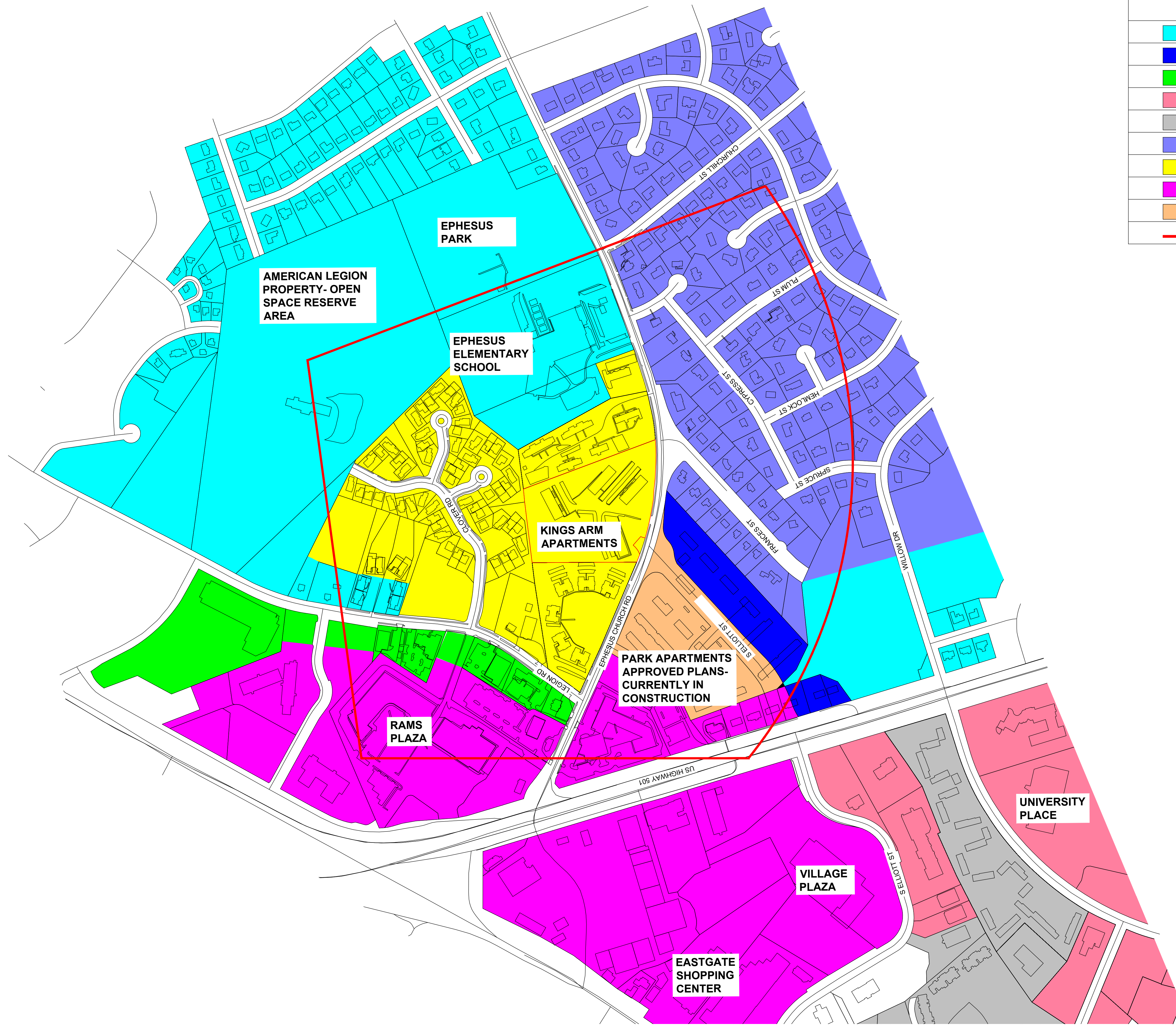
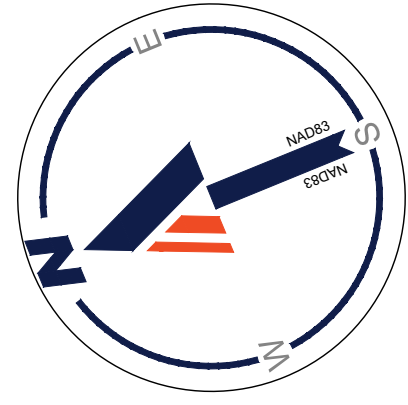


