

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

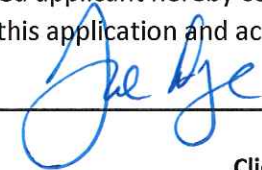
State: NC

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 ZONING

TOWN OF CHAPEL HILL
Planning and Development Service

Conditional Rezoning applications are reviewed by staff, Planning Commission, and Town Council. The application is part of an open public process that enables Town Council to discuss and decide on the key issues of a rezoning proposal. If a rezoning is approved, the applicant may then submit a detailed final plan application to staff for compliance review with the technical development standards and with the Council rezoning approval.

The establishment of a Conditional Zoning District shall be consistent with the Land Use Plan in the Comprehensive Plan. A proposed Conditional Zoning District is deemed consistent if the proposed District will be located in conformance with an adopted small area plan and/or in one of the following Land Use Categories:

- Medium Residential
- High Residential
- Commercial
- Mixed Use, Office/Commercial Emphasis
- Mixed Use, Office Emphasis
- Town/Village Center
- Institutional
- Office
- University
- Development Opportunity Area
- Light Industrial Opportunity Area

If the proposed conditional zoning districts is located in a Low Residential or a Rural Residential Land Use Category, the Town Council must approve a Land Use Plan amendment prior to proceeding.

SIGNED CONDITIONS: All conditions shall be in writing, prepared by the owner of the property or an attorney and must be signed by all property owners and contract purchasers, if applicable. The Town Attorney may require additional signatures if necessary and will determine whether or not the conditions statement is legally sufficient. Within thirty (30) days after receipt of the conditions the Planning Division Manager will notify the applicant of any deficiencies in the conditions statement or if any additional information is needed. The applicant may make changes to the written conditions statement provided it is submitted at least thirty (30) prior to Planning Commission meeting or thirty (30) days prior to Town Council public hearing.

RECORDATION OF CONDITIONS: After a rezoning has been approved by the Town Council, the conditions statement shall be recorded with the Register of Deeds Office. After a rezoning has been approved by Town Council and recorded by the Register of Deeds Office, the conditions may not be amended except through a new rezoning application.



PROJECT FACT SHEET
TOWN OF CHAPEL HILL
Planning and Development Service

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				



PROJECT FACT SHEET
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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



PROJECT FACT SHEET
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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



PROJECT FACT SHEET
TOWN OF CHAPEL HILL
 Planning and Development Services

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)

- Written narrative describing existing & proposed conditions, anticipated stormwater impacts and management structures and strategies to mitigate impacts
- Description of land uses and area (in square footage)
- Existing and proposed impervious surface area in square feet for all subareas and project area
- Ground cover and uses information
- Soil information (classification, infiltration rates, depth to groundwater and bedrock)
- Time of concentration calculations and assumptions
- Topography (2-foot contours)
- Pertinent on-site and off-site drainage conditions
- Upstream and/or downstream volumes
- Discharges and velocities
- Backwater elevations and effects on existing drainage conveyance facilities
- Location of jurisdictional wetlands and regulatory FEMA Special Flood Hazard Areas
- Water quality volume calculations
- Drainage areas and sub-areas delineated
- Peak discharge calculations and rates (1, 2, and 25-year storms)
- Hydrographs for pre- & post-development without mitigation, post-development with mitigation
- Volume calculations and documentation of retention for 2-year storm



**CONDITIONAL ZONING APPLICATION
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Planning and Development Services**

- r) 85% TSS removal for post-development stormwater runoff
- s) Nutrient loading calculations
- t) BMP sizing calculations
- u) Pipe sizing calculations and schedule (include HGL & EGL calculations and profiles)

Plan Sets (10 copies to be submitted no larger than 24" x 36")

Plans should be legible and clearly drawn. All plan set sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable
- Revision dates and professional seals and signatures, as applicable

Cover Sheet

- a) Include Project Name, Project fact information, PIN, and Design Team

Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names
- f) 1,000' notification boundary

Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries



**CONDITIONAL ZONING APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning and Development Services**

Detailed Site Plan

- a) Existing and proposed building locations
- b) Description & analysis of adjacent land uses, roads, topography, soils, drainage patterns, environmental constraints, features, existing vegetation, vistas (on and off-site)
- c) Location, arrangement, & dimension of vehicular parking, width of aisles and bays, angle of parking, number of spaces, handicapped parking, bicycle parking. Typical pavement sections & surface type.
- d) Location of existing and proposed fire hydrants
- e) Location and dimension of all vehicle entrances, exits, and drives
- f) Dimensioned street cross-sections and rights-of-way widths
- g) Pavement and curb & gutter construction details
- h) Dimensioned sidewalk and tree lawn cross sections
- i) Proposed transit improvements including bus pull-off and/or bus shelter
- j) Required landscape buffers (or proposed alternate/modified buffers)
- k) Required recreation area/space (including written statement of recreation plans)
- 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



**CONDITIONAL ZONING APPLICATION
SUBMITTAL REQUIREMENTS**
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Planning and Development Services

Planting Plan

- a) Dimensioned and labeled perimeter buffers
- b) Off-site buffer easement, if applicable
- c) Landscape buffer and parking lot planting plan (including planting strip between parking and building, entryway planting, and 35% shading requirement)

Steep Slope Plan

- a) Classify and quantify slopes 0-10%, 10-15%, 15-25%, and 25% and greater
- b) Show and quantify areas of disturbance in each slope category
- c) Provide/show specialized site design and construction techniques

Grading and Erosion Control Plan

- a) Topography (2-foot contours)
- b) Limits of Disturbance
- c) Pertinent off-site drainage features
- d) Existing and proposed impervious surface tallies

Streetscape Plan, if applicable

- a) Public right-of-way existing conditions plan
- b) Streetscape demolition plan
- c) Streetscape proposed improvement plan
- d) Streetscape proposed utility plan and details
- e) Streetscape proposed pavement/sidewalk details
- f) Streetscape proposed furnishing details
- g) Streetscape proposed lighting detail

Solid Waste Plan

- a) Preliminary Solid Waste Management Plan
- b) Existing and proposed dumpster pads
- c) Proposed dumpster pad layout design
- d) Proposed heavy duty pavement locations and pavement construction detail
- e) Preliminary shared dumpster agreement, if applicable



**CONDITIONAL ZONING APPLICATION
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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).

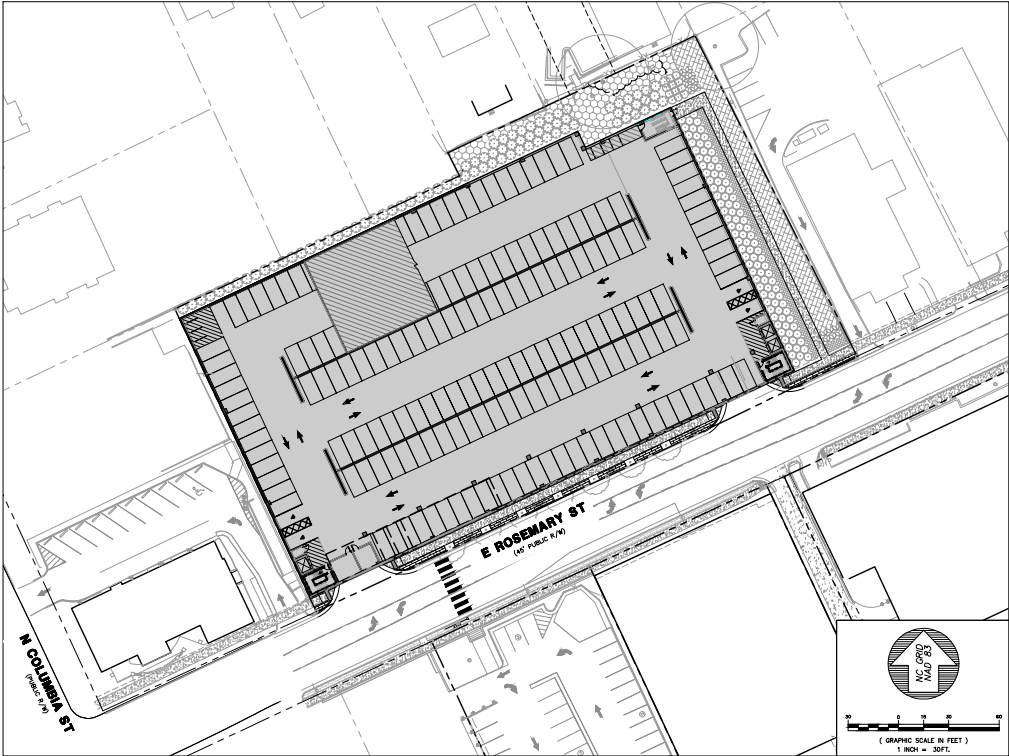
Modifications of Regulations:

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"=300'



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
CHAPL HILL, NC 27514
(919) 433-5300

DEVELOPER:



GRUBB PROPERTIES
People who care. Places that matter.

113 EDENBORO ROAD, SUITE 120
CHAPL HILL, NC 27514
(919) 388-5772

SITE PLANNING / CIVIL ENGINEERING:



**BALLENTINE
ASSOCIATES, P.A.**

221 PROVIDENCE ROAD, CHAPL HILL, NC 27514
(919) 929-0481 (919) 408-4789

REVIEW DRAWING
NOT FOR CONSTRUCTION

**BALLENTINE
ASSOCIATES, P.A.**
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DEMOLITION NOTES

1. PRIOR TO DEMOLITION, CONTRACTOR SHALL HAVE NORTH CAROLINA 811 (1-800-430-4840) LOCATE ALL EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS.
2. PRIOR TO DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF ANY EXISTING UTILITIES ARE LOCATED WITHIN THE DEMOLITION AREA. CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS.
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 ORANGE COUNTY REQUIREMENTS.
5. ANY EXISTING GAS, ELECTRIC, FIBER AND ANY OTHER UTILITIES SERVING THE DEMOLITION AREA SHALL BE FIELD LOCATED AND TERMINATED IN ACCORDANCE WITH STATE & LOCAL REGULATIONS, AND IN ACCORDANCE WITH THE RESPECTIVE PROJECT'S SPECIFICATIONS & DESCRIPTIONS.
6. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE CONTRACTOR SHALL COORDINATE AND HOLD A PRE-DEMOLITION/CONSTRUCTION CONFERENCE WITH:
 - CIVIL ENGINEER AND OWNER'S REPRESENTATIVE
 - TOWN OF CHAPEL HILL URBAN FORESTER (919) 969-3114
 - ORANGE COUNTY SOLID WASTE STAFF (919) 969-2788
 - ORANGE COUNTY DESIGN CONTROL OFFICER (919) 945-2587
7. 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 MATERIAL, GRAVEL, DEBRIS, BRICKS, MANHOLE ETC.
 - RE-PAVE AND ADJUST TO 2" DEPTH IN 6" INCHES BELOW ORIGINAL GRADE, UNLESS WITHIN THE CRITICAL ROOT ZONE OF A TREE TO BE PRESERVED.
 - THAT CASE, LIFT MATING TO A DEPTH OF 4" INCHES.
 - PLACE 4-6 INCHES OF TOPSOIL (TO FINISHED GRADE) AND INSTALL PLANTINGS AND/OR SEED COVERED AREA ACCORDING TO LANDSCAPE PLAN. DO NOT COMPACT TOPSOIL.
8. DURING DEMOLITION AND/OR CONSTRUCTION, ALL ASPECTS OF CHAPTER 14 OF THE NC TREE PROTECTION SHALL BE FOLLOWED. THE OWNER/DEVELOPER SHALL DESIGNATE ONE PERSON TO BE THE TREE PROTECTION PROGRAM SUPERVISOR WHO SHALL BE RESPONSIBLE FOR EMPLOYING CHAPTER 14 OF THE NC TREE PROTECTION PROGRAM AND ENSURE THAT IT IS CARRIED OUT THROUGH COMPLETION OF THE PROJECT.
9. DURING CONSTRUCTION, PREVENTING VEHICLE ACCESS SHALL BE PROVIDED. TEMPORARY STREET CLOSURES SHALL BE INSTALLED AT EACH STREET CLOSURE. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.

TREE PROTECTION NOTES

1. TREE PROTECTION FENCING AS SHOWN ON THIS PLAN SHALL BE INSTALLED AND MAINTAINED BY THE TOWN PRIOR TO ANY DEMOLITION ACTIVITY OR LAND CLEARING.
2. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE TOWN'S URBAN FORESTER PRIOR TO BEGINNING SITE WORK.
3. ANY TREE ROOTS EXPOSED BY CONSTRUCTION OF EXISTING TREES SHALL NOT BE DELETED OR ON CHISEL DURING THE INSTALLATION OF LANDSCAPING.
4. THE SOIL WITHIN THE CRITICAL ROOT ZONES OF EXISTING TREES SHALL NOT BE DELETED OR ON CHISEL 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 TOWN'S URBAN FORESTER IS NOT PRESENT. THE LANDSCAPE PROTECTION SUPERVISOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE, AND REMOVAL OF TREE PROTECTION FENCING AND THE EXISTENT 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 HAZARDOUS MATERIALS (OCSW) AND TO ASSESS THE POTENTIAL FOR DECONTAMINATION. THE COUNTY'S REGULATED HAZARDOUS MATERIALS (OCSW) OFFICE OF ENVIRONMENT OFFICER AT 919-969-2788 TO ARRANGE FOR THE ASSESSMENT.
2. PURSUANT TO THE COUNTY'S RINQ, CLEAN WASTE, SCRAP METAL, AND CONCRETE/PAVEMENT PRESENT IN CONSTRUCTION OF DEMOLITION WASTE MUST BE RECYCLED.
3. PURSUANT TO THE COUNTY'S RINQ, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE MUST INCLUDE ANY RECYCLED RECYCLABLE MATERIALS SHALL BE LICENSED BY ORANGE COUNTY.
4. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE, THE CONTRACTOR SHALL HOLD A PRE-DEMOLITION/CONSTRUCTION CONFERENCE WITH THE TOWN'S URBAN FORESTER AND THE COUNTY'S PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT/ENFORCEMENT OFFICIALS.
5. THE PRESENCE OF ANY HAZARDOUS MATERIALS (PAINT 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, INC. ASSOCIATES AND ORANGE COUNTY GIS DATA.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-432-4840) 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.
3. THIS PLAN IS DIAGNOSTIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY INDICATED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL LOCATION OF UTILITIES TO AVOID CONFLICTS AND MEET MINIMUM SIZE, DEPTH, AND COVER REQUIREMENTS.
4. ALL STEEP SLOPED AREAS ARE OTHER THAN 40:1 OR ARE ASSOCIATED WITH RICHMOND PARKING LOTS OR DRIVEWAYS WHICH ARE EXCLUDED FROM ANY SPECIAL CONSTRUCTION TECHNIQUES.

DRAWING LEGEND

SYMBOL/ABBREVIATION	EXISTING	DEMO	DESCRIPTION
---	---	---	PROPERTY LINE
---	---	---	ADJACENT PROPERTY LINE
---	---	---	STORM DRAIN LINE
---	---	---	WATER LINE
---	---	---	SANITARY SEWER LINE
---	---	---	UNDERGROUND ELECTRIC LINE
---	---	---	OVERHEAD ELECTRIC LINE
---	---	---	Gas Line
---	---	---	FIBER OPTIC LINE
---	---	---	TREE PROTECTION FENCE
---	---	---	LIMITS OF DISTURBANCE
---	---	---	TREE LINE
---	---	---	MAJOR CONTOUR
---	---	---	MINOR CONTOUR
---	---	---	SOL BOUNDARY
---	---	---	APPLING-URBAN LAND COMPLEX
---	---	---	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 VALVE
---	---	---	FIBER OPTIC MARKER
---	---	---	DECIDUOUS TREE
---	---	---	CONIFEROUS TREE
---	---	---	PAVEMENT/STRUCTURES
---	---	---	CONCRETE SIDEWALK
---	---	---	BRICK SIDEWALK

TREE SUMMARY

EXISTING TREES	RARE	SPECIMEN	TOTAL
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/SPERMEN DECIDUOUS TREE TO BE REMOVED
- RARE CONIFEROUS TREE SHOWING CRITICAL ROOT ZONE
- SPECIMEN CONIFEROUS TREE SHOWING CRITICAL ROOT ZONE
- RARE/SPERMEN CONIFEROUS TREE TO BE REMOVED

EXISTING CONDITIONS, LANDSCAPE PROTECTION & DEMOLITION PLAN

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

REVIEW DRAWING
NOT FOR CONSTRUCTION

BALLENTINE ASSOCIATES, P.A.
225 PROSPERITY ROAD
CHAPEL HILL, NC 27514
(919) 969-2788

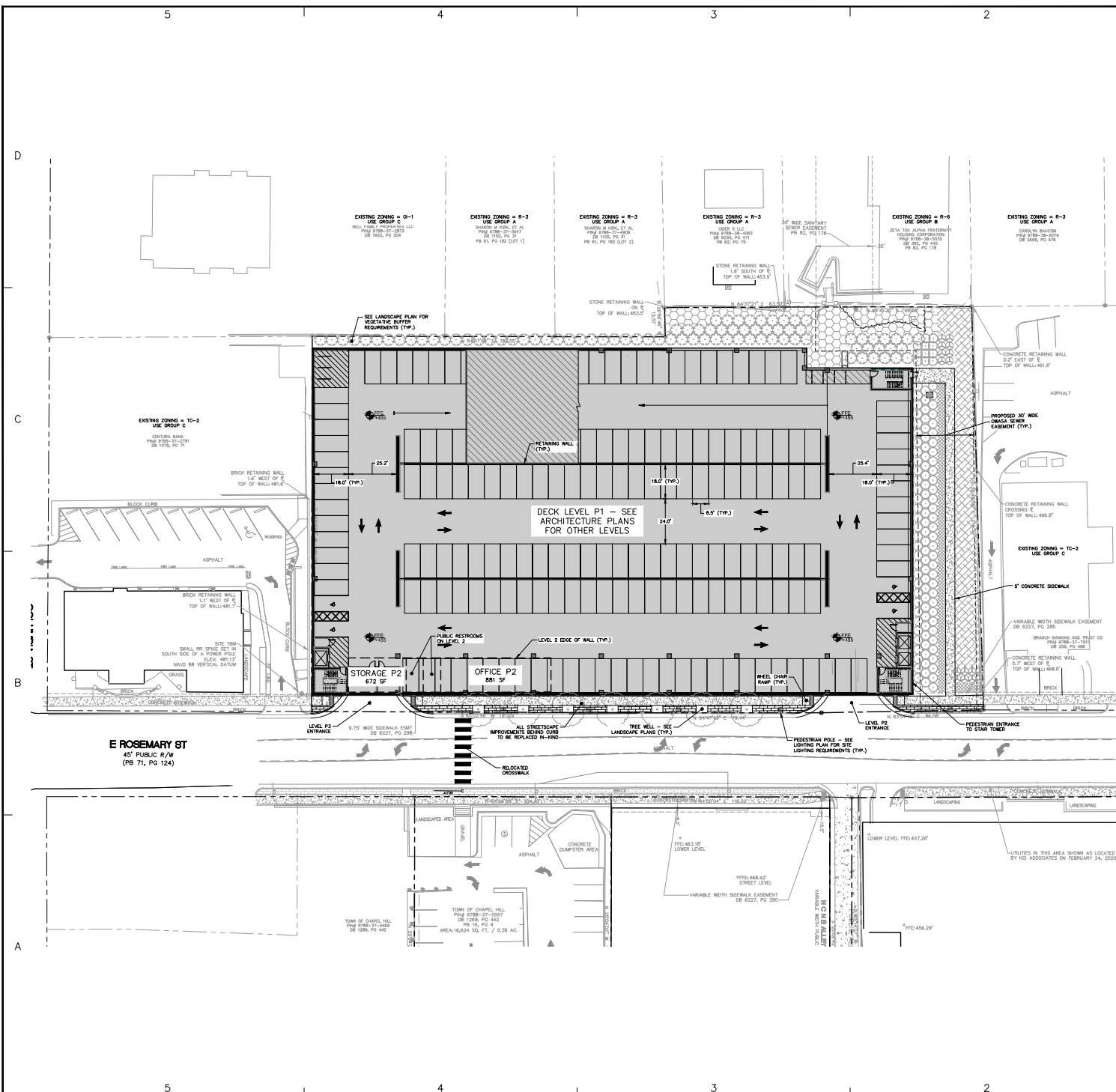


OWNER INFORMATION
MR. ROBERT J. BALLENTINE
125 E. ROSEMARY ST.
CHAPEL HILL, NC 27514
OWNER REPRESENTATIVE
(919) 969-3114
FAX (919) 969-3114

DATE: 08/22/2024
BY: RJB
CHECKED: 08/22/2024
BY: RJB

REVISIONS
NO. DESCRIPTION
1. 08/22/2024
2. 08/22/2024

PROJECT: ROSEMARY STREET PARKING DECK
125 E. ROSEMARY ST
CHAPEL HILL, NORTH CAROLINA
SHEET: C0101



- ### NOTES
1. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS.
 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 2X CROSS SLOPE IN THE DIRECTION SHOWN ON THE PLAN.

