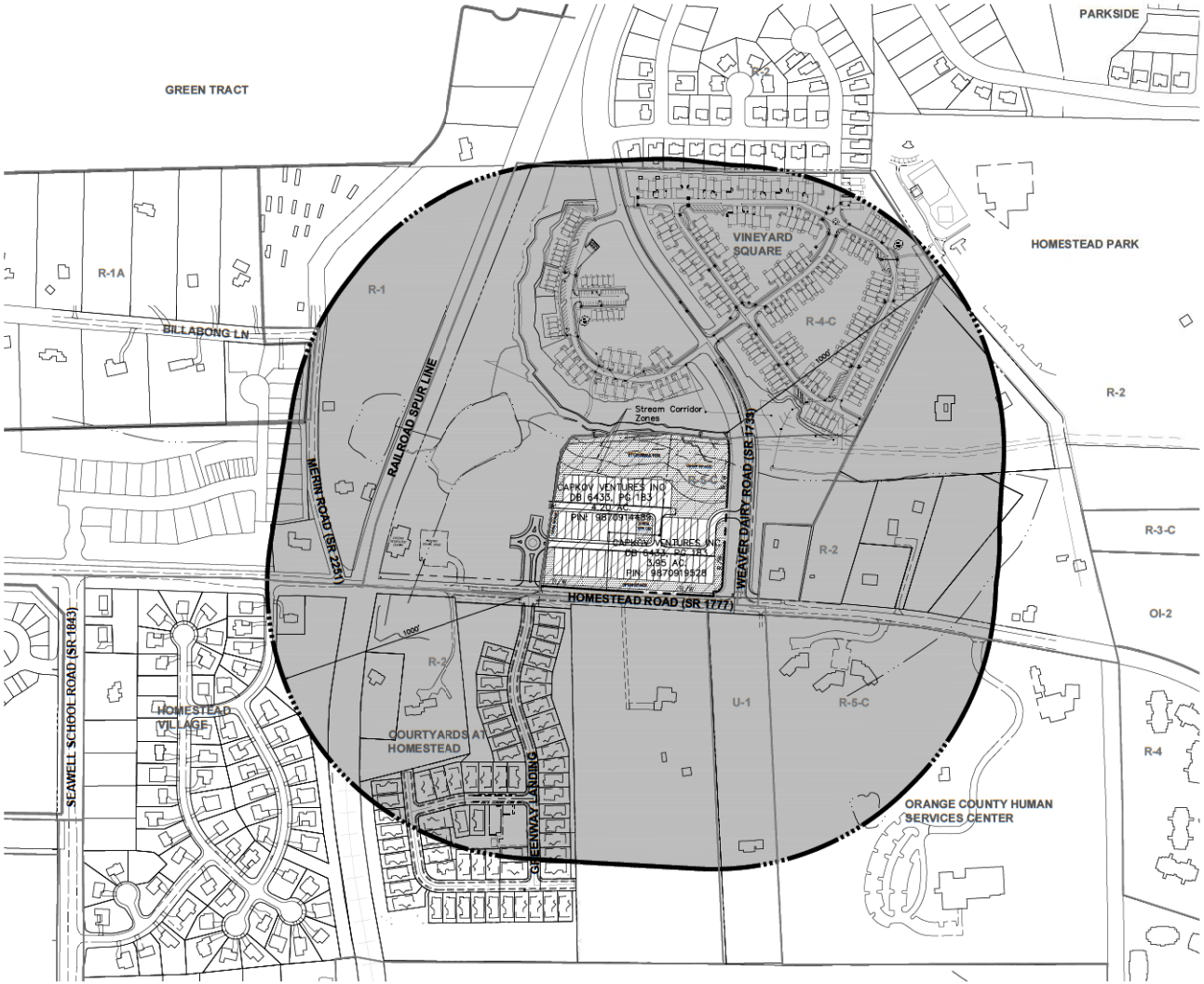
CONCEPT PLAN
BRIDGEPOINT
CHAPEL HILL, NC
2019



AREA MAP
SCALE 1" = 200'

LOCATION MAP
SCALE: 1"=4000'

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

SHEET INDEX

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

LEGEND

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

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS
51 Kilmayne Drive, Suite 105
Cary, North Carolina 27511
ph: 919.468.8290
Fax: 919.335.5127

