

SITE PLAN REVIEW APPLICATION



TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd.
phone (919) 969-5066 fax (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9788068190 Date: REV. 2.4.19

Section A: Project Information

Project Name: YELLOW HOUSE TACO
Property Address: 104 NORTH GRAHAM STREET Zip Code: 27516
Use Groups (A, B, and/or C): C (RESTAURANT) Existing Zoning District: TC-2
Project Description: UPFIT EXISTING BUILDING INTO RESTAURANT WITH ON SITE COMMERCIAL
KITCHEN AND DINING (INDOOR + OUTDOOR)

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

Applicant Information (to whom correspondence will be mailed):

Name: JIM SPENCER, AIA, LEED BD+C - JIM SPENCER ARCHITECTS, PA
Address: PO BOX 385
City: CARRBORO State: NC Zip Code: 27510
Phone: 919-960-6680 Email: jspencerjsa@gmail.com

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

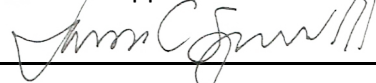
Signature:  Date: FEB. 4, 2019

Owner/Contract Purchaser Information:

Owner **Contract Purchaser**

Name: IF 4 WERE 9 LLC (SAMMY MARTIN, REPRESENTATIVE)
Address: 1525 EAST FRANKLIN STREET SUITE 4
City: CHAPEL HILL State: NC Zip Code: 27514
Phone: 919-608-3417 Email: sidproquo@gmail.com

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

Signature:  for Sammy Martin Date: FEB. 4, 2019

Click [here](#) for application submittal instructions.



PROJECT FACT SHEET

TOWN OF CHAPEL HILL
Planning Department

Section A: Project Information

Use Type: (check/list all that apply)

Office/Institutional Residential Mixed-Use Other: (RESTAURANT)

Overlay District: (check all that apply)

Historic District Neighborhood Conservation District Airport Hazard Zone

Section B: Land Area

Net Land Area (NLA): Area within zoning boundaries		NLA=	6,058	sq. ft.
Choose one, or both, of the following (a or b), not to exceed 10% of NLA	a) Credited Street Area (total adjacent frontage) x ½ width of public right-of-way	CSA=	+/- 3,000	sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=		sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	6,664	sq. ft.

Section C: Special Protection Areas, Land Disturbance, and Impervious Area

Special Protection Areas: (check all those that apply)

Jordan Buffer Resource Conservation District 100 Year Floodplain Watershed Protection District

Land Disturbance	Total (sq. ft.)
Area of Land Disturbance (Includes: Footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, and all grading, including off-site clearing)	1,740 SF
Area of Land Disturbance within RCD	0
Area of Land Disturbance within Jordan Buffer	0

Impervious Areas	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Impervious Surface Area (ISA)	5,154 SF		366 SF	5,520 SF
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA)%	77.3%		(NEW PAD FOR	82.8%
If located in Watershed Protection District, % of impervious surface on 7/1/1993			WALK-IN, ETC)	



PROJECT FACT SHEET

TOWN OF CHAPEL HILL
 Planning Department

Section D: Dimensions

Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Number of Buildings	1 (1,127 SF)	0	96 SF	1 (1,223 SF)
Number of Floors	1			1
Recreational Space				

Residential Space				
Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Floor Area (all floors – heated and unheated)				
Total Square Footage of All Units				
Total Square Footage of Affordable Units				
Total Residential Density				
Number of Dwelling Units	1 (1,127) CHANGE OF USE TO RESTAURANT (SHELL REMAINS)			
Number of Affordable Dwelling Units				
Number of Single Bedroom Units				
Number of Two Bedroom Units				
Number of Three Bedroom Units				

Non-Residential Space (Gross Floor Area in Square Feet)					
Use Type	Existing	Proposed	Uses	Existing	Proposed
Commercial					
Restaurant		1,223 SF	# of Seats		77(35 Inside, 42 Outside)
Government					
Institutional					
Medical					
Office					
Hotel			# of Rooms		
Industrial					
Place of Worship			# of Seats		
Other					

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	0	0	0
	Interior (neighboring property lines)	0	3'/14'	3'/14'
	Solar (northern property line)	0	3'	3'
Height (maximum)	Primary	44'	18'-6"	18'-6"
	Secondary	90'	18'-6"	18'-6"
Streets	Frontages	12'	100'	100'
	Widths	15'		



PROJECT FACT SHEET

TOWN OF CHAPEL HILL
Planning Department

Section D: Dimensions

(Note: For approval of proposed street names, contact the Engineering Department)

Street Name	Right-of-Way Width	Pavement Width	Number of Lanes	Existing Sidewalk*	Existing Curb/Gutter
NORTH GRAHAM STREET	60'	38'-6"	2	<input checked="" type="checkbox"/> PARTIAL	<input checked="" type="checkbox"/> PARTIAL
WEST FRANKLIN STREET	100'	58'-6"	4	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes

List Proposed Points of Access (Ex. Number, Street Name):

*If existing sidewalks do not exist and the applicant is adding sidewalks, please provide the following information:

Sidewalk Information			
Street Names	Dimensions	Surface	Handicapped Ramps
NORTH GRAHAM STREET	9' WIDE	CH GRAVEL	<input checked="" type="checkbox"/> PARTIAL <input type="checkbox"/> No <input type="checkbox"/> N/A
			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Section G: Parking Information

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces	1	1	1
Handicap Spaces	1	1	1
Total Spaces	2		2
Loading Spaces			1
Bicycle Spaces			4
Surface Type	ASPHALT		

Section H: Landscape Buffers

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes



PROJECT FACT SHEET

TOWN OF CHAPEL HILL

Planning Department

Section I: Land Use Intensity

Existing Zoning District: **TC-2**
 Proposed Zoning Change (if any): **N/A**

Note: Refer to Table 3.8-1 (Dimensional Matrix) in the Land Use Management Ordinance for help completing this table.

Zoning – Area – Ratio			Impervious Surface Thresholds			Minimum and Maximum Limitations	
Zoning District(s)	Floor Area Ratio (FAR)	Recreation Space Ratio (RSR)	Low Density Residential (0.24)	High Density Residential (0.50)	Non-Residential (0.70)	Maximum Floor Area (MFA) = FAR x GLA	Minimum Recreation Space (MSR = RSR x GLA)
TC-2-C	1.97	N/A			.787	13,130 SF	N/A
TOTAL							
RCD Streamside		0.01					
RCD Managed		0.019					
RCD Upland							

Section J: Utility Service

Check all that apply:

Water	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Well	<input type="checkbox"/> Community Well	<input type="checkbox"/> Other
Sewer	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Septic Tank	<input type="checkbox"/> Community Package Plant	<input type="checkbox"/> Other
Electrical	<input type="checkbox"/> Underground	<input checked="" type="checkbox"/> Above Ground		
Telephone	<input type="checkbox"/> Underground	<input checked="" type="checkbox"/> Above Ground		
Solid Waste	<input type="checkbox"/> Town	<input checked="" type="checkbox"/> Private		



**SITE PLAN REVIEW APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning Department**

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 Department (Planning) at (919) 969-5066 or at planning@townofchapelhill.org. For detailed information, please refer to the Description of Detailed Information handout.

