

PIN: 9788-39-1873
Deed Book: 6864 Page: 1663
Parcel Area: 27,754 sf.
Chapel Hill Gross Land Area: 30,529 sf. GLA
Chapel Hill Net Land Area: 27,754 sf. NLA

Building Information:
Maximum Floor Area Ratio: .23
7 (Seven) 902 sf. two-story Residential dwelling units proposed.
Total floor Area Proposed: 6,314 sf.
Proposed Floor Area Ratio: .207

Building Setback Information:
 Street Setback: 22'
 North Setback: 9'
 South Setback: 8'
 West Setback: 8'
 Maximum Building Height: 60' Core / 34' at Setback

Impervious Surface Information:
Maximum Impervious Surface Percentage Allowable: 70%
Existing Impervious Surface (Pre 2007): 6,168 sf.
Net Impervious Surface (Addition): 4,799.3 sf.
Proposed Impervious Surface Total: 10,967.3 sf.
(note that 8'x12' wooden decks are proposed behind each unit)

Proposed Sewer Demand:
Seven 3 bedroom units @ 75 gallons per day (gpd) per bedroom = 1,575 gpd.

Water: Two existing water services will be re-purposed for units 1 and 2 respectively. A proposed 2" tap on the OWASA main in the center of MLK Jr. is proposed. The 2" line will be considered a service tap and metered as one 2" service. Plumbing connections will be made to a 2" header x 5/8" branches to units 3 through 7.

Proposed Land Disturbance Information:
Proposed Disturbed Area: 19,900 sf.
Erosion Control measures are required.
Note: projects having a disturbed area in excess of 20,000 sf. require an erosion control permit in Orange County and within The Town of Chapel Hill.

Proposed Land Disturbance Information:
Proposed Disturbed Area: 19,900 sf.
Erosion Control measures are required.
Note: projects having a disturbed area in excess of 20,000 sf. require an erosion control permit in Orange County and within The Town of Chapel Hill.

TREE PROTECTION AREA LINE

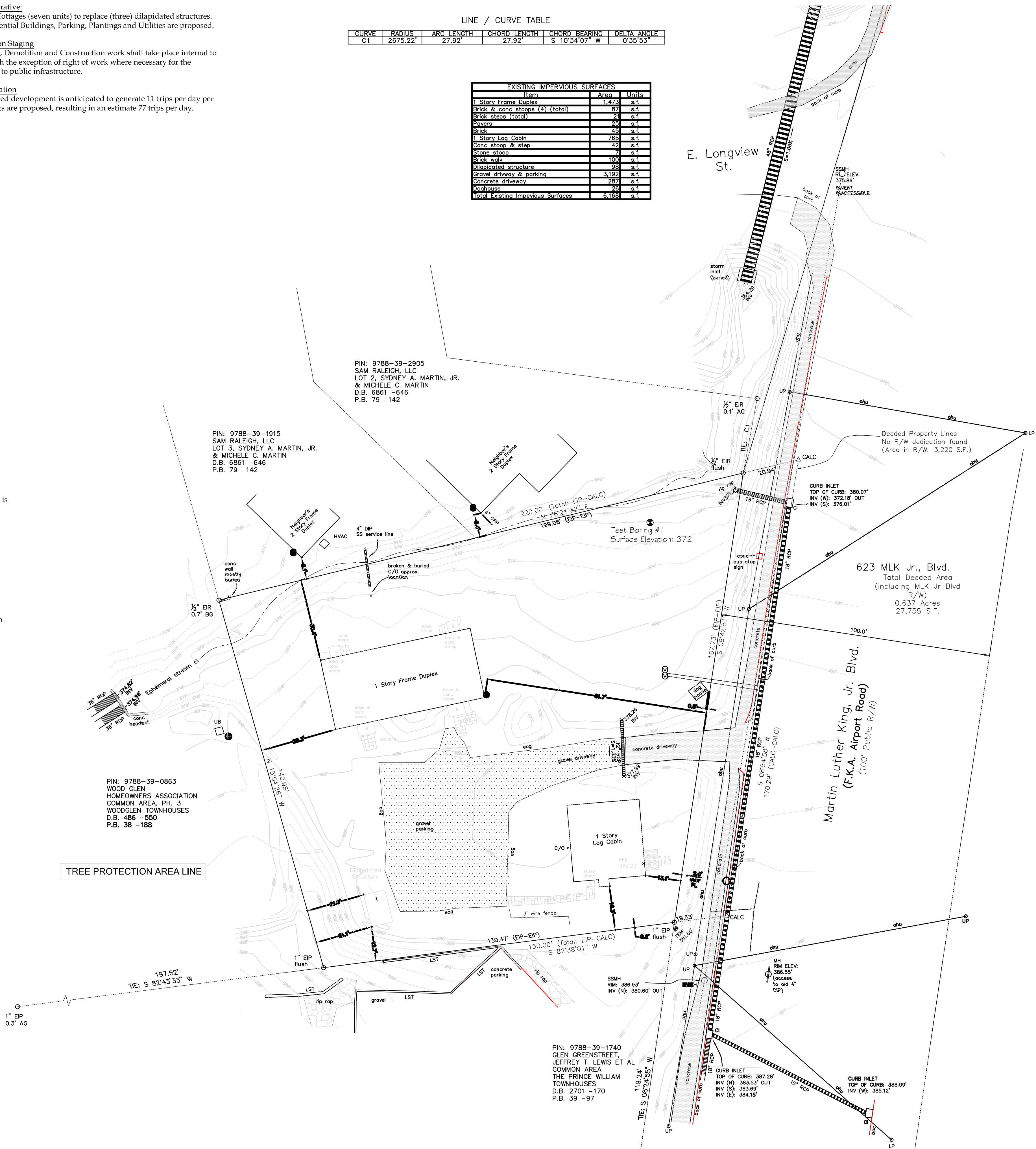
Plan Prepared for:
Zinn Brothers, LLC
301 Mont Clair Way
Chapel Hill, NC 27516

