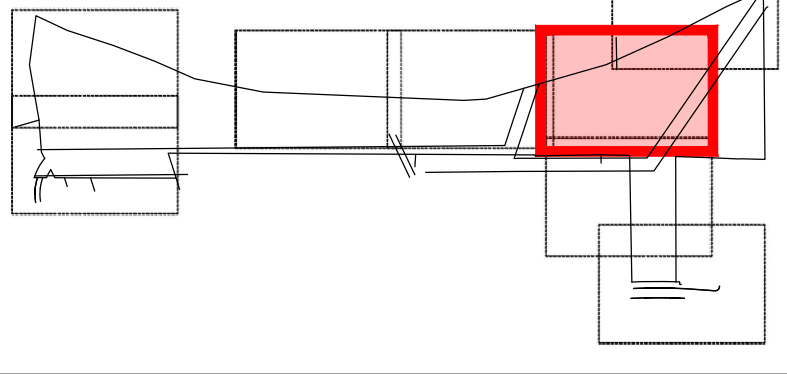




SHEET LOCATION KEY



EX. TREES TO REMAIN (TYP.)

EX. TREES TO REMAIN (TYP.)

EX. TREES TO BE REMOVED (TYP.)

EX. TREES TO BE REMOVED (TYP.)

EX. CONTOURS (TYP.)

POWER TOWER

WETLAND

WETLAND

STREAM

UPLAND RCD ZONE - 50'

MANAGED RCD ZONE - 50'

STREAMSIDE RCD ZONE - 50'

JORDAN BUFFER (ZONE 1-30)

JORDAN BUFFER (ZONE 2-20)

COVENTRY HOMEOWNERS ASSOCIATION, INC.
PIN: 98806591
DB 511/631

BERG, HARRY M.
PIN: 9880668285
DEED: 6356/266

NEWBERRY, SUSAN W.
PIN: 9880762214
DEED: 4839/355

MATCH LINE - SEE SHEET NO. CD1.7

COVENTRY HOMEOWNERS ASSOCIATION, INC.

PIN: 9880659129

MATCH LINE - SEE SHEET NO. CD1.4

PROPOSED LIMITS OF DISTURBANCE

SHIH, TING KUO
PIN: 9880554638
DEED: 1170/161
PB 44 PG 138
LOT AREA: 975,128.2 SF
22.25 ACRES

50' R/W (PB 44 PG 138)
TO BE REMOVED

EX. SS 15' EASEMENT
TO BE REMOVED

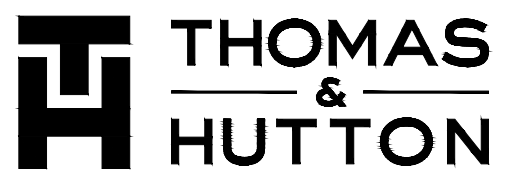
EX. SS 30' EASEMENT
TO BE REMOVED

N: 988055780
CD1.5 Scale: 1"=30'

ST. BENEDICT'S CHURCH
PIN: 9880665280
DB 476/599

NO.	REVISIONS	BY	DATE
1	CZ RE-SUBMITTAL	WR	6/5/25

PRELIMINARY
NOT FOR
CONSTRUCTION



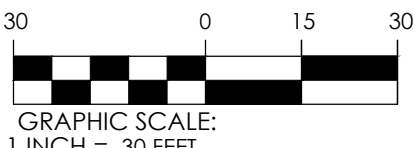
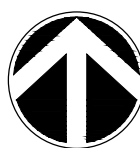
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Durham, NC 27713 • 919.682.0368
www.thomasandhutton.com

