

1000 MARTIN LUTHER KING JR. BLVD.

CONCEPT PLAN APPLICATION CHAPEL HILL, NORTH CAROLINA

OWNER:

CANT HOOK PROPERTIES, LLC
8785 NC 751
DURHAM, NC 27713
CONTACT: KATHRYN BOOTH BUTLER

CLIENT:

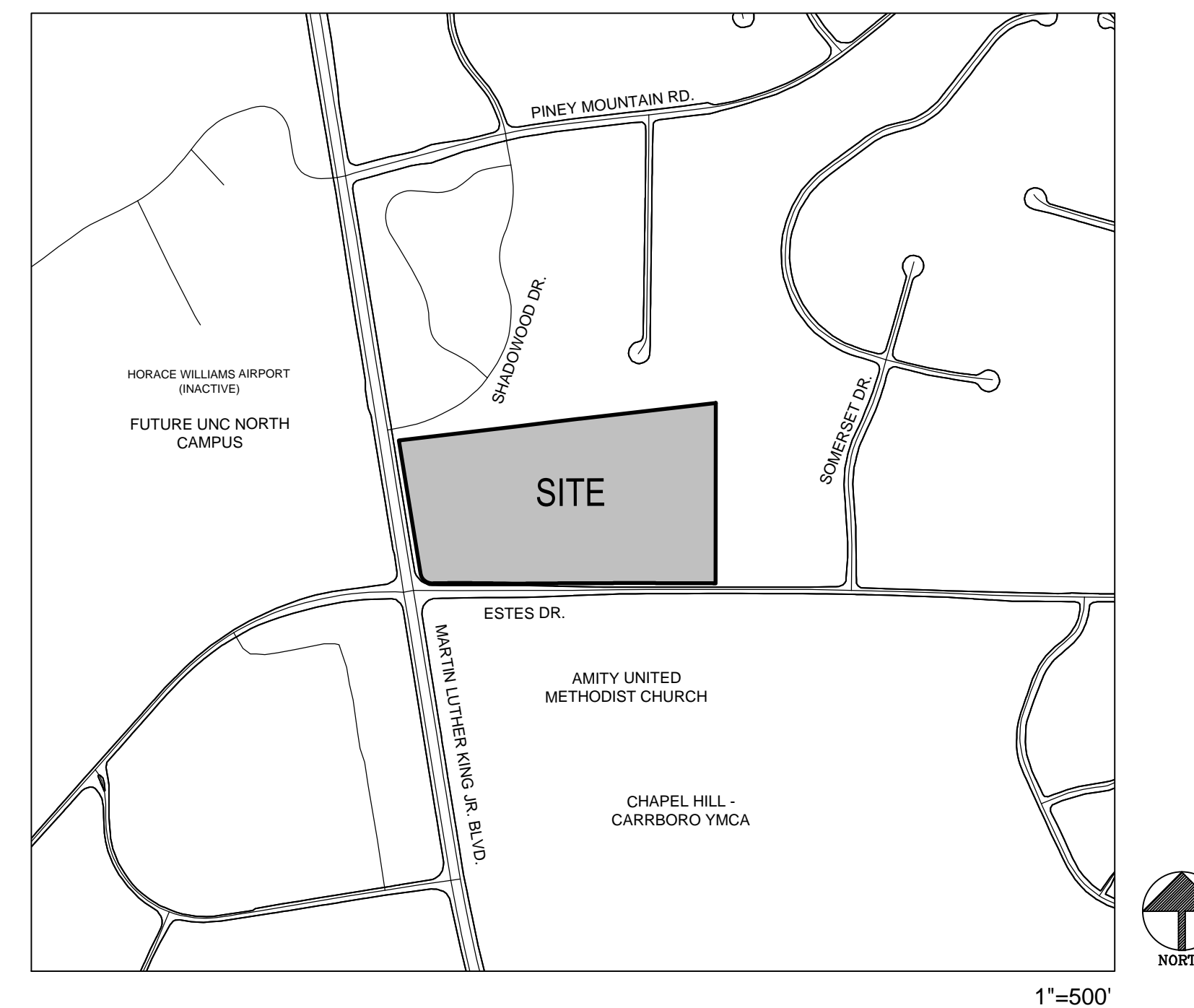
CA VENTURES, LLC
130 EAST RANDOLPH STREET
SUITE 2100
CHICAGO, IL 60601
(312) 994-1880
CONTACT: CHRIS JOHNSON

APPLICANT / CONSULTANTS:

LANDSCAPE ARCHITECT / CIVIL ENGINEER:
COULTER JEWELL THAMES, PA
111 WEST MAIN STREET
DURHAM, NC 27701
919-682-0368
CONTACT: DANIEL JEWELL

