

CONCEPT PLAN APPLICATION



TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd
phone (919) 968-2728 fax (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9870-71-0609, 9870-81-1605, 9870-82-2048

Date: 1-26-15

Section A: Project Information

Project Name: Merin Road Community

Property Address: Homestead Rd & Merin Rd Chapel Hill, NC Zip Code: 27516

Existing Zoning District: R-1

Project Description: A Residential Community with 65 single family lots and 10 townhome style affordable housing units.

Section B: Applicant, Owner and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)

Name: James D. Whitacre, PE

Address: 51 Kilmayne Dr., Ste. 105

City: Cary State: NC Zip Code: 27511

Phone: 919.481.6290 Email: JWhitacre@AdvancedCivilDesign.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: *[Signature]* Date: 1/26/15

Owner/Contract Purchaser Information:

Owner Contract Purchaser

Name: Capkov Ventures, Inc.

Address: 202 E. Winmore Ave.

City: Chapel Hill State: NC Zip Code: 27516

Phone: 919-942-8430 Email: ericbchupp@bellsouth.net

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: *[Signature]* Date: 1/26/2015
ERIC B CHUPP For Capkov Ventures Inc.



**CONCEPT PLAN APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning Department**

Section C: Project Information

Project Size (acres)	24.70	Square feet	1,075,932
Floor Area (permitted)	N/A	Proposal	N/A
Proposed number of dwelling units	75	Units per Acre	2.88
Existing Impervious Surface	5,626 sf	Proposed Impervious Surface	355,000 sf

Please indicate which organization should receive this application for review

- Community Design Commission
 Historic District Commission
 Town Council

Section D: Submittal Requirements

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. For detailed information, please refer to the Description of Detailed Information handout.

- X **Application fee (refer to fee schedule)** Amount Paid \$
- X **Pre-Application meeting** – with appropriate staff
- X **Digital Files** - provide digital files of all plans and documents
- X **Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)**
- X **Mailing fee for above mailing list** Amount Paid \$
- X **Application Cover Sheet** (8 copies) (on top of application)
- X **Statement of Compliance with Design Guidelines** (8 copies)
- X **Statement of Compliance with Comprehensive Plan** (8 copies)
- X **Digital Photographs of site and surrounding properties** (8 copies)
- X **Developer’s Program:**
 A brief written statement of the development program, including developer’s goals and objectives. The development program should be based on the constraints of the site as identified by the site analysis and include marketing objective of the developer. This preliminary development program will help evaluate the conceptual plan for the site, while also determining traffic impact and demand on community facilities and infrastructure.
- X **Reduced Site Plan Set (reduced to 8.5"x11")**



Plan Sets (8 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets 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 Wetland Boundaries, where applicable

Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, and 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, vehicle parking areas, bicycle parking, handicapped parking, street names
- f) 1,000 foot 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) Existing topography at minimum 2-foot intervals and finished grade
- f) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

Proposed Plan

- a) General location of proposed structures
- b) Parking areas
- c) Open spaces and landscaped areas
- d) Conceptual recreation areas
- e) Conceptual building masses
- f) Conceptual utility locations (optional)
- g) Conceptual grading plan (optional)

Concept Plan Application

For:

MERIN ROAD COMMUNITY

**75 UNIT SUBDIVISION
HOMESTEAD AND MERIN ROAD
CHAPEL HILL, NC**

Applicant:

Capkov Ventures

Developing Homes And Communities Since 1954, In Chapel Hill Since 1972.



a Kovens Company

P.O. Box 16815
Chapel Hill, NC 27516
919-942-8005

Civil Engineer:



ADVANCED
CIVIL DESIGN

ENGINEERS & SURVEYORS
51 KILMAYNE DRIVE
SUITE 105
CARY, NC 27511

Capkov Ventures

Developing Homes And Communities Since 1954, In Chapel Hill Since 1972.



a Kovens Company

Developers Program

Developers Background: Capkov Ventures Inc. is a Chapel Hill owned and operated development company that has been building communities in Chapel Hill and Carrboro for the last 25 years. Capkov Ventures is owned by Scott Kovens who has lived in Chapel Hill for his entire adult life. Communities that have been designed and developed by Capkov Ventures Inc. include;

- 1) Weatherhill Pointe, Carrboro
- 2) Bolin Forest, Carrboro
- 3) Erwin Village, Chapel Hill
- 4) Columbia Place, Chapel Hill
- 5) Pickard Oaks, Chapel Hill
- 6) The Cedars at Bolin Forest, Carrboro
- 7) Franklin Grove, Chapel Hill
- 8) Chancellors View, Chapel Hill
- 9) Winmore, Carrboro
- 10) The Goddard School, Chapel Hill
- 11) Burch Kove, Chapel Hill (design and entitlements only)

Overview: Capkov Ventures is proposing a residential community which includes new 65 single family homes with detached garages, and 10 townhomes made available to families earning less than the median income for the area. The proposed community is located on the north side of Homestead Road, between Merin Road and Rodgers Road. Seawell School Road would be extended into the new community at roughly the center of the site and serve as one of two entrances into the community. The second entrance would be off of Merin Road. The surrounding uses are primarily comprised of residential homes, the one exception being the recently developed Church of the Advocate complex directly to the east of the proposed community. Single family homes off Billabong Road adjoin the site to the north, Glenbrooke residential subdivision lies to the west of the proposed site, Homestead Village residential subdivision is located to the south of the site across Homestead Road as is the currently being developed Burch Kove townhome site. The site, approximately 25 acres, is zoned R-1 and has three existing homes. Two of the existing homes are rental homes and the third has remained vacant for several years.

Proposal Specifics: The proposed community will fall under the Town of Chapel Hill's Land Use Management Ordinance as a Special Use Permit, Planned Development Housing (PDH). As proposed, the 25 acre community is consistent with the existing R-1 zoning and the surrounding residential uses. Dual access points would be provided to the community from Seawell School Road and Merin Road. Both access points will connect to the newly constructed road that will run parallel with Homestead Road. The proposed site has substantial road frontage along Homestead Road (2150 lf.), and approximately 800 lf on Merin Road. All public utilities are either on the site or immediately adjacent to the site. Public sewer is available through an existing easement set up to serve the property at the southwestern corner of the site. Water is available on both Homestead Road and Merin Road.

Access and Circulation: As stated, entrances to the community are proposed from both Merin Road and Seawell School Road. The intersection at Homestead and Seawell School will be converted into a (4) way intersection with upgrades to the existing traffic signals. Along Homestead Road we are proposing to widen the existing roadway cross section to accommodate a 4' asphalt bike lane. In addition a 5' sidewalk will be constructed along Homestead Road; set back approximately 30' from the edge of the pavement. Sidewalk is also being proposed along the Merin Road frontage and along the streets within the community. With the completion of the Burch Kove site across Homestead Road from the proposed community, public sidewalk will extend from the new community all the way to Seawell Elementary School, Smith Middle School, and Chapel Hill High School. We will install appropriate pedestrian signalization to allow safe crossing across Homestead Road at the intersection. This will be a big plus for families with children which comprise a significant share of our target market. Other amenities within a mile of the site include: the new Robert and Pearl Seymour Center, the Orange County Health and Human Services Complex, the Chapel Hill Aquatic Center, Homestead Park, and eventually the University of North Carolina's next campus on the Horace Williams tract. All will be within a short walk from the proposed community.

