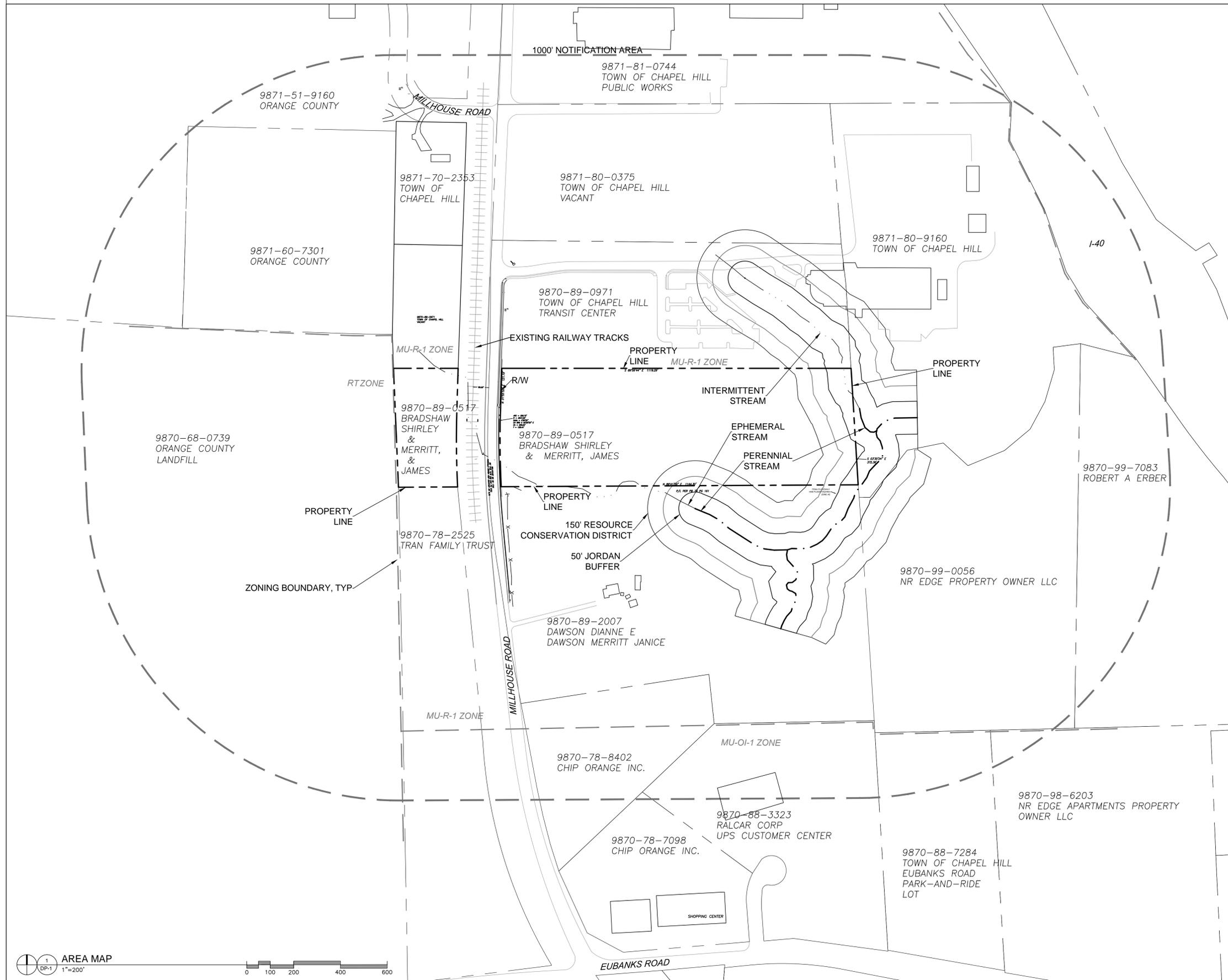


CAROLINA FLEX PARK 7000 / 7001 MILLHOUSE ROAD, CHAPEL HILL, NC 27517

ZONING ATLAS AMENDMENT



SITE DATA

PIN 9870-89-0517

ENVIRONMENTAL CONSTRAINTS JORDAN BUFFER
RESOURCE CONSERVATION DISTRICT
FEMA FLOODWAY AND FLOOD HAZARD ZONE AE

LAND AREA EAST SIDE MILLHOUSE: 449,864 SF / 10.33 AC
WEST SIDE MILLHOUSE: 74,101 SF / 1.70 AC
TOTAL: 523,965 SF / 12.03 AC

