



TOWN OF CHAPEL HILL
Planning Department

405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705

phone (919) 968-2728 fax (919) 969-2014
www.townofchapelhill.org

Community Design Commission Final Plan Application

This application should be used to submit Final Plan applications to the Community Design Commission including building elevations, site lighting, and alternative buffers. For assistance with this application, please contact the Chapel Hill Planning Department at (919) 968-2728 or at planning@townofchapelhill.org.

Section A: Property Information

Property Address:	1171 Weaver Dairy Road		
Zoning:	CC-C		
Type of Application			
Building Elevation	<input checked="" type="checkbox"/>	Site Lighting	<input checked="" type="checkbox"/>
		Alternative Buffers	<input type="checkbox"/>

Section B: Applicant Information (for contact purposes)

Name:	Craig Dishner				
Address:	380-H Knollwood Street, Suite 174				
City:	Winston-Salem	State:	NC	Zip Code:	27103
Phone Number:	336-723-6360	E-mail:	craig@dishnermoore.com		

Any persons intending to construct, install, remodel, repair, or alter any property in Chapel Hill, may be required to obtain a Business/Privilege License. The application can be found on the web at the following address: <http://www.townofchapelhill.org/index.aspx?page=1199>. Please contact the Revenue Collector, 919-968-2759, if you have any questions. The undersigned applicant hereby certifies that: a) the property owner authorizes the filing of this application; b) authorizes on-site review by authorized staff; and c) to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: Craig Dishner Date: 04-28-2015

Parcel Identifier Number (PIN):
9880259676
9880258495
9880259324
9880350055

The Community Design Commission meets regularly on the third Wednesday of each month. For confirmation of a meeting date and the placement of your request on the agenda, please contact the Planning Department at (919) 968-2728.

Final Plan Application

Please submit 3 sets of all materials, no later than the fourth Tuesday of the month prior to the meeting by 4 p.m. Materials must be collated and folded to fit into a 12" x 15" envelope. The Application Fee shall be submitted with this Application Form.

DETAILED SUMMARY OF REQUIRED INFORMATION

- | | | |
|---|--|--|
| X | 1. Application fee (<u>Refer to fee schedule</u>) | Fee Paid (\$): 794.00 |
| X | 2. Digital Files – provide digital files of all plans and documents | |
| X | 3. <u>Approved Site Plan</u> | |

The site plan for the development, as approved by the Town Council, or when applicable the Planning Board, clearly indicating all building footprints, parking areas, sidewalks and buffers. In particular, the site plan shall clearly indicate the specific buildings that are included in the application for building elevations approval. Finished first floor elevation (height above sea level) information shall also be provided for each building, including any applicable cross-section elevation changes.

- | | |
|---|---|
| X | 4. Detailed Exterior Building Elevations: The detailed exterior elevations shall include the following |
|---|---|

a) Detailed Building Elevations

- A detailed list including all materials, textures, and colors for each building. If all buildings are the same, a combined list of materials, texture, and colors is acceptable. All windows, doors, light fixtures, and other appurtenant features must indicate type, style, and color.
- A straight-on, one-dimensional view of each building façade including front, side, and rear elevations.
- Color renderings, sketches, or perspective drawings.

The applicant should bring samples of all colors and materials to the Design Commission Meeting.

b) Cross-Sections

- Provide simple, typical cross-section(s) indicating how the buildings are placed on the site in relationship to topography, public access, existing vegetation, or other significant site features.

c) Floor Plans

- Show the general interior layout of the building (this aids in understanding window locations, etc.) and the relationship of pedestrian circulation and entryways.

d) Other

- Indicate the location of all HVAC, chiller, and/or ventilation units. Show how these units will be screened from the view of any relevant public rights-of-way.

All detailed building elevation plans must be the final versions. Any subsequent elevation modifications, or changes in materials, color, etc., must be resubmitted for approval. If the Design Commission makes decisions based on any renderings, sketches or artists drawings presented at the meeting, these graphics will become the property of the Town and will need to be submitted for the formal record.

5. Lighting Plans

- a) Site Lighting Plan: A detailed lighting plan for all proposed lighting fixtures on the site (including parking areas, pedestrian paths, building facades, landscape uplighting, etc.). The lighting plan should clearly indicate the locations of all light fixtures. The lighting plan shall also provide isographs with foot-candle and uniform ratios, candlepower of lamps, and types of illumination for all proposed lighting fixtures. The isographs shall be provided for the full extent of the site lighting (to the point where the lighting reaches 0.0 foot-candles), even if this includes off-site areas. The isograph shall be calculated with 100% lighting, and shall also identify and incorporate a site's topography.
- b) Cut Sheets: A detailed drawing and description shall be provided for each type of light fixture proposed on the site. The number, height, colors and materials for each type of fixture shall be clearly indicated.

