

1200 MLK Boulevard

February 2019



HOMESTEAD ROAD

ORANGE UNITED
METHODIST CHURCH

NORTHFIELD DR.

ESTES DRIVE



KINGS BRANCH
PERENNIAL STREAM

73 ex. units

Ex. service
station

MARTIN LUTHER KING JUNIOR
BOULEVARD

NORTHFIELD
DRIVE

OW

OW

PP

OW

OW

OW

OW

PP





Northfield Dr 100

Northfield Dr

Food Center



KINGS BRANCH
PERENNIAL STREAM

PROPOSED
SELF-STORAGE
BUILDING

MARTIN LUTHER KING JUNIOR
BOULEVARD

NORTHFIELD DRIVE

OW

OW

OW

OW

OW

OW

PP

PP





PLAYGROUND

- **RETAIN/RELOCATE ALL HOMES ON SITE AT DEVELOPERS EXPENSE**
- **CREATE A FORMAL PLAYGROUND**
- **REALIGN DRIVEWAY WITH NORTHFIELD DRIVE AT SIGNAL**
- **3-STORY SELF STORAGE BULDING IS +250' FROM MLK**
- **PRESERVATION OF RCD ZONE, WITH SOME ENCROACHMENT**
- **PROPOSED STORMWATER MANAGEMENT**
- **NEW STREETScape WITH TREES AND SIDEWALKS ALONG MLK JR BLVD.**
- **NO FUTURE APPLICATIONS THAT WOULD AFFECT RESIDENTS FOR AT LEAST 10 YEARS FROM REZONING APPROVAL**

Concept Plan

Submitted November 27, 2018

1200 MLK

CONCEPT PLAN APPLICATION
CHAPEL HILL, NORTH CAROLINA

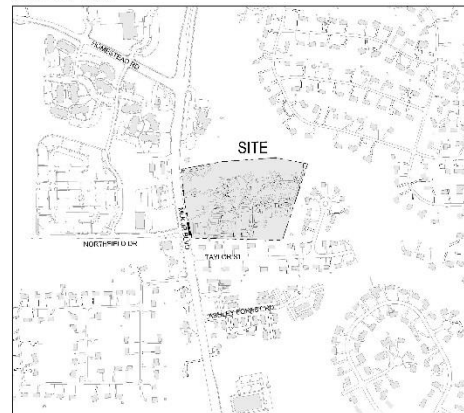
OWNER / CLIENT:

STACKHOUSE PROPERTY CO. LLC
PO BOX 14166
RTP, NC 27709
919-208-7150
CONTACT: JONATHAN GUNDES

APPLICANT / CONSULTANT:

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

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 A: ADDRESS PIN ACREAGE	700 MARTIN LUTHER KING JR. BLVD. 978922729 32,069 SF / 0.736 AC
PARCEL B: ADDRESS PIN ACREAGE	204 MARTIN LUTHER KING JR. BLVD. 978922729 576,174 SF / 13.81 AC
GROSS LAND AREA:	606,243 SF / 13.91 AC
LAND USE: EXISTING PROPOSED	CONVENIENCE STORE & MOBILE HOME PARK CONVENIENCE STORE & MOBILE HOME PARK & SEUL STORAGE
ZONING: EXISTING PROPOSED	NC 8, R-4 C12
ALLOWED FOR PROPOSED ZONE:	.26%
EXISTING BUILDINGS:	- 5,700 SF CONVENIENCE STORE TO BE REMOVED - EXISTING MOBILE HOMES LOCATED IN INDUSTRIAL AREA TO BE RELOCATED OR REMOVED
PROPOSED BUILDINGS: CONVENIENCE STORE SEUL STORAGE	+7 5,680 SF FOOTPRINT +7-10,620 SF FOOTPRINT 10 STORY / 100,000 SF OVERALL
VEHICULAR PARKING: REGULATORY PROPOSED	23 - CONVENIENCE STORE (1,250 SF = 5,625/25) + 40 - SEUL STORAGE = 63 SPACES REQUIRED
BICYCLE PARKING: REGULATORY PROPOSED	6 - CONVENIENCE STORE (4 M ² = 2/2,500 SF) + 4 - SEUL STORAGE = 10 SPACES REQUIRED
	10 SPACES (5 LOOPS)



