

CONDITIONAL ZONING APPLICATION



TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd.
(919) 968-2728 fax (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9788379851, 9788472803

Date: 23 Jul 2021

Section A: Project Information

Project Name: 150 E Rosemary Street Lab & Office Building
Property Address: 150 E Rosemary St Zip Code: 27514
Use Groups (A, B, and/or C): C Existing Zoning District: TC-2
Project Description: Demolition of existing Wallace Parking Deck and construction of a 7-story lab and office building

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

Applicant Information (to whom correspondence will be mailed):

Name: Ballentine Associates, attn: George Retschle
Address: 221 Providence Road
City: Chapel Hill State: NC Zip Code: 27514
Phone: (919) 929-0481 Email: georger@bapa.eng.pro

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

Signature:  Date: 23 Jul 2021

Owner/Contract Purchaser Information:

Owner **Contract Purchaser**

Name: Grubb Management LLC c/o Grubb Properties, Inc
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 their knowledge and belief, all information supplied with this application and accurate.

Signature:  Date: 19 Jul 2021

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



CONDITIONAL ZONING

TOWN OF CHAPEL HILL

Planning Department

Conditional Rezoning applications are reviewed by staff, Planning Commission, and Town Council. The application is part of an open public process that enables Town Council to discuss and decide on the key issues of a rezoning proposal. If a rezoning is approved, the applicant may then submit a detailed final plan application to staff for compliance review with the technical development standards and with the Council rezoning approval.

The establishment of a Conditional Zoning District shall be consistent with the Land Use Plan in the Comprehensive Plan. A proposed Conditional Zoning District is deemed consistent if the proposed District will be located in conformance with an adopted small area plan and/or in one of the following Land Use Categories:

- Medium Residential
- High Residential
- Commercial
- Mixed Use, Office/Commercial Emphasis
- Mixed Use, Office Emphasis
- Town/Village Center
- Institutional
- Office
- University
- Development Opportunity Area
- Light Industrial Opportunity Area

If the proposed conditional zoning districts is located in a Low Residential or a Rural Residential Land Use Category, the Town Council must approve a Land Use Plan amendment prior to proceeding.

SIGNED CONDITIONS: All conditions shall be in writing, prepared by the owner of the property or an attorney and must be signed by all property owners and contract purchasers, if applicable. The Town Attorney may require additional signatures if necessary and will determine whether or not the conditions statement is legally sufficient. Within thirty (30) days after receipt of the conditions the Planning Division Manager will notify the applicant of any deficiencies in the conditions statement or if any additional information is needed. The applicant may make changes to the written conditions statement provided it is submitted at least thirty (30) prior to Planning Commission meeting or thirty (30) days prior to Town Council public hearing.

RECORDATION OF CONDITIONS: After a rezoning has been approved by the Town Council, the conditions statement shall be recorded with the Register of Deeds Office. After a rezoning has been approved by Town Council and recorded by the Register of Deeds Office, the conditions may not be amended except through a new rezoning application.



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: _____

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 lot boundaries | | NLA= | 64,690 | 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= | 6,469 | 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= | 71,159 | 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) | 75,000 |
| 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) | 58,014 | 58,014 | 59,145 | 59,145 |
| Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA)% | 81.527 | | 83.117 | 83.117 |
| If located in Watershed Protection District, % of impervious surface on 7/1/1993 | | | | |



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 +/- 1,500 enclosed | all | 237,000 | 237,000 |
| Number of Floors | 3 | 3 | 7 | 7 |
| 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 | | | | |
| 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 | 750 | 3,000 | | | |
| Restaurant | | | # of Seats | | |
| Government | | | | | |
| Institutional | | | | | |
| Medical | | | | | |
| Office | 1,500 | 234,000 | | | |
| Hotel | | | # of Rooms | | |
| Industrial | | | | | |
| Place of Worship | | | # of Seats | | |
| Other | | | | | |

| Dimensional Requirements | | Required by Ordinance | Existing | Proposed |
|---------------------------|---------------------------------------|-----------------------|----------|----------|
| Setbacks (minimum) | Street | 0 | 10 | 12 |
| | Interior (neighboring property lines) | | | |
| | Solar (northern property line) | 0 | 10 | 12 |
| Height (maximum) | Primary | 44 | 34 | 50 |
| | Secondary | 120 | 40 | 132 |
| Streets | Frontages | 12 | 45 | 361 |
| | Widths | 15 | 45 | 361 |



Section F: Adjoining or Connecting Streets and Sidewalks

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 |
|---------------|--------------------|----------------|-----------------|---|---|
| E Rosemary St | 45 | 39 | 3 | <input checked="" type="checkbox"/> Yes | <input checked="" type="checkbox"/> Yes |
| Henderson St | 40 | 30 | 2 | <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 |
| | | | <input type="checkbox"/> Yes <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 | n/a | 608 | 152 |
| Handicap Spaces | 6 | n/a | 6 |
| Total Spaces | n/a | 608 | 158 |
| Loading Spaces | 1 | n/a | 1 |
| Bicycle Spaces | 168 | n/a | 181 |
| Surface Type | concrete parking podium | | |

Section H: Landscape Buffers

| Location (North, South, Street, Etc.) | Minimum Width | Proposed Width | Alternate Buffer | Modify Buffer |
|--|---------------|----------------|------------------------------|------------------------------|
| buffers n/a | n/a | | <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:

Proposed Zoning Change (if any):

| 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-3-CZC | 4 | n/a | | | n/a | 284,636 | |
| | | | | | | | |
| | | | | | | | |
| 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 checked="" type="checkbox"/> Underground | <input type="checkbox"/> Above Ground | | |
| Telephone | <input checked="" type="checkbox"/> Underground | <input type="checkbox"/> Above Ground | | |
| Solid Waste | <input type="checkbox"/> Town | <input type="checkbox"/> Private | | |



**CONDITIONAL ZONING 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) 968-2728 or at planning@townofchapelhill.org.

| | | | |
|-----|---|----------------|------|
| x | Application fee (including Engineering Review fee) (refer to fee schedule) | Amount Paid \$ | paid |
| x | Pre-application meeting –with appropriate staff | | |
| x | Digital Files – provide digital files of all plans and documents | | |
| x | Recorded Plat or Deed of Property | | |
| x | Project Fact Sheet | | |
| x | Traffic Impact Statement – completed by Town’s consultant (or exemption) | | |
| n/a | Description of Public Art Proposal , if applicable | | |
| x | Statement of Justification | | |
| x | Response to Community Design Commission and Town Council Concept Plan comments , if applicable | | |
| n/a | Affordable Housing Proposal , if applicable | | |
| x | Statement of Consistency with Comprehensive Plan or request to amend Comprehensive Plan | | |
| 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 (mailing fee is double due to 2 mailings) | Amount Paid \$ | paid |
| x | Written Narrative describing the proposal, including proposed land uses and proposed conditions | | |
| n/a | Resource Conservation District, Floodplain, & Jordan Buffers Determination – necessary for all submittals | | |
| n/a | Jurisdictional Wetland Determination – if applicable | | |
| n/a | Resource Conservation District Encroachment Exemption or Variance (determined by Planning) | | |
| n/a | Jordan Buffer Authorization Certificate or Mitigation Plan Approval (determined by Planning) | | |
| X | 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- & post-development without mitigation, post-development with mitigation
- q) Volume calculations and documentation of retention for 2-year storm



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Planning and Development Services**

- r) 85% TSS removal for post-development stormwater runoff
- 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

Cover Sheet

- a) Include Project Name, Project fact information, PIN, and Design Team

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



**CONDITIONAL ZONING APPLICATION
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TOWN OF CHAPEL HILL
Planning and Development Services**

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 and 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 & 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

Stormwater Management 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

Landscape Protection 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



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TOWN OF CHAPEL HILL
Planning and Development Services**

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 detail

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



**CONDITIONAL ZONING APPLICATION
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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 line along the foundation (height of building measured from mean natural grade)

150 E Rosemary Street – Conditional Zoning

Project Narrative

The 150 E Rosemary Street office and lab building will create much needed commercial office and lab space for new and emerging businesses in downtown Chapel Hill and will be an integral component of the revitalization of East Rosemary Street. This redevelopment strategy for East Rosemary Street will create space for hundreds of new office, professional, technology and researcher workers in the heart of downtown. This new building project will also create a new Town Green public space on the southwest corner of E Rosemary and Henderson Streets as well as improved streetscape treatments on the southern frontage of E Rosemary and the western frontage of Henderson Street.

Currently, the 1.49 acre site is occupied by the Wallace Parking Deck and is owned by the Town of Chapel Hill. Under the Economic Development Agreement (EDA) between the Town and Grubb Properties, this property will be exchanged with Grubb Properties for two parcels on the north side of E Rosemary Street, where the new 125 E Rosemary Street Parking Deck will be constructed, providing approximately 1,100 parking spaces in a centralized parking facility.

The new building will also include approximately 150-170 parking spaces beneath the building to augment some of the parking need for the new office and lab building.

Statement of Justification – Conditional Zoning

This is a statement of justification to support the request for Conditional Zoning for 150 East Rosemary Street. This parcel is currently within the TC-2 zoning district which does not accommodate the target program for the building as contemplated by the EDA. To accommodate this program a Conditional Zoning for TC-3 is being requested. The Conditional Zoning is being requested to facilitate an open dialogue with the public and negotiations between the applicant and the Town of Chapel Hill.

In order to establish and maintain a sound, stable, and desirable development within the planning jurisdiction of the Town, it is intended that the Land Use Management Ordinance (as stated in Section 4.4) shall not be amended except:

- 1) To correct a manifest error in the chapter; or
- 2) Because of changed or changing conditions in a particular area or in the jurisdiction generally; or
- 3) To achieve the purposes of the Comprehensive Plan.

Below is the applicant's evaluation of this application based on these three findings.

- 1) **Finding #1:** The proposed zoning amendment is necessary to correct a manifest error.

Response: We do not believe there is error in the Town's Zoning Atlas Amendment related to the project site.

NOTE: since the Town just adopted the FLUM, which calls for this block to be 6-8 stories I believe, should we cite that here?

- 2) **Finding #2:** The proposed zoning amendment is necessary because of changed or changing conditions in a particular area or in the jurisdiction generally.

Response: Changing conditions center around the revitalization of the 100 block of E Rosemary street beginning with the adjacent 136 E Rosemary Street building and connected 137 E Franklin Street building, together with the EDA which contemplates the Town's investment in a centralized parking structure and requirement to seek the highest and best use of 150 E Rosemary Street for up to 250,000 square feet of office and lab space. This revitalization effort will provide much needed commercial office and lab space where new and emerging businesses can locate and grow in support of the economic vitality of downtown and greater Chapel Hill. The Future Land Use Map (FLUM) adopted on December 9, 2020 reflects the Town's goal of revitalizing this area. This project site is located within Sub-Area E of the FLUM's Downtown Focus Area and the FLUM recommends significantly greater density than currently exist within the area, with core heights of up to 8 stories.

3) Finding #3: The proposed zoning amendment is necessary to achieve the purposes of the comprehensive plan.

Response: The proposed rezoning would contribute to the following elements of the Comprehensive Plan:

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 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 3: Getting Around

- A connected community that links neighborhoods, businesses and schools through the provision of greenways, sidewalks, bike facilities and public transportation (GA.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 joint Town/University development strategy that aligns initiatives for transportation, housing, environmental protection, and entrepreneurial programs (GPNS.4).
- 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).

Modifications of Regulations:

Building Height, Setback - LUMO Table 3.8-1 Dimensional Matrix limits the Maximum Setback Height line in the TC-3 zoning district to 44 feet and limits the Maximum Core Height in the district to 120 feet. The proposed building will comply with the Maximum Core Height of 120 feet, but a modification of regulations is requested from the Town Council to increase the Maximum Setback Height to 112 feet in order to accommodate the targeted program for the project.

150 E Rosemary Street Lab & Office Building

Conditional Zoning

Responses to Concept Plan input from HDC, Community Design Commissions and Town Council

The applicant met with the Historic District Commission, the Community Design Commission and Town Council in January and February to present the initial design concepts. The following is a summary of the comments from the three bodies and the applicant's responses:

Height: Options for six, seven and eight story designs were shown. Most comments were favorable for six stories, while very few were supportive of eight. There was a general comfort level with a seven story option, while much of that would depend on the specific architectural articulation of the exterior, especially as seen from Franklin Street. Related to the height was a concern with potential rooftop equipment or penthouses and the visibility of those from the street.

Response: The applicant will continue to refine and study the massing and architectural articulation of the building to present at the next step of the review process. The applicant will also show the impact of the height variations to the amount of program the building can accommodate.

Character: Precedents of modern buildings in historic contexts were shared, showing how scale, articulation, materials and detailing can make modern buildings compatible with historic settings. There was general support for this approach. There was particular concern that the eastern façade of the building facing the Historic District make a meaningful relationship to the historic character of downtown, without replicating the historic structures. There was a concern about the length of the façade facing E Rosemary Street and the need for more vertical articulation, particularly at the main entrance.

Response: The applicant will continue to develop this approach with more specific design refinements, including how to incorporate more vertical articulation.

Town Green: The applicant presented an initial concept for the Town Green on the corner of E Rosemary Street and Henderson Street with Post Office alley continuing to Rosemary Street and with a connection to the street corner to make it accessible from the street. This approach would require re-grading the existing open space which would most likely require the removal of the large Magnolia tree. While some reviewers had reservations about removing the tree there was a general consensus that the Town Green must be a successful urban space and that if that meant that the tree must be removed then it would be acceptable. There was interest in having seating, gathering spaces, and possibly a pavilion in the space.

Response: The applicant will continue to study the design of the Green and seek the input of an arborist to determine if it is feasible for the tree to remain.

Materials: Examples of exterior materials that will be considered were shown, including brick, terra cotta, and glass and metal panels. There was general agreement with this initial selection, pending

further study. It was expressed that the new building should have some relationship with the material selections on the new 125 E Rosemary parking deck, which include terra cotta and precast concrete.

Response: The applicant will continue to study and refine the materials selection for further review at the next step of the process.

Pedestrian Experience: Several reviewers emphasized that the new building must create an appealing pedestrian experience on E Rosemary and Henderson Street. They wanted to know how the sidewalk level of the building would activate the street and sidewalk and what type of uses will fact the street. The applicant was asked to eliminate or minimize the number of curb cuts on Rosemary Street.

Response: The building design will have active uses facing Rosemary Street and the Town Green with transparency so that passersby can see the interior activities. The sidewalks will be widened on E Rosemary with new streetscape and street tree planting. The sidewalk on Henderson could also be widened if the Town agrees to remove the parallel parking on the western side of the street.

NCNB Alley: Some reviewers were interested to know how NCNB alley could be improved to make it a more attractive pedestrian space.

Response: While it is not on the applicant's property it may be possible repave the alley and add sidewalks, but this will require much further study.

Parking: Reviewers wanted to understand how the parking under the building would be configured and how visible it would be from the street.

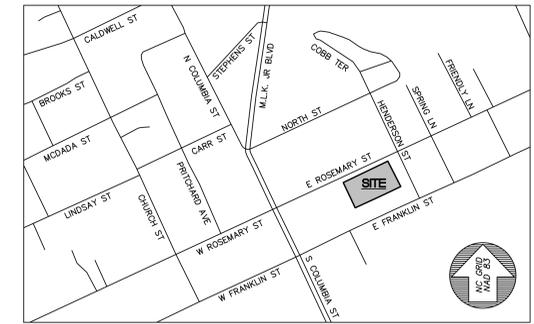
Response: There will likely be three separate levels of parking, one entirely underground, and two levels above ground but only exposed to the side facing NCNB alley. There will be no parking exposed to E Rosemary Street.

CONDITIONAL ZONING DRAWINGS

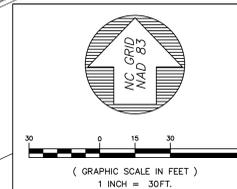
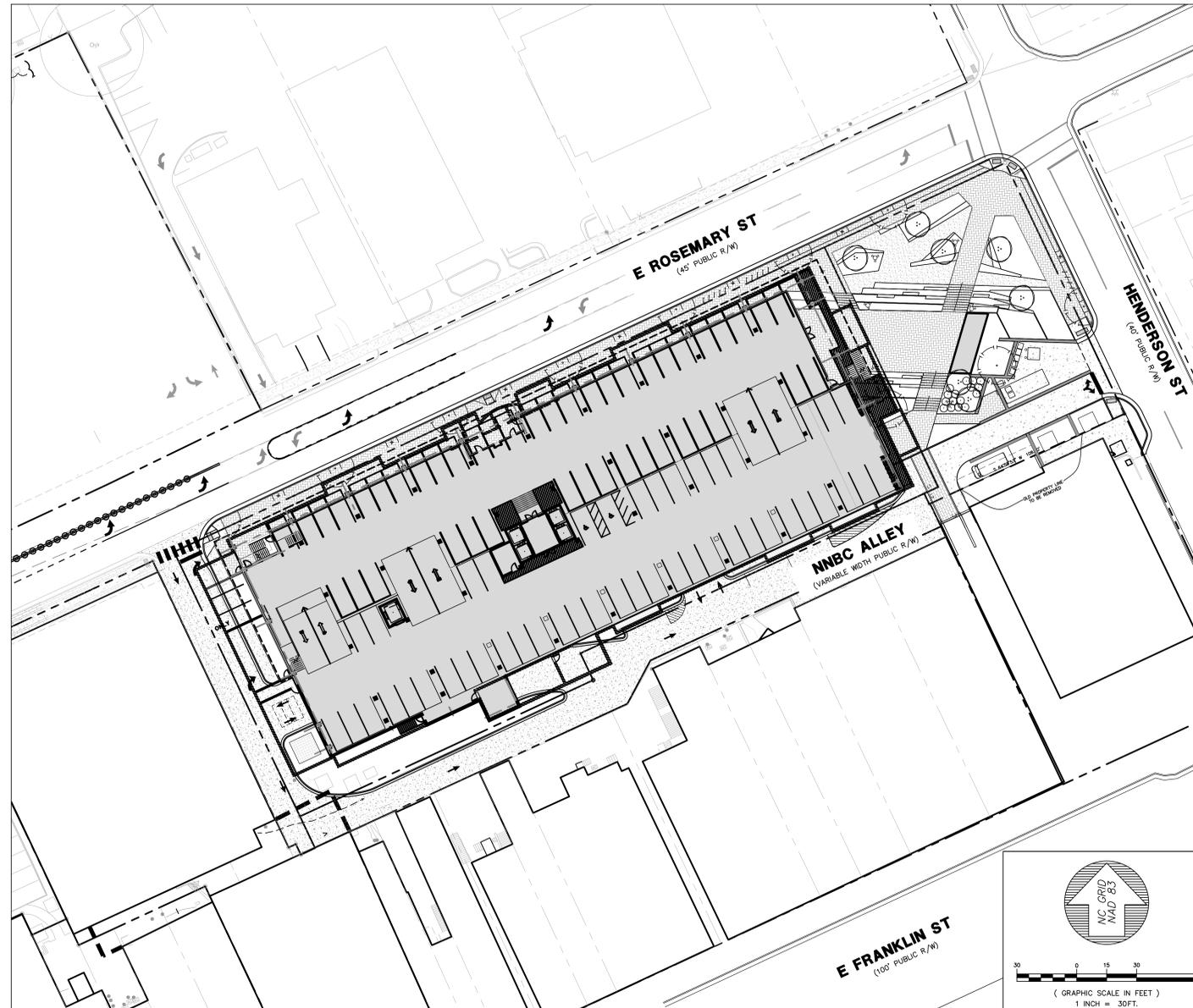
FOR

150 E. ROSEMARY STREET LAB AND OFFICE BUILDING

CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA



VICINITY MAP
SCALE: 1"=500'



DRAWING LIST

| SHEET | DRAWING TITLE | LATEST ISSUE DATE |
|-------|---------------------------------------|-------------------|
| G0001 | COVER SHEET | 23 JUL 21 |
| C0001 | AREA MAP | 23 JUL 21 |
| C0101 | EXISTING CONDITIONS & DEMOLITION PLAN | 23 JUL 21 |
| C1000 | BLOCK OVERVIEW | 23 JUL 21 |
| C1001 | SITE PLAN | 23 JUL 21 |
| C1002 | SOLID WASTE MANAGEMENT PLAN | 23 JUL 21 |
| C1101 | UTILITY PLAN | 23 JUL 21 |
| C1201 | GRADING & DRAINAGE PLAN | 23 JUL 21 |
| C4201 | SCM ENLARGEMENT | 23 JUL 21 |
| C5001 | SITE DETAILS | 23 JUL 21 |
| C5101 | UTILITY DETAILS | 23 JUL 21 |
| C5102 | UTILITY DETAILS | 23 JUL 21 |
| C5201 | STORM DRAINAGE DETAILS | 23 JUL 21 |
| C5202 | STORM DRAINAGE DETAILS | 23 JUL 21 |
| L200 | HARDSCAPE PLAN | 15 JUL 21 |
| L201 | PLANTING PLAN | 15 JUL 21 |
| A-101 | FLOOR PLANS | 01 JUN 21 |
| A-102 | FLOOR PLANS | 01 JUN 21 |
| A-314 | DETAILS | 01 JUN 21 |
| Z-110 | ZONING ENVELOPE ELEVATIONS | 01 JUN 21 |