Construction Staging
All Staging, Demolition and Construction work shall take place internal to the site with the exception of right of work where necessary for the connection to public infrastructure.

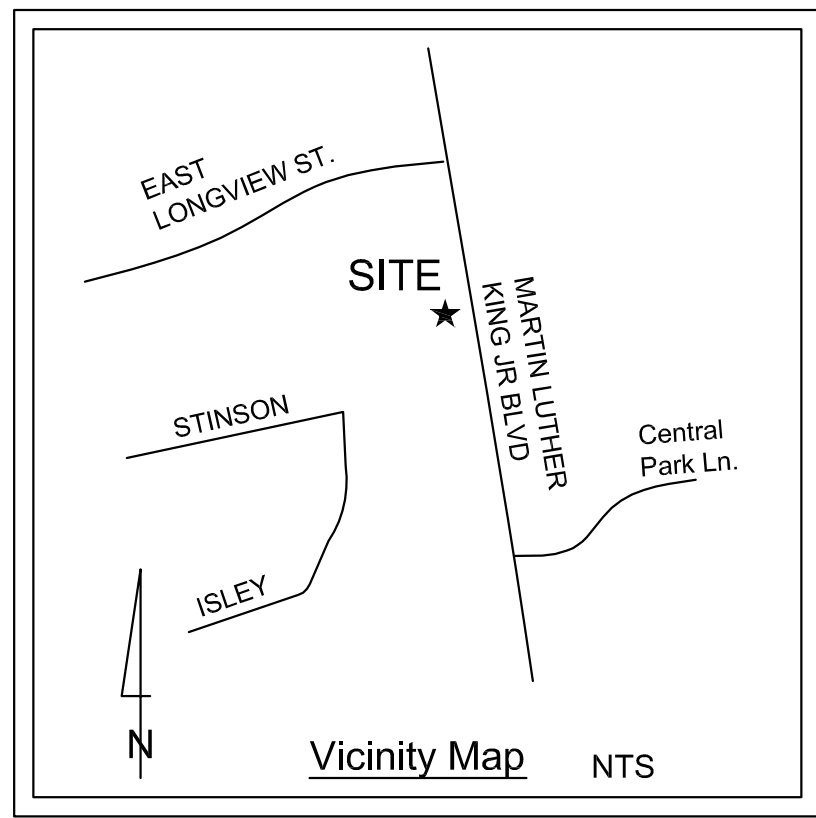
Trip Generation
The proposed development is anticipated to generate 11 trips per day per unit. 7 units are proposed, resulting in an estimate 77 trips per day.