Coulter
Jewell
Thames

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p 919.682.0368
f 919.688.5646
www.cjta.com

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CIVIL ENGINEERS AND SURVEYORS
L.S.P.C. 001
NO BOARD OF LANDSCAPE
ARCHITECTS L.S.P.C. 104

Project:

1200 MLK

1200 & 1204
Martin Luther King Jr.
Boulevard

Orange County,
North Carolina

PN:
9789297279
978932409



PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

Job Number: 198

Drawn: JJA, MTC
Checked: JJA
Date: 11/27/2018 (SUBMIT)
Revised:

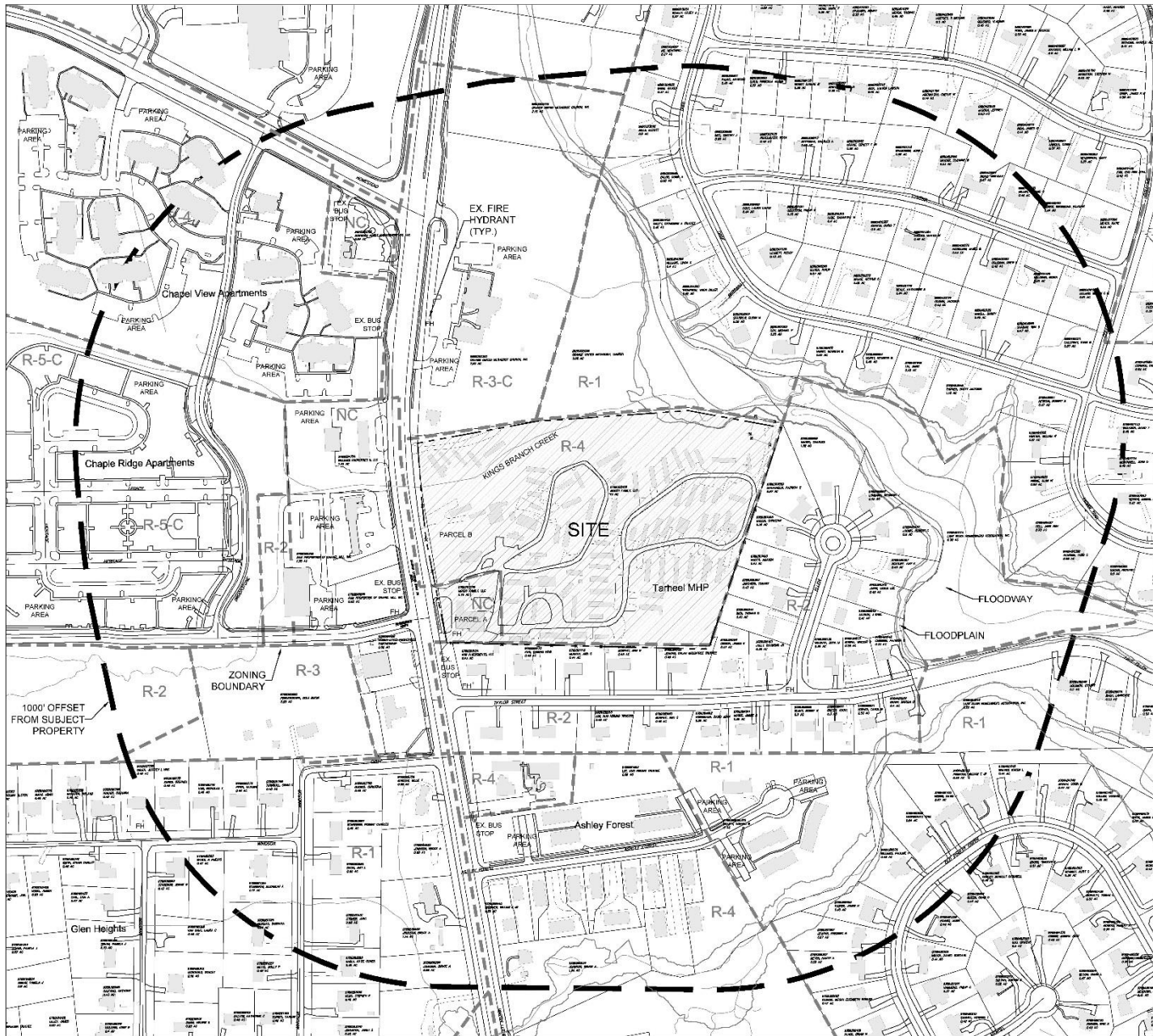
Concept Plan

Sheet Title:

COVER
SHEET

Sheet Number

C-0



AREA MAP
1" = 140'-0"



LEGEND

- Water Valve
- Curb Line/Flush 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
- Flow Indicator Valve
- Water Manhole
- Water Meter
- Hot Box
- Utility Pole
- Sign Pole
- Street Curbout
- Flowed ERI Section
- Gas Valve
- Cast-iron Pipe (3/4" unless noted)
- 1/2" Iron Pipe Set
- Cast-iron Pipe
- MC Rail Set
- Computed Point
- Concrete Measurement
- Tree Line
- Fence
- Underground Electric
- Underground Telephone
- Gas Line
- Water Line
- Overhead ERI/SES
- Storm Sewer
- Sanitary Sewer
- Guard Rail



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Job Number: 198

Drawn: JSA, MKC
Checked: JSA
Date: 11/22/2018 (see Submittal 1)
Revised:

Sheet Title:
**AREA
MAP**

Sheet Number
C-1



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REGISTERED PROFESSIONAL ARCHITECTS

