

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

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 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.

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

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PREPARED BY:

PN# 9880564638

ENVIRONMENTAL CONSTRAINTS

- STREAS, STREAM BUFFERS, ACD
- WETLANDS
- OVERHEAD ELECTRIC UTILITY EASEMENTS TO REMAIN
- SANITARY SEWER EASEMENTS
- UNIMPROVED RIGHT OF WAY TO BE REMOVED

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-O-1 / R-3

PROPOSED ZONING MU-O-C2D

EXISTING USE VACANT, WOODED

PROPOSED USES MULTI-FAMILY RESIDENTIAL AND TOWNHOUSES
750-800 RESIDENTIAL UNITS
18-19 UNITS/AC
PLUS CENTRAL FLEX SPACE COMPONENT

PRELIMINARY
- NOT FOR
CONSTRUCTION

[illegible]

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



| Sheet List Table | |
|------------------|---|
| Sheet Number | Sheet Title |
| CD.1 | COVER SHEET |
| GO.1 | NOTES & SITE DATA |
| AM.1 | AREA MAP |
| CD.1.0 | EXISTING CONDITIONS & DEMOLITION PLAN - OVERALL |
| CD.1.1 | EXISTING CONDITIONS & DEMOLITION PLAN |
| CD.1.2 | EXISTING CONDITIONS & DEMOLITION PLAN |
| CD.1.3 | EXISTING CONDITIONS & DEMOLITION PLAN |
| CD.1.4 | EXISTING CONDITIONS & DEMOLITION PLAN |
| CD.1.5 | EXISTING CONDITIONS & DEMOLITION PLAN |
| CD.1.6 | EXISTING CONDITIONS & DEMOLITION PLAN |
| CD.1.7 | EXISTING CONDITIONS & DEMOLITION PLAN |
| CD.1.8 | EXISTING CONDITIONS & DEMOLITION PLAN |
| CD.1.9 | LANDSCAPE PROTECTION PLAN |
| CD.1.10 | SLOPE ANALYSIS AND IMPACTS |
| C.1.0 | WET PLANS OVERALL |
| C.1.1 | PHASING PLAN |
| C.1.1 | SITE PLAN |
| C.1.2 | SITE PLAN |
| C.1.3 | SITE PLAN |
| C.1.4 | SITE PLAN |
| C.1.5 | SITE PLAN |
| C.1.6 | SITE PLAN |
| C.1.7 | SITE PLAN |
| C.1.8 | SITE PLAN |
| C.1.9 | FIRE APPARATUS MOVEMENT & AERIAL ACCESS PLAN |
| C.1.10 | FIRE APPARATUS MOVEMENT & AERIAL ACCESS PLAN |
| C.1.11 | FIRE DETAILS |
| C.2.0 | SEWER PLANS OVERALL |
| C.2.1 | SEWER PLAN |
| C.2.2 | SEWER PLAN |
| C.2.3 | SEWER PLAN |
| C.2.4 | SEWER PLAN |
| C.2.5 | SEWER PLAN |
| C.2.6 | SEWER PLAN |
| C.2.7 | SEWER PLAN |
| C.2.8 | SEWER PLAN |
| C.2.9 | WATER PLANS OVERALL |
| C.2.10 | WATER PLAN |
| C.2.11 | WATER PLAN |
| C.2.12 | WATER PLAN |
| C.2.13 | WATER PLAN |
| C.2.14 | WATER PLAN |
| C.2.15 | WATER PLAN |
| C.2.16 | WATER PLAN |
| C.2.17 | WATER PLAN |
| C.3.0 | PAVING & GRADING PLANS OVERALL |
| C.3.1 | PAVING & GRADING PLAN |
| C.3.2 | PAVING & GRADING PLAN |
| C.3.3 | PAVING & GRADING PLAN |
| C.3.4 | PAVING & GRADING PLAN |
| C.3.5 | PAVING & GRADING PLAN |
| C.3.6 | PAVING & GRADING PLAN |
| C.3.7 | PAVING & GRADING PLAN |
| C.3.8 | PAVING & GRADING PLAN |
| C.3.9 | DRAINAGE PLANS OVERALL |
| C.3.10 | DRAINAGE PLAN |
| C.3.11 | DRAINAGE PLAN |
| C.3.12 | DRAINAGE PLAN |
| C.3.13 | DRAINAGE PLAN |
| C.3.14 | DRAINAGE PLAN |
| C.3.15 | DRAINAGE PLAN |
| C.3.16 | DRAINAGE PLAN |
| C.3.17 | DRAINAGE PLAN |
| L.1.0 | LANDSCAPE PLANS OVERALL |
| L.1.1 | LANDSCAPE PLAN |
| L.1.2 | LANDSCAPE PLAN |
| L.1.3 | LANDSCAPE PLAN |
| L.1.4 | LANDSCAPE PLAN |
| L.1.5 | LANDSCAPE PLAN |
| L.1.6 | LANDSCAPE PLAN |
| L.1.7 | LANDSCAPE PLAN |
| L.1.8 | LANDSCAPE PLAN |

SITE DATA:

HET LAND AREA: 1,970,128 SF / 45.33 AC
GROSS LAND AREA: 2,147,141 SF / 49.78 AC

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

ZONING: MHA-CID
EXISTING BUILDINGS: N/A - SITE IS VACANT & WOODED

MAXIMUM ALLOWED FAR: SEE TABLE TO THE RIGHT - 757.483 SF MAX ALLOWED

PROPOSED SQUARE FOOTAGE: 742,039 SF

BUILDING HEIGHT: MULTIFAMILY 6-7 STORES, TO HEIGHT TOWNHOMES 3-4 STORES, UP TO 40' HEIGHT
MODIFICATION REQUEST FOR ADDITIONAL HEIGHT

PROPOSED USES: FLEX SPACE WILL COMPLY WITH LUMO
MULTIFAMILY 525-575 UNITS TOTAL PLUS 105-135 TOWNHOME UNITS
TOTAL: 630-710 RESIDENTIAL UNITS
NON-RESIDENTIAL SPACE

VEHICULAR PARKING: 104-25 SPACES PER EFFICIENCY
REQUIRED: 104-25 SPACES PER 1-BEDROOM
141-73 SPACES PER 2-BEDROOM
175-25 SPACES PER 3-BEDROOM
PARKING PROVIDED WILL MEET MINIMUM LUMO REQUIREMENT

MINIMUM PARKING: MINIMUM: 115, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000, 1002, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018, 1020, 1022, 1024, 1026, 1028, 1030, 1032, 1034, 1036, 1038, 1040, 1042, 1044, 1046, 1048, 1050, 1052, 1054, 1056, 1058, 1060, 1062, 1064, 1066, 1068, 1070, 1072, 1074, 1076, 1078, 1080, 1082, 1084, 1086, 1088, 1090, 1092, 1094, 1096, 1098, 1100, 1102, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120, 1122, 1124, 1126, 1128, 1130, 1132, 1134, 1136, 1138, 1140, 1142, 1144, 1146, 1148, 1150, 1152, 1154, 1156, 1158, 1160, 1162, 1164, 1166, 1168, 1170, 1172, 1174, 1176, 1178, 1180, 1182, 1184, 1186, 1188, 1190, 1192, 1194, 1196, 1198, 1200, 1202, 1204, 1206, 1208, 1210, 1212, 1214, 1216, 1218, 1220, 1222, 1224, 1226, 1228, 1230, 1232, 1234, 1236, 1238, 1240, 1242, 1244, 1246, 1248, 1250, 1252, 1254, 1256, 1258, 1260, 1262, 1264, 1266, 1268, 1270, 1272, 1274, 1276, 1278, 1280, 1282, 1284, 1286, 1288, 1290, 1292, 1294, 1296, 1298, 1300, 1302, 1304, 1306, 1308, 1310, 1312, 1314, 1316, 1318, 1320, 1322, 1324, 1326, 1328, 1330, 1332, 1334, 1336, 1338, 1340, 1342, 1344, 1346, 1348, 1350, 1352, 1354, 1356, 1358, 1360, 1362, 1364, 1366, 1368, 1370, 1372, 1374, 1376, 1378, 1380, 1382, 1384, 1386, 1388, 1390, 1392, 1394, 1396, 1398, 1400, 1402, 1404, 1406, 1408, 1410, 1412, 1414, 1416, 1418, 1420, 1422, 1424, 1426, 1428, 1430, 1432, 1434, 1436, 1438, 1440, 1442, 1444, 1446, 1448, 1450, 1452, 1454, 1456, 1458, 1460, 1462, 1464, 1466, 1468, 1470, 1472, 1474, 1476, 1478, 1480, 1482, 1484, 1486, 1488, 1490, 1492, 1494, 1496, 1498, 1500, 1502, 1504, 1506, 1508, 1510, 1512, 1514, 1516, 1518, 1520, 1522, 1524, 1526, 1528, 1530, 1532, 1534, 1536, 1538, 1540, 1542, 1544, 1546, 1548, 1550, 1552, 1554, 1556, 1558, 1560, 1562, 1564, 1566, 1568, 1570, 1572, 1574, 1576, 1578, 1580, 1582, 1584, 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3578, 3580, 3582, 3584, 3586, 3588,



AREA MAP
SCALE: 1" = 200'

PRELIMINARY
NOT FOR
CONSTRUCTION

**THOMAS
& 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



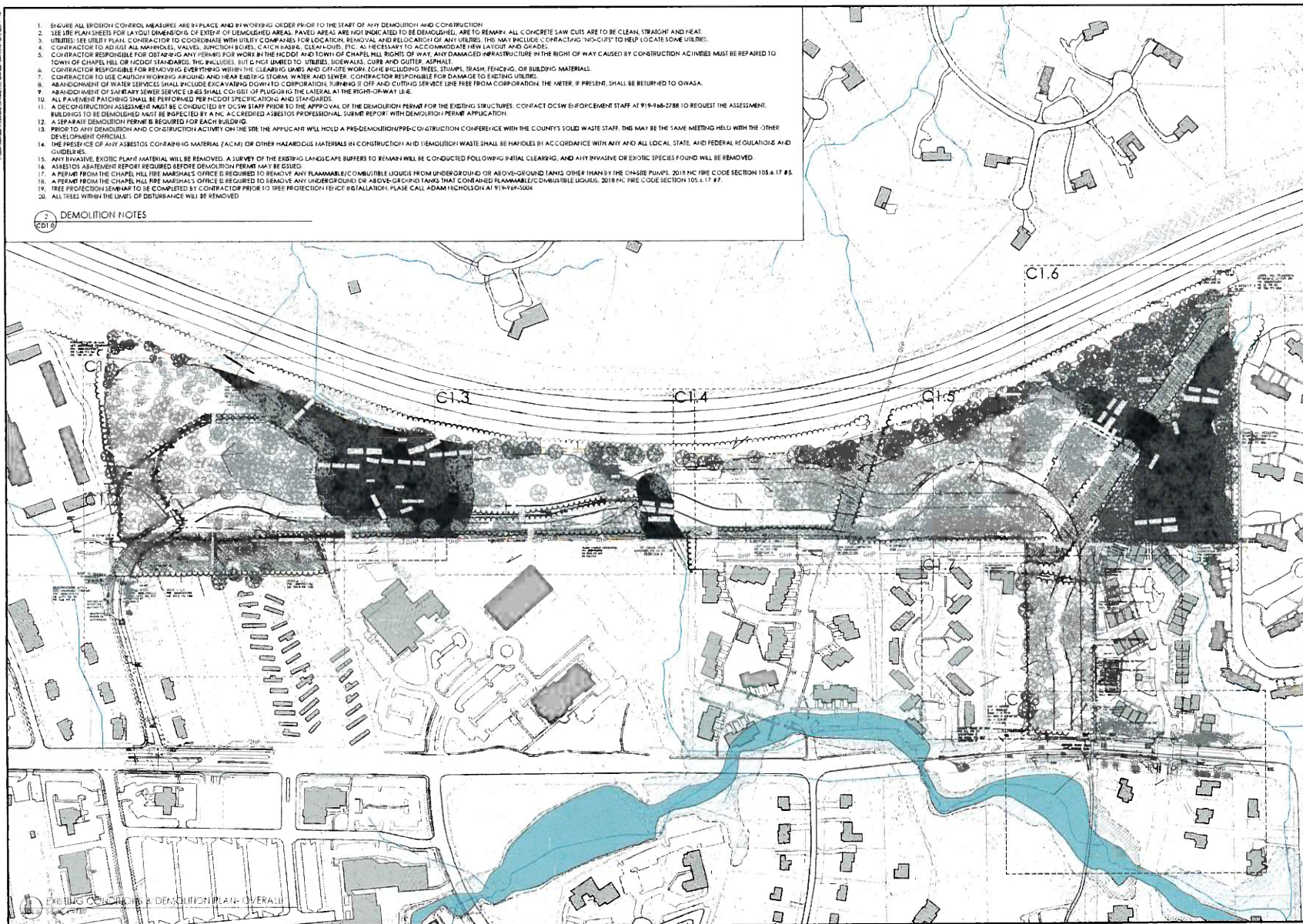
SHEET NO. 02044.0300
DATE: 7.5.2024
DRAWN:
CHECKED:
APPROVED:
SCALE: 1" = 200'

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 OWASA.
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 FIVE-FEET 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 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 105.4.17 #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



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CONSTRUCTION

**THOMAS
& HUTTON**

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
1100 W. HARRIS STREET
CHAPEL HILL, NC 27514

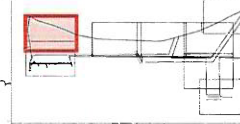


DATE: 08/14/2018 1:10 PM

CD1.0



SHEET LOCATION KEY



SHIH JING KAO
PIN: 9880584E3
DEED: 1170718
PB 44 PG 138

LOT AREA 12,000,000
4523 ACRES

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CONSTRUCTION



2550 Meridian Parkway • Suite 100
Oquirrh, NC 27113 • 919-882-0346
www.thomsonlearning.com/nc

EXISTING CONDITIONS & DEMOLITION PLAN

860 WEAVER DAIRY ROAD

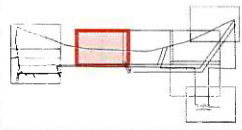
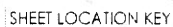
PROJECT LOCATION:
CHAMPLAIN

CLIENT/OWNER:
LAWRENCE, N. HARRIS & J. B. HARRIS
150 E. LAKE FRANKLIN ST. STE. 1
CHICAGO, ILL. 60604



DATE: MONTH: YEAR:

CD1.1



MATCH LINE - SEE SHEET NO. CD14

MATCH LINE - SEE SHEET NO. CD1.2

PRELIMINARY
NOT FOR
CONSTRUCTION



25(OH) Vitamin D₃ (nmol/L) = 1.61 × 10³ ×
Difkalm, Inc. 2003. © 2003

EXISTING CONDITIONS &
DEMOLITION PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHARTER HALL, LLC

CLIENT/OWNER:
LANDFEATHERS, L.L.P./LLIMITED
152 EAST HARRISON STREET
CHICAGO, ILL. 60601



| | |
|------------|------------------|
| DATA POINT | VERT. TRAJECTORY |
|------------|------------------|

| | | |
|--------|-----------|--|
| NO. 10 | 100 (100) | |
|--------|-----------|--|

DATE _____

CD1

| | |
|----------|----|
| REVIEWED | CD |
| APPROVED | |

SCALE: 1 - 30

CD1.3

VLCOM CAMPUS ASSOCIATION
PIN: 9826465060
DB 3659 PC 499
PB 102/184

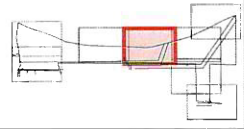
30' IOWA UTILITY
EASEMENT-PB 44 PG 138
EXCEPTION 4

Ex. CONTOURS ITP.3

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

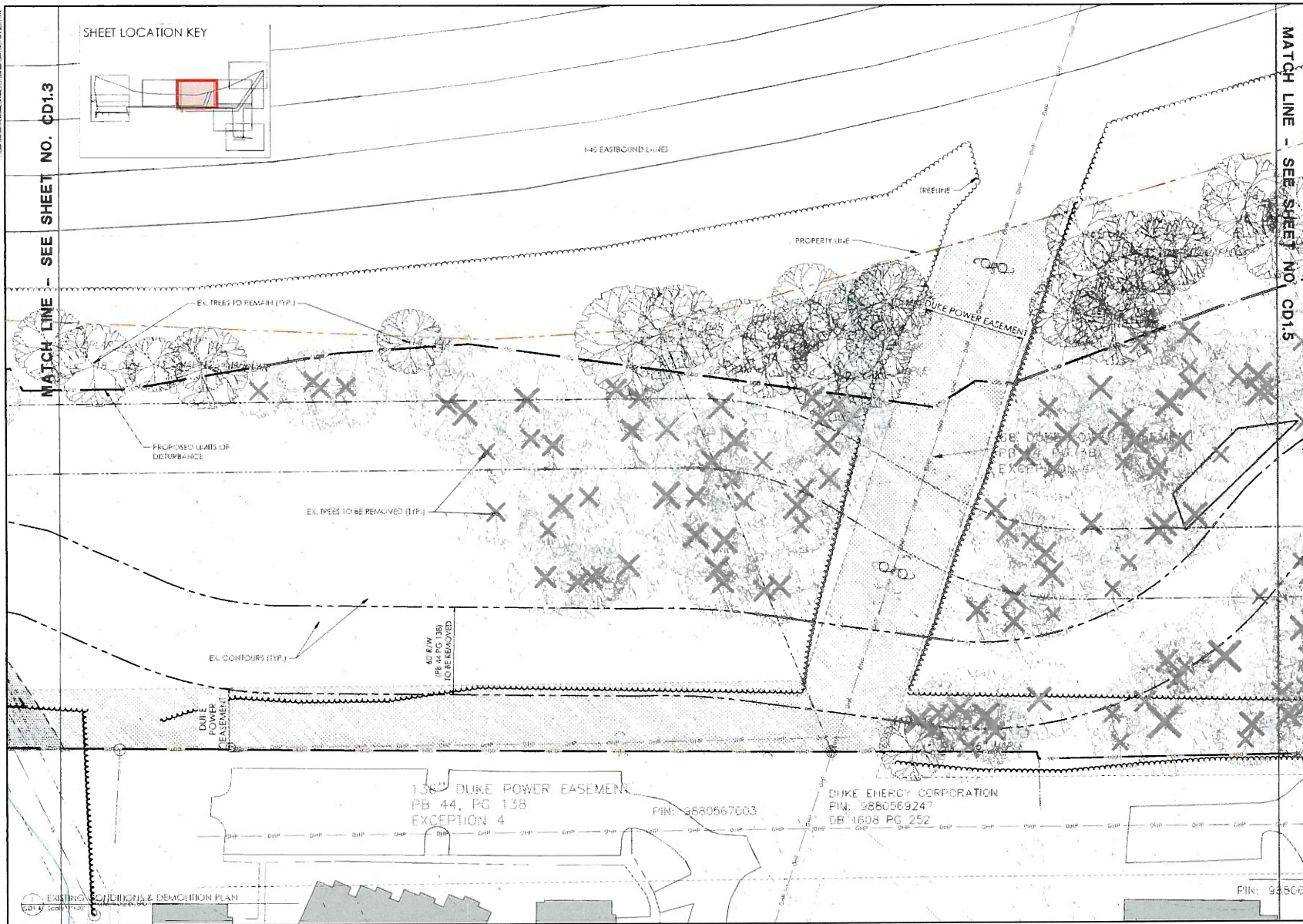
EXISTING

SHEET LOCATION KEY



MATCH LINE - SEE SHEET NO. CD1.3

MATCH LINE - SEE SHEET NO. CD1.5



PRELIMINARY
NOT FOR
CONSTRUCTION

**THOMAS
& HUTTON**

1100 UNIVERSITY PARKWAY • SUITE 200
TAMPA, FL 33613 • 813.281.0000
WWW.THOMASANDHUTTON.COM

EXISTING CONDITIONS &
DEMOLITION PLAN

B60 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHARLES HILL, LLC

CLIENT/OWNER:
LAND PLANNING & ENGINEERING
1001 1ST AVENUE, SUITE 200
CHARLES HILL, FL 33614



DATE: 08/14/2013

BY: [Signature]

FORM: [Blank]

DATE: [Blank]

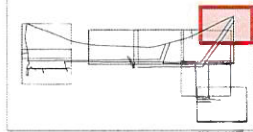
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APPROVED: [Blank]

DATE: [Blank]

CD1.4

SHEET LOCATION KEY



CHAPEL HILL RESIDENTIAL
RETIREMENT CENTER
PIN 9880879300
PB 52 PG 86
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PRELIMINARY
NOT FOR
CONSTRUCTION



EXISTING CONDITIONS &
DEMOLITION PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAPEL HILL, NC

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



CD1.6

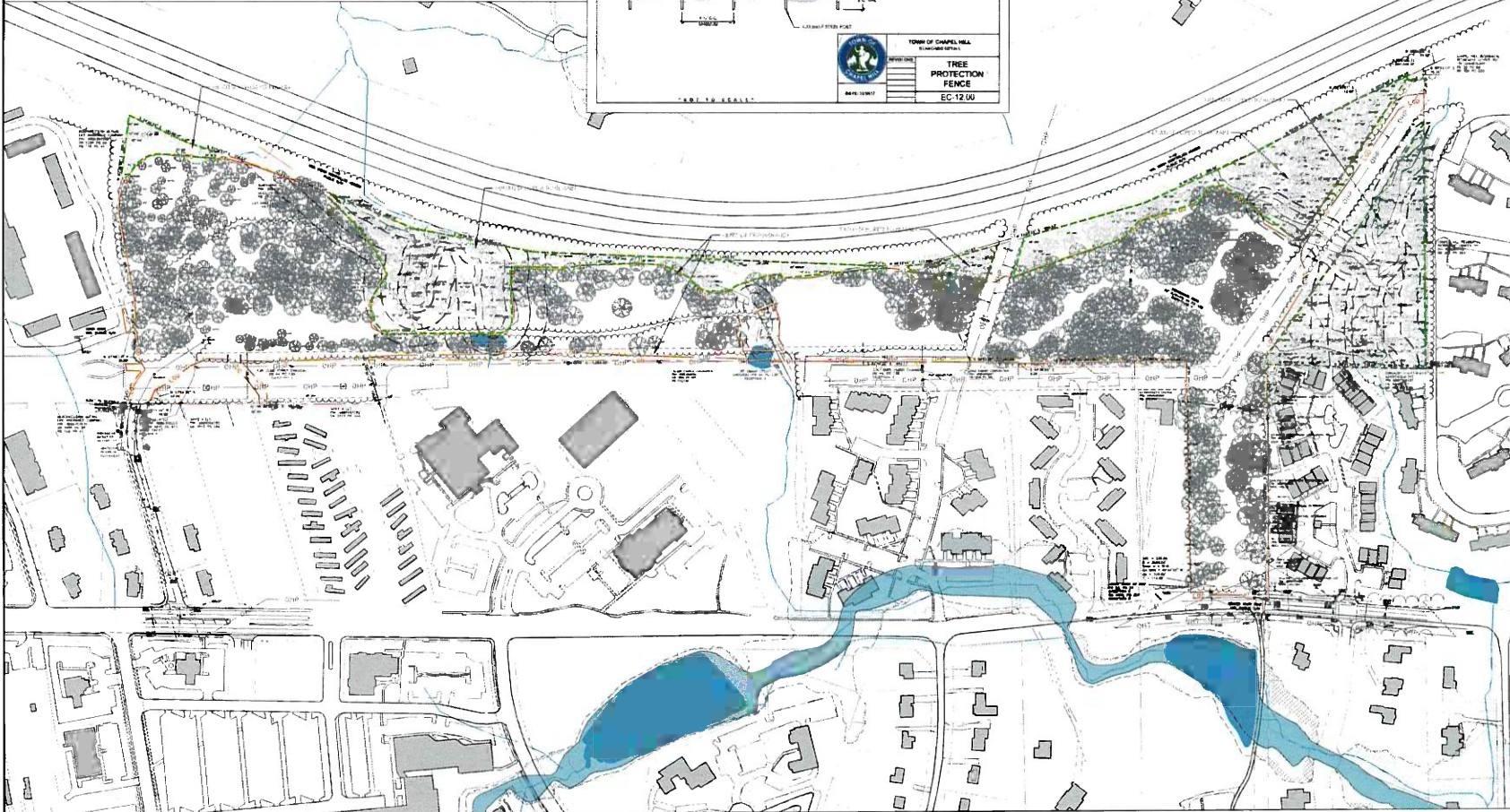
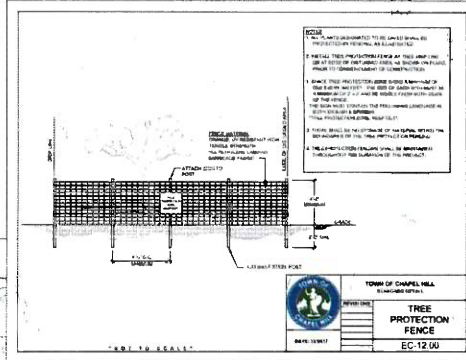
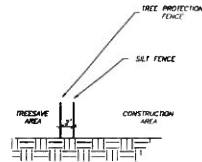


