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 Ider	ntifier Number (PIN	I): 9788372791			Da	ate: _	5 Jan 2022
Section A	: Project Inform	nation					
5 ·							
Project Na		Link Apartments Rosemar	У				
Property A		101 E Rosemary St			Zip Code:	2751	
Use Group	s (A, B, and/or C):	A			Existing Zoning District:	TC-2	
Project Description:		Demolition of existing 2-st	tory bank	and construc	tion of 7-story multi-fan	nily bu	ilding
Section B	: Applicant, Ow	ner, and/or Contract P	urchase	r Informati	on		
Appli	cant Information	(to whom corresponden	ce will be	e mailed):			
Name:		ates attn. George Retschle	cc wiii bi	e manea).			
Address:	221 Providence R	-					
City:	Chapel Hill		State:	NC	Zip Cod	de: 2	<u> </u>
Phone:	919-929-0481		– Email:	georger@ba		_	
suppli Signature:	ied with this appl	cant hereby certifies that, lication and accurate.	, to the t	est of their	Date:		Jan 2022
Owne	er/Contract Purch	naser Information:					
\boxtimes o	wner		Cor	ntract Purcha	aser		
Name:	Grubb Properties	s. LLC					
Address:	·	outh Drive, Suite 110					
City:	Cary		State:	NC	Zip Cod	de: 2	
Phone:	919-388-5774		– Email:	jdye@grubk	pproperties.com	_	
suppli		cant hereby certifies that, lication and accurate.	, to the b	est of their			
Signature:	- Mely	<u>* </u>			Date:	5	5 Jan 2022 ——————————————————————————————————
		Click here for a	npplicatio	n submittal in	nstructions.		

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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)	Overlay District: (check all that apply)							
Historic District Neighborhoo	od Conservation Distric	ct Airport Hazaı	rd Zone					
Section B: Land Area								
Net Land Area (NLA): Area within zoning lot bo	undaries			NLA=	27,844	sq. ft.		
Choose one, or both, of of-way	Area (total adjacent fr	ontage) x ½ width of p	ublic right-	CSA=	2,784	sq. ft.		
the following (a or h) not		al adjacent frontage) x	½ public or	COS=	0	sq. ft.		
TOTAL: NLA + CSA and/or COS = Gross Land Are	ea (not to exceed NLA	+ 10%)		GLA=	30,628	sq. ft.		
Special Protection Areas, Lan Special Protection Areas: (check all those a Jordan Buffer Resource Conse	that apply)	d Impervious Area	☐ Water	rshed Pro	otection Dist	rict		
Land Disturbance					Total (sq. f	t.)		
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)								
Area of Land Disturbance within RCD								
Area of Land Disturbance within Jordan Buffer								
Impervious Areas	Demolition (sq. ft.)	Proposed (sq. ft.)		Total (s	q. 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	$^{\prime}$ $1\mathrm{N}/\Delta$ $1\mathrm{N}/\Delta$ $1\mathrm{N}/\Delta$							



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	+/- 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
6 11 1	Street	0	15	12
Setbacks (minimum)	Interior (neighboring property lines)	0	36	17
(1111111111111111)	Solar (northern property line)	0	133	17
Height	Primary	44	35	90
(maximum)	Secondary	90	35	90
Stupeto	Frontages	N/A	N/A	N/A
Streets	Widths	N/A	N/A	N/A



PROJECT FACT SHEET TOWN OF CHAPEL HILL Planning Department

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		
N Columbia Street	95	60	6		

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



PROJECT FACT SHEET TOWN OF CHAPEL HILL Planning Department

Section I: Land Use Intensity

Existing Zoning District: TC-2

Section J: Utility Service

Telephone

Solid Waste

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

Check all that apply: Water □ OWASA □ Individual Well □ Community Well □ Other □ Owasa □ Individual Septic Tank □ Community Package Plant □ Other □ Other □ Underground □ Above Ground □ Above Ground □ Other □ Other

Above Ground

□ Private

□ Underground

Town



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.

Χ	Application fee (including Engineering Review fee) (refer to fee schedule)	Amount Paid \$	34,366.20				
Χ	Pre-application meeting —with appropriate staff						
Χ	Digital Files – provide digital files of all plans and documents						
Χ	Recorded Plat or Deed of Property						
Χ	Project Fact Sheet						
N/A	Traffic Impact Statement – completed by Town's consultant (or exemption)						
N/A	Description of Public Art Proposal, if applicable						
Χ	Statement of Justification						
Χ	Response to Community Design Commission and Town Council Concept Plan co	mments, if applicable	9				
Χ	Affordable Housing Proposal, if applicable						
Χ	Statement of Consistency with Comprehensive Plan or request to amend Comp	rehensive Plan					
Χ	Mailing list of owners of property within 1,000 feet perimeter of subject proper	rty (see GIS notification	n tool)				
Χ	Mailing fee for above mailing list (mailing fee is double due to 2 mailings)	Amount Paid \$	\$862.00				
Χ	Written Narrative describing the proposal, including proposed land uses and pr	oposed 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 (determin	ned by Planning)					
N/A	Jordan Buffer Authorization Certificate or Mitigation Plan Approval (determined by Planning)						
Χ	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
- I) 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



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)
- 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



TOWN OF CHAPEL HILL

Planning and Development Services

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)



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

CHARLOTTE 4601 Park Road, Charlotte, NC 28209 T. 704 372 5616 F. 704 372 9882
 CARY 117 Edinburgh S Drive, Cary, NC 27511 T. 919 461 3950 F. 919 461 3939
 WINSTON-SALEM 500 W 5th Street, Winston-Salem, NC 27101 T. 336 923 7650 F. 336 777 0624
 ATLANTA 47 Perimeter Center East, Atlanta, GA 30346 T. 770 604 3387 F. 770 604 3959



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.

- o A creative place to live, work, and play because of Chapel Hill's arts and culture (PFE.2)
- o 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)
- o 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.

- o Balance and sustain finances by increasing revenues and decreasing expenses (CPE.1)
- o Foster success of local businesses (CPE.2)
- o 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)
- o 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)
- o 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.

- o A vibrant, diverse, pedestrian-friendly, and accessible downtown with opportunities for growing office, retail, residential, and cultural development and activity (GPNS.2)
- o A development decision-making process that provides clarity and consistency with the goals of the Chapel Hill 2020 comprehensive plan (GPNS.3)
- o 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)
- o 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)
- o 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.

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



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.

