

Z:\32044\32044.0000\DRAWINGS\CONCEPT\32044.0000-CP-PL100 - J-32044 - 4/28/24

CONCEPT PLAN

860 WEAVER DAIRY ROAD

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

CONTRACT PURCHASER / CLIENT:

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

APPLICANT / CONSULTANT:

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

CIVIL ENGINEER:

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

PIN# 9880564638

J-32044.0000

PREPARED BY:



SITE DATA

PIN 9880564638

ENVIRONMENTAL CONSTRAINTS
-STREAMS, STREAM BUFFERS, RCD
-WETLANDS
-OVERHEAD ELECTRIC UTILITY EASEMENTS
-SANITARY SEWER EASEMENTS
-UNIMPROVED RIGHT OF WAY

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

EXISTING ZONING: MU-01-1 / R-3
PROPOSED ZONING: R-6 OR MU-V

EXISTING USE: VACANT, WOODED
PROPOSED USES: MULTI-FAMILY RESIDENTIAL
800-950 RESIDENTIAL UNITS
18-21 UNITS/AC
PLUS A FLEX SPACE COMPONENT

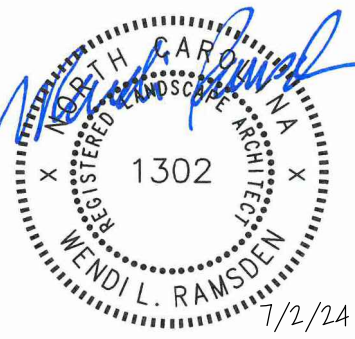


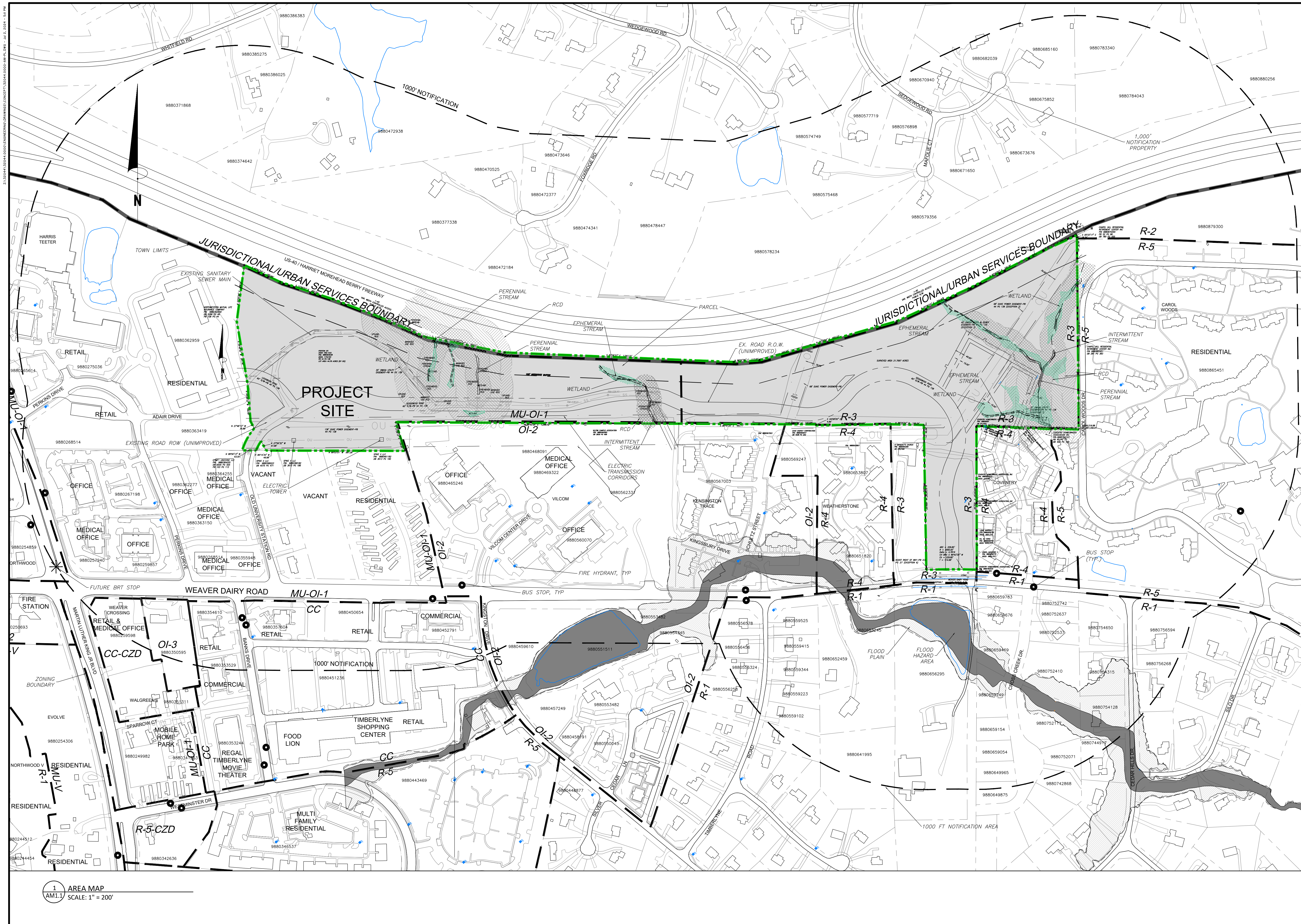
VICINITY MAP
SCALE: 1" = 1255.6391'

