

1200 MLK

CONDITIONAL ZONING APPLICATION CHAPEL HILL, NORTH CAROLINA

OWNER / CLIENT:

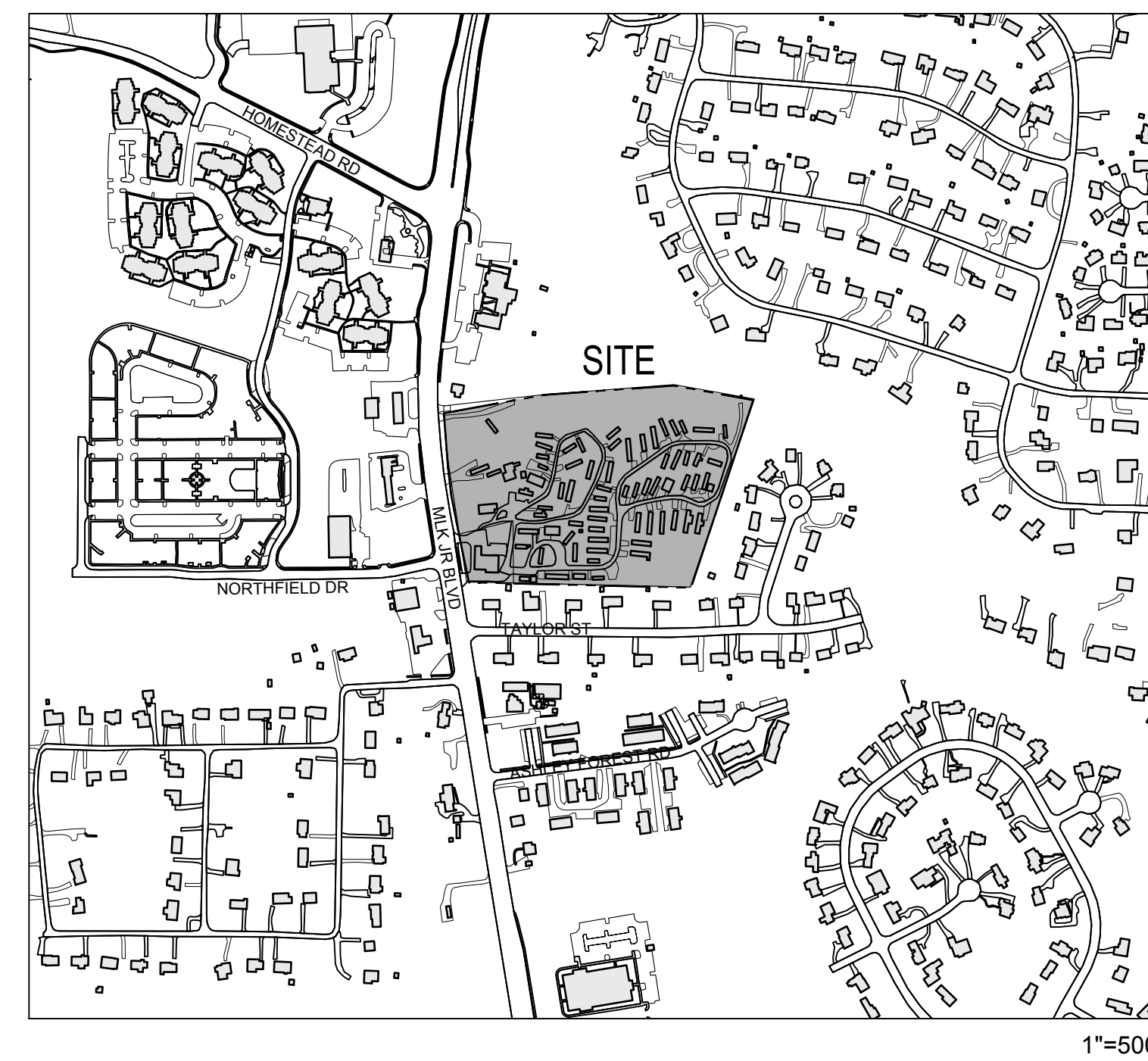
STACKHOUSE PROPERTIES, LLC
PO BOX 14466
RTP, NC 27709
919-408-7150

APPLICANT / CONSULTANT:

LANDSCAPE ARCHITECT / LAND PLANNER:
COULTER JEWELL THAMES, PA
111 WEST MAIN STREET
DURHAM, NC 27701
919-682-0368
CONTACT: JEREMY ANDERSON

ENGINEER:
COULTER JEWELL THAMES, PA
111 WEST MAIN STREET
DURHAM, NC 27701
919-682-0368
CONTACT: PRESTON ROYSTER

VICINITY MAP



PROJECT DATA:

EXISTING PARCELS

PARCEL A:
ADDRESS: 1200 MARTIN LUTHER KING JR. BLVD.
PIN: 9789297279
ACREAGE: 32,068.98 SF / 0.736 AC
ZONE: NC

PARCEL B:
ADDRESS: 1204 MARTIN LUTHER KING JR. BLVD.
PIN: 9789392409
ACREAGE: 574,173.80 SF / 13.181 AC
ZONE: R-4

GROSS LAND AREA: 606,242.78 SF / 13.917 AC

PROPOSED PARCELS

RE: 2/C200

PARCEL 1:
ACREAGE: 68,739.55 SF / 1.578 AC
PROPOSED ZONE: NC

PARCEL 2:
ACREAGE: 75,123.73 SF / 1.725 AC
PROPOSED ZONE: OI-2

PARCEL 3:
ACREAGE: 462,379.49 SF / 10.615 AC
PROPOSED ZONE: OI-2 WITH PLANNED DEVELOPMENT OVERLAY (PD-H)

GROSS LAND AREA: 606,242.78 SF / 13.917 AC

LAND USE:
EXISTING: CONVENIENCE STORE & MOBILE HOME PARK
PROPOSED:
PARCEL 1: PRINCIPAL USE - CONVENIENCE STORE
PARCEL 2: ACCESSORY USE TO PARCEL 3 - SELF STORAGE
PARCEL 3: PRINCIPAL USE - MOBILE HOME PARK

ZONING:
EXISTING: NC & R-4
PROPOSED: NC - 68,739.55 SF / 1.578 AC
OI-2 - 537,503.22 SF / 12.339 AC

ALLOWABLE FAR FOR
PROPOSED ZONE: .264

EXISTING BUILDINGS: 5,200 SF CONVENIENCE STORE TO BE REMOVED
EXISTING 73 CLASS B MOBILE HOMES LOCATED IN PROJECT AREA TO BE RELOCATED WITHIN PROJECT SITE

PROPOSED BUILDINGS:
CONVENIENCE STORE +/- 5,000 SF FOOTPRINT
SELF STORAGE +/- 33,600 SF FOOTPRINT (4 STORY / 134,400 SF OVERALL)
EX. RESIDENTIAL EXISTING 73 CLASS B UNITS TO REMAIN (ALL WILL BE RELOCATED ONSITE)
PROPOSED RESIDENTIAL 10 NEW UNITS

VEHICULAR PARKING:
REQUIRED: 14 TO 20 - CONVENIENCE STORE (MIN. 1/375 SF, MAX. 1/250 SF)
54 TO 90 - SELF STORAGE (MIN. 1/2500 SF, MAX. 1/1500 SF)
= 68 TO 100 SPACES REQUIRED
73 TO 146 - RESIDENTIAL (MIN. 1 PER UNIT, MAX. 2 PER UNIT)

PROPOSED: = 45 SPACES PROVIDED
158 SPACES PROVIDED FOR RESIDENTIAL

BICYCLE PARKING:
REQUIRED: 6 - CONVENIENCE STORE (4 MIN + 2/2,500 SF)
+ 4 - SELF STORAGE
= 10 SPACES REQUIRED

PROPOSED: 8 - SHORT TERM SPACES (4 LOOPS)
+ 2 - LONG TERM SPACES (1 LOOP LOCATED INSIDE CONVENIENCE STORE)
= 10 SPACES (5 LOOPS) PROVIDED

IMPERVIOUS SURFACE:
EXISTING: 185,732 SF
PROPOSED: 271,416 SF

CONDITIONS OF APPROVAL

- Main Site Entrance at Northfield Dr and Martin Luther King Jr Blvd:** The Applicant shall construct the main entrance with a three lane section with minimum 11-foot wide lanes (two-lane outbound and one lane inbound). Construction details shall be approved by the Town and NCDOT prior to the issuance of Zoning Compliance Permit. Construction shall be completed prior to the issuance of Certificate of Occupancy.
- Second Site Entrance on Martin Luther King Jr Blvd:** The Applicant shall design and construct the second entrance on Martin Luther King Jr Blvd as Right-In and Right-Out-Only entrance. Construction details shall be approved by the Town and NCDOT prior to the issuance of Zoning Compliance Permit. Construction shall be completed prior to the issuance of Certificate of Occupancy.
- Traffic Signal Upgrade:** The Applicant shall upgrade the traffic signal at the intersection of Martin Luther King Jr Blvd and Northfield Dr/ Site Entrance with pedestrian amenities (high visibility crosswalks on all approaches and APS equipment), bike activated loops, and appropriate traffic signal phasing and other elements as approved by NCDOT and the Town. Upgraded traffic signal design plans and construction details shall be approved prior to the issuance of Zoning Compliance Permit. Construction shall be completed prior to the issuance of Certificate of Occupancy.
- Payment-in-Lieu for Traffic Signal Timing:** The Applicant shall provide a payment-in-lieu of \$5,000 for traffic signal timing plan revisions shall be provided prior to the issuance of Zoning Compliance Permit. Signal Timing Plans will be revised by the Town Consultant after six months of issuance certificate of occupancy.
- Street lighting:** Prior to the issuance of Certificate of Occupancy, the Applicant shall upgrade the street lighting along the site frontage to LED lighting and AASHTO standards. The design and construction details shall be approved by the Town and NCDOT prior to the issuance of Zoning Compliance Permit.

TOWN OF CHAPEL HILL NOTES

- A FIRE FLOW REPORT SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A ZCP.
- P.E. CERTIFICATION: PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY PHASE, THE APPLICANT SHALL PROVIDE A CERTIFICATION, SIGNED AND SEALED BY A NORTH CAROLINA-LICENSED PROFESSIONAL ENGINEER, THAT THE STORMWATER MANAGEMENT FACILITY IS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
- AS-BUILT PLANS: PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL PROVIDE CERTIFIED AS-BUILT PLANS FOR BUILDING FOOTPRINTS, PARKING LOTS, STREET IMPROVEMENTS, STORM DRAINAGE SYSTEMS AND STORMWATER MANAGEMENT STRUCTURES, AND ALL OTHER IMPERVIOUS SURFACES, AND A TALLY OF THE CONSTRUCTED IMPERVIOUS AREA. THE AS-BUILT PLANS SHOULD BE IN DXF BINARY FORMAT USING STATE PLANE COORDINATES AND NAVD 88.
- JORDAN SURETY: PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE OWNER SHALL POST A MAINTENANCE BOND OR OTHER SURETY INSTRUMENT SATISFACTORY TO THE TOWN MANAGER, IN AN AMOUNT EQUAL TO ONE HUNDRED TWENTY-FIVE (125) PERCENT OF THE CONSTRUCTION COST OF EACH STORMWATER MANAGEMENT FACILITY TO ASSURE MAINTENANCE, REPAIR, OR RECONSTRUCTION NECESSARY FOR ADEQUATE PERFORMANCE OF THE STORMWATER MANAGEMENT FACILITY, OR ESTABLISH A STORMWATER MAINTENANCE (SINKING FUND) BUDGET AND ESCROW ACCOUNT IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 5.19 OF THE LAND USE MANAGEMENT ORDINANCE.
- STORMWATER FACILITIES, EASEMENTS, AND OPERATIONS AND MAINTENANCE PLANS: ALL STORMWATER DETENTION, TREATMENT AND CONVEYANCE FACILITIES LOCATED ON AND BELOW THE GROUND SHALL BE WHOLLY CONTAINED WITHIN AN EASEMENT ENTITLED: "RESERVED STORMWATER FACILITY EASEMENT HEREBY DEDICATED" AND SHALL BE RESERVED FROM ANY DEVELOPMENT WHICH WOULD OBSTRUCT OR CONSTRICT THE EFFECTIVE MANAGEMENT, CONTROL, AND CONVEYANCE OF STORMWATER FROM OR ACROSS THE PROPERTY, OTHER THAN THE APPROVED DESIGN AND OPERATION FUNCTIONS. A COPY OF THE FINAL PLAT OR EASEMENT EXHIBIT, SIGNED AND SEALED BY A NORTH CAROLINA-REGISTERED LAND SURVEYOR AND RECORDED BY THE COUNTY REGISTER OF DEEDS, AND CONTAINING THE FOLLOWING NOTES SHALL BE SUBMITTED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
 - ALL ENGINEERED STORMWATER MANAGEMENT CONTROL, TREATMENT, AND CONVEYANCE STRUCTURES ON AND BELOW THE GROUND SHALL BE WHOLLY LOCATED WITHIN AN EASEMENT ENTITLED: "RESERVED STORMWATER FACILITY EASEMENT HEREBY DEDICATED" AND SHALL BE RESERVED FROM ANY DEVELOPMENT WHICH WOULD OBSTRUCT OR CONSTRICT THE EFFECTIVE MANAGEMENT, CONTROL, AND CONVEYANCE OF STORMWATER FROM OR ACROSS THE PROPERTY, OTHER THAN THE APPROVED DESIGN AND OPERATION FUNCTIONS. A SUITABLE MAINTENANCE ACCESS (MINIMUM 20' WIDE) TO ACCOMMODATE HEAVY EQUIPMENT FROM THE NEAREST PUBLIC RIGHT-OF-WAY TO THE RESERVED STORMWATER FACILITY EASEMENT MUST BE PROVIDED AND SHOWN ON THE PLANS.
 - THE "RESERVED STORMWATER FACILITY EASEMENT(S)" AND THE FACILITIES IT THEY PROTECT ARE CONSIDERED TO BE PRIVATE, WITH THE SOLE RESPONSIBILITY OF THE OWNER TO PROVIDE FOR ALL REQUIRED MAINTENANCE AND OPERATIONS AS APPROVED BY THE TOWN MANAGER.
 - THE RESERVED STORMWATER FACILITY EASEMENT AND THE OPERATIONS AND MAINTENANCE PLAN ARE BINDING ON THE OWNER, HEIRS, SUCCESSORS, AND ASSIGNS.
- JORDAN STORMWATER MANAGEMENT FOR NEW DEVELOPMENT: THAT PRIOR TO THE ISSUANCE OF A ZONING COMPLIANCE PERMIT, THE APPLICANT SHALL SUBMIT THE FINAL JORDAN ACCOUNTING TOOL SPREADSHEET, STORMWATER REPORT, AND PLANS FOR REVIEW AND APPROVAL BY THE TOWN MANAGER. THIS PROJECT MUST COMPLY WITH THE JORDAN STORMWATER MANAGEMENT REGULATIONS OF THE LAND USE MANAGEMENT ORDINANCE TO PROVIDE THE REQUIRED REDUCTIONS IN NITROGEN AND PHOSPHORUS LOADS FOR NEW DEVELOPMENT AND REDEVELOPMENT PROJECTS.
- STORMWATER MANAGEMENT PLAN: THAT PRIOR TO THE ISSUANCE OF A ZONING COMPLIANCE PERMIT, THE APPLICANT SHALL SUBMIT A STORMWATER MANAGEMENT PLAN FOR REVIEW AND APPROVAL BY THE TOWN MANAGER. THIS PROJECT MUST COMPLY WITH THE STORMWATER MANAGEMENT REQUIREMENTS OF THE LAND USE MANAGEMENT ORDINANCE TO PROVIDE FOR 85 PERCENT TOTAL SUSPENDED SOLIDS REMOVAL FROM THE INCREASED IMPERVIOUS AREA, RETENTION FOR 2-5 DAYS OF THE INCREASED VOLUME OF STORMWATER RUNOFF FROM THE 2-YEAR, 24-HOUR STORM, AND CONTROL OF THE STORMWATER RUNOFF RATE FOR THE 1-YEAR, 2-YEAR, AND 25-YEAR STORMS.

RESOURCE CONSERVATION NOTES

STREAM BUFFERS:
THERE IS A MAPPED STREAM AND ASSOCIATED STREAM BUFFER LOCATED ON SITE. A DETERMINATION WAS COMPLETED BY CHAPEL HILL PUBLIC WORKS TO VERIFY THAT THE STREAM SHOWING UP ON THE ORANGE COUNTY SOIL SURVEY EXISTS.

FLOODPLAIN PROTECTION:
THE SITE IS AN AREA AFFECTED BY A MAPPED FLOODPLAIN ACCORDING TO FIRM MAPS 3710978900 J (FEB. 2 2007).

STEEP SLOPE PROTECTION:
THERE ARE STEEP SLOPES ON SITE LOCATED PRIMARILY WITHIN THE RCD.

WETLANDS:
THERE ARE NO MAPPED WETLANDS ONSITE.

TREE PROTECTION:
REFER TO SHEET C101 AND C700.

LIST OF SHEETS:

C000	COVER SHEET
C100	AREA MAP
C101	EXISTING CONDITIONS PLAN
C102	PLAN NOTES
C200	SITE PLAN
C201	ELEVATION MASSING
C202	UNIT RELOCATION PLAN
C300	GRADING PLAN
C900	UTILITY PLAN
C700	LIGHTING PLAN
C800	LANDSCAPE PLAN
C801	SITE DETAILS
A-1	SITE DETAILS
A-2	ARCHITECTURAL ELEVATION
A-2	ARCHITECTURAL ELEVATION

Project:

1200 MLK

1200 & 1204
Martin Luther King Jr.
Boulevard

Orange County,
North Carolina

PIN:
9789297279
9789392409



PRELIMINARY-DO NOT
USE FOR CONSTRUCTION

Job Number: 1858

Drawn	JSA, MTC
Checked	JSA
Date	5-31-2019 SUP
Revisions	8-06-2019 SUP Rev. 1

	4-17-2020 SUP Rev. 2
	6-18-2020 SUP Rev. 3
	8-19-2020 CZ

Conditional zoning

Sheet Title:

**COVER
SHEET**

Sheet Number

C000



TOPOGRAPHY/SLOPES:
 THE SITE SLOPES FROM SOUTHWEST TO NORTHEAST, AND DROPS APPROXIMATELY 44 FEET OVER THE LENGTH OF THE SITE.
 THE SITE HAS SLOPES OF 1% TO OVER 25%. THE MAJORITY OF THE SITE HAS SLOPES UNDER 10%.

EXISTING SLOPES:
 THERE ARE STEEP SLOPES LOCATED IN THE RCD ON THIS SITE.

