

1200 MLK

SPECIAL USE PERMIT APPLICATION CHAPEL HILL, NORTH CAROLINA



Coulter
Jewell
Thames RA

111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
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LIC # C-1208
NC BOARD OF LANDSCAPE
ARCHITECTS LIC # C-104

ENGINEERING, PLANNING, LANDSCAPE ARCHITECTURE

OWNER / CLIENT:

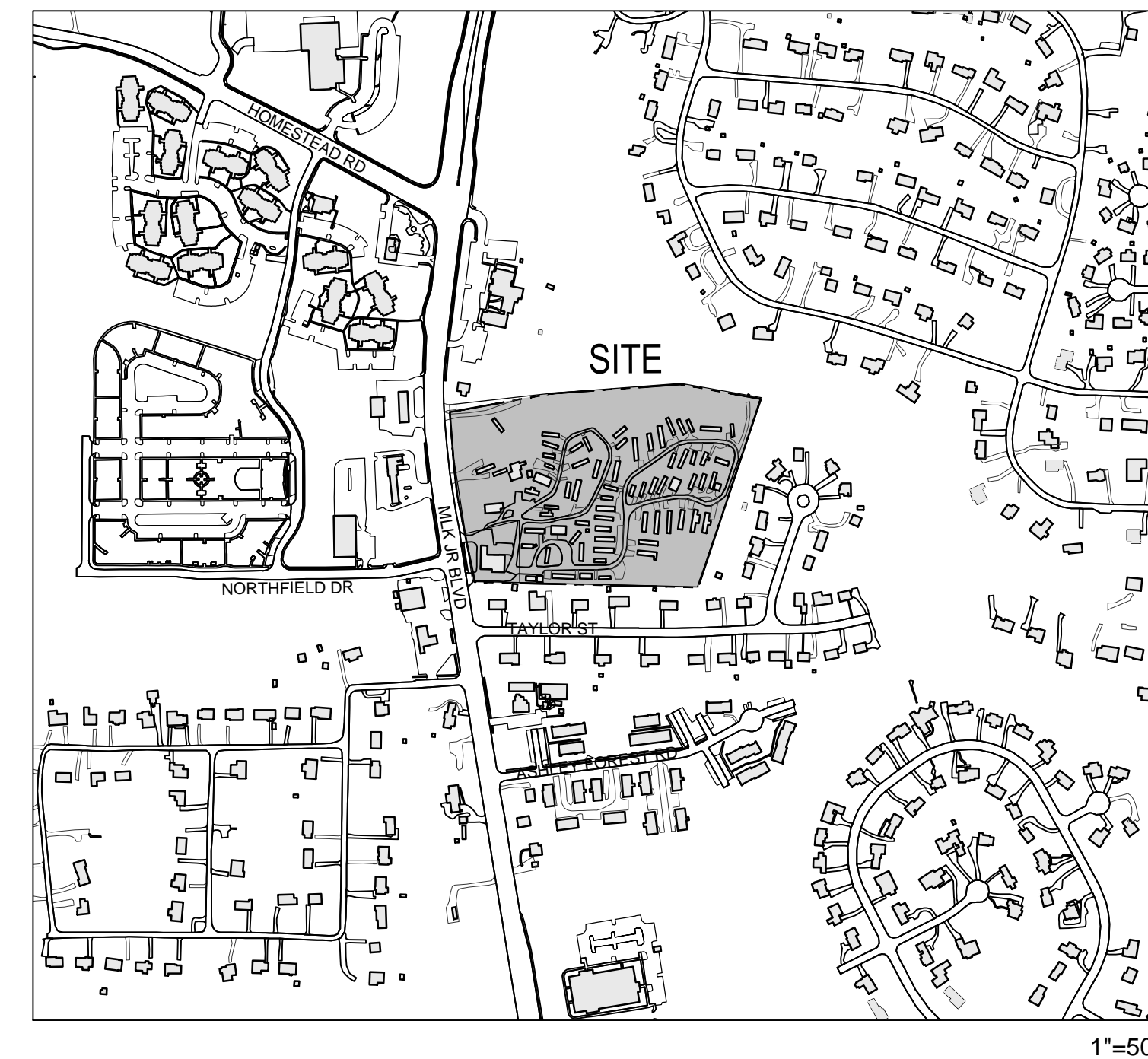
STACKHOUSE PROPERTIES, LLC
PO BOX 14466
RTP, NC 27709
919-408-7150

APPLICANT / CONSULTANT:

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

ENGINEER:
COULTER JEWELL THAMES, PA
111 WEST MAIN STREET
DURHAM, NC 27701
919-682-0368
CONTACT: PRESTON ROYSTER

VICINITY MAP



1"=500'



PROJECT DATA:

EXISTING PARCELS

PARCEL A:
ADDRESS 1200 MARTIN LUTHER KING JR. BLVD.
PIN 9789297279
ACREAGE 32,068.98 SF / 0.736 AC
ZONE NC

PARCEL B:
ADDRESS 1204 MARTIN LUTHER KING JR. BLVD.
PIN 9789392409
ACREAGE 574,173.80 SF / 13.181 AC
ZONE R-4

GROSS LAND AREA: 606,242.78 SF / 13.917 AC

PROPOSED PARCELS

RE: 2/C200

PARCEL 1:
ACREAGE 68,739.55 SF / 1.578 AC
PROPOSED ZONE NC

PARCEL 2:
ACREAGE 75,123.73 SF / 1.725 AC
PROPOSED ZONE OI-2

PARCEL 3:
ACREAGE 462,379.49 SF / 10.615 AC
PROPOSED ZONE OI-2 WITH PLANNED DEVELOPMENT OVERLAY (PD-H)

GROSS LAND AREA: 606,242.78 SF / 13.917 AC

LAND USE:
EXISTING CONVENIENCE STORE & MOBILE HOME PARK
PROPOSED
PARCEL 1 PRINCIPAL USE - CONVENIENCE STORE
PARCEL 2 ACCESSORY USE TO PARCEL 3 - SELF STORAGE
PARCEL 3 PRINCIPAL USE - MOBILE HOME PARK

ZONING:
EXISTING NC & R-4
PROPOSED NC - 68,739.55 SF / 1.578 AC
OI-2 - 537,503.22 SF / 12.339 AC

ALLOWABLE FAR FOR PROPOSED ZONE: .264

EXISTING BUILDINGS: 5,200 SF CONVENIENCE STORE TO BE REMOVED
EXISTING 73 MOBILE HOMES LOCATED IN PROJECT AREA TO BE RELOCATED WITHIN PROJECT SITE

PROPOSED BUILDINGS:
CONVENIENCE STORE +/- 4,900 SF FOOTPRINT
SELF STORAGE +/- 33,600 SF FOOTPRINT (3 STORY / 100,800 SF OVERALL)
EX. RESIDENTIAL EXISTING 73 UNITS TO REMAIN (SOME WILL BE RELOCATED ONSITE)

VEHICULAR PARKING:
REQUIRED 20 - CONVENIENCE STORE (1/250 SF = 4,900/250)
+ 40 - SELF STORAGE (MIN. 5 OR 1/100 UNITS, WHICHEVER IS GREATER)
= 60 SPACES REQUIRED

PROPOSED 73 SPACES

BICYCLE PARKING:
REQUIRED 6 - CONVENIENCE STORE (4 MIN + 2/2,500 SF)
+ 4 - SELF STORAGE
= 10 SPACES REQUIRED

PROPOSED 10 SPACES (5 LOOPS)

LIST OF SHEETS:

C000	COVER SHEET
C100	AREA MAP
C101	EXISTING CONDITIONS PLAN
C102	PLAN NOTES
C200	SITE PLAN
C300	GRADING PLAN
C500	UTILITY PLAN
C600	LIGHTING PLAN
C700	LANDSCAPE PLAN
C800	SITE DETAILS
C801	SITE DETAILS

RESOURCE CONSERVATION NOTES

STREAM BUFFERS:
THERE IS A MAPPED STREAM AND ASSOCIATED STREAM BUFFER LOCATED ON SITE. A DETERMINATION WAS COMPLETED BY CHAPEL HILL PUBLIC WORKS TO VERIFY THAT THE STREAM SHOWING UP ON THE ORANGE COUNTY SOIL SURVEY.

FLOODPLAIN PROTECTION:
THE SITE IS AN AREA AFFECTED BY A MAPPED FLOODPLAIN ACCORDING TO FIRM MAPS 3710978900 J (FEB. 2 2007).

STEEP SLOPE PROTECTION:
THERE ARE NO AREAS OF STEEP SLOPES GREATER THAN 15% LOCATED ON SITE.

WETLANDS:
THERE ARE NO MAPPED WETLANDS ONSITE.

TREE PROTECTION:
REFER TO SHEET C101 AND C700.

TOWN OF CHAPEL HILL NOTES

- A FIRE FLOW REPORT SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A ZCP.
- P.E. CERTIFICATION: PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY PHASE, THE APPLICANT SHALL PROVIDE A CERTIFICATION, SIGNED AND SEALED BY A NORTH CAROLINA-LICENSED PROFESSIONAL ENGINEER, THAT THE STORMWATER MANAGEMENT FACILITY IS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
- AS-BUILT PLANS: PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL PROVIDE CERTIFIED AS-BUILT PLANS FOR BUILDING FOOTPRINTS, PARKING LOTS, STREET IMPROVEMENTS, STORM DRAINAGE SYSTEMS AND STORMWATER MANAGEMENT STRUCTURES, AND ALL OTHER IMPERVIOUS SURFACES, AND A TALLY OF THE CONSTRUCTED IMPERVIOUS AREA. THE AS-BUILT PLANS SHOULD BE IN DXF BINARY FORMAT USING STATE PLANE COORDINATES AND NAVD 88.
- JORDAN SURETY: PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE OWNER SHALL POST A MAINTENANCE BOND OR OTHER SURETY INSTRUMENT SATISFACTORY TO THE TOWN MANAGER, IN AN AMOUNT EQUAL TO ONE HUNDRED TWENTY-FIVE (125) PERCENT OF THE CONSTRUCTION COST OF EACH STORMWATER MANAGEMENT FACILITY TO ASSURE MAINTENANCE, REPAIR, OR RECONSTRUCTION NECESSARY FOR ADEQUATE PERFORMANCE OF THE STORMWATER MANAGEMENT FACILITY, OR ESTABLISH A STORMWATER MAINTENANCE (SINKING FUND) BUDGET AND ESCROW ACCOUNT IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 5.19 OF THE LAND USE MANAGEMENT ORDINANCE.
- STORMWATER FACILITIES, EASEMENTS, AND OPERATIONS AND MAINTENANCE PLANS: ALL STORMWATER DETENTION, TREATMENT AND CONVEYANCE FACILITIES LOCATED ON AND BELOW THE GROUND SHALL BE WHOLLY CONTAINED WITHIN AN EASEMENT ENTITLED: "RESERVED STORMWATER FACILITY EASEMENT HEREBY DEDICATED" AND SHALL BE RESERVED FROM ANY DEVELOPMENT WHICH WOULD OBSTRUCT OR CONSTRICT THE EFFECTIVE MANAGEMENT, CONTROL, AND CONVEYANCE OF STORMWATER FROM OR ACROSS THE PROPERTY, OTHER THAN THE APPROVED DESIGN AND OPERATION FUNCTIONS. A COPY OF THE FINAL PLAT OR EASEMENT EXHIBIT, SIGNED AND SEALED BY A NORTH CAROLINA-REGISTERED LAND SURVEYOR AND RECORDED BY THE COUNTY REGISTER OF DEEDS, AND CONTAINING THE FOLLOWING NOTES SHALL BE SUBMITTED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
 - ALL ENGINEERED STORMWATER MANAGEMENT CONTROL, TREATMENT, AND CONVEYANCE STRUCTURES ON AND BELOW THE GROUND SHALL BE WHOLLY LOCATED WITHIN AN EASEMENT ENTITLED: "RESERVED STORMWATER FACILITY EASEMENT HEREBY DEDICATED" AND SHALL BE RESERVED FROM ANY DEVELOPMENT WHICH WOULD OBSTRUCT OR CONSTRICT THE EFFECTIVE MANAGEMENT, CONTROL, AND CONVEYANCE OF STORMWATER FROM OR ACROSS THE PROPERTY, OTHER THAN THE APPROVED DESIGN AND OPERATION FUNCTIONS. A SUITABLE MAINTENANCE ACCESS (MINIMUM 20' WIDE) TO ACCOMMODATE HEAVY EQUIPMENT FROM THE NEAREST PUBLIC RIGHT-OF-WAY TO THE RESERVED STORMWATER FACILITY EASEMENT MUST BE PROVIDED AND SHOWN ON THE PLANS.
 - THE "RESERVED STORMWATER FACILITY EASEMENT(S)" AND THE FACILITIES IT/THEY PROTECT ARE CONSIDERED TO BE PRIVATE, WITH THE SOLE RESPONSIBILITY OF THE OWNER TO PROVIDE FOR ALL REQUIRED MAINTENANCE AND OPERATIONS AS APPROVED BY THE TOWN MANAGER.
 - THE RESERVED STORMWATER FACILITY EASEMENT AND THE OPERATIONS AND MAINTENANCE PLAN ARE BINDING ON THE OWNER, HEIRS, SUCCESSORS, AND ASSIGNS.
- JORDAN STORMWATER MANAGEMENT FOR NEW DEVELOPMENT: THAT PRIOR TO ISSUANCE OF A ZONING COMPLIANCE PERMIT, THE APPLICANT SHALL SUBMIT THE FINAL JORDAN ACCOUNTING TOOL SPREADSHEET, STORMWATER REPORT, AND PLANS FOR REVIEW AND APPROVAL BY THE TOWN MANAGER. THIS PROJECT MUST COMPLY WITH THE JORDAN STORMWATER MANAGEMENT REGULATIONS OF THE LAND USE MANAGEMENT ORDINANCE TO PROVIDE THE REQUIRED REDUCTIONS IN NITROGEN AND PHOSPHORUS LOADS FOR NEW DEVELOPMENT AND REDEVELOPMENT PROJECTS.
- STORMWATER MANAGEMENT PLAN: THAT PRIOR TO THE ISSUANCE OF A ZONING COMPLIANCE PERMIT, THE APPLICANT SHALL SUBMIT A STORMWATER MANAGEMENT PLAN FOR REVIEW AND APPROVAL BY THE TOWN MANAGER. THIS PROJECT MUST COMPLY WITH THE STORMWATER MANAGEMENT REQUIREMENTS OF THE LAND USE MANAGEMENT ORDINANCE TO PROVIDE FOR 85 PERCENT TOTAL SUSPENDED SOLIDS REMOVAL FROM THE INCREASED IMPERVIOUS AREA, RETENTION FOR 2-5 DAYS OF THE INCREASED VOLUME OF STORMWATER RUNOFF FROM THE 2-YEAR, 24-HOUR STORM, AND CONTROL OF THE STORMWATER RUNOFF RATE FOR THE 1-YEAR, 2-YEAR, AND 25-YEAR STORMS.
- IF DETERMINED NECESSARY AT ZCP STAGE, A TRANSPORTATION MANAGEMENT PLAN WILL BE PREPARED.

