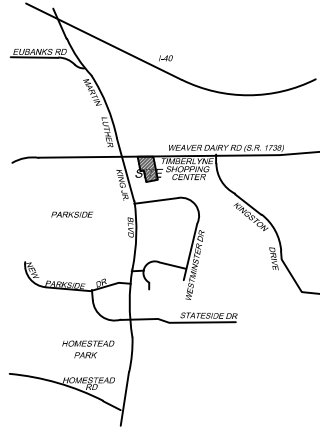


1165 WEAVER DAIRY MIXED USE

1165 WEAVER DAIRY ROAD, CHAPEL HILL, NC 27514

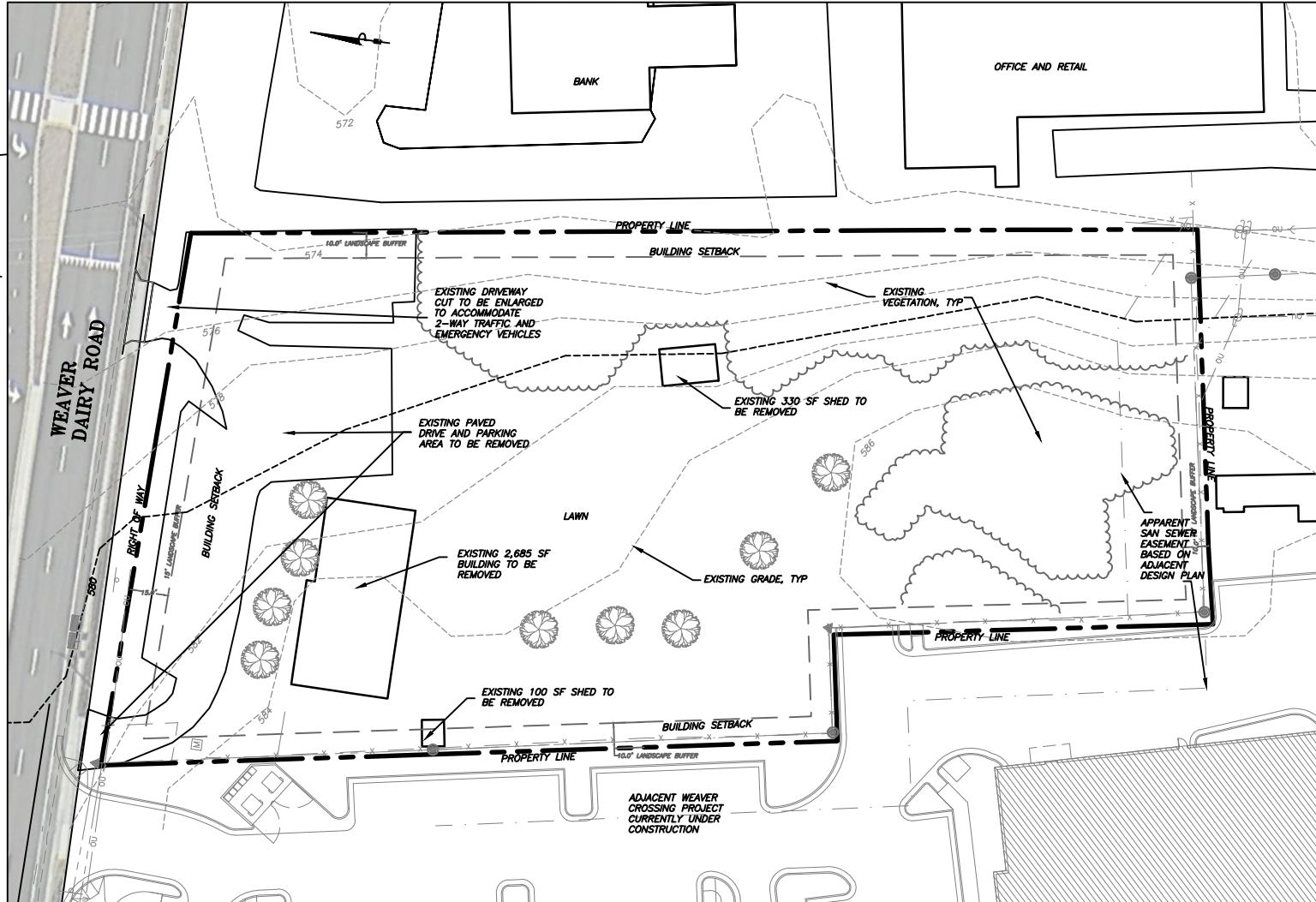
SPECIAL USE PERMIT APPLICATION

VICINITY MAP



PROJECT DATA

EXISTING USE	VACANT SCHOOL BUILDING
PROPOSED USE	MIXED USE OFFICE
USE GROUP	A - MIXED USE OFFICE
LAND AREA	1.81 ACRES, NET
GROSS LAND AREA = 70,532 SF X 1.10 = 80,385 SF	
PROJECT AREA	1.81 ACRES
DISTURBED AREA	1.81 ACRES
EXISTING ZONING	
PH	8000-35-0000
FAR	
MAXIMUM BUILDING SIZE	
EXISTING BUILDING SIZE	3,185 SF to be removed
PROPOSED BUILDING SIZE	12,510 SF
REQUIRED PARKING	147 MIN / 208 MAX
PROPOSED PARKING	210 SPACES INCLUDING: 7 ADA SPACES
REQUIRED BICYCLE PARKING	42 SPACES
PROPOSED BICYCLE PARKING	42 SPACES (21 LOOPS)
EXISTING IMPERVIOUS	14,388 SF
PROPOSED IMPERVIOUS	50,343 SF



EXISTING CONDITIONS PLAN

1" = 20'-0"



**Coulter
Jewell
Thames.**

111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

Project:

Weaver Dairy
Mixed Use

1165 Weaver Dairy Rd.
Chapel Hill, NC 27514

PH:
9880350595

NOT ISSUED FOR
CONSTRUCTION

Job Number: 1529

Drawn	WJR, MTC
Checked	WJR, MTC
Date	07/20/18
Revisions	

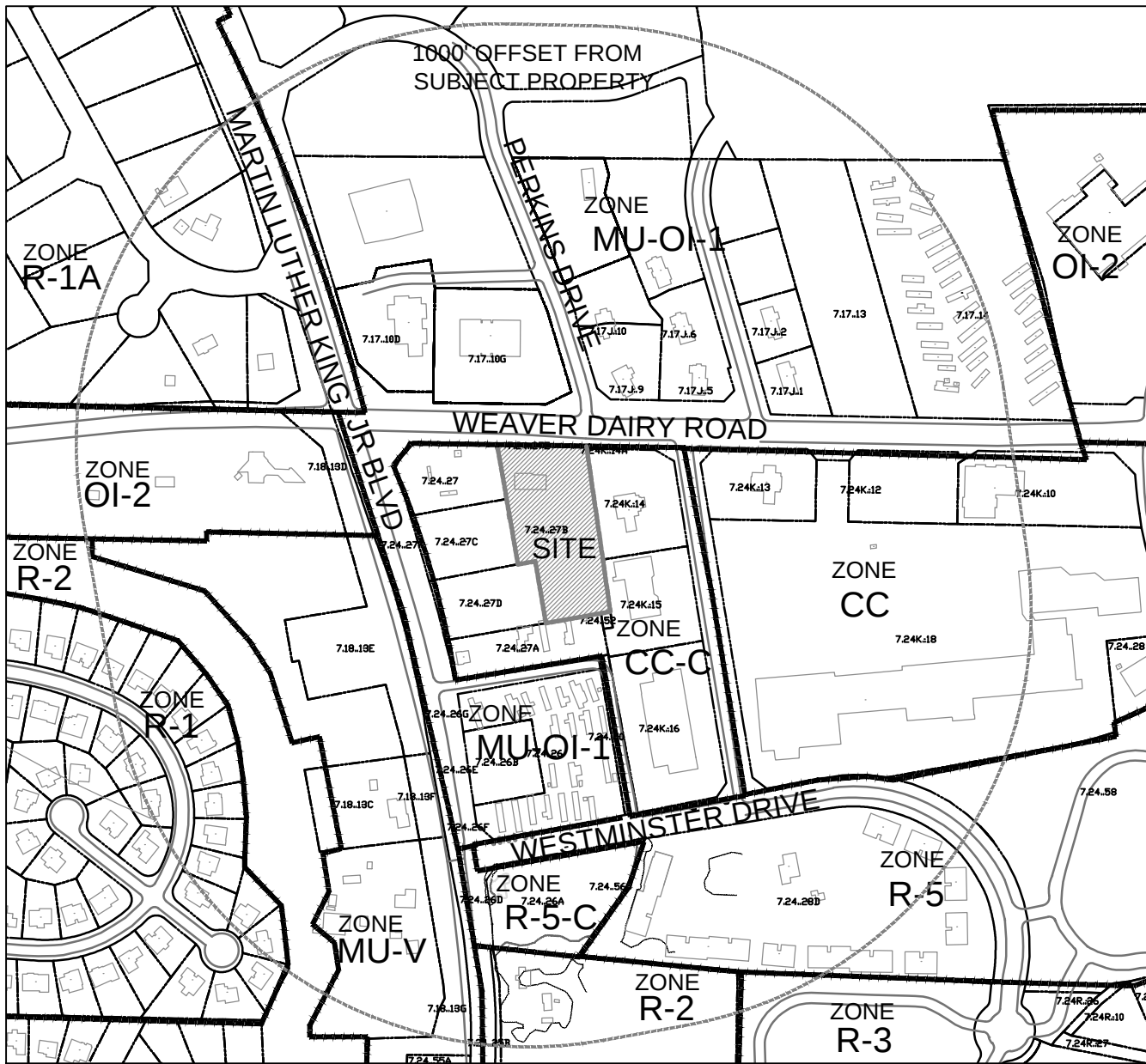
CONCEPT PLAN

Sheet Title:

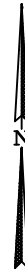
EXISTING
CONDITIONS
PLAN

Sheet Number:

C100



DB 2087 PG 55



EXISTING USE	VACANT
PROPOSED USE	MIXED USE OFFICE
USE GROUP	A
LAND AREA	1.81 ACRES, NET
PROJECT AREA	1.81 ACRES
EXISTING ZONING	MU-OI-1
PER	9880-35-0595
ALLOWABLE FAR	294
MAXIMUM BUILDING SIZE	20,739 SF BASED ON GROSS LOT SIZE
EXISTING BUILDING SIZE	4,410 SF to be removed
PROPOSED BUILDING SIZE	52,600 SF in 3 story building
REQUIRED PARKING	office: 1 space per 300 of min = 147 1 space per 200 of max = 268 TOTAL: 210
PROPOSED PARKING	210 SPACES INCLUDING: 1 VAN ACCESSIBLE ADA 6 STANDARD ADA 203 STANDARD
REQUIRED BICYCLE PARKING	2 per 2,000 of built space = 42 spaces
PROPOSED BICYCLE PARKING	42 outdoor spaces (21 LOOPS)

CONCEPT PLAN
1" = 120'-0"



