

COMMUNITY PRIORITY PROCESS
CONDITIONAL ZONING PLAN SET

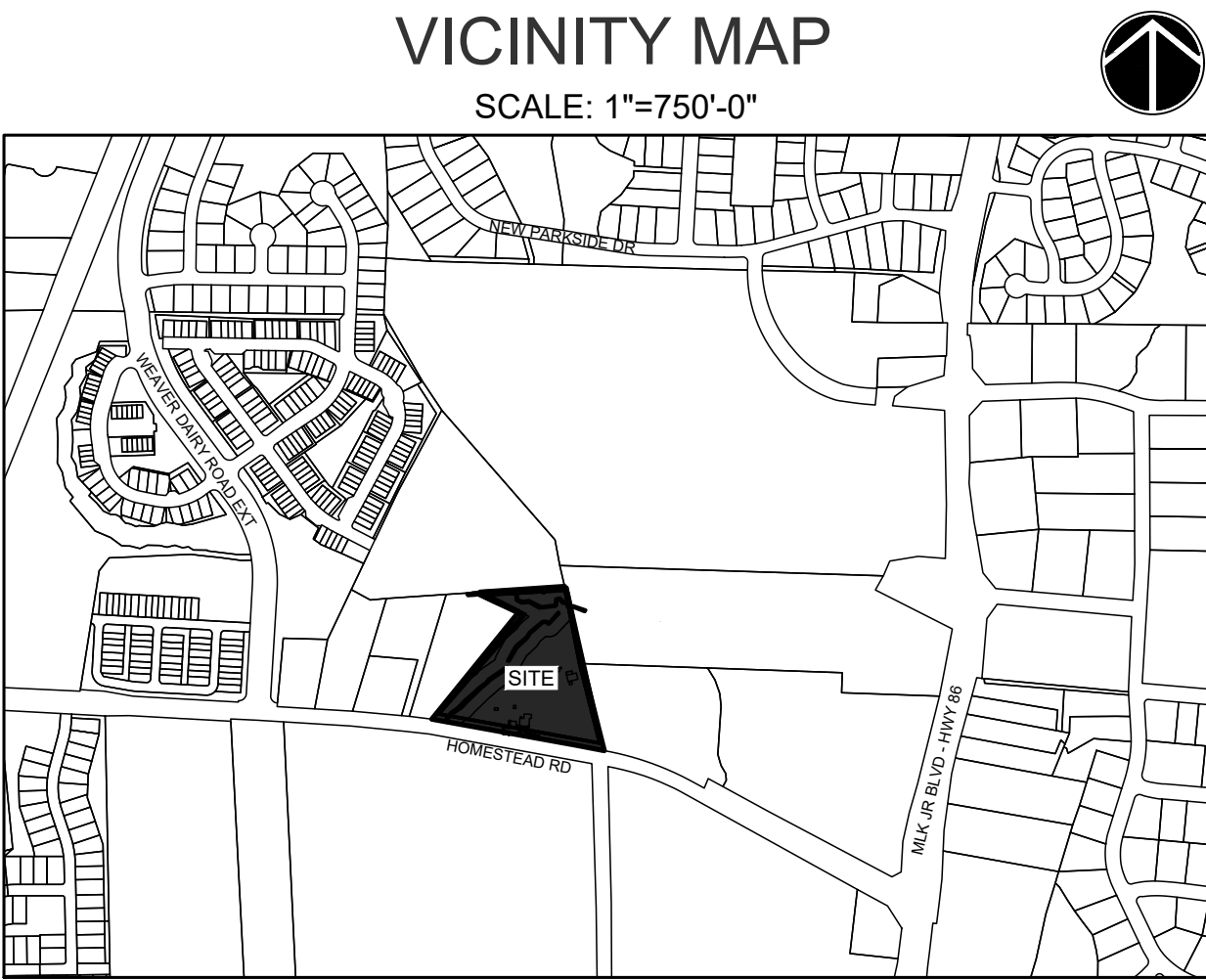
2510 HOMESTEAD APARTMENTS

Chapel Hill, North Carolina 27516

cline



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-C2D
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
DENSITY	PROPOSED	(7) 2-Bedroom
		No Maximum Requirement
		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 RECREATION SPACE	REQUIRED	12,5965 SF (5% of G.L.A)
	PROPOSED	±22,000 SF
VEHICULAR PARKING	REQUIRED	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.)
ACCESSIBLE PARKING	PROPOSED	58 Spaces
	REQUIRED	3 (Per LUMO)
	PROPOSED	9 (NCHFA)
EV PARKING	REQUIRED	None
	PROPOSED	2 Level-Two Charging Stations; Partial Conduit
BIKE PARKING	REQUIRED	14 (Multi-Family: 1 per 4 Units)
	PROPOSED	• Outside: 4 • Within Building: 10
BUILDING SETBACKS	REQUIRED	Street = 10'
		Interior = 0'
	PROPOSED	Solar = N/A
		Street = 10'
BUFFERS	REQUIRED	Interior = 0'
		Solar = N/A
		North: None
		East: None
	PROPOSED	South: None
		West: None
TREE COVERAGE	REQUIRED	North: RCD
		East: Duke Energy Adj. Buffer
		South: 5' Min. Street Yard
		West: RCD
APPROXIMATE DISTURBED AREA	REQUIRED	30%
	PROPOSED	±40%
	Onsite: 2.78 AC	Offsite: None
		Total: 2.78 AC



SHEET INDEX	
COVER	
EXISTING CONDITIONS	C1.0
AREA CONTEXT MAP	LA100
LANDSCAPE PROTECTION PLAN	LA200
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ARCHITECTURAL ELEVATIONS	A5

OWNER: DHIC, INC.

