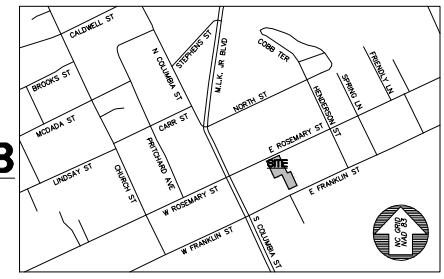


# SPECIAL USE PERMIT DRAWINGS

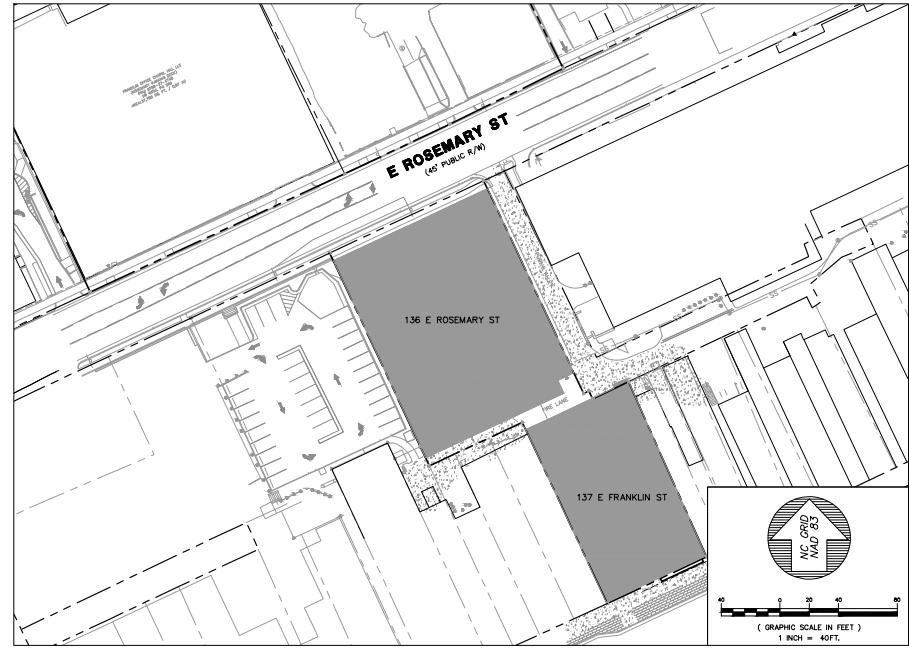
## FOR

# 137 E FRANKLIN STREET INNOVATION HUB

### CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA



**VICINITY MAP**  
SCALE: 1"=500'



| DRAWING LIST |                     |                   |
|--------------|---------------------|-------------------|
| SHEET        | DRAWING TITLE       | LATEST ISSUE DATE |
| G0001        | COVER               | 02 MAR 20         |
| C0001        | AREA MAP            | 02 MAR 20         |
| C1001        | SITE PLAN           | 02 MAR 20         |
| A20-01       | EXTERIOR ELEVATIONS | 02 MAR 20         |

**BALLENTINE ASSOCIATES, P.A.**

Professional Seal  
Professional Engineer  
No. 119016.01  
State of North Carolina  
Exp. 12/31/2022

| DATE | REVISIONS |
|------|-----------|
|      |           |
|      |           |
|      |           |

**OWNER INFORMATION**  
GRUBB PROPERTIES, INC  
113 Edinboro South Dr.  
Suite 120 27511  
Chapel Hill, NC 27511  
**OWNER'S REPRESENTATIVE:**  
J. B. M.  
P.O. Box (919) 388-5774  
Fax (919) 451-3528  
Email: jbm@grubbspf.com

| DATE      | ISSUED           |
|-----------|------------------|
| 02 MAR 20 | SUP SUBMITTAL #1 |

**137 E FRANKLIN STREET INNOVATION HUB**  
**136 E. ROSEMARY ST. & 137 E. FRANKLIN ST.**  
CHAPEL HILL, NORTH CAROLINA

**SPECIAL USE PERMIT DRAWINGS**

JOB NUMBER: 119016.01  
DATE: 02 MAR 20  
SCALE: AS NOTED  
DRAWN BY: J.B.M.  
REVIEWED BY: G.J.R.

