

HOMESTEAD ROAD HOUSING DEVELOPMENT

2200 HOMESTEAD ROAD, CHAPEL HILL, NC



SITE DATA

PIN: 9870-91-2947
 OWNER: TOWN OF CHAPEL HILL
 ENVIRONMENTAL CONSTRAINTS: JORDAN BUFFER RESOURCE CONSERVATION DISTRICT
 TOTAL PARCEL LAND AREA: 541,157.56 SF / 12.42 AC (NET)
 HOMESTEAD FRONTAGE: 586.43 LF, RIGHT OF WAY WIDTH 75'
 586.43 x 37.5 = 21,991.125
 WEAVER DAIRY EXT FRONTAGE: 113.20 LF (NORTH) + 25.15 LF (SOUTH),
 RIGHT OF WAY WIDTH: 100'
 138.35 x 50' = 6,917.5
 GROSS LAND AREA: 570,066 SF / 13.09 AC

EXISTING ZONING: R-4-C
 PROPOSED ZONING: R-SS-C2D
 PROPOSED LAND DISTURBANCE: 464,882 sf / 10.26 AC
 EXISTING IMPERVIOUS ON-SITE: 18,442 SF / 0.34 AC
 PROPOSED IMPERVIOUS ON-SITE: 222,603 SF / 5.11 AC

PROPOSED USE

TOWNHOMES: 8 UNITS X 3 BEDROOM
 19 UNITS X 2 BEDROOM
 24 X 1 BEDROOM
 APARTMENTS: 36 X 2 BEDROOM
 18 X 3 BEDROOM
 DUPLEXES: 0-16 UNITS X 1 BEDROOM
 10 UNITS X 3 BEDROOM
 0-8 UNITS X 4 BEDROOM
 115 - 139 UNITS

TOTAL SQUARE FOOTAGE PROPOSED: 181,575 sf

FLOOR AREA RATIO

DISTRICT AREA FAR: 1.10 X 514,384 SF = 565,822 SF
 RCD STREAMSIDE: 0.01 X 33,889 ON THIS SITE = 339 SF
 RCD MANAGED: 0.019 X 9,257 SF ON THIS SITE = 176 SF
 RCD UPLAND: 1.10 X 12,536 SF IN THIS AREA = 13,790 SF

TOTAL ALLOWED FLOOR AREA: 580,127 SF
 TOTAL PROPOSED FLOOR AREA: 181,575 SF

PARKING

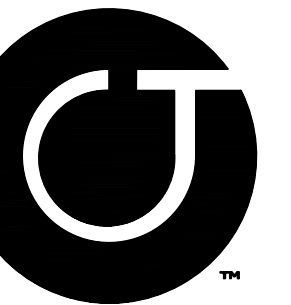
MINIMUM REQUIRED: 1 SPACE PER 1 BDRM = 24
 1.4 / 2 BDRM = 77
 1.75 / 3 BDRM = 63
 2 / 4 BDRM = 16
 MINIMUM 180 SPACES
 MAXIMUM ALLOWED: 1.25 / 1 BDRM = 30
 1.75 / 2 BDRM = 96
 2.25 / 3 BDRM = 81
 2.5 / 4 BDRM = 20
 MAXIMUM 227 SPACES
 PROVIDED: 171 STANDARD SPACES
 + 10 ADA SPACES
 181 SPACES TOTAL

BICYCLE PARKING

REQUIRED: MAX. 140 UNITS
 1 SPACE PER 4 UNITS = 35 SPACES
 Residential: 10% short term = 4 (OUTSIDE)
 90% long term = 31 (PROTECTED)
 PROVIDED: 4 SPACES (2 LOOPS) OUTSIDE
 32 PROTECTED SPACES IN OUTDOOR PROTECTED AREAS AND WITHIN BUILDINGS

LIST OF SHEETS

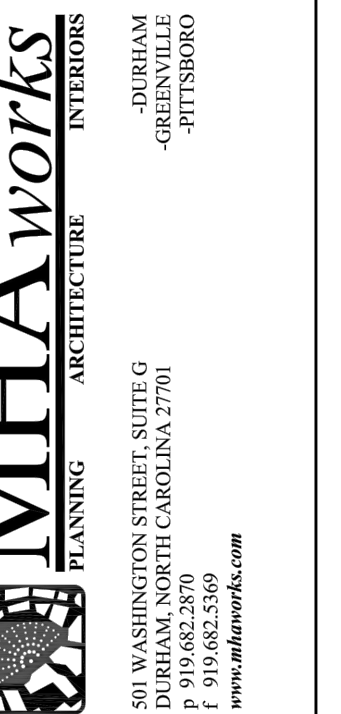
- CZ-0.0 COVER & AREA MAP
- CZ-1.0 EXISTING CONDITIONS
- CZ-1.1 CONSTRUCTION MANAGEMENT PLAN
- CZ-2.0 SITE LAYOUT PLAN
- CZ-3.0 GRADING AND STORMWATER PLAN
- CZ-4.0 reserved for erosion control
- CZ-5.0 UTILITY PLAN
- CZ-6.0 reserved for site lighting
- CZ-7.0 LANDSCAPE PLAN
- CZ-7.1 LANDSCAPE CALCS AND TREESAVE PLAN
- CZ-8.0 SITE DETAILS
- CZ-8.1 SITE DETAILS
- PD-001 TYPICAL TOWNHOME ELEVATIONS
- PD-002 4-BEDROOM DUPLEX ELEVATIONS
- PD-003 3-BEDROOM DUPLEX ELEVATIONS
- PD-004 CASA BUILDING A ELEVATIONS
- PD-005 CASA BUILDING B ELEVATIONS
- PD-006 CASA BUILDING C ELEVATIONS



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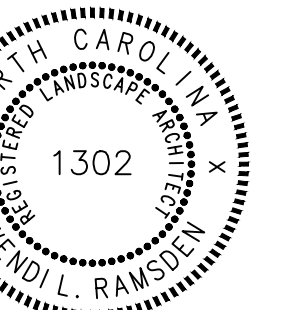


Project:

2200
Homestead
Road

Chapel Hill
North Carolina

PIN: 9870912947



PRELIMINARY-DO NOT
USE FOR CONSTRUCTION

CJT Job Number: 1748

Drawn WLR PBR MTC
 Checked WLR PBR
 Date 10-29-20
 Revisions

Conditional Zoning Plan

Sheet Title:

COVER &
AREA MAP

Sheet Number

CZ-0.0

1
CZ-0.0
AREA MAP
1"=200'

0 100 200 400 600

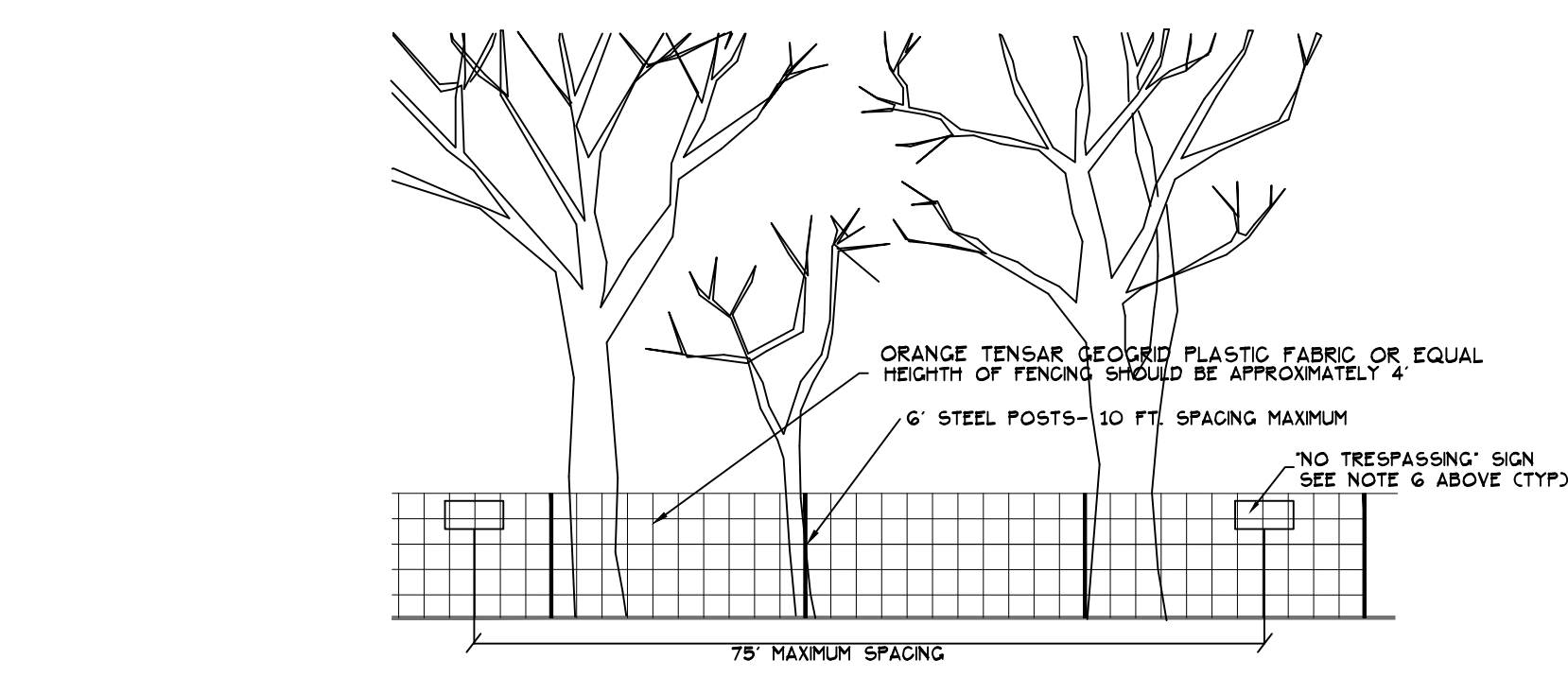
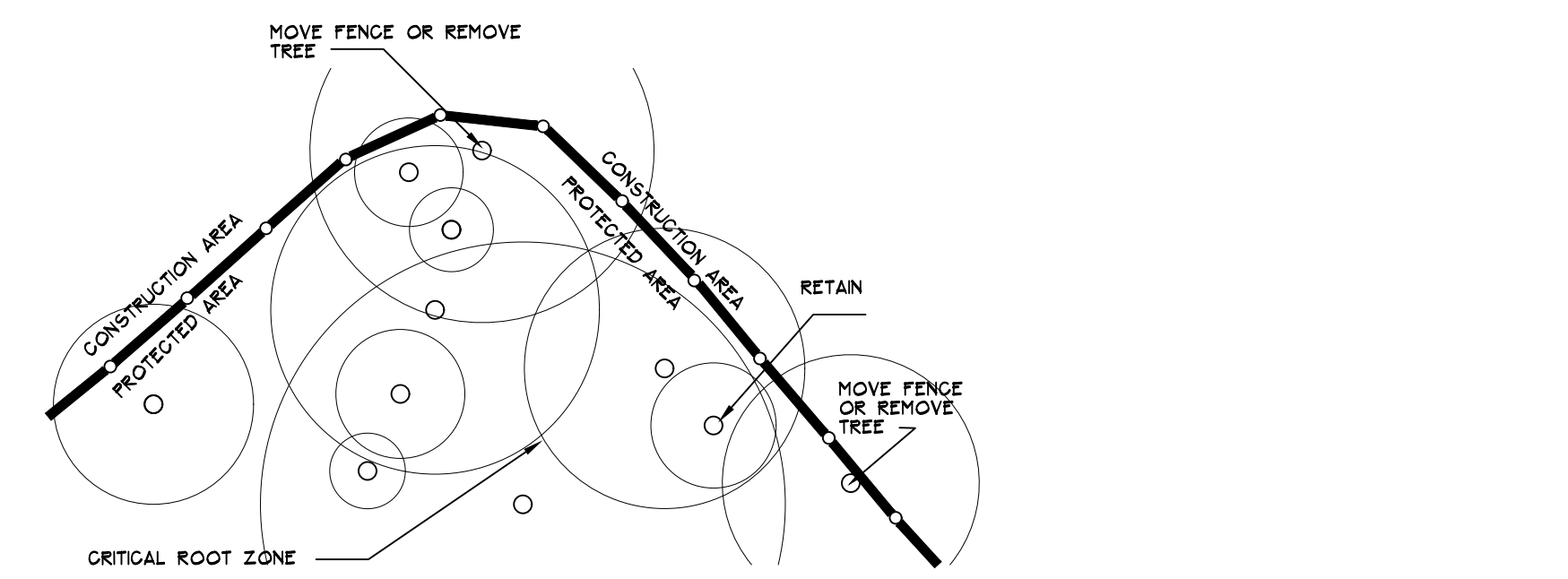


- ENSURE ALL EROSION CONTROL MEASURES ARE IN PLACE AND IN WORKING ORDER PRIOR TO THE START OF ANY DEMOLITION AND CONSTRUCTION.
- SEE SITE PLAN SHEET C01 FOR LAYOUT DIMENSIONS OF EXTENT OF DEMOLISHED AREAS. PAVED AREAS NOT INDICATED TO BE DEMOLISHED, ARE TO REMAIN. ALL CONCRETE SAW CUTS ARE TO BE CLEAN, STRAIGHT AND NEAT.
- UTILITIES: SEE UTILITY PLAN CZ-5.0. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR LOCATION, REMOVAL AND RELOCATION OF ANY UTILITIES. CONTRACTOR RESPONSIBLE FOR DETERMINING EXTENT AND LOCATION OF UTILITIES. THIS MAY INCLUDE CONTACTING "NO-CUTS" TO HELP LOCATE SOME UTILITIES.
- CONTRACTOR TO ADJUST ALL MANHOLES, VALVES, JUNCTION BOXES, CATCH BASINS, CLEAN-OUTS, ETC., AS NECESSARY TO ACCOMMODATE NEW LAYOUT AND GRADES.
- CONTRACTOR RESPONSIBLE FOR OBTAINING ANY PERMITS FOR WORK IN THE NCDOT AND TOWN OF CHAPEL HILL RIGHTS OF WAY. ANY DAMAGED INFRASTRUCTURE IN THE RIGHT OF WAY CAUSED BY CONSTRUCTION ACTIVITIES MUST BE REPAIRED TO TOWN OF CHAPEL HILL STANDARDS. THIS INCLUDES, BUT IS NOT LIMITED TO UTILITIES, SIDEWALKS, CURB AND GUTTER, ASPHALT.
- CONTRACTOR RESPONSIBLE FOR REMOVING EVERYTHING WITHIN THE CLEARING LIMITS AND OFF-SITE WORK ZONE INCLUDING TREES, STUMPS, TRASH, FENCING, OR BUILDING MATERIALS.
- CONTRACTOR TO USE CAUTION WORKING AROUND AND NEAR EXISTING STORM, WATER AND SEWER. CONTRACTOR RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES.
- ABANDONMENT OF WATER SERVICES SHALL INCLUDE EXCAVATING DOWN TO CORPORATION, TURNING IT OFF AND CUTTING SERVICE LINE FREE FROM CORPORATION. THE METER, IF PRESENT, SHALL BE RETURNED TO OWASA.
- ABANDONMENT OF SANITARY SEWER SERVICE LINES SHALL CONSIST OF PLUGGING THE LATERAL AT THE RIGHT-OF-WAY LINE.
- ALL PAVEMENT PATCHING SHALL BE PERFORMED PER CITY SPECIFICATIONS AND STANDARDS.
- A DEMOLITION ASSESSMENT MUST BE CONDUCTED BY OCSW STAFF PRIOR TO THE APPROVAL OF THE DEMOLITION PERMIT FOR THE EXISTING CONVENIENCE STORE AND 2 STORY STRUCTURE. CONTACT OCSW ENFORCEMENT STAFF AT 919-968-2788 TO REQUEST THE ASSESSMENT.
- BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE, MUST BE RECYCLED.
- BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE MUST BE PROPERLY LICENSED.
- PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT WILL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF. THIS MAY BE THE SAME MEETING HELD WITH OTHER DEVELOPMENT OFFICIALS.
- THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIAL (ACM) OR OTHER HAZARDOUS MATERIALS IN CONSTRUCTION AND DEMOLITION WASTE SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.
- ANY INVASIVE, EXOTIC PLANT MATERIAL WILL BE REMOVED. A SURVEY OF EXISTING THE LANDSCAPE BUFFERS TO REMAIN WILL BE CONDUCTED FOLLOWING INITIAL CLEARING, AND ANY INVASIVE OR EXOTIC SPECIES FOUND WILL BE REMOVED.
- ASBESTOS ABATEMENT REPORT MAY BE REQUIRED BEFORE DEMOLITION PERMIT MAY BE ISSUED.
- A PERMIT FROM THE CHAPEL HILL FIRE MARSHAL'S OFFICE IS REQUIRED TO REMOVE ANY FLAMMABLE / COMBUSTIBLE LIQUIDS FROM UNDERGROUND OR ABOVE-GROUND TANKS OTHER THAN BY THE ON-SITE PUMPS. 2018 NC FIRE CODE SECTION 105.6.17 #5.
- A PERMIT FROM THE CHAPEL HILL FIRE MARSHAL'S OFFICE IS REQUIRED TO REMOVE ANY UNDERGROUND OR ABOVE-GROUND TANKS THAT CONTAINED FLAMMABLE / COMBUSTIBLE LIQUIDS. 2018 NC FIRE CODE SECTION 105.6.17 #7.
- THE CONTRACTOR SHALL TAKE THE APPROPRIATE MEASURES TO PREVENT AND REMOVE THE DEPOSIT OF WET OR DRY SILT ON ADJACENT PAVED ROADWAYS.
- EROSION CONTROL INSPECTIONS: IN ADDITION TO THE REQUIREMENT DURING CONSTRUCTION FOR INSPECTION AFTER EVERY RAINFALL, THE APPLICANT SHALL INSPECT THE EROSION AND SEDIMENT CONTROL DEVICES WEEKLY, MAKE ANY NECESSARY REPAIRS OR ADJUSTMENTS TO THE DEVICES, AND MAINTAIN INSPECTION LOGS DOCUMENTING THE DAILY INSPECTIONS AND ANY NECESSARY REPAIRS.

2 DEMOLITION NOTES

- EROSION CONTROL BOND: IF ONE (1) ACRE OR MORE IS UNCOVERED BY LAND-DISTURBING ACTIVITIES FOR THIS PROJECT THEN A PERFORMANCE GUARANTEE IN ACCORDANCE WITH SECTION 55-97.1 BONDS OF THE TOWN CODE OF ORDINANCES SHALL BE REQUIRED PRIOR TO FINAL AUTHORIZATION TO BEGIN LAND-DISTURBING ACTIVITIES. THIS FINANCIAL GUARANTEE IS INTENDED TO COVER THE COSTS OF RESTORATION OF FAILED OR FAILING SOIL EROSION AND SEDIMENTATION CONTROLS, AND/OR TO REMEDY DAMAGES RESULTING FROM LAND-DISTURBING ACTIVITIES, SHOULD THE RESPONSIBLE PARTY OR PARTIES FAIL TO PROVIDE PROMPT AND EFFECTIVE REMEDIES ACCEPTABLE TO THE TOWN.
- THE APPLICANT SHALL PROVIDE A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PERMIT FROM ORANGE COUNTY EROSION CONTROL DIVISION PRIOR TO RECEIVING A ZONING COMPLIANCE PERMIT. DURING THE CONSTRUCTION PHASE, ADDITIONAL EROSION AND SEDIMENT CONTROLS MAY BE REQUIRED IF THE PROPOSED MEASURES DO NOT CONTAIN THE SEDIMENT. SEDIMENT LEAVING THE PROPERTY IS A VIOLATION OF THE TOWN'S EROSION AND SEDIMENT CONTROL ORDINANCE.
- THE CONTRACTOR SHALL TAKE THE APPROPRIATE MEASURES TO PREVENT AND REMOVE THE DEPOSIT OF WET OR DRY SILT ON ADJACENT PAVED ROADWAYS.
- EROSION CONTROL INSPECTIONS: IN ADDITION TO THE REQUIREMENT DURING CONSTRUCTION FOR INSPECTION AFTER EVERY RAINFALL, THE APPLICANT SHALL INSPECT THE EROSION AND SEDIMENT CONTROL DEVICES WEEKLY, MAKE ANY NECESSARY REPAIRS OR ADJUSTMENTS TO THE DEVICES, AND MAINTAIN INSPECTION LOGS DOCUMENTING THE DAILY INSPECTIONS AND ANY NECESSARY REPAIRS.

3 EROSION CONTROL NOTES



- NOTES:
- MOVE FENCE OR REMOVE TREE IF MORE THAN 20% OF A TREE'S CRITICAL ROOT AREA IS UNPROTECTED.
 - ROOT PRUNE TREES TO REMAIN WHERE CONSTRUCTION ACTIVITIES WILL SEVER ROOTS.
 - ANY TREE ROOTS EXPOSED BY CONSTRUCTION SHALL BE SEVERED CLEANLY WITH A PRUNING TOOL.
 - DO NOT DISPOSE OF ANY CHEMICALS OR REMOVE SOIL OUTSIDE THE LIMITS OF WORK.
 - WHEN INSTALLING NEW LANDSCAPE PLANTS, DO NOT DRIVE EQUIPMENT UPON OR DISTURB THE SOIL WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES.
 - SIGNAGE MUST BE PLACED ON TREE PROTECTION FENCING WITH A MINIMUM MINIMUM SPACING OF 75' O.C. TO READ "TREE PROTECTION AREA - NO TRESPASSING WITHIN THE FENCE".

