

Z:\32077\32077.0000\ENGINEERING\DWG\J-32077.0000-CE-PL-DWG -- Feb. 27, 2025 -- 11:08 AM

Z:\32077\32077.0000\ENGINEERING\DWG\J-32077.0000-CE-PL-DWG -- Feb. 27, 2025 -- 11:08 AM

CONDITIONAL ZONING OF CARRAWAY RESIDENTIAL PHASE III

115 / 135 CHAPEL POINT ROAD
CHAPEL HILL, NC

PREPARED FOR:
NWR DEVELOPMENT LLC
3015 CARRINGTON MILL BOULEVARD
MORRISVILLE, NC 27560

CONTRACT PURCHASER / CLIENT:

NWR DEVELOPMENT LLC
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, RLA

CIVIL ENGINEER:

THOMAS & HUTTON
2510 MERIDIAN PARKWAY, STE 100
DURHAM, NC 27713
919-682-0368
CONTACT: MICHAEL MISSELWITZ, PE

SUBMITTAL HISTORY	
CONDITIONAL ZONING SUBMITTAL #1	2/27/25
SUBMITTED TO THE TOWN OF CHAPEL HILL	DATE

J-32077.0000

PREPARED BY:



PROJECT DATA:

PARCEL:
OWNER: OPTIMAL VENTURES LLC
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 & OI-2-CZD
PROPOSED: R-6-CZD

EXISTING BUILDINGS: N/A

PROPOSED UNITS: 120-130 UNITS
INCLUDING 65 MULTI-FAMILY, 48 TOWNHOMES,
AND 11 SINGLE FAMILY HOMES

PROPOSED IMPERVIOUS AREA: 198,924 SF 21.46% OF SITE
PROPOSED DISTURBANCE: 329,810 SF / 7.57 AC ON SITE

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

RCD DISTURBANCE AND IMPERVIOUS :	NET LAND AREA	PROPOSED DISTURBANCE	PROPOSED IMPERVIOUS
STREAMSIDE RCD ZONE	173,620 SF	0	0
MANAGED RCD ZONE	122,851 SF	18,340 SF 14.93%	45 SF 0.04%
UPLAND RCD ZONE	100,010 SF	44,500 SF 44.50%	4,065 SF 4.06%

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).

