left turn lane for traffic coming from the west. Both will be necessary to later construct the shared entrance. The Town of Chapel Hill's Engineering Staff has estimated these costs to be in excess of \$100,000 if the road widening is done as part of the Homestead Road Improvement Project. If the road widening is done after the Homestead Road Improvement Project is completed the demolition of the recent improvements and road widening necessary for the shared entrance could easily cost three times as much exceeding \$300,000. The applicant believes it is imperative to construct the road widening necessary for the shared entrance together with, and at the same time as the Homestead Road Improvement Project. In addition to the affordable homes the applicant has proposed constructing as discussed in part 1 of this affordable housing plan the applicant will also pay the cost of the necessary road widening providing it is done as part of the Homestead Road Improvement Project, up to \$150,000. This second part of the affordable housing proposal will directly serve the Town's proposed affordable housing community at 2200 Homestead Road and allow the construction of that project to occur as soon as approvals are obtained without negotiating the complexities and time delays associated with entrance design and approval onto a North Carolina Department of Transportation roadway. The value in this cannot be overstated. The applicant believes the combination of the large affordable homes with two car garages within the Bridgepoint community, and the contribution to address the roadway widening to accommodate the future shared entrance exceeds the expectations of Section 3.10 of the Chapel Hill Land Use Ordinance. This type of creative approach to affordable housing is alluded to in the Northern Area Task Force Report where it suggests that "Realizing these concepts and addressing these goals and objectives will require a cooperative effort between the Town, property owners, developers, and citizens". Not a single town home project has been brought forward in Chapel Hill since the Inclusionary Zoning Ordinance was approved and made part of the Land Use Ordinance. We believe a collaborative effort by the Town and the applicant can result in serving both the need to diversify the Town's stock of market rate town homes by providing homes in the "missing middle" and realizing the overall goals of the inclusionary zoning ordinance at the same time.

Thank you, Eric Chupp

Director of Development
Capkov Ventures Inc.
(919) 260-7262
ericbchupp@bellsouth.net

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	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
Weaver Dairy Road (SR 1733)	98'	28'	2	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Street B - (443 If +/-)	25' R/B 35' R/W	Asphalt	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Street C - (443 If +/-)	26' B/B 35' R/W	Asphalt	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> 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'	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Weaver Dairy Road	15'	15'	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Western Property Line	15'	15'	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Northern Property Line	10'	10'	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> 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	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Well	<input type="checkbox"/> Community Well	<input type="checkbox"/> Other
Sewer	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Septic Tank	<input type="checkbox"/> Community Package Plant	<input type="checkbox"/> Other
Electrical	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
Telephone	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
Solid Waste	<input checked="" type="checkbox"/> Town	<input type="checkbox"/> Private		

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

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

CONDITIONAL ZONING PLANS FOR KB HOME CAROLINAS COVER SHEET

DATE: 07/22/2020
Scale: AS NOTED

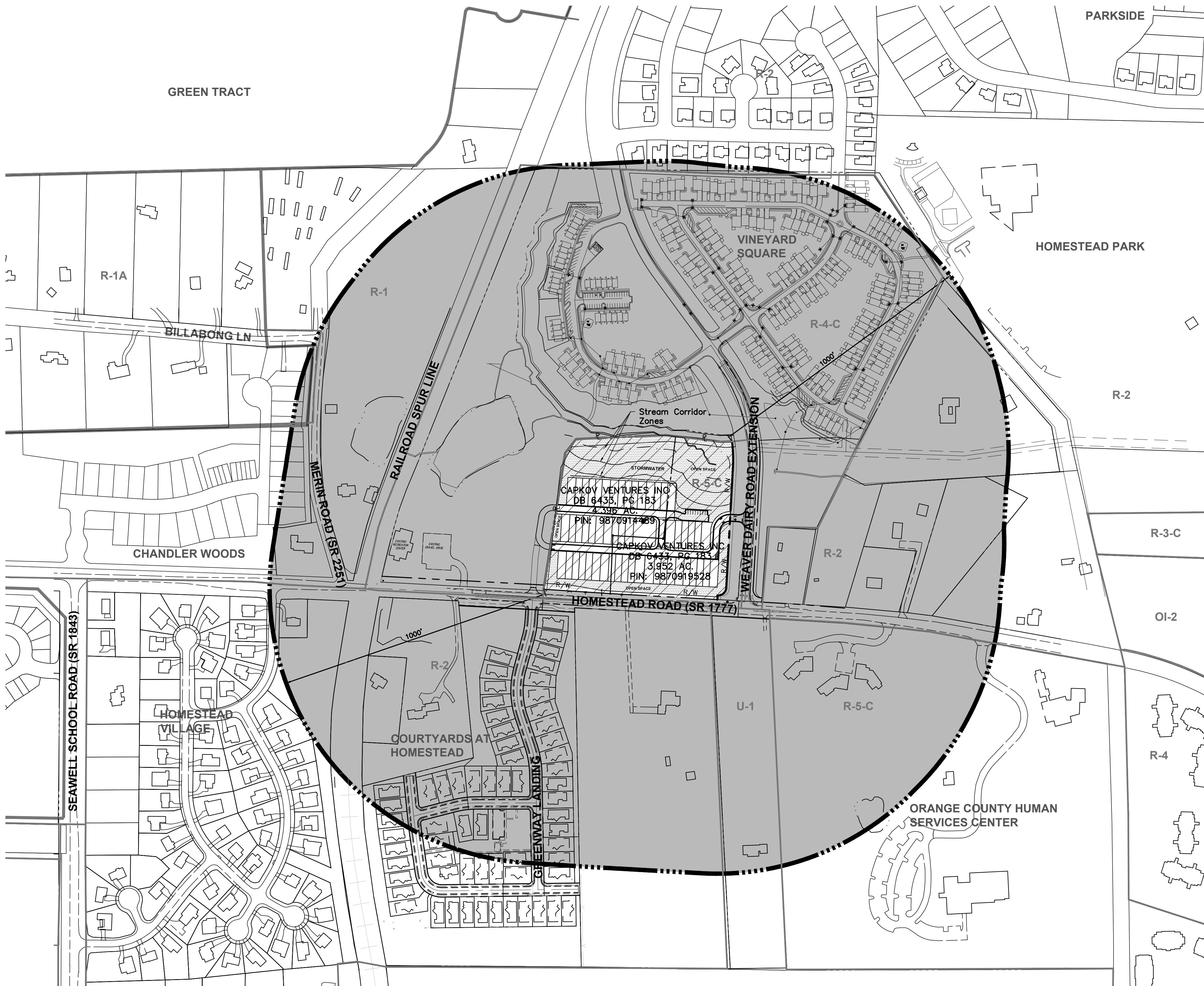
Drawn By: JRR
Checked By: CMR

Project Number: 18-0001-978

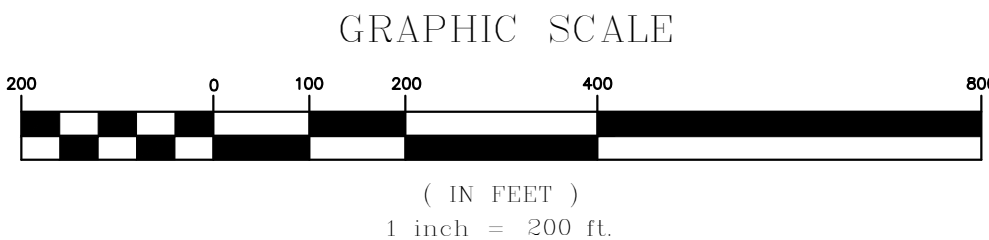
Drawing Number: 1 / 16

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

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



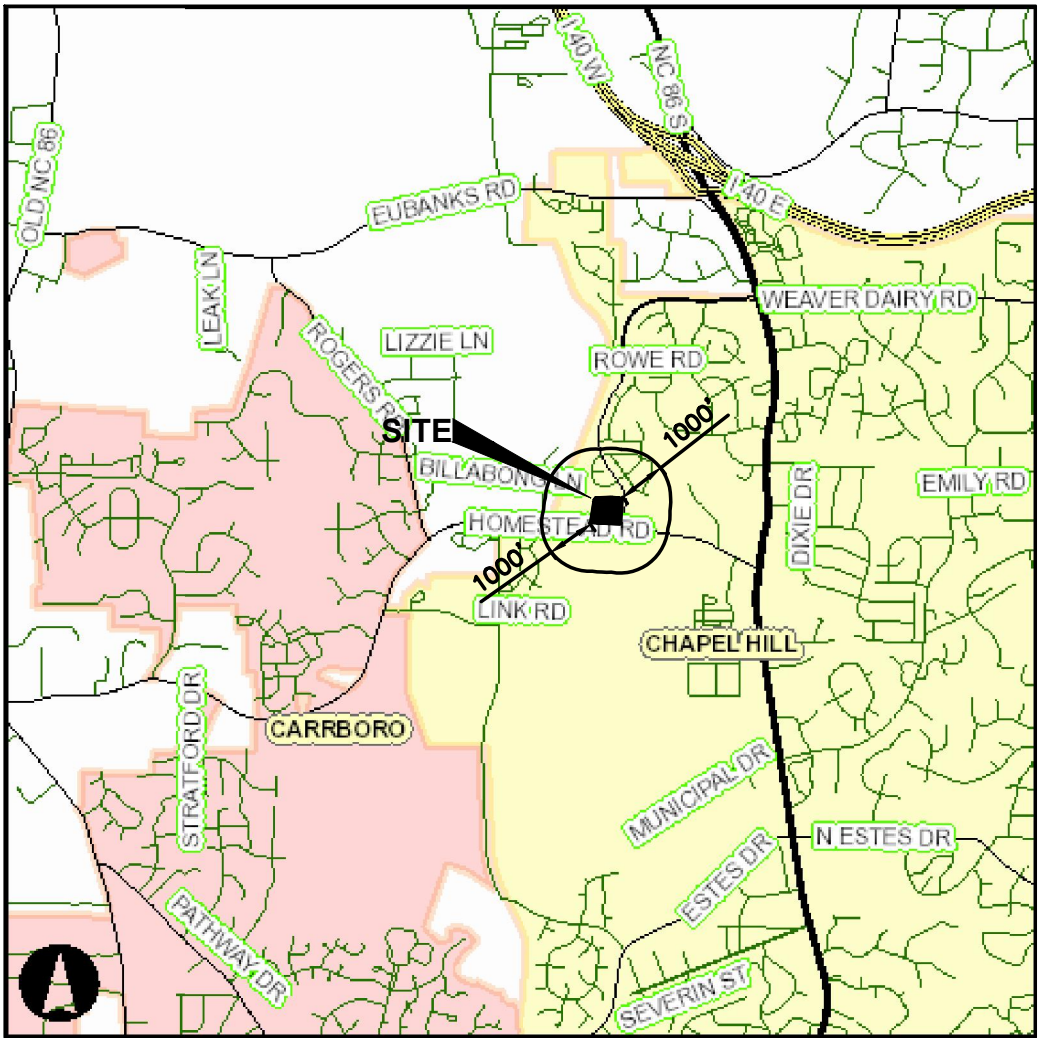
AREA MAP
SCALE 1" = 200'



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



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:

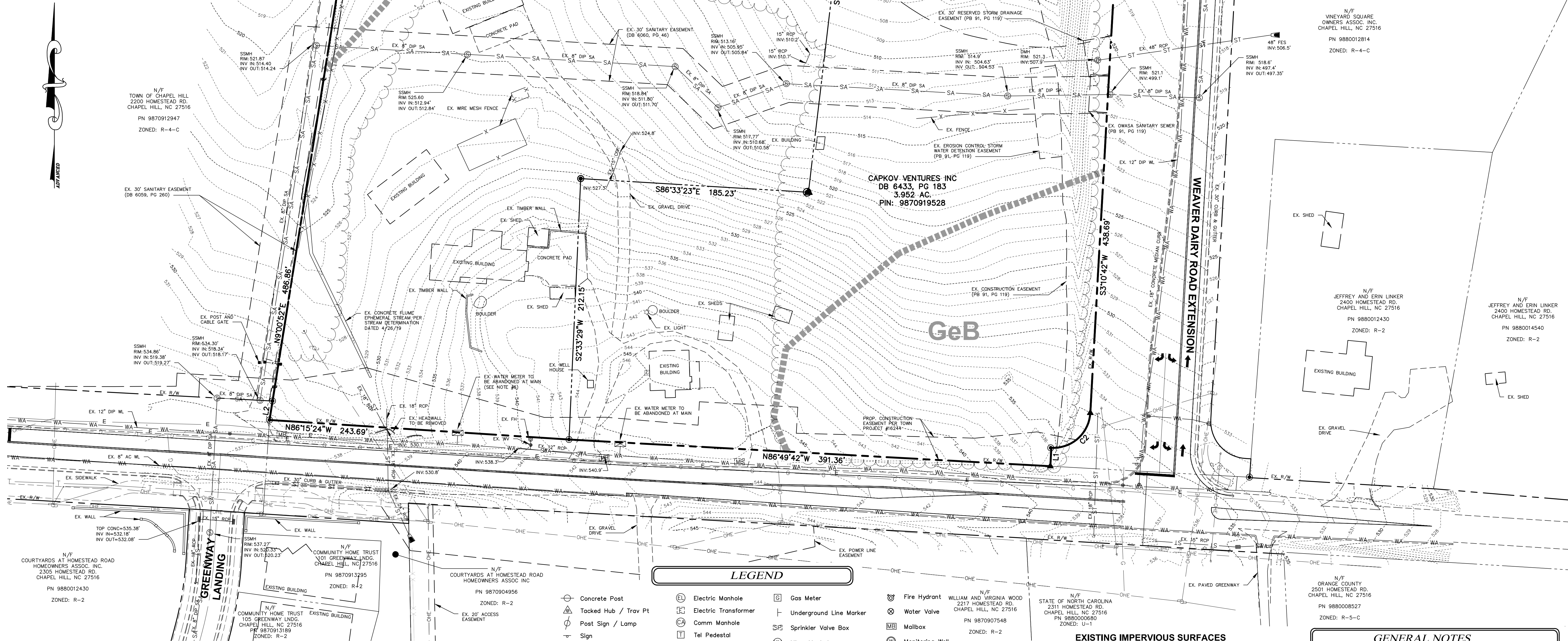
18-0001-978

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 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 |
| T | Overhead Telephone | Underground Gas | Ex. Edge of Stream |
| OHE | Overhead Electric | Ex. Property Boundary | Ex. Edge of Pavement |
| | | Ex. Road | |

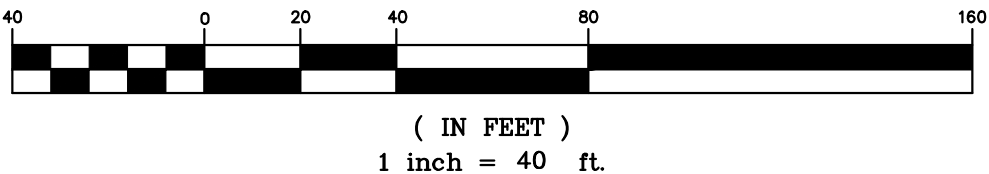
EXISTING IMPERVIOUS SURFACES

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 hereon 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

PLAN PREPARED FOR:

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

BRIDGEPOINT

CONDITIONAL ZONING PLANS
FOR
KB HOME CAROLINAS
EXISTING CONDITIONS PLAN

07/22/2020

07/02/2020 - Initial Submittal to Town
07/20/2020 - Response to 1st Review SUP Comments
07/22/2020 - Response to 2nd Review SUP Comments

