

West Rosemary Street Hotel

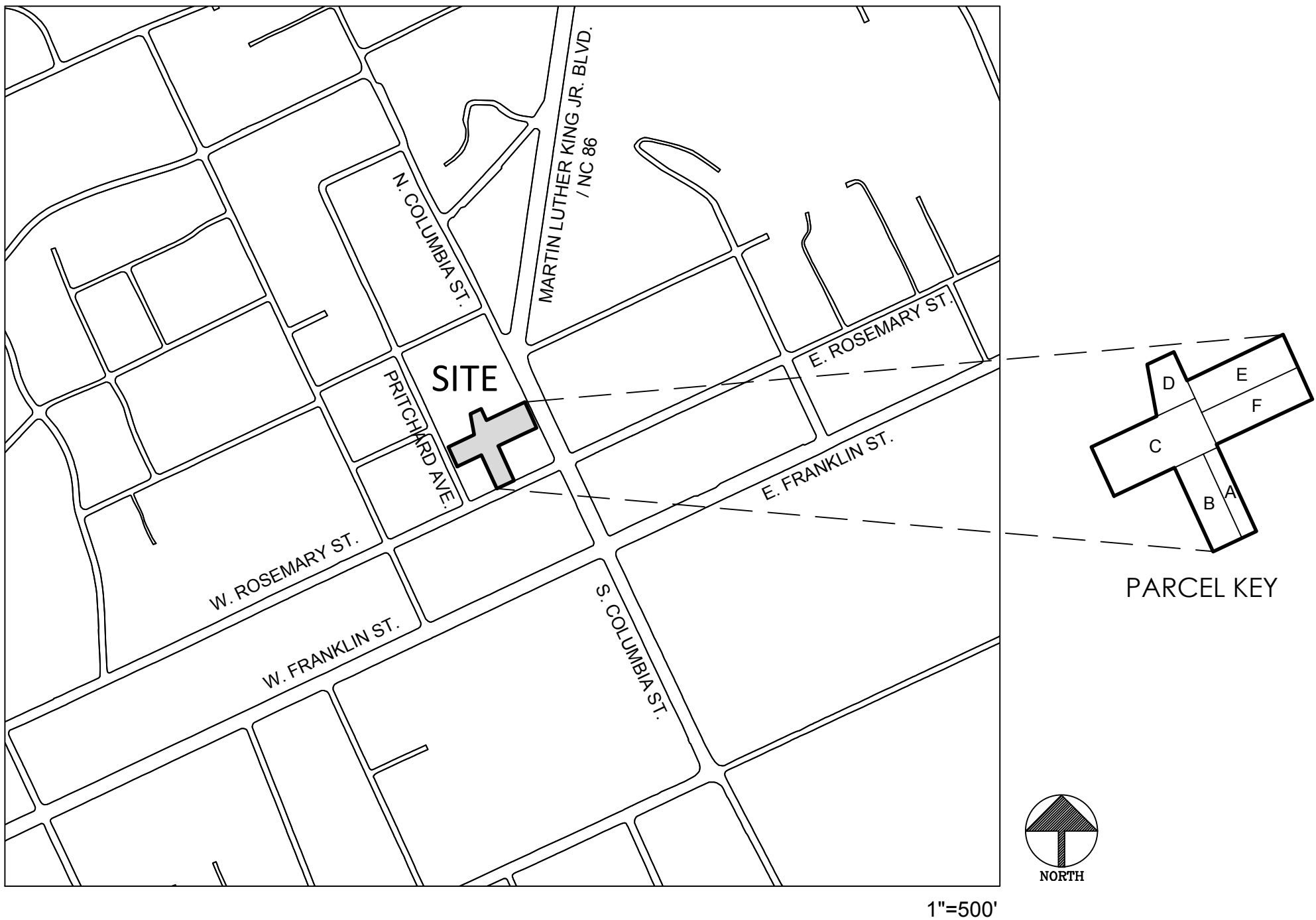
CONCEPT PLAN APPLICATION
CHAPEL HILL, NORTH CAROLINA

CONTRACT PURCHASER / CLIENT:

SMART OLYMPIA CAROLINA LLC
20600 CHAGRIN BOULEVARD, SUITE 705
SHAKER HEIGHTS, OH 44122
216-533-0500
CONTACT: ED SMALL

APPLICANT / CONSULTANT:

LANDSCAPE ARCHITECT / LAND PLANNER:
COULTER JEWELL THAMES, PA
111 WEST MAIN STREET
DURHAM, NC 27701
919-682-0368
CONTACT: WENDI RAMSDEN