SITE DATA			
APPLICANT:	GRUBB PROPERTIES, INC		
PROPERTY OWNER:	FRANKLIN OFFICE CHAPPEL, HILL & INVESTORS TIT CO		
PROPERTY ADDRESS:	125 EAST ROSSMARY STREET, CHAPPEL HILL, NC		
PH# NUMBERS:	978-337-4748 / 978-337-4817		
APPLICANT'S MAILING ADDRESS:	28/PC# 440222 & 750/PT#		
EXISTING ZONING:	TC-2		
PROPOSED ZONING:	TC-2C		
EXISTING USE:	PARKING DECK		
PROPOSED USE:	PARKING DECK		
NET LAND AREA:	73,070 SF (0.6 AC)		
ORIENTED STREET AREA:	73,070 SF (0.67 AC)		
GROUND COVER AREA:	80,407 SF (0.88 AC)		
VEHICLE PARKING SUMMARY:	REGULAR	ACCESSIBLE	TOTAL
REQUIRED:	N/A	22 (INCL. 4 VAND)	N/A
PROPOSED:	1,153	28 (INCL. 4 VAND)	1,179
BI-CYCLE PARKING SUMMARY:			
REQUIRED:		6 (SPACES)	
PROPOSED:		24 (SPACES)	
MAX. FLOOR AREA:	1.97 (1/4) * 80,407 SF (15A-2) = 158,402 SF		
PROPOSED FLOOR AREA:	1,583 SF		
MEDICINAL SUMMARY:			
EXISTING:	66,548 SF (0.528 AC)		
POST DEVELOPED TOTAL:	85,000 SF (0.768 AC)		
NET IMPROVISED REDUCTION:	-1,548 SF (0.035 AC)		
LAND ACQUISITION SUMMARY:			
ON-SITE:	73,070 SF		
OFF-SITE:	4,000 SF		