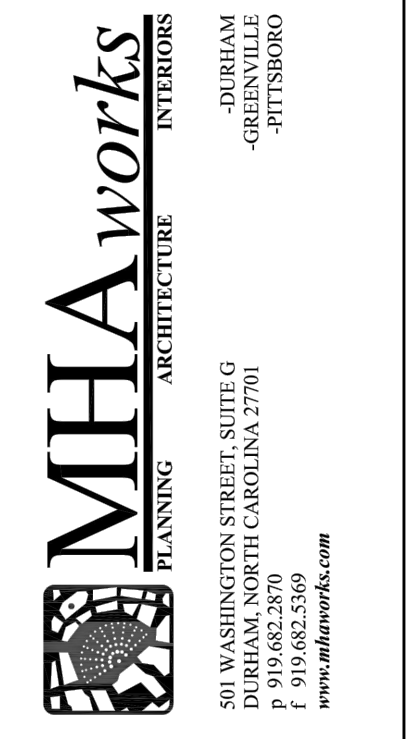
4 TREE PROTECTION FENCING



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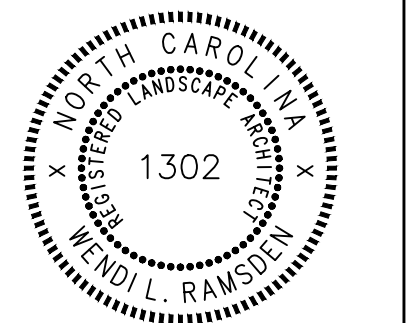


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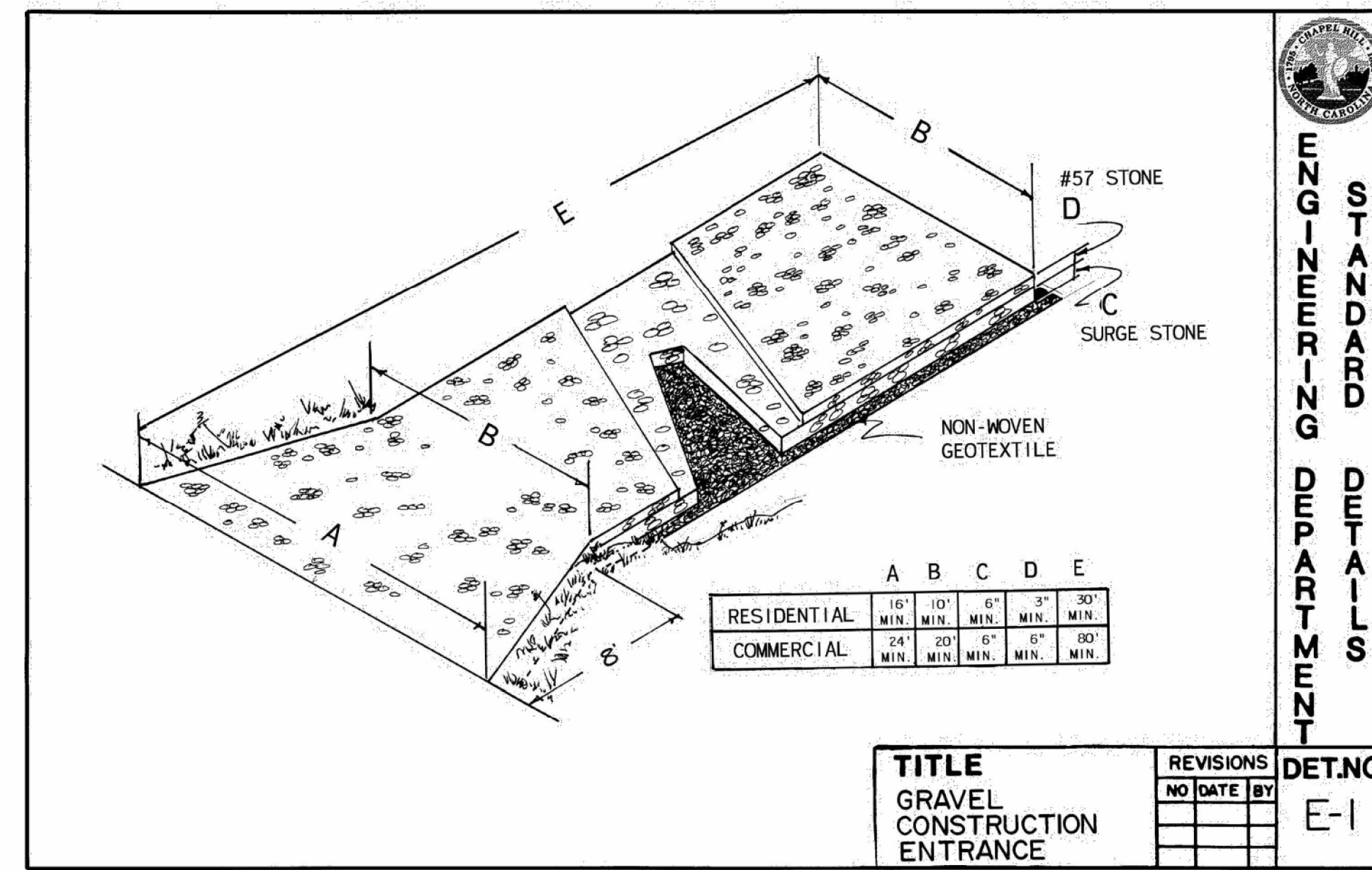
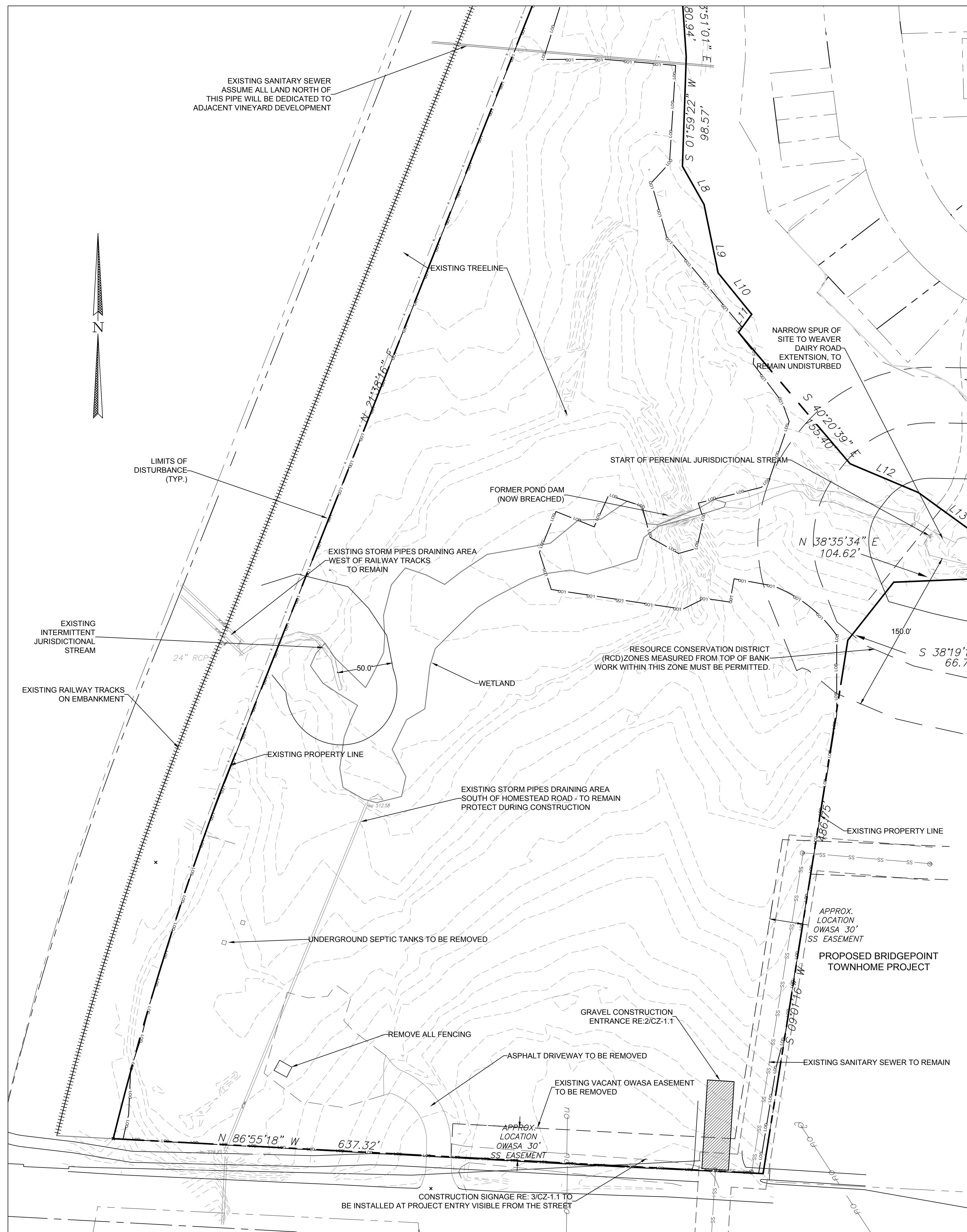
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Revisions	

Conditional Zoning Plan

Sheet Title:

EXISTING CONDITIONS & DEMOLITION

Sheet Number
CZ-1.0



2 CZ-1.1 GRAVEL CONSTRUCTION ENTRANCE

- NOTES:
- AT A MINIMUM, THE SIGN IS TO INCLUDE THE FOLLOWING INFORMATION: PROJECT NAME, OWNER CONTACT, CONTRACTOR CONTACT, ZONING COMPLIANCE CONTACT.
 - SIGN IS TO BE A MAXIMUM OF 4' X 8'.
 - SIGN IS TO BE REMOVED AT PROJECT COMPLETION.
 - THE SIGN WILL NEED A SEPARATE PERMIT THROUGH TOWN OF CHAPEL HILL PLANNING DEPARTMENT.

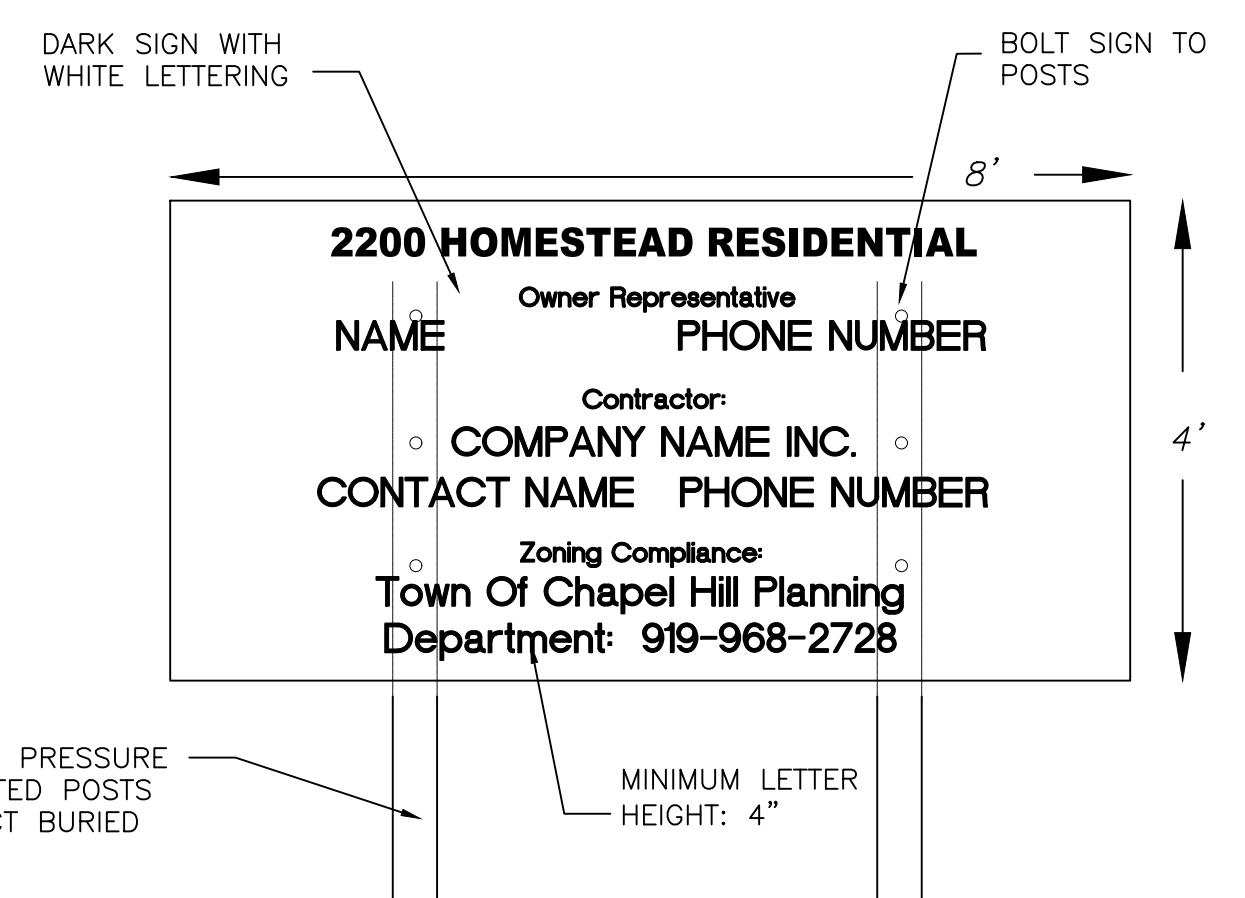
3 CZ-1.1 CONSTRUCTION SIGNAGE

CONSTRUCTION STAGING NOTES

- EXISTING GRAVEL PARKING IS TO BE LEFT INTACT FOR CONSTRUCTION WORKERS UNTIL WORK IS DONE IN EACH AREA AND GRAVEL NEEDS TO BE REMOVED.
- NO CONSTRUCTION PARKING WILL BE ALLOWED ON ADJACENT RESIDENTIAL STREETS.
- HOURS OF CONSTRUCTION ARE MONDAY TO FRIDAY 7 AM TO 6 PM, AND SATURDAY AS NEEDED BETWEEN 8 AM AND 6 PM. THERE WILL BE NO CONSTRUCTION ON SUNDAYS. THE TOWN OF CHAPEL HILL NOISE ORDINANCE MUST BE COMPLIED WITH. THE TOWN ORDINANCE SPECIFIES CONSTRUCTION OPERATIONS ARE LIMITED TO 7 AM TO 9 PM WEEKDAYS, AND 8 AM TO 9 PM WEEKENDS. ANY ROCK REMOVAL WORK NEEDS TO BE COORDINATED WITH TOWN ADMINISTRATION, AND NEIGHBORS NOTIFIED IN ADVANCE.

4 CZ-1.1 CONSTRUCTION MANAGEMENT NOTES

1 CZ-1.1 CONSTRUCTION MANAGEMENT PLAN



TRAFFIC/PEDESTRIAN CONTROL NOTES

- ANY CONSTRUCTION REQUIRING TEMPORARY LANE CLOSURES ON PUBLIC STREETS NEED TOWN APPROVAL. TEMPORARY LANE CLOSURES ARE ONLY ALLOWED DURING DAYLIGHT HOURS.
- ALL WORK ZONE SIGNAGE SHALL COMPLY WITH APPLICABLE M.U.T.C.D. STANDARDS AND DETAILS.
- PRIOR TO ANY TRAFFIC LANE CLOSURES, IT WILL BE NECESSARY TO CONTACT ERNIE ROGERS AT 919-968-2833, OF THE CHAPEL HILL ENGINEERING DIVISION, AT LEAST 5 WORKING DAYS BEFORE THE PROPOSED WORK TO APPLY FOR A LANE CLOSURE PERMIT.

FIRE PROTECTION NOTES

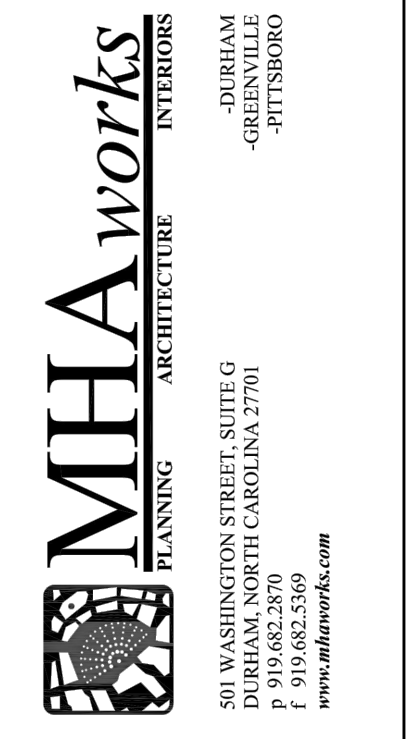
- CONTRACTOR SHALL MAINTAIN A FIRE WATCH DURING THE CONSTRUCTION OR DEMOLITION OF "HOT WORK" THAT MAY SUBJECT MATERIALS TO SPONTANEOUS COMBUSTION. THE FIRE WATCH SHALL CONSIST OF AT LEAST ONE PERSON WITH A MEANS OF COMMUNICATING AN ALARM TO 911, SHALL HAVE A WRITTEN ADDRESS POSTED IN A CONSPICUOUS LOCATION, AND SHALL MAINTAIN CONSTANT PATROLS.
- ALL CONSTRUCTION AND DEMOLITION SHALL COMPLY WITH THE CURRENT EDITION OF CHAPTER 14 OF THE NC FPC (FIRE CODE).
- ANY PERMANENT OR TEMPORARY GATES ACROSS FIRE ACCESS DRIVES SHALL BE A MINIMUM WIDTH OF 20', EITHER SWINGING OR SLIDING TYPE, HAVE AN EMERGENCY MEANS OF OPERATION, AND SHALL BE OPERABLE BY EITHER FORCIBLE ENTRY OR KEYS, CAPABLE OF BEING OPERATED BY ONE PERSON, AND SHALL BE INSTALLED AND MAINTAINED ACCORDING TO UL 325 AND ASTM F 2200 NC FPC 2012.



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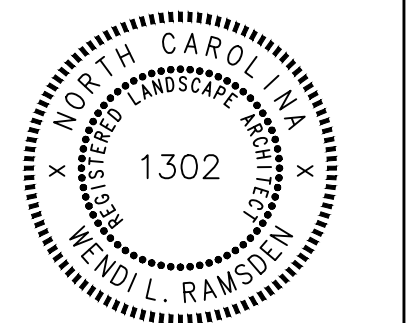
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NC BOARD OF LANDSCAPE ARCHITECTS LIC # C-104



Project:

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PIN: 9870912947



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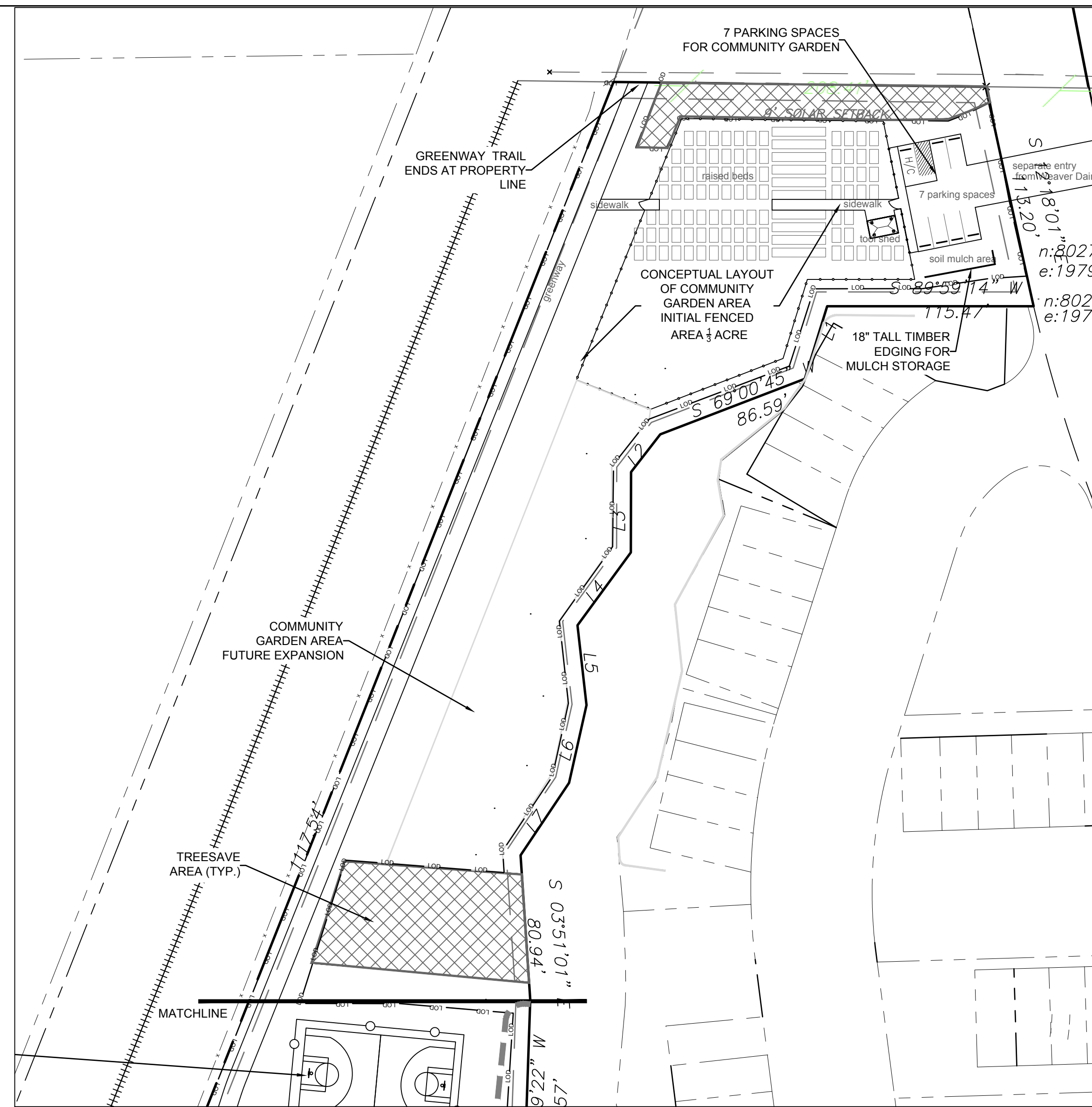
Conditional Zoning Plan

Sheet Title:

CONSTRUCTION MANAGEMENT PLAN

Sheet Number

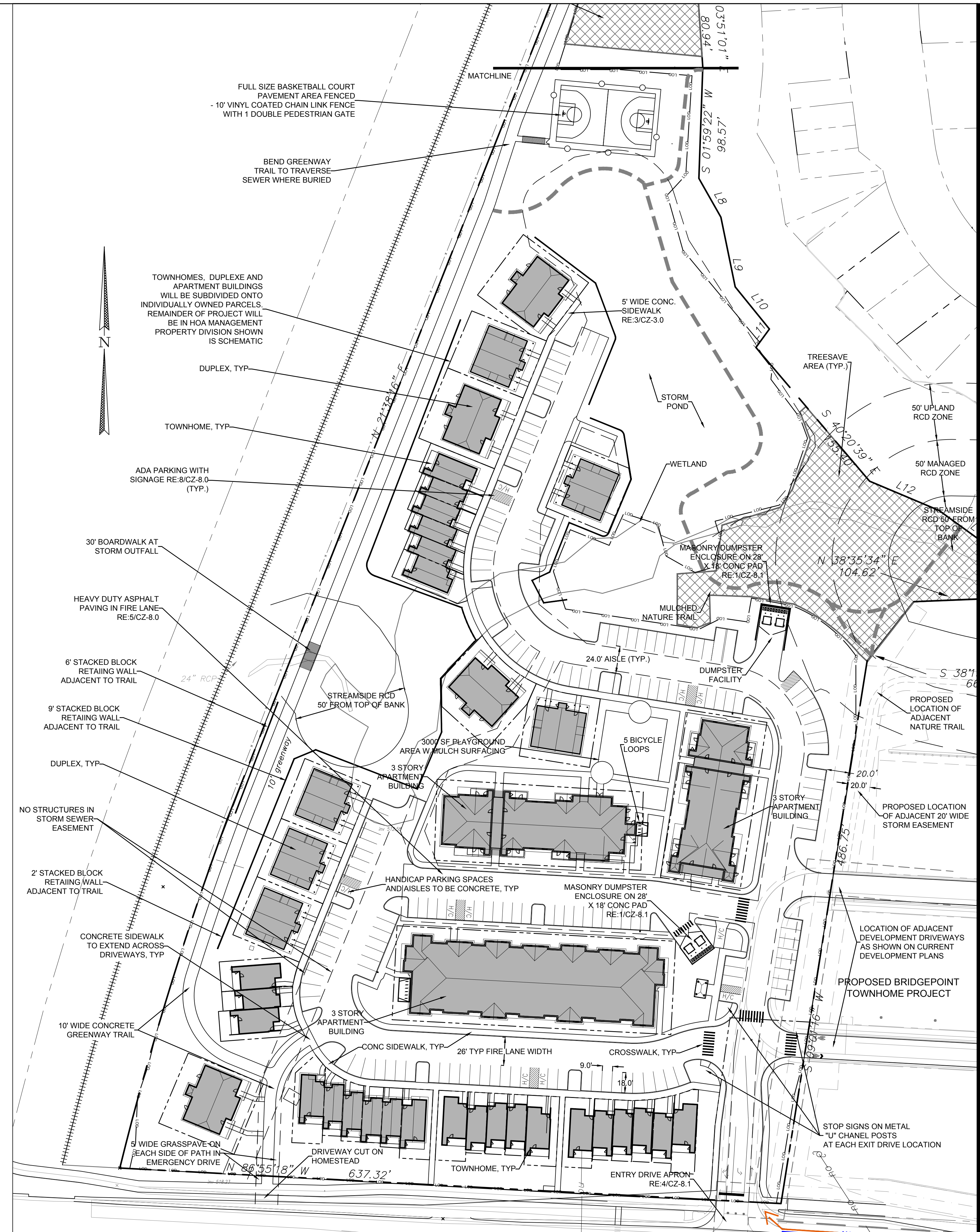
CZ-1.1



2 SITE LAYOUT NORTH AREA PLAN
1"=50'

- ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- DIMENSIONS TO BUILDING WALL ARE TO FACE OF WALL AT FINISH GRADE. DIMENSIONS TO CURB ARE TO FACE OF CURB.
- LAY OUT IMPROVEMENTS FOR THE CIVIL ENGINEER'S OR LANDSCAPE ARCHITECT'S REVIEW PRIOR TO BEGINNING CONSTRUCTION.
- REFERENCE ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT INFORMATION.
- ADA PARKING SPACES SHALL BE SIGNED WITH TYPE R7-8 OR R7-8A RESERVED PARKING SIGN AND R7-8D MAXIMUM FINE SIGN PER GS 20-37.6 OF THE NORTH CAROLINA HANDICAP CODE. ADA RAMPS SHALL HAVE RAMP SURFACES COVERED WITH DETECTABLE WARNING PATTERN PER ADA STANDARDS.
- REFERENCE EXISTING CONDITION SHEET CZ-1.0 FOR EXTENT OF DEMOLITION AND REMOVAL OF CURB AND GUTTER, DRIVEWAYS, PAVEMENT, BOLLARDS, WALKWAYS, UTILITIES, AND VEGETATION.
- BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE, MUST BE RECYCLED.
- BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE MUST BE PROPERLY LICENSED.
- PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT WILL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF. THIS MAY BE THE SAME MEETING HELD WITH OTHER DEVELOPMENT OFFICIALS.
- THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIAL ("ACM") OR OTHER HAZARDOUS MATERIALS IN CONSTRUCTION AND DEMOLITION WASTE SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.
- MASONRY WALLS WILL NOT BE REPAIRED BY THE TOWN RESULTING FROM MAINTENANCE ON TOWN OF CHAPEL HILL AND OWASA MAINTAINED UTILITIES.
- THERE WILL BE TWO CLASS 1 BIKE RACKS LOCATED INSIDE THE BUILDING.
- KEY BOXES FOR FIRST RESPONDERS WILL BE REQUIRED NEAR THE FRONT DOOR AND SPRINKLER RISER ROOM AREAS. 2012 NC FIRE CODE, SECTION 506.
- MECHANICAL EQUIPMENT MUST BE PLACED AT OR ABOVE BASE FLOOD ELEVATION + 2 FEET.
- PRIOR TO PERFORMING WORK IN THE NCDOT R/W, THE APPLICANT WILL NEED TO OBTAIN THE FOLLOWING:
 - APPROVED NCDOT DRIVEWAY PERMITS FOR PROPOSED ACCESSES TO NC 86.
 - APPROVED NCDOT THREE-PARTY ENCROACHMENT AGREEMENT WITH TOCH FOR PROPOSED / STIPULATED SIDEWALK AND APURTENANCES.
 - APPROVED NCDOT THREE-PARTY ENCROACHMENT AGREEMENT WITH OWASA FOR PROPOSED WATER AND SEWER CONNECTIONS.
- PRIOR TO ISSUANCE OF THE DRIVEWAY PERMITS AND ENCROACHMENT AGREEMENTS, THE APPLICANT WILL NEED TO PROVIDE COMPLETE AND DETAILED DESIGN PLANS PER NCDOT, TOCH, AND OWASA REQUIREMENTS FOR REVIEW AND APPROVAL.

3 SITE LAYOUT NOTES
CZ-2



1 SITE LAYOUT MAIN AREA PLAN
1"=50'



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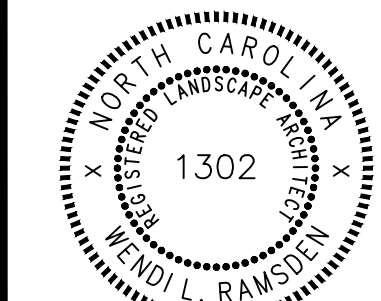


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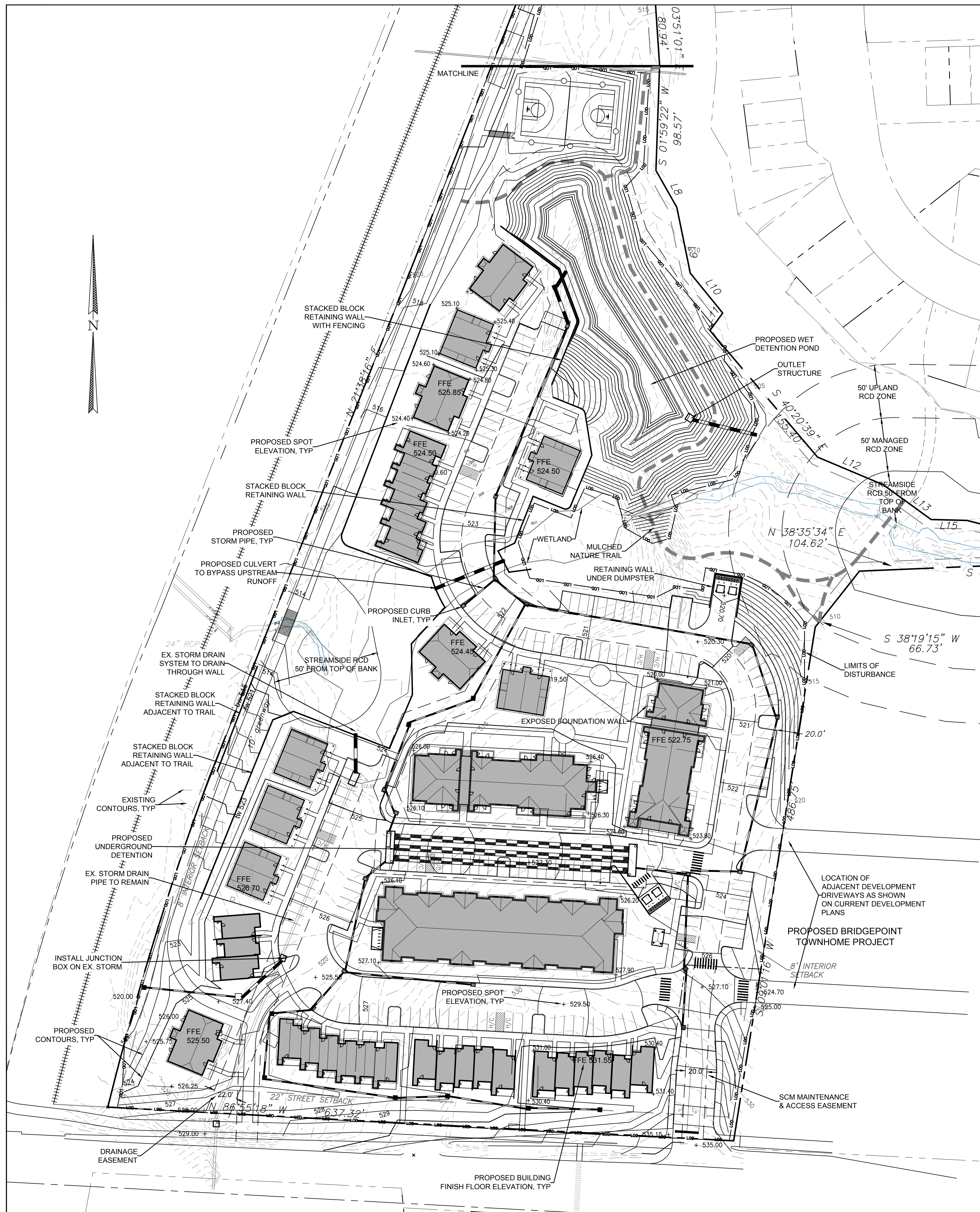
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Revisions

Conditional Zoning Plan

Sheet Title:
SITE LAYOUT PLAN

Sheet Number:
CZ-2.0



2 GRADING AND STORM DRAINAGE PLAN - NORTH
1"=50'



1. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF CHAPEL HILL AND NC DOT STANDARDS AND SPECIFICATIONS.
3. CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (1-800-632-4949) 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".
4. CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
5. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
6. SOIL UNDER BUILDING PAD, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. THESE SOILS SHALL BE COMPACTED AS SPECIFIED UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER. ANY UNDERCUT OF SOILS IN THESE AREAS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER & OWNER. THE UNDERCUT SOILS SHALL ALSO BE QUANTIFIED BY THE GEOTECHNICAL ENGINEER.
7. ALL GRADING MUST PRODUCE SURFACE DRAINAGE ADEQUATE TO PREVENT STANDING WATER OR WET LAWN AREAS, AND TO ENSURE THAT ALL STORM WATER FLOWS TO INLETS OR OTHER POINTS OF DISCHARGE.
8. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH A MAXIMUM 1.8% CROSS SLOPE IN THE DIRECTION SHOWN ON THE PLAN.
9. CONNECT ALL ROOF LEADERS AND DOWNSPOUTS TO STORM DRAINAGE SYSTEM WITH PVC PIPE. SEE ARCHITECTURAL PLANS FOR LOCATIONS.
10. CURB INLETS: PROVIDE PRE-CAST CURB INLET HOODS AND COVERS STATING, "DUMP NO WASTE! DRAINS TO JORDAN LAKE", IN ACCORDANCE WITH THE SPECIFICATIONS OF THE TOWN STANDARD DETAIL SD-5A, FOR ALL NEW CURB INLETS FOR PRIVATE, TOWN AND STATE RIGHTS-OF-WAY.
11. SW (BOTTOM OF WALL) ELEVATION IS FINISH GRADE. NOT THE FOOTING. REFERENCE RETAINING WALL PLANS/DETAILS FOR DEPTH OF FOOTING.

3 GRADING AND STORM DRAINAGE NOTES
1"=50'



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p 919.682.0368
f 919.688.5646
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Chapel Hill
North Carolina

PIN: 9870912947

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CJT Job Number: 1748

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Checked	WLR/PBR
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Revisions	

Conditional Zoning Plan
Sheet Title:
GRADING AND STORM DRAINAGE PLAN
Sheet Number:
CZ-3.0



- CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (1-800-632-4949) 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 SERVICE INDEPENDENT OF "NORTH CAROLINA ONE CALL".
- ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHT-OF-WAYS TO BE OWNED, OPERATED AND MAINTAINED BY OWASA.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE OWASA STANDARDS AND SPECIFICATIONS.
- ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATELY LOCATED. ACTUAL LOCATION AND DEPTH SHALL BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.
- BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS WITHIN ANY TOWN OR N.C.D.O.T. STREET OR HIGHWAY RIGHT-OF-WAY THE FOLLOWING PROCEDURES SHOULD BE UNDERTAKEN: TOWN RIGHT-OF-WAY: CONTACT LOCAL AUTHORITIES' TRAFFIC ENGINEERING DEPT. FOR INFORMATION ON DETOURS, OPEN CUTTING OF STREETS OR FOR ANY CONSTRUCTION WITHIN RIGHT-OF-WAY. N.C.D.O.T. RIGHT-OF-WAY: CONTACT PROJECT ENGINEERS AND OBTAIN ALL PERMITS AND ENCROACHMENTS (KEEP COPIES ON CONSTRUCTION SITE, ALSO CONTACT N.C.D.O.T. DISTRICT OFFICE 24 HOURS IN ADVANCE BEFORE PLACING CURB AND GUTTER).
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST. PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADING CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- POWER, TELEPHONE, AND GAS SERVICES TO BUILDINGS SHALL BE UNDERGROUND. ACCESS AND SERVICE ROUTES TO BE COORDINATED WITH THE PUBLIC UTILITIES, CONTRACTOR AND THE OWNER.
- RESURFACING OF STREET DUE TO UTILITY CUTS SHALL BE REQUIRED AT THE DIRECTION OF ENGINEERING. (MINIMUM 50' TO EITHER SIDE OF UTILITY CUTS).
- PROVIDE 10-FT OF HORIZONTAL SEPARATION BETWEEN PROPOSED NEW WATER AND SEWER MAINS

SANITARY SEWER:

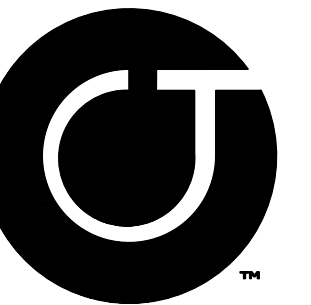
- BACKWATER VALVES SHALL BE PROVIDED FOR ALL UNITS WITH FINAL FLOOR ELEVATIONS OF BUILDINGS LESS THAN 1'-0" ABOVE UPSTREAM MANHOLE.
- MINIMUM COVER OF 5 FEET IN TRAFFIC AREAS TO BE PROVIDED FOR ALL COLLECTOR LINES 4 INCHES AND LARGER. IF LESS THAN 5 FEET, DUCTILE IRON PIPE SHALL BE REQUIRED.
- MINIMUM SLOPE FOR 4 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 2.0% WITH CLEANOUTS EVERY 75 LINEAL FEET.
- MINIMUM SLOPE FOR 6 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 1.0% WITH CLEANOUTS EVERY 75 LINEAL FEET.

WATER:

- WATERLINES WILL BE 3' OFF CURB AND GUTTER UNLESS SHOWN OTHERWISE.
- LAY WATER MAINS AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED SANITARY SEWERS. IF LOCAL CONDITIONS OR BARRIERS PREVENT A 10 FOOT SEPARATION, LAY THE WATER MAIN WITH AT LEAST 18" VERTICAL SEPARATION ABOVE THE TOP OF THE SANITARY SEWER PIPE EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON A BENCH OF UNDISTURBED EARTH.
- WHEN A PROPOSED WATER MAIN CROSSES OVER A PROPOSED OR EXISTING SANITARY SEWER, LAY THE WATER MAIN WITH AT LEAST 18" VERTICAL SEPARATION ABOVE THE TOP OF THE SANITARY SEWER. IF LOCAL CONDITIONS PREVENT AN 18" VERTICAL SEPARATION, CONSTRUCT BOTH THE WATER MAIN AND THE SANITARY SEWER FOR A DISTANCE OF 10 FEET ON EACH SIDE TO THE POINT OF CROSSING WITH FERROUS PIPE HAVING WATER MAIN QUALITY JOINTS.
- WHEN A PROPOSED WATER MAIN CROSSES UNDER A PROPOSED OR EXISTING SANITARY SEWER, CONSTRUCT BOTH THE WATER MAIN AND THE SANITARY SEWER OF FERROUS MATERIALS WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. CENTER THE SECTION OF WATER PIPE AT THE POINT OF CROSSING.
- MAINTAIN A MINIMUM COVER OF 36" AND MAXIMUM COVER OF 42" BELOW FINISHED GRADE OVER ALL PIPES UNLESS OTHERWISE DIRECTED OR SHOWN ON THE PLANS. DUE TO THE HEIGHTS OF VALVES, INCREASE THE COVER DEPTHS ADJACENT TO THE VALVES OR VARIED AT POINTS OF TIE-IN TO EXISTING LINES.
- ALL FDC(S) AND HYDRANT(S) SHALL BE SIAMESE CONNECTIONS AND MEET TOWN OF CHAPEL HILL AND OWASA STANDARDS.
- A FIRE SPRINKLER SYSTEM WILL BE REQUIRED FOR THE SELF-STORAGE FACILITY.
- A PERMIT FROM THE CHAPEL HILL FIRE MARSHAL'S OFFICE IS REQUIRED TO INSTALL ANY NEW UNDERGROUND OR ABOVE-GROUND TANKS THAT CONTAINED FLAMMABLE/COMBUSTIBLE LIQUIDS. 2018 NC FIRE CODE SECTION 105.6.17.

2 UTILITY NOTES

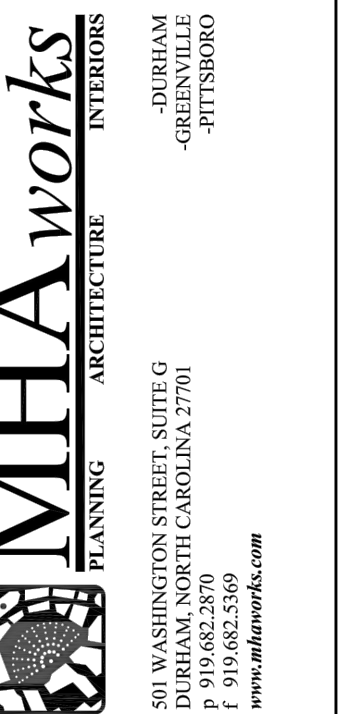
1 UTILITY PLAN



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111 West Main Street
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p 919.682.0368
f 919.688.5646
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North Carolina

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Conditional Zoning Plan

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UTILITY PLAN

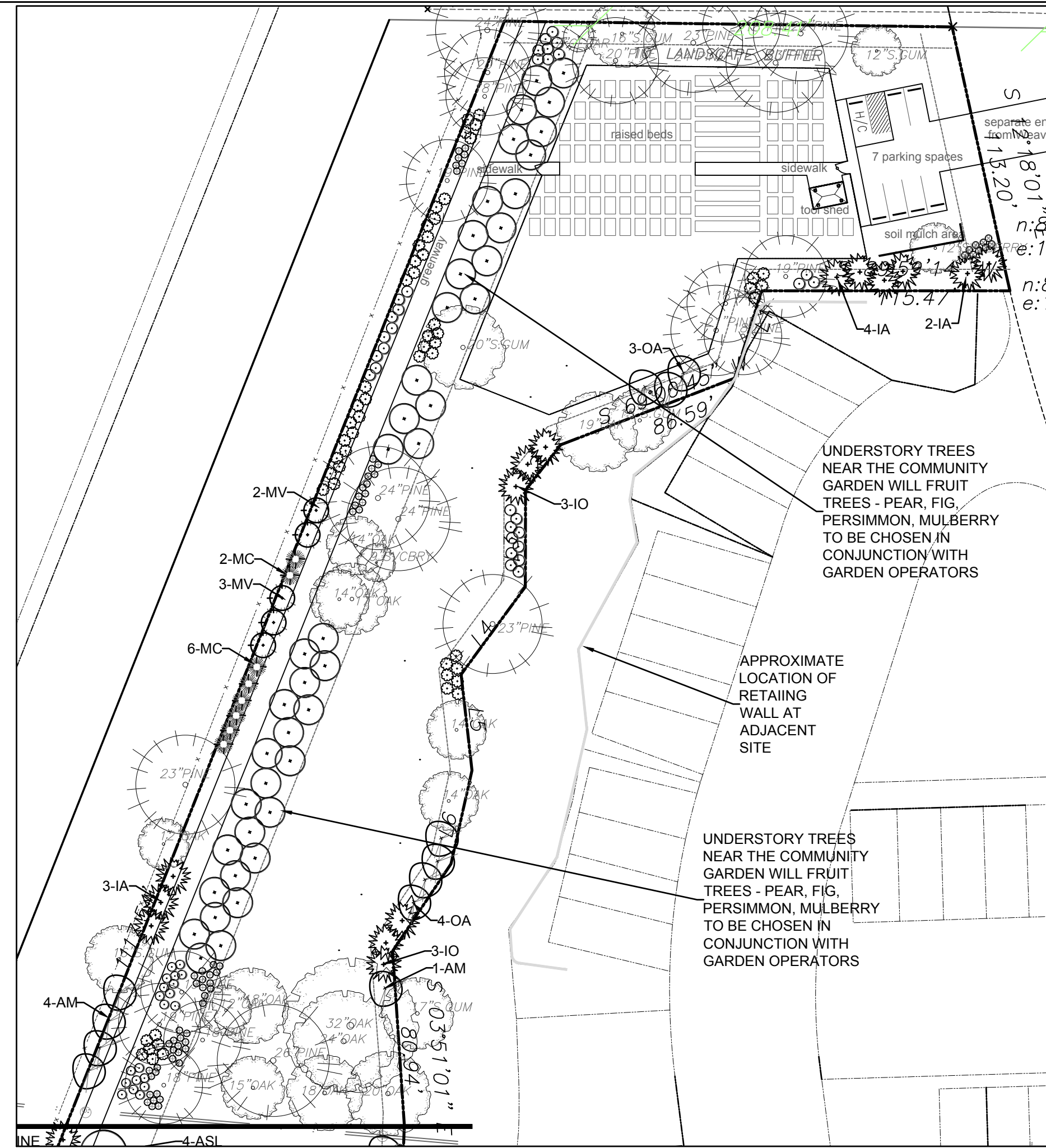
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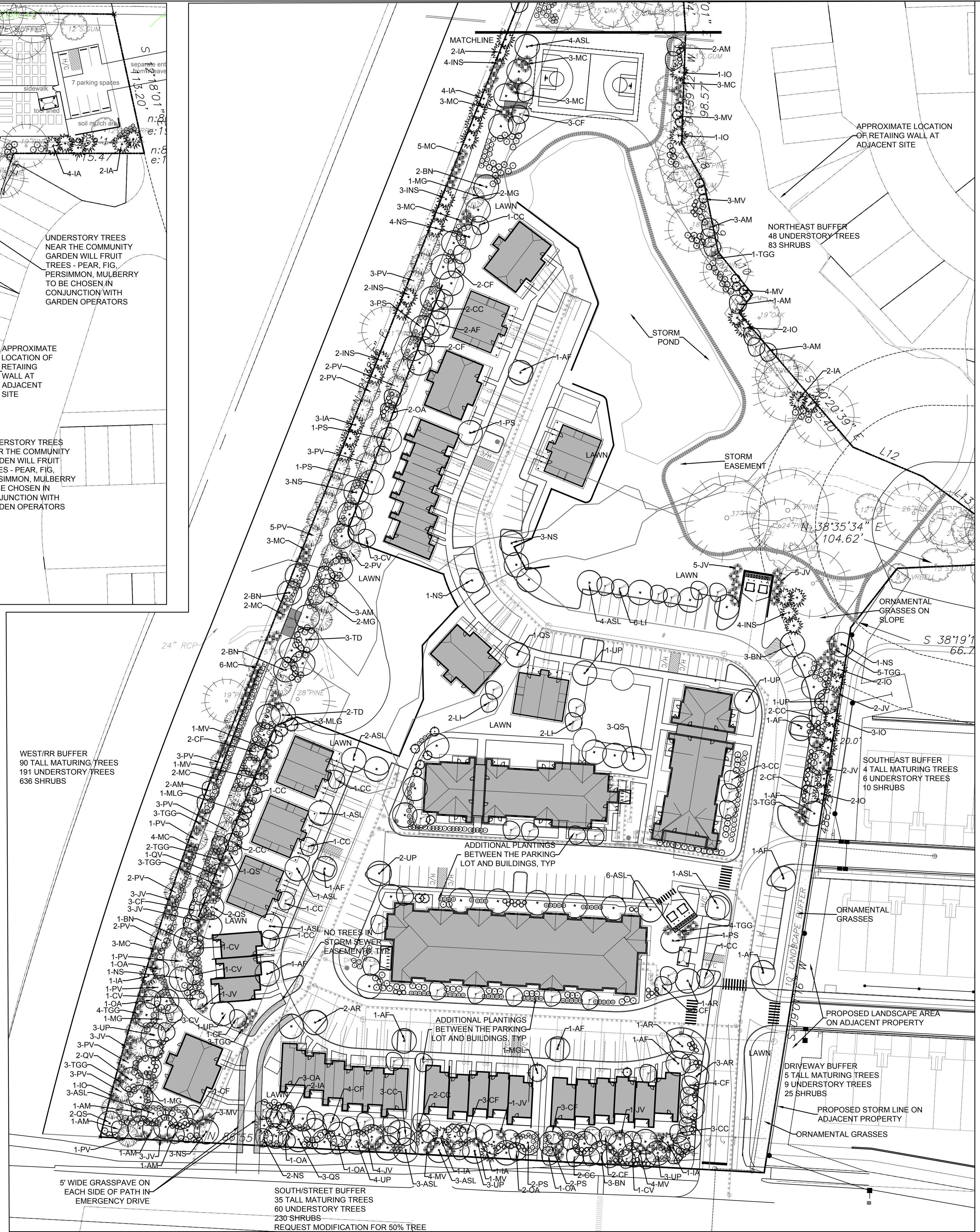
- LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLIANCE.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, DEPTHS, QUANTITIES, DISTANCES, ANGLES AND SLOPES PRIOR TO ORDERING MATERIALS OR INSTALLING PROJECT.
- IN AREAS OF GROUND COVER, MAINTAIN A 12" MINIMUM DISTANCE BETWEEN PLANTS AND HARD IMPROVEMENTS.
- BED LINES SHALL CONFORM TO CONFIGURATION SHOWN ON THE PLANS. BED LINES SHALL MEET CURBS, WALKS, BUILDINGS, ETC. AT RIGHT ANGLES UNLESS SHOWN OTHERWISE.
- CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ACTUAL CONDITIONS AND VERIFY EXISTING CONDITIONS IN THE FIELD. CONTRACTOR SHALL REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL ACCEPT ACTUAL CONDITIONS AT SITE AND PERFORM THE WORK SPECIFIED INCLUDING FINE GRADING AND INCORPORATION OF TOP SOIL INTO PLANTING AREAS, WITHOUT ADDITIONAL COMPENSATION FOR POSSIBLE VARIATION FROM GRADES AND CONDITIONS SHOWN, WHETHER SURFACE OR SUBSURFACE, EXCEPT AS PROVIDED FOR IN CONTRACT DOCUMENTS.
- IN LAWN AREAS, 2" TOPSOIL/COMPOST SHALL BE TILLED INTO THE TOP 5" OF GROUND PRIOR TO SEEDING. IN LANDSCAPE BEDS, 3" TOPSOIL/COMPOST SHALL BE TILLED INTO THE TOP 6" OF GROUND PRIOR TO PLANT INSTALLATION.
- CONTRACTOR WILL OBTAIN WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY PLANT SUBSTITUTIONS OF SPECIES, SIZE, OR TYPE OF CONTAINER.
- CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE UTILITIES DURING INSTALLATION, AND SHALL PROMPTLY REPAIR AND RESTORE SERVICES AT NO ADDITIONAL COST TO THE OWNER IF DAMAGE OCCURS DURING INSTALLATION. CONTRACTOR SHALL BECOME THOROUGHLY FAMILIAR WITH THE FULL SET OF CONSTRUCTION DRAWINGS AND SPECIFICATIONS FOR COORDINATION WITH UTILITIES, ARCHITECTURAL FEATURES, ETC.
- CONTRACTOR WILL LEAVE DISTURBED AREAS LEVEL AND RAKED SMOOTH, REMOVING ALL ROCKS AND DEBRIS.
- MULCH IS TO BE A 3" LAYER OF TRIPLE SHREDDED HARDWOOD MULCH. MULCH IS TO BE KEPT AWAY FROM TREE TRUNKS.
- ANY DAMAGE TO EXISTING CONDITIONS OUTSIDE THE CONTRACT LIMITS, INCLUDING CURBS, SIDEWALKS, TURF AREAS AND PAVING, SHALL BE RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR WITHOUT EXTRA COST TO THE OWNER.
- IN CASE OF DISCREPANCY BETWEEN THE QUANTITY OF PLANTS ON THE PLANS COMPARED TO THE PLANT LIST, THE CONTRACTOR SHALL SUPPLY QUANTITIES AS SHOWN ON THE PLANS.
- ALL UNPAVED SURFACES ARE TO BE COVERED IN PLANTS, MULCH, OR GRASS.
- LINE OF SIGHT NOTE: NO PROPOSED LANDSCAPING WITHIN THE LINE OF SIGHT EASEMENT SHALL EXCEED 24" AT MATURITY. ANY NEW TREES SHALL BE LIMBED TO 7' ABOVE FINISHED GRADE.
- ANY INVASIVE, EXOTIC PLANT MATERIAL WILL BE REMOVED. A SURVEY OF EXISTING THE LANDSCAPE BUFFERS TO REMAIN WILL BE CONDUCTED FOLLOWING INITIAL CLEARING, AND ANY INVASIVE OR EXOTIC SPECIES FOUND WILL BE REMOVED.
- THE AREA WITHIN THE SIGHT TRIANGLE AREA SHALL BE THINNED OF ALL SHRUBS, TREES LARGER THAN 1" CAL SHALL BE LIMBED UP TO 7' ABOVE EXISTING GRADE TO IMPROVE VISIBILITY.