Sheet List Table

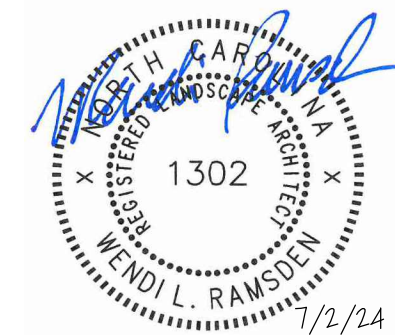
Sheet Number	Sheet Title
--	COVER
AM1.1	AREA MAP
EX1.1	EXISTING CONDITIONS
CP1.1	CONCEPT PLAN

PRELIMINARY
- NOT FOR
CONSTRUCTION





No.	REVISIONS	BY	DATE



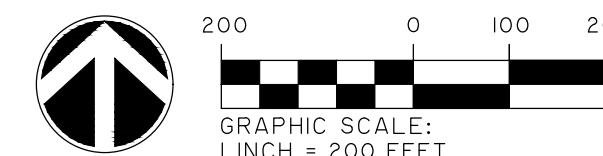
2510 Meridian Parkway • Suite 100
Durham, NC 27713 • 919.682.0368
www.thomasandhutton.com

AREA MAP

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
860 WEAVER DAIRY ROAD
CHAPEL HILL, NC