LINE / CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2675.22'	27.92'	27.92'	S 10°34'07" W

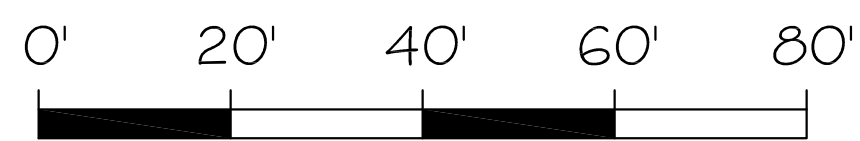
EXISTING IMPEROVUS SURFACES		
Item	Area	Units
1 Story Frame Duplex	1,473	s.f.
Brick & conc stoops (4) (total)	87	s.f.
Brick steps (total)	21	s.f.
Doors	28	s.f.
Brick	45	s.f.
1 Story Log Cabin	765	s.f.
Conc stoop & step	42	s.f.
Stone stoop	7	s.f.
Brick walk	100	s.f.
Unpaved structure	98	s.f.
Gravel driveway & parking	3,192	s.f.
Concrete driveway	287	s.f.
Doghouse	26	s.f.
Total Existing Improvius Surfaces	6,168	s.f.



SITE ADDRESS:
623 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
Parcel ID No.: 9788-39-1873



CALL BEFORE YOU DIG! ITS THE LAW
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1-800-632-4949



Graphic Scale
Scale: 1" = 20'

3-31-25
DATE

1" = 20'
SCALE

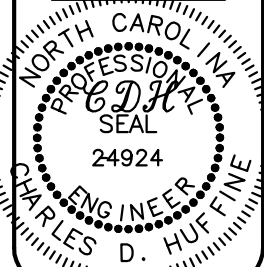
CDH

REVISIONS
5-6-2025
Town
Comments
6-25-2025
Town
Comments

1-24-1044
PROJECT NUMBER:

MLK Jr. Blvd.
Cottages

7-19-2025



Charles D. Huffine

C-1939

*623 Jinn Brothers
Cottages*

THE L.E.A.D.S. GROUP, P.A.
508 EAST DAVIS STREET
BURLINGTON, NC 27215
phone: (336) 227-8724
fax: (336) 227-9917
and Executive and Development Services

SUBJECT SITE DATA:
PIN: 9788-39-1873
Deed Book: 6864 Page: 1663
Parcel Area: 27,754 sf.
Chapel Hill Cross Land Area: 30,529.4 sf. GLA
Chapel Hill Net Land Area: 27,754 sf. NLA
Area in Right of Way: 3,219 sf.
Area Remaining Outside the Right of Way: 24,535 sf.

No streams or water quality overlay.
Zoning: R-4 - Chapel Hill Town Zoning NC
Dedeed Area: 0.637 acres (27,754 sf.)

Building Information:
Maximum Floor Area Ratio: 23
7 (Seven) 902 sf. two-story Residential dwelling units proposed.
Total floor Area Proposed: 6,314 sf.
Proposed Floor Area Ratio: .206

Parking Information:
Parking Min. Rate: 1.75 /du = 12.25
Proposed Parking Spaces: 13 spaces
Required Bicycle Parking Min. Rate: 1/4du = 2
Proposed Bicycle Spaces: 2

Building Setback Information:
Street Setback: 22'
North Setback: 9'
South Setback: 8'
West Setback: 8'
Maximum Building Height: 60' Core / 34' at Setback

Landscape Buffer Width Information:
Street Buffer: 30' Type D
North West and South Buffers: 10' Type B

Impervious Surface Information:
Maximum Impervious Surface Percentage Allowable: 70%
Existing Impervious Surface (Pre 2007): 6,168 sf.
Proposed Impervious Surface Total: 10,967.3 sf.
Net Impervious Surface (Addition): 4,799.3 sf.
Impervious Surface Percentage (/GLA): 10,967.3 / 30,529 sf. = 35.9%
Impervious Surface Percentage (/NLA): 10,967.3 / 27,754 sf. = 39.5%

Proposed Sewer Demand:
Seven 3 bedroom units @ 75 gallons per day (gpd) per bedroom = 1,575 gpd.

Proposed OWASA Utility Information:
Sewer: 100 lf. of gravity sewer is proposed extended OWASA service to 7 dwelling units. A doghouse manhole connection to the existing main on the project side of MLK Jr. is proposed.

Water: Two existing water services will be re-purposed for units 1 and 2 respectively. A proposed 2" tap on the OWASA main in the center of MLK Jr. is proposed. The 2" line will be considered a service tap and metered as one 2" service. Plumbing connections will be made to a 2" header x 5/8" branches to units 3 through 7.

