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stmrandplan.com

SCOTT MURRAY
LAND PLANNING, INC.

Landscape Architecture | Environmental Design | Project Management

Developer:

Epcn Communities

500 Stonehenge Parkway
Dublin, OH 43017

Project:

Courtyards of Homestead
Chapel Hill, North Carolina

Drawing Title:

Area Map

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:

Scott Murray Land Planning, Inc.
1450 Environ Way Chapel Hill, NC 27517
252-213-9501 434-689-2925 (fax)
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CAD File:

Scale:
AS SHOWN

Date:
3-24-2014

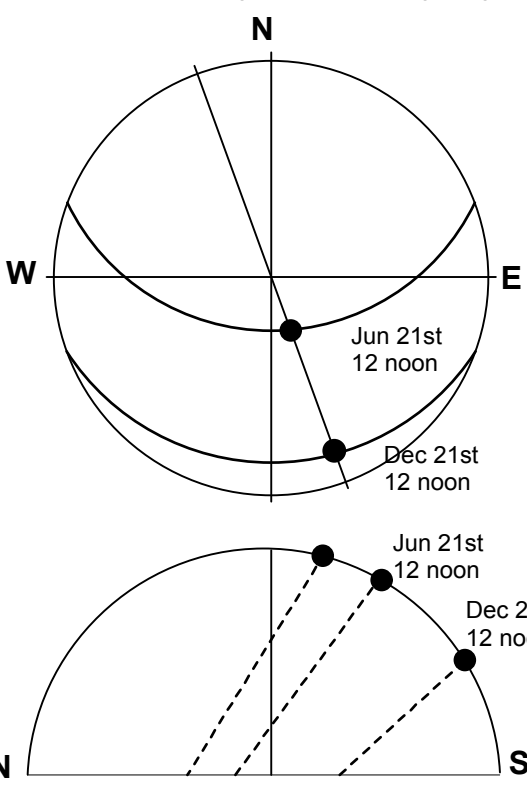
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STM

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Solar Tracking Chart

Solar Track for 36 Deg Latitude / 78 Deg Longitude



Existing Conditions Legend

- Slopes 0% to 10%
- Slopes 10% to 15%
- Slopes 15% to 25%
- Slopes Greater than 25%

Soils Types Identified

- EnB** Enon loam, 2 to 6 percent slopes
- EnC** Enon loam, 6 to 10 percent slopes
- GeB** Georgeville silt loam, 2 to 6 percent slopes
- GeC** Georgeville silt loam, 6 to 10 percent slopes

- SIGNIFICANT TREES AND CRITICAL TREE AREA
- TREE TO BE REMOVED

DESCRIPTION	EXISTING
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	N/A
TREE PROTECTION FENCE	N/A
SILT FENCE	N/A
SPOT ELEVATION	TC/347.77
SIGNAGE	

TREE LEGEND

- CEDAR
- DOGWOOD
- SWEET GUM
- MISC. HARDWOOD
- HICKORY
- MAGNOLIA
- MAPLE
- OAK
- WHITE OAK
- PINE
- POPLAR

- DOUBLE AND TRIPLE TRUNKS
- DOUBLE OAK
- TRIPLE OAK
- CALIPER INSET SIZE OF TREE
- TYPE OF TREE
- D FOR DOUBLE, T FOR TRIPLE

EXISTING CONDITIONS NOTES

- EXISTING SURVEY INFORMATION WAS TAKEN FROM A SURVEY BY MCADAMS CO. DATED 1/8/2014
- CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL". REPORT ANY DISCREPANCIES TO THE PROJECT ENGINEER IMMEDIATELY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL ILLUSTRATED KNOWN UNDERGROUND ELEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXERCISING REASONABLE EFFORTS TO PROTECT ANY UNKNOWN ELEMENTS IN USE. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND OWNER IMMEDIATELY IF UNKNOWN ELEMENTS ARE DISCOVERED THAT WOULD NECESSITATE MODIFICATION TO THE ILLUSTRATED DESIGN.
- CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC, AND ALL OF THE OWNER'S FACILITIES. SHOULD DAMAGES OCCUR, CONTRACTOR SHALL REPAIR IMMEDIATELY AS DIRECTED BY THE OWNER OR PROJECT ENGINEER.
- CONTRACTOR SHALL HOLD HARMLESS THE OWNER AND THE PROJECT ENGINEER FOR DAMAGES, INJURIES OR OTHER ACCIDENTS WHICH OCCUR DURING THESE CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL COORDINATE WITH THE OWNER AND ADJACENT PROPERTY OWNERS AS REQUIRED FOR WORK OUTSIDE OF PROPERTY LINES.
- ALL UTILITIES OR STRUCTURES NOT INDICATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE.



- SITE DATA**
- SITE AREA: 17.9 ACRES
 - EXISTING ZONING: R-2 JORDAN WATERSHED (OUTSIDE OF THE JORDAN WATERSHED PROTECTION DISTRICT)
 - TCH STAFF HAVE CERTIFIED THERE ARE NO AREAS OF RCD ON-SITE.

SITE DESCRIPTION & ANALYSIS
 Encompassing 17.9 ac the proposed site has approximately 425 ft of frontage along Homestead Rd., its northern boundary.

Two existing homes are found on the property; one yellow rental house on Homestead Rd. and a second wood frame home near the southern boundary is occupied by the Tilson Family. Gentle slopes (10% and less) open grass fields and scattered tree stands characterize the site. Several large trees along Homestead Road frontage are worthy of note. One very large oak (approximately 62" 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 for 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 homesite 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.



PIN # 9870900457, 9870904109 & 9870911164

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Existing Conditions Map

Engineering and Stormwater Consultant:

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Scale: 1"=100'
 AT D-SIZE

Date:

Drawn By:
 STM

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C-2.1

EXISTING CONDITIONS LEGEND

- Slopes 0% to 10%
- Slopes 10% to 15%
- Slopes 15% to 25%
- Slopes Greater than 25%

SOILS TYPES IDENTIFIED

- EnB** Enon loam, 2 to 6 percent slopes
- EnC** Enon loam, 6 to 10 percent slopes
- GeB** Georgetown silt loam, 2 to 6 percent slopes
- GeC** Georgetown silt loam, 6 to 10 percent slopes

- SIGNIFICANT TREES AND CRITICAL TREE AREA
- TREE TO BE REMOVED

TREE PRESERVATION AREA

DESCRIPTION	EXISTING
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	
WOODLINE	
WATERWAYS	
LIMITS OF DISTURBANCE	N/A
TREE PROTECTION FENCE	N/A
SILT FENCE	N/A
SPOT ELEVATION	TC/347.77
SIGNAGE	

TREE LEGEND

- CEDAR
- DOGWOOD
- SWEET GUM
- MISC. HARDWOOD
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- DOUBLE AND TRIPLE TRUNKS**
- DOUBLE OAK
- TRIPLE OAK
- CALIPER INCH SIZE OF TREE
- TYPE OF TREE
- D FOR DOUBLE, T FOR TRIPLE

Site Feature Callouts

- 1 Homestead Road Improvements - See Sheet C-4.2
- 2 10' Multi-Use Concrete Path
- 3 12"-18" Ht. Stone Accent Wall See Sheet LA-2.1
- 4 Alternate Type 'B' Buffer (North) - See Sheet LA-1.1
- 5 Transition Yard (East)- See Sheet LA-1.0
- 6 Transition Yard (North Interior) - See Sheet LA-1.0
- 7 Transition Yard (West) - See Sheet LA-1.0
- 8 Alternate Type 'B' Buffer (South) - See Sheet LA-1.1
- 9 Tree Preservation Area (Typical)
- 10 62" Specimen Oak to be Preserved
- 11 Garden Benches Beneath Specimen Oak
- 12 Stormwater BMP - See Sheet C-4.1
- 13 12' Temporary Stone Construction Access Drive - See Sheet C-6.0
- 14 Stormwater BMP (South) - See Sheet C-4.1
- 15 Club and Garden Amenity Area - See Sheet LA-2.0
- 16 Pedestrian Access Way/Trailhead + maintenance Access- See Sheet LA-2.1
- 17 Trail Connection to Crow Branch Conservation Area
- 18 Future Road Extension Signage
- 19 Entrance Sign - See Sheet LA-2.1
- 20 "Stopping Sight Distance Easement" no vehicles or objects between 2' and 8' shall be placed in the AASHTO Stopping Sight Distance Easement as illustrated
- 21 6' Wood or PVC Privacy Screen Fencing may be used to screen adjacent areas as needed - See Sheet LA-2.1

GENERAL NOTES

1. SURROUNDING LAND USES INCLUDE - UNDEVELOPED R-4 LAND AND BRIDGEPOINT MIXED-USE COMMUNITY (APPROVED) TO THE NORTH, UNDEVELOPED R-2 LAND WITH A SINGLE-FAMILY RESIDENCE TO THE EAST, UNC CROW BRANCH CONSERVATION AREA TO THE SOUTH, RAILROAD SPUR-LINE AND HOMESTEAD SINGLE-FAMILY RESIDENCES TO THE WEST AND ALONG THE INTERIOR PROPERTY BOUNDARIES.
2. A PLANNED MASS TRANSIT LOADING STATION IS PLANNED FOR BRIDGEPOINT, 500' EAST OF THE SITE AT THE NW CORNER OF WEAVER DAIRY ROAD EXTENSION AND HOMESTEAD ROAD.
3. A FULL DESCRIPTION AND ANALYSIS OF ADJACENT LAND USES, TOPOGRAPHY, SOILS, DRAINAGE PATTERNS, ENVIRONMENTAL CONSTRAINTS, FEATURES, EXISTING VEGETATION AND VISTAS IS INCLUDED ON SHEET C-2.1 EXISTING CONDITIONS MAP.
4. LAND USE INTENSITY RATIOS ARE NOT APPLICABLE WITH REGARDS TO DENSITY, MAXIMUM FLOOR AREA, SETBACKS AND YARD REQUIREMENTS. PROPOSED STANDARDS ARE SET FORTH IN THE SUP DOCUMENTS AND PLANS.
5. SETBACKS FOR THE COURTYARDS OF HOMESTEAD ARE PROPOSED UNDER THE PLANNED DEVELOPMENT HOUSING PROVISION OF THE LUMO AND ARE NOTED ON THIS SHEET.
6. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
7. ALL EXTERIOR HVAC UNITS ARE TO BE LOCATED WITHIN THE REAR OR SIDEYARD AREAS.
8. ALL PARKING SHOWN ARE 90 DEGREE BAYS AND SPACE MARKINGS PER TCH CODE FOR PARKING LOTS.
9. ALL TRASH COLLECTION FOR SINGLE-FAMILY LOTS AND THE PRIVATE CLUB WILL BE BY ROLL-OUT CURBSIDE PICK-UP.

PARKING, FLOOD HAZARD AND SURVEY NOTES

PARKING: REQUIRED MIN. MAX.: NOT SPECIFIED BY LUMO 10 SPACES PROPOSED (APPROXIMATELY 1 SP/300 SF INCLUDING 2 ADA ACC.)
ADA ACCESSIBLE SP REQUIRED: 1 VAN ADA ACCESSIBLE SPACES PROVIDED: 1 VAN + 1 CAR
BICYCLE PARKING REQUIRED: 2 SPACES (20% OF PARKING) **BICYCLE PARKING PROPOSED:** 2 CLASS-2 SPACES

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. REFERENCE FLOOD INSURANCE RATE MAP # 371098700J & 371097790J DATED FEBRUARY 2, 2007. PANELS 9870 & 9779. THIS PARCEL IS LOCATED IN ZONE 'X'. THIS MAP DOES NOT MEET ALL OF THE REQUIREMENTS SET FORTH IN N.C.G.S. 47-30 AS AMENDED AND IS NOT FOR RECORDATION.

BOUNDARY INFORMATION IS TAKEN FROM A SURVEY BY THE MCADAMS COMPANY DATED 1/8/2014.

RECREATION SPACE: THE REQUIRED RECREATION SPACE (19,833 SF) IS MET AND EXCEEDED BY THE PROPOSED CLUB AND GARDEN (33,000 SF), THE NORTH PARK AREA (18,500 SF), AND THE CROW BRANCH CONSERVATION AREA TRAIL CONNECTION (400 LF).

BUFFERS: TYPE 'B' ARE REQUIRED ALONG THE NORTHERN PROPERTY LINE ADJACENT TO THE R-4 ZONING ACROSS HOMESTEAD RD. TO THE NORTH AND ALONG THE SOUTHERN BOUNDARY ADJACENT TO THE CROW BRANCH CONSERVATION AREA. ALTERNATIVE BUFFERS ARE PROPOSED FOR BOTH THESE AREAS WHICH PROVIDE FOR ADDITIONAL WIDTH AND PLANTINGS THAT ARE MORE APPROPRIATE FOR THESE SITUATIONS. TRANSITION YARDS ARE PROPOSED ADJACENT TO THE EASTERN, WESTERN AND NORTHERN INTERIOR BOUNDARIES OF THE PROPERTY. THESE BUFFERS AND BOUNDARIES ARE IDENTIFIED ON THIS SITE PLAN AND DETAILED ON SHEET LA-1.0 AND LA-1.1

BUFFER DIMENSIONS: NORTH PERIMETER BOUNDARY TYPE 'B' BUFFER (ALTERNATE PLANTING) 15'-130'; EAST BOUNDARY PERIMETER TRANSITION YARD 15'-70'; SOUTH PERIMETER BOUNDARY TYPE 'B' BUFFER (ALTERNATE PLANTING) 130'; WEST AND NORTH PERIMETER TRANSITION YARDS 7.5'-70'.