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

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| DATE | REVISIONS |
|-----------|-------------------------|
| 23 JUL 21 | RESPONSE TO CZ COMMENTS |
| 28 SEP 21 | RESPONSE TO CZ COMMENTS |

OWNER INFORMATION
GRUBB PROPERTIES, INC.
4500 CAMERON VALLEY PKWY.
SUITE 350
CHARLOTTE, NC 28211
OWNER'S REPRESENTATIVE:
JOE D'VE
(919) 388-5774
FAX (919) 461-3939
EMAIL: jdv@grubbproperties.com

| DATE | ISSUED |
|-----------|---------------------------------|
| 10 FEB 21 | CONDITIONAL ZONING SUBMITTAL #1 |
| 28 MAY 21 | SCHEMATIC DESIGN |
| 23 JUL 21 | CONDITIONAL ZONING SUBMITTAL #2 |
| 28 SEP 21 | CONDITIONAL ZONING SUBMITTAL #3 |

**150 E. ROSEMARY STREET
LAB & OFFICE BUILDING**
CHAPEL HILL, NORTH CAROLINA
CONDITIONAL ZONING DRAWINGS

| | |
|--------------|---------------|
| JOB #: | 118038.03 |
| DATE: | 10 FEB 21 |
| SCALE: | AS NOTED |
| DRAWN BY: | A.A.A./S.R.H. |
| REVIEWED BY: | G.J.R. |

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
NOT FOR CONSTRUCTION

N:\Projects\118038.03 Rosemary St Lab\118038.03 Rosemary St Lab.dwg (AutoCAD) - 10/2/2021 3:25:42 PM

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SITE PARCEL DATA

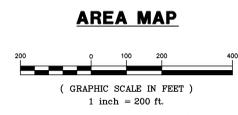
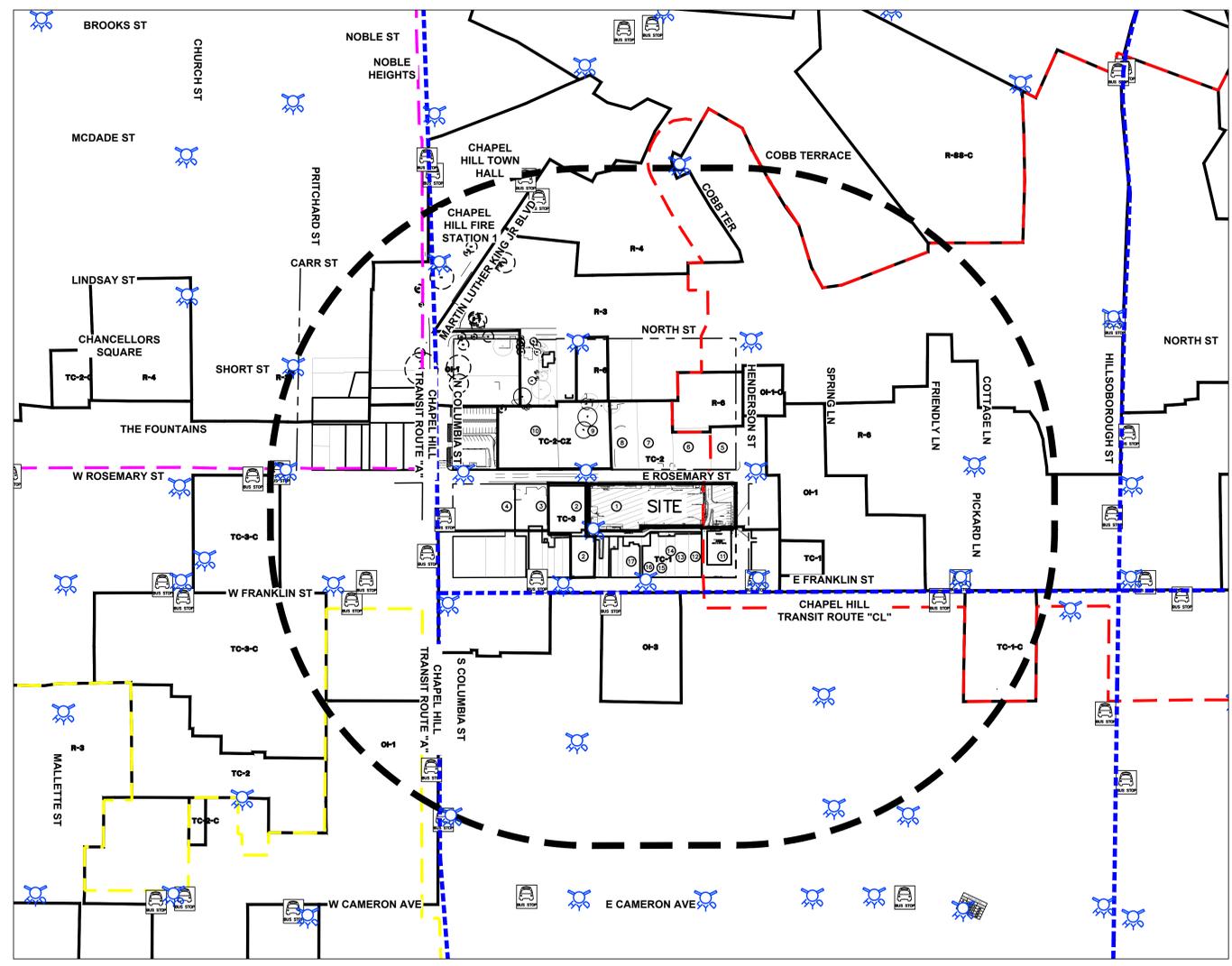
| LABEL # | OWNER | PIN # | ZONING | DB./PG. | PARCEL ACRES | CURRENT LAND USE |
|---------|---------------------|--------------|--------|----------|--------------|------------------|
| 1 | TOWN OF CHAPEL HILL | 9788-37-9717 | TC-2 | 1269/442 | 1.49 | PARKING DECK |

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 |
|--------------------------|--|
| --- (dashed line) | 1000' NOTIFICATION LINE |
| --- (thick dashed line) | ZONING BOUNDARY |
| --- (red dashed line) | FRANKLIN-ROSEMARY HISTORIC DISTRICT |
| --- (yellow dashed line) | CAMERON-MCCAULEY HISTORIC DISTRICT |
| --- (pink dashed line) | NORTHSIDE NEIGHBORHOOD CONSERVATION DISTRICT |
| --- (blue dashed line) | CHAPEL HILL TRANSIT ROUTE |
| R-4 | ZONING CLASSIFICATION |
| Blue circle with cross | EXISTING FIRE HYDRANT |
| Bus stop icon | EXISTING BUS STOP |
| Black rectangle | PROJECT SITE |



REVISIONS
 NOT FOR CONSTRUCTION

REVISIONS

| DATE | DESCRIPTION |
|-----------|-------------------------|
| 23 JUL 21 | RESPONSE TO CZ COMMENTS |
| 28 SEP 21 | RESPONSE TO CZ COMMENTS |

OWNER INFORMATION
 2888 PROPERTIES, INC.
 4500 CAMERON VALLEY PKWY.
 SUITE 350
 CHARLOTTE, NC 28211
 OWNERS REPRESENTATIVE:
 JOE DYE
 (919) 388-5774
 FAX (919) 461-3939
 EMAIL: jodye@2888properties.com

ISSUED

| DATE | SUBMITTAL # |
|-----------|---------------------------------|
| 10 FEB 21 | CONDITIONAL ZONING SUBMITTAL #1 |
| 28 MAY 21 | SCHEMATIC DESIGN |
| 23 JUL 21 | CONDITIONAL ZONING SUBMITTAL #2 |
| 28 SEP 21 | CONDITIONAL ZONING SUBMITTAL #3 |

**150 E. ROSEMARY STREET
 LAB & OFFICE BUILDING**
 CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING DRAWINGS

JOB #: 118038.03
 DATE: 10 FEB 21
 SCALE: AS NOTED
 DRAWN BY: A.A./S.R.H.
 REVIEWED BY: G.J.R.

**SHEET
 C0001**

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 OWASA REQUIREMENTS.
- ANY EXISTING GAS, ELECTRIC, FIBER AND ANY OTHER UTILITIES SERVICING 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 FERROUS 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 NCPPC 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.

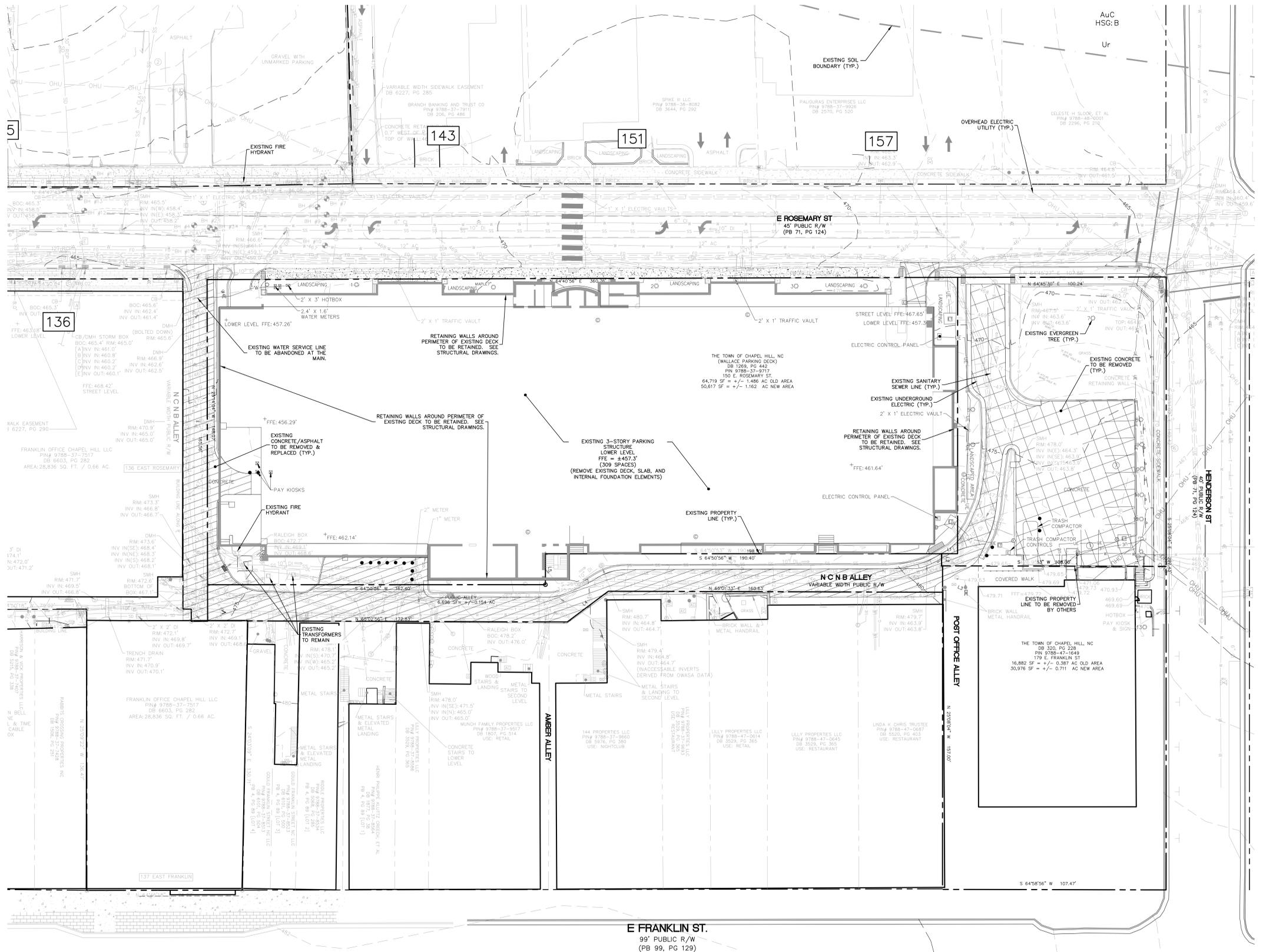
NOTES

- 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 DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. NOT ALL EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL COORDINATE THE ACTUAL LOCATION OF UTILITIES TO AVOID CONFLICTS AND MEET MINIMUM SIZE, SLOPE, AND CODE REQUIREMENTS.
- ONCE BUILDING DEMOLITION IS COMPLETE, ADDITIONAL SOIL EXPLORATION TO BE CONDUCTED AND THE FULL REPORT TO BE SENT TO THE TOWN OF CHAPEL HILL ENGINEERING DIVISION.

BALLENTINE ASSOCIATES, P.A.
 221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
 (919) 929-0461

REGISTERED PROFESSIONAL ENGINEER
 STATE OF NORTH CAROLINA
 LICENSE NO. 34372

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 STATE OF NORTH CAROLINA
 LICENSE NO. 10000



BOREHOLES

| BH # | DESCRIPTION | HUB ELEV. | TOP ELEV. OF UTILITY |
|------|-------------------------|-----------|----------------------|
| #1 | 6" DIP WM | 465.83 | 459.87 |
| #2 | 2" WS/GM | 466.23 | 464.28 |
| #3 | 36"X18" CONC. DUCT BANK | 466.29 | 465.22 |
| #4 | 6" CIP/WM | 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" WS/GM | 467.34 | 465.16 |
| #9 | 6" CIP/WM | 467.48 | 463.67 |
| #10 | 12" AG/WM | 467.25 | 461.79 |
| #11 | 3" WS/GM | 466.21 | 463.09 |
| #12 | 36"X18" CONC. DUCT BANK | 466.27 | 463.93 |
| #13 | 36"X18" CONC. DUCT BANK | 464.95 | 462.96 |

DRAWING LEGEND

| SYMBOL/ABBREVIATION | EXISTING | DEMO | DESCRIPTION |
|---------------------|----------|------|----------------------------|
| --- | --- | --- | PROPERTY LINE |
| --- | --- | --- | RIGHT-OF-WAY LINE |
| --- | --- | --- | ADJOINER PROPERTY LINE |
| SD | SD | SD | STORM DRAIN LINE |
| W | W | W | WATER LINE |
| SS | SS | SS | SANITARY SEWER LINE |
| UE | UE | UE | UNDERGROUND ELECTRIC LINE |
| OHU | OHU | OHU | OVERHEAD ELECTRIC LINE |
| G | G | G | GAS LINE |
| FO | FO | FO | FIBER OPTIC LINE |
| --- | --- | --- | LIMITS OF DISTURBANCE |
| --- | --- | --- | MAJOR CONTOUR |
| --- | --- | --- | MINOR CONTOUR |
| --- | --- | --- | SOIL BOUNDARY |
| --- | --- | --- | APPLING-URBAN LAND COMPLEX |
| --- | --- | --- | 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 |
| --- | --- | --- | DEODIOUS TREE |
| --- | --- | --- | CONFEROUS TREE |
| --- | --- | --- | CONCRETE SIDEWALK |
| --- | --- | --- | BRICK SIDEWALK |

EXISTING CONDITIONS & DEMOLITION PLAN

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

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|-----------|--------------------------|
| 1 | 23 JUL 21 | ISSUED FOR PERMITS |
| 2 | 28 SEP 21 | REVISIONS TO CZ COMMENTS |
| 3 | 28 SEP 21 | RESPONSE TO CZ COMMENTS |

DATE
 23 JUL 21

ISSUED

CONDITIONAL ZONING SUBMITTAL #1
 SCHEMATIC DESIGN
 10 FEB 21

CONDITIONAL ZONING SUBMITTAL #2
 23 JUL 21

CONDITIONAL ZONING SUBMITTAL #3
 28 SEP 21

OWNER INFORMATION
 2508B PROPERTIES, INC.
 4500 CAMERON VALLEY PKWY.
 SUITE 350
 CHARLOTTE, NC 28211
 OWNER'S REPRESENTATIVE:
 JOE DYE
 (919) 388-5774
 FAX (919) 461-3939

DATE
 10 FEB 21

DATE
 28 MAY 21

DATE
 23 JUL 21

DATE
 28 SEP 21

DATE
 28 SEP 21

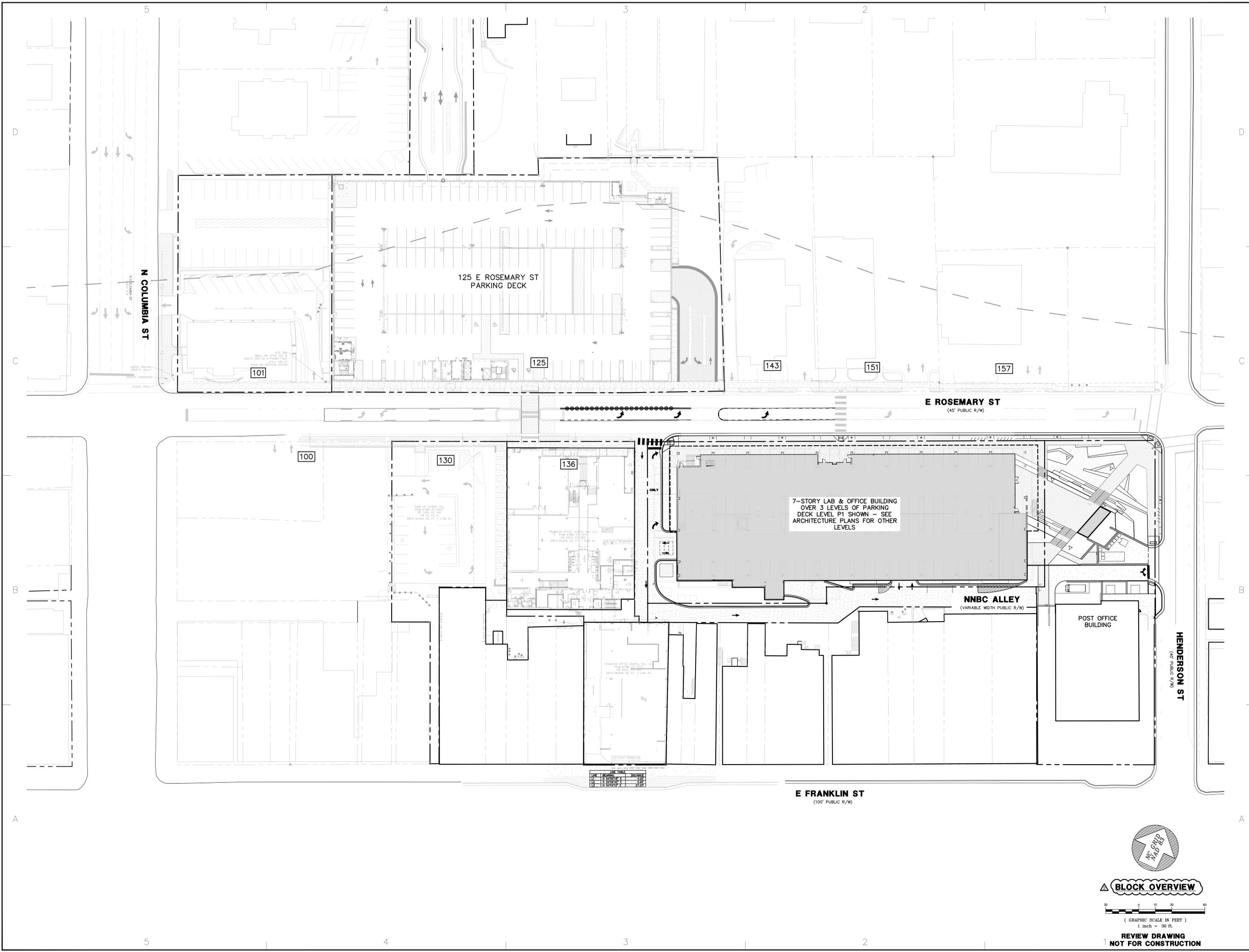
150 E. ROSEMARY STREET LAB & OFFICE BUILDING
 CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING DRAWINGS

NO PERMITS YET

JOB # 118038.03
 DATE: 10 FEB 21
 SCALE: AS NOTED
 DRAWN BY: A.A./S.R.H.
 REVIEWED BY: G.J.R.

SHEET
C0101



BLOCK OVERVIEW



REVIEW DRAWING
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221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
(919) 929-0461

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| DATE | REVISIONS |
|-----------|-------------------------|
| 23 JUL 21 | RESPONSE TO CZ COMMENTS |
| 28 SEP 21 | RESPONSE TO CZ COMMENTS |

OWNER INFORMATION
2888 PROPERTIES, INC.
4500 CAMERON VALLEY PKWY.
SUITE 350
CHARLOTTE, NC 28211
OWNER REPRESENTATIVE:
JOE DYE
PHONE (919) 388-5774
FAX (919) 461-3939
EMAIL joedye@2888properties.com

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**150 E. ROSEMARY STREET
LAB & OFFICE BUILDING**
CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING DRAWINGS

JOB #: 118038.03
DATE: 10 FEB 21
SCALE: AS NOTED
DRAWN BY: A.A./S.R.H.
REVIEWED BY: G.J.R.