HYDROLOGICAL FEATURES/DRAINAGE
 THE SITE GENERALLY DRAINS FROM SOUTHWEST TO NORTHEAST, EVENTUALLY DRAINING INTO A TRIBUTARY OF KINGS BRANCH STREAM THAT RUNS ROUGHLY PARALLEL WITH THE NORTHERN PROPERTY LINE.

SOIL TYPES
 THE USDA / NRCS WEB SOIL SURVEY CLASSIFIES TWO SOIL TYPES ON THIS SITE.
 -T0D: TARRUS SILT LOAM
 -H1C: HERNDON SILT LOAM
 -G0B: GEORVILLE SILT LOAM (2-6% SLOPES)
 -G0C: GEORVILLE SILT LOAM (6-10% SLOPES)

SUN/SHADE PATTERNS
 THE SUN WILL PASS AROUND THE SOUTH SIDE OF THE STRUCTURES DURING THE COURSE OF THE DAY. THE FRONT ENTRIES WILL GET MORNING SUN. EXISTING TREES WILL BE RETAINED SOUTH AND WEST OF THE BUILDING TO PROVIDE SHADE FOR THESE SIDES OF THE BUILDING.

TREES WILL BE ADDED TO THE NEW PARKING TO PROVIDE SHADE AND MEET MINIMUM REQUIREMENTS. TREES AND SHRUBS WILL BE ADDED TO ALL UNPAVED AREAS TO PROVIDE AS MUCH SHADE AND LANDSCAPING AS POSSIBLE.

FEMA FLOODPLAIN INFORMATION.
 THERE IS MAPPED FLOODPLAIN ON SITE PER FEMA PANEL 3710978900J DATED 2/2/2007

SPECIAL FEATURES
 THIS PROPERTY HAS FRONTAGE ON MARTIN LUTHER KING JR. BLVD.

VEGETATION
 THE SITE CONTAINS OF MIX OF VARIOUS HARDWOODS AND PINES.

2 SITE NOTES
 C100

LEGEND

Water Valve	⊗
Curb Inlet/Catch Basin	⊠
Mail Box	⊞
Traffic Signal Box	⊞ TSB
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	⊞
Tree Line	⊞
Fence	⊞
Underground Electric	⊞
Underground Telephone	⊞
Gas Line	⊞
Water Line	⊞
Overhead Utilities	⊞
Storm Sewer	⊞
Sanitary Sewer	⊞
Guard Rail	⊞

1 AREA MAP
 C100
 1" = 140'-0"



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 NC BOARD OF LANDSCAPE ARCHITECTS LIC # C-104

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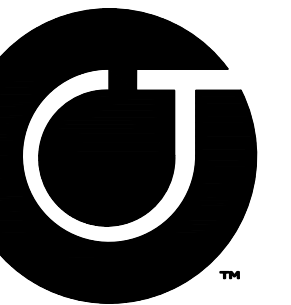
Conditional zoning

Sheet Title:

AREA MAP

Sheet Number

C100



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LIC # C-1289
NO BOARD OF LANDSCAPE
ARCHITECTS LIC # C-104

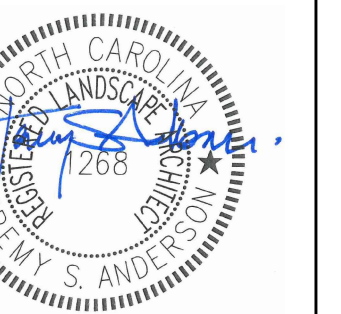
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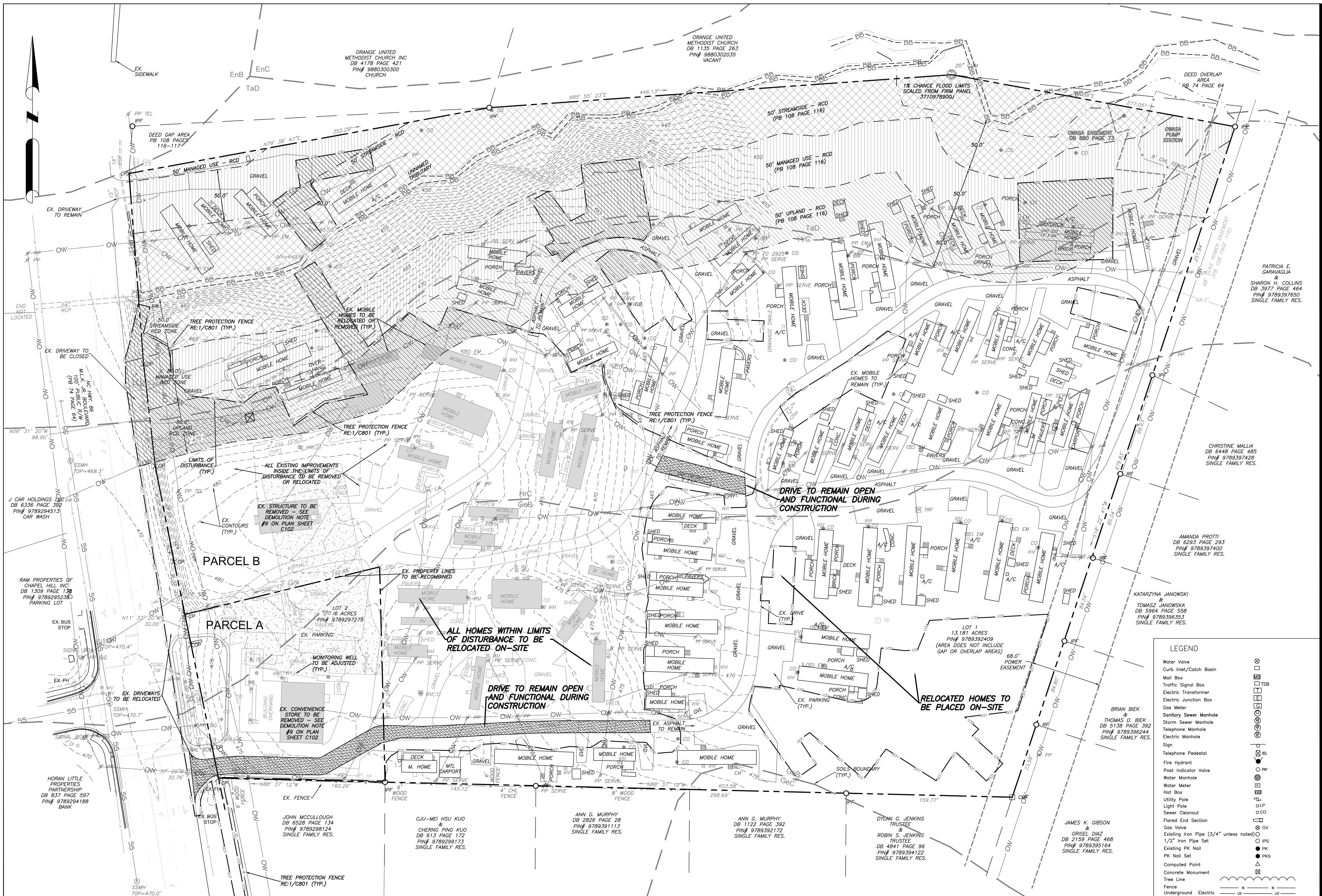
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Sheet Title:

**EXISTING
CONDITIONS
& DEMOLITION**

Sheet Number

C101



LEGEND

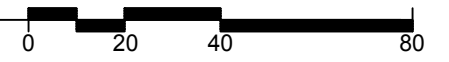
Water Valve	
Curb Inlet/Catch Basin	
Mail Box	
Traffic Signal Box	
Electric Transformer	
Electric Junction Box	
Gas Meter	
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Storm Sewer Manhole	
Telephone Manhole	
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Sign	
Telephone Pedestal	
Fire Hydrant	
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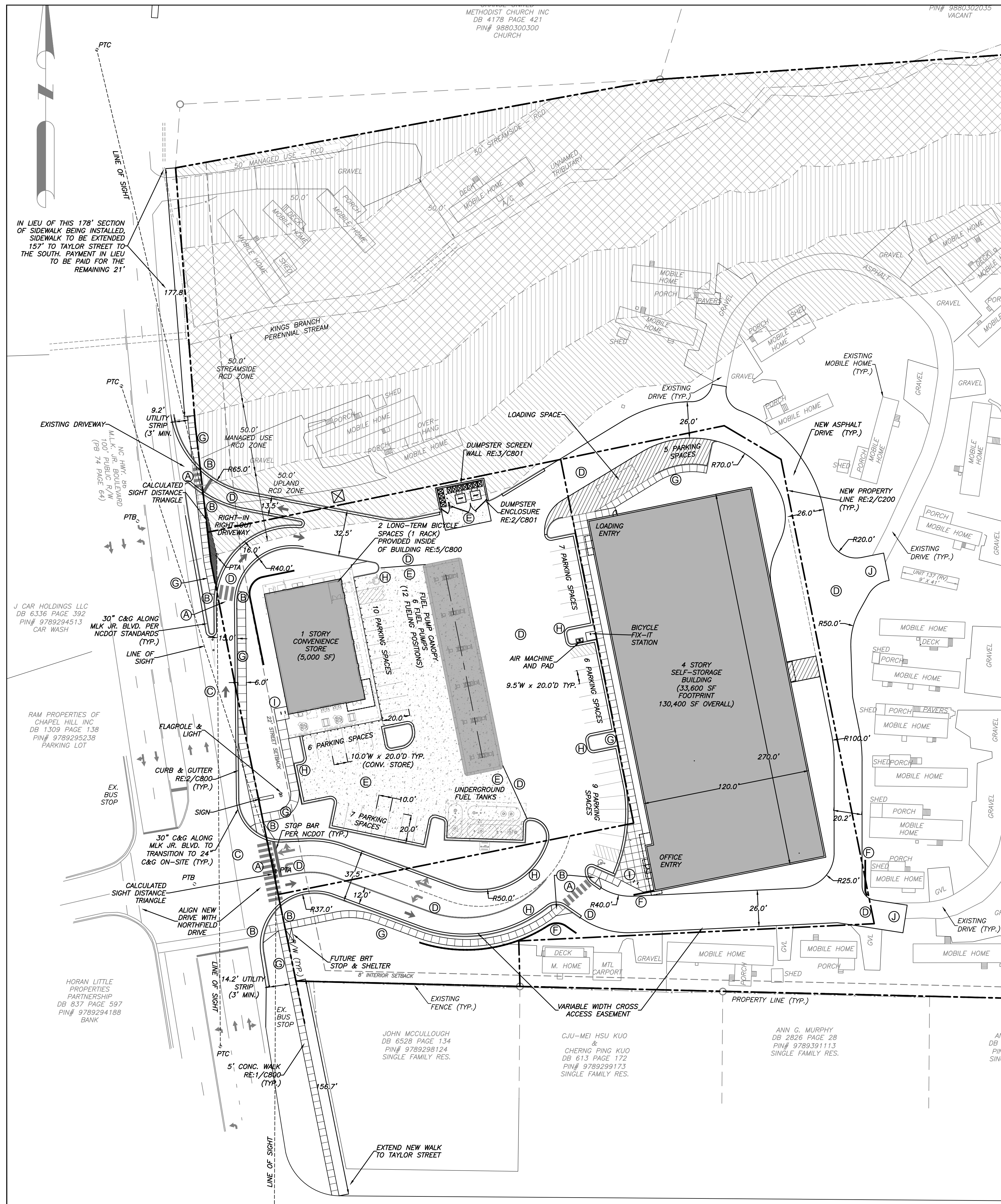
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C101

EXISTING CONDITIONS & DEMOLITION PLAN

1" = 40'-0"

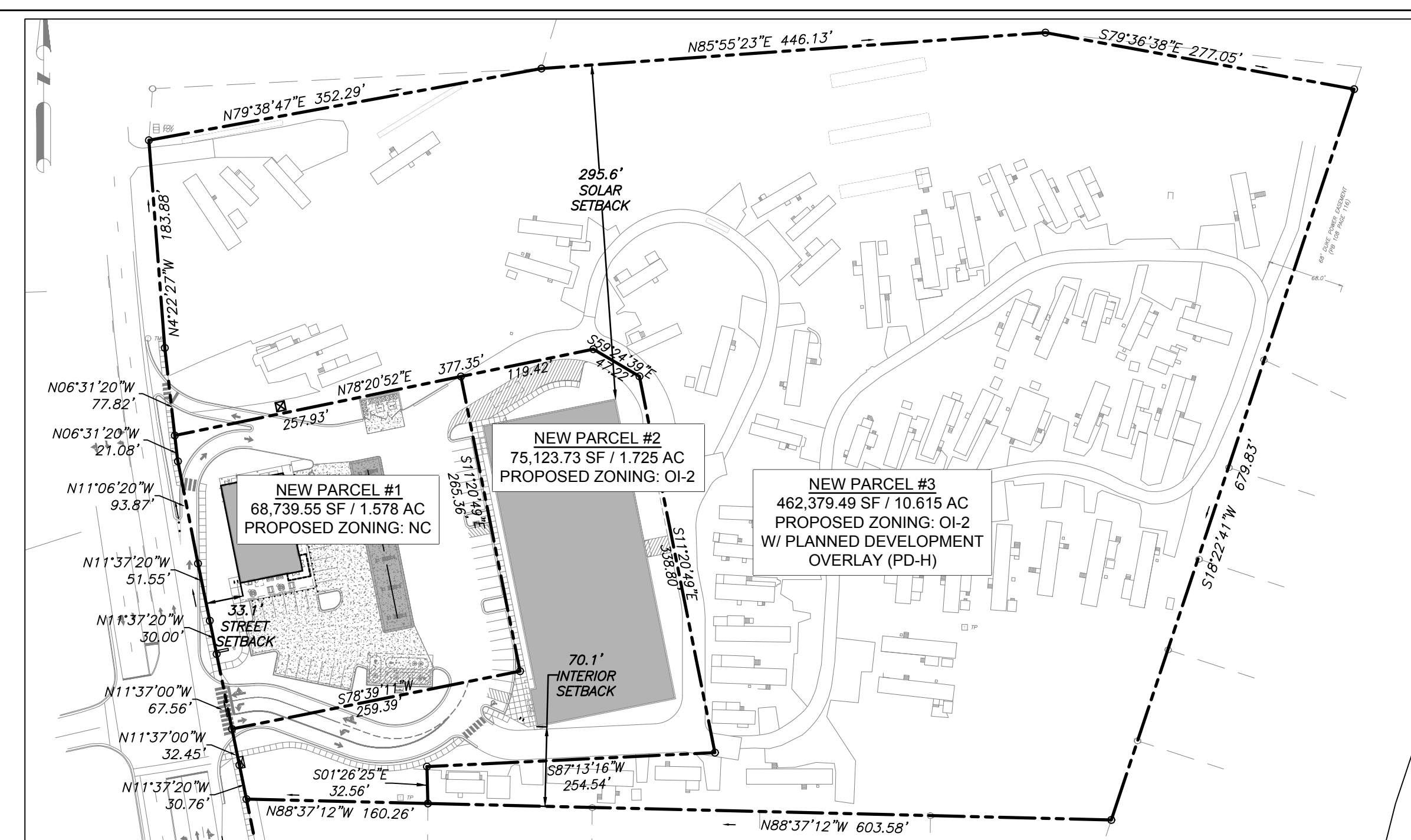
SEE NOTES RE:2/C102



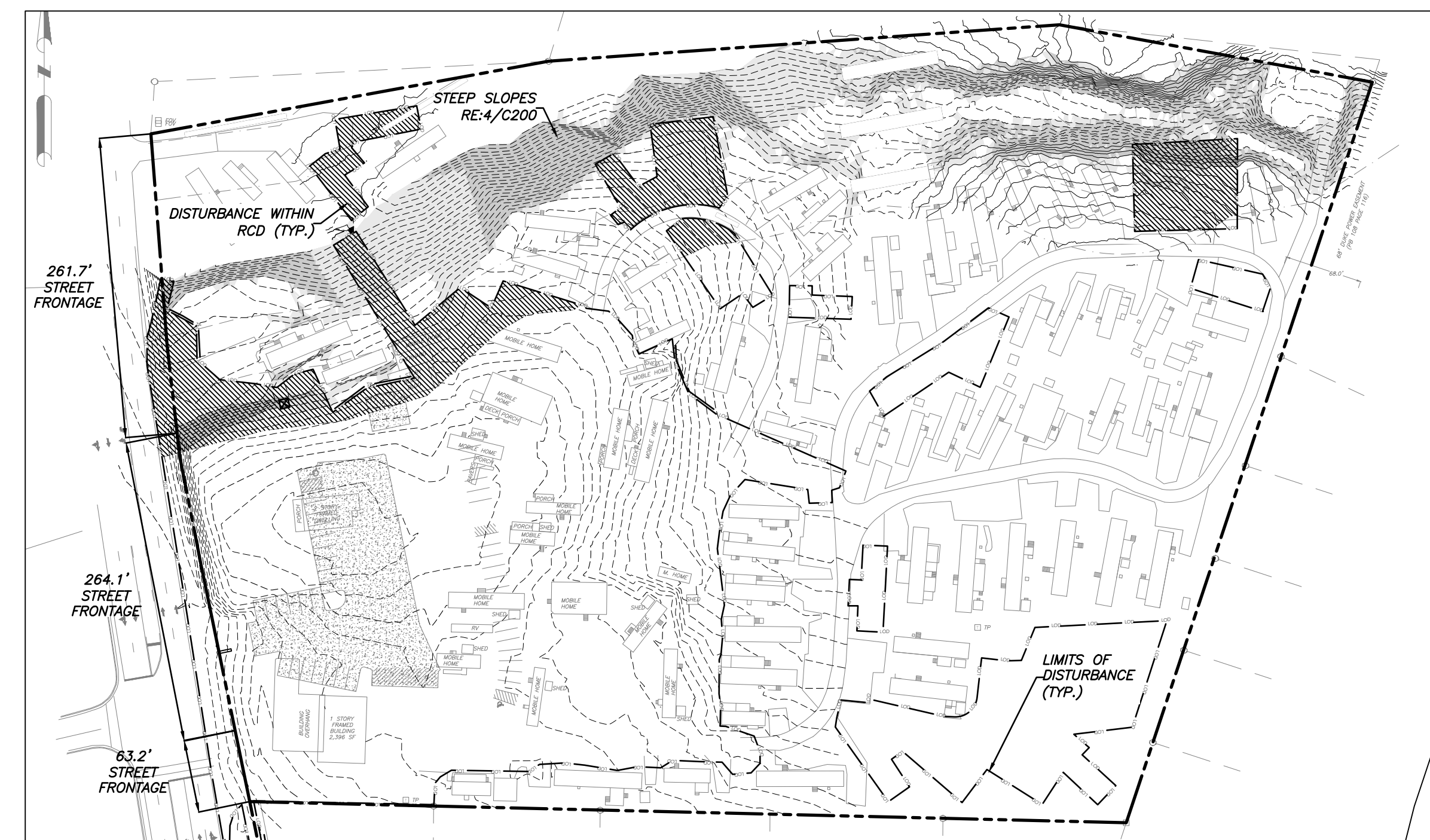
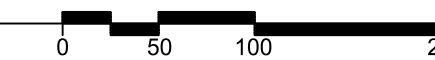