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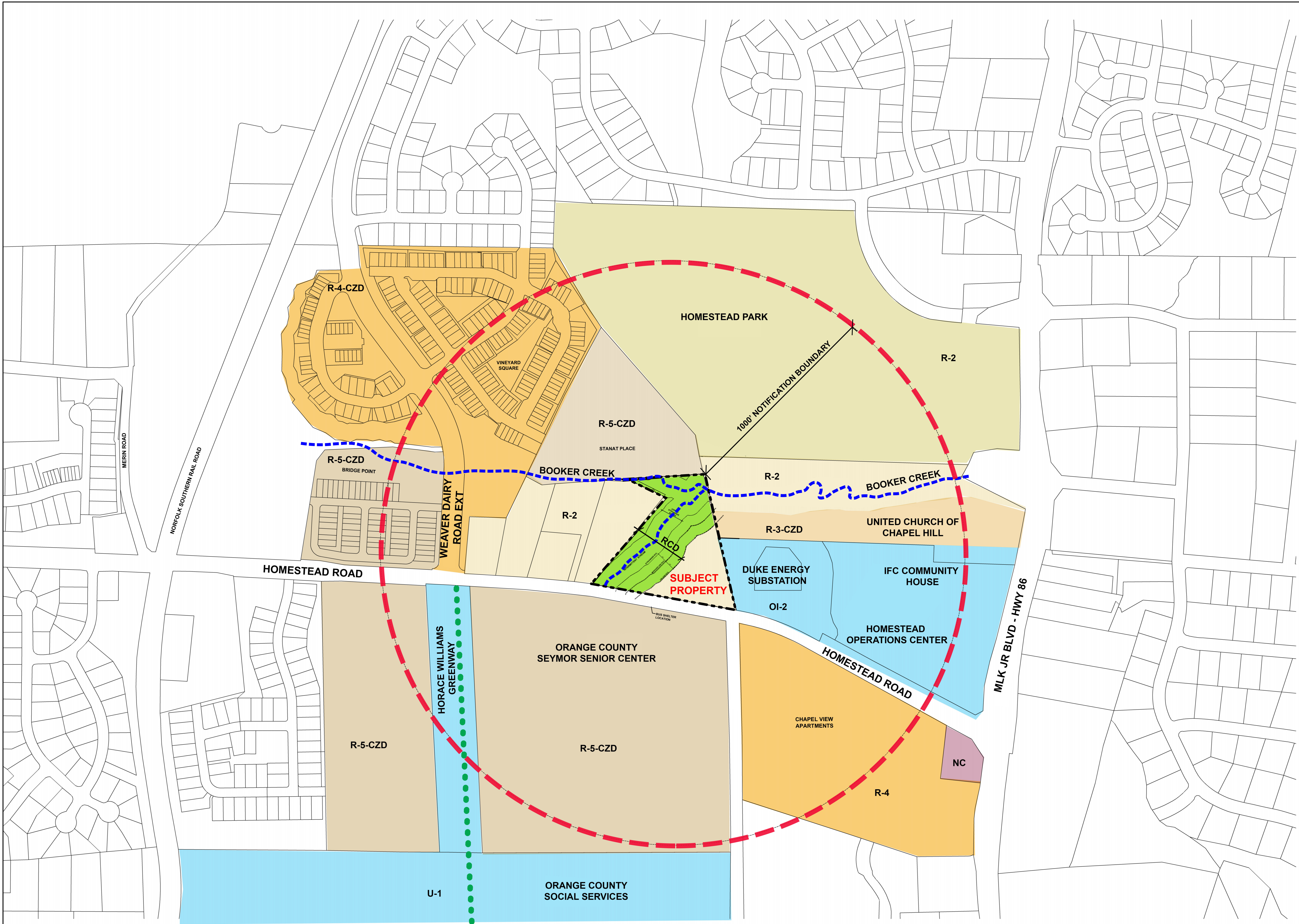
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