SHEET
C1000

N:\Projects\118038.03 Rosemary St Project\118038.03 E Rosemary St - Dwg\A\Job\Plan\C1000-150 E Rosemary St - C1000 Block Overview.dwg, 9/29/2021 3:28:32 PM, ajm



| DATE | REVISIONS |
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OWNER INFORMATION
 GRUBB PROPERTIES, INC.
 4500 CAMERON VALLEY PKWY.
 SUITE 350
 CHARLOTTE, NC 28211
OWNERS REPRESENTATIVE:
 JOE DYE
 (919) 388-5774
 FAX (919) 461-3939
 EMAIL: jodye@grubbproperties.com

**150 E. ROSEMARY STREET
 LAB & OFFICE BUILDING
 CHAPEL HILL, NORTH CAROLINA**

CONDITIONAL ZONING DRAWINGS

JOB # 118038.03
 DATE: 10 FEB 21
 SCALE: AS NOTED
 DRAWN BY: A.A./S.R.H.
 REVIEWED BY: G.J.R.

**SHEET
 C1001**

NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATION.
- THE TOWN OF CHAPEL HILL, ITS' ASSIGNS OR ORANGE COUNTY SHALL NOT BE RESPONSIBLE FOR ANY PAVEMENT DAMAGE THAT MAY RESULT FROM SERVICE VEHICLES.
- PRIOR TO INSTALLATION OF ANY STREET SIGNS OR MARKINGS, THE DEVELOPER WILL CONTACT THE TOWN'S PUBLIC WORKS DEPARTMENT FOR AN ON-SITE APPROVAL OF THE FINAL DESIGN AND PLACEMENT.
- ALL PAVEMENT MARKINGS WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE INSTALLED USING A THERMAL PLASTIC MATERIAL WITH A MINIMUM THICKNESS OF 125 MILS.
- ALL WALKWAYS SHALL BE CONSTRUCTED WITH A 2% CROSS SLOPE IN THE DIRECTION SHOWN ON THE GRADING PLAN.

PLAN KEY NOTES

- | | |
|---|---|
| <p>1 HEAVY-DUTY CONCRETE PAVEMENT</p> <p>2 CONSOLIDATED REFUSE AREA WITH COMPACTOR, CARDBOARD DUMPSTER & RECYCLING CONTAINERS</p> <p>3 CONCRETE SIDEWALK (TYP.)</p> <p>4 BRICK SIDEWALK - MATCH EXISTING (TYP.)</p> <p>5 STANDARD PAVER SIDEWALK</p> <p>6 30" CONCRETE CURB AND GUTTER (TYP.)</p> | <p>7 SHADE STRUCTURE</p> <p>8 ACCESSIBLE RAMP</p> <p>9 CAST-IN-PLACE RETAINING WALL/SEAT WALL (DESIGN BUILD)</p> <p>10 CLASS II BIKE RACK</p> <p>11 RAISED CURB CHANNELIZING SYSTEM (CROWN CURB OR EQUAL)</p> |
|---|---|

SITE DATA

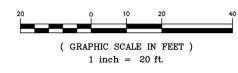
| | | | |
|------------------------------------|---|----------------------------|----------------------------|
| APPLICANT: | GRUBB PROPERTIES, INC | | |
| PROPERTY OWNER: | TOWN OF CHAPEL HILL | | |
| PROPERTY ADDRESS: | 150 EAST ROSEMARY STREET, CHAPEL HILL, NC | | |
| PIN NUMBERS: | 9788-37-9717 | | |
| DEED REFERENCES: | DB 1269 PG. 442 | | |
| EXISTING ZONING: | TC-2 | | |
| PROPOSED ZONING: | TC-3-CZ | | |
| BUILDING SETBACK SUMMARY: | TC-3-CZ | ADJACENT RESIDENTIAL (R-3) | ADJACENT RESIDENTIAL (R-6) |
| MINIMUM STREET SETBACK | 0 FT. | N/A | N/A |
| MINIMUM INTERIOR SETBACK | 0 FT. | N/A | N/A |
| MINIMUM SOLAR SETBACK | 0 FT. | N/A | N/A |
| PROPOSED SOLAR SETBACK | 0 FT. | N/A | N/A |
| EXISTING USE: | PARKING DECK/SURFACE PARKING | | |
| PROPOSED USE: | LAB & OFFICE BUILDING | | |
| NET LAND AREA: | 64,690 SF (1.49 AC) | | |
| CREDITED STREET AREA: | 6,469 SF (0.15 AC) | | |
| GROSS LAND AREA: | 71,159 SF (1.63 AC) | | |
| VEHICLE PARKING SUMMARY: | REGULAR | ACCESSIBLE | TOTAL |
| REQUIRED | N/A | 6 | N/A |
| PROPOSED | 160 | 10 | 170 |
| BIKE PARKING SUMMARY: | 168 SPACES | | |
| REQUIRED | 181 SPACES (151 CLASS 1 & 30 CLASS 2) | | |
| PROPOSED | 181 SPACES (151 CLASS 1 & 30 CLASS 2) | | |
| FLOOR AREA SUMMARY: | 4.00 (FAR) X 71,189 SF (GLA) = 284,756 SF | | |
| MAX. FLOOR AREA | 228,000 SF | | |
| PROPOSED FLOOR AREA | 58,014 SF (1,332 AC) | | |
| IMPERVIOUS SUMMARY: | 59,145 SF (1,358 AC) | | |
| EXISTING | 1,131 SF (0.026 AC) | | |
| POST DEVELOPED - CURRENT SITE PLAN | 64,690 SF | | |
| ON-SITE | 10,310 SF | | |
| OFF-SITE | 75,000 SF | | |
| TOTAL | 85,310 SF | | |

DRAWING LEGEND

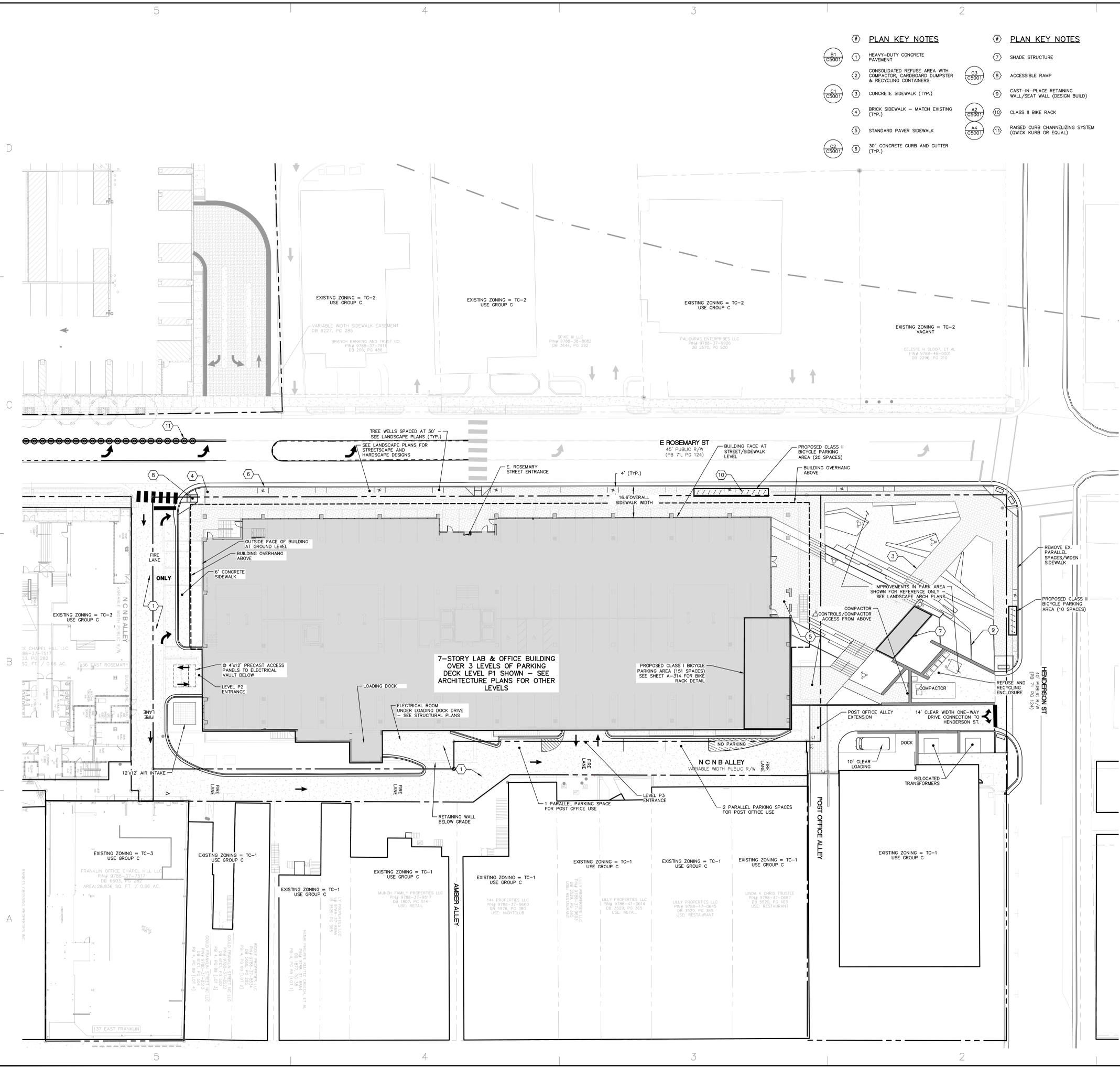
| SYMBOL/ABBREVIATION | EXISTING | PROPOSED | DESCRIPTION |
|---------------------|----------|----------|------------------------|
| --- | --- | --- | PROPERTY LINE |
| --- | --- | --- | RIGHT-OF-WAY LINE |
| --- | --- | --- | ADJOINER PROPERTY LINE |
| --- | --- | --- | EASEMENT LINE |
| --- | --- | --- | EXISTING IRON PIPE |
| --- | --- | --- | IRON PIPE SET |
| --- | --- | --- | CALCULATED POINT |
| --- | --- | --- | SIGN |
| --- | --- | --- | MAIL BOX |
| --- | --- | --- | BOLLARD |
| --- | --- | --- | DECIDUOUS TREE |
| --- | --- | --- | CONIFEROUS TREE |
| --- | --- | --- | CONCRETE SIDEWALK |
| --- | --- | --- | BRICK SIDEWALK |



SITE PLAN



**REVISION DRAWING
 NOT FOR CONSTRUCTION**



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 Date: 10/2/2021 7:28:29 AM
 User: jay

SOLID WASTE MANAGEMENT PLAN

PROJECT NARRATIVE

THE FOLLOWING IS A NARRATIVE OF HOW SOLID WASTE, MIXED RECYCLABLES, AND CORRUGATED CARDBOARD WILL BE HANDLED FOR THE FUTURE DEVELOPMENT LOCATED AT 150 E ROSEMARY ST. IN CHAPEL HILL. IT IS THE INTENT OF THE PROJECT DEVELOPER/APPLICANT TO UTILIZE THE SERVICES OF A PRIVATE COMPANY FOR THE COLLECTION OF THE STORED SOLID WASTE, MIXED RECYCLABLES, AND CORRUGATED CARDBOARD PURSUANT TO THIS OUTLINE. IN DOING SO, THE PROJECT DEVELOPER/APPLICANT UNDERSTANDS AND AGREES THAT THEY ARE WAIVING THEIR RIGHTS TO HAVE ORANGE COUNTY COMMUNITY RECYCLING COLLECT MIXED RECYCLABLES AND THAT THE PROJECT WILL NOT RECEIVE PUBLIC RECYCLING COLLECTION AT ANY TIME NOW OR IN THE FUTURE UNLESS A RECYCLING CENTER IS CONSTRUCTED TO ORANGE COUNTY SPECIFICATIONS OR CONTINGENT FOR SUCH A CENTER IS INCLUDED ON THE DEVELOPMENT PLANS. FURTHER, THE PROJECT DEVELOPER/APPLICANT UNDERSTANDS THAT THE FEES FOR PUBLIC RECYCLING AND WASTE MANAGEMENT WILL NOT BE WAIVED. IN ADDITION, PRIOR TO PLAN APPROVAL, THE PROJECT DEVELOPER/APPLICANT SHALL PROVIDE A COPY OF A LETTER FROM THE INTENDED PRIVATE GARBAGE, MIXED RECYCLABLE AND CORRUGATED CARDBOARD COLLECTOR ACKNOWLEDGING THAT THEY HAVE REVIEWED THE PROJECT PLANS AND AGREE TO THE PREScribed METHODS FOR STORAGE AND COLLECTION OF THESE MATERIALS AS STATED HEREIN.

REFUSE SUMMARY

A. THE PROJECT IS DESIGNED WITH A GARBAGE DUMPSTER & COMPACTOR. GARBAGE RECEPTACLES WILL BE LOCATED THROUGHOUT THE BUILDING AND SITE, AND WILL BE MONITORED AND COLLECTED AS NEEDED BY MANAGEMENT PERSONNEL. OFFICE AND LAB WORKERS ARE RESPONSIBLE FOR DEPOSITING THEIR TRASH INTO THE DUMPSTER. CORRUGATED CARDBOARD AND MIXED RECYCLABLES SHALL NOT BE PLACED IN THE GARBAGE DUMPSTER. GARBAGE AND RECYCLING RECEPTACLES WILL BE MARKED WITH APPROPRIATE SYMBOLS.

B. THE DUMPSTERS WILL BE LOCATED IN THE ENCLOSURE LOCATED AT THE SOUTHEASTERN CORNER OF THE SITE. MANAGEMENT PERSONNEL SHALL BE RESPONSIBLE FOR MANAGING THE DUMPSTER ENCLOSURE AS NEEDED.

C. ON TRASH COLLECTION DAY, MANAGEMENT PERSONNEL SHALL ENSURE THAT THE DUMPSTERS ARE ACCESSIBLE TO THE PRIVATE COLLECTION VENDOR. "NO PARKING" SIGNS SHALL BE PLACED ON THE OUTSIDE OF THE DUMPSTER ENCLOSURE GATE.

D. INITIALLY WE ANTICIPATE TRASH PICK-UP TO OCCUR AT LEAST TWICE PER WEEK. MANAGEMENT PERSONNEL WILL MONITOR TRASH VOLUMES AND ADJUST PICK-UP SCHEDULE(S) AS NEEDED.

E. GARBAGE COLLECTION AND HAUL OFF WILL BE PERFORMED BY A PRIVATE VENDOR, HIRED BY MANAGEMENT.

RECYCLING SUMMARY

A. THE PROJECT IS DESIGNED WITH AN OVER-SIZED DUMPSTER ENCLOSURE TO ACCOMMODATE ROLL CARTS & A CARDBOARD RECYCLING DUMPSTER. THE ROLL CARTS WILL BE USED TO STORE ALL COMINGLED RECYCLING. OFFICE AND LAB WORKERS ARE RESPONSIBLE FOR DEPOSITING THEIR RECYCLABLES IN THE ROLL CARTS. TRASH SHALL NOT BE PLACED IN THE RECYCLING ROLL CARTS AND SIGNS STATING THIS WILL BE PLACED ON THE CARTS.

B. INITIALLY WE ANTICIPATE COMINGLED RECYCLING PICK-UP TO OCCUR AT LEAST TWICE PER WEEK. MANAGEMENT PERSONNEL WILL MONITOR COMINGLED RECYCLING VOLUMES AND ADJUST PICK-UP SCHEDULE(S) AS NEEDED.

C. INITIALLY WE ANTICIPATE CARDBOARD PICK-UP TO OCCUR AT LEAST TWICE PER WEEK. MANAGEMENT PERSONNEL WILL MONITOR CARDBOARD VOLUMES AND ADJUST PICK-UP SCHEDULE(S) AS NEEDED.

D. RECYCLING COLLECTION AND HAUL OFF WILL BE PERFORMED BY A PRIVATE VENDOR, HIRED BY MANAGEMENT.

CARDBOARD

A. CORRUGATED CARDBOARD WILL BE PLACED EXCLUSIVELY INTO THE CARDBOARD DUMPSTER.

B. OFFICE AND LAB WORKERS WILL BE RESPONSIBLE FOR DELIVERING BROKEN DOWN CORRUGATED CARDBOARD BOXES AND OTHER CARDBOARD TO THE CARDBOARD DUMPSTER.

C. INITIALLY WE ANTICIPATE CARDBOARD PICK-UP TO OCCUR AT LEAST TWICE PER WEEK. MANAGEMENT PERSONNEL WILL MONITOR CARDBOARD VOLUMES AND ADJUST PICK-UP SCHEDULE(S) AS NEEDED.

PUBLIC RECYCLING WAIVER

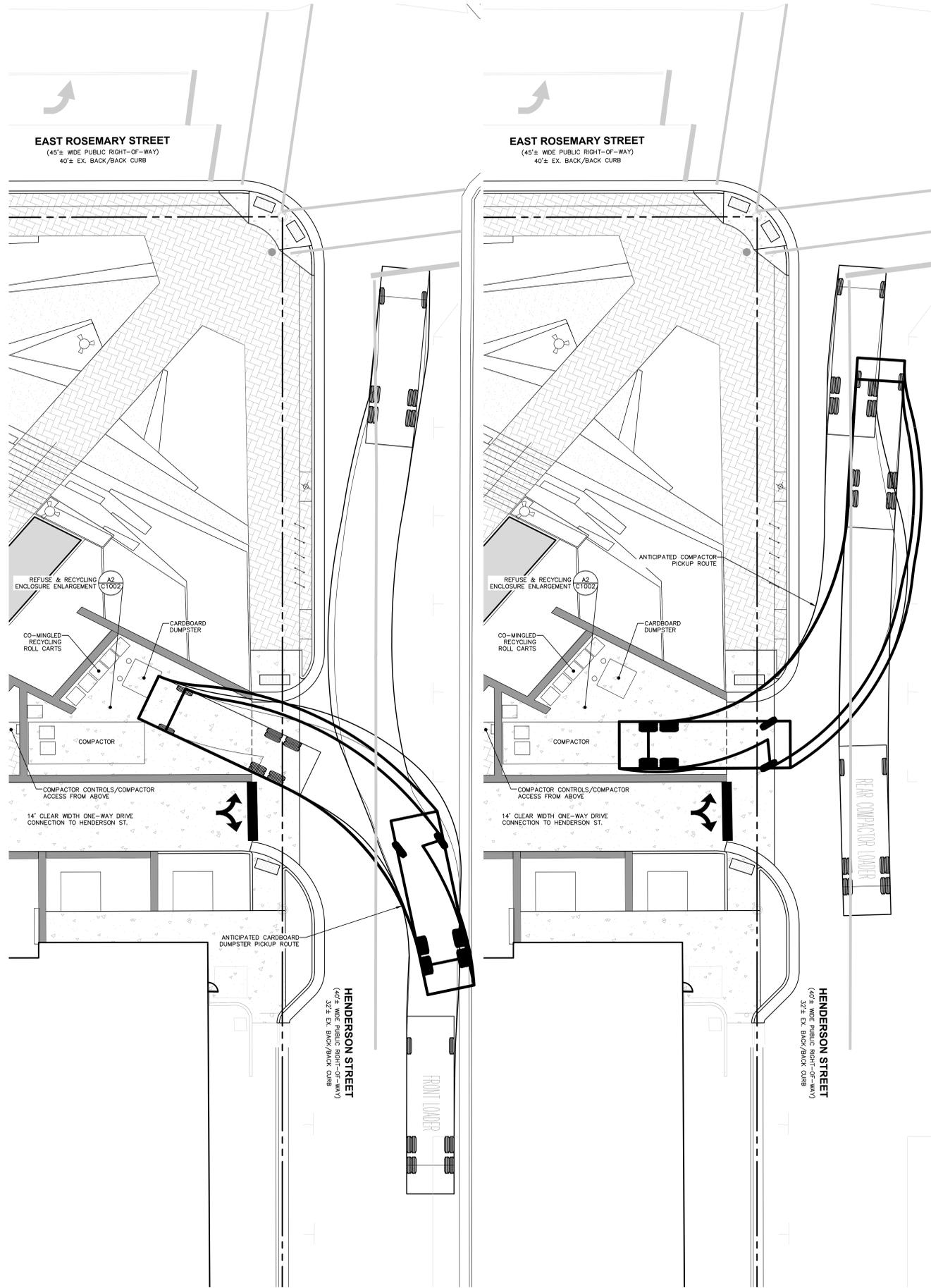
- APPLICANT ELECTS TO PROVIDE RECYCLING SERVICES TO RESIDENTS/TENANTS OF THIS PROPERTY IN LIEU OF BUILDING A RECYCLING STATION CONSTRUCTED TO ORANGE COUNTY SPECIFICATIONS. THE SITE WILL NOT RECEIVE PUBLIC RECYCLING COLLECTION NOW OR IN THE FUTURE UNLESS SUCH A RECYCLING STATION IS CONSTRUCTED OR CONTINGENCY FOR SUCH A STATION IS INCLUDED ON THE DEVELOPMENT PLANS.
- APPLICANT MUST REQUIRE AT THE LEAST THE SAME LEVEL OF SERVICE (CURRENT OR FUTURE) TO ITS OFFICE AND LAB WORKERS 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.