Proposed Town of Chapel Hill Stormwater Information:
A Bio-retention cell is proposed to capture and treat site runoff from the total impervious surface area not less than 10,967.3 sf. per Town of Chapel Hill Stormwater Ordinance section 5.4

Proposed Land Disturbance Information:
Proposed Disturbed Area: 19,900 sf.
Erosion Control measures are required.
Note: projects having a disturbed area in excess of 20,000 sf. require an erosion control permit.

Parks and Recreation:
This project proposes to pay a fee in lieu to be determined during plan review.

Chapel Hill Engineering Notes:
a) In compliance with the Noise Ordinance, Town Code Section 11-40, construction operations for which building permits have been issued, be limited to 7:00 a.m. to 9:00 p.m. on weekdays and 8:00 a.m. to 9:00 p.m. on weekends.
b) Engineering Construction permit approval from the Engineering Division is required prior to starting land disturbance on the site'.

Orange County Solid Waste Construction Waste Requirements:
a. All existing structures 500 square feet and larger shall be assessed prior to the issuance of a demolition permit to ensure compliance with the County's Regulated Recyclable Materials Ordinance (RRMO) and to assess the potential for deconstruction and/or the reuse of salvageable materials. Contact the Orange County SW Enforcement Officer at 919-968-2788 to arrange for the assessment.
b. Pursuant to the County's RRMO, clean wood waste, scrap metal, and corrugated cardboard present in construction or demolition waste must be recycled.
c. All haulers of mixed construction and demolition waste which includes any regulated recyclable materials shall be licensed by Orange County.
d. Prior to any demolition or construction activity on the site, the applicant shall hold a pre-demolition/pre-construction conference with Solid Waste staff. This may be the same pre-construction meeting held with other development/enforcement officials.
e. The presence if any asbestos containing materials (ACM) and/or other hazardous materials shall be handled in accordance with any and all local, state, and federal regulations and guidelines.

Post Construction Refuse Collection note:
Onsite post construction waste will be collected from the site by a contract hauler.

Chapel Hill 25% Recreational Fee Calculation:
GLA x 0.046 = Total required recreation (area)
Total Required Recreation (area) x 25% = PIL (area)
PIL (area) x \$12/sf. = The Fee In Lieu Amount Required

