CONDITIONAL ZONING APPLICATION

TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
phone (919) 969-5040 *fax* (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9778-37-4748, 9778-37-6817 Date: 8 Apr 2020

Section A: Project Information

Project Name: Rosemary Street Parking Deck

Property Address: 125 E Rosemary St Zip Code: 27514

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

Project Description: Demolition of 276 space existing parking deck and construction of a 1,000 to 1,100 space deck

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

Applicant Information (to whom correspondence will be mailed):

Name: Ballentine Associates, attn: George Retschle

Address: 221 Providence Road

City: Chapel Hill State: NC Zip Code: 27514

Phone: (919) 929-0481 Email: georger@bapa.eng.pro

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

Signature: Date: 8 Apr 2020

Owner/Contract Purchaser Information:

☒ **Owner** ☒ **Contract Purchaser**

Name: Grubb Management, LLC c/o Grubb Properties, LLC

Address: 113 Edinburgh South Drive Suite 120

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: 8 Apr 2020

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=	73,097	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=	7,310	sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=		sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	80,407	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)	77,000
Area of Land Disturbance within RCD	0
Area of Land Disturbance within Jordan Buffer	0

Impervious Areas	**Existing (sq. ft.)**	**Demolition (sq. ft.)**	**Proposed (sq. ft.)**	**Total (sq. ft.)**
Impervious Surface Area (ISA)	66,548	66,548	65,000	65,000
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA)%	82.76	82.76	80.84	80.84
If located in Watershed Protection District, % of impervious surface on 7/1/1993				

Section D: Dimensions

Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Number of Buildings	1 +/- 200 sf enclosed	all	1,415 enclosed	1,415
Number of Floors	3	3	6-7	6-7
Recreational Space	n/a	n/a	n/a	n/a

Residential Space				
Dimensional Unit (sq. ft.)	**Existing (sq. ft.)**	**Demolition (sq. ft.)**	**Proposed (sq. ft.)**	**Total (sq. ft.)**
Floor Area (all floors – heated and unheated)				
Total Square Footage of All Units				
Total Square Footage of Affordable Units				
Total Residential Density				
Number of Dwelling Units				
Number of Affordable Dwelling Units				
Number of Single Bedroom Units				
Number of Two Bedroom Units				
Number of Three Bedroom Units				

Non-Residential Space *(Gross Floor Area in Square Feet)*					
Use Type	**Existing**	**Proposed**	**Uses**	**Existing**	**Proposed**
Commercial					
Restaurant			**# of Seats**		
Government					
Institutional					
Medical					
Office		800			
Hotel			**# of Rooms**		
Industrial					
Place of Worship			**# of Seats**		
Other	200	615			

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	0	9.5	8
	Interior (neighboring property lines)	0	0	0
	Solar (northern property line)	0	10	20
Height (maximum)	Primary	44	34	73
	Secondary	90	40	73
Streets	Frontages	12	191/165	356
	Widths	15	191/165	356

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
Rosemary St	60	39	3	☒ Yes	☒ Yes
				☐ 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**
			☐ Yes ☐ No ☐ N/A
			☐ Yes ☐ No ☐ N/A

Section G: Parking Information

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces			1,153
Handicap Spaces			26
Total Spaces			1,179
Loading Spaces			
Bicycle Spaces			24
Surface Type	conc parking deck		

Section H: Landscape Buffers

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
North 1	15 & 20	6	☒ Yes	☐ Yes
North 2	15	varies	☒ Yes	☐ Yes
south, east, west	0	0	☐ Yes	☐ Yes
			☐ Yes	☐ Yes

Section I: Land Use Intensity

Existing Zoning District:
Proposed Zoning Change *(if any)*:

Zoning – Area – Ratio			Impervious Surface Thresholds			Minimum and Maximum Limitations	
Zoning District(s)	**Floor Area Ratio (FAR)**	**Recreation Space Ratio (RSR)**	**Low Density Residential (0.24)**	**High Density Residential (0.50)**	**Non-Residential (0.70)**	**Maximum Floor Area (MFA) = FAR x GLA**	**Minimum Recreation Space (MSR) = RSR x GLA**
TC-2 CZ	1.97	n/a			n/a	158,402	n/a
TOTAL							
RCD Streamside		0.01					
RCD Managed		0.019					
RCD Upland							

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 and Development Services

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) 969-5066 or at planning@townofchapelhill.org.

X	**Application fee** (including Engineering Review fee) (refer to fee schedule)	Amount Paid $	8,585
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**		
Pend	**Traffic Impact Statement** – completed by Town's consultant (or exemption)		
n/a	**Description of Public Art Proposal,** if applicable		
X	**Statement of Justification**		
n/a	**Response to Community Design Commission and Town Council Concept Plan comments**		
n/a	**Affordable Housing Proposal, if applicable**		
X	**Statement of Consistency with Comprehensive Plan or request to amend Comprehensive Plan**		
X	**Mailing list of owners of property within 1,000 feet perimeter of subject property** (see GIS notification tool)		
X	**Mailing fee for above mailing list (mailing fee is double due to 2 mailings)**	Amount Paid $	
X	**Written Narrative describing the proposal, including proposed land uses**		
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)

Rosemary Street Parking Deck – Conditional Zoning

Project Narrative

The Rosemary Street Parking Deck will create much needed parking for visitors, businesses and workers in downtown Chapel Hill and will be an integral component of the revitalization of East Rosemary Street. This redevelopment strategy for East Rosemary Street will create space for hundreds of new technology workers and researchers in the heart of downtown. The new deck will also create an attractive new arrival experience for visitors to downtown and will improve the streetscape on the southern frontage of Rosemary Street.

The new parking deck will be located on the site of the existing 'CVS' parking deck combined with the surface parking lot immediately to the east. Combining these parcels will create a combined parcel of approximately 1.6 acres. Grubb Properties controls these properties and is proposing to exchange these parcels with the Town of Chapel Hill for the land currently occupied by the Wallace Parking deck, a parcel of 1.49 acres which would be developed into a new research facility with labs and office space for business and institutional tenants.

The existing parking deck is a three-level structure and parks 276 cars. It was built over 40 years ago and has reached the end of its service life. The new parking deck will be a seven-level structure and will park approximately 1,100 cars.

In addition to new parking spaces the Rosemary Street frontage will be improved by widening the sidewalks to incorporate a 'retail porch' that will provide space for small business, artisans and food vendors to operate on an economical, short term basis.

Statement of Justification – Conditional Zoning

This is a statement of justification to support the request for Conditional Zoning for 125 East Rosemary Street and the parcel immediately to the east. Both parcels are currently within the TC-2 zoning district. The Conditional Zoning is being requested to facilitate an open dialogue with the public and negotiations between the applicant and the Town of Chapel Hill.

In order to establish and maintain 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. One component of this problem is the lack of centralized public parking to support business and visitors, which this project addresses.

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 2: Community Prosperity and Engagement

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

Theme 3: Getting Around

- A connected community that links neighborhoods, businesses and schools through the provision of greenways, sidewalks, bike facilities and public transportation (GA.2).

Theme 4: Good Places, New Spaces

- A vibrant, diverse, pedestrian-friendly, and accessible downtown with opportunities for growing office, retail, residential and cultural development and activity (GPNS.2).
- A community that welcomes and supports change and creativity (GPNS.6).

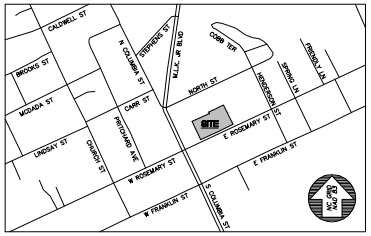
Theme 6: Town and Gown Collaboration

- Take full advantage of ideas and resources to create a thriving economy and incorporate the utilize the intellectual capital that the University and Town create (TGC.1).

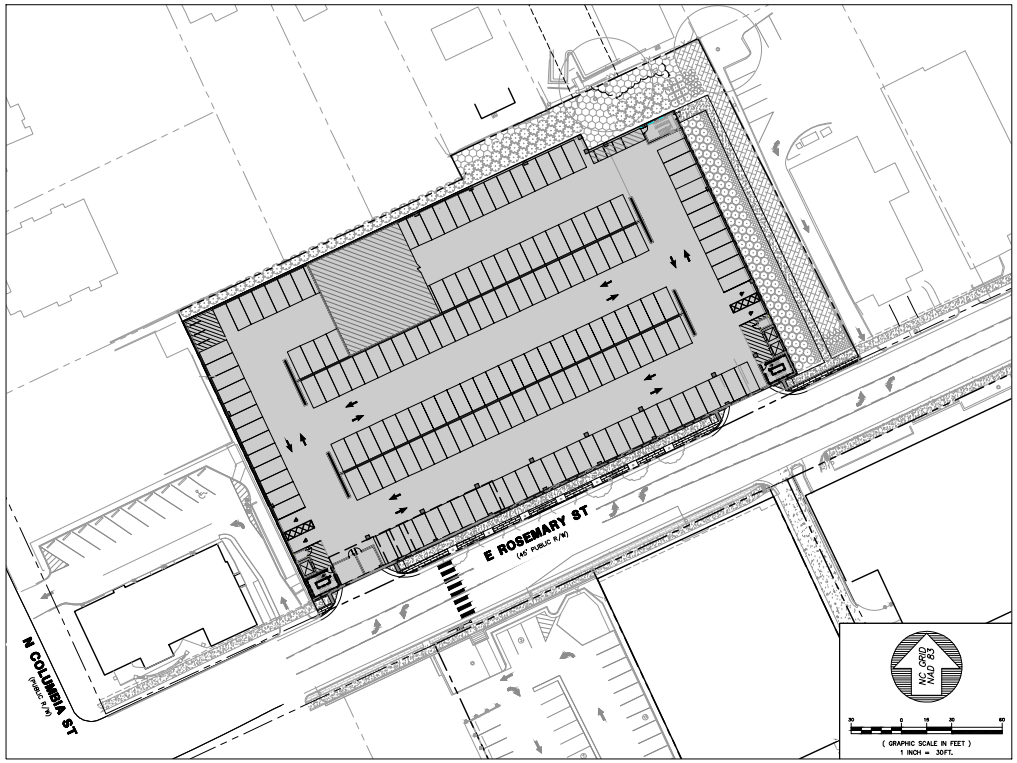
Modifications of Regulations:

Building Height, Setback - LUMO Table 3.8-1 Dimensional Matrix limits the maximum building height at the setback line in the TC-2 zoning district to 44 feet. In order to provide the desired number of parking spaces, the deck will need to be 7 levels and will exceed the 44 feet maximum allowed. The applicant therefore requests that Council approve a modification approving a building height at the setback line of 73 feet.

CONDITIONAL ZONING DRAWINGS
FOR
ROSEMARY STREET PARKING DECK
CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA



VICINITY MAP
SCALE: 1"=2000'



DRAWING LIST

SHEET	DRAWING TITLE	LATEST ISSUE DATE
G0001	COVER	08 APR 20
C0001	AREA MAP	08 APR 20
C0101	EXISTING CONDITIONS, LANDSCAPE PROTECTION & DEMOLITION PLAN	08 APR 20
C1001	SITE PLAN	08 APR 20
C1200	GRADING, UTILITY & EROSION CONTROL PLAN	08 APR 20
L01-01	LANDSCAPE PLANS	08 APR 20
L01-02	LANDSCAPE DETAILS	08 APR 20
A10-01	OVERALL FLOOR PLAN - P1 - P2	08 APR 20
A10-02	OVERALL FLOOR PLAN - P3 - P4	08 APR 20
A10-03	OVERALL FLOOR PLAN - P5 - P6	08 APR 20
A10-04	OVERALL FLOOR PLAN - P7 - ROOF	08 APR 20
A20-01	EXTERIOR ELEVATIONS	08 APR 20

ARCHITECTURE:
Perkins&Will
411 W CHAPEL HILL STREET, SUITE 200
DURHAM, NC 27701
(919) 433-5300

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

COPYRIGHT © 2020
BALLENTINE ASSOCIATES, P.A.
THIS DOCUMENT IS THE PROPERTY OF BALLENTINE ASSOCIATES, P.A. ALL REPRODUCTIONS, INCLUDING ALL REPRODUCTION RIGHTS, RESERVED. ALL REPRODUCTIONS WITHOUT PRIOR PERMISSION OF BALLENTINE ASSOCIATES, P.A. WILL BE SUBJECT TO LEGAL ACTION.

BALLENTINE ASSOCIATES, P.A. CORPORATE SEAL 1358 NORTH CAROLINA CHAPEL HILL

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 019147 GARY JAMES LO
NOT FOR CONSTRUCTION OR RECORDING PURPOSES

ISSUED	DATE
CONDITIONAL ZONING SUBMITTAL #1	02 MAR 20
CONDITIONAL ZONING SUBMITTAL #2	08 APR 20

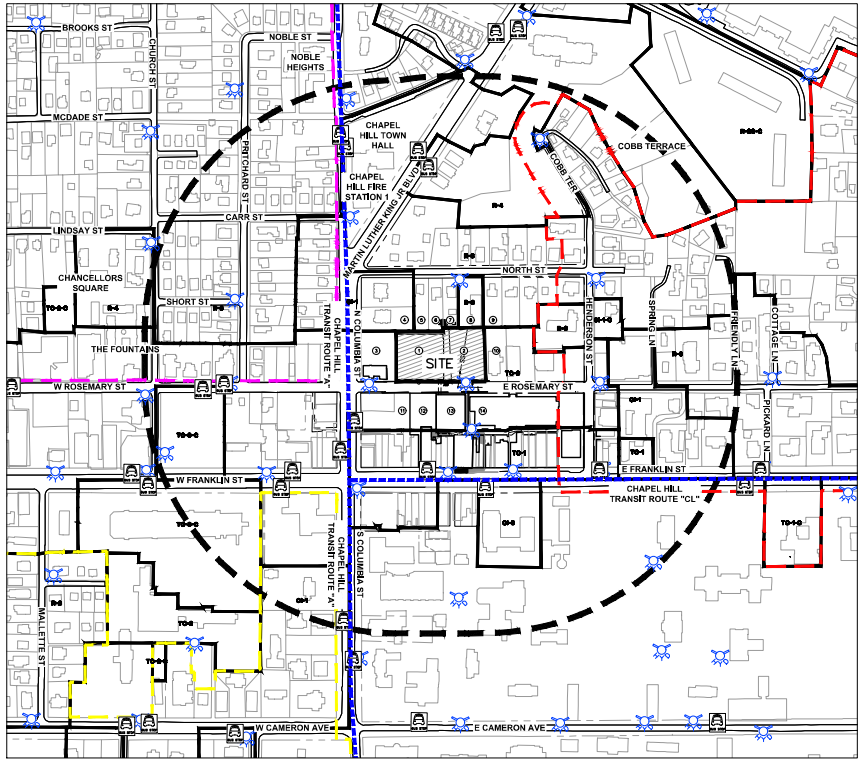
REVISIONS	DATE
PER TOWN OF CHAPEL HILL REVIEW COMMENTS	08 APR 20

OWNER INFORMATION
GRUBB PROPERTIES, INC
4500 CAMERON VALLEY PKWY.
SUITE 350
CHARLOTTE, NC 28211
OWNERS REPRESENTATIVE:
JOE DYE
(919) 388-5774
FAX (919) 461-3639
EMAIL joe@grubbprop.com

ROSEMARY STREET PARKING DECK
125 E. ROSEMARY ST
CHAPEL HILL, NORTH CAROLINA
CONDITIONAL ZONING DRAWINGS

JOB #: 118035L01
DATE: 02 MAR 20
SCALE: AS NOTED
DRAWN BY: J.B.M.
REVIEWED BY: G.J.R.

SHEET
G0001



SITE PARCEL DATA

LABEL #	OWNER	PIN #	ZONING	DB./PG.	PARCEL ACREAGE	CURRENT LAND USE
1	FRANKLIN OFFICE CHAPEL HILL LLC	9788-37-4748	TC-2	6603/282	0.87	PARKING LOT
2	INVESTORS TITLE COMPANY	9788-37-6817	TC-2	778/87	0.81	PARKING LOT

ADJOINER PARCEL DATA

LABEL #	OWNER(S)	PIN #	ZONING	CURRENT LAND USE
3	CENTURA BANK	9788-37-2791	TC-2	BANK
4	BELL FAMILY PROPERTIES LLC	9788-37-2875	OI-1	OFFICE
5	SHARON W KIRK & WILLIAM E KIRK	9788-37-3947	R-3	RESIDENTIAL
6	SHARON W KIRK & WILLIAM E KIRK	9788-37-4909	R-3	RESIDENTIAL
7	CIDER 5 LLC	9788-38-4062	R-3	RESIDENTIAL
8	ZETA TAU ALPHA FRATERNITY HOUSING CORPORATION	9788-38-5035	R-6	FRATERNITY DWELLING
9	126 NORTH ST UNIT B & 126 NORTH ST UNIT A	9788-38-6019	R-3	RESIDENTIAL
10	BRANCH BANKING AND TRUST CO	9788-37-7911	TC-2	COLLEGE
11	TOWN OF CHAPEL HILL	9788-37-4469	TC-2	PARKING LOT
12	TOWN OF CHAPEL HILL	9788-37-5557	TC-2	PARKING LOT
13	FRANKLIN OFFICE CHAPEL HILL LLC	9788-37-7517	TC-2	OFFICE
14	MKELL PROPERTIES LLC	9788-37-5461	TC-1	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-3	ZONING CLASSIFICATION
	EXISTING FIRE HYDRANT
	EXISTING BUS STOP
	PROJECT SITE

N. CAR. NAD 83

AREA MAP

300 0 100 200 400

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

REVIEW DRAWING
NOT FOR CONSTRUCTION

BALLENTINE ASSOCIATES, P.A.
221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
(919) 929 - 0481 (919) 489 - 4785

COPYRIGHT © 2020
BALLENTINE ASSOCIATES, P.A.
THIS DOCUMENT IS THE PROPERTY OF BALLENTINE ASSOCIATES, P.A. ALL RIGHTS RESERVED. ANY REPRODUCTION OF THIS DOCUMENT OR POSSESSION WITHOUT PRIOR PERMISSION OF BALLENTINE ASSOCIATES, P.A. WILL BE SUBJECT TO LEGAL ACTION.

BALLENTINE ASSOCIATES, P.A. CORPORATE SEAL 1358 NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 019 LICENSED GARY JAMES LO

MARK	REVISIONS	DATE
A	PER TOWN OF CHAPEL HILL REVIEW COMMENTS	08 APR 20

OWNER INFORMATION
GRUBB PROPERTIES, INC
4500 CAMERON VALLEY PKWY.
SUITE 350
CHARLOTTE, NC 28211
OWNERS REPRESENTATIVE:
JOE DYE
(919) 388-5774
FAX (919) 461-3639
EMAIL joe@dyeproperties.com

ISSUED	DATE
CONDITIONAL ZONING SUBMITTAL #1	02 MAR 20
CONDITIONAL ZONING SUBMITTAL #2	08 APR 20

ROSEMARY STREET PARKING DECK
125 E. ROSEMARY ST
CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING DRAWINGS

JOB #: 118035.01
DATE: 02 MAR 20
SCALE: AS NOTED
DRAWN BY: J.B.M.
REVIEWED BY: G.J.R.

SHEET
C0001

DEMOLITION NOTES

1. PRIOR TO DEMOLITION, CONTRACTOR SHALL HAVE NORTH CAROLINA 811 (1-800-632-4949) LOCATE ALL EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS.
2. PRIOR TO DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF ASBESTOS REMEDIATION IS REQUIRED, AND IF SO, CONTRACTOR SHALL PROVIDE ASBESTOS REMEDIATION IN ACCORDANCE WITH FEDERAL, STATE & LOCAL REGULATIONS.
3. OPEN BURNING OF TREES, LIMBS, STUMPS AND CONSTRUCTION DEBRIS IN ASSOCIATION WITH THIS DEVELOPMENT IS PROHIBITED.
4. ANY EXISTING WATER AND SEWER SERVICES AND CLEANOUTS TO BE REMOVED, SHALL BE ABANDONED IN ACCORDANCE WITH OWASA REQUIREMENTS.
5. ANY EXISTING GAS, ELECTRIC, FIBER AND ANY OTHER UTILITIES SERVICING THE STRUCTURE TO BE DEMOLISHED SHALL BE FIELD LOCATED AND TERMINATED IN ACCORDANCE WITH STATE & LOCAL REGULATIONS, AND IN ACCORDANCE WITH THE RESPECTIVE PROVIDER'S STANDARDS & SPECIFICATIONS.
6. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE CONTRACTOR SHALL COORDINATE AND HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH:
   - CIVIL ENGINEER AND OWNER'S REPRESENTATIVE
   - TOWN OF CHAPEL HILL URBAN FORESTER: (919) 969-5114
   - ORANGE COUNTY SOLID WASTE STAFF: (919) 968-2788
   - ORANGE COUNTY EROSION CONTROL OFFICER: (919) 245-2587
8. IN ALL AREAS WHERE IMPERVIOUS COVER IS SHOWN TO BE REMOVED AND RESTORED WITH PERVIOUS COVER, THE FOLLOWING STEPS SHALL BE TAKEN:
   - REMOVE ALL ASPHALT CONCRETE, BEDDING MATERIALS, GRAVEL, DEBRIS, BUILDING MATERIALS, ETC.
   - RIP AND AERATE TO A DEPTH OF 18 INCHES BELOW ORIGINAL GRADE, UNLESS WITHIN THE CRITICAL ROOT ZONE OF A TREE TO BE PRESERVED. IN THAT CASE, LIMIT RIPPING TO A DEPTH OF 6".
   - PLACE 4-6 INCHES OF TOPSOIL (TO FINISHED GRADE) AND INSTALL PLANTINGS AND/OR SEED DISTURBED AREA ACCORDING TO LANDSCAPE PLAN. DO NOT COMPACT TOPSOIL.
9. DURING DEMOLITION AND/OR CONSTRUCTION, ALL ASPECTS OF CHAPTER 14 OF THE NC FIRE PREVENTION SHALL BE FOLLOWED. THE OWNER/DEVELOPER SHALL DESIGNATE ONE PERSON TO BE THE FIRE PREVENTION PROGRAM SUPERINTENDENT WHO SHALL BE RESPONSIBLE FOR ENFORCING CHAPTER 14 OF THE NCFPC AND THE ON-SITE FIRE PREVENTION PROGRAM AND ENSURE THAT IT IS CARRIED OUT THROUGH COMPLETION OF THE PROJECT.
10. DURING CONSTRUCTION, FIREFIGHTING VEHICLE ACCESS SHALL BE PROVIDED. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION ALLOWS THE PASSAGE OF VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.

TREE PROTECTION NOTES

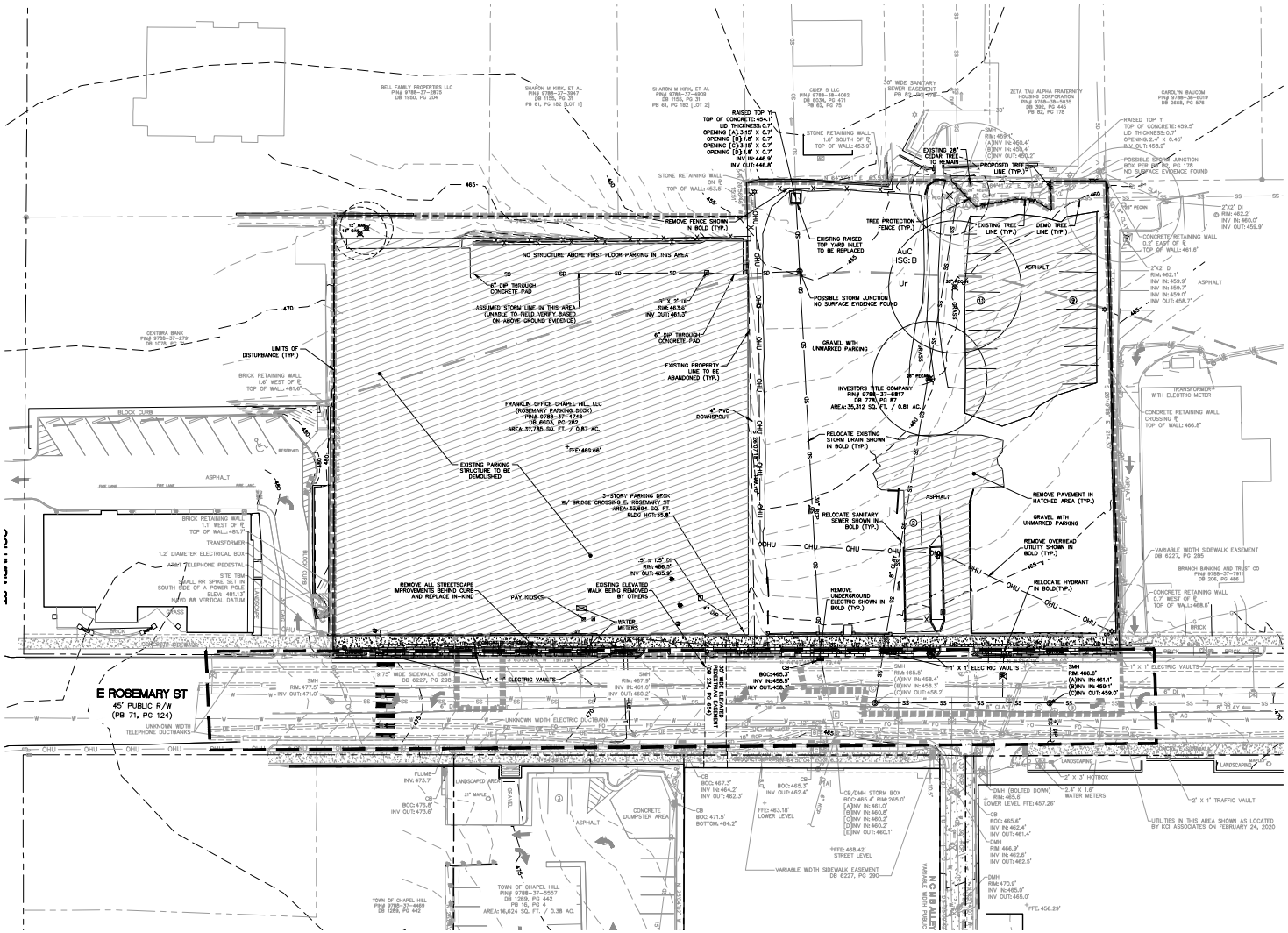
1. TREE PROTECTION FENCING AS SHOWN ON THIS PLAN SHALL BE INSTALLED AND INSPECTED BY THE TOWN PRIOR TO ANY DEMOLITION ACTIVITY OR LAND DISTURBANCE.
2. A PRE-CONSTRUCTION CONFERENCE WILL BE HELD WITH THE TOWN'S URBAN FORESTER PRIOR TO BEGINNING SITE WORK.
3. ANY TREE ROOTS EXPOSED BY CONSTRUCTION WILL BE SEVERED CLEANLY WITH AN APPROPRIATE PRUNING TOOL.
4. THE SOIL WITHIN THE CRITICAL ROOT ZONES OF EXISTING TREES SHALL NOT BE DRIVEN ON OR OTHERWISE DISTURBED DURING THE INSTALLATION OF LANDSCAPING.
5. A LANDSCAPE PROTECTION SUPERVISOR WHO IS REGISTERED WITH THE TOWN OF CHAPEL HILL WILL BE PRESENT ON SITE AT ALL TIMES WHEN THE FOLLOWING ACTIVITIES ARE TAKING PLACE: CLEARING, GRUBBING, EXCAVATION, GRADING, TRENCHING, MOVING OF SOIL, INSTALLATION AND REMOVAL OF TREE PROTECTION FENCING, AND THE DELIVERY TRANSPORTING AND PLACEMENT OF CONSTRUCTION MATERIALS AND EQUIPMENT.

OCSW CONSTRUCTION WASTE REQUIREMENTS

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. CONTACT THE ORANGE COUNTY DM ENFORCEMENT OFFICER AT 919-968-2788 TO ARRANGE FOR THE ASSESSMENT.
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 IF 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.

NOTES

1. EXISTING CONDITIONS SHOWN ARE BASED UPON SITE SURVEYS PERFORMED BY BALLENTINE ASSOCIATES, KCI ASSOCIATES AND ORANGE COUNTY GIS DATA.
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. 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.
4. ALL STEEP SLOPES AREAS ARE EITHER LESS THAN 400 SQ FT OR ARE ASSOCIATED WITH ROADWAY, PARKING LOTS OR DRIVEWAYS WHICH ARE EXCLUDED FROM ANY SPECIAL CONSTRUCTION TECHNIQUES.



DRAWING LEGEND

SYMBOL/ABBREVIATION

EXISTING	DEMO	DESCRIPTION
		PROPERTY LINE
		RIGHT-OF-WAY LINE
		ADJOINER PROPERTY LINE
SD	SD	STORM DRAIN LINE
W	W	WATER LINE
SS	SS	SANITARY SEWER LINE
UE	UE	UNDERGROUND ELECTRIC LINE
OHU	OHU	OVERHEAD ELECTRIC LINE
G	G	GAS LINE
FO	FO	FIBER OPTIC LINE
TPF	TPF	TREE PROTECTION FENCE
		LIMITS OF DISTURBANCE
460		TREE LINE
462		MAJOR CONTOUR
		MINOR CONTOUR
		SOIL BOUNDARY
AuC		APPLING-URBAN LAND COMPLEX
Ur		URBAN LAND
		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
		PAVEMENT/STRUCTURES
		CONCRETE SIDEWALK
		BRICK SIDEWALK

TREE SUMMARY

	RARE	SPECIMEN	TOTAL
EXISTING TREES	3	3	6
TREES TO BE REMOVED	2	3	5

TREE LEGEND:

- RARE DECIDUOUS TREE SHOWING CRITICAL ROOT ZONE
- SPECIMEN DECIDUOUS TREE SHOWING CRITICAL ROOT ZONE
- RARE/SPECIMEN DECIDUOUS TREE TO BE REMOVED
- RARE CONIFEROUS TREE SHOWING CRITICAL ROOT ZONE
- SPECIMEN CONIFEROUS TREE SHOWING CRITICAL ROOT ZONE
- RARE/SPECIMEN CONIFEROUS TREE TO BE REMOVED

NORTH

EXISTING CONDITIONS, LANDSCAPE PROTECTION & DEMOLITION PLAN

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

REVIEW DRAWING
NOT FOR CONSTRUCTION

BALLENTINE ASSOCIATES, P.A.
221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
(919) 929 - 0481 (919) 489 - 4785

COPYRIGHT © 2020
BALLENTINE ASSOCIATES, P.A.
THIS DOCUMENT IS THE PROPERTY OF BALLENTINE ASSOCIATES, P.A. ALL RIGHTS RESERVED. ANY REPRODUCTION OF THIS DOCUMENT OR POSSESSION WITHOUT PRIOR PERMISSION OF BALLENTINE ASSOCIATES, P.A. WILL BE SUBJECT TO PROSECUTION.

BALLENTINE ASSOCIATES, P.A. CORPORATE SEAL 1358 NORTH CAROLINA

GRAHAM L. JR. BRIGHT PROFESSIONAL ENGINEER SEAL 019681 NORTH CAROLINA

REVISIONS			
NUM	REVISION	DATE	
1	PER TOWN OF CHAPEL HILL REVIEW COMMENTS	08 APR 20	

OWNER INFORMATION
GRUBB PROPERTIES, INC
4500 CAMERON VALLEY PKWY.
SUITE 350
CHARLOTTE, NC 28211
OWNERS REPRESENTATIVE:
JOE DYE
(919) 388-5774
FAX (919) 461-3639
EMAIL joe@dyeproofs.com

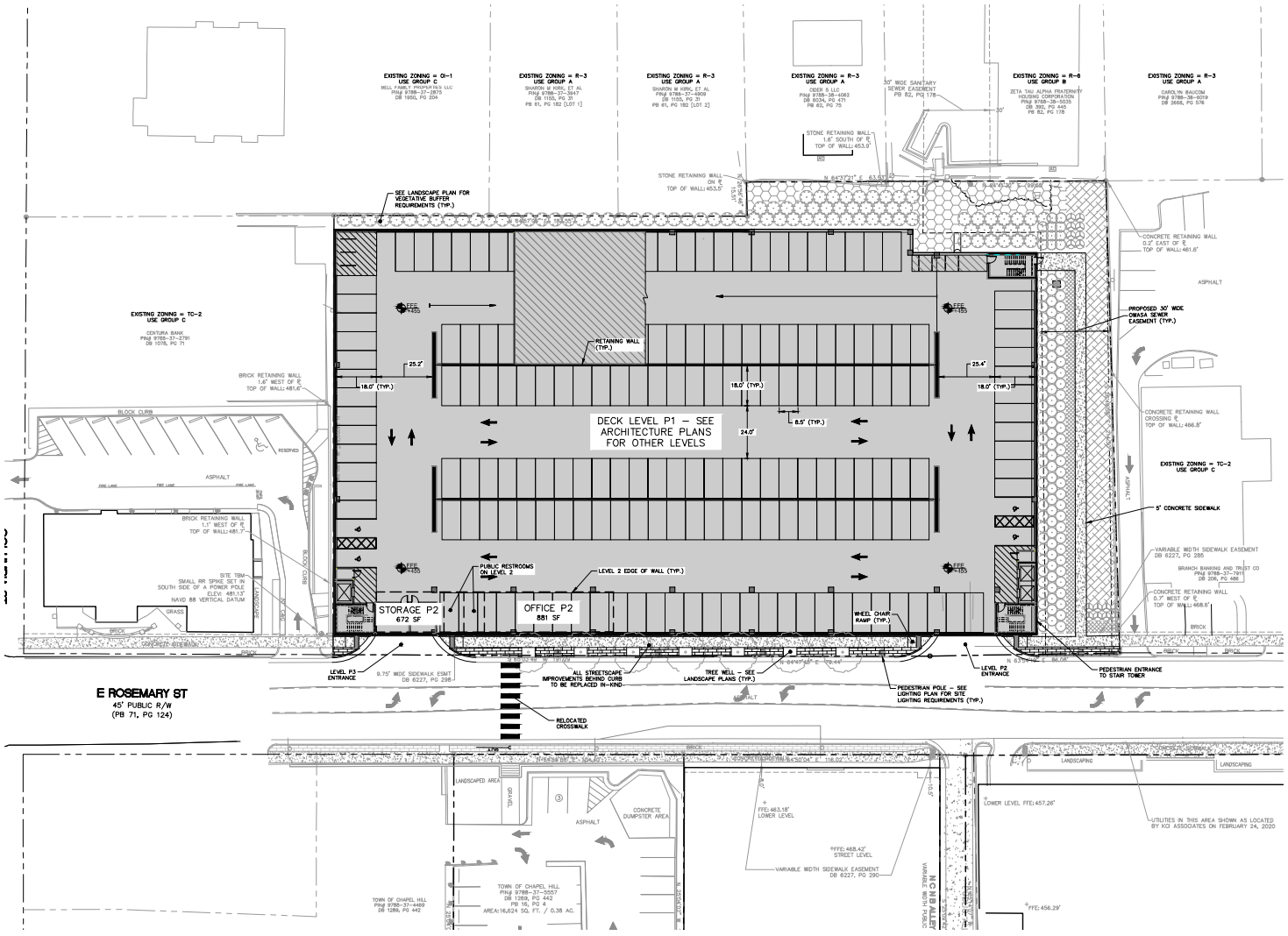
ISSUED		DATE
1	CONDITIONAL ZONING SUBMITTAL #1	02 MAR 20
2	CONDITIONAL ZONING SUBMITTAL #2	08 APR 20

ROSEMARY STREET PARKING DECK
125 E. ROSEMARY ST
CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING DRAWINGS

JOB #: 118035.01
DATE: 02 MAR 20
SCALE: AS NOTED
DRAWN BY: J.B.M.
REVIEWED BY: G.J.R.

SHEET
C0101



NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATION.
2. THE TOWN OF CHAPEL HILL, ITS' ASSIGNS OR ORANGE COUNTY SHALL NOT BE RESPONSIBLE FOR ANY PAVEMENT DAMAGE THAT MAY RESULT FROM SERVICE VEHICLES.
3. 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.
4. ALL PAVEMENT MARKINGS WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE INSTALLED USING A THERMAL PLASTIC MATERIAL WITH A MINIMUM THICKNESS OF 125 MILS.
5. ALL WALKWAYS SHALL BE CONSTRUCTED WITH A 2% CROSS SLOPE IN THE DIRECTION SHOWN ON THE GRADING PLAN.

