CONDITIONAL ZONING APPLICATION

TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd.
(919) 968-2728 *fax* (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9788379851, 9788472803 Date: 23 Jul 2021

Section A: Project Information

Project Name: 150 E Rosemary Street Lab & Office Building

Property Address: 150 E Rosemary St Zip Code: 27514

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

Project Description: Demolition of existing Wallace Parking Deck and construction of a 7-story lab and office building

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: 23 Jul 2021

Owner/Contract Purchaser Information:

☒ **Owner** ☐ **Contract Purchaser**

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

Address: 117 Edinburgh South Drive Suite 110

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: 19 Jul 2021

Click here for application submittal instructions.

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

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

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

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

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

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

Section A: Project Information

Use Type: *(check/list all that apply)*

☒ Office/Institutional ☐ Residential ☐ Mixed-Use ☒ Other: _____

Overlay District: *(check all that apply)*

☒ Historic District ☐ Neighborhood Conservation District ☐ Airport Hazard Zone

Section B: Land Area

Net Land Area (NLA): Area within zoning lot boundaries		NLA=	64,690	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=	6,469	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=	71,159	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)	75,000
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)	58,014	58,014	59,145	59,145
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA)%	81.527		83.117	83.117
If located in Watershed Protection District, % of impervious surface on 7/1/1993				

Section D: Dimensions

Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Number of Buildings	1 +/- 1,500 enclosed	all	237,000	237,000
Number of Floors	3	3	7	7
Recreational Space				

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	750	3,000			
Restaurant			**# of Seats**		
Government					
Institutional					
Medical					
Office	1,500	234,000			
Hotel			**# of Rooms**		
Industrial					
Place of Worship			**# of Seats**		
Other					

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	0	10	12
	Interior (neighboring property lines)			
	Solar (northern property line)	0	10	12
Height (maximum)	Primary	44	34	50
	Secondary	120	40	132
Streets	Frontages	12	45	361
	Widths	15	45	361

Section F: Adjoining or Connecting Streets and Sidewalks

Note: For approval of proposed street names, contact the Engineering Department.

Street Name	Right-of-Way Width	Pavement Width	Number of Lanes	Existing Sidewalk*	Existing Curb/Gutter
E Rosemary St	45	39	3	☒ Yes	☒ Yes
Henderson St	40	30	2	☒ 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	n/a	608	152
Handicap Spaces	6	n/a	6
Total Spaces	n/a	608	158
Loading Spaces	1	n/a	1
Bicycle Spaces	168	n/a	181
Surface Type	concrete parking podium		

Section H: Landscape Buffers

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
buffers n/a	n/a		☐ Yes	☐ Yes
			☐ Yes	☐ Yes
			☐ Yes	☐ Yes
			☐ Yes	☐ Yes

Section I: Land Use Intensity

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

Zoning – Area – Ratio			Impervious Surface Thresholds			Minimum and Maximum Limitations	
Zoning District(s)	**Floor Area Ratio (FAR)**	**Recreation Space Ratio (RSR)**	**Low Density Residential (0.24)**	**High Density Residential (0.50)**	**Non-Residential (0.70)**	**Maximum Floor Area (MFA) = FAR x GLA**	**Minimum Recreation Space (MSR) = RSR x GLA**
TC-3-CZC	4	n/a			n/a	284,636	
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 Department

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department (Planning) at (919) 968-2728 or at planning@townofchapelhill.org.

x	**Application fee** (including Engineering Review fee) (refer to fee schedule)	Amount Paid $	paid
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**		
x	**Traffic Impact Statement** – completed by Town's consultant (or exemption)		
n/a	**Description of Public Art Proposal,** if applicable		
x	**Statement of Justification**		
x	**Response to Community Design Commission and Town Council Concept Plan comments, if applicable**		
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 $	paid
x	**Written Narrative describing the proposal, including proposed land uses and proposed conditions**		
n/a	**Resource Conservation District, Floodplain, & Jordan Buffers Determination** – necessary for all submittals		
n/a	**Jurisdictional Wetland Determination – if applicable**		
n/a	**Resource Conservation District Encroachment Exemption or Variance (determined by Planning)**		
n/a	**Jordan Buffer Authorization Certificate or Mitigation Plan Approval (determined by Planning)**		
X	**Reduced Site Plan Set (reduced to 8.5" x 11")**		

Stormwater Impact Statement (1 copy to be submitted)

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

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

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

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

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

Cover Sheet

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

Area Map

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

Existing Conditions Plan

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

Detailed Site Plan

a) Existing and proposed building locations
b) Description & analysis of adjacent land uses, roads, topography, soils, drainage patterns, environmental constraints, features, existing vegetation, vistas (on and off-site)
c) Location, arrangement, & dimension of vehicular parking, width of aisles and bays, angle of parking, number of spaces, handicapped parking, bicycle parking. Typical pavement sections & surface type.
d) Location of existing and proposed fire hydrants
e) Location and dimension of all vehicle entrances, exits, and drives
f) Dimensioned street cross-sections and rights-of-way widths
g) Pavement and curb & gutter construction details
h) Dimensioned sidewalk and tree lawn cross sections
i) Proposed transit improvements including bus pull-off and/or bus shelter
j) Required landscape buffers (or proposed alternate/modified buffers)
k) Required recreation area/space (including written statement of recreation plans)
l) Refuse collection facilities (existing and proposed) or shared dumpster agreement
m) Construction parking, staging, storage area, and construction trailer location
n) Sight distance triangles at intersections
o) Proposed location of street lights and underground utility lines and/or conduit lines to be installed
p) Easements
q) Clearing and construction limits
r) Traffic Calming Plan – detailed construction designs of devices proposed & associated sign & marking plan

Stormwater Management Plan

a) Topography (2-foot contours)
b) Existing drainage conditions
c) RCD and Jordan Riparian Buffer delineation and boundary (perennial & intermittent streams; note ephemeral streams on site)
d) Proposed drainage and stormwater conditions
e) Drainage conveyance system (piping)
f) Roof drains
g) Easements
h) BMP plans, dimensions, details, and cross-sections
i) Planting and stabilization plans and specifications