	Application Fee (including Engineering Review Fee) – refer to fee schedule	Amount Paid \$	<input style="width: 90%;" type="text"/>
	Pre-application meeting –with appropriate staff		
	Digital Files – provide digital files of all plans and documents		
	Recorded Plat or Deed of Property		
	Project Fact Sheet		
	Traffic Impact Statement – completed by Town’s consultant (or exemption)		
	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)		
	Mailing fee for above mailing list (mailing fee is double due to 2 mailings)	Amount Paid \$	<input style="width: 90%;" type="text"/>
	Written Narrative describing the proposal		
	Resource Conservation District, Floodplain, & Jordan Buffers Determination – necessary for all submittals		
	Jurisdictional Wetland Determination (if applicable)		
	Resource Conservation District Encroachment Exemption or Variance (determined by Planning)		
	Jordan Buffer Authorization Certificate or Mitigation Plan Approval (determined by Planning)		
	Reduced Site Plan Set (reduced to 8.5” x 11”)		

Stormwater Impact Statement (1 copy to be submitted)

- a) Written narrative describing existing & proposed conditions, anticipated stormwater impacts and management structures, and strategies to mitigate impacts
- b) Description of land uses and area (in square footage)
- c) Existing and proposed impervious surface area in square feet for all subareas and project area
- d) Ground cover and uses information
- e) Soil information (classification, infiltration rates, depth to groundwater and bedrock)
- f) Time of concentration calculations and assumptions
- g) Topography (2-foot contours)
- h) Pertinent on-site and off-site drainage conditions
- i) Upstream and/or downstream volumes
- j) Discharges and velocities
- k) Backwater elevations and effects on existing drainage conveyance facilities
- l) Location of jurisdictional wetlands and regulatory FEMA Special Flood Hazard Areas
- m) Water quality volume calculations
- n) Drainage areas and sub-areas delineated
- o) Peak discharge calculations and rates (1, 2, and 25-year storms)
- p) Hydrographs for pre- and post-development without mitigation, post-development with mitigation
- q) Volume calculations and documentation of retention for 2-year storm
- r) 85% TSS removal for post-development stormwater run-off



**SITE PLAN REVIEW APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning Department**

- s) Nutrient loading calculations
- t) BMP sizing calculations
- u) Pipe sizing calculations and schedule (include HGL & EGL calculations and profiles)

Plan Sets (10 copies to be submitted no larger than 24" x 36")

Plans should be legible and clearly drawn. All plan set 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
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable
- Revision dates and professional seals and signatures, as applicable

Area Map

- a) Project name, applicant, contact information, PIN, & legend
- b) Dedicate 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 use 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



**SITE PLAN REVIEW APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning Department**

Detailed Site Plan

- a) Existing and proposed building locations
- b) Description & analysis of adjacent land uses, roads, topography, soils, drainage patterns, environmental constraints, features, existing vegetation, vistas (on & off-site)
- c) Location, arrangement, & dimension of vehicular parking, width of aisles and bays, angle of parking, number of spaces, handicapped parking, bicycle parking. Typical pavement sections and surface type.
- d) Location of existing and proposed fire hydrants
- e) Location and dimension of all vehicle entrances, exits, and drives
- f) Dimensioned street cross-sections and rights-of-way widths
- g) Pavement and curb & gutter construction details
- h) Dimensioned sidewalk and tree lawn cross-sections
- i) Proposed transit improvements including bus pull-off and/or bus shelter
- j) Required landscape buffers (or proposed alternate/modified buffers)
- k) Required recreation area/space (including written statement of recreation plans)
- l) Refuse collection facilities (existing and proposed) or shared dumpster agreement
- m) Construction parking, staging, storage area, and construction trailer location
- n) Sight distance triangles at intersections
- o) Proposed location of street lights and underground utility lines and/or conduit lines to be installed
- p) Easements
- q) Clearing and construction limits
- r) Traffic Calming Plan – detailed construction designs of devices proposed & associated sign & marking plan

Detailed Site Plan

- a) Topography (2-foot contours)
- b) Existing drainage conditions
- c) RCD and Jordan Riparian Buffer delineation and boundary (perennial & intermittent streams, note ephemeral streams on site)
- d) Proposed drainage and stormwater conditions
- e) Drainage conveyance system (piping)
- f) Roof drains
- g) Easements
- h) BMP plans, dimensions, details, and cross-sections
- i) Planting and stabilization plans and specifications

Detailed Site Plan

- a) Rare, specimen, and significant tree survey within 50 feet of construction area
- b) Rare and specimen tree critical root zones
- c) Rare and specimen trees proposed to be removed
- d) Certified arborist tree evaluation, if applicable
- e) Significant tree stand survey
- f) Clearing limit line
- g) Proposed tree protection/silt fence location
- h) Pre-construction/demolition conference note
- i) Landscape protection supervisor note
- j) Existing and proposed tree canopy calculations, if applicable



**SITE PLAN REVIEW APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning Department**

Planting Plan

- a) Dimensioned and labeled perimeter buffers
- b) Off-site buffer easement, if applicable
- c) Landscape buffer and parking lot planting plan (including planting strip between parking and building, entryway planting, and 35% shading requirement)

Steep Slope Plan

- a) Classify and quantify slopes 0-10%, 10-15%, 15-25%, and 25% and greater
- b) Show and quantify areas of disturbance in each slope category
- c) Provide/show specialized site design and construction techniques

Grading and Erosion Control Plan

- a) Topography (2-foot contours)
- b) Limits of disturbance
- c) Pertinent off-site drainage features
- d) Existing and proposed impervious surface tallies

Streetscape Plan, if applicable

- a) Public right-of-way existing conditions plan
- b) Streetscape demolition plan
- c) Streetscape proposed improvement plan
- d) Streetscape proposed utility plan and details
- e) Streetscape proposed pavement/sidewalk details
- f) Streetscape proposed furnishing details
- g) Streetscape proposed lighting details

Solid Waste Plan

- a) Preliminary Solid Waste Management Plan
- b) Existing and proposed dumpster pads
- c) Proposed dumpster pad layout design
- d) Proposed heavy duty pavement locations and pavement construction detail
- e) Preliminary Shared dumpster agreement, if applicable



