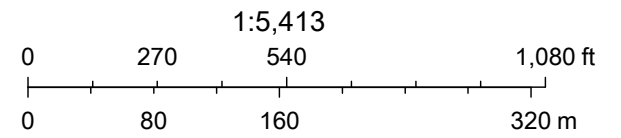


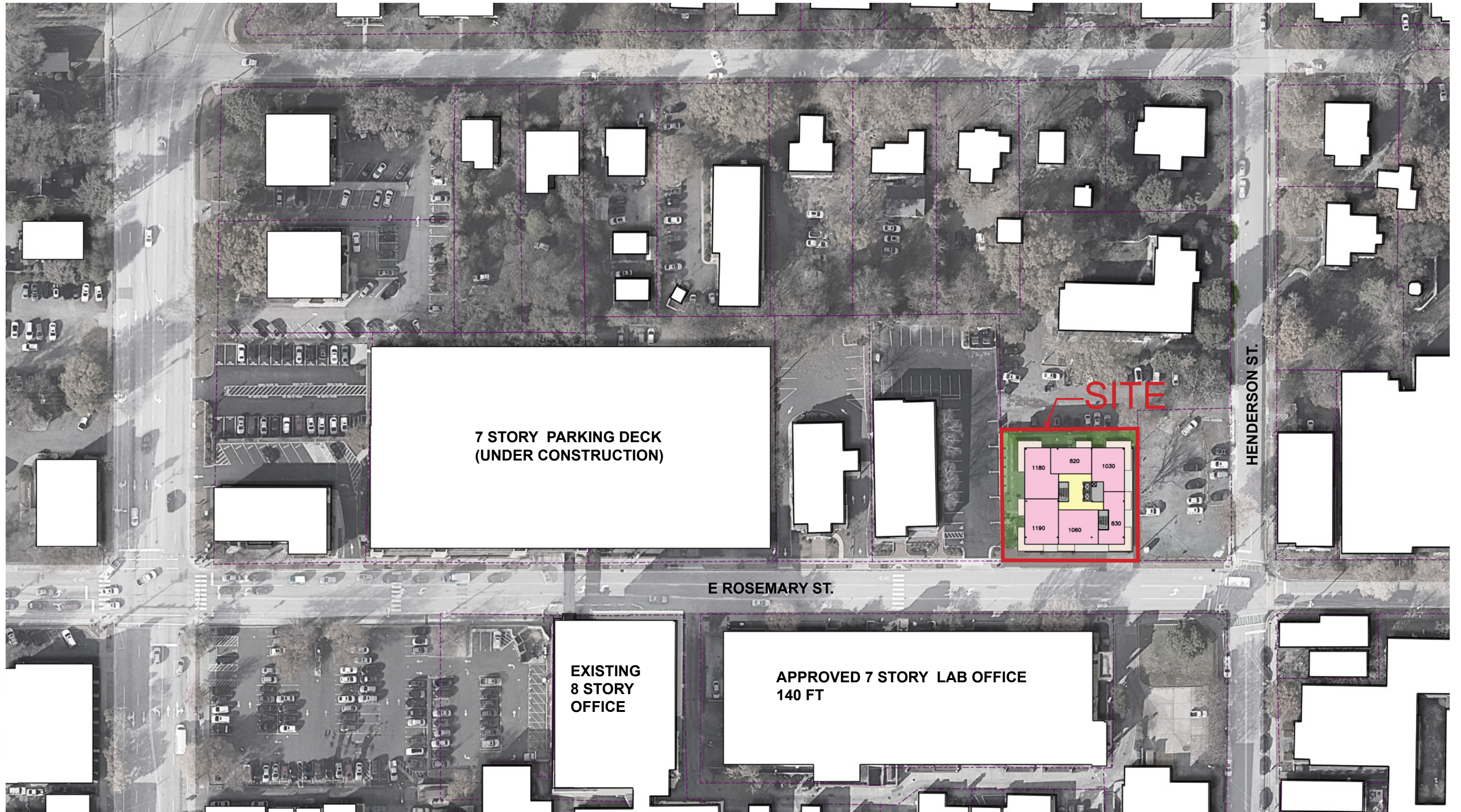
- |   |  |                                      |
|---|--|--------------------------------------|
| Orange County Parcels                           | R-SS-CZD - Residential Special Standards CZD | TC-1-CZD - Town Center 1 CZD Streams |
| <b>Zoning Districts</b>                         | OI-1 - Office and Institutional 1            | TC-2 - Town Center 2                 |
| R-1 - Residential 1, 3 units/acre               | OI-1-CZD - Office and Institutional 1 CZD    | TC-2-CZD - Town Center 2 CZD         |
| R-2 - Residential 2, 4 units/acre               | OI-3 - Office and Institutional 3            | TC-3 - Town Center 3                 |
| R-3 - Medium Density Residential, 7 units/acre  | OI-3-CZD Office and Institutional 3 CZD      | TC-3-CZD - Town Center 3 CZD         |
| R-4 - Medium Density Residential, 10 units/acre | OI-4 - Office and Institutional 4            |                                      |
| R-6 - High Density Residential, 15 units/acre   | TC-1 - Town Center 1                         |                                      |
|   | <b>Waterbodies</b>                           |                                      |
|   | Lakes  |                                      |





E Rosemary St





7 STORY PARKING DECK  
(UNDER CONSTRUCTION)

SITE

E ROSEMARY ST.

HENDERSON ST.