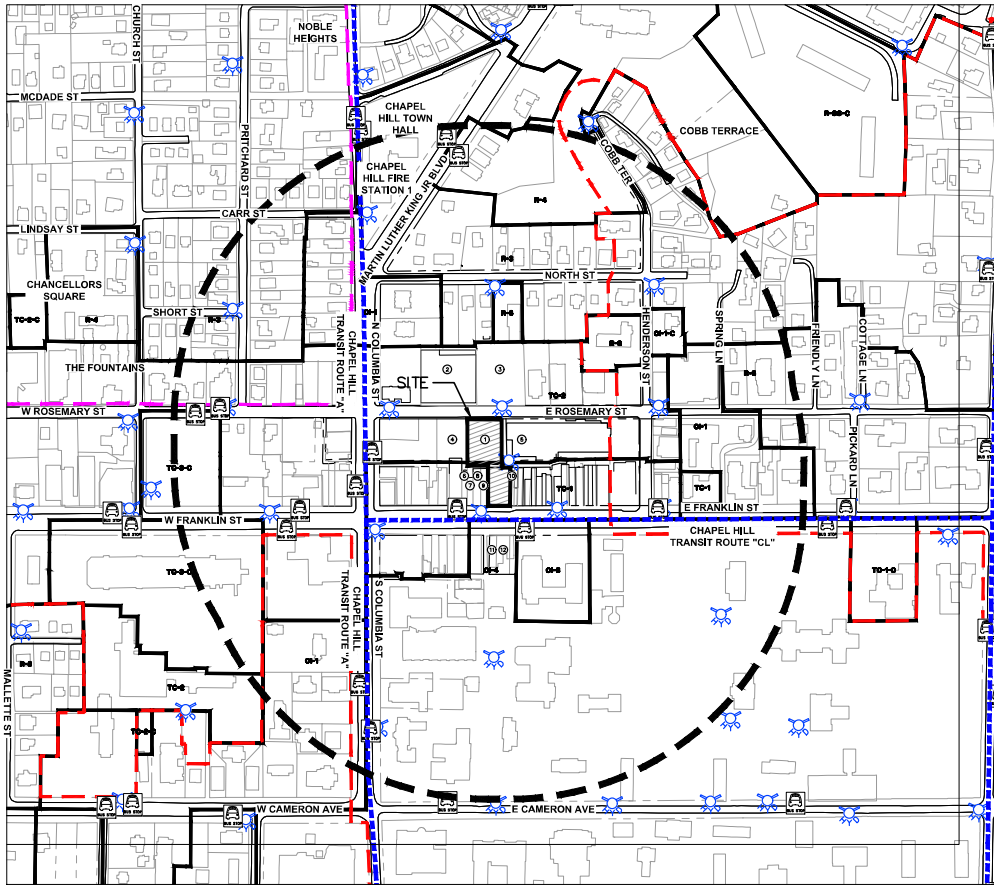
ARCHITECTURE:  
**Perkins&Will**  
411 W CHAPEL HILL STREET, SUITE 200  
DURHAM, NC 27701  
(919) 433-5300

DEVELOPER:  
 **GRUBB PROPERTIES**  
*People who care. Places that matter.*  
113 EDINBORO SOUTH DR., SUITE 120  
CHAPEL HILL, NC 27511  
(919) 388-4782  
(919) 388-5774

SITE PLANNING / CIVIL ENGINEERING:  
 **BALLENTINE ASSOCIATES, P.A.**  
221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27614  
(919) 929-0461 (919) 489-4789

**REVIEW DRAWING  
NOT FOR CONSTRUCTION**

**SHEET  
G0001**



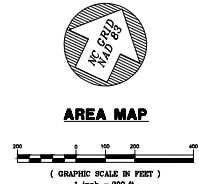
**SITE PARCEL DATA**

| LABEL # | OWNER                           | PIN #        | ZONING | DB./PG.  | PARCEL ACREAGE | CURRENT LAND USE |
|---------|---------------------------------|--------------|--------|----------|----------------|------------------|
| 1       | FRANKLIN OFFICE CHAPEL HILL LLC | 9788-37-7517 | TC-2   | 6603/282 | 0.65           | OFFICE           |

**ADJOMER PARCEL DATA**

| LABEL # | OWNER(S)                        | PIN #        | ZONING | CURRENT LAND USE |
|---------|---------------------------------|--------------|--------|------------------|
| 2       | FRANKLIN OFFICE CHAPEL HILL LLC | 9788-37-4746 | TC-2   | PARKING LOT      |
| 3       | INVESTORS TITLE COMPANY         | 9788-37-6817 | TC-2   | PARKING LOT      |
| 4       | TOWN OF CHAPEL HILL             | 9788-37-5557 | TC-2   | PARKING LOT      |
| 5       | IKELL PROPERTIES LLC            | 9788-37-5461 | TC-1   | PARKING LOT      |
| 6       | W&K LLC                         | 9788-37-6465 | TC-1   | RESTAURANT       |
| 7       | LILLY NANCY COBB                | 9788-37-6456 | TC-1   | RESTAURANT       |
| 8       | HARRISON & VICK PROPERTIES LLC  | 9788-37-7407 | TC-1   | BUSINESS         |
| 9       | RABBITS CROSSING PROPERTIES     | 9788-37-7426 | TC-1   | BUSINESS         |
| 10      | GOULD FRANKLIN STREET NC LLC    | 9788-37-8513 | TC-1   | RESTAURANT       |
| 11      | UNIVERSITY OF NC                | 9788-37-8300 | O-4    | RESTAURANT       |
| 12      | UNIVERSITY OF NC                | 9788-37-8249 | O-4    | RESTAURANT       |

- DRAWING LEGEND**
- | SYMBOL                     | DESCRIPTION                                  |
|----------------------------|--|
| --- (dashed line)          | 1000' NOTIFICATION LINE                      |
| --- (thick solid line)     | ZONING BOUNDARY                              |
| --- (thin solid line)      | FRANKLIN-ROSEMARY HISTORIC DISTRICT          |
| --- (dotted line)          | NORTHEAST NEIGHBORHOOD CONSERVATION DISTRICT |
| --- (dashed line with 'A') | CHAPEL HILL TRANSIT ROUTE                    |
| --- (dashed line with 'B') | ZONING CLASSIFICATION                        |
| Blue star symbol           | EXISTING FIRE HYDRANT                        |
| Bus symbol                 | EXISTING BUS STOP                            |
| Black square symbol        | PROJECT SITE                                 |



