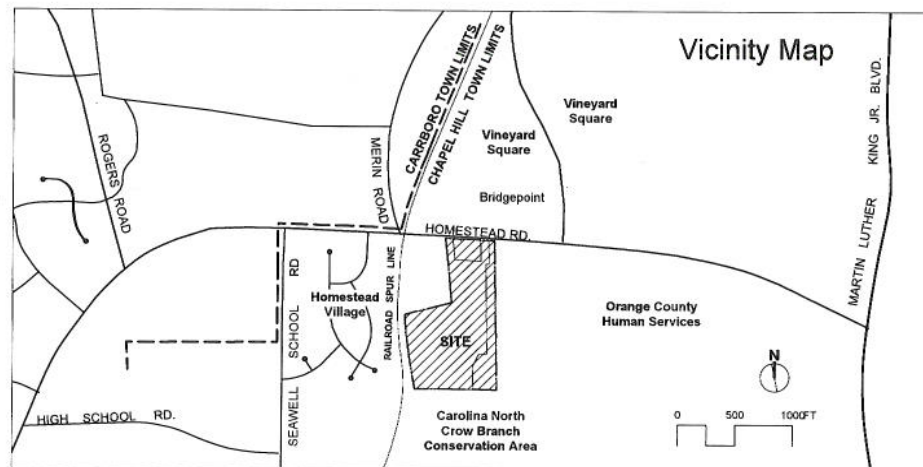


COURTYARDS OF HOMESTEAD

Concept Plan

November 20, 2013



APPLICANT:
Scott Murray Land Planning, Inc.
1450 Environ Way
Chapel Hill, NC 27517
Contact: Scott Murray
252-213-9501
smurray@stmlandplan.com

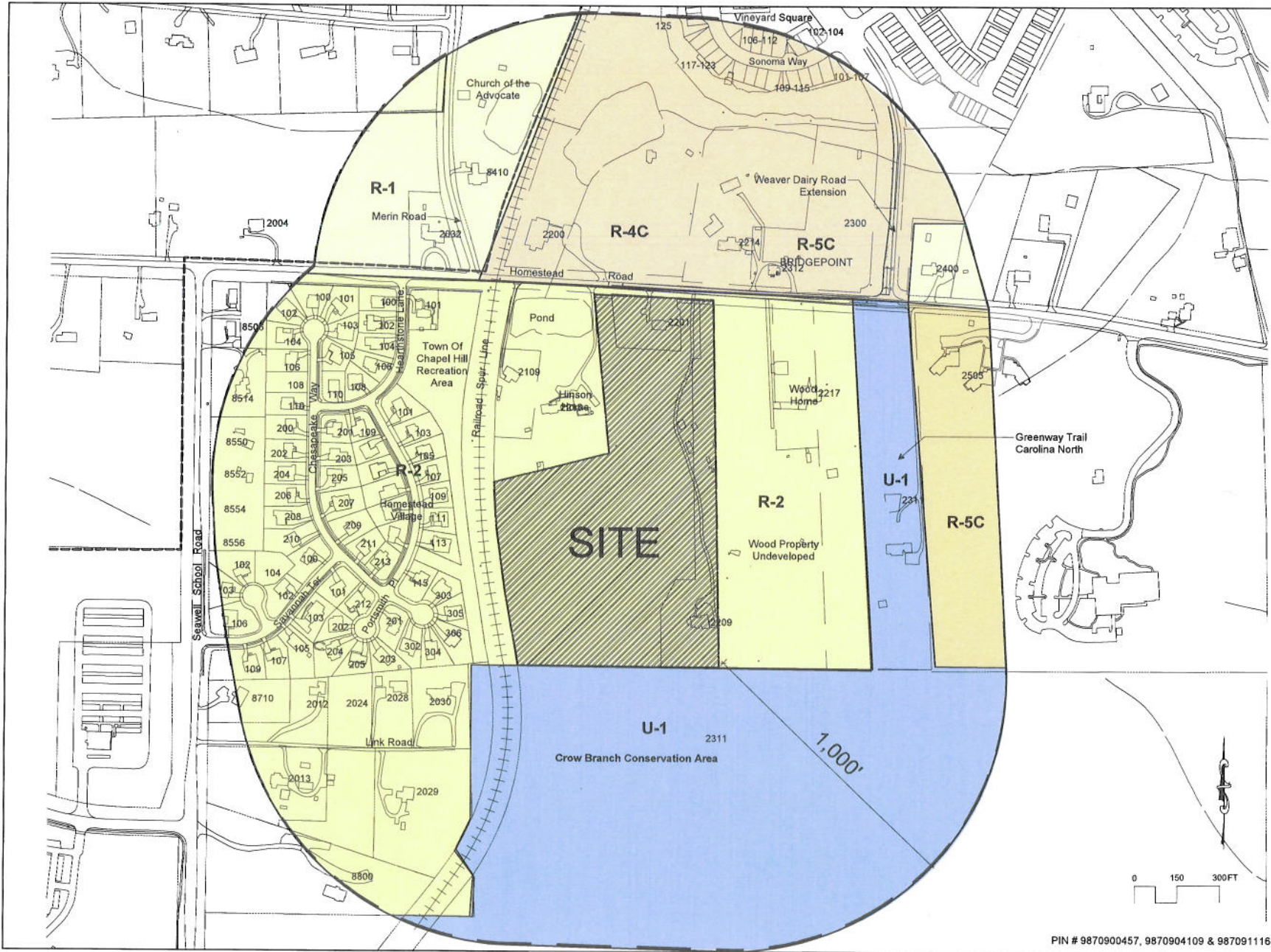
DEVELOPER:
Epcor Communities
500 Stonehenge Parkway
Dublin, OH 43017
Contact: Rich Hearth
(704) 576-2841
rhearth@epconcommunities.com

