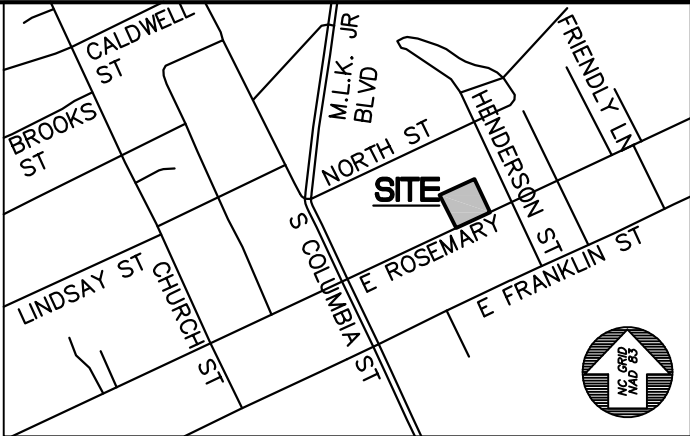
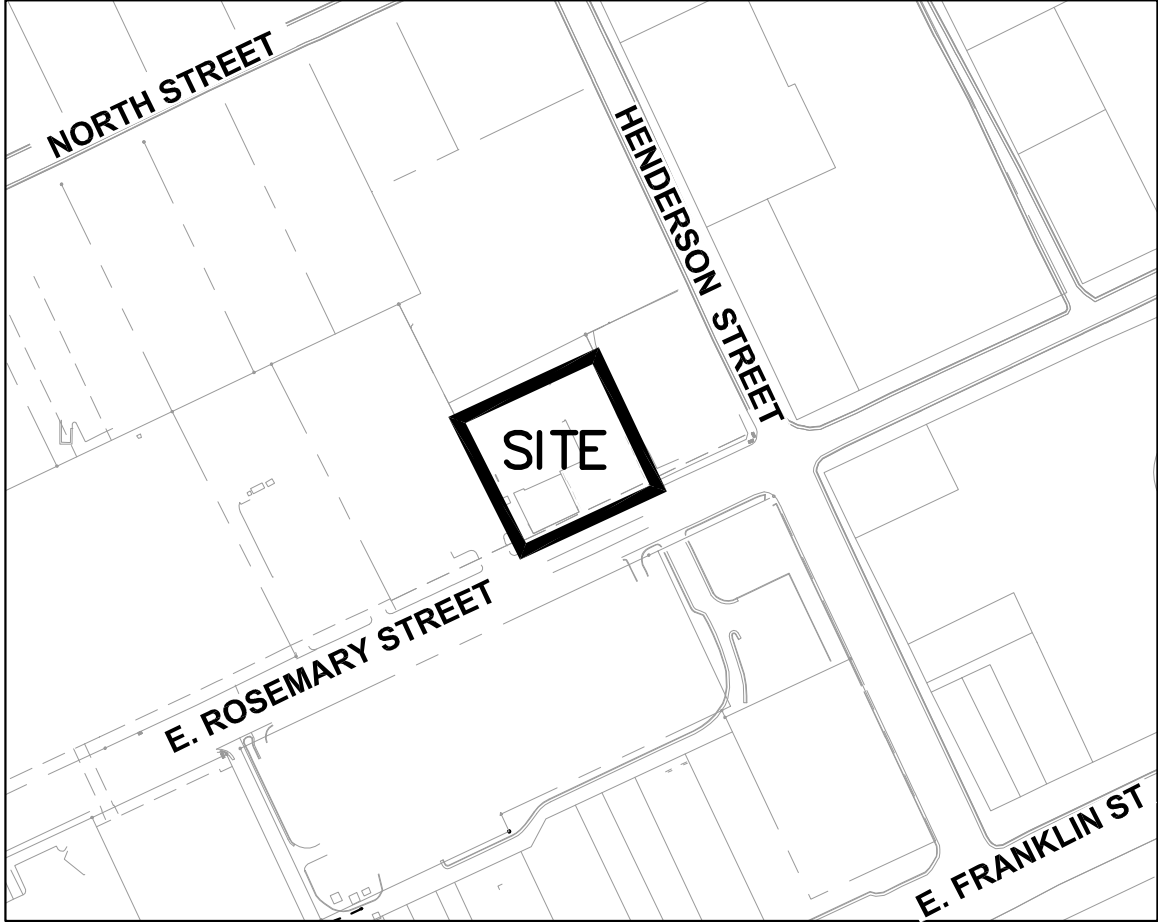


CONCEPT PLAN
FOR
157 E. ROSEMARY STREET
CHAPEL HILL, NC



VICINITY MAP
SCALE: N.T.S.