3 PLANTING NOTES

CZ-7



LANDSCAPE PLAN - NORTH SITE
1"=50'

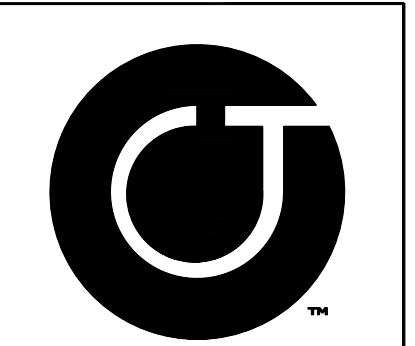


LANDSCAPE PLAN
1"=50'

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
CANOPY TREES						
11	AF	Acer freemanii	Freeman Maple	2.5" CAL.	14' ht.	AS SHOWN SINGLE TRUNK & LEADER
7	AR	Acer rubrum 'Autumn Glory'	Autumn Glory Maple	2.5" CAL.		AS SHOWN SINGLE TRUNK & LEADER
29	ASL	Acer saccharum 'Legacy'	Legacy Sugar Maple	2.5" CAL.		AS SHOWN SINGLE TRUNK & LEADER
13	BN	Betula nigra 'heritage'	Heritage River Birch	3" CAL total	14' ht.	AS SHOWN 3 TRUNK MINIMUM
7	MG	Magnolia grandifolia	Southern Magnolia	2.5" CAL.		AS SHOWN
18	NS	Nyssa sylvatica	Black gum	2.5" CAL.	14' ht.	AS SHOWN SINGLE TRUNK & LEADER
37	PV	Pinus virginiana	Virginia Pine	12" ht.	AS SHOWN	AS SHOWN SINGLE TRUNK & LEADER
11	PS	Prunus sargentii	Sargent Cherry	2" cal.	AS SHOWN	AS SHOWN SINGLE TRUNK & LEADER
13	QS	Quercus shumardii	Shumard Oak	2.5" CAL.	12' ht.	AS SHOWN SINGLE TRUNK & LEADER
3	QV	Quercus virginiana	Live Oak	2.5" CAL.	12' ht.	AS SHOWN SINGLE TRUNK & LEADER
5	TD	Taxodium distichum	Bald Cypress	2.5" CAL.	12' ht.	AS SHOWN SINGLE TRUNK & LEADER
20	UP	Ulmus americana 'Princeton'	Princeton American Elm	2.5" CAL.	14' ht.	AS SHOWN SINGLE TRUNK & LEADER
174						
UNDERSTORY TREES						
23	AM	Amerlanchier arborea	Serviceberry	1" cal.	8' HT.	AS SHOWN MULTI-TRUNK
25	CC	Cercis canadensis 'Hearts of Gold'	Hearts of Gold Redbud	1" cal.	8' HT.	AS SHOWN SINGLE TRUNK & LEADER
34	CF	Cornus florida	Dogwood	1" cal.	8' HT.	AS SHOWN
10	CV	Chionanthus virginiana	Fringetree	1" cal.	8' HT.	AS SHOWN
26	IA	Ilex x atenuata 'Fosteri'	Foster Holly	8' HT.	AS SHOWN	AS SHOWN
15	INS	Ilex Nellie Stevens	Nellie Stevens Holly	8' HT.	AS SHOWN	AS SHOWN
17	IO	Ilex opaca	American Holly	1" cal.	6' HT.	8' O.C. SINGLE TRUNK & LEADER
30	JV	Juniperus virginiana	Eastern Redcedar	8' HT.	AS SHOWN	FULL AND MATCHING
10	LI	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	8-10' HT.	AS SHOWN	MULTI-TRUNK
48	MC	Myrica cerifera	Eastern Waxmyrtle	8' HT.	AS SHOWN	FULL
7	MLG	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	1.5" cal.	8' ht.	10' O.C. FULL AND MATCHING
29	MV	Magnolia virginiana	Sweetbay Magnolia	1.5" cal.	8' ht.	AS SHOWN FULL
18	OA	Oxydendron arboreum	Sourwood	1.5" cal.	8' ht.	AS SHOWN FULL
32	TGG	Thuja x Green Giant	Green Giant Arborvitae	1.5" cal.	8' HT.	AS SHOWN FULL
42		Fig, pear, persimmon, mulberry trees for planting near community garden		8' ht.	12' O.C.	FULL
366						
SHRUBS						
	CJ	Camellia japonica	Camellia	24" ht.		5' o.c. FULL AND MATCHING
	CHF	Cephalotaxus harringtonia 'Fastigiata'	Upright Plum Yew	24" ht		5' o.c. FULL AND MATCHING
	DG	Deutzia gracilis	Slender Deutzia	24" ht		4' o.c. FULL
	GJ	Gardenia jasminoides	Gardenia	24" ht		5' o.c. FULL AND MATCHING
	HQ	Hydrangea quercifolia	Oakleaf Hydrangea	24" ht		5' o.c. FULL AND MATCHING
	ICC	Ilex cornuta 'carissa'	Carissa Holly	15" HT.	30" O.C.	FULL AND MATCHING
	IG	Ilex glabra	Inkberry Holly	15" HT.	36" O.C.	FULL AND MATCHING
	IL	Illicium parvifolia	Anise	24" ht		4' o.c. FULL AND MATCHING
	IVN	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	24" ht		FULL AND MATCHING
	JC	Juniperus chinensis 'Sea Green'	Sea Green Juniper	18" HT.	36" O.C.	FULL AND MATCHING
	LE	Loropetalum chinense 'Emerald'	Emerald Loropetalum	15" HT.	36" O.C.	FULL AND MATCHING
	LOR	Loropetalum chinense	Loropetalum	24" ht	42" O.C.	FULL AND MATCHING
	PEN	Pennisetum	Fountain Grass	1 gal	36" O.C.	FULL AND MATCHING
	PC	Prunus caroliniana 'Otto Luyken'	Otto Luyken	18" HT.	36" O.C.	FULL AND MATCHING
	SR	Sarcococca rustica	Sweetbox	18" HT.	36" O.C.	FULL AND MATCHING
	WS	Weigela 'Florida Variegata'	Variegated Weigela	18" HT.	36" O.C.	FULL AND MATCHING
GROUND COVER						
	AR	LAWN/Fescue	3 var improved seed mix			SEED

3 PLANT LIST

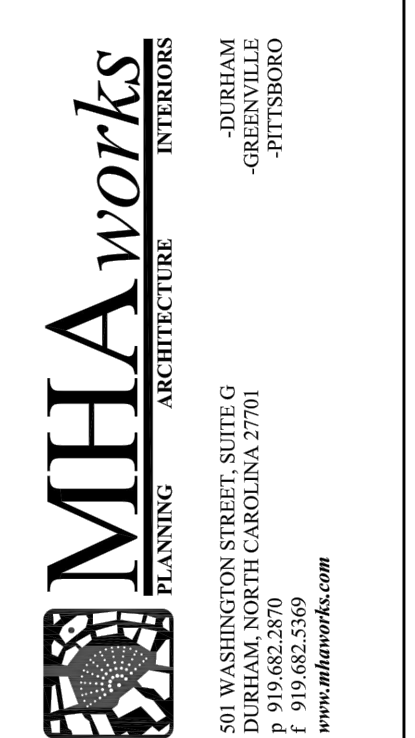
CZ-7



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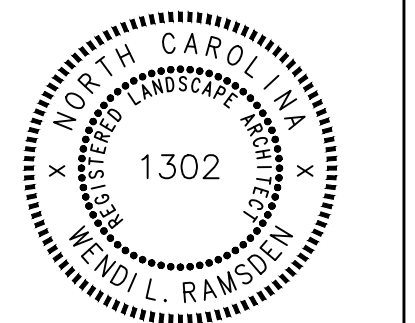


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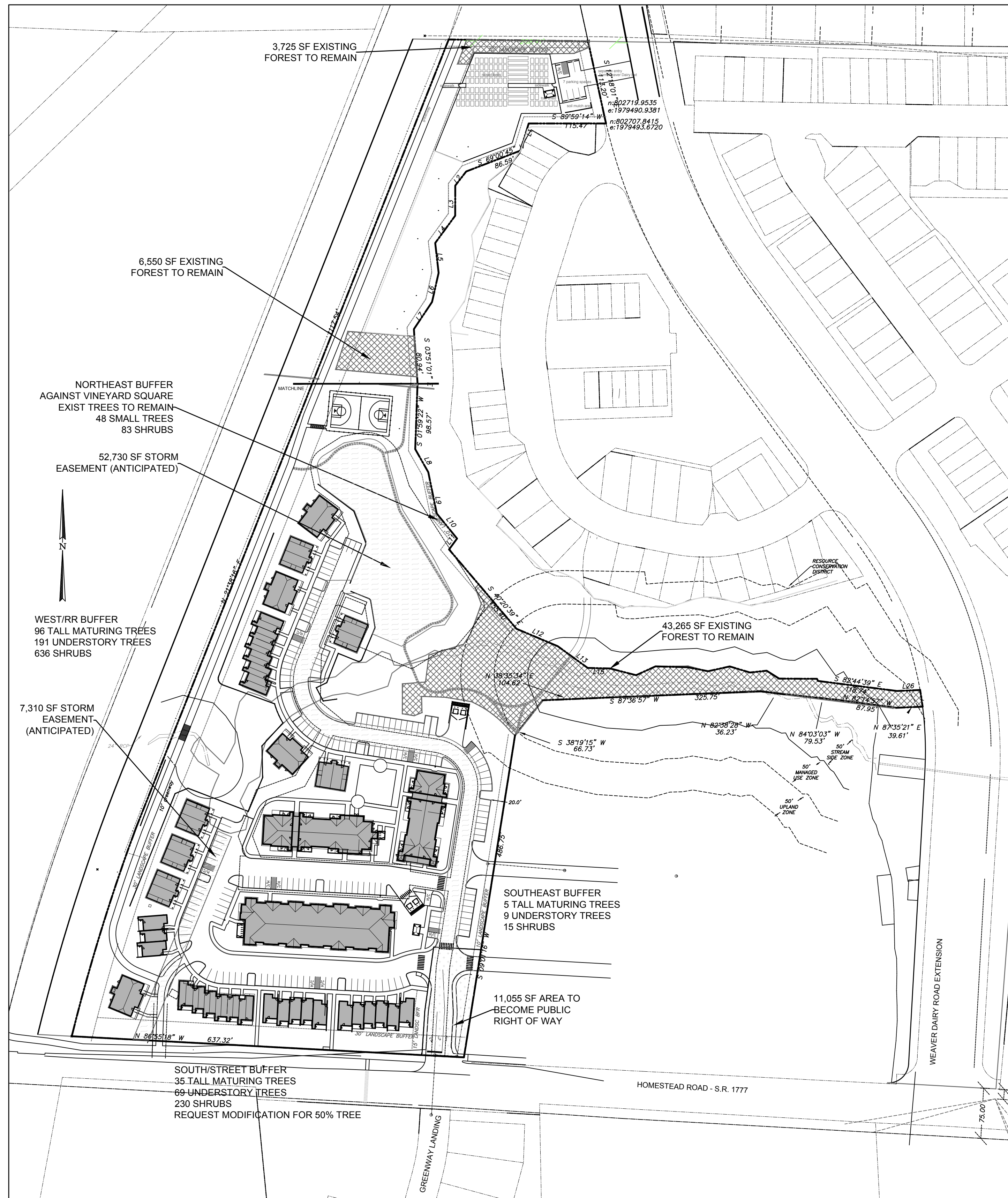
Conditional Zoning Plan

Sheet Title:

LANDSCAPE PLAN

Sheet Number

CZ-7.0



1 LANDSCAPE PLAN
CZ-7.1
1"=100'



2 TREE COVERAGE SUMMARY
CD-7.1

TREE COVERAGE CALCULATIONS

NET LAND AREA:	541,157 SF
LESS ANTICIPATED STORM EASEMENT	60,040 SF
LESS ANTICIPATED UTILITY EASEMENTS	0 SF (private water and sewer)
LESS ANTICIPATED LAND TO PUBLIC ROW	11,055 SF
NET SITE SIZE	470,062 SF

REQUIRED TREE COVERAGE 30% OF SITE = 141,019 SF

PROVIDED TREE COVERAGE:

RETAINED CANOPY COVERAGE:	52,540 SF
178 NEW CANOPY TREES X 500 SF =	89,000 SF CREDIT
TOTAL TREE COVERAGE =	141,540 SF = 30%

3 BUFFER CALCULATION SUMMARY
CD-7.1

	# Required per 100'	Required Plantings:	Existing Plantings	Plantings Provided
West Buffer "D" - against railway tracks				
30' Wide	6 Large Tree = 95.4	96 Large Trees	- 0	= 96 Large Trees
1589 LF	12 Small Tree = 190.7	191 Small Trees	- 0	= 191 Small Trees
(Internal)	40 Shrubs = 635.6	636 Shrubs	- 0	= 636 Shrubs
South Buffer "D" - Homestead Frontage				
20' Wide	6 Large Tree = 34.5	35 Large Trees	- 0	= 35 Large Trees
574 LF	12 Small Tree = 68.9	69 Small Trees	- 0	= 69 Small Trees
(Internal)	40 Shrubs = 229.6	230 Shrubs	- 0	= 230 Shrubs
Entry Drive Buffer "C" - Driveway right of way				
Modification request to reduce buffer to 50% requirement as plantings will be installed on adjacent parcel				
# Required per 100'				
20' Wide	5 Large Tree = 8.2	9 Large Trees	- 0	= 9 Large Trees
163 LF	10 Small Tree = 16.3	17 Small Trees	- 0	= 17 Small Trees
(Internal)	30 Shrubs = 48.9	49 Shrubs	- 0	= 49 Shrubs
Southeast Buffer "B" - Adjacent to Bridgepoint				
Modification request to plant half as plantings will be installed on adjacent				
Plant half of:				
10' Wide	4 Large Tree = 6.4	7 Large Trees	- 0	= 7 Large Trees
320 LF	7 Small Tree = 11.2	12 Small Trees	- 0	= 12 Small Trees
(Internal)	12 Shrubs = 19.2	20 Shrubs	- 0	= 20 Shrubs
Northeast Buffer "B" - Adjacent to Vineyard Square				
10' Wide	4 Large Tree = 27.4	28 Large Trees	- 28	= 0 Large Trees
1036 LF	7 Small Tree = 47.9	48 Small Trees	- 48	= 0 Small Trees
(Internal)	12 Shrubs = 82.1	83 Shrubs	- 83	= 0 Shrubs

North buffer (20' width) and west (1-40) buffer (100' width) will be left in undisturbed forest.
No additional plantings proposed.

4 PARKING LOT CALCULATION SUMMARY
CD-7.1

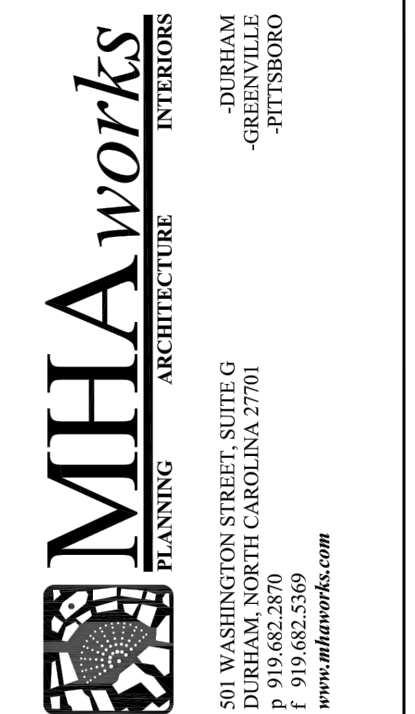
Lot	Paved Area	# Required per 2000 Sf	Required Plantings:	Plantings Provided
South	15,385 SF	1 Canopy Tree	7.7 8 Large Trees	8 Large Trees
West	9,610 SF	1 Canopy Tree	4.9 5 Large Trees	5 Large Trees
Middle	12,675 SF	1 Canopy Tree	6.4 7 Large Trees	6 Large Trees
East	13,395 SF	1 Canopy Tree	6.7 7 Large Trees	7 Large Trees
Northwest	23,900 SF	1 Canopy Tree	12.0 12 Large Trees	12 Large Trees



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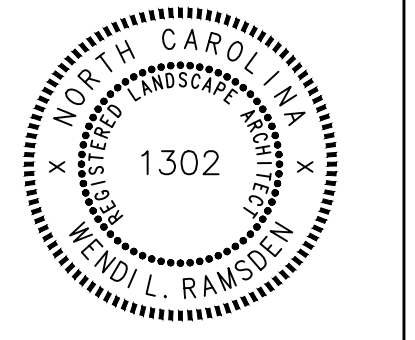


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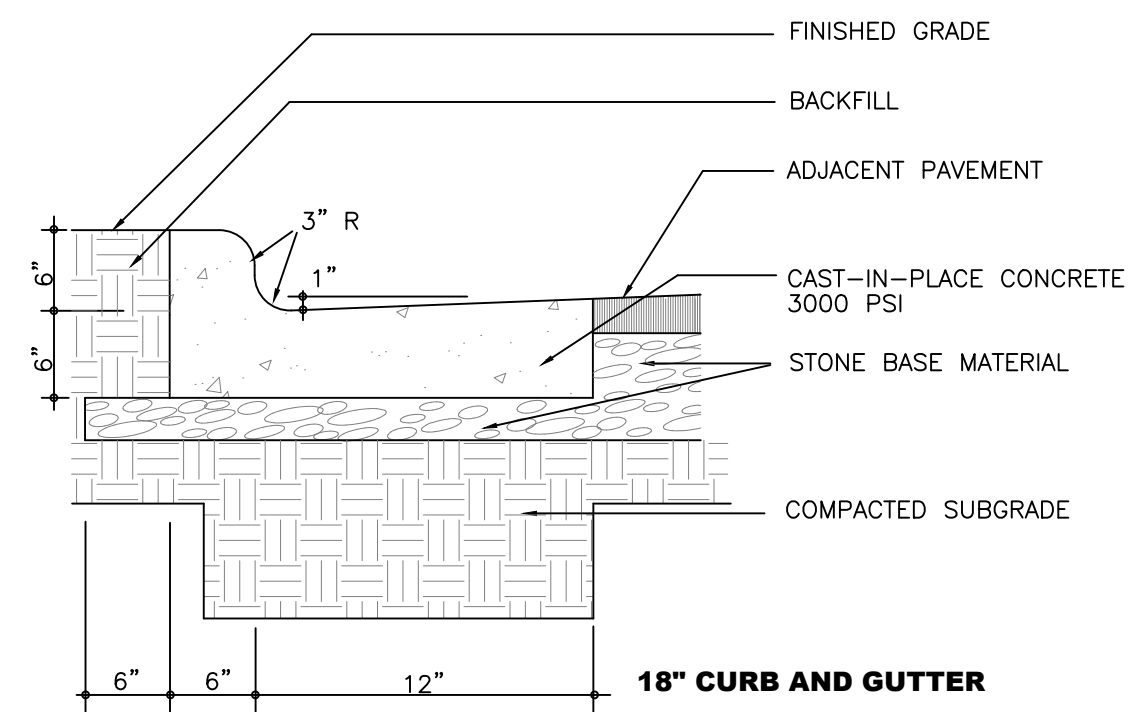
Sheet Title:

LANDSCAPE PLAN

Sheet Number

CZ-7.1

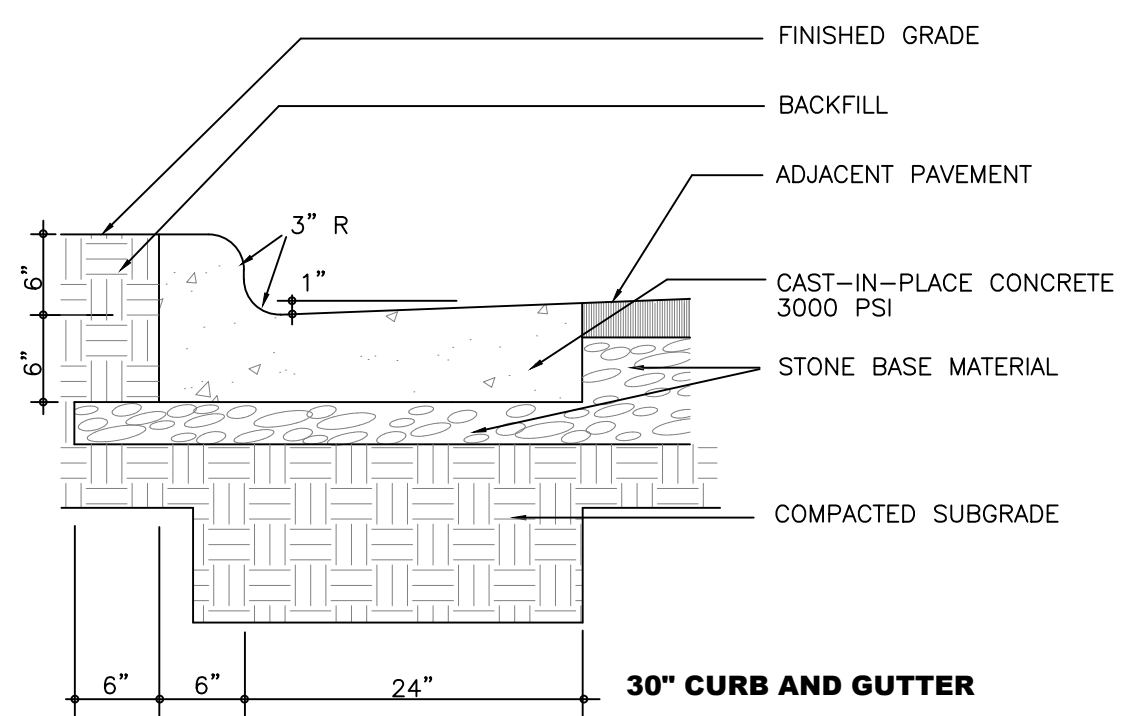
-CONTRACTION JOINTS SHALL BE SPACED AT 10 FOOT INTERVALS. EXCEPT THAT A 15 FOOT SPACING MAY BE USED WHEN A MACHINE IS USED OR WHEN SATISFACTORY SUPPORT FOR THE FACE FORM CAN BE OBTAINED WITHOUT THE USE OF TEMPLATES AT 10 FOOT INTERVALS. JOINT SPACING MAY BE ALTERED BY THE ENGINEER TO PREVENT UNCONTROLLED CRACKING.
 -CONTRACTION JOINTS MAY BE INSTALLED BY THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES, A MINIMUM DEPTH OF 1 1/2" SHALL BE MAINTAINED.
 -ALL CONTRACTION JOINTS SHALL BE FILLED WITH JOINT FILLER.
 -JOINTS SHALL MATCH LOCATIONS WITH JOINT IN ABUTTING SIDEWALK.
 -EXPANSION JOINTS SHALL BE SPACED AT 90 FOOT INTERVALS AND ADJACENT TO ALL RIGID OBJECTS.



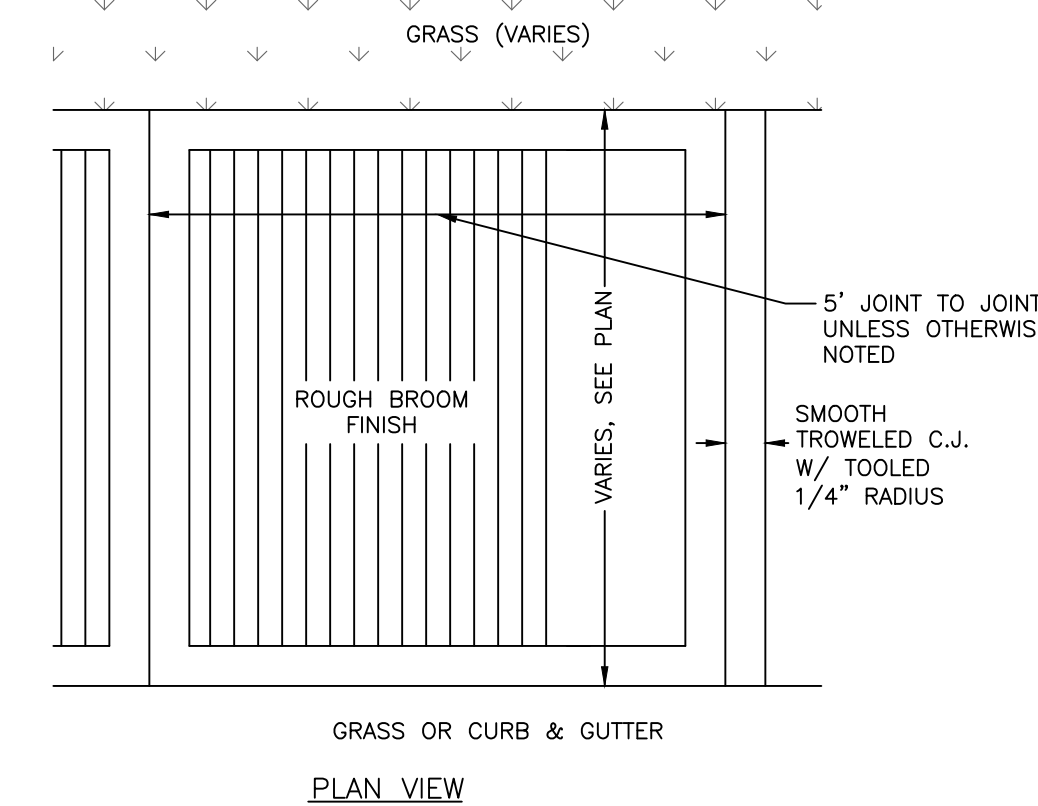
NOTE THAT THIS DETAIL DOES NOT MEET NC DOT REQUIREMENTS. ANY CURB AND GUTTER TO BE CONSTRUCTED IN THE OLD MASON FARM ROAD RIGHT OF WAY IS TO FOLLOW NC DOT STANDARDS RE: 2/C700

1 ON SITE CURB & GUTTER
CZ-8.0 no scale

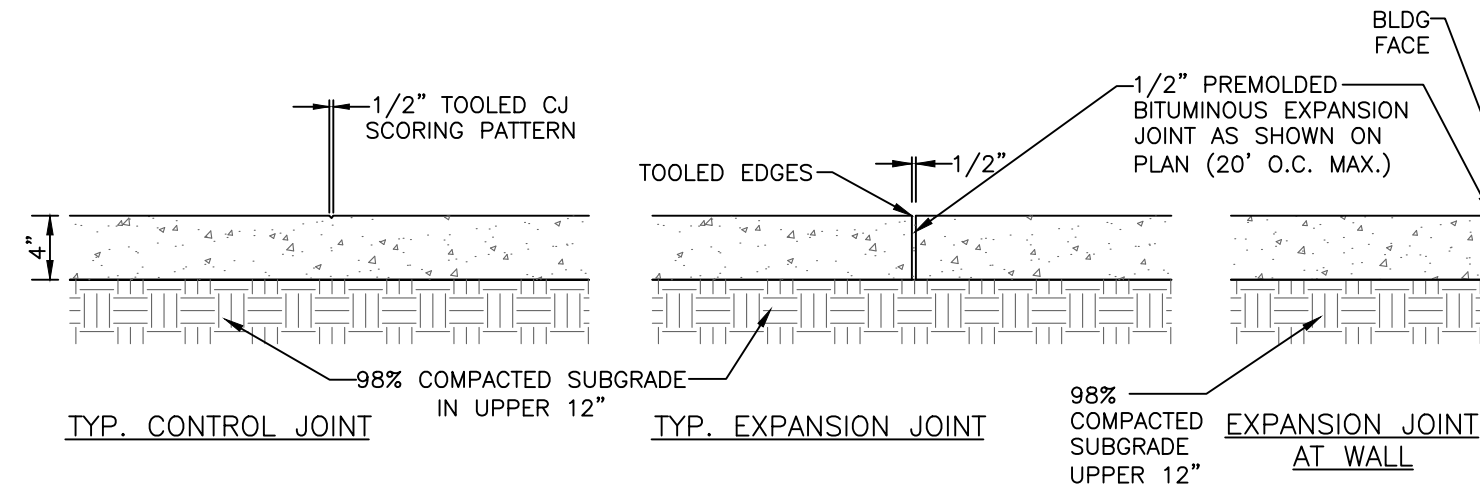
-CONTRACTION JOINTS SHALL BE SPACED AT 10 FOOT INTERVALS. EXCEPT THAT A 15 FOOT SPACING MAY BE USED WHEN A MACHINE IS USED OR WHEN SATISFACTORY SUPPORT FOR THE FACE FORM CAN BE OBTAINED WITHOUT THE USE OF TEMPLATES AT 10 FOOT INTERVALS. JOINT SPACING MAY BE ALTERED BY THE ENGINEER TO PREVENT UNCONTROLLED CRACKING.
 -CONTRACTION JOINTS MAY BE INSTALLED BY THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES, A MINIMUM DEPTH OF 1 1/2" SHALL BE MAINTAINED.
 -ALL CONTRACTION JOINTS SHALL BE FILLED WITH JOINT FILLER.
 -JOINTS SHALL MATCH LOCATIONS WITH JOINT IN ABUTTING SIDEWALK.
 -EXPANSION JOINTS SHALL BE SPACED AT 90 FOOT INTERVALS AND ADJACENT TO ALL RIGID OBJECTS.



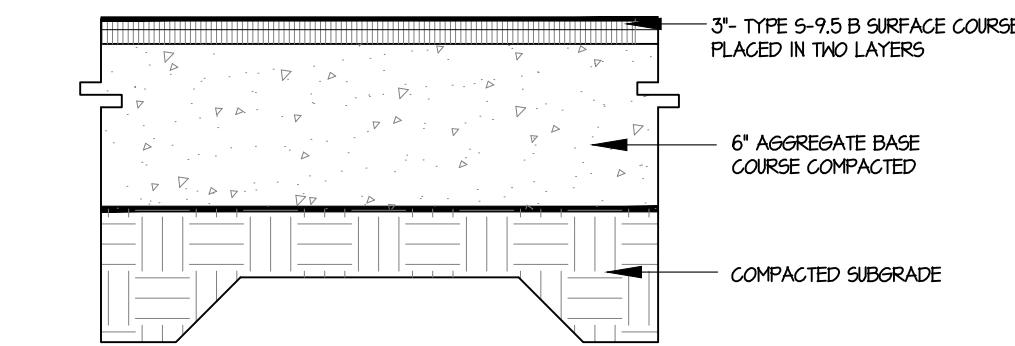
2 OFF SITE CURB & GUTTER
CZ-8.0 no scale



3 CONCRETE SIDEWALK
CZ-8.0 no scale

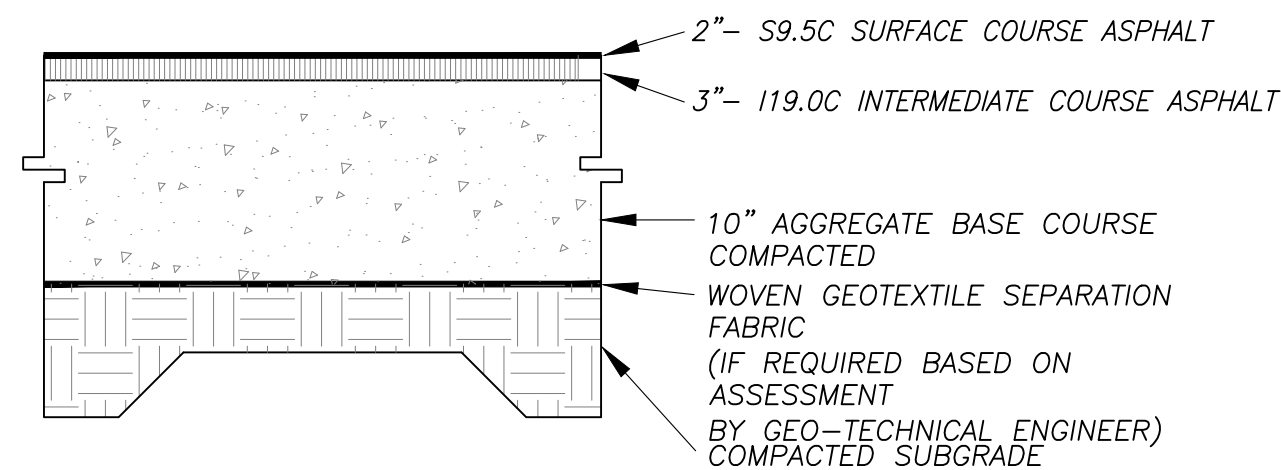


NOTES:
 1) 4" THICK CONC., 3000 PSI MIN.
 2) ALL SIDEWALK ARE TO HAVE MAXIMUM 1.8% CROSS SLOPE
 3) USE 1/2" BITUMINOUS EXPANSION JOINT A MAX. OF 20' O.C. AND WHENEVER CONCRETE WALK MEETS FIXED OBJECTS (I.E. CURBS, BLDG. ETC.), EXPANSION JOINTS THAT ABUT BUILDINGS WALL SHALL BE SEALED WITH A FOAM BACKER ROD AND ELASTOMERIC SEALANT.
 ALL CONSTRUCTION JOINTS AND EXPANSION JOINTS IN NCDOT RIGHT-OF-WAY SHALL BE SEALED PER NCDOT STANDARDS AND SPECIFICATION.
 4) ALL SIDEWALKS SHALL BE CONSTRUCTED WITH TOOLED 1/4" EDGE RADIUS.



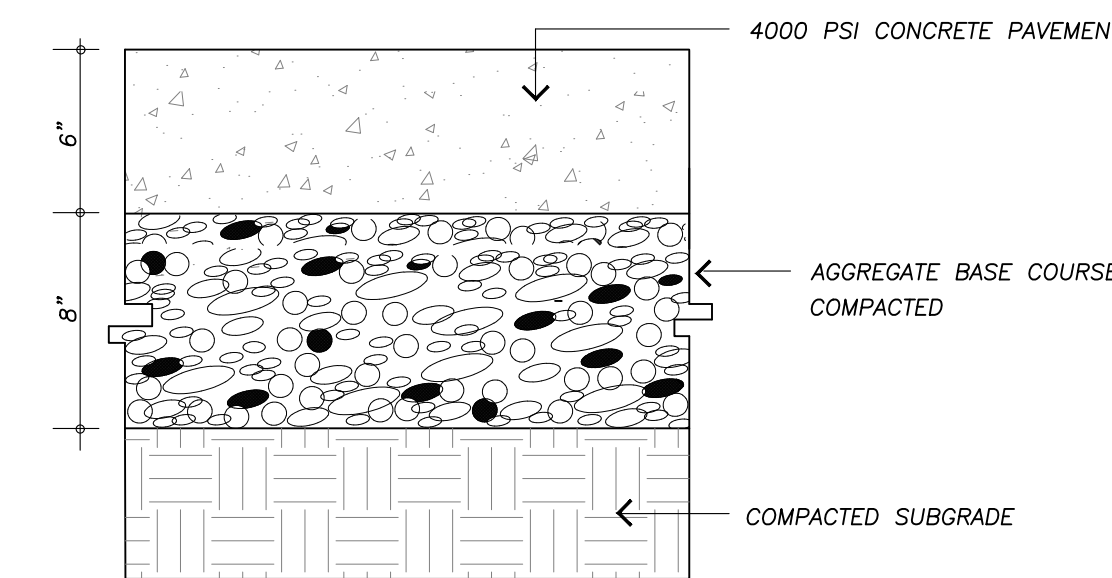
FINAL PAVEMENT SECTION IS PROVIDED BY GEO-TECHNICAL ENGINEER BASED SITE SPECIFIC GEO-TECHNICAL REPORT

4 STANDARD ASPHALT PAVING
CZ-8.0 no scale



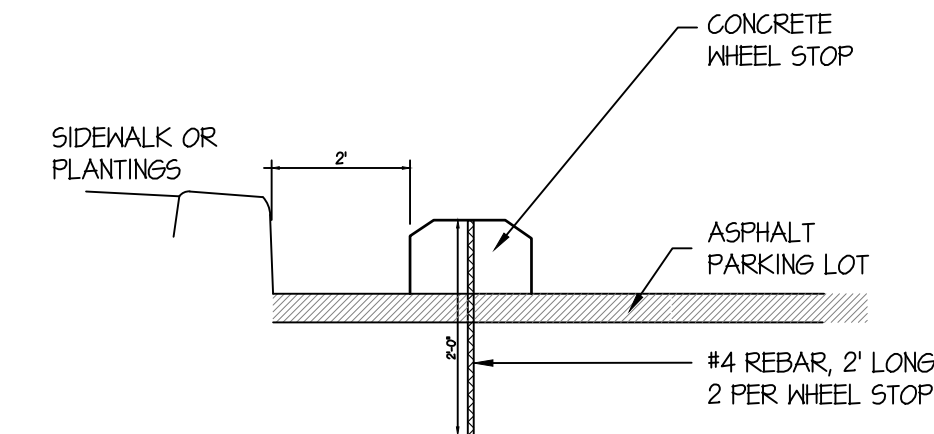
FINAL PAVEMENT SECTION IS PROVIDED BY GEO-TECHNICAL ENGINEER BASED SITE SPECIFIC GEO-TECHNICAL REPORT

5 HEAVY DUTY ASPHALT PAVING
CZ-8.0 no scale

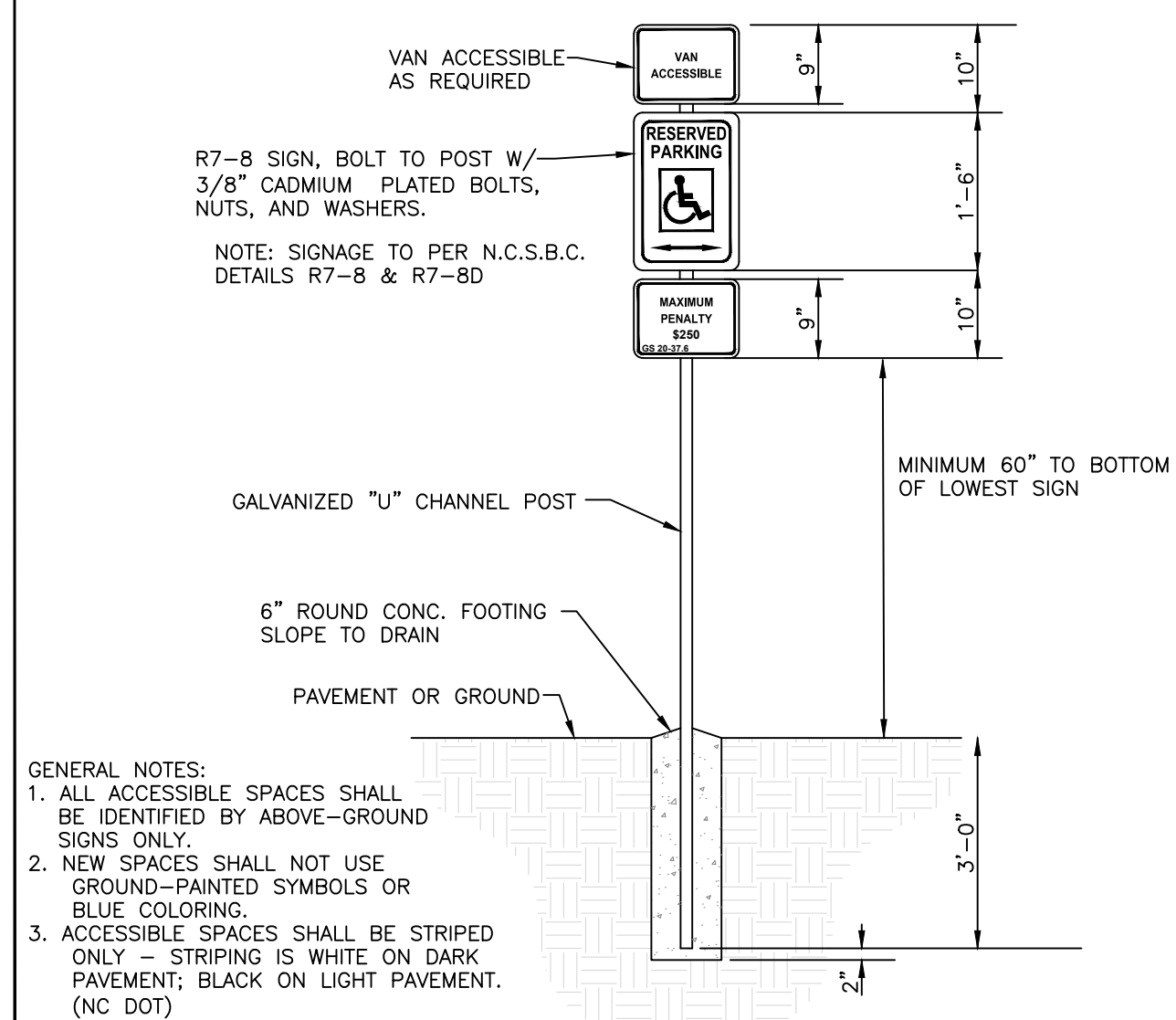


NOTES:
 1. ALL CONCRETE TO 4000 PSI, PROPERLY AIR ENTRAINED FOR EXTERIOR GRADE CONCRETE MIXES.
 2. CABC BASE AND SOIL SUBGRADE TO BE COMPACTED TO 98% OF THE ASTM D-698 STD. PROCTOR MOD IN ACCORDANCE WITH THE REPORT BY THE GEOTECHNICAL ENGINEER AND PROFFROLLED AND APPROVED BY GEOTECHNICAL PERSONNEL.
 3. CONTRACTOR SHALL INSTALL CONTRACTION AND EXPANSION JOINTS AS NECESSARY TO MINIMIZE CRACKING. CONTRACTION JOINTS SHALL BE SPACED AT 10' MAXIMUM EACH WAY WITH ACTUAL PATTERN BASED ON FIELD CONDITIONS. JOINTS SHALL BE TOOLED OR SAW CUT TO A MINIMUM DEPTH OF 2". EXPANSION JOINTS SHALL BE INSTALLED BETWEEN PAVEMENT AND ANY RIGID OBJECTS AND SPACED AS SPECIFIED IN LATEST VERSION OF ACI STANDARDS.
 4. ALL PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH LATEST VERSION OF ACI STANDARDS AND THE REPORT BY THE GEOTECHNICAL ENGINEER.

