

COMMUNITY PRIORITY PROCESS CONDITIONAL ZONING PLAN SET

2510 HOMESTEAD APARTMENTS

Chapel Hill, North Carolina 27516

cline

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Kimley Horn
Expect More. Experience Better.

SITE DATA	
PIN	988011464
ADDRESS	2510 Homestead Road Chapel Hill, NC 27516
SITE AREA (GROSS)	5.78 AC / 251,927 SF
NET LAND AREA	5.78 AC / 251,927 SF
ZONING	EXISTING: R-2 PROPOSED: R-SS-CZD
RIVER BASIN	Cape Fear
WATERSHED	Jordan Lake - Booker Creek
EXISTING USE	Residential - Single Family
PROPOSED USE	Multi-Family
FLOOR AREA	MAXIMUM: 277,120 SF PROPOSED: ±55,500 SF
UNITS	PROPOSED: 53 Total Units (10) Studio (36) 1-Bedroom (7) 2-Bedroom
DENSITY	ALLOWED: No Maximum Requirement PROPOSED: 53 Units / 5.78 Acres = 9.16 Units/Acre
IMPERVIOUS	EXISTING: 0.12 AC MAX ALLOWED: 4.04 AC
BUILDING HEIGHT	ALLOWED: Setback 39', Core 60' PROPOSED: 49'
ACTIVE	REQUIRED: 12,5965 SF (5% of G.L.A) PROPOSED: ±22,000 SF
RECREATION SPACE	Studio/1-Bed: Min 0.80 space per Unit, Max 1.25 per Unit. 2-Bed: Min 1.12 per Unit, Max 1.75 per Unit. Site Min: 45 Spaces Site Max: 71 Spaces (Reduction per LUMO 5.9.7 of Min. Spaces Req.) PROPOSED: 58 Spaces
VEHICULAR PARKING	REQUIRED: 3 (Per LUMO) PROPOSED: 9 (NCHFA) REQUIRED: None PROPOSED: 2 Level-Two Charging Stations; Partial Conduit
ACCESSIBLE PARKING	REQUIRED: 14 (Multi-Family: 1 per 4 Units) • Outside: 4 • Within Building: 10 PROPOSED: 14
EV PARKING	REQUIRED: Street = 10' Interior = 0' Solar = N/A PROPOSED: Street = 10' Interior = 0' Solar = N/A
BIKE PARKING	REQUIRED: North: None East: None South: None West: None PROPOSED: North: RCD East: Duke Energy Adj. Buffer South: 5' Min. Street Yard West: RCD
BUILDING SETBACKS	REQUIRED: 30% PROPOSED: ±40%
BUFFERS	Onsite: 2.78 AC Offsite: None Total: 2.78 AC
TREE COVERAGE	Onsite: 2.78 AC Offsite: None Total: 2.78 AC
APPROXIMATE DISTURBED AREA	

VICINITY MAP

SCALE: 1"=750'-0"



SHEET INDEX	
COVER	
EXISTING CONDITIONS	C1.0
AREA CONTEXT MAP	LA100
LANDSCAPE PROTECTION PLAN	LA200
DETAILED SITE PLAN	C2.0
GRADING PLAN & STORMWATER PLAN	C3.0
PLAN STEEP SLOPES PLNA	C4.0
OPEN SPACE/BUFFER PLAN	LA300
ARCHITECTURAL ELEVATIONS	A4
ARCHITECTURAL ELEVATIONS	A5

OWNER: DHIC, INC.

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ARCH. & L.ARCH: CLINE DESIGN

