



Community Design Commission Final Plan Application

This application should be used to submit Final Plan applications to the Community Design Commission including building elevations, site lighting, and alternative buffers. For assistance with this application, please contact the Chapel Hill Planning Department at (919) 968-2728 or at planning@townofchapelhill.org.

Section A: Property Information

Property Address:	2209 Homestead Road		
Zoning:	R-2		
Type of Application			
Building Elevation	<input checked="" type="checkbox"/>	Site Lighting	<input checked="" type="checkbox"/>
		Alternative Buffers	<input type="checkbox"/>

Section B: Applicant Information (for contact purposes)

Name:	Scott Murray Land Planning, Inc.				
Address:	1450 Environ Way				
City:	Chapel Hill	State:	NC	Zip Code:	27517
Phone Number:	252-213-9501	E-mail:	smurray@stmlandplan.com		

Any persons intending to construct, install, remodel, repair, or alter any property in Chapel Hill, may be required to obtain a Business/Privilege License. The application can be found on the web at the following address: <http://www.townofchapelhill.org/index.aspx?page=1199>. Please contact the Revenue Collector, 919-968-2759, if you have any questions. The undersigned applicant hereby certifies that: a) the property owner authorizes the filing of this application; b) authorizes on-site review by authorized staff; and c) to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: Scott T. Murray Date: 2-19-2015

Parcel Identifier Number (PIN): 9870900457, 9870904109, 9870911164

The Community Design Commission meets regularly on the third Wednesday of each month. For confirmation of a meeting date and the placement of your request on the agenda, please contact the Planning Department at (919) 968-2728.

Final Plan Application

Please submit 3 sets of all materials, no later than the fourth Tuesday of the month prior to the meeting by 4 p.m. Materials must be collated and folded to fit into a 12" x 15" envelope. The Application Fee shall be submitted with this Application Form.

DETAILED SUMMARY OF REQUIRED INFORMATION

- | | | | |
|---|---------------------------------------------------------------------|----------------|----------|
| X | 1. Application fee (Refer to fee schedule) | Fee Paid (\$): | \$794.00 |
|---|---------------------------------------------------------------------|----------------|----------|
- | | | | |
|---|----------------------------------------------------------------------------|--|-------------|
| X | 2. Digital Files – provide digital files of all plans and documents | | (\$397 X 2) |
|---|----------------------------------------------------------------------------|--|-------------|
- | | | | |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| X | 3. Approved Site Plan
The site plan for the development, as approved by the Town Council, or when applicable the Planning Board, clearly indicating all building footprints, parking areas, sidewalks and buffers. In particular, the site plan shall clearly indicate the specific buildings that are included in the application for building elevations approval. Finished first floor elevation (height above sea level) information shall also be provided for each building, including any applicable cross-section elevation changes. | | |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
- | | | | |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| X | 4. Detailed Exterior Building Elevations: The detailed exterior elevations shall include the following | | |
| | a) <u>Detailed Building Elevations</u> | | |
| | ▪ A detailed list including all materials, textures, and colors for each building. If all buildings are the same, a combined list of materials, texture, and colors is acceptable. All windows, doors, light fixtures, and other appurtenant features must indicate type, style, and color. | | |
| | ▪ A straight-on, one-dimensional view of each building façade including front, side, and rear elevations. | | |
| | ▪ Color renderings, sketches, or perspective drawings. | | |
| | <i>The applicant should bring samples of all colors and materials to the Design Commission Meeting.</i> | | |
| | b) <u>Cross-Sections</u> | | |
| | ▪ Provide simple, typical cross-section(s) indicating how the buildings are placed on the site in relationship to topography, public access, existing vegetation, or other significant site features. | | |
| | c) <u>Floor Plans</u> | | |
| | ▪ Show the general interior layout of the building (this aids in understanding window locations, etc.) and the relationship of pedestrian circulation and entryways. | | |
| | d) <u>Other</u> | | |
| | ▪ Indicate the location of all HVAC, chiller, and/or ventilation units. Show how these units will be screened from the view of any relevant public rights-of-way. | | |

All detailed building elevation plans must be the final versions. Any subsequent elevation modifications, or changes in materials, color, etc., must be resubmitted for approval. If the Design Commission makes decisions based on any renderings, sketches or artists drawings presented at the meeting, these graphics will become the property of the Town and will need to be submitted for the formal record.

5. **Lighting Plans**

- a) Site Lighting Plan: A detailed lighting plan for all proposed lighting fixtures on the site (including parking areas, pedestrian paths, building facades, landscape uplighting, etc.). The lighting plan should clearly indicate the locations of all light fixtures. The lighting plan shall also provide isographs with foot-candle and uniform ratios, candlepower of lamps, and types of illumination for all proposed lighting fixtures. The isographs shall be provided for the full extent of the site lighting (to the point where the lighting reaches 0.0 foot-candles), even if this includes off-site areas. The isograph shall be calculated with 100% lighting, and shall also identify and incorporate a site's topography.
- b) Cut Sheets: A detailed drawing and description shall be provided for each type of light fixture proposed on the site. The number, height, colors and materials for each type of fixture shall be clearly indicated.

Please note that in accordance with Section 5.11 (Lighting Standards) of the Town's Land Use Management Ordinance, lighting sources shall be shielded or arranged so as not to produce, within any public right-of-way, glare that interferes with the safe use of such right-of-way or constitutes a nuisance to the occupants of adjacent properties.

For information on illuminating canopies, please refer to the Community Design Commission's "Design Standards for Canopies," which is available from the Chapel Hill Planning Department.

6. **Alternative Buffer**

- a) Landscaping Plan: A detailed planting plan, including a plant materials table that indicates the number, size and spacing for each plant type.
- b) Other: If a fence or wall is proposed as part of the alternative buffer, a scaled drawing or rendering shall be submitted, along with a list including all materials, textures and colors. The applicant should bring samples of such materials to the Design Commission meeting.

COURTYARDS OF HOMESTEAD

EPCON COMMUNITIES

Community Design Commission
Final Elevations + Lighting
March 2015



ABOUT EPCON

A trusted home builder and proven leader of lifestyle-rich communities.



At Epcon Communities, our mission is to build neighborhoods that offer lifestyles that are remarkable. We have done this since 1986 by integrating smart design with the most desirable of modern amenities. With over 26,000 families and individuals, Epcon makes us one of the most sought-after communities in the country year after year.