ENGINEERING:
McAdams
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Research Triangle Park
NC 27709
Contact: Bill Derks
(800) 733-5646
derks@johnrcadams.com

Sheet Index

- CP-1.0 Area Map
- CP-2.0 Existing Conditions
- CP-3.0 Photos of Surrounding Property
- CP-3.1 Photos of Surrounding Property
- CP-4.0 Concept Plan
- CP-5.0 Floor Plan & Elevation
- CP-5.1 Streetscape & Courtyards

PIN # 9870900457, 9870904109 & 9870911164
Property Address: 2201, 2209, & 2301 Homestead Road Chapel Hill, NC



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 Raleigh Office: 1450 E. Hargett Street, Suite 215, Raleigh, NC 27601
 Virginia Office: 2740 Midway Road, Suite 200, Fairfax, VA 22031
 Charlotte Office: 1000 South Tryon Street, Suite 200, Charlotte, NC 28202
 Services: Landscape Architecture | Environmental Design | Project Management

Developer:
Epcon Communities
 500 Stonehenge Parkway
 Dublin, OH 43017

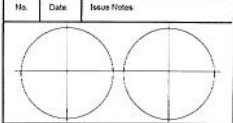
**Courtyards of
Homestead**
 Chapel Hill, North Carolina

Area Map

Engineering and Stormwater Consultant:

 P.O. Box 14005
 Research Triangle Park
 NC 27709
 2905 Meridian Parkway
 Durham, NC 27713

No.	Date	Issue Notes



Design Firm:
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 1450 E. Hargett Street, Suite 215, Raleigh, NC 27601
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 smurray@stmlandplan.com

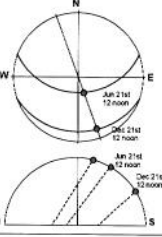
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PIN # 9870900457, 9870904109 & 9870911164

Solar Tracking Chart

Solar Tracks for 20 Degrees Latitude / 78 Degrees Longitude



Existing Conditions Legend

- Slopes 0% to 10%
 - Slopes 10% to 15%
 - Slopes 15% to 25%
 - Slopes Greater than 25%
- Existing Trees**
- SHURB
 - PGR-MANIPULABLE TREE
 - SUMMER TREE
 - WINTER TREE
 - OAK TREE
 - REDWOOD/EVERGREEN
 - HEDGELINE (LOCATION APPROXIMATE)
 - SIGNIFICANT TREES AND CRITICAL TREE AREA