Buffers and Natural Constraints: The proposed plan calls for type "A" landscape buffers to be planted between the community and all existing uses. Extensive type "D" landscape buffers are to be planted between Homestead Road and Merin Road and the new homes. We will focus heavily on using native evergreen planting materials using the list developed by the Town of Chapel Hill as a guide. The site is flat to moderately sloped, generally sloping to the northwest. The most significant slopes are located in the northeastern portion of the site as you approach the rear of the homes along Billabong Road. An ephemeral stream lies at the bottom of the slope traveling in a northwestern direction. A perennial stream runs along the western edge of the property. Both will be buffered in accordance with the current Chapel Hill stream buffer requirements. The stream buffers will also provide an opportunity to expand the natural buffer space between the proposed community and our neighbors to the north and west.

Stormwater Management: The proposed community will include two stormwater management ponds to collect water at the natural low points of the site. One will be located just north of the Seawell School Road extension near the middle of the site, and the other will be located along the western edge of the site adjacent to the open space of the Glenbrooke

subdivision. We will propose that the larger of the two ponds, the one adjacent to Glenbrooke, be constructed as a wet pond making it an amenity for both communities.

Recreational Amenities: We have designed the proposed community to have a large playground as well as a community garden. We have found that in single family residential communities having the recreational amenities on site often make a big difference in the level of activity a homeowner participates in. The convenience of being able to walk to the playground or garden without packing the kids and all of their stuff, or gardening tools into a car makes all the difference in the world. Having Capkov Venture's development and construction offices located within the communities we build gives us firsthand information regarding what gets used and what does not. Playgrounds and community gardens get used. We are proposing a 31,000 square foot (approximately 3/4th of an acre) community garden to be located at the southeastern corner of the site. The garden will have an irrigation meter and spigot, a shed for tools, supplies and equipment, composting bins and benches for gardeners. We will also construct a walking path to the garden from the community's internal sidewalk system and provide truck access through community open space for delivering supplies. We will surround the garden with heavy duty deer fencing and build a double gate for vehicular access. The playground will be located in the northeastern corner of the site apart from heavy vehicular traffic. The design will be similar to a very popular playground constructed in our Winmore community located along Homestead Road west of the proposed site. The heavy duty playground will be designed to have a large central play apparatus, two sets of swings (2 universal, 1 toddler, 1 infant), and benches for the adults to sit placed overlooking the play apparatus and swings.

Affordable Housing: We are proposing to develop and construct 10 townhomes within the community located just north of the Merin Road entrance, and make them available to those families making less than the median income for the area. This works out to 15.4 % of the market rate homes available in the community, exceeding the Town of Chapel Hill's affordable housing requirement. The townhomes will be located adjacent to the playground and with all three of the public schools within walking distance they will be great for young families. The owners of the townhomes will have all of the rights and privileges that all homeowners will have to the recreational facilities but will have their dues structure reduced to 25% of the market rate units.

Home Design: The single family homes in the proposed community will be a traditionally designed home with detached garages. The lots will be approximately 55' wide by 125' deep and the homes will range between 2000 square feet and 3500 square feet. The garages will be recessed to the area of the rear wall of the home to serve as a privacy wall along one side of the back yard. Recessing the garages also avoids having the architecture of the home dominated by the garage. We propose an architectural style very similar to a community we developed in Carrboro 15 years ago called the Cedars at Bolin Forest. It is a delightful community that I call home and one of the most sought after communities in the area. The typical resale last only weeks on the market and the last listing that hit the market was rumored to have gone under contract in a single day.

We are very excited about the possibility of having an opportunity to bring another community to Chapel Hill. We believe the single family and townhome markets are currently underserved and looking ahead at the development proposals being discussed in Chapel Hill there is nothing to reverse the trend. The State of the Community Report and Development Briefing recently put on by the Chapel Hill/ Carrboro Chamber of Commerce showed us that of the 4075 future residences being planned for Chapel Hill and Carrboro none were single family and only a handful were townhomes. We believe that our proposed community of single family homes and affordable townhomes will fill an essential part of the communities' housing needs- homes built for families.

Thank you,

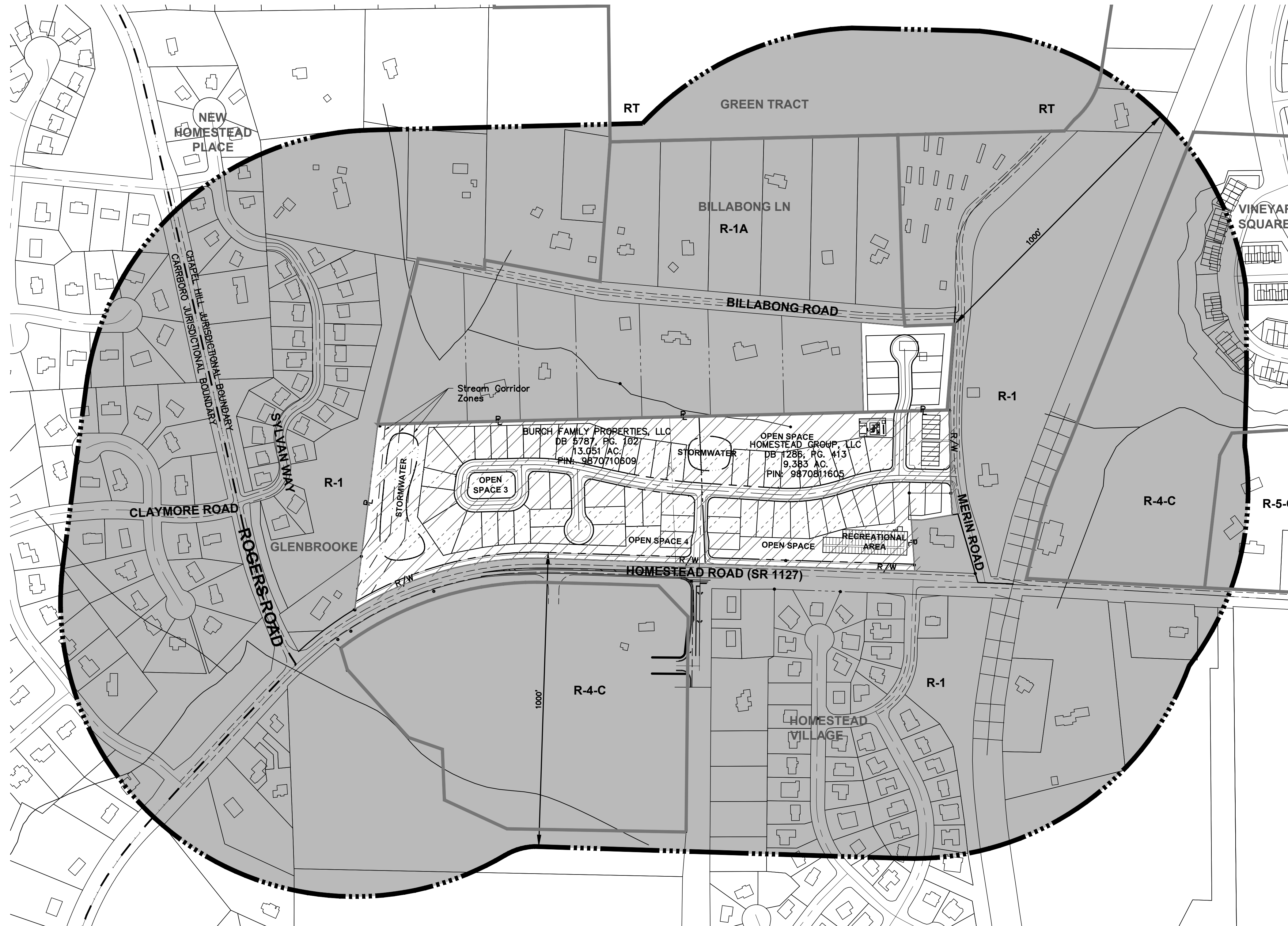
Eric Chupp
Director of Development
Capkov Ventures Inc.
(919) 260-7262
ericchupp@bellsouth.net