EXISTING  
8 STORY  
OFFICE

APPROVED 7 STORY LAB OFFICE  
140 FT

## SITE PLAN

TOTAL NUMBER OF UNITS : 50

#1 BED : 15 (30%)

#2 BED : 30 (60%)

#3 BED : 5 (10%)

TOTAL PARKING : 23

FLOOR AREA : 74,158 GSF

ZONING DISTRICT: TC-3

FAR : 4.0

MAX HEIGHT : 120

GROSS LAND AREA: 14,904 SF

MAX FLOOR AREA (FAR 4.0) : 59,616 SF

REQ AFFORDABLE UNITS: 5 (10%)

AFFORDABLE UNIT BONUS : 22,000 SF

MAX FLOOR AREA WITH BONUS : 81,616 SF

REQ AFFORDABLE UNITS:

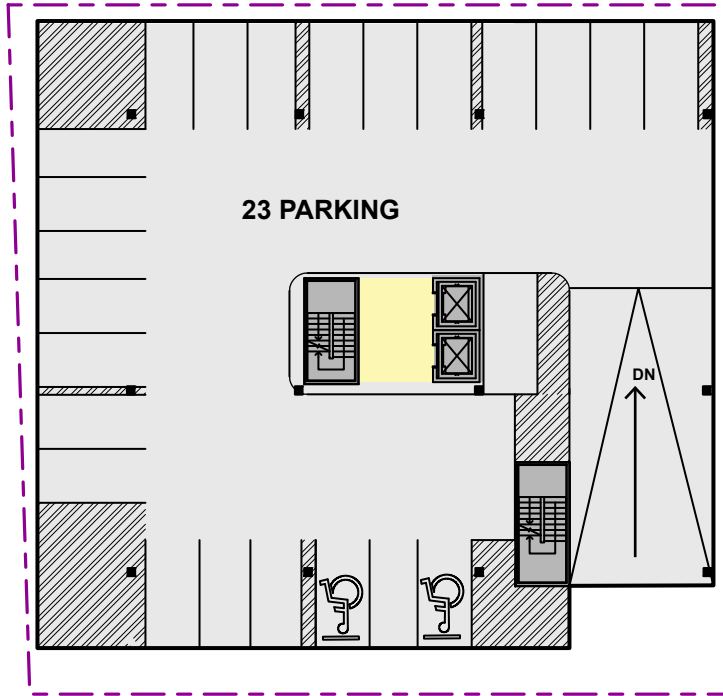
TYPE	NUMBER	MIN SQ
1 BED	2	700
2 BED	3	850
3 BED	0	1100