EXISTING CONDITIONS &
DEMOLITION PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAPEL HILL, NC

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



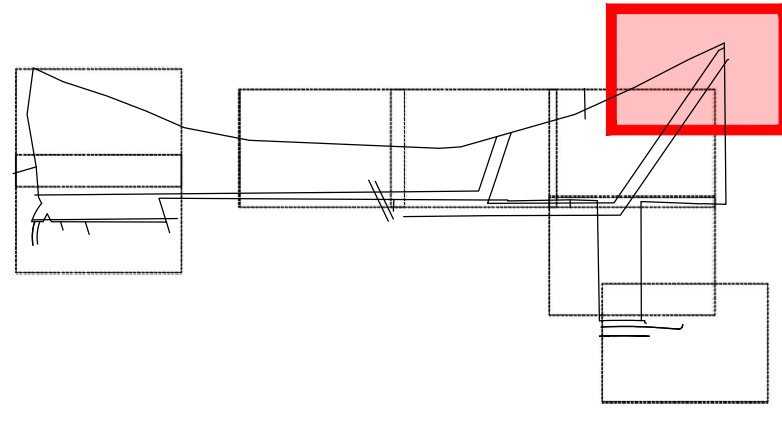
DATUM: HORIZ.: NAD 83 VERT.: NAVD 88

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

CD1.5



SHEET LOCATION KEY



CHAPEL HILL RESIDENTIAL
RETIREMENT CENTER
PIN 9880879300
PB 52 PG 86
DB 780 PG 555

NO.	REVISIONS	BY	DATE
1	CZ RES-SUBMITTAL	WR	6/5/25

PRELIMINARY
NOT FOR
CONSTRUCTION



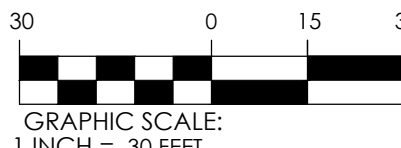
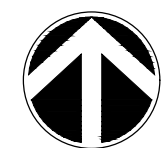
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EXISTING CONDITIONS &
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860 WEAVER DAIRY ROAD

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CLIENT/OWNER:
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157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514



GRAPHIC SCALE:
1" = 30 FEET

DATUM: HORIZ.: NAD 83

VERT.: NAVD 88

JOB NO.: 32044.0000

DATE:

DRAWN:

DESIGNED:

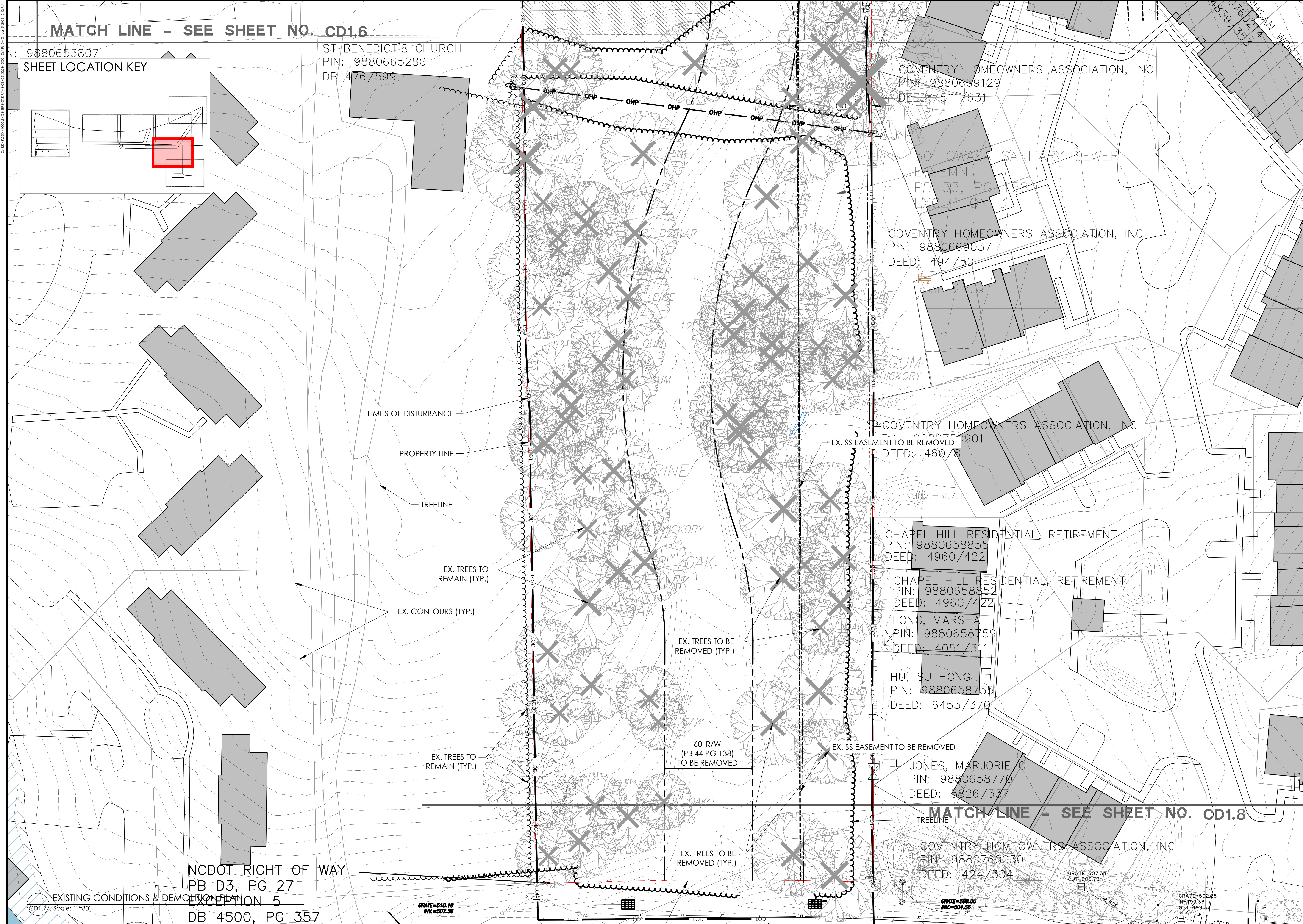
REVIEWED:

APPROVED:

SCALE: 1" = 30'

CHAPEL HILL RESIDENTIAL
RETIREMENT CENTER INC
PIN 9880865451
DB 281 PG 383

CD1.6



MATCH LINE - SEE SHEET NO. CD1.6

N: 9880653807
SHEET LOCATION KEY

ST BENEDICT'S CHURCH
PIN: 9880665280
DB 476/599

COVENTRY HOMEOWNERS ASSOCIATION, INC
PIN: 9880669129
DEED: 511/631

COVENTRY HOMEOWNERS ASSOCIATION, INC
PIN: 9880669037
DEED: 494/50

COVENTRY HOMEOWNERS ASSOCIATION, INC
PIN: 9880667901
DEED: 460/8

CHAPEL HILL RESIDENTIAL RETIREMENT
PIN: 9880658855
DEED: 4960/422

CHAPEL HILL RESIDENTIAL RETIREMENT
PIN: 9880658852
DEED: 4960/422

LONG, MARSHA L
PIN: 9880658759
DEED: 4051/341

HU, SU HONG
PIN: 9880658755
DEED: 6453/370

JONES, MARJORIE C
PIN: 9880658770
DEED: 5826/337

MATCH LINE - SEE SHEET NO. CD1.8

COVENTRY HOMEOWNERS ASSOCIATION, INC
PIN: 9880760030
DEED: 424/304

NCDOT RIGHT OF WAY
PB D3, PG 27
EXCEPTION 5
DB 4500, PG 357

1
CD1.7
Scale: 1"=30'

EXISTING CONDITIONS & DEMOLITION PLAN

GRATE=510.18
IN=507.36

GRATE=507.34
IN=504.36

GRATE=502.25
IN=499.33
OUT=499.34

NO.	REVISIONS	BY	DATE
1	CZ RE-SUBMITTAL	WR	6/5/25

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HUTTON**

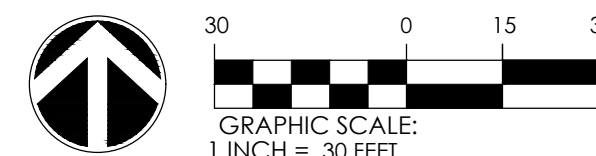
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www.thomasandhutton.com

EXISTING CONDITIONS &
DEMOLITION PLAN

860 WEAVER DAIRY ROAD

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CHAPEL HILL, NC

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157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514



DATUM: HORIZ.: NAD 83 VERT.: NAVD 88

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

CD1.7

The image shows the back of a business card for Thomas & Hutton. At the top, there is a large, empty rectangular box with a thin black border, likely for a photograph or a signature. Below this box, the company logo is displayed. The logo consists of a stylized 'TH' monogram on the left, followed by the company name 'THOMAS & HUTTON' in a bold, serif font. The word 'THOMAS' is on the top line, '&' is on the middle line, and 'HUTTON' is on the bottom line. Below the logo, the contact information is printed in a smaller, sans-serif font: '2510 Meridian Parkway • Suite 100', 'Durham, NC 27713 • 919.682.0368', and the website 'www.thomasandhutton.com'.