PLAN PREPARED FOR:

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

HOMESTEAD ROAD, CHAPEL HILL, NC – ORANGE COUNTY

BRIDGEPOINT
CONCEPT PLAN
FOR
KB HOME CAROLINAS
AREA MAP

NORTH CAROLINA PROFESSIONAL SEAL 29 ENGINEER CAMERON M. RICE
PRELIMINARY
04/23/2019

Issue Dates:
2019-04-23 CONCEPT PLAN SUBMITTAL #1

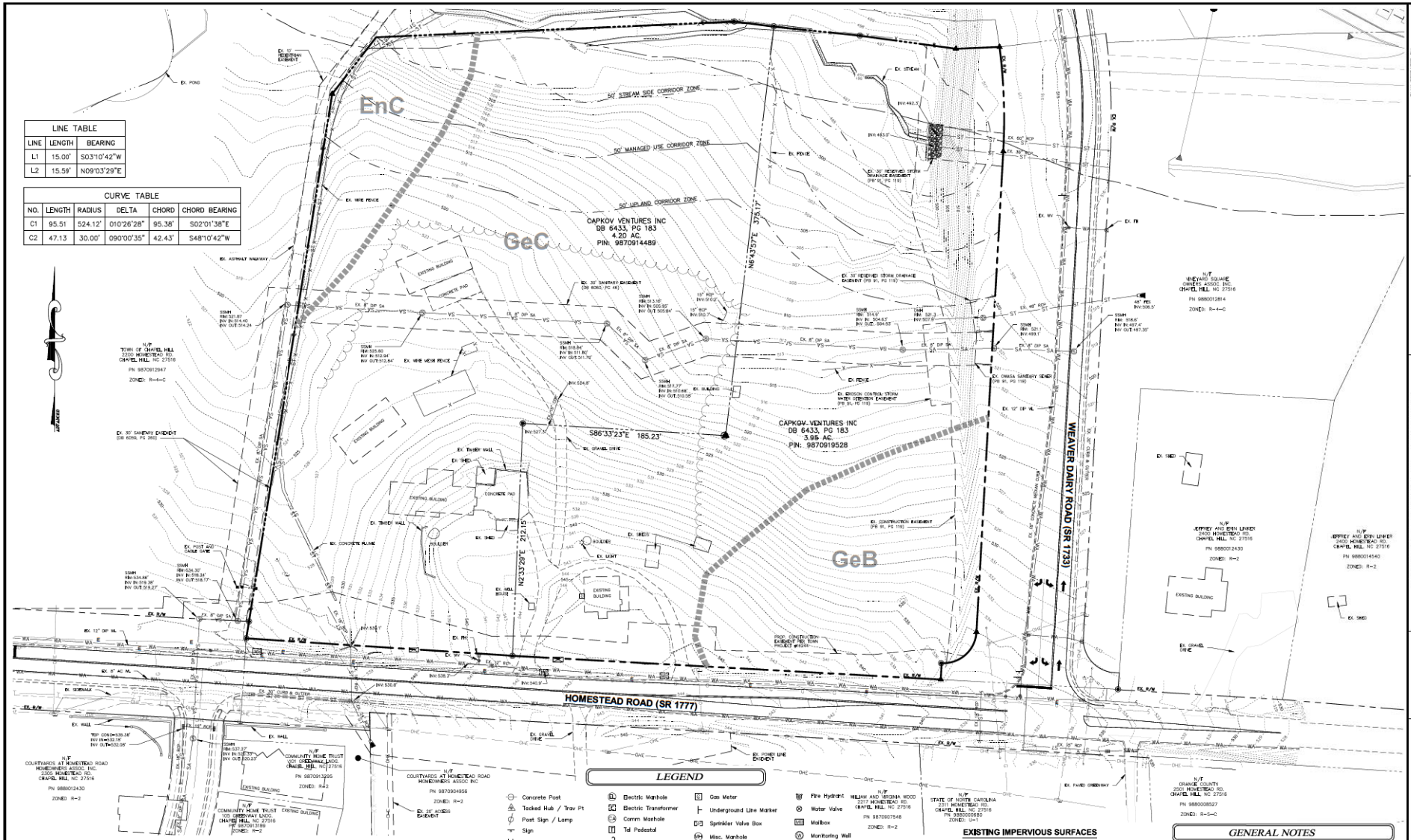
Date: 04/23/2019
Scale: 1" = 200'