SITE DATA

APPLICANT:	GRUBB PROPERTIES, INC		
PROPERTY OWNER:	FRANKLIN OFFICE CHAPEL HILL, LLC & INVESTORS TITLE COMPANY		
PROPERTY ADDRESS:	125 EAST ROSEMARY STREET, CHAPEL HILL, NC		
PIN NUMBERS:	9788-37-4748 & 9788-37-6817		
DEED REFERENCES:	DB/PG: 6603/282 & 778/87		
EXISTING ZONING:	TC-2		
PROPOSED ZONING:	TC-2-CZ		
EXISTING USE:	PARKING DECK		
PROPOSED USE:	PARKING DECK		
NET LAND AREA:	73,097 SF (1.68 AC)		
CREDITED STREET AREA:	7,310 SF (0.17 AC)		
GROSS LAND AREA:	80,407 SF (1.85 AC)		
VEHICLE PARKING SUMMARY:	REGULAR	ACCESSIBLE	TOTAL
REQUIRED	N/A	22 (INCL. 4 VAN)	N/A
PROPOSED	1,153	26 (INCL. 4 VAN)	1,179
BICYCLE PARKING SUMMARY:			
REQUIRED	6 SPACES		
PROPOSED	24 SPACES		
FLOOR AREA SUMMARY:			
MAX. FLOOR AREA	1.97 (FAR) X 80,407 SF (GLA) = 158,402 SF		
PROPOSED FLOOR AREA	1,553 SF		
IMPERVIOUS SUMMARY:			
EXISTING	66,548 SF (1.528 AC)		
POST DEVELOPED TOTAL*	65,000 SF (1.492 AC)		
NET IMPERVIOUS REDUCTION	-1,548 SF (0.036 AC)		
LAND DISTURBANCE SUMMARY:			
ON-SITE	73,000 SF		
OFF-SITE	4,000 SF		
TOTAL	77,000 SF		

* IMPERVIOUS TOTAL INCLUDES 2,523 S.F. OF IMPERVIOUS ALLOWANCE.

DRAWING LEGEND

SYMBOL/ABBREVIATION

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		RIGHT-OF-WAY LINE
		ADJOINER PROPERTY LINE
		EASEMENT LINE
X	X	FENCE LINE
		TREE LINE
		EXISTING IRON PIPE
		IRON PIPE SET
		CALCULATED POINT
		SIGN
		MAIL BOX
		BOLLARD

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 - 7785

COPYRIGHT © 2020
BALLENTINE ASSOCIATES, P.A.
THIS DOCUMENT IS THE PROPERTY OF BALLENTINE ASSOCIATES, P.A. ALL RIGHTS RESERVED. ANY REPRODUCTION OF THIS DOCUMENT OR POSSESSION WITHOUT PRIOR PERMISSION OF BALLENTINE ASSOCIATES, P.A. WILL BE SUBJECT

BALLENTINE ASSOCIATES, P.A. CORPORATE SEAL 1358 NORTH CAROLINA

PRELIMINARY NOT FOR CONSTRUCTION UNTIL SEALED BY A REGISTERED PROFESSIONAL ENGINEER

MARK	REVISIONS	DATE
1	PER TOWN OF CHAPEL HILL REVIEW COMMENTS	08 APR 20

OWNER INFORMATION
GRUBB PROPERTIES, INC
4500 CAMERON VALLEY PKWY.
SUITE 350
CHARLOTTE, NC 28211
OWNERS REPRESENTATIVE:
JOE DYE (919) 388-5774
FAX (919) 461-3639
EMAIL joe@dyeproperties.com

ISSUED	DATE
CONDITIONAL ZONING SUBMITTAL #1	02 MAR 20
CONDITIONAL ZONING SUBMITTAL #2	08 APR 20

ROSEMARY STREET PARKING DECK
125 E. ROSEMARY ST
CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING DRAWINGS

JOB #: 118035.01
DATE: 02 MAR 20
SCALE: AS NOTED
DRAWN BY: J.B.M.
REVIEWED BY: G.J.R.

SHEET
C1001

STRUCTURE TABLE

STR. ID.	RIM ELEV.* (FT)	STRUCTURE TYPE
DECK	452.66	PIPE END
EX CB	465.30	EX CB
1	467.29	JB
2	465.40	CB
3	466.90	CB
4	460.20	DI
5	460.20	JB
6	459.10	JB
7	457.31	JB
8	454.10	EX RAISED TOP Y1

*RIM ELEV. REFER TO:

JUNCTION BOX	TOP OF MANHOLE COVER
CATCH BASIN	BOT OF CURB/TOP OF GRATE
DROP INLET/NYLOPLAST	TOP OF CASTING/GRATE
PIPE END	INVERT

PIPE TABLE

US STR	DS STR	DIAMETER (IN)	MATERIAL	US INV. ELEV. (FT)	DS INV. ELEV. (FT)	LENGTH (FT)	SLOPE (FT/FT)
DECK	6	36	RCP	448.83	448.94	11	-0.0100
EX CB	2	18	RCP	458.30	458.20	6	0.0166
1	2	36	RCP	458.90	458.20	10	0.0717
2	3	36	RCP	458.20	455.41	103	0.0270
3	4	36	RCP	455.41	450.85	169	0.0270
4	5	36	RCP	450.85	450.15	26	0.0270
5	6	36	RCP	450.15	448.94	45	0.0270
6	7	36	RCP	448.94	448.14	30	0.0270
7	8	36	RCP	448.14	446.90	48	0.0261

GRADING AND STORM DRAINAGE NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE 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. NO PART OF ANY ACCESSIBLE PARKING SPACE OR ADJACENT ACCESSIBLE AISLE SHALL SLOPE GREATER THAN 2% IN ANY DIRECTION. IF THERE ARE ANY DISCREPANCIES, NOTIFY THE ENGINEER.
7. INSTALL JB, 36" RCP, AND CB TO DIVERT EXISTING 30" RCP. CONNECT TO EXISTING CB WITH 4' LONG SECTION OF 18" RCP. FILL ABANDONED SECTION OF 30" RCP WITH FLOWABLE FILL AND ABANDON IN PLACE.

UTILITY PLAN NOTES

1. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH OWASA STANDARDS AND SPECIFICATIONS.
2. ALL PROPOSED UTILITY LINES SHALL BE LOCATED UNDERGROUND. THIS DOES NOT APPLY TO COMPONENTS THAT ARE REQUIRED TO BE LOCATED ABOVE GROUND SUCH AS BACKFLOW PREVENTERS AND TRANSFORMERS.

CONSTRUCTION MANAGEMENT PLAN

1. CONSTRUCTION MANAGEMENT PLAN WILL BE FINALIZED DURING THE ZCP PHASE.
2. CONSTRUCTION SHALL COMPLY WITH THE CHAPEL HILL NOISE ORDINANCE, ARTICLE 3, SECTION 11-40.
3. CONSTRUCTION HOURS SHALL BE FROM 7:00 AM – 9:00 PM ON WEEKDAYS AND 8:00 AM – 9:00 PM ON WEEKENDS PER SECTION 11-40.
4. A WATER TRUCK SHALL BE USED TO MINIMIZE DUST.
5. CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PREVENT AND REMOVE THE DEPOSIT OF SILT ON ADJACENT PAVED ROADWAYS.
6. ALL STORAGE, STAGING, AND PARKING SHALL BE ON-SITE AND CONTAINED WITHIN THE CONSTRUCTION LIMITS. NONE OF THESE ACTIVITIES SHALL OCCUR WITHIN TREE PROTECTION ZONES AT ANY TIME.
7. CONSTRUCTION VEHICLES TO ACCESS THE SITE FROM EAST ROSEMARY STREET.

EROSION CONTROL NOTES

1. THIS PLAN IS SCHEMATIC AND IS INTENDED ONLY TO SHOW THE GENERAL LOCATION OF MAJOR EROSION CONTROL FEATURES TO BE REQUIRED. A DETAILED EROSION CONTROL PLAN MEETING ALL APPLICABLE TOWN OF CHAPEL HILL & ORANGE COUNTY REQUIREMENTS WILL BE SUBMITTED AS PART OF A LAND DISTURBANCE APPLICATION DURING THE ZCP PROCESS.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NCDEQ, ORANGE COUNTY AND TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS.
3. TOTAL DISTURBED AREA: 1.76 AC. THIS INCLUDES ALL DISTURBANCE REQUIRED FOR FULL SITE CONSTRUCTION.

CONSTRUCTION SEQUENCE

1. CONSTRUCTION SEQUENCE WILL BE PROVIDED DURING ZCP PHASE.

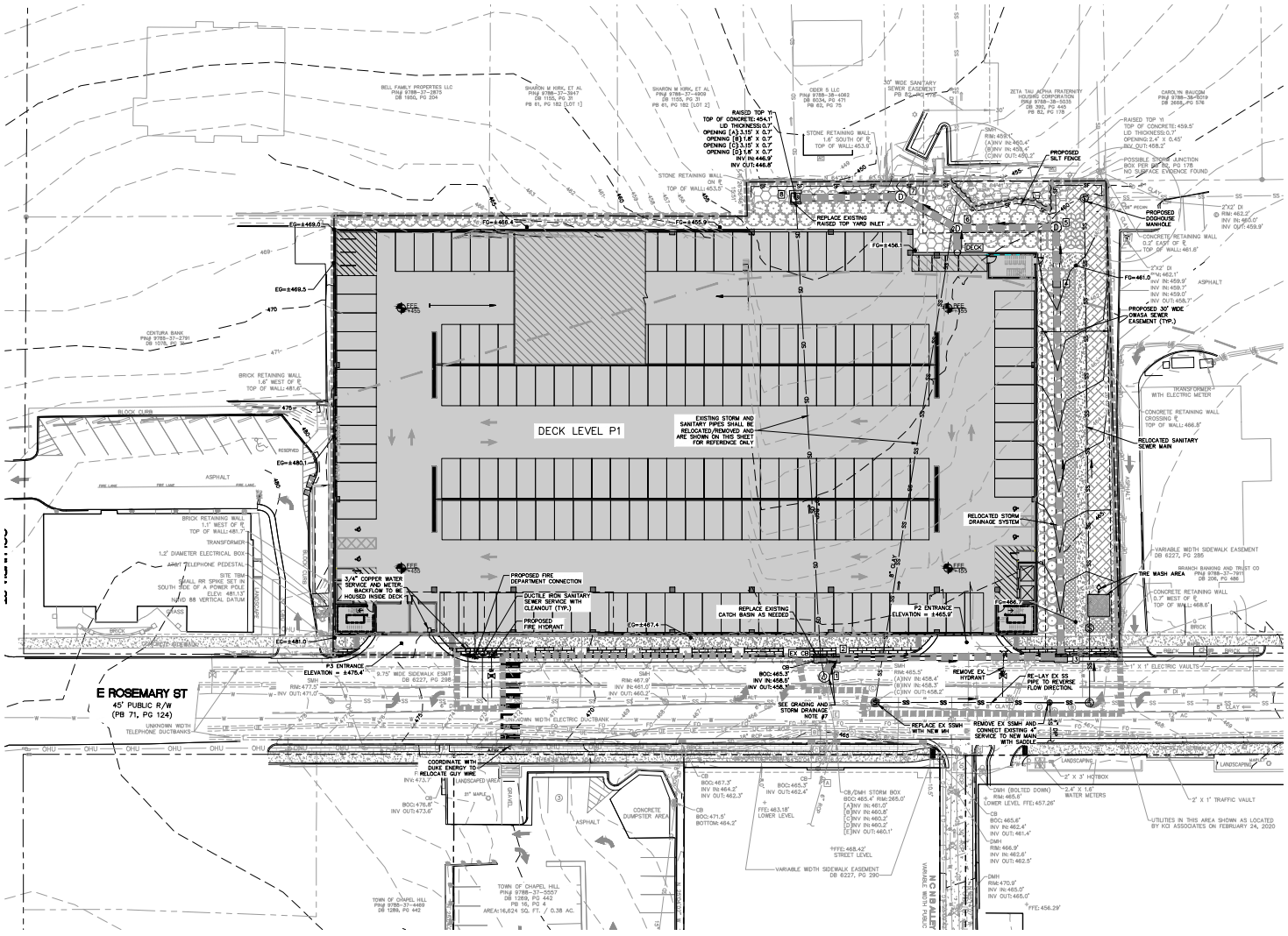
TRAFFIC CONTROL PLAN

1. TRAFFIC CONTROL PLAN WILL BE PROVIDED DURING ZCP PHASE.

DRAWING LEGEND

SYMBOL/ABBREVIATION

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		RIGHT-OF-WAY LINE
		ADJOINER PROPERTY LINE
SD	SD	STORM DRAIN LINE
W	W	WATER LINE
SS	SS	SANITARY SEWER LINE
UE	UE	UNDERGROUND ELECTRIC LINE
OHE	OHE	OVERHEAD ELECTRIC LINE
G	G	GAS LINE
T	T	TELEPHONE LINE
		LIMITS OF DISTURBANCE
460	460	MAJOR CONTOUR
462	462	MINOR CONTOUR
		EXISTING IRON PIPE
		SIGN
		CATCH BASIN
		DROP INLET
		JUNCTION BOX
		WATER VALVE
		FIRE DEPARTMENT CONNECTION
		FIRE HYDRANT
		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT
		POWER POLE
		LIGHT POLE
		ELECTRIC BOX
		HVAC UNIT
		TELEPHONE PEDESTAL
		TELEPHONE VAULT
		FIBER OPTIC MARKER



GRADING, UTILITY & EROSION CONTROL PLAN

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

REVIEW DRAWING
NOT FOR CONSTRUCTION

BALLENTINE ASSOCIATES P.A.
221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
(919) 929 - 0481 (919) 489 - 4785

COPYRIGHT © 2020
BALLENTINE ASSOCIATES, P.A.
THIS DOCUMENT IS THE PROPERTY OF BALLENTINE ASSOCIATES P.A. ALL RIGHTS RESERVED. ANY REPRODUCTION OF THIS DOCUMENT OR POSSESSION WITHOUT PRIOR PERMISSION OF BALLENTINE ASSOCIATES, P.A. WILL BE SUBJECT

MARK	REVISIONS	DATE
1	PER TOWN OF CHAPEL HILL REVIEW COMMENTS	06 APR 20

ISSUED	DATE
CONDITIONAL ZONING SUBMITTAL #1	02 MAR 20
CONDITIONAL ZONING SUBMITTAL #2	06 APR 20

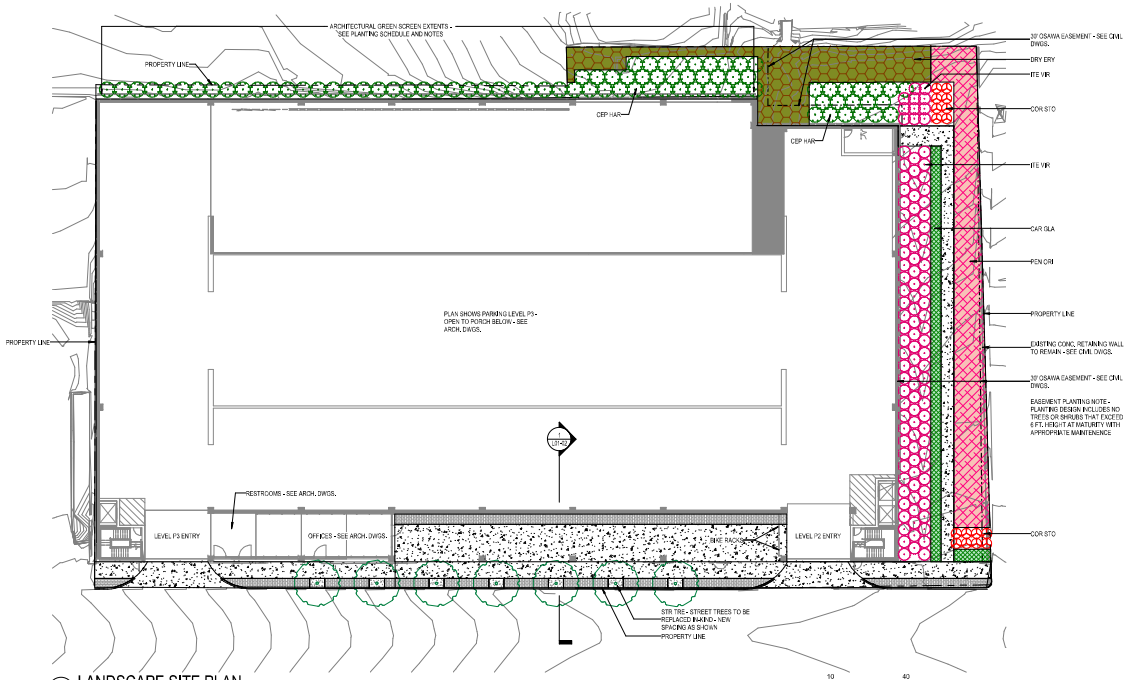
OWNER INFORMATION
GRUBB PROPERTIES, INC
4500 CAMERON VALLEY PKWY.
SUITE 350
CHARLOTTE, NC 28211
OWNERS REPRESENTATIVE:
JOE DYE
(919) 388-5774
FAX (919) 461-3639
EMAIL joe@dyeproperties.com

ROSEMARY STREET PARKING DECK
125 E. ROSEMARY ST
CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING DRAWINGS

JOB #: 118035.01
DATE: 02 MAR 20
SCALE: AS NOTED
DRAWN BY: J.B.M.
REVIEWED BY: C.J.R.

SHEET
C1201



1 LANDSCAPE SITE PLAN
1" = 20'-0"

GENERAL PLANTING NOTES:

1. HATCHES DO NOT REPRESENT SPACING OR SIZING - SEE SCHEDULE FOR PLAN SPECIFICATIONS.
2. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS & DISEASES.
3. ALL PLANTS MUST BE CONTAINER-GROWN (CONT.), OR BALLED AND BURLAPPED (B&B) AS INDICATED IN PLANT LIST.
4. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED, & MEET ALL REQUIREMENTS SPECIFIED.
5. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE ARCHITECT & THE OWNER BEFORE, DURING, & AFTER INSTALLATION.
6. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
7. ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
8. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES & SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY & ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENCES, ETC, WHICH OCCUR AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
10. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDED BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC...) OF ALL PLANTING AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE ARCHITECT AND OWNER.
11. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END GUARANTEE PERIOD (AS DIRECTED BY THE OWNER).
12. THE ARCHITECT WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.

LAYOUT AND MATERIALS NOTES:

1. REFER TO CIVIL DRAWINGS FOR EASEMENT INFORMATION.
2. BASE TOPOGRAPHICAL AND EXISTING CONDITIONS AS SHOWN ON EXISTING CONDITIONS DRAWINGS.
3. UTILITY WORK IS NOT INDICATED ON THIS DRAWING. REFER TO GRADING AND DRAINAGE AND UTILITY PLANS (CIVIL DRAWINGS).
4. DO NOT SCALE THESE DRAWINGS.
5. DIMENSIONS ARE FROM BACK OF CURB, TO FACE OF WALL, TO OUTSIDE EDGE OF PAVEMENT, FROM COLUMN CENTERLINES TO HARDSCAPE CENTERLINES, TO CENTERLINE OF PAVEMENTS, TO OUTSIDE EDGE OF PAVEMENTS, TO CENTERLINES OF STAIRS, FROM EDGE OF PAVEMENT TO FACE OF WALL.
6. ALL CURVES TO BE TRUE RADIUS WITHOUT STRAIGHT SEGMENTS.
7. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
9. ALL WALLS, COLUMNS, SIDEWALKS, PATHWAYS, FENCES, AND STAIRWAYS SHALL BE COMPLETELY LAID OUT AND STAKED WITH VISIBLE MARKERS. THE STAKES SHALL BE APPROVED IN THE FIELD BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE 48 HOURS PRIOR TO SITE VISIT.

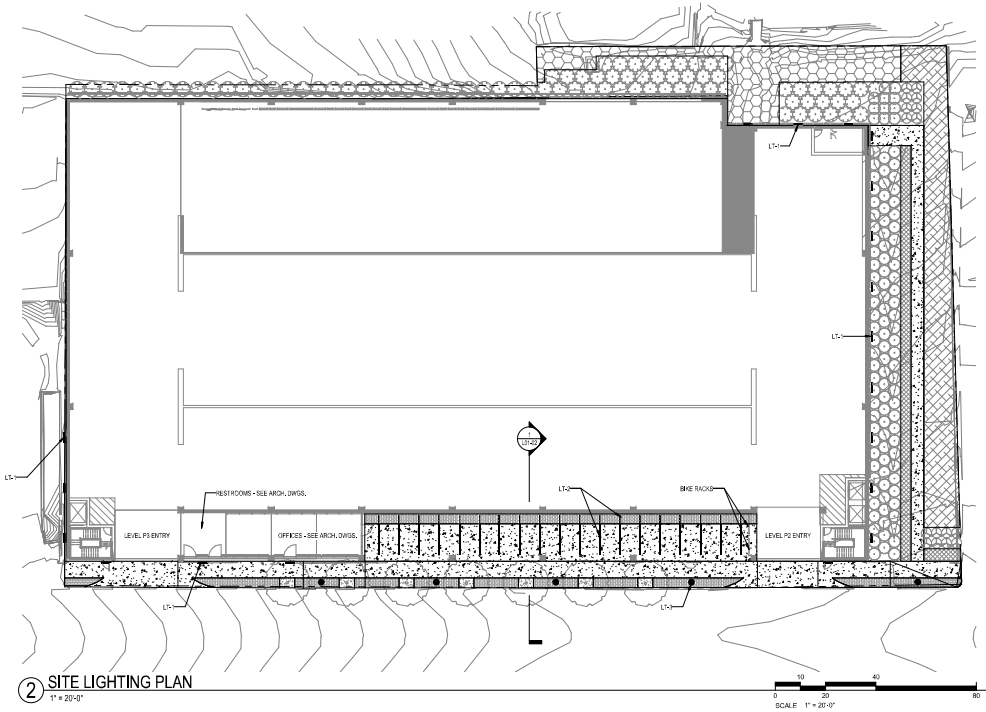
PLANTING SCHEDULE

QTY	CODE	SCIENTIFIC NAME	COMMON NAME	ROOT	HEIGHT	SPREAD	SPACING	COMMENTS
GROUNDCOVER								
300	CAR GLA	Carex glauca	Blue Sedge	1 GAL	18"	18"	18" OC	FULL, WELL SHAPED
440	DRY ERY	Dryopteris erythrosora	Autumn Fern	3 GAL	2'	2'	18" OC	FULL, WELL SHAPED
SHRUB / GRASS								
83	CEP HAR	Cephalotaxus harringtonia var. drupacea	Japanese Plum Yew	3 GAL	6'	6'	6'	FULL, WELL SHAPED
16	COR STO	Cornus stolonifera 'Farrow'	Arctic Fire™ Red Twig Dogwood	3 GAL	4'	4'	4'	FULL, WELL SHAPED
110	ITE VIR	Ilea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	3 GAL	5'	5'	5'	FULL, WELL SHAPED
263	PEN ORI	Pennisetum orientale 'Karley Rose'	Henry's Garnet Sweetspire	3 GAL	3'	3'	3'	FULL, WELL SHAPED
TREE								
7	STR TRE	Verify and match existing species	Replace to match existing species	B&B	14'	12'	AS SHOWN	FULL, WELL BRANCHED; LIMBED UP 6'

GREEN SCREEN VINE OPTIONS

- PARTHENOCISSUS QUINQUEFOLIA (VIRGINIA CREEPER)
- HEDERA HELIX (ENGLISH IVY)

*QUANTITIES TO BE DECIDED



2 SITE LIGHTING PLAN
1" = 20'-0"

LIGHTING SCHEDULE

KEY	ID	DESCRIPTION	FIXTURE
	LT-1	WALL MOUNT AREA	HOLM S QUAD 8A FB SLEEVE - BLACK
	LT-2	SOFFIT RECESSED	2" ARCHITECTURAL RECESSED SLOT LUMINAIRE
	LT-3	PEDESTRIAN POLE	TOWN OF CHAPEL HILL STANDARD

*SEE L01-02 FOR PRODUCT CUT SHEETS

GENERAL LIGHTING NOTES:

1. THIS DRAWING IS FOR LAYOUT OF FIXTURES ONLY.
2. THE DRAWINGS INDICATE DESIGN INTENT ONLY. THEY DO NOT REFLECT AND/OR DEPICT ELECTRICAL DESIGN. THEY ARE NOT INTENDED TO SHOW THE EXACT LOCATION OF ELECTRICAL COMPONENTS, ETC, OR THE ROUTING OF CONDUIT.
3. NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF CONDITIONS ENCOUNTERED IN THE FIELD CONTRADICTORY TO THOSE SHOWN ON THE DRAWINGS.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION ACTIVITIES RELATED TO THE LIGHTING LAYOUT.
5. THE CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL WORK THAT COMPLIES WITH ALL STATE OF NORTH CAROLINA, ORANGE COUNTY, OTHER LOCAL BUILDING CODES HAVING JURISDICTION, AND THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE.
6. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND LICENCES AND PAY ALL FEES REQUIRED BY LOCAL AUTHORITIES, ARRANGE FOR ALL NECESSARY INSPECTIONS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND PROVIDE WRITTEN CERTIFICATES OF APPROVAL TO THE OWNER.
7. ALL SYSTEMS, EQUIPMENT, COMPONENTS, WORK, ETC, SHALL BE COVERED BY A ONE (1) YEAR GUARANTEE BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE GUARANTEE SHALL INCLUDE PROVIDING ALL NECESSARY CUTTING, PATCH WORK, REPAINTING, ETC, TO MAKE THE WORK COMPLETE AND NEW.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO EXISTING UTILITIES, STRUCTURES, PAVING, LANDSCAPE MATERIALS AND/OR WORK OF OTHER TRADES RESULTING FROM ELECTRICAL WORK.
9. SOURCE OF POWER SHALL BE DETERMINED BY OWNER. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ELECTRICAL CONNECTION AND WIRING TO THE SOURCE WITH THE OWNER PRIOR TO CONSTRUCTION AND PRIOR TO ORDERING MATERIALS. ALL MATERIALS USED SHALL BE NEW AND SHALL BE STAMPED WITH THE LABEL OF UNDERWRITERS LABORATORIES, INC (UL).
10. REFER TO LIGHT FIXTURE SCHEDULE FOR FIXTURE TYPE INDICATION (LETTER) AND SYMBOL DESCRIPTION.
11. CONTRACTOR SHALL PROVIDE AND INSTALL ALL FIXTURES, WIRING TO POWER SOURCE, ELECTRICAL CONNECTION, AND OTHER NECESSARY ELECTRICAL HARDWARE FOR A COMPLETE AND OPERABLE LIGHTING SYSTEM.
12. PROVIDE AND INSTALL GROUND MOUNTED PULL BOXES EVERY 200 FEET IN HOMERUN CIRCUITS. LOCATIONS SHALL BE COORDINATED WITH OTHER SITE IMPROVEMENTS AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. PROVIDE LOOPED BLACK EQUAL TO THREE (3) FEET, IN WIRE RUNS TO LANDSCAPE LIGHTING FIXTURES TO ALLOW FOR ADJUSTMENTS ONCE PLANT MATERIAL IS INSTALLED.
14. THE CONTRACTOR SHALL MAKE ADJUSTMENTS IN FIXTURE LAYOUT, AIM FIXTURES AND LOCK DOWN ANY ADJUSTING FASTENERS ON FIXTURES SUBJECT TO THE FINAL APPROVAL OF LAYOUT AND AIMING BY THE LANDSCAPE ARCHITECT.
15. PROTECT ALL EQUIPMENT, COMPONENTS, ETC, DURING CONSTRUCTION FROM DIRT, CHEMICAL, AND MECHANICAL DAMAGE, ETC., PROTECT ALL CONDUIT OPENINGS SO THAT NO FOREIGN MATERIAL WILL ENTER THE CONDUIT.

Perkins&Will

Legacy Tower
411 W Chapel Hill Street, Suite 200
Durham, North Carolina 27701
T 919.425.9300
F 919.425.9301
perkinswill.com

CONSULTANTS

CIVIL
BALLENTINE ASSOCIATES, P.A.
221 Providence Road, Chapel Hill, NC 27514

STRUCTURAL
MVS
6750 Tryon Road, Cary, NC 27526

MEP
MVS
6750 Tryon Road, Cary, NC 27526

LANDSCAPE
PERKINS & WILL
411 W Chapel Hill St Suite 200, Durham, NC 27701

OWNER
GRUBB PROPERTIES
4601 Park Road Suite 450, Charlotte, NC 28209

FACILITY

CONTRACTOR
SAMET Corporation
5430 Wade Park Boulevard, Suite 104, Raleigh, NC 27607

4/8/2020 CONDITIONAL ZONING APPLICATION

PROJECT

PROJECT LOGO IF AVAILABLE

126 E ROSEMARY ST PARKING DECK

CLIENT LOGO IF AVAILABLE

KEYPLAN

ISSUE CHART

ISSUE	ISSUE	DATE

Job Number	
Drawn	Author
Checked	Checker
Approved	Approver

TITLE

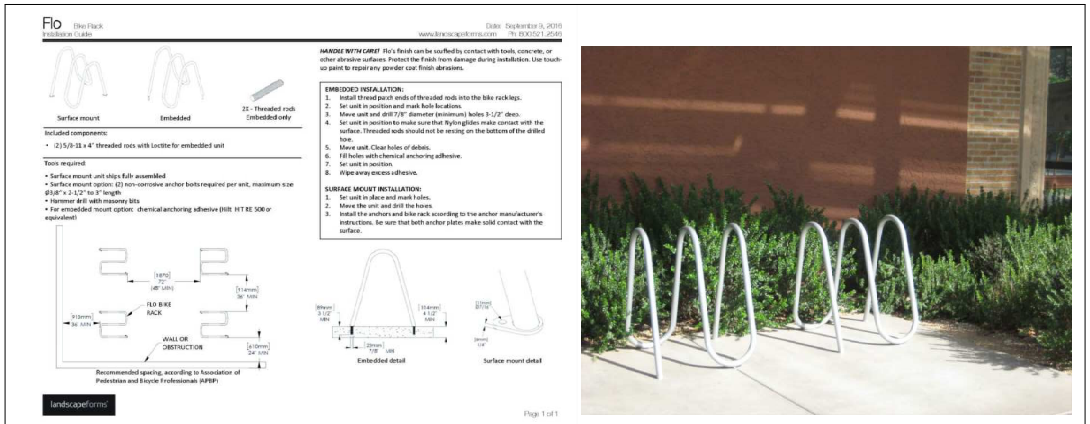
LANDSCAPE PLANS

SHEET NUMBER

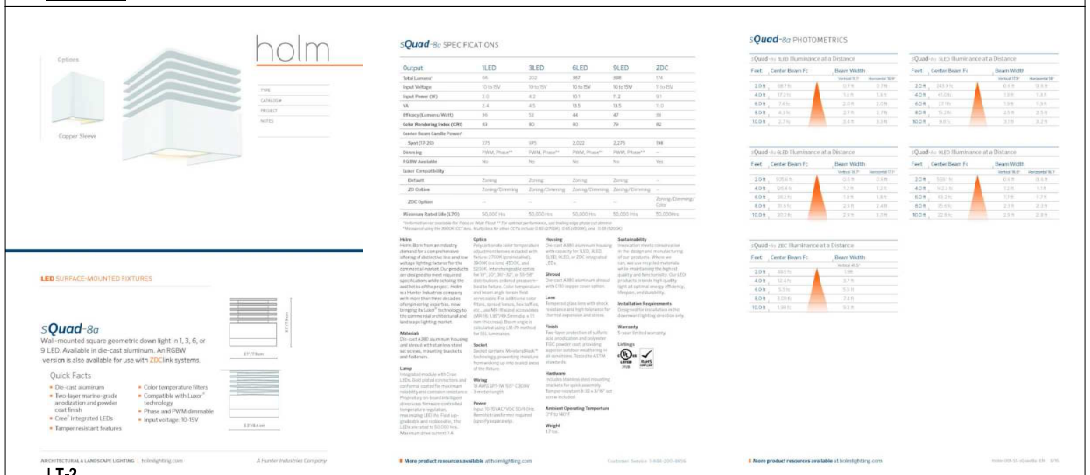
L01-01

Copyright © 2019 Perkins+Will

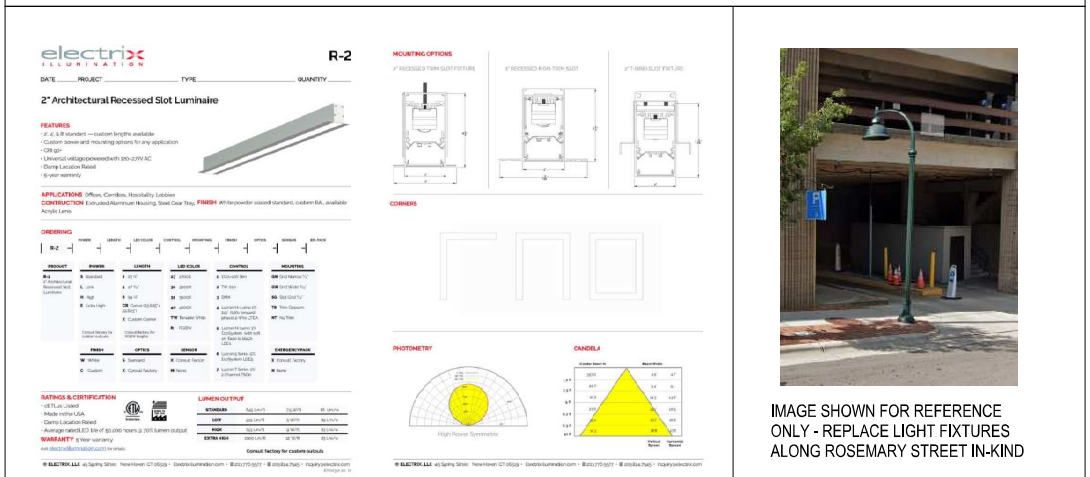
4/8/2020 2:16:04 PM BIM 360://137 Franklin Street/LANDS_UNC_East Franklin Site.rvt



BIKE RACK



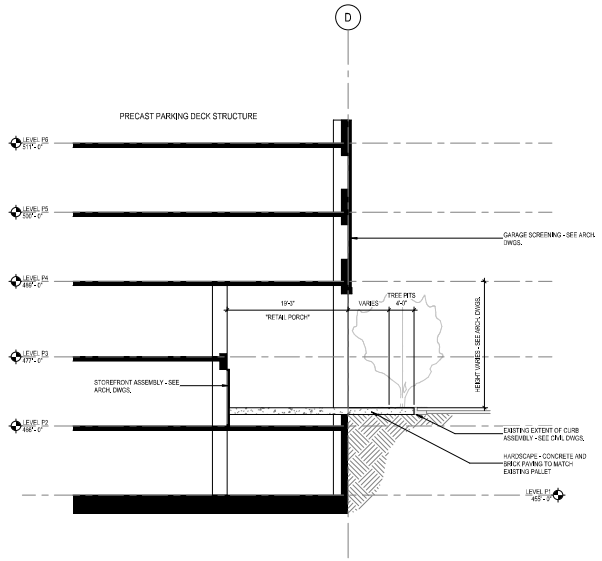
LT-2



LT-1

IMAGE SHOWN FOR REFERENCE ONLY - REPLACE LIGHT FIXTURES ALONG ROSEMARY STREET IN-KIND

LT-3



1 N/S SECTION AT RETAIL PORCH
1/8" = 1'-0"

Perkins&Will

Legacy Tower
411 W Chapel Hill Street, Suite 200
Durham, North Carolina 27701
T 919.235.5300
F 919.235.5301
perkinswill.com

CONSULTANTS

CIVIL
BALLENTINE ASSOCIATES, P.A.
221 Providence Road, Chapel Hill, NC 27514

STRUCTURAL
MVS
6750 Tryon Road, Cary, NC 27526

MEP
MVS
6750 Tryon Road, Cary, NC 27526

LANDSCAPE/IND
PERKINS & WILL
411 W Chapel Hill St Suite 200, Durham, NC 27701

OWNER
GRUBB PROPERTIES
4601 Park Road Suite 450, Charlotte, NC 28209

THIRD PARTY

CONTRACTOR
SAMET Corporation
5428 Wade Park Boulevard, Suite 104, Raleigh, NC 27607

