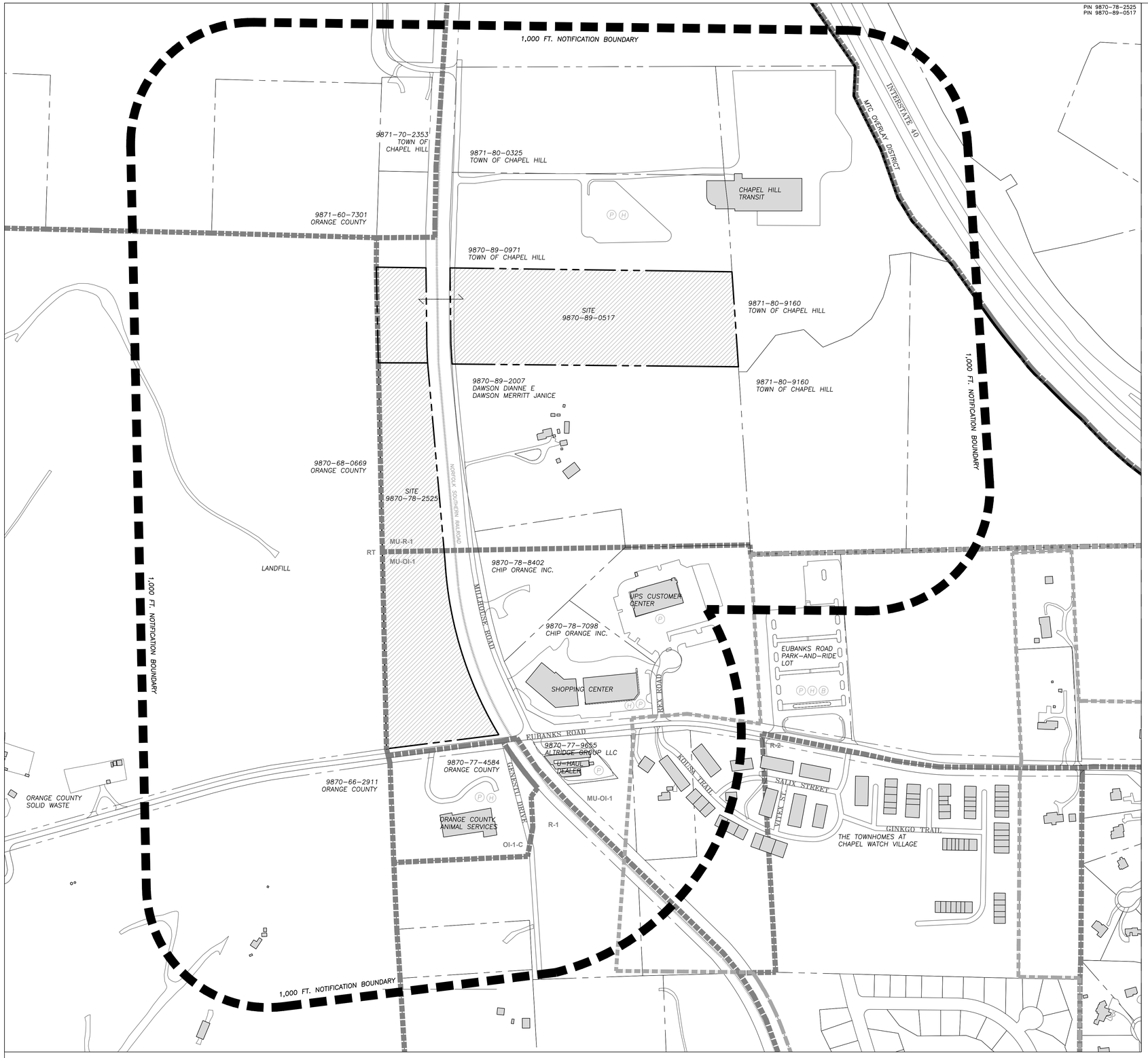

1 C100 AREA MAP
1"=200'

0 100 200 400 600

LEGEND

- PROPERTY LINE
- CORPORATE LIMIT LINE
- MTC DISTRICT OVERLAY
- ZONING
- (P) VEHICLE PARKING AREA
- (B) BICYCLE PARKING
- (H) HANDICAP PARKING

