



111 W. MAIN STREET
DURHAM, NC 27701 | 919.682.0368
WWW.THOMASANDHUTTON.COM

June 5, 2025 REVISED

Town of Chapel Hill
Planning Department
405 Martin Luther King Jr. Blvd
Chapel Hill, NC 27514

RE: Conditional Zoning Application for 860 Weaver Dairy Road
North side Weaver Dairy Road west of Carol Woods

On behalf of the land developer Land Planning & Entitlements, LLC, enclosed is a revised conditional zoning application for the 860 Weaver Dairy Road project. The western and eastern phases of this project are residential. The central area is being held for non-residential use.

This residential / mixed use project will encompass 45.23 net acres (49.76 ac gross) of multi-family and town home housing catering to diversified populations. The concept plan went through a review with Council in September 2024. There was overall support for the density proposed, variety of unit sizes, and for an area of non-residential space in the middle of the project where the parcel is adjacent to the Vilcom Center.

This project will create a community with a variety of housing catering to different populations in age and income levels. This multi-phase development will incorporate cohesive planning of architectural design, landscape design, function, and overall inclusive community attributes while also promoting better connectivity and land use transitions. It is located close to public transit and close to the proposed NS BRT line, and the project emphasizes pedestrians and alternate transportation modes.

The applicant is requesting an MU-V-CZD zoning for the entire site to allow for a variety of residential densities and the inclusion of small amounts of non-residential space.

Sincerely,

A handwritten signature in blue ink that reads 'Wendi Ramsden'.

Wendi Ramsden
Project Manager

Conditional Zoning Application - Developer's Program**Project Location and Layout**

This project is located on the north side of Weaver Dairy Road, south of I-40 and between Chapel Hill North and Carol Woods.

The project is on 45.23 acres (net) and will be a mixed-use community with all residents and tenants having use of multiple green spaces and non-residential components. The project includes 525-575 apartment rental units in two 6-story apartment buildings with almost 800 parking spaces, the majority of which are located in a parking structure behind the apartments. The buildings will be an urban style apartment with access through central lobby space and units accessed off interior corridors. The buildings will be 5 stories in front and will take advantage of the site topography to have a 6th lower level of apartments on the north site. The design also takes advantage of slope to add a lower level of parking on the north side of the building. The back near the parking structure will contain the service and trash collection areas and the fire access lanes and turnarounds. Stormwater management will be handled in an underground facility.

The multi-family neighborhood will include exterior site amenities including at least one swimming pool, outdoor grilling and gathering spaces, and easy access to a multi-modal trail through the site connecting with the existing trail at the west end and winding through the site to Weaver Dairy Road. Inside the buildings will be community socializing and co-working spaces overlooking the courtyards. These buildings also have the opportunity to provide some ground level retail and service space for the residents and the community at large.

The multi-family buildings are expected to be developed in two phases. The first phase will include the eastern building and courtyard amenities, with surface parking on its western side. Phase 2 will include construction of the structured parking on the north side, and construction of the western building and associated courtyard amenities.

There are multiple streams which divide this parcel into smaller communities. The apartments in the west neighborhood are built against 4.5 acres of wooded RCD zones and streams separating them from the non-residential space in the narrow central section of the project. This space is adjacent to an existing office park, Vilcom Center with 3-story office and medical buildings. The space is narrow and constrained by the highway on the north side and the cross-county power easement on the southside. This central area is the perfect location for some non-residential space easily accessible by the new residents and by the workforce population in the Vilcom Center. No specific use is proposed for this area currently.

Travelling along the spine road, the eastern section of the project will be 3 communities of townhomes with community green spaces, a playground, and easy access to the greenway trail that

connects the whole project together and to the neighboring residential properties. The three communities together will contain up to 135 townhomes. These will be 2-story units with garages to reduce surface parking. There are three different layouts combining different unit widths and a variety of front loaded garages or rear loaded garages to take advantage of topography and vehicular accessibility. These townhome areas are expected to appeal to families with children, and the central community will include a playground accessible by sidewalk and by the greenway trail, as well as some community green space.

Stormwater management will be handled in two surface ponds which will be visible amenities from the greenway trail and from nature trails within the site to be enjoyed by all residents. Two additional stormwater management facilities will be constructed underground.

In the northeast portion of the project, over 7 acres of forest with streams and wetland will be preserved. This natural area will be accessible via a new greenway trail which will connect to the edge of the Carol Woods Retirement Village.

The layout of the project focuses on a multi-modal form of transportation, with strong delineation of not just vehicular traffic but also pedestrian and bicycle traffic with sidewalks and greenway trails winding throughout the project. Accessible west of the project is an existing retail center, Chapel Hill North, with a grocery store, service retail, and restaurants. Southwest of the site is the intersection of Weaver Dairy Road with Martin Luther King Jr Blvd where there will be a BRT stop on the NS BRT route.

The general design of the site is the creation of a new main street accessing multiple neighborhood clusters and community green spaces. Many multi-family units will include views of existing preserved woods, and the townhome layout has been designed to allow many units to face common green spaces, thereby taking the emphasis off vehicular spaces and promoting walking and biking within the community. The new main street will provide a connection through the site, will be sized for emergency access, and will allow for access from Chapel Hill North, Old University Station Road, and Weaver Dairy Road.

Transportation and Services

The site has frontage on three rights of way – 549 LF frontage on the unimproved right of way extension of Adair Drive at the west end, 64 LF frontage at the terminus of Old University Station Road, and 230 LF frontage on Weaver Dairy Road at the east end of the project. This is in addition to the 3,974 LF frontage on I-40. The project will include access and both the east and west ends of the project with a connector private road running through the length of the community. At the west end the project will make vehicular connections to the end of Old University Station Road and to the pavement end of the existing Adair Drive. At the east end, there will be a connection to Weaver Dairy Road. The project abuts multiple developments and where possible and amenable to neighbors, there will be pedestrian connections. The majority of the greenway trail is close to the southern property line thereby allowing easy access from adjacent neighborhoods.

Fire and emergency access will be available to all new residential units and non-residential space off this central road. Garages and service areas will be accessed from this main street and from smaller internal driveways.

Trash service for the multi-family buildings will be internal at the lower level and access from the rear of the building. Recycling dumpsters will be provided at both buildings for County Solid Waste collection. The townhome neighborhoods will have traditional carts for streetside Town trash pickup and County recycling pickup.

The 860 Weaver Dairy Road project is very accessible to public transit. A Chapel Hill Transit bus route runs along Old Chapel Hill Road and could take residents into downtown Chapel Hill. The proposed NS BRT route proposes a stop at Weaver Dairy Road and Martin Luther King Jr Blvd, just a 10-minute walk from the project. The site is also close to I-40 for easy access for commuters. There are sidewalks on Weaver Dairy Road, a greenway trail connection to Perkins Drive, and sidewalks throughout the Carolina North properties. Pedestrian walks and greenway trails will provide connectivity to this existing grid.

Streams and Impervious Surface Mitigation

There are multiple streams and wetlands on this parcel, which currently has no impervious surface. Beginning at the west end, there is high land where the multi-family development is proposed. That land drops into an area of perennial streams which flows north under I-40. The impervious from this portion of the project will be treated in an underground facility under the parking deck.

The next section of higher land is quite narrow north of Vilcom Center, land is constrained by I-40 on the north and the Duke power cross county line easement along the south end. This narrow strip with views of the adjacent 3-story office and medical buildings is the area proposed for non-residential space. Impervious from this portion of the development will flow west toward the stream and will be treated in a surface pond when this central area is built out.

Moving east there is an intermittent stream and wetland area which flows south toward the Kensington Trace condominium community. This draw also contains a sewer main which flows south. Across the draw is an area of high land directly north of the Kensington Trace 3-story buildings. This area will be developed with 2-story townhomes set perpendicular to the property line. Stormwater here is expected to be handled in an underground facility.

The northeast portion of the parcel opens up and allows for multiple clusters of townhomes. New impervious treatment in this area will be handled in a surface pond which will also be a site amenity.

The western leg of the project is sloped toward Weaver Dairy Road and stormwater treatment will happen in a pond below the southernmost townhome cluster.

The area of streams and wetlands in the northeast corner of the parcel will remain undeveloped except for a greenway trail and nature trails.

Tree Coverage and Landscape Buffers

The minimum requirement of 40% tree coverage will be provided by mainly by retention of existing forest, with additional new plantings for 5-10% of the requirement. The forest to remain will be mostly located along streams and wetlands, in RCD zones, and along the I-40 landscape buffer.

The buffer along the I-40 frontage will be 50'-100' wide, the majority of which will remain forested. Where there is intrusion into the buffer, the replacement plant material will be 100% of the requirement. A modification is being requested to reduce limited stretches of this buffer to a width between 50' and 100'.

Buffers along the eastern, southern, and western property lines are 10' wide "B" buffers, where residential abuts existing residential, and where the non-residential space abuts the commercial and medical uses on the Vilcom property. In some areas the greenway trail will travel through the buffer, and the buffer area has been widened to accommodate the trail as well as the 10' of planting area. Where necessary undergrowth will be cleaned up to allow for pedestrian connectivity. A modification is being requested to reduce the buffer to 0'-10' in stretches where the existing wide electric easements preclude tree and shrub planting. Especially in the area of townhomes perpendicular to the property line, there is a wide power easement through this portion of the site and a full buffer planting will not be possible. Meadow type plantings can be installed, and some larger shrubs and trees will be installed at the edge of the townhome buildings.

The buffer along the Weaver Dairy Road frontage is a 30 "D" type.

Mapped Transportation Features

The Town's mobility and connectivity plan indicates a multi-use path / greenway through this project site. The developer proposes an east-west greenway trail to be constructed as part of the project. It will connect to the existing short greenway trail parallel to Adair Drive, and will run through the site to Carol Woods Retirement Community as well as to the sidewalk on Weaver Dairy Road at the east end of the project. The developer will also work with adjacent landowners to provide pedestrian connections between this project and existing adjacent residential and non-residential developments.

The project is located close to the future BRT station location at MLK and Weaver Dairy Road. The apartment portion of the project will be a 5-10 minute walk from that station. The project's greenway will connect to the existing greenway east of Perkins Road, and extend the greenway trail through the site.

Sustainability:

The project proposes to provide 20% more energy efficiency than ASHRAE 90.1 2013. The project will incorporate all electric appliances, use LED lighting throughout the project, and will utilize sealed building design with high insulation values. The project proposes to provide EV-capable parking spaces as well as providing some charging stations within the development.

The location of the project lends itself to a more sustainable lifestyle for residents. It is located on a bus line which serves downtown Chapel Hill, is located near the future NC BRT Martin Luther King Jr Blvd station, is within walking distance of a grocery store and multiple employment opportunities and supports environmental equity through access to greenways on site and community open space.

Landscape installation on the project will go beyond code requirements to provide shade and promote use of outdoor spaces by the residents. Stormwater runoff from new impervious surfaces will be treated on site for both peak flow and for water quality improvement.

Affordable Housing:

The developer continues to work with the Town's Housing staff. The townhome units will be for-sale and will comply with the Town's inclusionary zoning policies.

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Sheet List Table	
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G0.1	NOTES & SITE DATA
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C1.0	SITE PLAN- OVERALL
C1.01	PHASING PLAN
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C2.13	WATER PLAN
C2.14	WATER PLAN
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C2.17	WATER PLAN
C3.0	PAVING & GRADING PLAN- OVERALL
C3.1	PAVING & GRADING PLAN
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C3.4	PAVING & GRADING PLAN
C3.5	PAVING & GRADING PLAN
C3.6	PAVING & GRADING PLAN
C3.7	PAVING & GRADING PLAN
C3.8	PAVING & GRADING PLAN
C3.9	DRAINAGE PLAN- OVERALL
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C3.11	DRAINAGE PLAN
C3.12	DRAINAGE PLAN
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C3.16	DRAINAGE PLAN
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L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE PLAN
L1.5	LANDSCAPE PLAN
L1.6	LANDSCAPE PLAN
L1.7	LANDSCAPE PLAN
L1.8	LANDSCAPE PLAN

SITE DATA:

NET LAND AREA: 1,970,128 SF / 45.23 AC
 GROSS LAND AREA: 2,167,141 SF / 49.75 AC

LAND USE:
 EXISTING: SINGLE FAMILY RESIDENTIAL
 PROPOSED: MULTI-FAMILY RESIDENTIAL & NON-RESIDENTIAL SPACE COMPONENT

ZONING:
 PROPOSED: MU-V-CZD
 EXISTING BUILDINGS: N/A - SITE IS VACANT & WOODED

MAXIMUM ALLOWED FAR: SEE TABLE TO THE RIGHT - 757,485 SF MAX ALLOWED

PROPOSED SQUARE FOOTAGE:
 RESIDENTIAL: 742,039 SF

BUILDING HEIGHT:
 MULTI-FAMILY 6-7 STORIES, 70' HEIGHT
 TOWNHOMES 2-4 STORIES, UP TO 40' HEIGHT
 MODIFICATION REQUEST FOR ADDITIONAL HEIGHT

PROPOSED USES:
 MULTI FAMILY 525-575 UNITS TOTAL
 PLUS 105-135 TOWNHOME UNITS
 TOTAL: 630-710 RESIDENTIAL UNITS
 NON-RESIDENTIAL SPACE

VEHICULAR PARKING:
 REQUIRED: 1.0-1.25 SPACES PER EFFICIENCY
 1.0-1.25 SPACES PER 1-BEDROOM
 1.4-1.75 SPACES PER 2-BEDROOM
 1.75-2.25 SPACES PER 3-BEDROOM
 PARKING PROVIDED WILL MEET MINIMUM LUMO REQUIREMENT

MINIMUM	Parking	MAXIMUM	Parking	PARKING CALCS FOR THE MULTI-FAMILY USE BASED ON THIS CONCEPTUAL BREAKDOWN
Studio	115	130	483	
1-Bd	330	330	413	
2-Bd	70	87.5	75	131
3-Bd	10	15	20	45
4-Bd	0	0	20	50
	525	548	575	801

PROPOSED: 780 SPACES ON SITE INCLUDING PARKING STRUCTURE, 50-70 SURFACE and STREET SPACES
 ADDITIONALLY EACH TOWNHOME UNIT WILL HAVE A GARAGE

BICYCLE PARKING:
 REQUIRED: 158-178 (1 PER 4 DWELLING UNITS)

PROPOSED: 200 SPACES INCLUDING OUTDOOR SPACES AND A BIKE ROOM IN THE MULTI-FAMILY BUILDINGS
 BIKES MAY BE PUT IN INDIVIDUAL TOWNHOME GARAGES

IMPERVIOUS SURFACE:
 EXISTING: 0 SF
 PROPOSED: 780,000 SF / 17.91 AC (36.0%)

ONSITE DISTURBANCE: 1,262,202 SF / 28.98 AC

RCD ZONE	AREA OF ZONE ON PARCEL	AREA OF RCD TO BE DISTURBED	RCD DISTURBANCE ALLOWED	AREA OF RCD TO BE IMPERVIOUS	RCD IMPERVIOUS ALLOWED
UPLAND	106,813 SF	55,050 SF 51.54%	42,725 SF 40 %	11,250 SF 10.53%	12,818 sf 12%
MANAGED	96,245 SF	35,710 SF 37.10%	38,498 SF 40%	8,750 SF 9.10%	11,549 SF 12%
STREAMSIDE	211,379 SF	17,500 SF 8.28%	42,276 SF 20%	6,800 SF 3.20%	12,682 SF 6%

FAR ALLOWABLE		MU-V ZONE	
Total Area Net	2,167,366		
Non RCD	1,752,929 SF	1.2	2,103,515
Upper RCD	106,813 SF	1.2	128,176
Managed RCD	96,245 SF	0.0019	183
Streamside RCD	211,379 SF	0.001	211
			2,232,085

RESOURCE CONSERVATION NOTES

STREAM BUFFERS:
 THERE IS AN INTERMITTENT STREAM ON SITE, SHOWN WITH 50' RCD ON PLANS.

FLOODPLAIN PROTECTION:
 THE SITE IS NOT IN AN AREA AFFECTED BY A MAPPED FLOODPLAIN ACCORDING TO FIRM MAP 371098800K EFFECTIVE 11-17-17.

STEEP SLOPE PROTECTION:
 THERE ARE 40,426 SF OF STEEP SLOPES ON SITE - ALL ARE CONSTRUCTED (NOT NATURAL) SLOPES

WETLANDS:
 THERE ARE MAPPED WETLANDS ONSITE.

PROJECT NOTES

BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY CJT, PA DATED AUGUST 19, 2019 AND OCTOBER 22, 2022

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

TOWN OF CHAPEL HILL NOTES

- A FIRE FLOW REPORT SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A ZCP.
- P.E. CERTIFICATION: PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY PHASE, THE APPLICANT SHALL PROVIDE A CERTIFICATION, SIGNED AND SEALED BY A NORTH CAROLINA-LICENSED PROFESSIONAL ENGINEER, THAT THE STORMWATER MANAGEMENT FACILITY IS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
- AS-BUILT PLANS: PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL PROVIDE CERTIFIED AS-BUILT PLANS FOR BUILDING FOOTPRINTS, PARKING LOTS, STREET IMPROVEMENTS, STORM DRAINAGE SYSTEMS AND STORMWATER MANAGEMENT STRUCTURES, AND ALL OTHER IMPERVIOUS SURFACES, AND A TALLY OF THE CONSTRUCTED IMPERVIOUS AREA. THE AS-BUILT PLANS SHOULD BE IN DXF BINARY FORMAT USING STATE PLANE COORDINATES AND NAVD 88.

OCSW CONSTRUCTION WASTE REQUIREMENTS

- All existing structures 500 square feet and larger shall be assessed prior to the issuance of a demolition permit to ensure compliance with the County's Regulated Recyclable Materials Ordinance (RRMO) and to assess the potential for deconstruction and/or the reuse of salvageable materials. Contact the Orange County SW Enforcement Officer at 919-968-2788 to arrange for the assessment.
- Pursuant to the County's RRMO, clean wood waste, scrap metal, and corrugated cardboard present in construction or demolition waste must be recycled.
- Pursuant to the County's RRMO, all haulers of mixed construction and demolition waste which includes any regulated recyclable materials shall be licensed by Orange County.
- Prior to any demolition or construction activity on the site, the applicant shall hold a pre-demolition/pre-construction conference with Solid Waste staff. This may be the same pre-construction meeting held with other development/enforcement officials.
- The presence of any asbestos containing materials ('ACM') and/or other hazardous materials shall be handled in accordance with any and all local, state, and federal regulations and guidelines.

LEGEND

Water Valve		Utility Pole		Concrete Monument	
Yard Inlet		Guy Wire		Tree Line	
Curb Inlet/Catch Basin		Light Pole		Fence	
Mail Box		Sewer Cleanout		Underground Electric	
Traffic Signal Box		Flared End Section		Underground Telephone	
Electric Transformer		Gas Valve		Gas Line	
Electric Junction Box		Existing Iron Pipe (3/4" unless noted)		Water Line	
Gas Meter		1/2" Rebar		Overhead Utilities	
Sanitary Sewer Manhole		1/2" Iron Pipe Set		Storm Sewer	
Storm Sewer Manhole		Existing PK Nail		Sanitary Sewer	
Telephone Manhole		PK Nail Set			
Electric Manhole		Computed Point			
Sign		Concrete Monument			
Telephone Pedestal		Tree Line			
Fire Hydrant		Fence			
Fire Department Connection		Underground Electric			
Post Indicator Valve		Underground Telephone			
Water Meter		Gas Line			
Hot Box		Water Line			
		Overhead Utilities			
		Storm Sewer			
		Sanitary Sewer			

ENVIRONMENTAL
 Wetland
 Stream

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**



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

NOTES & SITE DATA

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
 CHAPEL HILL, NC

CLIENT/OWNER:
 LAND PLANNING & ENTITLEMENTS
 157 EAST FRANKLIN STREET
 CHAPEL HILL, NC 27514

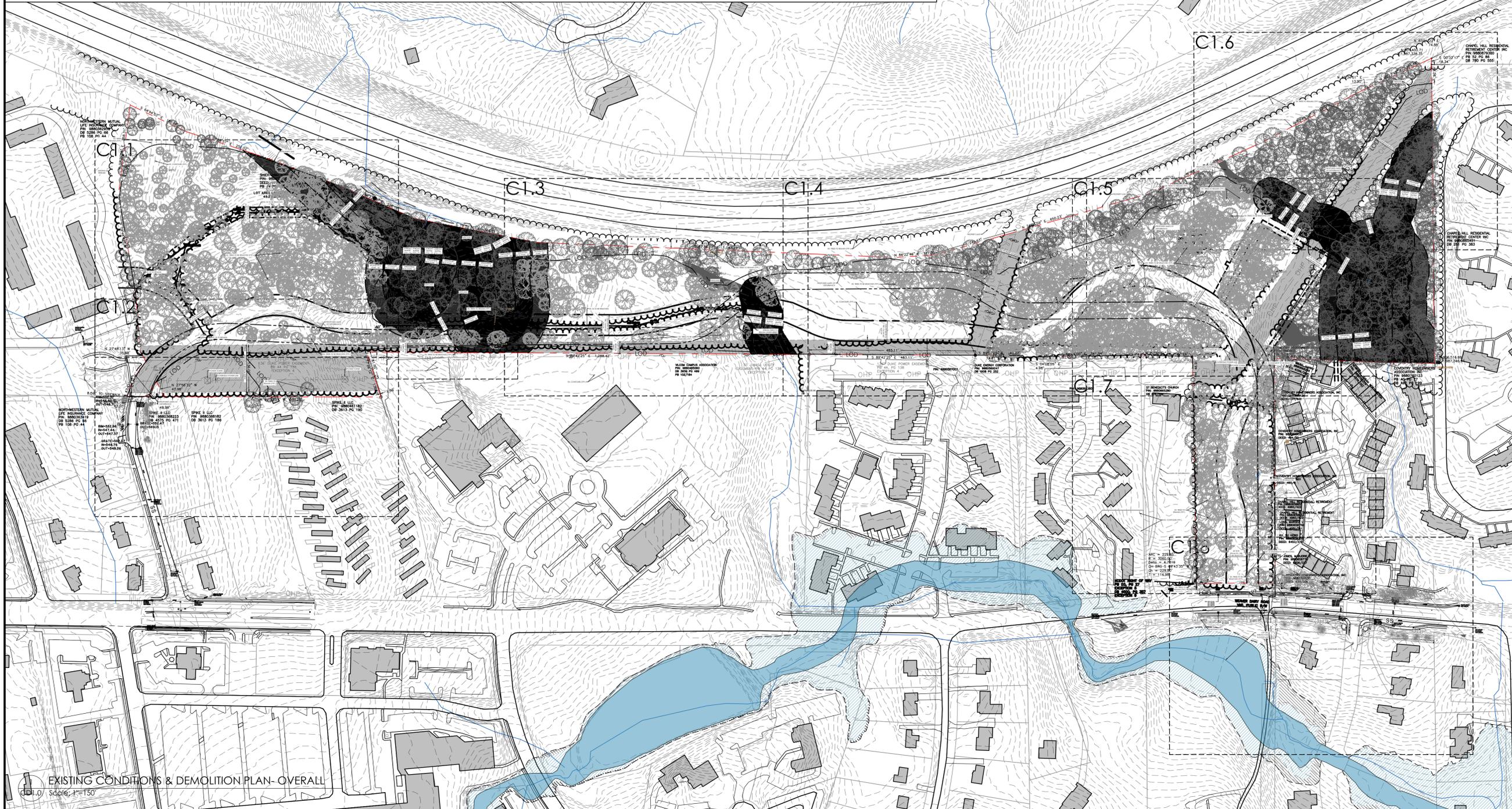
DATUM: HORIZ.: NAD 83 VERT.: NAVD 88

JOB NO: 32044.0000
 DATE:
 DRAWN:
 DESIGNED:
 REVIEWED:
 APPROVED:
 SCALE:

G0.1

1. ENSURE ALL EROSION CONTROL MEASURES ARE IN PLACE AND IN WORKING ORDER PRIOR TO THE START OF ANY DEMOLITION AND CONSTRUCTION.
2. SEE SITE PLAN SHEETS FOR LAYOUT DIMENSIONS OF EXTENT OF DEMOLISHED AREAS. PAVED AREAS ARE NOT INDICATED TO BE DEMOLISHED, ARE TO REMAIN. ALL CONCRETE SAW CUTS ARE TO BE CLEAN, STRAIGHT AND NEAT.
3. UTILITIES: SEE UTILITY PLAN. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR LOCATION, REMOVAL AND RELOCATION OF ANY UTILITIES. THIS MAY INCLUDE CONTACTING "NO-CUTS" TO HELP LOCATE SOME UTILITIES.
4. CONTRACTOR TO ADJUST ALL MANHOLES, VALVES, JUNCTION BOXES, CATCH BASINS, CLEAN-OUTS, ETC., AS NECESSARY TO ACCOMMODATE NEW LAYOUT AND GRADES.
5. CONTRACTOR RESPONSIBLE FOR OBTAINING ANY PERMITS FOR WORK IN THE NCDOT AND TOWN OF CHAPEL HILL RIGHTS OF WAY. ANY DAMAGED INFRASTRUCTURE IN THE RIGHT OF WAY CAUSED BY CONSTRUCTION ACTIVITIES MUST BE REPAIRED TO TOWN OF CHAPEL HILL OR NCDOT STANDARDS. THIS INCLUDES, BUT IS NOT LIMITED TO, UTILITIES, SIDEWALKS, CURB AND GUTTER, ASPHALT.
6. CONTRACTOR RESPONSIBLE FOR REMOVING EVERYTHING WITHIN THE CLEARING LIMITS AND OFF-SITE WORK ZONE INCLUDING TREES, STUMPS, TRASH, FENCING, OR BUILDING MATERIALS.
7. CONTRACTOR TO USE CAUTION WORKING AROUND AND NEAR EXISTING STORM, WATER AND SEWER. CONTRACTOR RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES.
8. ABANDONMENT OF WATER SERVICES SHALL INCLUDE EXCAVATING DOWN TO CORPORATION, TURNING IT OFF AND CUTTING SERVICE LINE FREE FROM CORPORATION. THE METER, IF PRESENT, SHALL BE RETURNED TO OWASA.
9. ABANDONMENT OF SANITARY SEWER SERVICE LINES SHALL CONSIST OF PLUGGING THE LATERAL AT THE RIGHT-OF-WAY LINE.
10. ALL PAVEMENT PATCHING SHALL BE PERFORMED PER NCDOT SPECIFICATIONS AND STANDARDS.
11. A DECONSTRUCTION ASSESSMENT MUST BE CONDUCTED BY OCSW STAFF PRIOR TO THE APPROVAL OF THE DEMOLITION PERMIT FOR THE EXISTING STRUCTURES. CONTACT OCSW ENFORCEMENT STAFF AT 919-968-2788 TO REQUEST THE ASSESSMENT. BUILDINGS TO BE DEMOLISHED MUST BE INSPECTED BY A NC ACCREDITED ASBESTOS PROFESSIONAL. SUBMIT REPORT WITH DEMOLITION PERMIT APPLICATION.
12. A SEPARATE DEMOLITION PERMIT IS REQUIRED FOR EACH BUILDING.
13. PRIOR TO ANY DEMOLITION AND CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT WILL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF. THIS MAY BE THE SAME MEETING HELD WITH THE OTHER DEVELOPMENT OFFICIALS.
14. THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIAL (ACM) OR OTHER HAZARDOUS MATERIALS IN CONSTRUCTION AND DEMOLITION WASTE SHALL BE HANDLES IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.
15. ANY INVASIVE, EXOTIC PLANT MATERIAL WILL BE REMOVED. A SURVEY OF THE EXISTING LANDSCAPE BUFFERS TO REMAIN WILL BE CONDUCTED FOLLOWING INITIAL CLEARING, AND ANY INVASIVE OR EXOTIC SPECIES FOUND WILL BE REMOVED.
16. ASBESTOS ABATEMENT REPORT REQUIRED BEFORE DEMOLITION PERMIT MAY BE ISSUED.
17. A PERMIT FROM THE CHAPEL HILL FIRE MARSHAL'S OFFICE IS REQUIRED TO REMOVE ANY FLAMMABLE/COMBUSTIBLE LIQUIDS FROM UNDERGROUND OR ABOVE-GROUND TANKS OTHER THAN BY THE ON-SITE PUMPS. 2018 NC FIRE CODE SECTION 105.6.17 #5.
18. A PERMIT FROM THE CHAPEL HILL FIRE MARSHAL'S OFFICE IS REQUIRED TO REMOVE ANY UNDERGROUND OR ABOVE-GROUND TANKS THAT CONTAINED FLAMMABLE/COMBUSTIBLE LIQUIDS. 2018 NC FIRE CODE SECTION 105.6.17 #7.
19. TREE PROTECTION SEMINAR TO BE COMPLETED BY CONTRACTOR PRIOR TO TREE PROTECTION FENCE INSTALLATION. PLEASE CALL ADAM NICHOLSON AT 919-969-5006
20. ALL TREES WITHIN THE LIMITS OF DISTURBANCE WILL BE REMOVED

2 DEMOLITION NOTES
CD1.0



NO.	REVISIONS	BY	DATE

**PRELIMINARY
NOT FOR
CONSTRUCTION**

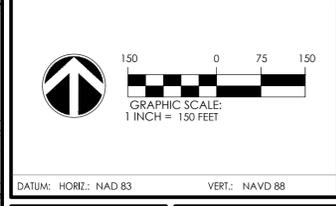
THOMAS & HUTTON
 2510 Meridian Parkway • Suite 100
 Durham, NC 27713 • 919.682.0368
 www.thomasandhutton.com

EXISTING CONDITIONS & DEMOLITION PLAN- OVERALL

860 WEAVER DAIRY ROAD

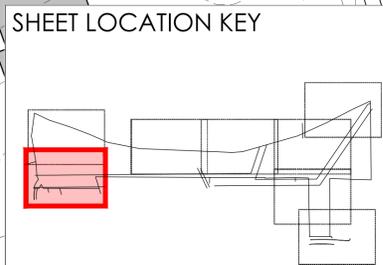
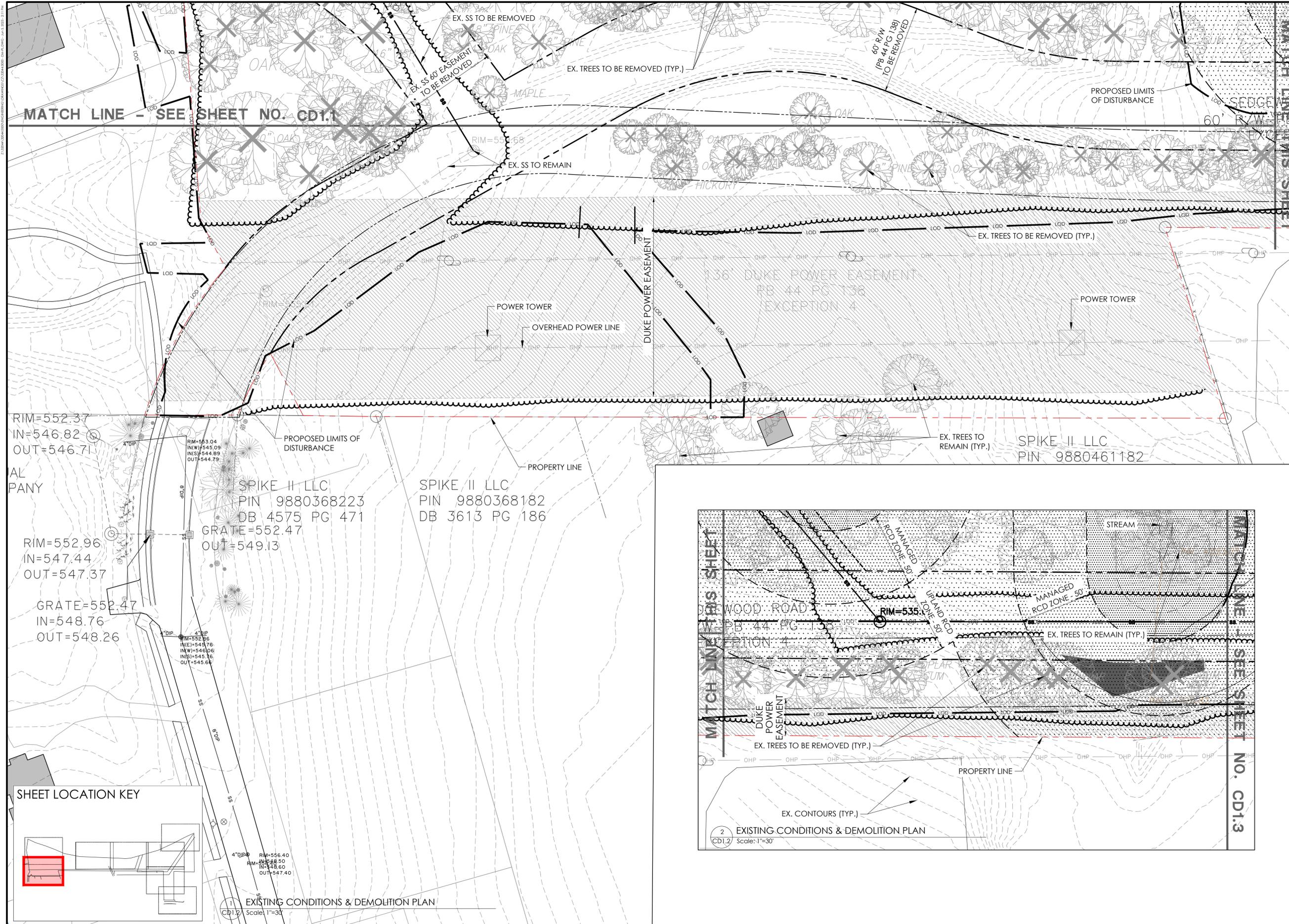
PROJECT LOCATION:
CHAPEL HILL, NC

CLIENT/OWNER:
LAND PLANNING & ENTITLEMENTS
157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514



JOB NO:	32044.0000
DATE:	
DRAWN:	
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 150'

CD1.0



NO.		REVISIONS	BY	DATE
1	CZ	RE-SUBMITTAL	WR	6/5/25

NO.		REVISIONS	BY	DATE
1	CZ	RE-SUBMITTAL	WR	6/5/25

**PRELIMINARY
NOT FOR
CONSTRUCTION**

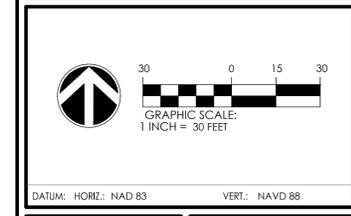
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www.thomasandhutton.com

EXISTING CONDITIONS & DEMOLITION PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAPEL HILL, NC

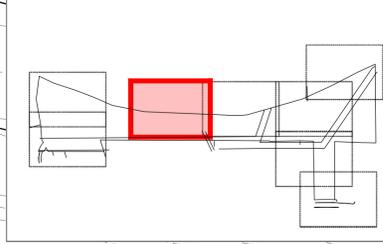
CLIENT/OWNER:
LAND PLANNING & ENTITLEMENTS
157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514



