CHAPEL HILL PLAN REVIEW

OF

EAST LAKEVIEW RESIDENTIAL

CONCEPT PLAN

5612 OLD CHAPEL HILL RD

PREPARED FOR:

EB CAPITAL PARTNERS LLC

157 E FRANKLIN ST
CHAPEL HILL, NC
27514

APRIL 2, 2024

J-31691.0000

PREPARED BY:

THOMAS & HUTTON

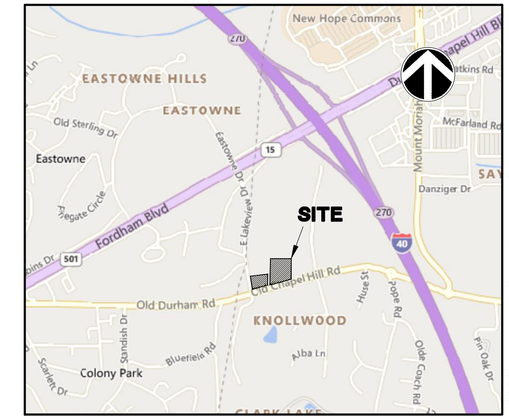
PROJECT DATA

PARCEL INFO:	
OWNER	LU, DANHONG; (XIN, PENG: PARCEL 1-3) 306 LAURENS WAY CHAPEL HILL, NC 27516
PARCEL 1	5640 OLD CHAPEL HILL RD
PIN	9799985902
PARCEL ID	140215
ACREAGE	0.42 acres (18,104 ft²)
PARCEL 2	5634 OLD CHAPEL HILL RD
PIN	9799985983
PARCEL ID	140216
ACREAGE	0.19 acres (8,432 ft²)
PARCEL 3	5630 OLD CHAPEL HILL RD
PIN	9799986945
PARCEL ID	140217
ACREAGE	0.19 acres (8,177 ft²)
PARCEL 4	5620 OLD CHAPEL HILL RD
PIN	9799997097
PARCEL ID	140218
ACREAGE	1.51 acres (65,792 ft²)
PARCEL 5	5616 OLD CHAPEL HILL RD
PIN	9799999029
PARCEL ID	140219
ACREAGE	0.36 acres (15,833 ft²)
PARCEL 6	5612 OLD CHAPEL HILL RD
PIN	9799999079
PARCEL ID	140220
ACREAGE	0.32 acres (14,004 ft²)
TOTAL SITE AREA:	2.99 ACRES (130,342 ft²) NET SQUARE FOOTAGE
GROSS LAND AREA:	143,365 sf

NOTE: Site area does not include the right of way to be closed.

TREE COVERAGE:	
REQUIRED:	30%
PROPOSED:	30%
AREA OF DISTURBANCE:	3.42 ACRES (149,168 ft²)
IMPERVIOUS SURFACES:	
EXISTING:	5,746 SF
PROPOSED:	85,719 SF (59.7% of Gross Land Area)
BUILDING PROGRAM:	
MULTIFAMILY:	36-50 UNITS
TOWNHOMES:	30-40
TOTAL:66-90 UNITS	
PARKING:	
MULTIFAMILY:	44
TOWNHOMES:	1-2 GARAGE SPACES PER UNIT + 20 VISITOR SPACES

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1302 03.28.2024 WENDI RAMSDEN



VICINITY MAP
SCALE: 1" = 1000'

EAST LAKEVIEW RESIDENTIAL
CONCEPT PLAN

J-31691.0000
04/02/2024

REVISION HISTORY

REV. NO.	REVISION	BY	DATE

SUBMITTAL HISTORY

SUBMITTED TO	DATE

811 Know what's below. Call before you dig.

THOMAS & HUTTON
611 Burroughs & Chapin Blvd. • Suite 202
Myrtle Beach, SC 29577
p.843.839.3545
www.thomasandhutton.com