PROJECT

PROJECT LOGO IF AVAILABLE

126 E ROSEMARY ST PARKING DECK

CLIENT LOGO IF AVAILABLE

KEYPLAN

ISSUE CHART

ISSUE	ISSUE	DATE

Job Number	
Drawn	Author
Checked	Checker
Approved	Approver

TITLE

SITE DETAILS

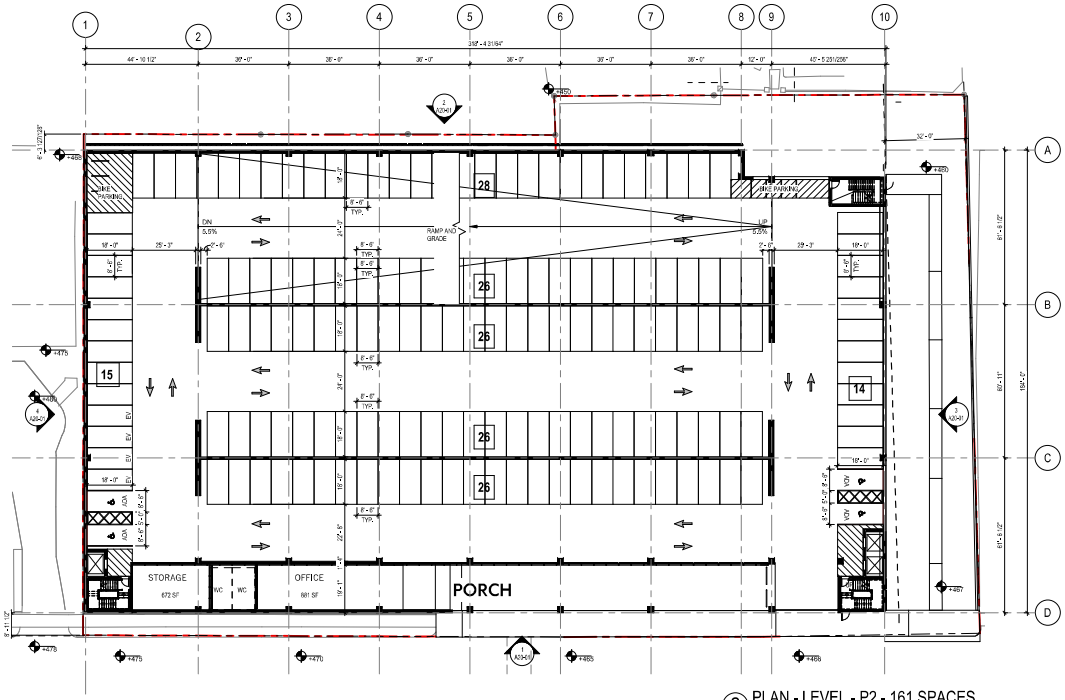
SHEET NUMBER

L01-02

4/8/2020 CONDITIONAL ZONING APPLICATION

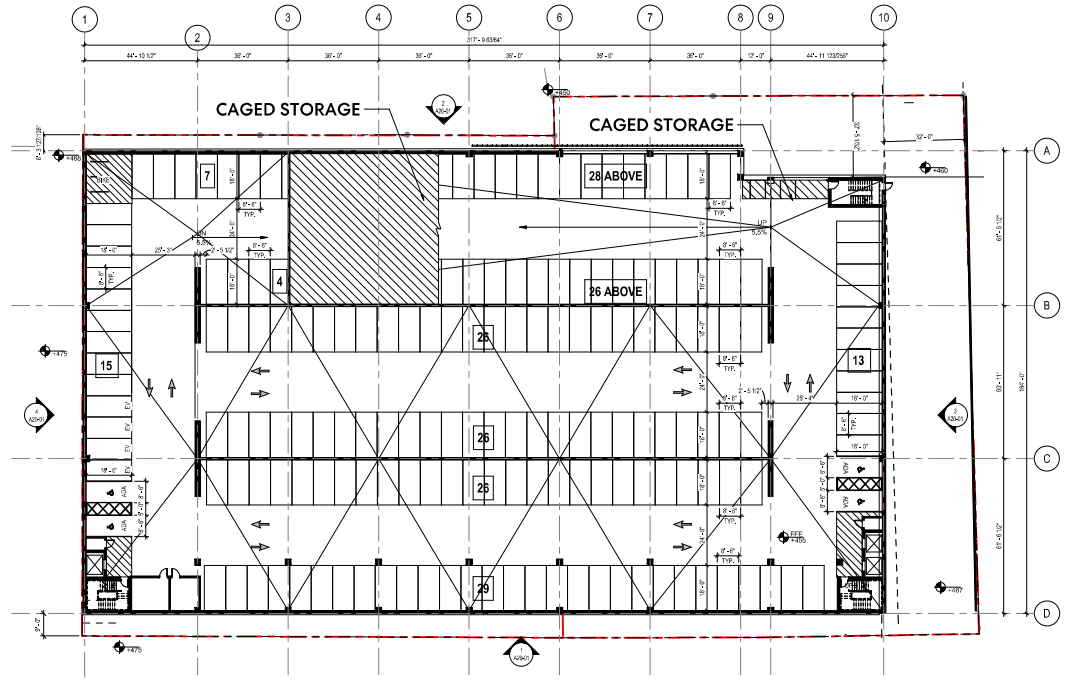
Copyright © 2019 Perkins+Will

4/8/2020 2:15:01 PM BIM 360://137-Franklin Street_MIDLUNC_East Franklin Studio.rvt



2 PLAN - LEVEL - P2 - 161 SPACES
1" = 20'-0"

P2 PARKING SCHEDULE		
Level	Parking Type	Number
P2	ACCESSIBLE SPACE (STD)	4
P2	ACCESSIBLE SPACE (VAN)	0
P2	ELECTRIC VEHICLE	4
P2	STANDARD SPACE	153
	TOTAL	161



1 PLAN - LEVEL - P1 - 146 SPACES
1" = 20'-0"

P1 PARKING SCHEDULE		
Level	Parking Type	Number
P1	ACCESSIBLE SPACE (STD)	4
P1	ACCESSIBLE SPACE (VAN)	0
P1	ELECTRIC VEHICLE	4
P1	STANDARD SPACE	138
	TOTAL	146

OVERALL PARKING TOTAL: 1,179 SPACES

Perkins&Will

Legacy Tower
411 W Chapel Hill Street, Suite 200
Durham, North Carolina 27701
t 919.435.5300
f 919.435.5301
perkinswill.com

CONSULTANTS

CIVIL
BALLENTINE ASSOCIATES, P.A.
221 Providence Road, Chapel Hill, NC 27514

STRUCTURAL
MVS
6750 Tryon Road, Cary, NC 27526

MEP
MVS
6750 Tryon Road, Cary, NC 27526

LANDSCAPE/HD
PERKINS & WILL
411 W Chapel Hill St Suite 200, Durham, NC 27701

OWNER
GRUBB PROPERTIES
4601 Park Road Suite 450, Charlotte, NC 28209

FACILITY

CONTRACTOR
SAMET Corporation
5420 Wade Park Boulevard Suite 104, Raleigh, NC 27607

NOTE: DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION PURPOSES.

PROJECT

PROJECT LOGO IF AVAILABLE

126 E ROSEMARY ST PARKING DECK

CLIENT LOGO IF AVAILABLE

KEYPLAN

ISSUE CHART

ISSUE		DATE
Job Number		
Drawn	Author	
Checked	Checker	
Approved	Approver	

TITLE

OVERALL FLOOR PLAN - P1 - P2

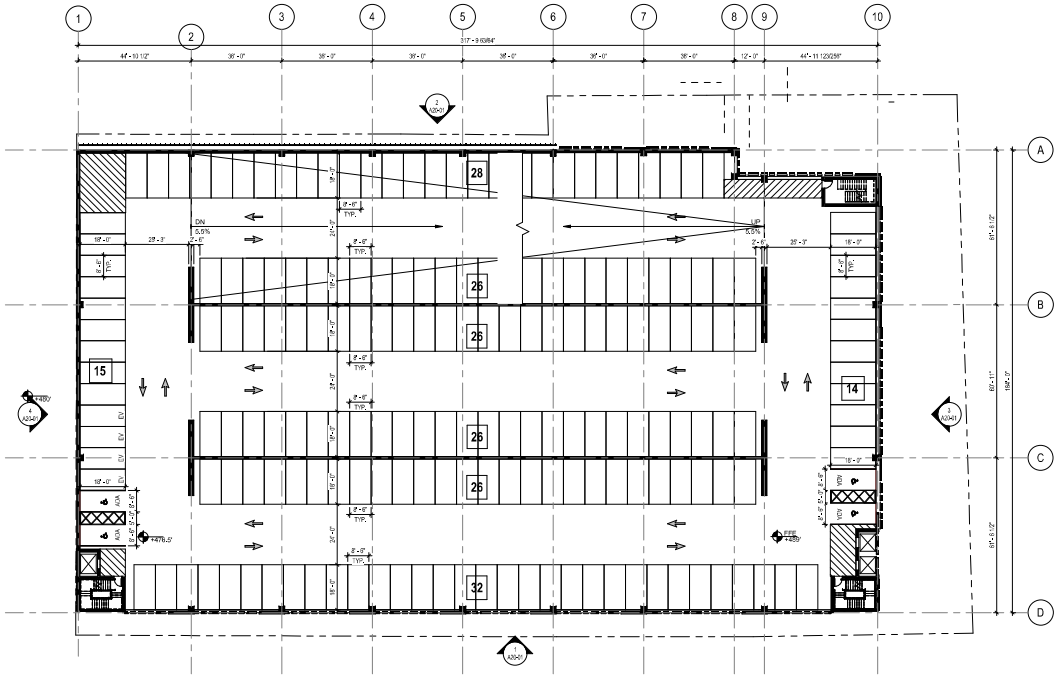
SHEET NUMBER

A10-01

4/8/2020 CONDITIONAL ZONING APPLICATION

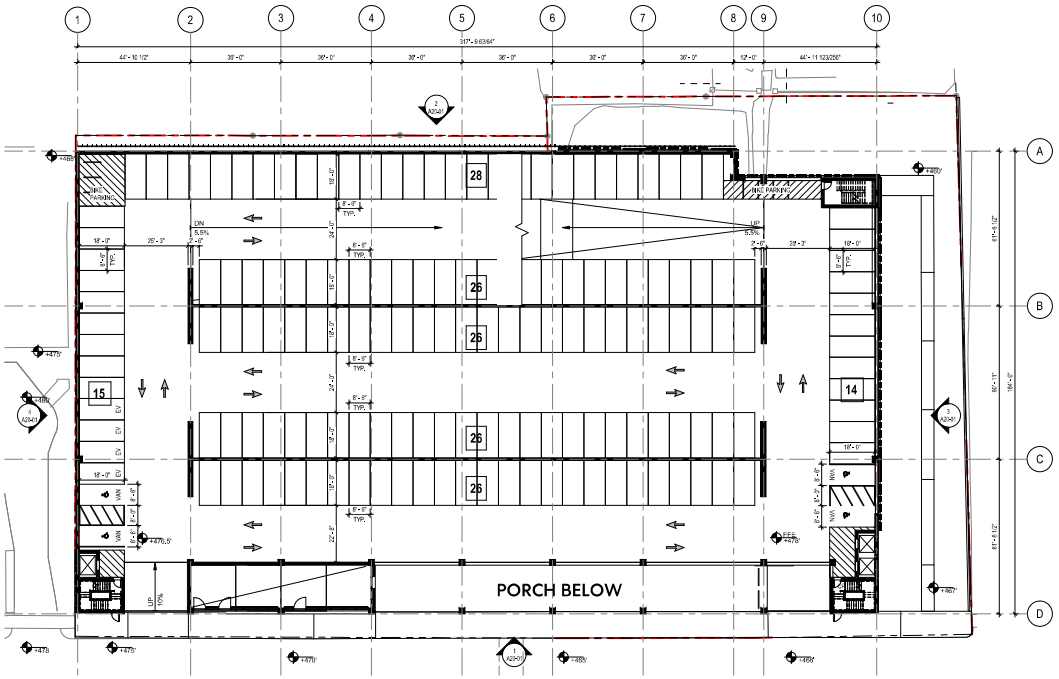
Copyright © 2020 Perkins+Will

4/8/2020 3:59:04 PM BIM 360://137 Franklin Street/WCAL_Grubb_Rosemary St Parking Deck.rvt



2 LEVEL P4 - 193 SPACES
1" = 20'-0"

P4 PARKING SCHEDULE		
Level	Parking Type	Number
P4	ACCESSIBLE SPACE (STD)	4
P4	ACCESSIBLE SPACE (VAN)	0
P4	ELECTRIC VEHICLE	4
P4	STANDARD SPACE	165
	TOTAL	193



1 LEVEL P3 - 165 SPACES
1" = 20'-0"

P3 PARKING SCHEDULE		
Level	Parking Type	Number
P3	ACCESSIBLE SPACE (STD)	6
P3	ACCESSIBLE SPACE (VAN)	1
P3	ELECTRIC VEHICLE	4
P3	STANDARD SPACE	157
	TOTAL	168

Perkins&Will

Legacy Tower
411 W Chapel Hill Street, Suite 200
Durham, North Carolina 27701
t 919.435.5300
f 919.435.5301
perkinswill.com

CONSULTANTS

CIVIL
BALLENTINE ASSOCIATES, P.A.
221 Providence Road, Chapel Hill, NC 27514

STRUCTURAL
NV5
6750 Tryon Road, Cary, NC 27526

MEP
NV5
6750 Tryon Road, Cary, NC 27526

LANDSCAPE/HD
PERKINS & WILL
411 W Chapel Hill St Suite 200, Durham, NC 27701

OWNER
GRUBB PROPERTIES
4601 Park Road Suite 450, Charlotte, NC 28209

FACILITY

CONTRACTOR
SAMET Corporation
5420 Wade Park Boulevard Suite 104, Raleigh, NC 27607

NOTE: DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION PURPOSES.

PROJECT

PROJECT LOGO IF AVAILABLE

126 E ROSEMARY ST PARKING DECK

CLIENT LOGO IF AVAILABLE

KEYPLAN

ISSUE CHART

ISSUE		DATE
Job Number		
Drawn	Author	
Checked	Checker	
Approved	Approver	

TITLE

OVERALL FLOOR PLAN - P3 - P4

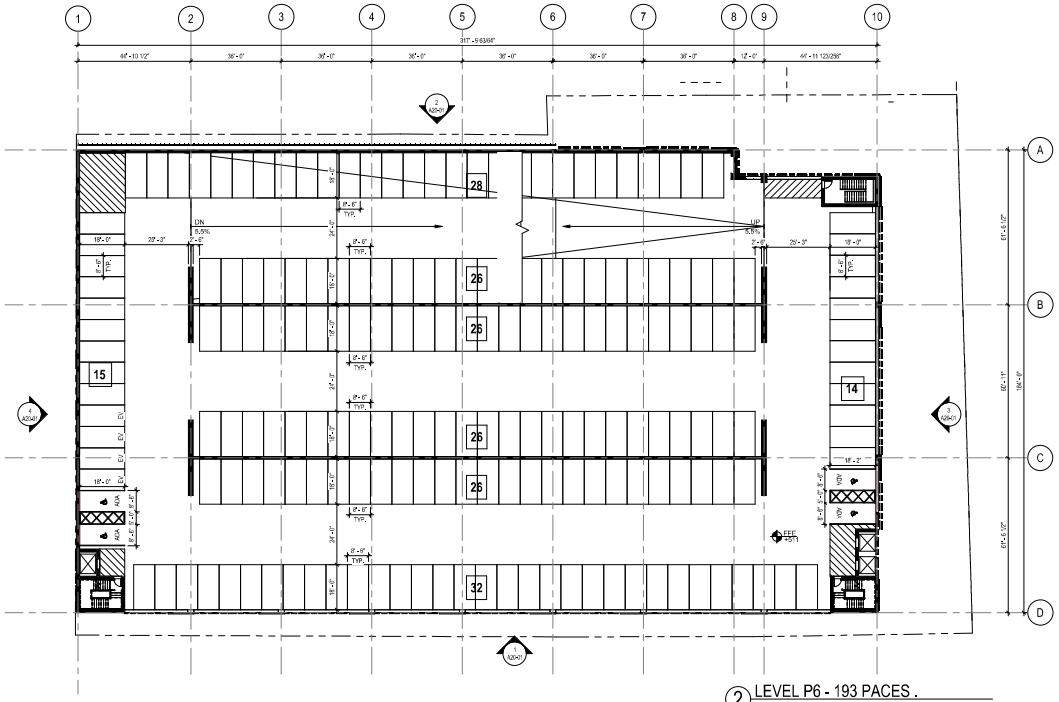
SHEET NUMBER

A10-02

4/8/2020 CONDITIONAL ZONING APPLICATION

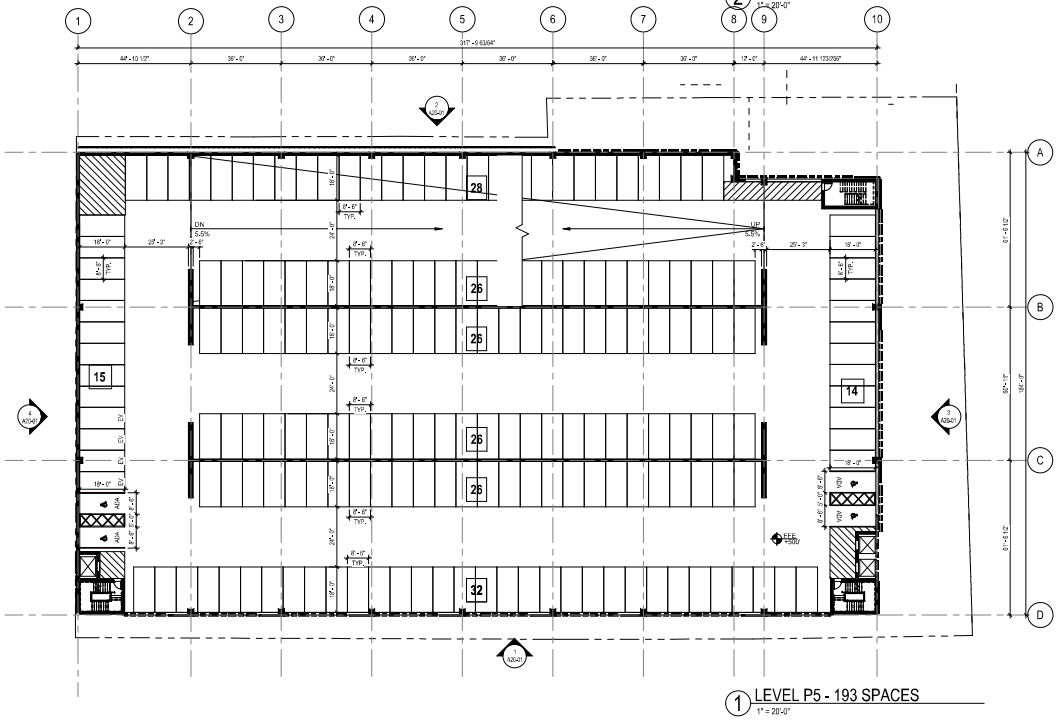
Copyright © 2020 Perkins+Will

4/8/2020 3:59:05 PM BIM: 360://137 Franklin Street/WCAL_Grubb_Rosemary St Parking Deck.rvt



P6 PARKING SCHEDULE		
Level	Parking Type	Number
P6	ACCESSIBLE SPACE (STD)	4
P6	ACCESSIBLE SPACE (VAN)	0
P6	ELECTRIC VEHICLE	4
P6	STANDARD SPACE	185
	TOTAL	193

2 LEVEL P6 - 193 PACES .
1" = 20'-0"



P5 PARKING SCHEDULE		
Level	Parking Type	Number
P5	ACCESSIBLE SPACE (STD)	4
P5	ACCESSIBLE SPACE (VAN)	0
P5	ELECTRIC VEHICLE	4
P5	STANDARD SPACE	185
	TOTAL	193

1 LEVEL P5 - 193 SPACES
1" = 20'-0"

Perkins&Will

Legacy Tower
411 W Chapel Hill Street, Suite 200
Durham, North Carolina 27701
t 919.435.9300
f 919.435.9301
perkinswill.com

CONSULTANTS

CIVIL
BALLENTINE ASSOCIATES, P.A.
221 Providence Road, Chapel Hill, NC 27514

STRUCTURAL
IVS
6750 Tryon Road, Cary, NC 27526

MEP
IVS
6750 Tryon Road, Cary, NC 27526

LANDSCAPE/HD
PERKINS & WILL
411 W Chapel Hill St Suite 200, Durham, NC 27701

OWNER
GRUBB PROPERTIES
4601 Park Road Suite 450, Charlotte, NC 28209

FACILITY

CONTRACTOR
SAMET Corporation
5420 Wade Park Boulevard Suite 104, Raleigh, NC 27607

NOTE: DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION PURPOSES.

PROJECT

PROJECT LOGO IF AVAILABLE

126 E ROSEMARY ST PARKING DECK

CLIENT LOGO IF AVAILABLE

KEYPLAN

ISSUE CHART

ISSUE		DATE
Job Number		
Drawn	Author	
Checked	Checker	
Approved	Approver	

TITLE

OVERALL FLOOR PLAN - P5 - P6

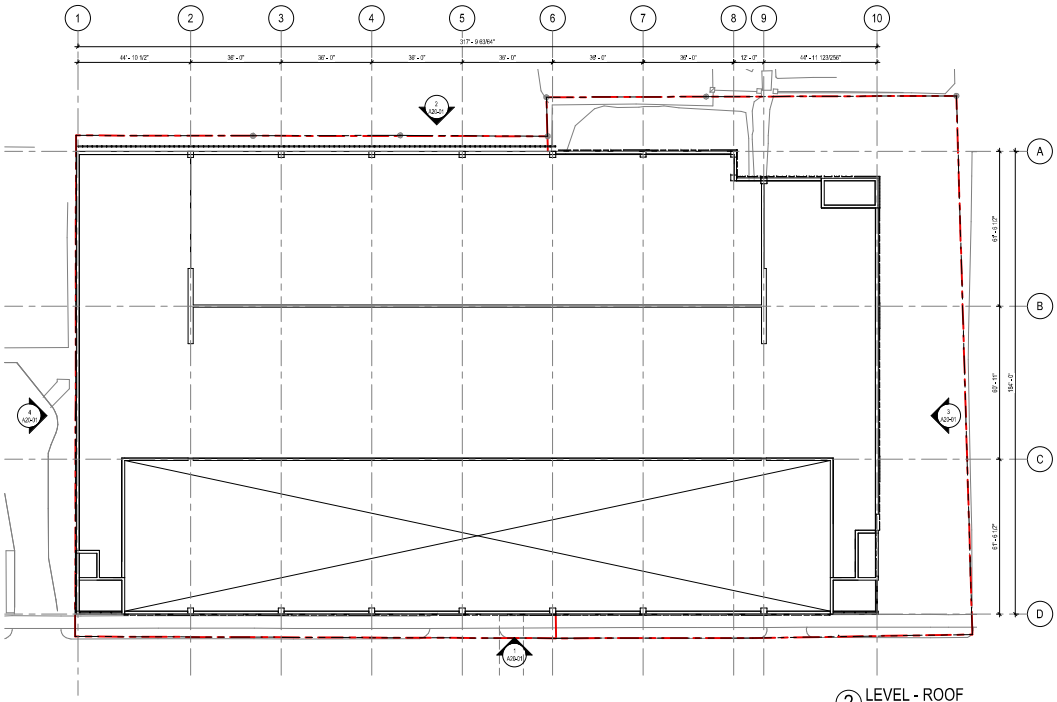
SHEET NUMBER

A10-03

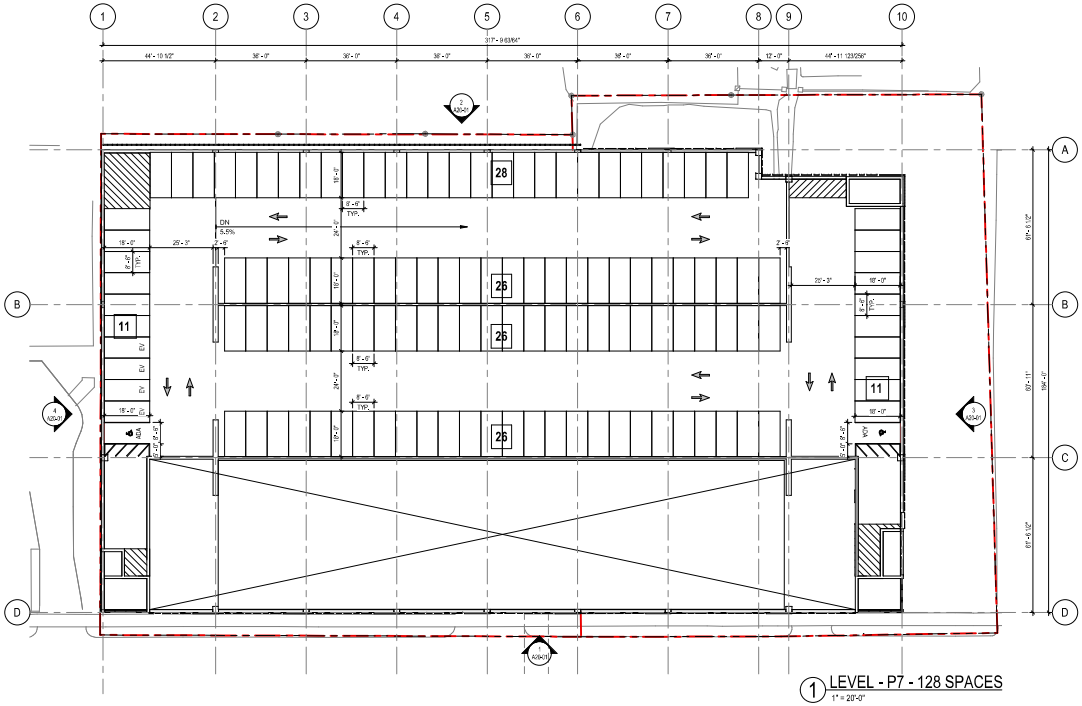
4/8/2020 CONDITIONAL ZONING APPLICATION

Copyright © 2020 Perkins+Will

4/8/2020 3:55:07 PM BIM 360://137 Franklin Street/HICAL_Grubb_Rosemary St Parking Deck.rvt



2 LEVEL - ROOF
1" = 20'-0"



1 LEVEL - P7 - 128 SPACES
1" = 20'-0"

P7 PARKING SCHEDULE		
Level	Parking Type2	Number2
P4	ACCESSIBLE SPACE (STD)	4
P4	ACCESSIBLE SPACE (VAN)	3
P4	ELECTRIC VEHICLE	4
P4	STANDARD SPACE	120
	TOTAL	128

Perkins&Will

Legacy Tower
411 W Chapel Hill Street, Suite 200
Durham, North Carolina 27701
t 919.435.9300
f 919.435.9301
perkinswill.com

CONSULTANTS

CIVIL
BALLENTINE ASSOCIATES, P.A.
221 Providence Road, Chapel Hill, NC 27514

STRUCTURAL
IVI5
6750 Tryon Road, Cary, NC 27526

MEP
IVI5
6750 Tryon Road, Cary, NC 27526

LANDSCAPE/HD
PERKINS & WILL
411 W Chapel Hill St Suite 200, Durham, NC 27701

OWNER
GRUBB PROPERTIES
4601 Park Road Suite 450, Charlotte, NC 28209

FACILITY

CONTRACTOR
SAMET Corporation
5420 Wade Park Boulevard Suite 104, Raleigh, NC 27607

NOTE: DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION PURPOSES.

PROJECT

PROJECT LOGO IF AVAILABLE

126 E ROSEMARY ST PARKING DECK

CLIENT LOGO IF AVAILABLE

KEYPLAN

ISSUE CHART

ISSUE		DATE
Job Number		
Drawn	Author	
Checked	Checker	
Approved	Approver	

TITLE

OVERALL FLOOR PLAN - P7 - ROOF

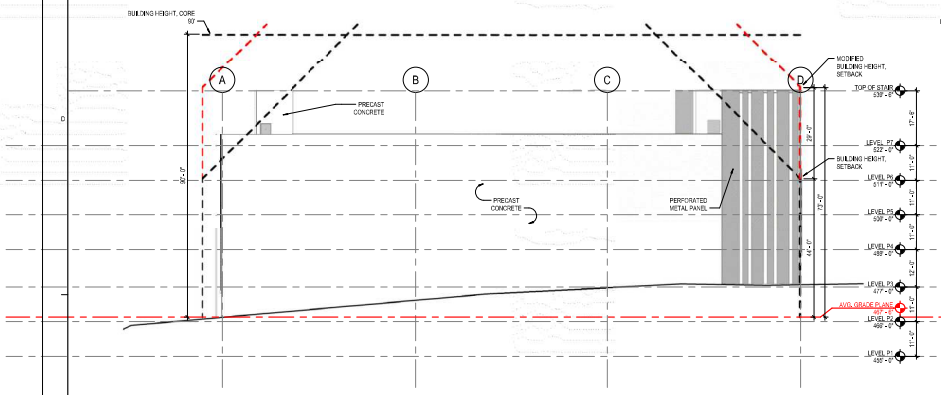
SHEET NUMBER

A10-04

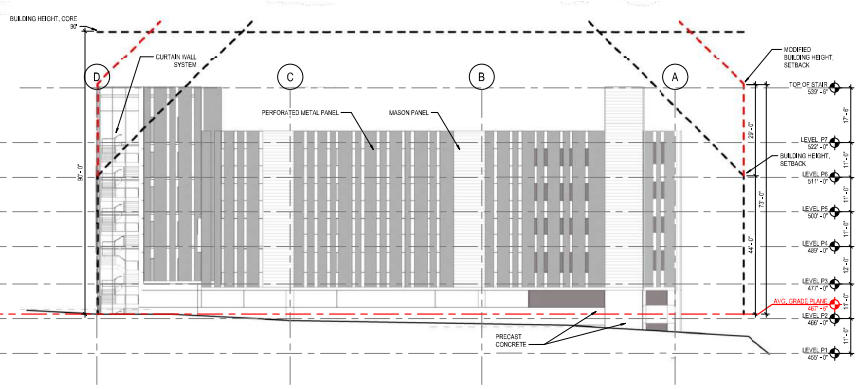
Copyright © 2020 Perkins+Will

4/8/2020 CONDITIONAL ZONING APPLICATION

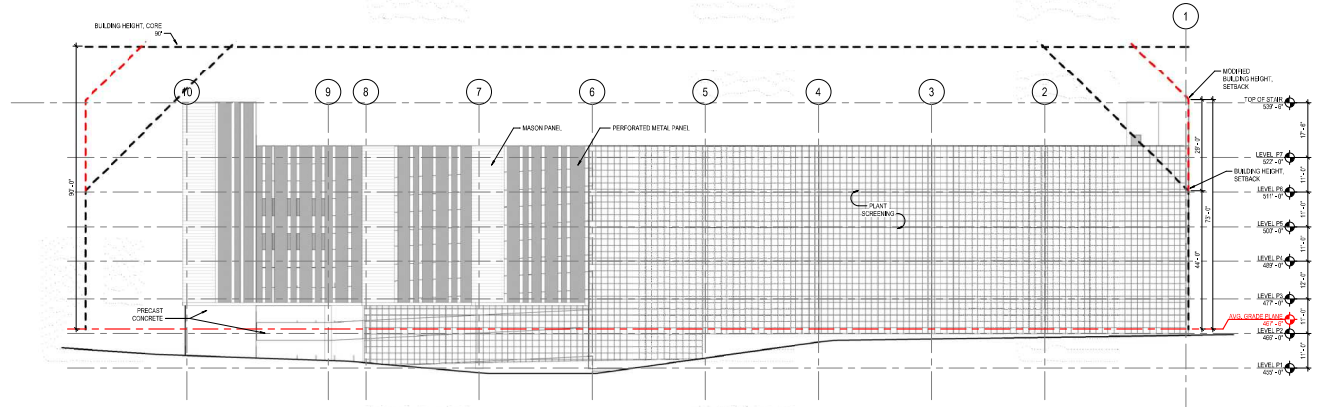
BIM: 360://137 Franklin Street/WCAL_Grubb_Rosemary St Parking Deck.rvt
4/8/2020 3:59:08 PM



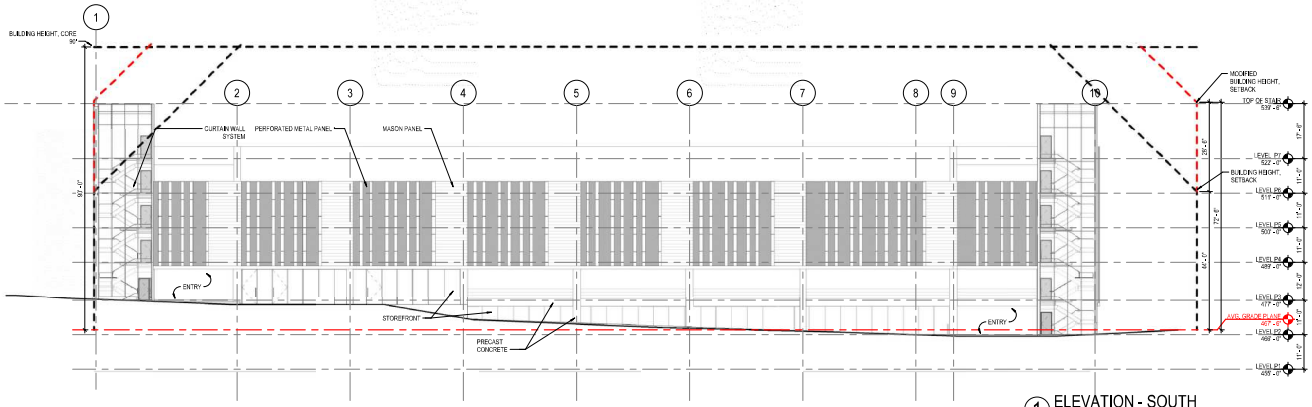
4 ELEVATION - WEST
1/16" = 1'-0"



3 ELEVATION - EAST
1/16" = 1'-0"



2 ELEVATION - NORTH
1/16" = 1'-0"



1 ELEVATION - SOUTH
1/16" = 1'-0"

Perkins&Will

Legacy Tower
411 W Chapel Hill Street, Suite 200
Durham, North Carolina 27701
t 919.435.5300
f 919.435.5301
perkinswill.com

CONSULTANTS

CIVIL
BALLENTINE ASSOCIATES, P.A.
221 Providence Road, Chapel Hill, NC 27514

STRUCTURAL
IVS
6750 Tryon Road, Cary, NC 27526

MEP
IVS
6750 Tryon Road, Cary, NC 27526

LANDSCAPE/PD
PERKINS & WILL
411 W Chapel Hill St Suite 200, Durham, NC 27701

OWNER
GRUBB PROPERTIES
4601 Park Road Suite 450, Charlotte, NC 28209

FACILITY

CONTRACTOR
SANET Corporation
5420 Wade Park Boulevard Suite 104, Raleigh, NC 27607

NOTE: DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION PURPOSES.

PROJECT

PROJECT LOGO IF AVAILABLE

126 E ROSEMARY ST PARKING DECK

CLIENT LOGO IF AVAILABLE

KEYPLAN

4/8/2020 CONDITIONAL ZONING APPLICATION

ISSUE CHART

ISSUE	ISSUE	DATE
Job Number		
Drawn		Author
Checked		Checker
Approved		Approver

TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A20-01

Copyright © 2020 Perkins+Will

4/8/2020 3:30:02 PM BIM 360://137 Franklin Street/WCFJLCHnb_Rosemary St Parking Deck.rvt

Storm Water Impact Analysis

For

Rosemary Street Parking Deck

125 East Rosemary Street

(PIN: 9788-37-4748 & 9788-37-6817)

Prepared by:

Ballentine Associates, P.A.
Consulting Engineers
221 Providence Road
Chapel Hill, NC 27514
(919) 929-0481

BA Project # 119016.02

NORTH CAROLINA PROFESSIONAL SEAL 029127 ENGINEER GEORGE J. RETSCHLE

8 APR 20

Issue Dates	Description
04 Mar 2020	Conditional Zoning Submittal #1
08 Apr 2020	Conditional Zoning Submittal #2

Project Overview:

The Rosemary Street Parking Deck is located along East Rosemary in Chapel Hill, NC. The property PINs are 9788-37-4748 & 9788-37-6817. The project is 1.76 acres total. The proposed project consists of approximately seven parking levels, 1,179 parking spots, bicycle parking, 881 square feet of office space, 672 square feet of heated storage and caged storage. The project will include utility relocation & removal, and relocation of an existing storm pipe. The project will decrease the stormwater impact of the existing site by decreasing the total impervious shown on the drainage area maps provided.

Existing Site Description:

The majority of the site slopes towards a yard inlet located north on the site, which collects water from E Rosemary Street. An old 30" storm pipe runs south to north through our site towards the yard inlet and then drains off the site.

There is 66,548 SF (1.53 AC) of existing impervious ground cover within the project property limits. All the existing impervious ground cover will be removed as the site is re-developed.

There are no stream features within 150 feet of the parcel boundaries, so a stream determination was not required as directed by The Town of Chapel Hill. The site lies in the Jordan Lake Watershed, which is part of the Cape Fear River Basin. A copy of FIRM panel 3710978800K is included in Appendix A, which confirms that the site is not within a special flood hazard area. The NRCS Soils Survey mapping included in Appendix A shows that the soils on the site are Appling-urban land complex "AuC" and Urban land "Ur" and the site is 26% HSG B and 74% of the site is unrated.

Proposed Project Description:

The redevelopment of the site includes the demolition of existing parking lots and the construction of a parking deck with associated features.

The project will result in a post-developed impervious cover of 65,000 SF (1.49 AC), which represents a net decrease of 1,548 SF (0.04 AC) under existing conditions in the site's net land area. Please note the total impervious cover includes an impervious allowance of 2,523 SF for future modifications to the plan.

Stormwater Management Requirements:

This project must meet the town of Chapel Hill's current stormwater requirements, which include:

Water Quality Requirements:

- All post-development stormwater runoff resulting from the first one inch of precipitation shall be treated to remove 85% of total suspended solids for all new impervious surfaces resulting from the Development. Stormwater treatment facilities will be designed according to the North Carolina Department of Environment Quality (NCDEQ) "Stormwater Design Manual" as

modified by the Town: and any future written design guidance approved by both the Town and NCDEQ.