TREE COVERAGE CALCULATIONS

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

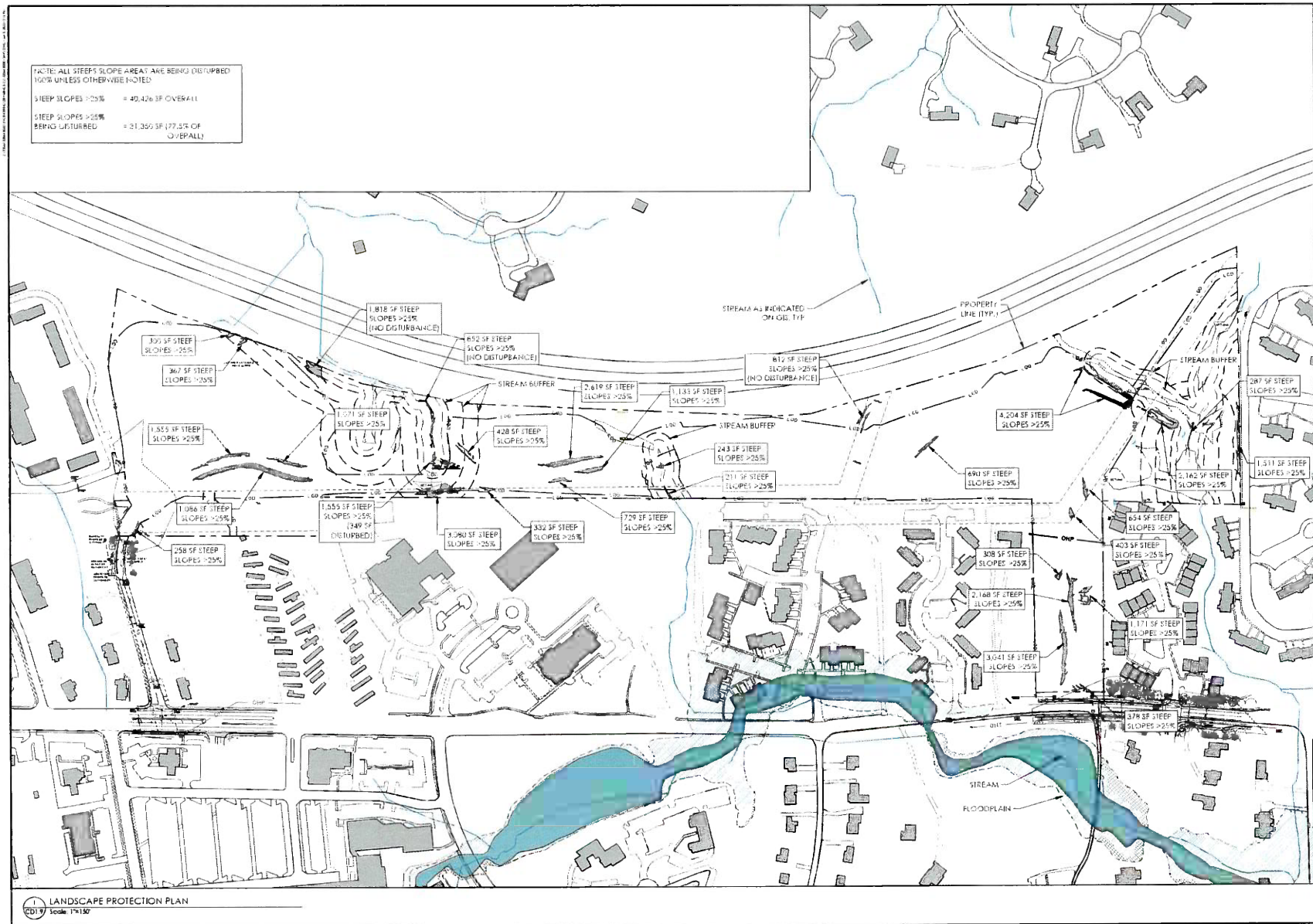
PERCENT COVERAGE 40%
 COVERAGE REQUIRED 625,150 SF

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



LANDSCAPE PROTECTION PLAN
 Scale: 1"=150'

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| <p>THOMAS & HUTTON</p> <p>2500 Henshaw Parkway • Suite 100 Cary, NC 27513 • 919.460.0748 www.thomashutton.com</p> | |
| <p>LANDSCAPE PROTECTION PLAN</p> | |
| <p>860 WEAVER DAIRY ROAD</p> | |
| <p>PROJECT LOCATION: 860 WEAVER DAIRY ROAD</p> | |
| <p>CLIENT/TOWNER: LANDSCAPE ARCHITECTURE 1000 ASH ST. SUITE 200 CHAPEL HILL, NC 27514</p> | |
| <p>DATE: 10/11/11</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)

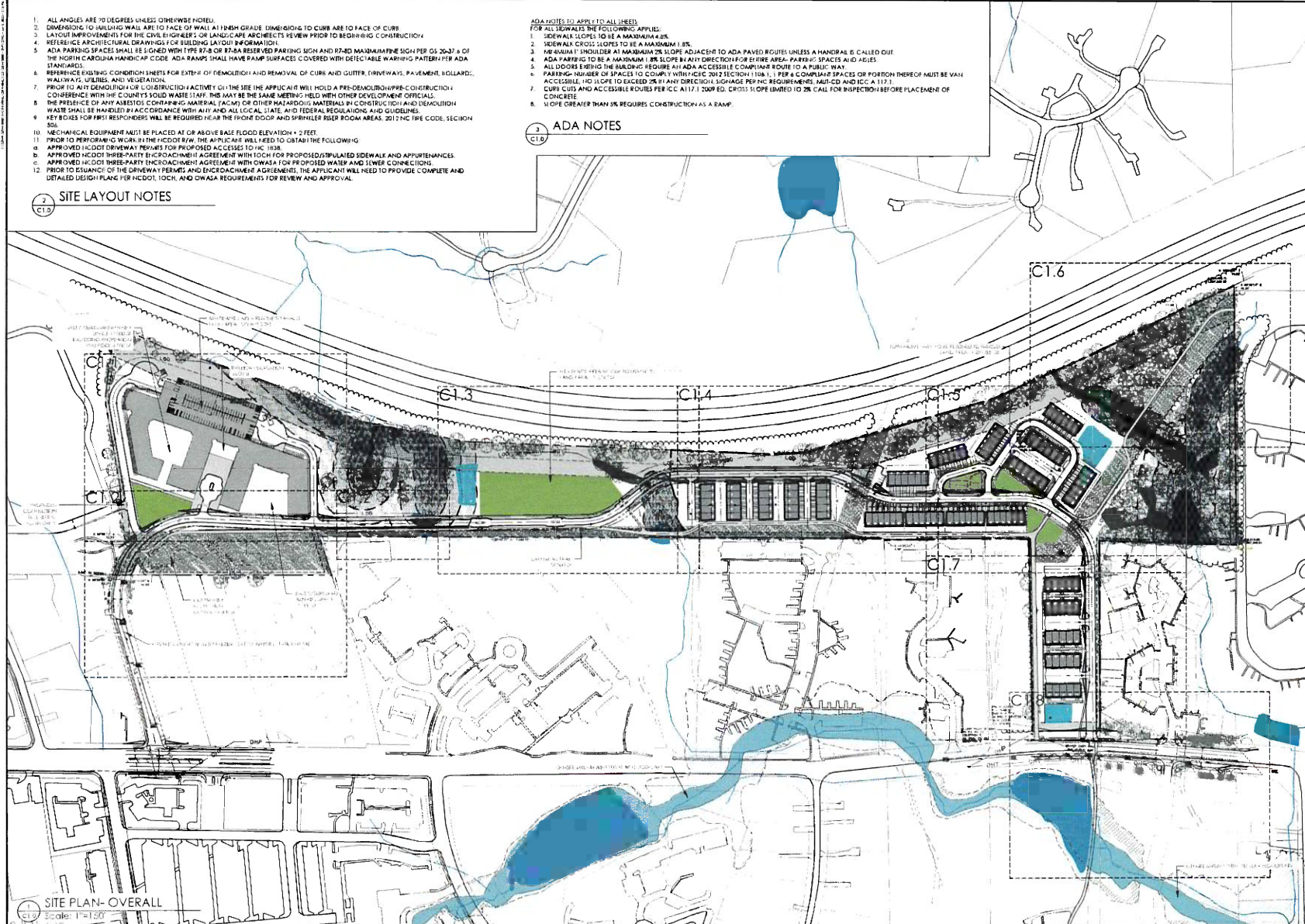
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| <p>PRELIMINARY NOT FOR CONSTRUCTION</p> | |
| <p>THOMAS & HUTTON</p> <p>2010 Hutton Parkway, Suite 100 Carmel, IN 46032 • TEL: 317.476.1000 www.thomashutton.com</p> | |
| <p>SLOPE ANALYSIS AND IMPACTS</p> | |
| <p>860 WEAVER DAIRY ROAD</p> | |
| <p>PROJECT LOCATION: CARMEL, IN</p> | |
| <p>CLIENT/OWNER: LANDSCAPE ARCHITECTS 1500 E. 10TH AVENUE CARMEL, IN 46032</p> | |
| <p>GRAPHIC SCALE: 1" = 100'</p> | |
| <p>DATE: 10/10/18</p> <p>DESIGNED: [Signature]</p> <p>REVIEWED: [Signature]</p> <p>APPROVED: [Signature]</p> | |
| <p>CD1.10</p> | |

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 GS 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 ARRESTING MATERIAL (FACING) 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 TCHP 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, TCHP, 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 26 FT 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



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705 E. 10th Street, Suite 100
Durham, NC 27703 • 919.486.0000
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SITE PLAN - OVERALL

860 WEAVER DAIRY ROAD

PROJECT LOCATION:

CHARTER HILL, NC

CLIENT/OWNER:

CHARTER HILL, NC

150 E. 10th Street, Suite 100

DURHAM, NC 27703

CHARTER HILL, NC 27014



| | | | |
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| DATE: 10/20/2020 | REVISION: 1 | APPROVED: [Signature] | VERB: 10/20/2020 |
| DESIGNED: [Signature] | CHECKED: [Signature] | APPROVED: [Signature] | |
| DATE: 10/20/2020 | | | |

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

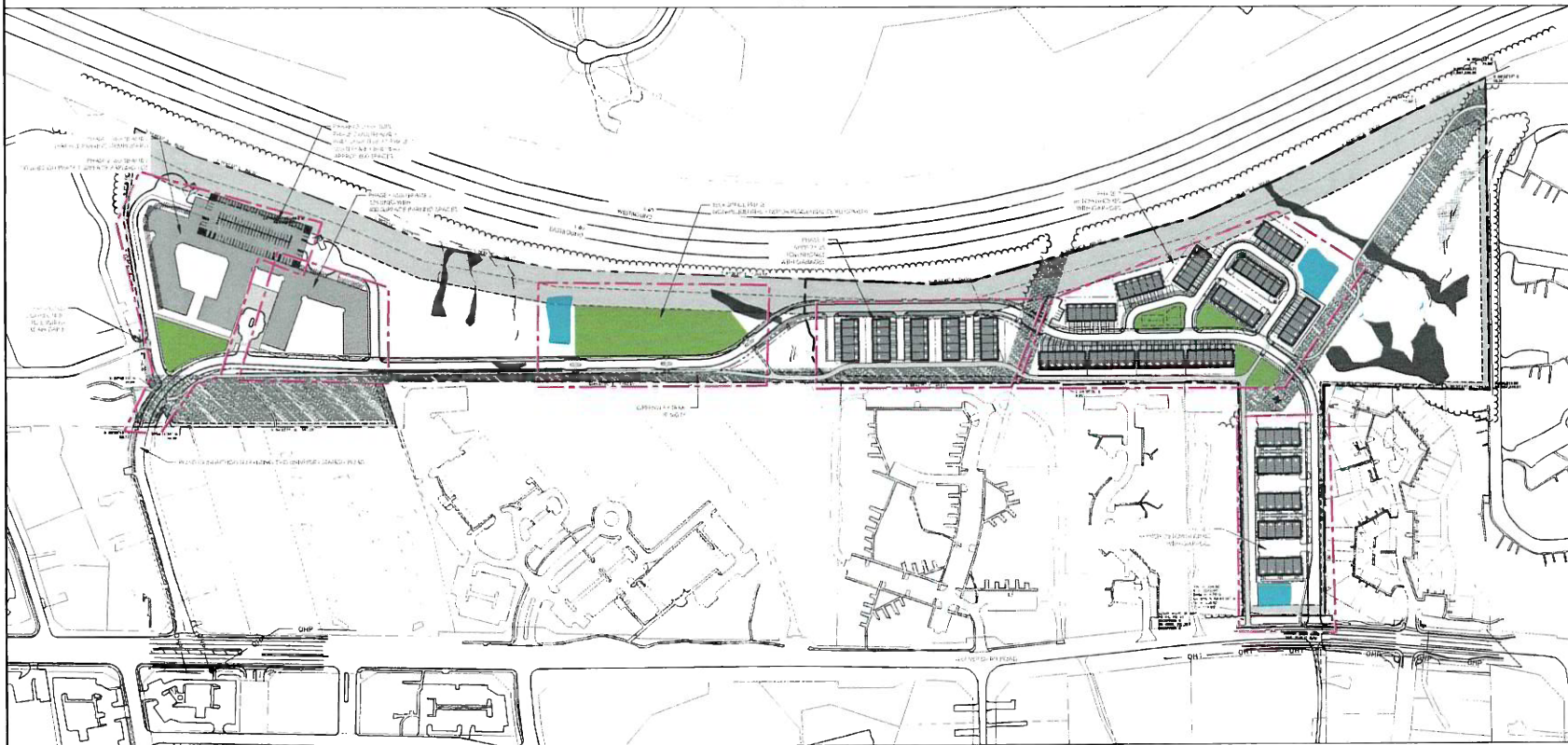
PHASE 1 - TOWNHOME ALONG THE EASTERN ENTRY ROAD

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

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CONSTRUCTION

**THOMAS
& HUTTON**

2510 HENDRIX PARKWAY • SUITE 100
CHARLOTTE, NC 28211 • 704.462.0000
WWW.THOMASANDHUTTON.COM

PHASING PLAN

860 WEAVER DAIRY ROAD

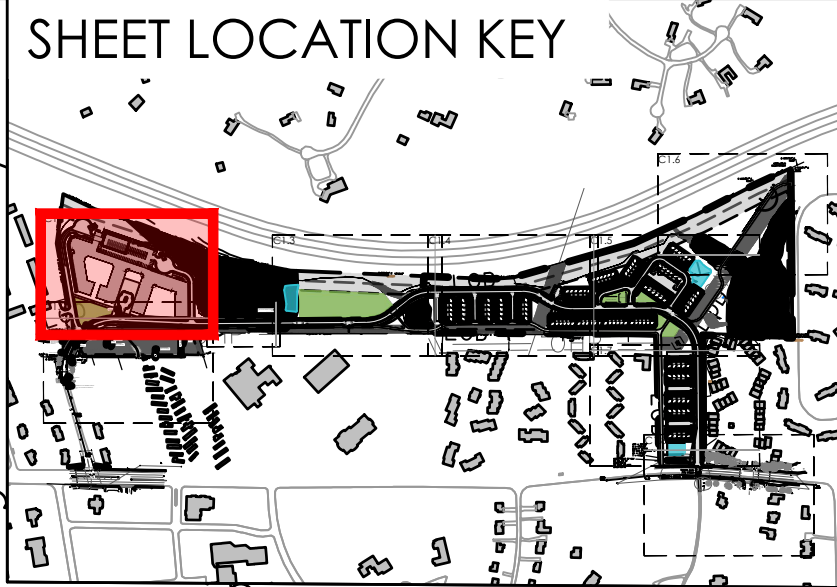
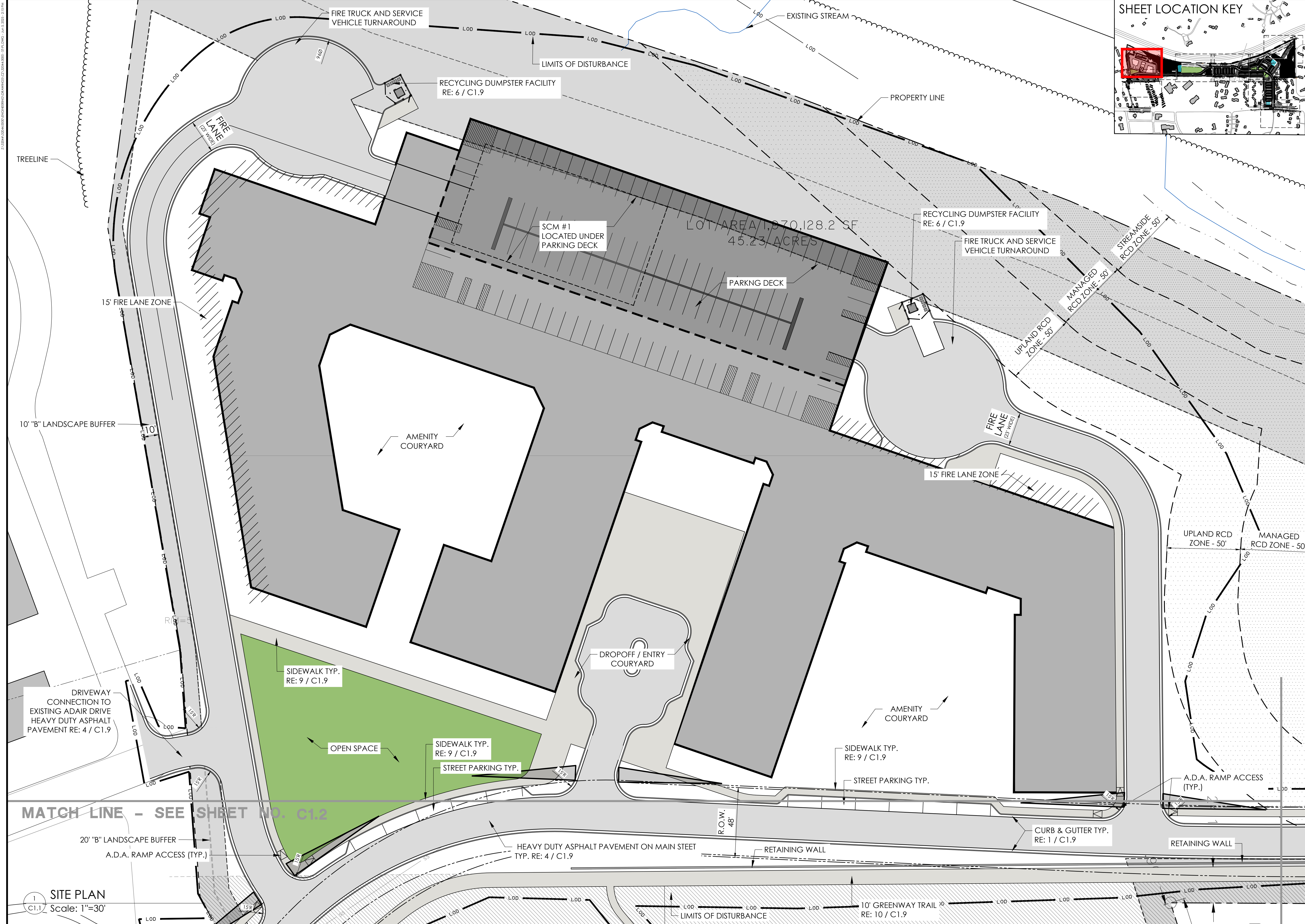
PROJECT LOCATION:
CHARLOTTE, NC

CLIENT/OWNER:
LAURENCE A. ANDERSON & SONS, LLC
1417 RICHMOND AVENUE, SUITE 200
CHARLOTTE, NC 28204



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|---------------------|------------|
| DATE: 10/01/2021 | VER: 1.000 |
| BY: J. HUTTON | |
| CHECKED: J. HUTTON | |
| APPROVED: J. HUTTON | |
| DATE: 10/01/2021 | |

C1.01



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

PRELIMINARY
NOT FOR
CONSTRUCTION

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Durham, NC 27713 • 919.682.0368
www.thomasandhutton.com

SITE PLAN

860 WEAVER DAIRY ROAD

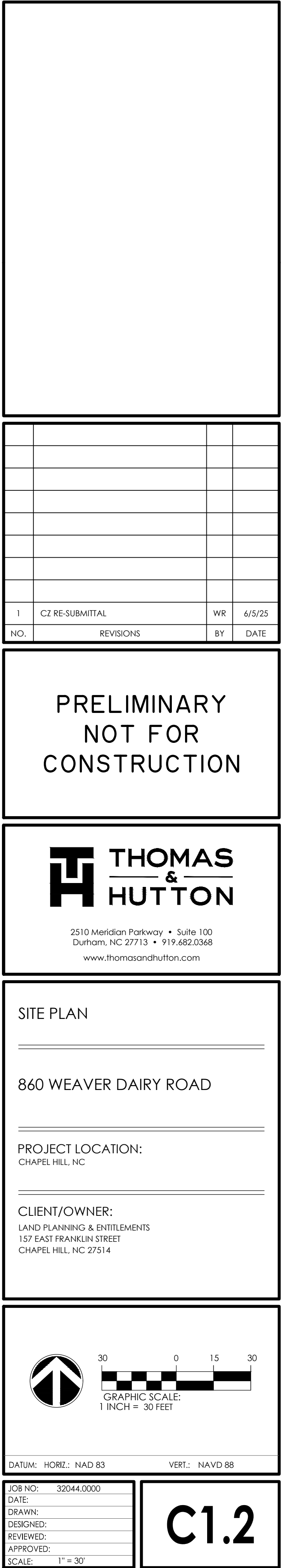
PROJECT LOCATION:
CHAPEL HILL, NC

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

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

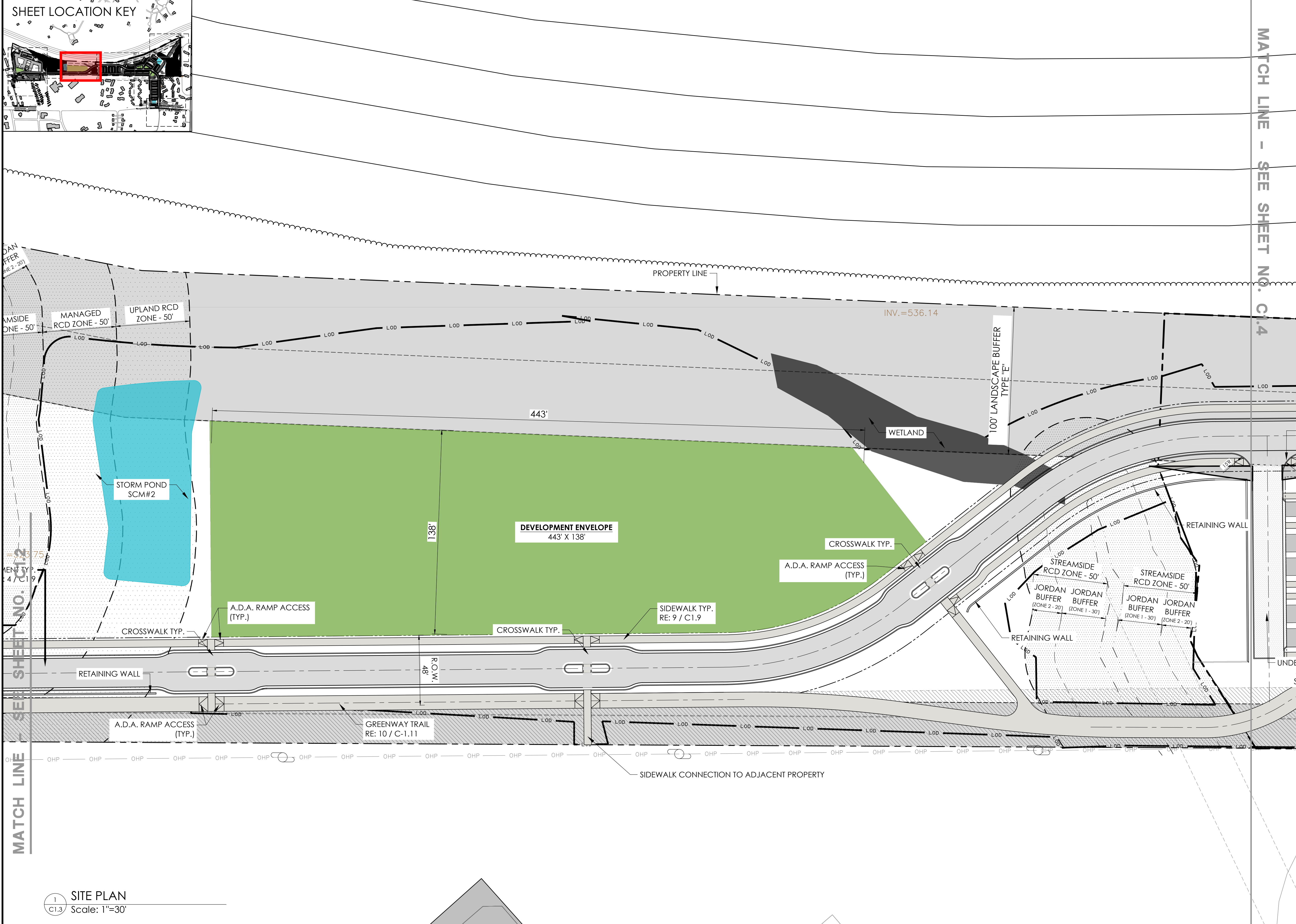
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DATE: 6/5/25
DRAWN: [blank]
DESIGNED: [blank]
REVIEWED: [blank]
APPROVED: [blank]
SCALE: 1" = 30'

C1.1



MATCH LINE - SEE SHEET NO. C1.4

MATCH LINE - SEE SHEET NO. CI:2



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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



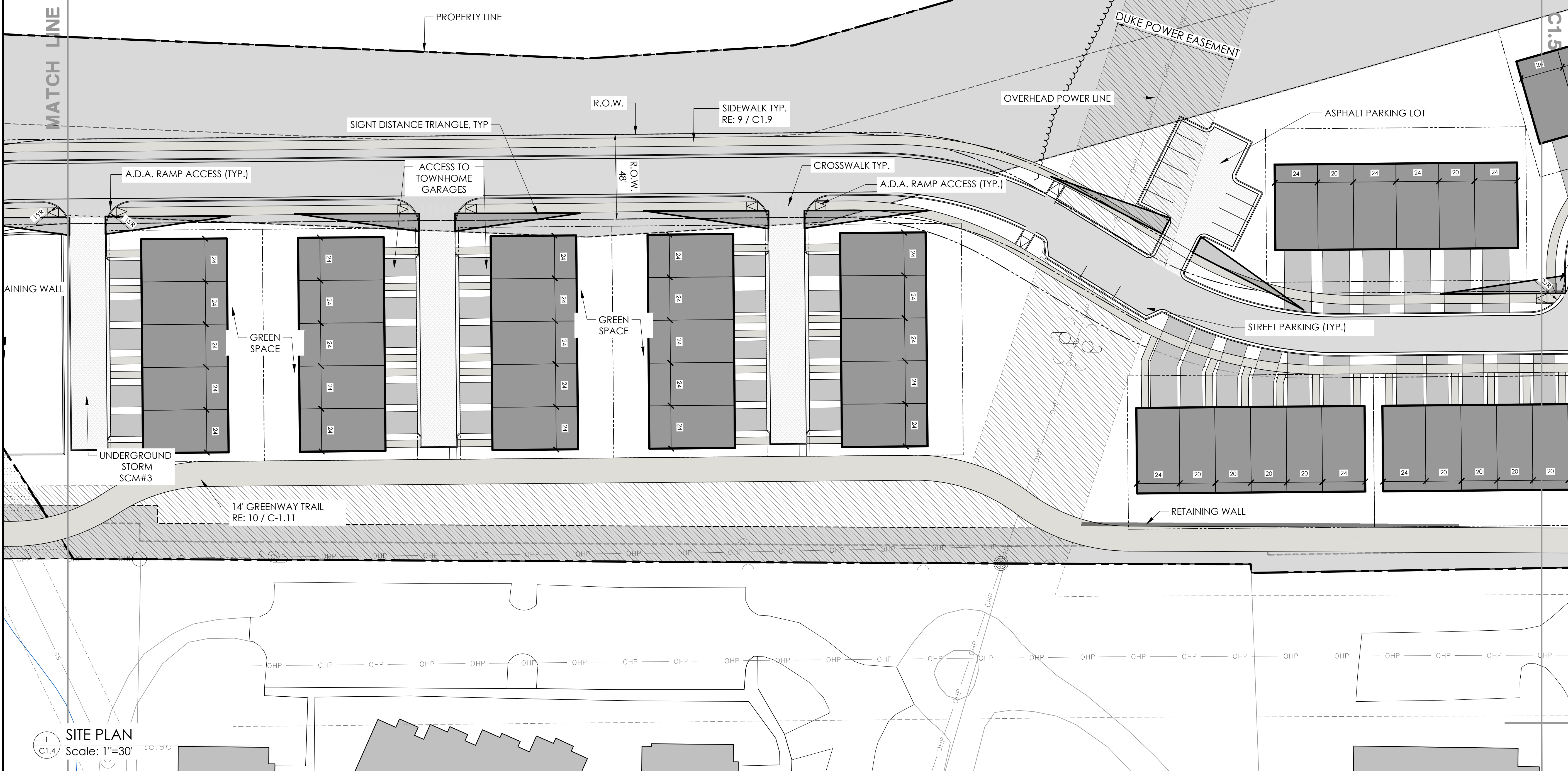
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| JOB NO: | 32044.0000 |
| DATE: | |
| DRAWN: | |
| DESIGNED: | |
| REVIEWED: | |
| APPROVED: | |
| SCALE: | 1" = 30' |

C1.3

MATCH LINE - SEE SHEET NO.