**SITE PLAN REVIEW APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning Department**

Construction Management Plan

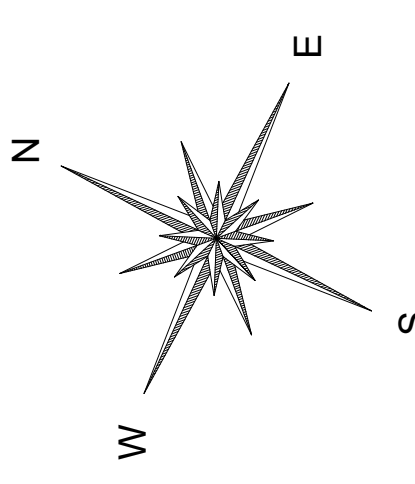
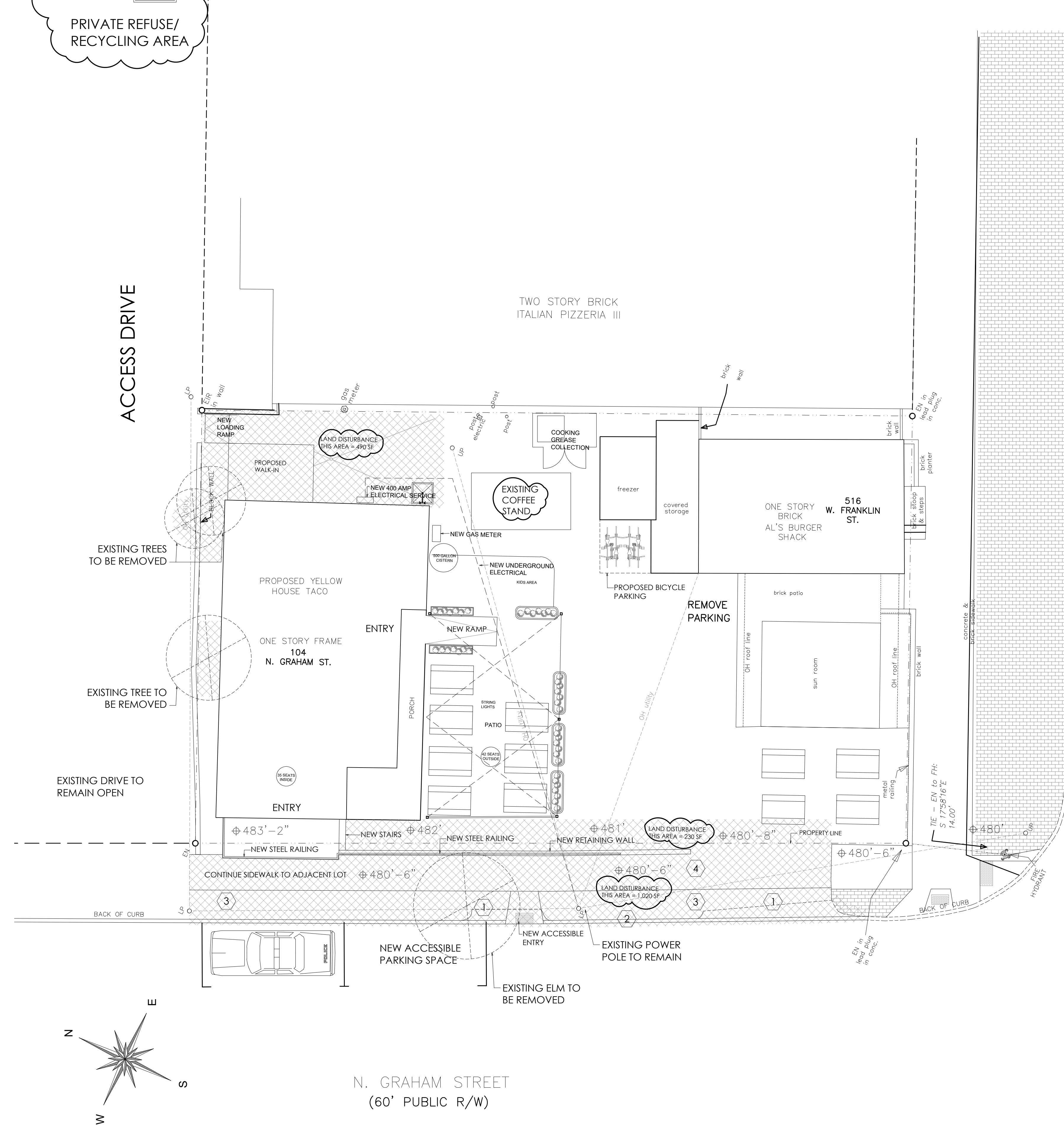
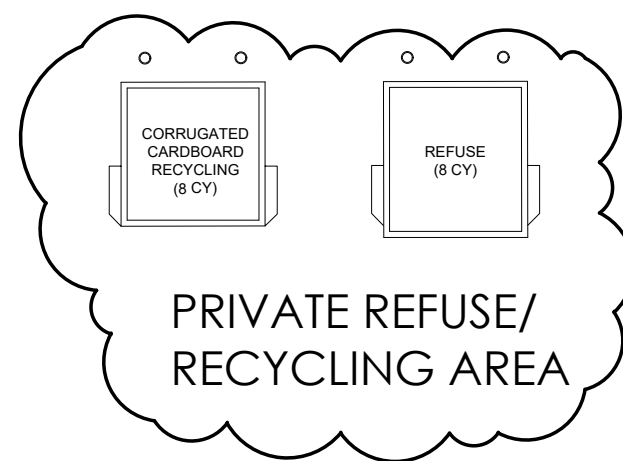
- a) Construction trailer location
- b) Location of construction personnel parking and construction equipment parking
- c) Location and size of staging and materials storage area
- d) Description of emergency vehicle access to and around project site during construction
- e) Delivery truck routes shown or noted on plan sheets

Energy Management Plan

- a) Description of how project will be 20% more energy efficient than ASHRAE standards
- b) Description of utilization of sustainable forms of energy (Solar, Wind, Hydroelectric, and Biofuels)
- c) Participation in NC GreenPower program
- d) Description of how project will ensure indoor air quality, adequate access to natural lighting, and allow for proposed utilization of sustainable energy
- e) Description of how project will maintain commitment to energy efficiency and reduced carbon footprint over time
- f) Description of how the project's Transportation Management Plan will support efforts to reduce energy consumption as it affects the community

Exterior Elevations

- a) An outline of each elevation of the building, including the finished grade along the foundation (height of building measured from mean natural grade)



1 SD1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

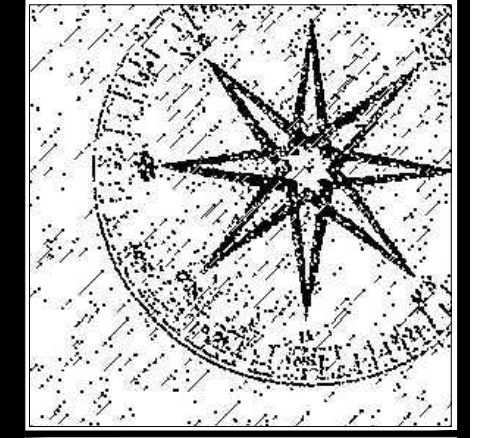
LEGEND

- 1 REMOVE EXISTING CURB CUT
- 2 NEW CURB AND GUTTER
- 3 49-1/8" WIDE STRIP, SURFACE TBD BY TOCH
- 4 5'-0" CONCRETE SIDEWALK

- - - - - = PROPERTY LINE
- - - - - = OVERHEAD SERVICE LINE
- [Hatched Area] = AREA OF LAND DISTURBANCE = 1,740 SF = 1,020 SF IN ROW = 720 SF ON PROPERTY