Please note that in accordance with Section 5.11 (Lighting Standards) of the Town's Land Use Management Ordinance, lighting sources shall be shielded or arranged so as not to produce, within any public right-of-way, glare that interferes with the safe use of such right-of-way or constitutes a nuisance to the occupants of adjacent properties.

For information on illuminating canopies, please refer to the Community Design Commission's "Design Standards for Canopies," which is available from the Chapel Hill Planning Department.

6. Alternative Buffer

- a) Landscaping Plan: A detailed planting plan, including a plant materials table that indicates the number, size and spacing for each plant type.
- b) Other: If a fence or wall is proposed as part of the alternative buffer, a scaled drawing or rendering shall be submitted, along with a list including all materials, textures and colors. The applicant should bring samples of such materials to the Design Commission meeting.

Buffer Modification Summary					
Buffer Area	Large Trees	Small Trees	Shrubs	Buffer Width (min.)	Notes
West - MLK Jr. Blvd. 'D'	521 LF				NIC 27' Driveway Access
Existing to Remain	0	0	0		
Proposed	17	29	150	6.5 ft to 13.1 ft	15 ft min. to 26 ft total planting/sidewalk area to BOC
Total	17	29	150		
Required per LUMO Type 'D'	31	63	208	30 ft	Code = 2" Cal. Shade Trees/5' Small Trees/18" Shrubs
Revised Tree Planting Requirement with Quantity Reduction 50% Trees & 40% Shrubs	16	31	125		Proposed 4" Cal. Shade Trees/10'-12" Small Trees/24" Shrubs
Variance	1	-2	25		Positive Value Indicates Surplus
North - Weaver Dairy Rd. 'D'	194 LF				NIC 31' Driveway Access
Existing to Remain	0	0	0		
Proposed	6	12	47	20 ft to 23 ft	26 ft min. total planting/sidewalk area to BOC
Total	6	12	47		
Required per LUMO Type 'D'	12	23	78	30 ft	Code = 2" Cal. Shade Trees/5' Small Trees/18" Shrubs
Revised Tree Planting Requirement with Quantity Reduction 50% Trees & 40% Shrubs	6	12	47		Proposed 4" Cal. Shade Trees/10'-12" Small Trees/24" Shrubs
Variance	0	0	0		Positive Value Indicates Surplus
East - Internal 'B'	496 LF				NIC Driveway Access
Existing to Remain	0	0	0		
Proposed	10	22	149	3 ft to 10 ft+	averages 10 ft + planting area
Total	10	22	149		
Required per LUMO Type 'B'	20	35	60	10 ft	Code = 2" Cal. Shade Trees/5' Small Trees/18" Shrubs
Revised Tree Planting Requirement with Quantity Reduction of 50% Trees	10	17	n/a		Proposed 4" Cal. Shade Trees/10'-12" Small Trees/24" Shrubs-No reduction in shrub Qty.
Variance	0	5	89		Positive Value Indicates Surplus
South - Sparrow Lane 'C'	206 LF				NIC Driveway Access
Existing to Remain	0	0	0		Existing tree area to be preserved
Proposed	5	10	187	8.3 ft to 16.7 ft+	Includes 7'-8" high screen wall
Total	5	10	187		
Required per LUMO Type 'C'	10	21	74	20 ft	Code = 2" Cal. Shade Trees/5' Small Trees/18" Shrubs
Revised Tree Planting with Quantity Reduction of 50% Trees	5	10	n/a		Proposed 4" Cal. Shade Trees/10'-12" Small Trees/24" Shrubs-No reduction in shrub Qty.
Variance	0	0	113		Positive Value Indicates Surplus

Buffer Type	Minimum Width	Location	Plants per 100 Linear Feet per TCH LUMO	
			Large Trees	Small Trees Shrubs
"B"	10'	Internal	4	7
"C"	20'	External	5	10
"D"	30'	External	6	12

