

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:
 PROPOSED USES INCLUDE:
 B and C ALLOWED USES: ACCESSORY USE CUSTOMARILY INCIDENTAL TO A PERMITTED PRINCIPAL USE, AUTOMATED TELLER MACHINES (WALK UP), BANK, BARBER SHOP/BEAUTY SALON, BUSINESS-CONVENIENCE, BUSINESS-WHOLESALE, CHILD DAY CARE FACILITY, CLINIC, ESSENTIAL SERVICES, FINE ARTS EDUCATIONAL INSTITUTION, FLEX SPACE, FOOD TRUCK, MAINTENANCE / STORAGE FACILITY, MANUFACTURING - LIGHT, PERSONAL SERVICES, PLACE OF WORSHIP, RESEARCH ACTIVITIES - LIGHT, TEMPORARY PORTABLE BUILDING CONSTRUCTION RELATED, TEMPORARY PORTABLE BUILDING NOT CONSTRUCTION RELATED, VETERINARY HOSPITAL OR CLINIC, VETERINARY SCHOOL, VOCATIONAL SCHOOL

YZ USES: STORAGE FACILITY CONDITIONED, SUPPLY YARD
 Z USES: BUSINESS - GENERAL, BUSINESS - OFFICE TYPE, PLACE OF ASSEMBLY UP TO 2000 SEATING, PUBLIC SERVICE FACILITY, RECREATION FACILITY - NON-PROFIT

PROPOSED FLOOR AREA EAST SIDE OF MILLHOUSE: UP TO 95,000 SF OFFICE
 95,000-290,000 SF LIGHT INDUSTRIAL
 UP TO 190,000 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
 UP TO 580 SPACES

TOTAL:
 THIS WILL BE THE MAXIMUM PARKING ON SITE. EACH PHASE OF THE PROJECT WILL BE REQUIRED TO MEET LUMO PARKING REQUIREMENTS AT ZCP PERMITTING STAGE.

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

2 PROJECT DATA

- LEGEND**
- PROPERTY LINE
 - - - LANDSCAPE BUFFER
 - · - PERENNIAL STREAM
 - · · · INTERMITTENT STREAM
 - ▨ FEMA FLOODWAY OR FLOOD HAZARD AREA
 - ▨ JORDAN BUFFER
 - ▨ RESOURCE CONSERVATION DISTRICT

TEXT COMMITMENTS

- EACH APPLICATION FINAL PLAN ZONING COMPLIANCE PERMIT IS REQUIRED TO DEMONSTRATE FULL COMPLIANCE WITH ALL APPLICABLE PROVISIONS CONTAINED WITHIN THE TOWN OF CHAPEL HILL LAND USE MANAGEMENT ORDINANCE (LUMO) OR SUCCESSOR ORDINANCE, INCLUDING SPECIAL STANDARDS FOR DEVELOPMENT WITHIN AN INNOVATIVE, LIGHT INDUSTRIAL CONDITIONAL ZONING DISTRICT (LI-CZD) CONTAINED IN LUMO SECTION 3.4.3(c).
- AN ENERGY MANAGEMENT PLAN WILL BE SUBMITTED WITH THE ZCP APPLICATION.
- A 10 FOOT WIDE CONCRETE MULTIMODAL PATH WILL BE BUILT ALONG THE MILL HOUSE ROAD FRONTAGE. THIS WORK WILL REQUIRE A THREE PARTY AGREEMENT WITH NCDOT, THE TOWN OF CHAPEL HILL, AND THE OWNER.
- THE DEVELOPMENT WILL INCLUDE BICYCLE AND PEDESTRIAN CONCRETE PATHWAYS TO CONNECT THE STREETFRONT MULTIMODAL PATH THROUGH THE SITE TO FUTURE GREENWAYS TO BE LOCATED OFF SITE TO THE SOUTHEAST.
- A VOLUNTARY ANNEXATION PETITION WILL BE REQUIRED TO ISSUANCE OF A ZONING COMPLIANCE PERMIT FOR THIS SITE.
- BEFORE APPLICATION FOR A ZONING COMPLIANCE PERMIT, A SEPARATE PARCEL IDENTIFICATION WILL BE OBTAINED FROM ORANGE COUNTY FOR THE PROPERTY WEST OF THE RAILWAY TRACK.
- A TRANSPORTATION MANAGEMENT PLAN SHALL BE SUBMITTED AND APPROVED PRIOR TO APPROVAL OF A ZONING COMPLIANCE PERMIT FOR THIS PROJECT.
- FUTURE DRIVEWAY CONNECTIONS REQUIRED TO NORTH AND SOUTH FINAL LOCATIONS TO BE DETERMINED AS PART OF FINAL PLANS REVIEW AND DISCUSSIONS WITH ADJOINING PROPERTY OWNERS. DRIVEWAY CONNECTIONS TO ADJACENT PROPERTIES WILL INCLUDE PEDESTRIAN CONNECTIONS.
- INTERNAL DRIVEWAYS WILL BE PRIVATE AND WILL HAVE SUFFICIENT CROSS ACCESS EASEMENT DEDICATED TO ALLOW CONNECTIONS TO ADJOINING PROPERTIES AS SHOWN ON THIS PLAN.
- A FIRE FLOW REPORT WILL BE SUBMITTED AND ACCEPTED PRIOR TO APPROVAL OF THE ZONING COMPLIANCE PERMIT.
- DEVELOPMENT WILL COMPLY WITH RCD REGULATIONS. IF THERE IS ANY DISTURBANCE IN THE RCD A SEPARATE PERMIT WILL BE REQUIRED.
- THE SUPPLY YARD USE WILL BE LIMITED TO THE WESTERN PARCEL.