DRAWING LIST

SHEET	DRAWING TITLE
G1001	COVER SHEET
C0001	AREA MAP
C0101	EXISTING CONDITIONS & DEMOLITION PLAN
A1	SITE PLAN
A2	LEVEL 1 FLOOR PLAN
A3	FLOOR PLANS
A4	FLOOR PLANS
A5	SECTION AT ROSEMARY ST
A6	CROSS SECTION

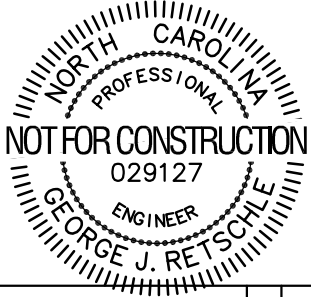
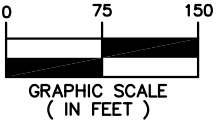
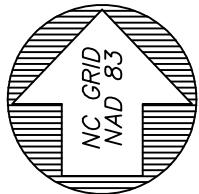
PLANNING/CIVIL
ENGINEERING/
SURVEYING:



DEVELOPER:

T J Capital II LLC
4006 Abbey Park Way
Raleigh, NC 27612
(919) 740-2487

ARCHITECT:



157 E. ROSEMARY STREET
CONCEPT PLAN
CHAPEL HILL, NC

NUM	REVISION	DATE	ISSUED	DATE
	CONCEPT PLAN	26 JUL 22		



SCALE: AS NOTED
DATE: 26 JUL 22
JOB NUMBER: 122002.00
DRAWN BY: M.P.
REVIEWED BY: G.J.R.

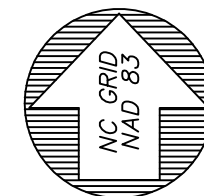
G1001

<u>SITE PARCEL DATA</u>						
LABEL #	OWNER	PIN #	ZONING	DB./PG.	PARCEL ACREAGE	CURRENT LAND USE
1	PALIOURAS ENTERPRISES LLC	9788-37-9926	TC-2	2570/520	0.32	PARKING LOT

[illegible]

LABEL #	OWNER(S)	PIN #	ZONING	CURRENT LAND USE
2	SPIKE III LLC	9788-38-8082	TC-2	OFFICE
3	GAMMA LAMBDA OF PHI MU FRATERNITY HOUSE CORP	9788-38-9102	R-6	COLLEGE
4	SLOOP CELESTE H SLOOP CHARLES C III	9788-48-0001	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
	EXISTING BUS STOP
	PROJECT SITE