Drawn By:	Checked By:
JRR	CMR

Project Number:
18-0001-978

Drawing Number:
1 / 4

O:\18-0001-978NC\DWG\Production Drawings\DEVELOPMENT PLAN\Concept Plans\0001-978-CP01.dwg AREA MAP Apr 23, 2019 - 11:09:36am crice



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

LEGEND

- Concrete Post
- Tacked Nub / Trav Pt
- Post Sign / Lamp
- Sign
- Billboard / OH Sign
- Deciduous Tree
- Pine Tree
- Shrub
- Sanitary Manhole
- Cleanout Access
- Storm Manhole
- Catch Basin
- Curb Inlet W / Grate
- Gas Valve
- Overhead Telephone
- Overhead Electric
- Electric Manhole
- Electric Transformer
- Comm Manhole
- Tel Pedestal
- Pole Elec
- Pole Elec Tel
- Pole Elec Tel Light
- Pole Tel
- Pole Tel Light
- Pole Light
- Pole Signal
- Traffic Box
- Guy Pole
- Guy Wire
- Gas Meter
- Underground Line Marker
- Sprinkler Valve Box
- Misc. Manhole
- Iron Pipe Found
- Iron Rod Found
- PK Nail Found
- RR Spike Found
- Fence Post Found
- Stone Found
- Conc. Monument Found
- Monument Box Found
- Underground Gas
- Ex. Property Boundary
- ℄ of Road
- Fire Hydrant
- Water Valve
- Mailbox
- Monitoring Well
- Iron Pin Set
- PK Nail Set
- RR Spike Set

Iron pins set are 3/4" diameter iron pipe, 30" long and capped Advanced 7661.

- Fence
- [ ] Denotes Record Call
- Underground Electric
- Ex. Sanitary
- Ex. Waterline
- Ex. Soil Type Boundary
- ℄ of Stream
- Ex. Edge of Pavement

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

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

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

CONSTRUCTION WASTE STANDARD NOTES

ALL EXISTING STRUCTURES 500 SQUARE FEET AND LARGER IN SIZE SHALL BE ASSESSED PRIOR TO DEMOLITION TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (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.

EXISTING IMPERVIOUS SURFACES

BUILDINGS	= 8,510 SF
DRIVEWAYS	= 9,783 SF
TOTAL	= 18,293 SF

FLOOD NOTE

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

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

GENERAL NOTES

1) Areas calculated by coordinate geometry.
2) All distances are horizontal ground distances.
3) Basis of Bearing NC GRID 1983 Horizontal Datum & Vertical Datum NAD-88.
4) Boundary information shown hereon was prepared by John R. McAdams Company.
5) Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Monuments were found at points where indicated.

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:

ADVANCED CIVIL DESIGN

311 Meredith Drive, Suite 105
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ph 919.481.6890
fax 919.336.5177

PLAN PREPARED FOR:

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

HOMESTEAD ROAD, CHAPEL HILL, NC – ORANGE COUNTY

BRIDGEPOINT
CONCEPT PLAN
FOR
KB HOME CAROLINAS

EXISTING CONDITIONS PLAN

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 040241 MERON M. RICKS

PRELIMINARY KEY

04/23/2019

Name	Dates
Meron Ricks	2019-04-23 CONCEPT PLAN SUBMITTAL #1

Date: 04/23/2019
Scale: 1" = 40'