DRAWING LEGEND

SYMBOL/ABBREVIATION

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	RIGHT-OF-WAY LINE
---	---	ADJOINER PROPERTY
---	---	EASEMENT LINE
X	X	FENCE LINE
~~~~~	~~~~~	TREE LINE
⊗	⊗	EXISTING IRON PIPE
○	○	IRON PIPE SET
△	△	CALCULATED POINT
▽	▽	SIGN
□	□	MAIL BOX
⊙	⊙	BOLLARD

**SITE PLAN**

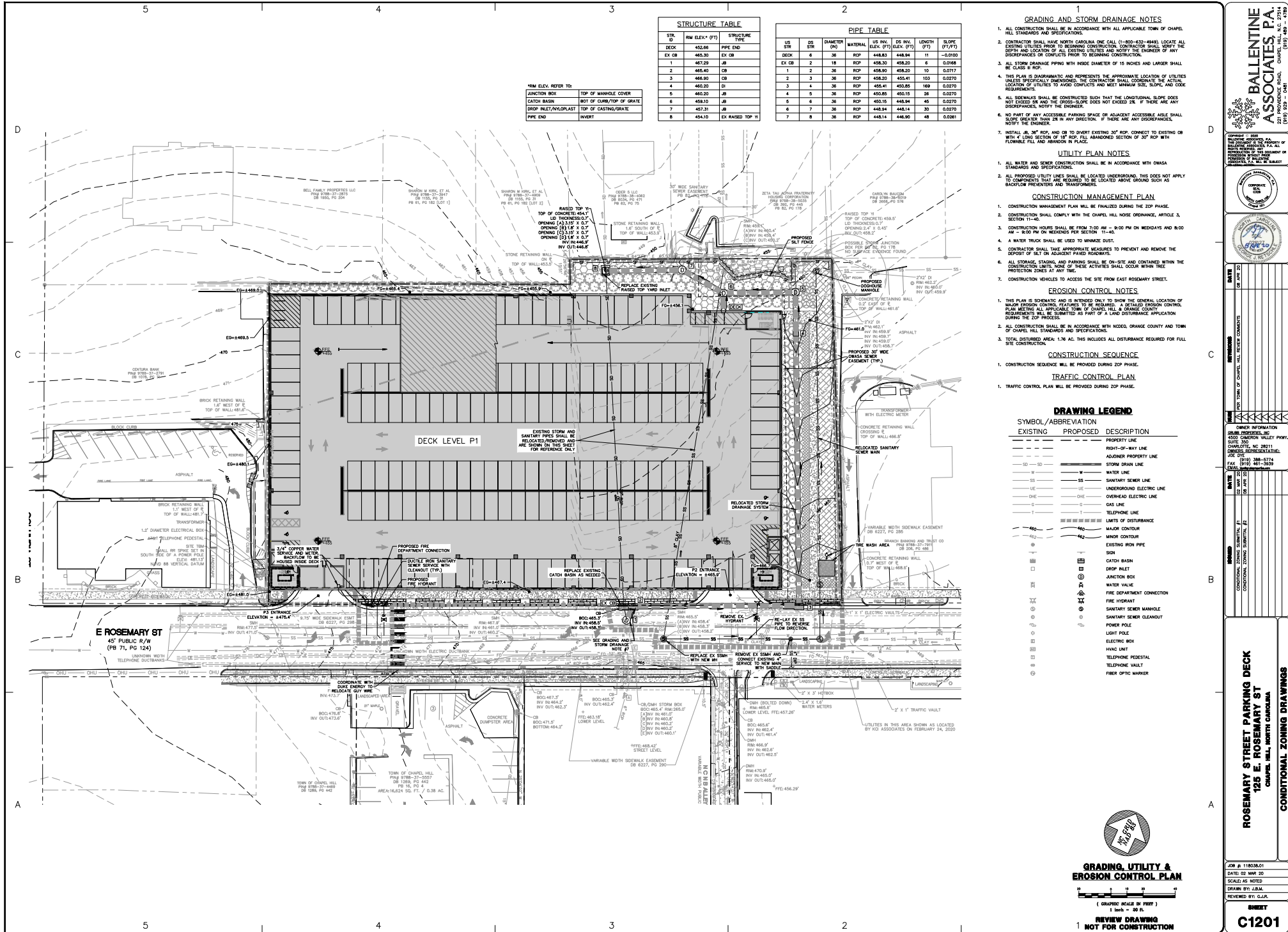
( GRAPHIC SCALE IN FEET )  
1 inch = 20 Ft.

1 REVIEW DRAWN  
NOT FOR CONSTRUCTION

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

JOB #: 118038.01  
DATE: 02 MAR 20  
SCALE: AS NOTED  
DRAWN BY: J.B.M.  
REVIEWED BY: G.J.R.

**SHEET**  
**C1001**



STRUCTURE TABLE				
STN.	RM ELEV. (FT)	STRUCTURE	PIPE	TYPE
DECK	452.66	PIPE END		
EX CB	465.30	EX CB		
1	467.29	JR		
2	465.40	CB		
3	465.90	CB		
4	460.20	DI		
5	460.20	JR		
6	459.10	JR		
7	443.31	JR		
8	454.10	EX RAISED TOP VI		

PIPE TABLE									
US STN.	DS STN.	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	-0.010		
EX CB	2	18	RCP	458.30	458.20	6	0.0168		
1	2	36	RCP	458.90	458.20	10	0.0177		
2	3	36	RCP	458.20	450.91	103	0.0270		
4	4	36	RCP	455.41	450.85	169	0.0270		
4	5	36	RCP	450.85	450.15	36	0.0270		
5	6	36	RCP	450.15	448.94	45	0.0270		
6	7	36	RCP	448.94	443.31	30	0.0270		
7	8	36	RCP	443.31	446.90	48	0.0261		

MIN. ELEV. REFER TO:	
JUNCTION BOX	TOP OF MANHOLE COVER
CATCH BASIN	NOT OF CURB/TOP OF GRATE
DROP INLET/UNDERPASS	TOP OF CASTING/GRATE
PIPE END	INVERT

### 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 (1-800-433-4848) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL IDENTIFY 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 8 RCP.
4. THIS PLAN IS DIAGNOSTIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL CORRELATE 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 WALKWAY SHALL BE LOCATED ON A SLOPE GREATER THAN 2% IN ANY DIRECTION. IF THERE ARE ANY DISCREPANCIES, NOTIFY THE ENGINEER.
7. INSTALL 1/4" 30" RCP AND 30" OR 36" DUCT EXISTING RCP. CONNECT TO EXISTING OR NEW 4" LINE SECTION OF 18" TOP FULL MANHOLED 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 ORANGE COUNTY 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 ZDP 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 - 5:00 PM ON WEDNESDAYS AND 8:00 AM - 5:00 PM ON THURSDAYS FOR 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 DIRT 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 INSTALLED. THE EROSION CONTROL PLAN MEETING ALL APPLICABLE TOWN OF CHAPEL HILL AND ORANGE COUNTY REQUIREMENTS WILL BE SUBMITTED AS PART OF A LAND DISTURBANCE APPLICATION DURING THE ZDP PROCESS.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NCEC, 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 ZDP PHASE.

### TRAFFIC CONTROL PLAN

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

### DRAWING LEGEND

SYMBOL/ABBREVIATION		DESCRIPTION
EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	RIGHT-OF-WAY LINE
---	---	ADJACENT PROPERTY LINE
---	---	STORM DRAIN LINE
---	---	WATER LINE
---	---	SANITARY SEWER LINE
---	---	UNDERGROUND ELECTRIC LINE
---	---	OVERHEAD ELECTRIC LINE
---	---	GAS LINE
---	---	TELEPHONE LINE
---	---	LIMITS OF DISTURBANCE
---	---	MAJOR CONTOUR
---	---	EXISTING IRON PIPE
---	---	IRON
---	---	CATCH BASIN
---	---	DROP INLET
---	---	JUNCTION BOX
---	---	WATER VALVE
---	---	FIRE DEPARTMENT CONNECTION
---	---	FIRE HYDRANT
---	---	SANITARY SEWER MANHOLE
---	---	SANITARY SEWER CLEAOUT
---	---	POWER POLE
---	---	LIGHT POLE
---	---	ELECTRIC BOX
---	---	HVAC UNIT
---	---	TELEPHONE VAULT
---	---	FIBER OPTIC MANHOLE

**BALENTINE ASSOCIATES, P.A.**  
222 PROSPERITY ROAD, CHAPEL HILL, N.C. 27514  
(919) 487-1000

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

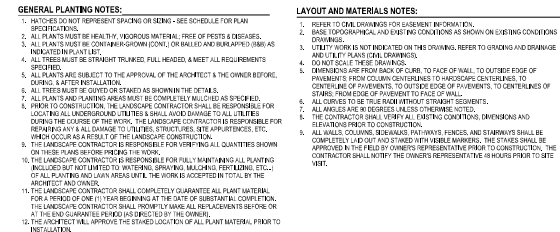
**CONDITIONAL ZONING DRAWINGS**

**REVIEW DRAWING**  
NOT FOR CONSTRUCTION

**DATE:** 02 MAR 20  
**SCALE:** AS NOTED  
**DRAWN BY:** J.B.M.  
**REVIEWED BY:** C.J.A.

**SHEET**  
**C1201**



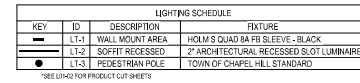


**GREEN SCREEN VINE OPTIONS**

• PARTHENOISSUS QUINQUEFOLIA	(VIRGINIA CREEPER)
• HEDERA HELIX	(ENGLISH IVY)

*QUANTITIES TO BE DECIDED

AL ZONING APPLICATION	PROJECT
	PROJECT LOGO IF AVAILABLE
	<b>126 E ROSEMARY ST</b>   <b>PARKING DECK</b>
	CLIENT LOGO IF AVAILABLE

[illegible]

## ISSUE CHART

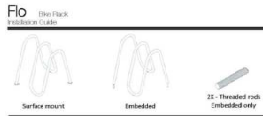
ISSUE	ISSUED	DATE
Job Number		
Drawn	Author	
Checked	Checker	
Approved	Approver	
TITLE		

LANDSCAPE PLANS

SHEET NUMBER

**L01-01**

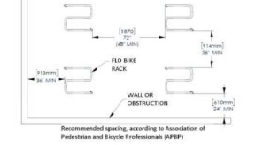
Copyright © 2019 Perkins+Will



Included components:

- (2) 5/8-18 x 4" threaded rods with locknuts for embedded unit

- Tools required:
- Surface mount only: slip fully assembled
  - Surface mount option: (2) non-corrosive anchor bolts required per unit, maximum size 8/16" x 1 1/2" in length
  - Hammer and 40 lb. masonry bits
  - Embedded mount option: chemical/anchoring adhesive (Bolt-It RT 500 or equivalent)



Recommended spacing, according to Association of Pedestrian and Bicycle Professionals (APBP)

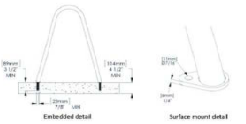
## BIKE RACK

Date: September 19, 2019  
Perkins & Will

**HANDLE WITH CARE:** The Finish can be scratched contact with tools, concrete, or other abrasive surfaces. Protect the Finish from damage during installation. Use touch-up paint to repair any powder coat finish abrasions.

- EMBEDDED INSTALLATION:**
1. Install threaded rods into the hole and mark locations.
  2. Move unit and drill 7/8" diameter (minimum) holes 1-1/2" deep.
  3. Move unit and drill 7/8" diameter (minimum) holes 1-1/2" deep.
  4. For unit in position to make sure that Hydro-Grip® made contact with the surface. Threaded rods should not be resting on the bottom of the drilled hole.
  5. Move unit. Clear holes of debris.
  6. Fill holes with chemical anchoring adhesive.
  7. Set unit in position.
  8. Allow adhesive excess to dry.

- SURFACE MOUNT INSTALLATION:**
1. Set unit in place and mark holes.
  2. Move the unit and drill the holes.
  3. Install the anchors and bike rack according to the anchor manufacturer's instructions. Be sure that both anchor plates make solid contact with the surface.



Page 1 of 1



Options:

- Copper Finish

LED SURFACE-MOUNTED FIXTURES

LED SURFACE-MOUNTED FIXTURES

LED SURFACE-MOUNTED FIXTURES

LED SURFACE-MOUNTED FIXTURES

LED SURFACE-MOUNTED FIXTURES

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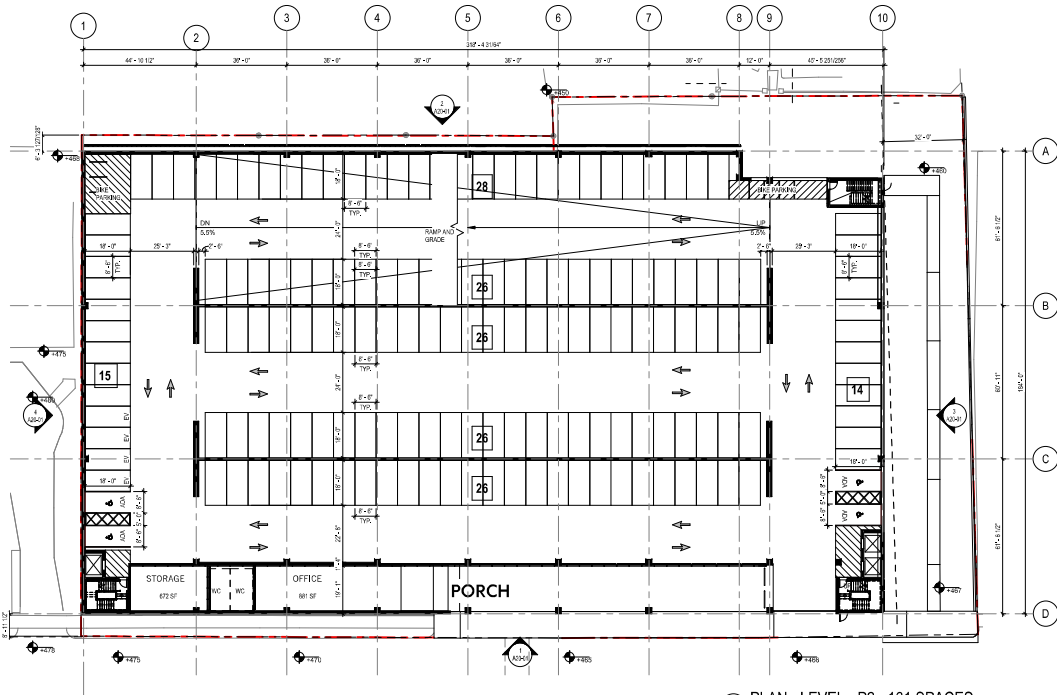
LED SURFACE-MOUNTED FIXTURES

LED SURFACE-MOUNTED FIXTURES

LED SURFACE-MOUNTED FIXTURES

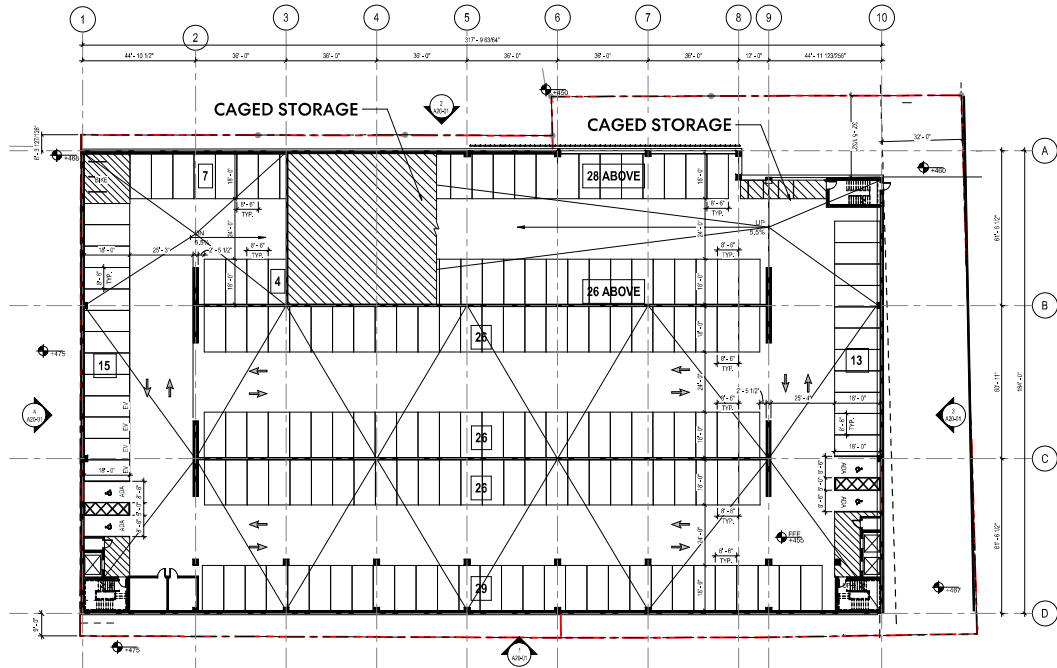
## sQuad-80 SPECIFICATIONS

Output	LED	LED	LED	LED	200C
Total Lumens	100	200	400	800	170
Input Voltage	120V/170V	120V/170V	120V/170V	120V/170V	120V/170V
Input Power (W)	11	22	44	88	17
Efficiency (lm/W)	9.1	9.1	9.1	9.1	9.1
Beam Spread (mm)	10	10	10	10	10
Beam Spread (deg)	10	10	10	10	10
Beam Spread (ft)	10	10	10	10	10
Beam Spread (m)	10	10	10	10	10
Beam Spread (in)	10	10	10	10	10
Beam Spread (cm)	10	10	10	10	10
Beam Spread (mm)	10	10	10	10	10
Beam Spread (deg)	10	10	10	10	10
Beam Spread (ft)	10	10	10	10	10
Beam Spread (m)	10	10	10	10	10
Beam Spread (in)	10	10	10	10	10
Beam Spread (cm)	10	10	10	10	10
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Beam Spread (in)	10	10	10	10	10
Beam Spread (cm)	10	10	10	10	10
Beam Spread (mm)	10	10	10	10	1



P2 PARKING SCHEDULE		
Level	Parking Type	Number
P2	ACCESSIBLE SPACE (STD)	6
P2	STANDARD SPACE (STD)	155
P2	ELECTRIC VEHICLE	1
P2	STANDARD SPACE	155
P2	TOTAL	161

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



P1 PARKING SCHEDULE		
Level	Parking Type	Number
P1	ACCESSIBLE SPACE (STD)	6
P1	STANDARD SPACE (STD)	140
P1	ELECTRIC VEHICLE	1
P1	STANDARD SPACE	140
P1	TOTAL	146

OVERALL PARKING TOTAL: 147 SPACES

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

# Perkins&Will

Legacy Tower  
411 W Chapel St, Suite 200  
Durham, North Carolina 27701  
919.453.5500  
919.453.5501

## CONSULTANTS

ARCH  
BALLETTE ASSOCIATES, P.A.  
221 Providence Road, Chapel Hill, NC 27514

STRUCTURAL  
HKS

MEP  
HKS

MECHANICAL  
HKS

5750 Tryon Road, Cary, NC 27513

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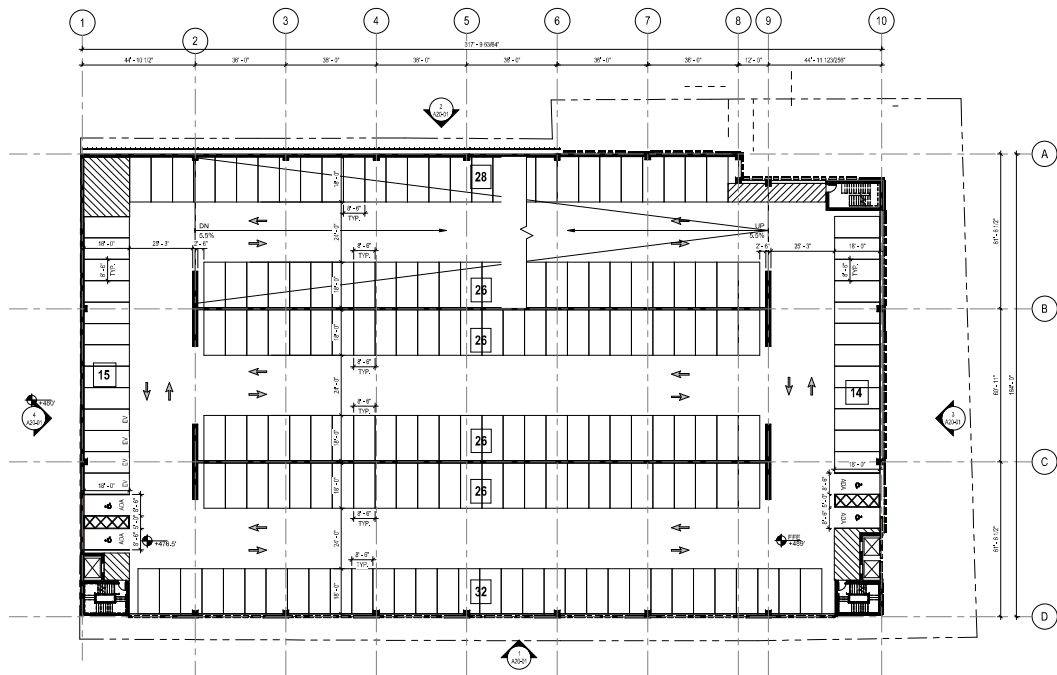
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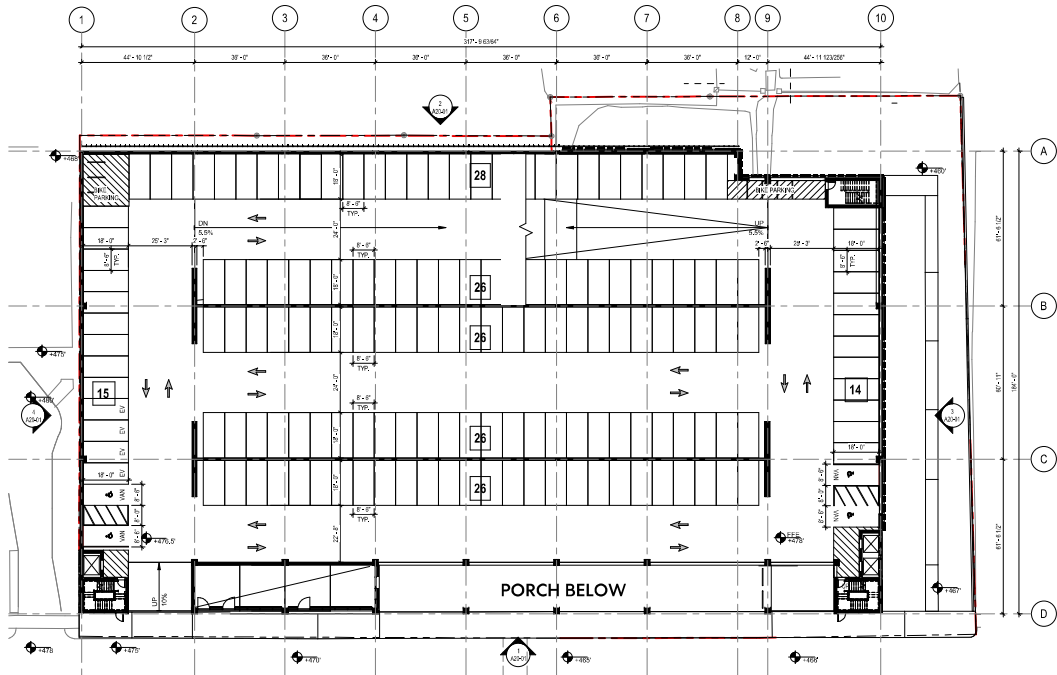
5750 Tryon Road, Cary, NC 27513

5750 Tryon Road, Cary, NC 27513



② LEVEL P4 - 193 SPACES  
1" = 20'-0"

P4 PARKING SCHEDULE		
Level	Parking Type	Number
P4	ACCESSIBLE SPACE (STS)	8
P4	ACCESSIBLE SPACE (VAN)	0
P4	ELECTRIC VEHICLE	0
P4	STANDARD SPACE	185
TOTAL		193