150 0 75 150

GRAPHIC SCALE:
1 INCH = 150 FEET

DATUM: HORIZ.: NAD 83 VERT.: NAVD 88

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

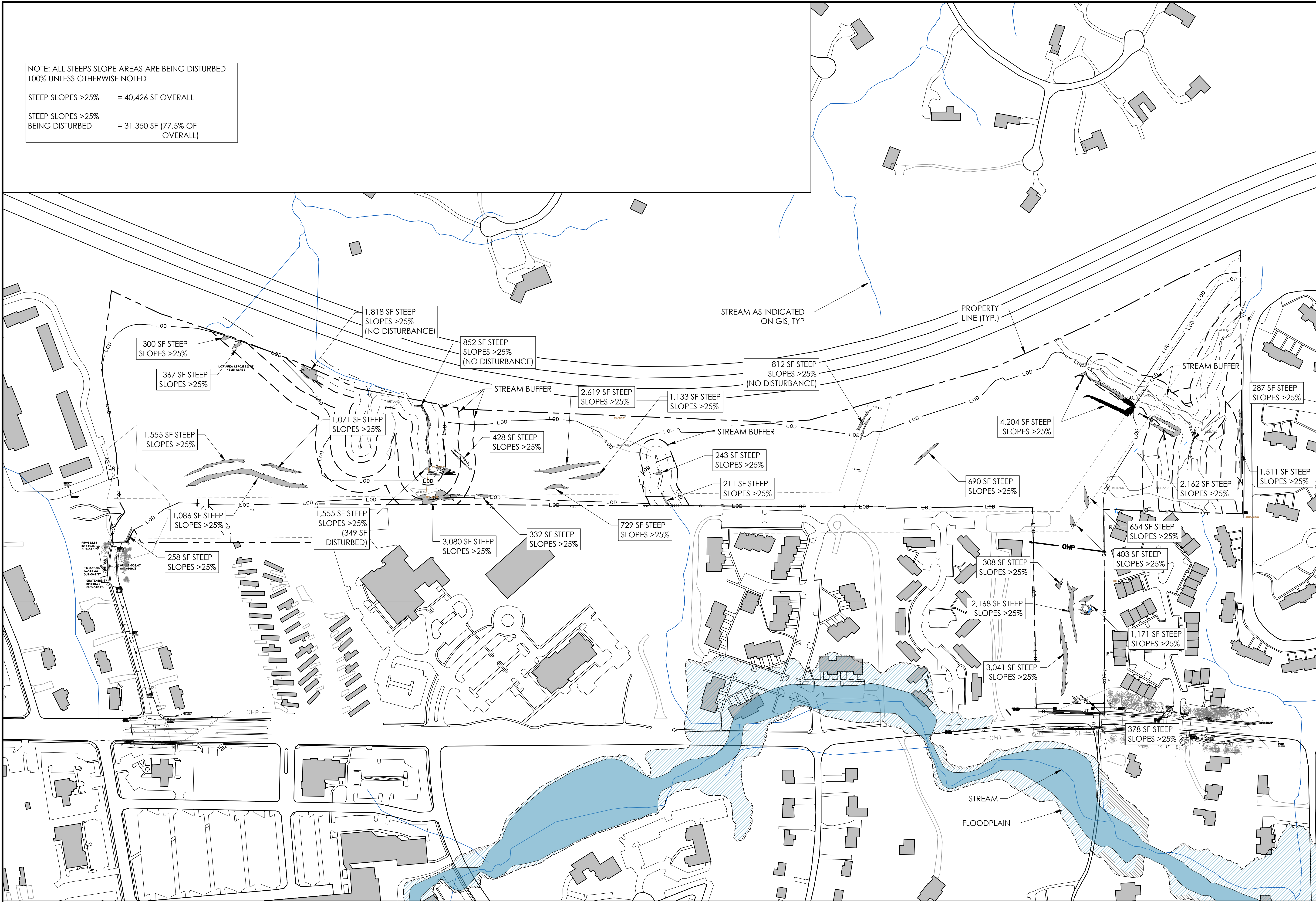
CD1.9

2/25/2024 10:04:00 AM C:\PROJECTS\CD1.10\LANDSCAPE\CD1.10.LANDSCAPE.DWG 14.8 DWG 14.8 2/25/2024 10:04:00 AM

NOTE: ALL STEEP SLOPE AREAS ARE BEING DISTURBED 100% UNLESS OTHERWISE NOTED

STEEP SLOPES >25% = 40,426 SF OVERALL

STEEP SLOPES >25% BEING DISTURBED = 31,350 SF (77.5% OF OVERALL)



NO.	REVISIONS	BY	DATE

**PRELIMINARY
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CONSTRUCTION**

**THOMAS
&
HUTTON**

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SLOPE ANALYSIS AND IMPACTS

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAPEL HILL, NC

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

GRAPHIC SCALE:
1" = 150 FEET

DATUM: HORIZ.: NAD 83 VERT.: NAVD 88

JOB NO: 32044.0000

DATE: 2/25/2024

DRAWN: [Signature]

DESIGNED: [Signature]

REVIEWED: [Signature]

APPROVED: [Signature]

SCALE: 1" = 150'