**REVIEW DRAWING**  
NOT FOR CONSTRUCTION

**BALLETINE ASSOCIATES, PA**  
227 W. HARRIS ST., SUITE 200  
CHAPEL HILL, NC 27514  
PHONE: 919.996.1111  
WWW.BALLETINEASSOCIATES.COM



| DATE | REVISIONS |
|------|-----------|
|      |           |
|      |           |
|      |           |

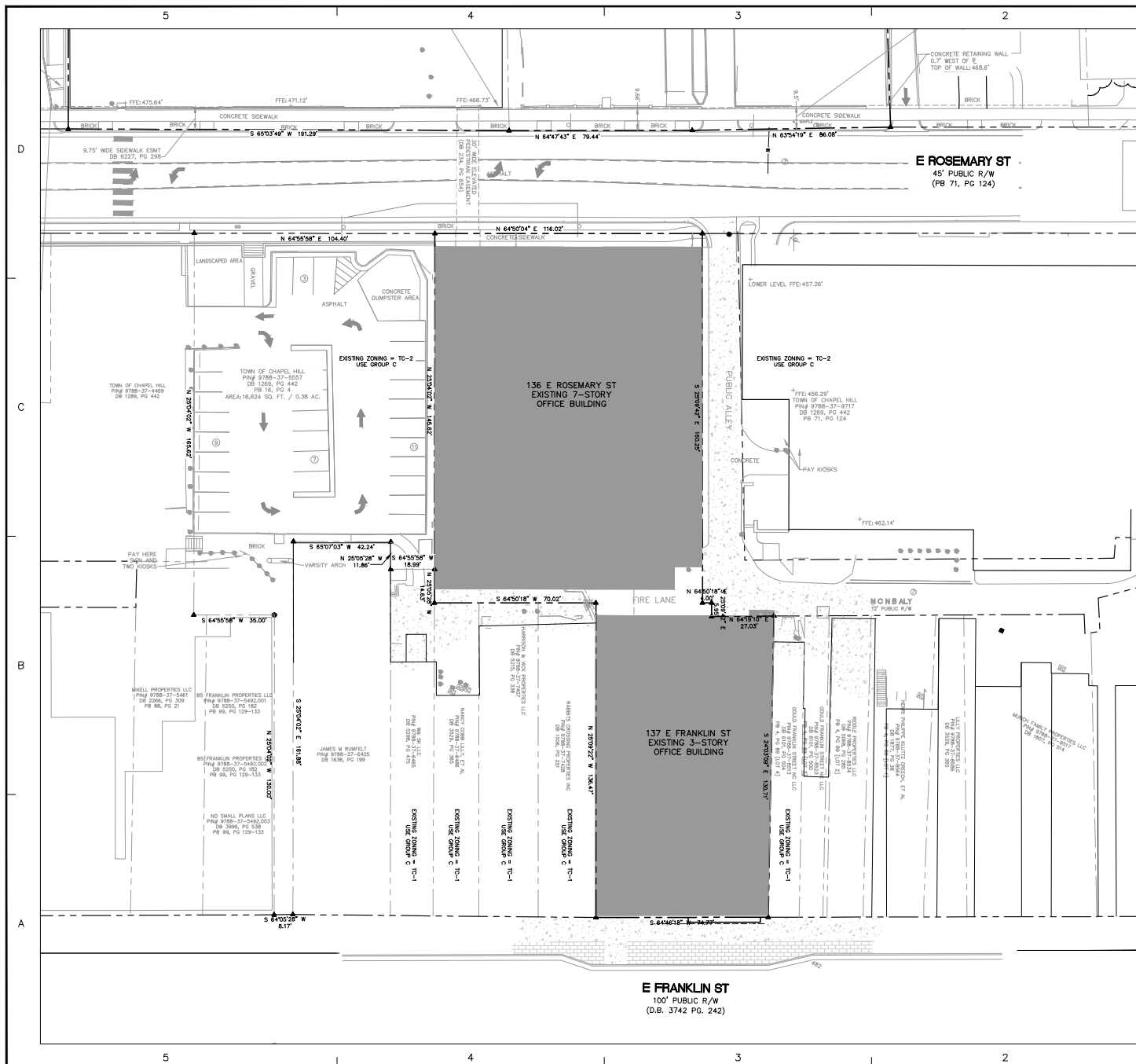
**OWNER INFORMATION**  
SHELBY PROPERTIES, INC  
113 Edgemoor South Dr.  
Suite 120  
Cary, NC 27511  
**OWNER REPRESENTATIVE:**  
JULIE DITZ  
P.O. (919) 388-5774  
CAX (919) 451-9329  
EMAIL: julie@shelbyproperties.com

| DATE      | ISSUED       |
|-----------|--------------|
| 02 MAR 20 | SUBMITTAL #1 |

**137 E FRANKLIN STREET INNOVATION HUB**  
**136 E. ROSEMARY ST. & 137 E. FRANKLIN ST.**  
CHAPEL HILL, NORTH CAROLINA  
**SPECIAL USE PERMIT DRAWINGS**

JOB NUMBER: 119016.01  
DATE: 02 MAR 20  
SCALE: AS NOTED  
DRAWN BY: J.B.M.  
REVIEWED BY: G.J.R.