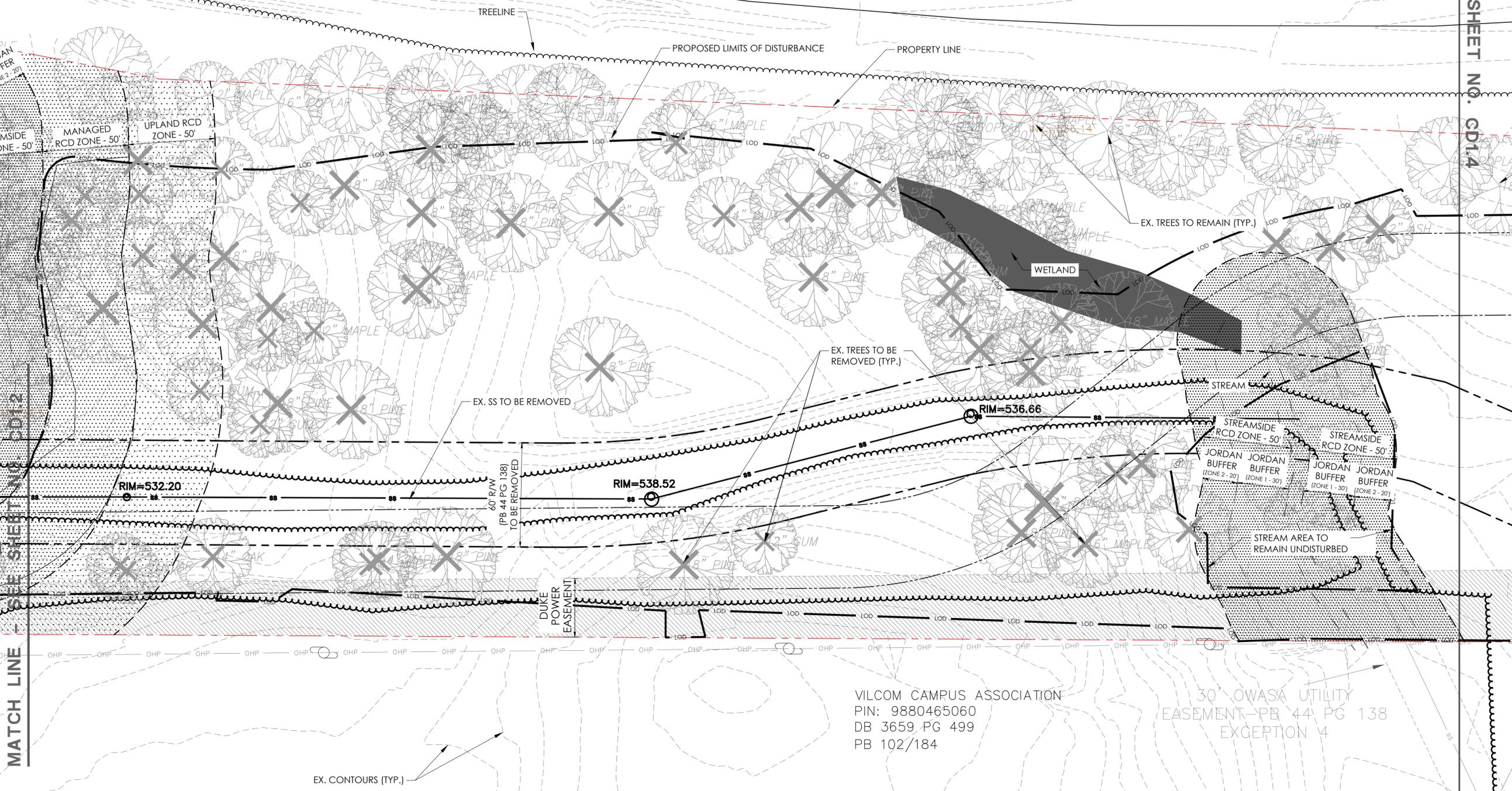
DATUM: HORIZ.: NAD 83 VERT.: NAVD 88
JOB NO: 32044.0000
DATE: _____
DRAWN: _____
DESIGNED: _____
REVIEWED: _____
APPROVED: _____
SCALE: 1"=30'

CD1.2

SHEET LOCATION KEY



MATCH LINE - SEE SHEET NO. CD14



MATCH LINE - SEE SHEET NO. CD12

1	CZ RE-SUBMITTAL	WR	6/5/25
NO.	REVISIONS	BY	DATE

**PRELIMINARY
NOT FOR
CONSTRUCTION**

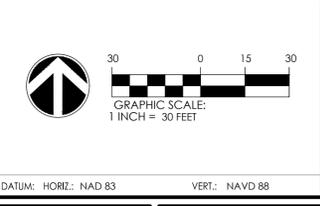
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EXISTING CONDITIONS & DEMOLITION PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAPEL HILL, NC

CLIENT/OWNER:
LAND PLANNING & ENTITLEMENTS
157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514



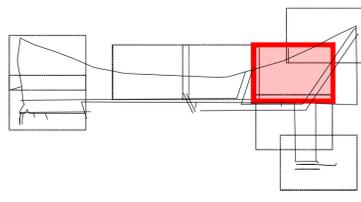
DATUM: HORIZ.: NAD 83 VERT.: NAVD 88

JOB NO:	32044.0000
DATE:	
DRAWN:	
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 30'

VILCOM CAMPUS ASSOCIATION
 PIN: 9880465060
 DB 3659 PG 499
 PB 102/184

30' OWASA UTILITY
 EASEMENT - PB 44 PG 138
 EXCEPTION 4

SHEET LOCATION KEY



EX. TREES TO REMAIN (TYP.)

EX. TREES TO REMAIN (TYP.)

EX. TREES TO BE REMOVED (TYP.)

PROPOSED LIMITS OF DISTURBANCE

SHIEH TING KUO
 PIN: 9880564638
 DEED: 1170/161
 PB 44 PG 138
 LOT AREA: 875128.2 SF
 19.25 ACRES

EX. TREES TO BE REMOVED (TYP.)

60' R/W
 (PB 44 PG 138)
 TO BE REMOVED

WETLAND

WETLAND

UPLAND RCD ZONE - 50'

MANAGED RCD ZONE - 50'

STREAMSIDE RCD ZONE - 50'

JORDAN BUFFER (ZONE 2 - 20')

JORDAN BUFFER (ZONE 1 - 30')

COVENTRY HOMEOWNERS ASSOCIATION, INC.
 PIN: 98806691
 DB 51/631
 DEED: 1170/161

BERG, HARRY M
 PIN: 9880668285
 DEED: 6356/266

NEWBERRY, SUSAN W
 PIN: 9880760214
 DEED: 4839/355

MATCH LINE - SEE SHEET NO. CD1.7

COVENTRY HOMEOWNERS ASSOCIATION, INC.
 PIN: 9880669129

MATCH LINE - SEE SHEET NO. CD1.4

N: 9880667180
 CD1.5 Scale: 1"=30'

ST BENEDICT'S CHURCH
 PIN: 9880665280
 DB 476/599



NO.	REVISIONS	BY	DATE
1	CZ RE-SUBMITTAL	WR	6/5/25

PRELIMINARY
 NOT FOR
 CONSTRUCTION



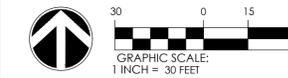
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EXISTING CONDITIONS &
 DEMOLITION PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
 CHAPEL HILL, NC

CLIENT/OWNER:
 LAND PLANNING & ENTITLEMENTS
 157 EAST FRANKLIN STREET
 CHAPEL HILL, NC 27514

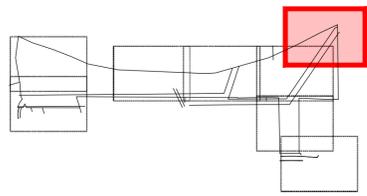


DATUM: HORIZ.: NAD 83 VERT.: NAVD 88

JOB NO: 32044.0000
 DATE:
 DRAWN:
 DESIGNED:
 REVIEWED:
 APPROVED:
 SCALE: 1"=30'

CD1.5

SHEET LOCATION KEY



CHAPEL HILL RESIDENTIAL
RETIREMENT CENTER
PIN 9880879300
PB 52 PG 86
DB 780 PG 555



NO.	REVISIONS	BY	DATE
1	CZ RES-SUBMITAL	WR	6/5/25

**PRELIMINARY
NOT FOR
CONSTRUCTION**

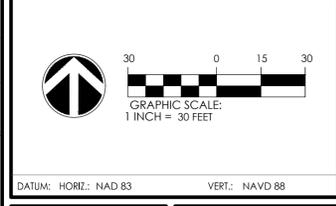
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Durham, NC 27713 • 919.682.0368
www.thomasandhutton.com

EXISTING CONDITIONS & DEMOLITION PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAPEL HILL, NC

CLIENT/OWNER:
LAND PLANNING & ENTITLEMENTS
157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514



DATUM: HORIZ: NAD 83 VERT: NAVD 88

JOB NO:	32044.0000
DATE:	
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REVIEWED:	
APPROVED:	
SCALE:	1" = 30'

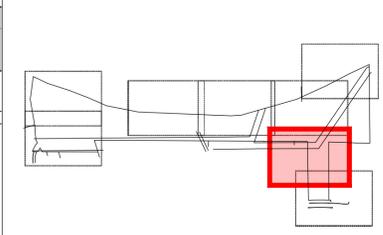
G: KUO
5564638
7/16
38
EXISTING CONDITIONS & DEMOLITION PLAN
CD1.6 Scale: 1"=30'

CHAPEL HILL RESIDENTIAL
RETIREMENT CENTER INC
PIN 9880865451
DB 281 PG 383

CD1.6

MATCH LINE - SEE SHEET NO. CD1.6

N: 9880653807
SHEET LOCATION KEY



ST BENEDICT'S CHURCH
PIN: 9880665280
DB 476/599

COVENTRY HOMEOWNERS ASSOCIATION, INC
PIN: 9880669129
DEED: 511/631

COVENTRY HOMEOWNERS ASSOCIATION, INC
PIN: 9880669037
DEED: 494/50

COVENTRY HOMEOWNERS ASSOCIATION, INC
PIN: 9880667901
DEED: 460/8

CHAPEL HILL RESIDENTIAL RETIREMENT
PIN: 9880658855
DEED: 4960/422

CHAPEL HILL RESIDENTIAL RETIREMENT
PIN: 9880658852
DEED: 4960/422

LONG, MARSHA L
PIN: 9880658759
DEED: 4051/341

HU, SU HONG
PIN: 9880658755
DEED: 6453/370

JONES, MARJORIE C
PIN: 9880658770
DEED: 5826/337

MATCH LINE - SEE SHEET NO. CD1.8

COVENTRY HOMEOWNERS ASSOCIATION, INC
PIN: 9880760030
DEED: 424/304

LIMITS OF DISTURBANCE
PROPERTY LINE
TREELINE

EX. TREES TO REMAIN (TYP.)
EX. CONTOURS (TYP.)

EX. TREES TO BE REMOVED (TYP.)

EX. TREES TO REMAIN (TYP.)

EX. TREES TO BE REMOVED (TYP.)

60' R/W
(PB 44 PG 138)
TO BE REMOVED

EX. SS EASEMENT TO BE REMOVED

NCDOT RIGHT OF WAY
PB D3, PG 27
EXCEPTION 5
DB 4500, PG 357

1 EXISTING CONDITIONS & DEMOLITION PLAN
CD1.7 Scale: 1"=30'

GRATE-510.18
IN=507.36

GRATE-508.00
IN=504.50

GRATE-502.25
IN=499.33
OUT=499.34

NO.	REVISIONS	BY	DATE
1	CZ RE-SUBMITTAL	WR	6/5/25

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EXISTING CONDITIONS & DEMOLITION PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAPEL HILL, NC

CLIENT/OWNER:
LAND PLANNING & ENTITLEMENTS
157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514

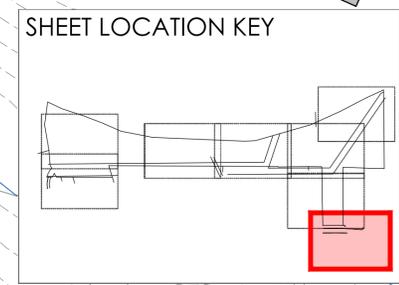
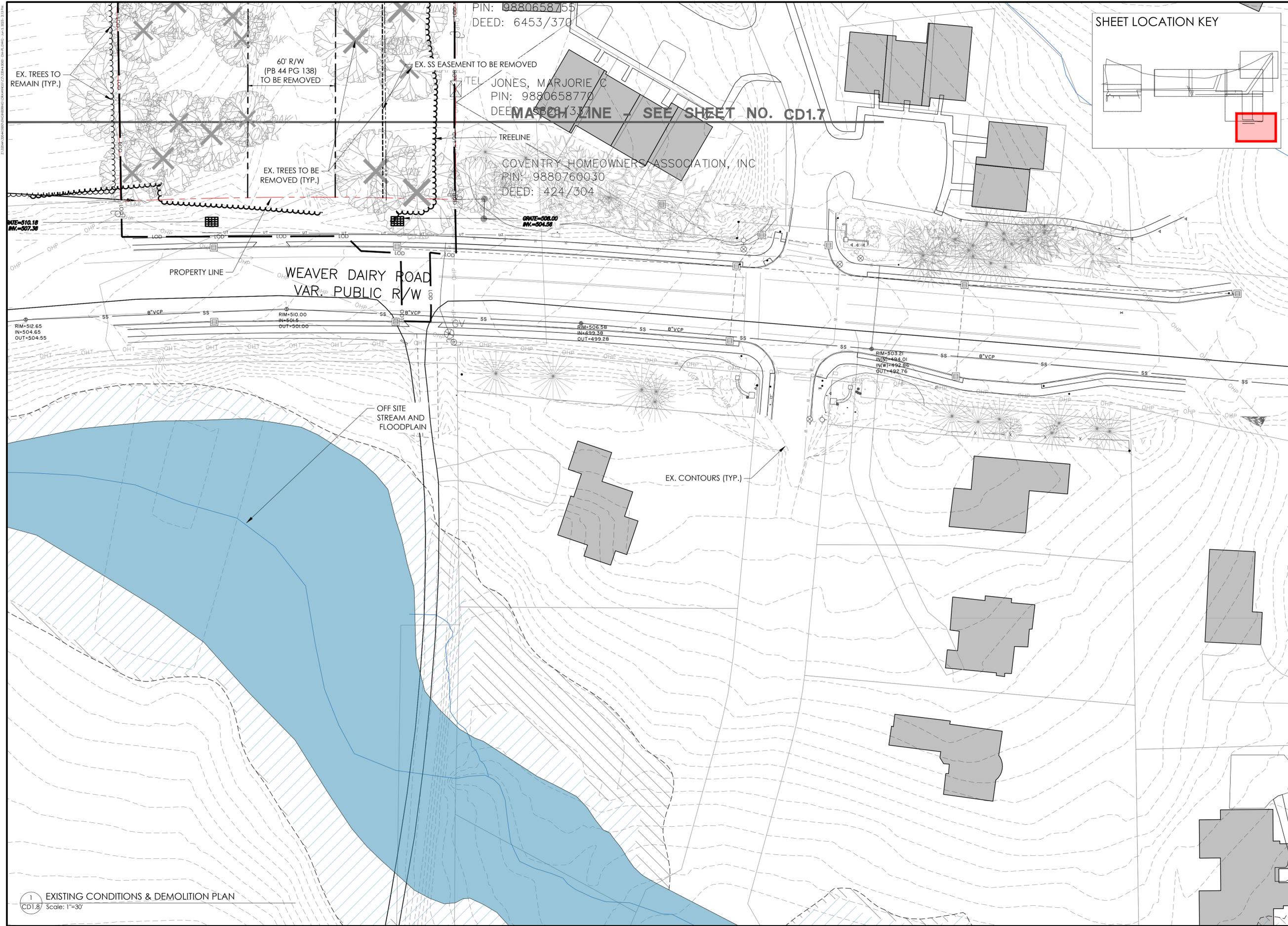


DATUM: HORIZ.: NAD 83 VERT.: NAVD 88

JOB NO: 32044.0000

DATE:
DRAWN:
DESIGNED:
REVIEWED:
APPROVED:
SCALE: 1"=30'

CD1.7



NO.	REVISIONS	BY	DATE

**PRELIMINARY
NOT FOR
CONSTRUCTION**

THOMAS & HUTTON

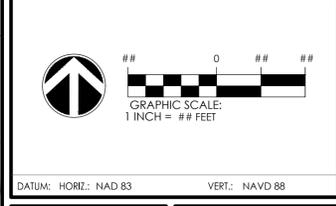
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Durham, NC 27713 • 919.682.0368
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EXISTING CONDITIONS &
DEMOLITION PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAPEL HILL, NC

CLIENT/OWNER:
LAND PLANNING & ENTITLEMENTS
157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514



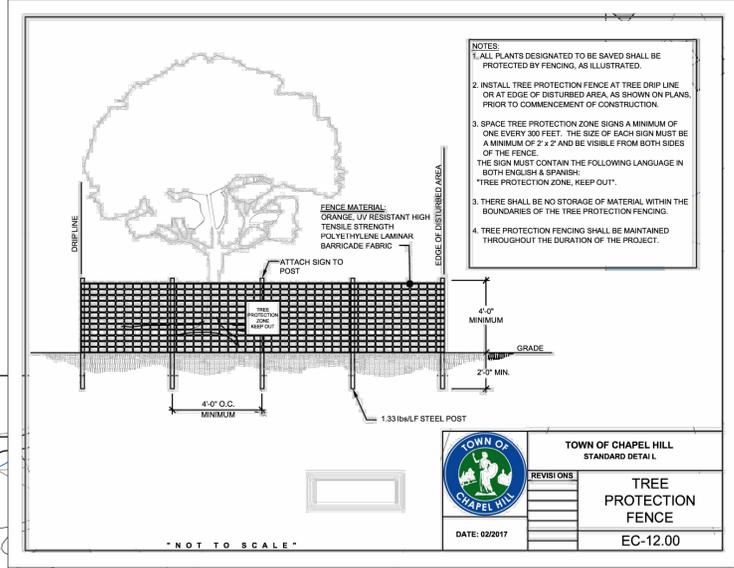
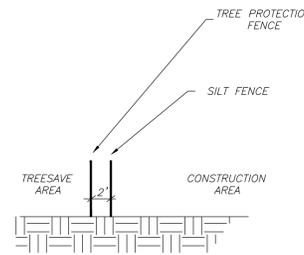
1 EXISTING CONDITIONS & DEMOLITION PLAN
CD1.8 Scale: 1"=30'

JOB NO:	32044.0000
DATE:	
DRAWN:	
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1"=30'

CD1.8

TREE COVERAGE CALCULATIONS

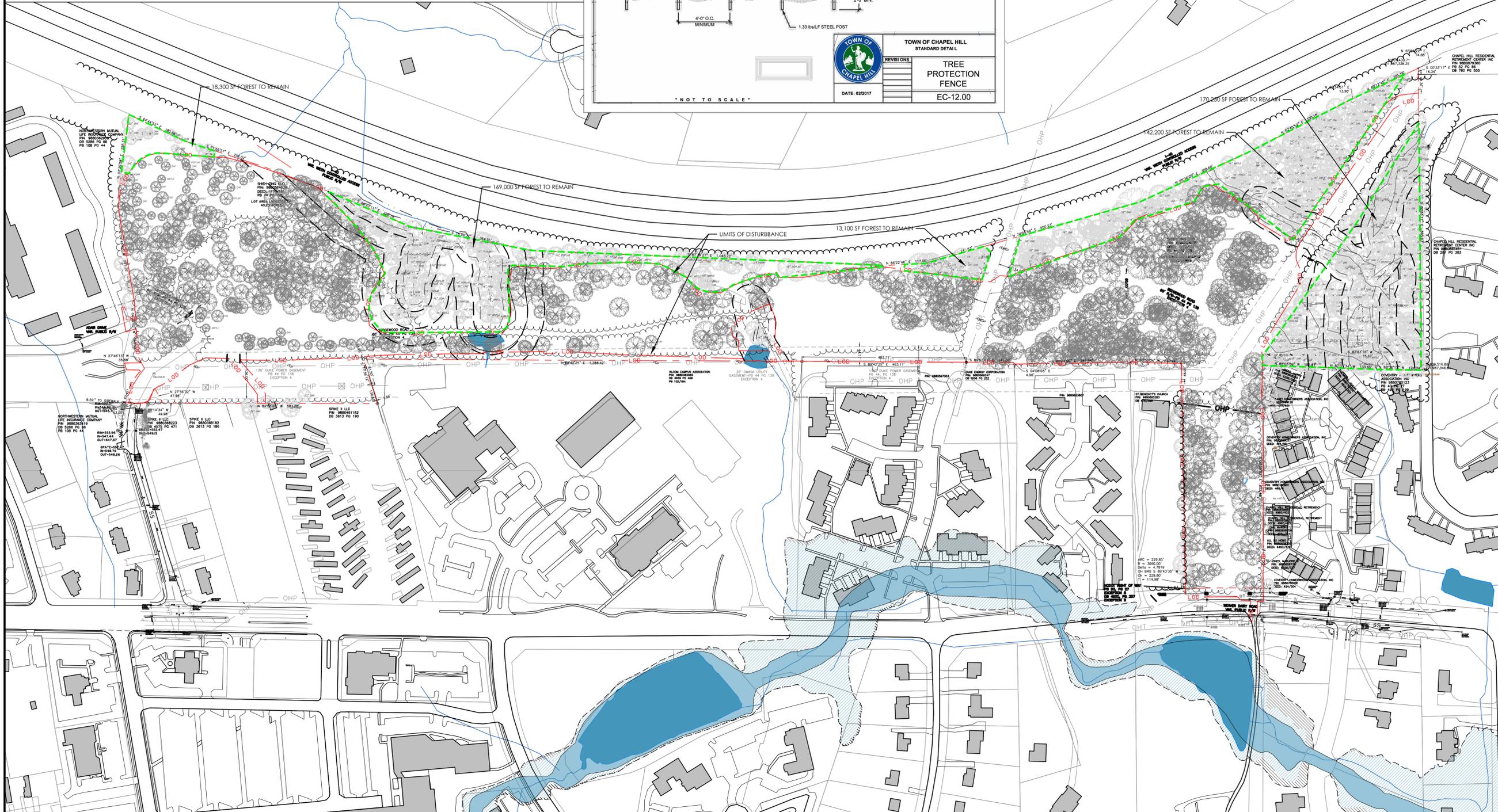
SITE AREA	1,970,332 SF
LESS EXIST POWER EASEMENTS	258,938 SF
LESS PROP SANITARY EASEMENTS	147,466 SF
NET AREA BASE	1,563,883 SF
PERCENT COVERAGE COVERED	40%
COVERAGE REQUIRED	625,563 SF
RETAINED TREE AREA:	511,850
PROPOSED CANOPY TREES	230 TREES X 500 SF CREDIT:
	115,000
	625,850 / 40%



TOWN OF CHAPEL HILL
STANDARD DETAIL
TREE PROTECTION FENCE
EC-12.00

REVISIONS

DATE: 02/2017



NO.	REVISIONS	BY	DATE
1	CZ RE-SUBMITTAL	WR	6/5/25

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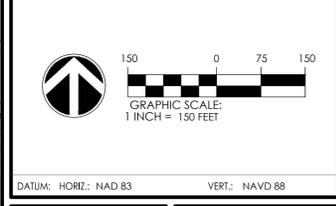
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LANDSCAPE PROTECTION PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAPEL HILL, NC

CLIENT/OWNER:
LAND PLANNING & ENTITLEMENTS
157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514



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

JOB NO: 32044.0000

DATE: _____

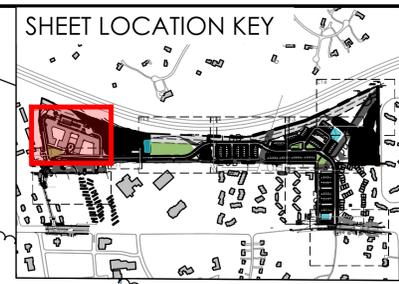
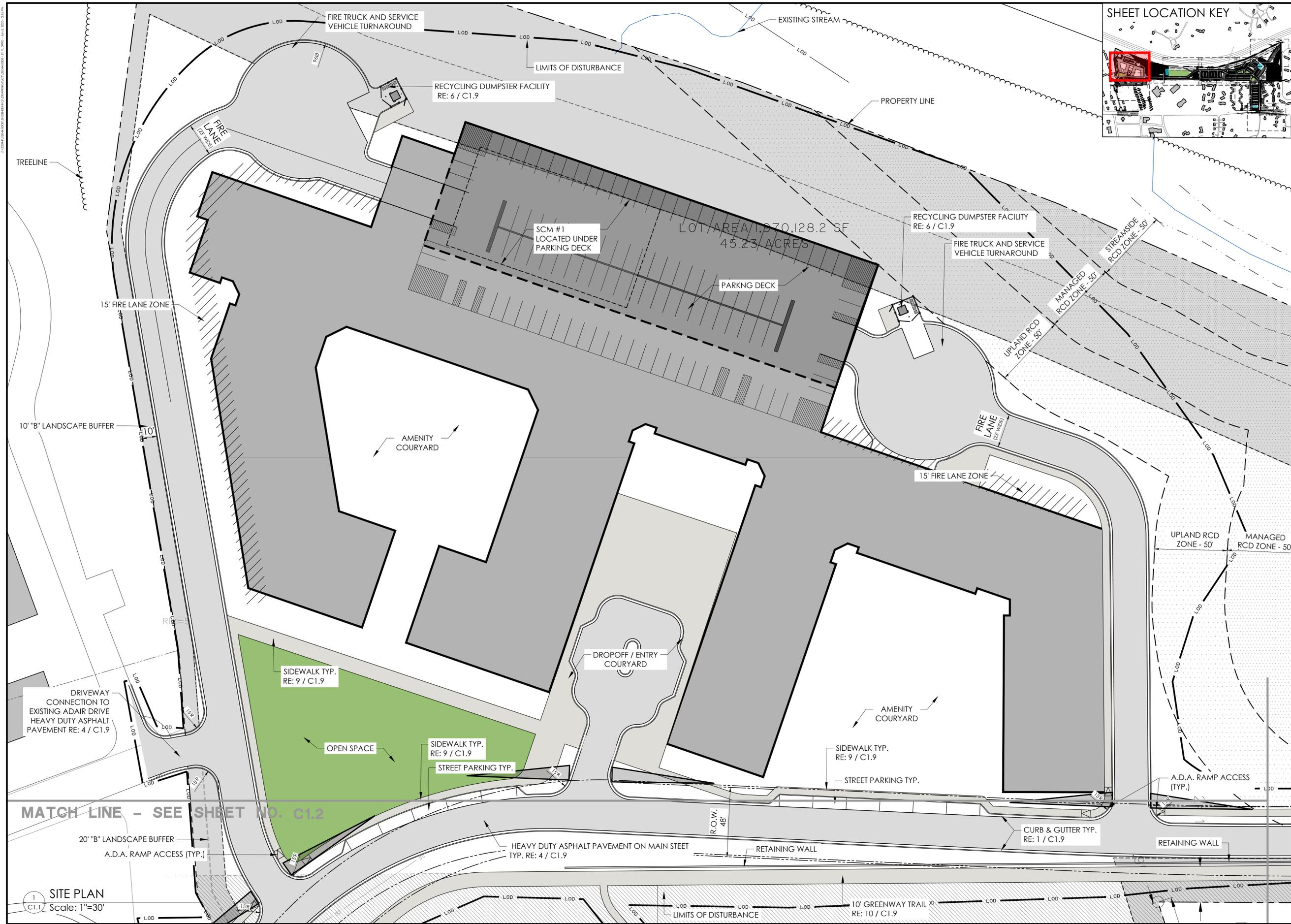
DRAWN: _____

DESIGNED: _____

REVIEWED: _____

APPROVED: _____

SCALE: 1" = 150'



REVISIONS			
NO.	REVISIONS	BY	DATE
1	CZ RE-SUBMITTAL	WR	6/5/25

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CONSTRUCTION**

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SITE PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAPEL HILL, NC

CLIENT/OWNER:
LAND PLANNING & ENTITLEMENTS
157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514

GRAPHIC SCALE:
 1 INCH = 30 FEET

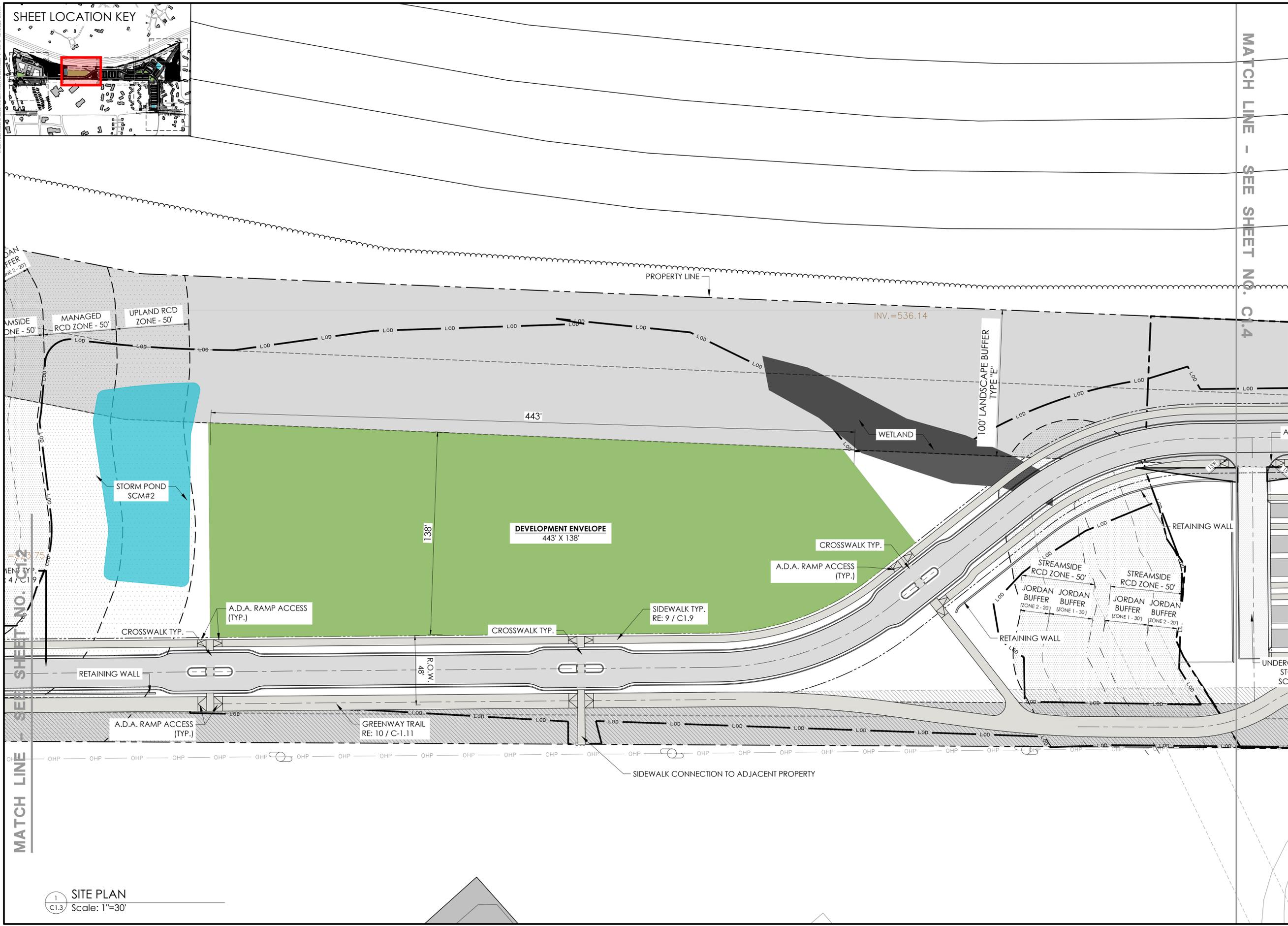
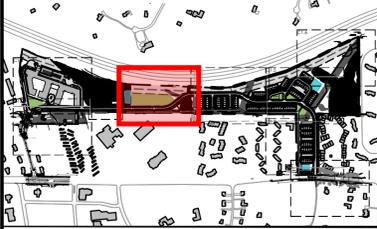
DATUM: HORIZ.: NAD 83 VERT.: NAVD 88
 JOB NO: 32044.0000
 DATE: _____
 DRAWN: _____
 DESIGNED: _____
 REVIEWED: _____
 APPROVED: _____
 SCALE: 1" = 30'

MATCH LINE - SEE SHEET NO. C1.2

SITE PLAN
Scale: 1"=30'

C1.1

SHEET LOCATION KEY



MATCH LINE - SEE SHEET NO. C1.4

MATCH LINE - SEE SHEET NO. C1.2

NO.	REVISIONS	BY	DATE
1	CZ RE-SUBMITTAL	WR	6/5/25

NO.	REVISIONS	BY	DATE
1	CZ RE-SUBMITTAL	WR	6/5/25

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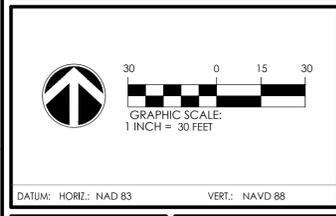
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SITE PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAPEL HILL, NC

CLIENT/OWNER:
LAND PLANNING & ENTITLEMENTS
157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514



