

West Rosemary Street Hotel

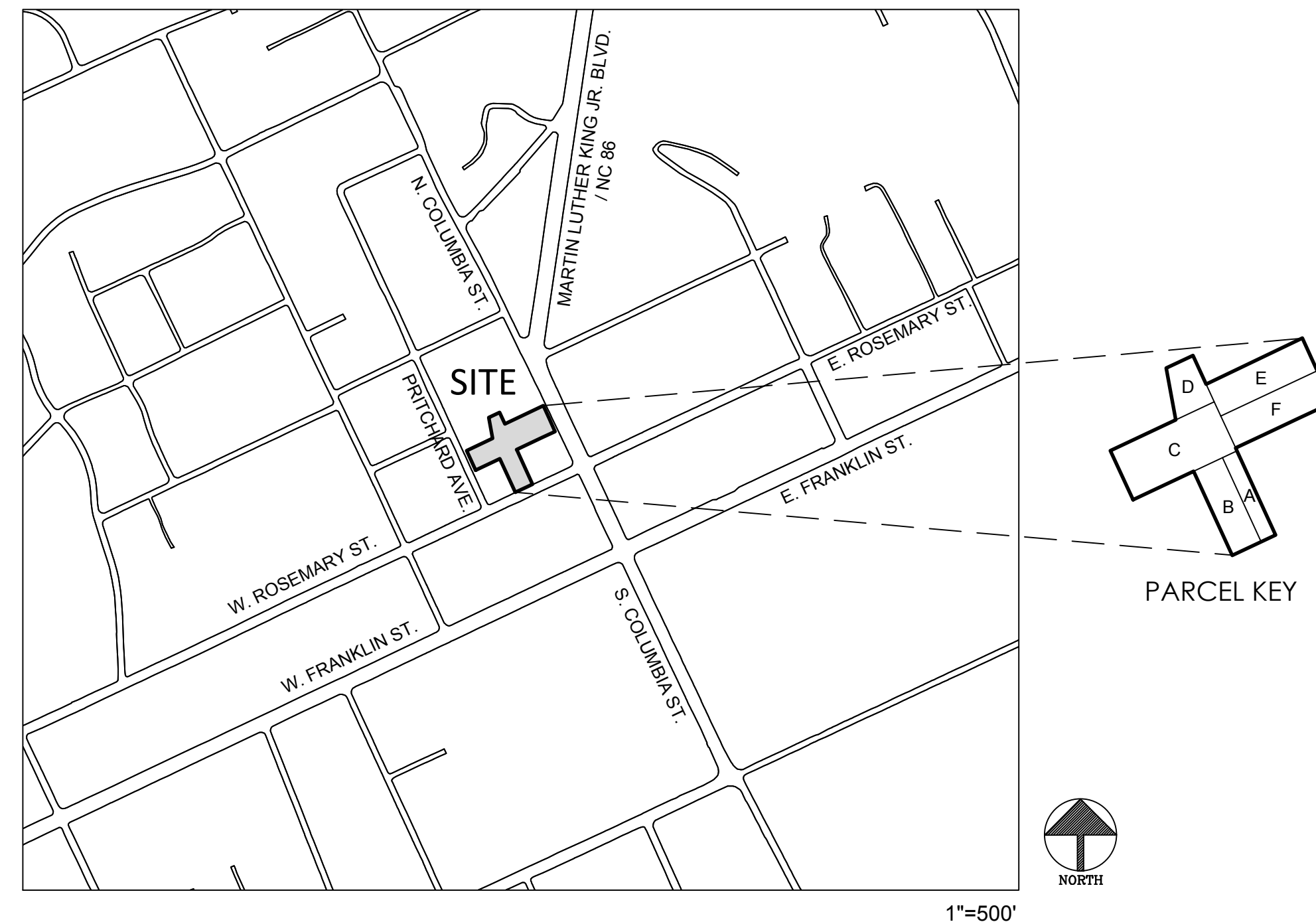
CONCEPT PLAN APPLICATION
CHAPEL HILL, NORTH CAROLINA

CONTRACT PURCHASER / CLIENT:

SMART OLYMPIA CAROLINA LLC
20600 CHAGRIN BOULEVARD, SUITE 705
SHAKER HEIGHTS, OH 44122
214-533-0500
CONTACT: ED SMALL

APPLICANT / CONSULTANT:

LANDSCAPE ARCHITECT / LAND PLANNER:
COULTER JEWELL THAMES, PA
111 WEST MAIN STREET
DURHAM, NC 27701
919-682-0368
CONTACT: WENDI RAMSDEN



