



111 W. MAIN STREET  
DURHAM, NC 27701 | 919.682.0368  
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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,

Wendi Ramsden  
Project Manager

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Conditional Zoning Application - Developer's ProgramProject 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 6<sup>th</sup> 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.

A vicinity map showing the project location. The map includes major roads such as Highway 150, Highway 1730, and Weaver Dam Rd. A yellow rectangle highlights the project area, which is labeled 'SITE'. Other landmarks include Carol Woods and a creek. A north arrow is present in the top right corner.

VICINITY MAP  
SCALE 1" = 1500'

PREPARED FOR:  
LAND PLANNING & ENTITLEMENTS  
157 EAST FRANKLIN STREET  
CHAPEL HILL, NC 27514

LAND PLANNING & ENTITLEMENTS  
157 EAST FRANKLIN STREET  
CHAPEL HILL, NC 27514  
205-586-3062  
CONTACT: FRANK BROWN

LANDSCAPE ARCHITECT / LAND PLANNER  
THOMAS & HUTTON  
111 WEST MAIN STREET  
DURHAM, NC 27701  
919-682-0368  
CONTACT: WENDY RAMSDEN

CIVIL ENGINEER:  
THOMAS & HUTTON  
111 WEST MAIN STREET  
DURHAM, NC 27701  
919-682-0368  
CONTACT: ANDREW M. OAKLEY

PREPARED BY:

PIN	9880564638
ENVIRONMENTAL CONSTRAINTS	<ul style="list-style-type: none"> <li>-STREWS, STREAM BUFFERS, ACD</li> <li>-WETLANDS</li> <li>-OVERHEAD ELECTRIC UTILITY EASEMENTS TO REMAIN</li> <li>-SANITARY SEWER EASEMENTS</li> <li>-UNIMPROVED RIGHT OF WAY TO BE REMOVED</li> </ul>
NET LAND AREA	1.970,128 SF / 45.21 AC WHOLE PARCEL
GROSS LAND AREA	2,167,141 SF / 49.75 AC
EXISTING ZONING:	MU-D-1 / R-3
PROPOSED ZONING:	MU-D-1-C2D
EXISTING USE:	VACANT, WOODED
PROPOSED USES:	<ul style="list-style-type: none"> <li>MULTI-FAMILY RESIDENTIAL AND TOWNHOMES</li> <li>750-800 RESIDENTIAL UNITS</li> <li>18-19 UNITS/AC</li> <li>PLUS CENTRAL FLEX SPACE COMPONENT</li> </ul>

PRELIMINARY  
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CONSTRUCTION

[illegible]

**NC 811.ORG**  
Know what's below.  
811 before you dig.





## G0.1



AREA MAP  
SCALE: 1" = 200'

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& HUTTON**

7000 WILSON PARKWAY • SUITE 100  
DALLAS, TEXAS 75231 • TEL: 972.345.1000  
WWW.THOMASANDHUTTON.COM

AREA MAP

860 WEAVER DAIRY ROAD

PROJECT LOCATION:  
860 WEAVER DAIRY ROAD  
CHAPEL HILL, NC

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



DATE: 08/21/2024  
SCALE: 1" = 200'

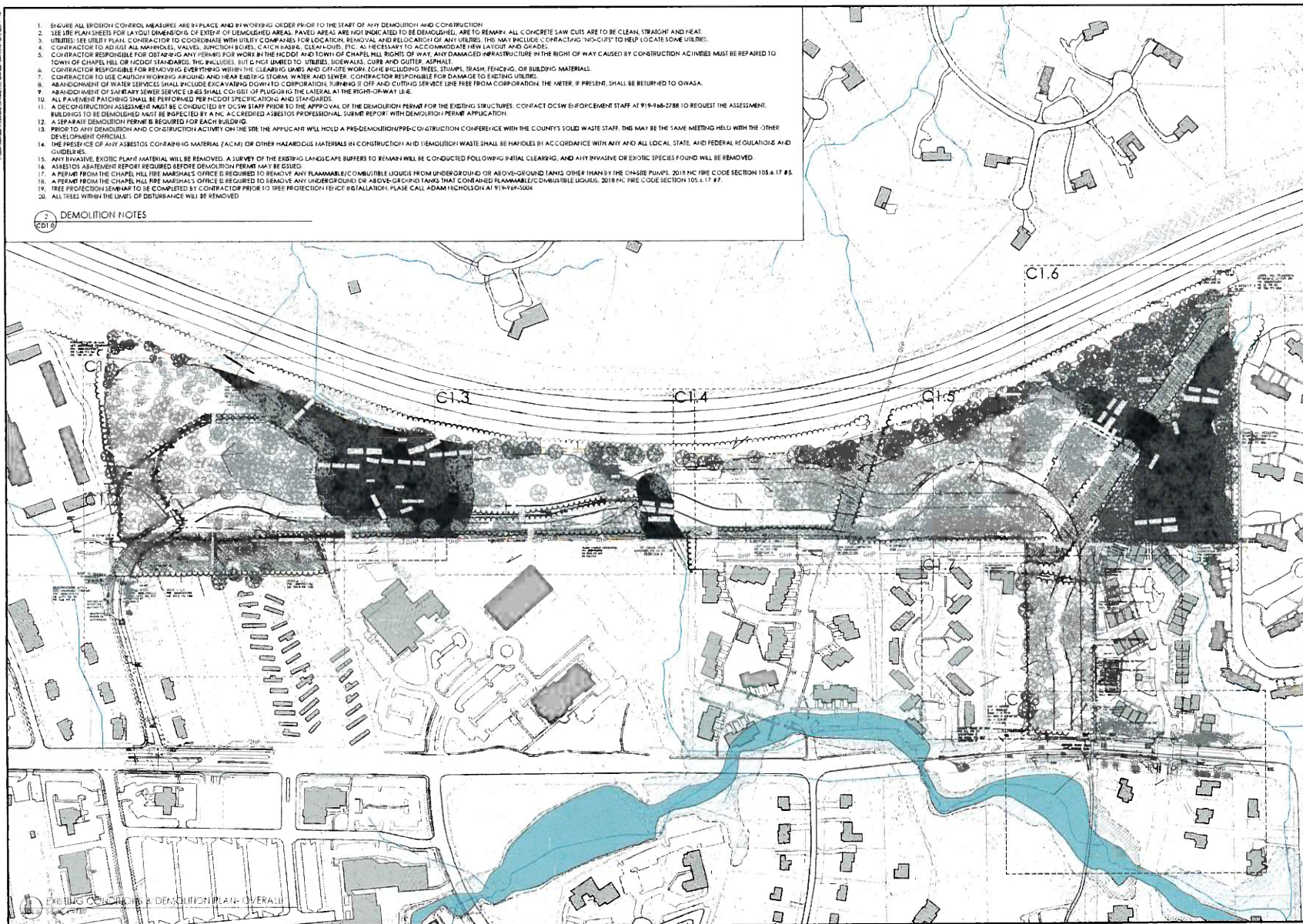
AM1.1



1. ENSURE ALL EROSION CONTROL MEASURES ARE IN PLACE AND IN WORKING ORDER PRIOR TO THE START OF ANY DEMOLITION AND CONSTRUCTION.
2. SEE THE PLAN SHEETS FOR LAYOUT DIMENSIONS OF EXISTING OR 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 PLANS. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR LOCATION, REMOVAL AND RELOCATION OF ANY UTILITIES. THIS MAY INCLUDE: CONTRACTING TWO-COPY 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 HCDOT 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 HCDOT STANDARDS. THIS INCLUDES, BUT IS NOT LIMITED TO, UTILITIES, SIDEWALKS, CURBS AND GUTTER, ASPHALT.
6. CONTRACTOR RESPONSIBLE FOR REMOVING EVERYTHING WITHIN THE CLEARING LIMITS AND OFF-ROAD WORK, INCLUDING TREES, STUMPS, BRUSH, 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 OWAIA.
9. ABANDONMENT OF SANITARY SEWER SERVICES SHALL CONSIST OF PLUGGING THE LATERAL AT THE RIGHT-OF-WAY LINE.
10. ALL FANBERG PATCHING SHALL BE PERFORMED PER HCDOT SPECIFICATIONS AND STANDARDS.
11. A DEMOLITION ASSESSMENT MUST BE CONDUCTED BY OCSW STAFF PRIOR TO THE APPROVAL OF THE DEMOLITION PERMIT FOR THE EXISTING STRUCTURES. CONTACT OCSW 610-606-2788 TO REQUEST THE ASSESSMENT. BUILDINGS TO BE DEMOLISHED MUST BE INSPECTED BY A P.C. 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/POST-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 HANDLED 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 ASSESSMENT REPORT REQUIRED BEFORE DEMOLITION PERMIT MAY BE ISSUED.
17. A PERMITS 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 CHARGE PUMPS. 2018 NC FIRE CODE SECTION 105.4.17 #5.
18. A PERMITS 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 105.4.17 #7.
19. TREE PROTECTION SEMAPHORE TO BE COMPLETED BY CONTRACTOR PRIOR TO TREE PROTECTION FENCE INSTALLATION. PLEASE CALL ADAM HICHLAND AT 919-444-5554.
20. ALL TREES WITHIN THE LIMITS OF DISTURBANCE WILL BE REMOVED.

# DEMOLITION NOTES

2018



PRELIMINARY  
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2018 Member Parkway • Suite 100  
Durham, NC 27713 • 919.444.5554  
www.thomashutton.com

EXISTING CONDITIONS &  
DEMOLITION PLAN - OVERALL

B60 WEAVER DAIRY ROAD

PROJECT LOCATION:  
CHAPEL HILL, NC

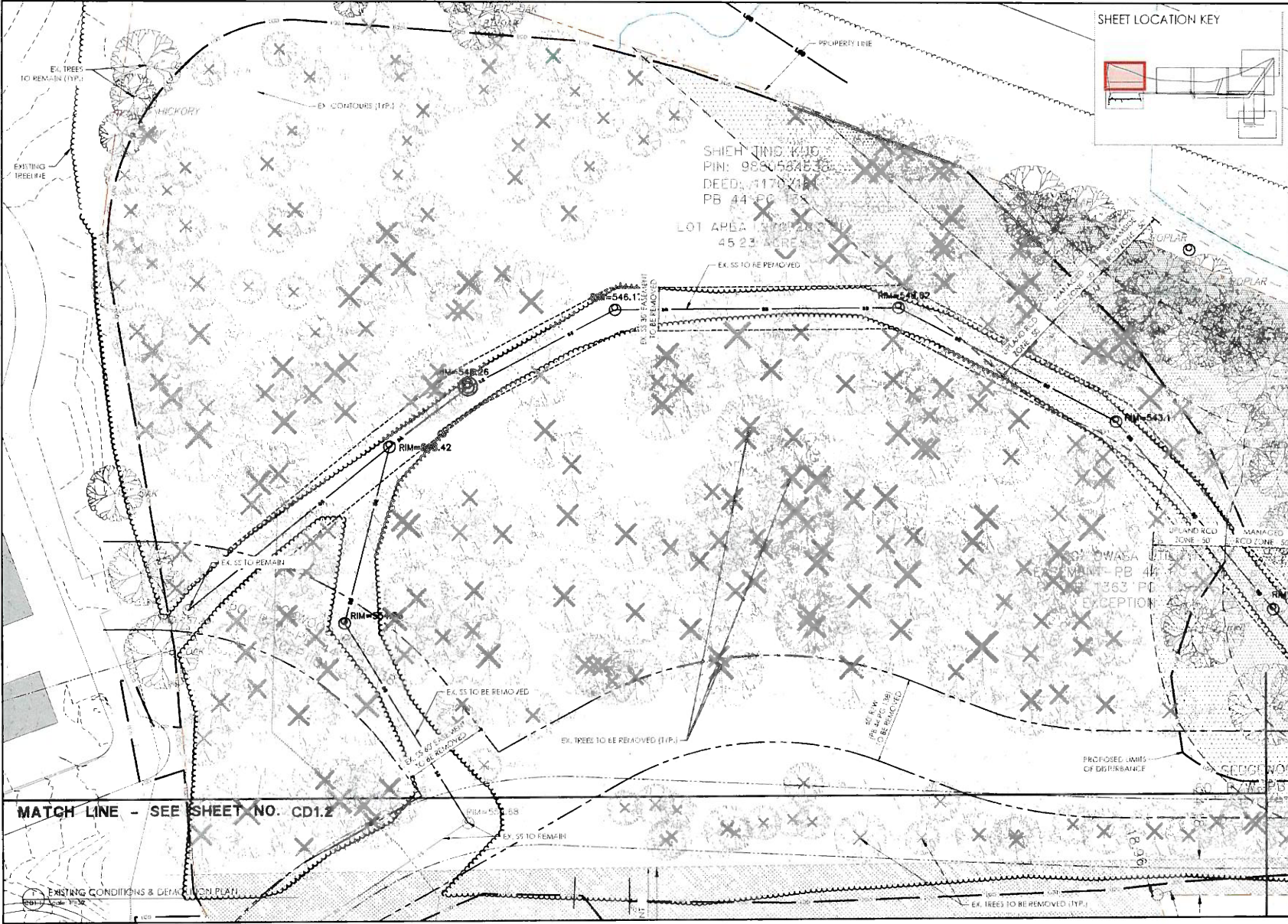
CLIENT/OWNER:  
LAND PLANNING & ENGINEERING  
10000 WEAVER DAIRY ROAD  
CHAPEL HILL, NC 27514



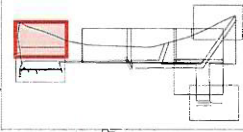
DATE: 08/14/2018 10:00 AM 10/11/2018

CD1.0





SHEET LOCATION KEY



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91	92	93	94	95	96	97	98	99	100

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**THOMAS  
&  
HUTTON**

2000 Mountain Parkway • Suite 100  
Durham, NC 27713 • 919.482.0548  
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EXISTING CONDITIONS &  
DEMOLITION PLAN

B60 WEAVER DAIRY ROAD

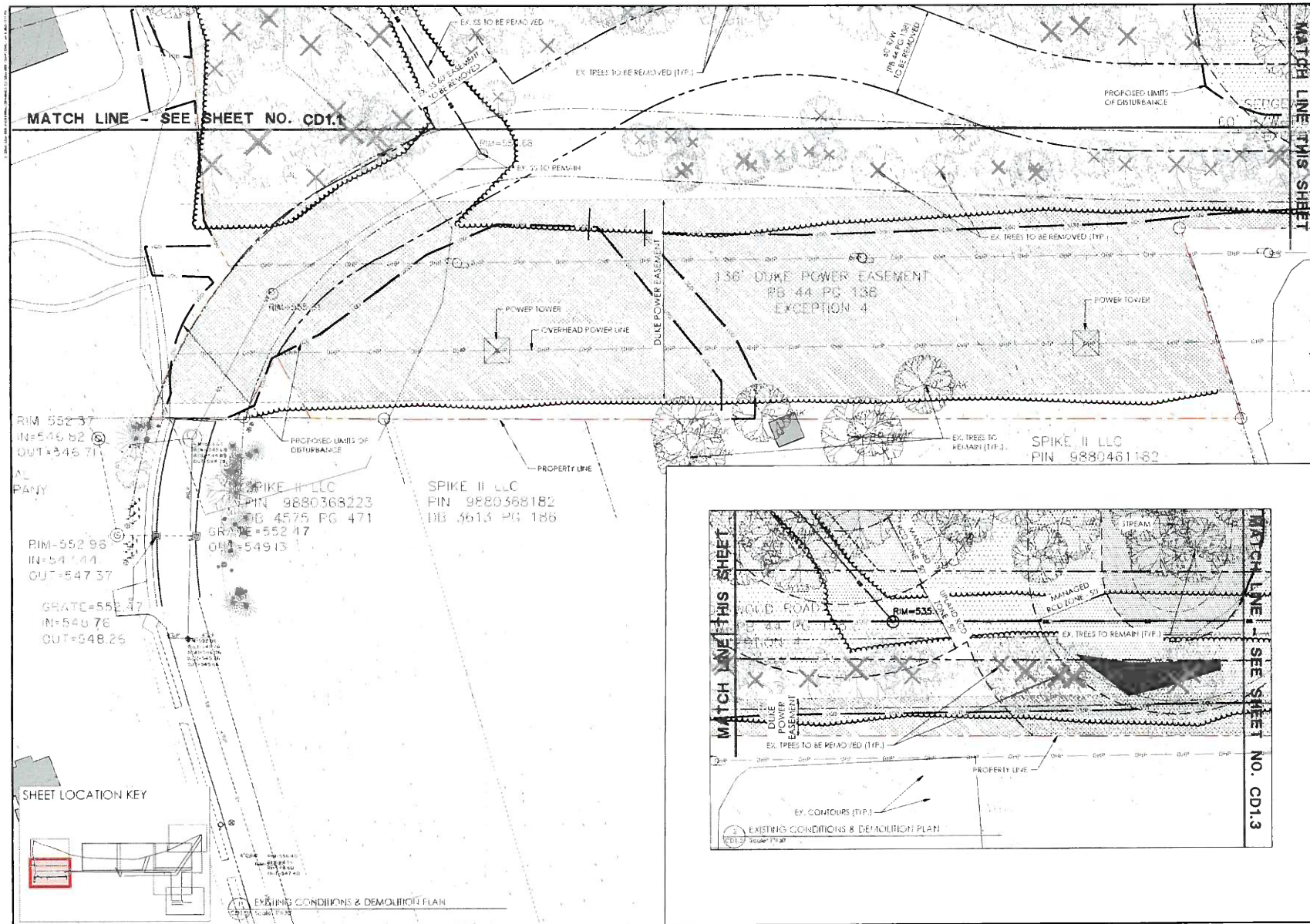
PROJECT LOCATION:  
COMPLETION DATE:

CLIENT/OWNER:  
COURTESY OF THE  
CITY OF DURHAM  
CITY OF DURHAM

SECTION NO. 18.06

CD1.1





**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**THOMAS & HUTTON**  
7500 N. HUNTER PARKWAY • SUITE 100  
 COLUMBIA, SC 29710 • 803.733.4000  
 www.thomashutton.com

**EXISTING CONDITIONS & DEMOLITION PLAN**

**860 WEAVER DAIRY ROAD**

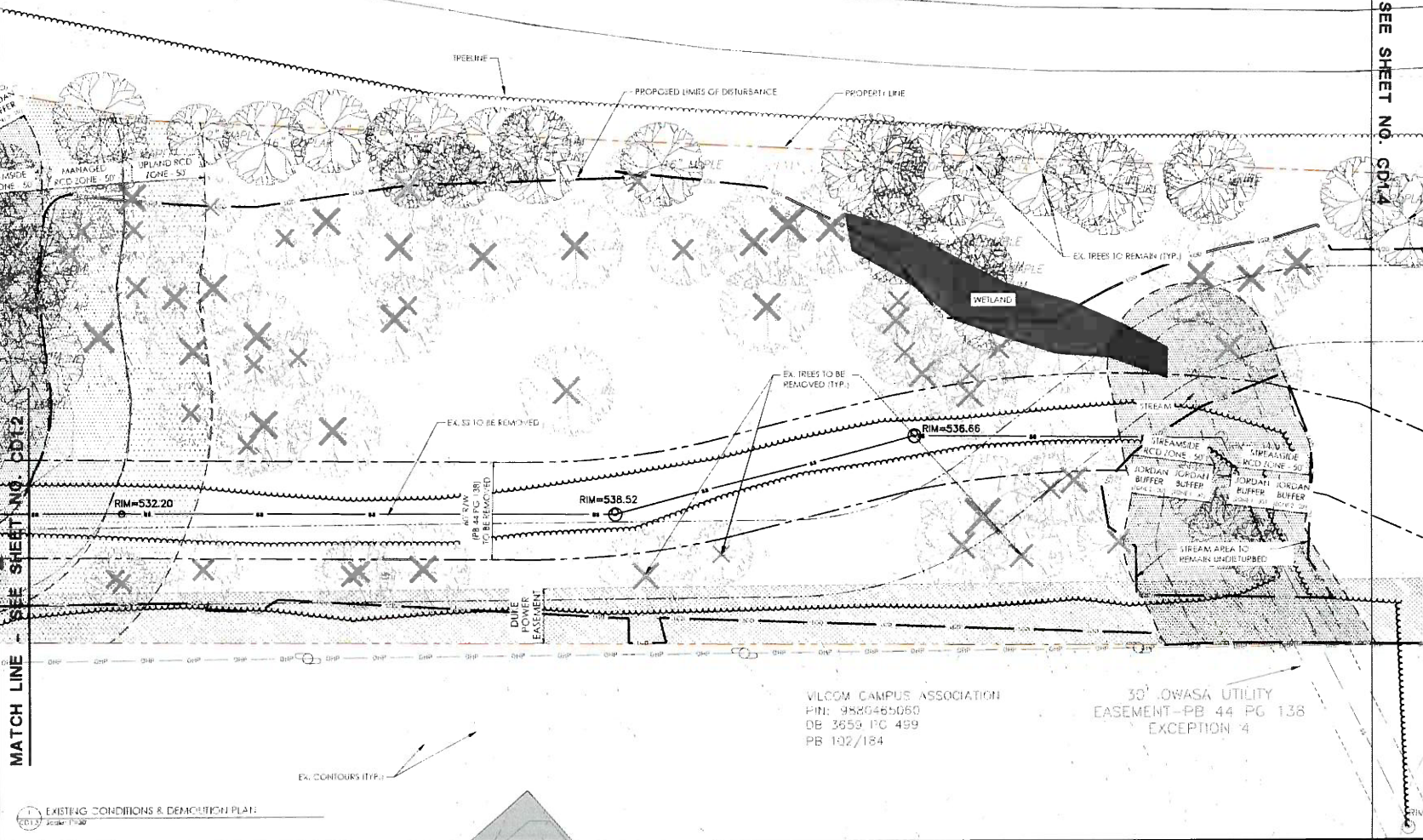
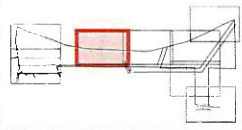
**PROJECT LOCATION:**  
COLUMBIA, SC

**CLIENT/OWNER:**  
LANDSCAPE ARCHITECTS  
 101 S. W. 10th Street  
 Columbia, SC 29204

**CD1.2**



# SHEET LOCATION KEY



MATCH LINE - SEE SHEET NO. CD1.4

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NOT FOR  
CONSTRUCTION

**THOMAS  
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2500 Sandstone Parkway • Suite 100  
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EXISTING CONDITIONS &  
DEMOLITION PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:  
CENTRAL HILLS, NC

CLIENT/OWNER:  
VILCOM CAMPUS ASSOCIATION  
100 EAST HANCOCK STREET  
CHapel Hill, NC 27514



DATE: 08/04/2014 BY: JH/ML

DESIGNED	DATE
DRAWN	DATE
CHECKED	DATE
APPROVED	DATE

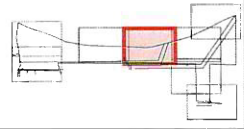
**CD1.3**

EXISTING CONDITIONS & DEMOLITION PLAN

VILCOM CAMPUS ASSOCIATION  
PIN: 9580465060  
DB 3659 PC 499  
PB 102/184

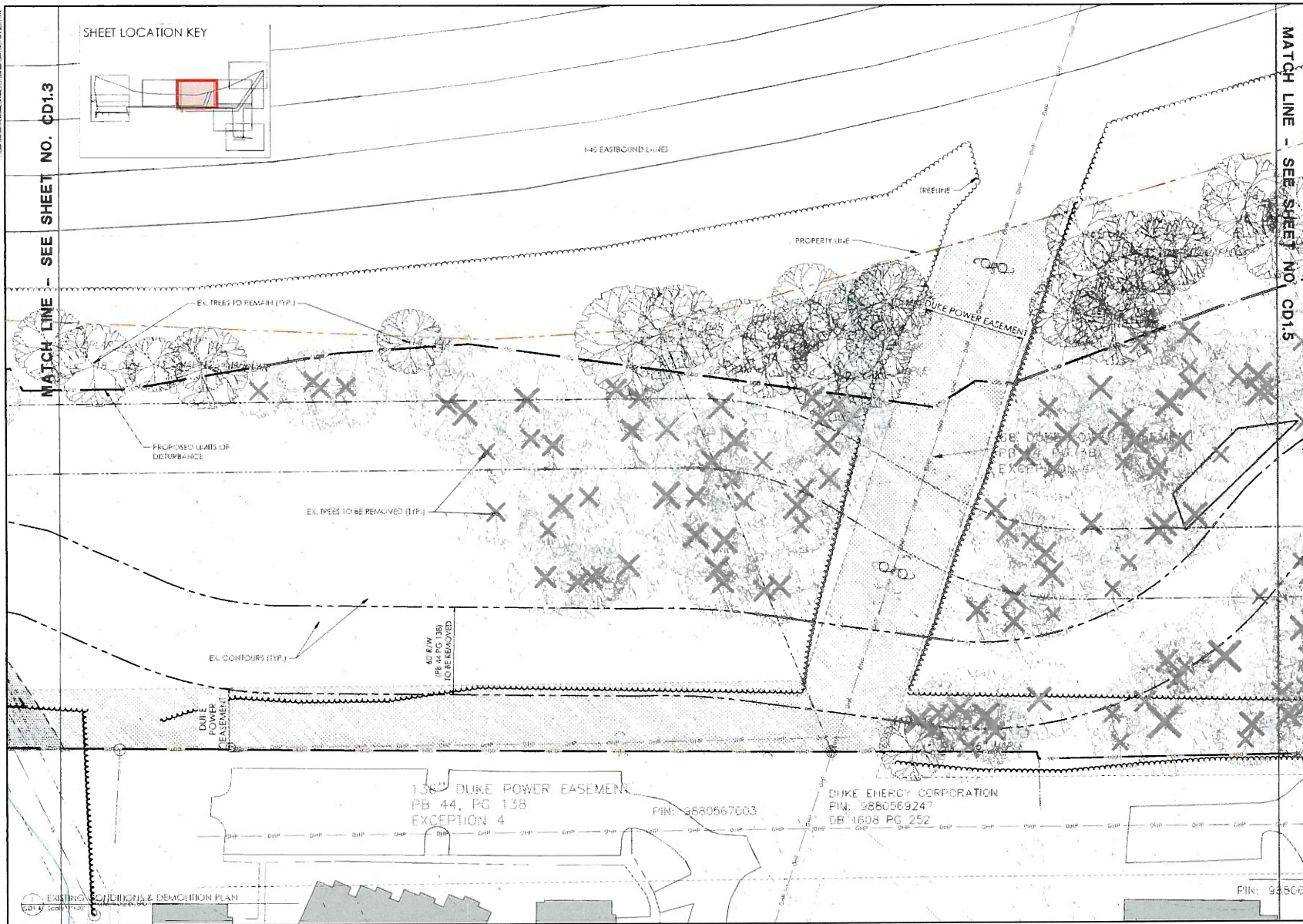
35' OWASA UTILITY  
EASEMENT-PB 44 PG 138  
EXCEPTION 4

SHEET LOCATION KEY



MATCH LINE - SEE SHEET NO. CD1.3

MATCH LINE - SEE SHEET NO. CD1.5



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PRELIMINARY  
NOT FOR  
CONSTRUCTION

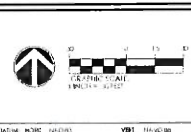


EXISTING CONDITIONS &  
DEMOLITION PLAN

B60 WEAVER DAIRY ROAD

PROJECT LOCATION:  
CHARLES HILL, NC

CLIENT/OWNER:  
LAND MANAGEMENT SERVICES  
1000 W. WEAVER DAIRY ROAD  
CHARLES HILL, NC 27814



DATE:	10/15/2013
BY:	10/15/2013
CHKD:	
APPD:	
SCALE:	1"=50'

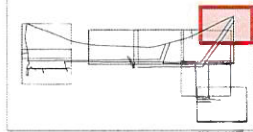
CD1.4







# SHEET LOCATION KEY



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



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PRELIMINARY  
NOT FOR  
CONSTRUCTION

**THOMAS  
& HUTTON**

2510 Woodland Parkway • Suite 100  
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EXISTING CONDITIONS &  
DEMOLITION PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:  
CHAPEL HILL, NC