DAIE

ISSUED

DAIE

REVISION

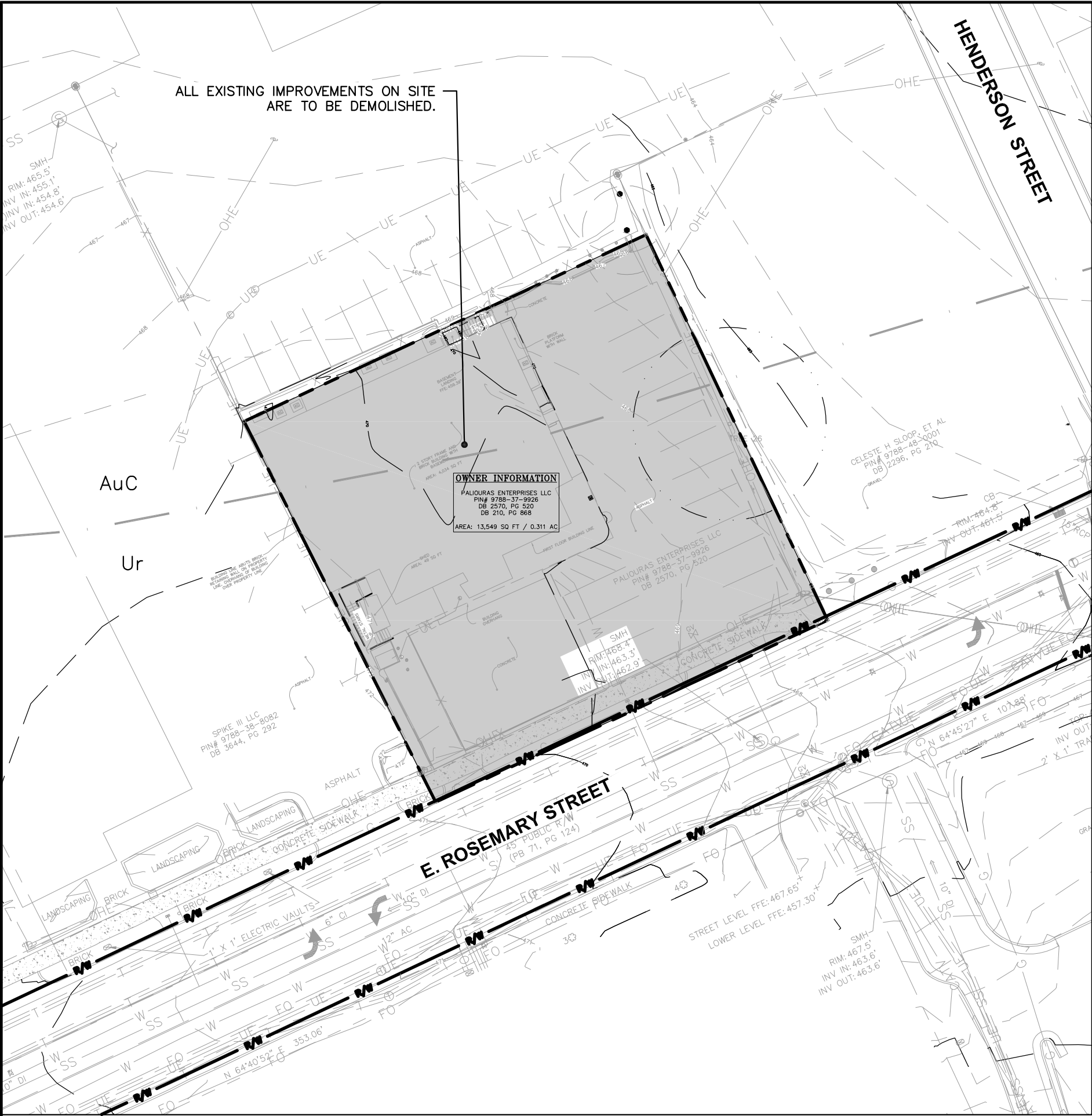
NUM



SCALE: AS NOTED
DATE: 26 JUL 22
JOB NUMBER: 122002.00
DRAWN BY: M.P.
REVIEWED BY: G.J.R.

C0001

N:\Projects\122002.00 157 E Rosemary\1__Dwg\BA-Model Files\C0101 - Ex Condi 157 Rosemary.dwg, 7/26/2022 4:16:09 PM, Bluebeam PDF



ALL EXISTING IMPROVEMENTS ON SITE
ARE TO BE DEMOLISHED.

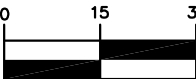
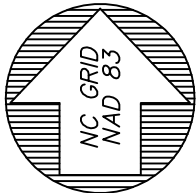
OWNER INFORMATION
PALOURAS ENTERPRISES LLC
PIN# 9788-37-9926
DB 2570, PG 520
DB 210, PG 868
AREA: 13,549 SQ FT / 0.311 AC

NOTES

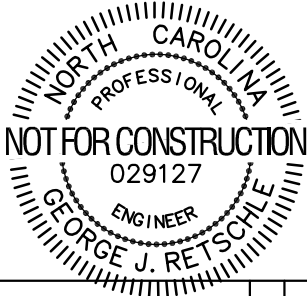
1. EXISTING CONDITIONS SHOWN ARE BASED UPON SITE SURVEYS PERFORMED BY BALLENTINE ASSOCIATES, TOWN OF CHAPEL HILL AND ORANGE COUNTY GIS DATA.

SYMBOL/ABBREVIATION EXISTING DESCRIPTION

	POWER POLE
	SANITARY SEWER CLEANOUT
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	MAIL BOXES
	GAS METER
	FENCE LINE
	TELEPHONE CABLING LINE
	OVERHEAD ELECTRIC LINE
	UNDERGROUND ELECTRIC LINE
	WATER LINE
	GAS LINE
	SANITARY SEWER LINE
	STORM DRAIN PIPE
	PROPERTY LINE
	ADJOINER PROPERTY LINE
	MINOR CONTOUR
	EXISTING BUILDINGS AND PAVEMENTS
	SOIL BOUNDARY
	APPLING URBAN LAND COMPLEX
	URBAN LAND



EXISTING CONDITIONS & DEMOLITION PLAN



157 E. ROSEMARY STREET CONCEPT PLAN CHAPEL HILL, NC

DATE	ISSUED	DATE	REVISION
		26 JUL 22	CONCEPT PLAN



221 Providence Road 919.929.0481
Chapel Hill, NC 27514 ballentineassociates.com

SCALE: AS NOTED
DATE: 26 JUL 22
JOB NUMBER: 122002.00
DRAWN BY: M.P.
REVIEWED BY: G.J.R.

C0101



SITE PLAN

07/25/2022

157 E. ROSEMARY ST.

TOTAL NUMBER OF UNITS : 50
#1 BED : 15 (30%)
#2 BED : 30 (60%)
#3 BED : 5 (10%)

