
Project Narrative

303 Knolls St Rebuild

This project involves the demolition of an existing single-story, 590 square foot residence, purchased in March 2024, and the construction of a new single-story, 1,211 square foot home with a porch and a deck.

During initial consultations with general contractors, it was determined that the existing pier foundation exhibited significant structural deficiencies, including uneven settling and inadequate support. While repair options were explored, the potential for future structural issues led to the decision to pursue a complete demolition and reconstruction.

The proposed new residence will comply fully with the Pine Knolls neighborhood guidelines and all applicable Town of Chapel Hill zoning and building codes.

The project aims to create a modern, structurally sound residence that enhances the property while respecting the character of the surrounding neighborhood. All construction activities will adhere to best practices for minimizing environmental impact and ensuring the safety of the community.

**Site Plan Review
Application
303 Knolls St
Chapel Hill NC 27516**

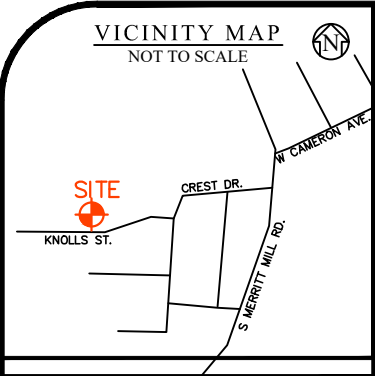
**PIN: 9778948568
Zoning District: R-3 (CD-4)
Project: 303 Knolls St Rebuild**

MAY 4, 2025

Sheldon & Elena Lam

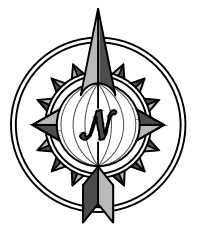
Table of Contents

1. Existing Conditions (Demo Plan)
2. Proposed Site Plan
3. Construction, Erosion & Drainage Detail
4. Proposed Elevations with building envelope



GENERAL NOTES

1. THIS SURVEY IS NOT TO BE USED FOR RECORDATION, CONVEYANCES, OR SALES, AND WAS PREPARED FOR THE SOLE USE OF THE PERSON(S) OR ENTITY NAMED HEREON.
2. PROPERTIES SHOWN HEREON MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD THAT WOULD BE REVEALED BY A THOROUGH TITLE SEARCH. THIS PLAT SHOULD NOT BE RELIED UPON AS A COMPLETE RECORD OF ALL EASEMENTS AND ENCUMBRANCES THAT MAY BENEFIT AND/OR BURDEN THESE PROPERTIES.
3. THE SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT EXIST WITHIN THE BOUNDARIES OF THE SUBJECT PARCEL.
4. THE UNIT OF MEASUREMENT IS U.S. SURVEY FEET. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED & GROUND, UNLESS OTHERWISE NOTED AS "GRID". ALL AREA(S) ON THIS PLAT WERE CALCULATED BY THE COORDINATE METHOD.
5. UPON EXAMINATION OF FLOOD INSURANCE RATE MAP, PANEL #9778 (ORANGE COUNTY), BEARING MAP #3710977800K, EFFECTIVE DATE OF 11/17/2017, THE SUBJECT PARCEL LIES IN ZONE "X".
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY/COUNTY & NCDOT STANDARDS AND SPECIFICATIONS.
7. THIS PLAT WAS PREPARED USING DATA ACQUIRED FROM A TRIMBLE R12i GPS UNIT. FIELDWORK COMPLETED 01/09/2025.
8. THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM TOWN OF CHAPEL HILL GIS, AND TOWN OF CHAPEL HILL PLANNING AND ZONING DEPARTMENTS, 01/10/2025.
9. SURVEY CONTROL WAS ESTABLISHED BY USING THE NORTH CAROLINA VRS SYSTEM. DATA WAS COLLECTED IN NAD-83 (2011) HORIZONTAL & NAVD-88 VERTICAL DATUMS.