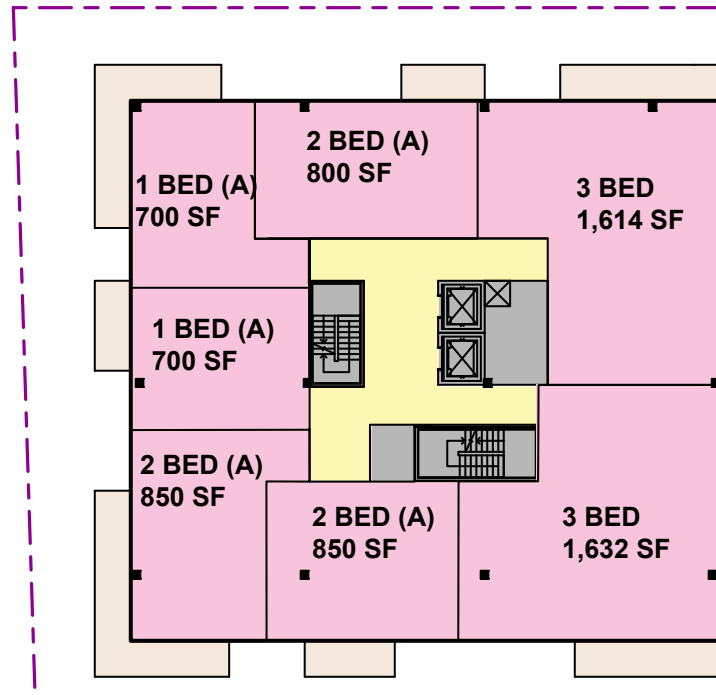
## LEVEL 1 FLOOR PLAN

157 E. ROSEMARY ST.

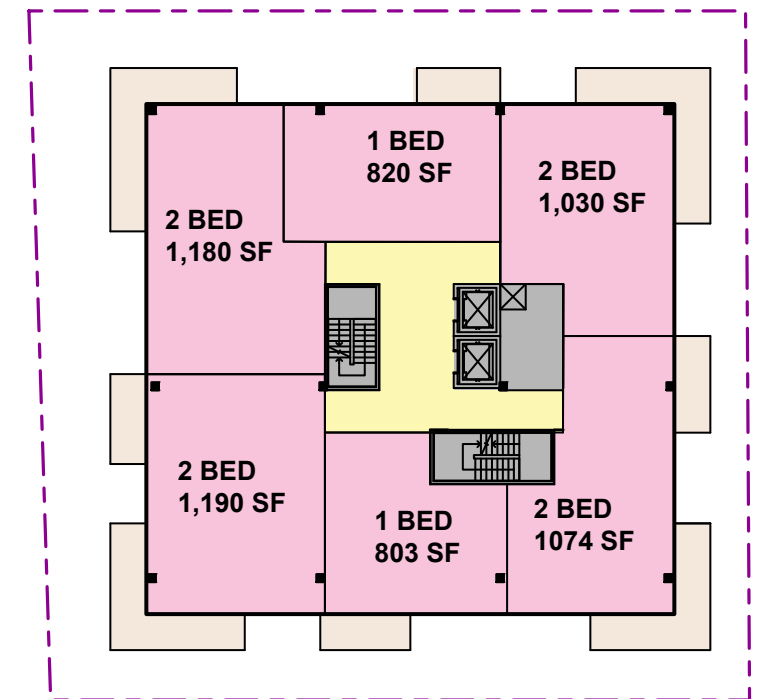
### LOWER LEVEL PARKING



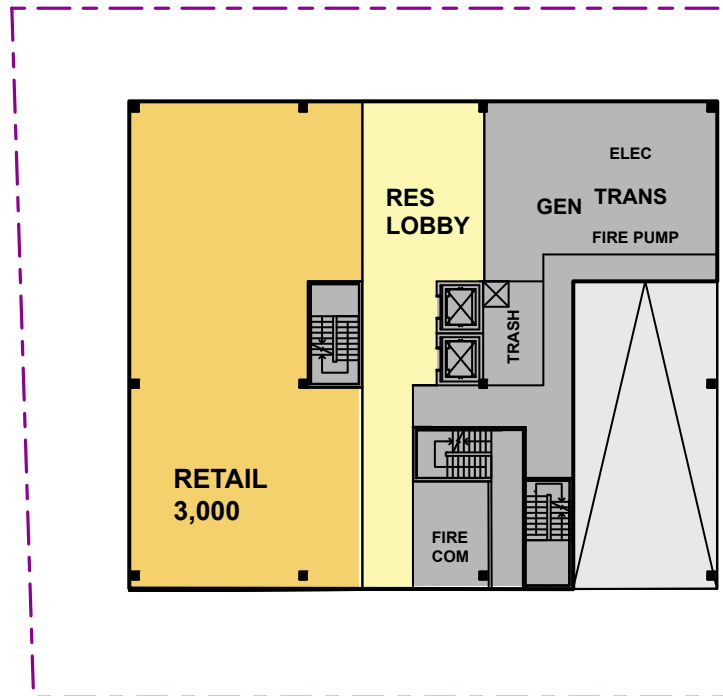
### LEVEL 2 (Affordable Units)