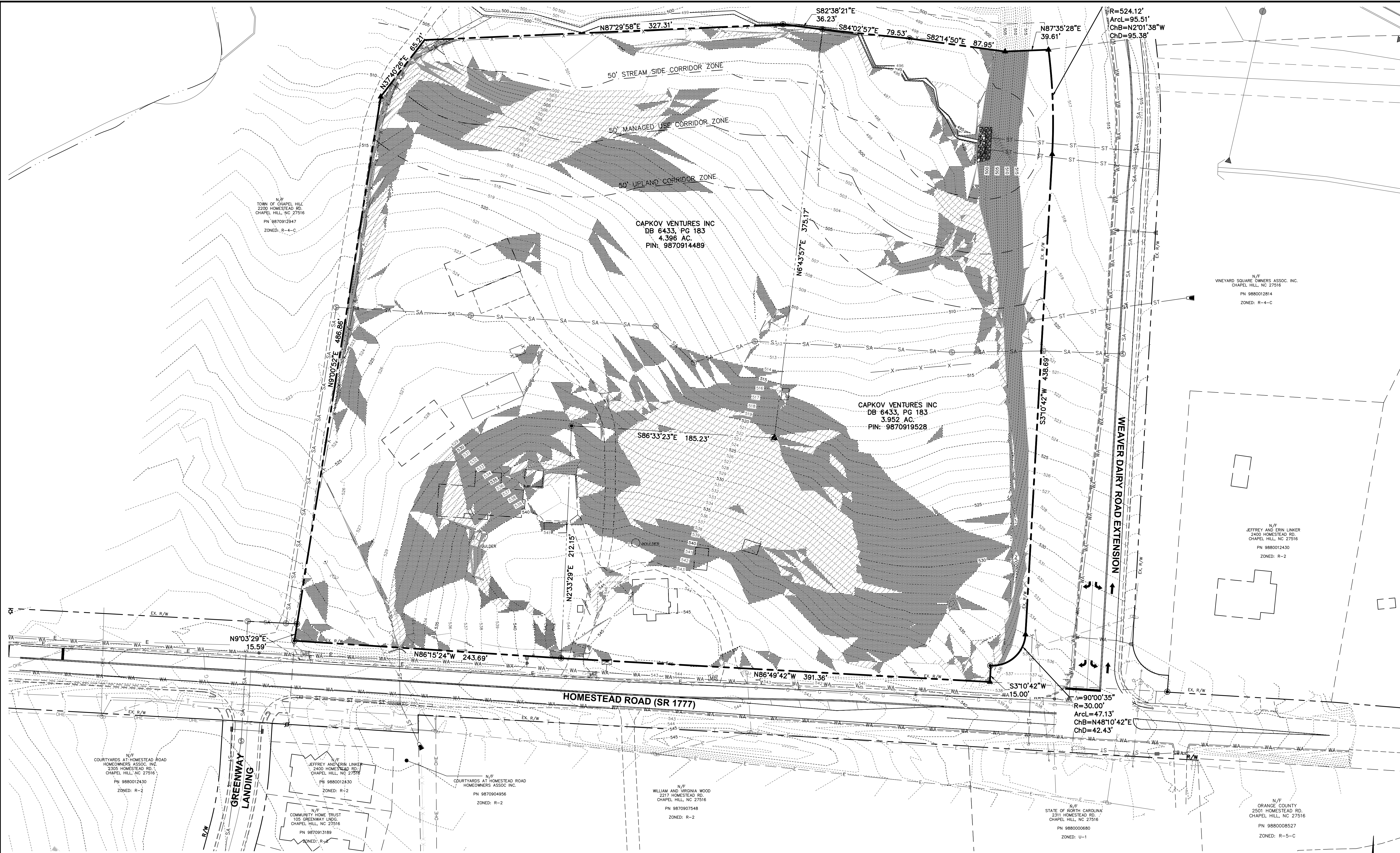
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Scale: 1" = 40'

Drawn By: JRR
Checked By: CMR

Project Number:
18-0001-978

Drawing Number:
3 / 16

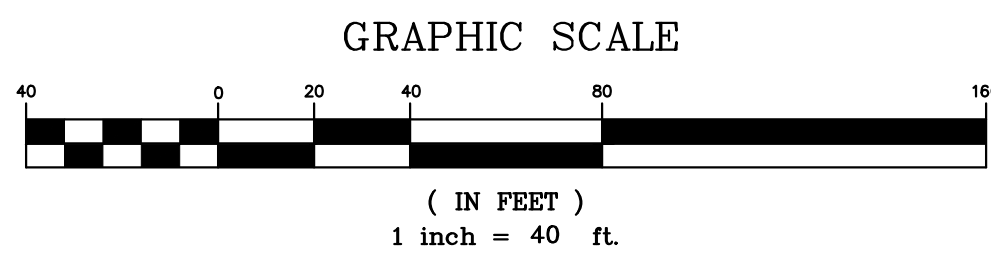
c:\18-0001-978NC\DWG\Production Drawings\DEVELOPMENT PLAN\0001-978-CZ04.dwg SLOPE ANALYSIS PLAN Jul 22, 2020 - 2:31:11pm crice



	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 27701
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

PROFESSIONAL SEAL

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

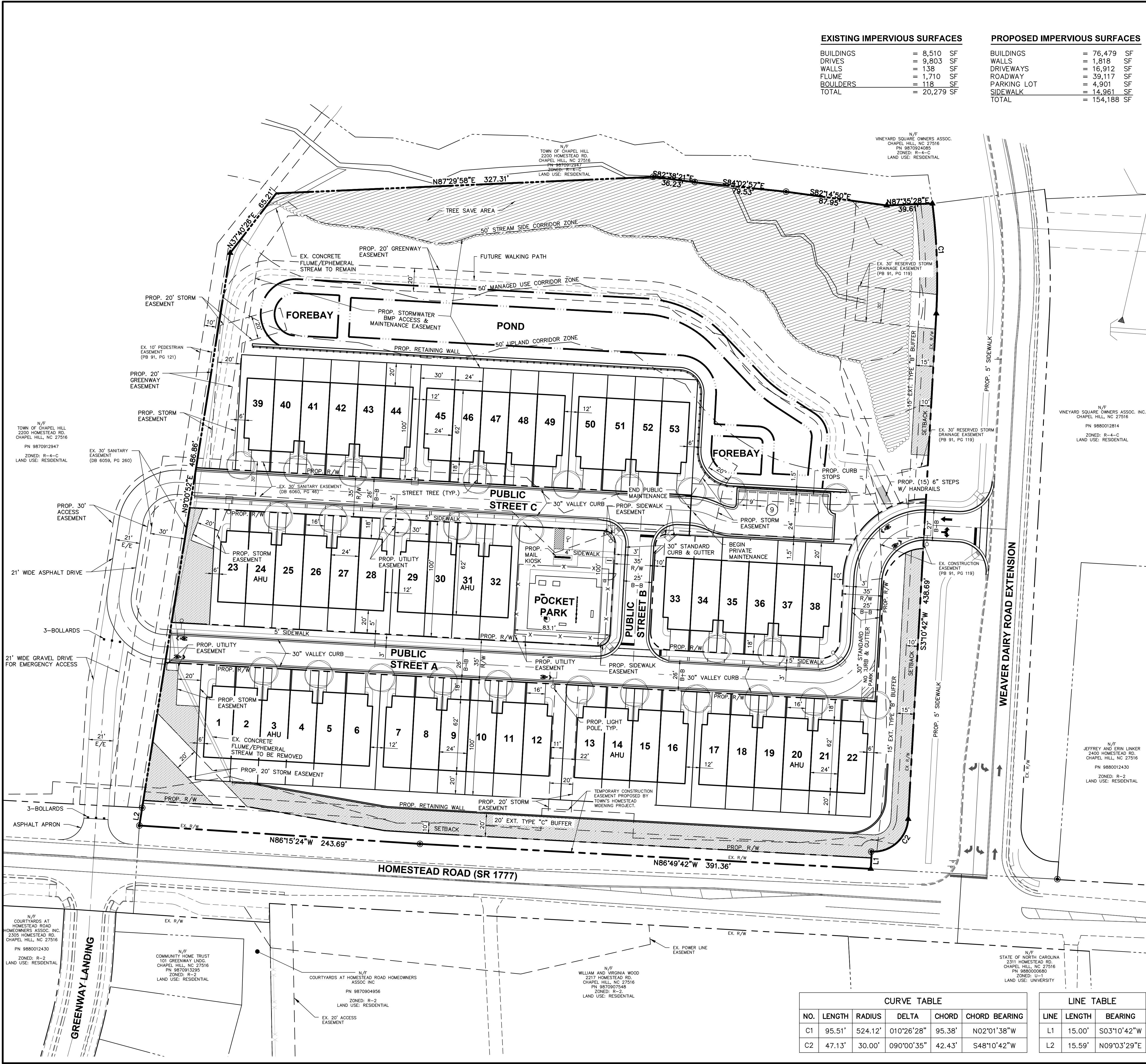
Date: 07/22/2020
Scale: 1" = 40'

Drawn By: JRR
Checked By: CMR

Project Number:
18-0001-978

Drawing Number:
4 / 16

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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

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	8.348 ACRES
NET LAND AREA:	0.51 ACRES (1/2 HOMESTEAD R/W)
CREDITED STREET AREA:	0.68 ACRES (1/2 WEAVER DAIRY RD R/W)
CREDITED STREET AREA:	9.182 ACRES (USED FOR DENSITY CALCULATION)
TOTAL GROSS LAND AREA (GLA):	
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 25,597 SF TOTAL
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 TREES:	94 TREES

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."

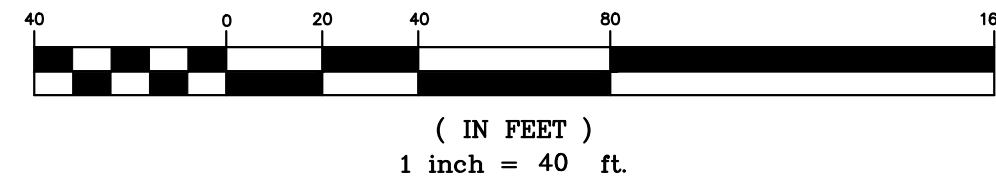
GENERAL NOTES

- 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 TRASH FOR TOWNHOMES WILL BE COLLECTED BY ROLL-OUT CURBSIDE PICK UP AND SERVICE SHALL BE PROVIDED BY TOWN OF CHAPEL HILL.
- OVERFLOW PARKING SHOWN ARE 90 DEGREE BAYS AND SPACE MARKINGS PER TOWN OF CHAPEL HILL CODE FOR PARKING LOTS.
- 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.
- SEE SHEET 16 FOR STREET CROSS SECTION DETAILS.
- ALL PROPOSED STREETS ARE PUBLIC.

LEGEND

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

PLAN PREPARED FOR:

HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY

BRIDGEPOINT

CONDITIONAL ZONING PLANS FOR

KB HOME CAROLINAS

SITE PLAN

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

ADVANCED CIVIL DESIGN
ENGINEERS & SURVEYORS

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:
5 / 16

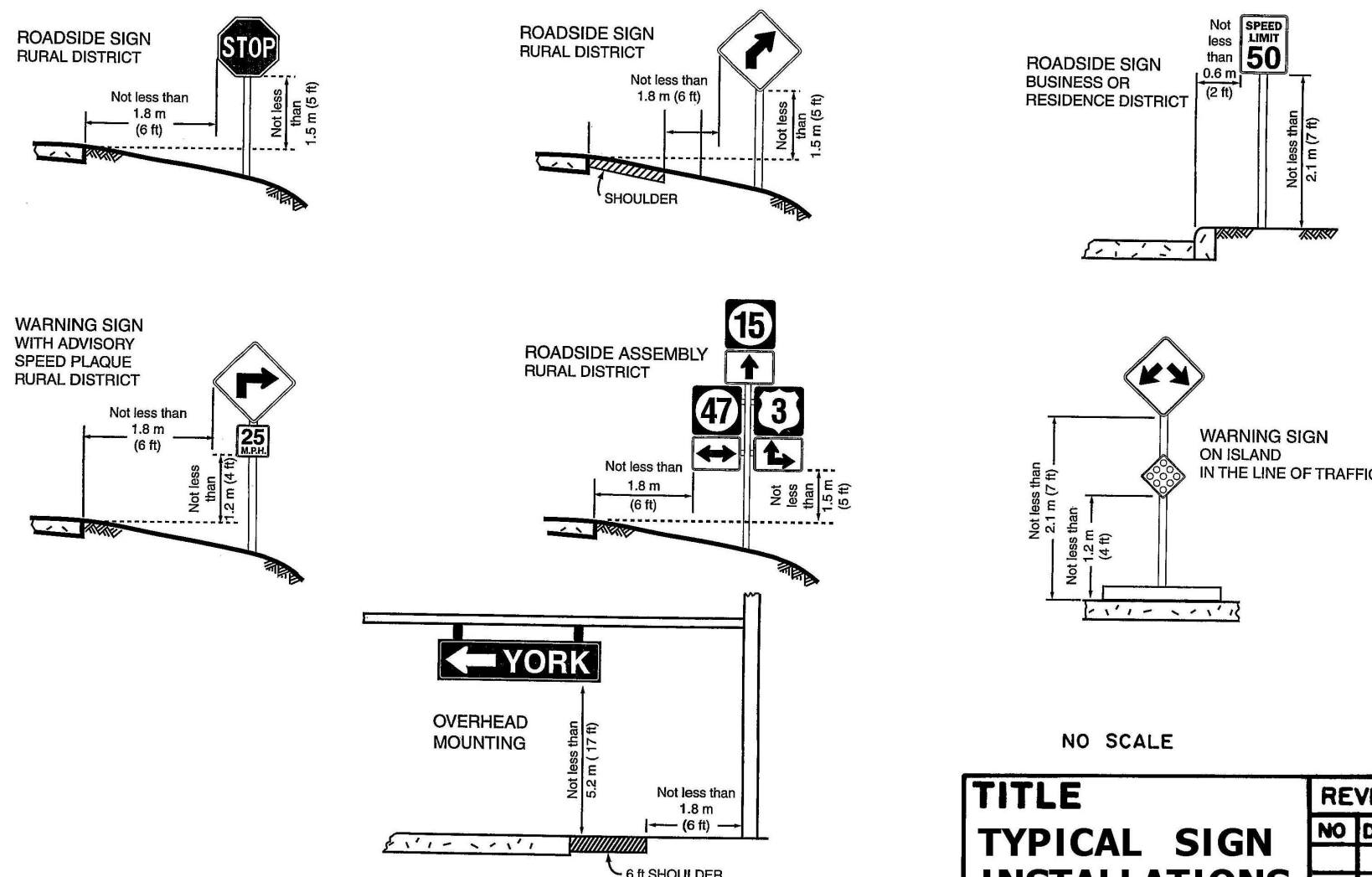
LEGEND

- 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
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