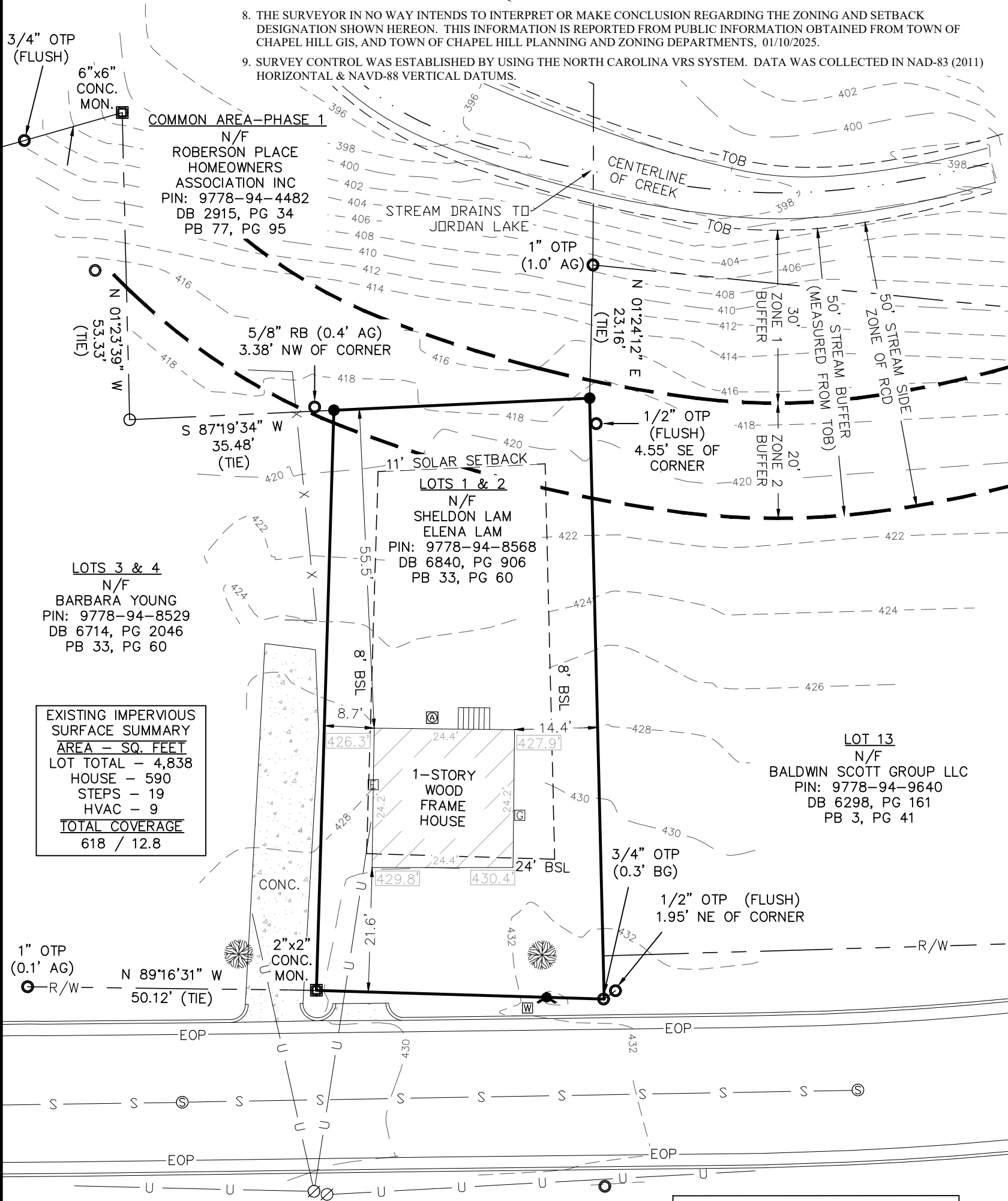


NORTH
NC GRID
NAD 83 (2011)
NAVD 88

SCALE: 1"=20'

LEGEND

- PROP. COR. FOUND
- 5/8" REBAR SET
- COMPUTED POINT
- ▣ R/W MONUMENT
- ⦿ FIRE HYDRANT
- ⦿ WATER METER
- ⦿ WATER VALVE
- ⦿ MANHOLE
- ⦿ CLEAN OUT
- ⦿ JUNCTION BOX
- ⦿ DRAINAGE INLET
- ⦿ POWER POLE
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- ⦿ CABLE BOX
- ⦿ TELEPHONE BOX
- ⦿ FIBER OPTICS BOX
- ⦿ SIGN
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- OTP OPEN TOP PIPE
- CTP CLOSED TOP PIPE
- RB REBAR
- BSL BUILDING SETBACK
- CONC. CONCRETE
- EOP EDGE OF PAVEMENT
- OH OVERHANG
- TOB TOP OF BANK
- RCP REINFORCED CONCRETE PIPE
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- CLF CHAIN LINK FENCE
- U- OVERHEAD UTILITY
- X- FENCE LINE
- SUBJECT
- PROPERTY LINE
- ADJOINING
- PROPERTY LINE
- AG ABOVE GRADE
- BG BELOW GRADE



EXISTING IMPERVIOUS
SURFACE SUMMARY

AREA	SQ. FEET
LOT TOTAL	4,838
HOUSE	590
STEPS	19
HVAC	9
TOTAL COVERAGE	618 / 12.8

ALL EXISTING IMPROVEMENTS
SHOWN HEREON ARE TO BE
REMOVED BY THIS DEMOLITION.