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NORTH CAROLINA LANDSCAPE ARCHITECT No. 978 DANIEL A. JEWELL

Project

MILLHOUSE ROAD

CHAPEL HILL, NC 27516
ORANGE COUNTY

PIN 9870-78-2525
PIN 9870-89-0517

Job Number 1652

Drawn LRN
Checked DAJ, LRN
Date 07/27/2016
Revisions

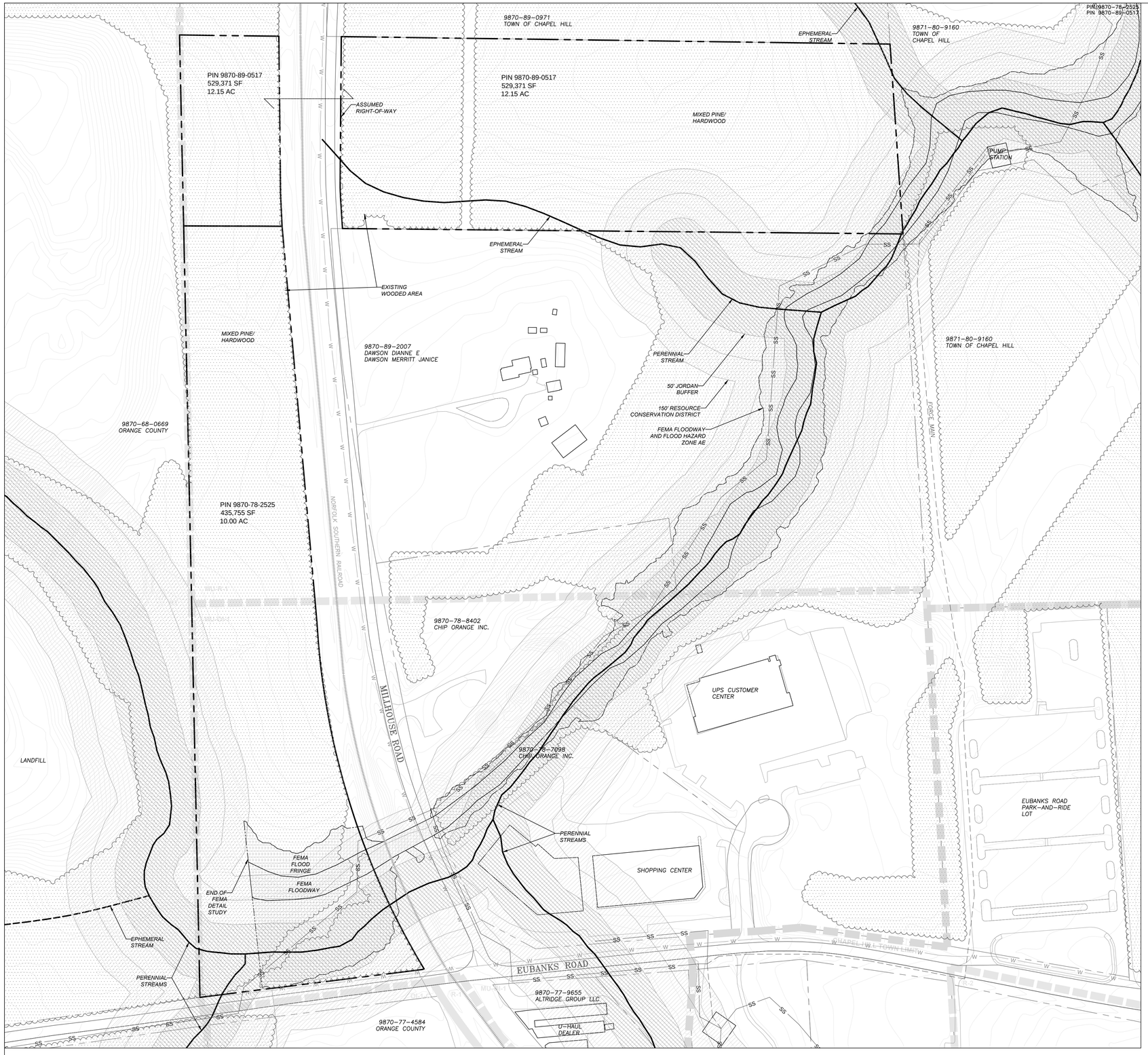
CONCEPT PLAN NOT ISSUED FOR CONSTRUCTION

Sheet Title

AREA MAP

Sheet Number

C100



1 C110 EXISTING CONDITIONS
1"=100'

0 50 100 200 300

LEGEND

- PROPERTY LINE
- STREAM
- SANITARY SEWER
- WATER MAIN
- FORCE MAIN
- ZONING
- FEMA FLOODWAY OR FLOOD HAZARD AREA
- JORDAN BUFFER
- RESOURCE CONSERVATION DISTRICT

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C110

1 C200 CONCEPT PLAN
1"=100'

0 50 100 200 300

PINS	9870-78-2525 9870-89-0517
ENVIRONMENTAL CONSTRAINTS	JORDAN BUFFER RESOURCE CONSERVATION DISTRICT FEMA FLOODWAY AND FLOOD HAZARD ZONE AE
EXISTING USE	VACANT
PROPOSED USE	PARCEL ONE: OFFICE / RESEARCH / FLEX SPACE PARCEL TWO: STORAGE
USE GROUPS	PARCEL ONE: B / B / C PARCEL TWO: C
NET LAND AREA	PARCEL ONE: 449,864 SF / 10.33 AC PARCEL TWO: 515,262 SF / 11.83 AC
GROSS LAND AREA	PARCEL ONE: 453,787 SF / 10.42 AC PARCEL TWO: 545,092 SF / 12.51 AC