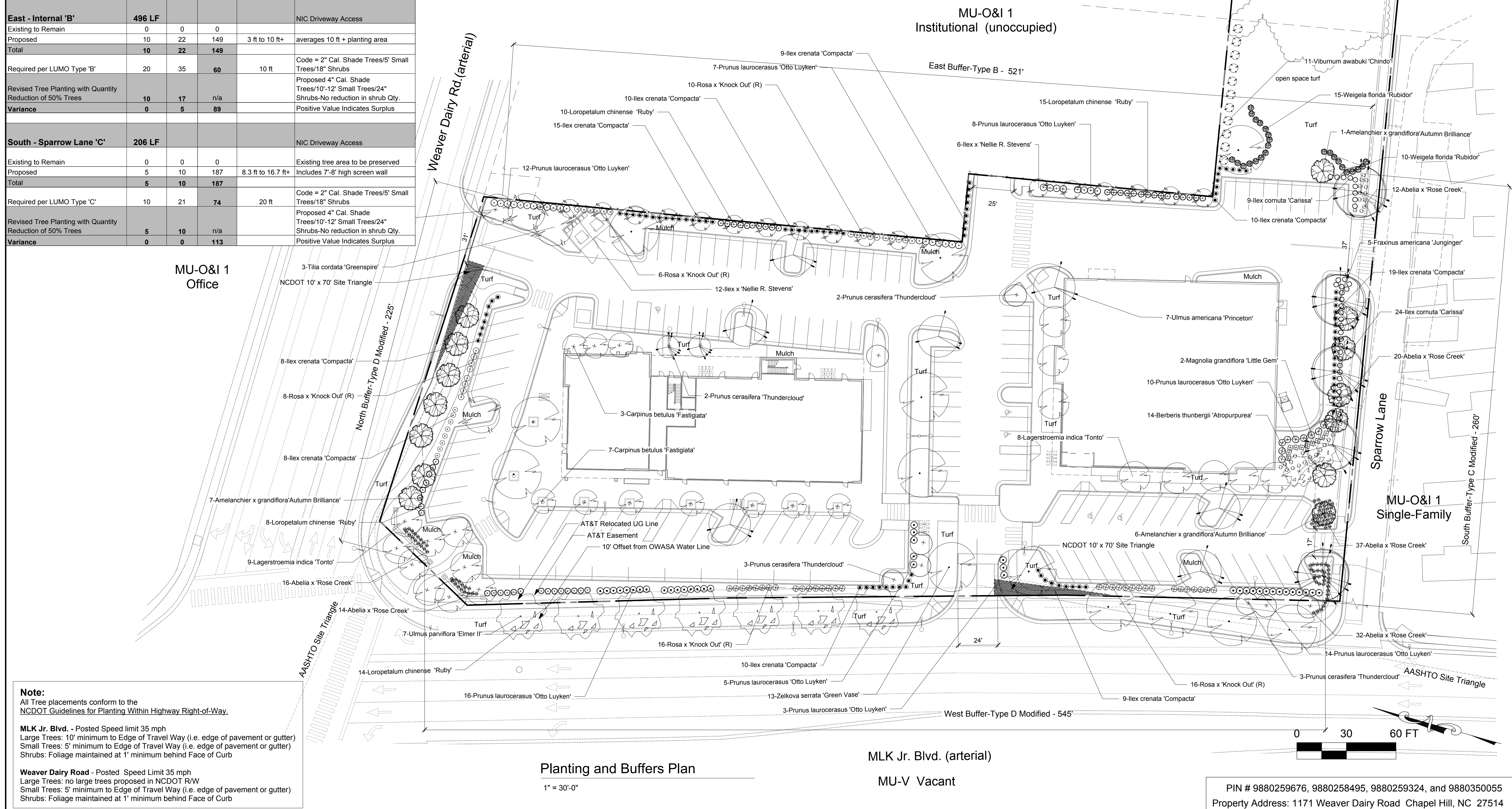
Modifications to plant quantities are proposed and detailed in Notes 1-3 below.

General Notes

- Buffer Modifications are requested to allow for a reduction in widths. Significant adjacent planting area exists within the NCDOT R/W subject to established guidelines. Plant sizes proposed are increased 200% over the minimum requirement to provide more immediate tree canopy coverage and shading in exchange for reduced large and small tree quantities (subject to Town Manager's approval). Large canopy trees will be 4" min. caliper, small trees will be 10' min. height and shrubs will be 24" min. height at the time of installation.
- Large and small tree quantities include all plants between the roadway and building facade since they contribute to the effective vertical plane buffering the buildings. Only shrubs located between the parking and the roadway/sidewalk are counted since their primary purpose is to screen vehicles.
- Buffer widths that are proposed + planting areas within NCDOT R/W's provide for adequate planting space. All plantings shown within the NCDOT R/W comply with NCDOT Guidelines for Planting in R/W. No reductions in shrub quantities are being requested along the east and south buffers. Shrubs sizes are proposed to be increased by 33% at the time of planting resulting in a more immediate screening. Shrubs will be increased to 24" min. height rather than 18" at the time of planting.
- Planting Plan includes only plants proposed for buffers, canopy coverage and shade. Other building foundation and accent planting may be included at final ZCP or as may be required for SUP approval.
- Supplemental plantings proposed in the buffers shall be installed by hand without taking vehicles or motorized equipment into the critical root zones" of trees within the tree protection/buffer areas.
- During landscape operations plant materials, soil, and mulch shall be stored/staged in areas not overlapping critical root zones in tree protection areas
- See Site Plan Sheet C-3.0 for exact dimensions of Buffers and Planting Areas.
- Areas identified as Turf or Much are preliminary and may be interchanged or may be planted with groundcovers.