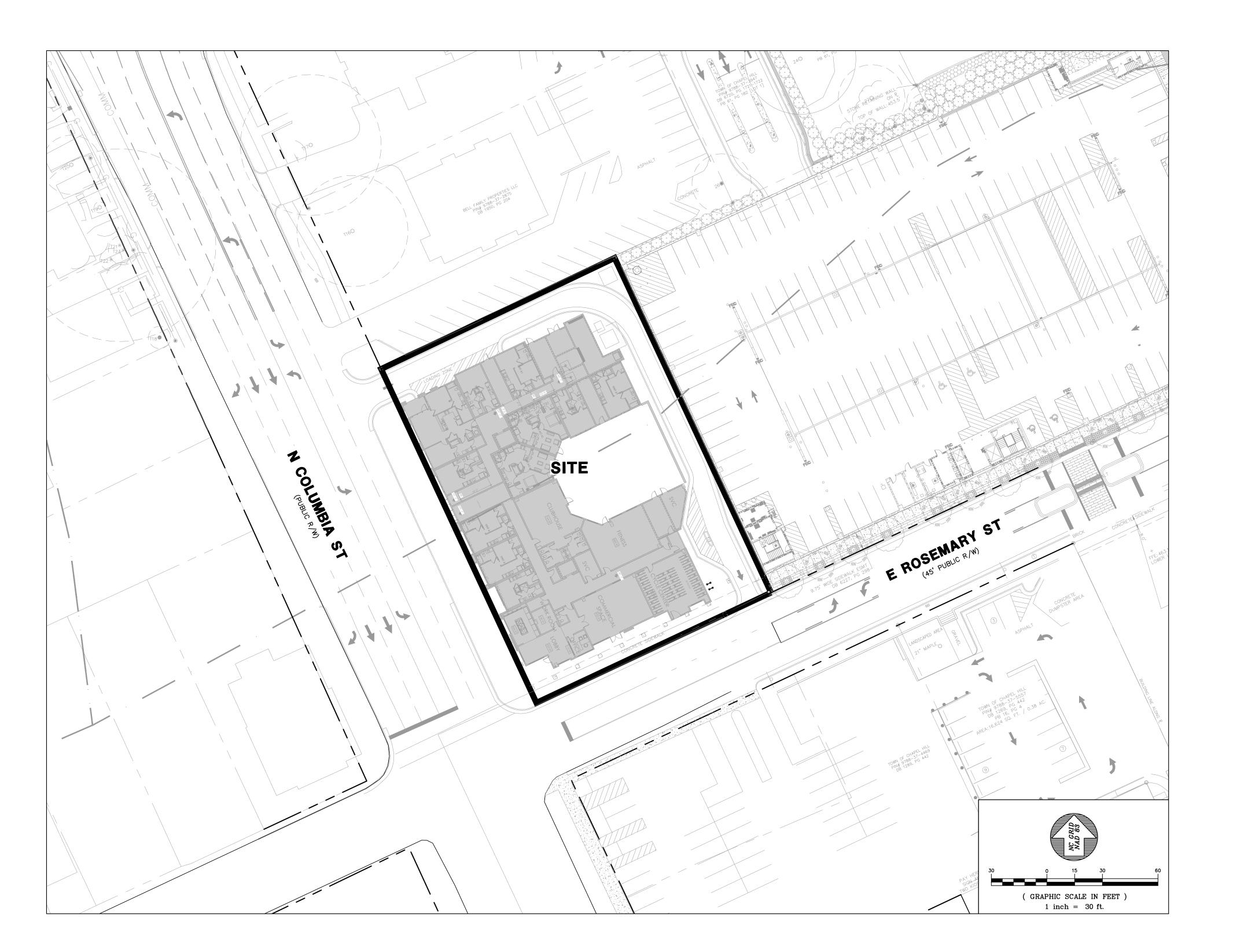
More info on NGBS: https://www.ngbs.com/the-ngbs-green-promise
This project's specific NGBS and energy efficiency implementations will be provide as project design progresses.

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

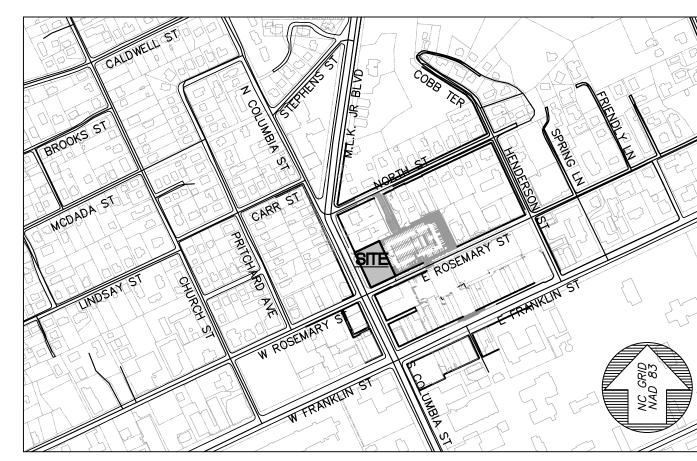
101 E. ROSEMARY STREET CHAPEL HILL, NORTH CAROLINA











VICINITY MAP

SCALE: 1"=500"

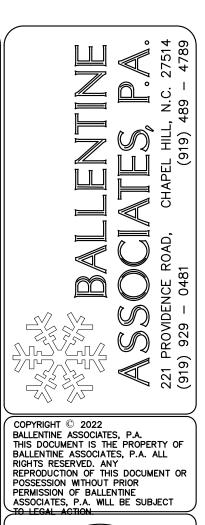
DRAWING LIST

<u>SHEET</u>	DRAWING TITLE	<u>LATEST</u> 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

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 jdye@grubbproperties.com

∫ JOB #: 119016.04

DATE: NOV 2021 SCALE: AS NOTED DRAWN BY: N.R.P.



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

CAMERON-MCCAULEY HISTORIC DISTRICT NORTHSIDE NEIGHBORHOOD CONSERVATION DISTRICT CHAPEL HILL TRANSIT ROUTE ZONING CLASSIFICATION

EXISTING BUS STOP PROJECT SITE

DRAWING LEGEND

DESCRIPTION

ZONING BOUNDARY

FRANKLIN-ROSEMARY HISTORIC DISTRICT

EXISTING FIRE HYDRANT

1000' NOTIFICATION LINE

SITE PARCEL DATA

ADJOINER PARCEL DATA

9788-37-2875

9788-37-4748

9788-37-4469

9788-37-5557

9788-37-2791

1 CENTURA BANK

OWNER(S)

