PROJECT AREA INSET
1" = 20'

PROPOSED BUILDING

NOTE:
BUILDING LOCATION MAY SHIFT PARALLEL TO THE BOLINWOOD DRIVE FRONTAGE UP TO +/- 10 FT FROM THE LOCATION SHOWN ON THIS EXHIBIT DURING FINAL DESIGN. UNDER NO CONDITION SHALL THE BUILDING (1) ENCROACH INTO THE RESOURCE CONSERVATION DISTRICT (RCD) OVERLAY, (2) ENCROACH INTO THE 50 FT PERENNIAL STREAM BUFFER, OR (3) EXCEED THE 18 FT ENCROACHMENT INTO THE OI-1 24 FT STREET SETBACK APPROVED UNDER BOA-26-2. THIS APPROVAL DOES NOT AUTHORIZE ANY OTHER DIMENSIONAL VARIANCE FROM THE CHAPEL HILL LUMO.

FLOODPLAIN LEGEND

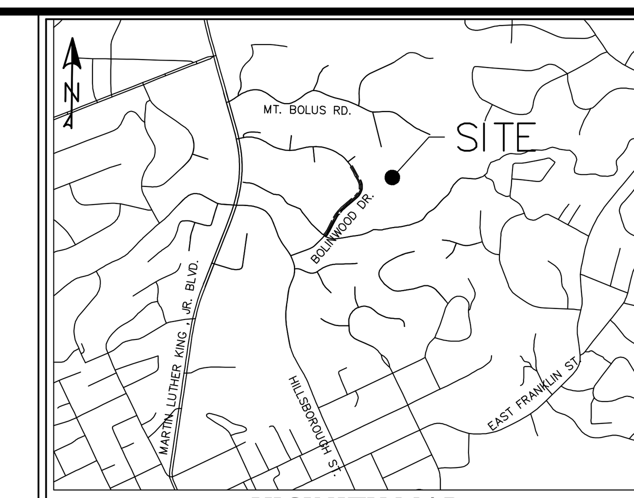
- 0.2% ANNUAL CHANCE FLOOD HAZARD CONTAINED IN CHANNEL, 0.2% ANNUAL CHANCE FLOOD HAZARD
- ZONES AE, AE: 1% ANNUAL CHANCE FLOOD HAZARD CONTAINED IN STRUCTURE, 1% ANNUAL CHANCE FLOOD HAZARD CONDITIONS
- ZONE AE: FLOODWAY, 1% ANNUAL CHANCE FLOOD HAZARD CONDITIONS: FLOODWAY, 1% FUTURE CONDITIONS CONTAINED IN CHANNEL: FLOODWAY
- JORDAN LAKE BUFFER (APPROXIMATE LOCATION)

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

SAFETY IS IN YOUR HANDS.
EVERY DIG. EVERY TIME.



VICINITY MAP
1" = 2,000'

PROPERTY INFORMATION

TRACT 1

PROPERTY ADDRESS:	700 BOLINWOOD DR.
PIN:	9789515651
DEED BOOK & PAGE:	D.B.6861, PG. 1683
PLAT BOOK & PAGE:	UNKNOWN
LOT SIZE:	27.09 Ac.
CORPORATE LIMITS:	TOWN of CHAPEL HILL
CURRENT ZONING:	R2 (RESIDENTIAL–2, 4 UNITS/AC.
PROPOSED ZONING	R2 (RESIDENTIAL–2, 4 UNITS/AC.
CURRENT USE:	MULTI–FAMILY DWELLINGS UNITS
PROPOSED USE:	AS–IS
CURRENT LANDOWNER:	FOUNTAIN V E JR ET AL STRATFORD INVESTMENTS LLC
LANDOWNER ADDRESS:	PO BOX 930 C/O BROWN INVESTMENTS PROPERTIES INC GREENSBORO, NC 27402
LANDOWNER PHONE #:	UNKNOWN AT THIS TIME
LANDOWNER E–MAIL:	UNKNOWN AT THIS TIME
LOT SIZE:	
APPLICANT/DEVELOPER:	TURN KEY CONSTRUCTION of NC, INC.
CONTACT PERSON:	CHRISTIN SLATE
APPLICANT ADDRESS:	112 EDGEHILL COURT KERNERSVILLE, NC 27284
APPLICANT PHONE #:	UNKNOWN
APPLICANT E–MAIL:	CHRISTIN@TKOFNC.COM

PARKING REQUIREMENTS

THE PARKING REQUIREMENTS FOR THE EX. MULTI–FAMILY DWELLING UNITS WAS ESTABLISHED PER THE "AT TIME" LAND DEVELOPMENT ORDINANCE of THE TOWN of CHAPEL HILL.

NO PARKING REQUIREMENTS FOR THE PROPOSED USE COULD NOT BE DETERMINED.

DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA:	10,000 SF
MINIMUM FRONTAGE:	52 LF
MINIMUM LOT WIDTH:	65 LF
MINIMUM SETBACKS:	
BUILDING HEIGHT SETBACK(MAX.):	29 FT
BUILDING HEIGHT CORE(MAX.):	50 FT
STREET SETBACK(MIN.)::	26 FT.
INTERIOR SETBACK(MIN.):	11 FT.
SOLAR SETBACK(MIN.)::	13 FT.
IMPERVIOUS SURFACE RATIO(MAX.):	.5/.7
FLOOR AREA RATIO(MAX.):	.093

LANDSCAPING REQUIREMENTS

THE LANDSCAPING REQUIREMENTS FOR THE CURRENT LAND USE WAS ESTABLISHED PER THE "AT TIME" LAND DEVELOPMENT ORDINANCE of THE TOWN of CHAPEL HILL.

LANDSCAPING REQUIREMENTS FOR THE PROPOSED USE COULD NOT BE DETERMINED.

WATERSHED INFORMATION

DESIGNATED WATERSHED:	JORDAN LAKE(UNPROTECTED)
RIVER BASIN	CAPE FEAR
EXISTING BUA:	254 SF
% OF EX. BUA:	UNKNOWN
PROPOSED BUA:	440 SF
% OF PROP. BUA:	0.00003%
AMOUNT of LAND DISTURBANCE:	725± SF

SURVEYOR'S INFORMATION

NO BOUNDARY NOR TOPOGRAPHIC SURVEY HAS BEEN PERFORMED AT THIS TIME. INFORMATION PROVIDED WAS GATHERED FROM TOWN of CHAPEL HILL GIS AND ASSEMBLED BY CIVIL BUILDERS,PC.

Civil Builders
ENGINEERING SERVICES
Engineering Quality. Building Trust.
714 Summit Avenue
Greensboro NC, 27405
Phone: 336.370.6289
Email: bkalstonPE@gmail.com

PRELIMINARY NOT FOR CONSTRUCTION

PE SEAL

FIRM SEAL
CIVIL BUILDERS ENGINEERING SERVICES, P.C. CORPORATE SEAL C-5308 NC

NEW LEASING OFFICE FOR: STRATFORD HILLS APARTMENTS
700 BOLINWOOD DRIVE
CHAPEL HILL, NC 27514

OVERALL EXISTING CONDITIONS & SCHEMATIC DESIGN

#	REVISION(S):

DESIGNED BY: BKA/DF
DRAWN BY: DF
CHECKED BY: BKA
SUBMITTAL #: 1
PROJ.#: 25_P005
DATE: 2026.05.22

C-1.00