For this project:
30,529.4 x .046 x .25 x 12 = \$4,213.06

Plan Prepared for:
Zinn Brothers, LLC
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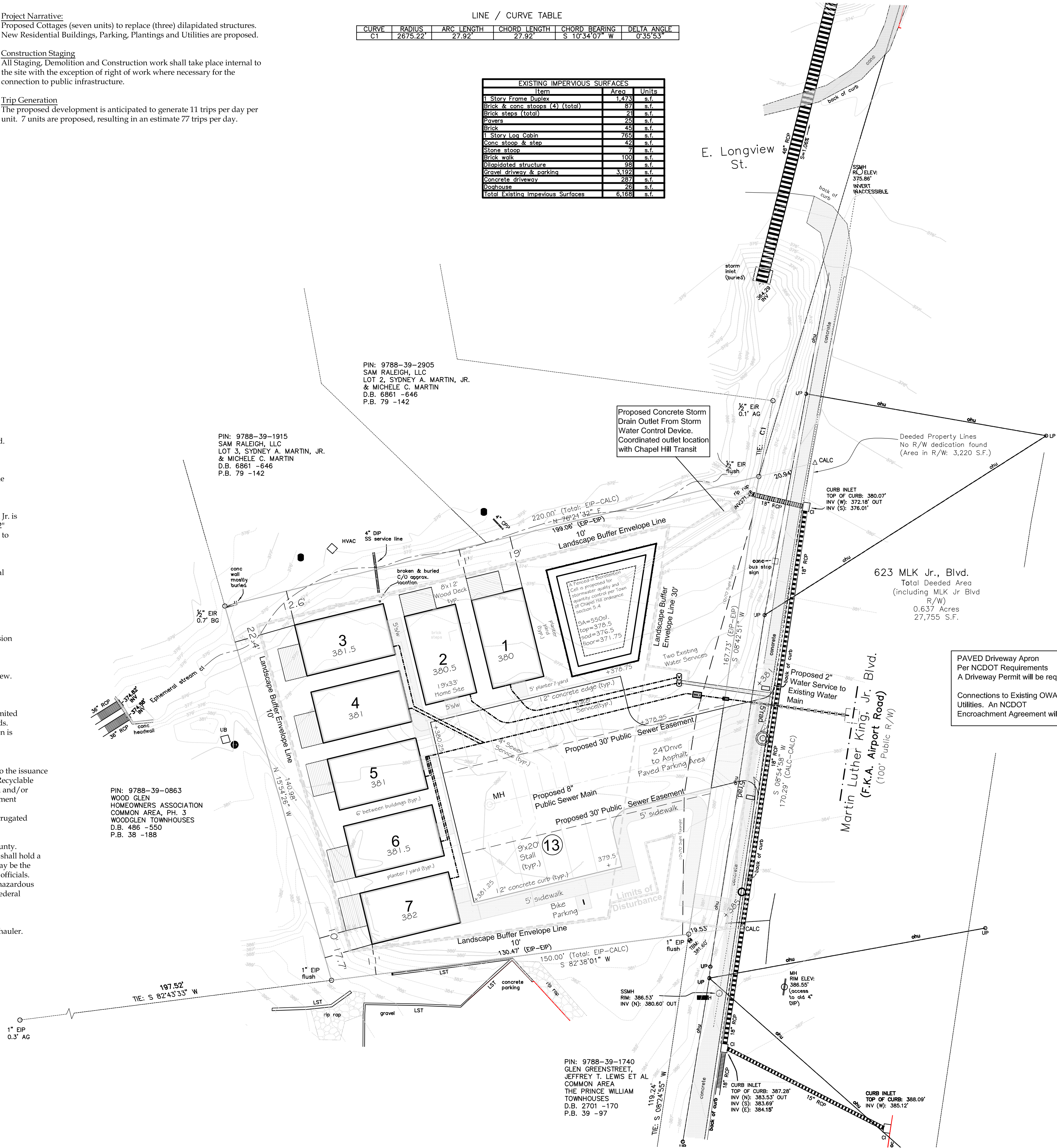
Project Narrative:
Proposed Cottages (seven units) to replace (three) dilapidated structures.
New Residential Buildings, Parking, Plantings and Utilities are proposed.

Construction Staging
All Staging, Demolition and Construction work shall take place internal to the site with the exception of right of work where necessary for the connection to public infrastructure.

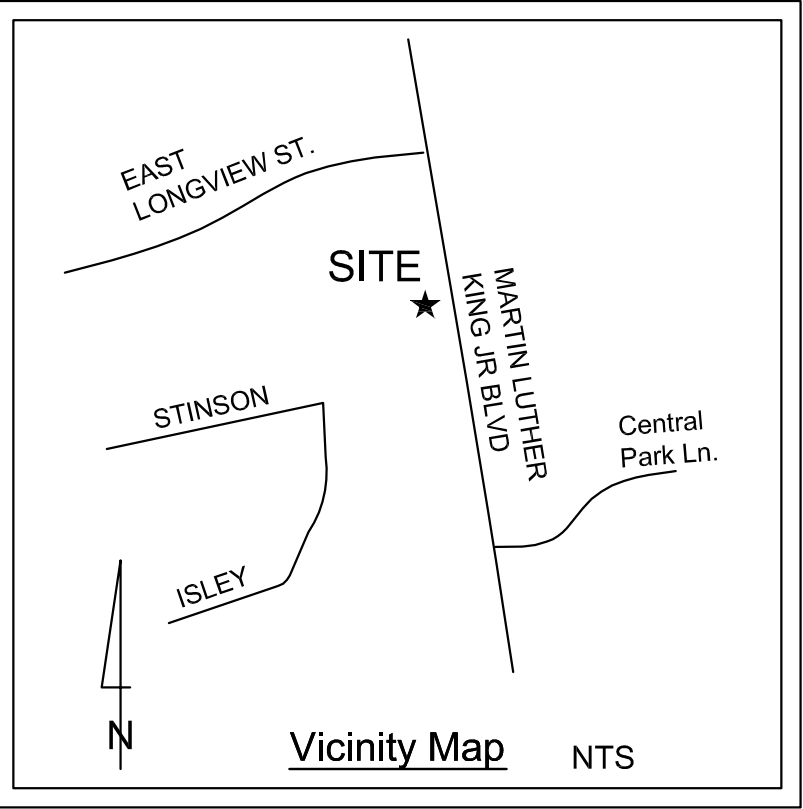
Trip Generation
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LINE / CURVE TABLE					
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EXISTING IMPERVIOUS SURFACES		
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Brick & conc stoops (4) (total)	87	s.f.
Brick steps (total)	21	s.f.
Pavers	25	s.f.
Brick	43	s.f.
1 Story Log Cabin	765	s.f.
Conc stoop & step	42	s.f.
Stone stoop	9	s.f.
Brick walk	100	s.f.
Dilapidated structure	88	s.f.
Gravel driveway & parking	3,192	s.f.
Concrete driveway	287	s.f.
Doghouse	26	s.f.
Total Existing Impervious Surfaces	6,168	s.f.



