

# CHAPEL WATCH VILLAGE

CHAPEL HILL, NORTH CAROLINA

A PLANNED DEVELOPMENT BY

GARY BUCK BUILDING COMPANY, INC  
-AND-  
STATE STREET COMPANIES

23

**OWNER/DEVELOPER:**

Gary Buck Building Company, Inc.  
24 Pleasant Grove  
Chapel Hill, NC 27514

**PLANNER:**

The Design Response, Inc.  
214 North Glen Road  
Chapel Hill, NC 27514  
Phone: (919) 469-2080 Fax: (919) 469-4633

**ENGINEER:**

CPT Engineering & Surveying, Inc.  
3033 Brain Jordan Place, Suite 117  
High Point, NC 27030  
Phone: (336) 812-5800 Fax: (336) 812-5780

**SURVEYOR/ENGINEER:**

Phillip Post & Associates  
401 Providence Road  
Chapel Hill, NC 27514  
Phone: (919) 328-1179 Fax: (919) 493-6544

Sheet	Description
C-1	COVER SHEET
C-2	EXISTING CONDITIONS
C-3	SITE ANALYSIS
C-4	CONCEPTUAL SITE PLAN

## ATTACHMENT 4

The Design Response, Inc.  
1014 North House Road, Suite 100  
Chapel Hill, NC 27514  
(919) 469-2080 Fax (919) 469-4633

DATE	REVISED

DATE: \_\_\_\_\_  
SCALE: \_\_\_\_\_  
PROJECT: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
JOB NO.: \_\_\_\_\_  
SHEET NO.: \_\_\_\_\_

C-1

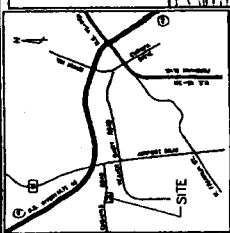
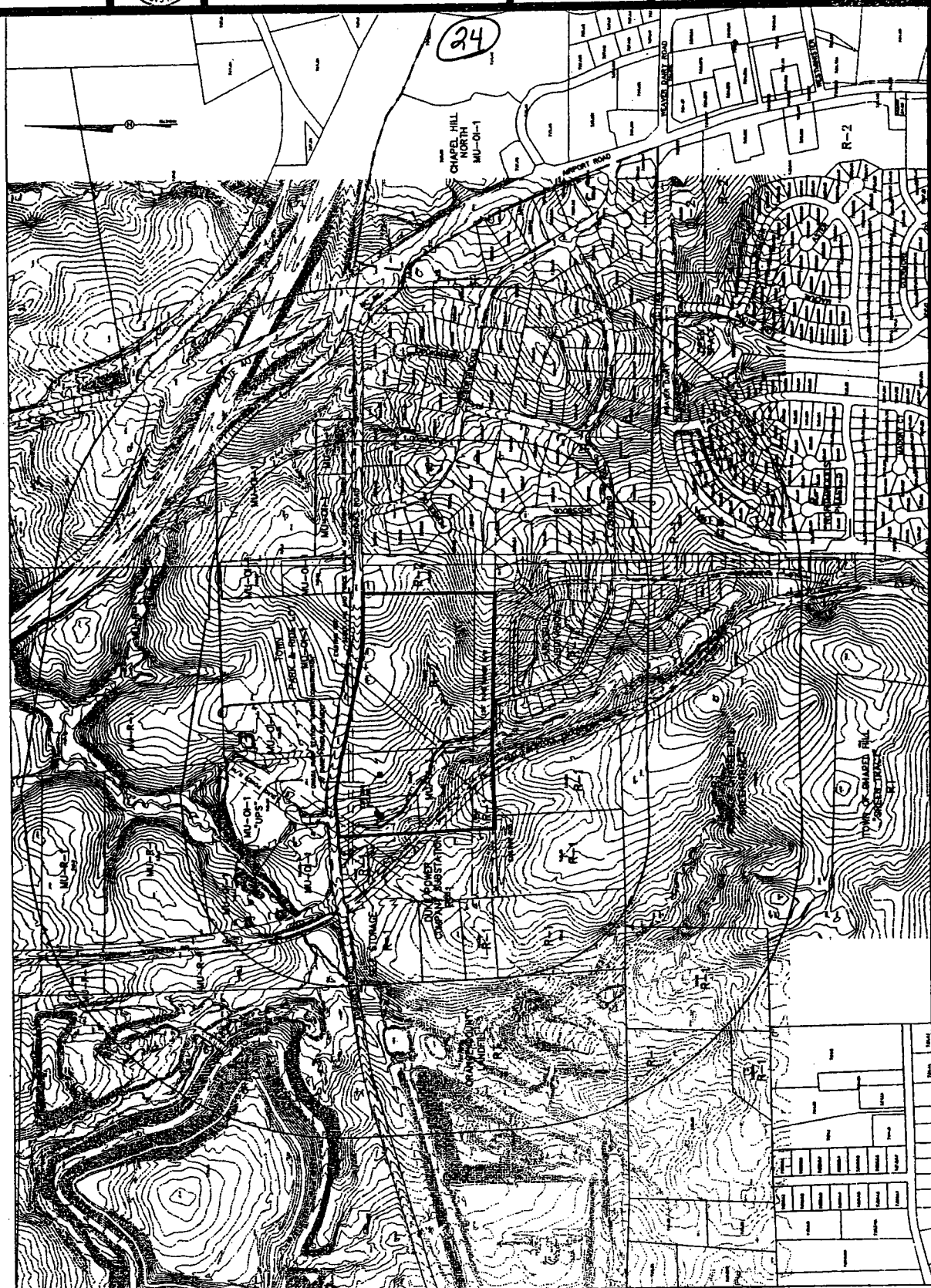
OF 1 SHEETS