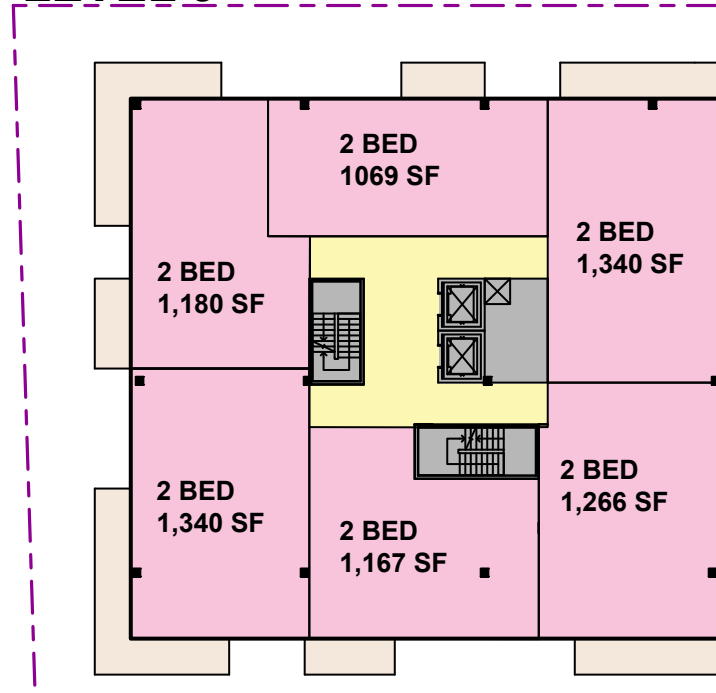
### LEVEL 4-7



### LEVEL 1



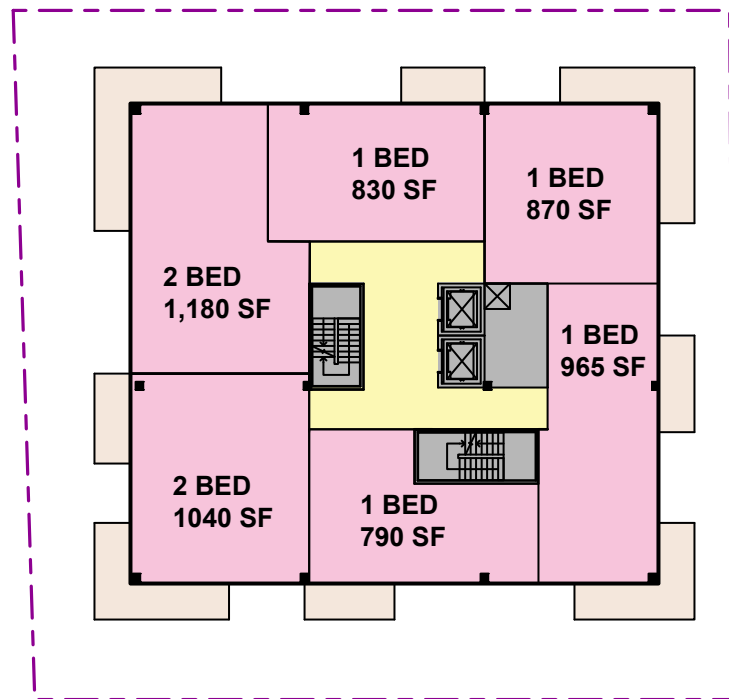
### LEVEL 3



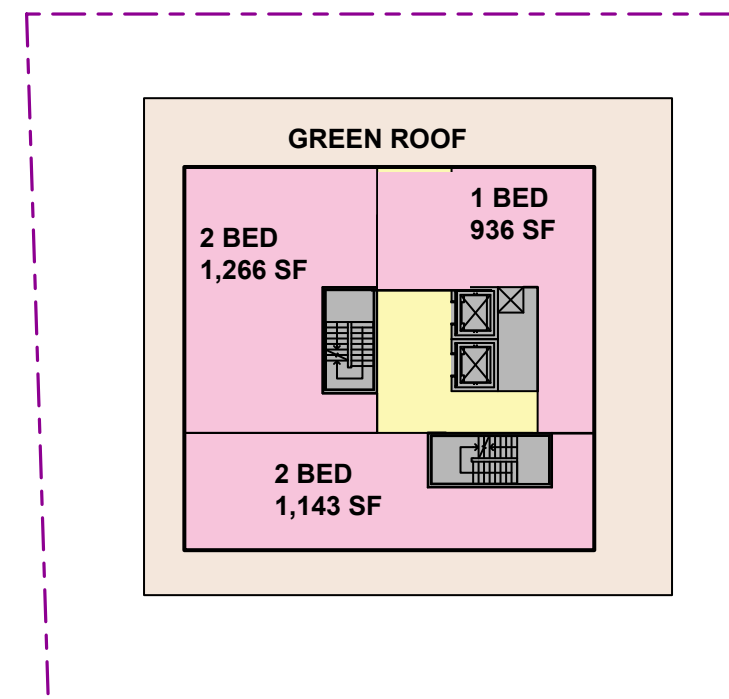
## FLOOR PLANS

157 E. ROSEMARY ST.

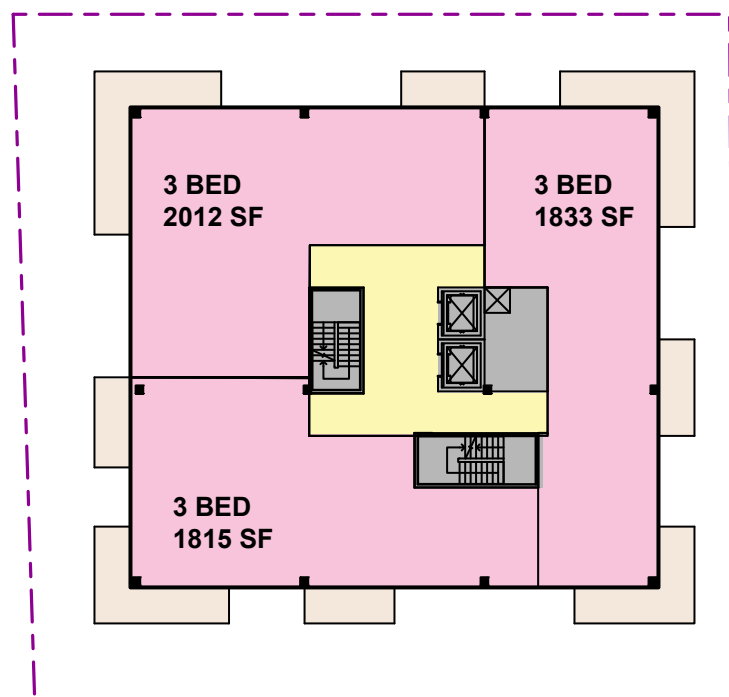