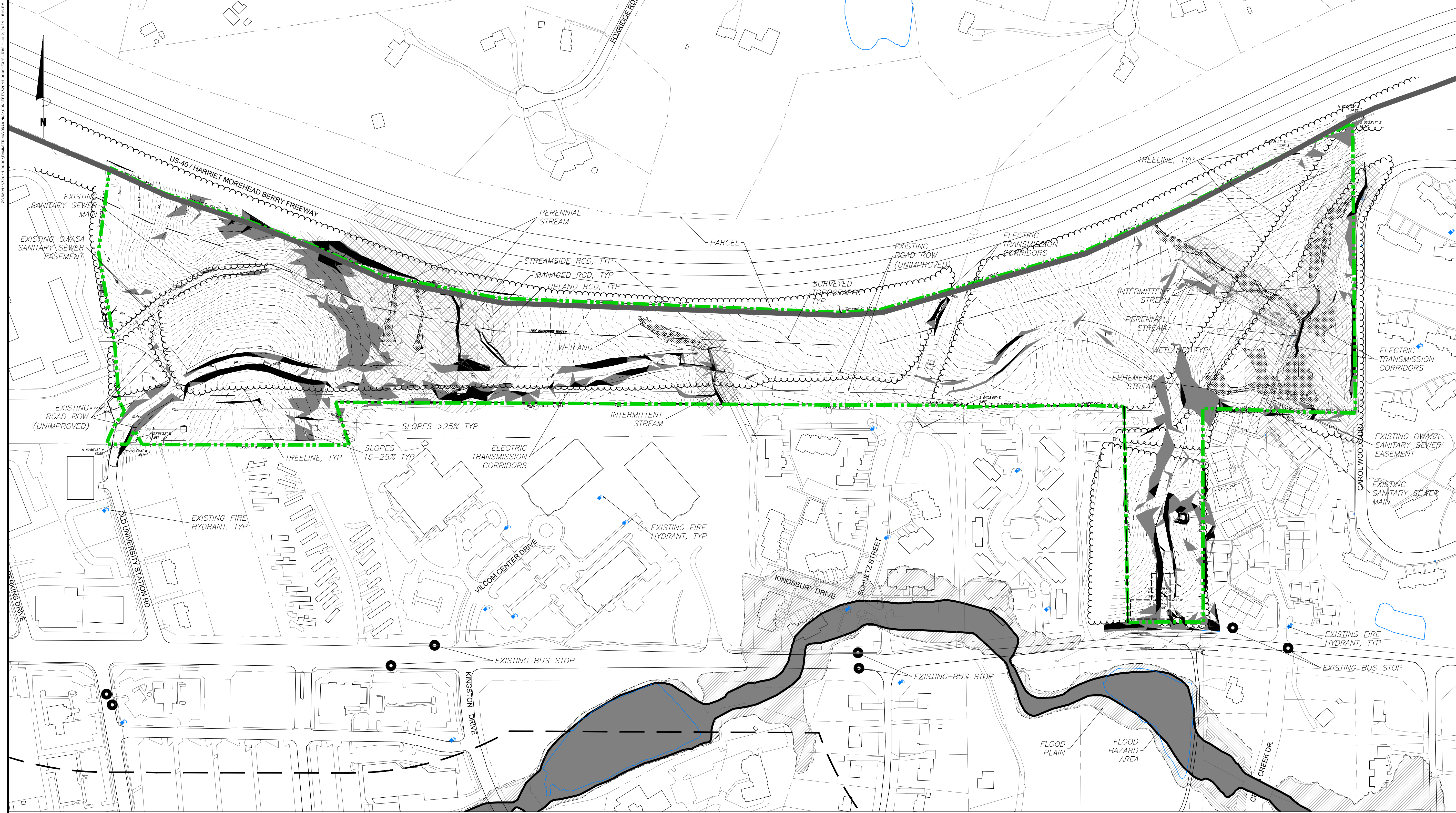
CLIENT/OWNER:
CONTRACT PURCHASER:
LAND PLANNING & ENTITLEMENTS
157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514



DATUM: HORIZ.:	VERT.
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JOB NO:	32044.0000
DATE:	7-2-2024
DRAWN:	
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 200'

AM1.1



1 EX1.1 EXISTING CONDITIONS PLAN
SCALE: 1" = 150'

- LEGEND
- Parcel Outline
 - Slopes Over 25%
 - Slopes 15%-25%

NO.	REVISIONS	BY	DATE

W. L. RAVEN
1302
7/2/24

THOMAS & HUTTON
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EXISTING CONDITIONS PLAN