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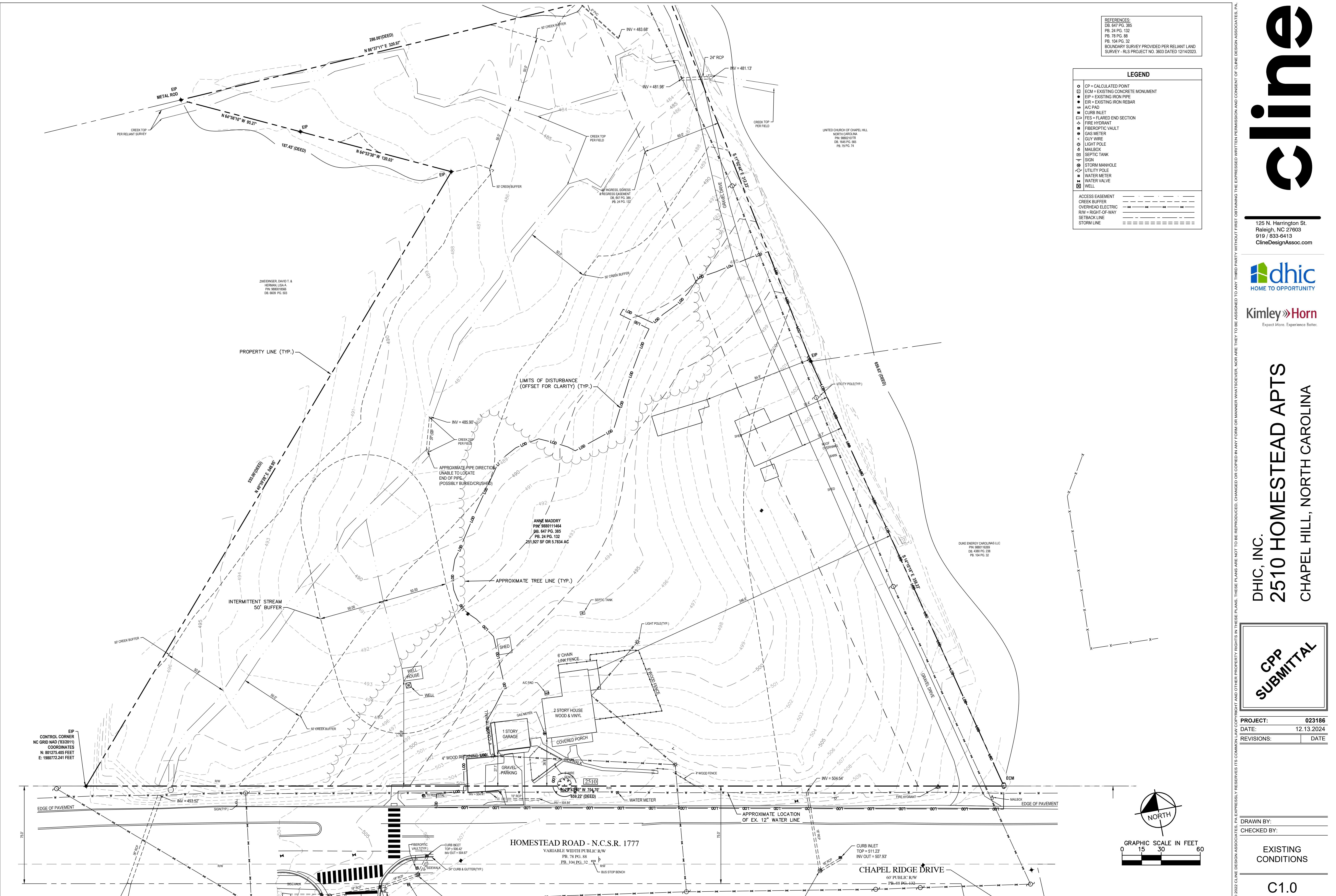
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