2 BELL FAMILY PROPERTIES LLC

TOWN OF CHAPEL HILL

3 FRANKLIN OFFICE CHAPEL HILL LLC

ZONING DB./PG. PARCEL CURRENT LAND USE

ZONING

TC-2

TC-2

TC-2

CURRENT LAND USE

PARKING LOT

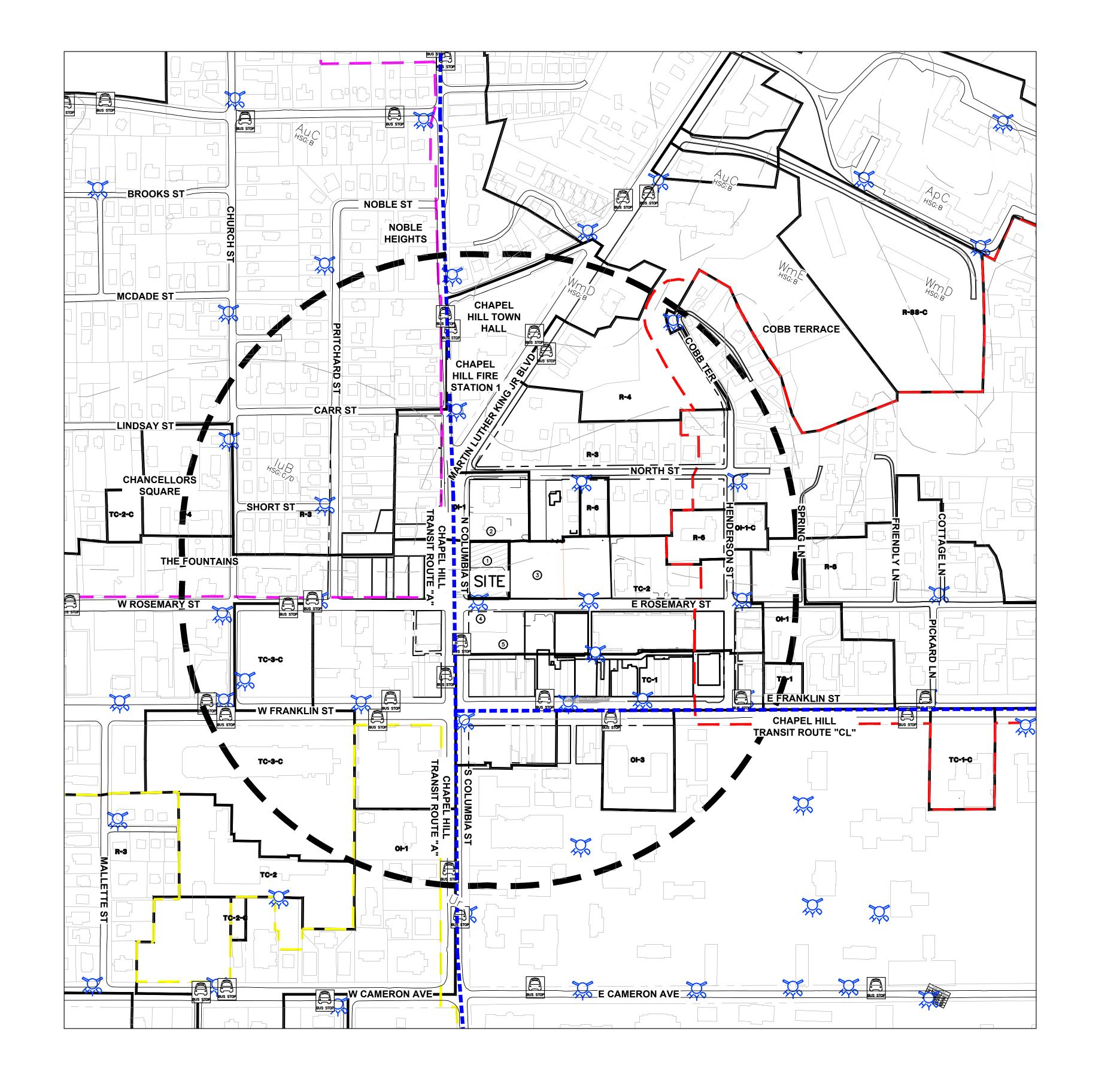
PARKING LOT

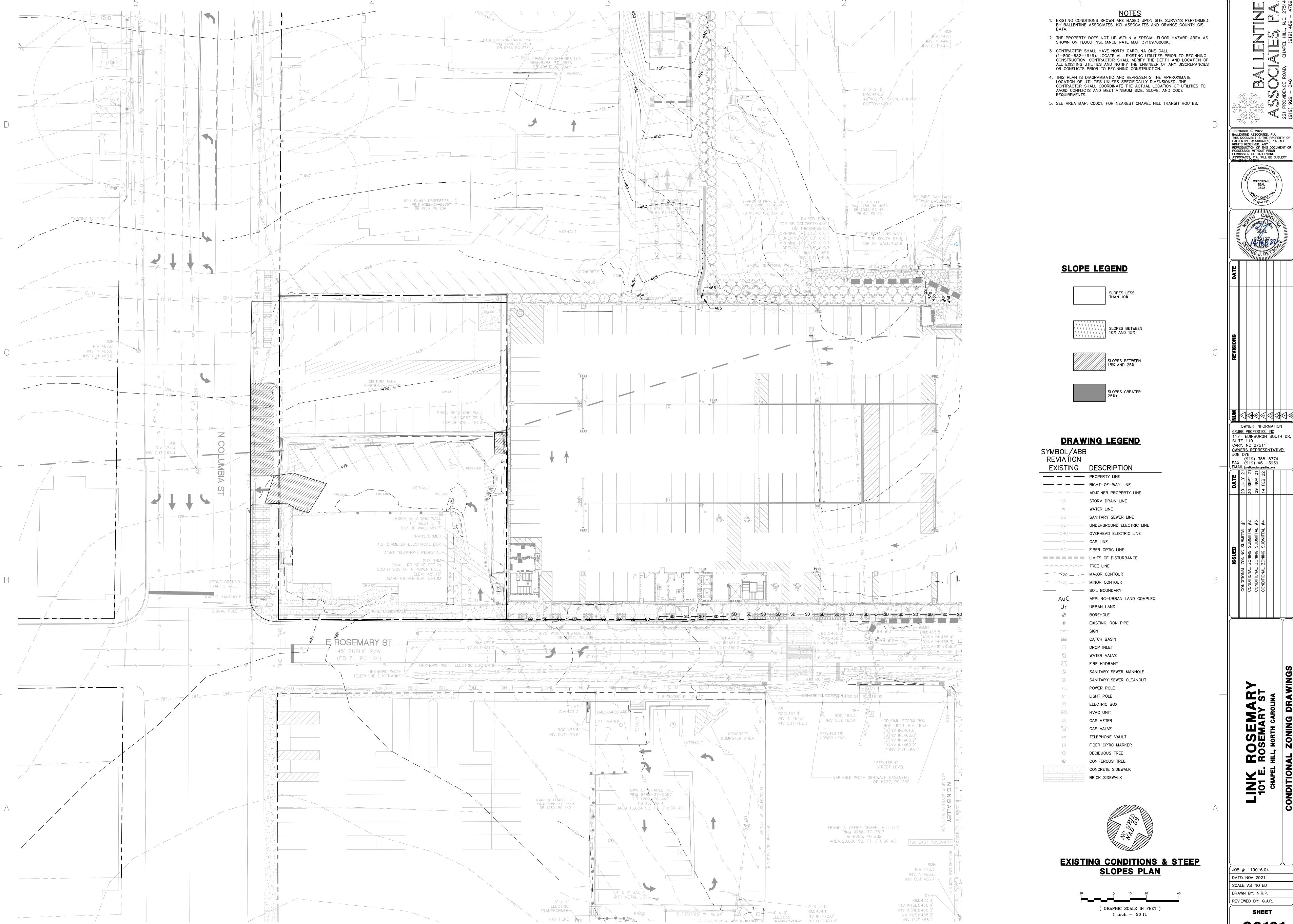
PARKING LOT

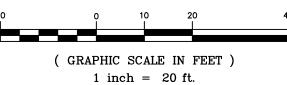
TC-2 1078/71 0.64

(GRAPHIC SCALE IN FEET) 1 inch = 200 ft.