Landscape Protection Plan

a) Rare, specimen, and significant tree survey within 50 feet of construction area
b) Rare and specimen tree critical root zones
c) Rare and specimen trees proposed to be removed
d) Certified arborist tree evaluation, if applicable
e) Significant tree stand survey
f) Clearing limit line
g) Proposed tree protection/silt fence location
h) Pre-construction/demolition conference note
i) Landscape protection supervisor note
j) Existing and proposed tree canopy calculations, if applicable

Planting Plan

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

Steep Slope Plan

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

Grading and Erosion Control Plan

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

Streetscape Plan, if applicable

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

Solid Waste Plan

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

Construction Management Plan

a) Construction trailer location
b) Location of construction personnel parking and construction equipment parking
c) Location and size of staging and materials storage area
d) Description of emergency vehicle access to and around project site during construction
e) Delivery truck routes shown or noted on plan sheets

Energy Management Plan

a) Description of how project will be 20% more energy efficient than ASHRAE standards
b) Description of utilization of sustainable forms of energy (Solar, Wind, Hydroelectric, and Biofuels)
c) Participation in NC GreenPower program
d) Description of how project will ensure indoor air quality, adequate access to natural lighting, and allow for proposed utilization of sustainable energy
e) Description of how project will maintain commitment to energy efficiency and reduced carbon footprint over time
f) Description of how the project's Transportation Management Plan will support efforts to reduce energy consumption as it affects the community

Exterior Elevations

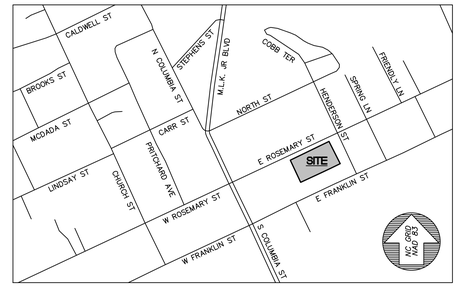
a) An outline of each elevation of the building, including the finished grade line along the foundation (height of building measured from mean natural grade)

CONDITIONAL ZONING DRAWINGS

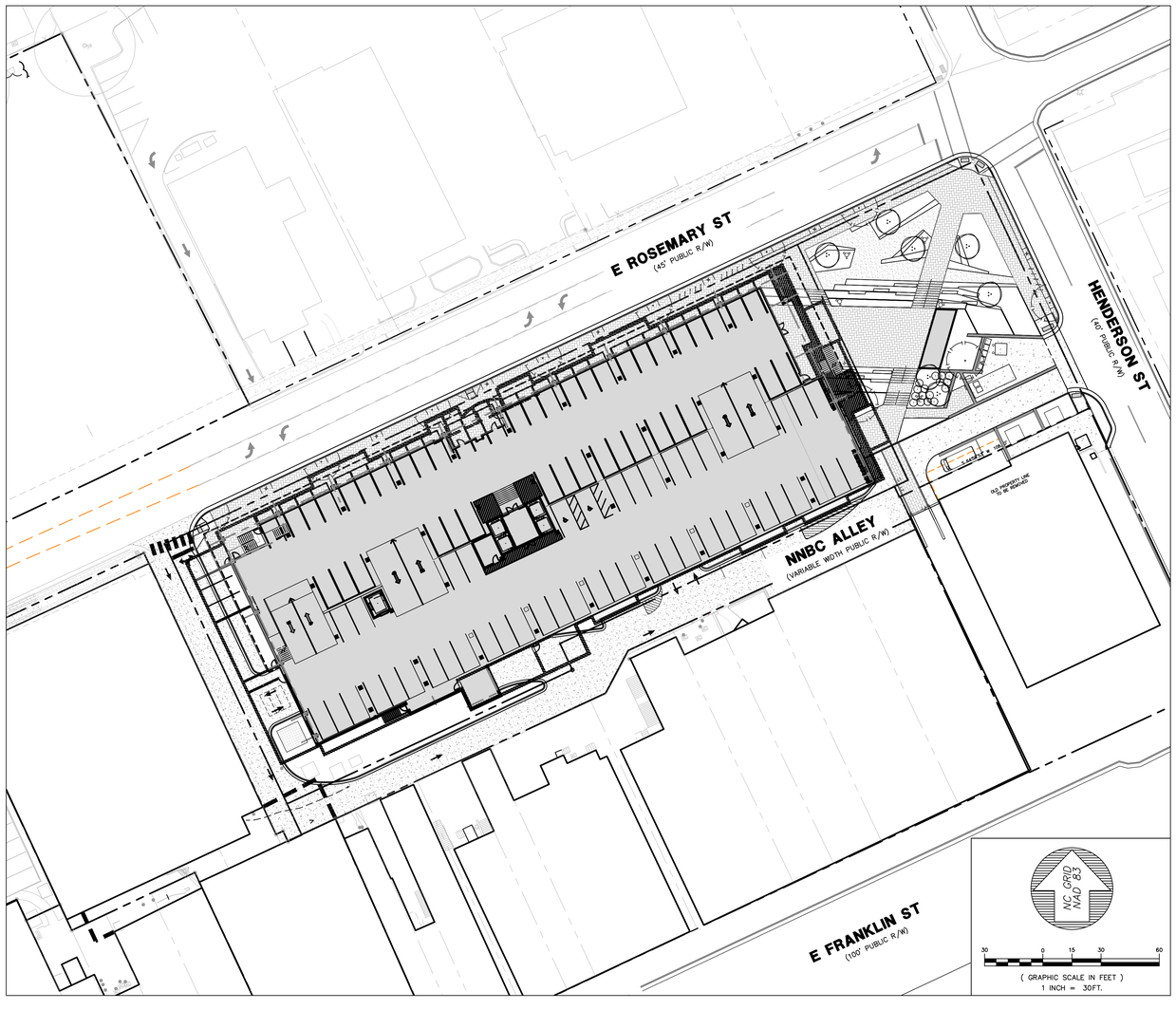
FOR

150 E. ROSEMARY STREET
LAB AND OFFICE BUILDING

CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA



VICINITY MAP
SCALE: 1"=500'