MATCH LINE - SEE SHEET NO. C1.5



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PRELIMINARY
NOT FOR
CONSTRUCTION

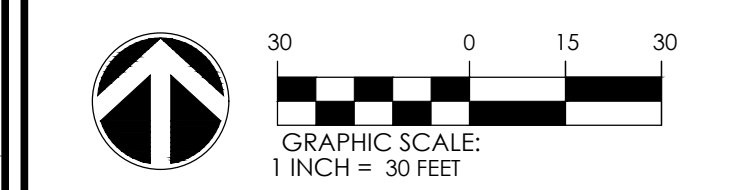


SITE PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAPEL HILL, NC

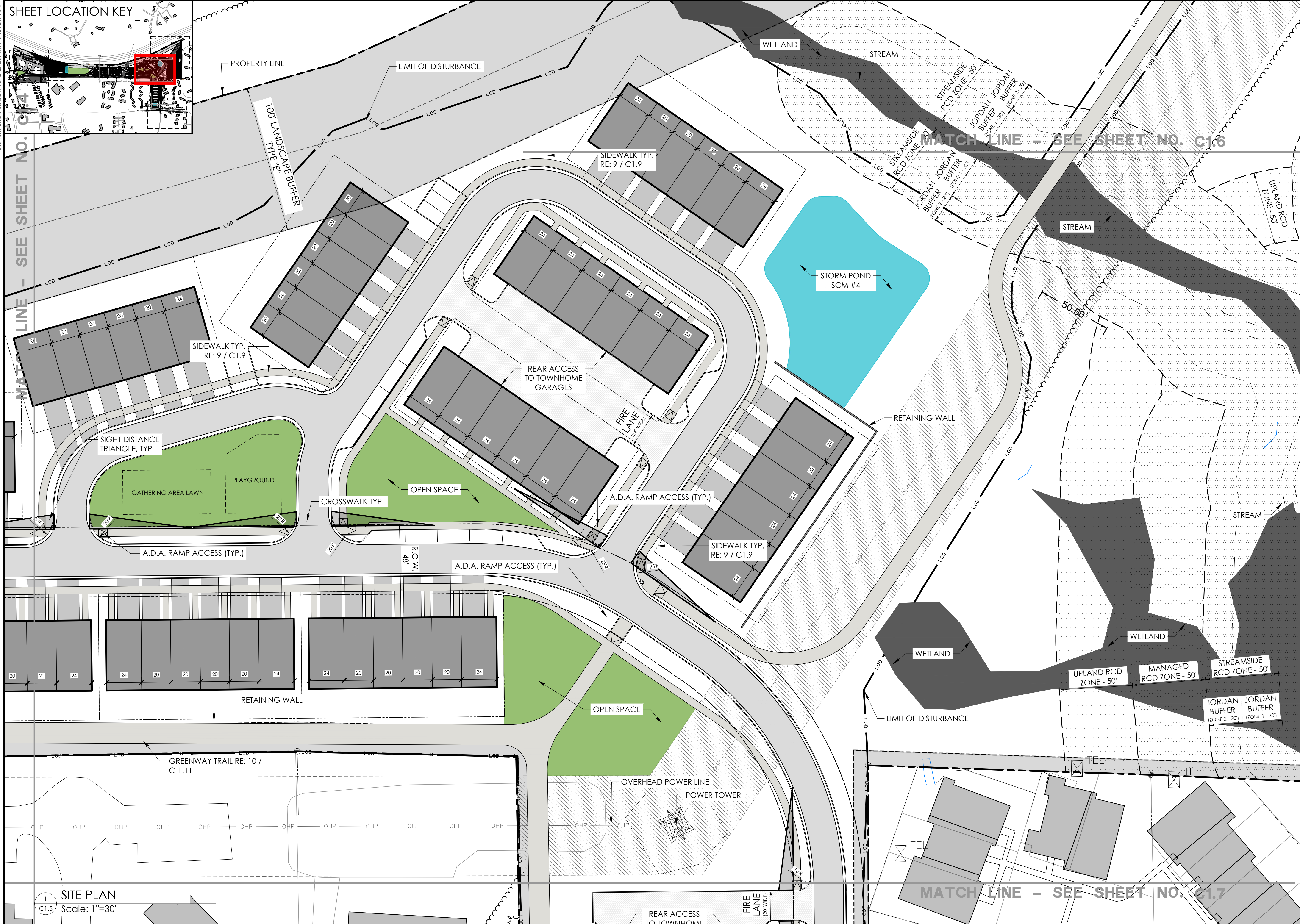
CLIENT/OWNER:
LAND PLANNING & ENTITLEMENTS
157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514



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| DATUM: HORIZ.: NAD 83 | VERT.: NAVD 88 |
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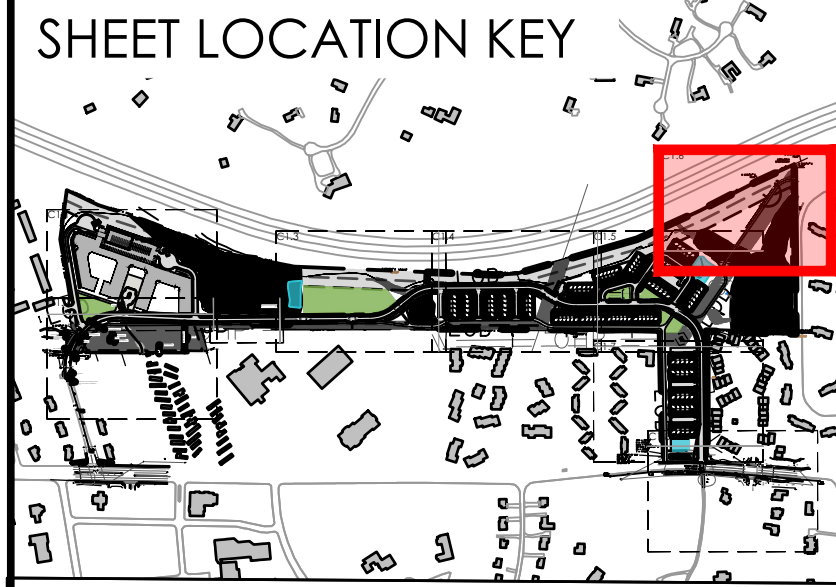
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| DATE: | |
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| DESIGNED: | |
| REVIEWED: | |
| APPROVED: | |
| SCALE: | 1" = 30' |

C1.4



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C1.5



MATCH LINE - SHEET NO. C1.5

SITE PLAN
Scale: 1"=30'

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| NO. | REVISIONS | BY | DATE |

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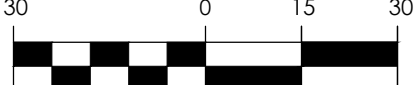

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SITE PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAPEL HILL, NC

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



GRAPHIC SCALE:
1 INCH = 30 FEET

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

JOB NO: 32044.0000

DATE: _____

DRAWN: _____

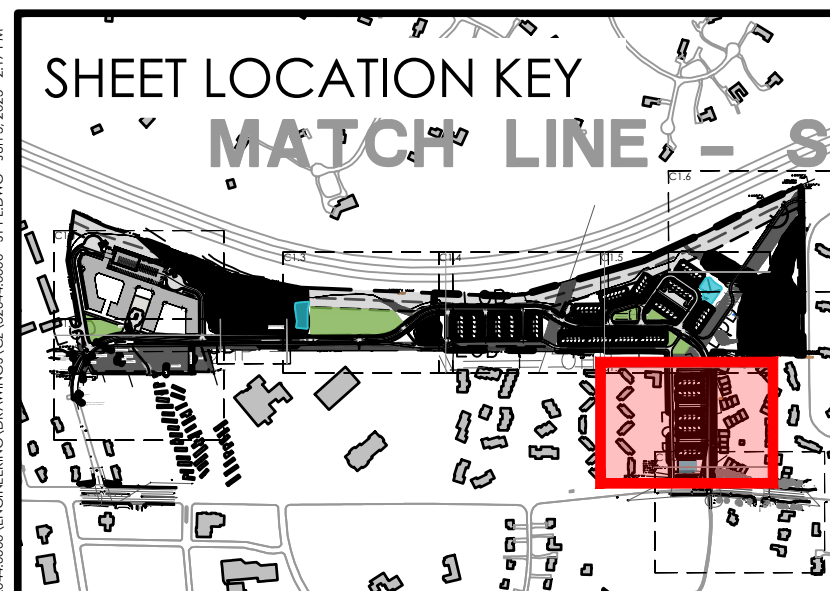
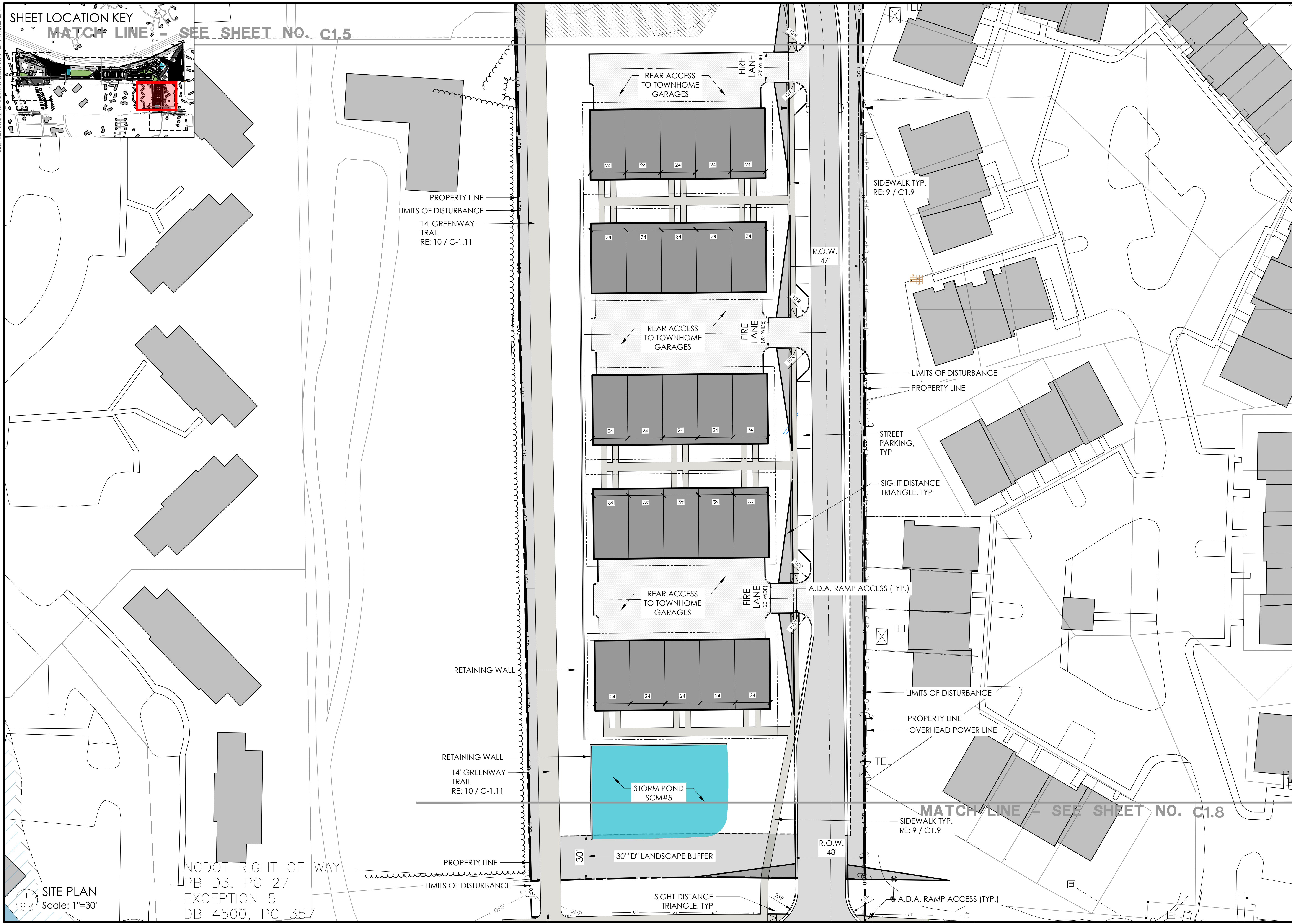
DESIGNED: _____

REVIEWED: _____

APPROVED: _____

SCALE: 1" = 30'

C1.6



SHEET LOCATION KEY
MATCH LINE - SEE SHEET NO. C1.5

1
C1.7
SITE PLAN
Scale: 1"=30'

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

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

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SITE PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAPEL HILL, NC

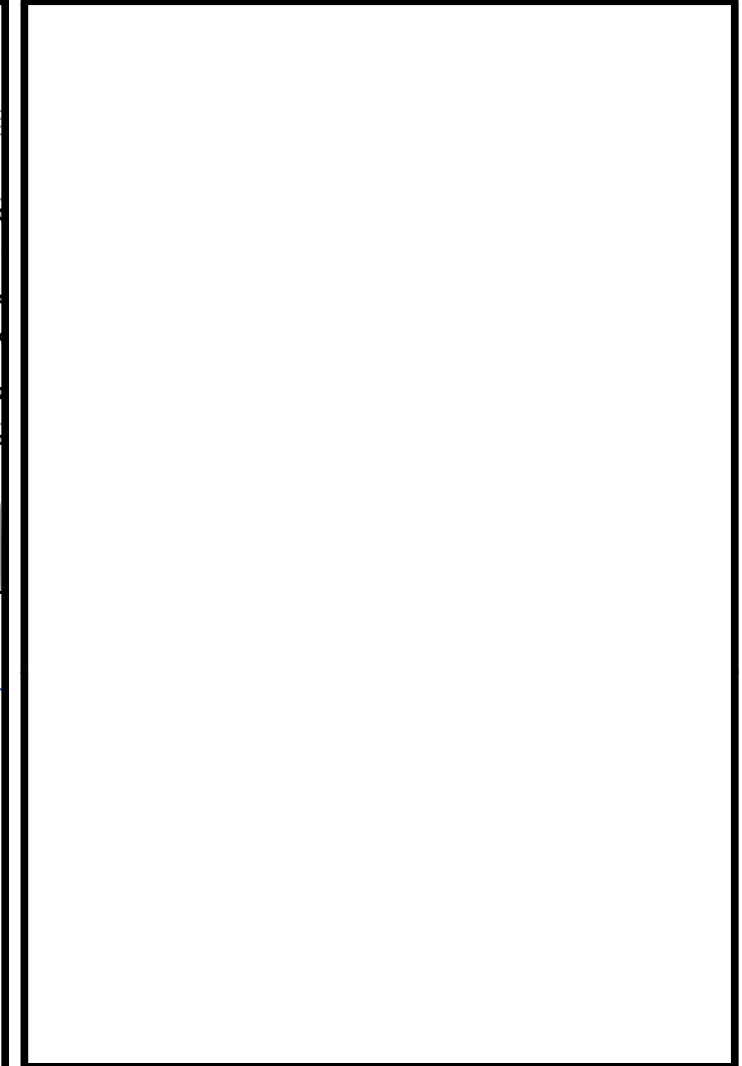
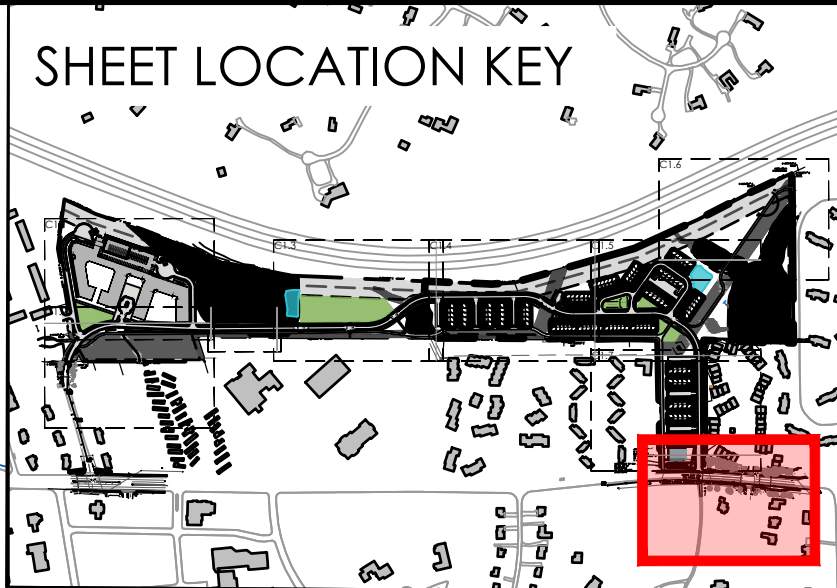
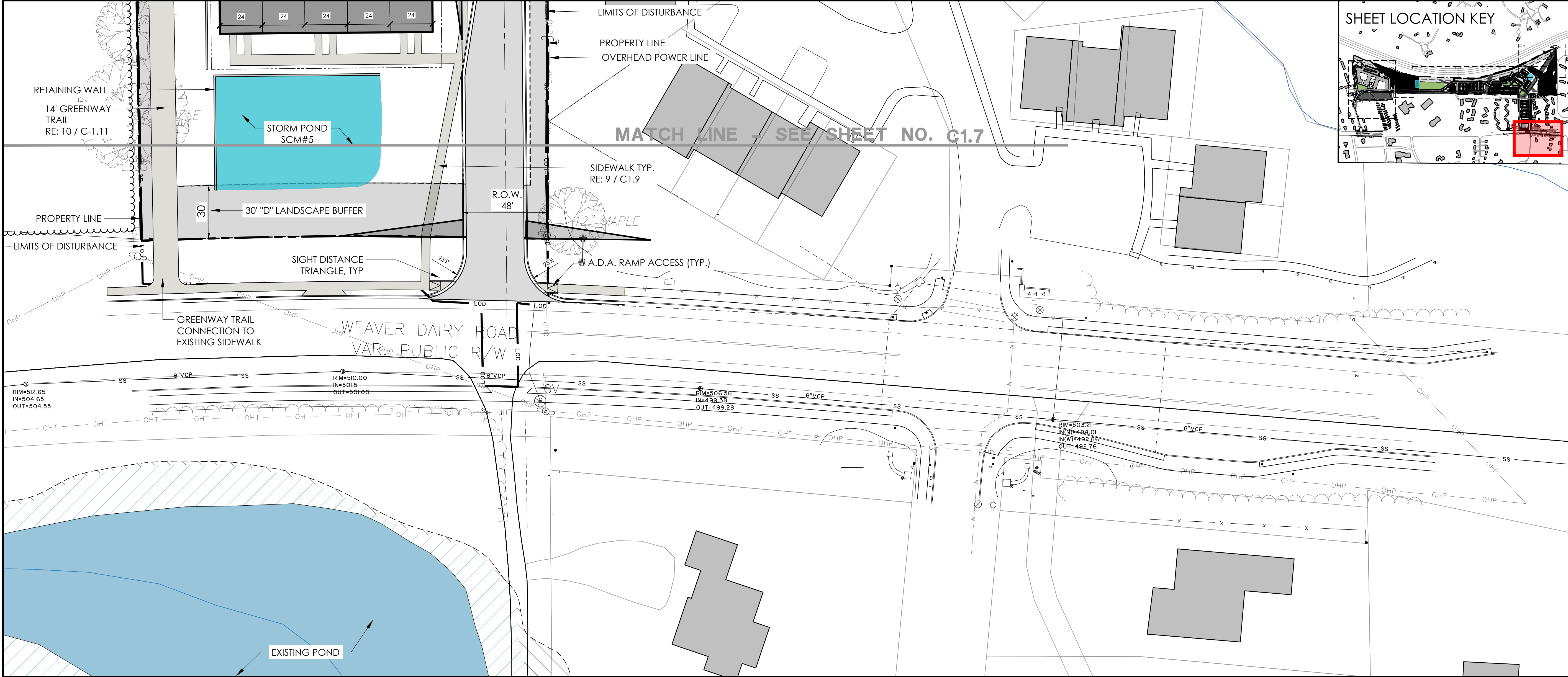
CLIENT/OWNER:
LAND PLANNING & ENTITLEMENTS
157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514

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

GRAPHIC SCALE:
1 INCH = 30 FEET

1"=30'

C1.7



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

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THOMAS & HUTTON

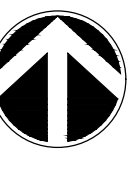
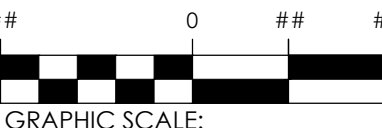
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SITE PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAPEL HILL, NC

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

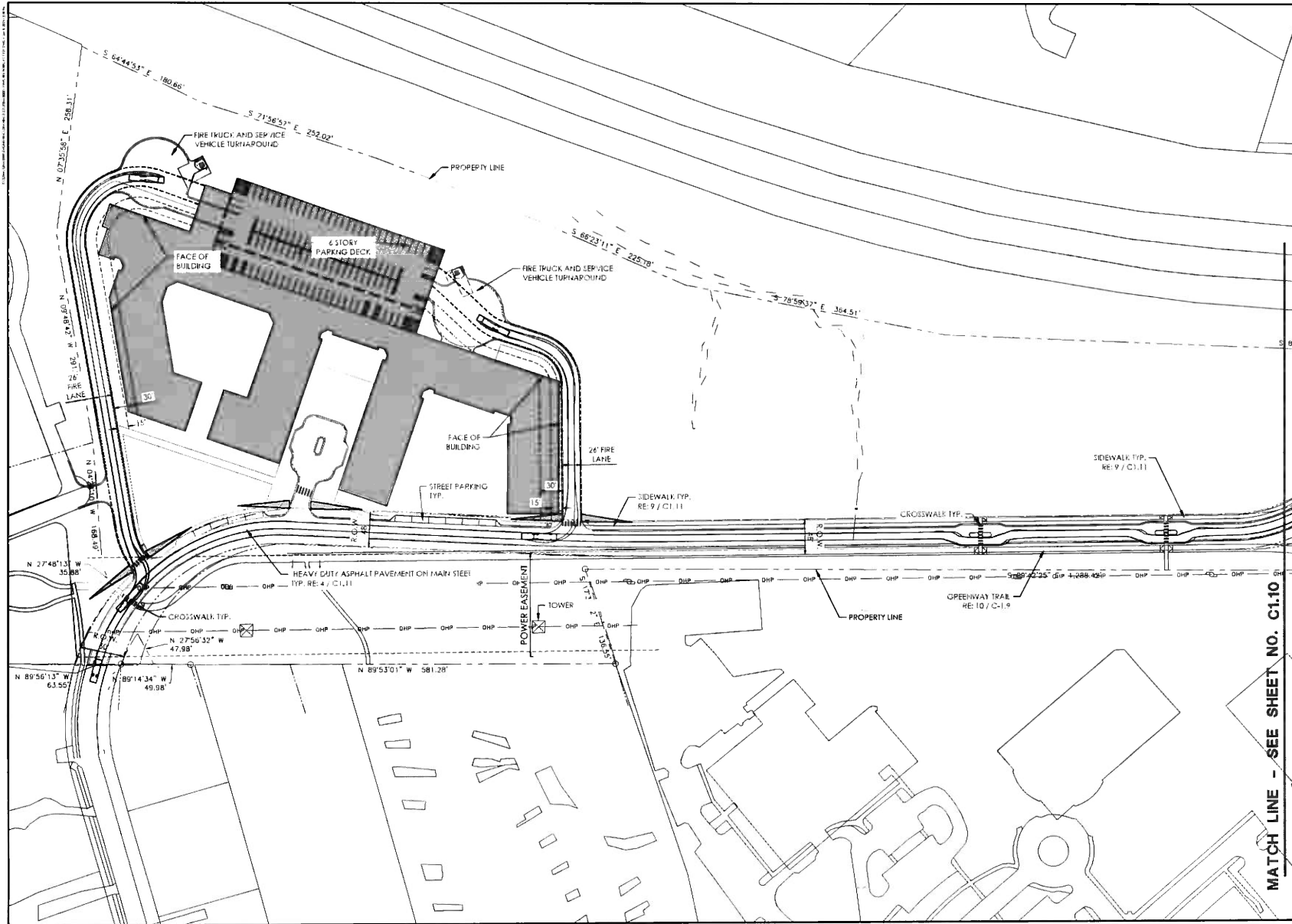
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1 INCH = 100 FEET