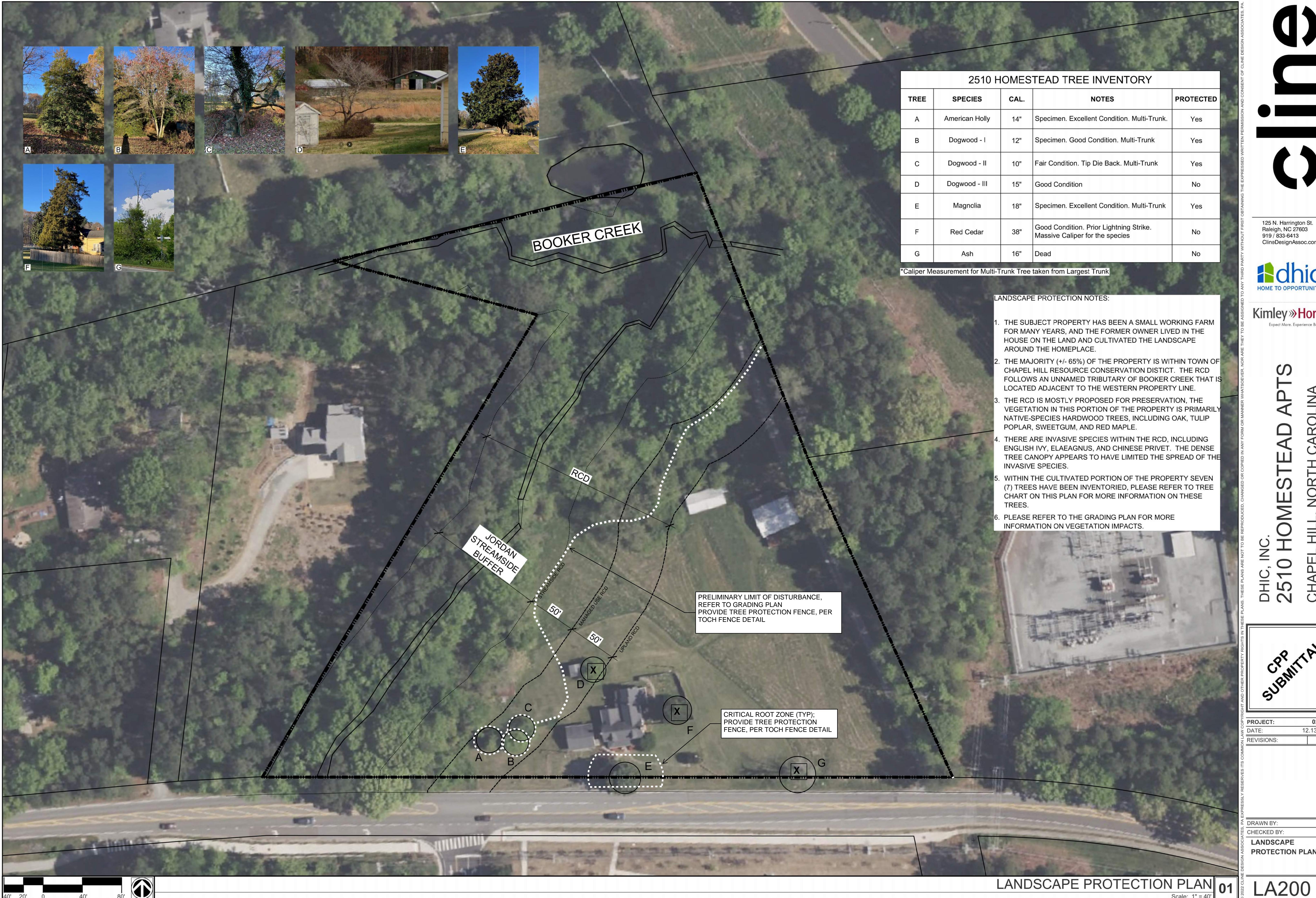
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Landscape Architect, Land Planner
davidb@clinedesignassoc.com