NO TREES PRESENT IN R/W AT
TIME OF SURVEY.

I, DERROL E. FURRY, HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 6840, PAGE 906, OR OTHER REFERENCE SOURCE); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN PLAT BOOK 33, PAGE 60, OR OTHER REFERENCE SOURCE SHOWN HEREON; THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000+; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600). WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, & SEAL THIS 27TH DAY OF JANUARY, 2025.

FOR THE FIRM
BOUNDARY ZONE, INC.
FIRM NUMBER: C-3534



BOUNDARY
zone, inc. SURVEYORS, ENGINEERS
AND LAND PLANNERS

WWW.BOUNDARYZONE.COM
FIRM NUMBER: C-3534

GRAPHIC SCALE - FEET



PROVIDING SERVICES FOR
METRO ATLANTA,
RALEIGH-DURHAM,
& CENTRAL FLORIDA

8024 GLENWOOD AVENUE
#109, RALEIGH, NC 27612
(919) 363-9226

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DEMOLITION PLAN

PREPARED FOR: SHELDON LAM
303 KNOLLS ST., CHAPEL HILL, NC 27516 - PIN: 9778-94-8568
LOTS 1 & 2 - COLE HEIGHTS EXTENSION #2 - BLOCK D
TOWN OF CHAPEL HILL, CHAPEL HILL TOWNSHIP
ORANGE COUNTY, NORTH CAROLINA - 01/27/2025

PROJECT
R24284-01

SHEET
1 OF 1

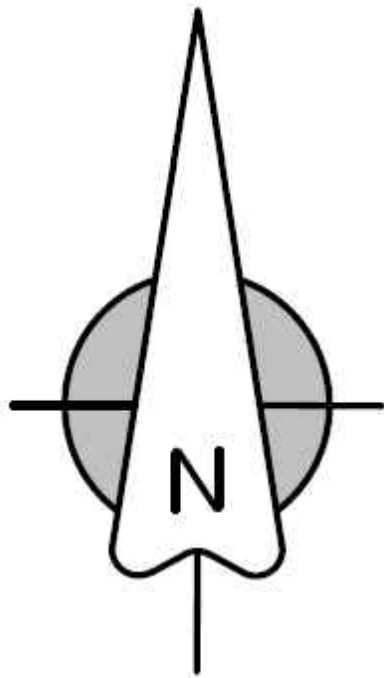
SITE PLAN REVIEW APPLICATION FOR
303 KNOLLS STREET, CHAPEL HILL NC

PROJECT & SITE INFORMATION

PIN:9778948568
Zoning District:R-3 (CD-4)
Project Description: Single story home
Net Land Area: 4,838 SF
Gross Land Area: 4891 SF
Proposed Setbacks: Street: 24', Interior: 8', Solar: 11'
Parking Spaces: 2 tandem spaces
Floor Area: 1211 SF
Impervious Surface Area: Existing: 618 SF, Proposed: 1557 SF
Area of Land Disturbance: 1924 SF



VICINITY MAP
No scale



NC GRID (NAD 83/2011)

General Notes

Proposed new construction of property located at 303 Knolls Street drawn using Boundary Zone, Inc. demo plan survey project R24284-01

Consultation from Town of Chapel Hill has determined that there is a 50' RCD buffer on lot with Streamside zone regulations applied.