Kings Arms Re-Development
1320 Ephesus Church Road





LEGEND	
	R-2
	WR-3
	WX-5
	CC
	R-5
	R-1
	R-4
	WX-7
	WR-7
	1,000' NOTIFICATION BOUNDARY

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SITE CIVIL AND CONSULTING ENGINEERING
BOHLER ENGINEERING NC, PLLC
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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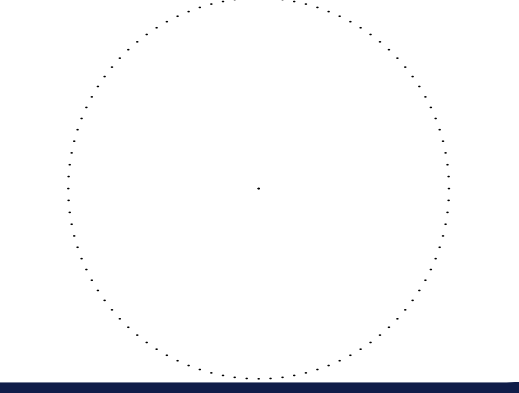
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DRAWN BY:	OGT
CHECKED BY:	GJZ
DATE:	06/10/22
CAD ID.:	SITE - 0

PROJECT:
PROP. SITE PLAN DOCUMENTS
FOR
GURLITZ ARCHITECTURAL
CHAPEL HILL, NC

PROPOSED DEVELOPMENT
1310 EPHEBUS CHURCH RD
CHAPEL HILL, NC

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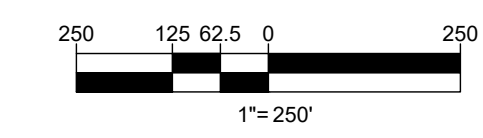
4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

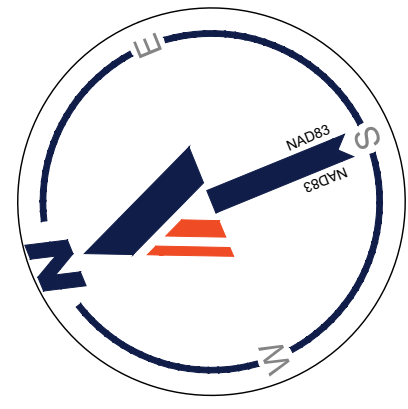


SHEET TITLE:
AREA MAP

SHEET NUMBER:
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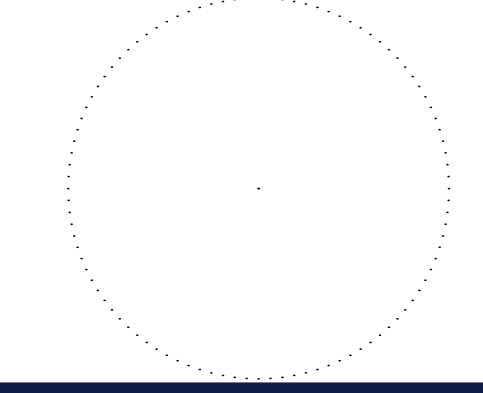
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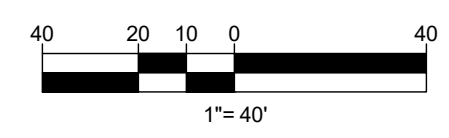
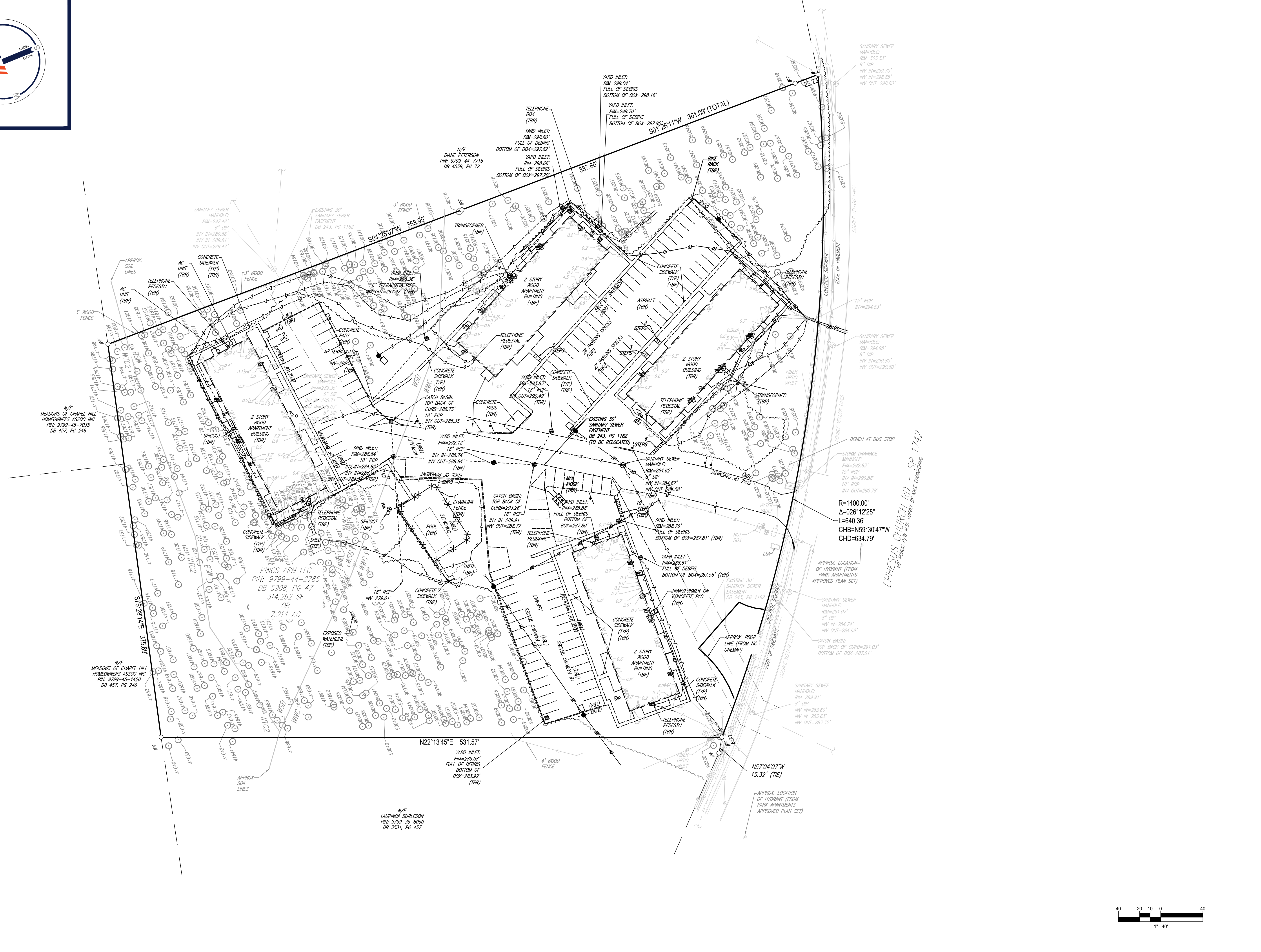
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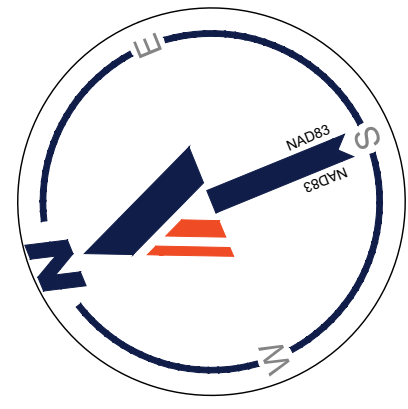
DEMOLITION PLAN