AREA MAP - PHASE 1



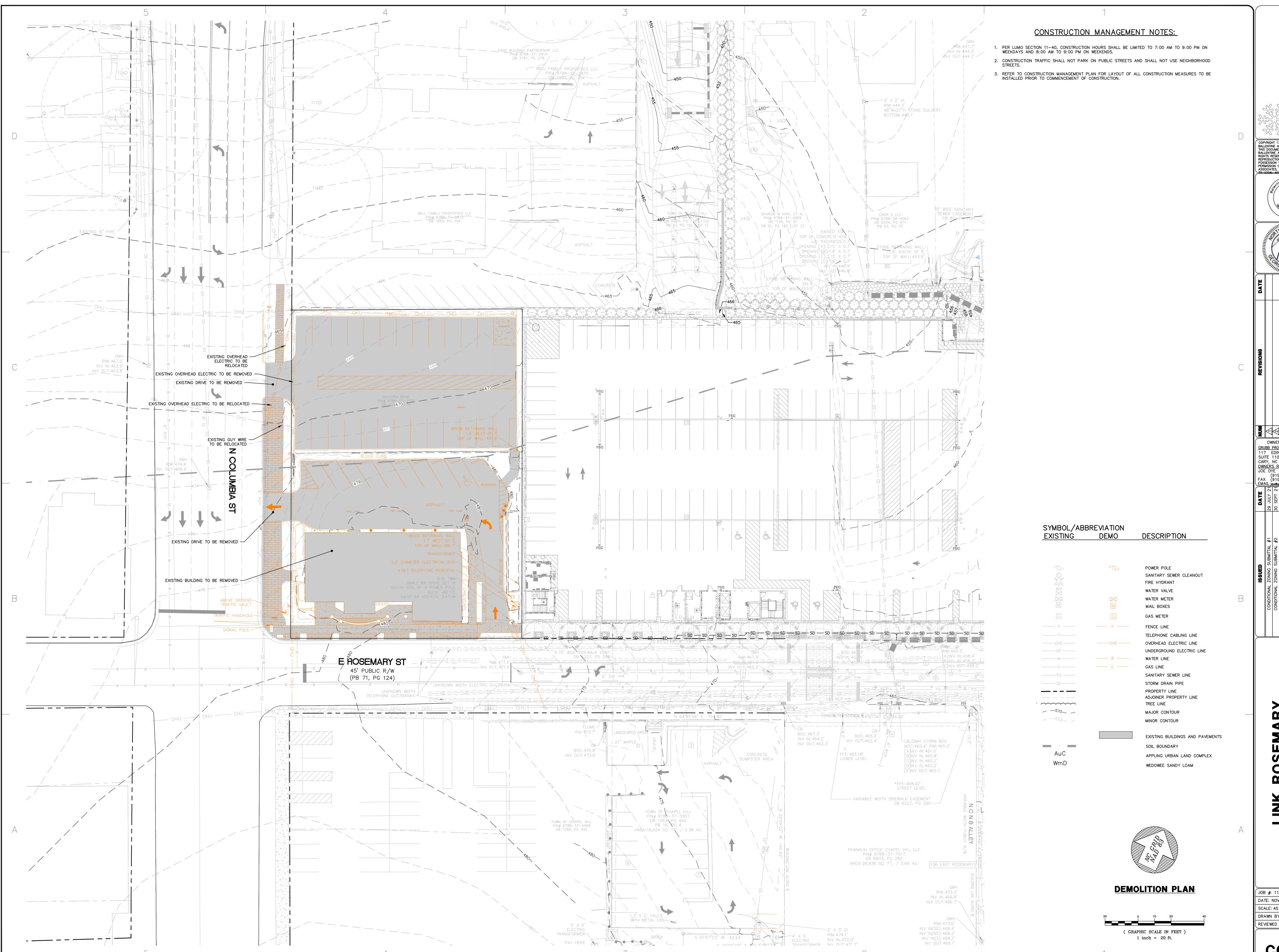




INV OUT: 468.1'

SCALE: AS NOTED DRAWN BY: N.R.P. REVIEWED BY: G.J.R. SHEET

C0101



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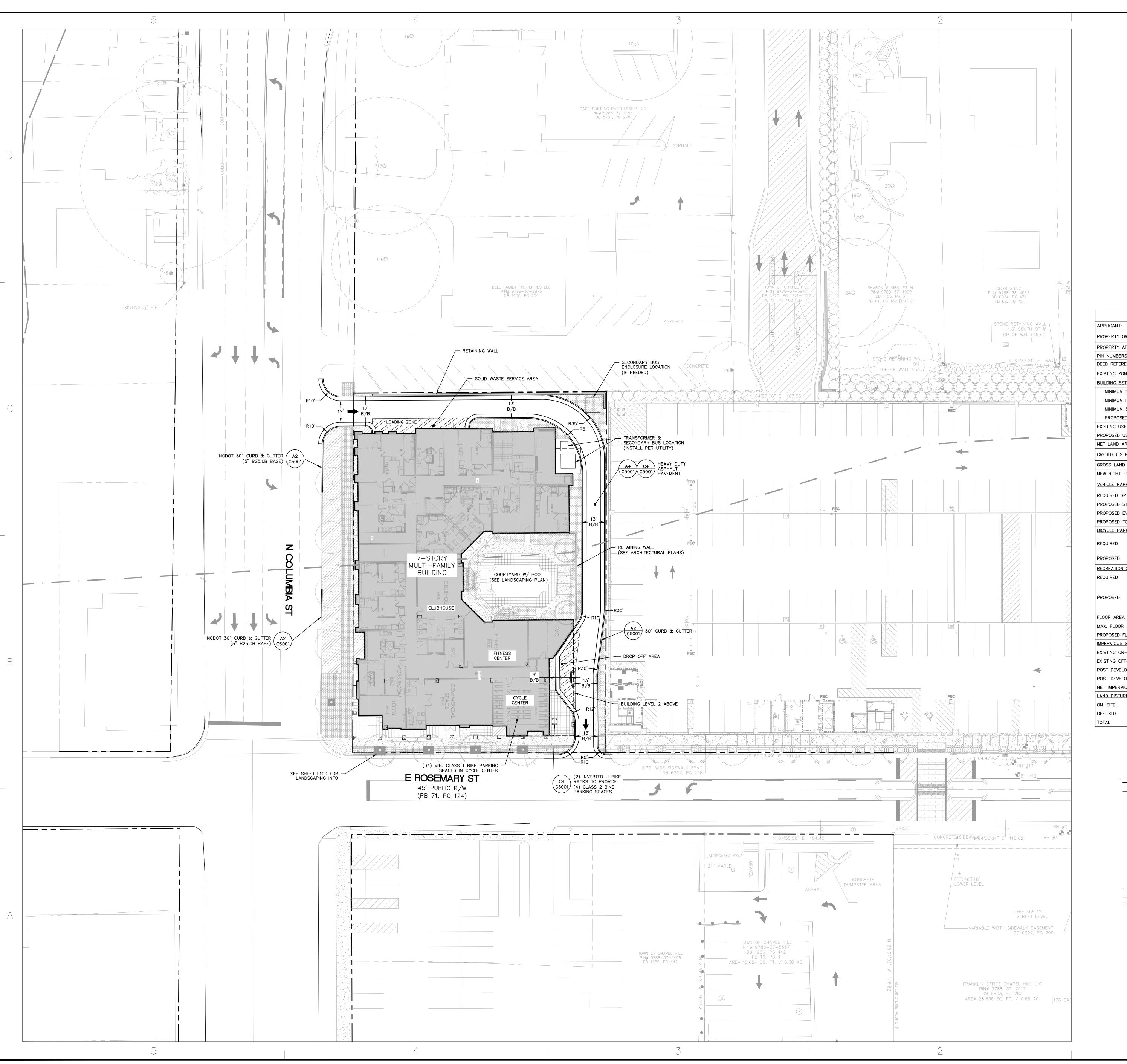
GRUBB PROPERTIES, INC 117 EDINBURGH SOUTH DR. SUITE 110 CARY, NC 27511 OWNERS REPRESENTATIVE: (919) 388-5774 FAX (919) 461-3939

2 # 4 # 4

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SHEET C0201



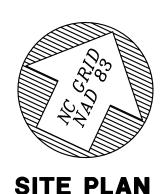
SITE PLAN NOTES

- 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.
- 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.
- 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 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, IN	IC
PROPERTY OWNER:	ROSEMARY	Y CHAPEL HILL APARTM	MENTS LLC
PROPERTY ADDRESS:	101 EAST RO	DSEMARY STREET, CHA	PEL HILL, NC
PIN NUMBERS:		9788-37-2791	
DEED REFERENCES:	DB 10	78, PG 71; DB 170, P	°G 306
EXISTING ZONING:		TC-3 CZ	
BUILDING SETBACK SUMMARY:			
MINIMUM STREET SETBACK		O FT.	
MINIMUM INTERIOR SETBACK		0 FT.	
MINIMUM SOLAR SETBACK		O FT.	
PROPOSED SOLAR SETBACK		0 FT.	
EXISTING USE:	•	COMMERCIAL	
PROPOSED USE:	151 MI	ULTI-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	<u>ACCESSIBLE</u>	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	909	74 DU * 151 DU = 38 % CLASS 1 = 34 SPAC % CLASS 2 = 4 SPAC	CES
PROPOSED		CLASS $1 = 34$ CLASS $2 = 4$ SPACES	3
RECREATION SPACE SUMMARY:			
REQUIRED	0.12	2 * 30,628 SF = 3,679	5 SF
PROPOSED	CLUBHOUSE CYCLE CENTER FITNESS CENTER COURTYARD WITH P TOTAL	200L	775 SF 872 SF 894 SF 2,901 SF 5,442 SF
FLOOR AREA SUMMARY:			
MAX. FLOOR AREA	4.00	* 30,628 SF = 122,5	12 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	