TOTAL PARKING : 23
FLOOR AREA : 74,158 GSF

ZONING DISTRICT: TC-3
FAR : 4.0
MAX HEIGHT : 120

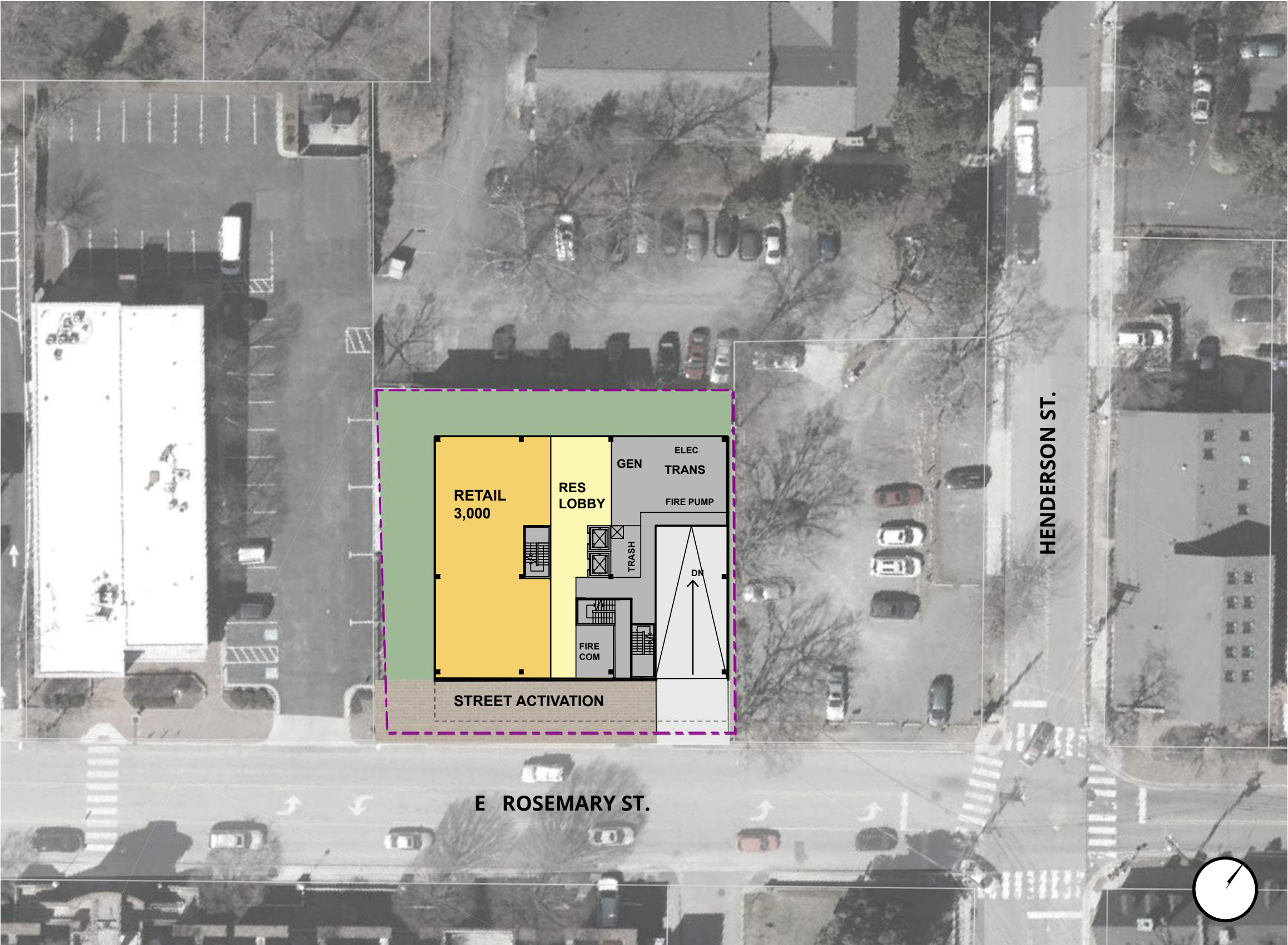
GROSS LAND AREA: 14,904 SF
MAX FLOOR AREA (FAR 4.0) : 59,616 SF

REQ AFFORDABLE UNITS: 5 (10%)
AFFORDABLE UNIT BONUS : 22,000 SF

MAX FLOOR AREA WITH BONUS : 81,616 SF

REQ AFFORDABLE UNITS:

TYPE	NUMBER	MIN SQ
1 BED	2	700
2 BED	3	850
3 BED	0	1100

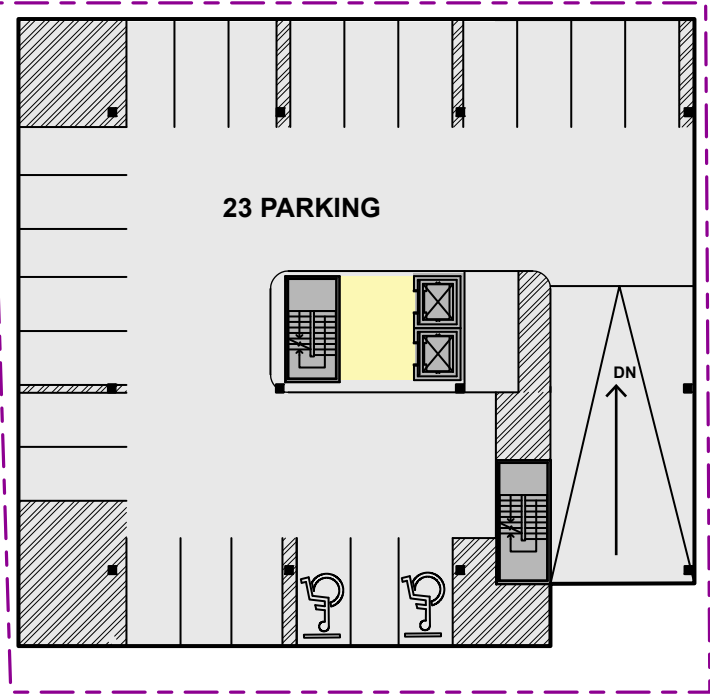


LEVEL 1 FLOOR PLAN

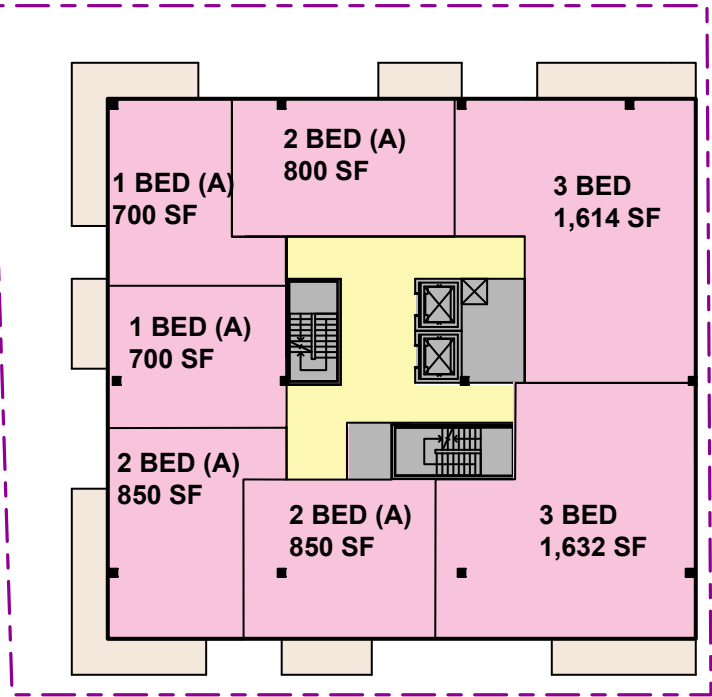
07/25/2022

157 E. ROSEMARY ST.

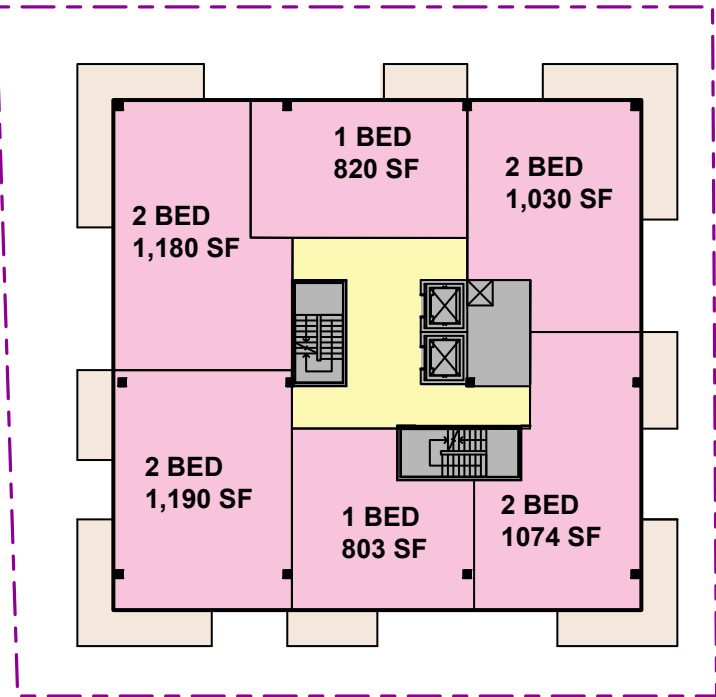
LOWER LEVEL PARKING



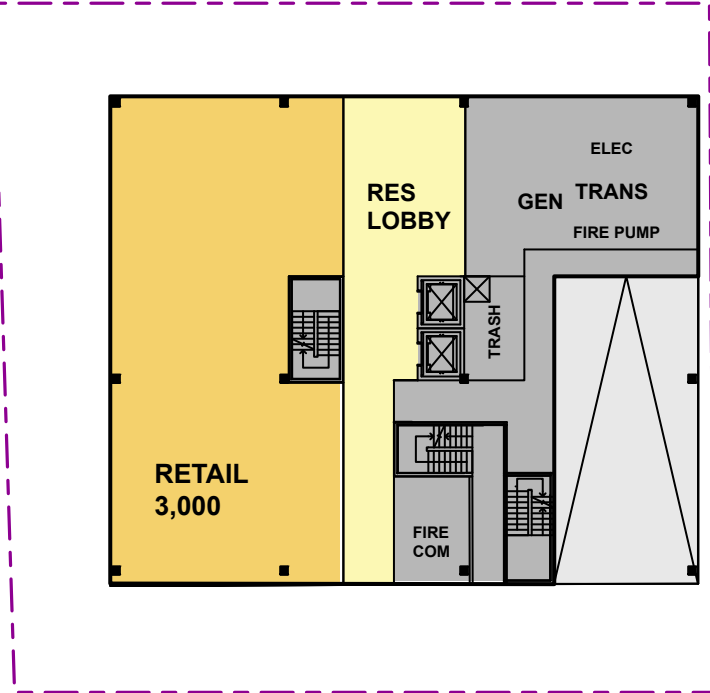
LEVEL 2 (Affordable Units)