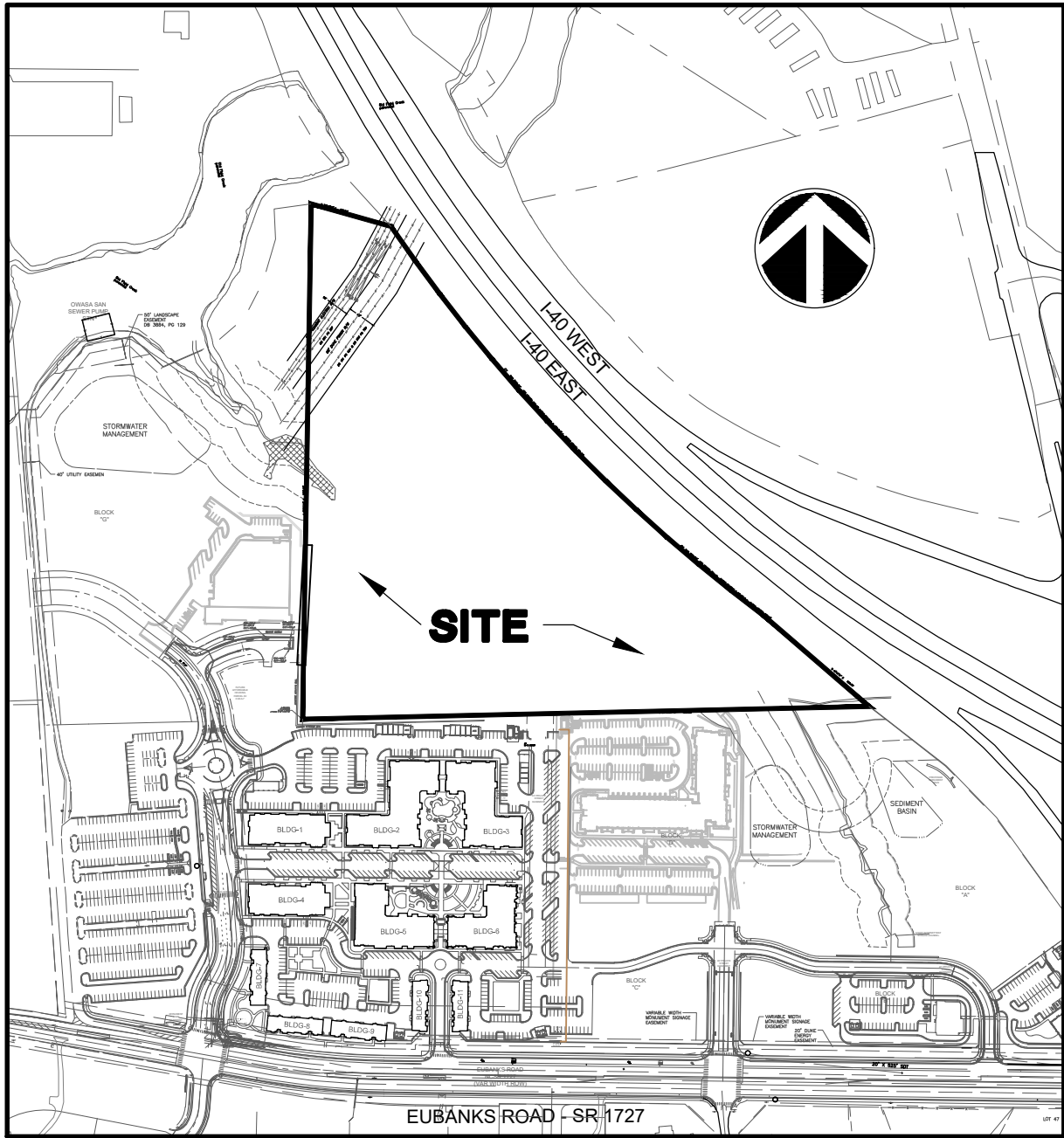
STEEP SLOPE PROTECTION:
THERE ARE STEEP SLOPES ON SITE LOCATED PRIMARILY WITHIN
THE RCD. STEEP SLOPES ARE NOTED ON THE SLOPE ANALYSIS &
IMPACTS PLAN, SHEET D1.3.

WETLANDS:
THERE ARE MAPPED WETLANDS ONSITE AS SHOWN IN THE
EXISTING CONDITIONS PLAN SHEET D1.2. 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'