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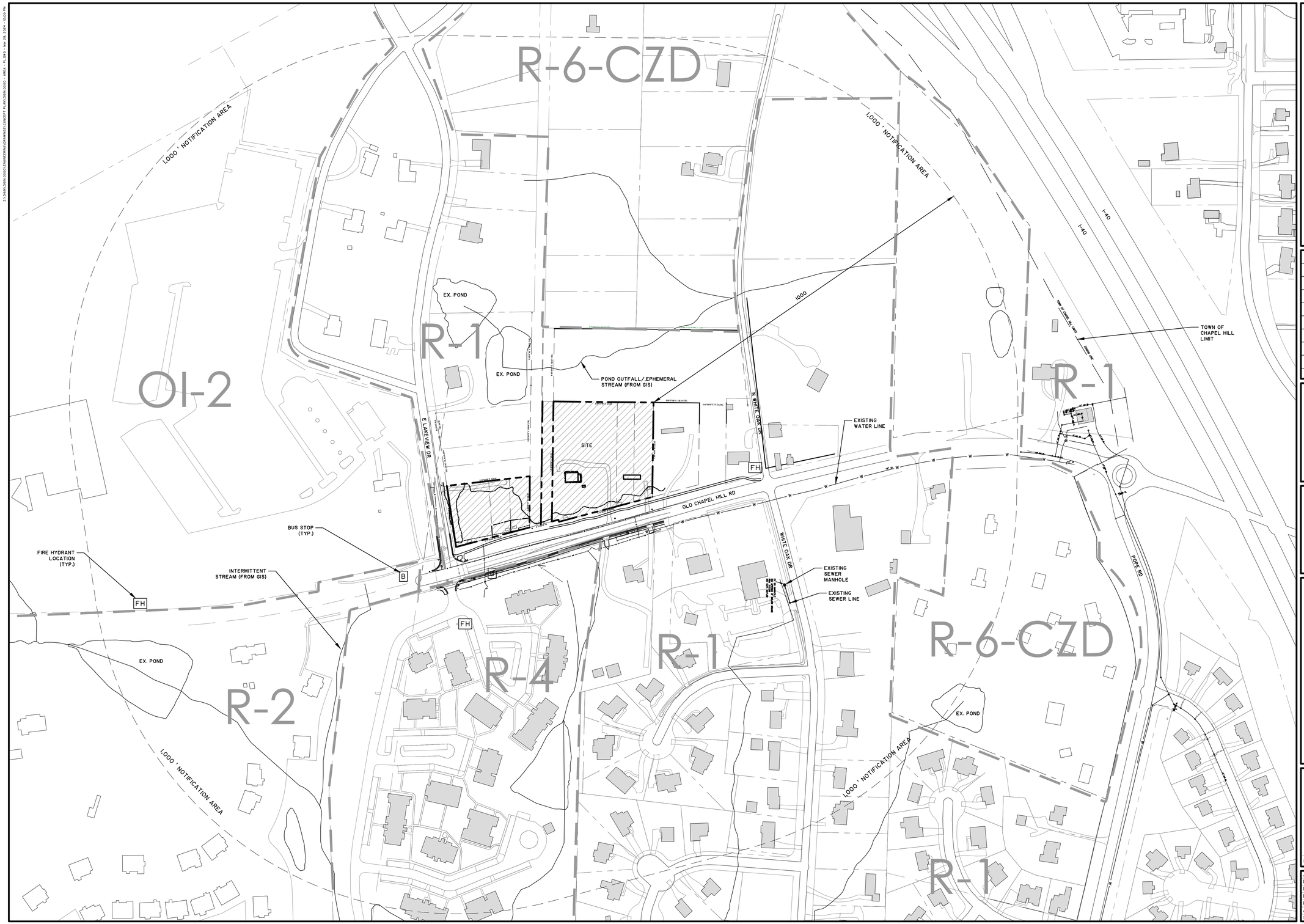

NO.	REVISIONS	BY	DATE

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1302 03.28.2024 WENDI RAMSDEN

