# 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): 9788372791 Date: 5 Jan 2022

## Section A: Project Information

Project Name: Link Apartments Rosemary

Property Address: 101 E Rosemary St Zip Code: 27514

Use Groups (A, B, and/or C): A Existing Zoning District: TC-2

Project Description: Demolition of existing 2-story bank and construction of 7-story multi-family 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 Rd

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: 5 Jan 2022

**Owner/Contract Purchaser Information:**

☒ **Owner** ☐ **Contract Purchaser**

Name: Grubb Properties, LLC

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: 5 Jan 2022

**Click here for application submittal instructions.**

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.

## 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= | 27,844 | 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= | 2,784 | sq. ft. |
| | b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space | COS= | 0 | sq. ft. |
| TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%) | | GLA= | 30,628 | 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) | 34,288 |
| 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) | 27,878 | ALL | 25,700 | 25,700 |
| Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA)% | 91.0% | ALL | 83.9% | 83.9% |
| If located in Watershed Protection District, % of impervious surface on 7/1/1993 | N/A | N/A | N/A | N/A |

## Section D: Dimensions

| Dimensional Unit (sq. ft.) | Existing (sq. ft.) | Demolition (sq. ft.) | Proposed (sq. ft.) | Total (sq. ft.) |
|---|---|---|---|---|
| Number of Buildings | +/- 9000 | all | 1 | 1 |
| Number of Floors | 2 | all | 7 | 7 |
| Recreational Space | 0 | 0 | 5,442 | 5,442 |

| 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) | N/A | N/A | 115,647 | 115,647 |
| Total Square Footage of All Units | N/A | N/A | 85,036 | 85,036 |
| Total Square Footage of Affordable Units | N/A | N/A | N/A | N/A |
| Total Residential Density | N/A | N/A | N/A | N/A |
| Number of Dwelling Units | N/A | N/A | 151 | 151 |
| Number of Affordable Dwelling Units | N/A | N/A | N/A | N/A |
| Number of Single Bedroom Units | N/A | N/A | 138 | 138 |
| Number of Two Bedroom Units | N/A | N/A | 13 | 13 |
| Number of Three Bedroom Units | N/A | N/A | N/A | N/A |

| Non-Residential Space *(Gross Floor Area in Square Feet)* | | | | | |
|---|---|---|---|---|---|
| **Use Type** | **Existing** | **Proposed** | **Uses** | **Existing** | **Proposed** |
| Commercial | 9000 | 731 | | | |
| Restaurant | N/A | N/A | **# of Seats** | | |
| Government | N/A | N/A | | | |
| Institutional | N/A | N/A | | | |
| Medical | N/A | N/A | | | |
| Office | N/A | N/A | | | |
| Hotel | N/A | N/A | **# of Rooms** | | |
| Industrial | N/A | N/A | | | |
| Place of Worship | N/A | N/A | **# of Seats** | | |
| Other | N/A | N/A | | | |

| Dimensional Requirements | | Required by Ordinance | Existing | Proposed |
|---|---|---|---|---|
| **Setbacks (minimum)** | Street | 0 | 15 | 12 |
| | Interior (neighboring property lines) | 0 | 36 | 17 |
| | Solar (northern property line) | 0 | 133 | 17 |
| **Height (maximum)** | Primary | 44 | 35 | 90 |
| | Secondary | 90 | 35 | 90 |
| **Streets** | Frontages | N/A | N/A | N/A |
| | Widths | N/A | N/A | N/A |

## 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 | 35 | 3 | ☒ Yes | ☒ Yes |
| N Columbia Street | 95 | 60 | 6 | ☒ Yes | ☒ 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** |
| E Rosemary St | 5 | Concrete | ☐ Yes ☒ No ☐ N/A |
| N Columbia St | 5 | Brick | ☐ Yes ☒ No ☐ N/A |

## Section G: Parking Information

| Parking Spaces | Minimum | Maximum | Proposed |
|---|---|---|---|
| Regular Spaces | 0 | 0 | 0 |
| Handicap Spaces | 0 | 0 | 0 |
| Total Spaces | 0 | 0 | 0 |
| Loading Spaces | 1 | 0 | 1 |
| Bicycle Spaces | 38 | N/A | 38 |
| Surface Type | N/A | | |

## Section H: Landscape Buffers

| Location (North, South, Street, Etc.) | Minimum Width | Proposed Width | Alternate Buffer | Modify Buffer |
|---|---|---|---|---|
| N/A | | | ☐ Yes | ☐ Yes |
| | | | ☐ Yes | ☐ Yes |
| | | | ☐ Yes | ☐ Yes |
| | | | ☐ Yes | ☐ Yes |

## Section I: Land Use Intensity

**Existing Zoning District:** TC-2
**Proposed Zoning Change** *(if any)*: TC-2 CZ

| Zoning – Area – Ratio | | | Impervious Surface Thresholds | | | Minimum and Maximum Limitations | |
|---|---|---|---|---|---|---|---|
| **Zoning District(s)** | **Floor Area Ratio (FAR)** | **Recreation Space Ratio (RSR)** | **Low Density Residential (0.24)** | **High Density Residential (0.50)** | **Non-Residential (0.70)** | **Maximum Floor Area (MFA) = FAR x GLA** | **Minimum Recreation Space (MSR) = RSR x GLA** |
| TC-2-CZ | 1.97 | 0.12 | N/A | N/A | N/A | 60,337 | 5,442 |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| **TOTAL** | | | | | | | |
| **RCD Streamside** | N/A | 0.01 | | | | | N/A |
| **RCD Managed** | N/A | 0.019 | | | | | N/A |
| **RCD Upland** | N/A | N/A | | | | | N/A |

## Section J: Utility Service

*Check all that apply:*

| | | | | |
|---|---|---|---|---|
| **Water** | ☒ OWASA | ☐ Individual Well | ☐ Community Well | ☐ Other |
| **Sewer** | ☒ OWASA | ☐ Individual Septic Tank | ☐ Community Package Plant | ☐ Other |
| **Electrical** | ☒ Underground | ☐ Above Ground | | |
| **Telephone** | ☒ Underground | ☐ Above Ground | | |
| **Solid Waste** | ☐ Town | ☒ 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 $ | 34,366.20 |
| 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** | | |
| N/A | **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** | | |
| X | **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 $ | $862.00 |
| 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

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

## 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

## 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

## 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)

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## Project Narrative

Grubb Properties proposes to construct an apartment building under the company's Link Apartments® brand with approximately 150 units. The apartment building will be constructed on the site of the existing vacant PNC Building located at 101 E. Rosemary Street. The 0.64-acre site is located in downtown Chapel Hill adjacent to the Town's planned municipal parking deck project at 125 E. Rosemary Street on the east, commercial buildings are located directly north of the site, the former Town Hall building is located across Columbia Street to the west, and a surface parking lot owned by the Town is across Rosemary Street to the south.

The apartment building will be designed to accommodate the existing grade from Rosemary Street down to the north with a building being height of 7 stories.

In order to activate the street frontage on E. Rosemary, the plan includes a ground-floor Commercial Space, Leasing Center, and Cycle Center facing Rosemary Street together with a Clubhouse, Fitness Center and internal Courtyard with a pool. The plan includes no onsite parking, the intent being the project's parking would be served in the Town's municipal parking deck project at 125 E. Rosemary Street.

Stormwater management for the project will be handled through a slight reduction of impervious cover on the previously-paved site to maintain pre-development peak flows.

## Statement of Justification

This is a statement of justification to support the request for Conditional Zoning for 101 East Rosemary Street. In order to establish and maintain 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.*

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: We believe that the conditions have changed in the following respect: In recent years downtown Chapel Hill has undergone a loss of jobs and businesses which has adversely affected the*

*economic vitality of Chapel Hill. As part of the continued redevelopment and revitalization of East Rosemary Street, this project addresses the need to bring essential housing to downtown in addition to the office and lab space planned for this area. This is consistent with the Future Land Use Map (FLUM) adopted by the Town.*

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*
Grubb Properties seeks to provide a modern design with a balance between simplicity and sophistication. Grubb Properties approaches Link Apartments® and urban living in a manner that creates and enhances connections to the community. Our residences are designed for first-time renters and urban professionals who appreciate and enjoy close proximity to major employment centers such as hospitals and universities as well as entertainment offerings.

- A creative place to live, work, and play because of Chapel Hill's arts and culture (PFE.2)
- A range of housing options for current and future residents (PFE.3)
- A welcoming and friendly community that provides all people with access to opportunities (PFE.4)
- A community of high civic engagement and participation (PFE.5)

*Theme 2: Community Prosperity and Engagement*
Grubb Properties seeks to enhance Chapel Hill's tax base and address the critical need for additional housing by providing essential housing through our Link Apartments® brand. Increased density and consumer spending power will also help to support local businesses.

- Balance and sustain finances by increasing revenues and decreasing expenses (CPE.1)
- Foster success of local businesses (CPE.2)
- Promote a safe, vibrant, and connected (physical and person) community (CPE.3)

*Theme 3: Getting Around*
Grubb Properties builds Link Apartments® in urban areas near employers, universities, retail, restaurants and greenways. We build active communities, emphasizing walkable design and connectivity, with easy access to alternative modes of transportation. Grubb Properties is a leader in transit-oriented design, seeking out locations near major transit hubs or greenways to limit the need for parking, and/or creating shared parking models between the residential and commercial components of developments. This allows for increased density with less environmental impact.

- A well-conceived and planned, carefully thought-out, integrated, and balanced transportation system that recognizes the importance of automobiles, but encourages and facilitates the growth and use of other means of transportation such as bicycle, pedestrian, and public transportation options (GA.1)
- A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation (GA.2)
- Connect to a comprehensive regional transportation system (GA.3)

- Make an adaptable transportation system to support both dense and suburban development (GA.4)
- A transportation system that accommodates transportation needs and demands while mitigating congestion and promoting air quality, sustainability, and energy conservation (GA.6)
- A community that has a parking system based on strategies that support the overall goals of a holistic transportation system (GA.8)

*Theme 4: Good Places, New Spaces*

Link Apartments® communities are also designed with an eye toward environmental stewardship. We seek to incorporate the use of sustainable materials wherever possible. Our efficient floorplans limit wasted space and allow for more compact mechanical, electrical, and plumbing systems. This decreases construction and maintenance costs and results in less wasted energy and lower utility bills. All Link Apartments® buildings are National Green Building Standard certified. We measure build energy, water, waste, and emissions within our control, and are identifying long-term reduction targets. This helps us create value for our residents by building a more affordable apartment product.

- A vibrant, diverse, pedestrian-friendly, and accessible downtown with opportunities for growing office, retail, residential, and cultural development and activity (GPNS.2)
- A development decision-making process that provides clarity and consistency with the goals of the Chapel Hill 2020 comprehensive plan (GPNS.3)
- A joint Town/University development strategy that aligns initiatives for transportation, housing, environmental protection, and entrepreneurial programs (GPNS.4)
- A range of neighborhood types that addresses residential, commercial, social, and cultural needs and uses while building and evolving Chapel Hill's character for residents, visitors, and students (GPNS.5)
- 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)
- Future land use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment (GPNS.8)

*Theme 6: Town and Gown Collaboration*

Grubb Properties designs our Link Apartments® brand based on the local character of each neighborhood in which we invest. We seek to cultivate authentic, healthy relationships with and between our residents, allowing them to create their own unique sense of community in each project we build. Our long-term resident program caps rent increases for residents of 5+ years. As of January 2021, 341 residents - more than 8% of our portfolio - were participating in the program. This helps foster and promote a feeling of ownership and camaraderie for our residents.

- 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)
- The University and Town will collaborate to improve downtown parking options that support business, cultural, and academic purposes (TGC.3)

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## Response to Community Design Commission and Town Council Concept Plan

The proposed elevations and site plan attached in this application have been updated in response to the comments received from the Community Design Commission and Town Council. A commercial flex space has been added on the ground floor and will activate the street level by providing a coffee and/or art space for both residents and the public to use.

## Affordable Housing Proposal

The United States is facing one the biggest housing crises ever seen, and much of that shortfall is in the moderately priced rental housing segment. This gap in essential housing is caused by both a demand issue, resulting from a long-lasting shift in demographics, and a constraint in supply caused by the rapidly rising costs to build housing. At Grubb, we define Essential Housing as product for households earning more than 60% of an area's median income (AMI), putting them above the cutoff for a public housing subsidy, but less than 140% of that AMI, putting them below the threshold to afford luxury housing. Essential housing should serve about 41 million households in the United States, offering working professionals an affordable, quality housing option in urban markets. Grubb's Link Apartments® brand strategically focuses on providing Essential Housing to serve the broadest range of this "missing middle" as possible through intelligent design and resident amenities to provide a lower cost, urban infill living opportunity. Our Link Apartments® brand has six highly efficient floor plans ranging from 360-1150 square feet and offer tailored amenity programs carefully curated toward young professional values and experiences. Link Apartments® brand provides housing for an underserved demographic, young professionals 24-35 years old earning 60%-140% of area median income.