J-32077.0000 CARRAWAY RESIDENTIAL PHASE III

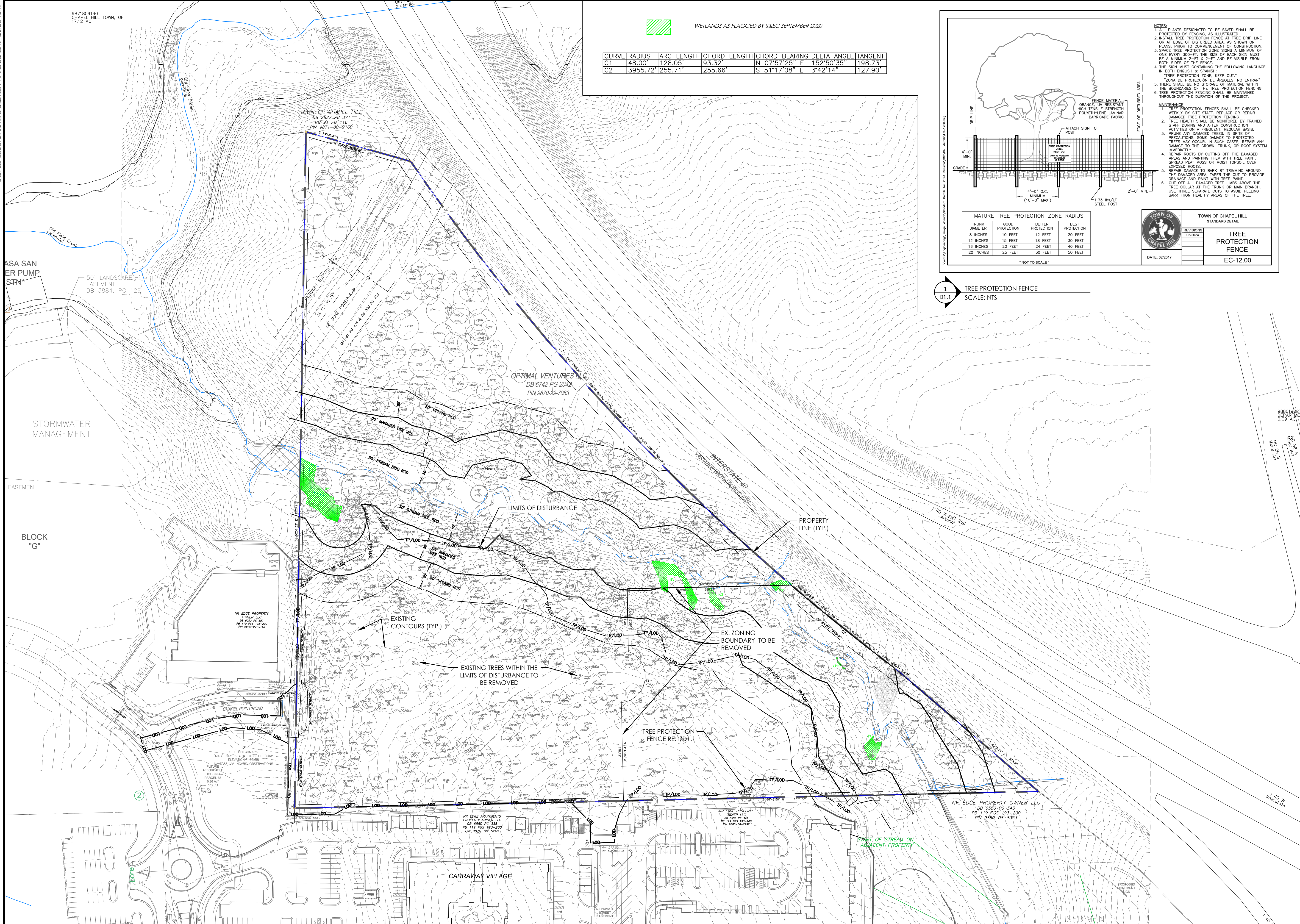
Sheet List Table

Sheet Number	Sheet Title
--	COVER SHEET
A1.1	AREA MAP
D1.1	OVERALL EXISTING CONDITIONS
D1.2	EXISTING CONDITIONS & DEMOLITION PLAN
D1.3	SLOPE ANALYSIS & IMPACTS PLAN
C1.1	SITE PLAN
C1.2	FIRE SAFETY PLAN
C1.3	SITE DETAILS
C2.1	UTILITY PLAN
C3.1	PAVING, GRADING, & DRAINAGE PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE DETAILS
L1.3	LANDSCAPE PROTECTION PLAN