Drawn By: JRR
Checked By: CMR

Project Number: 18-0001-978

Drawing Number: 2 / 4

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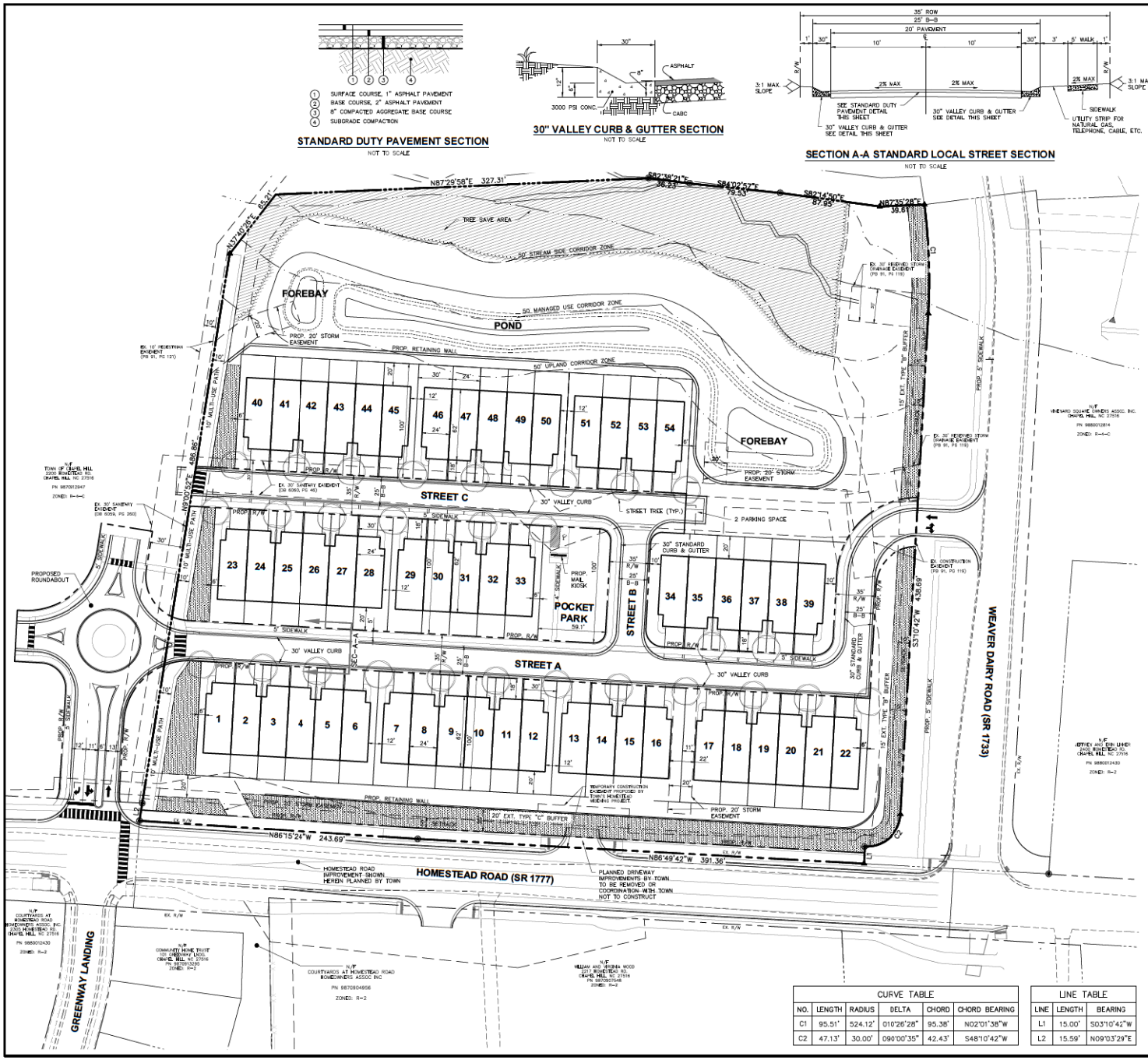