CONCEPT PLAN

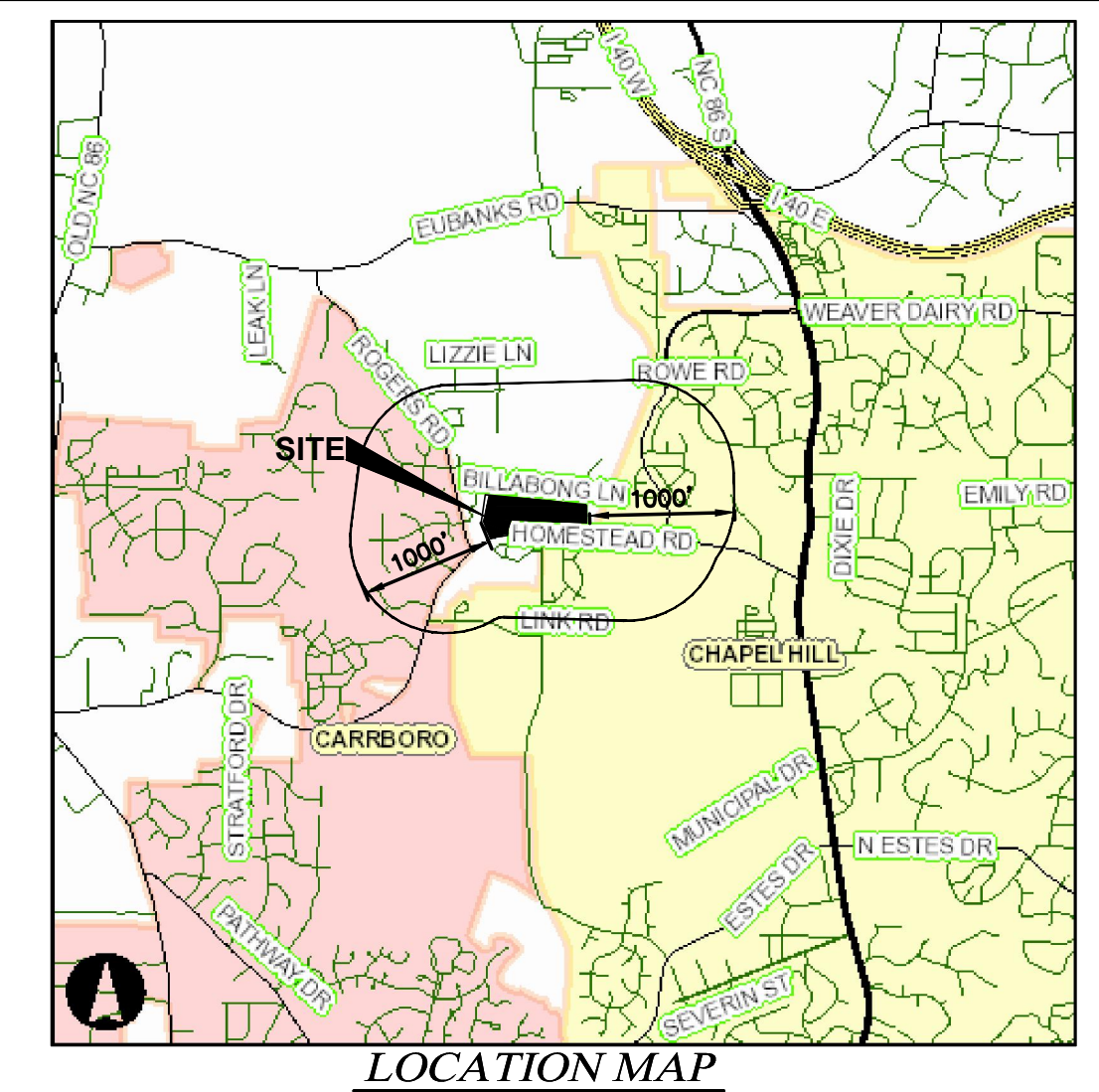
MERIN ROAD COMMUNITY

CHAPEL HILL, NC

2015



AREA MAP
SCALE 1" = 200'



SHEET INDEX

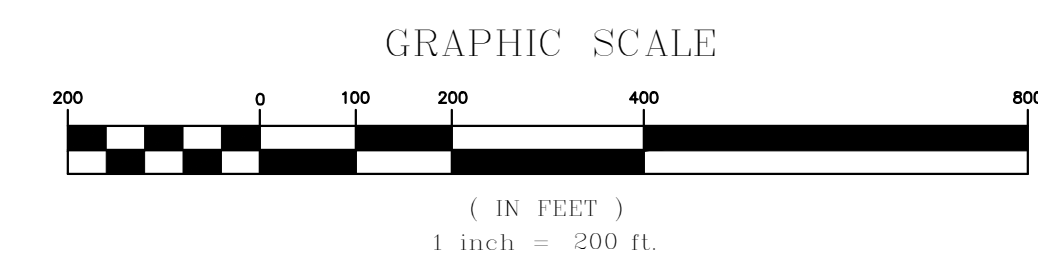
- 1 AREA MAP
- 2 EXISTING CONDITIONS PLAN
- 3 PROPOSED PLAN

SITE DATE TABLE

SITE ACREAGE:	24.70 ACRES (GROSS) 0.89 ACRES (PROPOSED HOMESTEAD R/W) 23.81 ACRES (NET) 1.34 ACRES (EXISTING HOMESTEAD R/W) 26.04 ACRES USED FOR DENSITY CALCULATION
ZONED:	R-1
EXISTING LAND USE:	SINGLE FAMILY
PROPOSED LAND USE:	R-1 WITH SPECIAL USE PERMIT
PROPOSED LOTS:	65
DENSITY:	2.88 UNITS PER ACRE
MINIMUM LOT SIZE:	55' x 110' (6,050 SF)
RECREATION SPACE REQUIRED:	0.61 ACRES (2.5%)
RECREATION SPACE PROVIDED:	0.9± ACRES