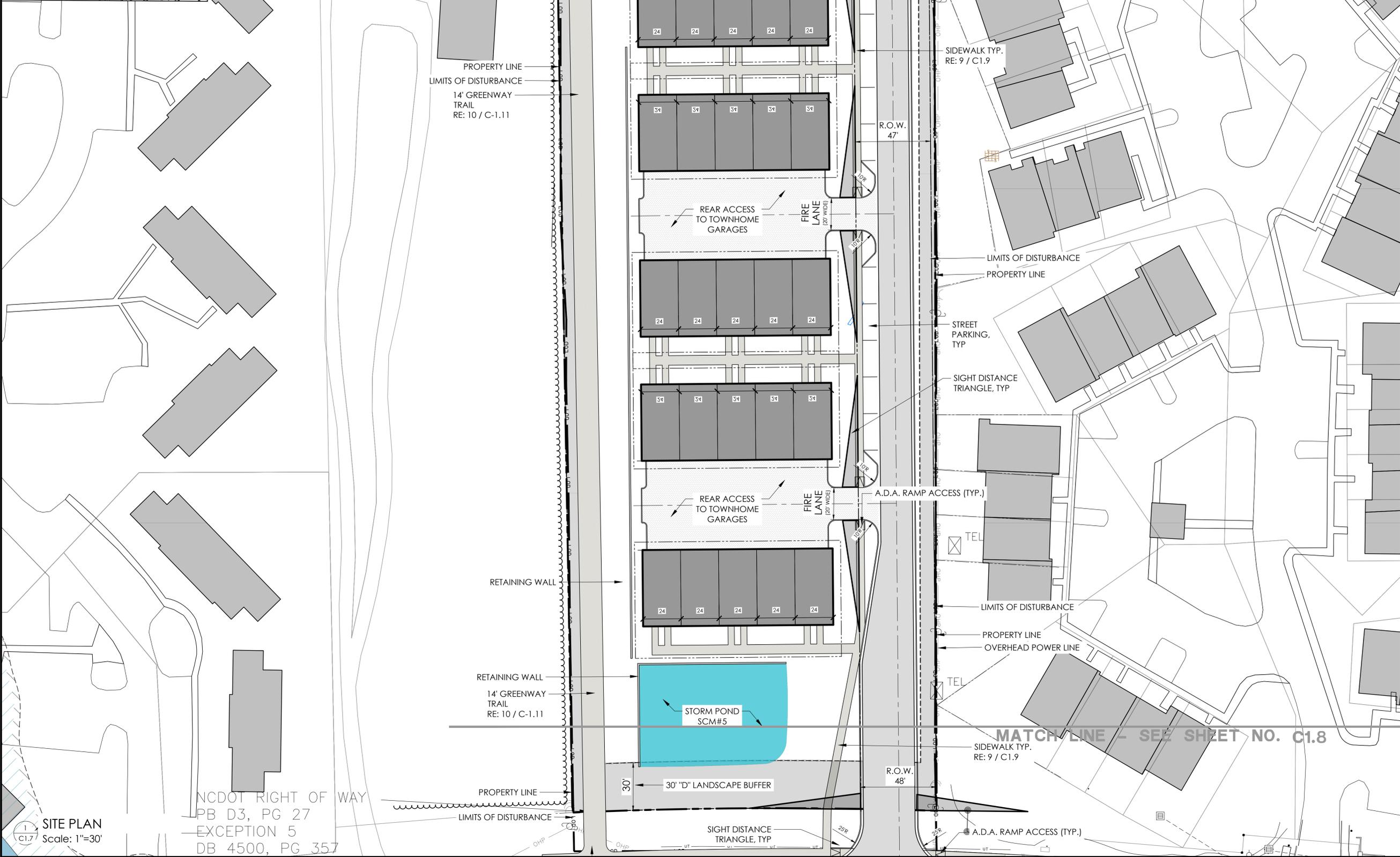
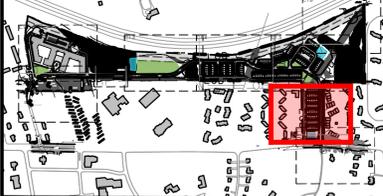
JOB NO:	32044.0000
DATE:	
DRAWN:	
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 30'

1 SITE PLAN
Scale: 1"=30'

C1.3

SHEET LOCATION KEY

MATCH LINE - SEE SHEET NO. C1.5

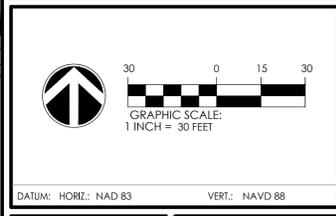


1		CZ RE-SUBMITTAL	WR	6/5/25
NO.	REVISIONS	BY	DATE	

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CONSTRUCTION**

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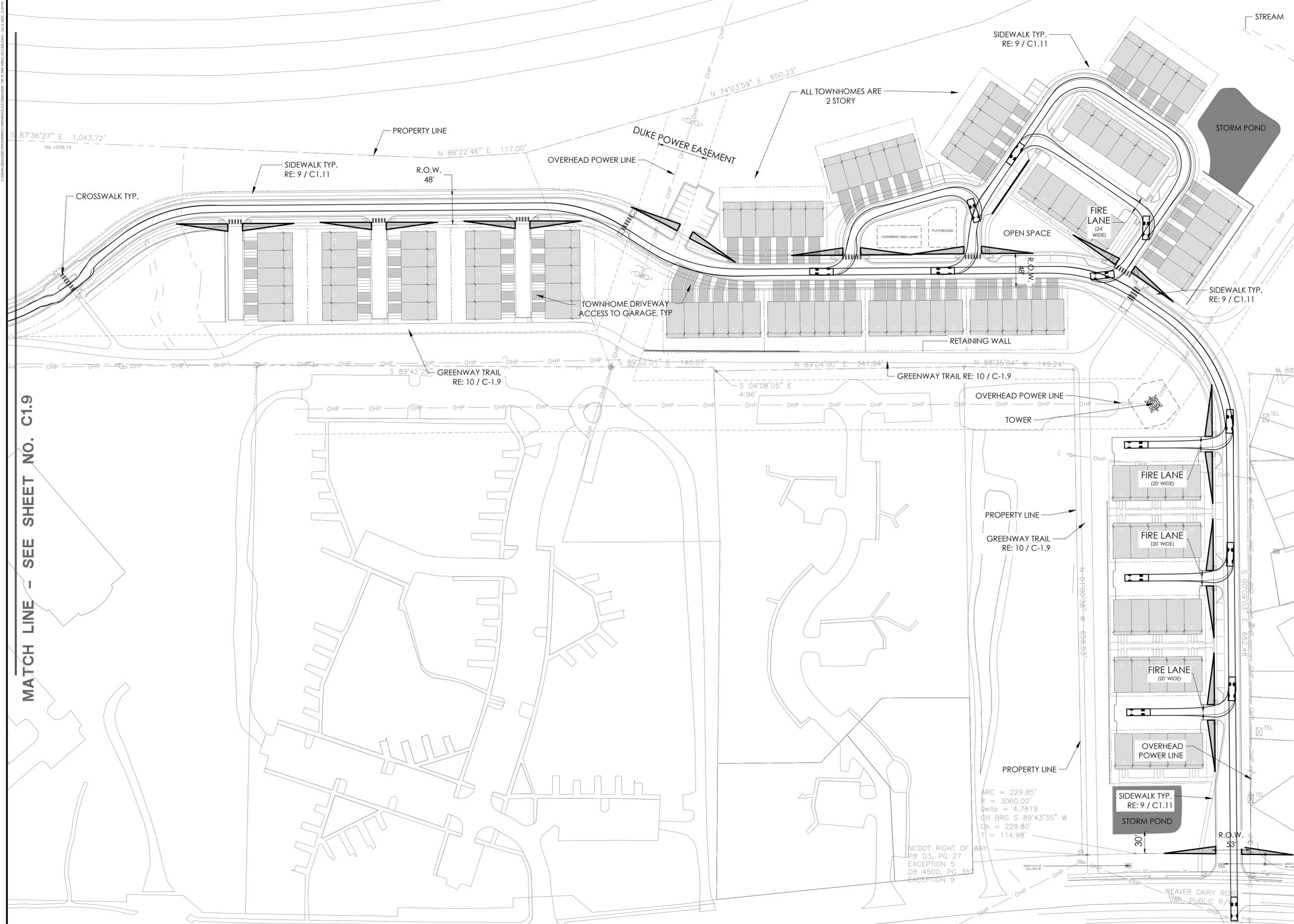
SITE PLAN
 860 WEAVER DAIRY ROAD
 PROJECT LOCATION:
 CHAPEL HILL, NC
 CLIENT/OWNER:
 LAND PLANNING & ENTITLEMENTS
 157 EAST FRANKLIN STREET
 CHAPEL HILL, NC 27514



DATUM: HORIZ.: NAD 83 VERT.: NAVD 88
 JOB NO: 32044.0000
 DATE: _____
 DRAWN: _____
 DESIGNED: _____
 REVIEWED: _____
 APPROVED: _____
 SCALE: 1" = 30'

SITE PLAN
 Scale: 1"=30'

C1.7



MATCH LINE - SEE SHEET NO. C1.9

NO.		REVISIONS		BY	DATE
1	CZ RE-SUBMITTAL			WR	6/5/25

NO.		REVISIONS		BY	DATE

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CONSTRUCTION**

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&
HUTTON**

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**FIRE APPARATUS MOVEMENT &
AERIAL ACCESS PLAN**

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAPEL HILL, NC

CLIENT/OWNER:
LAND PLANNING & ENTITLEMENTS
157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514

GRAPHIC SCALE:
 1 INCH = 60 FEET

DATUM: HORIZ: NAD 83 VERT: NAVD 88

JOB NO: 32044.0000

DATE: _____

DRAWN: _____

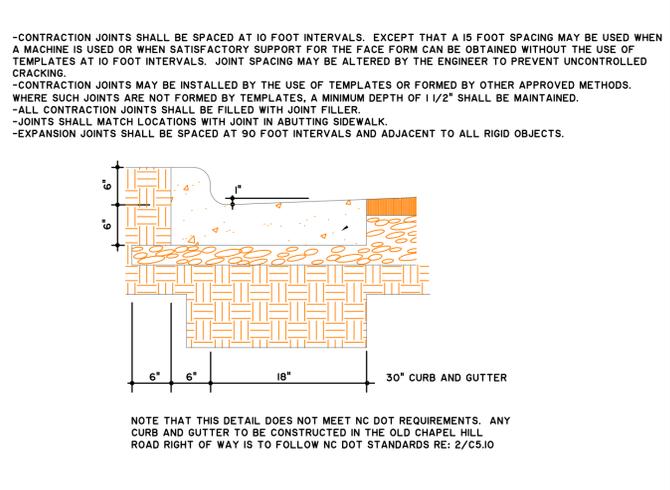
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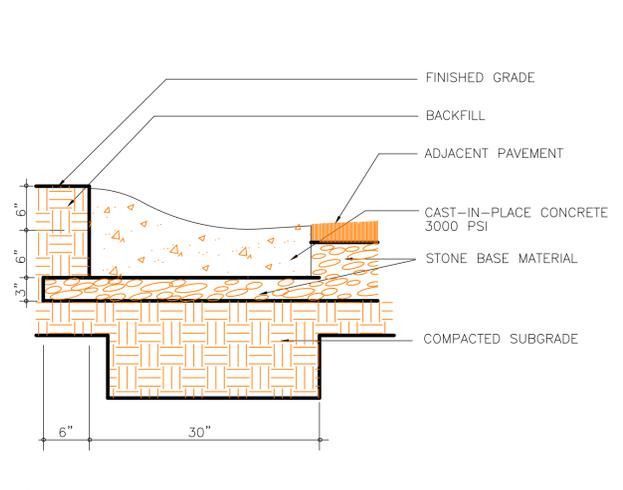
APPROVED: _____

SCALE: 1" = 60'

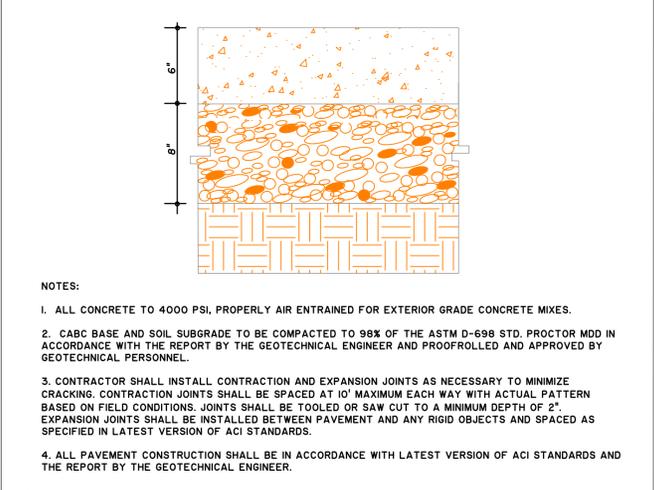
C1.10



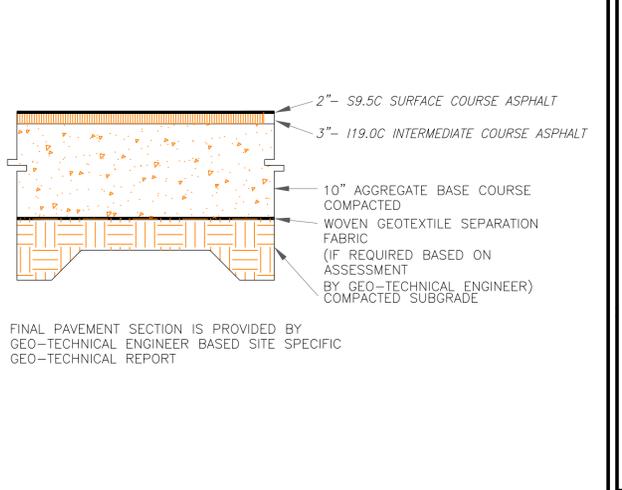
1 CURB & GUTTER
C1.11 SCALE: NTS



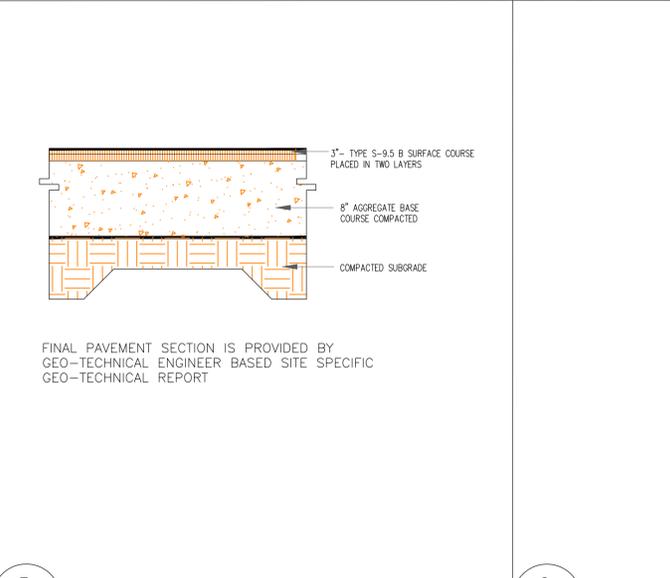
2 ROLL CURB
C1.11 SCALE: NTS



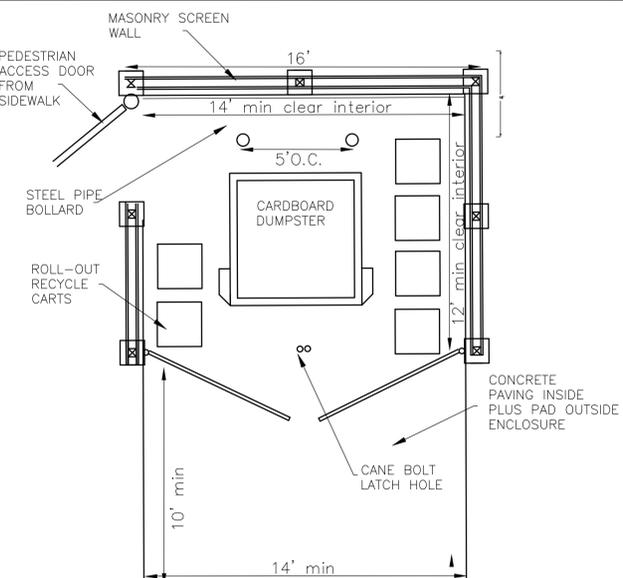
3 HEAVY DUTY CONCRETE PAVING
C1.11 SCALE: NTS



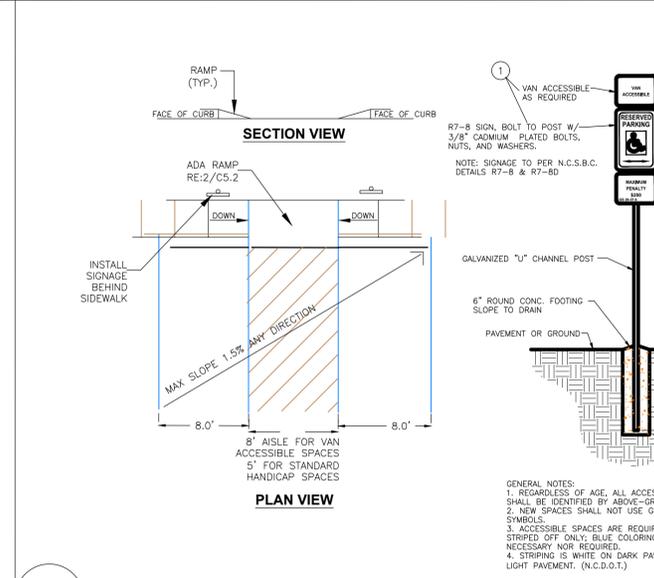
4 HEAVY DUTY ASPHALT PAVING
C1.11 SCALE: NTS



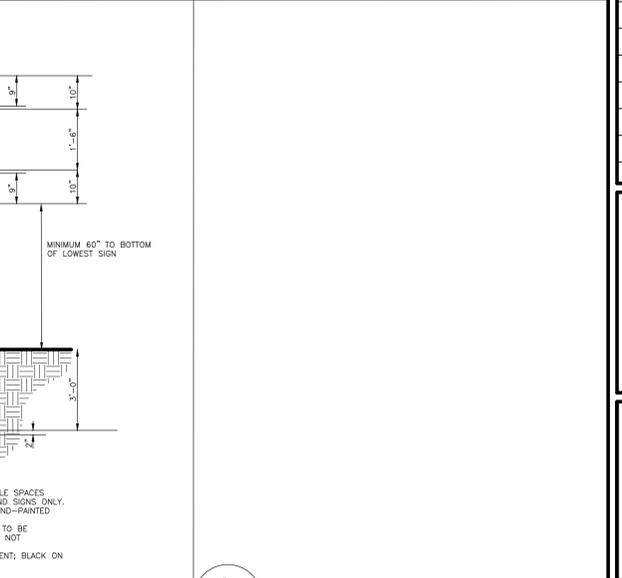
5 STANDARD ASPHALT PAVING
C1.11 SCALE: NTS



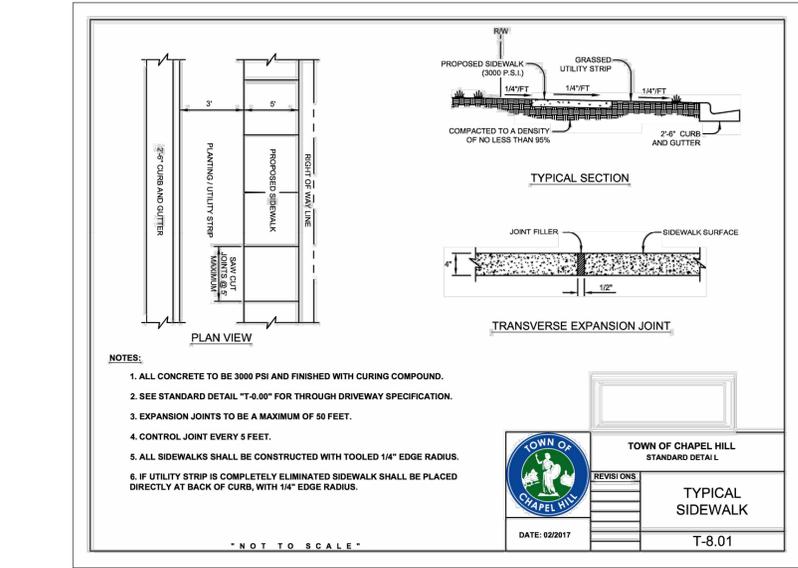
6 RECYCLING DUMPSTER FACILITY
C1.11 SCALE: NTS



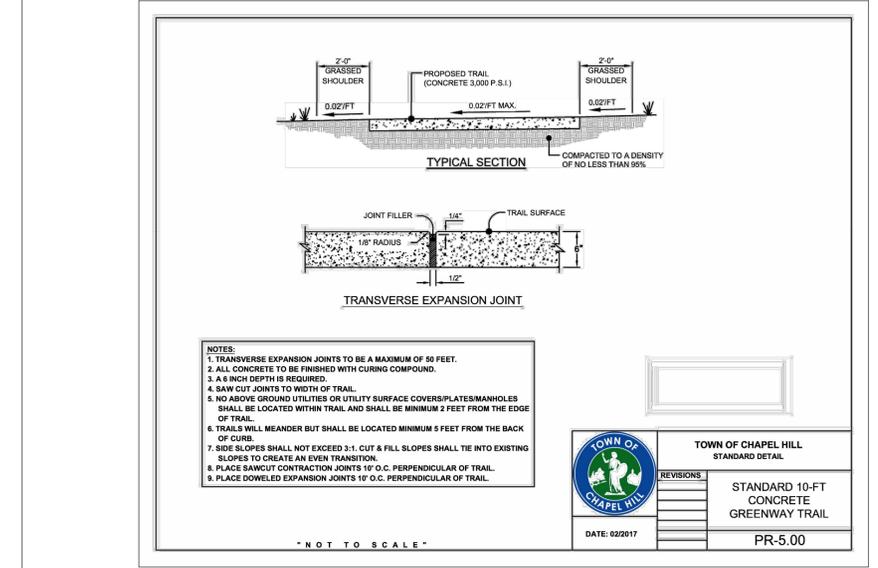
7 ADA PARKING & SIGNAGE
C1.11 SCALE: NTS



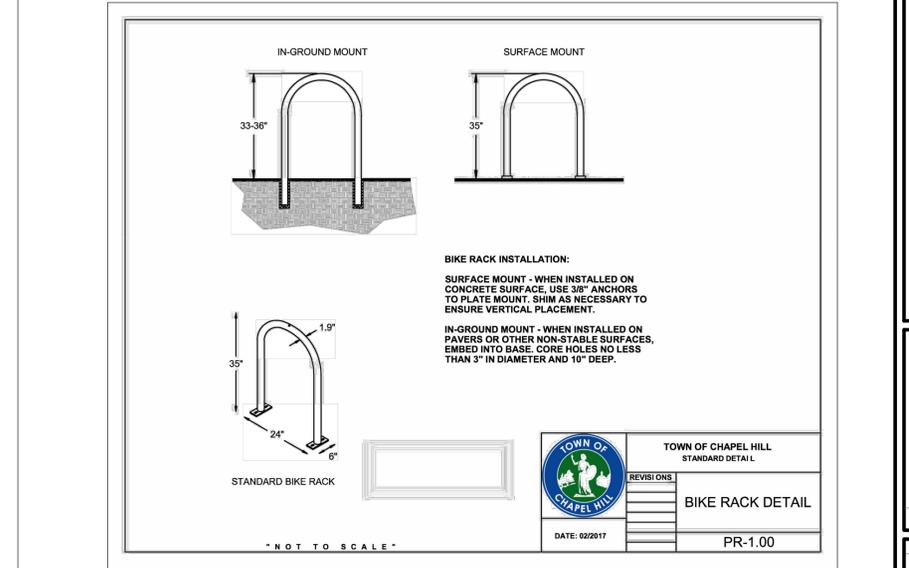
8 BIKE RACK DETAIL
C1.11 SCALE: NTS



9 STANDARD CONCRETE SIDEWALK
C1.11 SCALE: NTS



10 STANDARD CONCRETE GREENWAY TRAIL
C1.11 SCALE: NTS



11 BIKE LOOP DETAIL
C1.11 SCALE: NTS

NO.	REVISIONS	BY	DATE

NO.	REVISIONS	BY	DATE

NO.	REVISIONS	BY	DATE

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8 XXXXX
C1.11 SCALE: NTS

SITE DETAILS

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAPEL HILL, NC

CLIENT/OWNER:
LAND PLANNING & ENTITLEMENTS
157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514

DATUM: HORIZ: NAD 83 VERT: NAVD 88

JOB NO: 32044.0000

DATE: _____

DRAWN: _____

DESIGNED: _____

REVIEWED: _____

APPROVED: _____

SCALE: 1" = 50'

C1.11

UTILITY 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 THE TOWN OF CHAPEL HILL.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CHAPEL HILL 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).
- 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.

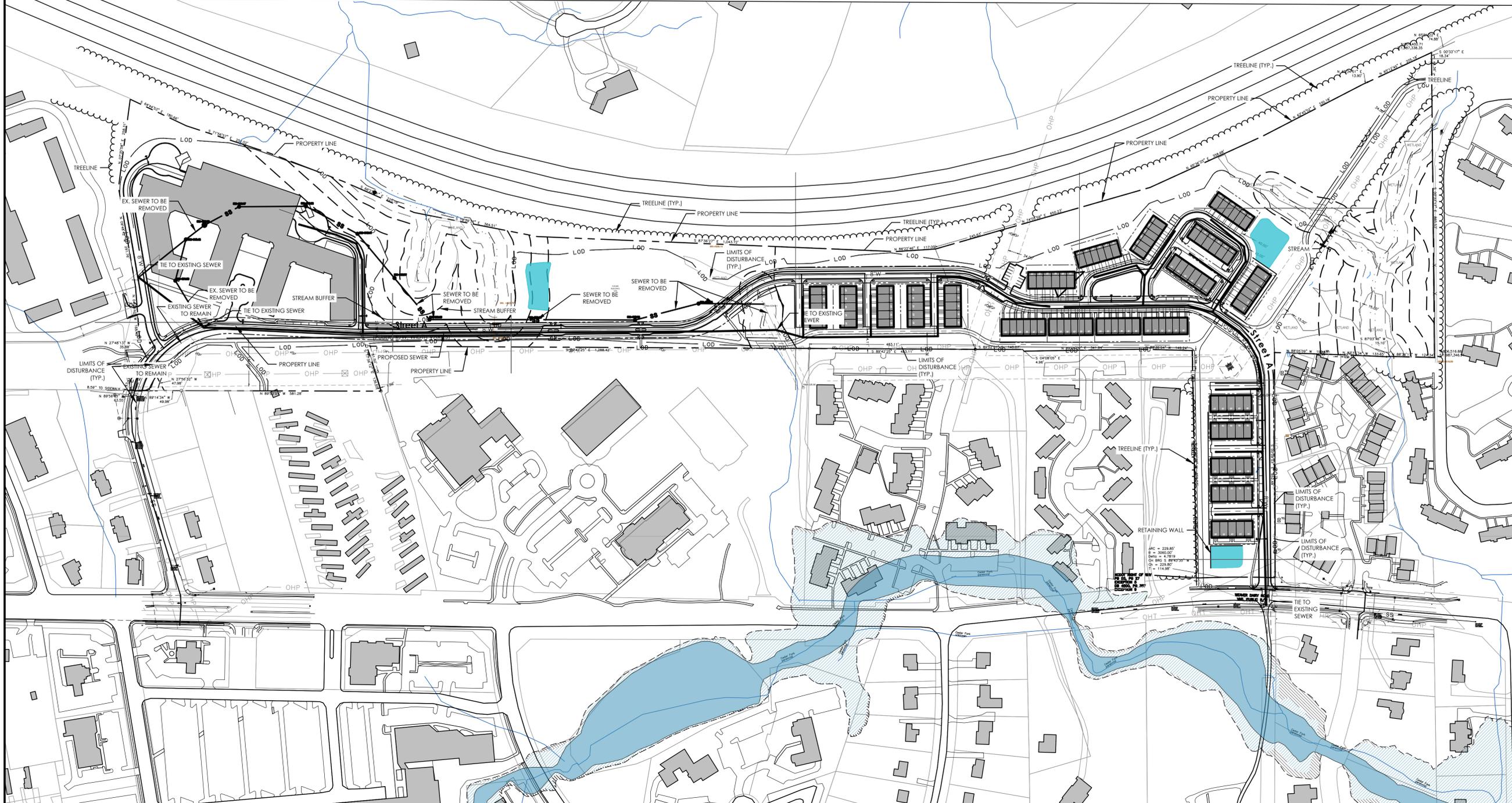
SANITARY SEWER:

- 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 NCFE SECTION 507
- FDC/STANDPIPES-313.1 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 NCFE SECTION 313



NO.	REVISIONS	BY	DATE
1	CZ RE-SUBMITTAL	AO	6/5/25

**PRELIMINARY
NOT FOR
CONSTRUCTION**

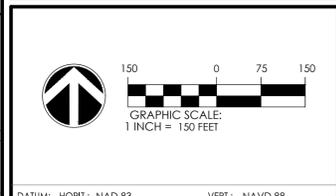
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 www.thomasandhutton.com

SEWER PLAN- OVERALL

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAPEL HILL, NC

CLIENT/OWNER:
LAND PLANNING & ENTITLEMENTS
157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514



DATUM: HORIZ: NAD 83 VERT: NAVD 88

JOB NO: 32044.0000

DATE: _____

DRAWN: _____

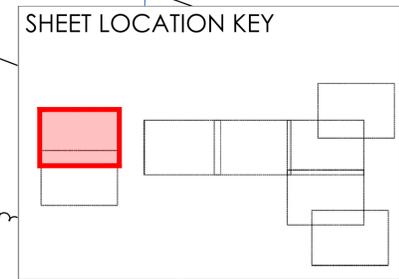
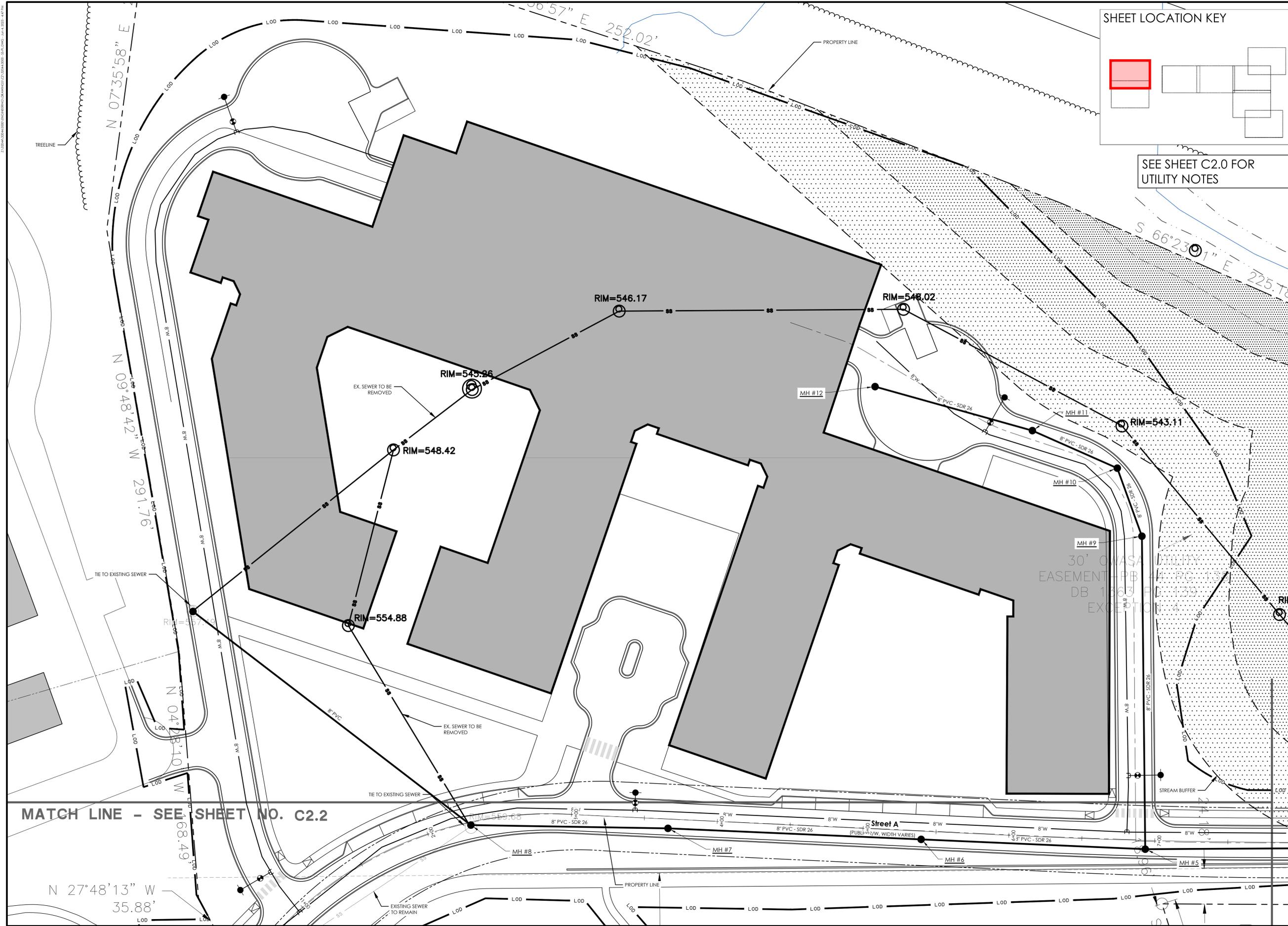
DESIGNED: _____

REVIEWED: _____

APPROVED: _____

SCALE: 1" = 150'

C2.0



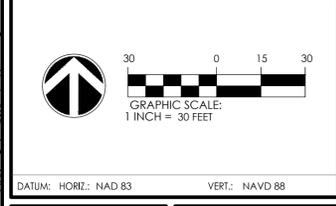
SEE SHEET C2.0 FOR UTILITY NOTES

NO.	REVISIONS	BY	DATE
1	CZ RE-SUBMITTAL	AO	6/5/25

**PRELIMINARY
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CONSTRUCTION**

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SEWER PLAN
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 PROJECT LOCATION:
 CHAPEL HILL, NC
 CLIENT/OWNER:
 LAND PLANNING & ENTITLEMENTS
 157 EAST FRANKLIN STREET
 CHAPEL HILL, NC 27514