EXISTING ZONING: MU-R-1
PROPOSED ZONING: LI-CZD

CONTACT INFORMATION

OWNER
SHIRLEY BRADSHAW AND JAMES MERRITT

CONTRACT PURCHASER
CAROLINA FLEX PARK, LLC
50201 GOVERNORS DRIVE, CHAPEL HILL, NC 27517
919-260-1857
CONTACT: JASON DELL
jason@boldnc.com

APPLICANT / LANDSCAPE ARCHITECT
COULTER JEWELL THAMES PA
111 WEST MAIN STREET, DURHAM NC 27701
919-682-0369
CONTACT: WENDI RAMSDEN
wramden@cjtpa.com



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NC BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS
LIC# C-1209

NC BOARD OF LANDSCAPE ARCHITECTS LIC#C-104



Project
CAROLINA FLEX PARK
7000 / 7001 MILLHOUSE ROAD
CHAPEL HILL, NC 27517

PIN 9870-89-0517

Job Number 1652

Drawn	DAJ, MTC
Checked	DAJ, WJR
Date	6/29/2017
Revisions	

CZD APPLICATION
NOT ISSUED
FOR CONSTRUCTION

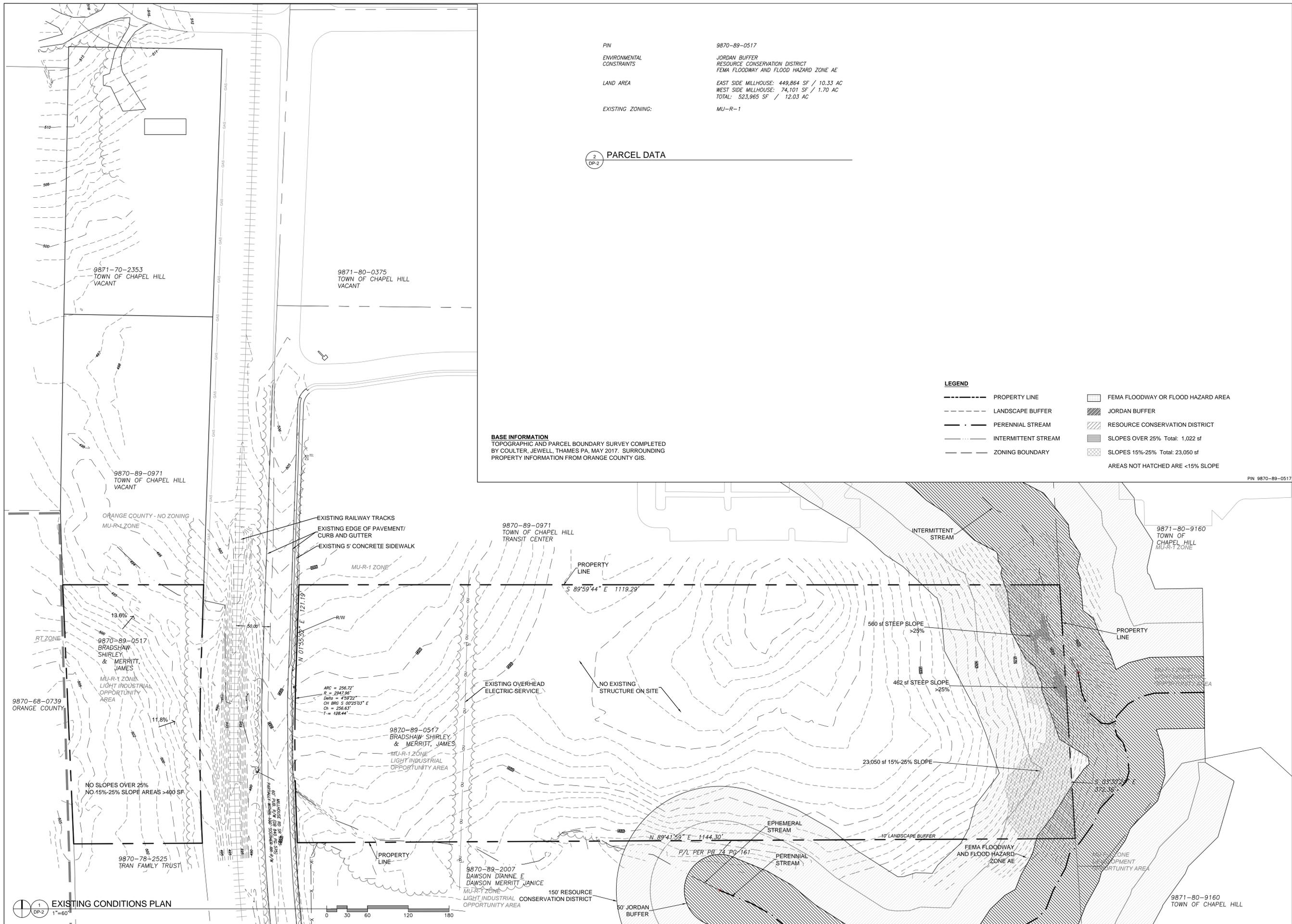
Sheet Title
COVER & AREA MAP

Sheet Number
DP-1

LIST OF SHEETS

- DP-1 COVER & AREA MAP
- DP-2 EXISTING CONDITIONS PLAN
