

Z:\32044\32044.0000\DRAWINGS\DWG\CONCEPT\32044.0000-CP-PL-001 - Jul 2, 2024 - 4:29 PM

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

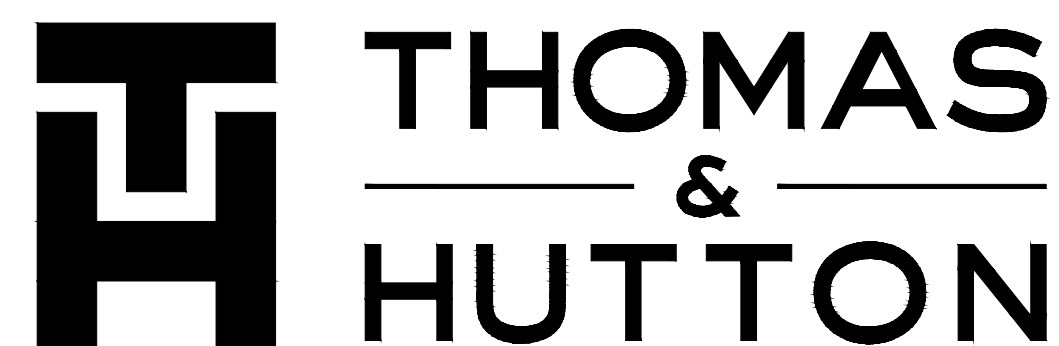
CIVIL ENGINEER:

