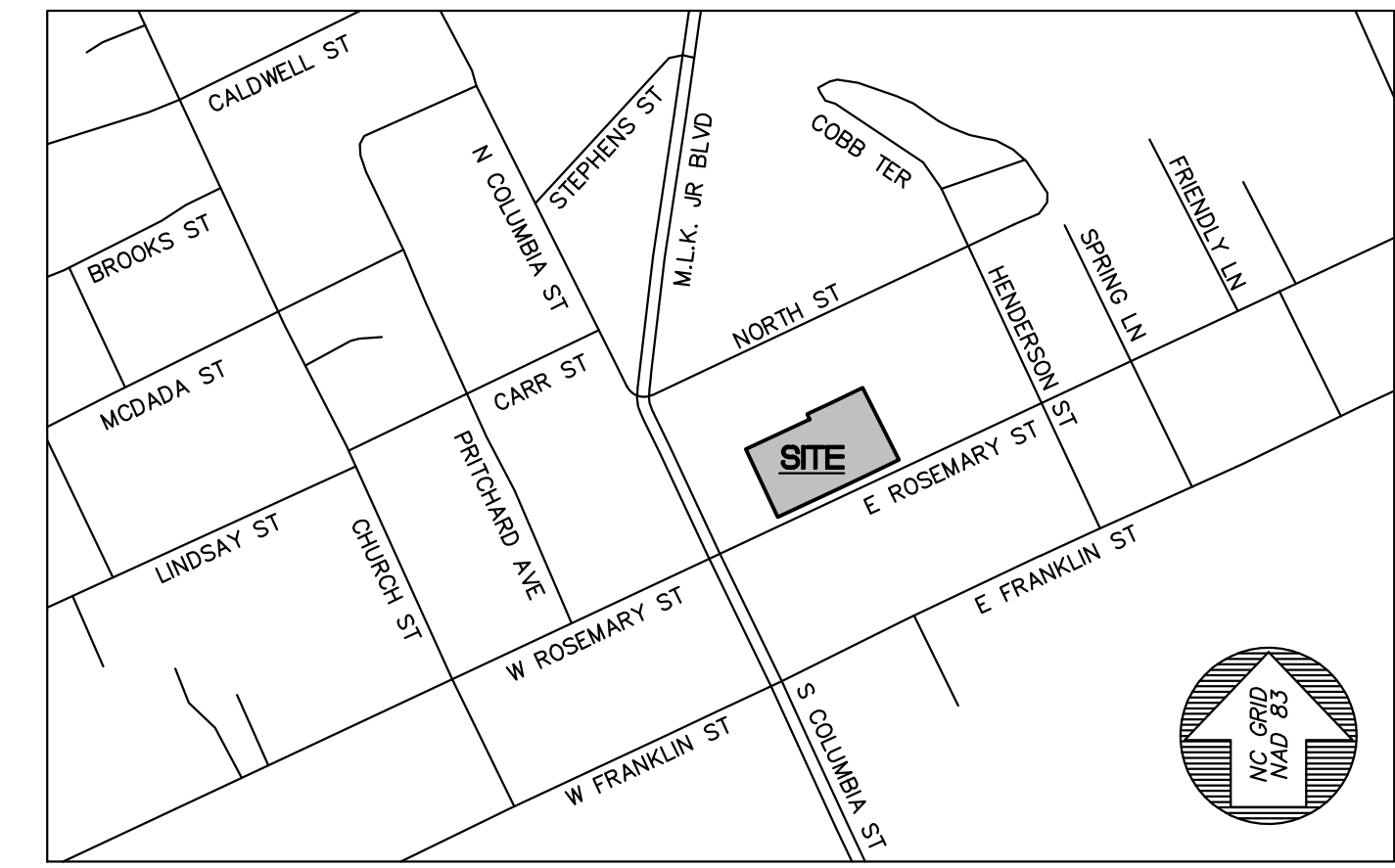


# CONDITIONAL ZONING DRAWINGS

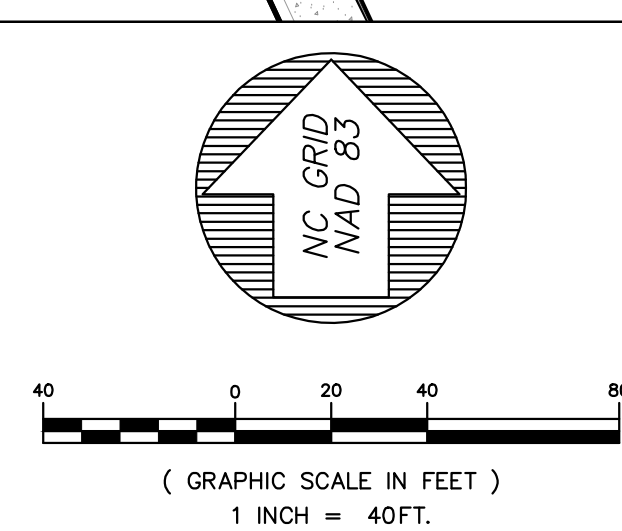
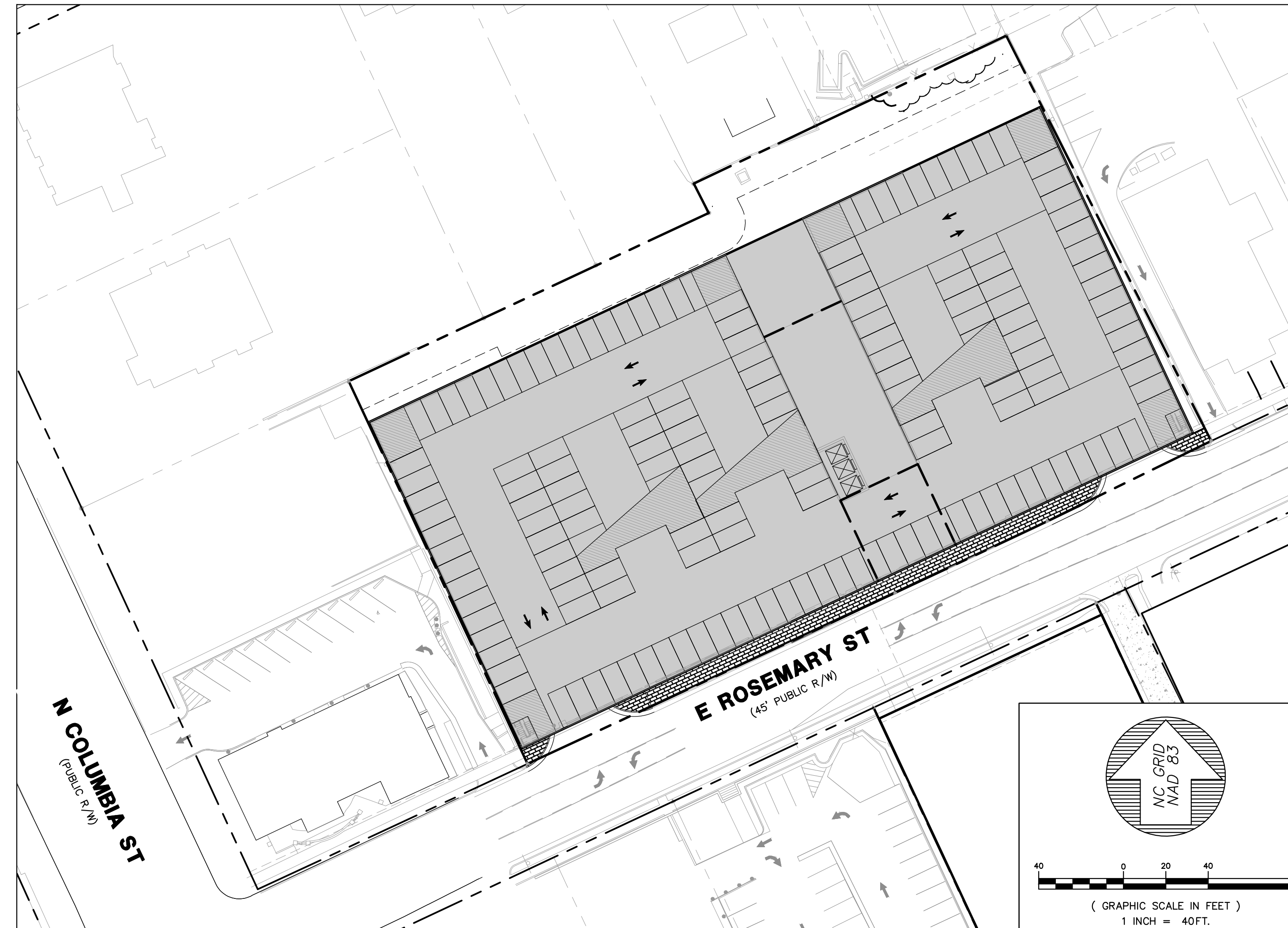
## FOR

# ROSEMARY STREET PARKING DECK

### CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA



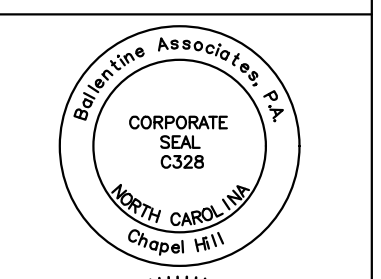
**VICINITY MAP**  
SCALE: 1"=500'



#### DRAWING LIST

SHEET	DRAWING TITLE	LATEST ISSUE DATE
G0001	COVER	02 MAR 20
C0001	AREA MAP	02 MAR 20
C0101	EXISTING CONDITIONS, LANDSCAPE PROTECTION & DEMOLITION PLAN	02 MAR 20
C1001	SITE PLAN	02 MAR 20
C1200	GRADING & UTILITY PLAN	02 MAR 20
A20-01	EXTERIOR ELEVATIONS	02 MAR 20

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

**OWNER INFORMATION**  
 GRUBB PROPERTIES, INC.  
 4500 CAMERON VALLEY PKWY.  
 SUITE 350  
 CHARLOTTE, NC 28211  
 OWNERS REPRESENTATIVE:  
 JOE DYE  
 PH: (919) 388-5774  
 FAX: (919) 451-3039  
 EMAIL: joe@grubproperties.com

DATE	ISSUED
02 MAR 20 <td>CONDITIONAL ZONING SUBMITTAL #1</td>	CONDITIONAL ZONING SUBMITTAL #1

**ROSEMARY STREET PARKING DECK**  
**125 E. ROSEMARY ST**  
 CHAPEL HILL, NORTH CAROLINA

**CONDITIONAL ZONING DRAWINGS**

JOB NUMBER: 119016.00
DATE: 02 MAR 20
SCALE: AS NOTED
DRAWN BY: J.B.M.
REVIEWED BY: G.J.R.

**SHEET**  
**G0001**

ARCHITECTURE:



411 W CHAPEL HILL STREET, SUITE 200  
 DURHAM, NC 27701  
 (919) 433-5300

DEVELOPER:



113 EDINBURGH SOUTH DR, SUITE 120  
 CARY, NC 27511  
 (919) 388-5772

SITE PLANNING / CIVIL ENGINEERING:



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

**REVIEW DRAWING**  
**NOT FOR CONSTRUCTION**

I:\enr\2020\Company\Engineering\Projects\119016.00\_Rosemary St\Projects\119016.00\_Rosemary St\Projects\119016.00\_Rosemary St\Drawings\02\_Cover\Rosemary Deck\_Ang\_3/2/2020\_1:15:52 PM.dgn







**DEMOLITION NOTES**

- PRIOR TO DEMOLITION, CONTRACTOR SHALL HAVE NORTH CAROLINA 811 (1-800-632-4949) LOCATE ALL EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS.
- PRIOR TO DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF ASBESTOS REMEDIATION IS REQUIRED. AND IF SO, CONTRACTOR SHALL PROVIDE ASBESTOS REMEDIATION IN ACCORDANCE WITH FEDERAL, STATE & LOCAL REGULATIONS.
- OPEN BURNING OF TREES, LIMBS, STUMPS AND CONSTRUCTION DEBRIS IN ASSOCIATION WITH THIS DEVELOPMENT IS PROHIBITED.
- ANY EXISTING WATER AND SEWER SERVICES AND CLEANOUTS TO BE REMOVED, SHALL BE ABANDONED IN ACCORDANCE WITH OWSA REQUIREMENTS.
- ANY EXISTING GAS, ELECTRIC, FIBER AND ANY OTHER UTILITIES SERVING THE STRUCTURE TO BE DEMOLISHED SHALL BE FIELD LOCATED AND TERMINATED IN ACCORDANCE WITH STATE & LOCAL REGULATIONS, AND IN ACCORDANCE WITH THE RESPECTIVE PROVIDER'S STANDARDS & SPECIFICATIONS.
- PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE CONTRACTOR SHALL COORDINATE AND HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH:
  - CIVIL ENGINEER AND OWNER'S REPRESENTATIVE.
  - TOWN OF CHAPEL HILL URBAN FORESTER. (919) 969-5114
  - ORANGE COUNTY SOLID WASTE STAFF. (919) 968-2788
  - ORANGE COUNTY EROSION CONTROL OFFICER. (919) 245-2587

- IN ALL AREAS WHERE IMPERVIOUS COVER IS SHOWN TO BE REMOVED AND RESTORED WITH PERVIOUS COVER, THE FOLLOWING STEPS SHALL BE TAKEN:
  - REMOVE ALL ASPHALT, CONCRETE, BEDDING MATERIALS, GRAVEL, DEBRIS, BUILDING MATERIALS, ETC.
  - RIP AND AERATE TO A DEPTH OF 18 INCHES BELOW ORIGINAL GRADE, UNLESS WITHIN THE CRITICAL ROOT ZONE OF A TREE TO BE PRESERVED. IN THAT CASE, LIMIT RIPPING TO A DEPTH OF 6".
  - PLACE 4-6 INCHES OF TOPSOIL (TO FINISHED GRADE) AND INSTALL PLANTINGS AND/OR SEED DISTURBED AREA ACCORDING TO LANDSCAPE PLAN. DO NOT COMPACT TOPSOIL.
- DURING DEMOLITION AND/OR CONSTRUCTION, ALL ASPECTS OF CHAPTER 14 OF THE NC FIRE PREVENTION SHALL BE FOLLOWED. THE OWNER/DEVELOPER SHALL DESIGNATE ONE PERSON TO BE THE FIRE PREVENTION PROGRAM SUPERINTENDENT WHO SHALL BE RESPONSIBLE FOR ENFORCING CHAPTER 14 OF THE NCFPC AND THE ON-SITE FIRE PREVENTION PROGRAM AND ENSURE THAT IT IS CARRIED OUT THROUGH COMPLETION OF THE PROJECT.
- DURING CONSTRUCTION, FIREFIGHTING VEHICLE ACCESS SHALL BE PROVIDED. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION ALLOWS THE PASSAGE OF VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.

**TREE PROTECTION NOTES**

- TREE PROTECTION FENCING AS SHOWN ON THIS PLAN SHALL BE INSTALLED AND INSPECTED BY THE TOWN PRIOR TO ANY DEMOLITION ACTIVITY OR LAND DISTURBANCE.
- A PRE-CONSTRUCTION CONFERENCE WILL BE HELD WITH THE TOWN'S URBAN FORESTER PRIOR TO BEGINNING SITE WORK.
- ANY TREE ROOTS EXPOSED BY CONSTRUCTION WILL BE SEVERED CLEANLY WITH AN APPROPRIATE PRUNING TOOL.
- THE SOIL WITHIN THE CRITICAL ROOT ZONES OF EXISTING TREES SHALL NOT BE DRIVEN ON OR OTHERWISE DISTURBED DURING THE INSTALLATION OF LANDSCAPING.
- A LANDSCAPE PROTECTION SUPERVISOR WHO IS REGISTERED WITH THE TOWN OF CHAPEL HILL WILL BE PRESENT ON SITE AT ALL TIMES WHEN THE FOLLOWING ACTIVITIES ARE TAKING PLACE: CLEARING, GRUBBING, EXCAVATION, GRADING, TRENCHING, MOVING OF SOIL, INSTALLATION AND REMOVAL OF TREE PROTECTION FENCING, AND THE DELIVERY TRANSPORTING AND PLACEMENT OF CONSTRUCTION MATERIALS AND EQUIPMENT.

**NOTES**

- EXISTING CONDITIONS AND PLANIMETRICS LOCATED INSIDE THE PROPERTY LINES SHOWN ARE BASED UPON SITE SURVEYS PERFORMED BY BALLENTINE ASSOCIATES, PA DATED FEBRUARY 26, 2020. TOPOGRAPHIC AND OTHER PLANIMETRICS LOCATED OUTSIDE OF PROPERTY LINE WERE OBTAINED FROM ORANGE COUNTY GIS.
- 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 DIAGRAMMATIC 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 SLOPES 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.

**DRAWING LEGEND**

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

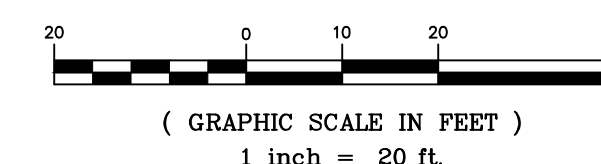
**TREE SUMMARY**

	RARE	SPECIMEN	TOTAL
EXISTING TREES	4	3	7
TREES TO BE REMOVED	2	1	3

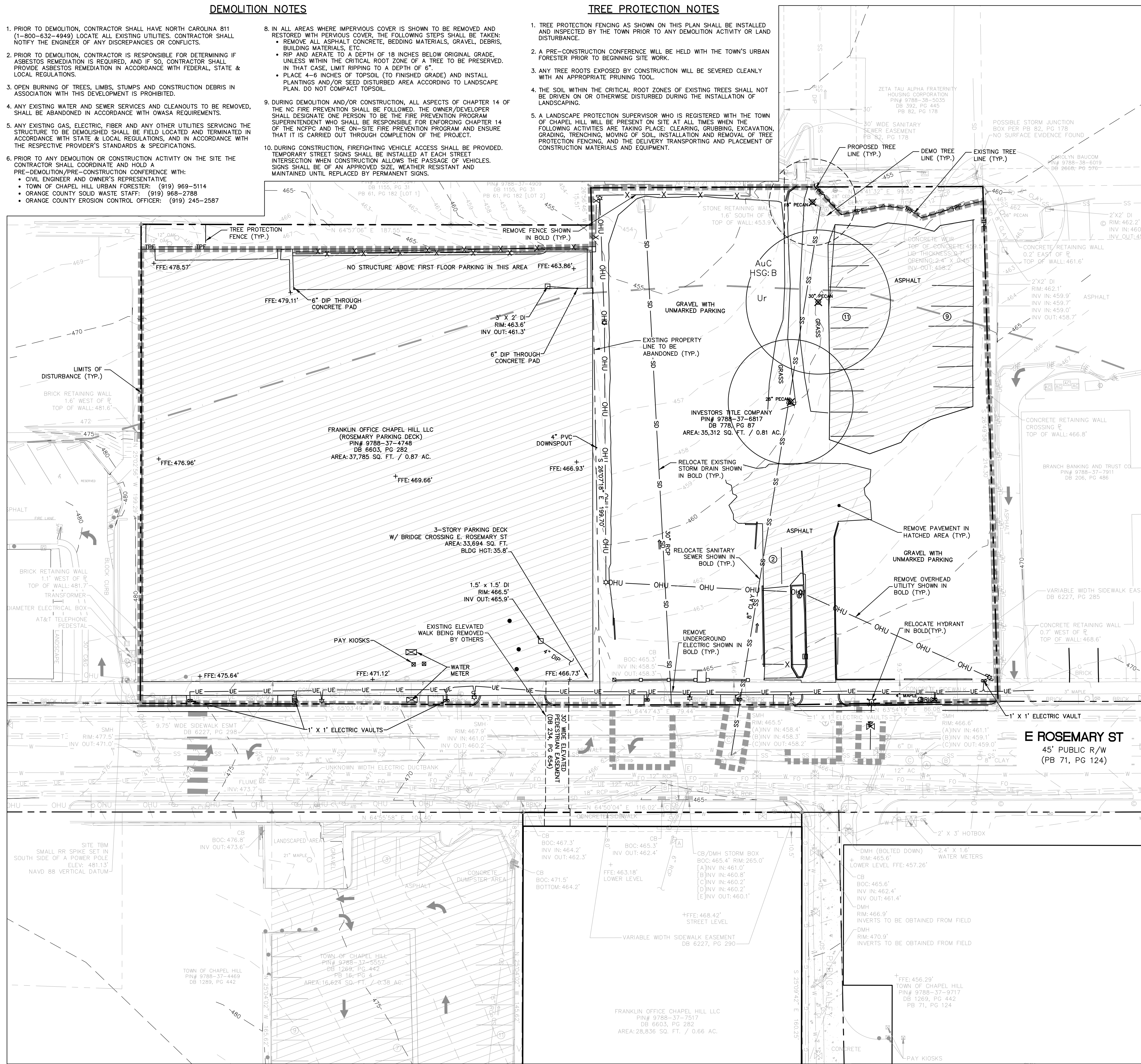
**TREE LEGEND:**

- (Symbol) RARE DECIDUOUS TREE SHOWING CRITICAL ROOT ZONE
- (Symbol) SPECIMEN DECIDUOUS TREE SHOWING CRITICAL ROOT ZONE
- (Symbol) RARE/SPECIMEN DECIDUOUS TREE TO BE REMOVED
- (Symbol) RARE CONIFEROUS TREE SHOWING CRITICAL ROOT ZONE
- (Symbol) SPECIMEN CONIFEROUS TREE SHOWING CRITICAL ROOT ZONE
- (Symbol) RARE/SPECIMEN CONIFEROUS TREE TO BE REMOVED

**EXISTING CONDITIONS, LANDSCAPE PROTECTION & DEMOLITION PLAN**



**REVIEW DRAWING  
NOT FOR CONSTRUCTION**



**BALLENTINE ASSOCIATES, P.A.**  
 1000 S. WILSON AVENUE, SUITE 200  
 CHARLOTTE, NC 28211  
 (919) 398-5774  
 (919) 461-3330  
 FAX (919) 461-3330  
 EMAIL: info@ballentine.com

**CONDITIONAL ZONING SUBMITTAL #1 02 MAR 20**

DATE	REVISIONS

**OWNER INFORMATION**  
 GRUBB PROPERTIES, INC.  
 4500 CAMERON VALLEY PKWY.  
 SUITE 350  
 CHARLOTTE, NC 28211  
 OWNER'S REPRESENTATIVE:  
 JOE DYE  
 PH. (919) 388-5774  
 FAX (919) 461-3330  
 EMAIL: joe@grubbsp.com

**ROSEMARY STREET PARKING DECK  
 125 E. ROSEMARY ST  
 CHAPEL HILL, NORTH CAROLINA**

**CONDITIONAL ZONING DRAWINGS**

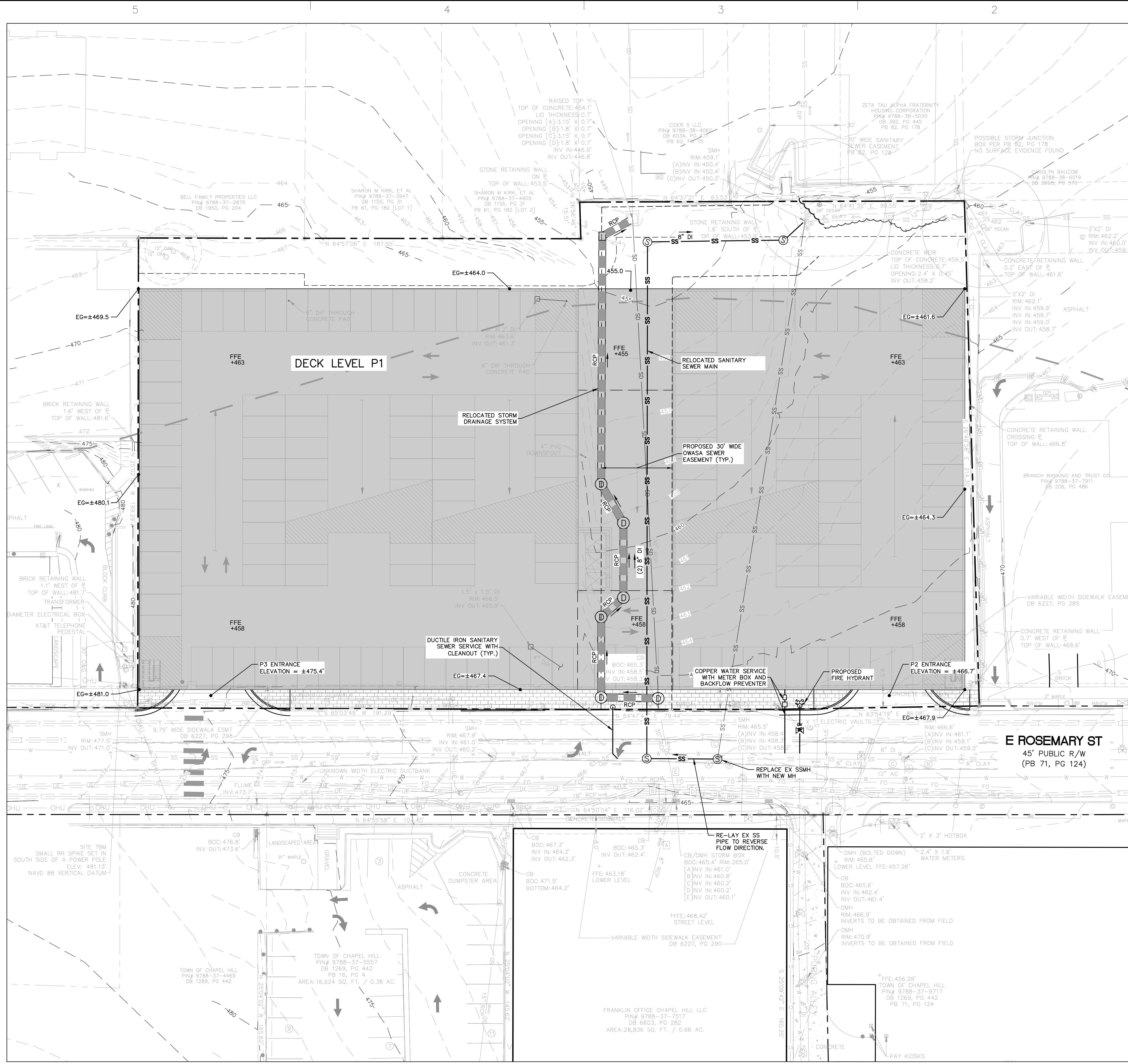
JOB NUMBER: 119016.00  
 DATE: 02 MAR 20  
 SCALE: AS NOTED  
 DRAWN BY: J.B.M.  
 REVIEWED BY: G.J.R.

**SHEET  
 C0101**









**GRADING AND STORM DRAINAGE NOTES**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE NCDEQ, NCDOT AND TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS.
- 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.
- ALL STORM DRAINAGE PIPING WITH INSIDE DIAMETER OF 15 INCHES AND LARGER SHALL BE CLASS III RCP.
- THIS PLAN IS DIAGRAMMATIC 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 SIDEWALKS SHALL BE CONSTRUCTED SUCH THAT THE LONGITUDINAL SLOPE DOES NOT EXCEED 5% AND THE CROSS-SLOPE DOES NOT EXCEED 2%. IF THERE ARE ANY DISCREPANCIES, NOTIFY THE ENGINEER.
- NO PART OF ANY ACCESSIBLE PARKING SPACE OR ADJACENT ACCESSIBLE AISLE SHALL SLOPE GREATER THAN 2% IN ANY DIRECTION. IF THERE ARE ANY DISCREPANCIES, NOTIFY THE ENGINEER.

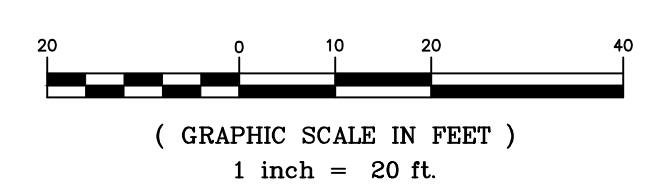
**UTILITY PLAN NOTES**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITHIN CHAPEL HILL STANDARDS AND SPECIFICATIONS.
- ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH OWASA STANDARDS AND SPECIFICATIONS.
- ALL PROPOSED UTILITY LINES SHALL BE LOCATED UNDERGROUND. THIS DOES NOT APPLY TO COMPONENTS THAT ARE REQUIRED TO BE LOCATED ABOVE GROUND SUCH AS BACKFLOW PREVENTERS AND TRANSFORMERS.

**DRAWING LEGEND**

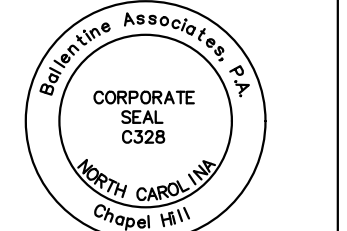
SYMBOL/ABBREVIATION		DESCRIPTION
EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	RIGHT-OF-WAY LINE
---	---	ADJOINER PROPERTY LINE
SD	SD	STORM DRAIN LINE
W	W	WATER LINE
SS	SS	SANITARY SEWER LINE
UE	UE	UNDERGROUND ELECTRIC LINE
OHE	OHE	OVERHEAD ELECTRIC LINE
G	G	GAS LINE
T	T	TELEPHONE LINE
460	460	MAJOR CONTOUR
462	462	MINOR CONTOUR
⊙	⊙	EXISTING IRON PIPE SIGN
⊠	⊠	CATCH BASIN
⊞	⊞	DROP INLET
⊞	⊞	JUNCTION BOX
⊞	⊞	WATER VALVE
⊞	⊞	FIRE HYDRANT
⊞	⊞	SANITARY SEWER MANHOLE
⊞	⊞	SANITARY SEWER CLEANOUT
⊞	⊞	POWER POLE
⊞	⊞	LIGHT POLE
⊞	⊞	ELECTRIC BOX
⊞	⊞	HVAC UNIT
⊞	⊞	TELEPHONE PEDESTAL
⊞	⊞	TELEPHONE VAULT
⊞	⊞	FIBER OPTIC MARKER

**GRADING & UTILITY PLAN**



**REVIEW DRAWING NOT FOR CONSTRUCTION**

**BALLENTINE ASSOCIATES, P.A.**  
 1000 W. 10TH ST. SUITE 200  
 CHAPEL HILL, NC 27514  
 (919) 487-4800  
 (919) 487-4801  
 FAX (919) 487-4802  
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**DATE**

--	--

**REVISIONS**

NUM	DATE	DESCRIPTION

**OWNER INFORMATION**  
**GRUBB PROPERTIES, INC.**  
 4500 CAMERON VALLEY PKWY.  
 SUITE 350  
 CHARLOTTE, NC 28211  
**OWNER'S REPRESENTATIVE:**  
 JOE DYE  
 PH. (919) 388-5774  
 FAX (919) 461-3030  
 EMAIL: JoeDye@grubproperties.com

**DATE**

--	--

**ISSUED**

--	--

**ROSEMARY STREET PARKING DECK**  
**125 E. ROSEMARY ST**  
 CHAPEL HILL, NORTH CAROLINA

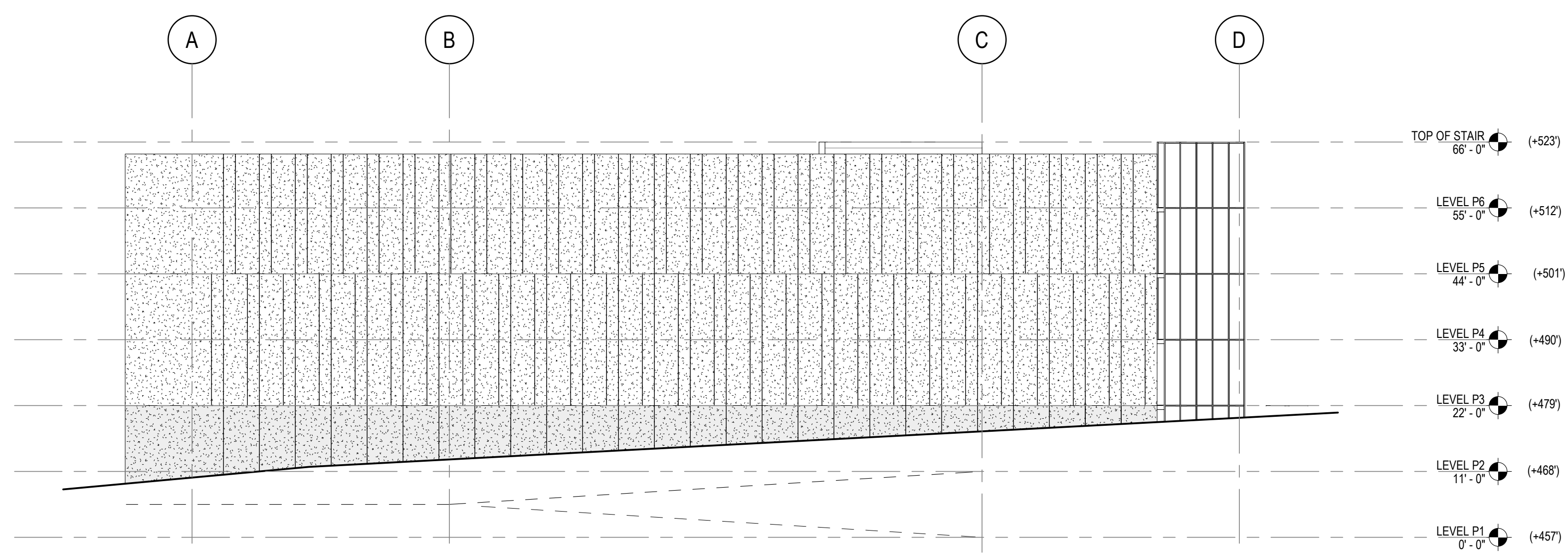
**CONDITIONAL ZONING DRAWINGS**

JOB NUMBER: 119016.00  
 DATE: 02 MAR 20  
 SCALE: AS NOTED  
 DRAWN BY: J.B.M.  
 REVIEWED BY: G.J.R.

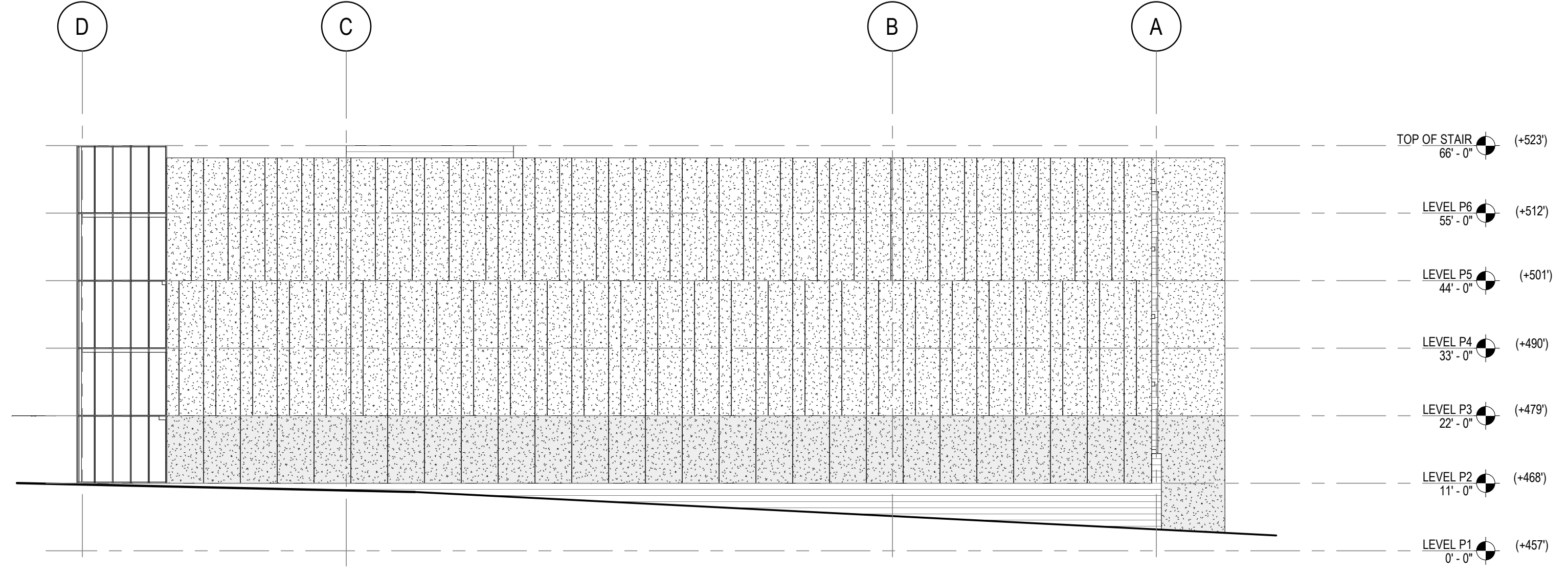
**SHEET C1201**

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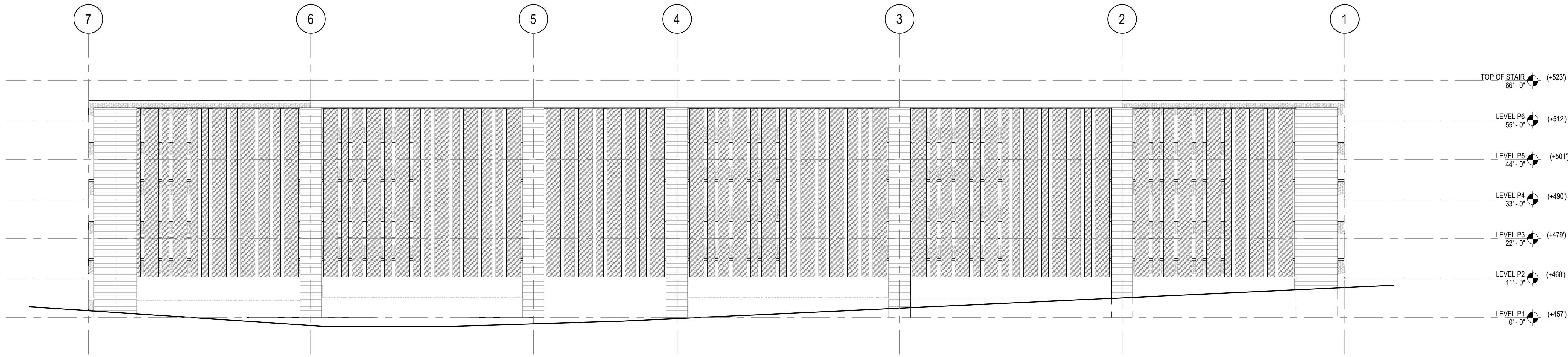




**4 ELEVATION - WEST**  
1/16" = 1'-0"



**3 ELEVATION - EAST**  
1/16" = 1'-0"



**2 ELEVATION - NORTH**  
1/16" = 1'-0"



**1 ELEVATION - SOUTH**  
1/16" = 1'-0"

**PROJECT**

PROJECT LOGO IF AVAILABLE

**ROSEMARY ST  
PARKING GARAGE**

CLIENT LOGO IF AVAILABLE

**KEYPLAN**

**ISSUE CHART**

NO.	ISSUE	DATE

Job Number

TITLE

**EXTERIOR  
ELEVATIONS**

SHEET NUMBER

**A20-01**