CD1.10

1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. DIMENSIONS TO BUILDING WALL ARE TO FACE OF WALL AT FINISH GRADE. DIMENSIONS TO CURB ARE TO FACE OF CURB.
3. LAYOUT IMPROVEMENTS FOR THE CIVIL ENGINEER'S OR LANDSCAPE ARCHITECT'S REVIEW PRIOR TO BEGINNING CONSTRUCTION.
4. REFERENCE ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT INFORMATION.
5. ADA PARKING SPACES SHALL BE SIGNED WITH TYPE R7-8 OR R7-8A RESERVED PARKING SIGN AND R7-8D MAXIMUM FINE SIGN PER GS 20-37.6 OF THE NORTH CAROLINA HANDICAP CODE. ADA RAMPS SHALL HAVE RAMP SURFACES COVERED WITH DETECTABLE WARNING PATTERN PER ADA STANDARDS.
6. REFERENCE EXISTING CONDITION SHEETS FOR EXTENT OF DEMOLITION AND REMOVAL OF CURB AND GUTTER, DRIVEWAYS, PAVEMENT, BOLLARDS, WALKWAYS, UTILITIES, AND VEGETATION.
7. PRIOR TO ANY DEMOLITION OR 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 OTHER DEVELOPMENT OFFICIALS.
8. 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.
9. KEY BOXES FOR FIRST RESPONDERS WILL BE REQUIRED NEAR THE FRONT DOOR AND SPRINKLER RISER ROOM AREAS. 2012 NC FIRE CODE, SECTION 506.
10. MECHANICAL EQUIPMENT MUST BE PLACED AT OR ABOVE BASE FLOOR ELEVATION + 2 FEET.
11. PRIOR TO PERFORMING WORK IN THE NCDOT R/W, THE APPLICANT WILL NEED TO OBTAIN THE FOLLOWING:
 - a. APPROVED NCDOT DRIVEWAY PERMITS FOR PROPOSED ACCESSES TO NC 1838.
 - b. APPROVED NCDOT THREE-PARTY ENCRoACHMENT AGREEMENT WITH TOCH FOR PROPOSED/STIPULATED SIDEWALK AND APPURTENANCES.
 - c. APPROVED NCDOT THREE-PARTY ENCRoACHMENT AGREEMENT WITH OWASA FOR PROPOSED WATER AND SEWER CONNECTIONS.
12. PRIOR TO ISSUANCE OF THE DRIVEWAY PERMITS AND ENCRoACHMENT AGREEMENTS, THE APPLICANT WILL NEED TO PROVIDE COMPLETE AND DETAILED DESIGN PLANS PER NCDOT, TOCH, AND OWASA REQUIREMENTS FOR REVIEW AND APPROVAL.