Project:

1200 MLK

1200 & 1204
Martin Luther King Jr.
Boulevard

Orange County,
North Carolina

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9789297279
9789392409



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Job Number: 1658

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Checked	JSA
Date	5-31-2019 SUP
Revisions	

Special Use Permit

Sheet Title:

COVER
SHEET

Sheet Number

C000



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
- Tree Line
- Fence
- Underground Electric
- Underground Telephone
- Gas Line
- Water Line
- Overhead Utilities
- Storm Sewer
- Sanitary Sewer
- Guard Rail

1
C100
AREA MAP
1" = 140'-0"



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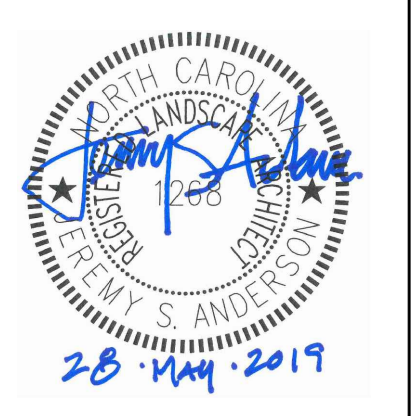
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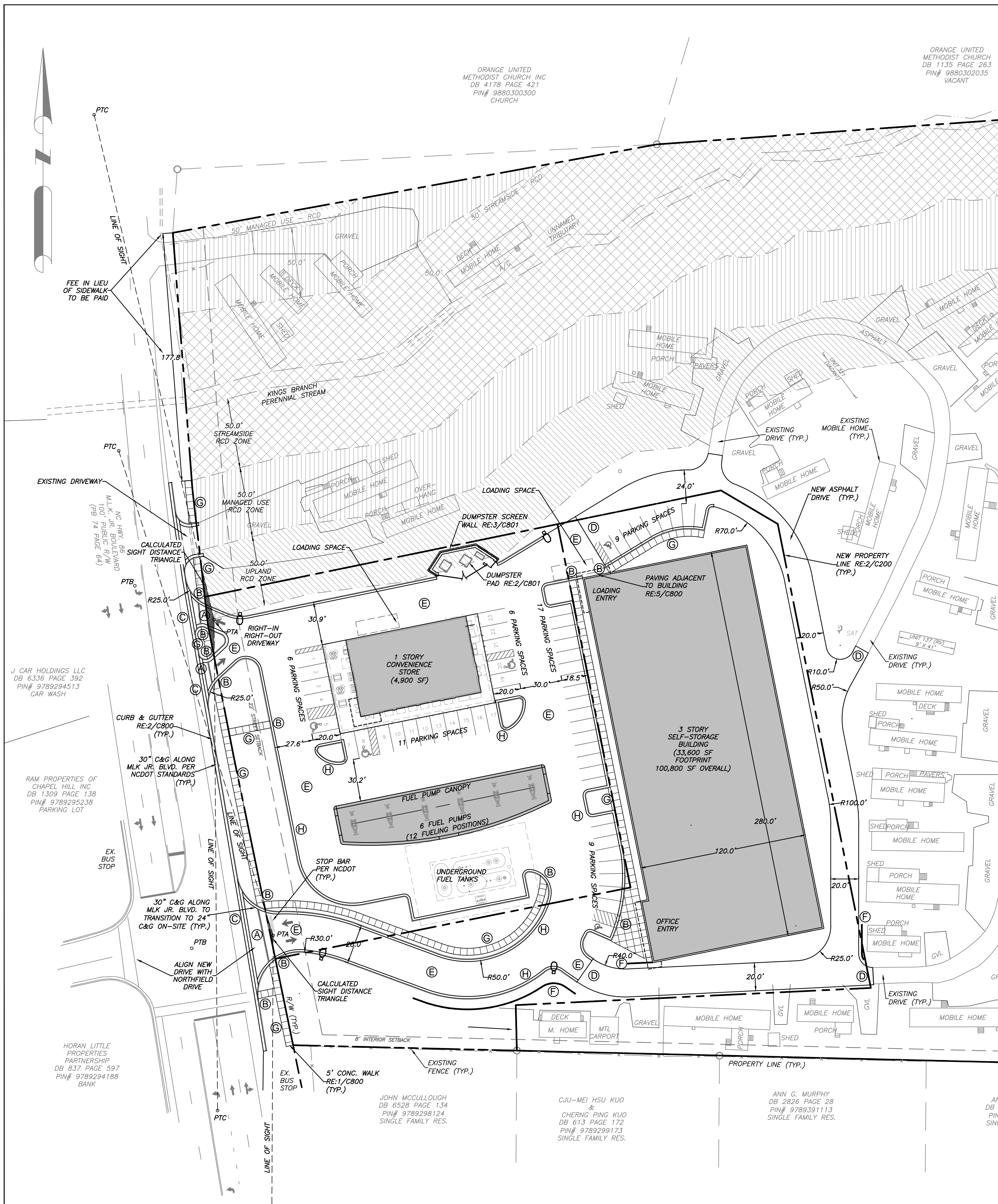
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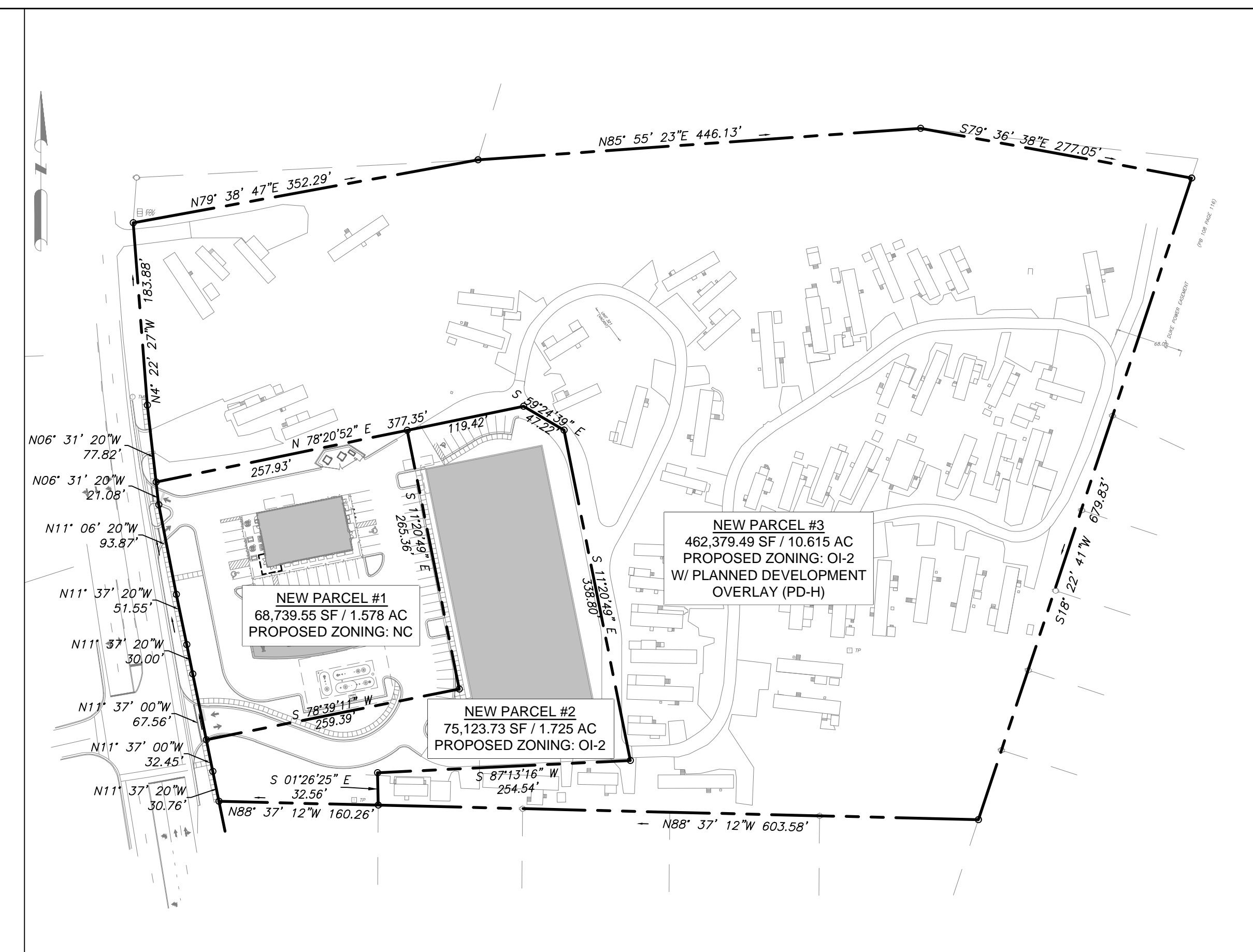
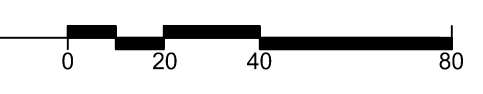
**AREA
MAP**

Sheet Number
C100



1 SITE PLAN
 C200
 1" = 40'-0"

SEE NOTES RE: 3/C102



2 NEW LOTS
 C200
 1" = 100'-0"



SITE PLAN KEY

- (A) CROSSWALK
RE: 6/C801
- (B) ADA RAMP
RE:
- (C) VALLEY GUTTER
RE: 9/C800
- (D) LIGHT DUTY ASPHALT PAVEMENT
RE: 3/C800
- (E) HEAVY DUTY CONCRETE PAVEMENT
RE: 4/C800
- (F) RETAINING WALL
RE:
- (G) CONCRETE SIDEWALK
RE: 1/C800
- (H) CURB & GUTTER
RE: 2/C800



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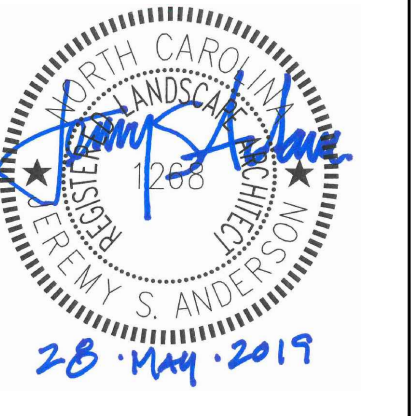
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Sheet Title:

SITE PLAN

Sheet Number
C200



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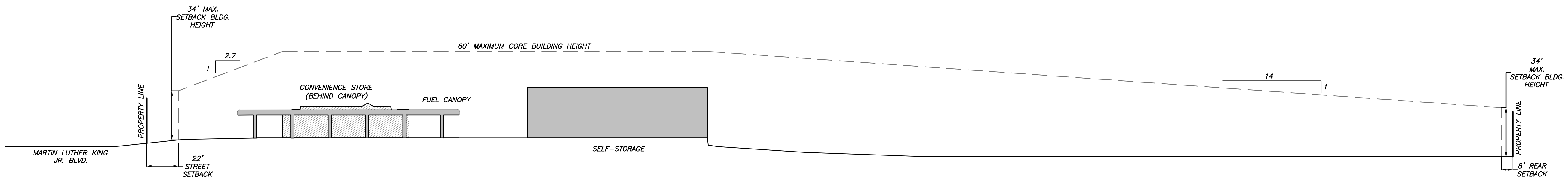
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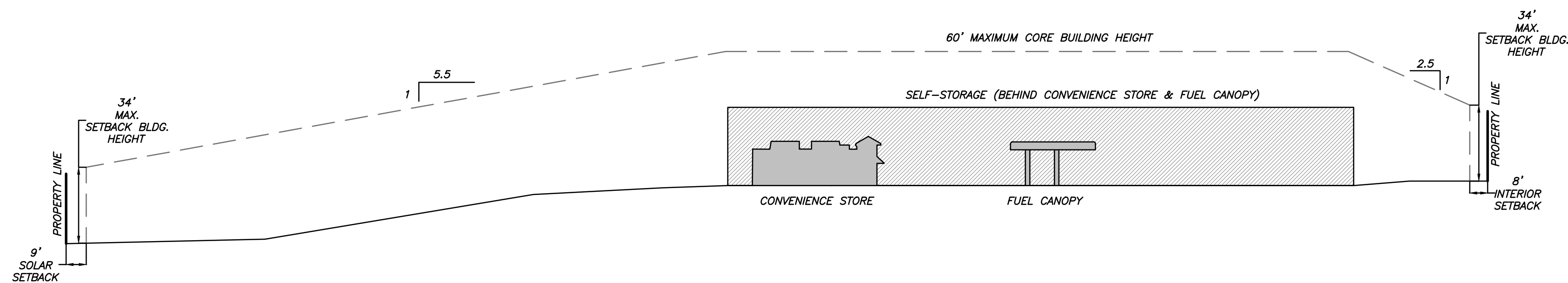
EXTERIOR
ELEVATION
MASSING