LEGEND

- ZONING BOUNDARY
- 1000' NOTIFICATION LINE
- PROPERTY'S WITHIN NOTIFICATION AREA
- PROPOSED SITE



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PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
51 Kimmage Drive, Suite 105
Cary, North Carolina 27511
ph 919.481.6990
fax 919.336.5127

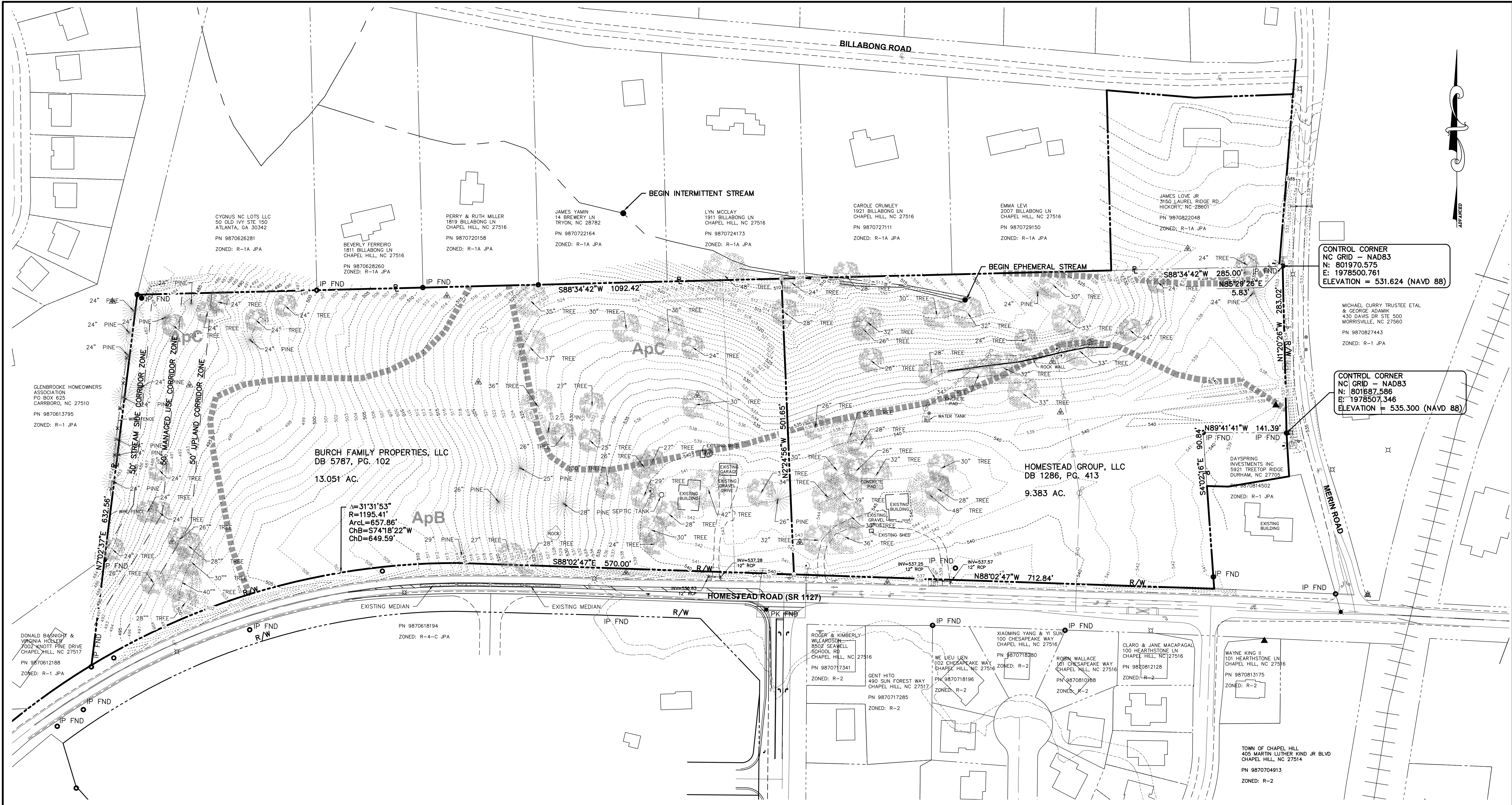
PLAN PREPARED FOR:
CAPKOV VENTURES, INC.
202 E WINNEMORE AVE., #4-30
CHAPEL HILL, NC 27514
PHONE: 919.942.8005

HOMESTEAD ROAD, CHAPEL HILL, NC - ORANGE COUNTY
MERIN ROAD COMMUNITY
FOR
CONCEPT PLAN
CAPKOV VENTURES, INC.
AREA MAP

Issue Dates:

Date:	01/26/2015
Scale:	AS NOTED
Drawn By:	STB
Checked By:	JDW
Project Number:	14-0003-515
Drawing Number:	1 / 3

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CONTROL CORNER
 NC GRID - NAD83
 N: 801970.575
 E: 1978500.761
 ELEVATION = 531.624 (NAVD 88)

CONTROL CORNER
 NC GRID - NAD83
 N: 801687.586
 E: 1978507.346
 ELEVATION = 535.300 (NAVD 88)

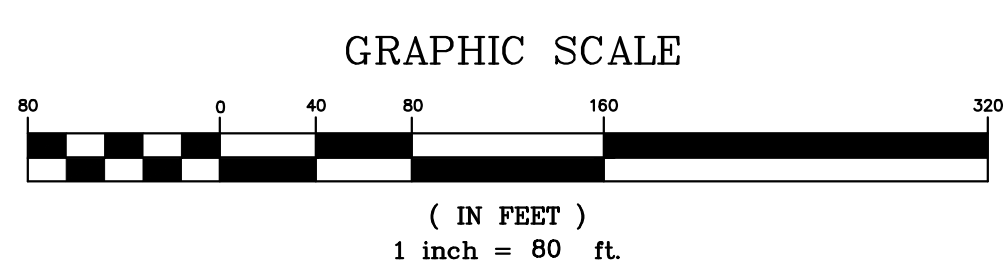
$\Delta = 31^{\circ}31'53''$
 $R = 1195.41'$
 $Arcl = 657.86'$
 $ChB = 574.18'22''W$
 $ChD = 649.59'$

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 | Fence Post Found |
| Sanitary Manhole | Pole Tel Light | Stone Found | Conc. Monument Found |
| Cleanout Access | Pole Light | Monument Box Found | Fence |
| Storm Manhole | Pole Signal | Ex. Property Boundary | Ex. Edge of Pavement |
| Catch Basin | Traffic Box | Ex. Soil Type Boundary | Ex. of Stream |
| Curb Inlet W / Grate | Guy Pole | Ex. of Road | Denotes Record Call |
| Gas Valve | Guy Wire | | |

EXISTING IMPERVIOUS SURFACES
 MISCELLANEOUS = 1,628 SF
 BUILDINGS = 3,998 SF
 TOTAL = 5,626 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. 3710987000J, with an effective date of 02/02/2007, in Orange County, North Carolina. No field surveying was performed to determine this zone.