Approved Site Plan

Carolina North
Crow Branch Conservation Area

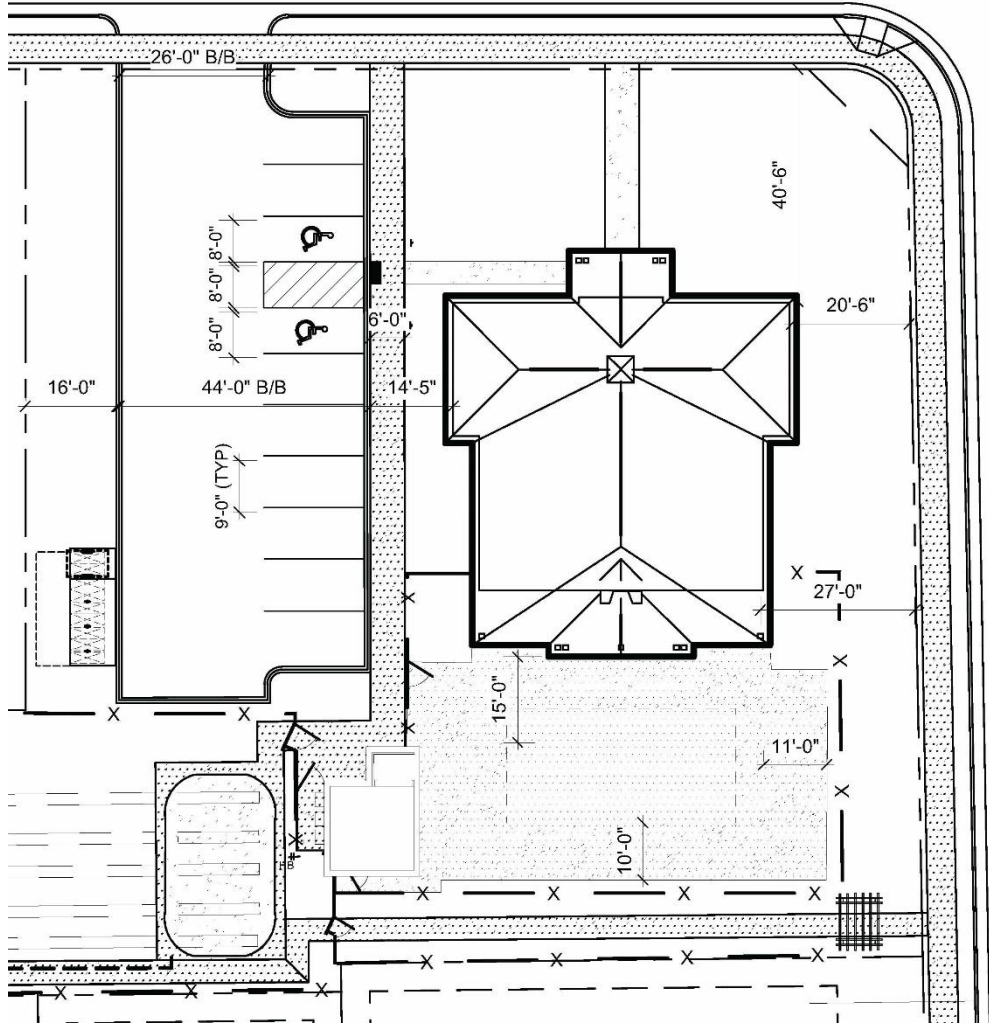
63 Lots + Clubhouse



Site Plan Rendering

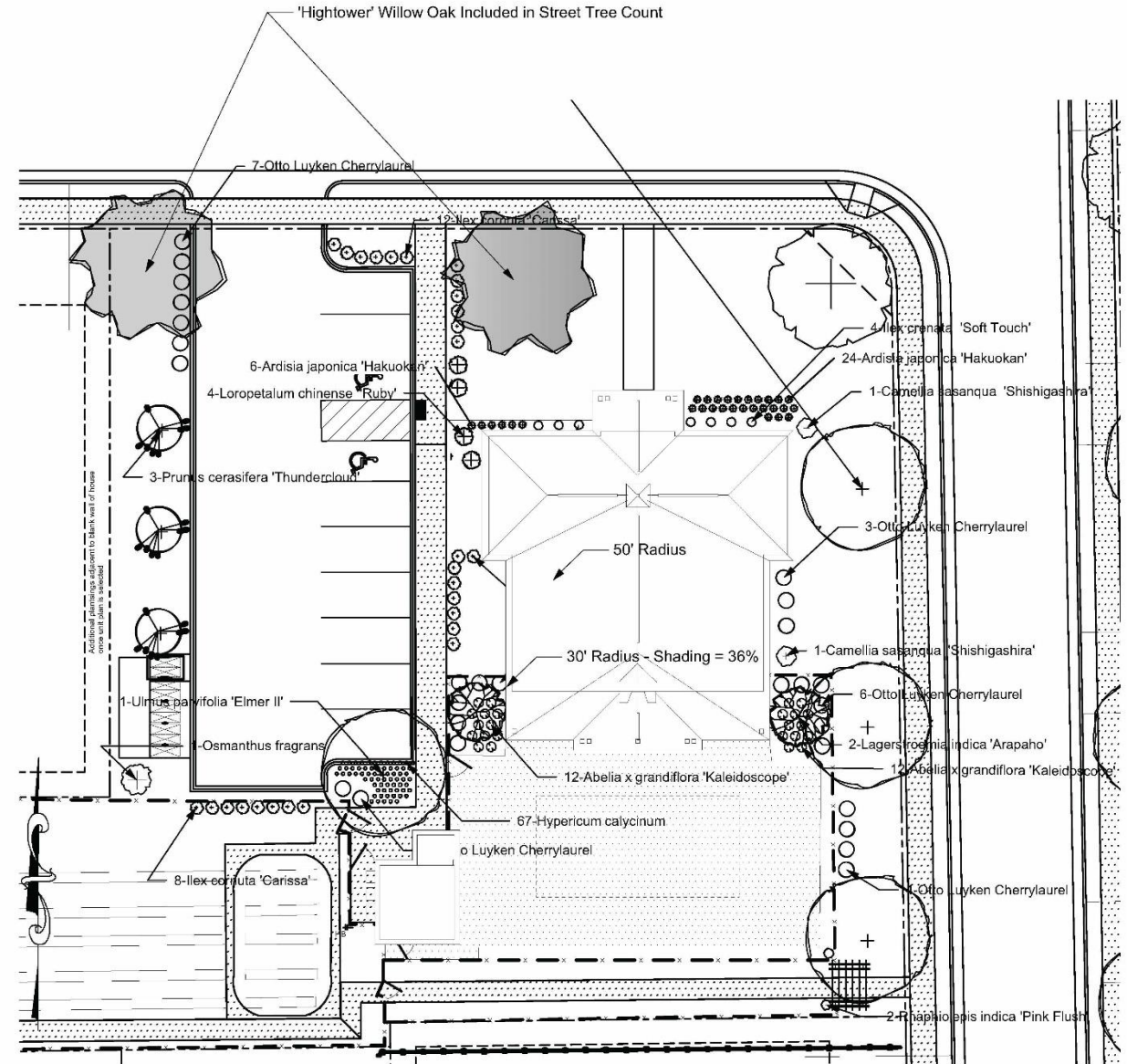
LINC
Carolina North
Crow Branch

CLUBHOUSE SITE PLAN



Approved Site Plan