CONSTRUCTION WASTE NOTES

- ALL EXISTING STRUCTURES 500 SQUARE FEET AND LARGER SHALL BE ASSESSED PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RMO) AND TO ASSESS THE POTENTIAL FOR DECONSTRUCTION AND/OR THE REUSE OF SALVAGEABLE MATERIALS.
- PURSUANT TO THE COUNTY'S RMO, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
- PURSUANT TO THE COUNTY'S RMO, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE (WHICH INCLUDES ANY REGULATED RECYCLABLE MATERIALS) SHALL BE LICENSED BY ORANGE COUNTY.
- PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT SHALL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH SOLID WASTE STAFF. THIS MAY BE THE SAME PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT/ENFORCEMENT OFFICIALS.
- THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIALS (ACM) AND/OR OTHER HAZARDOUS MATERIALS SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.

REFUSE/RECYCLING NOTES

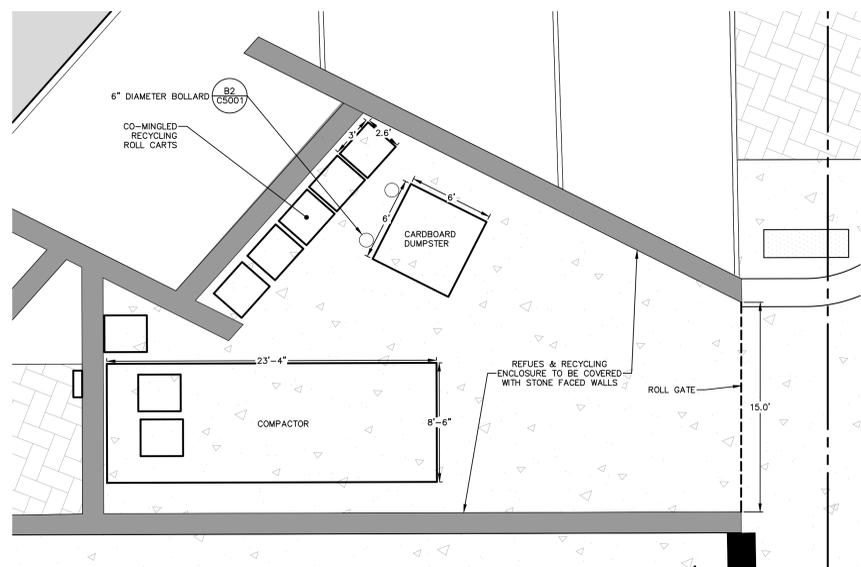
- ANY GATE DESIGN WILL INCLUDE GATE RETAINERS.
- THE USER WILL BE RESPONSIBLE FOR OPENING GATES TO THE DUMPSTER AREA ON COLLECTION DAYS OF ANY MATERIAL(S) TO BE COLLECTED FROM THIS LOCATION.
- BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE, MUST BE RECYCLED.
- BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE MUST BE PROPERLY LICENSED.
- IF ANY VEHICLES ARE PARKED IN THE REFUSE OR RECYCLABLES COLLECTION VEHICLE ACCESS AREA, THE CONTAINERS WILL NOT RECEIVE SERVICE UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT WILL HOLD DEMOLITION ASSESSMENT CONFERENCE SPECIFICALLY CONCERNING THE BUILDINGS TO BE REMOVED FROM THE SITE AND A GENERAL PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF. THIS MAY BE THE SAME MEETING HELD WITH OTHER DEVELOPMENT OFFICIALS.



A5 PICKUP ROUTING FOR CARDBOARD DUMPSTER
C1002 SCALE: 1" = 10'

A4 PICKUP ROUTING FOR COMPACTOR
C1002 SCALE: 1" = 10'

A2 REFUSE & RECYCLING ENCLOSURE ENLARGEMENT
C1002 SCALE: 1" = 5'



DRAWING LEGEND

| SYMBOL / ABBREVIATION | DESCRIPTION |
|-----------------------|------------------------------|
| (Dashed line) | PROPERTY LINE / RIGHT-OF-WAY |
| (Dashed line) | SETBACK / BTZ LINE |
| (Rectangle with 'X') | GARBAGE TRUCK |

SOLID WASTE MANAGEMENT PLAN

(GRAPHIC SCALE IN FEET)
1 inch = 10 ft.

REVIEW DRAWING NOT FOR CONSTRUCTION

BALENTINE ASSOCIATES, P.A.
221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
(919) 929-0461



REVISIONS

| DATE | DESCRIPTION |
|-----------|-------------------------|
| 23 JUL 21 | RESPONSE TO CZ COMMENTS |
| 28 SEP 21 | RESPONSE TO CZ COMMENTS |

ISSUED

| DATE | DESCRIPTION |
|-----------|---------------------------------|
| 10 FEB 21 | CONDITIONAL ZONING SUBMITTAL #1 |
| 28 MAY 21 | SCHEMATIC DESIGN |
| 23 JUL 21 | CONDITIONAL ZONING SUBMITTAL #2 |
| 28 SEP 21 | CONDITIONAL ZONING SUBMITTAL #3 |

OWNER INFORMATION
2838B PROPERTIES, INC.
4500 CAMERON VALLEY PKWY.
SUITE 350
CHARLOTTE, NC 28211
OWNERS REPRESENTATIVE:
JOE DYE
(919) 388-5774
FAX (919) 461-3939
EMAIL: jodye@2838b.com

JOB #: 118038.03
DATE: 10 FEB 21
SCALE: AS NOTED
DRAWN BY: A.A./S.R.H.
REVIEWED BY: G.J.R.

SHEET C1002

PLAN KEY NOTES

- 1 OIL & GREASE SEPARATOR - SEE PLUMBING PLANS
- 2 6" DI SANITARY SEWER SERVICE (TYP.) CORE DRILL MH AND CONNECT WITH RUBBER BOOT.
- 3A PROPOSED FIRE HYDRANT
- 3B EXISTING FIRE HYDRANT
- 4 FIRE DEPARTMENT CONNECTION
- 5 MH TO RECEIVE UNDERSLAB DRAINAGE PUMP DISCHARGE, DRAIN FROM MH TO SANITARY USING EX. 4" DI SVCE LINE
- 6 8"X8" TEE AND GATE VALVES
- 7 8" DUCTILE IRON WATER LINE
- 8 6" DUCTILE IRON FIRE LINE POST INDICATOR VALVE & RPDA BACKFLOW PREVENTER
- 9 4" DOMESTIC WATER SERVICE, METER, AND RP2 BACKFLOW PREVENTER
- 10 AIR INTAKE TO ELECTRICAL TRANSFORMER VAULT BELOW. SEE ELECTRICAL PLANS
- 11 ELECTRICAL TRANSFORMERS TO REPLACE OLD POST OFFICE TRANSFORMERS
- 12 COORDINATE RELOCATION AND ABANDONMENT OF EXISTING UTILITIES IN CONFLICT WITH PROPOSED WORK WITH UTILITY PROVIDERS.
- 13 4" SCH. 40 FVC SANITARY SEWER SERVICE
- 14 SANITARY SEWER CONNECTION AND CLEANOUT ASSEMBLY
- 15 DOGHOUSE SANITARY SEWER MANHOLE
- 16 4" DIP SANITARY SEWER SERVICE
- 17 8" TO 6" REDUCER
- 18 6" GATE VALVE
- 19 6"X6"X4" TEE

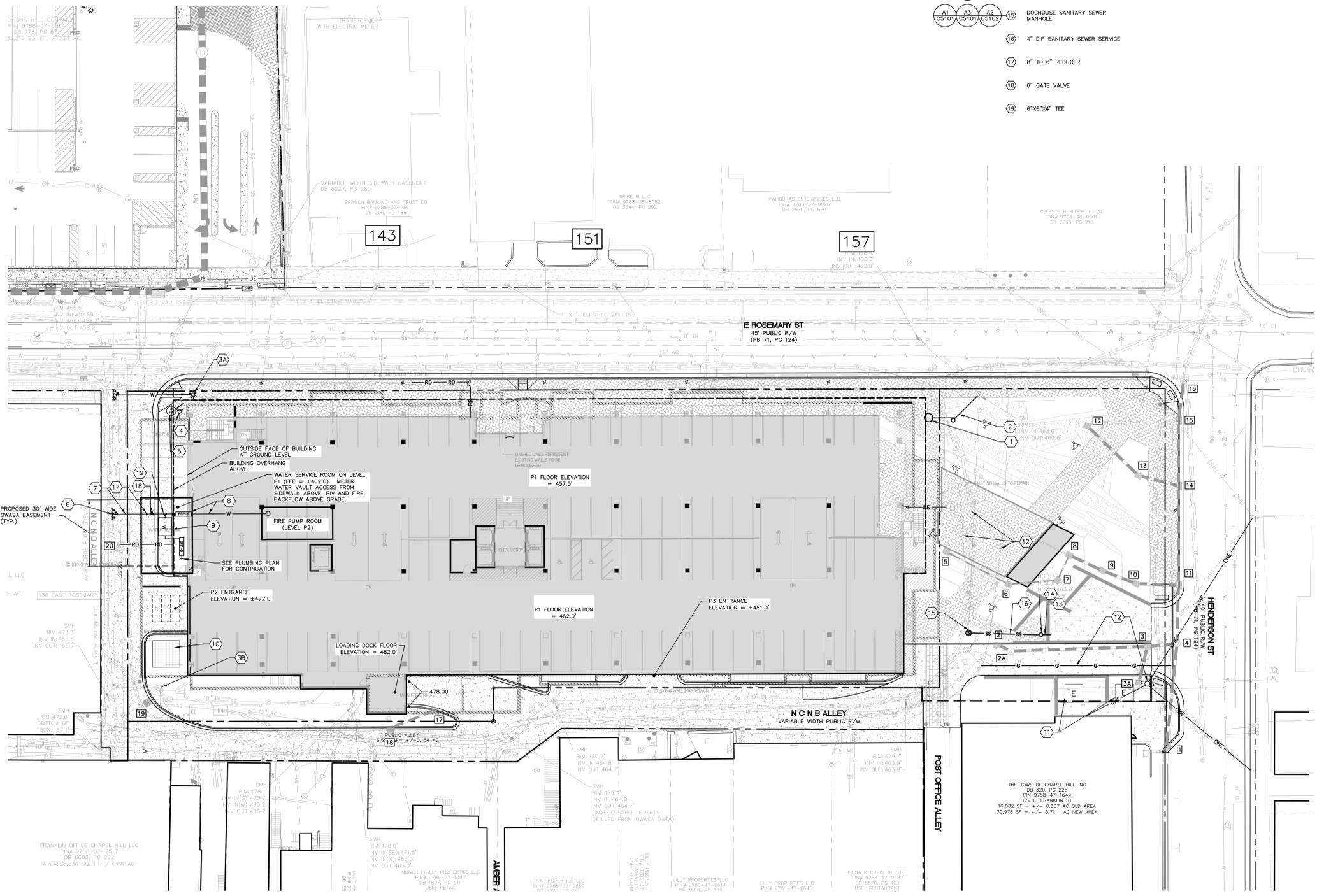
ORANGE WATER AND SEWER AUTHORITY CLOSE-OUT DOCUMENTATION CHECK-LIST

IN ADDITION TO A FINAL INSPECTION APPROVED BY THE OWASA CONSTRUCTION INSPECTOR, THE FOLLOWING DOCUMENTS MUST BE RECEIVED AND APPROVED BY OWASA BEFORE ACCEPTANCE OF THE PROJECT AND THE SETTING OF METERS. THE FOLLOWING SHALL BE SUBMITTED AS A COMPLETE PACKAGE TO THE OWASA ENGINEERING ASSOCIATE FOR THIRD PARTY REVIEW. PARTIAL SUBMITTALS ARE CONSIDERED INCOMPLETE. ALL INCOMPLETE SUBMITTALS WILL BE RETURNED.

- ENGINEER'S CERTIFICATION FOR DEH PUBLIC WATER SUPPLY SECTION PERMITTED WATER EXTENSION - SUBMIT ORIGINAL DOCUMENT TO OWASA FOR SUBMITTAL TO NCDENR. RECEIPT OF THE DEH PUBLIC WATER SUPPLY SECTION FINAL APPROVAL LETTER IS REQUIRED BEFORE THE PERMITTED WATER SYSTEM IS PLACED INTO SERVICE. STATE REQUIREMENT NO EXCEPTIONS.
- ENGINEER'S CERTIFICATION FOR DWO PERMITTED SEWER EXTENSION - ENGINEER MUST USE THE CERTIFICATION FORM ATTACHED TO THE SEWER PERMIT FROM NCDENR. RECORD DRAWINGS ARE REQUIRED TO BE SUBMITTED TO NCDENR ALONG WITH THE CERTIFICATION OF COMPLETION AS A PART OF THE SUPPORTING DOCUMENTATION. BOTH DOCUMENTS MUST BE SEALED BY ENGINEERS FROM THE SAME ORGANIZATION. SUBMIT ORIGINAL DOCUMENT TO OWASA ALONG WITH THE SUPPORTING DOCUMENTATION REQUIRED BY DWO. THE PERMITTED SEWER SYSTEM SHALL NOT BE PLACED INTO SERVICE UNTIL THE ENGINEER'S CERTIFICATION AND SUPPORTING DOCUMENTATION HAVE BEEN SUBMITTED BY OWASA TO DWO. STATE REQUIREMENT NO EXCEPTIONS.
- ASSET LETTER - SUBMIT ORIGINAL DOCUMENT ON OWASA STANDARD FORM.
- LETTER OF DEDICATION - SUBMIT ORIGINAL DOCUMENT ON OWASA STANDARD FORM.
- RECORD DRAWINGS - CONSTRUCTION DRAWINGS SHALL BE MODIFIED TO REFLECT ACTUAL FIELD INSTALLATIONS. ALL DEH PUBLIC WATER SUPPLY SECTION PERMITTED EXTENSIONS AND DWO PERMITTED EXTENSIONS SHALL BE SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NORTH CAROLINA. SUBMIT THREE COPIES OF THE RECORD DRAWING FOR REVIEW BY THE OWASA ENGINEERING STAFF.
- DIGITAL SUBMISSIONS - WATER FEATURE DATABASE (MS ACCESS), MANHOLE DATASHEET DATABASE (MS ACCESS), AND RECORD DRAWING (AUTOCAD DWG FORMAT). CONTACT THE OWASA ENGINEERING TECHNICIANS FOR INFORMATION CONCERNING THIS SUBMITTAL.

UTILITY PLAN NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH OWASA STANDARDS AND APPLICABLE NC PLUMBING AND FIRE CODE SECTIONS.
2. ABOVE GROUND SUCH AS BACKFLOW PREVENTERS AND TRANSFORMERS.
3. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES (PRIVATE AND PUBLIC) PRIOR TO BEGINNING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION. NOT ALL UTILITIES ARE SHOWN ON THIS PLAN AND THE ONES THAT ARE SHOWN SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY CONTRACTOR.
 - 3.1. NORTH CAROLINA ONE CALL: 811 OR 1-800-632-4949
4. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION.
5. THE SITE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES AND INSTALL ALL REQUIRED CONDUITS (NUMBER AND LOCATION).
6. THE SITE CONTRACTOR SHALL COORDINATE AND REVIEW SEWER MANHOLE RM ADJUSTMENTS WITH OWASA INSPECTOR PRIOR TO FINAL LIFT OF ASPHALT.
7. A MINIMUM OF 10' HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN SANITARY AND STORM SEWERS.
8. WATER & SEWER:
 - 8.1. OWASA: NICK PARKER - (919) 537-4201
 - 8.2. MINIMUM UTILITY VERTICAL SEPARATION DISTANCES:
 - SANITARY SEWER MAINS AND WATER - 24"
 - STORM SEWER AND WATER - 18"
 - 8.3. SANITARY SEWER SERVICE LINE WITHIN OWASA EASEMENTS SHALL BE DIP.
9. GAS: BRIAN SMITH WITH PSNC ENERGY - (919) 598-7454
10. ELECTRICAL: CHRISTIAN HERNANDEZ - (984) 209-9387
11. TELECOM: SPECTRUM: GEORGE STOTLER - (919) 427-5506

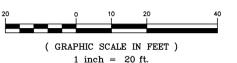


DRAWING LEGEND

| SYMBOL/ABBREVIATION | | DESCRIPTION |
|---------------------|----------|----------------------------|
| EXISTING | PROPOSED | |
| --- | --- | PROPERTY LINE |
| --- | --- | RIGHT-OF-WAY LINE |
| --- | --- | ADJOINER PROPERTY LINE |
| --- | --- | EASEMENT LINE |
| --- | --- | FENCE LINE |
| --- | --- | STORM DRAIN LINE |
| --- | --- | WATER LINE |
| --- | --- | SANITARY SEWER LINE |
| --- | --- | UNDERGROUND ELECTRIC LINE |
| --- | --- | OVERHEAD ELECTRIC LINE |
| --- | --- | GAS LINE |
| --- | --- | TELEPHONE LINE |
| --- | --- | FIBER OPTIC LINE |
| --- | --- | TREE LINE |
| --- | --- | RETAINING WALL |
| --- | --- | EXISTING IRON PIPE |
| --- | --- | MAIL BOX |
| --- | --- | BOLLARD |
| --- | --- | BORE HOLE |
| --- | --- | CATCH BASIN |
| --- | --- | DROP INLET |
| --- | --- | JUNCTION BOX |
| --- | --- | WATER METER |
| --- | --- | WATER VALVE |
| --- | --- | FIRE HYDRANT |
| --- | --- | FIRE DEPARTMENT CONNECTION |
| --- | --- | BACKFLOW PREVENTER |
| --- | --- | BLOW OFF VALVE |
| --- | --- | 45° - BEND PIPE |
| --- | --- | 90° - BEND PIPE |
| --- | --- | TEE - BEND PIPE |
| --- | --- | SANITARY SEWER MANHOLE |
| --- | --- | SANITARY SEWER CLEANOUT |
| --- | --- | POWER POLE |
| --- | --- | LIGHT POLE |
| --- | --- | ELECTRIC BOX |
| --- | --- | ELECTRIC TRANSFORMER |
| --- | --- | HVAC UNIT |
| --- | --- | GAS METER |
| --- | --- | TELEPHONE PEDESTAL |
| --- | --- | TELEPHONE VAULT |
| --- | --- | TELEPHONE MANHOLE |
| --- | --- | FIBER OPTIC MARKER |



UTILITY PLAN



REVIEW DRAWING NOT FOR CONSTRUCTION

BALLENTINE ASSOCIATES, P.A.
 221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
 (919) 929 - 0461



| DATE | REVISIONS |
|-----------|-------------------------|
| 23 JUL 21 | RESPONSE TO CZ COMMENTS |
| 28 SEP 21 | RESPONSE TO CZ COMMENTS |

| DATE | ISSUED |
|-----------|---------------------------------|
| 10 FEB 21 | CONDITIONAL ZONING SUBMITTAL #1 |
| 28 MAY 21 | SCHEMATIC DESIGN |
| 23 JUL 21 | CONDITIONAL ZONING SUBMITTAL #2 |
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OWNER INFORMATION
 2828B PROPERTIES, INC.
 4500 CAMERON VALLEY PKWY.
 SUITE 350
 CHARLOTTE, NC 28211
 OWNERS REPRESENTATIVE:
 JOE DYE
 (919) 388-5774
 FAX (919) 461-3939
 EMAIL: jodye@2828b.com

150 E. ROSEMARY STREET LAB & OFFICE BUILDING
 CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING DRAWINGS

JOB # 118038.03
 DATE: 10 FEB 21
 SCALE: AS NOTED
 DRAWN BY: A.A./S.R.H.
 REVIEWED BY: G.J.R.