CLIENT/OWNER:  
CHAPEL HILL RESIDENTIAL RETIREMENT CENTER  
CHAPEL HILL, NC 27614

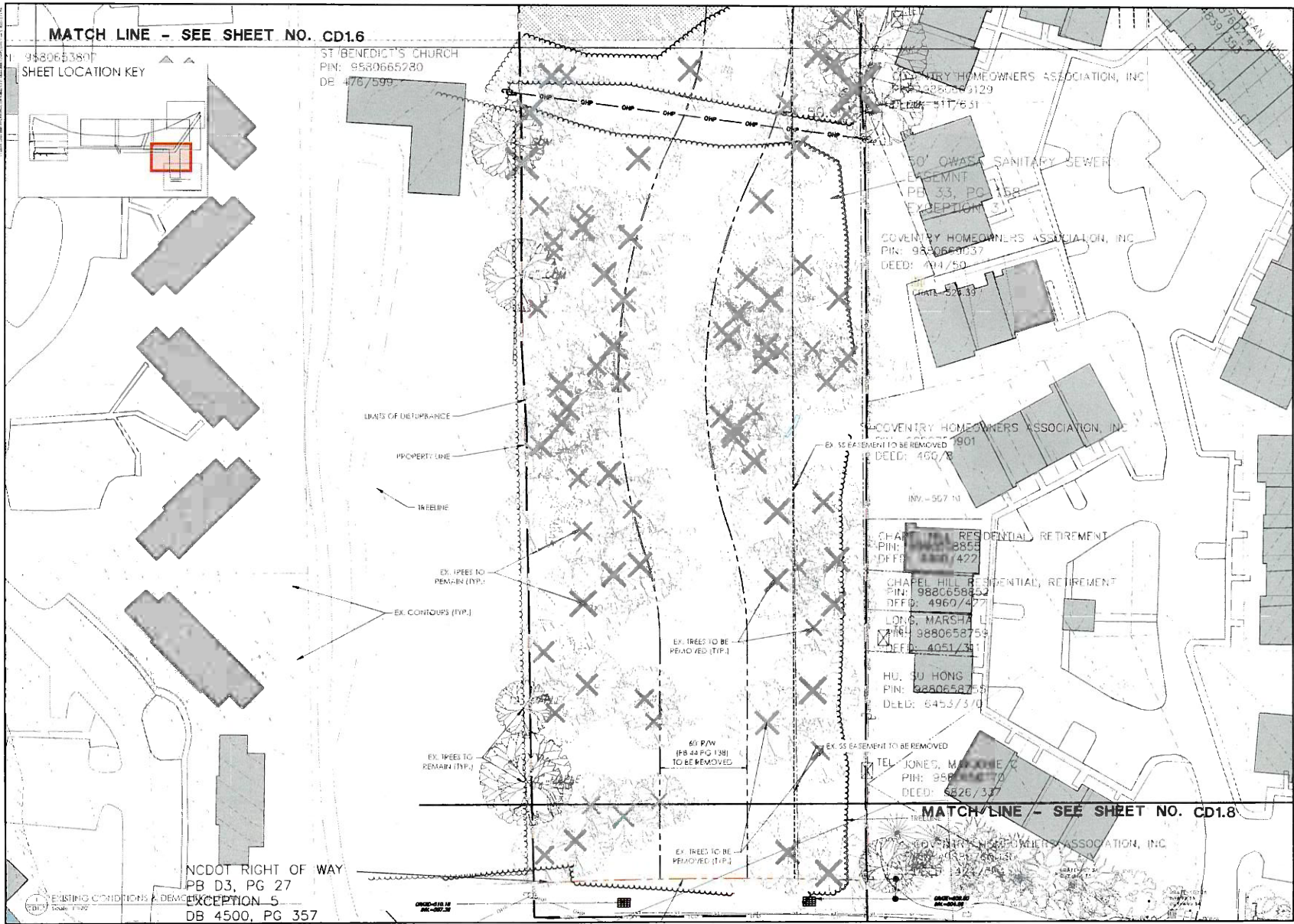


DATE	NOV 14, 2013	BY	THH/STP
DESIGNED	THH/STP	CHECKED	THH/STP
DRAWN	THH/STP	APPROVED	THH/STP
SCALE	AS SHOWN		

**CD1.6**

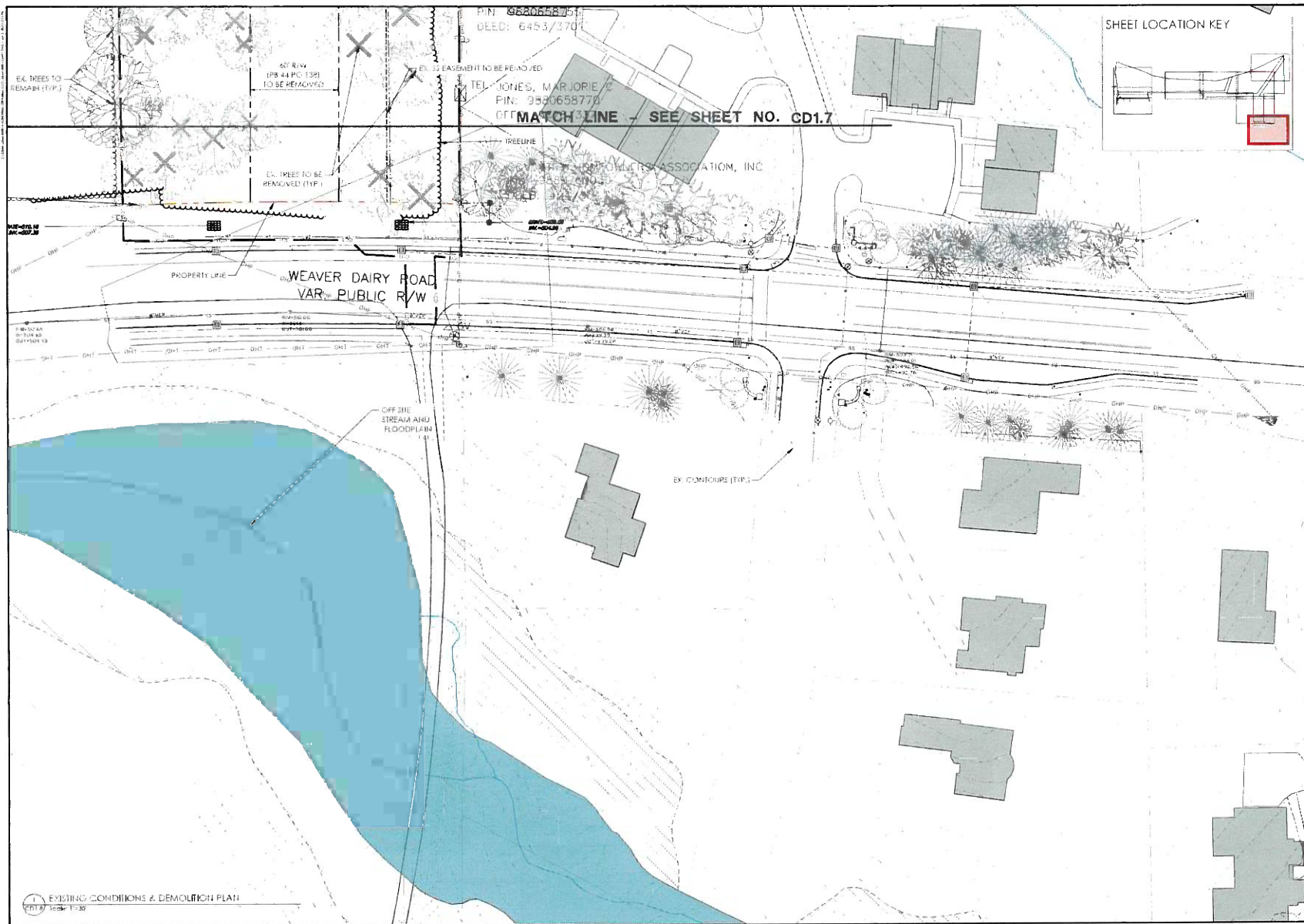
CHAPEL HILL RESIDENTIAL  
RETIREMENT CENTER INC  
PIN 9880865451  
DB 281 PG 383



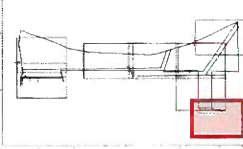


PRELIMINARY NOT FOR CONSTRUCTION	
<b>THOMAS HUTTON</b> <small>2000 N. HARRIS STREET, SUITE 100 DURHAM, NC 27713 • 919.463.0148 www.thomashutton.com</small>	
EXISTING CONDITIONS & DEMOLITION PLAN	
860 WEAVER DAIRY ROAD	
PROJECT LOCATION: CHART 524.33	
CLIENT/OWNER: CHART 524.33 (TYP.) 100' X 100' (TYP.) CHART 524.33 (TYP.)	
DATE: 10/10/10	SCALE: 1"=40'
CD1.7	





SHEET LOCATION KEY



NO.	REVISION	BY	DATE

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

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2100 Mountain View Hwy • Suite 300  
 Charlotte, NC 27213 • 704.366.0000  
[www.thomashutton.com](http://www.thomashutton.com)

**EXISTING CONDITIONS &  
DEMOLITION PLAN**

**B60 WEAVER DAIRY ROAD**

**PROJECT LOCATION:**  
CHAPLAIN, NC

**CLIENT/OWNER:**  
LAND FARMING & DEVELOPMENT  
10015 WOODBRIDGE  
CHAPLAIN, NC 27314

North Arrow

Graphic Scale: 1"=30'

DATE	DESCRIPTION

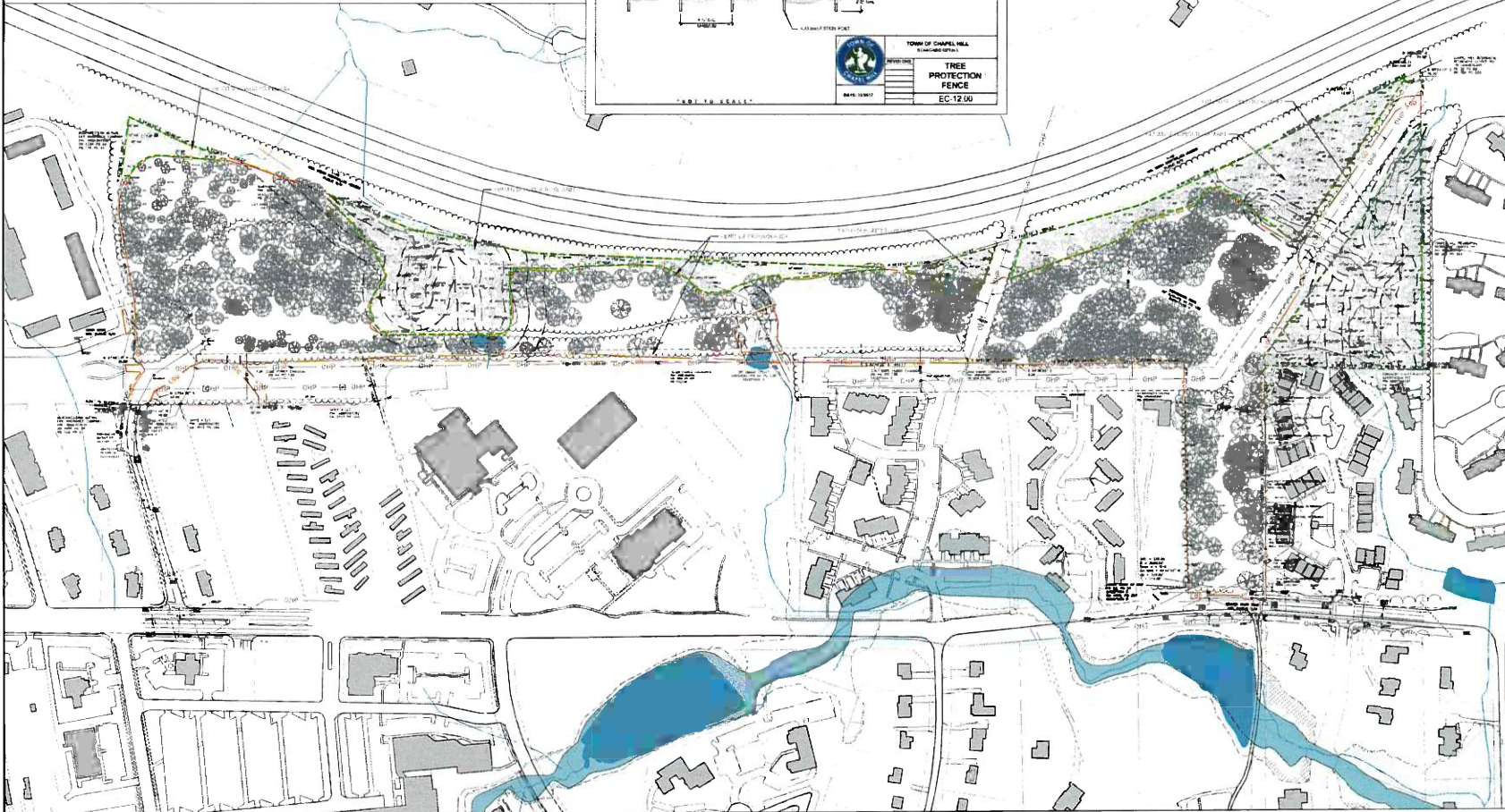
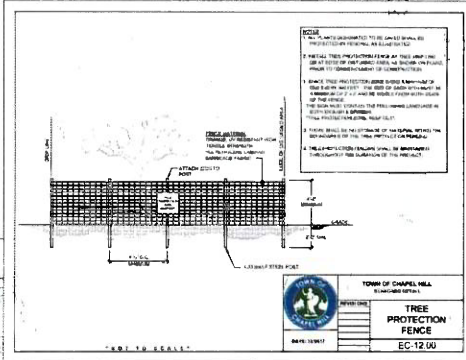
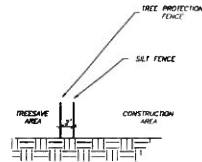
**CD1.8**

# TREE COVERAGE CALCULATIONS

SITE AREA 1,970,332 SF  
 LESS EXIST POWER EASEMENTS 259,970 SF  
 LESS PROP SANITARY EASEMENTS 147,496 SF  
 NET AREA BASE 1,562,866 SF

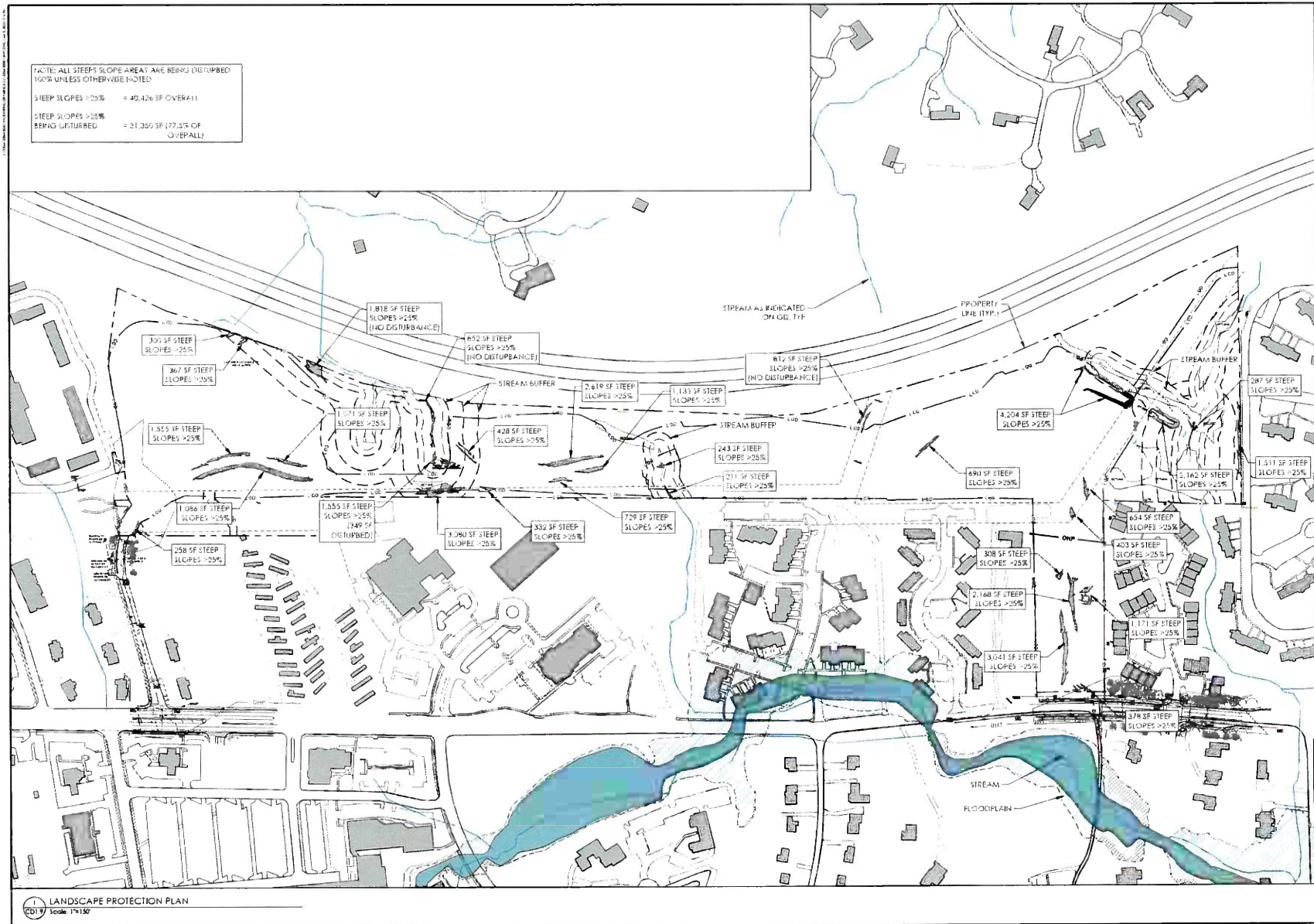
PERCENT COVERAGE 40%  
 COVERAGE REQUIRED 625,150 SF

RETAINED TREE AREA 511,850  
 PROPOSED CANOPY TREES 115,000  
 230 TREES X 500 SF CREDIT 625,000 / 40%



<p><b>THOMAS &amp; HUTTON</b></p> <p>2500 Hanesbury Parkway • Suite 100              Cary, NC 27513 • 919.460.0748  <a href="http://www.thomashutton.com">www.thomashutton.com</a></p>	
<p>LANDSCAPE PROTECTION PLAN</p> <p>860 WEAVER DAIRY ROAD</p> <p>PROJECT LOCATION:              860 WEAVER DAIRY ROAD</p> <p>CLIENT/TOWNER:              LANDSCAPE ARCHITECTS              1000 ASH ST. SUITE 200              CHAPEL HILL, NC 27514</p>	
<p>DATE: 08/01/2018</p> <p>SCALE: 1"=150'</p> <p>CD1.9</p>	





NOTE: ALL STEEP SLOPE AREAS ARE BEING DISTURBED 100% UNLESS OTHERWISE NOTED.

STEEP SLOPES >25% = 40,426 SF OVERALL

STEEP SLOPES >25% BEING DISTURBED = 31,350 SF (77.5% OF OVERALL)

LANDSCAPE PROTECTION PLAN

CD1.10 Scale 1"=150'

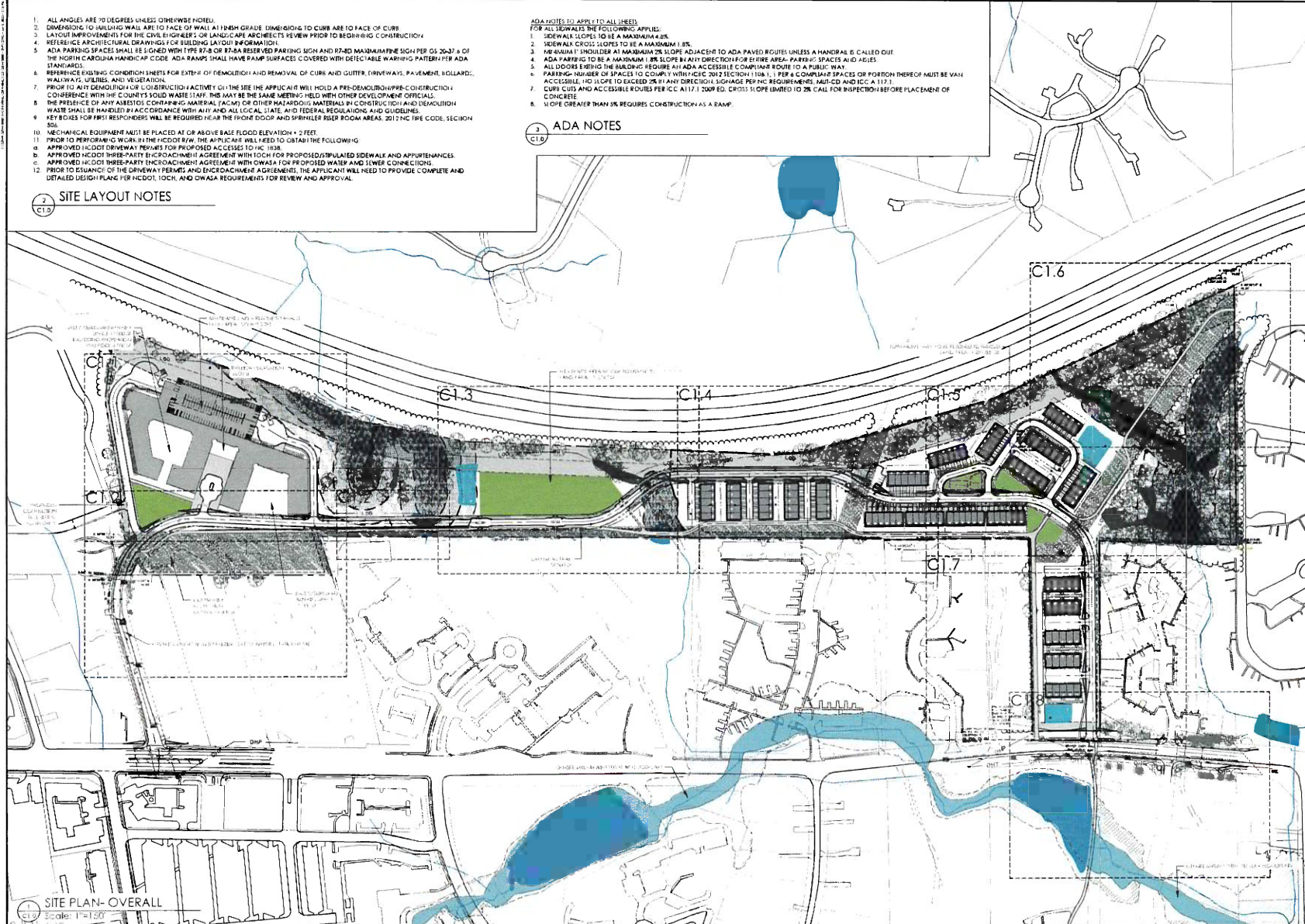
PRELIMINARY NOT FOR CONSTRUCTION	
<p>THOMAS &amp; HUTTON</p> <p>2010 Hutton Parkway, Suite 100 Chapel Hill, NC 27514 • 919.966.0000 www.thomashutton.com</p>	
SLOPE ANALYSIS AND IMPACTS	
860 WEAVER DAIRY ROAD	
PROJECT LOCATION: CHAPEL HILL, NC	
CLIENT/OWNER: LANDSCAPE ARCHITECTS 1000 WEAVER DAIRY ROAD CHAPEL HILL, NC 27514	
<p>GRAPHIC SCALE 1"=150'</p>	
DATE: 10/1/2011 DRAWN: T.H. DESIGNED: T.H. REVIEWED: T.H. APPROVED: T.H.	CD1.10

1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. DIMENSIONS TO BUILDING WALL ARE TO FACE OF WALL. AT FINISH GRADE. DIMENSIONS TO CURB ARE TO FACE OF CURB.
3. LAYOUT IMPROVEMENTS FOR THE CIVIL ENGINEERS OR LANDSCAPE ARCHITECTS REVIEW PRIOR TO BEGINNING CONSTRUCTION.
4. REFERENCE ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT INFORMATION.
5. ADA PARKING SPACES SHALL BE SIGNED WITH TYPE 87-B OR 87-B-A RESERVED PARKING SIGN AND 87-40 MAXIMUM TIME SIGN PER QS 20-37 & OF THE NORTH CAROLINA HANDICAP CODE. ADA RAMPS SHALL HAVE RAMP SURFACES COVERED WITH DETECTABLE WARNING PATTERN PER ADA STANDARDS.
6. REFERENCE EXISTING CONDITIONS SHEETS FOR EXISTING DEMOLITION AND REMOVAL OF CURB AND GUTTER, DRIVEWAYS, PAVEMENT, BOLLARDS, WALLWAYS, UTILITIES, AND VEGETATION.
7. PRIOR TO ANY DEMOLITION OR 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 OTHER DEVELOPMENT OFFICIALS.
8. THE PRESENCE OF ANY HAZARDOUS MATERIAL (FACILITY) OR OTHER HAZARDOUS MATERIALS IN CONSTRUCTION AND DEMOLITION WASTE SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.
9. KEY BOXES FOR FIRST RESPONDERS WILL BE REQUIRED NEAR THE FRONT DOOR AND SPRINKLER RISER ROOM AREAS. 2012 NFPA CODE, SECTION 504.
10. MECHANICAL EQUIPMENT MUST BE PLACED AT OR ABOVE BASE FLOOD ELEVATION + 2 FEET.
11. PRIOR TO PERFORMING WORK IN THE HCDOT ROW, THE APPLICANT WILL NEED TO OBTAIN THE FOLLOWING:
  - a. APPROVED HCDOT DRIVEWAY PERMITS FOR PROPOSED ACCESSES TO HC 103B.
  - b. APPROVED HCDOT THREE-PARTY ENCROACHMENT AGREEMENT WITH TCH FOR PROPOSED/UTILIZED SIDEWALK AND APPURTENANCES.
  - c. APPROVED HCDOT THREE-PARTY ENCROACHMENT AGREEMENT WITH OWSA FOR PROPOSED WATER AND SEWER CONNECTIONS.
12. PRIOR TO OBTAINING OF THE DRIVEWAY PERMITS AND ENCROACHMENT AGREEMENTS, THE APPLICANT WILL NEED TO PROVIDE COMPLETE AND DETAILED DESIGN PLANS FOR HCDOT, TCH, AND OWSA REQUIREMENTS FOR REVIEW AND APPROVAL.

- ADA NOTES TO APPLIED TO ALL SHEETS
- FOR ALL SIDEWALKS THE FOLLOWING APPLIES:
1. SIDEWALK SLOPES TO BE A MAXIMUM 4.8%.
  2. SIDEWALK CROSS SLOPES TO BE A MAXIMUM 1.8%.
  3. PER ADA 117.1 SHOULD BE A MAXIMUM 2% SLOPE ADJACENT TO ADA PAVED ROUTES UNLESS A HANDRAIL IS CALLED OUT.
  4. ADA PARKING TO BE A MAXIMUM 1.8% SLOPE IN ANY DIRECTION FOR DRIVE AREA, PARKING SPACES AND AISLES.
  5. ALL DOORS SERVING THE BUILDING REQUIRE AN ADA ACCESSIBLE COMPLIANT ROUTE TO A PUBLIC WAY.
  6. PARKING: NUMBER OF SPACES TO COMPLY WITH 2012 SECTION 1108.1.1 PER 6 COMPLIANT SPACES OR PORTION THEREOF MUST BE VARY ACCESSIBLE. 1:10 SLOPE TO EXCEED 2% IN ANY DIRECTION. SIGNAGE PER 910 REQUIREMENTS, MUTCD AND ICC A 117.1.
  7. CURB CUTS AND ACCESSIBLE ROUTES PER ICC A 117.1.2009 ED. CROSS SLOPES LIMITED TO 2% CALL FOR INSPECTION BEFORE PLACEMENT OF CONCRETE.
  8. SLOPE GREATER THAN 2% REQUIRES CONSTRUCTION AS A RAMP.