EXISTING ZONING PROPOSED ZONING	MU-R-1 AND MU-OI-1 OI-3
ALLOWABLE MU-R-1 FAR ALLOWABLE MU-OI-1 FAR MAXIMUM BUILDING SIZE	.076 .264 (.076 x 640,254 SF NON-RCD IN MU-R-1) + (.264 x 117,487 SF NON-RCD IN MU-OI-1) + (16,168 MAXIMUM SF IN RCD GIVEN FAR OF .01 IN STREAM SIDE ZONE, .019 IN MANAGED USE ZONE, AND SAME AS ZONING IN UPLAND ZONE) 95,844 SF TOTAL
ALLOWABLE OI-3 FAR MAXIMUM BUILDING SIZE	.566 PARCEL ONE: (.566 x 387,705 SF GROSS NON-RCD LAND AREA) + (18,712 MAXIMUM SF IN RCD GIVEN FAR OF .01 IN STREAM SIDE ZONE, .019 IN MANAGED USE ZONE, AND .566 IN UPLAND ZONE) 238,153 SF TOTAL PARCEL TWO: (.566 x 400,098 SF GROSS NON-RCD LAND AREA) + (26,797 MAXIMUM SF IN RCD GIVEN FAR OF .01 IN STREAM SIDE ZONE, .019 IN MANAGED USE ZONE, AND .566 IN UPLAND ZONE) 253,252 SF TOTAL
PROPOSED BUILDING SIZE	37,800 SF OFFICE SPACE 32,400 SF FLEX SPACE 70,200 SF PROPOSED ON PARCEL ONE 166,000 SF STORAGE SPACE 900 SF SELF-SERVICE CAR WASH 166,900 SF PROPOSED ON PARCEL TWO

2 C200 PROJECT DATA

LEGEND

- PROPERTY LINE
- LANDSCAPE BUFFER
- STREAM
- FEMA FLOODWAY OR FLOOD HAZARD AREA
- JORDAN BUFFER
- RESOURCE CONSERVATION DISTRICT

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