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

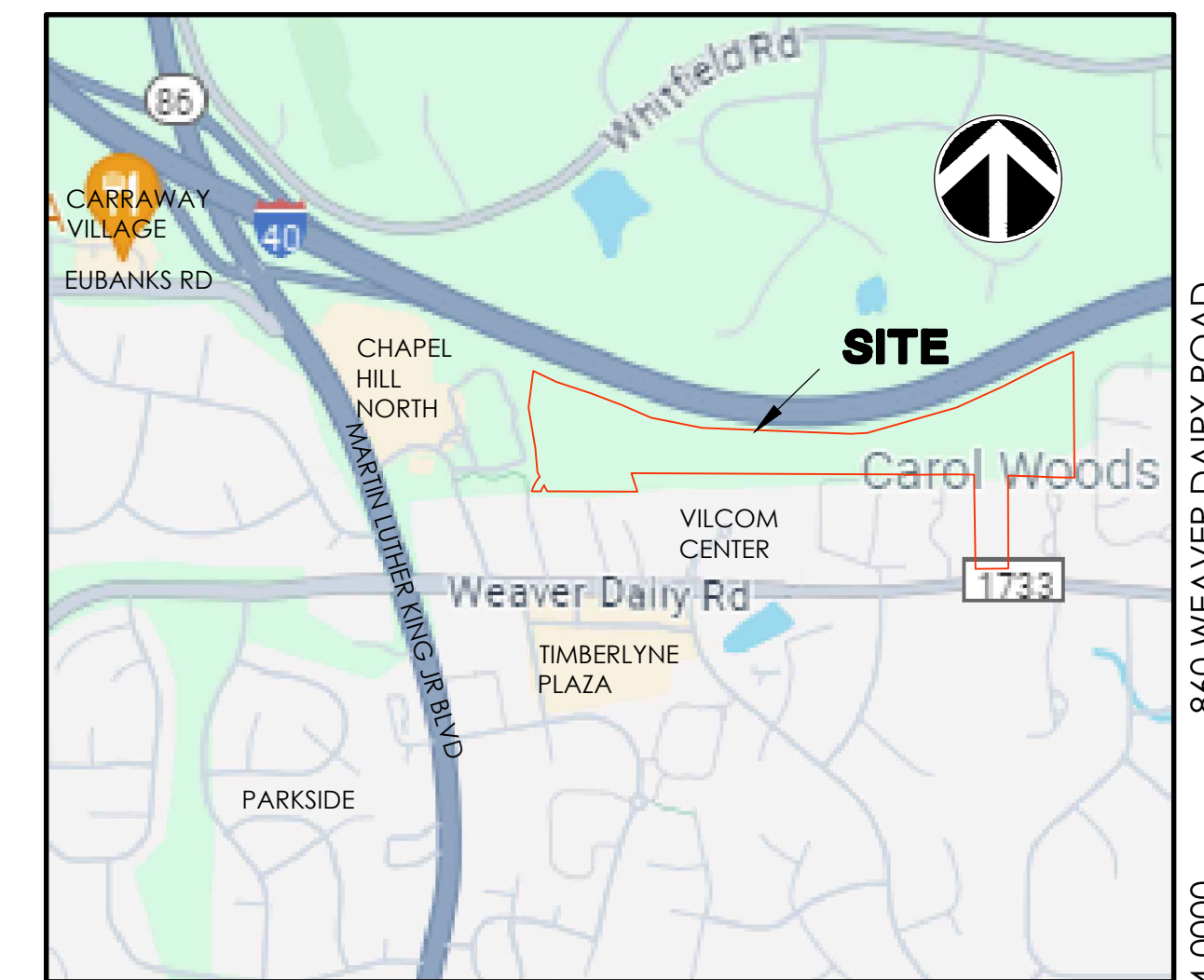
PIN 9880564638

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 |

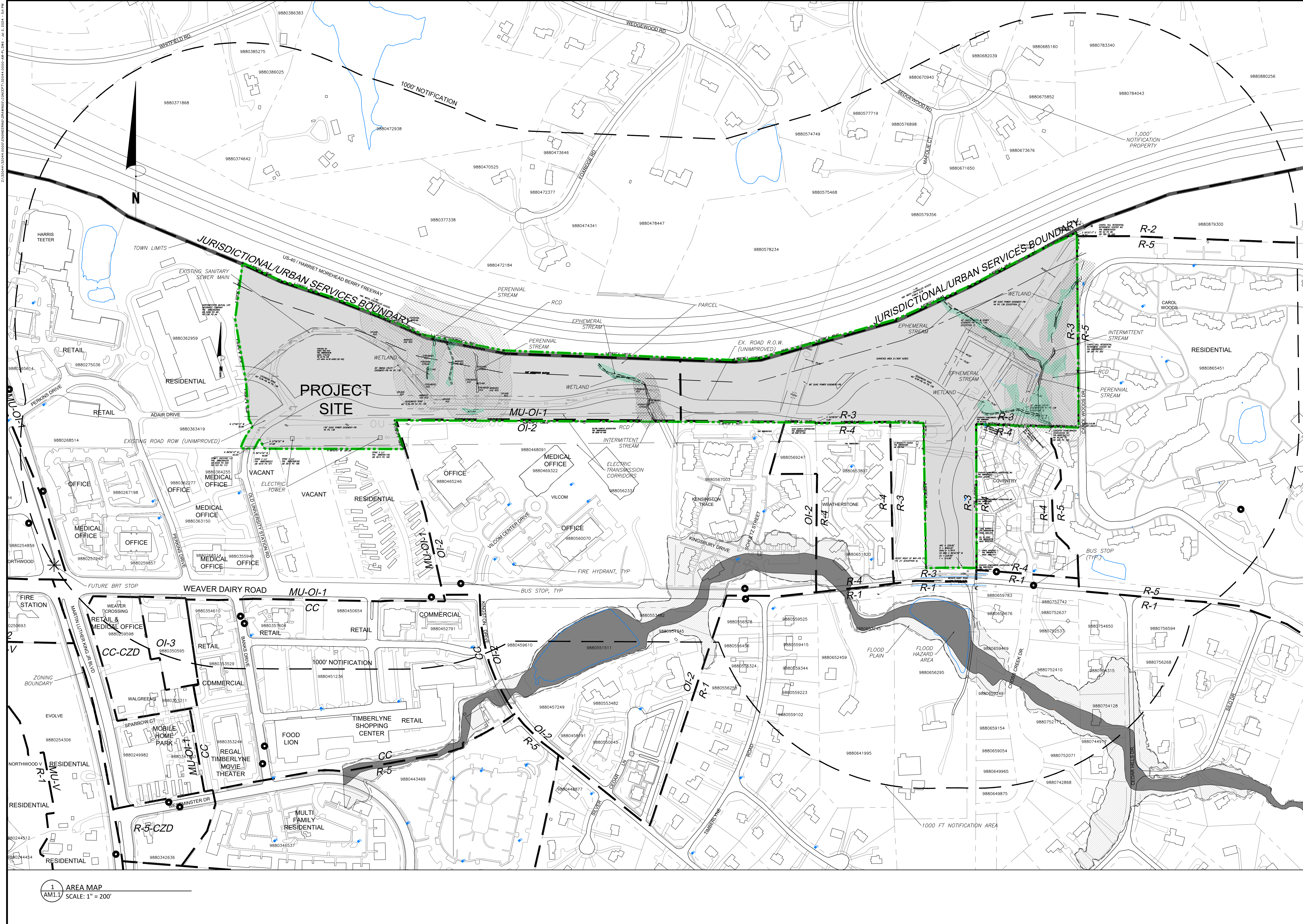
**PRELIMINARY
 - NOT FOR
 CONSTRUCTION**



| SUBMITTAL HISTORY | |
|--------------------------------------|------|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| SUBMITTED TO THE TOWN OF CHAPEL HILL | DATE |



THOMAS & HUTTON