1 SITE PLAN
1" = 40'-0"

SEE NOTES RE: 3/C102



2 NEW LOTS & BUILDING SETBACKS
1" = 100'-0"



3 RCD SLOPE ANALYSIS & LOT FRONTAGE CALLOUTS
1" = 100'-0"



SITE PLAN KEY

- (A) CROSSWALK
RE: 10/C800
- (B) ADA RAMP WITH DETECTABLE WARNING DOMES PER TOWN OF CHAPEL HILL STANDARD DETAIL ST-5.1
RE: 8/C801
- (C) VALLEY GUTTER
RE: 9/C800
- (D) HEAVY DUTY ASPHALT PAVEMENT
RE: 3/C800
- (E) HEAVY DUTY CONCRETE PAVEMENT
RE: 4/C800
- (F) KEYSTONE RETAINING WALL
- (G) CONCRETE SIDEWALK
RE: 1/C800
- (H) CURB & GUTTER
RE: 2/C800
- (I) BICYCLE RACK
RE: 7/C801
- (J) FIRE TRUCK TURNAROUND

DIMENSIONAL STANDARDS

Zone	Size (min.)	Frontage (min.)	Width (min.)
NC	5,500 sf	40'	40'
OI-2	5,500 sf	40'	40'

LEGEND

- SLOPES > 25%
34,976 SF
PROPOSED 1,269 SF ESTIMATED
DISTURBANCE OF SLOPES > 25%
- SLOPES 15%-25%
32,651 SF
PROPOSED 1,423 SF ESTIMATED
DISTURBANCE OF SLOPES 15%-25%
- AREA NOT HATCHED
REPRESENTS SLOPES < 15%
538,616 SF

4 SLOPE SUMMARY
C200



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NC BOARD OF LANDSCAPE ARCHITECTS LIC # C-104

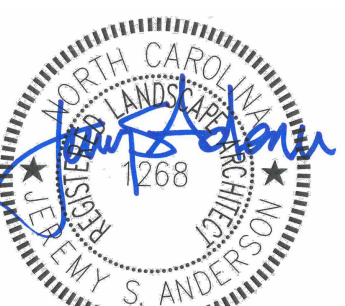
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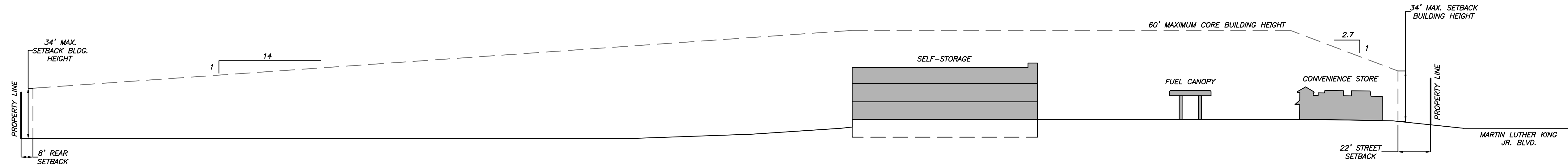
Conditional zoning

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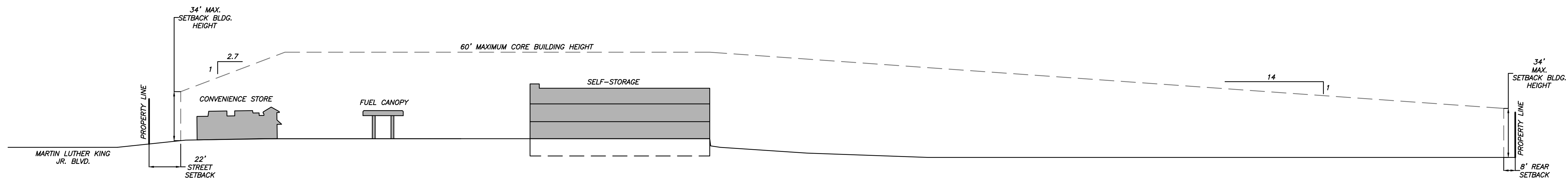
SITE PLAN

Sheet Number

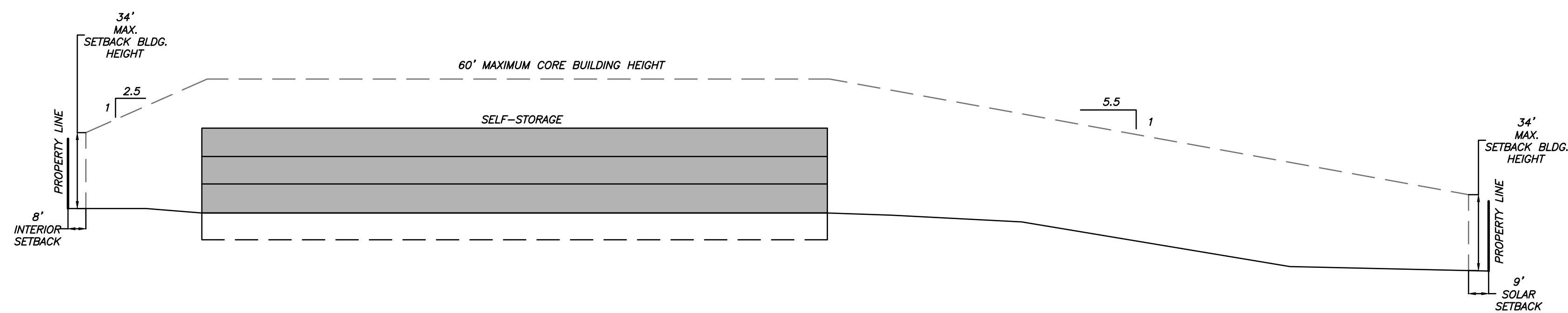
C200



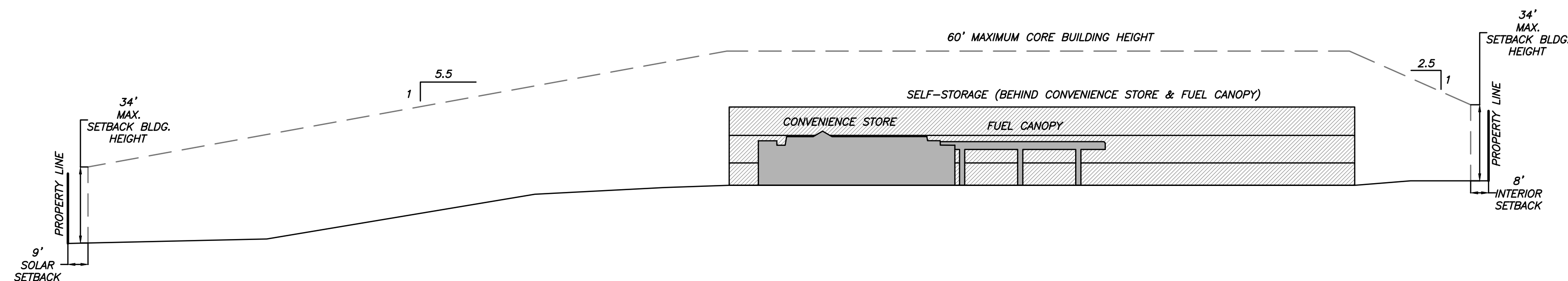
1 NORTH ELEVATION
C201 1" = 40'-0"



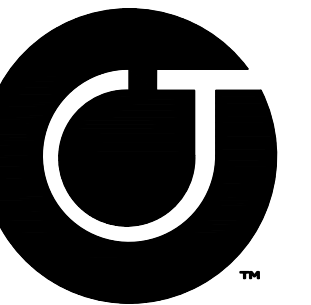
2 SOUTH ELEVATION
C201 1" = 40'-0"



3 EAST ELEVATION
C201 1" = 40'-0"



4 WEST ELEVATION
C201 1" = 40'-0"



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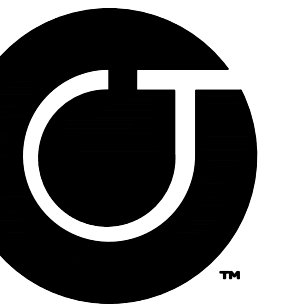
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Sheet Title:

EXTERIOR
ELEVATION
MASSING

Sheet Number

C201



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SHARON H. COLLINS
DB 3977 PAGE 464
PIN# 9789397650
SINGLE FAMILY RES.

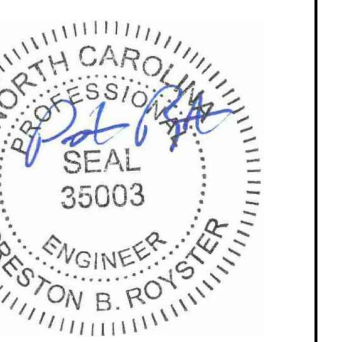
Project:

1200 MLK

1200 & 1204
Martin Luther King Jr.
Boulevard

Orange County,
North Carolina

PIN:
9789297279
9789392409



PRELIMINARY-DO NOT
USE FOR CONSTRUCTION

Job Number: 1858

Drawn	JSA, MTC, JGJ
Checked	JSA, PBR
Date	5-31-2019 SUP
Revisions	8-06-2019 SUP Rev. 1
	4-17-2020 SUP Rev. 2
	6-18-2020 SUP Rev. 3
	8-19-2020 CZ

Conditional zoning

Sheet Title:

**GRADING
& STORM
DRAINAGE PLAN**

Sheet Number

C300



RCD DISTURBANCE BY ZONE:

STREAMSIDE RCD ZONE:
4,960 SF

MANAGED USE RCD ZONE:
11,036 SF

UPLAND RCD ZONE:
21,468 SF

JORDAN STREAM BUFFER DISTURBANCE:
4,960 SF

2
C300 DISTURBANCE

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	
Flored 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	
Tree Line	
Fence	
Underground Electric	
Underground Telephone	
Gas Line	
Water Line	
Overhead Utilities	
Storm Sewer	
Sanitary Sewer	
Guard Rail	

1
C300

GRADING & STORM DRAINAGE PLAN

1" = 40'-0"

SEE NOTES RE: 4/C102, 5/C102, 6/C102



ORANGE UNITED
METHODIST CHURCH INC
DB 4178 PAGE 421
PIN# 9880300300
CHURCH

ORANGE UNITED
METHODIST CHURCH
DB 1135 PAGE 263
PIN# 9880302035
VACANT

J CAR HOLDINGS LLC
DB 6336 PAGE 392
PIN# 9789294513
CAR WASH

RAM PROPERTIES OF
CHAPEL HILL INC
DB 1309 PAGE 138
PIN# 9789295238
PARKING LOT

HORAN LITTLE
PROPERTIES
PARTNERSHIP
DB 837 PAGE 597
PIN# 9789294188
BANK

JOHN MCCULLOUGH
DB 6528 PAGE 134
PIN# 9789298124
SINGLE FAMILY RES.

CIU-MEI HSU KUO
&
CHERNG PING KUO
DB 613 PAGE 172
PIN# 9789299173
SINGLE FAMILY RES.

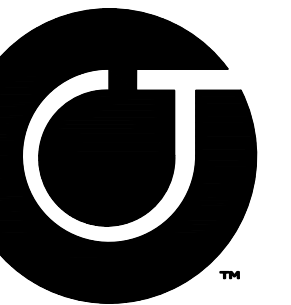
ANN C. MURPHY
DB 2826 PAGE 28
PIN# 9789391113
SINGLE FAMILY RES.

ANN G. MURPHY
DB 1122 PAGE 392
PIN# 9789392172
SINGLE FAMILY RES.

DYLAN G. JENKINS
TRUSTEE
&
ROBIN S. JENKINS
TRUSTEE
DB 4841 PAGE 96
PIN# 9789394122
SINGLE FAMILY RES.

JAMES K. GIBSON
&
GRISEL DIAZ
DB 2159 PAGE 468
PIN# 9789395164
SINGLE FAMILY RES.

PATRICIA E.
GARAVAGLIA
SHARON H. COLLINS
DB 3977 PAGE 464
PIN# 9789397650
SINGLE FAMILY RES.



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NC BOARD OF LANDSCAPE
ARCHITECTS LIC # C-104

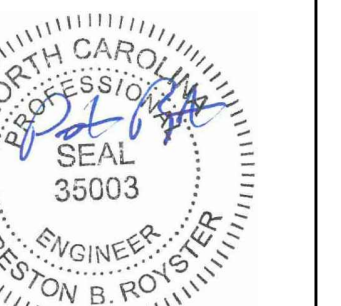
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	8-19-2020 CZ

Conditional zoning

Sheet Title:

**UTILITY
PLAN**

Sheet Number

C500



1
C500
UTILITY PLAN
1" = 40'-0"

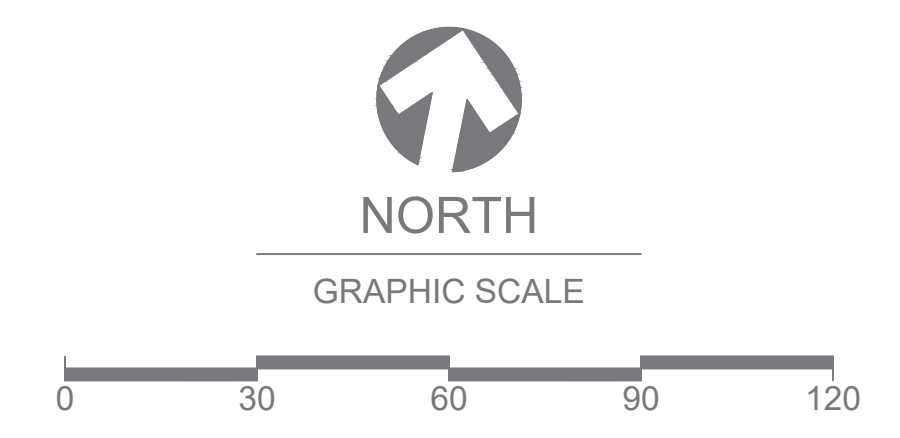
SEE NOTES RE: 7/C102



LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1 - 24	A	16
25	B	1
26 - 41	C	3
42, 43	D	9.33
44 - 49	D	12
50 - 61	E	12
62 - 69	F	23
70, 71	G	23
72 - 77	H	23
78 - 88	J	11.33

NOTE:
 - ALL AREA LIGHTS ON NEW 20 FT. POLE MOUNTED ON 3 FT. CONCRETE BASE

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
SITE PAVED AREA	4.11	15.1	1.1	3.74	13.73
UNDEFINED	0.53	7.2	0.0	N.A.	N.A.
UNDER CANOPY	40.06	50	23	1.74	2.17



LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
[Symbol]	24	A	SINGLE	11213	1.020	B3-U0-G0	99	2376	CREE, INC.	CAN-228-PS-RM-06-E-UL-XX-525
[Symbol]	1	B	SINGLE	11678	1.020	B4-U0-G0	86	86	CREE, INC.	OSQ-AAXX-W/PGM-1 + OSQ-A-NM-15D-B-57K-UL-XX
[Symbol]	16	C	SINGLE	1441	1.020	B1-U0-G1	22	352	CREE, INC.	PWY-EDG-3M-P3-02-E-UL-XX-350-57K
[Symbol]	8	D	SINGLE	2947	1.020	B1-U0-G1	36	288	CREE, INC.	SEC-EDG-3M-WM-02-E-UL-XX-525
[Symbol]	12	E	SINGLE	5893	1.020	B2-U0-G2	68	816	CREE, INC.	SEC-EDG-3M-WM-04-E-UL-XX-525
[Symbol]	8	F	SINGLE	11648	1.020	B2-U0-G2	86	688	CREE, INC.	OSQ-DAXX + OSQ-A-NM-4ME-B-57K-UL-XX
[Symbol]	2	G	2 @ 90 DEGREES	11648	1.020	B2-U0-G2	86	344	CREE, INC.	OSQ-DAXX + OSQ-A-NM-4ME-B-57K-UL-XX
[Symbol]	6	H	SINGLE	8950	1.020	B1-U0-G2	86	516	CREE, INC.	OSQ-DAXX + OSQ-A-NM-4ME-B-57K-UL-XX_OSQ-BLSMF
[Symbol]	11	J	SINGLE	328	1.000	N.A.	8.1	89.1	B-K LIGHTING, INC.	BKLT-CH-LED-617-FL-BZP-12 (BY OTHERS)

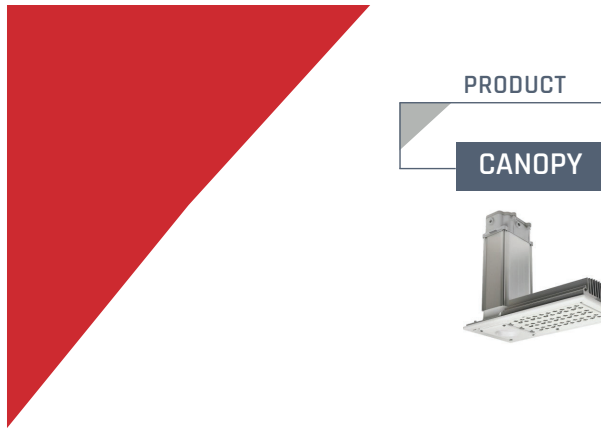
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ILLUMINATION RESULTS SHOWN ON THIS LIGHTING APPLICATION ARE BASED ON PROJECT PARAMETERS PROVIDED BY THE MANUFACTURER LISTED. USED IN CONJUNCTION WITH LUMINAIRE TEST PROCEDURES CONDUCTED UNDER LABORATORY CONDITIONS. ACTUAL PRODUCT PERFORMANCE DIFFERS FROM THESE PARAMETERS AND MAY AFFECT FIELD RESULTS. THE CUSTOMER IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY APPLICABLE ELECTRICAL, LIGHTING, OR ENERGY CODE.

SCALE: 1" = 30'
 LAYOUT BY: DAR
 DWG SIZE: D
 DATE: 6/18/20

CHAPEL HILL, NC
 DRAWING NUMBER: RL-6830-S1



PRODUCT QTY LABEL DESCRIPTION

CANOPY

Table with 4 columns: QTY, LABEL, DESCRIPTION, and a small image of the CANOPY luminaire.

228 Series™ LED Recessed Canopy Luminaire

Product Description: Slim, low profile, easy-mounting from below or above the deck. Luminaire sides are rugged cast aluminum with high performance extruded aluminum heat sinks specifically designed for LED.

Performance Summary table with 2 columns: Feature and Description.

Accessories

Table listing various accessories like upgrade fins, diffusers, and trim options with their respective part numbers and descriptions.