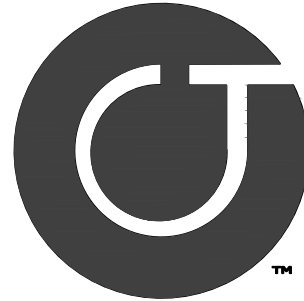
LIST OF SHEETS:

CP-0	COVER SHEET
CP-1	AREA MAP
CP-2	EXISTING CONDITIONS PLAN
CP-3	CONCEPT PLAN

PROJECT DATA:

PARCEL A:	108 WEST ROSEMARY STREET
ADDRESS	9788-37-0680
PIN	JOSEPH POLCARO TRUSTEE
OWNER	3,624.9 SF
ACREAGE	TC-2
ZONING	
PARCEL B:	114 WEST ROSEMARY STREET
ADDRESS	9788-37-0549
PIN	JOSEPH POLCARO TRUSTEE
OWNER	7,249.8 SF
ACREAGE	TC-2
ZONING	
PARCEL C:	208 PRITCHARD AVENUE
ADDRESS	9788-27-9667
PIN	JOSEPH POLCARO TRUSTEE
OWNER	15,262.3 SF
ACREAGE	R-3
ZONING	
PARCEL D:	N/A (NO STREET FRONTAGE)
ADDRESS	9788-27-9700
PIN	JOSEPH POLCARO TRUSTEE
OWNER	4,527.3 SF
ACREAGE	R-3
ZONING	
PARCEL E:	205 NORTH COLUMBIA STREET
ADDRESS	9788-37-0721
PIN	JOSEPH POLCARO TRUSTEE
OWNER	9,320.0 SF
ACREAGE	OI-1
ZONING	
PARCEL F:	205 NORTH COLUMBIA STREET
ADDRESS	9788-37-0647
PIN	JOSEPH POLCARO TRUSTEE
OWNER	9,166.9 SF
ACREAGE	TC-2
ZONING	
GROSS LAND AREA:	49,151.2 SF / 1.128 AC
LAND USE:	
EXISTING	VACANT COMMERCIAL, CONVERTED RESIDENCES, ONE SINGLE FAMILY RESIDENTIAL HOTEL
PROPOSED	
ZONING:	
PROPOSED	OI REZONE TO TC-2 R-3 REZONE TO TC-2
ALLOWABLE FAR FOR PROPOSED ZONE:	1.97 MAX.
EXISTING BUILDINGS:	- 1,250 SF ONE STORY BRICK BUILDING TO BE REMOVED - 1,114 SF TWO STORY WOOD FRAME HOUSE TO BE REMOVED - 1,435 SF TWO STORY WOOD FRAME HOUSE TO BE REMOVED
PROPOSED BUILDINGS:	HOTEL
	+/- 25,300 SF FOOTPRINT (+/- 95,000 SF TOTAL) +/- 140 ROOMS
BUILDING HEIGHT:	4-7 STORIES
VEHICULAR PARKING:	
REQUIRED	N/A (TOWN CENTER DISTRICT)
MAXIMUM	126 (0.9 PER LODGING UNIT - 140 X 0.9 = 126)
PROPOSED	APPROX 70 SPACES ON-SITE
BICYCLE PARKING:	
REQUIRED	9 (1 PER 15 LODGING UNITS - 140 / 15 = 9)
PROPOSED	10 SPACES (5 LOOPS)

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Coulter
Jewell
Thames PA

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NC BOARD OF EXAMINERS FOR
ENGINEERS AND SURVEYORS
LIC # C-1208
NC BOARD OF LANDSCAPE
ARCHITECTS LIC # C-104

Project:

West
Rosemary
Street
Hotel

108 W. Rosemary St.
Orange County,
North Carolina

PIN:
9788-37-0680
9788-37-0549
9788-27-9667
9788-27-9700
9788-37-0721
9788-37-0647



PRELIMINARY-DO NOT
USE FOR CONSTRUCTION

Job Number: 1963

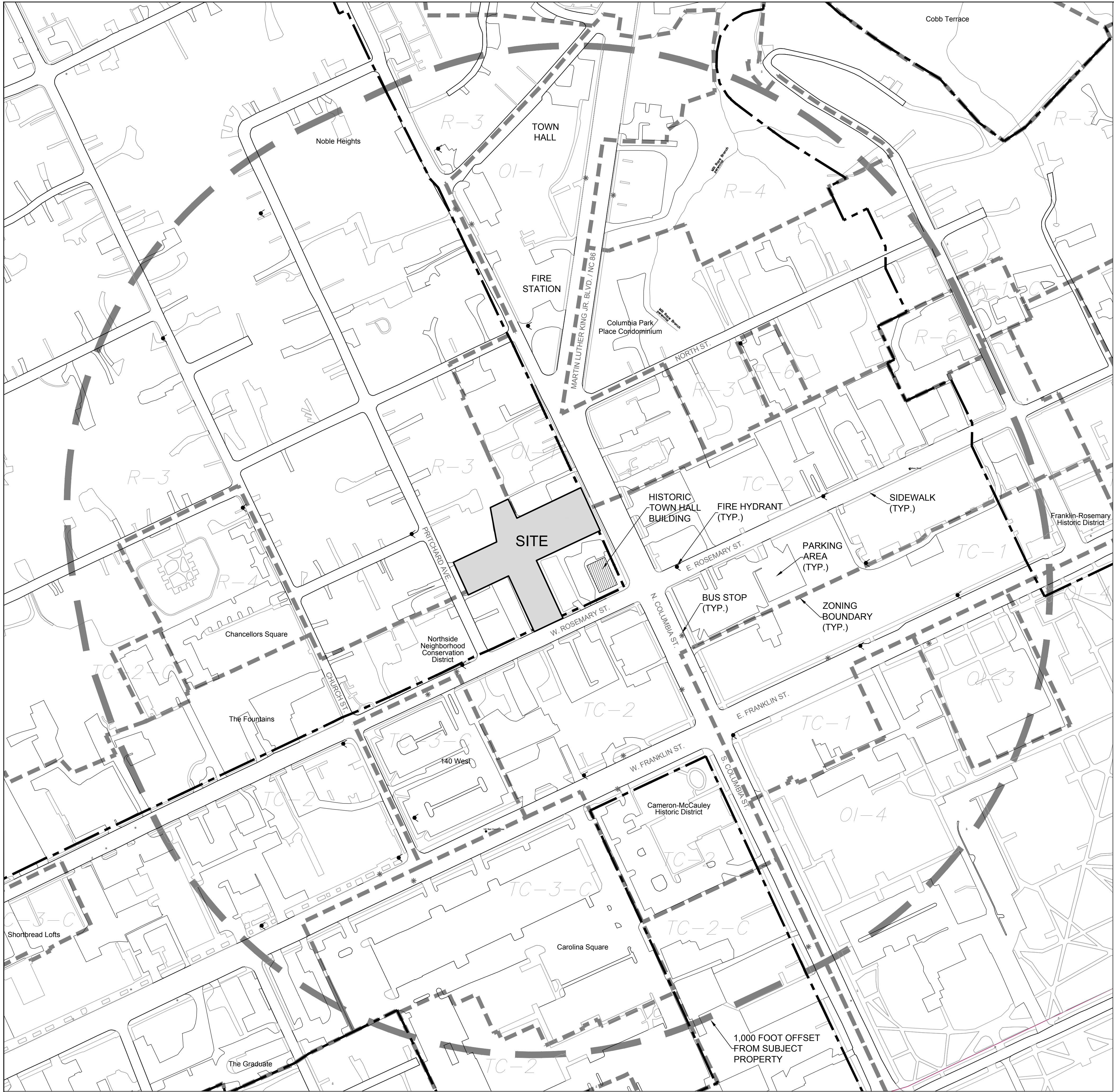
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Checked	WLR
Date	9-12-19 Concept Submittal
Revisions	

concept plan

Sheet Title:

COVER
SHEET

Sheet Number
CP-0





LEGEND

Water Valve	⊗
Yard Inlet	⊗
Curb Inlet/Catch Basin	⊗
Mail Box	⊗
Traffic Signal Box	⊗
Electric Transformer	⊗
Electric Junction Box	⊗
Gas Meter	⊗
Sanitary Sewer Manhole	⊗
Storm Sewer Manhole	⊗
Telephone Manhole	⊗
Electric Manhole	⊗
Sign	⊗
Telephone Pedestal	⊗
Fire Hydrant	⊗
Fire Department Connection	⊗
Post Indicator Valve	⊗
Water Manhole	⊗
Water Meter	⊗
Hot Box	⊗
Utility Pole	⊗
Guy Wire	⊗
Light Pole	⊗
Sewer Cleanout	⊗
Flared End Section	⊗
Gas Valve	⊗
Existing Iron Pipe (3/4" unless noted)	⊗
1/2" Rebar	⊗
1/2" Iron Pipe Set	⊗
Existing PK Nail	⊗
PK Nail Set	⊗
Computed Point	⊗
Concrete Monument	⊗
Tree Line	⊗
Fence	⊗
Underground Electric	⊗
Underground Telephone	⊗
Gas Line	⊗
Water Line	⊗
Overhead Utilities	⊗
Storm Sewer	⊗
Sanitary Sewer	⊗
Guard Rail	⊗