- DP-3 REZONING PLAN





PIN 9870-89-0517

ENVIRONMENTAL CONSTRAINTS JORDAN BUFFER RESOURCE CONSERVATION DISTRICT FEMA FLOODWAY AND FLOOD HAZARD ZONE AE

LAND AREA EAST SIDE MILLHOUSE: 449,864 SF / 10.33 AC
WEST SIDE MILLHOUSE: 74,101 SF / 1.70 AC
TOTAL: 523,965 SF / 12.03 AC

EXISTING ZONING: MU-R-1

2 DP-2 PARCEL DATA

BASE INFORMATION
TOPOGRAPHIC AND PARCEL BOUNDARY SURVEY COMPLETED BY COULTER, JEWELL, THAMES PA, MAY 2017. SURROUNDING PROPERTY INFORMATION FROM ORANGE COUNTY GIS.

- LEGEND**
- PROPERTY LINE
 - - - LANDSCAPE BUFFER
 - PERENNIAL STREAM
 - · - · - INTERMITTENT STREAM
 - - - ZONING BOUNDARY
 - FEMA FLOODWAY OR FLOOD HAZARD AREA
 - ▨ JORDAN BUFFER
 - ▩ RESOURCE CONSERVATION DISTRICT
 - ▧ SLOPES OVER 25% Total: 1,022 sf
 - ▦ SLOPES 15%-25% Total: 23,050 sf
 - AREAS NOT HATCHED ARE <15% SLOPE

1 DP-2 EXISTING CONDITIONS PLAN
1"=60'



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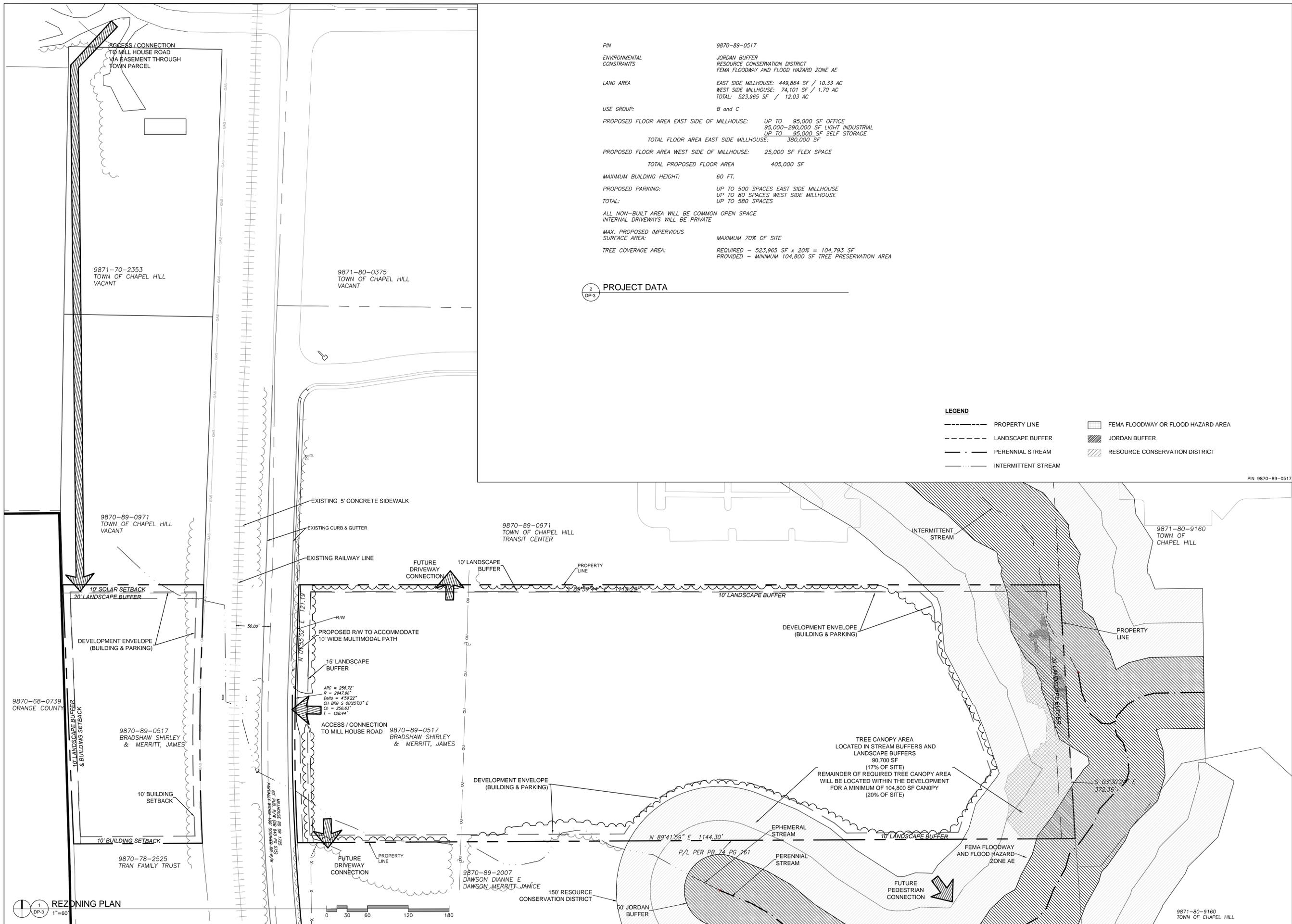
Job Number 1652

