

OBEY MEADOWS

1609 US 15 501 SOUTH, CHAPEL HILL, NC

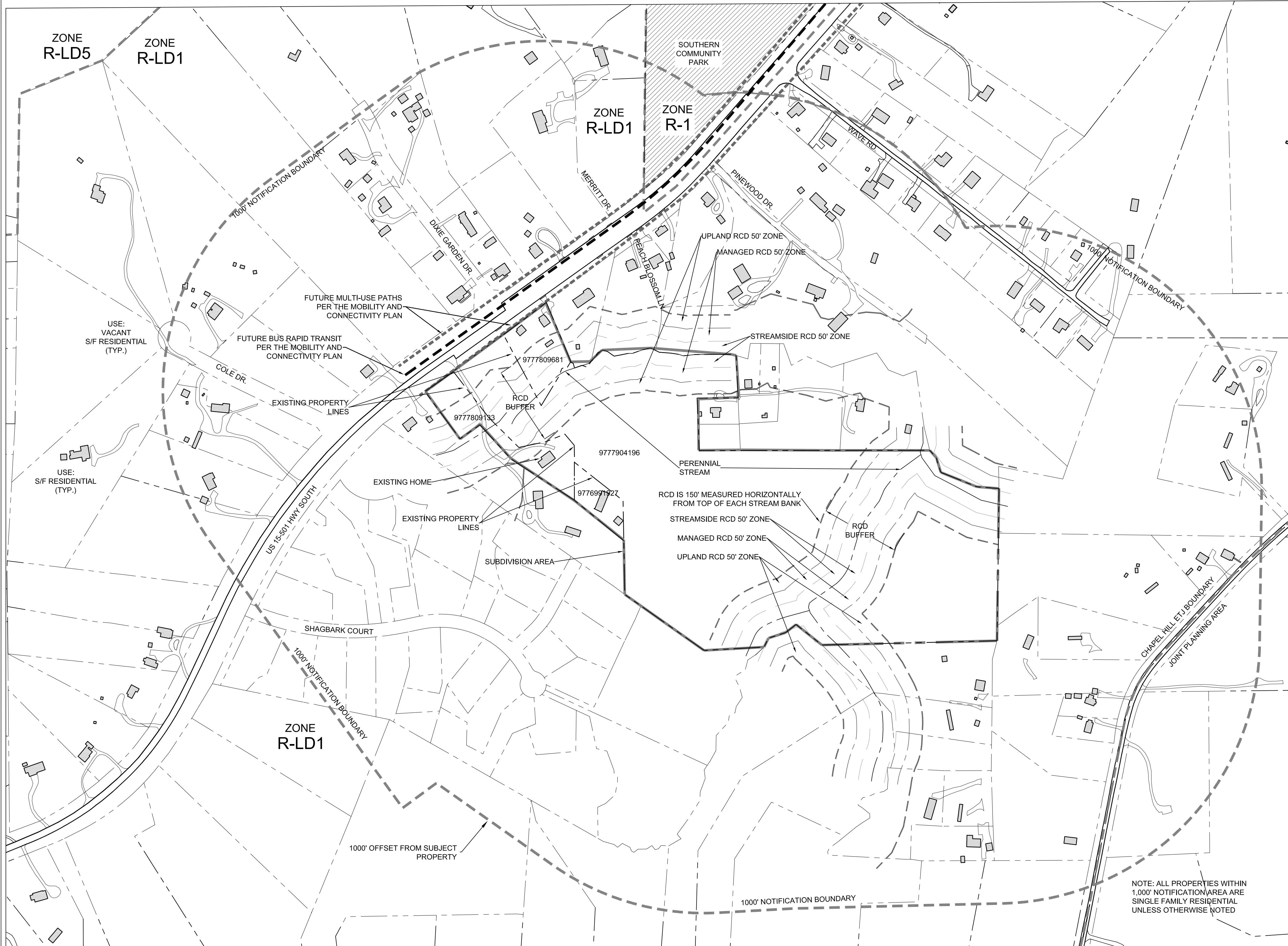
CONCEPT APPLICATION - MAJOR SUBDIVISION



Coulter
Jewell
Thames, PA

111 West Main Street
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NC BOARD OF EXAMINERS FOR
ENGINEERS AND SURVEYORS
LIC # C-1209
NC BOARD OF LANDSCAPE
ARCHITECTS LIC # C-104