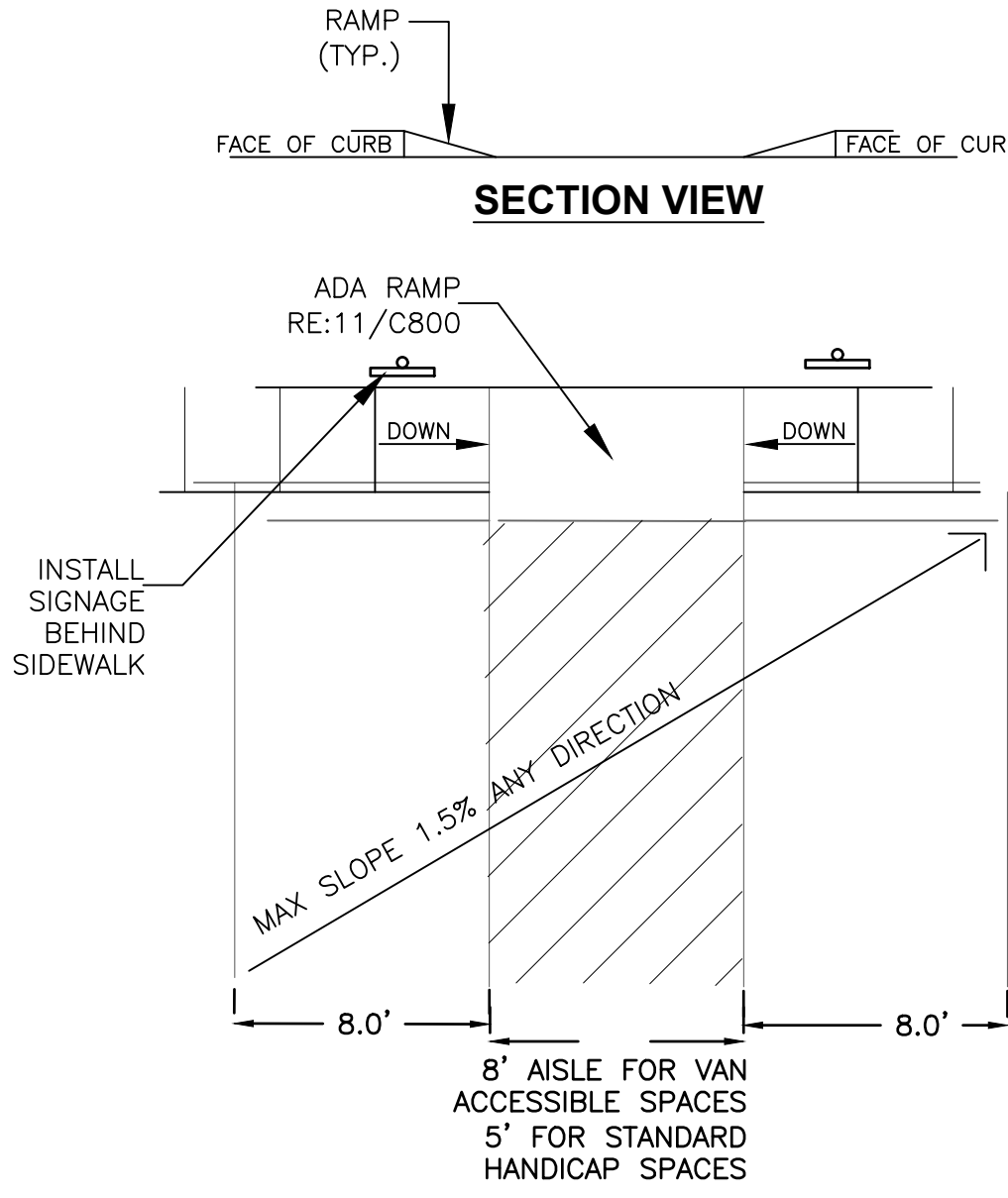
6 HEAVY DUTY CONCRETE PAVING
CZ-8.0 no scale



7 WHEELSTOP
CZ-8.0 no scale

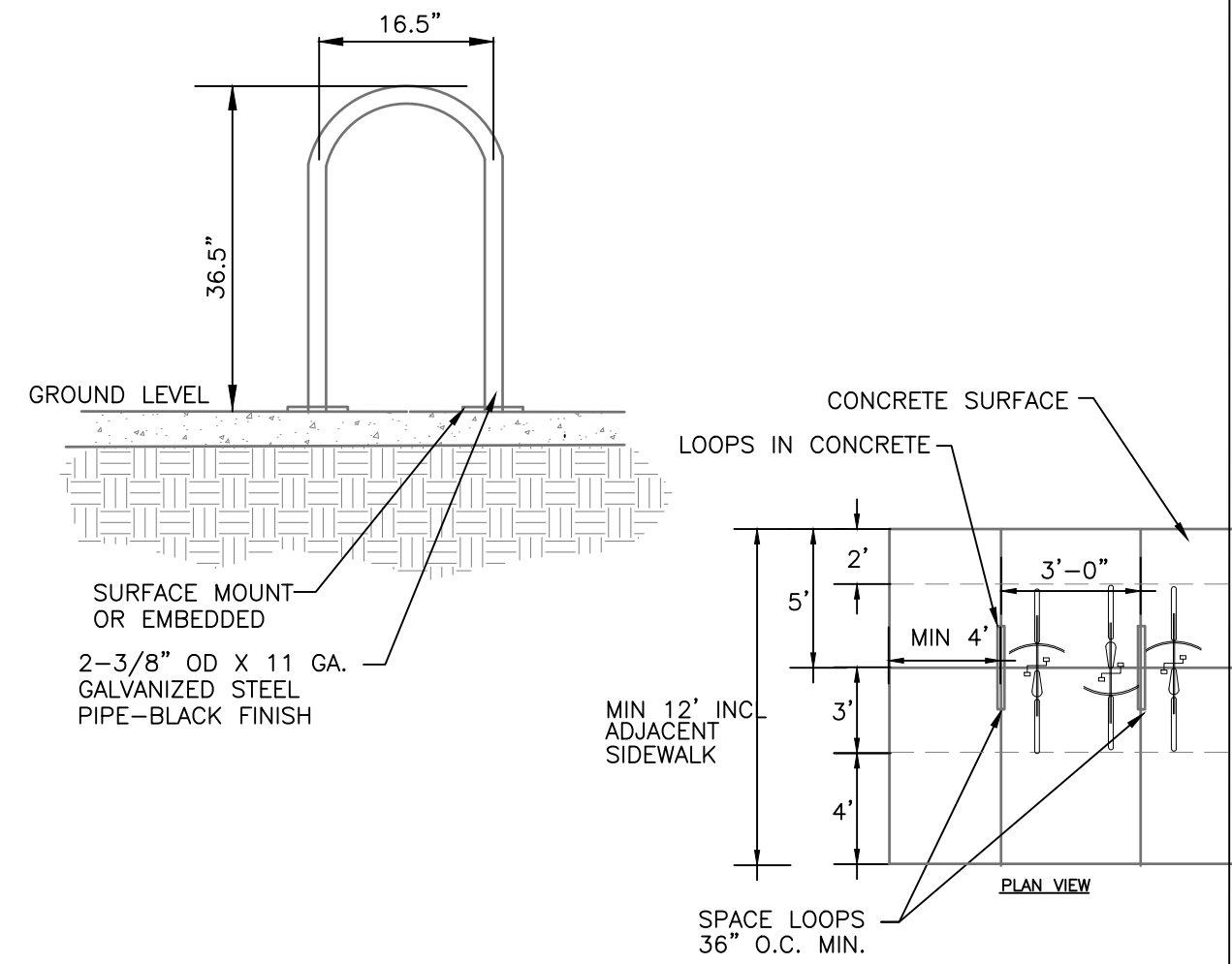


8 ADA PARKING LAYOUT AND SIGNAGE
CZ-8.0 no scale



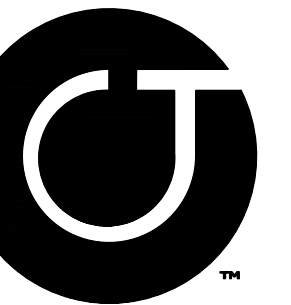
PLAN VIEW

NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.



9 EXTERIOR BICYCLE PARKING
CZ-8.0 no scale

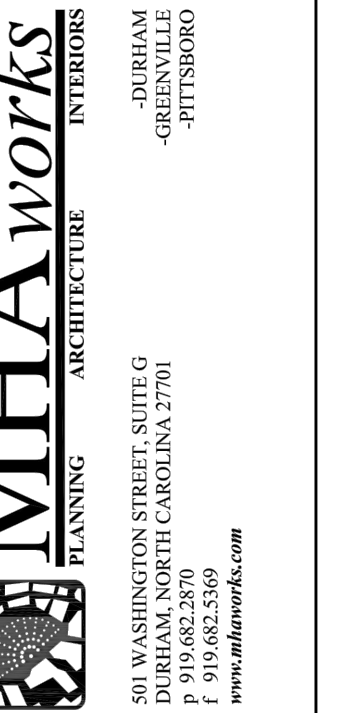
10 XX
CZ-8.0 no scale



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f 919.688.5646
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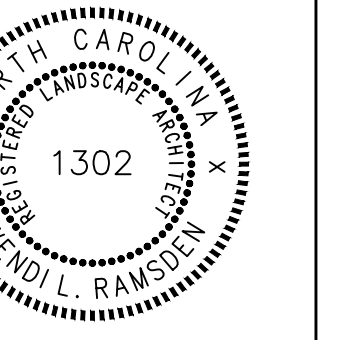


Project:

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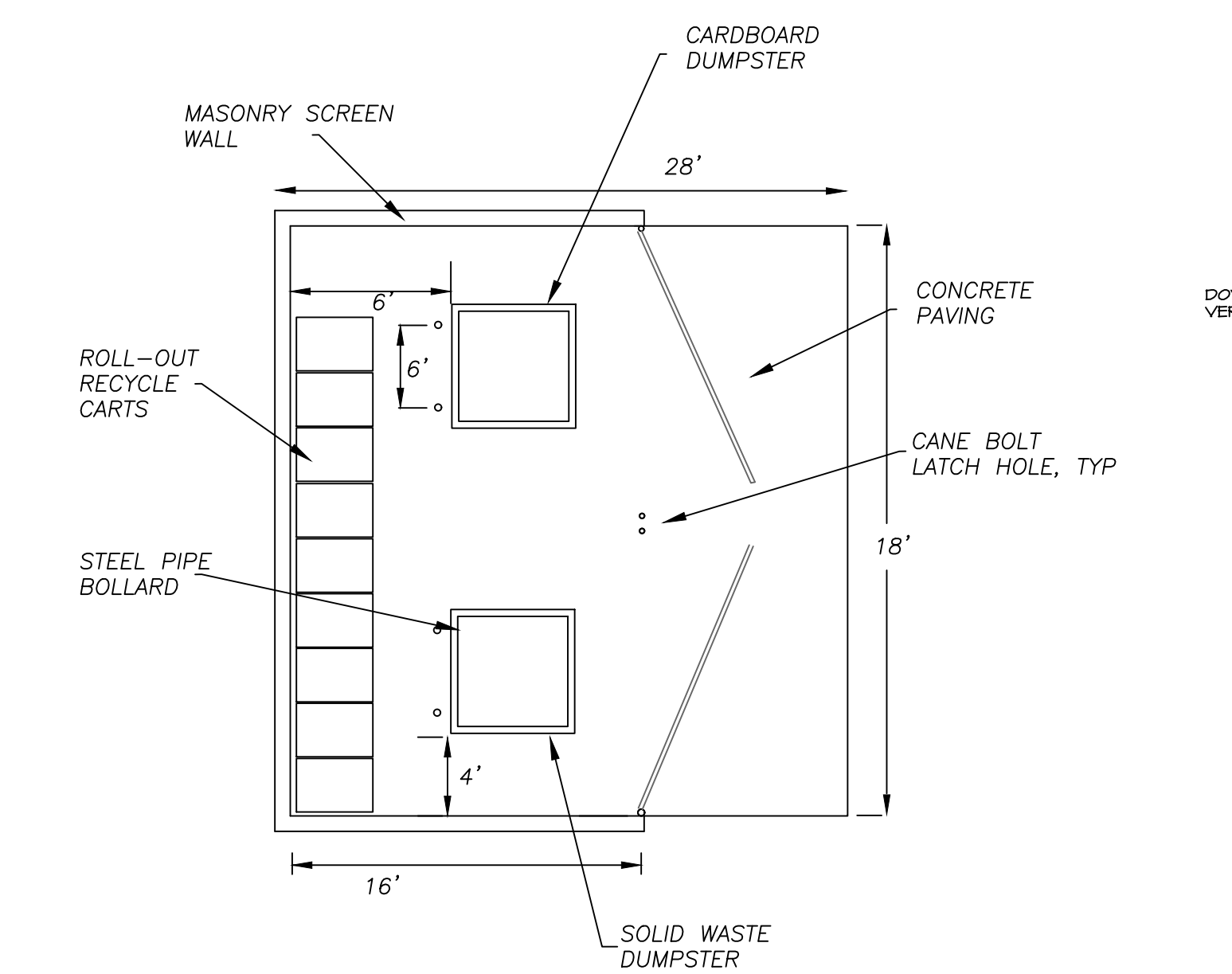
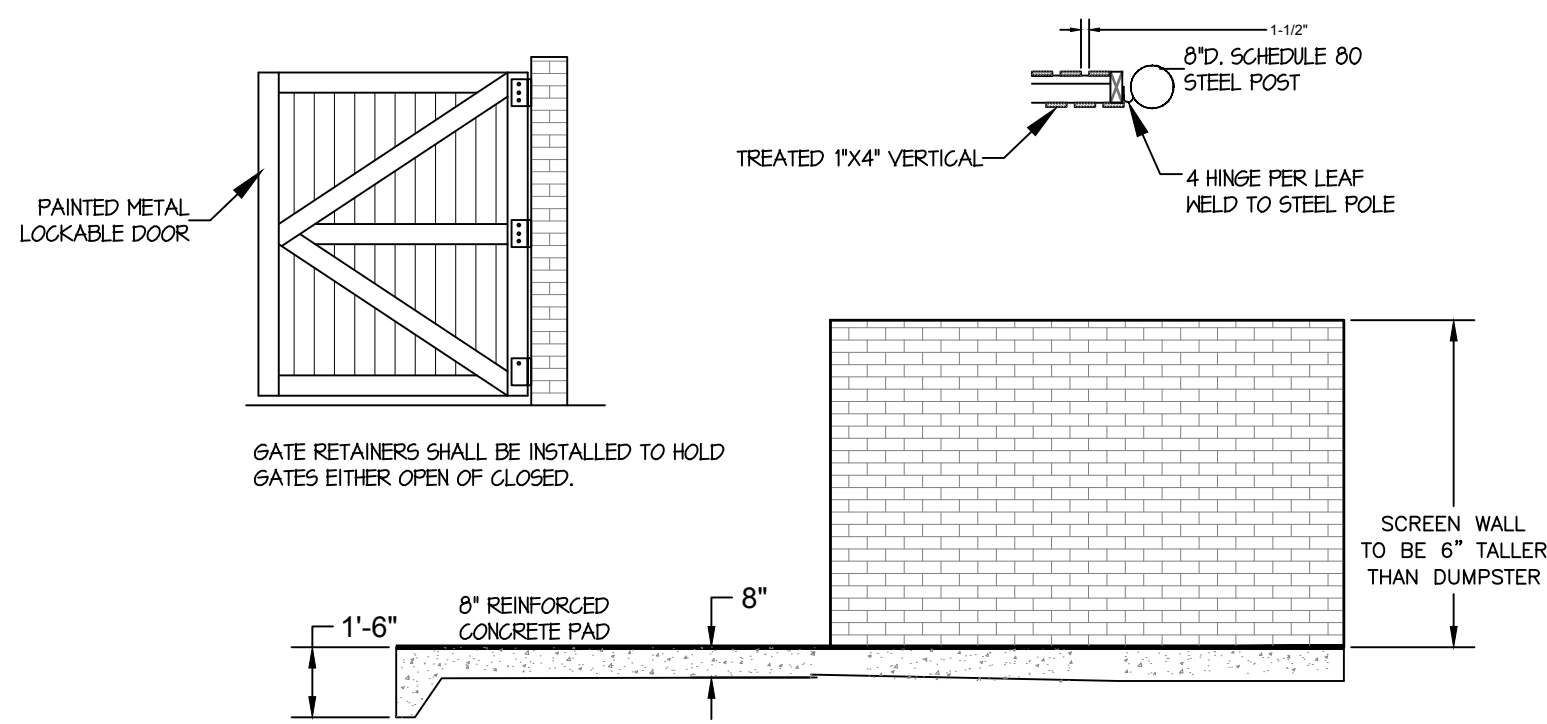
Drawn WLR PBR MTC
Checked WLR PBR
Date 10-29-20
Revisions

Conditional Zoning Plan

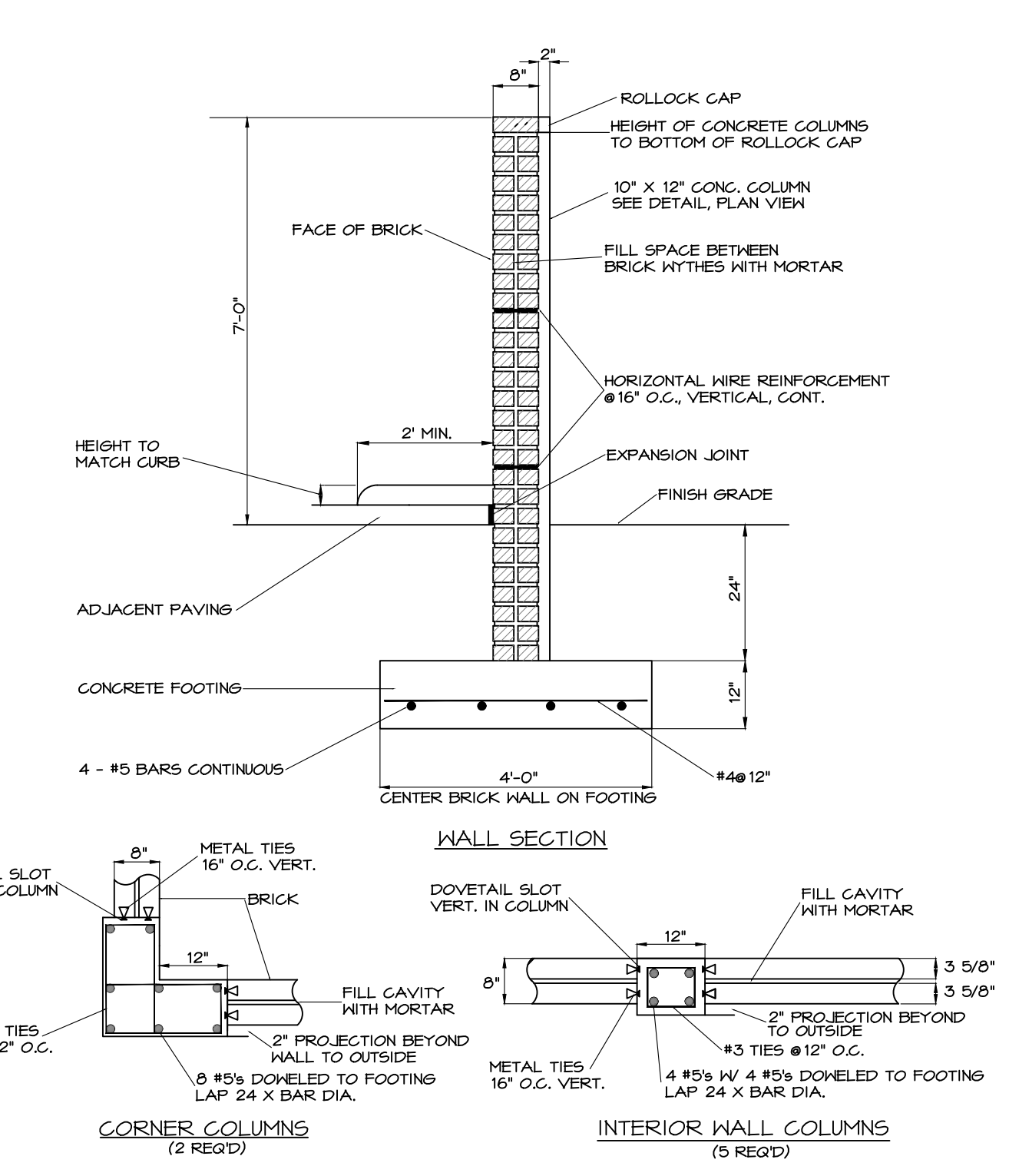
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SITE DETAILS