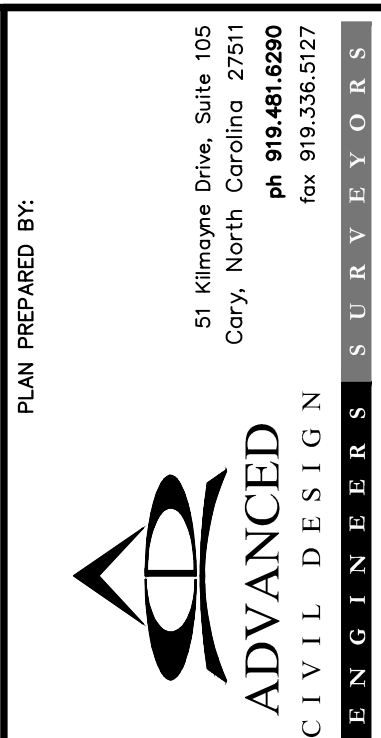
GENERAL NOTES

- 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 from an actual field survey and from existing records as referenced hereon.
- Dimensions on this plot are e expressed in feet and decimal parts thereof unless otherwise noted. Monuments were found at points where indicated.
- Survey was performed without the benefit of a title search. Property is subject to all facts disclosed by a full and accurate title report.

STATEMENT OF ENCROACHMENTS

None Apparent

REFERENCES:
 D.B. 1286, Pg. 413
 D.B. 5787, Pg. 102

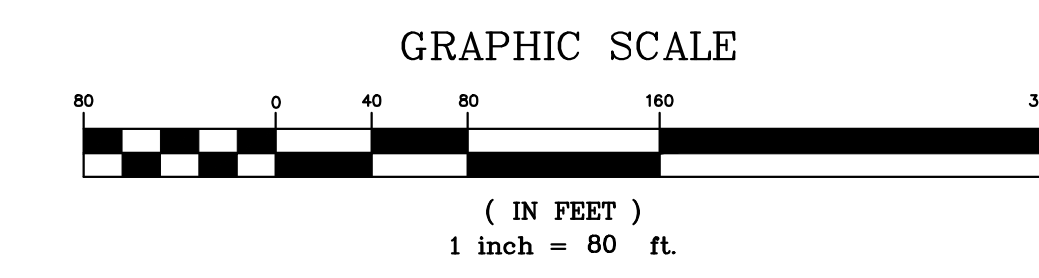
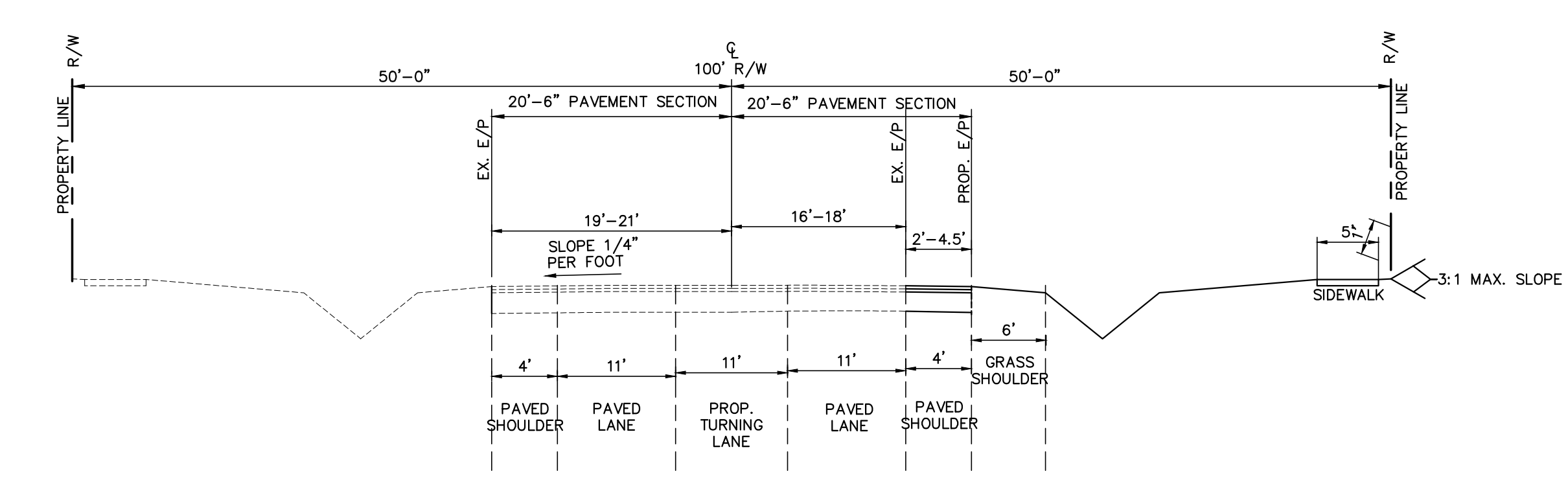
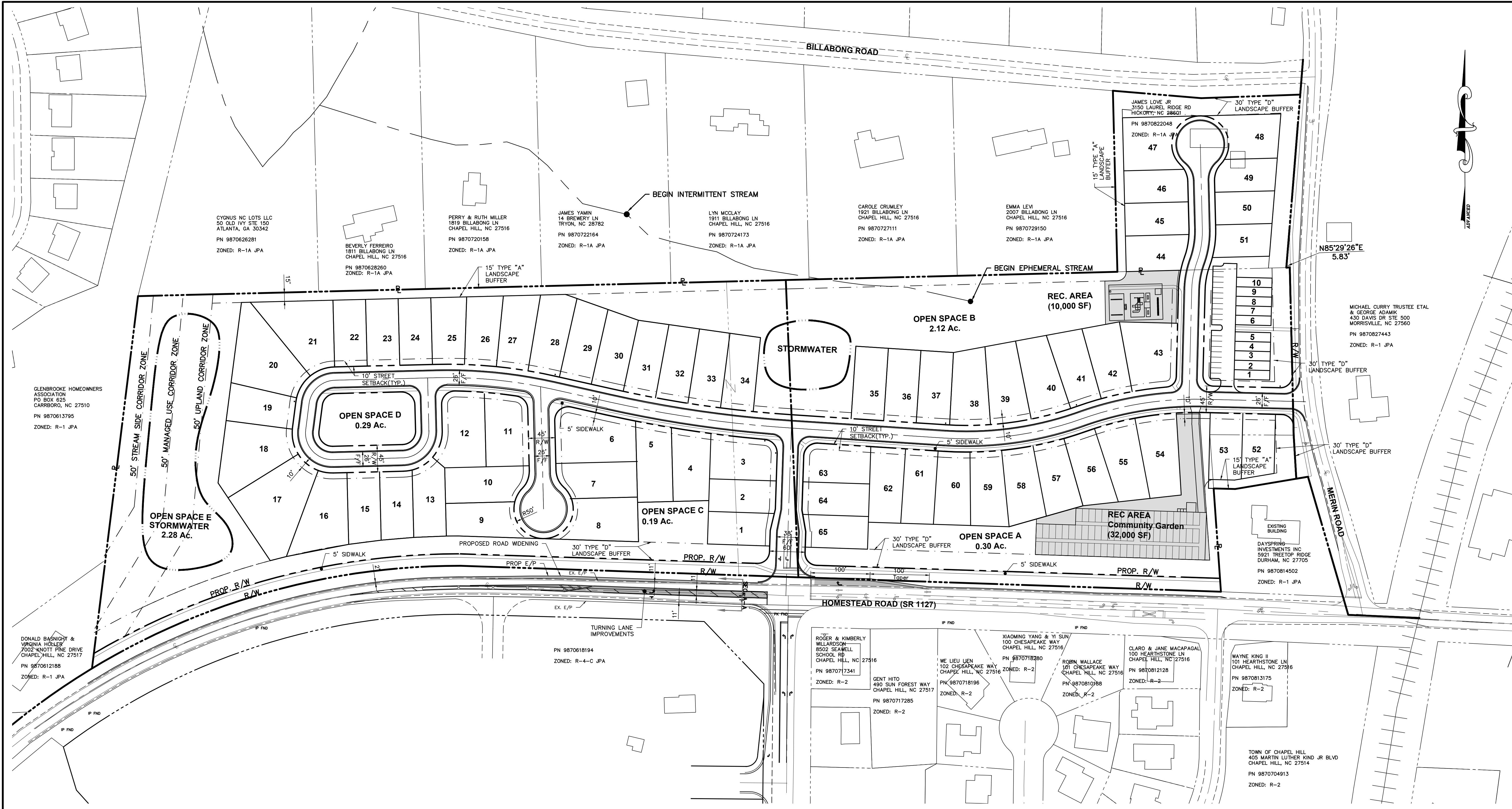