DRAWING LEGEND

SYMBOL/ABI	BREVIATION	
EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		RIGHT-OF-WAY LINE
		ADJOINER PROPERTY LINE
		EASEMENT LINE
•		EXISTING IRON PIPE
		IRON PIPE SET
A		CALCULATED POINT
		SIGN
M		MAIL BOX
•		BOLLARD
쓔		DECIDUOUS TREE
€		CONIFEROUS TREE
		CONCRETE SIDEWALK
		BRICK SIDEWALK



32,500 SF

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

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EMAIL jdye@grubbproperties.com

∫ JOB #: 119016.04 DATE: NOV 2021 SCALE: AS NOTED

DRAWN BY: N.R.P. REVIEWED BY: G.J.R. SHEET

Vehicle Tracking Vehicle Details Ref:

GARBAGE TRUCK Vehicle Name: Type: Refuse vehicle (Unspecified) Category (Unspecified) Classification CCC & HEIL PRODUCTS Source:

Description:

36 X 8.5

Notes:

PIN# 9788-PB 61 PG

E ROSEMARY ST

45' PUBLIC R/W

BELL FAMILY PROPERTIES LLC PIN# 9788-37-2875

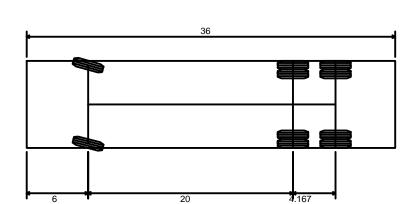
ANTICIPATED GARBAGE —

- - ----- -

PICKUP ROUTE

TRASH ROOM AND SOLID WASTE SERVICE AREA

Unit 1 Name: GARBAGE TRUCK



GARBAGE TRUCK Overall Length Overall Width Overall Body Height Min Body Ground Clearance 1.048ft Track Width Lock-to-lock time 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

36.000ft

8.500ft

12.359ft

8.500ft

7.00s

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 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. 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

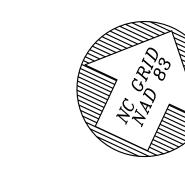
- 1. APPLICANT ELECTS TO PROVIDE RECYCLING SERVICES TO RESIDENTS/TENANTS OF THIS PROPERTY IN LIEU OF BUILDING A RECYCLING STATION CONSTRUCTED TO ORANGE COUNTY SPECIFICATIONS. THE SITE WILL NOT RECEIVE PUBLIC RECYCLING COLLECTION NOW OR IN THE FUTURE UNLESS SUCH A RECYCLING STATION IS CONSTRUCTED OR CONTINGENCY 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

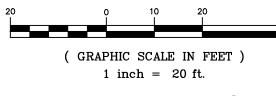
- 1. ALL EXISTING STRUCTURES 500 SQUARE FEET AND LARGER SHALL BE ASSESSED PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO) AND TO ASSESS THE POTENTIAL FOR DECONSTRUCTION AND/OR THE REUSE OF SALVAGEABLE MATERIALS.
- 2. PURSUANT TO THE COUNTY'S RRMO, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST
- 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 PROPOSED DESCRIPTION PROPERTY LINE / RIGHT-OF-WAY SETBACK / BTZ LINE



SOLID WASTE MANAGEMENT PLAN



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> SHEET C1002

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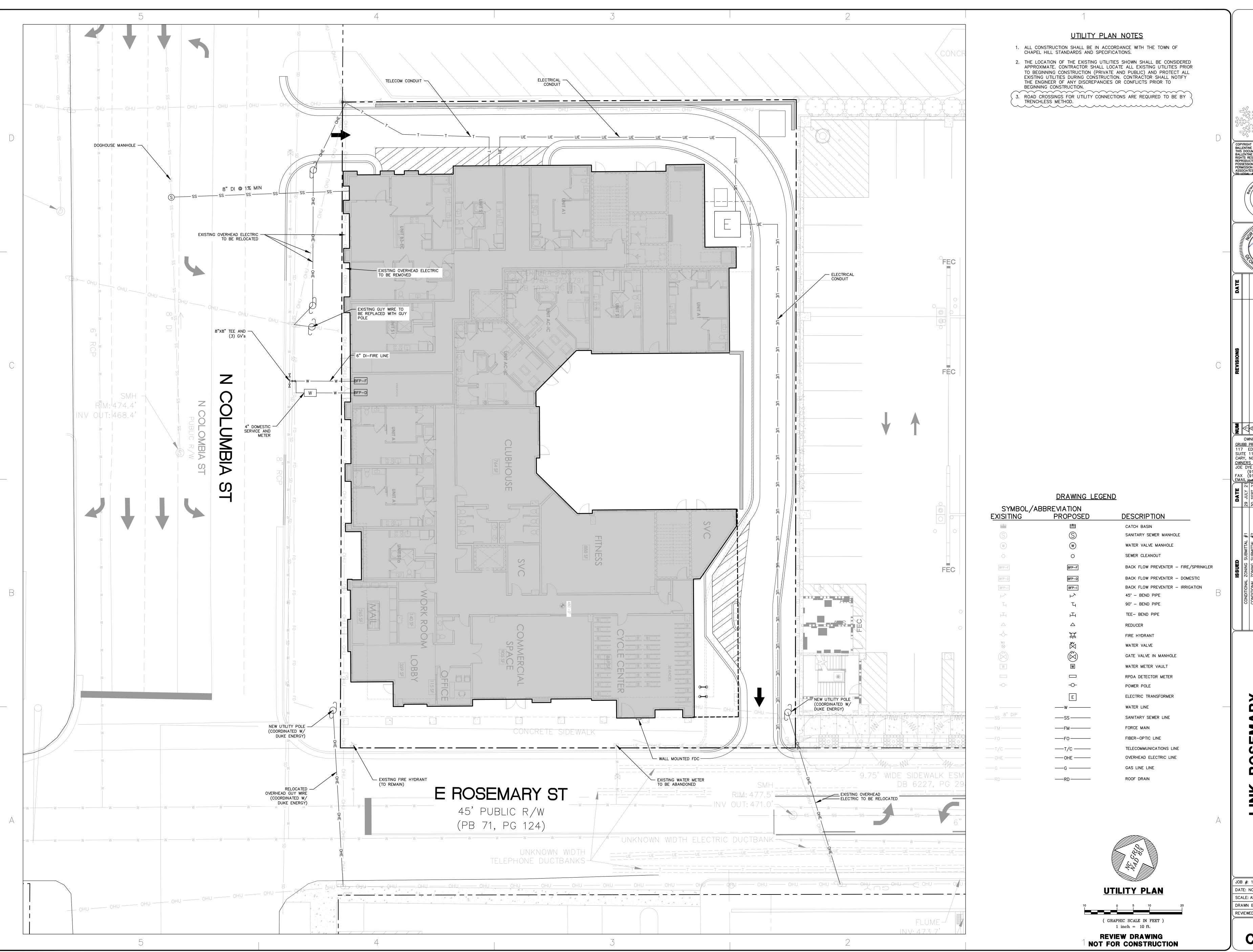
OWNER INFORMATION GRUBB PROPERTIES, INC 117 EDINBURGH SOUTH DR.