Water Quantity Requirements:

- Post-developed peak flows cannot exceed pre-developed peak flows during the 1, 2, and 25-year storms.
- The increase in runoff volume ("Delta") for the 2-year, 24-hour storm (3.6" depth) must be managed (i.e. released over a 2-5 day period).

Proposed Stormwater Management:

The project as proposed removes 1,548 SF of impervious surface cover. Therefore there is not a net impervious increase with the redevelopment of the site and the town's water quality/quantity requirements are satisfied. Refer to appendix A for site area mapping.

Proposed Pipe East of Deck:

The old 30" storm pipe that currently runs through the site will be relocated onsite and replaced with a new RCP pipe in a location with adequate access east of the parking garage. After preliminary analysis at the outfall of the site, it is recommended to replace the existing 30-inch RCP (see sheet C0101) with a new 36-inch RCP. Appendix A (DA 3 and DA 4) shows the pre and post development drainage area maps. These show that the project decreases the peak surface flow to the existing catch basin in front the of the site, the existing raised yard inlet in the north of the site, and the offsite drainage for the site. The proposed deck and the majority of the site is directed into the relocated storm system. Hydraulic grade lines profiles (10-Yr and 25-Yr storms) for the storm network and pipe capacity calculations for the existing storm pipe coming into the site are located in Appendix B.

Conclusion:

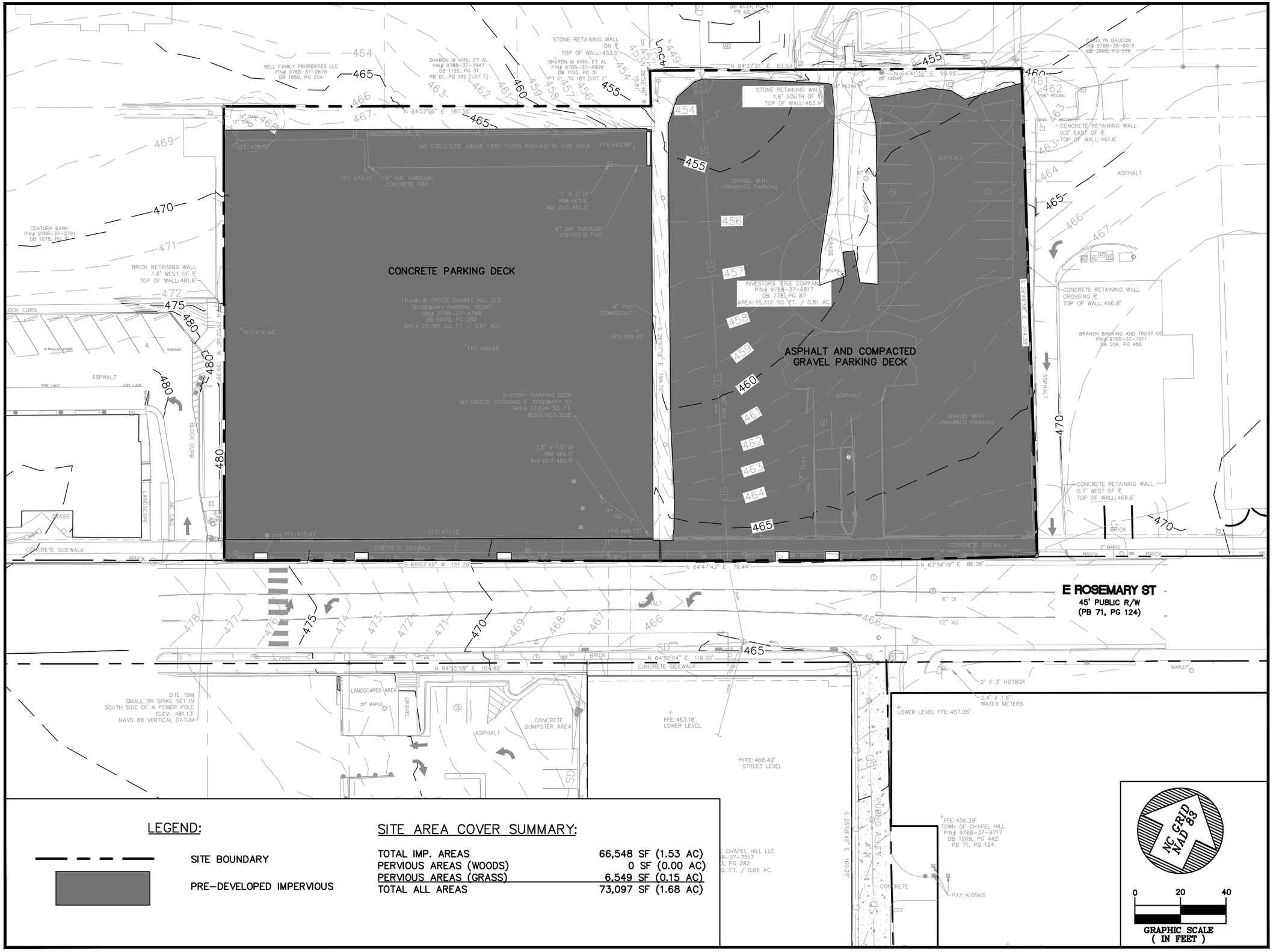
This project as proposed, will comply with the Town of Chapel Hill's current stormwater management regulations. In addition, this project will improve the existing storm drainage that currently runs through the site.

List of Appendices:

- Appendix A - Maps
  - DA-1 Pre-Developed Site Area Map
  - DA-2 Post-Developed Site Area Map
  - DA-3 Pre-Developed Drainage Area Map
  - DA-4 Post-Developed Drainage Area Map
  - DA-5 Inlet Drainage Area Map
  - Soils Map –
    - Hardbound
    - NRCS Soils Map
    - NRCS Hydrologic Soil Groups
  - FIRM Panel 3710978800K
  - USGS Topographic Map
  - Aerial

- Appendix B – Stormwater Design Calculations
  - NOAA Point Precipitation Frequency Estimate
  - Pipe Capacity Calculations
  - Storm Sewers Schematic
  - NCDOT Conduit Pipe Table (10-Year)
  - Hydraulic Grade Line Profiles (10-Year)
  - NCDOT Conduit Pipe Table (25-Year)
  - Hydraulic Grade Line Profiles (25-Year)

- **Appendix A - Maps**
    - DA-1 Pre-Developed Site Area Map
    - DA-2 Post-Developed Site Area Map
    - DA-3 Pre-Developed Drainage Area Map
    - DA-4 Post-Developed Drainage Area Map
    - DA-5 Inlet Drainage Area Map
    - Soils Map –
        - Hardbound
        - NRCS Soils Map
        - NRCS Hydrologic Soil Groups
    - FIRM Panel 3710978800K
    - USGS Topographic Map
    - Aerial



LEGEND:

SITE BOUNDARY

PRE-DEVELOPED IMPERVIOUS

SITE AREA COVER SUMMARY:

TOTAL IMP. AREAS	66,548 SF (1.53 AC)
PERVIOUS AREAS (WOODS)	0 SF (0.00 AC)
PERVIOUS AREAS (GRASS)	6,549 SF (0.15 AC)
TOTAL ALL AREAS	73,097 SF (1.68 AC)

E ROSEMARY DECK
PRE-DEVELOPED SITE AREA MAP

CHAPEL HILL, NC

ISSUED	DATE

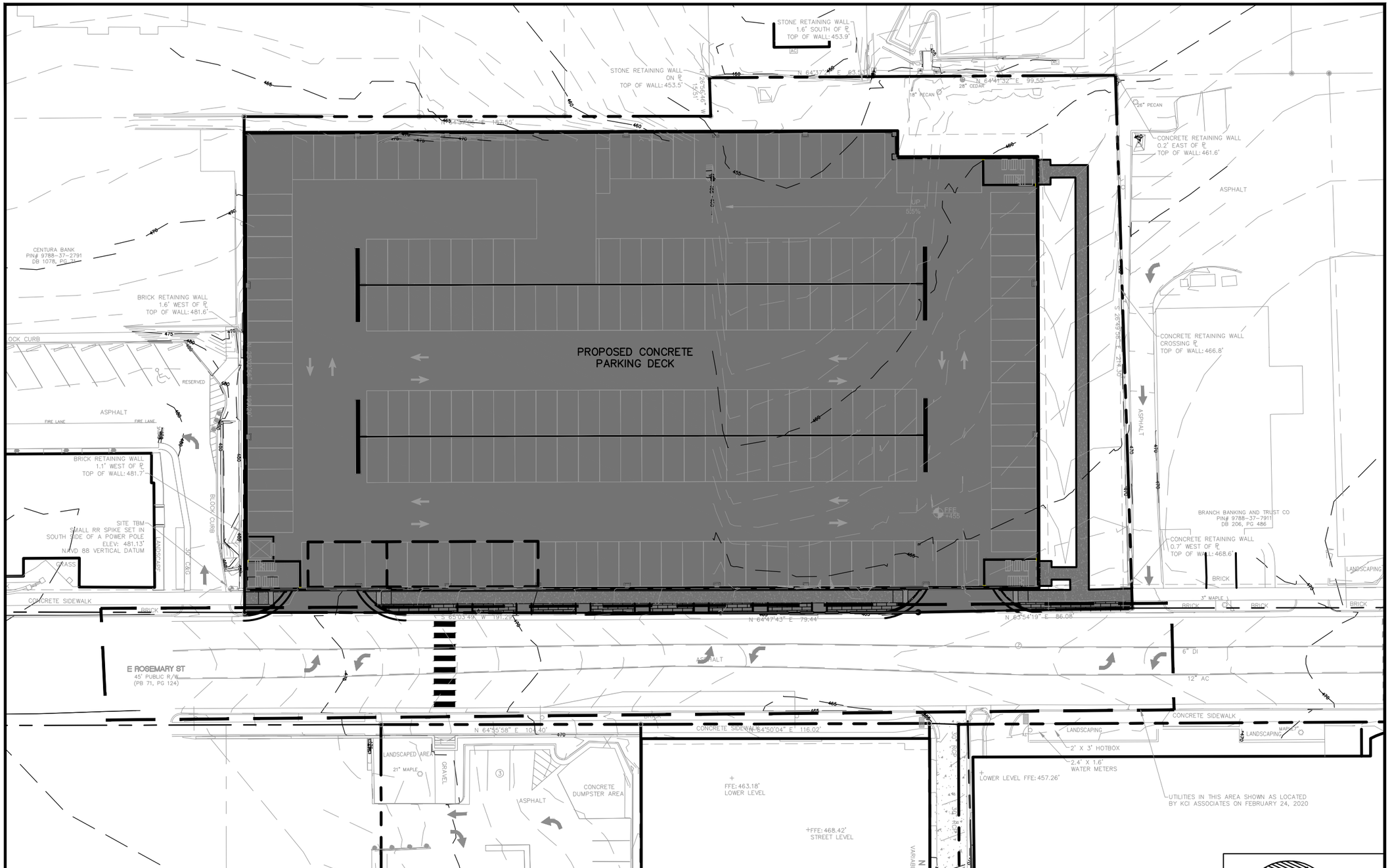
ISSUED	DATE
TO TOWN OF CHAPEL HILL	2 MAR 20

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

SCALE:	AS NOTED
DATE:	2 MAR 20
JOB NUMBER:	119016.02
DRAWN BY:	GJR
REVIEWED BY:	GJR

DA
1

N:\Projects\119016.00 Rosemary St Properties\119006.02 Rosemary Deck\1__Dwg\BA-Model Files\Water_Storm Design CAD Files\DA 1 - Existing SA.dwg, 3/1/2020 5:45:39 PM, georger



LEGEND:

SITE BOUNDARY

POST-DEVELOPED IMPERVIOUS

SITE AREA COVER SUMMARY:

TOTAL IMP. AREAS	65,000* SF (1.49 AC)
PERVIOUS AREAS (WOODS)	0 SF (0.00 AC)
PERVIOUS AREAS (GRASS)	8,079 SF (0.19 AC)
TOTAL ALL AREAS	73,079 SF (1.68 AC)

* INCLUDES 2,523 SF OF IMPERVIOUS ALLOWANCE BEYOND WHAT IS HATCHED ON THIS DRAWING

E ROSEMARY DECK
POST-DEVELOPED SITE AREA MAP
CHAPEL HILL, NC

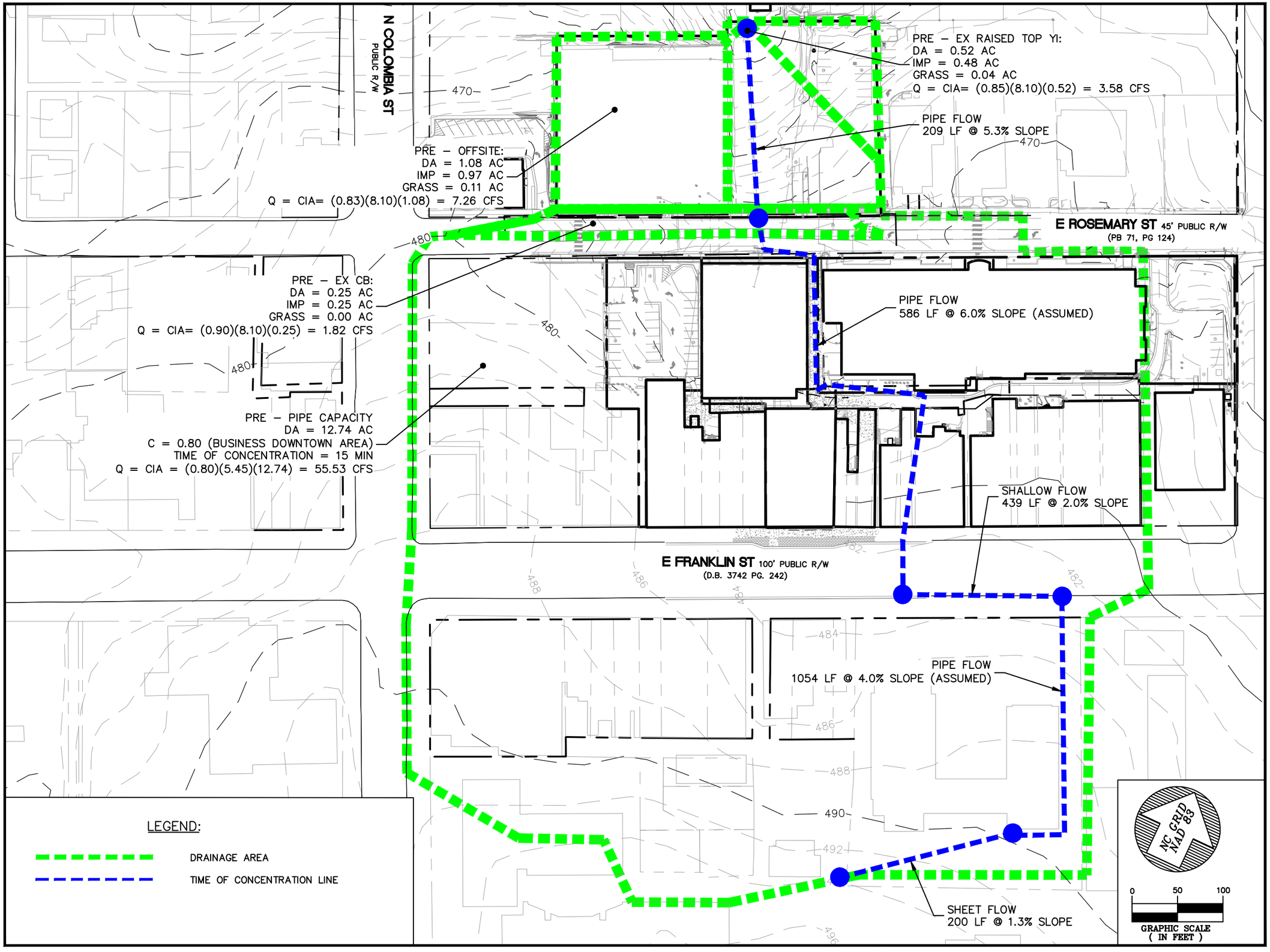
ISSUED	DATE

ISSUED	DATE
TO TOWN OF CHAPEL HILL	02 MAR 20
TO TOWN OF CHAPEL HILL	08 APR 20

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

SCALE:	AS NOTED
DATE:	02 MAR 20
JOB NUMBER:	119016.02
DRAWN BY:	GJR
REVIEWED BY:	GJR

DA
2



E ROSEMARY DECK
PRE-DEVELOPED DRAINAGE AREA MAP

CHAPEL HILL, NC

ISSUED	DATE
TO TOWN OF CHAPEL HILL	08 APR 20

ISSUED	DATE

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

SCALE:	AS NOTED
DATE:	08 APR 20
JOB NUMBER:	119016.02
DRAWN BY:	J.B.M.
REVIEWED BY:	G.J.R.

DA
3

N COLOMBIA ST
PUBLIC R/W

470

POST – EX RAISED TOP YI:
DA = 0.01 AC
IMP = 0.00 AC
GRASS = 0.01 AC
Q = CIA= (0.20)(8.10)(0.01) = 0.02 CFS

POST – EX CB:
DA = 0.18 AC
IMP = 0.18 AC
GRASS = 0.00 AC
Q = CIA= (0.90)(8.10)(0.18) = 1.31 CFS

480

POST – PIPE CAPACITY
DA = 12.74 AC
C = 0.80 (BUSINESS DOWNTOWN AREA)
TIME OF CONCENTRATION = 15 MIN
Q = CIA = (0.80)(5.45)(12.74) = 55.53 CFS

POST – OFFSITE:
DA = 0.13 AC
IMP = 0.01 AC
GRASS = 0.12 AC
Q = CIA= (0.25)(8.10)(0.13) = 0.26 CFS

PIPE FLOW
425 LF @ 2.6% SLOPE

470

PROPOSED CONCRETE PARKING DECK

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

PIPE FLOW
586 LF @ 6.0% SLOPE (ASSUMED)

480

SHALLOW FLOW
439 LF @ 2.0% SLOPE

E FRANKLIN ST 100' PUBLIC R/W
(D.B. 3742 PG. 242)

484

PIPE FLOW
1054 LF @ 4.0% SLOPE (ASSUMED)

486

488

490

492

SHEET FLOW
200 LF @ 1.3% SLOPE

496

LEGEND:

DRAINAGE AREA

TIME OF CONCENTRATION LINE

NC GRID
NAD 83

0 100 200
GRAPHIC SCALE
(IN FEET)

E ROSEMARY DECK
POST-DEVELOPED DRAINAGE AREA MAP

CHAPEL HILL, NC

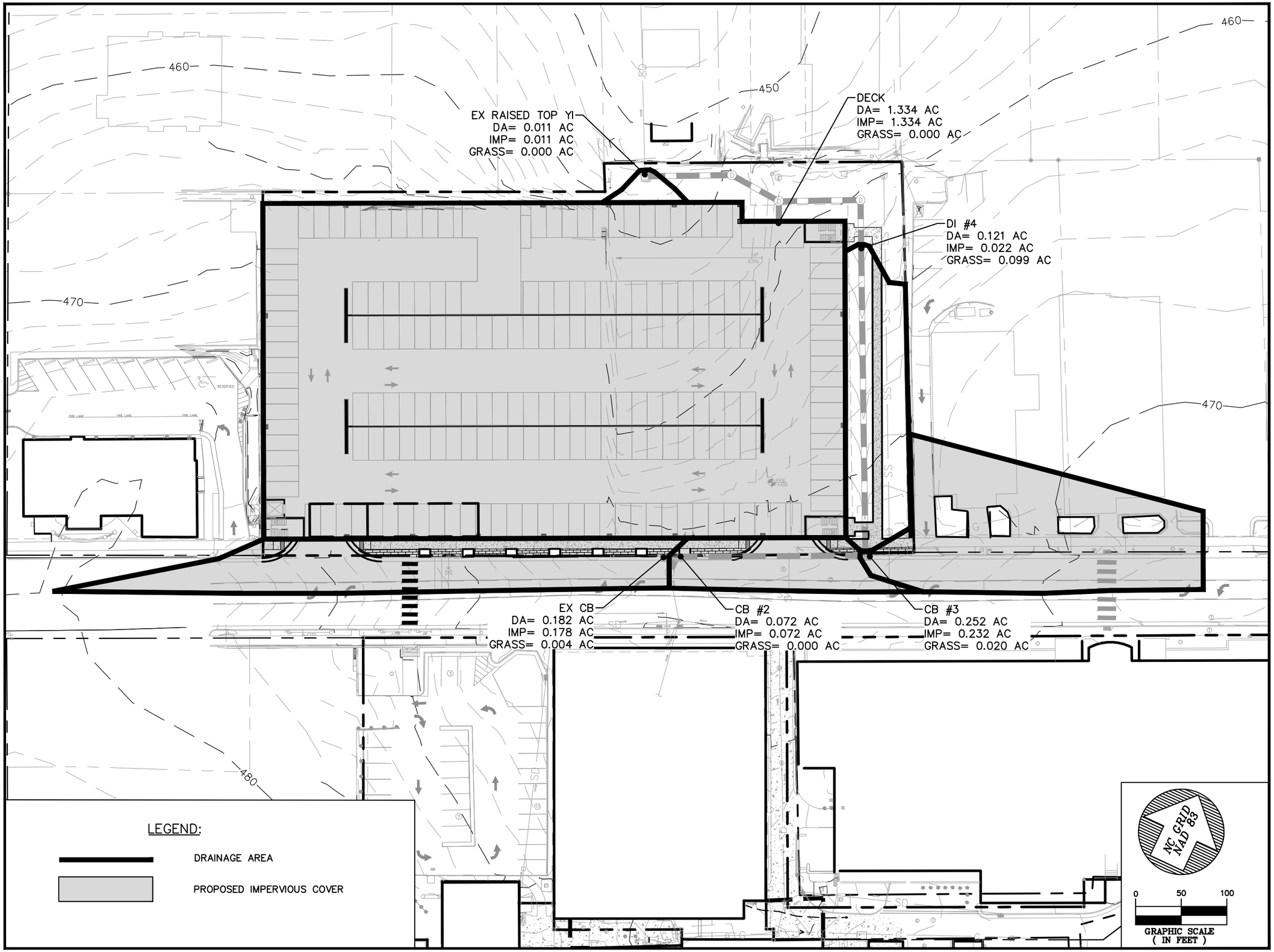
ISSUED	DATE

ISSUED	DATE
TO TOWN OF CHAPEL HILL	08 APR 20

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

SCALE:	AS NOTED
DATE:	08 APR 20
JOB NUMBER:	119016.02
DRAWN BY:	J.B.M.
REVIEWED BY:	G.J.R.

DA
4



E ROSEMARY DECK INLET DRAINAGE AREA MAP

CHAPEL HILL, NC

ISSUED	DATE

ISSUED	DATE
TO TOWN OF CHAPEL HILL	08 APR 20

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

SCALE:	AS NOTED
DATE:	08 APR 20
JOB NUMBER:	119016.02
DRAWN BY:	J.B.M.
REVIEWED BY:	G.J.R.

DA
5

30
N
(Joins sheet 26)
(Joins sheet 29)
(Joins inset A, sheet 27)
(Joins sheet 32)
1 990 000 FEET
790 000 FEET
1 970 000 FEET
280 000 FEET
1 Mile
5000 Feet
Scale 1:20000
PROJECT SITE
CHAPEL HILL
CARRBORO
UNIVERSITY LAKE
Morgan Cr
Morgan Creek
Little Creek
Bolin Creek
Ch Creek
Ch Hill
Ch Mill
Ch Walnut
Ch
LoC
GeB
EnB
GeC
TaD
TaE
WmE
WmD
ApC
ApB
AuC
Ur
Ww
WsB
WtC2
IuB
IrB
HrB
HeB
Cp
CfC
GlF
GlD
CrB
Aa
Lg
Lf
Lr
Or
Wx
Wm
Ch

Map Scale: 1:932 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 10 20 40 60

Feet: 0 45 90 180 270

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Orange County, North Carolina
Survey Area Data: Version 19, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 27, 2014—May 6, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AuC	Appling-Urban land complex, 2 to 10 percent slopes	0.5	26.0%
Ur	Urban land	1.3	74.0%
Totals for Area of Interest		**1.8**	**100.0%**

Hydrologic Soil Group—Orange County, North Carolina

Map Scale: 1:932 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 10 20 40 60

Feet: 0 45 90 180 270

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Orange County, North Carolina
Survey Area Data: Version 19, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 27, 2014—May 6, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AuC	Appling-Urban land complex, 2 to 10 percent slopes	B	0.5	26.0%
Ur	Urban land		1.3	74.0%
Totals for Area of Interest			**1.8**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

This digital Flood Insurance Rate Map (FIRM) was produced through a unique cooperative partnership between the State of North Carolina and the Federal Emergency Management Agency (FEMA). The State of North Carolina has implemented a long term approach to floodplain management to decrease the costs associated with flooding. This is demonstrated by the State's commitment to map flood hazard areas at the local level. As a part of this effort, the State of North Carolina has joined in a Cooperating Technical State agreement with FEMA to produce and maintain this digital FIRM.

FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR ZONE DESCRIPTIONS AND INDEX MAP

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT

HTTP://FRIS.NC.GOV/FRIS

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) *Zone A, V, A99*
	With BFE or Depth *Zone AE, AO, AH, VE, AR*
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with Average Depth Less Than One Foot or With Drainage Areas of Less Than One Square Mile *Zone X*
	Future Conditions 1% Annual Chance Flood Hazard *Zone X*
	Area with Reduced Flood Risk due to Levee See Notes *Zone X*
OTHER AREAS	Areas Determined to be Outside the 0.2% Annual Chance Floodplain *Zone X*
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Accredited or Provisionally Accredited Levee, Dike, or Floodwall
	Non-accredited Levee, Dike, or Floodwall
	BM5510 North Carolina Geodetic Survey bench mark
	BM5510 National Geodetic Survey bench mark
	BM5510 Contractor Est. NCFMP Survey bench mark
	012 18.2 Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
	8 Coastal Transect
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
OTHER FEATURES	Limit of Study
	Jurisdiction Boundary

NOTES TO USERS

For information and questions about this map, available products associated with this FIRM including historic versions of this FIRM, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Map Service Center website at http://msc.fema.gov. An accompanying Flood Insurance Study report, Letter of Map Revision (LOMR) or Letter of Map Amendment (LOMA) revising portions of this panel, and digital versions of this FIRM may be available. Visit the North Carolina Floodplain Mapping Program website at http://www.ncfloodmaps.com, or contact the FEMA Map Service Center.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in the community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Flood Insurance Study (FIS) means an examination, evaluation, and determination of flood hazards, corresponding water surface elevations, flood hazard risk zones, and other flood data in a community issued by the North Carolina Floodplain Mapping Program (NCFMP). The Flood Insurance Study (FIS) is comprised of the following products used together: the Digital Flood Hazard Database, the Water Surface Elevation Rasters, the digitally derived, autogenerated Flood Insurance Rate Map and the Flood Insurance Survey Report. A Flood Insurance Survey is a compilation and presentation of flood risk data for specific watercourses, lakes, and coastal flood hazard areas within a community. This report contains detailed flood elevation data, data tables and FIRM indices. When a flood study is completed for the NFIP, the digital information, reports and maps are assembled into an FIS. Information shown on this FIRM is provided in digital format by the NCFMP. Base map information shown on this FIRM was provided in digital format by the NCFMP. The source of this information can be determined from the metadata available in the digital FLOOD database and in the Technical Support Data Notebook (TSDN).

ACCREDITED LEVEE NOTES TO USERS: If an accredited levee note appears on this panel check with your local community to obtain more information, such as the estimated level of protection provided (which may exceed the 1-percent-annual-chance level) and Emergency Action Plan, on the levee system(s) shown as providing protection. To mitigate flood risk in residual risk areas, property owners and residents are encouraged to consider flood insurance and floodproofing or other protective measures. For more information on flood insurance, interested parties should visit the FEMA Website at http://www.fema.gov/business/nfip/index.shtm.

PROVISIONALLY ACCREDITED LEVEE NOTES TO USERS: If a Provisionally Accredited Levee (PAL) note appears on this panel, check with your local community to obtain more information, such as the estimated level of protection provided (which may exceed the 1-percent-annual-chance level) and Emergency Action Plan, on the levee system(s) shown as providing protection. To maintain accreditation, the levee owner or community is required to submit the data and documentation necessary to comply with Section 65.10 of the NFIP regulations. If the community or owner does not provide the necessary data and documentation or if the data and documentation provided indicates the levee system does not comply with Section 65.10 requirements, FEMA will revise the flood hazard and risk information for this area to reflect de-accreditation of the levee system. To mitigate flood risk in residual risk areas, property owners and residents are encouraged to consider flood insurance and floodproofing or other protective measures. For more information on flood insurance, interested parties should visit the FEMA Website at http://www.fema.gov/business/nfip/index.shtm.

LIMIT OF MODERATE WAVE ACTION NOTES TO USERS: For some coastal flooding zones the AE Zone category has been divided by a Limit of Moderate Wave Action (LiMWA). The LiMWA represents the approximate landward limit of the 1.5-foot breaking wave. The effects of wave hazards between the VE Zone and the LiMWA (or between the shoreline and the LiMWA for areas where VE Zones are not identified) will be similar to, but less severe than those in the VE Zone.

Limit of Moderate Wave Action (LiMWA)

COASTAL BARRIER RESOURCES SYSTEM (CBRS) NOTE

This map may include approximate boundaries of the CBRS for informational purposes only. Flood insurance is not available within CBRS areas for structures that are newly built or substantially improved on or after the date(s) indicated on the map. For more information see http://www.fws.gov/cbra, the FIS Report, or call the U.S. Fish and Wildlife Service Customer Service Center at 1-800-344-WILD.

CBRS Area

Otherwise Protected Area

SCALE

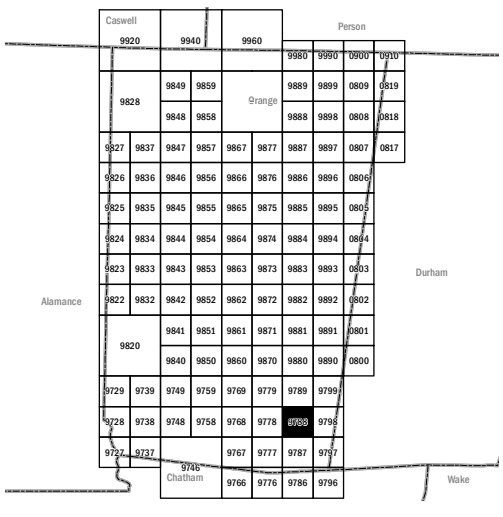
Map Projection:
North Carolina State Plane Projection Feet (Zone 3200)
Datum: NAD 1983 (Horizontal), NAVD 1988 (Vertical)

1 inch = 500 feet 1:6,000

0 250 500 1,000 Feet

0 75 150 300 Meters

PANEL LOCATOR



FEMA

National Flood Insurance Program

NORTH CAROLINA FLOODPLAIN MAPPING PROGRAM
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

NORTH CAROLINA

PANEL 9788

Panel Contains:

COMMUNITY	CID	PANEL	SUFFIX
CARRBORO, TOWN OF	370275	9788	K
CHAPEL HILL, TOWN OF	370180	9788	K

VERSION NUMBER
2.3.3.2

MAP NUMBER
3710978800K

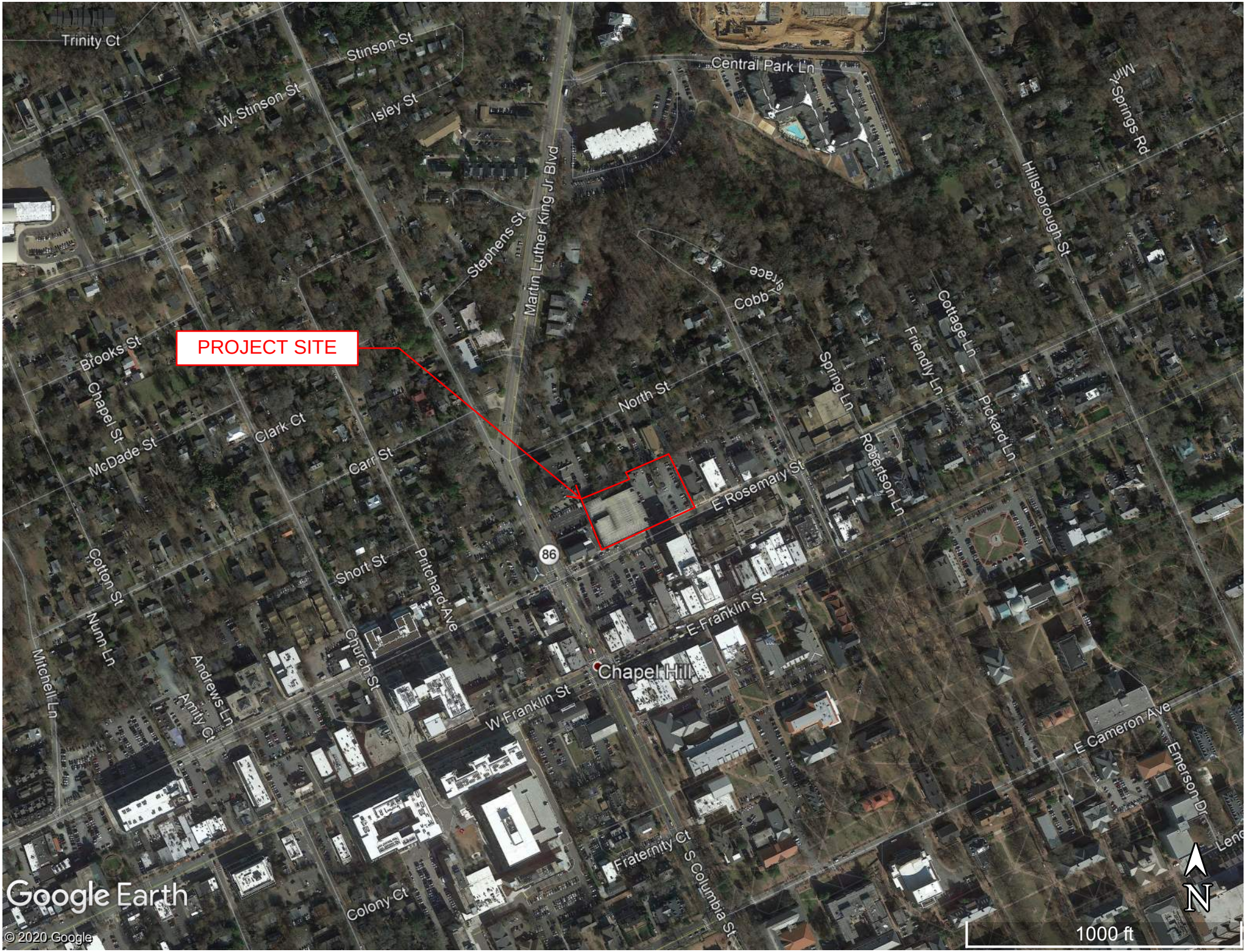
MAP REVISED
November 17, 2017

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

The National Map US Topo

CHAPEL HILL QUADRANGLE
NORTH CAROLINA
7.5-MINUTE SERIES

PROJECT SITE
Blackwood
Lubanks
Calvander
CARRBORO
CHAPEL HILL
Tenney Circle
Davie Circle
Glen Lennox
Briarcliff
DURHAM
Dogwood Acres
Plantation Acres
Nunn Mtn
Blackwood Mtn
Big Hill
Stony Hill
Laurel Hill
Piney Mtn
Meadow Flats
Iron Mine Hill
McCauley Mtn
University Lake
Eastwood Lake
Hogan Lake
Mountain Cr Lake
Pine Knolls Cr
Old Field Cr
Morgan Cr
Bolin Cr
Meadow Cr
Mason Cr
Mill Cr
Nancy Cr
Marsh Cr
Morgan Cr
Neville Cr
Pritchard Mill Cr
Wilson Cr
Fan Branch
Rock Br
Lake Cr
Chapel Cr
Morgan Cr
Meadow Cr
Cedar Fork
Fan Lake
Miles Airport
Wembley Field
Durham Chapel Hill Blvd
Fordham Blvd
Raleigh Rd
Airport Rd
Weaver Dairy Rd
Estes Dr
Mt Sinai Rd
Old Mason Farm Rd
Kings Mill Rd
Finley Golf Course Rd
Damascus Church Rd
Dairyland Rd
Eastowne Dr
Fordham Blvd S


PROJECT SITE
Trinity Ct
Stinson St
W Stinson St
Isley St
Central Park Ln
Mill Springs Rd
Hillsborough St
Martin Luther King Jr Blvd
Stephens St
Cobb Terrace
Cottage Ln
Friendly Ln
Spring Ln
Pickard Ln
Robertson Ln
North St
E Rosemary St
Brooks St
Chapel St
McDade St
Clark Ct
Carr St
Short St
Pritchard Ave
86
E Franklin St
Cotton St
Nunn Ln
Mitchell Ln
Andrews Ln
Amity Ct
Church St
Chapel Hill
W Franklin St
E Cameron Ave
Emerson Dr
Fraternity Ct
S Columbia St
Colony Ct
Google Earth
© 2020 Google
N
1000 ft