① LEVEL P3 - 165 SPACES  
1" = 20'-0"

P3 PARKING SCHEDULE		
Level	Parking Type	Number
P3	ACCESSIBLE SPACE (STS)	0
P3	ACCESSIBLE SPACE (VAN)	1
P3	ELECTRIC VEHICLE	4
P3	STANDARD SPACE	160
TOTAL		165

# Perkins+Will

Legacy Tower  
411 W. Chapel St., Suite 200  
Durham, North Carolina 27601  
(919) 453-5500  
(919) 453-5501

## CONSULTANTS

ARCHITECT  
BALLETIN ASSOCIATES, P.A.  
221 Providence Road, Chapel Hill, NC 27514

## STRUCTURAL

HKS  
8750 Tryon Road, Cary, NC 27506

## MEP

HKS  
8750 Tryon Road, Cary, NC 27506

## LANDSCAPE

PERKINS+WILL  
411 W. Chapel Hill St., Suite 200, Durham, NC 27601

## OWNER

GRUBB PROPERTIES  
4901 Park Road, Suite 400, Charlotte, NC 28209

## PROPERTY

## CONTRACTOR

SAUET Corporation  
5122 Wade Park Boulevard, Suite 101, Raleigh, NC 27607

NOTE: DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULAR CONSTRUCTION PURPOSES.

## PROJECT

PROJECT LOGO IS AVAILABLE

126 E ROSEMARY ST  
PARKING DECK

CLIENT LOGO IS AVAILABLE

## KEYPLAN

## ISSUE CHART

DATE	BY	APPROVED
Job Number	Author	
Drawn	Checker	
Checked	Approver	
Approved		

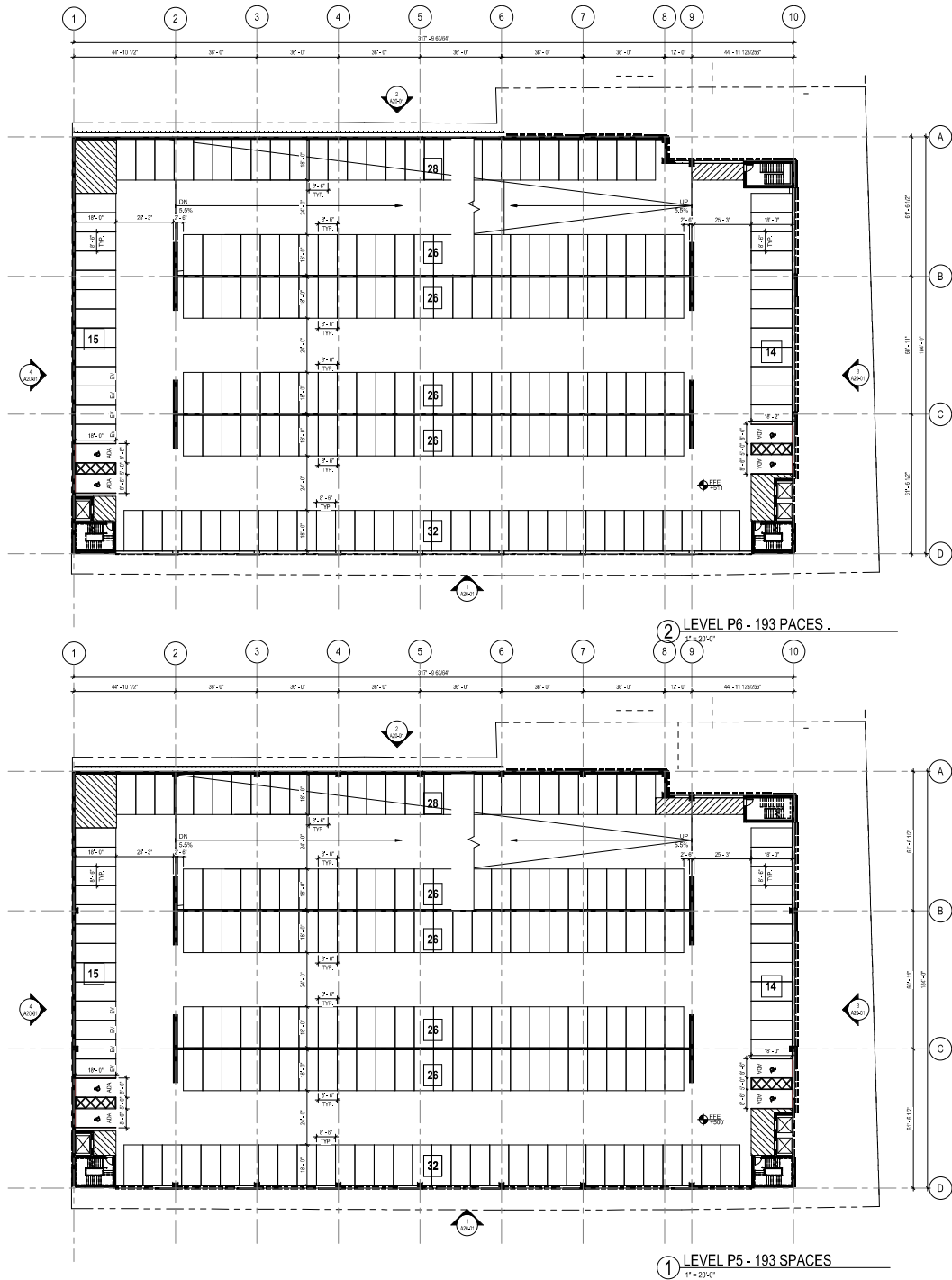
## TITLE

OVERALL FLOOR  
PLAN - P3 - P4

## SHEET NUMBER

A10-02

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P5 PARKING SCHEDULE		
Level	Parking Type	Number
P5	ACCESSIBLE SPACE (STD)	8
P5	ACCESSIBLE SPACE (VAN)	0
P5	ELECTRIC VEHICLE	0
P5	STANDARD SPACE	185
TOTAL		193

P6 PARKING SCHEDULE		
Level	Parking Type	Number
P6	ACCESSIBLE SPACE (STD)	8
P6	ACCESSIBLE SPACE (VAN)	0
P6	ELECTRIC VEHICLE	0
P6	STANDARD SPACE	185
TOTAL		193

**Perkins+Will**

Legacy Tower  
411 W Chapel St  
Durham, North Carolina 27701  
(919) 455-0000  
(919) 455-0001

**CONSULTANTS**

IMR  
BALLETTE ASSOCIATES, P.A.  
221 Providence Road, Chapel Hill, NC 27514

INTERIMUS  
NYS  
6750 Tryon Road, Cary, NC 27505

MBP  
NYS  
6750 Tryon Road, Cary, NC 27505

UNDERGROUND  
PERKINS+WILL  
411 W Chapel Hill St, Suite 205, Durham, NC 27701

OWNER  
GRUBS PROPERTIES  
4901 Park Road Suite 400, Charlotte, NC 28209

CONTRACTOR  
SAUET Corporation  
5122 Wade Park Boulevard Suite 101, Raleigh, NC 27607

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PROJECT

PROJECT LOGO IS AVAILABLE

126 E ROSEMARY ST  
PARKING DECK

CLIENT LOGO IS AVAILABLE

KEYPLAN

ISSUE CHART

DATE

DESCRIPTION

Job Number

Author

Drawn

Checker

Approved

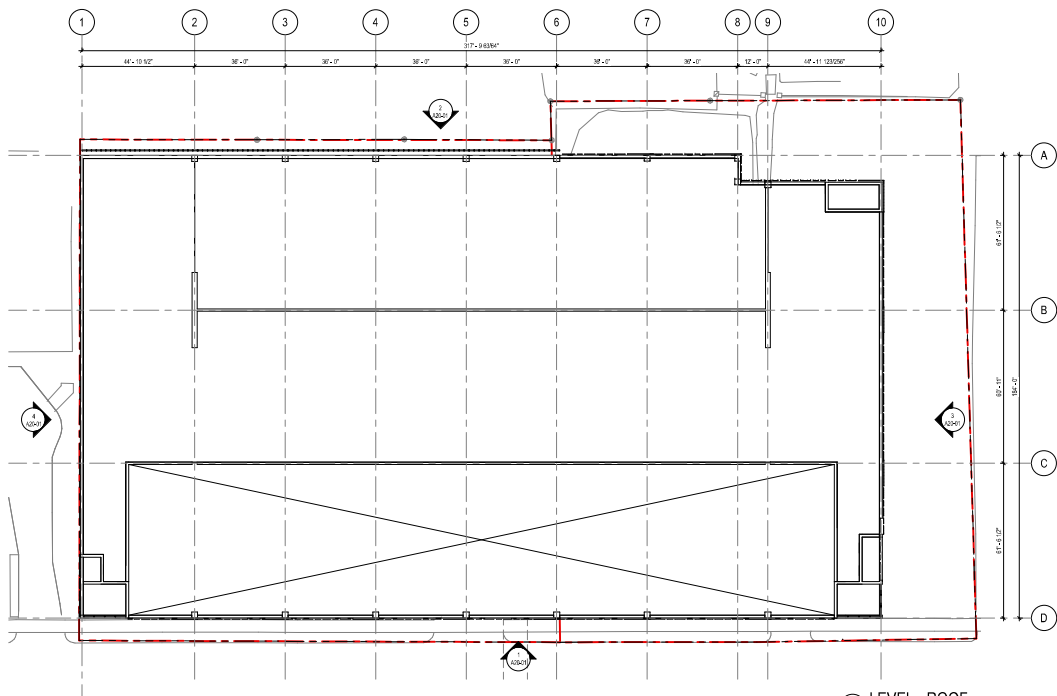
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OVERALL FLOOR  
PLAN - P5 - P6

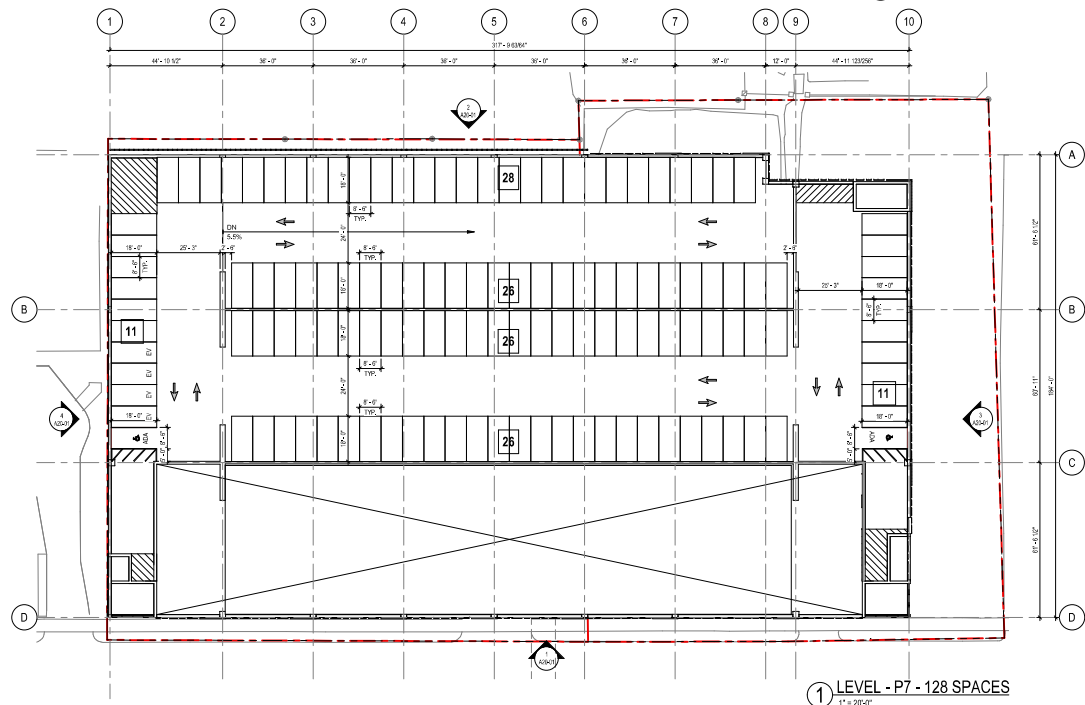
SHEET NUMBER

A10-03

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



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

PT PARKING SCHEDULE		
Level	Parking Type	Number
P7	ACCESSIBLE SPACE (STD)	4
P7	ACCESSIBLE SPACE (VAN)	5
P7	ELECTRIC VEHICLE	4
P7	STANDARD SPACE	115
	TOTAL	128

## Perkins+Will

Legacy Tower  
411 W Chapel St, Suite 200  
Durham, North Carolina 27701  
919.435.5555  
perkinswill.com

### CONSULTANTS

IMC  
BALLETTE ASSOCIATES, P.A.  
221 Providence Road, Chapel Hill, NC 27514

STRUCTURAL  
HKS

6750 Tryon Road, Cary, NC 27506

MEP  
HKS

6750 Tryon Road, Cary, NC 27506

MECHANICAL  
PERKINS+WILL

411 W Chapel Hill St, Suite 200, Durham, NC  
27701

### OWNER

GRUBB PROPERTIES  
4901 Park Road Suite 400, Charlotte, NC  
28209

### CONTRACTOR

SAUET Corporation  
5322 Webb Park Boulevard Suite 100, Raleigh,  
NC 27607

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### PROJECT

PROJECT LOGO IS AVAILABLE

126 E ROSEMARY ST  
PARKING DECK

CLIENT LOGO IS AVAILABLE

### KEYPLAN

### ISSUE CHART

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Job Number	Author	
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Checked	Approver	
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### TITLE

OVERALL FLOOR  
PLAN - P7 - ROOF

### SHEET NUMBER

A10-04

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# 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



<u>Issue Dates</u>	<u>Description</u>
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)

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## • **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



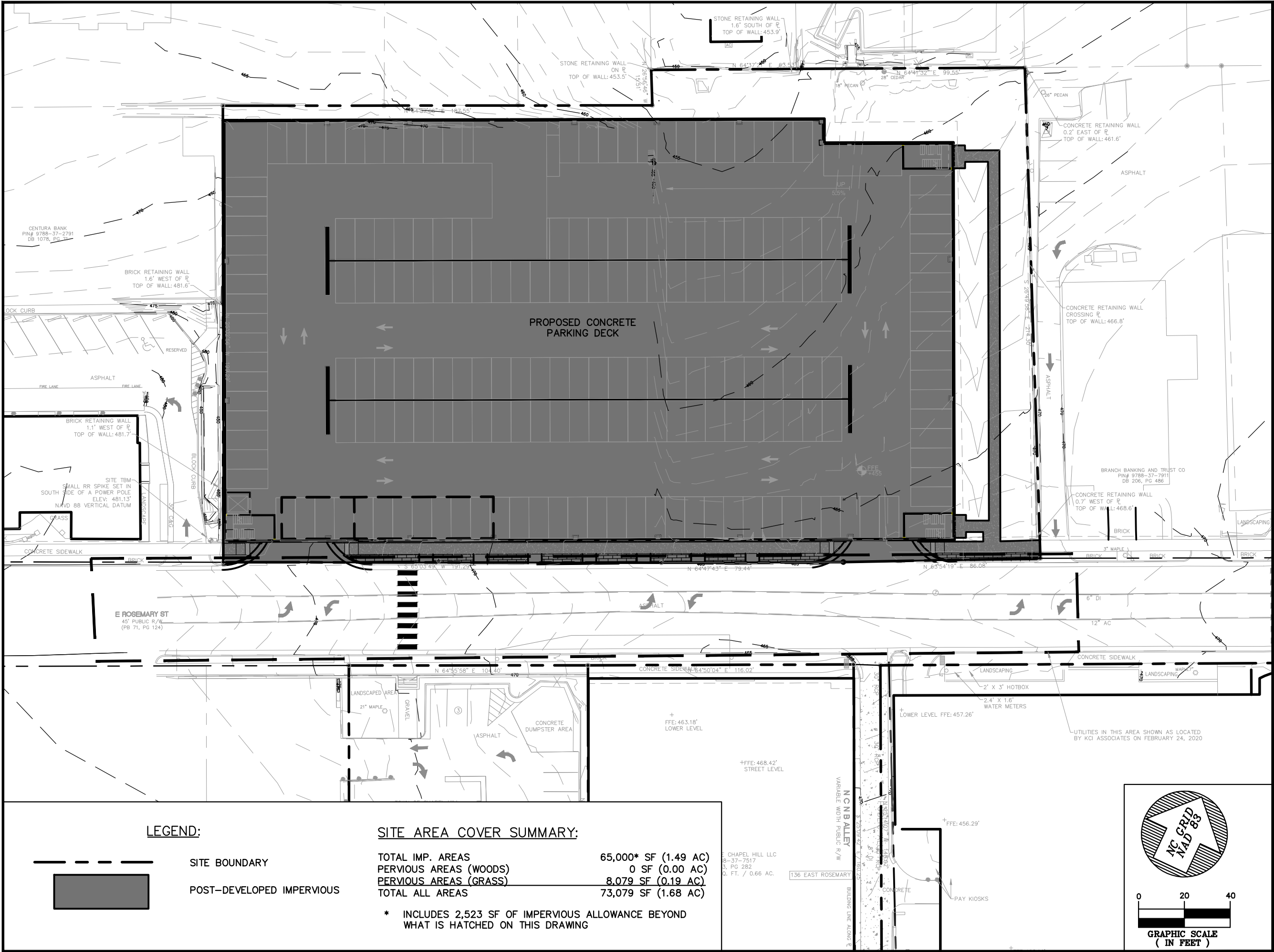
**E ROSEMARY DECK**  
**PRE-DEVELOPED SITE AREA MAP**  
**CHAPEL HILL, NC**

	ISSUED	DATE	ISSUED	DATE
	TO TOWN OF CHAPEL HILL	2 MAR 20		



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

# DA 1

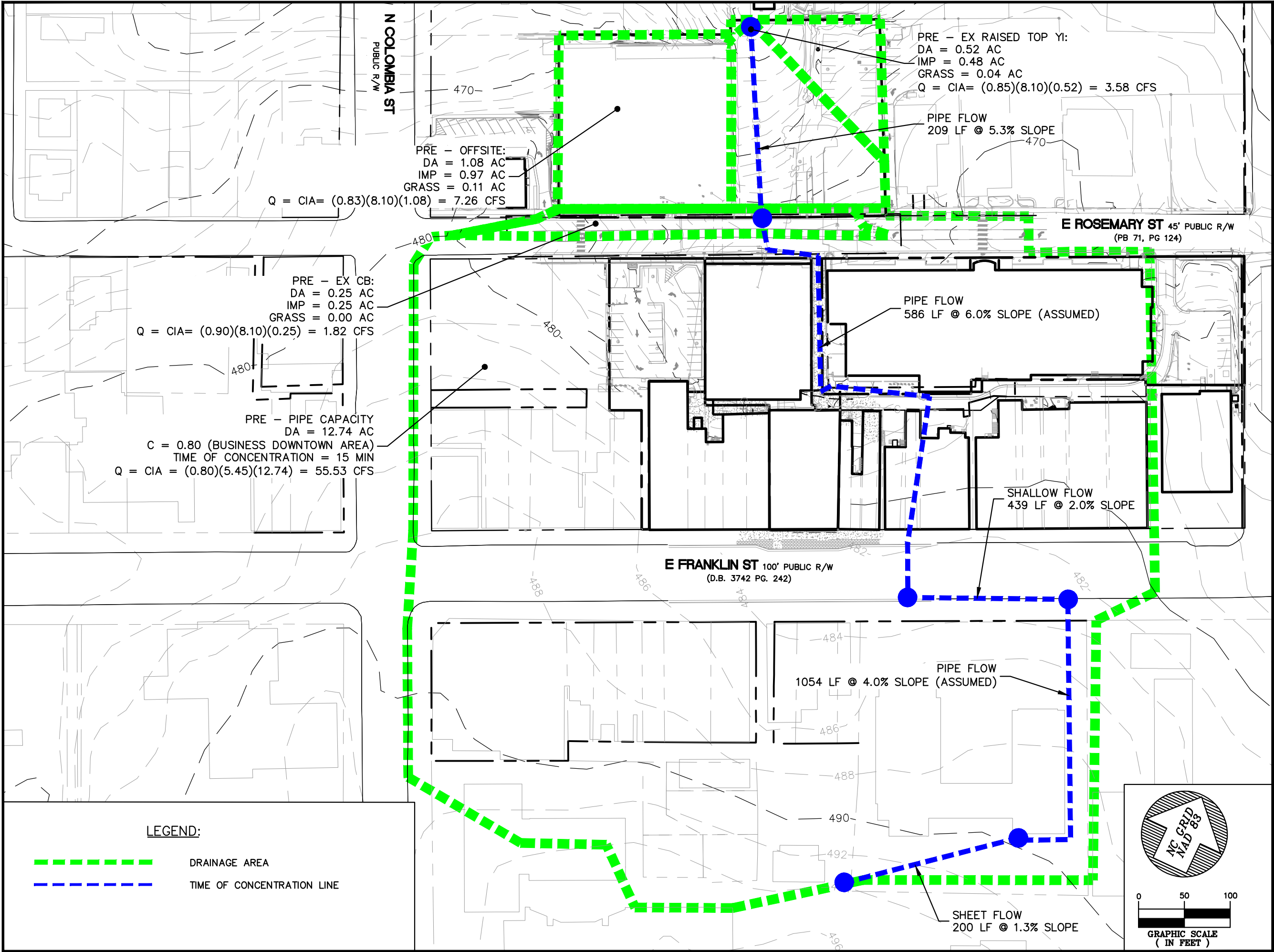


**E ROSEMARY DECK  
POST-DEVELOPED SITE AREA MAP  
CHAPEL HILL, NC**

**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

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



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TO TOWN OF CHAPEL HILL

08 APR 20

CHapel Hill, NC

SCALE:

DATE:

JOB NUMBER:

DRAWN BY:

REVIEWED BY:

AS NOTED

08 APR 20

119016.02

J.B.M.

G.J.R.

DA

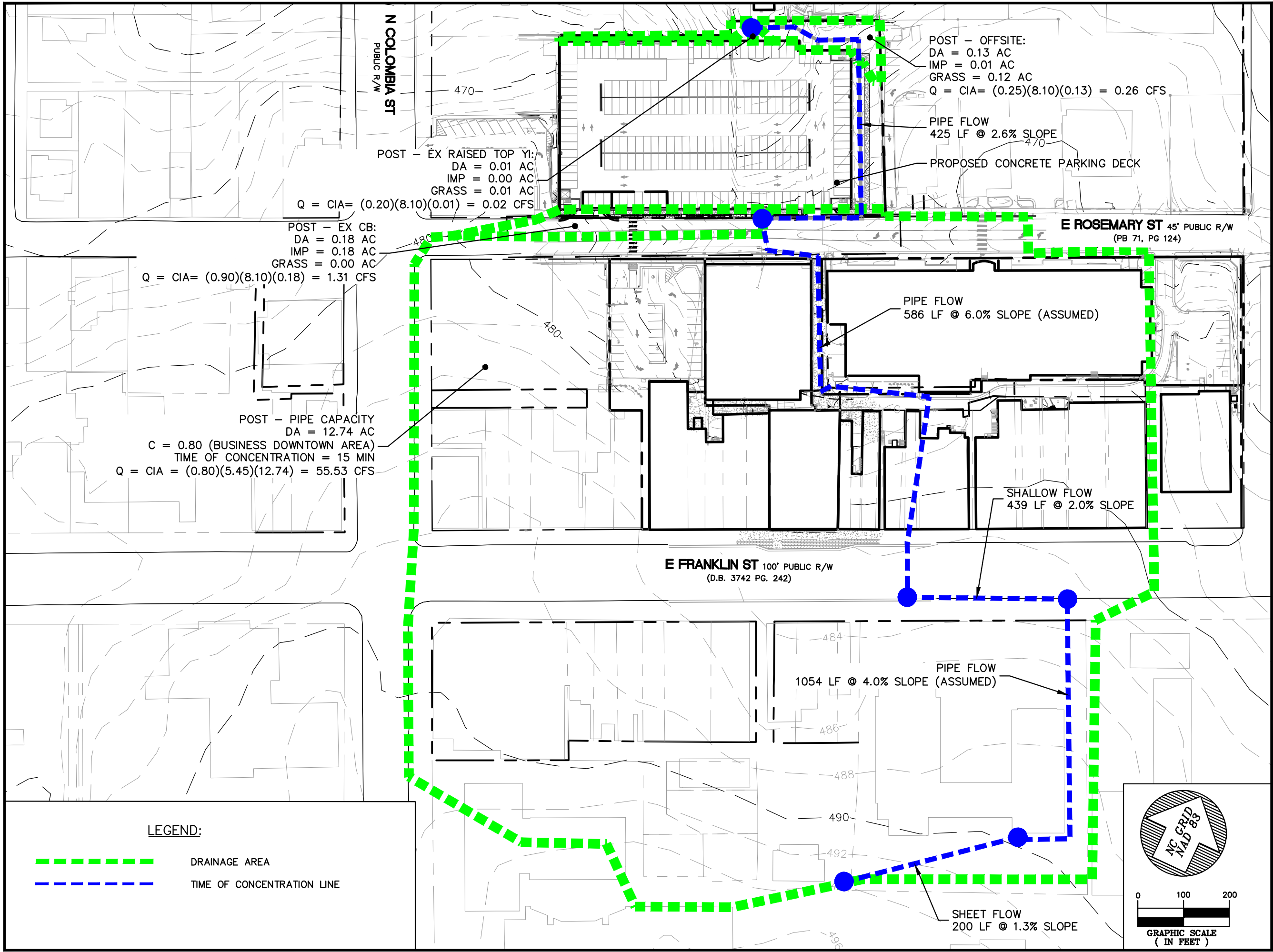
3

BALLENTINE ASSOCIATES, P.A.

221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514

(919) 929 - 0481 (919) 489 - 4789





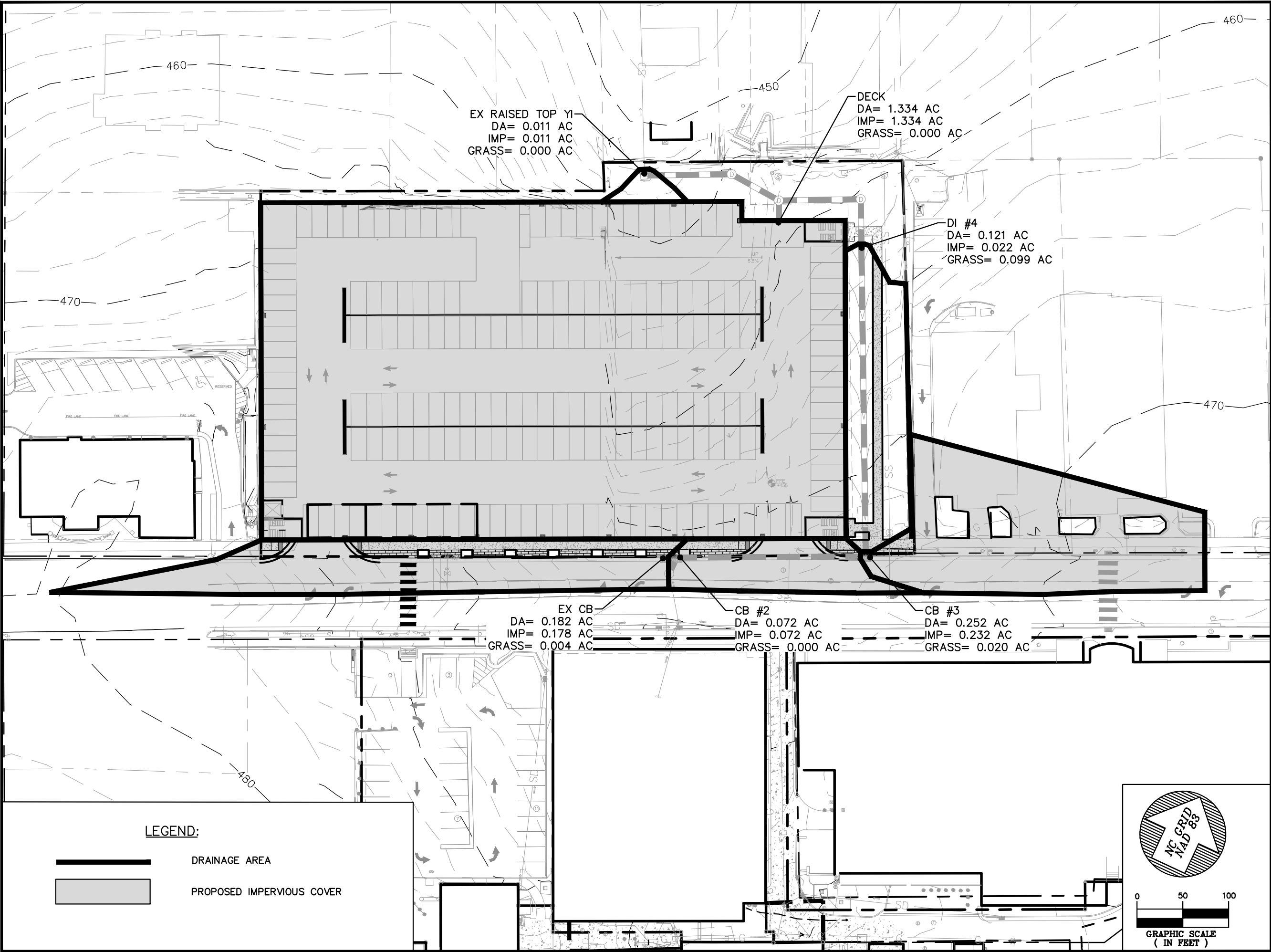
**E ROSEMARY DECK**  
**POST-DEVELOPED DRAINAGE AREA MAP**  
**CHAPEL HILL, NC**

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
	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**



(Joins sheet 26)

1 990 000 FEET

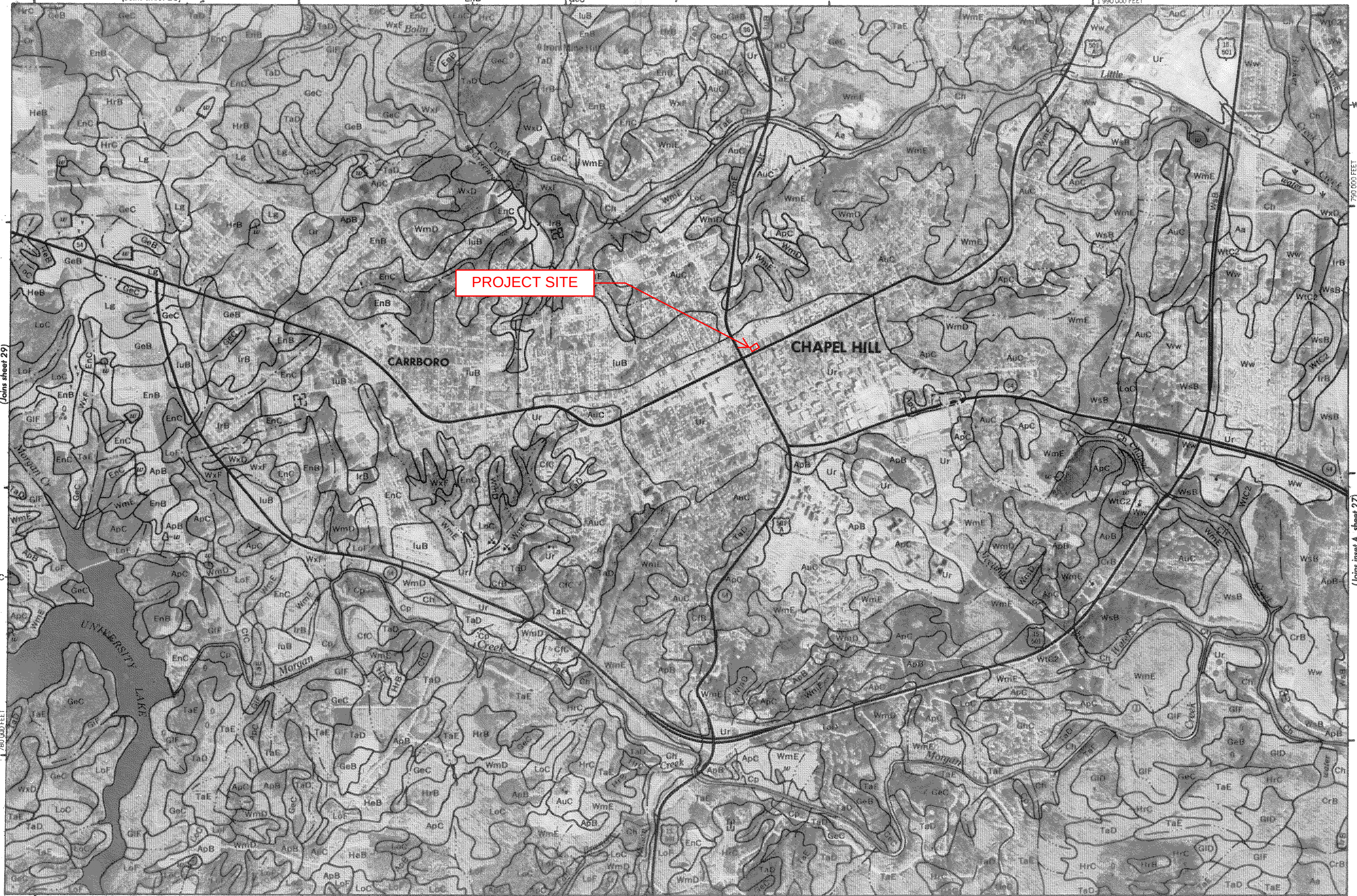


1 Mile  
5000 Feet

Scale 1:20000

(Joins sheet 29)

(Joins inset A, sheet 27)



1 970 000 FEET

(Joins sheet 32)

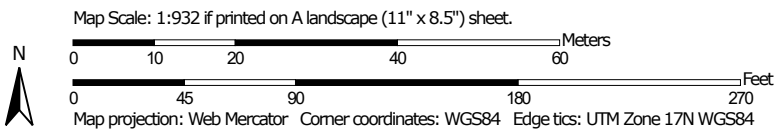
Ch

L6C

GeB



# Soil Map—Orange County, North Carolina



**Natural Resources  
Conservation Service**

Web Soil Survey  
National Cooperative Soil Survey

3/2/2020  
Page 1 of 3

## 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

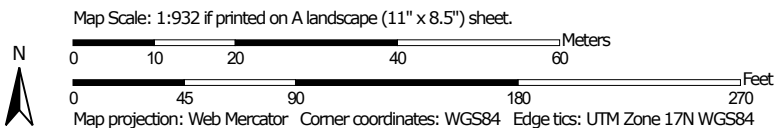
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AuC	Appling-Urban land complex, 2 to 10 percent slopes	0.5	26.0%
Ur	Urban land	1.3	74.0%
<b>Totals for Area of Interest</b>		<b>1.8</b>	<b>100.0%</b>



# Hydrologic Soil Group—Orange County, North Carolina



Soil Map may not be valid at this scale.



**Natural Resources  
Conservation Service**

Web Soil Survey  
National Cooperative Soil Survey

3/2/2020  
Page 1 of 4



## 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  
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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
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Ur	Urban land		1.3	74.0%
<b>Totals for Area of Interest</b>			<b>1.8</b>	<b>100.0%</b>

## 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*





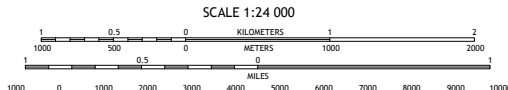
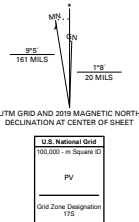




Produced by the United States Geological Survey

North American Datum of 1983 (NAD83). Projection and  
World Geodetic System of 1984 (WGS84). Zone 17S  
1 000-meter grid-Universal Transverse Mercator, Zone 17S  
This map is not a legal document. Boundaries may be  
generalized for this map scale. Private lands within government  
reservations may not be shown. Obtain permission before  
entering private lands.

Imagery:.....NAP, May 2016 - November 2016  
Roads:.....U.S. Census Bureau, 2016  
Names:.....GNIS, 1980 - 2019  
Hydrography:.....National Hydrography Dataset, 2001 - 2018  
Contours:.....National Elevation Dataset, 2008  
Boundaries:.....Multiple sources; see metadata file 2017 - 2018  
Wetlands:.....FWS National Wetlands Inventory 1983

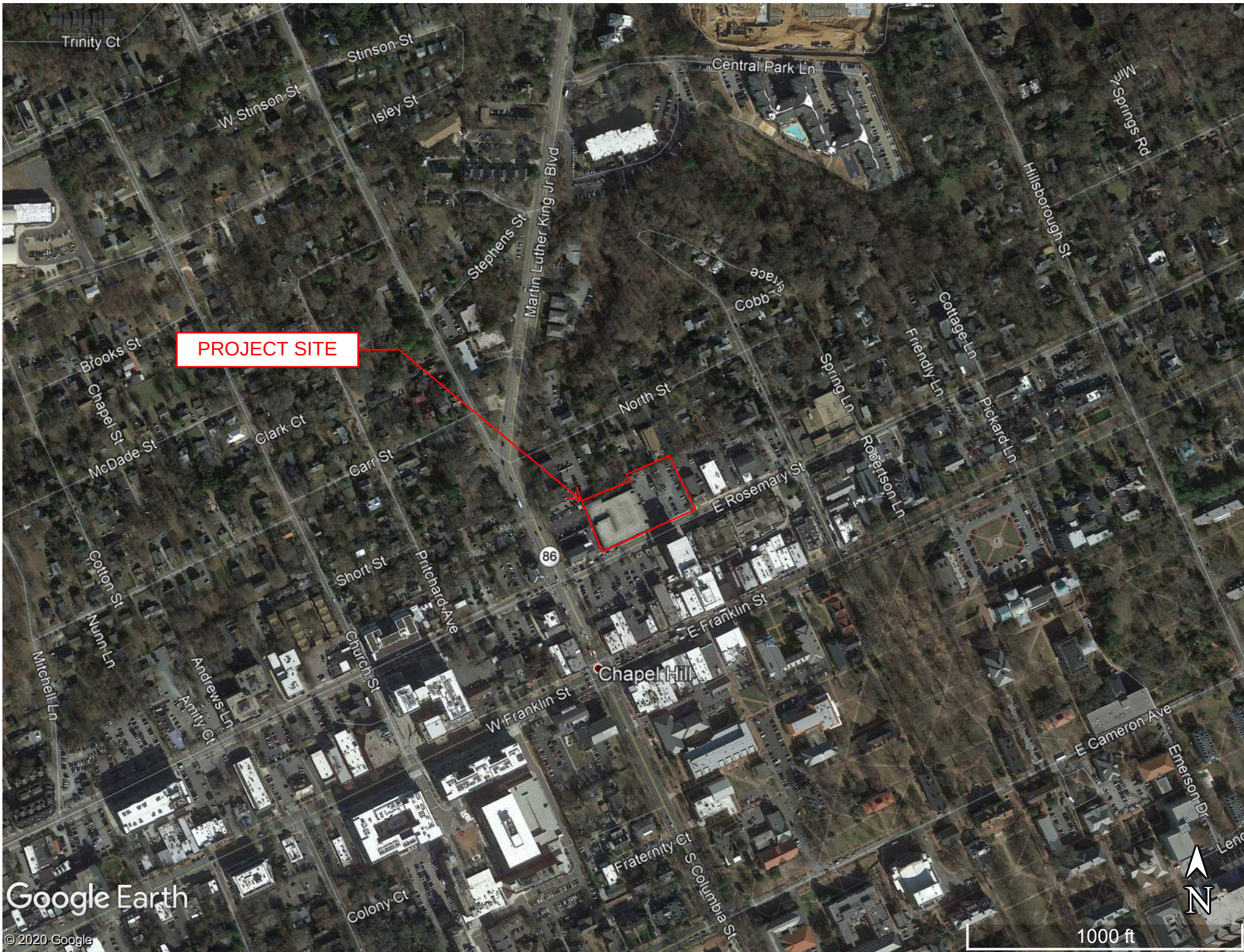


1	2	3
4	5	6
7	8	9

1 Elford  
2 Hillsborough  
3 Northwest Durham  
4 White Cross  
5 Southwest Durham  
6 Byrum  
7 Farrington  
8 Green Level







Google Earth

© 2020 Google

1000 ft





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## • **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 & aerals](#)

**PF tabular**

<b>PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)¹</b>										
<b>Duration</b>	<b>Average recurrence interval (years)</b>									
	<b>1</b>	<b>2</b>	<b>5</b>	<b>10</b>	<b>25</b>	<b>50</b>	<b>100</b>	<b>200</b>	<b>500</b>	<b>1000</b>
<b>5-min</b>	<b>4.92</b> (4.51-5.39)	<b>5.80</b> (5.32-6.34)	<b>6.67</b> (6.11-7.28)	<b>7.37</b> (6.74-8.04)	<b>8.10</b> (7.37-8.82)	<b>8.62</b> (7.81-9.38)	<b>9.07</b> (8.18-9.89)	<b>9.46</b> (8.48-10.3)	<b>9.88</b> (8.78-10.8)	<b>10.2</b> (8.99-11.2)
<b>10-min</b>	<b>3.94</b> (3.60-4.30)	<b>4.64</b> (4.25-5.07)	<b>5.34</b> (4.90-5.83)	<b>5.89</b> (5.39-6.43)	<b>6.45</b> (5.87-7.03)	<b>6.86</b> (6.22-7.47)	<b>7.21</b> (6.50-7.85)	<b>7.49</b> (6.73-8.18)	<b>7.81</b> (6.94-8.53)	<b>8.04</b> (7.08-8.79)