SITE DATA

1. SITE AREA: 17.92 ACRES NET (780,737 SF) - 18.21 AC GLA (793,337 SF)
 2. PIN # 9870900457, 9870904109, 9870911164
 3. ADDRESS: 2209 HOMESTEAD RD.
 4. EXISTING ZONING: R-2
- TOTAL LOTS PROPOSED: 63 LOTS + 1 CLUB LOT
 PROPOSED DEVELOPMENT STRATEGY: PDH (PLANNED DEVELOPMENT HOUSING-TOWNHOME SUBDIVISION) - DIMENSIONAL STANDARDS FOR TOWNHOME LOTS PROPOSED (SEE BELOW)

DIMENSIONAL STANDARDS FOR R-2
 SETBACKS REQUIRED FOR ZONING LOT:
 STREET - 26'
 INTERIOR - 11'
 SOLAR - 13'
 MAXIMUM HEIGHT
 PRIMARY - 29'
 SECONDARY - 50'
 MINIMUM LOT SIZE - 10,000 sf
 MINIMUM LOT WIDTH - 65'
 MINIMUM STREET FRONTAGE - 52'

PERIMETER BUFFERS AND TRANSITION YARDS:
 NORTH (HOMESTEAD RD.): 15'-130' (VARIES)
 NORTH (INTERIOR): 7.5'-15'
 SOUTH: 130'
 EAST: 15'-70' (VARIES)
 WEST: 40'-70'

DIMENSIONAL STANDARDS PROPOSED
 SETBACKS PROPOSED:
 STREET - 15' (20' GARAGE)
 INTERIOR - 5' **
 SOLAR: 5' **
 *EAVES MAY PROJECT 1' INTO SETBACKS SUBJECT TO NC FIRE CODE REQUIREMENTS
 ** SETBACKS DO NOT APPLY TO ACCESSORY STRUCTURES IN REAR SIDE OR YARDS OR FENCES
 MAXIMUM HEIGHT
 PRIMARY - 20'
 SECONDARY - 30'
 MINIMUM LOT SIZE - 4,700 SF
 MINIMUM LOT WIDTH - 47'
 MINIMUM STREET FRONTAGE - 20'

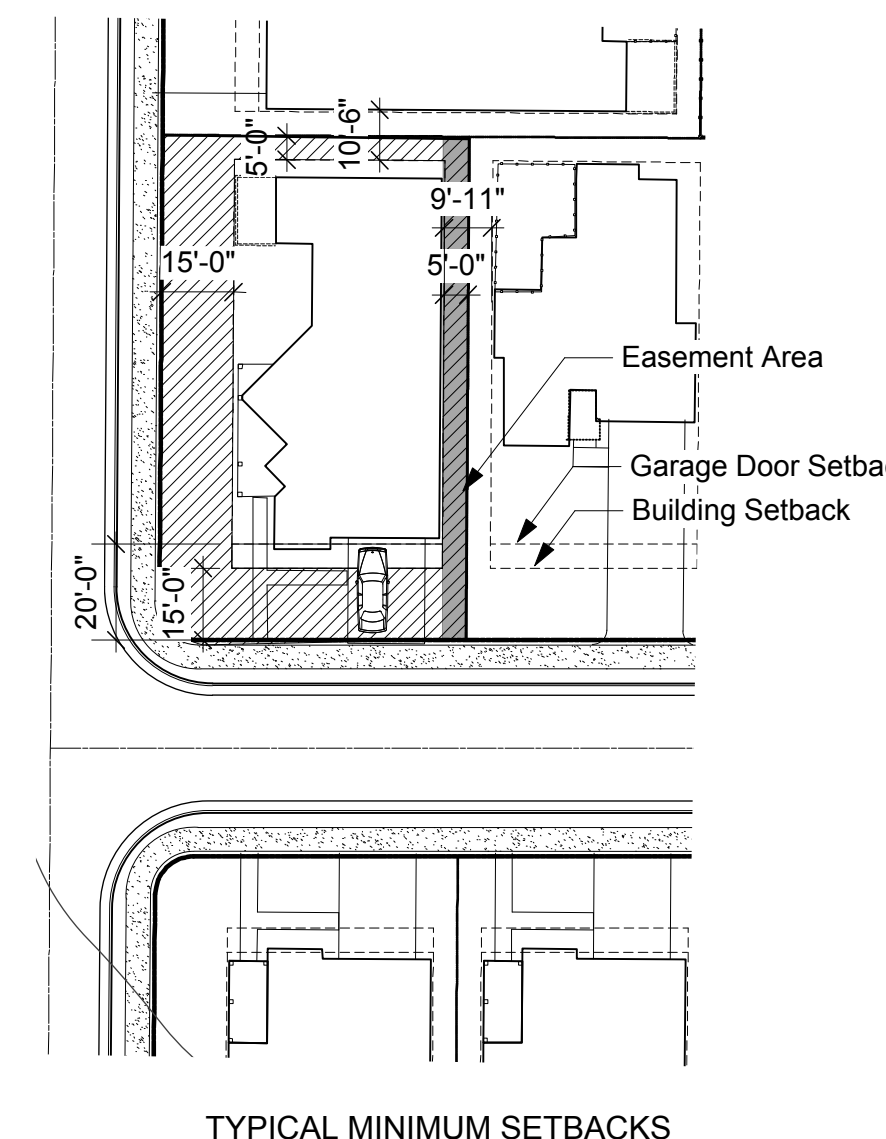
5. IMPERVIOUS SURFACE:
 EXISTING: .51 AC
 PROPOSED: 7.57 AC (42.3%)

6. RECREATION SPACE (.025 RATIO):
 REQUIRED 19,833 SF - PROVIDED 35,000+ SF

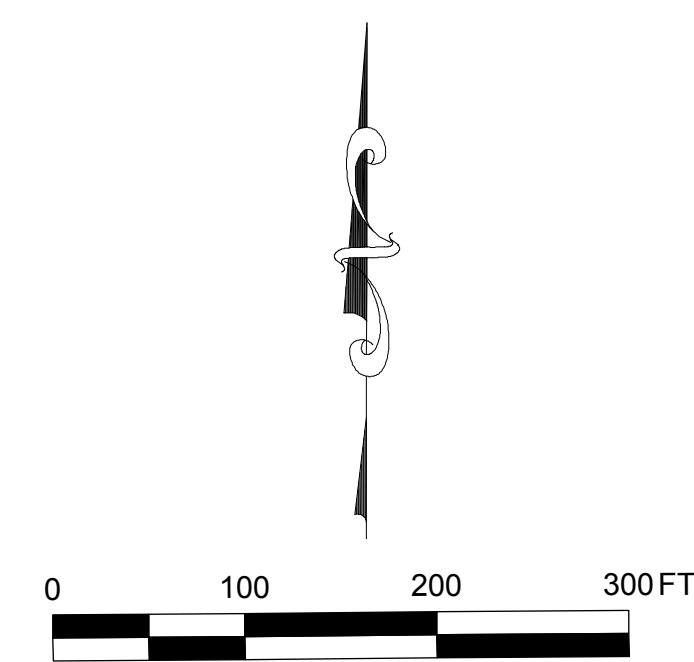
7. NEW PUBLIC RW PROPOSED: 2,500 LF

WATERSHED

1. EXISTING ZONING: R-2 JORDAN WATERSHED (OUTSIDE OF THE JORDAN WATERSHED PROTECTION DISTRICT)
2. TCH STAFF HAVE CERTIFIED THERE ARE NO AREAS OF RCD ON-SITE.



TYPICAL MINIMUM SETBACKS



PIN # 9870900457, 9870904109 & 9870911164

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Project:

Courtyards of Homestead
Chapel Hill, North Carolina

Drawing Title:

Site Plan

Engineering and Stormwater Consultant:

P.O. Box 14005
Research Triangle Park
NC 27709

MCADAMS

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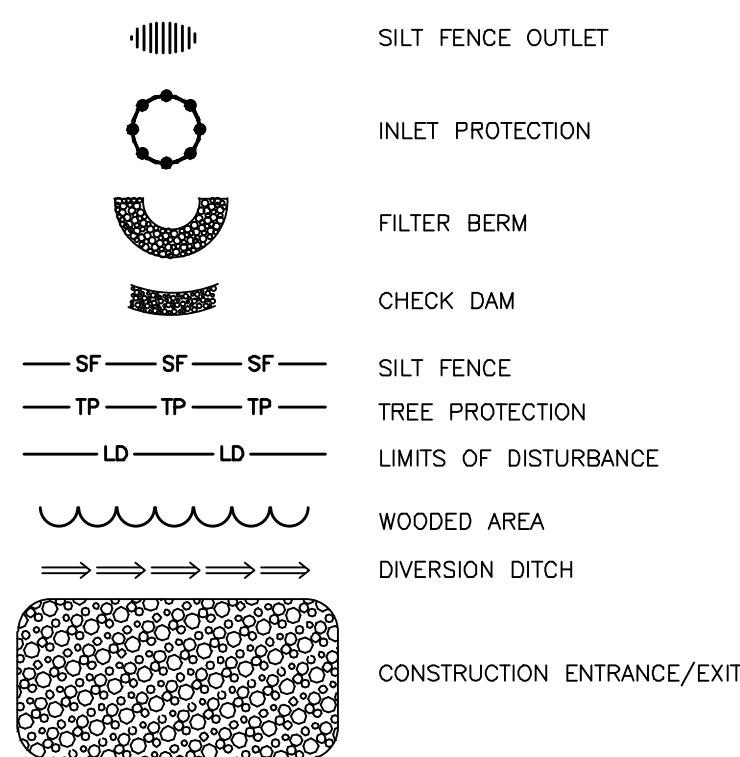
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GENERAL NOTES:

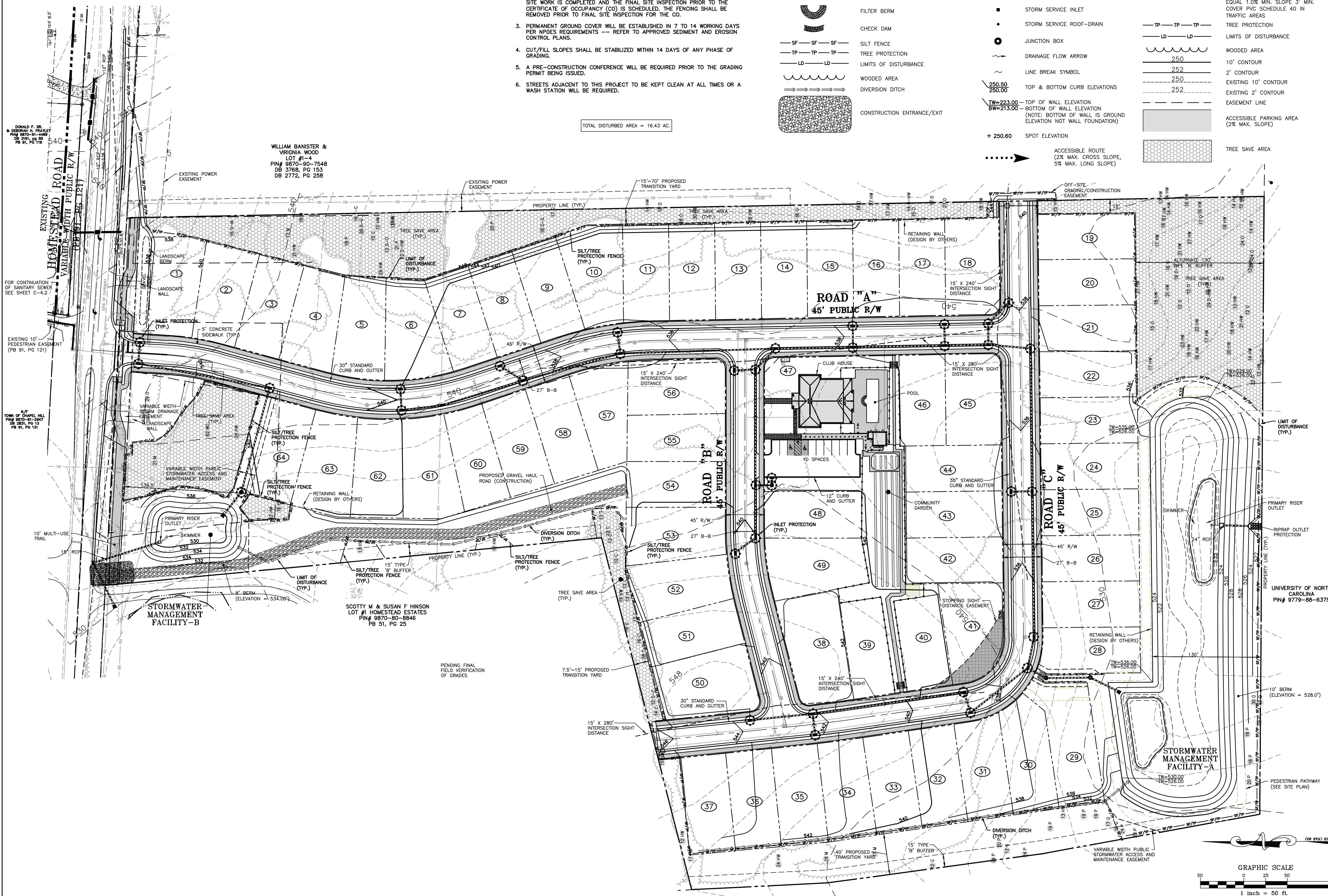
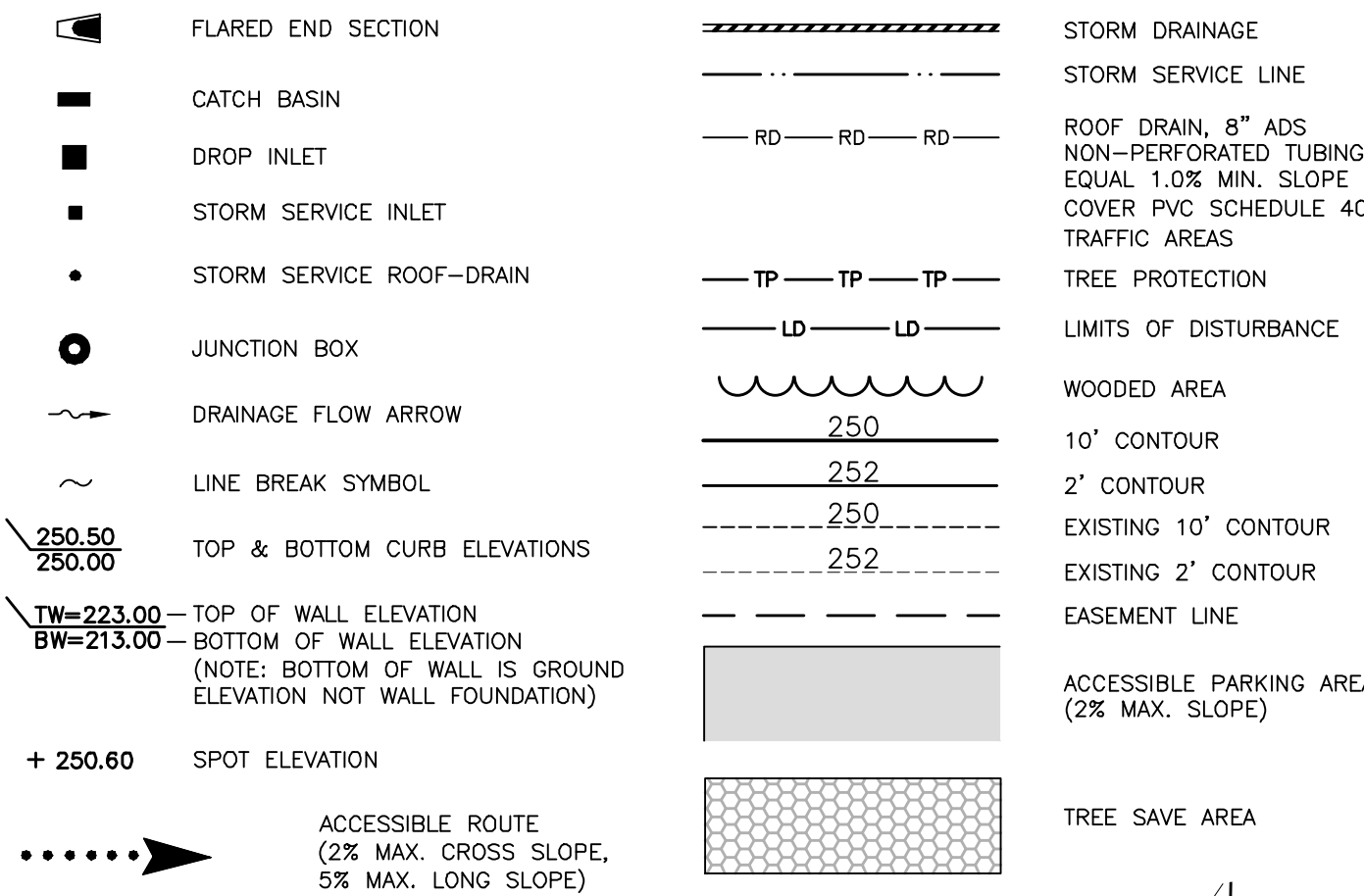
1. TO MINIMIZE DAMAGE TO EXISTING TREES NEAR THE EXTERIOR EDGE OF THE PROJECT ADJACENT TO TREE CONSERVATION AREAS, THE CONTRACTOR SHALL CUT MINIMUM 2' TRENCHES ALONG THE LIMITS OF DISTURBANCE, SO AS TO NOT RATHER THAN TEAR ROOTS.
2. THE TREE PROTECTION FENCE SHALL BE MAINTAINED ON THE SITE UNTIL ALL 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.
3. PERMANENT GROUND COVER WILL BE ESTABLISHED IN 7 TO 14 WORKING DAYS PER NPDES REQUIREMENTS -- REFER TO APPROVED SEDIMENT AND EROSION CONTROL PLANS.
4. CUT/FILL SLOPES SHALL BE STABILIZED WITHIN 14 DAYS OF ANY PHASE OF GRADING.
5. A PRE-CONSTRUCTION CONFERENCE WILL BE REQUIRED PRIOR TO THE GRADING PERMIT BEING ISSUED.
6. STREETS ADJACENT TO THIS PROJECT TO BE KEPT CLEAN AT ALL TIMES OR A WASH STATION WILL BE REQUIRED.

