



1 Typical Single-Family Detached Lot Setbacks  
Scale: 1" = 20'-0"

ID	# Units	Description	Unit Type	Building or Unit Envelope	Gross Envelope Area (SF)	Taxlot Unit Size (SF)	# Floors	Market Builder	Habitat	Notes
D	40 DU's	Single-Family Detached		20' x 90' 105'	1,800 SF	1,850 - 2,100	2 LVL	40 DU's	36 Avg. Lot Width	
D	48 DU's	Single-Family Attached/Duplex		22' x 45'	990 SF	1,095 - 1,260	2 LVL	48 DU's	48 DU's 2-Story	
C	96 DU's	Condos - 1 & 2 BR Elev. Lobby		20' 29" x 35'	10,227 SF	1,100 avg	4-5 LVL	96 DU's	72 DU's if 3-Story	
T	54 DU's	Townhouses - Moderate		19' 21.5" x 41'	823-890 SF	1,080 - 1,270	2 LVL	54 DU's		
<b>Total Units</b>									<b>238 DU's</b>	
P		Community Center	Office Above	60' x 50'	3000 SF	3600-4200	2 LVL			2nd Floor Optional
P		Pavilion	Open	30' x 50'	1500 SF	1500	1 LVL			2nd Floor Optional
P		Garage/Fix-It Shop		36' x 45'	1620 SF	1620	1 LVL			2nd Floor Optional

Subject to Change



SUNRISE ROAD

**I-40 (eastbound)**

# WEAVERS GROVE

CHAPEL HILL, NORTH CAROLINA

Project Reference:  
 9890060413, 9890061350, 9890065926, 9890066312, 9890160937

Developer:  
**Habitat for Humanity**  
 Orange County, NC  
 88 Vilcom Center Drive | Suite L110  
 Chapel Hill, NC 27514  
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## Illustrative Plan

Surveying/Civil Engineering:  
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 (919) 939-0488 | www.ballentinepa.com

No. \_\_\_\_\_ Date: \_\_\_\_\_ Issue Notes: \_\_\_\_\_

Design Firm:  
**Scott Murray Land Planning, Inc.**  
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Scale: 1" = 50'-0"

Date: May 12, 2023

Drawn & Checked By: STM

Surveyed: \_\_\_\_\_ of \_\_\_\_\_

0 50 100 150 FT

Disclaimer: This Plan is for Illustrative Purposes Only and Therefore Subject to Change.

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