<b>15-min</b>	<b>3.28</b> (3.00-3.58)	<b>3.89</b> (3.56-4.25)	<b>4.50</b> (4.13-4.92)	<b>4.97</b> (4.55-5.42)	<b>5.45</b> (4.96-5.94)	<b>5.79</b> (5.25-6.31)	<b>6.07</b> (5.48-6.62)	<b>6.30</b> (5.66-6.88)	<b>6.55</b> (5.82-7.16)	<b>6.72</b> (5.92-7.36)
<b>30-min</b>	<b>2.25</b> (2.06-2.46)	<b>2.68</b> (2.46-2.93)	<b>3.20</b> (2.93-3.49)	<b>3.60</b> (3.29-3.93)	<b>4.04</b> (3.68-4.40)	<b>4.36</b> (3.95-4.75)	<b>4.65</b> (4.19-5.07)	<b>4.91</b> (4.40-5.36)	<b>5.21</b> (4.64-5.70)	<b>5.45</b> (4.80-5.96)
<b>60-min</b>	<b>1.40</b> (1.28-1.53)	<b>1.68</b> (1.54-1.84)	<b>2.05</b> (1.88-2.24)	<b>2.34</b> (2.15-2.56)	<b>2.69</b> (2.45-2.93)	<b>2.95</b> (2.68-3.22)	<b>3.20</b> (2.89-3.49)	<b>3.44</b> (3.09-3.76)	<b>3.74</b> (3.33-4.09)	<b>3.98</b> (3.50-4.35)
<b>2-hr</b>	<b>0.838</b> (0.764-0.920)	<b>1.01</b> (0.924-1.11)	<b>1.24</b> (1.13-1.36)	<b>1.43</b> (1.30-1.57)	<b>1.66</b> (1.50-1.82)	<b>1.85</b> (1.66-2.02)	<b>2.03</b> (1.81-2.22)	<b>2.20</b> (1.96-2.41)	<b>2.43</b> (2.14-2.67)	<b>2.62</b> (2.29-2.88)
<b>3-hr</b>	<b>0.594</b> (0.544-0.652)	<b>0.717</b> (0.658-0.786)	<b>0.884</b> (0.809-0.970)	<b>1.02</b> (0.935-1.12)	<b>1.20</b> (1.09-1.31)	<b>1.34</b> (1.21-1.47)	<b>1.49</b> (1.33-1.62)	<b>1.63</b> (1.45-1.78)	<b>1.82</b> (1.60-1.99)	<b>1.99</b> (1.72-2.17)
<b>6-hr</b>	<b>0.358</b> (0.329-0.392)	<b>0.432</b> (0.397-0.472)	<b>0.533</b> (0.489-0.582)	<b>0.618</b> (0.566-0.675)	<b>0.729</b> (0.663-0.793)	<b>0.821</b> (0.741-0.893)	<b>0.913</b> (0.818-0.993)	<b>1.01</b> (0.893-1.10)	<b>1.14</b> (0.993-1.24)	<b>1.25</b> (1.08-1.36)
<b>12-hr</b>	<b>0.211</b> (0.194-0.230)	<b>0.254</b> (0.234-0.277)	<b>0.315</b> (0.289-0.343)	<b>0.368</b> (0.337-0.400)	<b>0.438</b> (0.398-0.474)	<b>0.497</b> (0.448-0.537)	<b>0.557</b> (0.497-0.601)	<b>0.621</b> (0.547-0.669)	<b>0.709</b> (0.614-0.765)	<b>0.785</b> (0.669-0.848)
<b>24-hr</b>	<b>0.123</b> (0.116-0.132)	<b>0.149</b> (0.140-0.159)	<b>0.186</b> (0.174-0.199)	<b>0.215</b> (0.201-0.230)	<b>0.255</b> (0.237-0.272)	<b>0.286</b> (0.266-0.306)	<b>0.318</b> (0.294-0.340)	<b>0.350</b> (0.324-0.376)	<b>0.396</b> (0.363-0.425)	<b>0.431</b> (0.394-0.465)
<b>2-day</b>	<b>0.072</b> (0.068-0.077)	<b>0.087</b> (0.081-0.093)	<b>0.108</b> (0.101-0.115)	<b>0.124</b> (0.116-0.132)	<b>0.145</b> (0.135-0.155)	<b>0.162</b> (0.151-0.174)	<b>0.180</b> (0.166-0.193)	<b>0.198</b> (0.182-0.212)	<b>0.222</b> (0.204-0.239)	<b>0.241</b> (0.220-0.260)
<b>3-day</b>	<b>0.051</b> (0.048-0.054)	<b>0.061</b> (0.057-0.065)	<b>0.075</b> (0.071-0.081)	<b>0.087</b> (0.081-0.093)	<b>0.102</b> (0.095-0.109)	<b>0.114</b> (0.105-0.122)	<b>0.126</b> (0.116-0.135)	<b>0.138</b> (0.127-0.148)	<b>0.155</b> (0.142-0.167)	<b>0.169</b> (0.154-0.182)
<b>4-day</b>	<b>0.040</b> (0.038-0.043)	<b>0.048</b> (0.045-0.052)	<b>0.059</b> (0.056-0.063)	<b>0.068</b> (0.064-0.073)	<b>0.080</b> (0.074-0.086)	<b>0.089</b> (0.083-0.096)	<b>0.099</b> (0.091-0.106)	<b>0.109</b> (0.100-0.117)	<b>0.122</b> (0.112-0.132)	<b>0.133</b> (0.121-0.143)
<b>7-day</b>	<b>0.026</b> (0.025-0.028)	<b>0.032</b> (0.030-0.034)	<b>0.038</b> (0.036-0.041)	<b>0.044</b> (0.041-0.046)	<b>0.051</b> (0.048-0.054)	<b>0.057</b> (0.053-0.061)	<b>0.063</b> (0.058-0.067)	<b>0.069</b> (0.064-0.074)	<b>0.077</b> (0.071-0.083)	<b>0.084</b> (0.077-0.090)
<b>10-day</b>	<b>0.021</b> (0.020-0.022)	<b>0.025</b> (0.024-0.027)	<b>0.030</b> (0.028-0.032)	<b>0.034</b> (0.032-0.036)	<b>0.039</b> (0.037-0.042)	<b>0.043</b> (0.041-0.046)	<b>0.048</b> (0.044-0.051)	<b>0.052</b> (0.048-0.055)	<b>0.058</b> (0.053-0.062)	<b>0.062</b> (0.057-0.067)
<b>20-day</b>	<b>0.014</b> (0.013-0.015)	<b>0.017</b> (0.016-0.018)	<b>0.020</b> (0.019-0.021)	<b>0.022</b> (0.021-0.023)	<b>0.025</b> (0.024-0.027)	<b>0.028</b> (0.026-0.029)	<b>0.030</b> (0.028-0.032)	<b>0.033</b> (0.031-0.035)	<b>0.037</b> (0.034-0.039)	<b>0.039</b> (0.036-0.042)
<b>30-day</b>	<b>0.012</b> (0.011-0.012)	<b>0.014</b> (0.013-0.014)	<b>0.016</b> (0.015-0.017)	<b>0.018</b> (0.017-0.019)	<b>0.020</b> (0.019-0.021)	<b>0.022</b> (0.020-0.023)	<b>0.023</b> (0.022-0.025)	<b>0.025</b> (0.023-0.027)	<b>0.027</b> (0.026-0.029)	<b>0.029</b> (0.027-0.031)
<b>45-day</b>	<b>0.010</b> (0.009-0.010)	<b>0.012</b> (0.011-0.012)	<b>0.013</b> (0.013-0.014)	<b>0.015</b> (0.014-0.015)	<b>0.016</b> (0.015-0.017)	<b>0.018</b> (0.017-0.018)	<b>0.019</b> (0.018-0.020)	<b>0.020</b> (0.019-0.021)	<b>0.022</b> (0.020-0.023)	<b>0.023</b> (0.021-0.024)
<b>60-day</b>	<b>0.009</b> (0.009-0.009)	<b>0.010</b> (0.010-0.011)	<b>0.012</b> (0.011-0.012)	<b>0.013</b> (0.012-0.013)	<b>0.014</b> (0.013-0.015)	<b>0.015</b> (0.014-0.016)	<b>0.016</b> (0.015-0.017)	<b>0.017</b> (0.016-0.018)	<b>0.018</b> (0.017-0.019)	<b>0.019</b> (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 low er and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) w ill be greater than the upper bound (or less than the low er 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.

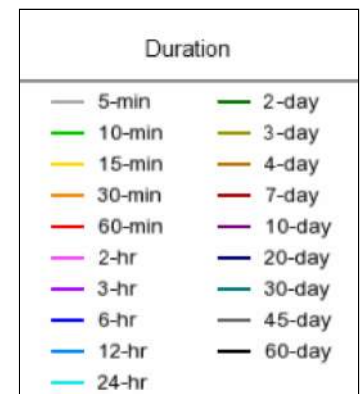
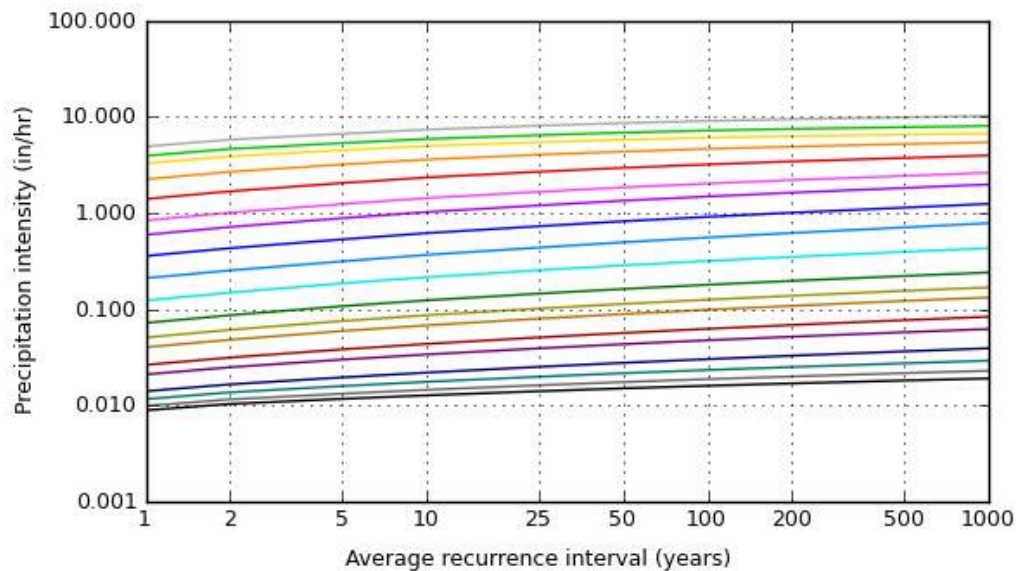
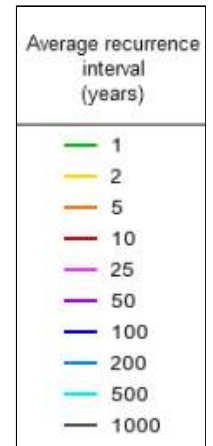
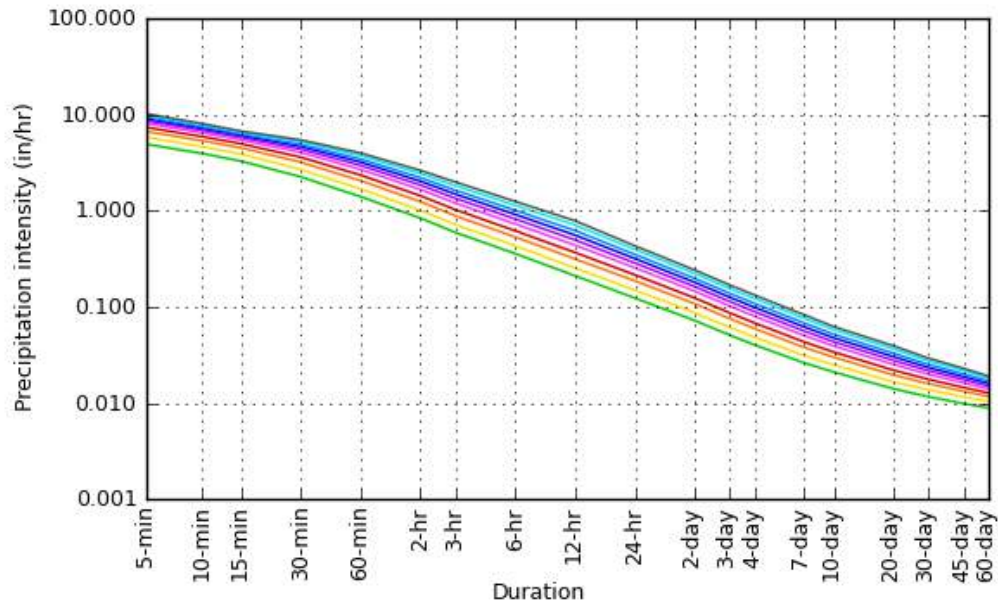
[Back to Top](#)

**PF graphical**



## PDS-based intensity-duration-frequency (IDF) curves

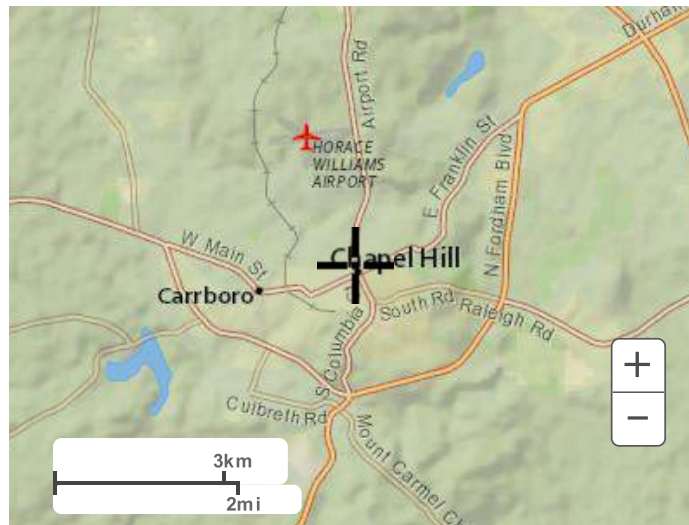
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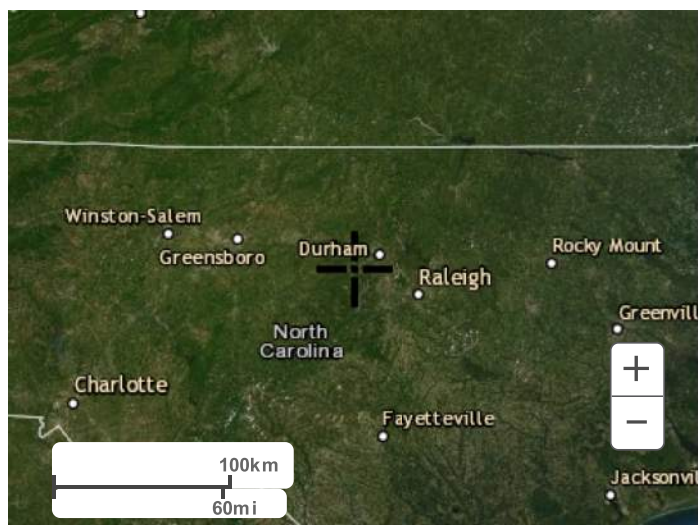


NOAA Atlas 14, Volume 2, Version 3

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

[Back to Top](#)**Maps & aeriels****Small scale terrain**

**Large scale terrain****Large scale map****Large scale aerial**



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[National Water Center](#)  
1325 East West Highway  
Silver Spring, MD 20910  
Questions?: [HDSC.Questions@noaa.gov](mailto:HDSC.Questions@noaa.gov)

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## Pipe Capacity Calcs

Rational Method

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



**Ballentine  
Associates, P.A.**

Chapel Hill, NC 27514  
(919) 929-0481 fax 489-2803

### 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	$T_c = \frac{0.007(nL)^{0.8}}{P_2^{0.5} S^{0.4}}$	n	0.10	Grass + Pavement
		Length	200.00	ft
		Start Inv	500.50	ft
		End inv	498.00	ft
	$T_c = 0.23$	Slope	0.013	ft/ft
	14.07	P	3.58	in
			hours	
			minutes	

Shallow concentrated flow	$T_c = \frac{L}{3600V}$	Length	439.00	ft
		Start Inv	498.00	ft
		End inv	491.00	ft
		Slope	0.02	ft/ft
		Cover	Bare	
	$T_c = 0.10$	V constant	9.97	Table 15-3
	5.81	V	1.26	ft/s
			hours	
			minutes	

Pipe flow (assumed)	$T_c = \frac{L}{60V}$	Length	586.00	ft
		Start Inv	491.00	ft
		End inv	458.50	ft
		Slope	0.06	ft/ft
	$V = \frac{1.49A^{0.67} S^{0.5}}{nP^{0.67}}$	V	10.00	ft/sec (assumed)

Pipe flow	$T_c = \frac{L}{60V}$	Length	209.00	ft
		Start Inv	458.50	ft
		End inv	446.80	ft
		Slope	0.06	ft/ft
	$V = \frac{1.49A^{0.67} S^{0.5}}{nP^{0.67}}$	V	10.00	ft/sec (assumed)

Time of Concentration	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

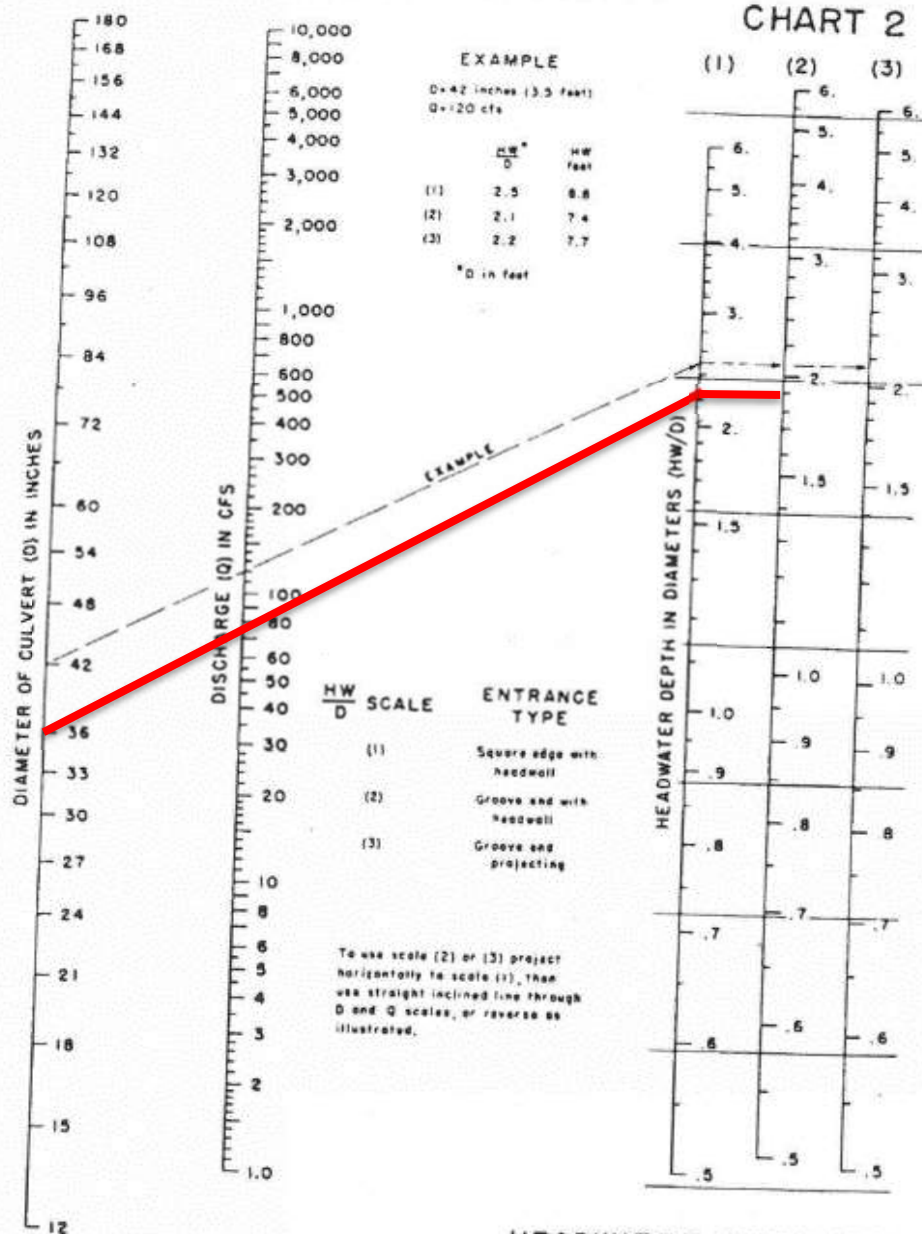
Sheet flow	$T_c = \frac{0.007(nL)^{0.8}}{P_2^{0.5} S^{0.4}}$	n	0.10	Grass + Pavement
		Length	200.00	ft
		Start Inv	500.50	ft
		End inv	498.00	ft
	$T_c = 0.23$	Slope	0.013	ft/ft
	14.07	P	3.58	in
				hours minutes

Shallow concentrated flow	$T_c = \frac{L}{3600V}$	Length	439.00	ft
		Start Inv	498.00	ft
		End inv	491.00	ft
		Slope	0.02	ft/ft
		Cover	Bare	
	$T_c = 0.10$	V constant	9.97	Table 15-3
	5.81	V	1.26	ft/s
				hours minutes

Pipe flow (assumed)	$T_c = \frac{L}{60V}$	Length	586.00	ft
		Start Inv	491.00	ft
		End inv	458.50	ft
		Slope	0.06	ft/ft
	$T_c = 0.98$			
	$V = \frac{1.49A^{0.67} S^{0.5}}{nP^{0.67}}$	V	10.00	ft/sec (assumed)

Pipe flow	$T_c = \frac{L}{60V}$	Length	425.00	ft
		Start Inv	458.50	ft
		End inv	446.80	ft
		Slope	0.03	ft/ft
	$T_c = 0.71$			
	$V = \frac{1.49A^{0.67} S^{0.5}}{nP^{0.67}}$	V	10.00	ft/sec (assumed)

Time of Concentration	21.57 minutes
Use:	15.00 minutes



## HEADWATER DEPTH FOR CONCRETE PIPE CULVERTS WITH INLET CONTROL

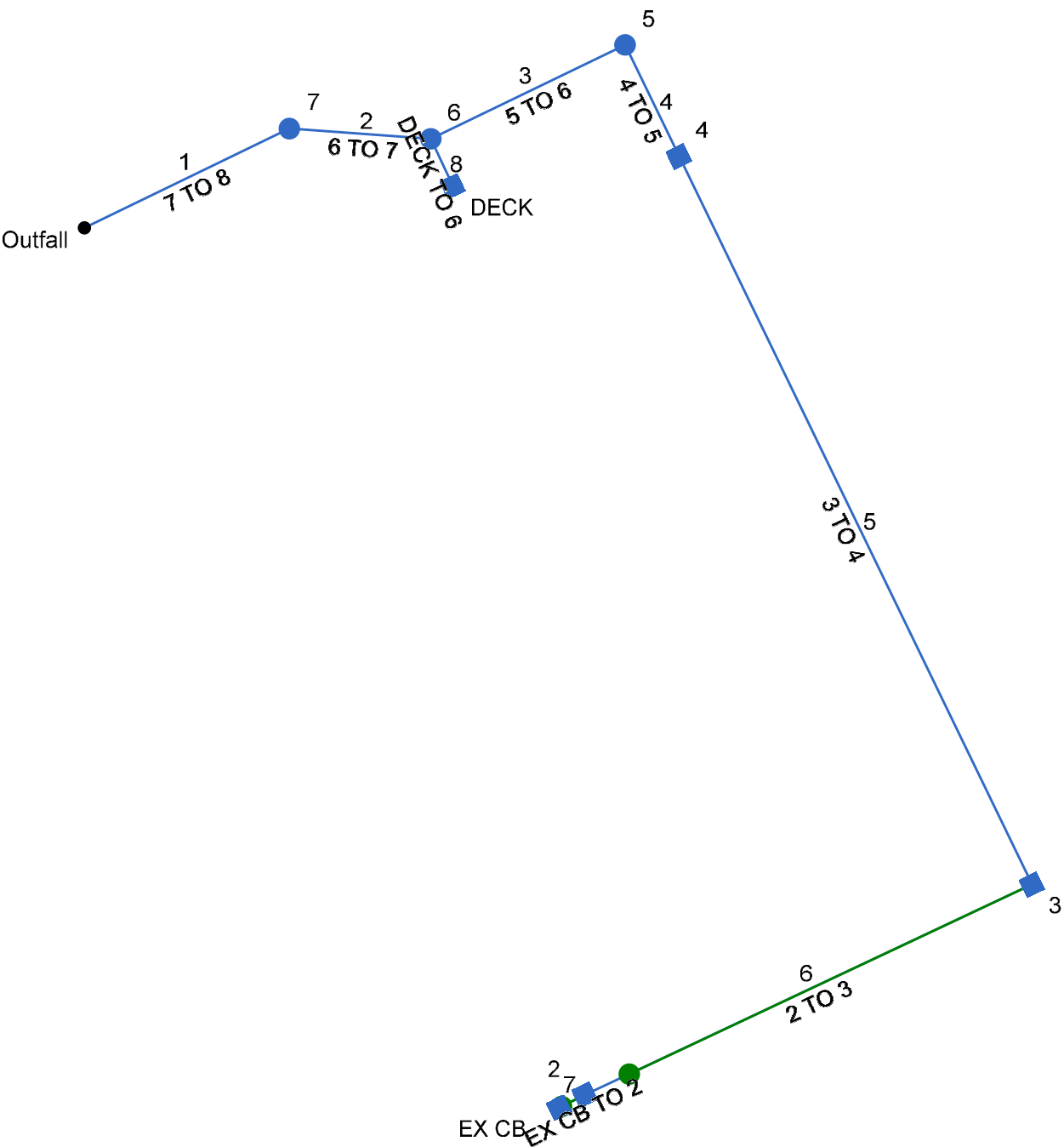
HEADWATER SCALES 283

REVISED MAY 1964

BUREAU OF PUBLIC ROADS JAN 1963



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



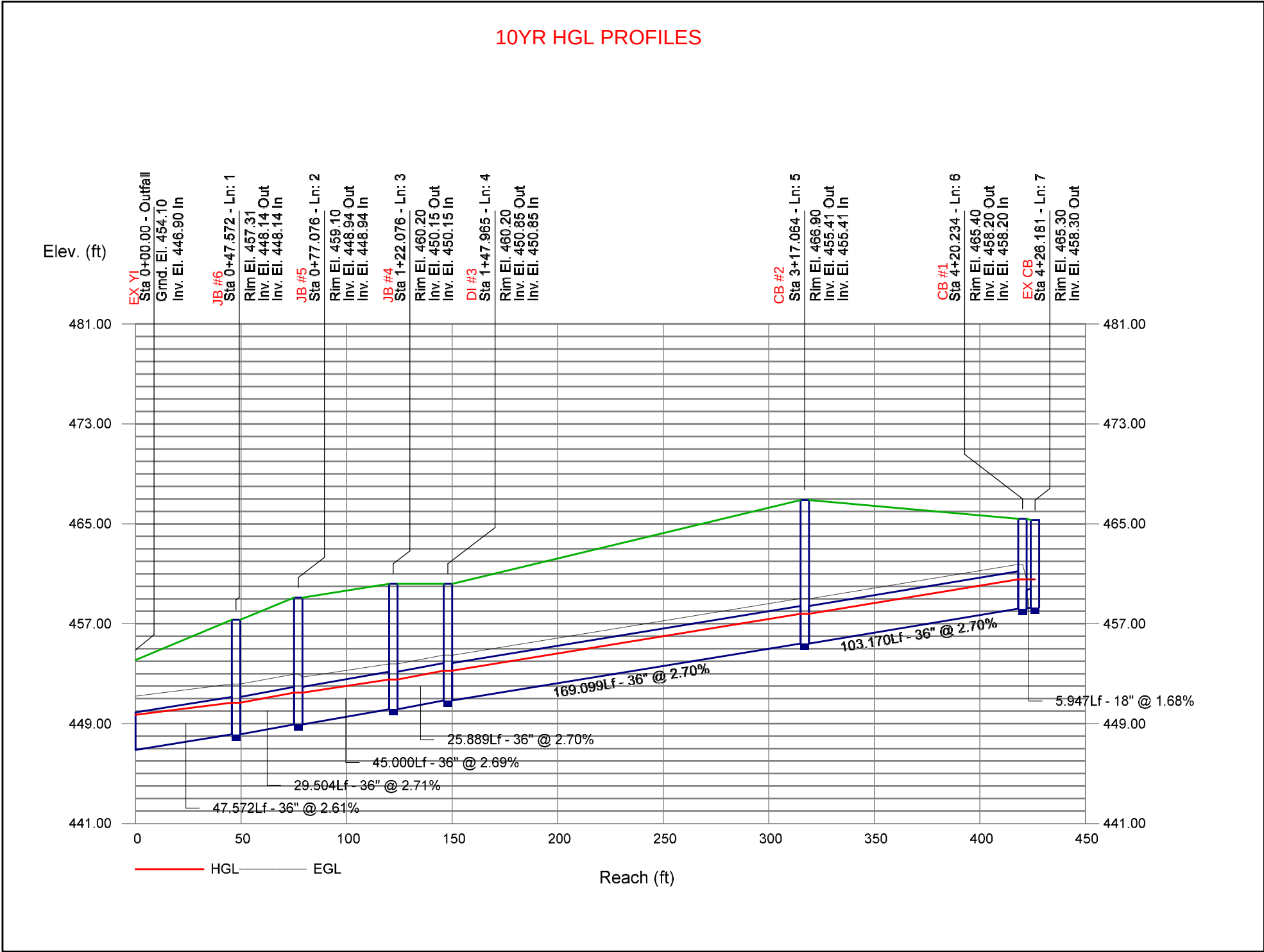
## 10YR NCDOT PIPE TABLE

[illegible]

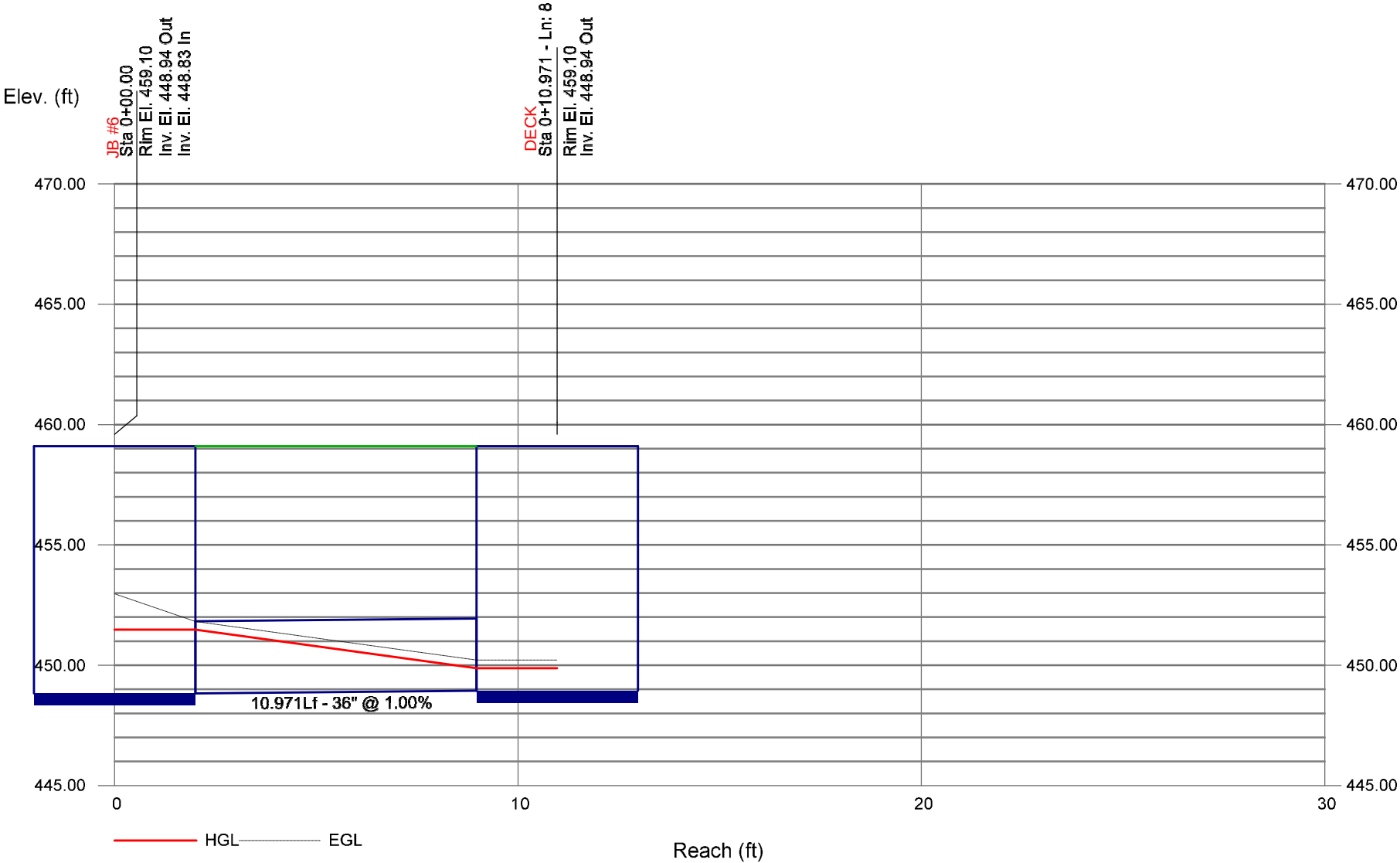
## 10YR NCDOT PIPE TABLE

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





10YR HGL PROFILES



## 25YR NCDOT PIPE TABLE

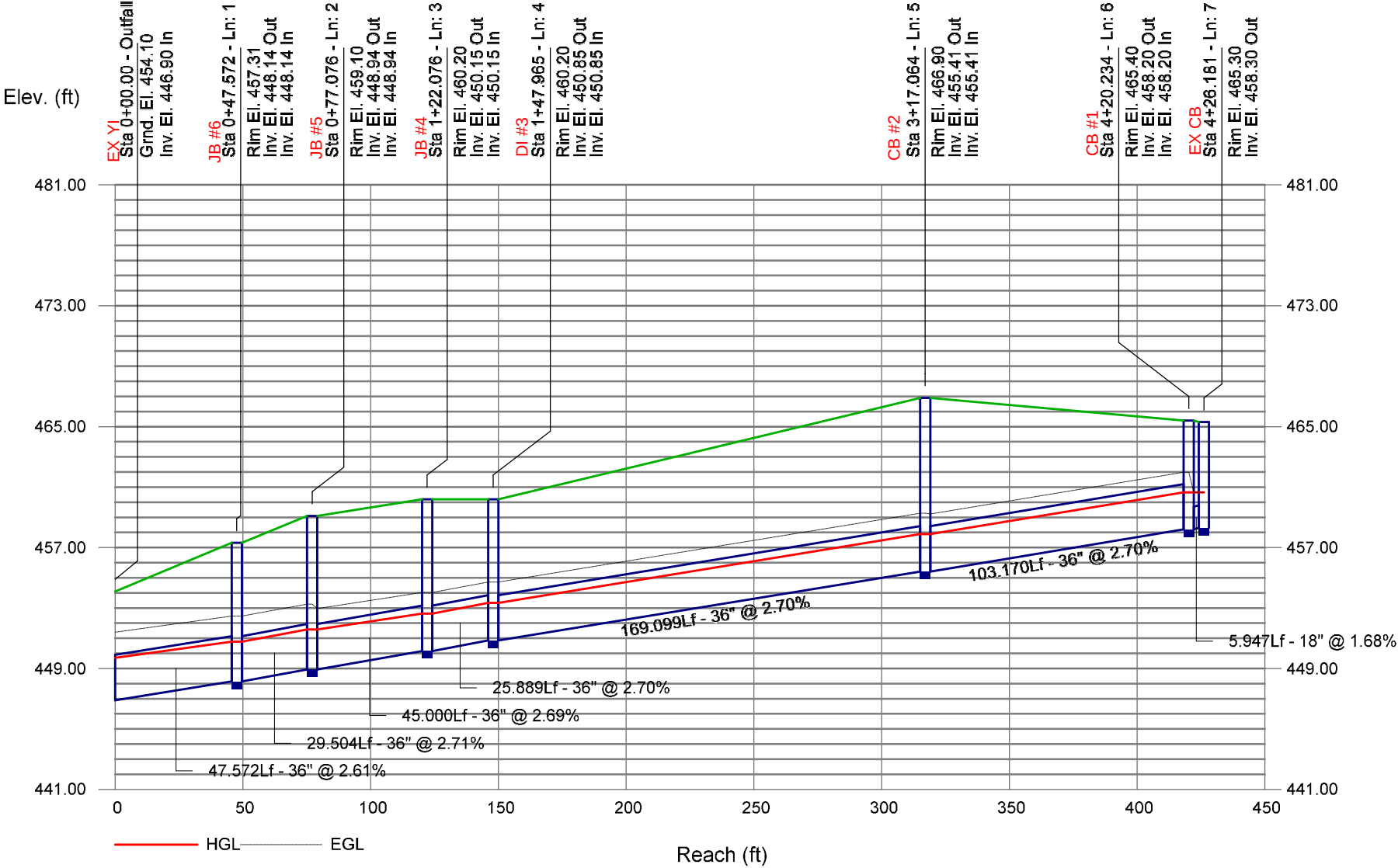
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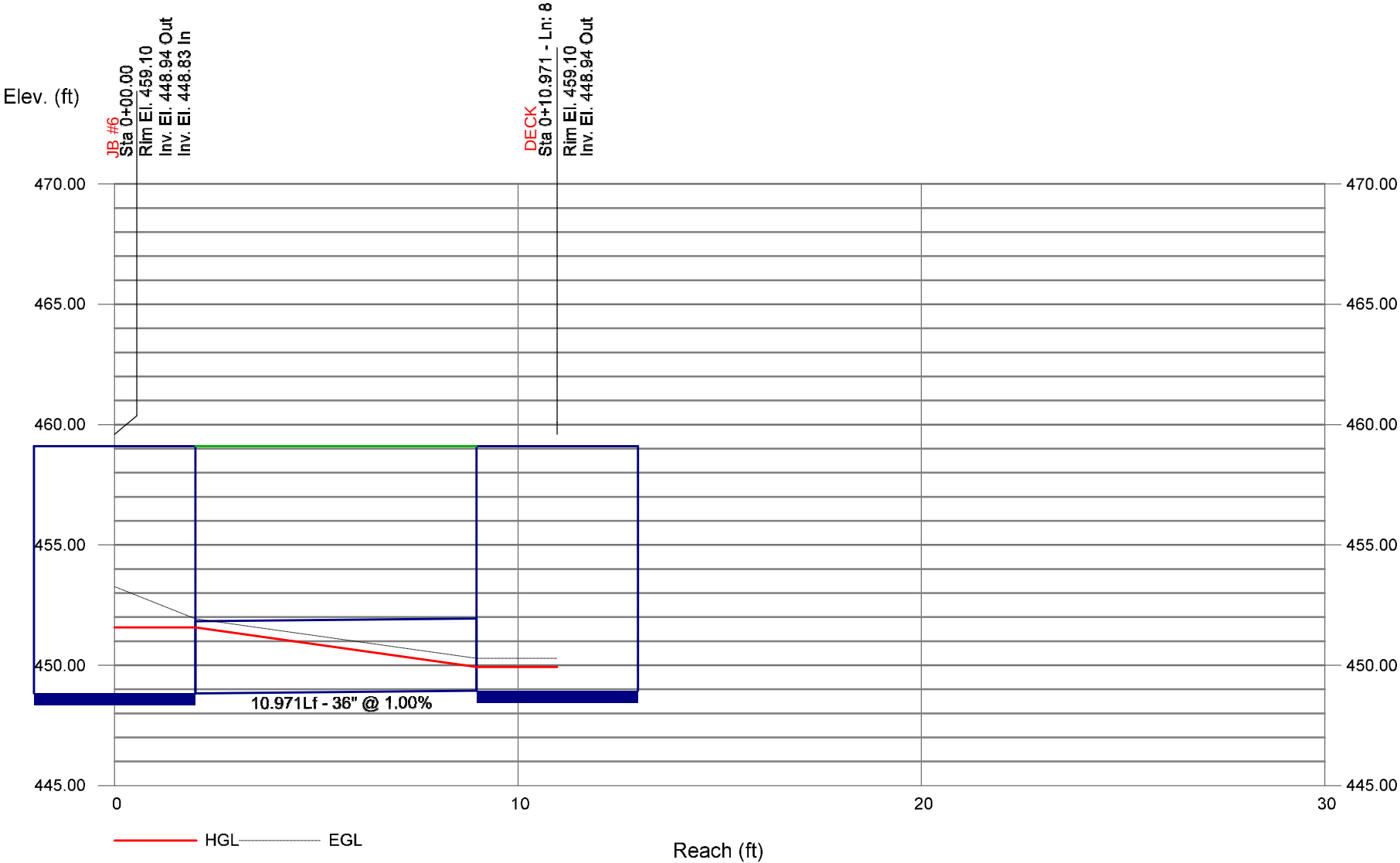