TOTAL DISTURBED AREA = 164.3 AC.

EROSION CONTROL LEGEND



GRADING LEGEND



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Epcon Communities

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Dublin, OH 43017

Project:

Courtyards of Homestead
Chapel Hill, North Carolina

Drawing Title:

GRADING AND STORMWATER PLAN

Engineering and Stormwater Consultant:

MCADAMS
P.O. Box 14005
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NC 27709
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No.	Date:	Issue Notes:



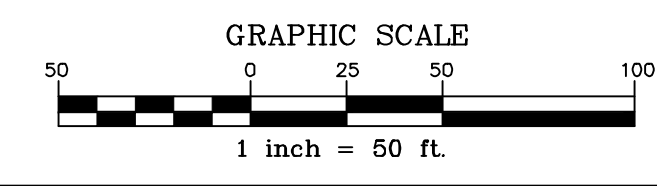
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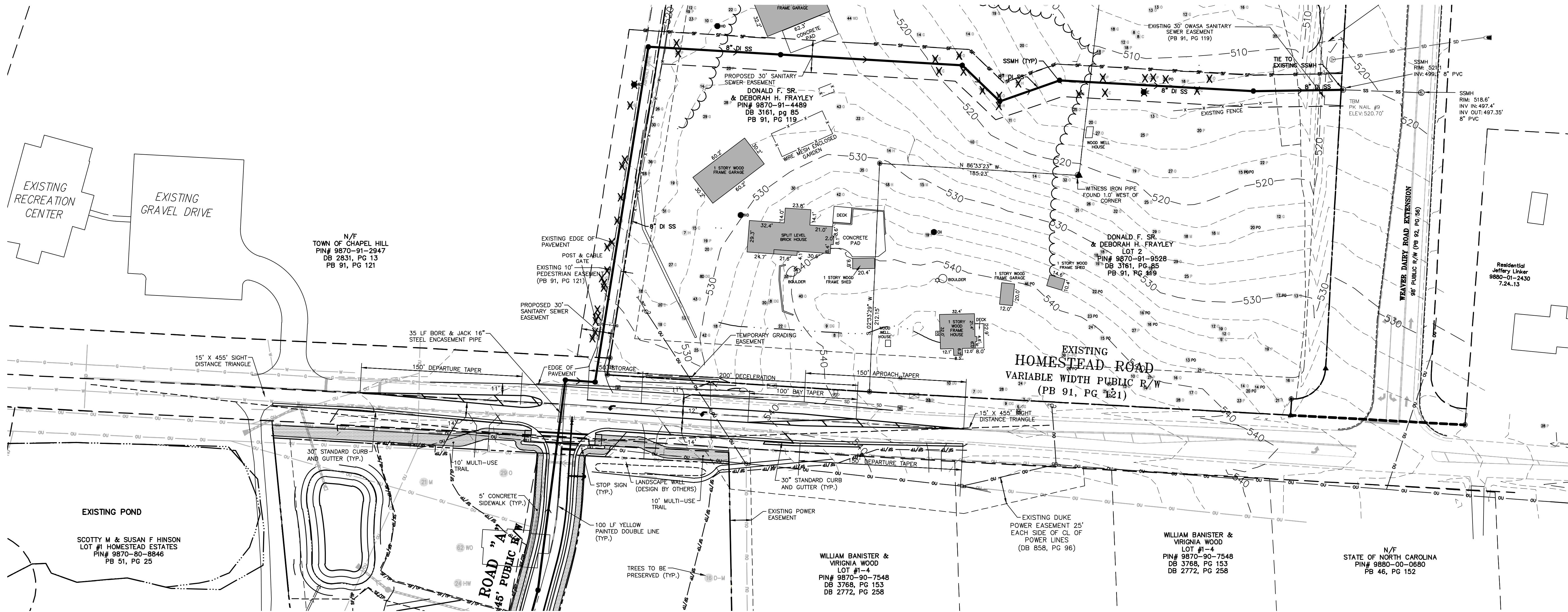
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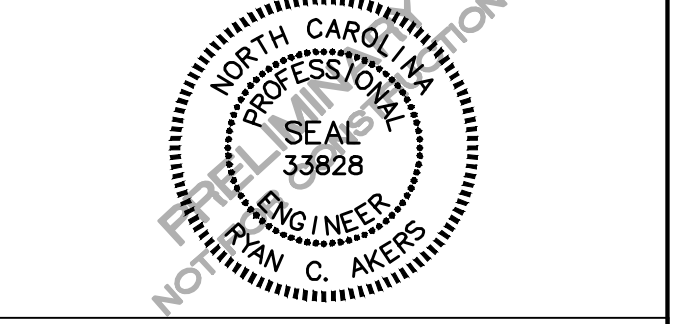
Developer:
Epcon Communities
500 Stonehenge Parkway
Dublin, OH 43017

Project:
Courtyards of Homestead
Chapel Hill, North Carolina

Drawing Title:
HOMESTEAD ROAD WIDENING AND OFF-SITE IMPROVEMENTS PLAN

Engineering and Stormwater Consultant:
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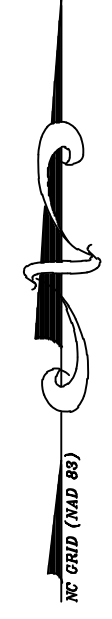
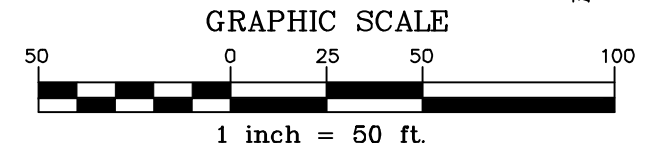
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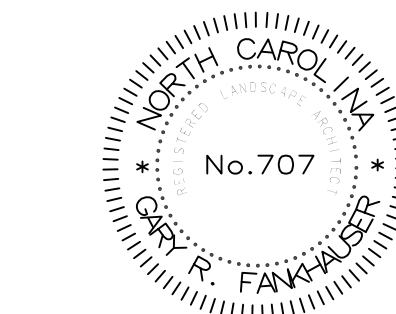
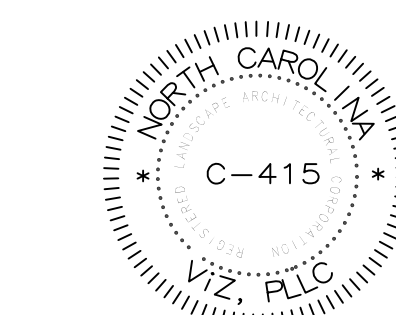
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REV. #	DATE	DESCRIPTION	OWNER COMMENTS
1	00/00/2011		



DATE: 3/17/2014
 SCALE: AS SHOWN
 JOB NUMBER: 14-12.1
 DESIGNED BY: GRF
 DRAWN BY: GRF

SHEET TITLE:
 TYPICAL UNIT
 PLANTING PLANS

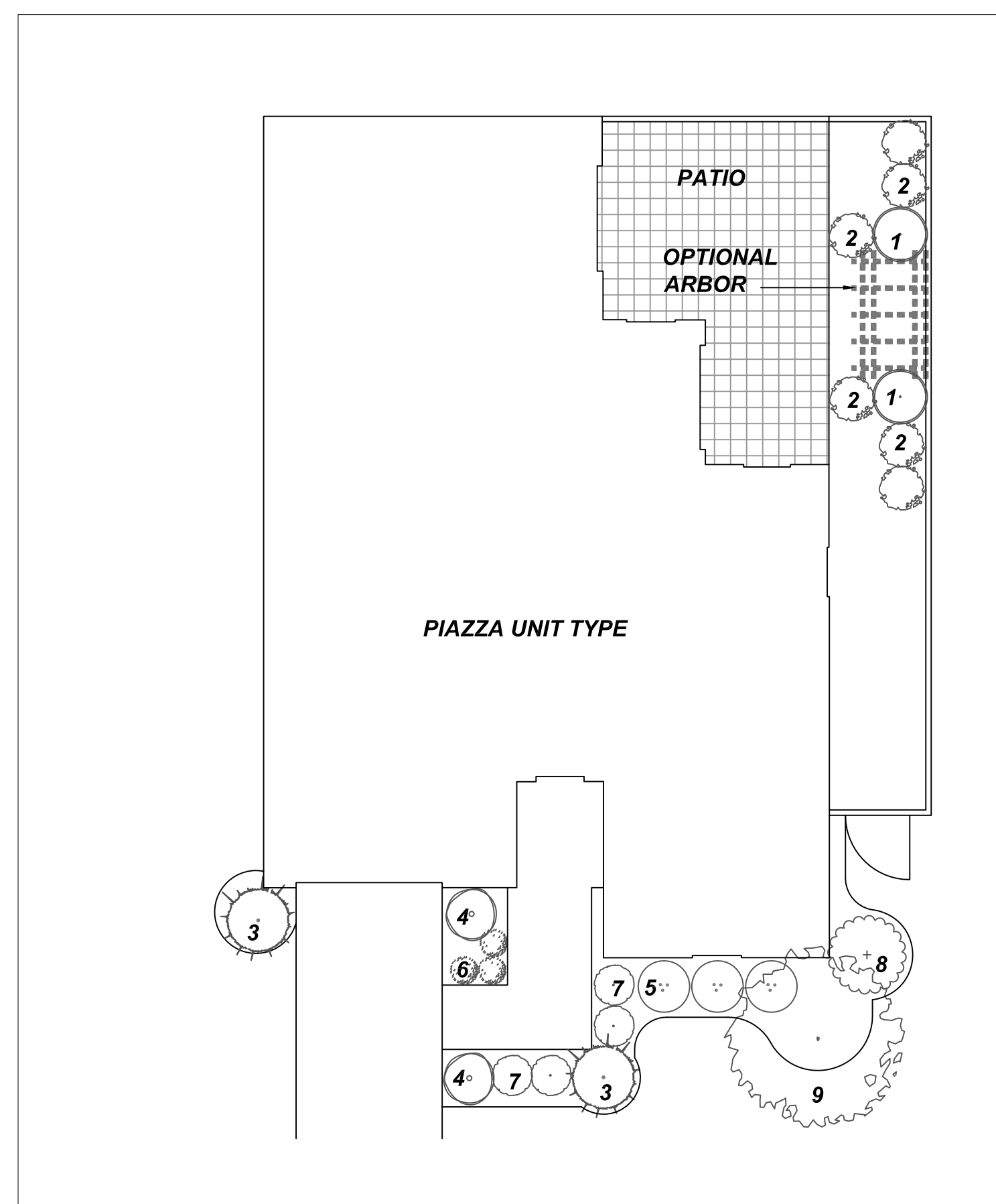
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Plant Legend - Piazza

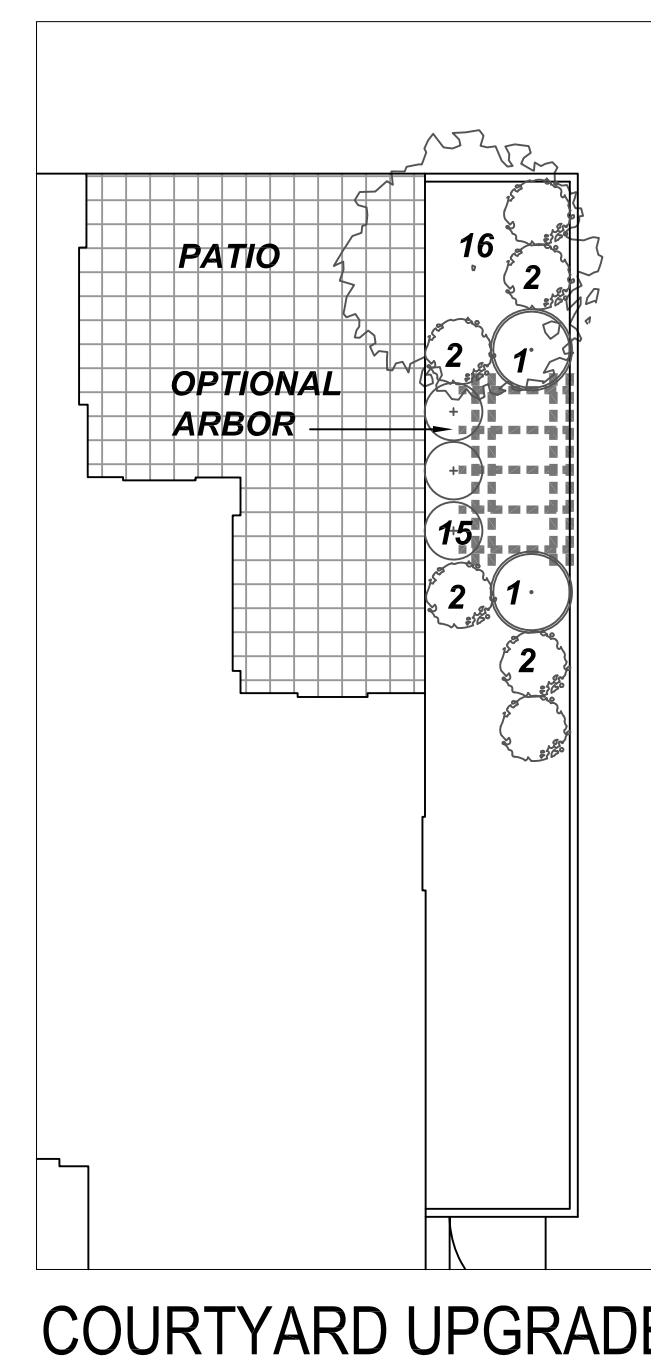
KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY
1	<i>Camellia japonica</i>	Japanese Camellia	3 gal.	36" o.c.	2
2	<i>Abelia x grandiflora</i> 'Kaleidoscope'	Kaleidoscope Abelia	3 gal.	30" o.c.	6
3	<i>Thuja occidentalis</i> 'Emerald Green'	'Emerald Green' Arborvitae	6' height	As Shown	2
4	<i>Prunus laurocerasus</i> 'Otto Luyken'	Otto Luyken Laurel	3 gal.	36" o.c.	2
5	<i>Loropetalum chinensis</i> 'Ruby'	Ruby Loropetalum	3 gal.	36" o.c.	3
6	<i>Euonymus japonicus</i> 'Microphyllum Vari.'	Variiegated Boxleaf Euonymus	3 gal.	24" o.c.	3
7	<i>Ilex crenata</i> 'Soft Touch'	Soft Touch Holly	3 gal.	30" o.c.	4
8	<i>Viburnum awabuki</i> 'Chindo'	Chindo Viburnum	7 gal.	As Shown	1
9	<i>Lagerstroemia indica</i> 'Catawba'	Catawba Crape Myrtle	8' height	As Shown	1
15	<i>Azalea Encore</i>	Encore Azalea	3 gal.	30" o.c.	3
16	<i>Prunus cerasifera</i> 'Thundercloud'	Purple Leaf Plum	8'	As Shown	1