DRAWING LIST

SHEET	DRAWING TITLE	LATEST ISSUE DATE
G0001	COVER SHEET	23 JUL 21
C0001	AREA MAP	23 JUL 21
C0101	EXISTING CONDITIONS & DEMOLITION PLAN	23 JUL 21
C1000	BLOCK OVERVIEW	23 JUL 21
C1001	SITE PLAN	23 JUL 21
C1002	SOLID WASTE MANAGEMENT PLAN	23 JUL 21
C1101	UTILITY PLAN	23 JUL 21
C1201	GRADING & DRAINAGE PLAN	23 JUL 21
C4201	SCM ENLARGEMENT	23 JUL 21
C5001	SITE DETAILS	23 JUL 21
C5101	UTILITY DETAILS	23 JUL 21
C5102	UTILITY DETAILS	23 JUL 21
C5201	STORM DRAINAGE DETAILS	23 JUL 21
C5202	STORM DRAINAGE DETAILS	23 JUL 21
L200	HARDSCAPE PLAN	15 JUL 21
L201	PLANTING PLAN	15 JUL 21
A-101	FLOOR PLANS	01 JUN 21
A-102	FLOOR PLANS	01 JUN 21
A-314	DETAILS	01 JUN 21
Z-110	ZONING ENVELOPE ELEVATIONS	01 JUN 21

ARCHITECTURE / LANDSCAPE ARCHITECTURE:
PERKINS EASTMAN
555 FAYETTEVILLE STREET
RALEIGH, NC 27601
(704) 927-0484

DEVELOPER:
GRUBB PROPERTIES
People who care. Places that matter.
117 EDINBURGH SOUTH DR. SUITE 110
CARY, NC 27511
(919) 461-3950

SITE PLANNING / CIVIL ENGINEERING:
BALLENTINE ASSOCIATES, P.A.
221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
(919) 929 - 0481 (919) 489 - 4789

REVIEW DRAWING
NOT FOR CONSTRUCTION

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

Ballentine Associates, P.A. CORPORATE SEAL C328 NORTH CAROLINA Chapel Hill

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 038277 GEORGE J. RETSEK

NUM	REVISIONS	DATE
	RESPONSE TO CZ COMMENTS	23 JUL 21

OWNER INFORMATION
GRUBB PROPERTIES, INC.
4500 CAMERON VALLEY PKWY.
SUITE 350
CHARLOTTE, NC 28211
OWNERS REPRESENTATIVE:
JOE DYE
(919) 388-5774
FAX (919) 461-3939
EMAIL joe@grubbproperties.com

ISSUED	DATE
CONDITIONAL ZONING SUBMITTAL #1	10 FEB 21
SCHEMATIC DESIGN	28 MAY 21
CONDITIONAL ZONING SUBMITTAL #2	23 JUL 21

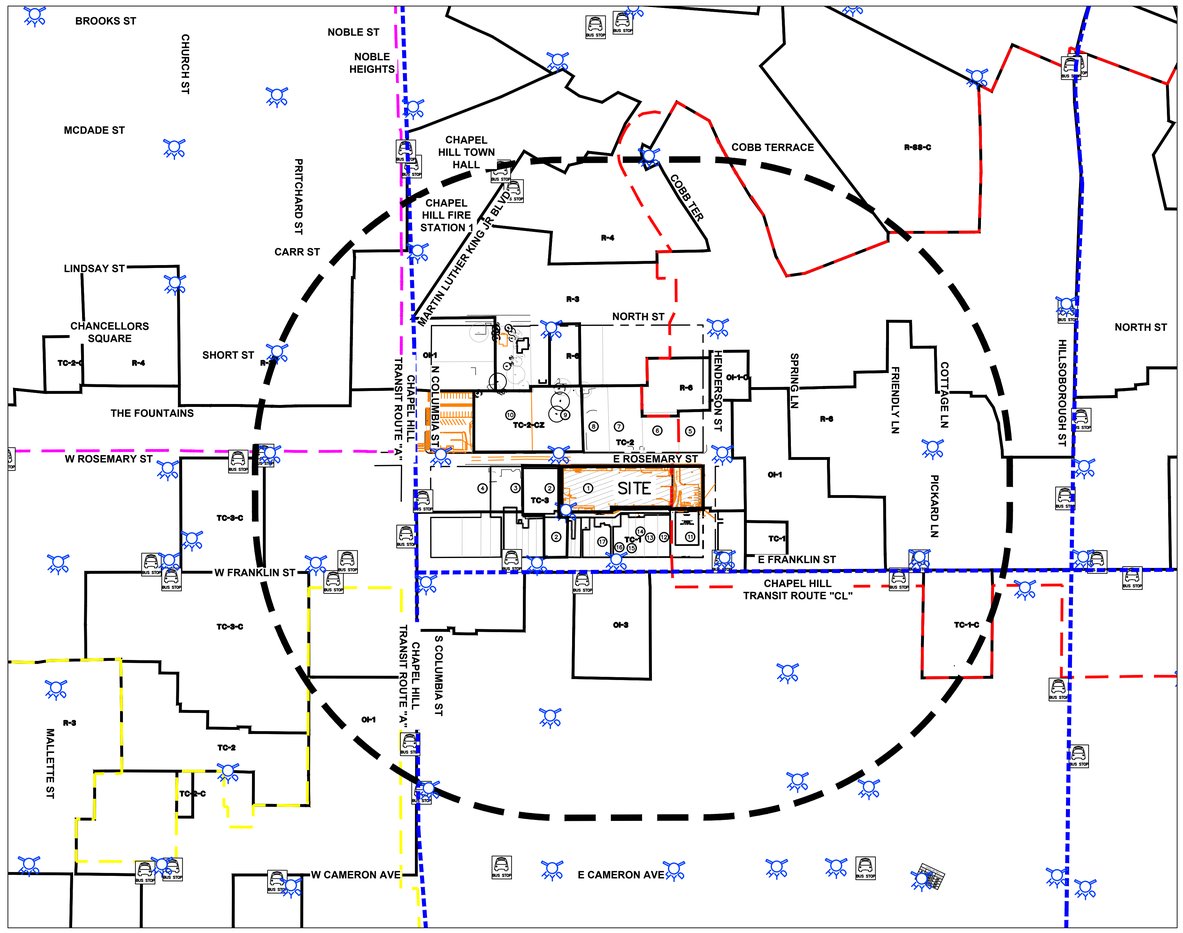
150 E. ROSEMARY STREET
LAB & OFFICE BUILDING
CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING DRAWINGS

JOB # 118038.03
DATE: 10 FEB 21
SCALE: AS NOTED
DRAWN BY: A.A.A./S.R.H.
REVIEWED BY: G.J.R.

