

CONDITIONAL ZONING OF 860 WEAVER DAIRY ROAD

MARCH 5, 2025
JUNE 5, 2025

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 PLANNING
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

SUBMITTAL HISTORY	
CONDITIONAL ZONING SUBMITTAL #2	03/05/25
CONDITIONAL ZONING SUBMITTAL #1	11/08/24
SUBMITTED TO THE TOWN OF CHAPEL HILL	DATE

J-32044.0000

PREPARED BY:



SITE DATA

PIN 9880564638

<i>ENVIRONMENTAL CONSTRAINTS</i>	<ul style="list-style-type: none"><i>-STREAMS, STREAM BUFFERS, RCD</i><i>-WETLANDS</i><i>-OVERHEAD ELECTRIC UTILITY EASEMENTS TO REMAIN</i><i>-SANITARY SEWER EASEMENTS</i><i>-UNIMPROVED RIGHT OF WAY TO BE REMOVED</i>
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NET LAND AREA 1,970,128 SF / 45.23 A
GROSS LAND AREA 2,167,141 SF / 49.75 A

PROPOSED ZONING: MU-V-CZD

EXISTING USE: VACANT, WOODED

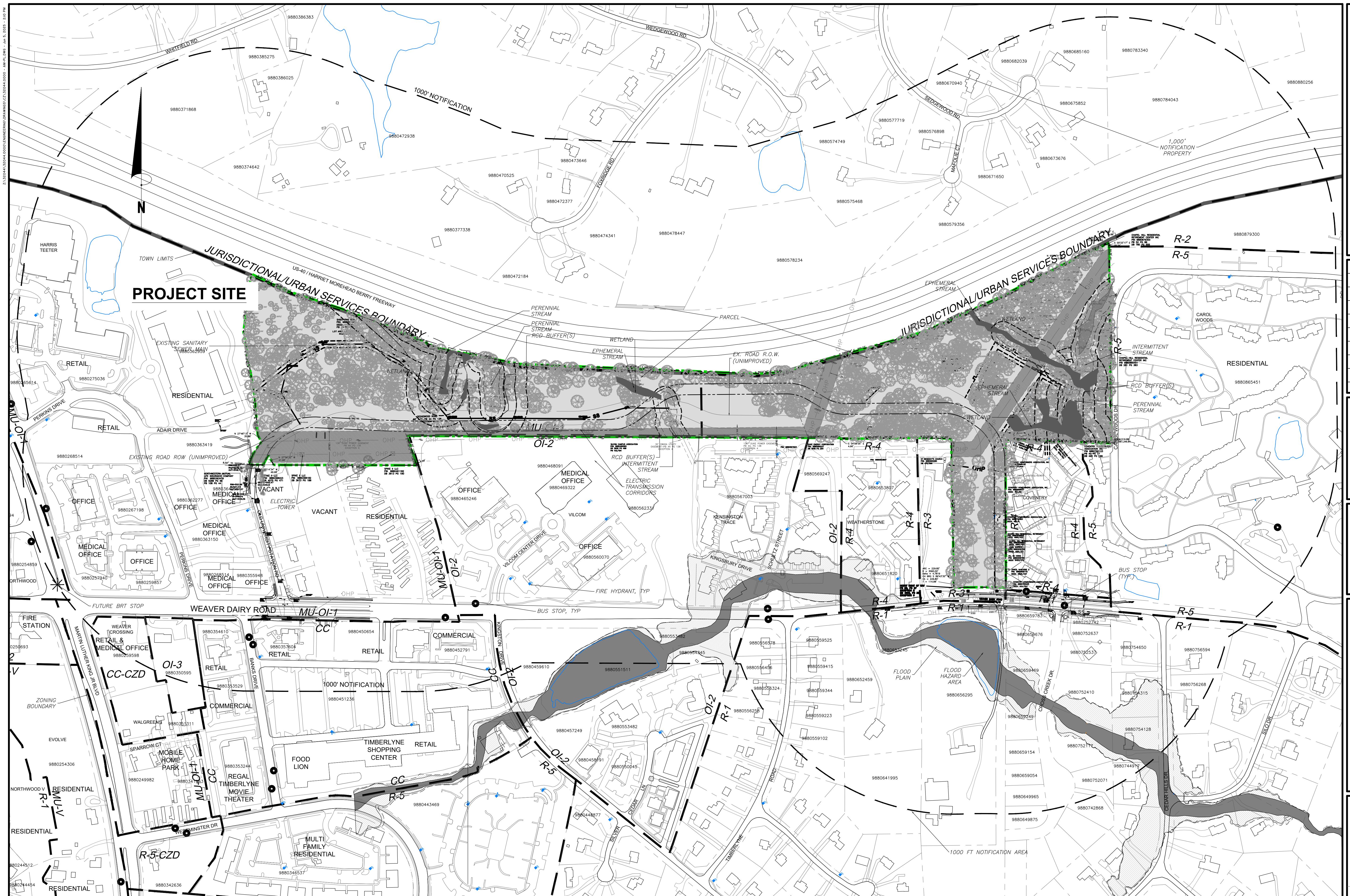
PROPOSED USES: MULTI-FAMILY RESIDENTIAL and TOWNHOMES
750-860 RESIDENTIAL UNITS
16-19 UNITS/AC
PLUS CENTRAL FLEX SPACE COMPONENT