Heights and Lateral Locations of Signs for Typical Installations



TITLE
TYPICAL SIGN
INSTALLATIONS

REVISIONS	NO	DATE	BY

DET.NO.
ST-12

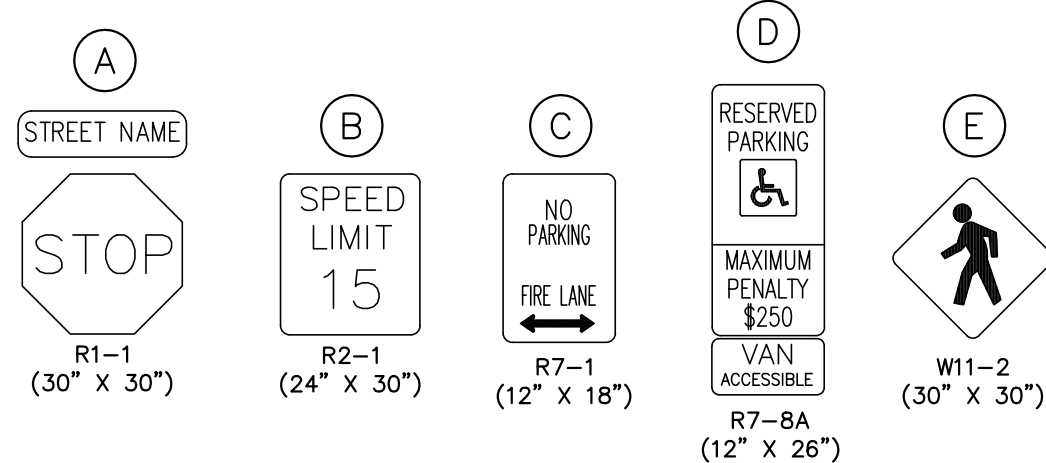
TOWN OF CHAPEL HILL
ST. NAME & TRAFFIC SIGN STANDARDS

- 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

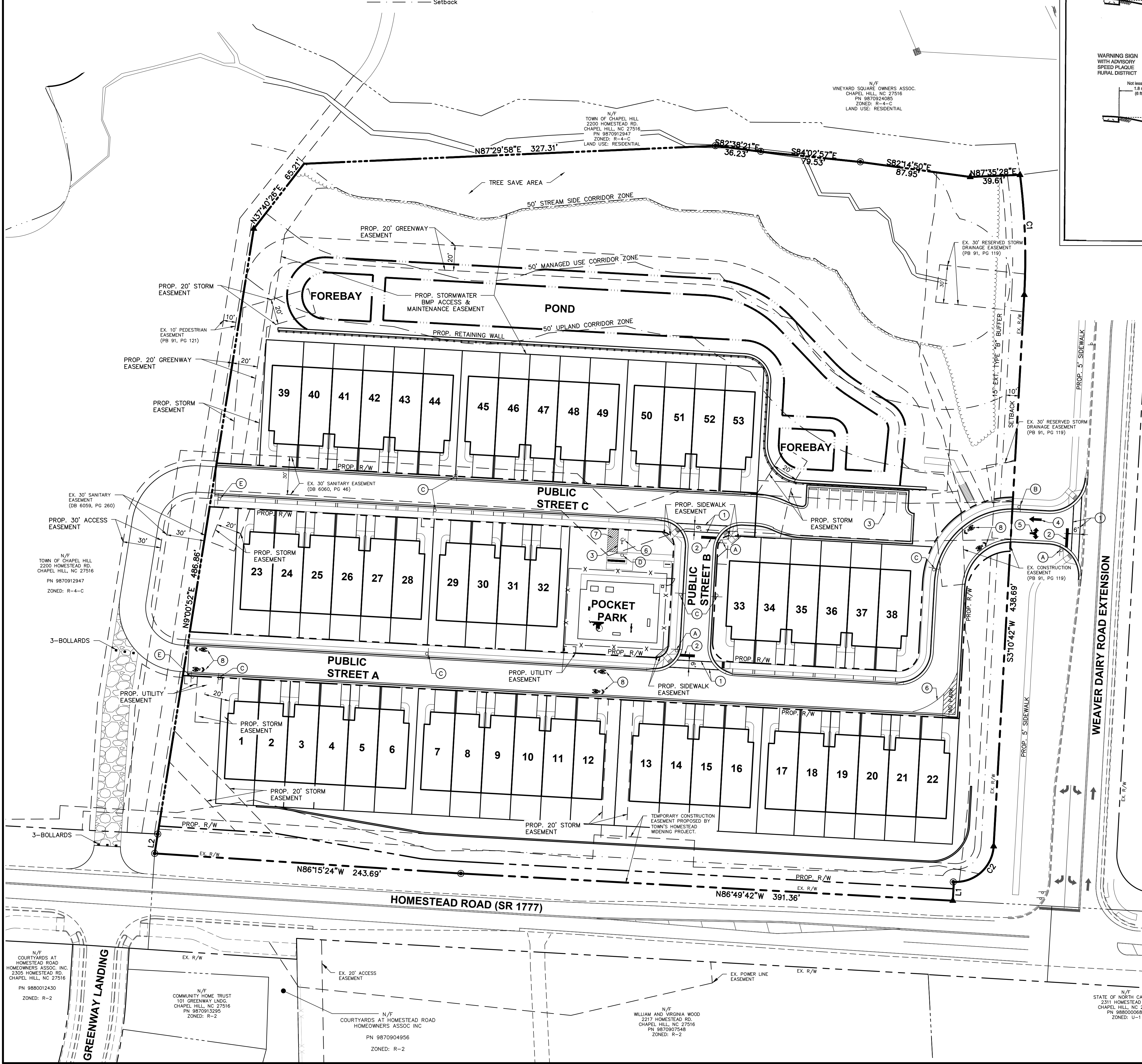
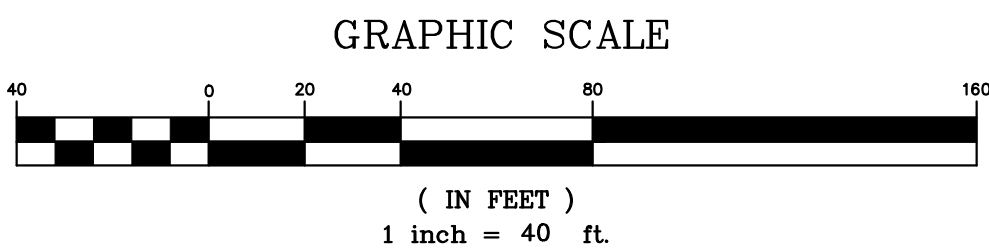
- 8" WHITE CROSSWALK LINES
- 24" WHITE STOP BAR LINES
- 4" WHITE PARKING STALL LINE
- 114" THROUGH LANE ARROW
- 96" RIGHT & LEFT TURN ARROW
- 4" WHITE TRANSVERSE LINE
- 24" HIGH VISIBILITY CROSSWALK LINE
- 112" SHARED LANE SYMBOL

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:

PLAN PREPARED FOR:

BRIDGEPOINT

CONDITIONAL ZONING PLANS
FOR
KB HOME CAROLINAS

SIGNAGE AND MARKING PLAN

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

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.

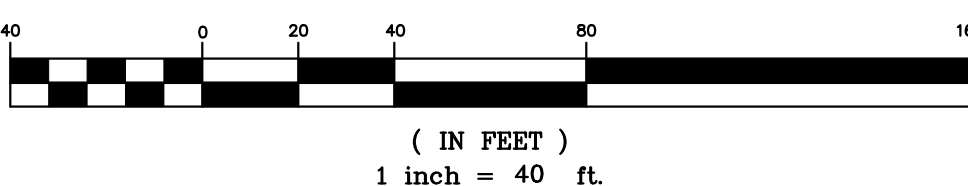
STREETS ADJACENT TO THIS PROJECT TO BE KEPT CLEAN AT ALL TIMES OR A WASH STATION WILL BE REQUIRED.

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

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

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
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:
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

JEFFREY AND ERIN LINKER
2400 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9880012430
ZONED: R-2

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

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

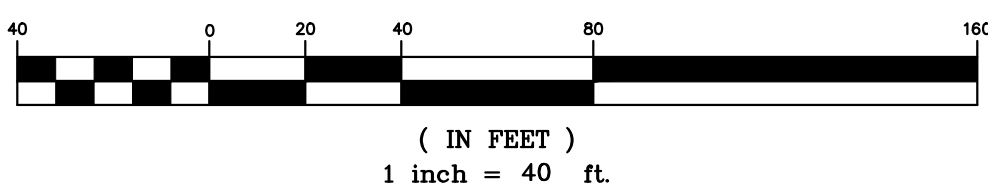
N/F
COURTYARDS AT HOMESTEAD ROAD
HOMEOWNERS ASSOC. INC.
2305 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9880012430
ZONED: R-2


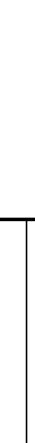
N/F
COMMUNITY HOME TRUST
101 GREENWAY LN DO
CHAPEL HILL, NC 27516
PN 9870915295
ZONED: R-2

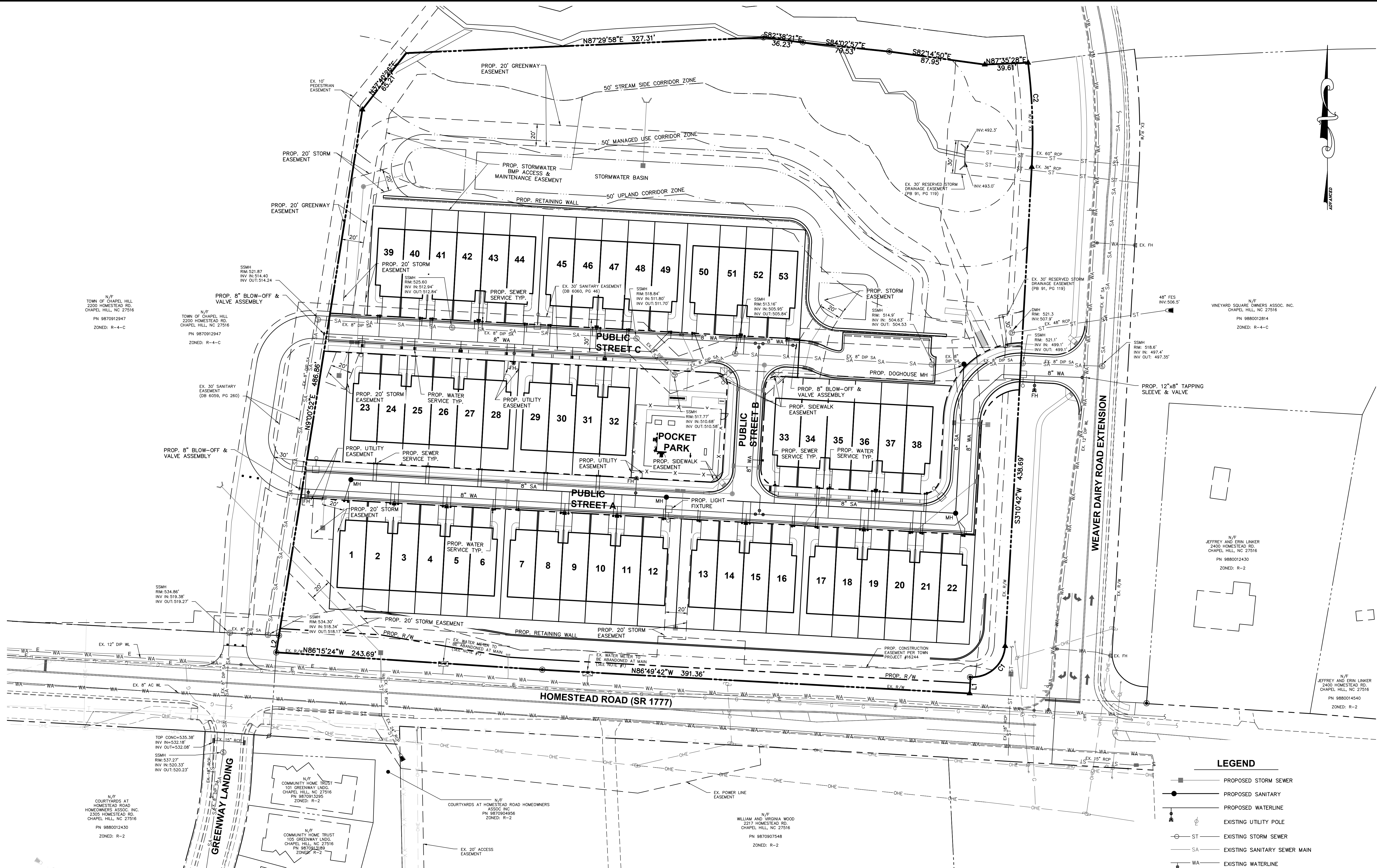
N/F
COURTYARDS AT HOMESTEAD ROAD
HOMEOWNERS ASSOC. INC.
2217 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9870904956
ZONED: R-2

N/F
WILLIAM AND VIRGINIA WOOD
2217 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9870907548
ZONED: R-2

N/F
STATE OF NORTH CAROLINA
2311 HOMESTEAD RD.
CHAPEL HILL, NC 27516
PN 9880000690
ZONED: U-1



<p>PLANT PREPARED BY:</p> <div style="text-align: right;">  <p>ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS</p> </div> <p>51 Kinsayne Drive, Suite 105 Cary, North Carolina 27511 ph. 919.481.6290 fax. 919.556.9127</p>	
<p>PLANT PREPARED FOR:</p> <p>KB HOME CAROLINAS 4506 SOUTH MIAMI BLVD., SUITE 100A DURHAM, NC 27703 PHONE: 919.768.7960</p>	
<p>HOMESTEAD ROAD, CHAPEL HILL, NC — ORANGE COUNTY</p> <p>BRIDGEPOINT</p> <p>CONDITIONAL ZONING PLANS FOR KB HOME CAROLINAS</p> <p>SOIL & EROSION CONTROL PLAN</p>	
<div style="text-align: center;">  <p>PRELIMINARY</p> <p>07/22/2020</p> </div>	
<p>Issue Dates:</p> <p>07/02/2020 — Initial Submittal to Town</p> <p>02/06/2020 — Response to 1st Review SUP Comments</p> <p>07/22/2020 — Response to 2nd Review SUP Comments</p>	<p>Date: 07/22/2020</p> <p>Scale: 1"=40'</p>
<p>Drawn By:</p> <p>JRR</p>	<p>Checked By:</p> <p>CMR</p>
<p>Project Number:</p> <p>18—0001—978</p>	
<p>Drawing Number:</p> <p>8 / 16</p>	



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

NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
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

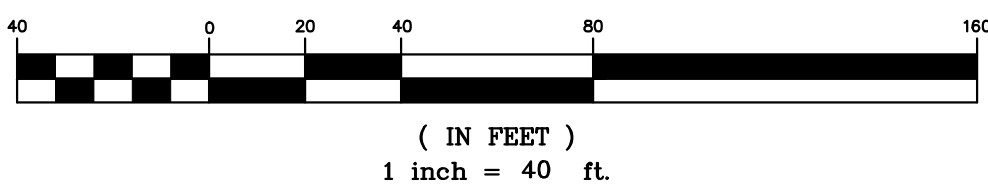
MINIMUM REQUIRED FIRE FLOW

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

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

GRAPHIC SCALE



07/22/2020

Issue Dates:	01/02/2020 - Initial Submittal to Town
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BRIDGEPOINT
CONDITIONAL ZONING PLANS
FOR
KB HOME CAROLINAS
UTILITY PLAN

HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY

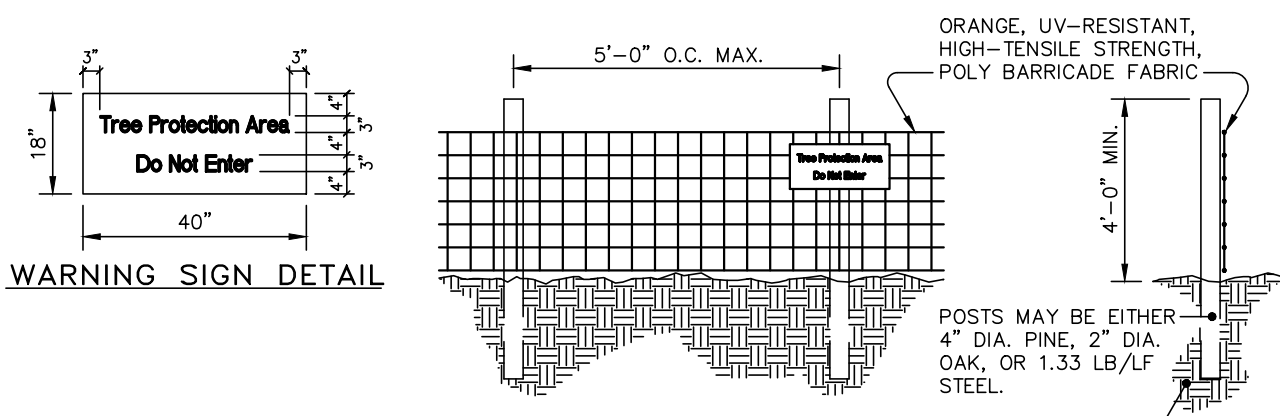
PLAN PREPARED FOR:

KB HOME CAROLINAS
4506 SOUTH MIAMI BLVD, SUITE 100A
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PHONE: 919.768.7960

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

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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

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.

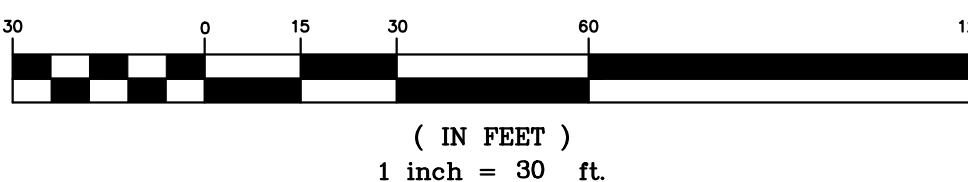
CONSTRUCTION WASTE:

- 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
Cary, North Carolina 27511
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ADVANCED
CIVIL DESIGN
ENGINEERS & SURVEYORS