## ADA NOTES

## SITE LAYOUT NOTES



PRELIMINARY  
NOT FOR  
CONSTRUCTION

**THOMAS  
HUTTON**

705 E. 10th Street, Suite 100  
Durham, NC 27703 • 919.486.0000  
www.thomashutton.com

SITE PLAN - OVERALL

860 WEAVER DAIRY ROAD

PROJECT LOCATION:

CHARTER HILL, NC

CLIENT/OWNER:

CHARTER HILL, NC

100 E. 10th Street, Suite 100

DURHAM, NC 27703

CHARTER HILL, NC 27014



DATE: 10/1/2019	VER: 1.0
DESIGNED: [blank]	
CHECKED: [blank]	
APPROVED: [blank]	
SCALE: 1"=150'	

C1.0



# PROJECT PHASING

MULTIFAMILY AND TOWNHOME AREAS WILL BE PHASED SEPARATELY

MULTIFAMILY WILL BE BUILT IN 2 PHASES

PHASE 1 - EAST BUILDING WITH APPROXIMATELY 225 UNITS, TEMPORARY SURFACE PARKING, CONSTRUCTED WEST OF THE BUILDING

PHASE 2 - CONSTRUCTION OF PARKING DECK, DEMOLITION OF PHASE 1 SURFACE PARKING, CONSTRUCTION OF WEST BUILDING

TOWNHOMES WILL BE BUILT IN 3 PHASES

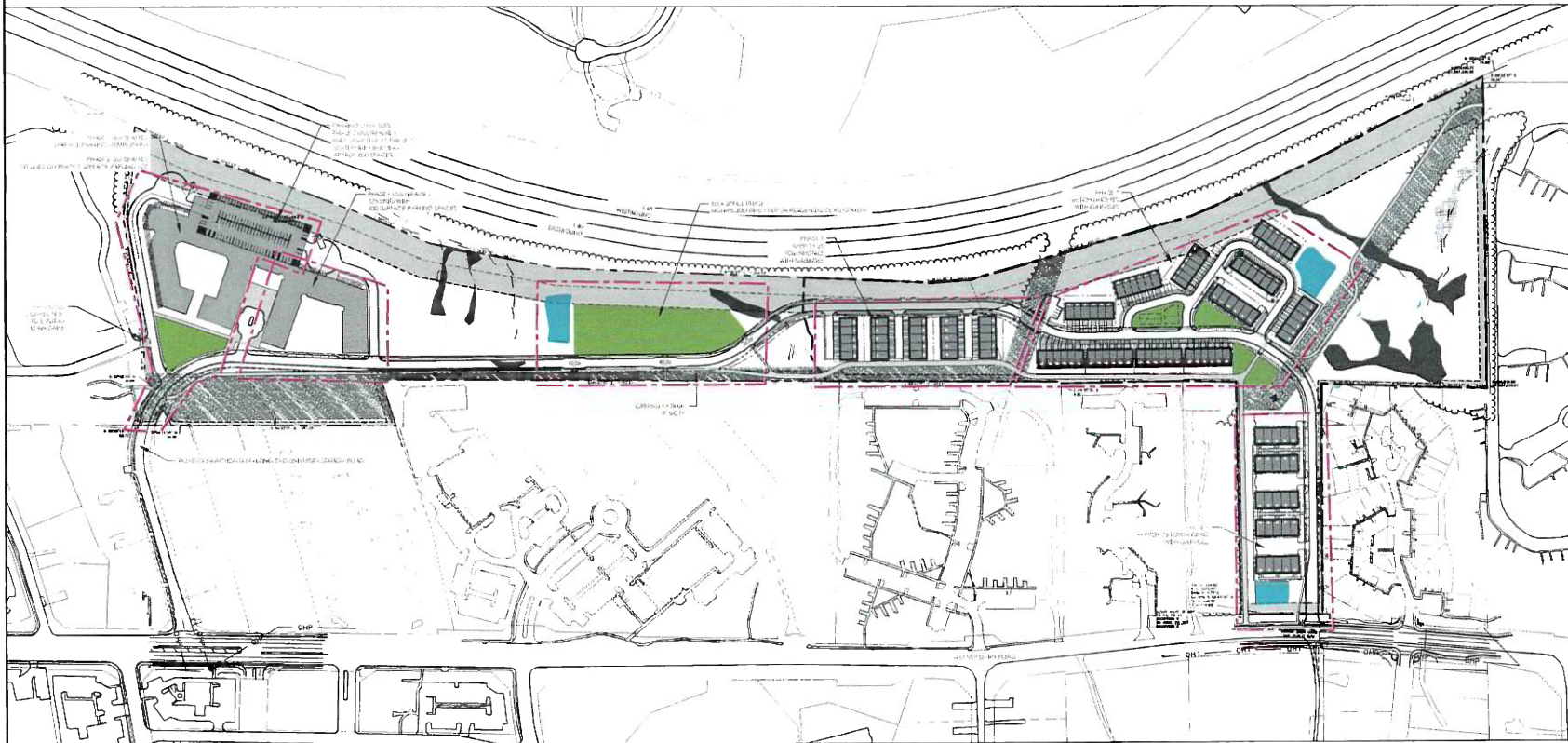
PHASE 1 - TOWNHOMES ALONG THE EASTERN ENTRY ROAD

PHASE 2 - TOWNHOMES NEAREST THE MULTIFAMILY DEVELOPMENT

PHASE 3 - TOWNHOMES IN THE NORTHEAST CORNER OF THE PROJECT

FLEX SPACE PHASE

MAY INCLUDE HOH+RESIDENTIAL AND/OR RESIDENTIAL USE, WILL BE PERMITTED SEPARATELY



1 SITE PLAN- PHASING  
Scale: 1"=150'

860 WEAVER DAIRY ROAD

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**THOMAS  
&  
HUTTON**

2500 HANCOCK PARKWAY, SUITE 100  
CHARLOTTE, NC 28211 • 704.486.0000  
WWW.THOMASHUTTON.COM

## PHASING PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:  
CHARLOTTE, NC

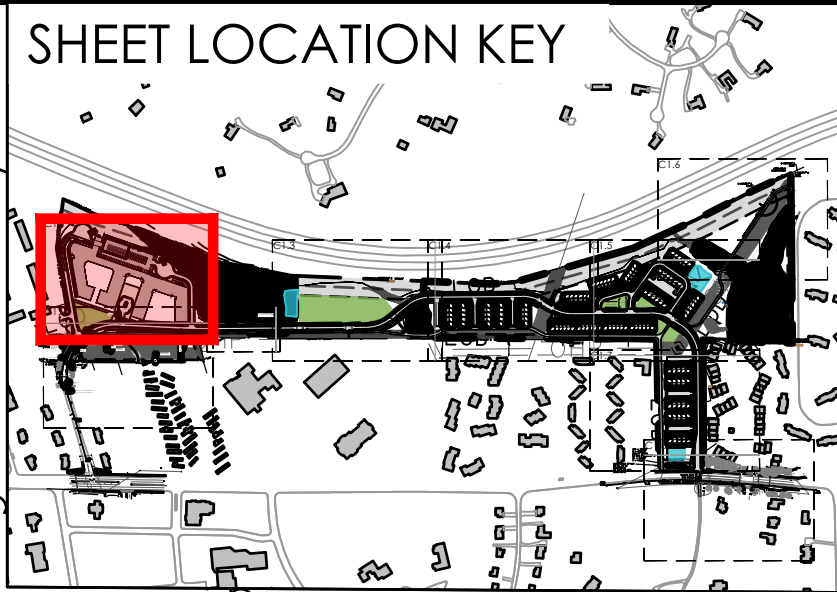
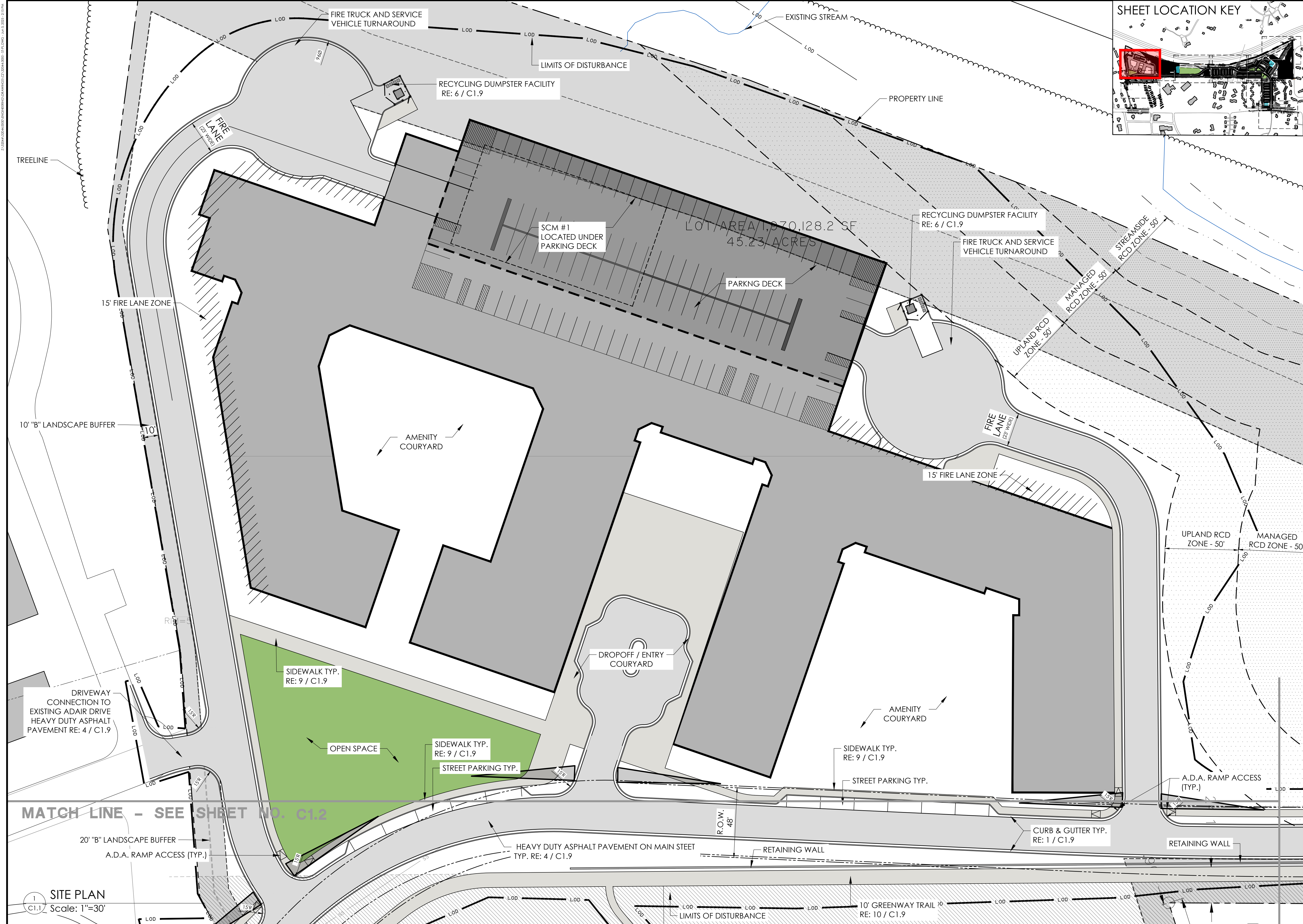
CLIENT/OWNER:  
LAURENCE A. ANDERSON & SONS, LLC  
100 W. WILSON AVENUE, SUITE 200  
CHARLOTTE, NC 28204



DATE: 10/01/2021	VER: 1.00
BY: J. HUTTON	
CHECKED: J. HUTTON	
APPROVED: J. HUTTON	
DATE: 10/01/2021	

**C1.01**





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

PRELIMINARY  
NOT FOR  
CONSTRUCTION

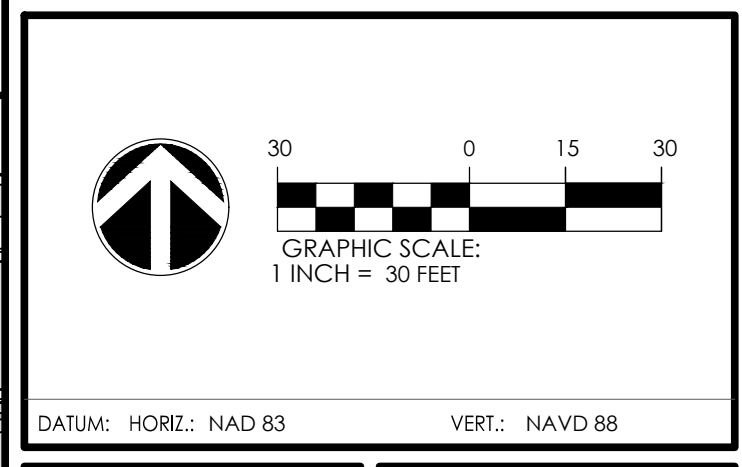
2510 Meridian Parkway • Suite 100  
Durham, NC 27713 • 919.682.0368  
www.thomasandhutton.com

SITE PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:  
CHAPEL HILL, NC

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

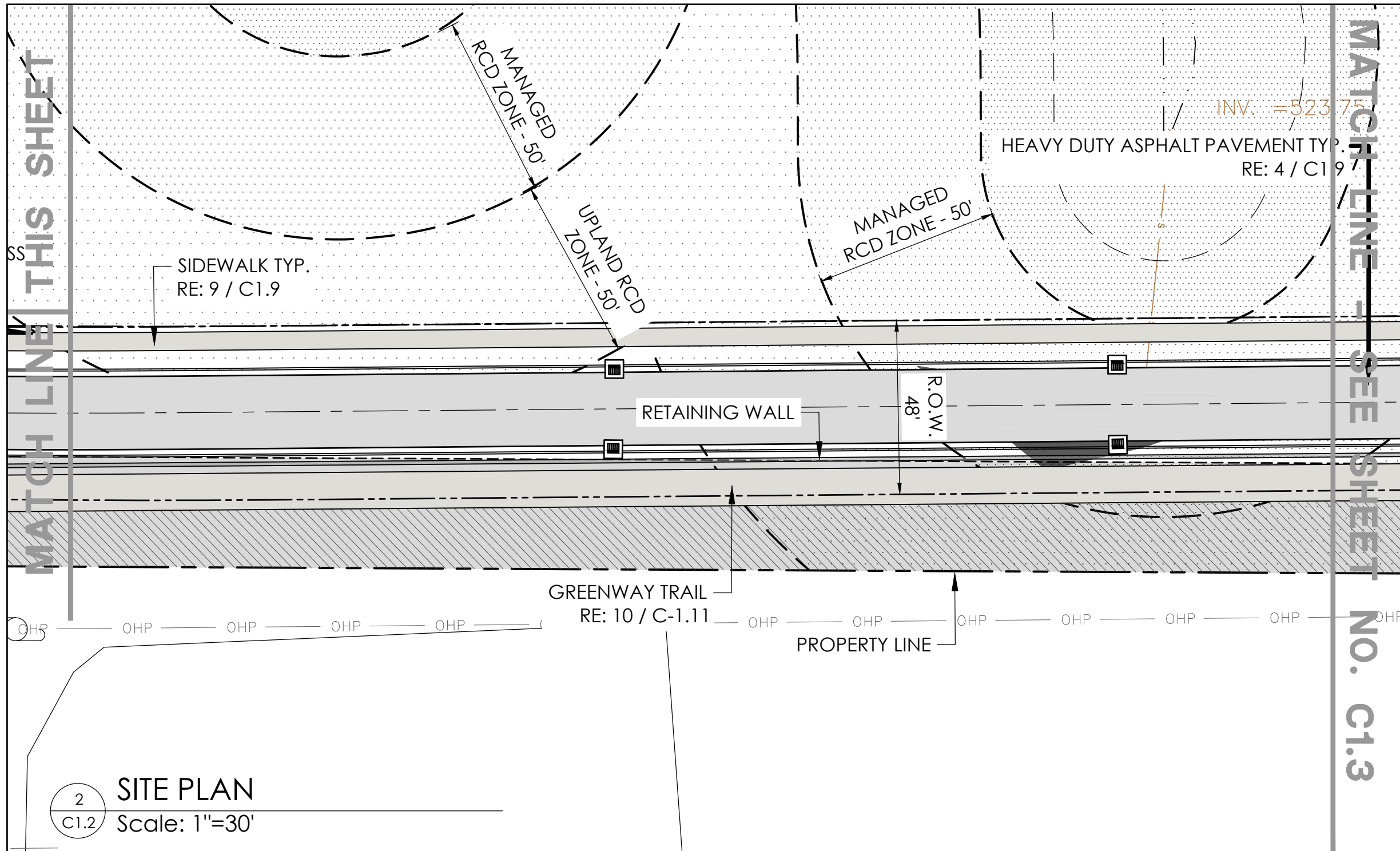
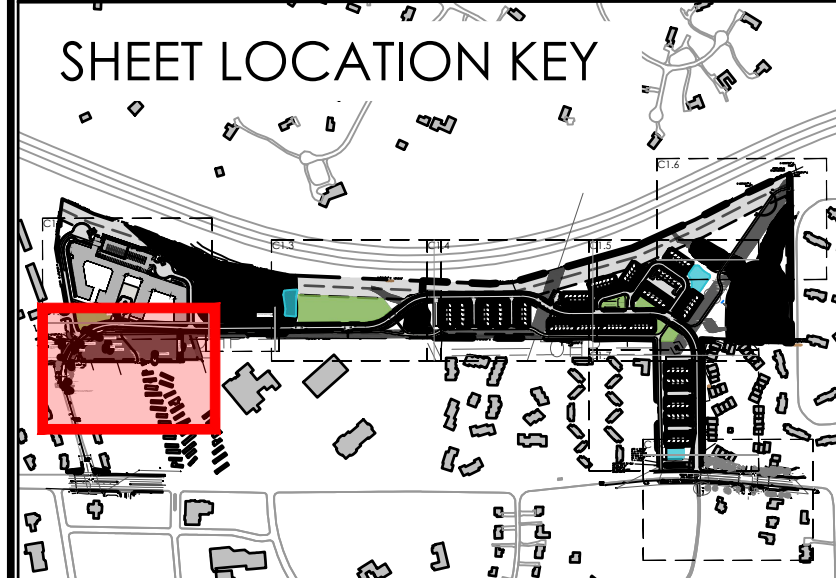
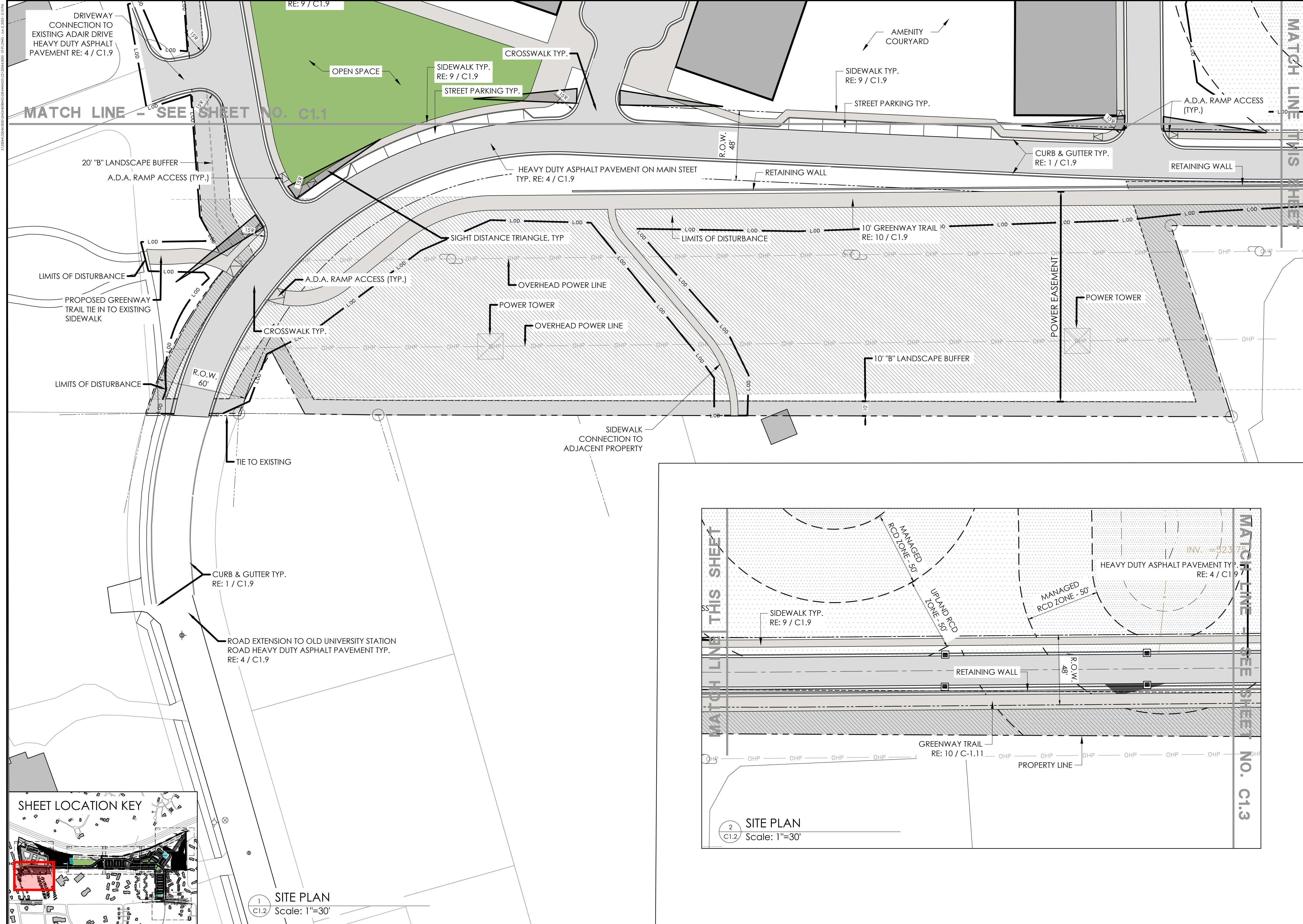


DATUM: HORIZ.: NAD 83  
VERT.: NAVD 88

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

C1.1





**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

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&  
HUTTON**

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www.thomasandhutton.com

**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" = 30' FEET

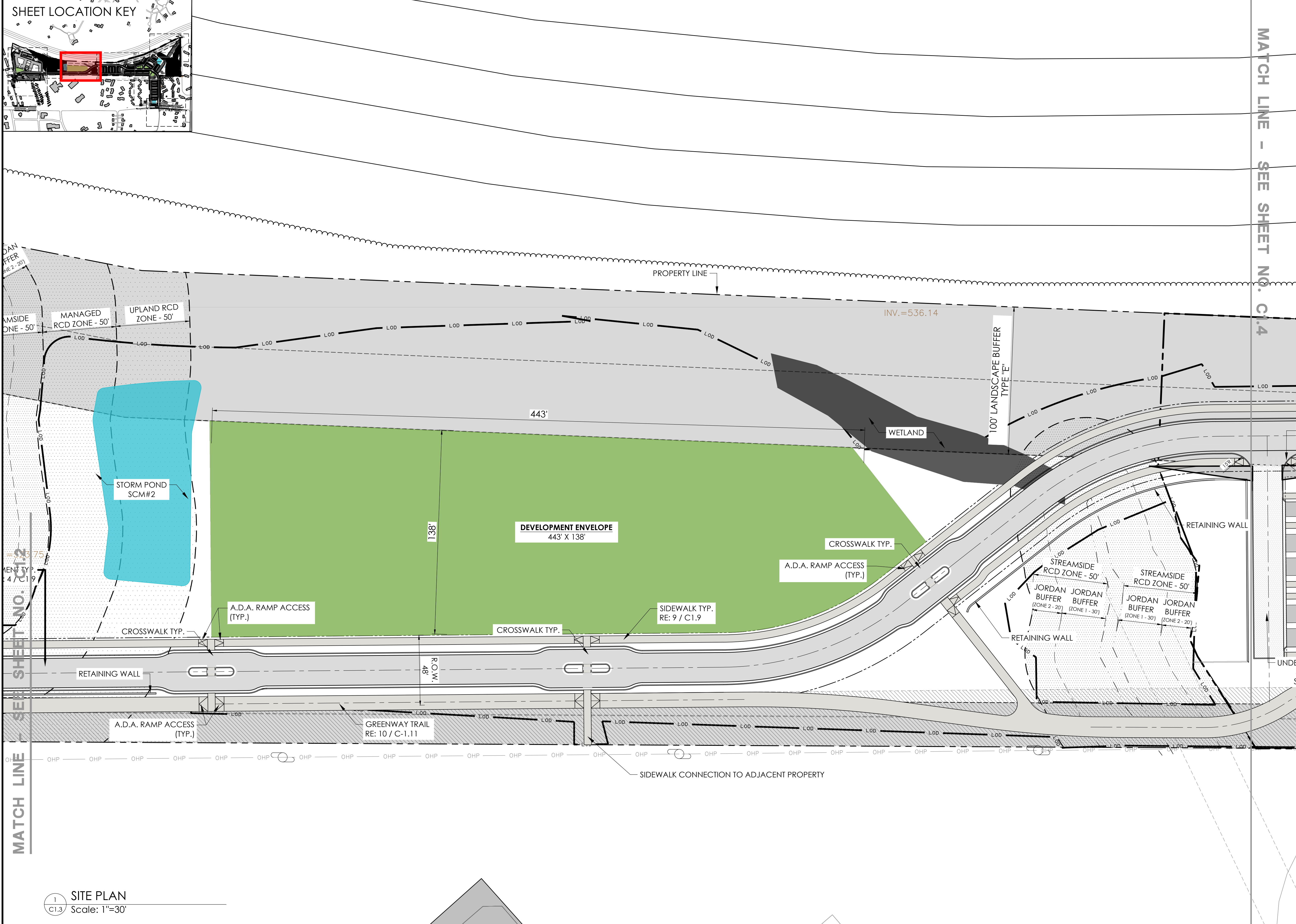
DATUM: HORIZ.: NAD 83 VERT.: NAVD 88

**C1.2**



MATCH LINE - SEE SHEET NO. C1.4

MATCH LINE - SEE SHEET NO. CI.2



PRELIMINARY  
NOT FOR  
CONSTRUCTION

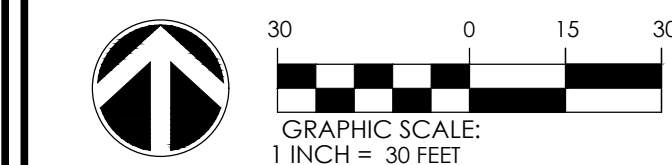


## SITE PLAN

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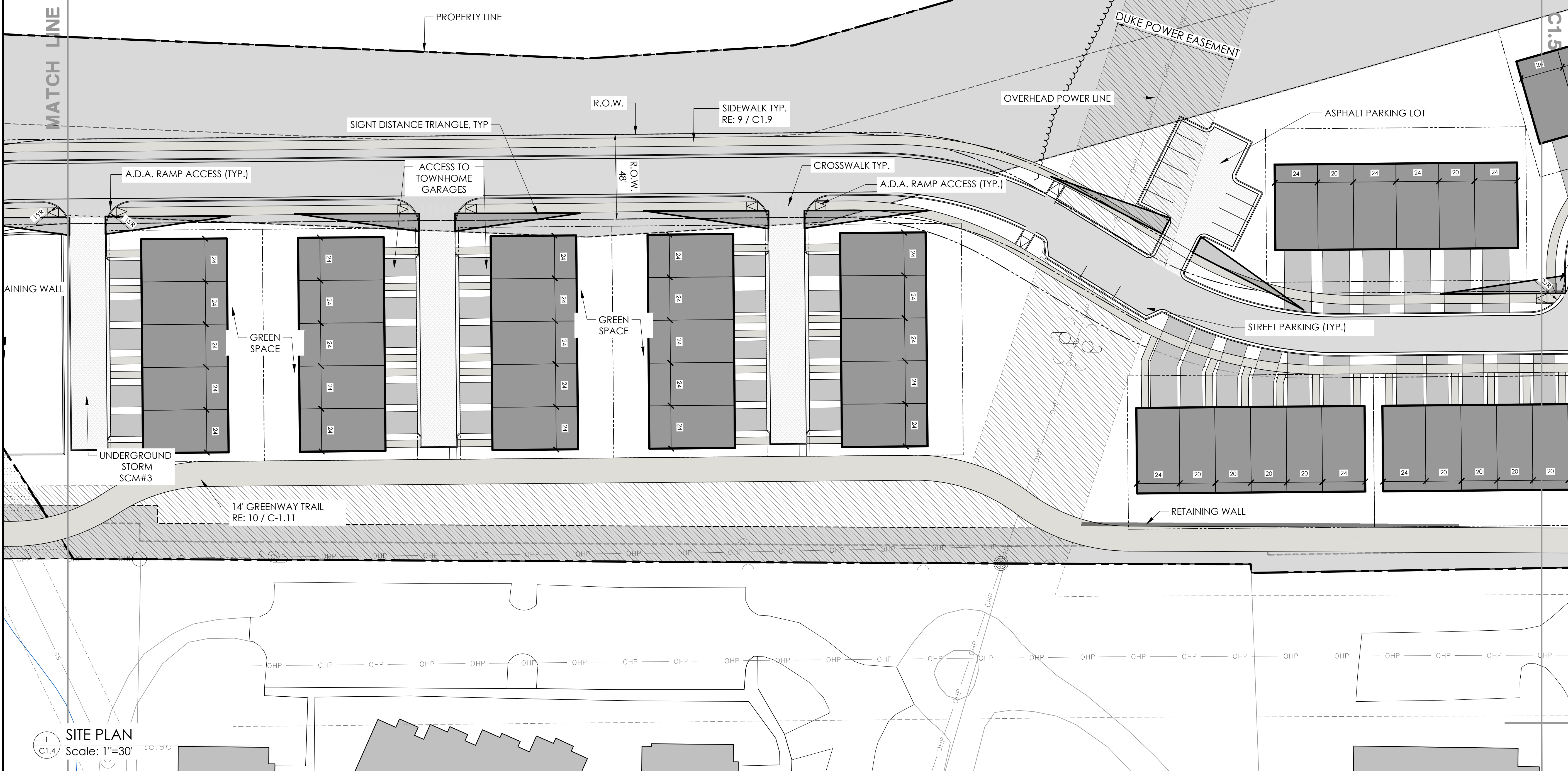
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DATE:	
DRAWN:	
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 30'

### C1.3



MATCH LINE - SEE SHEET NO.