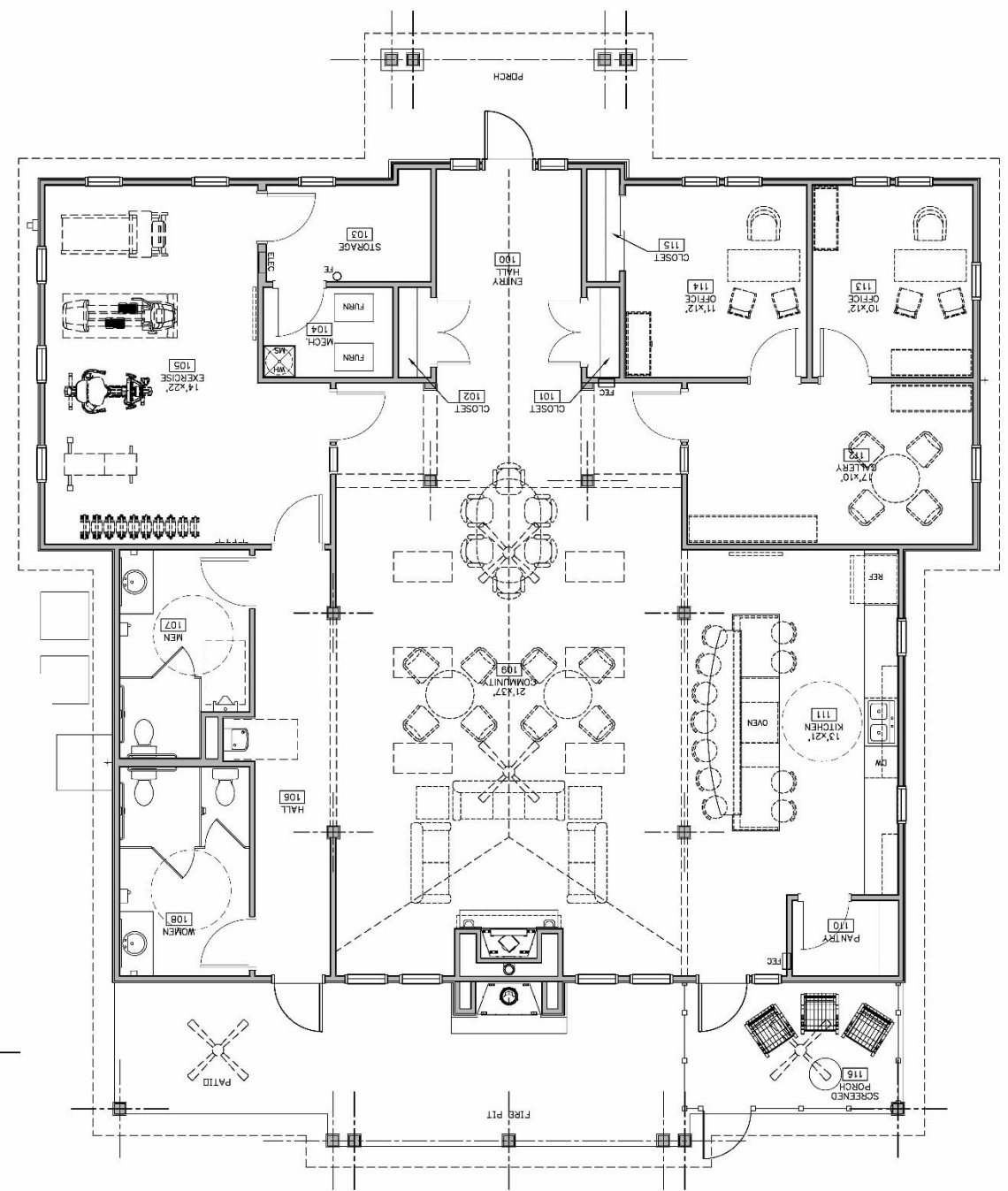
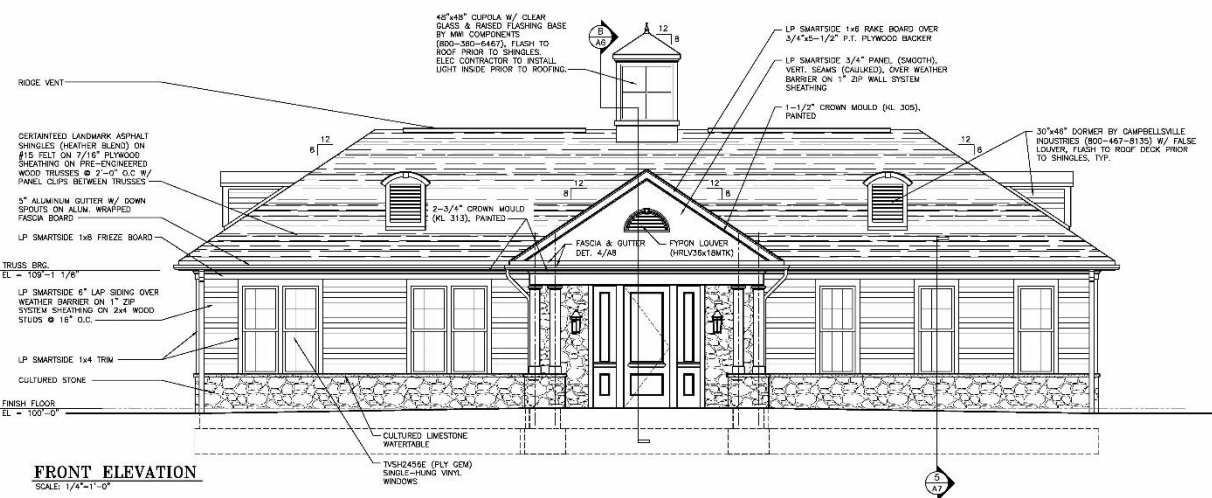
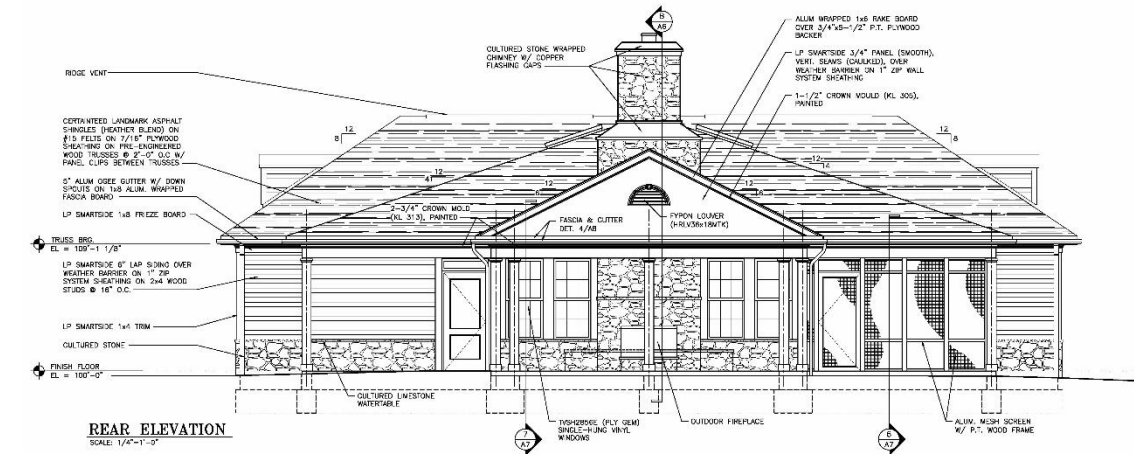
Perpetual Landing



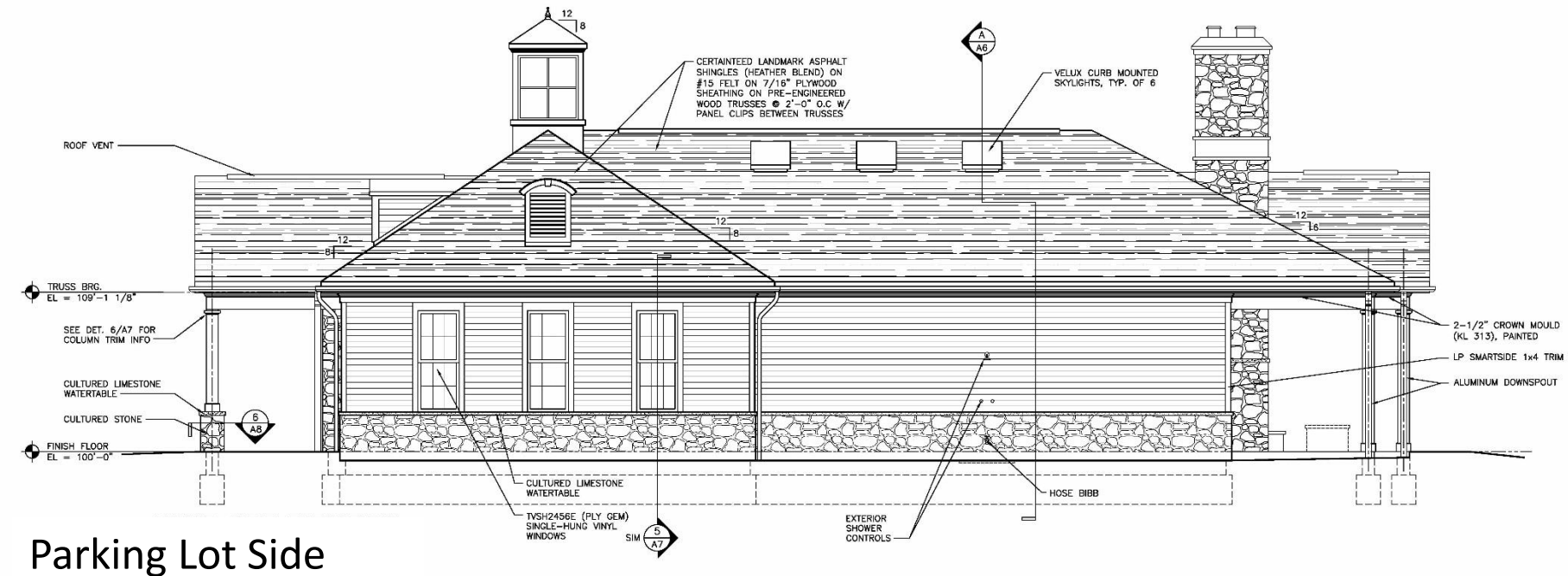
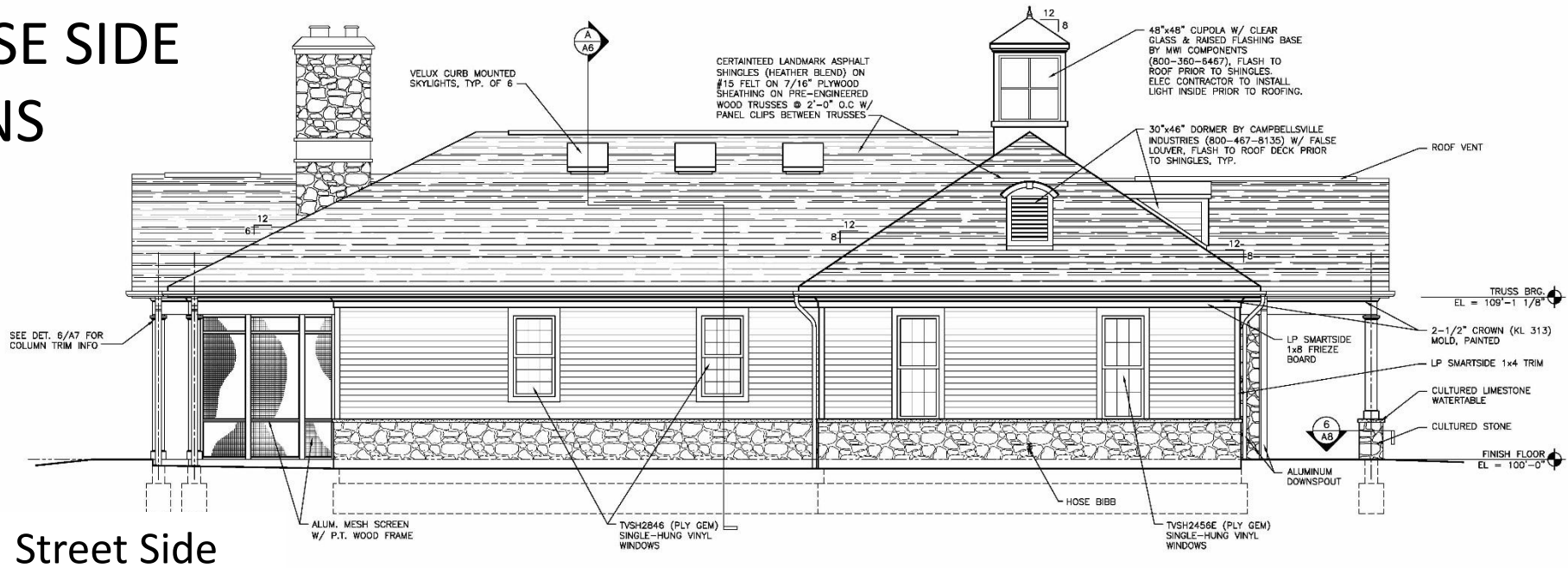
Landscape Plan (HVAC Screening)