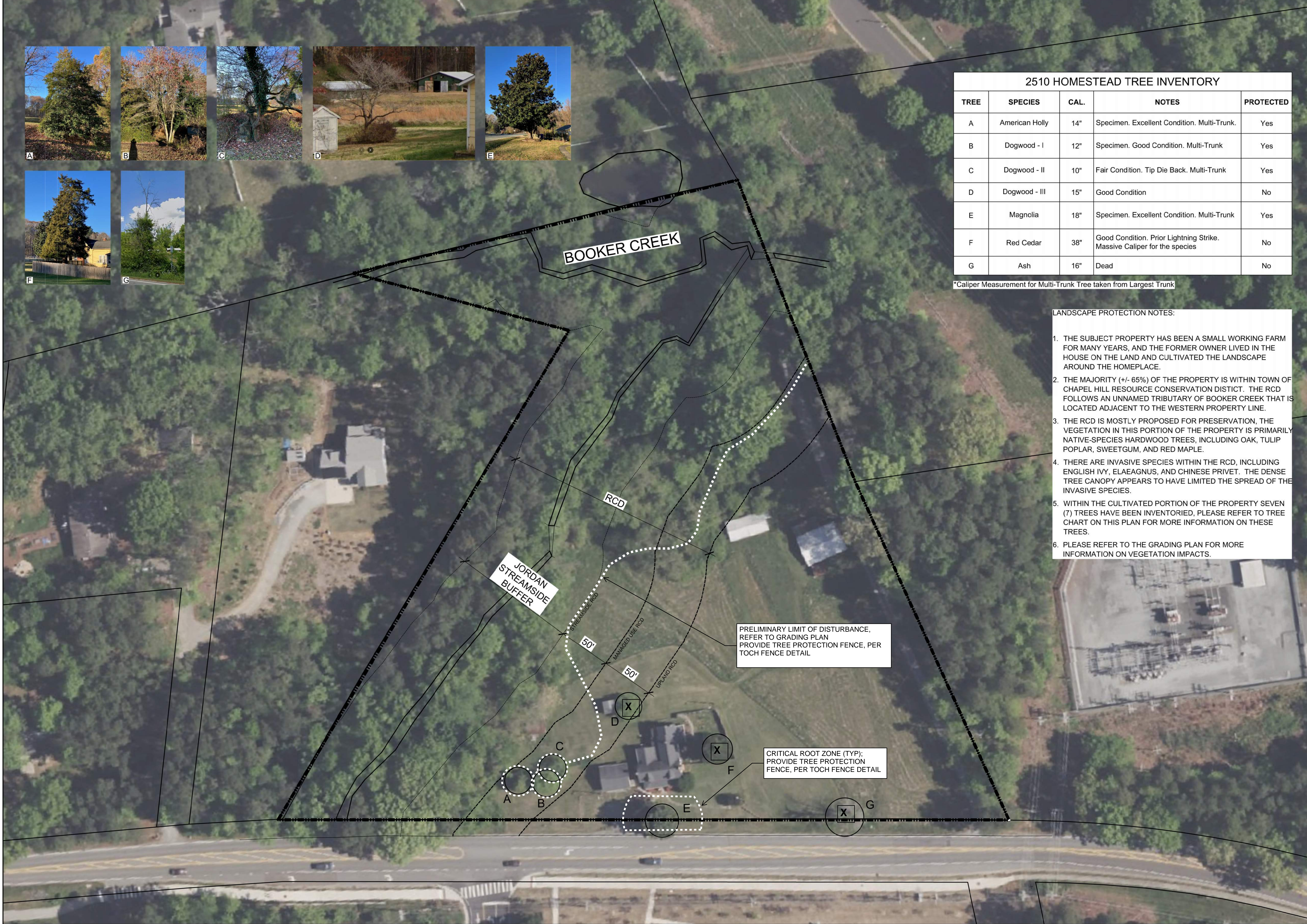
L. Arch contact: David Brown, PLA
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SUBMITTAL