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Job Number: 1908

Drawn: JSA, MTC
Checked: JSA
Date: 11/27/2018

Sheet Title:

**EXISTING
CONDITIONS
PLAN**

Sheet Number
C-2

LEGEND

Water Valve	⊕
Curb Inlet/Catch Basin	⊗
Mail 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	⊞
LIHT Pole	⊞
Sewer Ejector	⊞
Flashed End Section	⊞
Gas Valve	⊞
Flashing Iron Pipe (3/4" unless noted)	⊞
1/2" Iron Pipe Set	⊞
Existing PK. Nail	⊞
PK. Nail Set	⊞
Completed Post	⊞
Concrete Monument	⊞
Tree Line	⊞
Fire Line	⊞
Underground Electric	1E' 1E'
Underground Telephone	1E' 1E'
Gas Line	1E' 1E'
Water Line	1E' 1E'
Overhead Utility	1E' 1E'
Storm Sewer	1E' 1E'
Sanitary Sewer	1E' 1E'
Guard Rail	1E' 1E'

1
C-2
EXISTING CONDITIONS PLAN
1" = 40'-0"





CONCEPT PLAN
1" = 40'-0"

LEGEND

Water Valve	⊗
Curb Meter/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	⊮
Utility Pole	⊯
Sewer Disconnect	⊰
Flowed End Section	⊱
Gas Valve	⊲
Existing Iron Pipe (3/4" unless noted)	⊳
1/2" Iron Pipe Set	⊴
Existing PK Nail	⊵
PK Nail Set	⊶
Completed Spot	⊷
Concrete Monument	⊸
Tree Line	⊹
Fire Line	⊺
Underground Electric	1E
Underground Telephone	1T
Gas Line	1G
Water Line	1W
Overhead Utility	1O
Storm Sewer	1S
Sanitary Sewer	1SS
Guard Rail	1GR



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Checked: JSA
Date: 11/27/2018

Concept Plan

Sheet Title:

**CONCEPT
PLAN**

Sheet Number

C-3