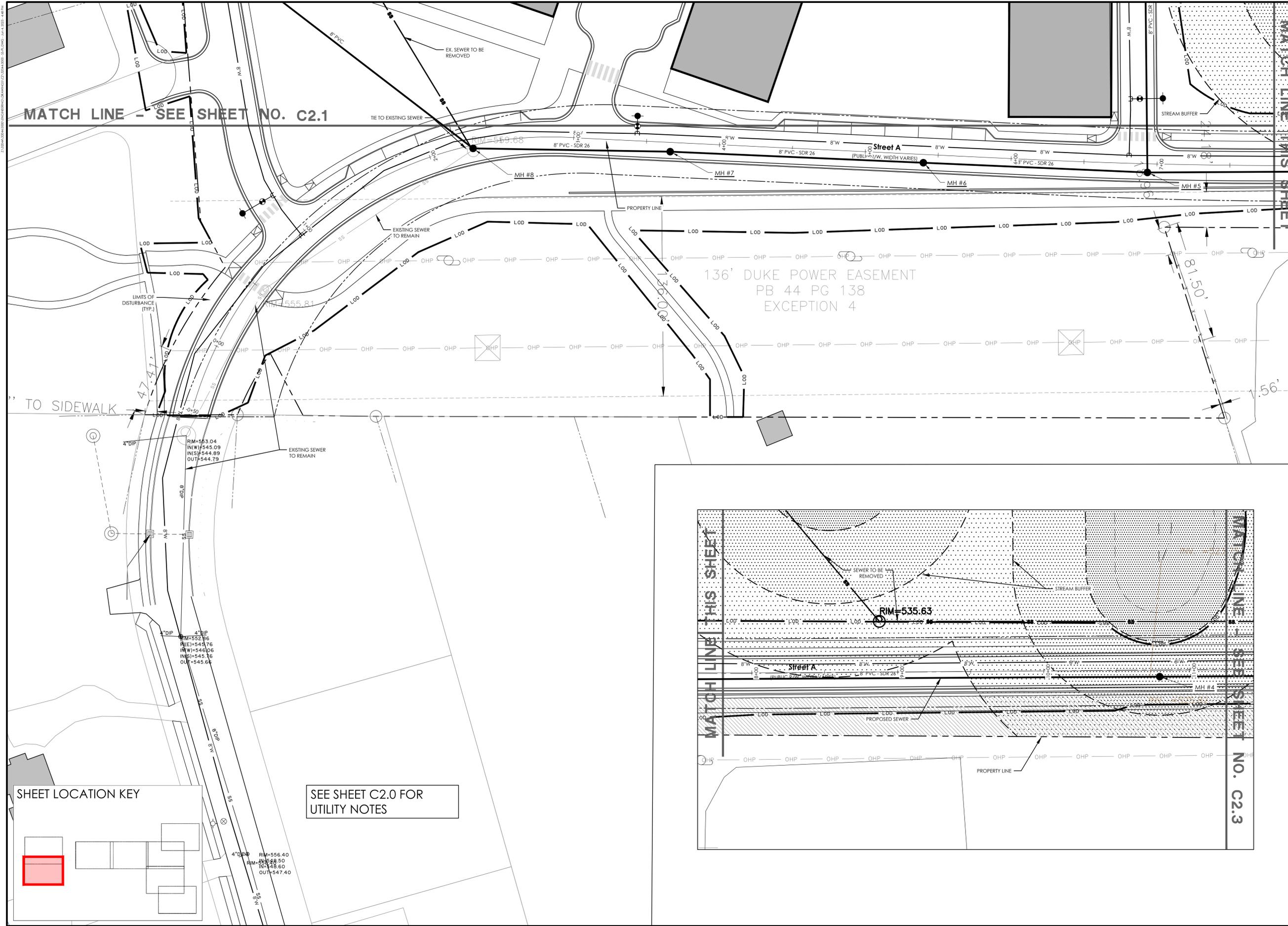


DATUM: HORIZ.: NAD 83 VERT.: NAVD 88
 JOB NO: 32044.0000
 DATE:
 DRAWN:
 DESIGNED:
 REVIEWED:
 APPROVED:
 SCALE: 1" = 30'

MATCH LINE - SEE SHEET NO. C2.2

N 27°48'13" W
 35.88'

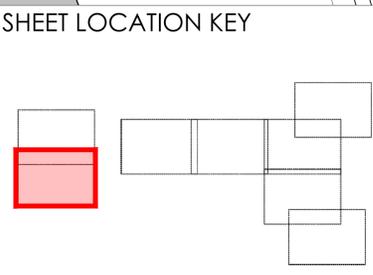
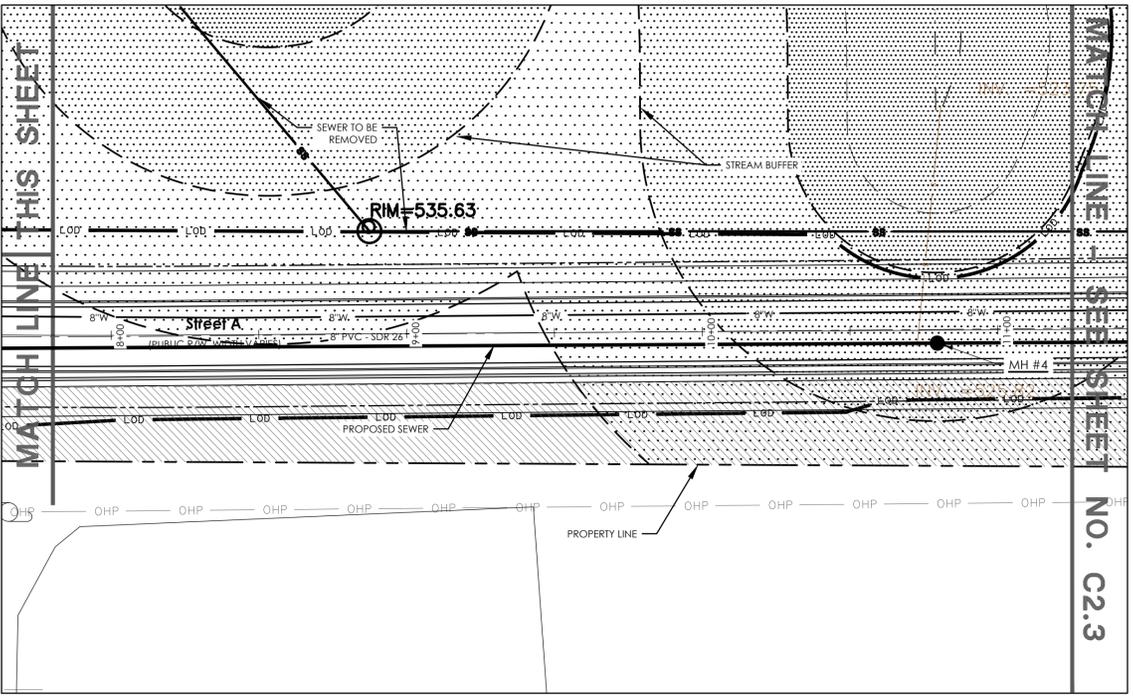
C2.1



MATCH LINE - SEE SHEET NO. C2.1

MATCH LINE THIS SHEET

MATCH LINE - SEE SHEET NO. C2.3



SEE SHEET C2.0 FOR UTILITY NOTES

NO.	REVISIONS	BY	DATE
1	CZ RE-SUBMITTAL	AO	6/5/25

**PRELIMINARY
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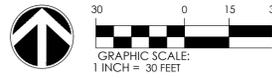
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SEWER PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
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157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514

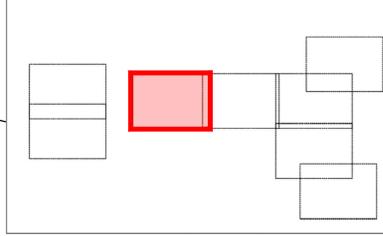


DATUM: HORIZ.: NAD 83 VERT.: NAVD 88

JOB NO: 32044.0000
DATE:
DRAWN:
DESIGNED:
REVIEWED:
APPROVED:
SCALE: 1" = 30'

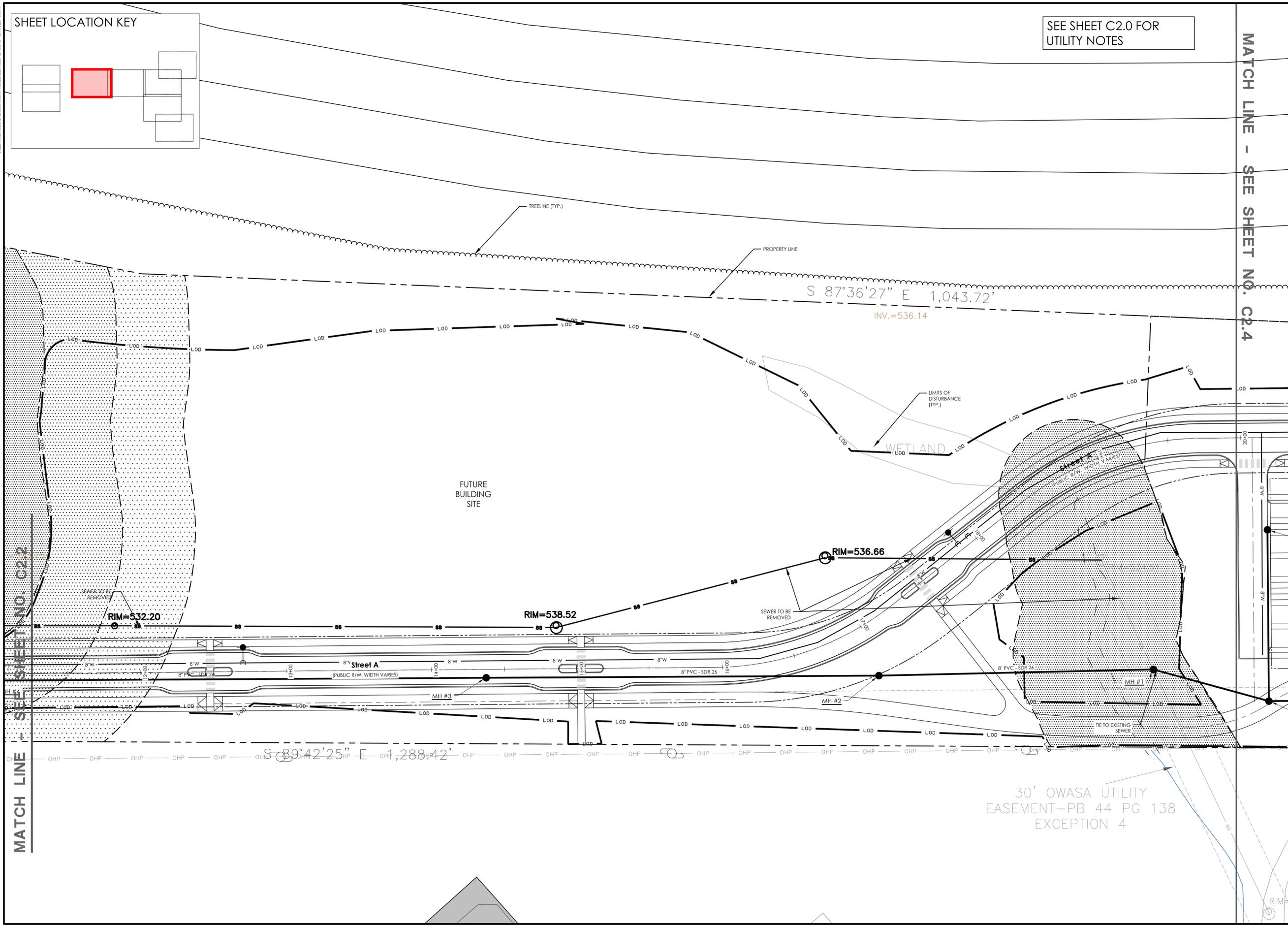
C2.2

SHEET LOCATION KEY



SEE SHEET C2.0 FOR UTILITY NOTES

MATCH LINE - SEE SHEET NO. C2.4



NO.	REVISIONS	BY	DATE
1	CZ RE-SUBMITTAL	AO	6/5/25

PRELIMINARY
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CONSTRUCTION

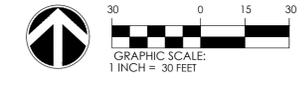
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SEWER PLAN

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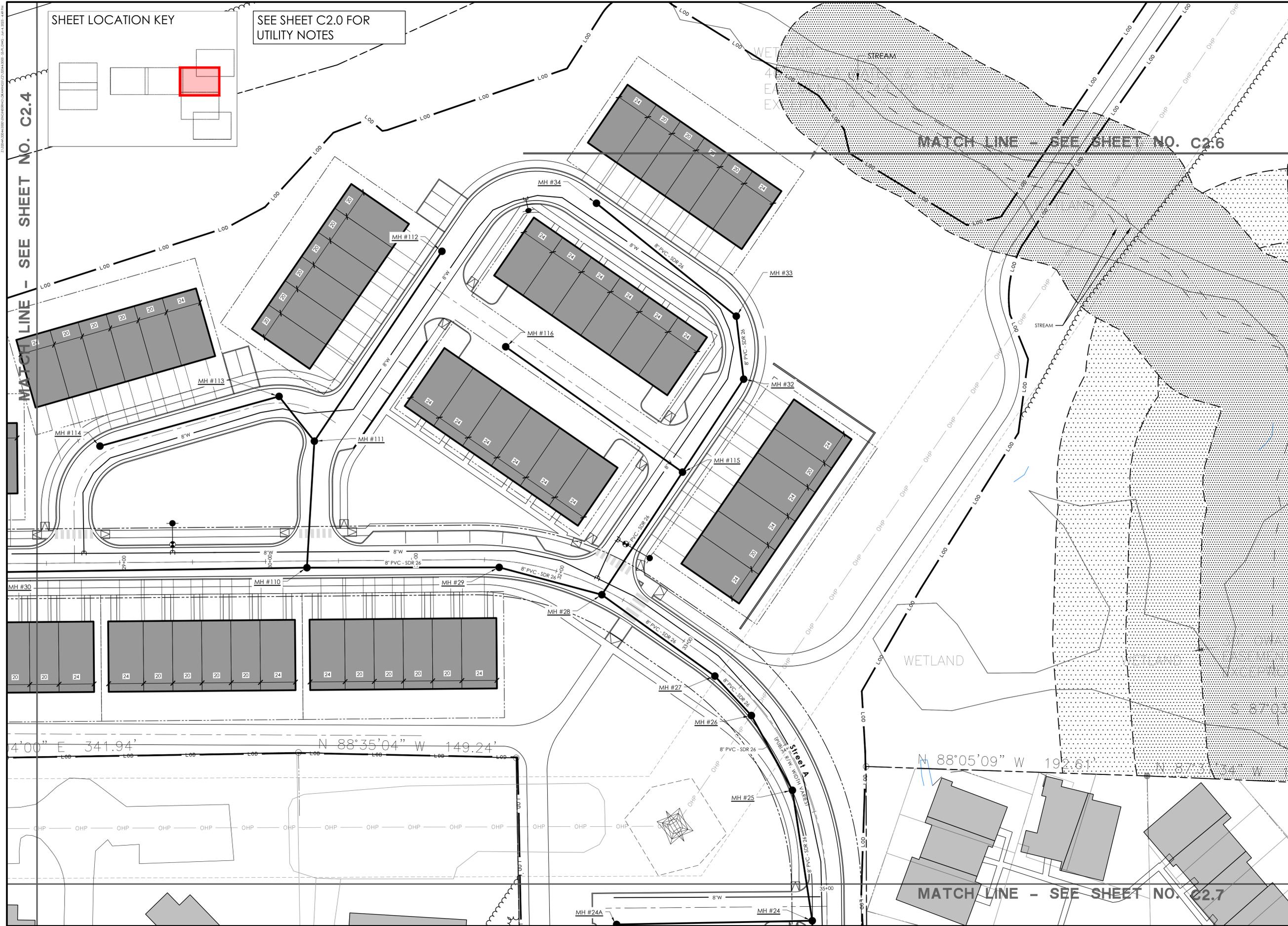


DATUM: HORIZ.: NAD 83 VERT.: NAVD 88

JOB NO:	32044.0000
DATE:	
DRAWN:	
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 30'

C2.3

MATCH LINE - SEE SHEET NO. C2.2



SHEET LOCATION KEY

SEE SHEET C2.0 FOR UTILITY NOTES

MATCH LINE - SEE SHEET NO. C2.4

MATCH LINE - SEE SHEET NO. C2.6

MATCH LINE - SEE SHEET NO. C2.7

NO.	REVISIONS	BY	DATE
1	CZ RE-SUBMITTAL	AO	6/5/25

**PRELIMINARY
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CONSTRUCTION**

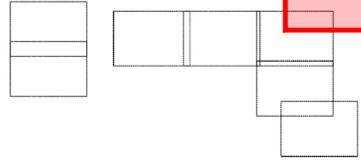
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SEWER PLAN
 860 WEAVER DAIRY ROAD
 PROJECT LOCATION:
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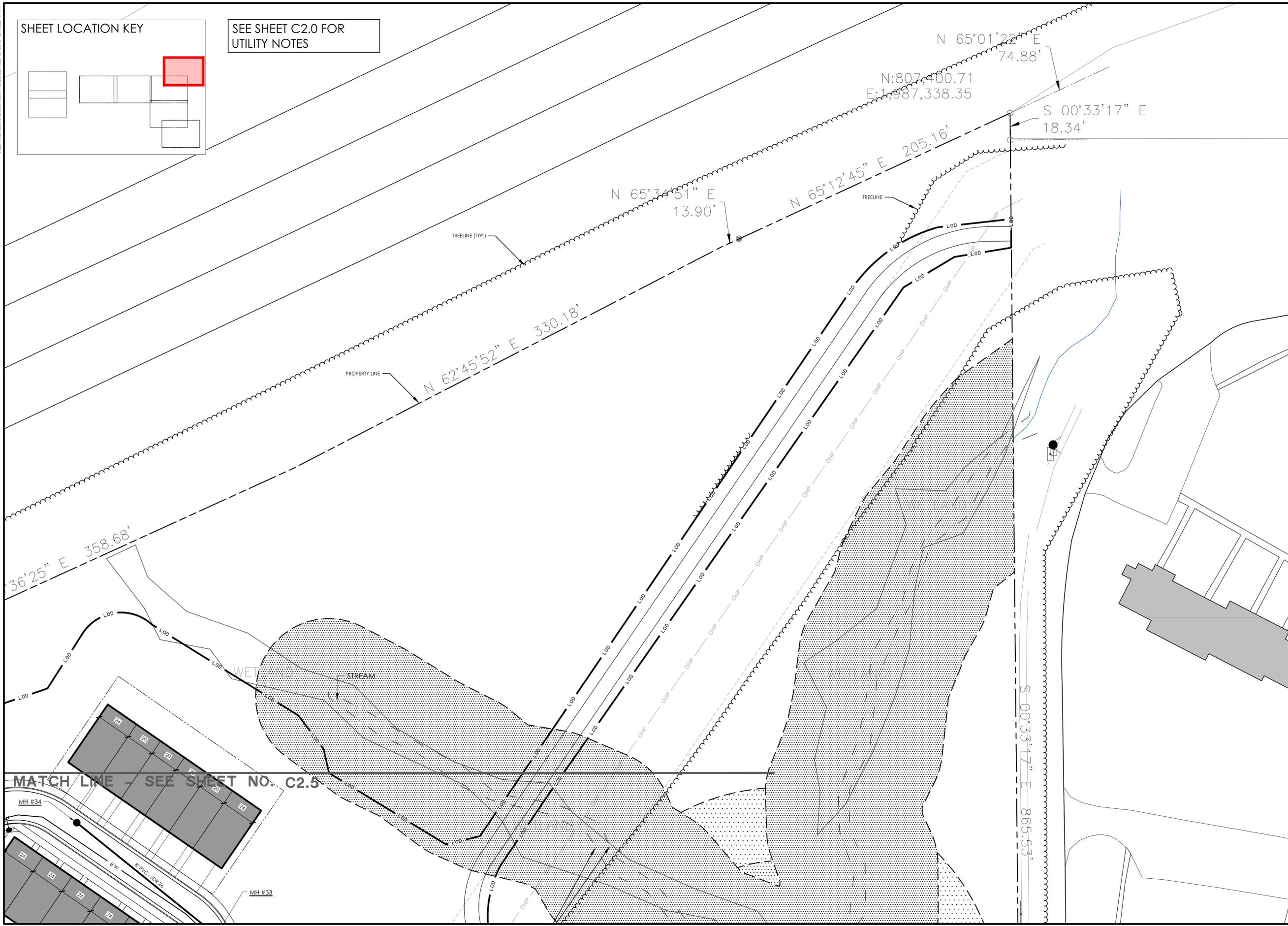
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 JOB NO.: 32044.0000
 DATE: _____
 DRAWN: _____
 DESIGNED: _____
 REVIEWED: _____
 APPROVED: _____
 SCALE: 1" = 30'

C2.5

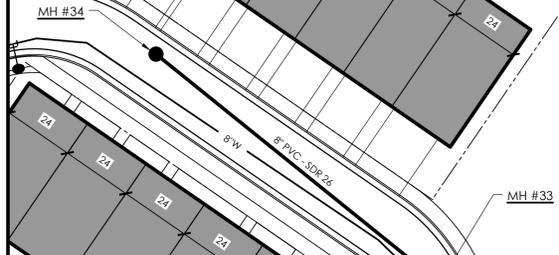
SHEET LOCATION KEY



SEE SHEET C2.0 FOR UTILITY NOTES



MATCH LINE - SEE SHEET NO. C2.5



N 65°01'22" E 74.88'
N:807,400.71
E:1,987,338.35
S 00°33'17" E 18.34'

N 65°34'51" E 13.90'

N 65°12'45" E 205.16'

N 62°45'52" E 330.18'

S 36°25" E 358.68'

S 00°33'17" E 865.53'

Empty table for project information.

NO.	REVISIONS	BY	DATE
1	CZ RE-SUBMITTAL	AO	6/5/25

PRELIMINARY
NOT FOR
CONSTRUCTION

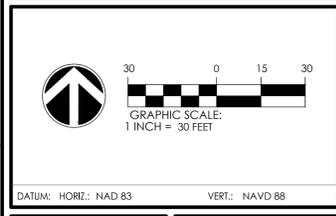
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SEWER PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAPEL HILL, NC

CLIENT/OWNER:
LAND PLANNING & ENTITLEMENTS
157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514

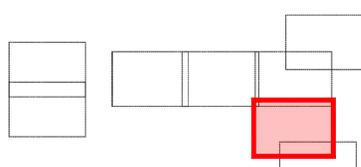


JOB NO: 32044.0000
 DATE:
 DRAWN:
 DESIGNED:
 REVIEWED:
 APPROVED:
 SCALE: 1" = 30'

C2.6

MATCH LINE - SEE SHEET NO. C2.5

SHEET LOCATION KEY

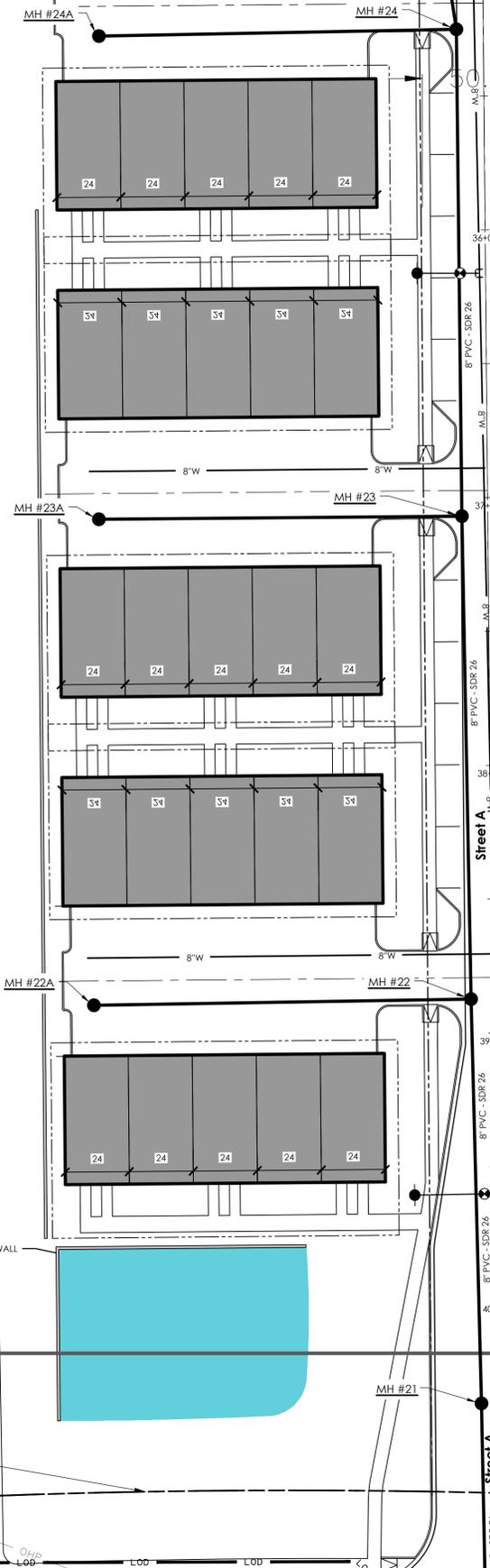


SEE SHEET C2.0 FOR UTILITY NOTES

TREELINE (TYP.)

N 01°00'38" W 659.53'

S 00°09'03" E 652.48'



50' OWAS SANITARY SEWER EASEMENT
PB 33, PG 58
EXCEPTION 3

CHAP 524.39

INV. = 507.11

LIMITS OF DISTURBANCE (TYP.)

MATCH LINE - SEE SHEET NO. C2.8

ARC = 229.85'
R = 3060.00'
Delta = 4.7819
CH BRG S 89°43'35" W
Ch = 229.80'
T = 114.98'

NCDOT RIGHT OF WAY
PB D3, PG 27
EXCEPTION 5
DB 4500, PG 357

NO.	REVISIONS	BY	DATE
1	CZ RE-SUBMITTAL	AO	6/5/25

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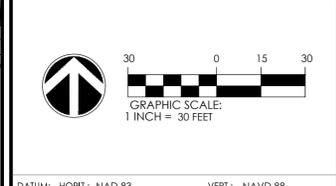
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SEWER PLAN

860 WEAVER DAIRY ROAD

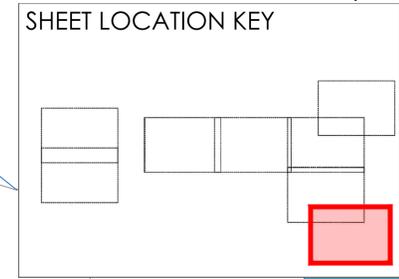
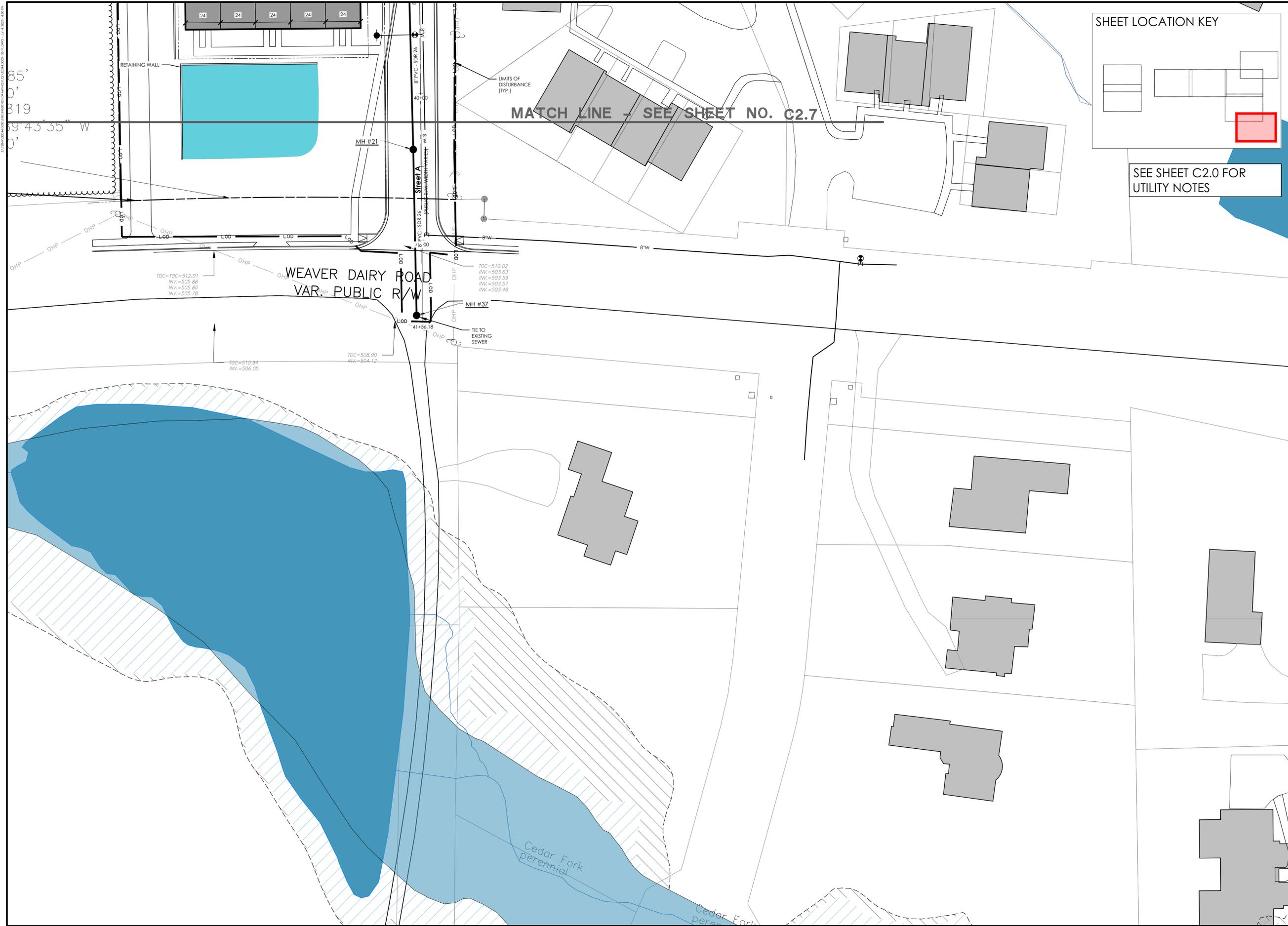
PROJECT LOCATION:
CHAPEL HILL, NC

CLIENT/OWNER:
LAND PLANNING & ENTITLEMENTS
157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514



DATUM:	HORIZ.: NAD 83	VERT.: NAVD 88
JOB NO.:	32044.0000	
DATE:		
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DESIGNED:		
REVIEWED:		
APPROVED:		
SCALE:	1" = 30'	

C2.7



SEE SHEET C2.0 FOR UTILITY NOTES

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1	CZ RE-SUBMITTAL	AO	6/5/25

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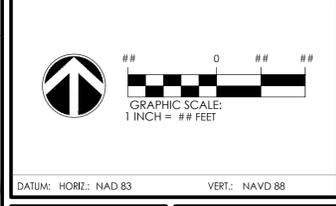
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SEWER PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAPEL HILL, NC

CLIENT/OWNER:
LAND PLANNING & ENTITLEMENTS
157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514



JOB NO: 32044.0000

DATE: _____

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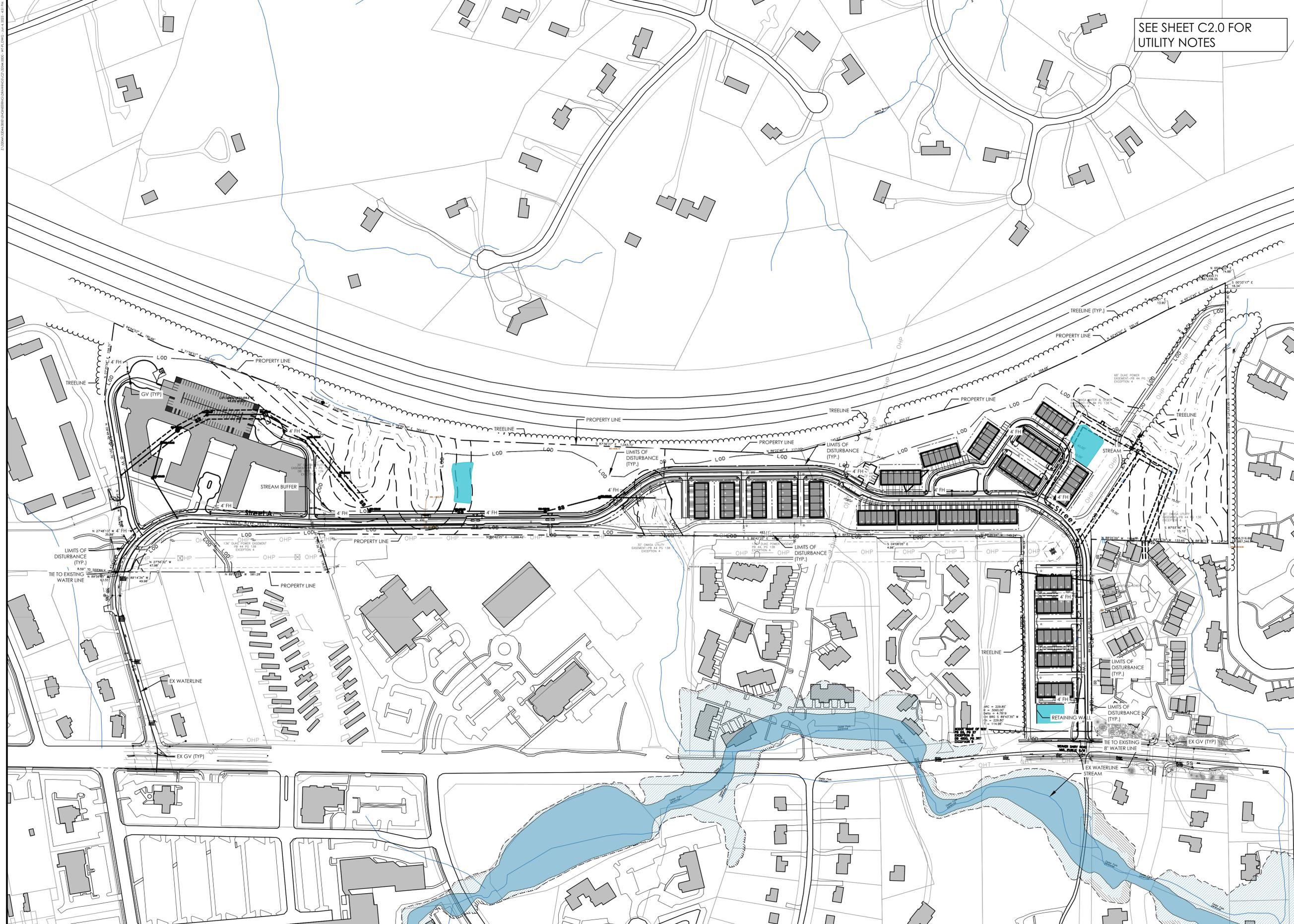
DESIGNED: _____

REVIEWED: _____

APPROVED: _____

SCALE: 1" = 30'

C2.8



SEE SHEET C2.0 FOR UTILITY NOTES

1 CZ RE-SUBMITTAL				AO	6/5/25
NO.	REVISIONS	BY	DATE		

**PRELIMINARY
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CONSTRUCTION**

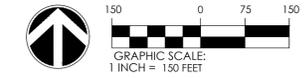
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WATER PLAN- OVERALL