**MATCH LINE - SEE SHEET NO. C1.5**



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

PRELIMINARY  
NOT FOR  
CONSTRUCTION

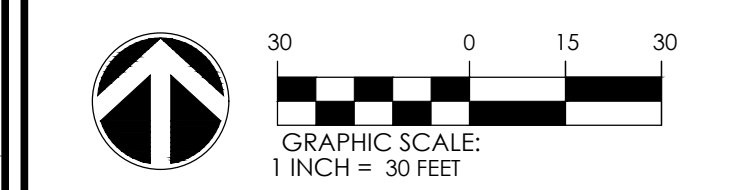


SITE PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:  
CHAPEL HILL, NC

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

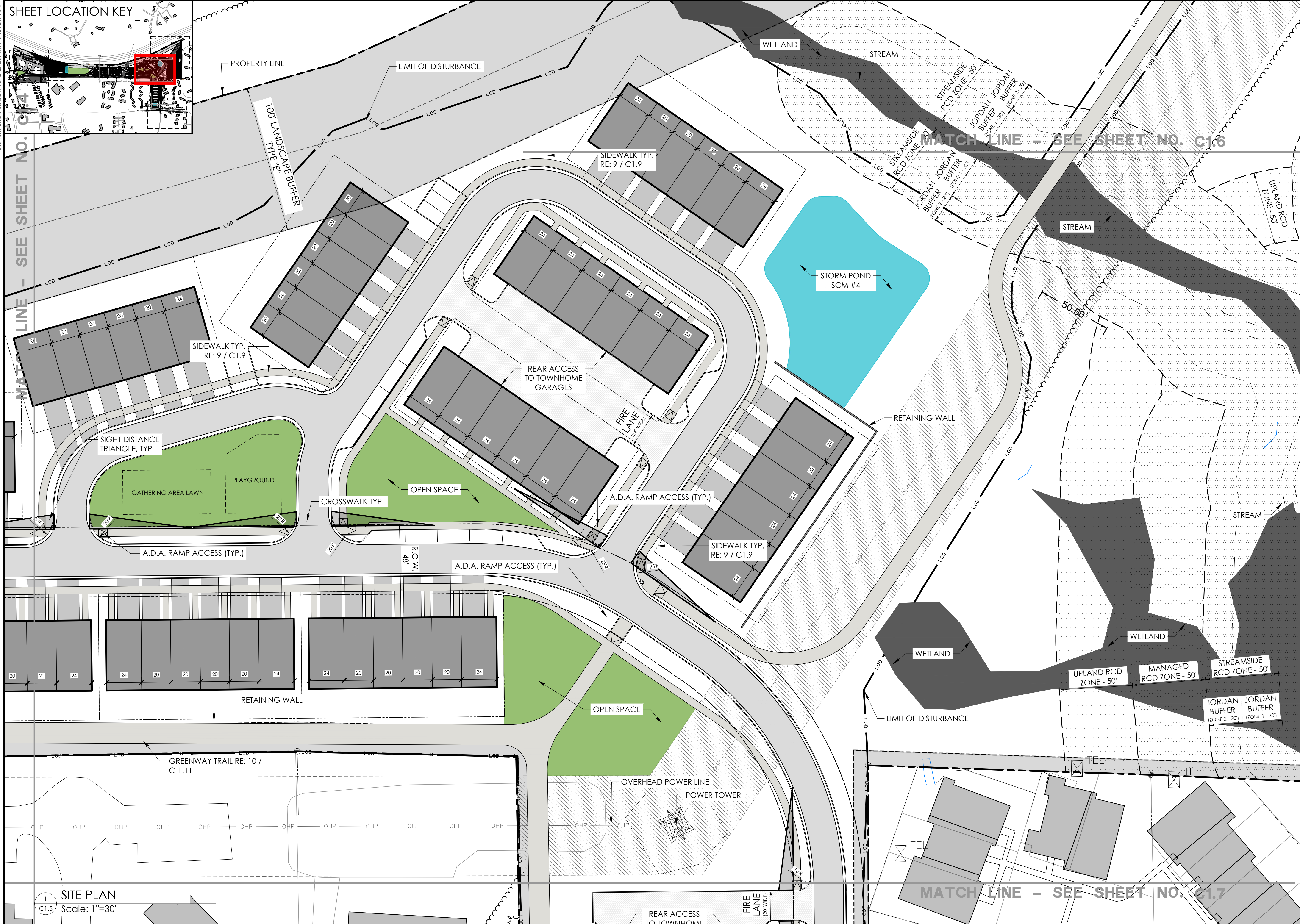


DATUM: HORIZ.: NAD 83	VERT.: NAVD 88
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JOB NO:	32044.0000
DATE:	
DRAWN:	
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 30'

**C1.4**



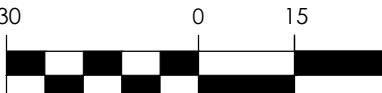


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[www.thomasandhutton.com](http://www.thomasandhutton.com)

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

ERT.: NAVD 88

JOB NO: 32044.000C

DATE: \_\_\_\_\_

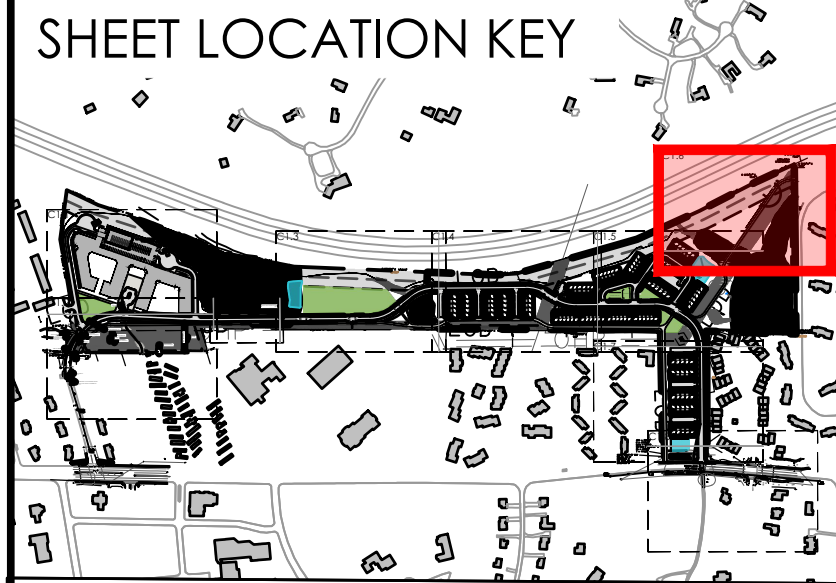
DRAWN:

DESIGNED:

REVIEWED: \_\_\_\_\_

# C1.5





MATCH LINE -  
SHEET NO. C1.5

**SITE PLAN**  
Scale: 1"=30'

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

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**THOMAS  
&  
HUTTON**

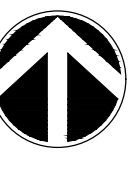
2510 Meridian Parkway • Suite 100  
Durham, NC 27713 • 919.682.0368  
www.thomasandhutton.com

**SITE PLAN**

860 WEAVER DAIRY ROAD

**PROJECT LOCATION:**  
CHAPEL HILL, NC

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

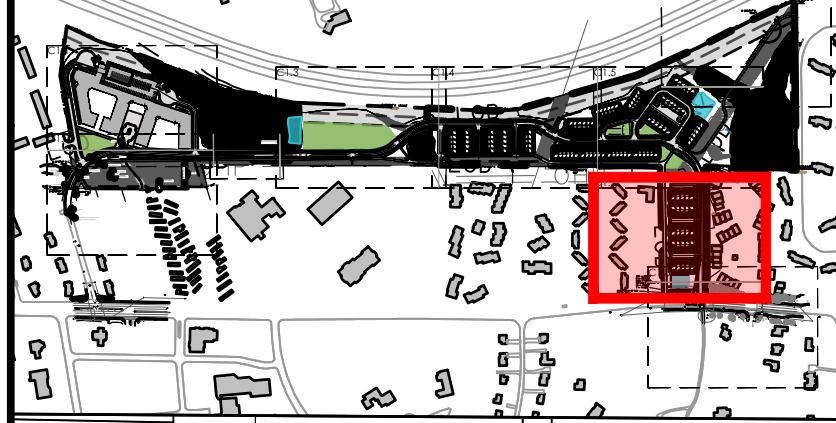
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GRAPHIC SCALE:  
1 INCH = 30 FEET

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

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

**C1.6**





PROPERTY LINE  
LIMITS OF DISTURBANCE  
14' GREENWAY —  
TRAIL  
RE: 10 / C-1.11

REAR ACCESS  
TO TOWNHOME  
GARAGES

FIRE  
LANE  
(20' WIDE)

	R.O.W
	47'

REAR ACCESS  
TO TOWNHOME  
GARAGES

FIRE  
LANE

SIDEWALK TYP.  
RE: 9 / C1.9

— LIMITS OF DISTURBANCE  
— PROPERTY LINE

— STREET  
PARKING,  
TYP

SIGHT DISTANCE  
TRIANGLE, TYP

REAR ACCESS  
TO TOWNHOME  
GARAGES

FIRE  
LANE

## RETAINING WALL

RETAINING WALL —  
14' GREENWAY —  
TRAIL  
RE: 10 / C-1.11

STORM POND  
SCM#5

30' "D" LANDSCAPE BUFFER

R.O.W.

— SIDEWALK TYPE  
RE: 9 / C1.9

**MATCH LINE - SEE SHEET NO. C1.8**

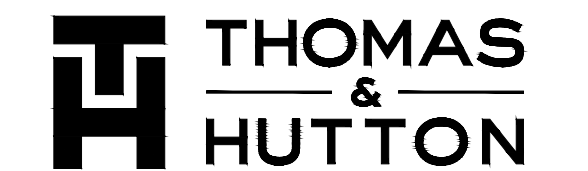
A.D.A. RAMP ACCESS (TYP.)

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

**SITE PLAN**  
Scale: 1"=30'

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

PRELIMINARY  
NOT FOR  
CONSTRUCTION



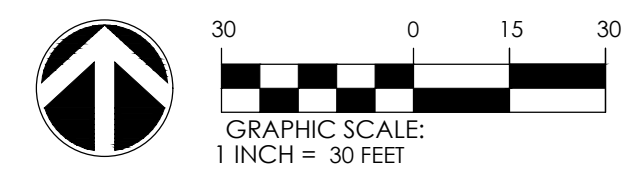
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Durham, NC 27713 • 919.682.0368  
[www.thomasandhutton.com](http://www.thomasandhutton.com)

## SITE PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:  
CHAPEL HILL, NC

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



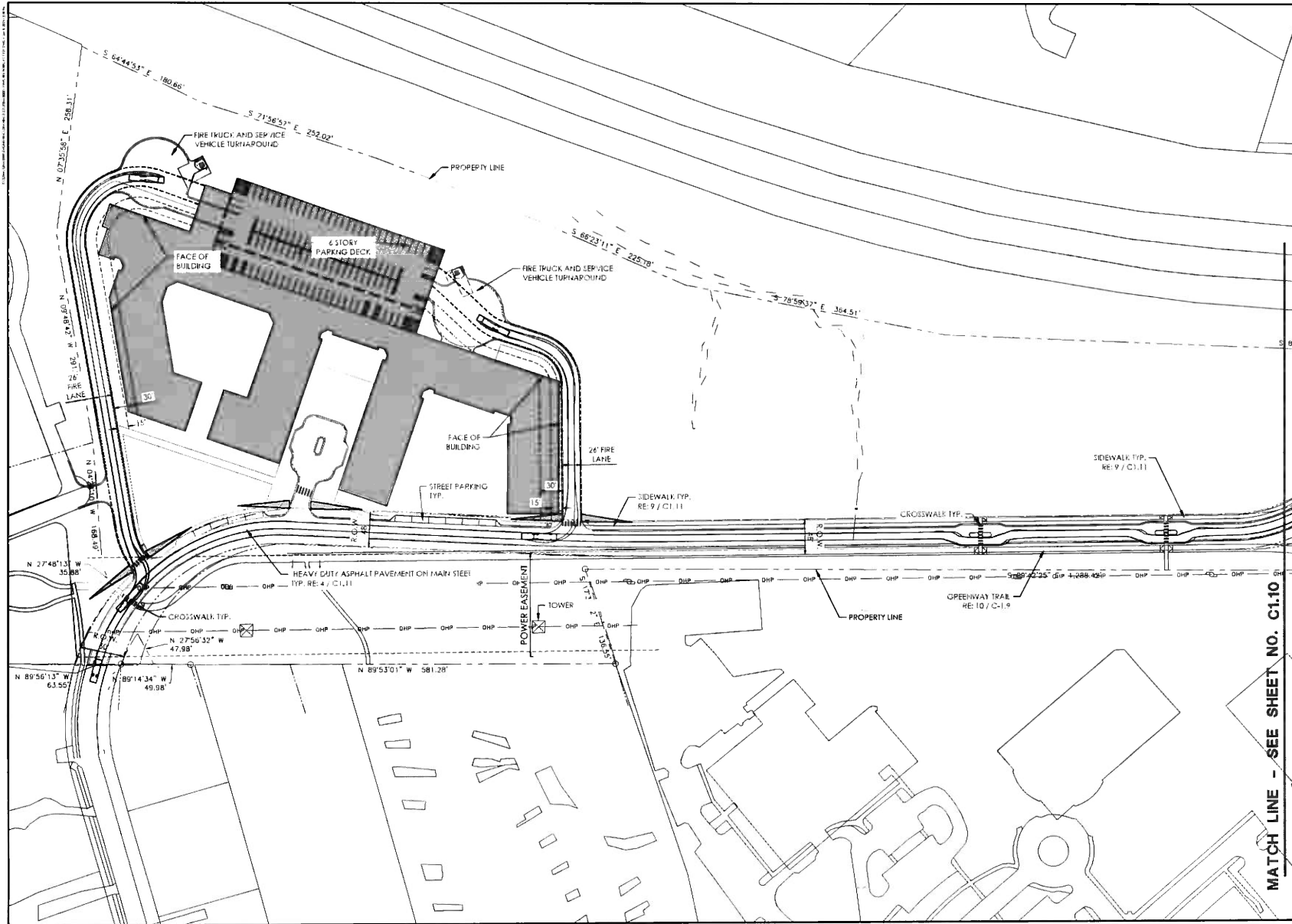
DATUM: HORIZ.: NAD 83      VERT.: NAVD 88

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

## C1.7







PRELIMINARY  
NOT FOR  
CONSTRUCTION



FIRE APPARATUS MOVEMENT &  
AERIAL ACCESS PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:  
CHAPEL HILL, NC

CLIENT/OWNER:  
LANDFARMER & BENTLEY  
151442 WEAVER DAIRY  
CHAPEL HILL, NC 27514



DATE: 10/1/13

SCALE: 1" = 10' ±

C1.9



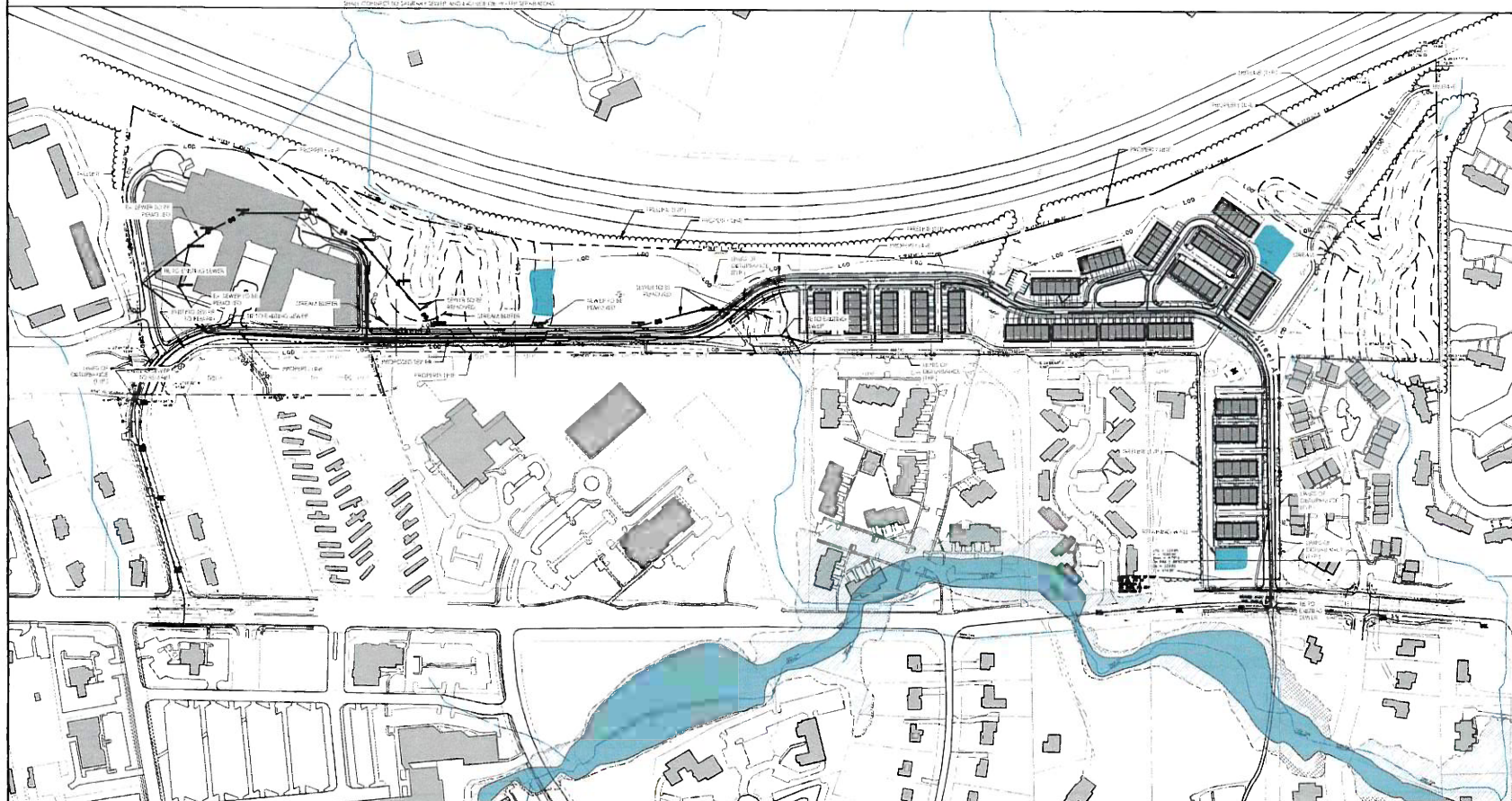






### UTILITY NOTES

- [illegible]



1	Q2 PERIODICITY	AO	8/5/25
100	REVENUE	RF	DATE

PRELIMINARY  
NOT FOR  
CONSTRUCTION



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Duluth, MN 55812 • 919.682.0368  
[www.fishbase.org/duluth/](http://www.fishbase.org/duluth/)

SEWER PLAN- OVERALL

860 WEAVER DAIRY ROAD

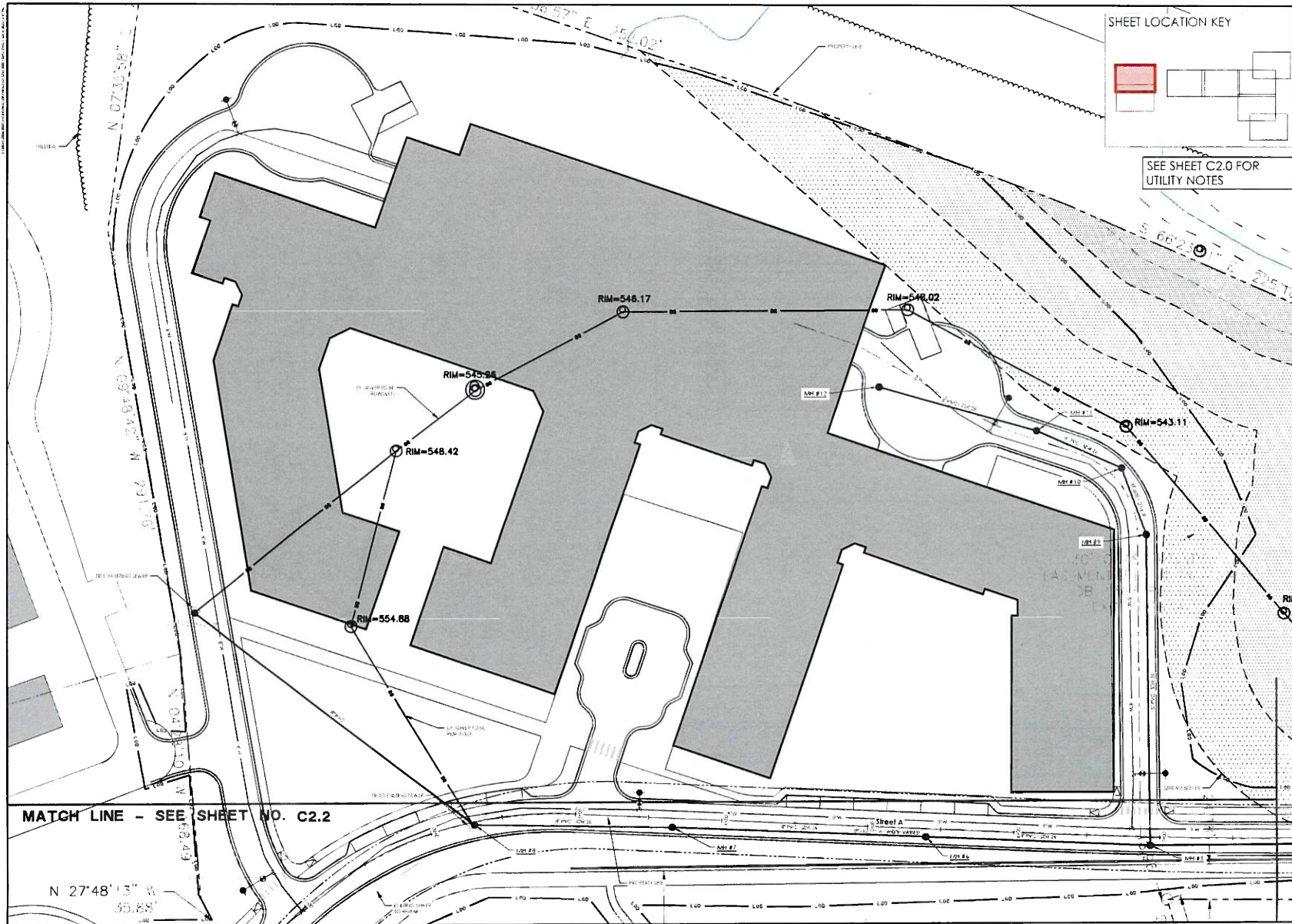
**PROJECT LOCATION:**  
CHAPEL HILL, NC

CLIENT/OWNER:  
LAND RENOVATION & DEVELOPMENT  
150 LAKE FRANKLIN DRIVE  
COLUMBIA, MO 65204



DATE: 10/12/1983

## C2.0



**SHEET LOCATION KEY**

SEE SHEET C2.0 FOR UTILITY NOTES

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**THOMAS & HUTTON**

7700 Newmarket Highway • Suite 101  
Durham, NC 27713 • 919.487.0100  
www.thomashutton.com

**SEWER PLAN**

**B60 WEAVER DAIRY ROAD**

**PROJECT LOCATION:**  
CHAPEL HILL, NC

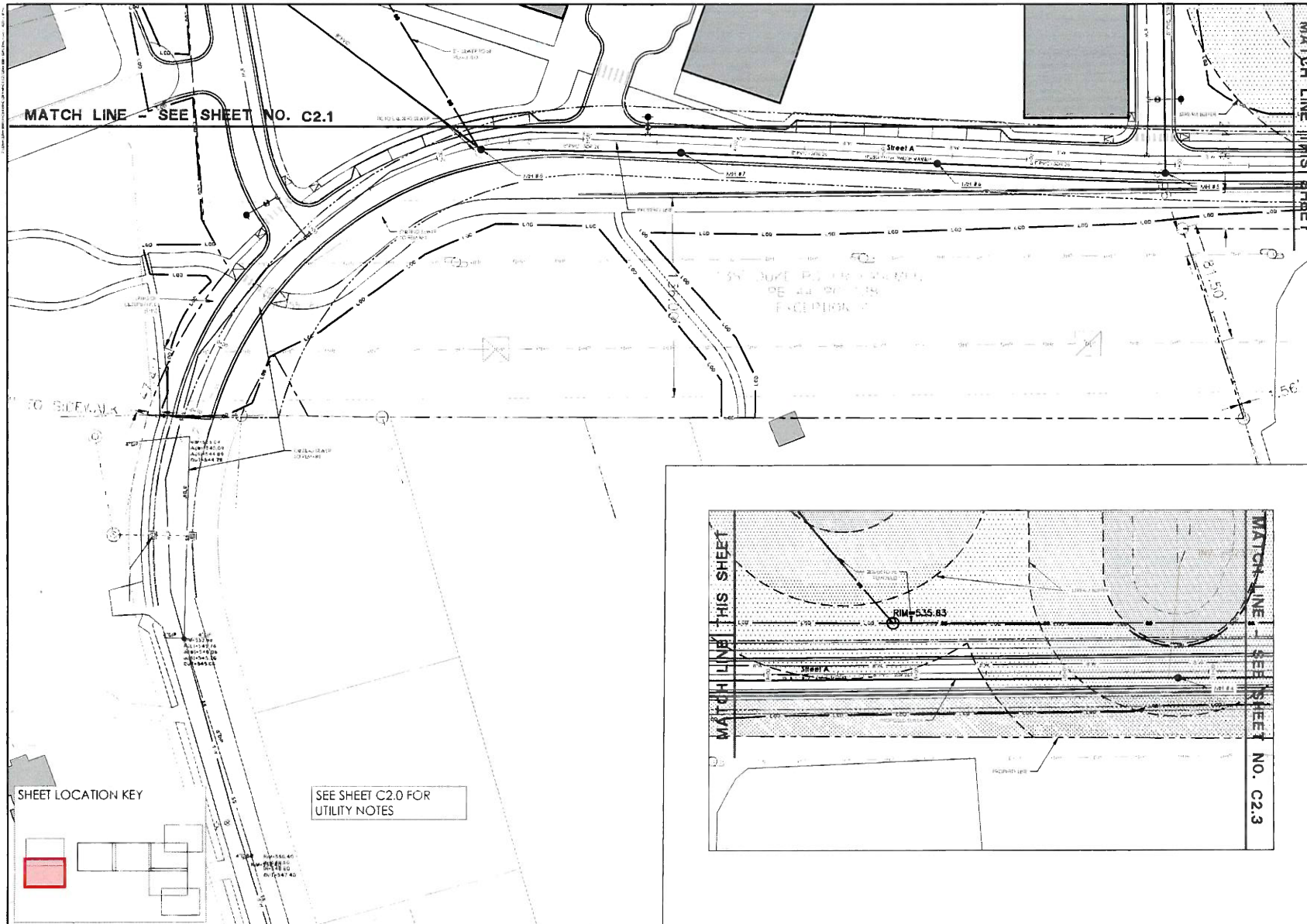
**CLIENT/OWNER:**  
LAKESIDE PLANNING & DEVELOPMENT  
100 E. 100th Street  
CHAPEL HILL, NC 27514

**GRAPHIC SCALE:**  
1" = 30'

DATE	NOV 14 2013
BY	THOMAS & HUTTON
CHECKED	
DESIGNED	
APPROVED	
SCALE	1" = 30'

**C2.1**





1. C2 PRELIMINARY		NO. 80-25
2. REVISION		BY: 01-02

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**THOMAS & HUTTON**  
2100 HANCOCK PARKWAY • SUITE 100  
 COLUMBIA, MO 65201 • 314.441.1000  
 www.thomashutton.com

**SEWER PLAN**

**860 WEAVER DAIRY ROAD**

**PROJECT LOCATION:**  
CHAPPEL HILL, NC

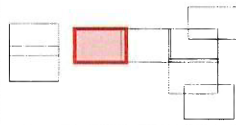
**CLIENT/OWNER:**  
LANDS AROUND E. BROTHERHOODS  
12000 WEAVER DAIRY ROAD  
CHAPPEL HILL, NC 27514

GRAPHIC SCALE  
FOOT = 1" = 20'

DESIGNED	DATE
CHECKED	DATE
APPROVED	DATE
BY: 01-02	DATE

**C2.2**

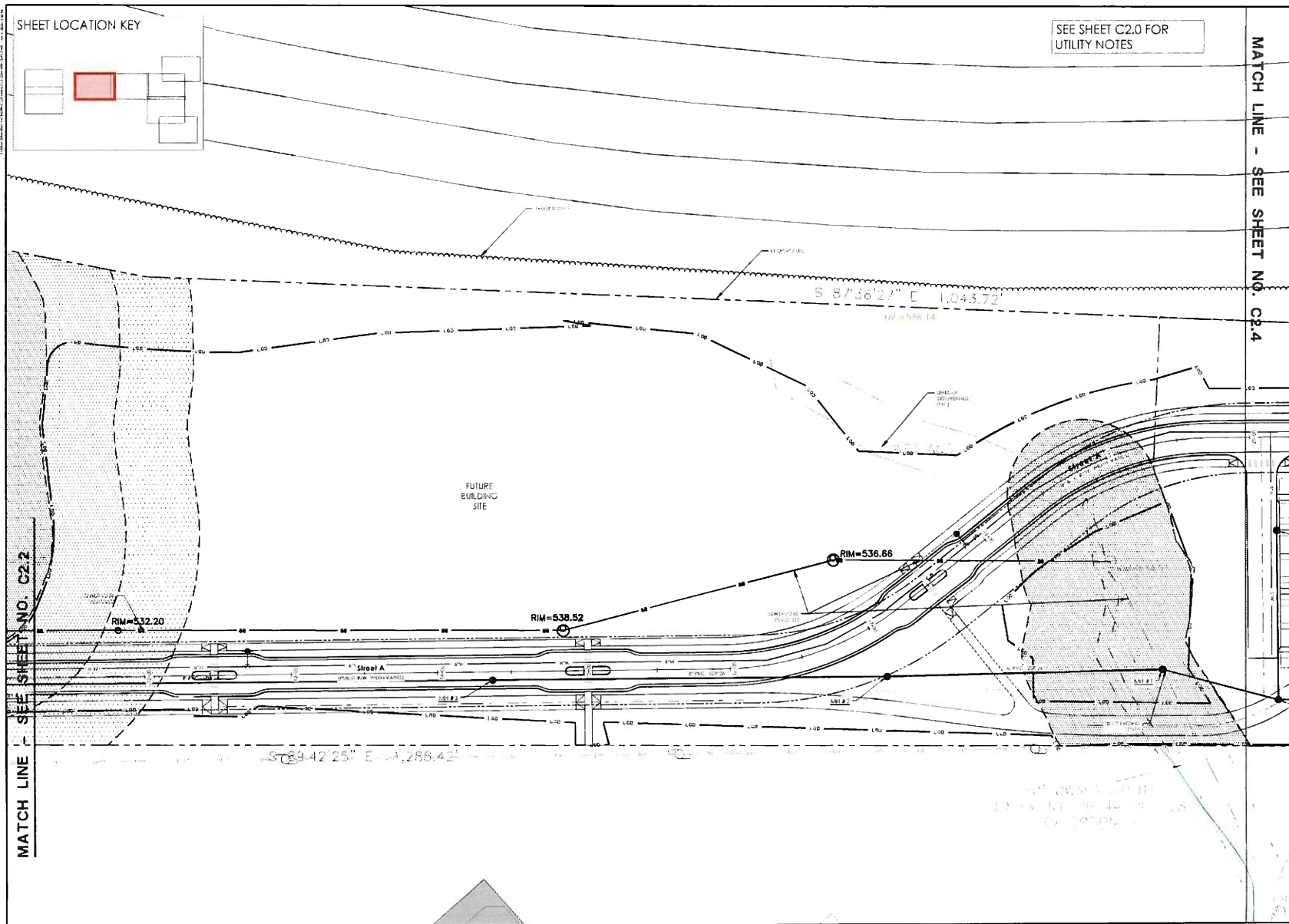
# SHEET LOCATION KEY



SEE SHEET C2.0 FOR  
UTILITY NOTES

MATCH LINE - SEE SHEET NO. C2.4

MATCH LINE - SEE SHEET NO. C2.2



NO.	DATE	BY	CHKD
1	12/10/2014	JD	JD
2	12/10/2014	JD	JD
3	12/10/2014	JD	JD
4	12/10/2014	JD	JD
5	12/10/2014	JD	JD
6	12/10/2014	JD	JD
7	12/10/2014	JD	JD
8	12/10/2014	JD	JD
9	12/10/2014	JD	JD
10	12/10/2014	JD	JD

