

BRIDGEPOINT

Chapel Hill, North Carolina

Site Plan

SITE DATA

Tax Map #s: 7.24..12 & 12A
 Parcel ID #s: 9870-91-4489 / 9870-91-9528
 Acreage: Net - 8.35 AC / 363,611 SF
 Gross - 9.18 AC / 399,972 SF

Existing Zoning: R-2
 Proposed Zoning: R-5-C
 Proposed Special Use Permit: PD- MU
 Required Minimum Building Setbacks:
 Street- 20', Interior- 6', Solar- 8'

Proposed Dwelling Units: 23
 (Includes 3 Affordable Units)
 Units per Acre: 5.2 (based on 4.39 acres)

Floor Area Proposed: Mixed Use - 27,400 SF
 (Permitted PD-MU A, B & C uses per Table 3.7-1 in LUMO)
 Townhomes - 50,167 SF
 Total - 77,567 SF

Building A - One Story w/ Basement 16,700 SF
 Building B - One Story w/ Vaulted Ceiling 10,700 SF
 Townhome Buildings - Two Story - 3 Bedroom Units
 (Units 19 & 20 w/ basements)

Required Parking: Minimum - 88 Spaces
 (Mixed Use) Maximum - 128 Spaces
 *Assumes 19,050 SF of General Retail and 8,350 SF of Office

Required Parking: Minimum - 40 Spaces
 (Residential) Maximum - 52 Spaces

Proposed Parking: Mixed Use - 87 Spaces (12 Compact)
 Residential - 47 Spaces
 Total - 134 Spaces

Proposed Bicycle Parking: Mixed Use -12 spaces
 Impervious Surface: 3.29 ± AC / 143,112 ± SF (35.8%)
 RCD Disturbance: 7,872 SF in Managed Area
 13,965 SF in Upland Area
 (Areas disturbed for Bioretention Facility)