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAPEL HILL, NC

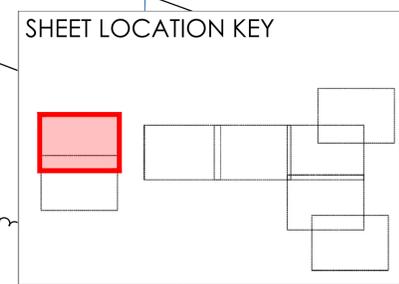
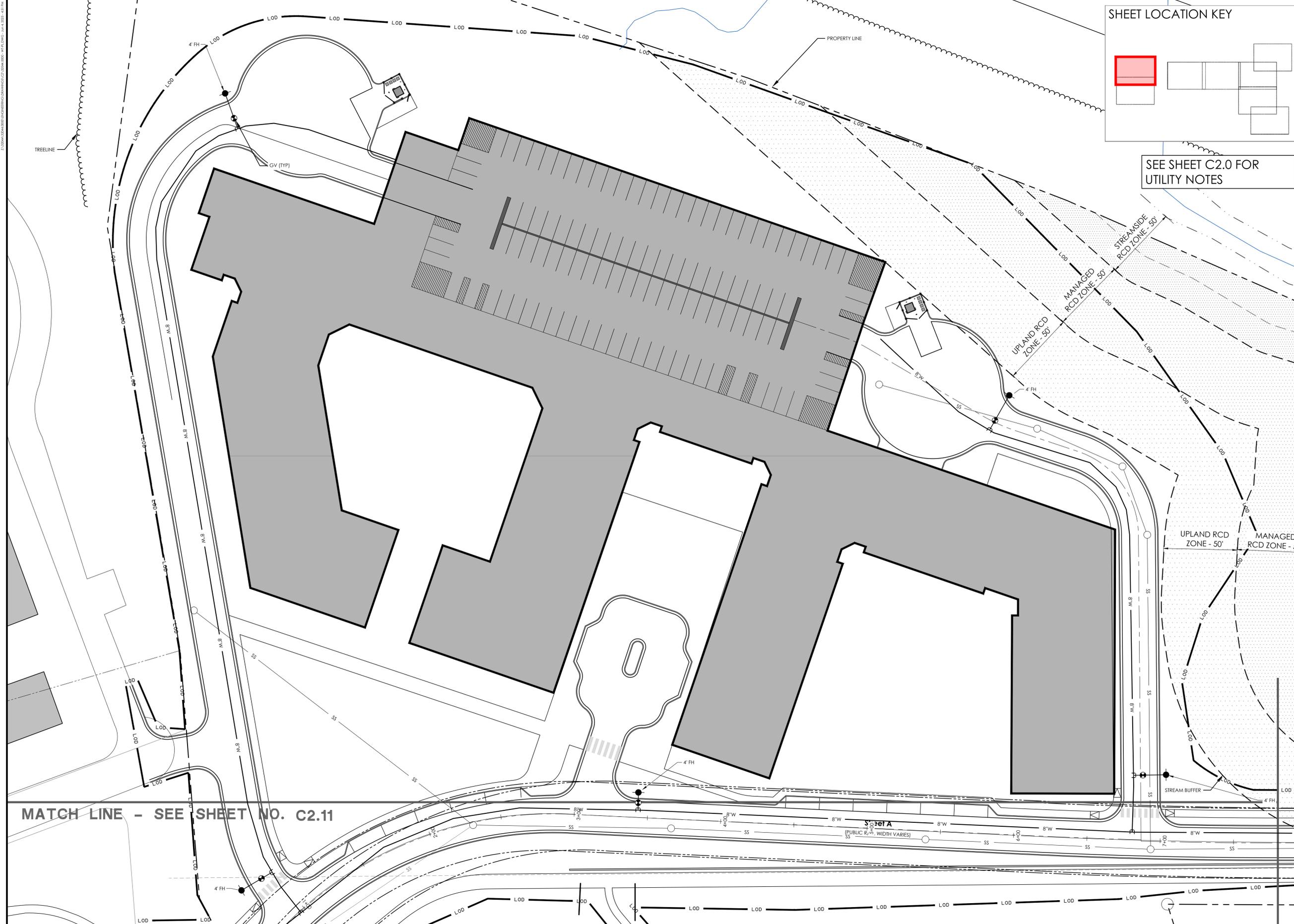
CLIENT/OWNER:
LAND PLANNING & ENTITLEMENTS
157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514



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

JOB NO: 32044.0000
 DATE:
 DRAWN:
 DESIGNED:
 REVIEWED:
 APPROVED:
 SCALE: 1" = 150'

C2.9



SEE SHEET C2.0 FOR UTILITY NOTES

1 CZ RE-SUBMITTAL				AO	6/5/25
NO.	REVISIONS	BY	DATE		

**PRELIMINARY
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CONSTRUCTION**

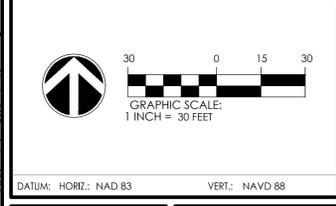
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WATER PLAN

860 WEAVER DAIRY ROAD

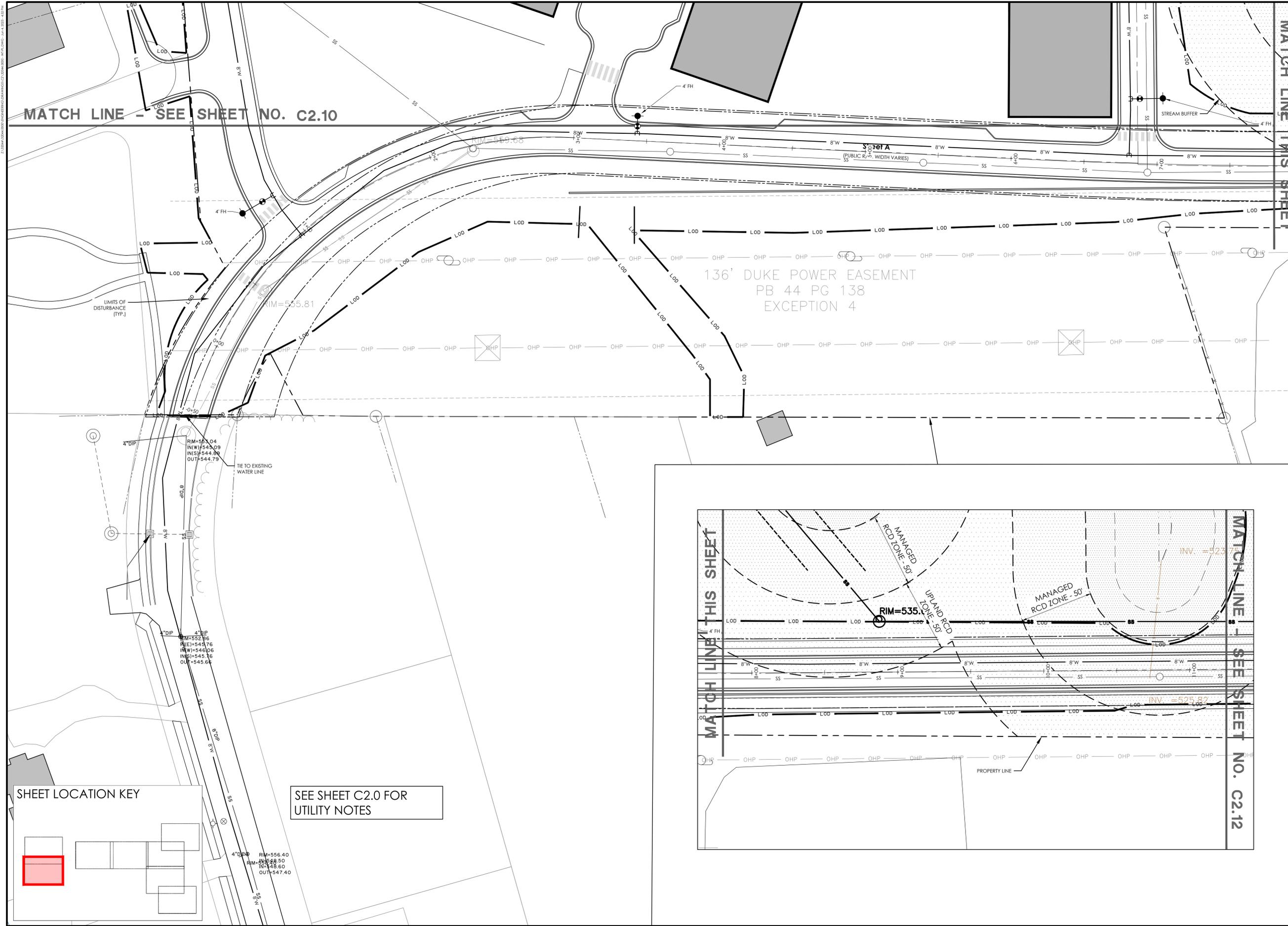
PROJECT LOCATION:
CHAPEL HILL, NC

CLIENT/OWNER:
LAND PLANNING & ENTITLEMENTS
157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514



DATUM: HORIZ.: NAD 83 VERT.: NAVD 88
 JOB NO: 32044.0000
 DATE: _____
 DRAWN: _____
 DESIGNED: _____
 REVIEWED: _____
 APPROVED: _____
 SCALE: 1" = 30'

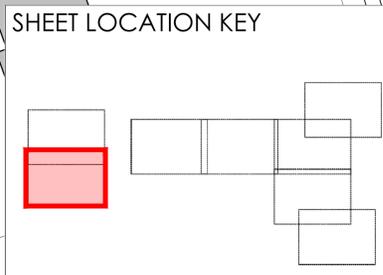
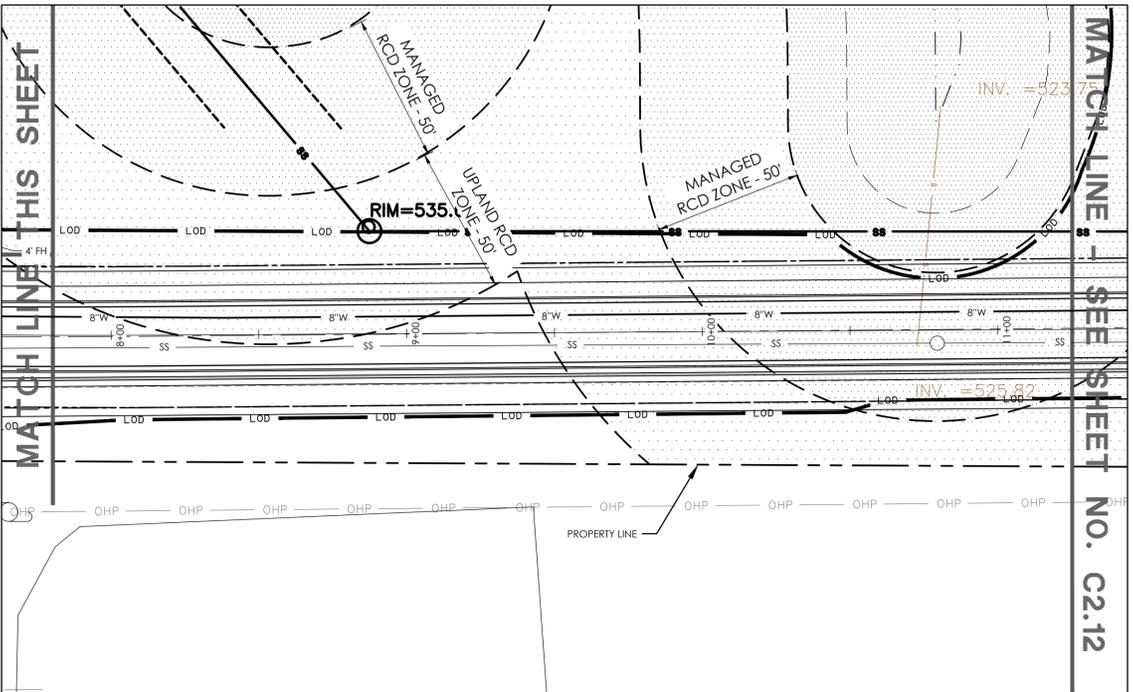
C2.10



MATCH LINE - SEE SHEET NO. C2.10

MATCH LINE THIS SHEET

MATCH LINE - SEE SHEET NO. C2.12



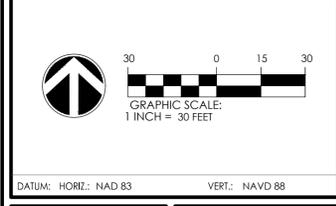
SEE SHEET C2.0 FOR UTILITY NOTES

NO.	REVISIONS	BY	DATE
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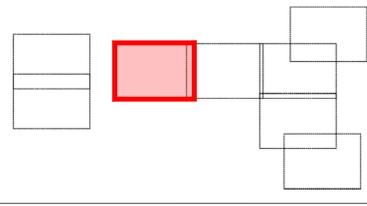
WATER PLAN
 860 WEAVER DAIRY ROAD
 PROJECT LOCATION:
 CHAPEL HILL, NC
 CLIENT/OWNER:
 LAND PLANNING & ENTITLEMENTS
 157 EAST FRANKLIN STREET
 CHAPEL HILL, NC 27514



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 REVIEWED:
 APPROVED:
 SCALE: 1" = 30'

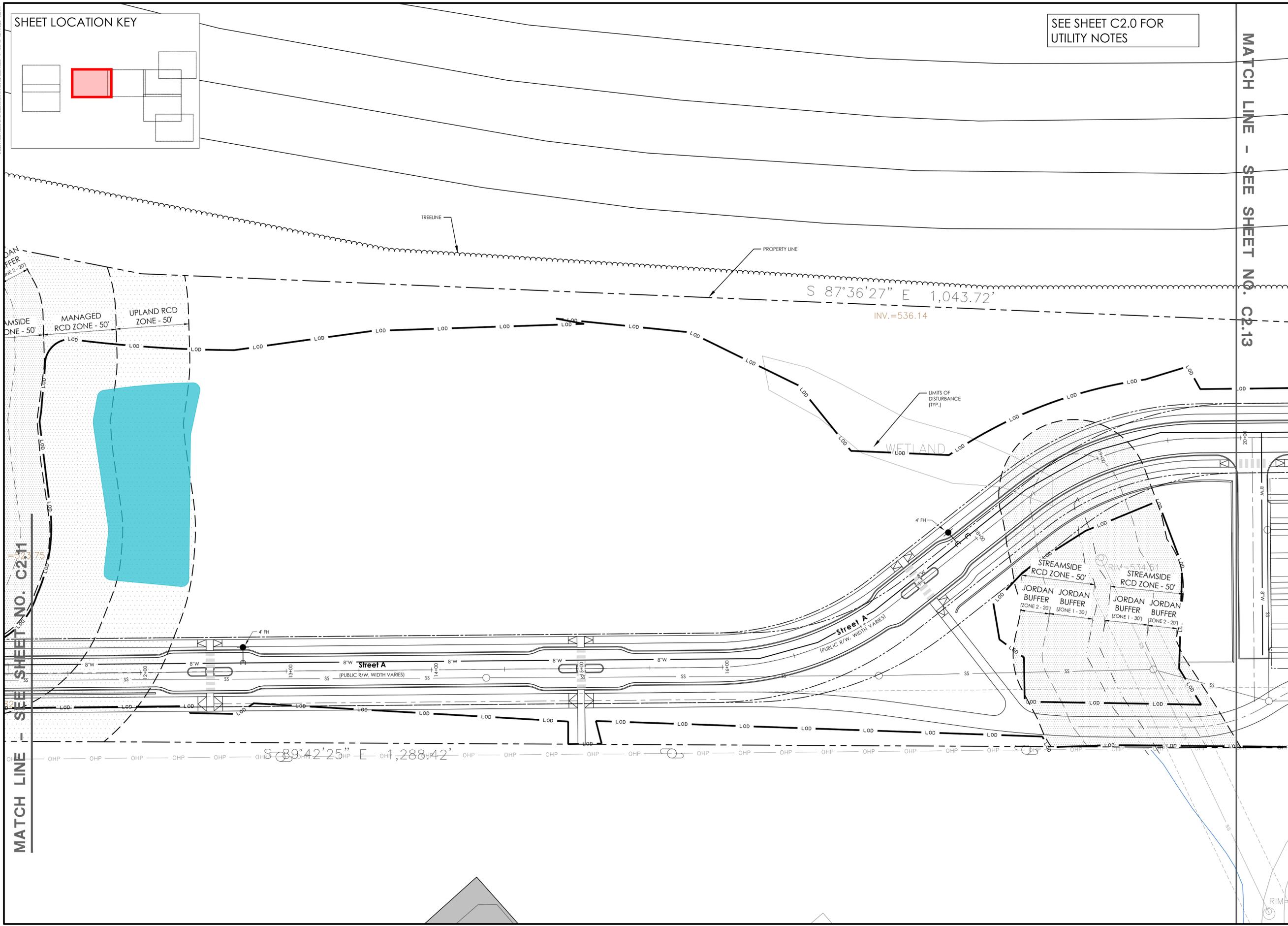
C2.11

SHEET LOCATION KEY



SEE SHEET C2.0 FOR UTILITY NOTES

MATCH LINE - SEE SHEET NO. C2.13



MATCH LINE - SEE SHEET NO. C2.11

NO.	REVISIONS	BY	DATE
1	CZ RE-SUBMITTAL	AO	6/5/25

**PRELIMINARY
NOT FOR
CONSTRUCTION**

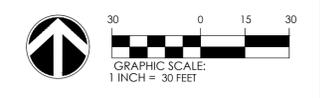
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 www.thomasandhutton.com

WATER PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAPEL HILL, NC

CLIENT/OWNER:
LAND PLANNING & ENTITLEMENTS
157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514

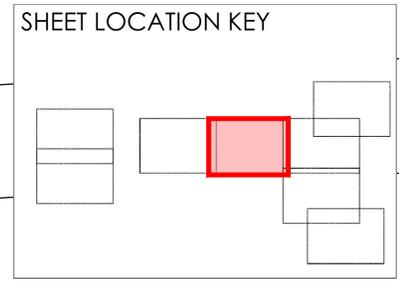


DATUM: HORIZ.: NAD 83 VERT.: NAVD 88

JOB NO:	32044.0000
DATE:	
DRAWN:	
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 30'

C2.12

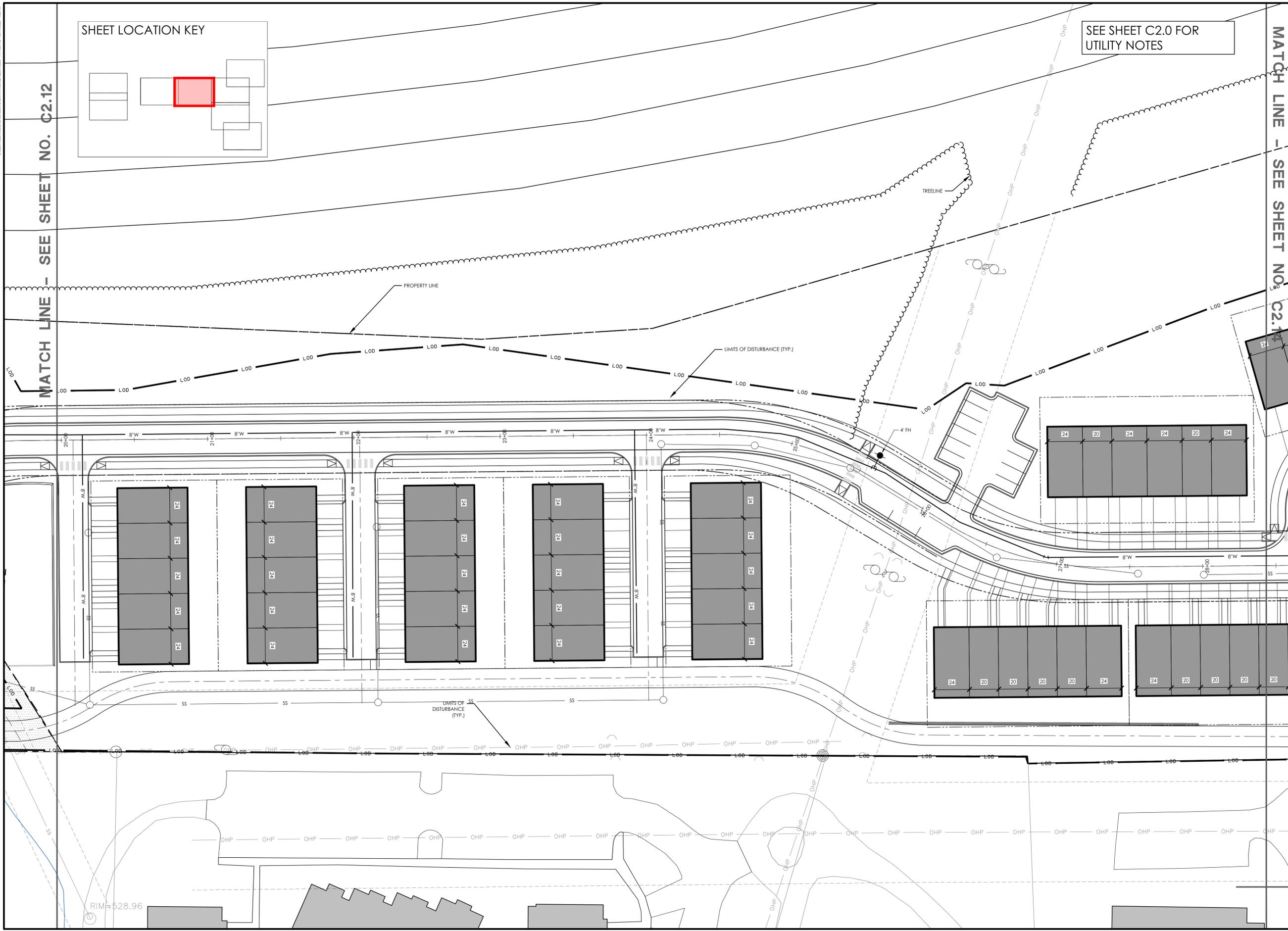
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SEE SHEET C2.0 FOR UTILITY NOTES

MATCH LINE - SEE SHEET NO. C2.12

MATCH LINE - SEE SHEET NO. C2.14



Empty grid for project information.

1	CZ RE-SUBMITTAL	AO	6/5/25
NO.	REVISIONS	BY	DATE

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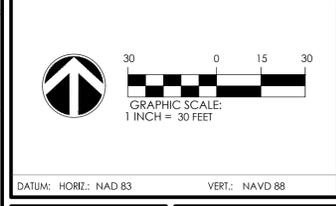
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WATER PLAN

860 WEAVER DAIRY ROAD

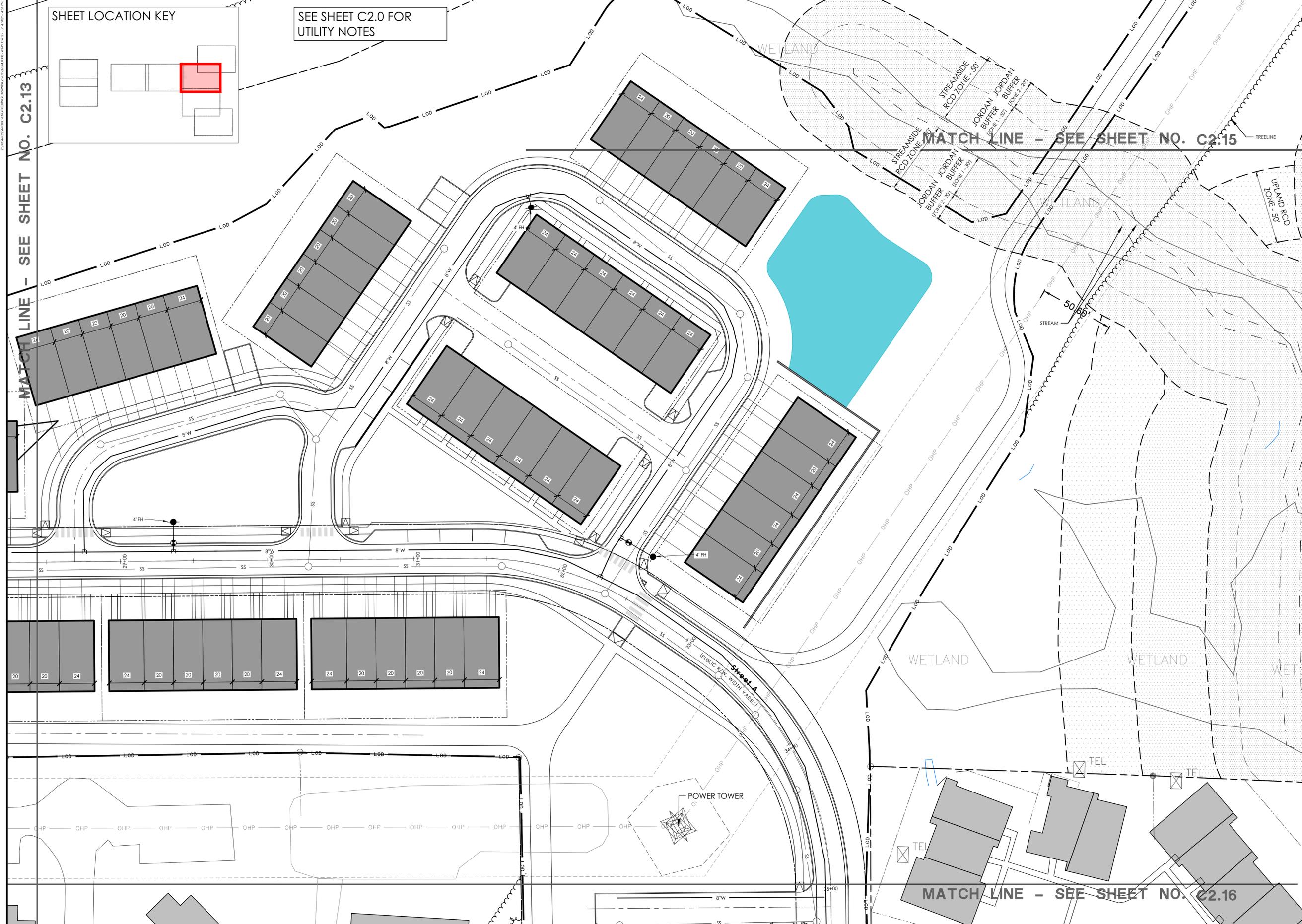
PROJECT LOCATION:
CHAPEL HILL, NC

CLIENT/OWNER:
LAND PLANNING & ENTITLEMENTS
157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514



JOB NO:	32044.0000
DATE:	
DRAWN:	
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 30'

C2.13



SHEET LOCATION KEY

SEE SHEET C2.0 FOR UTILITY NOTES

MATCH LINE - SEE SHEET NO. C2.13

MATCH LINE - SEE SHEET NO. C2.15

MATCH LINE - SEE SHEET NO. C2.16

NO.	REVISIONS	BY	DATE
1	CZ RE-SUBMITTAL	AO	6/5/25

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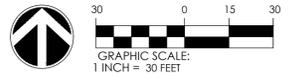
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WATER PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
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157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514



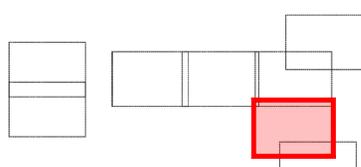
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JOB NO: 32044.0000
DATE:
DRAWN:
DESIGNED:
REVIEWED:
APPROVED:
SCALE: 1" = 30'

C2.14

MATCH LINE - SEE SHEET NO. C2.14

SHEET LOCATION KEY



SEE SHEET C2.0 FOR UTILITY NOTES



50' OWAS SANITARY SEWER EASEMENT PB 33, PG 58 EXCEPTION 3

CHART 524.39

INV.=507.11

MATCH LINE - SEE SHEET NO. C2.17

NCDOT RIGHT OF WAY PB D3, PG 27 EXCEPTION 5 DB 4500, PG 357

Empty table for project information.

NO.	REVISIONS	BY	DATE
1	CZ RE-SUBMITTAL	AO	6/5/25

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WATER PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
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JOB NO: 32044.0000

DATE: _____

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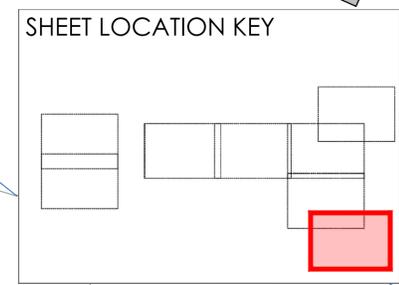
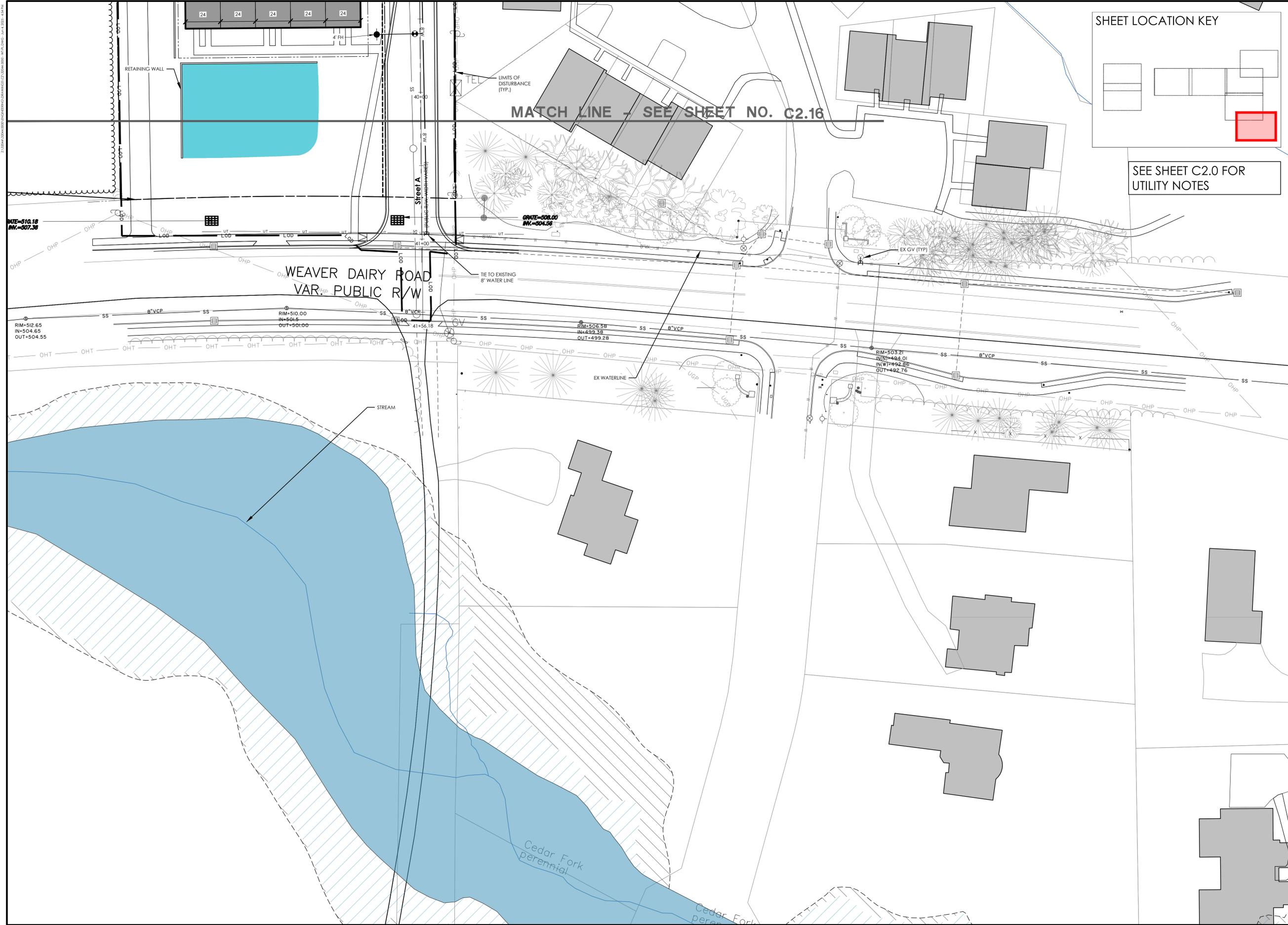
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REVIEWED: _____

APPROVED: _____

SCALE: 1" = 30'

C2.16



SEE SHEET C2.0 FOR UTILITY NOTES

SHEET LOCATION KEY			
SEE SHEET C2.0 FOR UTILITY NOTES			

1	CZ RE-SUBMITTAL	AO	6/5/25
NO.	REVISIONS	BY	DATE

**PRELIMINARY
NOT FOR
CONSTRUCTION**

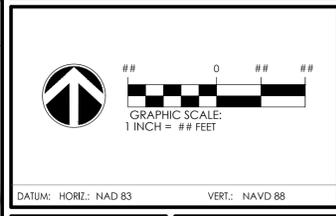
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WATER PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAPEL HILL, NC

CLIENT/OWNER:
LAND PLANNING & ENTITLEMENTS
157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514



DATUM:	HORIZ.: NAD 83	VERT.: NAVD 88
JOB NO:	32044.0000	
DATE:		
DRAWN:		
DESIGNED:		
REVIEWED:		
APPROVED:		
SCALE:	1" = 30'	

C2.17

GRADING AND STORM DRAINAGE NOTES

GRADING NOTES:

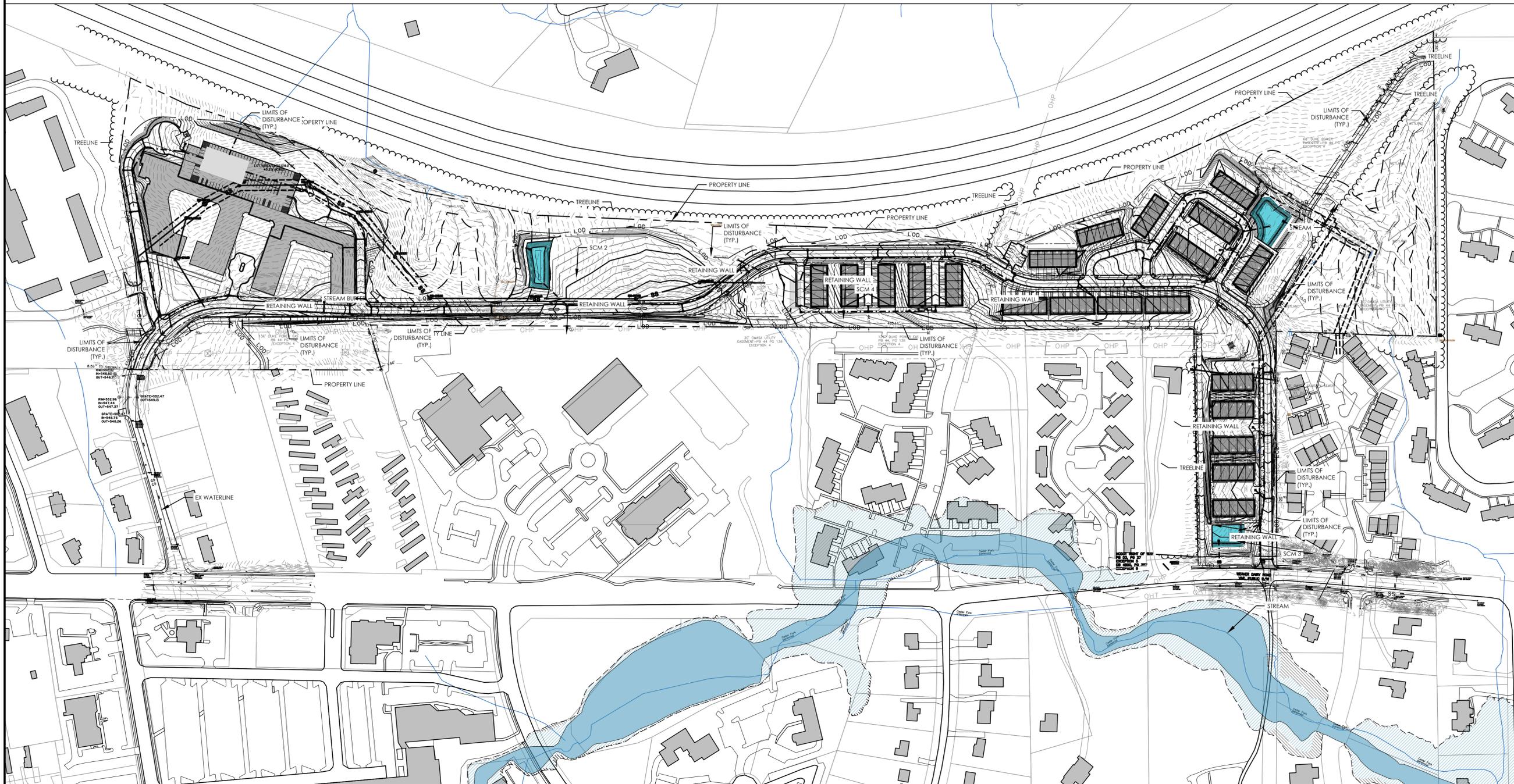
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS.
- 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 SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL".
- CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- SOIL UNDER BUILDING PAD, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. THESE SOILS SHALL BE COMPACTED AS SPECIFIED UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER. ANY UNDERCUT OF SOILS IN THESE AREAS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER & OWNER. THE UNDERCUT SOILS SHALL ALSO BE QUANTIFIED BY THE GEOTECHNICAL ENGINEER.
- ALL GRADING MUST PRODUCE SURFACE DRAINAGE ADEQUATE TO PREVENT STANDING WATER OR WET LAWN AREAS, AND TO ENSURE THAT ALL STORM WATER FLOWS TO INLETS OR OTHER POINTS OF DISCHARGE.