### LEVEL 8



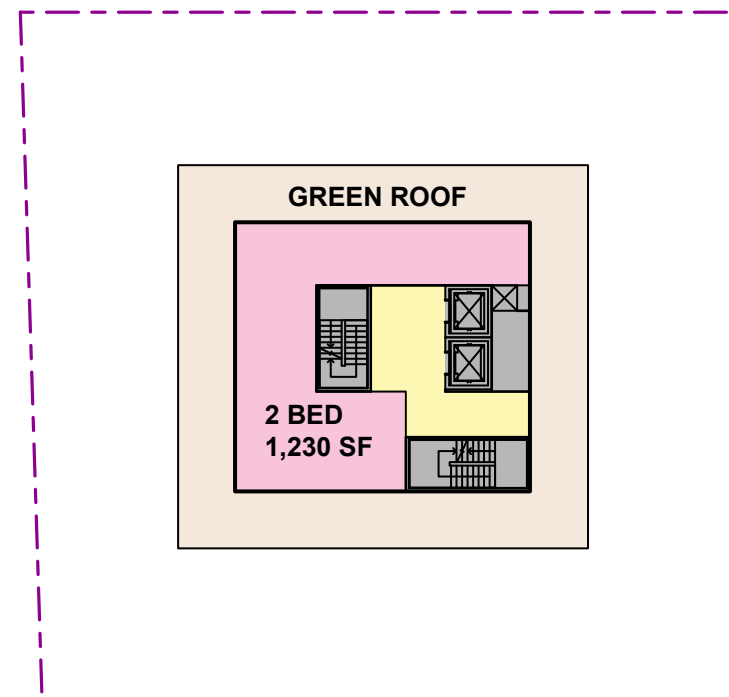
### LEVEL 10



### LEVEL 9

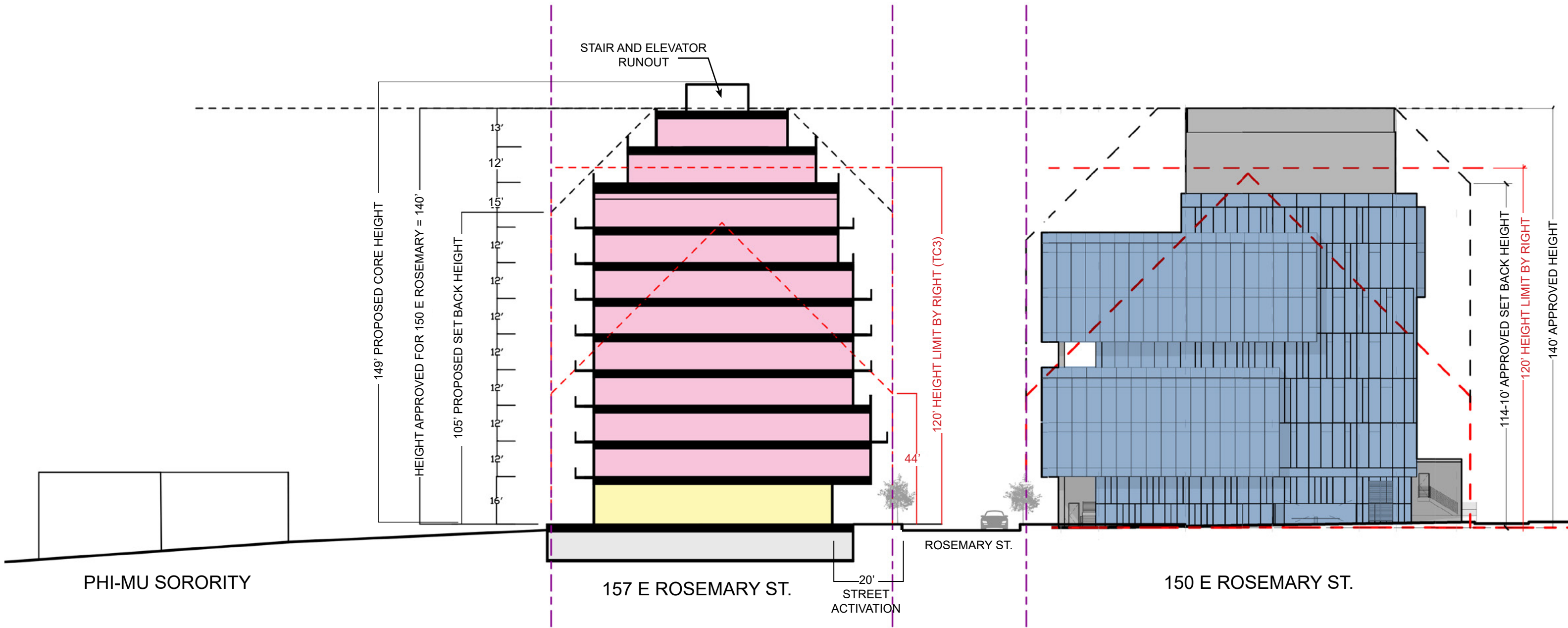


### LEVEL 11



## FLOOR PLANS

157 E. ROSEMARY ST.



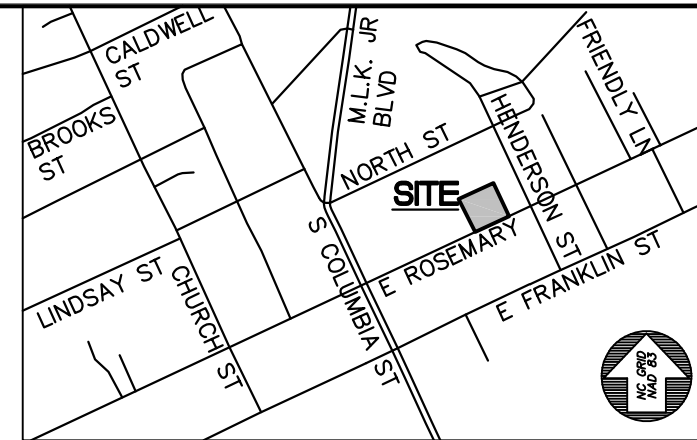
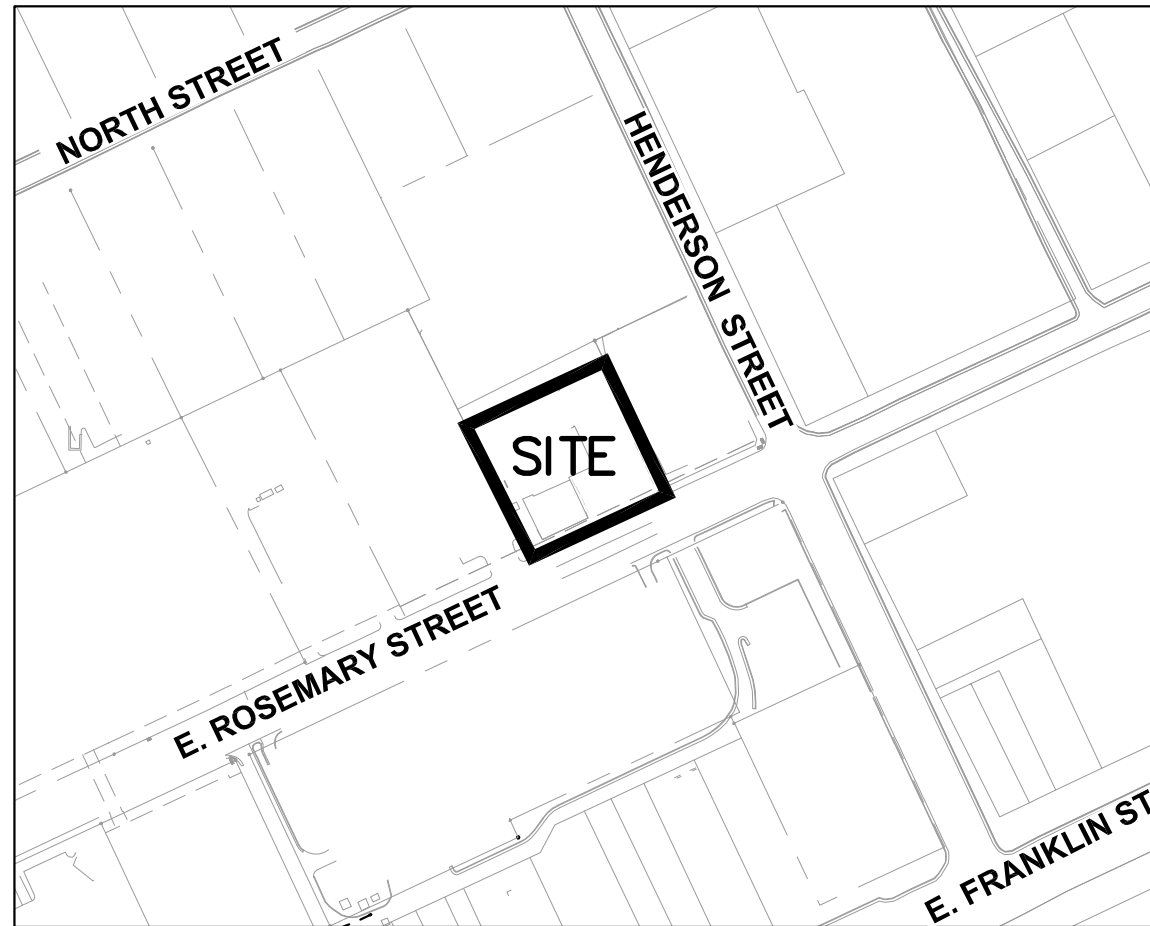
**SECTION AT ROSEMARY ST.**