SHEET
G0001

N:\Projects\118038.00 Rosemary St Properties\118038.03 150 E Rosemary\1_Dwg\BA-Model Files_C0001-Cover-150 E Rosemary.dwg, 7/23/2021 4:18:28 PM, sharvin



SITE PARCEL DATA

LABEL #	OWNER	PIN #	ZONING	DB./PG.	PARCEL ACREAGE	CURRENT LAND USE
1	TOWN OF CHAPEL HILL	9788-37-9717	TC-2	1269/442	1.49	PARKING DECK

ADJOINER PARCEL DATA

LABEL #	OWNER(S)	PIN #	ZONING	CURRENT LAND USE
2	FRANKLIN OFFICE CHAPEL HILL LLC	9788-37-7517	TC-3	OFFICE
3	TOWN OF CHAPEL HILL	9788-37-5557	TC-2	PARKING LOT
4	TOWN OF CHAPEL HILL	9788-37-4469	TC-2	PARKING LOT
5	CELESTE H. SLOOP	9788-48-0001	TC-2	PARKING LOT
6	PALIOURAS ENTERPRISES LLC	9788-37-9926	TC-2	RESTAURANT
7	SPIKE III LLC	9788-38-8082	TC-2	OFFICE
8	BRANCH BANKING AND TRUST CO	9788-37-7911	TC-2	BANK
9	INVESTORS TITLE COMPANY	9788-37-6817	TC-2-CZ	PARKING LOT
10	FRANKLIN OFFICE CHAPEL HILL LLC	9788-37-4748	TC-2-CZ	PARKING DECK
11	TOWN OF CHAPEL HILL	9788-47-1649	TC-1	POST OFFICE
12	CHRIS LINDA K. TRUSTEE	9788-47-0687	TC-1	RESTAURANT
13	LILLY PROPERTIES LLC	9788-47-0645	TC-1	RESTAURANT
14	CAROLYN R COBB ETAL	9788-47-0614	TC-1	RETAIL
15	LILLY NANCY COBB/ LILLY PROPERTIES LLC	9788-37-9693	TC-1	RESTAURANT
16	144 PROPERTIES LLC	9788-37-9660	TC-1	NIGHTCLUB
17	MUNCH FAMILY PROPERTIES LLC	9788-37-9517	TC-1	RETAIL

DRAWING LEGEND

SYMBOL	DESCRIPTION
	1000' NOTIFICATION LINE
	ZONING BOUNDARY
	FRANKLIN-ROSEMARY HISTORIC DISTRICT
	CAMERON-MCCAULEY HISTORIC DISTRICT
	NORTHSIDE NEIGHBORHOOD CONSERVATION DISTRICT
	CHAPEL HILL TRANSIT ROUTE
R-1	ZONING CLASSIFICATION
	EXISTING FIRE HYDRANT
BUS STOP	EXISTING BUS STOP
	PROJECT SITE

AREA MAP

200 0 100 200 400

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

REVIEW DRAWING
NOT FOR CONSTRUCTION

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

Ballentine Associates, P.A. CORPORATE SEAL C328 NORTH CAROLINA Engineering 1971

NORTH CAROLINA PROFESSIONAL SEAL 039127 ENGINEER GEORGE J. RETSECK 23 JUL 21

NUM	REVISIONS	DATE
1	RESPONSE TO CZ COMMENTS	23 JUL 21

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LAB & OFFICE BUILDING
CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING DRAWINGS

JOB #: 118038.03
DATE: 10 FEB 21
SCALE: AS NOTED
DRAWN BY: A.A.A./S.R.H.
REVIEWED BY: G.J.R.

SHEET
C0001

DEMOLITION NOTES

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

NOTES

1. EXISTING CONDITIONS SHOWN ARE BASED UPON SITE SURVEYS PERFORMED BY BALLENTINE ASSOCIATES, KCI ASSOCAITES AND ORANGE COUNTY GIS DATA.
2. THE PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP 3710978800K.
3. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. NOT ALL EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL COORDINATE THE ACTUAL LOCATION OF UTILITIES TO AVOID CONFLICTS AND MEET MINIMUM SIZE, SLOPE, AND CODE REQUIREMENTS.

BOREHOLES

BH #	DESCRIPTION	HUB ELEV.	TOP ELEV. OF UTILITY
#1	6" DIP WM	465.83	459.87
#2	2 3/4" WS/GM	466.23	464.28
#3	36"X18" CONC. DUCT BANK	466.29	465.22
#4	6" CIP/WM	466.07	462.73
#5	18"X18" DUCT BANK	467.43	463.44
#6	1" COPPER WATER	467.15	464.34
#7	36"X18" CONC. DUCT BANK	467.11	464.91
#7a	ELEC/TELE	466.98	464.78
#8	3" WS/GM	467.34	465.16
#9	6" CIP/WM	467.48	463.67
#10	12" AC/WM	467.25	461.79
#11	3" WS/GM	465.21	463.09
#12	36"X18" CONC. DUCT BANK	465.27	463.93
#13	36"X18" CONC. DUCT BANK	464.95	462.96