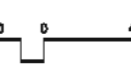
Private Trash Collection Proposed

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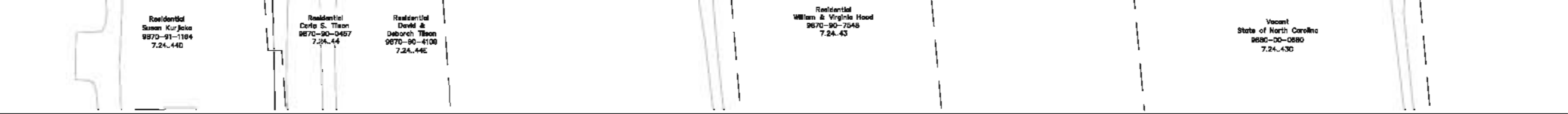
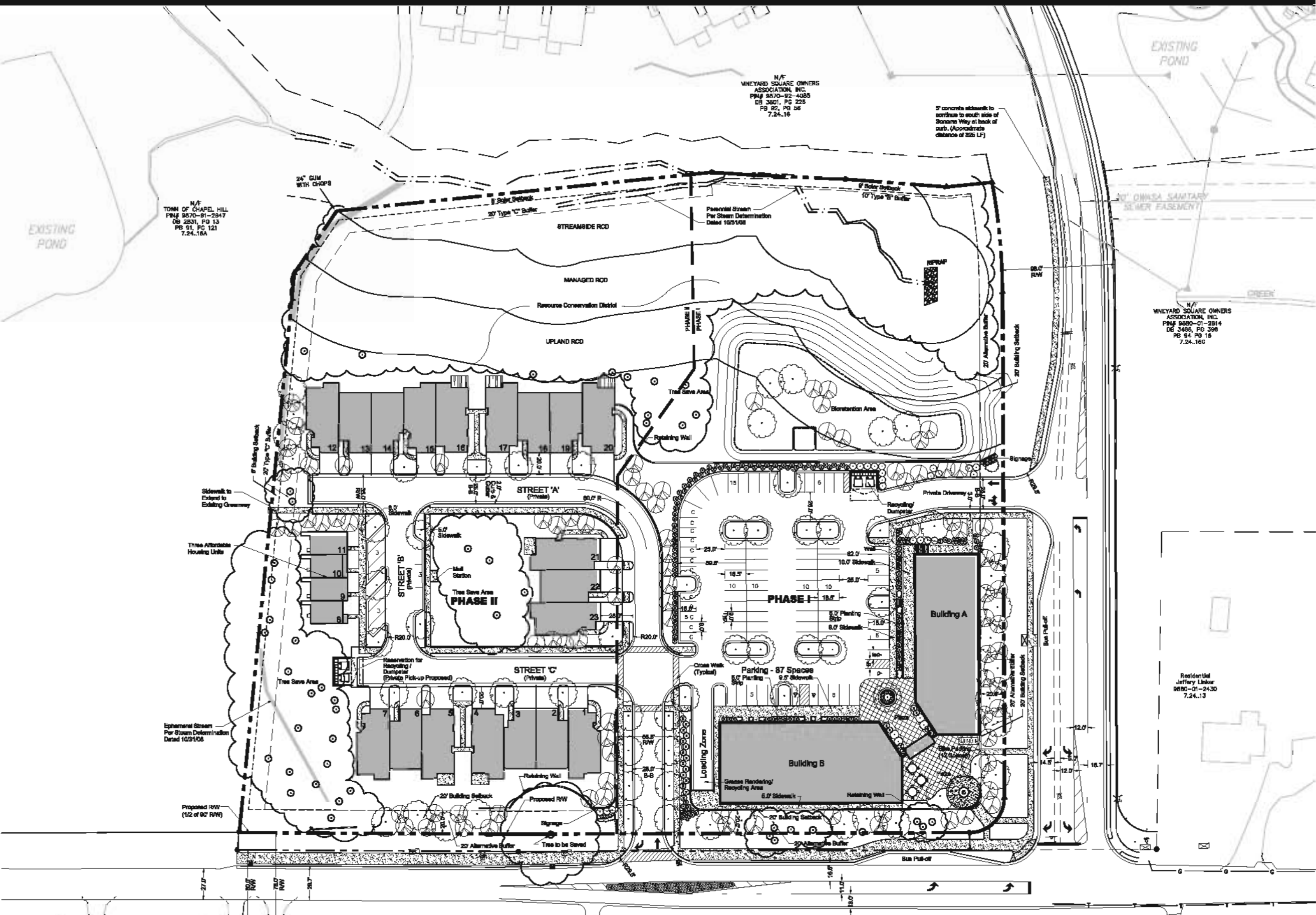
Site Plan



THE DESIGN RESPONSE
 1616 Evans Road, Suite 205
 Cary, NC 27513
 (919) 678-8050 Fax (919) 678-8150



DATE:	3/3/08
SCALE:	1"=40'
DRAWN BY:	EJK
JOB NO.:	050-001
SHEET NO.:	5
DATE:	3/10/08
REVISION:	Per Sample Application Comments
DATE:	
REVISION:	



BRIDGEPOINT

Chapel Hill, North Carolina

Illustrative Site Plan



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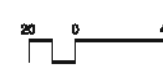
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 1616 Evans Road, Suite 205
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DATE:	3/2/08
SCALE:	1"=40'
DRAWN BY:	EJK
JOB NO.:	050-001
SHEET NO.:	1
DATE:	3/22/08
REVISION:	Revised Per DHR Comments
CF:	1
SHEETS:	1

Residential Susan Kurjeka 9870-91-1184 7.24.44D
 Residential Carlo S. Tison 9870-90-0457 7.24.44
 Residential David & Deborah Tison 9870-90-4108 7.24.44C
 Residential William & Virginia Hood 9870-90-7548 7.24.43
 Vacant State of North Carolina 9880-00-0880 7.24.43D