SITE DATA

PIN 9777-90-4196
9777-80-9681
9777-80-9133
9776-99-1927

ENVIRONMENTAL CONSTRAINTS JORDAN BUFFER
RESOURCE CONSERVATION DISTRICT

LAND AREA 1,459,839 SF / 33.514 AC

EXISTING ZONING: R-LD1
PROPOSED ZONING: UNCHANGED

EXISTING USE: SINGLE FAMILY RESIDENTIAL,
MOSTLY VACANT

PROPOSED USE: SINGLE FAMILY RESIDENTIAL, 11-12 LOTS

CONTACT INFORMATION

OWNER / DEVELOPER
PETER SLOMIANYJ
727 EASTOWNE DRIVE, SUITE 3000
CHAPEL HILL NC 27514
CONTACT: PETER SLOMIANYJ
b1bomber@aol.com

APPLICANT / LANDSCAPE ARCHITECT
COULTER JEWELL THAMES PA
111 WEST MAIN STREET, DURHAM NC 27701
919-682-0368
CONTACT: WENDI RAMSDEN
wramsdencjtpa.com

Project:

OBEY MEADOWS

1609 US 15 501 S

Chapel Hill,
Orange County,
North Carolina

PIN:
9777904196
9776991927
9777809133
9777809681



CONCEPT PLAN SUBMITTAL
MAJOR SUBDIVISION

PRELIMINARY-DO NOT
USE FOR CONSTRUCTION

Job Number: 1747

Drawn	WLR, PBR, MTC
Checked	WLR, PBR
Date	5-22-18
Revisions	

LIST OF SHEETS

- CP-1 COVER & AREA MAP
- CP-2 EXISTING CONDITIONS PLAN
- CP-3 PROPOSED LOT LAYOUT PLAN

Sheet Title:

COVER/
AREA
MAP

Sheet Number

CP-1

1
CP-1
AREA MAP
1" = 200'



NOTE: ALL PROPERTIES WITHIN
1,000' NOTIFICATION AREA ARE
SINGLE FAMILY RESIDENTIAL
UNLESS OTHERWISE NOTED



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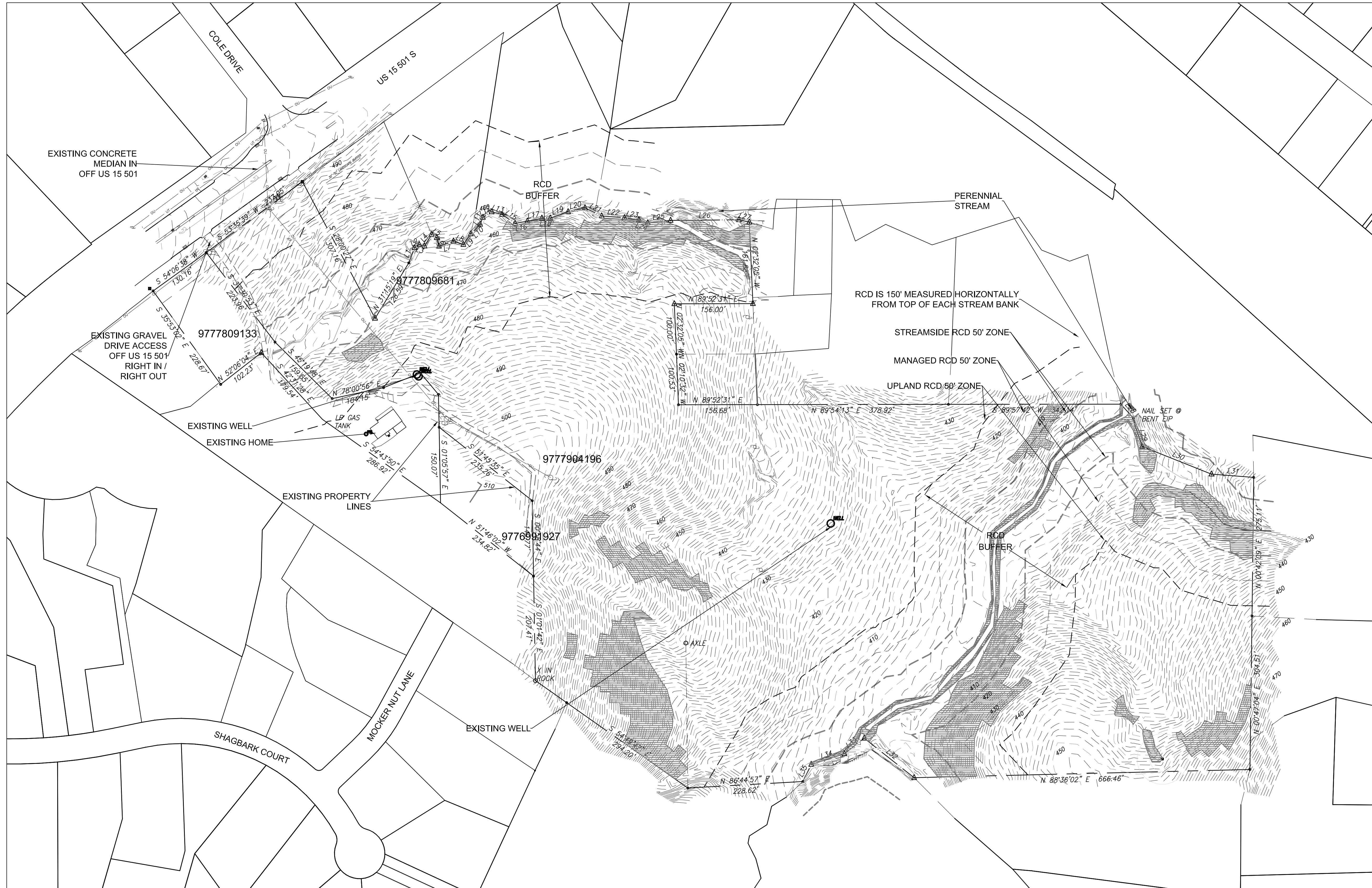
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Sheet Title:

**EXISTING
CONDITIONS**

Sheet Number

CP-2



- LEGEND**
- PROPERTY LINE
 - PERENNIAL STREAM - TOP OF BANK
 - PERENNIAL STREAM - BOTTOM OF BANK
 - RESOURCE CONSERVATION DISTRICT STREAMSIDE ZONE
 - RESOURCE CONSERVATION DISTRICT MANAGED ZONE
 - RESOURCE CONSERVATION DISTRICT UPLAND ZONE
 - ▨ STEEP SLOPES >25%
127,415 sf = 8.7% OF SITE

1. THERE IS NO PUBLIC WATER SERVICE AVAILABLE TO THE SITE
2. THERE IS NO PUBLIC SANITARY SEWER SERVICE AVAILABLE TO THE SITE.
3. ELECTRIC SERVICE IS AVAILABLE TO THE SITE.

The parcel contains two jurisdictional streams running south to north. One is located approximately 175' off the road, and the other is located approximately 500' from the eastern property line. There are RCD zones on each stream, 150' wide horizontally from the top of each stream bank.

Slopes: The site has a lot of steep slopes which are marked on the plan. There are two valleys that run through the site (with jurisdictional streams) leaving 3 highland areas.

Vegetation: The entire site is forested. All required tree coverage will be met with existing vegetation.

Soils: The homes will need to be served with well water and septic sanitary sewer systems. Appropriate septic fields are scattered throughout the site.