1st Submittal: December 13, 2024



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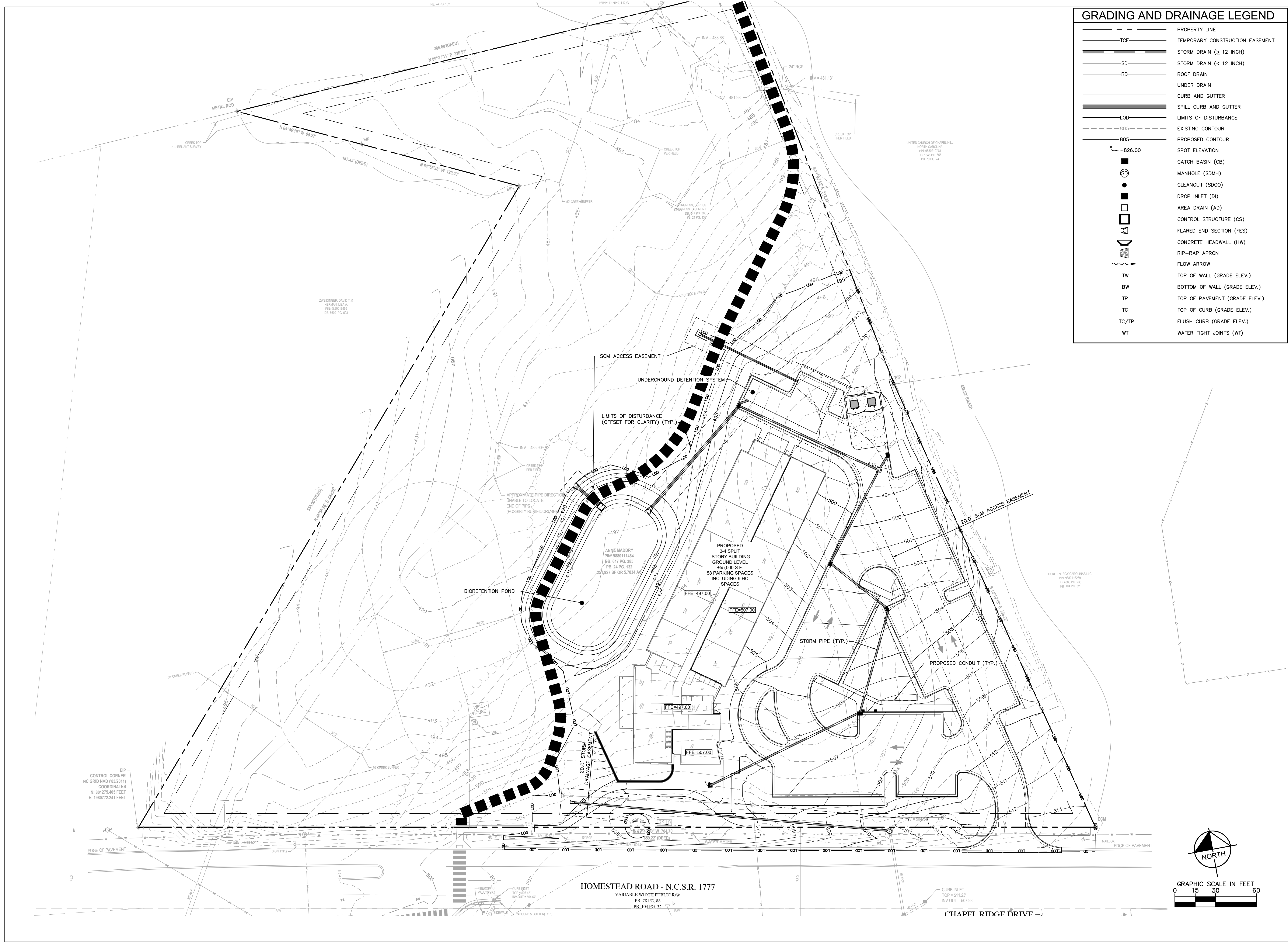