- ALL SIDEWALKS SHALL BE CONSTRUCTED WITH A MAXIMUM 1.8% CROSS SLOPE IN THE DIRECTION SHOWN ON THE PLAN.
- CONNECT ALL ROOF LEADERS AND DOWNSPOUTS TO STORM DRAINAGE SYSTEM WITH PVC PIPE. SEE ARCHITECTURAL PLANS FOR LOCATIONS.
- STORM STRUCTURES: PROVIDE PRE-CAST CURB INLET HOODS AND COVERS STATING, "DUMP NO WASTE DRAINS TO JORDAN LAKE", IN ACCORDANCE WITH THE SPECIFICATIONS OF THE TOWN OF CHAPEL HILL STANDARD DETAILS, FOR ALL NEW CURB INLETS FOR PRIVATE, TOWN AND STATE RIGHTS-OF-WAY.

STORM DRAINAGE NOTES:

- ALL STORM DRAINAGE PIPES SHOWN ARE TO BE CLASS III REINFORCED CONCRETE (RCP) UNLESS NOTED OTHERWISE.
- ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CHAPEL HILL STANDARDS.
- ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
- ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
- ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
- THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED AND SMOOTHED TO AN ACCEPTABLE STANDARD USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.
- ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.

- MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
- BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCHES SHALL BE COMPACTED TO 100% STANDARD PROCTOR.
- UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.
- CONNECT ALL ROOF LEADERS AND DOWNSPOUTS TO STORM DRAINAGE SYSTEM WITH PVC PIPE. SEE ARCHITECTURAL PLANS FOR LOCATIONS.



NO.	REVISIONS	BY	DATE
1	CZ RE-SUBMITTAL	AO	6/5/25

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CONSTRUCTION**



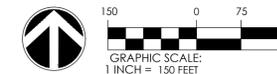
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**PAVING & GRADING PLAN-
OVERALL**

860 WEAVER DAIRY ROAD

**PROJECT LOCATION:
CHAPEL HILL, NC**

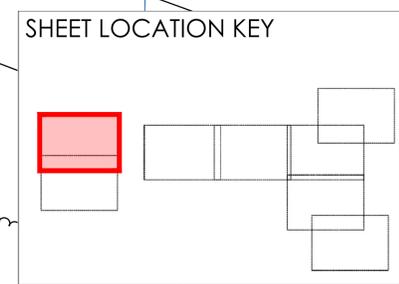
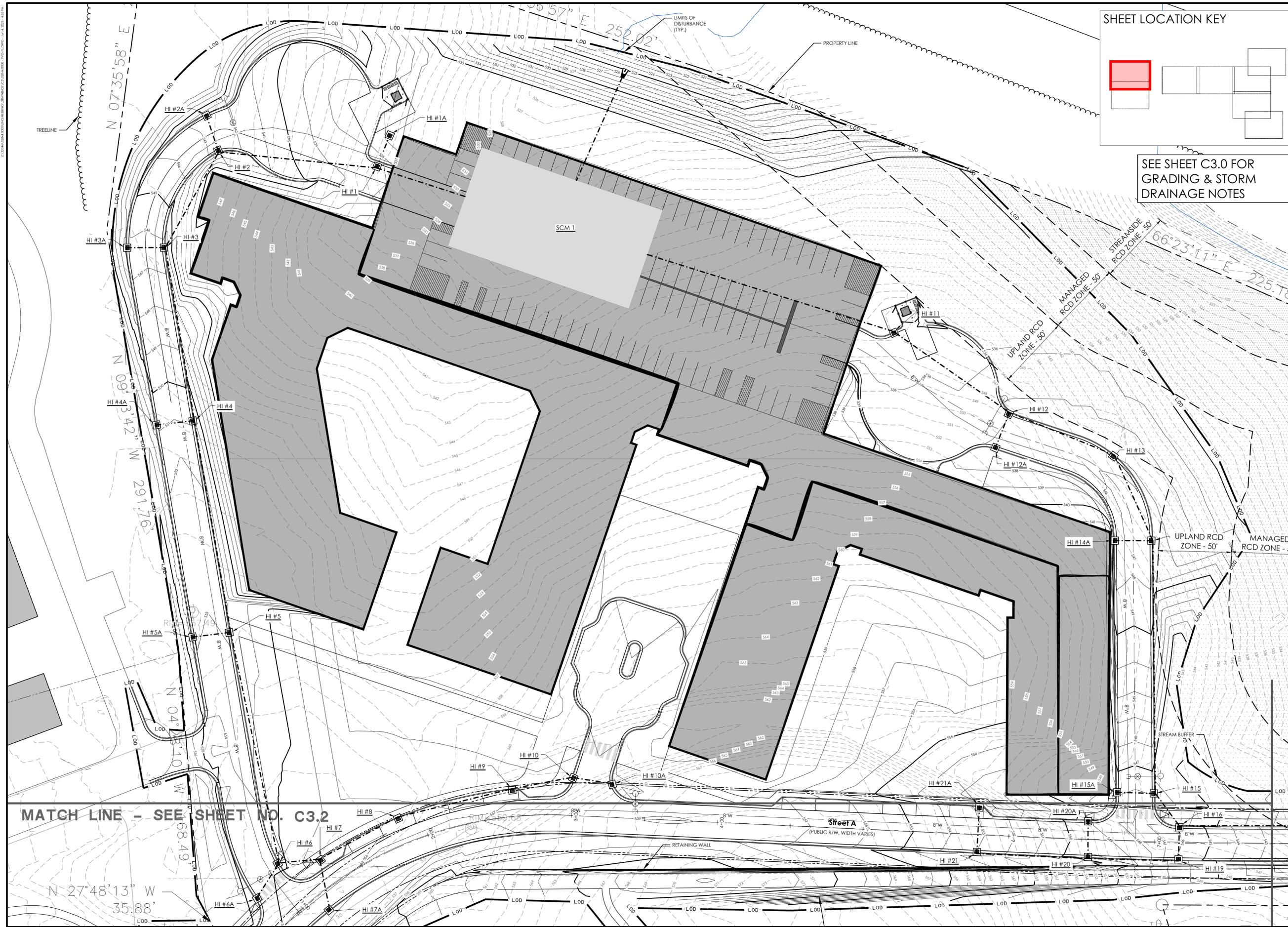
**CLIENT/OWNER:
LAND PLANNING & ENTITLEMENTS
157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514**



DATUM: HORIZ: NAD 83 VERT: NAVD 88

JOB NO: 32044.0000
DATE:
DRAWN:
DESIGNED:
REVIEWED:
APPROVED:
SCALE: 1" = 150'

C3.0



SEE SHEET C3.0 FOR
GRADING & STORM
DRAINAGE NOTES

1		CZ RE-SUBMITTAL	AO	6/5/25
NO.	REVISIONS	BY	DATE	

**PRELIMINARY
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CONSTRUCTION**

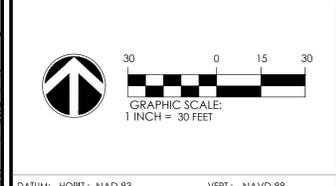
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PAVING & GRADING PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAPEL HILL, NC

CLIENT/OWNER:
LAND PLANNING & ENTITLEMENTS
157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514



DATUM: HORIZ: NAD 83 VERT: NAVD 88

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DATE: _____

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REVIEWED: _____

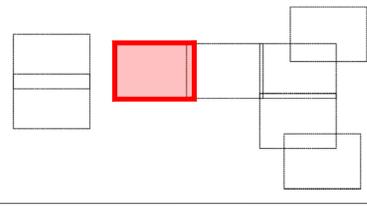
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C3.1

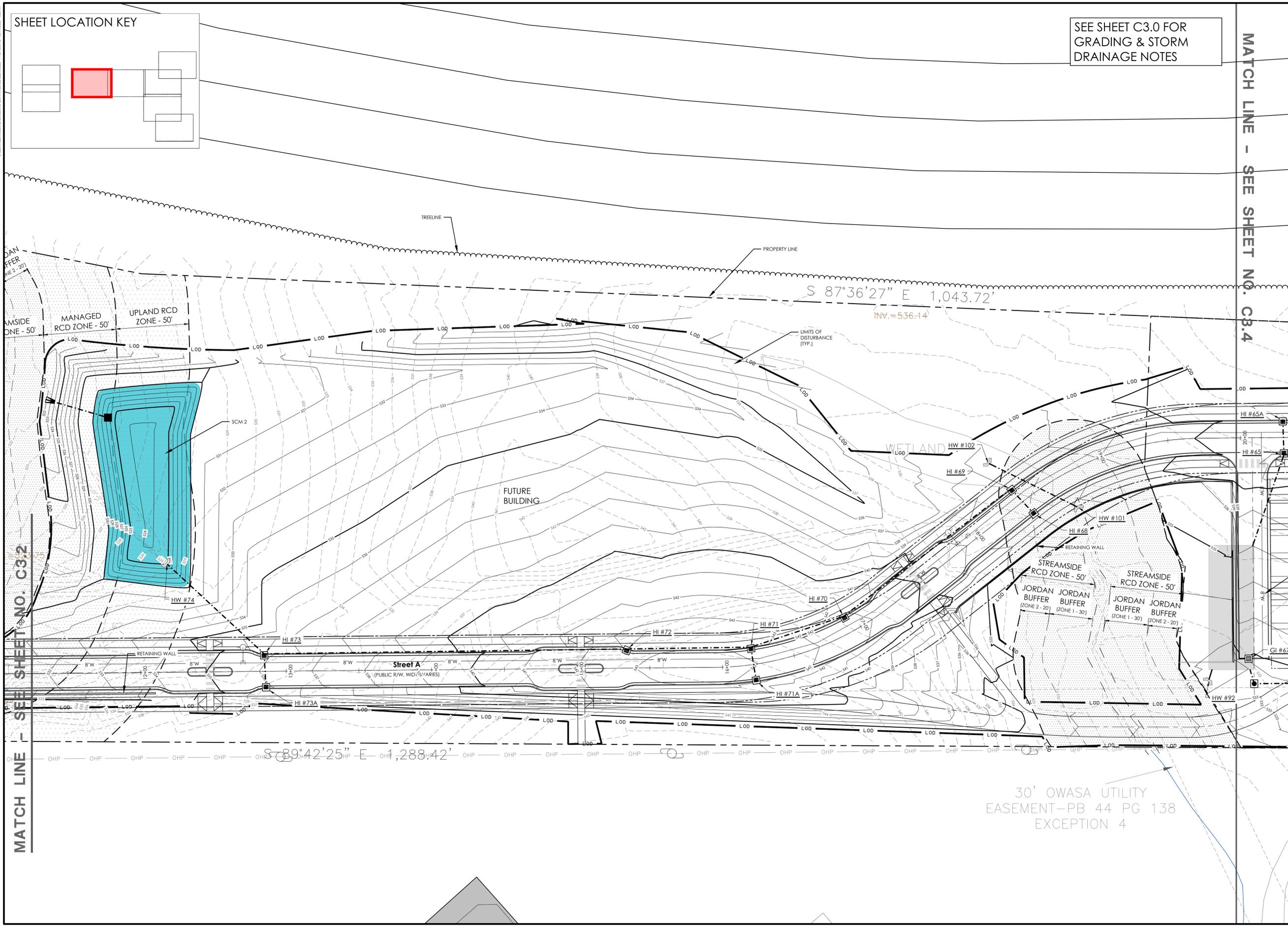
MATCH LINE - SEE SHEET NO. C3.2

SHEET LOCATION KEY



SEE SHEET C3.0 FOR
GRADING & STORM
DRAINAGE NOTES

MATCH LINE - SEE SHEET NO. C3.4



MATCH LINE - SEE SHEET NO. C3.2

NO.	REVISIONS	BY	DATE
1	CZ RE-SUBMITTAL	AO	6/5/25

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PAVING & GRADING PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAPEL HILL, NC

CLIENT/OWNER:
LAND PLANNING & ENTITLEMENTS
157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514

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

JOB NO: 32044.0000

DATE: _____

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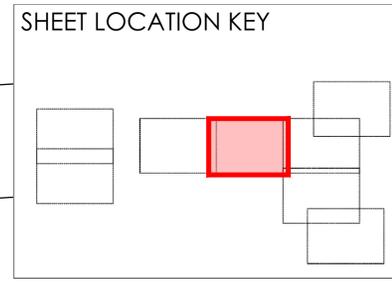
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C3.3

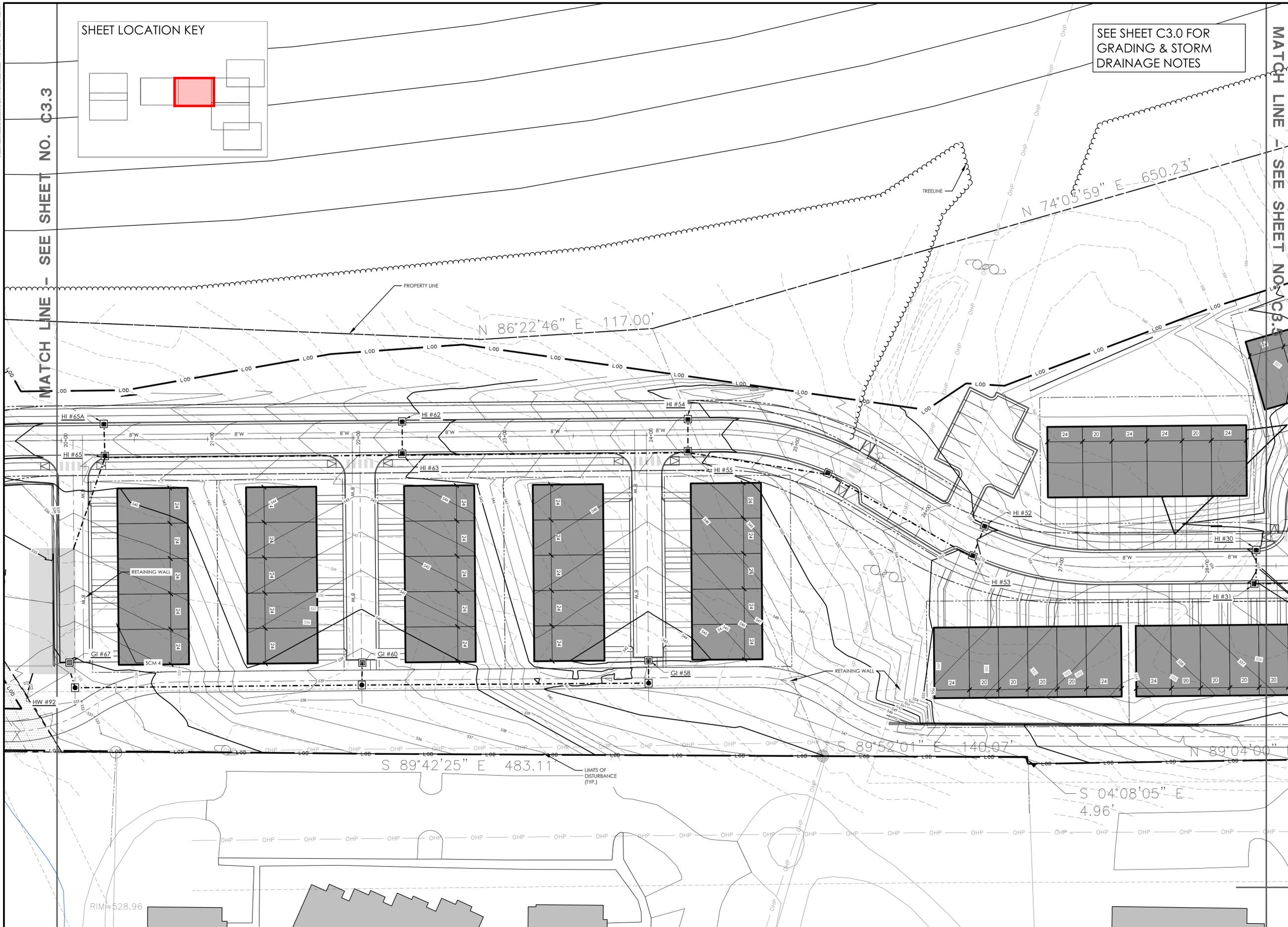
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SEE SHEET C3.0 FOR
GRADING & STORM
DRAINAGE NOTES

MATCH LINE - SEE SHEET NO. C3.3

MATCH LINE - SEE SHEET NO. C3.3



NO.	REVISIONS	BY	DATE
1	CZ RE-SUBMITTAL	AO	6/5/25

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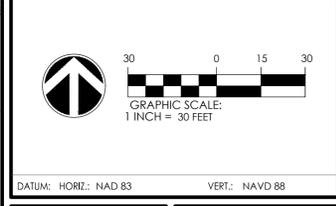
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PAVING & GRADING PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAPEL HILL, NC

CLIENT/OWNER:
LAND PLANNING & ENTITLEMENTS
157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514



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

JOB NO: 32044.0000

DATE: _____

DRAWN: _____

DESIGNED: _____

REVIEWED: _____

APPROVED: _____

SCALE: 1" = 30'

C3.4

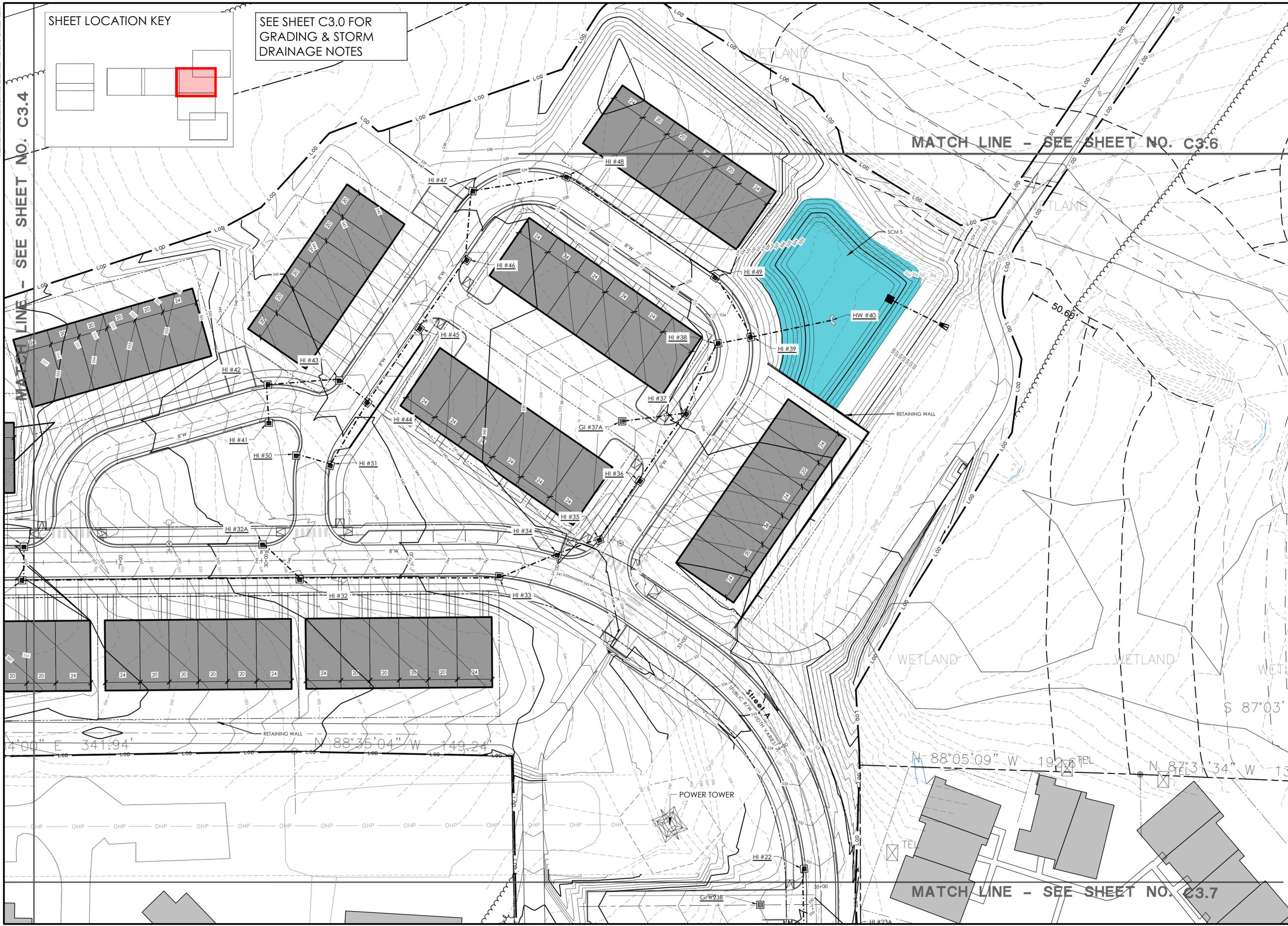
SHEET LOCATION KEY

SEE SHEET C3.0 FOR
GRADING & STORM
DRAINAGE NOTES

MATCH LINE - SEE SHEET NO. C3.4

MATCH LINE - SEE SHEET NO. C3.6

MATCH LINE - SEE SHEET NO. C3.7



1		CZ RE-SUBMITTAL	AO	6/5/25
NO.	REVISIONS	BY	DATE	

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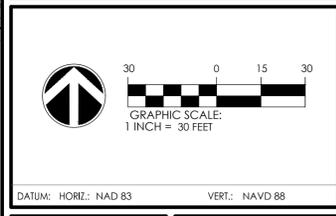
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PAVING & GRADING PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
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157 EAST FRANKLIN STREET
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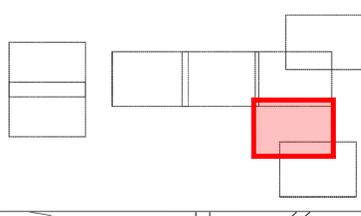


C3.5

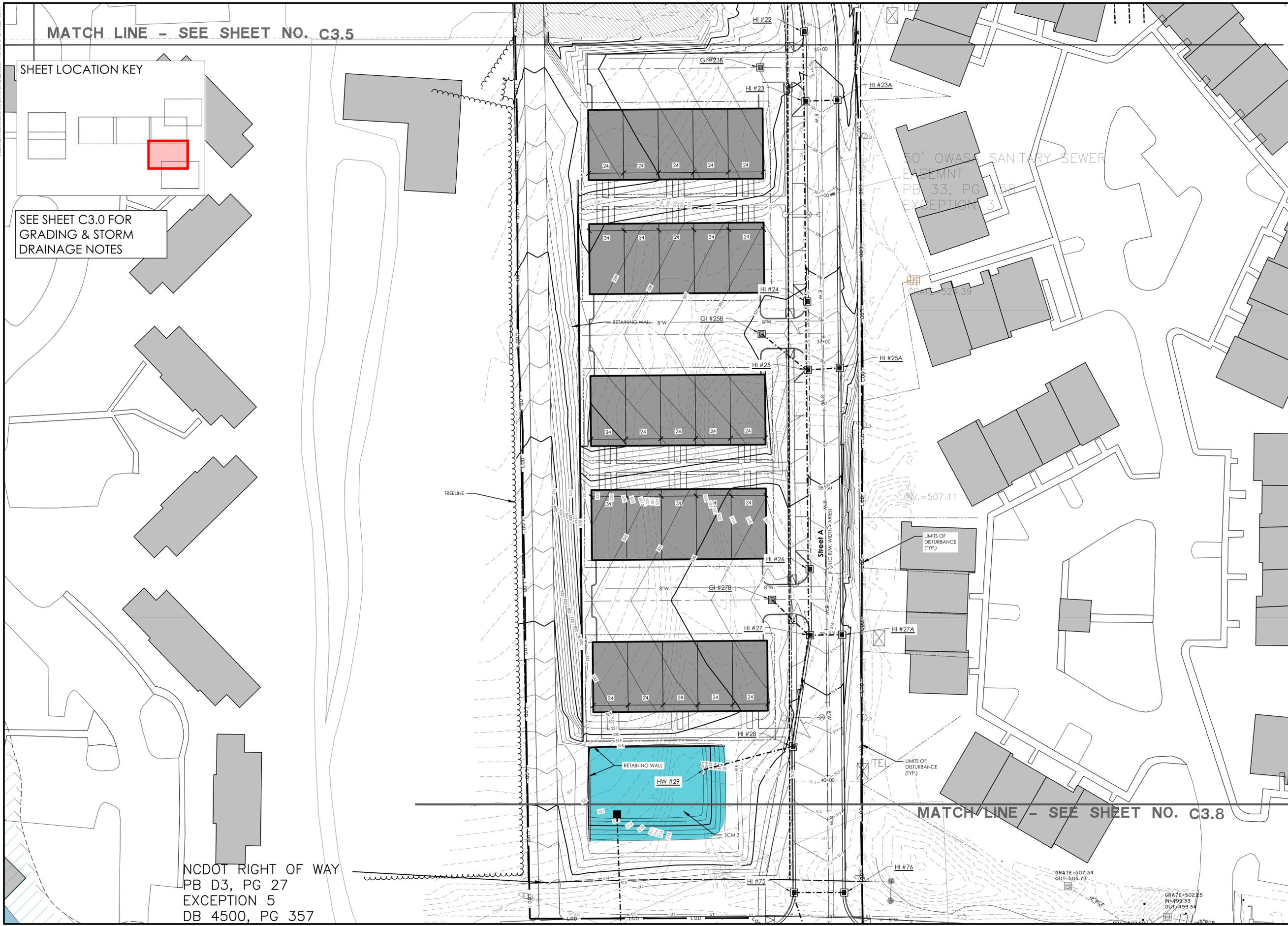
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MATCH LINE - SEE SHEET NO. C3.5

SHEET LOCATION KEY



SEE SHEET C3.0 FOR GRADING & STORM DRAINAGE NOTES



MATCH LINE - SEE SHEET NO. C3.8

NCDOT RIGHT OF WAY
PB D3, PG 27
EXCEPTION 5
DB 4500, PG 357

NO.	REVISIONS	BY	DATE
1	CZ RE-SUBMITTAL	AO	6/5/25

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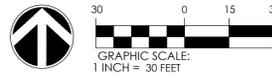
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PAVING & GRADING PLAN

860 WEAVER DAIRY ROAD

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CHAPEL HILL, NC

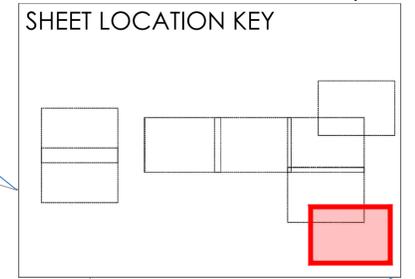
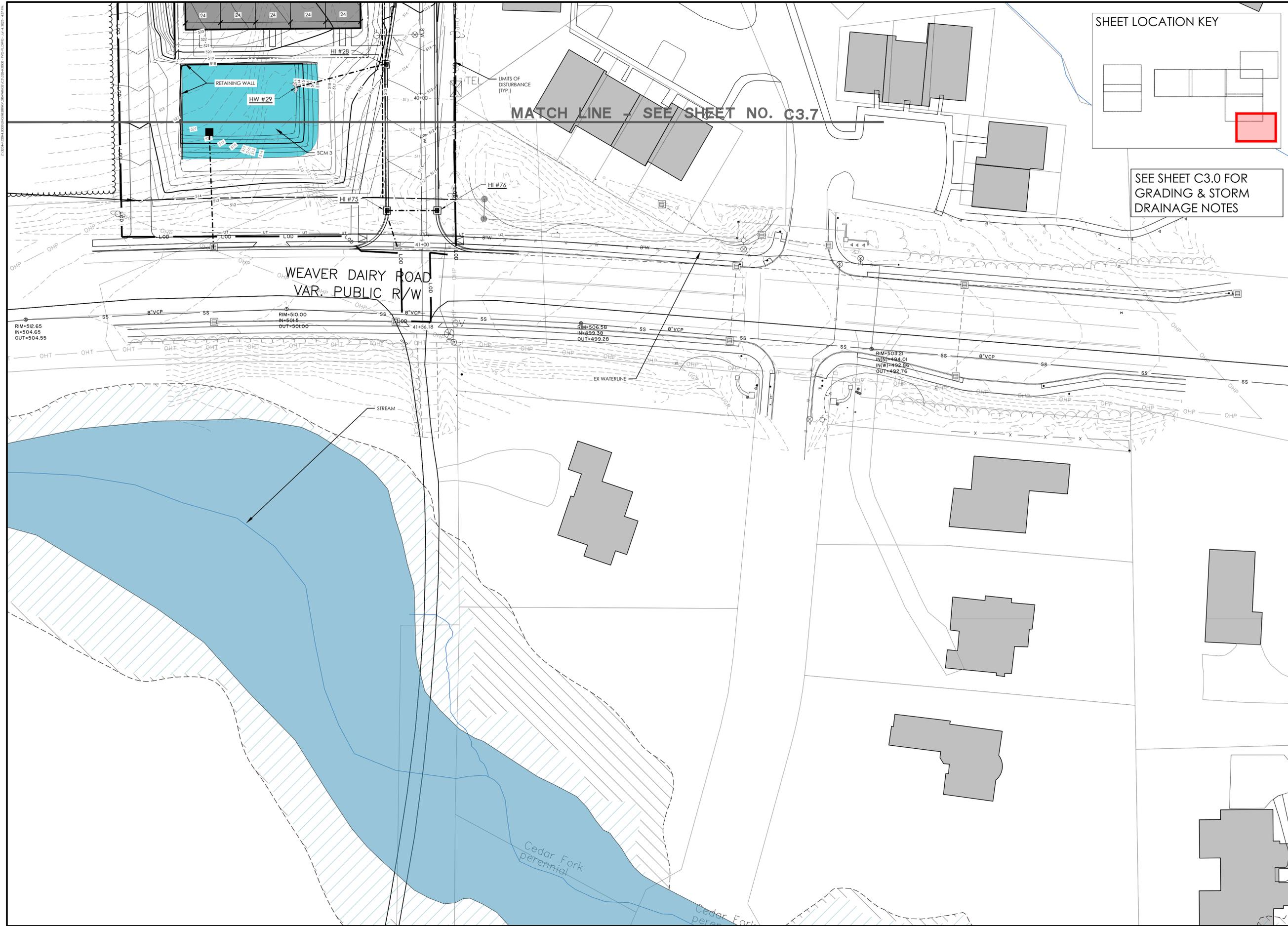
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157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514



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

JOB NO: 32044.0000
DATE:
DRAWN:
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REVIEWED:
APPROVED:
SCALE: 1" = 30'

C3.7



SEE SHEET C3.0 FOR
GRADING & STORM
DRAINAGE NOTES

MATCH LINE - SEE SHEET NO. C3.7

WEAVER DAIRY ROAD
VAR. PUBLIC R/W

NO.	REVISIONS	BY	DATE
1	CZ RE-SUBMITTAL	AO	6/5/25

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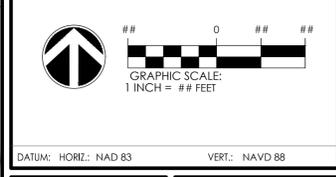
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PAVING & GRADING PLAN