SUBMITTAL

1st Submittal: December 13, 2024







DHIC, INC.
2510 HOMESTEAD APTS
CHAPEL HILL, NORTH CAROLINA

**CPP
SUBMITTAL**

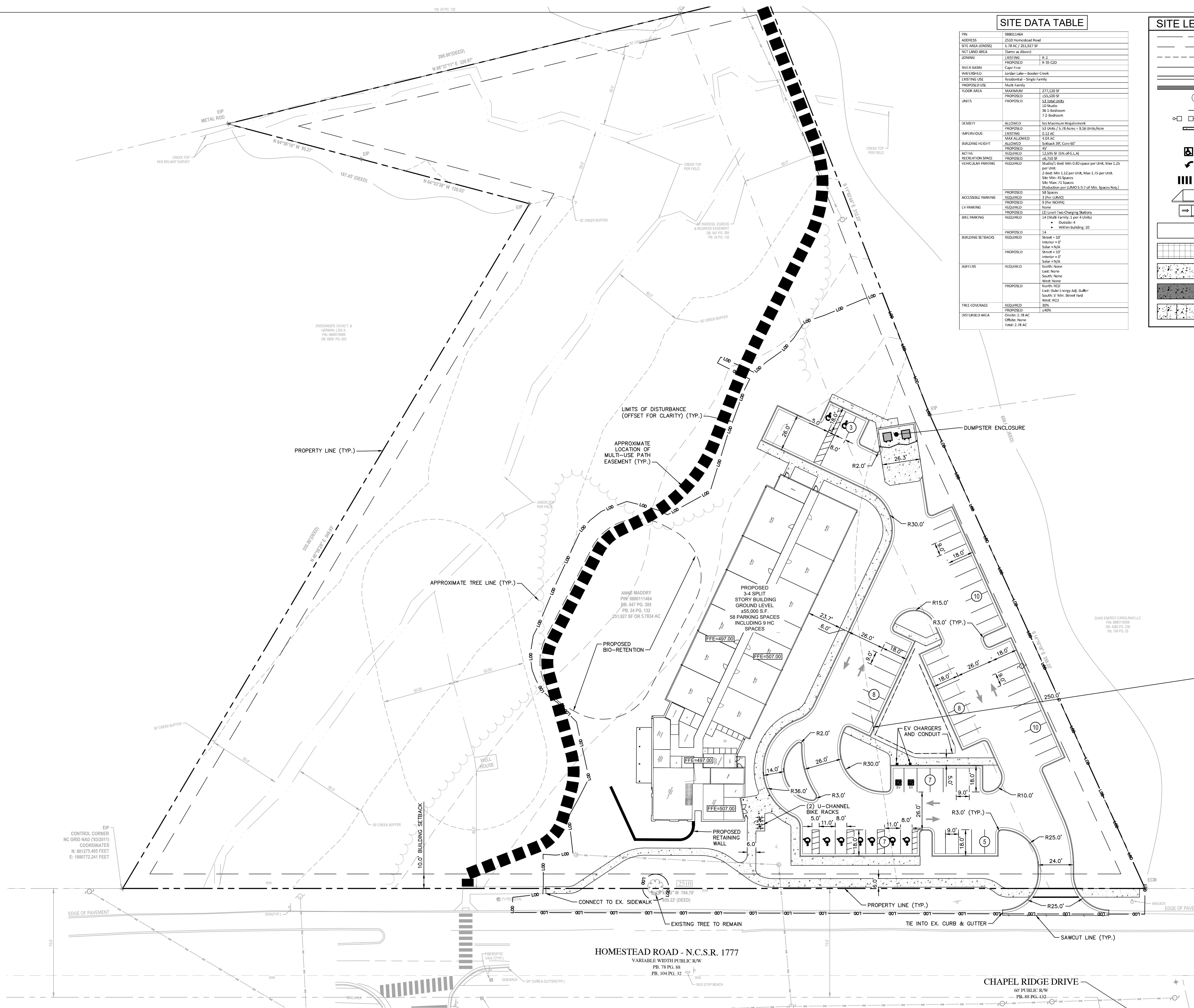
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DATE: 12.13.2024
REVISIONS: DATE

