



Concept Plans are intended to be an opportunity for the Town Council and some Boards and Commissions, and the community to review and consider major development proposals and their potential benefits and impacts. Applicants propose a Concept Plan with the expectation of receiving feedback on their development idea.

The following are questions that the Council may ask of an applicant during the discussion of a Concept Plan. The attached application addresses the topics below. Please contact our staff if you have any questions or if we can provide additional information (planning@townofchapelhill.org)

1. Would this project demonstrate compliance with the Comprehensive Plan?
 - a. Compliance with:
 - Small Area Plan
 - Overlay Zone / NCD
 - Study Area:
 - Land Use Plan
2. Would the proposed project comply with the Land Use map?
3. Would the proposed project require a rezoning?
4. What is the proposed zoning district?
5. Would the proposed project require modifications to the existing regulations?
6. If there is a residential component to the project, does the applicant propose to address affordable housing?
 - Has the applicant presented its Concept Plan to the Housing Advisory Board (this is a voluntary step in the process)?
 - Has the applicant met with appropriate Town staff to discuss affordable housing policy, expectations and options?
 - Is the project for ownership or rental?
7. Are there existing conditions that impact the site design (i.e. environmental features such as RCD, slopes, erosion and sedimentation, retention of trees and tree stands, stormwater drainage patterns, significant views into and out of the site)
8. Has the applicant addressed traffic impacts? Traffic and circulation issues?
9. Has the applicant discussed the project with adjacent neighbors?



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9880-46-8091, 9880-56-2331 (building) Date: 9/26/2017

Section A: Project Information

Project Name: Coley Hall Self Storage

Property Address: 66 Vilcom Center Drive Zip Code: 27514

Use Groups (A, B, and/or C): C Existing Zoning District: OI-2

Project Description: Conditioned self-storage building

Section B: Applicant, Owner and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)

Name: Dixon B. Pitt

Address: 400 Market Street, Ste. 115

City: Chapel Hill State: NC Zip Code: 27516

Phone: 919-933-4422 Email: dixon@bpropnc.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: _____ Date: _____

Owner/Contract Purchaser Information:

Owner **Contract Purchaser**

Name: Redwing Land, LLC

Address: 400 Market Street, Ste. 115

City: Chapel Hill State: NC Zip Code: 27516

Phone: 919-933-4422 Email: dixon@bpropnc.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: _____ Date: _____



Concept Plan Overview

Site Description	
Project Name	Coley Hall Self-Storage
Address	66 Vilcom Center Drive
Property Description	Office Park
Existing Land Use	Office (area to be self-storage is currently vacant)
Proposed Land Use	Self-Storage
Orange County Parcel Identifier Numbers	9880-46-8091, 9880-56-2331 (bldg.) ; 2 Rev Campus on P102/184
Existing Zoning	OI-2
Proposed Zoning	OI-2
Application Process	SUP
Comprehensive Plan Elements	Complies with Comprehensive Plan, text change to allow self-storage recently approved by Town Council
Overlay Districts	n/a

Regulatory Land Use Intensity

Design/LUMO Standards		Requirement	Proposal	Status
Sec. 3.7	Use/Density	N/A	Self-storage	
Sec 3.8	Net Land Area	.56 AC	Appx. 6 AC	
Sec 3.8	Gross Land Area	Appx. 6 AC	Appx. 6 AC	
Sec. 3.8	Dimensional Standards	Street – 22' Interior – 8' Solar 9'	Street – 22' Interior – 8' Solar 9'	
Sec. 3.8	Floor area	Per previously approved SUP for Vilcom	Per previously approved SUP for Vilcom	
Sec. 4.5.6	Modification to Regulations	Yes	Add storage as permitted use, buffer modifications	
Sec. 5.5	Recreation Space	N/A	N/A	



Site Design

Design/LUMO Standards		Requirement	Proposal	Status	
Landscape	Sec. 5.6	East	30' D	Use existing vegetation and supplement as needed	
	Sec. 5.6	North	30' D	No buffer due to thick existing vegetation	
	Sec. 5.6	South			
	Sec. 5.6	West	N/A	N/A	
	Sec. 5.7	Tree Canopy	40%	Per previously approved Vilcom plans	
	Sec. 5.11	Lighting Plan (footcandles)	Per LUMO	Per LUMO	
Environment	Sec. 3.6	Resource Conservation District	N/A	N/A	
	Sec. 5.18	Jordan Riparian Buffer	N/A	N/A	
	Sec. 5.3.2	Steep Slopes	N/A	N/A	
	Sec. 5.4	Stormwater Management	Yes	Per LUMO – existing pond on site to be used	
		Land Disturbance	-	Appx. 3.5 AC	
	Sec. 5.4	Impervious Surface	-	84,500 s.f. (33%)	
	Sec. 5.13	Solid Waste & Recycling	-	Per LUMO	
Housing	Sec. 3.10	Affordable Housing Inclusionary Zoning Policy	N/A	N/A	



Design/LUMO Standards		Requirement	Proposal	Status
Access & Circulation	Sec. 5.8	Street Standards	N/A	N/A
	Sec. 5.8	Vehicular Access	-	(1) off Weaver Dairy Road
	Sec. 5.8	Bicycle Improvements	N/A	N/A
	Sec. 5.8	Pedestrian Improvements	-	Sidewalk per LUMO
	Sec. 5.8	Distance from bus stop	N/A	Located in front of office complex – see area map
	Sec. 5.8	Transit Improvements	N/A	N/A
	Sec. 5.9	Vehicular Parking Spaces	N/A	49
	Sec. 5.9	Bicycle Parking Spaces	N/A	24 existing adjacent to Dawson Hall
	Sec. 5.9	Parking Lot Standards	-	Per LUMO
Other		Homeowners Association	N/A	N/A
	Sec. 5.5	Recreation Space	N/A	N/A
	Sec. 5.12	Utilities	N/A	OWASA
	Sec. 5.16	School Adequate Public Facilities	N/A	N/A

Symbol	Meaning	Symbol	Meaning
	Meets Standard	M	Modification necessary
NA	Not Applicable	UNK	Not known at this time



Checklist

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning and Sustainability at (919)968-2728 or at planning@townofchapelhill.org.

X	Application fee (refer to fee schedule)	Amount Paid \$	360.00
X	Pre-application meeting – with appropriate staff		
X	Digital Files - provide digital files of all plans and documents		
X	Project Fact Sheet		
X	Statement of Compliance with Design Guidelines (2 copies)		
X	Statement of Compliance with Comprehensive Plan (2 copies)		
N/A	Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance)		
X	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)		
X	Mailing fee for above mailing list	Amount Paid \$	215.20
X	Developer’s Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:		
	<ul style="list-style-type: none"> • Natural features of site • Access, circulation, and mitigation of traffic impacts • Arrangement and orientation of buildings • Natural vegetation and landscaping • Impact on neighboring properties • Erosion, sedimentation, and stormwater 		
X	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals		
X	Reduced Site Plan Set (reduced to 8.5"x11")		

Plan Sets (10 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks and buffers
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable



Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.
- f) 1,000' notification boundary

Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

Proposed Site Plan

- a) Existing building locations
- b) General location of proposed structures
- c) Parking areas
- d) Open spaces and landscaped areas
- e) Access points and circulation patterns for all modes of transportation
- f) Approximate locations of trails, pedestrian and bicycle connections, transit amenities, and parking areas
- g) Approximate location of major site elements including buildings, open areas, natural features including stream buffers, wetlands, tree stands, and steep slopes
- h) Proposed land uses and approximate location

Coley Hall Storage
Project overview
August 31, 2017

The Vilcom Campus is just under 20 acres comprising of 3 buildings and one building pad. The final building pad has been approved for an 83,000sf office building, Coley Hall. This final building pad is roughly half an acre and located on the north-east section of the site. We would like to have the option to build a conditioned self-storage building on this remaining building pad.

Dawson Hall and Coley Hall building pads were purchased in 2006. Dawson Hall was built in 2007 and is still in the process of being leased up. Based on the slow absorption of office space in Dawson Hall, Bryan Properties would like to consider another use for Coley Hall and complete the Vilcom Campus plan.

A consulting firm has completed a market study. This study found that there is strong demand for conditioned self-storage in this location. Approval of a storage building has been approved by the members of the Vilcom Condominium Association. It's important for us to complete the Vilcom Campus Plan in a tasteful way. We are proposing this building be designed to replicate the existing office buildings around the central greenspace.

Coley Hall Storage will fill a need in Chapel Hill and will become a utilized service for many residents. We look forward to working with the town to develop a building that will please the general public and will stand for years to come.

Thank you,

D.R. Bryan, Jr.