## Statement of Compliance with Town Design Guidelines

The project will be built in compliance with the Town's Design Guidelines.

The apartment building will be architecturally integrated with E. Rosemary Street with the commercial space, leasing office, and cycle center activating the street front. The project does not include onsite parking therefore lessening the environmental impact while allowing for higher density.

Landscape buffers will be designed using the Town's design manual and will include year-round landscape plant material, site furnishings, and special lighting.

Stormwater management facilities, water, sewer, and other utilities will be provided in accordance with the applicable guidelines, standards, and regulations.

## Energy Management Plan

Link Apartments® communities utilize an integrative design process, ensuring that the building's energy performance exceeds minimum code standards, by partnering with third-party energy consultants and certifying our properties under the National Green Building Standard (NGBS) program.

In support of and in addition to NGBS requirements, our design includes the following: electric vehicle chargers, ongoing building performance benchmarking, ongoing energy efficiency commissioning and capital improvements, ENERGY Star® appliances and LED lighting, highest grade insulation installation, and duct/blower door testing. Where feasible, on-site renewable energy generation is also considered.

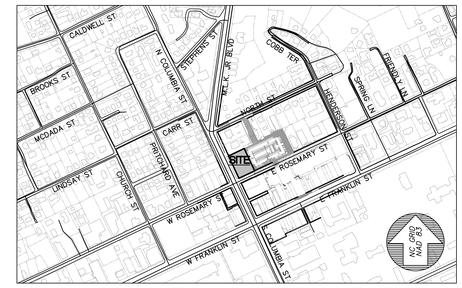
More info on NGBS: https://www.ngbs.com/the-ngbs-green-promise
This project's specific NGBS and energy efficiency implementations will be provide as project design progresses.

## Modifications of Regulations

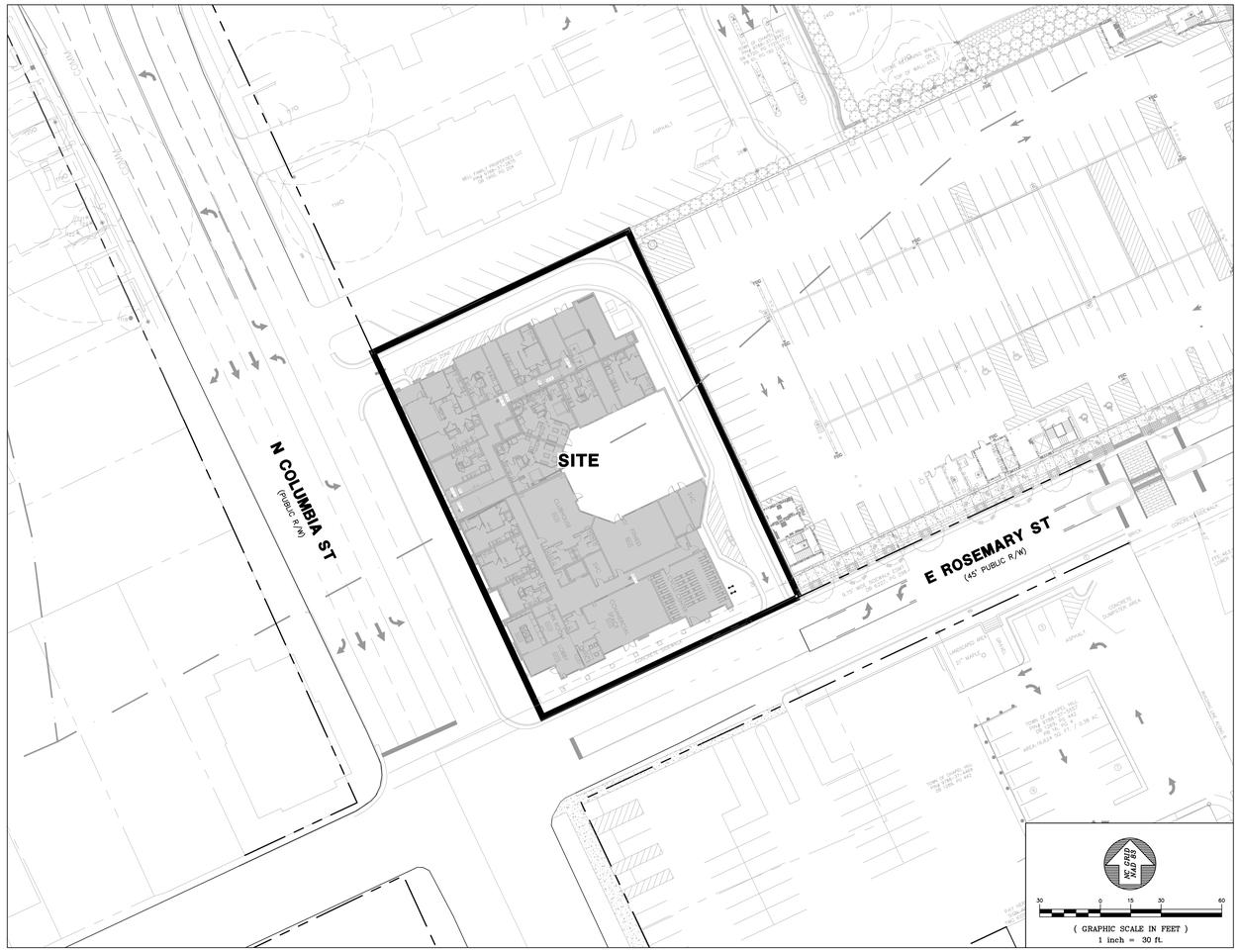
The project site lies within the TC-2 zoning district and the applicant requests a rezoning to TC-3 CZD. Chapel Hill Land Use Management Ordinance Table 3.8-1: Dimensional Matrix lists the maximum building height (setback) and maximum building height (core) in the TC-3 zoning district as 44 and 120 feet, respectively. The building has been designed with a maximum core height of just under 90 feet, which is well below the 120-foot maximum allowed in the zoning district. However, due to the compact nature of this site, compliance with the maximum setback height limitation is not feasible. Accordingly, the applicant requests that the Town Council approve a modification of regulations to increase the maximum setback height to 90 feet.

# CONDITIONAL ZONING PLANS
## FOR
# LINK ROSEMARY

### 101 E. ROSEMARY STREET
### CHAPEL HILL, NORTH CAROLINA




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




## DRAWING LIST

| SHEET | DRAWING TITLE | LATEST ISSUE DATE |
|---|---|---|
| G0001 | COVER | 14 FEB 22 |
| C0001 | AREA MAP | 14 FEB 22 |
| C0101 | EXISTING CONDITIONS & STEEP SLOPE PLAN | 14 FEB 22 |
| C0201 | DEMO PLAN | 14 FEB 22 |
| C1001 | SITE PLAN | 14 FEB 22 |
| C1002 | SOLID WASTE PLAN | 14 FEB 22 |
| C1101 | UTILITY PLAN | 14 FEB 22 |
| C1201 | GRADING & DRAINAGE PLAN | 14 FEB 22 |
| C5001 | SITE DETAILS | 14 FEB 22 |
| L100 | LANDSCAPING PLAN | 14 FEB 22 |
| A1.01-A1.07 | ARCHITECTURAL PLANS | 29 NOV 21 |
| A4.01-A4.02 | ARCHITECTURAL ELEVATIONS | 29 NOV 21 |

ARCHITECTURE / LANDSCAPE ARCHITECTURE:

BB+M ARCHITECTURE
1435 WEST MOREHEAD STREET, SUITE 160
CHARLOTTE, NC 28208
(704) 334-1716

DEVELOPER:

GRUBB PROPERTIES
People who care. Places that matter.
113 EDINBURGH SOUTH DR. SUITE 120
CARY, NC 27511
(919) 388-5772

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**

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

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Ballentine Associates, P.A. CORPORATE SEAL C328 NORTH CAROLINA Chapel Hill

NORTH CAROLINA PROFESSIONAL SEAL 14FEB22 ENGINEER GEORGE J. RETSCHLE

| NUM | REVISIONS | DATE |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |

OWNER INFORMATION
GRUBB PROPERTIES, INC
117 EDINBURGH SOUTH DR.
SUITE 110
CARY, NC 27511
OWNERS REPRESENTATIVE:
JOE DYE
(919) 388-5774
FAX (919) 461-3939
EMAIL joe@grubbproperties.com

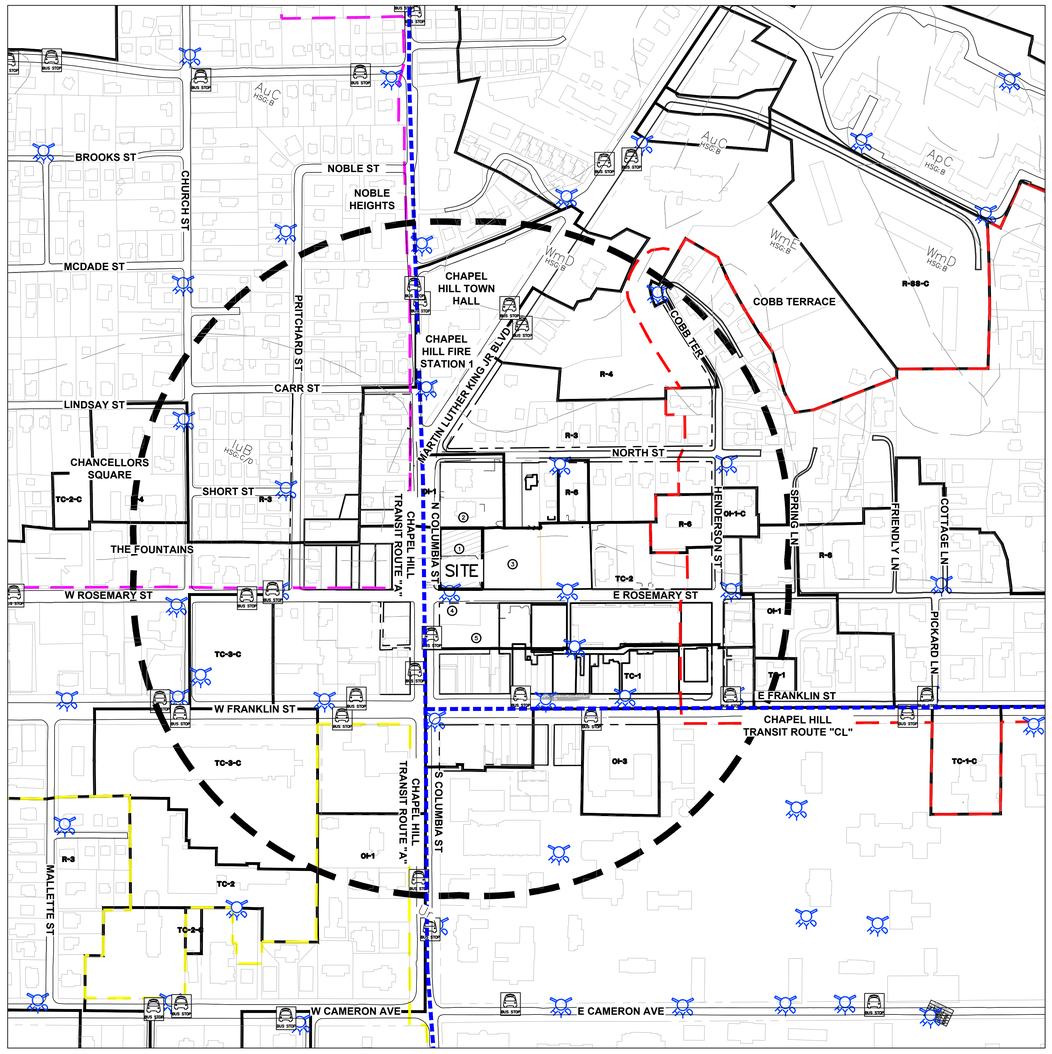
| ISSUED | DATE |
|---|---|
| CONDITIONAL ZONING SUBMITTAL #1 | 29 JULY 21 |
| CONDITIONAL ZONING SUBMITTAL #2 | 30 SEPT 21 |
| CONDITIONAL ZONING SUBMITTAL #3 | 29 NOV 21 |
| CONDITIONAL ZONING SUBMITTAL #4 | 14 FEB 22 |

**LINK ROSEMARY**
**101 E. ROSEMARY ST**
**CHAPEL HILL, NORTH CAROLINA**

**CONDITIONAL ZONING DRAWINGS**

JOB #: 119016.04
DATE: NOV 2021
SCALE: AS NOTED
DRAWN BY: N.R.P.
REVIEWED BY: G.J.R.