SHEET C1101

| STRUCTURE TABLE | | |
|-----------------|-----------------|--------------------|
| STR. ID | RIM ELEV.* (FT) | STRUCTURE TYPE |
| 1 | 469.40 | Traffic Bearing CB |
| 2 | 476.50 | Traffic Bearing CB |
| 2A | 476.77 | Traffic Bearing MH |
| 3A | 468.10 | DI |
| 3 | 468.10 | Traffic Bearing DI |
| 4 | 467.97 | Traffic Bearing MH |
| 5 | 473.50 | DI |
| 6 | 472.00 | DI |
| 7 | 472.00 | DI |
| 8 | 472.00 | DI |
| 9 | 470.50 | DI |
| 10 | 467.80 | DI |
| 11 | 466.90 | Traffic Bearing CB |
| 12 | 465.90 | DI |
| 13 | 466.40 | DI |
| 14 | 465.50 | Traffic Bearing CB |
| 15 | 464.50 | Traffic Bearing CB |
| 16 | 464.50 | Traffic Bearing MH |
| 17 | 478.19 | Traffic Bearing CB |
| 18 | 478.20 | Traffic Bearing CB |
| 19 | 472.70 | Traffic Bearing DI |
| 20 | 470.90 | Traffic Bearing MH |

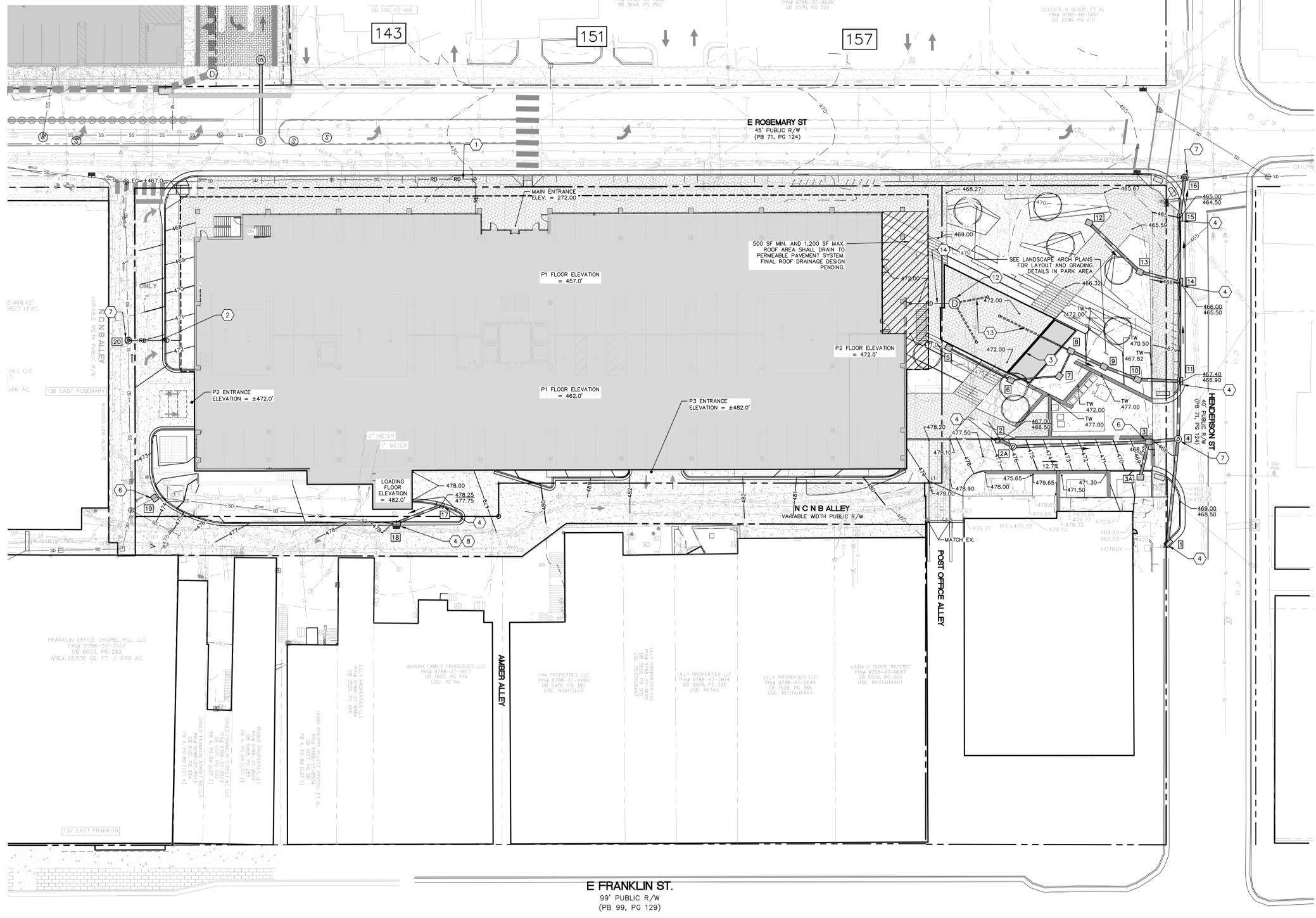
| PIPE TABLE | | | | | | | |
|------------|---------|---------------|----------|--------------------|--------------------|-------------|---------------|
| US STR. | DS STR. | DIAMETER (IN) | MATERIAL | US INV. ELEV. (FT) | DS INV. ELEV. (FT) | LENGTH (FT) | SLOPE (FT/FT) |
| 1 | 4 | 15 | RCP | 464.50 | 463.70 | 47 | 0.0172 |
| 2 | 2A | 15 | RCP | 473.00 | 472.50 | 7 | 0.0729 |
| 2A | 3 | 15 | RCP | 470.00 | 463.90 | 61 | 0.1003 |
| 3A | 3 | 15 | RCP | 465.50 | 464.00 | 15 | -0.1015 |
| 3 | 4 | 15 | RCP | 463.70 | 463.50 | 13 | -0.0152 |
| 4 | 11 | 15 | RCP | 463.30 | 463.00 | 26 | -0.0115 |
| 5 | 6 | 6 | PVC | 468.50 | 468.10 | 31 | 0.0127 |
| 6 | 7 | 6 | PVC | 467.90 | 467.60 | 22 | 0.0138 |
| 7 | 8 | 6 | PVC | 467.40 | 467.20 | 12 | 0.0161 |
| 8 | 9 | 15 | RCP | 467.00 | 466.20 | 16 | 0.0489 |
| 9 | 10 | 15 | RCP | 466.00 | 464.70 | 16 | 0.0810 |
| 10 | 11 | 15 | RCP | 464.50 | 462.80 | 19 | 0.0907 |
| 11 | 14 | 15 | RCP | 462.60 | 462.10 | 45 | -0.0112 |
| 12 | 13 | 15 | RCP | 462.70 | 462.30 | 32 | 0.0126 |
| 13 | 14 | 15 | RCP | 462.10 | 461.90 | 18 | 0.0109 |
| 14 | 15 | 15 | RCP | 461.70 | 461.40 | 29 | 0.0103 |
| 15 | 16 | 15 | RCP | 461.20 | 460.90 | 18 | 0.0165 |
| 17 | 18 | 12 | RCP | 476.25 | 476.00 | 21 | 0.0120 |

- ### GRADING AND STORM DRAINAGE NOTES
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE 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.
 - 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.

- ### PLAN KEY NOTES
- 8" DI ROOF DRAIN PIPE. CONNECT TO EX. 10" DI. SEE PLUMBING PLANS FOR CONTINUATION.
 - CONNECT NEW 8" DI ROOF DRAIN TO EXISTING 16" DI ROOF DRAIN PIPE. SEE PLUMBING PLANS FOR CONTINUATION.
 - APPROX 1,372 SF OF PERMEABLE INTERLOCKING CONCRETE PAVERS (PICP) TO MITIGATE 1,364 SF OF IMPERVIOUS INCREASE.
 - TRAFFIC BEARING NCDOT CONCRETE CATCH BASIN
 - NCDOT DROP INLET
 - TRAFFIC BEARING NCDOT GRATED DROP INLET
 - TRAFFIC BEARING NCDOT STORM JUNCTION BOX
 - NCDOT PRECAST DRAINAGE STRUCTURE
 - NCDOT DRAINAGE STRUCTURE STEPS
 - STD. STORM CLEANOUT ASSEMBLY
 - STORM CLEANOUT BOX INSTALLATION
 - PERMEABLE PAVEMENT INLET STRUCTURE
 - 6" PERFORATED PVC UNDERDRAIN
 - 8" DI ROOF DRAIN @ 1% SLOPE

DRAWING LEGEND

| SYMBOL/ABBREVIATION | | DESCRIPTION |
|---------------------|-----|----------------------------|
| --- | --- | PROPERTY LINE |
| --- | --- | RIGHT-OF-WAY LINE |
| --- | --- | ADJOINER PROPERTY LINE |
| --- | --- | EASEMENT LINE |
| --- | --- | FENCE LINE |
| --- | --- | STORM DRAIN LINE |
| --- | --- | WATER LINE |
| --- | --- | SANITARY SEWER LINE |
| --- | --- | UNDERGROUND ELECTRIC LINE |
| --- | --- | OVERHEAD ELECTRIC LINE |
| --- | --- | GAS LINE |
| --- | --- | TELEPHONE LINE |
| --- | --- | FIBER OPTIC LINE |
| --- | --- | TREE LINE |
| --- | --- | RETAINING WALL |
| --- | --- | EXISTING IRON PIPE |
| --- | --- | SIGN |
| --- | --- | MAIL BOX |
| --- | --- | BOLLARD |
| --- | --- | BORE HOLE |
| --- | --- | CATCH BASIN |
| --- | --- | DROP INLET |
| --- | --- | JUNCTION BOX |
| --- | --- | WATER METER |
| --- | --- | WATER VALVE |
| --- | --- | FIRE HYDRANT |
| --- | --- | FIRE DEPARTMENT CONNECTION |
| --- | --- | BACKFLOW PREVENTER |
| --- | --- | BLOW OFF VALVE |
| --- | --- | 45° - BEND PIPE |
| --- | --- | 90° - BEND PIPE |
| --- | --- | TEE - BEND PIPE |
| --- | --- | SANITARY SEWER MANHOLE |
| --- | --- | SANITARY SEWER CLEANOUT |
| --- | --- | POWER POLE |
| --- | --- | LIGHT POLE |
| --- | --- | ELECTRIC BOX |
| --- | --- | HVAC UNIT |
| --- | --- | GAS METER |
| --- | --- | TELEPHONE PEDESTAL |
| --- | --- | TELEPHONE VAULT |
| --- | --- | TELEPHONE MANHOLE |
| --- | --- | FIBER OPTIC MARKER |



GRADING & DRAINAGE PLAN

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

REVIEW DRAWING
NOT FOR CONSTRUCTION

BALLENTINE ASSOCIATES, P.A.
221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
(919) 528-0461

OWNER INFORMATION
2888 PROPERTIES, INC.
4500 CAMERON VALLEY PKWY.
SUITE 350
CHARLOTTE, NC 28211
OWNER'S REPRESENTATIVE:
JOE DYE
(919) 388-5774
FAX (919) 461-3939
EMAIL: joe.dye@2888properties.com

DATE: 23 JUL 21
28 SEP 21

ISSUED
CONDITIONAL ZONING SUBMITTAL #1
SCHEMATIC DESIGN
CONDITIONAL ZONING SUBMITTAL #2
CONDITIONAL ZONING SUBMITTAL #3

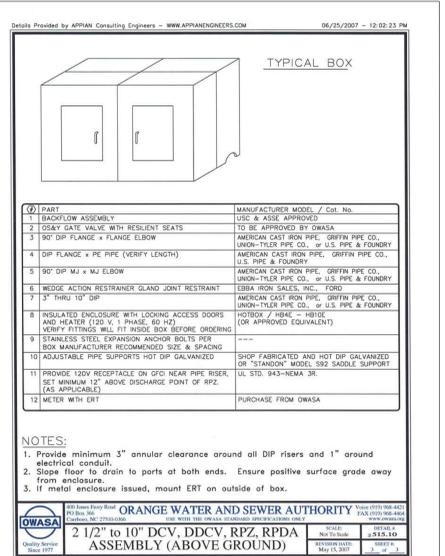
DATE: 10 FEB 21
28 MAY 21
23 JUL 21
28 SEP 21

150 E. ROSEMARY STREET
LAB & OFFICE BUILDING
CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING DRAWINGS

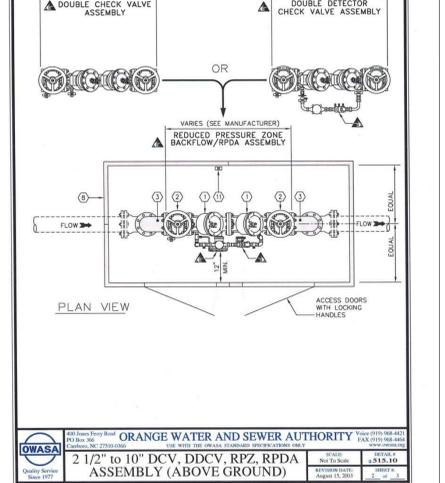
JOB #: 118038.03
DATE: 10 FEB 21
SCALE: AS NOTED
DRAWN BY: A.A.A./S.R.H.
REVIEWED BY: G.J.R.

SHEET
C1201

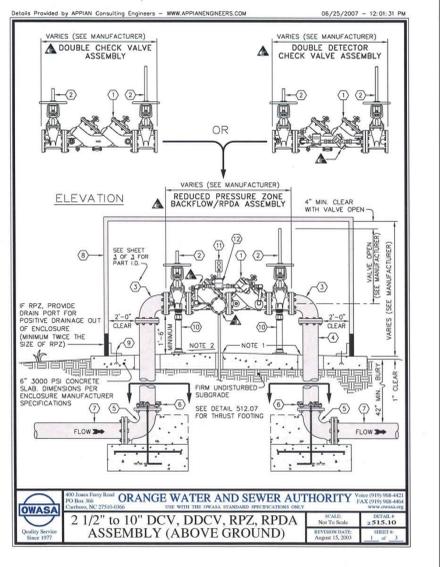


NOTES:
 1. Provide minimum 3" annular clearance around all DIP risers and 1" around electrical conduit.
 2. Slope floor to drain to ports at both ends. Ensure positive surface grade away from enclosure.
 3. If metal enclosure issued, mount ERT on outside of box.

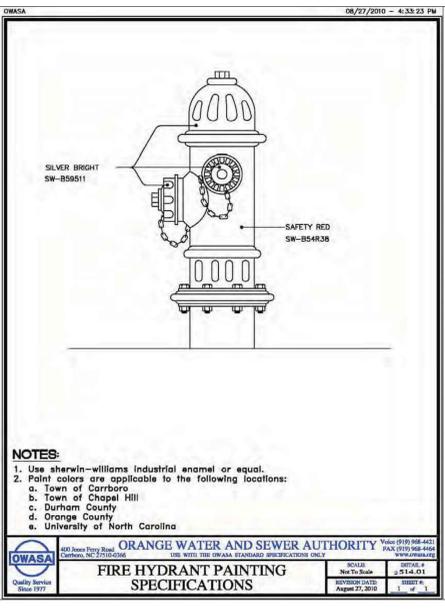
ORANGE WATER AND SEWER AUTHORITY
 2 1/2" to 10" DCV, DDCV, RPZ, RPDA ASSEMBLY (ABOVE GROUND)



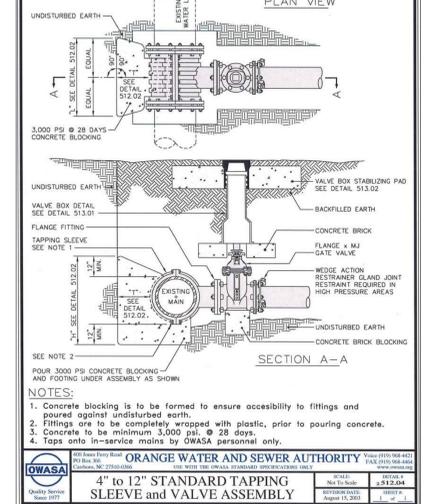
B4 TAPPING SLEEVE & VALVE
 C5101 SCALE: N.T.S.



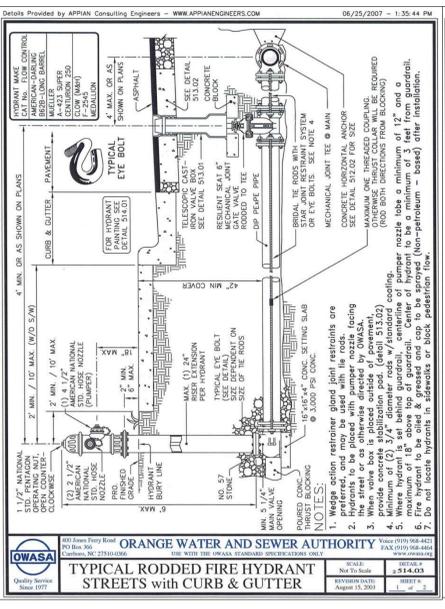
A5 STANDARD OUTSIDE DROP MANHOLE
 C5101 SCALE: N.T.S.



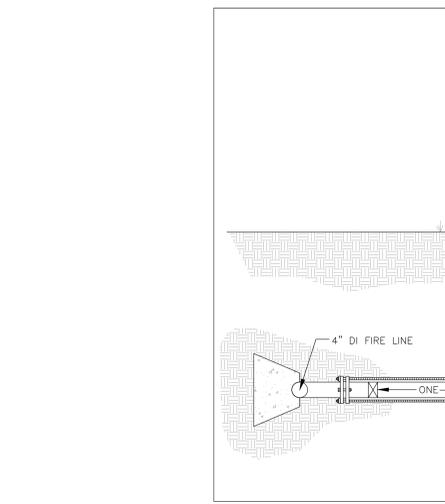
ORANGE WATER AND SEWER AUTHORITY
 FIRE HYDRANT PAINTING SPECIFICATIONS



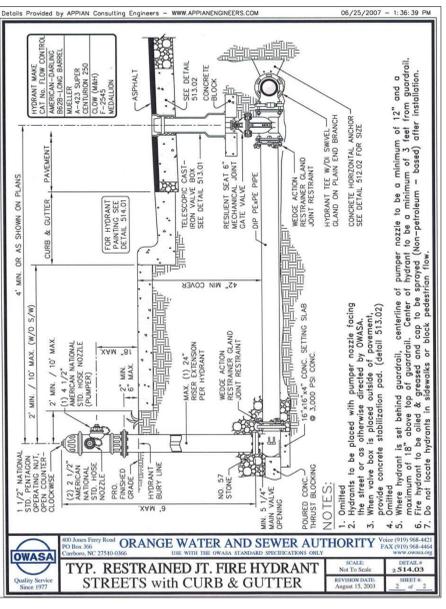
C3 FIRE HYDRANT
 C5101 SCALE: N.T.S.



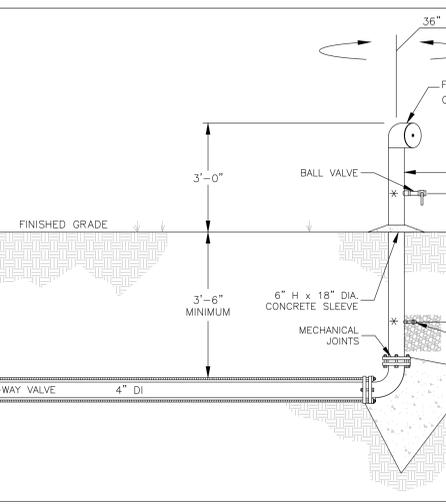
ORANGE WATER AND SEWER AUTHORITY
 TYPICAL RODDED FIRE HYDRANT STREETS WITH CURB & GUTTER



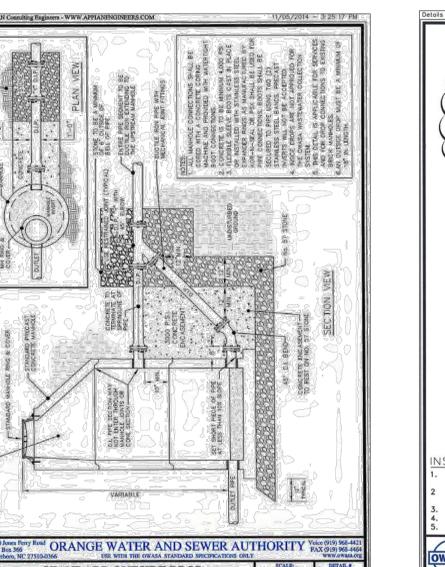
B2 FIRE DEPARTMENT CONNECTION SCHEMATIC
 C5101 SCALE: N.T.S.



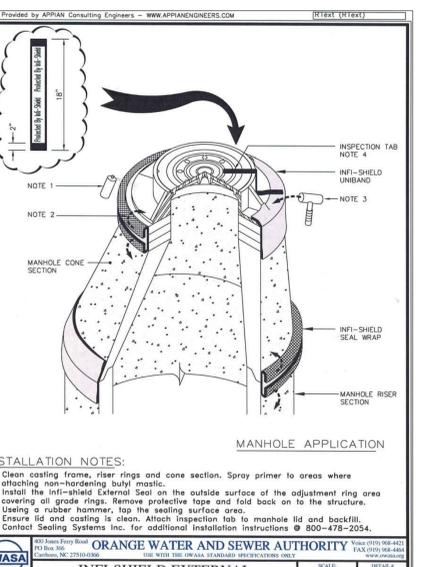
ORANGE WATER AND SEWER AUTHORITY
 TYP. RESTRAINED JT. FIRE HYDRANT STREETS WITH CURB & GUTTER



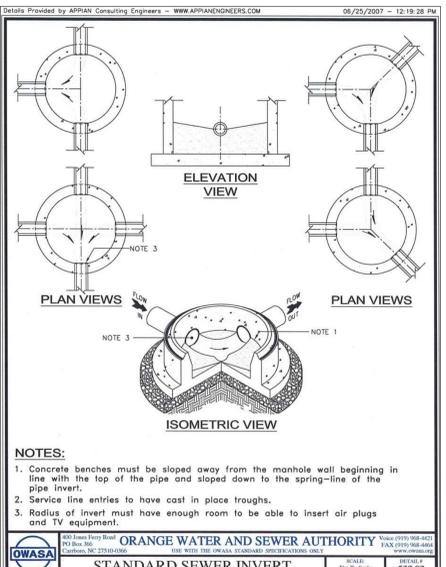
C1 SANITARY SEWER BEDDING
 C5101 SCALE: N.T.S.