2510 HOMESTEAD TREE INVENTORY				
TREE	SPECIES	CAL.	NOTES	PROTECTED
A	American Holly	14"	Specimen. Excellent Condition. Multi-Trunk.	Yes
B	Dogwood - I	12"	Specimen. Good Condition. Multi-Trunk	Yes
C	Dogwood - II	10"	Fair Condition. Tip Die Back. Multi-Trunk	Yes
D	Dogwood - III	15"	Good Condition	No
E	Magnolia	18"	Specimen. Excellent Condition. Multi-Trunk	Yes
F	Red Cedar	38"	Good Condition. Prior Lightning Strike. Massive Caliper for the species	No
G	Ash	16"	Dead	No

*Caliper Measurement for Multi-Trunk Tree taken from Largest Trunk

LANDSCAPE PROTECTION NOTES:

1. THE SUBJECT PROPERTY HAS BEEN A SMALL WORKING FARM FOR MANY YEARS, AND THE FORMER OWNER LIVED IN THE HOUSE ON THE LAND AND CULTIVATED THE LANDSCAPE AROUND THE HOMEPLACE.
2. THE MAJORITY (+/- 65%) OF THE PROPERTY IS WITHIN TOWN OF CHAPEL HILL RESOURCE CONSERVATION DISTICT. THE RCD FOLLOWS AN UNNAMED TRIBUTARY OF BOOKER CREEK THAT IS LOCATED ADJACENT TO THE WESTERN PROPERTY LINE.
3. THE RCD IS MOSTLY PROPOSED FOR PRESERVATION, THE VEGETATION IN THIS PORTION OF THE PROPERTY IS PRIMARILY NATIVE-SPECIES HARDWOOD TREES, INCLUDING OAK, TULIP POPLAR, SWEETGUM, AND RED MAPLE.
4. THERE ARE INVASIVE SPECIES WITHIN THE RCD, INCLUDING ENGLISH IVY, ELAEAGNUS, AND CHINESE PRIVET. THE DENSE TREE CANOPY APPEARS TO HAVE LIMITED THE SPREAD OF THE INVASIVE SPECIES.
5. WITHIN THE CULTIVATED PORTION OF THE PROPERTY SEVEN (7) TREES HAVE BEEN INVENTORIED, PLEASE REFER TO TREE CHART ON THIS PLAN FOR MORE INFORMATION ON THESE TREES.
6. PLEASE REFER TO THE GRADING PLAN FOR MORE INFORMATION ON VEGETATION IMPACTS.