LIST OF SHEETS:

- | | |
|------|--------------------------|
| CP-0 | COVER SHEET |
| CP-1 | AREA MAP |
| CP-2 | EXISTING CONDITIONS PLAN |
| CP-3 | CONCEPT PLAN |

PROJECT DATA:

PARCEL A:	108 WEST ROSEMARY STREET
ADDRESS	9788-37-0680
PIN	JOSEPH POLCARO TRUSTEE
OWNER	3,624.9 SF
ACREAGE	TC-2
ZONING	
PARCEL B:	114 WEST ROSEMARY STREET
ADDRESS	9788-37-0549
PIN	JOSEPH POLCARO TRUSTEE
OWNER	7,249.8 SF
ACREAGE	TC-2
ZONING	
PARCEL C:	208 PRITCHARD AVENUE
ADDRESS	9788-27-9667
PIN	JOSEPH POLCARO TRUSTEE
OWNER	15,262.3 SF
ACREAGE	R-3
ZONING	
PARCEL D:	N/A (NO STREET FRONTAGE)
ADDRESS	9788-27-9700
PIN	JOSEPH POLCARO TRUSTEE
OWNER	4,527.3 SF
ACREAGE	R-3
ZONING	
PARCEL E:	205 NORTH COLUMBIA STREET
ADDRESS	9788-37-0721
PIN	JOSEPH POLCARO TRUSTEE
OWNER	9,320.0 SF
ACREAGE	OI-1
ZONING	
PARCEL F:	205 NORTH COLUMBIA STREET
ADDRESS	9788-37-0647
PIN	JOSEPH POLCARO TRUSTEE
OWNER	9,166.9 SF
ACREAGE	TC-2
ZONING	
GROSS LAND AREA:	49,151.2 SF / 1,128 AC
LAND USE:	
EXISTING	VACANT COMMERCIAL, CONVERTED RESIDENCES, ONE SINGLE FAMILY RESIDENTIAL HOTEL
PROPOSED	
ZONING:	
PROPOSED	OI REZONE TO TC-2 R-3 REZONE TO TC-2
ALLOWABLE FAR FOR PROPOSED ZONE:	1.97 MAX.
EXISTING BUILDINGS:	- 1,250 SF ONE STORY BRICK BUILDING TO BE REMOVED - 1,114 SF TWO STORY WOOD FRAME HOUSE TO BE REMOVED - 1,435 SF TWO STORY WOOD FRAME HOUSE TO BE REMOVED
PROPOSED BUILDINGS:	HOTEL +/- 25,300 SF FOOTPRINT (+/- 95,000 SF TOTAL) +/- 140 ROOMS
BUILDING HEIGHT:	4-7 STORIES
VEHICULAR PARKING:	
REQUIRED	N/A (TOWN CENTER DISTRICT)
MAXIMUM	126 (0.9 PER LODGING UNIT - 140 X 0.9 = 126)
PROPOSED	APPROX 70 SPACES ON-SITE
BICYCLE PARKING:	
REQUIRED	9 (1 PER 15 LODGING UNITS - 140 / 15 = 9)
PROPOSED	10 SPACES (5 LOOPS)



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LIC # C-1208
NC BOARD OF LANDSCAPE
ARCHITECTS LIC # C-104

Project:

**West
Rosemary
Street
Hotel**

108 W. Rosemary St.
Orange County,
North Carolina

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9788-27-9667
9788-27-9700
9788-37-0721
9788-37-0647