Sheet Number

C201



1 SOUTH ELEVATION
C201 1" = 40'-0"



2 WEST ELEVATION
C201 1" = 40'-0"





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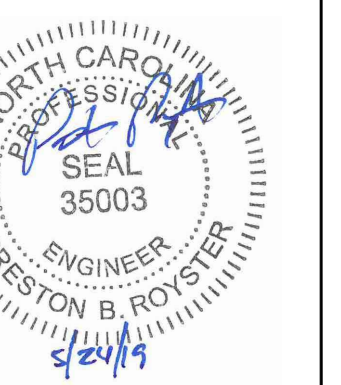
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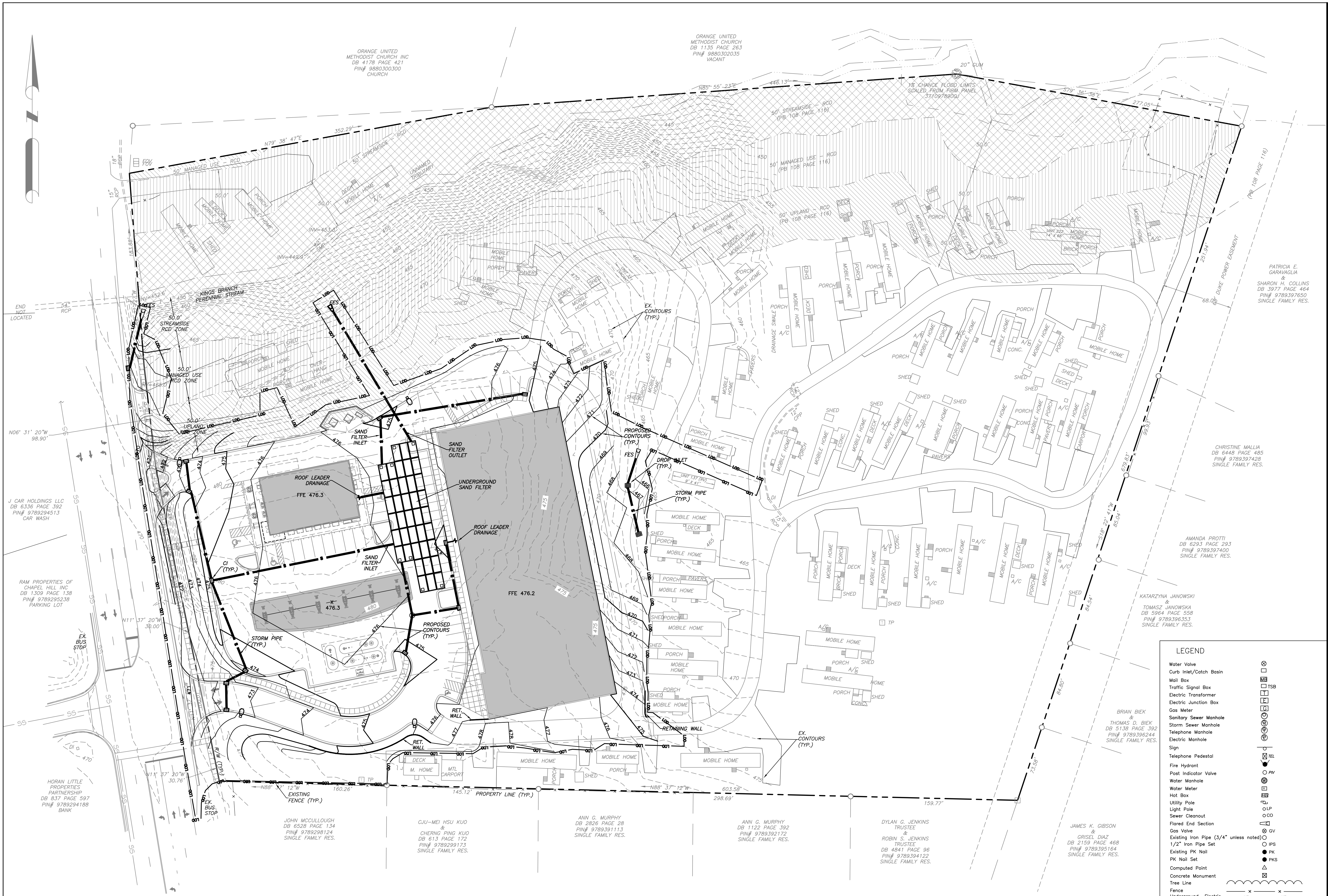
Special Use Permit

Sheet Title:

**GRADING
& STORM
DRAINAGE PLAN**

Sheet Number

C300



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	
Tree Line	
Fence	
Underground Electric	
Underground Telephone	
Gas Line	
Water Line	
Overhead Utilities	
Storm Sewer	
Sanitary Sewer	
Guard Rail	



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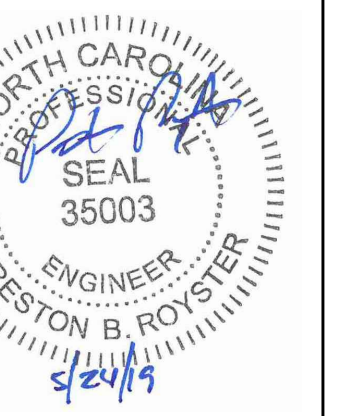
Project:

1200 MLK

1200 & 1204
Martin Luther King Jr.
Boulevard

Orange County,
North Carolina

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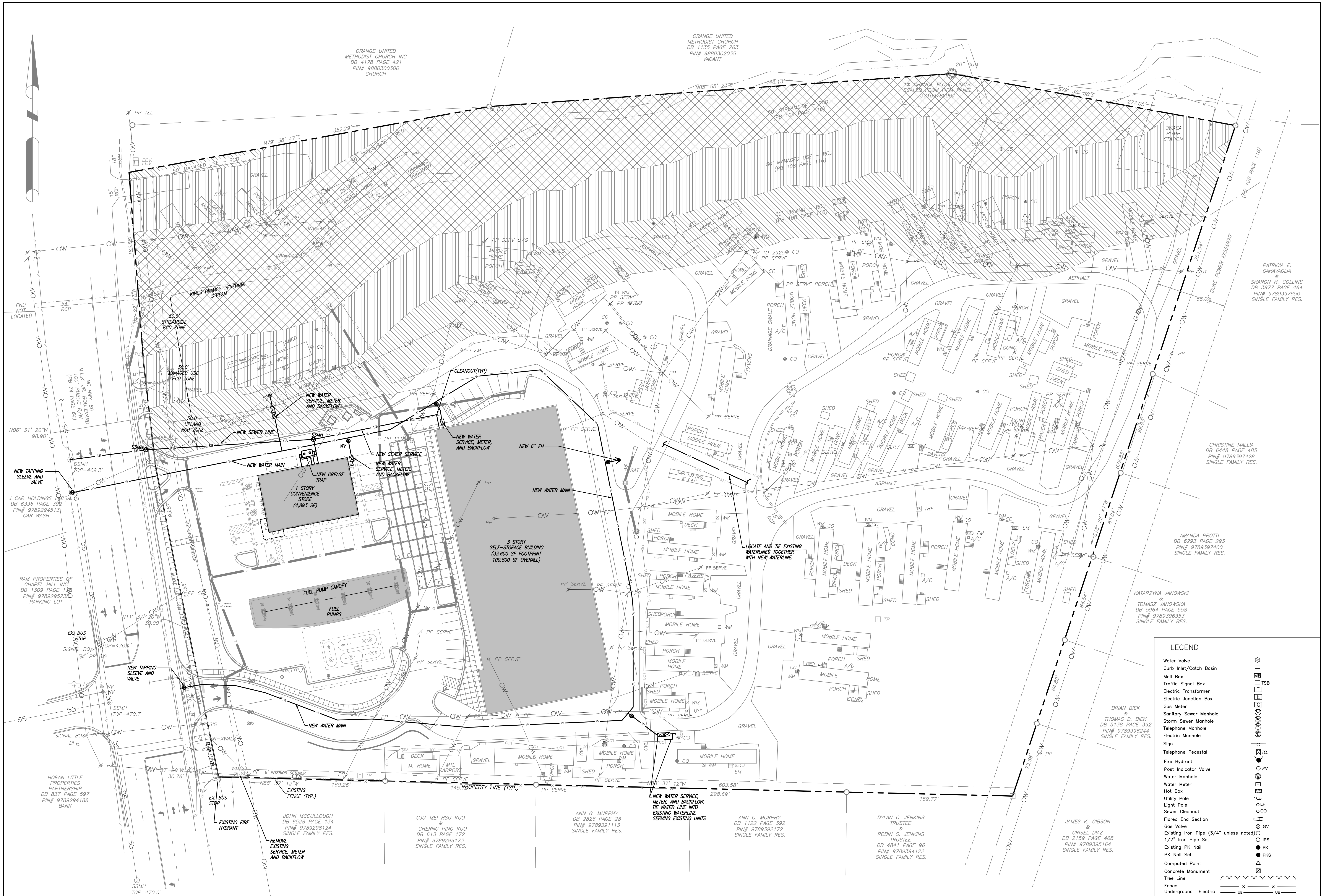
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Sheet Title:

**UTILITY
PLAN**

Sheet Number

C500



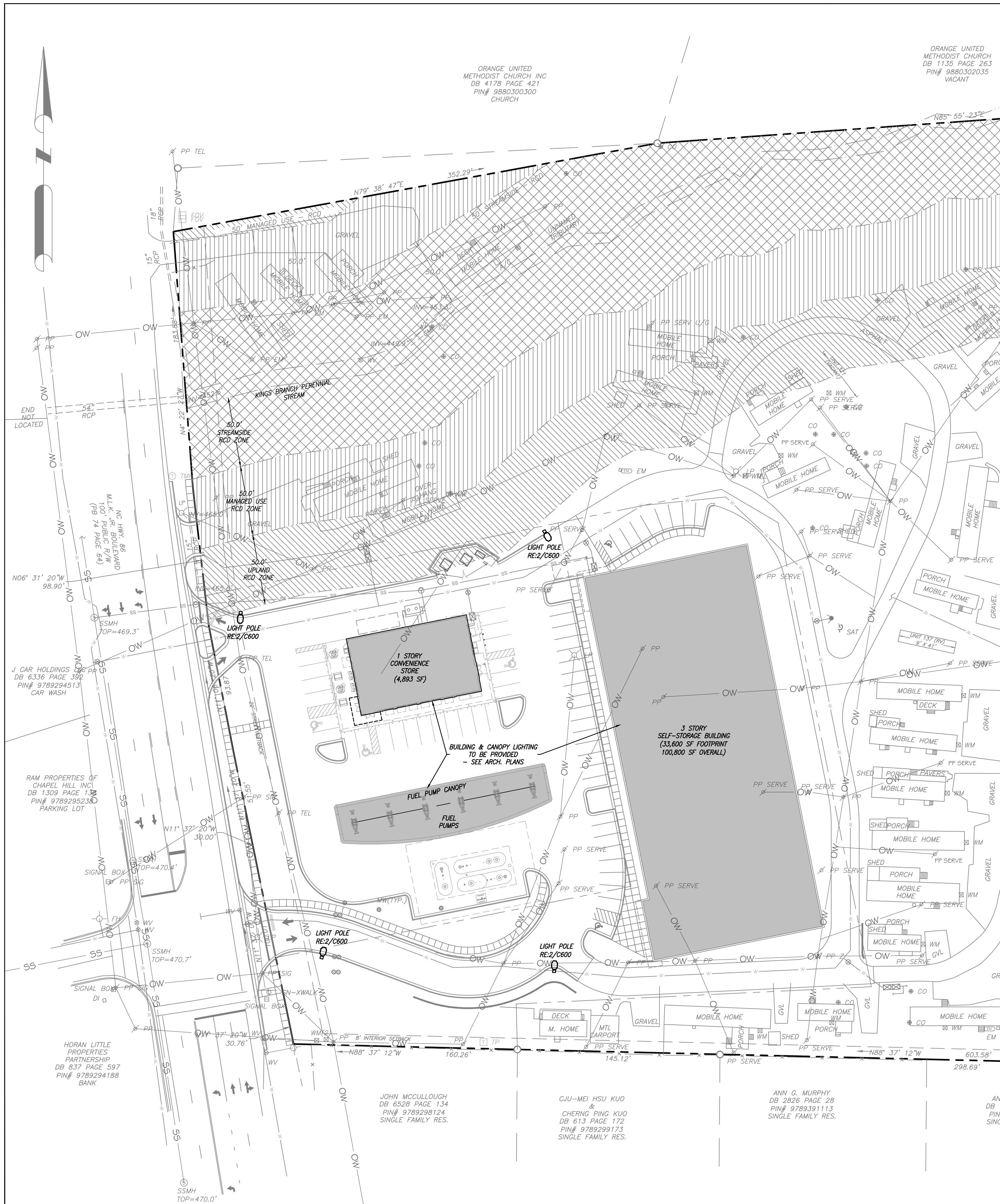
LEGEND

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	
Tree Line	
Fence	
Underground Electric	
Underground Telephone	
Gas Line	
Water Line	
Overhead Utilities	
Storm Sewer	
Sanitary Sewer	
Guard Rail	

1
C500
UTILITY PLAN
1" = 40'-0"

SEE NOTES RE: 7/C/102





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
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- Storm Sewer
- Sanitary Sewer
- Guard Rail

LIGHTING LEGEND

- 25' SINGLE LED SHOEBOX



STANDARD LED
25' POLE HEIGHT

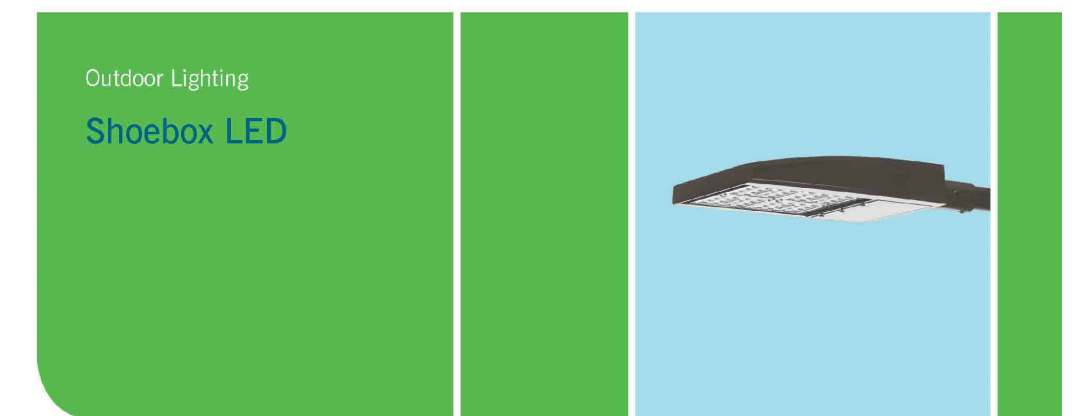
- LIGHT FIXTURE
- NTS



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The energy efficient Shoebox LED combines a decorative, contemporary style with versatility and simple lighting effect that is perfect for streets, parking lots, commercial buildings and residential communities. The Shoebox LED provides excellent color rendition along with a controlled light pattern that reduces glare and keeps the light directed only where you want it. Available in black, dark bronze, grey or white with one to four fixtures per pole.

