

# CONCEPT PLAN OF CARRAWAY RESIDENTIAL PHASE III

115 / 135 CHAPEL POINT ROAD  
CHAPEL HILL, NC

PREPARED FOR:  
NORTHWOOD RAVIN  
3015 CARRINGTON MILL BOULEVARD  
MORRISVILLE, NC 27560

### CONTRACT PURCHASER / CLIENT:

NORTHWOOD RAVIN  
3015 CARRINGTON MILL BLVD., STE 460  
MORRISVILLE, NC 27560  
919-354-3680  
CONTACT: ADAM GOLDEN

### APPLICANT / CONSULTANT:

LANDSCAPE ARCHITECT / LAND PLANNER:  
THOMAS & HUTTON  
2510 MERIDIAN PARKWAY, STE 100  
DURHAM, NC 27713  
919-682-0368  
CONTACT: WENDI RAMSDEN

| SUBMITTAL HISTORY                    |         |
|--------------------------------------|---------|
| CONCEPT PLAN SUBMITTAL #1            | 8/29/24 |
| SUBMITTED TO THE TOWN OF CHAPEL HILL | DATE    |

8/29/24

J-32077

PREPARED BY:



### PROJECT DATA:

PARCEL:  
ADDRESS: 115 / 135 CHAPEL POINT ROAD  
PIN: 9870997083  
NET SITE SIZE: 842,609.63 SF / 19.344 AC  
GROSS SITE SIZE: 926,870 SF / 21.278 AC

LAND USE:  
EXISTING: VACANT, WOODED  
PROPOSED: SINGLE AND MULTI-FAMILY RESIDENTIAL

ZONING:  
EXISTING: CC-CZD  
PROPOSED: R6

EXISTING BUILDINGS: N/A

PROPOSED UNITS: 124 UNITS  
INCLUDING MULTIFAMILY, TOWNHOMES,  
AND SINGLE FAMILY HOMES

|                             |               |                 |
|-----------------------------|---------------|-----------------|
| TOTAL SITE AREA :           | NET LAND AREA | GROSS LAND AREA |
| NON-RCD AREA                | 446,129 SF    | 490,741 SF      |
| AREA IN STREAMSIDE RCD ZONE | 173,620 SF    | 190,982 SF      |
| AREA IN MANAGED RCD ZONE    | 122,851 SF    | 135,136 SF      |
| AREA IN UPLAND RCD ZONE     | 100,010 SF    | 110,011 SF      |

### RESOURCE CONSERVATION NOTES

STREAM BUFFERS:  
THERE IS A MAPPED STREAM AND ASSOCIATED STREAM BUFFER LOCATED ON SITE. A DETERMINATION WAS COMPLETED BY CHAPEL HILL PUBLIC WORKS ON 3-4-2020.

FLOODPLAIN PROTECTION:  
THE SITE IS NOT AFFECTED BY A MAPPED FLOODPLAIN ACCORDING TO FIRM MAPS 3710978900 J (FEB. 2 2007).

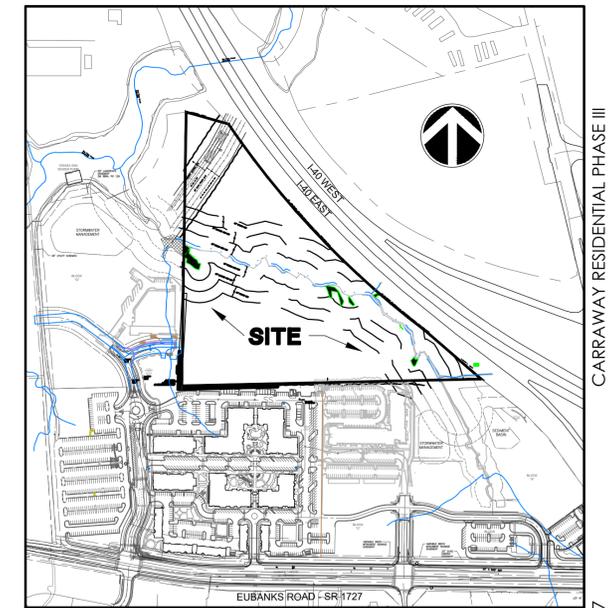
STEEP SLOPE PROTECTION:  
THERE ARE STEEP SLOPES ON SITE LOCATED PRIMARILY WITHIN THE RCD. STEEP SLOPES ARE NOTED ON THE EXISTING CONDITIONS PLAN, C-1.1.

WETLANDS:  
THERE ARE MAPPED WETLANDS ONSITE AS SHOWN IN THE EXISTING CONDITIONS PLAN SHEET C.1.1. THERE IS NO CONSTRUCTION PLANNED FOR THE WETLAND AREAS.