Clubhouse Elevations + Materials

CLUBHOUSE FLOOR PLAN FRONT & REAR ELEVATIONS



CLUBHOUSE SIDE ELEVATIONS





Louisiana Pacific – Smartside



Certainteed Landmark Shingle - Teak



Environmental Stoneworks- 85% Bucks County LedgeStone + 15%Fieldstone Blend



Newline – Tumbled Fieldstone (patios, pavers, columns, etc.)



Pool Bathhouse - Optional

Typical
Exterior
Materials
Context



Patio Home Elevations + Materials



EPCON'S CLASSIC
COURTYARD
COLLECTION

Palazzo

© Epcan Communities Franchising, Inc. 2012

Palazzo—Standard Elevation



EPCON'S CLASSIC
COURTYARD
COLLECTION

Palazzo

© Epcan Communities Franchising, Inc. 2012

Palazzo—Alternate Elevation—A



Base Palazzo—1,519 SF

Palazzo

Developer:

**Epcan
Communities**
500 Stonehenge Parkway
Dublin, OH 43017

Elevation & Floor Plan
(representative home)

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EPCON'S CLASSIC
COURTYARD
COLLECTION

Palazzo

Palazzo



Palazzo Bonus Suite —Standard Elevation



Palazzo Bonus Suite —Alternate Elevation



Palazzo —Alternate Elevation—B

Developer:

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

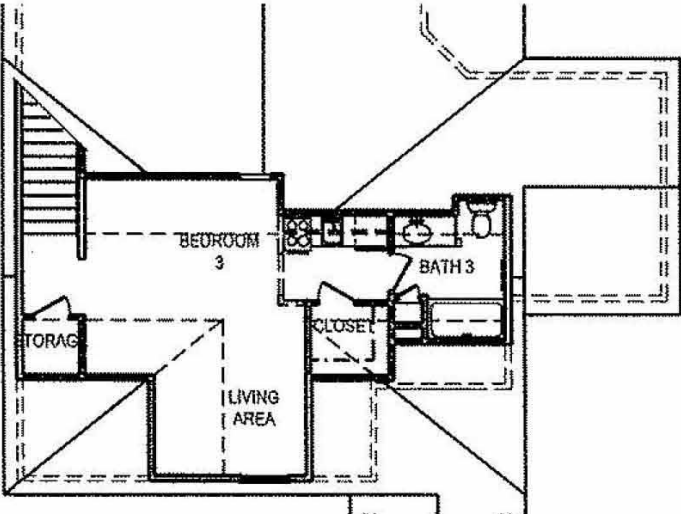
Elevation & Floor Plan
(representative home)

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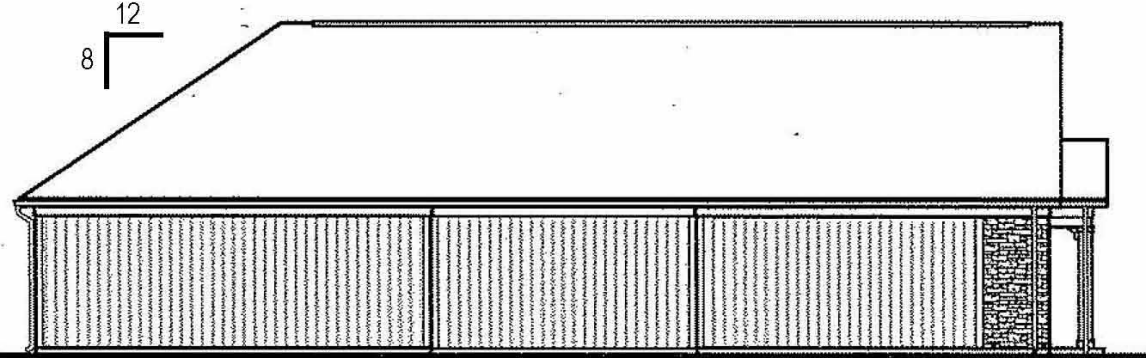
PALAZZO – SIDE & REAR ELEVATIONS



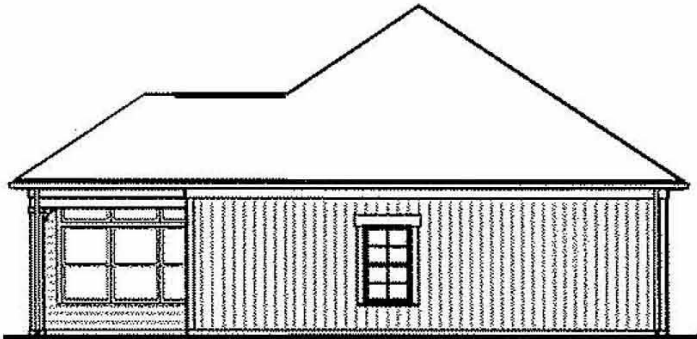
RIGHT SIDE WITH COVERED PORCH



BONUS ROOM PLAN



LEFT SIDE



COVERED PORCH REAR



EPCON'S CLASSIC
COURTYARD
COLLECTION

Portico

© Epccon Communities Franchising, Inc. 2012

Portico—Standard Elevation



EPCON'S CLASSIC
COURTYARD
COLLECTION

Portico

© Epccon Communities Franchising, Inc. 2012

Portico—Alternate Elevation—A

Portico



Developer:

**Epccon
Communities**
500 Stonehenge Parkway
Dublin, OH 43017

Elevation & Floor Plan
(representative home)

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EPCON'S CLASSIC
COURTYARD
COLLECTION

Portico

Base Portico—1,776 SF



Portico Bonus Suite —Standard Elevation



Portico Bonus Suite —Alternate Elevation



Portico —Alternate Elevation—B

Developer:

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

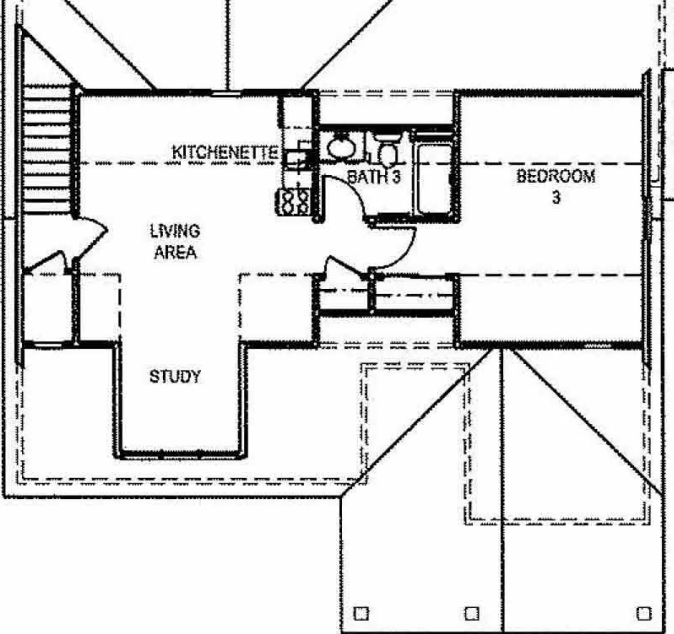
Elevation & Floor Plan
(representative home)

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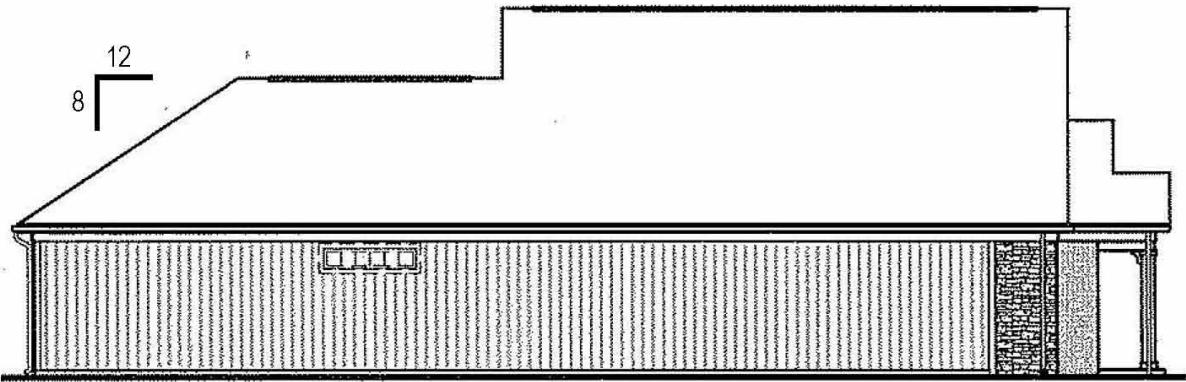
PORTICO – SIDE & REAR ELEVATIONS



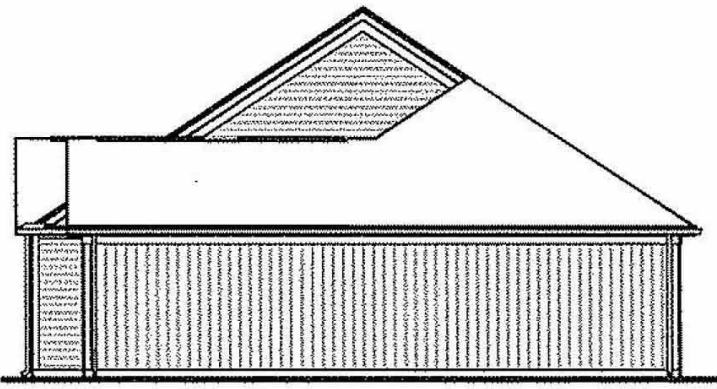
RIGHT SIDE WITH SITTING ROOM



BONUS ROOM PLAN



LEFT SIDE



SITTING ROOM REAR



EPCON'S CLASSIC
COURTYARD
COLLECTION

Promenade—Standard Elevation

Promenade

© Epcan Communities Franchising, Inc. 2012



EPCON'S CLASSIC
COURTYARD
COLLECTION

Promenade—Alternate Elevation—A

Promenade

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Promenade



Developer:

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

Elevation & Floor Plan
(representative home)

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EPCON'S CLASSIC
COURTYARD
COLLECTION

Promenade

Base Promenade—1,995SF

Promenade



Promenade Bonus Suite —Standard Elevation



Promenade Bonus Suite —Alternate Elevation



Promenade —Alternate Elevation—B

Developer:

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

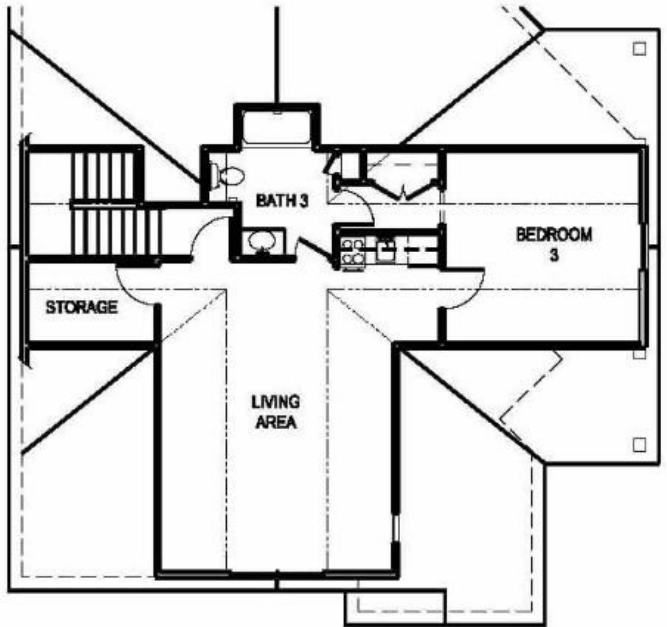
Elevation & Floor Plan
(representative home)

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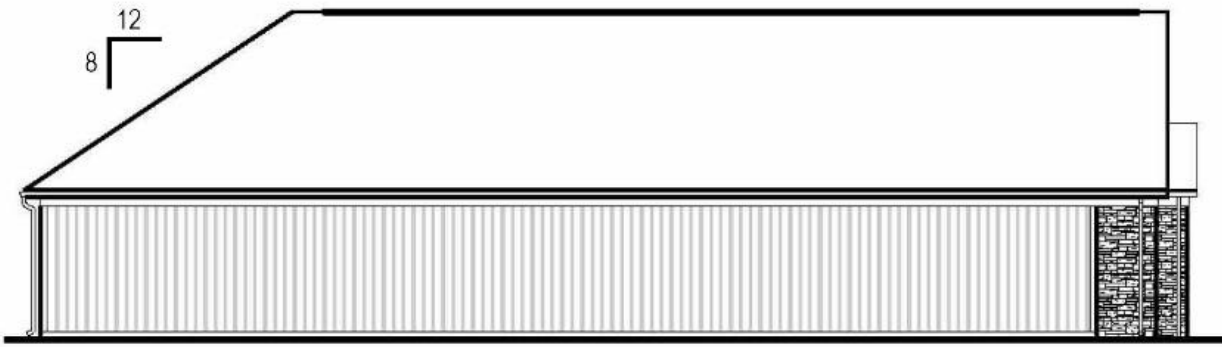
PROMENADE – SIDE & REAR ELEVATIONS



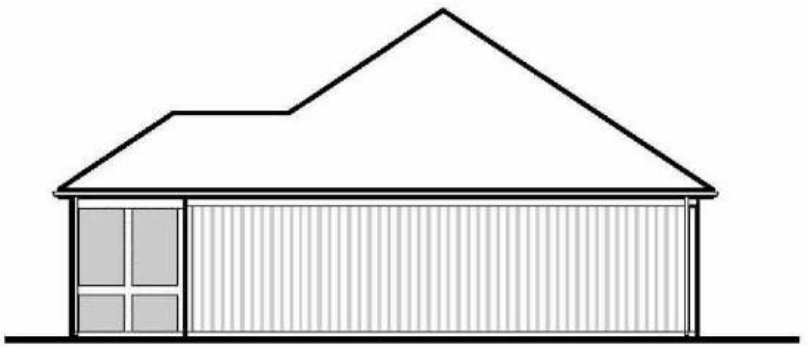
RIGHT SIDE WITH SCREENED PORCH



BONUS ROOM PLAN



LEFT SIDE



SCREENED PORCH REAR



© 2014 Epcon Communities Franchising, Inc.