Coley Hall Storage

Concept Plan – Statement of Compliance with Design Guidelines

September 25, 2017

The project site is located within the Chapel Hill 40 office park on the North side of Weaver Dairy Road and across the street from Timberlyne Shopping Center. The 2020 Comprehensive Plan and the Northern Area Task Force have Chapel Hill 40 located within study areas. However, Focus Area 2 of the Task Force does not include this parcel in their review. The 2020 Plan notes that more study is needed in this area. Although this project site is not called out specifically, this proposed use meets many goals set forth in the 2020 Plan and Task Force report.

The Task Force Report lists many goals for the Northern Area. We have listed a few goals below with an explanation of how this project helps meet those goals.

Neighborhood Protection: Adjacent residential communities, Kensington Trace Condos in particular, will be protected with adequate buffers to minimize light, noise and visual impact. The height of this project is in keeping with the two other office buildings within Chapel Hill 40. The impact to vehicular congestion in this area will be minimal based on the proposed storage use.

The Environment: The existing stormwater treatment basin will be enhanced to improve environmental quality. Lighting for the property will respect both natural and human environments.

Land Use and Intensity: This proposed building is appropriately scaled to fit within the existing office park.

Design: Architecturally, this building will seamlessly fit within Chapel Hill 40. Although this building is not an office, it will be designed to match the existing office buildings. A main feature of Chapel Hill 40 is the central greenspace with sidewalks and picnic tables for lunch. The space is enclosed on two sides with the existing office buildings. The proposed storage building will enclose the third side and complete the master plan for this space creating a more comfortable place to be.

Coley Hall Storage

Concept Plan – Statement of Compliance with Comprehensive Plan

September 25, 2017

The proposed building within Chapel Hill 40 is being designed to comply with the themes and goals discussed in the Chapel Hill 2020 Comprehensive Plan.

A Place for Everyone: Personal storage will be an appropriate support use for existing, under construction and proposed residential development in North Chapel Hill. In addition to residential storage, existing office and medical users within Chapel Hill 40 and beyond will have a convenient location for documents/record storage.

Community Prosperity and Engagement: Many medical practices, of which there are many in the area, are required to keep patient records for a specific period of time. These records will be kept close to the medical offices instead of being held in Durham or Raleigh. This will help foster success of local businesses and promote connectivity between uses in Chapel Hill 40 and elsewhere in Northern Chapel Hill.

Getting Around: Chapel Hill 40 is located minutes away from I-40 making it a desirable place for storage. Individuals that do not live nearby will have easy access to their units and will not add congestion to residential streets. Traffic will be minimal at peak times which means traffic impact will not be an issue. A second entrance to Chapel Hill 40, which has been approved and curb cut constructed, will be completed. This will improve circulation within Chapel Hill 40 and complete the mobility plan of the site.

Good Places, New Spaces: This theme has multiple goals that this project will accomplish. One, the 2020 Plan requests a range of development types that address certain needs. This use will accomplish commercial needs in the area. Second, this will complete the master plan of the site and add the final driveway into the site. This will further open the site up to the community and allow the central gathering area to be more accessible.

Nurturing Our Community: Our team will implement sustainable design measures in an effort to lower our impact on the area. These will include, but not limited to, building materials, HVAC systems, lighting and stormwater retention.

Town and Gown Collaboration: This storage site will provide opportunities for students and faculty who live in North Chapel Hill to have access to climate controlled safe personal storage.

VILCOM/COLEY HALL

PHASE 3

CONCEPT PLAN APPLICATION

Chapel Hill, North Carolina

developer:
Redwing Land, LLC
400 Market Street, Suite 115
Chapel Hill, NC 27615
(919) 933-4422

landscape architect:
Tony M. Tate Landscape Architecture P.A.
5011 Southpark Drive Suite 200
Durham, North Carolina 27713
(919) 484-8880
(919) 484-8881
tony@tmtla.com

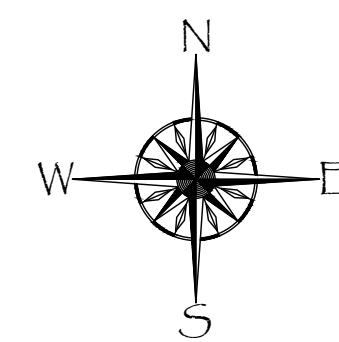
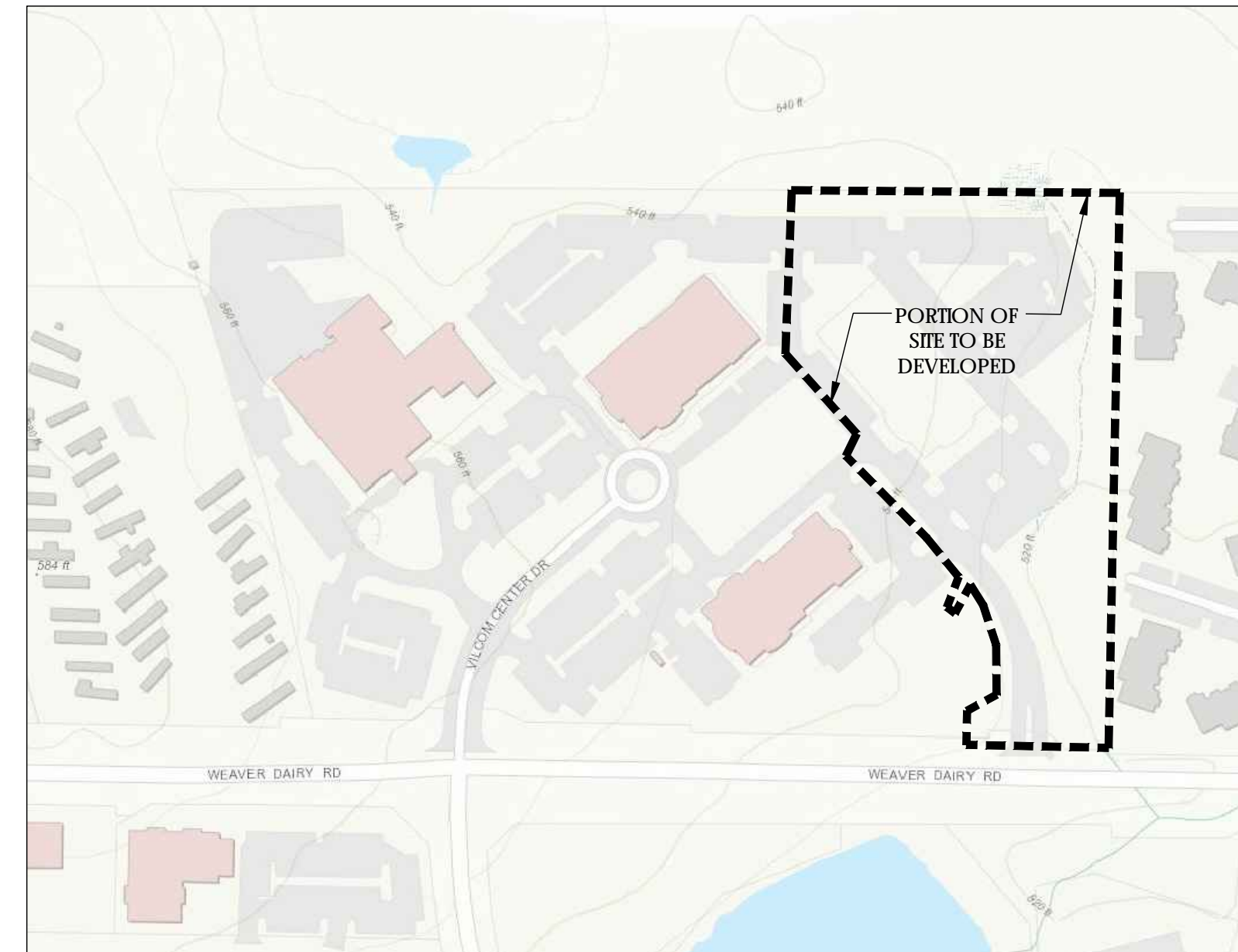
owners:
Redwing Land, LLC
400 Market Street, Suite 115
Chapel Hill, NC 27615
(919) 933-4422
PIN: 9880-56-2331 (BUILDING 2)

consulting engineers:
B&F Consulting Engineers
2805 Tobermory Lane
Raleigh, NC 27606
(919) 618-0180
rbriggs@nc.rr.com

Vilcom Campus Association
88 Vilcom Circle #100
Chapel Hill, NC 27514
PIN: 9880-46-8091

SUBMITTALS

Concept Plan Submittal _____ 09/26/17



VICINITY MAP

1"=200'

SITE DATA

PIN 9880-46-8091
9880-56-2331 (BUILDING 2)

EXISTING ZONING OI-2

EXISTING USE VACANT PORTION OF EX. OFFICE PARK
SITE AREA 6.00 ACRE PORTION OF 16.90 AC SITE
PROPOSED USE SELF-STORAGE
PARKING REQUIRED N/A *
BICYCLE PARKING REQ'D. 0 SPACES
BICYCLE PARKING PROVIDED 24 SPACED NEXT TO
ADJACENT BUILDING 49 SPACES

PARKING PROVIDED
46 REGULAR SPACES
3 HANDICAP SPACES

EXISTING IMPERVIOUS AREA 6,900 S.F.
PROPOSED IMPERVIOUS AREA 84,500 S.F. (33%)
FLOOR AREA RATIO ALLOWED 242,177 S.F.**

* THE CURRENT LUMO DOES NOT HAVE A STANDARD FOR REQUIRED PARKING FOR SELF-STORAGE FACILITIES. BASED ON NEIGHBORING MUNICIPALITIES THE REQUIRED PARKING FOR THIS FACILITY, REQUIRED PARKING FOR THIS FACILITY WOULD BE AT MOST 8-10 PARKING SPACES. THE REMAINING SPACES SHALL BE USED BY TENANTS OF BOYD HALL WHO NEED ADDITIONAL PARKING.