Area of 50' RCD buffer encroachment = 435 SF

LEGEND

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- 5/8" REBAR SET
- COMPUTED POINT
- R/W MONUMENT
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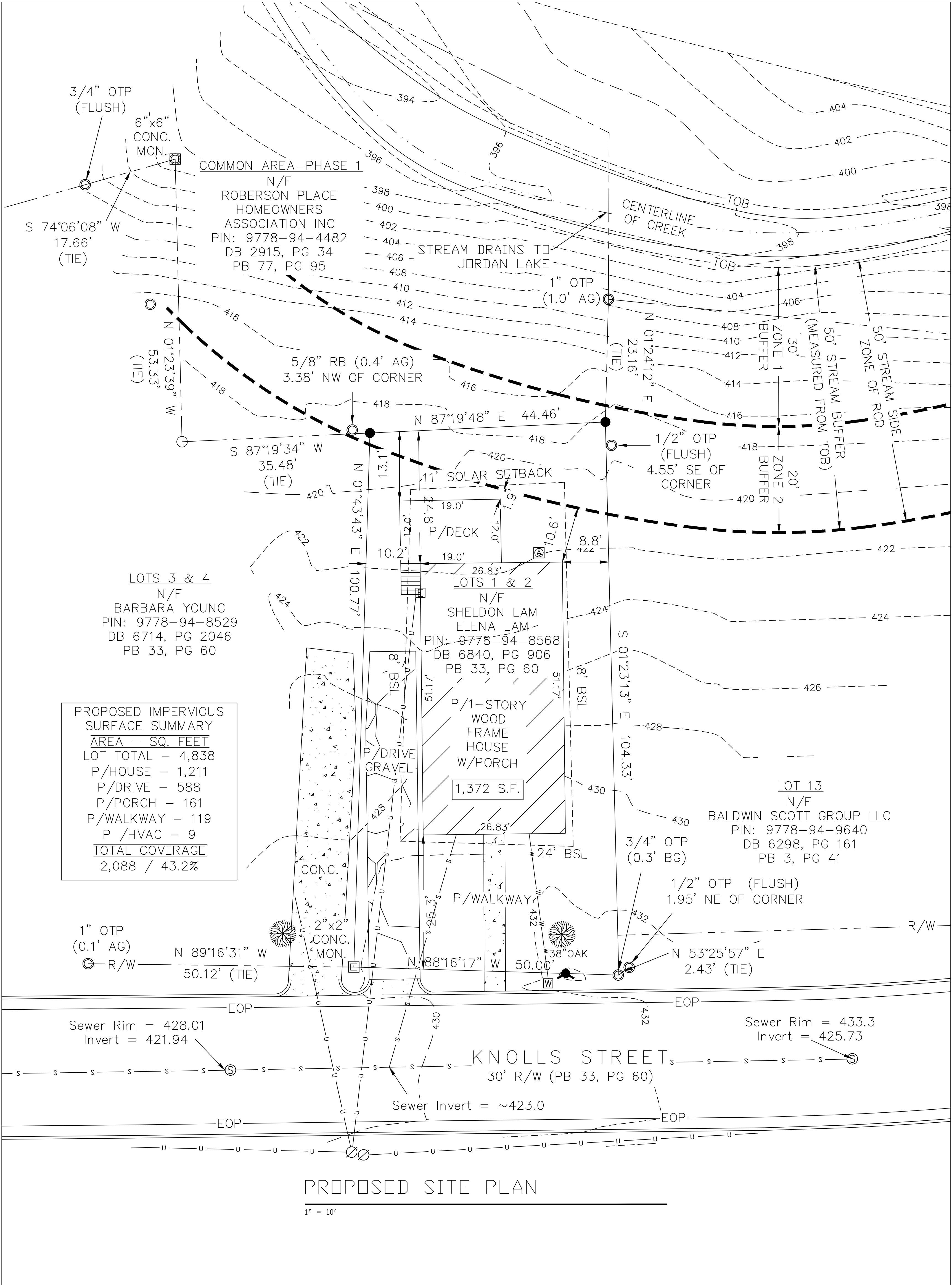
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ADJOINING
PROPERTY LINE
AG ABOVE GRADE
BG BELOW GRADE

1	1	May'25
No.	Revision/Issue	Date

Firm Name and Address
Sheldon Lam & Elena Lam
303 Knolls Street

Project Name and Address
303 Knolls St Rebuild
Parcel: 9778948568
303 Knolls Street
Chapel Hill, NC 27516