Plant Legend - Palazzo

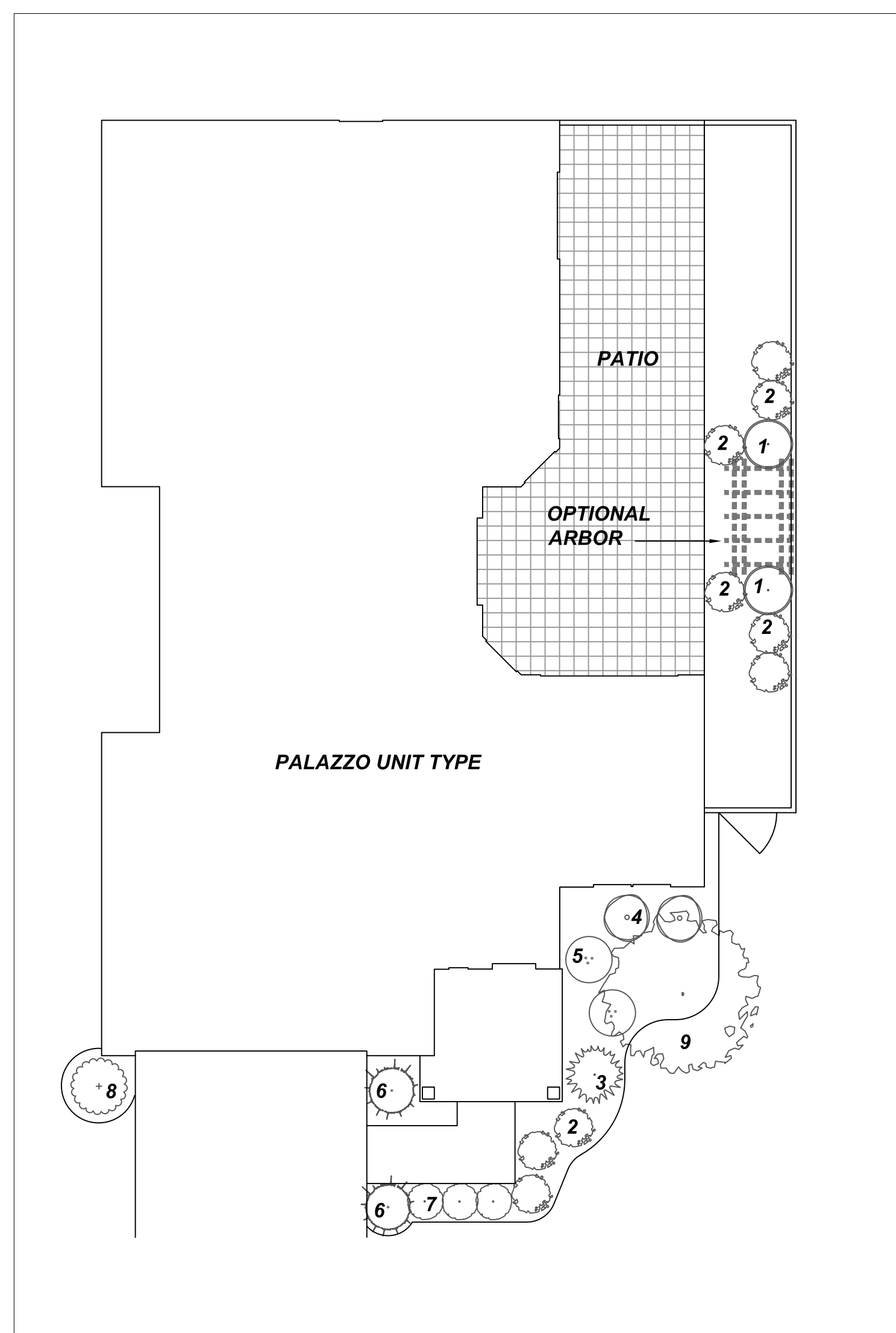
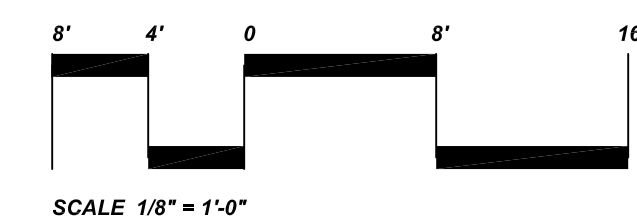
KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY
1	<i>Camellia japonica</i>	Japanese Camellia	3 gal.	36" o.c.	2
2	<i>Abelia x grandiflora</i> 'Kaleidoscope'	Kaleidoscope Abelia	3 gal.	30" o.c.	9
3	<i>Thuja occidentalis</i> 'Emerald Green'	'Emerald Green' Arborvitae	6' height	As Shown	1
4	<i>Prunus laurocerasus</i> 'Otto Luyken'	Otto Luyken Laurel	3 gal.	36" o.c.	2
5	<i>Loropetalum chinensis</i> 'Ruby'	Ruby Loropetalum	3 gal.	36" o.c.	2
6	<i>Ilex cornuta</i> 'Carissa'	Carissa Holly	3 gal.	36" o.c.	2
7	<i>Gardenia jasminoides</i> 'Radicans'	Radicans Dwarf Gardenia	3 gal.	30" o.c.	3
8	<i>Gardenia jasminoides</i> 'August Beauty'	August Beauty Gardenia	7 gal.	As Shown	1
9	<i>Magnolia soulangiana</i>	Saucer Magnolia	8' height	As Shown	1
15	<i>Azalea Encore</i>	Encore Azalea	3 gal.	30" o.c.	3
16	<i>Prunus cerasifera</i> 'Thundercloud'	Purple Leaf Plum	8' height	As Shown	1



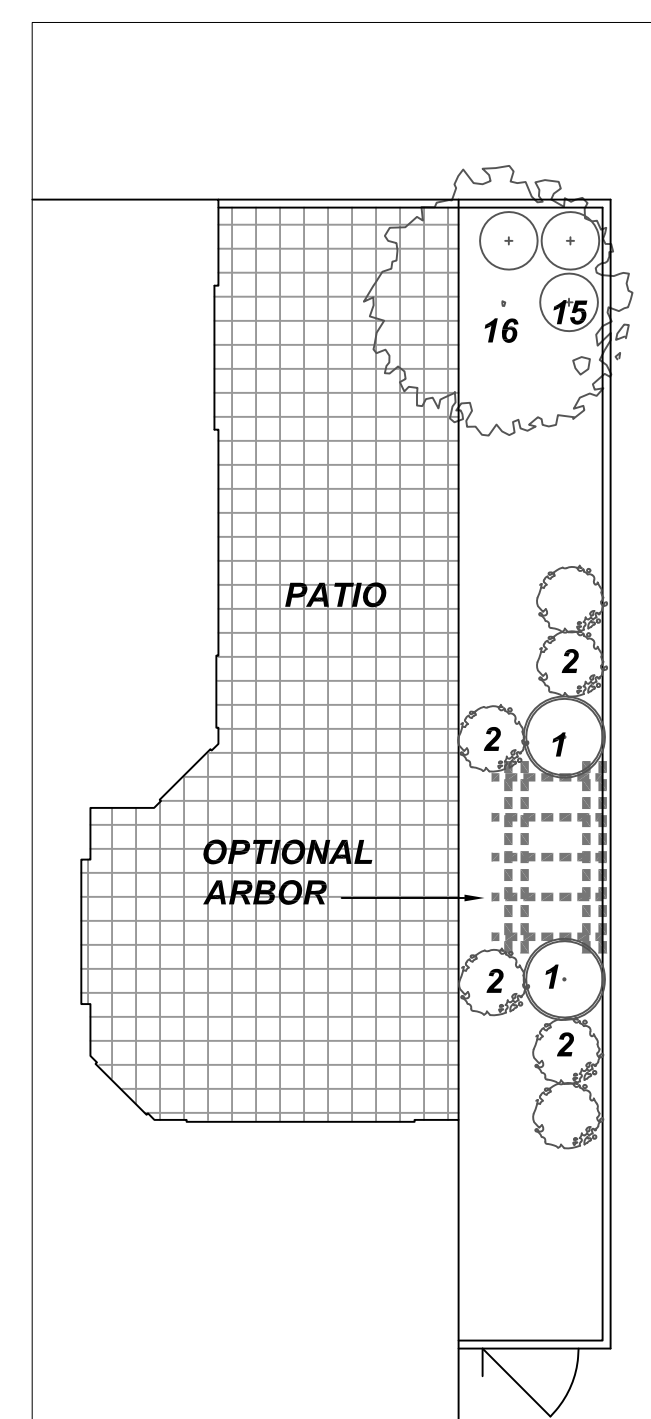
PIAZZA LANDSCAPE PACKAGE



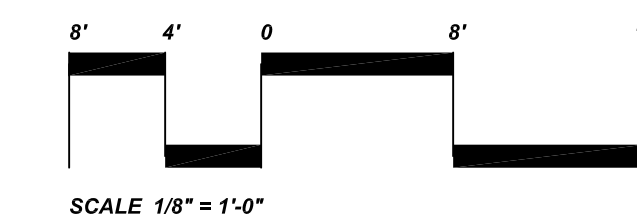
COURTYARD UPGRADE



PALAZZO LANDSCAPE PACKAGE

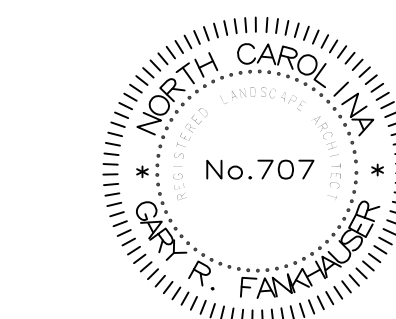
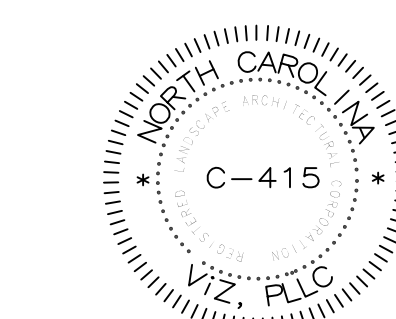


COURTYARD UPGRADE





REV.#	DATE	DESCRIPTION	OWNER COMMENTS
1	00/00/2011		



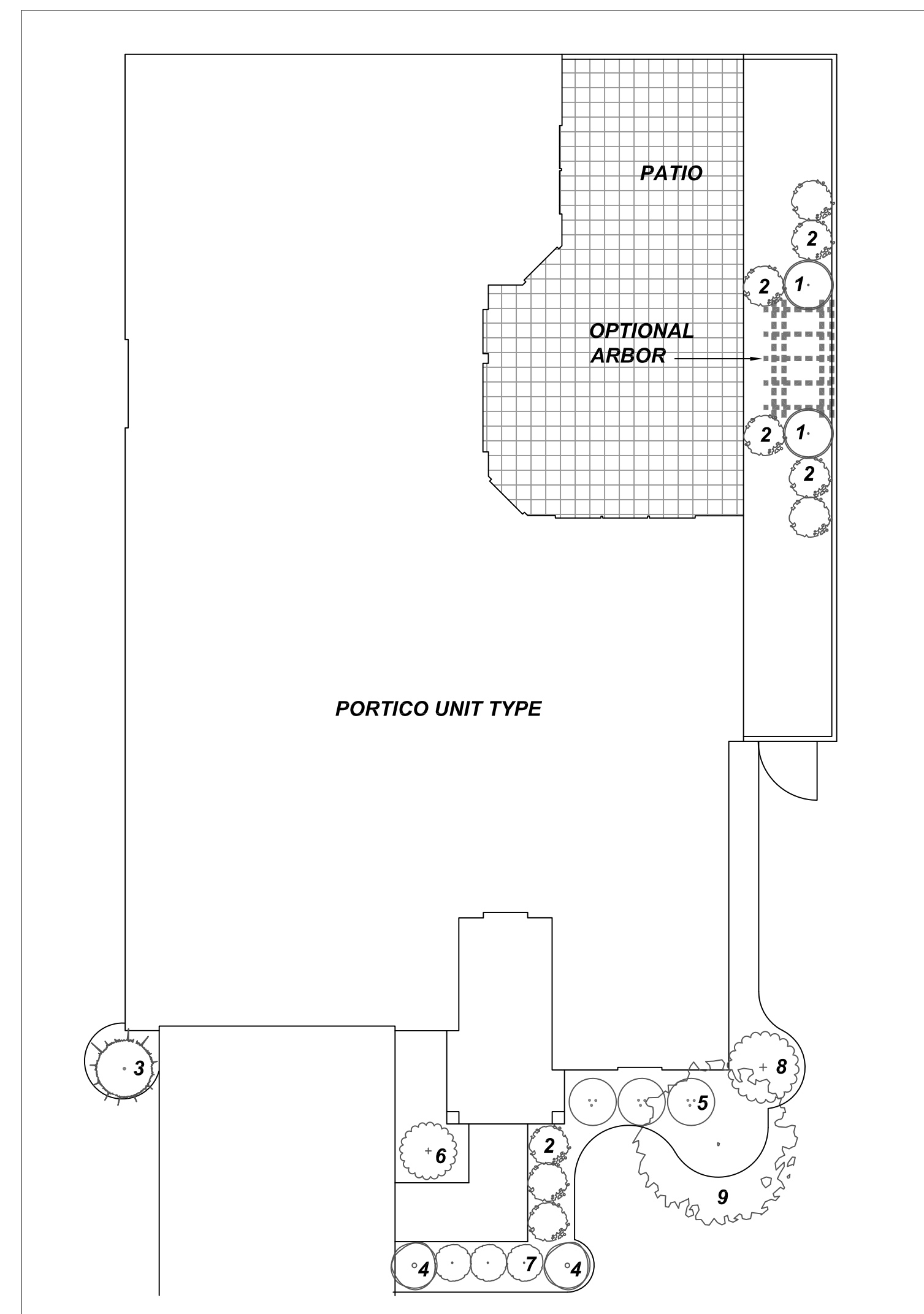
DATE: 3/17/2014
 SCALE: AS SHOWN
 JOB NUMBER: 14-12.1
 DESIGNED BY: GRF
 DRAWN BY: GRF