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

PROPOSED: 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

PROPOSED: 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

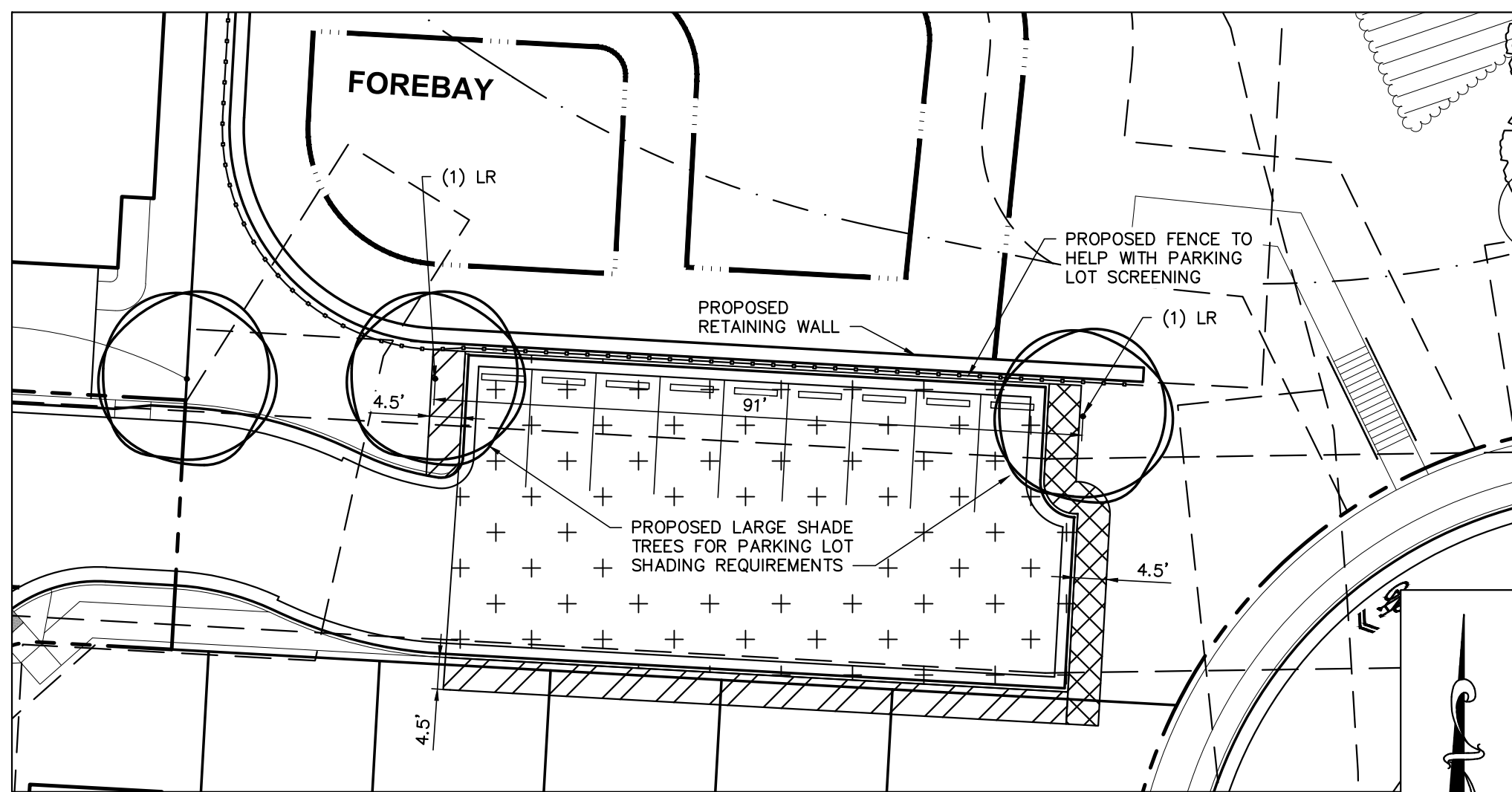
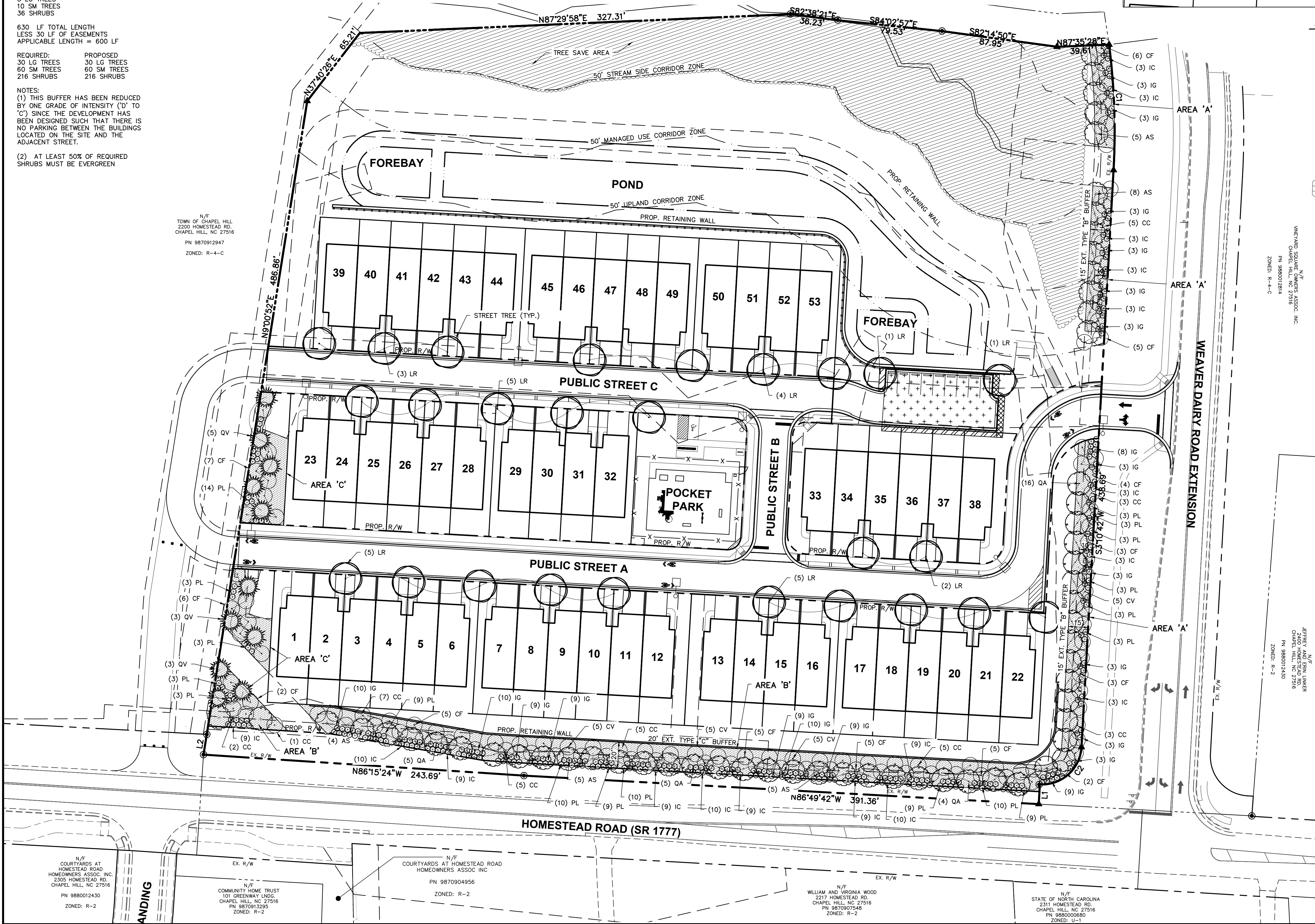
PROPOSED: 11 LG TREES
15 SM TREES
27 SHRUBS

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



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				
NO.	LENGTH	RADIUS	DELTA	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	BEARING
L1	15.00' S03°10'42"W
L2	15.59' N09°03'29"E

GRAPHIC SCALE



PLAN PREPARED BY:

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BRIDGEPOINT

CONDITIONAL ZONING PLANS
FOR
KB HOME CAROLINAS
PLANTING PLAN

Issue Dates:

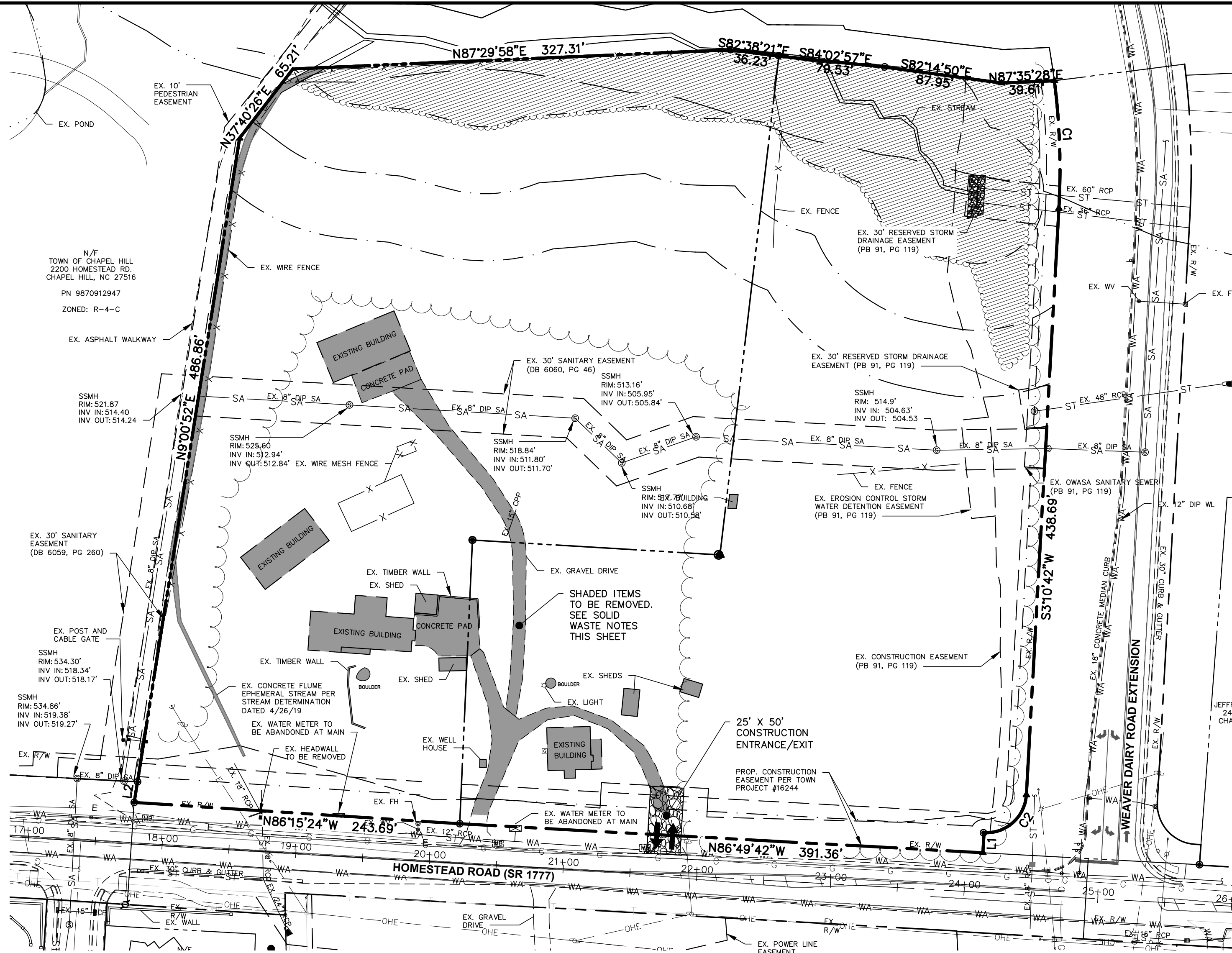
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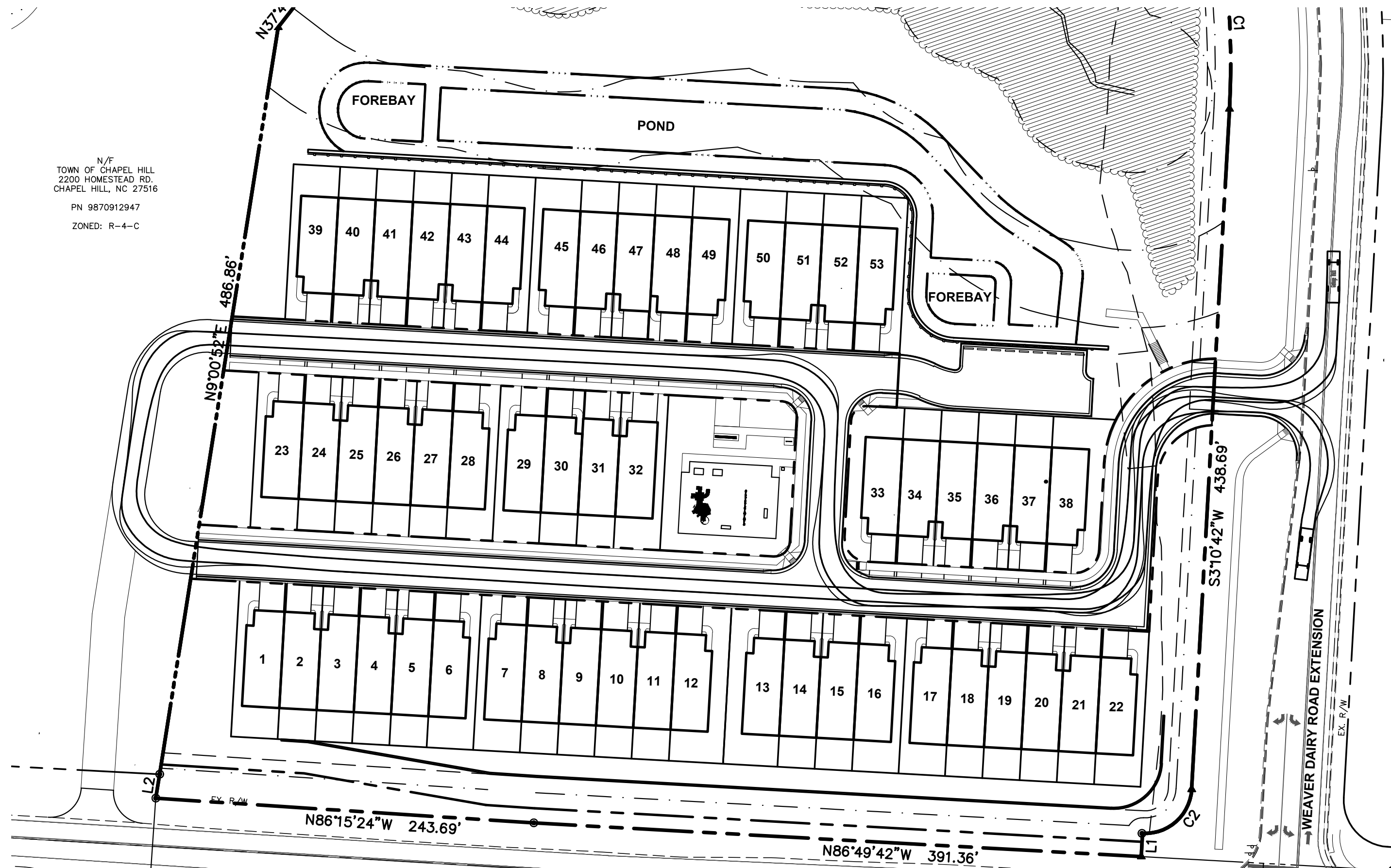
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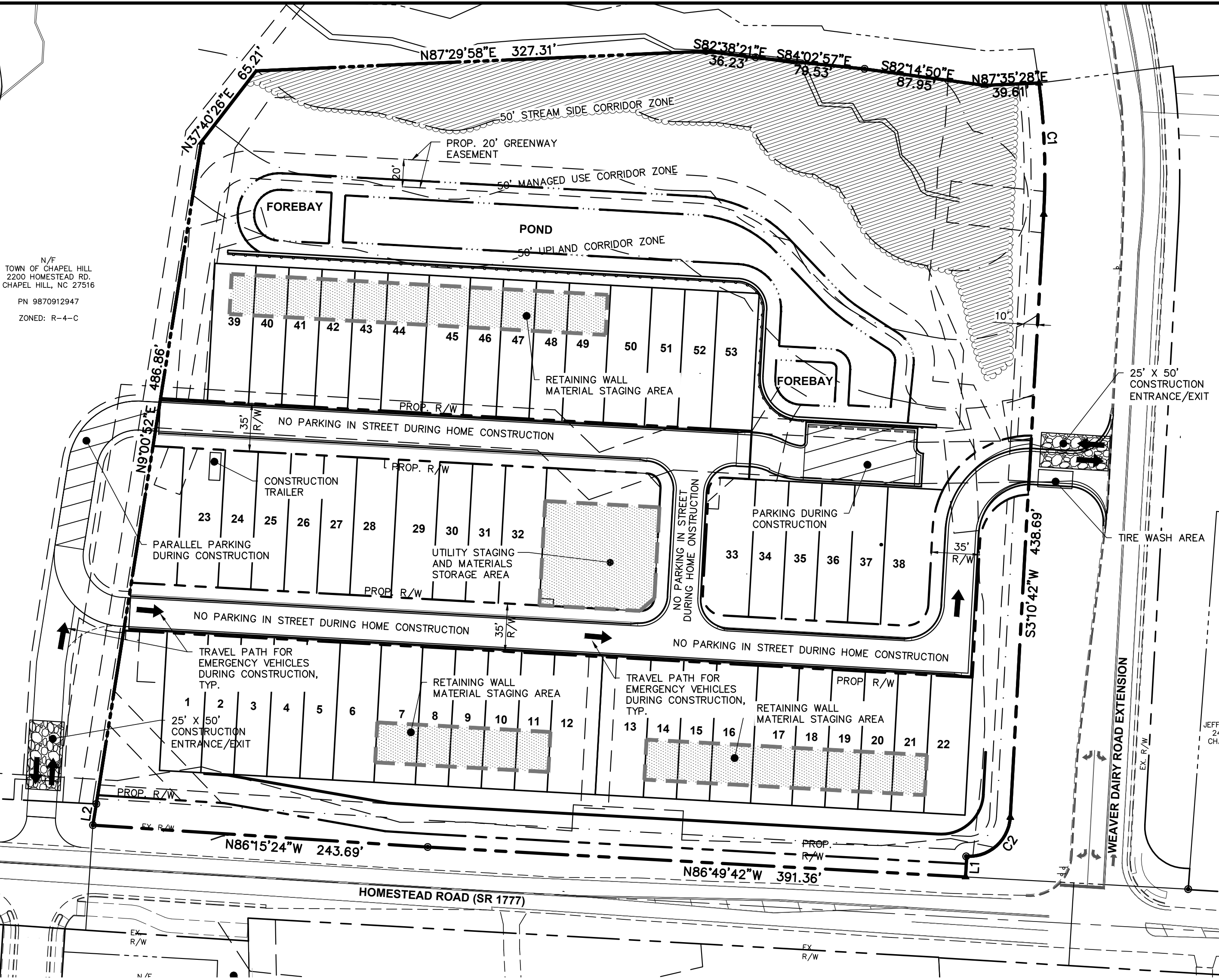
DEMOLITION



GARBAGE TRUCK TURNING TEMPLATE EXHIBIT

Garbage Truck
Overall Length 33.000ft
Overall Width 9.000ft
Overall Body Height 13.500ft
Min Body Ground Clearance 8.000ft
Track Width 10.000ft
Lock-to-lock time 43.000ft
Curb to Curb Turning Radius 43.000ft

CHAPEL HILL GARBAGE TRUCK DETAIL
NTS



CONSTRUCTION

SOLID WASTE NOTES:

- ALL EXISTING STRUCTURES 50 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 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.