2 PROJECT DATA
C110

Project:
Weaver Dairy
Mixed Use

1165 Weaver Dairy Rd.
Chapel Hill, NC 27514

PER:
9880350595

NOT ISSUED FOR
CONSTRUCTION
Job Number: 1529

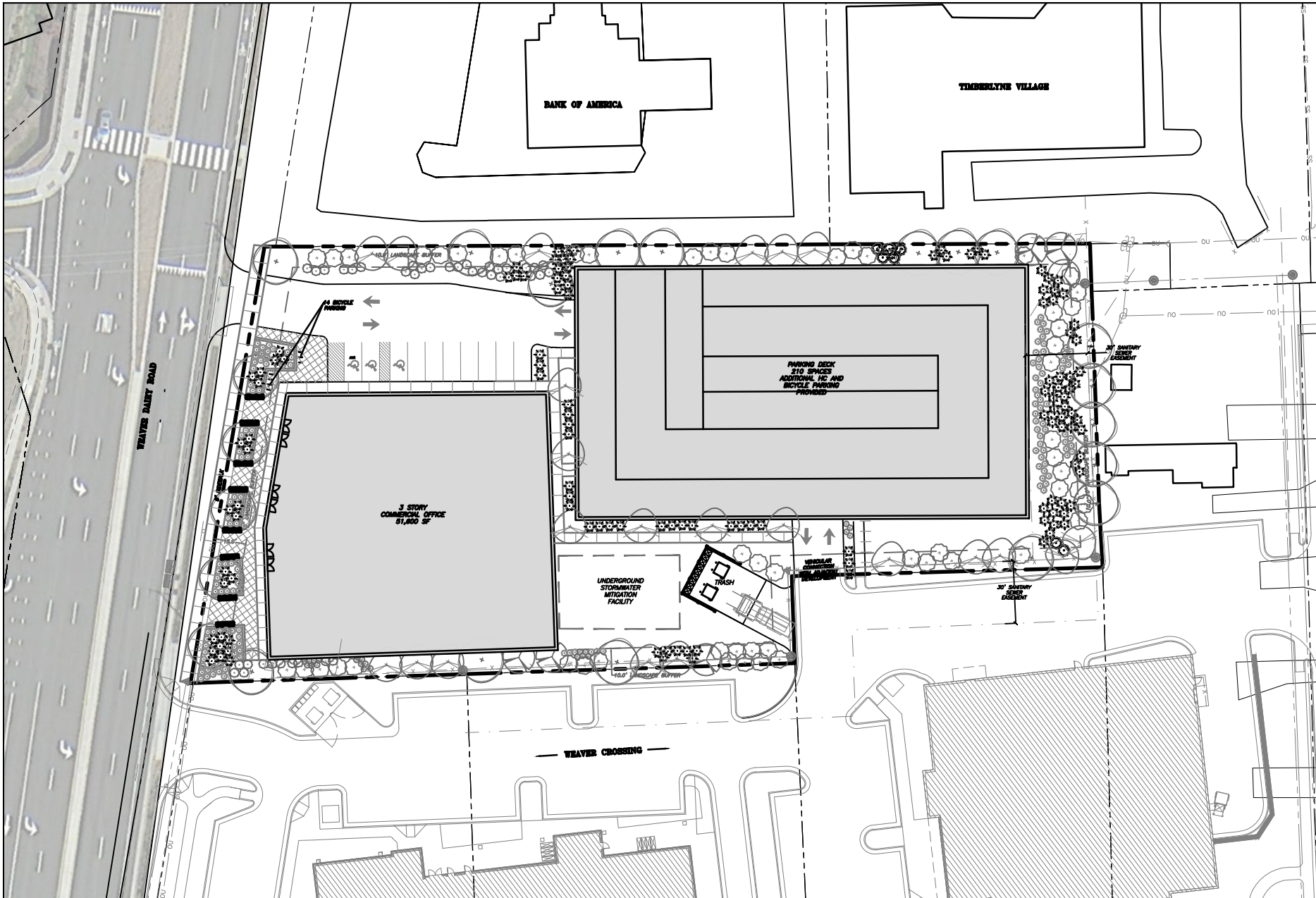
Drawn	WJS
Checked	WJS
Date	07-20-24
Revised	

CONCEPT PLAN

Sheet Title:

AREA MAP

Sheet Number
C110





Coulter Jewell Thames

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Project:

Weaver Dairy Mixed Use

1155 Weaver Dairy Rd.
Chapel Hill, NC 27514

Pin: 9880350595

NOT ISSUED FOR CONSTRUCTION

Job Number: 1529

Drawn	WJS
Checked	WJS
Date	07-25-18
Revisions	

CONCEPT PLAN

Sheet Title:

CONCEPT PLAN

Sheet Number

C200