• Appendix B – Stormwater Design Calculations

- NOAA Point Precipitation Frequency Estimate
- Pipe Capacity Calculations
- Storm Sewers Schematic
- NCDOT Conduit Pipe Table (10-year)
- Hydraulic Grade Line Profiles (10-year)
- NCDOT Conduit Pipe Table (25-year)
- Hydraulic Grade Line Profiles (25-year)

NOAA Atlas 14, Volume 2, Version 3
Location name: Chapel Hill, North Carolina, USA*
Latitude: 35.9142°, Longitude: -79.056°
Elevation: 480.2 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

G.M. Bonnin, D. Martin, B. Lin, T. Parzybok, M.Yekta, and D. Riley

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	4.92 (4.51-5.39)	5.80 (5.32-6.34)	6.67 (6.11-7.28)	7.37 (6.74-8.04)	8.10 (7.37-8.82)	8.62 (7.81-9.38)	9.07 (8.18-9.89)	9.46 (8.48-10.3)	9.88 (8.78-10.8)	10.2 (8.99-11.2)
10-min	3.94 (3.60-4.30)	4.64 (4.25-5.07)	5.34 (4.90-5.83)	5.89 (5.39-6.43)	6.45 (5.87-7.03)	6.86 (6.22-7.47)	7.21 (6.50-7.85)	7.49 (6.73-8.18)	7.81 (6.94-8.53)	8.04 (7.08-8.79)
15-min	3.28 (3.00-3.58)	3.89 (3.56-4.25)	4.50 (4.13-4.92)	4.97 (4.55-5.42)	5.45 (4.96-5.94)	5.79 (5.25-6.31)	6.07 (5.48-6.62)	6.30 (5.66-6.88)	6.55 (5.82-7.16)	6.72 (5.92-7.36)
30-min	2.25 (2.06-2.46)	2.68 (2.46-2.93)	3.20 (2.93-3.49)	3.60 (3.29-3.93)	4.04 (3.68-4.40)	4.36 (3.95-4.75)	4.65 (4.19-5.07)	4.91 (4.40-5.36)	5.21 (4.64-5.70)	5.45 (4.80-5.96)
60-min	1.40 (1.28-1.53)	1.68 (1.54-1.84)	2.05 (1.88-2.24)	2.34 (2.15-2.56)	2.69 (2.45-2.93)	2.95 (2.68-3.22)	3.20 (2.89-3.49)	3.44 (3.09-3.76)	3.74 (3.33-4.09)	3.98 (3.50-4.35)
2-hr	0.838 (0.764-0.920)	1.01 (0.924-1.11)	1.24 (1.13-1.36)	1.43 (1.30-1.57)	1.66 (1.50-1.82)	1.85 (1.66-2.02)	2.03 (1.81-2.22)	2.20 (1.96-2.41)	2.43 (2.14-2.67)	2.62 (2.29-2.88)
3-hr	0.594 (0.544-0.652)	0.717 (0.658-0.786)	0.884 (0.809-0.970)	1.02 (0.935-1.12)	1.20 (1.09-1.31)	1.34 (1.21-1.47)	1.49 (1.33-1.62)	1.63 (1.45-1.78)	1.82 (1.60-1.99)	1.99 (1.72-2.17)
6-hr	0.358 (0.329-0.392)	0.432 (0.397-0.472)	0.533 (0.489-0.582)	0.618 (0.566-0.675)	0.729 (0.663-0.793)	0.821 (0.741-0.893)	0.913 (0.818-0.993)	1.01 (0.893-1.10)	1.14 (0.993-1.24)	1.25 (1.08-1.36)
12-hr	0.211 (0.194-0.230)	0.254 (0.234-0.277)	0.315 (0.289-0.343)	0.368 (0.337-0.400)	0.438 (0.398-0.474)	0.497 (0.448-0.537)	0.557 (0.497-0.601)	0.621 (0.547-0.669)	0.709 (0.614-0.765)	0.785 (0.669-0.848)
24-hr	0.123 (0.116-0.132)	0.149 (0.140-0.159)	0.186 (0.174-0.199)	0.215 (0.201-0.230)	0.255 (0.237-0.272)	0.286 (0.266-0.306)	0.318 (0.294-0.340)	0.350 (0.324-0.376)	0.396 (0.363-0.425)	0.431 (0.394-0.465)
2-day	0.072 (0.068-0.077)	0.087 (0.081-0.093)	0.108 (0.101-0.115)	0.124 (0.116-0.132)	0.145 (0.135-0.155)	0.162 (0.151-0.174)	0.180 (0.166-0.193)	0.198 (0.182-0.212)	0.222 (0.204-0.239)	0.241 (0.220-0.260)
3-day	0.051 (0.048-0.054)	0.061 (0.057-0.065)	0.075 (0.071-0.081)	0.087 (0.081-0.093)	0.102 (0.095-0.109)	0.114 (0.105-0.122)	0.126 (0.116-0.135)	0.138 (0.127-0.148)	0.155 (0.142-0.167)	0.169 (0.154-0.182)
4-day	0.040 (0.038-0.043)	0.048 (0.045-0.052)	0.059 (0.056-0.063)	0.068 (0.064-0.073)	0.080 (0.074-0.086)	0.089 (0.083-0.096)	0.099 (0.091-0.106)	0.109 (0.100-0.117)	0.122 (0.112-0.132)	0.133 (0.121-0.143)
7-day	0.026 (0.025-0.028)	0.032 (0.030-0.034)	0.038 (0.036-0.041)	0.044 (0.041-0.046)	0.051 (0.048-0.054)	0.057 (0.053-0.061)	0.063 (0.058-0.067)	0.069 (0.064-0.074)	0.077 (0.071-0.083)	0.084 (0.077-0.090)
10-day	0.021 (0.020-0.022)	0.025 (0.024-0.027)	0.030 (0.028-0.032)	0.034 (0.032-0.036)	0.039 (0.037-0.042)	0.043 (0.041-0.046)	0.048 (0.044-0.051)	0.052 (0.048-0.055)	0.058 (0.053-0.062)	0.062 (0.057-0.067)
20-day	0.014 (0.013-0.015)	0.017 (0.016-0.018)	0.020 (0.019-0.021)	0.022 (0.021-0.023)	0.025 (0.024-0.027)	0.028 (0.026-0.029)	0.030 (0.028-0.032)	0.033 (0.031-0.035)	0.037 (0.034-0.039)	0.039 (0.036-0.042)
30-day	0.012 (0.011-0.012)	0.014 (0.013-0.014)	0.016 (0.015-0.017)	0.018 (0.017-0.019)	0.020 (0.019-0.021)	0.022 (0.020-0.023)	0.023 (0.022-0.025)	0.025 (0.023-0.027)	0.027 (0.026-0.029)	0.029 (0.027-0.031)
45-day	0.010 (0.009-0.010)	0.012 (0.011-0.012)	0.013 (0.013-0.014)	0.015 (0.014-0.015)	0.016 (0.015-0.017)	0.018 (0.017-0.018)	0.019 (0.018-0.020)	0.020 (0.019-0.021)	0.022 (0.020-0.023)	0.023 (0.021-0.024)
60-day	0.009 (0.009-0.009)	0.010 (0.010-0.011)	0.012 (0.011-0.012)	0.013 (0.012-0.013)	0.014 (0.013-0.015)	0.015 (0.014-0.016)	0.016 (0.015-0.017)	0.017 (0.016-0.018)	0.018 (0.017-0.019)	0.019 (0.018-0.020)

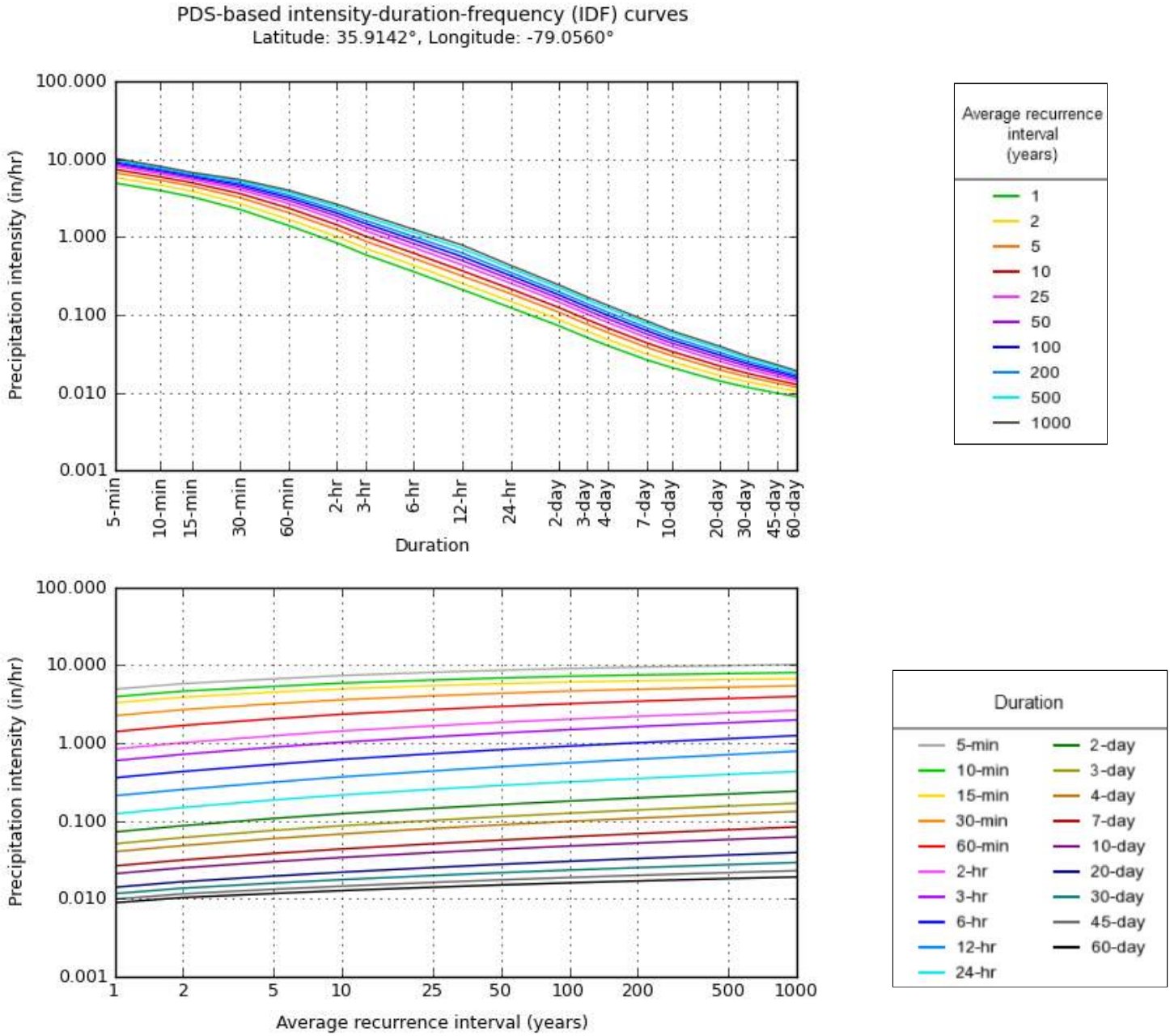
[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

Back to Top

PF graphical



NOAA Atlas 14, Volume 2, Version 3

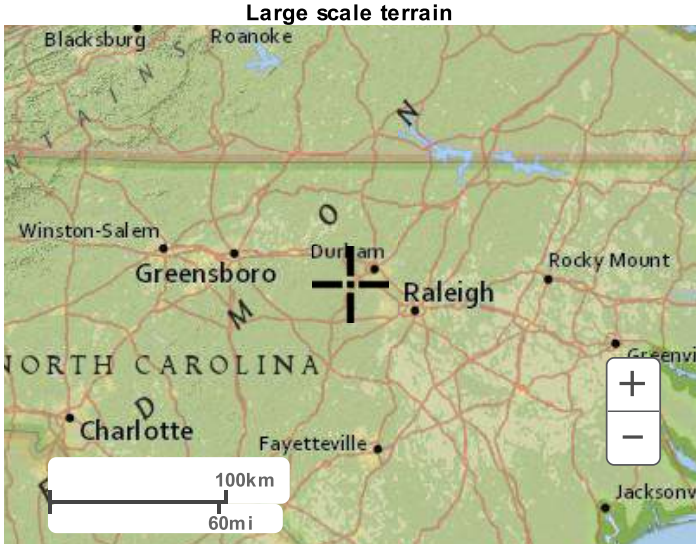
Created (GMT): Tue Apr 7 21:39:09 2020

Back to Top

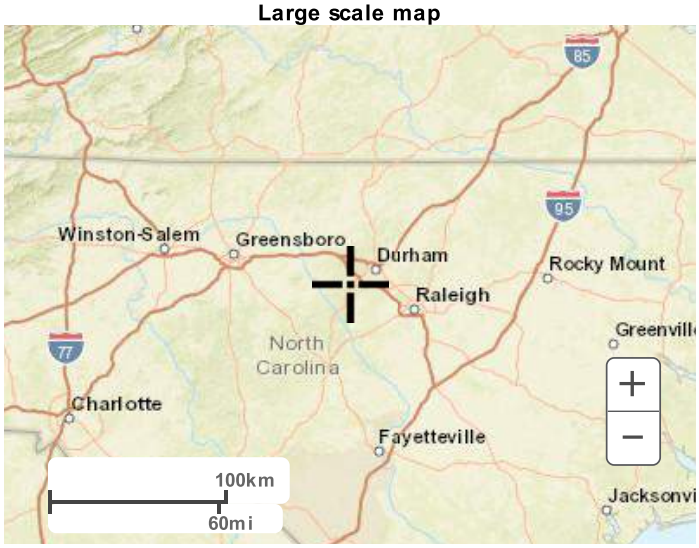
Maps & aerials

Small scale terrain

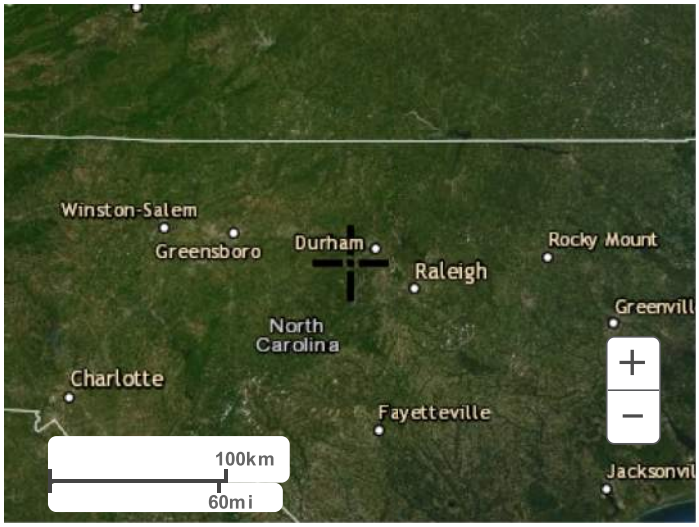
Large scale terrain



Large scale map



Large scale aerial



Back to Top

US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

Pipe Capacity Calcs
Rational Method

Ballentine Associates, P.A.
Chapel Hill, NC 27514
(919) 929-0481 fax 489-2803

Project:	Rosemary Deck
Proj. Number:	119006.02
Client:	Grubb Properties
Date:	3/3/2020
Revised:	4/8/2020

Pre-Development Pipe Capacity

Total Drainage Area	554834.61	sf
	12.74	ac

	Runoff Coefficient	Water Shed area (acres)	Total
Business Downtown area	0.80	12.74	0.80
		12.74	**0.80**

		25 yr	
Drainage area	A	12.74	acres
Runoff Coefficient	C	0.80	
Time of Concentration	t	15.00	mins
Rainfall Intensity	I	5.45	in/hr
Peak discharge	**Q**	**55.53**	**cfs**

Sheet flow

Tc= $\frac{0.007(nL)^{0.8}}{P_2^{0.5}\, s^{0.4}}$

Tc= 0.23 hours
14.07 minutes

n	0.10	Grass + Pavement
Length	200.00	ft
Start Inv	500.50	ft
End inv	498.00	ft
Slope	0.013	ft/ft
P	3.58	in

Shallow concentrated flow

Tc= $\frac{L}{3600V}$

Tc= 0.10 hours
5.81 minutes

Length	439.00	ft
Start Inv	498.00	ft
End inv	491.00	ft
Slope	0.02	ft/ft
Cover	Bare	
V constant	9.97	Table 15-3
V	1.26	ft/s

Pipe flow (assumed)

Tc= $\frac{L}{60V}$

Tc= **0.98** minutes

V= $\frac{1.49A^{0.67}S^{0.5}}{nP^{0.67}}$

Length	586.00	ft
Start Inv	491.00	ft
End inv	458.50	ft
Slope	0.06	ft/ft
V	10.00	ft/sec (assumed)

Pipe flow

Tc= $\frac{L}{60V}$

Tc= **0.35** minutes

V= $\frac{1.49A^{0.67}S^{0.5}}{nP^{0.67}}$

Length	209.00	ft
Start Inv	458.50	ft
End inv	446.80	ft
Slope	0.06	ft/ft
V	10.00	ft/sec (assumed)

Time of Concentratior	**21.21 minutes**
Use:	**15.00 minutes**

Pipe Capacity Calcs
Rational Method

Ballentine Associates, P.A.
Chapel Hill, NC 27514
(919) 929-0481 fax 489-2803

Project:	Rosemary Deck
Proj. Number:	119006.02
Client:	Grubb Properties
Date:	3/3/2020
Revised:	4/8/2020

Post Development Pipe Capacity

Total Drainage Area	554834.61	sf
	12.74	ac

	Runoff Coefficient	Water Shed area (acres)	Total
Business Downtown area	0.80	12.74	0.80
		12.74	**0.80**

		25 yr	
Drainage area	A	12.74	acres
Runoff Coefficient	C	0.80	
Time of Concentration	t	15.00	mins
Rainfall Intensity	I	5.45	in/hr
Peak discharge	**Q**	**55.53**	**cfs**

Sheet flow

Tc= $\frac{0.007(nL)^{0.8}}{P_2^{0.5}\, s^{0.4}}$

Tc= 0.23 hours
14.07 minutes

n	0.10	Grass + Pavement
Length	200.00	ft
Start Inv	500.50	ft
End inv	498.00	ft
Slope	0.013	ft/ft
P	3.58	in

Shallow concentrated flow

Tc= $\frac{L}{3600V}$

Tc= 0.10 hours
5.81 minutes

Length	439.00	ft
Start Inv	498.00	ft
End inv	491.00	ft
Slope	0.02	ft/ft
Cover	Bare	
V constant	9.97	Table 15-3
V	1.26	ft/s

Pipe flow (assumed)

Tc= $\frac{L}{60V}$

Tc= **0.98** minutes

V= $\frac{1.49A^{0.67}S^{0.5}}{nP^{0.67}}$

Length	586.00	ft
Start Inv	491.00	ft
End inv	458.50	ft
Slope	0.06	ft/ft
V	10.00	ft/sec (assumed)

Pipe flow

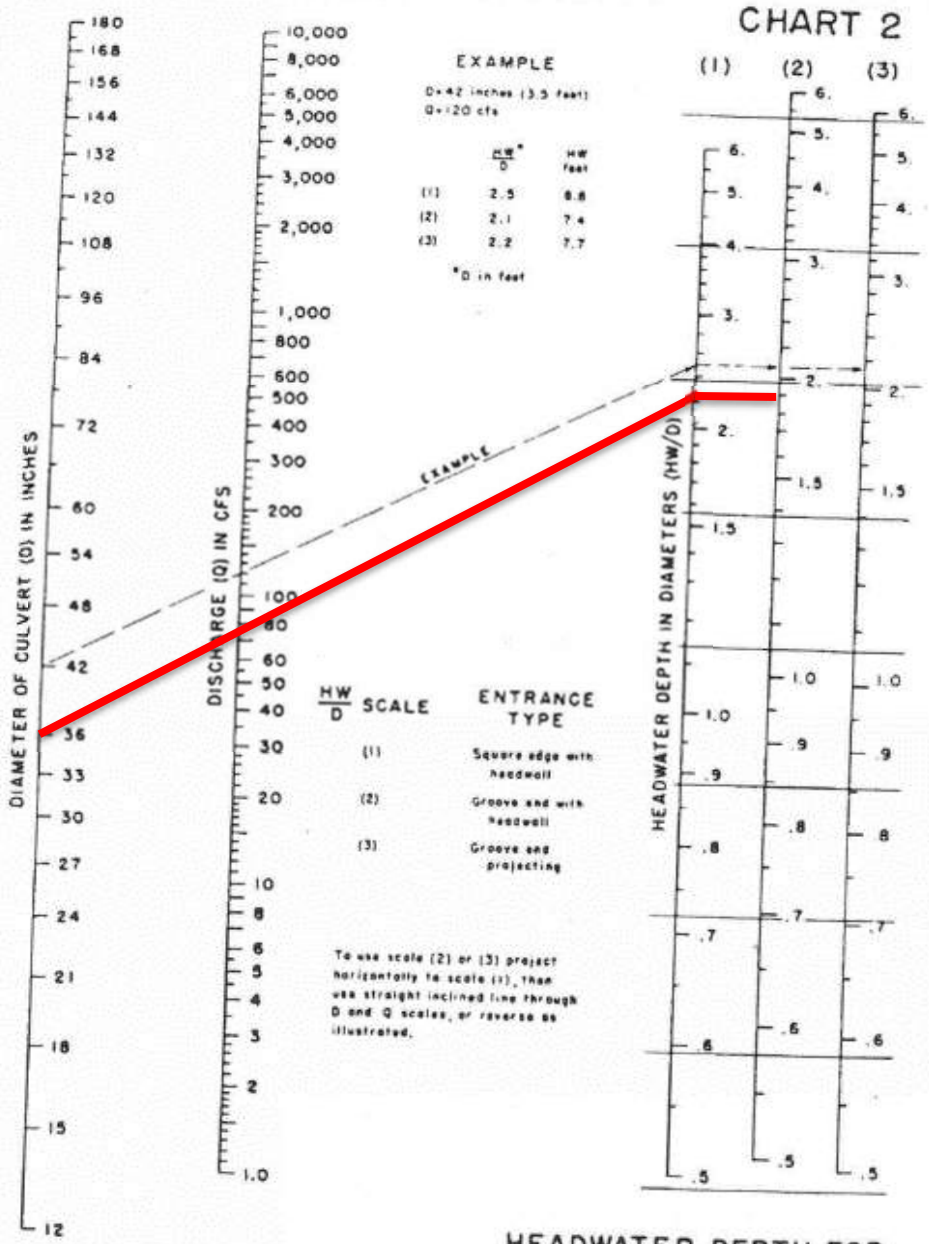
Tc= $\frac{L}{60V}$

Tc= **0.71** minutes

V= $\frac{1.49A^{0.67}S^{0.5}}{nP^{0.67}}$

Length	425.00	ft
Start Inv	458.50	ft
End inv	446.80	ft
Slope	0.03	ft/ft
V	10.00	ft/sec (assumed)

Time of Concentratior	**21.57 minutes**
Use:	**15.00 minutes**

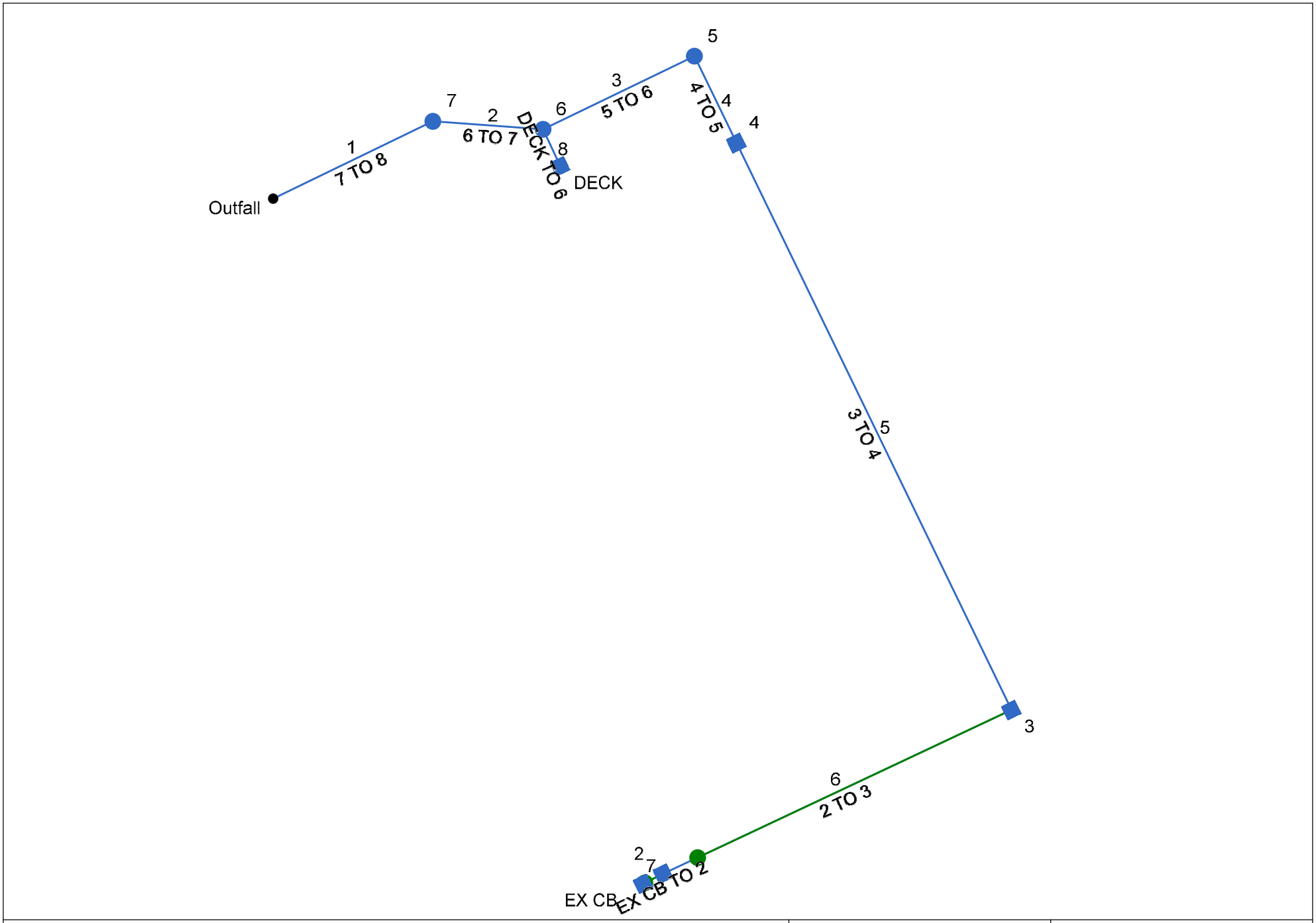


HEADWATER SCALES 2&3
REVISED MAY 1964

BUREAU OF PUBLIC ROADS JAN. 1963

HEADWATER DEPTH FOR CONCRETE PIPE CULVERTS WITH INLET CONTROL

Hydraflow Storm Sewers Extension for Autodesk® AutoCAD® Civil 3D® Plan



Project File: Rosemary Deck - 10 Yr.stm	Number of lines: 8	Date: 4/7/2020

Storm Sewers v12.00

10YR NCDOT PIPE TABLE

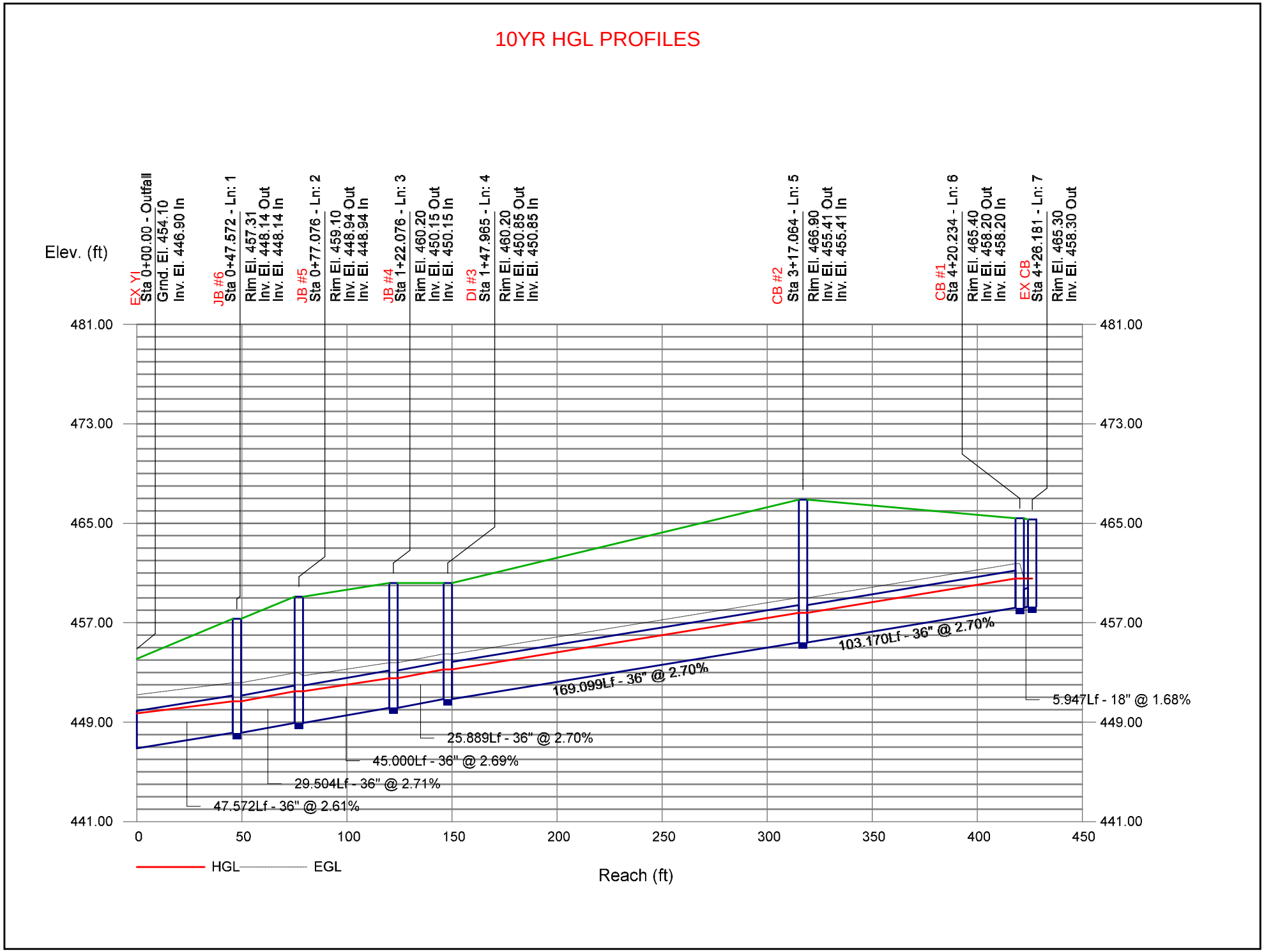
Line	To Line	Line Length	Incr. Area	Total Area	Runoff Coeff.	Incr C x A	Total C x A	Inlet Time	Time Conc	Rnfal Int	Total Runoff	Adnl Flow	Total Flow	Capac Full	Veloc	Pipe Size	Pipe Slope	Inv Elev Dn	Inv Elev Up	HGL Dn	HGL Up	Grnd/Rim Dn
		(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)
1	Outfall	47.572	0.00	1.95	0.00	0.00	1.67	0.0	6.0	7.1	11.76	0.00	62.40	116.65	9.42	36	2.61	446.90	448.14	449.71	450.68	454.10
2	1	29.504	0.00	1.95	0.00	0.00	1.67	0.0	5.9	7.1	11.79	0.00	62.43	118.97	9.78	36	2.71	448.14	448.94	450.68	451.48	457.31
3	2	45.000	0.00	0.62	0.00	0.00	0.47	0.0	5.8	7.1	3.34	0.00	53.98	118.48	8.71	36	2.69	448.94	450.15	451.48	452.53	459.10
4	3	25.889	0.12	0.62	0.33	0.04	0.47	5.0	5.8	7.1	3.35	0.00	53.99	118.81	8.96	36	2.70	450.15	450.85	452.53	453.23	460.20
5	4	169.099	0.25	0.50	0.84	0.21	0.43	5.0	5.4	7.2	3.12	0.00	53.76	118.65	8.93	36	2.70	450.85	455.41	453.23	457.79	460.20
6	5	103.170	0.07	0.25	0.90	0.06	0.22	5.0	5.2	7.3	1.62	50.64	52.26	118.82	8.75	36	2.70	455.41	458.20	457.79	460.55	466.90
7	6	5.947	0.18	0.18	0.88	0.16	0.16	5.0	5.0	7.4	1.17	0.00	1.17	14.75	0.66	18	1.68	458.20	458.30	460.55	460.55	465.40
8	2	10.971	1.33	1.33	0.90	1.20	1.20	5.0	5.0	7.4	8.81	0.00	8.81	72.35	3.01	36	1.00	448.83	448.94	451.48	449.88	459.10

10YR NCDOT PIPE TABLE

Line	Grnd/Rim Up	Line ID
	(ft)	
1	457.31	7 TO 8
2	459.10	6 TO 7
3	460.20	5 TO 6
4	460.20	4 TO 5
5	466.90	3 TO 4
6	465.40	2 TO 3
7	465.30	EX CB TO 2
8	459.10	DECK TO 6