157 E. ROSEMARY ST.

# CONCEPT PLAN

FOR

## 157 E. ROSEMARY STREET CHAPEL HILL, NC



### VICINITY MAP

SCALE: N.T.S.

### DRAWING LIST

SHEET	DRAWING TITLE
G1001	COVER SHEET
C0001	AREA MAP
C0101	EXISTING CONDITIONS & DEMOLITION PLAN
A1	SITE PLAN
A2	LEVEL 1 FLOOR PLAN
A3	FLOOR PLANS
A4	FLOOR PLANS
A5	SECTION AT ROSEMARY ST
A6	CROSS SECTION

PLANNING/CIVIL  
ENGINEERING/  
SURVEYING:

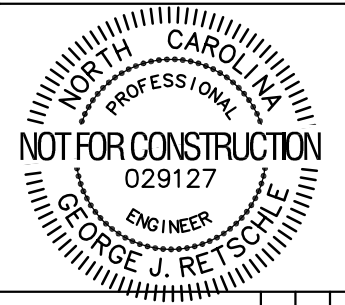


221 Providence Road  
Chapel Hill, NC 27514  
919.929.0481  
ballentineassociates.com

DEVELOPER:

**T J Capital II LLC**  
4006 Abbey Park Way  
Raleigh, NC 27612  
(919) 740-2487

ARCHITECT:

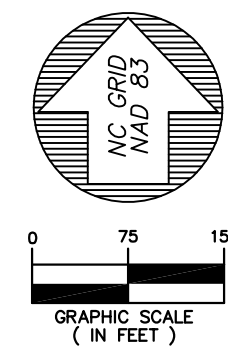


## 157 E. ROSEMARY STREET CONCEPT PLAN CHAPEL HILL, NC

NUM	REVISION	DATE	ISSUED	DATE
	CONCEPT PLAN	26 JUL 22		

**Ballentine**  
Associates, PA  
221 Providence Road Chapel Hill, NC 27514 919.929.0481 ballentineassociates.com

SCALE: AS NOTED  
DATE: 26 JUL 22  
JOB NUMBER: 122002.00  
DRAWN BY: M.P.  
REVIEWED BY: G.J.R.