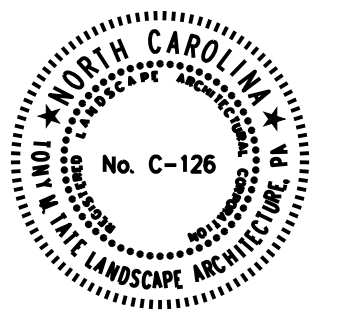
** PER PREVIOUSLY APPROVED SUP PLANS

NOTES:

1. Boundary and topographic information taken from field survey by Sullivan Surveying.
2. Floodplain exists on site. See note on CP-1.
3. Soil information taken from NRCS data.
4. All construction shall be in conformance with Town of Chapel Hill and NCDOT standards and specifications.
5. No riparian stream exist on this site.



TONY M. TATE LANDSCAPE ARCHITECTURE, PA
5011 SOUTH PARK DRIVE, STE. 200 - DURHAM, NC 27713
p: (919) 484-8880 f: (919) 484-8881 e: tony@tmtla.com



REVISIONS:

COVER SHEET	INDEX
AREA MAP _____	A-1
EXISTING CONDITIONS _____	CP-1
PROPOSED PLAN _____	CP-2
CONCEPTUAL GRADING PLAN _____	CP-3

COVER
VILCOM/COLEY HALL
WEAVER DAIRY ROAD
CHAPEL HILL, NC

SCALE:
AS NOTED
DRAWN BY:
PMP
PROJECT #
15101
DATE:
9/30/2017

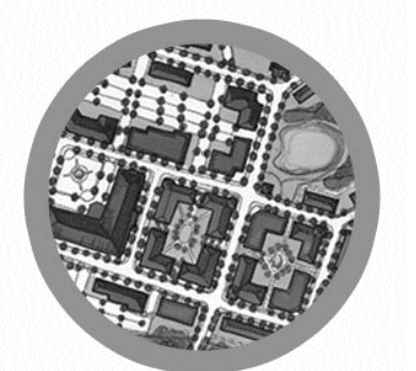
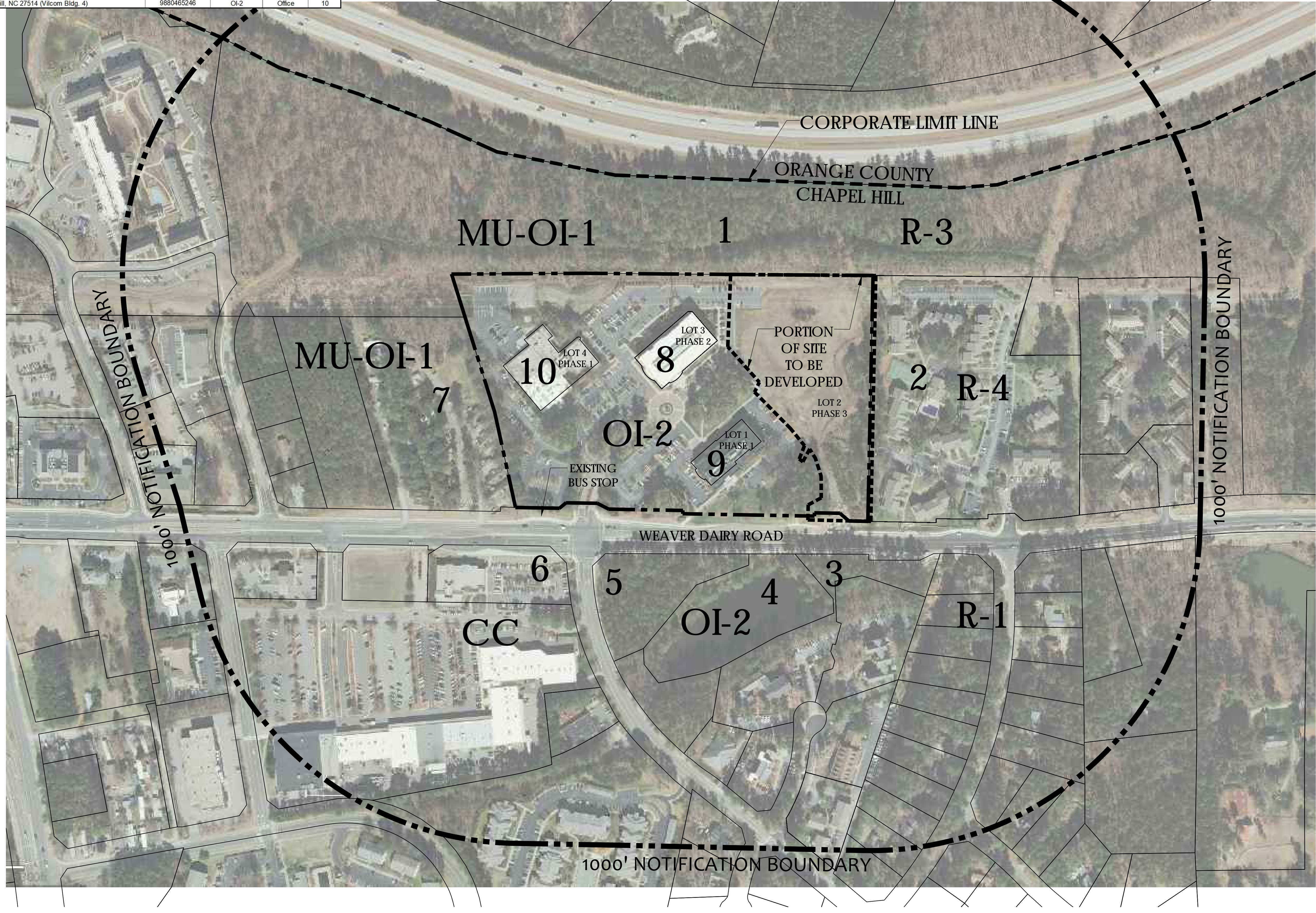
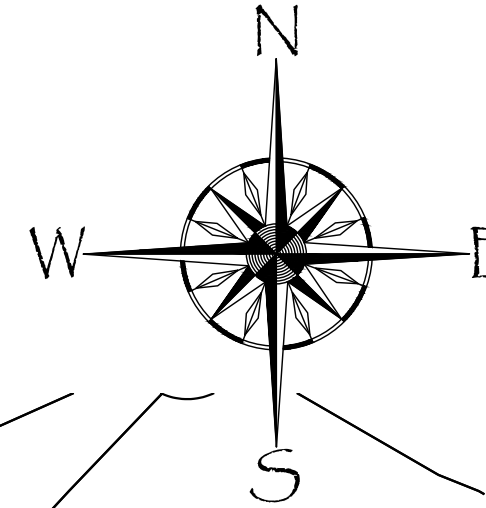
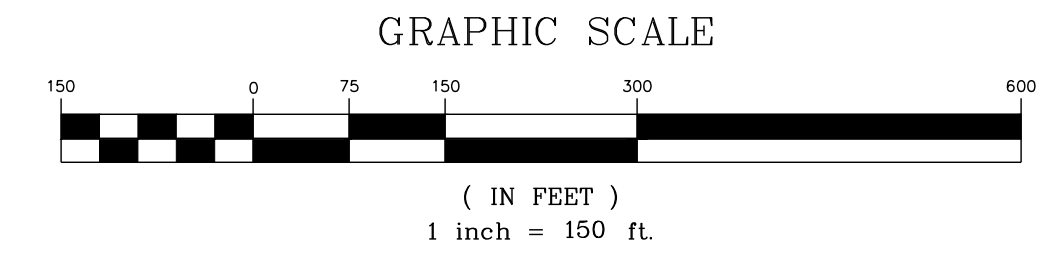
SHEET
COVER
OF