NOTE: ADDITIONAL PROJECT DATA
DETAILED ON SHEET G0.1

PRELIMINARY - NOT FOR CONSTRUCTION



The logo for Thomas & Hutton. It features a large, bold, black 'H' on the left. To its right is a vertical line, followed by the word 'THOMAS' in a large, bold, black sans-serif font. Below 'THOMAS' is a smaller, thin black ampersand (&). To the right of the ampersand is another vertical line, followed by the word 'HUTTON' in a large, bold, black sans-serif font.

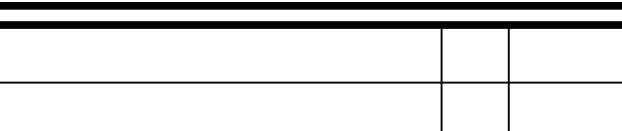
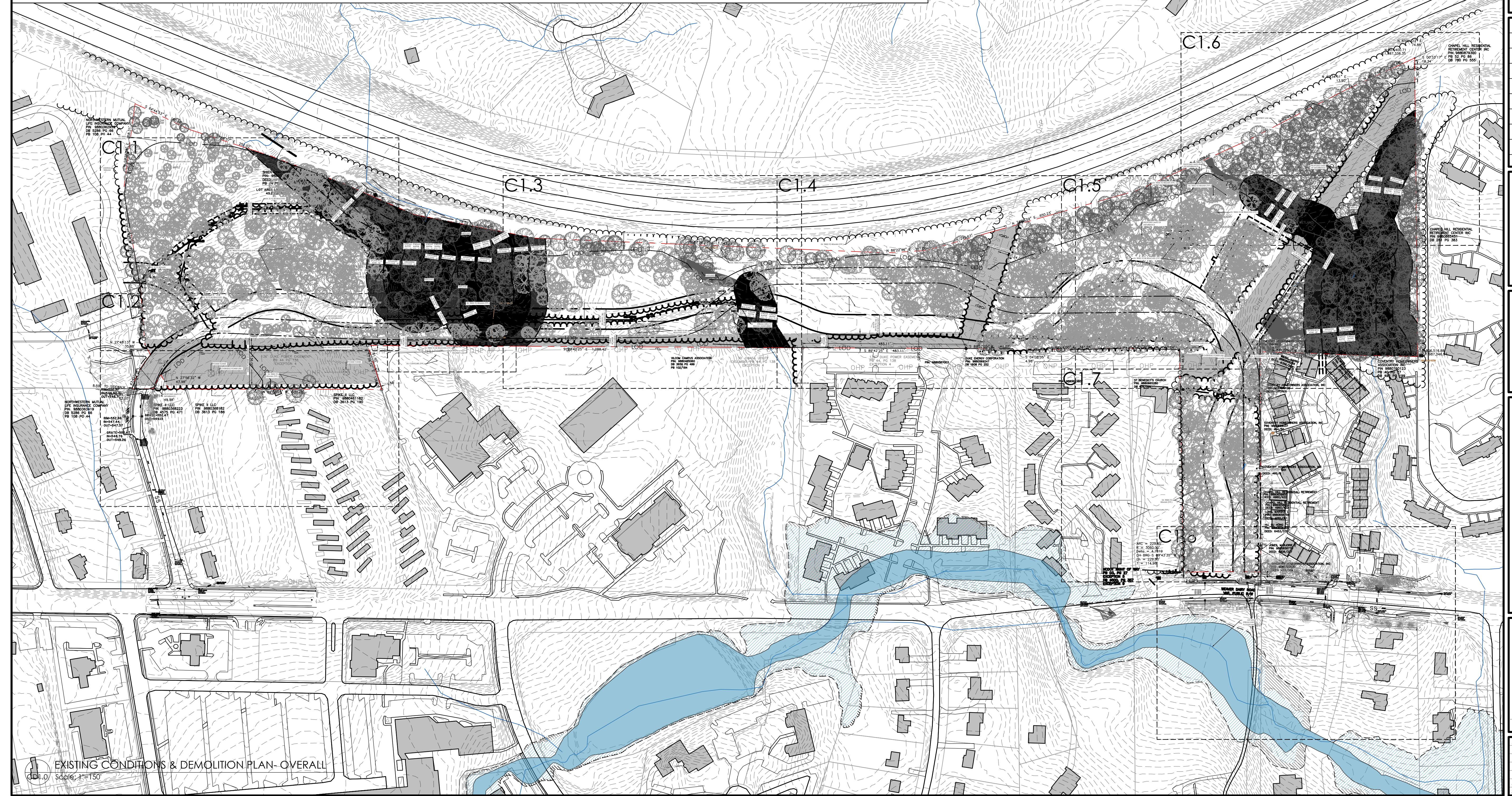