 2510 Meridian Parkway • Suite 100
 Durham, NC 27713
 p.919.682.0368
 www.thomasandhutton.com



| NO. | REVISIONS | BY | DATE |
|-----|-----------|----|------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |



THOMAS & HUTTON

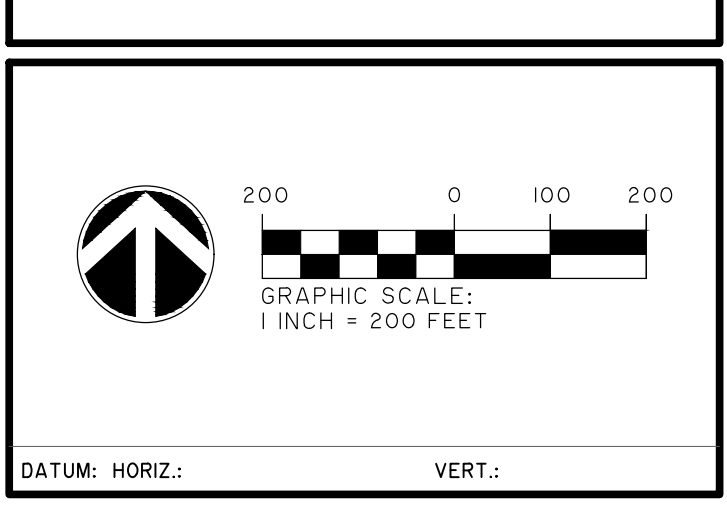
2510 Meridian Parkway • Suite 100
 Durham, NC 27713 • 919.682.0368
 www.thomasandhutton.com

AREA MAP

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
 860 WEAVER DAIRY ROAD
 CHAPEL HILL, NC