GRADING AND DRAINAGE LEGEND	
	PROPERTY LINE
	TEMPORARY CONSTRUCTION EASEMENT
	STORM DRAIN (≥ 12 INCH)
	STORM DRAIN (< 12 INCH)
	ROOF DRAIN
	UNDER DRAIN
	CURB AND GUTTER
	SPILL CURB AND GUTTER
	LIMITS OF DISTURBANCE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SPOT ELEVATION
	CATCH BASIN (CB)
	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
	TOP OF WALL (GRADE ELEV.)
	BOTTOM OF WALL (GRADE ELEV.)
	TOP OF PAVEMENT (GRADE ELEV.)
	TOP OF CURB (GRADE ELEV.)
	FLUSH CURB (GRADE ELEV.)
	WATER TIGHT JOINTS (WT)

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HOME TO OPPORTUNITY

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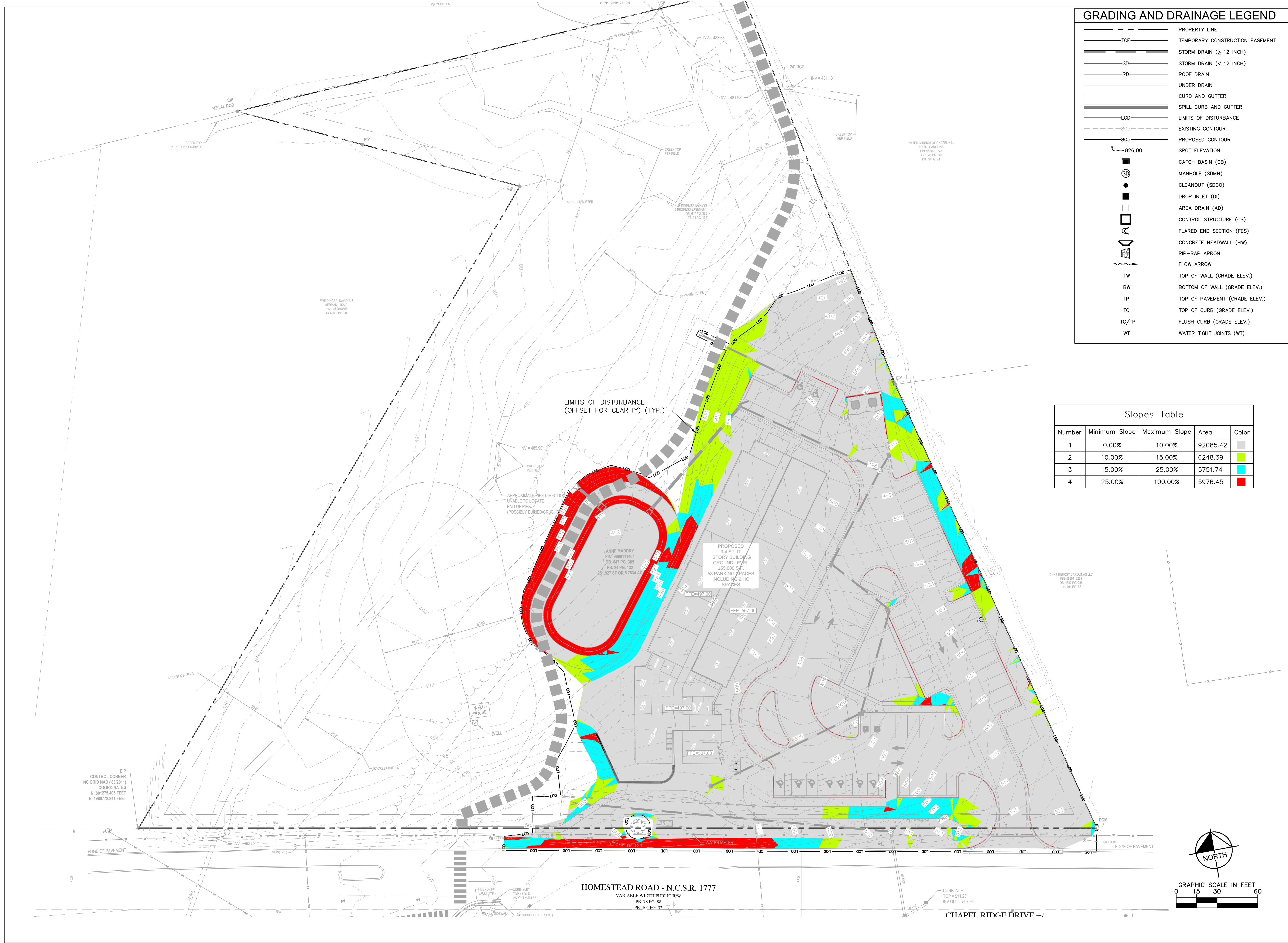
DHIC, INC.
2510 HOMESTEAD APTS
CHAPEL HILL, NORTH CAROLINA