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

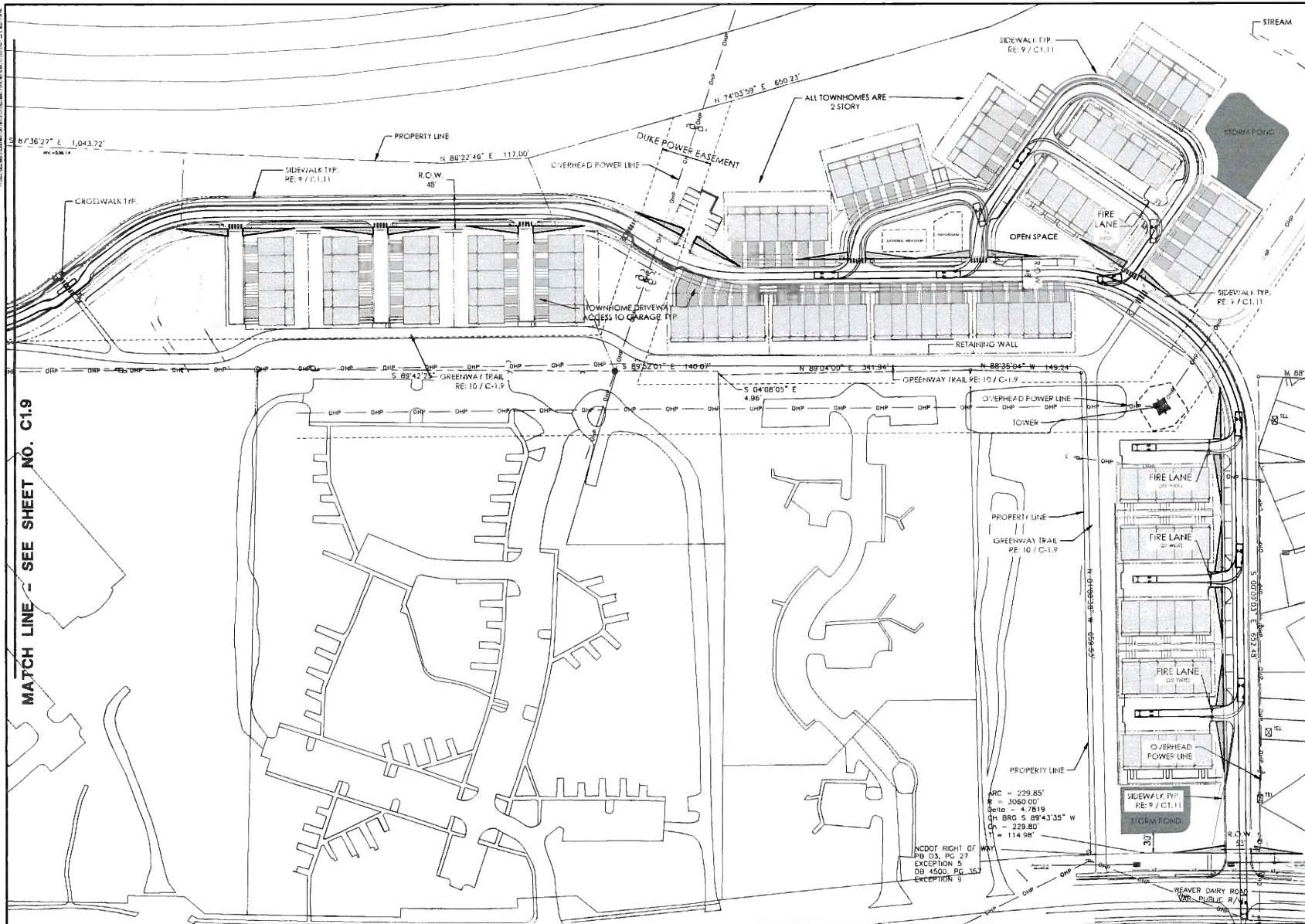
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| REVIEWED: | |
| APPROVED: | |
| SCALE: | 1" = 30' |

C1.8

1 SITE PLAN
C1.8 Scale: 1"=30'



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| THOMAS & HUTTON <small>2150 Knapwood Parkway • Suite 100 Chapel Hill, NC 27514 • 919.661.0244 www.thomashutton.com</small> | |
| FIRE APPARATUS MOVEMENT & AERIAL ACCESS PLAN | |
| 860 WEAVER DAIRY ROAD | |
| PROJECT LOCATION: CHAPEL HILL, NC | |
| CLIENT/OWNER: LANDFILL ROAD & UTILITIES 151442 WEAVER DAIRY CHAPEL HILL, NC 27514 | |
| GRAPHIC SCALE: 1" = 10' (SEE NOTE) | |
| DATE: 10/1/13 DRAWN: [blank] CHECKED: [blank] REVISION: [blank] SCALE: 1" = 10' | C1.9 |



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| 1. PRELIMINARY | | REV | DATE |
| 2. REVISION | | REV | DATE |

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**THOMAS
& HUTTON**

2010 Thomas & Hutton, Inc. • Suite 100
1400 N. 1st St. • Waco, TX 76798
www.thomashutton.com

**FIRE APPARATUS MOVEMENT &
AERIAL ACCESS PLAN**

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHARTER HILL, NC

CLIENT/OWNER:
LANDSCAPE ARCHITECTS
100 W. 1st STREET
CHARTER HILL, NC 27024

GRAPHIC SCALE
1" = 40'

DATE: 10/1/2010
BY: PHASE 2B

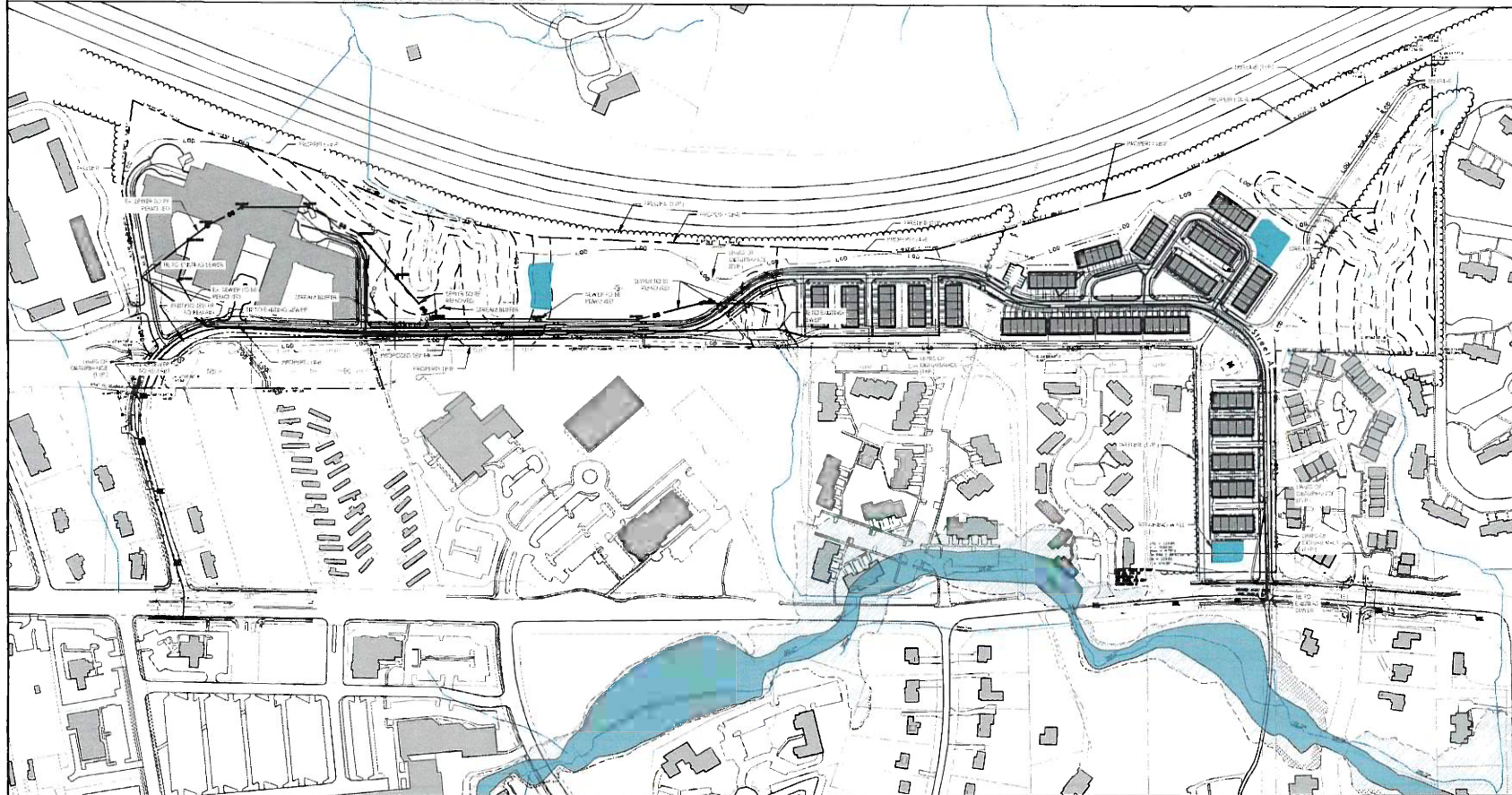
C1.10

UTILITY NOTES

1. CONTRACTOR SHALL VERIFY EXISTING UTILITIES AND LOCATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.
2. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 4 FEET BELOW FINISHED GRADE. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18 INCHES OF CONCRETE OR EQUIVALENT.
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NOT FOR
CONSTRUCTION

**THOMAS
HUTTON**

2010 University Parkway, Suite 100
Durham, NC 27713 • 919.486.1155
www.thomashutton.com

SEWER PLAN - OVERALL

B60 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHARLES HILL, NC

CLIENT/OWNER:
LAND DEVELOPMENT, LLC
101 E. HARRIS STREET
CHARLES HILL, NC 27614

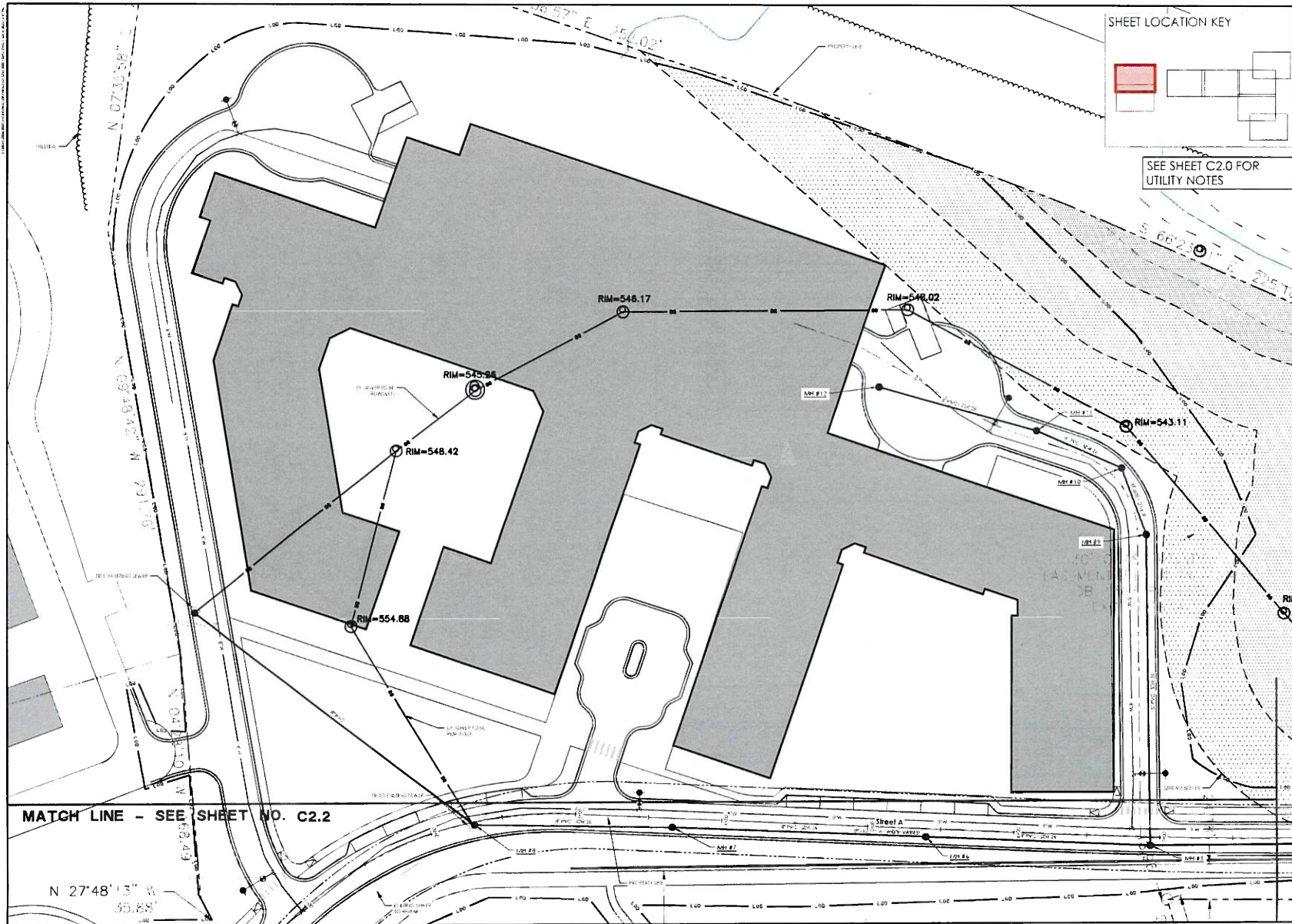


DATE: 10/1/2010

TIME: 10:00 AM

SCALE: 1" = 10'

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 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|

**PRELIMINARY
NOT FOR
CONSTRUCTION**

THOMAS & HUTTON

7700 KENNEDY PARKWAY • SUITE 100
DURHAM, NC 27713 • 919.487.0100
www.thomashutton.com

SEWER PLAN

B60 WEAVER DAIRY ROAD

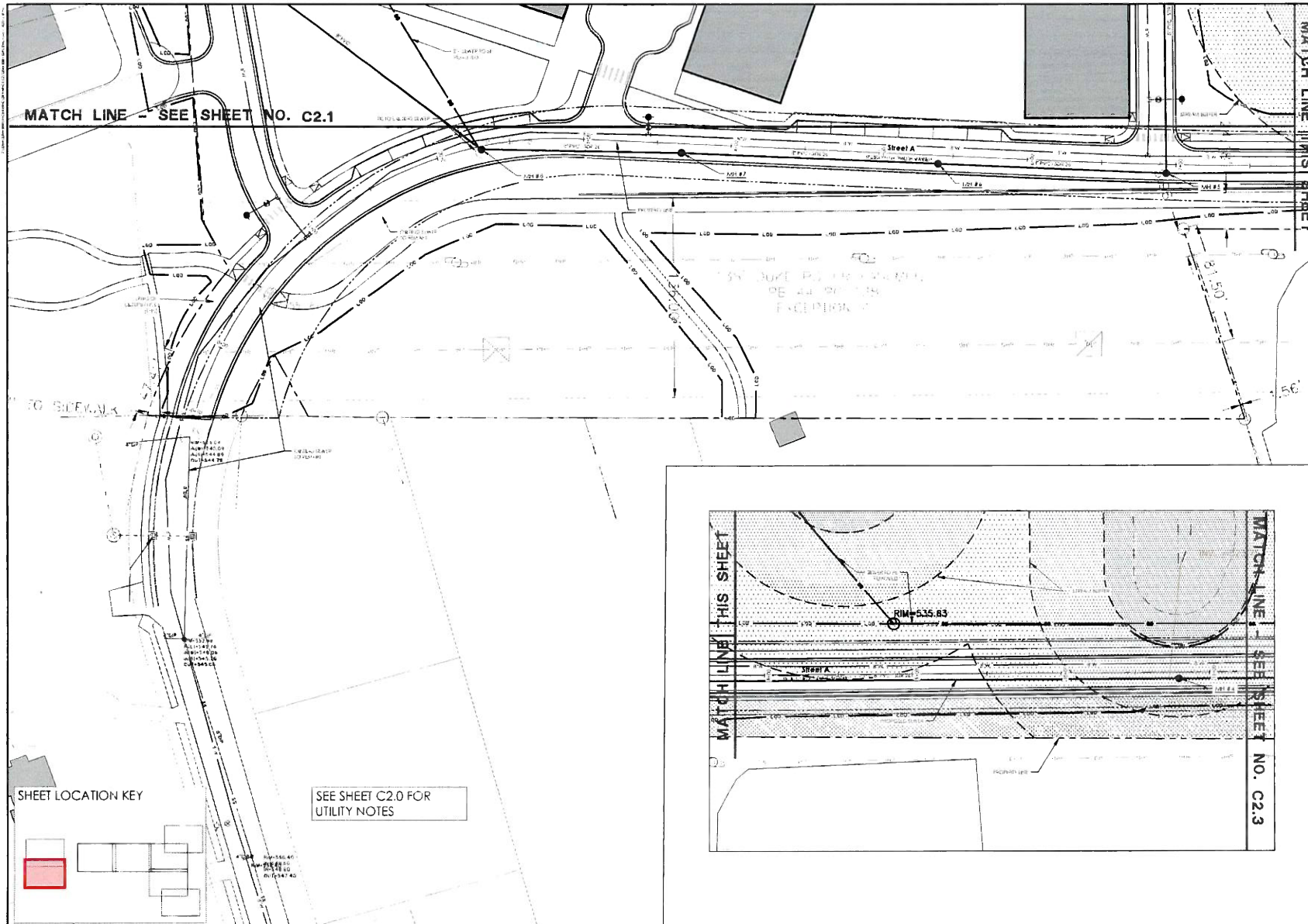
PROJECT LOCATION:
CHAPEL HILL, NC

CLIENT/OWNER:
LAKESIDE PLANNING & DEVELOPMENT
100 E. 10TH STREET
CHAPEL HILL, NC 27514

GRAPHIC SCALE:
0' 10' 20' 30'

| | |
|----------|--------------|
| DATE | NOV 14 2013 |
| DESIGNED | STEFAN RABER |
| CHECKED | |
| APPROVED | |
| SCALE | 1"=30' |

C2.1



| | | |
|-------------------|--|-----------|
| 1. C2 PRELIMINARY | | NO. 80-25 |
| 2. C2 PRELIMINARY | | NO. 80-25 |

**PRELIMINARY
NOT FOR
CONSTRUCTION**

THOMAS & HUTTON
2100 HANCOCK PARKWAY • SUITE 100
 COLUMBIA, SC 29204 • 803.733.1100
 www.thomashutton.com

SEWER PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
 CHARLES HILL, NC

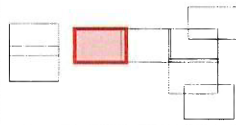
CLIENT/OWNER:
 LANDS AROUND E. BROTHERHOODS
 1200 WEAVER DAIRY ROAD
 CHARLES HILL, NC 27814

GRAPHIC SCALE
 1" = 20'

| | |
|----------|-------------|
| DATE | NOV 10 2010 |
| BY | CHAD HUTTON |
| CHECKED | |
| APPROVED | |
| DATE | |

C2.2

SHEET LOCATION KEY



SEE SHEET C2.0 FOR
UTILITY NOTES

MATCH LINE - SEE SHEET NO. C2.4

S 87°36'27" E 1,043.72'

100' ± 578.14'

FUTURE
BUILDING
SITE

RIM=532.20

RIM=538.52

RIM=536.66

S 89°42'25" E 1,288.42'

MATCH LINE - SEE SHEET NO. C2.2

PRELIMINARY
NOT FOR
CONSTRUCTION



SEWER PLAN

B60 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAPEL HILL, NC

CLIENT/OWNER:
LAWRENCE & SHERMAN
1000 W. WEAVER DAIRY ROAD
CHAPEL HILL, NC 27514



DATE: 10/10/18

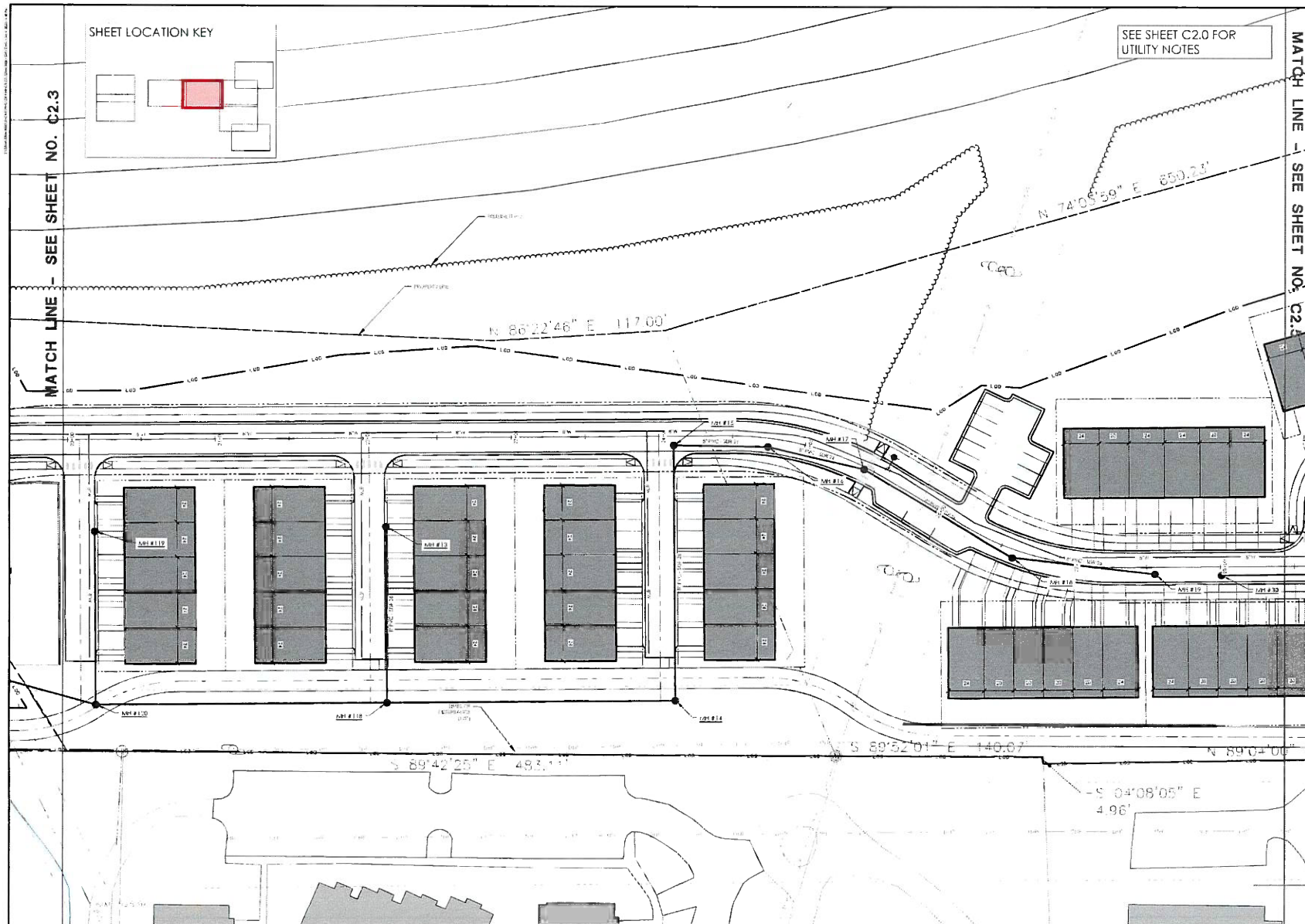
BY: J. HUTTON

CHECKED: J. HUTTON

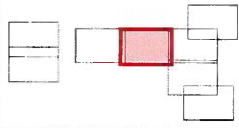
APPROVED: J. HUTTON

SCALE: 1" = 100'

C2.3



SHEET LOCATION KEY



SEE SHEET C2.0 FOR
UTILITY NOTES

MATCH LINE - SEE SHEET NO. C2.0

MATCH LINE - SEE SHEET NO. C2.3

PRELIMINARY
NOT FOR
CONSTRUCTION

**THOMAS
&
HUTTON**

23100 Henderson Parkway, Suite 100
Durham, NC 27713 • 919.486.0348
www.thomashutton.com

SEWER PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:

CLIENT/OWNER:

1401 WEAVER DAIRY ROAD
1ST FLOOR WEAVER DAIRY
CHARTER HEALTHCARE



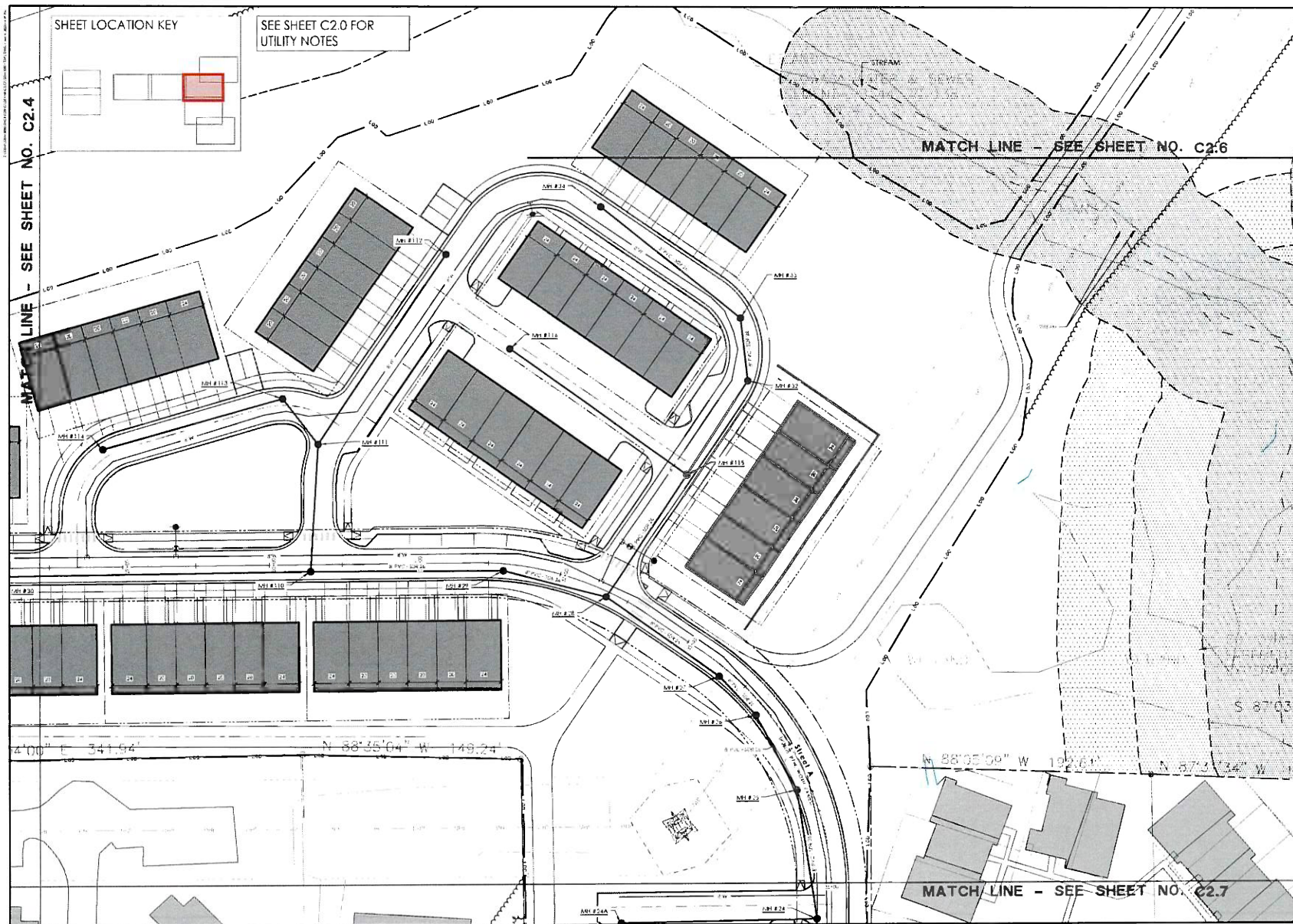
DATE: 10/10/2018

BY: [Signature]