SHEET
**G0001**




## SITE PARCEL DATA

| LABEL # | OWNER | PIN # | ZONING | DB./PG. | PARCEL ACREAGE | CURRENT LAND USE |
|---|---|---|---|---|---|---|
| 1 | CENTURA BANK | 9788-37-2791 | TC-2 | 1078/71 | 0.64 | BANK |

## ADJOINER PARCEL DATA

| LABEL # | OWNER(S) | PIN # | ZONING | CURRENT LAND USE |
|---|---|---|---|---|
| 2 | BELL FAMILY PROPERTIES LLC | 9788-37-2875 | OI-1 | OFFICE |
| 3 | FRANKLIN OFFICE CHAPEL HILL LLC | 9788-37-4748 | TC-2 | PARKING LOT |
| 4 | TOWN OF CHAPEL HILL | 9788-37-4469 | TC-2 | PARKING LOT |
| 5 | TOWN OF CHAPEL HILL | 9788-37-5557 | TC-2 | PARKING LOT |

## DRAWING LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| | 1000' NOTIFICATION LINE |
| | ZONING BOUNDARY |
| | FRANKLIN-ROSEMARY HISTORIC DISTRICT |
| | CAMERON-MCCAULEY HISTORIC DISTRICT |
| | NORTHSIDE NEIGHBORHOOD CONSERVATION DISTRICT |
| | CHAPEL HILL TRANSIT ROUTE |
| R-1 | ZONING CLASSIFICATION |
| | EXISTING FIRE HYDRANT |
| BUS STOP | EXISTING BUS STOP |
| | PROJECT SITE |

NC GRID NAD 83

## AREA MAP - PHASE 1

200 0 100 200 400

( GRAPHIC SCALE IN FEET )
1 inch = 200 ft.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Ballentine Associates, P.A. CORPORATE SEAL C328 NORTH CAROLINA Chapel Hill

NORTH CAROLINA PROFESSIONAL SEAL 14 FEB 22 GEORGE J. RETSCHLE

| NUM | REVISIONS | DATE |
|---|---|---|
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117 EDINBURGH SOUTH DR.
SUITE 110
CARY, NC 27511
OWNERS REPRESENTATIVE:
JOE DYE
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FAX (919) 461-3939
EMAIL jdye@grubbproperties.com

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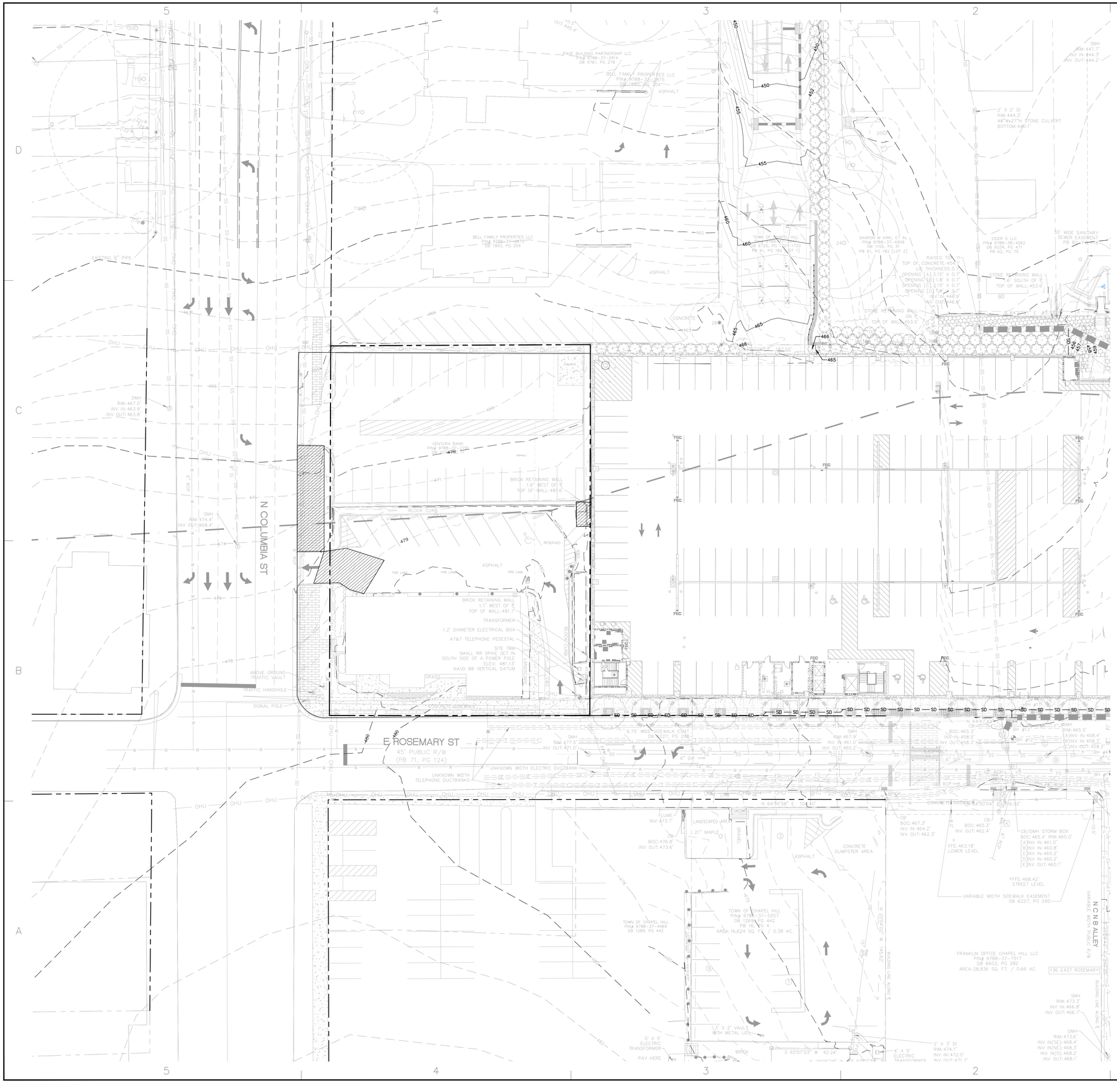
| CONDITIONAL ZONING SUBMITTAL #4 | 14 FEB 22 |

# LINK ROSEMARY
## 101 E. ROSEMARY ST
CHAPEL HILL, NORTH CAROLINA

## CONDITIONAL ZONING DRAWINGS

JOB #: 119016.04
DATE: NOV 2021
SCALE: AS NOTED
DRAWN BY: N.R.P.
REVIEWED BY: G.J.R.

SHEET
C0001




## NOTES

1. EXISTING CONDITIONS SHOWN ARE BASED UPON SITE SURVEYS PERFORMED BY BALLENTINE ASSOCIATES, KCI ASSOCAITES AND ORANGE COUNTY GIS DATA.
2. THE PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP 3710978800K.
3. 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.
4. 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.
5. SEE AREA MAP, C0001, FOR NEAREST CHAPEL HILL TRANSIT ROUTES.

## SLOPE LEGEND

- SLOPES LESS THAN 10%
- SLOPES BETWEEN 10% AND 15%
- SLOPES BETWEEN 15% AND 25%
- SLOPES GREATER 25%+

## DRAWING LEGEND

| SYMBOL/ABB REVIATION EXISTING | DESCRIPTION |
|---|---|
| | PROPERTY LINE |
| | RIGHT-OF-WAY LINE |
| | ADJOINER PROPERTY LINE |
| SD | STORM DRAIN LINE |
| W | WATER LINE |
| SS | SANITARY SEWER LINE |
| UE | UNDERGROUND ELECTRIC LINE |
| OHU | OVERHEAD ELECTRIC LINE |
| G | GAS LINE |
| FO | FIBER OPTIC LINE |
| | LIMITS OF DISTURBANCE |
| | TREE LINE |
| 460 | MAJOR CONTOUR |
| 462 | MINOR CONTOUR |
| | SOIL BOUNDARY |
| AuC | APPLING-URBAN LAND COMPLEX |
| Ur | 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 |
| | HVAC UNIT |
| | GAS METER |
| | GAS VALVE |
| | TELEPHONE VAULT |
| | FIBER OPTIC MARKER |
| | DECIDUOUS TREE |
| | CONIFEROUS TREE |
| | CONCRETE SIDEWALK |
| | BRICK SIDEWALK |

NC GRID NAD 83

## EXISTING CONDITIONS & STEEP SLOPES PLAN

20 0 10 20 40

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


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



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Ballentine Associates, P.A. CORPORATE SEAL C328 NORTH CAROLINA Chapel Hill

NORTH CAROLINA PROFESSIONAL SEAL 022127 ENGINEER GEORGE J. RETSCHLE

| NUM | REVISIONS | DATE |
|---|---|---|
| 1 | | |
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OWNER INFORMATION
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117 EDINBURGH SOUTH DR.
SUITE 110
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OWNERS REPRESENTATIVE:
JOE DYE
(919) 388-5774
FAX (919) 461-3939
EMAIL jdye@grubbproperties.com

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| CONDITIONAL ZONING SUBMITTAL #4 | 14 FEB 22 |

# LINK ROSEMARY
## 101 E. ROSEMARY ST
CHAPEL HILL, NORTH CAROLINA

## CONDITIONAL ZONING DRAWINGS

JOB #: 119016.04
DATE: NOV 2021
SCALE: AS NOTED
DRAWN BY: N.R.P.
REVIEWED BY: G.J.R.

SHEET
C0101

## CONSTRUCTION MANAGEMENT NOTES:

1. PER LUMO SECTION 11-40, CONSTRUCTION HOURS SHALL BE LIMITED TO 7:00 AM TO 9:00 PM ON WEEKDAYS AND 8:00 AM TO 9:00 PM ON WEEKENDS.
2. CONSTRUCTION TRAFFIC SHALL NOT PARK ON PUBLIC STREETS AND SHALL NOT USE NEIGHBORHOOD STREETS.
3. REFER TO CONSTRUCTION MANAGEMENT PLAN FOR LAYOUT OF ALL CONSTRUCTION MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

EXISTING OVERHEAD ELECTRIC TO BE RELOCATED

EXISTING OVERHEAD ELECTRIC TO BE REMOVED

EXISTING DRIVE TO BE REMOVED

EXISTING OVERHEAD ELECTRIC TO BE RELOCATED

EXISTING GUY WIRE TO BE RELOCATED

EXISTING DRIVE TO BE REMOVED

EXISTING BUILDING TO BE REMOVED

N COLUMBIA ST

E ROSEMARY ST
45' PUBLIC R/W
(PB 71, PG 124)

N C N B ALLEY
VARIABLE WIDTH PUBLIC R/W

PAGE BUILDING PARTNERSHIP LLC
PIN# 9788-37-2914
DB 5761, PG 278

BELL FAMILY PROPERTIES LLC
PIN# 9788-37-2675
DB 1950, PG 204

CENTURA BANK
PIN# 9788-37-3581

TOWN OF CHAPEL HILL
PIN# 9788-37-5557
DB 1269, PG 442
PB 16, PG 4
AREA: 16,624 SQ. FT. / 0.38 AC.

TOWN OF CHAPEL HILL
PIN# 9788-37-4469
DB 1289, PG 442

SHARON M KIRK, ET AL
PIN# 9788-37-4909
DB 1155, PG 31
PB 61, PG 182 [LOT 2]

CIDER 5 LLC
PIN# 9788-38-4062
DB 6034, PG 471
PB 62, PG 75

FRANKLIN OFFICE CHAPEL HILL LLC
PIN# 9788-37-7517
DB 6603, PG 282
AREA: 28,836 SQ. FT. / 0.66 AC.