SHEET NUMBER:

C - 202

ORG. DATE - 06/10/22





SITE INFORMATION	
CURRENT PROPERTY OWNER	KINGS ARM, LLC
FIN #	978443874
PARCEL ACREAGE	7.214 AC
ZONING	R-4
OVERLAY DISTRICT	JORDAN LAKE WATERSHED PROTECTION DISTRICT
CURRENT USE	MULTIFAMILY
PROPOSED USE	MULTIFAMILY
FRONT BUILDING SETBACK	22'
SIDE BUILDING SETBACK	8'
SOLAR BUILDING SETBACK	9'
PROPOSED BUILDING SF	61219 SF
REQUIRED PARKING	MIN: 262 SPOTS AND MAX: 328 SPOTS
*60 1-BEDROOM / 114 2-BEDROOM / 7 3-BEDROOM	
PROPOSED PARKING	319 SPOTS
REQUIRED BIKE PARKING	53 SPOTS
LOD	5.08 AC
MAX IMPERVIOUS	.5
PROPOSED IMPERVIOUS	0.486
REQUIRED TREE CANOPY PRESERVATION	30%
PROPOSED TREE CANOPY PRESERVATION	35%
REQUIRED RECREATION AREA RATIO	0.28 AC
PROPOSED RECREATION AREA RATIO	0.30 AC

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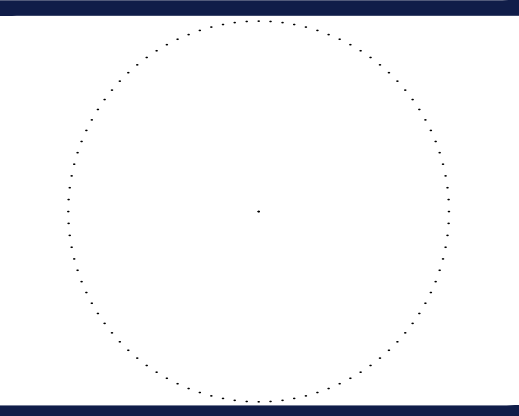
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PROPOSED CONDITIONS
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