APPLICANT/OWNERS INFORMATION					
OWNERS NAME	ADDRESS	PARCEL NUMBER	ACREAGE	ZONING	MAP NO.
Redwing Land, LLC / Vilcom Campus Association	400 Market Street, Ste. 115, Chapel Hill, NC 27615/ 88 Vilcom Circle #100, Chapel Hill NC 27514	9880-46-8091/ 9880-56-2331 (Bldg)	Appx. 6 AC*	OI-2	A
TOTAL AREA			Appx. 6 AC*		
* 6 ACRES INDICATED IS A PORTION TO BE DEVELOPED OF THE OVERALL SITE, WHICH IS 16.90 AC					
ADJACENT OWNERS INFORMATION					
NAME	ADDRESS	PIN	ZONE	USE	MAP NO.
Shieh King Kuo	Weaver Dairy Road (no exact address listed in GIS)	9880564638	MU-OI-1	Vacant	1
Kensington Trace	900-100 Weaver Dairy Road, Chapel Hill NC 27514	9880567003	OI-1	Residential	2
American Board of Pediatrics, Inc.	111 Silver Cedar Court, Chapel Hill NC 27514	9880459610	OI-2	Office	3
American Board of Pediatrics, Inc.	111 Silver Cedar Court, Chapel Hill NC 27514	9880459610	OI-2	Office	4
American Board of Pediatrics, Inc.	111 Silver Cedar Court, Chapel Hill NC 27514	9880459610	OI-2	Office	5
UNC Healthcare System	101 Manning Drive, Chapel Hill NC 27514	9880452791	CC	Office	6
Spike II LLC	1434 Arboretum Drive, Chapel Hill NC 27517	9880461182	MU-OI-1	Office	7
Redwing Land, LLC	400 Market Street, Ste. 115, Chapel Hill, NC 27615 (Vilcom - Dawson Hall)	9880469322	OI-2	Office	8
K2 Properties, LLC	4040 Ed Drive, Raleigh NC 27612 (Vilcom Bldg. 1)	9880560070	OI-2	Office	9
Vilcom McLamroch Properties LLC	88 Vilcom Circle, Chapel Hill, NC 27514 (Vilcom Bldg. 4)	9880465246	OI-2	Office	10

DATA

APPLICANT REDWING LAND,LLC
400 MARKET STREET, STE. 115
CHAPEL HILL, NC 27516

PROJECT AREA APPX. 6 AC. PORTION OF A 16.90 AC SITE
EXISTING ZONING OI-2



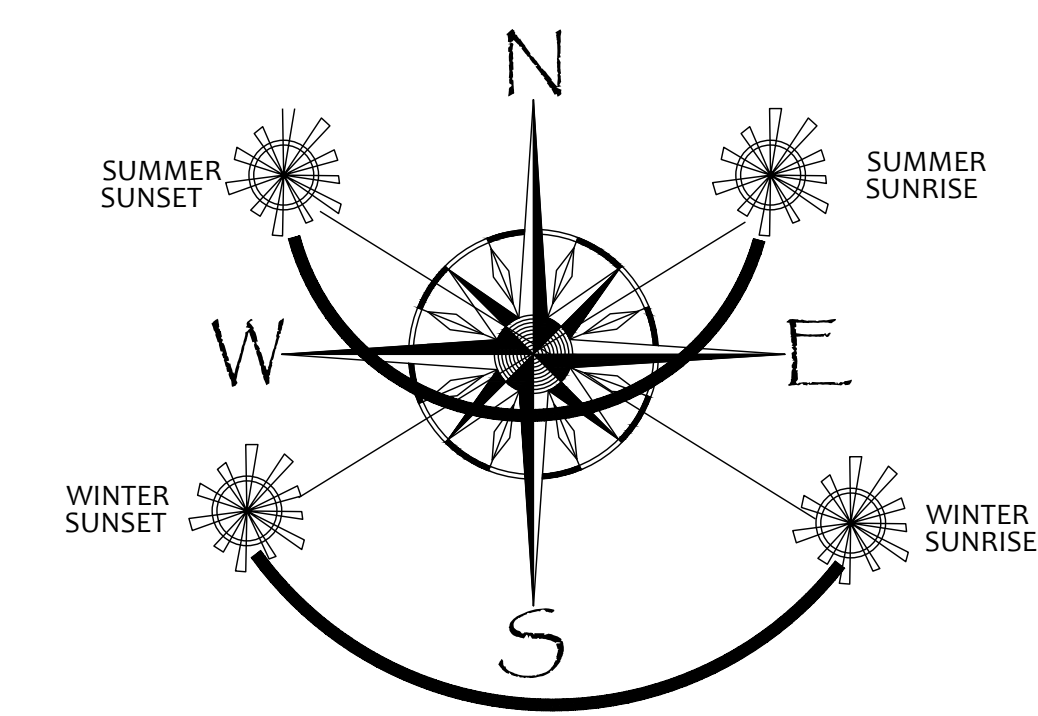
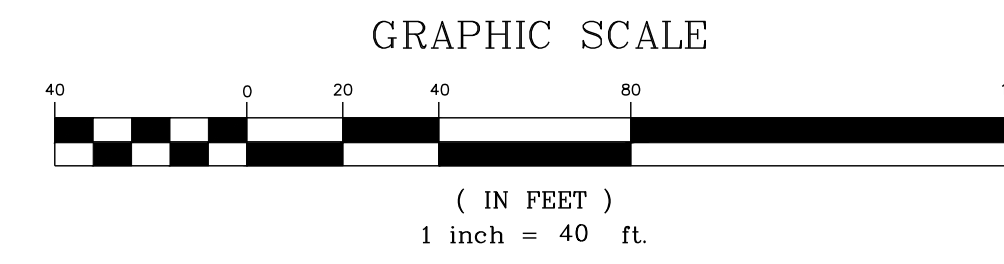
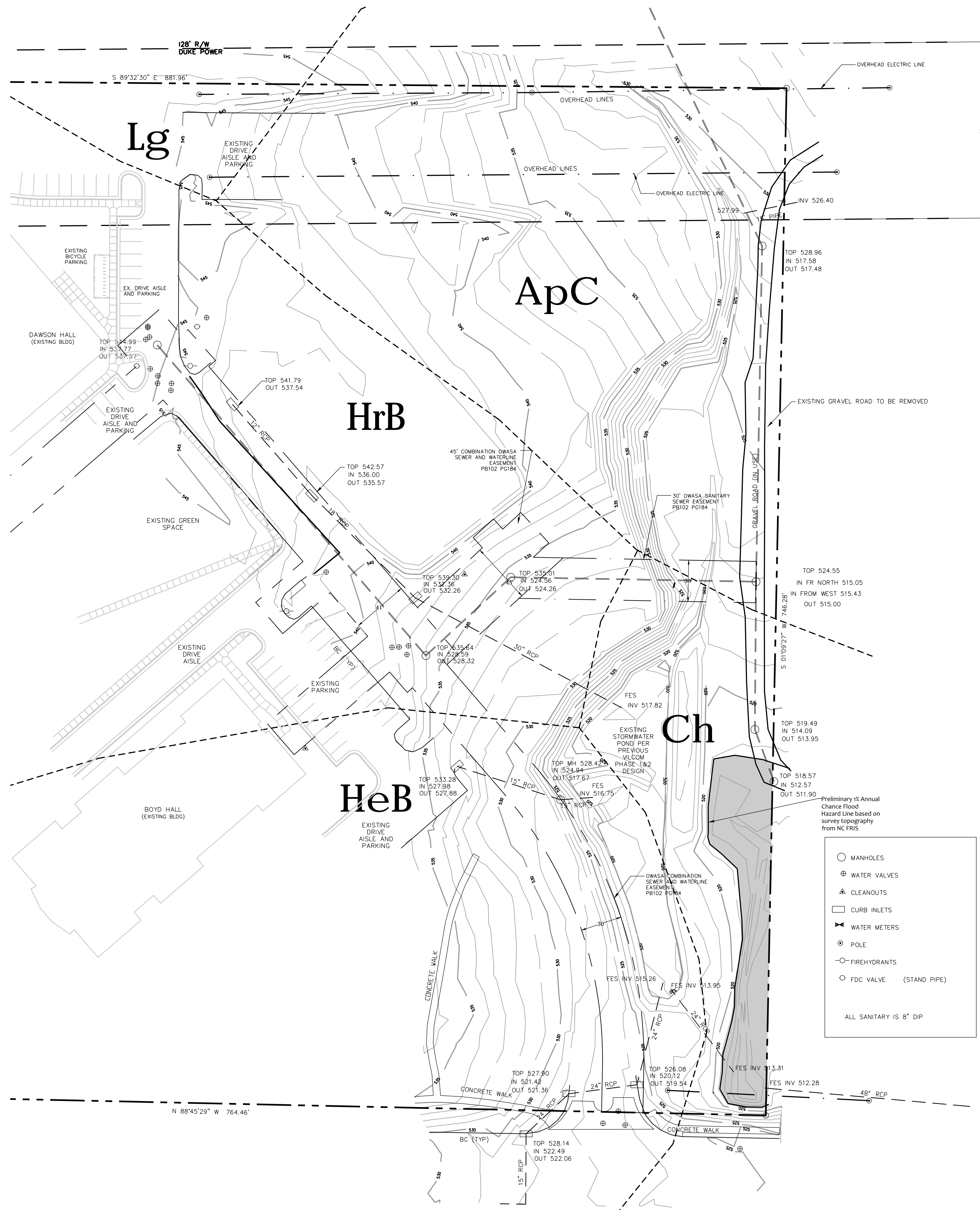
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REVISIONS:

AREA MAP
VILCOM/COLEY HALL
WEAVER DAIRY ROAD
CHAPEL HILL, NC

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SHEET
A-1
OF



- SOILS**
- Lg - Lignum Silt Loam, slope is 0-3%
 - ApC - Appling Sandy Loam, slope is 6-10%
 - HrB - Herndon Silt Loam, slope is 2-6%
 - HeB - Helena Sandy Loam, slope is 2-8%
 - Ch - Chewacla Loam, slope is 0-2%

HYDROLOGY
No riparian streams exist on site.

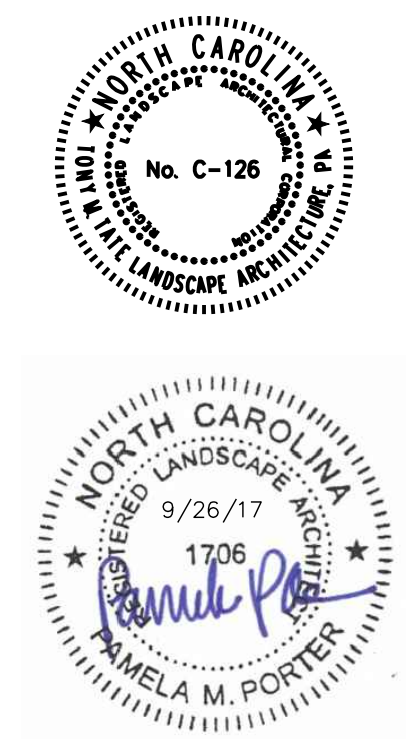
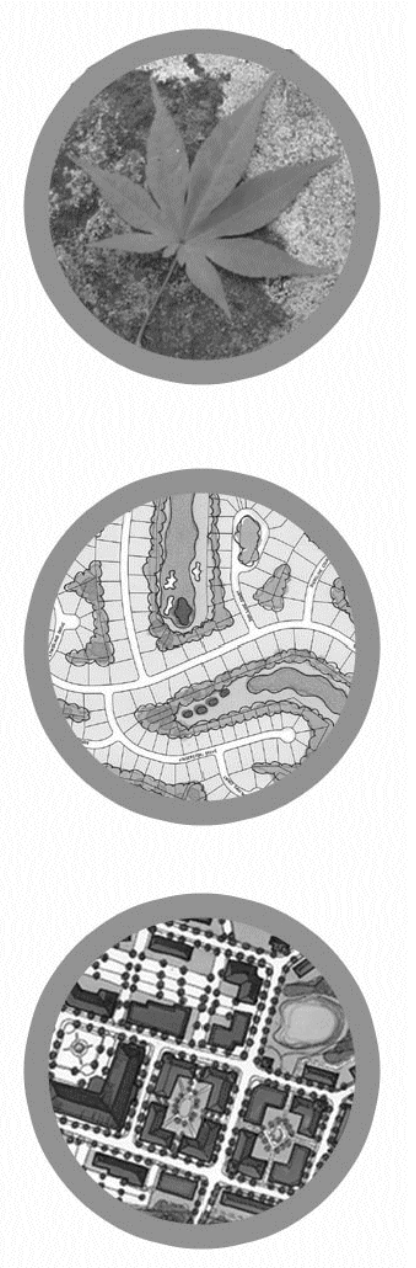
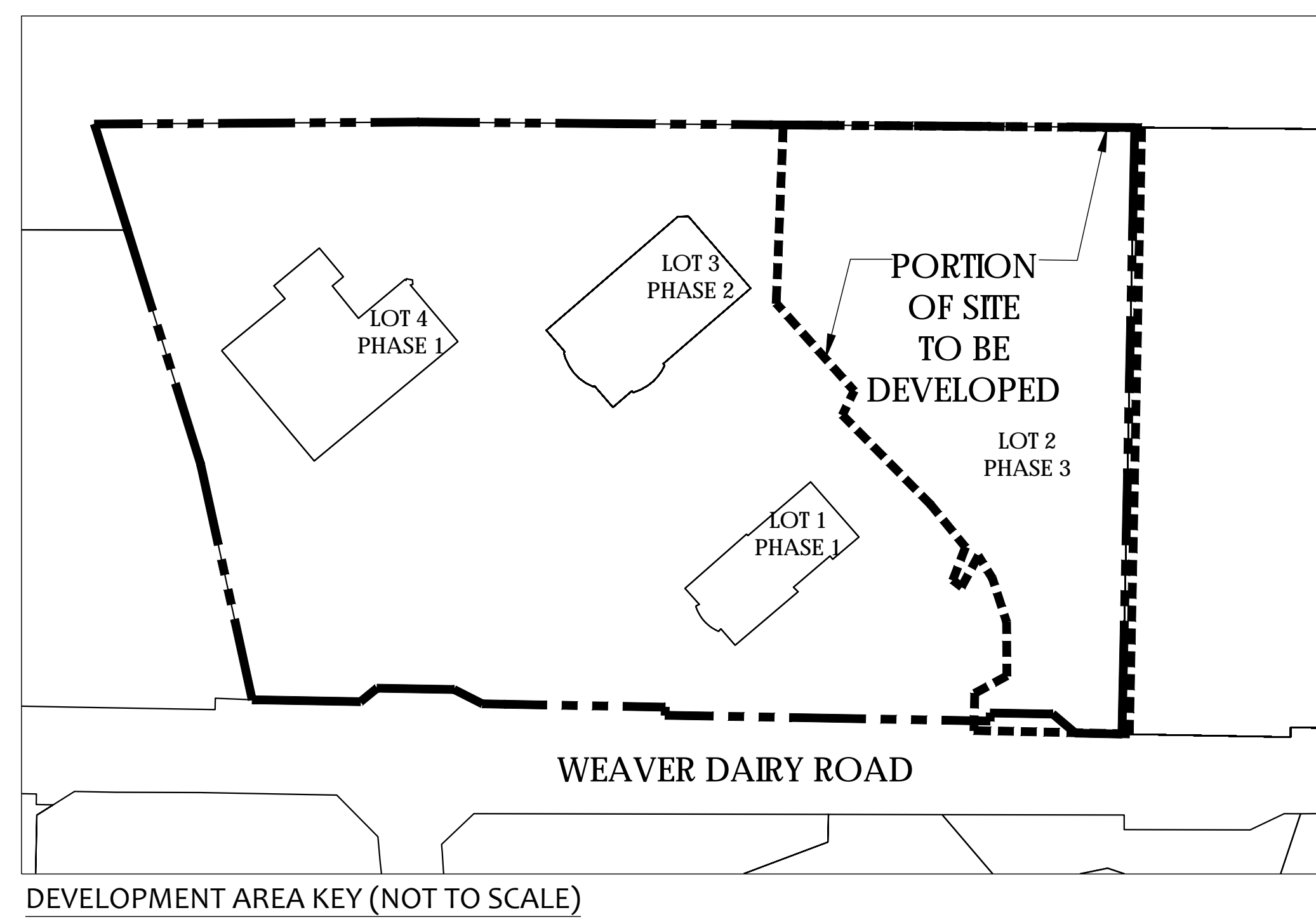
Preliminary 1% Annual Chance Flood Hazard Line exists on site based on design topography from NC FRIS.

VEGETATION
Site was graded for a building pad based on the previously approved ZCP plan for Vilcom so most of the vegetation was removed during site clearing. An overhead powerline easement that runs along northern property line is also clear of vegetation. Site is currently mostly covered in weeds with some existing pines and hardwoods along the eastern

SLOPES
This site consists of slopes of man made origin and are per the previously approved ZCP plans for Vilcom. Site is relatively flat where it was graded for previously approved building pad and parking. No steep slopes exist on the site.