THOMAS & HUTTON

2510 Meridian Parkway • Suite 100
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AREA MAP

Concept Plan
EAST LAKEVIEW RESIDENTIAL

PROJECT LOCATION:
5612 Old Chapel Hill Rd

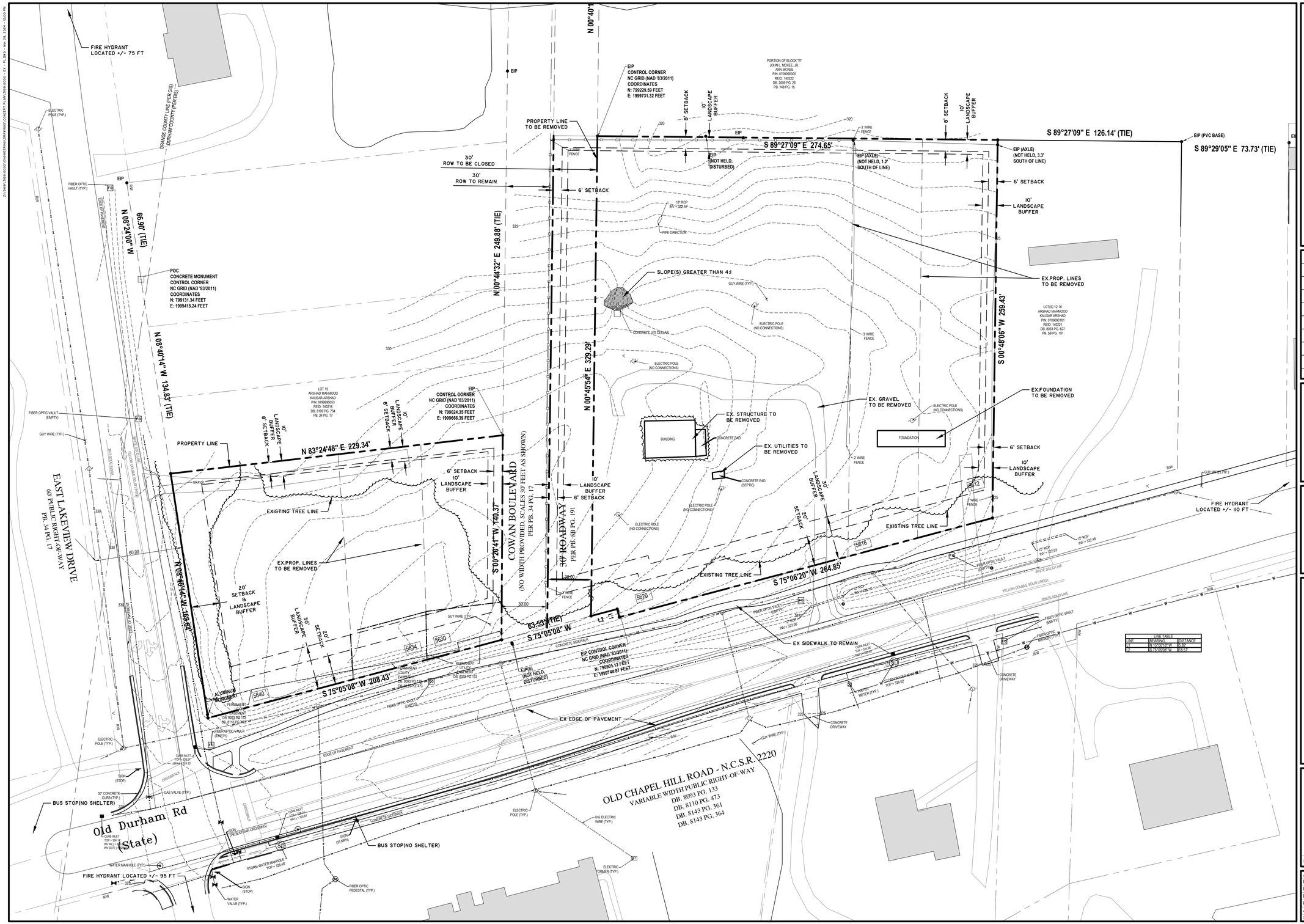
CLIENT/OWNER:
EB Capital Partners LLC
157 E Franklin St
Chapel Hill, NC
27514

120 0 60 120
GRAPHIC SCALE:
1 INCH = 120FEET

DATUM: HORIZ.: VERT.:

JOB NO:	31691.0000
DATE:	04/02/2024
DRAWN:	GG,DD
DESIGNED:	WR
REVIEWED:	
APPROVED:	WR
SCALE:	1" = 120'

C1.0



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 14°00'41" W	3.85'
L2	S 75°05'08" W	14.07'

NO.	REVISIONS	BY	DATE

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1302 04.03.2024 WENDI RAMSDEN