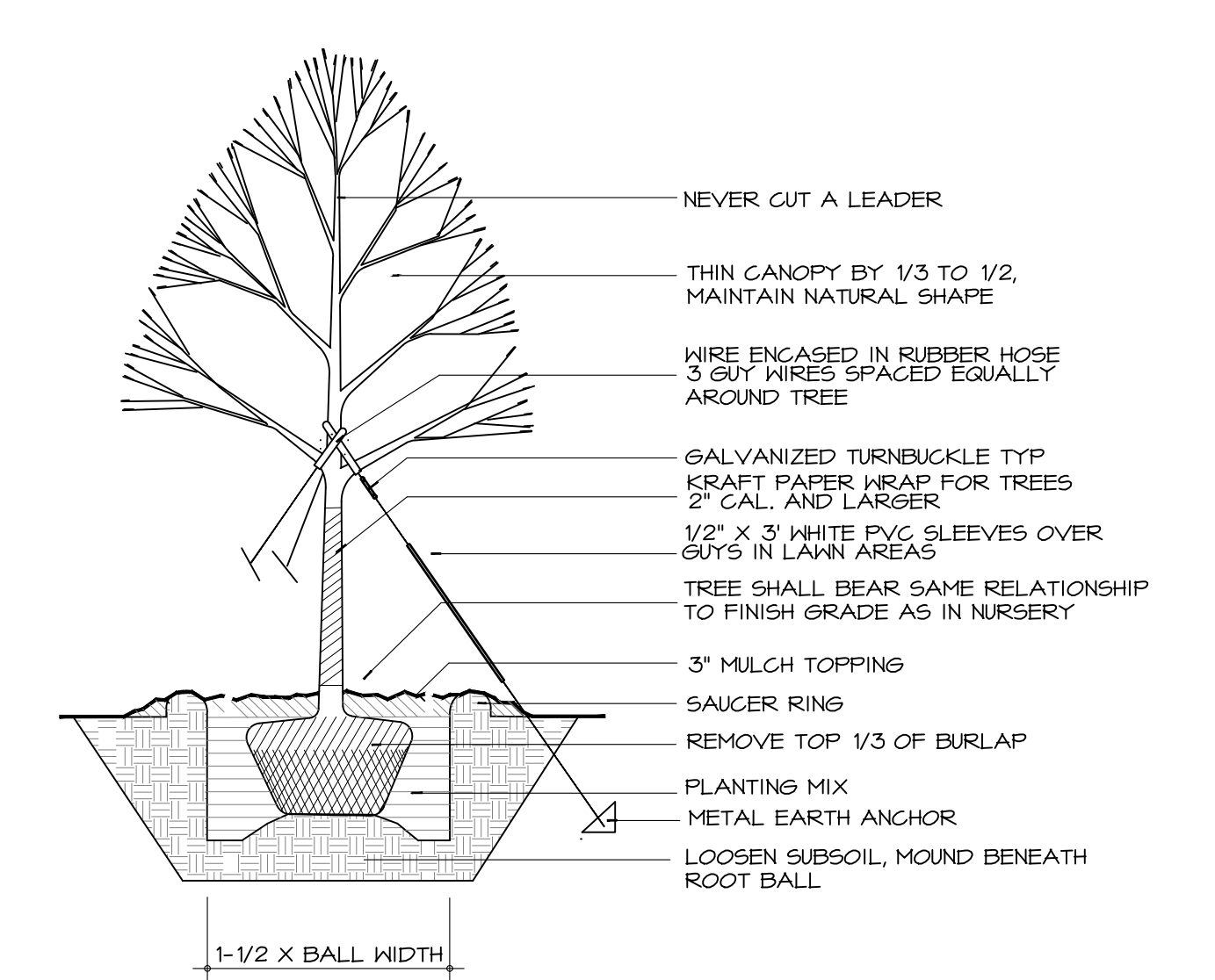
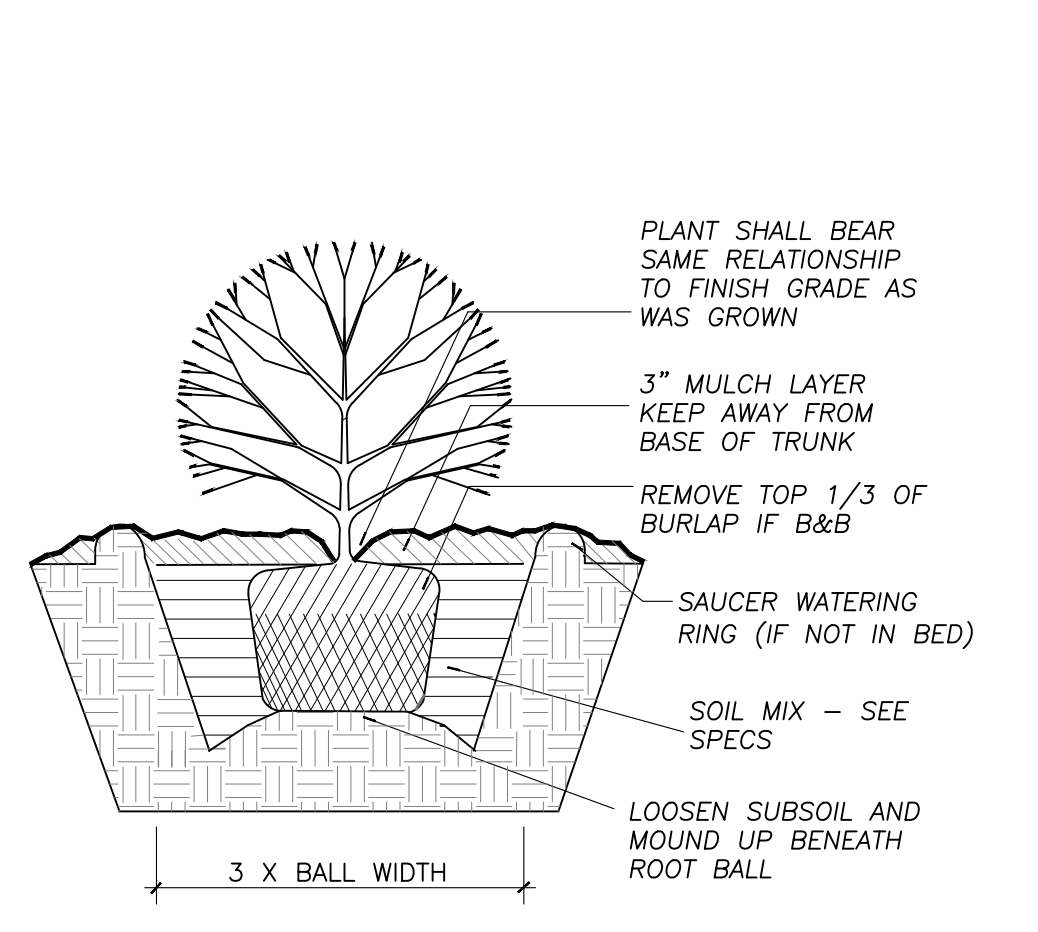
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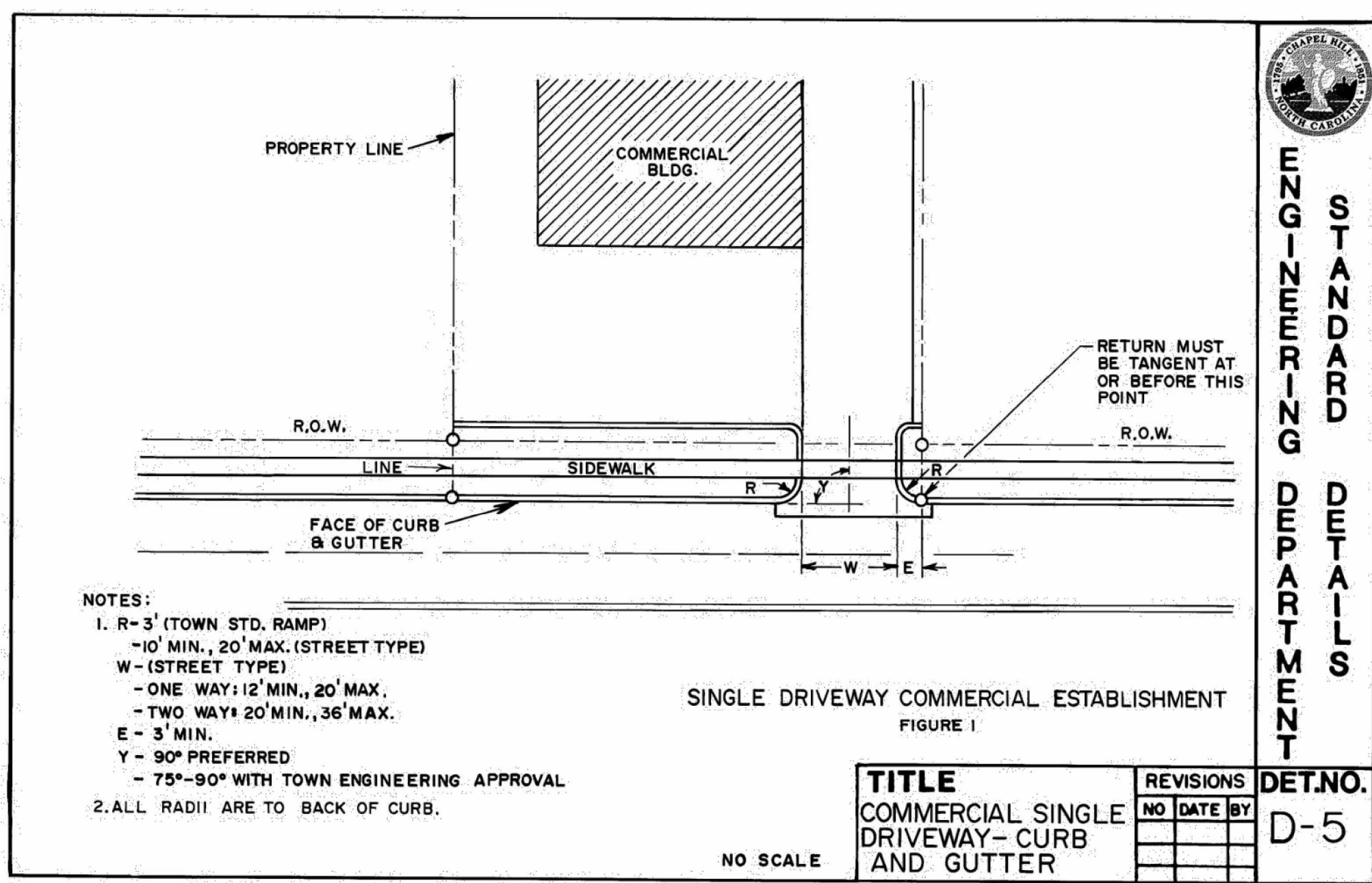
1 DUMPSTER W/ MASONRY SCREEN ENCLOSURE
SCALE: 1" = 10'



2 SHRUB DETAIL
NO SCALE



3 TREE PLANTING DETAIL
NO SCALE



NOTES:
1. R-3' (TOWN STD. RAMP)
- 10' MIN., 20' MAX. (STREET TYPE)
W - (STREET TYPE)
- ONE WAY: 12' MIN., 20' MAX.
- TWO WAY: 20' MIN., 36' MAX.
E - 3' MIN.
Y - 90° PREFERRED
- 75°-90° WITH TOWN ENGINEERING APPROVAL
2. ALL RADII ARE TO BACK OF CURB.

SINGLE DRIVEWAY COMMERCIAL ESTABLISHMENT
FIGURE 1

TITLE	REVISIONS	DET. NO.
COMMERCIAL SINGLE DRIVEWAY- CURB AND GUTTER	NO DATE BY	D-5

4 DRIVEWAY APRON
no scale



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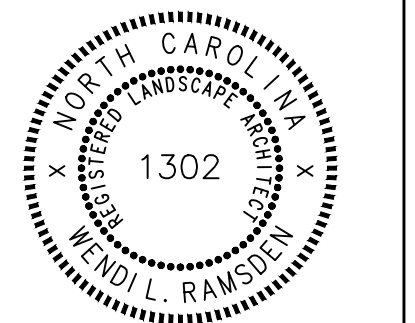
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CJT Job Number: 1748

Drawn	WLR PBR MTC
Checked	WLR PBR
Date	10-29-20
Revisions	

Conditional Zoning Plan

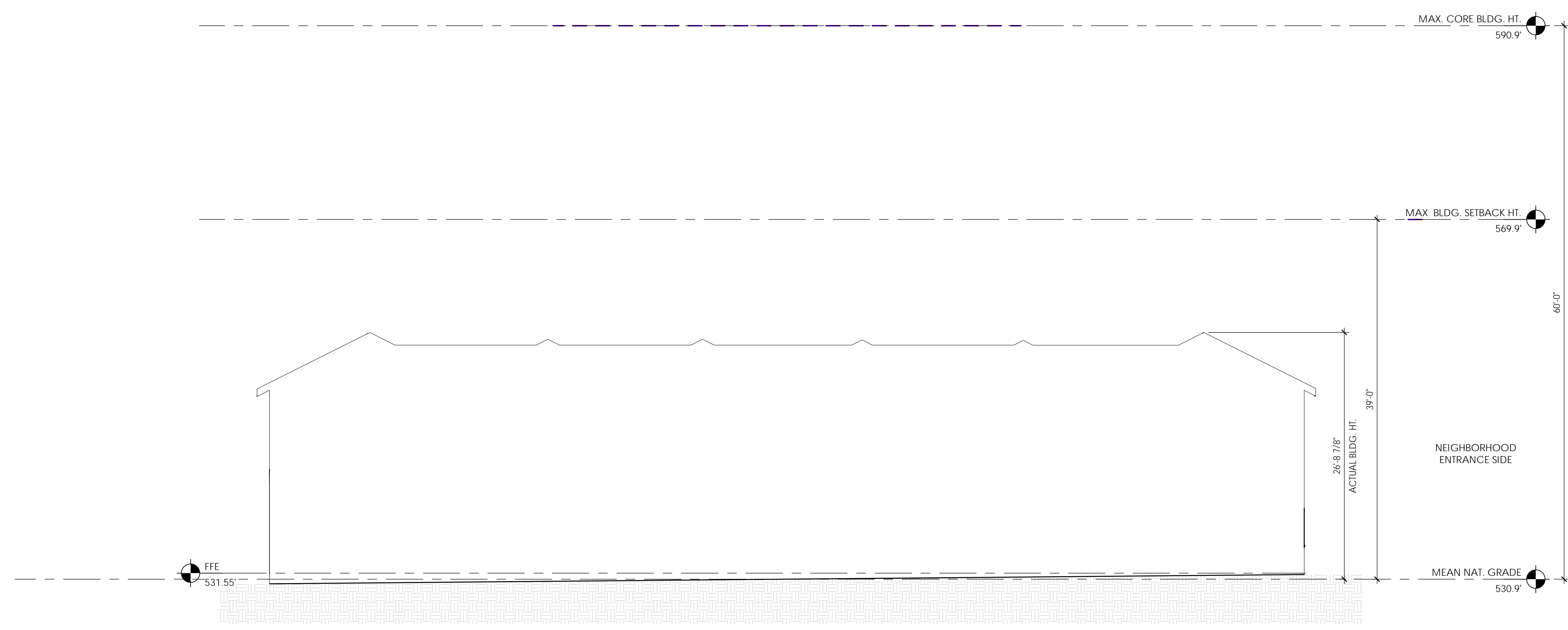
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SITE DETAILS

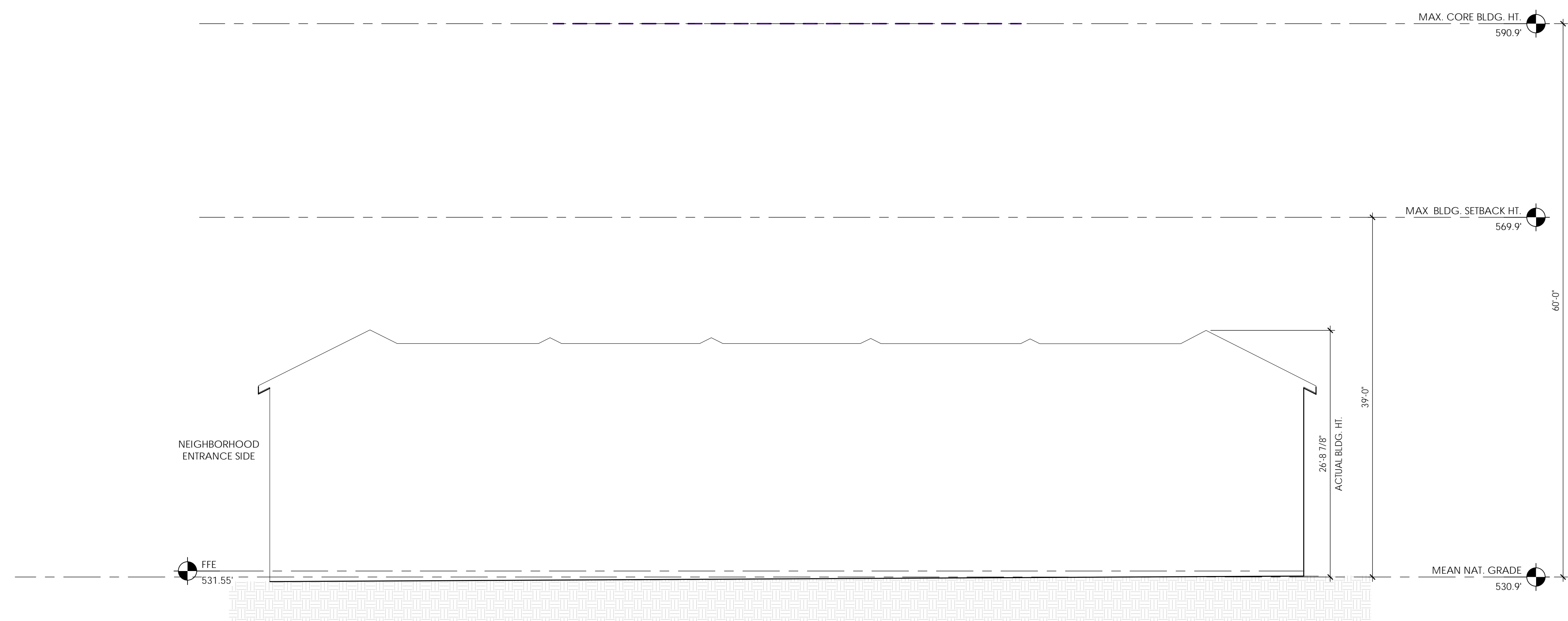
Sheet Number
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A B C D E F G H



2 TOWNHOME Elevation - South - Homestead Rd. side
 1/8" = 1'-0"



1 TOWNHOME - Elevation - North - Neighborhood side
 1/8" = 1'-0"

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REVISIONS:

#	DESCRIPTION	DATE

SHEET NAME:
TYPICAL TOWNHOME ELEVATIONS

PHASE:
SITE PLAN APPROVAL

ISSUE DATE: **10/28/20**
 PROJECT #: **17147**
 DRAWN BY: **DRH**

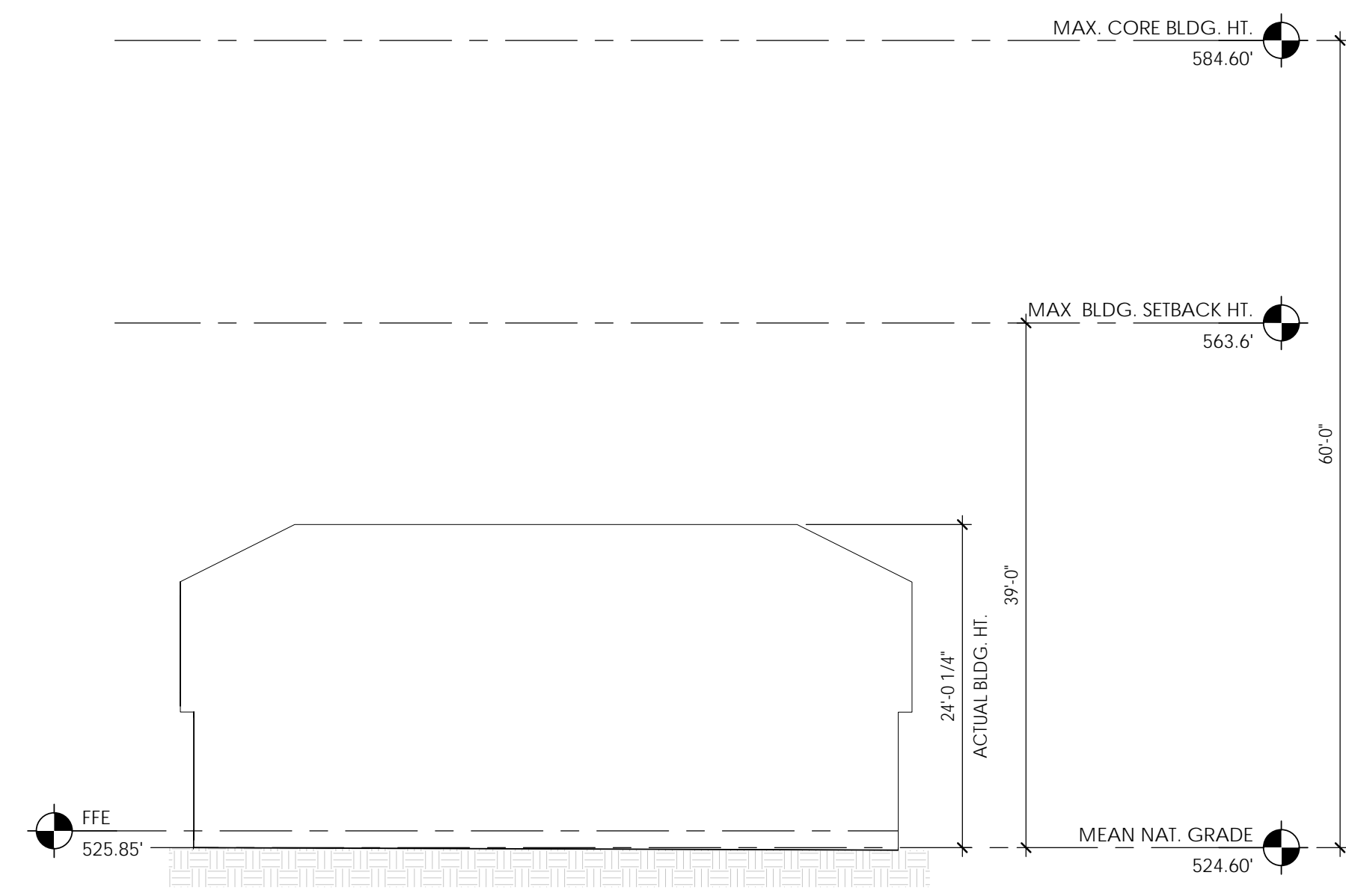
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PD 001

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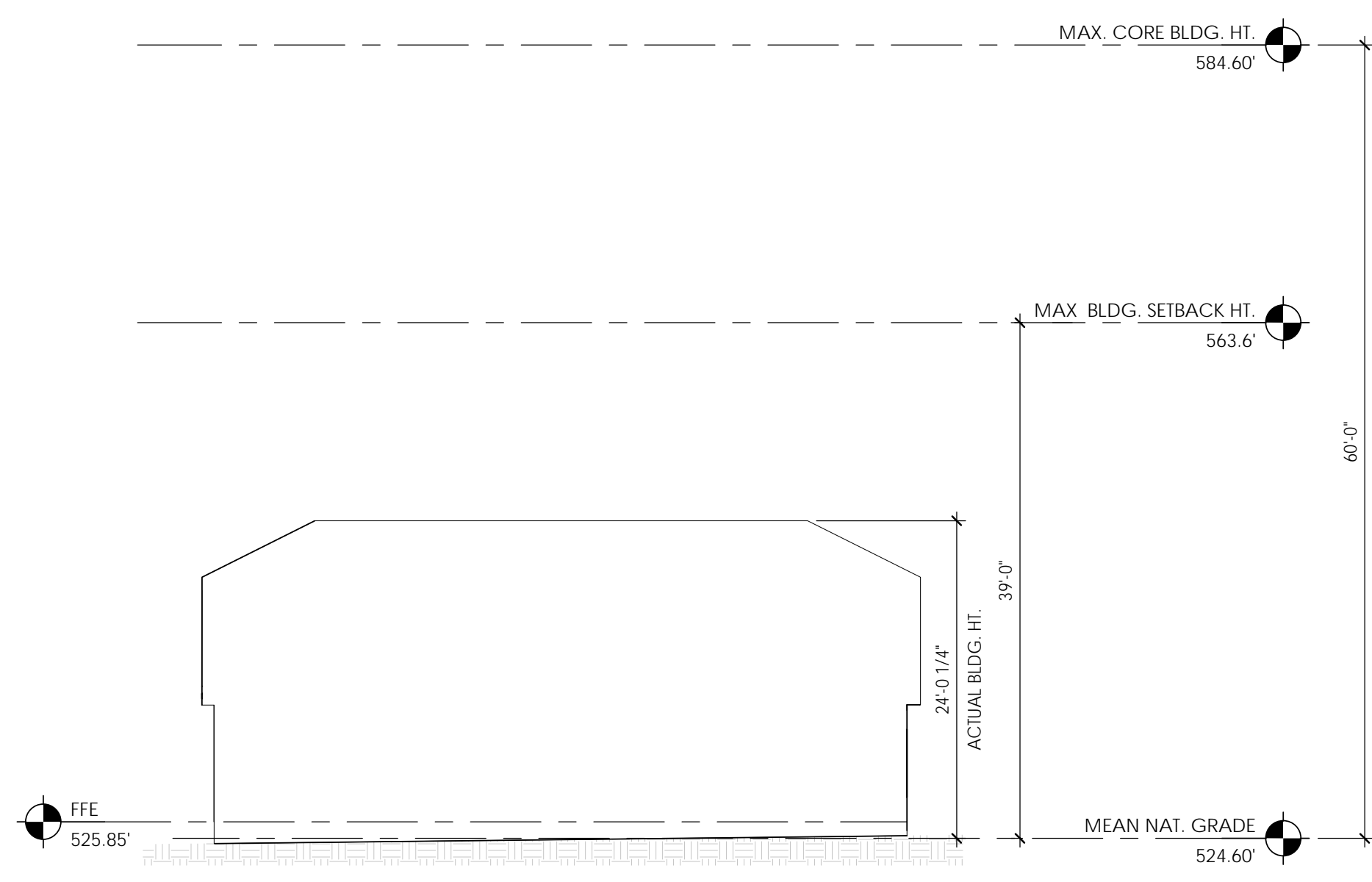
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A B C D E F G H