136 EAST ROSEMARY

BRICK RETAINING WALL 1.6' WEST OF E TOP OF WALL:481.6'

BRICK RETAINING WALL 1.1' WEST OF E TOP OF WALL:481.7'

TRANSFORMER

1.2' DIAMETER ELECTRICAL BOX

AT&T TELEPHONE PEDESTAL

SITE TBM:
SMALL RR SPIKE SET IN SOUTH SIDE OF A POWER POLE
ELEV: 481.13'
NAVD 88 VERTICAL DATUM

ABOVE GROUND TRAFFIC VAULT

TRAFFIC HANDHOLE

SIGNAL POLE

BLOCK CURB

ASPHALT

CONCRETE

GRASS

9.75' WIDE SIDEWALK ESMT
DB 6227, PG 290

30' WIDE SANITARY SEWER EASEMENT
PB 83, PG 75

STONE RETAINING WALL
TOP OF WALL: 453.9'

STONE RETAINING WALL ON 5' TOP OF WALL: 455.5'

RAISED TOP OF CONCRETE: 464.1'
LID THICKNESS: 0.7'
OPENING [A]: 3.15' X 0.7'
OPENING [B]: 1.8' X 0.7'
OPENING [C]: 3.15' X 0.7'
OPENING [D]: 1.8' X 0.7'
INV IN: 446.9'
INV OUT: 446.8'

2' X 2' DI
RIM: 444.3'
48"W x 27"H STONE CULVERT
BOTTOM: 440.1'

SMH
RIM: 447.7'
INV IN: 444.3'
INV OUT: 444.2'

SMH
RIM: 474.4'
INV OUT: 468.4'

DMH
RIM: 467.0'
INV IN: 463.9'
INV OUT: 463.8'

SMH
RIM: 477.5'
INV OUT: 471.0'

SMH
RIM: 467.9'
INV IN: 464.6'
INV OUT: 460.2'

SMH
RIM: 465.5'
INV IN: 458.4'
INV OUT: 458.2'

DMH
RIM: 473.3'
INV IN: 466.8'
INV OUT: 466.7'

DMH
RIM: 473.6'
INV IN(SE): 468.4'
INV IN(NE): 468.3'
INV IN(S): 468.2'
INV OUT: 468.1'

CB
BOC: 476.8'
INV OUT: 473.6'

CB
BOC: 467.3'
INV IN: 464.2'
INV OUT: 462.3'

CB
BOC: 465.3'
INV OUT: 462.4'

CB/DMH STORM BOX
BOC: 465.4' RIM: 465.0'
[A]INV IN: 461.0'
[B]INV IN: 460.8'
[C]INV IN: 460.2'
[D]INV IN: 460.2'
[E]INV OUT: 460.1'

FFE: 463.18'
LOWER LEVEL

FFE: 468.42'
STREET LEVEL

FLUME
INV: 473.7'

LANDSCAPED AREA

21" MAPLE

CONCRETE DUMPSTER AREA

VARIABLE WIDTH SIDEWALK EASEMENT
DB 6227, PG 290

BUILDING LINE ALONG S

3' X 2' VAULT WITH METAL LID

5' X 5' ELECTRIC TRANSFORMER PAY HERE

4' X 5' ELECTRIC TRANSFORMER

2' X 3' DI
RIM: 474.1'
INV IN: 472.0'
INV OUT: 471.9'

BRICK

S 65°07'03" W 42.24'

N 64°55'58" E 101.10'

N 64°44'04" E 46.02'

UNKNOWN WIDTH ELECTRIC DUCTBANK

UNKNOWN WIDTH TELEPHONE DUCTBANKS

181 RCP

SYMBOL/ABBREVIATION

| EXISTING | DEMO | DESCRIPTION |
|---|---|---|
| | | POWER POLE |
| | | SANITARY SEWER CLEANOUT |
| | | FIRE HYDRANT |
| | | WATER VALVE |
| | | WATER METER |
| | | MAIL BOXES |
| | | GAS METER |
| X | X | FENCE LINE |
| T | | TELEPHONE CABLING LINE |
| OHE | OHE | OVERHEAD ELECTRIC LINE |
| UE | | UNDERGROUND ELECTRIC LINE |
| W | W | WATER LINE |
| G | G | GAS LINE |
| SS | | SANITARY SEWER LINE |
| SD | | STORM DRAIN PIPE |
| | | PROPERTY LINE |
| | | ADJOINER PROPERTY LINE |
| | | TREE LINE |
| 570 | | MAJOR CONTOUR |
| 572 | | MINOR CONTOUR |
| | | EXISTING BUILDINGS AND PAVEMENTS |
| AuC | | SOIL BOUNDARY |
| WmD | | APPLING URBAN LAND COMPLEX |
| | | WEDOWEE SANDY LOUM |

NC GRID NAD 83

## DEMOLITION PLAN

20 0 10 20 40
( GRAPHIC SCALE IN FEET )
1 inch = 20 ft.


BALLENTINE ASSOCIATES, P.A.
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Ballentine Associates, P.A. CORPORATE SEAL C328 NORTH CAROLINA Chapel Hill

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 047627 GEORGE J. PETERSON

| NUM | REVISIONS | DATE |
|---|---|---|

| ISSUED | DATE |
|---|---|
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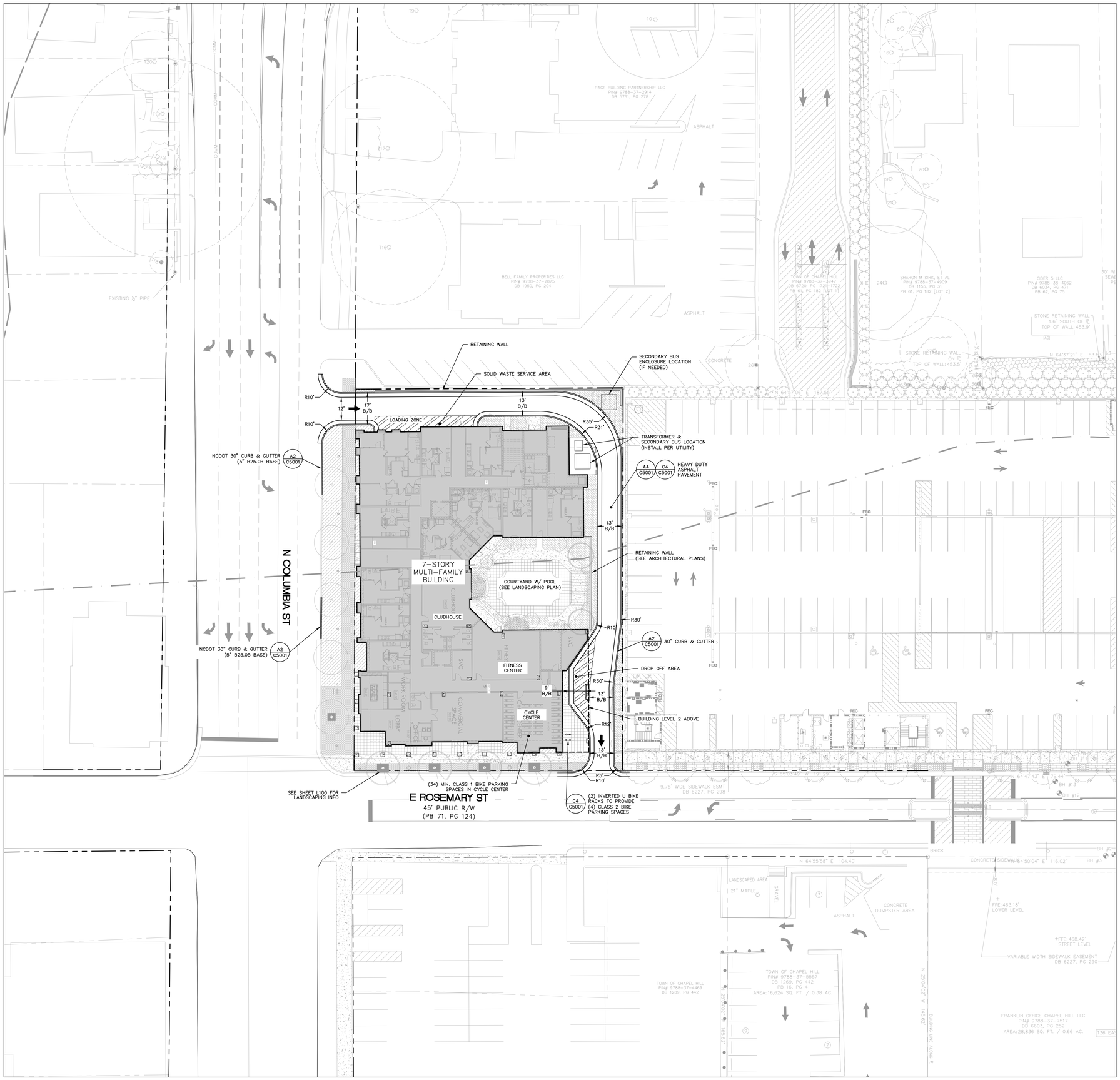
# LINK ROSEMARY
## 101 E. ROSEMARY ST
CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING DRAWINGS

JOB #: 119016.04
DATE: NOV 2021
SCALE: AS NOTED
DRAWN BY: N.R.P.
REVIEWED BY: G.J.R.

SHEET
C0201




## SITE PLAN NOTES

1. DEVELOPER SHALL OBTAIN A DRIVEWAY PERMIT AND A 3-PARTY ENCROACHMENT AGREEMENT FOR THE UTILITY CONNECTIONS AND SIDEWALK FROM NCDOT.
2. ALL DRIVE AISLES AND PARKING LOTS SHALL BE CONSTRUCTED TO TOWN OF CHAPEL HILL STANDARDS.
3. THE TOWN OF CHAPEL HILL, ITS ASSIGNS OR ORANGE COUNTY SHALL NOT BE RESPONSIBLE FOR ANY PAVEMENT DAMAGE THAT MAY RESULT FROM SERVICE VEHICLES.
4. ALL WALKWAYS SHALL BE CONSTRUCTED WITH A 2% CROSS SLOPE IN THE DIRECTION SHOWN ON THE GRADING PLAN.
5. 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.
6. ALL PAVEMENT MARKINGS WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE INSTALLED USING A THERMAL PLASTIC MATERIAL WITH A MINIMUM THICKNESS OF 125 MILS.
7. ALL PLANTINGS WITHIN THE NCDOT R/W SHALL BE REQUIRED TO MEET SETBACK STANDARDS FROM THE STREET AND TREE CANOPY OVERHANG STANDARDS.

## SITE DATA

| | | | |
|---|---|---|---|
| APPLICANT: | GRUBB PROPERTIES, INC | | |
| PROPERTY OWNER: | ROSEMARY CHAPEL HILL APARTMENTS LLC | | |
| PROPERTY ADDRESS: | 101 EAST ROSEMARY STREET, CHAPEL HILL, NC | | |
| PIN NUMBERS: | 9788-37-2791 | | |
| DEED REFERENCES: | DB 1078, PG 71; DB 170, PG 306 | | |
| EXISTING ZONING: | TC-3 CZ | | |
| BUILDING SETBACK SUMMARY: | | | |
| MINIMUM STREET SETBACK | 0 FT. | | |
| MINIMUM INTERIOR SETBACK | 0 FT. | | |
| MINIMUM SOLAR SETBACK | 0 FT. | | |
| PROPOSED SOLAR SETBACK | 0 FT. | | |
| EXISTING USE: | COMMERCIAL | | |
| PROPOSED USE: | 151 MULTI-FAMILY DWELLING UNITS | | |
| NET LAND AREA: | 27,844 SF (0.61 AC) | | |
| CREDITED STREET AREA: | 2,784 SF | | |
| GROSS LAND AREA: | 30,628 SF (0.70 AC) | | |
| NEW RIGHT-OF-WAY AREA: | 0 | | |
| VEHICLE PARKING SUMMARY | REGULAR | ACCESSIBLE | TOTAL |
| REQUIRED SPACES: | N/A | N/A | N/A |
| PROPOSED STANDARD SPACES: | 0 | 0 | 0 |
| PROPOSED EV SPACES: | 0 | 0 | 0 |
| PROPOSED TOTAL SPACES: | 0 | 0 | 0 |
| BICYCLE PARKING SUMMARY: | | | |
| REQUIRED | 1 SPA/4 DU * 151 DU = 38 SPACES<br>90% CLASS 1 = 34 SPACES<br>10% CLASS 2 = 4 SPACES | | |
| PROPOSED | CLASS 1 = 34<br>CLASS 2 = 4 SPACES | | |
| RECREATION SPACE SUMMARY: | | | |
| REQUIRED | 0.12 * 30,628 SF = 3,675 SF | | |
| PROPOSED | CLUBHOUSE 775 SF<br>CYCLE CENTER 872 SF<br>FITNESS CENTER 894 SF<br>COURTYARD WITH POOL 2,901 SF<br>TOTAL 5,442 SF | | |
| FLOOR AREA SUMMARY: | | | |
| MAX. FLOOR AREA | 4.00 * 30,628 SF = 122,512 SF | | |
| PROPOSED FLOOR AREA | 119,471 SF | | |
| IMPERVIOUS SUMMARY: | | | |
| EXISTING ON-SITE | 24,825 SF (0.569 AC) | | |
| EXISTING OFF-SITE | 2,535 SF (.058 AC) | | |
| POST DEVELOPED ON-SITE | 24,818 SF (0.569 AC) | | |
| POST DEVELOPED OFF-SITE | 1,977 SF (.046 AC) | | |
| NET IMPERVIOUS INCREASE | -565 SF (-0.012 AC) | | |
| LAND DISTURBANCE SUMMARY: | | | |
| ON-SITE | 27,844 SF | | |
| OFF-SITE | 4,656 SF | | |
| TOTAL | 32,500 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 |