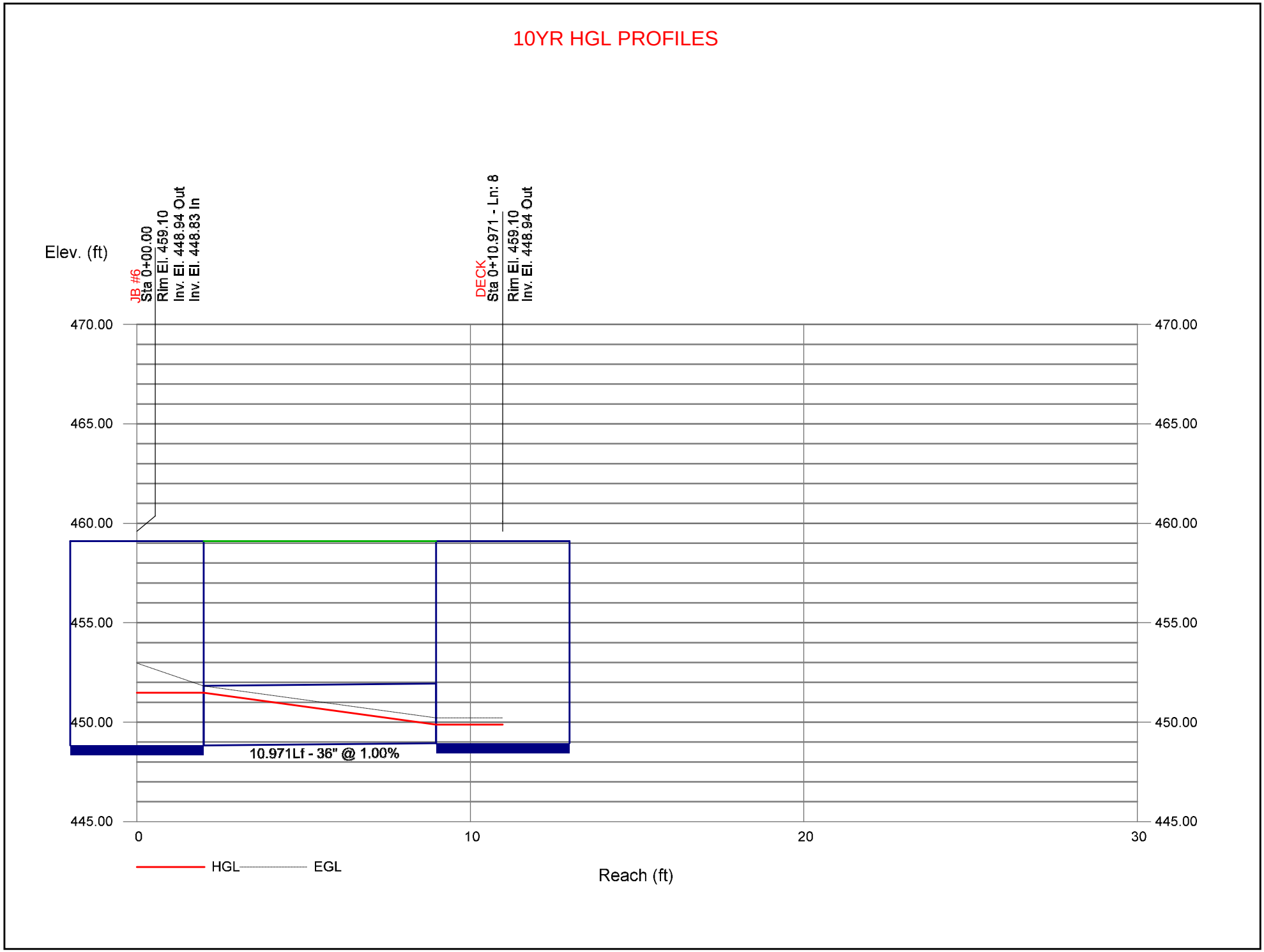
Storm Sewer Profile

Proj. file: Rosemary Deck - 10 Yr.stm



Storm Sewer Profile

Proj. file: Rosemary Deck - 10 Yr.stm



25YR NCDOT PIPE TABLE

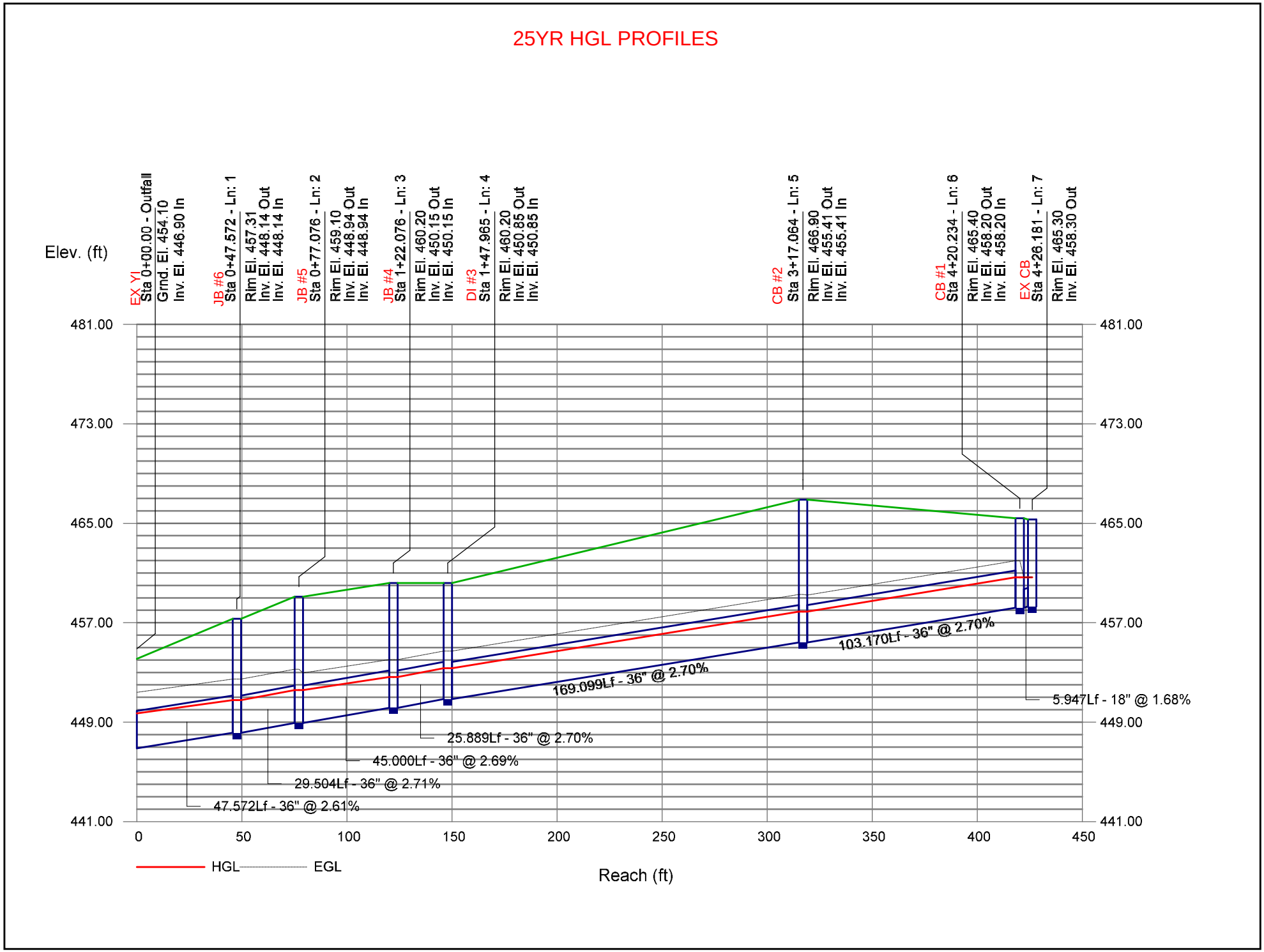
Line	To Line	Line Length	Incr. Area	Total Area	Runoff Coeff.	Incr C x A	Total C x A	Inlet Time	Time Conc	Rnfal Int	Total Runoff	Adnl Flow	Total Flow	Capac Full	Veloc	Pipe Size	Pipe Slope	Inv Elev Dn	Inv Elev Up	HGL Dn	HGL Up	Grnd/Rim Dn
		(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)
1	Outfall	47.572	0.00	1.95	0.00	0.00	1.67	0.0	5.9	7.8	12.99	0.00	68.52	116.65	10.19	36	2.61	446.90	448.14	449.71	450.78	454.10
2	1	29.504	0.00	1.95	0.00	0.00	1.67	0.0	5.8	7.8	13.01	0.00	68.54	118.97	10.42	36	2.71	448.14	448.94	450.78	451.58	457.31
3	2	45.000	0.00	0.62	0.00	0.00	0.47	0.0	5.7	7.8	3.69	0.00	59.22	118.48	9.23	36	2.69	448.94	450.15	451.58	452.64	459.10
4	3	25.889	0.12	0.62	0.33	0.04	0.47	5.0	5.7	7.9	3.70	0.00	59.23	118.81	9.46	36	2.70	450.15	450.85	452.64	453.34	460.20
5	4	169.099	0.25	0.50	0.84	0.21	0.43	5.0	5.3	8.0	3.44	0.00	58.97	118.65	9.43	36	2.70	450.85	455.41	453.34	457.89	460.20
6	5	103.170	0.07	0.25	0.90	0.06	0.22	5.0	5.1	8.0	1.78	55.53	57.31	118.82	9.22	36	2.70	455.41	458.20	457.89	460.65	466.90
7	6	5.947	0.18	0.18	0.88	0.16	0.16	5.0	5.0	8.1	1.28	0.00	1.28	14.75	0.73	18	1.68	458.20	458.30	460.65	460.65	465.40
8	2	10.971	1.33	1.33	0.90	1.20	1.20	5.0	5.0	8.1	9.69	0.00	9.69	72.35	3.12	36	1.00	448.83	448.94	451.58	449.92	459.10

25YR NCDOT PIPE TABLE

Line	Grnd/Rim Up	Line ID
	(ft)	
1	457.31	7 TO 8
2	459.10	6 TO 7
3	460.20	5 TO 6
4	460.20	4 TO 5
5	466.90	3 TO 4
6	465.40	2 TO 3
7	465.30	EX CB TO 2
8	459.10	DECK TO 6

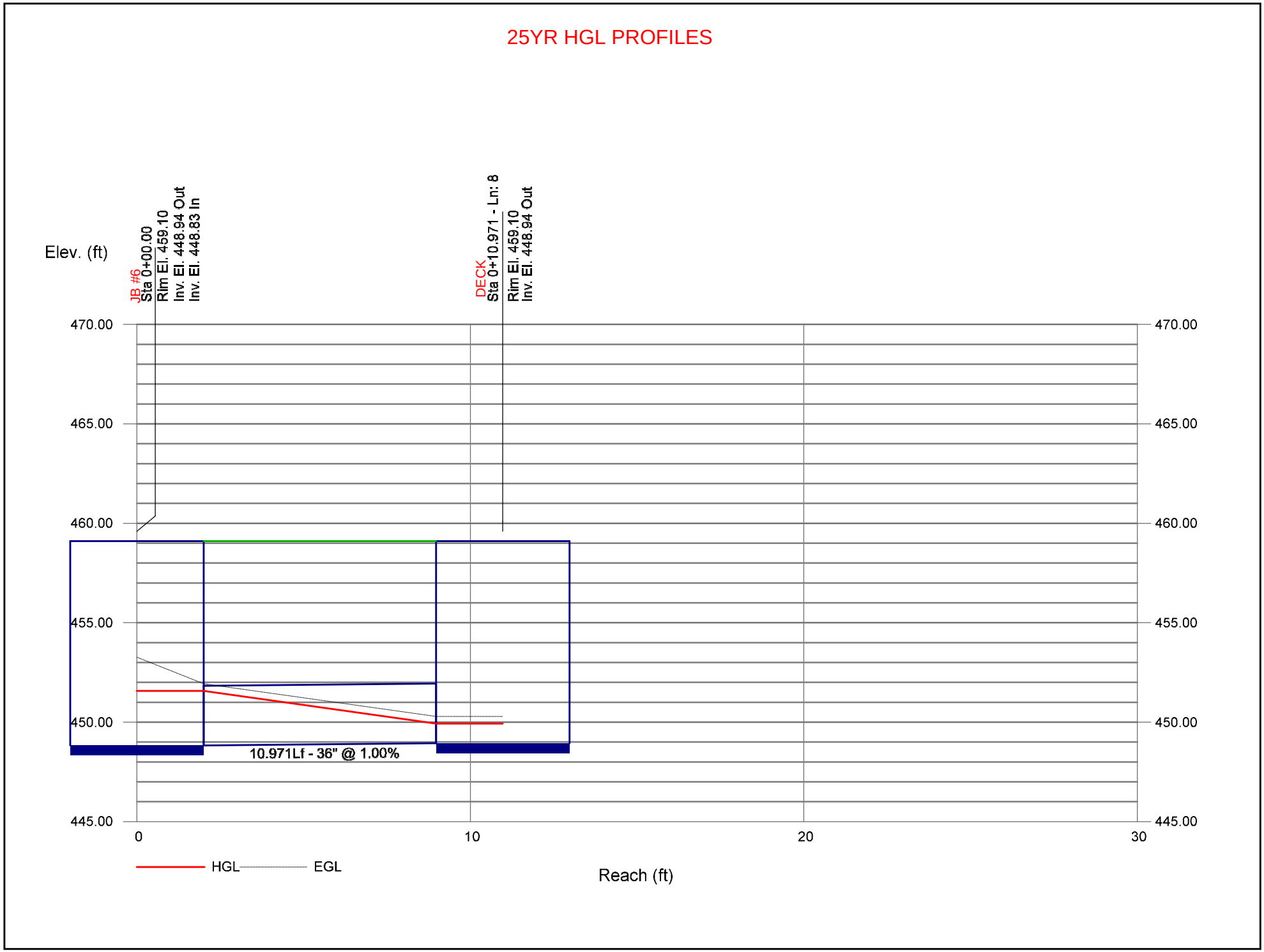
Storm Sewer Profile

Proj. file: Rosemary Deck - 25 Yr.stm

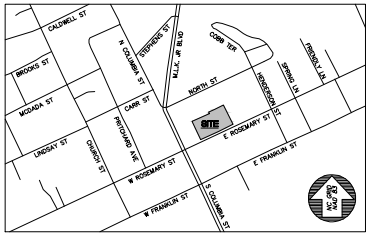


Storm Sewer Profile

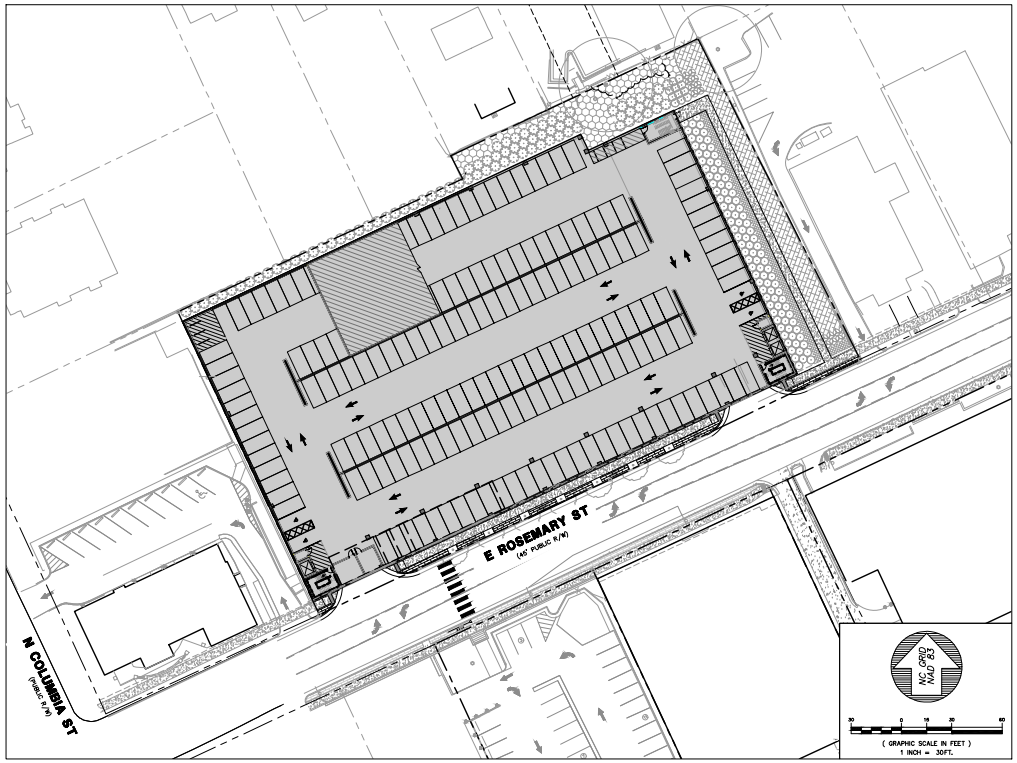
Proj. file: Rosemary Deck - 25 Yr.stm



CONDITIONAL ZONING DRAWINGS
FOR
ROSEMARY STREET PARKING DECK
CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA



VICINITY MAP
SCALE: 1"=2000'



DRAWING LIST

SHEET	DRAWING TITLE	LATEST ISSUE DATE
G0001	COVER	08 APR 20
C0001	AREA MAP	08 APR 20
C0101	EXISTING CONDITIONS, LANDSCAPE PROTECTION & DEMOLITION PLAN	08 APR 20
C1001	SITE PLAN	08 APR 20
C1200	GRADING, UTILITY & EROSION CONTROL PLAN	08 APR 20
L01-01	LANDSCAPE PLANS	08 APR 20
L01-02	LANDSCAPE DETAILS	08 APR 20
A10-01	OVERALL FLOOR PLAN - P1 - P2	08 APR 20
A10-02	OVERALL FLOOR PLAN - P3 - P4	08 APR 20
A10-03	OVERALL FLOOR PLAN - P5 - P6	08 APR 20
A10-04	OVERALL FLOOR PLAN - P7 - ROOF	08 APR 20
A20-01	EXTERIOR ELEVATIONS	08 APR 20

ARCHITECTURE:
Perkins&Will
411 W CHAPEL HILL STREET, SUITE 200
DURHAM, NC 27701
(919) 433-5300

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

COPYRIGHT © 2020
BALLENTINE ASSOCIATES, P.A.
THIS DOCUMENT IS THE PROPERTY OF BALLENTINE ASSOCIATES, P.A. ALL REPRODUCTIONS, INCLUDING ALL REPRODUCTION RIGHTS, RESERVED. ALL REPRODUCTIONS WITHOUT PRIOR PERMISSION OF BALLENTINE ASSOCIATES, P.A. WILL BE SUBJECT TO LEGAL ACTION.

BALLENTINE ASSOCIATES, P.A. CORPORATE SEAL 1358 NORTH CAROLINA CHAPEL HILL

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 019147 GARY JAMES LO
NOT FOR CONSTRUCTION OR RECORDING PURPOSES

ISSUED	DATE
CONDITIONAL ZONING SUBMITTAL #1	02 MAR 20
CONDITIONAL ZONING SUBMITTAL #2	08 APR 20

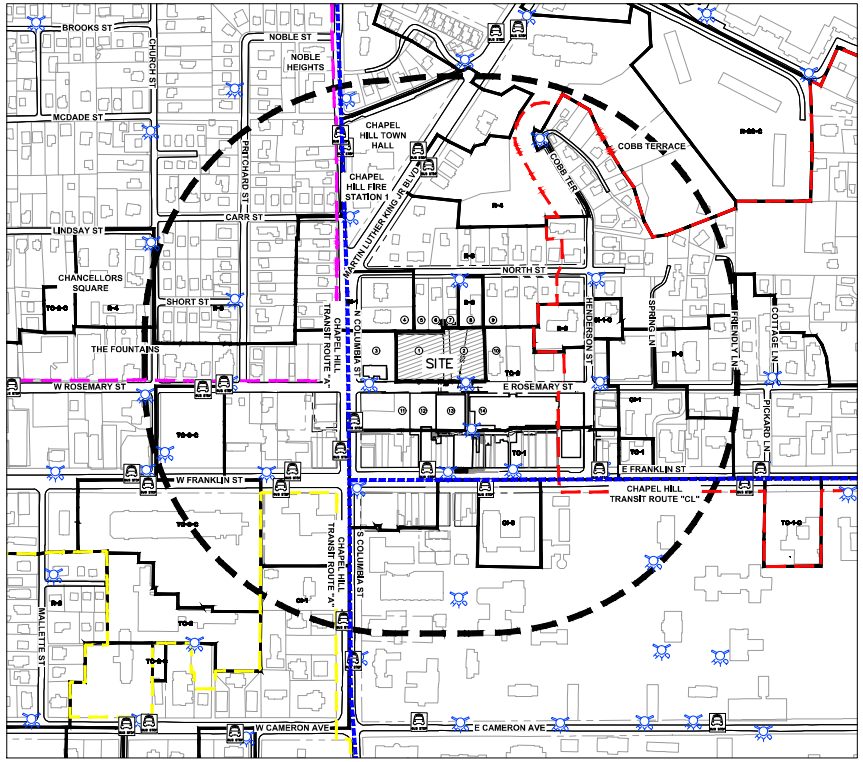
REVISIONS	DATE
PER TOWN OF CHAPEL HILL REVIEW COMMENTS	08 APR 20

OWNER INFORMATION
GRUBB PROPERTIES, INC
4500 CAMERON VALLEY PKWY.
SUITE 350
CHARLOTTE, NC 28211
OWNERS REPRESENTATIVE:
JOE DYE
(919) 388-5774
FAX (919) 461-3639
EMAIL joe@grubbprop.com

ROSEMARY STREET PARKING DECK
125 E. ROSEMARY ST
CHAPEL HILL, NORTH CAROLINA
CONDITIONAL ZONING DRAWINGS

JOB #: 118035L01
DATE: 02 MAR 20
SCALE: AS NOTED
DRAWN BY: J.B.M.
REVIEWED BY: G.J.R.

SHEET
G0001



SITE PARCEL DATA

LABEL #	OWNER	PIN #	ZONING	DB./PG.	PARCEL ACREAGE	CURRENT LAND USE
1	FRANKLIN OFFICE CHAPEL HILL LLC	9788-37-4748	TC-2	6603/282	0.87	PARKING LOT
2	INVESTORS TITLE COMPANY	9788-37-6817	TC-2	778/87	0.81	PARKING LOT

ADJOINER PARCEL DATA

LABEL #	OWNER(S)	PIN #	ZONING	CURRENT LAND USE
3	CENTURA BANK	9788-37-2791	TC-2	BANK
4	BELL FAMILY PROPERTIES LLC	9788-37-2875	OI-1	OFFICE
5	SHARON W KIRK & WILLIAM E KIRK	9788-37-3947	R-3	RESIDENTIAL
6	SHARON W KIRK & WILLIAM E KIRK	9788-37-4909	R-3	RESIDENTIAL
7	CIDER 5 LLC	9788-38-4062	R-3	RESIDENTIAL
8	ZETA TAU ALPHA FRATERNITY HOUSING CORPORATION	9788-38-5035	R-6	FRATERNITY DWELLING
9	126 NORTH ST UNIT B & 126 NORTH ST UNIT A	9788-38-6019	R-3	RESIDENTIAL
10	BRANCH BANKING AND TRUST CO	9788-37-7911	TC-2	COLLEGE
11	TOWN OF CHAPEL HILL	9788-37-4469	TC-2	PARKING LOT
12	TOWN OF CHAPEL HILL	9788-37-5557	TC-2	PARKING LOT
13	FRANKLIN OFFICE CHAPEL HILL LLC	9788-37-7517	TC-2	OFFICE
14	MKELL PROPERTIES LLC	9788-37-5461	TC-1	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-3	ZONING CLASSIFICATION
	EXISTING FIRE HYDRANT
	EXISTING BUS STOP
	PROJECT SITE

N. CAR. NAD 83

AREA MAP

300 0 100 200 400

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

REVIEW DRAWING
NOT FOR CONSTRUCTION

BALLENTINE ASSOCIATES, P.A.
221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
(919) 929 - 0481 (919) 489 - 4785

COPYRIGHT © 2020
BALLENTINE ASSOCIATES, P.A.
THIS DOCUMENT IS THE PROPERTY OF BALLENTINE ASSOCIATES, P.A. ALL RIGHTS RESERVED. ANY REPRODUCTION OF THIS DOCUMENT OR POSSESSION WITHOUT PRIOR PERMISSION OF BALLENTINE ASSOCIATES, P.A. WILL BE SUBJECT TO LEGAL ACTION.

BALLENTINE ASSOCIATES, P.A. CORPORATE SEAL 1358 NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 019 LICENSED GARY JAMES LO

MARK	REVISIONS	DATE
A	PER TOWN OF CHAPEL HILL REVIEW COMMENTS	08 APR 20

OWNER INFORMATION
GRUBB PROPERTIES, INC
4500 CAMERON VALLEY PKWY.
SUITE 350
CHARLOTTE, NC 28211
OWNERS REPRESENTATIVE:
JOE DYE
(919) 388-5774
FAX (919) 461-3639
EMAIL joe@dyeproperties.com

ISSUED	DATE
CONDITIONAL ZONING SUBMITTAL #1	02 MAR 20
CONDITIONAL ZONING SUBMITTAL #2	08 APR 20

ROSEMARY STREET PARKING DECK
125 E. ROSEMARY ST
CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING DRAWINGS

JOB #: 118035.01
DATE: 02 MAR 20
SCALE: AS NOTED
DRAWN BY: J.B.M.
REVIEWED BY: G.J.R.

SHEET
C0001

DEMOLITION NOTES

1. PRIOR TO DEMOLITION, CONTRACTOR SHALL HAVE NORTH CAROLINA 811 (1-800-632-4949) LOCATE ALL EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS.
2. PRIOR TO DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF ASBESTOS REMEDIATION IS REQUIRED, AND IF SO, CONTRACTOR SHALL PROVIDE ASBESTOS REMEDIATION IN ACCORDANCE WITH FEDERAL, STATE & LOCAL REGULATIONS.
3. OPEN BURNING OF TREES, LIMBS, STUMPS AND CONSTRUCTION DEBRIS IN ASSOCIATION WITH THIS DEVELOPMENT IS PROHIBITED.
4. ANY EXISTING WATER AND SEWER SERVICES AND CLEANOUTS TO BE REMOVED, SHALL BE ABANDONED IN ACCORDANCE WITH OWASA REQUIREMENTS.
5. ANY EXISTING GAS, ELECTRIC, FIBER AND ANY OTHER UTILITIES SERVICING THE STRUCTURE TO BE DEMOLISHED SHALL BE FIELD LOCATED AND TERMINATED IN ACCORDANCE WITH STATE & LOCAL REGULATIONS, AND IN ACCORDANCE WITH THE RESPECTIVE PROVIDER'S STANDARDS & SPECIFICATIONS.
6. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE CONTRACTOR SHALL COORDINATE AND HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH:
   - CIVIL ENGINEER AND OWNER'S REPRESENTATIVE
   - TOWN OF CHAPEL HILL URBAN FORESTER: (919) 969-5114
   - ORANGE COUNTY SOLID WASTE STAFF: (919) 968-2788
   - ORANGE COUNTY EROSION CONTROL OFFICER: (919) 245-2587
8. IN ALL AREAS WHERE IMPERVIOUS COVER IS SHOWN TO BE REMOVED AND RESTORED WITH PERVIOUS COVER, THE FOLLOWING STEPS SHALL BE TAKEN:
   - REMOVE ALL ASPHALT CONCRETE, BEDDING MATERIALS, GRAVEL, DEBRIS, BUILDING MATERIALS, ETC.
   - RIP AND AERATE TO A DEPTH OF 18 INCHES BELOW ORIGINAL GRADE, UNLESS WITHIN THE CRITICAL ROOT ZONE OF A TREE TO BE PRESERVED. IN THAT CASE, LIMIT RIPPING TO A DEPTH OF 6".
   - PLACE 4-6 INCHES OF TOPSOIL (TO FINISHED GRADE) AND INSTALL PLANTINGS AND/OR SEED DISTURBED AREA ACCORDING TO LANDSCAPE PLAN. DO NOT COMPACT TOPSOIL.
9. DURING DEMOLITION AND/OR CONSTRUCTION, ALL ASPECTS OF CHAPTER 14 OF THE NC FIRE PREVENTION SHALL BE FOLLOWED. THE OWNER/DEVELOPER SHALL DESIGNATE ONE PERSON TO BE THE FIRE PREVENTION PROGRAM SUPERINTENDENT WHO SHALL BE RESPONSIBLE FOR ENFORCING CHAPTER 14 OF THE NCFPC AND THE ON-SITE FIRE PREVENTION PROGRAM AND ENSURE THAT IT IS CARRIED OUT THROUGH COMPLETION OF THE PROJECT.
10. DURING CONSTRUCTION, FIREFIGHTING VEHICLE ACCESS SHALL BE PROVIDED. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION ALLOWS THE PASSAGE OF VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.

TREE PROTECTION NOTES

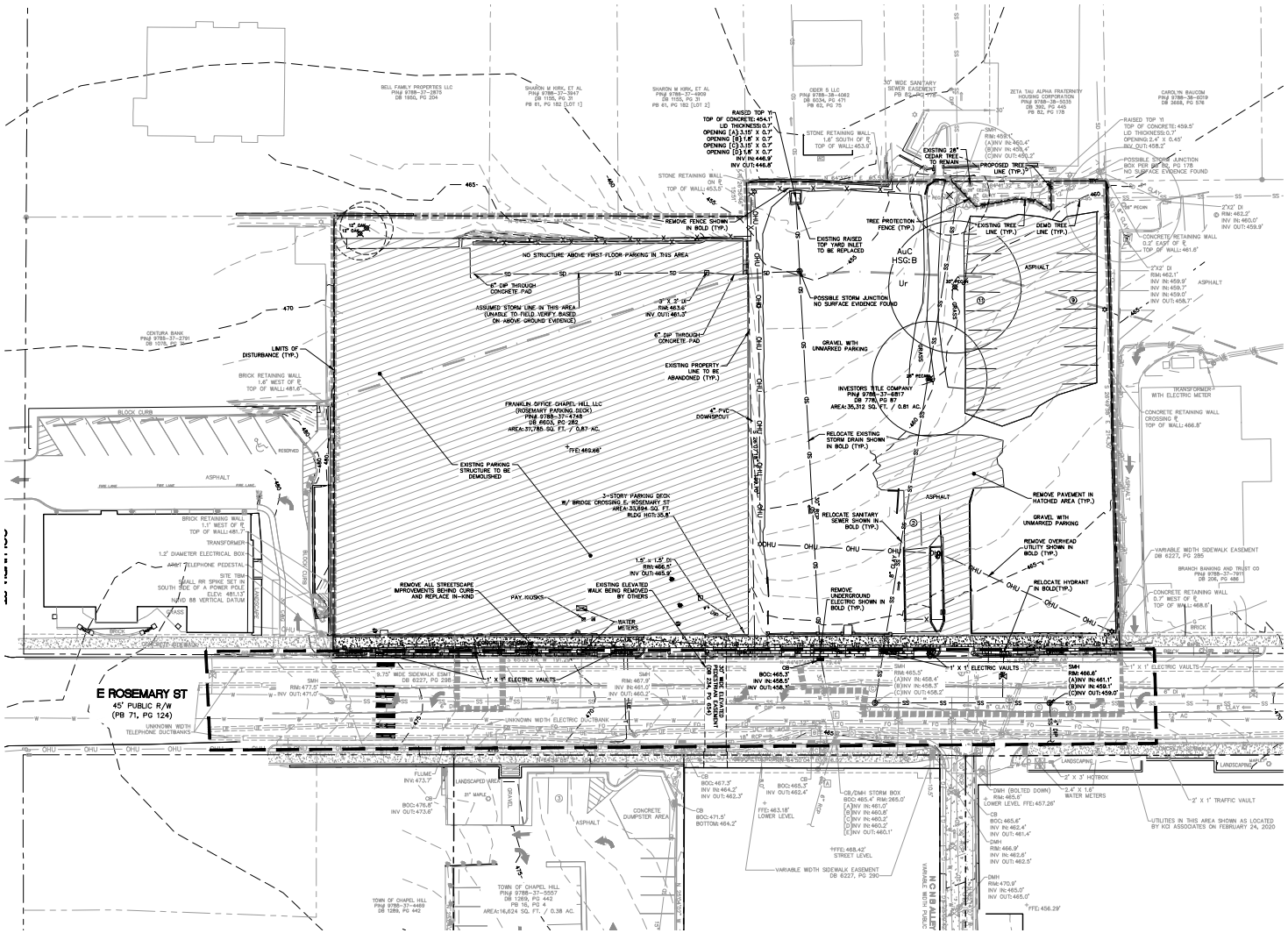
1. TREE PROTECTION FENCING AS SHOWN ON THIS PLAN SHALL BE INSTALLED AND INSPECTED BY THE TOWN PRIOR TO ANY DEMOLITION ACTIVITY OR LAND DISTURBANCE.
2. A PRE-CONSTRUCTION CONFERENCE WILL BE HELD WITH THE TOWN'S URBAN FORESTER PRIOR TO BEGINNING SITE WORK.
3. ANY TREE ROOTS EXPOSED BY CONSTRUCTION WILL BE SEVERED CLEANLY WITH AN APPROPRIATE PRUNING TOOL.
4. THE SOIL WITHIN THE CRITICAL ROOT ZONES OF EXISTING TREES SHALL NOT BE DRIVEN ON OR OTHERWISE DISTURBED DURING THE INSTALLATION OF LANDSCAPING.
5. A LANDSCAPE PROTECTION SUPERVISOR WHO IS REGISTERED WITH THE TOWN OF CHAPEL HILL WILL BE PRESENT ON SITE AT ALL TIMES WHEN THE FOLLOWING ACTIVITIES ARE TAKING PLACE: CLEARING, GRUBBING, EXCAVATION, GRADING, TRENCHING, MOVING OF SOIL, INSTALLATION AND REMOVAL OF TREE PROTECTION FENCING, AND THE DELIVERY TRANSPORTING AND PLACEMENT OF CONSTRUCTION MATERIALS AND EQUIPMENT.

OCSW CONSTRUCTION WASTE REQUIREMENTS

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. CONTACT THE ORANGE COUNTY DM ENFORCEMENT OFFICER AT 919-968-2788 TO ARRANGE FOR THE ASSESSMENT.
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 IF 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.

NOTES

1. EXISTING CONDITIONS SHOWN ARE BASED UPON SITE SURVEYS PERFORMED BY BALLENTINE ASSOCIATES, KCI ASSOCIATES AND ORANGE COUNTY GIS DATA.
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. 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.
4. ALL STEEP SLOPES AREAS ARE EITHER LESS THAN 400 SQ FT OR ARE ASSOCIATED WITH ROADWAY, PARKING LOTS OR DRIVEWAYS WHICH ARE EXCLUDED FROM ANY SPECIAL CONSTRUCTION TECHNIQUES.



DRAWING LEGEND

SYMBOL/ABBREVIATION

EXISTING	DEMO	DESCRIPTION
		PROPERTY LINE
		RIGHT-OF-WAY LINE
		ADJOINER PROPERTY LINE
SD	SD	STORM DRAIN LINE
W	W	WATER LINE
SS	SS	SANITARY SEWER LINE
UE	UE	UNDERGROUND ELECTRIC LINE
OHU	OHU	OVERHEAD ELECTRIC LINE
G	G	GAS LINE
FO	FO	FIBER OPTIC LINE
TPF	TPF	TREE PROTECTION FENCE
		LIMITS OF DISTURBANCE
460		TREE LINE
462		MAJOR CONTOUR
		MINOR CONTOUR
		SOIL BOUNDARY
AuC		APPLING-URBAN LAND COMPLEX
Ur		URBAN LAND
		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
		PAVEMENT/STRUCTURES
		CONCRETE SIDEWALK
		BRICK SIDEWALK

TREE SUMMARY

	RARE	SPECIMEN	TOTAL
EXISTING TREES	3	3	6
TREES TO BE REMOVED	2	3	5

TREE LEGEND:

- RARE DECIDUOUS TREE SHOWING CRITICAL ROOT ZONE
- SPECIMEN DECIDUOUS TREE SHOWING CRITICAL ROOT ZONE
- RARE/SPECIMEN DECIDUOUS TREE TO BE REMOVED
- RARE CONIFEROUS TREE SHOWING CRITICAL ROOT ZONE
- SPECIMEN CONIFEROUS TREE SHOWING CRITICAL ROOT ZONE
- RARE/SPECIMEN CONIFEROUS TREE TO BE REMOVED

NORTH

EXISTING CONDITIONS, LANDSCAPE PROTECTION & DEMOLITION PLAN

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

REVIEW DRAWING
NOT FOR CONSTRUCTION

BALLENTINE ASSOCIATES, P.A.
221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
(919) 929 - 0481 (919) 489 - 4785

COPYRIGHT © 2020
BALLENTINE ASSOCIATES, P.A.
THIS DOCUMENT IS THE PROPERTY OF BALLENTINE ASSOCIATES, P.A. ALL RIGHTS RESERVED. ANY REPRODUCTION OF THIS DOCUMENT OR POSSESSION WITHOUT PRIOR PERMISSION OF BALLENTINE ASSOCIATES, P.A. WILL BE SUBJECT TO PROSECUTION.

BALLENTINE ASSOCIATES, P.A. CORPORATE SEAL 1358 NORTH CAROLINA

GRAHAM L. JR. BRIGHT PROFESSIONAL ENGINEER SEAL 019681 NORTH CAROLINA

REVISIONS			
NUM	REVISION	DATE	
1	PER TOWN OF CHAPEL HILL REVIEW COMMENTS	08 APR 20	

OWNER INFORMATION
GRUBB PROPERTIES, INC
4500 CAMERON VALLEY PKWY.
SUITE 350
CHARLOTTE, NC 28211
OWNERS REPRESENTATIVE:
JOE DYE
(919) 388-5774
FAX (919) 461-3639
EMAIL joe@dyeproofs.com

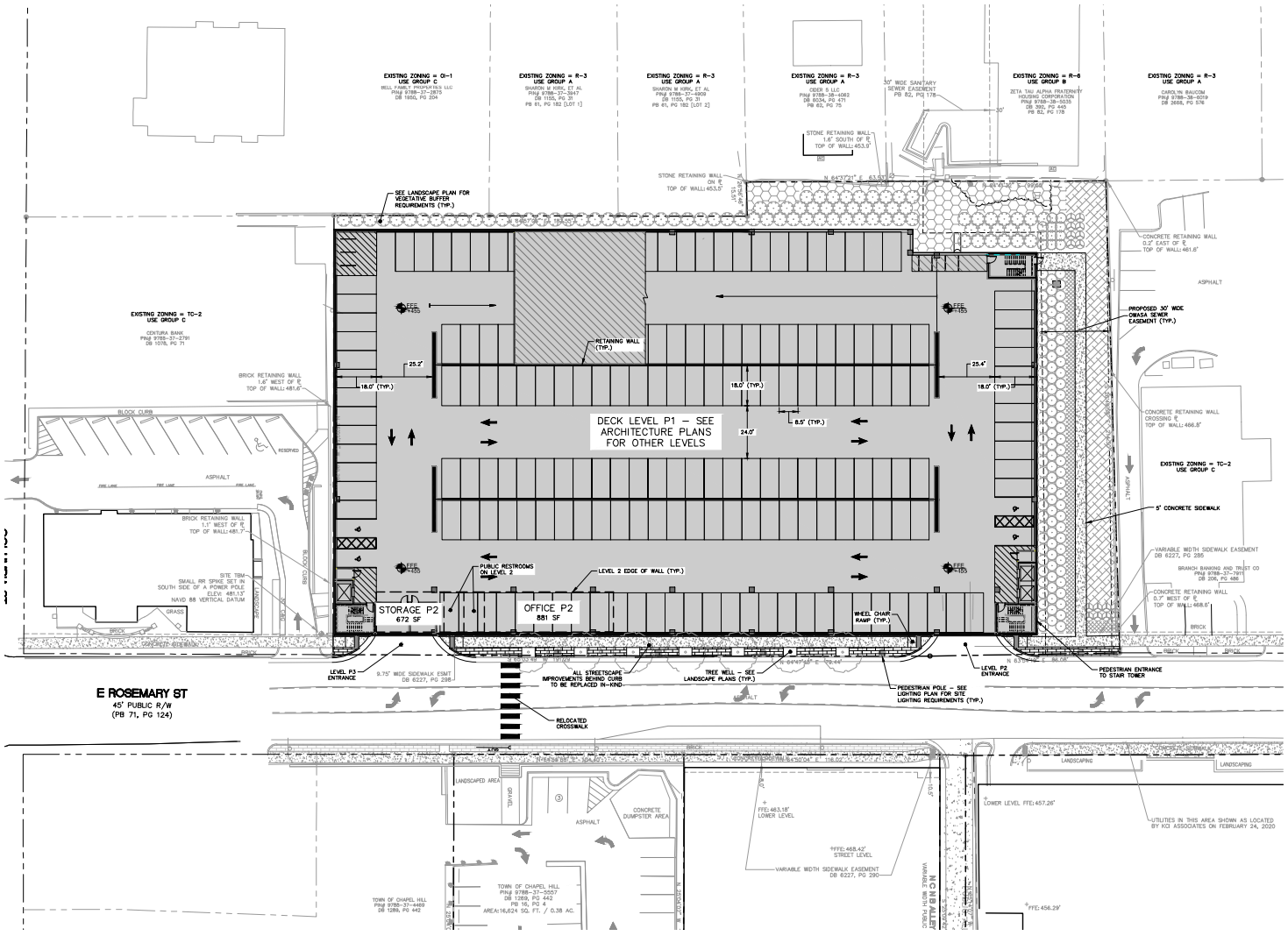
ISSUED		DATE
1	CONDITIONAL ZONING SUBMITTAL #1	02 MAR 20
2	CONDITIONAL ZONING SUBMITTAL #2	08 APR 20

ROSEMARY STREET PARKING DECK
125 E. ROSEMARY ST
CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING DRAWINGS

JOB #: 118035.01
DATE: 02 MAR 20
SCALE: AS NOTED
DRAWN BY: J.B.M.
REVIEWED BY: G.J.R.