Project 303 Knolls St Rebuild	Sheet
Date 5/6/2025	2 of 4
Scale As Noted	



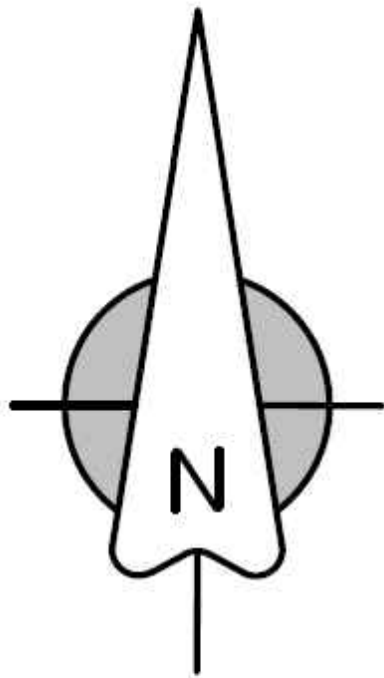
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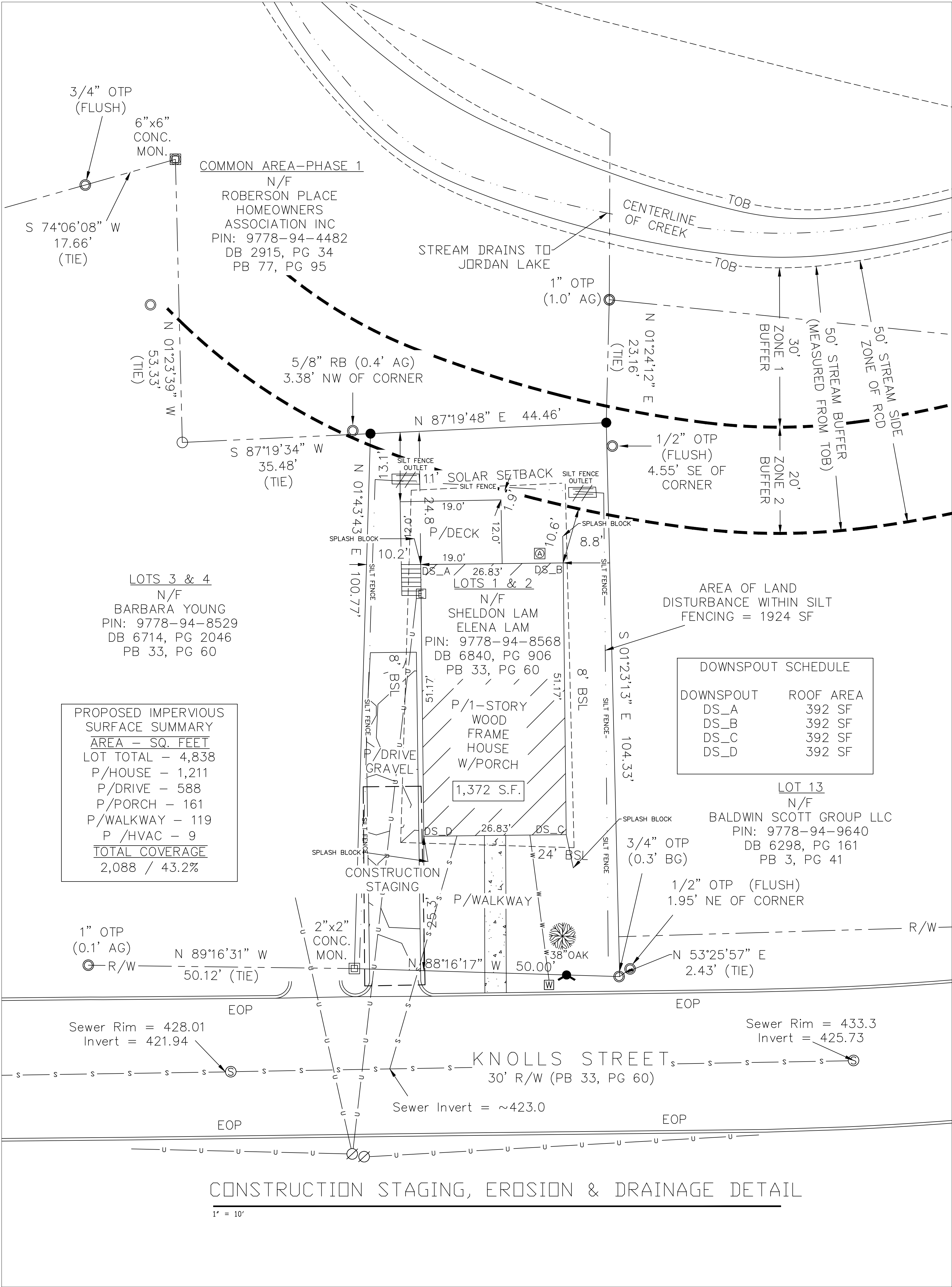
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No.	1	May'25
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303 Knolls Street