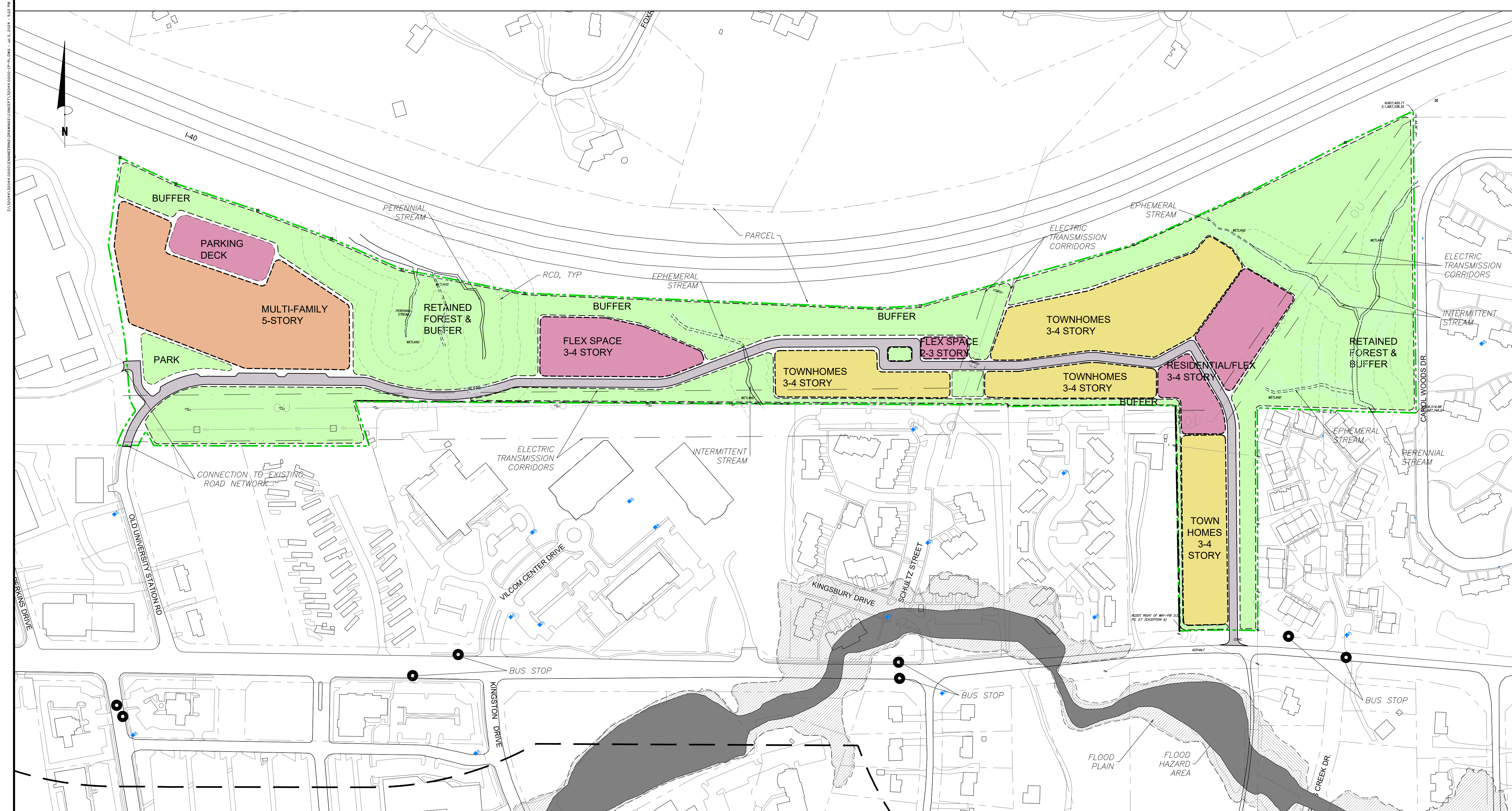
CLIENT/OWNER:
 CONTRACT PURCHASER:
 LAND PLANNING & ENTITLEMENTS
 157 EAST FRANKLIN STREET
 CHAPEL HILL, NC 27514



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

1 AREA MAP
 AM1.1 SCALE: 1" = 200'

AM1.1



1 CONCEPT PLAN
 CP1.1 SCALE: 1" = 150'

- LEGEND
- MULTI-FAMILY RESIDENTIAL
 - LOWER DENSITY RESIDENTIAL
 - FLEX SPACE
 - FOREST TO REMAIN, PLANTED BUFFERS
 - PARKS
 - MAIN CIRCULATION

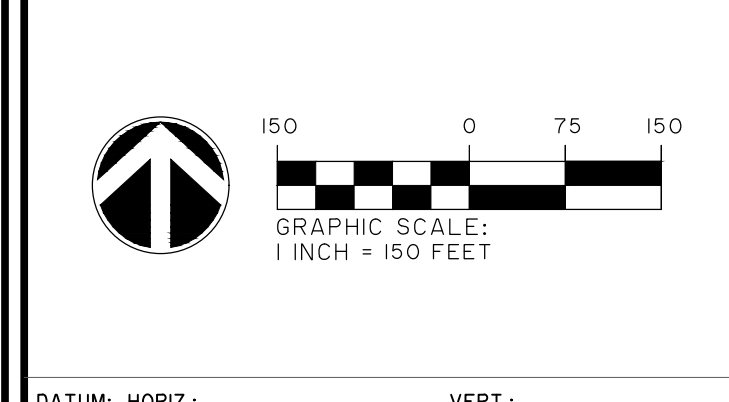
| NO. | REVISIONS | BY | DATE |
|-----|-----------|----|------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |



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

CONCEPT PLAN
 860 WEAVER DAIRY ROAD
PROJECT LOCATION:
 860 WEAVER DAIRY ROAD
 CHAPEL HILL

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



| | |
|--------------------|----------------|
| DATUM: HORIZ.: | VERT.: |
| JOB NO: 32044.0000 | DATE: 7-2-2024 |
| DRAWN: | DESIGNED: |
| REVIEWED: | APPROVED: |
| SCALE: 1" = 150' | |

CP1.1