LED	205, 420, 530 watts
(Light Emitting Diode)	
Mounting heights	30, 35'
Colors	Black Bronze Grey White
Poles	Fiberglass (205W only, 1 or 2 fixtures per pole) Decorative tapered metal Decorative square metal
Note: 35 pole available in black or bronze only.	

For additional information, visit us at
duke-energy.com/OutdoorLighting
or call us toll free at 866.789.6412



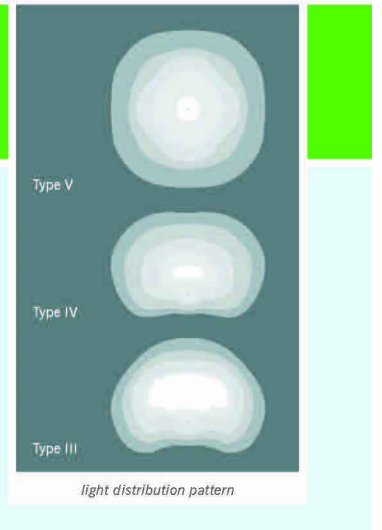
Outdoor Lighting Shoebox LED

Light fixture: LED (shell) Replacement for LED Voltage 205 - up to 400-watt metal halide, LED Voltage 420, LED Voltage 530 - 1,000-watt metal halide

Warm-up and restrike time: Instant on (no warm-up or restrike time)

Wattage	BUG Rating	Light Pattern	Lumens	Color Temp
LED 205	B3-U0-G3	IESNA Type V (circled)	21,800	
LED 205	B3-U0-G4	IESNA Type IV (forward throw)	20,355	
LED 205	B2-U0-G4	IESNA Type III (fixed)	21,164	
LED 420	B3-U0-G5	IESNA Type V (circled)	43,317	4,000K
LED 420	B3-U0-G5	IESNA Type IV (forward throw)	39,078	
LED 530	B5-U0-G5	IESNA Type V (circled)	53,498	
LED 530	B3-U0-G5	IESNA Type IV (forward throw)	48,262	

* These are approximate replacement suggestions, actual conditions could be different.



Poles available:	Mounting height	Color
Round tapered decorative metal*	35'	Black Bronze
Decorative square metal*	30'	Black Bronze Grey White
Fiberglass	30'	Black (205W only, 1 or 2 fixtures per pole) Grey (205W only, 1 or 2 fixtures per pole)

Features	Benefits
Little or no installation cost	Free up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than metered service
Warranty included	Worry-free
One low monthly cost on your electric bill	Convenience and savings for you
Timely operation	Provides trouble-free installation and service
Backed by over 40 years of experience	A name you can trust today... and tomorrow

* 35' rated foundation available when required on metal poles only

Project:

1200 MLK

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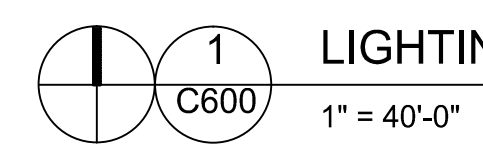
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Revisions:

Special Use Permit

Sheet Title:

**LIGHTING
PLAN**

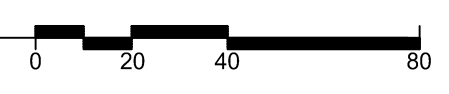
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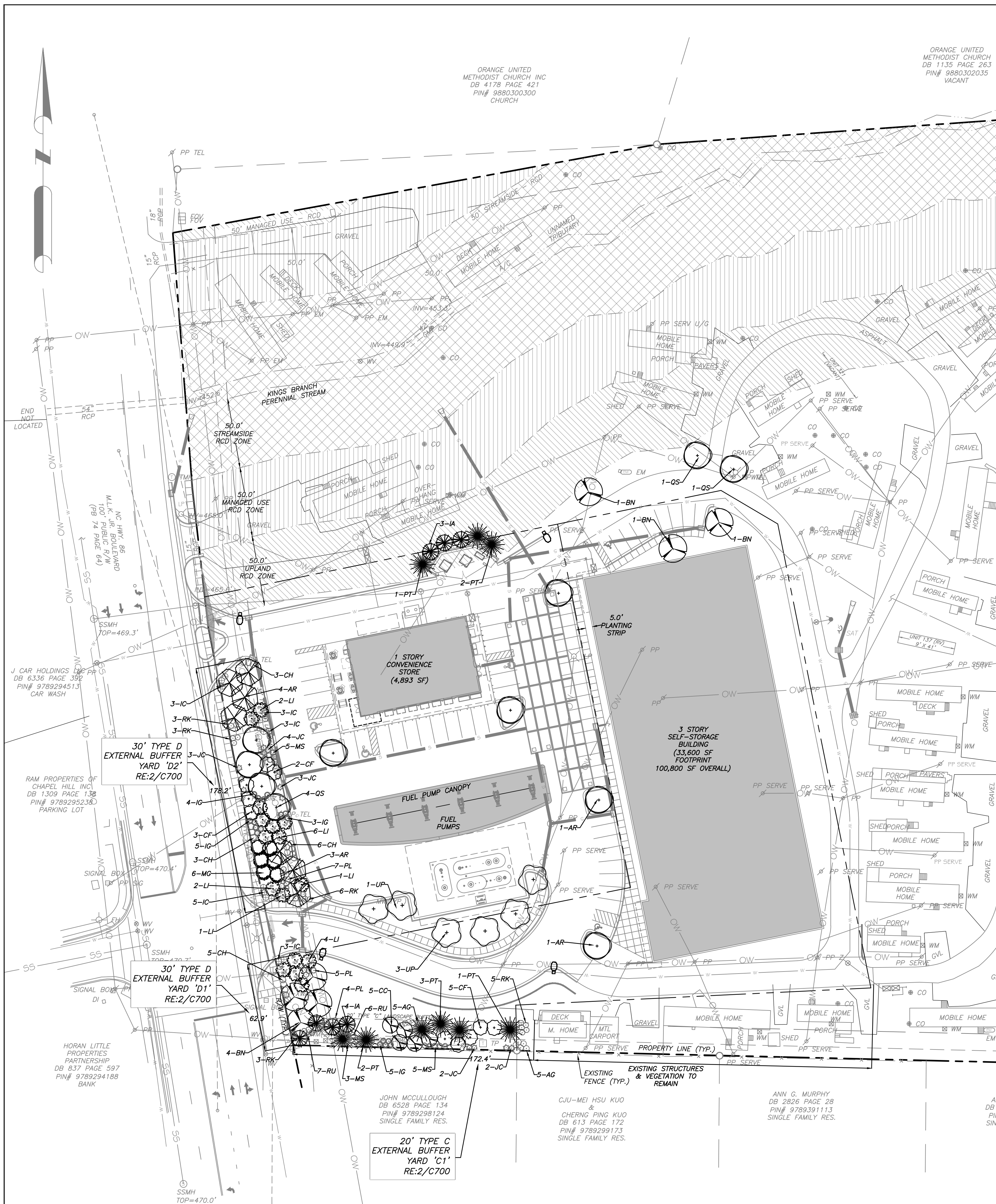


1 LIGHTING PLAN

1" = 40'-0"

SEE NOTES RE: 8/C/102





1 LANDSCAPE PLAN
1" = 40'-0"

SEE NOTES RE: 9/C102



Buffer "C1"	# Required per 100'	Existing	Required Plantings:	Plantings Provided
20' Wide	4 Large Tree = 6.9	7 Large Trees - 0	7 Large Trees	7 Large Trees
172.4 LF	8 Small Tree = 13.8	14 Small Trees	14 Small Trees	14 Small Trees
(Internal)	30 Shrubs = 51.8	52 Shrubs - 0	52 Shrubs	52 Shrubs

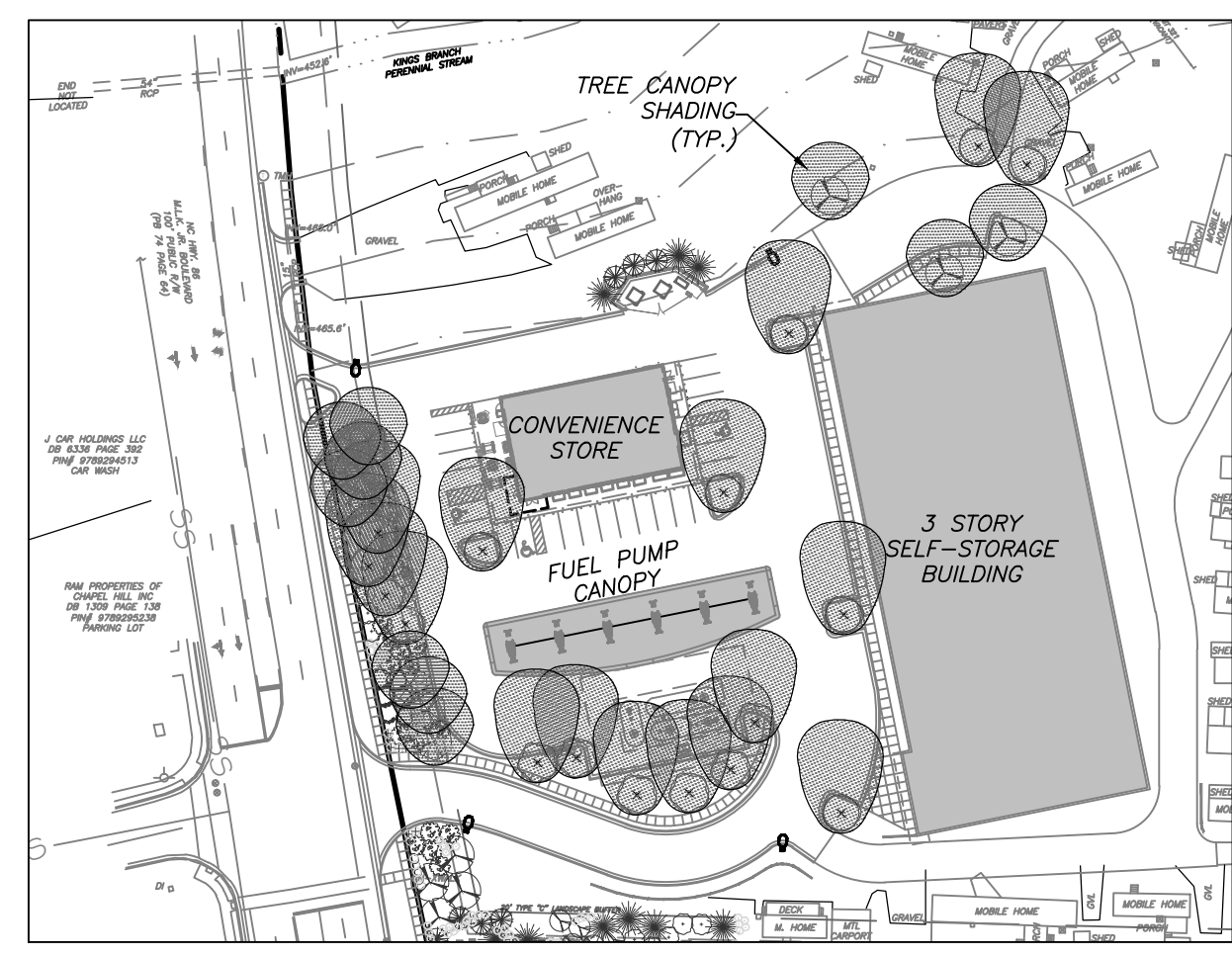
Buffer "D1"	# Required per 100'	Existing	Required Plantings:	Plantings Provided
30' Wide	6 Large Tree = 3.8	4 Large Trees - 0	4 Large Trees	4 Large Trees
62.9 LF	12 Small Tree = 7.6	8 Small Trees	8 Small Trees	8 Small Trees
(External)	40 Shrubs = 25.2	26 Shrubs - 0	26 Shrubs	26 Shrubs

Buffer "D2"	# Required per 100'	Existing	Required Plantings:	Plantings Provided
30' Wide	6 Large Tree = 10.7	11 Large Trees - 0	11 Large Trees	11 Large Trees
178.2 LF	12 Small Tree = 21.4	22 Small Trees	22 Small Trees	22 Small Trees
(External)	40 Shrubs = 71.3	72 Shrubs - 0	72 Shrubs	72 Shrubs

