

1000 MARTIN LUTHER KING JR. BLVD.

CONCEPT PLAN APPLICATION CHAPEL HILL, NORTH CAROLINA

OWNER:

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

CLIENT:

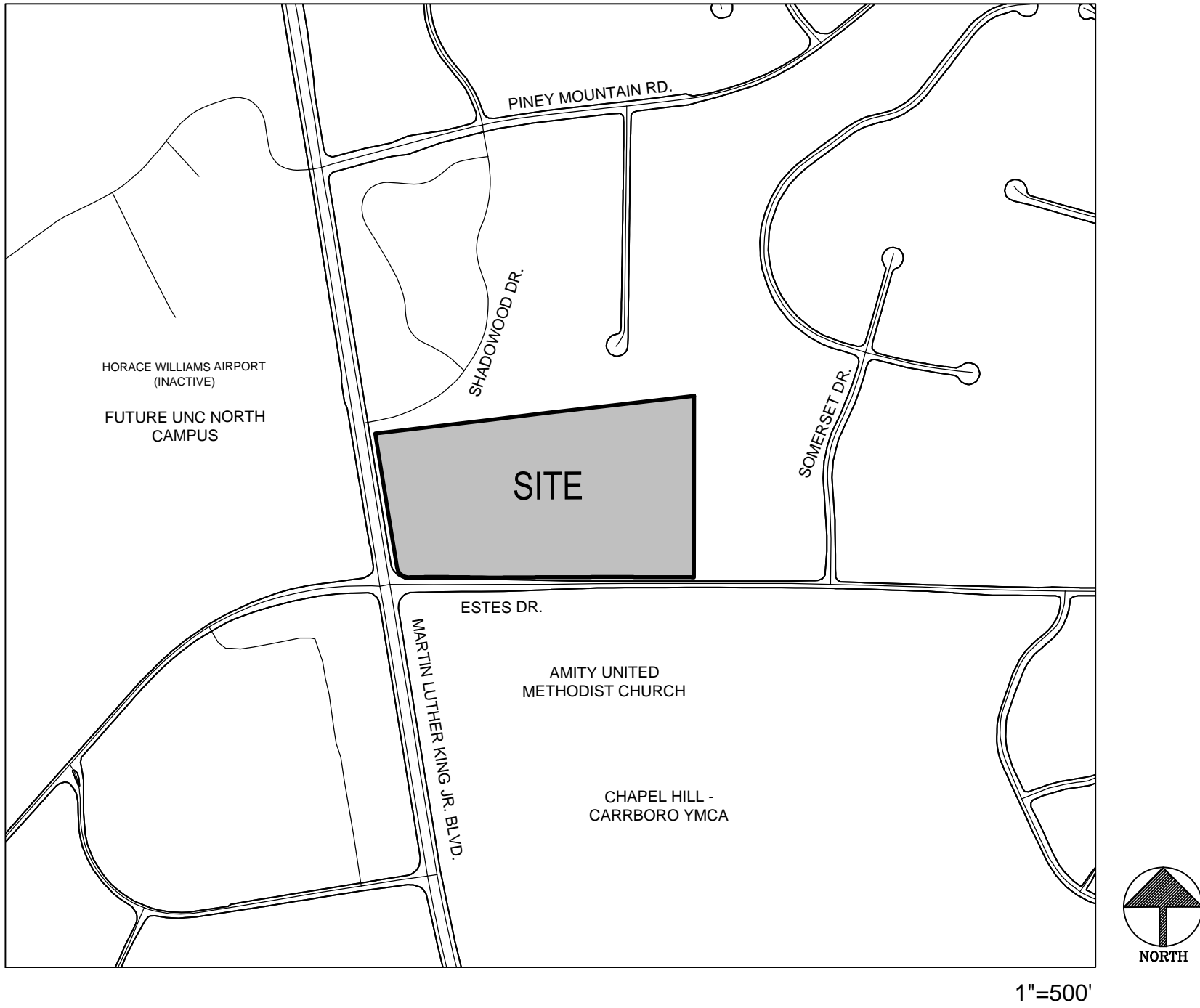
CA VENTURES, LLC
130 EAST RANDOLPH STREET
SUITE 2100
CHICAGO, IL 60601
(312) 994-1880
CONTACT: CHRIS JOHNSON