SITE DATA TABLE

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: CREDITED STREET AREA: CREDITED STREET AREA: TOTAL GROSS LAND AREA (GLA):	 8.4 ACRES 0.51 ACRES (1/2 HOMESTEAD R/W) 0.68 ACRES (1/2 WEAVER DAIRY RD R/W) 9.2 ACRES (USED FOR DENSITY CALCULATION)
CURRENT ZONING:	R-5-C
OUTSIDE CORPORATE LIMITS:	NO
OUTSIDE WATERSHED PROTECTION DISTRICT:	YES
OUTSIDE FLOODPLAIN:	YES
OVERLAY DISTRICTS:	NONE
EXISTING LAND USE:	SINGLE FAMILY
PROPOSED LAND USE:	MULTIFAMILY WITH SPECIAL USE PERMIT
ALLOWABLE DENSITY R-5:	15 UNITS/AC GROSS LAND AREA = 9.2 AC # UNITS ALLOWED = 137
PROPOSED SINGLE FAMILY UNITS:	54
PROPOSED AFFORDABLE UNITS:	0
PROPOSED TOTAL # OF UNITS:	54
PROPOSED MINIMUM LOT SIZE:	2,400 SF
RECREATION SPACE REQUIRED:	0.23 AC. (2.5%)
RECREATION SPACE PROVIDED:	0.27 AC
PROPOSED INTERIOR LOT SETBACKS: FRONT: SIDE: SIDE CORNER: REAR:	 0' 0' 0' 0'
REQUIRED PERIMETER SETBACKS INTERIOR: STREET: SOLAR:	 6' 20' 8'
PROPOSED BUILDING SEPARATION:	12'
MAXIMUM BUILDING HEIGHT (PRIMARY):	39'
MAXIMUM BUILDING HEIGHT (SECONDARY):	60
MAXIMUM FLOOR AREA RATIO:	0.303
PROPOSED FLOOR AREA RATIO:	0.3028
MAXIMUM IMPERVIOUS SURFACE RATIO:	0.50
PROPOSED IMPERVIOUS SURFACE RATIO:	0.49

TREE CANOPY COVERAGE CALCULATIONS

TREE CANOPY COVERAGE REQUIRED:	30%
NET LAND AREA:	8.4 AC
AREAS NOT COUNTING TOWARD TREE CANOPY CALCULATIONS:	
RECREATION AREAS:	0.274 AC
EASEMENTS:	2.253 AC
RIGHT OF WAY:	1.227 AC
TOTAL LAND AREA NOT COUNTED:	3.754 AC
APPLICABLE LAND AREA:	4.593 AC
TREE CANOPY REQUIRED:	4.593 AC X 30% = 1.378 AC
EXISTING TREE CANOPY TO REMAIN:	0.829 AC
ADDITIONAL TREE CANOPY REQUIRED:	0.549 AC
ADDITIONAL TREE CANOPY PROVIDED:	0.549 AC
TREE CANOPY PROVIDED:	1.378 AC
REQUIRED # OF 2.5" CALIPER TREES:	43 TREES
PROPOSED STREET TREES:	28 TREES
PROPOSED BUFFER TREES:	50 TREES
TOTAL TREES:	78 TREES

GENERAL NOTES

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

ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

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

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

LEGEND

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

REQUIREMENTS

INTERNAL SETBACKS ..... 0 FT

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GRAPHIC SCALE

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(IN FEET)
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PLAN PREPARED BY:
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PLAN PREPARED FOR:
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HOMESTEAD ROAD, CHAPEL HILL, NC – ORANGE COUNTY

CONCEPT PLAN
FOR
KB HOME CAROLINAS
PROPOSED SITE PLAN

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL MERON M. RUSS
PRELIMINARY
04/23/2019

Issue Dates:
2019-04-23 CONCEPT PLAN SUBMITTAL #1

Date: 04/23/2019
Scale: 1" = 40'
Drawn By: JRR
Checked By: CMR
Project Number: 18-0001-978
Drawing Number: 3 / 4