NO:	32044.0000
TE:	7-2-2024
WN:	
IGNED:	
IEWED:	
ROVED:	
LE:	1" = 200'

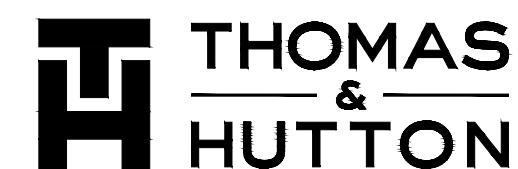
AM1.1

1. ENSURE ALL EROSION CONTROL MEASURES ARE IN PLACE AND IN WORKING ORDER PRIOR TO THE START OF ANY DEMOLITION AND CONSTRUCTION.
2. SEE SITE PLAN SHEETS FOR LAYOUT DIMENSIONS OF EXTENT OF DEMOLISHED AREAS. PAVED AREAS ARE NOT INDICATED TO BE DEMOLISHED. ARE TO REMAIN. ALL CONCRETE SAW CUTS ARE TO BE CLEAN, STRAIGHT AND NEAT.
3. UTILITIES: SEE UTILITY PLAN. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR LOCATION, REMOVAL AND RELOCATION OF ANY UTILITIES. THIS MAY INCLUDE CONTACTING "NO-CUTS" TO HELP LOCATE SOME UTILITIES.
4. CONTRACTOR TO ADJUST ALL MANHOLES, VALVES, JUNCTION BOXES, CATCH BASINS, CLEAN-OUTS, ETC. AS NECESSARY TO ACCOMMODATE NEW LAYOUT AND GRADES.
5. CONTRACTOR RESPONSIBLE FOR OBTAINING ANY PERMITS FOR WORK IN THE NCDOT AND TOWN OF CHAPEL HILL RIGHTS OF WAY. ANY DAMAGED INFRASTRUCTURE IN THE RIGHT OF WAY CAUSED BY CONSTRUCTION ACTIVITIES MUST BE REPAIRED TO TOWN OF CHAPEL HILL OR NCDOT STANDARDS. THIS INCLUDES, BUT IS NOT LIMITED TO, UTILITIES, SIDEWALKS, CURB AND GUTTER, ASPHALT.
6. CONTRACTOR RESPONSIBLE FOR REMOVING EVERYTHING WITHIN THE CLEARING LIMITS AND OFF-SITE WORK ZONE INCLUDING TREES, STUMPS, TRASH, FENCING, OR BUILDING MATERIALS.
7. CONTRACTOR TO USE CAUTION WORKING AROUND AND NEAR EXISTING STORM, WATER AND SEWER. CONTRACTOR RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES.
8. ABANDONMENT OF WATER SERVICES SHALL INCLUDE EXCAVATING DOWN TO CORPORATION, TURNING IT OFF AND CUTTING SERVICE LINE FREE FROM CORPORATION. THE METER, IF PRESENT, SHALL BE RETURNED TO OWASA.
9. ABANDONMENT OF SANITARY SEWER SERVICE LINES SHALL CONSIST OF PLUGGING THE LATERAL AT THE RIGHT-OF-WAY LINE.
10. ALL PAVEMENT PATCHING SHALL BE PERFORMED PER NCDOT SPECIFICATIONS AND STANDARDS.
11. A DECONSTRUCTION ASSESSMENT MUST BE CONDUCTED BY OCSW STAFF PRIOR TO THE APPROVAL OF THE DEMOLITION PERMIT FOR THE EXISTING STRUCTURES. CONTACT OCSW ENFORCEMENT STAFF AT 919-968-2788 TO REQUEST THE ASSESSMENT. BUILDINGS TO BE DEMOLISHED MUST BE INSPECTED BY A NC ACCREDITED ASBESTOS PROFESSIONAL. SUBMIT REPORT WITH DEMOLITION PERMIT APPLICATION.
12. A SEPARATE DEMOLITION PERMIT IS REQUIRED FOR EACH BUILDING.
13. PRIOR TO ANY DEMOLITION AND CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT WILL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF. THIS MAY BE THE SAME MEETING HELD WITH THE OTHER DEVELOPMENT OFFICIALS.
14. THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIAL ('ACM') OR OTHER HAZARDOUS MATERIALS IN CONSTRUCTION AND DEMOLITION WASTE SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.