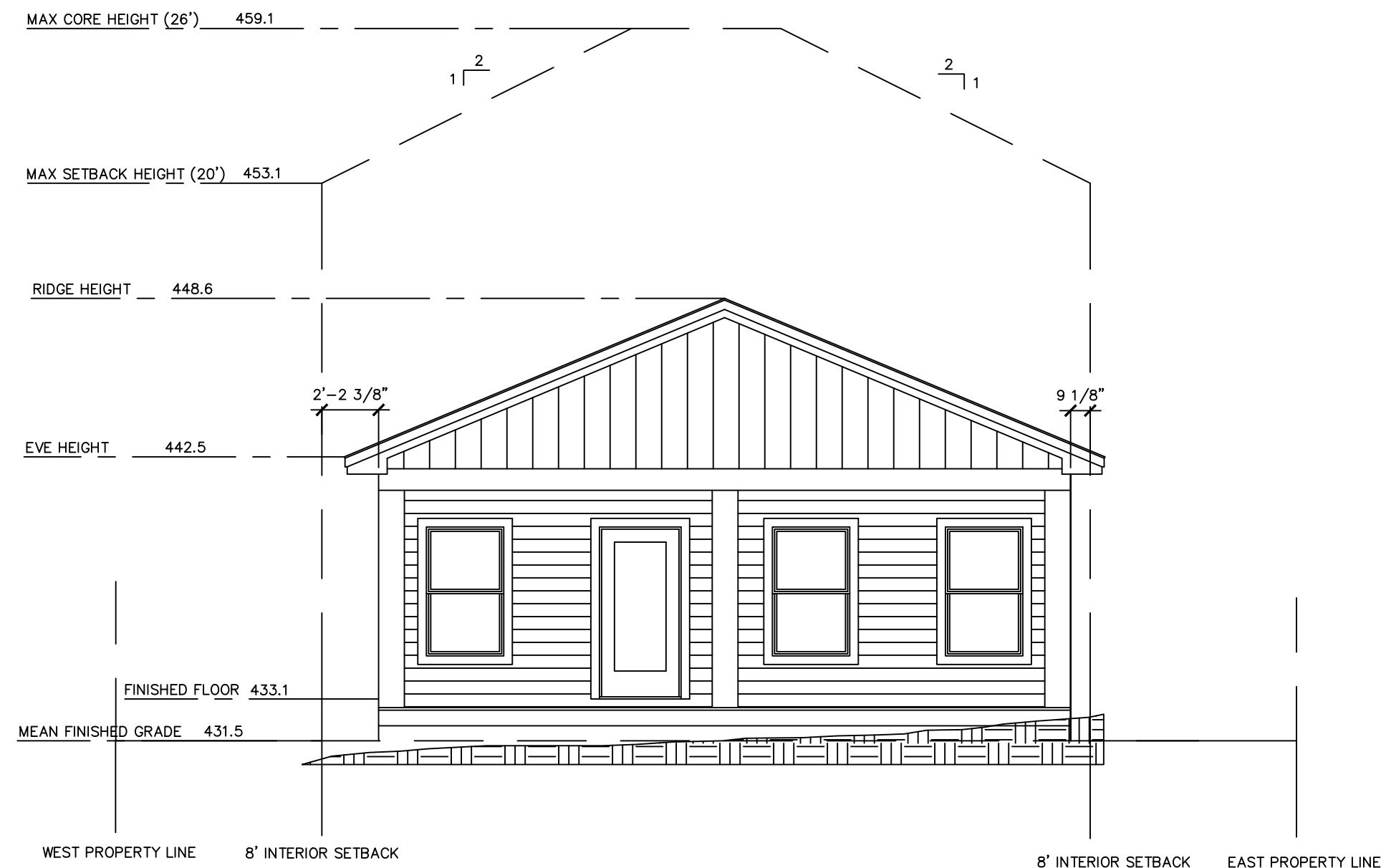
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303 Knolls Street
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Project 303 Knolls St Rebuild	Sheet 3 of 4
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Scale As Noted	