DRAWING LEGEND

SYMBOL/ABBREVIATION

EXISTING	DEMO	DESCRIPTION
		PROPERTY LINE
		RIGHT-OF-WAY LINE
		ADJOINER PROPERTY LINE
SD	SD	STORM DRAIN LINE
W	W	WATER LINE
SS	SS	SANITARY SEWER LINE
UE	UE	UNDERGROUND ELECTRIC LINE
OHU	OHU	OVERHEAD ELECTRIC LINE
G	G	GAS LINE
FO	FO	FIBER OPTIC LINE
		LIMITS OF DISTURBANCE
470		MAJOR CONTOUR
472		MINOR CONTOUR
		SOIL BOUNDARY
AuC		APPLING-URBAN LAND COMPLEX
Ur		URBAN LAND
		BOREHOLE
		EXISTING IRON PIPE
		SIGN
		CATCH BASIN
		DROP INLET
		WATER VALVE
		FIRE HYDRANT
		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT
		POWER POLE
		LIGHT POLE
		ELECTRIC BOX
		HVAC UNIT
		GAS METER
		GAS VALVE
		TELEPHONE VAULT
		FIBER OPTIC MARKER
		DECIDUOUS TREE
		CONIFEROUS TREE
		CONCRETE SIDEWALK
		BRICK SIDEWALK

NC GRID NAD 83

EXISTING CONDITIONS & DEMOLITION PLAN

20 0 10 20 40

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

REVIEW DRAWING NOT FOR CONSTRUCTION

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

Ballentine Associates P.A. CORPORATE SEAL C328 NORTH CAROLINA Engineering

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 039127 REGISTERED 23 JUL 21 GEORGE J. REITSMA

NUM	REVISIONS	DATE
1	RESPONSE TO CZ COMMENTS	23 JUL 21

OWNER INFORMATION
GRUBB PROPERTIES, INC.
4500 CAMERON VALLEY PKWY.
SUITE 350
CHARLOTTE, NC 28211
OWNERS REPRESENTATIVE:
JOE DYE
(919) 388-5774
FAX (919) 461-3939
EMAIL joe@grubbproperties.com

ISSUED	DATE
CONDITIONAL ZONING SUBMITTAL #1	10 FEB 21
SCHEMATIC DESIGN	28 MAY 21
CONDITIONAL ZONING SUBMITTAL #2	23 JUL 21

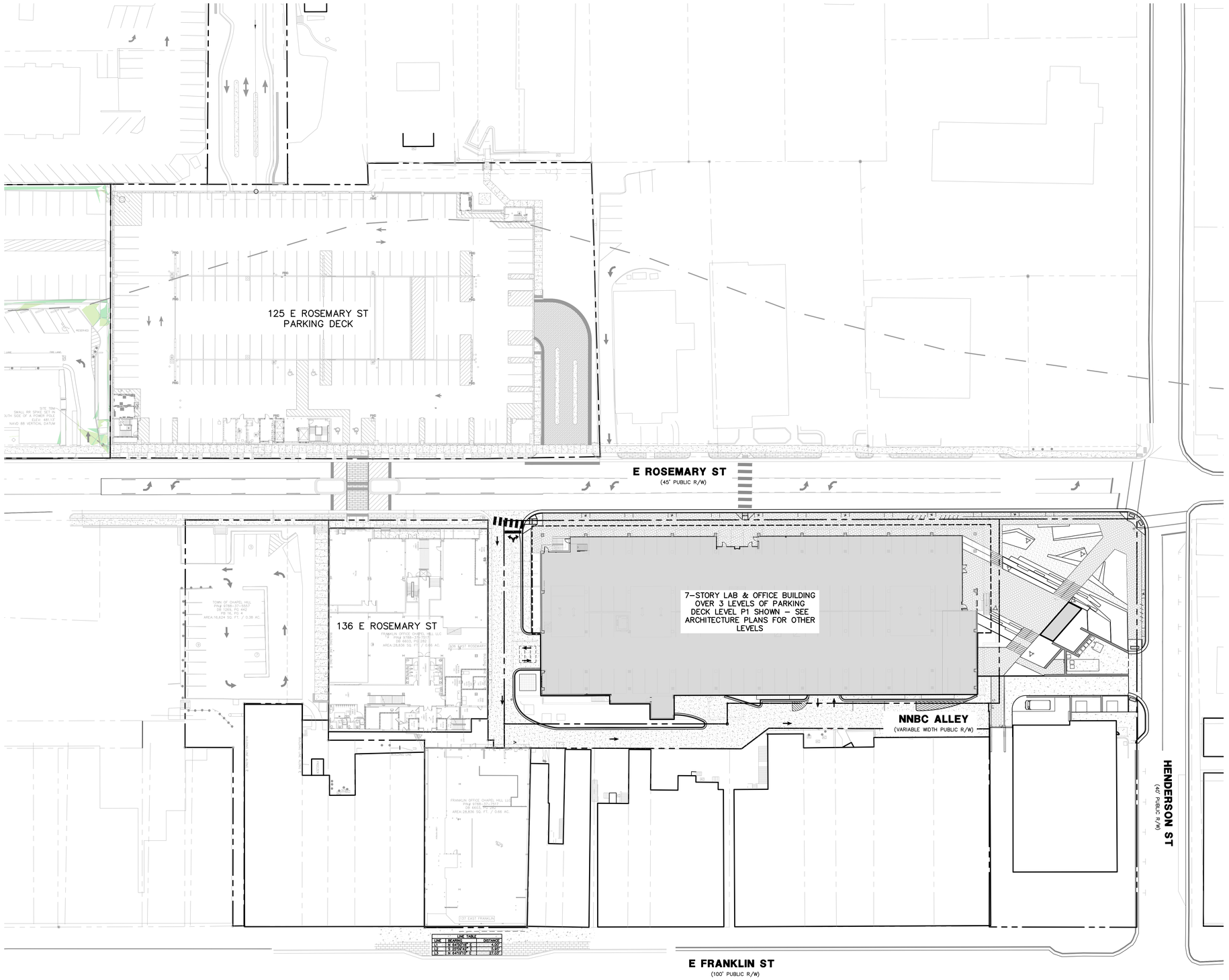
150 E. ROSEMARY STREET LAB & OFFICE BUILDING
CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING DRAWINGS

JOB #: 118038.03
DATE: 10 FEB 21
SCALE: AS NOTED
DRAWN BY: A.A.A./S.R.H.
REVIEWED BY: G.J.R.

