



CONCEPT PLAN APPLICATION

CHAPEL HILL, NORTH CAROLINA

OWNER:

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

CLIENT:

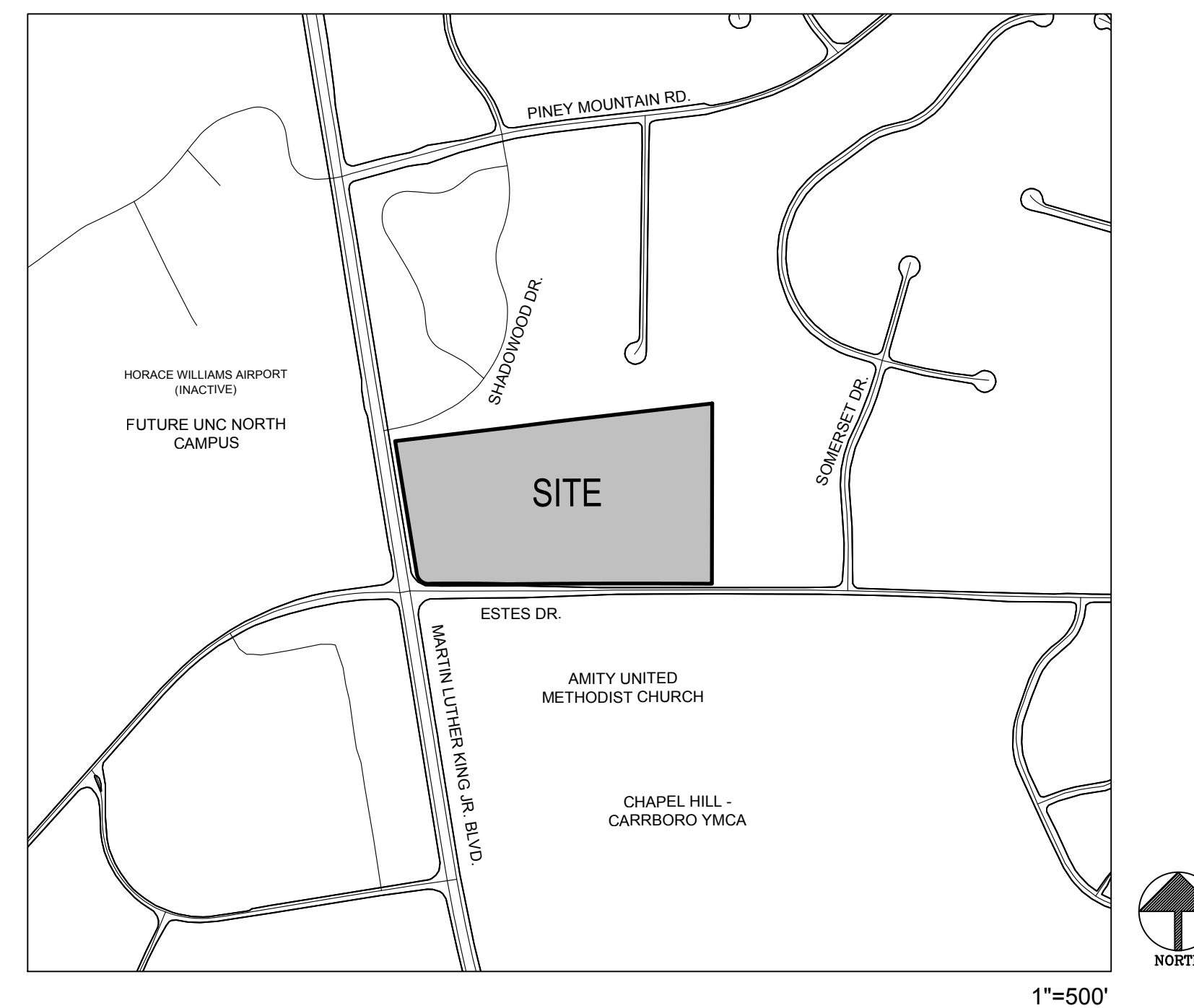
TRINISIC RESIDENTIAL GROUP
110 CORCORAN STREET, 5TH FLOOR
DURHAM, NC 27701
919-884-7395
CONTACT: RYAN STEWART