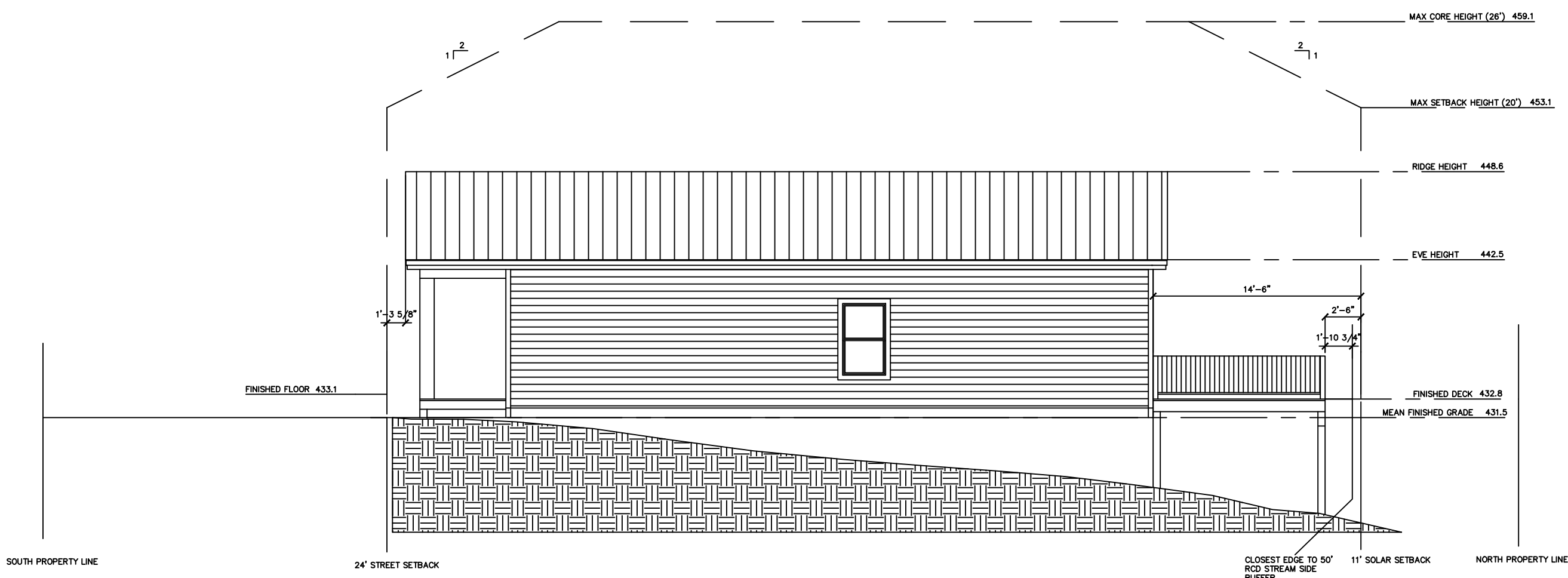
SITE PLAN REVIEW APPLICATION FOR 303 KNOLLS STREET, CHAPEL HILL NC

Proposed Elevations



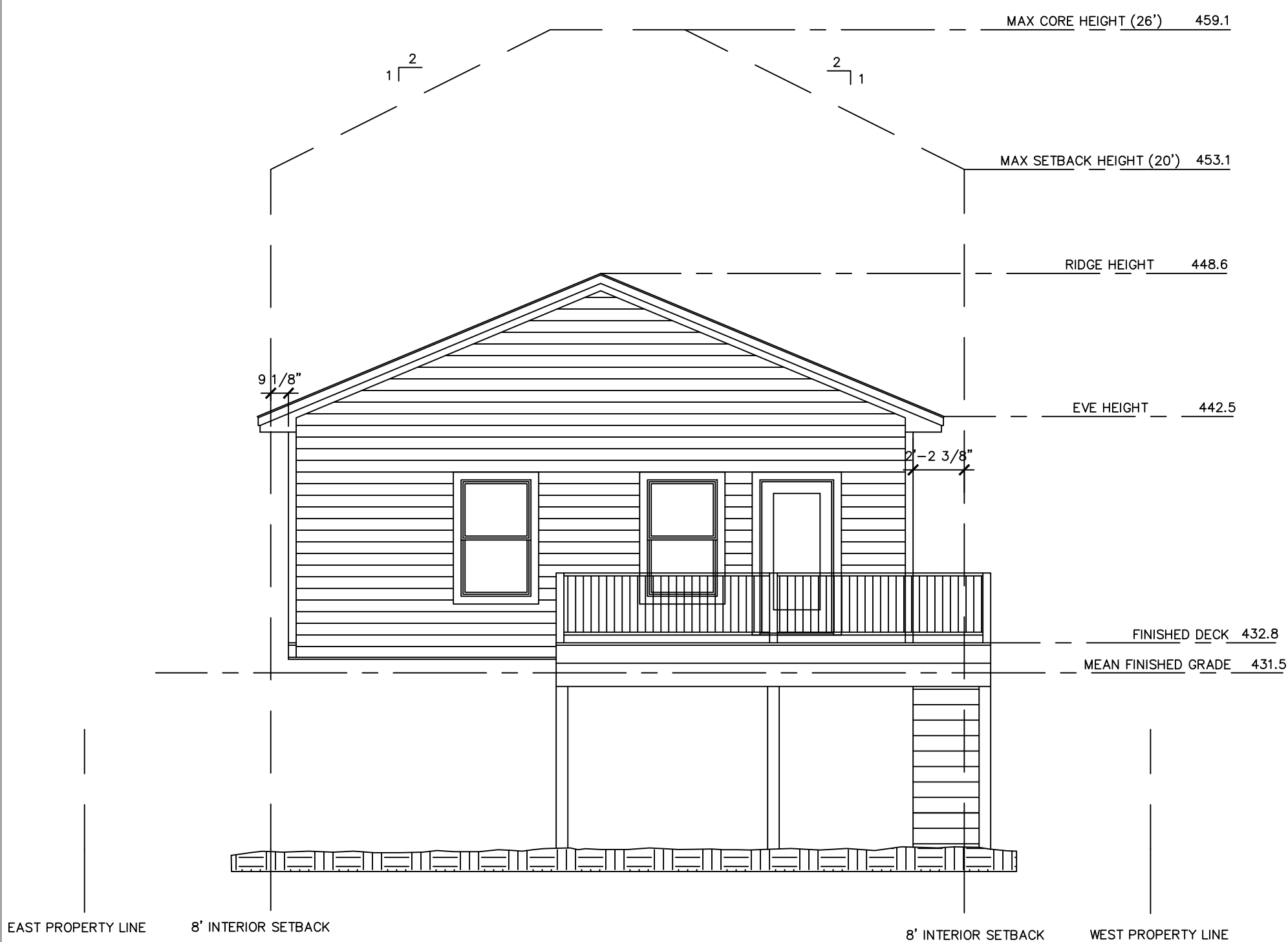
PROPOSED ELEVATION – SOUTH

3/16" = 1'-0"