PRELIMINARY-DO NOT
USE FOR CONSTRUCTION

Job Number: 1963

Drawn	WLR, MITC
Checked	WLR
Date	9-12-19 Concept Submittal
Revisions	

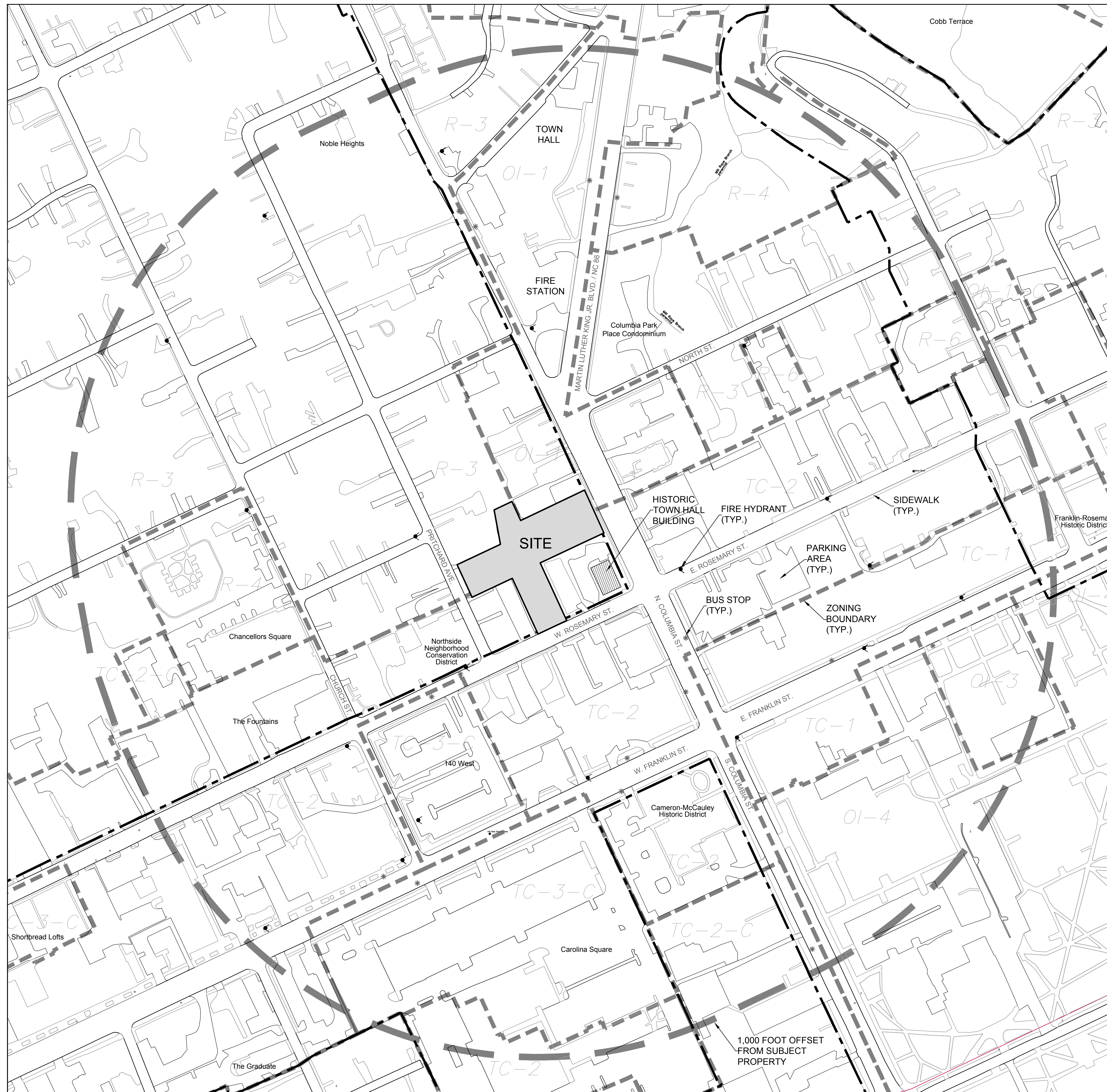
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Sheet Title:

**COVER
SHEET**

Sheet Number


CP-0



1
CP-1
AREA MAP
1" = 120'-0"



ENGINEERING, PLANNING, LANDSCAPE ARCHITECTURE



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concept plan

Sheet Title:

AREA MAP

Sheet Number:

CP-1



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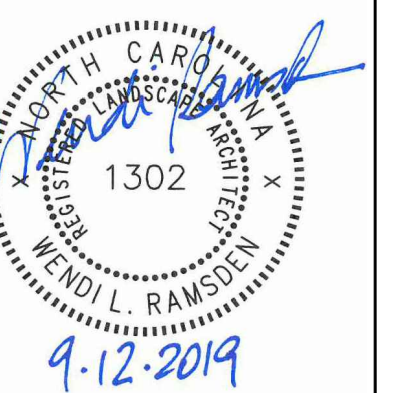
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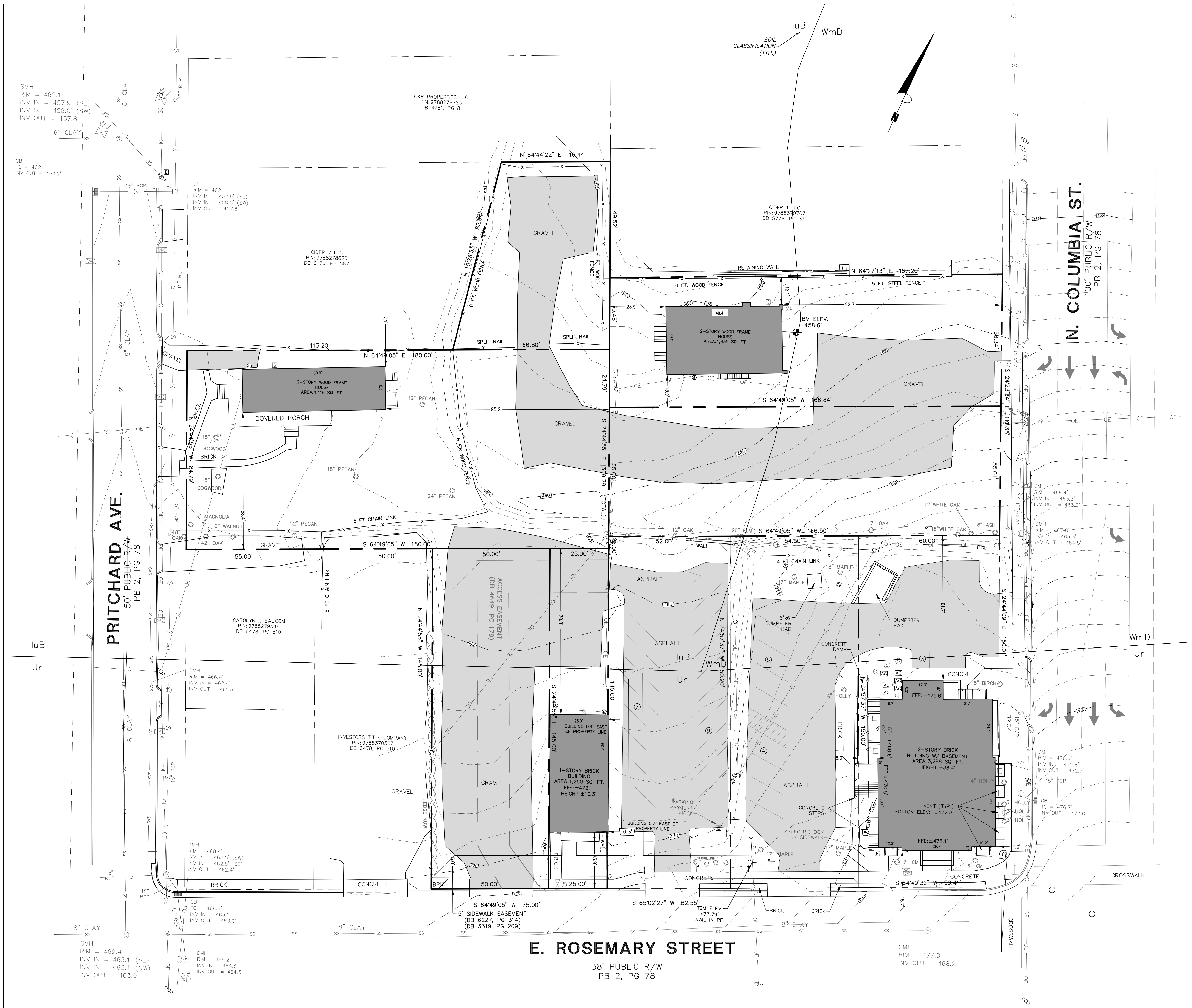
concept plan

Sheet Title:

**EXISTING
CONDITIONS**

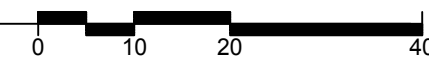
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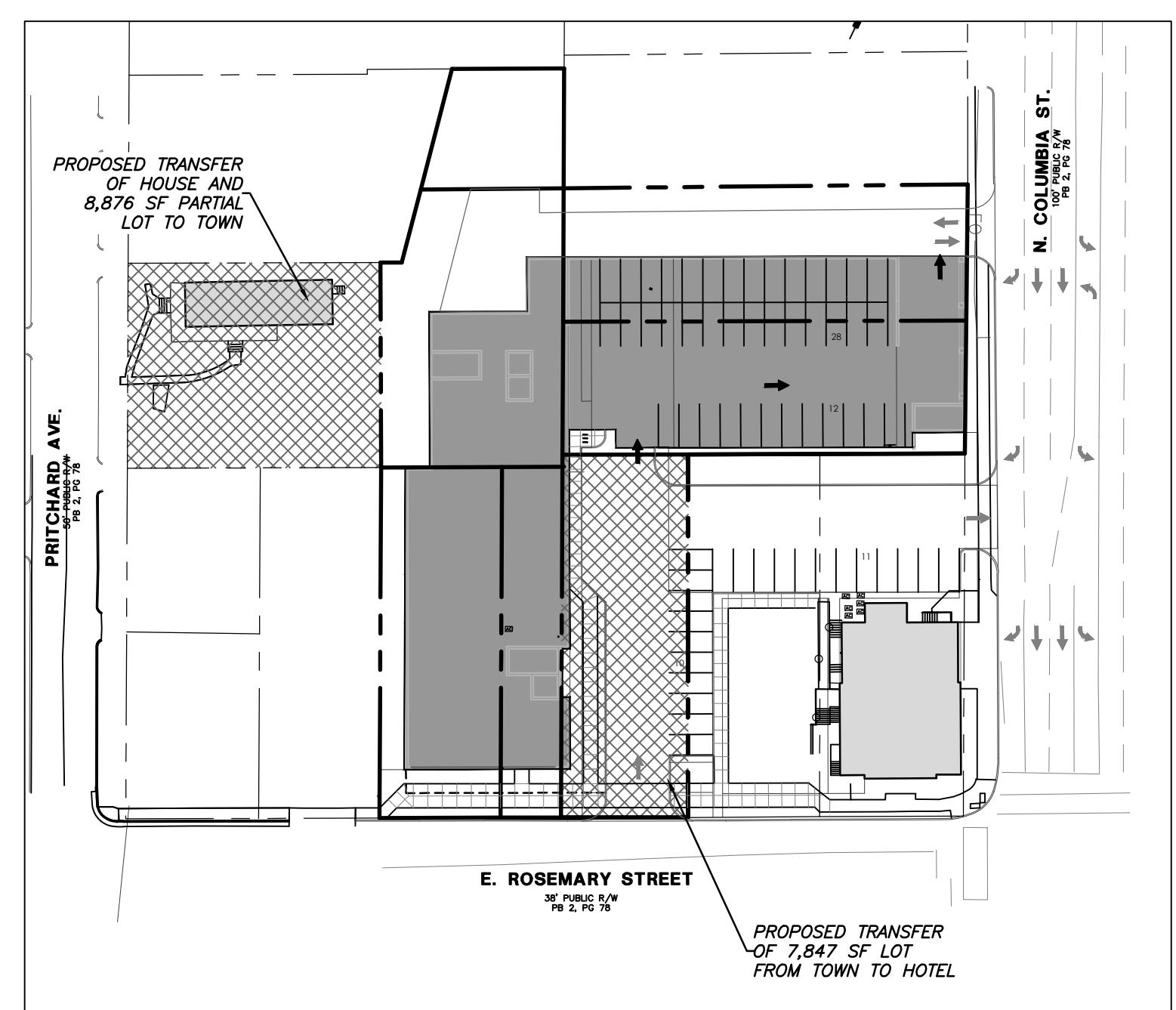
CP-2



LEGEND	
Water Valve	⊗
Yard Inlet	⊠
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	⊡
Fire Department Connection	⊟
Post Indicator Valve	⊠
Water Manhole	⊟
Water Meter	⊞
Hot Box	⊠
Utility Pole	⊡
Guy Wire	⊟
Light Pole	⊞
Sewer Cleanout	⊠
Flared End Section	⊡
Gas Valve	⊟
Existing Iron Pipe (3/4" unless noted)	⊠
1/2" Rebar	⊡
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	⊠

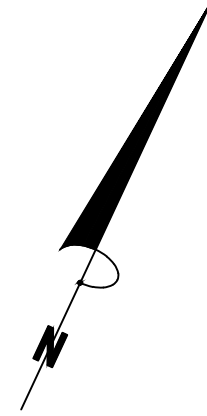
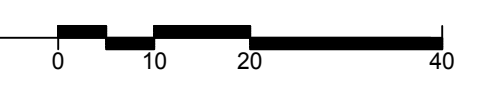
1 EXISTING CONDITIONS
CP-2 1" = 20'-0"





2 PROPOSED LAND TRANSFER
 CP-3 1" = 60'-0"

1 CONCEPT PLAN
 CP-3 1" = 20'-0"



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Sheet Title:

CONCEPT PLAN

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CP-3