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CHAPEL HILL, NC

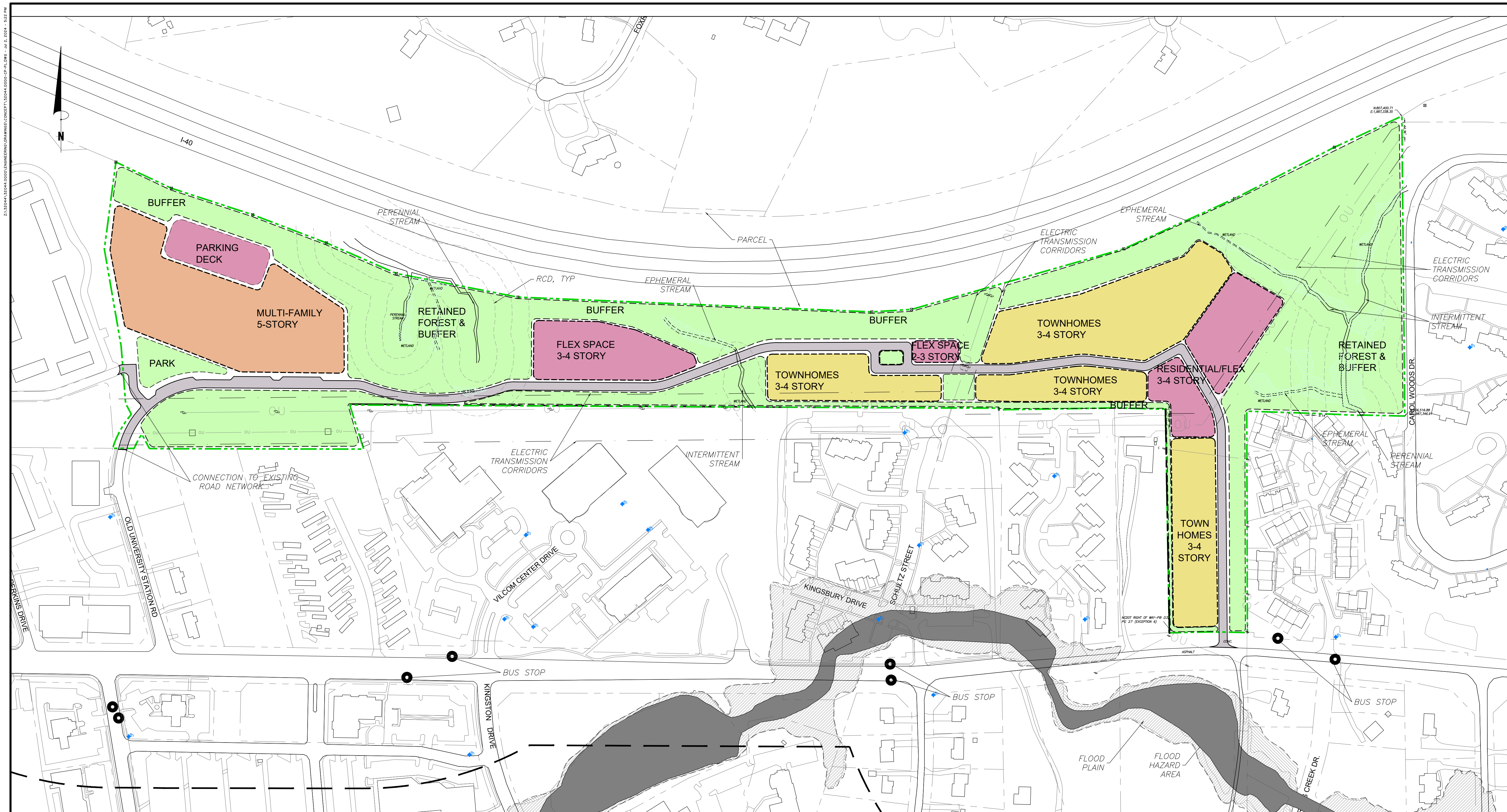
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DATUM: HORIZ.: VERT.:

GRAPHIC SCALE:
1 INCH = 150 FEET

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

EX1.1



NO.	REVISIONS	BY	DATE



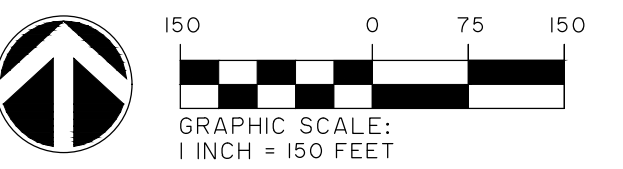
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CP1.1