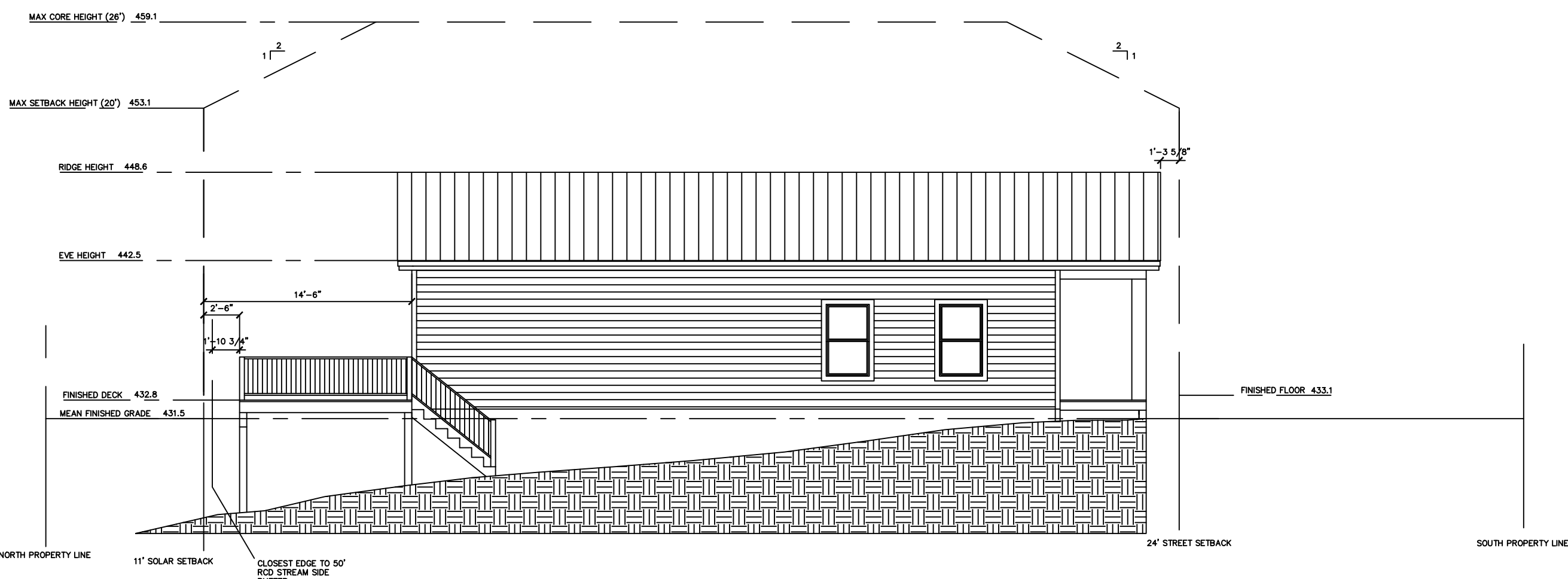
PROPOSED ELEVATION – EAST

1/8" = 1'-0"



PROPOSED ELEVATION – NORTH

3/16" = 1'-0"



PROPOSED ELEVATION – WEST

1/8" = 1'-0"

General Notes

Building envelope in accordance with Sec. 4.3 Pine Knolls Conservation District (Maximum Primary Building Height = 20', Maximum Secondary Building Height = 26') for Site Plan Review Application.

Consultation from Town of Chapel Hill has determined that there is a 50' RCD buffer on lot with Streamside zone regulations applied. The closest edge of the 50' RCD buffer is shown for reference in the east/west elevations. Please see site plan for additional detail for topological view.



VICINITY MAP
No scale

1	2	May'25
No.	Revision/Issue	Date

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303 Knolls Street

Project Name and Address
303 Knolls St Rebuild
Parcel: 9778948568
303 Knolls Street
Chapel Hill, NC 27516

Project 303 Knolls St Rebuild	Sheet 3 of 4
Date 5/1/2025	
Scale As Noted	