





















1507 & 1509 East Franklin Street

SUP MODIFICATION

September 27, 2018
rev: December 31, 2020
2nd rev: November 24, 2021



Project Data

1507 & 1509 E Franklin Street Shopping Center
1509 E. Franklin Street, Chapel Hill, NC 27514

Applicant:

The Design Response
PO Box 2857
Raleigh, NC 27602
984-272-4725
jsmyre@thedesignresponse.com

Site Data

Pin Number: 9789-93-9745

Street Address: 1507 & 1509 E. Franklin Street

Owner / Developer:

1507 E Franklin St LLC c/o Turner
109 Butterfield Court
Chapel Hill, NC 27516

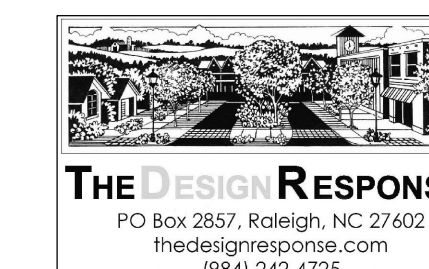
Net Acreage: 1.53 AC, 67,160 SF
Gross Land Area: 1.69 AC, 73,825 SF

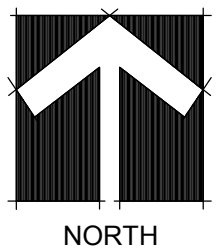
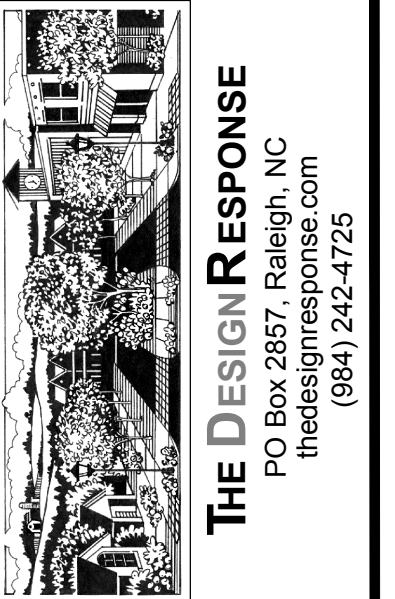
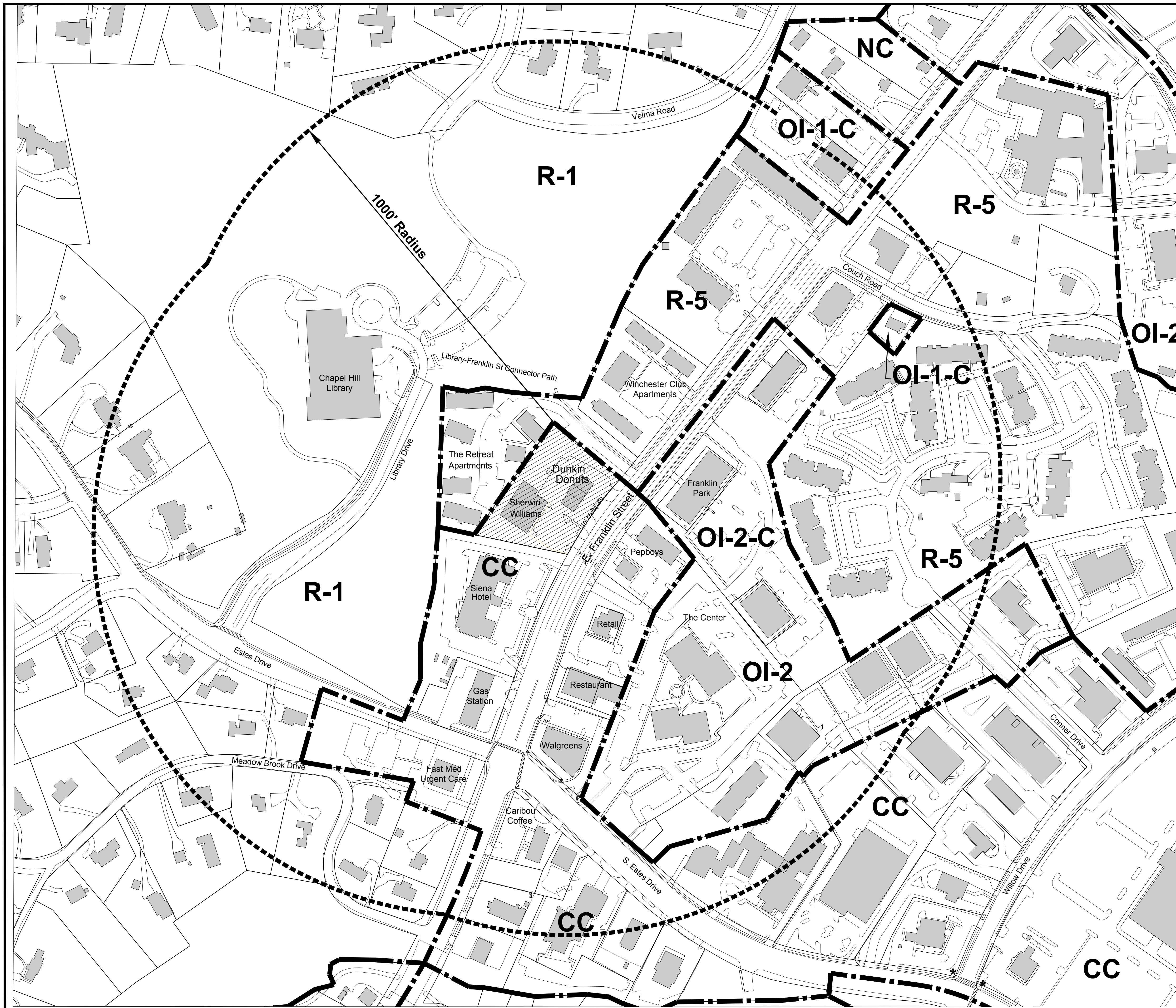
Zoning: CC - Community Commercial

SUP: PD-SC Planned Development-Shopping Center

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L - 1	Landscape Planting Plan
L - 2	Parking Lot Shade Requirement
L - 3	Landscape Protection and Removal Plan





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Dunkin Donuts Drive Thru
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Legend

- ZONING BOUNDARY
- ZONING CLASSIFICATION
- SUBJECT PROPERTY
- 1000' RADIUS

Taylor Family Property - Restaurant
Chapel Hill, North Carolina
Area Map

DATE: REVISION:

DATE: 9-27-2018

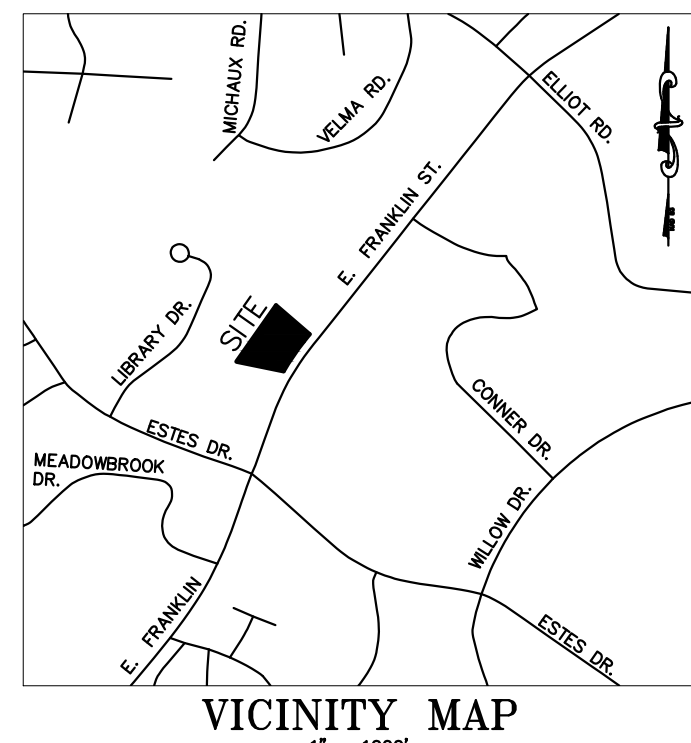
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DRAWN BY: EJK, JLS

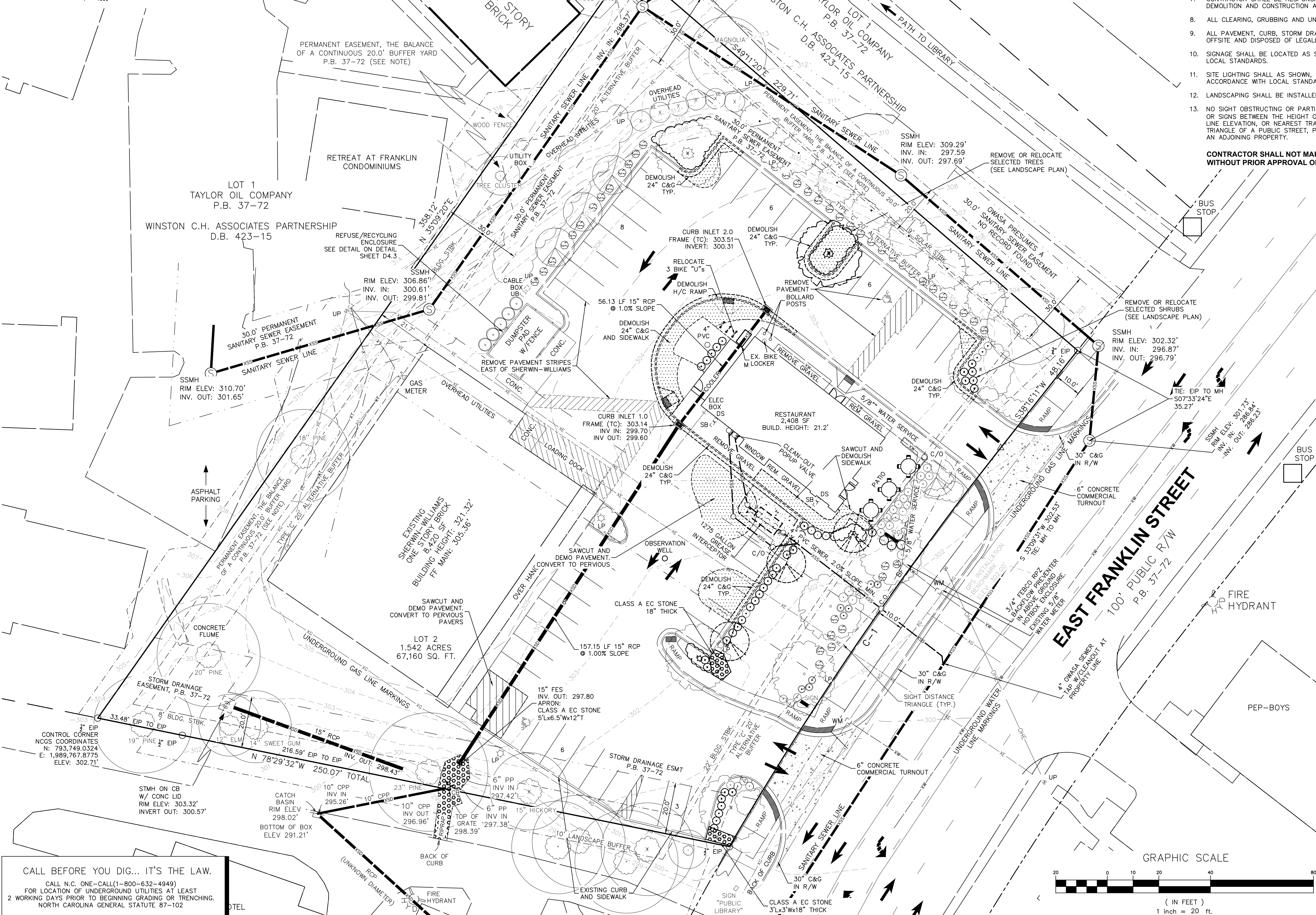
JOB NO.: 075-001

SHEET NO.

A - 1



VICINITY MAP
1" = 1000'



GENERAL NOTES

- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY AND AS-BUILT DATA SUPPLIED BY FREEHOLD LAND SURVEYS AND SUPPLEMENTED WITH APPROVED DESIGN DRAWINGS.
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CHAPEL HILL, NC 27514

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919-469-2080
JSMYRE@THEDESIGNRESPONSE.COM

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SUD: PD-SC PLANNED DEVELOPMENT-SHOPPING CENTER

PARKING DATA

VEHICLE: 37 SPACES (9 COMPACT)
BICYCLE: 8 UNSECURED, 3 SECURE
DRIVE THRU WAIT SPACE: 10 CARS (10'X20' WAIT SPACE)

ALL UTILITIES REMAIN IN PLACE

IMPERVIOUS AREA

EXISTING IMPERVIOUS SURFACE (TAKEN FROM 2017 AS-BUILTS):

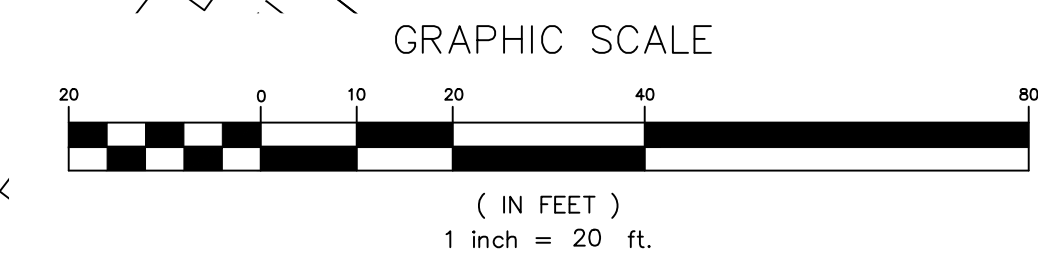
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- WALK-IN COOLER: 170 SF
- CONCRETE AROUND GREASE TRAPS & CLEAN-OUTS: 361 SF
- SIDEWALK AROUND 1509 BUILDING: 2,058 SF
- GRAVEL AROUND 1509 BUILDING: 1,048 SF
- SIDEWALK IN FRONT OF 1507: 542 SF
- ASPHALT PAVED DRIVEWAYS & PARKING (INC. CURBS): 39,126 SF
- TOTAL EXISTING IMPERVIOUS AREA: 60,058 SF

PROPOSED IMPERVIOUS SURFACE:

- DEMOLISH 1,192 SF OF EXISTING IMPERVIOUS SURFACE
- INSTALL 1,053 SF OF NEW IMPERVIOUS SURFACE
- NET CHANGE OF -139 SF
- TOTAL PROPOSED IMPERVIOUS SURFACE = 38,987 SF

DEMOLITION NOTES:

- ALL EXISTING STRUCTURES 500 SQUARE FEET AND LARGER IN SIZE SHALL BE DEMOLISHED PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO) AND TO ASSESS THE POTENTIAL FOR DE-CONSTRUCTION AND/OR THE RE-USE OF SALVAGEABLE MATERIALS.
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NORTH CAROLINA GENERAL STATUTE 87-102

EarthCentric Engineering, Inc.
Licence # C-2638



204 W. Clay Street
Mebane, NC 27302
Phone: (919) 563-9041
Fax: (919) 304-9234
E-Mail: Phil.Koehn@EarthCentric.com



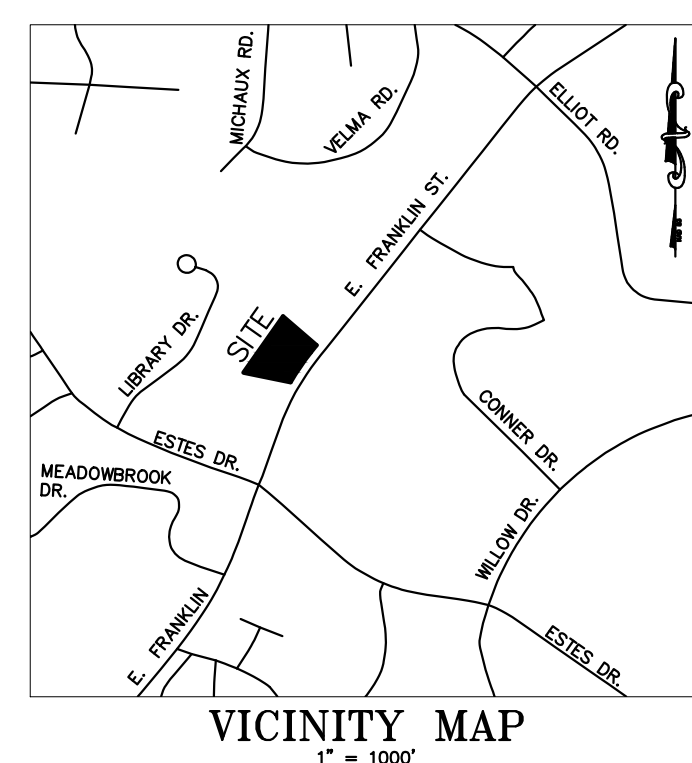
1509 EAST FRANKLIN
- RESTAURANT
CHAPEL HILL, NORTH CAROLINA
EXISTING CONDITIONS
& DEMOLITION PLAN

REV.	DATE	DESCRIPTION	BY
1	12/23/2020	PER TOCH COMMENTS	SCS
2	11/23/2021	PER TOCH COMMENTS	SCS

DATE: SEPTEMBER 26, 2018
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: N/A
PROJECT MANAGER: CPK
DRAWN BY: SCS
PROJECT NO: 17-055
DRAWING NAME: 17-055 WORKING

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SHEET NO.
C2.0
SITE PLAN



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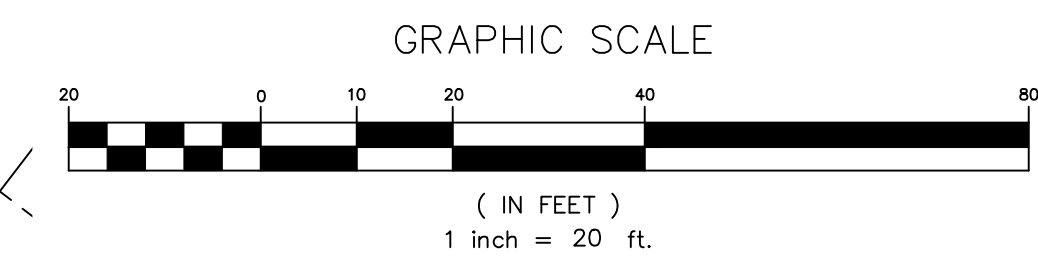
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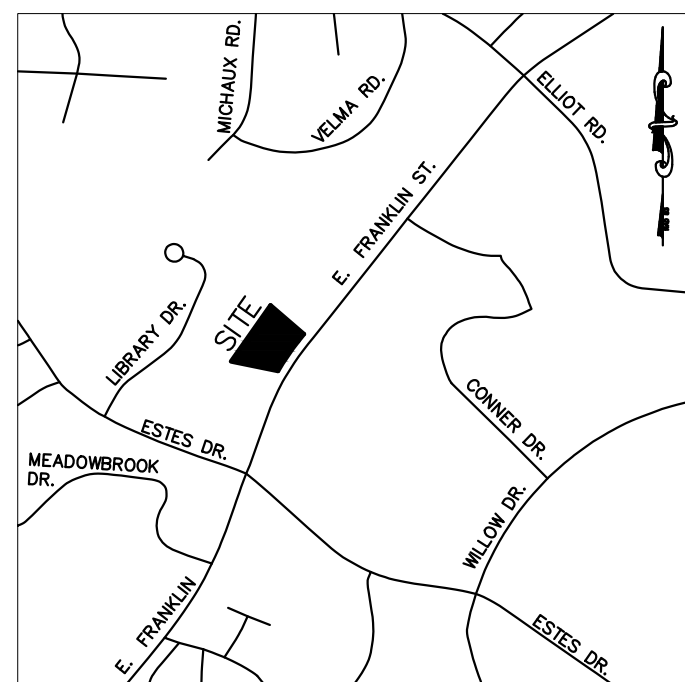


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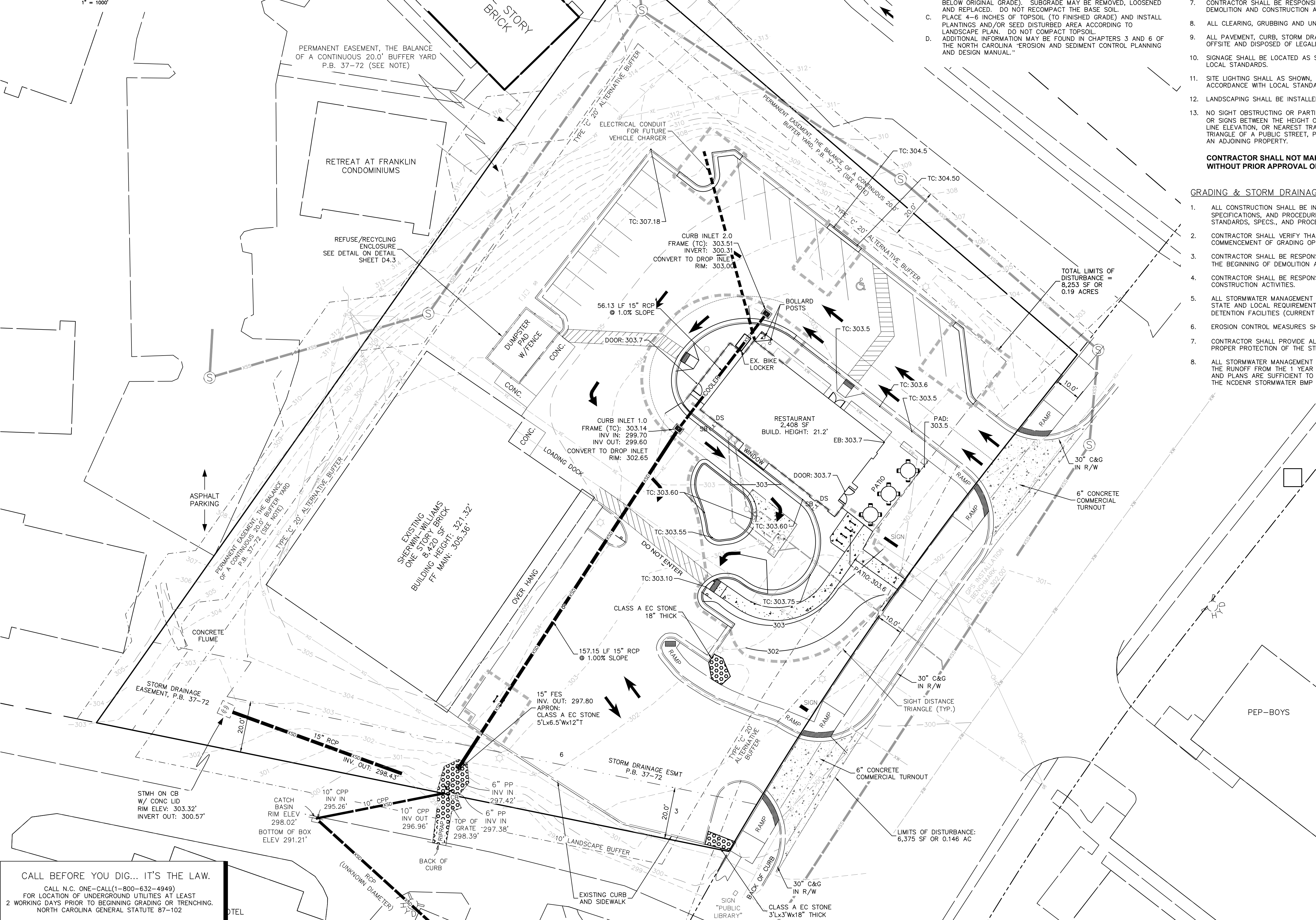
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DRAWING NAME: 17-055 WORKING

SHEET NO.
C3.0
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VICINITY MAP
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12. LANDSCAPING SHALL BE INSTALLED IN THE PROVIDED YARDS, IN ACCORDANCE WITH LOCAL STANDARDS.
13. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERMING, PARKED VEHICLES OR SIGNS BETWEEN THE HEIGHT OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE OF A PUBLIC STREET, PRIVATE STREET OR DRIVEWAY CONTAINED ON THE PROPERTY OR ON AN ADJOINING PROPERTY.

CONTRACTOR SHALL NOT MAKE ANY MODIFICATIONS TO THE APPROVED DRAWINGS WITHOUT PRIOR APPROVAL OF BOTH THE DESIGN ENGINEER AND LOCAL INSPECTOR.

GRADING & STORM DRAINAGE NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL CONSTRUCTION STANDARDS, SPECIFICATIONS, AND PROCEDURES AND THE NCDENR'S SEDIMENTATION AND EROSION CONTROL STANDARDS, SPECS., AND PROCEDURES.
2. CONTRACTOR SHALL VERIFY THAT ALL APPLICABLE STATE AND LOCAL PERMITS REQUIRED FOR THE COMMENCEMENT OF GRADING OPERATIONS HAVE BEEN OBTAINED PRIOR TO START OF GRADING.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING UTILITIES PRIOR TO THE BEGINNING OF DEMOLITION AND/OR CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES TO REMAIN DURING ALL CONSTRUCTION ACTIVITIES.
5. ALL STORMWATER MANAGEMENT FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO MEET ALL STATE AND LOCAL REQUIREMENTS, INCLUDING THE STATE STANDARDS FOR WATER QUALITY AND DETENTION FACILITIES (CURRENT EDITION).
6. EROSION CONTROL MEASURES SHALL BE PROVIDED AS NEEDED TO PROTECT ADJACENT PROPERTIES.
7. CONTRACTOR SHALL PROVIDE ALL STAKING, FLAGGING AND/OR FENCING NECESSARY TO PROVIDE PROPER PROTECTION OF THE STREAM BUFFER.
8. ALL STORMWATER MANAGEMENT FACILITIES AND PRACTICES ARE DESIGNED TO CONTROL AND TREAT THE RUNOFF FROM THE 1 YEAR - 1 HOUR STORM OVER THE TOTAL DRAINAGE AREA, AND THE DESIGN AND PLANS ARE SUFFICIENT TO COMPLY WITH THE APPLICABLE STANDARDS AND POLICIES FOUND IN THE NCDENR STORMWATER BMP DESIGN MANUAL, AND THE LOCAL STORMWATER ORDINANCE.

PROJECT DATA

DUNKIN DONUTS DRIVE THRU
1509 E. FRANKLIN STREET,
CHAPEL HILL, NC 27514

APPLICANT:
THE DESIGN RESPONSE, INC.
P.O. BOX 2857
RALEIGH, NC 27602
919-469-2080
JSMYRE@THEDESIGNRESPONSE.COM

SITE DATA

PIN NUMBER: 9789-93-9745
STREET ADDRESS: 1507 & 1509 E. FRANKLIN STREET

OWNER / DEVELOPER:
1507 E FRANKLIN ST, LLC
C/O TURNER
109 BUTTERFIELD COURT
CHAPEL HILL, NC 27516

NET ACREAGE: 1.53 AC, 67,160 SF
GROSS LAND AREA: 1.69 AC, 73,825 SF
ZONING: CC - COMMUNITY COMMERCIAL
SUP: PD-SC PLANNED DEVELOPMENT-SHOPPING CENTER

PARKING DATA

VEHICLE: 37 SPACES (9 COMPACT)
BICYCLE: 8 UNSECURED, 3 SECURE
DRIVE THRU WAIT STACK: 10 CARS (10'x20' WAIT SPACE)

ALL UTILITIES REMAIN IN PLACE

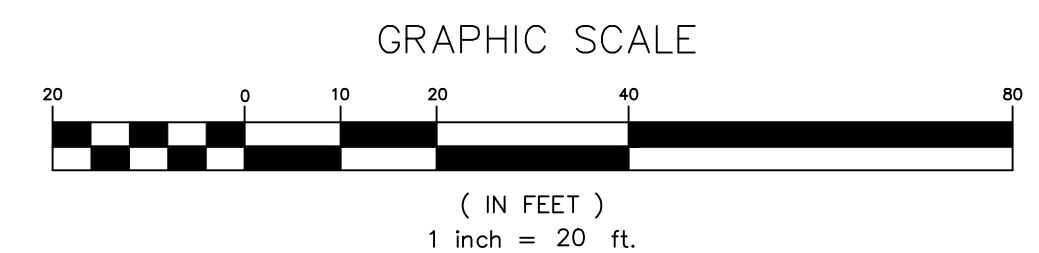
IMPERVIOUS AREA

EXISTING IMPERVIOUS SURFACE (TAKEN FROM 2017 AS-BUILTS):

- BUILDING (1507 E. FRANKLIN, INCLUDING OVERHANG): 9,006 SF
- CONCRETE APRON (AT 1507): 460 SF
- CONCRETE PAD (AT 1507, IN FRONT OF CONC. APRON): 24 SF
- CONCRETE PAD (AT SIDE OF 1507 BUILDING): 109 SF
- DUMPSTER PAD: 380 SF
- CONCRETE AT FRONT AND SIDE OF DUMPSTER PAD: 300 SF
- BUILDING (1509 E. FRANKLIN, INCLUDING PORCH): 2,258 SF
- WALK-IN COOLER: 170 SF
- CONCRETE AROUND GREASE TRAPS & CLEAN-OUTS: 361 SF
- SIDEWALK AROUND 1509 BUILDING: 2,058 SF
- GRAVEL AROUND 1509 BUILDING: 1,048 SF
- SIDEWALK IN FRONT OF 1507: 342 SF
- ASPHALT PAVED DRIVEWAYS & PARKING (INC. CURBS): 22,610 SF
- TOTAL EXISTING IMPERVIOUS AREA: 39,126 SF

PROPOSED IMPERVIOUS SURFACE:

- DEMOLISH 1,192 SF OF EXISTING IMPERVIOUS
- INSTALL 1,053 SF OF NEW IMPERVIOUS SURFACE
- NET CHANGE OF -139 SF
- TOTAL PROPOSED IMPERVIOUS SURFACE = 38,987 SF



CALL BEFORE YOU DIG... IT'S THE LAW.
CALL N.C. ONE-CALL(1-800-632-4949)
FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST
2 WORKING DAYS PRIOR TO BEGINNING GRADING OR TRENCHING.
NORTH CAROLINA GENERAL STATUTE 87-102

EarthCentric Engineering, Inc.
Licence # C-2638
204 W. Clay Street
Mebane, NC 27302
Phone: (919) 563-9041
Fax: (919) 304-9324
E-Mail: Phil.Koeh@EarthCentric.com



**1509 EAST FRANKLIN
- RESTAURANT**
CHAPEL HILL, NORTH CAROLINA
**GRADING, STORM DRAINAGE, UTILITY
AND EROSION CONTROL, PLAN**

REV.	DATE	DESCRIPTION	BY	SCS
1	12/23/2020	PER TOCH COMMENTS	SCS	
2	11/23/2021	PER TOCH COMMENTS	SCS	

DATE: SEPTEMBER 26, 2018
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: N/A
PROJECT MANAGER: GPK
DRAWN BY: GPK
PROJECT NO.: 17-055
DRAWING NO.: 17-055 WORKING
DRAWING NAME: 17-055 WORKING

SHEET NO.
C4.0
SITE PLAN

ENGINEERING DEPARTMENT

STANDARD DETAILS

A. STANDARD AUTOMOBILES (WIDTHS VARY ON 45° PARKING, SEE SITE PLAN)

A	B	C	D	D'	E	F	F'	G
45°	8.5'	18.0'	13.0'	20.0'	12.0'	49.0'	56.0'	2.0'
90°	8.5'	18.5'	25.0'	25.0'	8.5'	62.0'	62.0'	3.0'

B. COMPACT AUTOMOBILES

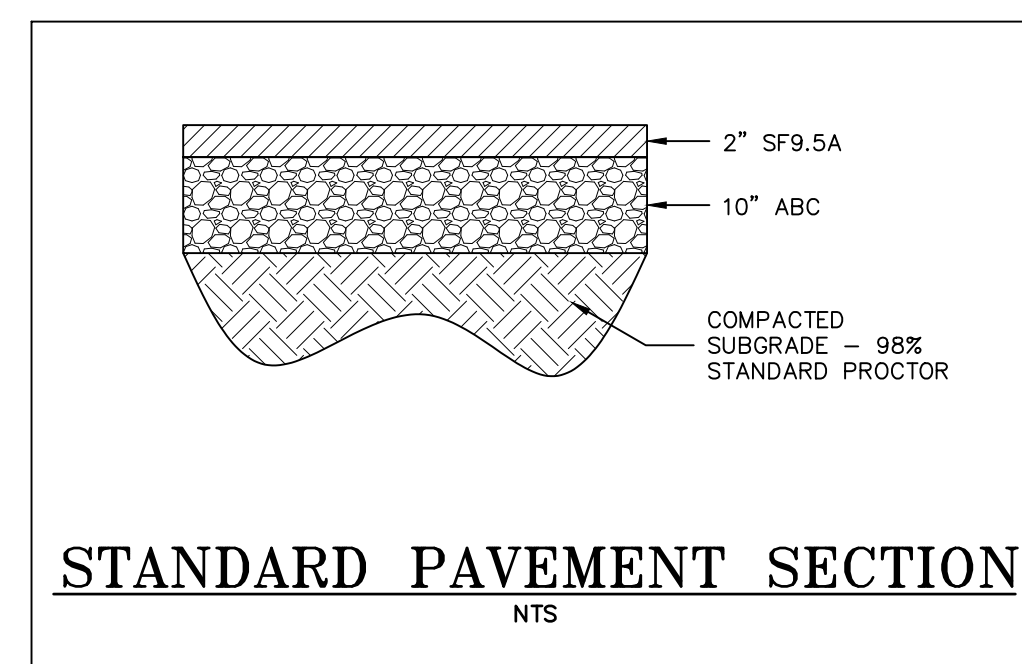
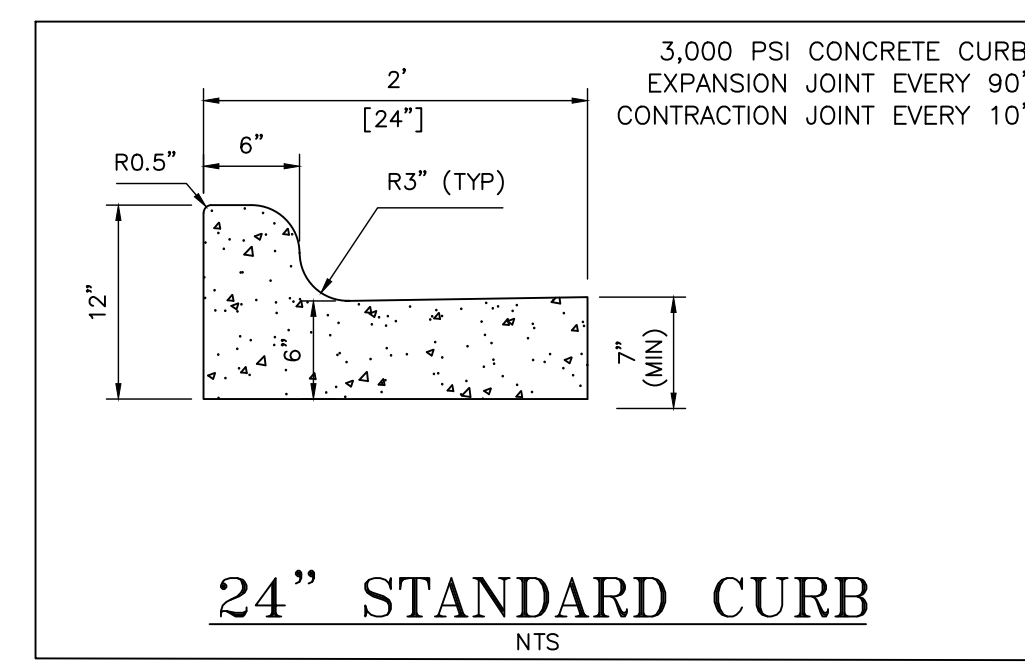
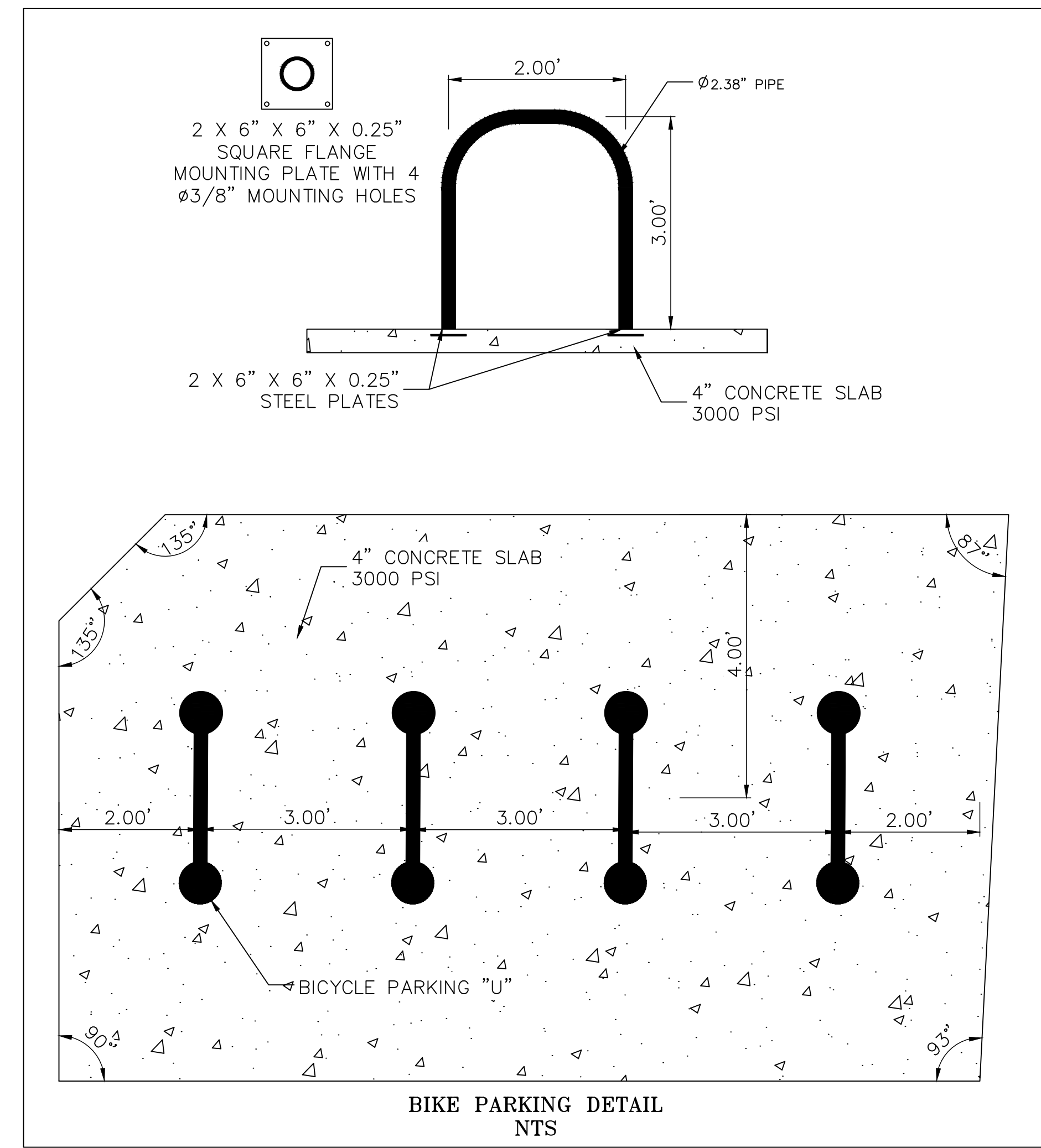
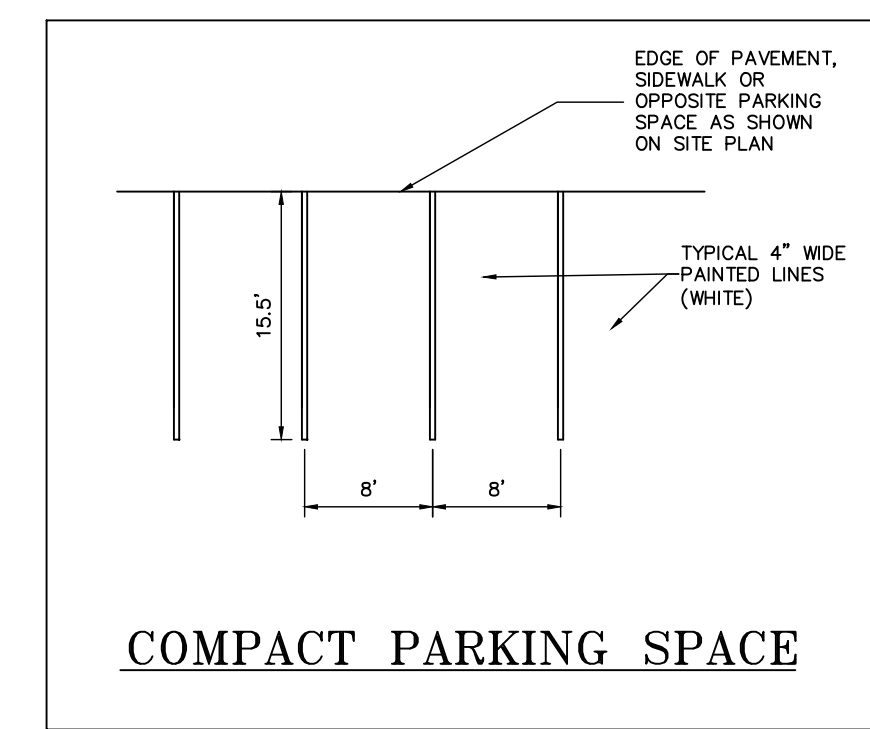
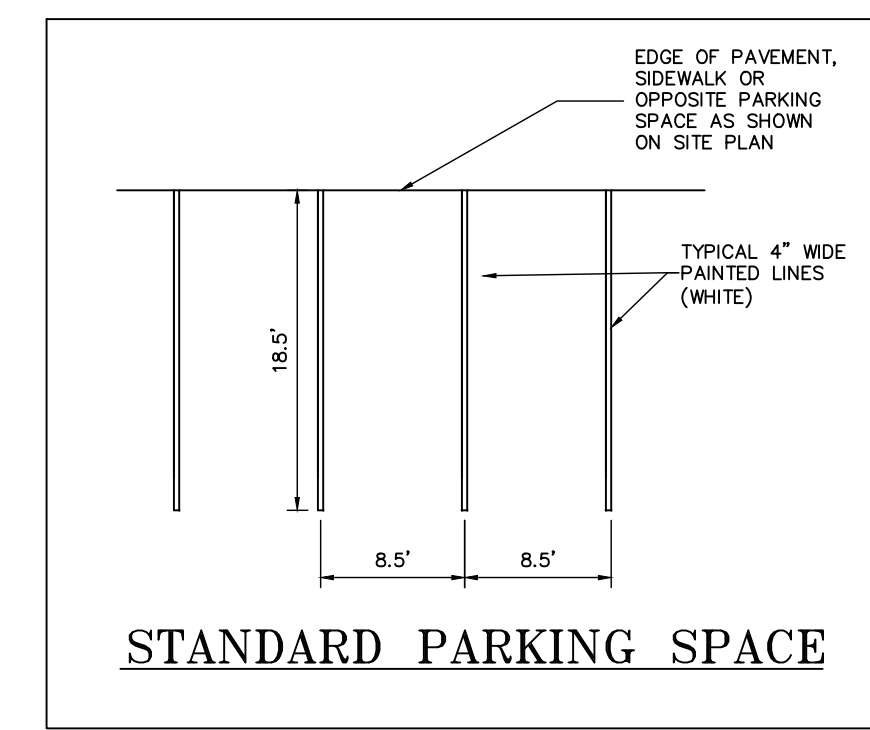
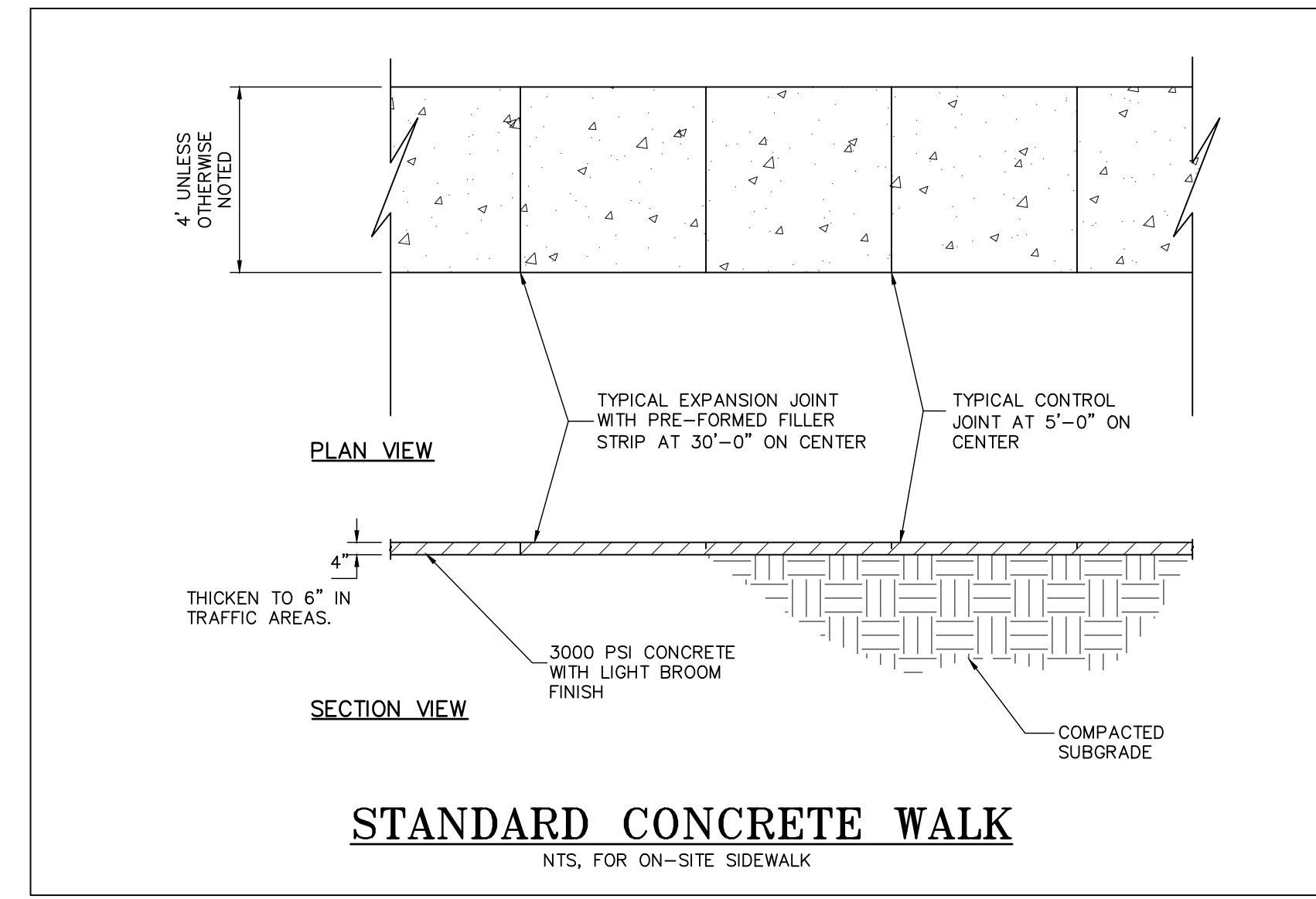
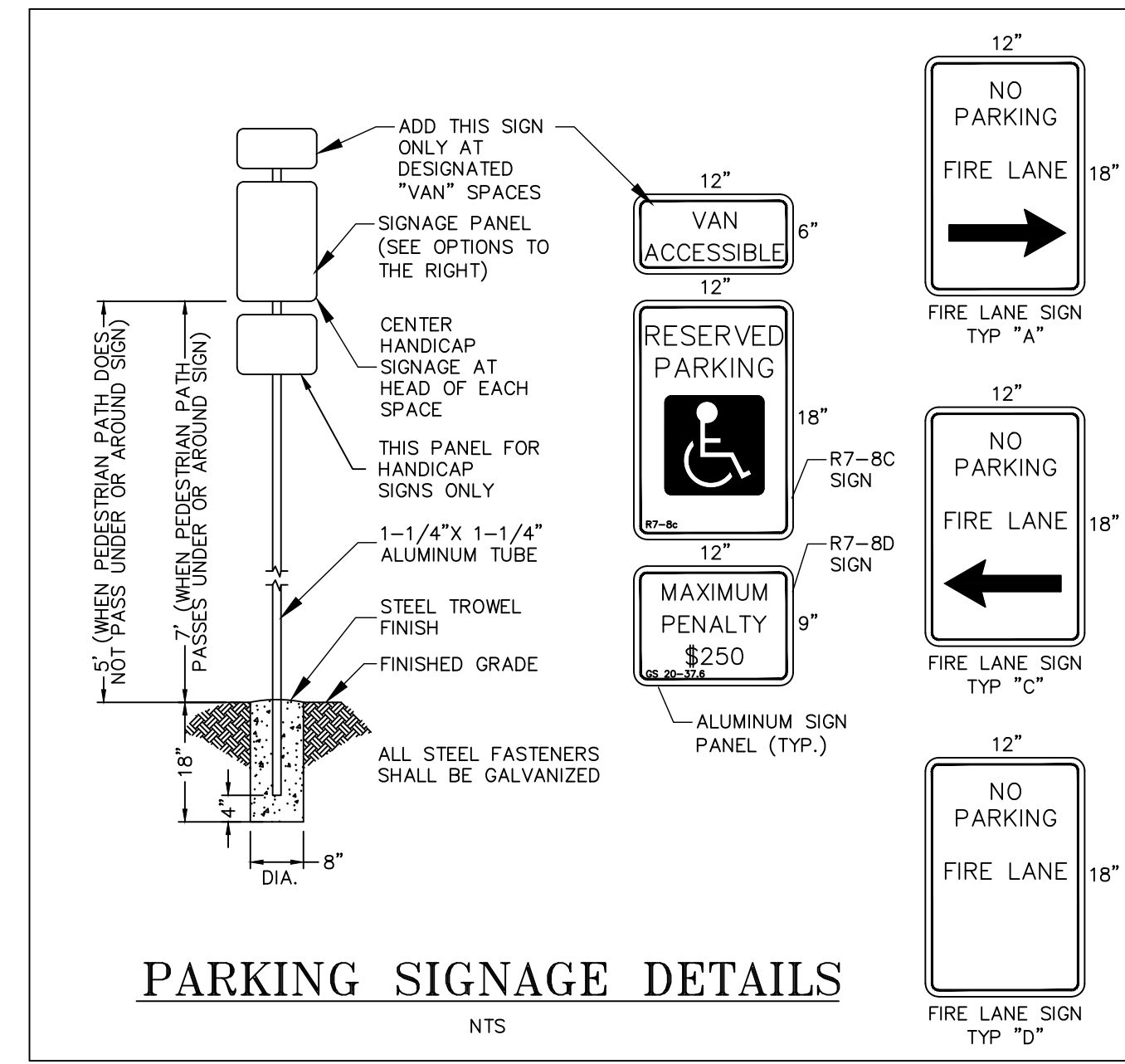
A	B	C	D	D'	E	F	F'	G
90°	8.0'	15.5'	20.0'	20.0'	8.0'	51.0'	51.0'	2.0'

FIGURE 17-055

A) PARKING ANGLE
 B) STALL WIDTH
 C) STALL DEPTH
 D) AISLE WIDTH BETWEEN STALL LINES (ONE-WAY TRAFFIC)
 E) STALL WIDTH PARALLEL TO AISLE
 F) MODULE WIDTH (ONE-WAY TRAFFIC) WITH PARKING ON BOTH SIDES.
 G) VEHICLE OVERHANG
 *D) TWO-WAY TRAFFIC
 F) TWO-WAY TRAFFIC

*ADDITIONAL WIDTH MAY BE REQUIRED WHERE THE AISLE SERVES AS A PRINCIPAL VEHICULAR ACCESS TO ON-SITE USES OR STRUCTURES OR SERVES TWO-WAY TRAFFIC.
 # PARKING STALLS ABUTTING SIDEWALK AND PLANTING STRIPS SHALL PROVIDE ADDITIONAL CLEARANCE BETWEEN THE STALL AND THE SIDEWALK OR PLANTING STRIP.

TITLE	REVISIONS	DET.NO
LOT LAYOUT SCHEDULE	NO. DATE BY	P-1



EarthCentric Engineering, Inc.
 LICENSE #C-2688
 204 W. Clay Street
 Mebane, NC 27302
 Phone: (919) 563-9041
 Fax: (919) 304-3284
 E-Mail: Phil.Koch@EarthCentric.com

PHIL KOCH - NCPE #22634

1509 EAST FRANKLIN - RESTAURANT
 CHAPEL HILL, NORTH CAROLINA
SITE & PAVING DETAILS

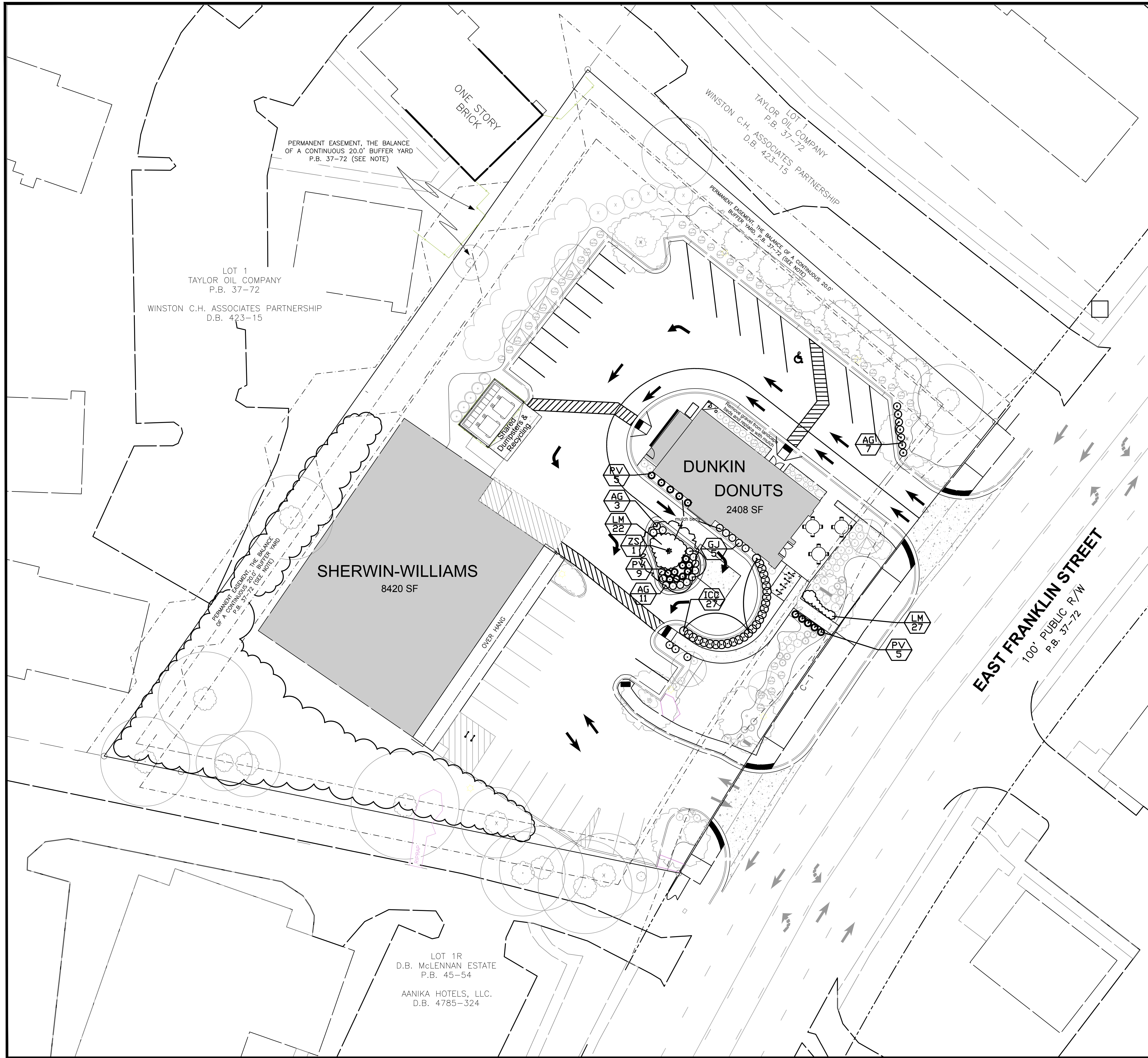
REV.	DATE	DESCRIPTION	BY
1	12/23/2020	PER TOCH COMMENTS	SCS
2	11/23/2021	PER TOCH COMMENTS	SCS

DATE: SEPTEMBER 26, 2018
 HORIZONTAL SCALE: NA
 VERTICAL SCALE: NA
 PROJECT MANAGER: CPK
 DRAWN BY: SCS
 PROJECT NO.: 17-055
 DRAWING NAME: 17-055 DETAILS

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SHEET NO.
D1.0
 SITE PLAN

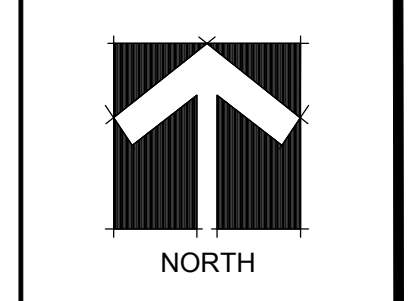
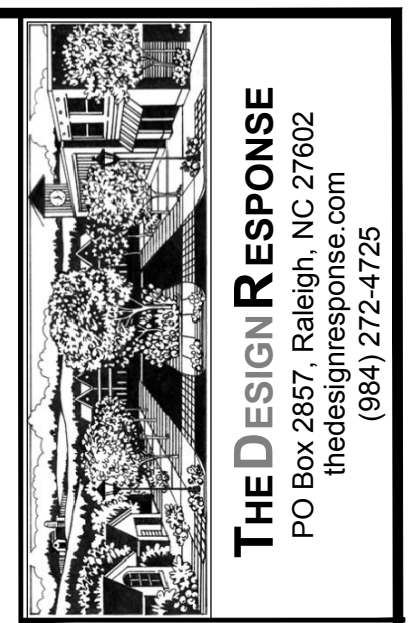


Project Data

1509 E. Franklin Street, Chapel Hill, NC 27514
 Applicant: The Design Response
 PO Box 2857
 Raleigh, NC 27602
 (984) 272-4725
 jsmyre@thedesignresponse.com

Site Data

Pin Number: 9789-93-9745
 Street Address: 1507 & 1509 E. Franklin Street
 Owner / Developer: 1507 E Franklin St LLC c/o Turner
 109 Butterfield Court
 Chapel Hill, NC 27516
 Net Acreage: 1.53 AC, 67,160 SF
 Gross Land Area: 1.69 AC, 73,825 SF
 Zoning: CC - Community Commercial
 SUP: PD-SC Planned Development-Shopping Center

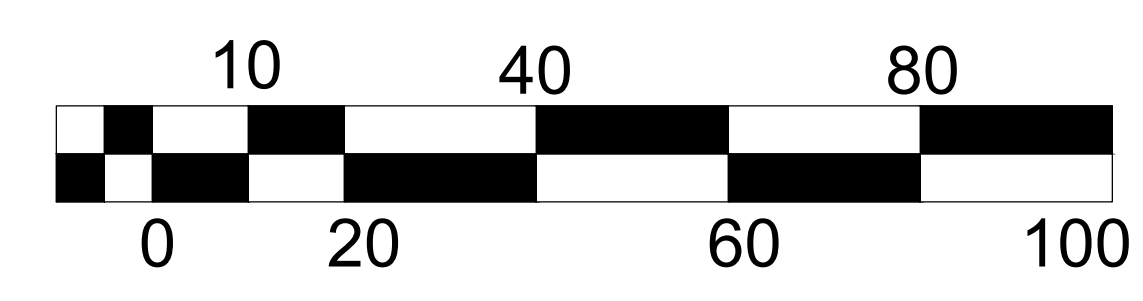


1509 East Franklin - Restaurant
 Chapel Hill, North Carolina
Landscape Planting Plan

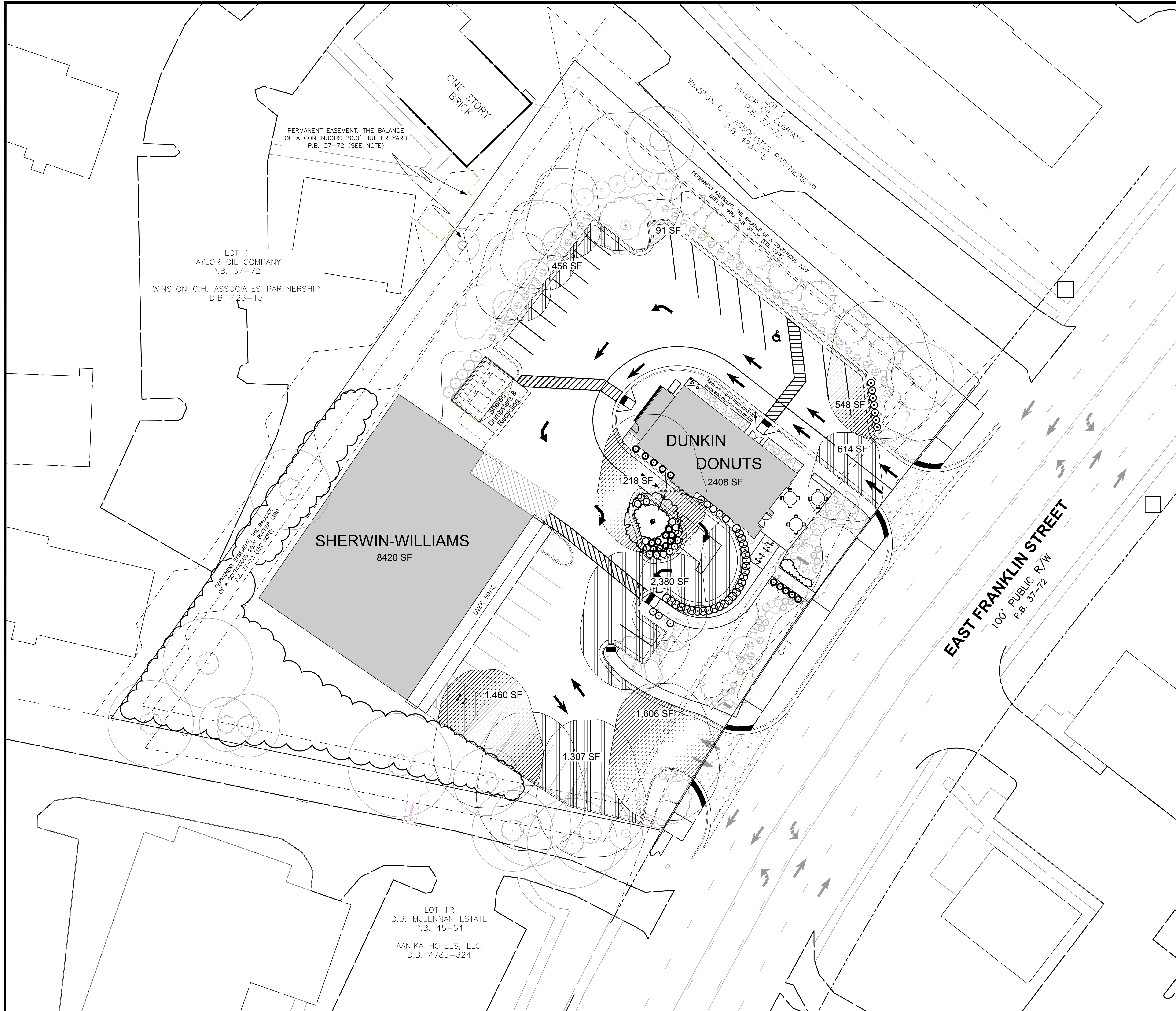
PLANT LIST:

Symbol	Botanical Name	Common Name	Size/Remark	Quantity
ICC	Ilex cretana 'Compacta'	Compact Japanese Holly	36" Ht. @ 30" O.C.	27
ZS	Zelkova serrata	Japanese Zelkova	2.5" Cal., B&B	1
AG	Abelia x grandiflora 'Sherwoodii'	Abelia	15" Ht., 3 Gal.	21
GJ	Gardenia jaminoides 'Kleim's Hardy'	Gardenia	24" Ht., 5 Gal.	5
PV	Panicum virgatum 'RR1 Ruby ribbons'	Switchgrass	18" Ht., 3 Gal.	19
LM	Liriope muscarii 'Big Blue'	Liriope	12" Ht., 1 Gal. @ 15" O.C.	49
MULCH	Double-Shredded Hardwood	Hardwood Mulch	3" Deep- all beds	

Replace existing gravel/river rock beds with hardwood mulch



11-2021	Revisions
12-2020	Revisions
DATE:	REVISION:
DATE:	9-27-2018
SCALE:	1"=20'
DRAWN BY:	JLS
JOB NO.:	075-002
SHEET NO.:	



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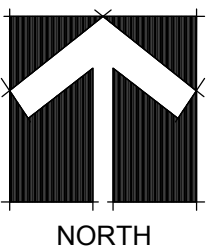
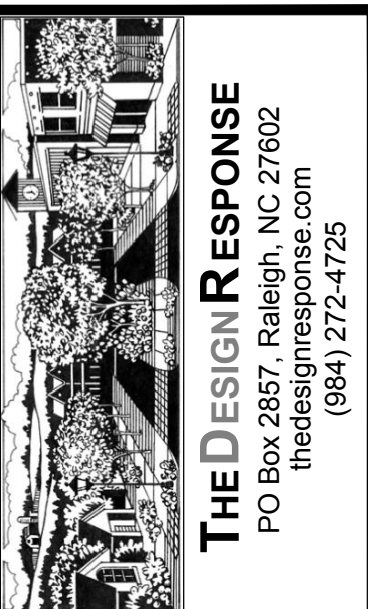
Shading Data

Parking Lot Area - 24,507 SF

Required Tree Shade Area - 8,577 SF (35%)

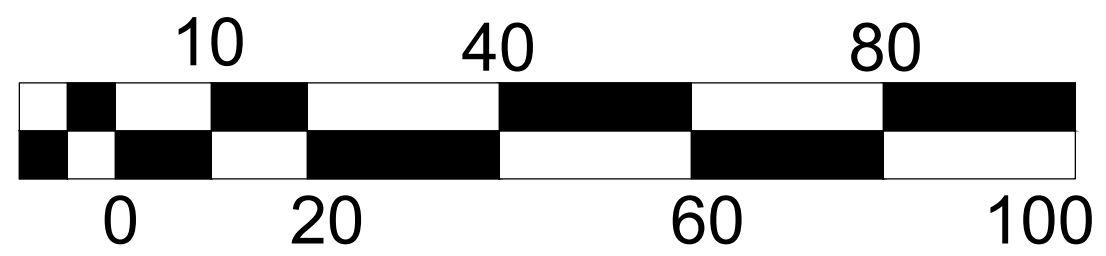
Proposed Tree Shade Area - 9,680 (39%)

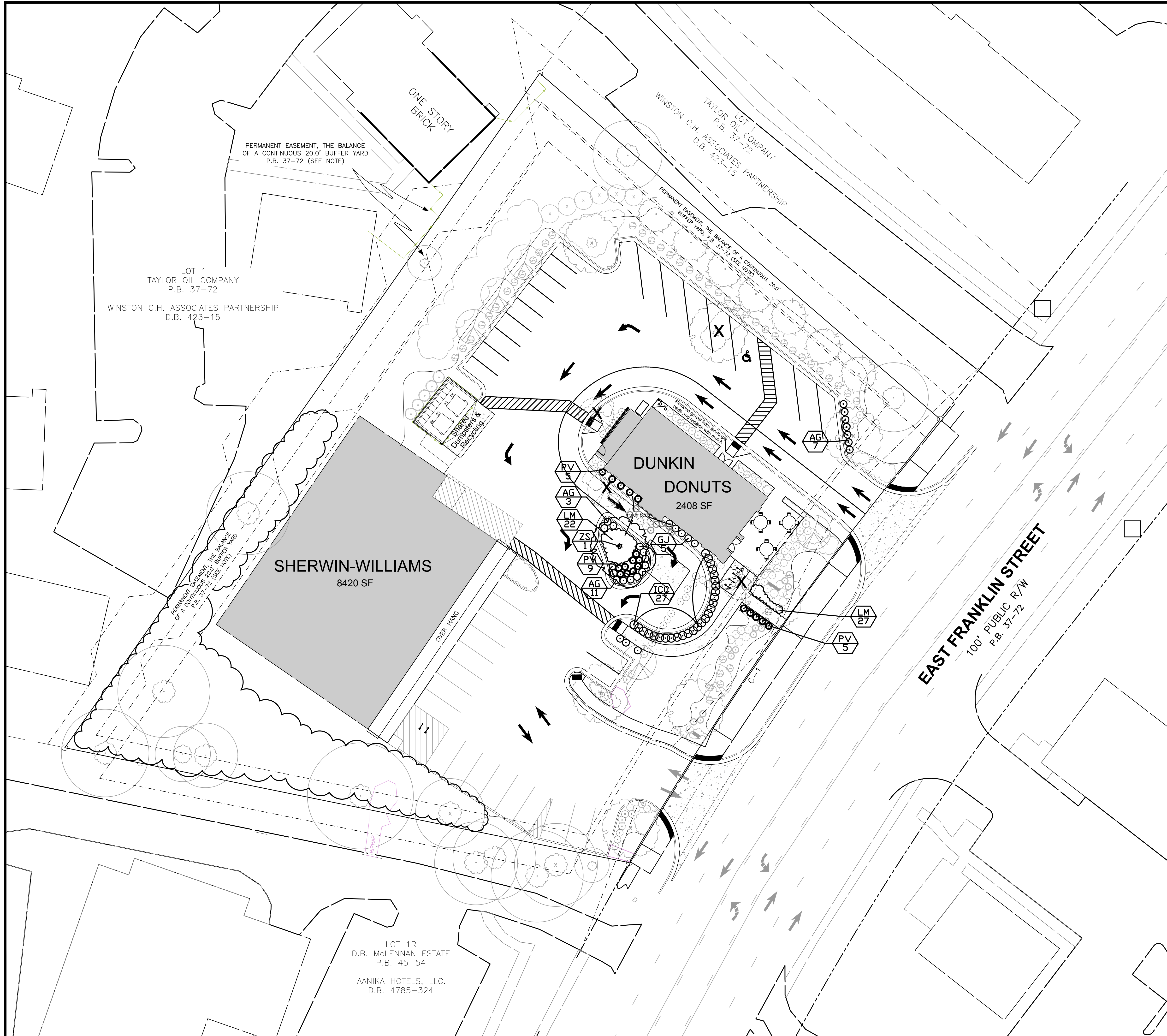
-  Paved Area on Site
-  Tree Shade Area
-  Existing Tree Canopy



1509 East Franklin - Restaurant
 Chapel Hill, North Carolina
Parking Lot Shade Requirement

DATE:	REVISION:
11-2021	Revisions
12-2020	Revisions
DATE:	REVISION:
DATE:	9-27-2018
SCALE:	1"=20'
DRAWN BY:	JLS
JOB NO.:	075-002
SHEET NO.:	





Project Data

1509 E. Franklin Street, Chapel Hill, NC 27514
 Applicant: The Design Response
 PO Box 2857
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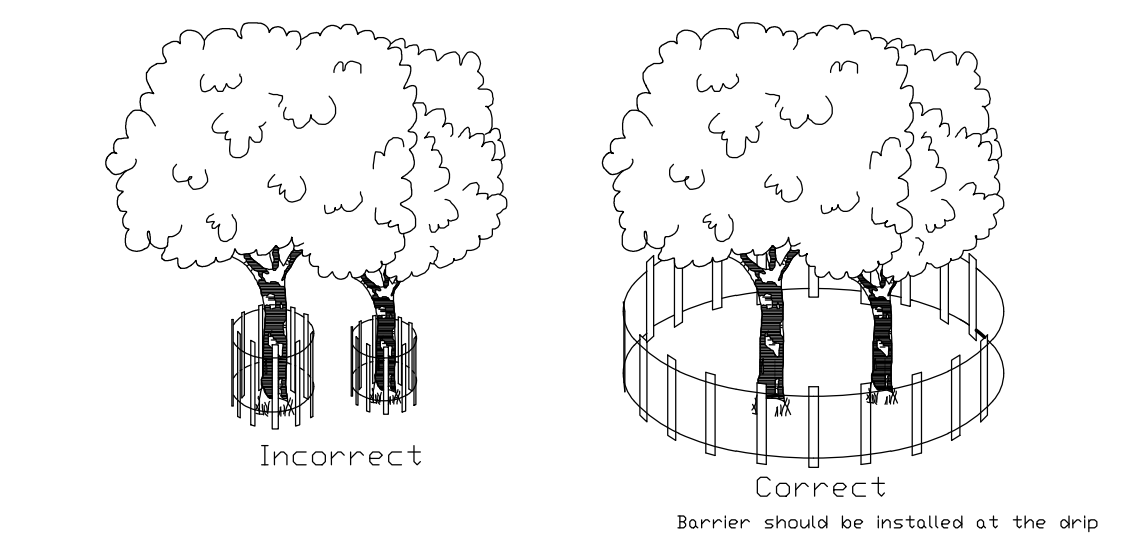
Zoning: CC - Community Commercial

SUP: PD-SC Planned Development-Shopping Center

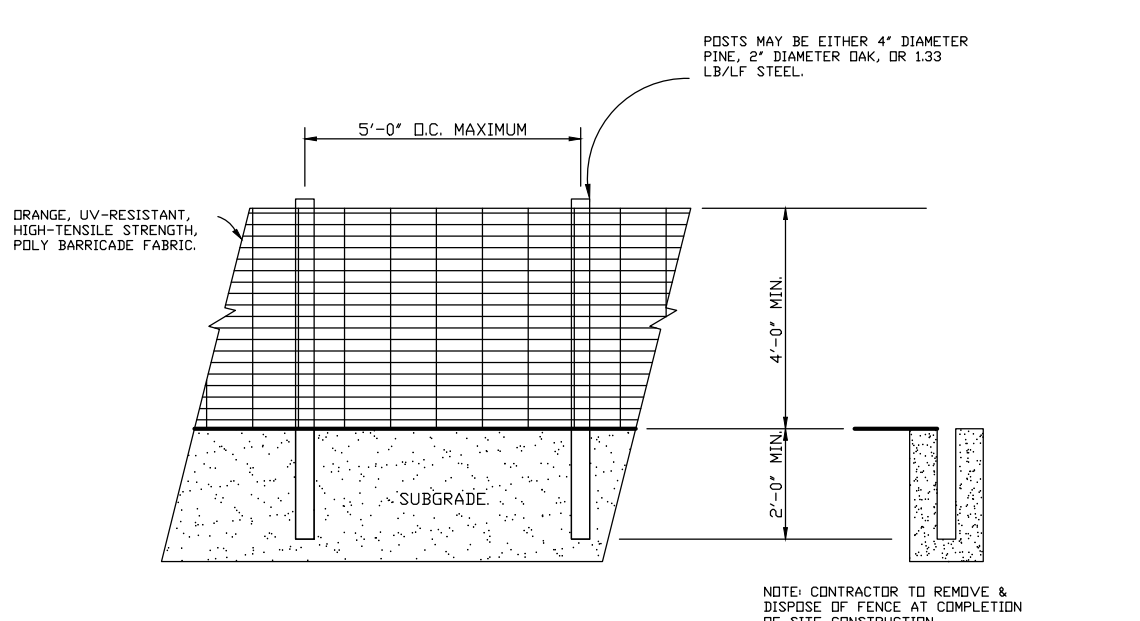
TREE CANOPY COVERAGE:

Net Land Area- 67,160 SF
 Area in Easements- 22,271 SF
 Area to calculate Tree Canopy- 44,889 SF @ 30% = 13,467 SF
 Existing Tree Canopy- 14,520 SF
 Proposed Trees 5,500 SF (11 trees at 500 SF each planted at 2.5" Cal.)

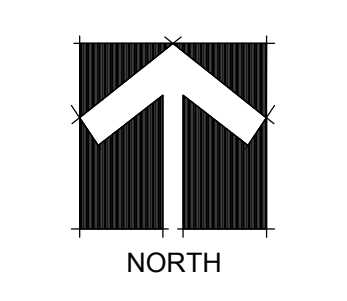
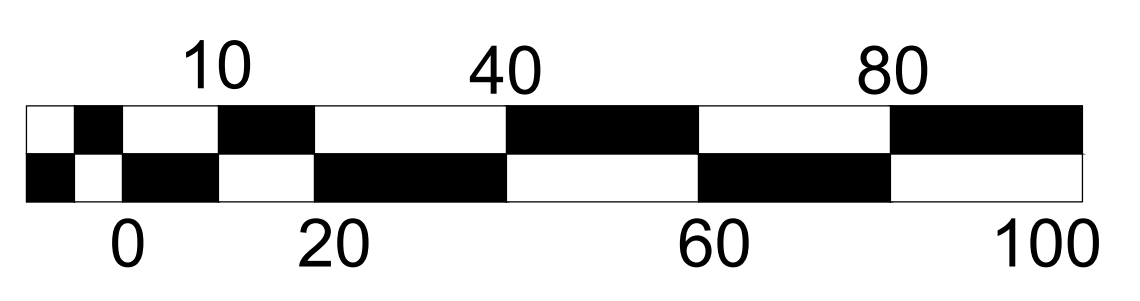
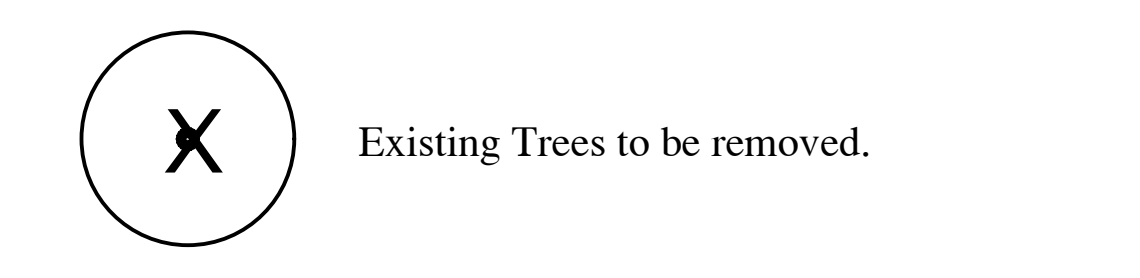
- NOTES:**
 In spite of precautions, some damage to protected trees may occur. In such cases repair any damage to the crown, trunk or root system immediately.
- Repair roots by cutting off the damaged areas and painting them with tree paint. Spread peat moss or moist topsoil over exposed roots.
 - Repair damage to bark by trimming around the damaged areas taper the cut to provide drainage.
 - Cut off all damaged tree limbs above the tree collar at the trunk or main branch. Use three separate cuts to avoid peeling bark from healthy areas of the tree.



EXAMPLE OF INDIVIDUAL TREE FENCING
 N.T.S.



TEMPORARY TREE PROTECTION FENCE
 N.T.S.



1509 East Franklin - Restaurant
 Chapel Hill, North Carolina
Landscape Removal & Protection Plan

11-2021	Revisions
12-2020	Revisions
DATE:	REVISION:
DATE:	9-27-2018
SCALE:	1"=20'
DRAWN BY:	JLS
JOB NO.:	075-002
SHEET NO.	