APPLICANT / CONSULTANTS:

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

LAND PLANNER:
DJT DESIGN, INC.
817 W. PEACHTREE ST., SUITE 320
ATLANTA, GA 30308
855-251-7188
CONTACT: DANIEL DEROSA

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:
ADDRESS 1000 MARTIN LUTHER KING JR. BLVD.
PIN 9789359617
ACREAGE 644,627 SF / 14.8 AC

LAND USE:
EXISTING VACANT
PROPOSED MIXED USE:
- RESIDENTIAL (TOWNHOME AND APARTMENTS)
- OFFICE
- RETAIL

ZONING:
EXISTING R-1
PROPOSED OI-3

ALLOWABLE FAR FOR
PROPOSED ZONE: .566

EXISTING BUILDINGS: N/A

PROPOSED BUILDINGS:
TOWNHOMES 95,787 SF (54 UNITS)
APARTMENTS 238,910 SF (230 UNITS)
OFFICE 40,000 SF
RETAIL 36,250 SF
AMENITY + 3,000 SF
= 413,947 SF

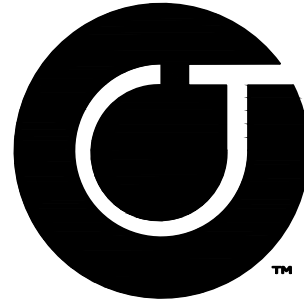
VEHICULAR PARKING:
RECOMMENDED (NO MIN. REQUIRED IN OI-3) 108 - TOWNHOMES (2 PER UNIT)
345 - APARTMENTS (1.5 PER UNIT)
114 - OFFICE (MIN. 1/350 SF, MAX. 1/250 SF)
- RETAIL (RESTAURANT = MIN. 1/110 SF, MAX. 1/75 SF)
+ 121 - GENERAL = MIN. 1/300 SF, MAX. 1/200 SF)
= 688 SPACES REQUIRED

PROPOSED 1,127 SPACES

BICYCLE PARKING:
RECOMMENDED (NO MIN. REQUIRED IN OI-3) 68 - MULTI-FAMILY RESIDENTIAL (61 CLASS I, 7 CLASS II)
36 - OFFICE (29 CLASS I, 7 CLASS II)
- RETAIL RESTAURANT
+ 22 - RETAIL GENERAL (5 CLASS I, 17 CLASS II)
= 126 SPACES (95 CLASS I, 31 CLASS II)

PROPOSED 126 SPACES (95 CLASS I, 31 CLASS II)

ENGINEERING · PLANNING · LANDSCAPE ARCHITECTURE



Coulter
Jewell
Thames ^{PA}

111 West Main Street
Durham, N.C. 27701
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LIC # C-1208
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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	02-26-19 CP Submittal 1
Revisions	