## 25YR NCDOT PIPE TABLE

[illegible]

25YR HGL PROFILES



25YR HGL PROFILES





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

**G0001**



# DEMOLITION NOTES

1. PRIOR TO DEMOLITION, CONTRACTOR SHALL HAVE NORTH CAROLINA 811 (1-800-430-4840) LOCATE ALL EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS.
2. PRIOR TO DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF ANY EXISTING UTILITIES ARE LOCATED WITHIN THE DEMOLITION AREA. CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS.
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 ORANGE COUNTY REQUIREMENTS.
5. ANY EXISTING GAS, ELECTRIC, FIBER AND ANY OTHER UTILITIES SERVING THE DEMOLITION AREA SHALL BE FIELD LOCATED AND TERMINATED IN ACCORDANCE WITH STATE & LOCAL REGULATIONS, AND IN ACCORDANCE WITH THE RESPECTIVE PROJECT'S SPECIFICATIONS & SCHEDULES.
6. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE CONTRACTOR SHALL COORDINATE AND HOLD A PRE-DEMOLITION/CONSTRUCTION CONFERENCE WITH:
  - CIVIL ENGINEER AND OWNER'S REPRESENTATIVE
  - TOWN OF CHAPEL HILL URBAN FORESTER (919) 969-3114
  - ORANGE COUNTY SOLID WASTE STAFF (919) 969-2788
  - ORANGE COUNTY DESIGN CONTROL OFFICER (919) 245-2587
7. IN ALL AREAS WHERE IMPROVED COVER IS SHOWN TO BE REMOVED AND RESTORED WITH PERVIOUS COVER, THE FOLLOWING STEPS SHALL BE TAKEN:
  - REMOVE ALL ASPHALT, CONCRETE, BEDDING MATERIAL, GRAVEL, DEBRIS, BRICKS, MANHOLE, ETC.
  - REPAIR AND ADJUST TO 12" DEPTH IN 6" HOURS BELOW ORIGINAL GRADE, UNLESS WITHIN THE CRITICAL ROOT ZONE OF A TREE TO BE PRESERVED.
  - THAT CASE, LIFT MATING TO A DEPTH OF 4" TO 6" IN THE CRITICAL ROOT ZONE OF A TREE TO BE PRESERVED.
  - PLACE 4-6 INCHES OF TOPSOIL (TO FINISHED GRADE) AND INSTALL PLANTINGS AND/OR SEED COVERED AREA ACCORDING TO LANDSCAPE PLAN. DO NOT COMPACT TOPSOIL.
8. DURING DEMOLITION AND/OR CONSTRUCTION, ALL ASPECTS OF CHAPTER 14 OF THE NC TREE PROTECTION SHALL BE FOLLOWED. THE OWNER/DEVELOPER SHALL DESIGNATE ONE PERSON TO BE THE TREE PROTECTION PROGRAM SUPERVISOR WHO SHALL BE RESPONSIBLE FOR EMPLOYING CHAPTER 14 OF THE NC TREE PROTECTION PROGRAM AND ENSURE THAT IT IS CARRIED OUT THROUGH COMPLETION OF THE PROJECT.
9. DURING CONSTRUCTION, PREEXISTING VEHICLE ACCESS SHALL BE PROVIDED. TEMPORARY STREET ZONES SHALL BE INSTALLED AT EACH STREET CORNER. THE CONTRACTOR SHALL MAINTAIN THE PROGRAM AND ENSURE THAT IT IS CARRIED OUT THROUGH COMPLETION OF THE PROJECT.
10. DURING CONSTRUCTION, PREEXISTING VEHICLE ACCESS SHALL BE PROVIDED. TEMPORARY STREET ZONES SHALL BE INSTALLED AT EACH STREET CORNER. THE CONTRACTOR SHALL MAINTAIN THE PROGRAM AND ENSURE THAT IT IS CARRIED OUT THROUGH COMPLETION OF THE PROJECT.

# TREE PROTECTION NOTES

1. TREE PROTECTION FENCING AS SHOWN ON THIS PLAN SHALL BE INSTALLED AND MAINTAINED BY THE TOWN PRIOR TO ANY DEMOLITION ACTIVITY ON LAND.
2. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE TOWN'S URBAN FORESTER PRIOR TO BEGINNING SITE WORK.
3. ANY TREE ROOTS EXPOSED BY CONSTRUCTION OF EXISTING TREES SHALL NOT BE DELETED OR ON CHISEL DURING THE INSTALLATION OF LANDSCAPE.
4. THE SOIL WITHIN THE CRITICAL ROOT ZONES OF EXISTING TREES SHALL NOT BE DELETED OR ON CHISEL DURING THE INSTALLATION OF LANDSCAPE.
5. A LANDSCAPE PROTECTION SUPERVISOR WHO IS REGISTERED WITH THE TOWN OF CHAPEL HILL WILL BE PRESENT ON SITE AT ALL TIMES WHEN THE TOWN'S URBAN FORESTER IS PRESENT ON SITE. THE LANDSCAPE PROTECTION SUPERVISOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE, AND REMOVAL OF TREE PROTECTION FENCING AND THE EXISTENT TRANSPORTING AND PLACEMENT OF CONSTRUCTION MATERIALS AND EQUIPMENT.

# CCSW 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 (RMO) AND TO ASSESS THE POTENTIAL FOR DECONTAMINATION. CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS.
2. PURSUANT TO THE COUNTY'S RMO, CLEAN WASTE, SCRAP METAL, AND CONCRETE/PAVEMENT PRESENT IN CONSTRUCTION OF DEMOLITION WASTE MUST BE RECYCLED.
3. PURSUANT TO THE COUNTY'S RMO, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE MUST INCLUDE ANY RECYCLABLE RECYCLABLE MATERIALS SHALL BE LICENSED BY ORANGE COUNTY.
4. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE, THE CONTRACTOR SHALL HOLD A PRE-DEMOLITION/CONSTRUCTION CONFERENCE WITH THE TOWN'S URBAN FORESTER AND THE COUNTY'S PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT/ENFORCEMENT OFFICIALS.
5. THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIALS (PCM) 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, INC. ASSOCIATES AND ORANGE COUNTY GIS DATA.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-432-4840) 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.
3. THIS PLAN IS DIAGNOSTIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY INDICATED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL LOCATION OF UTILITIES TO AVOID CONFLICTS AND MEET MINIMUM SIZE, DEPTH, AND COVER REQUIREMENTS.
4. ALL STEEP SLOPED AREAS ARE OTHER THAN 40:1 OR ARE ASSOCIATED WITH RICHMOND PARKING LOTS OR DRIVEWAYS WHICH ARE EXCLUDED FROM ANY SPECIAL CONSTRUCTION TECHNIQUES.

# DRAWING LEGEND

SYMBOL/ABBREVIATION	EXISTING	DEMO	DESCRIPTION
---	---	---	PROPERTY LINE
---	---	---	ADJACENT PROPERTY LINE
---	---	---	STORM DRAIN LINE
---	---	---	WATER LINE
---	---	---	SANITARY SEWER LINE
---	---	---	UNDERGROUND ELECTRIC LINE
---	---	---	OVERHEAD ELECTRIC LINE
---	---	---	Gas Line
---	---	---	FIBER OPTIC LINE
---	---	---	TREE PROTECTION FENCE
---	---	---	LIMITS OF DISTURBANCE
---	---	---	TREE LINE
---	---	---	MAJOR CONTOUR
---	---	---	MINOR CONTOUR
---	---	---	SOL BOUNDARY
---	---	---	APPLY-URBAN LAND COMPLEX
---	---	---	URBAN LAND
---	---	---	EXISTING IRON PIPE
---	---	---	SON
---	---	---	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 VALVE
---	---	---	FIBER OPTIC MARKER
---	---	---	DECIDUOUS TREE
---	---	---	CONIFEROUS TREE
---	---	---	PAVEMENT/STRUCTURES
---	---	---	CONCRETE SIDEWALK
---	---	---	BRICK SIDEWALK

# TREE SUMMARY

EXISTING TREES	RARE	SPECIMEN	TOTAL
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/SPERMEN DECIDUOUS TREE TO BE REMOVED
- RARE CONIFEROUS TREE SHOWING CRITICAL ROOT ZONE
- SPECIMEN CONIFEROUS TREE SHOWING CRITICAL ROOT ZONE
- RARE/SPERMEN CONIFEROUS TREE TO BE REMOVED

# EXISTING CONDITIONS, LANDSCAPE PROTECTION & DEMOLITION PLAN

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

REVIEW DRAWING  
NOT FOR CONSTRUCTION

**BALLENTINE ASSOCIATES, P.A.**  
225 PROSPERITY ROAD  
CHAPEL HILL, NC 27514  
(919) 487-1000

DATE: 08 APR 20  
BY: J. BALLENTINE  
CHECKED: J. BALLENTINE  
APPROVED: J. BALLENTINE

DATE: 08 APR 20  
BY: J. BALLENTINE  
CHECKED: J. BALLENTINE  
APPROVED: J. BALLENTINE

DATE: 08 APR 20  
BY: J. BALLENTINE  
CHECKED: J. BALLENTINE  
APPROVED: J. BALLENTINE

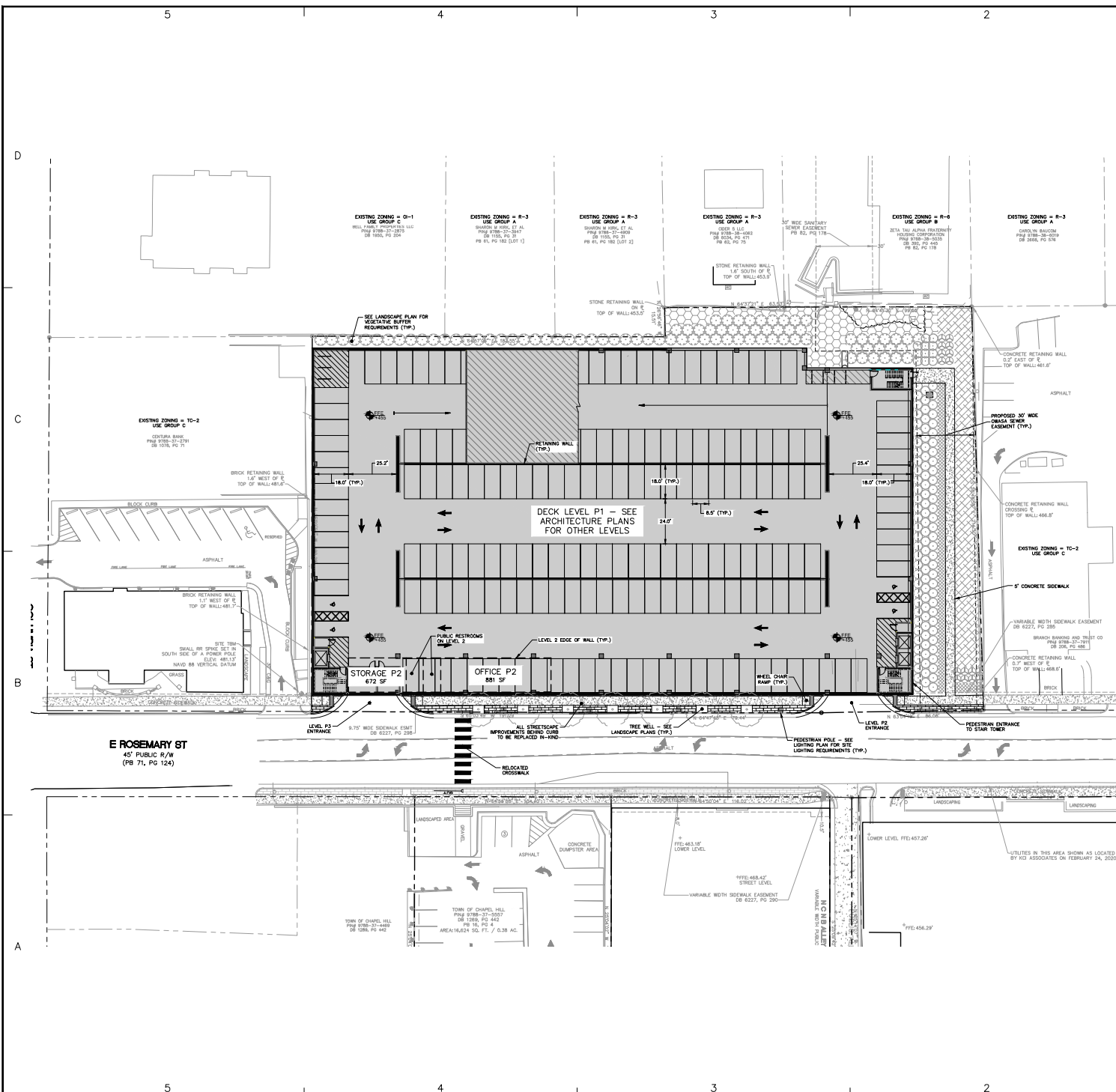
DATE: 08 APR 20  
BY: J. BALLENTINE  
CHECKED: J. BALLENTINE  
APPROVED: J. BALLENTINE

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APPROVED: J. BALLENTINE

DATE: 08 APR 20  
BY: J. BALLENTINE  
CHECKED: J. BALLENTINE  
APPROVED: J. BALLENTINE



- ### NOTES
1. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS.
  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 2X CROSS SLOPE IN THE DIRECTION OF SHOW OR DRAINAGE.

SITE DATA			
APPLICANTS:	GRUBB PROPERTIES, INC		
PROPERTY OWNER:	FRANKLIN OFFICE CHAPPEL, HILL & INVESTORS TIT CO		
PROPERTY ADDRESS:	125 EAST ROADSIDE STREET, CHAPPEL HILL, NC		
PH# NUMBERS:	978-337-4748 / 978-337-4817		
TELEPHONE:	287/200 ACCOCCED & 770/271		
EXISTING ZONING:	TC-2		
PROPOSED ZONING:	TC-2C		
EXISTING USE:	PARKING DECK		
PROPOSED USE:	PARKING DECK		
NET LAND AREA:	73,070 SF (0.6 AC)		
ORIENTED STREET AREA:	73,070 SF (0.67 AC)		
GROUND AREA:	80,407 SF (1.86 AC)		
VEHICLE PARKING SUMMARY:	REGULAR	ACCESSIBLE	TOTAL
REQUIRED:	N/A	22 (INCL. 4 VAND)	N/A
PROPOSED:	1,153	28 (INCL. 4 VAND)	1,179
BI-CYCLE PARKING SUMMARY:			
REQUIRED:		6 (SPACES)	
PROPOSED:		24 (SPACES)	
MAX. FLOOR AREA:	1.97 (1/4) X 80,407 SF (158,402 SF)		
PROPOSED FLOOR AREA:	1,583 SF		
MEDICINAL SUMMARY:			
EXISTING:	66,548 SF (1.026 AC)		
POST DEVELOPED TOTAL:	85,000 SF (1.492 AC)		
NET IMPROVISED REDUCTION:	-1,548 SF (0.022 AC)		
LAND ACQUISITION SUMMARY:			
ON-SITE:	73,070 SF		
OFF-SITE:	4,000 SF		

### **DRAWING LEGEND**

SYMBOL/ABBREVIATION

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	RIGHT-OF-WAY LINE
---	---	ADJOINER PROPERTY
---	---	EASEMENT LINE
X	X	FENCE LINE
~~~~~	~~~~~	TREE LINE
⊗	⊗	EXISTING IRON PIPE
○	○	IRON PIPE SET
△	△	CALCULATED POINT
▽	▽	SIGN
□	□	MAIL BOX
⊙	⊙	BOLLARD