### PROJECT NOTES

BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY C.JT, PA DATED AUGUST 19, 2019 AND OCTOBER 22, 2022

SURROUNDING SITE AND PROPERTY INFORMATION PER CHAPEL HILL GIS AND DURHAM CO GIS



VICINITY MAP  
SCALE: 1" = 400'

### LOT DATA

SITE ADDRESS: 115 / 135 CHAPEL POINT ROAD

OWNER(S): OPTIMAL VENTURES LLC  
PIN: 9870997083  
NET SITE SIZE: 842,609.63 / 19.344 AC  
GROSS SITE SIZE: 926,870 SF / 21.278 SF  
DEED REFERENCE: 6742 / 2042

### Sheet List Table

| Sheet Number | Sheet Title              |
|--------------|--------------------------|
|              | COVER SHEET              |
| C1.0         | AREA MAP                 |
| C1.1         | EXISTING CONDITIONS PLAN |
|              | CONCEPTUAL YIELD STUDY   |

**PRELIMINARY  
- NOT FOR  
CONSTRUCTION**



2510 Meridian Parkway • Suite 100  
Durham, NC 27713  
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2:00/20/2017 10:00 AM C:\PROJECTS\185 CHAPEL POINT ROAD\185 CHAPEL POINT ROAD.dwg, Aug 28, 2024, 2:44 PM

PIN 9870997083  
 ENVIRONMENTAL CONSTRAINTS JORDAN BUFFER RESOURCE CONSERVATION DISTRICT  
 LAND AREA 844,031 SF / 19.376 AC  
 EXISTING ZONING: CC-CZD & OI-D-CZD  
 PROPOSED ZONING: R6

- POTABLE WATER IS AVAILABLE TO THE PARCEL WITH A WATER MAIN EXTENSION.
- SANITARY SEWER IS AVAILABLE TO THE PARCEL WITH A SEWER MAIN EXTENSION.
- NATURAL GAS IS AVAILABLE TO THE SITE.
- ELECTRIC SERVICE IS AVAILABLE TO THE SITE.

- LEGEND**
- PROPERTY LINE
  - BUILDING ENVELOPE
  - PERENNIAL STREAM
  - INTERMITTENT STREAM
  - BREAKPOINT BETWEEN PERENNIAL/INTERMIT. STREAM
  - FEMA FLOODWAY OR FLOOD HAZARD AREA ALL OFFSITE
  - RESOURCE CONSERVATION DISTRICT ZONES

- EXISTING IRON ROD (1/2") SET "MAG" NAIL - SURVEY BENCHMARK
- EXISTING IRON PIPE (1/2") COMPUTED POINT
- POSSIBLE SPRING
- WATER VALVE
- FIRE HYDRANT
- UTILITY POLE
- CURB INLET
- GUY WIRE
- WIRE FENCE
- SILT FENCE
- OVERHEAD POWER TRANSMISSION WIRES
- WATERLINE (APPROXIMATE LOCATION)
- TREE LINE
- PUBLIC ROADWAY RIGHT OF WAY LIMITS
- LOT LINE PLOTTED BY DEED - NOT SURVEYED
- PROPERTY LINE - NOT SURVEYED
- POSSIBLE RESOURCE CONSERVATION DISTRICT (SEE NOTE #6)
- RESOURCE CONSERVATION DISTRICT (RCD) (SEE CHAPEL HILL LUMO 3.6.3)
- ROCK OUTCROP

**2 PARCEL DATA**

**3 EXISTING SERVICES**



The parcel is bisected by a perennial stream with floodplain and an RCD zone, 150' wide horizontally from the top of each stream bank. The developable land includes approximately 7 acres between the stream and the south property line, with a smaller buildable area approximately 2.5 acres north of the stream buffer.

Slopes: The steepest slopes are in the stream buffer and RCD zones. The south developable area has slopes of 5-15% with the steepest area located where the new public street meets the property. The area north of the stream buffer has slopes of 5-10%.

Vegetation: Site is entirely wooded except for the electric transmission corridor.

**4 SITE ANALYSIS**

**LEGEND**

- SLOPES > 25%  
2,729 SF  
NO PROPOSED DISTURBANCE OF SLOPES > 25%
- SLOPES 15%-25%  
107,192 SF  
PROPOSED 8,890 SF ESTIMATED DISTURBANCE (8.3%) OF SLOPES 15%-25%
- AREA NOT HATCHED REPRESENTS SLOPES < 15%

**5 SLOPE SUMMARY**

**BASE INFORMATION**  
 TOPOGRAPHIC PARCEL INFORMATION SURVEYED  
 SURROUNDING INFORMATION FROM ORANGE COUNTY AND CHAPEL HILL GIS

| NO. | REVISIONS | BY | DATE |
|-----|-----------|----|------|
|     |           |    |      |
|     |           |    |      |
|     |           |    |      |