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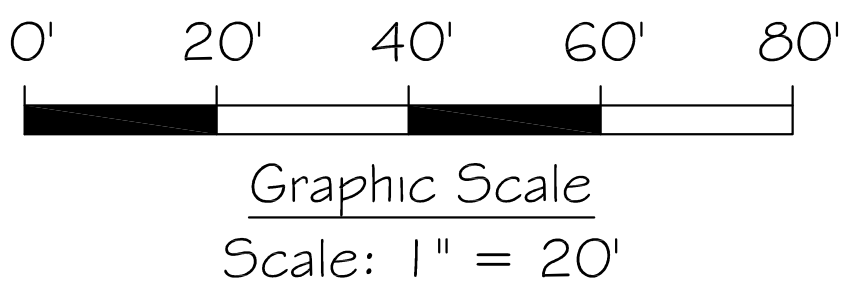
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ULOCO North Carolina One Call Center
1-800-632-4949

Waste Management Plan Notes:

- OCNW Construction Waste Requirements:
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 - Pursuant to the County's RRMO, clean wood waste, scrap metal, and corrugated cardboard present in construction or demolition waste must be recycled.
 - Pursuant to the County's RRMO, all haulers of mixed construction and demolition waste which includes any regulated recyclable materials shall be licensed by Orange County.
 - Prior to any demolition or construction activity on the site, the applicant shall hold a pre-demolition/pre-construction conference with Solid Waste staff. This may be the same pre-construction meeting held with other development/enforcement officials.
 - The presence if any asbestos containing materials (ACM) and/or other hazardous materials shall be handled in accordance with any and all local, state, and federal regulations and guidelines.

REFUSE COLLECTION:
Municipal solid waste will be collected by a contract hauler.

Construction Management Plan Notes:
No construction trailer is proposed for this development.
Construction personal and equipment will park on the property within the parking area proposed. The parking area proposed will be used for parking during and after construction and for materials storage and staging during construction.
Emergency vehicles will access the site from MLK Jr. Blvd. during construction.
Deliveries shall be taken on site.



SHEET
2
DATE
3-31-25
SCALE
1" = 20'
CDH
DRAWN BY

REVISIONS
5-6-2025
Draw
Comments
5-25-2025
Draw
Comments
6-6-2025
Draw
Comments

PROJECT NUMBER
1-24-1044

PROJECT NAME
MLK Jr. Blvd.
Cottages

PROJECT
623 Zinn Brothers
Cottages

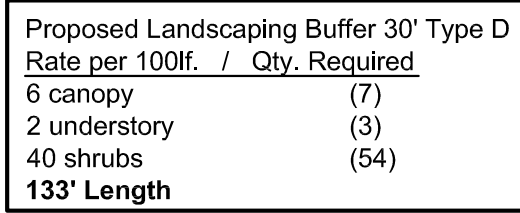
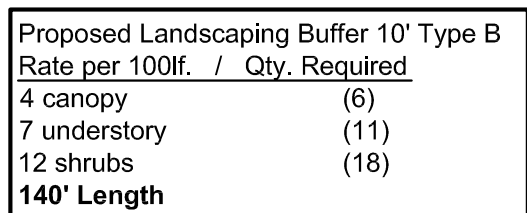
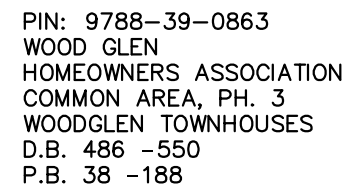
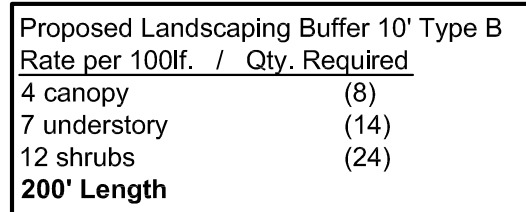
8-8-2025