**CPP
SUBMITTAL**

PROJECT:	023186
DATE:	12.13.2024
REVISIONS:	DATE

DRAWN BY:	
CHECKED BY:	
GRADING AND STORM MANAGEMENT PLAN	

C3.0



GRADING AND DRAINAGE LEGEND	
	PROPERTY LINE
	TEMPORARY CONSTRUCTION EASEMENT
	STORM DRAIN (≥ 12 INCH)
	STORM DRAIN (< 12 INCH)
	UNDER DRAIN
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	WATER TIGHT JOINTS (WT)

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	

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CHAPEL HILL, NORTH CAROLINA

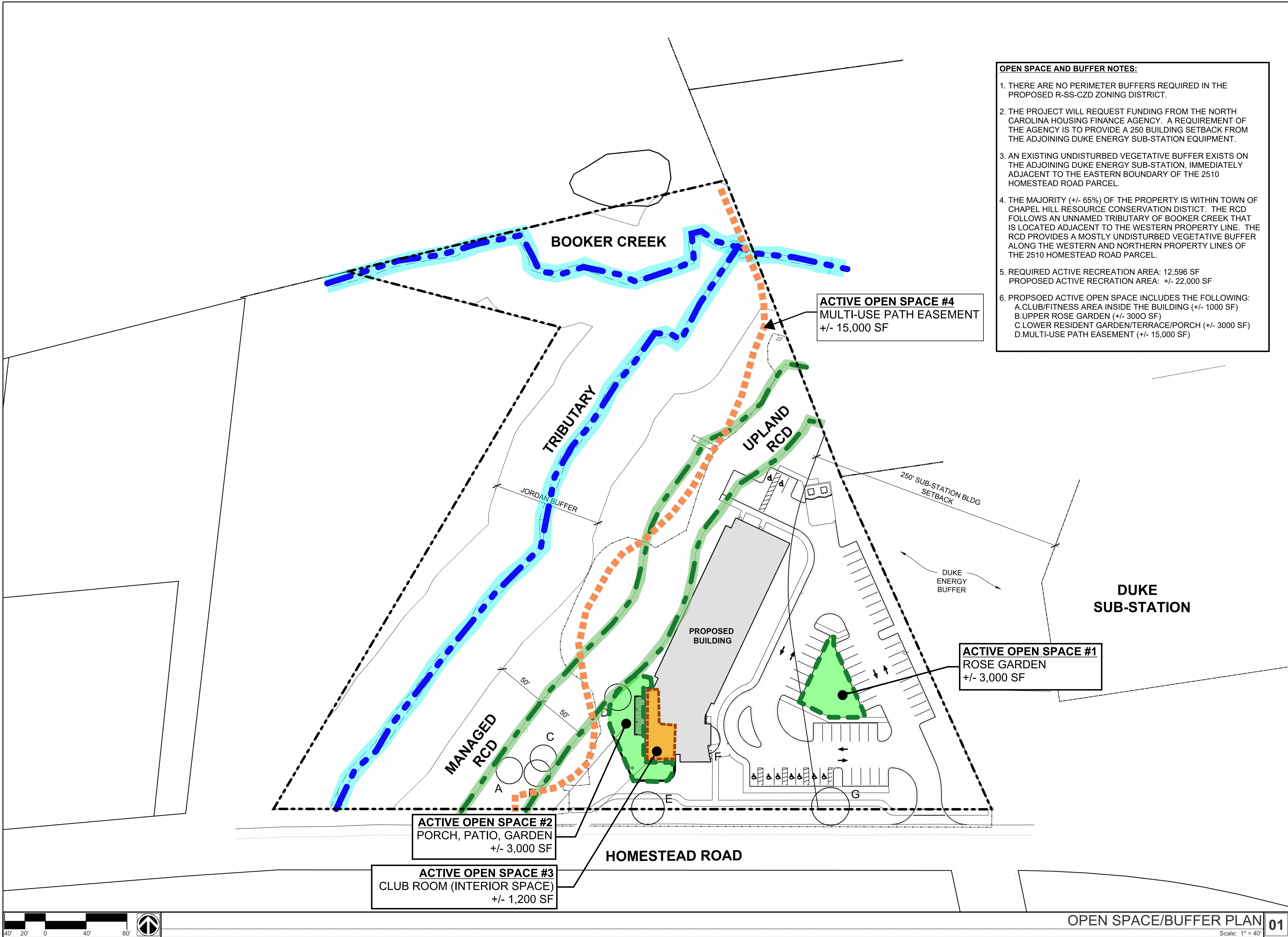
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PROJECT:	023186
DATE:	12.13.2024
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**STEEP SLOPES
PLAN**