15. ANY INVASIVE, EXOTIC PLANT MATERIAL WILL BE REMOVED. A SURVEY OF THE EXISTING LANDSCAPE BUFFERS TO REMAIN WILL BE CONDUCTED FOLLOWING INITIAL CLEARING, AND ANY INVASIVE OR EXOTIC SPECIES FOUND WILL BE REMOVED.
16. ASBESTOS ABATEMENT REPORT REQUIRED BEFORE DEMOLITION PERMIT MAY BE ISSUED.
17. A PERMIT FROM THE CHAPEL HILL FIRE MARSHAL'S OFFICE IS REQUIRED TO REMOVE ANY FLAMMABLE/COMBUSTIBLE LIQUIDS FROM UNDERGROUND OR ABOVE-GROUND TANKS OTHER THAN BY THE ON-SITE PUMPS. 2018 NC FIRE CODE SECTION 105.6.17 #5.
18. A PERMIT FROM THE CHAPEL HILL FIRE MARSHAL'S OFFICE IS REQUIRED TO REMOVE ANY UNDERGROUND OR ABOVE-GROUND TANKS THAT CONTAINED FLAMMABLE/COMBUSTIBLE LIQUIDS. 2018 NC FIRE CODE SECTION 105.6.17 #7.
19. TREE PROTECTION SEMINAR TO BE COMPLETED BY CONTRACTOR PRIOR TO TREE PROTECTION FENCE INSTALLATION. PLEASE CALL ADAM NICHOLSON AT 919-969-5006
20. ALL TREES WITHIN THE LIMITS OF DISTURBANCE WILL BE REMOVED

2 DEMOLITION NOTES
CD1.0



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CONSTRUCTION



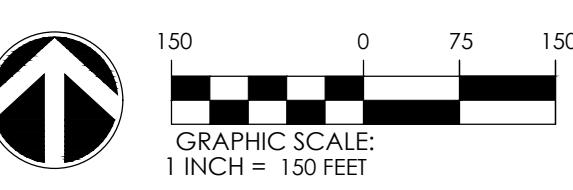
2510 Meridian Parkway • Suite 100
Durham, NC 27713 • 919.682.368
www.thomasandhutton.com

EXISTING CONDITIONS &
DEMOLITION PLAN- OVERALL

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAPEL HILL, NC

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



DATUM: HORIZ: NAD 83 VERT: NAVD 88

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

CD1.0

SHEET LOCATION KEY

This architectural section diagram illustrates a building's cross-section. A red box highlights a specific area on the left side, which is shown in a magnified view below. The main diagram features a central rectangular structure with a curved roofline. To the left, a section shows a lower level with a hatched pattern and a higher level with a grid pattern. To the right, a section shows a vertical stack of rooms with a grid pattern at the bottom. A red box highlights a specific area on the left side, which is shown in a magnified view below. The magnified view shows a detailed view of a room with a grid pattern floor and a hatched pattern ceiling. A red line connects the highlighted area in the main diagram to the magnified view.

Z RE-SUBMITTAL	WR	6/
REVISIONS	BY	D

The logo for Thomas & Hutton. It features a large, bold, black 'T' on the left. To the right of a thin vertical line, the word 'THOMAS' is written in a large, bold, black, sans-serif font. Below 'THOMAS' is a thin horizontal line. To the right of another thin vertical line, the word 'HUTTON' is written in a large, bold, black, sans-serif font, positioned below the word 'THOMAS'.