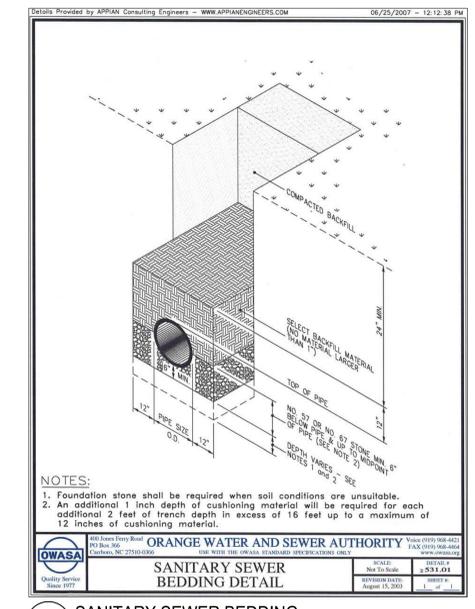
A4 STANDARD OUTSIDE DROP MANHOLE
 C5101 SCALE: N.T.S.



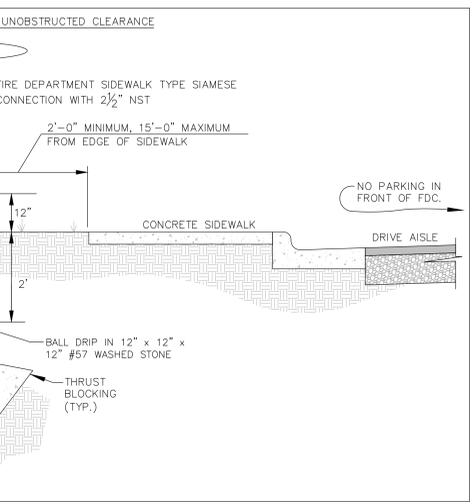
A3 INFI-SHIELD SEAL WRAP
 C5101 SCALE: N.T.S.



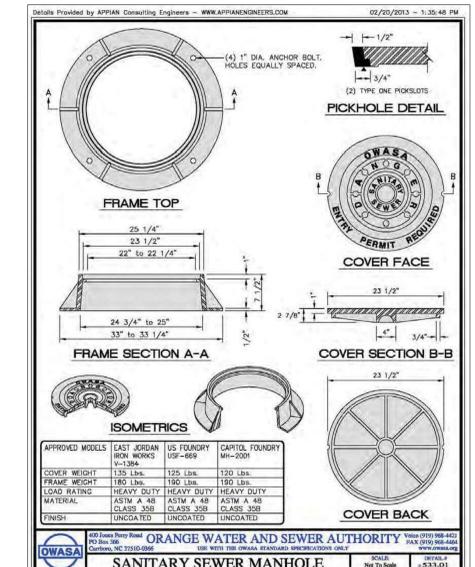
A2 SAN. SEWER MANHOLE INVERT
 C5101 SCALE: N.T.S.



A1 SAN. SEWER MANHOLE COVER
 C5101 SCALE: N.T.S.



A1 SAN. SEWER MANHOLE COVER
 C5101 SCALE: N.T.S.



A1 SAN. SEWER MANHOLE COVER
 C5101 SCALE: N.T.S.

UTILITY DETAILS
 REVIEW DRAWING
 NOT FOR CONSTRUCTION

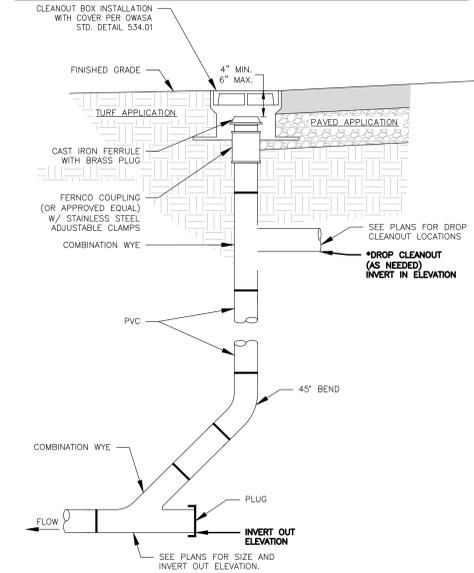
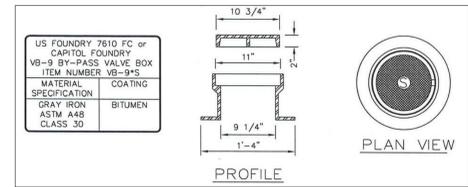
BALLENTINE ASSOCIATES, P.A.
 221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
 (919) 929-0461

150 E. ROSEMARY STREET
LAB & OFFICE BUILDING
 CHAPEL HILL, NORTH CAROLINA

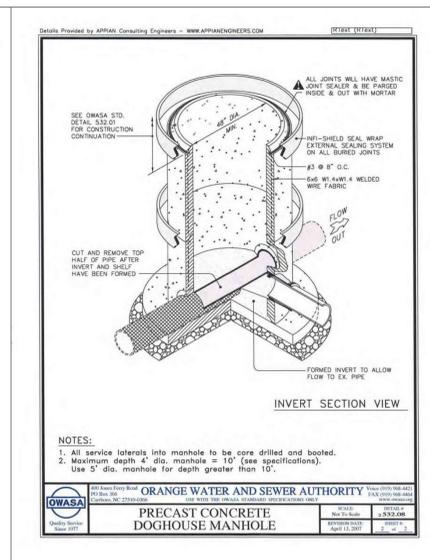
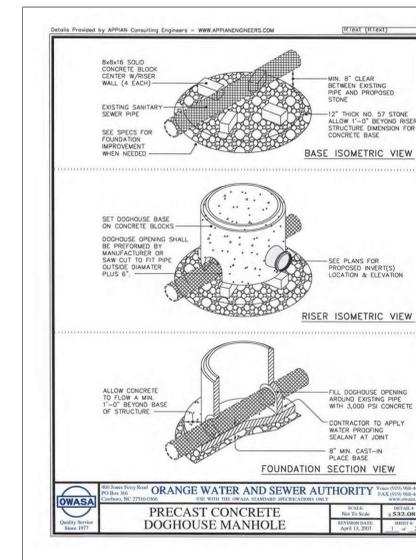
CONDITIONAL ZONING DRAWINGS

DATE: 10 FEB 21
SCALE: AS NOTED
DRAWN BY: A.A./S.R.H.
REVIEWED BY: G.J.R.

SHEET
C5101



C2
C5102 SANITARY SEWER SERVICE CLEANOUT ASSEMBLY
 SCALE: N.T.S.



A2
C5102 PRECAST CONCRETE DOGHOUSE MANHOLE
 SCALE: N.T.S.

UTILITY DETAILS
 REVIEW DRAWING
 NOT FOR CONSTRUCTION

BALLENTINE ASSOCIATES, P.A.
 227 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
 (919) 928-4681

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REGISTERED PROFESSIONAL ENGINEER
 STATE OF NORTH CAROLINA
 EXPIRES 12/31/22
 28388

| DATE | REVISIONS |
|-----------|-------------------------|
| 23 JUL 21 | RESPONSE TO C2 COMMENTS |
| 28 SEP 21 | RESPONSE TO C2 COMMENTS |

OWNER INFORMATION
 28388 PROPERTIES, INC.
 4500 CAMERON VALLEY PKWY.
 SUITE 350
 CHARLOTTE, NC 28211
OWNER'S REPRESENTATIVE:
 JOE DYE
 (919) 388-5774
 FAX (919) 461-3939
 EMAIL: jodye@28388.com

| DATE | ISSUED |
|-----------|---------------------------------|
| 10 FEB 21 | CONDITIONAL ZONING SUBMITTAL #1 |
| 28 MAY 21 | SCHEMATIC DESIGN |
| 23 JUL 21 | CONDITIONAL ZONING SUBMITTAL #2 |
| 28 SEP 21 | CONDITIONAL ZONING SUBMITTAL #3 |

150 E. ROSEMARY STREET
LAB & OFFICE BUILDING
 CHAPEL HILL, NORTH CAROLINA
CONDITIONAL ZONING DRAWINGS

JOB #: 118038.03
 DATE: 10 FEB 21
 SCALE: AS NOTED
 DRAWN BY: A.A.A./S.R.H.
 REVIEWED BY: G.J.R.

SHEET
C5102

N:\Projects\118038.03 Rosemary Lab & Office Building\150 E Rosemary.dwg, C5102 - Utility Details, 02/20/21, 3:20:02 PM

GENERAL NOTES:
 USE STANDARD OR JUMBO BRICK FOR WALL CONSTRUCTION. SOLID CONCRETE BLOCK OR BLOCK AND OPTIONAL WALL CONSTRUCTION MATERIAL. INCLUDE ALL ADJUSTMENTS TO WALLS, SLABS OR REINFORCING MATERIAL IN THE UNIT PRICE BID FOR EACH UNIT.
 INSTALL OPTIONAL MANHOLE IN POSITION AS DIRECTED BY THE ENGINEER. SET ON REBAR AS SHOWN. PROVIDE TRAFFIC BEARING JUNCTION BOX CONCRETE COVERAGE. ENCLOSE THE OPENING WITH 2" REBAR TIE TO THE REBAR MAT AND SET TO A MINIMUM OF 2" CONCRETE COVER IS ATTAINED. REFERENCE STD. NO. 840.54 FOR MANHOLE INFORMATION.
 PROVIDE JUNCTION BOXES WITH MANHOLES OVER 3'-6" IN DEPTH WITH STEPS PLACED ON 12" CENTERS. REFERENCE STD. NO. 840.66. SPACE DOWN 12" AT A MAXIMUM OF 12" CENTERS.
 MAXIMUM DEPTH OF THIS UNIT AS SHOWN IS 12".
 CONSTRUCT THE JUNCTION BOX IN ACCORDANCE WITH SECTIONS B-D, B-D, B-D AND B-D OF THE STANDARD SPECIFICATIONS.

BILL OF MATERIAL

| BAR | QTY | SIZE | LENGTH | WEIGHT |
|-----|-----|------|--------|--------|
| 1 | 1 | #4 | 12'-0" | 10.2 |
| 2 | 1 | #4 | 12'-0" | 10.2 |
| 3 | 1 | #4 | 12'-0" | 10.2 |
| 4 | 1 | #4 | 12'-0" | 10.2 |
| 5 | 1 | #4 | 12'-0" | 10.2 |
| 6 | 1 | #4 | 12'-0" | 10.2 |
| 7 | 1 | #4 | 12'-0" | 10.2 |
| 8 | 1 | #4 | 12'-0" | 10.2 |
| 9 | 1 | #4 | 12'-0" | 10.2 |
| 10 | 1 | #4 | 12'-0" | 10.2 |
| 11 | 1 | #4 | 12'-0" | 10.2 |
| 12 | 1 | #4 | 12'-0" | 10.2 |
| 13 | 1 | #4 | 12'-0" | 10.2 |
| 14 | 1 | #4 | 12'-0" | 10.2 |
| 15 | 1 | #4 | 12'-0" | 10.2 |
| 16 | 1 | #4 | 12'-0" | 10.2 |
| 17 | 1 | #4 | 12'-0" | 10.2 |
| 18 | 1 | #4 | 12'-0" | 10.2 |
| 19 | 1 | #4 | 12'-0" | 10.2 |
| 20 | 1 | #4 | 12'-0" | 10.2 |
| 21 | 1 | #4 | 12'-0" | 10.2 |
| 22 | 1 | #4 | 12'-0" | 10.2 |
| 23 | 1 | #4 | 12'-0" | 10.2 |
| 24 | 1 | #4 | 12'-0" | 10.2 |
| 25 | 1 | #4 | 12'-0" | 10.2 |
| 26 | 1 | #4 | 12'-0" | 10.2 |
| 27 | 1 | #4 | 12'-0" | 10.2 |
| 28 | 1 | #4 | 12'-0" | 10.2 |
| 29 | 1 | #4 | 12'-0" | 10.2 |
| 30 | 1 | #4 | 12'-0" | 10.2 |
| 31 | 1 | #4 | 12'-0" | 10.2 |
| 32 | 1 | #4 | 12'-0" | 10.2 |
| 33 | 1 | #4 | 12'-0" | 10.2 |
| 34 | 1 | #4 | 12'-0" | 10.2 |
| 35 | 1 | #4 | 12'-0" | 10.2 |
| 36 | 1 | #4 | 12'-0" | 10.2 |
| 37 | 1 | #4 | 12'-0" | 10.2 |
| 38 | 1 | #4 | 12'-0" | 10.2 |
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| 48 | 1 | #4 | 12'-0" | 10.2 |
| 49 | 1 | #4 | 12'-0" | 10.2 |
| 50 | 1 | #4 | 12'-0" | 10.2 |
| 51 | 1 | #4 | 12'-0" | 10.2 |
| 52 | 1 | #4 | 12'-0" | 10.2 |
| 53 | 1 | #4 | 12'-0" | 10.2 |
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| 61 | 1 | #4 | 12'-0" | 10.2 |
| 62 | 1 | #4 | 12'-0" | 10.2 |
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| 84 | 1 | #4 | 12'-0" | 10.2 |
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| 87 | 1 | #4 | 12'-0" | 10.2 |
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| 90 | 1 | #4 | 12'-0" | 10.2 |
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| 97 | 1 | #4 | 12'-0" | 10.2 |
| 98 | 1 | #4 | 12'-0" | 10.2 |
| 99 | 1 | #4 | 12'-0" | 10.2 |
| 100 | 1 | #4 | 12'-0" | 10.2 |

ROADWAY STANDARD DRAWING FOR
TRAFFIC BEARING JUNCTION BOX
 FOR USE WITH PIPES 42" AND UNDER

STATE OF NORTH CAROLINA
 DEPT. OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 WAKEFORD, N.C.

840.34

NOTES:
 THESE ALL STEPS PROVIDING 4" FROM INSIDE FACE OF STRUCTURE WALL. STEPS DIFFERENT IN DIMENSIONS, CONFIGURATION, OR MATERIALS FROM THOSE SHOWN MAY ALSO BE USED PROVIDED THE CONTRACTOR HAS FURNISHED THE ENGINEER WITH DETAILS OF THE PROPOSED STEPS AND HAS RECEIVED WRITTEN APPROVAL FROM THE ENGINEER FOR THE USE OF SUCH STEPS.

ROADWAY STANDARD DRAWING FOR
TRAFFIC BEARING JUNCTION BOX
 FOR USE WITH PIPES 42" AND UNDER

STATE OF NORTH CAROLINA
 DEPT. OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 WAKEFORD, N.C.

840.66

C2 NCDOT DRAINAGE STRUCTURE STEPS
 SCALE: N.T.S.

GENERAL NOTES:
 USE 4000 PSI MINIMUM COMPRESSIVE STRENGTH CONCRETE.
 USE ASTM A618 GRADE 60 REINFORCING STEEL. USE ASTM A106 WELDED WIRE FABRIC (W.W.F.).
 PARAPETS, REINFORCE AND DESIGN PRECAST MANHOLE COMPONENTS ACCORDANCE WITH ASTM A1084.
 ASSEMBLE FRAME AND GRADE RINGS WITH THE STEPS SPACED 12" FROM THE TOP TO THE BOTTOM OF THE MANHOLE.
 WHERE THE MANHOLE IS OVER 3'-6" HIGH, PROVIDE CONCRETE COVERAGE TO THE TOP OF THE MANHOLE PLUS 2" TO 2" TOWARD AND A MINIMUM OF 4" ABOVE THE GRADE AT OTHER LOCATIONS.
 LOCATIONS WHERE STEEL MAY BE USED IN LIEU OF WELDED WIRE FABRIC.
 LIMIT DEPTH OF FALL TO 30'-0" FROM FINISH GRADE TO TOP OF BOTTOM SLAB.
 THE MIN. SLAB THICKNESS "T" IS THE DIMENSION OF THE THINNEST PORTION OF THE 120° CONE SECTION.
 * TOP MAT OF REINFORCEMENT MAY BE SELECTED IF TOP SLAB HAS A DISTINGUISHABLE TOP AND BOTTOM.

ROADWAY STANDARD DRAWING FOR
PRECAST MANHOLE 4' 5" AND 6' DIAMETER
 12" THRU 48" PIPE

STATE OF NORTH CAROLINA
 DEPT. OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 WAKEFORD, N.C.

840.52

NCDOT STD. DETAIL 840.52
 (PRECAST MANHOLE - 12" TO 48" PIPE)

ROADWAY STANDARD DRAWING FOR
MANHOLE FRAME AND COVER

STATE OF NORTH CAROLINA
 DEPT. OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 WAKEFORD, N.C.

840.54

NCDOT STD. DETAIL 840.54
 (MANHOLE FRAME)

STORM CLEANOUT ASSEMBLY IN PAVEMENT AND GRASS

FINISHED GRADE
 STORM CLEANOUT BOX INSTALLATION (C5201)
 SET C.O. IN STD. STORM CLEANOUT BOX W/ TOP FLUSH WITH FINISHED GRADE. PLUG 2" (MIN.) BELOW GRADE.

STANDARD BRONZE CLEANOUT PLUG
 CLEANOUT FERRULE WITH PLUG
 STYLES ACCEPTED:
 INVERTED NUT
 RAISED NUT

B1 STD. STORM CLEANOUT ASSEMBLY
 SCALE: N.T.S.

B1 STD. STORM CLEANOUT ASSEMBLY
 SCALE: N.T.S.

PERMEABLE PAVEMENT
 GRASS APPLICATION

STANDARD STORM CLEANOUT BOX
 PLAN
 GRAY IRON ASTM A48 CLASS 30B W/ BITUMEN COATING. INDICATE "STORM" (TYP.).
 US FOUNDARY 7610 RING & FC COVER (OR APPROVED EQUAL).
 3000 PSI CONC.

STANDARD STORM CLEANOUT BOX
 PLAN
 CAP FLUSH WITH FINISHED GRADE

STANDARD STORM CLEANOUT BOX
 PROFILE
 CAP FLUSH WITH FINISHED GRADE
 SECURE PER MANUFACTURER SPECIFICATIONS

A1 STORM CLEANOUT BOX INSTALLATION
 SCALE: N.T.S.

A1 STORM CLEANOUT BOX INSTALLATION
 SCALE: N.T.S.

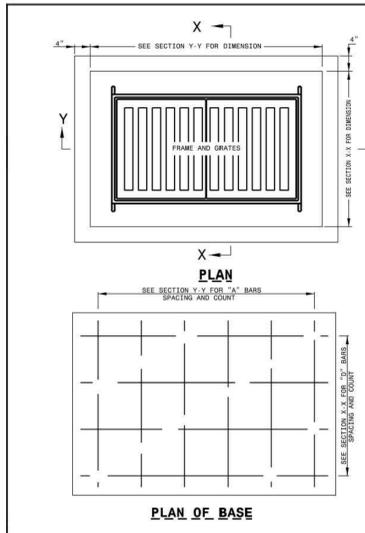
GENERAL NOTES:
 THIS PRECAST BOX MAY BE USED FOR THE FOLLOWING STANDARDS: 840.01, 840.02, 840.04, 840.06, 840.13, 840.14, 840.15, 840.17, 840.18, 840.19, 840.28, 840.27, 840.28, 840.31, 840.32 AND 840.41.
 INSTALL PRECAST DRAINAGE STRUCTURES AND PAV FOR IN ACCORDANCE WITH SPECIFICATION SECTION 840.
 DO NOT PLACE PRECAST DRAINAGE STRUCTURES UNDER TRAFFIC OR WHERE TRAFFIC WILL BE DETOURED.
 USE 4000 PSI CONCRETE.
 PROVIDE ALL REINFORCING STEEL WHICH MEETS ASTM A618 FOR GRADE 60 AND WELDED WIRE FABRIC CONFORMING TO ASTM A1084.
 LIMIT MAXIMUM DEPTH TO TOP OF BOTTOM SLAB FOR WAFFLE WALL STRUCTURE TO 10'-0". LIMIT SOLID WALL STRUCTURE TO 12'-0".
 PLACE LIGHT HOLES OR PINS IN ACCORDANCE WITH OSHA STANDARD 1926.704.
 CUT OR FORM OPENINGS FOR PIPE TO PROVIDE REQUIRED SIZE AND LOCATION. ORIENT WAFFLE WALL STRUCTURES SO THAT PIPES ENTER THROUGH THE HORIZONTAL/WAFFLE PANELS ONLY. PIPES MAY ENTER THROUGH THE CORNERS OF SOLID WALL BOXES IF A MINIMUM OF 6" OF WALL IS PROVIDED ABOVE THE HOLE.
 ALL ELEMENTS PRECAST TO MEET ASTM C913.
 FRAME AND GRATE HEIGHT MAY BE ADJUSTED WITH CONCRETE OR BRICK IN ACCORDANCE WITH STANDARD 840.25.
 PROVIDE PRECAST STRUCTURES OVER 4'-0" IN DEPTH WITH STEPS AS DIRECTED BY THE ENGINEER.
 WELDED WIRE FABRIC MAY BE SUBSTITUTED FOR REBAR AS LONG AS THE SAME AREA OF STEEL IS PROVIDED.
 SEAL JOINTS WITH A FLEXIBLE BUTYL RUBBER BASE CONFORMING TO FEDERAL SPECIFICATION SS-S-21A, ASTM D-1185, TYPE B - BUTYL RUBBER.
 LIMIT MAXIMUM STRUCTURE SIZE TO INSIDE CLEAR DIMENSIONS OF 3'-0" X 3'-0".
 THE OUTSIDE PIPE DIAMETER PLUS 2" OR THE OPENING REQUIRED FOR FRAME AND GRATE IS THE MINIMUM STRUCTURE SIZE UNLESS NOTED OTHERWISE.
 USE MANHOLE FRAME AND COVER AS INDICATED ON THE PLANS. REINFORCE OPENING AS SHOWN ON THIS SHEET.