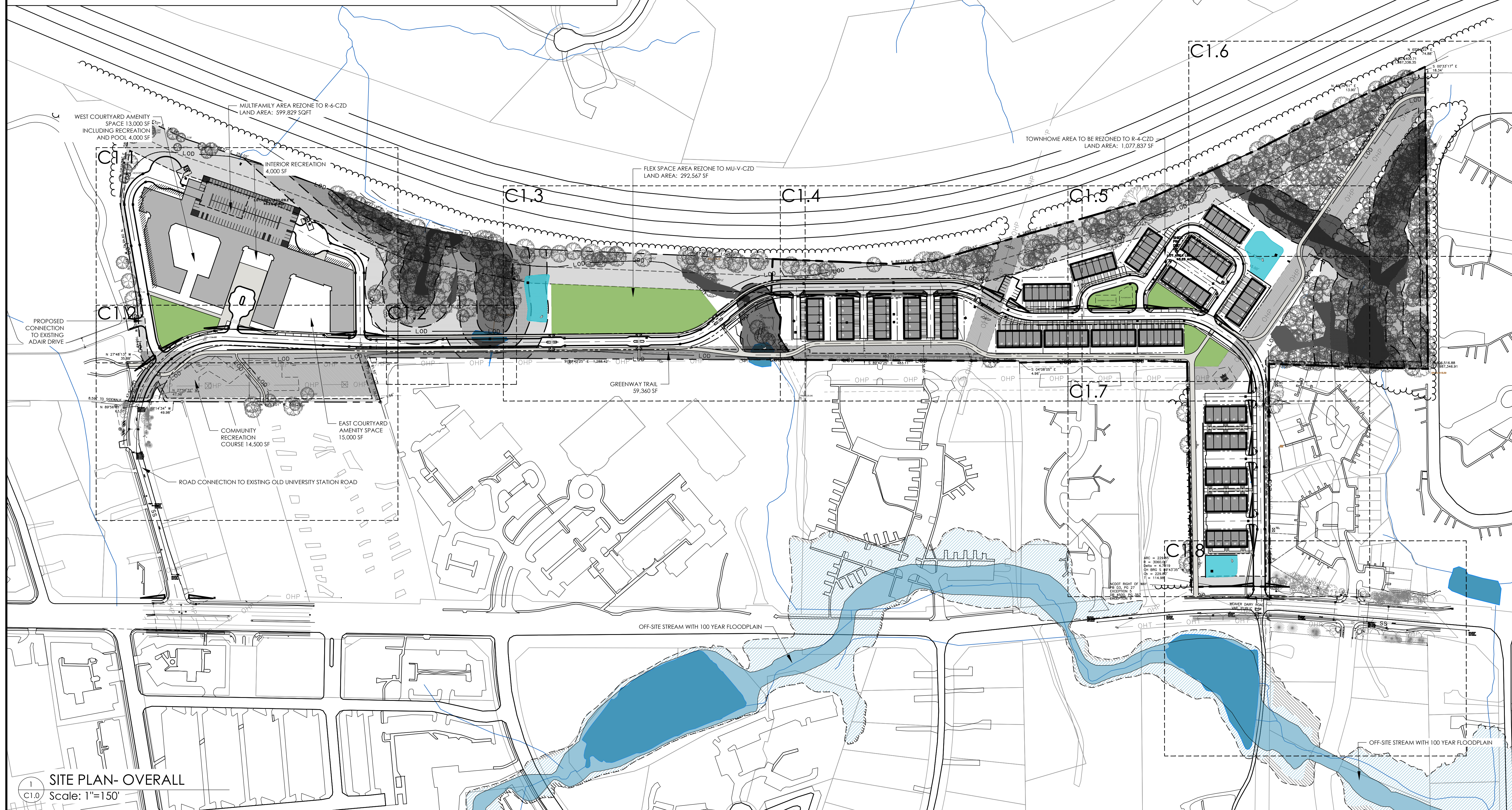
2 SITE LAYOUT NOTES

C1.0

ADA NOTES TO APPLY TO ALL SHEETS
FOR ALL SIDEWALKS THE FOLLOWING APPLIES:
1. SIDEWALK SLOPES TO BE A MAXIMUM 4.8%.

ADA NOTES

C1.0



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CONSTRUCTION



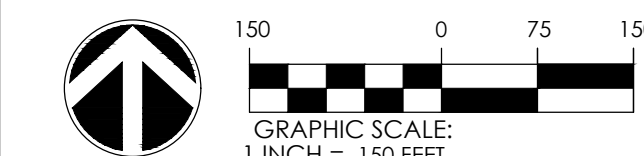
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www.thomasandhutton.com

SITE PLAN- OVERALL

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
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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'