NC GRID NAD 83

## SITE PLAN

20 0 10 20 40

( 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) 929 - 0481 (919) 489 - 4789



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Ballentine Associates, P.A. CORPORATE SEAL C328 NORTH CAROLINA Chapel Hill

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT GEORGE J. RETSON 2017

| NUM | DATE |
|---|---|
| | |

OWNER INFORMATION
GRUBB PROPERTIES, INC
117 EDINBURGH SOUTH DR.
SUITE 110
CARY, NC 27511
OWNERS REPRESENTATIVE:
JOE DYE
(919) 388-5774
FAX (919) 461-3939
EMAIL joe@grubbproperties.com

| ISSUED | DATE |
|---|---|
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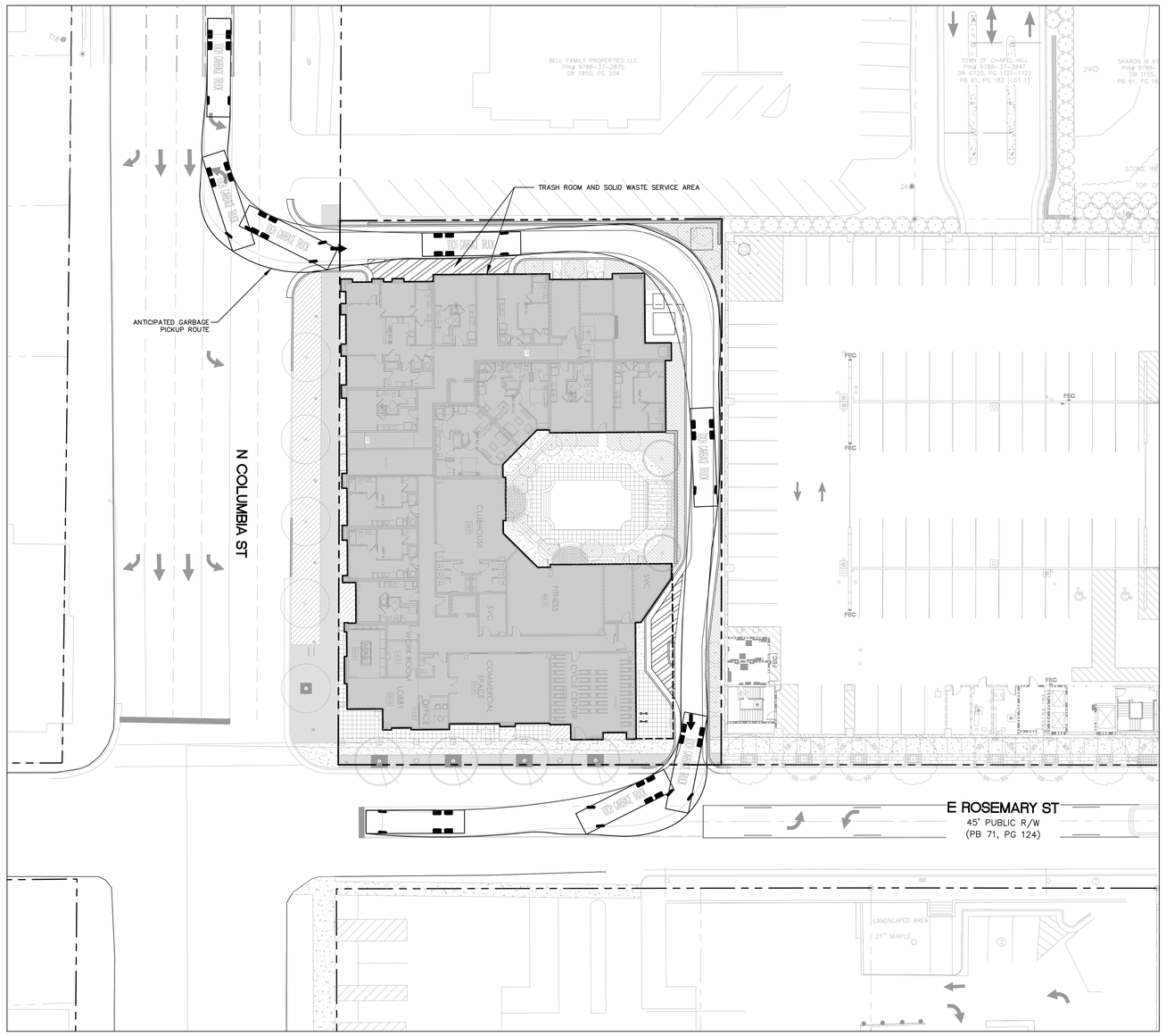
| CONDITIONAL ZONING SUBMITTAL #2 | 30 SEPT 21 |
| CONDITIONAL ZONING SUBMITTAL #3 | 29 NOV 21 |
| CONDITIONAL ZONING SUBMITTAL #4 | 14 FEB 22 |

# LINK ROSEMARY
101 E. ROSEMARY ST
CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING DRAWINGS

JOB #: 119016.04
DATE: NOV 2021
SCALE: AS NOTED
DRAWN BY: N.R.P.
REVIEWED BY: G.J.R.

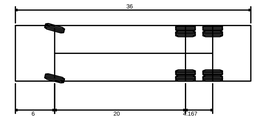
SHEET
C1001




Vehicle Tracking v18.00 - Pool

**Vehicle Tracking Vehicle Details Ref:**

| | |
|---|---|
| **Vehicle Name:** | **GARBAGE TRUCK** |
| Type: | Refuse vehicle |
| Category | (Unspecified) |
| Classification | (Unspecified) |
| Source: | CCC & HEIL PRODUCTS |
| Description: | 36 X 8.5 |
| Notes: | |
| Unit 1 Name: | GARBAGE TRUCK |




GARBAGE TRUCK

| | |
|---|---|
| Overall Length | 36.000ft |
| Overall Width | 8.500ft |
| Overall Body Height | 12.359ft |
| Min Body Ground Clearance 1.048ft | |
| Track Width | 8.500ft |
| Lock-to-lock time | 7.00s |
| Curb to Curb Turning Radius 33.500ft | |

Every Effort Has Been Made To Ensure The Accuracy Of This Information
Please Check Data From Your Own Sources

## 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 101 E ROSEMARY ST. DEVELOPMENT ON E. ROSEMARY ST AND N. COLUMBIA 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 CONTINGENCY 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 CARBAGE, 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. GARBAGE RECEPTACLES WILL BE LOCATED WITHIN THE BUILDING INSIDE A DESIGNATED TRASH ROOM AND WILL BE MONITORED AND COLLECTED AS NEEDED BY MANAGEMENT PERSONNEL. RESIDENTS ARE RESPONSIBLE FOR DEPOSITING THEIR TRASH INTO THE RECEPTACLES. CORRUGATED CARDBOARD AND MIXED RECYCLABLES SHALL NOT BE PLACED IN THE GARBAGE RECEPTACLES. GARBAGE AND RECYCLING RECEPTACLES WILL BE MARKED WITH APPROPRIATE SYMBOLS.
B. THE RECEPTACLES WILL BE LOCATED IN THE TRASH ROOM ON THE BASEMENT LEVEL OF THE BUILDING. MANAGEMENT PERSONNEL SHALL BE RESPONSIBLE FOR MANAGING THE ROOM AS NEEDED.
C. ON TRASH COLLECTION DAY, MANAGEMENT PERSONNEL SHALL ENSURE THAT THE RECEPTACLES ARE ACCESSIBLE TO THE PRIVATE COLLECTION VENDOR.
D. INITIALLY WE ANTICIPATE TRASH PICK-UP TO OCCUR AT LEAST ONCE 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 TRASH ROOM SHALL BE UTILITIZED TO ACCOMMODATE 90 GALLON ROLL CARTS. THE ROLL CARTS WILL BE USED TO STORE ALL COMMINGLED RECYCLING, INCLUDING CORRUGATED CARDBOARD. RESIDENTS ARE RESPONSIBLE FOR DEPOSITING THEIR RECYCLABLES THE 90 GALLON ROLL CARTS.
B. TRASH SHALL NOT BE PLACED IN THE RECYCLING ROLL CARTS AND SIGNS STATING THIS WILL BE PLACED ON THE CARTS.
C. INITIALLY WE ANTICIPATE COMMINGLED RECYCLING PICK-UP TO OCCUR AT LEAST TWICE PER WEEK. MANAGEMENT PERSONNEL WILL MONITOR COMMINGLED RECYCLING 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. AS NOTED ABOVE, CORRUGATED CARDBOARD WILL BE COMMINGLED WITH OTHER RECYCLABLES AND PLACED INTO THE 90 GALLON ROLL CARTS.
B. RESIDENTS WILL BE RESPONSIBLE FOR DELIVERING BROKEN DOWN CORRUGATED CARDBOARD BOXES AND OTHER CARDBOARD TO THE ROLL CARTS.
C. INITIALLY WE ANTICIPATE RECYCLING 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

1. 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.
2. APPLICANT MUST REQUIRE AT THE LEAST THE SAME LEVEL OF SERVICE (CURRENT OR FUTURE) TO ITS RESIDENTS AS THAT PROVIDED BY ORANGE COUNTY.
3. COUNTY FEES FOR RECYCLING AND WASTE MANAGEMENT ASSOCIATED WITH THIS PROJECT/PROPERTY WILL NOT BE WAIVED.
4. 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

1. 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 (RRMO) AND TO ASSESS THE POTENTIAL FOR DECONSTRUCTION AND/OR THE REUSE OF SALVAGEABLE MATERIALS.
2. PURSUANT TO THE COUNTY'S RRMO, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
3. PURSUANT TO THE COUNTY'S RRMO, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE (WHICH INCLUDES ANY REGULATED RECYCLABLE MATERIALS) SHALL BE LICENSED BY ORANGE COUNTY.
4. 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.
5. 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.

## DRAWING LEGEND

| SYMBOL/ABBREVIATION EXISTING | PROPOSED | DESCRIPTION |
|---|---|---|
| | | PROPERTY LINE / RIGHT-OF-WAY |
| | | SETBACK / BTZ LINE |
| | | GARBAGE TRUCK |

NC GRID NAD 83

## SOLID WASTE MANAGEMENT PLAN

20 0 10 20 40

( 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) 923 - 0481 (919) 489 - 4789

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Ballentine Associates, P.A. CORPORATE SEAL C328 NORTH CAROLINA Chapel Hill

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2327 GEORGE J. METSCHAN

| ISSUED | DATE |
|---|---|
| CONDITIONAL ZONING SUBMITTAL #1 | 29 JULY 21 |
| CONDITIONAL ZONING SUBMITTAL #2 | 30 SEPT 21 |
| CONDITIONAL ZONING SUBMITTAL #3 | 29 NOV 21 |
| CONDITIONAL ZONING SUBMITTAL #4 | 14 FEB 22 |

| NUM | REVISIONS | DATE |
|---|---|---|

OWNER INFORMATION
GRUBB PROPERTIES, INC
117 EDINBURGH SOUTH DR.
SUITE 110
CARY, NC 27511
OWNERS REPRESENTATIVE:
JOE DYE
(919) 388-5774
FAX (919) 461-3939
EMAIL joe@grubbproperties.com

# LINK ROSEMARY
## 101 E. ROSEMARY ST
CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING DRAWINGS

JOB #: 119016.04
DATE: NOV 2021
SCALE: AS NOTED
DRAWN BY: N.R.P.
REVIEWED BY: G.J.R.

SHEET
**C1002**

## UTILITY PLAN NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS.
2. THE LOCATION OF THE EXISTING UTILITIES SHOWN SHALL BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION (PRIVATE AND PUBLIC) AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
3. ROAD CROSSINGS FOR UTILITY CONNECTIONS ARE REQUIRED TO BE BY TRENCHLESS METHOD.