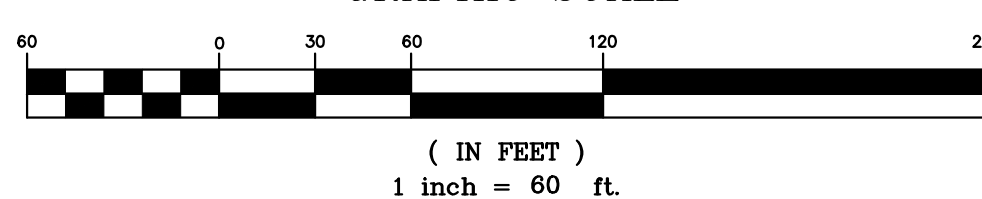
CONSTRUCTION MANAGEMENT NOTES

- 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



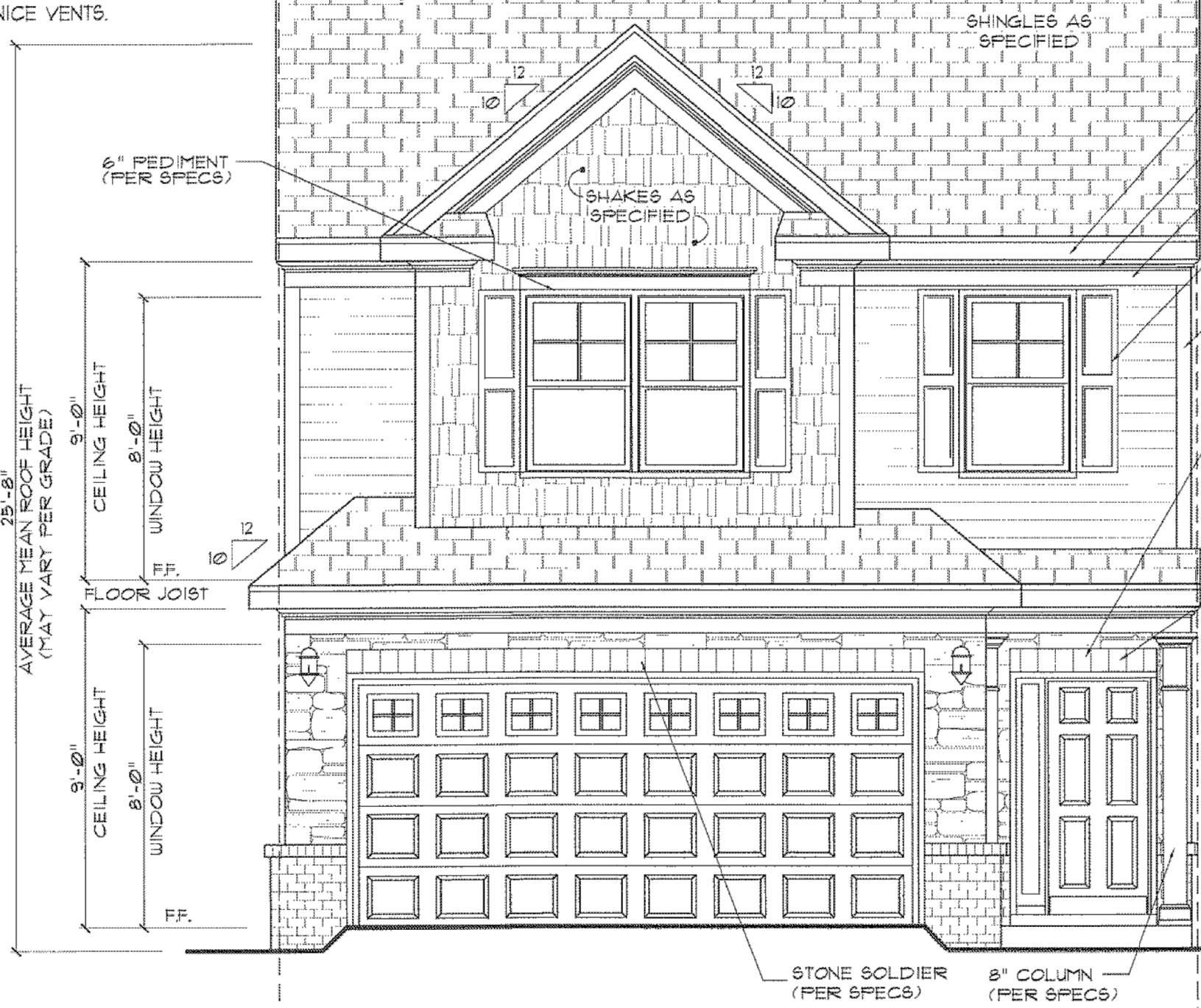
CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	95.51'	524.12'	010°26'28"	95.38'	N02°01'38"W
C2	47.13'	30.00'	090°00'35"	42.43'	S48°10'42"W

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

ATTIC VENTILATION

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

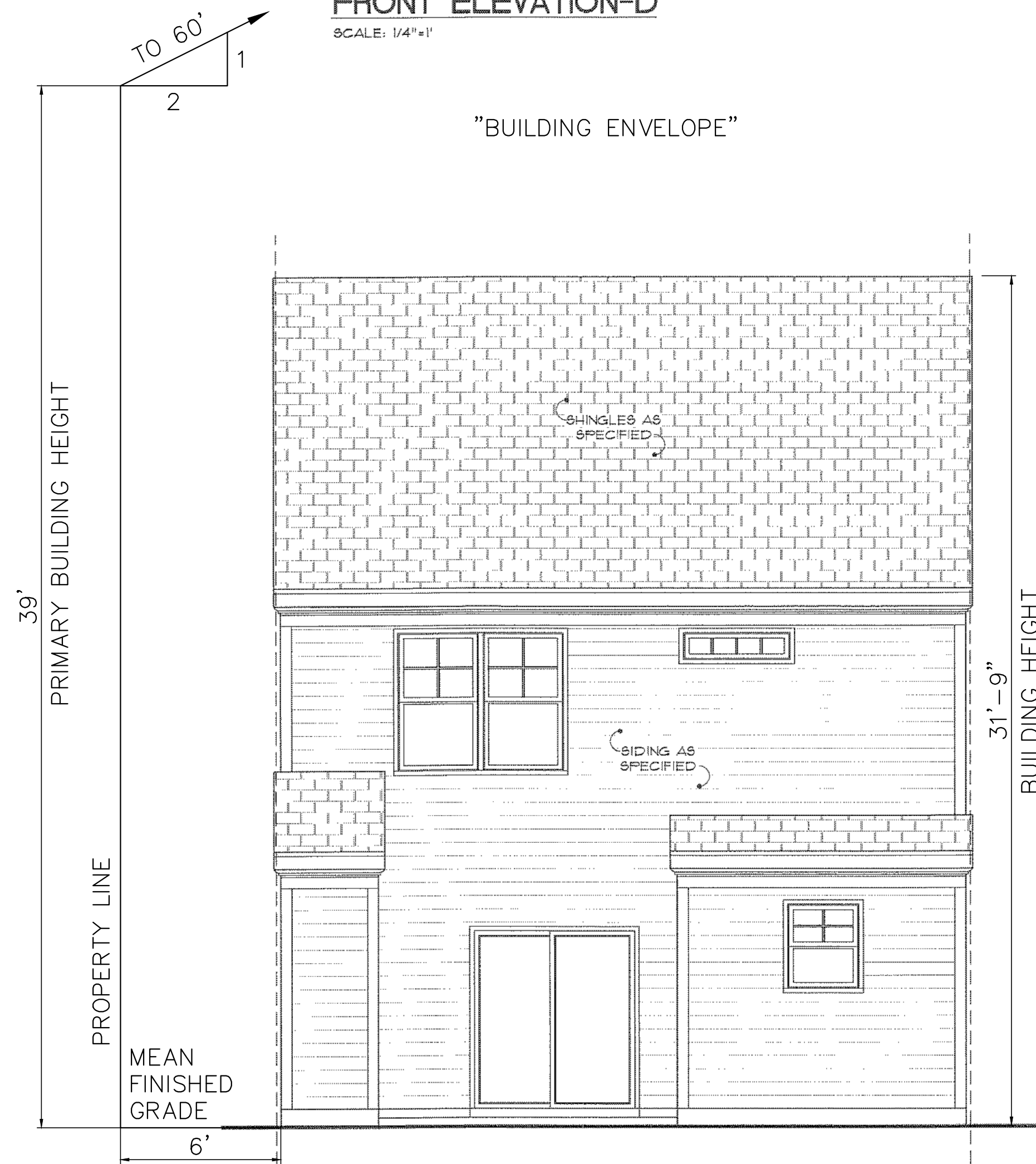
VENTILATION MAY BE REDUCED 50% WHEN VENTILATORS ARE USED AT LEAST 3'-0" ABOVE THE CORNICE VENTS.



FRONT ELEVATION-D

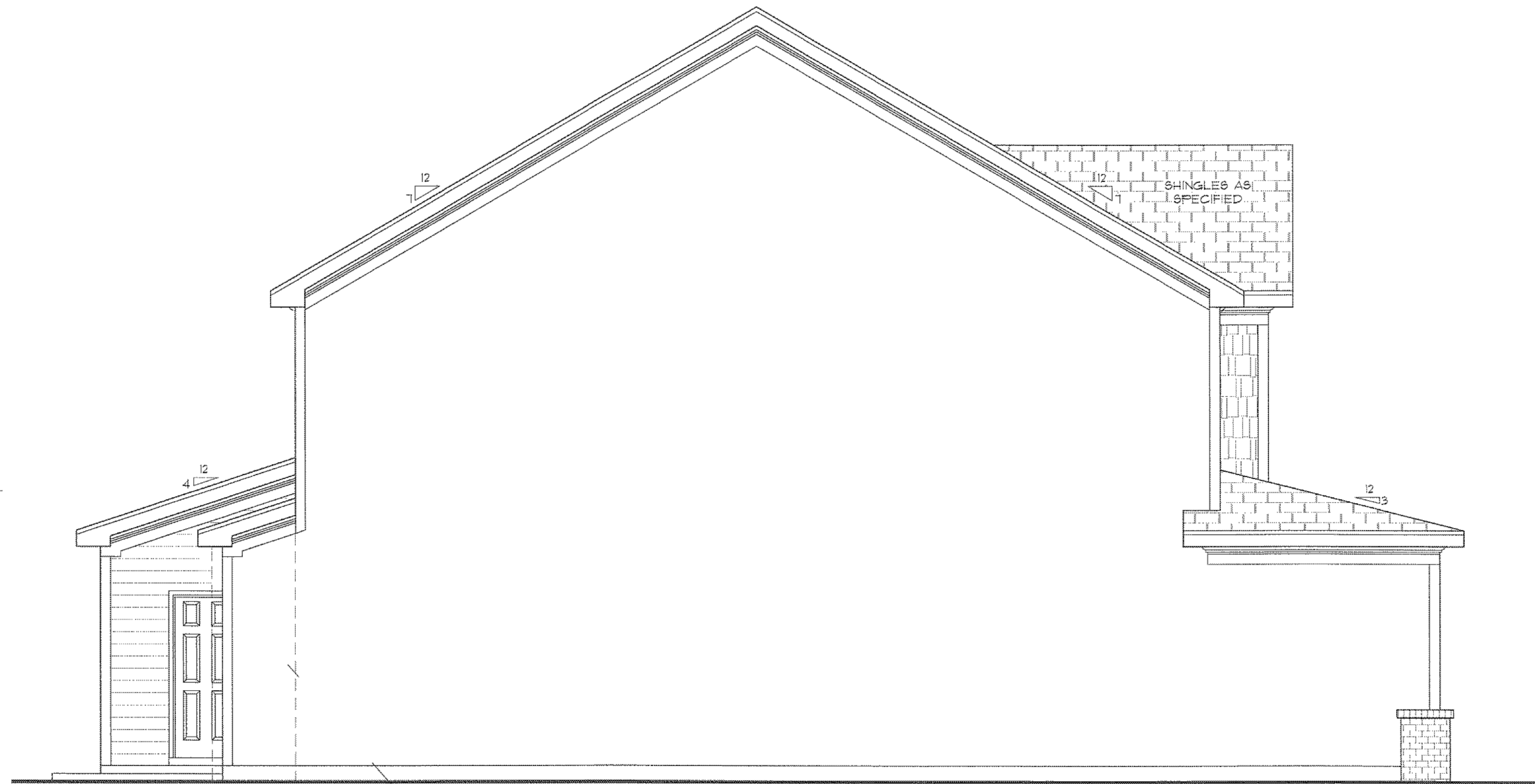
SCALE: 1/4"=1'

"BUILDING ENVELOPE"



REAR ELEVATION-D

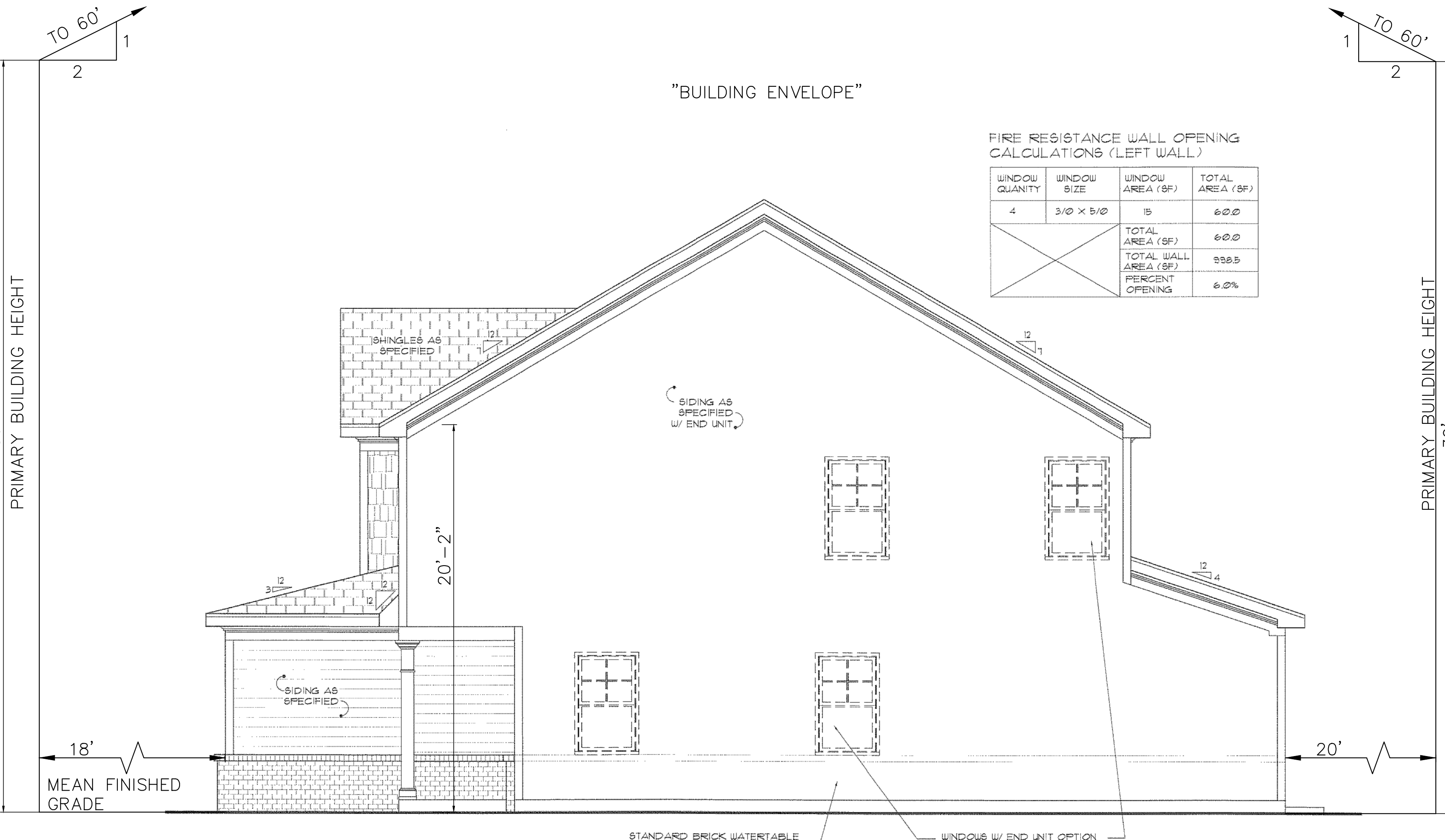
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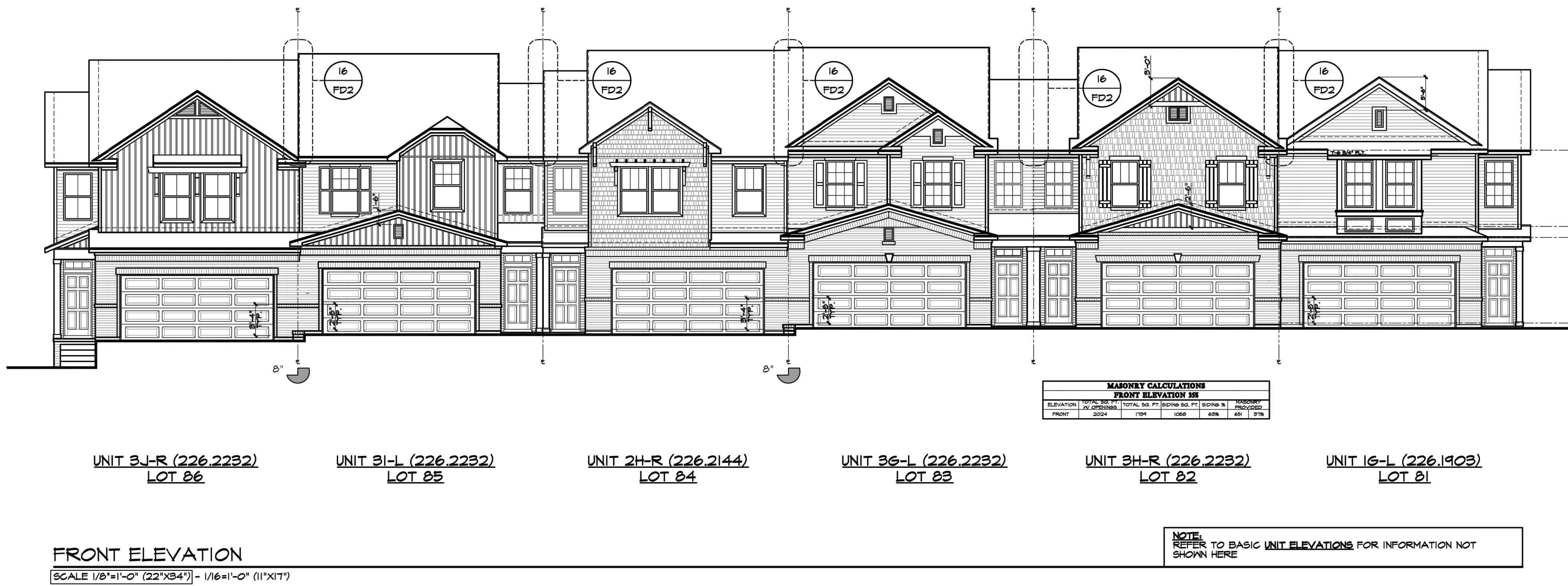
RIGHT SIDE ELEVATION-D