- GENERAL SITE NOTES
- NORTH WALL OF BUILDING MUST COMPLY WITH APPLICABLE BUILDING AND FIRE CODES.
 - OUTDOOR/SIDEWALK DINING PERMIT TO BE ACQUIRED FROM TOWN OF CHAPEL HILL PRIOR TO C.O.
 - ORANGE COUNTY HEALTH DEPARTMENT APPROVAL WILL BE OBTAINED PRIOR TO C.O.
 - OWASA APPROVAL WILL BE OBTAINED FOR RPZ AND GREASE TRAP INSTALLATIONS WITH PERMITTING.
 - ACCESSIBLE ROUTES, PARKING AND SIDEWALKS WILL BE COMPLIANT WITH ICC A 117.1.
 - PROPERTY OWNER TO GRADE ALONG N. GRAHAM ST. AND INSTALL RETAINING WALL THAT ACCOMMODATES 5' SIDEWALK SET BACK 49-1/8" FROM BACK OF CURB. ARCHITECT TO COORDINATE CONSTRUCTION OF SIDEWALK WITH TOCH PUBLIC WORKS.
 - CONSTRUCTION DETAILS OF RETAINING WALL AND ASSOCIATED RAILING TO BE PROVIDED WITH PERMIT DRAWINGS.
 - PER SITE PLAN APPROVAL, ARCHITECT WILL COORDINATE AN ENCROACHMENT AGREEMENT WITH TOCH FOR PRIVATE IMPROVEMENTS WITHIN THE PUBLIC ROW.
 - FOUR SPACES OF BICYCLE PARKING WILL BE PROVIDED IN ACCORDANCE WITH LUMO REQUIREMENTS. FIXTURE TYPE DETAIL WILL BE INCLUDED WITH PERMIT DRAWINGS.
 - PROHIBITED ILLICIT CONNECTIONS INCLUDE, BUT ARE NOT LIMITED TO:
 - ANY CONNECTION CONVEYING DISCHARGES OF SANITARY SEWERAGE, PROCESS WASTEWATER, DUMPSTER RUNOFF, COOLING OR BOILER WATER.
 - AREA (FLOOR) DRAINS SERVING INTERIOR COVERED SPACES (SUCH AS PARKING DECKS OR GARAGES).
 - SUMP PITS RELATED TO HYDRAULIC OR MECHANICAL EQUIPMENT (ELEVATORS).
 - CHLORINATED WATERS OR SALTWATER FROM POOL DISCHARGE; POOL FILTER BACKWASH.
 - ANY CONNECTION TO THE TOWN'S STORM DRAINAGE NETWORK THAT IS NOT SHOWN ON THE APPROVED PLAN SET IS NOT APPROVED BY THE STORMWATER MANAGEMENT DIVISION.
 - OUTDOOR LIGHTS WILL BE WARM LED LIGHTS, NOT TO EXCEED .3 FOOTCANDLES AT PROPERTY LINE.
 - NEW CURB AND GUTTER CONSTRUCTION TO BE DONE BY TOCH PUBLIC WORKS. TOCH COMMERCIAL DRIVEWAY DETAIL, NUMBER D-5 TO BE INCLUDED IN PERMIT SET.
 - SOLID WASTE, MIXED RECYCLING AND CARDBOARD RECYCLING WILL ALL BE PROVIDED THROUGH A JOINT-USE AGREEMENT WITH THE ADJACENT BUSINESSES AL'S BURGER SHACK AND ITALIAN PIZZERIA III. THESE ARE PRIVATELY HAULED SERVICES AND ARE ACCESSED FROM THE SERVICE DRIVE DIRECTLY TO THE NORTH OF THE SITE.

- PUBLIC RECYCLING WAIVER:
- APPLICANT ELECTS TO PROVIDE RECYCLING SERVICES TO RESIDENTS/TENANTS OF THIS PROPERTY IN LIEU OF BUILDING A RECYCLING STATION CONSTRUCTED TO ORANGE COUNTY SPECIFICATIONS. THE SITE WILL NOT RECEIVE PUBLIC RECYCLING COLLECTION NOW OR IN THE FUTURE UNLESS SUCH A RECYCLING STATION IS CONSTRUCTED OR CONTINGENCY FOR SUCH A STATION IS INCLUDED ON THE DEVELOPMENT PLANS.
 - APPLICANT MUST REQUIRE AT LEAST THE SAME LEVEL OF SERVICE (CURRENT OR FUTURE) TO ITS RESIDENTS AS THAT PROVIDED BY ORANGE COUNTY.
 - COUNTY FEES FOR RECYCLING AND WASTE MANAGEMENT ASSOCIATED WITH THIS PROJECT/PROPERTY WILL NOT BE WAIVED.
 - APPLICANT AGREES TO ENTER INTO A SERVICE AGREEMENT WITH A PRIVATE SOLID WASTE/RECYCLING COLLECTION CONTRACTOR THAT IS ACCEPTABLE TO ORANGE COUNTY. FURTHER, THE AGREEMENT SHALL PROVIDE FOR THE COLLECTION AND RECYCLING OF CORRUGATED CARDBOARD IN ADDITION TO THE OTHER CO-MINGLED RECYCLABLES AND AN EXECUTED COPY OF THE AGREEMENT SHALL BE PROVIDED TO AND APPROVED BY ORANGE COUNTY PRIOR TO APPROVAL OF FINAL CONSTRUCTION PLANS FOR THE PROPERTY/PROJECT.

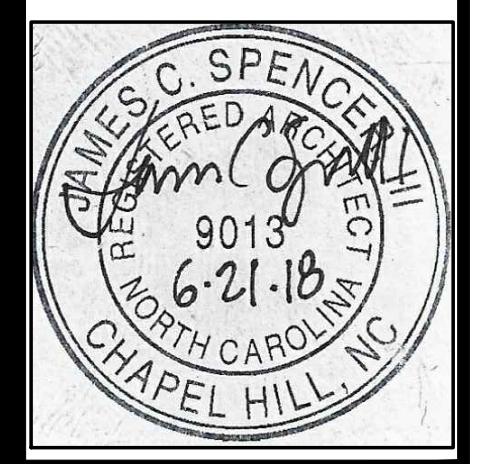


JIM SPENCER ARCHITECTS, PA
109-A BREWER LANE
CARRBORO, NC 27510
919.960.6680 o
919.960.6682 f
jspencerjsa@gmail.com

Project:
UPFIT FOR:

Yellow House Taco
104 NORTH GRAHAM STREET
CHAPEL HILL, NORTH CAROLINA 27516

THESE DRAWINGS ARE THE PROPERTY OF JIM SPENCER ARCHITECTS, PA AND ARE INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY HAVE BEEN PREPARED FOR A SPECIFIC PROJECT AND SHALL NOT BE USED IN CONNECTION WITH ANY OTHER PROJECT WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT. ALL RIGHTS RESERVED.
© 2018 JIM SPENCER ARCHITECTS



ZONING COMPLIANCE

Job Number:

Drawn	JCS, HLF
Checked	JSA
DATE	JUNE 26, 2018
REVISED:	DEC 18, 2018
	JAN 31, 2019
	FEBRUARY 6, 2019

Sheet Title:
SD1
Sheet Number

Notes

- 1) This survey was performed without the benefit of a title report. This survey is subject to any facts and easements which may be disclosed by a full and accurate title search.
- 2) This property is subject to all easements, buffers and restrictions shown hereon and all others of record not shown hereon.
- 3) This property is not in a flood hazard zone per FIRM panel 9788, map #3710978B00K, effective Nov. 17, 2017.