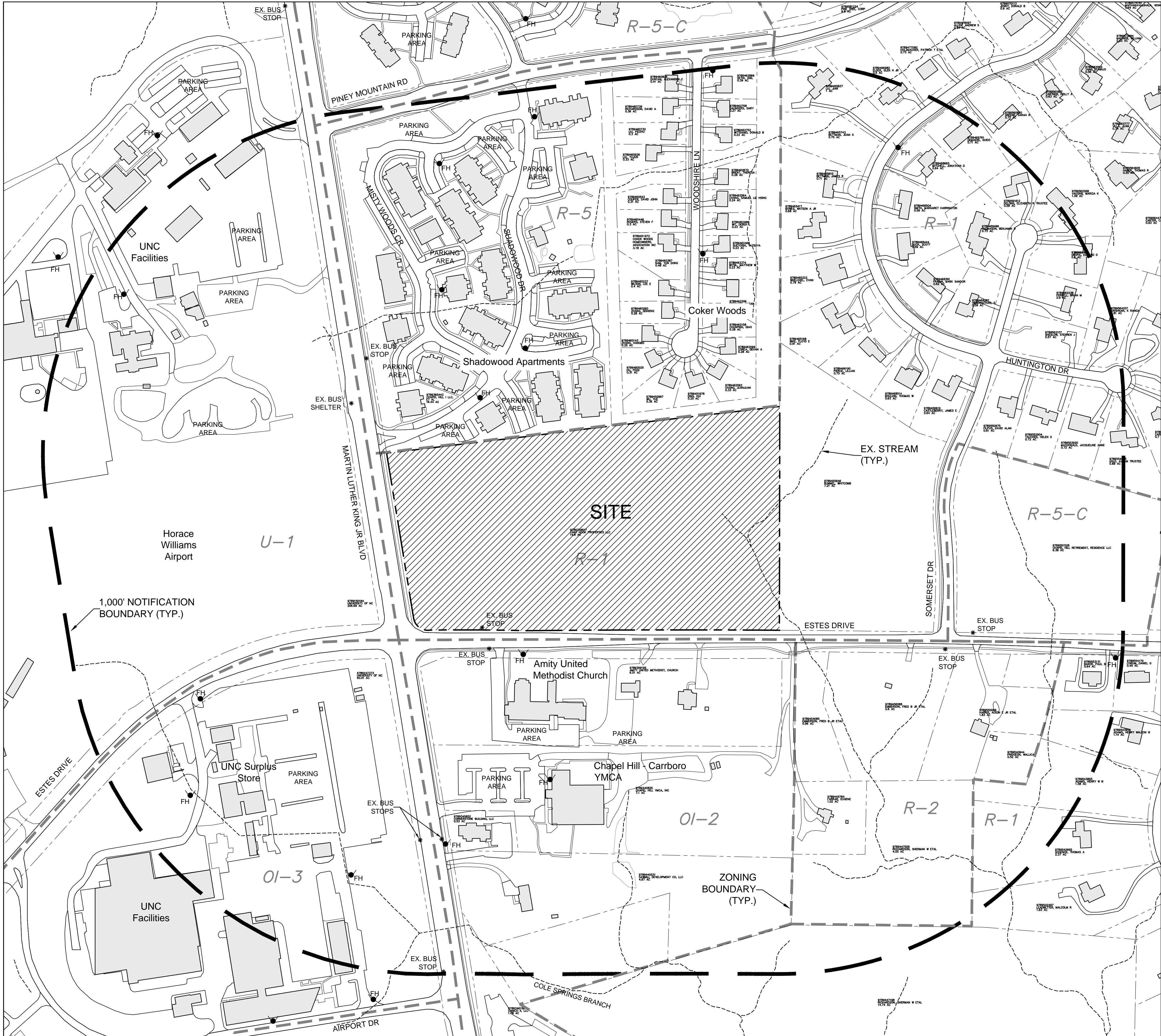
Concept Plan

Sheet Title:

COVER
SHEET

Sheet Number

C-0



LEGEND

- Water Valve
- Curb Inlet/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
- Light Pole
- Sewer Cleanout
- Flared End Section
- Gas Valve
- Existing Iron Pipe (3/4" unless noted)
- 1/2" Iron Pipe Set
- Existing PK Nail
- PK Nail Set
- 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



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Concept Plan

Sheet Title:

AREA
MAP

Sheet Number

C-1



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DTJ
DESIGN

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Revisions	

concept Plan

Sheet title:

EXISTING
CONDITIONS

Sheet Number

C-2





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ARCHITECTS LIC # C-104



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Drawn	MGC, DD
Checked	DD
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Revisions	

Concept Plan

Sheet Title:

CONCEPT
PLAN

Sheet Number

C-3