PHILIP  
POST  
ASSOCIATES

401 Providence Road  
Savannah, GA 31404  
(912) 233-1173  
Chapel Hill, NC 27514  
401-888-8888 • 800-888-8888  
222 North Elm Street  
Greenville, SC 29601  
(812) 273-7711

CHapel Hill Township  
ORANGE COUNTY, NC  
CHapel WATCH VILLAGE  
EXISTING CONDITIONS

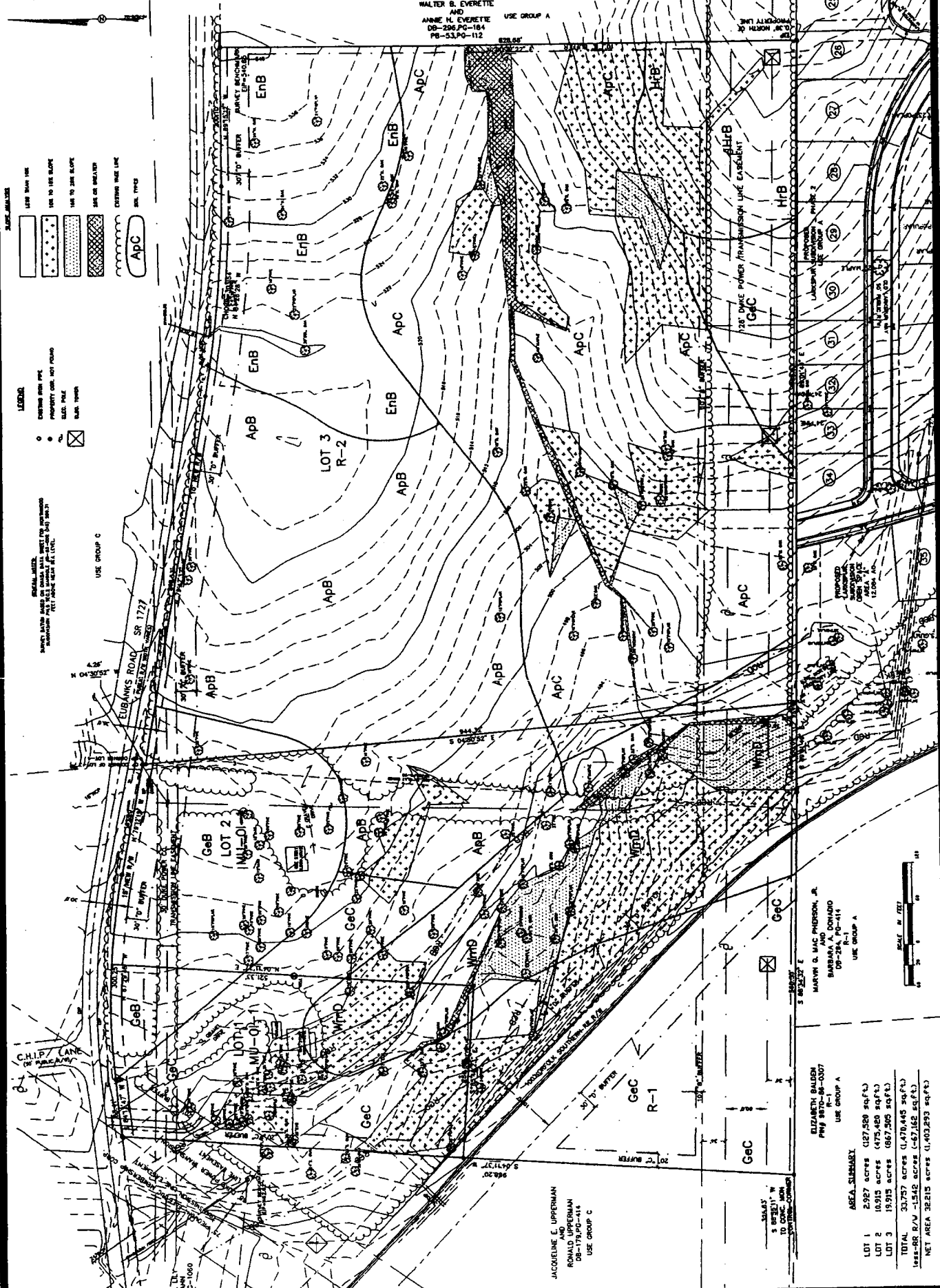
SCALE 1"=200'  
DRAWN BY J.P.  
CHECKED BY J.P.  
DATE 12/2/12  
PROJECT NO. 12012  
REVISION NO. 000000