SCALE: 1/4"=1'

"BUILDING ENVELOPE"



c:\18-0001-978NC\DWG\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
Cary, North Carolina 27511
ph 919.481.8290
fax 919.336.5127

PLAN PREPARED FOR:

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

HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY

BRIDGEPOINT

CONDITIONAL ZONING PLANS
FOR
KB HOME CAROLINAS

GROUP UNIT ELEVATION EXHIBIT

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: 1/8" = 1'-0"

Drawn By:

JRR

Checked By:

CMR

Project Number:

18-0001-978

Drawing Number:

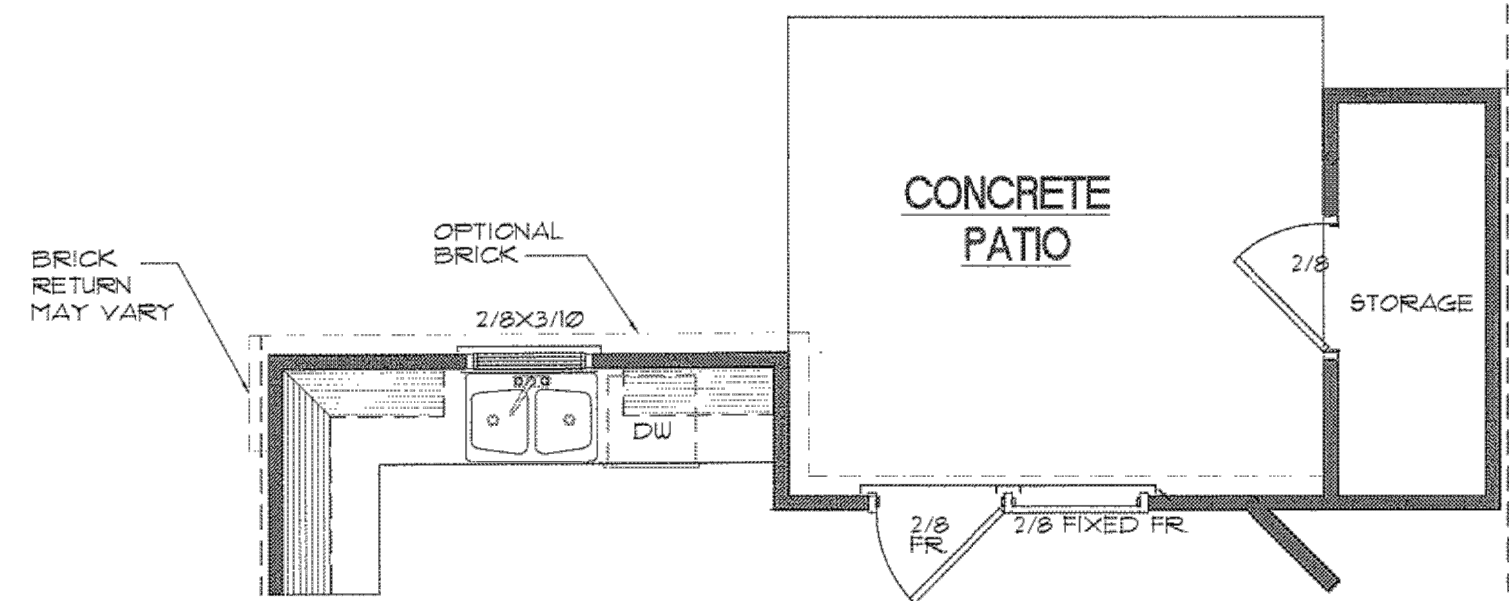
14 / 16

PRELIMINARY

SEAL

CHAMERON M. RICE

07/22/2020



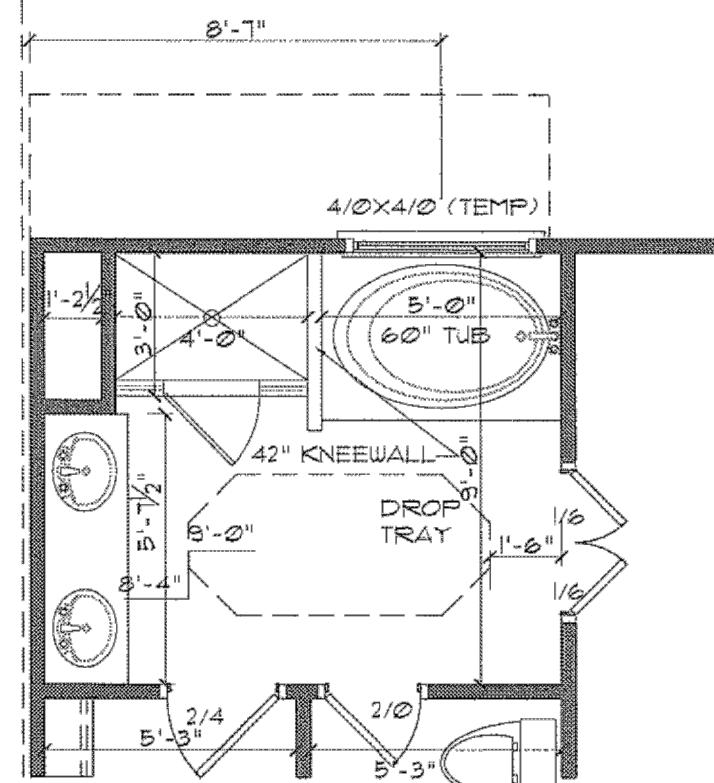
FRENCH DOOR OPTION

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

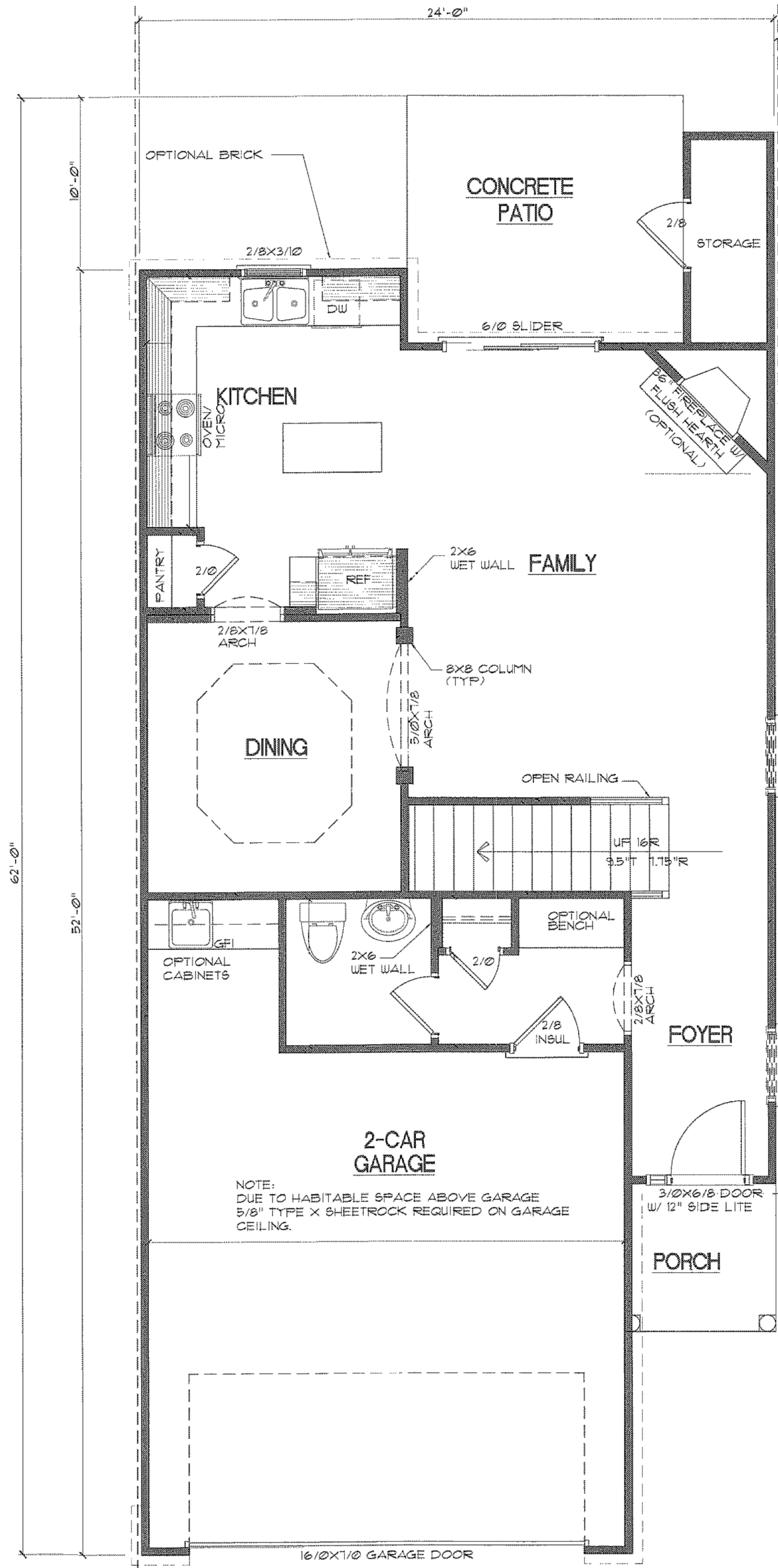


OPTIONAL TUB/SHOWER
SCALE: 1/4"=1'

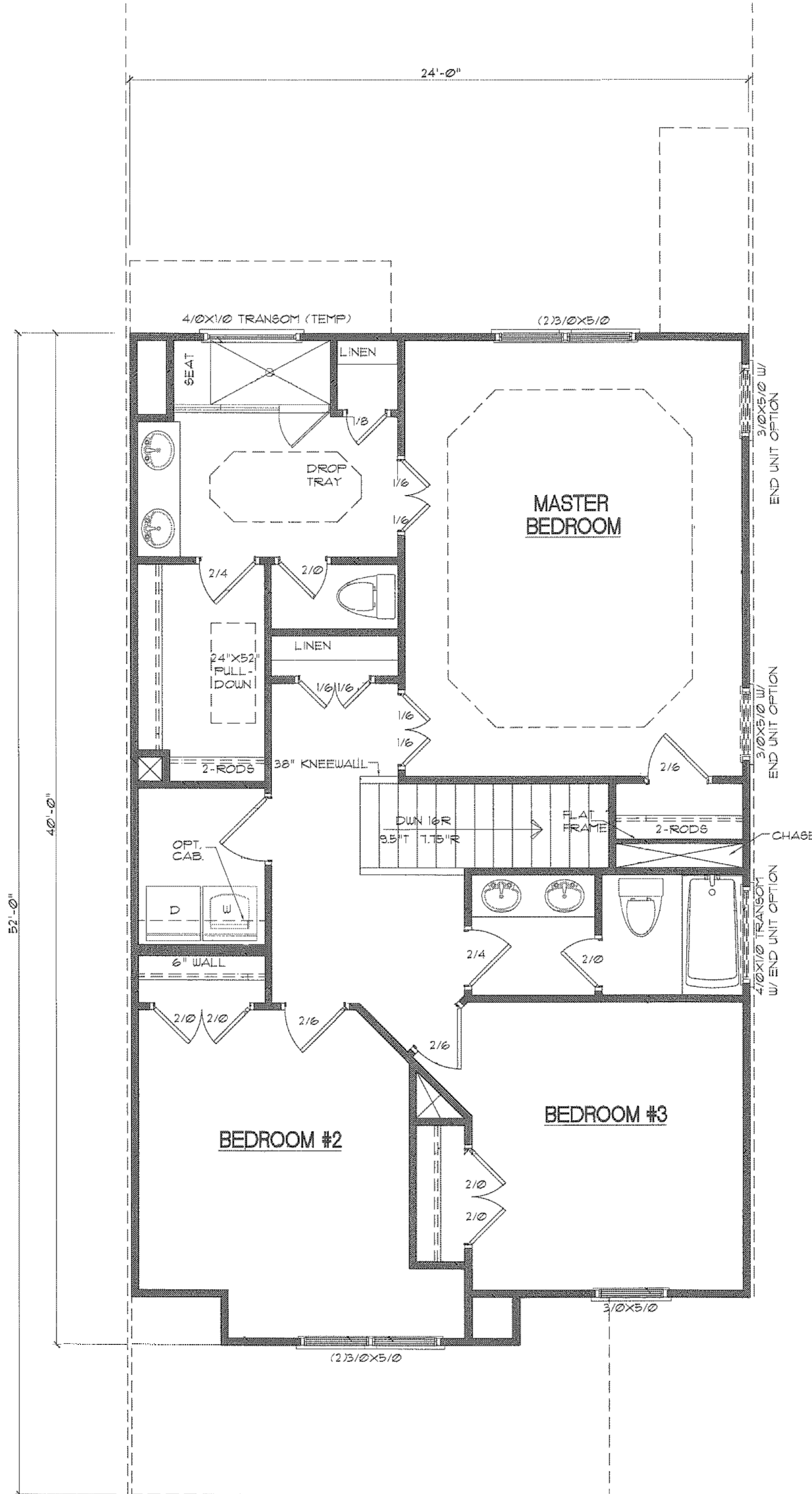
GENERAL NOTES

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 *	112#
GARAGE *	436#



FIRST FLOOR
SCALE: 1/4"=1'



SECOND FLOOR
SCALE: 1/4"=1'