SHEET
C0101

N:\Projects\118038.00 Rosemary St Properties\118038.03 150 E Rosemary\1_Dwg\BA Model Files\C0101-Ex Conds-150 E Rosemary.dwg, 7/23/2021 4:19:09 PM, sharwin



BLOCK OVERVIEW

(GRAPHIC SCALE IN FEET)
1 inch = 30 ft.

REVIEW DRAWING
NOT FOR CONSTRUCTION

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221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
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Ballentine Associates, P.A. CORPORATE SEAL C328 NORTH CAROLINA Chapel Hill

NORTH CAROLINA PROFESSIONAL SEAL 038122 ENGINEER GEORGE J. RETSEKE

DATE	
23 JUL 21	

NUM	REVISIONS
1	RESPONSE TO CZ COMMENTS

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SHEET
C1000

PLAN KEY NOTES

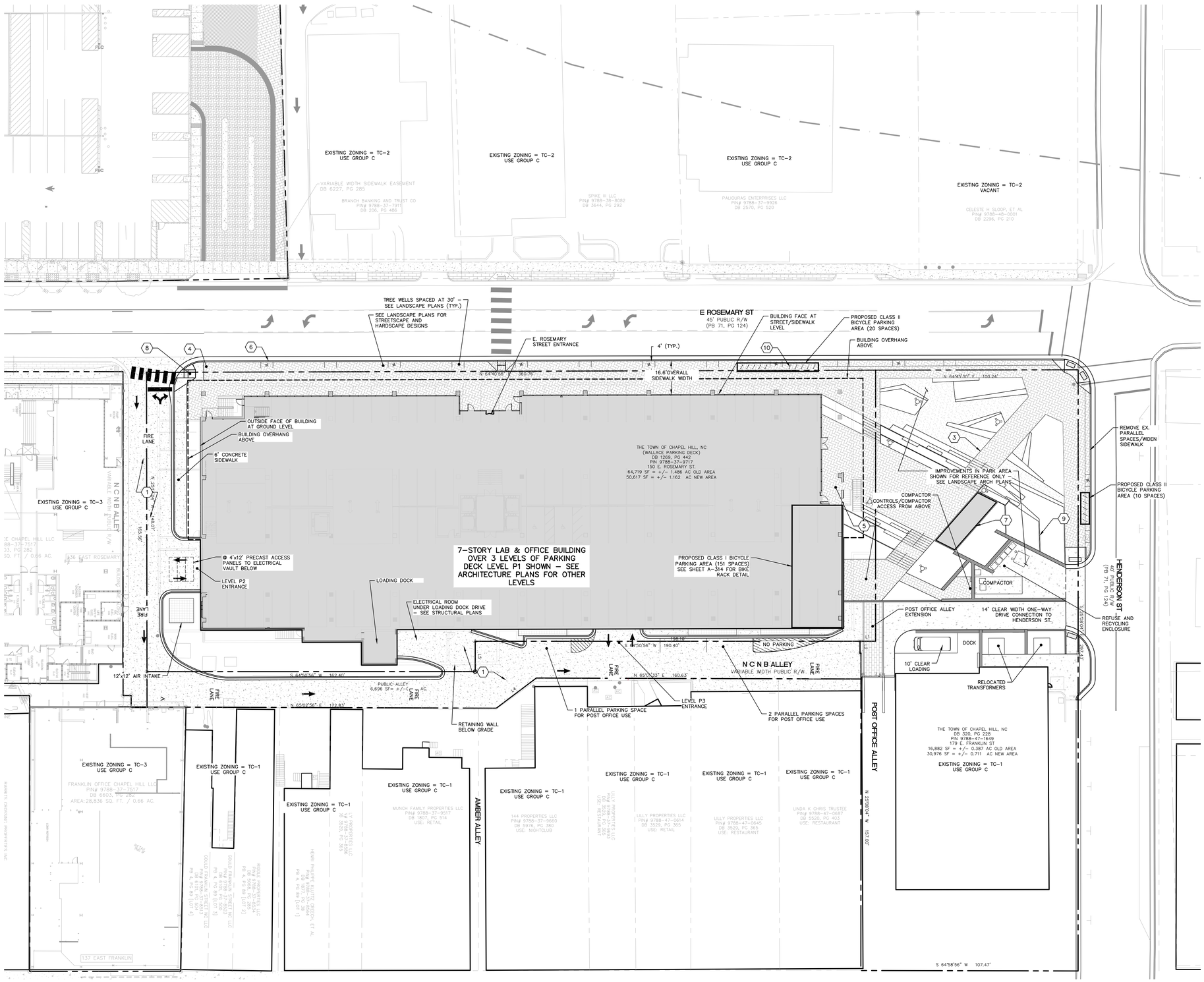
B1 C5001	1	HEAVY-DUTY CONCRETE PAVEMENT
	2	CONSOLIDATED REFUSE AREA WITH COMPACTOR, CARDBOARD DUMPSTER & RECYCLING CONTAINERS
C1 C5001	3	CONCRETE SIDEWALK (TYP.)
	4	BRICK SIDEWALK – MATCH EXISTING (TYP.)
	5	STANDARD PAVER SIDEWALK
C2 C5001	6	30" CONCRETE CURB AND GUTTER (TYP.)
	7	SHADE STRUCTURE
C3 C5001	8	ACCESSIBLE RAMP
	9	CAST-IN-PLACE RETAINING WALL/SEAT WALL (DESIGN BUILD)
A2 C5001	10	CLASS II BIKE RACK