PHILIP POST ASSOCIATES  
 401 Providence Road  
 Charlotte, NC 27701  
 (919) 272-7711

CHAPTEL HILL TOWNSHIP  
 ORANGE COUNTY, NC  
 CHAPEL WATCH VILLAGE  
 SITE ANALYSIS

SCALE 1"=40'  
 DRAWN BY: J.S.  
 CHECKED BY: J.S.  
 DATE: 11/27/02  
 PROJECT NO. 020208  
 SHEET 003



**LEGEND**

APC

30' BUFFER

50' BUFFER

100' BUFFER

150' BUFFER

200' BUFFER

300' BUFFER

400' BUFFER

500' BUFFER

600' BUFFER

700' BUFFER

800' BUFFER

900' BUFFER

1000' BUFFER

1500' BUFFER

2000' BUFFER

3000' BUFFER

4000' BUFFER

5000' BUFFER

6000' BUFFER

7000' BUFFER

8000' BUFFER

9000' BUFFER

10000' BUFFER

**LEGEND**

EXISTING ROAD

PROPOSED ROAD

RAILROAD

UTILITY

WATER

SEWER

STORM

ROAD

RAILROAD

UTILITY

WATER

SEWER

STORM

ROAD

RAILROAD

UTILITY

WATER

SEWER

STORM

ROAD

**LEGEND**

EXISTING ROAD

PROPOSED ROAD

RAILROAD

UTILITY

WATER

SEWER

STORM

ROAD

RAILROAD

UTILITY

WATER

SEWER

STORM

ROAD

JACQUELINE C. UPPERMAN  
 RONALD UPPERMAN  
 DB-179, RD-414  
 USE GROUP C

ELIZABETH BALDEN  
 PMS 8870-86-007  
 R-1  
 USE GROUP A

MARVIN G. MAC PHERSON, JR.  
 BARBARA A. DONZIO  
 DB-28, RD-414  
 USE GROUP A

**AREA SUMMARY**

LOT 1	2,927 acres (127,550 sqft.)
LOT 2	10,915 acres (473,450 sqft.)
LOT 3	19,915 acres (867,305 sqft.)
TOTAL	33,757 acres (1,470,445 sqft.)
USE-R R-1/A	1,516 acres (67,162 sqft.)
NET AREA	32,241 acres (1,403,283 sqft.)



25

# CHAPEL WATCH VILLAGE

## CONCEPTUAL SITE PLAN

Chapel Hill, North Carolina

**The Design Response, Inc.**  
 1014 North Hargett Street, Suite 100  
 Cary, NC 27513  
 (919) 469-2000 Fax (919) 469-6313

DATE:	NOV 11 2009
SCALE:	1" = 40'
DRAWN BY:	E.K.
FOR NO.:	010401
SHEET NO.:	4

HALTER B. EVERETTE  
 AND  
 ANNIE H. EVERETTE  
 DB-248 PG-104  
 PG-25 PG-112

26

**Site Data**  
 TAX MAP: 7.18.15, 7.18.16, and 7.18.16A  
 PARCEL IDENTIFICATION: 8075-97-1299,  
 8075-97-2224, and 8075-97-4483  
 ZONING: R-1, R-1, and R2  
 PROPOSED ZONING: R-CC  
 GROSS LAND AREA: 34.89 ACRES  
 NET LAND AREA: 33.78 ACRES  
 (AREA IN RR ROW: 1.54 ACRES)  
 BUILDINGS PROPOSED: 14  
 UNITS PROPOSED: 308

**PARKING SUMMARY**  
 BEDROOMS TOTAL: 534  
 PARKING REQUIRED: 487 SPACES (474 APTS., 13 OFFICE/CLUBHOUSE)  
 AVAILABLE SPACES: 534 SPACES (250 INDIVIDUAL SPACES)  
 BICYCLE PARKING PROVIDED: 35 SPACES

**NOTE**  
 Soil waste collection is proposed to be by dumpsters  
 and recycling bins.

**PARK WEST INVESTORS, LLC**  
 DB-2046 PG-422

**TOWN OF CHAPEL HILL**  
 DB-191 PG-141  
 PARK 4 SIDE LOT

**RALGAR CORP.**  
 DB-410 PG-324

**JACQUELINE E. LUTHERMAN AND ASSOCIATES**  
 2011 PINEWOOD  
 COLUMBIANA, NC 27834

**ELIZABETH BALDEN**  
 PFM 4570 DB-0507  
 R-1

**MARVIN G. MAC PHERSON, JR.**  
**BARBARA A. DONADIO**  
 DB-274 PG-416  
 R-1