PRELIMINARY  
NOT FOR  
CONSTRUCTION



## SEWER PLAN

B60 WEAVER DAIRY ROAD

## PROJECT LOCATION:

CHAPPEL HILL, NC

## CLIENT/OWNER:

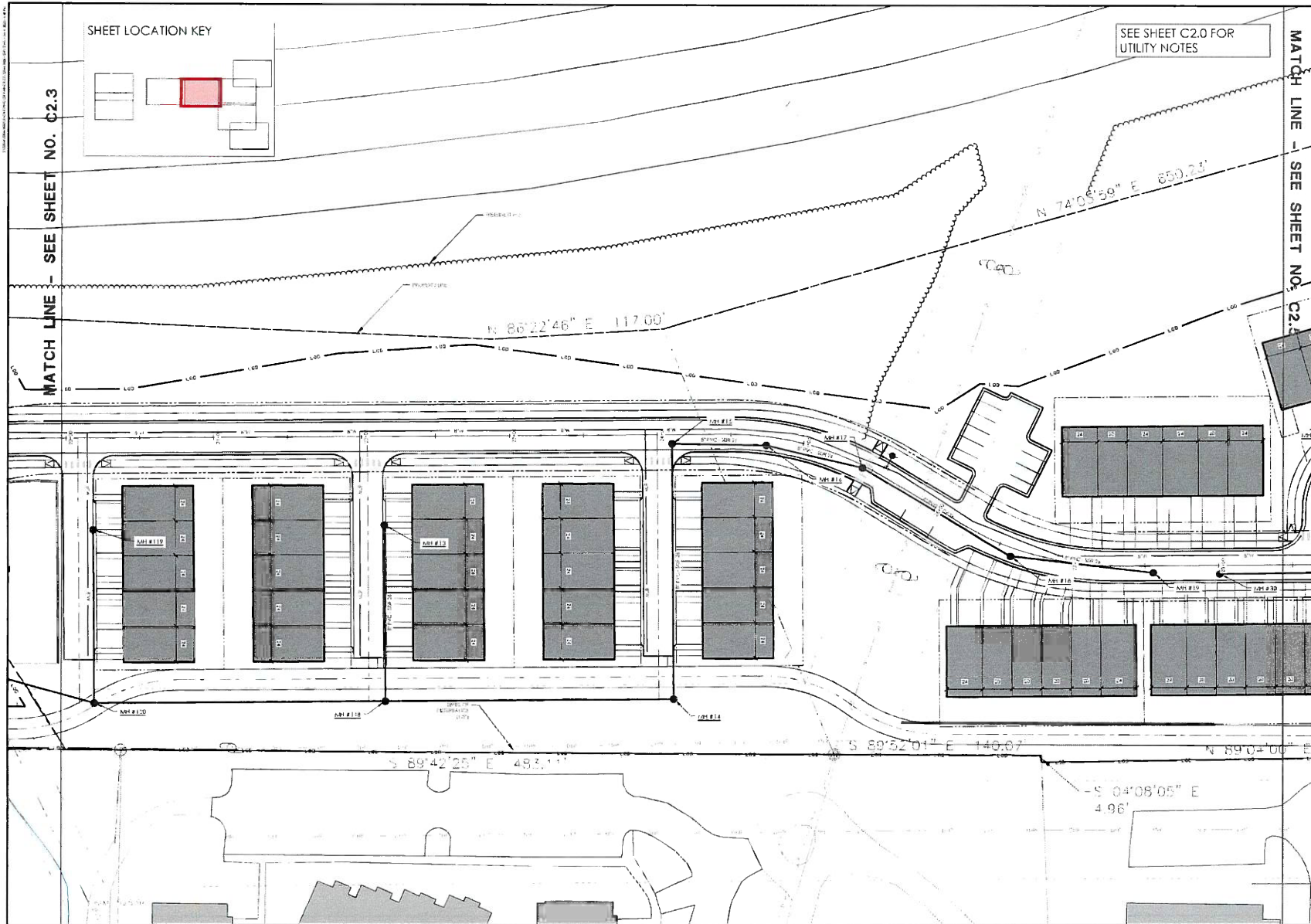
LANE PLANNING & DESIGN, INC.  
 10140 WEAVER DAIRY ROAD  
 CHAPPEL HILL, NC 27514



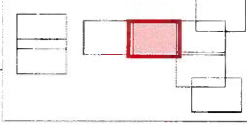
DATE: 12/10/2014

C2.3





SHEET LOCATION KEY



SEE SHEET C2.0 FOR  
UTILITY NOTES

MATCH LINE - SEE SHEET NO. C2.0

PRELIMINARY  
NOT FOR  
CONSTRUCTION



SEWER PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:

CLIENT/OWNER:

10000 WEAVER DAIRY ROAD, SUITE 100

DALLAS, TX 75243-1000

WWW.THOMASANDHUTTON.COM



DATE: 11/14/2014

BY: [Signature]

CHECKED: [Signature]

DESIGNED: [Signature]

DRAWN: [Signature]

SCALE: 1" = 30'

C2.4







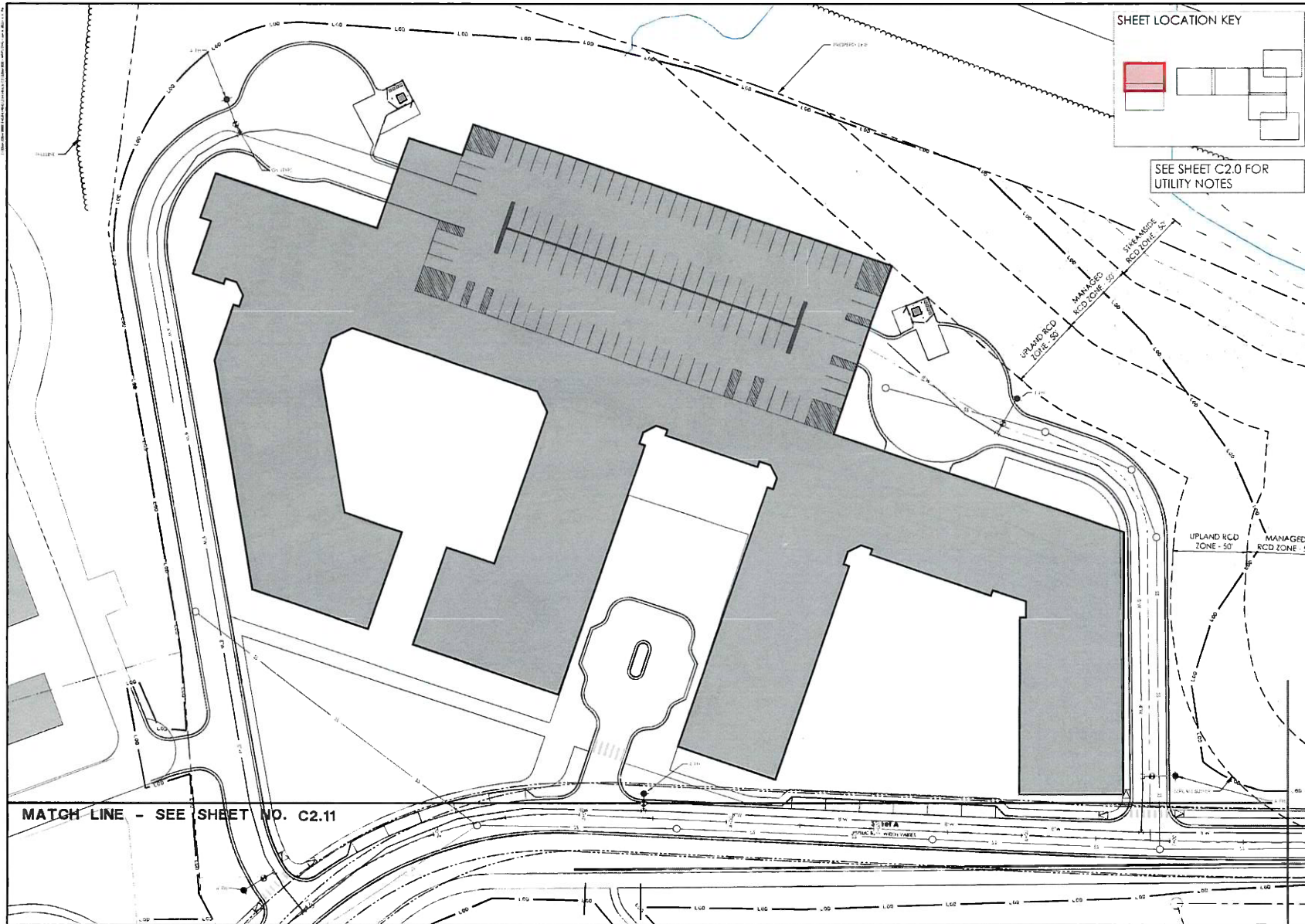




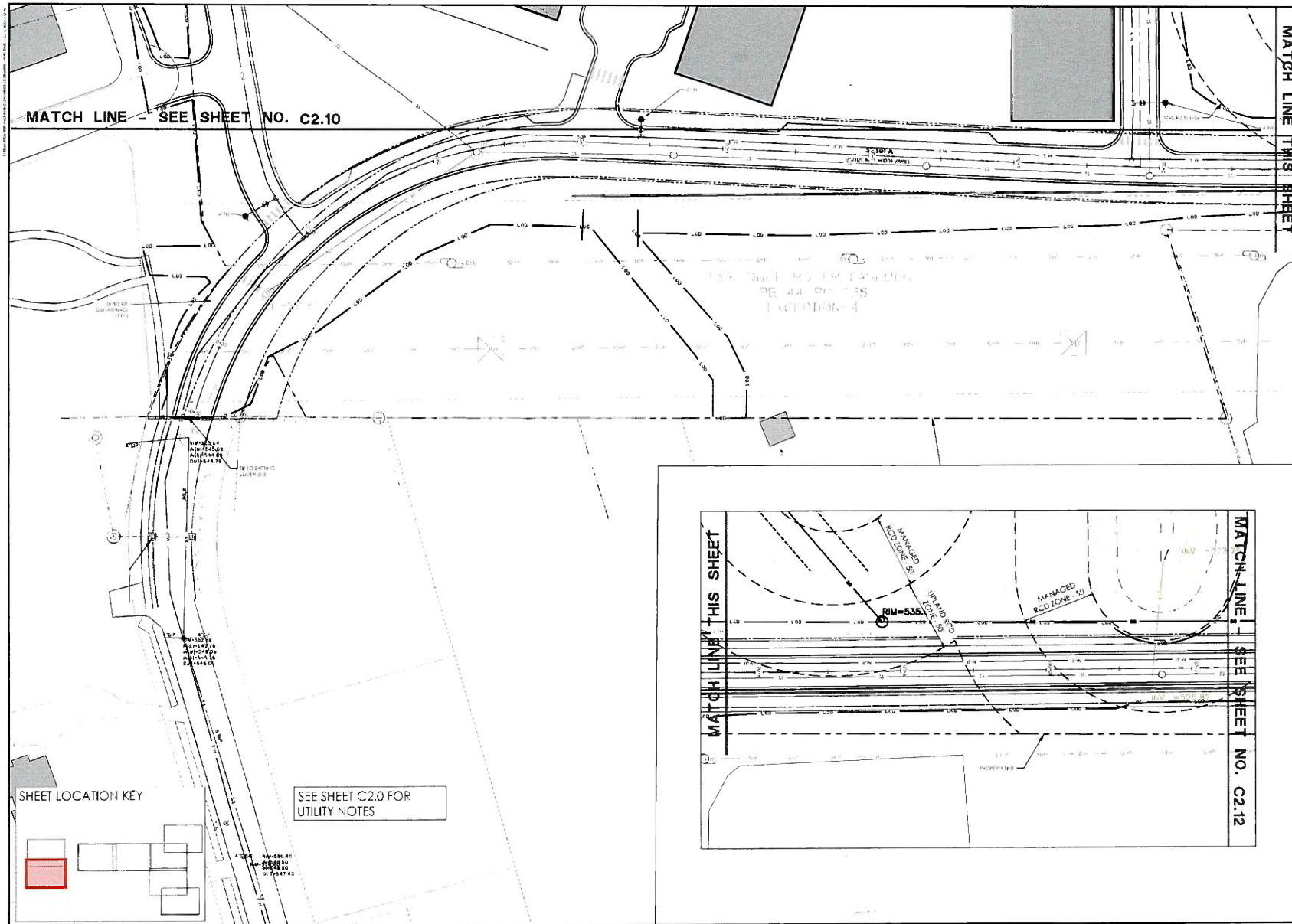








SHEET LOCATION KEY	
SEE SHEET C2.0 FOR UTILITY NOTES	
PRELIMINARY NOT FOR CONSTRUCTION	
<b>THOMAS &amp; HUTTON</b> 2010 KENNEDY DRIVE, SUITE 100 CHANDLER, AZ 85226 WWW.THOMASANDHUTTON.COM	
WATER PLAN	
860 WEAVER DAIRY ROAD	
PROJECT LOCATION: CHANDLER, AZ	
CLIENT/OWNER: LANDFILLING, 7 STREET, 45 1100 EAST WEAVER STREET CHANDLER, AZ 85226	
GRAPHIC SCALE 1 INCH = 40 FEET	
DATE: 10/10/10	
DRAWN BY: J. H. HUTTON	
CHECKED BY: J. H. HUTTON	
APPROVED BY: J. H. HUTTON	
SCALE: 1" = 40'	
<b>C2.10</b>	



MATCH LINE THIS SHEET

MATCH LINE - SEE SHEET NO. C2.12

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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PRELIMINARY  
NOT FOR  
CONSTRUCTION



WATER PLAN

B60 WEAVER DAIRY ROAD

PROJECT LOCATION:  
CHAMPLAIN, VT

CLIENT/OWNER:  
CHAMPLAIN TOWN ENGINEERING  
CHAMPLAIN, VT

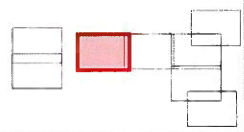


DATE	10/1/2013	BY	THH
DESIGNED		CHECKED	
DRAWN		APPROVED	
SCALE	1" = 30'		

C2.11



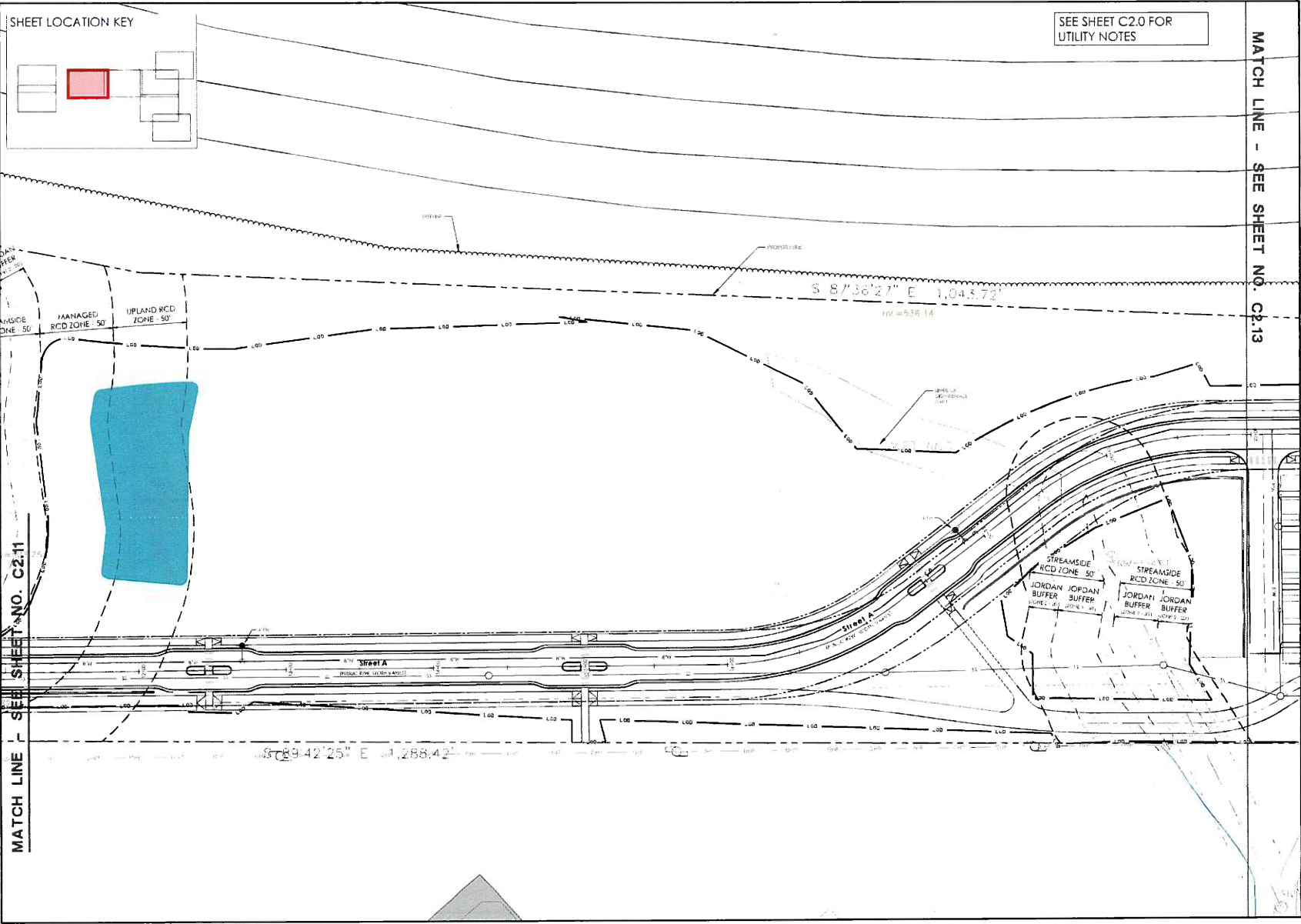
# SHEET LOCATION KEY



SEE SHEET C2.0 FOR UTILITY NOTES

MATCH LINE - SEE SHEET NO. C2.13

MATCH LINE - SEE SHEET NO. C2.11



1	C2 PRELIMINARY	4/2	8/2/25
2	REVISION	0/1	2/4/25

PRELIMINARY  
NOT FOR  
CONSTRUCTION



2010 Kiewit (THH) - Suite 100  
Durham, NC 27713 • 919.461.0100  
www.thomashutton.com

## WATER PLAN

860 WEAVER DAIRY ROAD

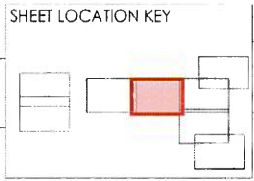
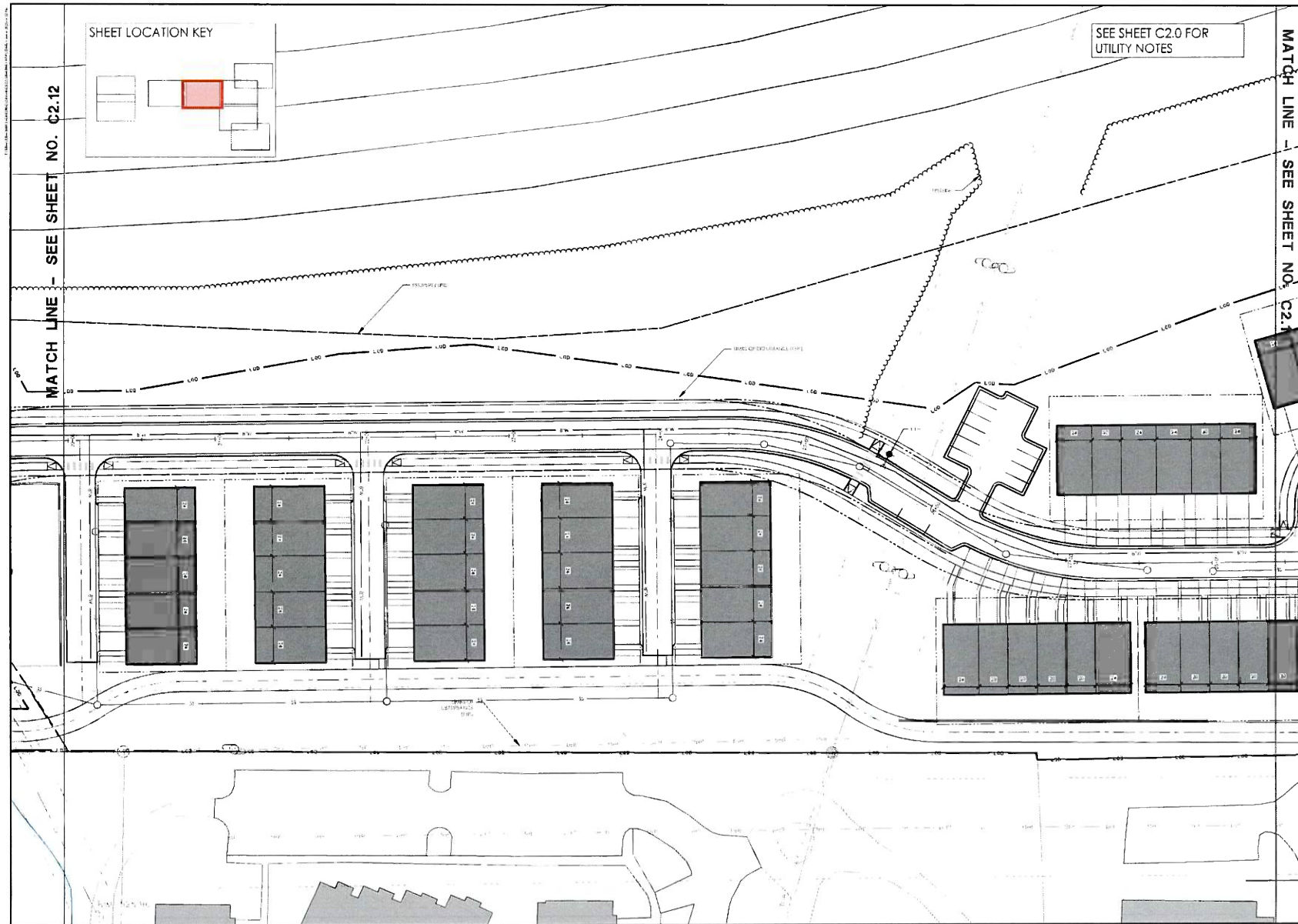
PROJECT LOCATION:  
CHAPEL HILL, NC

CLIENT/OWNER:  
LAND PLANNING & BUILDERS  
101 ALL AMERICAN DRIVE  
CHAPEL HILL, NC 27514



DATE	DESCRIPTION
DATE	DESCRIPTION
DATE	DESCRIPTION
DATE	DESCRIPTION
DATE	DESCRIPTION

C2.12



SEE SHEET C2.0 FOR  
UTILITY NOTES

MATCH LINE - SEE SHEET NO. C2.11

MATCH LINE - SEE SHEET NO. C2.12

1	GENERAL	42	43-59
2	PLUMBING	60	61

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**THOMAS & HUTTON**

2100 Henderson Parkway • Suite 100  
Durham, NC 27713 • 919.462.0588  
www.thomashutton.com

WATER PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:  
Charlotte, NC

CLIENT/OWNER:  
LAWRENCE, J. (OWNER)  
100 S. 100 W. STREET  
CHARLOTTE, NC 27704

GRAPHIC SCALE  
1" = 50'

FOR MORE DETAILS VISIT: [www.thomashutton.com](http://www.thomashutton.com)

DESIGNED	DATE
CHECKED	DATE
APPROVED	DATE

**C2.13**





**PRELIMINARY  
NOT FOR  
CONSTRUCTION**


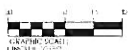
**THOMAS  
HUTTON**  
2100 HANCOCK PARKWAY • SUITE 100  
COLUMBIA, MD 21046 • 410-480-1000  
www.thomashutton.com

**WATER PLAN**

**B60 WEAVER DAIRY ROAD**

**PROJECT LOCATION:**  
CHERRY HILLS, NJ

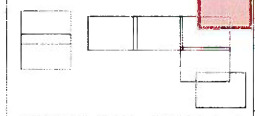
**CLIENT/OWNER:**  
LANDFILL/PAVED & BUILDINGS  
150' EAD 15' WEAVER STREET  
CHERRY HILLS, NJ 07004

   
GRAPHIC SCALE  
1" = 40' (20' x 1")

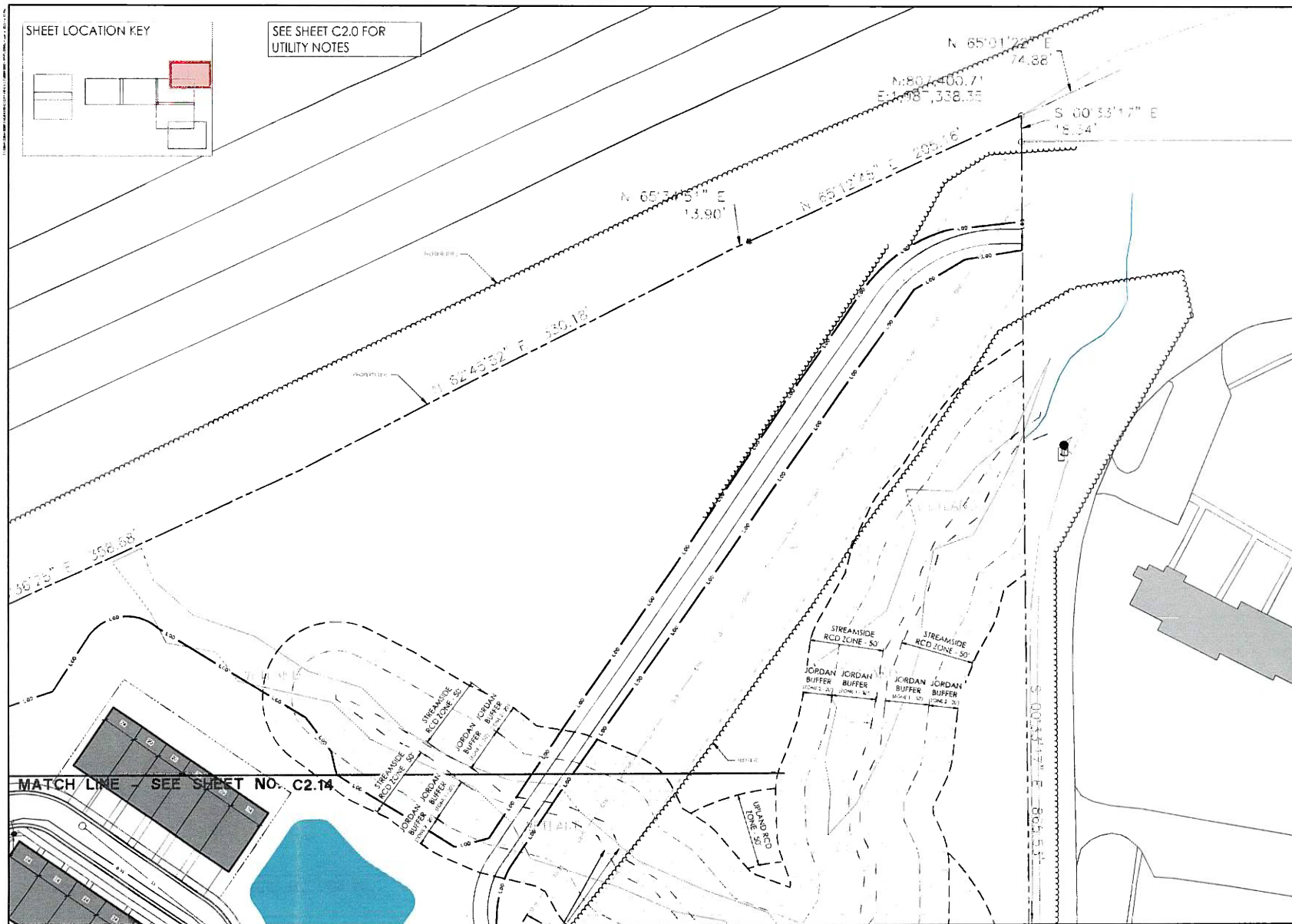
DATE	REVISION

DATE	REVISION

**C2.14**



SEE SHEET C2.0 FOR  
UTILITY NOTES



I	C2 PEQUENETAL	AD	09

PRELIMINARY  
NOT FOR  
CONSTRUCTION



2510 Mendon Parkway • Lake Hill,  
Durham, NC 27713 • 919.482.0254  
[www.furniturecity-usa.com](http://www.furniturecity-usa.com)