© 2014 Epcon Communities Franchising, Inc.

Developer:

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

Streetscape & Aerial
View of Courtyards

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EXTERIOR MATERIALS



Louisiana Pacific – Smartside



Certainteed Landmark Shingle - Teak



Environmental Stoneworks- 85% Bucks County LedgeStone + 15%Fieldstone Blend



Newline – Tumbled Fieldstone (patios, pavers, columns, etc.)



Pool Bathhouse - Optional

EXTERIOR MATERIALS continued



Exterior Front door is:
Steel Doors – fabricated by Dyke Industries
Jeld-Wen steel slabs – 2-Panel square style or Fullview glass insert
Pre-primed jamb and frame
PVC 180 brickmould profile
Young mfg. adjustable sill with Oak cap – mill finish (silver)

Jeld-Wen Exterior Doors



Ply-Gem Vinyl Clad Windows



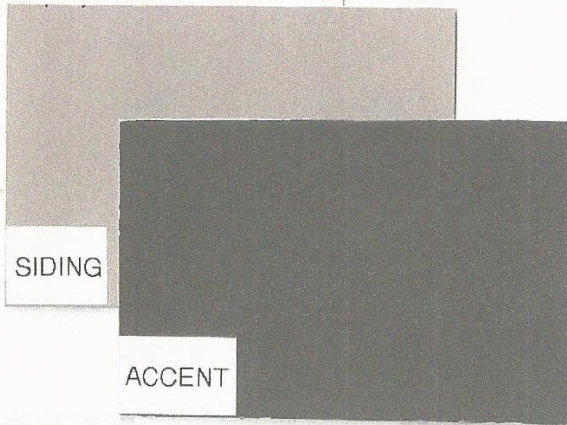
Vinyl Soffit + Al. Gutters



Wayne-Dalton Garage Doors - Sonoma

PAINT PALETTES

TRIM

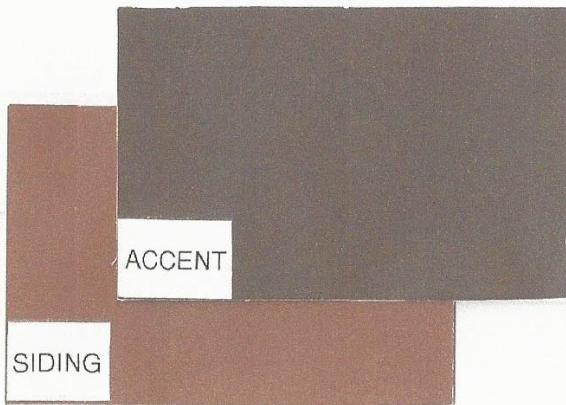


SIDING

ACCENT

GREEN

BROWN



ACCENT

SIDING

TRIM

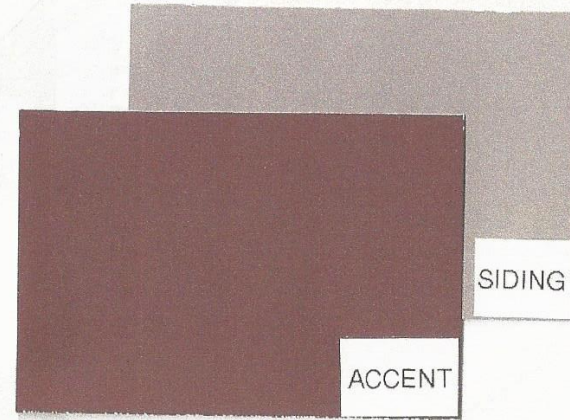


EPCON[®]
Communities

Where Life Comes Together[®]

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Franchising, Inc.