**SHEET**  
**C0001**



- NOTES**
- EXISTING CONDITIONS AND PLANNIMETRICS LOCATED INSIDE THE PROPERTY LINES SHOWN ARE BASED UPON SITE SURVEYS PERFORMED BY FRELAND - GUNDSHALES & ASSOCIATES, INC. DATED FEBRUARY 7, 2019 AND BALLENTINE ASSOCIATES, PA DATED FEBRUARY 26, 2020. TOPOGRAPHIC AND OTHER PLANNIMETRIC LOCATED OUTSIDE OF PROPERTY LINE WERE OBTAINED FROM ORANGE COUNTY GIS.
  - THESE DRAWINGS ARE PART OF A LIMITED SCOPE SPECIAL USE PERMITTED APPLICATION, WHICH HAS BEEN SUBMITTED IN ACCORDANCE WITH RESOLUTION # 2019-10-02/R-8 ADOPTED BY THE CHAPEL HILL TOWN COUNCIL ON 2 OCT 2019.
  - THERE IS NO SITE WORK PROPOSED AS PART OF THIS SUP. APPLICATION.

| SITE DATA                  |  |
|----------------------------|--|
| APPLICANT:                 | GRUBB PROPERTIES, INC  |
| PROPERTY OWNER:            | FRANKLIN OFFICE CHAPEL HILL, LLC                                   |
| PROPERTY ADDRESS:          | 136 EAST ROSEMARY STREET/137 EAST FRANKLIN STREET, CHAPEL HILL, NC |
| PIN NUMBERS:               | 9798-37-4748 & 9798-37-8917  |
| DEED REFERENCES:           | DB 98; 4603/282 & 776/87   |
| EXISTING ZONING:           | TC-1 & TC-2  |
| PROPOSED ZONING:           | TC-3   |
| EXISTING USE:              | OFFICE & COMMERCIAL  |
| PROPOSED USE:              | OFFICE & COMMERCIAL  |
| <b>LAND AREA SUMMARY:</b>  |  |
| NET LAND AREA              | 28,836 SF (0.66 AC)  |
| CREDITED STREET AREA       | 2,894 SF (0.07 AC)   |
| GROSS LAND AREA            | 31,730 SF (0.73 AC)  |
| <b>FLOOR AREA SUMMARY:</b> |  |
| MAX. FLOOR AREA (TC-3)     | 4.0 (FAR) X 31,720 SF (LA) = 126,880 SF                            |
| EXISTING FLOOR AREA        | 125,600 SF   |
| PROPOSED FLOOR AREA        | 126,600 SF   |

**DRAWING LEGEND**

| SYMBOL/ABBREVIATION | EXISTING | PROPOSED | DESCRIPTION            |
|---------------------|----------|----------|------------------------|
| ---                 | ---      | ---      | PROPERTY LINE          |
| ---                 | ---      | ---      | RIGHT-OF-WAY LINE      |
| ---                 | ---      | ---      | ADJOINER PROPERTY LINE |
| ---                 | ---      | ---      | EASEMENT LINE          |
| ---                 | ---      | ---      | FENCE LINE             |
| ---                 | ---      | ---      | TREE LINE              |
| ○                   | ○        | ○        | EXISTING IRON PIPE     |
| ○                   | ○        | ○        | IRON PIPE SET          |
| △                   | △        | △        | CALCULATED POINT       |
| □                   | □        | □        | SIGN                   |
| ■                   | ■        | ■        | MAIL BOX               |
| ○                   | ○        | ○        | BOLLARD                |

**SITE PLAN**

**SCALE**  
1 inch = 60 ft.

**REVIEW DRAWING NOT FOR CONSTRUCTION**

**OWNER INFORMATION**  
GRUBB PROPERTIES, INC  
113 Edinburg South Dr.  
Suite 120  
NC 27511  
OWNERS REPRESENTATIVE:  
JIM GRUBB  
PIL (919) 388-5774  
FAX (919) 451-9339  
EMAIL jgrubb@grubbspro.com