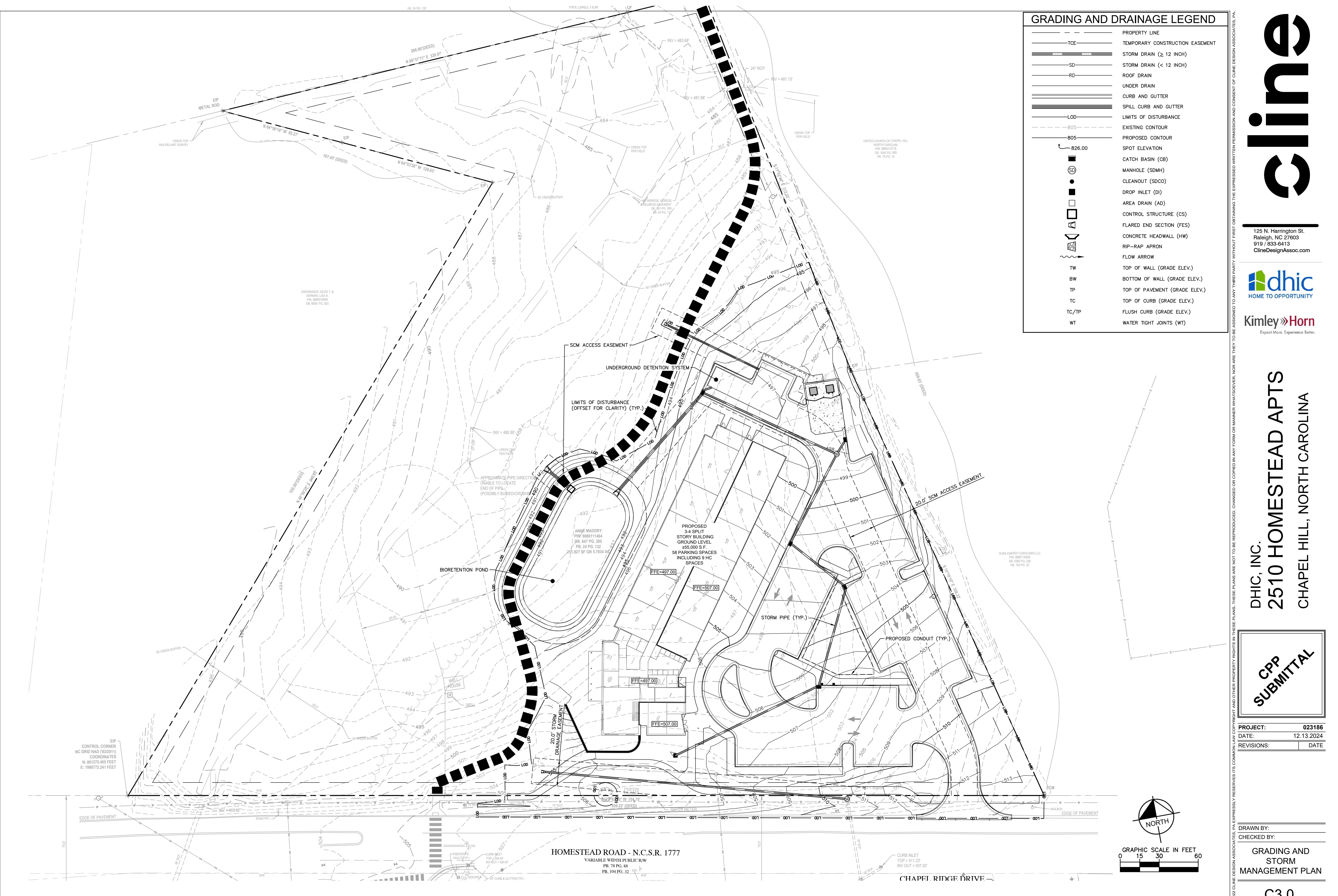
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SITE PLAN