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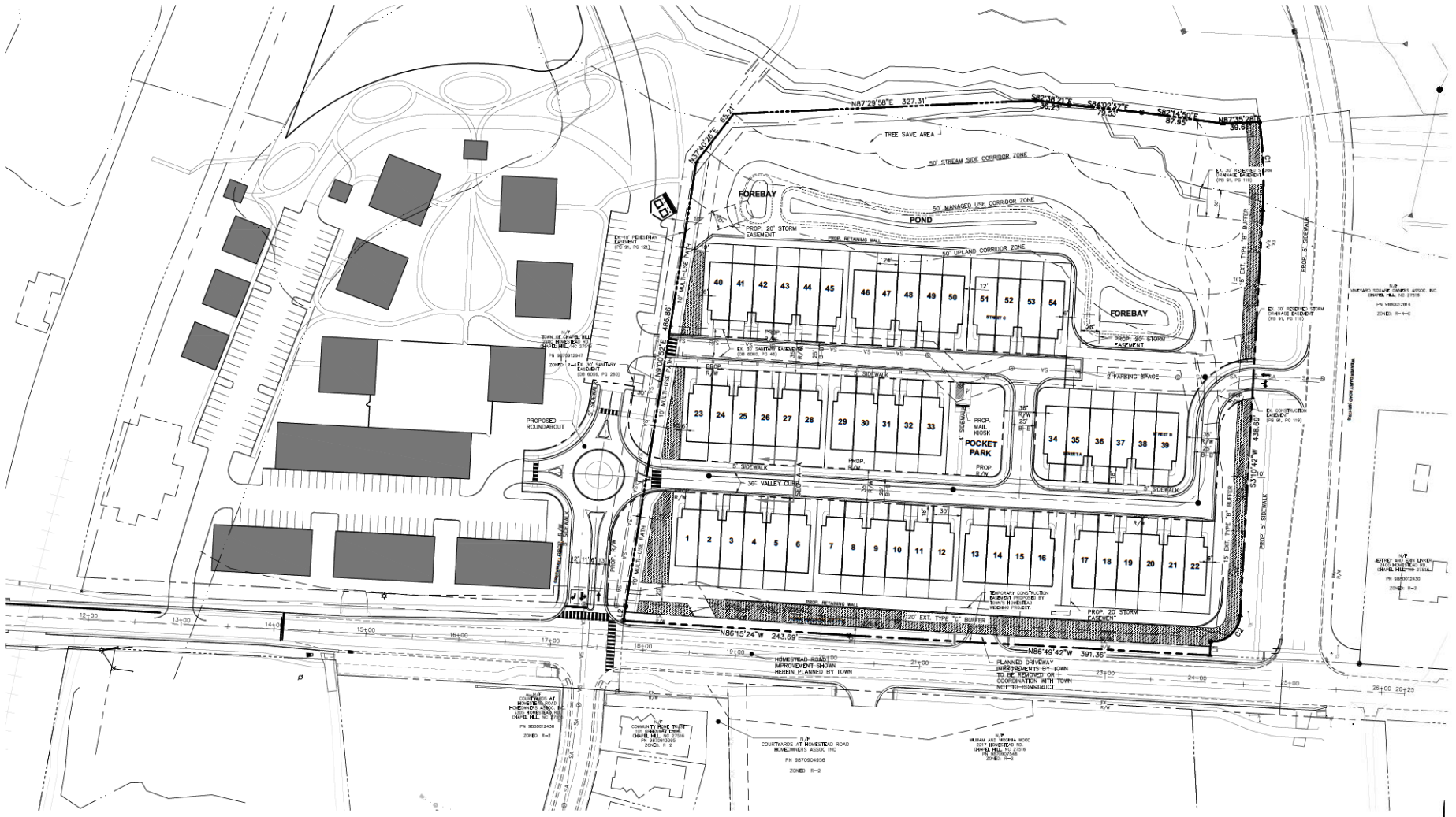

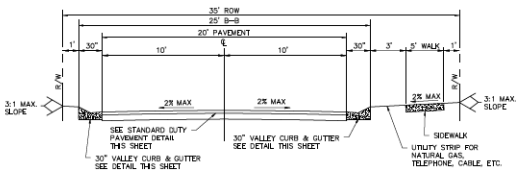

SECTION A-A STANDARD LOCAL STREET SECTION

NOT TO SCALE

LEGEND

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

REQUIREMENTS

INTERNAL SETBACKS ..... 0 FT

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

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PLAN PREPARED FOR:

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PHONE: 919.768.7960

HOMESTEAD ROAD, CHAPEL HILL, NC – ORANGE COUNTY

BRIDGEPOINT
CONCEPT PLAN
FOR
KB HOME CAROLINAS
CONNECTIVITY PLAN

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL CAMERON M. RICE
PRELIMINARY
04/23/2019

Issue Dates:
2019-04-23 CONCEPT PLAN SUBMITTAL #1

Date: 04/23/2019
Scale: 1" = 40'

Drawn By:	Checked By:
JRR	CMR

Project Number:
18-0001-978

Drawing Number:
4 / 4

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