CAPKOV VENTURES, INC.
 CIVIL DESIGN
 ENGINEERS SURVEYORS
 902 E WINNIE AVE. #4-30
 CHAPEL HILL, NC 27514
 PHONE: 919.942.8005

PLAN PREPARED FOR:
 MERIN ROAD COMMUNITY
 CONCEPT PLAN
 FOR
 CAPKOV VENTURES, INC.
 EXISTING CONDITIONS PLAN

Issue Dates:
 Date: 01/26/2015
 Scale: 1" = 80'
 Drawn By: STB
 Checked By: JDW
 Project Number: 14-0003-515
 Drawing Number: 2 / 3

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SITE DATA TABLE

SITE ACREAGE:	24.70 ACRES
	0.89 ACRES (PROPOSED HOMESTEAD R/W)
	1.34 (EXISTING HOMESTEAD R/W)
	26.04 ACRES GROSS AREA FOR DENSITY CALCULATION PER 13.5.1 OF THE UDO
ZONED:	R-1
EXISTING LAND USE:	SINGLE FAMILY
PROPOSED LAND USE:	R-1 WITH SPECIAL USE PERMIT
PROPOSED LOTS:	75
DENSITY:	2.88 UNITS PER ACRE
MINIMUM LOT SIZE:	55' x 100' (5,500 SF)
RECREATION SPACE REQUIRED:	0.61 ACRES (2.5%)
RECREATION SPACE PROVIDED:	0.9± ACRES

LEGEND

- 24" Curb and Gutter
- Property Line
- - - Prop. R/W
- - - Prop Detention Basin
- - - Setback
- ▨ Homestead Rd. Improvements

REQUIREMENTS

MIN STREET FRONTAGE	50 FT
MIN CUL-DE-SAC FRONTAGE	35 FT
MIN SIDE YARD SETBACK	0 FT
MIN FRONT YARD SETBACK	10 FT
MIN REAR YARD SETBACK	0 FT

PLAN PREPARED FOR: MERIN ROAD COMMUNITY

CONCEPT PLAN FOR PROPOSED PLAN

CAPKOV VENTURES, INC.

902 E WINNAPPE AVE #9430
CHAPEL HILL, NC 27516
PHONE: 919.942.8005

PLAN PREPARED BY: ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS

51 Kilmogre Drive, Suite 105
Cary, North Carolina 27511
ph 919.481.6990
fax 919.336.5127

Issue Dates:

Date:	01/26/2015
Scale:	1" = 80'
Drawn By:	STB
Checked By:	JDW
Project Number:	14-0003-515
Drawing Number:	3 / 3

Capkov Ventures

Developing Homes And Communities Since 1954, In Chapel Hill Since 1972.



Merin Road Proposed Residential Community Statement of Compliance with the Comprehensive Plan

The proposed Merin Road residential community has been designed to comply with the themes found in the Town of Chapel Hill's Comprehensive Plan. Some of the primary objectives of the Comprehensive Plan have been advanced through the design of the Merin Road community in the following ways;

- 1) *Provide a range of neighborhood types that address residential, commercial, social and cultural needs.*

The proposed community will provide 65 single family homes and 10 affordable townhomes at a time when virtually all development plans being proposed in Chapel Hill are for multi-family and condominiums. Of the 4075 housing units being discussed or proposed for development in Chapel Hill and Carrboro none are single family and only a handful are townhomes. The Merin Road community will fill an essential component of the communities housing needs- homes built for families.

- 2) *Conserve and protect existing neighborhoods.*

The proposed community provides a logical compliment to the surrounding residential neighbors. With existing larger lot single family home communities to the north and west of the site, the Church of the advocate complex to the east of the site, and townhomes being developed to the south of the site the proposed community will provide a perfect transition between the uses. Extensive natural buffers will be provided between the proposed community and existing communities.

- 3) *Conserve and protect the natural setting of Chapel Hill.*

The proposed community has been designed to keep land disturbance and home construction away from steep slopes, existing streams, and mature trees. Moving our entrance road off Merin Road southward has allowed us to avoid steep slopes and provide a wider natural buffer between the proposed community and the neighbors to the north.

4) *Create Affordable housing opportunities.*

The proposed community includes the development and construction of 10 affordable townhomes within the community. The townhomes will be made available to families with income less than the median income for the area. The townhomes will provide an attractive housing opportunity within walking distance to all three grade levels of Chapel Hill's public Schools, Homestead Park, the Aquatic Center, the Senior Center, and the Orange County Health and Human Services Complex.

5) *Bikeway/Greenway/Sidewalk System.*

The proposed plan includes widening Homestead Road for over 2000' to accommodate a new bike path between Merin Road and Rodgers Road, as well as a 5' public side walk set back 30' from the existing pavement. The design includes adding sidewalk to the community's frontage along Merin Road and along the internal community streets. We are also proposing upgrades to the traffic signals at the intersection of Homestead Road and Seawell School Road to allow safe pedestrian crossing of Homestead Road. The proposed design will connect the community's sidewalk to the public sidewalk currently being constructed across Homestead Road from the site. This will allow students to walk on public sidewalks all the way from the proposed community to Seawell Elementary School, Smith Middle School, and Chapel Hill High School.