C2.0

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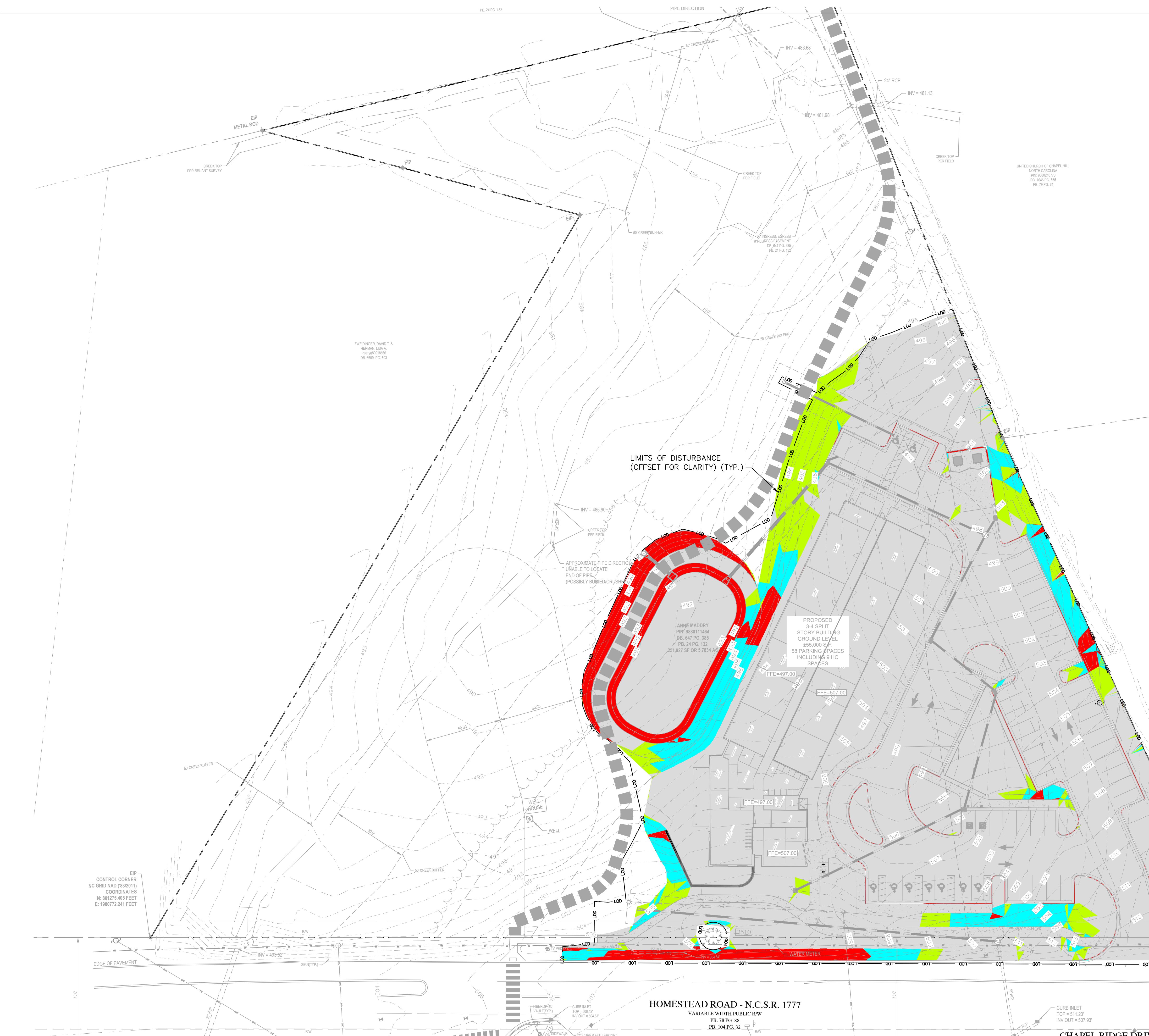
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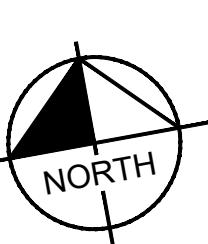
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GRADING AND STORM MANAGEMENT PLAN

C3.0

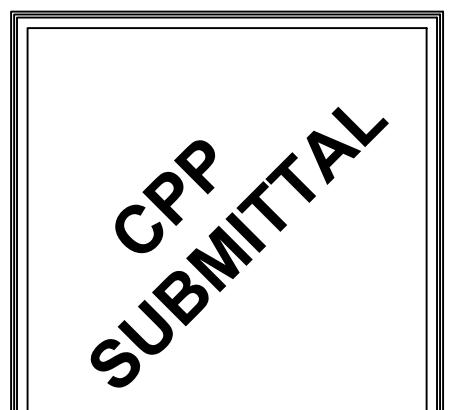


Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	10.00%	92085.42	
2	10.00%	15.00%	6248.39	
3	15.00%	25.00%	5751.74	
4	25.00%	100.00%	5976.45	