860 WEAVER DAIRY ROAD

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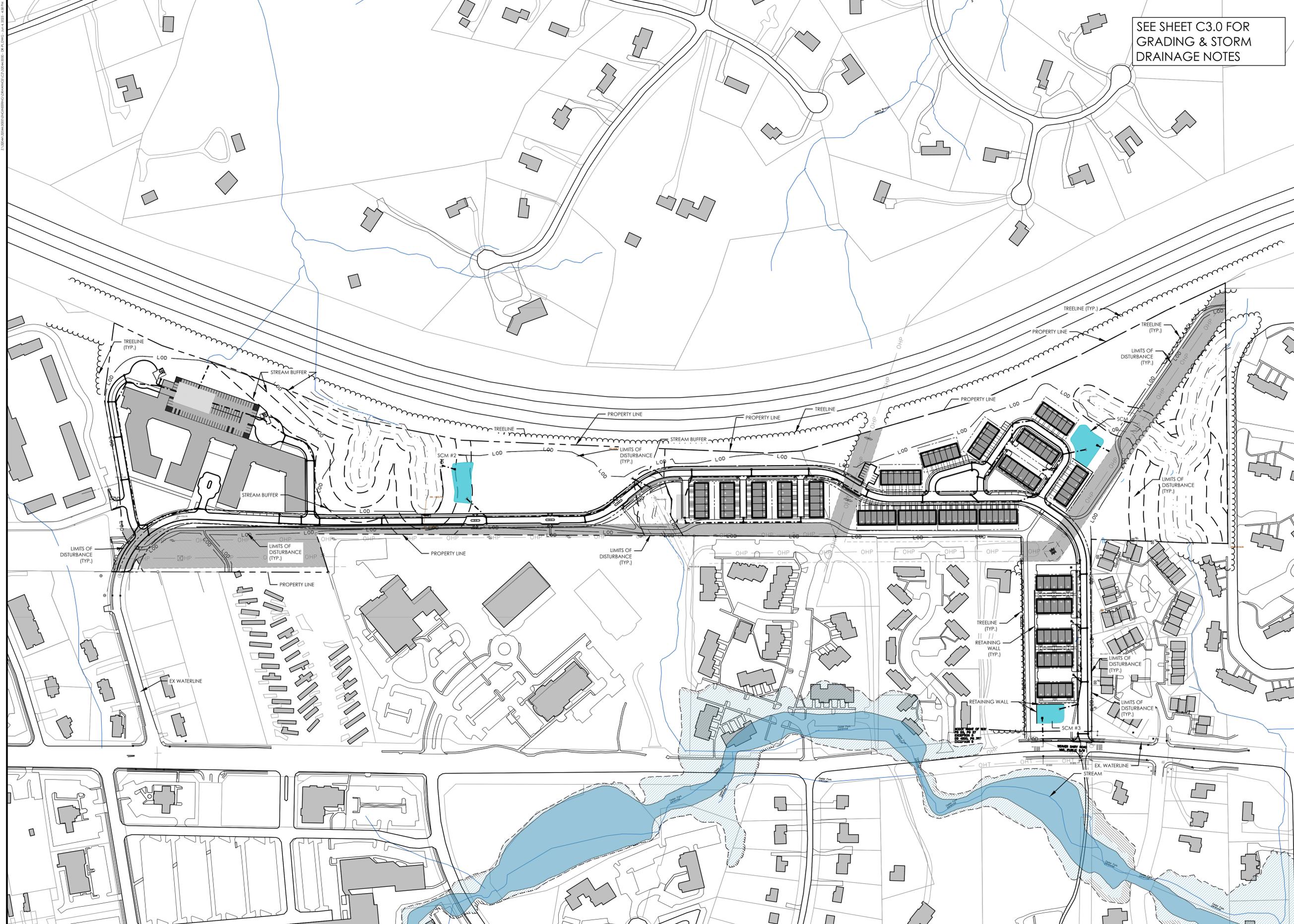
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APPROVED:	
SCALE:	1" = 30'

C3.8



SEE SHEET C3.0 FOR
GRADING & STORM
DRAINAGE NOTES

NO.	REVISIONS	BY	DATE
1	CZ RE-SUBMITTAL	AO	6/5/25

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DRAINAGE PLAN- OVERALL

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAPEL HILL, NC

CLIENT/OWNER:
LAND PLANNING & ENTITLEMENTS
157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514

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

JOB NO: 32044.0000

DATE: _____

DRAWN: _____

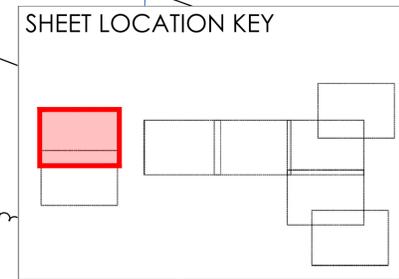
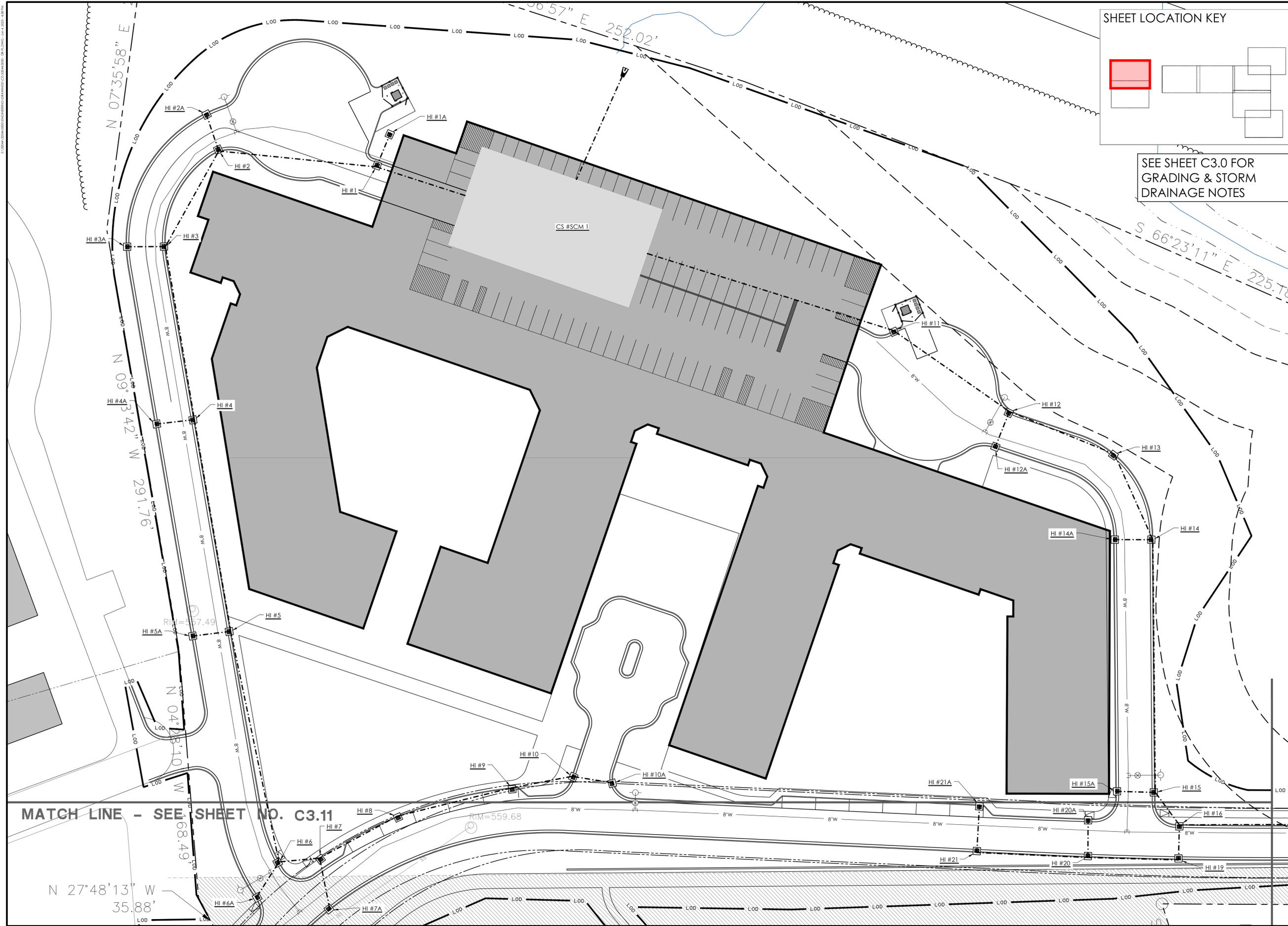
DESIGNED: _____

REVIEWED: _____

APPROVED: _____

SCALE: 1" = 150'

C3.9



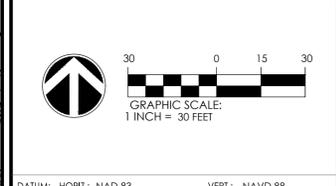
SEE SHEET C3.0 FOR
GRADING & STORM
DRAINAGE NOTES

NO.	REVISIONS	BY	DATE
1	CZ RE-SUBMITTAL	AO	6/5/25

**PRELIMINARY
NOT FOR
CONSTRUCTION**

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

DRAINAGE PLAN
 860 WEAVER DAIRY ROAD
 PROJECT LOCATION:
 CHAPEL HILL, NC
 CLIENT/OWNER:
 LAND PLANNING & ENTITLEMENTS
 157 EAST FRANKLIN STREET
 CHAPEL HILL, NC 27514

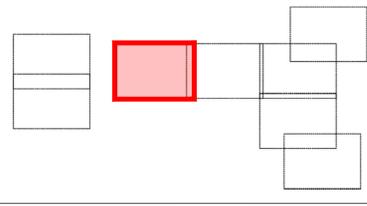


DATUM: HORIZ.: NAD 83 VERT.: NAVD 88
 JOB NO: 32044.0000
 DATE:
 DRAWN:
 DESIGNED:
 REVIEWED:
 APPROVED:
 SCALE: 1" = 30'

MATCH LINE - SEE SHEET NO. C3.11

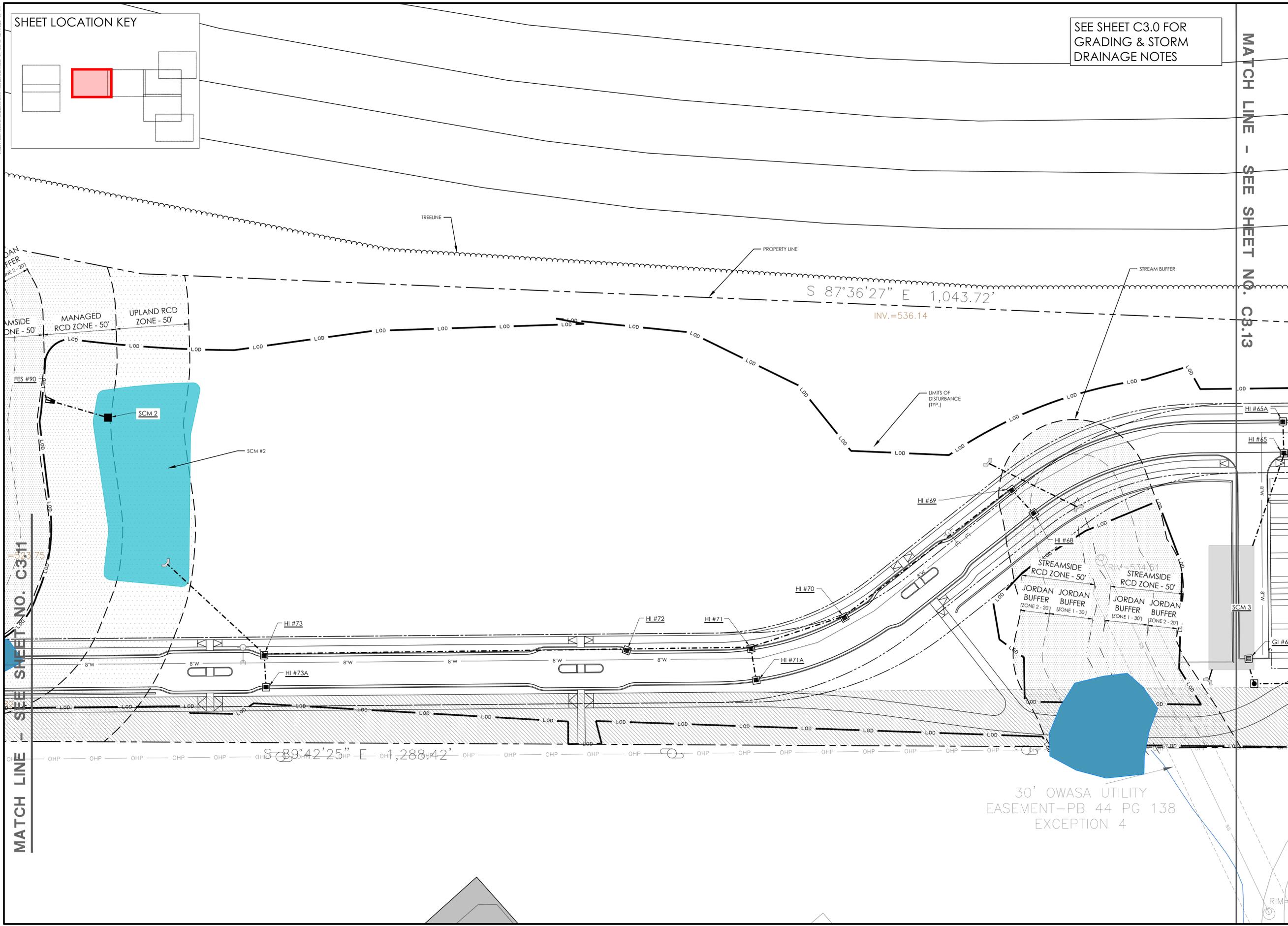
C3.10

SHEET LOCATION KEY



SEE SHEET C3.0 FOR
GRADING & STORM
DRAINAGE NOTES

MATCH LINE - SEE SHEET NO. C3.13



MATCH LINE - SEE SHEET NO. C311

NO.	REVISIONS	BY	DATE
1	CZ RE-SUBMITTAL	AO	6/5/25

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CONSTRUCTION**

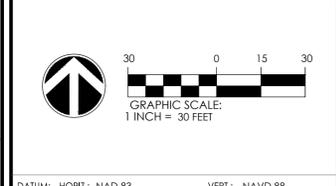
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DRAINAGE PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAPEL HILL, NC

CLIENT/OWNER:
LAND PLANNING & ENTITLEMENTS
157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514

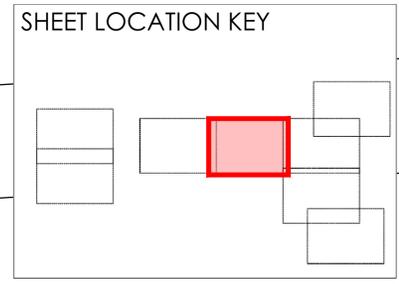


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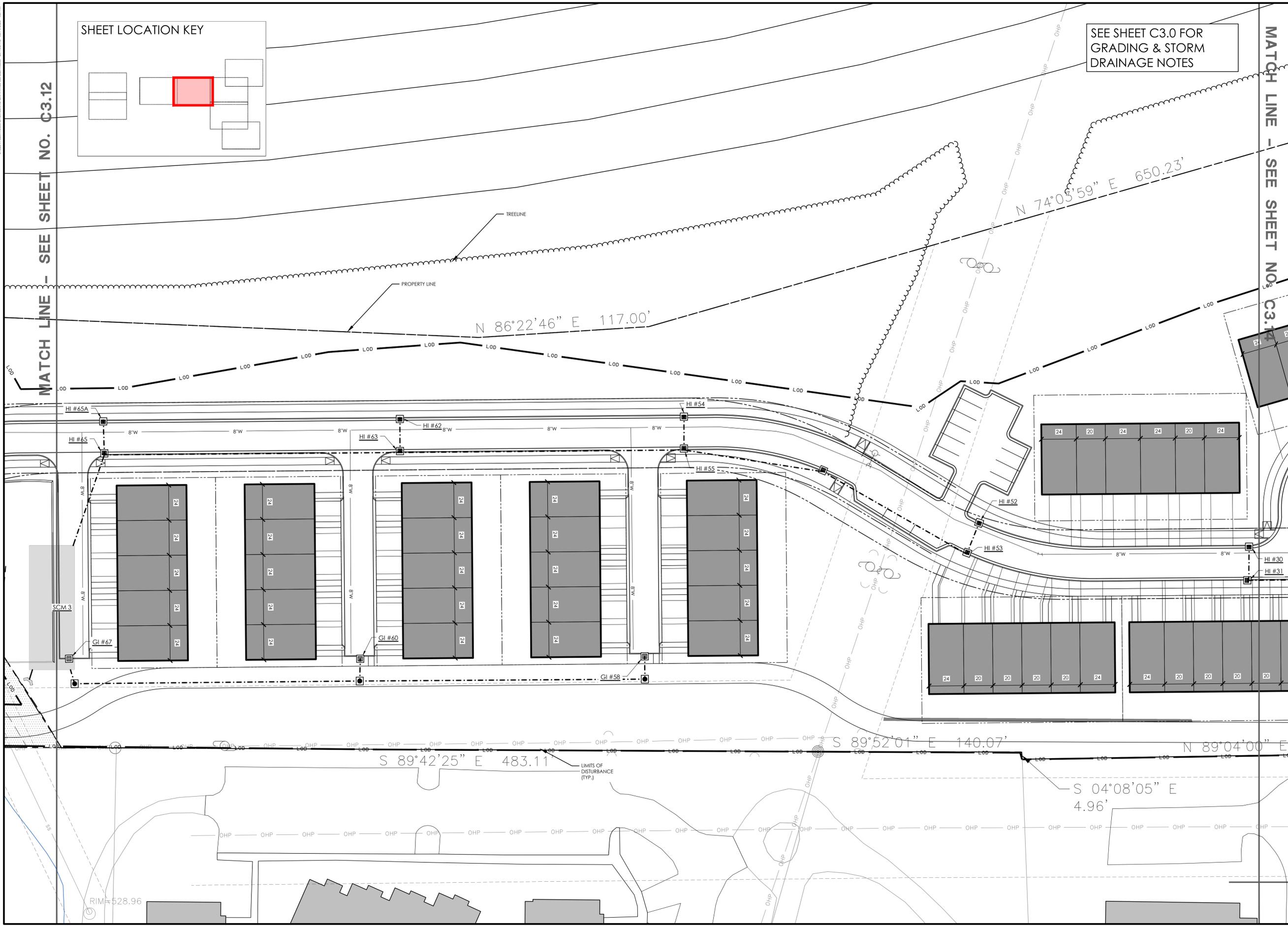
JOB NO:	32044.0000
DATE:	
DRAWN:	
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 30'

C3.12

P:\32044\32044.000\DWG\32044.000_C3.13A.DWG, 09/16/2025, 10:44:09 AM



SEE SHEET C3.0 FOR
GRADING & STORM
DRAINAGE NOTES



MATCH LINE - SEE SHEET NO. C3.12

MATCH LINE - SEE SHEET NO. C3.14

NO.	REVISIONS	BY	DATE
1	CZ RE-SUBMITTAL	AO	6/5/25

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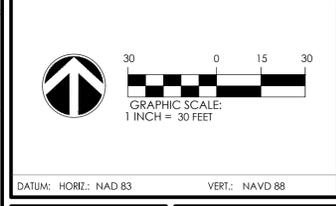
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DRAINAGE PLAN

860 WEAVER DAIRY ROAD

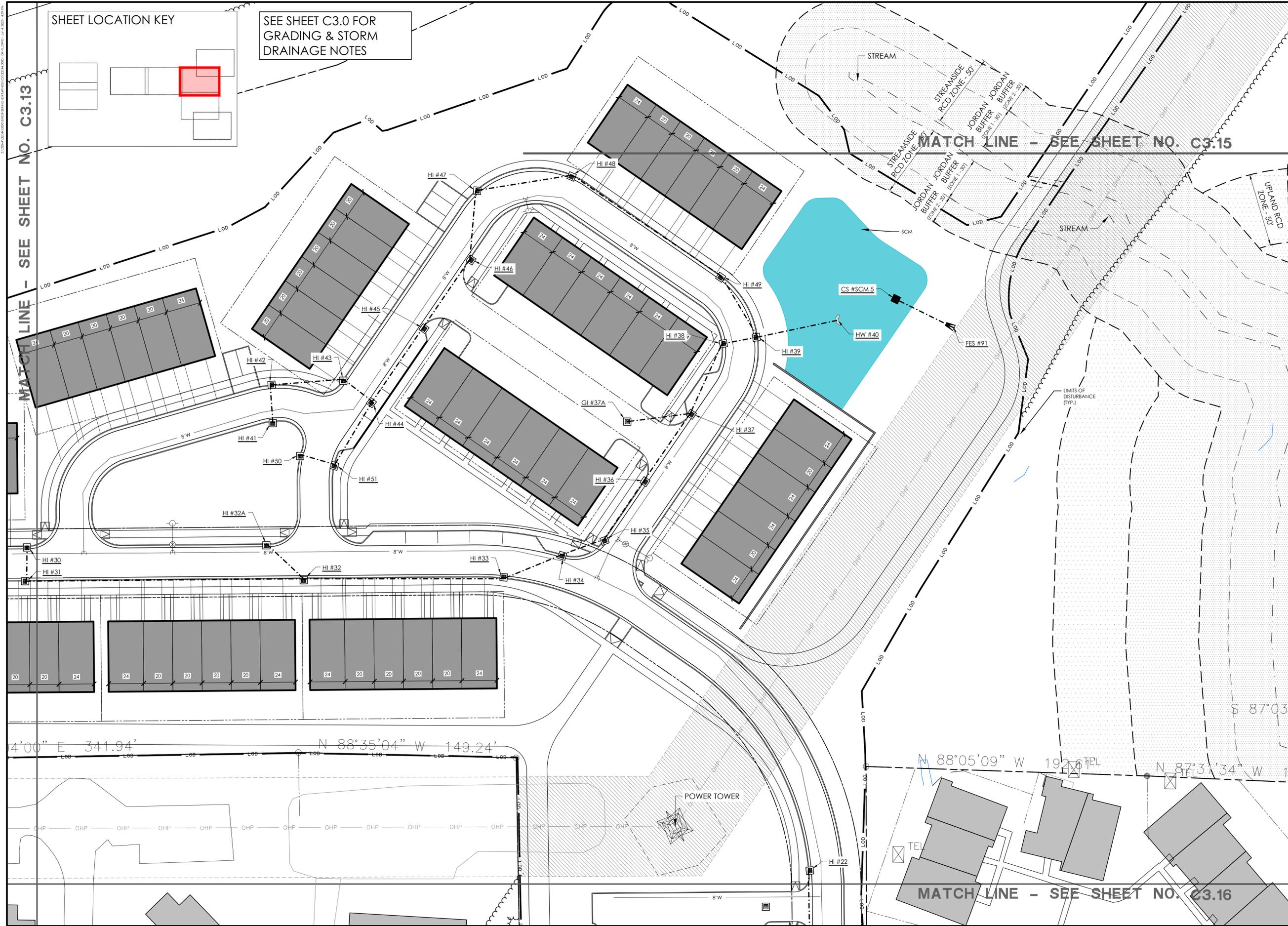
PROJECT LOCATION:
CHAPEL HILL, NC

CLIENT/OWNER:
LAND PLANNING & ENTITLEMENTS
157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514



JOB NO:	32044.0000
DATE:	
DRAWN:	
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 30'

C3.13



SHEET LOCATION KEY

SEE SHEET C3.0 FOR
GRADING & STORM
DRAINAGE NOTES

MATCH LINE - SEE SHEET NO. C3.13

MATCH LINE - SEE SHEET NO. C3.15

MATCH LINE - SEE SHEET NO. C3.16

NO.	REVISIONS	BY	DATE
1	CZ RE-SUBMITTAL	AO	6/5/25

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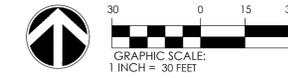
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DRAINAGE PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
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157 EAST FRANKLIN STREET
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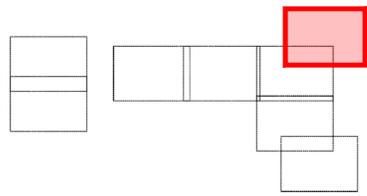


DATUM: HORIZ.: NAD 83 VERT.: NAVD 88

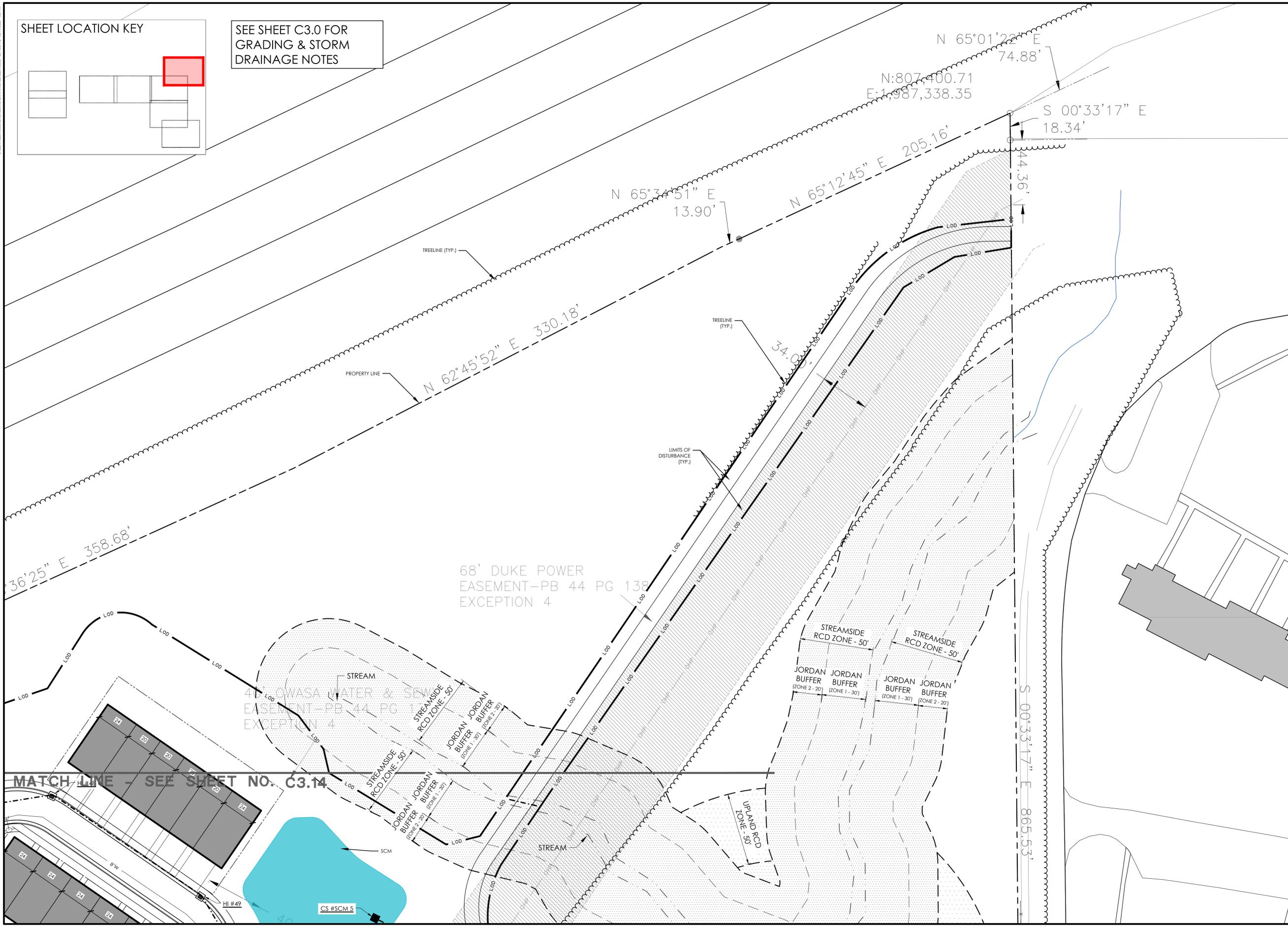
JOB NO: 32044.0000
DATE:
DRAWN:
DESIGNED:
REVIEWED:
APPROVED:
SCALE: 1" = 30'

C3.14

SHEET LOCATION KEY



SEE SHEET C3.0 FOR
GRADING & STORM
DRAINAGE NOTES



NO.	REVISIONS	BY	DATE
1	CZ RE-SUBMITAL	AO	6/5/25

PRELIMINARY NOT FOR CONSTRUCTION			
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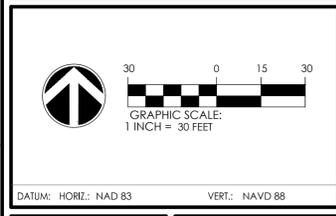
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DRAINAGE PLAN

860 WEAVER DAIRY ROAD

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JOB NO:	32044.0000
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APPROVED:	
SCALE:	1" = 30'

C3.15

MATCH LINE - SEE SHEET NO. C3.14

SHEET LOCATION KEY

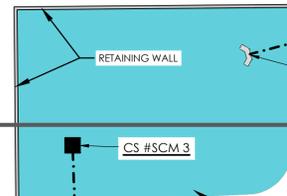
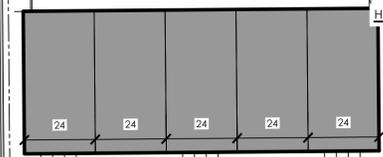
SEE SHEET C3.0 FOR GRADING & STORM DRAINAGE NOTES

TREELINE (TYP.)

RETAINING WALL (TYP.)

ARC = 229.85'
R = 3060.00'
Delta = 4.7819
CH BRG S 89°43'35" W
Ch = 229.80'
T = 114.98'

NCDOT RIGHT OF WAY
PB D3, PG 27
EXCEPTION 5
DB 4500, PG 357



S 00°09'03" E 652.48'

N 01°00'38" W 659.53'

50' OWAS SANITARY SEWER EASEMENT
PB 33, PG 58
EXCEPTION 3

CH 524.39

INV. = 507.11

LIMITS OF DISTURBANCE (TYP.)

TEL

HI #27A

LIMITS OF DISTURBANCE (TYP.)

MATCH LINE - SEE SHEET NO. C3.17

HW #29

GI #27B

HI #25

GI #25B

HI #23

HI #22

HI #75

HI #76

HI #26

HI #24

HI #23A

HI #25A

HI #25A

HI #27

HI #28

HI #76

HI #75

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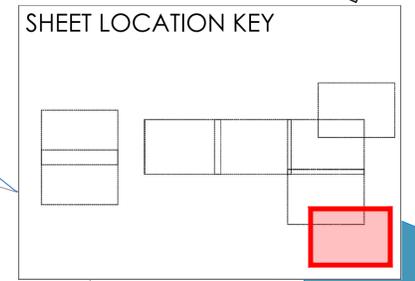
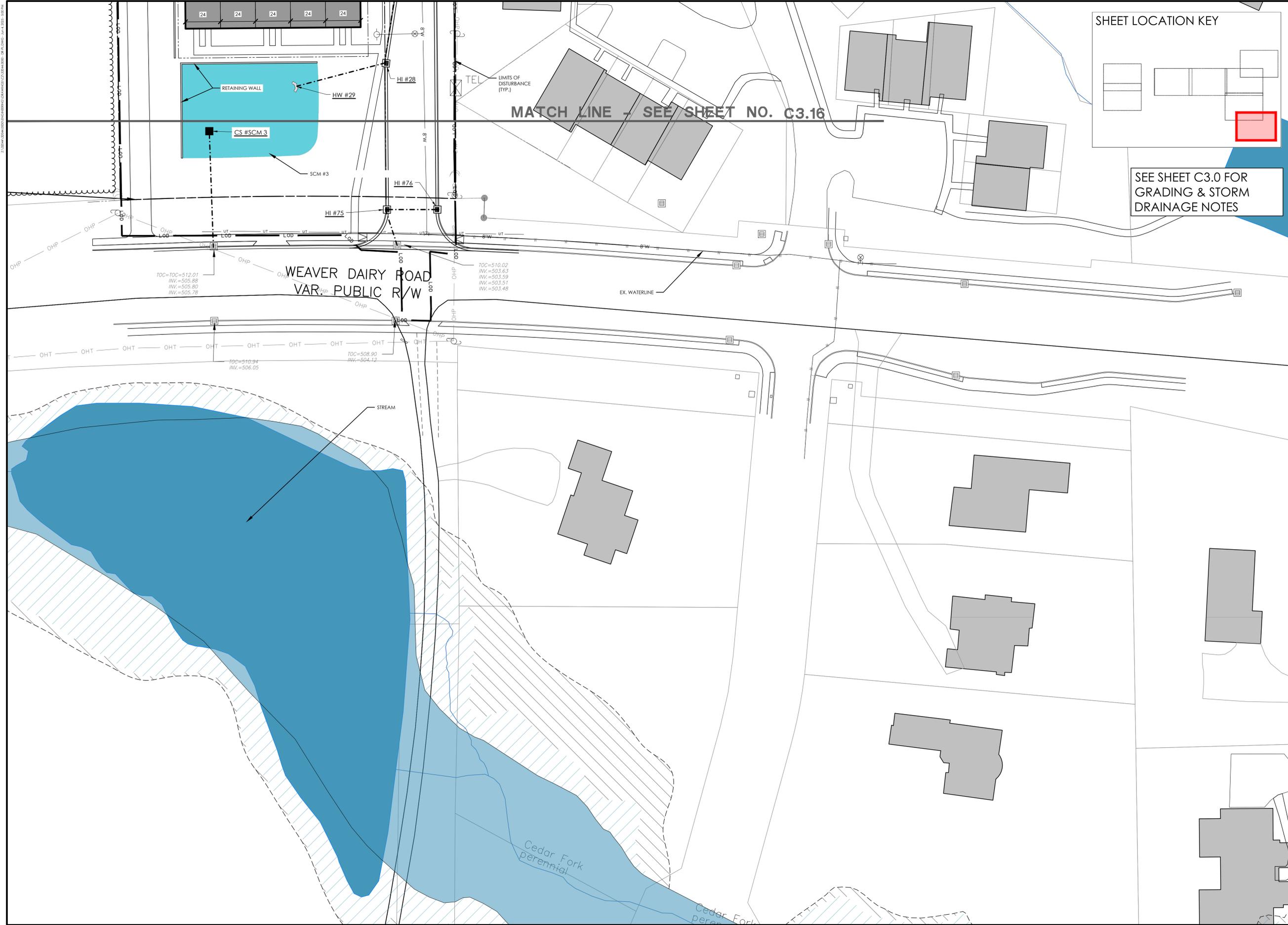
HI #75

HI #76

HI #26

HI #24

HI #23



SEE SHEET C3.0 FOR
GRADING & STORM
DRAINAGE NOTES

NO.	REVISIONS	BY	DATE
1	CZ RE-SUBMITTAL	AO	6/5/25

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CONSTRUCTION**

THOMAS & HUTTON

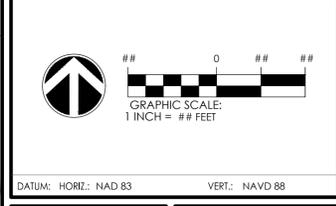
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Durham, NC 27713 • 919.682.0368
www.thomasandhutton.com

DRAINAGE PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAPEL HILL, NC

CLIENT/OWNER:
LAND PLANNING & ENTITLEMENTS
157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514