SUITE 110 CARY, NC 27511 OWNERS REPRESENTATIVE: (919) 388-5774 FAX (919) 461-3939 EMAIL jdye@grubbproperties.com

#₁#₂|#₄|

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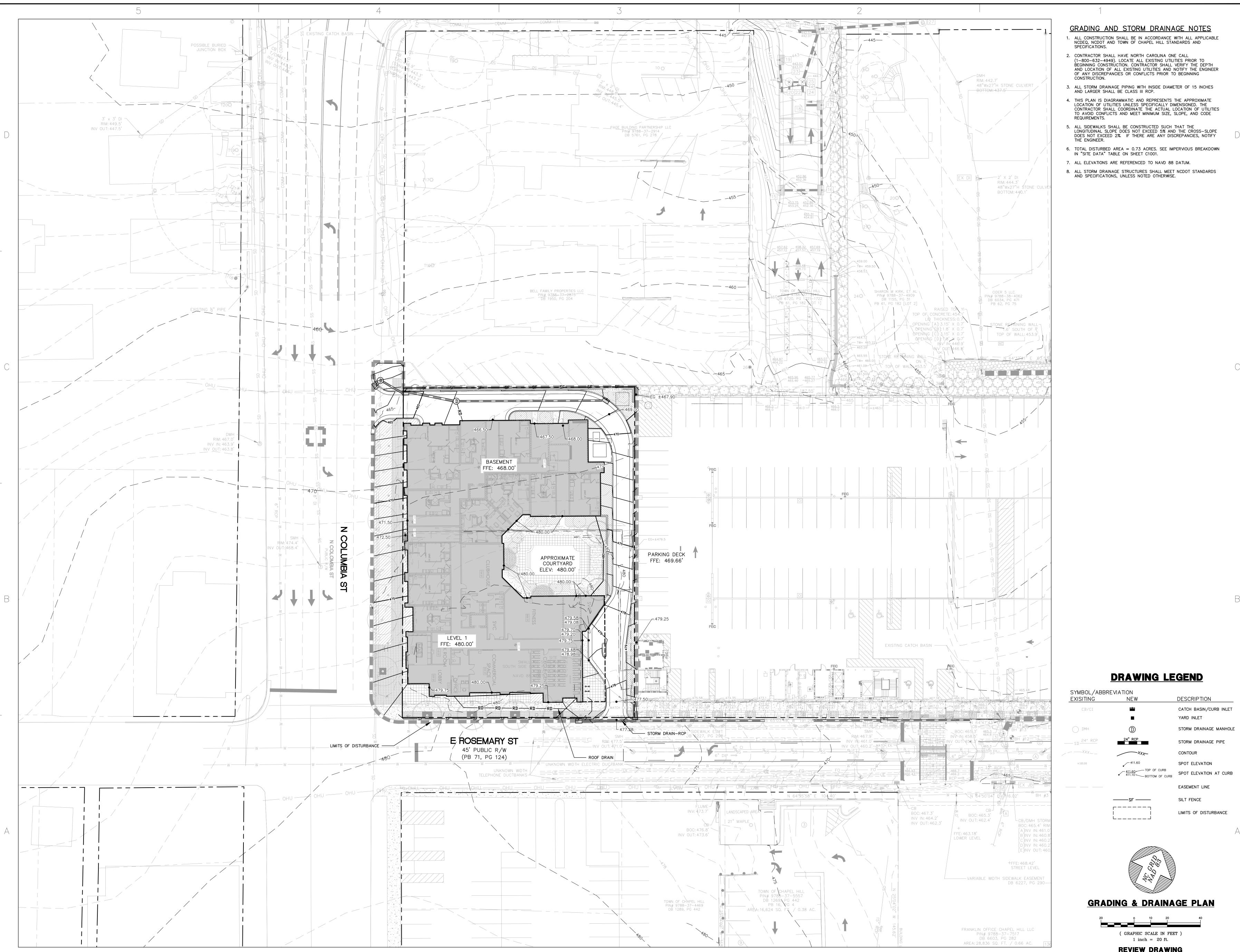
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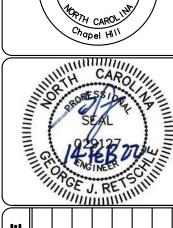
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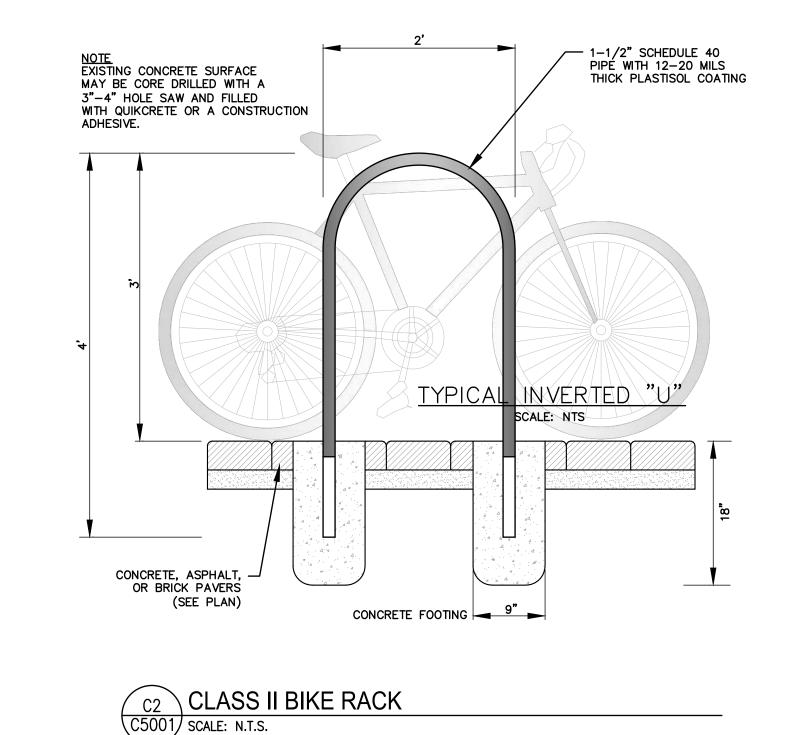
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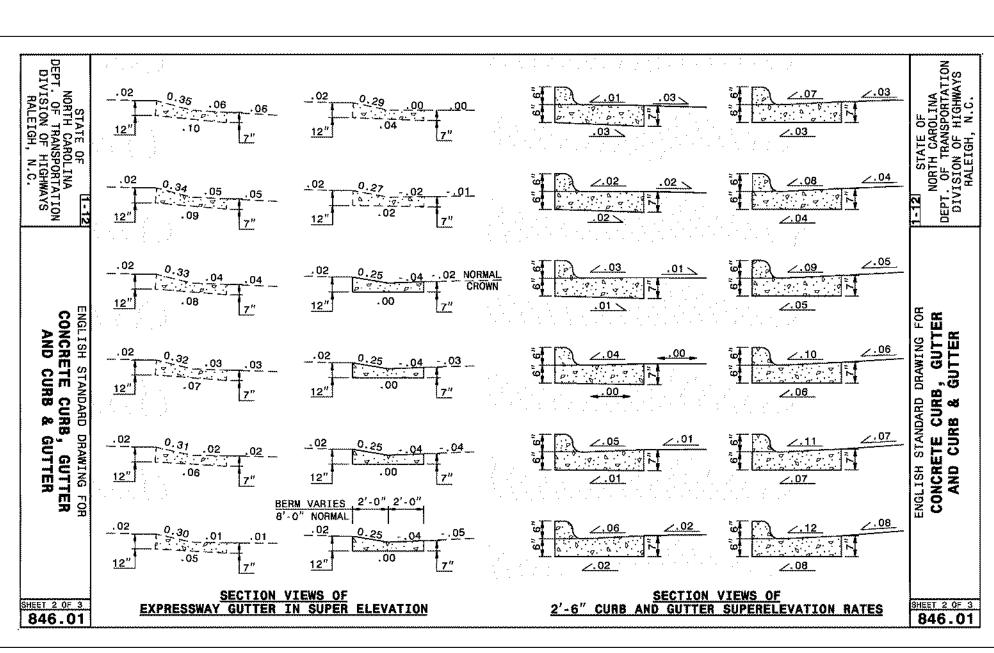
∫ JOB #: 119016.04