TRIM

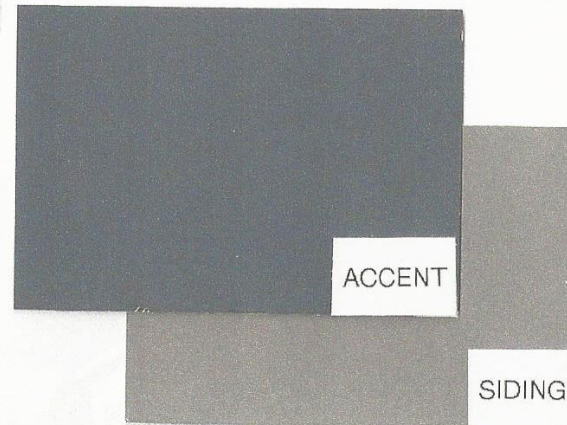


SIDING

ACCENT

RED

GREY



ACCENT

SIDING

TRIM

Fencing



Six Foot
View Top
Vinyl Fence

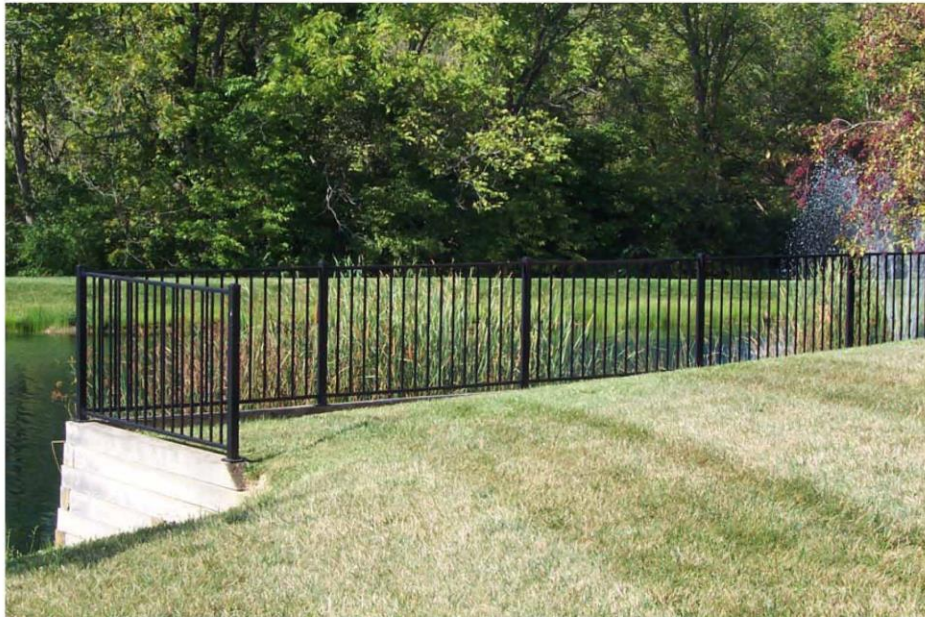


Four Foot
View Top
Vinyl Fence



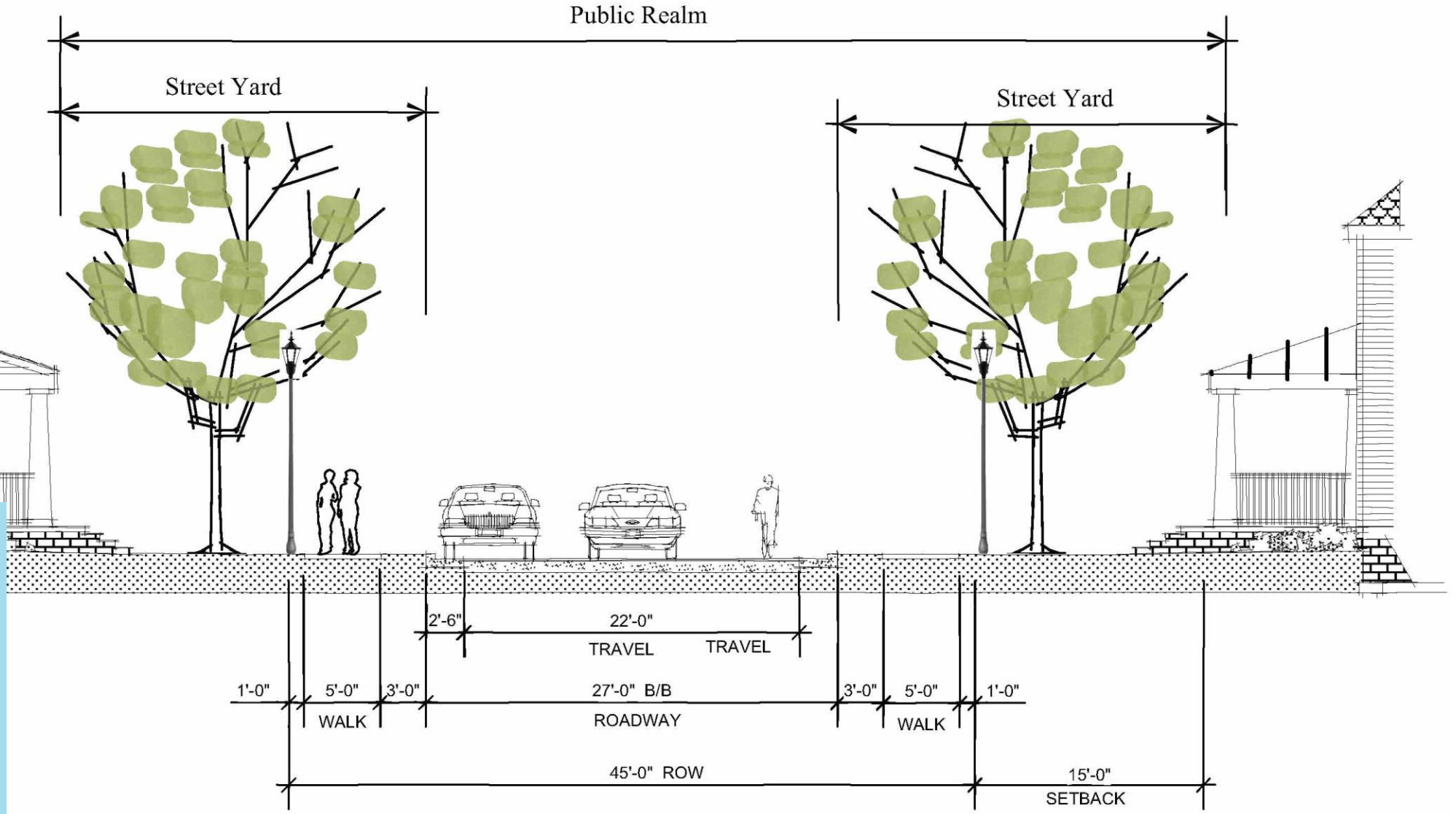


**Four Foot
Black Metal
Fence**



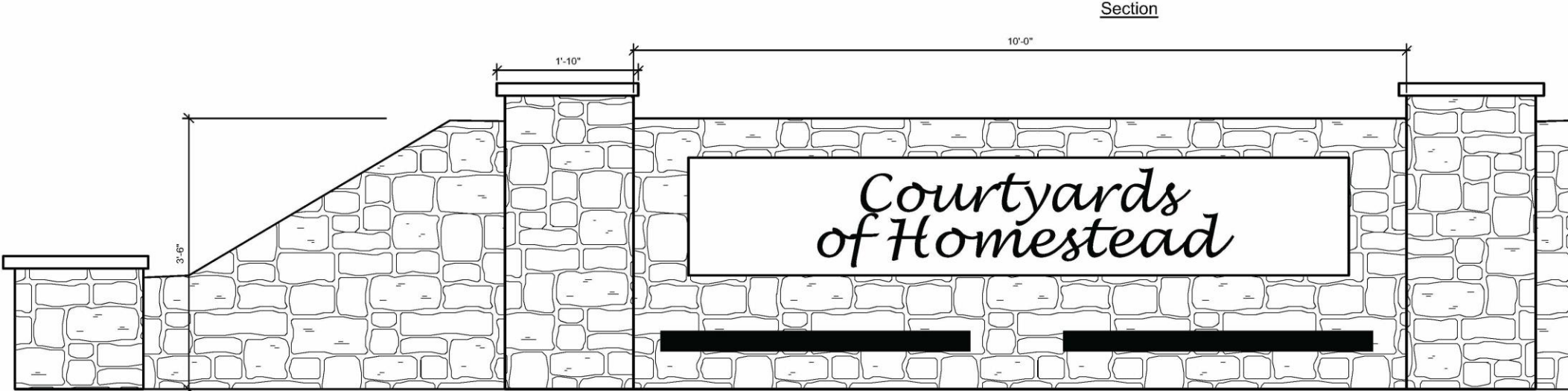
Street Lighting + Outdoor Lighting

STREET LIGHTING



Street Lights per Town of Chapel Hill Standards

ENTRANCE WALL-SIGN LIGHTING



Outdoor

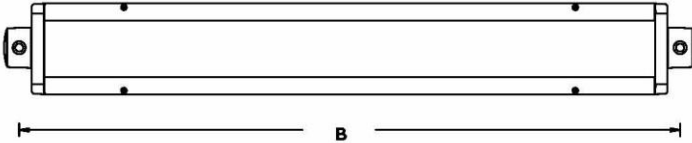
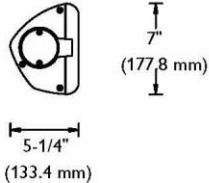
BLN

Linear Sign/Wall Light

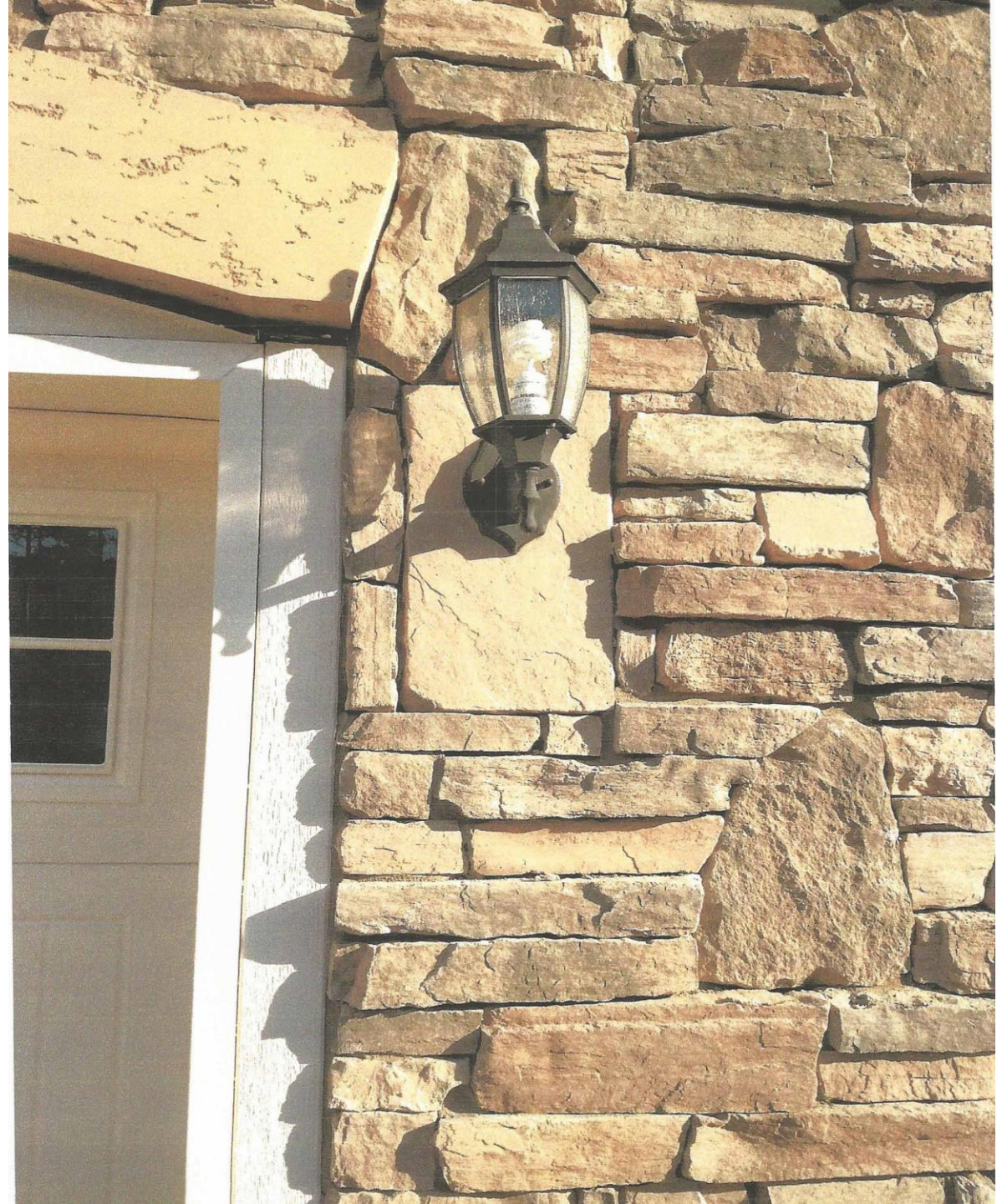
Features

- Heavy duty extruded aluminum housing.
- Die cast aluminum end caps.
- Aluminum door frame with stainless steel captive fasteners and tempered glass lens.
- Reflector is specular anodized aluminum.
- Heavy duty die cast mounting hub/wiring compartment with 3/4-14 NPS threaded mounting allows 365 degrees of rotation for easy aiming.
- Polyester powder finish for excellent impact, corrosion and UV resistance.
- Certified to meet UL 1598 standards for wet location and 40°C ambient.