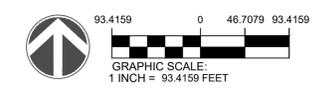
**THOMAS & HUTTON**  
 2510 Meridian Parkway • Suite 100  
 Durham, NC 27713 • 919.682.0368  
 www.thomasandhutton.com

**EXISTING CONDITIONS PLAN**

**CARRAWAY RESIDENTIAL PHASE III**

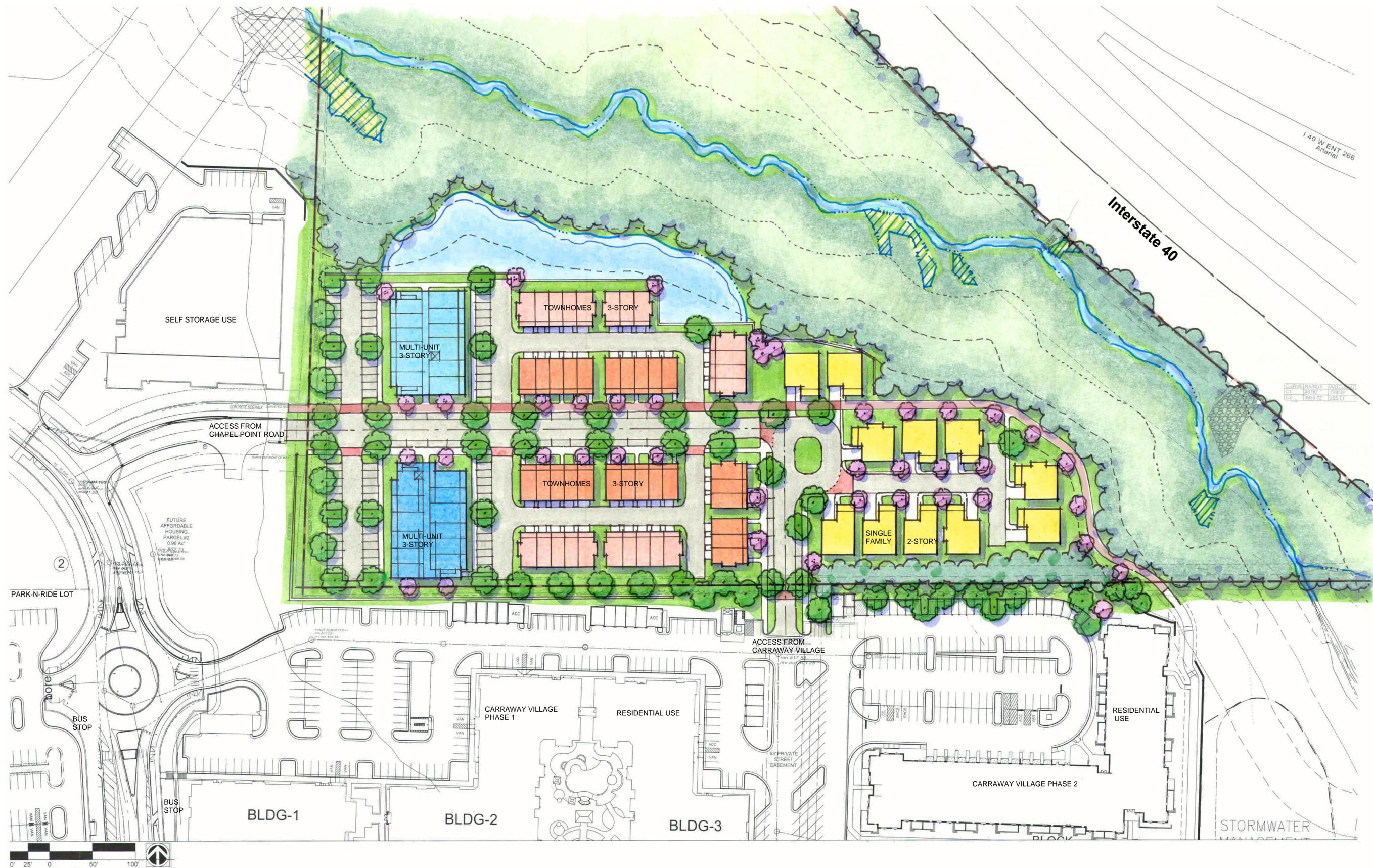
PROJECT LOCATION:  
 1181 155 CHAPEL POINT ROAD  
 CHAPEL HILL, NC

CLIENT/OWNER:  
 NORTHWOODS RAVIN  
 3015 CARRINGTON MILL BOULEVARD  
 MORRISVILLE, NC 27560



|           |               |
|-----------|---------------|
| DATE:     | 3/20/24       |
| DRAWN:    |               |
| DESIGNED: |               |
| REVIEWED: |               |
| APPROVED: |               |
| SCALE:    | 1" = 93.4159' |

**C1.1**



**CARRAWAY VILLAGE PHASE 3**  
**Northwood Ravin**  
 Cline Design      Scale: 1 In. = 50 Ft.