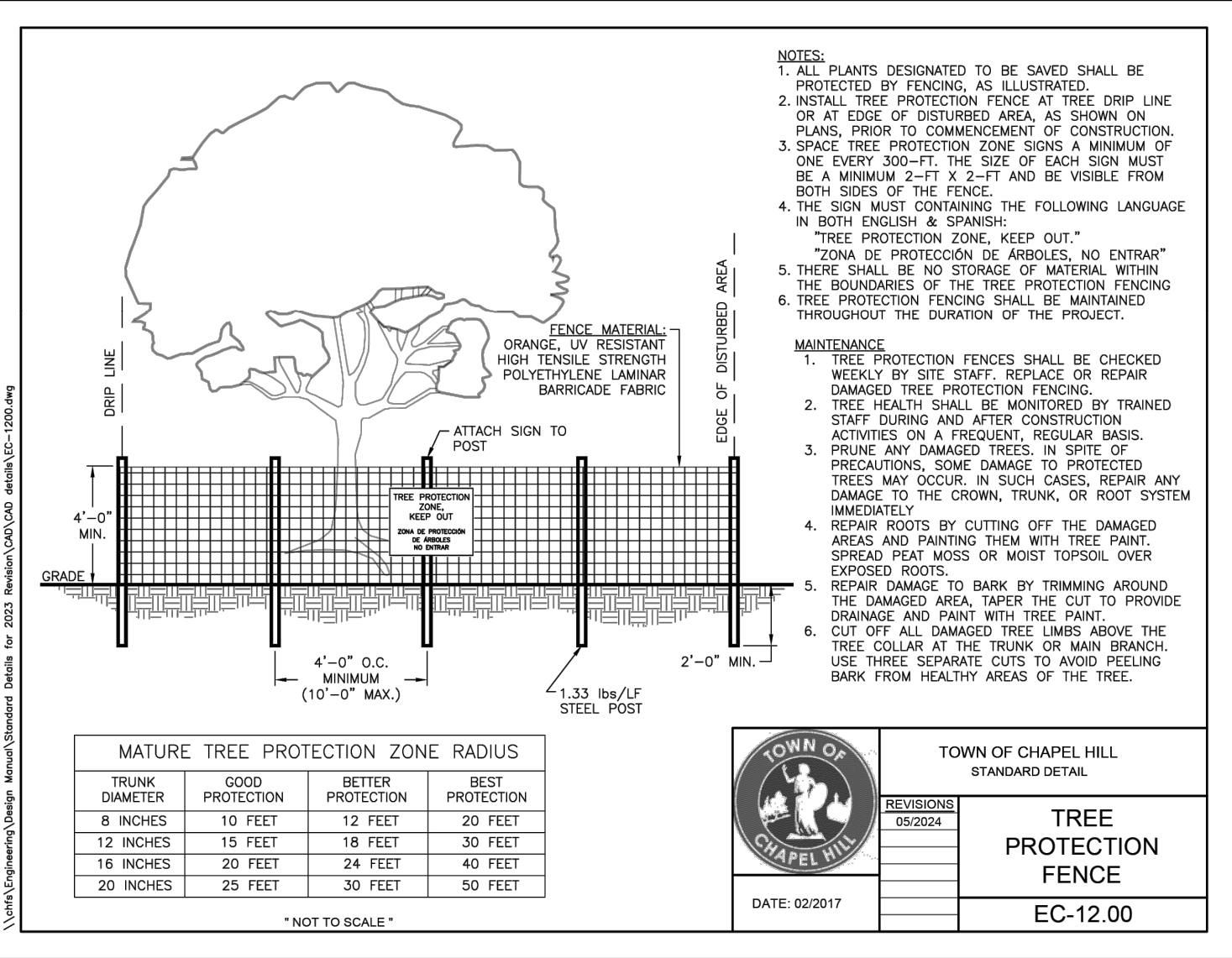
PRELIMINARY
- NOT FOR
CONSTRUCTION



2510 Meridian Parkway • Suite 100
Durham, NC 27713
p.919.682.0368
www.thomasandhutton.com



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	48.00'	128.05'	93.32'	N 07°57'25" E	152°50'35"	198.73'
C2	3955.72'	255.71'	255.66'	S 51°17'08" E	3°42'14"	127.90'



1
D1.1
TREE PROTECTION FENCE
SCALE: NTS

NO.

REVISIONS

BY

DATE

THOMAS & HUTTON

2510 Meridian Parkway • Suite 100
Durham, NC 27713 • 919.682.0368
www.thomasandhutton.com

OVERALL EXISTING CONDITIONS

CARRAWAY RESIDENTIAL PHASE III

PROJECT LOCATION:
115 / 135 CHAPEL POINT ROAD
CHAPEL HILL, NC

CLIENT/OWNER:
NWR DEVELOPMENT LLC
3015 CARRINGTON MILL BOULEVARD
MORRISVILLE, NC 27560

800

0

40

80

DATUM: HORIZ.: NAD 83
VERT.: NAVD 88

JOB NO: 32077.0000

DATE:

DRAWN: WLR, MPM, MTC

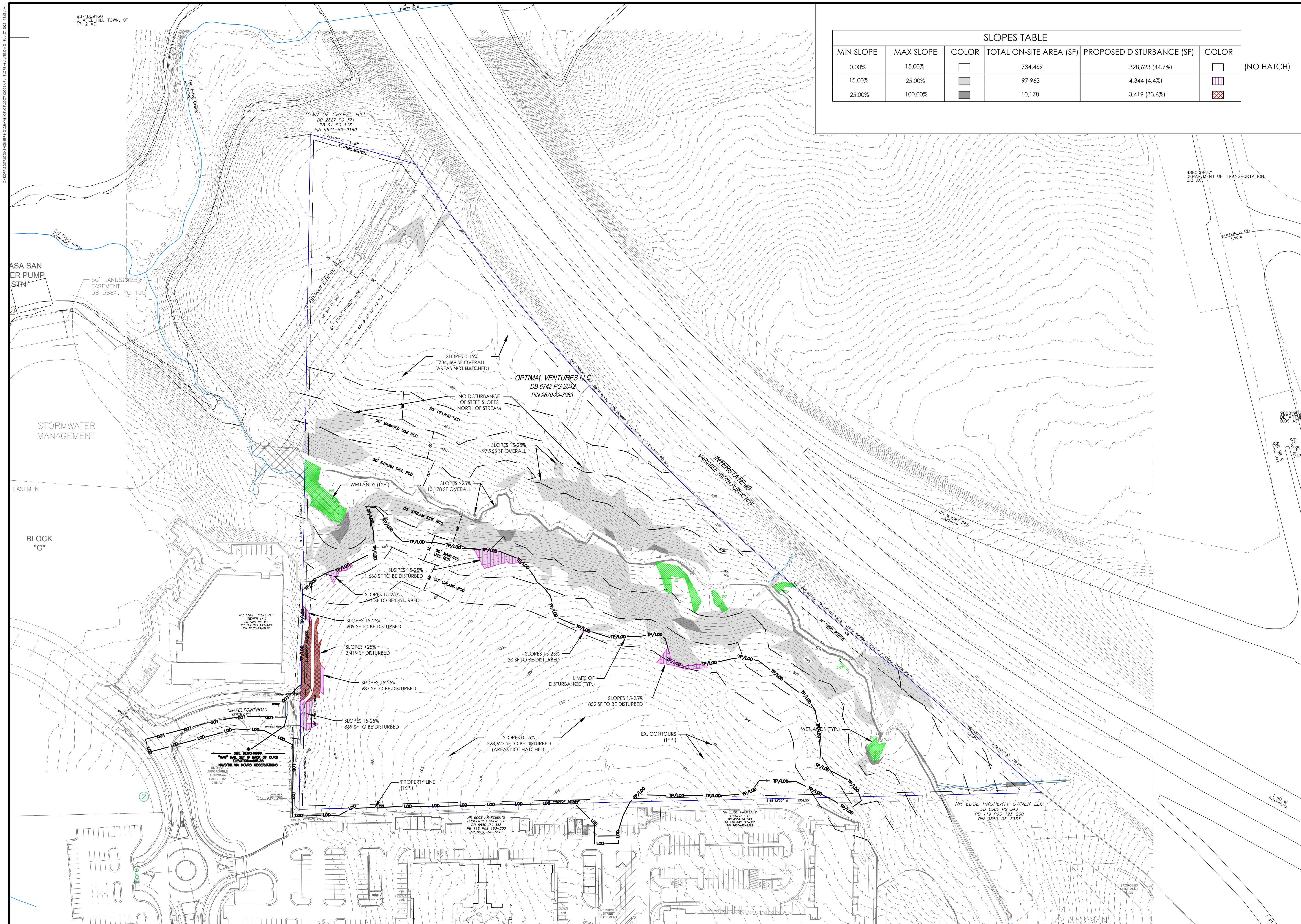
DESIGNED: WLR, MPM

REVIEWED:

APPROVED:

SCALE: 1" = 80'

D1.1



SLOPES TABLE					
MIN SLOPE	MAX SLOPE	COLOR	TOTAL ON-SITE AREA (SF)	PROPOSED DISTURBANCE (SF)	COLOR
0.00%	15.00%		734,469	328,623 (44.7%)	
15.00%	25.00%		97,963	4,344 (4.4%)	
25.00%	100.00%		10,178	3,419 (33.6%)	

(NO HATCH)