TELECOM CONDUIT
ELECTRICAL CONDUIT
DOGHOUSE MANHOLE
8" DI @ 1% MIN
EXISTING OVERHEAD ELECTRIC TO BE RELOCATED
EXISTING OVERHEAD ELECTRIC TO BE REMOVED
EXISTING GUY WIRE TO BE REPLACED WITH GUY POLE
8"X8" TEE AND (3) GV's
6" DI-FIRE LINE
4" DOMESTIC SERVICE AND METER
ELECTRICAL CONDUIT
NEW UTILITY POLE (COORDINATED W/ DUKE ENERGY)
NEW UTILITY POLE (COORDINATED W/ DUKE ENERGY)
RELOCATED OVERHEAD GUY WIRE (COORDINATED W/ DUKE ENERGY)
EXISTING FIRE HYDRANT (TO REMAIN)
WALL MOUNTED FDC
EXISTING WATER METER TO BE ABANDONED
EXISTING OVERHEAD ELECTRIC TO BE RELOCATED

N COLUMBIA ST
PUBLIC R/W
E ROSEMARY ST
45' PUBLIC R/W
(PB 71, PG 124)

CLUBHOUSE 744 SF
FITNESS 888 SF
SVC
COMMERCIAL SPACE 903 SF
WORK ROOM 140 SF
LOBBY 399 SF
MAIL 245 SF
OFFICE 115 SF
CYCLE CENTER 849 SF
UNIT A1
UNIT A1-HC
UNIT A1-WC
UNIT A
UNIT B
UNIT B-1
UNIT B-1-HC
UNIT B-2
UNIT B-2-HC
UNISEX

CONCRETE SIDEWALK
9.75' WIDE SIDEWALK ESM DB 6227, PG 29
SMH RIM: 474.4' INV OUT: 468.4'
SMH RIM: 477.5' INV OUT: 471.0'
UNKNOWN WIDTH ELECTRIC DUCTBANK
UNKNOWN WIDTH TELEPHONE DUCTBANKS
FLUME INV: 473.7'
6" RCP
8" RCP

## DRAWING LEGEND

| SYMBOL/ABBREVIATION EXISITING | PROPOSED | DESCRIPTION |
|---|---|---|
| | | CATCH BASIN |
| S | S | SANITARY SEWER MANHOLE |
| W | W | WATER VALVE MANHOLE |
| ○ | ○ | SEWER CLEANOUT |
| BFP-F | BFP-F | BACK FLOW PREVENTER – FIRE/SPRINKLER |
| BFP-D | BFP-D | BACK FLOW PREVENTER – DOMESTIC |
| BFP-I | BFP-I | BACK FLOW PREVENTER – IRRIGATION |
| | | 45° – BEND PIPE |
| | | 90° – BEND PIPE |
| | | TEE– BEND PIPE |
| | | REDUCER |
| | | FIRE HYDRANT |
| WV | WV | WATER VALVE |
| GV | GV | GATE VALVE IN MANHOLE |
| M | M | WATER METER VAULT |
| | | RPDA DETECTOR METER |
| | | POWER POLE |
| E | E | ELECTRIC TRANSFORMER |
| W | W | WATER LINE |
| 8" DIP | SS | SANITARY SEWER LINE |
| FM | FM | FORCE MAIN |
| FO | FO | FIBER-OPTIC LINE |
| T/C | T/C | TELECOMMUNICATIONS LINE |
| OHE | OHE | OVERHEAD ELECTRIC LINE |
| G | G | GAS LINE LINE |
| RD | RD | ROOF DRAIN |

NC GRID NAD 83

## UTILITY PLAN

10 0 5 10 20
( GRAPHIC SCALE IN FEET )
1 inch = 10 ft.

**REVIEW DRAWING NOT FOR CONSTRUCTION**


BALLENTINE ASSOCIATES, P.A.
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Ballentine Associates, P.A. CORPORATE SEAL C328 NORTH CAROLINA Chapel Hill

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 027277 GEORGE J. RETSON 11/22/21

| DATE | REVISIONS | NUM |
|---|---|---|

OWNER INFORMATION
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117 EDINBURGH SOUTH DR.
SUITE 110
CARY, NC 27511
OWNERS REPRESENTATIVE:
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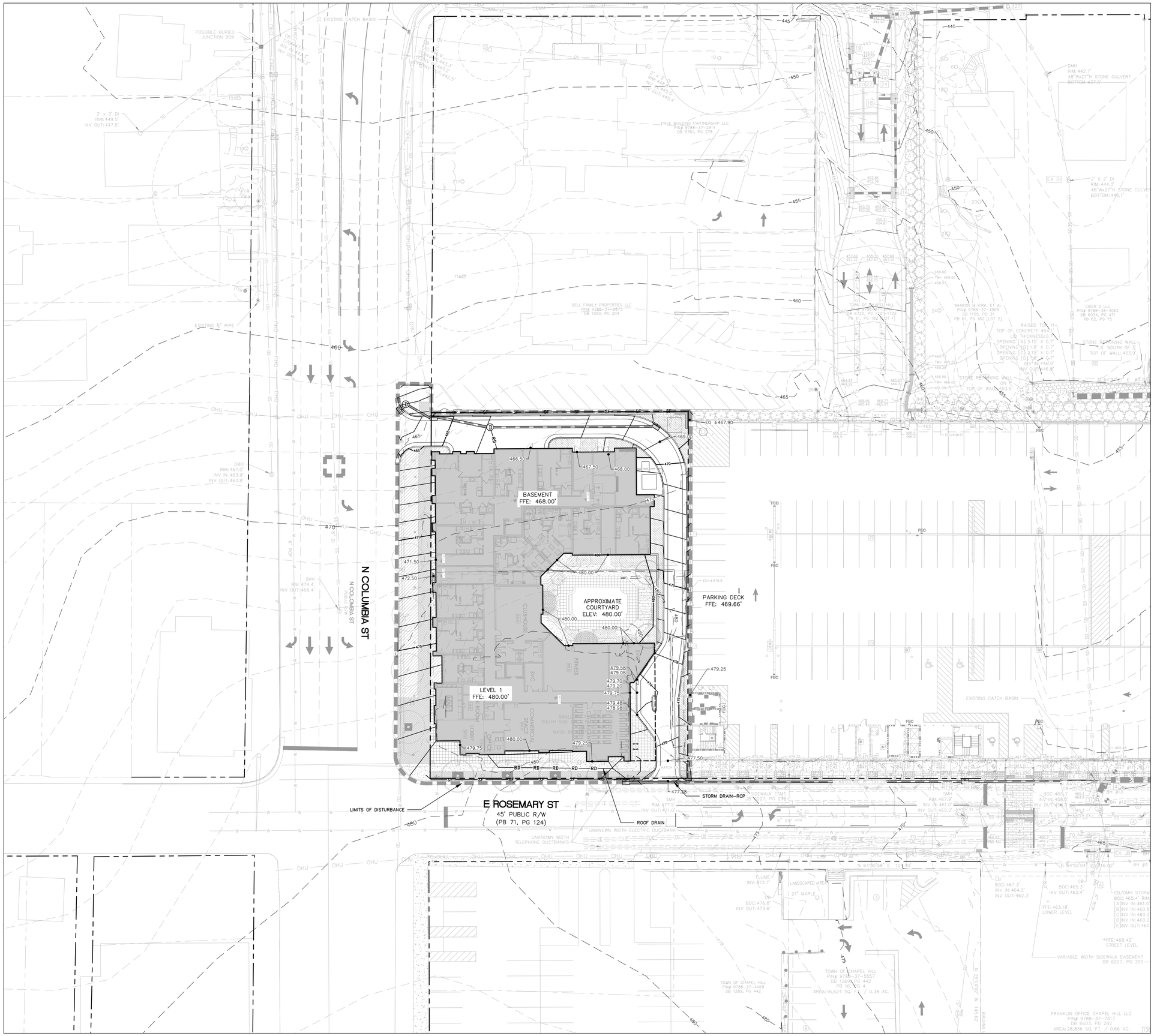
# LINK ROSEMARY
## 101 E. ROSEMARY ST
CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING DRAWINGS

JOB #: 119016.04
DATE: NOV 2021
SCALE: AS NOTED
DRAWN BY: N.R.P.
REVIEWED BY: G.J.R.

SHEET
C1101




## GRADING AND STORM DRAINAGE NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE NCDEQ, NCDOT AND TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS.
2. 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.
3. ALL STORM DRAINAGE PIPING WITH INSIDE DIAMETER OF 15 INCHES AND LARGER SHALL BE CLASS III RCP.
4. 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.
5. 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.
6. TOTAL DISTURBED AREA = 0.73 ACRES. SEE IMPERVIOUS BREAKDOWN IN "SITE DATA" TABLE ON SHEET C1001.
7. ALL ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.
8. ALL STORM DRAINAGE STRUCTURES SHALL MEET NCDOT STANDARDS AND SPECIFICATIONS, UNLESS NOTED OTHERWISE.

## DRAWING LEGEND

| SYMBOL/ABBREVIATION EXISITING | NEW | DESCRIPTION |
|---|---|---|
| CB/CI | | CATCH BASIN/CURB INLET |
| | | YARD INLET |
| DMH | | STORM DRAINAGE MANHOLE |
| 24" RCP | 24" RCP | STORM DRAINAGE PIPE |
| XXX | XXX | CONTOUR |
| x100.00 | 411.60 | SPOT ELEVATION |
| | 411.60 TOP OF CURB<br>411.10 BOTTOM OF CURB | SPOT ELEVATION AT CURB |
| | | EASEMENT LINE |
| | SF | SILT FENCE |
| | | LIMITS OF DISTURBANCE |

NC GRID NAD 83

## GRADING & DRAINAGE PLAN

20 0 10 20 40

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

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

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 047277 GEORGE J. PETERSON

| NUM | REVISIONS | DATE |
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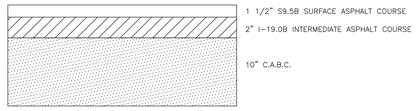
# LINK ROSEMARY
## 101 E. ROSEMARY ST
CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING DRAWINGS

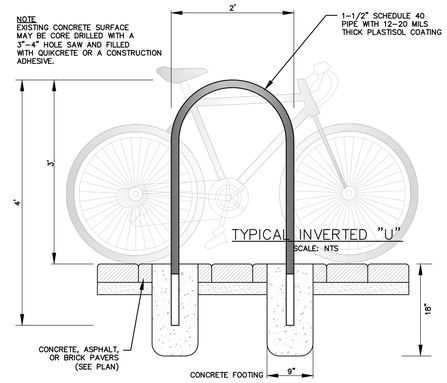
JOB #: 119016.04
DATE: NOV 2021
SCALE: AS NOTED
DRAWN BY: N.R.P.
REVIEWED BY: G.J.R.

SHEET
C1201

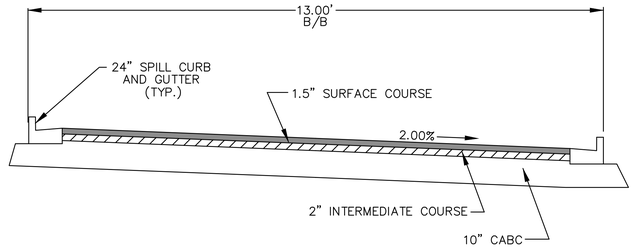



HEAVY DUTY ASPHALT PAVEMENT CROSS SECTION

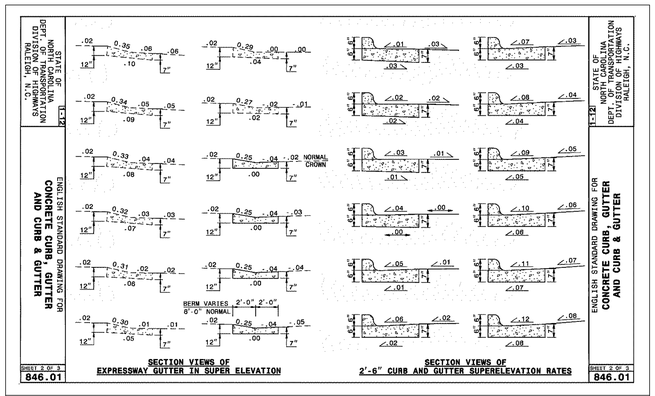
C4 / C5001 HEAVY DUTY ASPHALT PAVEMENT
N.T.S.