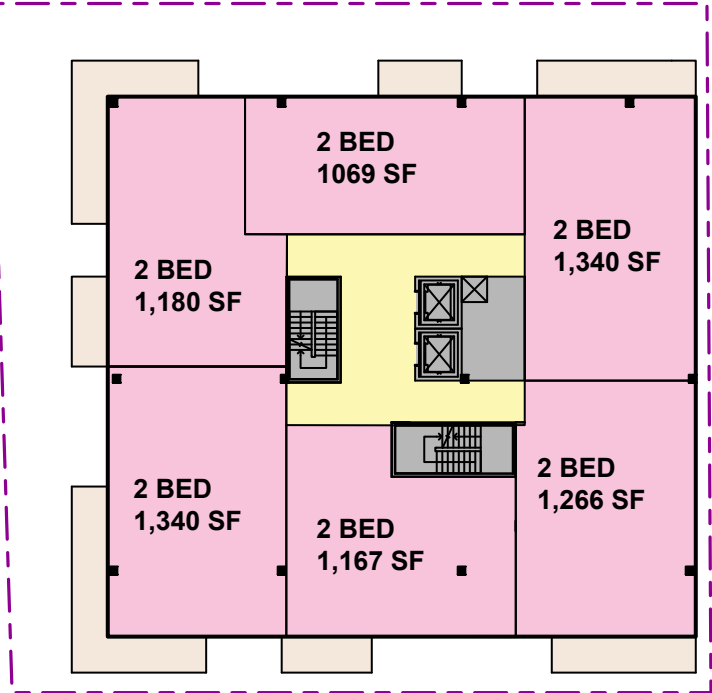
LEVEL 4-7



LEVEL 1

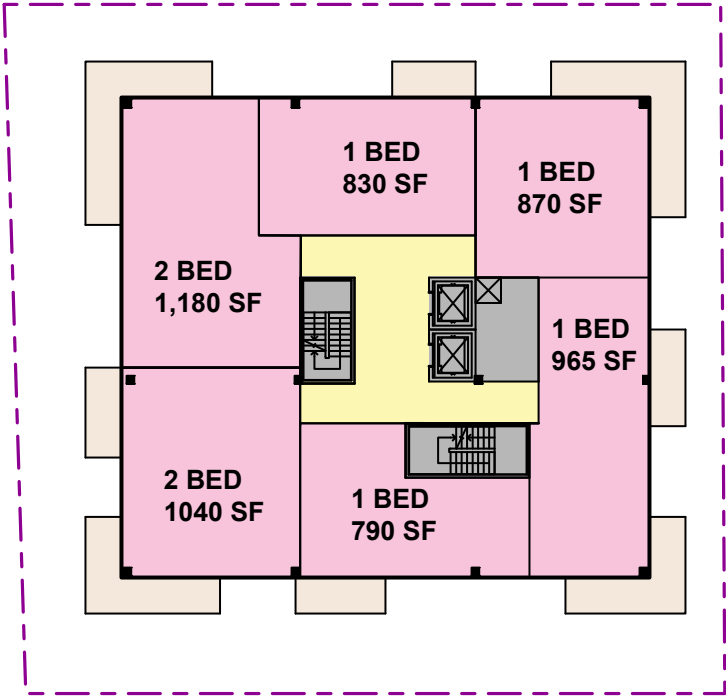


LEVEL 3

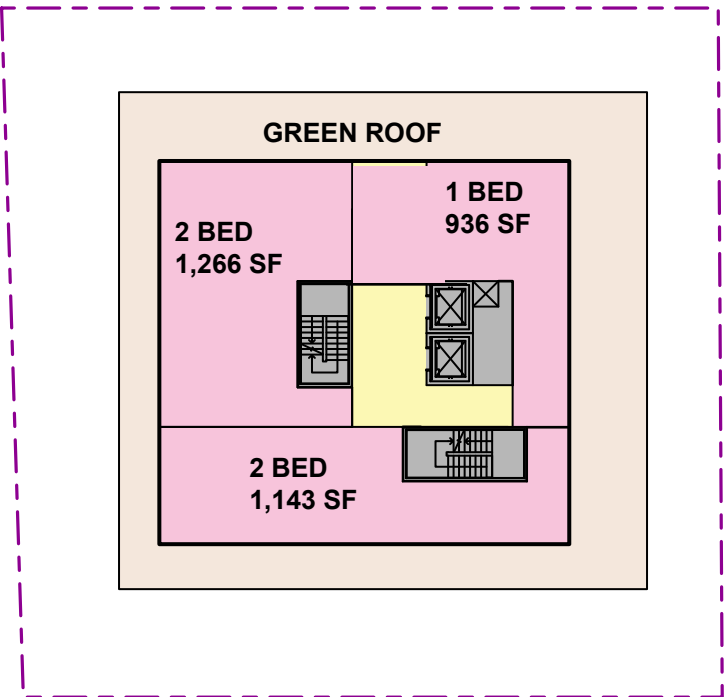


FLOOR PLANS