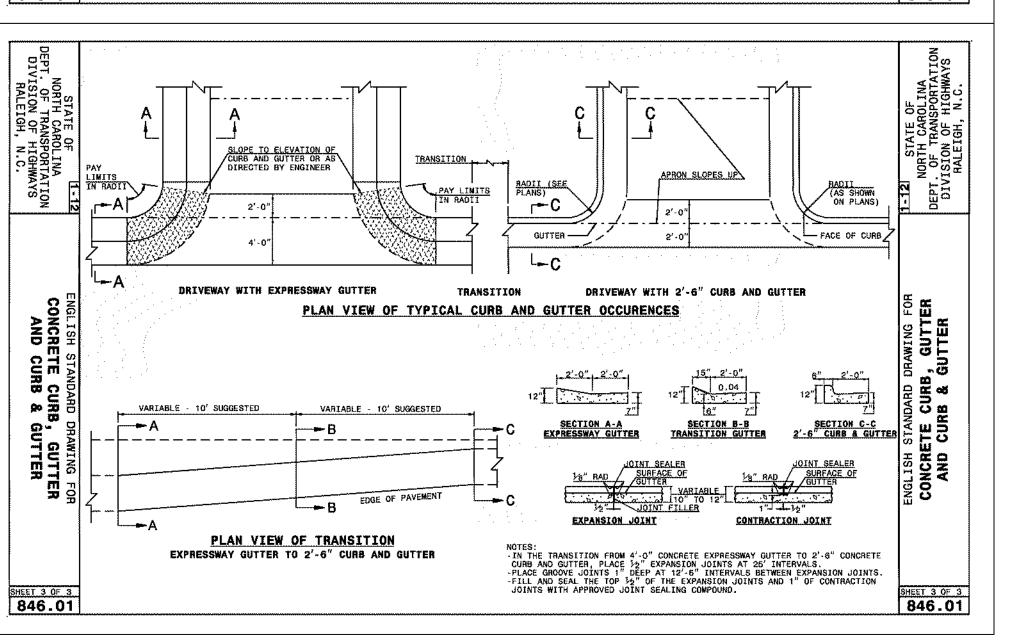
DATE: NOV 2021

C1201

1 1/2" S9.5B SURFACE ASPHALT COURSE 2" I-19.0B INTERMEDIATE ASPHALT COURSE 10" C.A.B.C. HEAVY DUTY ASPHALT PAVEMENT CROSS SECTION C4 HEAVY DUTY ASPHALT PAVEMENT C5001 N.T.S. — 24" SPILL CURB AND GUTTER (TYP.) 1.5" SURFACE COURSE 2" INTERMEDIATE COURSE $^{-1}$ 10" CABC ── \ A4 12' ASPHALT DRIVE C5001 N.T.S.







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

SITE DETAILS REVIEW DRAWING NOT FOR CONSTRUCTION

DRAWN BY: N.R.P. REVIEWED BY: G.J.R.

SHEET C5001

∫ JOB #: 119016.04 DATE: NOV 2021 SCALE: AS NOTED

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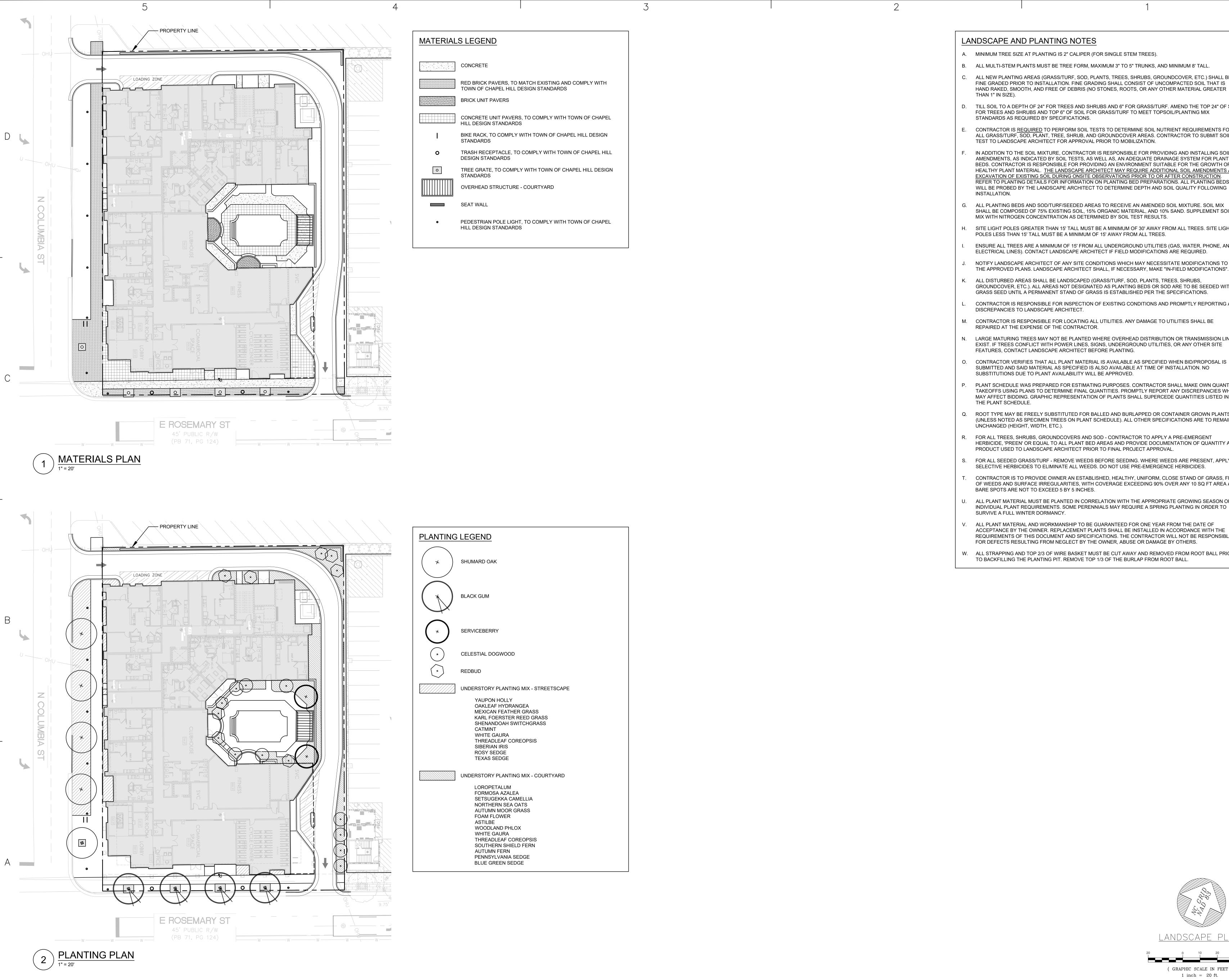
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2 # # # # 2



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

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

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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

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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.

