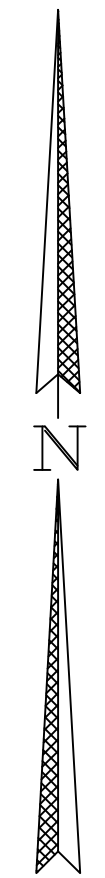


DB 2087 PG 55



**Coulter  
Jewell  
Thames** RA

111 West Main Street  
Durham, N.C. 27701  
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Project:  
**Weaver Dairy Self Storage and Commercial**  
1165 Weaver Dairy Rd.  
Chapel Hill, NC 27514

PIN:  
9880350595

CONCEPT PLAN  
Job Number: 1529  
Drawn: WLR, MTC  
Checked: WLR, DAJ  
Date: 9-22-15  
Revisions: REVISED CONCEPT

Sheet Title:  
**AREA MAP**  
Sheet Number  
**C100**

EXISTING USE	VACANT
PROPOSED USE	OFFICE / RETAIL and CLIMATE CONTROLLED SELF STORAGE
USE GROUP	B
LAND AREA	1.81 ACRES, NET
PROJECT AREA	1.81 ACRES
EXISTING ZONING	CC-C
PROPOSED ZONING	CC-Arterial
PIN	9880-35-0595

ALLOWABLE FAR	.429
MAXIMUM BUILDING SIZE	37,200 SF BASED ON GROSS LOT SIZE

ALLOWABLE FAR FOR PROPOSED ZONE	1.25
MAXIMUM BUILDING SIZE	109,000 SF BASED ON GROSS LOT SIZE

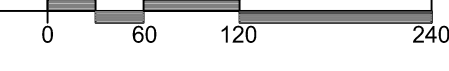
EXISTING BUILDING SIZE	4,410 SF to be removed
PROPOSED BUILDING SIZE	78,000 SF in 3 story building (11,750 office/retail, 66,250 self storage)

REQUIRED PARKING	retail: 1 space per 300 sf min = 14 office: 1 space per 350 sf min = 22 spaces self storage: 1 space per 2,500 sf = 27 TOTAL: 63 SPACES
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PROPOSED PARKING	63 SPACES INCLUDING: 2 VAN ACCESSIBLE ADA 2 STANDARD ADA 59 STANDARD
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REQUIRED BICYCLE PARKING	4 spaces + 2 per 2,500 sf built space = 36 spaces
PROPOSED BICYCLE PARKING	18 outdoor spaces (9 LOOPS)

1 CONCEPT PLAN  
1" = 120'-0"



2 PROJECT DATA  
C100