C4.0



- OPEN SPACE AND BUFFER NOTES:**
1. THERE ARE NO PERIMETER BUFFERS REQUIRED IN THE PROPOSED R-SS-CZD ZONING DISTRICT.
 2. THE PROJECT WILL REQUEST FUNDING FROM THE NORTH CAROLINA HOUSING FINANCE AGENCY. A REQUIREMENT OF THE AGENCY IS TO PROVIDE A 250 BUILDING SETBACK FROM THE ADJOINING DUKE ENERGY SUB-STATION EQUIPMENT.
 3. AN EXISTING UNDISTURBED VEGETATIVE BUFFER EXISTS ON THE ADJOINING DUKE ENERGY SUB-STATION, IMMEDIATELY ADJACENT TO THE EASTERN BOUNDARY OF THE 2510 HOMESTEAD ROAD PARCEL.
 4. THE MAJORITY (+/- 65%) OF THE PROPERTY IS WITHIN TOWN OF CHAPEL HILL RESOURCE CONSERVATION DISTRICT. THE RCD FOLLOWS AN UNNAMED TRIBUTARY OF BOOKER CREEK THAT IS LOCATED ADJACENT TO THE WESTERN PROPERTY LINE. THE RCD PROVIDES A MOSTLY UNDISTURBED VEGETATIVE BUFFER ALONG THE WESTERN AND NORTHERN PROPERTY LINES OF THE 2510 HOMESTEAD ROAD PARCEL.
 5. REQUIRED ACTIVE RECREATION AREA: 12,596 SF
PROPOSED ACTIVE RECREATION AREA: +/- 22,000 SF
 6. PROPOSED ACTIVE OPEN SPACE INCLUDES THE FOLLOWING:
A. CLUB/FITNESS AREA INSIDE THE BUILDING (+/- 1000 SF)
B. UPPER ROSE GARDEN (+/- 3000 SF)
C. LOWER RESIDENT GARDEN/TERRACE/PORCH (+/- 3000 SF)
D. MULTI-USE PATH EASEMENT (+/- 15,000 SF)

CPP SUBMITTAL	
PROJECT:	023186
DATE:	12.13.2024
REVISIONS:	DATE

DRAWN BY:	
CHECKED BY:	
OPEN SPACE/ BUFFER PLAN	



Southwest 3
1/8" = 1'-0"



South 1
1/8" = 1'-0"



East 2
1/8" = 1'-0"



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



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

cline

HOMESTEAD SENIORS
CHAPEL HILL, NC

Building Elevations A5
1/8" = 1'-0" | 023186 | 12.05.2024