LEGEND

- Preliminary 1% Annual Chance Flood Hazard Line based on survey topography from NC FRIS



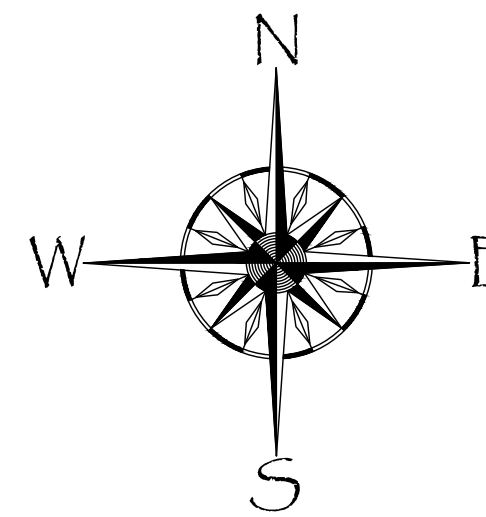
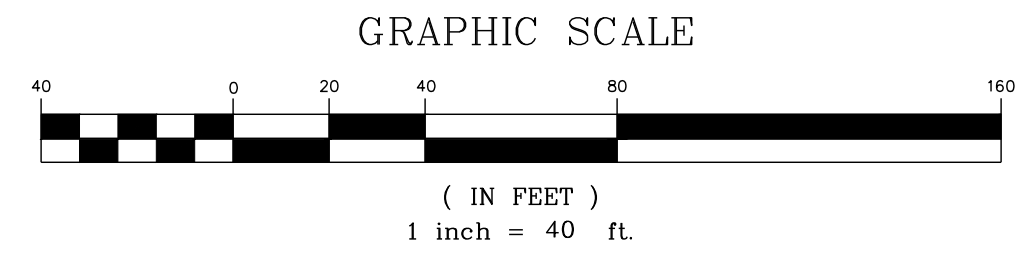
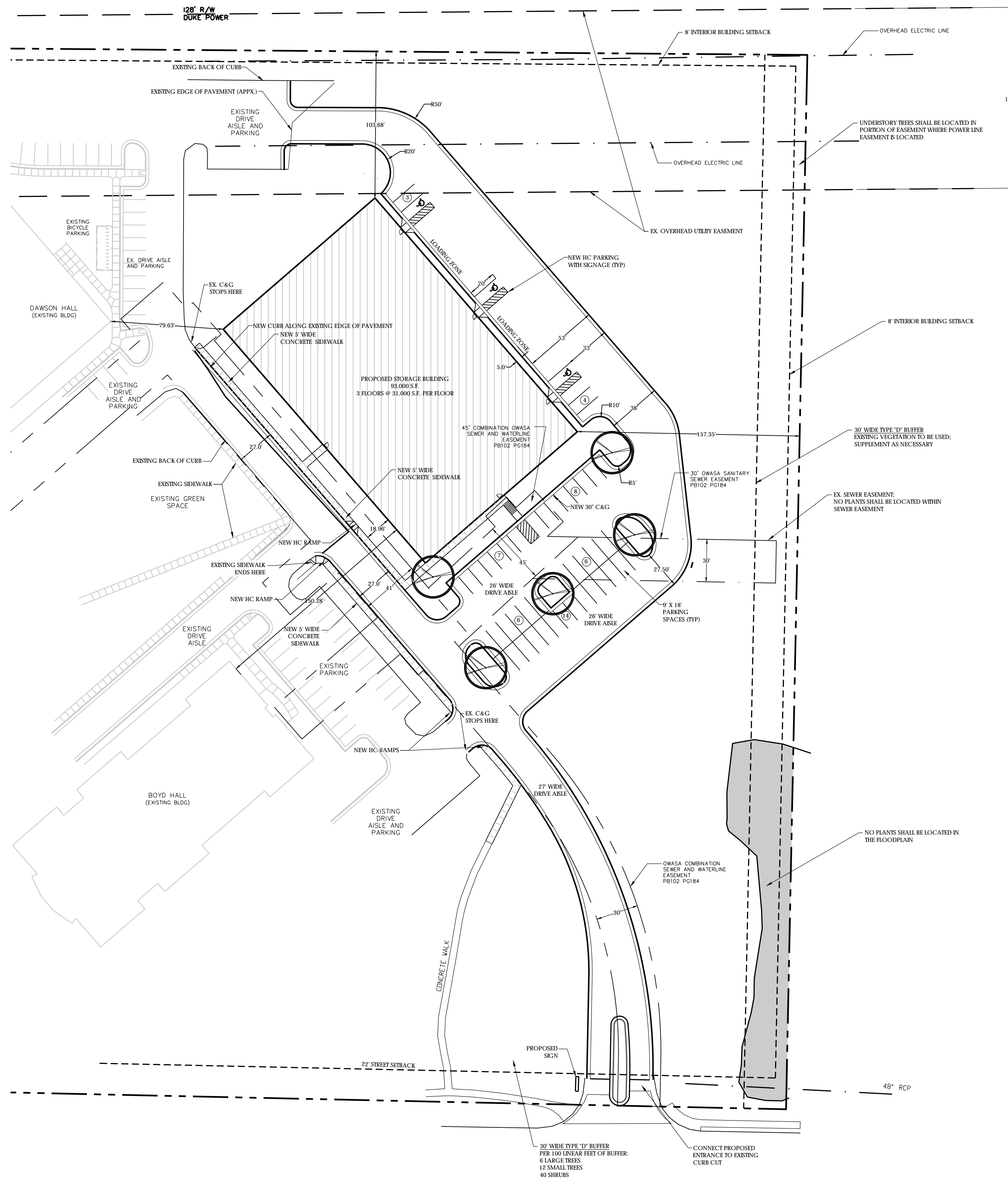
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REVISIONS:

EXISTING CONDITIONS
VILCOM/COLEY HALL
WEAVER DAIRY ROAD
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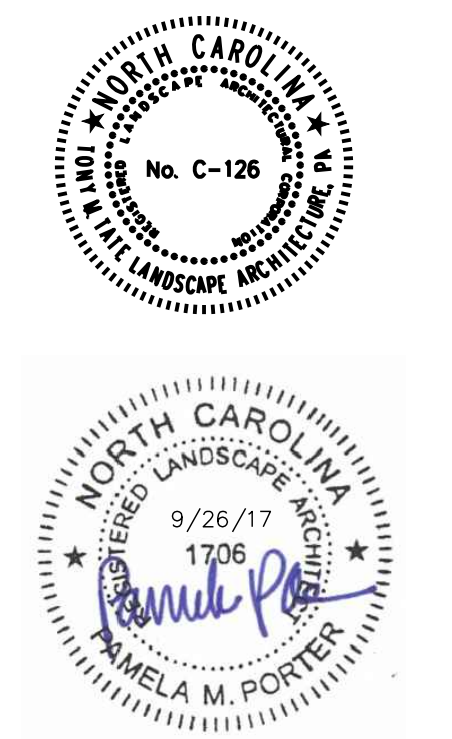
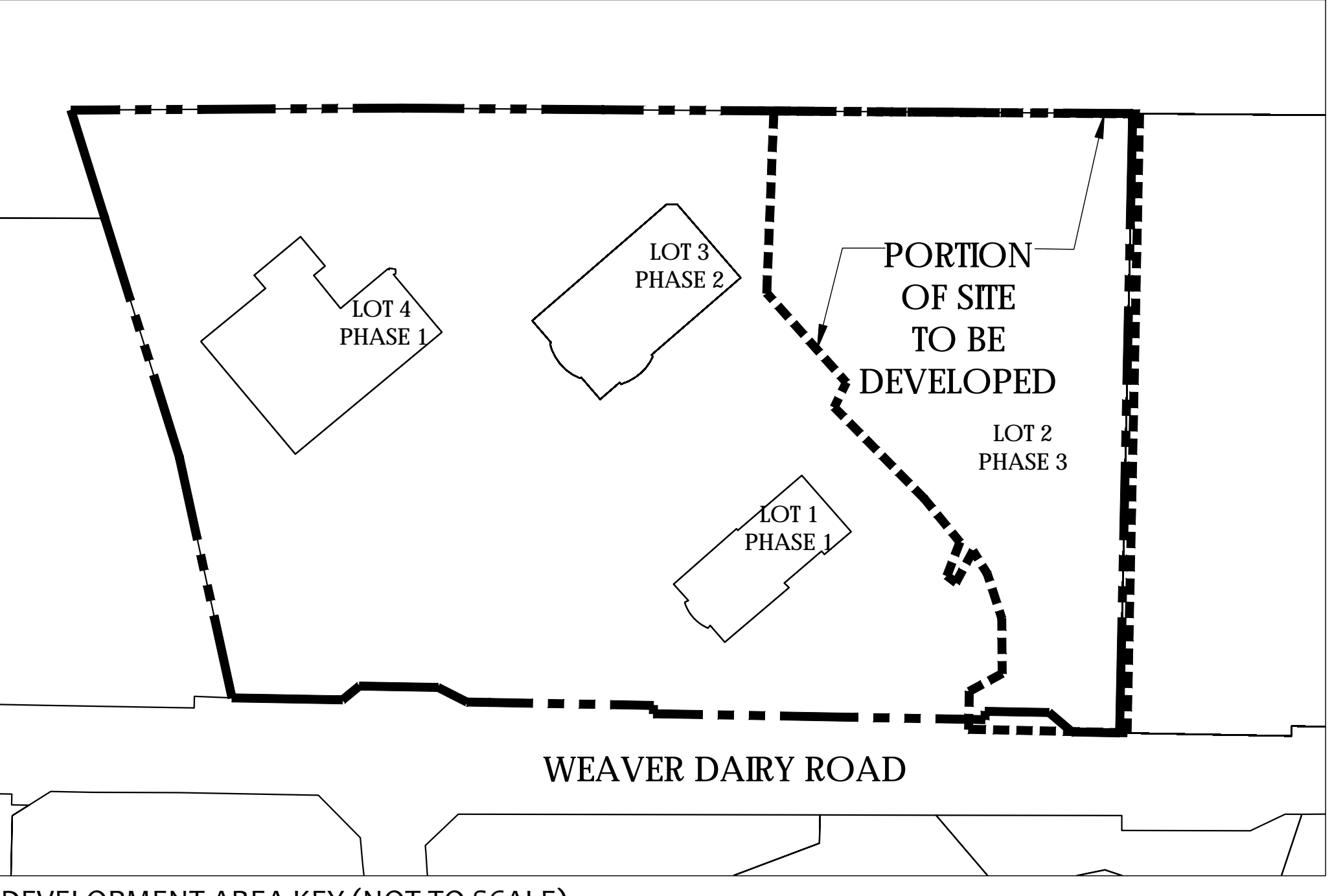
SHEET
CP-1
OF