Dimensions



RESIDENTIAL OUTDOOR LIGHTING



CLUBHOUSE AREA LIGHTING PLAN

SCOTT MURRAY
 LAND PLANNING, INC.
 Landscape Architects | Environmental Design | Project Management
 Fiscal Office:
 1450 Eyrton Way
 Chapel Hill, NC 27517
 Virginia Office:
 214 Elmwood Court
 Roanoke, Virginia 24060
 312.213.5561
 smurray@stmplanning.com

Developer:
Epcon Communities
 500 Stonehenge Parkway
 Dublin, OH 43017

Project:
Courtyards of Homestead
 Chapel Hill, North Carolina

Drawing Title:
Clubhouse Lighting Plan

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

No.	Date	Issued Notes

Design Firm:
Scott Murray Land Planning, Inc.
 1450 Eyrton Way Chapel Hill, NC 27517
 312.213.5561 434.688.2525 (fax)
 www.stmplanning.com
 smurray@stmplanning.com

CAD File:
 Scale:
 1" = 10'-0"
 AT D-SIZE
 Date:
 2/12/2015
 Drawn By:
 STM
 Drawing No.:
 na of
LL-1.1

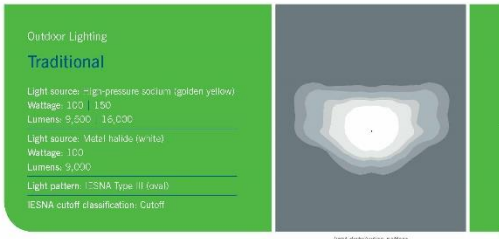
Symbol	Label	Qty	Catalog Number	Manufacturer	LTYP	1. Height-Fix, Collar, or Belt, F-ORZ	2. Diameter or Spacing	3. HPS	4. Watt	5. Voltage
■	A	4	ACH10000002	HALARX	1. Height-Fix, Collar, or Belt, F-ORZ	10.00	10.00	100	150	120

Orientation	Symbol	Avg	Max	Min	MaxMin	AvgMin
Calc Zone #1	+	1.6 fc	8.0 fc	2.0 fc	N/A	N/A



Outdoor Lighting
Traditional
 Illuminates pathways and roads at all communities with the Tradition. This Classic lantern-style fixture will add style and charm to any neighborhood or park.

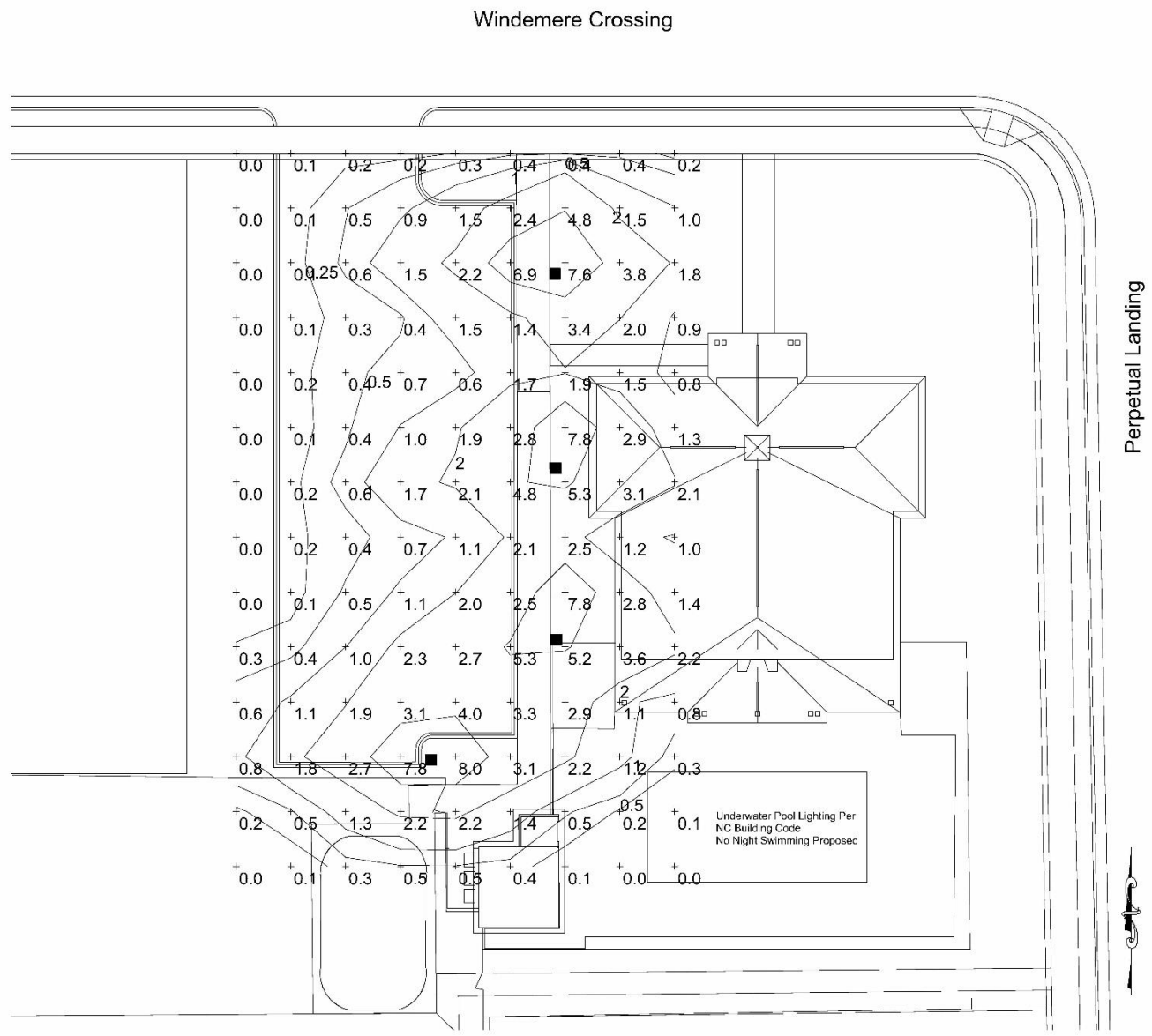
High-pressure sodium	100 150 watts
Metal halide	100 watts
Mounting height	12'
Color	Black
Poles	Style A, B, C, D, E, F, G



Outdoor Lighting
Traditional
 Light source: High-pressure sodium (golden yellow)
 Wattage: 100 | 150
 Lumens: 9,500 | 15,000
 Light source: Metal halide (white)
 Wattage: 100
 Lumens: 9,000
 Light pattern: IESNA Type III (oval)
 IESNA cutoff classification: Cutoff

Poles available:	Material	Mounting Height	Color
Fiberglass	12	Black	
Aluminum	12	Black	
Concrete	12	Black	

Features	Benefits
Little or no installation cost	Free up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates night and unneeded repair bills
Electricity included	Less expensive than metered service
Warranty included	Worry free
One low monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle free installation and service
Backed by over 40 years of experience	A name you can trust today ... a name tomorrow



PIN # 9870900457, 9870904109 & 9870911164