Ordering Information

Table for ordering information with columns: Product, QTY, Label, Description, and a small diagram of the luminaire.

UL, DLC, and CREE logos with contact information for US, Canada, and Mexico.

PRODUCT QTY LABEL DESCRIPTION

FLOOD / AREA

Table with 4 columns: QTY, LABEL, DESCRIPTION, and a small image of the FLOOD / AREA luminaire.

OSQ Series LED Area/Flood Luminaire - Medium

Product Description: The OSQ™ Area/Flood Luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics.

Performance Summary table with 2 columns: Feature and Description.

Accessories

Table listing accessories like upgrade fins, diffusers, and trim options.

Ordering Information

Table for ordering information with columns: Product, QTY, Label, Description, and a small diagram of the luminaire.

UL, DLC, and CREE LIGHTING logos with contact information.

PRODUCT QTY LABEL DESCRIPTION

PATHWAY

Table with 4 columns: QTY, LABEL, DESCRIPTION, and a small image of the PATHWAY luminaire.

Cree Edge™ Series LED Pathway Luminaire

Product Description: Durable die-cast aluminum luminaire housing mounts directly to a 1/2" nominal diameter pipe (included) without requiring a cast aluminum pipe.

Performance Summary table with 2 columns: Feature and Description.

Accessories

Table listing accessories like upgrade fins, diffusers, and trim options.

Ordering Information

Table for ordering information with columns: Product, QTY, Label, Description, and a small diagram of the luminaire.

UL, DLC, and CREE LIGHTING logos with contact information.

PRODUCT QTY LABEL DESCRIPTION

WALL MOUNTED

Table with 4 columns: QTY, LABEL, DESCRIPTION, and a small image of the WALL MOUNTED luminaire.

Cree Edge® Series LED Security Wall Pack Luminaire

Product Description: The Cree Edge® wall-mount luminaire has a slim, low profile design. The luminaire end caps are made from rugged die-cast aluminum.

Performance Summary table with 2 columns: Feature and Description.

Accessories

Table listing accessories like upgrade fins, diffusers, and trim options.

Ordering Information

Table for ordering information with columns: Product, QTY, Label, Description, and a small diagram of the luminaire.

UL, DLC, and CREE LIGHTING logos with contact information.

228 Series™ LED Recessed Canopy Luminaire

CONSTRUCTION & MATERIALS

- Luminaire sides are rugged cast aluminum with high performance extruded aluminum heat sinks specifically designed for LED.
- Luminaire mounts directly to the canopy deck and is secured in place with a weight-bearing steel bracket.
- Luminaire is provided with factory-applied heat sinks and a weathering seal.
- Weight-bearing steel brackets are constructed of anodized extruded aluminum for exceptional corrosion resistance.

Electrical Data table with columns: LED Driver, Input Voltage, Output Voltage, and Total Current.

228 Series™ Ambient Adjusted Lumens Maintenance* table with columns: Ambient Lux, Adjusted Lumens, and Maintenance Factor.

REGULATORY & VOLUNTARY QUALIFICATIONS: UL Listed, Suitable for wet locations, High surge suppression protection.

OSQ™ LED Area/Flood Luminaire - Medium

CONSTRUCTION & MATERIALS

- Luminaire housing is rugged die-cast aluminum with an integral, weathering LED driver compartment.
- Weight-bearing steel brackets are constructed of anodized extruded aluminum.
- Weight-bearing steel brackets are constructed of anodized extruded aluminum for exceptional corrosion resistance.

Electrical Data table with columns: LED Driver, Input Voltage, Output Voltage, and Total Current.

REGULATORY & VOLUNTARY QUALIFICATIONS: UL Listed, Suitable for wet locations, High surge suppression protection.

Cree Edge™ LED Pathway Luminaire

CONSTRUCTION & MATERIALS

- Luminaire housing is rugged die-cast aluminum with an integral, weathering LED driver compartment.
- Weight-bearing steel brackets are constructed of anodized extruded aluminum.
- Weight-bearing steel brackets are constructed of anodized extruded aluminum for exceptional corrosion resistance.

Electrical Data table with columns: LED Driver, Input Voltage, Output Voltage, and Total Current.

REGULATORY & VOLUNTARY QUALIFICATIONS: UL Listed, Suitable for wet locations, High surge suppression protection.

Cree Edge® LED Security Wall Pack Luminaire

CONSTRUCTION & MATERIALS

- Luminaire sides are rugged die-cast aluminum with an integral, weathering LED driver compartment.
- Weight-bearing steel brackets are constructed of anodized extruded aluminum.
- Weight-bearing steel brackets are constructed of anodized extruded aluminum for exceptional corrosion resistance.

Electrical Data table with columns: LED Driver, Input Voltage, Output Voltage, and Total Current.

REGULATORY & VOLUNTARY QUALIFICATIONS: UL Listed, Suitable for wet locations, High surge suppression protection.

UL, DLC, and CREE logos with contact information.

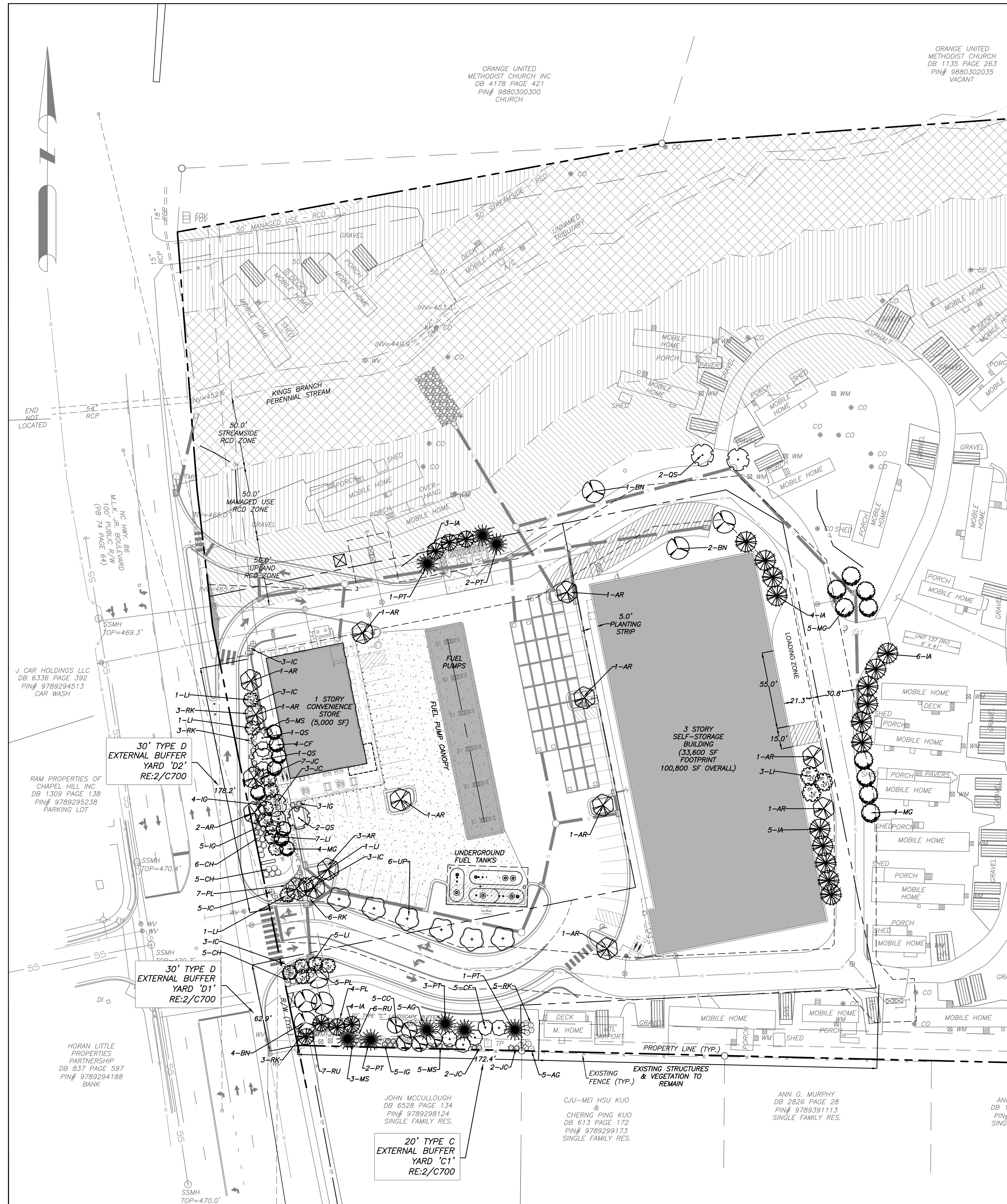
UL, DLC, and CREE LIGHTING logos with contact information.

UL, DLC, and CREE LIGHTING logos with contact information.

UL, DLC, and CREE LIGHTING logos with contact information.

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1
C700 LANDSCAPE PLAN
1" = 40'-0"

SEE NOTES RE: 9/C102



Buffer "C1"	# Required per 100'	Required Plantings:	Existing Plantings	Plantings Provided
20' Wide	4 Large Tree = 6.9	7 Large Trees	0	7 Large Trees
172.4 LF (Internal)	8 Small Tree = 13.8	14 Small Trees	0	14 Small Trees
	30 Shrubs = 51.8	52 Shrubs	0	52 Shrubs

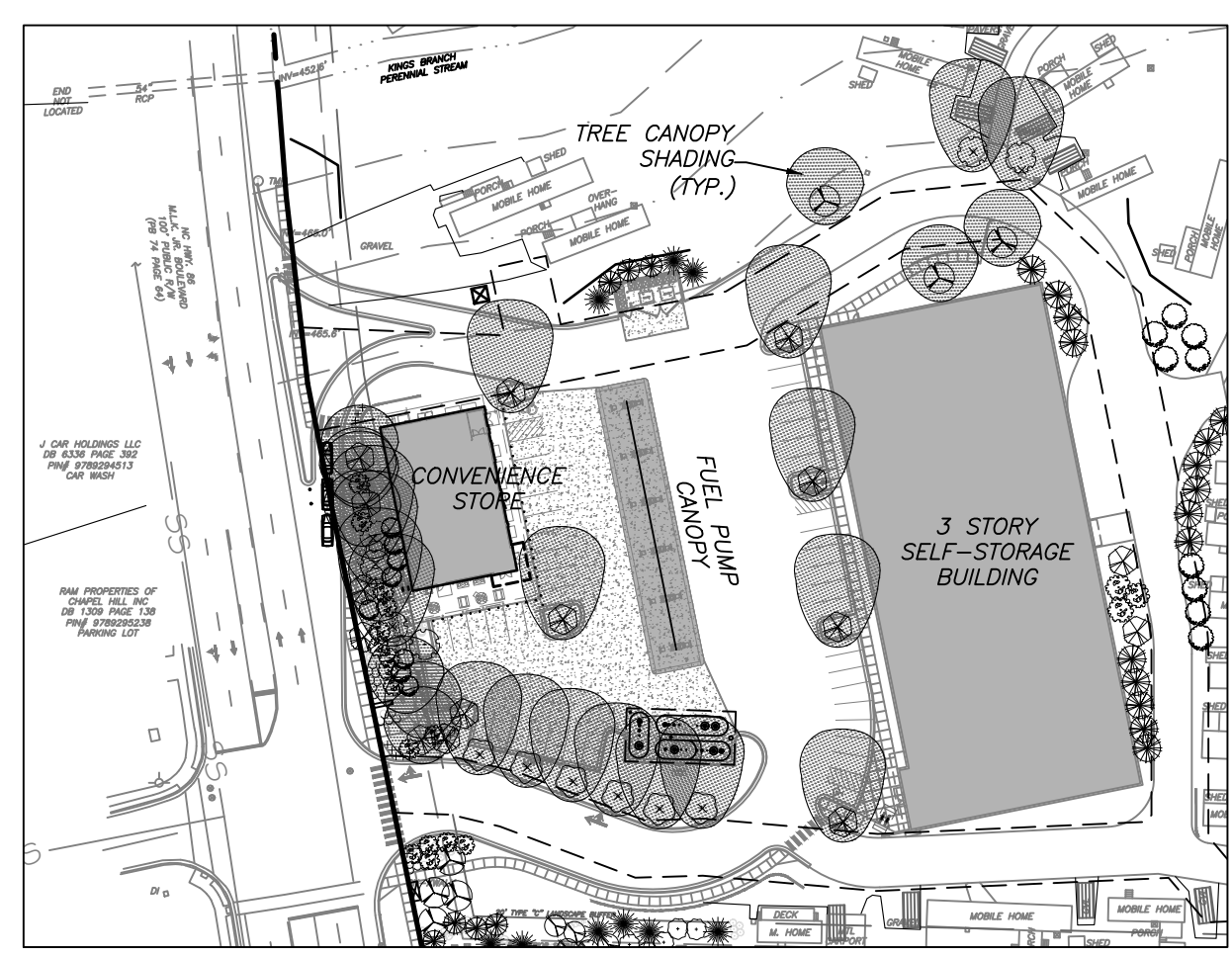
Buffer "D1"	# Required per 100'	Required Plantings:	Existing Plantings	Plantings Provided
30' Wide	6 Large Tree = 3.8	4 Large Trees	0	4 Large Trees
62.9 LF (External)	12 Small Tree = 7.6	8 Small Trees	0	8 Small Trees
	40 Shrubs = 25.2	26 Shrubs	0	26 Shrubs

Buffer "D2"	# Required per 100'	Required Plantings:	Existing Plantings	Plantings Provided
30' Wide	6 Large Tree = 10.7	11 Large Trees	0	11 Large Trees
178.2 LF (External)	12 Small Tree = 21.4	22 Small Trees	0	22 Small Trees
	40 Shrubs = 71.3	72 Shrubs	0	72 Shrubs

2
C700 LANDSCAPE BUFFER CALCULATIONS

QTY	%	EVGN	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
CANOPY TREES								
15		N	AR	Acer Rubrum	Red Maple	2.5" CAL. 14' ht.	AS SHOWN	SINGLE TRUNK & LEADER
7		N	BN	Betula nigra 'heritage'	Heritage River Birch	3" CAL tot 14' ht.	AS SHOWN	3 TRUNK MINIMUM
9		Y	PT	Pinus tadea	Loblolly Pine	2" cal. 12' ht.	AS SHOWN	SINGLE TRUNK & LEADER
6		N	QS	Quercus shumardii	Shumard Oak	2.5" CAL. 12' ht.	AS SHOWN	SINGLE TRUNK & LEADER
6		N	UP	Ulmus parvifolia 'BSNUPP'	Everclear Lacebark Elm	2.5" CAL. 14' ht.	AS SHOWN	SINGLE TRUNK & LEADER
43	0%							
UNDERSTORY TREES								
5		N	CC	Cercis chinensis 'Avondale'	Chinese Avondale Redbud	1" cal. 8' HT.	AS SHOWN	SINGLE TRUNK & LEADER
10		N	CF	Cornus florida	Dogwood	1" cal.		
22		Y	IA	Ilex x attenuata 'Fosteri'	Foster Holly	1" cal. 6' HT.	8' O.C.	SINGLE TRUNK & LEADER
19		N	LI	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	8-10' HT.	AS SHOWN	MULTI-TRUNK
15		Y	MG	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	1.5" cal. 8' ht.	10' O.C.	FULL AND MATCHING
71	0%							
SHRUBS								
10		Y	AG	Abelia x grandiflora 'Edward Goucher'	Edward Goucher Abelia	15" HT.	30" O.C.	FULL AND MATCHING
17		Y	CH	Cotoneaster horizontalis	Rock Spray Cotoneaster	12" HT.	30" O.C.	FULL AND MATCHING
17		Y	IC	Ilex cornuta 'carissa'	Carissa Holly	15" HT.	30" O.C.	FULL AND MATCHING
17		Y	IG	Ilex glabra	Inkberry Holly	15" HT.	36" O.C.	FULL AND MATCHING
14		Y	JC	Juniperus chinensis 'Sea Green'	Sea Green Juniper	18" HT.	36" O.C.	FULL AND MATCHING
13		Y	MS	Miscanthus sinensis 'morning light'	Morning Light Miscanthus	15" HT.	36" O.C.	FULL AND MATCHING
16		Y	PL	Loropetalum chinense	Loropetalum	15" HT.	36" O.C.	FULL AND MATCHING
20		N	RK	Rosa 'Radrazz'	Knock Out Rose	15" HT.	36" O.C.	FULL AND MATCHING
13		Y	RU	Raphiolepis umbellata	Indian Hawthorn	18" HT.	36" O.C.	FULL AND MATCHING
137	0%							
GROUND COVER								
AR				LAWN	AS REQUIRED TO MATCH EXISTING			

3
C700 PLANT LIST



4
C700 PROPOSED TREE CANOPY SHADING
1" = 100'-0"

PARKING LOT OUTSIDE ROW
TOTAL PAVED AREA: 47,015 SF
TOTAL SHADED AREAS: 17,700 SF = 37.6%

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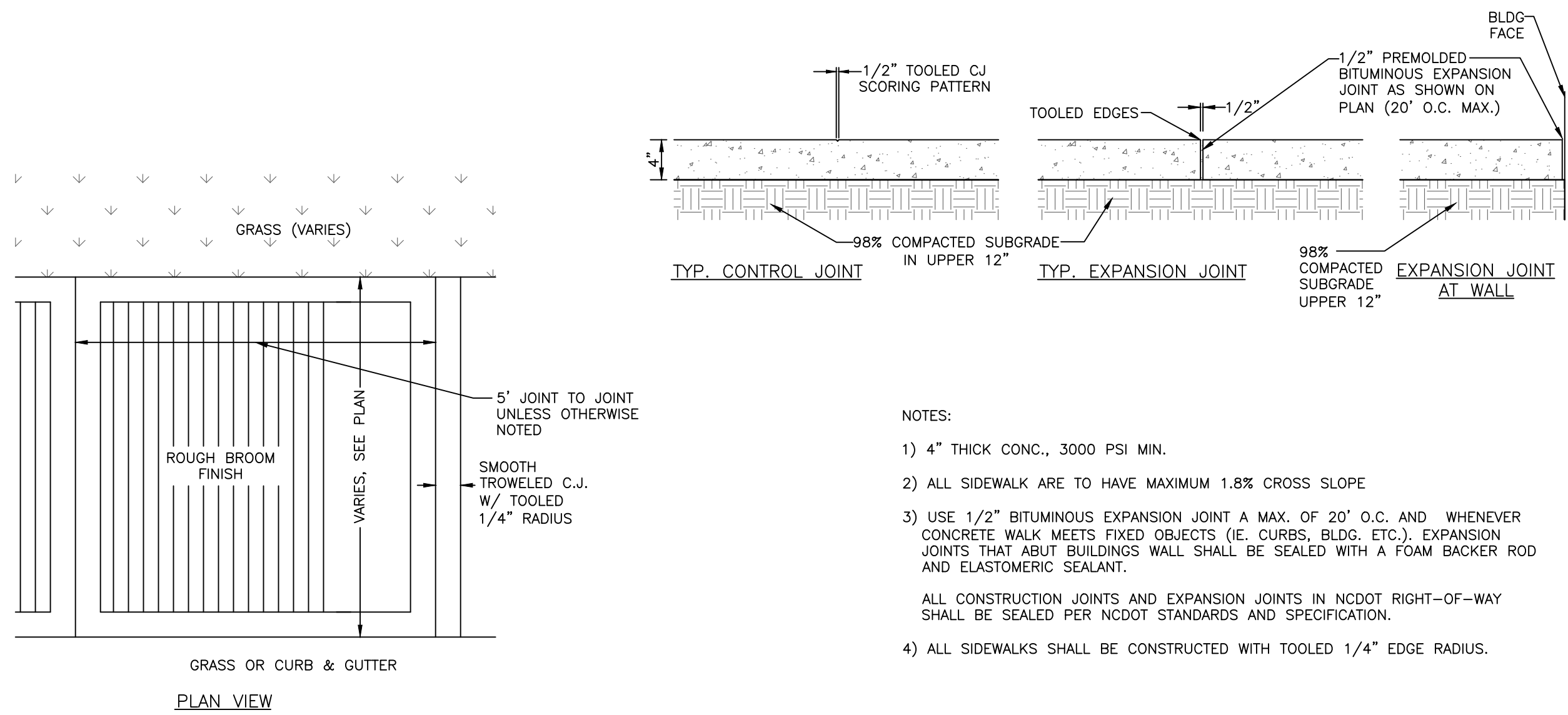