Plant List			
Common Name	Botanical Name	Qty	Size Remarks
Trees			
Nellie R. Stevens Holly	Ilex x 'Nellie R. Stevens'	18	4" CAL. Limbed-up to 5'
Dwarf Southern Magnolia	Magnolia grandiflora 'Little Gem'	2	10'-12' Limbed-Up to 4"
Pyramidal European Hornbeam	Carpinus betulus 'Fastigiata'	13	10'-12' Single-Stem - Limb Up to 7'
Alexander Magnolia	Magnolia x soulangiana 'Alexandria'	14	10'-12'
Autumn Purple(R) White Ash	Fraxinus americana 'Junginger'	5	4" CAL.
Thundercloud Purple Leaf Plum	Prunus cerasifera 'Thundercloud'	10	10'-12'
Allee Chinese Elm	Ulmus parviflora 'Elmer II'	7	4" CAL. 40' O.C.
Green Vase Zelkova (R)	Zelkova serrata 'Green Vase'	10	4" CAL.
Princeton Elm	Ulmus americana 'Princeton'	7	2.5' 40' O.C.
Greenspire Littleleaf Linden	Tilia cordata 'Greenspire'	3	4" CAL.
Shrubs			
Ruby Loropetalum	Loropetalum chinense 'Ruby'	47	24" 4" O.C.
Compact Japanese Holly	Ilex crenata 'Compacta'	98	24" 4" O.C.
Carnival Weigela	Weigela florida 'Rubidor'	25	24" 5" O.C.
Otto Luyken Cherry Laurel	Prunus laurocerasus 'Otto Luyken'	75	24" 4" O.C.
Knock Out Rose (Radrazz)	Rosa x 'Knock Out' (R)	56	24" 4" O.C.
Chindo Viburnum	Viburnum awabuki 'Chindo'	11	24" 10' O.C.
Carissa Holly	Ilex cornuta 'Carissa'	33	24" 4" O.C.
Red Leaf Japanese Barberry	Berberis thunbergii 'Atropurpurea'	14	24" 3.5" O.C.
Rose Creek Abelia	Abelia x 'Rose Creek'	131	24" 30" O.C.

Note: All Areas Shown to be Turf Shall be Sodded with El Toro Zoysia



Note:
All Tree placements conform to the NCDOT Guidelines for Planting Within Highway Right-of-Way.

MLK Jr. Blvd. - Posted Speed limit 35 mph
Large Trees: 10' minimum to Edge of Travel Way (i.e. edge of pavement or gutter)
Small Trees: 5' minimum to Edge of Travel Way (i.e. edge of pavement or gutter)
Shrubs: Foliage maintained at 1' minimum behind Face of Curb

Weaver Dairy Road - Posted Speed Limit 35 mph
Large Trees: no large trees proposed in NCDOT R/W
Small Trees: 5' minimum to Edge of Travel Way (i.e. edge of pavement or gutter)
Shrubs: Foliage maintained at 1' minimum behind Face of Curb

Planting and Buffers Plan
1" = 30'-0"

CC - Commercial

Principal Office:
1450 Environ Way
Chapel Hill, NC 27517

Virginia Office:
274 Belmont Court
Boynton, Virginia 23017
252.213.9501
stmlandplan.com

SCOTT MURRAY
LAND PLANNING, INC.

Landscape Architecture | Environmental Design | Project Management

Developer:
East West Partners Management Co. Inc./ GHK Developments
1450 Environ Way
Chapel Hill, NC 27157

Weaver Crossing
Chapel Hill, North Carolina

Planting and Buffers Plan

Engineering and Stormwater Consultant:

MCADAMS P.O. Box 14005
Research Triangle Park
NC 27709
2905 Meridian Parkway
Durham, NC 27713

4	3-7-2015	Revise NCDOT 10' x 70' Shift Walk & Trees, revise notes & calculations
3	2-6-2015	Add NCDOT 10' x 70' Shift Walk & Trees, revise notes & calculations
2	11-17-2014	Correct shrub quantity error
1	10-2-2014	Revise per TRT 1st Review Comments
No.	Date:	Issue Notes:

Design Firm:
Scott Murray Land Planning, Inc.
1450 Environ Way Chapel Hill, NC 27517
252-213-9501 434-680-2925 (fax)
www.stmlandplan.com
smurray@stmlandplan.com

CAD File:

Scale:
AS SHOWN

Date:
7/28/2014

Drawn By:
STM

Drawing No.:
na

of

LA-1.0

PIN # 9880259676, 9880258495, 9880259324, and 9880350055
Property Address: 1171 Weaver Dairy Road Chapel Hill, NC 27514