GRAPHIC SCALE IN FEET

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PROJECT:	023186
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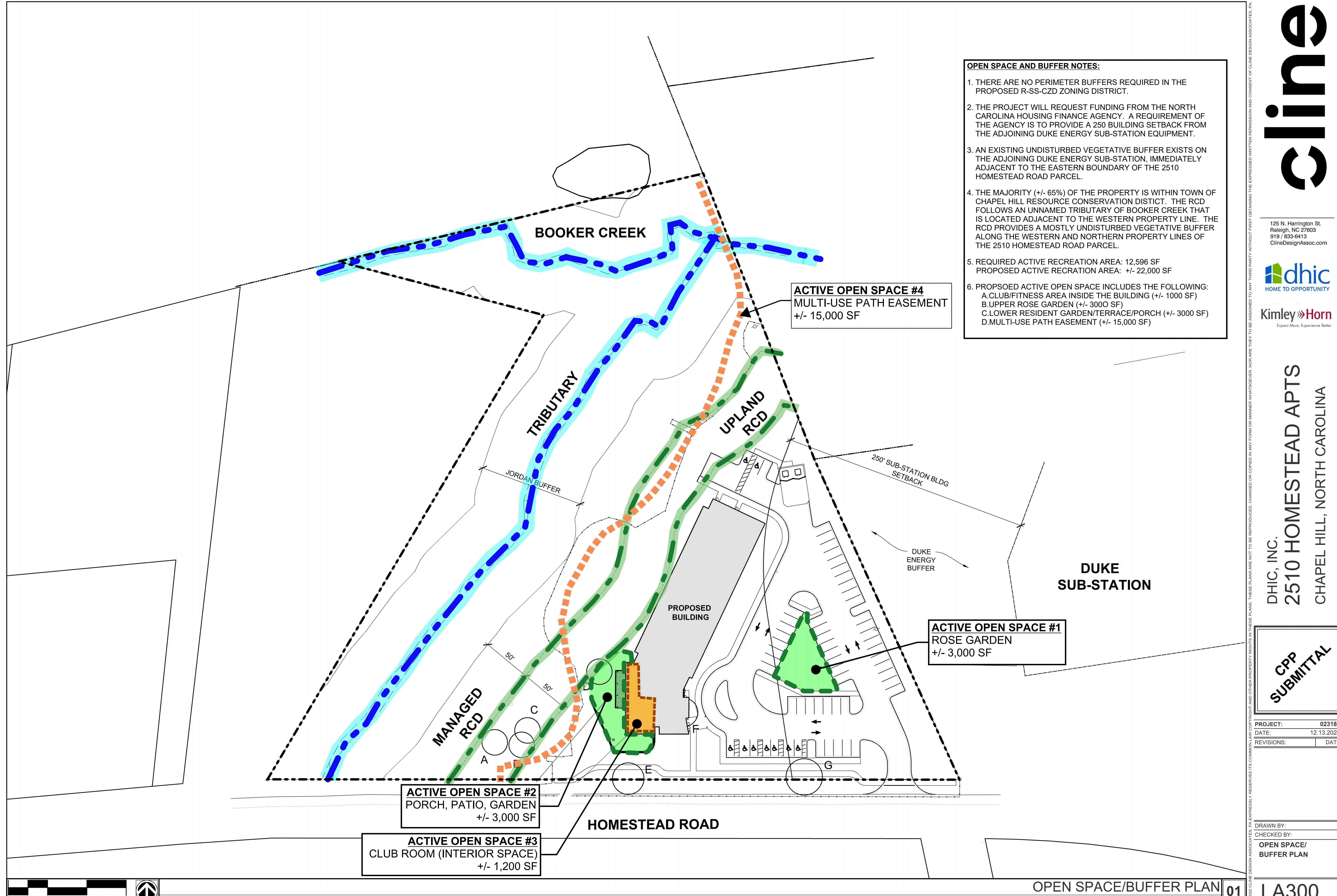
STEEP SLOPES PLAN

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GRADING AND DRAINAGE LEGEND	
— — — — —	PROPERTY LINE
— TCE — — —	TEMPORARY CONSTRUCTION EASEMENT
— — — — —	STORM DRAIN (\geq 12 INCH)
— SD — — —	STORM DRAIN ($<$ 12 INCH)
— RD — — —	ROOF DRAIN
— — — — —	UNDER DRAIN
— — — — —	CURB AND GUTTER
— — — — —	SPILL CURB AND GUTTER
— LOD — — —	LIMITS OF DISTURBANCE
— — — 805 — — —	EXISTING CONTOUR
— — — 805 — — —	PROPOSED CONTOUR
826.00	SPOT ELEVATION
■	CATCH BASIN (CB)
(SD)	MANHOLE (SDMH)
●	CLEANOUT (SDCO)
■	DROP INLET (DI)
□	AREA DRAIN (AD)
□	CONTROL STRUCTURE (CS)
◀	FLARED END SECTION (FES)
◀	CONCRETE HEADWALL (HW)
◀	RIP-RAP APRON
~~~~~→	FLOW ARROW
TW	TOP OF WALL (GRADE ELEV.)
BW	BOTTOM OF WALL (GRADE ELEV.)
TP	TOP OF PAVEMENT (GRADE ELEV.)
TC	TOP OF CURB (GRADE ELEV.)
TC/TP	FLUSH CURB (GRADE ELEV.)
WT	WATER TIGHT JOINTS (WT)







North **3**  
1/8" = 1'-0"



West **2**  
1/8" = 1'-0"