SHEET TITLE:
**TYPICAL UNIT
 PLANTING PLANS**

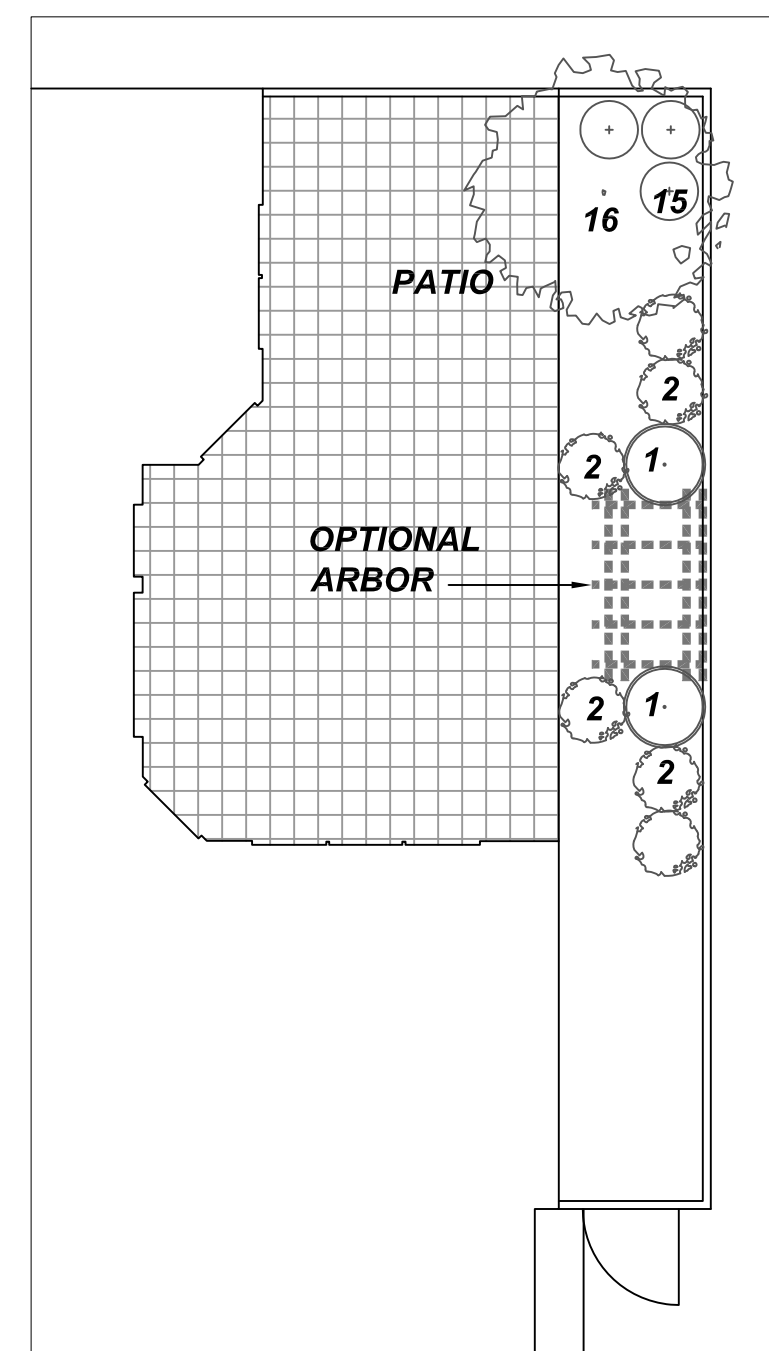
LA-1.3

Plant Legend - Portico

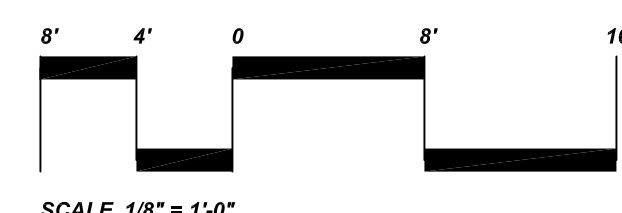
KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY
1	<i>Camellia japonica</i>	Japanese Camellia	3 gal.	36" o.c.	2
2	<i>Abelia x grandiflora</i> 'Kaleidoscope'	Kaleidoscope Abelia	3 gal.	30" o.c.	9
3	<i>Thuja occidentalis</i> 'Emerald Green'	'Emerald Green' Arborvitae	6' height	As Shown	1
4	<i>Prunus laurocerasus</i> 'Otto Luyken'	Otto Luyken Laurel	3 gal.	36" o.c.	2
5	<i>Loropetalum chinensis</i> 'Ruby'	Ruby Loropetalum	3 gal.	36" o.c.	3
6	<i>Gardenia jasminoides</i> 'August Beauty'	August Beauty Gardenia	7 gal.	As Shown	1
7	<i>Ilex crenata</i> 'Soft Touch'	Soft Touch Holly	3 gal.	30" o.c.	3
8	<i>Viburnum awabuki</i> 'Chindo'	Chindo Viburnum	7 gal.	As Shown	1
9	<i>Lagerstroemia indica</i> 'Catawba'	Catawba Crape Myrtle	8' height	As Shown	1
15	<i>Azalea Encore</i>	Encore Azalea	3 gal.	30" o.c.	3
16	<i>Prunus cerasifera</i> 'Thundercloud'	Purple Leaf Plum	8'	As Shown	1



PORTICO LANDSCAPE PACKAGE

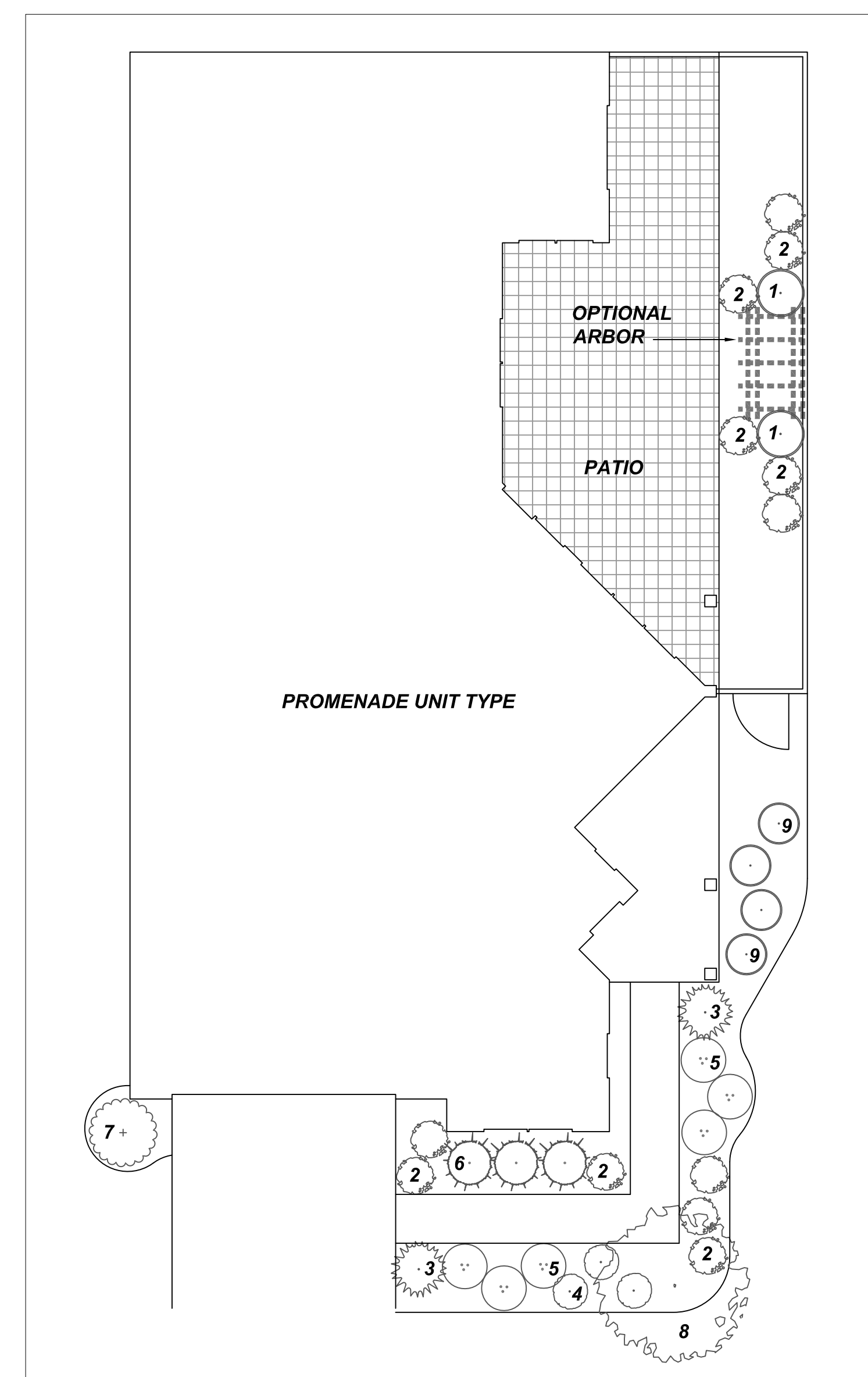


COURTYARD UPGRADE

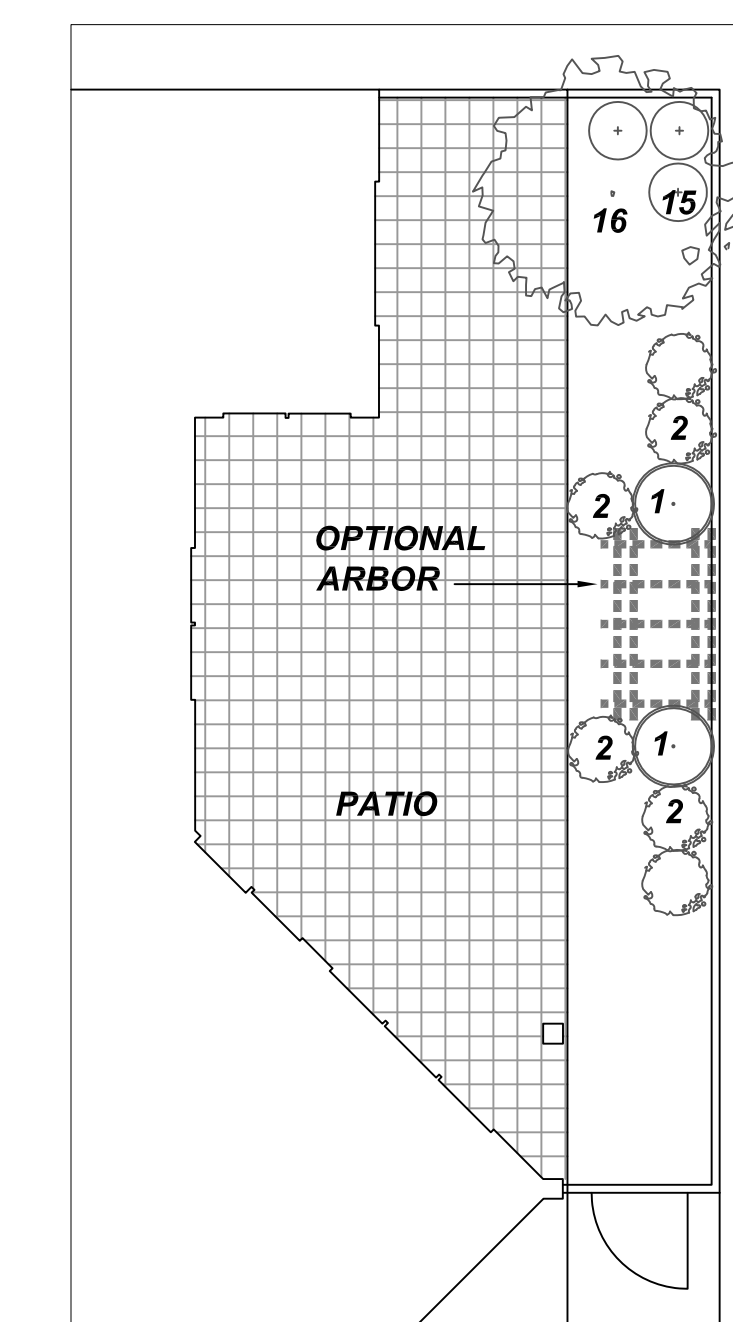


Plant Legend - Promenade

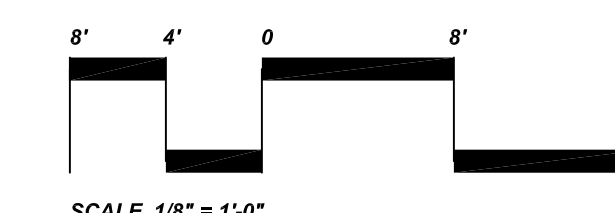
KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY
1	<i>Camellia japonica</i>	Japanese Camellia	3 gal.	36" o.c.	6
2	<i>Abelia x grandiflora</i> 'Kaleidoscope'	Kaleidoscope Abelia	3 gal.	30" o.c.	12
3	<i>Thuja occidentalis</i> 'Emerald Green'	'Emerald Green' Arborvitae	6' height	As Shown	2
4	<i>Gardenia jasminoides</i> 'Radicans'	Radicans Dwarf Gardenia	3 gal.	30" o.c.	3
5	<i>Loropetalum chinensis</i> 'Ruby'	Ruby Loropetalum	3 gal.	36" o.c.	6
6	<i>Ilex cornuta</i> 'Carissa'	Carissa Holly	3 gal.	36" o.c.	3
7	<i>Gardenia jasminoides</i> 'August Beauty'	August Beauty Gardenia	7 gal.	As Shown	1
8	<i>Magnolia soulangiana</i>	Saucer Magnolia	8' height	As Shown	1
9	<i>Azalea Encore</i>	Encore Azalea	3 gal.	30" o.c.	4
15	<i>Azalea Encore</i>	Encore Azalea	3 gal.	30" o.c.	3
16	<i>Prunus cerasifera</i> 'Thundercloud'	Purple Leaf Plum	8' height	As Shown	1