Capkov Ventures

Developing Homes And Communities Since 1954, In Chapel Hill Since 1972.



Merin Road Proposed Residential Community Statement of Compliance with Design Guidelines

The proposed Merin Road residential community has been designed to comply with all of the Town of Chapel Hill's design guidelines as expressed by the Land Use Management Ordinance and related materials. The following are a few of the substantive ways we have designed the community in observance of the design guidelines.

Density: The 25 acre site has been designed to conform to the existing R-1 zoning proposing 65 market rate single family homes and 10 affordable townhomes. The proposed community will be submitted for review as a Special Use Permit Planned Development Housing and adhere to the guidelines and requirements of such a submission.

Access and Circulation: The proposed plan will offer two street connections into the community and provide all required upgrades to the immediately adjacent roadways including widening Homestead Road for appropriate turn lanes, upgrading intersection signaling, and providing bike lanes. Sidewalks are proposed on internal streets and along existing roadway frontages which will be tied into existing sidewalk infrastructure leading to three of Chapel Hill's public schools.

Buffers and Natural Constraints: The proposed community will provide the required class "A" buffers between the site and its residential neighbors and class "D" buffers between the existing roadways and the new homes. The plan will use the list of native plants developed by the Town of Chapel Hill as a guide in choosing planting for the buffers. All current stream buffer regulations have been observed in the communities design, and steep slopes have been avoided where possible and left undisturbed as community open space.

Stormwater Management: The proposed community has included two stormwater management ponds located at the natural low points of the site. All of the most current stormwater design standards and regulations will be observed and best management practices consistently used.

Recreational Amenities: The proposed development will provide high quality, time tested recreational amenities for the convenient use of the community. A 31,000 square foot community garden has been located in the southeastern corner of the site and a playground has been located away from heavy vehicular traffic in the north eastern section of the site. The recreational amenities, and land area used for recreational space exceed the requirements set forth in the design guidelines.

Affordable Housing: The proposed plan provides affordable housing within the community. The 10 townhomes proposed exceed the 15% required by the design guidelines and will be made affordable to those making less than the median income for the area. The townhome design provides an attractive and successfully marketed home conveniently located within walking distance to Chapel Hill's public schools for all grades, Homestead Park, The Aquatic Center, Senior Center, and Orange County Health and Human Services Complex.