2510 Meridian Parkway • Suite 100
Durham, NC 27713 • 919.682.0368

TING CONDITIONS & OLITION PLAN

WEAVER DAIRY ROAD

SELECT LOCATION:

ENT/OWNER:
PLANNING & ENTITLEMENTS
111 FRANKLIN STREET
HILL, NC 27514



A horizontal graphic scale with a black background. It features a series of vertical tick marks. Above the first tick mark is the number '30'. Above the second tick mark is the number '0'. Above the third tick mark is the number '15'. Above the fourth tick mark is the number '300'. The scale is marked with 10 intermediate tick marks, creating 11 equal segments. The text 'GRAPHIC SCALE:' is printed in capital letters below the scale.

OBZ: NAD 83 VERT: NAVD 88

32044.0000

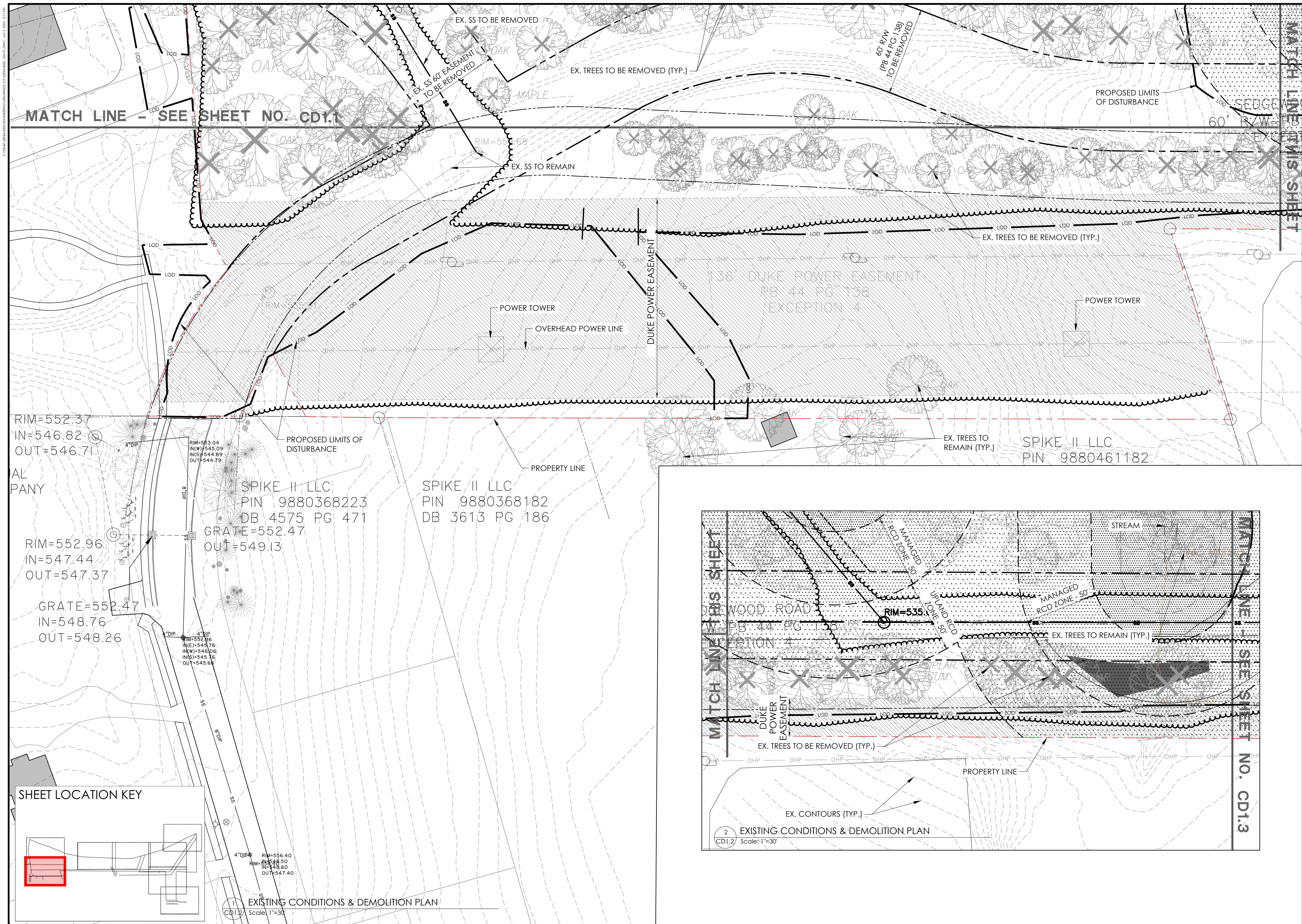
CD1

CD .