DMA Architecture PLLC

3941 Koenigsdorff Street, Suite 174
Winston-Salem, NC 27103
phone: 336-733-4375
d@dmaarch.com

revisions:

Weaver Crossing
Retail / Clinic
1171 Weaver Dairy Road
Chapel Hill, NC 27514

date: 4/27/15
job no. 13-2100

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PROGRESS
DRAWINGS

BUILDING
ELEVATIONS

A5.1

WHITE MULLIONS WITH
HIGH PERFORMANCE
CLEAR GLASS AT NORTH
ELEVATION

DARK GRAY SPANDREL
GLASS



NORTH (LEFT SIDE) ELEVATION

BLACK ALUMINUM COMPOSITE
METAL COLUMN COVERS

WHITE ALUMINUM
COMPOSITE
METAL PANEL

WIRECUT BRICK VENEER
COMPOSED OF 3 COLORS
AS INDICATED

WHITE ALUMINUM COPING
WHITE ALUMINUM
EYEBROW CANOPY

PERFORATED ALUMINUM
MECHANICAL SCREEN

WHITE MULLIONS WITH
HIGH PERFORMANCE
GRAY TINTED GLASS



WEST (FRONT) ELEVATION

LIGHT FIXTURE



DMA Architecture PLLC

3941 Koenigwood Street, Suite 174
Waxahatchee, NC 27109
phone: 704-733-4207
d@dmaarch.com

revisions:

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PROGRESS
DRAWINGS

BUILDING
ELEVATIONS

A5.2

WHITE ALUMINUM
EYEBROW CANOPY



SOUTH (RIGHT SIDE) ELEVATION

WHITE ALUMINUM
COMPOSITE
METAL PANEL

WIRECUT BRICK VENEER
COMPOSED OF 3 COLORS
AS INDICATED

WHITE ALUMINUM COPING

PERFORATED ALUMINUM
MECHANICAL SCREEN

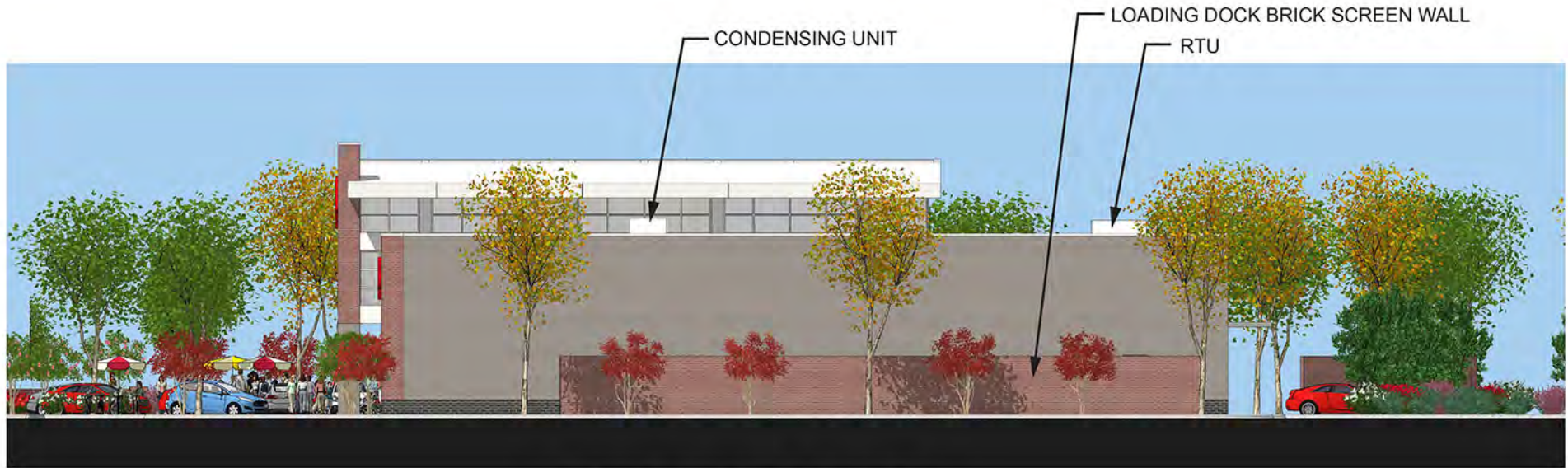
WHITE MULLIONS WITH
HIGH PERFORMANCE
GRAY TINTED GLASS

DARK GRAY
SPANDREL GLASS



LIGHT FIXTURE

EAST (REAR) ELEVATION



SOUTH (RIGHT SIDE) ELEVATION

WIRECUT BRICK VENEER
COMPOSED OF 3 COLORS
AS INDICATED

DOWNSPOUT

WHITE ALUMINUM COPING

WHITE ALUMINUM
EYEBROW CANOPY



EAST (REAR) ELEVATION

DRIVE-THRU WINDOW



I HEREBY CERTIFY THAT
THIS PLAN AND
SPECIFICATION WORK
UNDER MY DIRECT
SUPERVISION AND
I AM A QUALIFIED
ARCHITECT OR ENGINEER
AS BONDED BY THE
STATE OF NORTH CAROLINA
MY HAND AND SEAL