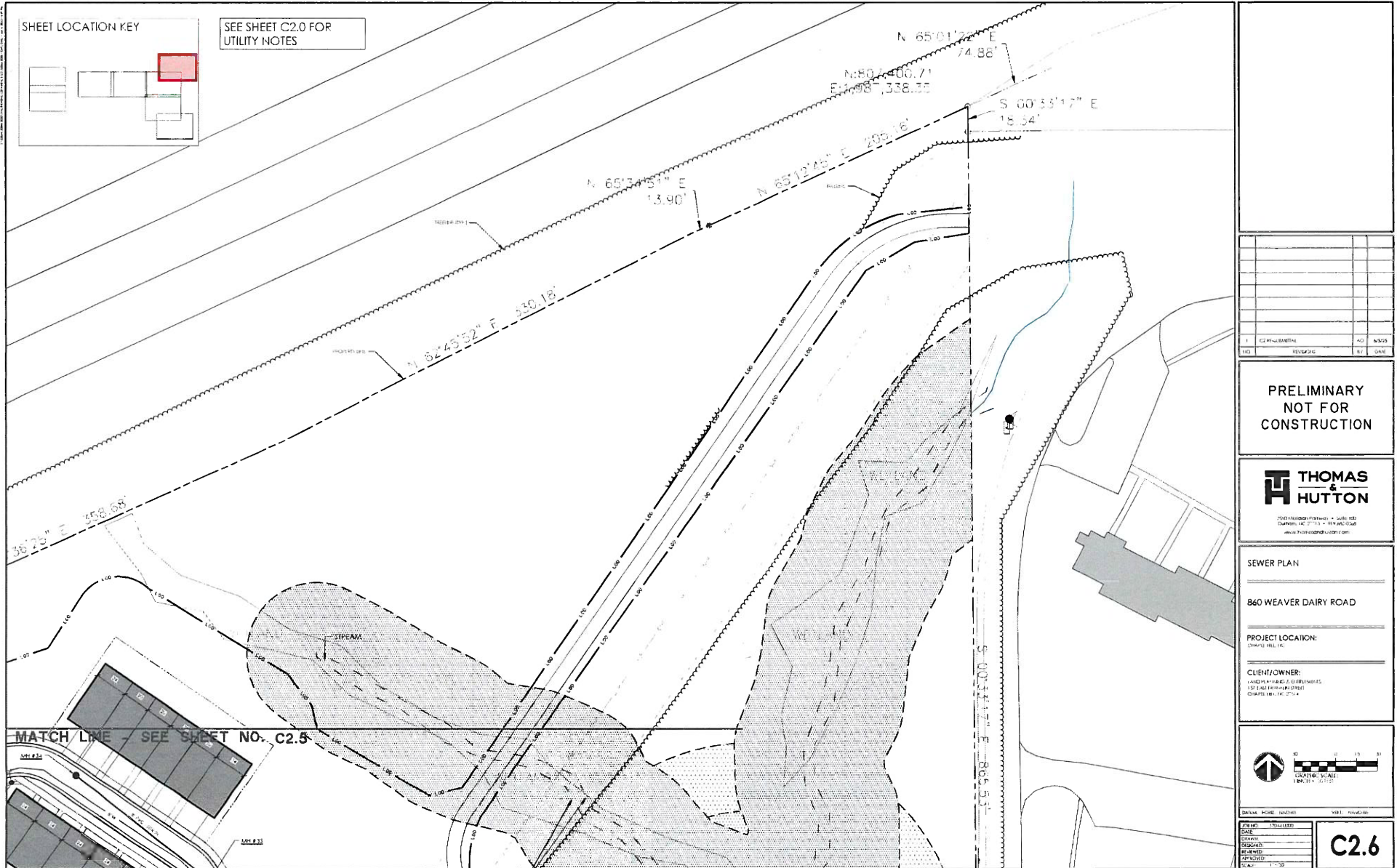
FOR: [Signature]

SCALE: 1" = 30'

C2.4

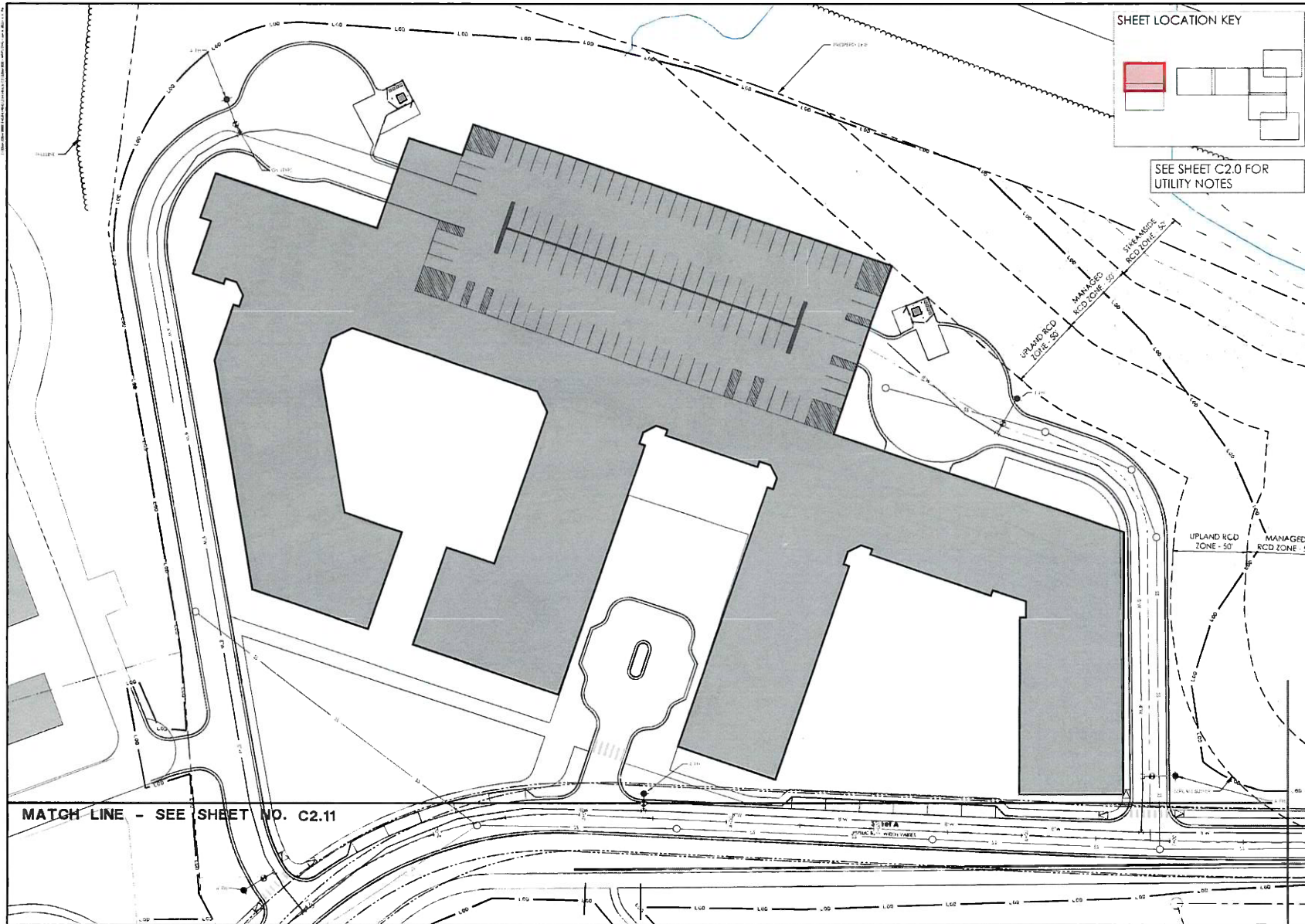


| | | | |
|--|--|----------------------------------|--|
| SHEET LOCATION KEY | | SEE SHEET C2.0 FOR UTILITY NOTES | |
| <p>MATCH LINE - SEE SHEET NO. C2.4</p> <p>MATCH LINE - SEE SHEET NO. C2.6</p> <p>MATCH LINE - SEE SHEET NO. C2.7</p> | | | |
| <p>PRELIMINARY NOT FOR CONSTRUCTION</p> | | | |
| <p>THOMAS & HUTTON</p> <p>2100 LAURENCE AVENUE, SUITE 100 DURHAM, NC 27713 • 919.486.0248 www.thomasonhutton.com</p> | | | |
| <p>SEWER PLAN</p> <p>860 WEAVER DAIRY ROAD</p> <p>PROJECT LOCATION: CHARTER HILL, NC</p> <p>CLIENT/OWNER: LAURENCE PARKWAY, DURENTHES 100 LAURENCE PARKWAY, DURENTHES CHARTER HILL, NC 27024</p> | | | |
| <p>GRAPHIC SCALE 1" = 100'</p> | | | |
| DATE: 10/10/2018 | | DATE: 10/10/2018 | |
| DRAWN: J. HUTTON | | CHECKED: J. HUTTON | |
| DESIGNED: J. HUTTON | | REVIEWED: J. HUTTON | |
| APPROVED: J. HUTTON | | SCALE: 1" = 100' | |
| C2.5 | | C2.5 | |









SHEET LOCATION KEY



SEE SHEET C2.0 FOR UTILITY NOTES

| | | |
|----|--------|--------|
| 1 | C2.10 | 8/1/25 |
| 2 | C2.11 | 8/1/25 |
| 3 | C2.12 | 8/1/25 |
| 4 | C2.13 | 8/1/25 |
| 5 | C2.14 | 8/1/25 |
| 6 | C2.15 | 8/1/25 |
| 7 | C2.16 | 8/1/25 |
| 8 | C2.17 | 8/1/25 |
| 9 | C2.18 | 8/1/25 |
| 10 | C2.19 | 8/1/25 |
| 11 | C2.20 | 8/1/25 |
| 12 | C2.21 | 8/1/25 |
| 13 | C2.22 | 8/1/25 |
| 14 | C2.23 | 8/1/25 |
| 15 | C2.24 | 8/1/25 |
| 16 | C2.25 | 8/1/25 |
| 17 | C2.26 | 8/1/25 |
| 18 | C2.27 | 8/1/25 |
| 19 | C2.28 | 8/1/25 |
| 20 | C2.29 | 8/1/25 |
| 21 | C2.30 | 8/1/25 |
| 22 | C2.31 | 8/1/25 |
| 23 | C2.32 | 8/1/25 |
| 24 | C2.33 | 8/1/25 |
| 25 | C2.34 | 8/1/25 |
| 26 | C2.35 | 8/1/25 |
| 27 | C2.36 | 8/1/25 |
| 28 | C2.37 | 8/1/25 |
| 29 | C2.38 | 8/1/25 |
| 30 | C2.39 | 8/1/25 |
| 31 | C2.40 | 8/1/25 |
| 32 | C2.41 | 8/1/25 |
| 33 | C2.42 | 8/1/25 |
| 34 | C2.43 | 8/1/25 |
| 35 | C2.44 | 8/1/25 |
| 36 | C2.45 | 8/1/25 |
| 37 | C2.46 | 8/1/25 |
| 38 | C2.47 | 8/1/25 |
| 39 | C2.48 | 8/1/25 |
| 40 | C2.49 | 8/1/25 |
| 41 | C2.50 | 8/1/25 |
| 42 | C2.51 | 8/1/25 |
| 43 | C2.52 | 8/1/25 |
| 44 | C2.53 | 8/1/25 |
| 45 | C2.54 | 8/1/25 |
| 46 | C2.55 | 8/1/25 |
| 47 | C2.56 | 8/1/25 |
| 48 | C2.57 | 8/1/25 |
| 49 | C2.58 | 8/1/25 |
| 50 | C2.59 | 8/1/25 |
| 51 | C2.60 | 8/1/25 |
| 52 | C2.61 | 8/1/25 |
| 53 | C2.62 | 8/1/25 |
| 54 | C2.63 | 8/1/25 |
| 55 | C2.64 | 8/1/25 |
| 56 | C2.65 | 8/1/25 |
| 57 | C2.66 | 8/1/25 |
| 58 | C2.67 | 8/1/25 |
| 59 | C2.68 | 8/1/25 |
| 60 | C2.69 | 8/1/25 |
| 61 | C2.70 | 8/1/25 |
| 62 | C2.71 | 8/1/25 |
| 63 | C2.72 | 8/1/25 |
| 64 | C2.73 | 8/1/25 |
| 65 | C2.74 | 8/1/25 |
| 66 | C2.75 | 8/1/25 |
| 67 | C2.76 | 8/1/25 |
| 68 | C2.77 | 8/1/25 |
| 69 | C2.78 | 8/1/25 |
| 70 | C2.79 | 8/1/25 |
| 71 | C2.80 | 8/1/25 |
| 72 | C2.81 | 8/1/25 |
| 73 | C2.82 | 8/1/25 |
| 74 | C2.83 | 8/1/25 |
| 75 | C2.84 | 8/1/25 |
| 76 | C2.85 | 8/1/25 |
| 77 | C2.86 | 8/1/25 |
| 78 | C2.87 | 8/1/25 |
| 79 | C2.88 | 8/1/25 |
| 80 | C2.89 | 8/1/25 |
| 81 | C2.90 | 8/1/25 |
| 82 | C2.91 | 8/1/25 |
| 83 | C2.92 | 8/1/25 |
| 84 | C2.93 | 8/1/25 |
| 85 | C2.94 | 8/1/25 |
| 86 | C2.95 | 8/1/25 |
| 87 | C2.96 | 8/1/25 |
| 88 | C2.97 | 8/1/25 |
| 89 | C2.98 | 8/1/25 |
| 90 | C2.99 | 8/1/25 |
| 91 | C2.100 | 8/1/25 |

PRELIMINARY
NOT FOR
CONSTRUCTION

THOMAS & HUTTON
2010 KENNEDY DRIVE, SUITE 100
CHANDLER, AZ 85226
WWW.THOMASANDHUTTON.COM

WATER PLAN

860 WEAVER DAIRY ROAD

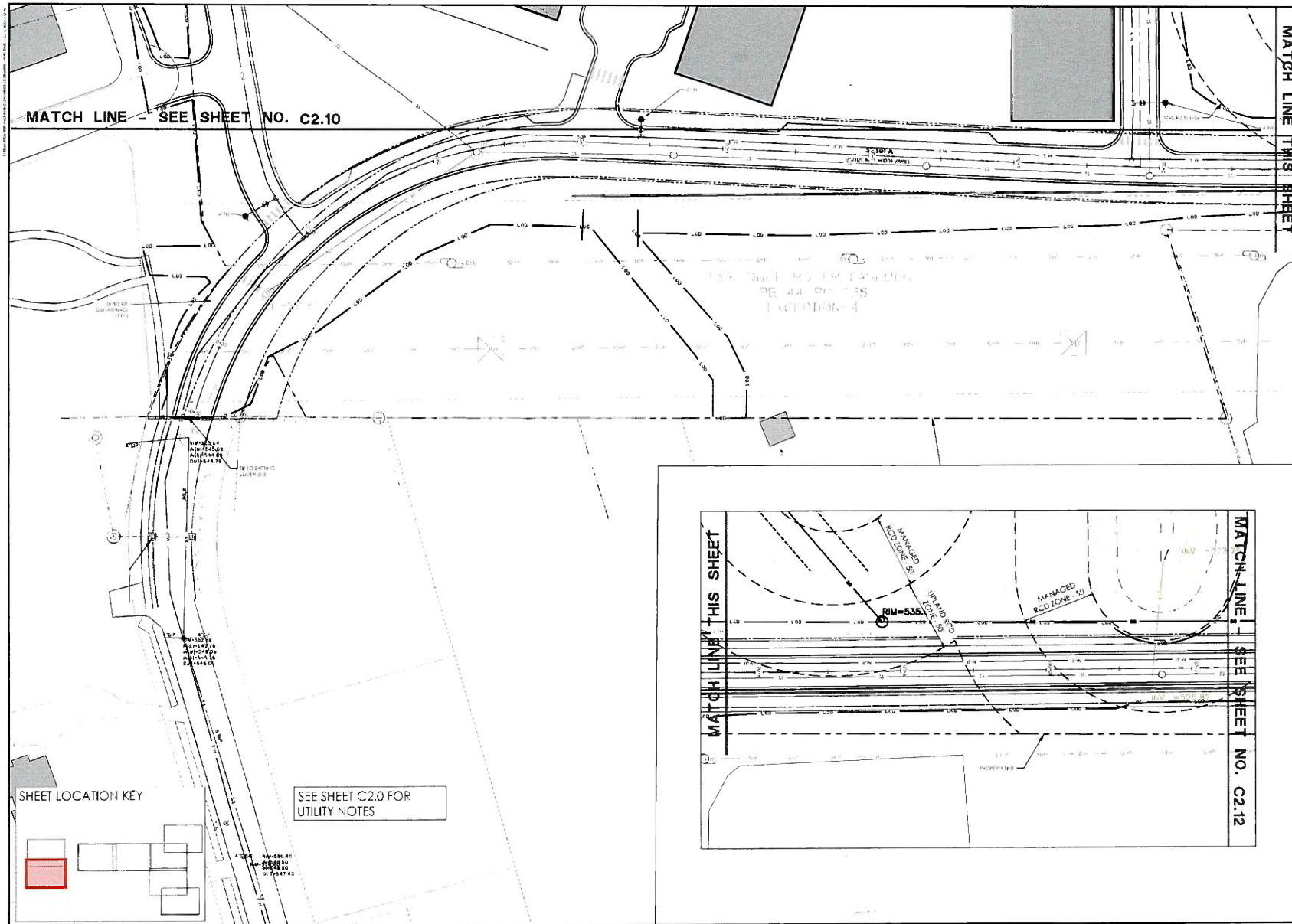
PROJECT LOCATION:
CHANDLER, AZ

CLIENT/OWNER:
LANDFILLING, 7 STREET, 45
11000 WEAVER STREET
CHANDLER, AZ 85226



| | |
|-----------|--------|
| DATE | 8/1/25 |
| BY | THH |
| CHECKED | THH |
| DESIGNED | THH |
| PERMITTED | THH |
| SCALE | 1"=50' |

C2.10



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 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|

PRELIMINARY
NOT FOR
CONSTRUCTION

THOMAS & HUTTON
2103 MANASSAS PARKWAY • SUITE 100
GAITHERSBURG, MD 20878 • 301.941.0000
WWW.THOMASANDHUTTON.COM

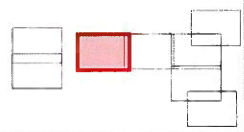
WATER PLAN
B60 WEAVER DAIRY ROAD
PROJECT LOCATION:
CHARTERS HILL, MD
CLIENT/OWNER:
CHARTERS HILL, MD
1001 WEAVER DAIRY ROAD
CHARTERS HILL, MD 21038

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

| | |
|-----------|-------------|
| DATE | DESCRIPTION |
| 10/1/2018 | DESIGNED |
| 10/1/2018 | CHECKED |
| 10/1/2018 | APPROVED |
| 10/1/2018 | SCALE |

C2.11

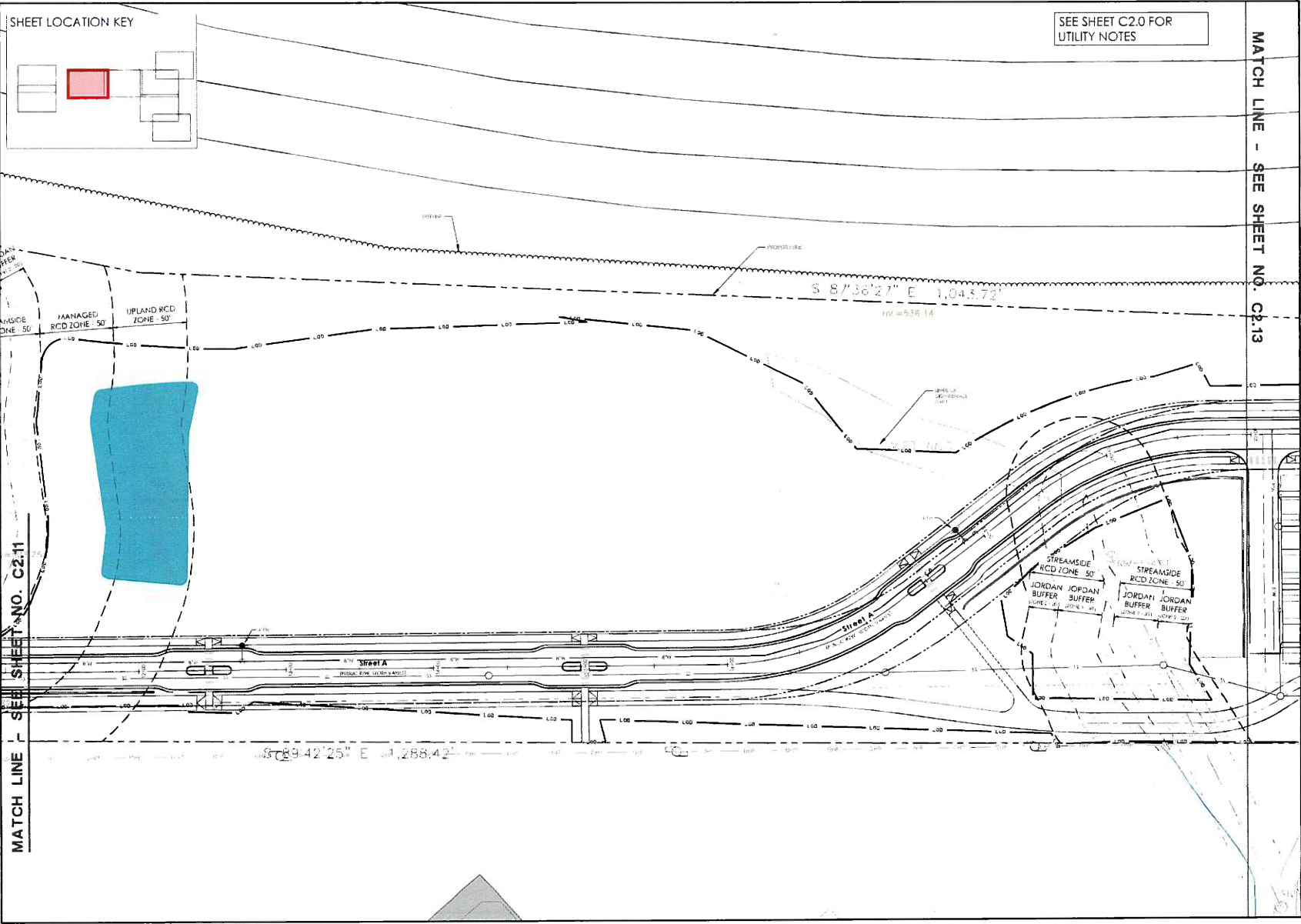
SHEET LOCATION KEY



SEE SHEET C2.0 FOR UTILITY NOTES

MATCH LINE - SEE SHEET NO. C2.13

MATCH LINE - SEE SHEET NO. C2.11



| | | | |
|---|----------------|-----|---------|
| 1 | C2 PRELIMINARY | 402 | 8/2/25 |
| 2 | REVISION | 01 | 2/26/25 |

PRELIMINARY
NOT FOR
CONSTRUCTION



2500 Kinsdale Drive, Suite 100
Durham, NC 27713 • 919.481.0100
www.thomashutton.com

WATER PLAN

860 WEAVER DAIRY ROAD

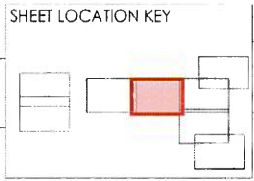
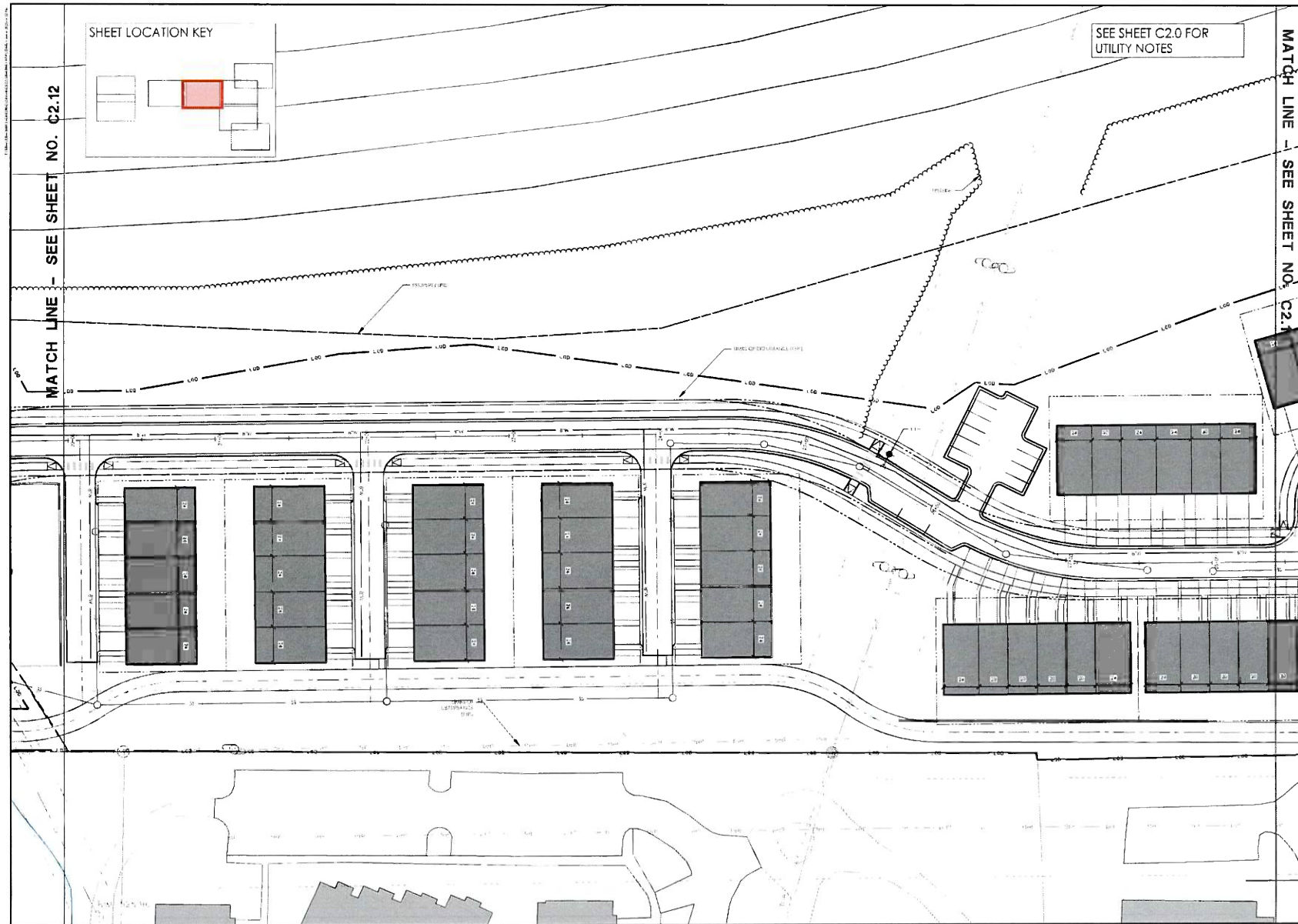
PROJECT LOCATION:
CHAPEL HILL, NC

