



Concept Plans are intended to be an opportunity for the Town Council and some Boards and Commissions, and the community to review and consider major development proposals and their potential benefits and impacts. Applicants propose a Concept Plan with the expectation of receiving feedback on their development idea.

The following are questions that the Council may ask of an applicant during the discussion of a Concept Plan. The attached application addresses the topics below. Please contact our staff if you have any questions or if we can provide additional information (planning@townofchapelhill.org)

1. Would this project demonstrate compliance with the Comprehensive Plan?
 - a. Compliance with:
 - Small Area Plan
 - Overlay Zone / NCD
 - Study Area:
 - Land Use Plan
2. Would the proposed project comply with the Land Use map?
3. Would the proposed project require a rezoning?
4. What is the proposed zoning district?
5. Would the proposed project require modifications to the existing regulations?
6. If there is a residential component to the project, does the applicant propose to address affordable housing?
 - Has the applicant presented its Concept Plan to the Housing Advisory Board (this is a voluntary step in the process)?
 - Has the applicant met with appropriate Town staff to discuss affordable housing policy, expectations and options?
 - Is the project for ownership or rental?
7. Are there existing conditions that impact the site design (i.e. environmental features such as RCD, slopes, erosion and sedimentation, retention of trees and tree stands, stormwater drainage patterns, significant views into and out of the site)
8. Has the applicant addressed traffic impacts? Traffic and circulation issues?
9. How is the application compatible with the surrounding neighborhood and/or district?
10. Has the applicant discussed the project with adjacent neighbors?



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9788-37-9717 Date: 20 Nov 20

Section A: Project Information

Project Name: 150 E Rosemary Redevelopment

Property Address: 150 E. Rosemary Street Zip Code: 27514

Use Groups (A, B, and/or C): B Existing Zoning District: TC - 2

Project Description: Demolition of existing 309 space parking deck and construction of new ±250,000 SF office/lab building, 6 to 8 stories tall with up to 2 levels of parking structure at or below street grade. Community green space at E. Rosemary St and Henderson St.

Section B: Applicant, Owner and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)

Name: Ballentine Associates, attn: Dillon Smith

Address: 221 Providence Road

City: Chapel Hill State: NC Zip Code: 27514

Phone: 919-929-0481 x 111 Email: dillons@bapa.eng.pro

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: *Dillon W. Smith* Date: 20 Nov 20

Owner/Contract Purchaser Information:

Owner Contract Purchaser

Name: Grubb Management, LLC c/o Grubb Properties, LLC

Address: 117 Edinburgh South Drive Suite 110

City: Cary State: NC Zip Code: 27511

Phone: (919) 388-5774 Email: jdye@grubbproperties.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: *[Signature]* Date: 20 Nov 20



Concept Plan Project Fact Sheet

Site Description	
Project Name	150 E Rosemary Redevelopment
Address	150 E Rosemary St
Property Description	Demolition of existing 309 space parking deck and construction of new ±250,000 SF office/lab building, 6 to 8 stories tall with up to 2 levels of parking structure at or below street grade.
Existing Land Use	Parking deck
Proposed Land Use	Business, office-type; Research activities
Orange County Parcel Identifier Numbers	9788-37-9717
Existing Zoning	TC-2
Proposed Zoning	TC-3 CZ
Application Process	Conditional Zoning
Comprehensive Plan Elements	A Place for Everyone, Community Prosperity & Engagement, Good Places, New Spaces, Town and Gown Collaboration
Overlay Districts	Franklin Rosemary Historic District

Topic	Requirement	Proposal	Status
Use/Density (Sec. 3.7)	Allowed as principal or accessory use	proposed as principal use	
Dimensional Standards (Sec. 3.8)	Lot size & density n/a, frontage 12', lot width 15', bldg ht setback 44', bldg ht core 120', setbacks 0, impervious n/a, FAR 4.00	frontage 1,117', lot width 461', bldg ht setback 44'-60', bldg ht core 90'-115', FAR 3.51	M
Floor area (Sec. 3.8)	FAR 4.00 max	3.51	
Modifications to Regulations (Sec. 4.5.6)	n/a	n/a	n/a
Adequate Public Schools (Sec. 5.16)	n/a	n/a	n/a
Inclusionary Zoning (Sec. 3.10)	n/a	n/a	n/a
Landscape			
Buffer – North (Sec. 5.6.2)	n/a	n/a	n/a
Buffer – East (Sec. 5.6.2)	n/a	n/a	n/a
Buffer – South (Sec. 5.6.2)	10' B	10' B	
Buffer - West (Sec. 5.6.2)	n/a	n/a	n/a



Tree Canopy (Sec. 5.7)	n/a	n/a	n/a
Landscape Standards (Sec. 5.9.6)	n/a	n/a	n/a
Environment			
Resource Conservation District (Sec. 3.6)	n/a	n/a	n/a
Erosion Control (Sec. 5.3.1)	comply with regs	will comply with regs	✓
Steep Slopes (Sec. 5.3.2)	n/a	n/a	n/a
Stormwater Management (Sec. 5.4)	85% TSS for new impervious, 2-year volume control, 1,2,25-year peak flow control	all will be met through reduction of impervious cover	✓
Land Disturbance	no limit	±70,000 sf (on and off-site)	✓
Impervious Surface (Sec. 3.8)	no limit	reduction proposed	✓
Solid Waste & Recycling	recycle demo materials	will recycle what can be recycled	✓
Jordan Riparian Buffer (Sec. 5.18)	n/a	n/a	n/a
Access and Circulation			
Road Improvements (Sec. 5.8)	n/a	n/a	n/a
Vehicular Access (Sec. 5.8)	Access to public street	adequate access	✓
Bicycle Improvements (Sec. 5.8)	n/a	n/a	n/a
Pedestrian Improvements (Sec. 5.8)	provide safe pedestrian access	safe pedestrian access will be provided	✓
Traffic Impact Analysis (Sec. 5.9)	pay Town's TIA fee	fee will be paid	✓
Vehicular Parking (Sec. 5.9)	no min, 1/375 sf office floor area max & 1/250 sf research activities floor area max	100-200 spaces	✓
Transit (Sec. 5.8)	n/a	n/a	n/a
Bicycle Parking (Sec. 5.9)	4 min + 2/2,500 sf office floor area & 2/4,000 sf research activities floor area	149-214 spaces	✓
Parking Lot Standards (Sec. 5.9)	n/a	parking deck	n/a
Technical			



Fire	dry standpipe, aerial apparatus access to one full side of structure	will comply	
Site Improvements	n/a	n/a	n/a
Schools Adequate Public Facilities (Sec. 5.16)	n/a	n/a	n/a
Recreation Area (Sec. 5.5)	n/a	n/a	n/a
Lighting Plan (Sec. 5.11)	shielded fixtures, limited off-site spill	will comply	
Homeowners Association (Sec. 4.6)	n/a	n/a	n/a

Symbol	Meaning	Symbol	Meaning
	Meets Standard	M	Modification necessary
NA	Not Applicable	UNK	Not known at this time



Checklist

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning and Sustainability at (919)968-2728 or at planning@townofchapelhill.org.

X	Application fee (refer to fee schedule)	Amount Paid \$	<input type="text" value="380.00"/>
X	Pre-application meeting – with appropriate staff (pending)		
X	Digital Files - provide digital files of all plans and documents		
X	Concept Project Fact Sheet		
X	Statement of Compliance with Design Guidelines (1 copies)		
X	Statement of Compliance with Comprehensive Plan (1 copies)		
n/a	Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance)		
X	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)		
X	Mailing fee for above mailing list	Amount Paid \$	<input type="text" value="371.00"/>
X	Developer’s Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:		
	<ul style="list-style-type: none"> • Natural features of site • Access, circulation, and mitigation of traffic impacts • Arrangement and orientation of buildings • Natural vegetation and landscaping • Impact on neighboring properties • Erosion, sedimentation, and stormwater 		
n/a	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals		
X	Reduced Site Plan Set (reduced to 8.5"x11")		

Plan Sets (1 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks and buffers
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable



Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.
- f) 1,000' notification boundary

Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

Proposed Site Plan

- a) Existing building locations
- b) General location of proposed structures
- c) Parking areas
- d) Open spaces and landscaped areas
- e) Access points and circulation patterns for all modes of transportation
- f) Approximate locations of trails, pedestrian and bicycle connections, transit amenities, and parking areas
- g) Approximate location of major site elements including buildings, open areas, natural features including stream buffers, wetlands, tree stands, and steep slopes
- h) Proposed land uses and approximate location

150 E Rosemary Redevelopment – Developer’s Program and Statement of Compliance

Developer’s Program

The 150 E Rosemary Redevelopment project will create up to 250,000 square feet of office and research/lab facilities space for business and institutional tenants. This project will be an integral component of the revitalization and redevelopment strategy for E Rosemary Street, creating space for hundreds of new jobs for office, technology, research, life sciences, etc. and opportunity for supporting jobs and businesses in the heart of downtown. The 150 E Rosemary Redevelopment project will also create a new community green space at the southwest corner of E Rosemary Street and Henderson Street, which will provide an inviting open space for the community to share. The development will also improve the streetscape along the frontage of the property with widened sidewalks and street tree planting extending to the corner of Henderson Street.

The new office/lab building will be located on the site of the existing Wallace parking deck. The Wallace parking deck parcel is 1.49 acres. The Town of Chapel Hill currently owns this property and will be exchanging this parcel with Grubb Properties for the land currently occupied by the ‘CVS’ parking deck combined with the surface parking lot immediately to the east. These two properties will create a combined parcel of approximately 1.6 acres and will be developed into the Rosemary Street parking deck, a new six-level parking deck that will park between 1,000 and 1,100 cars.

The existing Wallace parking deck is a three-level structure with 309 parking spaces and some ancillary office space currently used by the Town for Parking Management. The structure was built over 25 years ago and will require ongoing capital improvements to extend its service life. The new office/lab building will potentially provide up to two levels of parking structure at or below street grade and will park approximately 100-200 cars.

Statement of Compliance with Design Guidelines

The new office/lab building will be architecturally integrated with the 136 E Rosemary Street, 137 E Franklin Street and Rosemary Street Parking Deck projects proposed directly west and across E Rosemary Street. The project will include a community green space, year-round landscape plant material, site furnishings, and special lighting. The overall project will be transformative to E Rosemary Street creating a vibrant, safe, and attractive corridor that will help revitalize this important part of Downtown.

Statement of Compliance with Comprehensive Plan

This proposal meets several goals of the comprehensive plan, as follows:

Theme 1: A Place for Everyone

- Family-friendly, accessible exterior and interior places throughout the town for a variety of active uses (PFE.1).
- A welcoming and friendly community that provides all people with access to opportunities (PFE.4)

Theme 2: Community Prosperity and Engagement

- Balance and sustain finances by increasing revenues and decreasing expenses (CPE.1).
- Foster success of local businesses (CPE.2).

Theme 4: Good Places, New Spaces

- A vibrant, diverse, pedestrian-friendly, and accessible downtown with opportunities for growing office, retail, residential and cultural development and activity (GPNS.2).
- A community that welcomes and supports change and creativity (GPNS.6).
- Open and accessible common spaces for community gathering, cultural uses, and community development (GPNS.7)

Theme 6: Town and Gown Collaboration

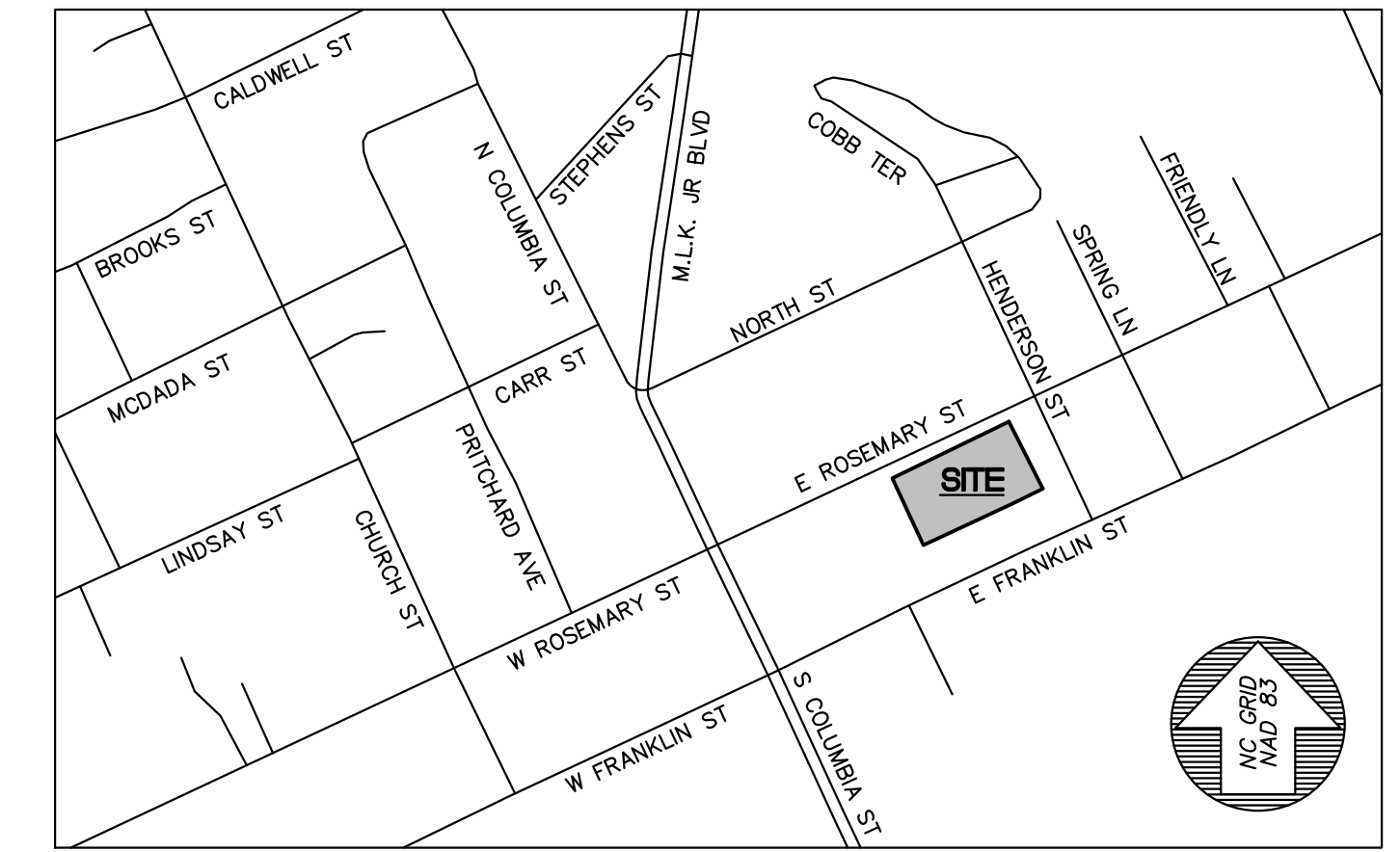
- Take full advantage of ideas and resources to create a thriving economy and incorporate and utilize the intellectual capital that the University and Town create (TGC.1).

CONCEPT PLAN DRAWINGS

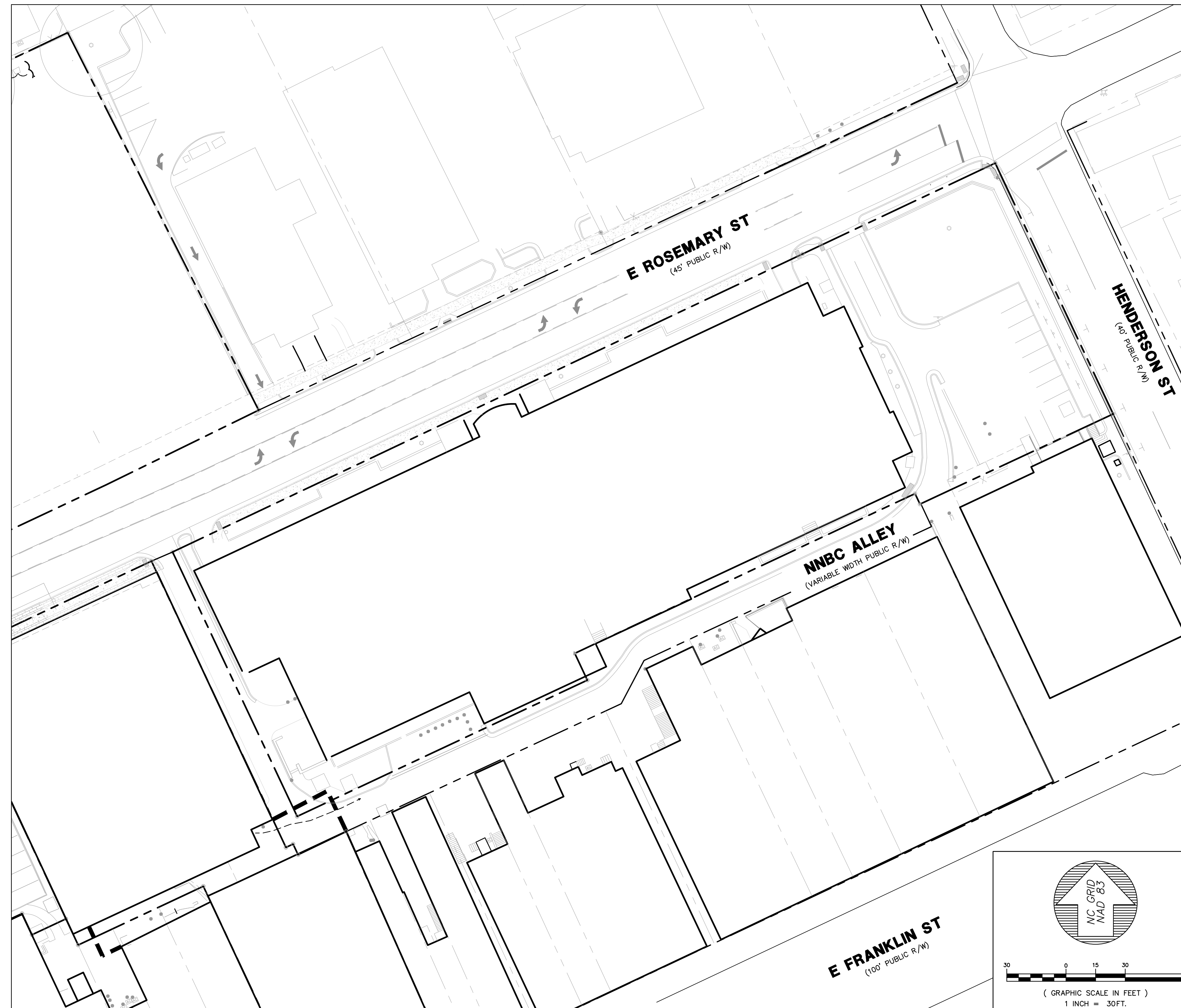
FOR

150 E. ROSEMARY REDEVELOPMENT

CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA



VICINITY MAP
SCALE: 1"=500'

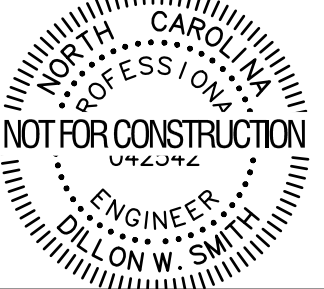
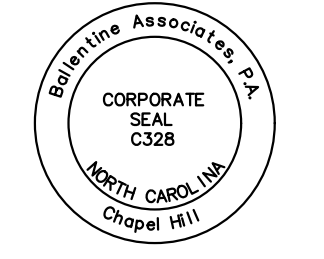


DRAWING LIST

SHEET	DRAWING TITLE	LATEST ISSUE DATE
GO001	COVER SHEET	20 NOV 20
C0001	AREA MAP	20 NOV 20
C0101	EXISTING CONDITIONS PLAN	20 NOV 20
S-1	ILLUSTRATIVE SITE PLAN	20 NOV 20

BALLENTINE ASSOCIATES, P.A.
221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
(919) 929-0481

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NOT FOR CONSTRUCTION
DRAWN BY: T.L.P.

DATE	REVISIONS

OWNER INFORMATION
GRUBB PROPERTIES, INC.
117 EDINBURGH SOUTH DR.
SUITE 110
CARY, NC 27511
OWNER'S REPRESENTATIVE:
JOE DYE
(919) 388-5774
FAX (919) 461-3939
EMAIL: jody@grubbsouth.com

DATE	ISSUED
20 NOV 20	CONCEPT PLAN SUBMITTAL #1

150 E. ROSEMARY REDEVELOPMENT
150 E. ROSEMARY ST.
CHAPEL HILL, NORTH CAROLINA
CONCEPT PLAN DRAWINGS

JOB #: 119016.03
DATE: 20 NOV 20
SCALE: AS NOTED
DRAWN BY: T.L.P.
REVIEWED BY: D.W.S.

SHEET
G0001

ARCHITECTURE / LANDSCAPE ARCHITECTURE:

PERKINS — EASTMAN
555 FAYETTEVILLE STREET
RALEIGH, NC 27601
(704) 927-0484

DEVELOPER:

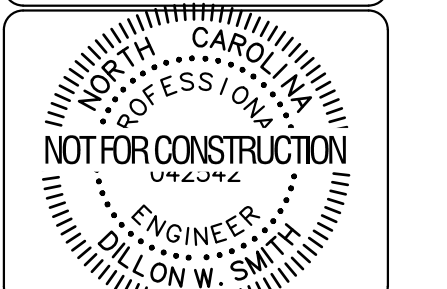
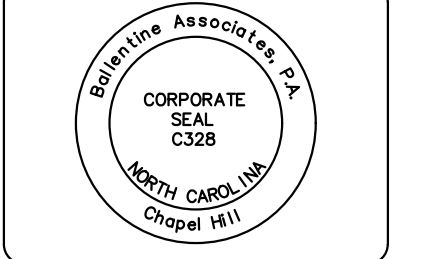
GRUBB PROPERTIES
People who care. Places that matter.
117 EDINBURGH SOUTH DR. SUITE 110
CARY, NC 27511
(919) 461-3950

SITE PLANNING / CIVIL ENGINEERING:

BALLENTINE ASSOCIATES, P.A.
221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
(919) 929-0481 (919) 489-4789

REVIEW DRAWING
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 ASSOCIATES, P.A. WILL BE SUBJECT
 TO LEGAL ACTION.



SITE PARCEL DATA

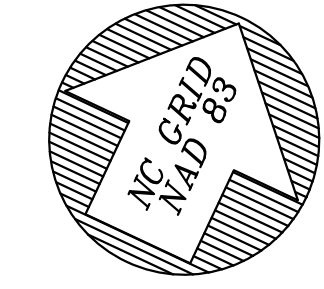
LABEL #	OWNER	PIN #	ZONING	DB./PG.	PARCEL ACREAGE	CURRENT LAND USE
1	TOWN OF CHAPEL HILL	9788-37-9717	TC-2	1269/442	1.49	PARKING DECK

ADJOINER PARCEL DATA

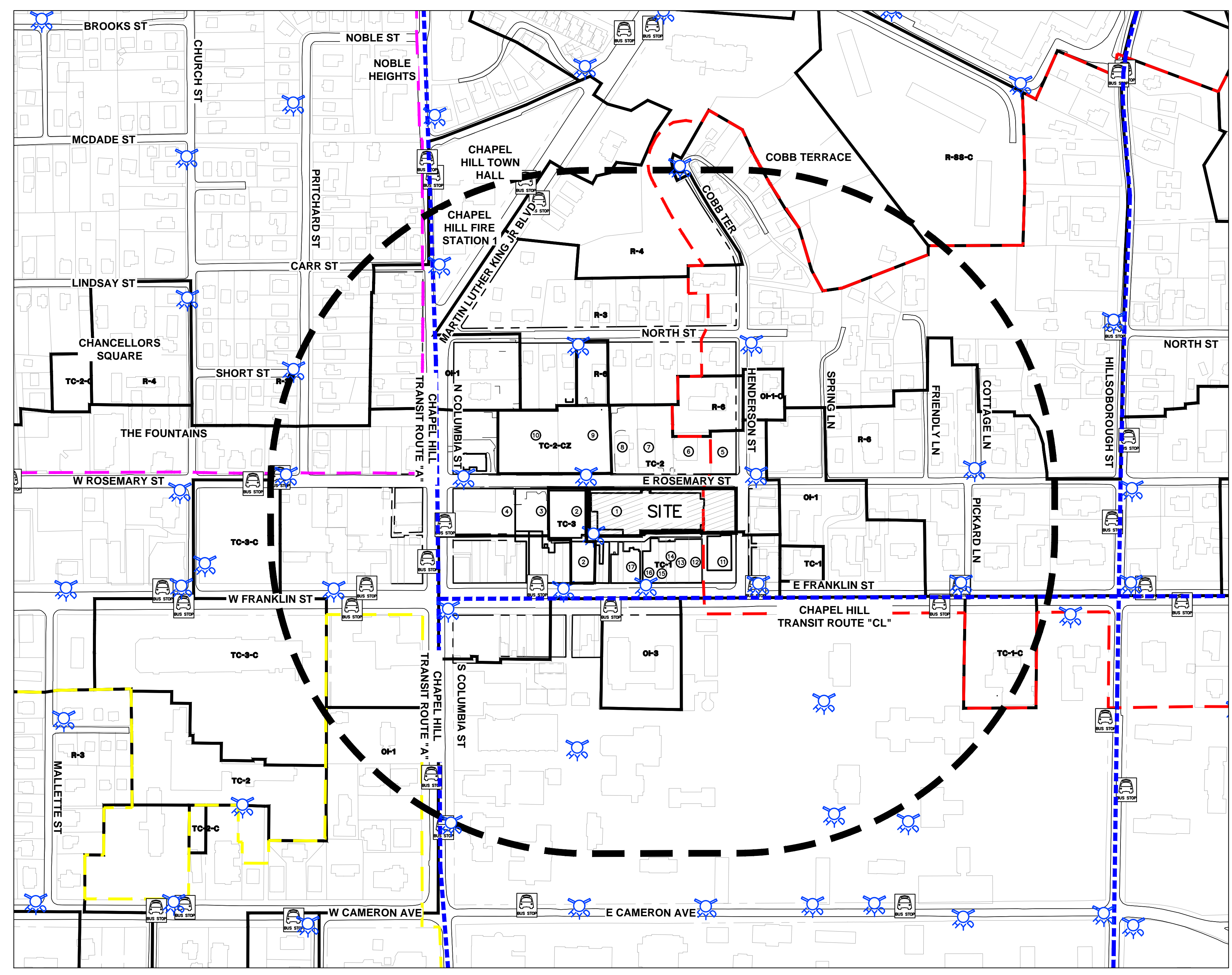
LABEL #	OWNER(S)	PIN #	ZONING	CURRENT LAND USE
2	FRANKLIN OFFICE CHAPEL HILL LLC	9788-37-7517	TC-3	OFFICE
3	TOWN OF CHAPEL HILL	9788-37-5557	TC-2	PARKING LOT
4	TOWN OF CHAPEL HILL	9788-37-4469	TC-2	PARKING LOT
5	CELESTE H. SLOOP	9788-48-0001	TC-2	PARKING LOT
6	PALOURAS ENTERPRISES LLC	9788-37-9926	TC-2	RESTAURANT
7	SPIKE III LLC	9788-38-8082	TC-2	OFFICE
8	BRANCH BANKING AND TRUST CO	9788-37-7911	TC-2	BANK
9	INVESTORS TITLE COMPANY	9788-37-6817	TC-2-CZ	PARKING LOT
10	FRANKLIN OFFICE CHAPEL HILL LLC	9788-37-4748	TC-2-CZ	PARKING DECK
11	TOWN OF CHAPEL HILL	9788-47-1649	TC-1	POST OFFICE
12	CHRIS LINDA K. TRUSTEE	9788-47-0687	TC-1	RESTAURANT
13	LILLY PROPERTIES LLC	9788-47-0645	TC-1	RESTAURANT
14	CAROLYN R COBB ETAL	9788-47-0614	TC-1	RETAIL
15	LILLY NANCY COBB/ LILLY PROPERTIES LLC	9788-37-9693	TC-1	RESTAURANT
16	144 PROPERTIES LLC	9788-37-9660	TC-1	NIGHTCLUB
17	MUNCH FAMILY PROPERTIES LLC	9788-37-9517	TC-1	RETAIL

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



AREA MAP
 (GRAPHIC SCALE IN FEET)
 1 inch = 200 ft.



DATE	REVISIONS

OWNER INFORMATION
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 117 EDENBURGH SOUTH DR.
 SUITE 110
 CARY, NC 27511
OWNER'S REPRESENTATIVE:
 JOE DYE
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 FAX (919) 461-3939
 EMAIL: jody@drubbdye.com

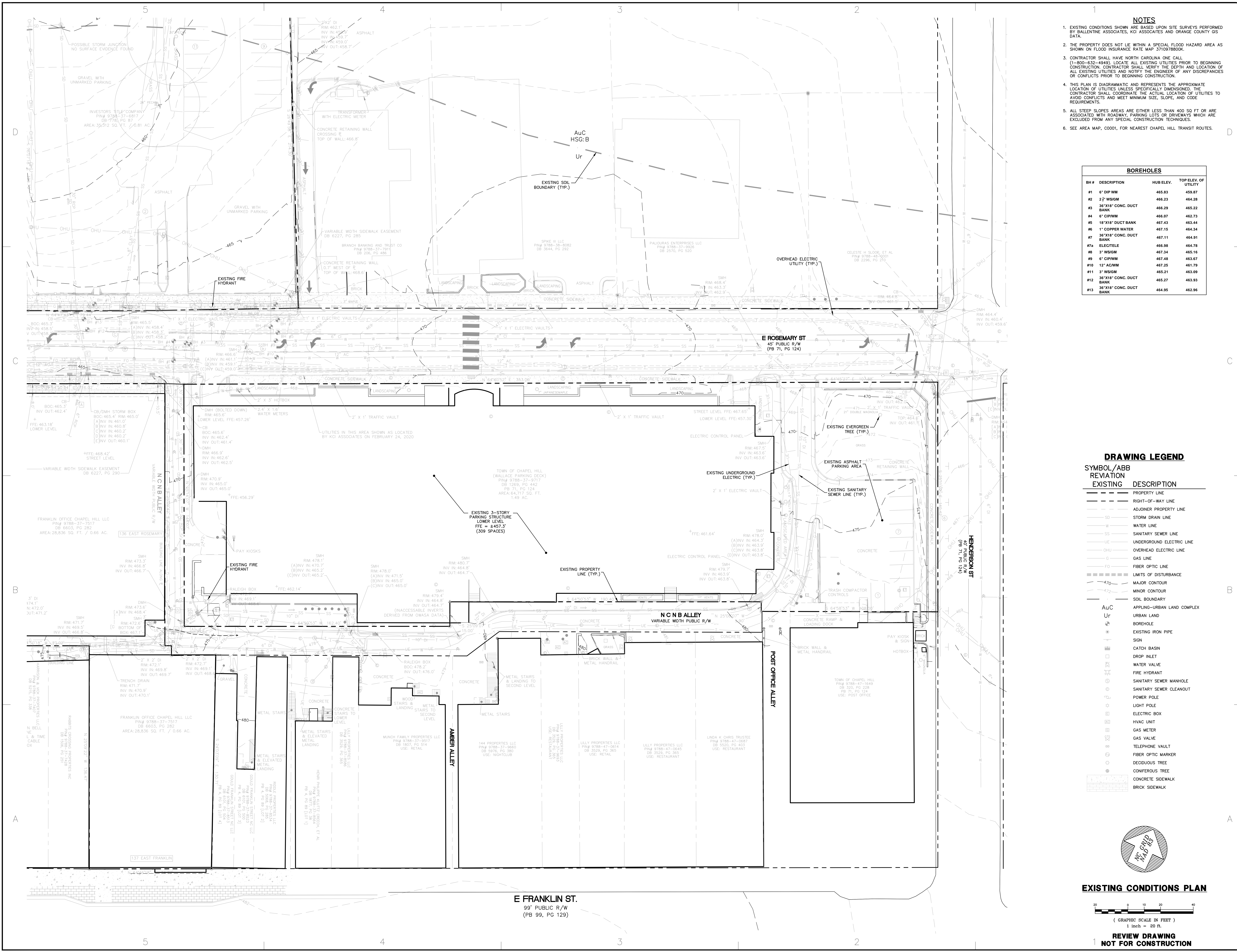
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20 NOV 20		

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SHEET
C0001

REVIEW DRAWING
NOT FOR CONSTRUCTION



- NOTES**
- EXISTING CONDITIONS SHOWN ARE BASED UPON SITE SURVEYS PERFORMED BY BALLENTINE ASSOCIATES, KCI ASSOCIATES AND ORANGE COUNTY GIS DATA.
 - THE PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP 3710978800K.
 - CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949). LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
 - THIS PLAN IS DIAGNOSTIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL LOCATION OF UTILITIES TO AVOID CONFLICTS AND MEET MINIMUM SIZE, SLOPE, AND CODE REQUIREMENTS.
 - ALL STEEP SLOPE AREAS ARE EITHER LESS THAN 400 SQ FT OR ARE ASSOCIATED WITH ROADWAY, PARKING LOTS OR DRIVEWAYS WHICH ARE EXCLUDED FROM ANY SPECIAL CONSTRUCTION TECHNIQUES.
 - SEE AREA MAP, C0001, FOR NEAREST CHAPEL HILL TRANSIT ROUTES.

BOREHOLES

BH #	DESCRIPTION	HUB ELEV.	TOP ELEV. OF UTILITY
#1	6" DIP WM	465.83	459.87
#2	2" W50M	466.23	464.28
#3	36"X18" CONC. DUCT BANK	466.29	465.22
#4	6" CIPWM	466.07	462.73
#5	18"X18" DUCT BANK	467.43	463.44
#6	1" COPPER WATER	467.15	464.34
#7	36"X18" CONC. DUCT BANK	467.11	464.91
#7a	ELECTRILE	466.98	464.78
#8	3" W50M	467.34	465.16
#9	6" CIPWM	467.48	463.67
#10	12" ACWM	467.25	461.79
#11	3" W50M	465.21	463.09
#12	36"X18" CONC. DUCT BANK	465.27	463.93
#13	36"X18" CONC. DUCT BANK	464.95	462.96

DRAWING LEGEND

SYMBOL/ABB

REVIATION	DESCRIPTION
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	ADJOINER PROPERTY LINE
SD	STORM DRAIN LINE
W	WATER LINE
SS	SANITARY SEWER LINE
UE	UNDERGROUND ELECTRIC LINE
OEU	OVERHEAD ELECTRIC LINE
G	GAS LINE
FO	FIBER OPTIC LINE
---	LIMITS OF DISTURBANCE
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	SOIL BOUNDARY
AuC	APPLING-URBAN LAND COMPLEX
Ur	URBAN LAND
---	BOREHOLE
---	EXISTING IRON PIPE
---	SIGN
---	CATCH BASIN
---	DROP INLET
---	WATER VALVE
---	FIRE HYDRANT
---	SANITARY SEWER MANHOLE
---	SANITARY SEWER CLEANOUT
---	POWER POLE
---	LIGHT POLE
---	ELECTRIC BOX
---	HYAC UNIT
---	GAS METER
---	GAS VALVE
---	TELEPHONE VAULT
---	FIBER OPTIC MARKER
---	DECIDUOUS TREE
---	CONIFEROUS TREE
---	CONCRETE SIDEWALK
---	BRICK SIDEWALK

EXISTING CONDITIONS PLAN

1 20 0 10 20 40

(GRAPHIC SCALE IN FEET)
1 inch = 20 ft.

REVIEW DRAWING
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BALLENTINE ASSOCIATES, P.A.
CHAPEL HILL, N.C. 27514
(919) 489-4788

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OWNER INFORMATION
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OWNER'S REPRESENTATIVE:
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EMAIL: jodye@drbbproperties.com

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DRAWN BY: T.L.P.
REVIEWED BY: D.W.S.

SHEET
C0101

**125 E ROSEMARY ST.
PARKING DECK**

E. ROSEMARY STREET

136 E ROSEMARY ST.

PARKING
ENTRY

150 E ROSEMARY STREET
6-8 STORY
RESEARCH BUILDING

LOADING

PARKING
ENTRY

**TOWN
GREEN**

NCNB ALLEY

HENDERSON STREET

**POST
OFFICE**

POST OFFICE ALLEY

136 E FRANKLIN ST.

**ILLUSTRATIVE
SITE PLAN
S - 1**