NOTES

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

SITE DATA

APPLICANT:	GRUBB PROPERTIES, INC		
PROPERTY OWNER:	TOWN OF CHAPEL HILL		
PROPERTY ADDRESS:	150 EAST ROSEMARY STREET, CHAPEL HILL, NC		
PIN NUMBERS:	9788-37-9717		
DEED REFERENCES:	DB 1269 PG: 442		
EXISTING ZONING:	TC-2		
PROPOSED ZONING:	TC-3-CZ		
BUILDING SETBACK SUMMARY:	TC-3-CZ	ADJACENT RESIDENTIAL (R-3)	ADJACENT RESIDENTIAL (R-6)
MINIMUM STREET SETBACK	0 FT.	N/A	N/A
MINIMUM INTERIOR SETBACK	0 FT.	N/A	N/A
MINIMUM SOLAR SETBACK	0 FT.	N/A	N/A
PROPOSED SOLAR SETBACK	0 FT.	N/A	N/A
EXISTING USE:	PARKING DECK/SURFACE PARKING		
PROPOSED USE:	LAB & OFFICE BUILDING		
NET LAND AREA:	64,690 SF (1.49 AC)		
CREDITED STREET AREA:	6,469 SF (0.15 AC)		
GROSS LAND AREA:	71,159 SF (1.63 AC)		
VEHICLE PARKING SUMMARY:	REGULAR	ACCESSIBLE	TOTAL
REQUIRED	N/A	6	N/A
PROPOSED	160	10	170
BICYCLE PARKING SUMMARY:			
REQUIRED	168 SPACES		
PROPOSED	181 SPACES (151 CLASS I & 30 CLASS 2)		
FLOOR AREA SUMMARY:			
MAX. FLOOR AREA	4.00 (FAR) X 71,189 SF (GLA) = 284,756 SF		
PROPOSED FLOOR AREA	228,000 SF		
IMPERVIOUS SUMMARY:			
EXISTING	58,014 SF (1.332 AC)		
POST DEVELOPED – CURRENT SITE PLAN	59,145 SF (1.358 AC)		
NET IMPERVIOUS REDUCTION	1,131 SF (0.026 AC)		
LAND DISTURBANCE SUMMARY:			
ON-SITE	64,690 SF		
OFF-SITE	10,310 SF		
TOTAL	75,000 SF		



DRAWING LEGEND

SYMBOL/ABBREVIATION

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		RIGHT-OF-WAY LINE
		ADJOINER PROPERTY LINE
		EASEMENT LINE
		EXISTING IRON PIPE
		IRON PIPE SET
		CALCULATED POINT
		SIGN
		MAIL BOX
		BOLLARD
		DECIDUOUS TREE
		CONIFEROUS TREE
		CONCRETE SIDEWALK
		BRICK SIDEWALK

SITE PLAN

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

REVIEW DRAWING NOT FOR CONSTRUCTION

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Ballentine Associates P.A. CORPORATE SEAL C328 NORTH CAROLINA Chapel Hill

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 039179 REGISTERED GEORGE J. RETSEL II

NUM	REVISIONS	DATE
	RESPONSE TO CZ COMMENTS	23 JUL 21

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CHARLOTTE, NC 28211
OWNERS REPRESENTATIVE:
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ISSUED	DATE
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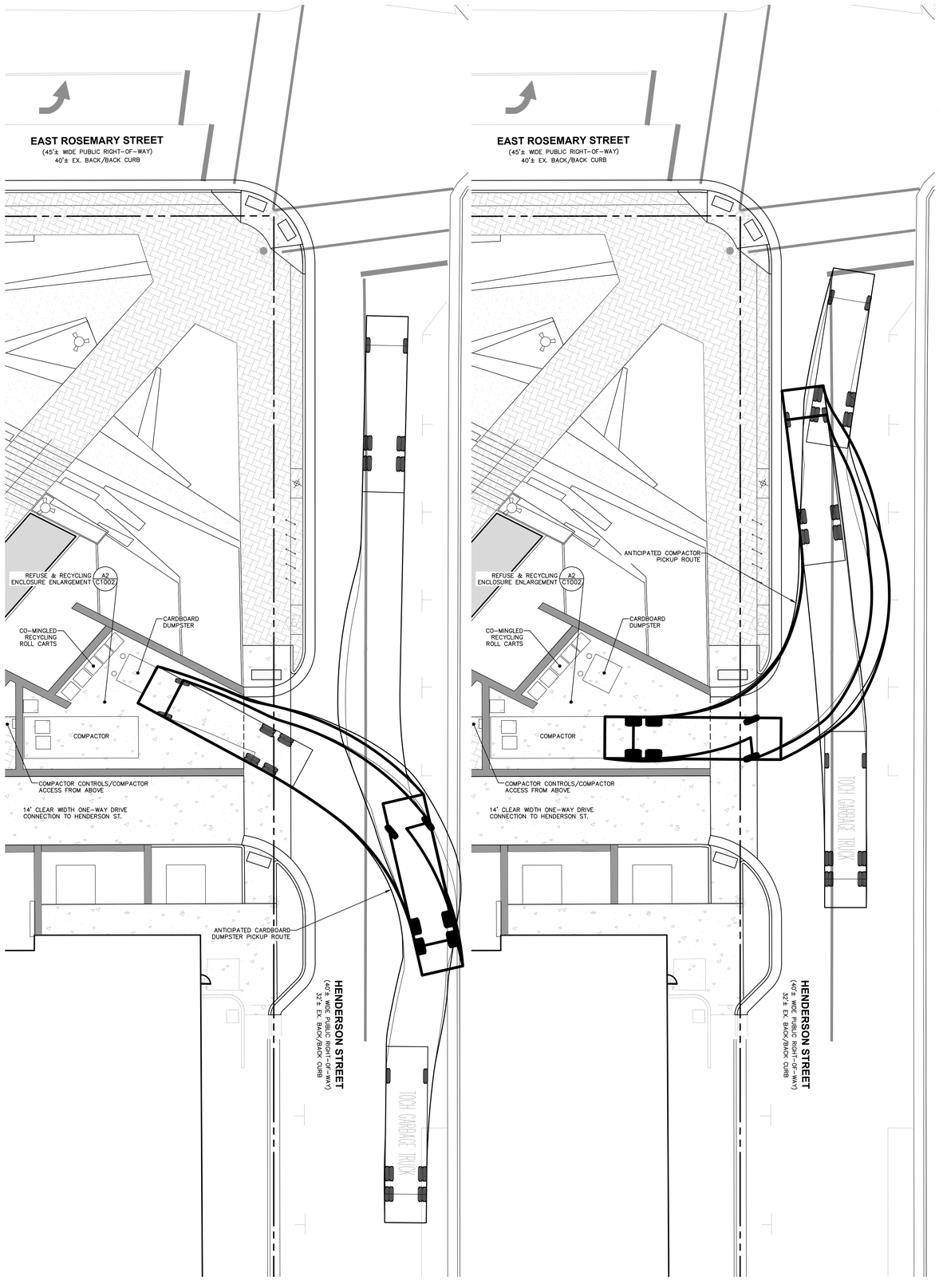
SCHEMATIC DESIGN	28 MAY 21
CONDITIONAL ZONING SUBMITTAL #2	23 JUL 21