PROMENADE LANDSCAPE PACKAGE

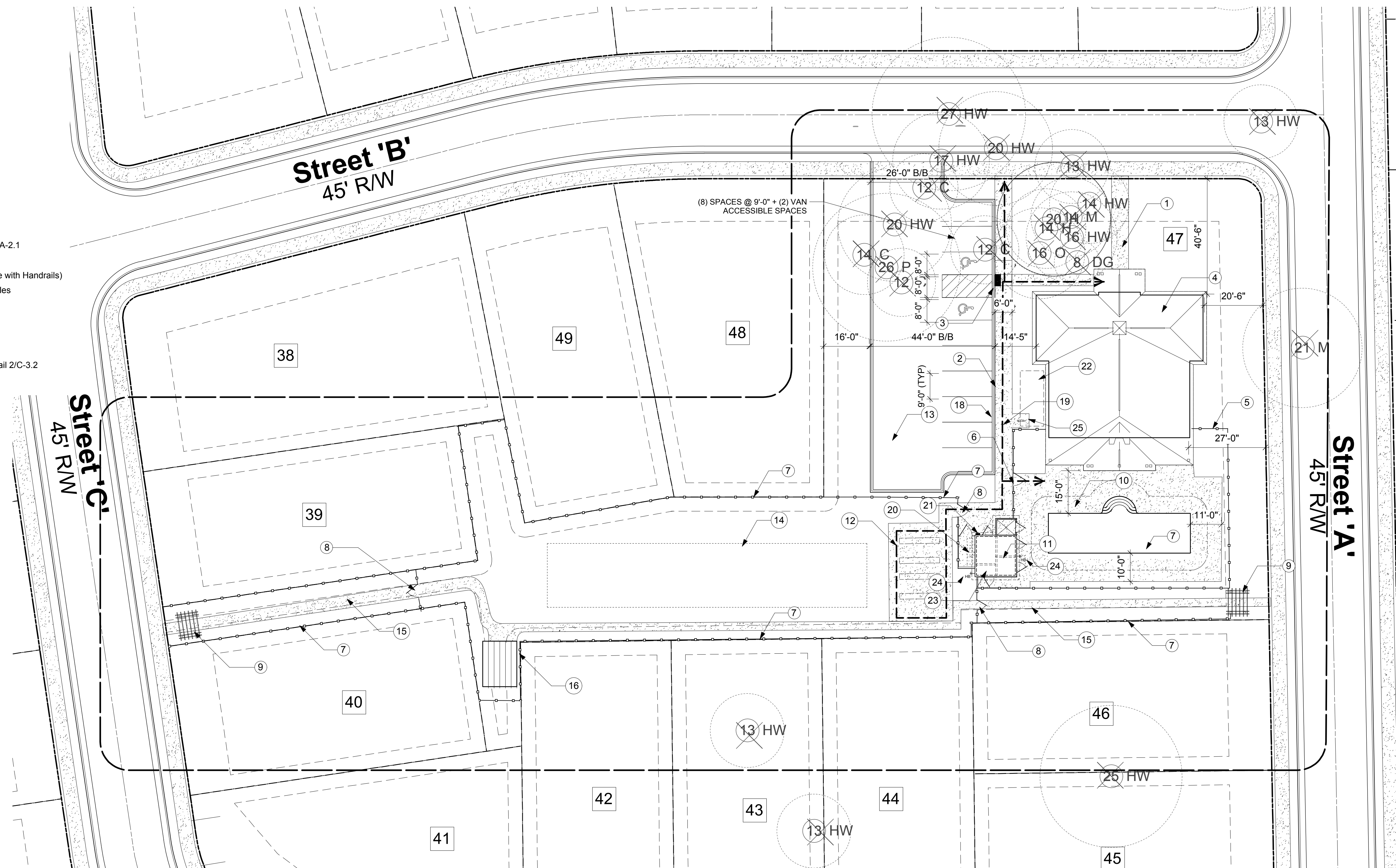


COURTYARD UPGRADE



Site Feature Callouts

- 1 4' Concrete Walkway
- 2 6' Concrete Walkway
- 3 ADA Depressed Curb & Ramp
- 4 Clubhouse
- 5 Pool Fence Enclosure - 4' Min. Ht
- 6 Self-Closing and Latching Gate
- 7 3' to 5' Aluminum Picket Fence - Stone Columns (optional)
- 8 Gated Entry
- 9 Trellis
- 10 Non-Slip Pool Deck
- 11 Pool Pump House
- 12 Accessible (Raised) Garden Beds
- 13 Asphalt Parking Area - See Detail 7/LA-2.1
- 14 Community Garden (vegetables, flowers/shrubs or lawn)
- 15 4'-0" Concrete Walk
- 16 Garden Tool Shed
- 17 Aluminum Picket Fence and Optional Stone Columns - See Details 4-6/LA-2.1
- 18 12" Concrete Curb & Gutter - See Detail 7/LA-2.1
- 19 Accessible Route (Max 2% Cross-slope/5% Slope or 8.33% Ramp Slope with Handrails)
- 20 Roll-Out Trash Bin Areas - (1) RollOut Container + (1) Roll-Out Recyclables
- 21 Meter Base or Sub-Panel
- 22 Service Area Electrical Meter + HVAC Units
- 23 Chemical Storage Room
- 24 Frostproof Yard Hydrant with Backflow Preventor
- 25 Bicycle Spaces on Washed Stone Pad - 6'-0" x 6'-0" (2 Spaces) See Detail 2/C-3.2



GENERAL NOTES, BATHER LOADING & FACILITIES

1. ALL FACILITIES SHALL COMPLY WITH SECTION .2500 OF TITLE 15A SUBCHAPTER 18A OF THE NORTH CAROLINA ADMINISTRATIVE CODE - PUBLIC SWIMMING POOLS
2. BATHER LOADING:
756 SF/15 SF/BATHER = 50 BATHERS (25 MEN + 25 WOMEN)
3. REQUIRED/PROVIDED SANITARY FACILITIES:
 (1) MEN'S URINAL
 (1) MEN'S WATER CLOSET
 (1) MEN'S LAVATORY
 (2) WOMEN'S WATER CLOSETS
 (2) WOMEN'S LAVATORIES
 (1) SHOWER

RECREATION SPACE: THE REQUIRED RECREATION SPACE (19,833 SF) IS MET AND EXCEEDED BY THE PROPOSED CLUB AND GARDEN (33,000 SF), THE NORTH PARK AREA (18,500 SF), AND THE CROW BRANCH CONSERVATION AREA TRAIL CONNECTION (400 LF).

THE CLUB AND LAP POOL PROVIDE INDOOR AND OUTDOOR SPACE FOR ACTIVITIES AND GATHERING. ALL FACILITIES ARE ADA ACCESSIBLE.

THE COMMUNITY GARDEN AREA PROVIDES OUTDOOR COMMUNITY SPACE FOR GARDENING. PROGRAMMED BY THE RESIDENTS IT MAY INCLUDE VEGETABLE GARDENS, FLOWERS, ROSES OR LAWN AREAS. IT WILL BE FULLY ENCLOSED BY A 3' FENCE TO PROVIDE FOR VISIBILITY FROM ADJACENT COURTYARDS. DEER CONTROL WILL BE PROVIDED BY THE USE OF MILORGANITE FERTILIZER AND SUPPLEMENTED BY THE ENCLOSURE CREATED BY THE ADJACENT HOMES AND A 4' OR 5' COURTYARD GATE CREATING A 5' BARRIER. IN AREAS NOT PROTECTED BY A 4' OR 5' COURTYARD ENCLOSURE, A 6' FENCE MAY BE USED.

PARKING, FLOOD HAZARD AND SURVEY NOTES

PARKING REQUIRED MIN./MAX.: NOT SPECIFIED BY LUMO, 10 SPACES PROPOSED (APPROXIMATELY 1 SP/300 SF INCLUDING 2 ADA ACCESSIBLE SPACES)
ADA ACCESSIBLE SP PROVIDED: 1 VAN ADA ACCESSIBLE SPACES PROVIDED, 2 VAN BICYCLE PARKING REQUIRED, 2 SPACES (20% OF PARKING) BICYCLE PARKING PROPOSED: 2 CLASS-2 SPACES

Principal Office:
1450 Environ Way
Chapel Hill, NC 27517

Virginia Office:
274 Botetourt Court
Boynton, Virginia 23917
252.213.9501
stmplan.com

SCOTT MURRAY
LAND PLANNING, INC.

Landscape Architecture | Environmental Design | Project Management

Developer:

Epcon Communities

500 Stonehenge Parkway
Dublin, OH 43017

Project:

Courtyards of Homestead

Chapel Hill, North Carolina

Drawing Title:

Club and Garden Site Plan

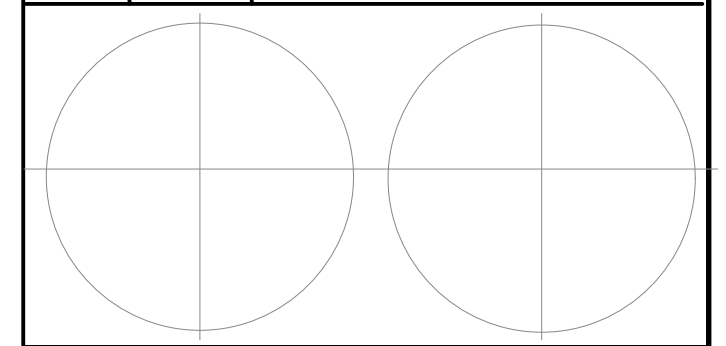
Engineering and Stormwater Consultant:

MCADAMS

P.O. Box 14005
Research Triangle Park
NC 27709

2905 Meridian Parkway
Durham, NC 27713

No.	Date:	Issue Notes:



Design Firm:

Scott Murray Land Planning, Inc.
1450 Environ Way Chapel Hill, NC 27517
252-213-9501 434-689-2925 (fax)
www.stmplan.com
smurray@stmplan.com

CAD File:

Scale:
AS SHOWN

Date:

Drawn By:
STM

Drawing No.:
na

of

LA-2.0

PIN # 9870900457, 9870904109 & 9870911164

FENCE PARTS	
Name	Qty/Item
72" - 15 HOLE RESIDENTIAL STRINGER	3 1
HOOP	4 2
2" ALUMINUM POST CAP	2 3
R101 - 36" PICKET	7 4
36" INSERT PICKET	8 5
2" POST	2 6