SHEET
C0101



NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATION.
2. THE TOWN OF CHAPEL HILL, ITS' ASSIGNS OR ORANGE COUNTY SHALL NOT BE RESPONSIBLE FOR ANY PAVEMENT DAMAGE THAT MAY RESULT FROM SERVICE VEHICLES.
3. 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.
4. ALL PAVEMENT MARKINGS WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE INSTALLED USING A THERMAL PLASTIC MATERIAL WITH A MINIMUM THICKNESS OF 125 MILS.
5. ALL WALKWAYS SHALL BE CONSTRUCTED WITH A 2% CROSS SLOPE IN THE DIRECTION SHOWN ON THE GRADING PLAN.

SITE DATA

APPLICANT:	GRUBB PROPERTIES, INC		
PROPERTY OWNER:	FRANKLIN OFFICE CHAPEL HILL, LLC & INVESTORS TITLE COMPANY		
PROPERTY ADDRESS:	125 EAST ROSEMARY STREET, CHAPEL HILL, NC		
PIN NUMBERS:	9788-37-4748 & 9788-37-6817		
DEED REFERENCES:	DB/PG: 6603/282 & 778/87		
EXISTING ZONING:	TC-2		
PROPOSED ZONING:	TC-2-CZ		
EXISTING USE:	PARKING DECK		
PROPOSED USE:	PARKING DECK		
NET LAND AREA:	73,097 SF (1.68 AC)		
CREDITED STREET AREA:	7,310 SF (0.17 AC)		
GROSS LAND AREA:	80,407 SF (1.85 AC)		
VEHICLE PARKING SUMMARY:	REGULAR	ACCESSIBLE	TOTAL
REQUIRED	N/A	22 (INCL. 4 VAN)	N/A
PROPOSED	1,153	26 (INCL. 4 VAN)	1,179
BICYCLE PARKING SUMMARY:			
REQUIRED	6 SPACES		
PROPOSED	24 SPACES		
FLOOR AREA SUMMARY:			
MAX. FLOOR AREA	1.97 (FAR) X 80,407 SF (GLA) = 158,402 SF		
PROPOSED FLOOR AREA	1,553 SF		
IMPERVIOUS SUMMARY:			
EXISTING	66,548 SF (1.528 AC)		
POST DEVELOPED TOTAL*	65,000 SF (1.492 AC)		
NET IMPERVIOUS REDUCTION	-1,548 SF (0.036 AC)		
LAND DISTURBANCE SUMMARY:			
ON-SITE	73,000 SF		
OFF-SITE	4,000 SF		
TOTAL	77,000 SF		

* IMPERVIOUS TOTAL INCLUDES 2,523 S.F. OF IMPERVIOUS ALLOWANCE.

DRAWING LEGEND

SYMBOL/ABBREVIATION

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		RIGHT-OF-WAY LINE
		ADJOINER PROPERTY LINE
		EASEMENT LINE
X	X	FENCE LINE
		TREE LINE
		EXISTING IRON PIPE
		IRON PIPE SET
		CALCULATED POINT
		SIGN
		MAIL BOX
		BOLLARD

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 - 7785

COPYRIGHT © 2020
BALLENTINE ASSOCIATES, P.A.
THIS DOCUMENT IS THE PROPERTY OF BALLENTINE ASSOCIATES, P.A. ALL RIGHTS RESERVED. ANY REPRODUCTION OF THIS DOCUMENT OR POSSESSION WITHOUT PRIOR PERMISSION OF BALLENTINE ASSOCIATES, P.A. WILL BE SUBJECT

BALLENTINE ASSOCIATES, P.A. CORPORATE SEAL 1358 NORTH CAROLINA

PRELIMINARY NOT FOR CONSTRUCTION UNTIL SEALED BY A REGISTERED PROFESSIONAL ENGINEER

MARK	REVISIONS	DATE
1	PER TOWN OF CHAPEL HILL REVIEW COMMENTS	08 APR 20

OWNER INFORMATION
GRUBB PROPERTIES, INC
4500 CAMERON VALLEY PKWY.
SUITE 350
CHARLOTTE, NC 28211
OWNERS REPRESENTATIVE:
JOE DYE (919) 388-5774
FAX (919) 461-3639
EMAIL joe@dyeproperties.com

ISSUED	DATE
CONDITIONAL ZONING SUBMITTAL #1	02 MAR 20
CONDITIONAL ZONING SUBMITTAL #2	08 APR 20

ROSEMARY STREET PARKING DECK
125 E. ROSEMARY ST
CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING DRAWINGS

JOB #: 118035.01
DATE: 02 MAR 20
SCALE: AS NOTED
DRAWN BY: J.B.M.
REVIEWED BY: G.J.R.

SHEET
C1001

STRUCTURE TABLE

STR. ID.	RIM ELEV.* (FT)	STRUCTURE TYPE
DECK	452.66	PIPE END
EX CB	465.30	EX CB
1	467.29	JB
2	465.40	CB
3	466.90	CB
4	460.20	DI
5	460.20	JB
6	459.10	JB
7	457.31	JB
8	454.10	EX RAISED TOP Y1

*RIM ELEV. REFER TO:

JUNCTION BOX	TOP OF MANHOLE COVER
CATCH BASIN	BOT OF CURB/TOP OF GRATE
DROP INLET/NYLOPLAST	TOP OF CASTING/GRATE
PIPE END	INVERT

PIPE TABLE

US STR	DS STR	DIAMETER (IN)	MATERIAL	US INV. ELEV. (FT)	DS INV. ELEV. (FT)	LENGTH (FT)	SLOPE (FT/FT)
DECK	6	36	RCP	448.83	448.94	11	-0.0100
EX CB	2	18	RCP	458.30	458.20	6	0.0166
1	2	36	RCP	458.90	458.20	10	0.0717
2	3	36	RCP	458.20	455.41	103	0.0270
3	4	36	RCP	455.41	450.85	169	0.0270
4	5	36	RCP	450.85	450.15	26	0.0270
5	6	36	RCP	450.15	448.94	45	0.0270
6	7	36	RCP	448.94	448.14	30	0.0270
7	8	36	RCP	448.14	446.90	48	0.0261

GRADING AND STORM DRAINAGE NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE 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. NO PART OF ANY ACCESSIBLE PARKING SPACE OR ADJACENT ACCESSIBLE AISLE SHALL SLOPE GREATER THAN 2% IN ANY DIRECTION. IF THERE ARE ANY DISCREPANCIES, NOTIFY THE ENGINEER.
7. INSTALL JB, 36" RCP, AND CB TO DIVERT EXISTING 30" RCP. CONNECT TO EXISTING CB WITH 4' LONG SECTION OF 18" RCP. FILL ABANDONED SECTION OF 30" RCP WITH FLOWABLE FILL AND ABANDON IN PLACE.

UTILITY PLAN NOTES

1. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH OWASA STANDARDS AND SPECIFICATIONS.
2. ALL PROPOSED UTILITY LINES SHALL BE LOCATED UNDERGROUND. THIS DOES NOT APPLY TO COMPONENTS THAT ARE REQUIRED TO BE LOCATED ABOVE GROUND SUCH AS BACKFLOW PREVENTERS AND TRANSFORMERS.

CONSTRUCTION MANAGEMENT PLAN

1. CONSTRUCTION MANAGEMENT PLAN WILL BE FINALIZED DURING THE ZCP PHASE.
2. CONSTRUCTION SHALL COMPLY WITH THE CHAPEL HILL NOISE ORDINANCE, ARTICLE 3, SECTION 11-40.
3. CONSTRUCTION HOURS SHALL BE FROM 7:00 AM – 9:00 PM ON WEEKDAYS AND 8:00 AM – 9:00 PM ON WEEKENDS PER SECTION 11-40.
4. A WATER TRUCK SHALL BE USED TO MINIMIZE DUST.
5. CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PREVENT AND REMOVE THE DEPOSIT OF SILT ON ADJACENT PAVED ROADWAYS.
6. ALL STORAGE, STAGING, AND PARKING SHALL BE ON-SITE AND CONTAINED WITHIN THE CONSTRUCTION LIMITS. NONE OF THESE ACTIVITIES SHALL OCCUR WITHIN TREE PROTECTION ZONES AT ANY TIME.
7. CONSTRUCTION VEHICLES TO ACCESS THE SITE FROM EAST ROSEMARY STREET.

EROSION CONTROL NOTES

1. THIS PLAN IS SCHEMATIC AND IS INTENDED ONLY TO SHOW THE GENERAL LOCATION OF MAJOR EROSION CONTROL FEATURES TO BE REQUIRED. A DETAILED EROSION CONTROL PLAN MEETING ALL APPLICABLE TOWN OF CHAPEL HILL & ORANGE COUNTY REQUIREMENTS WILL BE SUBMITTED AS PART OF A LAND DISTURBANCE APPLICATION DURING THE ZCP PROCESS.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NCDEQ, ORANGE COUNTY AND TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS.
3. TOTAL DISTURBED AREA: 1.76 AC. THIS INCLUDES ALL DISTURBANCE REQUIRED FOR FULL SITE CONSTRUCTION.

CONSTRUCTION SEQUENCE

1. CONSTRUCTION SEQUENCE WILL BE PROVIDED DURING ZCP PHASE.

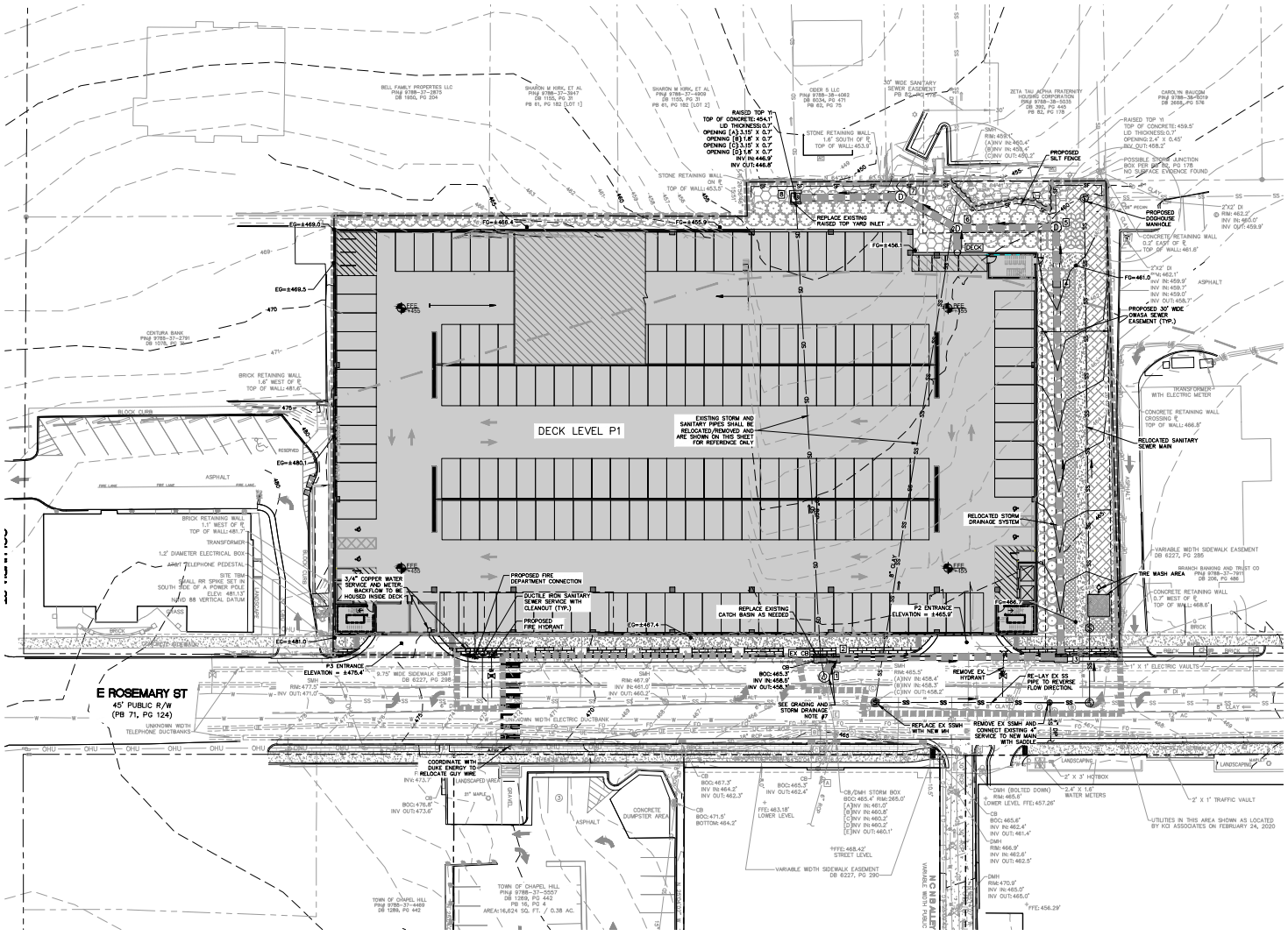
TRAFFIC CONTROL PLAN

1. TRAFFIC CONTROL PLAN WILL BE PROVIDED DURING ZCP PHASE.

DRAWING LEGEND

SYMBOL/ABBREVIATION

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		RIGHT-OF-WAY LINE
		ADJOINER PROPERTY LINE
SD	SD	STORM DRAIN LINE
W	W	WATER LINE
SS	SS	SANITARY SEWER LINE
UE	UE	UNDERGROUND ELECTRIC LINE
OHE	OHE	OVERHEAD ELECTRIC LINE
G	G	GAS LINE
T	T	TELEPHONE LINE
		LIMITS OF DISTURBANCE
460	460	MAJOR CONTOUR
462	462	MINOR CONTOUR
		EXISTING IRON PIPE
		SIGN
		CATCH BASIN
		DROP INLET
		JUNCTION BOX
		WATER VALVE
		FIRE DEPARTMENT CONNECTION
		FIRE HYDRANT
		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT
		POWER POLE
		LIGHT POLE
		ELECTRIC BOX
		HVAC UNIT
		TELEPHONE PEDESTAL
		TELEPHONE VAULT
		FIBER OPTIC MARKER



GRADING, UTILITY & EROSION CONTROL PLAN

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

REVIEW DRAWING
NOT FOR CONSTRUCTION

BALLENTINE ASSOCIATES P.A.
221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
(919) 929 - 0481 (919) 489 - 4785

COPYRIGHT © 2020
BALLENTINE ASSOCIATES, P.A.
THIS DOCUMENT IS THE PROPERTY OF BALLENTINE ASSOCIATES P.A. ALL RIGHTS RESERVED. ANY REPRODUCTION OF THIS DOCUMENT OR POSSESSION WITHOUT PRIOR PERMISSION OF BALLENTINE ASSOCIATES, P.A. WILL BE SUBJECT

MARK	REVISIONS	DATE
1	PER TOWN OF CHAPEL HILL REVIEW COMMENTS	06 APR 20

ISSUED	DATE
CONDITIONAL ZONING SUBMITTAL #1	02 MAR 20
CONDITIONAL ZONING SUBMITTAL #2	06 APR 20

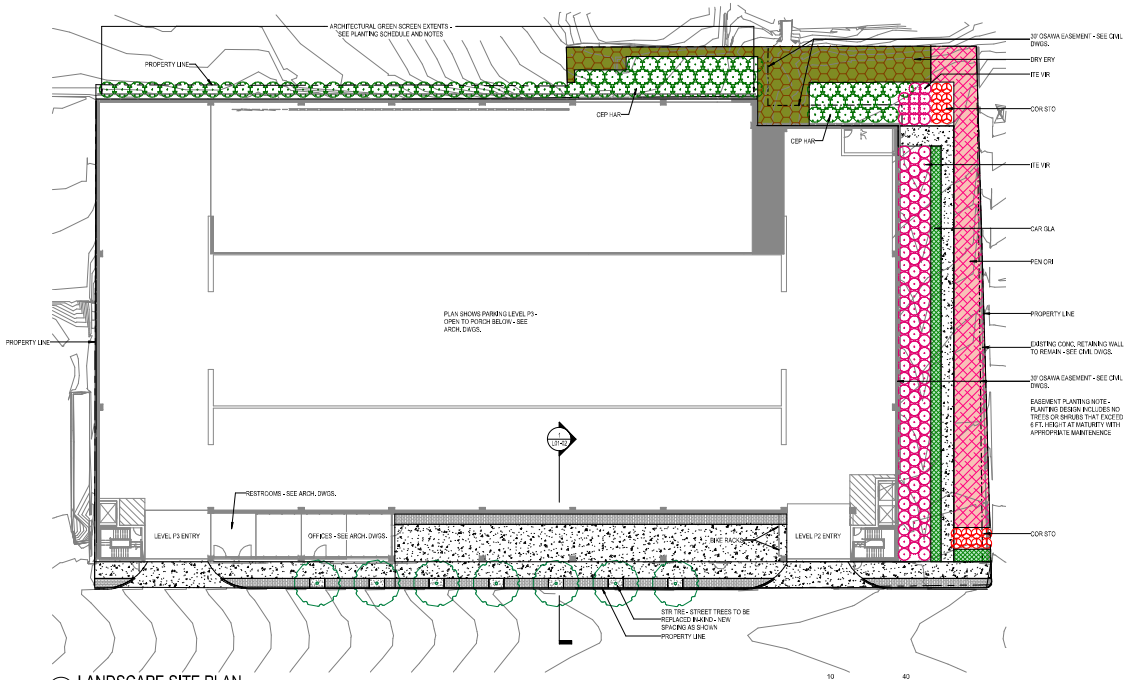
OWNER INFORMATION
GRUBB PROPERTIES, INC
4500 CAMERON VALLEY PKWY.
SUITE 350
CHARLOTTE, NC 28211
OWNERS REPRESENTATIVE:
JOE DYE
(919) 388-5774
FAX (919) 461-3639
EMAIL joe@dyeproperties.com

ROSEMARY STREET PARKING DECK
125 E. ROSEMARY ST
CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING DRAWINGS

JOB #: 118035.01
DATE: 02 MAR 20
SCALE: AS NOTED
DRAWN BY: J.B.M.
REVIEWED BY: C.J.R.

SHEET
C1201



1 LANDSCAPE SITE PLAN
1" = 20'-0"

GENERAL PLANTING NOTES:

1. HATCHES DO NOT REPRESENT SPACING OR SIZING - SEE SCHEDULE FOR PLAN SPECIFICATIONS.
2. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS & DISEASES.
3. ALL PLANTS MUST BE CONTAINER-GROWN (CONT.), OR BALLED AND BURLAPPED (B&B) AS INDICATED IN PLANT LIST.
4. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED, & MEET ALL REQUIREMENTS SPECIFIED.
5. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE ARCHITECT & THE OWNER BEFORE, DURING, & AFTER INSTALLATION.
6. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
7. ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
8. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES & SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY & ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENCES, ETC, WHICH OCCUR AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
10. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDED BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC...) OF ALL PLANTING AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE ARCHITECT AND OWNER.
11. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END GUARANTEE PERIOD (AS DIRECTED BY THE OWNER).
12. THE ARCHITECT WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.

LAYOUT AND MATERIALS NOTES:

1. REFER TO CIVIL DRAWINGS FOR EASEMENT INFORMATION.
2. BASE TOPOGRAPHICAL AND EXISTING CONDITIONS AS SHOWN ON EXISTING CONDITIONS DRAWINGS.
3. UTILITY WORK IS NOT INDICATED ON THIS DRAWING. REFER TO GRADING AND DRAINAGE AND UTILITY PLANS (CIVIL DRAWINGS).
4. DO NOT SCALE THESE DRAWINGS.
5. DIMENSIONS ARE FROM BACK OF CURB, TO FACE OF WALL, TO OUTSIDE EDGE OF PAVEMENT, FROM COLUMN CENTERLINES TO HARDSCAPE CENTERLINES, TO CENTERLINE OF PAVEMENTS, TO OUTSIDE EDGE OF PAVEMENTS, TO CENTERLINES OF STAIRS, FROM EDGE OF PAVEMENT TO FACE OF WALL.
6. ALL CURVES TO BE TRUE RADIUS WITHOUT STRAIGHT SEGMENTS.
7. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
9. ALL WALLS, COLUMNS, SIDEWALKS, PATHWAYS, FENCES, AND STAIRWAYS SHALL BE COMPLETELY LAID OUT AND STAKED WITH VISIBLE MARKERS. THE STAKES SHALL BE APPROVED IN THE FIELD BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE 48 HOURS PRIOR TO SITE VISIT.

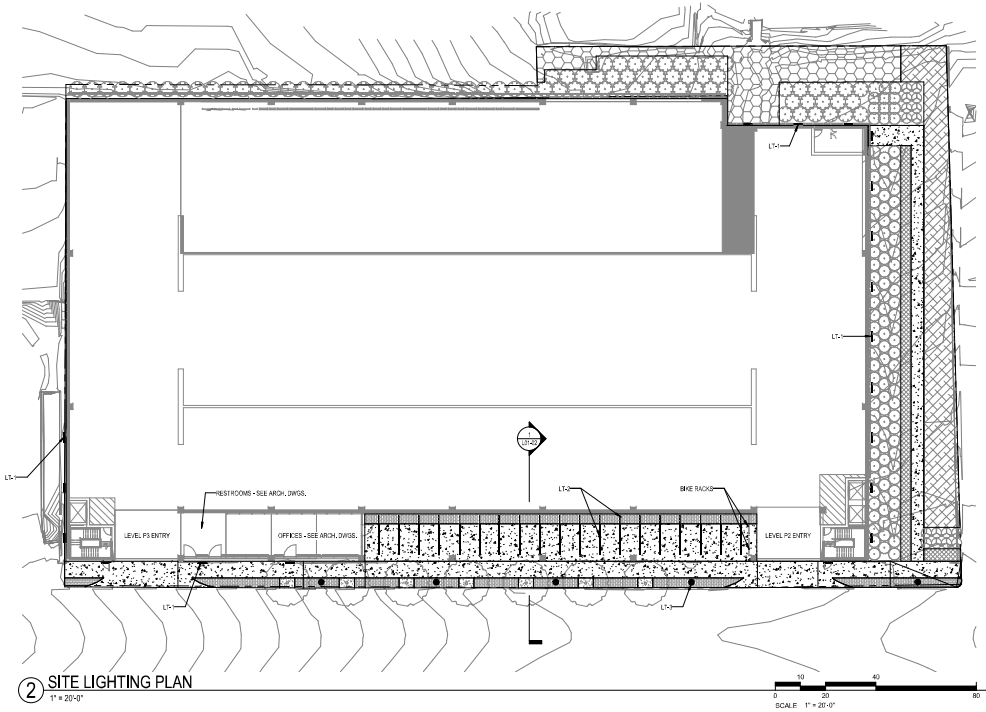
PLANTING SCHEDULE

QTY	CODE	SCIENTIFIC NAME	COMMON NAME	ROOT	HEIGHT	SPREAD	SPACING	COMMENTS
GROUNDCOVER								
300	CAR GLA	Carex glauca	Blue Sedge	1 GAL	18"	18"	18" OC	FULL, WELL SHAPED
440	DRY ERY	Dryopteris erythrosora	Autumn Fern	3 GAL	2'	2'	18" OC	FULL, WELL SHAPED
SHRUB / GRASS								
83	CEP HAR	Cephalotaxus harringtonia var. drupacea	Japanese Plum Yew	3 GAL	6'	6'	6'	FULL, WELL SHAPED
16	COR STO	Cornus stolonifera 'Farrow'	Arctic Fire™ Red Twig Dogwood	3 GAL	4'	4'	4'	FULL, WELL SHAPED
110	ITE VIR	Ilea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	3 GAL	5'	5'	5'	FULL, WELL SHAPED
263	PEN ORI	Pennisetum orientale 'Karley Rose'	Henry's Garnet Sweetspire	3 GAL	3'	3'	3'	FULL, WELL SHAPED
TREE								
7	STR TRE	Verify and match existing species	Replace to match existing species	B&B	14'	12'	AS SHOWN	FULL, WELL BRANCHED; LIMBED UP 6'

GREEN SCREEN VINE OPTIONS

- PARTHENOCISSUS QUINQUEFOLIA (VIRGINIA CREEPER)
- HEDERA HELIX (ENGLISH IVY)

*QUANTITIES TO BE DECIDED



2 SITE LIGHTING PLAN
1" = 20'-0"

LIGHTING SCHEDULE

KEY	ID	DESCRIPTION	FIXTURE
	LT-1	WALL MOUNT AREA	HOLM S QUAD 8A FB SLEEVE - BLACK
	LT-2	SOFFIT RECESSED	2" ARCHITECTURAL RECESSED SLOT LUMINAIRE
	LT-3	PEDESTRIAN POLE	TOWN OF CHAPEL HILL STANDARD

*SEE L01-02 FOR PRODUCT CUT SHEETS

GENERAL LIGHTING NOTES:

1. THIS DRAWING IS FOR LAYOUT OF FIXTURES ONLY.
2. THE DRAWINGS INDICATE DESIGN INTENT ONLY. THEY DO NOT REFLECT AND/OR DEPICT ELECTRICAL DESIGN. THEY ARE NOT INTENDED TO SHOW THE EXACT LOCATION OF ELECTRICAL COMPONENTS, ETC, OR THE ROUTING OF CONDUIT.
3. NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF CONDITIONS ENCOUNTERED IN THE FIELD CONTRADICTORY TO THOSE SHOWN ON THE DRAWINGS.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION ACTIVITIES RELATED TO THE LIGHTING LAYOUT.
5. THE CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL WORK THAT COMPLIES WITH ALL STATE OF NORTH CAROLINA, ORANGE COUNTY, OTHER LOCAL BUILDING CODES HAVING JURISDICTION, AND THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE.
6. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND LICENCES AND PAY ALL FEES REQUIRED BY LOCAL AUTHORITIES, ARRANGE FOR ALL NECESSARY INSPECTIONS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND PROVIDE WRITTEN CERTIFICATES OF APPROVAL TO THE OWNER.
7. ALL SYSTEMS, EQUIPMENT, COMPONENTS, WORK, ETC, SHALL BE COVERED BY A ONE (1) YEAR GUARANTEE BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE GUARANTEE SHALL INCLUDE PROVIDING ALL NECESSARY CUTTING, PATCH WORK, REPAINTING, ETC, TO MAKE THE WORK COMPLETE AND NEW.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO EXISTING UTILITIES, STRUCTURES, PAVING, LANDSCAPE MATERIALS AND/OR WORK OF OTHER TRADES RESULTING FROM ELECTRICAL WORK.
9. SOURCE OF POWER SHALL BE DETERMINED BY OWNER. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ELECTRICAL CONNECTION AND WIRING TO THE SOURCE WITH THE OWNER PRIOR TO CONSTRUCTION AND PRIOR TO ORDERING MATERIALS. ALL MATERIALS USED SHALL BE NEW AND SHALL BE STAMPED WITH THE LABEL OF UNDERWRITERS LABORATORIES, INC (UL).
10. REFER TO LIGHT FIXTURE SCHEDULE FOR FIXTURE TYPE INDICATION (LETTER) AND SYMBOL DESCRIPTION.
11. CONTRACTOR SHALL PROVIDE AND INSTALL ALL FIXTURES, WIRING TO POWER SOURCE, ELECTRICAL CONNECTION, AND OTHER NECESSARY ELECTRICAL HARDWARE FOR A COMPLETE AND OPERABLE LIGHTING SYSTEM.
12. PROVIDE AND INSTALL GROUND MOUNTED PULL BOXES EVERY 200 FEET IN HOMERUN CIRCUITS. LOCATIONS SHALL BE COORDINATED WITH OTHER SITE IMPROVEMENTS AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. PROVIDE LOOPED BLACK EQUAL TO THREE (3) FEET, IN WIRE RUNS TO LANDSCAPE LIGHTING FIXTURES TO ALLOW FOR ADJUSTMENTS ONCE PLANT MATERIAL IS INSTALLED.
14. THE CONTRACTOR SHALL MAKE ADJUSTMENTS IN FIXTURE LAYOUT, AIM FIXTURES AND LOCK DOWN ANY ADJUSTING FASTENERS ON FIXTURES SUBJECT TO THE FINAL APPROVAL OF LAYOUT AND AIMING BY THE LANDSCAPE ARCHITECT.
15. PROTECT ALL EQUIPMENT, COMPONENTS, ETC, DURING CONSTRUCTION FROM DIRT, CHEMICAL, AND MECHANICAL DAMAGE, ETC., PROTECT ALL CONDUIT OPENINGS SO THAT NO FOREIGN MATERIAL WILL ENTER THE CONDUIT.

Perkins&Will

Legacy Tower
411 W Chapel Hill Street, Suite 200
Durham, North Carolina 27701
T 919.425.9300
F 919.425.9301
perkinswill.com

CONSULTANTS

CIVIL
BALLENTINE ASSOCIATES, P.A.
221 Providence Road, Chapel Hill, NC 27514

STRUCTURAL
MVS
6750 Tryon Road, Cary, NC 27526

MEP
MVS
6750 Tryon Road, Cary, NC 27526

LANDSCAPE
PERKINS & WILL
411 W Chapel Hill St Suite 200, Durham, NC 27701

OWNER
GRUBB PROPERTIES
4601 Park Road Suite 450, Charlotte, NC 28209

FACILITY

CONTRACTOR
SAMET Corporation
5430 Wade Park Boulevard, Suite 104, Raleigh, NC 27607

4/8/2020 CONDITIONAL ZONING APPLICATION

PROJECT

PROJECT LOGO IF AVAILABLE

126 E ROSEMARY ST PARKING DECK

CLIENT LOGO IF AVAILABLE

KEYPLAN

ISSUE CHART

ISSUE	ISSUE	DATE

Job Number	
Drawn	Author
Checked	Checker
Approved	Approver

TITLE

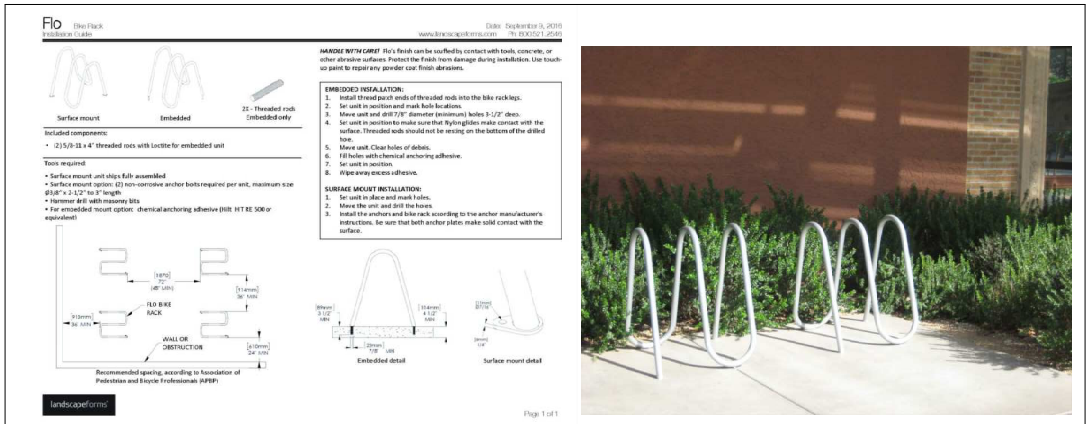
LANDSCAPE PLANS

SHEET NUMBER

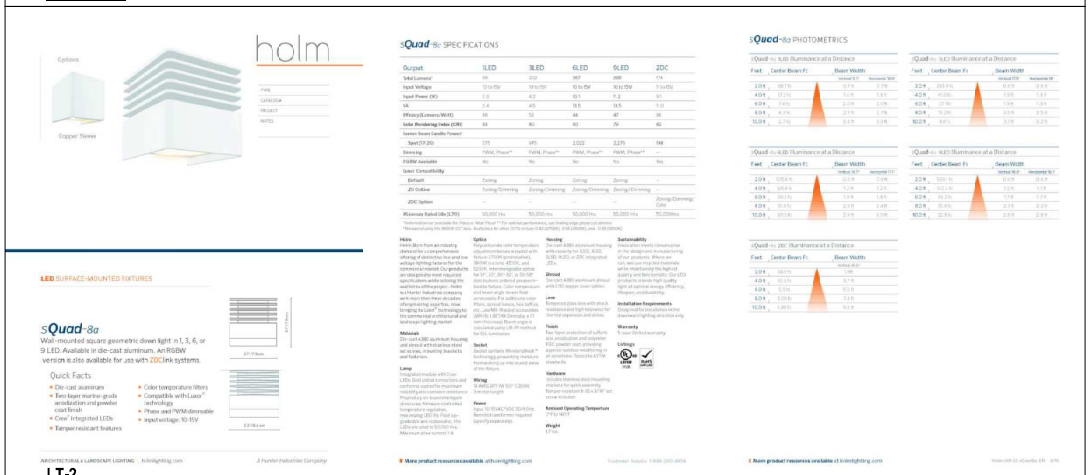
L01-01

Copyright © 2019 Perkins+Will

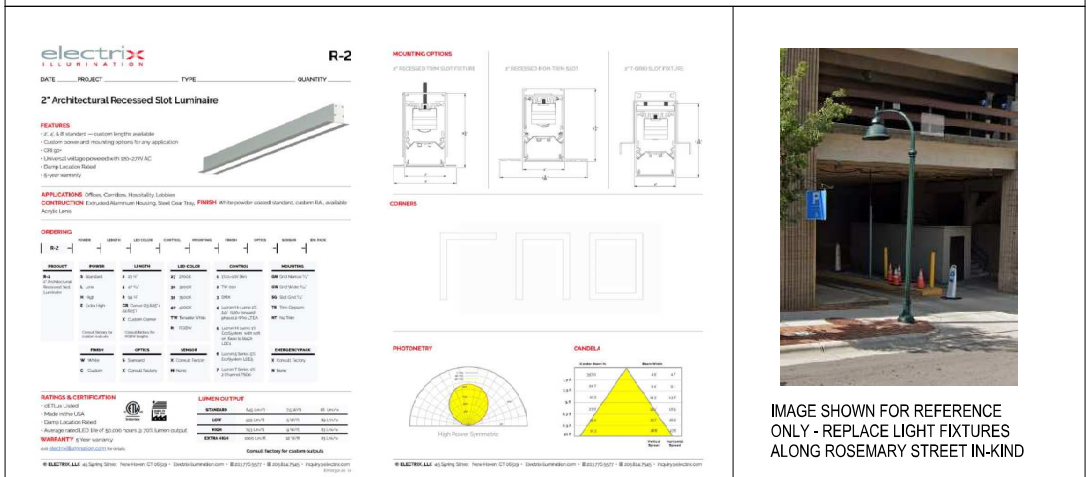
4/8/2020 2:16:04 PM BIM 360://137 Franklin Street/LANDS_UNC_East Franklin Site.rvt



BIKE RACK



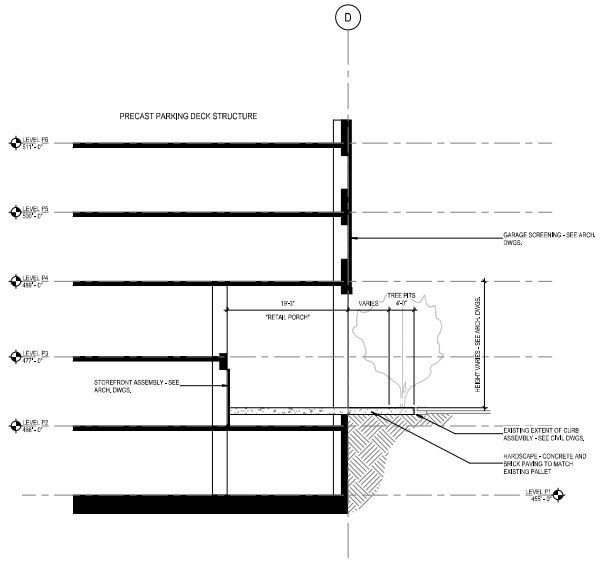
LT-2



LT-1

IMAGE SHOWN FOR REFERENCE ONLY - REPLACE LIGHT FIXTURES ALONG ROSEMARY STREET IN-KIND

LT-3



1 N/S SECTION AT RETAIL PORCH
1/8" = 1'-0"

Perkins&Will

Legacy Tower
411 W Chapel Hill Street, Suite 200
Durham, North Carolina 27701
T 919.235.5300
F 919.235.5301
perkinswill.com