**DATE**  
02 MAR 20

**REVISIONS**

**JOB NUMBER:** 119016.01  
**DATE:** 02 MAR 20  
**SCALE:** AS NOTED  
**DRAWN BY:** J.B.M.  
**REVIEWED BY:** G.J.R.

**SHEET**  
**C1001**

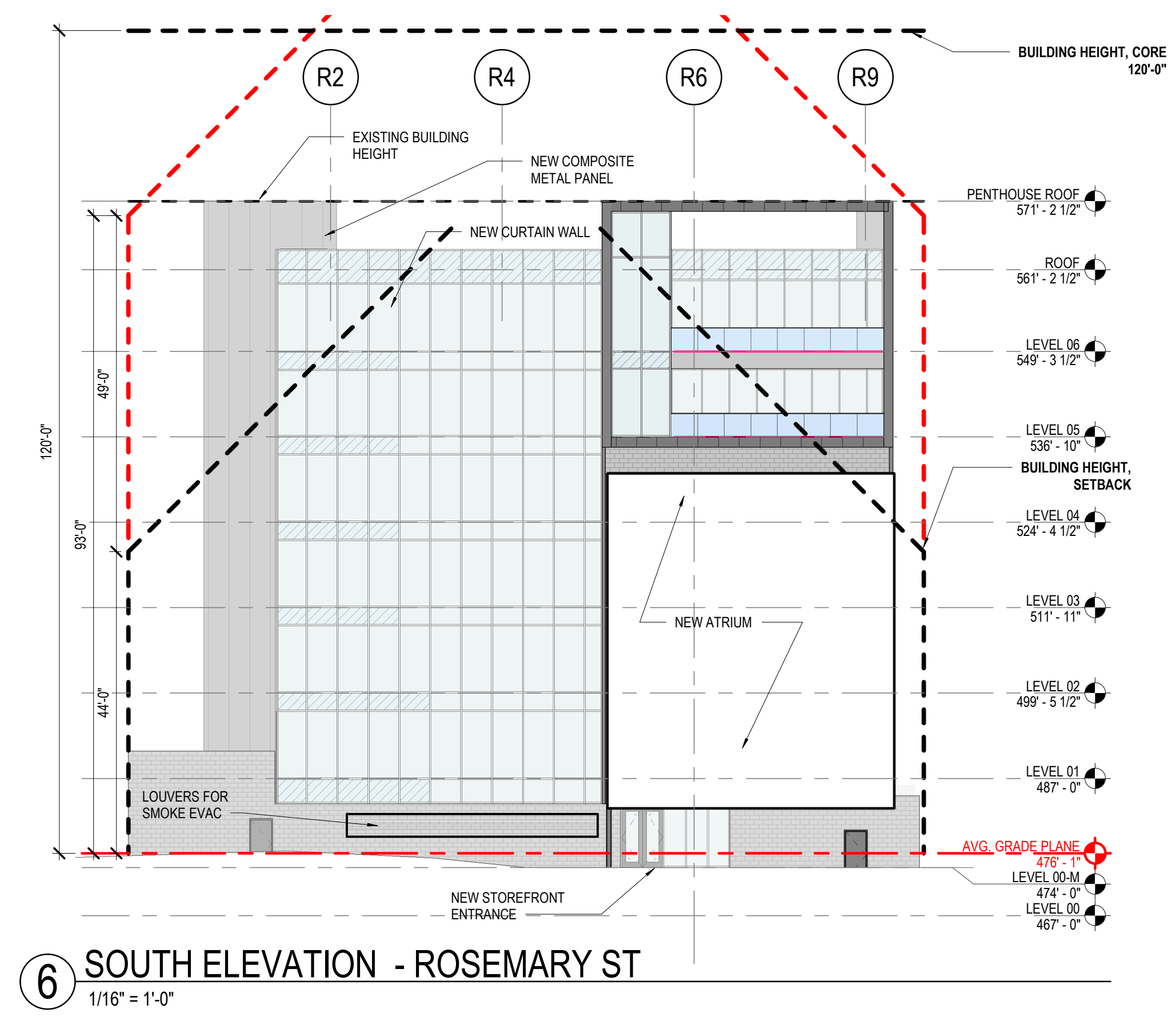
**BALLENTINE ASSOCIATES, PA**  
222 W. HARRIS ST., SUITE 200  
CHAPEL HILL, NC 27514  
TEL: (919) 966-1111  
WWW.BALLENTINEASSOCIATES.COM

**CHAPEL HILL TOWN COUNCIL**  
2019-10-02/R-8

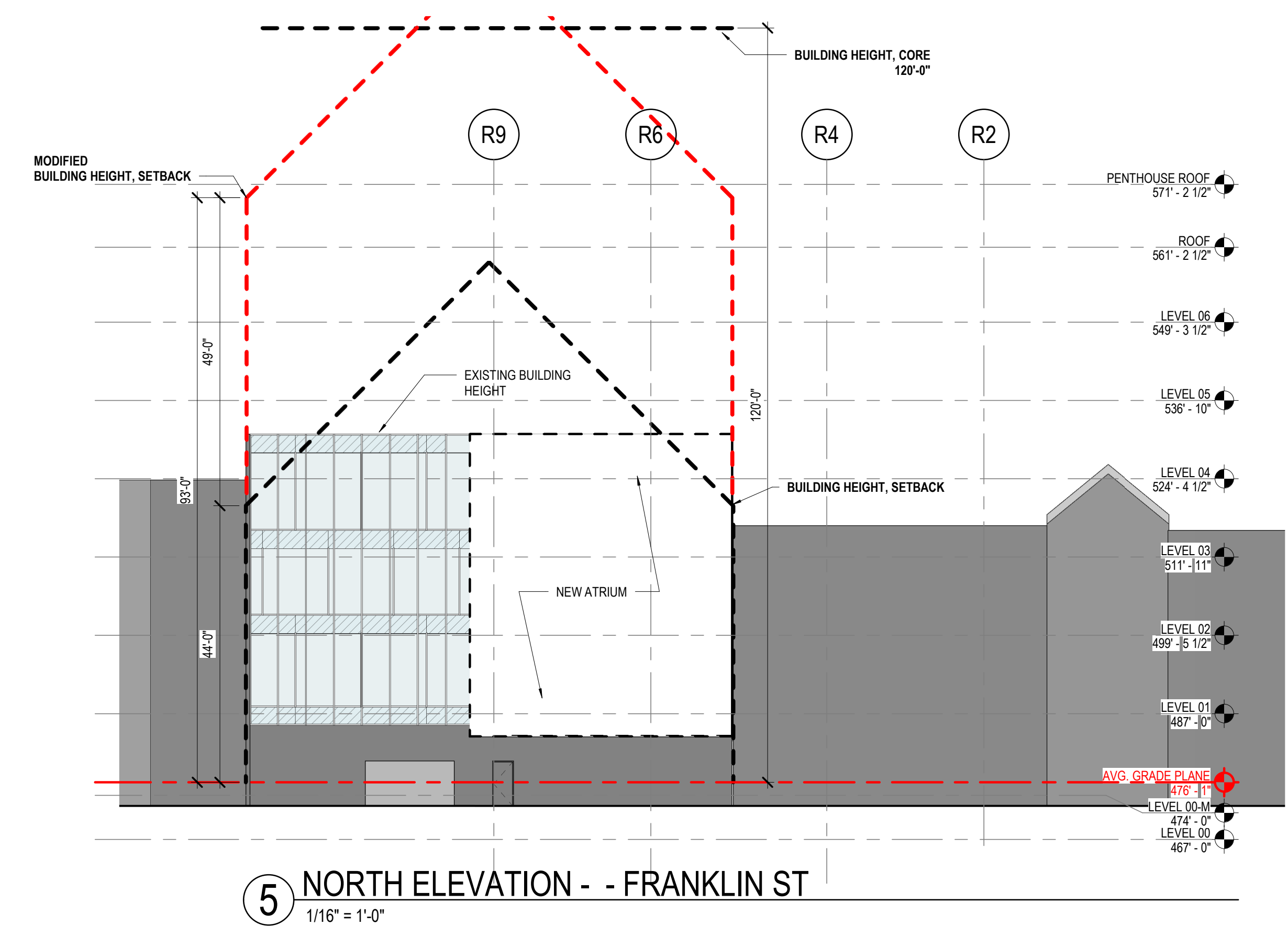
**137 E FRANKLIN STREET INNOVATION HUB  
136 E. ROSEMARY ST. & 137 E. FRANKLIN ST.  
CHAPEL HILL, NORTH CAROLINA**