APPLICANT / CONSULTANTS:

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

ARCHITECT:
JDAVIS ARCHITECTS
510 SOUTH WILMINGTON STREET
RALEIGH, NC 27601
919-835-1500
CONTACT: JEFF DAVIS

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:	1000 MARTIN LUTHER KING JR. BLVD.
ADDRESS	9789359617
PIN	644,627 SF / 14.8 AC
NET LAND AREA	709,090 SF / 16.3 AC +10% NLA (1/2 EACH RIGHT OF WAY WIDTH)
GROSS LAND AREA	
LAND USE:	
EXISTING	VACANT
PROPOSED	MIXED USE: - RESIDENTIAL (TOWNHOME AND APARTMENTS) - COMMERCIAL
ZONING:	
EXISTING	R-1 WITH AH-C OVERLAY
PROPOSED	OI-3
IMPERVIOUS SURFACE:	
MAX. ALLOWED	70%
PROPOSED	64.9%
ALLOWABLE FAR FOR PROPOSED ZONE:	.566
EXISTING BUILDINGS:	N/A
PROPOSED BUILDINGS:	
LIVE WORK	20,700 SF
TOWNHOMES	89,000 SF
APARTMENTS	375,000 SF (INCLUDES SENIOR BUILDING)
COMMERCIAL	9,000 SF
CLUBHOUSE	+ 12,000 SF
	= 505,700 SF
PROPOSED FAR:	.566 PLUS ADDITIONAL USING INCLUSIONARY ZONING DENSITY BONUS
VEHICULAR PARKING:	
LUMO STANDARD (NO MIN. REQUIRED IN OI-3)	78 - TOWNHOMES (39 DU X 2 SP) 534 - APARTMENTS (356 DU X 1.5 SP) + 45 - COMMERCIAL (9,000 SF / 200 SF) = 657 SPACES
PROPOSED	590 - RESIDENTIAL + 47 - COMMERCIAL = 637 SPACES
BICYCLE PARKING:	
LUMO STANDARD	102 - MULTI-FAMILY RESIDENTIAL (92 CLASS I, 10 CLASS II) + 12 - COMMERCIAL (2 CLASS I, 10 CLASS II) = 114 SPACES (94 CLASS I, 20 CLASS II)
PROPOSED	114 SPACES (94 CLASS I, 20 CLASS II)
TREE COVERAGE	
REQUIRED	40%
PROPOSED	40%
RECREATION SPACE	
REQUIRED	1.5% / 9,669 SF
PROPOSED	1.5% / 9,669 SF

ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE

111 West Main Street
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NC BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LIC # C-1289
NC BOARD OF LANDSCAPE ARCHITECTS LIC # C-104

Project:

1000 Martin Luther King Jr. Blvd.
Orange County, North Carolina

PIN:
9789359617

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Job Number: 1914

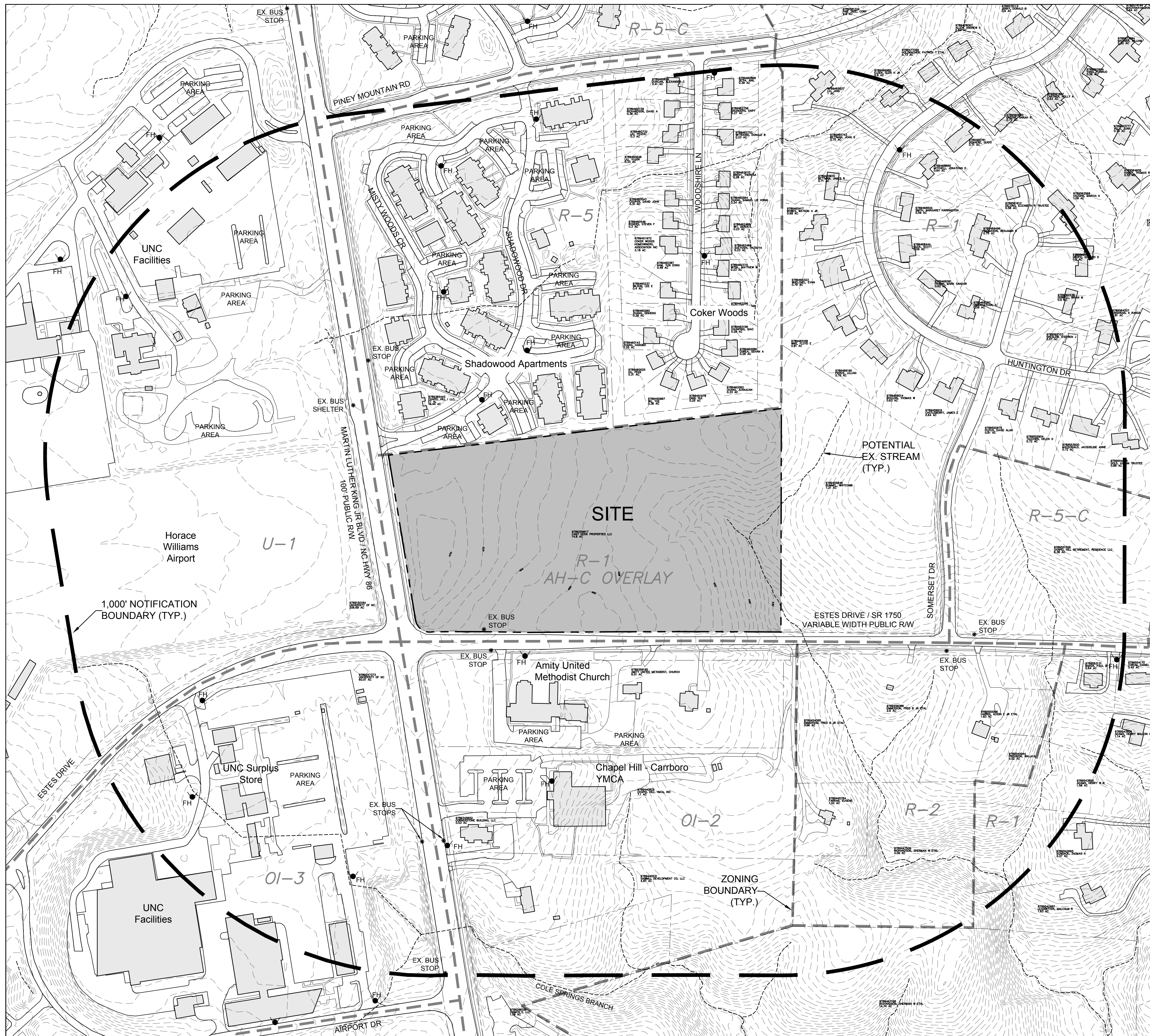
Drawn	DAJ, MTC
Checked	DAJ
Date	1-28-20
Revisions	CP SUBMITTAL

Concept Plan

Sheet Title:

COVER SHEET

Sheet Number:
C-0



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	⊞ TEL
Fire Hydrant	●
Post Indicator Valve	○ PW
Water Manhole	⊞
Water Meter	⊞
Hot Box	⊞
Utility Pole	⊞
Light Pole	⊞ LP
Sewer Cleanout	⊞
Flared End Section	⊞
Gas Valve	⊞ GV
Existing Iron Pipe (3/4" unless noted)	○ IPS
1/2" Iron Pipe Set	○
Existing PK Nail	● PK
PK Nail Set	● PKS
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"



**Coulter
Jewell
Thames** P.A.

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Project:



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Concept Plan

Sheet Title:

**AREA
MAP**

Sheet Number

C-1



Coulter Jewell Thames PA

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LIC # C-1289
NC BOARD OF LANDSCAPE ARCHITECTS LIC # C-104

JDAVIS

TRG

Project:

AURA
CHAPEL HILL

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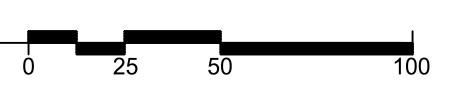
Sheet Title:
EXISTING CONDITIONS

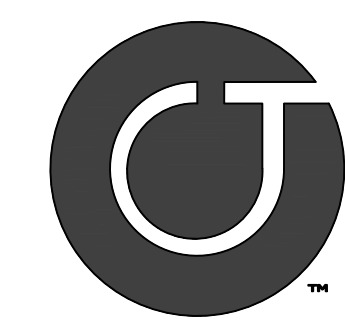
Sheet Number:
C-2

LEGEND

Water Valve	⊗	Utility Pole	⊕
Curb Inlet/Catch Basin	⊠	Light Pole	⊙
Sewer Cleanout	⊡	Sewer Cleanout	⊙
Flared End Section	⊢	Flared End Section	⊢
Gas Valve	⊣	Gas Valve	⊣
Existing Iron Pipe (3/4" unless noted)	⊤	Existing Iron Pipe (3/4" unless noted)	⊤
1/2" Iron Pipe Set	⊥	1/2" Iron Pipe Set	⊥
Existing PK Nail	⊦	Existing PK Nail	⊦
PK Nail Set	⊧	PK Nail Set	⊧
Computed Point	⊨	Computed Point	⊨
Concrete Monument	⊩	Concrete Monument	⊩
Bus Stop / Shelter	⊪	Bus Stop / Shelter	⊪
Tree Line	⊫	Tree Line	⊫
Fence	⊬	Fence	⊬
Underground Electric	⊭	Underground Electric	⊭
Underground Telephone	⊮	Underground Telephone	⊮
Gas Line	⊯	Gas Line	⊯
Water Line	⊰	Water Line	⊰
Overhead Utilities	⊱	Overhead Utilities	⊱
Storm Sewer	⊲	Storm Sewer	⊲
Sanitary Sewer	⊳	Sanitary Sewer	⊳
Guard Rail	⊴	Guard Rail	⊴
Water Manhole	⊵	Water Manhole	⊵
Sanitary Sewer Manhole	⊶	Sanitary Sewer Manhole	⊶
Storm Sewer Manhole	⊷	Storm Sewer Manhole	⊷
Electric Manhole	⊸	Electric Manhole	⊸
Sign	⊹	Sign	⊹
Telephone Pedestal	⊺	Telephone Pedestal	⊺
Fire Hydrant	⊻	Fire Hydrant	⊻
Post Indicator Valve	⊼	Post Indicator Valve	⊼
Water Meter	⊽	Water Meter	⊽
Hot Box	⊾	Hot Box	⊾

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





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Sheet Title:

**CONCEPT
PLAN**

Sheet Number:

C-3



- LEGEND**
- 1 - COMMERCIAL
 - 2 - COMMERCIAL
 - 3 - LIVE + WORK
 - 4 - MULTIFAMILY
 - 5 - MULTIFAMILY
 - 6 - MULTIFAMILY
 - 7 - MULTIFAMILY
 - 8 - TOWNHOUSES
 - 9 - TOWNHOUSES
 - 10 - TOWNHOUSES
 - 11 - TOWNHOUSES
 - 12 - CLUB/LEASING
 - 13 - MULTIFAMILY

BUILDING DATA:

PROPOSED BUILDINGS:

1	4,800 SF - 1 STORY	7	65,800 SF - 4 STORY
2	4,200 SF - 1 STORY	8	36,600 SF - 3 STORY
3	20,700 SF - 3 STORY	9	30,240 SF - 3 STORY
4	96,600 SF - 4 STORY	10	11,000 SF - 3 STORY
5	96,600 SF - 4 STORY	11	11,000 SF - 3 STORY
6	57,400 SF - 4 STORY	12	12,000 SF - 2 STORY
		13	58,500 SF - 4 STORY

1
C-3 CONCEPT PLAN
1" = 50'-0"