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



| | |
|-------------|---------------|
| DESIGNED BY | THOMAS HUTTON |
| CHECKED BY | |
| DATE | |
| REVISION | |
| PROJECT NO. | |
| SCALE | 1" = 30' |

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 • 919.482.0588
www.thomashutton.com

WATER PLAN

860 WEAVER DAIRY ROAD

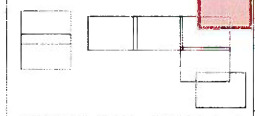
PROJECT LOCATION:
Charlotte, NC

CLIENT/OWNER:
L-140 THOMAS & HUTTON
100 S. 100 W. WILSON DRIVE
CHARLOTTE, NC 27714

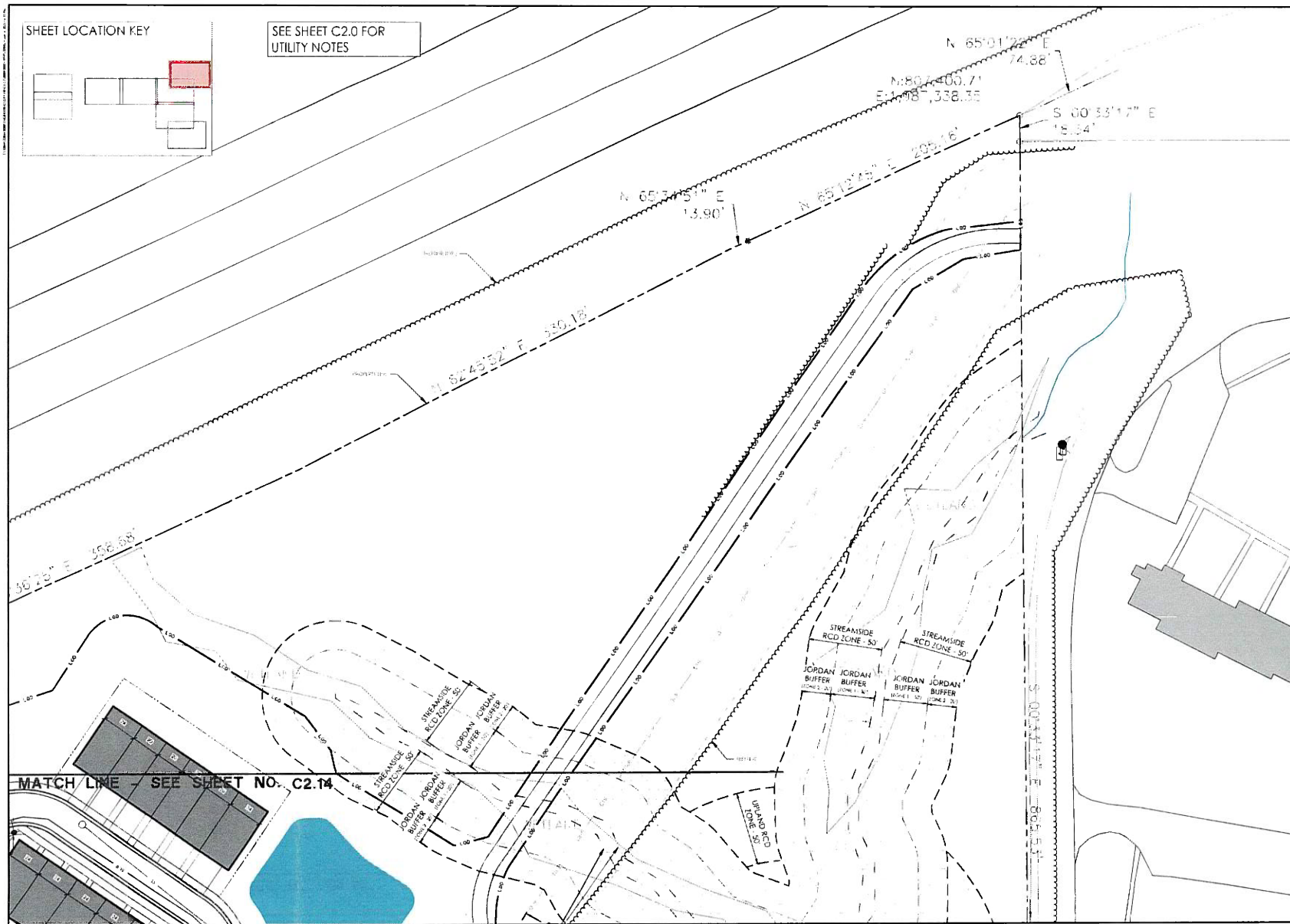
FOR MORE DETAILS VISIT: www.thomashutton.com

| | |
|----------|------|
| DESIGNED | DATE |
| CHECKED | DATE |
| APPROVED | DATE |

C2.13



SEE SHEET C2.0 FOR
UTILITY NOTES



| | | | |
|-----|-------------|-----|--------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| I | CZ PROGRAMS | N/D | 8/9/25 |
| N/D | REVENUE | E/F | DONE |

PRELIMINARY
NOT FOR
CONSTRUCTION



WATER PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION

CLIENT/OWNER:
LAW PLANNING & INVESTMENTS
150 EAST TRINITY STREET
CHAPPEL HILL, NC 27514



| | |
|----------|-------------|
| DATE | 10/11/88 |
| JOB NO. | 10544 (300) |
| DATE | |
| DRAWN | |
| DESIGNED | |
| REVIEWED | |
| 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

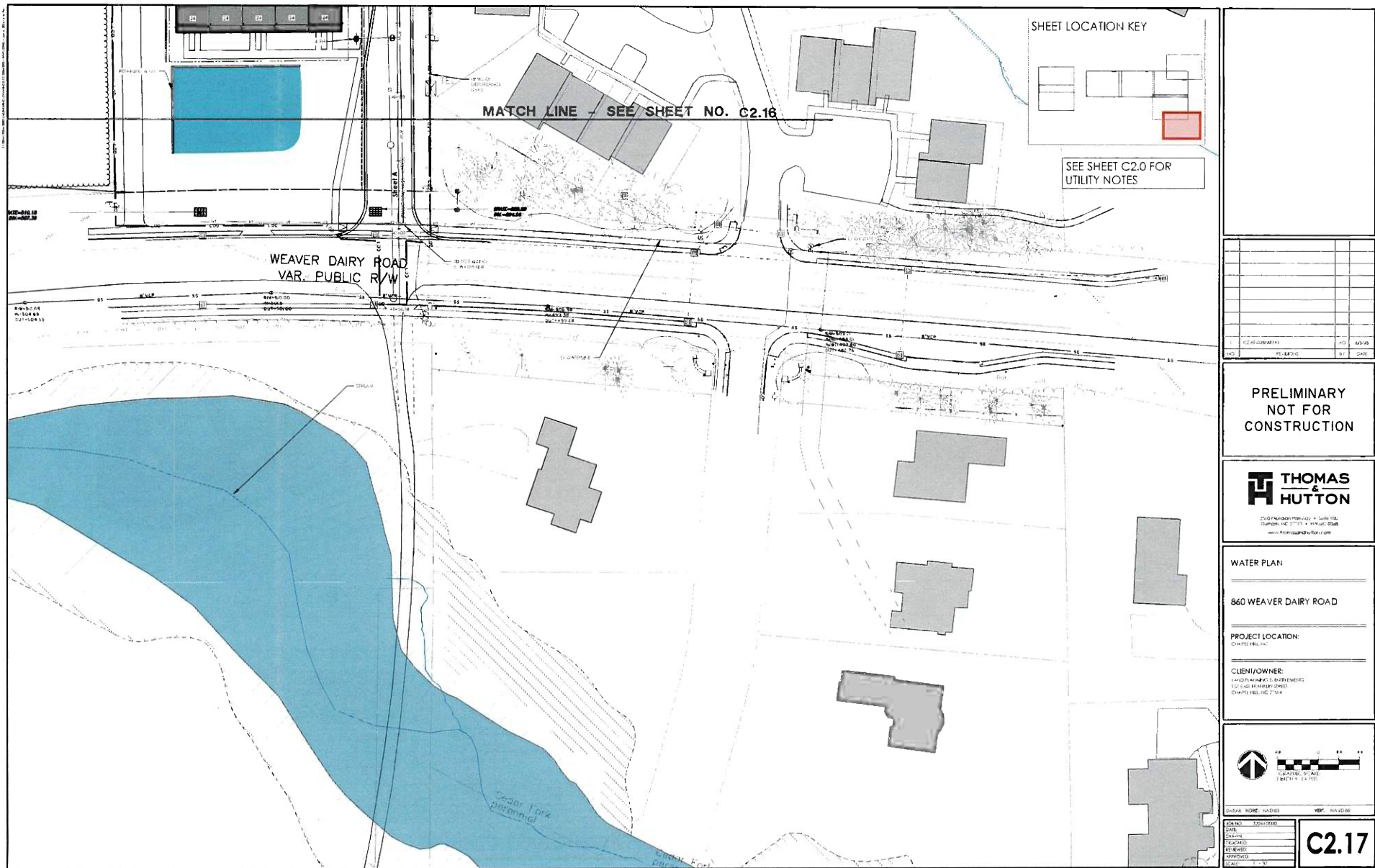


DATE: 10/20/2010

TIME: 11:00

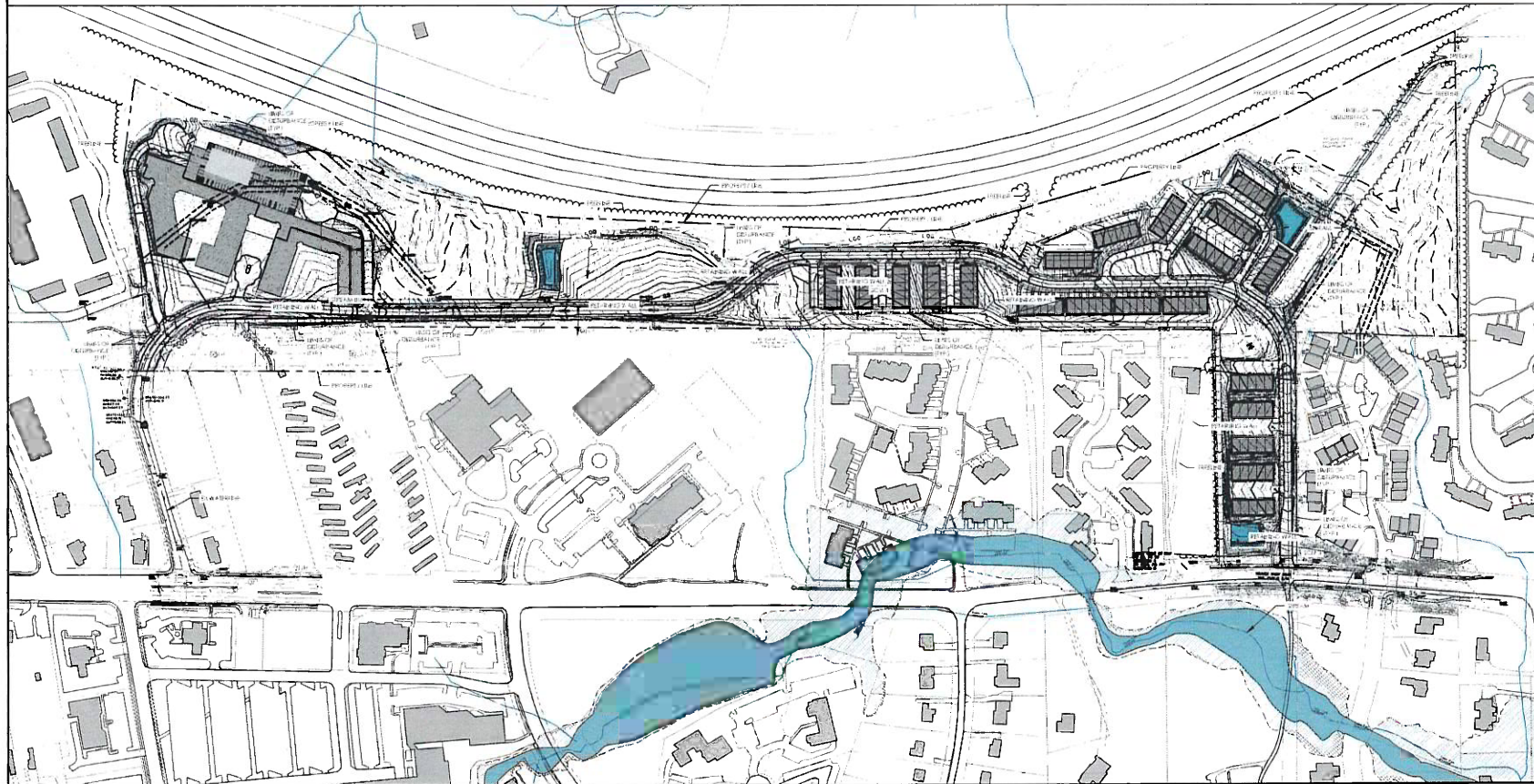
SCALE: 1" = 30'

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 GRADING 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 1-103, AND THE CITY OF CHICAGO GRADING ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-104.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO GRADING ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-105, AND THE CITY OF CHICAGO GRADING ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-106.
4. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO GRADING ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-107, AND THE CITY OF CHICAGO GRADING ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-108.
5. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO GRADING ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-109, AND THE CITY OF CHICAGO GRADING ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-110.
6. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO GRADING ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-111, AND THE CITY OF CHICAGO GRADING ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-112.
7. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO GRADING ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-113, AND THE CITY OF CHICAGO GRADING ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-114.
8. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO GRADING ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-115, AND THE CITY OF CHICAGO GRADING ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-116.
9. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO GRADING ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-117, AND THE CITY OF CHICAGO GRADING ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-118.
10. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO GRADING ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-119, AND THE CITY OF CHICAGO GRADING ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-120.
11. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO GRADING ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-121, AND THE CITY OF CHICAGO GRADING ORDINANCE, CHAPTER 22, ARTICLE 1, SECTION 1-122.



PRELIMINARY
NOT FOR
CONSTRUCTION

**THOMAS
HUTTON**

1100 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 PLANNING & DEVELOPMENT
1100 N. LAKE STREET
CHICAGO, ILL. 60610

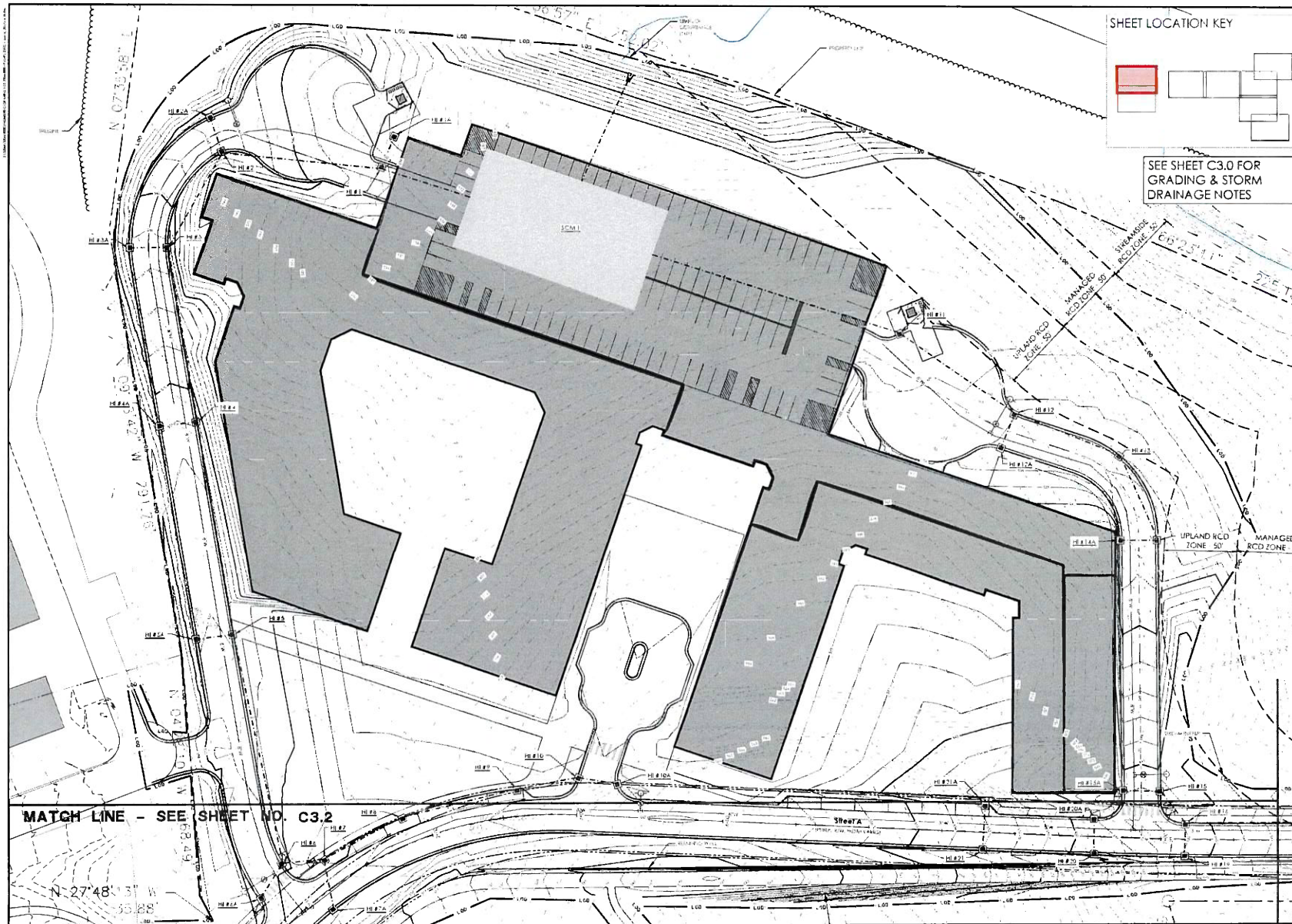
GRAPHIC SCALE
1" = 10'-0"

DATE: 11/11/11

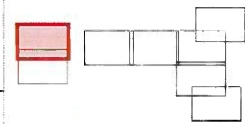
BY: [Signature]

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 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|

PRELIMINARY
NOT FOR
CONSTRUCTION



THOMAS
&
HUTTON

PAVING & GRADING PLAN

B60 WEAVER DAIRY ROAD

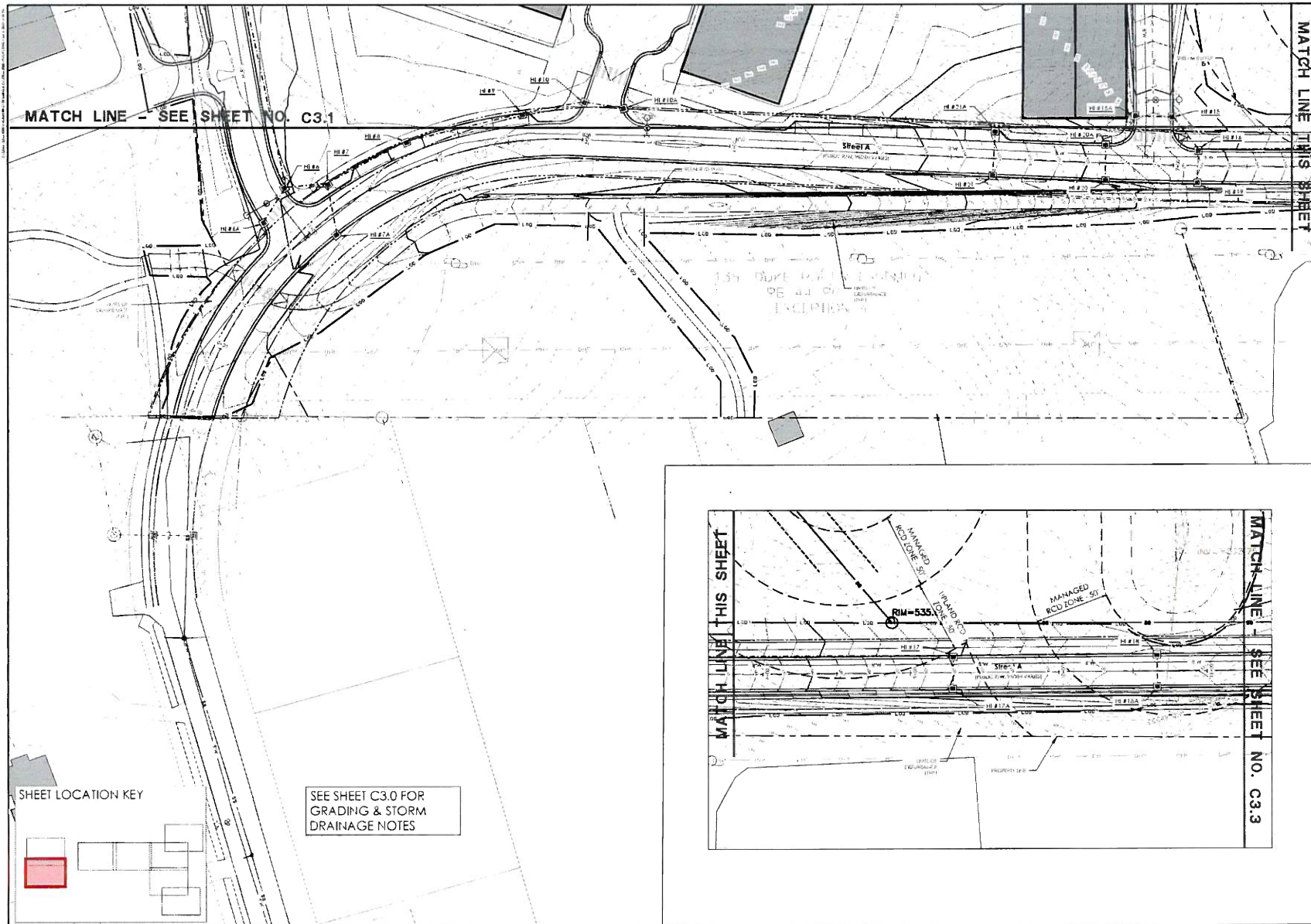
PROJECT LOCATION:

CLIENT/OWNER:
LUNDY HILL & SONS, INC.
1000 LUNDY HILL ROAD
CHATELAIN, NC 27513



| | |
|----------|------------|
| DATE | 2024/03/20 |
| BY | J. HUTTON |
| CHECKED | J. HUTTON |
| APPROVED | J. HUTTON |
| SCALE | 1" = 20' |

C3.1



MATCH LINE - THIS SHEET

| | | | |
|---|-----------------|----|----|
| 1 | 1/2" HORIZONTAL | NO | NO |
| 2 | 1/4" VERTICAL | NO | NO |

PRELIMINARY
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CONSTRUCTION

**THOMAS
& HUTTON**

THOMAS & HUTTON, INC. 400 S. 1000 E.
SUITE 100, OGDEN, UT 84403
WWW.THOMASANDHUTTON.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]

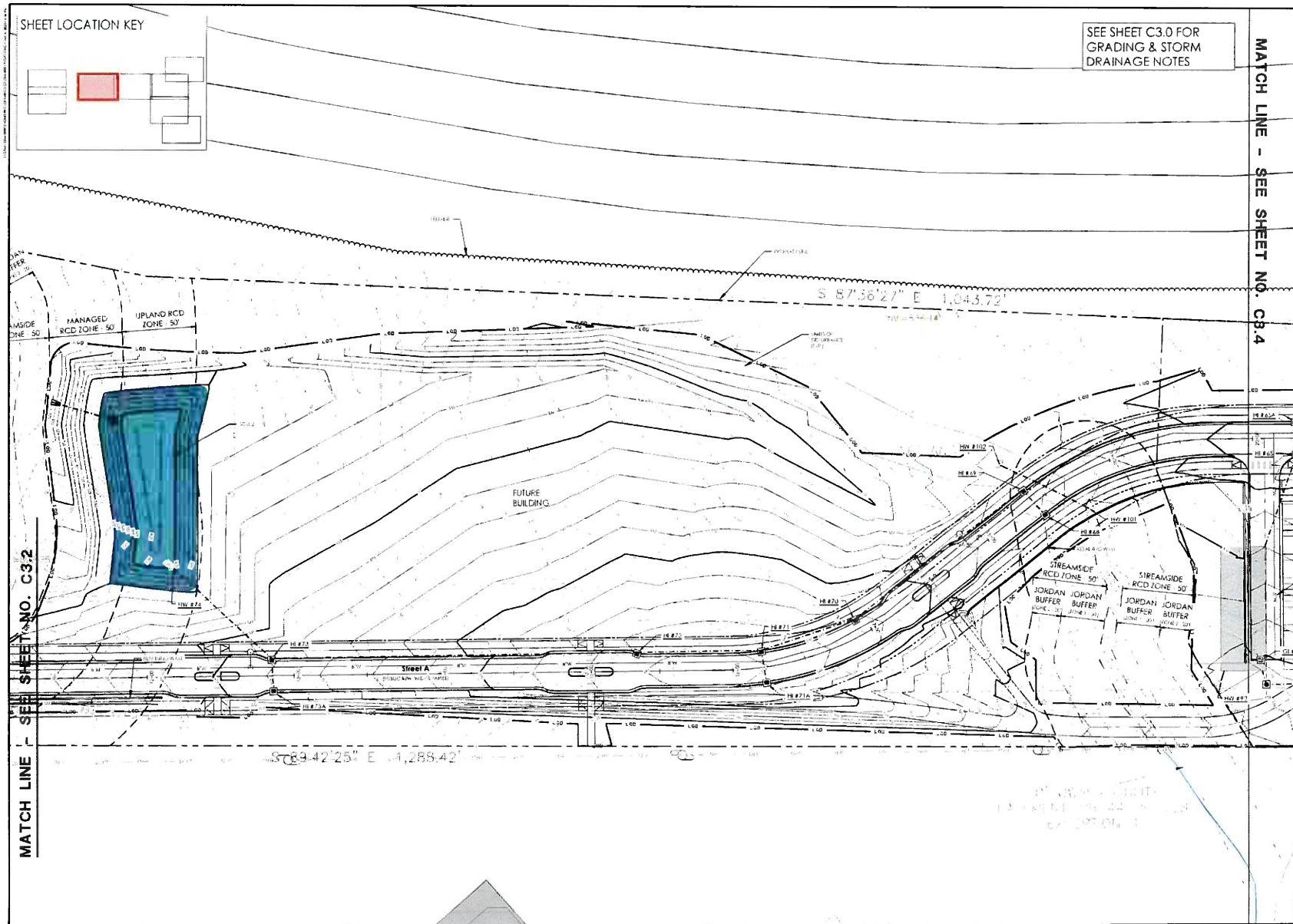
CHECKED: [Signature]

APPROVED: [Signature]

C3.2

A diagram showing a 2D grid of cells. A central cell is highlighted with a red border. The grid is composed of several rectangular cells arranged in a non-uniform pattern. The highlighted cell is located in the upper-middle part of the grid.