**G1001**

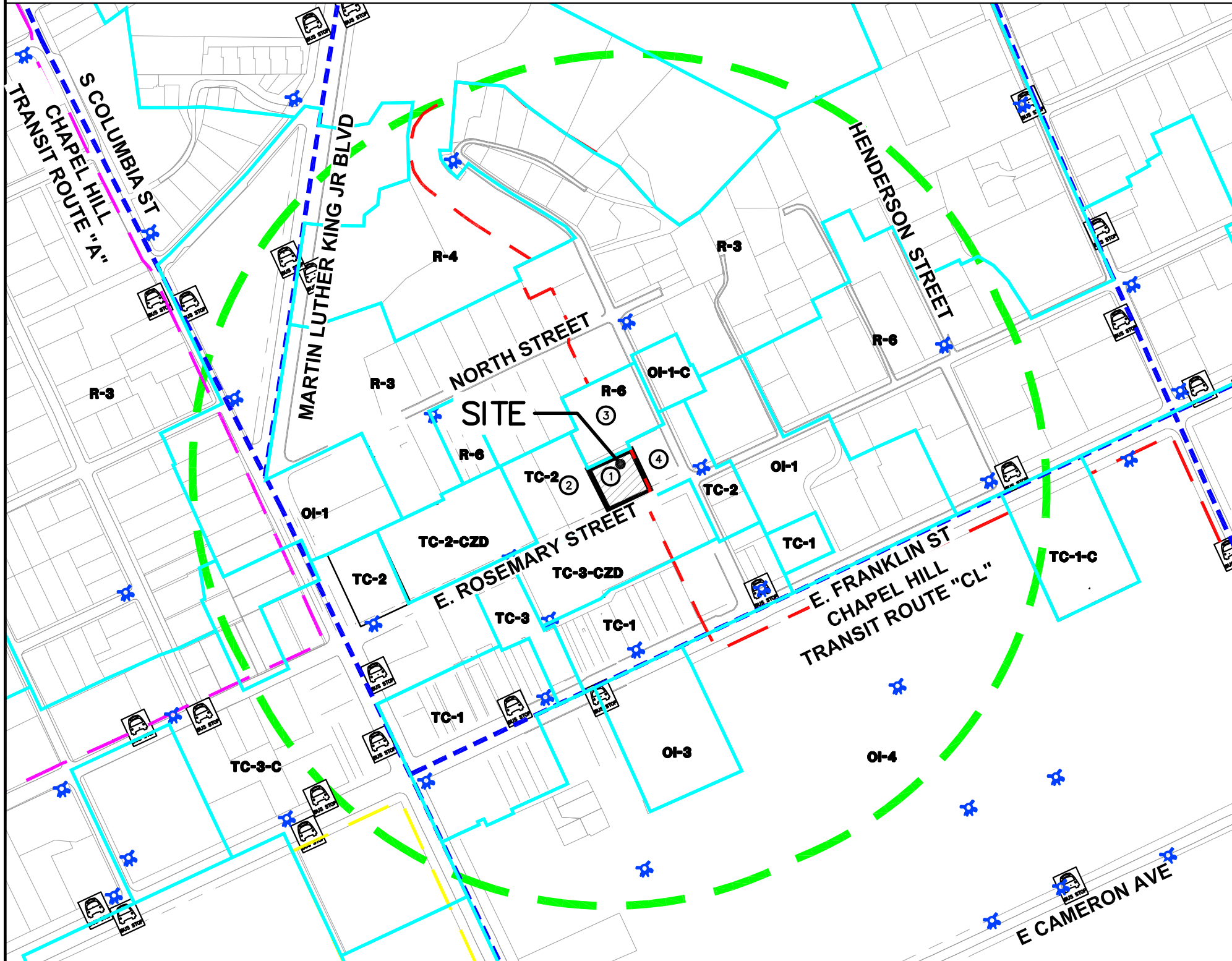


**SITE PARCEL DATA**

LABEL #	OWNER	PIN #	ZONING	DB./PG.	PARCEL ACREAGE	CURRENT LAND USE
1	PALIOURAS ENTERPRISES LLC	9788-37-9926	TC-2	2570/520	0.32	PARKING LOT

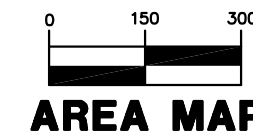
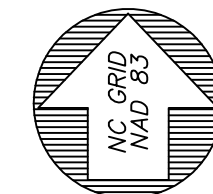
**ADJOINER PARCEL DATA**

LABEL #	OWNER(S)	PIN #	ZONING	CURRENT LAND USE
2	SPIKE III LLC	9788-38-8082	TC-2	OFFICE
3	GAMMA LAMBDA OF PHI MU FRATERNITY HOUSE CORP	9788-38-9102	R-6	COLLEGE
4	SLOOP CELESTE H SLOOP CHARLES C III	9788-48-0001	TC-2	PARKING LOT



**DRAWING LEGEND**

SYMBOL	DESCRIPTION
	1000' NOTIFICATION LINE
	ZONING BOUNDARY
	FRANKLIN-ROSEMARY HISTORIC DISTRICT
	CAMERON-MCCAULEY HISTORIC DISTRICT
	NORTHSIDE NEIGHBORHOOD CONSERVATION DISTRICT
	CHAPEL HILL TRANSIT ROUTE
	ZONING CLASSIFICATION
	EXISTING FIRE HYDRANT
	EXISTING BUS STOP
	PROJECT SITE