CDI.

$$1'' = 30'$$

CD1.



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CONSTRUCTION**

The logo for Thomas & Hutton. It features a large, bold, black 'T' on the left. To the right of the 'T' is the word 'THOMAS' in a large, bold, black sans-serif font. A thin horizontal line extends from the right side of 'THOMAS' to the right. Below 'THOMAS' and under the line is the word '&' in a smaller, bold, black font. To the right of '&' is the word 'HUTTON' in a large, bold, black sans-serif font.

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TING CONDITIONS & OLITION PLAN

WEAVER DAIRY ROAD

SELECT LOCATION: HILL, NC

ENT/OWNER:
PLANNING & ENTITLEMENTS
17 FRANKLIN STREET

A graphic scale bar for a map. It features a compass rose in the top left corner with cardinal and intercardinal directions. The scale bar itself is a horizontal line with tick marks. The leftmost tick is labeled '30' above it. The center tick is labeled '0' above it. The rightmost tick is labeled '15' above it. Below the scale bar, the text 'GRAPHIC SCALE: 1 INCH = 30 FEET' is printed.

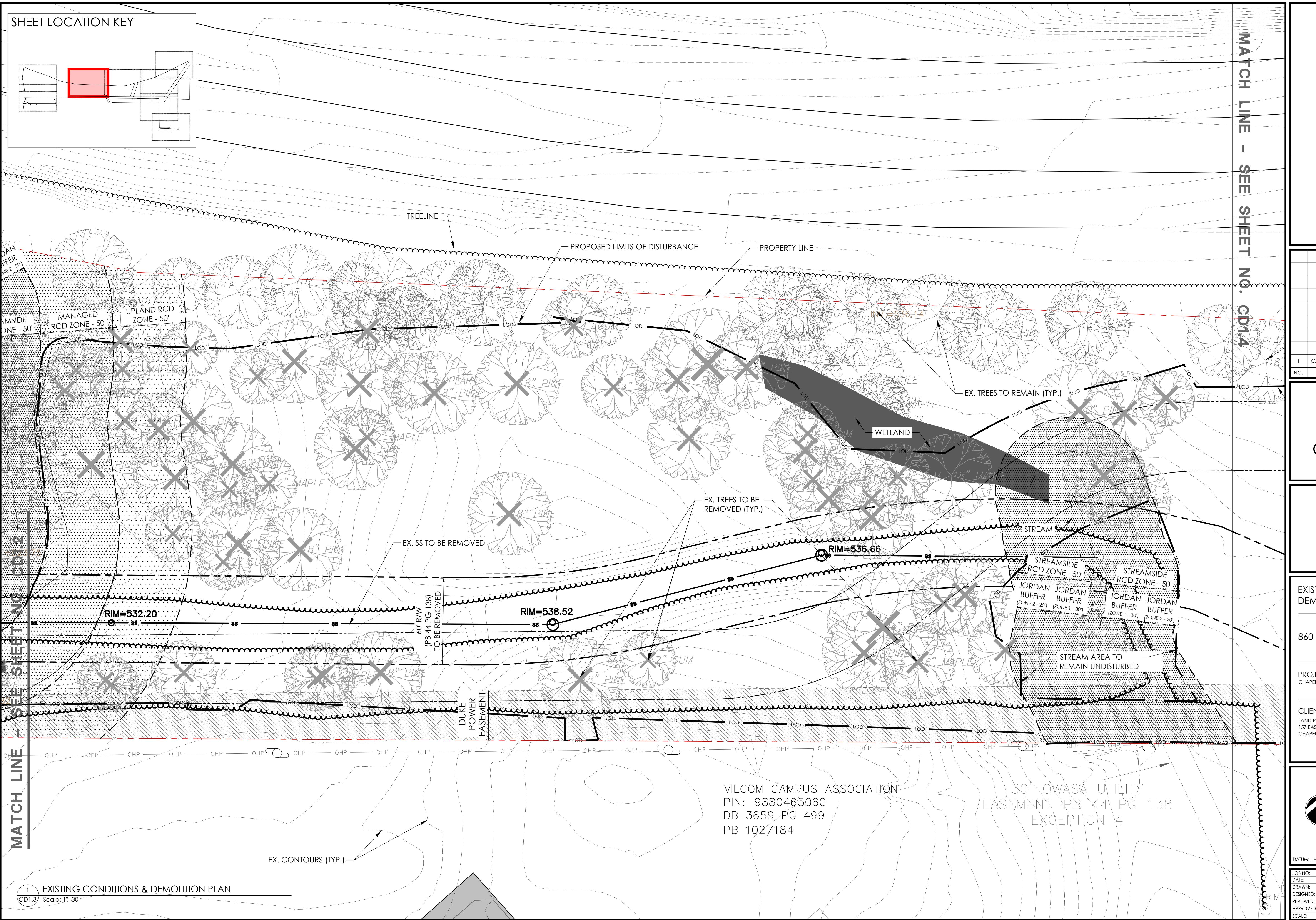
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32044.0000