2 LANDSCAPE BUFFER CALCULATIONS
C700

QTY	%	EVGN	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
CANOPY TREES								
7		N	AR	Acer Rubrum	Red Maple	2.5" CAL.	14' ht.	AS SHOWN SINGLE TRUNK & LEADER
7		N	BN	Betula nigra 'heritage'	Heritage River Birch	3" CAL tot	14' ht.	AS SHOWN 3 TRUNK MINIMUM
9		Y	PT	Pinus taeda	Loblolly Pine	2" cal.	12' ht.	AS SHOWN SINGLE TRUNK & LEADER
11		N	QS	Quercus shumardii	Shumard Oak	2.5" CAL.	12' ht.	AS SHOWN SINGLE TRUNK & LEADER
6		N	UP	Ulmus parvifolia 'BSNUFF'	Everclear Lacebark Elm	2.5" CAL.	14' ht.	AS SHOWN SINGLE TRUNK & LEADER
40	0%							
UNDERSTORY TREES								
5		N	CC	Cercis chinensis 'Avondale'	Chinese Avondale Redbud	1" cal.	8' HT.	AS SHOWN SINGLE TRUNK & LEADER
10		N	CF	Cornus florida	Dogwood	1" cal.		
7		Y	IA	Ilex x attenuata 'Fosteri'	Foster Holly	1" cal.	6' HT.	8' O.C. SINGLE TRUNK & LEADER
16		N	LI	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	8-10' HT.		AS SHOWN MULTI-TRUNK
6		Y	MG	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	1.5" cal.	8' ht.	10' O.C. FULL AND MATCHING
44	0%							
SHRUBS								
10		Y	AG	Abelia x grandiflora 'Edward Goucher'	Edward Goucher Abelia	15" HT.		30" O.C. FULL AND MATCHING
17		Y	CH	Cotoneaster horizontalis	Rock Spray Cotoneaster	12" HT.		30" O.C. FULL AND MATCHING
0		Y	CJ	Camellia japonica	Japanese Camellia	18" HT.		48" O.C. FULL AND MATCHING
17		Y	IC	Ilex cornuta 'carissa'	Carissa Holly	15" HT.		30" O.C. FULL AND MATCHING
17		Y	IG	Ilex glabra	Inkberry Holly	15" HT.		36" O.C. FULL AND MATCHING
14		Y	JC	Juniperus chinensis 'Sea Green'	Sea Green Juniper	18" HT.		36" O.C. FULL AND MATCHING
13		Y	MS	Miscanthus sinensis 'morning light'	Morning Light Miscanthus	15" HT.		36" O.C. FULL AND MATCHING
0		Y	MC	Myrica Cerfica	Southern Wax Myrtle	18" HT.		36" O.C. FULL AND MATCHING
16		Y	PL	Loropetalum chinense	Loropetalum	15" HT.		36" O.C. FULL AND MATCHING
20		N	RK	Rosa 'Radrazz'	Knock Out Rose	15" HT.		36" O.C. FULL AND MATCHING
13		Y	RU	Raphiolepis umbellata	Indian Hawthorn	18" HT.		36" O.C. FULL AND MATCHING
137	0%							
GROUND COVER								
AR				LAWN	AS REQUIRED TO MATCH EXISTING			

3 PLANT LIST
C700



4 PROPOSED TREE CANOPY SHADING
1" = 100'-0"



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NC BOARD OF LANDSCAPE ARCHITECTS LIC # C-104

Project:

1200 MLK

1200 & 1204
Martin Luther King Jr.
Boulevard
Orange County,
North Carolina

PIN:
9789297279
9789392409



PRELIMINARY-DO NOT USE FOR CONSTRUCTION

Job Number: 1658

Drawn JSA, MTC
Checked JSA
Date 5-31-2019 SUP
Revisions

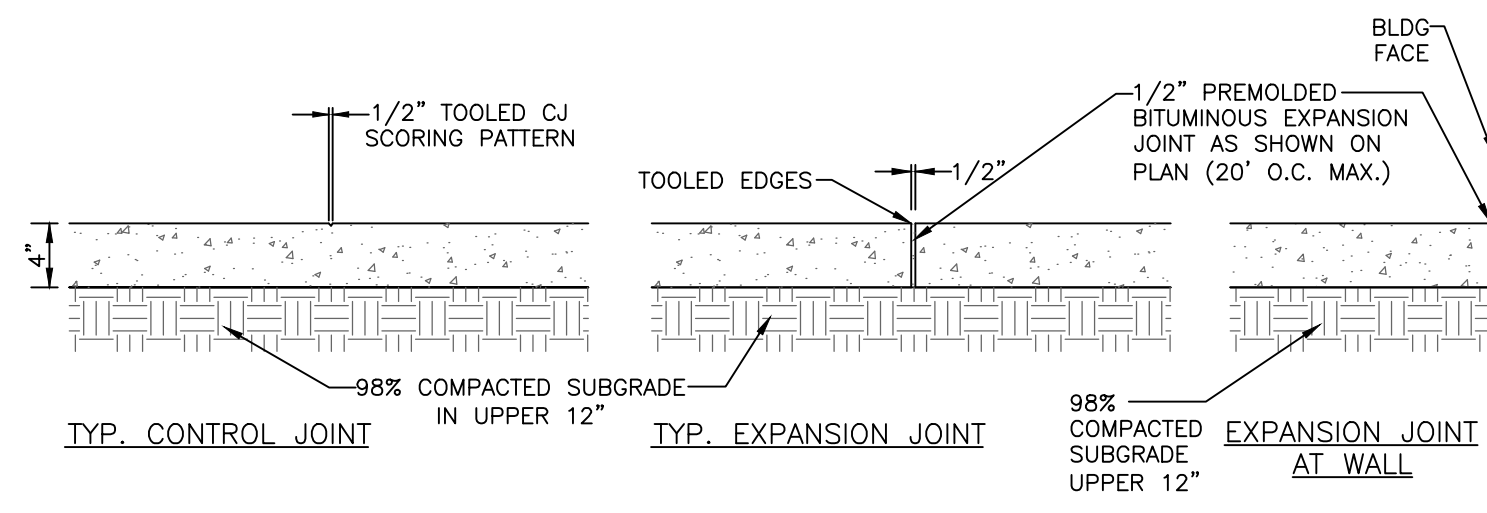
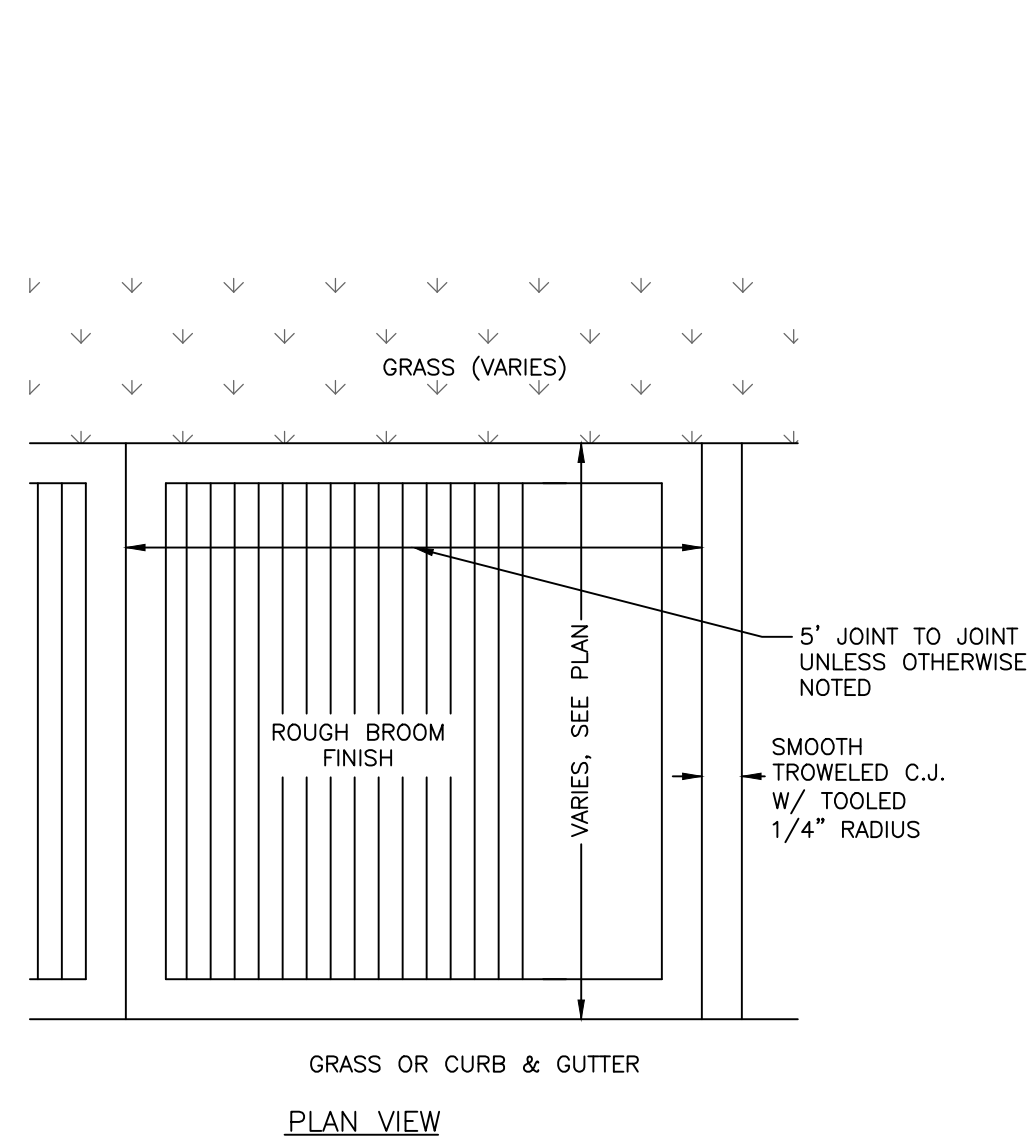
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Sheet Title:

LANDSCAPE PLAN

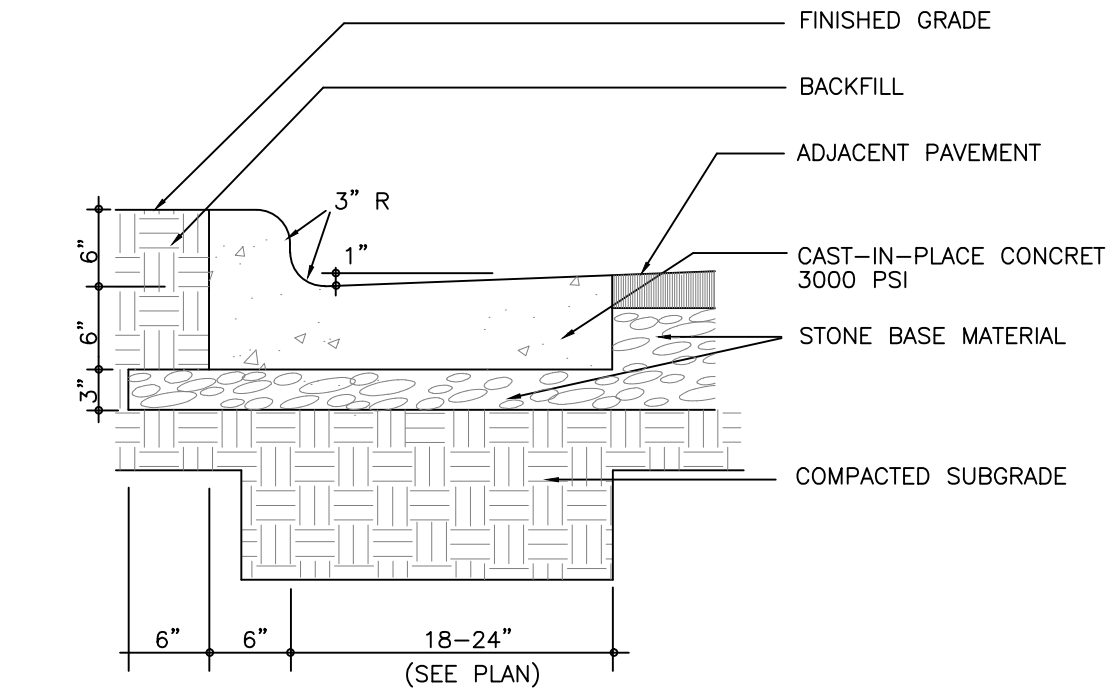
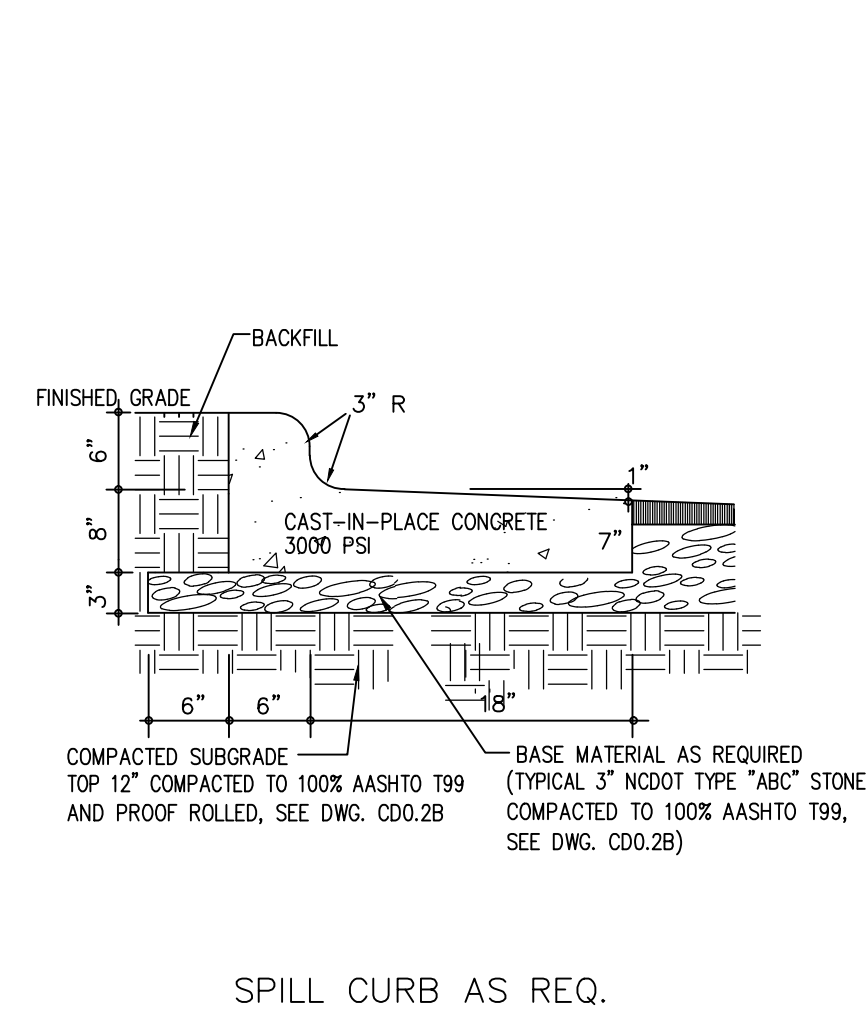
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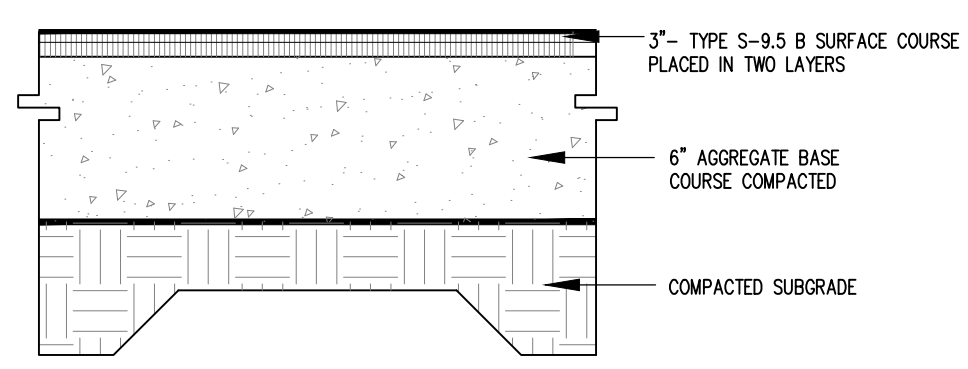
- NOTES:
- 1) 4" THICK CONC., 3000 PSI MIN.
 - 2) ALL SIDEWALK ARE TO HAVE MAXIMUM 1.8% CROSS SLOPE
 - 3) USE 1/2" BITUMINOUS EXPANSION JOINT A MAX. OF 20' O.C. AND WHENEVER CONCRETE WALK MEETS FIXED OBJECTS (I.E. CURBS, BLDG. ETC.), EXPANSION JOINTS THAT ABUT BUILDINGS WALL SHALL BE SEALED WITH A FOAM BACKER ROD AND ELASTOMERIC SEALANT.
 - 4) ALL SIDEWALKS SHALL BE CONSTRUCTED WITH TOOLED 1/4" EDGE RADIUS.
- ALL CONSTRUCTION JOINTS AND EXPANSION JOINTS IN NCDOT RIGHT-OF-WAY SHALL BE SEALED PER NCDOT STANDARDS AND SPECIFICATION.