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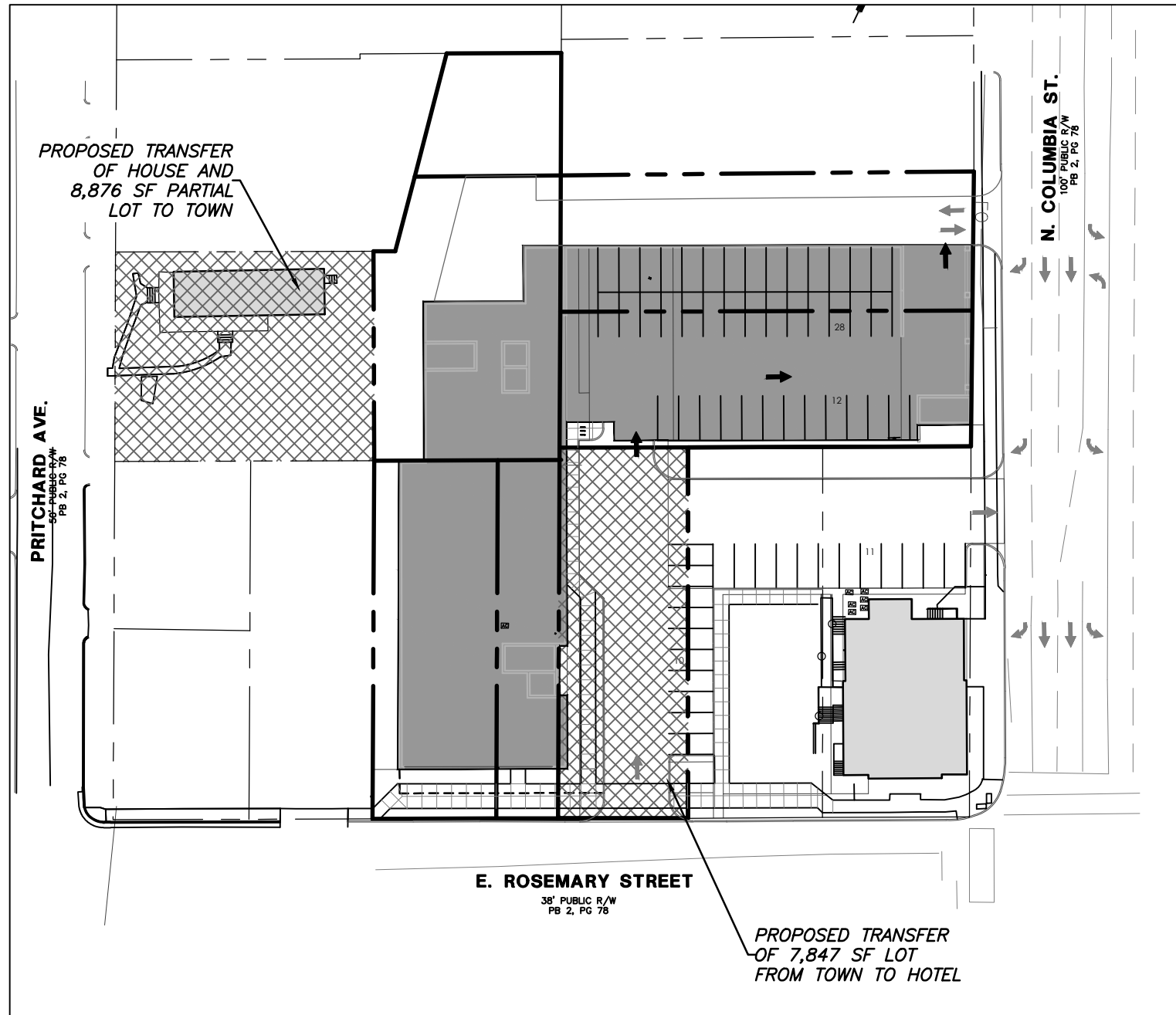
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Sheet Title:

**EXISTING
CONDITIONS**

Sheet Number
CP-2



2 PROPOSED LAND TRANSFER
1" = 60'-0"

1 CONCEPT PLAN
1" = 20'-0"

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Concept Plan

Sheet Title:

CONCEPT PLAN

Sheet Number

CP-3