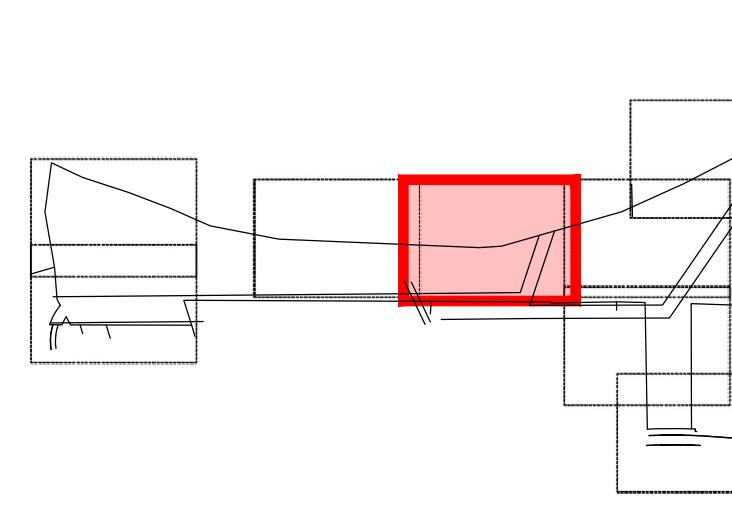
CD1.2

1" = 30'

CD1.



SHEET LOCATION KEY



MATCH LINE - SEE SHEET NO. CD1.3

MATCH LINE - SEE SHEET NO. CD1.5

I-40 EASTBOUND LANES

PROPERTY LINE

DUKE POWER EASEMENT

EX. TREES TO REMAIN (TYP.)

PROPOSED LIMITS OF DISTURBANCE

EX. TREES TO BE REMOVED (TYP.)

EX. CONTOURS (TYP.)

60' RW
(PB 44 PG 38)
TO BE REMOVEDDUKE
POWER
EASEMENT136' DUKE POWER EASEMENT
PB 44, PG 138
EXCEPTION 4

PIN: 9880567003

DUKE ENERGY CORPORATION
PIN: 9880569247
DB 1608 PG 252

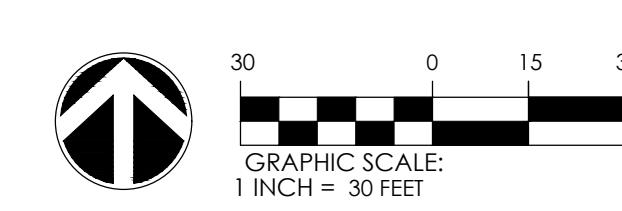
PIN: 98806

1 EXISTING CONDITIONS & DEMOLITION PLAN
CD1.4 Scale: 1"=30'

MATCH LINE - SEE SHEET NO. CD1.5

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CONSTRUCTIONTHOMAS
&
HUTTON2510 Meridian Parkway • Suite 100
Durham, NC 27713 • 919.682.0368
www.thomasandhutton.comEXISTING CONDITIONS &
DEMOLITION PLAN

860 WEAVER DAIRY ROAD

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

DATUM: HORIZ: NAD 83 VERT: NAVD 88

JOB NO: 32044.0000
DATE:
DESIGNED:
REVIEWED:
APPROVED:
SCALE: 1" = 30'

CD1.4