1 CONCRETE SIDEWALK
C800 no scale



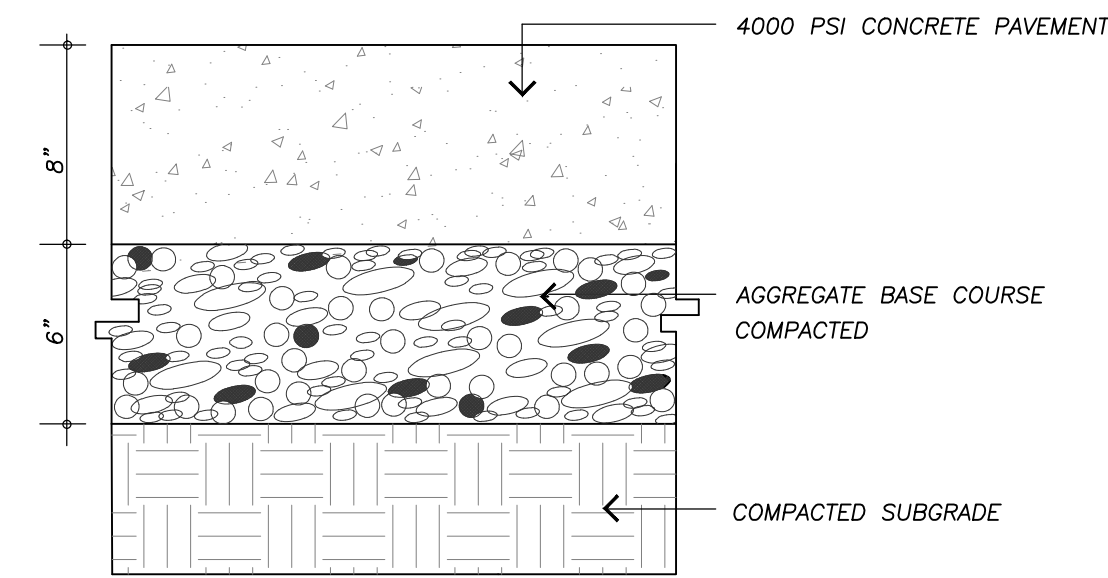
- CONTRACTION JOINTS SHALL BE SPACED AT 10 FOOT INTERVALS. EXCEPT THAT A 15 FOOT SPACING MAY BE USED WHEN A MACHINE IS USED OR WHEN SATISFACTORY SUPPORT FOR THE FACE FORM CAN BE OBTAINED WITHOUT THE USE OF TEMPLATES AT 10 FOOT INTERVALS. JOINT SPACING MAY BE ALTERED BY THE ENGINEER TO PREVENT UNCONTROLLED CRACKING.
- CONTRACTION JOINTS MAY BE INSTALLED BY THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES, A MINIMUM DEPTH OF 1 1/2" SHALL BE MAINTAINED.
- CONCRETE FOR CURBING SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 3000 PSI AT 28 DAYS.
- ALL CONTRACTION JOINTS SHALL BE FILLED WITH JOINT FILLER.
- JOINTS SHALL MATCH LOCATIONS WITH JOINT IN ABUTTING SIDEWALK.
- EXPANSION JOINTS SHALL BE SPACED AT 90 FOOT INTERVALS AND ADJACENT TO ALL RIGID OBJECTS.

2 CURB AND GUTTER
C800 no scale



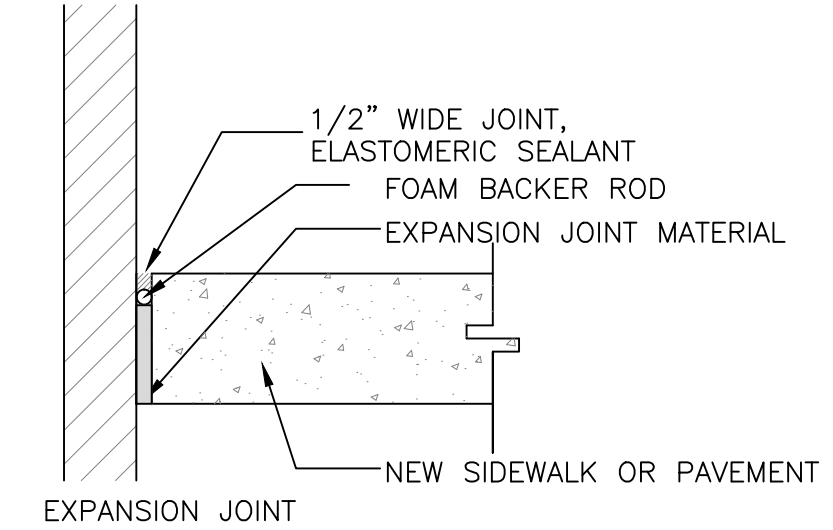
FINAL PAVEMENT SECTION IS PROVIDED BY GEO-TECHNICAL ENGINEER BASED SITE SPECIFIC GEO-TECHNICAL REPORT

3 LIGHT DUTY ASPHALT PAVING
C800 no scale

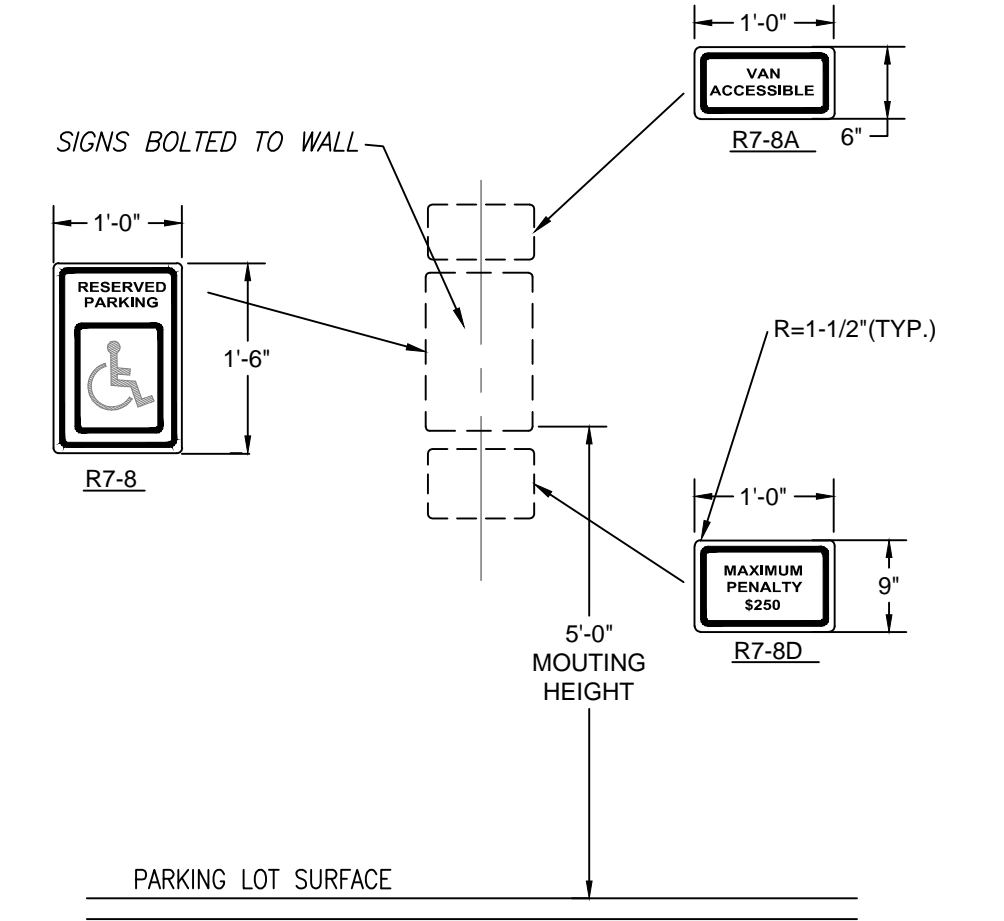


- NOTES:
1. ALL CONCRETE TO 4000 PSI, PROPERLY AIR ENTRAINED FOR EXTERIOR GRADE CONCRETE MIXES.
 2. C&G BASE AND SOIL SUBGRADE TO BE COMPACTED TO 98% OF THE ASTM D-698 STD. PROCTOR MDD IN ACCORDANCE WITH THE REPORT BY THE GEOTECHNICAL ENGINEER AND PROOFROLLED AND APPROVED BY GEOTECHNICAL PERSONNEL.
 3. CONTRACTOR SHALL INSTALL CONTRACTION AND EXPANSION JOINTS AS NECESSARY TO MINIMIZE CRACKING. CONTRACTION JOINTS SHALL BE SPACED AT 10' MAXIMUM EACH WAY WITH ACTUAL PATTERN BASED ON FIELD CONDITIONS. JOINTS SHALL BE TOOLED OR SAW CUT TO A MINIMUM DEPTH OF 2". EXPANSION JOINTS SHALL BE INSTALLED BETWEEN PAVEMENT AND ANY RIGID OBJECTS AND SPACED AS SPECIFIED IN LATEST VERSION OF ACI STANDARDS.
 4. ALL PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH LATEST VERSION OF ACI STANDARDS AND THE REPORT BY THE GEOTECHNICAL ENGINEER.

4 HEAVY DUTY CONCRETE PAVING
C800 no scale

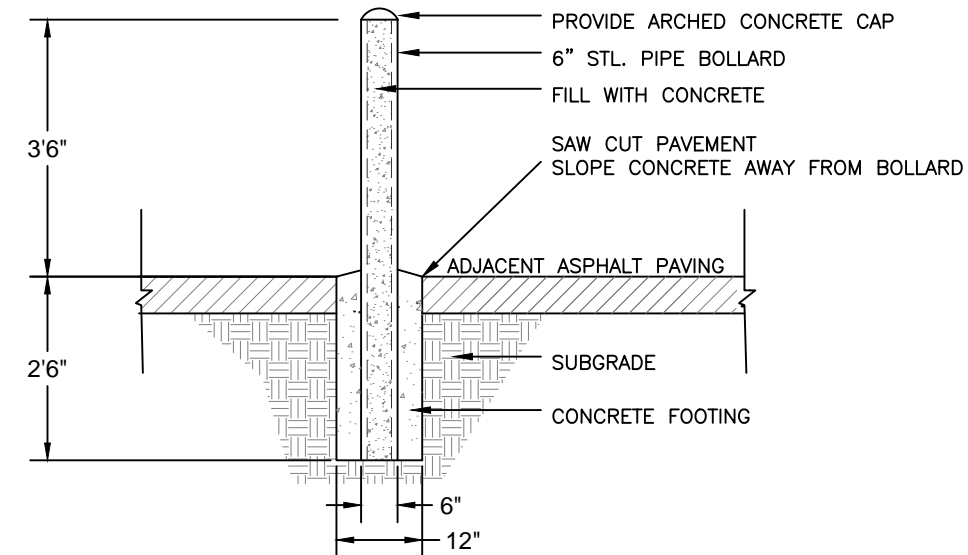


5 PAVING ADJACENT TO BUILDING
C800 no scale

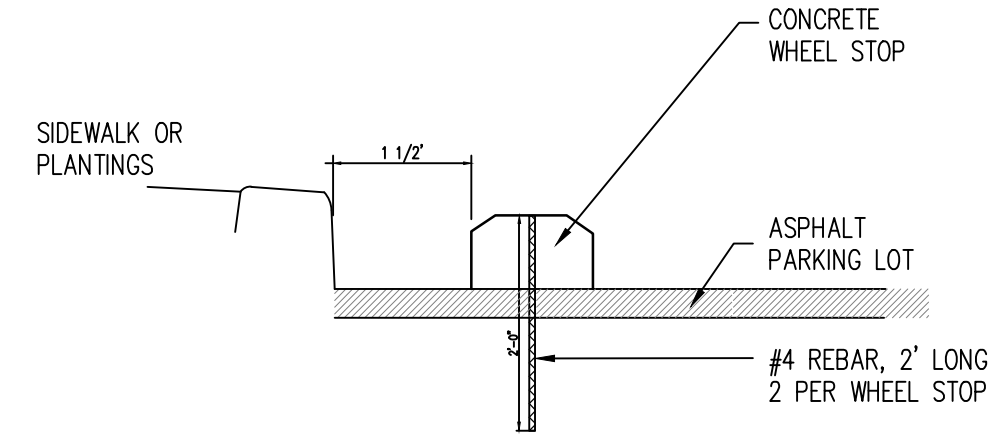


- COLORS
- TEXT AND BORDER: GREEN
 - WHITE HC SYMBOL ON BLUE BACKGROUND
 - BACKGROUND: WHITE
- MECHANICALLY FASTEN R7-8 SIGN TO FINISHED WALL SURFACE

