

1200 MLK

ZONING ATLAS AMENDMENT APPLICATION CHAPEL HILL, NORTH CAROLINA

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

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.

VICINITY MAP



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 / ZONING

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

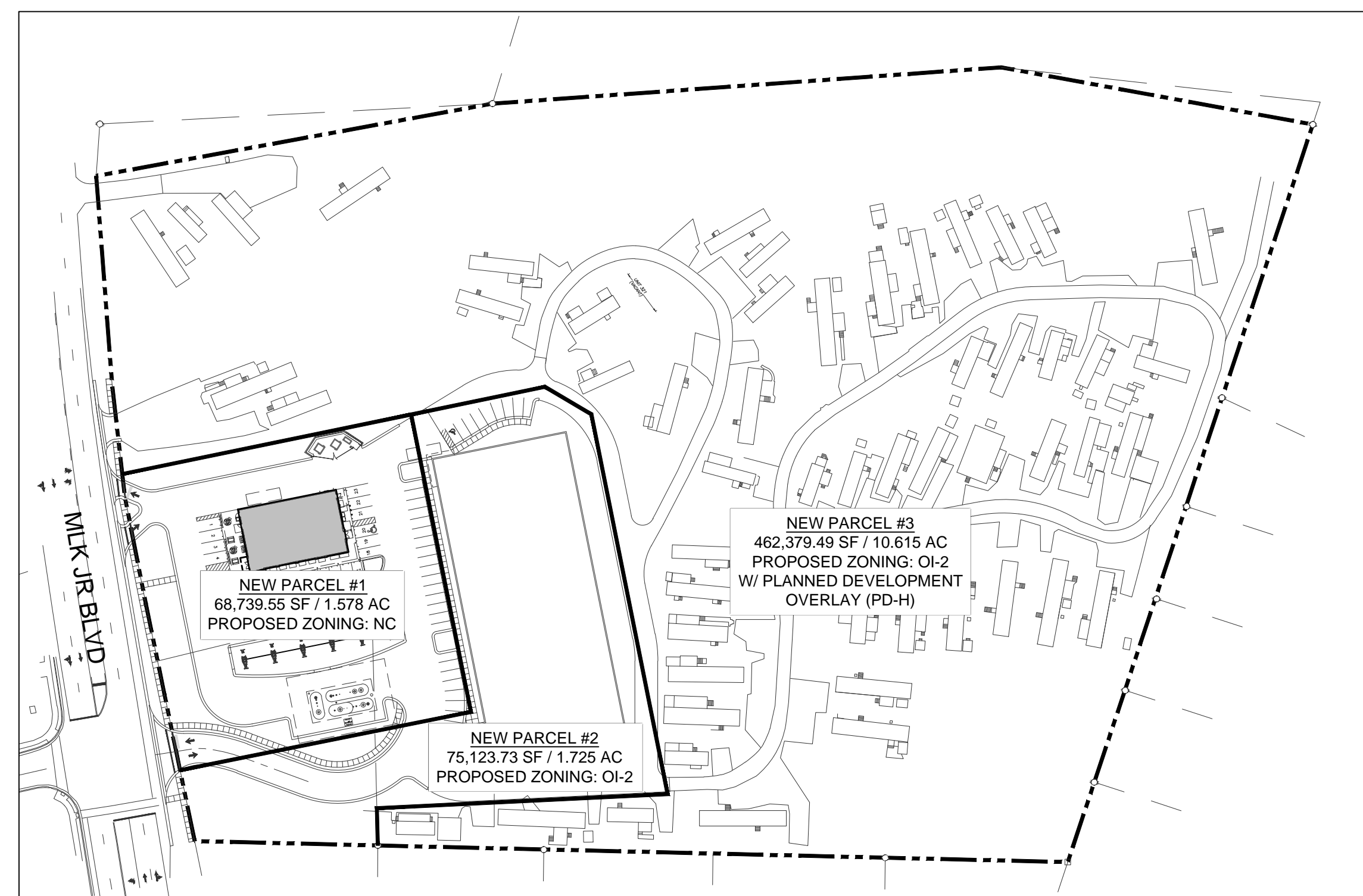
PARCEL 2:
ACREAGE: 75,123.73 SF / 1.725 AC
ZONE: OI-2

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

GROSS LAND AREA: 606,242.78 SF / 13.917 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



SITE OVERVIEW

LIST OF SHEETS:

C000 COVER SHEET
C100 AREA MAP
C101 EXISTING CONDITIONS PLAN



Coulter
Jewell
Thames PA

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NC BOARD OF EXAMINERS FOR
ENGINEERS AND SURVEYORS
LIC # C-1208
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: 1858

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

Zoning Atlas Amendment

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"



Coulter Jewell Thames
RA

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**AREA
MAP**

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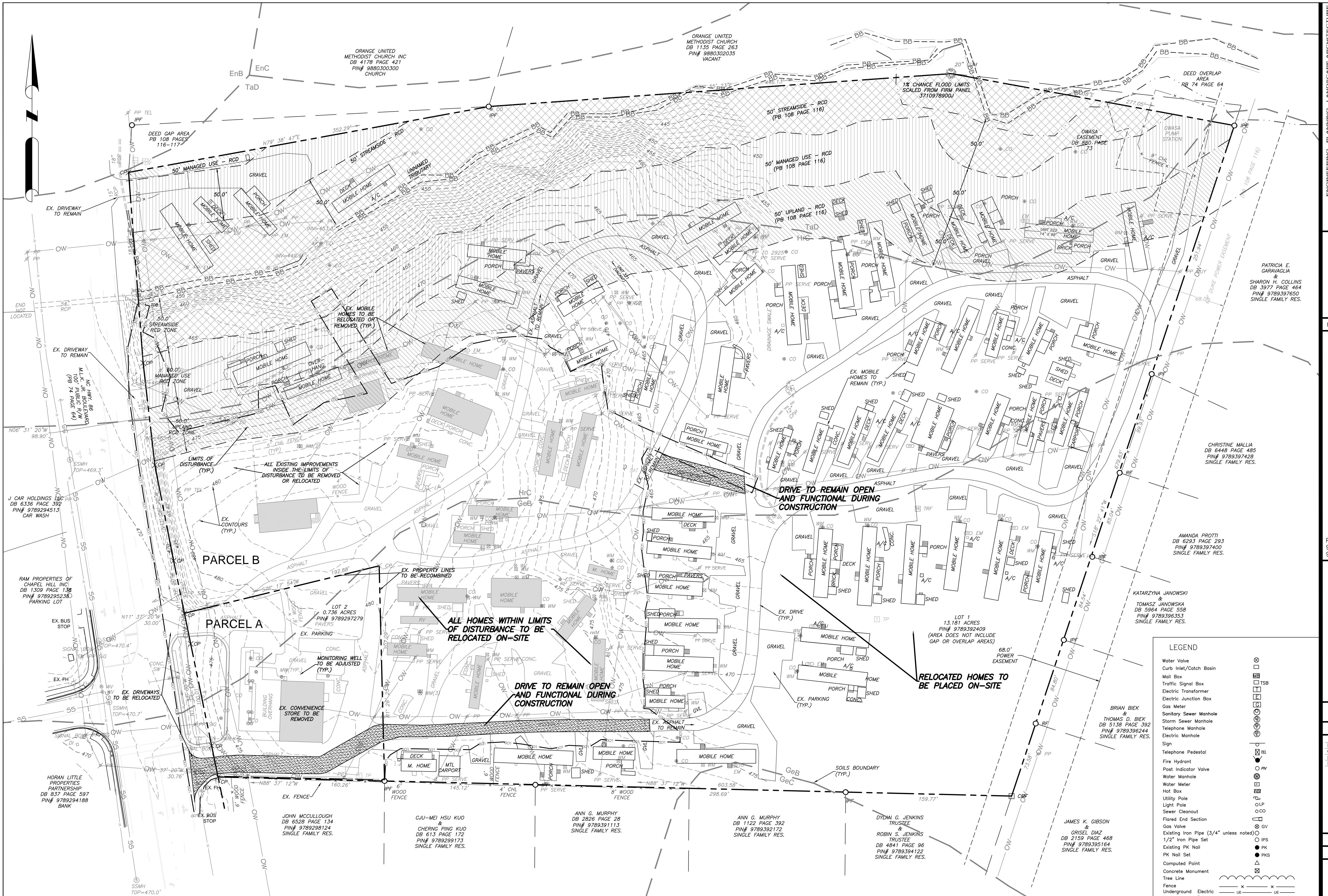
Zoning Atlas Amendment

Sheet Title:

EXISTING
CONDITIONS
& DEMOLITION

Sheet Number

C101



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	⊞

EXISTING CONDITIONS & DEMOLITION PLAN

1" = 40'-0"

SEE NOTES RE:2/C102