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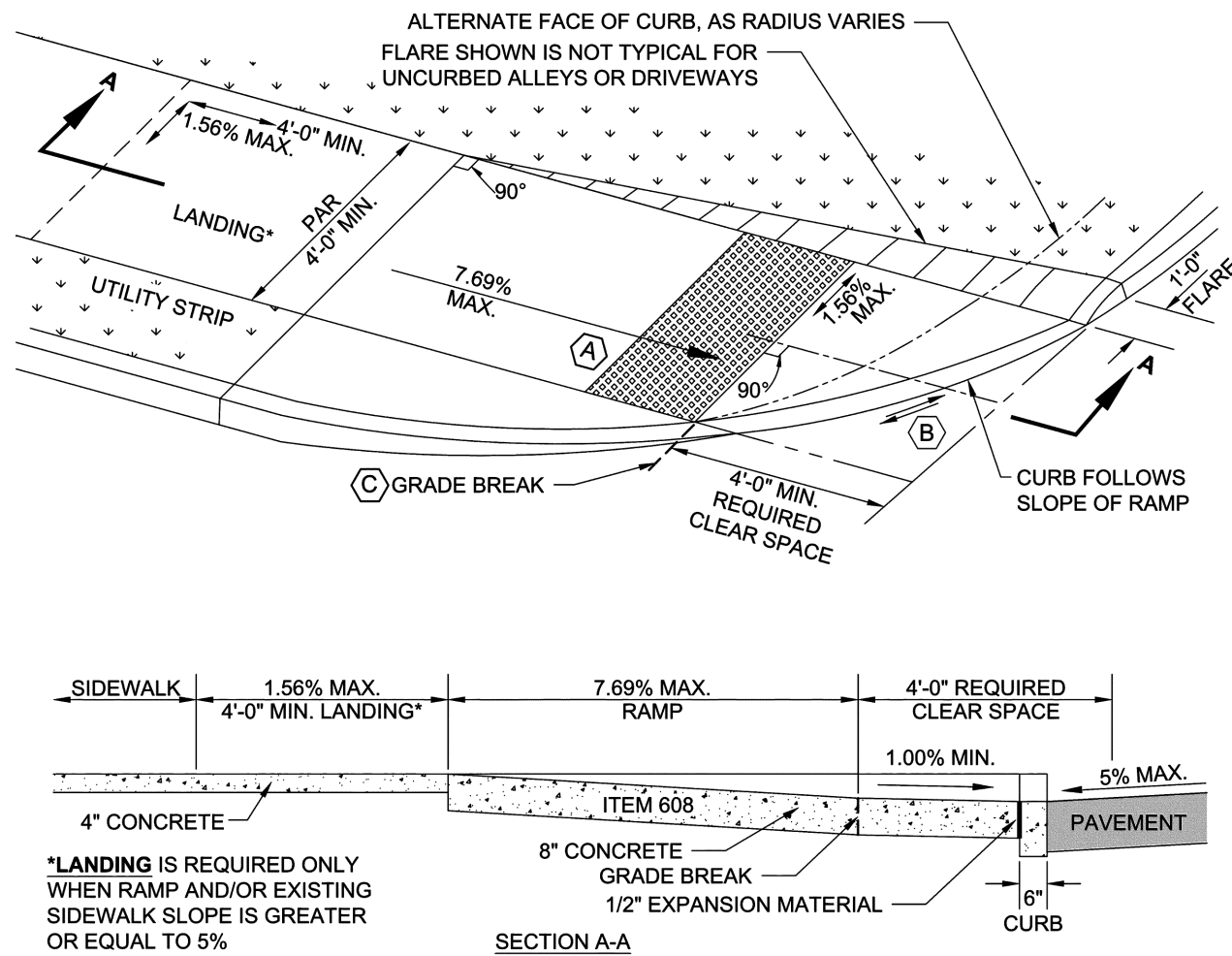
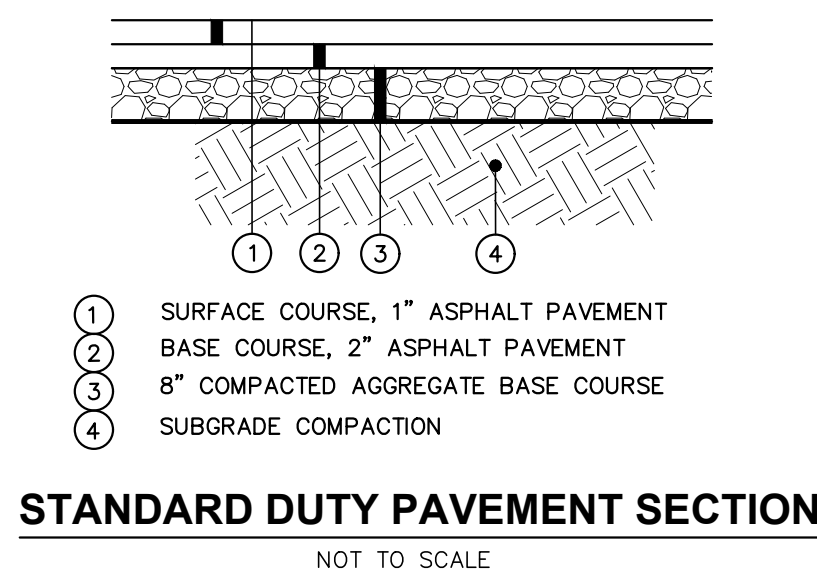
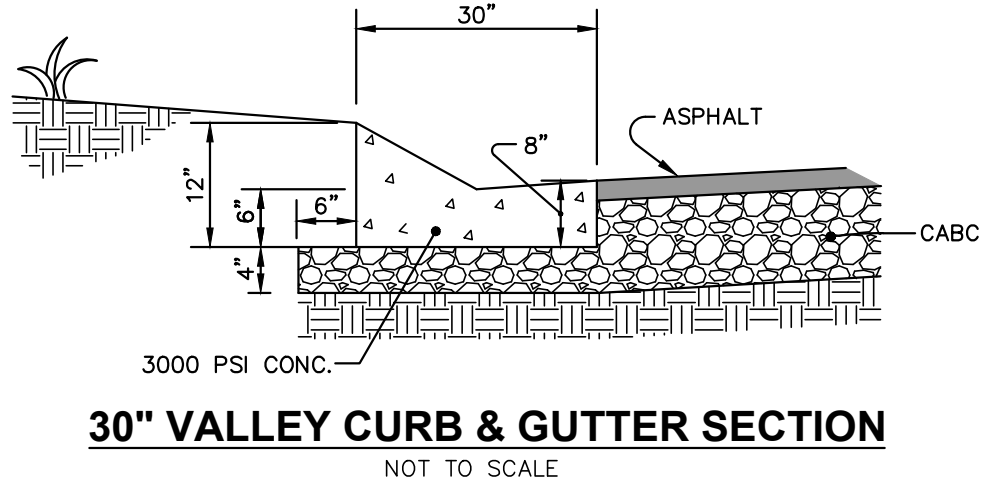
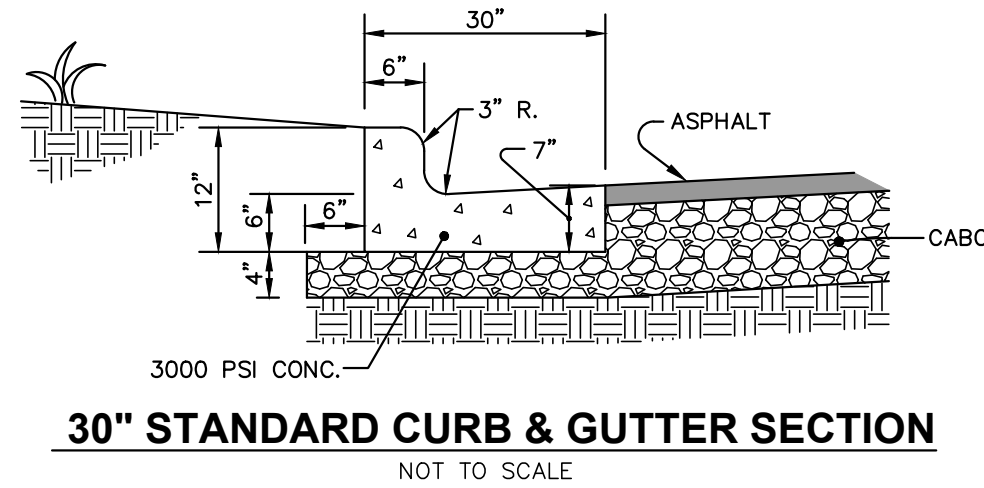
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HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY
BRIDGEPOINT
CONDITIONAL ZONING PLANS
FOR
KB HOME CAROLINAS
BUILDING FLOOR PLAN

07/22/2020

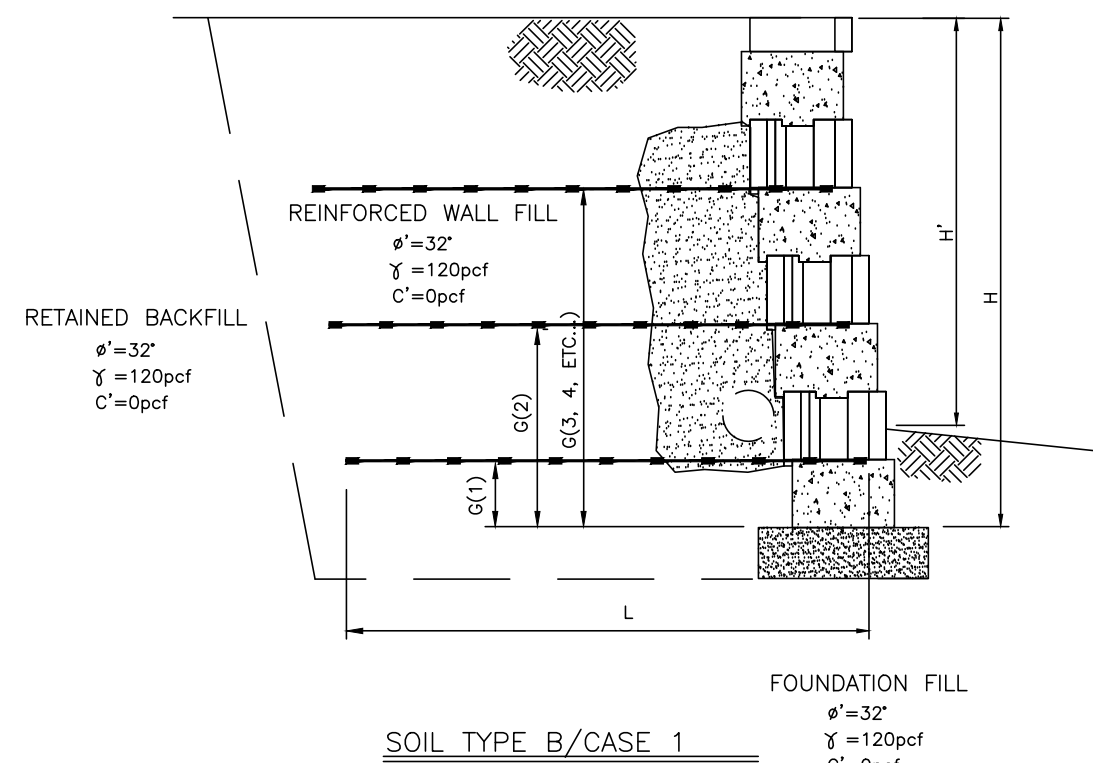
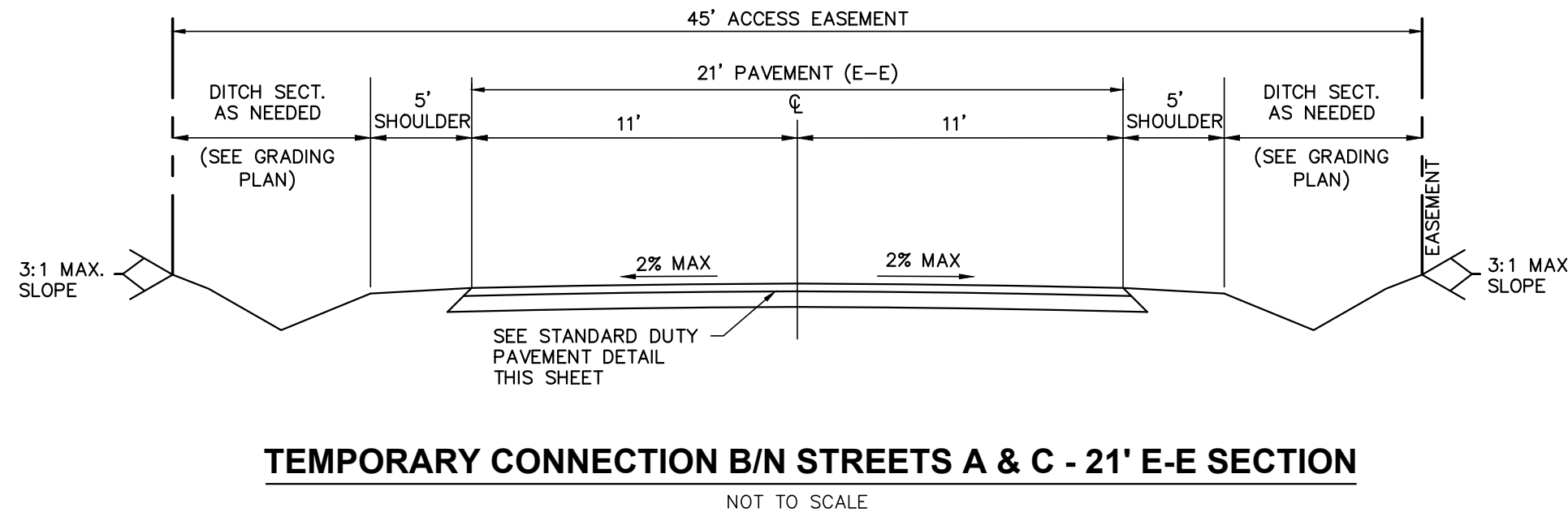
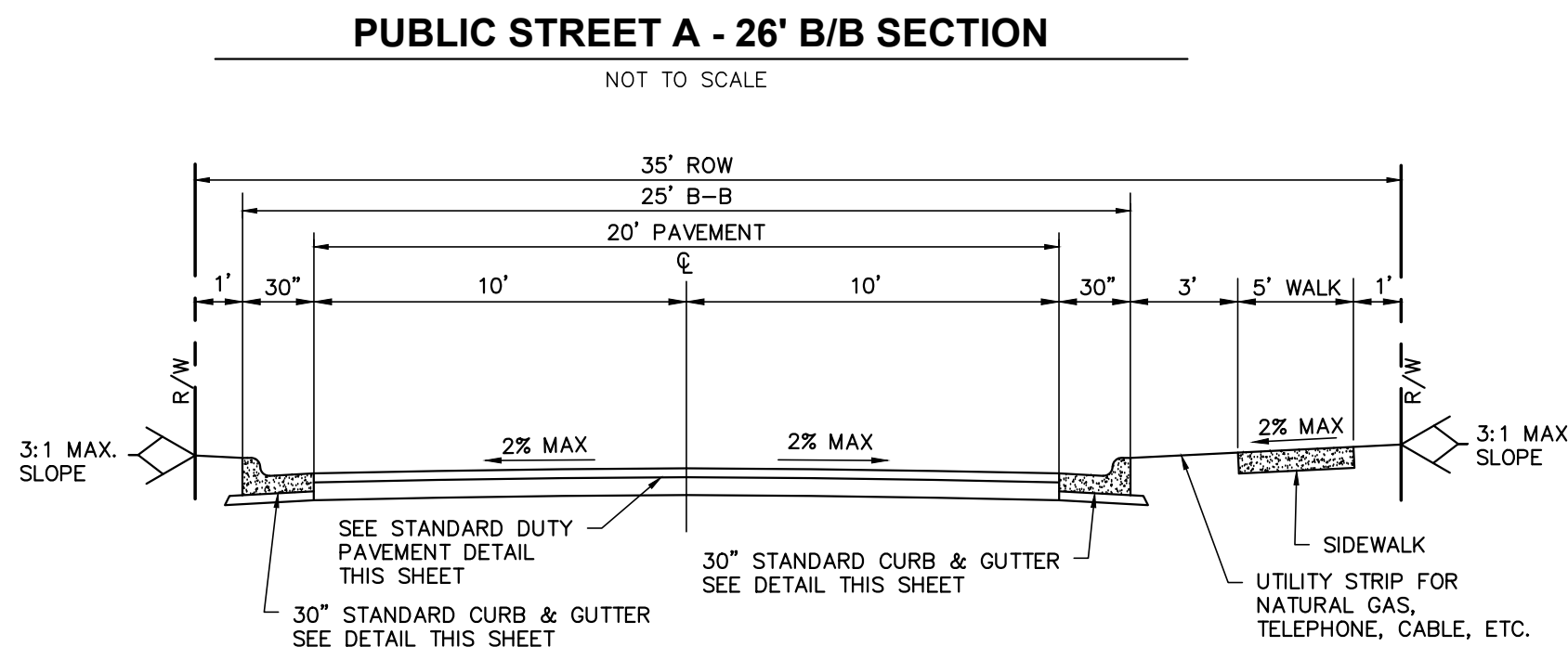
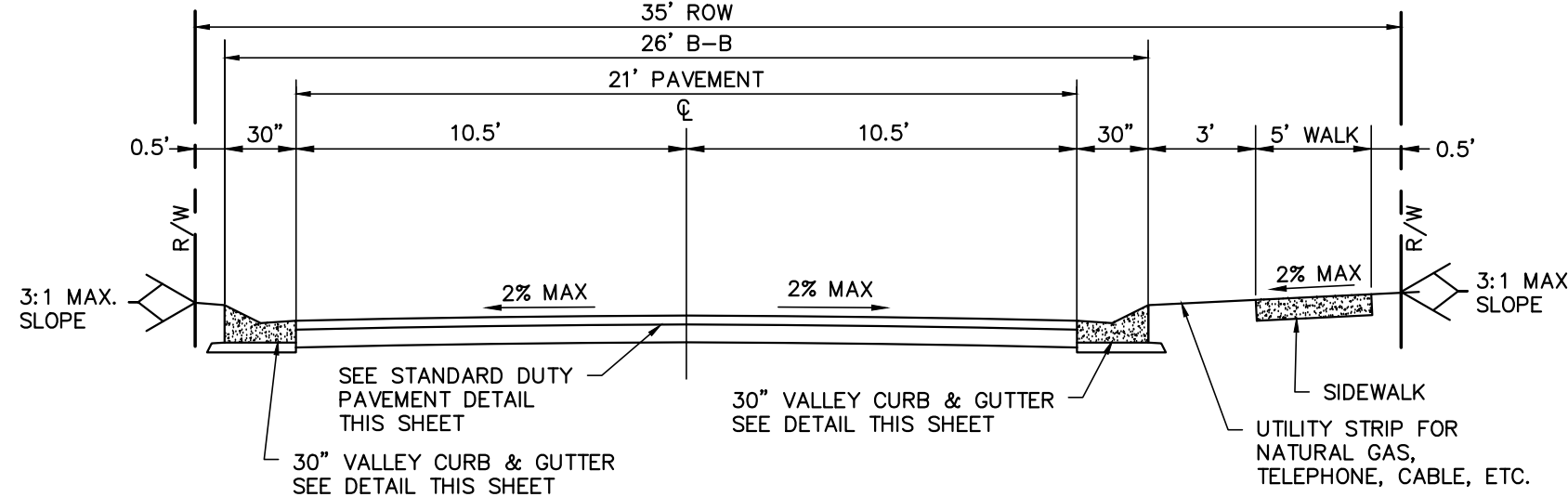
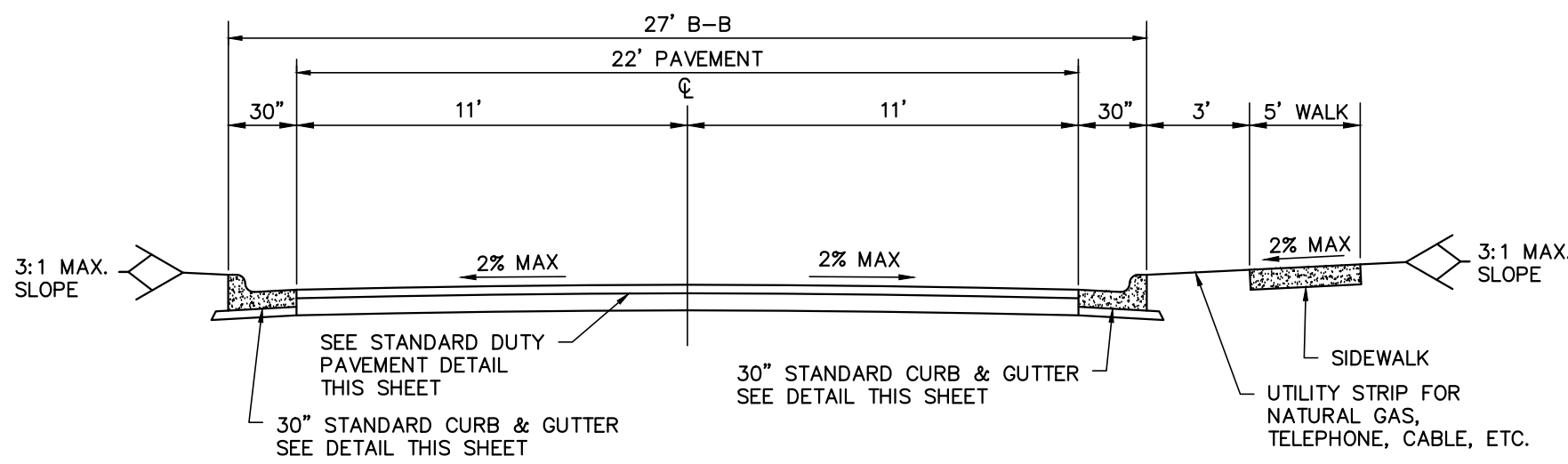
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Date:	07/22/2020
Scale:	1/8" = 1'-0"
Drawn By:	JRR
Checked By:	CMR
Project Number:	18-0001-978
Drawing Number:	15 / 16