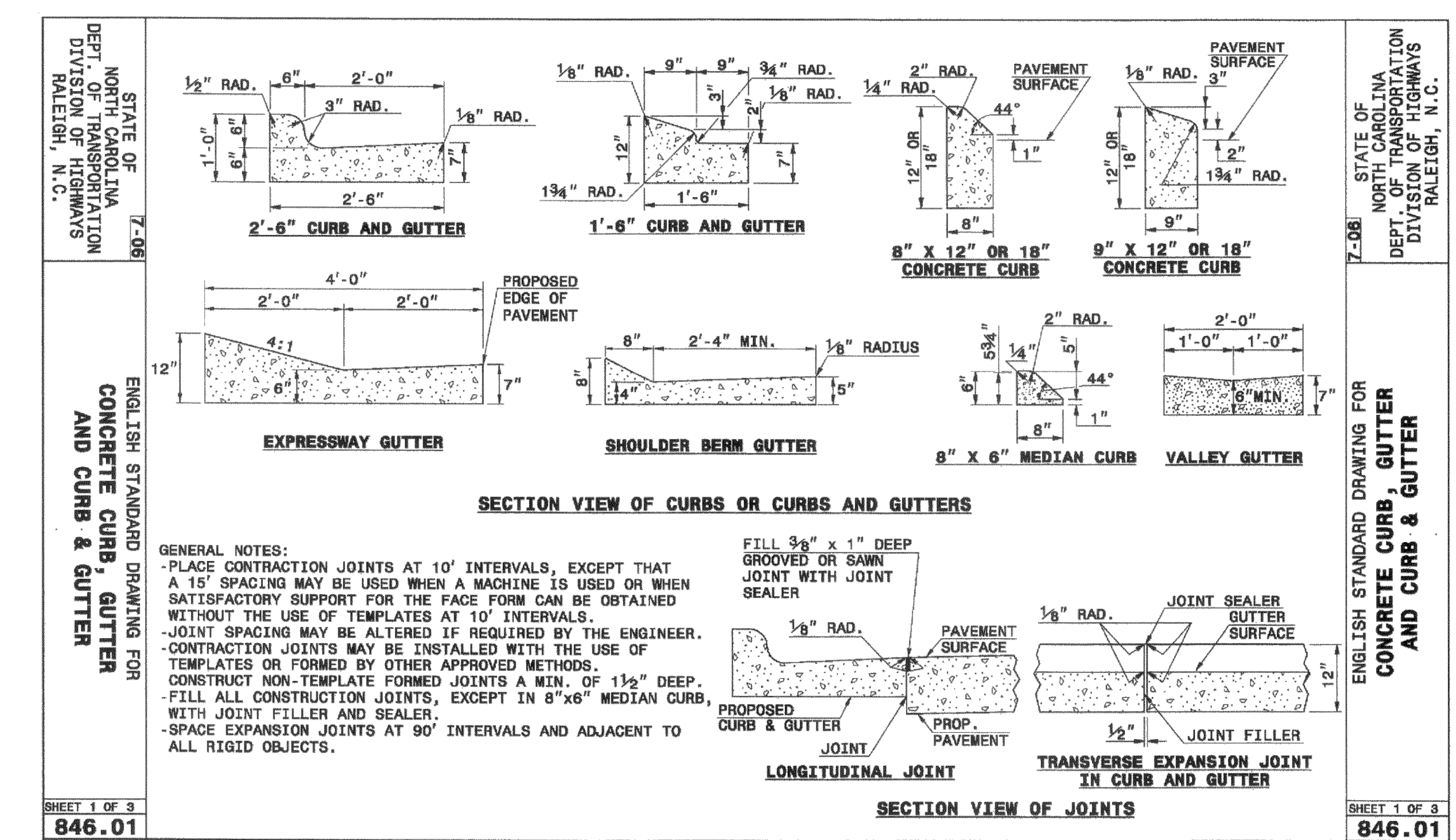
6 ADA SIGNAGE
C800 no scale



7 BOLLARD
C800 no scale



8 WHEELSTOP
C800 no scale



9 VALLEY GUTTER
C800 no scale



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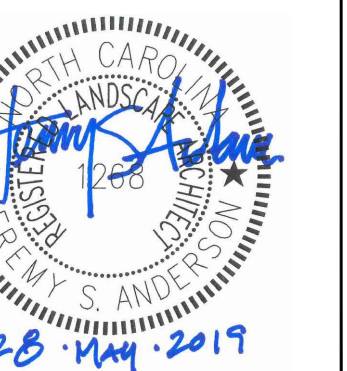
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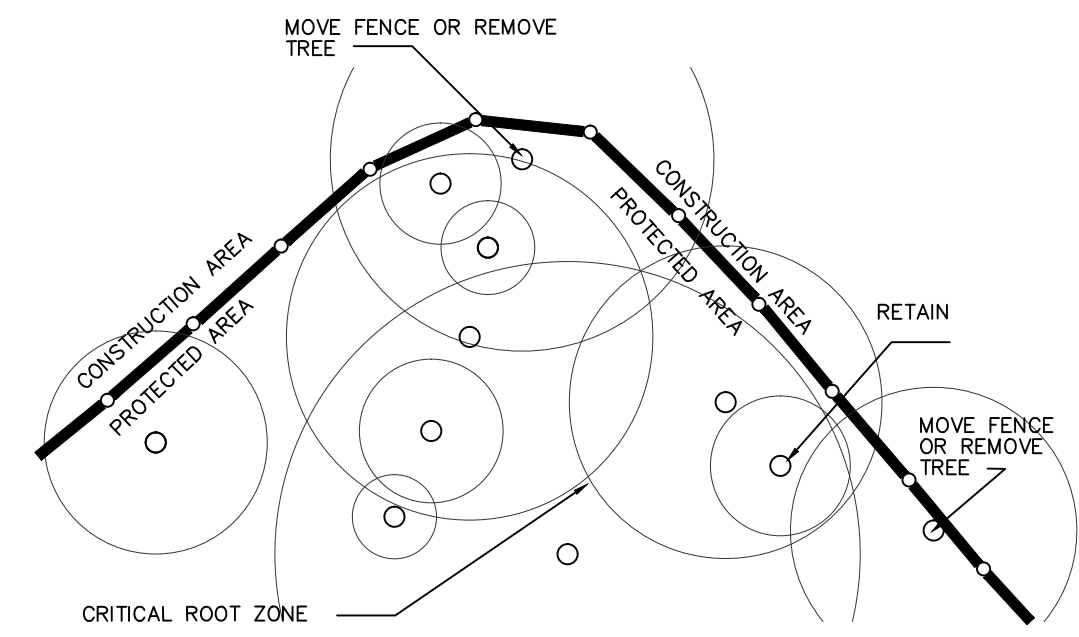
Drawn: JSA, MTC
Checked: JSA
Date: 5-31-2019 SUP
Revisions:

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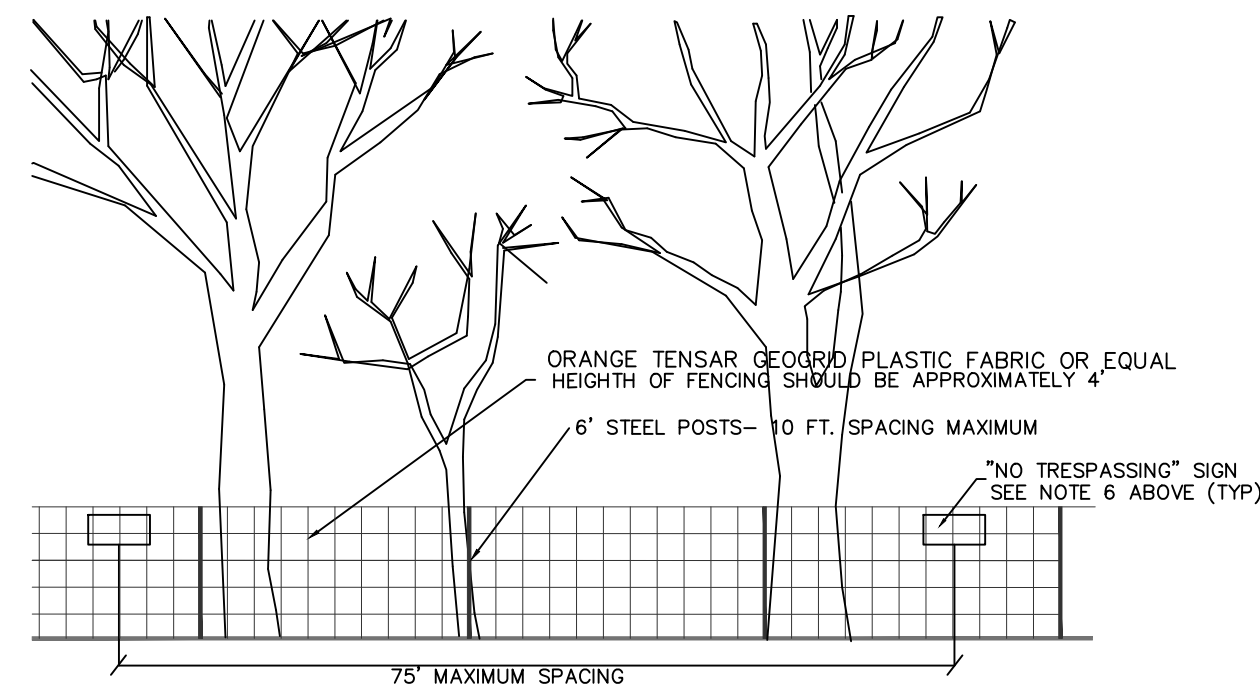
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SITE DETAILS