PRELIMINARY-DO NOT USE FOR CONSTRUCTION

Job Number: 1858

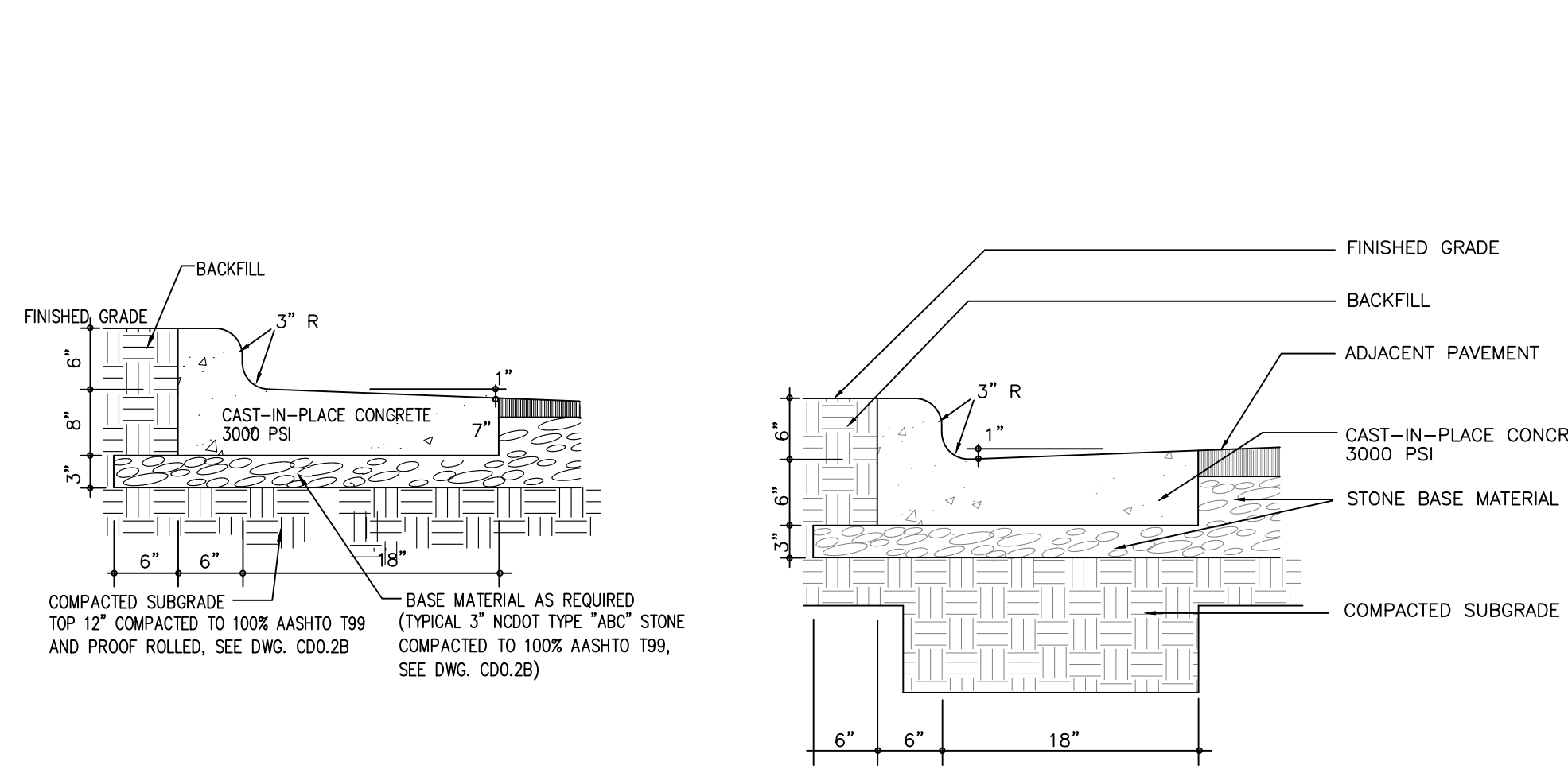
Drawn	JSA, MTC
Checked	JSA
Date	5-31-2019 SUP
Revisions	8-06-2019 SUP Rev. 1
	4-17-2020 SUP Rev. 2
	6-18-2020 SUP Rev. 3
	8-19-2020 CZ

Conditional zoning
Sheet Title:
LANDSCAPE PLAN
Sheet Number:
C700



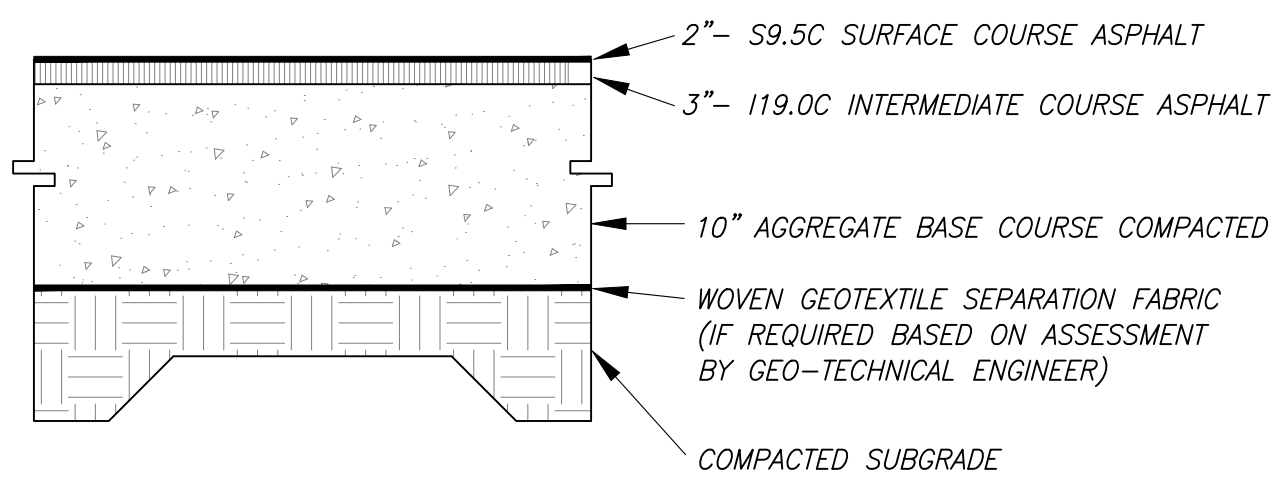
- NOTES:
- 1) 4" THICK CONC., 3000 PSI MIN.
 - 2) ALL SIDEWALK ARE TO HAVE MAXIMUM 1.8% CROSS SLOPE
 - 3) USE 1/2" BITUMINOUS EXPANSION JOINT A MAX. OF 20" O.C. AND WHENEVER CONCRETE WALK MEETS FIXED OBJECTS (IE. CURBS, BLDG. ETC.), EXPANSION JOINTS THAT ABUT BUILDINGS WALL SHALL BE SEALED WITH A FOAM BACKER ROD AND ELASTOMERIC SEALANT.
 - 4) ALL SIDEWALKS SHALL BE CONSTRUCTED WITH TOOLED 1/4" EDGE RADIUS.
- ALL CONSTRUCTION JOINTS AND EXPANSION JOINTS IN NCDOT RIGHT-OF-WAY SHALL BE SEALED PER NCDOT STANDARDS AND SPECIFICATION.

1 **CONCRETE SIDEWALK**
no scale



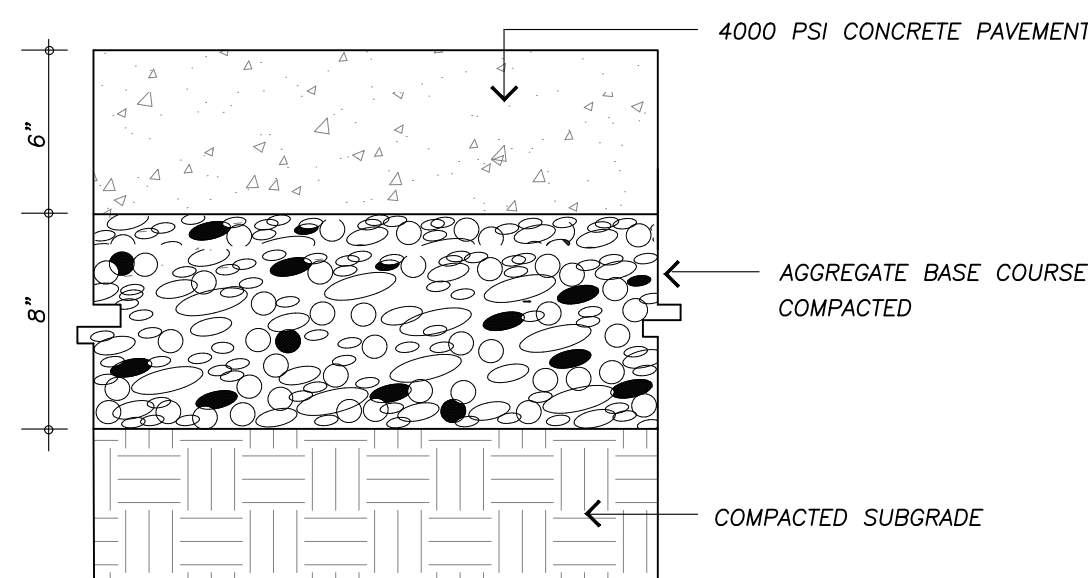
- CONTRACTION JOINTS SHALL BE SPACED AT 10 FOOT INTERVALS. EXCEPT THAT A 15 FOOT SPACING MAY BE USED WHEN A MACHINE IS USED OR WHEN SATISFACTORY SUPPORT FOR THE FACE FORM CAN BE OBTAINED WITHOUT THE USE OF TEMPLATES AT 10 FOOT INTERVALS. JOINT SPACING MAY BE ALTERED BY THE ENGINEER TO PREVENT UNCONTROLLED CRACKING.
- CONTRACTION JOINTS MAY BE INSTALLED BY THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES, A MINIMUM DEPTH OF 1 1/2" SHALL BE MAINTAINED.
- CONCRETE FOR CURBING SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 3000 PSI AT 28 DAYS.
- ALL CONTRACTION JOINTS SHALL BE FILLED WITH JOINT FILLER.
- JOINTS SHALL MATCH LOCATIONS WITH JOINT IN ABUTTING SIDEWALK.
- EXPANSION JOINTS SHALL BE SPACED AT 90 FOOT INTERVALS AND ADJACENT TO ALL RIGID OBJECTS.

2 **CURB AND GUTTER**
no scale



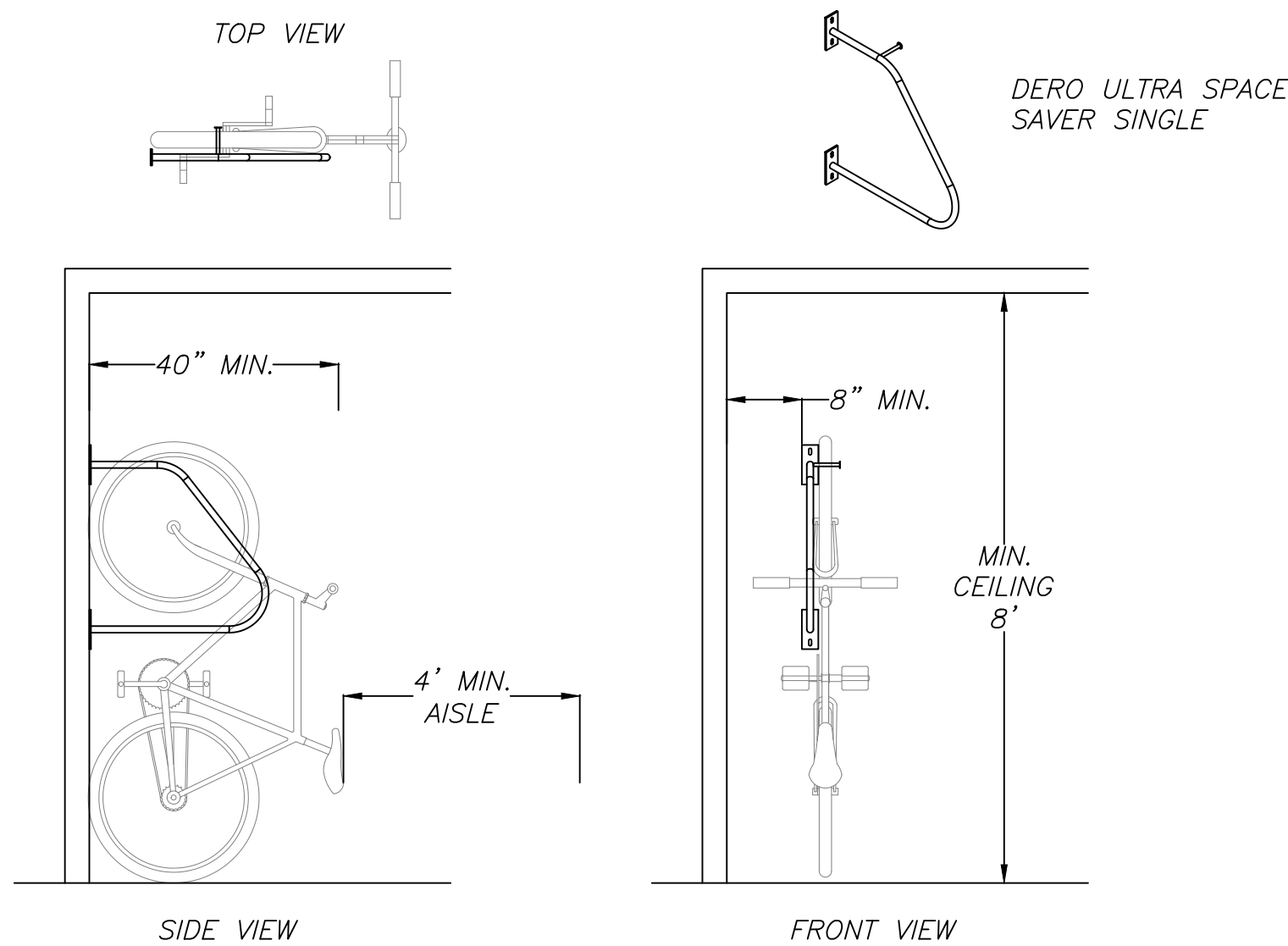
FINAL PAVEMENT SECTION IS PROVIDED BY GEO-TECHNICAL ENGINEER BASED SITE SPECIFIC GEO-TECHNICAL REPORT

3 **HEAVY DUTY ASPHALT PAVING**
no scale

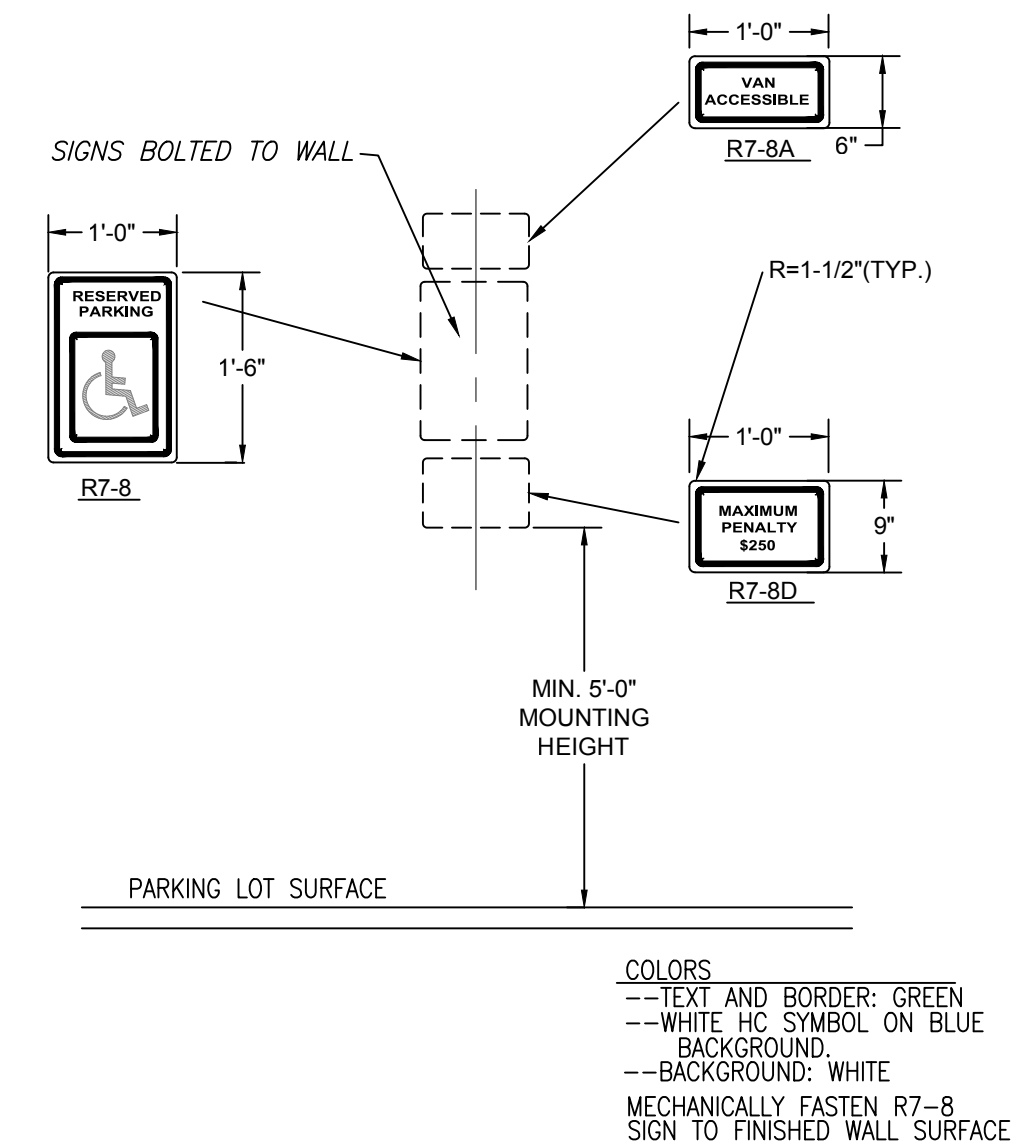


- NOTES:
1. ALL CONCRETE TO 4000 PSI, PROPERLY AIR ENTRAINED FOR EXTERIOR GRADE CONCRETE MIXES.
 2. CARC BASE AND SOIL SUBGRADE TO BE COMPACTED TO 98% OF THE ASTM D-898 STD. PROCTOR MOD IN ACCORDANCE WITH THE REPORT BY THE GEOTECHNICAL ENGINEER AND PROOFROLLED AND APPROVED BY GEOTECHNICAL PERSONNEL.
 3. CONTRACTOR SHALL INSTALL CONTRACTION AND EXPANSION JOINTS AS NECESSARY TO MINIMIZE CRACKING. CONTRACTION JOINTS SHALL BE SPACED AT 10' MAXIMUM EACH WAY WITH ACTUAL PATTERN BASED ON FIELD CONDITIONS. JOINTS SHALL BE TOOLED OR SAW CUT TO A MINIMUM DEPTH OF 2". EXPANSION JOINTS SHALL BE INSTALLED BETWEEN PAVEMENT AND ANY RIGID OBJECTS AND SPACED AS SPECIFIED IN LATEST VERSION OF ACI STANDARDS.
 4. ALL PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH LATEST VERSION OF ACI STANDARDS AND THE REPORT BY THE GEOTECHNICAL ENGINEER.