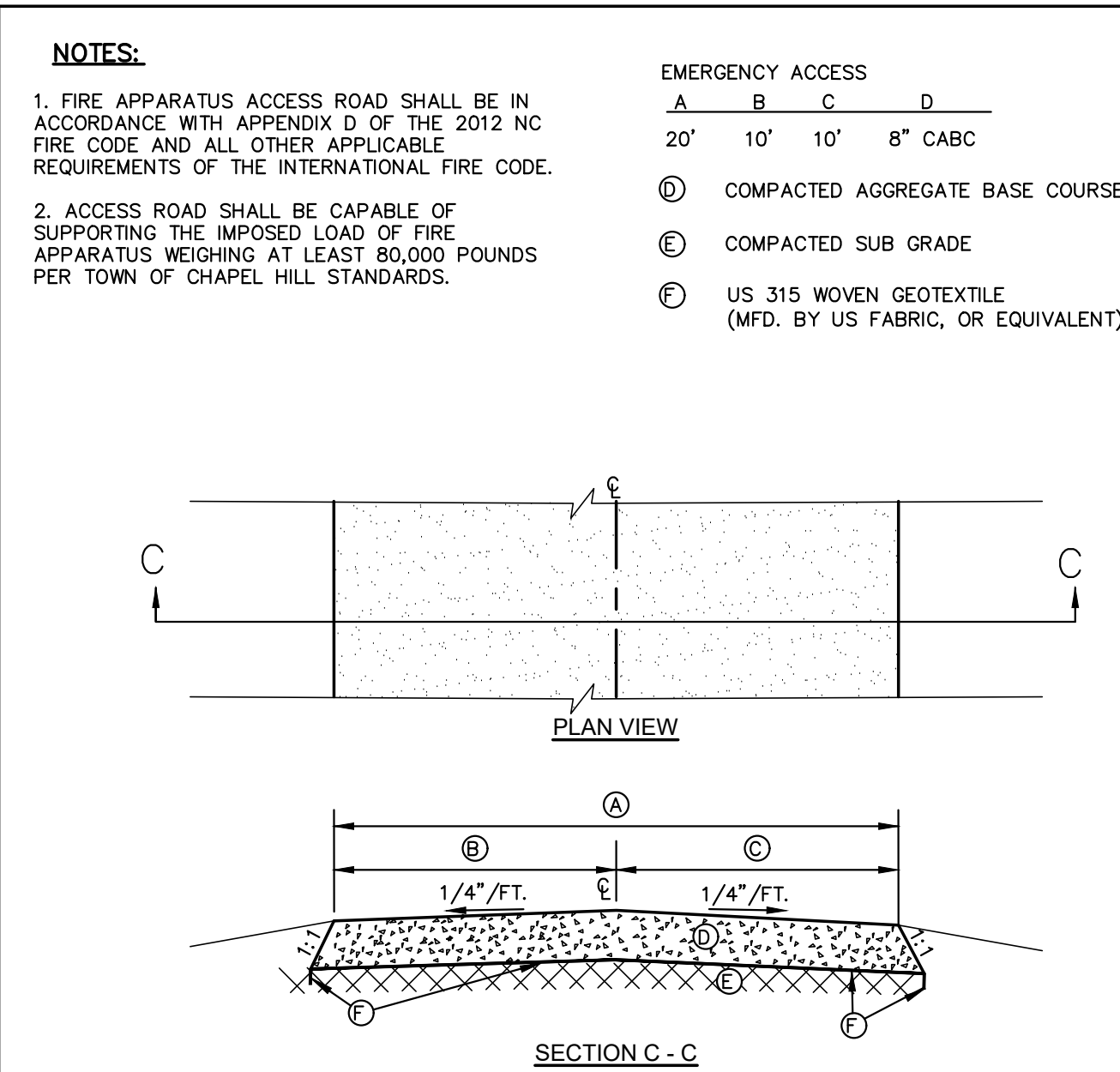
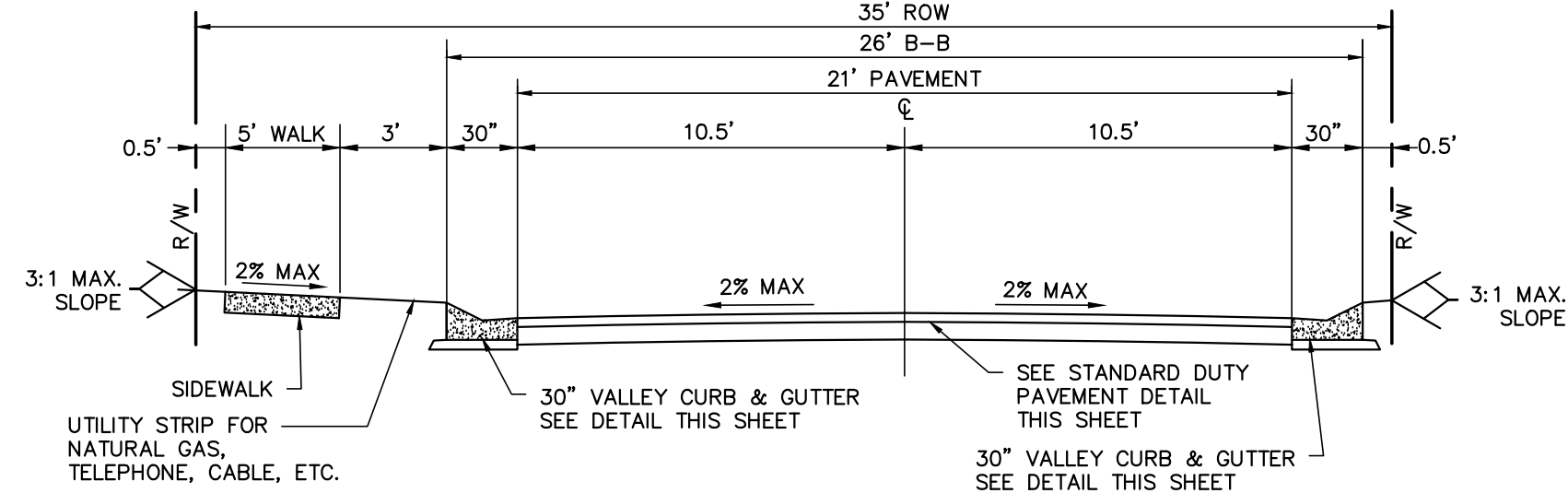
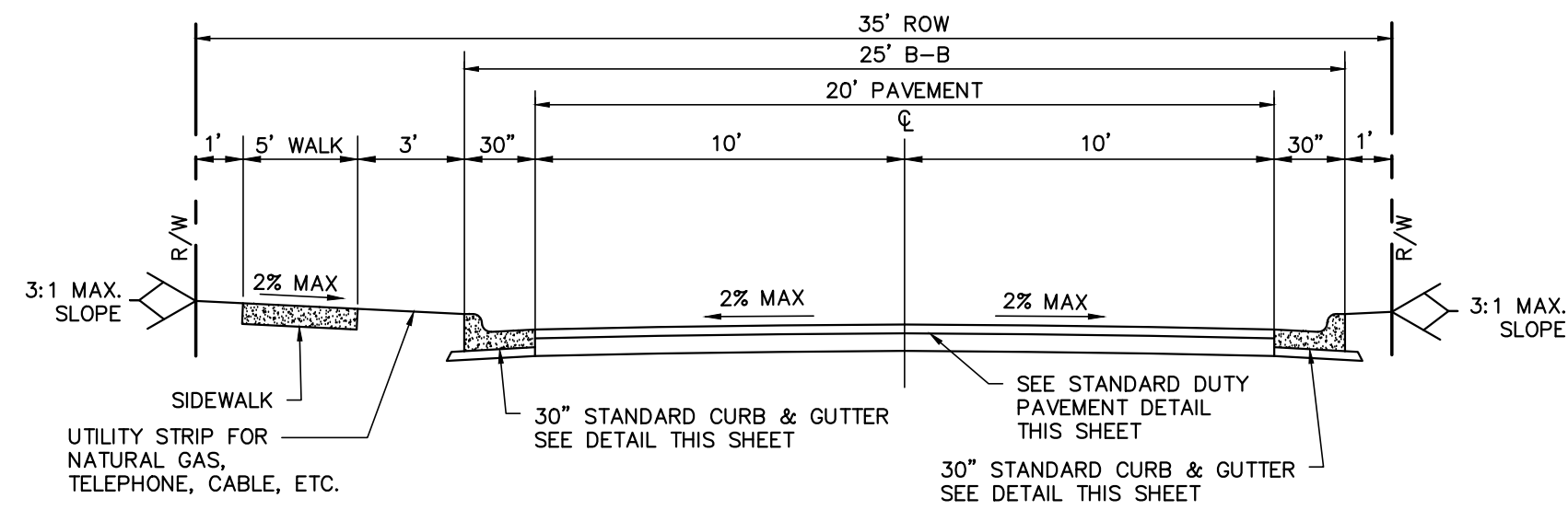


- CODED NOTES:**
- (A) DETECTABLE WARNING DOMES
- (B) PROVIDE POSITIVE DRAINAGE ALONG CURBLINE. SHOULD BE 1.00% MINIMUM SLOPE
- (C) WHERE THE DISTANCE FROM EITHER END OF THE BOTTOM OF THE GRADE BREAK TO THE BACK OF CURB IS GREATER THAN 5-FT, THE DETECTABLE WARNING SHALL BE PLACED AT THE BACK OF CURB

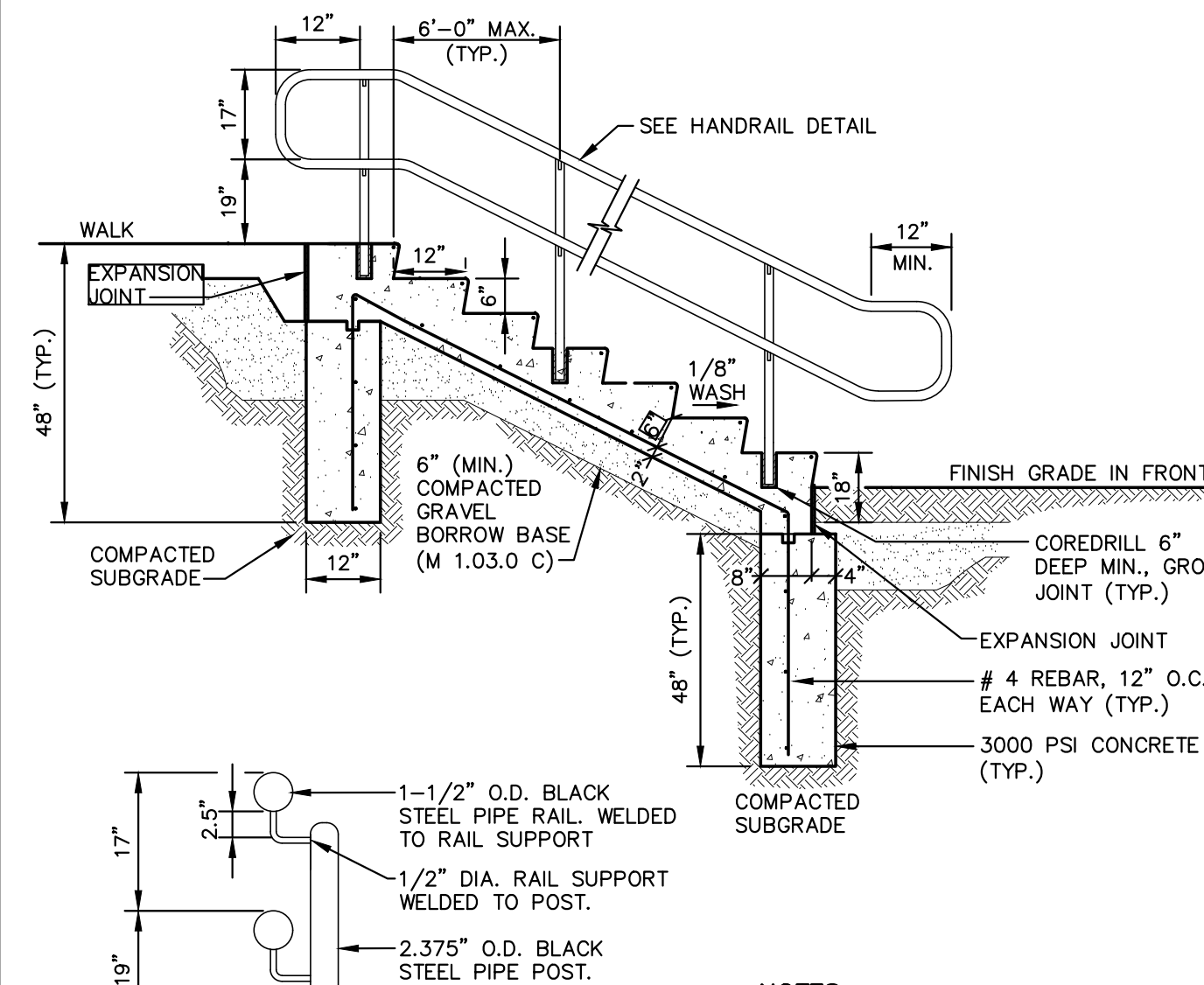
CURB RAMP DETAIL
NOT TO SCALE



TOTAL HEIGHT		GEOGRID		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"	A	0'-6"	2'-0"	4'-0"	6'-0"	8'-0"	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



CONCRETE STAIRS
SCALE: NONE

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