SITE PLAN

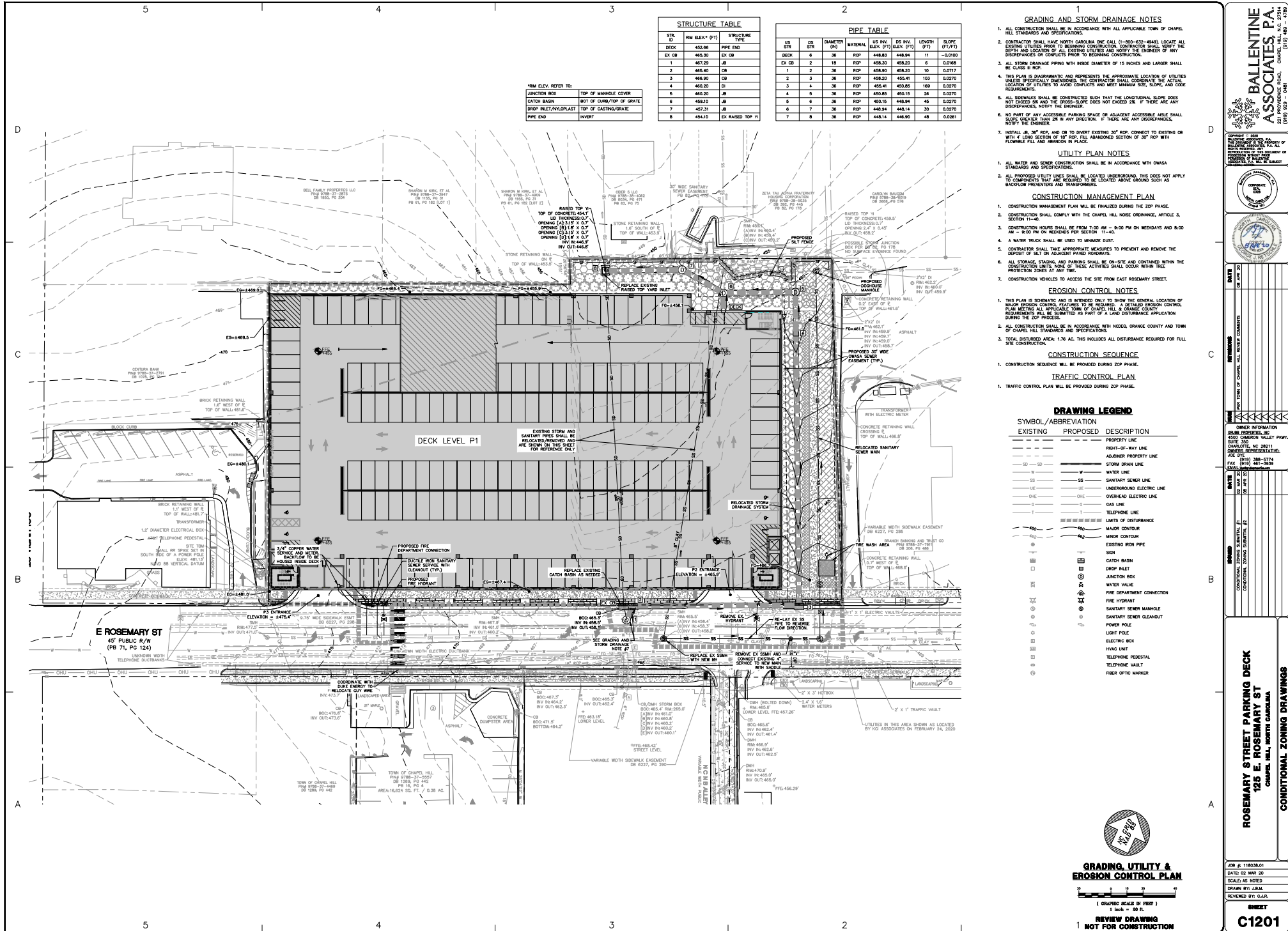
(GRAPHIC SCALE IN FEET)
1 inch = 200 Ft.

1 REVIEW DRAWN
NOT FOR CONSTRUCTION

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

JOB #: 118038.01
DATE: 02 MAR 20
SCALE: AS NOTED
DRAWN BY: J.B.M.
REVIEWED BY: G.J.R.