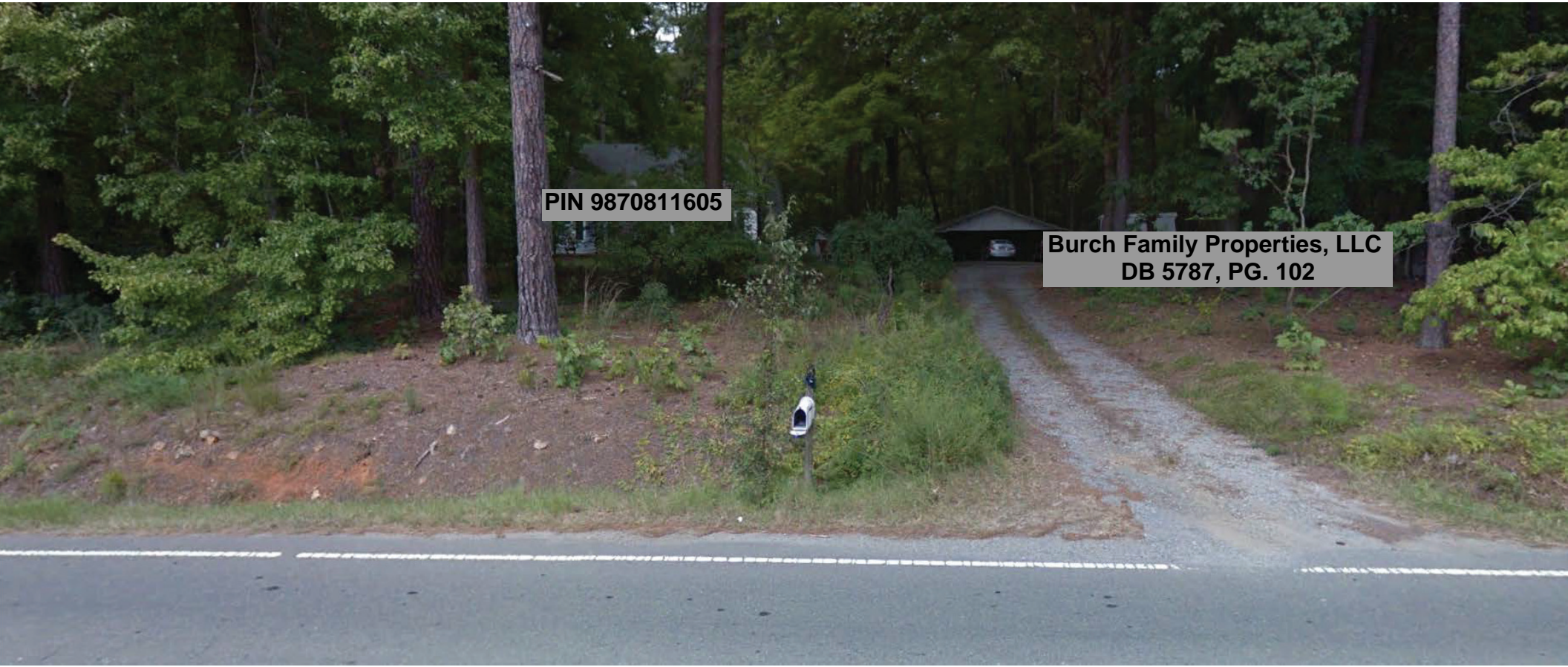
Thanks,

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



PIN 9870811605
Burch Family Properties, LLC
DB 5787, PG. 102

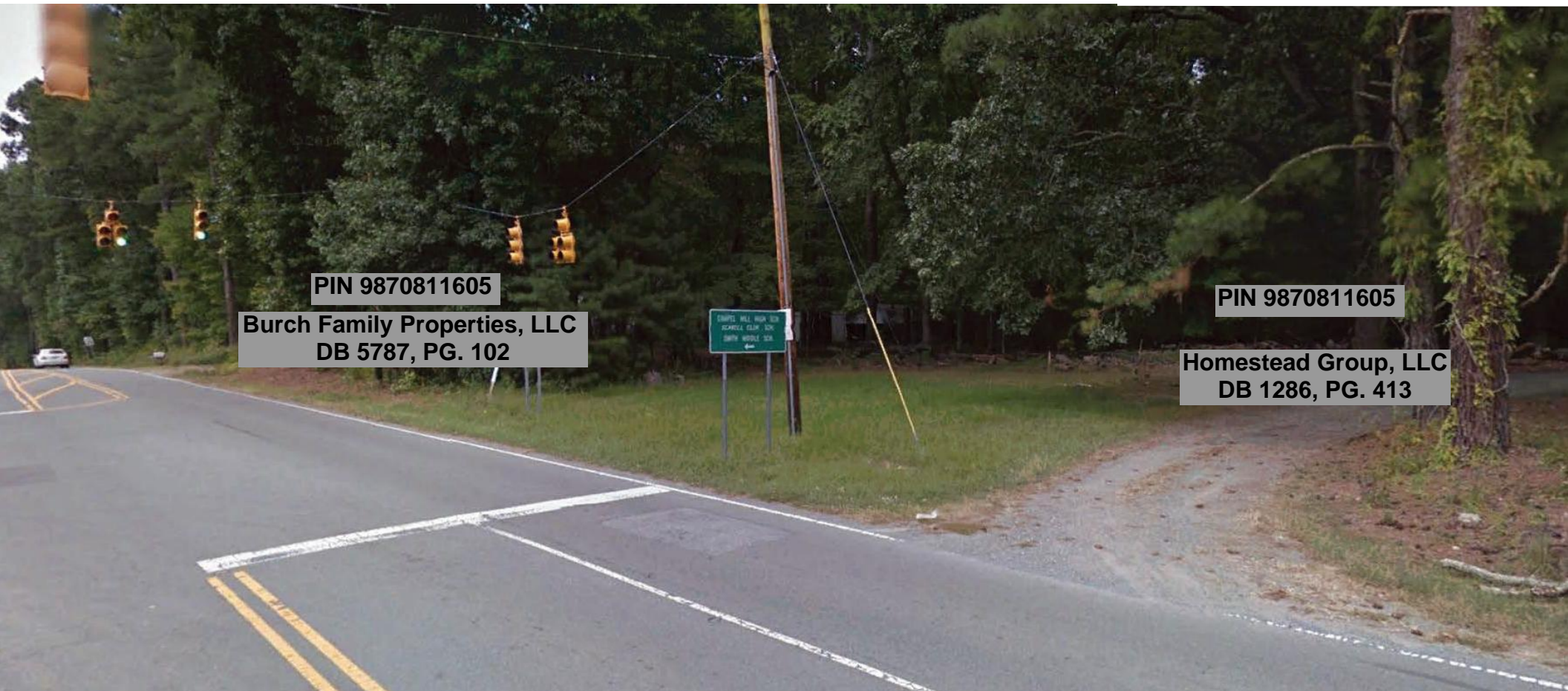
HOMESTEAD ROAD



PIN 9870811605

**Burch Family Properties, LLC
DB 5787, PG. 102**

HOMESTEAD ROAD



PIN 9870811605

**Burch Family Properties, LLC
DB 5787, PG. 102**

PIN 9870811605

**Homestead Group, LLC
DB 1286, PG. 413**

HOMESTEAD ROAD



PIN 9870811605

**Homestead Group, LLC
DB 1286, PG. 413**

HOMESTEAD ROAD



Homestead Group, LLC
DB 1286, PG. 413

PIN 9870811605

HOMESTEAD ROAD



PIN 9870814502

Dayspring Investments, Inc.
DB 3852, PG. 392

HOMESTEAD ROAD



PIN 9870814502

**Dayspring Investments, Inc.
DB 3852, PG. 392**

MERIN ROAD

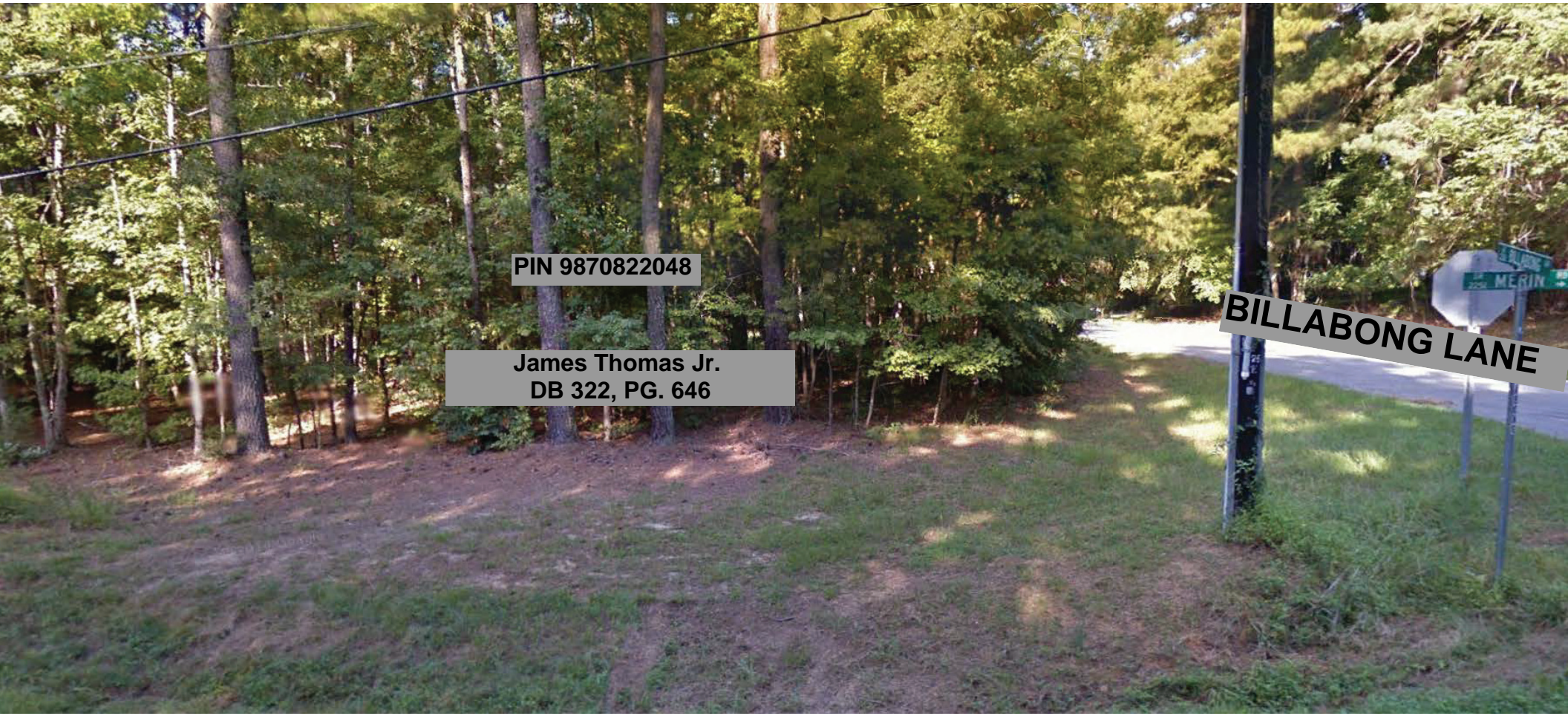
HOMESTEAD ROAD



PIN 9870822048

**James Thomas Jr.
DB 322, PG. 646**

MERIN ROAD



PIN 9870822048

**James Thomas Jr.
DB 322, PG. 646**

BILLABONG LANE

BILLABONG

MERIN

MERIN ROAD



PIN 9870822048

**James Thomas Jr.
DB 322, PG. 646**

BILLABONG LANE



PIN 9870822048

**James Thomas Jr.
DB 322, PG. 646**

BILLABONG LANE