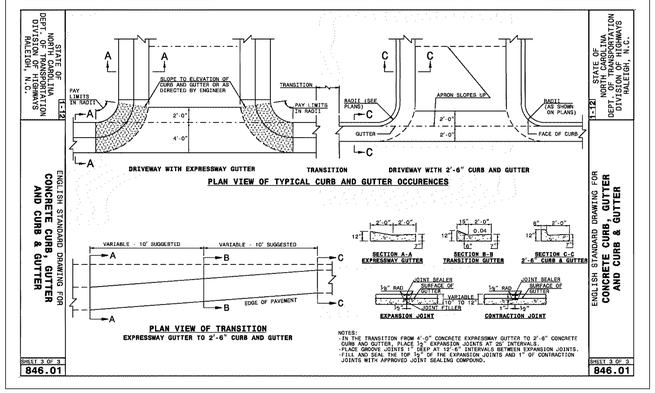



C2 / C5001 CLASS II BIKE RACK
SCALE: N.T.S.




A4 / C5001 12' ASPHALT DRIVE
N.T.S.




A2 / C5001 NCDOT CONCRETE CURB & GUTTER
SCALE: N.T.S.

**SITE DETAILS**

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

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Ballentine Associates, P.A. CORPORATE SEAL C328 NORTH CAROLINA Chapel Hill

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2927 GEORGE J. RETSCHER

| NUM | REVISIONS | DATE |
|---|---|---|
| 1 | CONDITIONAL ZONING SUBMITTAL #1 | 29 JULY 21 |
| 2 | CONDITIONAL ZONING SUBMITTAL #2 | 30 SEPT 21 |
| 3 | CONDITIONAL ZONING SUBMITTAL #3 | 29 NOV 21 |
| 4 | CONDITIONAL ZONING SUBMITTAL #4 | 14 FEB 22 |

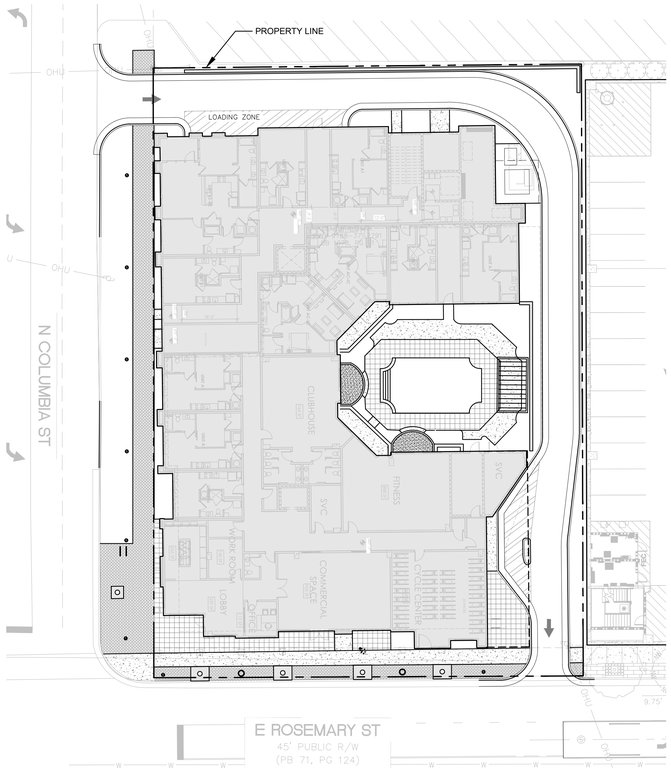
OWNER INFORMATION
GRUBB PROPERTIES, INC
117 EDINBURGH SOUTH DR.
SUITE 110
CARY, NC 27511
OWNERS REPRESENTATIVE:
JOE DYE
(919) 388-5774
FAX (919) 461-3939
EMAIL joe@grubbproperties.com

# LINK ROSEMARY
## 101 E. ROSEMARY ST
CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING DRAWINGS

JOB #: 119016.04
DATE: NOV 2021
SCALE: AS NOTED
DRAWN BY: N.R.P.
REVIEWED BY: G.J.R.

SHEET
C5001




1 MATERIALS PLAN
1" = 20'

## MATERIALS LEGEND

- CONCRETE
- RED BRICK PAVERS, TO MATCH EXISTING AND COMPLY WITH TOWN OF CHAPEL HILL DESIGN STANDARDS
- BRICK UNIT PAVERS
- CONCRETE UNIT PAVERS, TO COMPLY WITH TOWN OF CHAPEL HILL DESIGN STANDARDS
- BIKE RACK, TO COMPLY WITH TOWN OF CHAPEL HILL DESIGN STANDARDS
- TRASH RECEPTACLE, TO COMPLY WITH TOWN OF CHAPEL HILL DESIGN STANDARDS
- TREE GRATE, TO COMPLY WITH TOWN OF CHAPEL HILL DESIGN STANDARDS
- OVERHEAD STRUCTURE - COURTYARD
- SEAT WALL
- PEDESTRIAN POLE LIGHT, TO COMPLY WITH TOWN OF CHAPEL HILL DESIGN STANDARDS

## LANDSCAPE AND PLANTING NOTES

A. MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER (FOR SINGLE STEM TREES).

B. ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3" TO 5" TRUNKS, AND MINIMUM 8' TALL.

C. ALL NEW PLANTING AREAS (GRASS/TURF, SOD, PLANTS, TREES, SHRUBS, GROUNDCOVER, ETC.) SHALL BE FINE GRADED PRIOR TO INSTALLATION. FINE GRADING SHALL CONSIST OF UNCOMPACTED SOIL THAT IS HAND RAKED, SMOOTH, AND FREE OF DEBRIS (NO STONES, ROOTS, OR ANY OTHER MATERIAL GREATER THAN 1" IN SIZE).

D. TILL SOIL TO A DEPTH OF 24" FOR TREES AND SHRUBS AND 6" FOR GRASS/TURF. AMEND THE TOP 24" OF SOIL FOR TREES AND SHRUBS AND TOP 6" OF SOIL FOR GRASS/TURF TO MEET TOPSOIL/PLANTING MIX STANDARDS AS REQUIRED BY SPECIFICATIONS.

E. CONTRACTOR IS REQUIRED TO PERFORM SOIL TESTS TO DETERMINE SOIL NUTRIENT REQUIREMENTS FOR ALL GRASS/TURF, SOD, PLANT, TREE, SHRUB, AND GROUNDCOVER AREAS. CONTRACTOR TO SUBMIT SOIL TEST TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO MOBILIZATION.

F. IN ADDITION TO THE SOIL MIXTURE, CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING SOIL AMENDMENTS, AS INDICATED BY SOIL TESTS, AS WELL AS, AN ADEQUATE DRAINAGE SYSTEM FOR PLANTING BEDS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AN ENVIRONMENT SUITABLE FOR THE GROWTH OF HEALTHY PLANT MATERIAL. THE LANDSCAPE ARCHITECT MAY REQUIRE ADDITIONAL SOIL AMENDMENTS AND EXCAVATION OF EXISTING SOIL DURING ONSITE OBSERVATIONS PRIOR TO OR AFTER CONSTRUCTION. REFER TO PLANTING DETAILS FOR INFORMATION ON PLANTING BED PREPARATIONS. ALL PLANTING BEDS WILL BE PROBED BY THE LANDSCAPE ARCHITECT TO DETERMINE DEPTH AND SOIL QUALITY FOLLOWING INSTALLATION.

G. ALL PLANTING BEDS AND SOD/TURF/SEEDED AREAS TO RECEIVE AN AMENDED SOIL MIXTURE. SOIL MIX SHALL BE COMPOSED OF 75% EXISTING SOIL, 15% ORGANIC MATERIAL, AND 10% SAND. SUPPLEMENT SOIL MIX WITH NITROGEN CONCENTRATION AS DETERMINED BY SOIL TEST RESULTS.

H. SITE LIGHT POLES GREATER THAN 15' TALL MUST BE A MINIMUM OF 30' AWAY FROM ALL TREES. SITE LIGHT POLES LESS THAN 15' TALL MUST BE A MINIMUM OF 15' AWAY FROM ALL TREES.

I. ENSURE ALL TREES ARE A MINIMUM OF 15' FROM ALL UNDERGROUND UTILITIES (GAS, WATER, PHONE, AND ELECTRICAL LINES). CONTACT LANDSCAPE ARCHITECT IF FIELD MODIFICATIONS ARE REQUIRED.

J. NOTIFY LANDSCAPE ARCHITECT OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATIONS TO THE APPROVED PLANS. LANDSCAPE ARCHITECT SHALL, IF NECESSARY, MAKE "IN-FIELD MODIFICATIONS".

K. ALL DISTURBED AREAS SHALL BE LANDSCAPED (GRASS/TURF, SOD, PLANTS, TREES, SHRUBS, GROUNDCOVER, ETC.). ALL AREAS NOT DESIGNATED AS PLANTING BEDS OR SOD ARE TO BE SEEDED WITH GRASS SEED UNTIL A PERMANENT STAND OF GRASS IS ESTABLISHED PER THE SPECIFICATIONS.

L. CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS AND PROMPTLY REPORTING ANY DISCREPANCIES TO LANDSCAPE ARCHITECT.

M. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

N. LARGE MATURING TREES MAY NOT BE PLANTED WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES EXIST. IF TREES CONFLICT WITH POWER LINES, SIGNS, UNDERGROUND UTILITIES, OR ANY OTHER SITE FEATURES, CONTACT LANDSCAPE ARCHITECT BEFORE PLANTING.

O. CONTRACTOR VERIFIES THAT ALL PLANT MATERIAL IS AVAILABLE AS SPECIFIED WHEN BID/PROPOSAL IS SUBMITTED AND SAID MATERIAL AS SPECIFIED IS ALSO AVAILABLE AT TIME OF INSTALLATION. NO SUBSTITUTIONS DUE TO PLANT AVAILABILITY WILL BE APPROVED.

P. PLANT SCHEDULE WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKEOFFS USING PLANS TO DETERMINE FINAL QUANTITIES. PROMPTLY REPORT ANY DISCREPANCIES WHICH MAY AFFECT BIDDING. GRAPHIC REPRESENTATION OF PLANTS SHALL SUPERCEDE QUANTITIES LISTED IN THE PLANT SCHEDULE.

Q. ROOT TYPE MAY BE FREELY SUBSTITUTED FOR BALLED AND BURLAPPED OR CONTAINER GROWN PLANTS (UNLESS NOTED AS SPECIMEN TREES ON PLANT SCHEDULE). ALL OTHER SPECIFICATIONS ARE TO REMAIN UNCHANGED (HEIGHT, WIDTH, ETC.).

R. FOR ALL TREES, SHRUBS, GROUNDCOVERS AND SOD - CONTRACTOR TO APPLY A PRE-EMERGENT HERBICIDE, 'PREEN' OR EQUAL TO ALL PLANT BED AREAS AND PROVIDE DOCUMENTATION OF QUANTITY AND PRODUCT USED TO LANDSCAPE ARCHITECT PRIOR TO FINAL PROJECT APPROVAL.

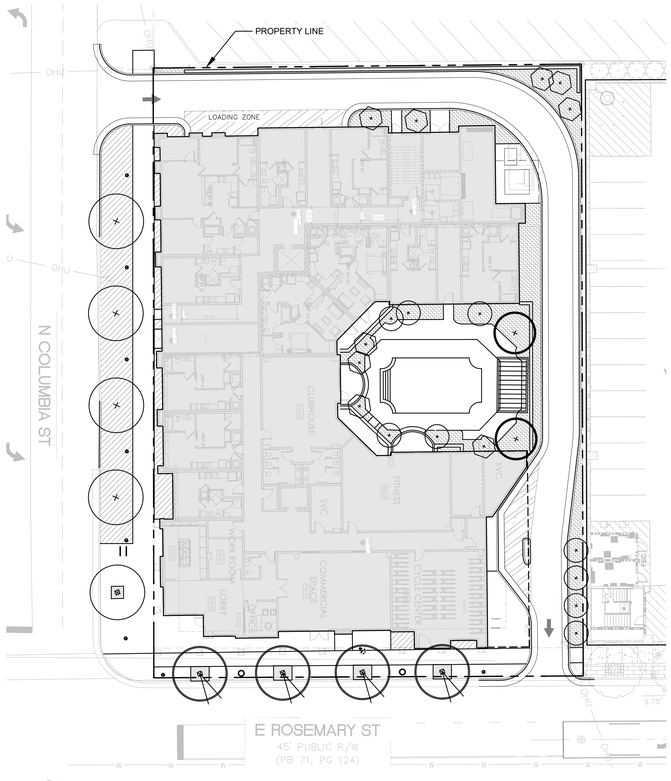
S. FOR ALL SEEDED GRASS/TURF - REMOVE WEEDS BEFORE SEEDING. WHERE WEEDS ARE PRESENT, APPLY SELECTIVE HERBICIDES TO ELIMINATE ALL WEEDS. DO NOT USE PRE-EMERGENCE HERBICIDES.