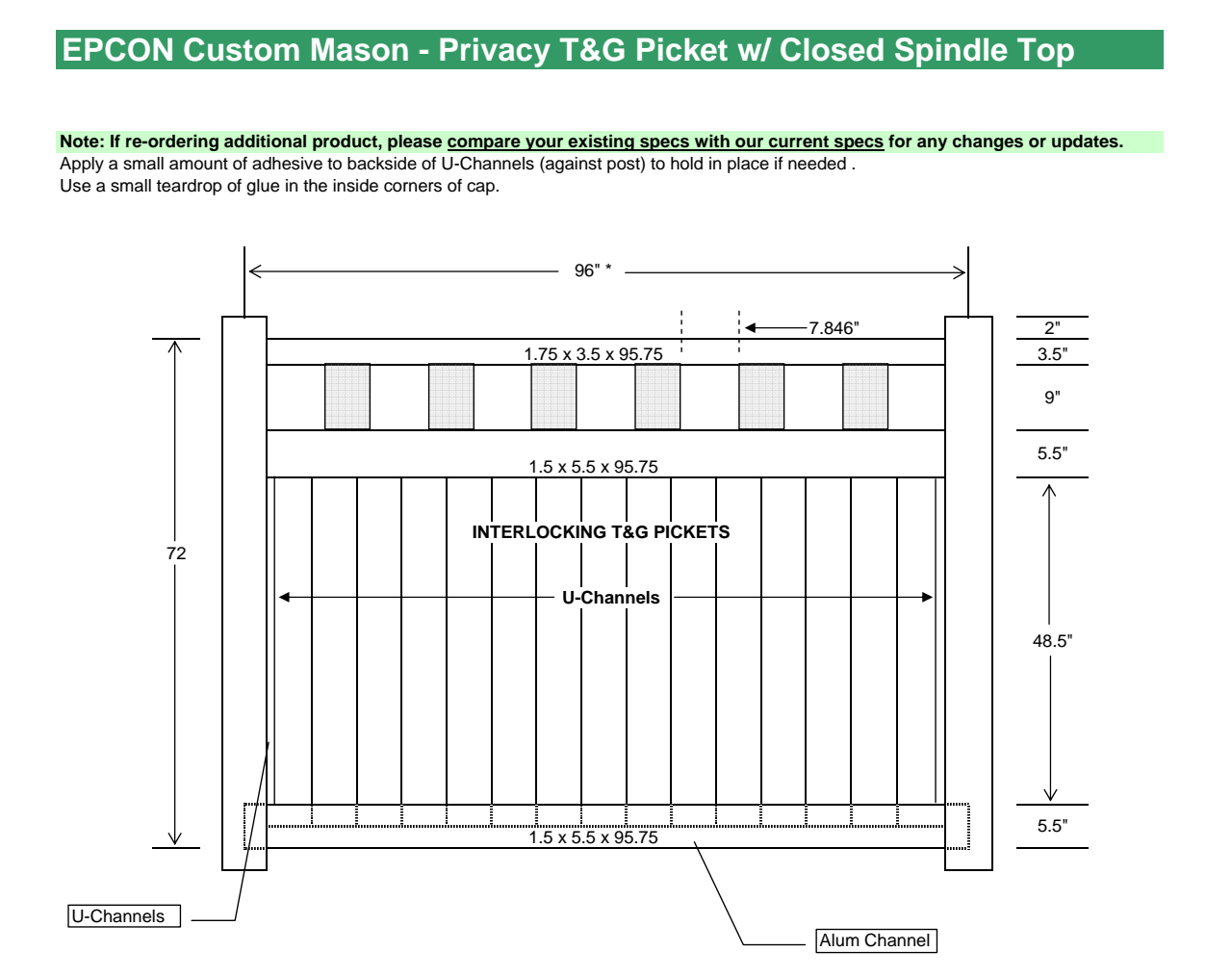
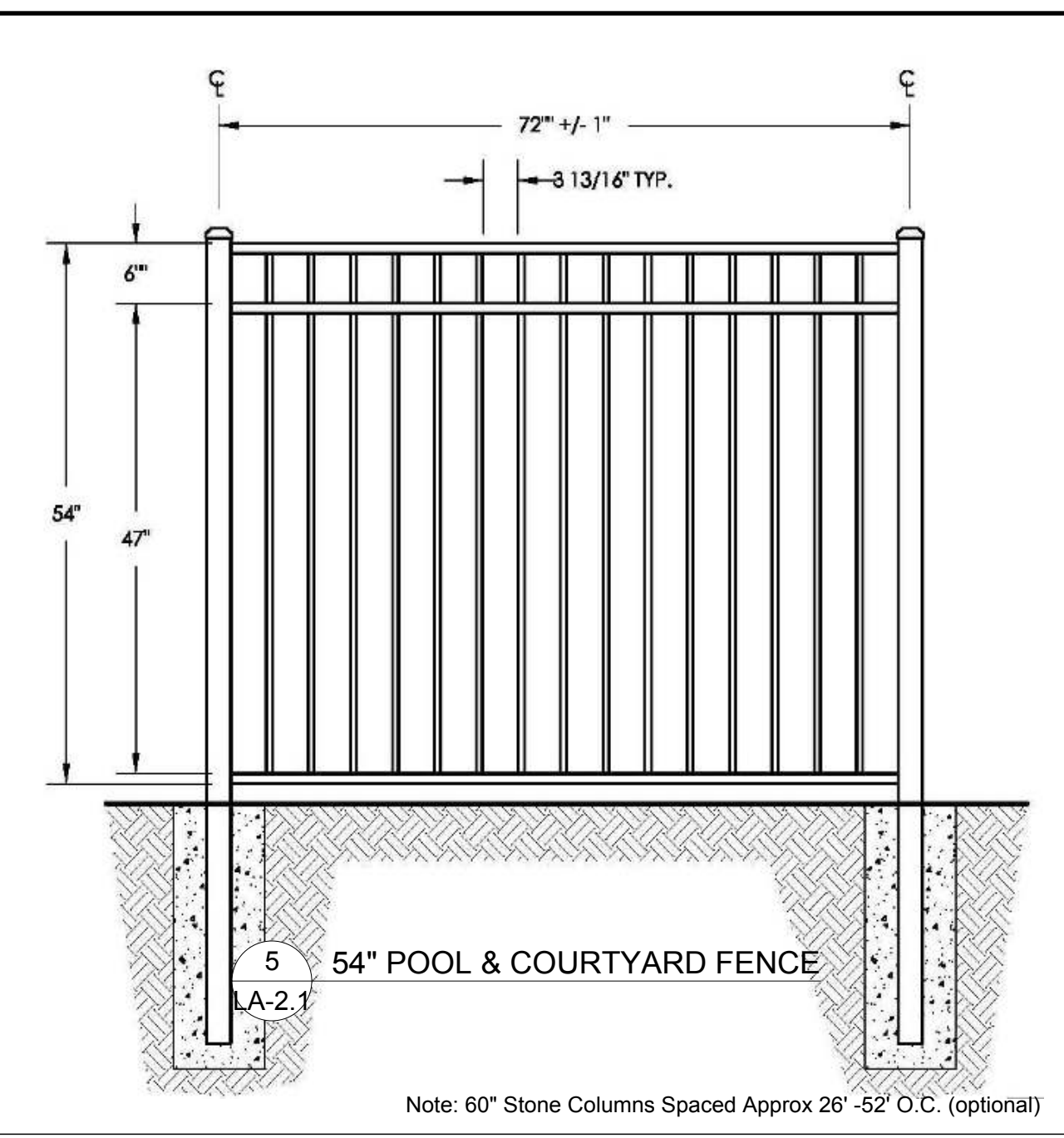
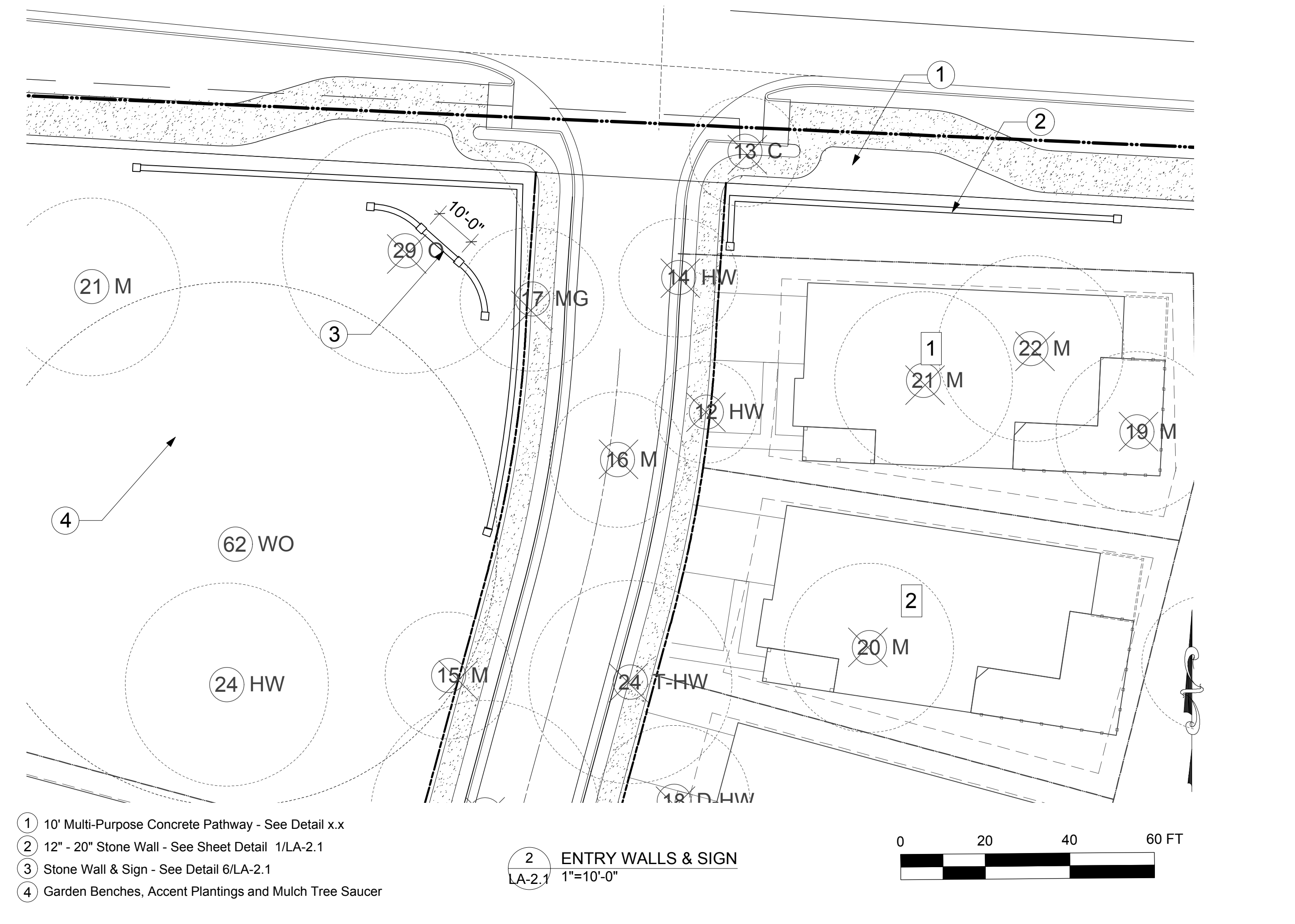
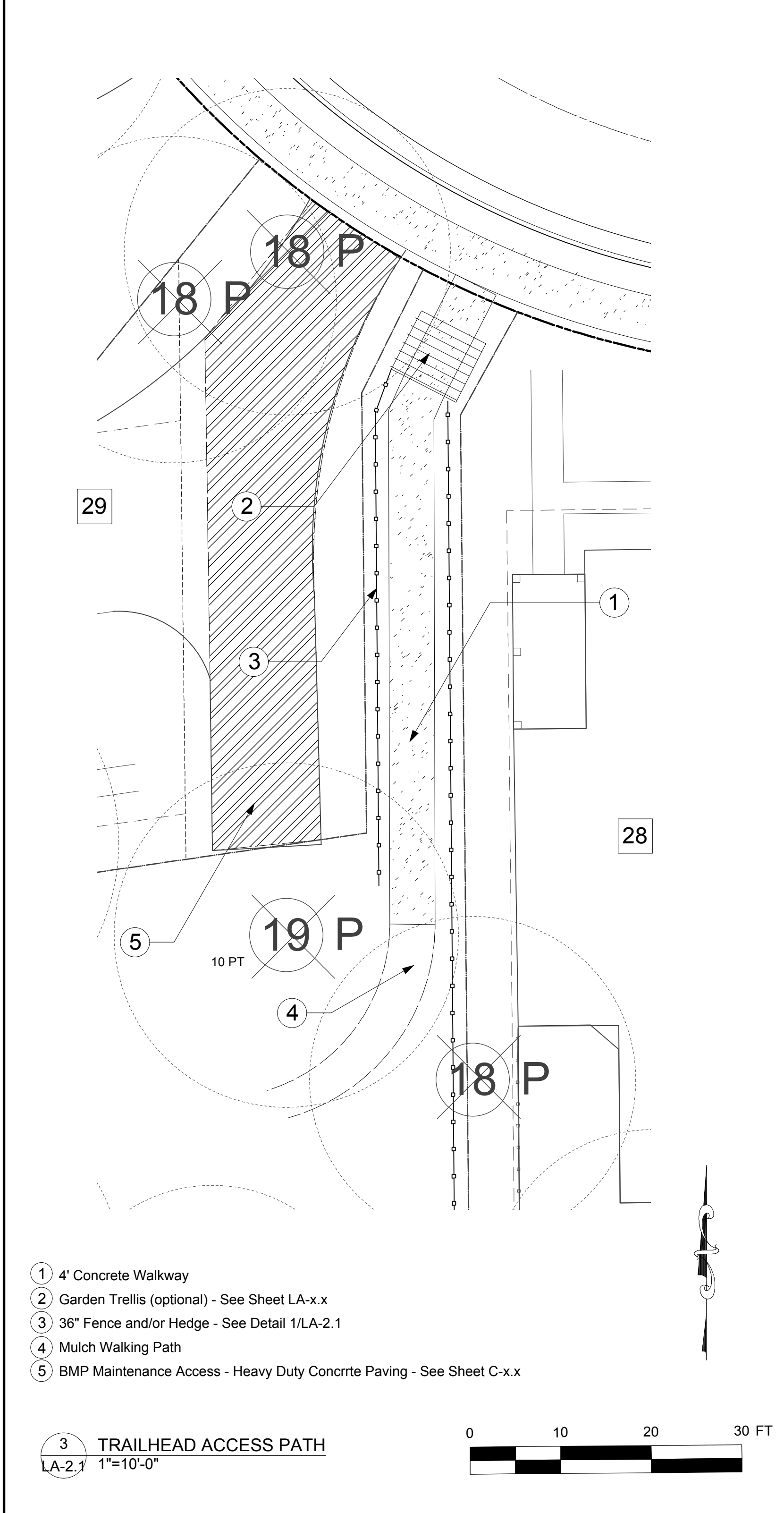
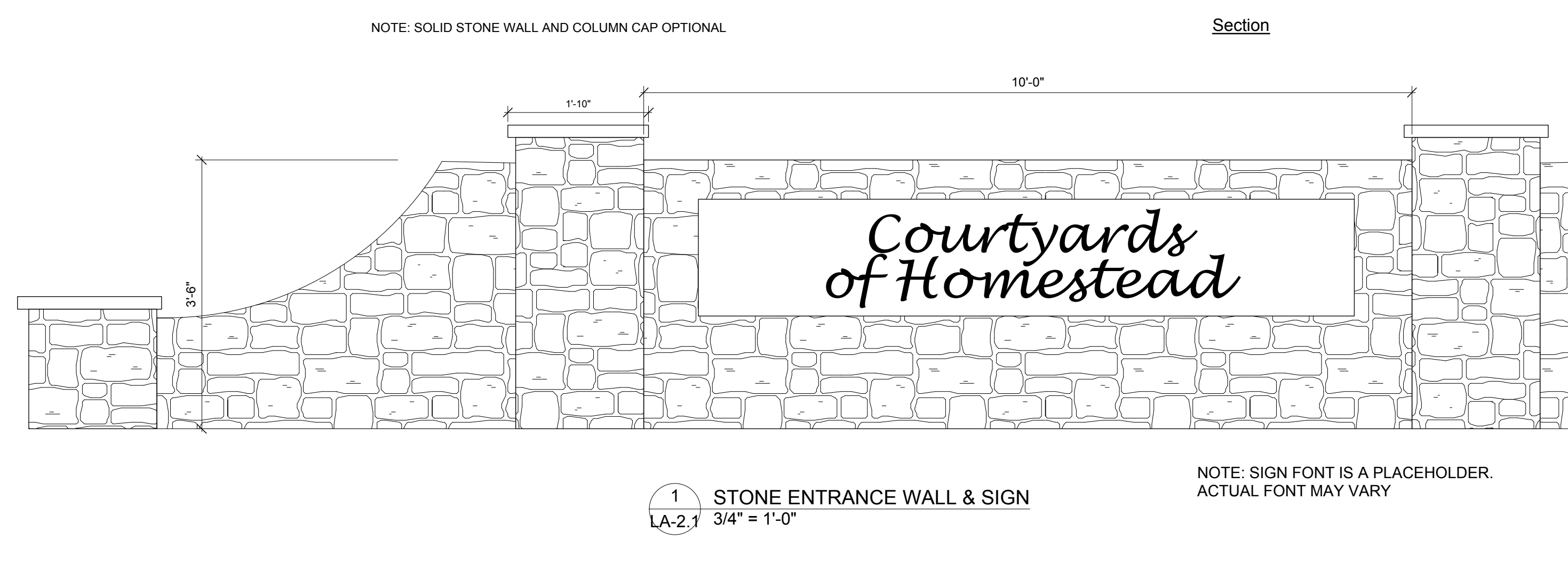
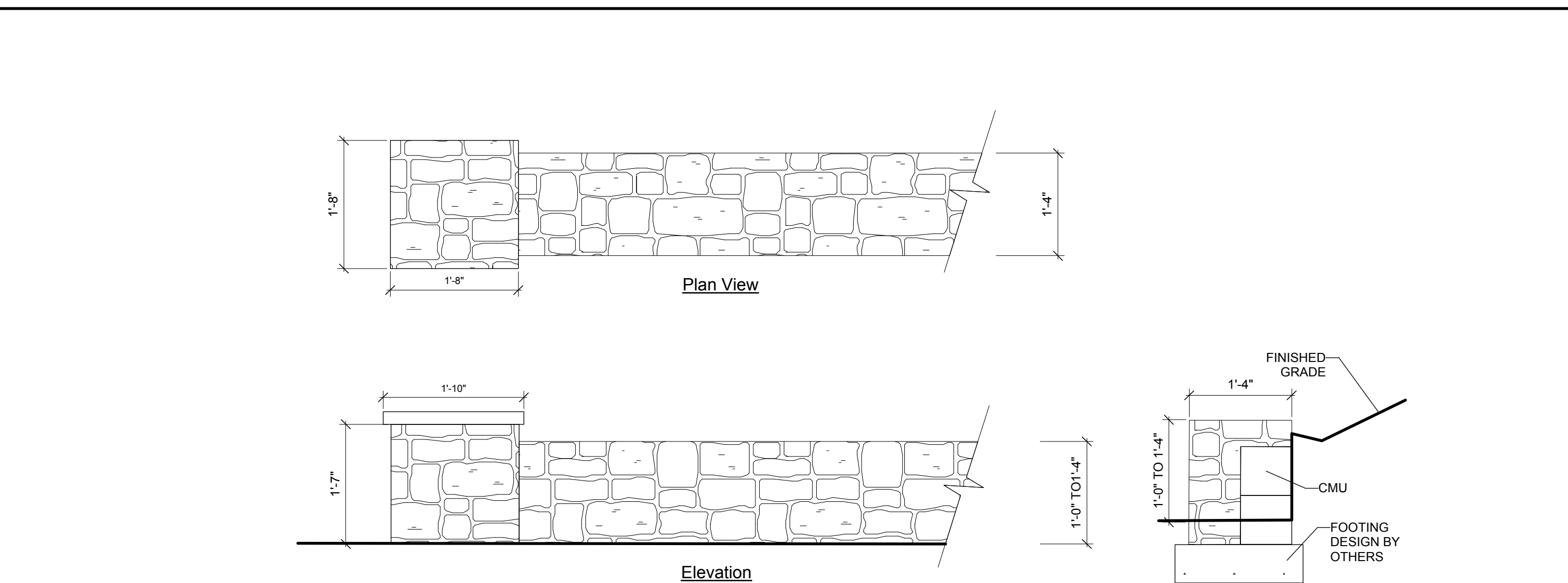
ALTERNATE STYLE- STRAIGHT PICKETS WITH INTEGRAL FINIALS