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Checked	DAJ, WR
Date	5/29/2017
Revisions	

CZD APPLICATION NOT ISSUED FOR CONSTRUCTION

Sheet Title
EXISTING CONDITIONS MAP

Sheet Number
DP-2



PIN	9870-89-0517
ENVIRONMENTAL CONSTRAINTS	JORDAN BUFFER RESOURCE CONSERVATION DISTRICT FEMA FLOODWAY AND FLOOD HAZARD ZONE AE
LAND AREA	EAST SIDE MILLHOUSE: 449,864 SF / 10.33 AC WEST SIDE MILLHOUSE: 74,101 SF / 1.70 AC TOTAL: 523,965 SF / 12.03 AC
USE GROUP:	B and C
PROPOSED FLOOR AREA EAST SIDE OF MILLHOUSE:	UP TO 95,000 SF OFFICE 95,000-290,000 SF LIGHT INDUSTRIAL UP TO 95,000 SF SELF STORAGE
TOTAL FLOOR AREA EAST SIDE MILLHOUSE:	380,000 SF
PROPOSED FLOOR AREA WEST SIDE OF MILLHOUSE:	25,000 SF FLEX SPACE
TOTAL PROPOSED FLOOR AREA	405,000 SF
MAXIMUM BUILDING HEIGHT:	60 FT.
PROPOSED PARKING:	UP TO 500 SPACES EAST SIDE MILLHOUSE UP TO 80 SPACES WEST SIDE MILLHOUSE
TOTAL:	UP TO 580 SPACES
ALL NON-BUILT AREA WILL BE COMMON OPEN SPACE INTERNAL DRIVEWAYS WILL BE PRIVATE	
MAX. PROPOSED IMPERVIOUS SURFACE AREA:	MAXIMUM 70% OF SITE
TREE COVERAGE AREA:	REQUIRED - 523,965 SF x 20% = 104,793 SF PROVIDED - MINIMUM 104,800 SF TREE PRESERVATION AREA

PROJECT DATA

	PROPERTY LINE		FEMA FLOODWAY OR FLOOD HAZARD AREA
	LANDSCAPE BUFFER		JORDAN BUFFER
	PERENNIAL STREAM		RESOURCE CONSERVATION DISTRICT
	INTERMITTENT STREAM		



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Project
**CAROLINA
FLEX PARK**

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CHAPEL HILL, NC 27517

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Drawn DAI, MTC
Checked DAI, WJR
Date 5/29/2017
Revisions

**CZD APPLICATION
NOT ISSUED
FOR CONSTRUCTION**

Sheet Title

REZONING PLAN

Sheet Number

DP-3