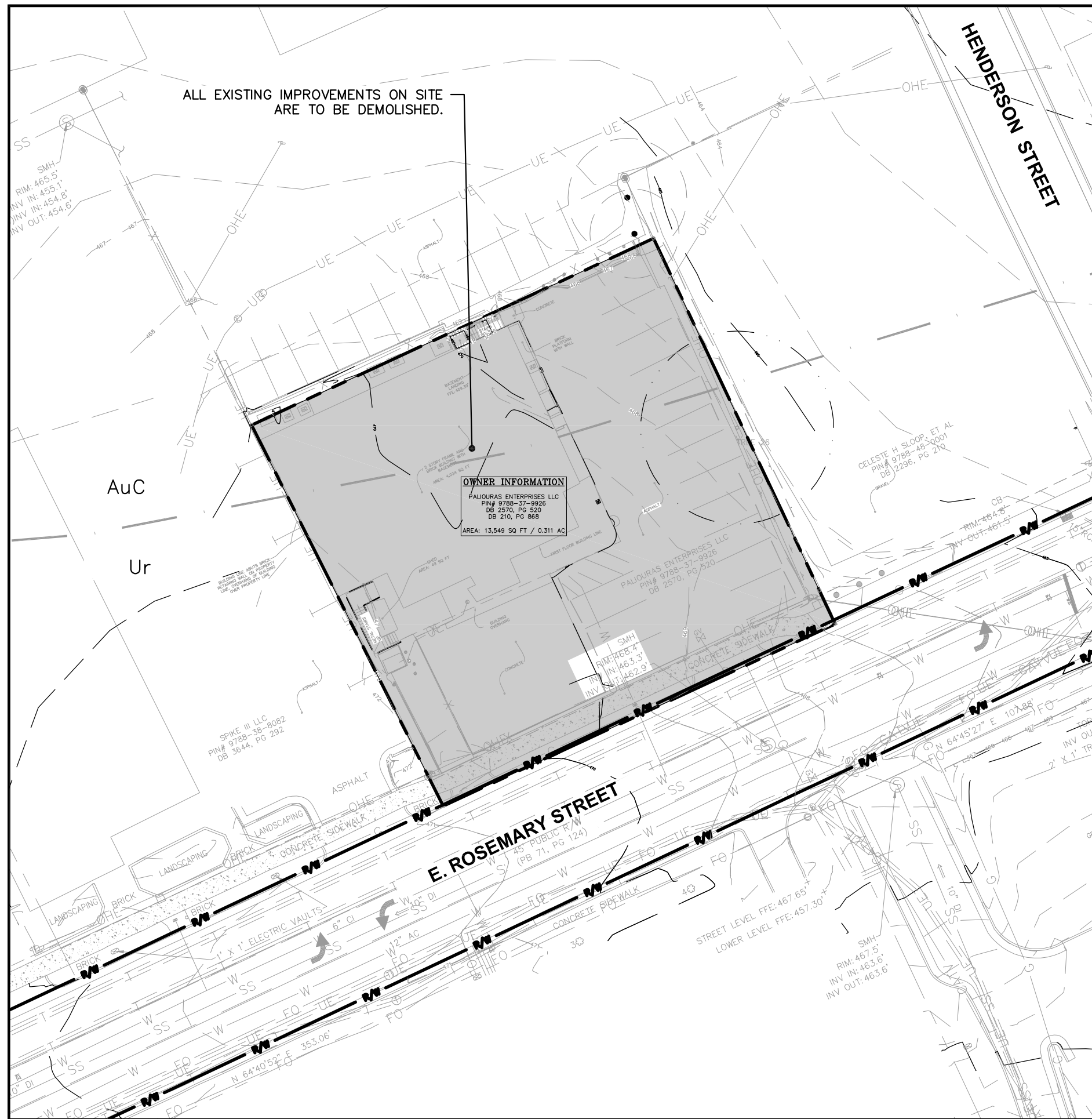
**157 E. ROSEMARY STREET  
CONCEPT PLAN  
CHAPEL HILL, NC**

NUM	REVISION	DATE	ISSUED	DATE
	CONCEPT PLAN	26 JUL 22		

**Ballentine Associates, PA**  
 221 Providence Road Chapel Hill, NC 27514 919.929.0481 ballentineassociates.com

SCALE: AS NOTED  
 DATE: 26 JUL 22  
 JOB NUMBER: 122002.00  
 DRAWN BY: M.P.  
 REVIEWED BY: G.J.R.

**C0001**



ALL EXISTING IMPROVEMENTS ON SITE ARE TO BE DEMOLISHED.

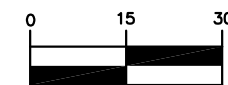
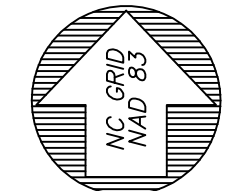
**OWNER INFORMATION**  
 PALOURAS ENTERPRISES LLC  
 PIN# 9788-37-9926  
 DB 2570, PG 520  
 DB 210, PG 868  
 AREA: 13,549 SQ FT / 0.311 AC

**NOTES**

- EXISTING CONDITIONS SHOWN ARE BASED UPON SITE SURVEYS PERFORMED BY BALLENTINE ASSOCIATES, TOWN OF CHAPEL HILL AND ORANGE COUNTY GIS DATA.

**SYMBOL/ABBREVIATION**  
**EXISTING DESCRIPTION**

	POWER POLE
	SANITARY SEWER CLEANOUT
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	MAIL BOXES
	GAS METER
	FENCE LINE
	TELEPHONE CABLING LINE
	OVERHEAD ELECTRIC LINE
	UNDERGROUND ELECTRIC LINE
	WATER LINE
	GAS LINE
	SANITARY SEWER LINE
	STORM DRAIN PIPE
	PROPERTY LINE
	ADJOINER PROPERTY LINE
	MINOR CONTOUR
	EXISTING BUILDINGS AND PAVEMENTS
	SOIL BOUNDARY
	APPLYING URBAN LAND COMPLEX
	URBAN LAND



**EXISTING CONDITIONS & DEMOLITION PLAN**



**157 E. ROSEMARY STREET  
 CONCEPT PLAN  
 CHAPEL HILL, NC**

NUM	REVISION	DATE	ISSUED	DATE
	CONCEPT PLAN	26 JUL 22		

**Ballentine Associates, PA**  
 221 Providence Road Chapel Hill, NC 27514 919.929.0481 ballentineassociates.com

SCALE: AS NOTED  
 DATE: 26 JUL 22  
 JOB NUMBER: 122002.00  
 DRAWN BY: M.P.  
 REVIEWED BY: G.J.R.

**C0101**