LAND PLANNER:
DJT DESIGN, INC.
817 W. PEACHTREE ST., SUITE 320
ATLANTA, GA 30308
855-251-7188
CONTACT: DANIEL DEROSA

VICINITY MAP

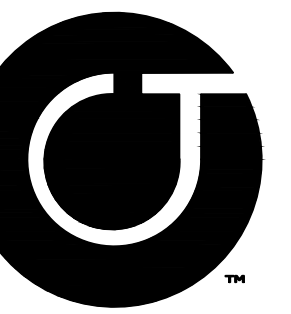


LIST OF SHEETS:

C-0	COVER SHEET
C-1	AREA MAP
C-2	EXISTING CONDITIONS PLAN
C-3	CONCEPT PLAN

PROJECT DATA:

PARCEL:	
ADDRESS	1000 MARTIN LUTHER KING JR. BLVD.
PIN	9789359617
ACREAGE	644,627 SF / 14.8 AC
LAND USE:	
EXISTING	VACANT
PROPOSED	MIXED USE: - RESIDENTIAL (TOWNHOME AND APARTMENTS) - OFFICE - RETAIL
ZONING:	
EXISTING	R-1
PROPOSED	OI-3
ALLOWABLE FAR FOR PROPOSED ZONE:	.566
EXISTING BUILDINGS:	N/A
PROPOSED BUILDINGS:	
TOWNHOMES	95,787 SF (54 UNITS)
APARTMENTS	238,910 SF (230 UNITS)
OFFICE	40,000 SF
RETAIL	36,250 SF
AMENITY	+ 3,000 SF
	= 413,947 SF
VEHICULAR PARKING:	
RECOMMENDED (NO MIN. REQUIRED IN OI-3)	108 - TOWNHOMES (2 PER UNIT) 345 - APARTMENTS (1.5 PER UNIT) 114 - OFFICE (MIN. 1/350 SF, MAX. 1/250 SF) - RETAIL RESTAURANT = MIN. 1/110 SF, MAX. 1/75 SF + 121 - GENERAL = MIN. 1/300 SF, MAX. 1/200 SF = 688 SPACES REQUIRED
PROPOSED	1,127 SPACES
BICYCLE PARKING:	
RECOMMENDED (NO MIN. REQUIRED IN OI-3)	68 - MULTI-FAMILY RESIDENTIAL (61 CLASS I, 7 CLASS II) 36 - OFFICE (29 CLASS I, 7 CLASS II) - RETAIL RESTAURANT + 22 - RETAIL GENERAL (5 CLASS I, 17 CLASS II) = 126 SPACES (95 CLASS I, 31 CLASS II)
PROPOSED	126 SPACES (95 CLASS I, 31 CLASS II)



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LIC # C-1208
NC BOARD OF LANDSCAPE
ARCHITECTS LIC # C-104



DESIGN

Project:

1000
Martin
Luther
King Jr.
Blvd.

Orange County,
North Carolina

PIN:
9789359617

PRELIMINARY-DO NOT
USE FOR CONSTRUCTION

Job Number: 1914

Drawn	DAJ, MTC
Checked	DAJ
Date	02-26-19 CP Submittal 1
Revisions	

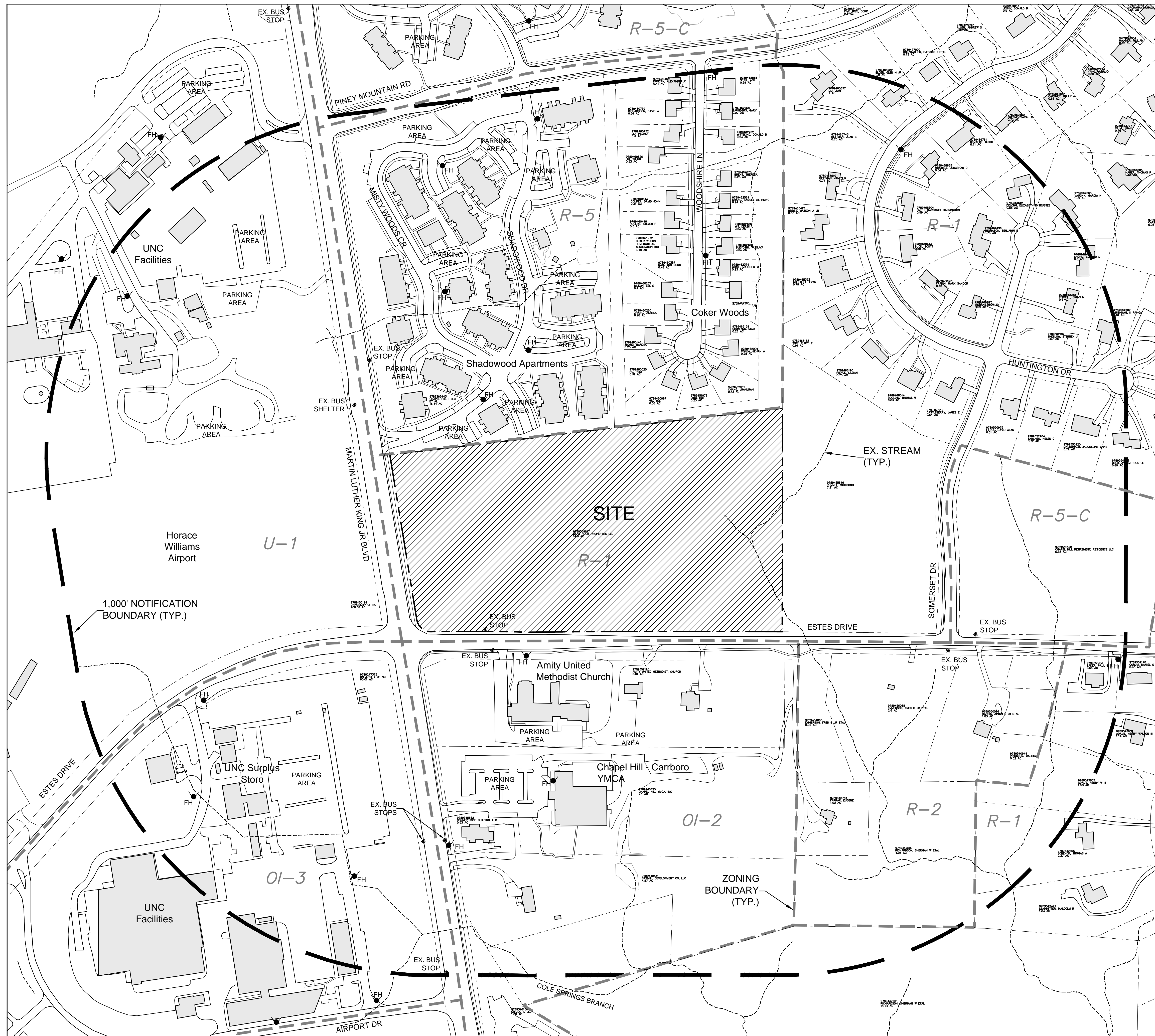
concept plan

Sheet Title:

COVER
SHEET

Sheet Number

C-0



LEGEND

- Water Valve
- Curb Inlet/Catch Basin
- Mail Box
- Traffic Signal Box
- Electric Transformer
- Electric Junction Box
- Gas Meter
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Telephone Manhole
- Electric Manhole
- Sign
- Telephone Pedestal
- Fire Hydrant
- Post Indicator Valve
- Water Manhole
- Water Meter
- Hot Box
- Utility Pole
- Light Pole
- Sewer Cleanout
- Flared End Section
- Gas Valve
- Existing Iron Pipe (3/4" unless noted)
- 1/2" Iron Pipe Set
- Existing PK Nail
- PK Nail Set
- Computed Point
- Concrete Monument
- Bus Stop / Shelter
- Tree Line
- Fence
- Underground Electric
- Underground Telephone
- Gas Line
- Water Line
- Overhead Utilities
- Storm Sewer
- Sanitary Sewer
- Guard Rail

1
C-1
AREA MAP
1" = 140'-0"



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concept plan

Sheet title:

**AREA
MAP**

Sheet Number

C-1



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DTJ DESIGN

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1000 Martin Luther King Jr. Blvd.

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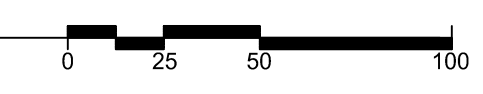
concept plan

Sheet Title:

EXISTING CONDITIONS

Sheet Number
C-2

EXISTING CONDITIONS
1
C-2
1" = 50'-0"



LEGEND

Water Valve	⊗	Utility Pole	⊕
Light Pole	⊙	Light Pole	⊕
Curb Inlet/Catch Basin	⊖	Sewer Cleanout	⊕
Mail Box	⊗	Flared End Section	⊕
Traffic Signal Box	⊗	Gas Valve	⊕
Electric Transformer	⊗	Existing Iron Pipe (3/4" unless noted)	⊕
Electric Junction Box	⊗	1/2" Iron Pipe Set	⊕
Gas Meter	⊗	Existing PK Nail	⊕
Sanitary Sewer Manhole	⊗	PK Nail Set	⊕
Storm Sewer Manhole	⊗	Computed Point	⊕
Telephone Manhole	⊗	Concrete Monument	⊕
Electric Manhole	⊗	Bus Stop / Shelter	⊕
Sign	⊗	Tree Line	⊕
Telephone Pedestal	⊗	Fence	⊕
Fire Hydrant	⊗	Underground Electric	⊕
Post Indicator Valve	⊗	Underground Telephone	⊕
Water Manhole	⊗	Gas Line	⊕
Water Meter	⊗	Water Line	⊕
Hot Box	⊗	Overhead Utilities	⊕
		Storm Sewer	⊕
		Sanitary Sewer	⊕
		Guard Rail	⊕



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ARCHITECTS LIC # C-104



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Revisions	

Concept Plan

Sheet Title:

**CONCEPT
PLAN**

Sheet Number

C-3