CONSULTANTS

CIVIL
BALLENTINE ASSOCIATES, P.A.
221 Providence Road, Chapel Hill, NC 27514

STRUCTURAL
MVS
6750 Tryon Road, Cary, NC 27526

MEP
MVS
6750 Tryon Road, Cary, NC 27526

LANDSCAPE/IND
PERKINS & WILL
411 W Chapel Hill St Suite 200, Durham, NC 27701

OWNER
GRUBB PROPERTIES
4601 Park Road Suite 450, Charlotte, NC 28209

THIRD PARTY

CONTRACTOR
SAMET Corporation
5428 Wade Park Boulevard, Suite 104, Raleigh, NC 27607

PROJECT

PROJECT LOGO IF AVAILABLE

126 E ROSEMARY ST PARKING DECK

CLIENT LOGO IF AVAILABLE

KEYPLAN

ISSUE CHART

ISSUE	ISSUE	DATE

Job Number	
Drawn	Author
Checked	Checker
Approved	Approver

TITLE

SITE DETAILS

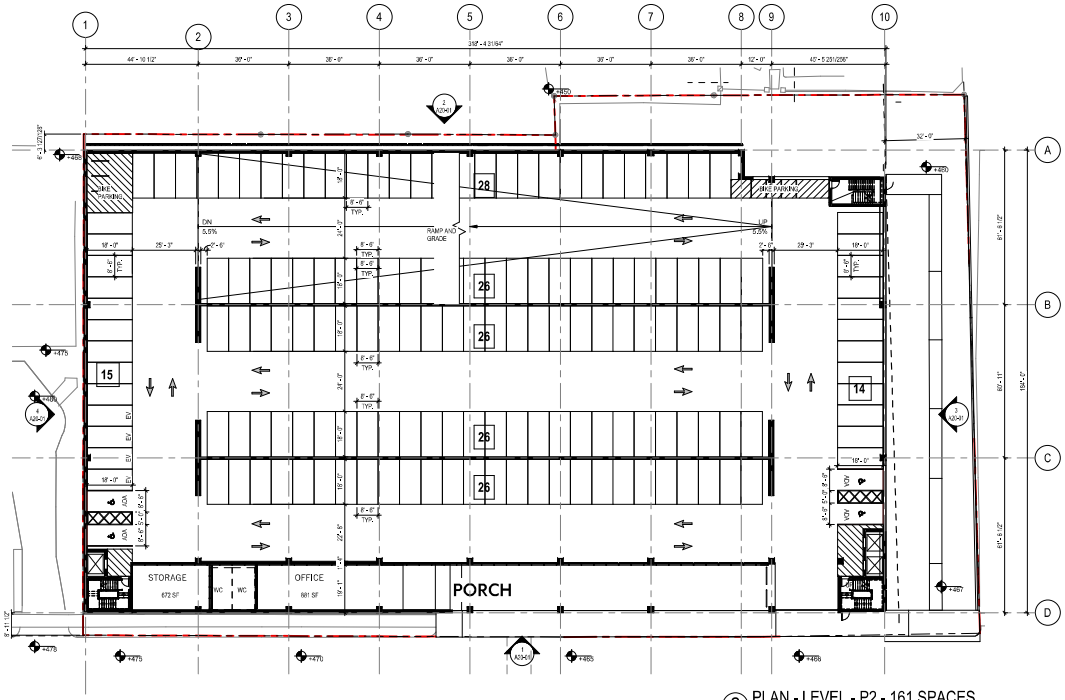
SHEET NUMBER

L01-02

4/8/2020 CONDITIONAL ZONING APPLICATION

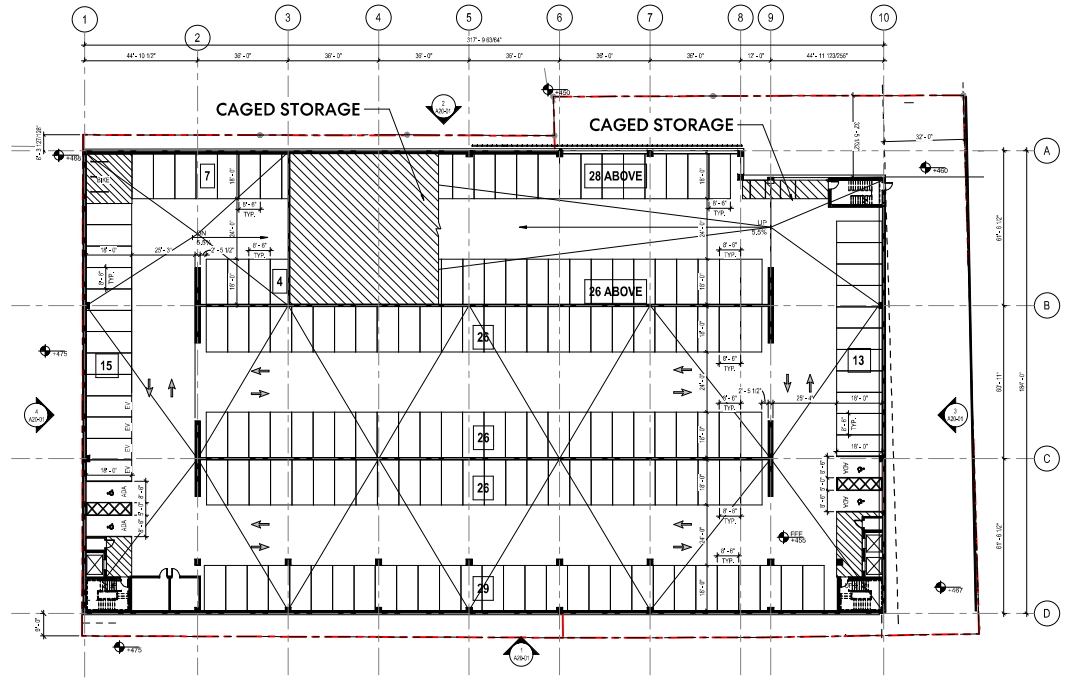
Copyright © 2019 Perkins+Will

4/8/2020 2:15:01 PM BIM 360://137-Franklin Street_MIDLUNC_East Franklin Studio.rvt



2 PLAN - LEVEL - P2 - 161 SPACES
1" = 20'-0"

P2 PARKING SCHEDULE		
Level	Parking Type	Number
P2	ACCESSIBLE SPACE (STD)	4
P2	ACCESSIBLE SPACE (VAN)	0
P2	ELECTRIC VEHICLE	4
P2	STANDARD SPACE	153
	TOTAL	161



1 PLAN - LEVEL - P1 - 146 SPACES
1" = 20'-0"

P1 PARKING SCHEDULE		
Level	Parking Type	Number
P1	ACCESSIBLE SPACE (STD)	4
P1	ACCESSIBLE SPACE (VAN)	0
P1	ELECTRIC VEHICLE	4
P1	STANDARD SPACE	138
	TOTAL	146

OVERALL PARKING TOTAL: 1,179 SPACES

Perkins&Will

Legacy Tower
411 W Chapel Hill Street, Suite 200
Durham, North Carolina 27701
t 919.435.5300
f 919.435.5301
perkinswill.com

CONSULTANTS

CIVIL
BALLENTINE ASSOCIATES, P.A.
221 Providence Road, Chapel Hill, NC 27514

STRUCTURAL
MVS
6750 Tryon Road, Cary, NC 27526

MEP
MVS
6750 Tryon Road, Cary, NC 27526

LANDSCAPE/HD
PERKINS & WILL
411 W Chapel Hill St Suite 200, Durham, NC 27701

OWNER
GRUBB PROPERTIES
4601 Park Road Suite 450, Charlotte, NC 28209

FACILITY

CONTRACTOR
SAMET Corporation
5420 Wade Park Boulevard Suite 104, Raleigh, NC 27607

NOTE: DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION PURPOSES.

PROJECT

PROJECT LOGO IF AVAILABLE

126 E ROSEMARY ST PARKING DECK

CLIENT LOGO IF AVAILABLE

KEYPLAN

ISSUE CHART

ISSUE		DATE
Job Number		
Drawn	Author	
Checked	Checker	
Approved	Approver	

TITLE

OVERALL FLOOR PLAN - P1 - P2

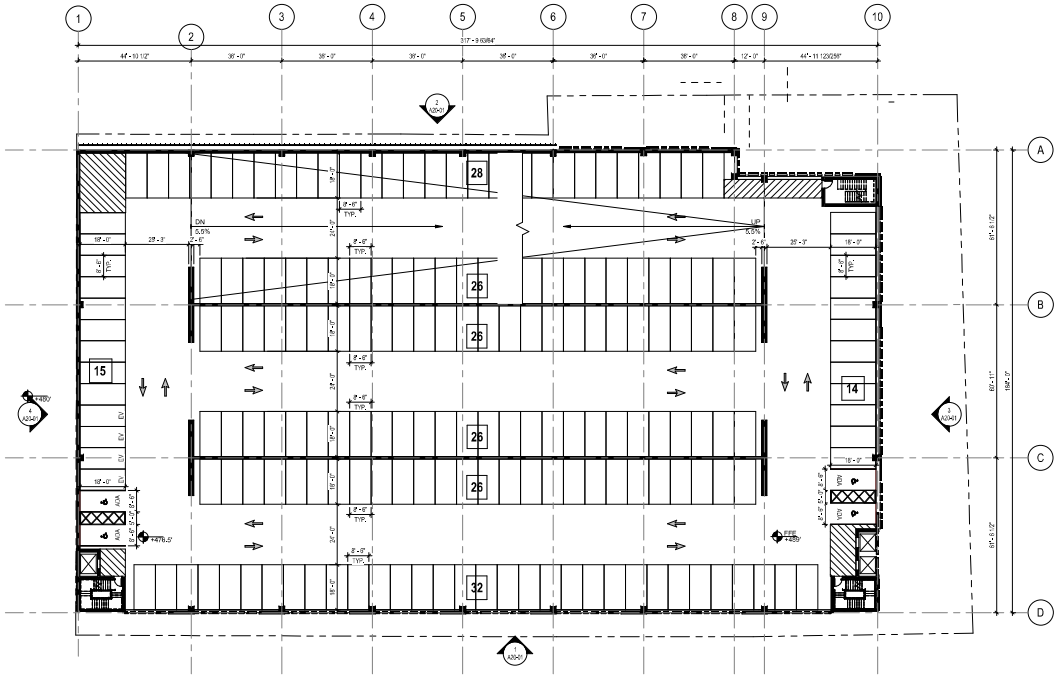
SHEET NUMBER

A10-01

4/8/2020 CONDITIONAL ZONING APPLICATION

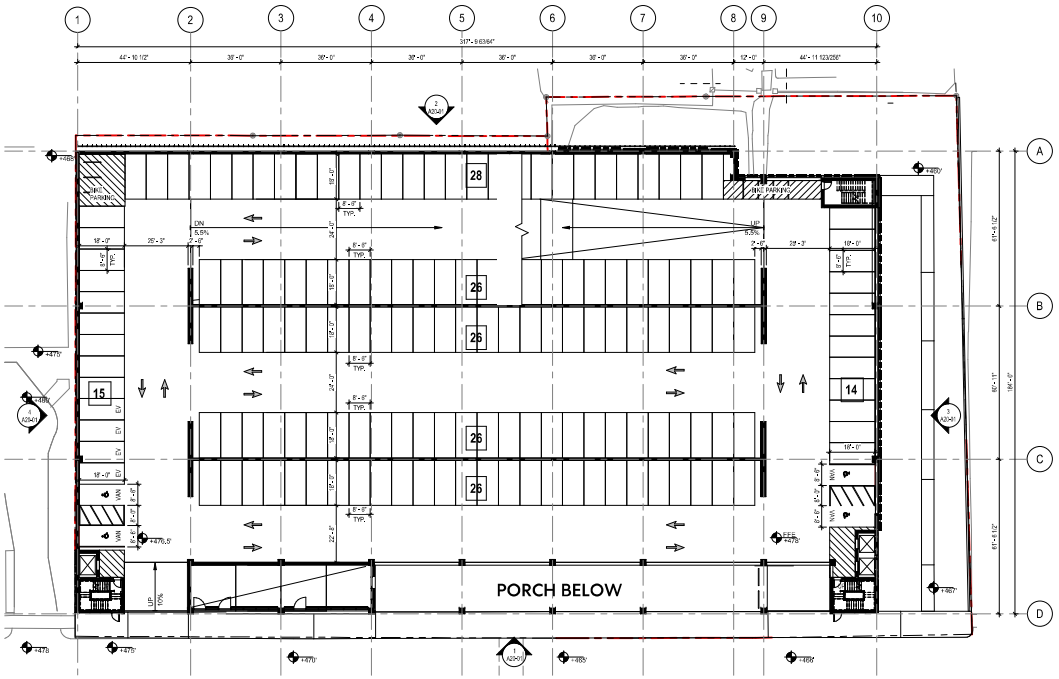
Copyright © 2020 Perkins+Will

4/8/2020 3:59:04 PM BIM 360://137 Franklin Street/WCAL_Grubb_Rosemary St Parking Deck.rvt



2 LEVEL P4 - 193 SPACES
1" = 20'-0"

P4 PARKING SCHEDULE		
Level	Parking Type	Number
P4	ACCESSIBLE SPACE (STD)	4
P4	ACCESSIBLE SPACE (VAN)	0
P4	ELECTRIC VEHICLE	4
P4	STANDARD SPACE	165
	TOTAL	193



1 LEVEL P3 - 165 SPACES
1" = 20'-0"

P3 PARKING SCHEDULE		
Level	Parking Type	Number
P3	ACCESSIBLE SPACE (STD)	6
P3	ACCESSIBLE SPACE (VAN)	1
P3	ELECTRIC VEHICLE	4
P3	STANDARD SPACE	157
	TOTAL	168

Perkins&Will

Legacy Tower
411 W Chapel Hill Street, Suite 200
Durham, North Carolina 27701
t 919.435.5300
f 919.435.5301
perkinswill.com

CONSULTANTS

CIVIL
BALLENTINE ASSOCIATES, P.A.
221 Providence Road, Chapel Hill, NC 27514

STRUCTURAL
NV5
6750 Tryon Road, Cary, NC 27526

MEP
NV5
6750 Tryon Road, Cary, NC 27526

LANDSCAPE/HD
PERKINS & WILL
411 W Chapel Hill St Suite 200, Durham, NC 27701

OWNER
GRUBB PROPERTIES
4601 Park Road Suite 450, Charlotte, NC 28209

FACILITY

CONTRACTOR
SAMET Corporation
5420 Wade Park Boulevard Suite 104, Raleigh, NC 27607

NOTE: DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION PURPOSES.

PROJECT

PROJECT LOGO IF AVAILABLE

126 E ROSEMARY ST PARKING DECK

CLIENT LOGO IF AVAILABLE

KEYPLAN

ISSUE CHART

ISSUE		DATE
Job Number		
Drawn	Author	
Checked	Checker	
Approved	Approver	

TITLE

OVERALL FLOOR PLAN - P3 - P4

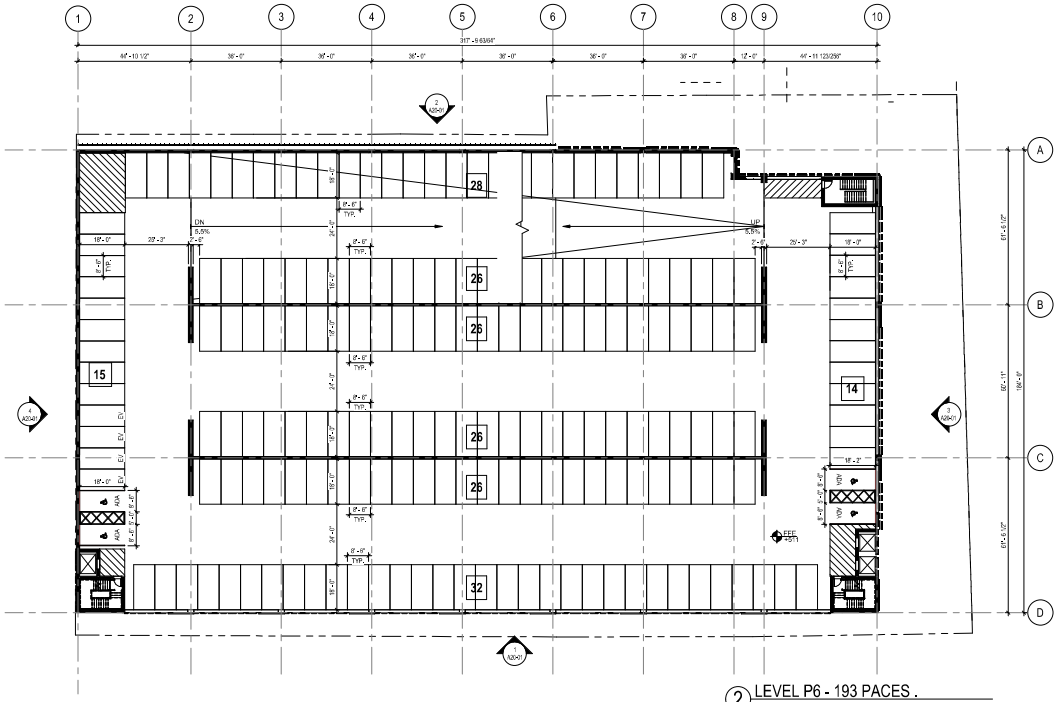
SHEET NUMBER

A10-02

4/8/2020 CONDITIONAL ZONING APPLICATION

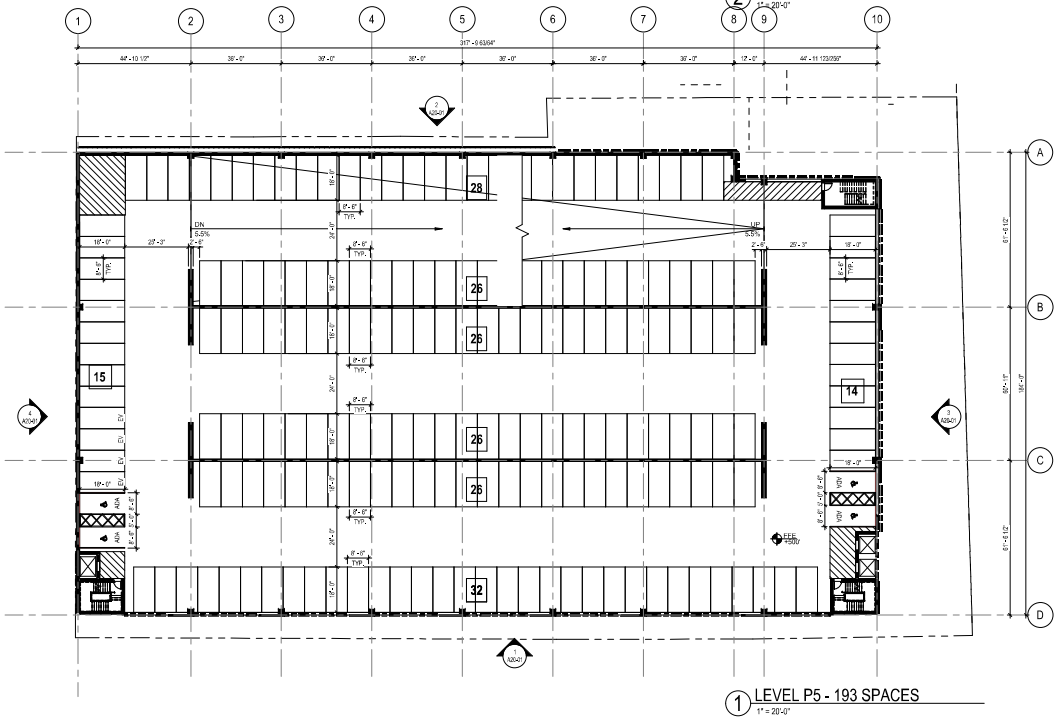
Copyright © 2020 Perkins+Will

4/8/2020 3:59:05 PM BIM: 360://137 Franklin Street/WCAL_Grubb_Rosemary St Parking Deck.rvt



P6 PARKING SCHEDULE		
Level	Parking Type	Number
P6	ACCESSIBLE SPACE (STD)	4
P6	ACCESSIBLE SPACE (VAN)	0
P6	ELECTRIC VEHICLE	4
P6	STANDARD SPACE	185
	TOTAL	193

2 LEVEL P6 - 193 PACES .
1" = 20'-0"



P5 PARKING SCHEDULE		
Level	Parking Type	Number
P5	ACCESSIBLE SPACE (STD)	4
P5	ACCESSIBLE SPACE (VAN)	0
P5	ELECTRIC VEHICLE	4
P5	STANDARD SPACE	185
	TOTAL	193

1 LEVEL P5 - 193 SPACES
1" = 20'-0"

Perkins&Will

Legacy Tower
411 W Chapel Hill Street, Suite 200
Durham, North Carolina 27701
t 919.435.9300
f 919.435.9301
perkinswill.com

CONSULTANTS

CIVIL
BALLENTINE ASSOCIATES, P.A.
221 Providence Road, Chapel Hill, NC 27514

STRUCTURAL
IVS
6750 Tryon Road, Cary, NC 27526

MEP
IVS
6750 Tryon Road, Cary, NC 27526

LANDSCAPE/HD
PERKINS & WILL
411 W Chapel Hill St Suite 200, Durham, NC 27701

OWNER
GRUBB PROPERTIES
4601 Park Road Suite 450, Charlotte, NC 28209

FACILITY

CONTRACTOR
SAMET Corporation
5420 Wade Park Boulevard Suite 104, Raleigh, NC 27607

NOTE: DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION PURPOSES.

PROJECT

PROJECT LOGO IF AVAILABLE

126 E ROSEMARY ST PARKING DECK

CLIENT LOGO IF AVAILABLE

KEYPLAN

ISSUE CHART

ISSUE		DATE
Job Number		
Drawn	Author	
Checked	Checker	
Approved	Approver	

TITLE

OVERALL FLOOR PLAN - P5 - P6

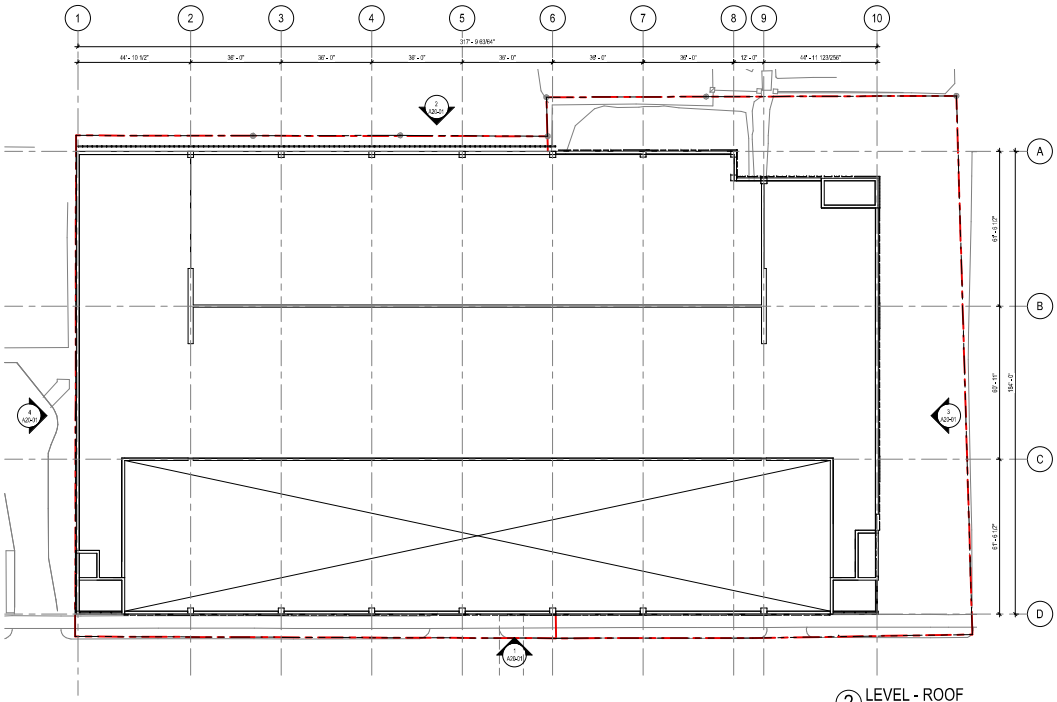
SHEET NUMBER

A10-03

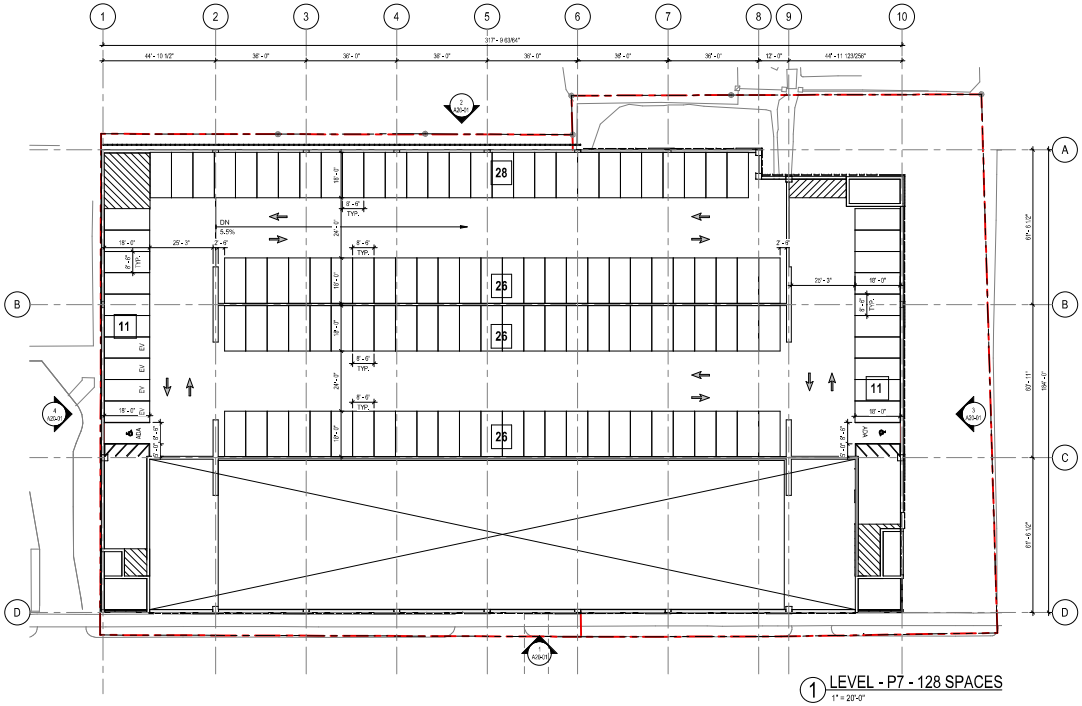
4/8/2020 CONDITIONAL ZONING APPLICATION

Copyright © 2020 Perkins+Will

4/8/2020 3:55:07 PM BIM 360://137 Franklin Street/HICAL_Grubb_Rosemary St Parking Deck.rvt



2 LEVEL - ROOF
1" = 20'-0"



1 LEVEL - P7 - 128 SPACES
1" = 20'-0"

P7 PARKING SCHEDULE		
Level	Parking Type2	Number2
P4	ACCESSIBLE SPACE (STD)	4
P4	ACCESSIBLE SPACE (VAN)	3
P4	ELECTRIC VEHICLE	4
P4	STANDARD SPACE	120
	TOTAL	128

Perkins&Will

Legacy Tower
411 W Chapel Hill Street, Suite 200
Durham, North Carolina 27701
t 919.435.9300
f 919.435.9301
perkinswill.com

CONSULTANTS

CIVIL
BALLENTINE ASSOCIATES, P.A.
221 Providence Road, Chapel Hill, NC 27514

STRUCTURAL
IVI5
6750 Tryon Road, Cary, NC 27526

MEP
IVI5
6750 Tryon Road, Cary, NC 27526

LANDSCAPE/HD
PERKINS & WILL
411 W Chapel Hill St Suite 200, Durham, NC 27701

OWNER
GRUBB PROPERTIES
4601 Park Road Suite 450, Charlotte, NC 28209

FACILITY

CONTRACTOR
SAMET Corporation
5420 Wade Park Boulevard Suite 104, Raleigh, NC 27607

NOTE: DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION PURPOSES.

PROJECT

PROJECT LOGO IF AVAILABLE

126 E ROSEMARY ST PARKING DECK

CLIENT LOGO IF AVAILABLE

KEYPLAN

ISSUE CHART

ISSUE		DATE
Job Number		
Drawn	Author	
Checked	Checker	
Approved	Approver	

TITLE

OVERALL FLOOR PLAN - P7 - ROOF

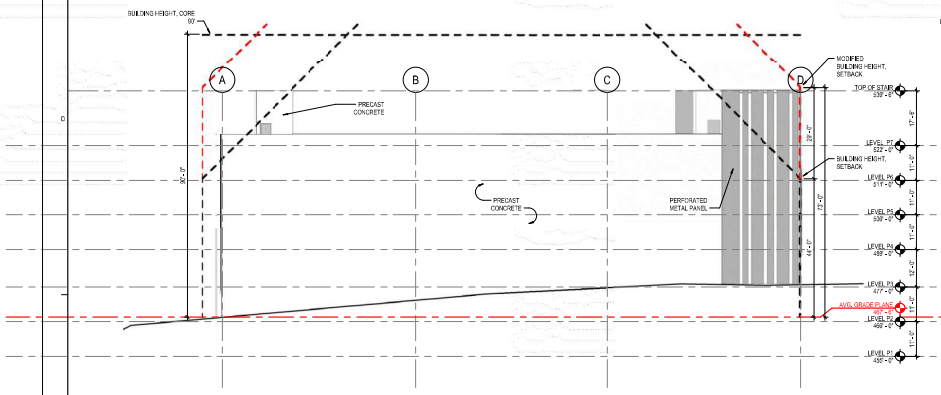
SHEET NUMBER

A10-04

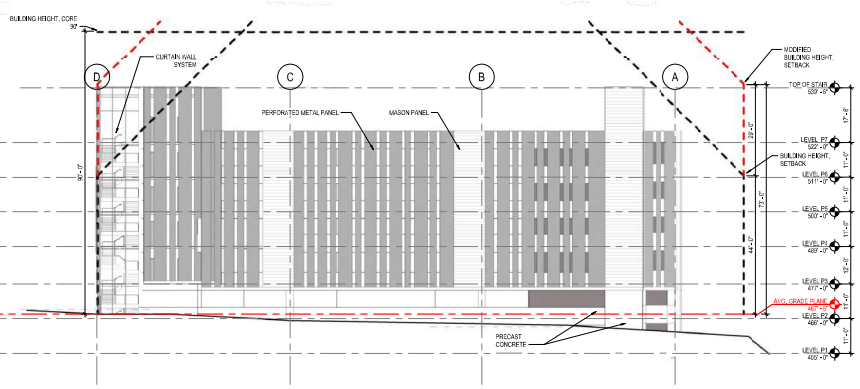
Copyright © 2020 Perkins+Will

4/8/2020 CONDITIONAL ZONING APPLICATION

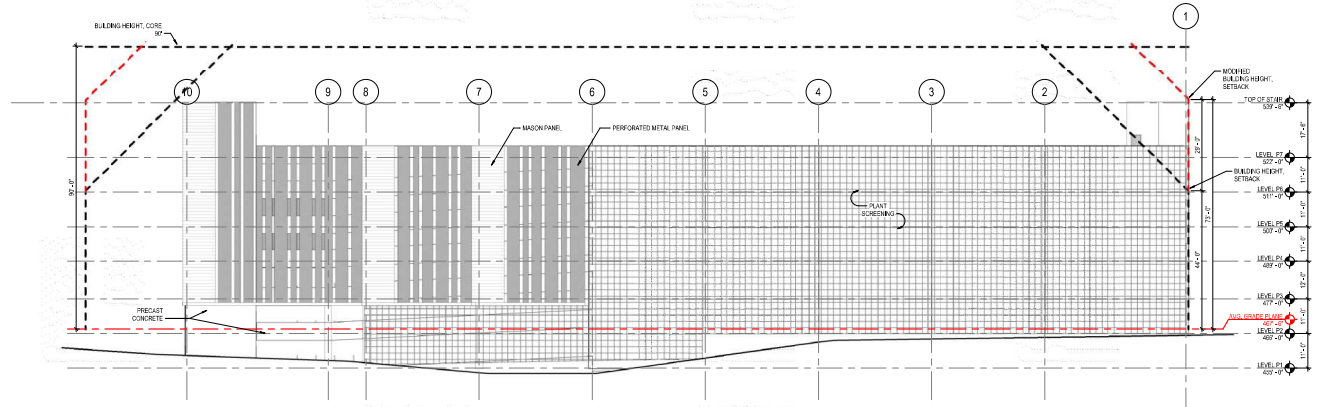
BIM: 360://137 Franklin Street/WCAL_Grubb_Rosemary St Parking Deck.rvt
4/8/2020 3:59:08 PM



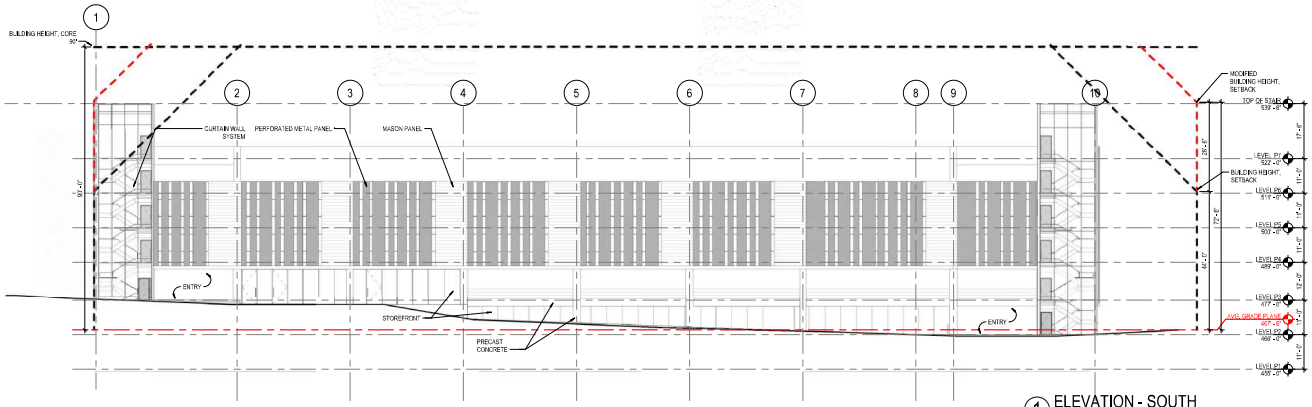
4 ELEVATION - WEST
1/16" = 1'-0"



3 ELEVATION - EAST
1/16" = 1'-0"



2 ELEVATION - NORTH
1/16" = 1'-0"



1 ELEVATION - SOUTH
1/16" = 1'-0"

Perkins&Will

Legacy Tower
411 W Chapel Hill Street, Suite 200
Durham, North Carolina 27701
t 919.435.5300
f 919.435.5301
perkinswill.com

CONSULTANTS

CIVIL
BALLENTINE ASSOCIATES, P.A.
221 Providence Road, Chapel Hill, NC 27514

STRUCTURAL
IVS
6750 Tryon Road, Cary, NC 27526

MEP
IVS
6750 Tryon Road, Cary, NC 27526

LANDSCAPE/PD
PERKINS & WILL
411 W Chapel Hill St Suite 200, Durham, NC 27701

OWNER
GRUBB PROPERTIES
4601 Park Road Suite 450, Charlotte, NC 28209

FACILITY

CONTRACTOR
SANET Corporation
5420 Wade Park Boulevard Suite 104, Raleigh, NC 27607

NOTE: DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION PURPOSES.

PROJECT

PROJECT LOGO IF AVAILABLE

126 E ROSEMARY ST PARKING DECK

CLIENT LOGO IF AVAILABLE

KEYPLAN

4/8/2020 CONDITIONAL ZONING APPLICATION

ISSUE CHART

ISSUE	ISSUE	DATE
Job Number		
Drawn		Author
Checked		Checker
Approved		Approver

TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A20-01

Copyright © 2020 Perkins+Will

4/8/2020 3:30:02 PM BIM 360://137 Franklin Street/WCFJLCHnb_Rosemary St Parking Deck.rvt