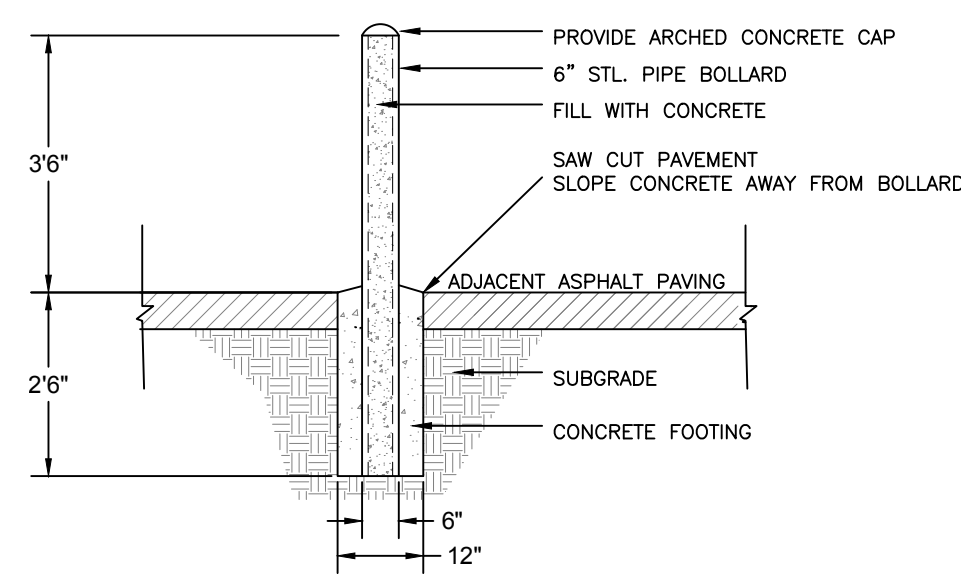
4 **HEAVY DUTY CONCRETE PAVING**
no scale



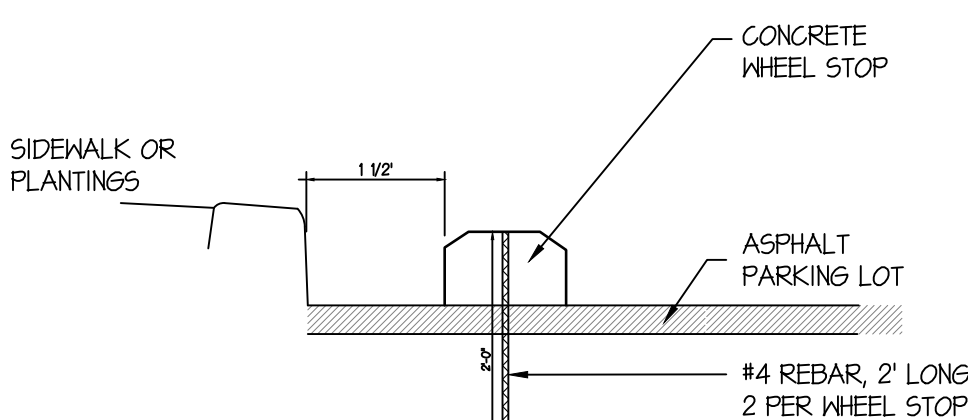
5 **WALL MOUNTED BICYCLE RACK**
no scale



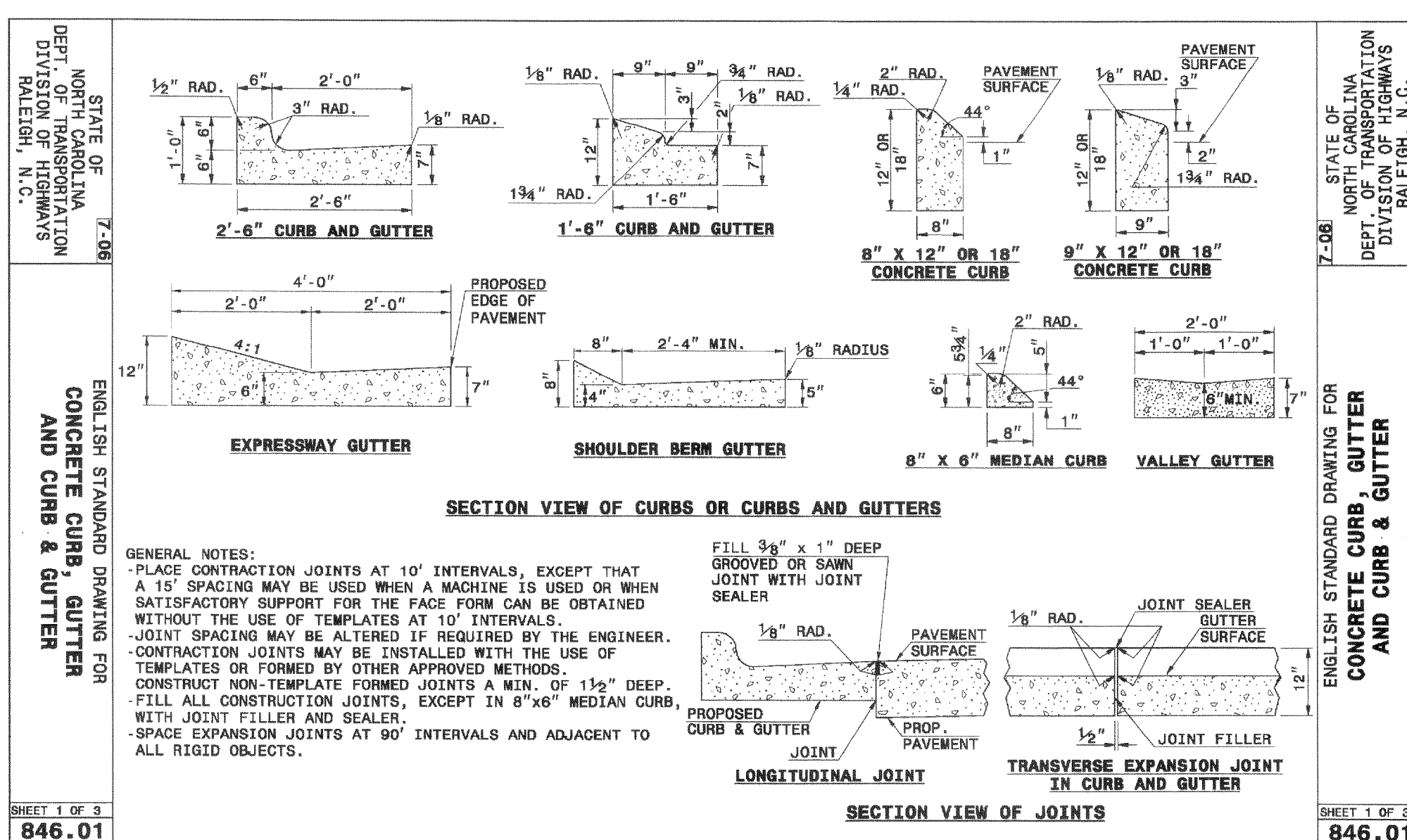
6 **ADA SIGNAGE**
no scale



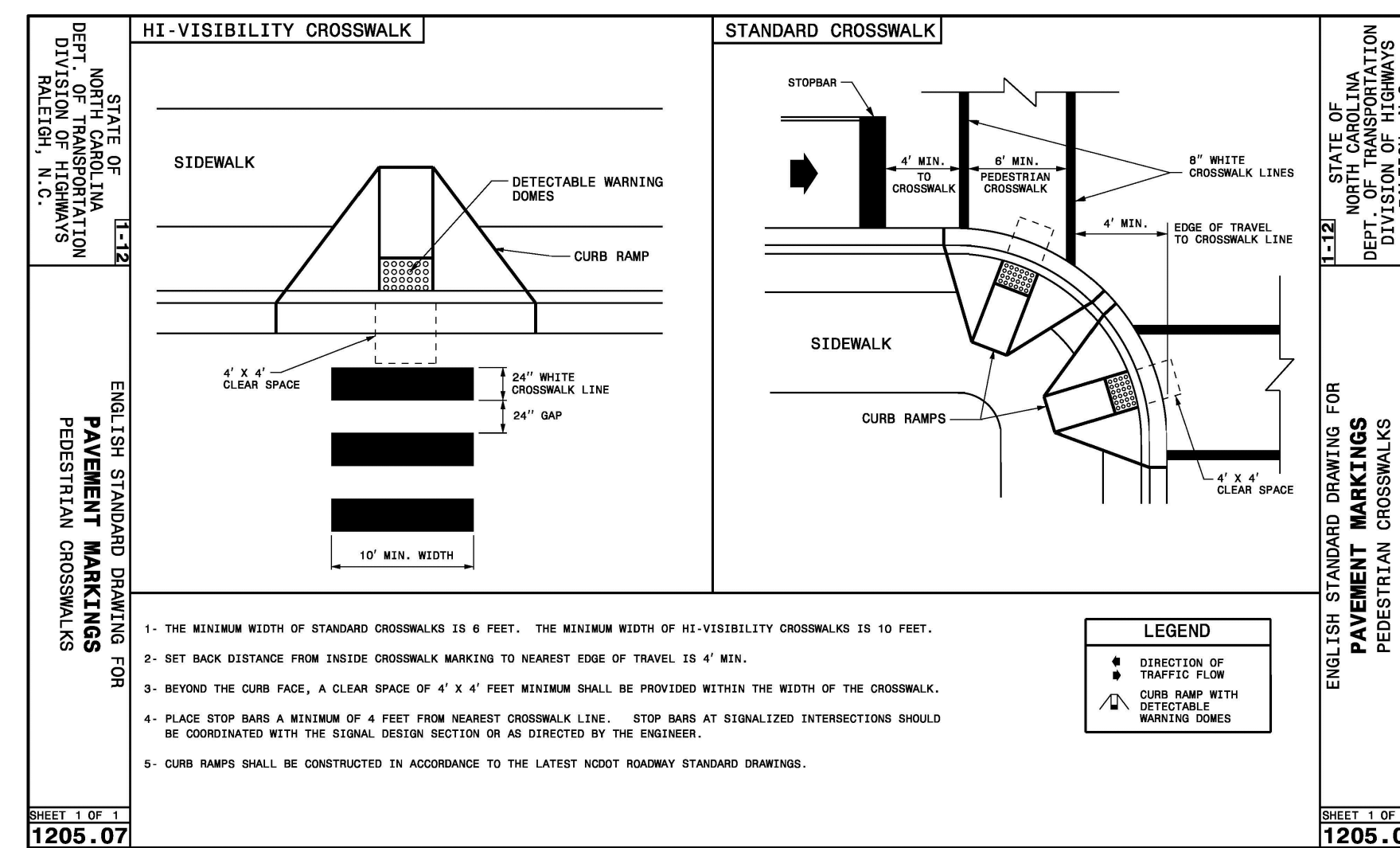
7 **BOLLARD**
no scale



8 **WHEELSTOP**
no scale



9 **VALLEY GUTTER**
no scale



10 **CROSSWALK**
no scale

Project:

1200 MLK

1200 & 1204
Martin Luther King Jr.
Boulevard
Orange County,
North Carolina

PIN:
9789297279
9789392409



PRELIMINARY-DO NOT USE FOR CONSTRUCTION

Job Number: 1858

Drawn	JSA, MTC
Checked	JSA
Date	5-31-2019 SUP
Revisions	8-06-2019 SUP Rev. 1
	4-17-2020 SUP Rev. 2
	6-18-2020 SUP Rev. 3
	8-19-2020 CZ

Conditional Zoning

Sheet Title:

SITE DETAILS

Sheet Number
C800

Project:

1200 MLK

1200 & 1204
 Martin Luther King Jr.
 Boulevard
 Orange County,
 North Carolina

PIN:
 9789297279
 9789392409



PRELIMINARY-DO NOT
 USE FOR CONSTRUCTION

Job Number: 1658

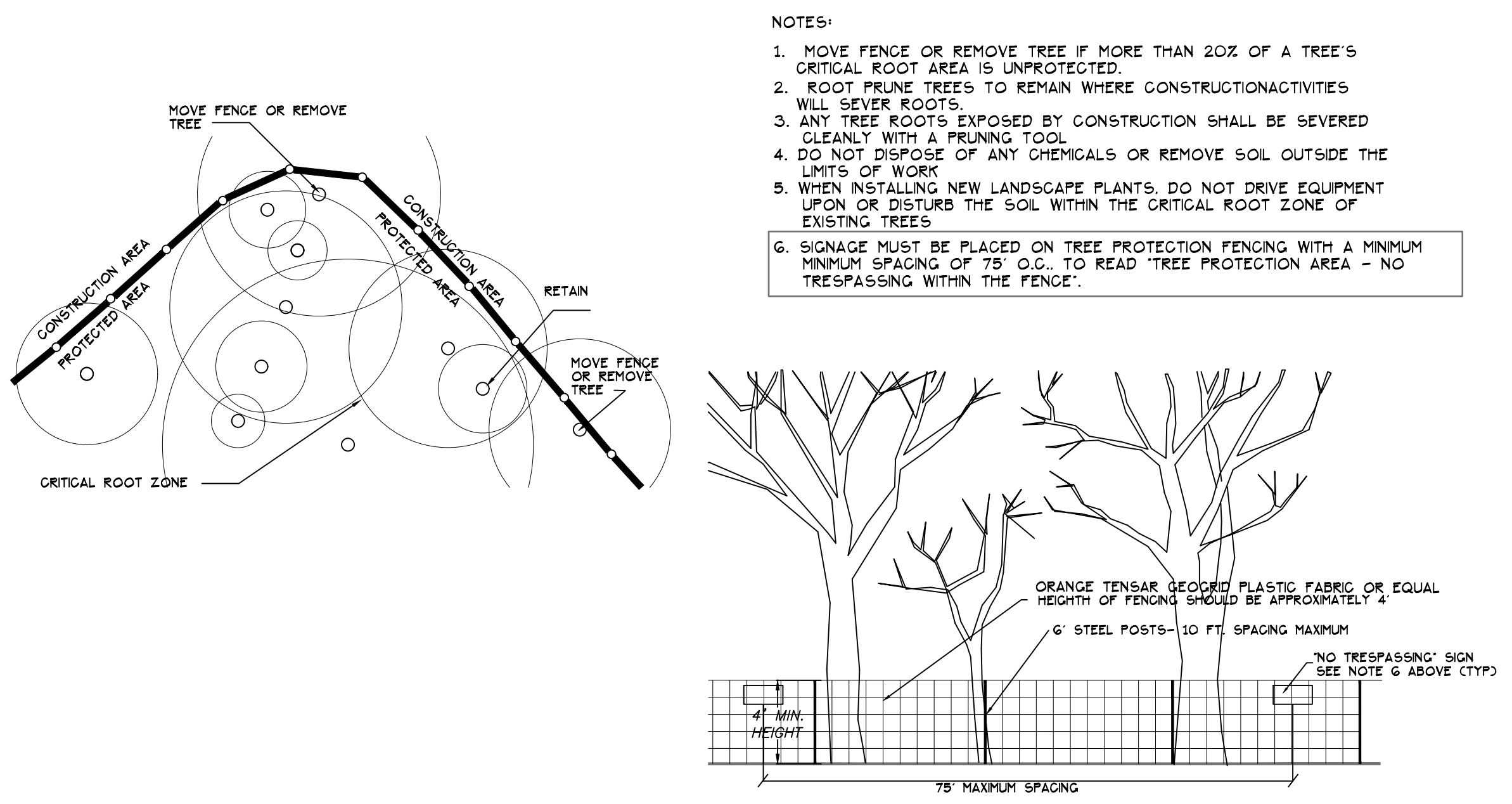
Drawn	JSA, MTC
Checked	JSA
Date	5-31-2019 SUP
Revisions	8-06-2019 SUP Rev. 1
	4-17-2020 SUP Rev. 2
	6-18-2020 SUP Rev. 3
	8-19-2020 CZ