4 36" ACCENT FENCE
LA-2.1

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Smith Manufacturing Co., Inc.
Pittsburg, PA 15134
(800)344-2242

DRAWING: RESIDENTIAL FENCE CONCORD 101 - 36" HEIGHT
SCALE: 1"=10'-0"

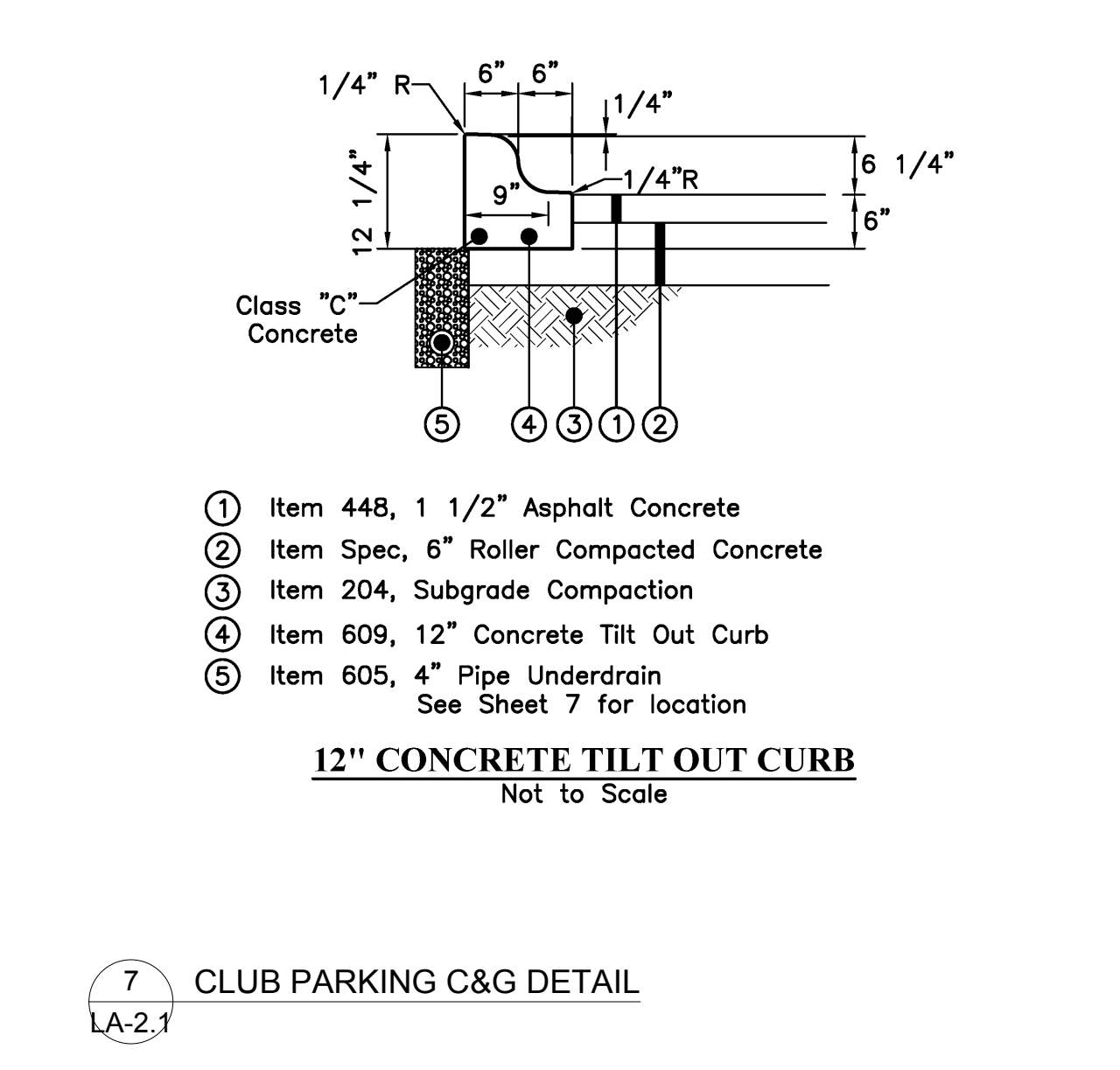


Created: 6/4/08

Qty	Item	Dimension
1	Top Rail	1.75 x 3.5 x 95.75"
1	Mid Rail	1.5 x 5.5 x 95.75"
1	Bottom Rail	1.5 x 5.5 x 95.75"
1	Aluminum Channel Filt	1.5 x 5.5 x 95.75"
2	U-Channels	1.25 x 48.5"
6	Spindles	3.75 x 6.5 x 14.18"
15	Pickets	8.75 x 6 x 52"

* Actual measurements may vary
* Panel should be installed 2" off ground

6 72" PRIVACY SCREEN FENCE
LA-2.1 EPCON-PWPR-CT-6X8



Principal Office: 1450 Emviro Way Chapel Hill, NC 27517
Virginia Office: 274 Botetourt Court Boynton, Virginia 23917
252.213.9501
stmlandplan.com

SCOTT MURRAY LAND PLANNING, INC.
Landscape Architecture | Environmental Design | Project Management

Developer:
Epcon Communities
500 Stonehenge Parkway
Dublin, OH 43017

Project:
Courtyards of Homestead
Chapel Hill, North Carolina

Drawing Title:
Club Details & Other Amenities

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

No.	Date:	Issue Notes:

Design Firm:
Scott Murray Land Planning, Inc.
1450 Emviro Way Chapel Hill, NC 27517
252-213-9501 434-689-2925 (fax)
www.stmlandplan.com
smurray@stmlandplan.com

CAD File:

Scale:
AS SHOWN

Date:

Drawn By:
STM

Drawing No.:
na

of

LA-2.1

Developer:

Epcor Communities

500 Stonehenge Parkway
Dublin, OH 43017

Project:

Courtyards of Homestead
Chapel Hill, North Carolina

Drawing Title:

Clubhouse Architectural Envelope

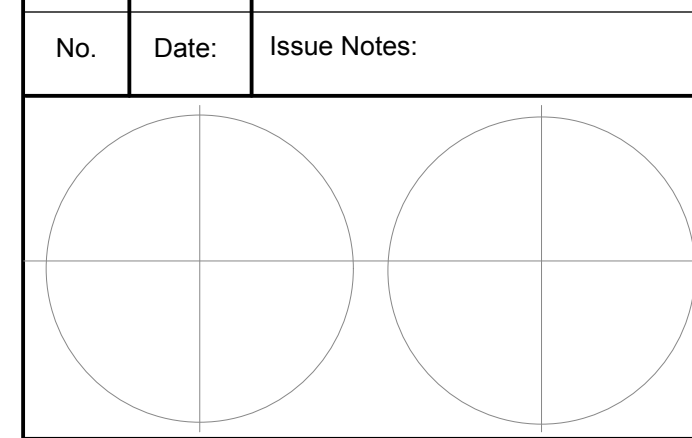
Engineering and Stormwater Consultant:

MCADAMS

P.O. Box 14005
Research Triangle Park
NC 27709

2905 Meridian Parkway
Durham, NC 27713

No.	Date:	Issue Notes:
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252-213-9501 434-689-2925 (fax)
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smurray@stmplan.com

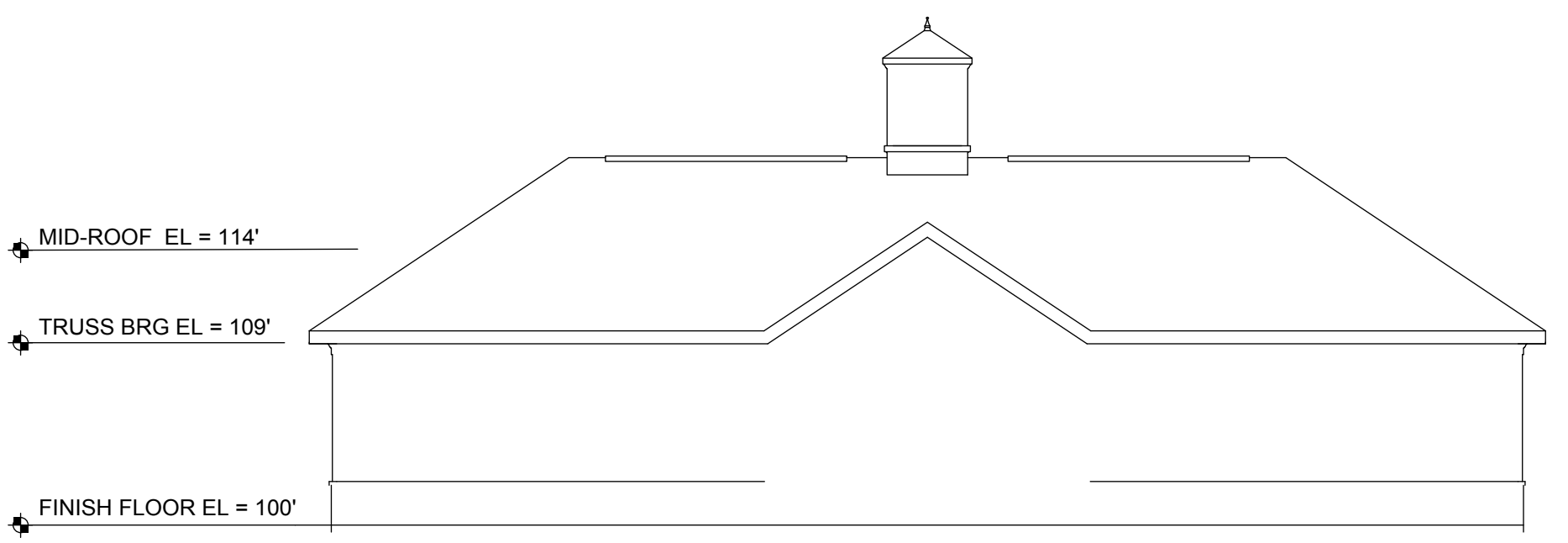
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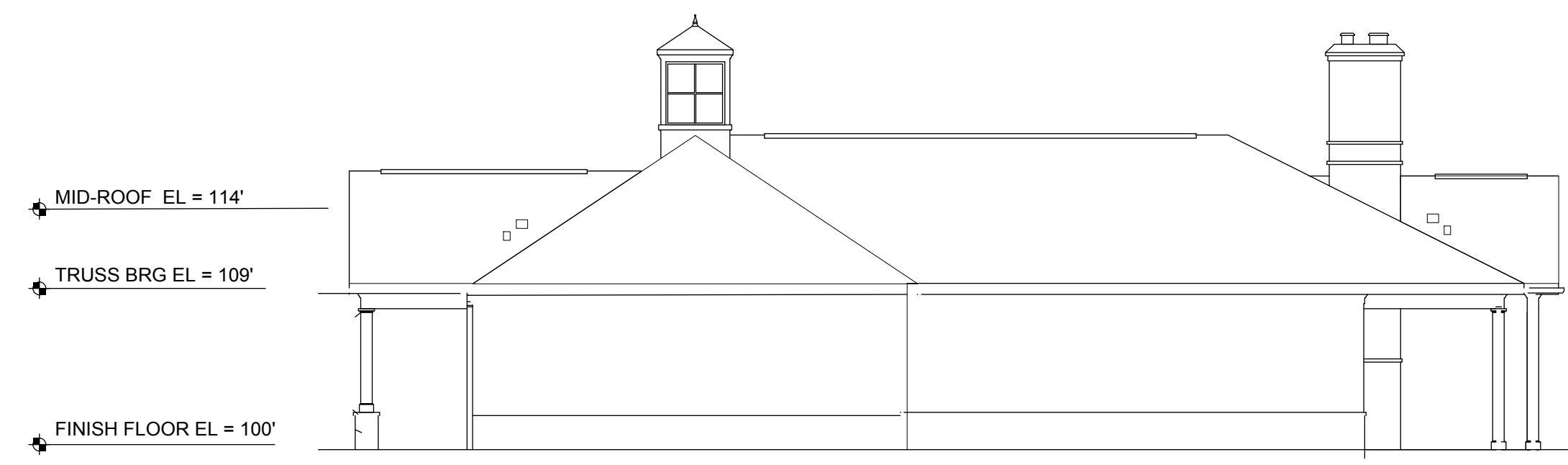
of

50 MAX. SECONDARY BUILDING HEIGHT ALLOWED BY LUMO

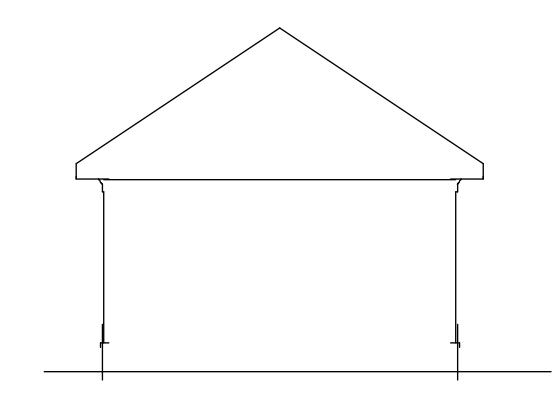
29' MAX. PRIMARY BUILDING HEIGHT ALLOWED BY LUMO



FRONT & REAR ELEVATION PROFILE
SCALE: 1/8"=1'-0"



SIDE ELEVATION PROFILE
SCALE: 1/8"=1'-0"



BATHHOUSE/PUMPHOUSE PROFILE
SCALE: 1/8"=1'-0"