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CORPORATE SEAL C328

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GRUBB PROPERTIES, INC

SUITE 110 CARY, NC 27511

JOB #: 119016.04 DATE: JULY 2021 SCALE: AS NOTED

LANDSCAPE PLAN

(GRAPHIC SCALE IN FEET)

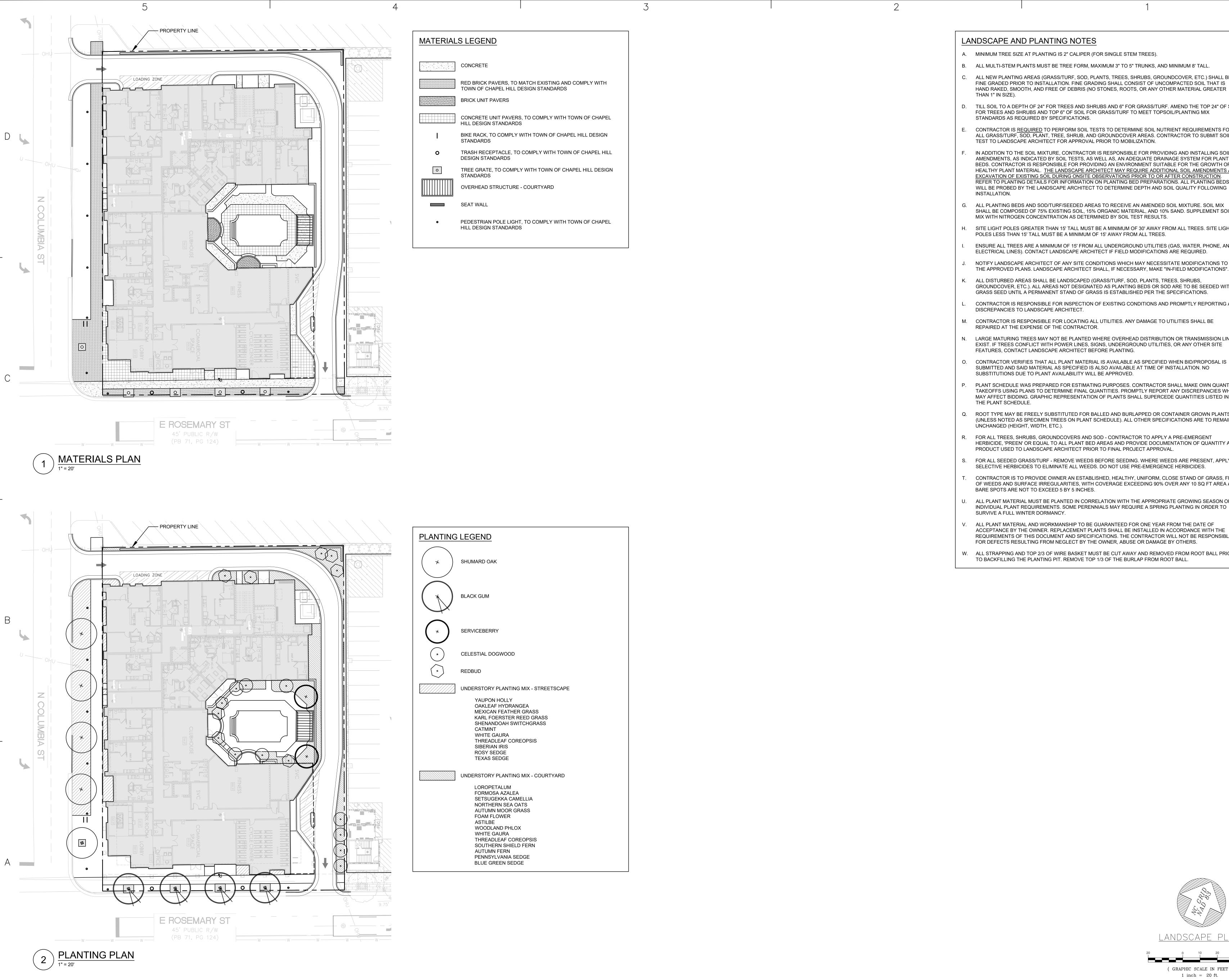
1 inch = 20 ft.

REVIEW DRAWING

1 NOT FOR CONSTRUCTION

DRAWN BY: TM, MC REVIEWED BY: MC SHEET

L100



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

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CORPORATE SEAL C328

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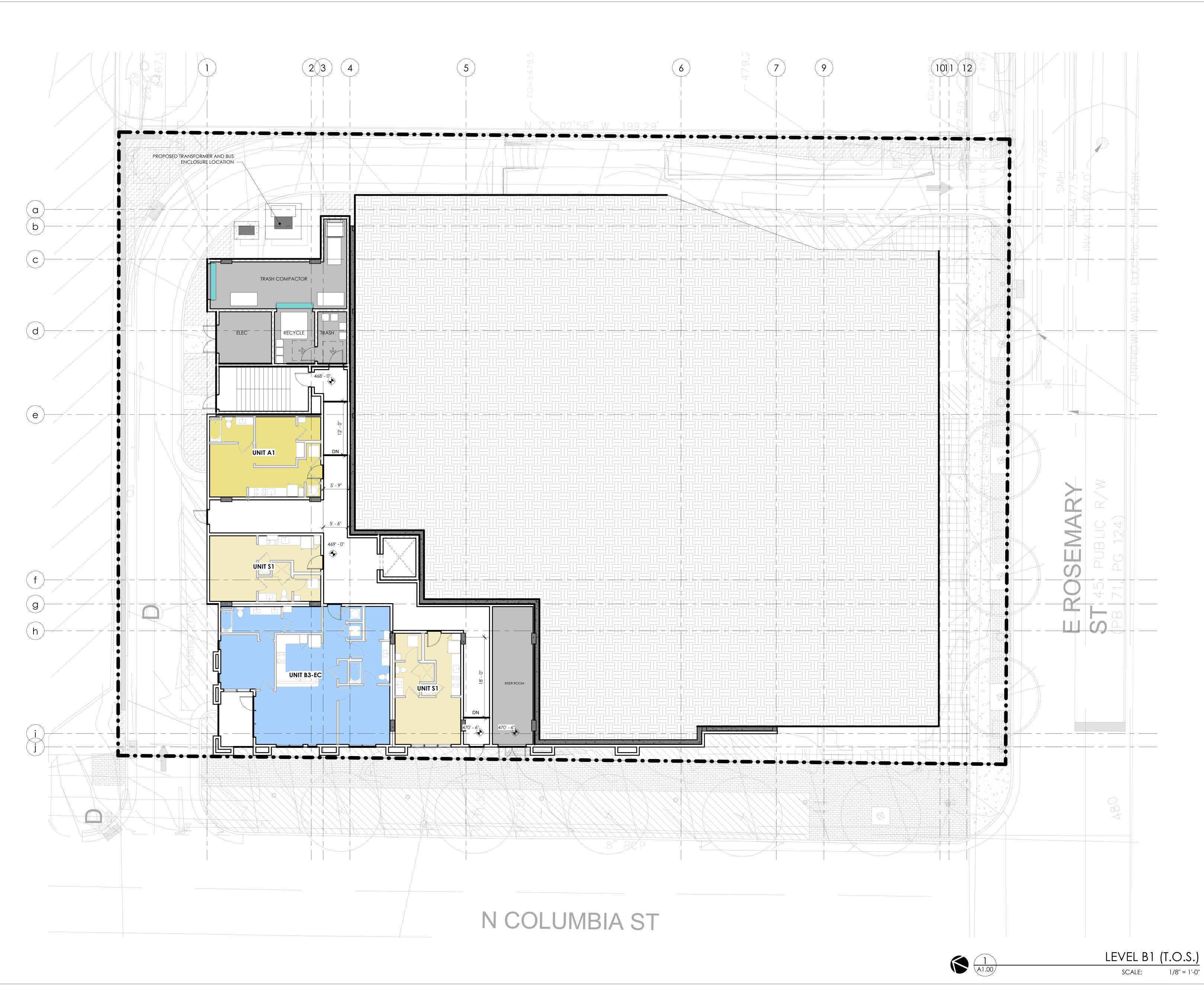
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ARCHITECTURE

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



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

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OVERALL PLAN -BASEMENT LEVEL





BEACHAM BUNCE + MANLEY ARCHITECTURE
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OVERALL PLAN - LEVEL





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GRUBB PROPERTIES

PROJECT # / 21GRU230

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Revisions			
No. Description		Date	

OVERALL PLAN - LEVEL 2

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







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PROJECT # / 21GRU230

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OVERALL PLAN - LEVEL

LEVEL 6 (T.O.D.)





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Revisions			
No.	Description	Date	

OVERALL PLAN - LEVEL
7