1
CP-2
EXISTING CONDITIONS PLAN
1" = 100'-0"



2
CP-2
EXISTING SERVICES

3
CP-2
SITE ANALYSIS



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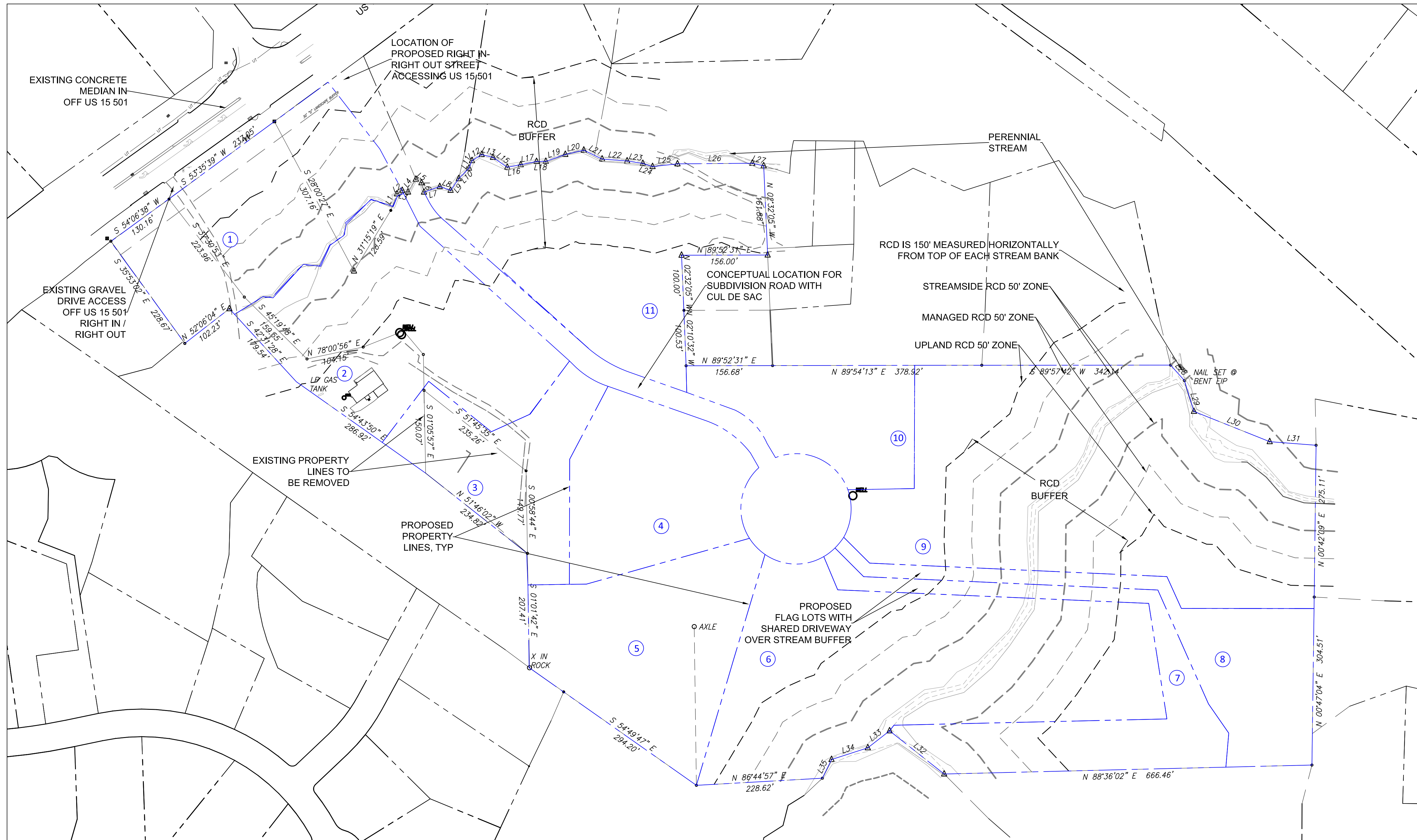
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Sheet Title:

**PROPOSED LOT
LAYOUT PLAN**

Sheet Number

CP-3



1. PERMITTING AND ENCROACHMENT AGREEMENTS THROUGH NC DOT ARE REQUIRED PRIOR TO ANY PROPOSED OR STIPULATED WORK IN THE US 15 501 RIGHT OF WAY. THIS INCLUDES BUT IS NOT LIMITED TO: DRIVEWAY PERMITS, UTILITY INSTALLATION IN THE RIGHT OF WAY, ROAD WIDENING, LANE IMPROVEMENTS, SIDEWALK OR TRAIL INSTALLATION, AND LANDSCAPING.
2. THE SITE IS NOT SERVED BY OWASA. EACH LOT WILL BE REQUIRED TO HAVE A WELL. EACH LOT WILL BE REQUIRED TO HAVE A PRIMARY AND BACK UP SEPTIC FIELD. EACH HOME SERVED BY WELL WATER WILL BE REQUIRED TO HAVE A SPRINKLER SYSTEM.

1
CP-3
PROPOSED LOT LAYOUT PLAN
1" = 100'



2
CP-3
PROPOSED CONDITIONS