C1.0

T:\3044\3044.0000\ENGINEERING\DRAWINGS\CT\3044.0000 - PHASING PLANS - JUNE 2025 - 2:14 PM

PROJECT PHASING

MULTI FAMILY AND TOWNHOME AREAS WILL BE PHASED SEPARATELY

MULTI-FAMILY WILL BE BUILT IN 2 PHASES

PHASE 1 - EAST BUILDING WITH APPROXIMAGELY 225 UNITS, TEMPORARY SURFACE PARKING, CONSTRUCTED WEST OF THE BUILDING

PHASE 2 - CONSTRUCTION OF PARKING DECK, DEMOLITION OF PHASE 1 SURFACE PARKING, CONSTRUCTION OF WEST BUILDING

TOWNHOMES WILL BE BUILT IN 3 PHASES

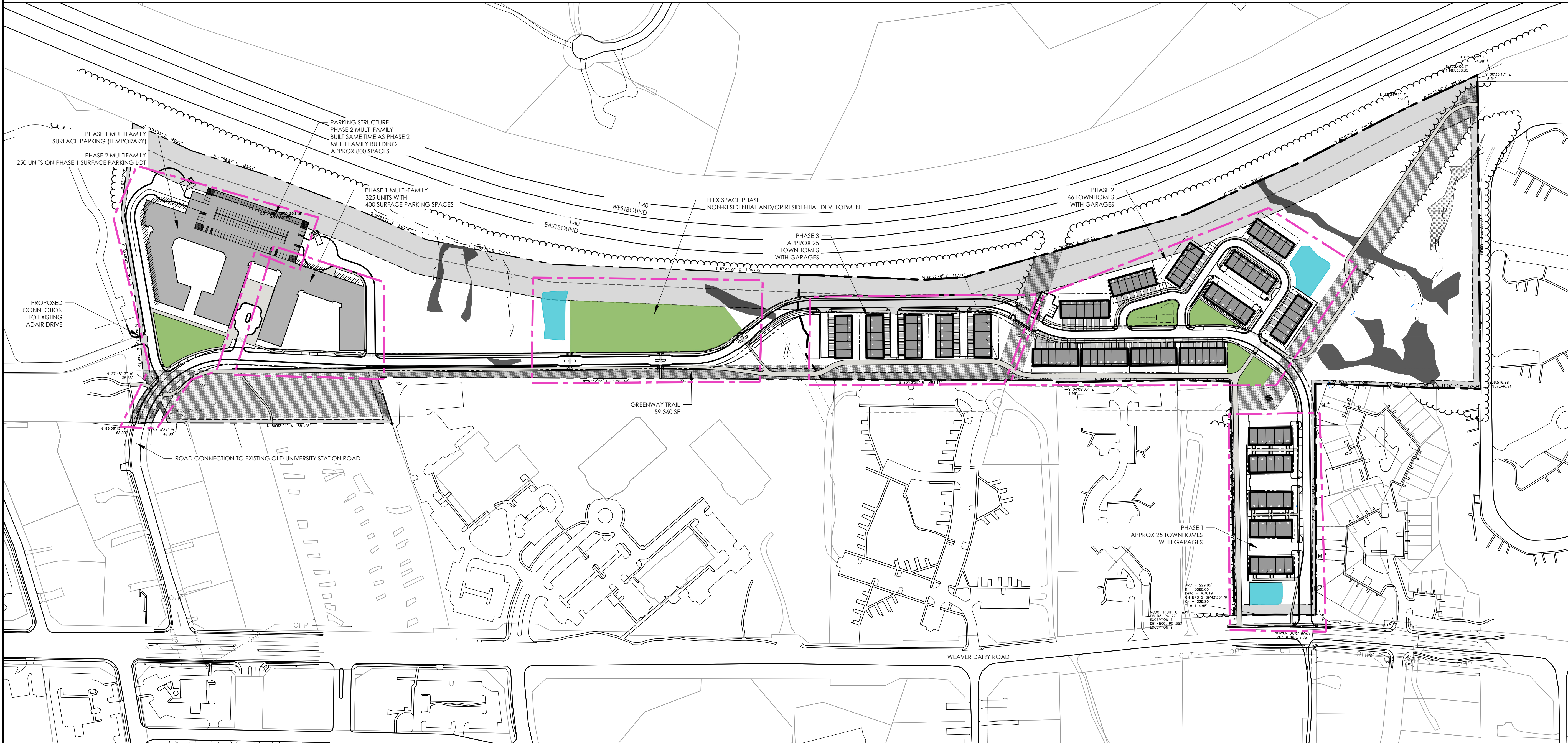
PHASE 1 - TOWNHOME ALONG THE EASTERN ENTRY ROAD

PHASE 2 - TOWNHOMES NEAREST THE MULTI-FAMILY DEVELOPMENT

PHASE 3 - TOWNHOMES IN THE NORTHEAST CORNER OF THE PROJECT

FLEX SPACE PHASE

MAY INCLUDE NON-RESIDENTIAL AND/OR RESIDENTIAL USE. WILL BE PERMITTED SEPARATELY.



1 SITE PLAN- PHASING
C1.0 Scale: 1"=150'

860 WEAVER DAIRY ROAD

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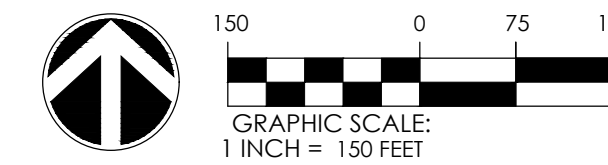
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PHASING PLAN