MATCH LINE - SEE SHEET NO. C8.4



PRELIMINARY
NOT FOR
CONSTRUCTION



PAVING & GRADING PLAN

B60 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAPEL HILL, NC

CLIENT/OWNER:
LAKESIDE PLANNING & DEVELOPMENT
137 EAST HARRISON STREET
CHAPEL HILL, NC 27514

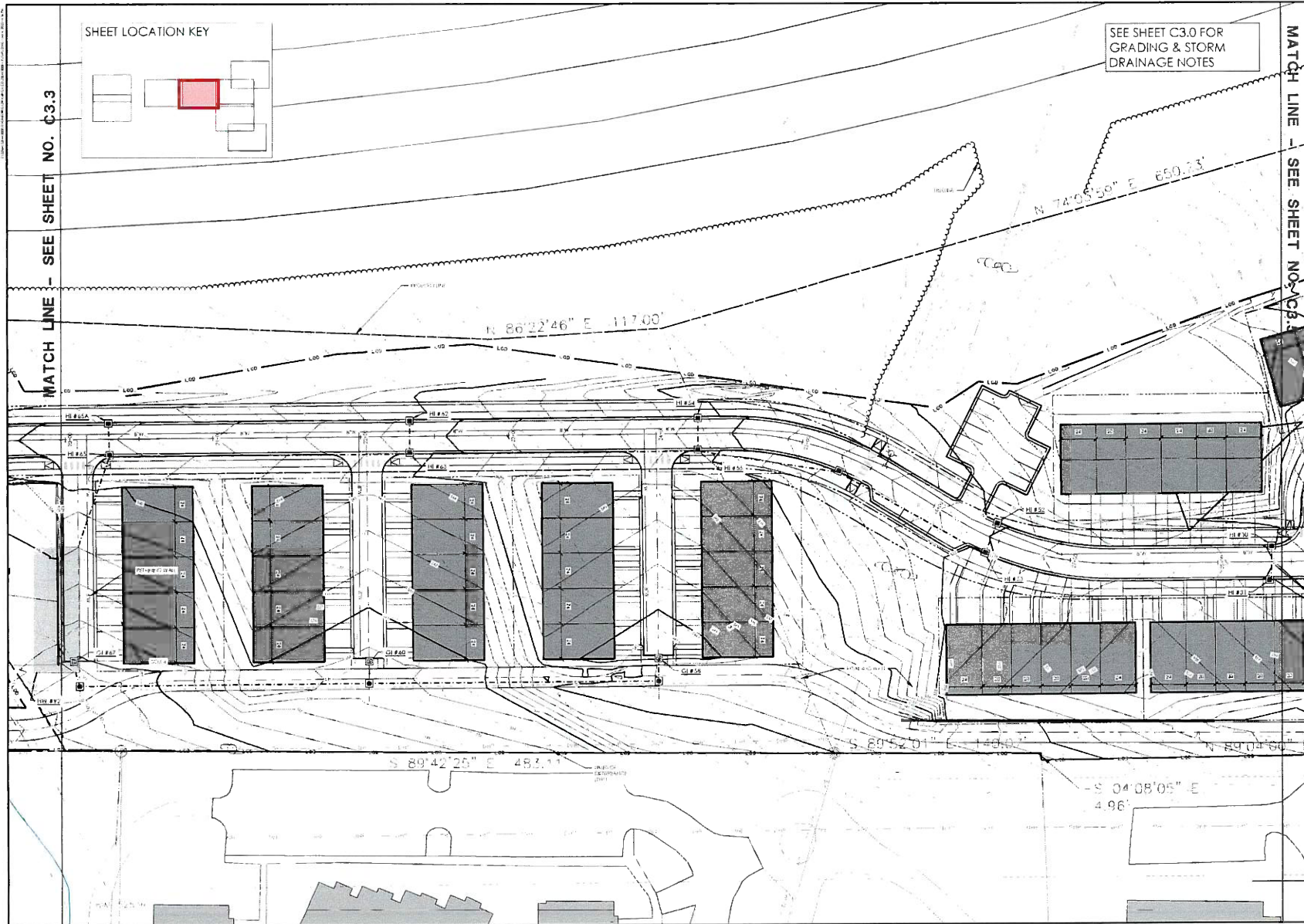


Ref.: NCBI, PubMed

VIII : 10-16-20

| | |
|-----------|-------------|
| JOINT NO. | 100-44-1000 |
| DATE | |
| DRAWN | |
| DESIGNED | |
| REVIEWED | |
| APPROVED | |

C3.3



PRELIMINARY NOT FOR CONSTRUCTION

THOMAS HUTTON

2015 MANAGER PROFESSIONAL ENGINEER
 License No. 12113 - North Carolina
 www.thomashutton.com

PAVING & GRADING PLAN

860 WEAVER DAIRY ROAD

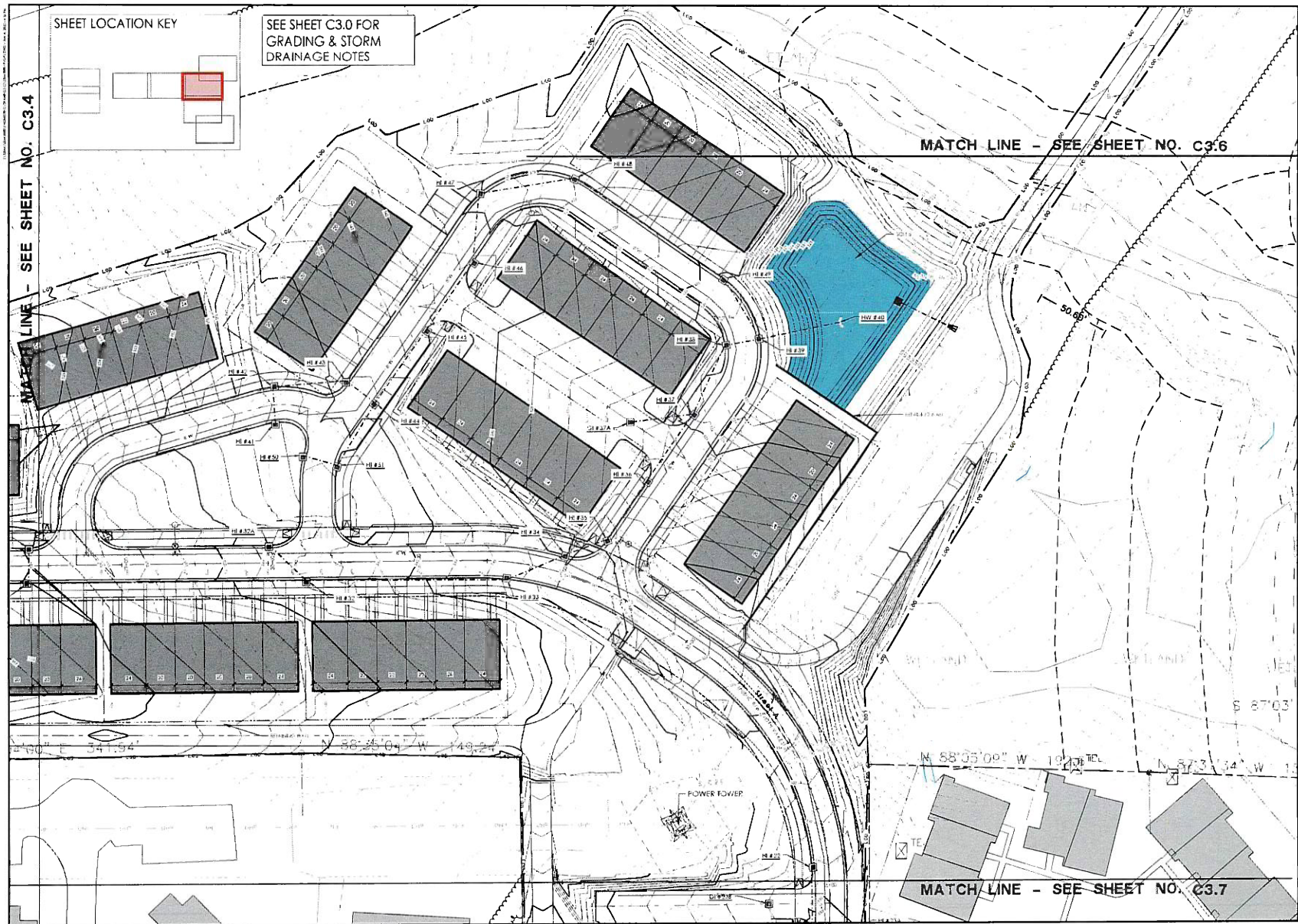
PROJECT LOCATION:
 CHAPEL HILL, NC

CLIENT/OWNER:
 LAND PLANNING & DEVELOPMENT
 11111 LAND DEVELOPMENT STREET
 CHAPEL HILL, NC 27514

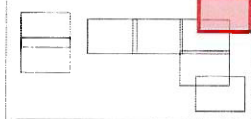
GRAPHIC SCALE:
 1" = 20' (HORIZONTAL)
 1" = 10' (VERTICAL)

DATE: 10/1/2015
SCALE: 1/8" = 1'-0"
DATE: 10/1/2015
SCALE: 1/8" = 1'-0"

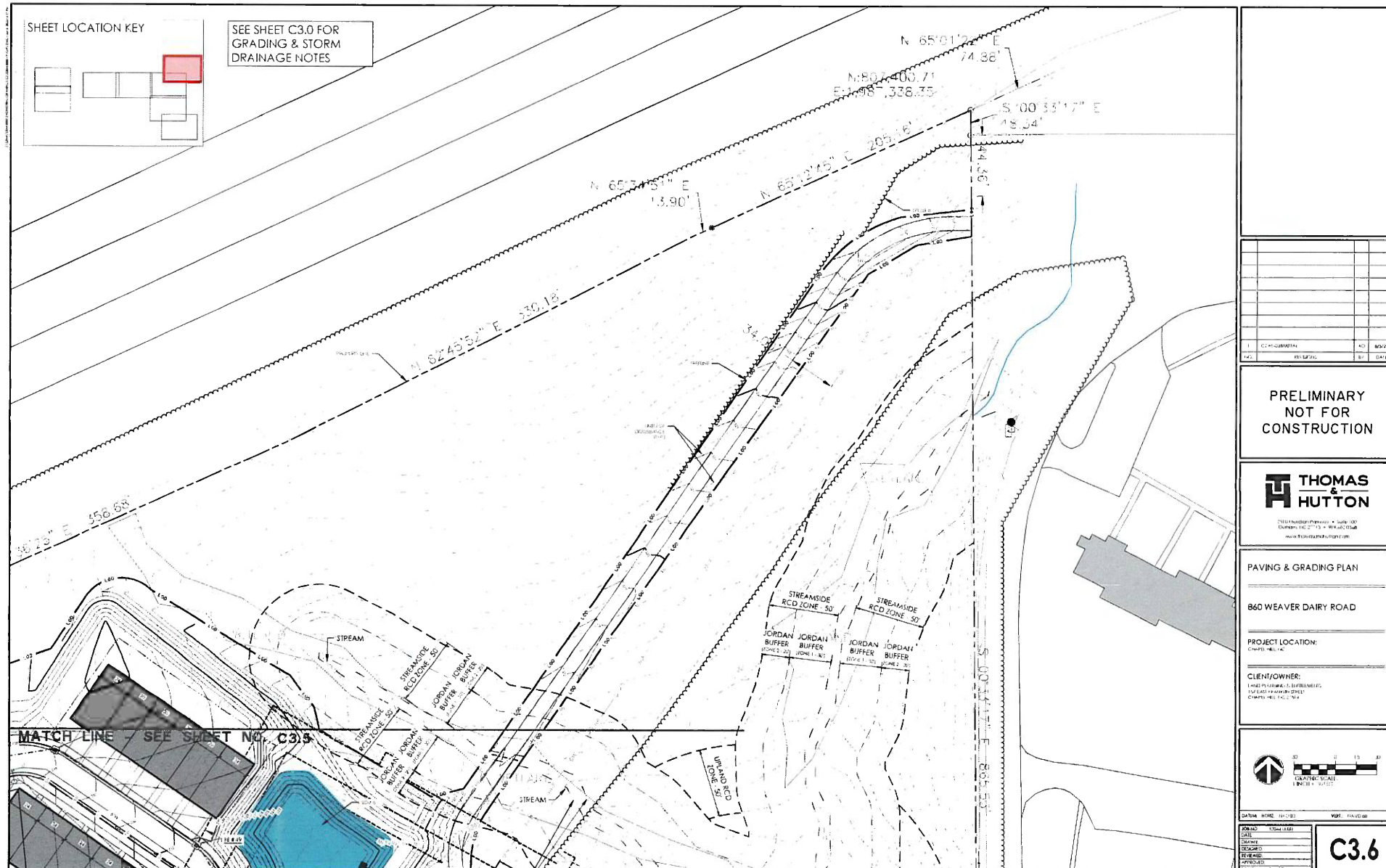
C3.4



| | |
|--|--|
| <p>PRELIMINARY NOT FOR CONSTRUCTION</p> | |
| <p>THOMAS & HUTTON</p> <p><small>2010 Henderson Parkway, # Suite 100 Durham, NC 27713 • 919.487.0040 www.thomashutton.com</small></p> | |
| <p>PAVING & GRADING PLAN</p> | |
| <p>860 WEAVER DAIRY ROAD</p> | |
| <p>PROJECT LOCATION: CHANDLER, NC</p> | |
| <p>CLIENT/OWNER: LAND PLANNING & DEVELOPMENT 10700 WINDWARD STREET CHANDLER, NC 27814</p> | |
| <p>DATE: 10-06-2011 VP: 10-06-2011</p> | |
| <p>PROJECT: 1004-1000</p> <p>DRAWN: [blank]</p> <p>CHECKED: [blank]</p> <p>APPROVED: [blank]</p> <p>SCALE: 1" = 30'</p> | |
| <p>C3.5</p> | |



SEE SHEET C3.0 FOR
GRADING & STORM
DRAINAGE NOTES



| | | | |
|-----|-------------|-----|------|
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| I | CITIZENSHIP | NO | M/S |
| AGE | RELIGION | SEX | RACE |

PRELIMINARY
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www.chapmanhall.com

PAVING & GRADING PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAPEL HILL, NC

CLIENT/OWNER:
LARRY PLAZIOWSKI, J. DILLON
157 EAST FRANKLIN STREET
CHICAGO, ILL. 60604



| | | |
|------|-----|------|
| DATE | NO. | NAME |
|------|-----|------|

VDI: 114 VDI 68

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

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CONSTRUCTION

**THOMAS
&
HUTTON**

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DURHAM, NC 27713 • 919.460.0048
www.thomashutton.com

PAVING & GRADING PLAN

860 WEAVER DAIRY ROAD

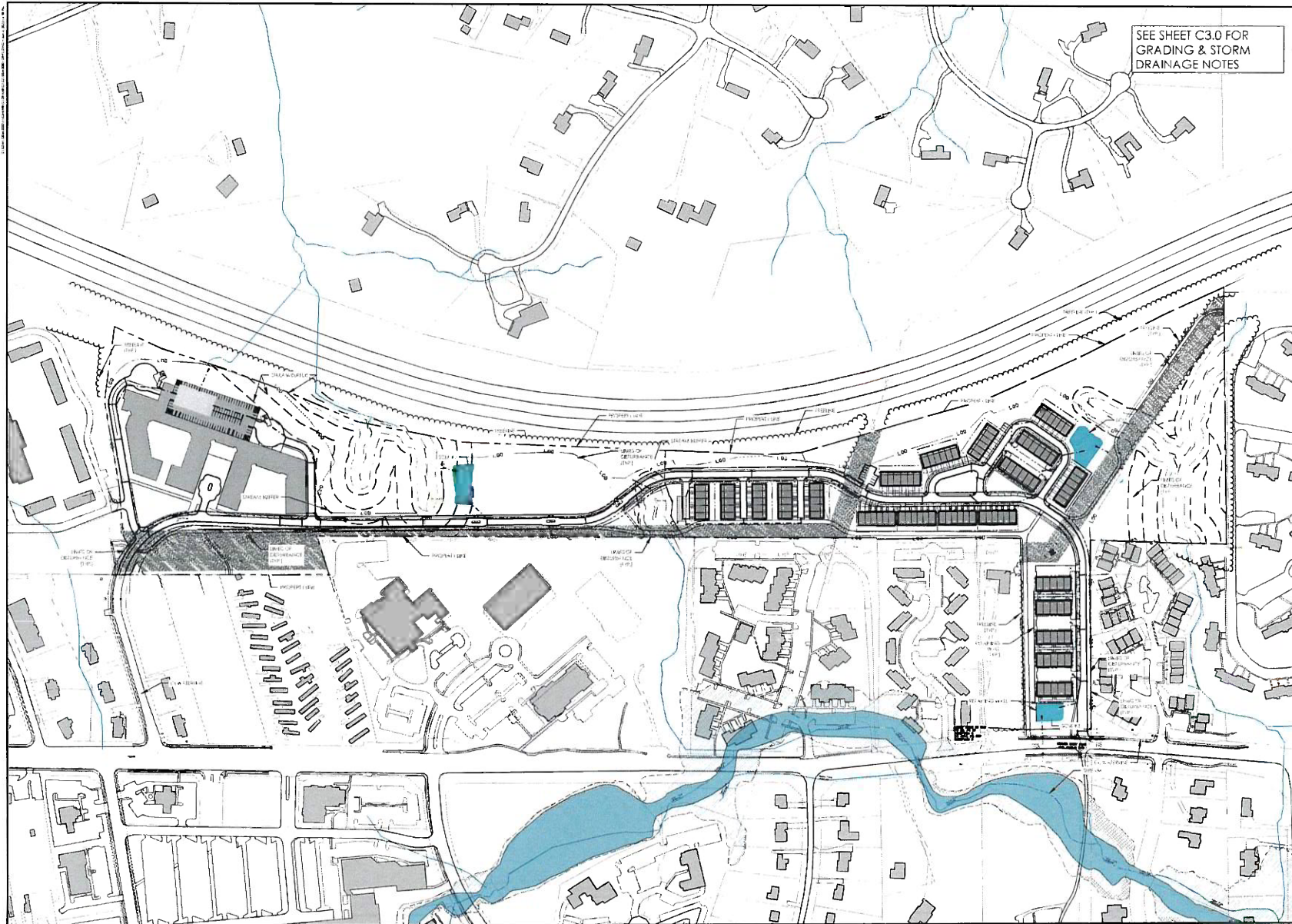
PROJECT LOCATION:
CHARTER HILL, NC

CLIENT/OWNER:
LANEY TRAILER & EQUIPMENT CO.
1000 W. 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



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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& HUTTON**
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Durham, NC 27713 • 919.487.0100
www.thomashutton.com

DRAINAGE PLAN-OVERALL

860 WEAVER DAIRY ROAD

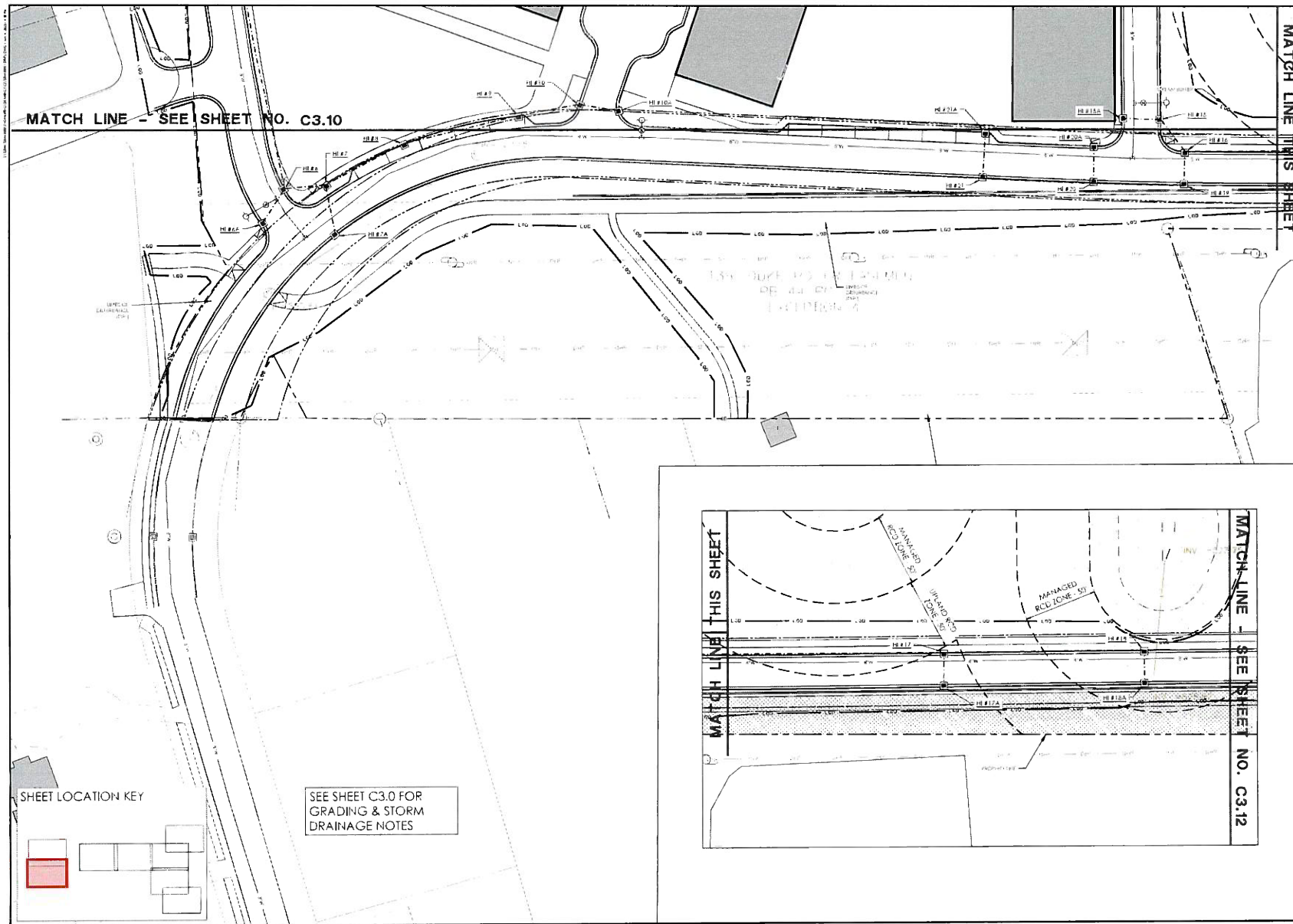
PROJECT LOCATION:
GRAPHIC SCALE

CLIENT/OWNER:
LANDSCAPE ARCHITECTS
100 W. WILSON ST. SUITE 200
DURHAM, NC 27701

GRAPHIC SCALE
0 10 20 30 40 50 60 70 80 90 100
FEET

DATE: 08/08/2018
BY: J. HUTTON
CHECKED: J. HUTTON
APPROVED: J. HUTTON
SCALE: 1" = 100'

C3.9



| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|
| 1 | 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 |
|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|