PROJECT
623 Zinn Brothers
Cottages

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The percentage of the property with tree canopy coverage to be protected is:

Total Canopy Coverage Provided: 0.20 Acres (8,799 sf.)
Proposed Canopy Tree Locations shown on this sheet as:



A vicinity map showing the location of the site. The map includes the following features:

- East Longview St.**: A street running diagonally from the top left towards the center.
- Martin Luther King Jr Blvd**: A major road running vertically through the center of the map.
- Stinson**: A street branching off to the left from Martin Luther King Jr Blvd.
- Isley**: A street branching off to the left from Stinson.
- Central Park Ln.**: A street branching off to the right from Martin Luther King Jr Blvd.
- SITE**: Indicated by a star symbol located between East Longview St. and Martin Luther King Jr Blvd.
- North Arrow**: Located in the bottom left corner, pointing upwards.
- Vicinity Map**: Text at the bottom center.
- NTS**: Text at the bottom right, likely meaning "Not To Scale".

SHEET

4

3-31-25

DATE

1" = 20'

SCALE

CDH

DRAWN BY

REVISIONS

5-6-2025

Town

Comments

7-19-2025

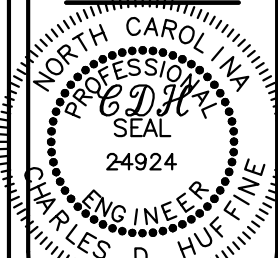
East

Comments

I-24-1044
PROJECT NUMBER: _____
PROPOSAL NUMBER: _____

Erosion Control Plan

7-19-2025



Charles D. Huffine

C-1939

623 Zinn Brothers Cottages

THE L.E.A.D.S. GROUP, P.A.

