

**LEGEND**

- STREAMS
- TOP OF BANK STREAM
- PONDS / SCM PONDS
- RCD ZONE STREAM SIDE (50')
- RCD ZONE MANAGED (50')
- RCD ZONE UPLAND (50')
- JORDAN BUFFER ZONE 1 (20')
- JORDAN BUFFER ZONE 2 (30')
- SIDEWALK / TRAIL
- ROAD
- POWER EASEMENT
- OVERHEAD LINES
- EXISTING WETLAND BOUNDARY
- RECREATION SPACE / FLEX SPACE / OPEN SPACE
- POOL COURTYARD
- PASSIVE COURTYARD
- PLAYGROUND
- LANDSCAPE AREAS & TURF AREAS
- PROPERTY LINE
- SITE TRIANGLE

**NOTE: FINAL LOCATION AND ORIENTATION OF TOWNHOMES MAY SHIFT.**

**PHASE 1 MULTI-FAMILY SURFACE PARKING**  
PHASE 2 STRUCTURED PARKING  
600 - 700 SPACES

**PHASE 1 MULTI-FAMILY SURFACE PARKING**  
350 - 400 SPACES  
PHASE 2 MULTI-FAMILY BUILDING

**WEST COURTYARD AMENITY SPACE**  
13,000 SF  
INCLUDING RECREATION AND POOL 4,000 SF

**BICYCLE PARKING**  
IN EACH BUILDING  
TO MEET LUMO REQUIREMENTS

**VEHICULAR CONNECTION**  
TO ADAIR DRIVE

**TRAIL CONNECTION**  
TO EXISTING TRAIL  
AND PEDESTRIAN  
CONNECTION TO  
OLD UNIVERSITY  
STATION ROAD  
SIDEWALK

**REFUSE COLLECTIONS AREA**

**MULTIFAMILY AND PARKING GARAGE:**  
APPROXIMATELY 128,535 SQFT  
LAND AREA: 599,829 SQFT

**INTERIOR RECREATION**  
4,000 SF

**LOADING AREA**

**REFUSE COLLECTIONS AREA**  
PHASE 1 MULTI-FAMILY

**RCD INTRUSION FOR GRADING OF SERVICE AND FIRE ACCESS AND PARKING STRUCTURE ACCESS**

**RCD INTRUSION FOR ROAD, UTILITY, SIDEWALK & TRAIL CROSSING**

**RCD INTRUSION FOR STORM MITIGATION**

**NON-RESIDENTIAL / COMMERCIAL SPACE**  
LAND AREA: 292,567 SF

**RCD INTRUSION FOR GRADING OF POND, INSTALLATION OF TRAIL**  
RETAINING WALL

**NOTE THAT THE NUMBER, LAYOUT, AND ORIENTATION OF TOWNHOMES MAY SHIFT IN THE FINAL SITE DESIGN**

**TOWNHOME AREA**  
LAND AREA: 1,077,837 SF  
INCLUDING 30-40  
PARKING SPACES IN  
SMALL LOTS AND  
STREET-SIDE

**RCD INTRUSION FOR GRADING OF POND, INSTALLATION OF TRAIL**

**RETAINING WALL**

**GREENWAY CONNECTION TO ADJACENT PROPERTY**

**136' WIDE DUKE POWER EASEMENT**

**BICYCLE PARKING IN FLEX SPACE TO MEET LUMO REQUIREMENTS**

**GREENWAY TRAIL**  
59,360 SF

**136' WIDE DUKE POWER EASEMENT**

**BICYCLE PARKING IN TOWNHOME GARAGE SPACE, TYP**

**BICYCLE PARKING**  
4 SPACES

**POWER TOWER**

**RETAINING WALL**

**GREENWAY CONNECTION TO EXISTING WEAVER DAIRY ROAD SIDEWALK**

**VEHICULAR AND SIDEWALK CONNECTION TO WEAVER DAIRY ROAD**

**COMMUNITY RECREATION COURSE**  
14,500 SF

**EAST COURTYARD AMENITY SPACE**  
15,000 SF

**OUTDOOR BICYCLE PARKING**  
4 SPACES

**VEHICULAR CONNECTION TO OLD UNIVERSITY STATION ROAD**

**OFF-SITE STREAM WITH 100 YEAR FLOODPLAIN**

**1**  
C1.0  
**DETAILED SITE PLAN**  
Scale: 1"=150'

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NOTE: FINAL LOCATION AND ORIENTATION OF TOWNHOMES MAY SHIFT.

[illegible]

PRELIMINARY  
NOT FOR  
CONSTRUCTION



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DISTRICT SPECIFIC PLAN LAYOUT

860 WEAVER DAIRY ROAD

PROJECT LOCATION:  
CHAPEL HILL, NC

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



150 0 75  
GRAPHIC SCALE:  
1 INCH = 150 FEET

DATUM: HORIZ.

VERT.:

JOB NO:	
DATE:	7-31-2025
DRAWN:	
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 150'

# DP1.0