**PRELIMINARY
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CONSTRUCTION**



DRAINAGE PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
Charlotte, NC

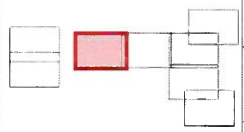
CLIENT/OWNER:
LAWSON PARKING & DEVELOPMENT
10000 WEAVER DAIRY STREET
CHARLOTTE, NC 28210

GRAPHIC SCALE
1" = 40'

| | |
|-----------|------------|
| DATE: | 10/15/2013 |
| BY: | WBT |
| CHECKED: | |
| DATE: | |
| DESIGNED: | |
| DATE: | |
| APPROVED: | |
| SCALE: | 1" = 40' |

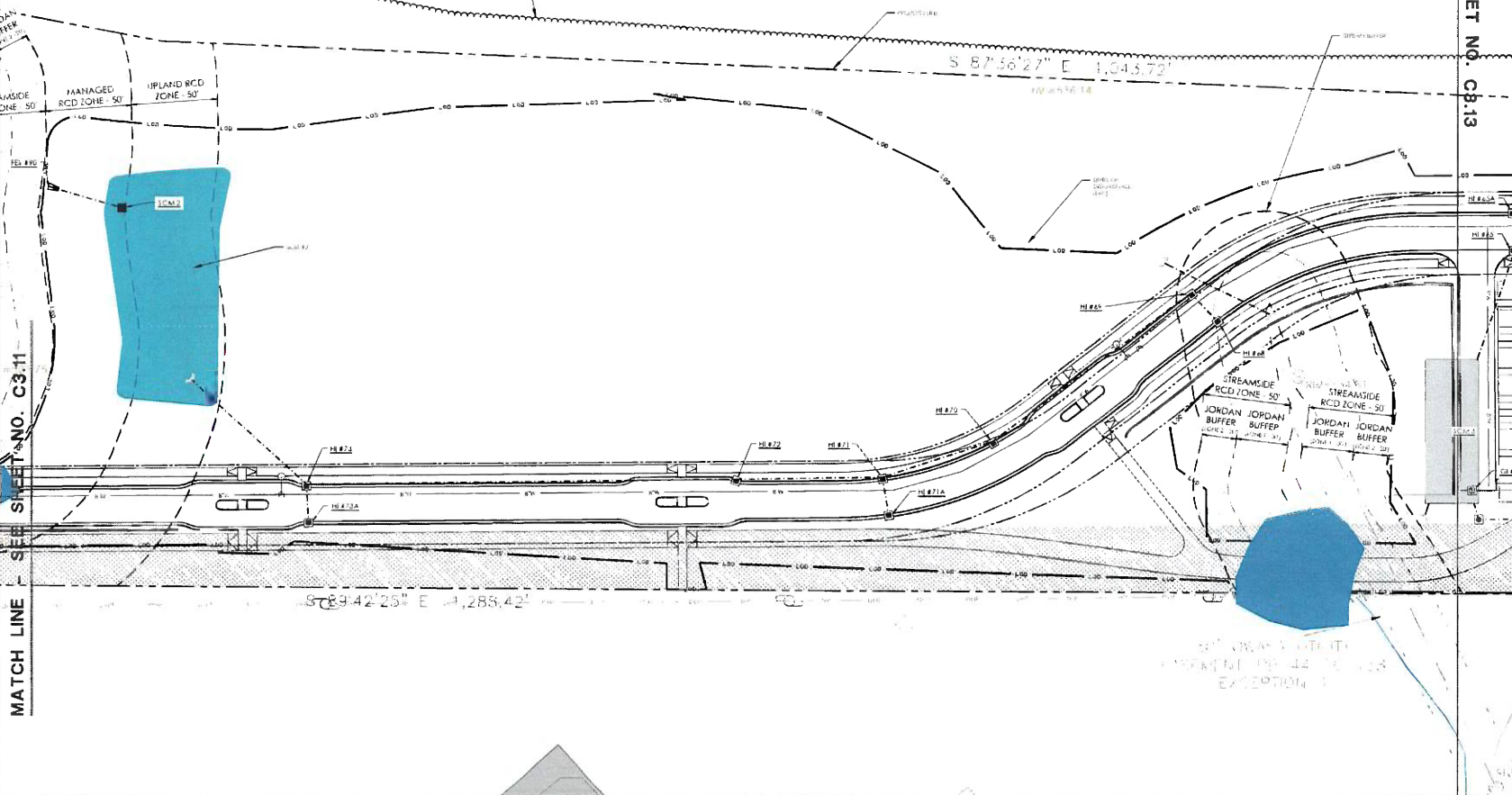
C3.11

SHEET LOCATION KEY



SEE SHEET C3.0 FOR
GRADING & STORM
DRAINAGE NOTES

MATCH LINE - SEE SHEET NO. C3.13



PRELIMINARY
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CONSTRUCTION

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Durham, NC 27712 • 919.487.8748
www.thomashutton.com

DRAINAGE PLAN

860 WEAVER DAIRY ROAD

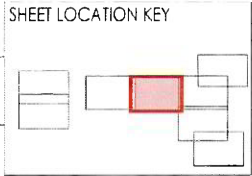
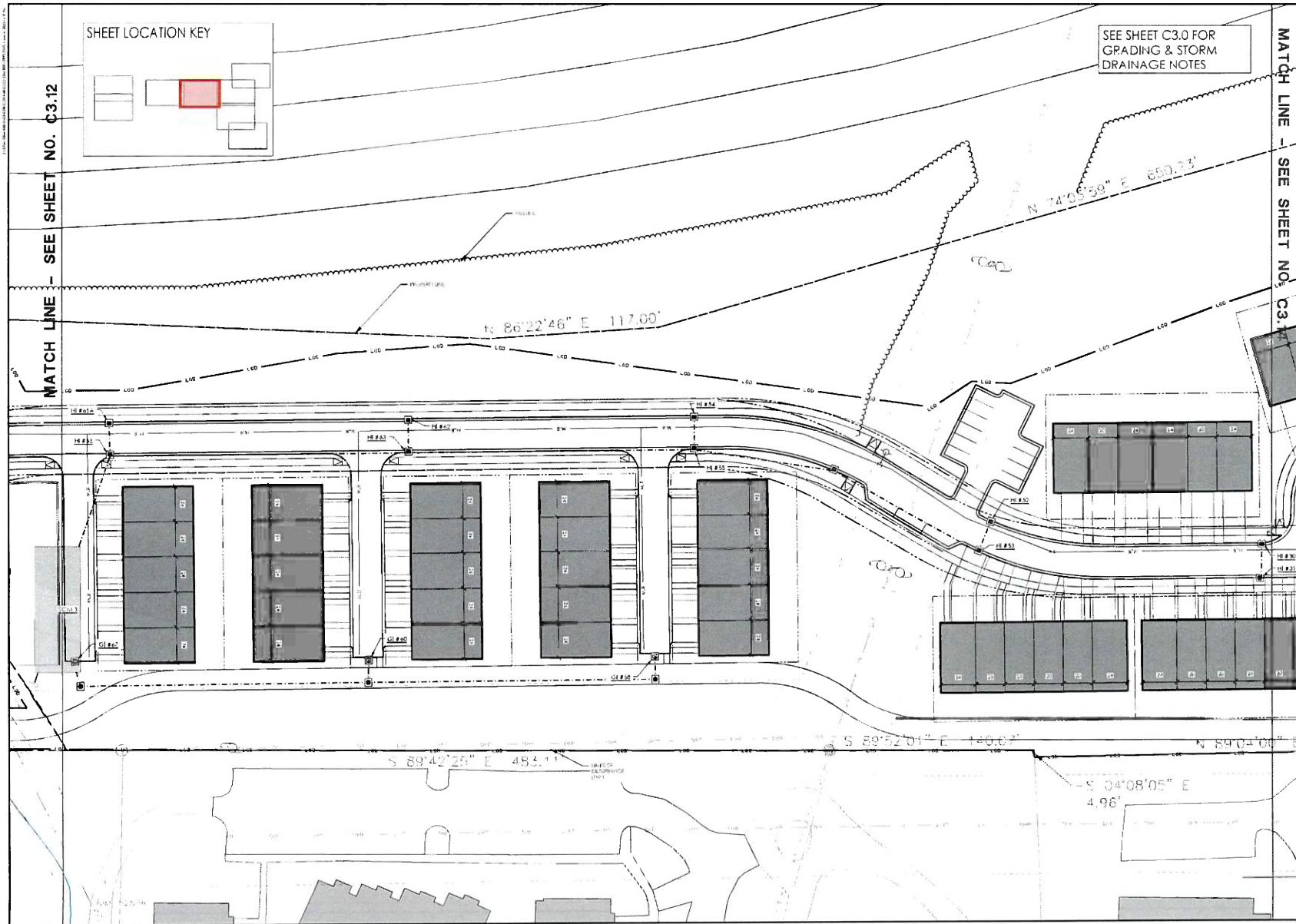
PROJECT LOCATION:
CHERRY HILL, NC

CLIENT/OWNER:
LAND PLANNING & DEVELOPMENT
150 EAST HARRISON STREET
CHERRY HILL, NC 27011



| | | | |
|-------|------------|-----|---------------|
| DATE: | 11/11/2010 | BY: | THOMAS HUTTON |
| DATE: | 11/11/2010 | BY: | THOMAS HUTTON |
| DATE: | 11/11/2010 | BY: | THOMAS HUTTON |
| DATE: | 11/11/2010 | BY: | THOMAS HUTTON |
| DATE: | 11/11/2010 | BY: | THOMAS HUTTON |
| DATE: | 11/11/2010 | BY: | THOMAS HUTTON |
| DATE: | 11/11/2010 | BY: | THOMAS HUTTON |
| DATE: | 11/11/2010 | BY: | THOMAS HUTTON |
| DATE: | 11/11/2010 | BY: | THOMAS HUTTON |
| DATE: | 11/11/2010 | BY: | THOMAS HUTTON |

C3.12



SEE SHEET C3.0 FOR
GRADING & STORM
DRAINAGE NOTES

MATCH LINE - SEE SHEET NO. C3.12

MATCH LINE - SEE SHEET NO. C3.13

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

PRELIMINARY
NOT FOR
CONSTRUCTION



DRAINAGE PLAN

860 WEAVER DAIRY ROAD

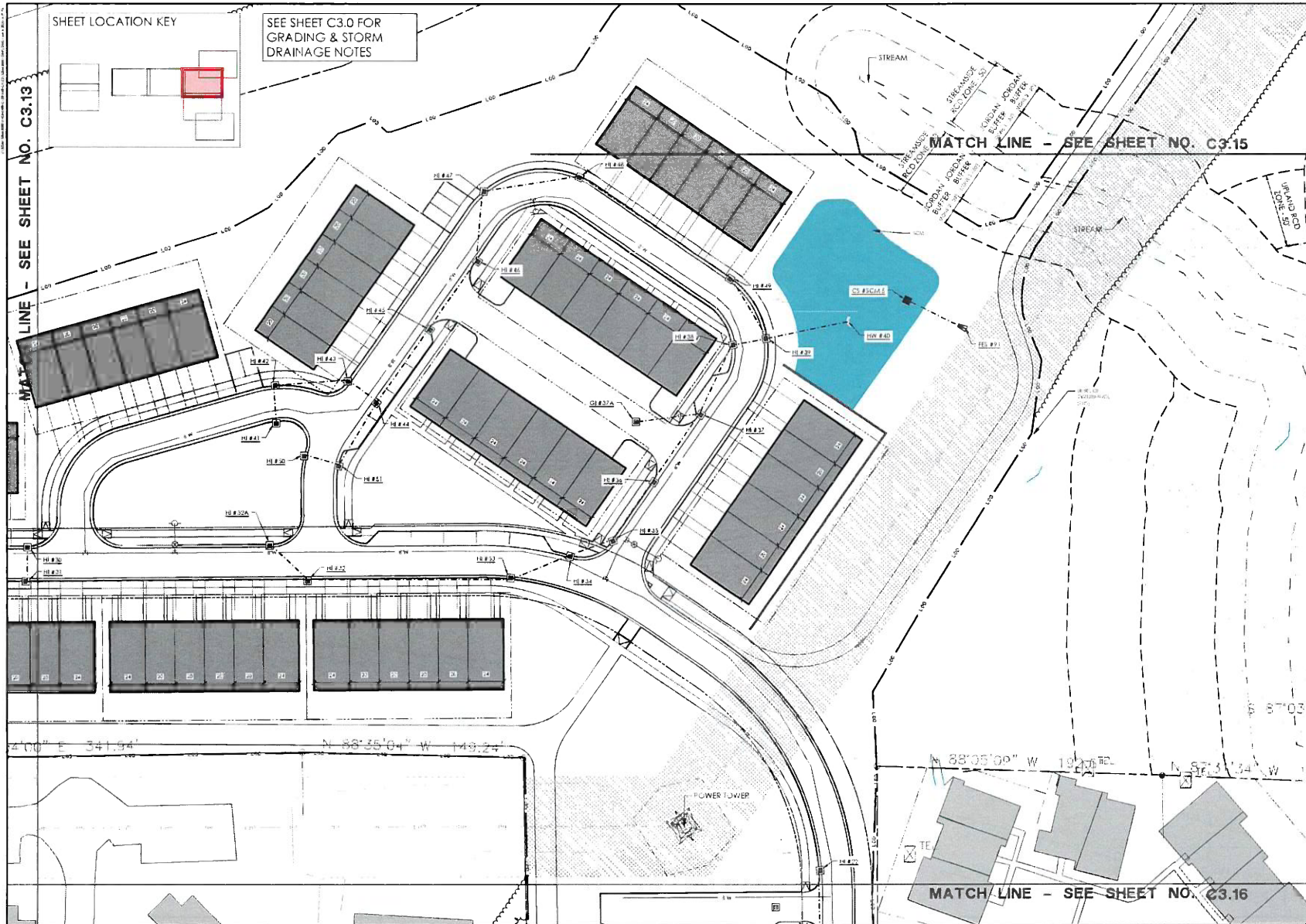
PROJECT LOCATION:
CHRYSLER HILL, NC

CLIENT/OWNER:
LANDFARMING, LLC
132140 WEAVER DAIRY ROAD
CHRYSLER HILL, NC 27014

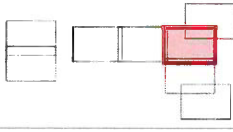


| | |
|----------|-----------------|
| DATE | 2013.08.01 |
| BY | THOMAS & HUTTON |
| CHECKED | THOMAS & HUTTON |
| APPROVED | THOMAS & HUTTON |

C3.13



SHEET LOCATION KEY



SEE SHEET C3.0 FOR
GRADING & STORM
DRAINAGE NOTES

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&
HUTTON**

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www.thomashutton.com

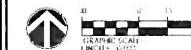
DRAINAGE PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAFFIN HILL, NC

CLIENT/OWNER:

CHAFFIN HILL DEVELOPMENT
100 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

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2010 Interstate Parkway • Suite 100
Durham, NC 27713 • 919.463.6248
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DRAINAGE PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:

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

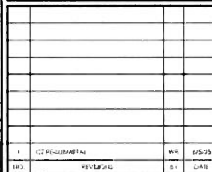


DATE: 08/02/2010 10:00 AM

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

C3.16

- 2 LANDSCAPING NOTES



THOMAS
&
HUTTON

2510 Mendon Parkway • Suite 100
Durham, NC 27713 • 919.882.0566
www.informationphilosophy.com

LANDSCAPE PLAN- OVERALL

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAMPLAIN, VT

CLIENT/OWNER:
LAND PLANNING & DESIGNERS
150 EAST FRANKLIN STREET
CHAPPEL HILL, NC 27514



| | | |
|-----------|------|-------|
| Case Type | ICD9 | ICD10 |
|-----------|------|-------|

104 NO 1754 (11)

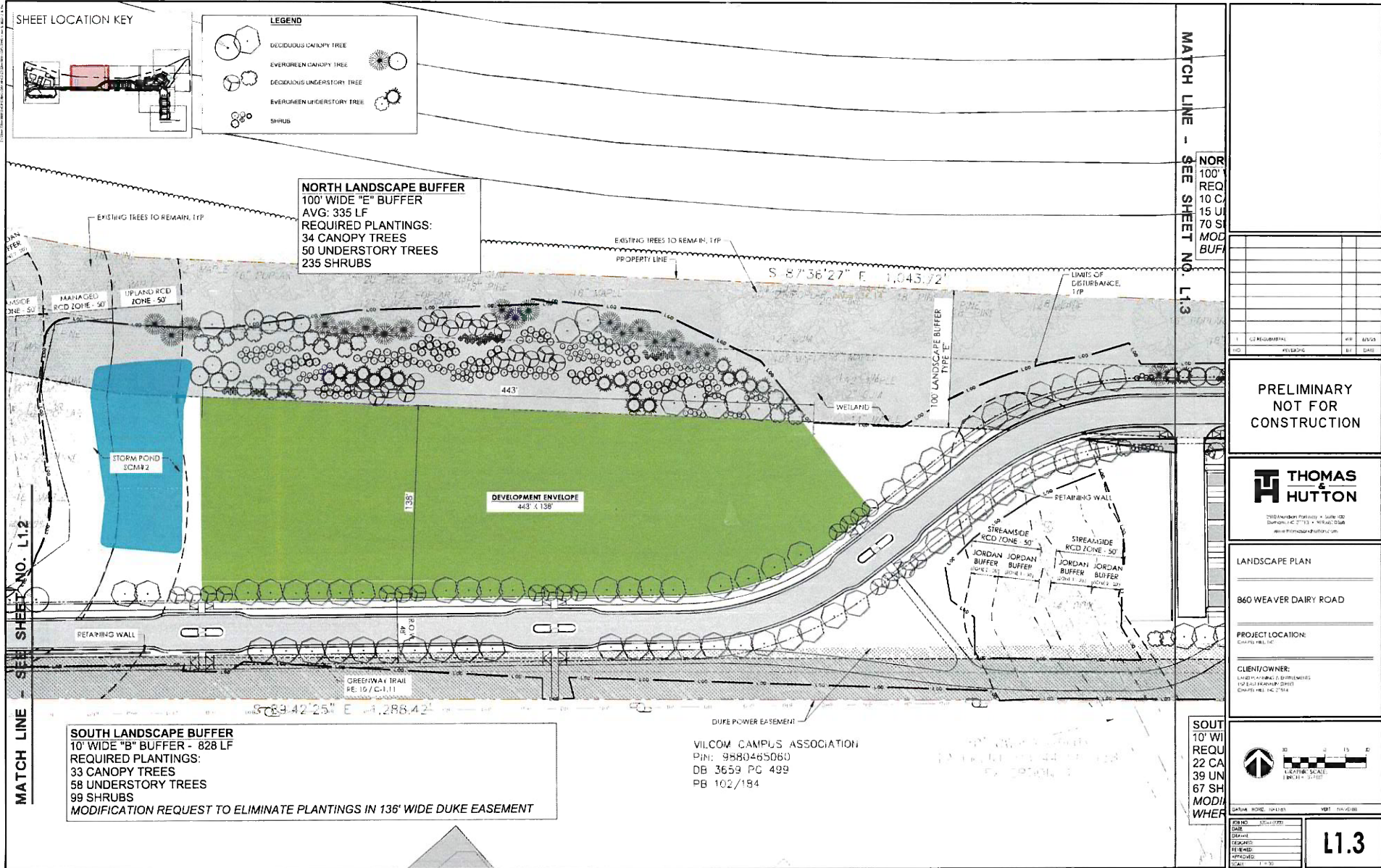
| |
|-------|
| DATE |
| DEATH |

SECRET
REF ID: A66540

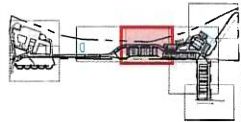
APPROVED
SCALE: 1" = 120'

1

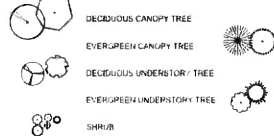
L1.0



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

2000 Independence Parkway • Suite 100
Birmingham, AL 35243 • 205.988.1100
www.thomashutton.com

LANDSCAPE PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:

CLIENT/OWNER:

LANDSCAPE ARCHITECTS
1000 1ST AVENUE, SUITE 100
BIRMINGHAM, AL 35204



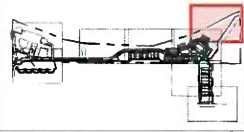
DATE: 10/01/2010

BY: [Signature]

CHECKED: [Signature]

SCALE: 1" = 30'

L1.4



CHAPEL HILL RESIDENTIAL
RETIREMENT CENTER INC
PIN 9880865451
DE 281 PC 383



THOMAS
&
HUTTON

860 WEAVER DAIRY ROAD

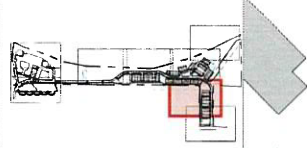
CLIENT/OWNER:
LARRY PLATTING & DAVID L. HENNING
150 EAST FRANKLIN STREET
CHICAGO, ILL. 60601-2514



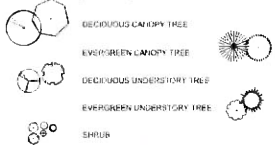
L1.6

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.

PROPERTY LINE
LIMITS OF DISTURBANCE
14' GREENWAY TRAIL
PE: 10 / C+1.11

RETAINING WALL

RETAINING WALL
14' WIDE GREENWAY TRAIL
PE: 10 / C+1.11

PROPERTY LINE

LIMITS OF DISTURBANCE

30' 10" LANDSCAPE BUFFER
100' RIGHT DISTANCE (ANGLE, TYP.)

STORM POND
SCIAERS

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

LIMITS OF DISTURBANCE
PROPERTY LINE

LIMITS OF DISTURBANCE
PROPERTY LINE
OVERHEAD POWER LINE

MATCH LINE - SEE SHEET NO. L1.8

SEWERAL TYP
RE: 9 / C1.9

P.C.V. 48

GRATE #00131
MULTI-CELL 15

GRATE #00131
MULTI-CELL 15

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"=20'-0"

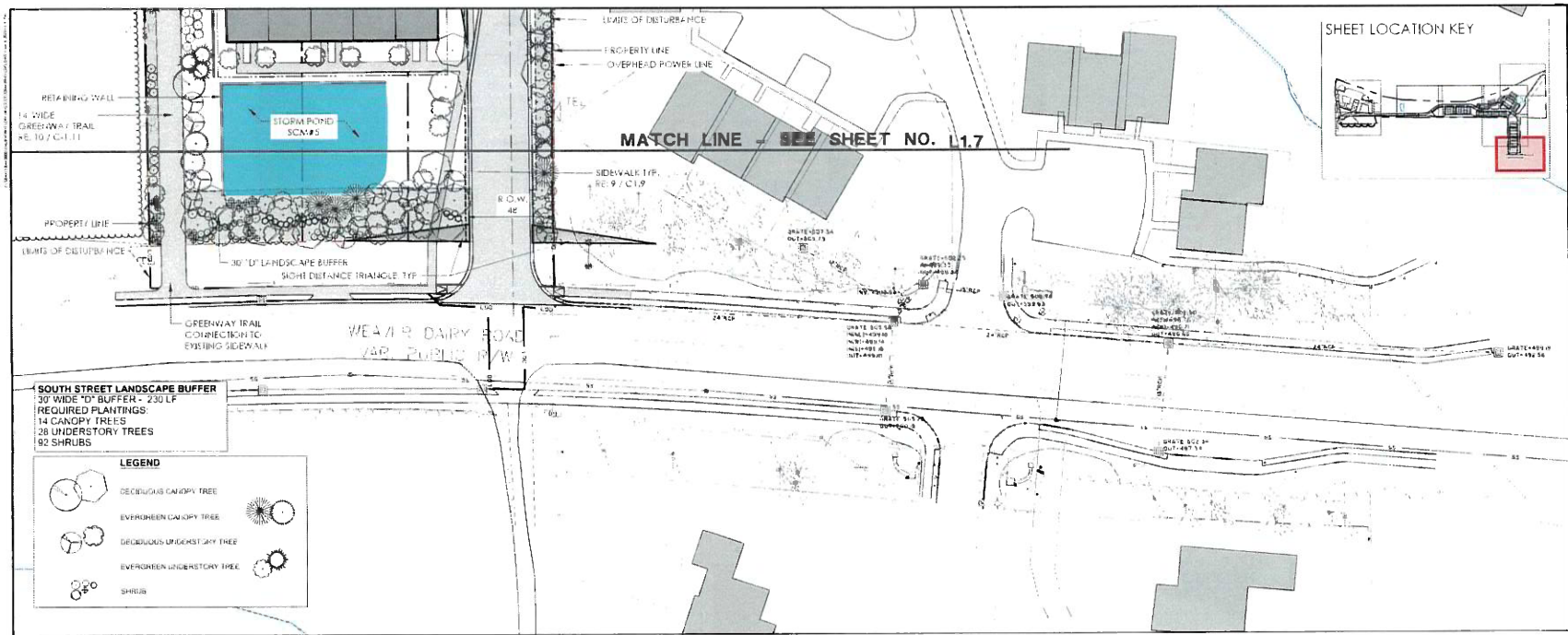
DATE: 10/01/2019

SCALE: 1"=20'-0"

DATE: 10/01/2019

SCALE: 1"=20'-0"

L1.7



**PRELIMINARY
NOT FOR
CONSTRUCTION**



2100 Henderson Drive, Suite 100
 Cary, NC 27513 • 919.487.0200
 www.thomashutton.com

LANDSCAPE PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
 860 WEAVER DAIRY ROAD

CLIENT/OWNER:
 LANDSCAPE ARCHITECT
 2100 HENDERSON DRIVE, SUITE 100
 CARY, NC 27513



| | |
|----------|------------|
| DATE | 10/10/2020 |
| BY | THH |
| 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* |
|------------------------------|-----------------------|---------------|
| CANOPY TREES | | |
| 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 |
| Nyssa sylvatica | Blackgum | 3.5" caliper |
| Osagea virginiana | Eastern Hopbush | 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 |
| UNDERSTORY TREES | | |
| Asterilochia arborea | Serviceberry | 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 | Jourdain | 8-10" ht. |

| BOTANICAL NAME | COMMON NAME | MINIMUM SIZE* |
|--|--------------------------------|---------------|
| SHRUBS | | |
| 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. |
| Myrica carterii | 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. |

LANDSCAPE GUIDELINES

- LANDSCAPE BUFFERS WILL BE PLANTED TO MEET LUMO REQUIREMENTS EXCEPT AS REQUESTED MODIFICATIONS:
 - 150' WIDE BUFFER AGAINST 1-40 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 ABILITY 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.