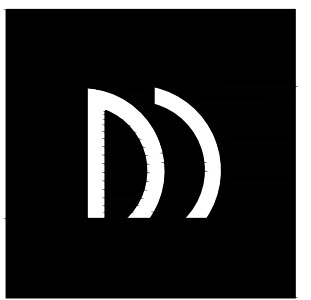
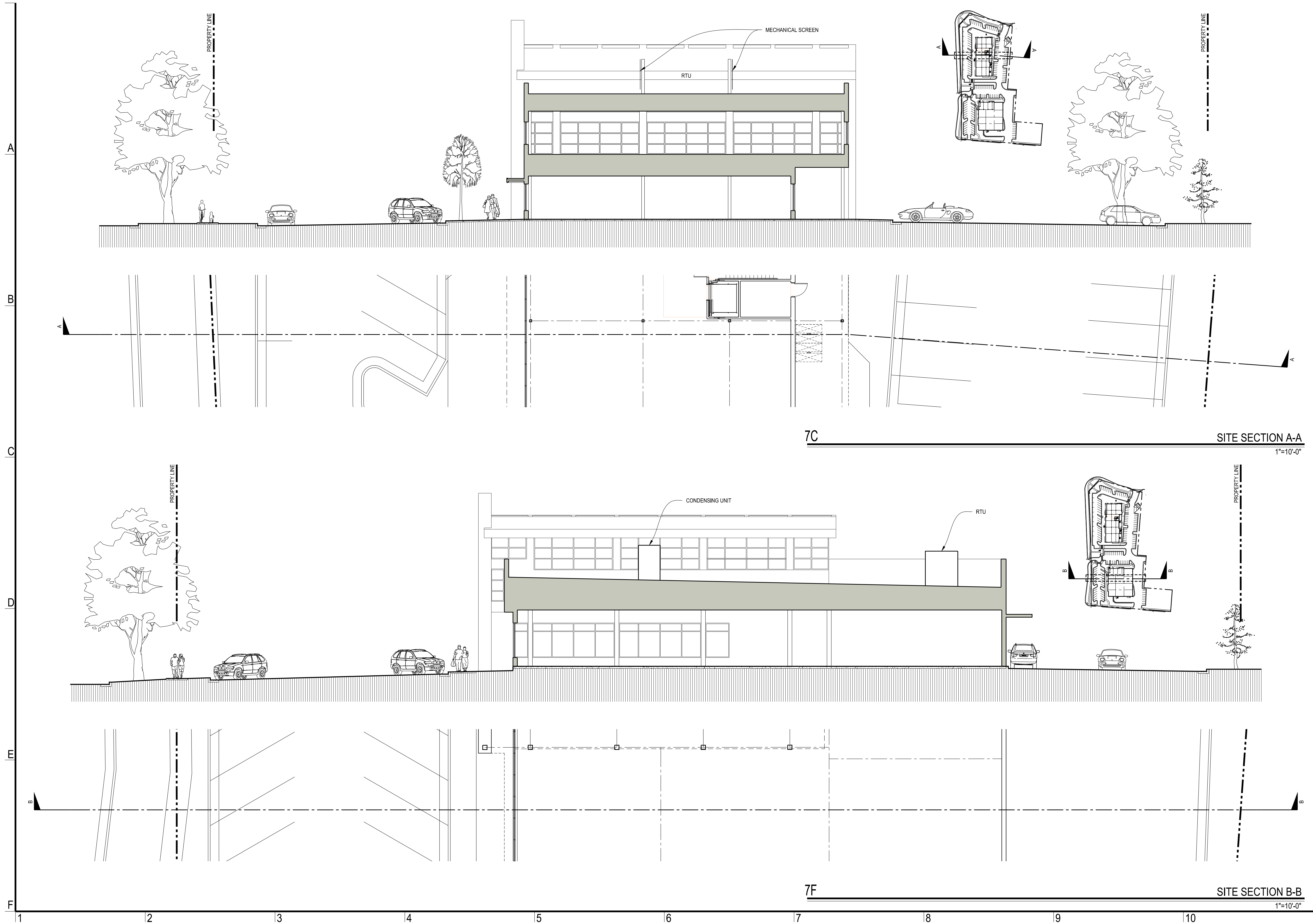
DMA Architecture PLLC
15841 Kenilwood Street, Suite 174
Winston-Salem, NC 27103
phone: 760.724.4000
d@dmaarch.com
DMA# 15-290