**SPECIAL USE PERMIT DRAWINGS**

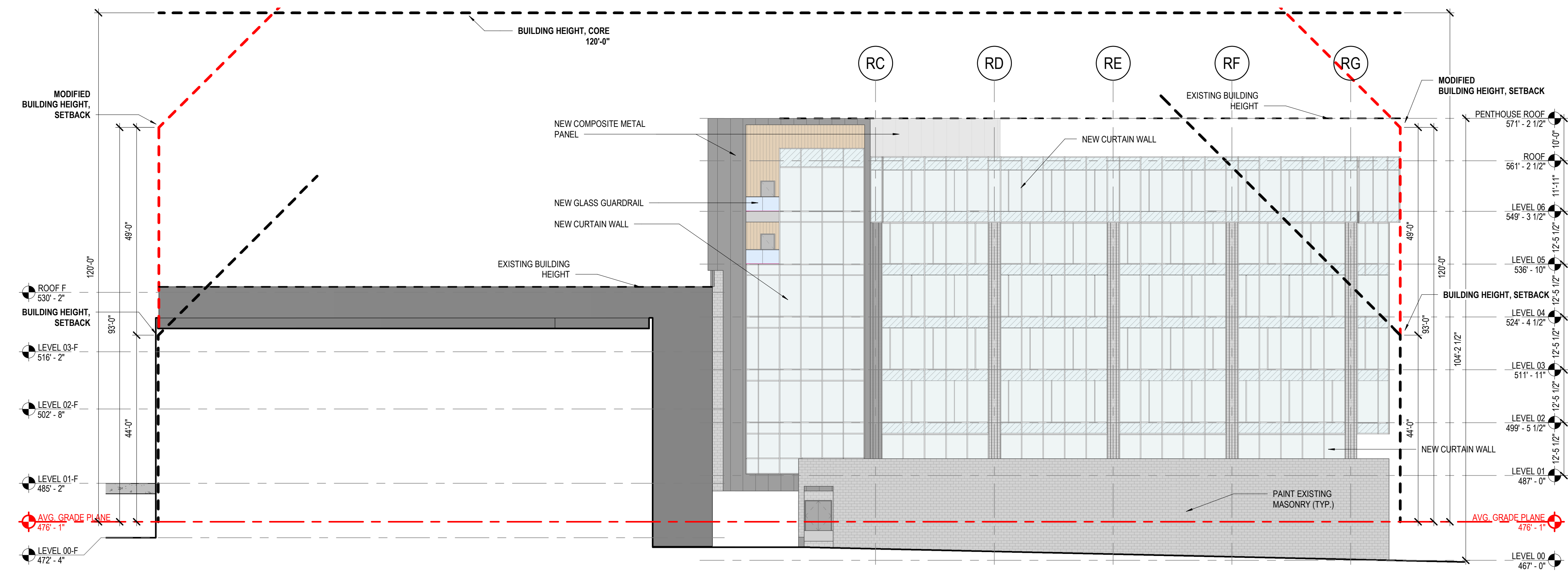




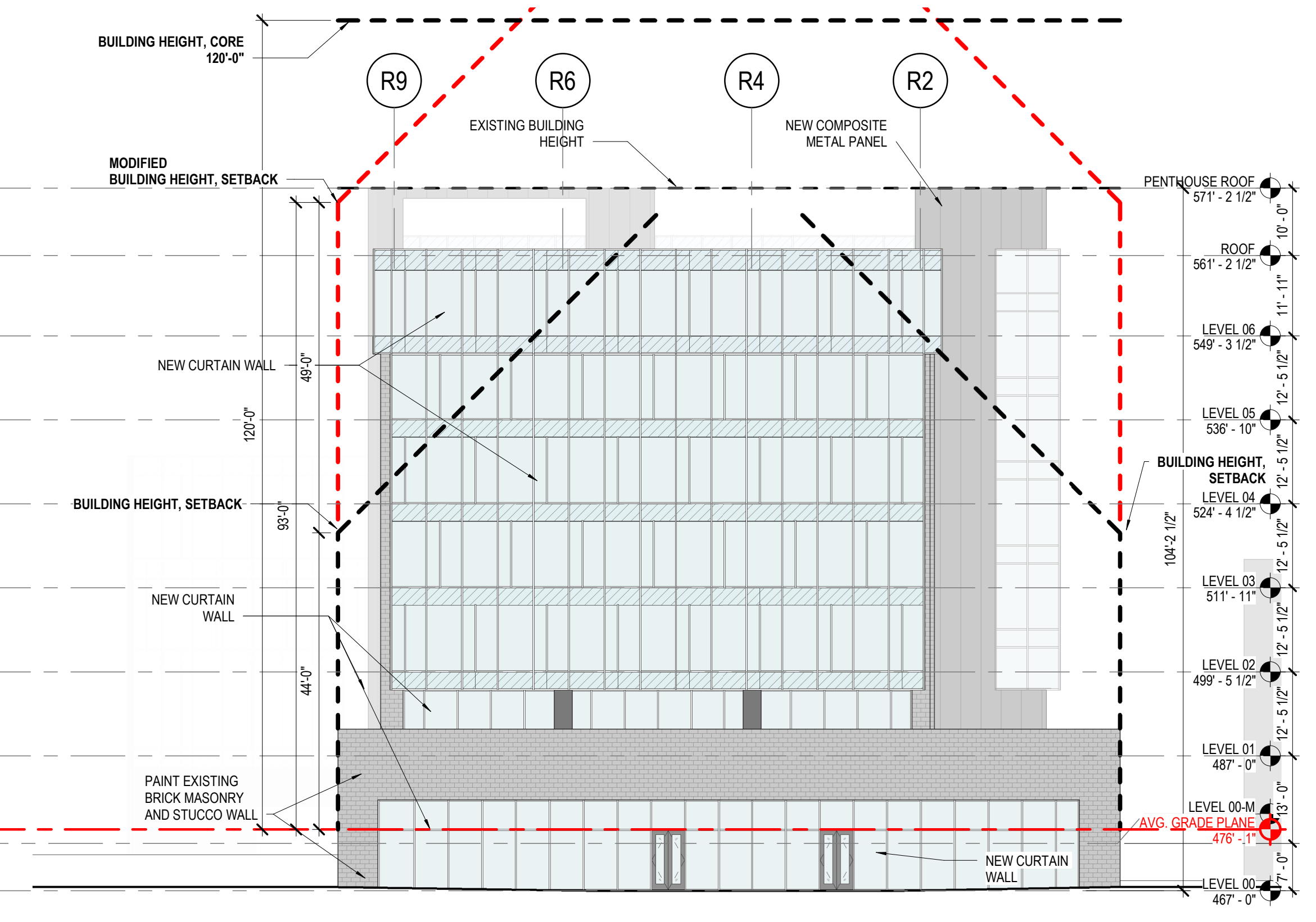