ROADWAY STANDARD DRAWING FOR
PRECAST DRAINAGE STRUCTURE (SOLID AND WAFFLE WALL)

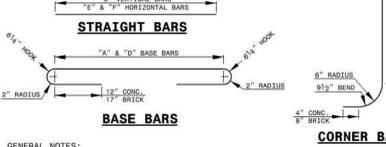
STATE OF NORTH CAROLINA
 DEPT. OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 WAKEFORD, N.C.

840.45

A5 NCDOT PRECAST DRAINAGE STRUCTURE
 SCALE: N.T.S.

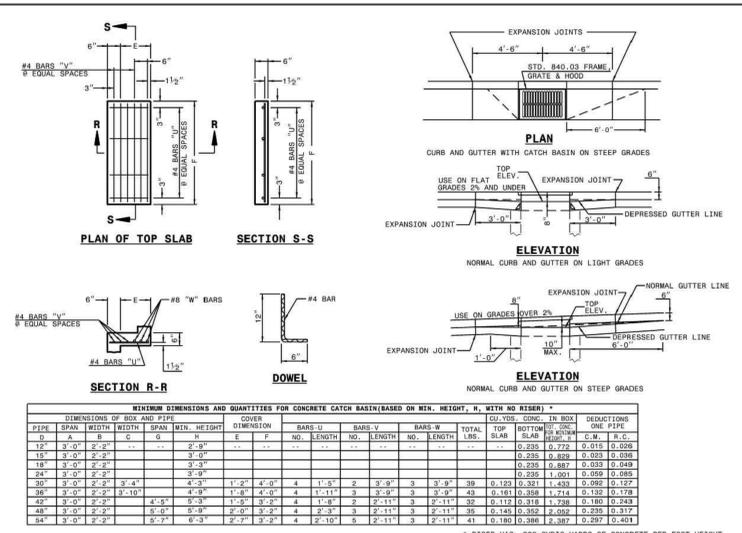


| COMMON | | CONCRETE ALT. | | BRICK ALT. | |
|--|------|---------------|----------|------------|----------|
| BAR | SIZE | LENGTH | QUANTITY | LENGTH | QUANTITY |
| A | #5 | 3'-1 1/2" | 16 | 3'-1 1/2" | 8 |
| B | #5 | 3'-1 1/2" | 16 | 3'-1 1/2" | 8 |
| C | #5 | 8'-0" | 4 | 8'-0" | 4 |
| D | #5 | 8'-0" | 4 | 8'-0" | 4 |
| E | #5 | 4'-8" | 20 | 4'-8" | 10 |
| F | #5 | 4'-8" | 20 | 4'-8" | 10 |
| REF. STEEL TOTAL WEIGHT (LBS.) | | 328.6 | | 222.8 | |
| CONCRETE IN WALLS CLASS "AA" (CUBIC YARDS) | | 0.92 | | 0.96 | |
| CONCRETE IN WALLS CLASS "B" (CUBIC YARDS) | | 3.48 | | 3.50 | |
| BRICK IN WALLS (CUBIC YARDS) | | 0.91 | | 0.91 | |
| CONCRETE TOTAL (CUBIC YARDS) | | 4.40 | | 4.47 | |
| BRICK TOTAL (CUBIC YARDS) | | 0.91 | | 0.91 | |
| TOTAL (CUBIC YARDS) | | 5.31 | | 5.38 | |
| TOTAL WEIGHT (LBS.) | | 328.6 | | 222.8 | |
| TOTAL WEIGHT (LBS.) | | 328.6 | | 222.8 | |



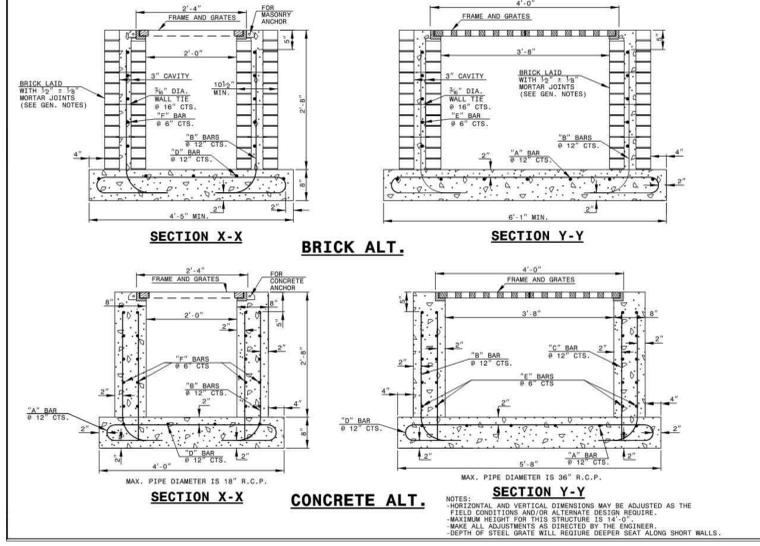
GENERAL NOTES:
 -USE CLASS "AA" CONCRETE FOR CAST IN PLACE CONCRETE BOX.
 -USE CLASS "B" CONCRETE IN THE WALL CAVITY FOR REINFORCED BRICK CONSTRUCTION AND CLASS "AA" CONCRETE FOR THE FOOTING BASE.
 -CHAMFER ALL EXPOSED CONCRETE CORNERS 1".
 -USE FORMS TO CONSTRUCT THE BOTTOM SLAB.
 -IF PIPES ARE SET IN THE BASE FOLLOW CONSTRUCTION PROCEDURES SHOWN BY STD. DWG. 840.00.
 -PRECAST UNITS MADE OF CLASS "AA" CONCRETE MAY BE USED IN LIEU OF BRICK MASONRY CONSTRUCTION.
 -INCLUDE REINFORCING STEEL COST IN THE UNIT OR LINEAR FOOT BID PRICE FOR "MASONRY DRAINAGE STRUCTURE".
 -REFERENCE STD. DWG. 840.25 FOR FRAME ANCHORAGE.
 -CONCRETE BRICK, JUMBO BRICK AND 4" SOLID CONCRETE BLOCK WILL BE PERMITTED.
 -CONCRETE FOR BRICK BOX REFER TO SECTION 832 OF THE STANDARD SPECIFICATION FOR CONSTRUCTION.
 -PROVIDE GRATED DROP INLETS OVER 3'-6" DEEP WITH STEPS SPACED 12" ON CENTER AS DIRECTED BY STD. DWG. 840.66.
 -FRAME AND GRATES ARE SEPARATE CONTRACT ITEMS.

1-B1 STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

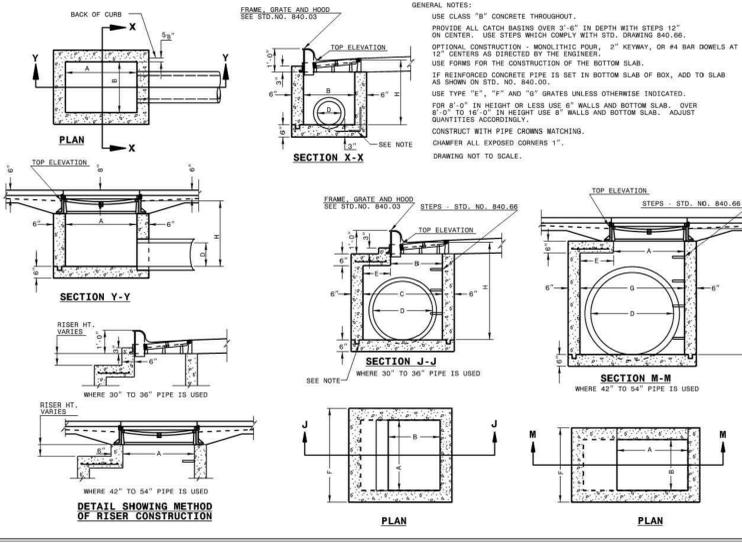


| DIMENSIONS AND QUANTITIES FOR CONCRETE CATCH BASIN (BASED ON MIN. HEIGHT, H, WITH NO RISERS) | | DEDUCTIONS FOR ONE PIPE | |
|--|-------------------|-------------------------|------------|
| PIPE SPAN | WIDTH MIN. HEIGHT | CONC. IN BOX | DEDUCTIONS |
| D | A | FT. HT. | C.W. R.C. |
| 12" | 3'-0" | 0.222 | 0.222 |
| 15" | 3'-0" | 0.222 | 0.222 |
| 18" | 3'-0" | 0.222 | 0.222 |
| 24" | 3'-0" | 0.222 | 0.222 |
| 30" | 3'-0" | 0.222 | 0.222 |
| 36" | 3'-0" | 0.222 | 0.222 |
| 42" | 3'-0" | 0.222 | 0.222 |
| 48" | 3'-0" | 0.222 | 0.222 |
| 54" | 3'-0" | 0.222 | 0.222 |

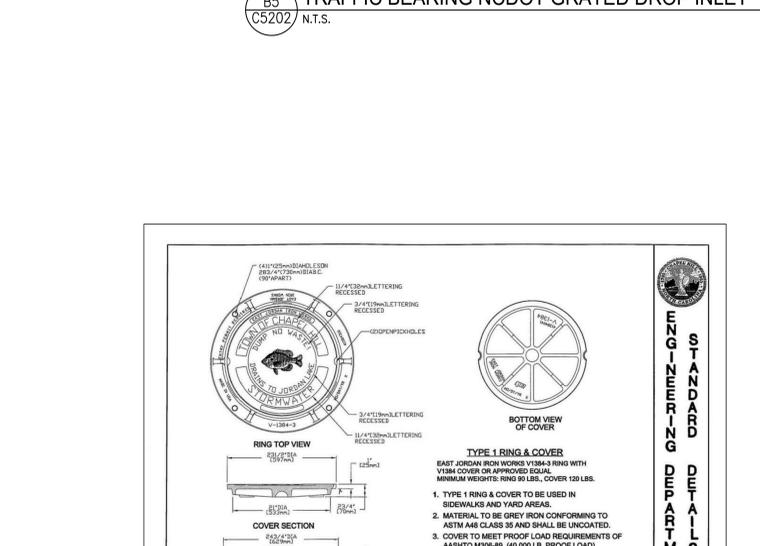
ROADWAY STANDARD DRAWING FOR TRAFFIC BEARING NCDOT GRATED DROP INLET FOR CAST IRON DOUBLE FRAME AND GRATES



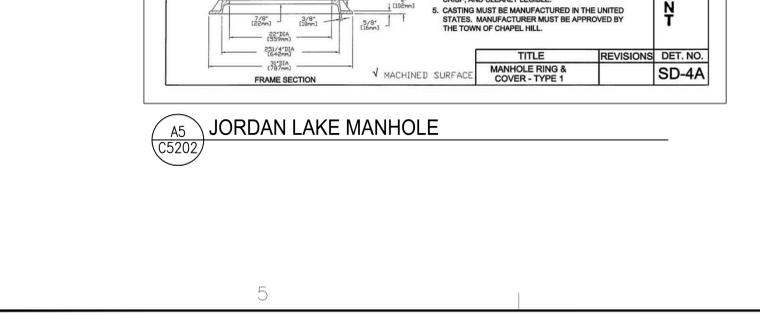
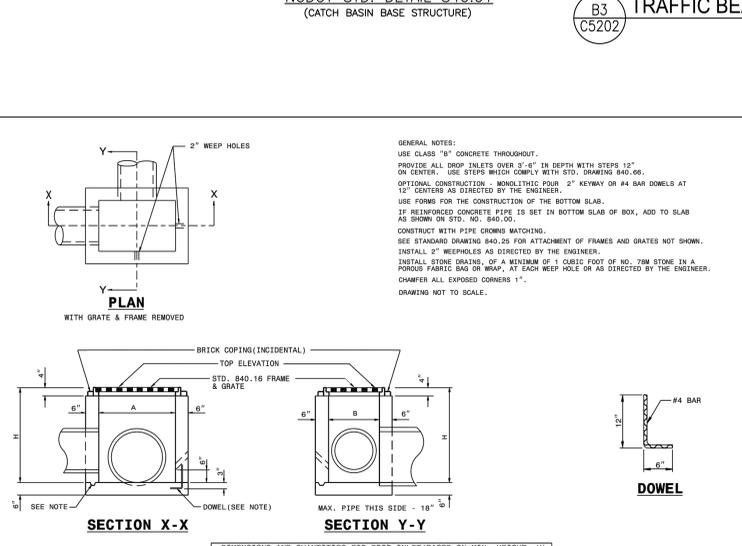
1-B1 STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.



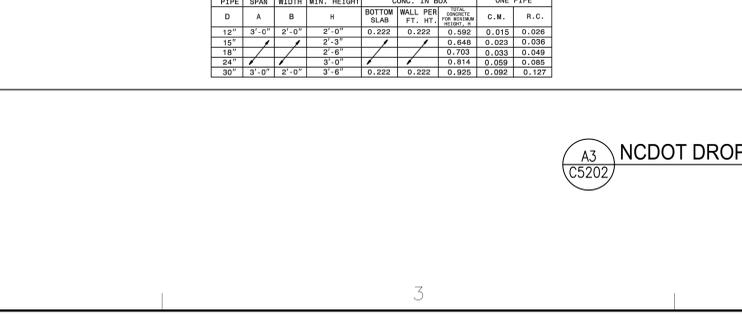
ROADWAY STANDARD DRAWING FOR TRAFFIC BEARING NCDOT GRATED DROP INLET FOR CAST IRON DOUBLE FRAME AND GRATES



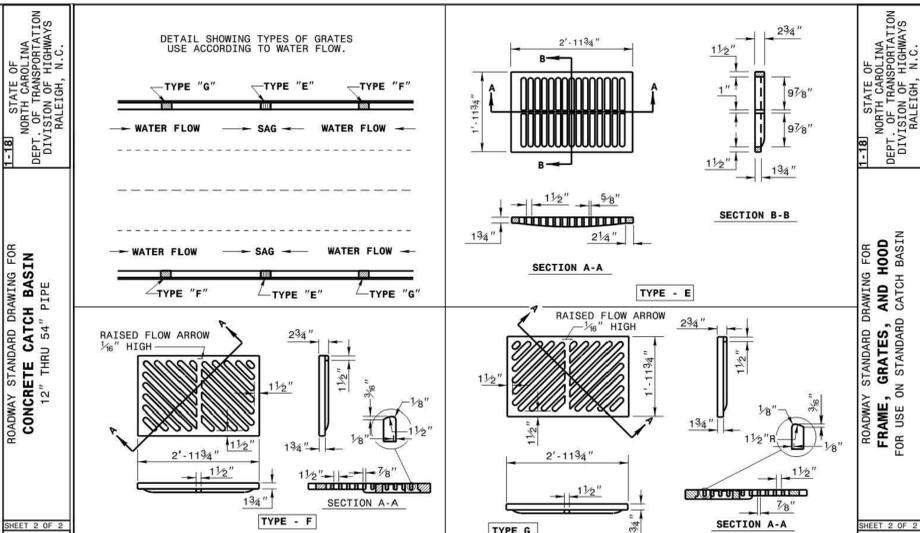
1-B1 STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.



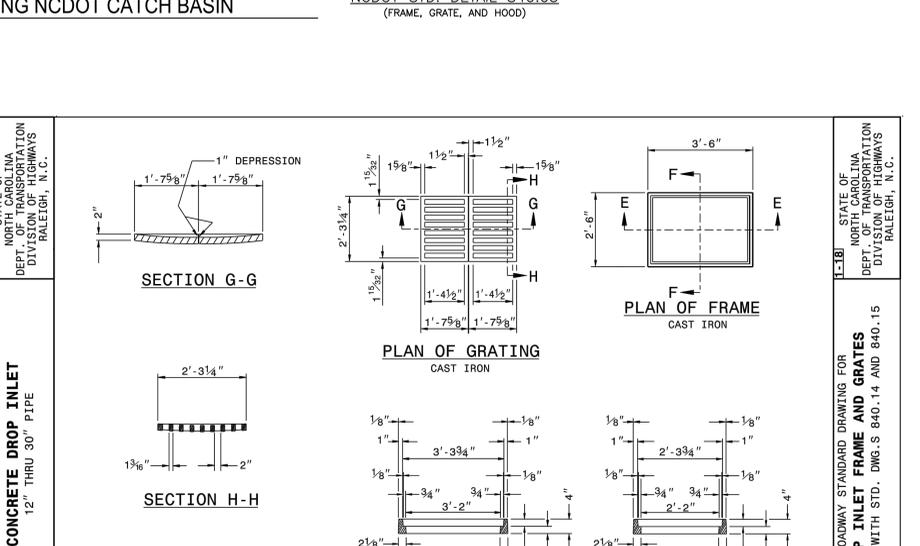
1-B1 STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.



1-B1 STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.



ROADWAY STANDARD DRAWING FOR CONCRETE CATCH BASIN 12\"/>



ROADWAY STANDARD DRAWING FOR DROP INLET FRAME AND GRATES FOR USE WITH STD. DWG. S 840.14 AND 840.15

1-B1 STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-B1 STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

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

150 E. ROSEMARY STREET
 LAB & OFFICE BUILDING
 CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING DRAWINGS

DATE: 10 FEB 21
 SCALE: AS NOTED
 DRAWN BY: A.A./S.R.H.
 REVIEWED BY: G.J.R.

SHEET C5202

STORM DRAINAGE DETAILS
 REVIEW DRAWING
 NOT FOR CONSTRUCTION

**150 EAST ROSEMARY STREET
OFFICE BUILDING REDEVELOPMENT
TRANSPORTATION IMPACT ANALYSIS UPDATE**

EXECUTIVE SUMMARY - *DRAFT*



Prepared for:

The Town of Chapel Hill
Public Works Department - Engineering

Prepared by:

HNTB North Carolina, PC

*343 East Six Forks Road
Suite 200
Raleigh, NC 27609*

NCBELS License #: C-1554

October 2021



**150 EAST ROSEMARY STREET
OFFICE BUILDING REDEVELOPMENT**

TRANSPORTATION IMPACT ANALYSIS UPDATE

EXECUTIVE SUMMARY - *DRAFT*



Prepared for:

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October 2021



EXECUTIVE SUMMARY

Project Overview

A new office building and parking deck are being proposed as a combined redevelopment project along E. Rosemary Street, just east of its intersection with NC 86 (N. Columbia Street) in Chapel Hill, NC. A Transportation Impact Analysis (TIA) was completed by HNTB in October 2020 for the Town of Chapel Hill that provided a complete analysis for both redevelopment projects with the understanding that the new Town parking deck would be completed first, the existing Wallace Deck then demolished, and the proposed office building project built on the Wallace Deck site. This TIA update focuses on site plan changes to the proposed Office Building redevelopment related to site access driveway locations and configurations as well as changes to the office building square footage and number of on-site parking spaces provided by the Applicant. **Figure ES-1** shows the general location of the site.

This TIA report update analyzes the full build-out scenario for the office building redevelopment in the year 2023 (assumes full build-out of the new parking deck prior to that year). The proposed office building preliminary site plan shows a provision for two limited access driveways that connect the redevelopment to E. Rosemary Street with a right-turn in/right-turn out only (RIRO) driveway and a new exit only access point along Henderson Street. **Figure ES-2** displays the preliminary site plan for the office building and nearby land uses and roadways.

Site Traffic Generation

Table ES-1 shows revised ITE Trip Generation Manual weekday trip generation estimates for the proposed office building. The proposed building square footage was assumed to be 200,000 square feet in the initial TIA. This has been revised to 228,000 square feet, per information from the Applicant. The table also shows the assumed breakout of vehicular trips using leased parking space provided in the E. Rosemary Parking Deck and actual on-site structured parking spaces. The on-site parking proportion of trips also has changed from 200 on-site spaces assumed initially to 158 spaces in the current TIA update.

Table ES-1. Weekday Vehicle Trip Generation Summary

| Facility | Units | Daily Estimate | | | AM Peak Hour | | | Noon Peak Hour | | | PM Peak Hour | | |
|------------------------------------|---------|----------------|-------|-------|--------------|-----|-------|----------------|-----|-------|--------------|-----|-------|
| | | In | Out | Total | In | Out | Total | In | Out | Total | In | Out | Total |
| General Office Building | 228k SF | 1,003 | 1,003 | 2,006 | 257 | 35 | 292 | 114 | 96 | 210 | 48 | 220 | 268 |
| E. Rosemary Deck Leased Spaces | | 542 | 542 | 1,084 | 139 | 19 | 158 | 62 | 52 | 114 | 26 | 119 | 145 |
| Office Building Structured Parking | | 461 | 461 | 922 | 118 | 16 | 134 | 52 | 44 | 96 | 22 | 101 | 123 |

Impact Analysis

Peak Hour Intersection Level of Service

The 2023 analysis scenarios that include proposed office building site trip effects cause no additional study area intersections to operate over capacity in the three weekday peak hours analyzed, compared to “no-build” conditions where the site is closed on not redeveloped. Site traffic impacts are limited to mostly marginal delay and vehicular queuing increases. Intersections that experience deficient conditions in at least one peak hour in 2023 also generally experience the same conditions currently and geometric or capacity improvement options at these locations are very limited. A summary of the traffic operations for each intersection, related to vehicular delays (intersection average as a whole if signalized, critical movement if stop-controlled) and the corresponding Level-of-Service (LOS) is shown in **Table ES-2** on the following page.