505 EAST DAVIS STREET
BURLINGTON, NC 27215
phone: (336) 227-8724
fax: (336) 223-9917

Land Engineering And Development Services

C-1939

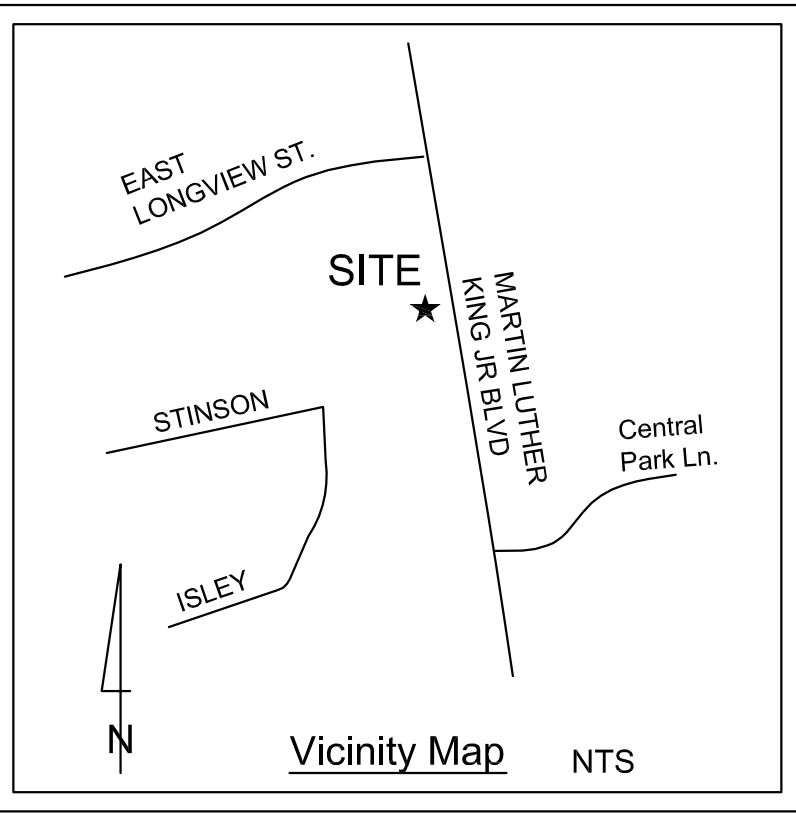
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phone: (336) 227-8724
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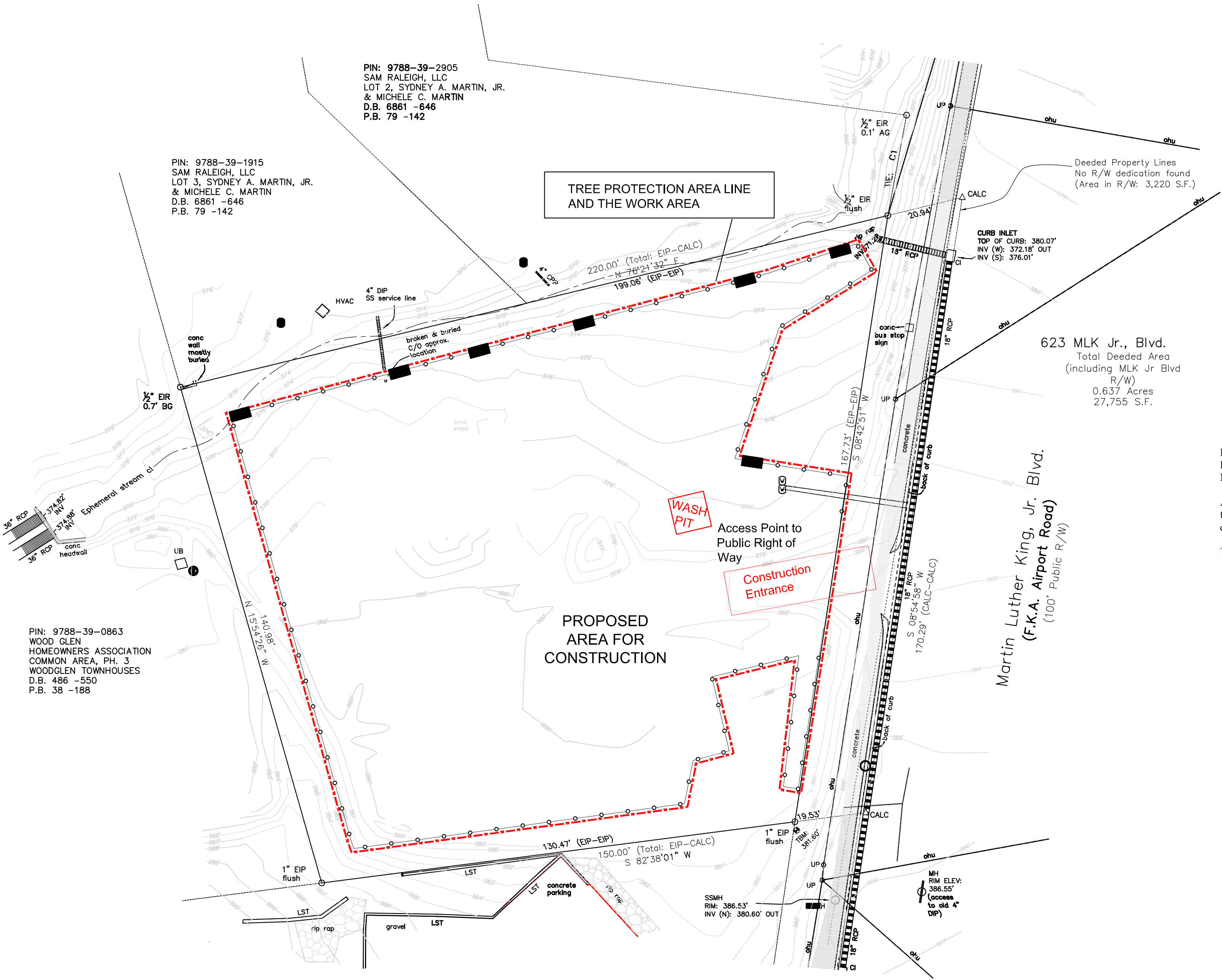
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There is no job Trailer proposed for this site.

SHEET
5

3-31-25
DATE
1" = 20'
SCALE
CDH
DRAWN BY

REVISIONS
NO. DATE
TO BY
Comments

J-24-1044
PROJECT NUMBER
PROFESSIONAL SEAL

Construction
Management Plan

5-15-2025

PROFESSIONAL SEAL
24924
ENGINEER
WILLIAM D. HUFFINE

Charles D. Huffine

C-1939
PROJECT
623 Jimm Brothers
Cottages
OWNER: CHARLES D. HUFFINE

THE L.E.A.D.S. GROUP, P.A.
305 EAST DAVENPORT STREET
BURLINGTON, NC 27215
P: (336) 222-9917
F: (336) 222-9917
Land Engineering And Development Services