T. CONTRACTOR IS TO PROVIDE OWNER AN ESTABLISHED, HEALTHY, UNIFORM, CLOSE STAND OF GRASS, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90% OVER ANY 10 SQ FT AREA AND BARE SPOTS ARE NOT TO EXCEED 5 BY 5 INCHES.

U. ALL PLANT MATERIAL MUST BE PLANTED IN CORRELATION WITH THE APPROPRIATE GROWING SEASON OF INDIVIDUAL PLANT REQUIREMENTS. SOME PERENNIALS MAY REQUIRE A SPRING PLANTING IN ORDER TO SURVIVE A FULL WINTER DORMANCY.

V. ALL PLANT MATERIAL AND WORKMANSHIP TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. REPLACEMENT PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS DOCUMENT AND SPECIFICATIONS. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR DEFECTS RESULTING FROM NEGLECT BY THE OWNER, ABUSE OR DAMAGE BY OTHERS.

W. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING THE PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.




2 PLANTING PLAN
1" = 20'

## PLANTING LEGEND

- SHUMARD OAK
- BLACK GUM
- SERVICEBERRY
- CELESTIAL DOGWOOD
- REDBUD
- UNDERSTORY PLANTING MIX - STREETSCAPE
  - YAUPON HOLLY
  - OAKLEAF HYDRANGEA
  - MEXICAN FEATHER GRASS
  - KARL FOERSTER REED GRASS
  - SHENANDOAH SWITCHGRASS
  - CATMINT
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  - SIBERIAN IRIS
  - ROSY SEDGE
  - TEXAS SEDGE
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  - ASTILBE
  - WOODLAND PHLOX
  - WHITE GAURA
  - THREADLEAF COREOPSIS
  - SOUTHERN SHIELD FERN
  - AUTUMN FERN
  - PENNSYLVANIA SEDGE
  - BLUE GREEN SEDGE

NC GRID NAD 83

LANDSCAPE PLAN

20 0 10 20 40
( GRAPHIC SCALE IN FEET )
1 inch = 20 ft.

REVIEW DRAWING
1 NOT FOR CONSTRUCTION

BALLENTINE ASSOCIATES, P.A.
221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
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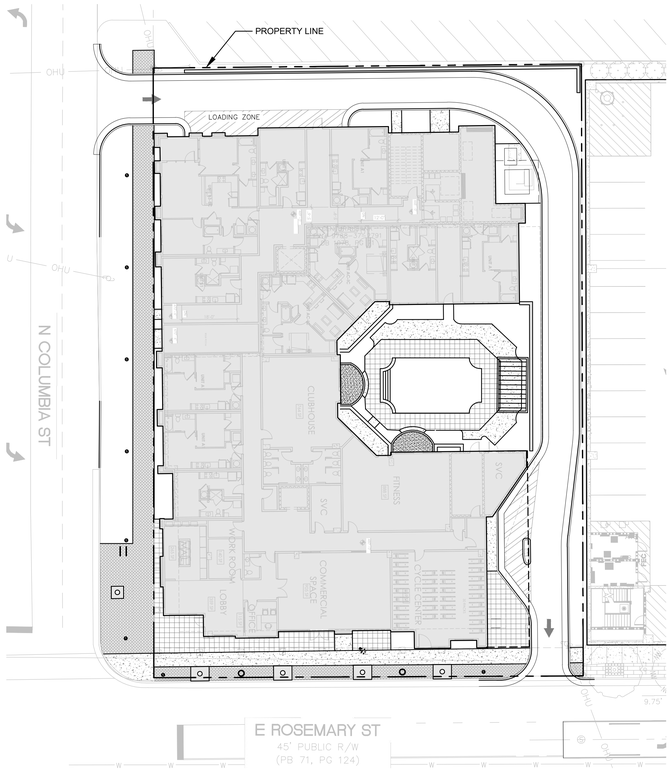
CONDITIONAL ZONING DRAWINGS

JOB #: 119016.04
DATE: JULY 2021
SCALE: AS NOTED
DRAWN BY: TM, MC
REVIEWED BY: MC

SHEET
L100




1 MATERIALS PLAN
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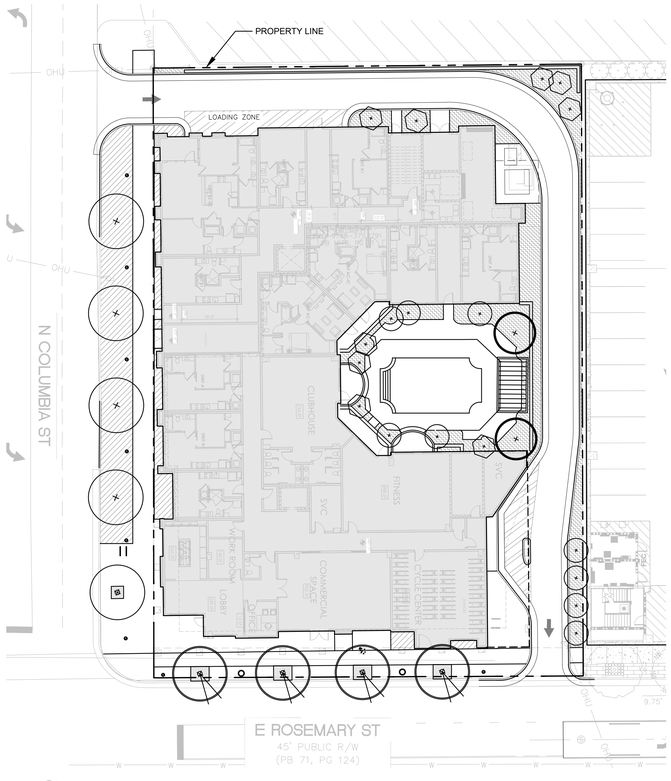


2 PLANTING PLAN
1" = 20'

## PLANTING LEGEND

- SHUMARD OAK
- BLACK GUM
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- REDBUD
- UNDERSTORY PLANTING MIX - STREETSCAPE
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  - AUTUMN FERN
  - PENNSYLVANIA SEDGE
  - BLUE GREEN SEDGE

NC GRID NAD 83

LANDSCAPE PLAN

20 0 10 20 40
( GRAPHIC SCALE IN FEET )
1 inch = 20 ft.

REVIEW DRAWING
1 NOT FOR CONSTRUCTION

BALLENTINE ASSOCIATES, P.A.
221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
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JOE DYE
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FAX (919) 461-3939
EMAIL joe@grubbproperties.com

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101 E ROSEMARY STREET
101 E. ROSEMARY ST
CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING DRAWINGS

JOB #: 119016.04
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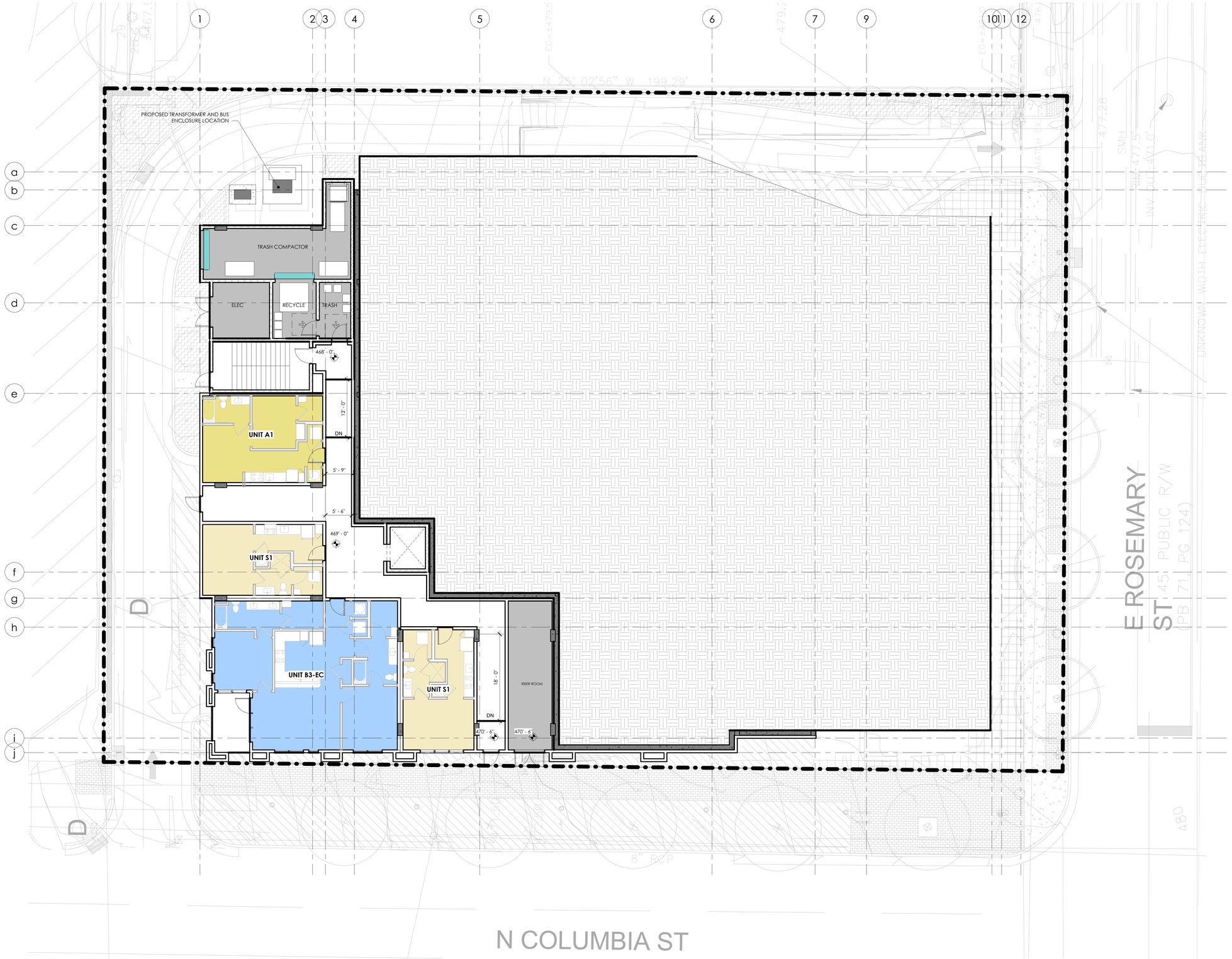
REVIEWED BY: MC

SHEET
L100




LEVEL B1 (T.O.S.)

1 / A1.00

SCALE: 1/8" = 1'-0"

BEACHAM BUNCE + MANLEY ARCHITECTURE PLLC

1435 WEST MOREHEAD STREET
SUITE 160
CHARLOTTE, NC 28208
704.334.1716

WWW.BBM-ARCH.COM

**SCHEMATIC DESIGN**

LINK APARTMENTS
ROSEMARY

GRUBB PROPERTIES

**LOCATION** / CHAPEL HILL, NC
**PROJECT #** / 21GRU230
**DATE** / 09.21.2021
**DRAWN** / PT

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| Revisions | | |
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| No. | Description | Date |
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**OVERALL PLAN - BASEMENT LEVEL**

**A1.00**

1 A1.01 LEVEL 1 (T.O.S.)

SCALE: 1/8" = 1'-0"

BB+M ARCHITECTURE

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**SCHEMATIC DESIGN**

LINK APARTMENTS ROSEMARY

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**LOCATION** / CHAPEL HILL, NC
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**DRAWN** / PT

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**Revisions**

| No. | Description | Date |
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# OVERALL PLAN - LEVEL 1

# A1.01

LEVEL 2 (T.O.S.)

SCALE: 1/8" = 1'-0"

1 / A1.02

BB+M ARCHITECTURE

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704.334.1716

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**SCHEMATIC DESIGN**

LINK APARTMENTS
ROSEMARY

GRUBB PROPERTIES

**LOCATION** / CHAPEL HILL, NC
**PROJECT #** / 21GRU230
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# OVERALL PLAN - LEVEL 2

# A1.02

LEVEL 3 (T.O.D.)

1 / A1.03

SCALE: 1/8" = 1'-0"

BB+M ARCHITECTURE

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LINK APARTMENTS ROSEMARY

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# OVERALL PLAN - LEVEL 3-5

# A1.03

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# OVERALL PLAN - LEVEL 6

1 / A1.06 LEVEL 6 (T.O.D.)
SCALE: 1/8" = 1'-0"

**A1.06**

LEVEL 7 (T.O.D.)

1 / A1.07

SCALE: 1/8" = 1'-0"

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# OVERALL PLAN - LEVEL 7

# A1.07