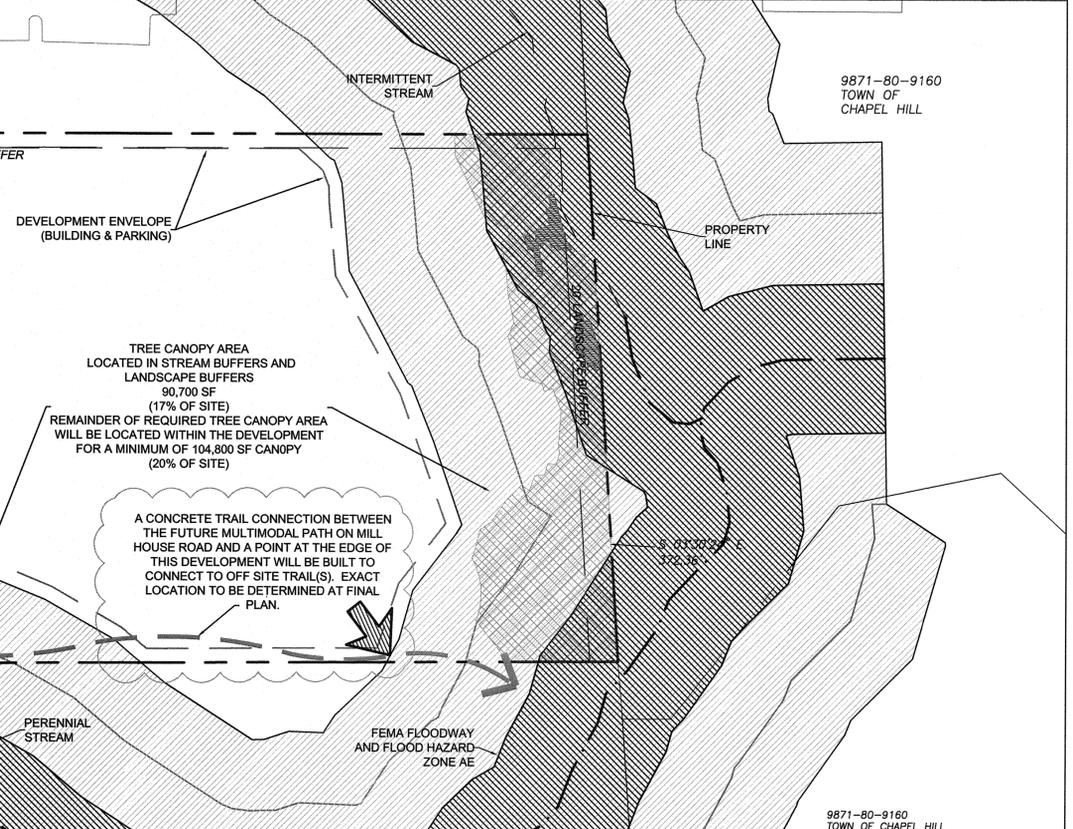
TRANSPORTATION COMMITMENTS

- DEVELOPMENT OF THE WESTERN PARCEL IS DEPENDENT ON AN AGREEMENT WITH TOWN OF CHAPEL HILL TO ACCESS THE SITE THROUGH TOWN OWNED PARCELS. THIS AGREEMENT IS REQUIRED TO BE FINALIZED PRIOR TO ZONING COMPLIANCE PERMIT APPLICATION.
- PERMITTING AND ENCROACHMENT AGREEMENTS THROUGH NC DOT ARE REQUIRED PRIOR TO ANY PROPOSED OR STIPULATED WORK IN THE MILL HOUSE ROAD OR EUBANKS ROAD RIGHTS OF WAY. THIS INCLUDES BUT IS NOT LIMITED TO: DRIVEWAY PERMITS, UTILITY INSTALLATION IN THE RIGHT OF WAY, ROAD WIDENING, LANE IMPROVEMENTS, SIDEWALK OR TRAIL INSTALLATION, AND LANDSCAPING.
- THE ENTRY DRIVE AT THE EASTERN PARCEL WILL REQUIRE A MINIMUM 150 FEET MINIMUM FULL LENGTH STORAGE AND DRIVEWAY THROAT. THIS DRIVEWAY MUST ALSO BE DESIGNED WITH SEPARATE WESTBOUND LEFT-TURN AND RIGHT-TURN LANES.
- THE ENTRY DRIVE INTO THE WESTERN PARCEL WILL REQUIRE A MINIMUM 100 FEET OF DRIVEWAY THROAT LENGTH TO ANY FUTURE INTERNAL DRIVEWAY ACCESS POINTS FROM TOWN OWNED PARCELS.
- AT A THRESHOLD DETERMINED BY A TOWN COMMISSIONED TRAFFIC STUDY, A NORTHBOUND RIGHT TURN LANE INTO THE SITE WILL BE REQUIRED WITH 100 FEET OF FULL STORAGE AND FULL TAPER.