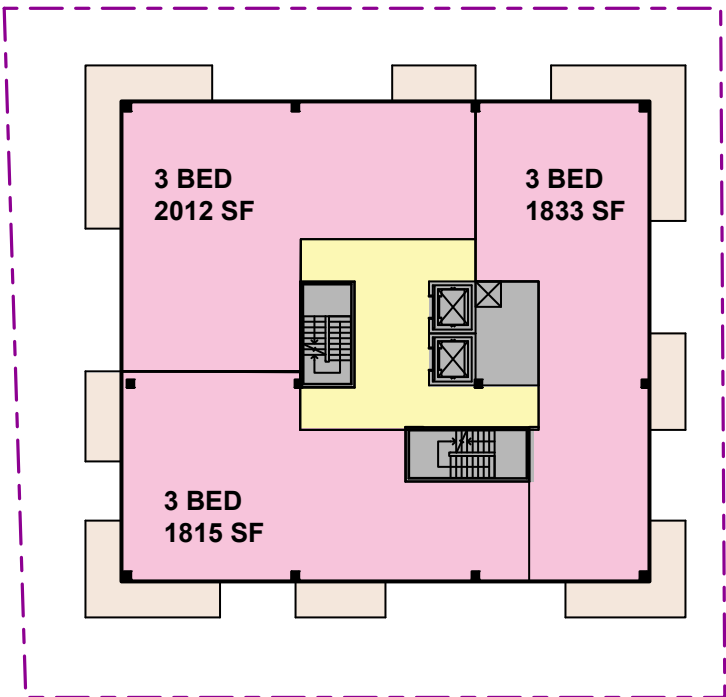
LEVEL 8



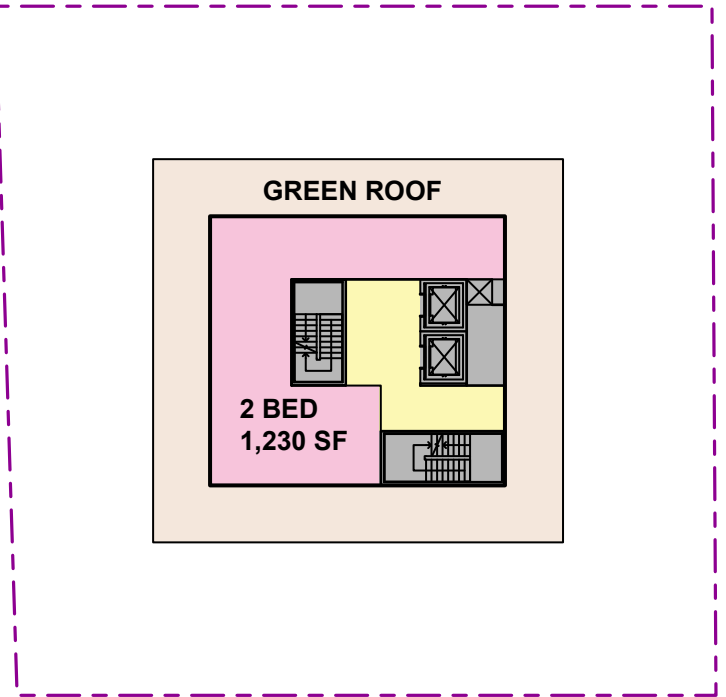
LEVEL 10



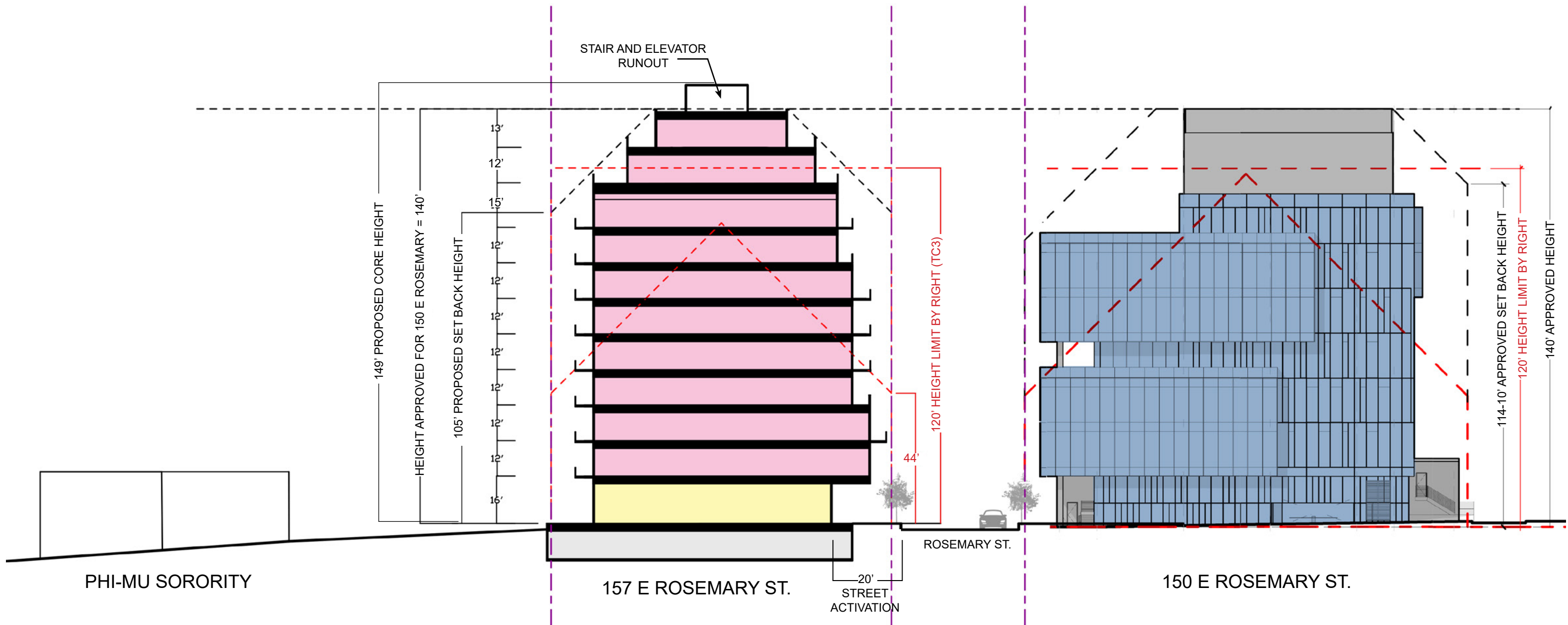
LEVEL 9



LEVEL 11