Table ES-2. Peak Hour Intersection Capacity Analysis Summary

| Intersections | Peak Hour | 2023 No-Build | | 2023 Build | | Intersections | 2023 No-Build | | 2023 Build | |
|--|-----------|---------------|-------------|------------|-------------|---|---------------|-------------|------------|-------------|
| | | LOS | Delay | LOS | Delay | | LOS | Delay | LOS | Delay |
| W. Rosemary Street & Church Street | AM | A | 9.4 | A | 9.6 | E. Franklin Street & Hillsborough Street / Raleigh Street | C | 22.5 | C | 22.5 |
| | NOON | A | 9.4 | A | 9.5 | | C | 24.0 | C | 23.8 |
| | PM | B | 13.8 | B | 13.8 | | C | 21.4 | C | 21.6 |
| W. Rosemary Street & NC 86 | AM | C | 24.2 | C | 24.8 | NC 86 (MLK Jr. Blvd) & N. Columbia Street / North Street [#] @ | B | 11.5 | B | 11.8 |
| | NOON | C | 26.5 | C | 27.3 | | B | 19.8 | B | 20.1 |
| | PM | C | 34.2 | D | 37.4 | | C | 23.7 | C | 24.4 |
| E. Rosemary Street & Henderson Street | AM | A | 9.4 | A | 9.8 | NC 86 (MLK Jr. Blvd) & Longview Street | A | 9.6 | A | 9.7 |
| | NOON | B | 12.6 | B | 14.9 | | A | 5.6 | A | 5.6 |
| | PM | B | 11.6 | B | 15.2 | | A | 8.1 | A | 8.1 |
| E. Rosemary Street & Hillsborough Street | AM | B | 15.1 | B | 15.3 | W. Cameron Avenue & NC 86 (Pittsboro Street) | B | 17.4 | B | 17.4 |
| | NOON | B | 15.7 | B | 15.7 | | C | 20.4 | C | 20.6 |
| | PM | B | 17.7 | B | 17.4 | | C | 20.3 | C | 20.1 |
| W. Franklin Street & Church Street | AM | A | 7.7 | A | 7.6 | Cameron Avenue & NC 86 (S. Columbia St) | C | 28.5 | C | 28.8 |
| | NOON | B | 13.1 | B | 13.3 | | C | 33.5 | C | 33.9 |
| | PM | B | 18.9 | B | 19.1 | | E | 59.3 | E | 65.3 |
| Cameron Ave/Country Club Rd & Raleigh Street | AM | C | 23.4 | C | 24.0 | E. Rosemary St & Parking Deck Primary Driveway [#] | B | 14.2 | B | 14.3 |
| | NOON | C | 20.9 | C | 21.1 | | C | 16.1 | C | 16.4 |
| | PM | C | 30.6 | C | 30.9 | | C | 16.2 | C | 16.9 |
| Franklin Street & NC 86 (Columbia Street) | AM | C | 30.3 | C | 29.9 | E. Rosemary St & Office Bldg RIRO Driveway | N/A | N/A | B | 13.1 |
| | NOON | D | 40.7 | D | 41.4 | | N/A | N/A | B | 12.6 |
| | PM | E | 59.5 | E | 61.9 | | N/A | N/A | C | 15.6 |
| E. Franklin Street & Henderson Street | AM | A | 7.9 | A | 7.5 | E. Rosemary St & Office Bldg Exit-Only Driveway | N/A | N/A | B | 13.1 |
| | NOON | B | 12.5 | B | 14.0 | | N/A | N/A | B | 12.6 |
| | PM | B | 12.5 | B | 19.6 | | N/A | N/A | C | 15.6 |
| North Street & Proposed Deck Access Driveway | AM | A | 8.9 | A | 8.9 | | | | | |
| | NOON | A | 9.4 | A | 9.4 | | | | | |
| | PM | B | 10.2 | B | 10.3 | | | | | |

BOLD/ITALICS – Critical Movement or Overall Intersection Requires Mitigation Analysis Per Town TIA Guidelines
 # - Worst-Case LOS/Delay for Two-Way Unsignalized/Stop-Controlled Critical Movement @ - Assumed Signalized

Access Analysis

Per information from the Applicant and shown in **Figure ES-2**, two restricted access locations are proposed. A right-turn in/right-turn out (RIRO) driveway is proposed at the current alley location along E. Rosemary Street. The current internal alley would continue to serve as access for the site structure parking areas and an exit-only driveway extension is proposed to connect to Henderson Street. Median delineators are proposed along E. Rosemary Street to prevent left-turns at the alley driveway and help facilitate full access movements for left-turning traffic at the adjacent offset E. Rosemary Parking Deck Main Access intersection.

Mitigation Measures/Recommendations

Planned Improvements

There are no planned transportation improvement projects by NCDOT expected to be complete between 2020 and 2023 in the immediate project study area. The Town of Chapel Hill is in the process of designing and implementing the West Franklin Street Lane Reallocation project to reduce the number of through travel lanes on West Franklin Street west of NC 86. The reallocated lanes will be



used for parking, loading zones, bicycle lanes and other amenities. This project was expected to be complete by the 2023 analysis year and was also assumed to include signal retiming throughout the downtown area to account for vehicular flow changes in the lane reallocation vicinity. Details are shown on **Figure ES-3**.

The Town also has the North-South Bus Rapid Transit Project, which will provide dedicated lanes for transit along the NC 86 corridor, along with other transit amenity improvements scheduled for construction in 2022. As final design details are not complete as of the submittal of this TIA, no specific lane usage changes were analyzed as part of this study.

Background Committed Improvements

Based on traffic capacity analyses for the 2023 design year, and analyses of existing study area turning bay storage lengths and site access for the proposed parking deck, the improvements shown in the original TIA (see pages 31 and 32 of the full TIA report) that were recommended specifically due to proposed Parking Deck impact were included in this TIA update as being necessary for adequate transportation network operations (see **Figure ES-3**). These are considered background committed improvements for this TIA update.

An additional improvement to prevent right-turns out of the North Street Parking Deck driveway was added to further reduce cut-through traffic potential in the North Street area and its impacts were included in this analysis.

Applicant Committed Improvements

Based on the updated site plan provided by the Applicant, the proposed Office Building redevelopment will utilize two access driveways with the connection to E. Rosemary Street limited to RIRO access only. Raised median delineators will be installed to prevent left-turns into this site access point while preserving full access for the adjacent Main Access Driveway to the proposed E. Rosemary Street Parking Deck.

A second access point for traffic exiting the proposed Office Building structured parking will be provided on Henderson Street. Full access (left and right-turns out) will be provided at the exit from a single lane. No ingress will be allowed at this location. Existing on-street parking spaces are shown on the site plan to be removed to allow adequate sight distance at the intersection.

Necessary Improvements

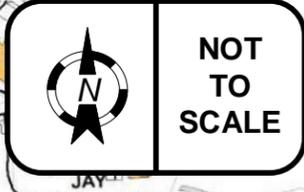
Based on traffic capacity analyses for the 2023 design year, and analyses of existing study area turning bay storage lengths and Office Building potential site access issues, the following improvements are recommended as being necessary for adequate transportation network operations (see **Figure ES-3**). These improvements are made with the assumptions that the 2022 Parking Deck analysis year Necessary Improvements listed above are all completed by the 2023 analysis year for the proposed Office Building.

- 1) To reduce potential conflicts with queues along Henderson Street for exiting Office Building traffic, signal timing adjustments may be necessary at the E. Rosemary Street and Franklin Street intersections to provide more green time for Henderson Street approaches.
- 2) "Do Not Block Intersection" signage and pavement markings on Henderson Street may be necessary to avoid vehicular conflicts at the Exit-Only Driveway intersection with Henderson Street.



Town of Chapel Hill: Transportation Impact Analysis Update - *DRAFT*
150 East Rosemary Street - Proposed Office Building Redevelopment

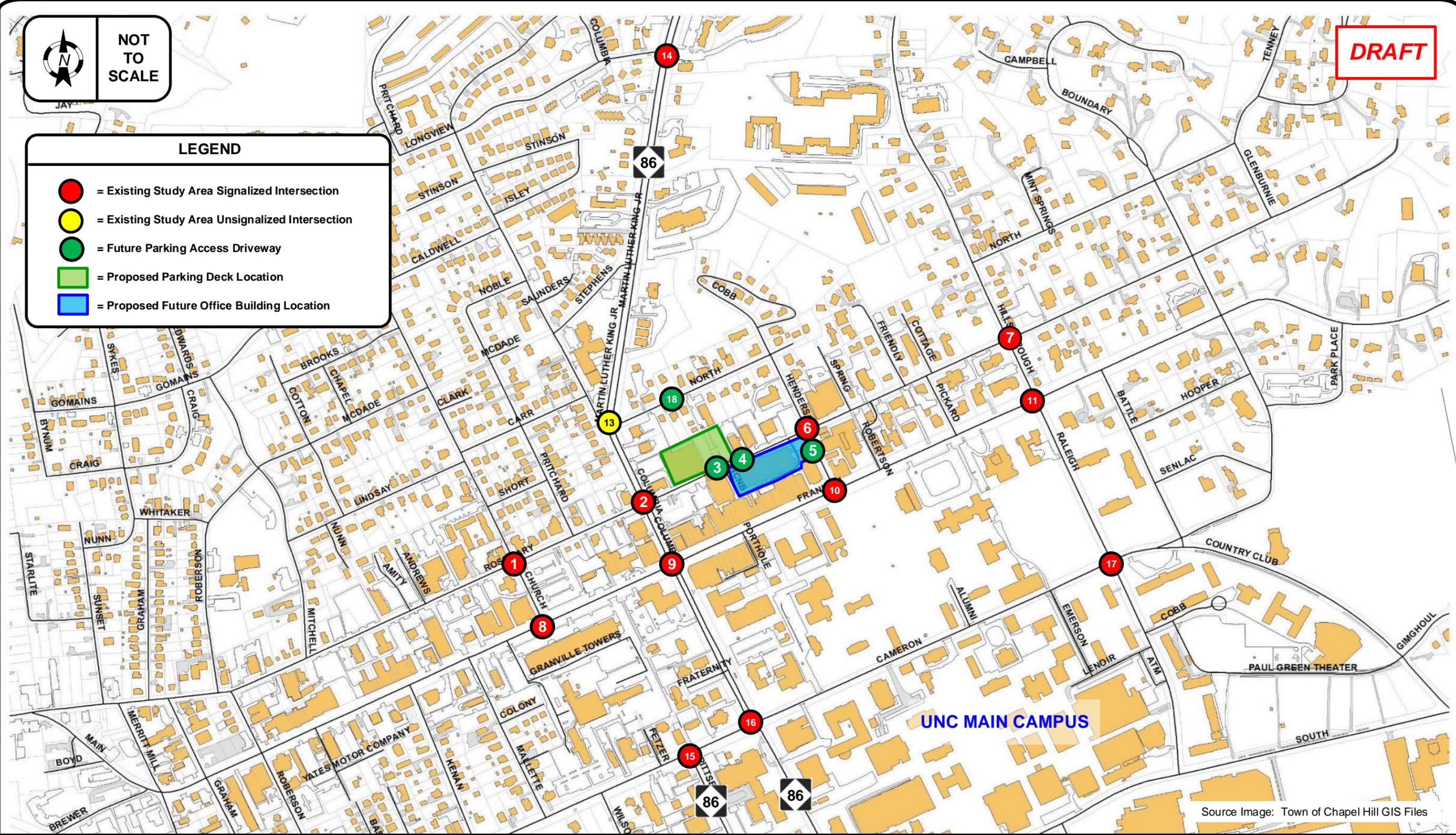
Regardless of whether or not the proposed Office Building redevelopment occurs, additional signal timing adjustments and the lengthening of the existing westbound left-turn lane storage to 250 feet at the Franklin Street and NC 86 (Columbia Street) intersection may need to be considered once the W. Franklin Street lane reallocation project is complete. This improvement is necessary to reduce potential queueing for all westbound traffic along Franklin Street upstream of this intersection and may require the elimination of several on street parking spaces along the south side of the facility.



DRAFT

LEGEND

- = Existing Study Area Signalized Intersection
- = Existing Study Area Unsignalized Intersection
- = Future Parking Access Driveway
- = Proposed Parking Deck Location
- = Proposed Future Office Building Location



Source Image: Town of Chapel Hill GIS Files

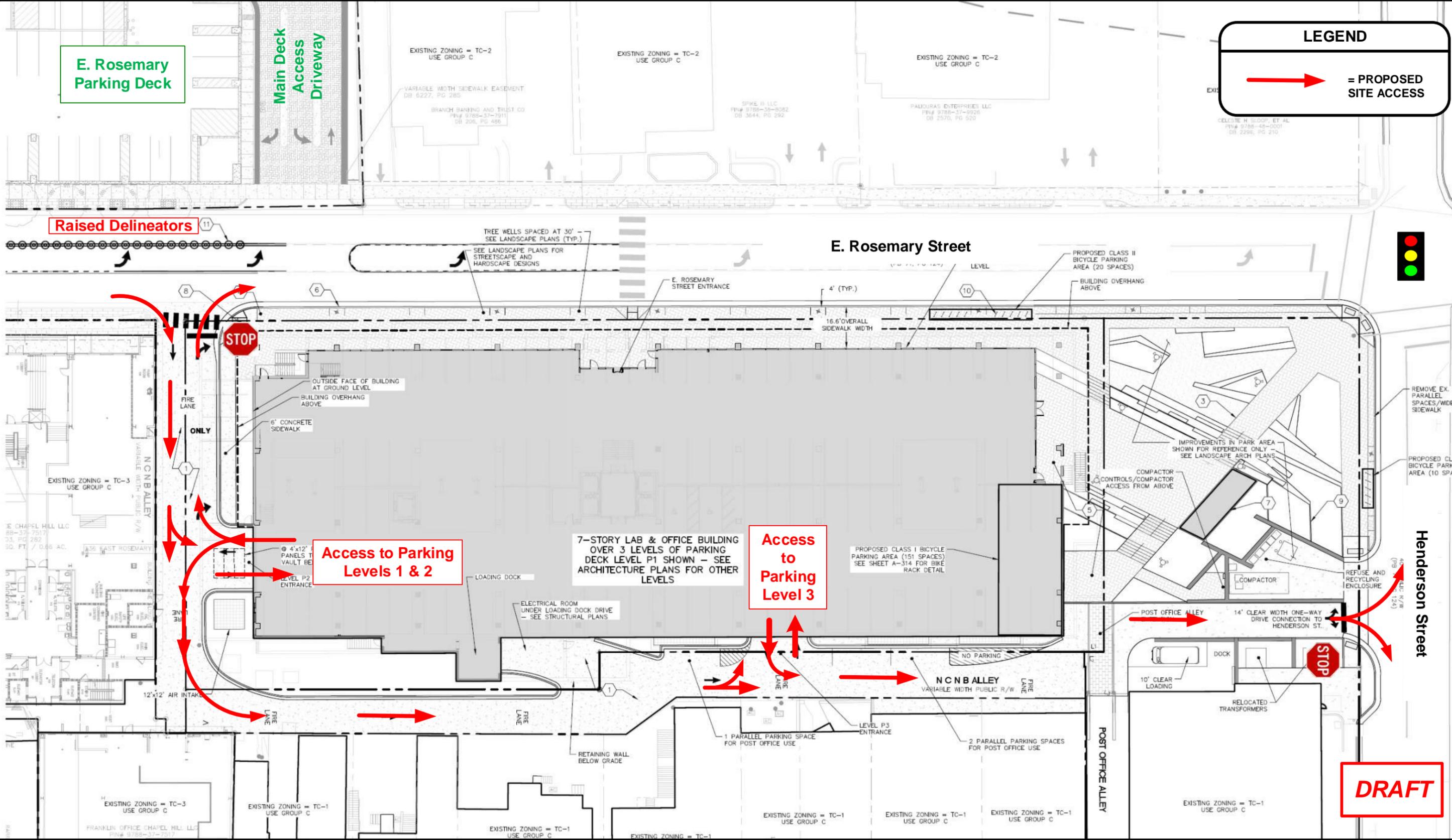


**150 East Rosemary Street Office Building
Transportation Impact Analysis Update**

PROJECT STUDY AREA

DATE: October 2021

FIGURE ES-1



LEGEND

 = PROPOSED SITE ACCESS

Access to Parking Levels 1 & 2

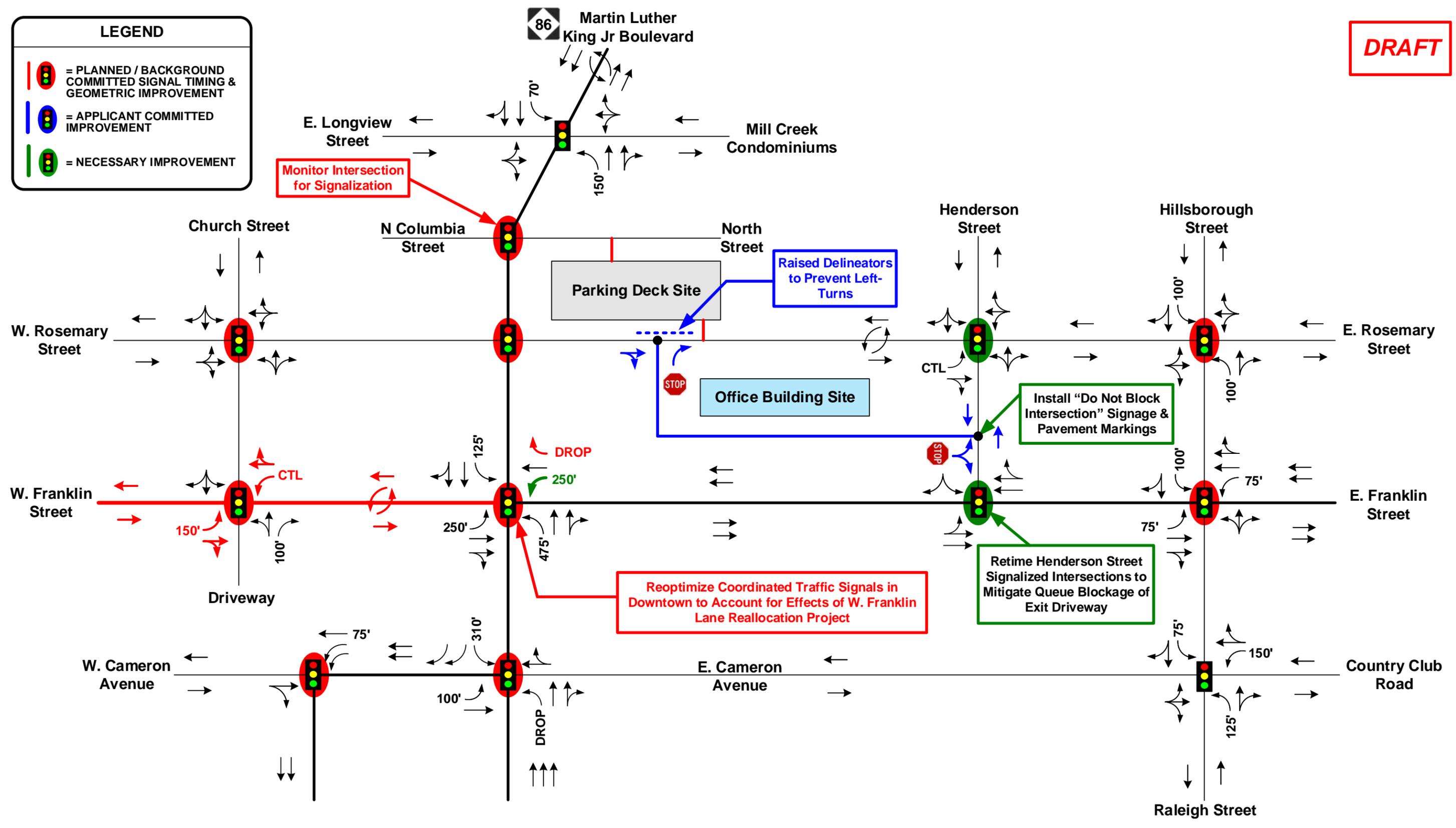
Access to Parking Level 3

DRAFT

DRAFT

LEGEND

- = PLANNED / BACKGROUND COMMITTED SIGNAL TIMING & GEOMETRIC IMPROVEMENT
- = APPLICANT COMMITTED IMPROVEMENT
- = NECESSARY IMPROVEMENT



NOT TO SCALE

**150 East Rosemary Street Office Building
Transportation Impact Analysis Update**

PLANNED, COMMITTED AND RECOMMENDED IMPROVEMENTS

DATE: October 2021

FIGURE ES-3