- AT A THRESHOLD DETERMINED BY A TOWN COMMISSIONED TRAFFIC STUDY, A RIGHT TURN LANE EXTENSION FROM WESTBOUND EUBANKS ROAD ONTO NORTHBOUND MILL HOUSE ROAD, AND/OR A SIGNAL TIMING CHANGE AT THAT LOCATION, MAY BE REQUIRED.
- THE OWNER WILL WORK WITH CHAPEL HILL TRANSIT AT THE TIME OF FINAL PLAN SUBMITTAL AND DETERMINE THE NEED FOR A BUS STOP AT THAT TIME. THE ZONING COMPLIANCE PERMIT APPLICATION IS TO BE DISTRIBUTED TO NICK FITTMAN.

ARCHITECTURAL COMMITMENTS

- BUILDINGS NEAR THE RIGHT OF WAY
- EXTERIOR ARCHITECTURE ON UPPER FLOORS USED FOR SELF STORAGE WILL BE THE SAME AS EXTERIOR ARCHITECTURE ON UPPER FLOORS WITH OTHER USES.
- EXTERIOR MATERIALS WILL BE A MIX OF BRICK, ARCHITECTURAL BLOCK, FIBER CEMENT PANELING, AND GLASS.

3 DEVELOPMENT COMMITMENTS





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NC BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LIC# C-1209
 NC BOARD OF LANDSCAPE ARCHITECTS LIC# 6-104



1302
 L. R. RANSOM
 8-18-2017

Project
CAROLINA FLEX PARK

7000 / 7001
 MILLHOUSE ROAD
 CHAPEL HILL, NC 27517

PIN 9870-89-0517

Job Number 1652

Drawn DAI, MTC
 Checked DAI, MTC
 Date 5/29/2017
 Revisions 8/18/2017 RESPONSE TO TOWN REVIEW

CZD APPLICATION
 NOT ISSUED
 FOR CONSTRUCTION

Sheet Title
REZONING PLAN

Sheet Number
DP-3