⑥ SOUTH ELEVATION - ROSEMARY ST  
1/16" = 1'-0"



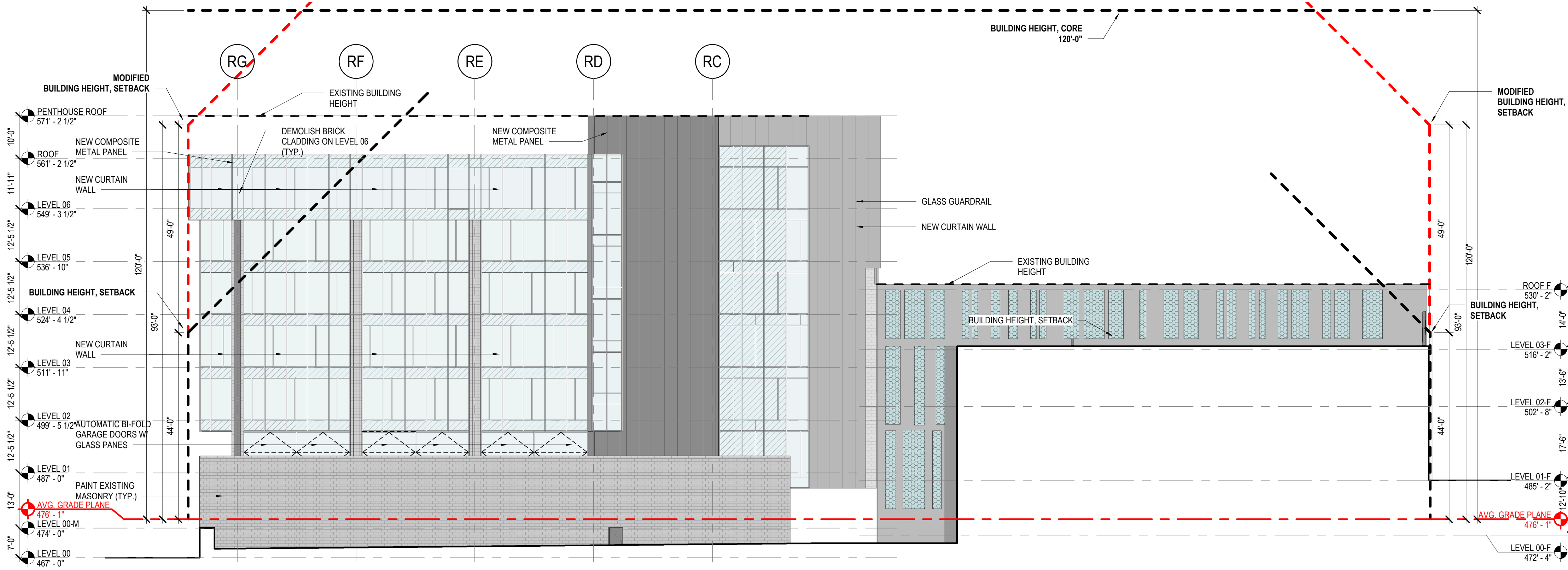
⑤ NORTH ELEVATION - FRANKLIN ST  
1/16" = 1'-0"