Soils Types Identified

- EnB Soil Series: 21-6 percent slope
- EnC Soil Series: 18-19 percent slope
- GeB Soil Series: 17-18 percent slope
- GeC Soil Series: 18-19 percent slope

DESCRIPTION

- 1' CONTOUR INTERVAL
- 5' CONTOUR INTERVAL
- PROPERTY LINE
- ROADWAY CENTERLINE
- RIGHT OF WAY LIMITS
- EASEMENT LINE
- CURB & GUTTER
- SANITARY SEWER FACILITIES
- STORM SEWER FACILITIES
- WATERLINE
- FIRE HYDRANT ASSEMBLY
- DRAINAGE MANHOLE
- SEWER MANHOLE
- SEWER CLEANOUT
- WATER MANHOLE
- WATER VALVE
- WATER METER
- POWER POLE
- LIGHT POLE
- OVERHEAD UTILITY
- RETAINING WALL
- FENCING STRUCTURE
- WOODSLINE
- WATERWAYS
- LIMITS OF DISTURBANCE
- TREE PROTECTION FENCE
- SILT FENCE
- SPOT ELEVATION SIGNAGE

EXISTING

- 1' CONTOUR INTERVAL
- 5' CONTOUR INTERVAL
- PROPERTY LINE
- ROADWAY CENTERLINE
- RIGHT OF WAY LIMITS
- EASEMENT LINE
- ===== CURB & GUTTER
- SS SANITARY SEWER FACILITIES
- SD STORM SEWER FACILITIES
- W WATERLINE
- FH FIRE HYDRANT ASSEMBLY
- D DRAINAGE MANHOLE
- S SEWER MANHOLE
- SC SEWER CLEANOUT
- W WATER MANHOLE
- WV WATER VALVE
- WM WATER METER
- PP POWER POLE
- LP LIGHT POLE
- OU OVERHEAD UTILITY
- X RETAINING WALL
- X FENCING STRUCTURE
- WOODSLINE
- WATERWAYS
- NIA LIMITS OF DISTURBANCE
- NIA TREE PROTECTION FENCE
- NIA SILT FENCE
- 7C/1347.17 SPOT ELEVATION SIGNAGE



SITE DESCRIPTION & ANALYSIS

Encompassing 17.9 ac the proposed site has approximately 425 ft of frontage along Homeslead Rd., its northern boundary.

Two existing homes are found on the property: one yellow rental house on Homeslead Rd. and a second wood frame home near the southern boundary is occupied by the Tison Family. Gentle slopes (10% and less) open grass fields and scattered tree stands characterize the site. Several large trees along Homeslead Road frontage are worthy of note. One very large oak (approximately 72" diameter) is found adjacent to and just west of the yellow house. Other hardwoods (maples, gums, etc.) define the yard area east of the yellow house. It is important to note that some of these trees are unhealthy showing signs of severe die-back and heart decay.

The eastern portion of the site is largely wooded with predominately hardwood tree stands and several aging farm buildings. Adjacent land uses include the Wood Family home and undeveloped property.

The southern portion of the site (adjacent to the Crow Branch Conservation Area) is wooded with hardwood tree stands.

The western portions of the site are bordered by a railroad spurline serving UNC and separating the site from Homestead Village to the west. This boundary is largely wooded with volunteer hardwoods and pines.

The Hinson homestead forms the remaining boundary along the northwestern property lines. A cedar hedge and other trees have created a hedge along a fence line on this boundary.

A large portion of the site drains to the south with only a small portion draining to the north west and ultimately the Hinson pond.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. A PLANNED MASS TRANSIT LOADING STATION IS PLANNED FOR BRIDGEPOINT, 500' EAST OF THE SITE AT THE NW CORNER OF WEAVER DARY ROAD EXTENSION AND HOMESTEAD ROAD.

SITE DATA

1. SITE AREA: 17.9 ACRES
2. PIN # 9870900457, 9870904109 & 9870911164
3. EXISTING ZONING: R-2 JORDAN WATERSHED (OUTSIDE OF THE JORDAN WATERSHED PROTECTION DISTRICT)
4. TCH STAFF HAVE CERTIFIED THERE ARE NO AREAS OF RCD ON-SITE.