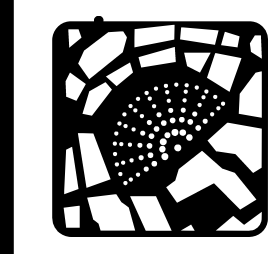
1 2 3 4 5 6 7 8 9



2 4 BD DUPLEX - West- Greenway Side
3/32" = 1'-0"



1 4 BD DUPLEX - East - Neighborhood Side
3/32" = 1'-0"



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REVISIONS:

#	DESCRIPTION	DATE

SHEET NAME:
TYPICAL 4 BED DUPLEX ELEVATIONS

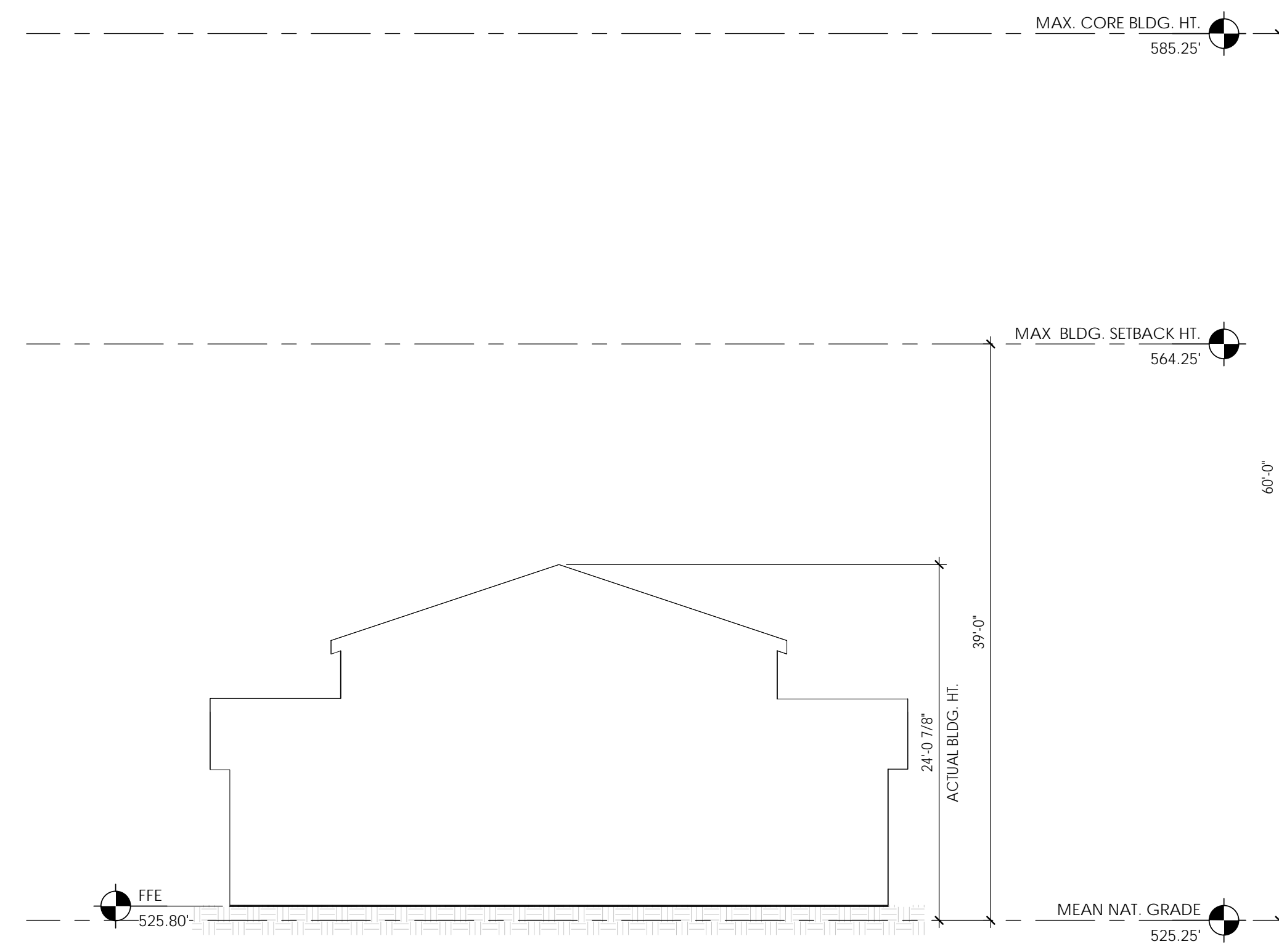
PHASE:
SITE PLAN APPROVAL

ISSUE DATE: **10/28/20**
PROJECT #: **17147**
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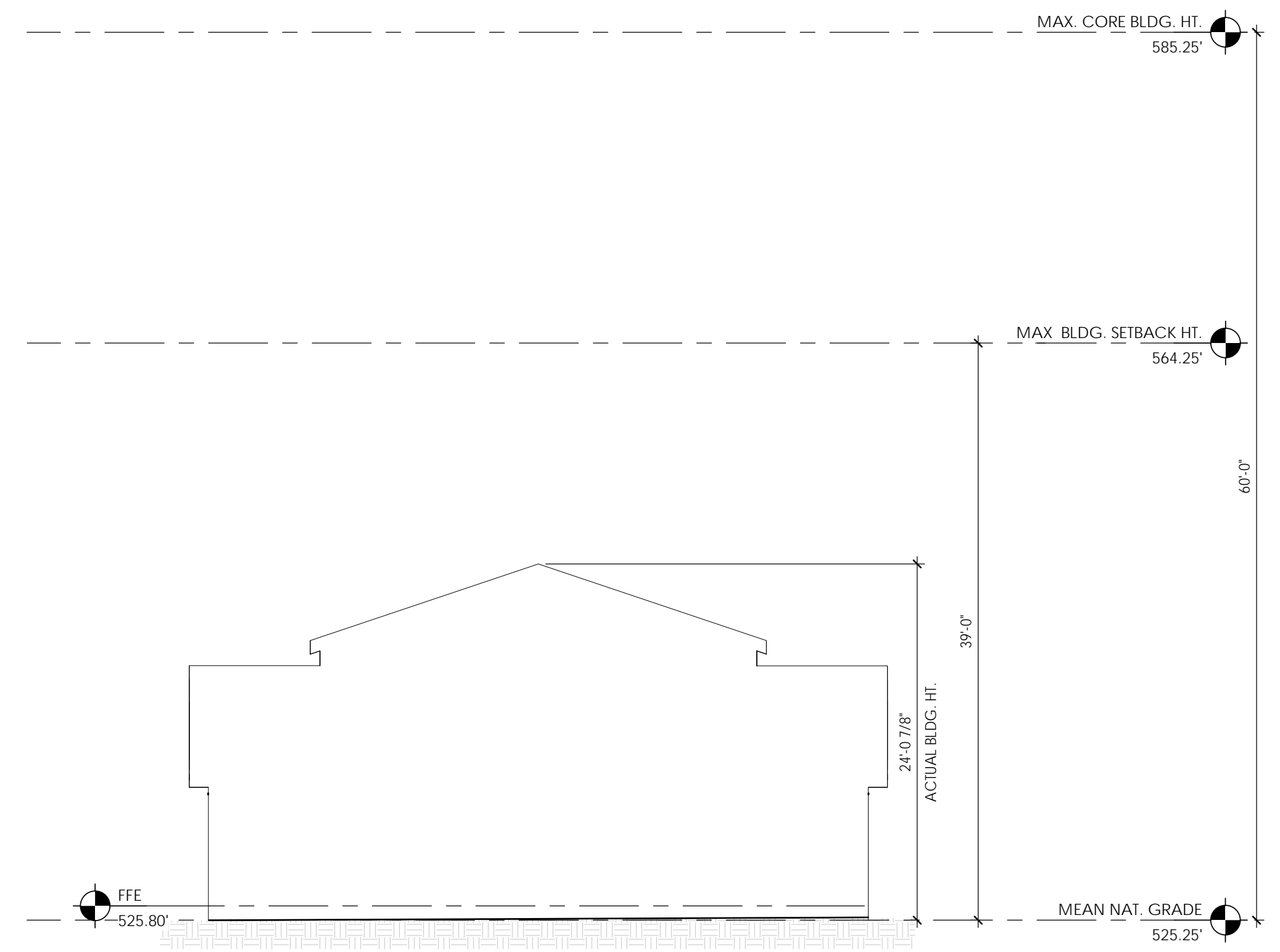
SHEET NUMBER
PD 002

H
G
F
E
D
C
B
A

1 2 3 4 5 6 7 8 9



1 3 BD DUPLEX - West - Greenway Side
 1/8" = 1'-0"



2 3 BD DUPLEX - East - Neighborhood Side
 1/8" = 1'-0"

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REVISIONS:

#	DESCRIPTION	DATE

SHEET NAME:
TYPICAL 3 BD DUPLEX ELEVATIONS

PHASE:
SITE PLAN APPROVAL

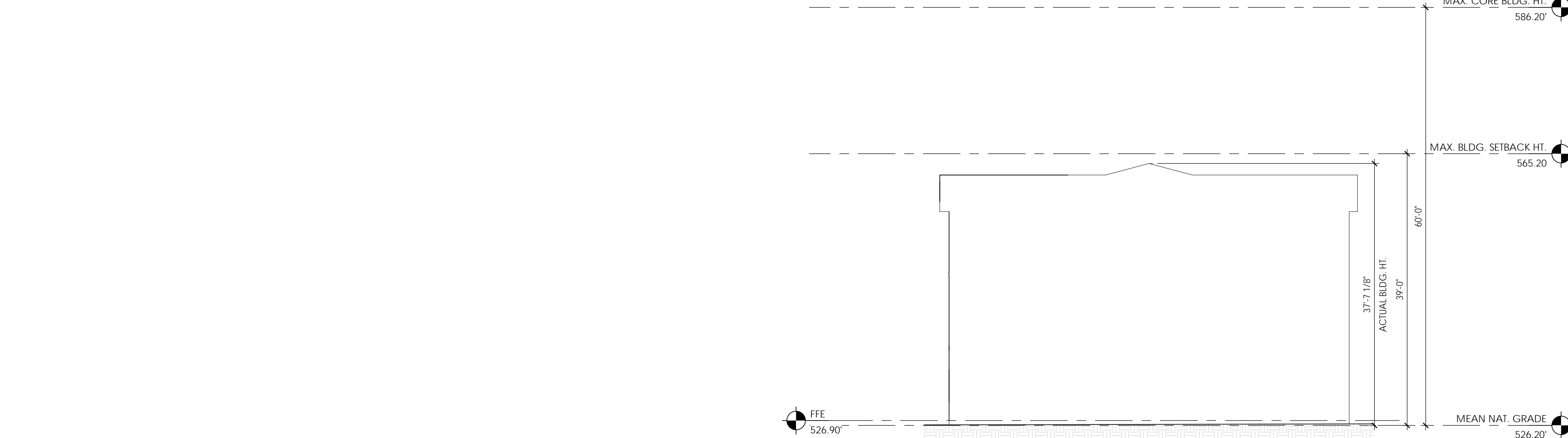
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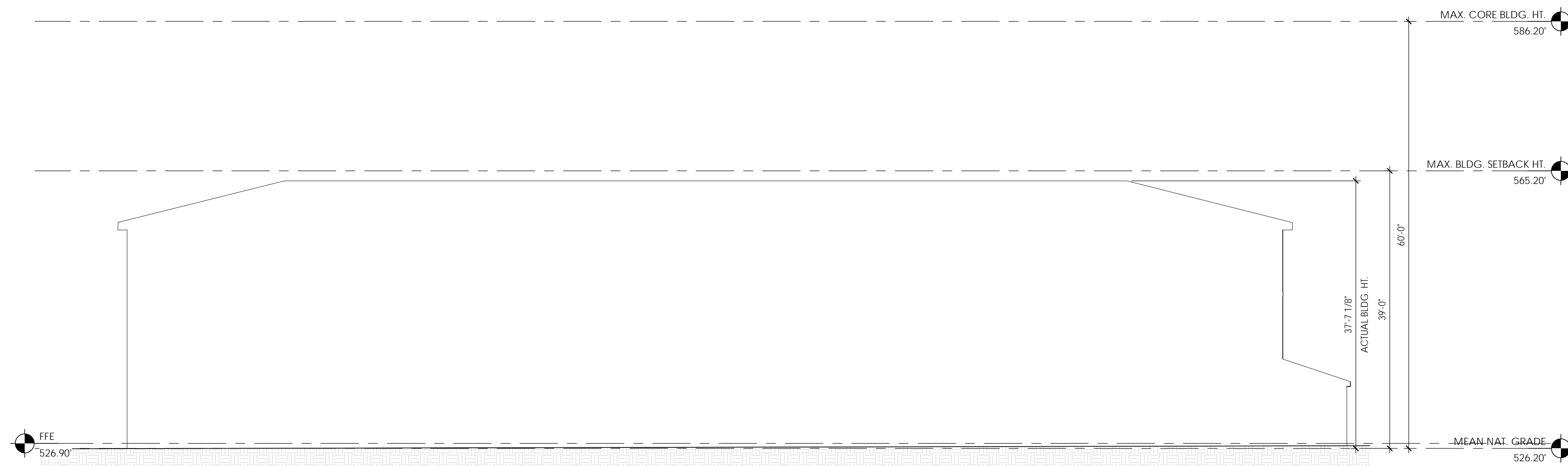
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A B C D E F G H

1 2 3 4 5 6 7 8 9



3 CASA WF BLDG A - EAST ELEVATION
3/32" = 1'-0"



2 CASA WF BLDG A - SOUTH ELEVATION
3/32" = 1'-0"



1 CASA WF BLDG A - NORTH ELEVATION
3/32" = 1'-0"



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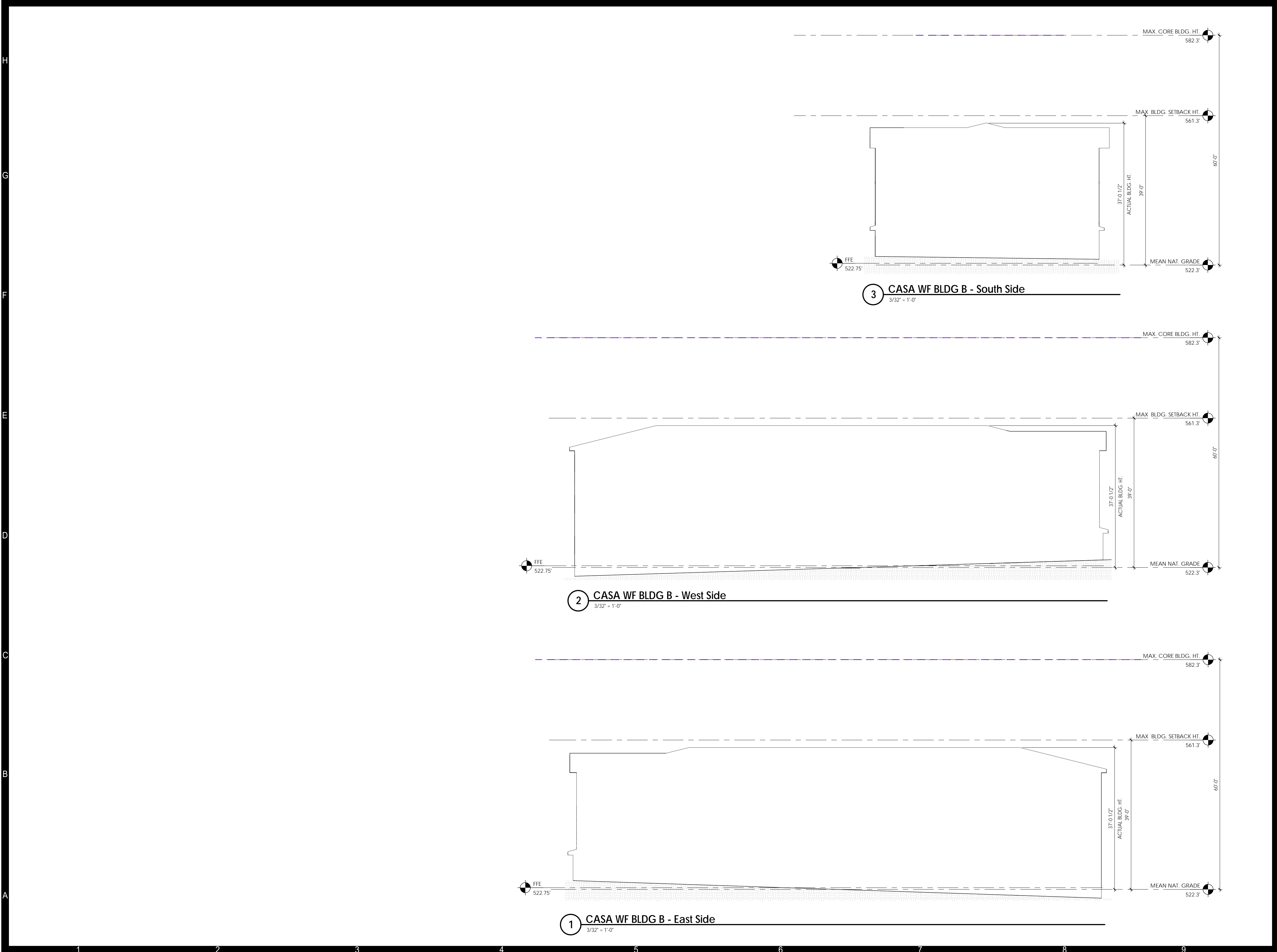
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#	DESCRIPTION

SHEET NAME:
CASA WF APARTMENT BLDG. A ELEVATIONS

PHASE:
SITE PLAN APPROVAL

ISSUE DATE: 10/29/20
PROJECT #: 17147
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SHEET NUMBER
PD 004



3 CASA WF BLDG B - South Side
 3/32" = 1'-0"

2 CASA WF BLDG B - West Side
 3/32" = 1'-0"

1 CASA WF BLDG B - East Side
 3/32" = 1'-0"

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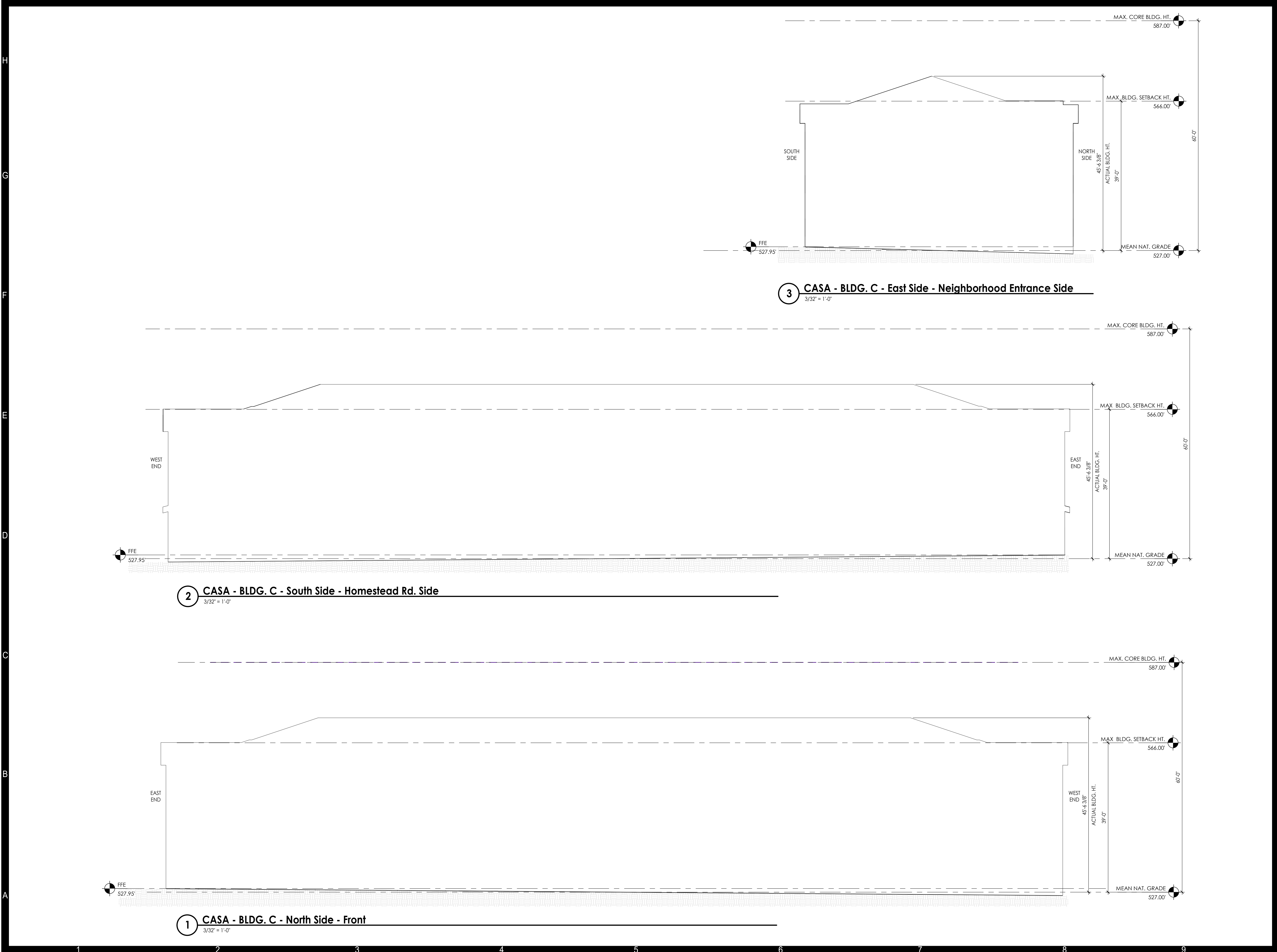
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 CASA WF APARTMENT BLDG. B
 ELEVATION OUTLINES

PHASE:
 SITE PLAN APPROVAL

ISSUE DATE: 10/28/20
 PROJECT #: 17147
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SHEET NUMBER
PD 005

10/29/2020 9:11:47 AM
 BIM 360://17147_Homestead Rd/17147_CH HS_CASA HORIZONS_azlpperXASHM.rvt



1 CASA - BLDG. C - North Side - Front
 3/32" = 1'-0"

2 CASA - BLDG. C - South Side - Homestead Rd. Side
 3/32" = 1'-0"

3 CASA - BLDG. C - East Side - Neighborhood Entrance Side
 3/32" = 1'-0"

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SHEET NAME:
CASA - BLDG. C ELEVATION OUTLINES

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 PROJECT #: **17147**
 DRAWN BY: **DRH**

SHEET NUMBER
PD 006