WATER PLAN

860 WEAVER DAIRY ROAD

### PROJECT LOCATION

CLIENT/OWNER:

SAVED BY THE BELL, THE PIONEER  
150 EAST TRINITY STREET  
CHAPPEL HILL, NC 27514



DATE: 10/10/2010

VENT: PLAYGROUNDS

JOB NO.	17544 (332)
DATE	
DRAWN	
DESIGNED	
RE-NEWED	
APPROVED	
SCALE	1" = 30'

**C2.15**



MATCH LINE - SEE SHEET NO. C2.14

SHEET LOCATION KEY

SEE SHEET C2.0 FOR  
UTILITY NOTES

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

MATCH LINE - SEE SHEET NO. C2.17

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**THOMAS  
& HUTTON**

2010 Thomas & Hutton, Inc. Suite 100  
Durham, NC 27703 • 919.486.0588  
www.thomashutton.com

WATER PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:  
CHARTER HILL, NC

CLIENT/OWNER:  
LANDSCAPING & SITE UTILITIES  
157 EAST HARRISON STREET  
CHARTER HILL, NC 27024



DATE: 10/20/2010

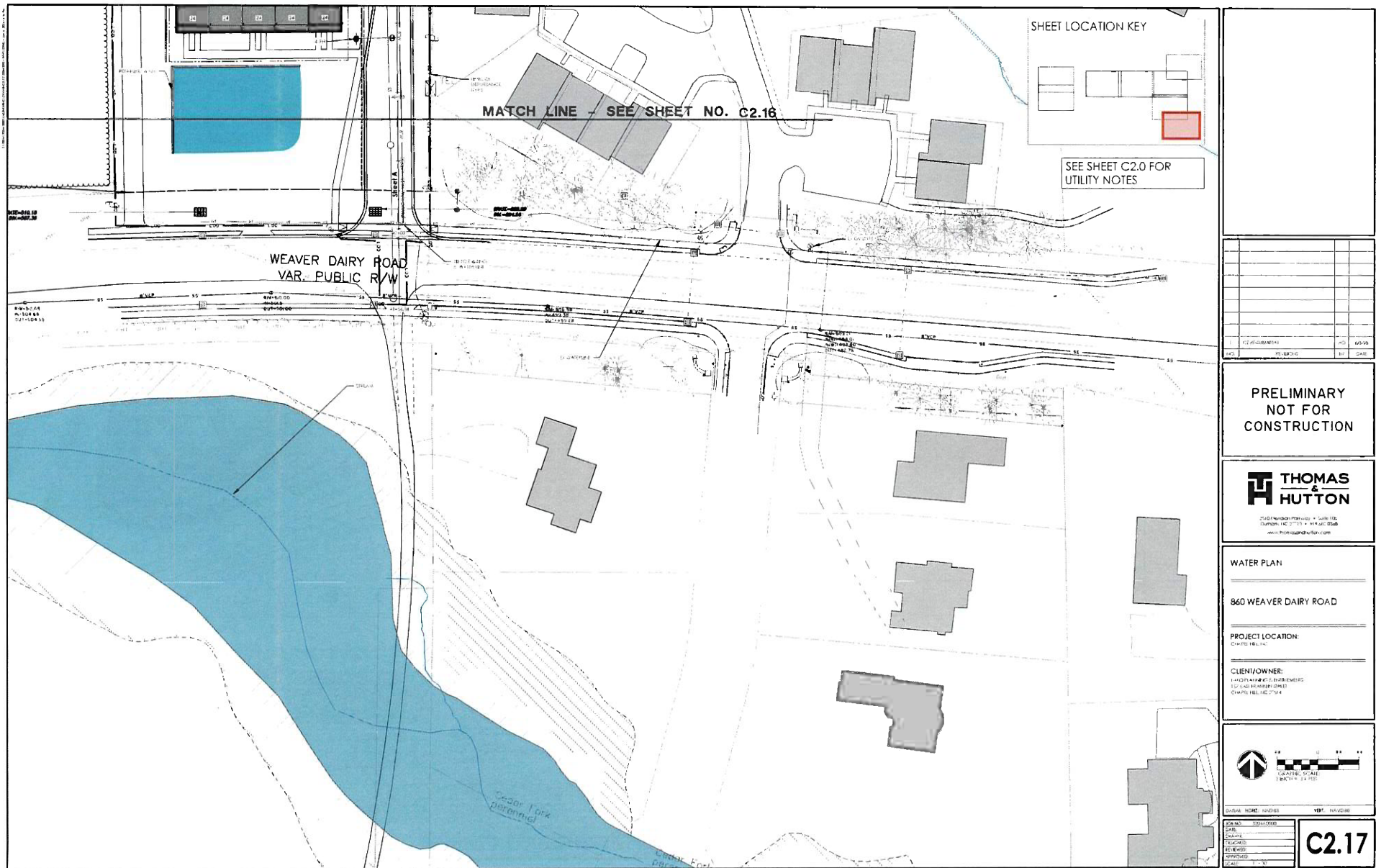
BY: [Signature]

CHECKED: [Signature]

REVIEWED: [Signature]

SCALE: 1" = 30'

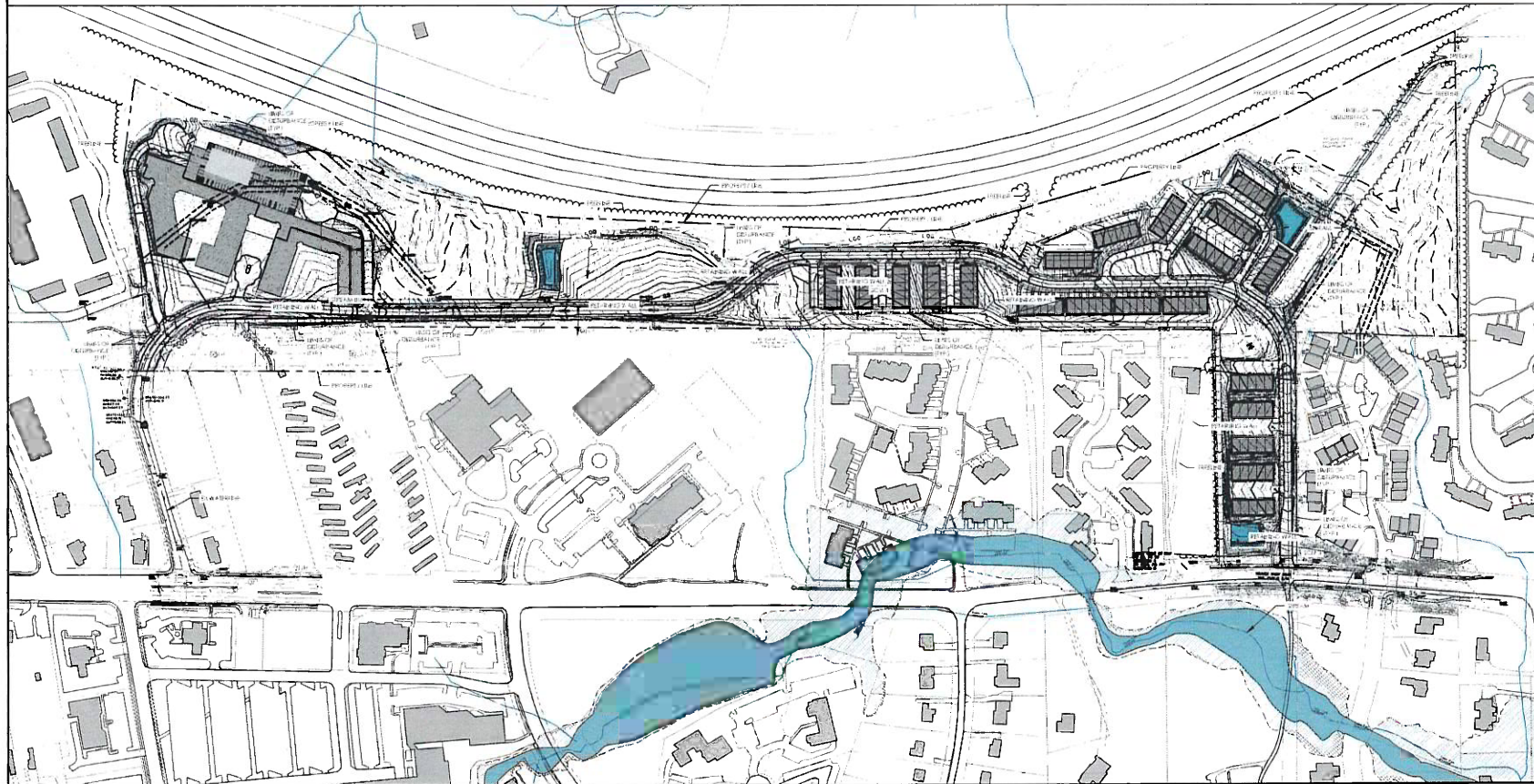
**C2.16**





# GRADING AND STORM DRAINAGE NOTES

1. ALL GRADING SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO GRADING ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-101, AND THE CITY OF CHICAGO STORM DRAINAGE ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-102.
2. ALL GRADING SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO GRADING ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-101, AND THE CITY OF CHICAGO STORM DRAINAGE ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-102.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO GRADING ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-101, AND THE CITY OF CHICAGO STORM DRAINAGE ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-102.
4. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO GRADING ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-101, AND THE CITY OF CHICAGO STORM DRAINAGE ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-102.
5. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO GRADING ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-101, AND THE CITY OF CHICAGO STORM DRAINAGE ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-102.
6. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO GRADING ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-101, AND THE CITY OF CHICAGO STORM DRAINAGE ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-102.
7. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO GRADING ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-101, AND THE CITY OF CHICAGO STORM DRAINAGE ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-102.
8. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO GRADING ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-101, AND THE CITY OF CHICAGO STORM DRAINAGE ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-102.
9. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO GRADING ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-101, AND THE CITY OF CHICAGO STORM DRAINAGE ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-102.
10. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO GRADING ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-101, AND THE CITY OF CHICAGO STORM DRAINAGE ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-102.
11. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO GRADING ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-101, AND THE CITY OF CHICAGO STORM DRAINAGE ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-102.



PRELIMINARY  
NOT FOR  
CONSTRUCTION

**THOMAS  
HUTTON**

THOMAS HUTTON & ASSOCIATES, INC.  
1000 N. LAKE STREET, SUITE 100  
CHICAGO, IL 60610  
www.thomashutton.com

PAVING & GRADING PLAN-  
OVERALL

860 WEAVER DAIRY ROAD

PROJECT LOCATION:  
CHICAGO, ILL.

CLIENT/OWNER:  
LAND PLAYERS & DEVELOPERS  
100 N. LAKE STREET  
CHICAGO, ILL. 60610

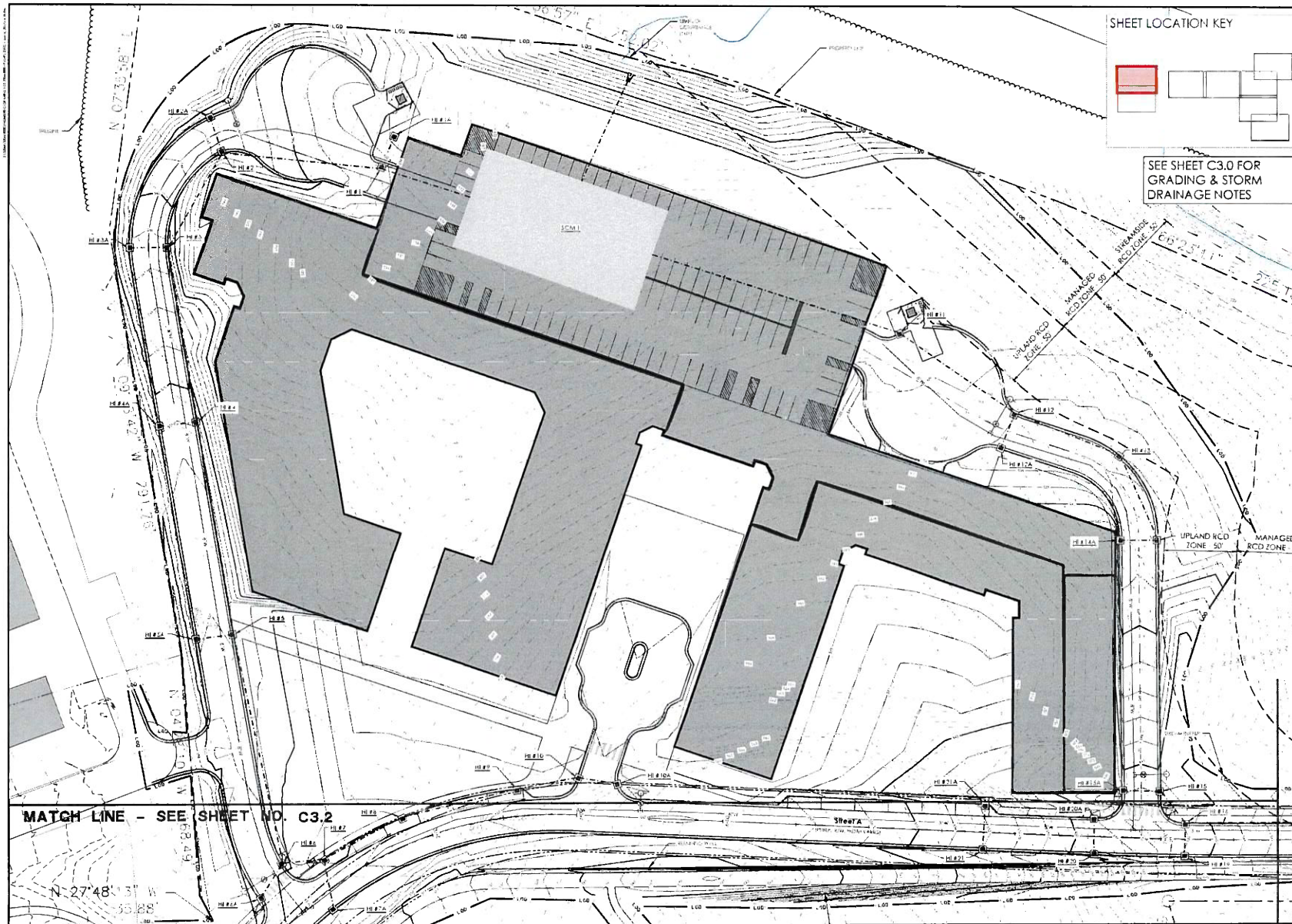
GRAPHIC SCALE  
1" = 10'-0"

DATE: 10/1/11

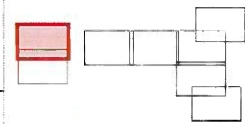
SCALE: 1" = 10'-0"

**C3.0**





SHEET LOCATION KEY



SEE SHEET C3.0 FOR  
GRADING & STORM  
DRAINAGE NOTES

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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PRELIMINARY  
NOT FOR  
CONSTRUCTION

**THOMAS & HUTTON**  
2500 HUNTERS PARKWAY, SUITE 100  
 CHAMPAIGN, ILL. 61821-1000  
 (312) 426-1000  
 WWW.THOMASANDHUTTON.COM

PAVING & GRADING PLAN

B60 WEAVER DAIRY ROAD

PROJECT LOCATION:  
CHAMPAIGN, ILL.

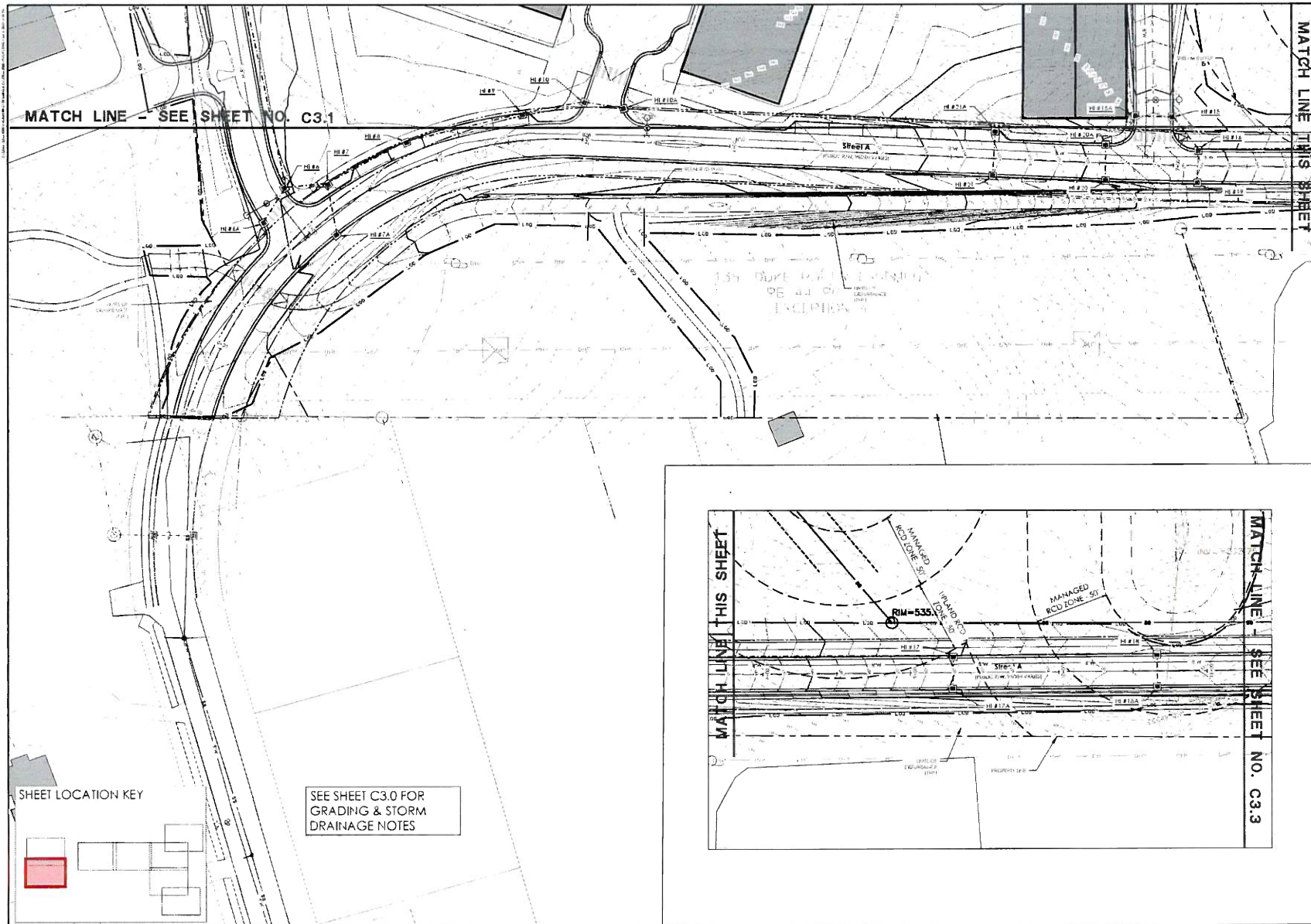
CLIENT/OWNER:  
LUNDY HILL & SONS, INC.  
1000 LUNDY HILL DRIVE  
CHAMPAIGN, ILL. 61821



DATE	08/11/2010
BY	WJH
CHECKED	
APPROVED	
SCALE	1" = 30'

**C3.1**





MATCH LINE THIS SHEET

1	1/2" HORIZONTAL	NO	NO
2	1/2" VERTICAL	NO	NO

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**THOMAS  
& HUTTON**

THOMAS & HUTTON, INC. 400 S. 1000 E.  
SUITE 100, OGDEN, UT 84403  
www.thomashutton.com

PAVING & GRADING PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:  
CHAPEL HILL, NC

CLIENT/OWNER:  
HARTMAN & SONS, INC.  
10000 HARTMAN DRIVE  
CHAPEL HILL, NC 27614



DATE: 04/10/13

BY: [Signature]

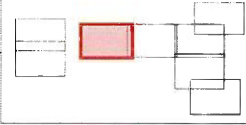
CHECKED: [Signature]

APPROVED: [Signature]

SCALE: 1" = 40'

**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



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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PRELIMINARY  
NOT FOR  
CONSTRUCTION



## PAVING & GRADING PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:  
CHAPLAIN, SC

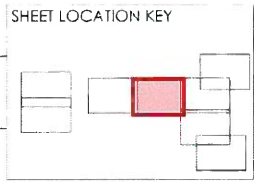
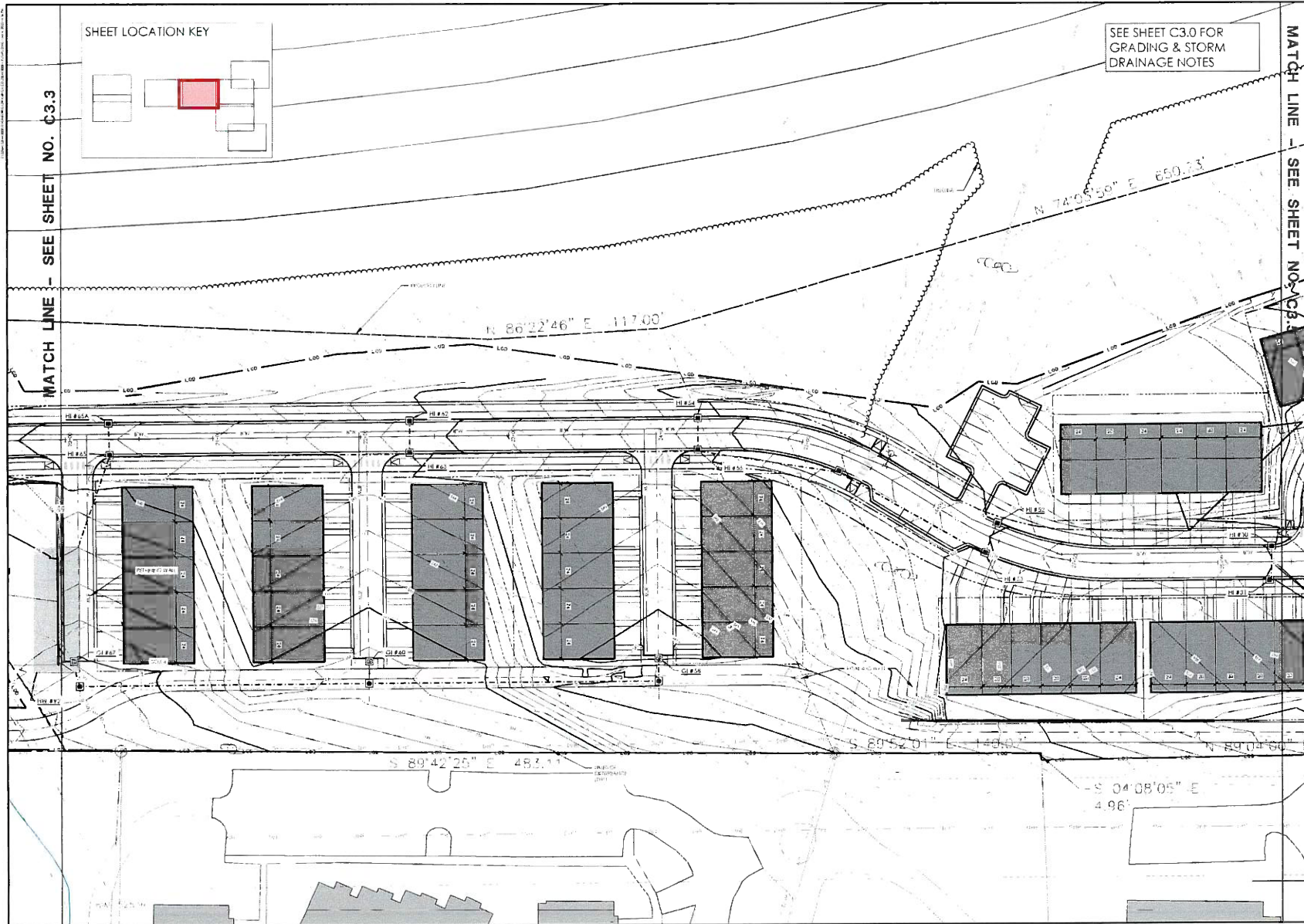
CLIENT/OWNER:  
LAWRENCE, JR. & SONS, INC.  
1000 W. WILSON STREET  
CHAPLAIN, SC 29514



DATE: 10/10/13	BY: HVS/SH
DESIGNED: HVS/SH	CHECKED: HVS/SH
DRAWN: HVS/SH	IN CHARGE: HVS/SH
PROJECT: 13-0000	

C3.3





SEE SHEET C3.0 FOR  
GRADING & STORM  
DRAINAGE NOTES

MATCH LINE - SEE SHEET NO. C3.0

MATCH LINE - SEE SHEET NO. C3.3

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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PRELIMINARY  
NOT FOR  
CONSTRUCTION

**THOMAS HUTTON**

2015 MANAGER PROFESSIONAL ENGINEER  
DANIEL H. HUTTON, P.E.  
www.thomashutton.com

PAVING & GRADING PLAN

860 WEAVER DAIRY ROAD

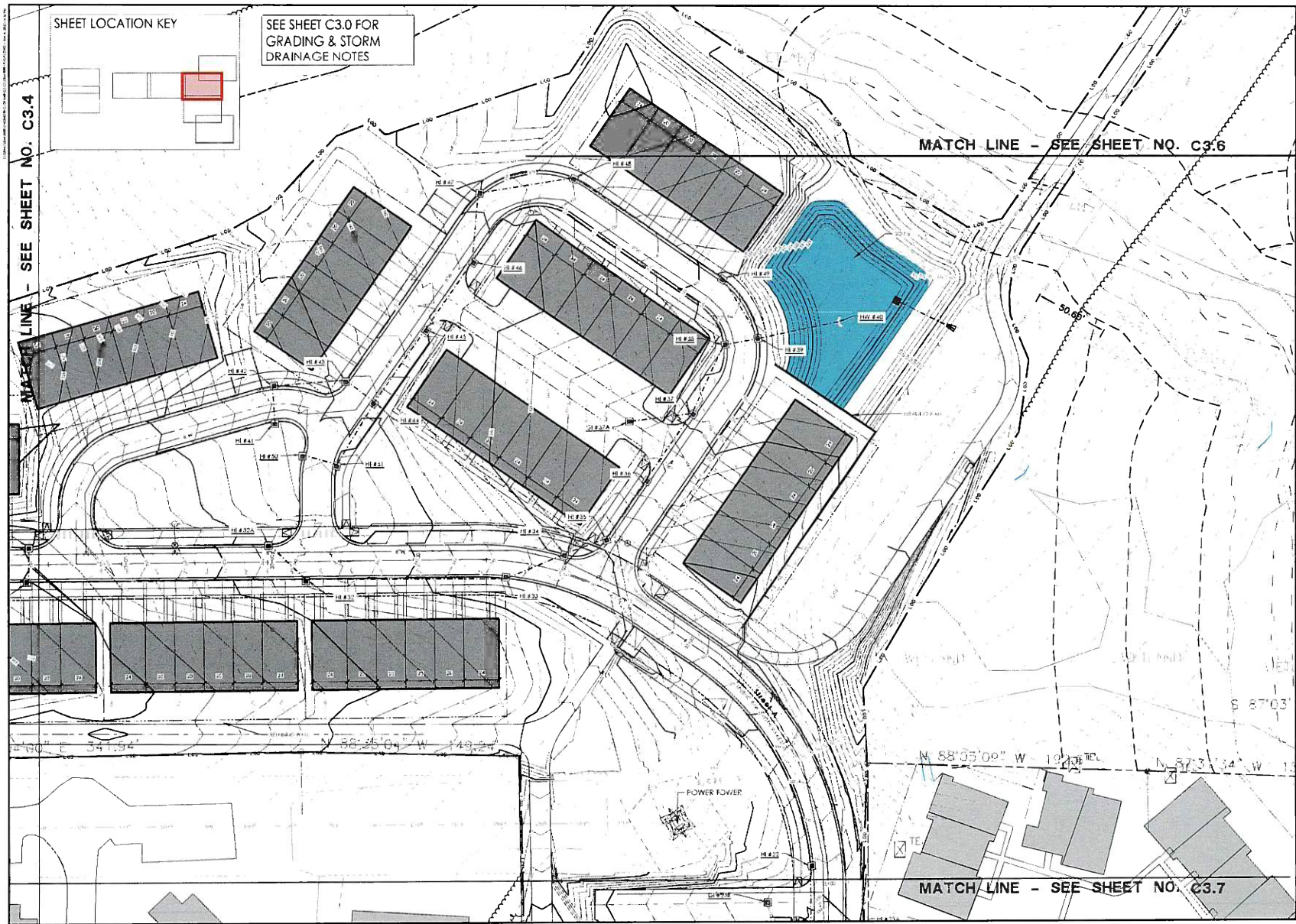
PROJECT LOCATION:  
CHAMPLAIN, VT

CLIENT/OWNER:  
LAND PLANNING & DEVELOPMENT  
100 W. WINDY HILL STREET  
CHAMPLAIN, VT 05704



DATE	10/10/2018
SCALE	AS SHOWN
DESIGNED	
CHECKED	
APPROVED	
DATE	10/10/2018

**C3.4**



SHEET LOCATION KEY

SEE SHEET C3.0 FOR  
GRADING & STORM  
DRAINAGE NOTES

MATCH LINE - SEE SHEET NO. C3.6

MATCH LINE - SEE SHEET NO. C3.7

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**THOMAS  
&  
HUTTON**

2010 Henderson Parkway, # Suite 100  
Durham, NC 27713 • 919.483.0046  
www.thomashutton.com

PAVING & GRADING PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:

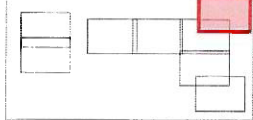
CLIENT/OWNER:  
LAND PLANNING & DEVELOPMENT  
10700 WEAVER STREET  
CHapel Hill, NC 27514



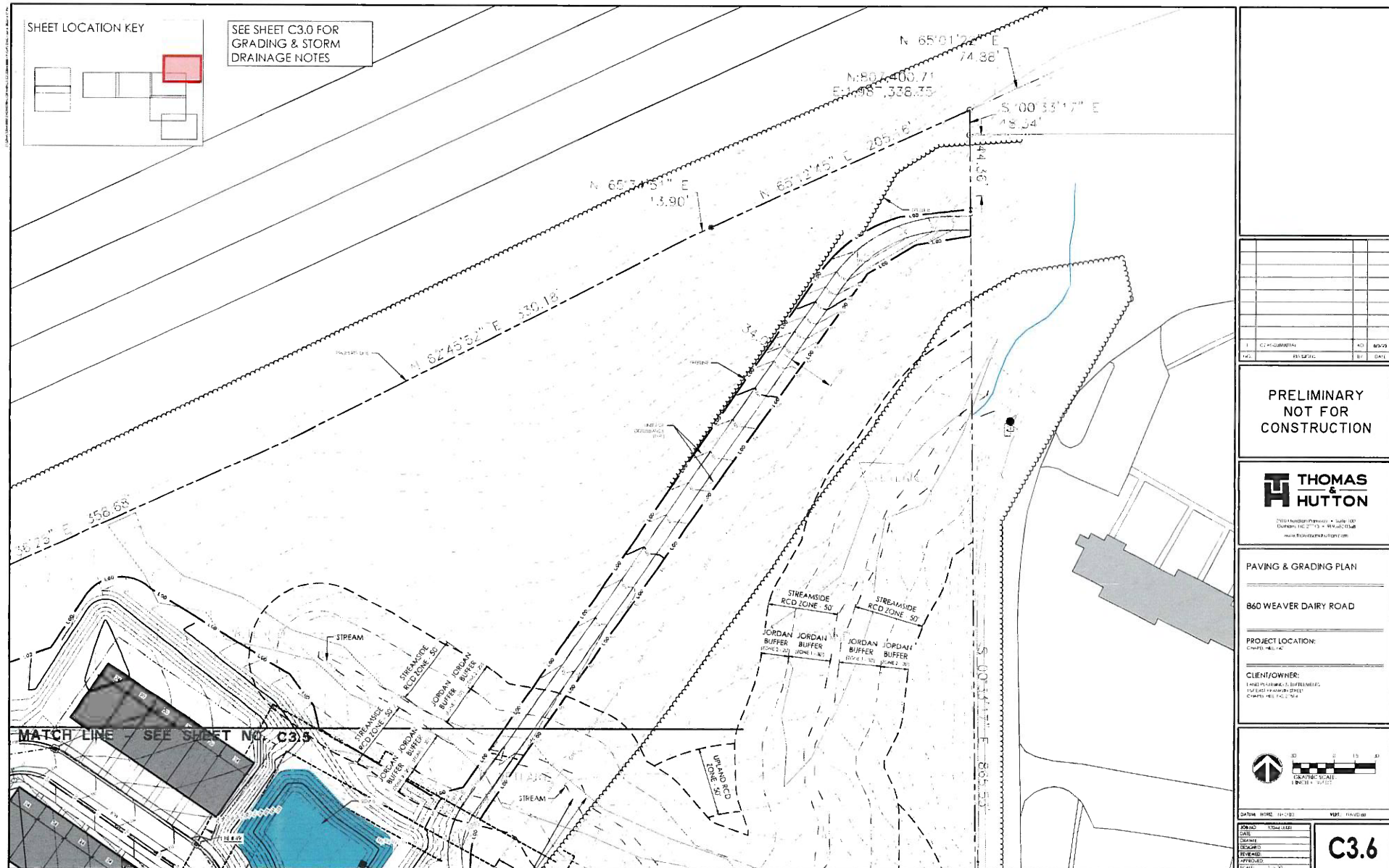
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DESIGN:	11/11/11		
CHECK:			
DATE:			
SCALE:	1" = 30'		

**C3.5**





SEE SHEET C3.0 FOR  
GRADING & STORM  
DRAINAGE NOTES



PRELIMINARY  
NOT FOR  
CONSTRUCTION



2010 Handbook of Physics • Table 100  
Gordon, H.C. 2010 • 9781119113328  
[www.interscience.wiley.com](http://www.interscience.wiley.com)

PAVING &amp; GRADING PLAN

860 WEAVER DAIRY ROAD

**PROJECT LOCATION:**  
CHAPES HILL, IAC

**CLIENT/OWNER:**

Large PLASMA: J. HUTHMEIER  
PLASMA FARMING: STEVE  
CHARTER: HILL, F.C. 2014



DATE: 10/02/14

VOLUME 11 NUMBER 1 SPRING 2000

### C3.6

MATCH LINE - SEE SHEET NO. C3.5

SHEET LOCATION KEY

SEE SHEET C3.0 FOR  
GRADING & STORM  
DRAINAGE NOTES

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

MATCH LINE - SEE SHEET NO. C3.8

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**THOMAS  
&  
HUTTON**

2700 HANOVER PARKWAY • SUITE 100  
DURHAM, NC 27713 • 919.460.0048  
www.thomashutton.com

PAVING & GRADING PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:  
CHARTER HILL, NC

CLIENT/OWNER:  
LANEY TRAIL, LLC  
1000 WEAVER DAIRY ROAD  
CHARTER HILL, NC 27614



DATE: 10/01/2015	TIME: 10:00 AM
DESIGNED: [blank]	CHECKED: [blank]
DRAWN: [blank]	APPROVED: [blank]
SCALE: 1" = 30'	

**C3.7**

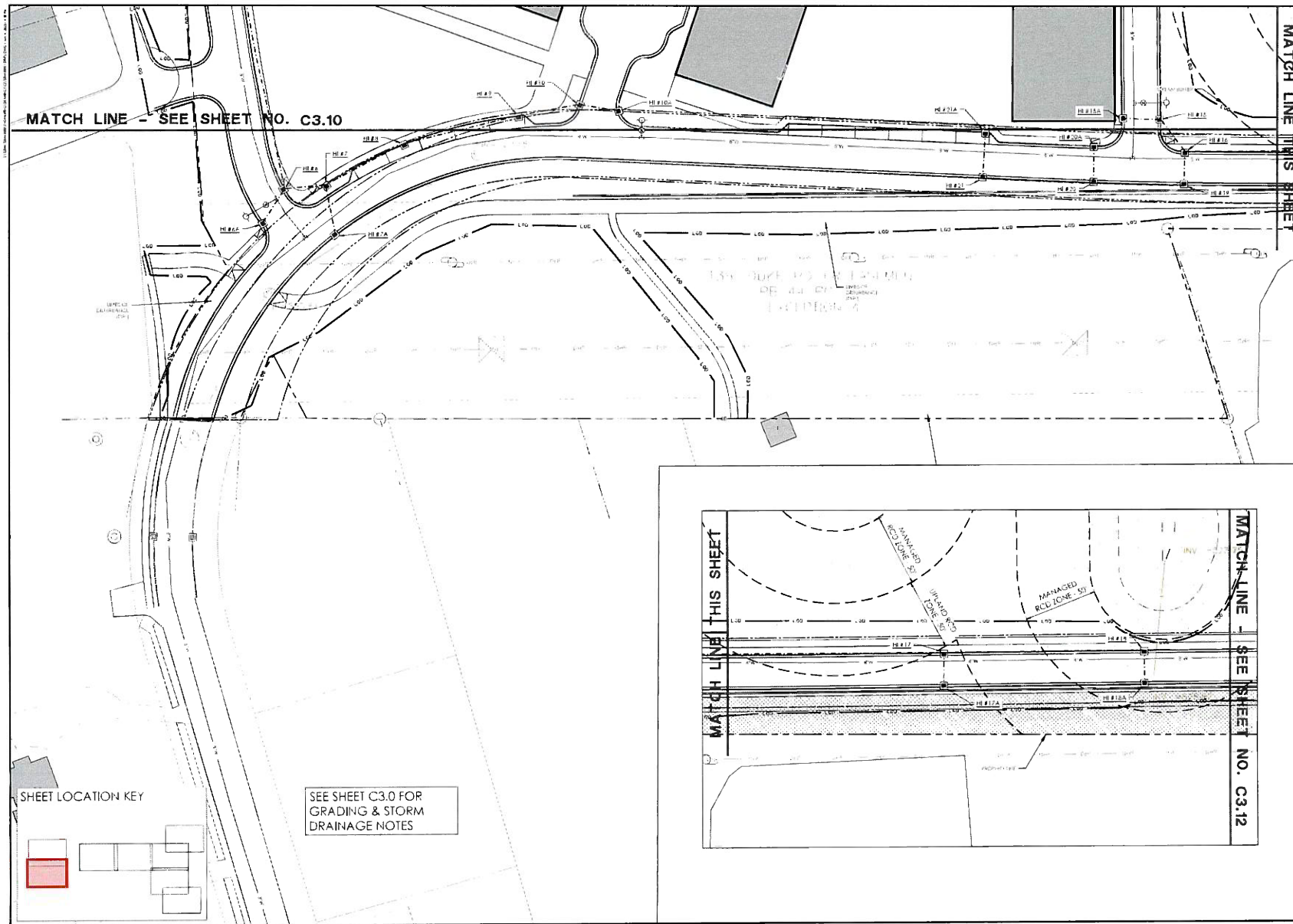








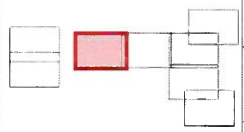




PRELIMINARY NOT FOR CONSTRUCTION											
<p>THOMAS &amp; HUTTON 2010 Mountain Parkway • Suite 100 Durham, NC 27713 • 919.463.0300 www.thomashutton.com</p>											
DRAINAGE PLAN											
860 WEAVER DAIRY ROAD											
PROJECT LOCATION: Charlotte, NC											
CLIENT/OWNER: LAWSON PARKING & DEVELOPMENT 860 WEAVER DAIRY STREET CHARLOTTE, NC 28214											
<p>GRAPHIC SCALE 1" = 40'</p>											
DATE: 10/20/2011	BY: HAD/MS	<table border="1"> <tr> <td>DESIGNED</td> <td>DATE</td> </tr> <tr> <td>DRAWN</td> <td>DATE</td> </tr> <tr> <td>CHECKED</td> <td>DATE</td> </tr> <tr> <td>APPROVED</td> <td>DATE</td> </tr> </table>		DESIGNED	DATE	DRAWN	DATE	CHECKED	DATE	APPROVED	DATE
DESIGNED	DATE										
DRAWN	DATE										
CHECKED	DATE										
APPROVED	DATE										
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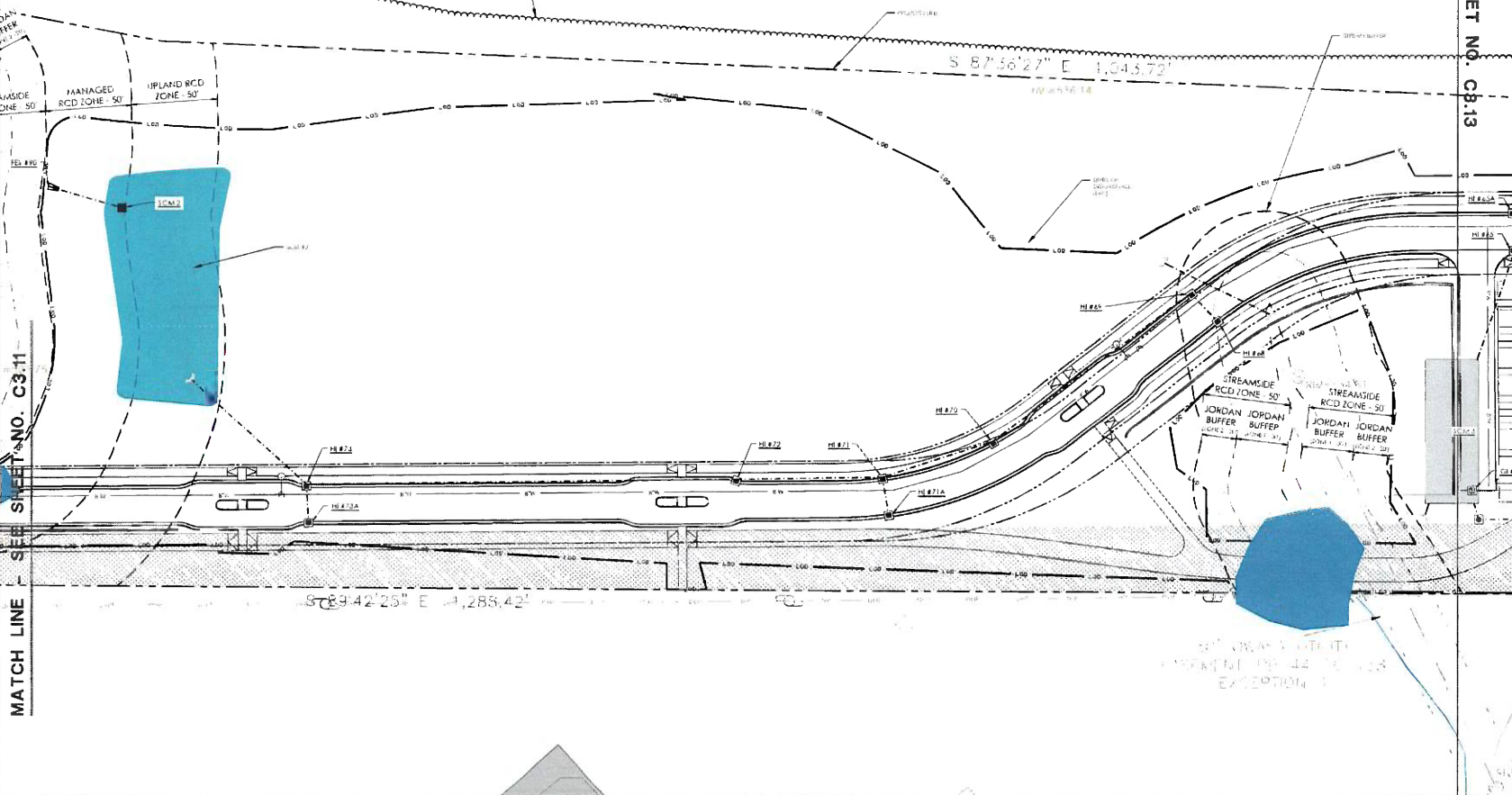


# SHEET LOCATION KEY



SEE SHEET C3.0 FOR  
GRADING & STORM  
DRAINAGE NOTES

MATCH LINE - SEE SHEET NO. C3.13



PRELIMINARY  
NOT FOR  
CONSTRUCTION

**THOMAS  
HUTTON**

7500 Woodland Parkway • Suite 100  
Durham, NC 27712 • 919.487.2748  
www.thomashutton.com

## DRAINAGE PLAN

860 WEAVER DAIRY ROAD

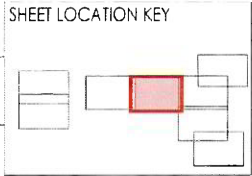
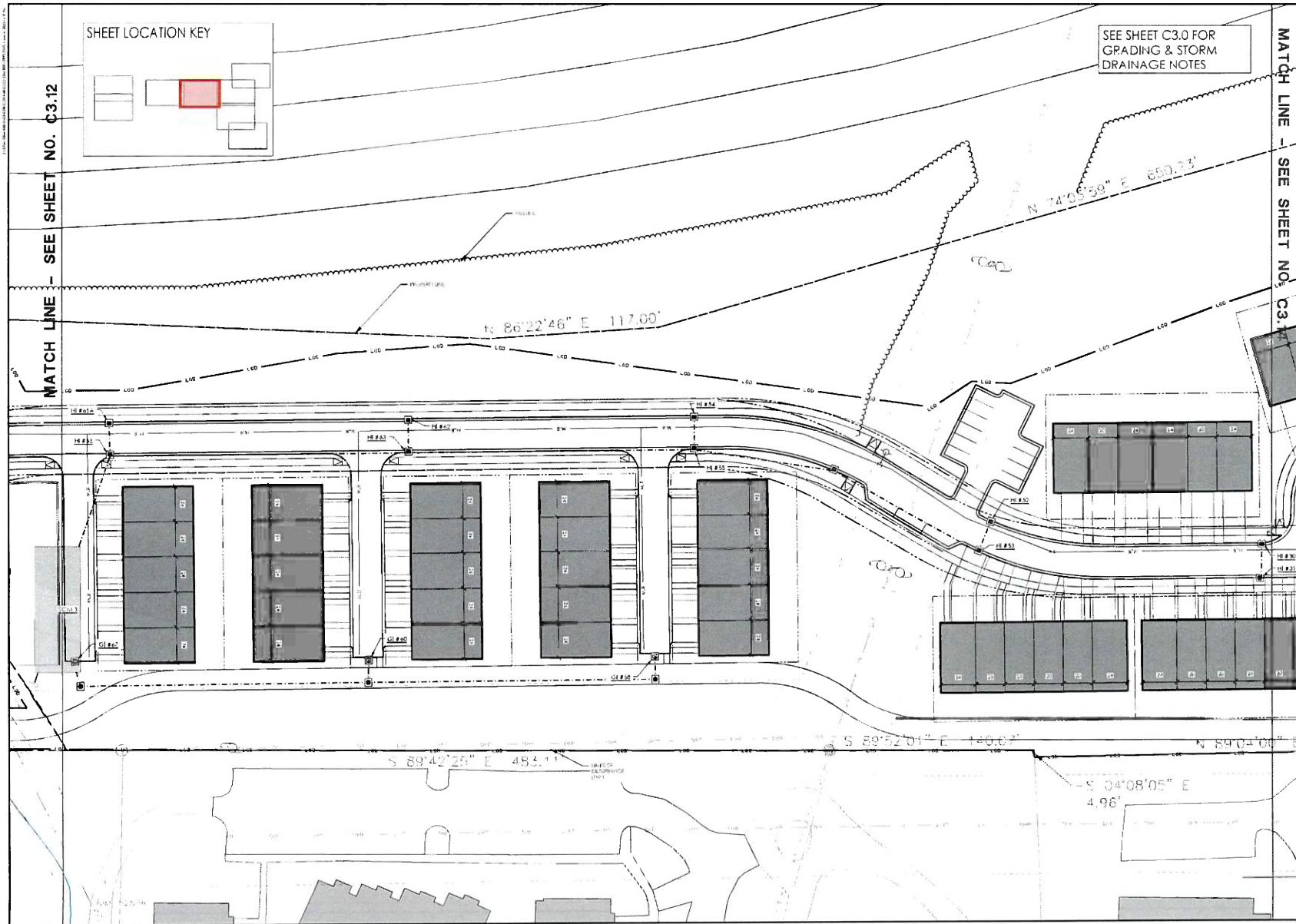
PROJECT LOCATION:  
CHARTER HILLS, NC

CLIENT/OWNER:  
LAND PLANNING & DEVELOPMENT  
150 EAST HARRISON STREET  
CHARTER HILLS, NC 27024



Author:	WCH	10/1/2010	VP:	WCH/100
Drawn:	WCH	10/1/2010		
Check:	WCH	10/1/2010		
Design:	WCH	10/1/2010		
Reviewed:	WCH	10/1/2010		
Approved:	WCH	10/1/2010		
Scale:	1" = 50'			

**C3.12**



SEE SHEET C3.0 FOR  
GRADING & STORM  
DRAINAGE NOTES

MATCH LINE - SEE SHEET NO. C3.13

MATCH LINE - SEE SHEET NO. C3.12

DATE	2013.08.01
BY	THOMAS & HUTTON
CHECKED	THOMAS & HUTTON
APPROVED	THOMAS & HUTTON

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**THOMAS & HUTTON**  
2013 Mountain Parkway • Suite 100  
Durham, NC 27713 • 919.487.0518  
www.thomashutton.com

**DRAINAGE PLAN**

**B60 WEAVER DAIRY ROAD**

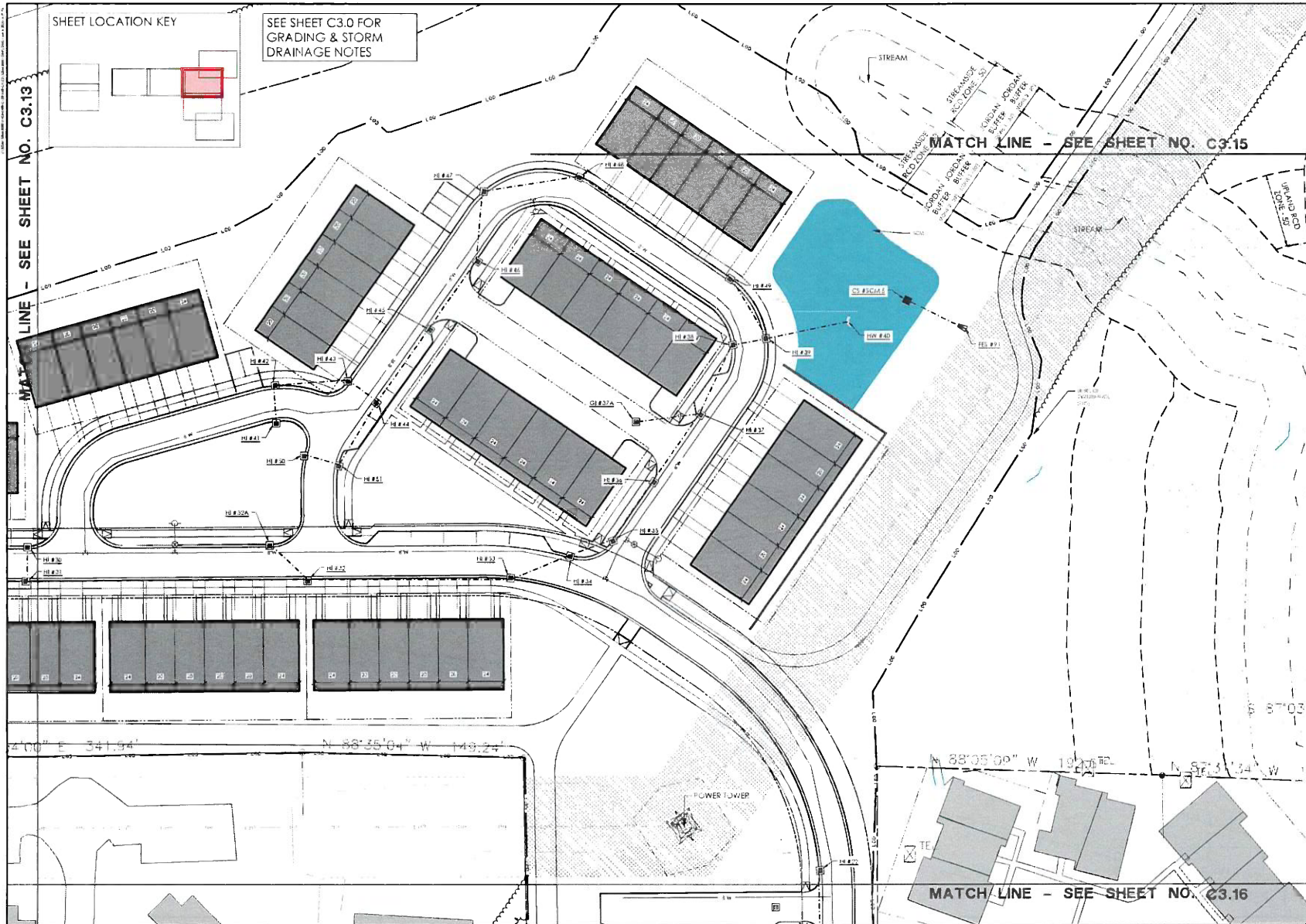
**PROJECT LOCATION:**  
CHARTER HILL, NC

**CLIENT/OWNER:**  
LANDFARMING II, LLC  
132140 WEAVER DAIRY STREET  
CHARTER HILL, NC 27044

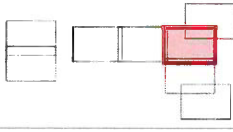
DATE: 2013.08.01  
BY: THOMAS & HUTTON  
CHECKED: THOMAS & HUTTON  
APPROVED: THOMAS & HUTTON  
SCALE: 1" = 10'

**C3.13**





SHEET LOCATION KEY



SEE SHEET C3.0 FOR  
GRADING & STORM  
DRAINAGE NOTES

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**THOMAS  
&  
HUTTON**

2100 Mountain Parkway • Suite 100  
Durham, NC 27713 • 919.487.0048  
www.thomashutton.com

DRAINAGE PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:  
CHAFFIN HILL, NC

CLIENT/OWNER:  
CHAFFIN HILL DEVELOPMENT  
1111 WEAVER DAIRY ROAD  
CHAFFIN HILL, NC 27713



DATE: 10/10/2014

BY: [Signature]

CHECKED: [Signature]

DESIGNED: [Signature]

SCALE: 1" = 40'

**C3.14**





MATCH LINE - SEE SHEET NO. C3.14

SHEET LOCATION KEY

SEE SHEET C3.0 FOR  
GRADING & STORM  
DRAINAGE NOTES

APC = 229.85'  
R = 3060.00'  
Delta = 4.7819  
CH BPG S 89.43.55 W  
Ch = 229.80'  
T = 114.98'

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

MATCH LINE - SEE SHEET NO. C3.17

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**THOMAS  
HUTTON**

2010 Interstate Parkway • Suite 100  
Durham, NC 27713 • 919.463.6248  
www.thomashutton.com

DRAINAGE PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:

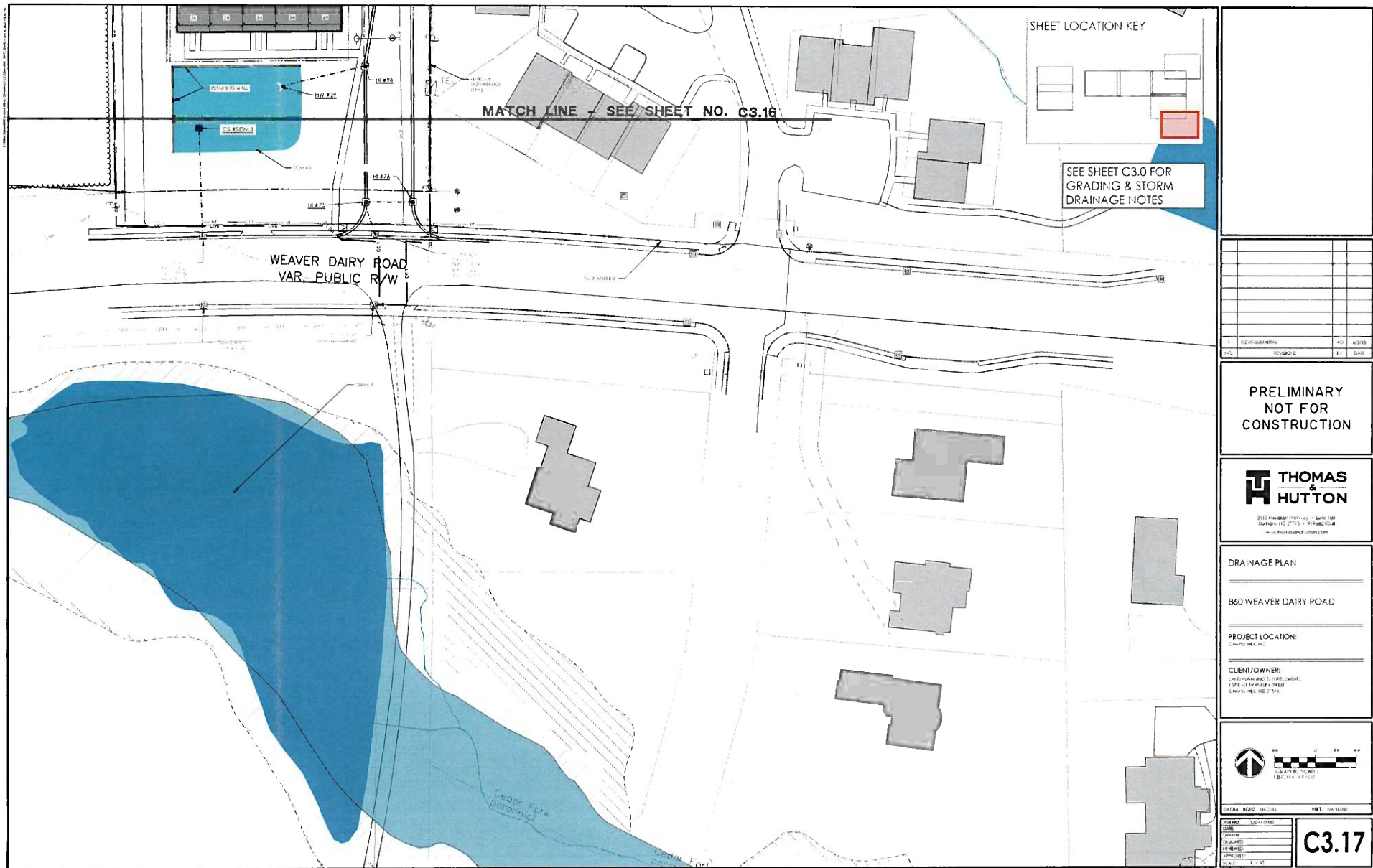
CLIENT/OWNER:  
LAND REFORM / DEVELOPERS  
152 AND 154 COUNTRY STREET  
CHERRY HILL, NC 27011