NO.		DATE	BY	DESCRIPTION

BUILDING ELEVATIONS	
PROJECT ID:	WALGREENS
STORE NUMBER:	1171 Weaver Dairy Road Chapel Hill, NC 27514
DESIGN DEVELOPMENT	

DMA PROJECT NO:	15-290
DRAWN BY:	
DATE:	4/27/15
REVIEWED:	



DMA Architecture PLLC

380-H Knollwood Street, Suite 174
 Winston-Salem, NC 27103
 phone: 336-723-6360
 dishnermoore.com

Developer:

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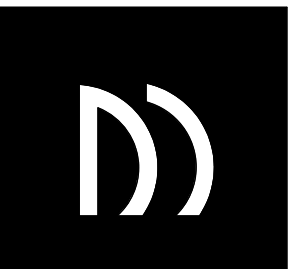
date: 4-27-15

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SITE
 SECTIONS

A1.2



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dishnermoore.com

revisions:

Weaver Crossing Retail / Clinic

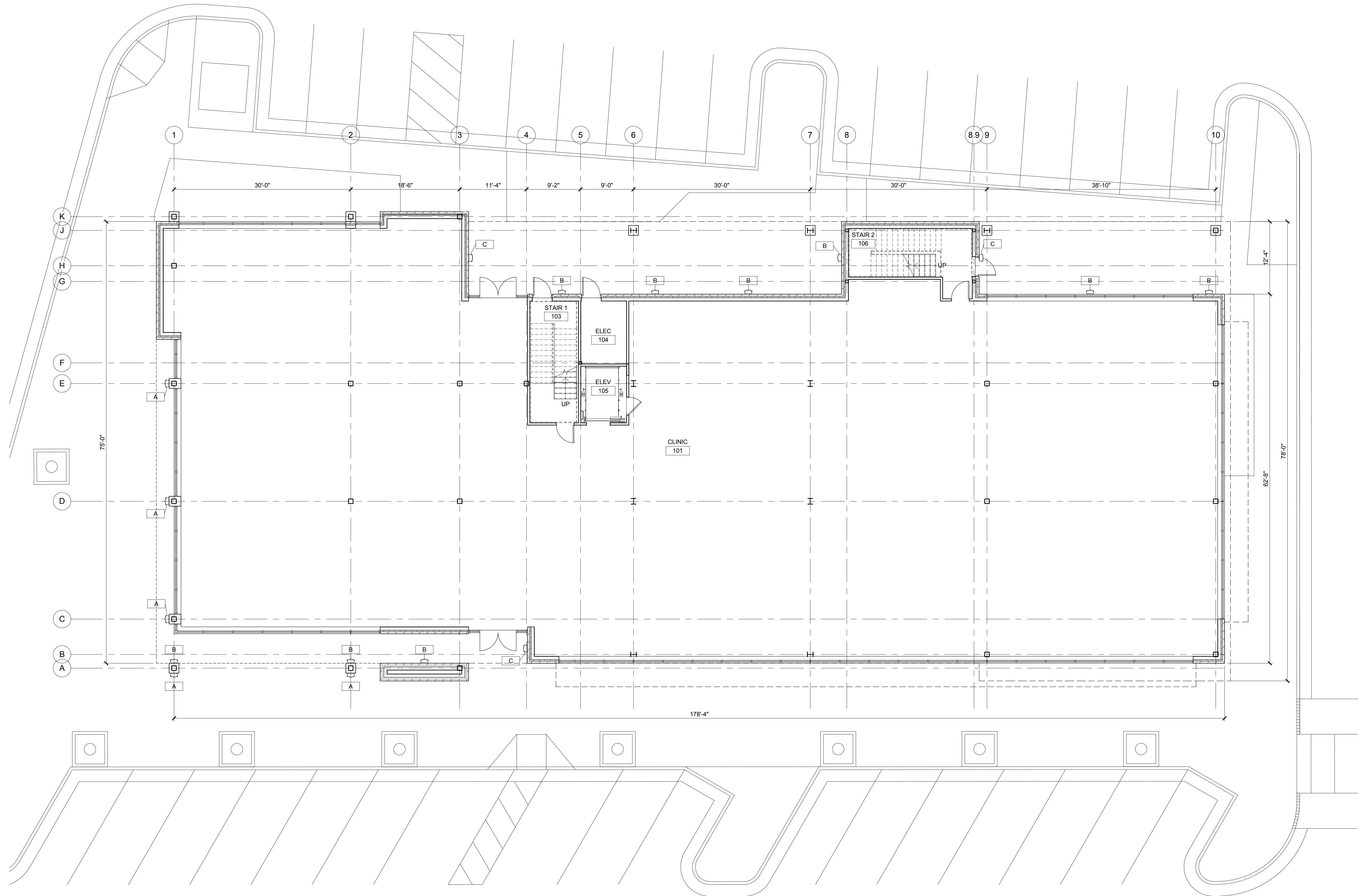
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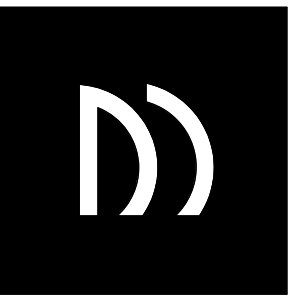
FIRST FLOOR
PLAN

