

RESIDENTIAL UNITS AND FLOOR AREA BY LAND USE

Use	Area										Total
	A	B	C	D	E	F	G	H	I	J	
Residential (units)	175	80	70	36	76	0	32	139	0	12	620
Office (square feet)	40,000					10,000	10,000		40,000		100,000
Retail (square feet)	20,000								5,000		25,000
Hotel (square feet)	65,000										65,000
Commercial (square feet)	20,000			10,000							30,000
Institutional (square feet)			20,000			30,000					50,000

Table 1: Residential Units and Floor Area by Land Use

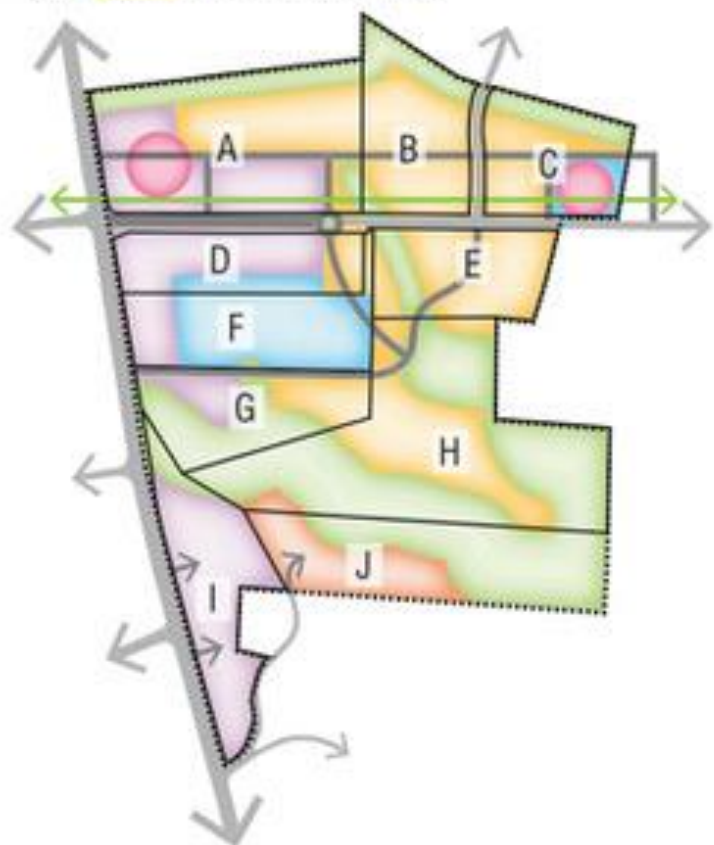


Table 1 displays approximate residential unit numbers and floor area by land use as estimated within the Concept Plan for the Evaluation for Form and Use Area (Figure 1). The values above were calculated based on land uses and building heights determined by the Steering Committee, along with general expectations of parking requirements. These assumptions provide a workable level of development and traffic, and were used to perform the traffic analysis.

- Evaluation for Form and Use
- ==== Existing Road
- ==== New or Modified Road
- Anchors
- Mixed Use (Residential, commercial, retail, and/or institutional)
- Institutional
- Residential (Multifamily)
- Residential (Single Family or Duplex)
- Green Space





- 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	36,400 SF - 5 STORY
3	20,700 SF - 3 STORY	9	30,240 SF - 3 STORY
4	16,400 SF - 4 STORY	10	11,000 SF - 3 STORY
5	16,400 SF - 4 STORY	11	11,000 SF - 3 STORY
6	17,400 SF - 4 STORY	12	12,000 SF - 3 STORY
		13	16,300 SF - 4 STORY

CONCEPT PLAN
1" = 80'-0"



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PRELIMINARY-DO NOT
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Job Number: 194

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Concept Plan

Sheet Title:

**CONCEPT
PLAN**

Sheet Number

C-3