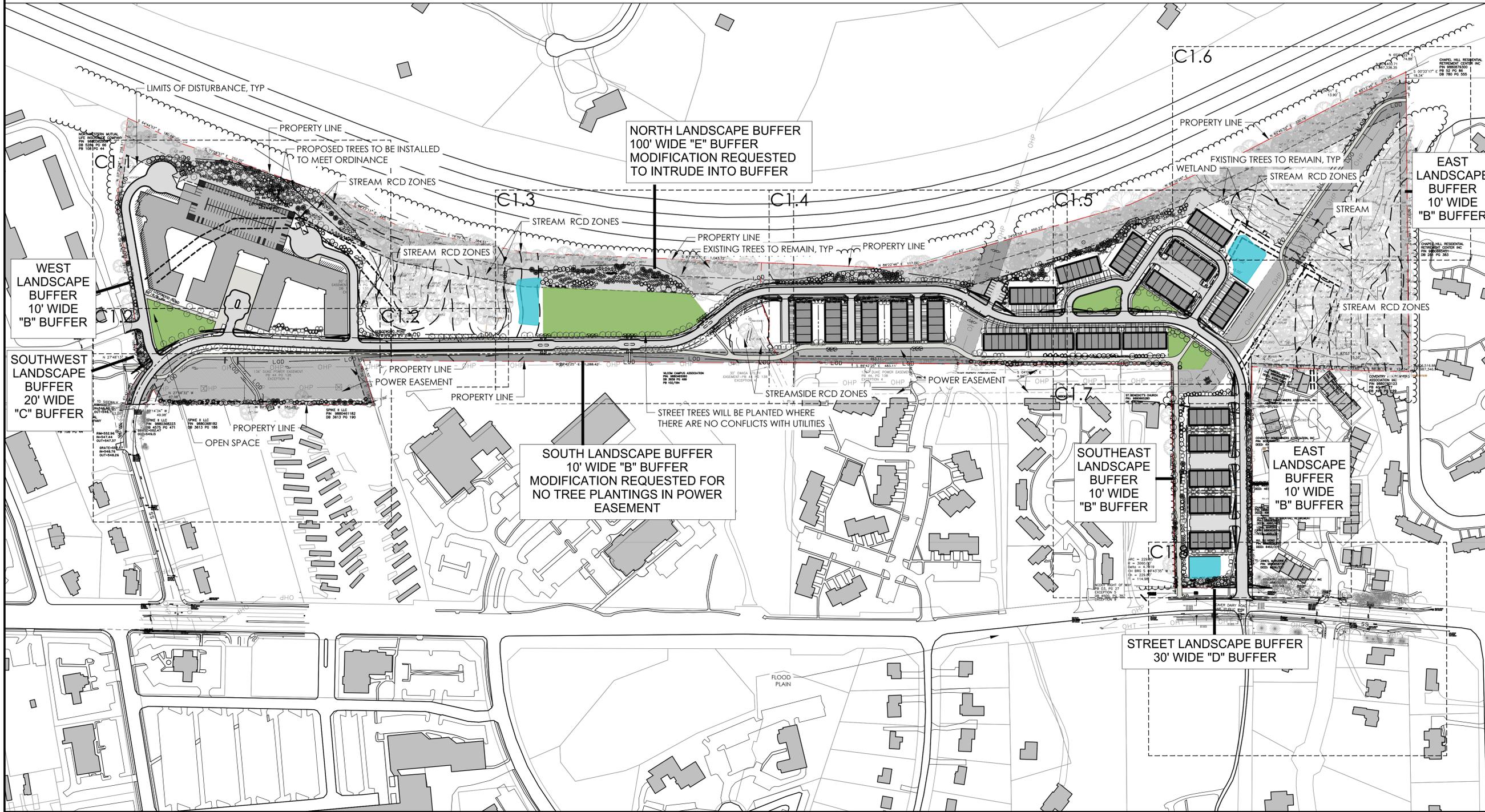


JOB NO:	32044.0000
DRAWN:	
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 30'

C3.17

- LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLIANCE.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, DEPTHS, QUANTITIES, DISTANCES, ANGLES AND SLOPES PRIOR TO ORDERING MATERIALS OR INSTALLING PROJECT.
- IN AREAS OF GROUND COVER, MAINTAIN A 12" MINIMUM DISTANCE BETWEEN PLANTS AND HARD IMPROVEMENTS.
- BED LINES SHALL CONFORM TO CONFIGURATION SHOWN ON THE PLANS. BED LINES SHALL MEET CURBS, WALKS, BUILDINGS, ETC. AT RIGHT ANGLES UNLESS SHOWN OTHERWISE.
- CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ACTUAL CONDITIONS AND VERIFY EXISTING CONDITIONS IN THE FIELD. CONTRACTOR SHALL REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL ACCEPT ACTUAL CONDITIONS AT SITE AND PERFORM THE WORK SPECIFIED INCLUDING FINE GRADING AND INCORPORATION OF TOP SOIL INTO PLANTING AREAS, WITHOUT ADDITIONAL COMPENSATION FOR POSSIBLE VARIATION FROM GRADES AND CONDITIONS SHOWN, WHETHER SURFACE OR SUBSURFACE, EXCEPT AS PROVIDED FOR IN CONTRACT DOCUMENTS.
- IN LAWN AREAS, 2" TOPSOIL/COMPOST SHALL BE TILLED INTO THE TOP 5" OF GROUND PRIOR TO SEEDING. IN LANDSCAPE BEDS, 3" TOPSOIL/COMPOST SHALL BE TILLED INTO THE TOP 6" OF GROUND PRIOR TO PLANT INSTALLATION. ALL COMPACTED SOIL IS TO BE LOOSENEED TO A DEPTH OF 12".
- CONTRACTOR WILL OBTAIN WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY PLANT SUBSTITUTIONS OF SPECIES, SIZE, OR TYPE OF CONTAINER.
- CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE UTILITIES DURING INSTALLATION, AND SHALL PROMPTLY REPAIR AND RESTORE SERVICES AT NO ADDITIONAL COST TO THE OWNER IF DAMAGE OCCURS DURING INSTALLATION. CONTRACTOR SHALL BECOME THOROUGHLY FAMILIAR WITH THE FULL SET OF CONSTRUCTION DRAWINGS AND SPECIFICATIONS FOR COORDINATION WITH UTILITIES, ARCHITECTURAL FEATURES, ETC.
- CONTRACTOR WILL LEAVE DISTURBED AREAS LEVEL AND RAKED SMOOTH, REMOVING ALL ROCKS AND DEBRIS.
- MULCH IS TO BE A 3" LAYER OF TRIPLE SHREDDED HARDWOOD MULCH. MULCH IS TO BE KEPT AWAY FROM TREE TRUNKS.
- ANY DAMAGE TO EXISTING CONDITIONS OUTSIDE THE CONTRACT LIMITS, INCLUDING CURBS, SIDEWALKS, TURF AREAS AND PAVING, SHALL BE RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR WITHOUT EXTRA COST TO THE OWNER.
- IN CASE OF DISCREPANCY BETWEEN THE QUANTITY OF PLANTS ON THE PLANS COMPARED TO THE PLANT LIST, THE CONTRACTOR SHALL SUPPLY QUANTITIES AS SHOWN ON THE PLANS.
- ALL UNPAVED SURFACES ARE TO BE COVERED IN PLANTS, MULCH, OR GRASS.
- LINE OF SIGHT NOTE: NO PROPOSED LANDSCAPING WITHIN THE LINE OF SIGHT EASEMENT SHALL EXCEED 24" AT MATURITY. ANY NEW TREES SHALL BE LIMBED TO 7' ABOVE FINISHED GRADE.
- ANY INVASIVE, EXOTIC PLANT MATERIAL WILL BE REMOVED FROM LANDSCAPE BUFFERS. A SURVEY OF EXISTING THE LANDSCAPE BUFFERS TO REMAIN WILL BE CONDUCTED FOLLOWING INITIAL CLEARING, AND ANY INVASIVE OR EXOTIC SPECIES FOUND WILL BE REMOVED.

2 LANDSCAPING NOTES
L1.1



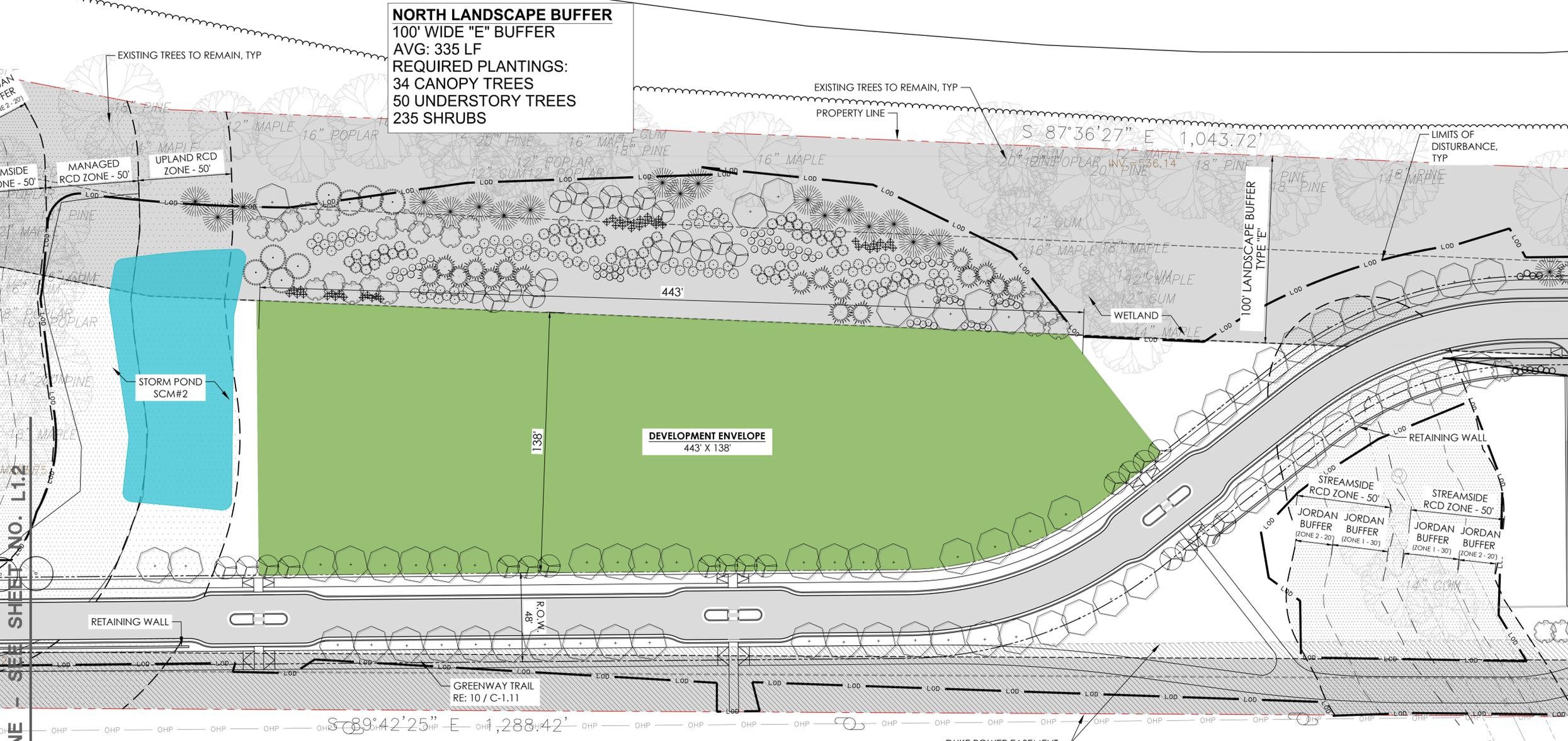
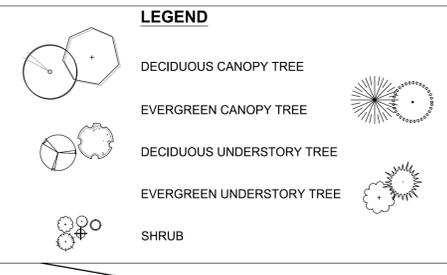
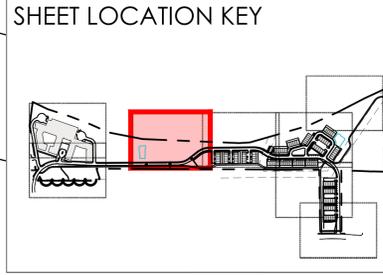
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LANDSCAPE PLAN- OVERALL
 860 WEAVER DAIRY ROAD
 PROJECT LOCATION:
 CHAPEL HILL, NC
 CLIENT/OWNER:
 LAND PLANNING & ENTITLEMENTS
 157 EAST FRANKLIN STREET
 CHAPEL HILL, NC 27514

DATUM: HORIZ.: NAD 83 VERT.: NAVD 88
 JOB NO: 32044.0000
 DATE:
 DRAWN:
 DESIGNED:
 REVIEWED:
 APPROVED:
 SCALE: 1" = 150'
L1.0



NORTH LANDSCAPE BUFFER
 100' WIDE "E" BUFFER
 AVG: 335 LF
 REQUIRED PLANTINGS:
 34 CANOPY TREES
 50 UNDERSTORY TREES
 235 SHRUBS

SOUTH LANDSCAPE BUFFER
 10' WIDE "B" BUFFER - 828 LF
 REQUIRED PLANTINGS:
 33 CANOPY TREES
 58 UNDERSTORY TREES
 99 SHRUBS
 MODIFICATION REQUEST TO ELIMINATE PLANTINGS IN 136' WIDE DUKE EASEMENT

VILCOM CAMPUS ASSOCIATION
 PIN: 9880465060
 DB 3659 PG 499
 PB 102/184

30' OWASA UTILITY
 EASEMENT - PB 44 PG 138
 EXCEPTION 4

MATCH LINE - SEE SHEET NO. L1.3

NOR
 100' W
 REQ
 10 CA
 15 UN
 70 SH
 MOD
 BUFI

1	CZ RE-SUBMITTAL	WR	6/5/25
NO.	REVISIONS	BY	DATE

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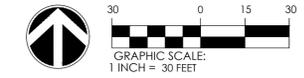
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LANDSCAPE PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
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 CHAPEL HILL, NC 27514



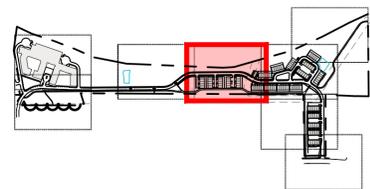
DATUM: HORIZ.: NAD 83 VERT.: NAVD 88

JOB NO:	32044.0000
DATE:	
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SCALE:	1" = 30'

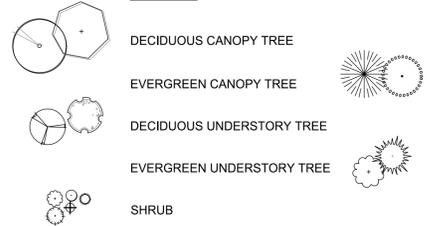
L1.3

MATCH LINE - SEE SHEET NO. L1.2

SHEET LOCATION KEY



LEGEND



NORTH LANDSCAPE BUFFER

100' WIDE "E" BUFFER - 400 X 25% BUFFER
 REQUIRED PLANTINGS (EQUIV 100 LF):
 10 CANOPY TREES
 15 UNDERSTORY TREES
 70 SHRUBS
 MODIFICATION REQUESTED FOR A REDUCTION IN BUFFER WIDTH, NO REDUCTION IN TOTAL PLANTINGS

NORTH LANDSCAPE BUFFER

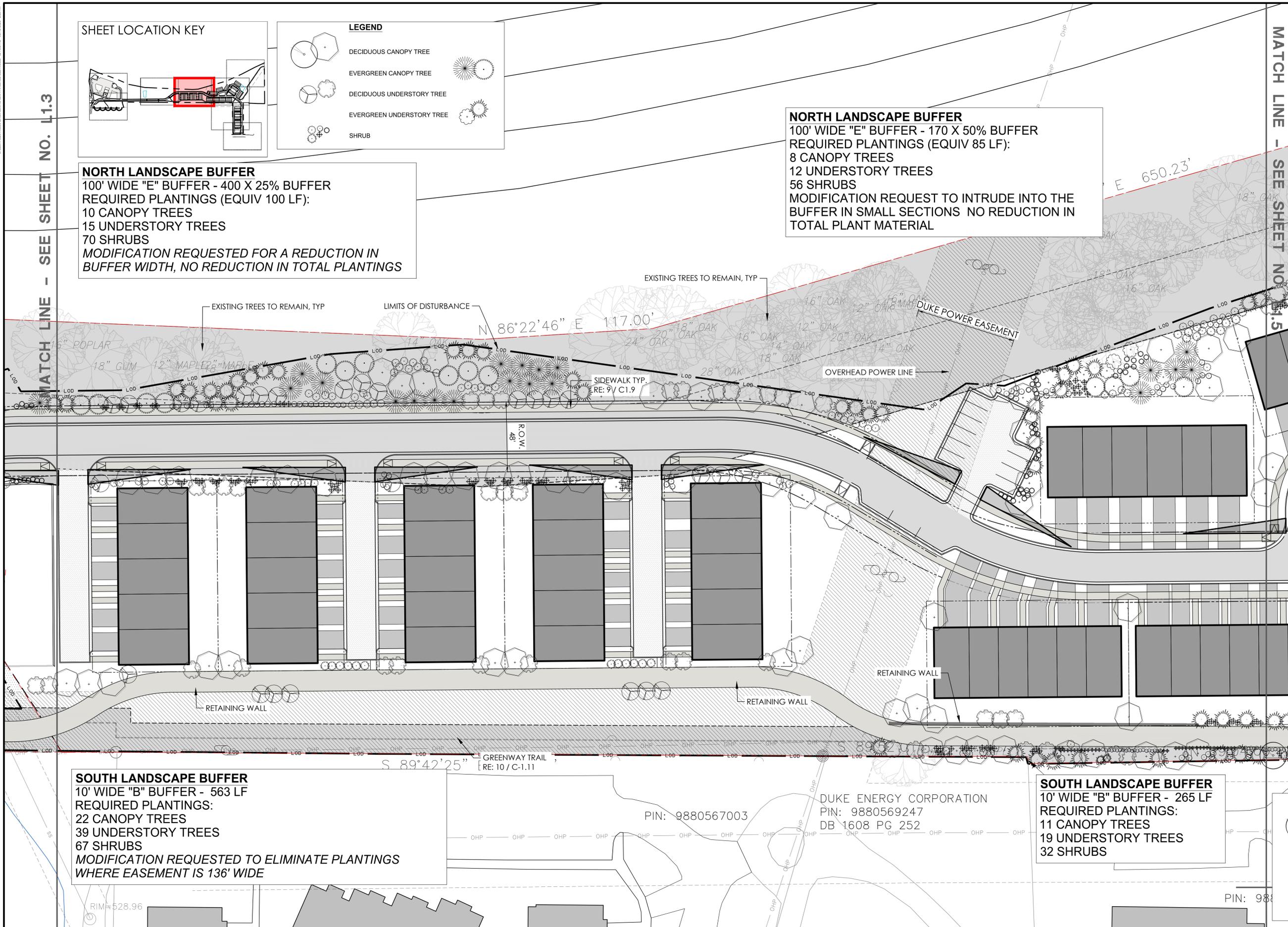
100' WIDE "E" BUFFER - 170 X 50% BUFFER
 REQUIRED PLANTINGS (EQUIV 85 LF):
 8 CANOPY TREES
 12 UNDERSTORY TREES
 56 SHRUBS
 MODIFICATION REQUEST TO INTRUDE INTO THE BUFFER IN SMALL SECTIONS NO REDUCTION IN TOTAL PLANT MATERIAL

SOUTH LANDSCAPE BUFFER

10' WIDE "B" BUFFER - 563 LF
 REQUIRED PLANTINGS:
 22 CANOPY TREES
 39 UNDERSTORY TREES
 67 SHRUBS
 MODIFICATION REQUESTED TO ELIMINATE PLANTINGS WHERE EASEMENT IS 136' WIDE

SOUTH LANDSCAPE BUFFER

10' WIDE "B" BUFFER - 265 LF
 REQUIRED PLANTINGS:
 11 CANOPY TREES
 19 UNDERSTORY TREES
 32 SHRUBS



MATCH LINE - SEE SHEET NO. L1.3

MATCH LINE - SEE SHEET NO. L1.5

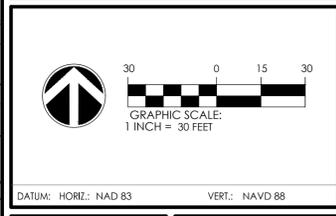
NO.		REVISIONS	BY	DATE
1	CZ RE-SUBMITTAL		WR	6/5/25

NO.		REVISIONS	BY	DATE

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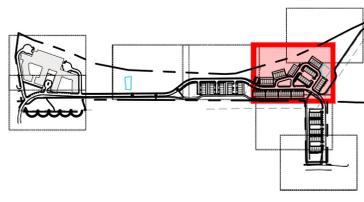
LANDSCAPE PLAN
 860 WEAVER DAIRY ROAD
 PROJECT LOCATION:
 CHAPEL HILL, NC
 CLIENT/OWNER:
 LAND PLANNING & ENTITLEMENTS
 157 EAST FRANKLIN STREET
 CHAPEL HILL, NC 27514



JOB NO:	32044.0000
DATE:	
DRAWN:	
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 30'

L1.4

SHEET LOCATION KEY



EXISTING TREES TO REMAIN, TYP
PROPERTY LINE
LIMIT OF DISTURBANCE

NORTH LANDSCAPE BUFFER

100' WIDE "E" BUFFER - 368 X 50% BUFFER
REQUIRED PLANTINGS (EQUIV 184 LF):
18 CANOPY TREES
28 UNDERSTORY TREES
129 SHRUBS
MODIFICATION REQUEST FOR SMALL
INTRUSIONS INTO BUFFER, NO REDUCTION
OF PLANTINGS

SEE SHEET NO. L1.4

100' LANDSCAPE BUFFER
TYPE "E"

SIDEWALK TYP.
RE: 9 / C1.9

STORM POND
SCM #4

MATCH LINE - SEE SHEET NO. L1.5

OPEN SPACE

RETAINING WALL

EXISTING TREES TO REMAIN, TYP

ROW
48'

OPEN SPACE

OPEN SPACE

WETLAND

WETLAND

GREENWAY TRAIL
RE: 10 / C-1.11

LEGEND

- DECIDUOUS CANOPY TREE
- EVERGREEN CANOPY TREE
- DECIDUOUS UNDERSTORY TREE
- EVERGREEN UNDERSTORY TREE
- SHRUB

SOUTH LANDSCAPE BUFFER

10' WIDE "B" BUFFER - 415 LF
REQUIRED PLANTINGS:
17 CANOPY TREES
29 UNDERSTORY TREES
50 SHRUBS

ST BENEDICT'S CHURCH
PIN: 9880665280
DB 476/599

POWER TOWER

ROSENBERG, HARRY
PIN: 9880668285
DEED: 6356/266

NEWROCK, SUSAN WELLS
PIN: 9880760214
DEED: 4839/353

MATCH LINE - SEE SHEET NO. L1.6

COVENTRY HOMEOWNERS ASSOCIATION, INC
PIN: 9880660129

NO.	REVISIONS	BY	DATE
1	CZ RE-SUBMITTAL	WR	6/5/25

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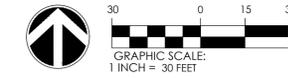
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www.thomasandhutton.com

LANDSCAPE PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAPEL HILL, NC

CLIENT/OWNER:
LAND PLANNING & ENTITLEMENTS
157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514

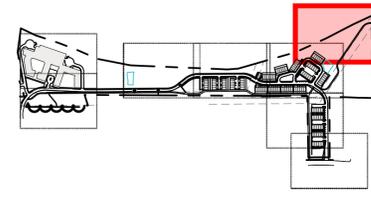


DATUM: HORIZ: NAD 83 VERT: NAVD 88

JOB NO: 32044.0000
DATE:
DRAWN:
DESIGNED:
REVIEWED:
APPROVED:
SCALE: 1" = 30'

L1.5

SHEET LOCATION KEY



CHAPEL HILL RESID
RETIREMENT CENTER
PIN 9880879300
PB 52 PG 86
DB 780 PG 555

N:807,400.71
E:1,987,338.35

N 65°01'22" E
74.88'

S 00°33'17" E
18.34'

N 65°34'51" E
EXISTING TREES TO REMAIN, TYP
13.90'

N 65°12'45" E
205.16'

NORTH LANDSCAPE BUFFER
100' WIDE "E" BUFFER -
BUFFER REQUIREMENTS MET BY EXISTING FOREST TO REMAIN

NORTH LANDSCAPE BUFFER
100' WIDE "E" BUFFER -
BUFFER REQUIREMENTS MET BY EXISTING FOREST TO REMAIN

NORTH LANDSCAPE BUFFER
100' WIDE "E" BUFFER - 368 X 50% BUFFER
REQUIRED PLANTINGS (EQUIV 184 LF):
18 CANOPY TREES
28 UNDERSTORY TREES
129 SHRUBS
MODIFICATION REQUEST FOR SMALL
INTRUSIONS INTO BUFFER, NO REDUCTION
OF PLANTINGS

ACCESS

36°25" E 358.68'

MATCH LINE - SEE SHEET NO. L1.5

STORM POND
SCM #4

NO.	REVISIONS	BY	DATE
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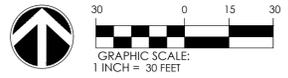
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LANDSCAPE PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
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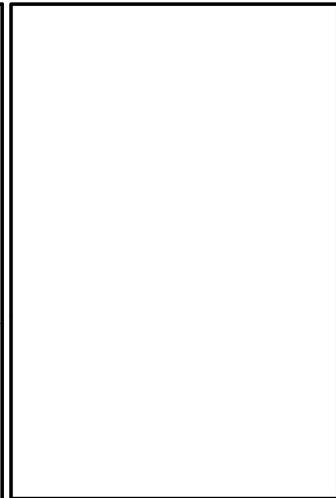
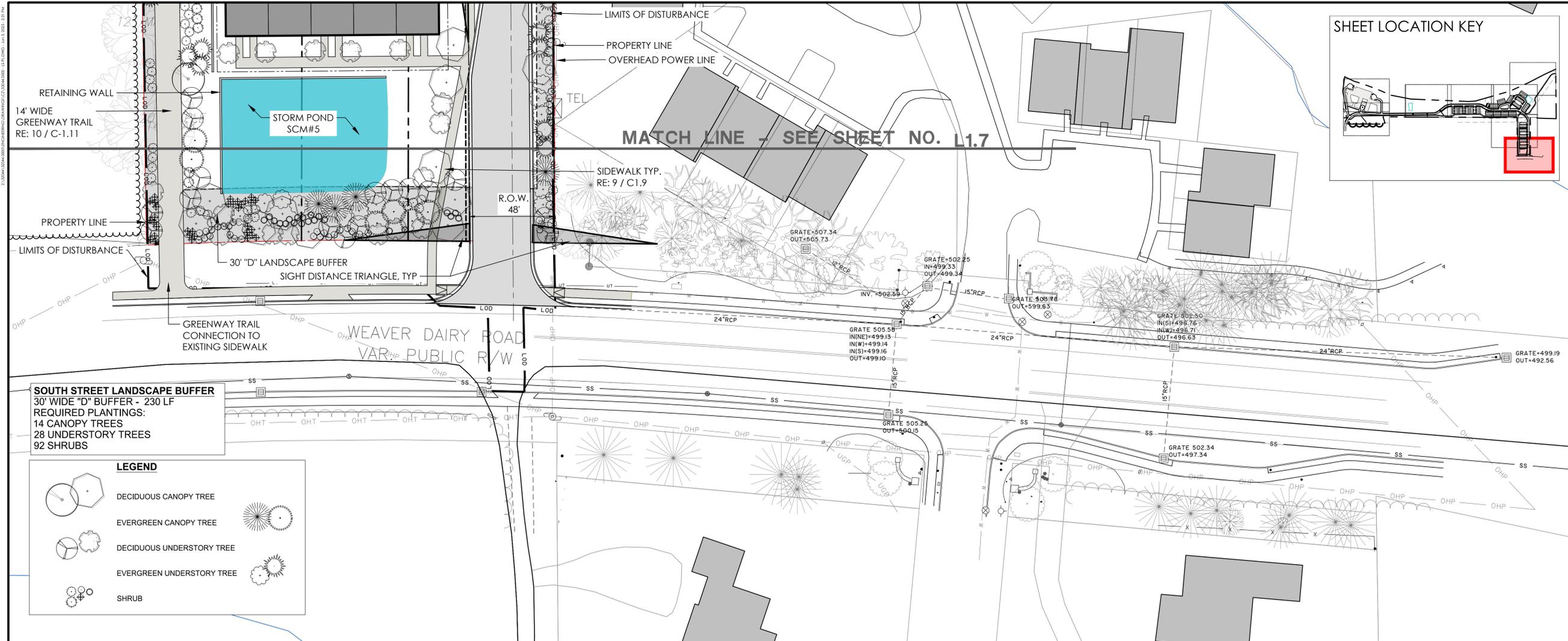


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L1.6

CHAPEL HILL RESIDENTIAL
RETIREMENT CENTER INC
PIN 9880865451
DB 281 PG 383



1	CZ RESUBMITTAL	WR	6/5/25
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THE MAJORITY OF PLANT MATERIAL WILL BE NATIVE AND WILL BE SELECTED FROM THESE LISTS.

BOTANICAL NAME	COMMON NAME	MINIMUM SIZE*
CANOPY TREES		
<i>Acer platanoides</i> 'Columnare'	Columnar Norway Maple	3.5" caliper
<i>Acer rubrum</i>	Red Maple	3.5" caliper
<i>Acer saccharum</i> 'Legacy'	Legacy Sugar Maple	3.5" caliper
<i>Carpinus betulus</i> 'Fastigiata'	Columnar Hornbeam	3.5" caliper
<i>Carya ovata</i>	Shagbark Hickory	3.5" caliper
<i>Liquidambar styraciflua</i>	Sweetgum	3.5" caliper
<i>Liriodendron tulipifera</i>	Tulip Poplar	3.5" caliper
<i>Magnolia grandifolia</i>	Southern Magnolia	3.5" caliper
<i>Nyssa sylvatica</i>	Blackgum	3.5" caliper
<i>Ostrya virginiana</i>	Eastern Hophornbeam	3.5" caliper
<i>Pinus virginiana</i>	Virginia Pine	10-12' ht
<i>Quercus falcata</i>	Southern Red Oak	3.5" caliper
<i>Quercus shumardii</i>	Shumard Oak	3.5" caliper
<i>Quercus stellata</i>	Post Oak	3.5" caliper
<i>Ulmus americana</i>	American Elm	3.5" caliper
UNDERSTORY TREES		
<i>Amerlanchier arborea</i>	Serviceberry	8'-10' ht
<i>Carpinus caroliniana</i>	American Hornbeam	6'-8' ht
<i>Cercis canadensis</i>	Redbud	8'-10' ht
<i>Chionanthus virginicus</i>	Fringetree	6'-8' ht
<i>Cornus florida</i>	Flowering Dogwood	8'-10' ht
<i>Halesia caroliniana</i>	Carolina Silverbell	8'-10' ht
<i>Hamamelis virginiana</i>	Common Witch-hazel	6'-10' ht
<i>Ilex opaca</i>	American Holly	8'-10' ht
<i>Ilex verticillata</i>	Winterberry	8'-10' ht
<i>Juniperus virginiana</i>	Eastern Redcedar	8'-10' ht
<i>Magnolia virginiana</i>	Sweetbay Magnolia	8'-10' ht
<i>Oxydendrum arborium</i>	Sourwood	6'-8' ht

BOTANICAL NAME	COMMON NAME	MINIMUM SIZE*
SHRUBS		
<i>Aesculus parvifolia</i>	Bottlebrush Buckeye	24" ht
<i>Callicarpa americana</i>	American Beautyberry	24" ht
<i>Calycanthus floridus</i>	Sweetshrub	24" ht
<i>Cephalotaxus harringtonia</i> 'fastigiata'	Upright Plum Yew	36" ht
<i>Clethra alnifolia</i>	Sweet Pepperbush	36" ht
<i>Cornus alba</i> 'Sibirica'	Red Twig Dogwood	36" ht
<i>Distylium 'Emerald Heights'</i>	Emerald Heights Distylium	24" ht
<i>Euonymus americana</i>	Hearts-A-Bustin	24" ht
<i>Euonymus fortunei</i> 'Emerald Gaity'	Emerald Gaity Euonymus	24" ht
<i>Fothergilla 'Mt Airy'</i>	Mt Airy Fothergilla	30" ht
<i>Gardenia jasminoides</i> 'August Beauty'	August Beauty Gardenia	30" ht
<i>Gardenia jasminoides</i> 'Kleims Hardy'	Kleims Hardy Gardenia	24" ht
<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	36" ht
<i>Ilex glabra</i>	Inkberry Holly	30" ht
<i>Ilex vomitoria</i> 'Nana'	Compact Yaupon Holly	24" ht
<i>Illicium floridanum</i>	Florida Anise	30" ht
<i>Ilex x meserveae</i> Blue Princess	Blue Princess Holly	30" ht
<i>Lindera benzoin</i>	Spicebush	24" ht
<i>Myrica cerifera</i>	Southern waxmyrtle	36" ht
<i>Prunus caroliniana</i> 'Morus'	Bright n Tight Carolina Laurel	4' ht
<i>Rhododendron catawbiense</i>	Cataba Rhododendron	4' ht
<i>Sarcococca ruscifolia</i>	Sweetbox	24" ht
<i>Viburnum burkwoodii</i> 'Amerian Spice'	American Spice Viburnum	24" ht
<i>Viburnum dentatum</i>	Arrowwood Viburnum	36" ht
<i>Viburnum juddei</i>	Judd Viburnum	36" ht
<i>Viburnum lentago</i>	Nannyberry	24" ht

LANDSCAPE GUIDELINES

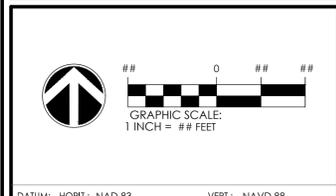
- LANDSCAPE BUFFERS WILL BE PLANTED TO MEET LUMO REQUIREMENTS EXCEPT AS REQUESTED MODIFICATIONS:
- 100' WIDE BUFFER AGAINST I-40 MAY BE REDUCED TO A MINIMUM 50' WIDTH TO ACCOMMODATE ROADS AND BUILDINGS IN SPECIFIC LOCATIONS. THE FULL QUANTITY OF PLANT MATERIAL WILL BE INSTALLED IN ANY AREAS CLEARED FOR GRADING.
- REDUCTION OF BUFFER WIDTH/PLANT MATERIAL INSTALLED IN THE SOUTH PROPERTY LINE BUFFERS WHERE THERE ARE CONFLICTS WITH THE MULTIPLE ELECTRIC EASEMENTS.
- LANDSCAPE BEDS BETWEEN PARKING LOTS AND BUILDINGS WILL BE INSTALLED PER THE LUMO REQUIREMENTS.
- SCREENING OF TRASH FACILITIES WILL MEET LUMO REQUIREMENTS.
- PROPOSED PLANTINGS WILL MEET REQUIREMENTS OF THE DESIGN GUIDELINES EXCEPT FOR THE REQUESTED MODIFICATION TO REDUCE THE INSTALLATION SIZE OF A MAXIMUM OF 25% OF THE UNDERSTORY TREES. IN AN EFFORT TO PLANT A WIDE DIVERSITY OF NATIVE UNDERSTORY TREES, THE REQUEST FOR A REDUCTION IN SIZE FOR SOME SPECIES IS BASED ON GENERAL INABILITY TO FIND NATIVE TREE STOCK IN A SIZE MEETING THE DESIGN MANUAL REQUIREMENT.
- AT LEAST 90% OF THE INSTALLED PLANT MATERIAL WILL BE NATIVE. UP TO 10% OF PLANT INSTALLATION MAY BE NON-NATIVE.

LANDSCAPE PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
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CLIENT/OWNER:
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157 EAST FRANKLIN STREET
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L1.8