NO.	REVISIONS	BY	DATE

PRELIMINARY
NOT FOR
CONSTRUCTION



2510 Meridian Parkway • Suite 100
Durham, NC 27713 • 919.682.0368
www.thomasandhutton.com

SLOPE ANALYSIS & IMPACTS PLAN

CARRAWAY RESIDENTIAL
PHASE III

PROJECT LOCATION:
115 / 135 CHAPEL POINT ROAD
CHAPEL HILL, NC

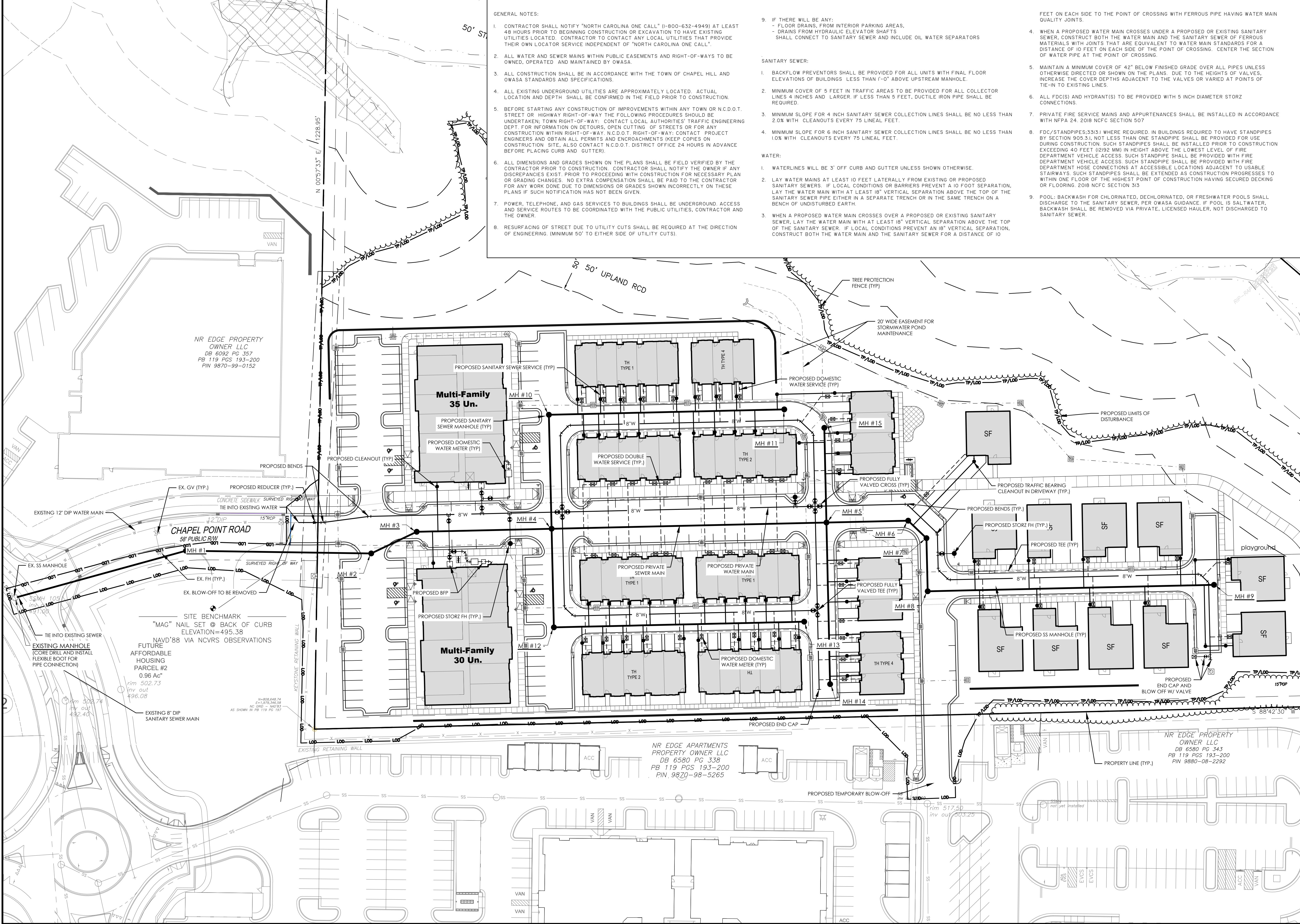
CLIENT/OWNER:
NWR DEVELOPMENT LLC
3015 CARRINGTON MILL BOULEVARD
MORRISVILLE, NC 27560