SHEET
C1001



STRUCTURE TABLE				
STN.	RM ELEV. (FT)	STRUCTURE	PIPE TYPE	
DECK	452.66	PIPE END		
EX CB	465.30	EX CB		
1	467.29	JR		
2	465.40	CB		
3	466.90	CB		
4	460.20	DI		
5	460.20	JR		
6	459.10	JR		
7	463.31	JR		
8	454.10	EX RAISED TOP VI		

PIPE TABLE									
US STN.	DS STN.	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	-0.010		
EX CB	2	18	RCP	458.30	458.20	6	0.0168		
1	2	36	RCP	458.90	458.20	10	0.0177		
2	3	36	RCP	458.20	450.91	103	0.0270		
4	4	36	RCP	456.41	450.85	169	0.0270		
4	5	36	RCP	450.85	450.15	36	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	0.0281		

MIN. ELEV. REFER TO:	
JUNCTION BOX	TOP OF MANHOLE COVER
CATCH BASIN	NOT OF CURB/TOP OF GRATE
DROP INLET/UNDERPASS	TOP OF CASTING/GRATE
PIPE END	INVERT

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 (1-800-433-4848) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL IDENTIFY 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 8 RCP.
4. THIS PLAN IS DIAGNOSTIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL CORRELATE 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 WALKWAY SHALL BE LOCATED ON A SLOPE GREATER THAN 2% IN ANY DIRECTION. IF THERE ARE ANY DISCREPANCIES, NOTIFY THE ENGINEER.
7. INSTALL 1/4" 30" RCP AND 30" TO 48" DUCT EXISTING RCP. CONNECT TO EXISTING OR NEW 48" LINE SECTION OF 18" TOP FULL MANHOLED 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 ORANGE 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 ZDP 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 - 5:00 PM ON WEEKDAYS AND 8:00 AM - 5:00 PM ON WEEKENDS FOR 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 DIRT 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 PRELIMINARY. THE EROSION CONTROL PLAN MEETING ALL APPLICABLE TOWN OF CHAPEL HILL AND ORANGE COUNTY REQUIREMENTS WILL BE SUBMITTED AS PART OF A LAND DISTURBANCE APPLICATION DURING THE ZDP PROCESS.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NCEC, 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 ZDP PHASE.

TRAFFIC CONTROL PLAN

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

DRAWING LEGEND

SYMBOL/ABBREVIATION		DESCRIPTION
EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	RIGHT-OF-WAY LINE
---	---	ADJACENT PROPERTY LINE
---	---	STORM DRAIN LINE
---	---	WATER LINE
---	---	SANITARY SEWER LINE
---	---	UNDERGROUND ELECTRIC LINE
---	---	OVERHEAD ELECTRIC LINE
---	---	GAS LINE
---	---	TELEPHONE LINE
---	---	LIMITS OF DISTURBANCE
---	---	MAJOR CONTOUR
---	---	EXISTING IRON PIPE
---	---	IRON
---	---	CATCH BASIN
---	---	DROP INLET
---	---	JUNCTION BOX
---	---	WATER VALVE
---	---	FIRE DEPARTMENT CONNECTION
---	---	FIRE HYDRANT
---	---	SANITARY SEWER MANHOLE
---	---	SANITARY SEWER CLEAOUT
---	---	POWER POLE
---	---	LIGHT POLE
---	---	ELECTRIC BOX
---	---	HVAC UNIT
---	---	TELEPHONE VAULT
---	---	FIBER OPTIC MANHOLE



GRADING, UTILITY & EROSION CONTROL PLAN

(GRAPHIC SCALE IN FEET)
1 inch = 30 ft

REVIEW DRAWING
NOT FOR CONSTRUCTION

BALENTINE ASSOCIATES, P.A.
225 PROSPERITY ROAD
CHAPEL HILL, NC 27514
(704) 425-1000

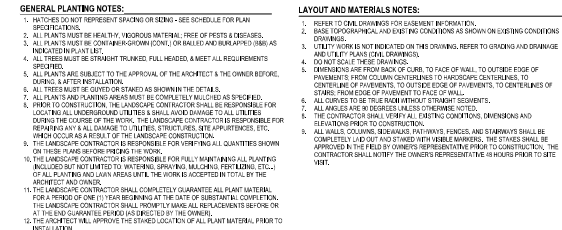
ROSEMARY STREET PARKING DECK
125 E. ROSEMARY ST
CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING DRAWINGS

DATE: 08/01/2024
BY: J. BALENTINE
FOR: TOWN OF CHAPEL HILL
PROJECT: ROSEMARY STREET PARKING DECK
SCALE: AS NOTED
REVISIONS: 1. 08/01/2024: INITIAL DESIGN
2. 08/01/2024: REVISIONS TO ZONING

JOB # 11000001
DATE: 08/01/2024
SCALE: AS NOTED
DRAWN BY: J.B.
CHECKED BY: J.B.
REVIEWED BY: J.B.

SHEET
C1201



GREEN SCREEN VINE OPTIONS	
• PARTHENOCLISSUS QUINQUEFOLIA	(VIRGINIA CREEPER)
• HEDERA HELIX	(ENGLISH IVY)

*QUANTITIES TO BE DECIDED

OWNER
GRUBB PROPERTIES
4001 Park Road Suite 450, Charlotte, NC
28209
FACILITY

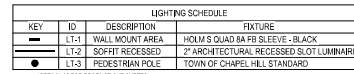
CONTRACTOR
SAVIET Corporation
5420 Wade Park Boulevard, Suite 104 Raleigh,
NC 27607

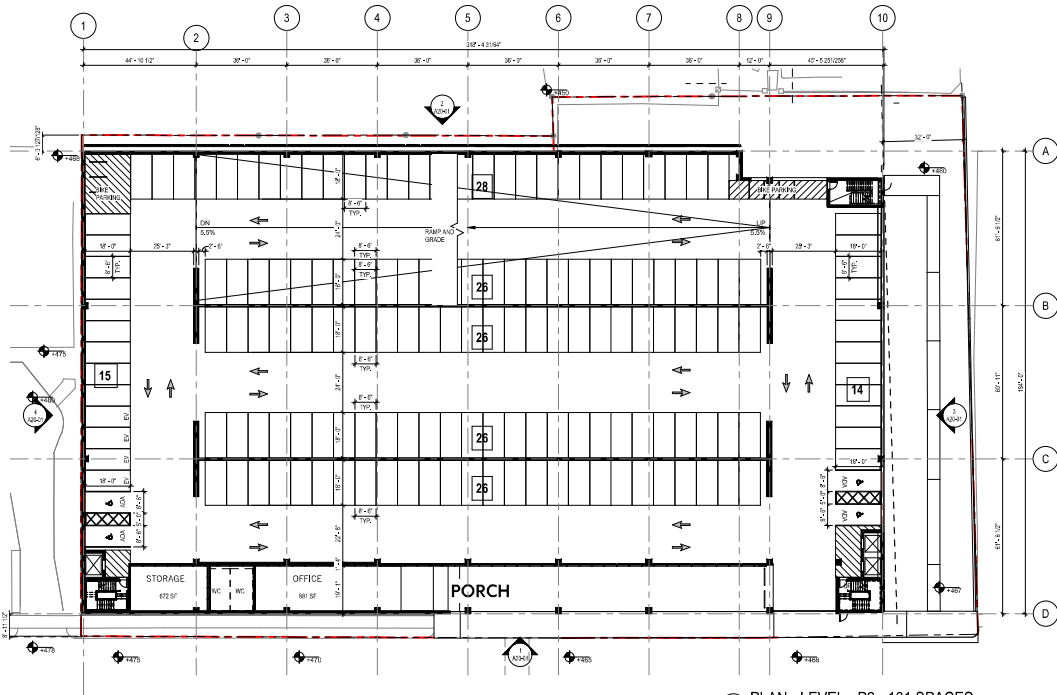
126 E ROSEMARY ST
PARKING DECK

ISSUE CHART

INDEX	ISSUE	DATE
Job Number		
Drawn	Author	
Checked	Checker	
Approved	Approver	

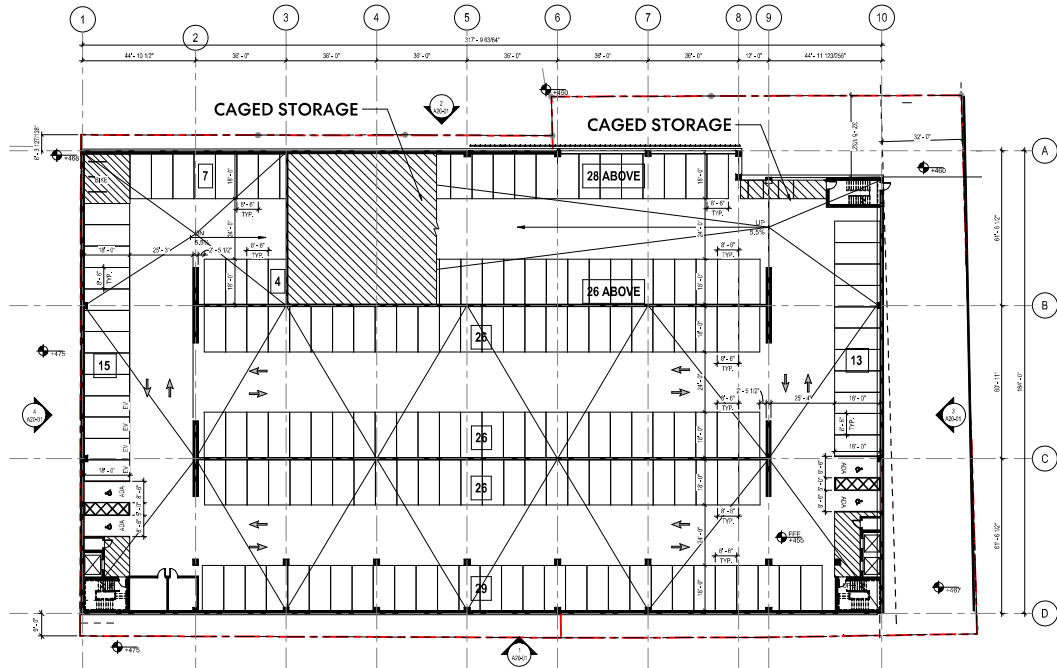
SHEET NUMBER

[illegible]



P2 PARKING SCHEDULE		
Level	Parking Type	Number
P2	ACCESSIBLE SPACE (STD)	6
P2	ACCESSIBLE SPACE (VNL)	0
P2	ELECTRIC VEHICLE	1
P2	STANDARD SPACE	154
TOTAL		161

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



P1 PARKING SCHEDULE		
Level	Parking Type	Number
P1	ACCESSIBLE SPACE (STD)	6
P1	ACCESSIBLE SPACE (VNL)	0
P1	ELECTRIC VEHICLE	0
P1	STANDARD SPACE	140
TOTAL		146

OVERALL PARKING TOTAL: 1476 SPACES

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

Perkins&Will

Legacy Tower
411 W Chapel St, 8th Fl, Suite 300
Durham, North Carolina 27601
919.453.5500
919.453.5501

CONSULTANTS

ARCH
BALLETTE ASSOCIATES, P.A.
221 Providence Road, Chapel Hill, NC 27514

STRUCTURAL
HKS

MEP
HKS

MECHANICAL
PERKINS & WILL

411 W Chapel St, Suite 205, Durham, NC 27601

OWNER
GRUBB PROPERTIES

4501 Park Road, Suite 400, Charlotte, NC 28209

CONTRACTOR
SAUET Corporation

5122 Webb Park Boulevard, Suite 100, Raleigh, NC 27607

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

PROJECT

PROJECT LOGO IF AVAILABLE

126 E ROSEMARY ST
PARKING DECK

CLIENT LOGO IF AVAILABLE

KEYPLAN

ISSUE CHART

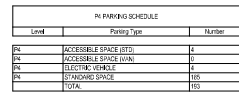
DATE	BY	APP
Job Number	Author	
Checked	Checker	
Approved	Approver	

TITLE
OVERALL FLOOR
PLAN - P1 - P2

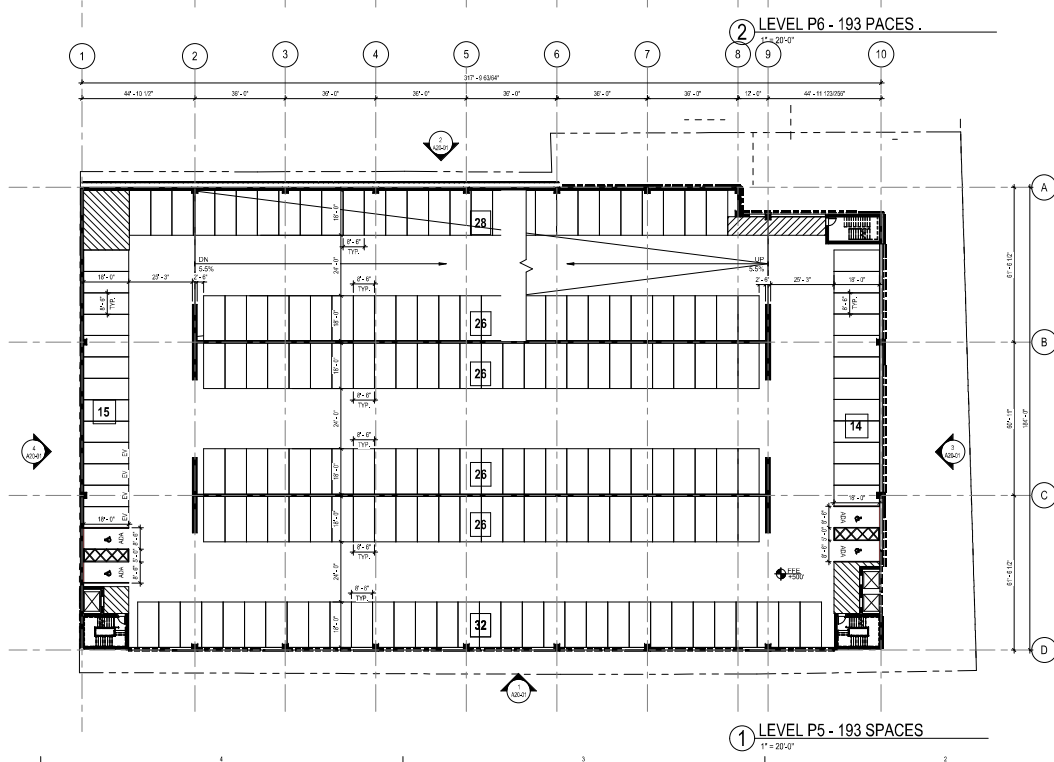
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A10-01

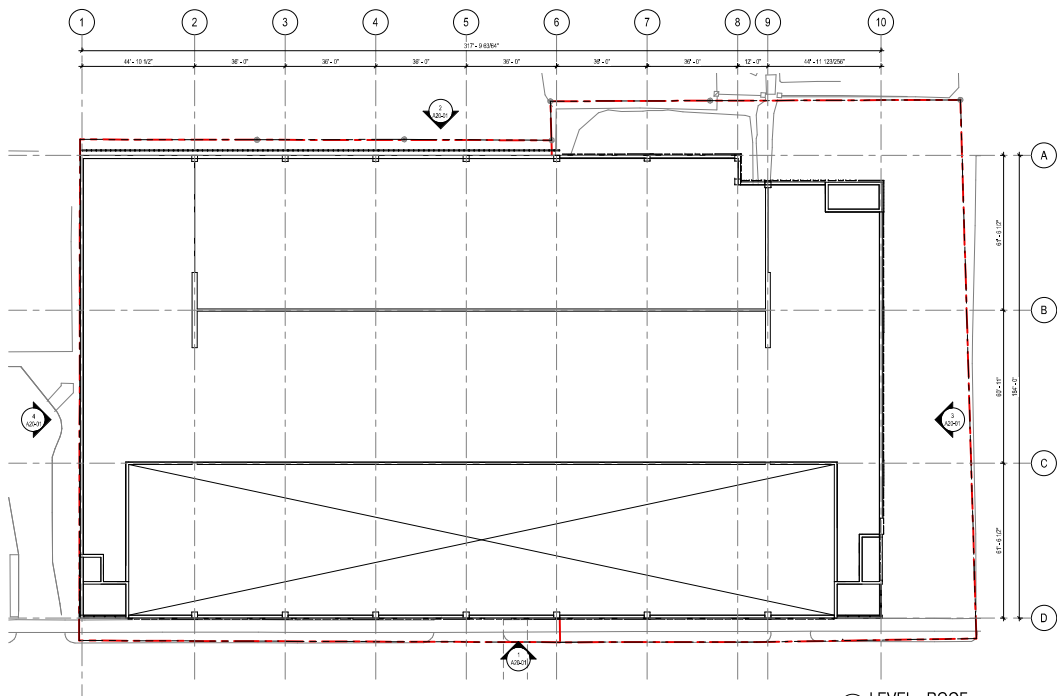
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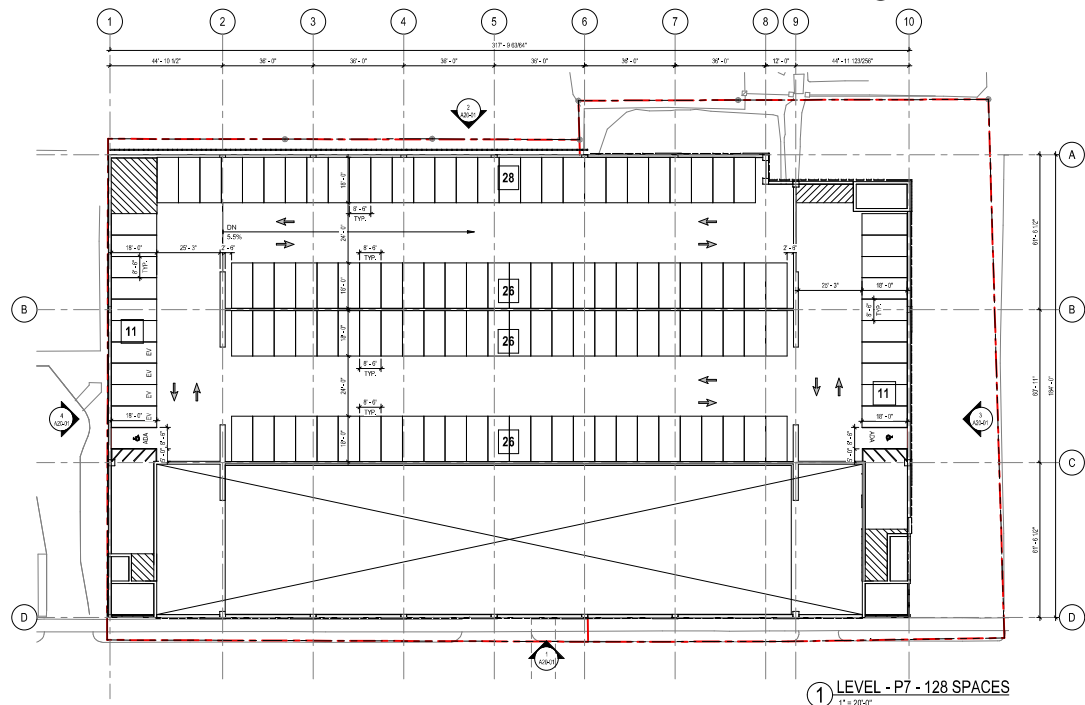
PS PARKING SCHEDULE		
Level	Parking Type	Number
PS	ACCESSIBLE SPACE (STD)	0
PS	ACCESSIBLE SPACE (VAN)	4
PS	ELECTRIC VEHICLE	4
PS	STANDARD SPACE	157
	TOTAL	165



P5 PARKING SCHEDULE		
Level	Parking Type	Number
P5	ACCESSIBLE SPACE (STD)	4
P5	ACCESSIBLE SPACE (VAN)	0
P5	ELECTRIC VEHICLE	4
P5	STANDARD SPACE	165
	TOTAL	169



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



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

PT PARKING SCHEDULE		
Level	Parking Type	Number
P7	ACCESSIBLE SPACE (STD)	4
P7	ACCESSIBLE SPACE (VAN)	5
P7	ELECTRIC VEHICLE	4
P7	STANDARD SPACE	35
	TOTAL	48

Perkins+Will

Legacy Tower
411 W Chapel St, Suite 200
Durham, North Carolina 27701
919.433.5555
perkinswill.com

CONSULTANTS

IMC
BALLETIN ASSOCIATES, P.A.
221 Providence Road, Chapel Hill, NC 27514

STRUCTURAL
HKS

6750 Tryon Road, Cary, NC 27506

M&P

6750 Tryon Road, Cary, NC 27506

MECHANICAL

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

OWNER

GRUBS PROPERTIES
4501 Park Road Suite 400, Charlotte, NC
28209

CONTRACTOR

SAUET Corporation
5122 Wade Park Boulevard Suite 100, Raleigh,
NC 27607

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

PROJECT

PROJECT LOGO IS AVAILABLE

126 E ROSEMARY ST
PARKING DECK

CLIENT LOGO IS AVAILABLE

KEYPLAN

ISSUE CHART

DATE	BY	ISSUE
Job Number	Author	
Drawn	Checker	
Checked	Approver	

TITLE

OVERALL FLOOR
PLAN - P7 - ROOF

SHEET NUMBER

A10-04

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4/8/2020 CONDITIONAL ZONING APPLICATION

126 E ROSEMARY ST
PARKING DECK

PROJECT LOGO AVAILABLE
CLIENT LOGO AVAILABLE

KEYPLAN

ISSUE CHART

DATE

JOB NUMBER

DRAWN

CHECKED

APPROVED

TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A20-01

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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"