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAPEL HILL, NC

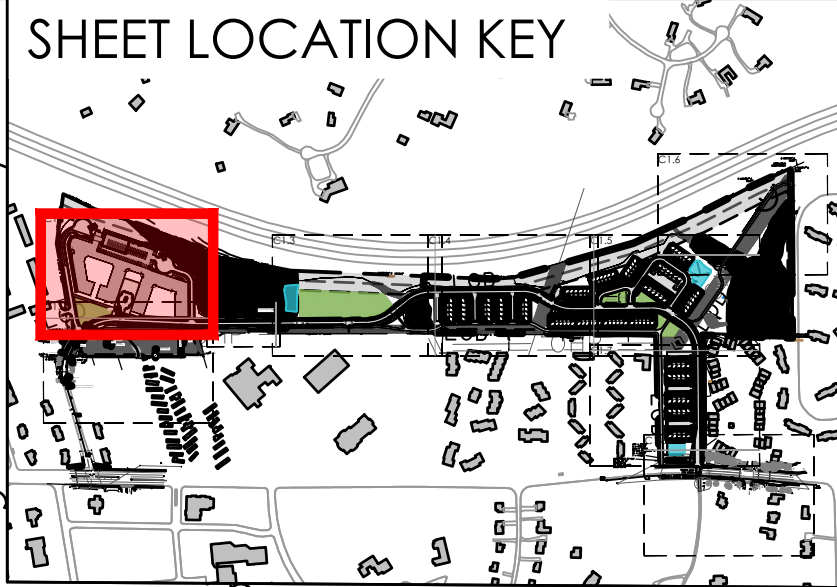
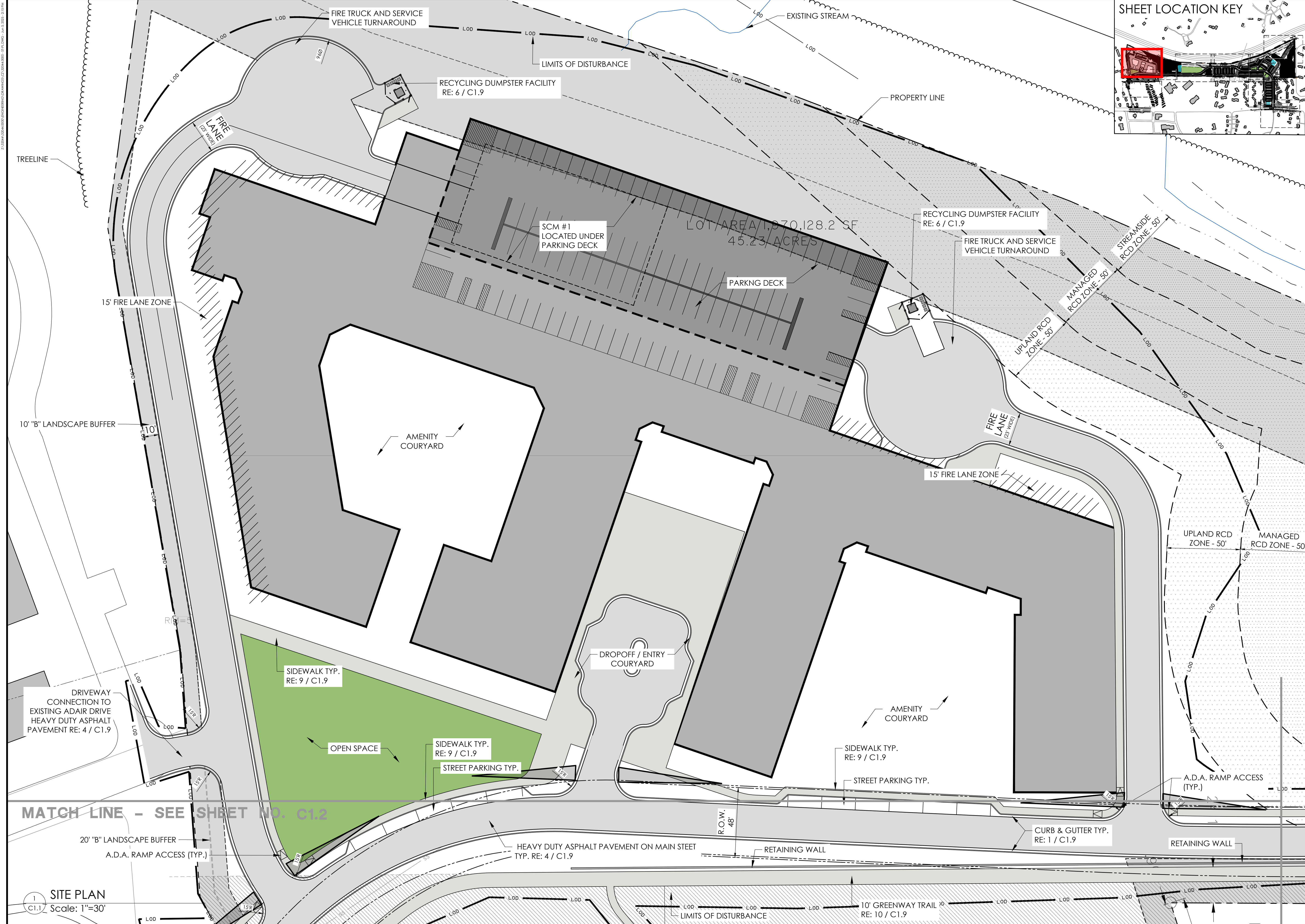
CLIENT/OWNER:
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APPROVED:
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C1.01



REVISIONS			
NO.	REVISIONS	BY	DATE
1	CZ RE-SUBMITTAL	WR	6/5/25

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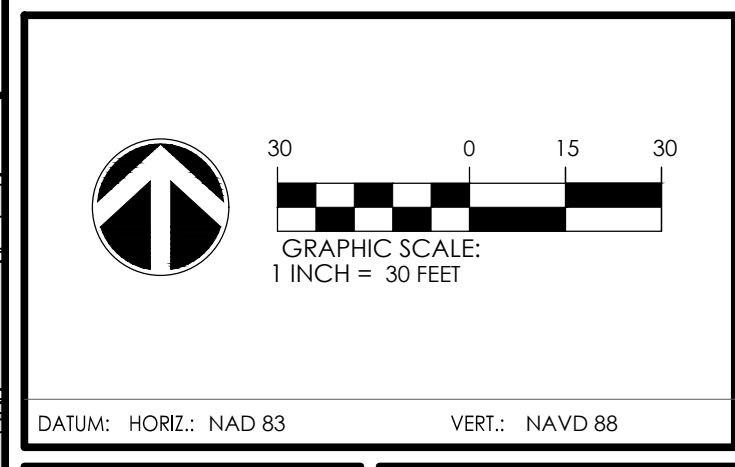
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SITE PLAN

860 WEAVER DAIRY ROAD

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CHAPEL HILL, NC 27514



DATUM: HORIZ.: NAD 83 VERT.: NAVD 88

JOB NO: 32044.0000
DATE: 6/5/25
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DESIGNED: [blank]
REVIEWED: [blank]
APPROVED: [blank]
SCALE: 1" = 30'

C1.1