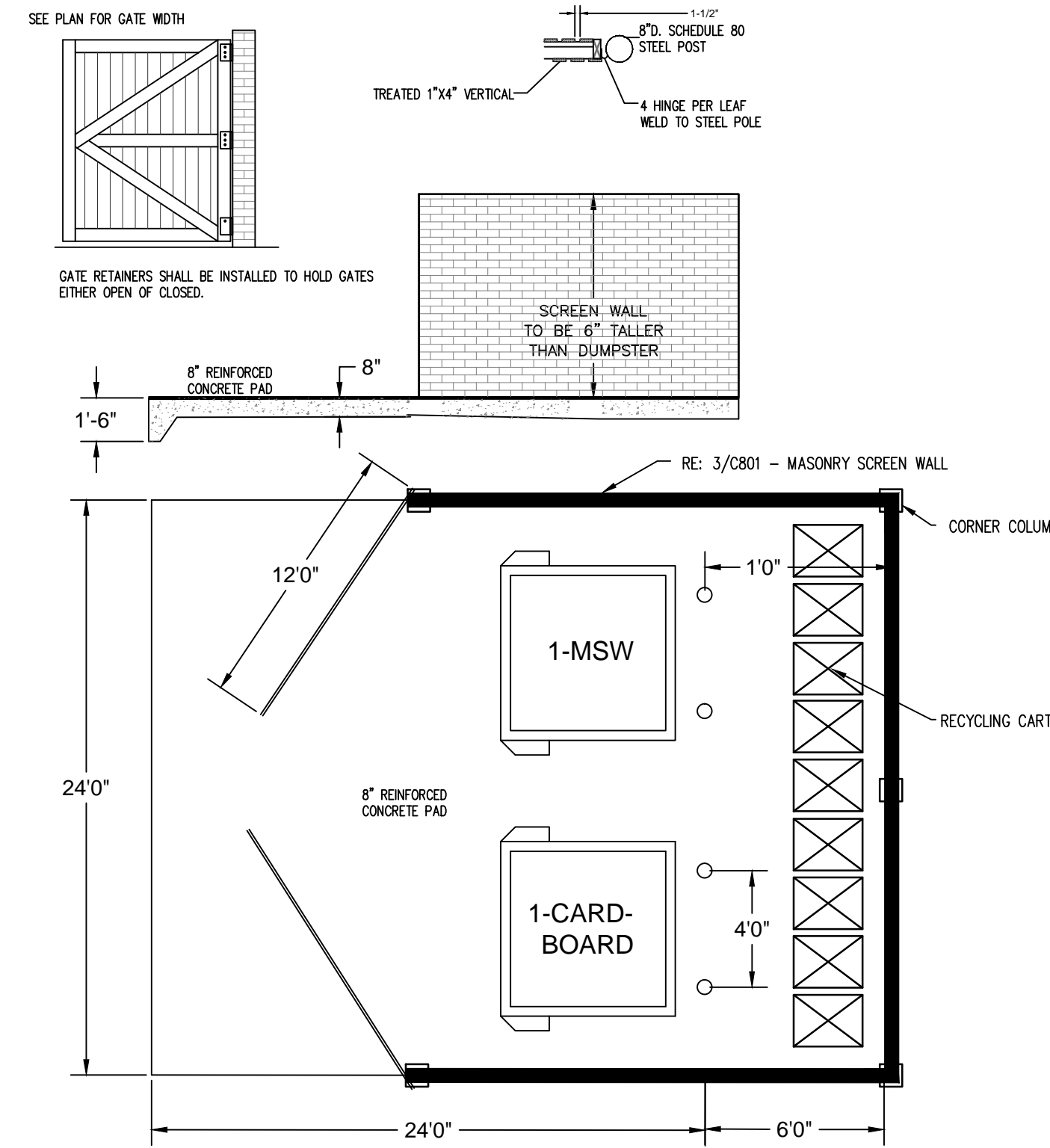
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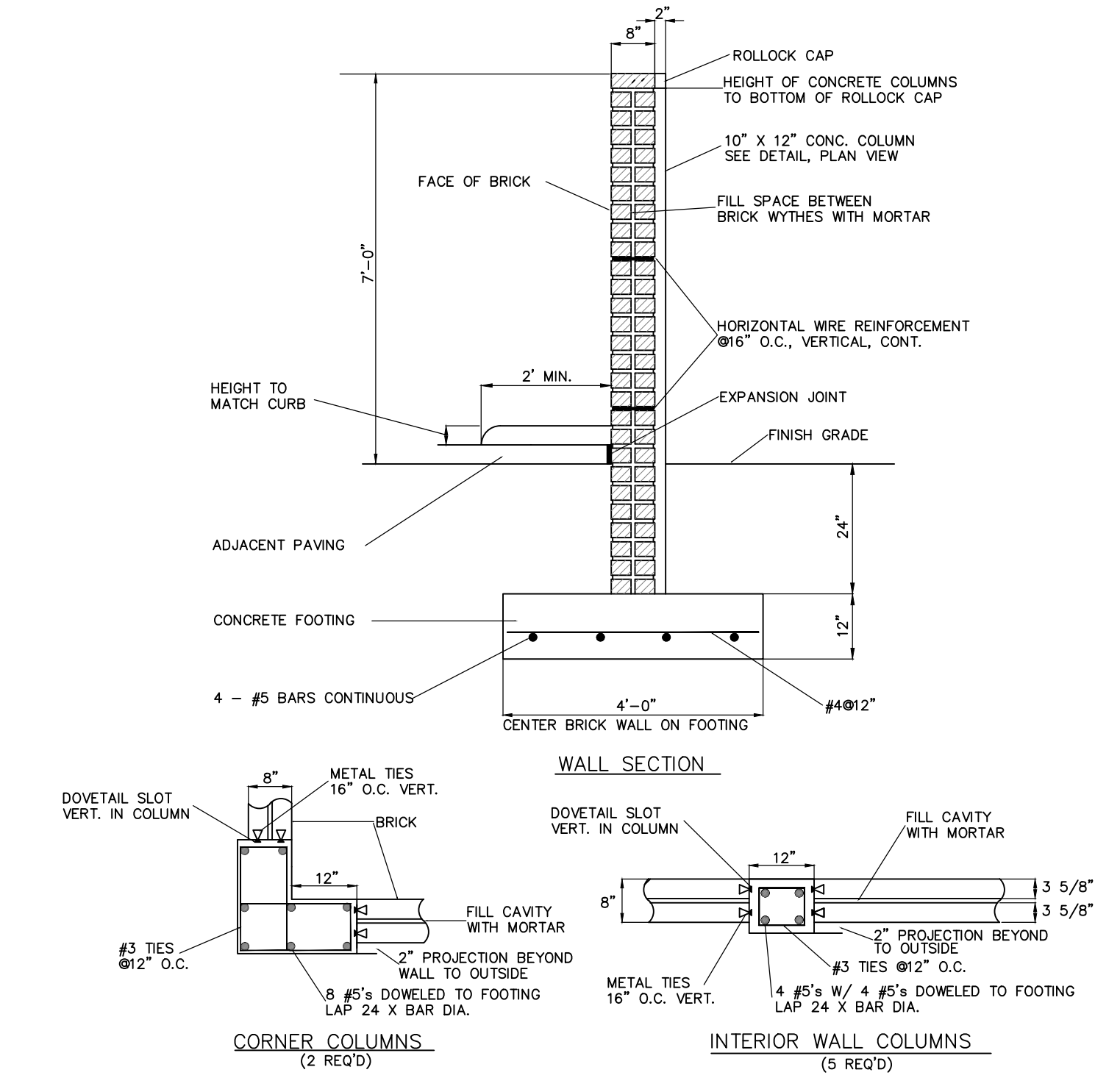
- NOTES:
1. MOVE FENCE OR REMOVE TREE IF MORE THAN 20% OF A TREE'S CRITICAL ROOT AREA IS UNPROTECTED.
 2. ROOT PRUNE TREES TO REMAIN WHERE CONSTRUCTION ACTIVITIES WILL SEVER ROOTS.
 3. ANY TREE ROOTS EXPOSED BY CONSTRUCTION SHALL BE SEVERED CLEANLY WITH A PRUNING TOOL.
 4. DO NOT DISPOSE OF ANY CHEMICALS OR REMOVE SOIL OUTSIDE THE LIMITS OF WORK.
 5. WHEN INSTALLING NEW LANDSCAPE PLANTS, DO NOT DRIVE EQUIPMENT UPON OR DISTURB THE SOIL WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES.
 6. SIGNAGE MUST BE PLACED ON TREE PROTECTION FENCING WITH A MINIMUM MINIMUM SPACING OF 75' O.C., TO READ "TREE PROTECTION AREA - NO TRESPASSING WITHIN THE FENCE".



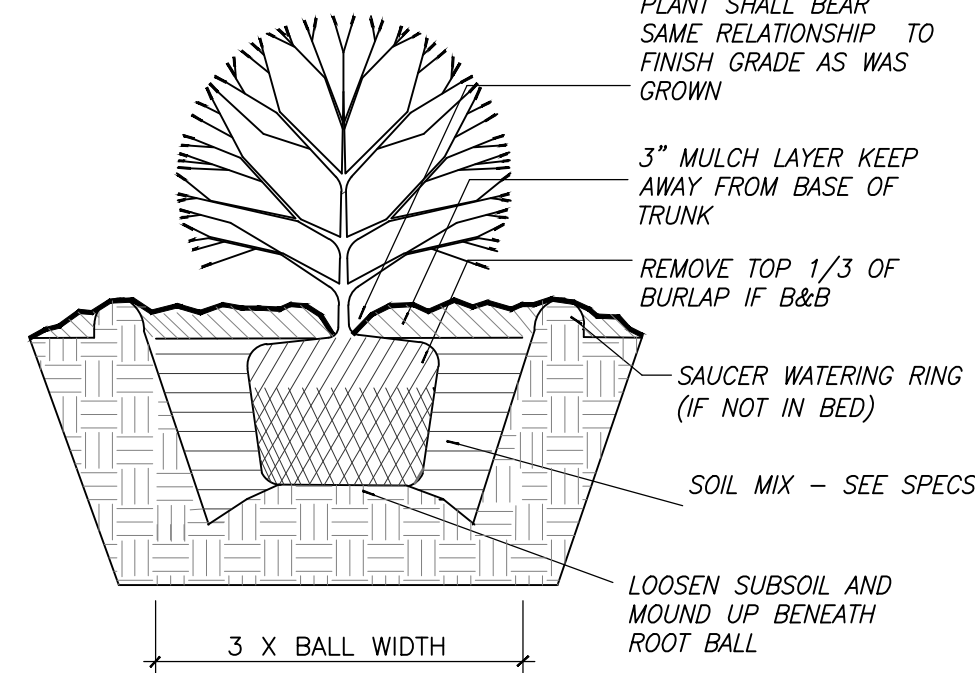
1 TREE PROTECTION FENCING
C801 1" = 4'-0"



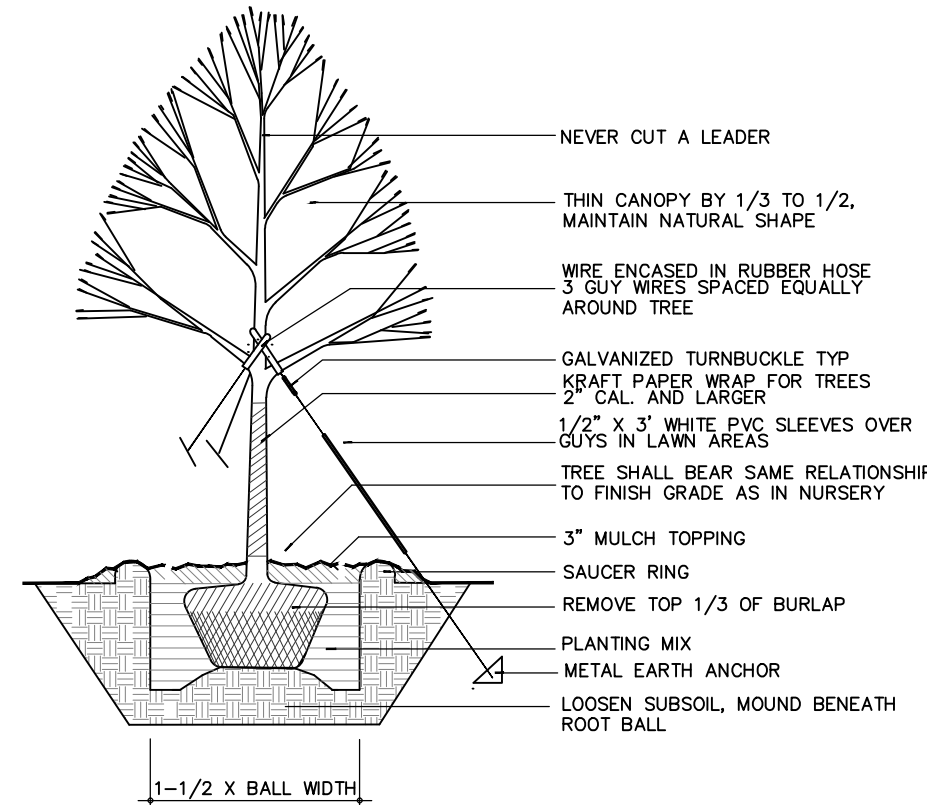
2 DOUBLE DUMPSTER
C801 NOT TO SCALE



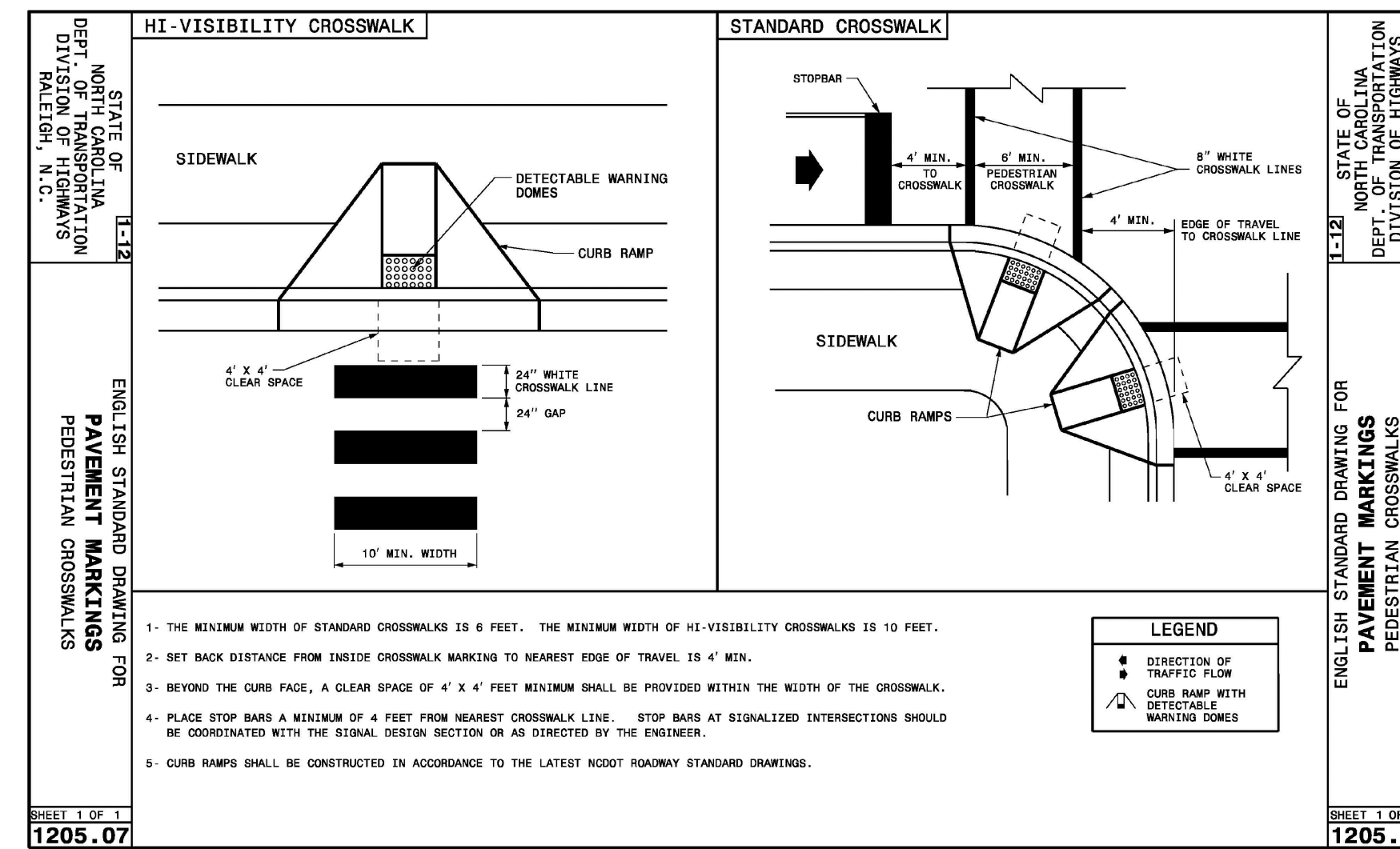
3 MASONRY DUMPSTER SCREEN WALL
C801 NOT TO SCALE



4 SHRUB DETAIL
C801 NO SCALE



5 TREE PLANTING DETAIL
C801 NO SCALE



6 CROSSWALK
C801 NO SCALE



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SITE
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