DATE: 08/02/2010 10:00 AM

DESIGNED BY: [blank]  
CHECKED BY: [blank]  
APPROVED BY: [blank]  
DATE: 8/2/10

**C3.16**

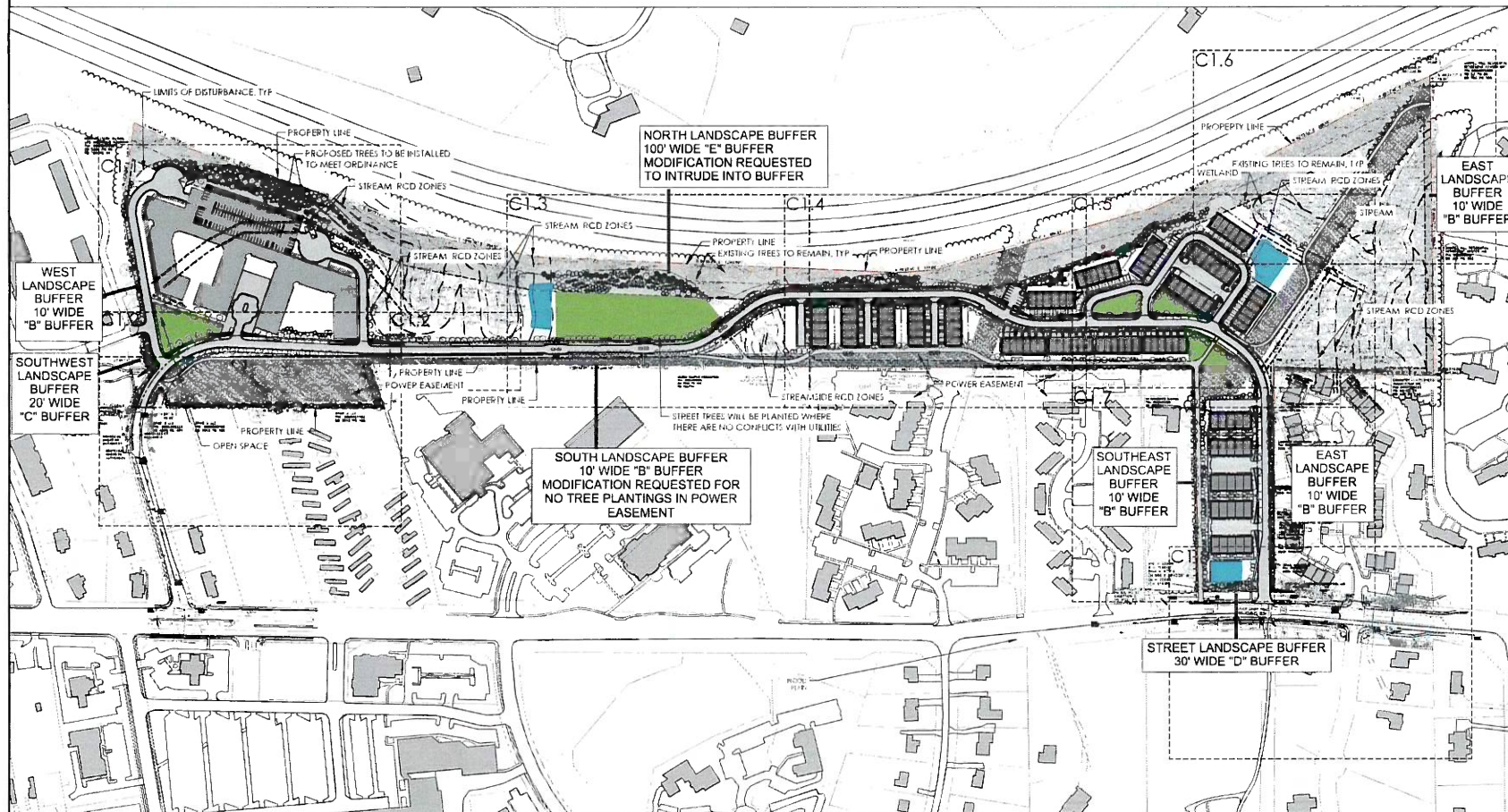




1. LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLIANCE.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, DEPTHS, QUANTITIES, DISTANCES, ANGLES AND SLOPES PRIOR TO ORDERING MATERIALS OR INSTALLING PROJECT.
3. IN AREAS OF GROUND COVER, MAINTAIN A 12" MINIMUM DISTANCE BETWEEN PLANTS AND HARD IMPROVEMENTS.
4. BED LINES SHALL CONFORM TO CONFIGURATION SHOWN ON THE PLANS. BED LINES SHALL MEET CURBS, WALKS, BUILDINGS, ETC. AT RIGHT ANGLES UNLESS SHOWN OTHERWISE.
5. 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.
6. 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.
7. 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 8" OF GROUND PRIOR TO PLANT INSTALLATION. ALL COMPACTED SOIL IS TO BE LOOSENEED TO A DEPTH OF 12".
8. CONTRACTOR WILL OBTAIN WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY PLANT SUBSTITUTIONS OF SPECIES, SIZE, OR TYPE OF CONTAINER.
9. 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.
10. CONTRACTOR WILL LEAVE DISTURBED AREAS LEVEL AND RAKED SMOOTH, REMOVING ALL ROCKS AND DEBRIS.
11. MULCH IS TO BE A 3" LAYER OF TRIPLE SHREDDED HARDWOOD MULCH. MULCH IS TO BE KEPT AWAY FROM TREE TRUNKS.
12. 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.
13. 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.
14. ALL UNPAVED SURFACES ARE TO BE COVERED IN PLANTS, MULCH, OR GRASS.
15. LINE OF SIGHT NOTE: NO PROPOSED LANDSCAPING WITHIN THE LINE OF SIGHT (TASEMENT) SHALL EXCEED 24" AT MATURITY. ANY NEW TREES SHALL BE LIMBED TO 7' ABOVE FINISHED GRADE.
16. ANY INVASIVE, EXOTIC PLANT MATERIAL WILL BE REMOVED FROM LANDSCAPE BUFFERS. A SURVEY OF EXISTING LANDSCAPE BUFFERS TO REMAIN WILL BE CONDUCTED FOLLOWING INITIAL CLEARING, AND ANY INVASIVE OR EXOTIC SPECIES FOUND WILL BE REMOVED.

## 2 LANDSCAPING NOTES

LT.1



PRELIMINARY  
NOT FOR  
CONSTRUCTION

**THOMAS  
& HUTTON**

2010 Madison Parkway • Suite 100  
Downers Grove, IL 60130 • 630.582.0548  
www.thomashutton.com

LANDSCAPE PLAN - OVERALL

860 WEAVER DAIRY ROAD

PROJECT LOCATION:  
CHRYSTAL, IL 60122

CLIENT/OWNER:  
LANDSCAPE ARCHITECT & DESIGN SERVICES  
151 E. 400 PRAIRIE STREET  
CHRYSTAL, IL 60122



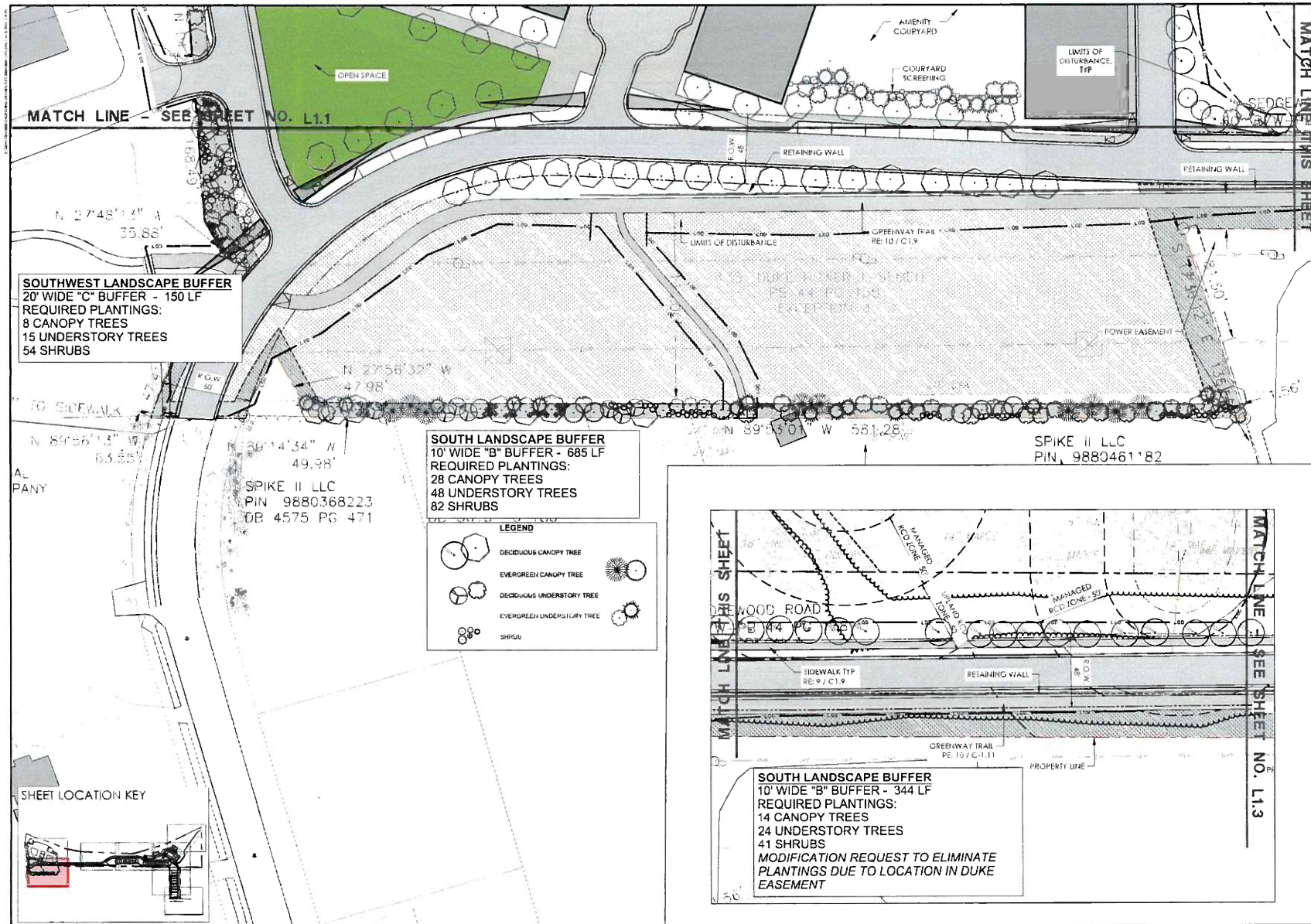
SCALE: 1" = 10' (HORIZONTAL)  
1" = 5' (VERTICAL)

DATE: 10/1/2020  
DRAWN: [Name]  
CHECKED: [Name]  
RELEASED: [Name]  
APPROVED: [Name]









PRELIMINARY  
NOT FOR  
CONSTRUCTION

**THOMAS  
HUTTON**

LANDSCAPE PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:

CLIENT/OWNER:

LAND TO HOLD & EXIST (LIMITED)

1.5 AC (LAND TO HOLD & EXIST)

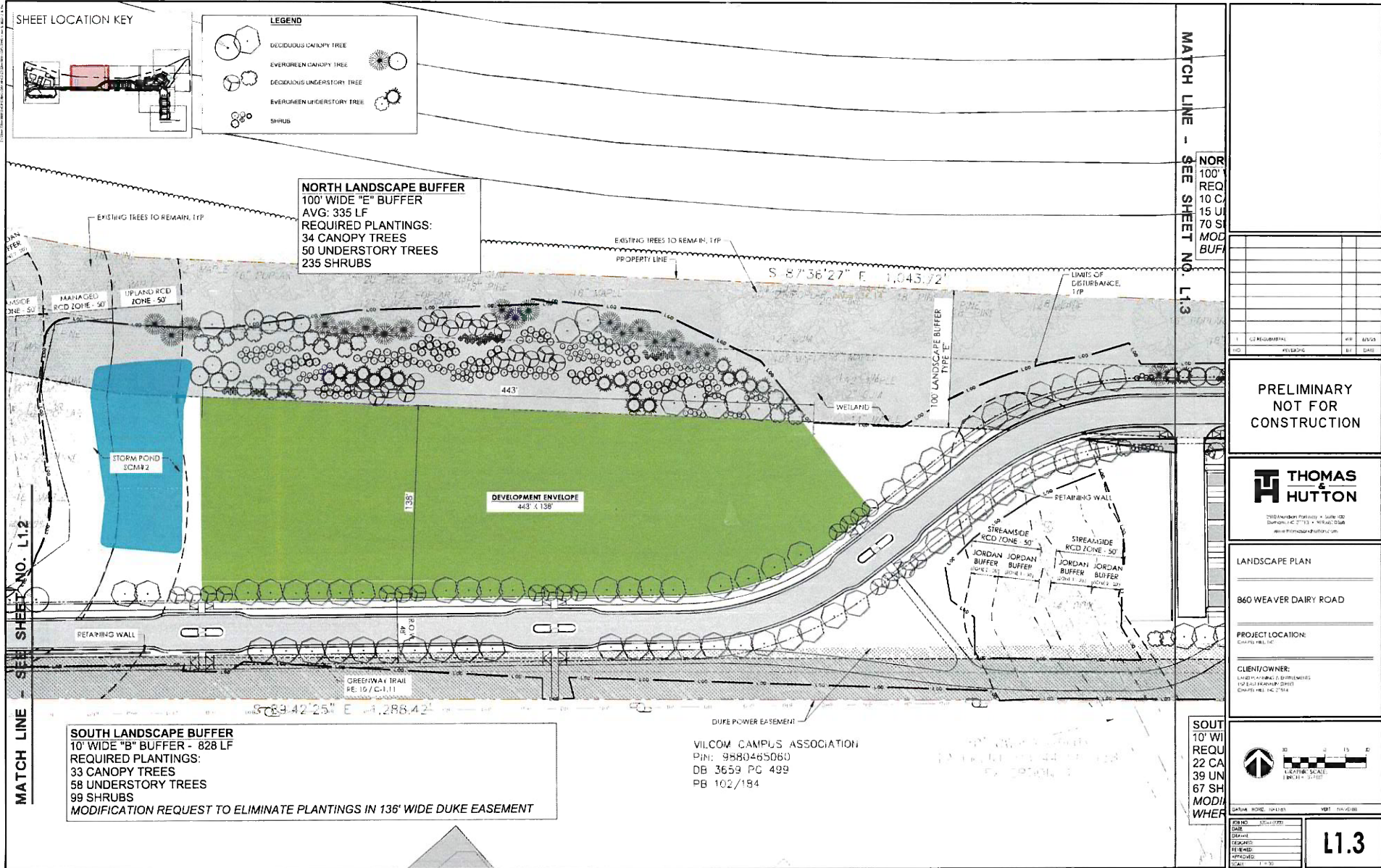
THOMAS HUTTON, INC. (27.5%)

SCALE

1" = 50'

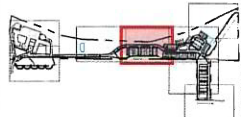
**L1.2**



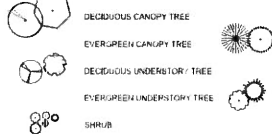




# SHEET LOCATION KEY



## 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. L1.5

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**THOMAS  
& HUTTON**

2100 E. Highway 100, Suite 100  
Durham, NC 27713 • 919.486.1100  
www.thomashutton.com

## LANDSCAPE PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:  
ENCLOSURE 101-102

CLIENT/OWNER:  
LANDSCAPE ARCHITECTS  
101-102 WEAVER DAIRY ROAD  
DURHAM, NC 27713



DATE:	10/10/2018
BY:	THH/STH
CHECKED:	THH/STH
APPROVED:	THH/STH
SCALE:	1" = 30'

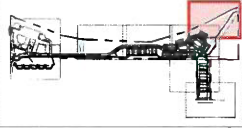
**L1.4**



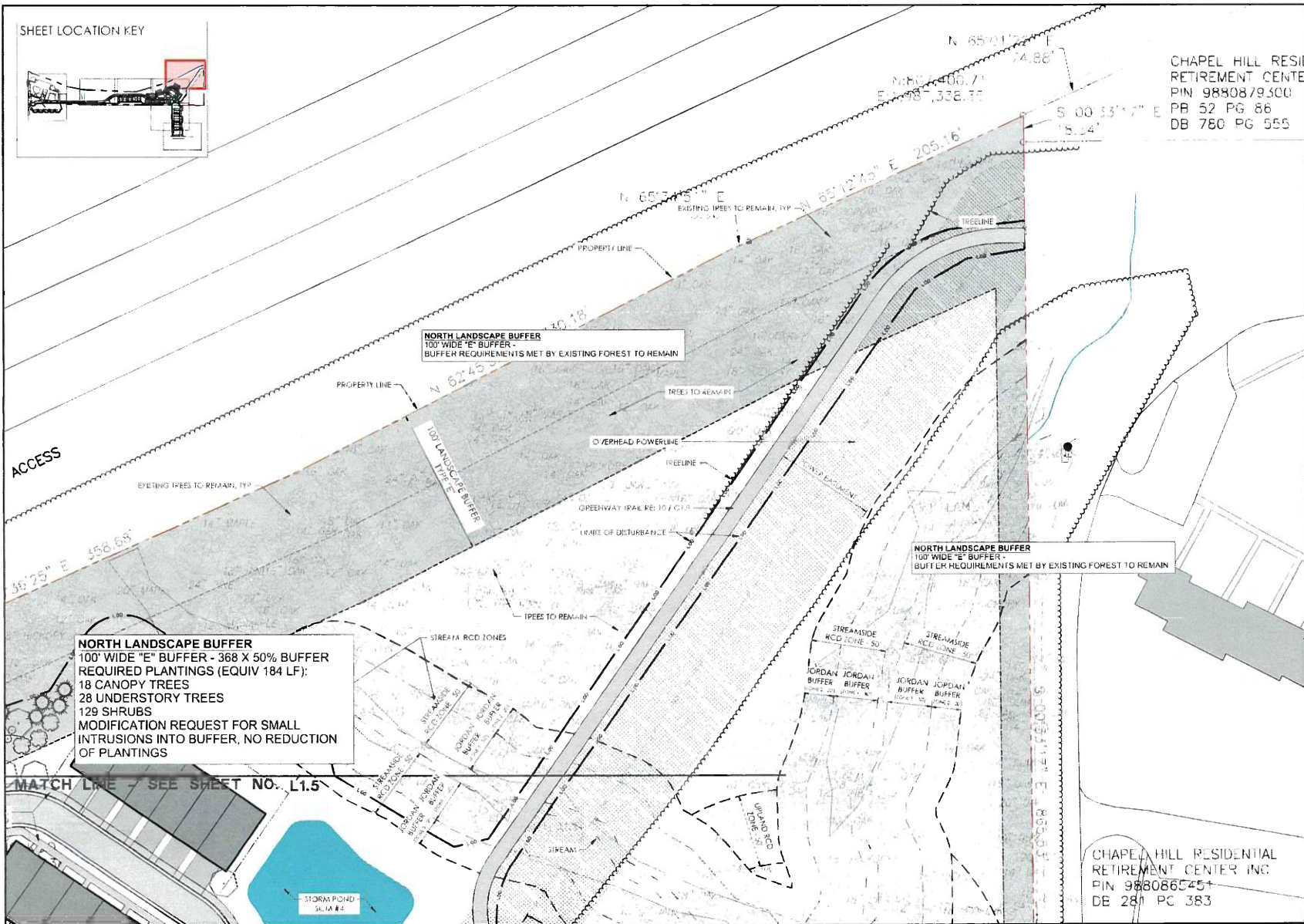




# SHEET LOCATION KEY



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



PRELIMINARY  
NOT FOR  
CONSTRUCTION

**THOMAS  
& HUTTON**

2100 Mountain Parkway, Suite 100  
Durham, NC 27713 • 919.486.0044  
www.thomashutton.com

## LANDSCAPE PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:  
CHAPL HILL, NC

CLIENT/OWNER:  
LAND PLANNING & DEVELOPMENT  
100 WEAVER DAIRY DRIVE  
CHAPEL HILL, NC 27514

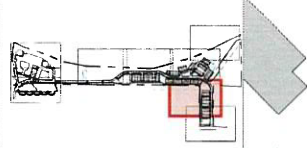


DATE:	10/1/2011
DATE:	1/24/2012
DATE:	
DATE:	
DATE:	
DATE:	
DATE:	
DATE:	

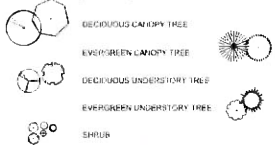
L1.6

MATCH LINE - SEE SHEET NO. L1.6

SHEET LOCATION KEY



**LEGEND**



**SOUTHEAST LANDSCAPE BUFFER**

10' WIDE "B" BUFFER - 572 LF  
REQUIRED PLANTINGS:  
23 CANOPY TREES  
40 UNDERSTORY TREES  
69 SHRUBS

BUFFER WILL BE WIDE ENOUGH  
TO ACCOMMODATE THE 10'  
PLANTING WIDTH AS WELL AS  
THE TRAIL WIDTH. PLANTINGS  
WILL BE INSTALLED EACH SIDE  
OF TRAIL.

**EAST LANDSCAPE BUFFER**

10' WIDE "B" BUFFER - 572 LF  
REQUIRED PLANTINGS:  
23 CANOPY TREES  
40 UNDERSTORY TREES  
69 SHRUBS

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**THOMAS  
HUTTON**

2500 Haddon Parkway, Suite 100  
Durham, NC 27713 • 919.486.5244  
www.thomashutton.com

**LANDSCAPE PLAN**

860 WEAVER DAIRY ROAD

PROJECT LOCATION:  
860 WEAVER DAIRY ROAD

CLIENT/OWNER:  
LANDSCAPE ARCHITECTS  
100 East Franklin Street  
Durham, NC 27704



DATE: 10/01/2019

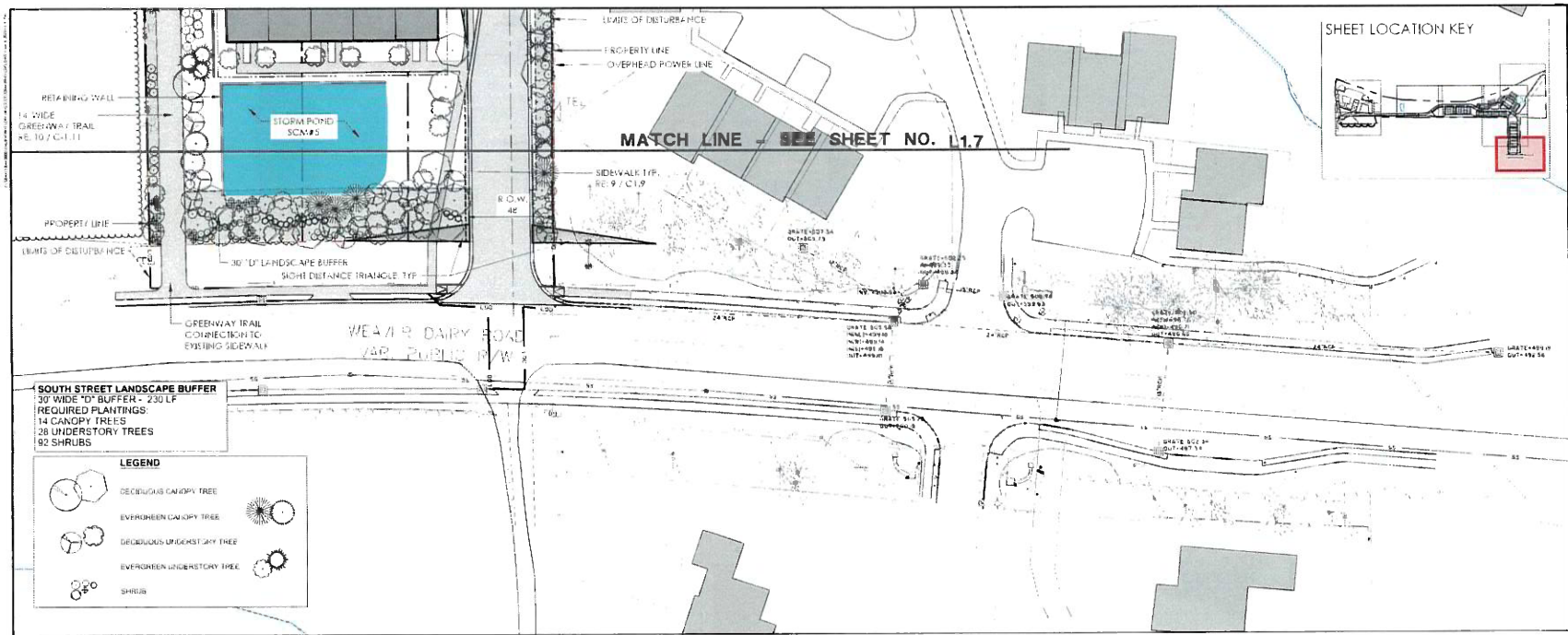
SCALE: 1/8" = 1'-0"

DATE: 10/01/2019

SCALE: 1/8" = 1'-0"

**L1.7**





PRELIMINARY  
NOT FOR  
CONSTRUCTION



2100 Henderson Drive, Suite 100  
Cary, NC 27513 • 919.486.0200  
www.thomashutton.com

#### LANDSCAPE PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:  
Crawford Hill, NC

CLIENT/OWNER:  
Crawford Hill, NC  
Crawford Hill, NC  
Crawford Hill, NC



DATE:	10/1/2020
BY:	TH
REVISION:	
DATE:	
BY:	
DATE:	
BY:	

L1.8

THE MAJORITY OF PLANT MATERIAL WILL BE NATIVE  
AND WILL BE SELECTED FROM THESE LISTS.

BOTANICAL NAME	COMMON NAME	MINIMUM SIZE*
<b>CANOPY TREES</b>		
Acer platanoides 'Columnare'	Columnar Norway Maple	3.5" caliper
Acer rubrum	Red Maple	3.5" caliper
Acer saccharum 'Legacy'	Legacy Sugar Maple	3.5" caliper
Carpinus betulus 'Fastigata'	Columnar Hornbeam	3.5" caliper
Carya ovata	Shagbark Hickory	3.5" caliper
Liquidambar styraciflua	Sweetgum	3.5" caliper
Liriodendron tulipifera	Tulip Poplar	3.5" caliper
Magnolia grandifolia	Southern Magnolia	3.5" caliper
Wrightia speciosa	Blackgum	3.5" caliper
Diospyros virginiana	Eastern Hophornbeam	3.5" caliper
Pinus virginiana	Virginia Pine	10-12" ht.
Quercus laevis	Southern Red Oak	3.5" caliper
Quercus shumardii	Shumard Oak	3.5" caliper
Quercus stellata	Post Oak	3.5" caliper
Ulmus americana	American Elm	3.5" caliper
<b>UNDERSTORY TREES</b>		
Asterilochia arborea	Servicetree	8'-10' ht.
Carpinus caroliniana	American Hornbeam	8'-10' ht.
Cornus canadensis	Hopbush	8'-10' ht.
Chionanthus virginicus	Fringetree	8'-10' ht.
Cornus florida	Flowering Dogwood	8'-10' ht.
Hamamelis virginiana	Carolina Silverbell	8'-10' ht.
Hamamelis virginiana	Common Witch Hazel	8'-10' ht.
Ilex opaca	American Holly	8'-10' ht.
Ilex verticillata	Winterberry	8'-10' ht.
Juniperus virginiana	Eastern Redcedar	8'-10' ht.
Magnolia virginiana	Sweetbay Magnolia	8'-10' ht.
Lythrum arborescens	Sourwood	8'-10' ht.

BOTANICAL NAME	COMMON NAME	MINIMUM SIZE*
<b>SHRUBS</b>		
Aucuba parvifolia	Bottlebrush Buckeye	24" ht.
Callicarpa americana	American Beautyberry	24" ht.
Calycanthus floridus	Sweetshrub	24" ht.
Cephalotaxus harringtonia 'Fastigiate'	Upright Plum Yew	36" ht.
Clethra alnifolia	Sweet Pepperbush	36" ht.
Cornus alba 'Sibirica'	Red Twig Dogwood	36" ht.
Distylium 'Emerald Heights'	Emerald Heights Distylium	24" ht.
Eurogymnus americana	Hearts-A-Bustin	24" ht.
Eurogymnus fortunei 'Emerald Gaily'	Emerald Gaily Eurogymnus	24" ht.
Fothergilla 'Mr. Airy'	Mr. Airy Fothergilla	30" ht.
Gardenia jasminoides 'August Beauty'	August Beauty Gardenia	30" ht.
Gardenia jasminoides 'Kieuns Hardy'	Kieuns Hardy Gardenia	24" ht.
Hydrangea quercifolia	Oakleaf Hydrangea	36" ht.
Ilex glabra	Inkberry Holly	30" ht.
Ilex vomitoria 'Nana'	Compact Yaupon Holly	24" ht.
Illicium floridanum	Florida Anise	30" ht.
Ilex x meserveae 'Blue Princess'	Blue Princess Holly	30" ht.
Lythrum denisonii	Spicebush	24" ht.
Alycia ciliata	Southern waxmyrtle	36" ht.
Prunus caroliniana 'Morus'	Bright n Tight Carolina Laurel	4" ht.
Rhododendron catawbiense	Catawba Rhododendron	4" ht.
Sarcococca ruscifolia	Sweetbox	24" ht.
Viburnum burkwoodii 'American Spice'	American Spice Viburnum	24" ht.
Viburnum dentatum	Arrowwood Viburnum	36" ht.
Viburnum judaei	Judd Viburnum	36" ht.
Viburnum lentago	Nannyberry	24" ht.