Conditional Zoning

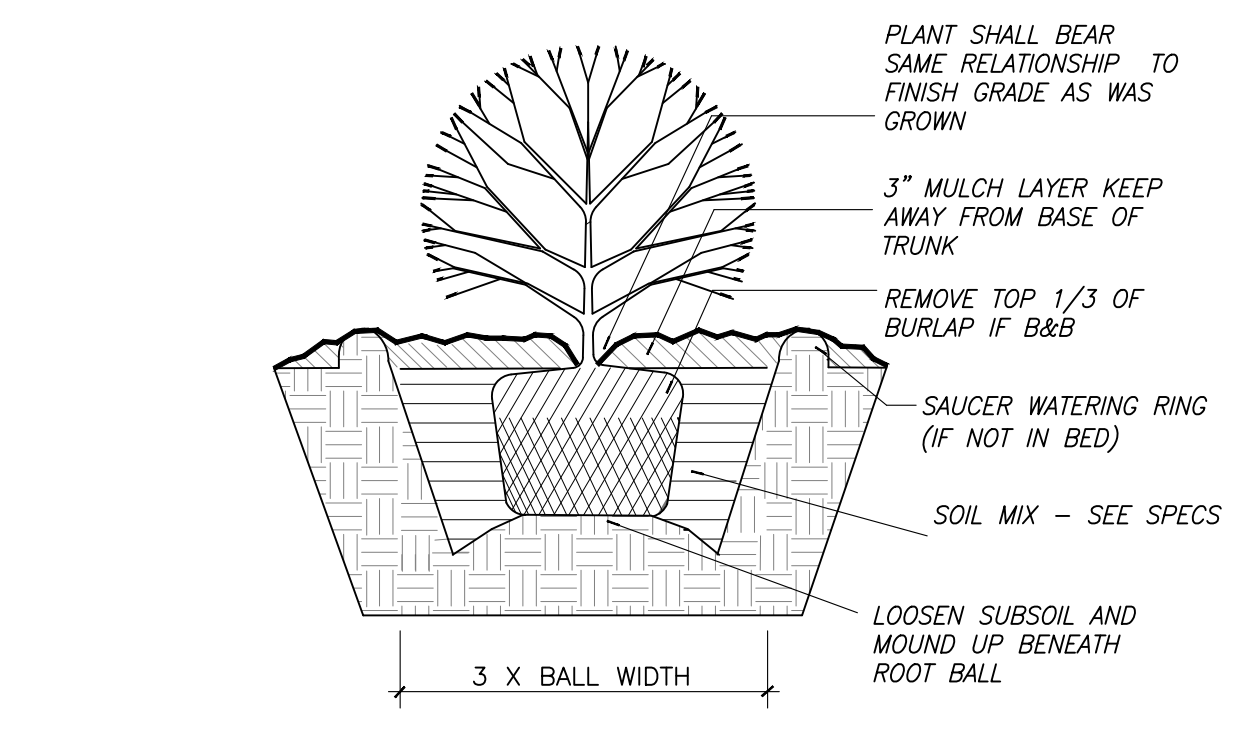
Sheet Title:

SITE DETAILS

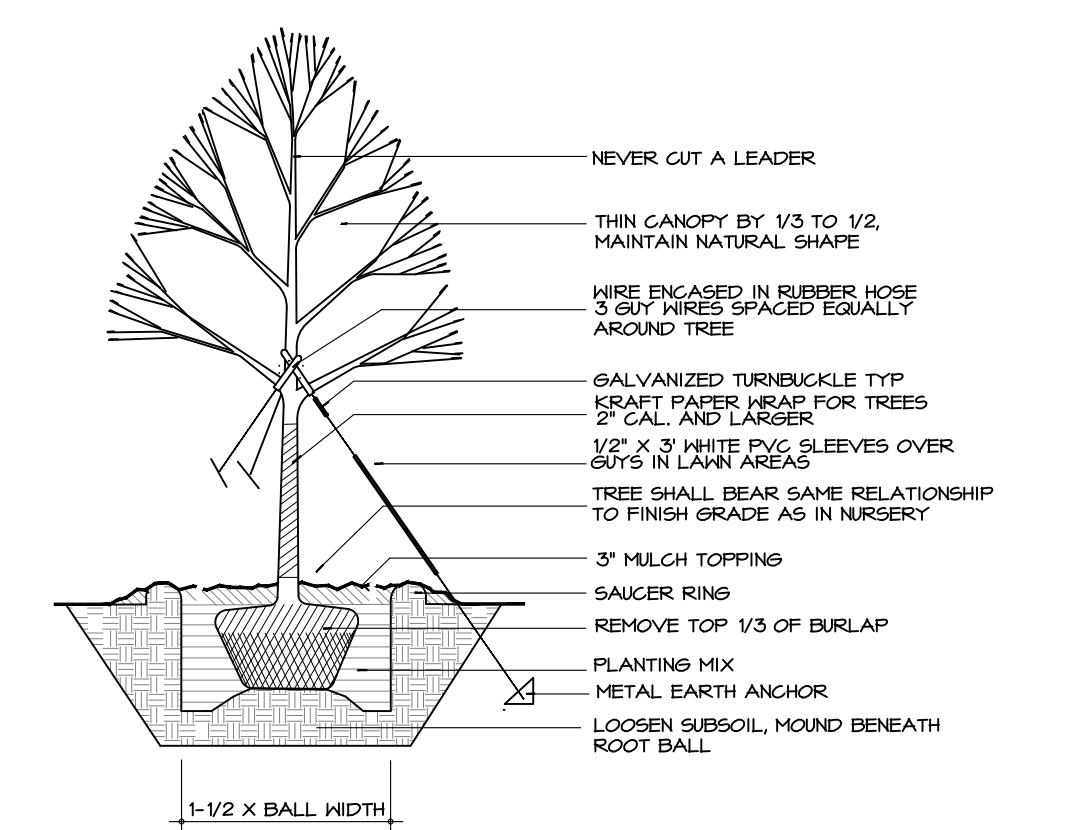
Sheet Number
C801



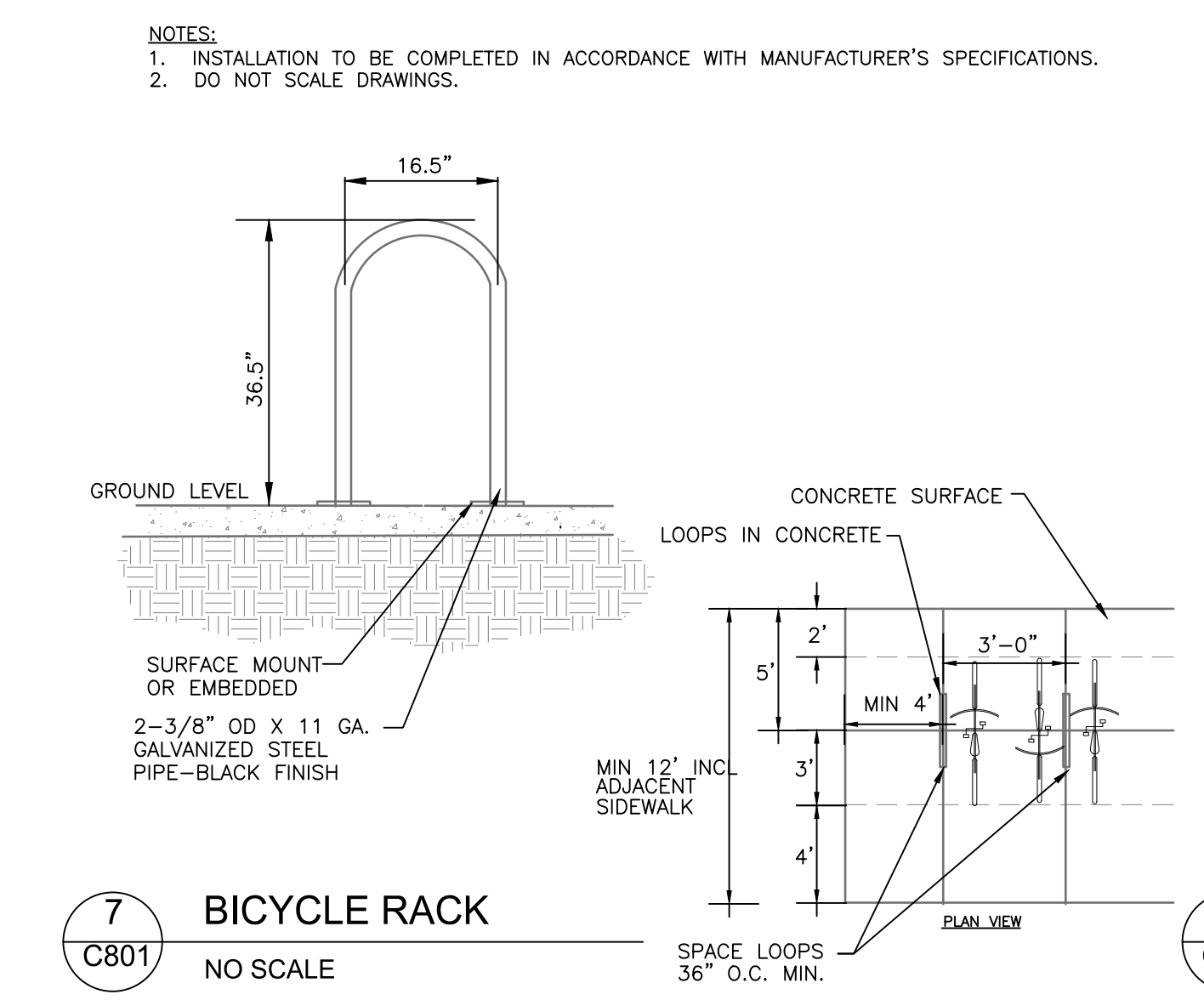
1 TREE PROTECTION FENCING
 C801 1" = 4'-0"