DATUM: HORIZ.: NAD 83 VERT.: NAVD 88

JOB NO:	32077.0000
DATE:	
DRAWN:	WLR, MPM,
DESIGNED:	WLR, MPM
REVIEWED:	
APPROVED:	
SCALE:	1" = 80'

D1.3



GENERAL NOTES:

- CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (1-800-632-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICE INDEPENDENT OF "NORTH CAROLINA ONE CALL".
- ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHT-OF-WAYS TO BE OWNED, OPERATED AND MAINTAINED BY OWASA.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CHAPEL HILL AND OWASA STANDARDS AND SPECIFICATIONS.
- ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATELY LOCATED. ACTUAL LOCATION AND DEPTH SHALL BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.
- BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS WITHIN ANY TOWN OR N.C.D.O.T. STREET OR HIGHWAY RIGHT-OF-WAY THE FOLLOWING PROCEDURES SHOULD BE UNDERTAKEN: TOWN RIGHT-OF-WAY: CONTACT LOCAL AUTHORITIES' TRAFFIC ENGINEERING DEPT. FOR INFORMATION ON DETOURS, OPEN CUTTING OF STREETS OR FOR ANY CONSTRUCTION WITHIN RIGHT-OF-WAY. N.C.D.O.T. RIGHT-OF-WAY: CONTACT PROJECT ENGINEERS AND OBTAIN ALL PERMITS AND ENCROACHMENTS (KEEP COPIES ON CONSTRUCTION SITE. ALSO CONTACT N.C.D.O.T. DISTRICT OFFICE 24 HOURS IN ADVANCE BEFORE PLACING CURB AND GUTTER).
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADING CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- POWER, TELEPHONE, AND GAS SERVICES TO BUILDINGS SHALL BE UNDERGROUND. ACCESS AND SERVICE ROUTES TO BE COORDINATED WITH THE PUBLIC UTILITIES, CONTRACTOR AND THE OWNER.
- RESURFACING OF STREET DUE TO UTILITY CUTS SHALL BE REQUIRED AT THE DIRECTION OF ENGINEERING. (MINIMUM 50' TO EITHER SIDE OF UTILITY CUTS).

9. IF THERE WILL BE ANY:
- FLOOR DRAINS, FROM INTERIOR PARKING AREAS.
 - DRAINS FROM HYDRAULIC ELEVATOR SHAFTS
- SHALL CONNECT TO SANITARY SEWER AND INCLUDE OIL WATER SEPARATORS

SANITARY SEWER:

- BACKFLOW PREVENTORS SHALL BE PROVIDED FOR ALL UNITS WITH FINAL FLOOR ELEVATIONS OF BUILDINGS LESS THAN 1'-0" ABOVE UPSTREAM MANHOLE.
- MINIMUM COVER OF 5 FEET IN TRAFFIC AREAS TO BE PROVIDED FOR ALL COLLECTOR LINES 4 INCHES AND LARGER. IF LESS THAN 5 FEET, DUCTILE IRON PIPE SHALL BE REQUIRED.
- MINIMUM SLOPE FOR 4 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 2.0% WITH CLEANOUTS EVERY 75 LINEAL FEET.
- MINIMUM SLOPE FOR 6 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 1.0% WITH CLEANOUTS EVERY 75 LINEAL FEET.

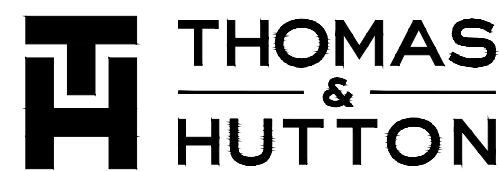
WATER:

- WATERLINES WILL BE 3' OFF CURB AND GUTTER UNLESS SHOWN OTHERWISE.
- LAY WATER MAINS AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED SANITARY SEWERS. IF LOCAL CONDITIONS OR BARRIERS PREVENT A 10 FOOT SEPARATION, LAY THE WATER MAIN WITH AT LEAST 18" VERTICAL SEPARATION ABOVE THE TOP OF THE SANITARY SEWER PIPE EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON A BENCH OF UNDISTURBED EARTH.
- WHEN A PROPOSED WATER MAIN CROSSES OVER A PROPOSED OR EXISTING SANITARY SEWER, LAY THE WATER MAIN WITH AT LEAST 18" VERTICAL SEPARATION ABOVE THE TOP OF THE SANITARY SEWER. IF LOCAL CONDITIONS PREVENT AN 18" VERTICAL SEPARATION, CONSTRUCT BOTH THE WATER MAIN AND THE SANITARY SEWER FOR A DISTANCE OF 10

FEET ON EACH SIDE TO THE POINT OF CROSSING WITH FERROUS PIPE HAVING WATER MAIN QUALITY JOINTS.

- WHEN A PROPOSED WATER MAIN CROSSES UNDER A PROPOSED OR EXISTING SANITARY SEWER, CONSTRUCT BOTH THE WATER MAIN AND THE SANITARY SEWER OF FERROUS MATERIALS WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. CENTER THE SECTION OF WATER PIPE AT THE POINT OF CROSSING.
- MAINTAIN A MINIMUM COVER OF 42" BELOW FINISHED GRADE OVER ALL PIPES UNLESS OTHERWISE DIRECTED OR SHOWN ON THE PLANS. DUE TO THE HEIGHTS OF VALVES, INCREASE THE COVER DEPTHS ADJACENT TO THE VALVES OR VARIED AT POINTS OF TIE-IN TO EXISTING LINES.
- ALL FDC(S) AND HYDRANT(S) TO BE PROVIDED WITH 5 INCH DIAMETER STORZ CONNECTIONS.
- PRIVATE FIRE SERVICE MAINS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24, 2018 NFCC SECTION 507
- FDC/STANDPIPES, 331.31 WHERE REQUIRED, IN BUILDINGS REQUIRED TO HAVE STANDPIPES BY SECTION 905.3.1, NOT LESS THAN ONE STANDPIPE SHALL BE PROVIDED FOR USE DURING CONSTRUCTION. SUCH STANDPIPES SHALL BE INSTALLED PRIOR TO CONSTRUCTION EXCEEDING 40 FEET (12192 MM) IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS. SUCH STANDPIPE SHALL BE PROVIDED WITH FIRE DEPARTMENT VEHICLE ACCESS. SUCH STANDPIPE SHALL BE PROVIDED WITH FIRE DEPARTMENT HOSE CONNECTIONS AT ACCESSIBLE LOCATIONS ADJACENT TO USABLE STAIRWAYS. SUCH STANDPIPES SHALL BE EXTENDED AS CONSTRUCTION PROGRESSES TO WITHIN ONE FLOOR OF THE HIGHEST POINT OF CONSTRUCTION HAVING SECURED DECKING OR FLOORING. 2018 NFCC SECTION 313
- POOL: BACKWASH FOR CHLORINATED, DECHLORINATED, OR FRESHWATER POOLS SHALL DISCHARGE TO THE SANITARY SEWER, PER OWASA GUIDANCE. IF POOL IS SALTWATER, BACKWASH SHALL BE REMOVED VIA PRIVATE, LICENSED HAULER, NOT DISCHARGED TO SANITARY SEWER.

PRELIMINARY
NOT FOR
CONSTRUCTION



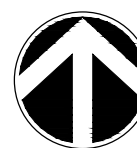
2510 Meridian Parkway • Suite 100
Durham, NC 27713 • 919.682.0368
www.thomasandhutton.com

UTILITY PLAN

CARRAWAY RESIDENTIAL
PHASE III

PROJECT LOCATION:
115 / 135 CHAPEL POINT ROAD
CHAPEL HILL, NC

CLIENT/OWNER:
NWR DEVELOPMENT LLC
3015 CARRINGTON MILL BOULEVARD
MORRISVILLE, NC 27560



DATUM: HORIZ.: NAD 83

VERT.: NAVD 88

JOB NO: 32077.0000
DATE:
DRAWN: WLR, MPM, MTC
DESIGNED: WLR, MPM
REVIEWED:
APPROVED:
SCALE: 1" = 40'

C2.1