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EXISTING CONDITIONS PLAN

Concept Plan

EAST LAKEVIEW RESIDENTIAL

PROJECT LOCATION:
5612 Old Chapel Hill Rd

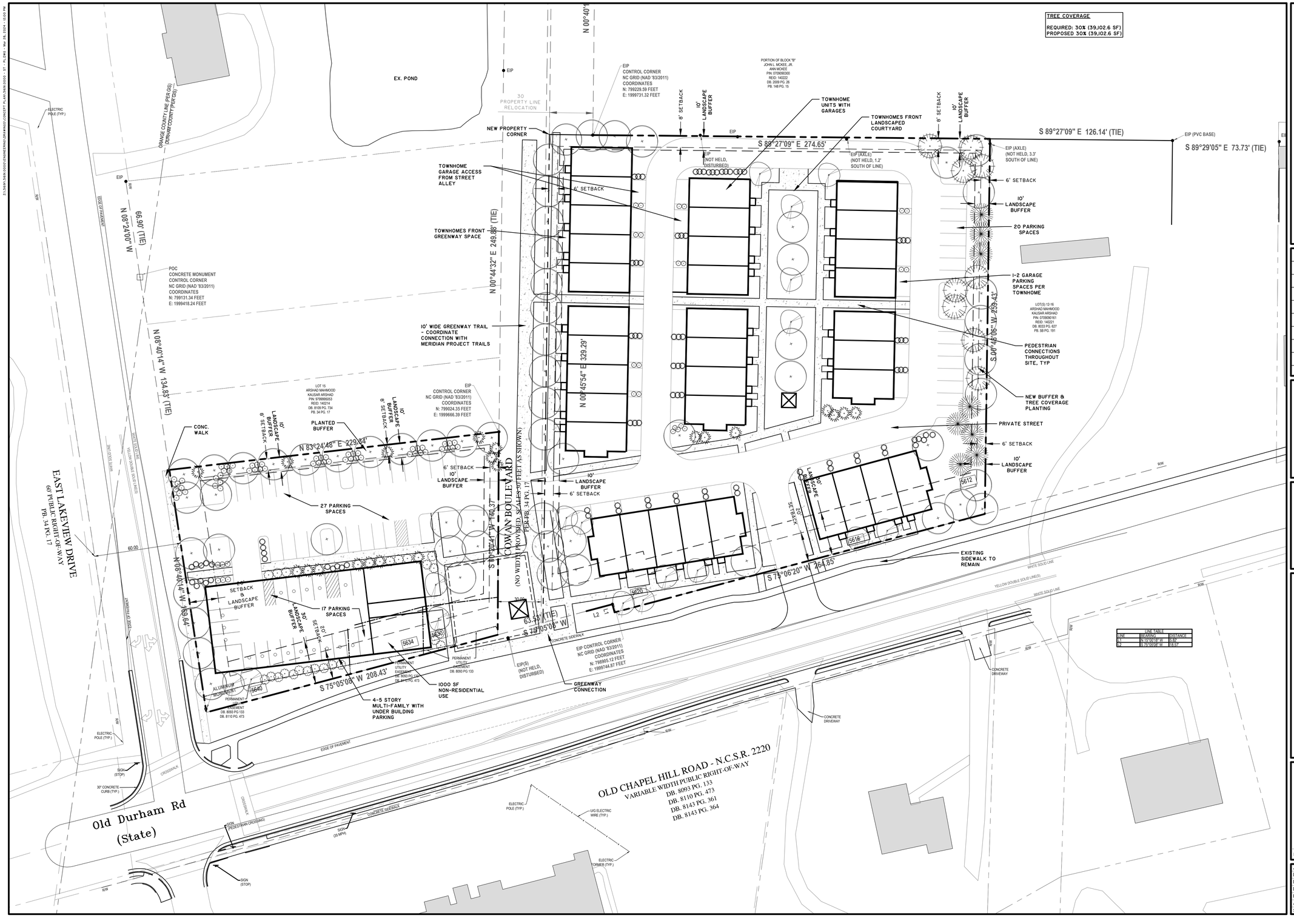
CLIENT/OWNER:
EB Capital Partners LLC
157 E Franklin St
Chapel Hill, NC
27514

GRAPHIC SCALE: 1 INCH = 30 FEET (30 0 15 30)

DATUM: HORIZ.: VERT.:

JOB NO:	31691.0000
DATE:	04/02/2024
DRAWN:	GG,DD
DESIGNED:	WR
REVIEWED:	
APPROVED:	WR
SCALE:	1" = 30'

C2.0



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 12°01'18" W	2.82'
L2	S 75°05'08" W	18.00'

NO.	REVISIONS	BY	DATE

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1302 03.28.2024 WENDY RAMSDEN

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PROPOSED SITE PLAN

Concept Plan
EAST LAKEVIEW RESIDENTIAL

PROJECT LOCATION:
5612 Old Chapel Hill Rd

CLIENT/OWNER:
EB Capital Partners LLC
157 E Franklin St
Chapel Hill, NC
27514

30 0 15 30
GRAPHIC SCALE: 1 INCH = 30 FEET

DATUM: HORIZ.: VERT.:

JOB NO:	31691.0000
DATE:	04/02/2024
DRAWN:	GG,DD
DESIGNED:	WR
REVIEWED:	
APPROVED:	WR
SCALE:	1" = 30'

C3.0