A2.1



1 FIRST FLOOR PLAN
1/8" = 1'-0"





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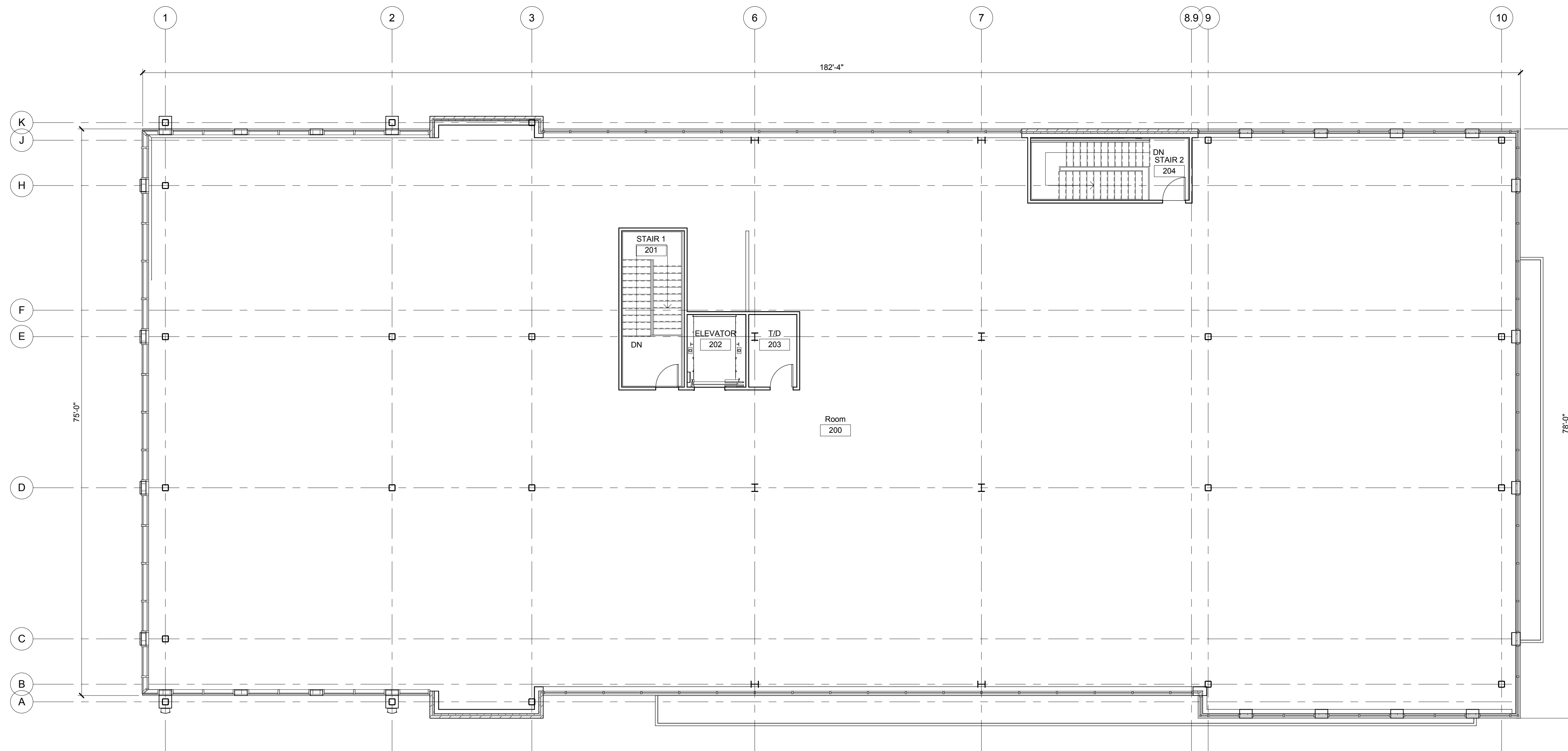
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SECOND FLOOR
PLAN

A2.2



4/28/2015 1:45:07 PM



1 SECOND FLOOR PLAN
1/8" = 1'-0"





