

LEGEND

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

NOTE: FINAL LOCATION AND ORIENTATION OF TOWNHOMES MAY SHIFT.

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

PHASE 1 MULTI-FAMILY SURFACE PARKING
350 - 400 SPACES

PHASE 2 MULTI-FAMILY BUILDING

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

BICYCLE PARKING
IN EACH BUILDING
TO MEET LUMO REQUIREMENTS

VEHICULAR CONNECTION
TO ADAIR DRIVE

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

REFUSE COLLECTIONS AREA

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

INTERIOR RECREATION
4,000 SF

LOADING AREA

REFUSE COLLECTIONS AREA

PHASE 1 MULTI-FAMILY

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

RCD INTRUSION FOR ROAD, UTILITY, SIDEWALK & TRAIL CROSSING

RCD INTRUSION FOR STORM MITIGATION

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

RCD INTRUSION FOR GRADING OF POND, INSTALLATION OF TRAIL

RETAINING WALL

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

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

RCD INTRUSION FOR GRADING OF POND, INSTALLATION OF TRAIL

RETAINING WALL

GREENWAY CONNECTION TO ADJACENT PROPERTY

136' WIDE DUKE POWER EASEMENT

BICYCLE PARKING IN FLEX SPACE TO MEET LUMO REQUIREMENTS

GREENWAY TRAIL
59,360 SF

136' WIDE DUKE POWER EASEMENT

BICYCLE PARKING IN TOWNHOME GARAGE SPACE, TYP

BICYCLE PARKING
4 SPACES

POWER TOWER

RETAINING WALL

GREENWAY CONNECTION TO EXISTING WEAVER DAIRY ROAD SIDEWALK

VEHICULAR AND SIDEWALK CONNECTION TO WEAVER DAIRY ROAD

COMMUNITY RECREATION COURSE
14,500 SF

EAST COURTYARD AMENITY SPACE
15,000 SF

OUTDOOR BICYCLE PARKING
4 SPACES

VEHICULAR CONNECTION TO OLD UNIVERSITY STATION ROAD

OFF-SITE STREAM WITH 100 YEAR FLOODPLAIN

OFF-SITE STREAM WITH 100 YEAR FLOODPLAIN

DETAILED SITE PLAN
Scale: 1"=150'

TOP OF BANK STREAM
PONDS / SCM PONDS
RCD ZONE STREAM SIDE (50')
RCD ZONE MANAGED (50')
RCD ZONE UPLAND (50')
JORDAN BUFFER ZONE 1 (20')
JORDAN BUFFER ZONE 2 (30')
SIDEWALK/ TRAIL
ROAD
POWER EASEMENT
OVERHEAD LINES

 EXISTING WETLAND BOUNDARY
 RECREATION SPACE / FLEX SPACE / OPEN SPACE
 POOL COURTYARD
 PASSIVE COURTYARD
 PLAYGROUND
 LANDSCAPE AREAS & TURF AREAS
 PROPERTY LINE
 SITE TRIANGLE

NOTE: FINAL LOCATION AND ORIENTATION OF TOWNHOMES MAY SHIFT.

NO.	REVISIONS	BY	DATE

PRELIMINARY
NOT FOR
CONSTRUCTION



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DISTRICT SPECIFIC PLAN LAYOUT

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAPEL HILL, NC

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



150 0 75
GRAPHIC SCALE:
1 INCH = 150 FEET

DATUM: HORIZ.

VERT.:

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

DP1.0