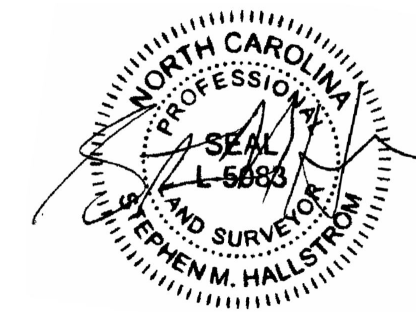
IF 4 WERE 9, LLC
D.B. 4536-469
TRACT 1
FRANKLIN STREET
FOURTEEN CH TP
P.B. 32-172

LOT AREA

N.L.A.: 6,058 S.F. 0.139 AC.
G.L.A.: 6,664 S.F. 0.153 AC.

Existing Impervious Surfaces	
asphalt & gravel parking	2,431 s.f.
building - 104 Graham St	1,127 s.f.
porch & steps	222 s.f.
ramp	24 s.f.
building - 516 W. Franklin St	546 s.f.
OH roof	470 s.f.
brick patio (excl. OH roof)	51 s.f.
p/o stoop	7 s.f.
covered storage	134 s.f.
freezer	92 s.f.
shed	37 s.f.
p/o sidewalk	13 s.f.
Total	5,154 s.f.

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 4645, PAGE 476); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM SOURCES NOTED HEREON; THAT THE RATIO OF PRECISION IS A MAXIMUM OF 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS 5th DAY OF DECEMBER, 2018.



ANGELO VINCENZO INVESTMENTS, LLC
D.B. 5950-440
TRACT 5
FRANKLIN STREET
FOURTEEN CH TP
P.B. 32-172

Existing Conditions

PROPERTY OF
IF 4 WERE 9, LLC

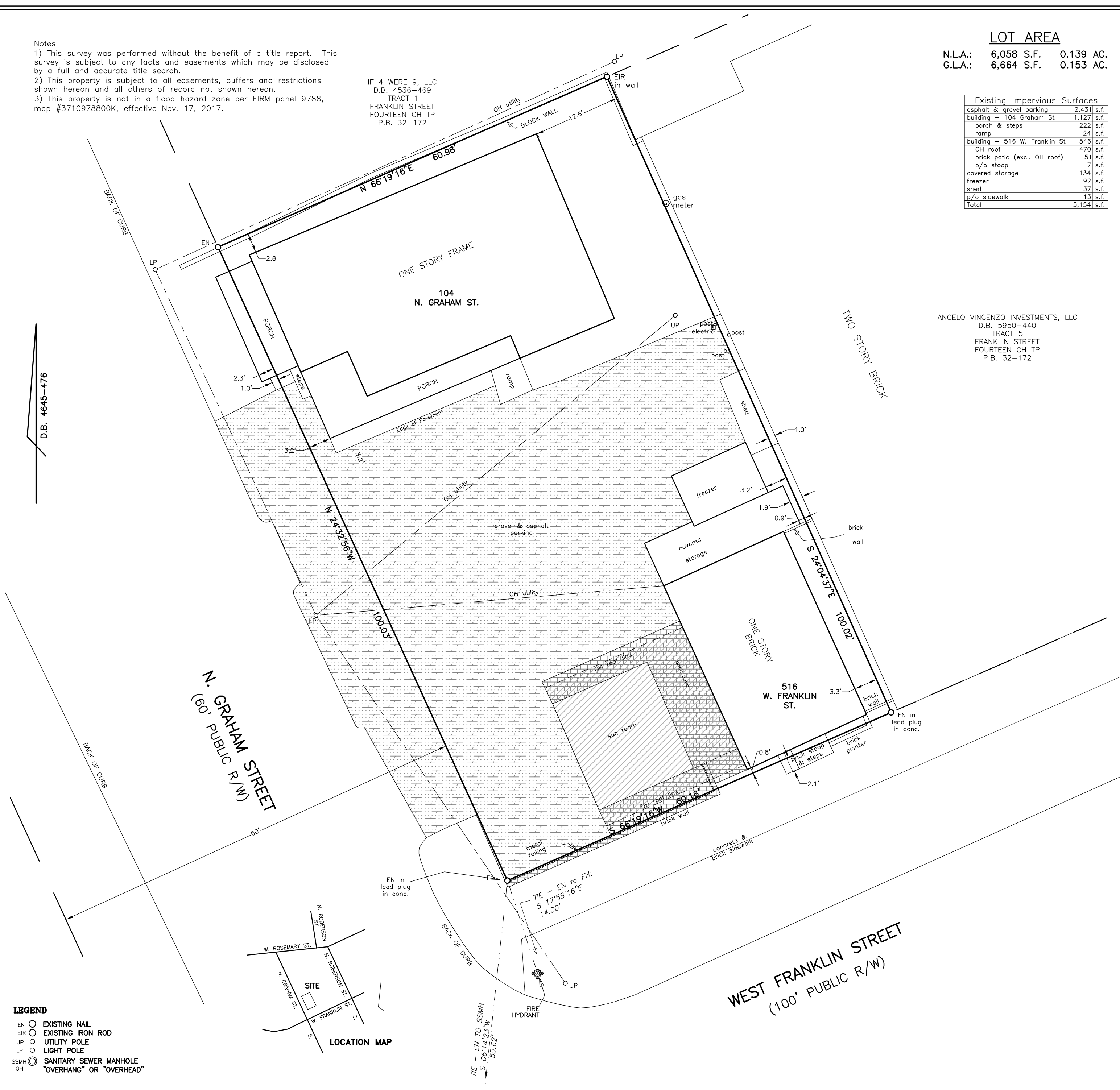
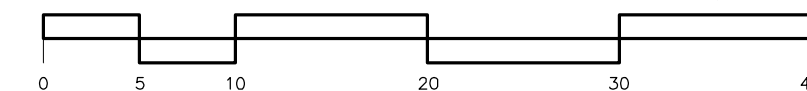
516 West Franklin Street
104 North Graham Street

PIN: 9788-06-8190
DEED: 4645-476

OWNER'S ADDRESS
If 4 were 9, LLC
1525 E. Franklin St. Suite 4
Chapel Hill, NC 27514

CHAPEL HILL TOWNSHIP
ORANGE COUNTY
NORTH CAROLINA

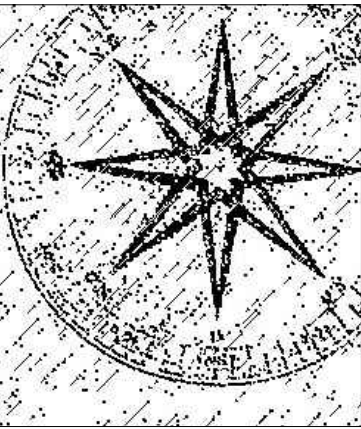
SCALE: 1" = 10' Dec. 3, 2018



- LEGEND**
- EN ○ EXISTING NAIL
 - EIR ○ EXISTING IRON ROD
 - UP ○ UTILITY POLE
 - LP ○ LIGHT POLE
 - SSMH ○ SANITARY SEWER MANHOLE
 - OH ○ "OVERHANG" OR "OVERHEAD"



mailing address: P.O. BOX 188, CARRBORO, NC 27510
office address: 1777 FORDHAM BLVD. SUITE 104
CHAPEL HILL, NC 27514
phone: 919-929-8090
website: www.freeholdlandsurveys.com



JIM SPENCER ARCHITECTS, PA

109-A BREWER LANE
CARRBORO, NC 27510

919.960.6680 o
919.960.6682 f
jspencerjsa@gmail.com

Project:

UPFIT FOR:

Yellow House Taco

104 NORTH GRAHAM STREET

CHAPEL HILL, NORTH CAROLINA 27516

THESE DRAWINGS ARE THE PROPERTY OF JIM SPENCER ARCHITECTS, PA AND ARE INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY HAVE BEEN PREPARED FOR A SPECIFIC PROJECT AND SHALL NOT BE USED IN CONJUNCTION WITH ANY OTHER PROJECT WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT. ALL RIGHTS RESERVED.

© 2018 JIM SPENCER ARCHITECTS



PERMIT PLANS

Job Number:

Drawn JCS, HLF
Checked JSA
DATE JUNE 26, 2018

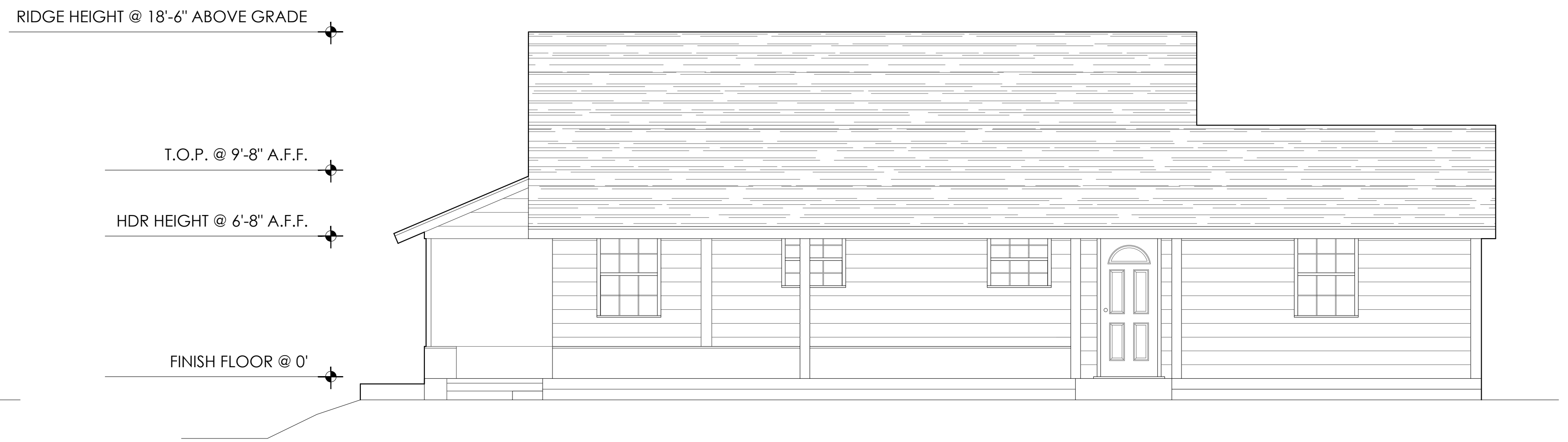
Sheet Title:

EC2

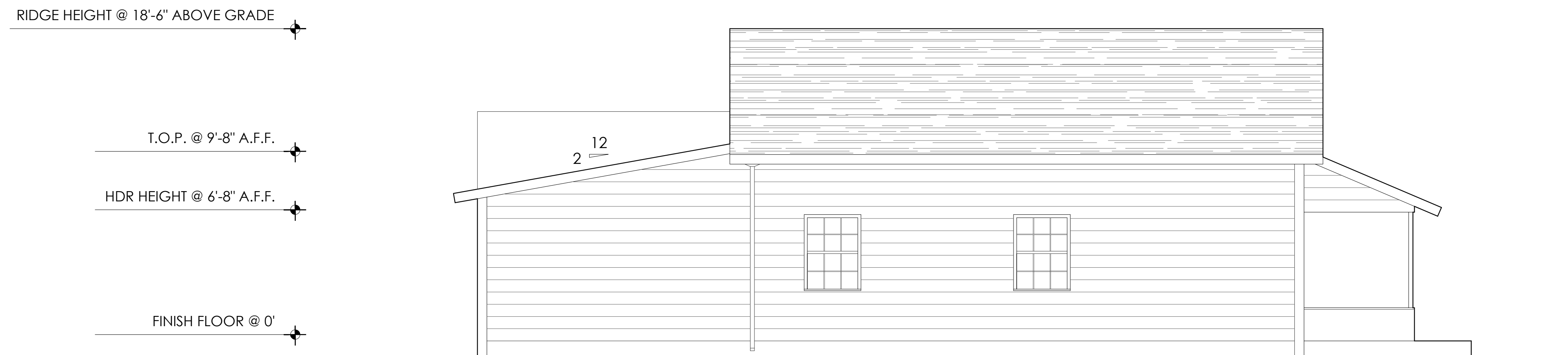
Sheet Number



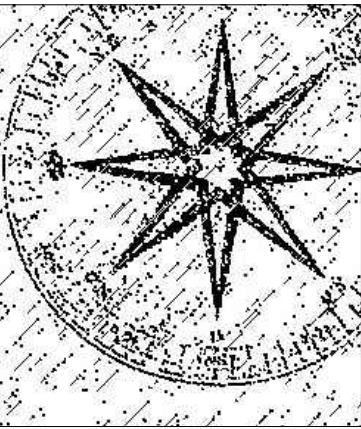
3 Existing South Elevation
EC2 SCALE: 1/4" = 1'



2 Existing East Elevation
EC2 SCALE: 1/4" = 1'



3 Existing West Elevation
EC2 SCALE: 1/4" = 1'



JIM SPENCER ARCHITECTS, PA

109-A BREWER LANE
CARRBORO, NC 27510

919.960.6680 o
919.960.6682 f
jspencerjsa@gmail.com

Project:

UPFIT FOR:

Yellow House Taco

104 NORTH GRAHAM STREET

CHAPEL HILL, NORTH CAROLINA 27516

THESE DRAWINGS ARE THE PROPERTY OF JIM SPENCER ARCHITECTS, PA AND ARE INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY HAVE BEEN PREPARED FOR A SPECIFIC PROJECT AND SHALL NOT BE USED IN CONJUNCTION WITH ANY OTHER PROJECT WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT. ALL RIGHTS RESERVED.
© 2018 JIM SPENCER ARCHITECTS



PERMIT PLANS

Job Number:

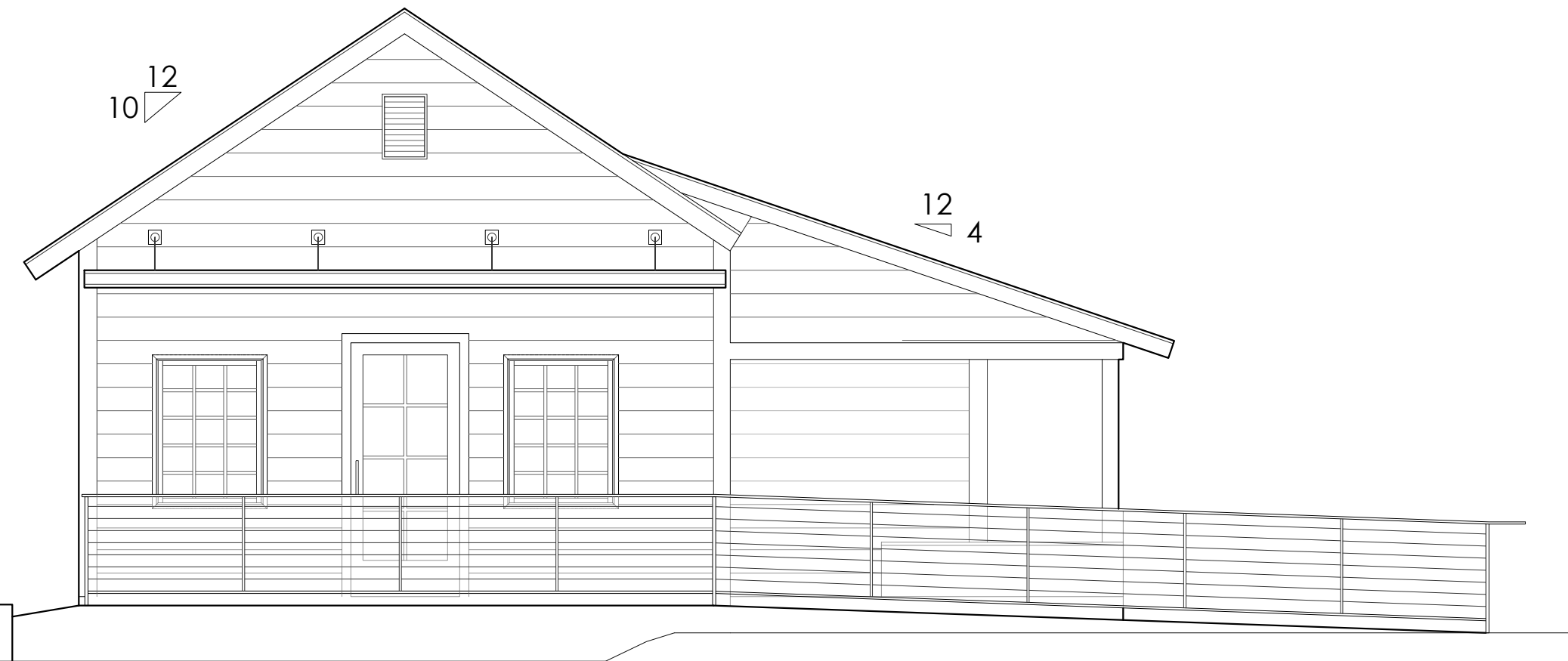
Drawn JCS, HLF
Checked JSA
DATE JUNE 26, 2018

Sheet Title:

A1

Sheet Number

RIDGE HEIGHT @ 18'-6" ABOVE GRADE
T.O.P. @ 9'-8" A.F.F.
HDR HEIGHT @ 6'-8" A.F.F.
FINISH FLOOR @ 0'

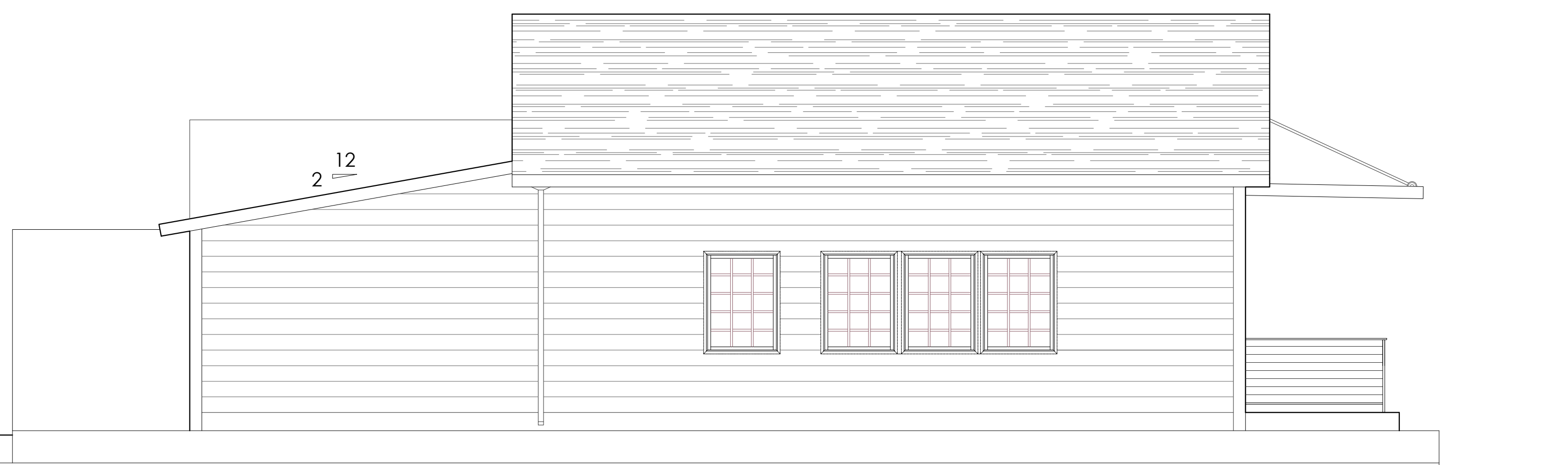


1 Proposed South Elevation
A1 SCALE: 1/4" = 1'



2 Proposed East Elevation
A1 SCALE: 1/4" = 1'

RIDGE HEIGHT @ 18'-6" ABOVE GRADE
T.O.P. @ 9'-8" A.F.F.
HDR HEIGHT @ 6'-8" A.F.F.
FINISH FLOOR @ 0'



3 Proposed West Elevation
A1 SCALE: 1/4" = 1'



JIM SPENCER ARCHITECTS, PA
109A Brewer Lane | PO Box 385
Carrboro, NC 27510
919.960.6680

December 13, 2018

SOLID WASTE SHARED USE AGREEMENT

To Whom it May Concern:

The undersigned parties agree to share the use, cost and maintenance of the solid waste (trash) and recycling facilities for the below listed businesses and addresses. See attached diagram for locations and access to facilities.

Al's Burger Shack
516 West Franklin Street PIN# 9788153958

Al Bowers, Owner

Italian Pizzeria III
508 West Franklin Street PIN# 9788069143

Angelo and Vinny Marrone, Owners

If 4 Were 9, LLC
Access Drive at 106 North Graham Street PIN# 9788069275

Sammy Martin, Owner



JIM SPENCER ARCHITECTS, PA
109A Brewer Lane | PO Box 385
Carrboro, NC 27510
919.960.6680

December 13, 2018

SHARED DRIVE ACCESS AGREEMENT

To Whom it May Concern:

The undersigned parties agree to share the use of the access drive indicated on the attached site plan SD-1. This drive will provide access to solid waste, recycling, and grease collection facilities. for See attached diagram for locations and access to facilities.

Al's Burger Shack
516 West Franklin Street PIN# 9788153958

Al Bowers, Owner

Italian Pizzeria III
508 West Franklin Street PIN# 9788069143

Angelo and Vinny Marrone, Owners

If 4 Were 9, LLC
Access Drive at 106 North Graham Street PIN# 9788069275

Sammy Martin, Owner

Yellow House Taco
919-260-6851
104 North Graham Street
Chapel Hill, North Carolina 27516

TRANSPORTATION MANAGEMENT PLAN

Title of Building: Yellow House Taco

Yellow House Taco is located at 104 North Graham Street. Building has on-site parking for staff and visitors. The parking is sufficient to meet all daily needs. **Note: There is no on-site parking for staff and visitors in this part of downtown Chapel Hill. The corner lot houses Al's Burger Shack and this existing building. Staff will mostly arrive by walking or biking – those that drive will park in nearby town or private lots (see 1.0-B & C below).**

The facility is owned by **Yellow House Taco, LLC**. The Transportation Management Plan (TMP) is binding upon the Owner and will be the responsibility of the designated coordinator. The following is the plan.

1.0 Plan Goals

- A. Promote the Town's Transportation policy
- B. Reduce private automobile use
- C. Encourage the use of alternative transportation forms, including public transportation, pedestrian and bicycle use.

2.0 Administration and Reporting

A. Administration

The **Yellow House Taco** will designate an individual to be responsible for administering and reporting our plans and will be designated as the Transportation Coordinator

B. Duties

TMP Champion responsibilities will include:

- Promote participation in the Transportation Management Plan.
- Attend the annual TMP Conference and/or workshops
- Coordinate and carry out any survey provided by the Town of Chapel Hill to evaluate the effectiveness of the TMP
- Analyze the survey results and suggest modifications to the Plan in order to increase its effectiveness.
- Conduct a biennial survey. This survey form (provided by the Town of Chapel Hill), will include employee residence location, current mode of travel to and from work and hours of work.
- Offer information to those using the building regarding alternative transportation options.

C. Reporting Date

The TMP Champion will be responsible for preparing and providing the Transportation Report to the Town of Chapel Hill by September 30 of each year (or other deadline agreed upon with the Town of Chapel Hill).

D. Reporting Items

The report will include:

- A description of the Transportation Management Plan and the changes made to the plan within the last year.
- Results from the survey, provided by the Town of Chapel Hill and conducted by the TMP Champion

3.0 PLAN COMPONENTS

Please see attached letter for details.

- A. Provision of information and promotion of alternative transportation methods on a bulletin board. Information includes public transit bus routes and schedules, volunteer ride-sharing contact information.
- B. Provision for bicycle racks at or near the building.
- C. Encouragement of walking to the adjacent buildings and other downtown business needs.
- D. Encouragement of limiting automobile use as much as possible as well as car-pooling.
- E. Offer incentives for employees alternative transportation use.
- F. Have employees register for Go Triangle FREE Emergency Ride Home program.
- G. Provide transit route information to all staff/visitors.

Yellow House Taco agrees to:

1. **Appoint a Transportation Management Plan Champion** – should be by position, rather than specific person. Name and contact information must be sent to Len Cone, lccone@townofchapelhill.org before the business opens. TMP Champion responsibilities include:
 - a. Attendance of annual Go Chapel Hill TMP Conference
 - b. Conduct Employee and Business Surveys as called for by Town (usually bi-annually)
 - c. Regular employee communication regarding TMP information sent by Town
 - d. Attendance & Support of related TMP Trainings or Information
 - e. Coordinate TMP implementation with tenants or employees.
2. Discuss the TMP, annually, with all employees to encourage alternative transportation use.
3. Offer other measures such as direct deposit of paychecks, and employee use of company mailroom facilities, bicycles and company car for work related use.
4. Make available for employees:
 - a. Offer a flexible work schedule to meet needs of bus schedule.
5. Encourage employees and staff to join air quality coalition, bike coalition and/or other related organizations.
 - a. [Emergency Ride Home Program - Employer Registration](#)
 - b. [Share the Ride NC Program](#)
 - c. [Best Workplaces for Commuters Program](#)

6. Make available bike racks
7. Communications:
 - a. Send to all employees in building Go Chapel Hill Newsletters, Promotional Campaigns/Contests, Special Events, Announcements, etc.
 - b. Provide a communication board for posting information from the Town and Go Chapel Hill program related to using alternative transportation such as Carpooling (Rideshare NC) and Bicycling including Maps, Safety Guides, healthy living and other green tips, etc.
 - c. Communicate route, schedule, holiday and changes information regarding:
 - Chapel Hill Transit
 - Go Triangle
 - Go Raleigh
 - Go Durham



JIM SPENCER ARCHITECTS, PA
109A Brewer Lane | PO Box 385
Carrboro, NC 27510
919.960.6680

December 18, 2018

Town of Chapel Hill Planning Department
405 Martin Luther King Junior Boulevard
Chapel Hill, North Carolina 27516

Transportation Management Plan – Yellow House Taco – PIN# 9788153958

Dear Town of Chapel Hill Transportation Management:

We are submitting this narrative as a Transportation Management Plan for Yellow House Taco, a proposed restaurant in an existing building at 104 North Graham Street in Chapel Hill. As you are likely aware, the corner of North Graham and West Franklin Streets has been improved with several restaurants and other businesses in recent years. This particular site is shared with Al's Burger Shack (516 West Franklin) and Tin Cup Joe (coffee stand). Adjacent to the north is a service drive and then Beer Study (bottle shop). Italian Pizzeria Ill is the business directly to the east. The owners of IP3, Angelo and Vincenzo Marrone are partners in this new restaurant venture with Al Bowers of Al's Burger Shack.

Transportation Management for the Site:

We propose eliminating the accessible parking spot beside Al's, which causes conflict in the lot and is a danger to pedestrians on site. We have proposed and talked with Town staff about moving this space to one of two street spaces directly west of the site, with new sidewalks and accessible ramps (see attached site plan). We propose elimination of the two (vehicular) curb cuts along North Graham as well and will coordinate retaining wall/sidewalk/curb and gutter work with the Town's Public Works department. Other parking for the restaurant will be public (street parking and the town lots across the way on South Graham Street).

We will provide 4 new bicycle parking spaces per the Town's standards on site (see attached site plan). As mentioned above, sidewalk and interior paving and ramps on site will be improved to increase pedestrian access to the businesses. The corner already encourages and provides service to a tremendous amount of walking traffic from both the east and west. Additionally, Chapel Hill transit bus routes J, F, and CW all run adjacent to the site and stop nearby.



JIM SPENCER ARCHITECTS, PA
109A Brewer Lane | PO Box 385
Carrboro, NC 27510
919.960.6680

Though this is a relatively small project, we believe it greatly enhances Chapel Hill's goals of decreased SOV vehicle use, and increase pedestrian, bus and bicycle use downtown. The addition of locally owned business helps people reduce the travel required to eat and shop local. Many employees and patrons will likely live nearby as well.

Please let us know if you need additional information regarding the project. We have also attached a revised existing conditions site survey, a proposed site plan, and comment responses to other departments for your use. Thanks for your assistance with this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jim Spencer', is written in a cursive style.

Jim Spencer, AIA, LEED BD+C
Jim Spencer Architects, PA