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 Project Office: 1450 Envoron Way, Chapel Hill, NC 27517
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Developer:
Epcon Communities
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Courtyards of Homestead
 Chapel Hill, North Carolina

Existing Conditions

Engineering and Stormwater Consultant:

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 Research Triangle Park
 NC 27709
 McAdams 2905 Meridian Parkway
 Durham, NC 27713

No.	Date	Issue Notes

Design Firm:
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of

PIN # 9870900457, 9870904109 & 9870911164




Site Data	
Total Site Area (3 parcels)	17.9 AC
Total Single-Family Lots	64 Lots
Community Club & Pool Lot	1 Lot
Average Lot Size	53' x 120'
Minimum Lot Size	47' x 100'
Proposed Setbacks:	
Street	20' (15' side)
Interior	5'
Impervious Surface (Prop.)	53% +/-
Active Recreation Space	32,800 sf

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 Services: Landscape Architecture | Environmental Design | Project Management

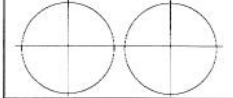
Developer:
Epcon Communities
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Courtyards of Homestead
 Chapel Hill, North Carolina

Concept Plan

Engineering and Stormwater Consultant:

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No.	Date	Issue Notes



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PIN # 9870900457, 9870904109 & 9870911164



EPCON'S CLASSIC
COURTYARD
COLLECTION

Palazzo

© Epcor Communities Franchising, Inc. 2012



EPCON'S CLASSIC
COURTYARD
COLLECTION

Promenade

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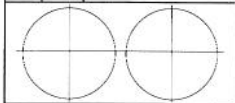
**Courtyards of
Homestead**
 Chapel Hill, North Carolina

**Floor Plan &
Elevation**
 (Representative Home)

Engineering and Stormwater Consultant:

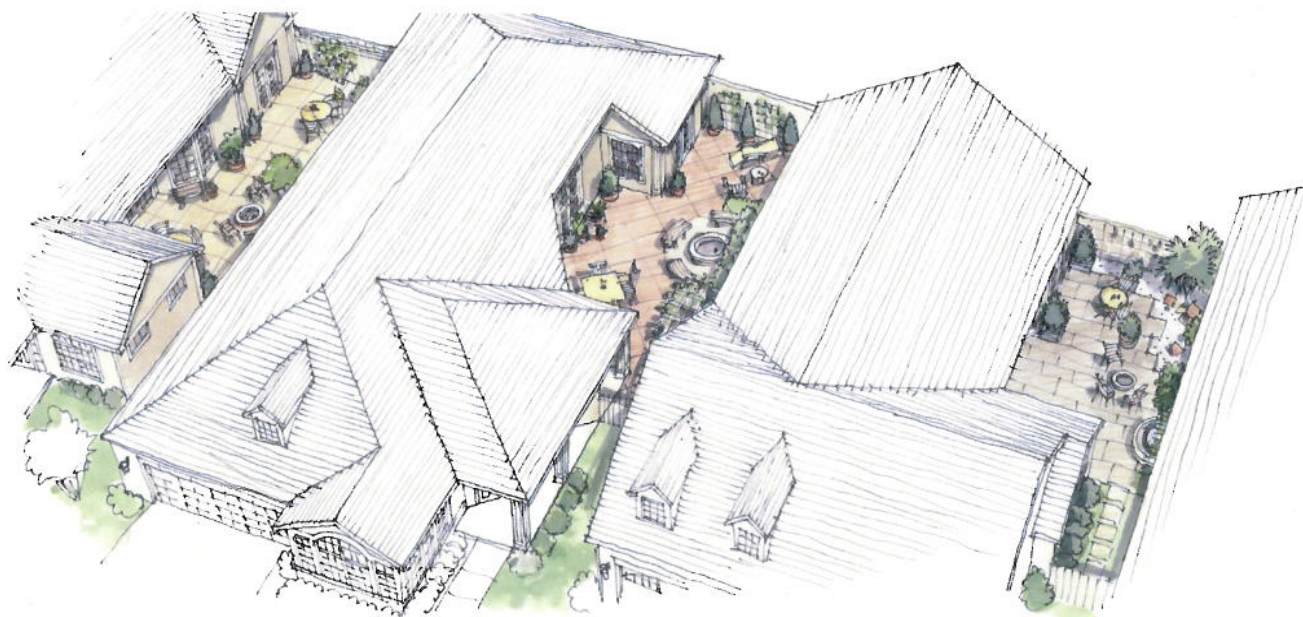
 P.O. Box 14005
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No.	Date	Issue Notes