LEGEND

Preliminary 1% Annual Chance Flood Hazard Line based on survey topography from NC FRIS

- NOTES:**
- Boundary and topographic information taken from field survey by Sullivan Surveying.
 - Preliminary 1% Annual Chance Flood Hazard Line exists on site based on design topography from NC FRIS.
 - Soil information taken from NRCS data.
 - All construction shall be in conformance with Town of Chapel Hill and NCDOT standards and specifications.
 - Handicap parking shall be provided in accordance with State and local requirements.
 - Prior to any construction on this site, the applicant shall hold a pre-construction and pre-demolition conference with the Town's solid waste planner, urban forester and OWASA.

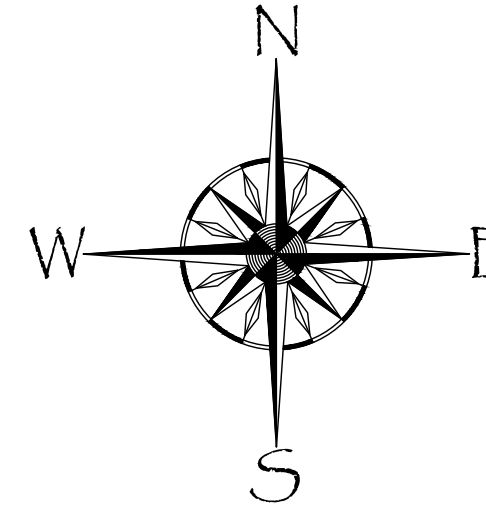
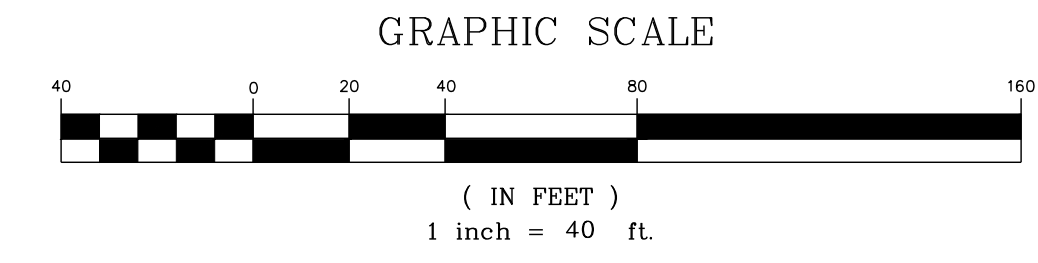
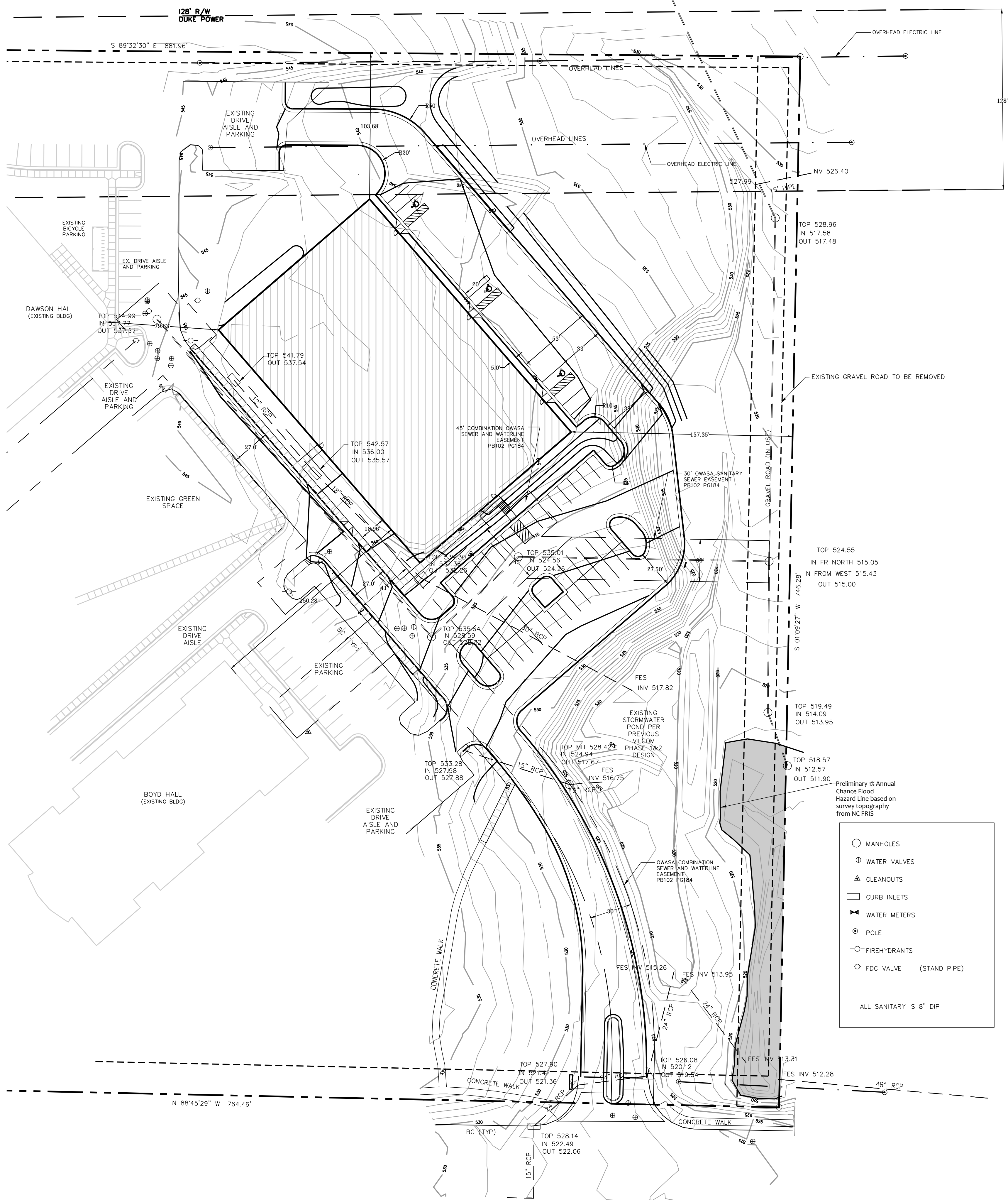


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REVISIONS:

PROPOSED PLAN
VILCOM/COLEY HALL
 WEAVER DAIRY ROAD
 CHAPEL HILL, NC

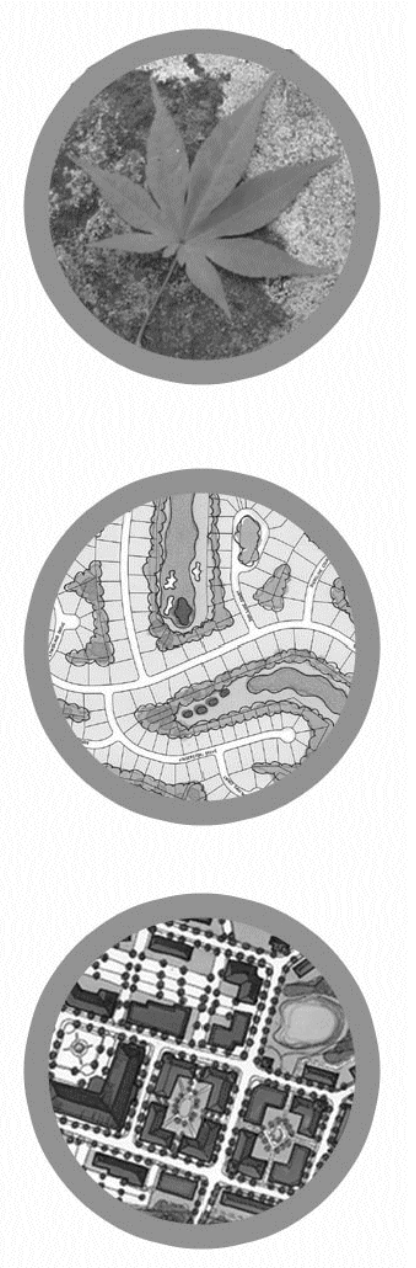
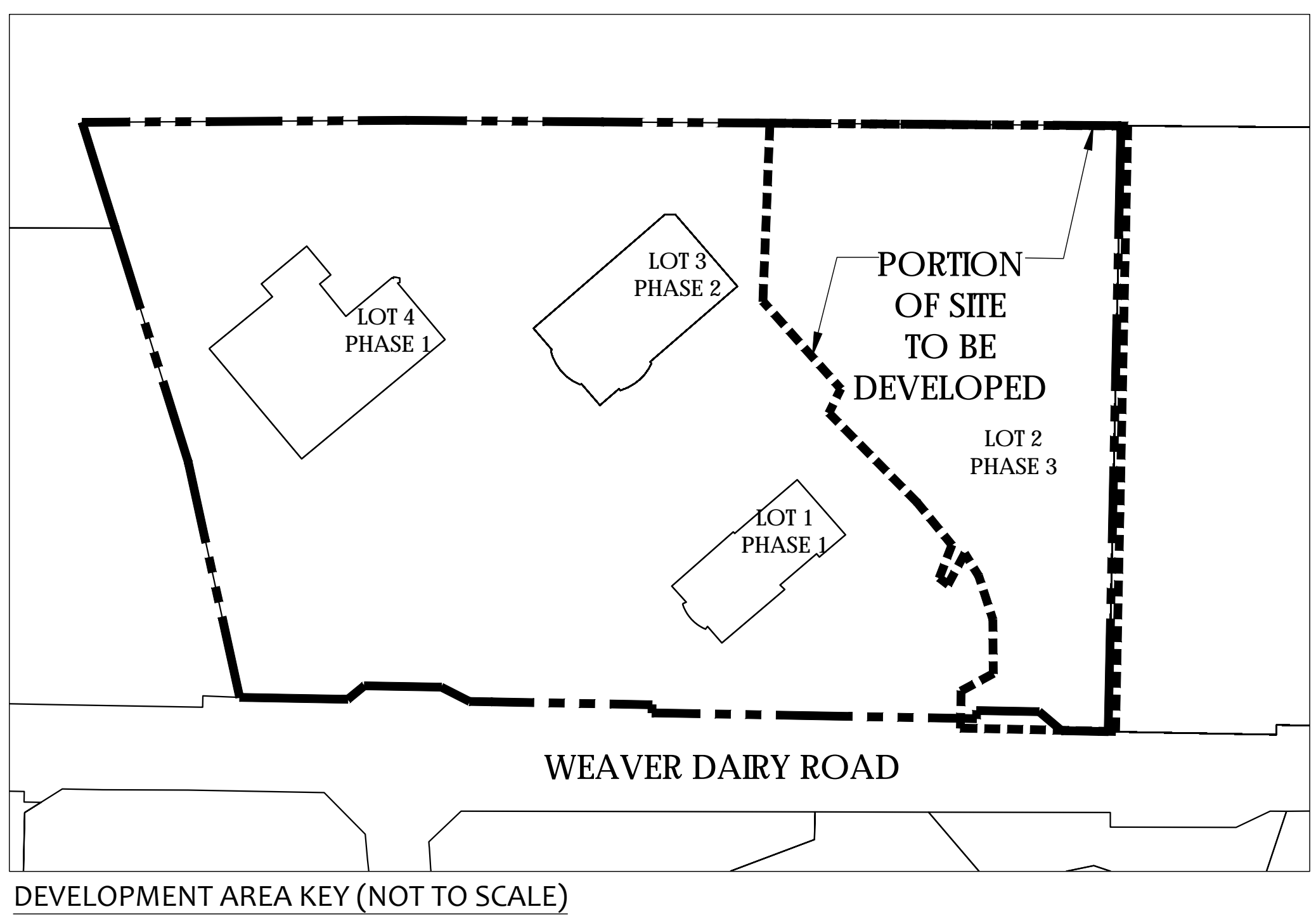
SCALE:
 AS NOTED
 DRAWN BY:
 PMP
 PROJECT #
 15101
 DATE:
 9/30/2017
 SHEET
CP-2
 OF



LEGEND

Preliminary 1% Annual Chance Flood Hazard Line based on survey topography from NC FRIS

- NOTES:**
1. Boundary and topographic information taken from field survey by Sullivan Surveying.
 2. Preliminary 1% Annual Chance Flood Hazard Line exists on site based on design topography from NC FRIS.
 3. Soil information taken from NRCS data.
 4. All construction shall be in conformance with Town of Chapel Hill and NCDOT standards and specifications.
 5. Handicap parking shall be provided in accordance with State and local requirements.
 6. Prior to any construction on this site, the applicant shall hold a pre-construction and pre-demolition conference with the Town's solid waste planner, urban forester and OWASA.



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 p: (919) 484-8880 f: (919) 484-8881 e: tony@tmtla.com

PRELIMINARY GRADING
 BY
 B&F CONSULTING

REVISIONS:

CONCEPTUAL GRADING PLAN
VILCOM/COLEY HALL
 WEAVER DAIRY ROAD
 CHAPEL HILL, NC

SCALE:
 AS NOTED
 DRAWN BY:
 PMP
 PROJECT #
 15101
 DATE:
 9/30/2017

SHEET
CP-3
 OF

Coley Hall

Chapel Hill, NC



Weaver Dairy Road

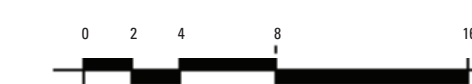


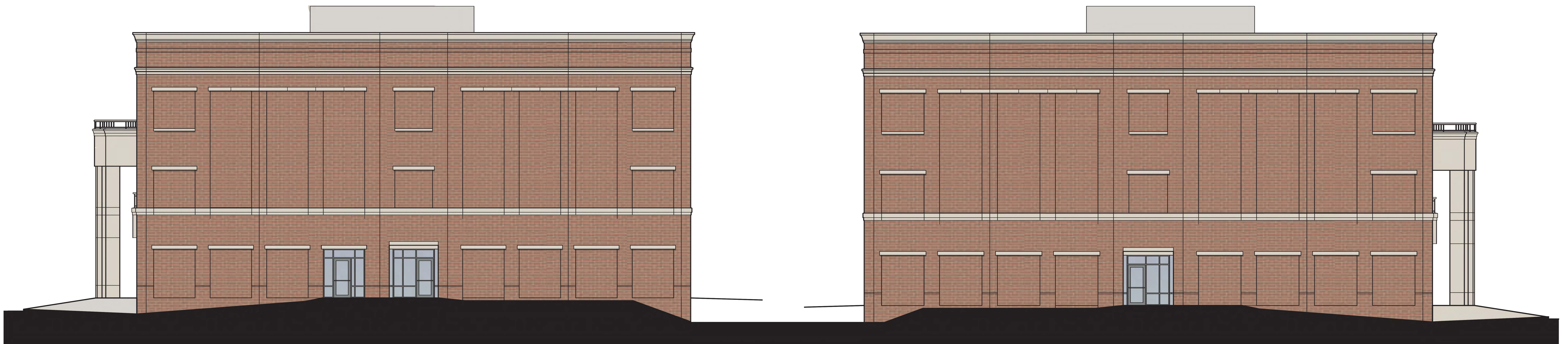
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SOUTH ELEVATION

COLEY HALL
at Chapel Hill 40





EAST AND WEST ELEVATIONS

COLEY HALL
at Chapel Hill 40



FEBRUARY 20, 2017



NORTH ELEVATION

COLEY HALL
at Chapel Hill 40