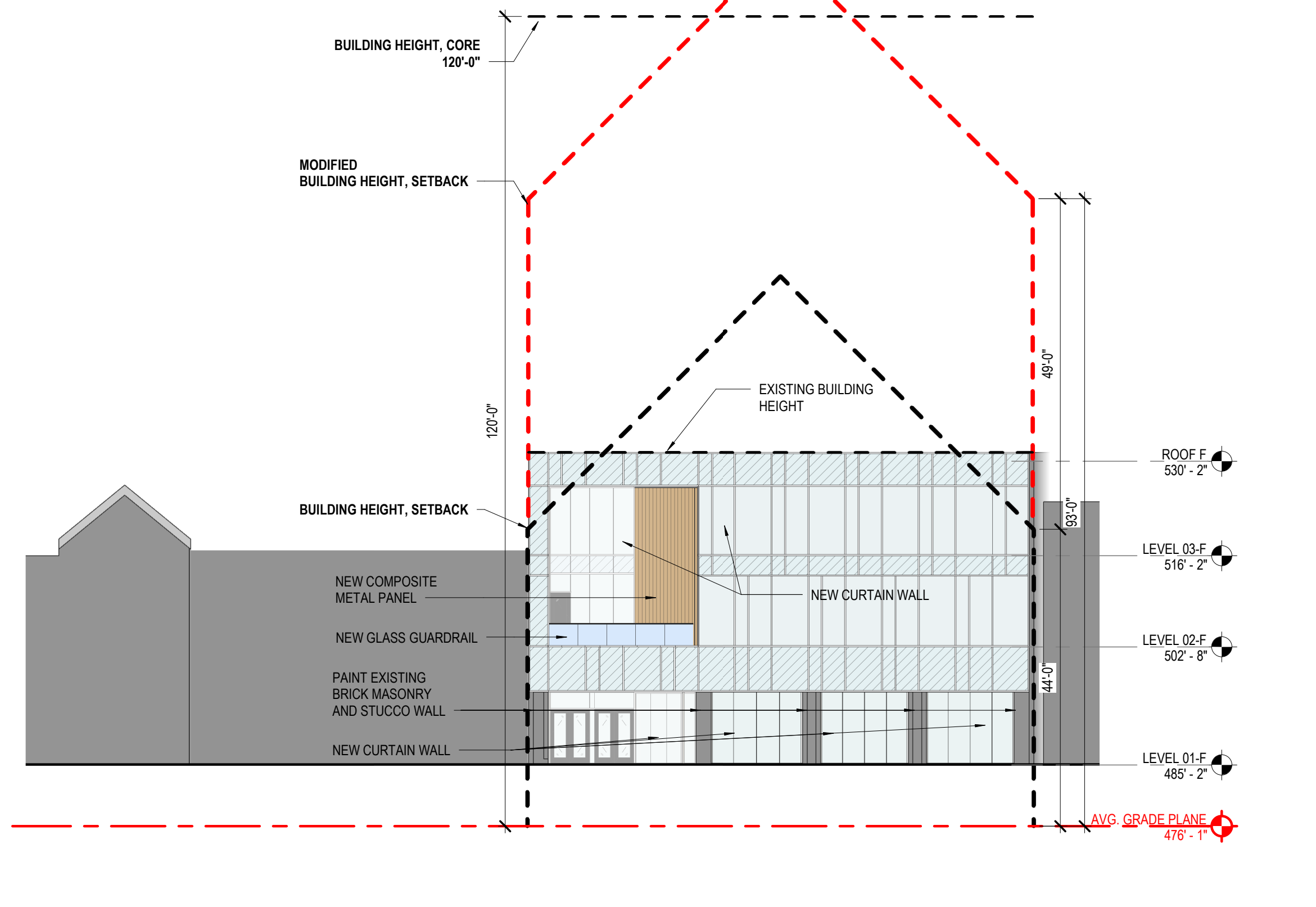
④ EAST ELEVATION  
1/16" = 1'-0"



③ NORTH ELEVATION - ROSEMARY ST  
1/16" = 1'-0"



② WEST ELEVATION  
1/16" = 1'-0"



① SOUTH ELEVATION - FRANKLIN ST  
1/16" = 1'-0"

PROJECT

PROJECT LOGO IF AVAILABLE

Grubb Properties

137 E. Franklin Street  
Chapel Hill, NC

CLIENT LOGO IF AVAILABLE

Innovate Carolina

KEYPLAN

ISSUE CHART

DATE: 8/30/2020  
JOB NUMBER: 830536.000  
TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER

A20-01.1