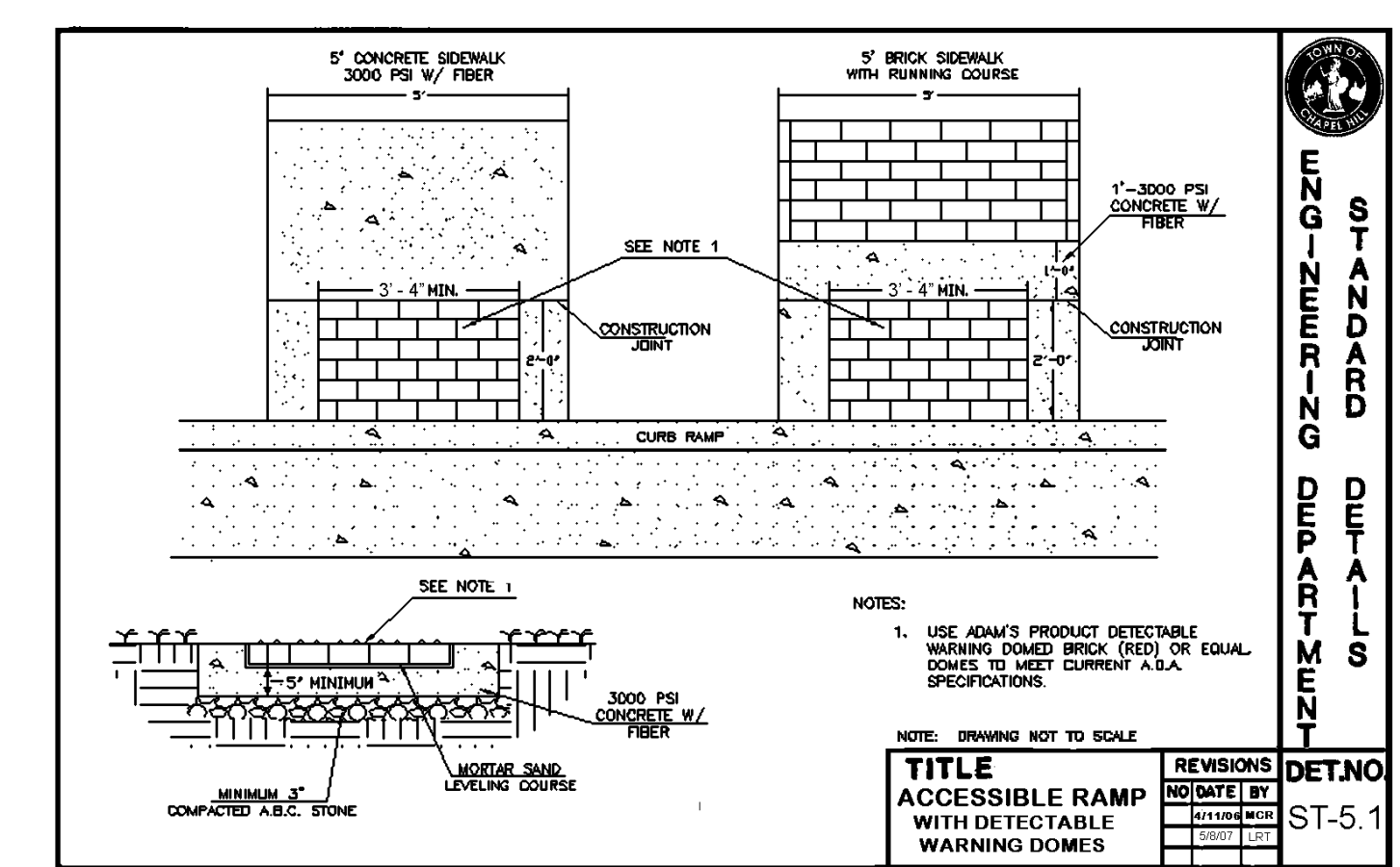
4 SHRUB DETAIL
 C801 NO SCALE



5 TREE PLANTING DETAIL
 C801 NO SCALE



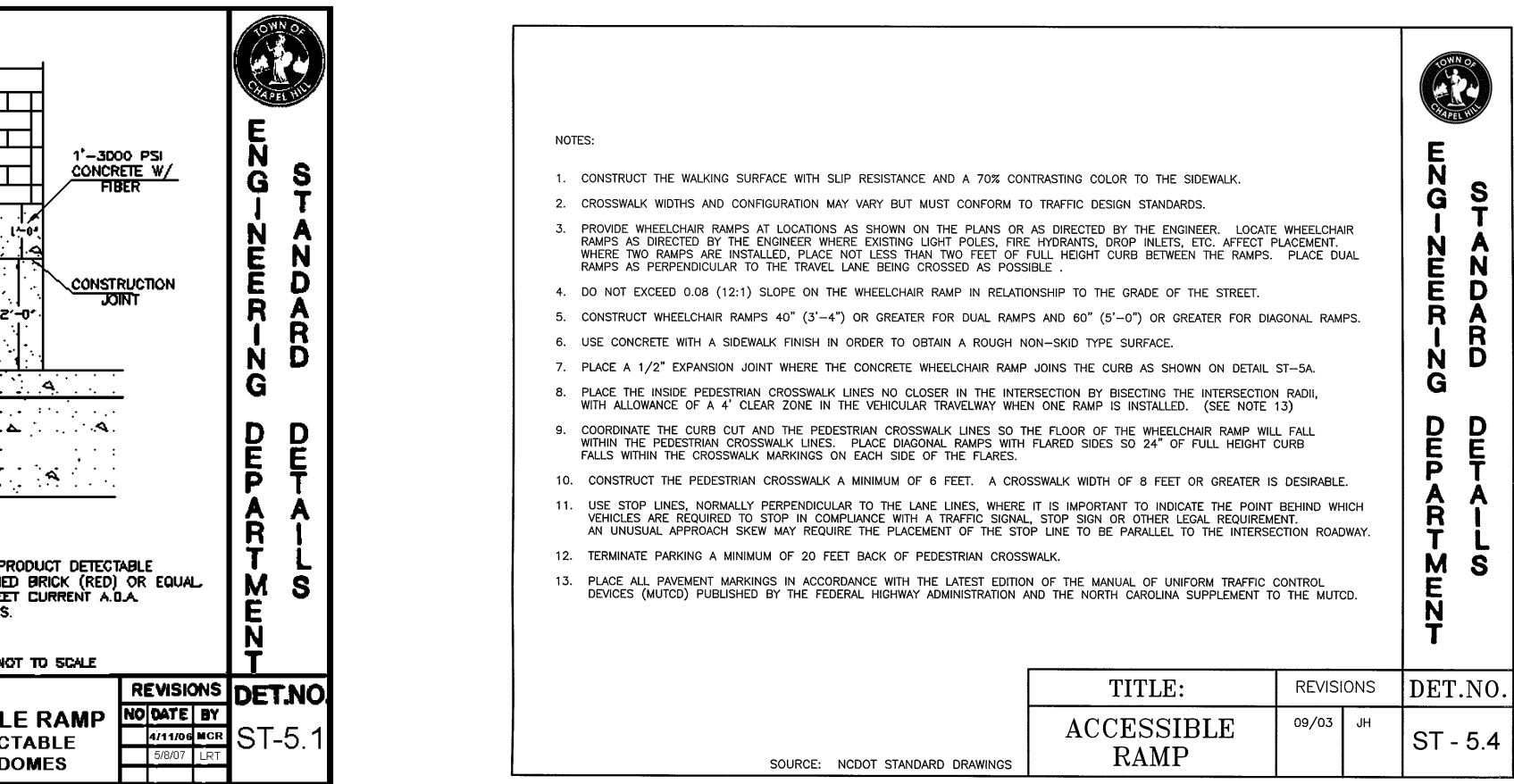
7 BICYCLE RACK
 C801 NO SCALE



8 ACCESSIBLE RAMP
 C801 NO SCALE

2 DOUBLE DUMPSTER
 C801 NOT TO SCALE

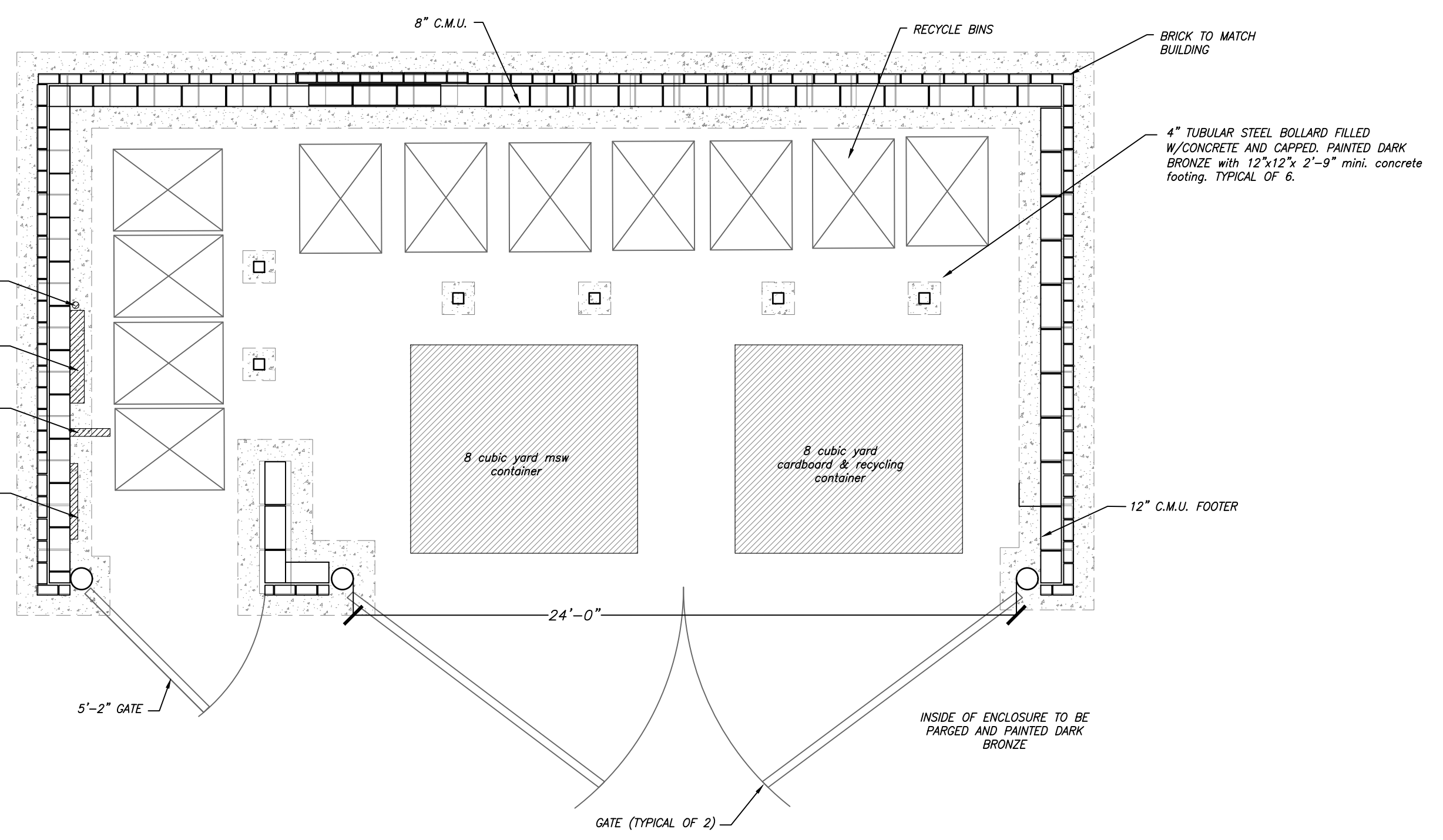
6 NOT USED
 C801 NO SCALE



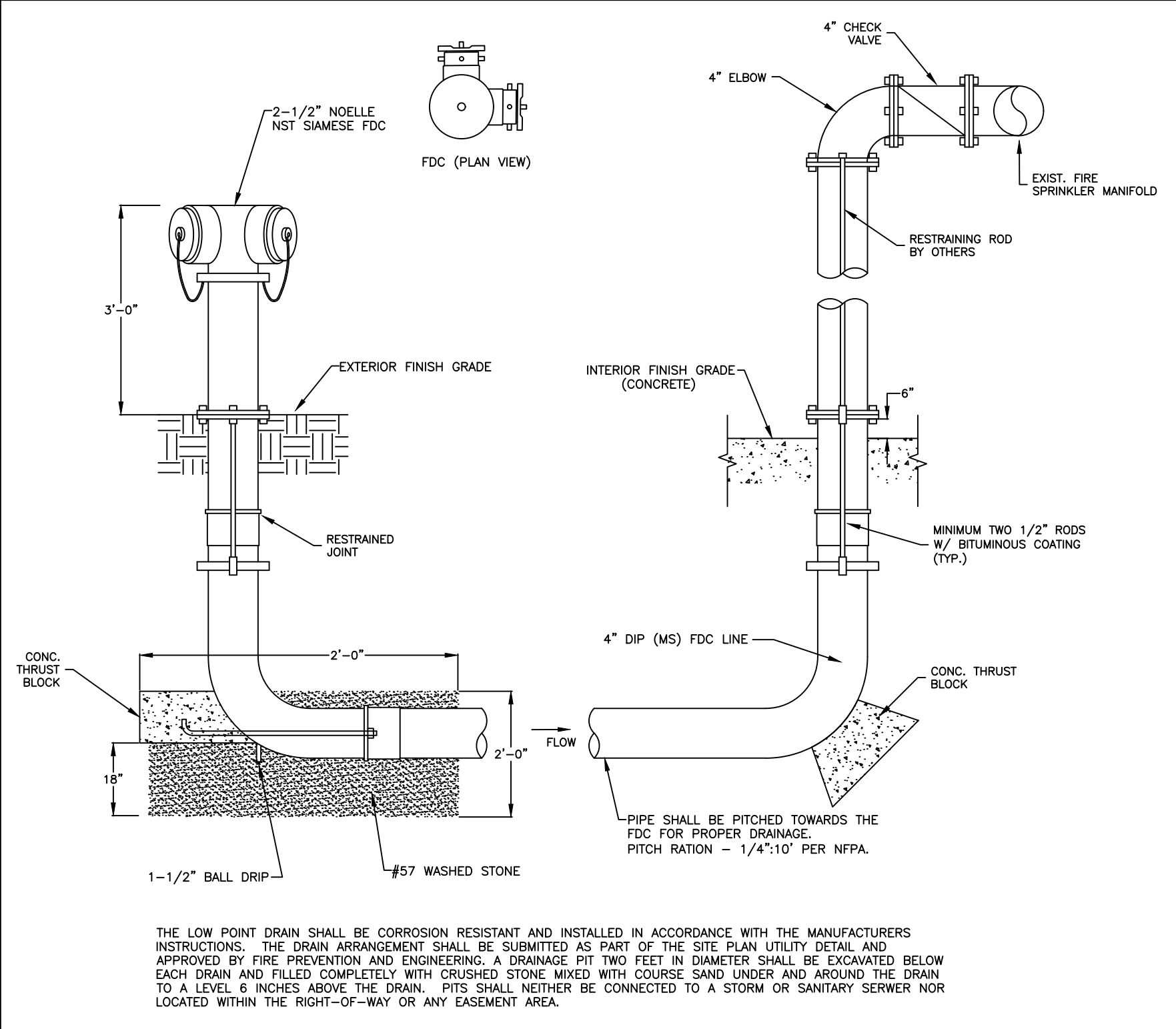
9 FDC
 C801 NO SCALE

TITLE:	REVISIONS:	DET. NO.:
ACCESSIBLE RAMP	08/03 JH	ST-5.4

SOURCE: INCOIT STANDARD DRAWINGS



2 DOUBLE DUMPSTER
 NOT TO SCALE



9 FDC
 C801 NO SCALE

FIRE DEPARTMENT CONNECTIONS, LOCATIONS: Any required FDCs for any buildings shall meet the design and installation requirements for the current, approved edition of NFPA 13, 130, 13R, or 14 of the NFCC and Town Ordinances; 7-38 for location. FDCs shall be installed on the street/address side of the building and within 100' of a hydrant or unless otherwise approved by the fire code official and shall not be obstructed or hindered by parking or landscaping.

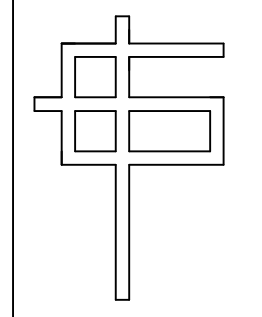
**1200 MLK
SELF STORAGE CENTER**

ORANGE COUNTY
NORTH CAROLINA

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GENERAL NOTES:
1. THIS DRAWING IS SCHEMATIC DESIGN ONLY AND NOT FOR CONSTRUCTION. IT IS FOR REVIEW AND DISCUSSION

REV. DATE:	REVISION DESCRIPTION
8/1/19	BRICK PANELS
10/31/19	REV. PER SITE
1/30/20	SITE OWN. REV



G. CLEVELAND PATE, PLLC
Architecture • Planning
6013 Fordland Drive, Raleigh, NC 27606
919-851-0052

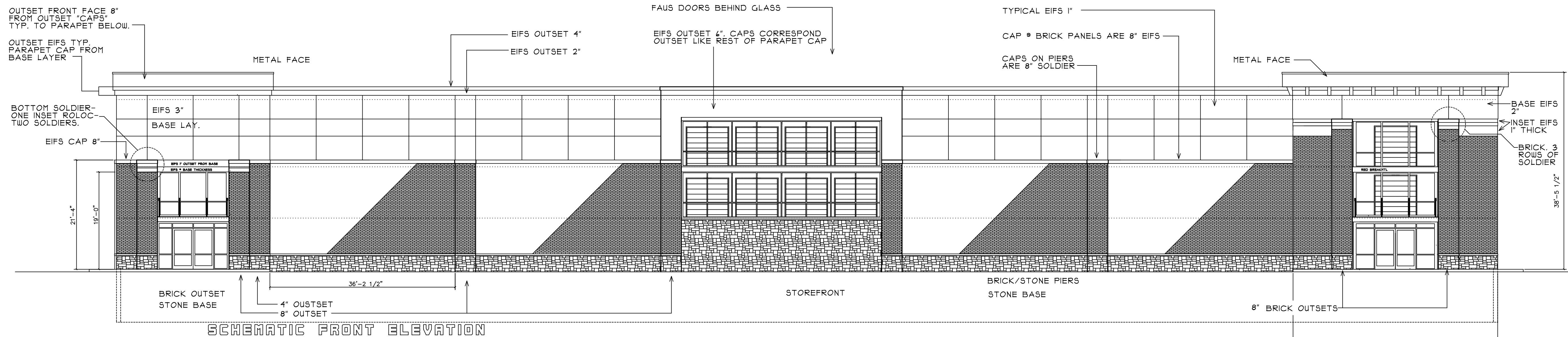
SEALS:

REVIEW

SEALS:
NOT FOR CONSTRUCT

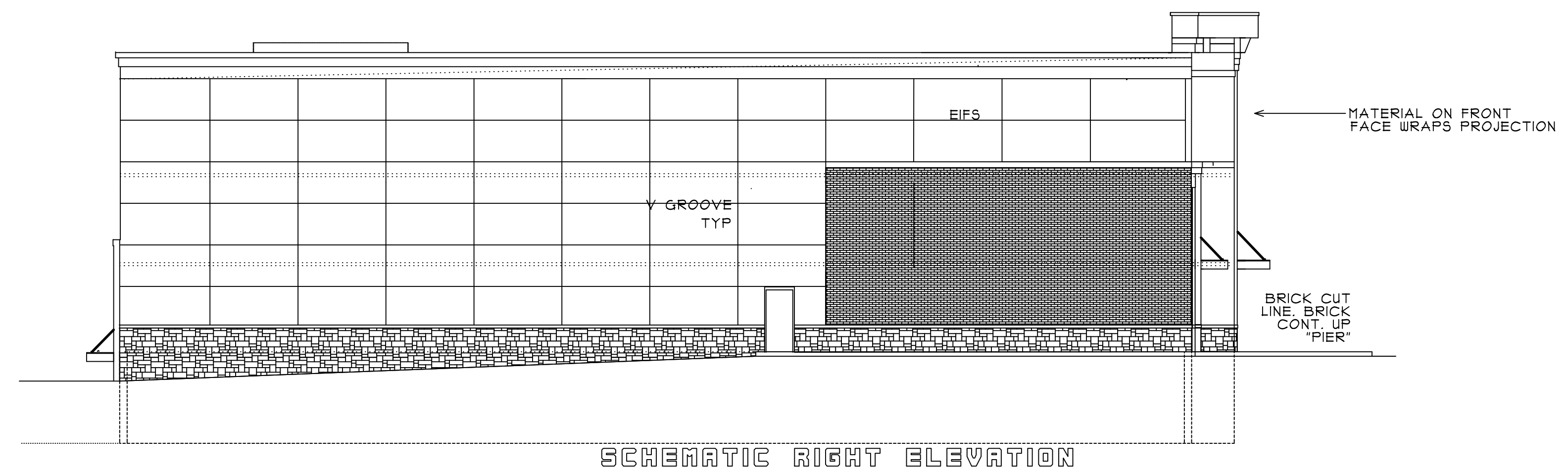
ELEVATIONS

GCP	GCP	SHEET:
DESIGNED BY:	DRAWN BY:	A-1
GCP	GCP	
CHECKED BY:	APPROVED BY:	OF:
1200MLK	1200MLK	1/19/19
CAD FILE NAME:	PROJECT #	DATE:



SCHEMATIC FRONT ELEVATION

ALL ALUMINUM STOREFRONT KAWNEER RED
CANOPY'S WHITE
MAN DOORS SIDE RED



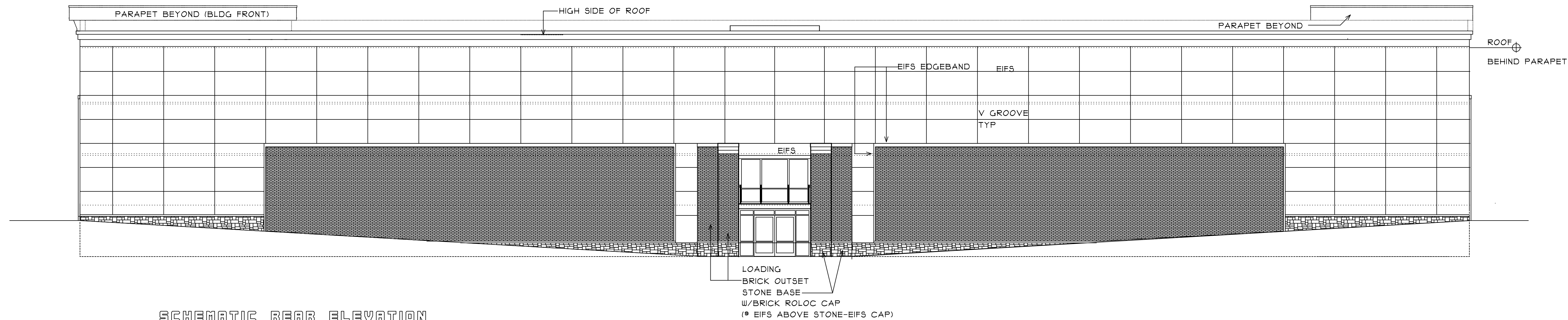
SCHEMATIC RIGHT ELEVATION

MATERIAL COLOR KEY:
 RED METAL-METAL CAP AS CALLED AND ALUMINUM STOREFRONT-REGAL RED KAWNEER RED IS ACCEPTABLE. GENERALLY MATCH REDS ON RENDERING
 RED CAP-SEE SAMPLE COLOR ELEV (EARLIER VERSION USE COLOR ONLY) RED IS CALLED METAL AT TOP CAP ON ELEVATION.
 EIFS MAIN BLDG COLOR-DRYVIT MOUNTAIN FOG GRAY 132
 EIFS TRIM COLOR-DRYVIT DRIFTWOOD GRAY 133
 NOTE: THESE COLOR DIFFERENCES ARE SUBTLE. FOR RENDERING IF TRIM COLOR NEEDS TO BE DARKER SOME FOR CONTRAST DO SO AND WE WILL REVISE IN ACTUAL FIELD APPROVALS
 SEE SAMPLE COLOR ELEV. AREAS FOR GENERAL BASE VS ACCENT EIFS COLOR.
 BRICK-GENERAL SHALE SMOKE GREY VELOUR OR SIMILAR GREY THIS BRICK SHOULD RENDER SOMEWHAT DARKER THAT THE EIFS TRIM COLOR
 STONE BASE SIM TO CULTURED STONE -"LIMESTONE SUEDE". NOTE THAT REAL STONE OR SIM. ARCHITECTURAL CONC. STONE MAY BE USED.

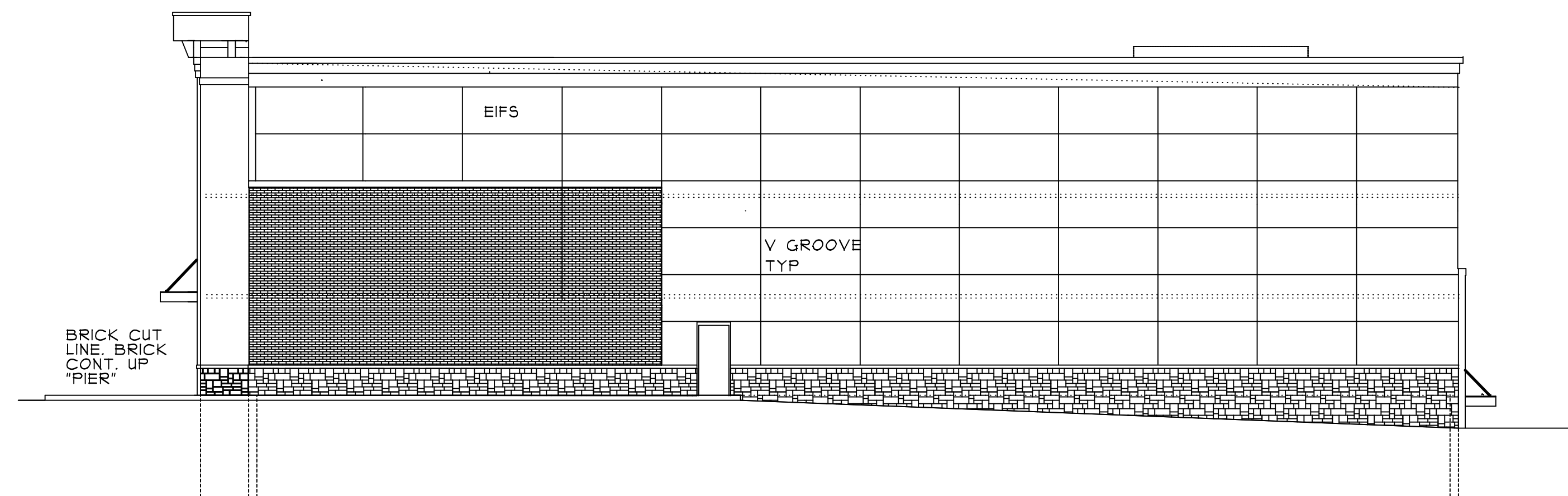
ALL © 3/22"

**1200 MLK
SELF STORAGE CENTER**

ORANGE COUNTY
NORTH CAROLINA



SCHEMATIC REAR ELEVATION
SEE FRONT ELEVATION FOR TYP. MATERIAL /COLOR NOTES

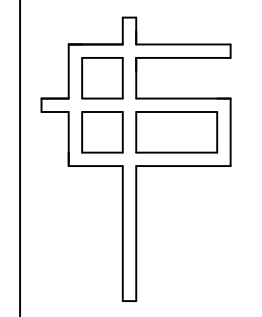


SCHEMATIC RIGHT ELEVATION

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1/30/20	SITE OWN. REV



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Architecture • Planning
6013 Fordland Drive, Raleigh, NC 27606
919-851-0052

SEALS:

REVIEW

SEALS:
NOT FOR CONSTRUCT

ELEVATIONS

ALL @ 3/32"

DESIGNED BY: GCP	DRAWN BY: GCP	SHEET: A-2
CHECKED BY: GCP	APPROVED BY: GCP	
1200MLK	1200MLKA	DATE: 1/19/19
CAD FILE NAME:	PROJECT #	DATE: