





















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

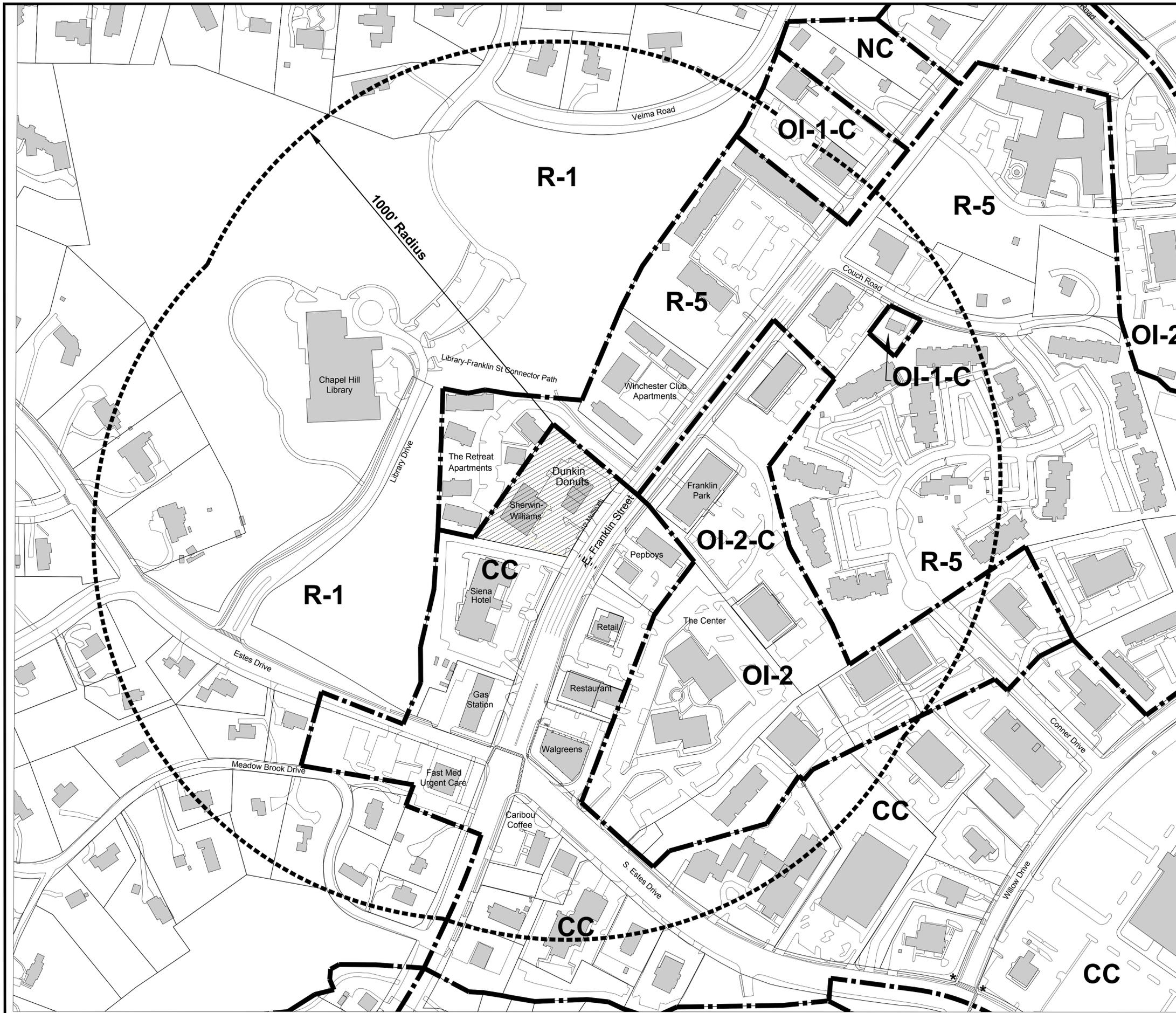
Zoning: CC - Community Commercial

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





Project Data

Dunkin Donuts Drive Thru
1509 E. Franklin Street, Chapel Hill, NC 27514

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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

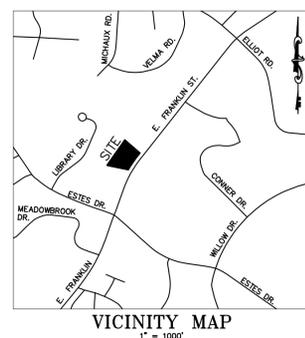
SCALE: 1"=120'

DRAWN BY: EJK, JLS

JOB NO.: 075-001

SHEET NO.

A - 1



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.
- WORK WITHIN PUBLIC RIGHT-OF-WAYS SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS, NOTIFICATIONS, STANDARDS AND POLICIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL MEASURES FOR ALL WORK W/IN PUBLIC R/W PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND THE N.C. SUPPLEMENT TO THE MUTCD, AND LOCAL CITY INSPECTORS DIRECTION.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT PLANS AND/OR SPECIFICATIONS, LOCAL STANDARD DETAILS AND CONSTRUCTION STANDARDS, STATE CONSTRUCTION STANDARDS, AND OTHER APPLICABLE CONTRACT DOCUMENTS.
- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING ALL APPROPRIATE PARTIES AND ASSURING THAT UTILITIES ARE LOCATED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CALL NC ONE CALL (PREVIOUSLY 11000) AT 1-800-632-4949 FOR UTILITY LOCATING SERVICES 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- UNDERGROUND UTILITIES SHOWN USING BEST AVAILABLE INFORMATION. ALL LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE MORE UNDERGROUND UTILITIES THAN ARE SHOWN HEREON. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES PRIOR TO ANY EXCAVATIONS.
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- ALL CLEARING, GRUBBING AND UNSUITABLE FILL MATERIAL SHALL BE DISPOSED OF LEGALLY.
- ALL PAVEMENT, CURB, STORM DRAINAGE PIPE, AND STRUCTURES TO BE REMOVED SHALL BE HAULED OFFSITE AND DISPOSED OF LEGALLY.
- SIGNAGE SHALL BE LOCATED AS SHOWN. SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL STANDARDS.
- SITE LIGHTING SHALL AS SHOWN, AND SHALL BE SUFFICIENT TO PROPERLY ILLUMINATE THE SITE IN ACCORDANCE WITH LOCAL STANDARDS.
- LANDSCAPING SHALL BE INSTALLED IN THE PROVIDED YARDS, IN ACCORDANCE WITH LOCAL STANDARDS.
- 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.

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1509 E. FRANKLIN STREET,
CHAPEL HILL, NC 27514

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P.O. BOX 2857
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GROSS LAND AREA: 1.69 AC, 73,825 SF
ZONING: CC - COMMUNITY COMMERCIAL
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):

- BUILDING (1507 E. FRANKLIN, INCLUDING OVERHANG): 9,006 SF
- CONCRETE APRON (AT 1507): 4,060 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: 542 SF
- ASPHALT PAVED DRIVEWAYS & PARKING (INC. CURBS): 39,126 SF
- TOTAL EXISTING IMPERVIOUS AREA: 59,126 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 ASSESSED PRIOR TO DEMOLITION 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.
- BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
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 - 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.
 - ADDITIONAL INFORMATION MAY BE FOUND IN CHAPTERS 3 AND 6 OF THE NORTH CAROLINA "EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL."

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Licence # C-2638



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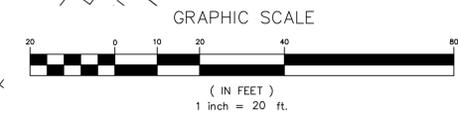
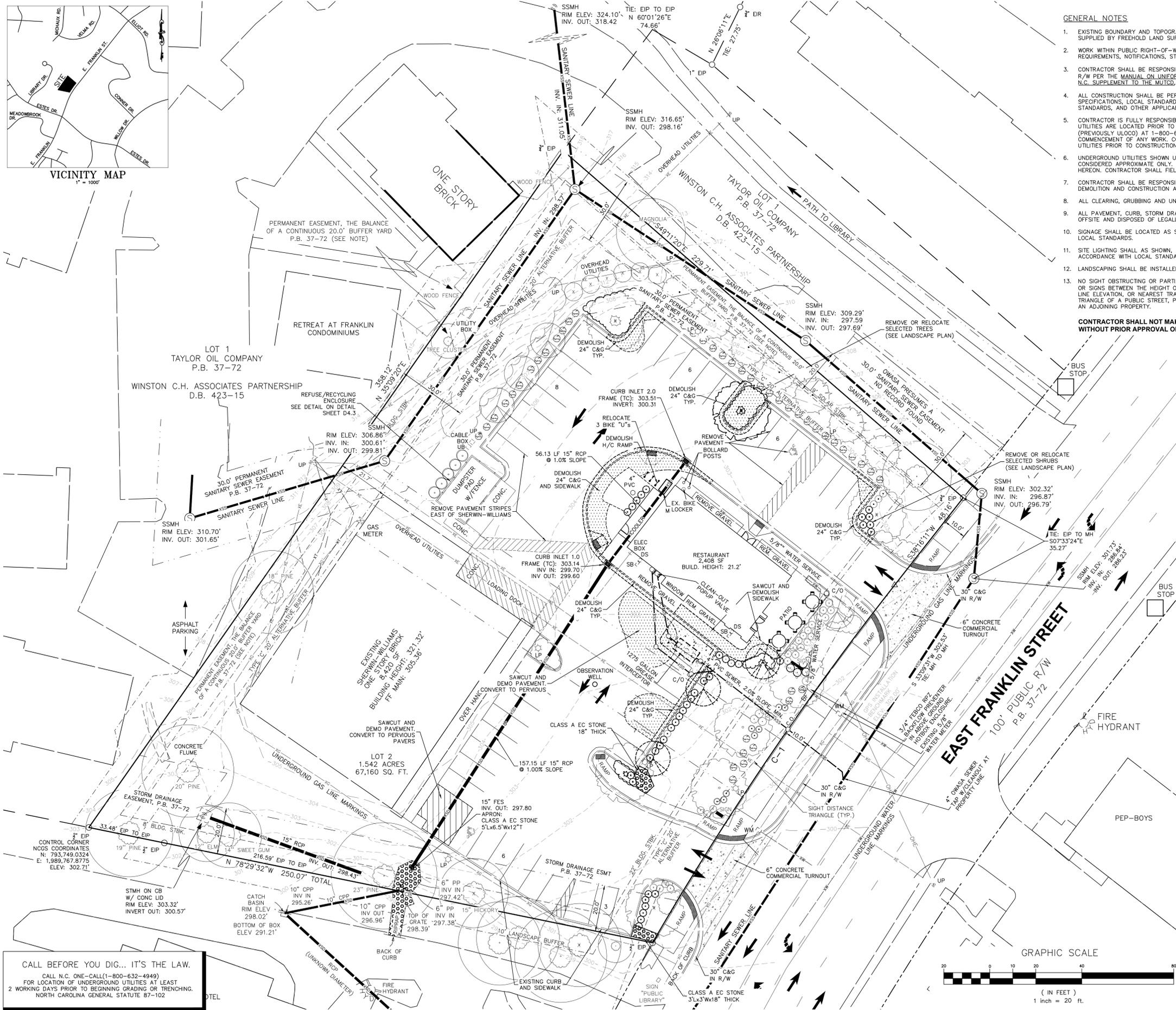
1509 EAST FRANKLIN
- RESTAURANT
CHAPEL HILL, NORTH CAROLINA
EXISTING CONDITIONS
& DEMOLITION PLAN

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

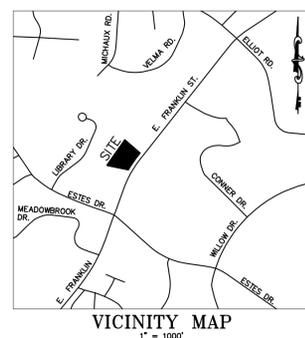
DATE: SEPTEMBER 26, 2018
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: N/A
PROJECT MANAGER: GPK
DRAWN BY: GPK
PROJECT NO: 17-055
DRAWING NAME: 17-055 WORKING

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SHEET NO.
C2.0
SITE PLAN



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



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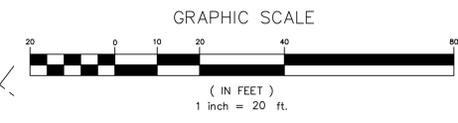
IMPERVIOUS AREA

Table with 2 columns: EXISTING IMPERVIOUS SURFACE (TAKEN FROM 2017 AS-BUILTS) and SF. Rows include Building (1507 E. FRANKLIN), Concrete Apron, Concrete Pad, Dumpster Pad, Concrete at front and side of dumpster pad, Building (1509 E. FRANKLIN), Walk-in cooler, Concrete around grease traps & clean-outs, Sidewalk around 1509 building, Gravel around 1509 building, Sidewalk in front of 1507, Asphalt paved driveway & parking (inc. curbs), and Total Existing Impervious Area: 39,126 SF.

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E-Mail: Phil.Koehn@EarthCentric.com



1509 EAST FRANKLIN RESTAURANT - SITE PLAN
CHAPEL HILL, NORTH CAROLINA

Table with 4 columns: REV., DATE, DESCRIPTION, COMMENTS. Shows revision 1 on 12/23/2020 and revision 2 on 11/23/2021.

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

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SHEET NO. C3.0
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

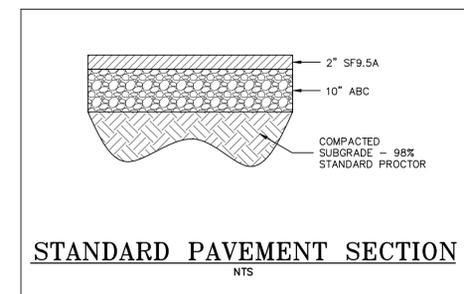
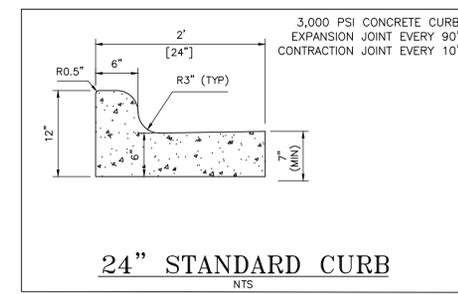
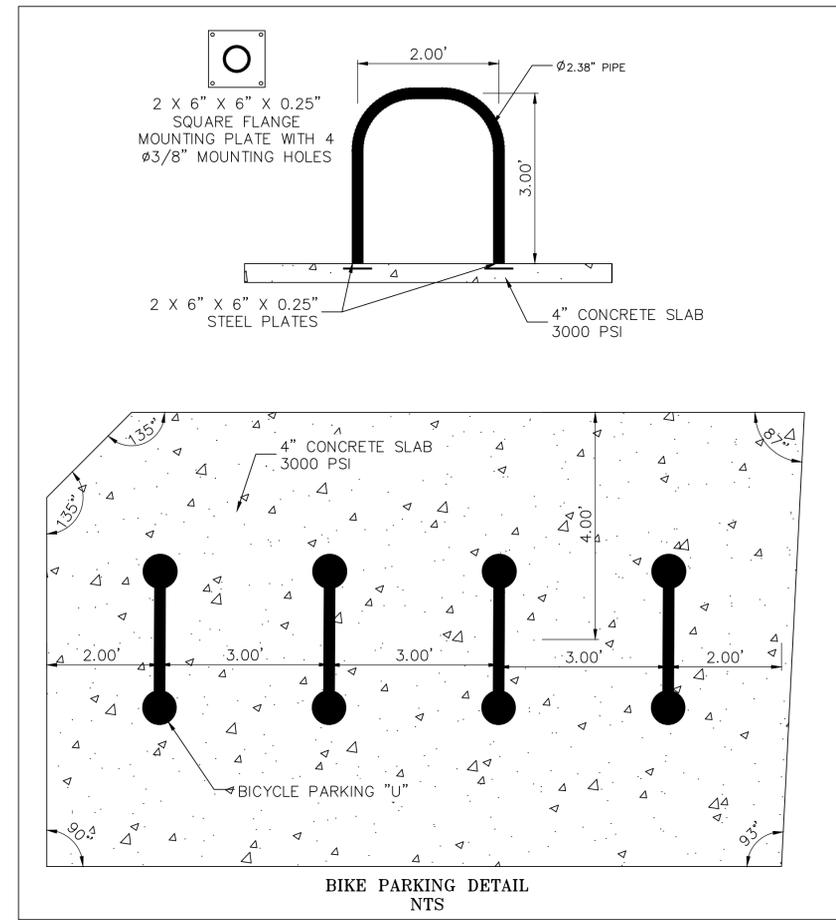
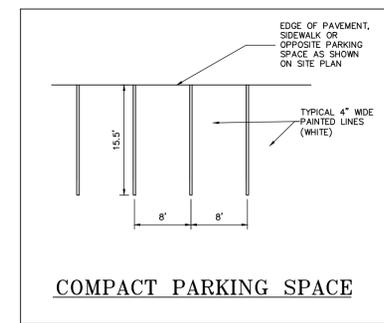
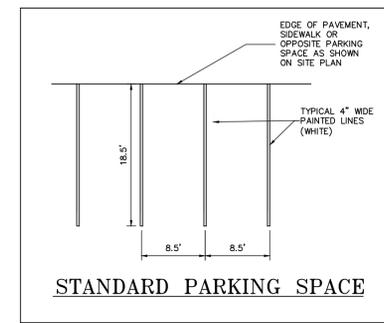
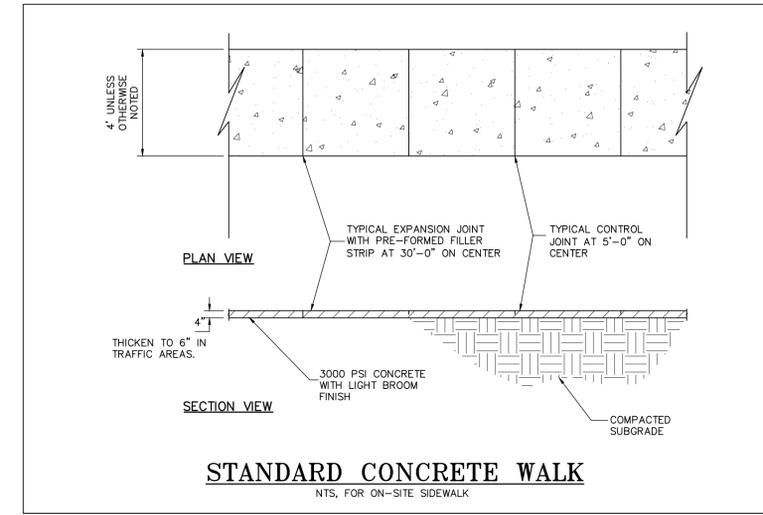
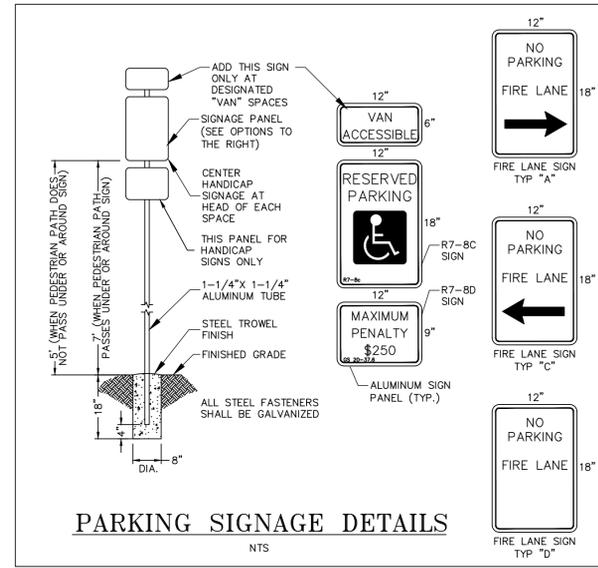
A	B	C	D	D'	E	F	F'	G
90°	8.0'	15.5'	20.0'	20.0'	8.0'	51.0'	51.0'	2.0'

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
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DATE: SEPTEMBER 26, 2018
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 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

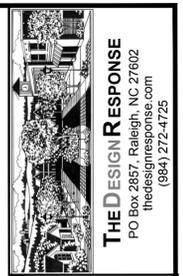


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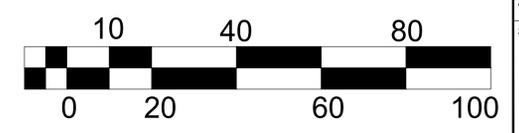


1509 East Franklin - Restaurant
 Chapel Hill, North Carolina
Landscape Planting Plan

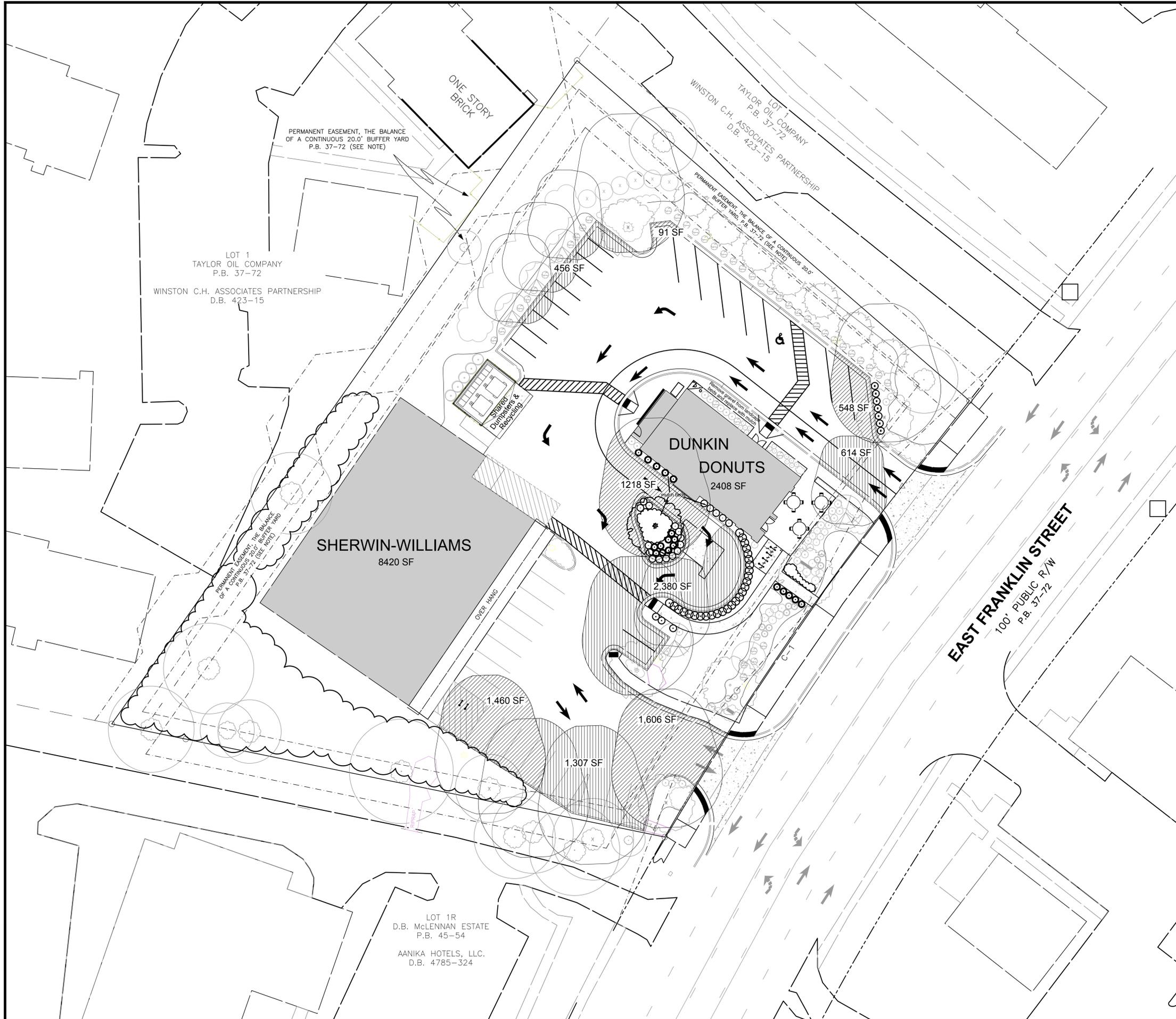
PLANT LIST:

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.:	



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

Shading Data

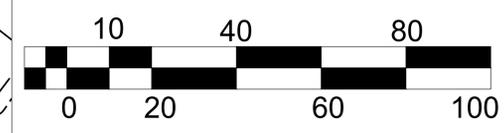
Parking Lot Area - 24,507 SF
 Required Tree Shade Area - 8,577 SF (35%)
 Proposed Tree Shade Area - 9,680 (39%)

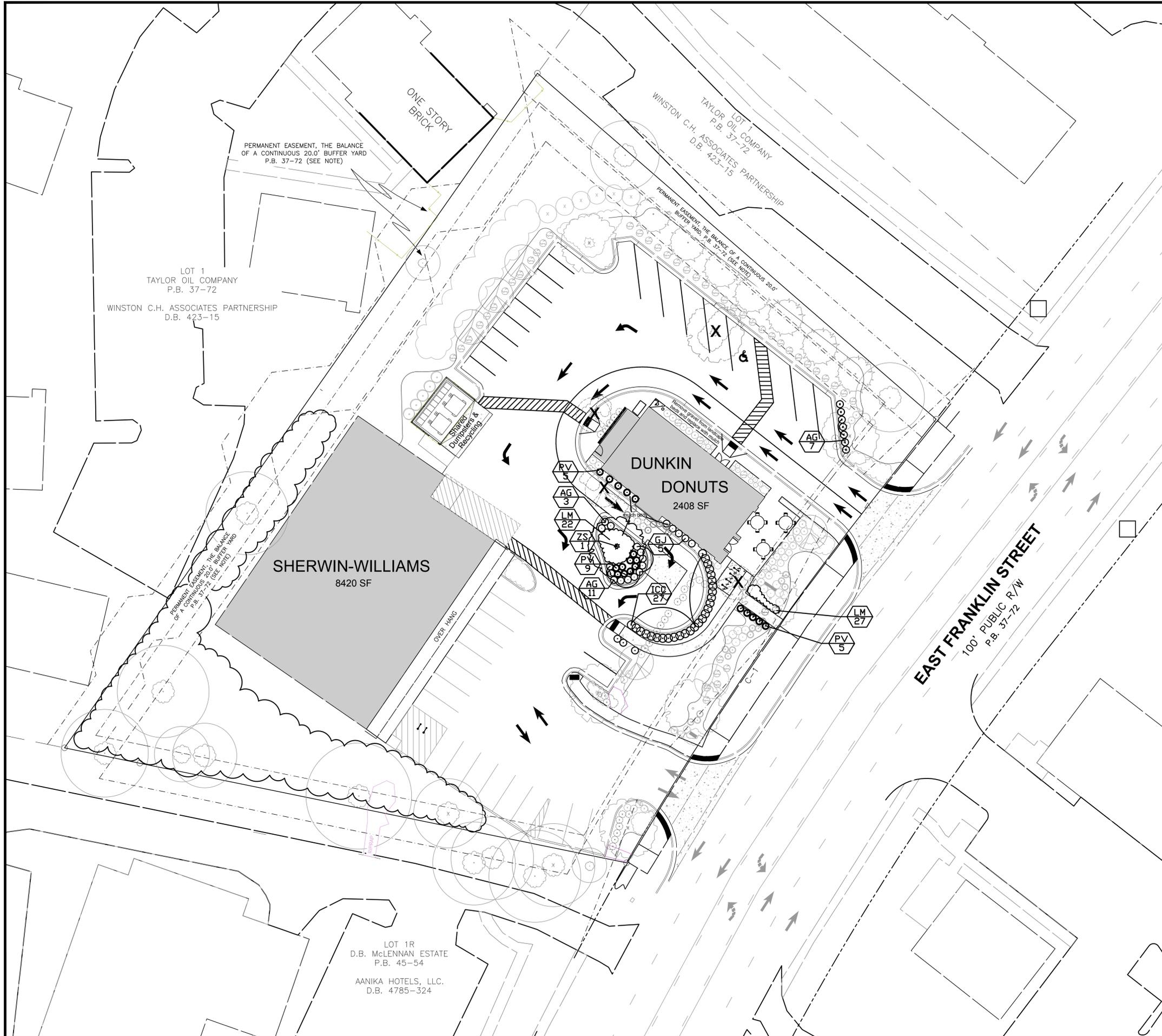
-  Paved Area on Site
-  Tree Shade Area
-  Existing Tree Canopy



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

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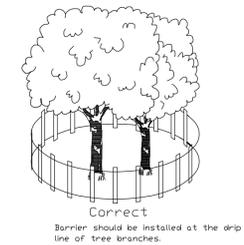
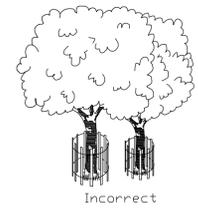
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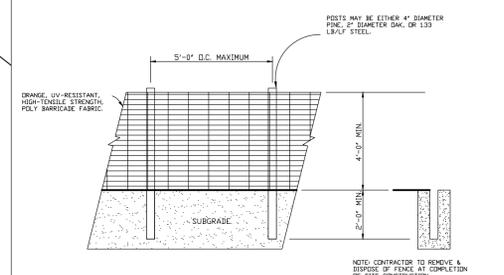
TREE CANOPY COVERAGE:

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.)

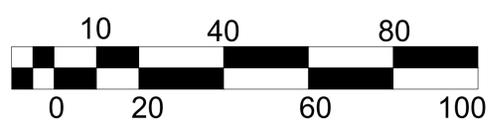
- NOTES:
- In spite of precautions, some damage to protected trees may occur. In such cases repair any damage to the crown, trunk or root system immediately.
 - Repair roots by cutting off the damaged areas and painting them with tree paint. Spread peat moss or moist topsoil over exposed roots.
 - Repair 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

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