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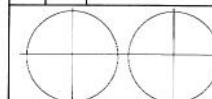
**Courtyards of
Homestead**
 Chapel Hill, North Carolina

**Streetscape
& Courtyards**

Engineering and Stormwater Consultant:

 P.O. Box 14005
 Research Triangle Park
 NC 27709
MCADAMS 2905 Meridian Parkway
 Durham, NC 27713

No.	Date	Issue Notes

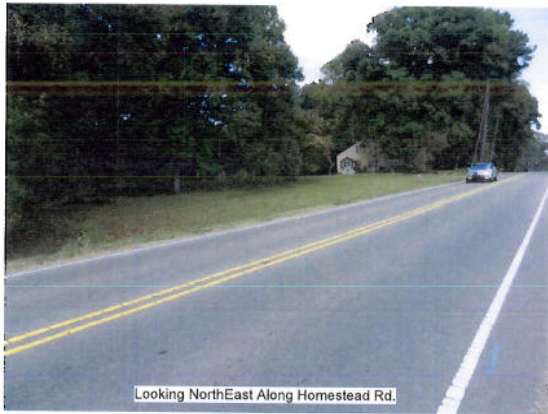


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Looking NorthEast Along Homestead Rd.



Looking SouthEast Along Homestead Rd.



Looking West Along Homestead Rd.



Homestead Road Frontage and Existing Gravel Drive



Damaged Maple Tree on Property Frontage



Looking South Along Drive Into Site



Aging Farm Buildings on Property



Yellow Rental House on Property Frontage



Yellow Rental House and Specimen Oak Tree

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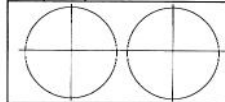
Developer:
**Epcon
Communities**
 500 Stonehenge Parkway
 Dublin, OH 43017

**Courtyards of
Homestead**
 Chapel Hill, North Carolina

**Photos of
Surrounding
Property**

Engineering and Stormwater Consultant:
 P.O. Box 14005
 Research Triangle Park
 NC 27709
MCADAMS 2905 Meridian Parkway
 Durham, NC 27713

No.	Date	Issue Notes



Design Firm:
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Looking South Along Railroad Spur to Crow Branch Conservation Area



Looking West Across Railroad Spur to Homestead Village Homes



Looking North Along Railroad Spur



Looking South Towards Ranch Home on Property



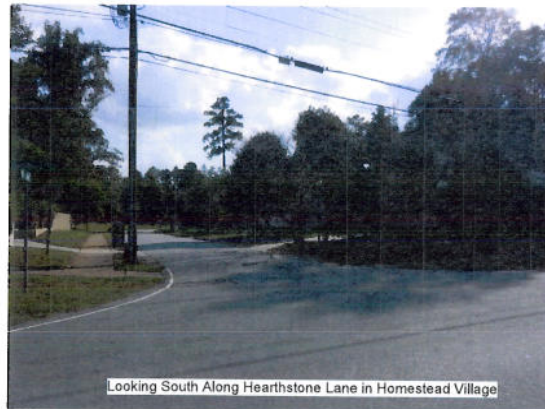
Looking West from Existing Home On Property



Looking South Along Hinson Drive Western Boundary



King House on Hearthstone Lane - Entrance to Homestead Village



Looking South Along Hearthstone Lane in Homestead Village



Lookig West at Corner House In Homestead Village

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 scottmurray.com
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Developer:
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 500 Stonehenge Parkway
 Dublin, OH 43017

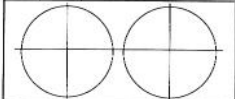
**Courtyards of
 Homestead**
 Chapel Hill, North Carolina

**Photos of
 Surrounding
 Property**

Engineering and Stormwater Consultant:

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