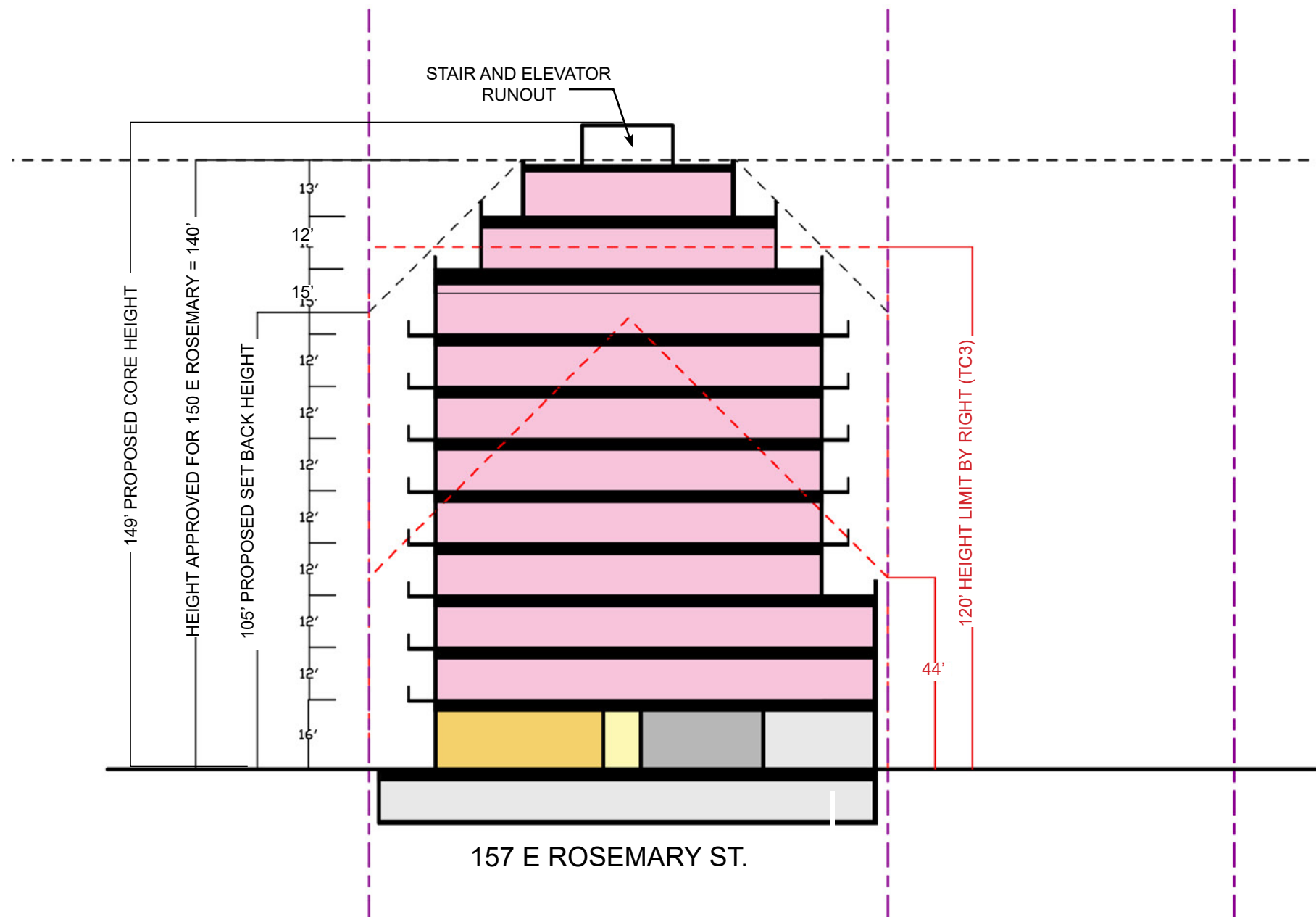
FLOOR PLANS



SECTION AT ROSEMARY ST.

07/25/2022

157 E. ROSEMARY ST.



CROSS SECTION

157 E. ROSEMARY ST.

07/25/2022