150 E. ROSEMARY STREET LAB & OFFICE BUILDING
CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING DRAWINGS

JOB #: 118038.03
DATE: 10 FEB 21
SCALE: AS NOTED
DRAWN BY: A.A.A./S.R.H.
REVIEWED BY: G.J.R.

SHEET
C1001



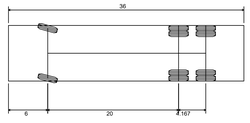
A5 / C1002 PICKUP ROUTING FOR CARDBOARD DUMPSTER
SCALE: 1" = 10'

A4 / C1002 PICKUP ROUTING FOR COMPACTOR
SCALE: 1" = 10'

Vehicle Tracking v18.00 - Pool

Vehicle Tracking Vehicle Details Ref:

Vehicle Name:	**TOCH GARBAGE TRUCK**
Type:	Refuse vehicle
Category	(Unspecified)
Classification	(Unspecified)
Source:	CCC & HEIL PRODUCTS
Description:	36 X 8.5
Notes:	
Unit 1 Name:	TOCH GARBAGE TRUCK Tractor



TOCH GARBAGE TRUCK	
Overall Length	36.000ft
Overall Width	8.500ft
Overall Body Height	12.359ft
Min Body Ground Clearance 1.048ft	
Track Width	8.500ft
Lock-to-lock time	7.00s
Curb to Curb Turning Radius 33.500ft	

Every Effort Has Been Made To Ensure The Accuracy Of This Information
Please Check Data From Your Own Sources

SOLID WASTE MANAGEMENT PLAN

PROJECT NARRATIVE

THE FOLLOWING IS A NARRATIVE OF HOW SOLID WASTE, MIXED RECYCLABLES, AND CORRUGATED CARDBOARD WILL BE HANDLED FOR THE FUTURE DEVELOPMENT LOCATED AT 150 E ROSEMARY ST. IN CHAPEL HILL. IT IS THE INTENT OF THE PROJECT DEVELOPER/APPLICANT TO UTILIZE THE SERVICES OF A PRIVATE COMPANY FOR THE COLLECTION OF THE STORED SOLID WASTE, MIXED RECYCLABLES, AND CORRUGATED CARDBOARD PURSUANT TO THIS OUTLINE. IN DOING SO, THE PROJECT DEVELOPER/APPLICANT UNDERSTANDS AND AGREES THAT THEY ARE WAIVING THEIR RIGHTS TO HAVE ORANGE COUNTY COMMUNITY RECYCLING COLLECT MIXED RECYCLABLES AND THAT THE PROJECT WILL NOT RECEIVE PUBLIC RECYCLING COLLECTION AT ANY TIME NOW OR IN THE FUTURE UNLESS A RECYCLING CENTER IS CONSTRUCTED TO ORANGE COUNTY SPECIFICATIONS OR CONTINGENCY FOR SUCH A CENTER IS INCLUDED ON THE DEVELOPMENT PLANS. FURTHER, THE PROJECT DEVELOPER/APPLICANT UNDERSTANDS THAT THE FEES FOR PUBLIC RECYCLING AND WASTE MANAGEMENT WILL NOT BE WAIVED. IN ADDITION, PRIOR TO PLAN APPROVAL, THE PROJECT DEVELOPER/APPLICANT SHALL PROVIDE A COPY OF A LETTER FROM THE INTENDED PRIVATE GARBAGE, MIXED RECYCLABLE AND CORRUGATED CARDBOARD COLLECTOR ACKNOWLEDGING THAT THEY HAVE REVIEWED THE PROJECT PLANS AND AGREE TO THE PRESCRIBED METHODS FOR STORAGE AND COLLECTION OF THESE MATERIALS AS STATED HEREIN.

REFUSE SUMMARY

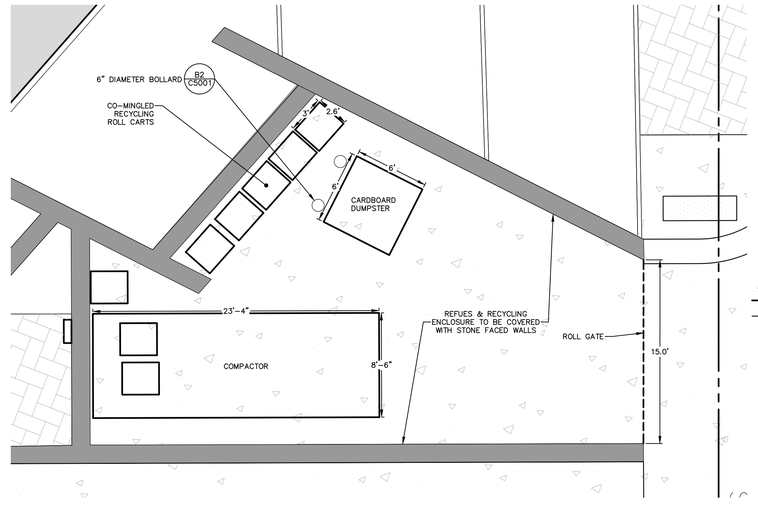
A. THE PROJECT IS DESIGNED WITH A GARBAGE DUMPSTER & COMPACTOR. GARBAGE RECEPTACLES WILL BE LOCATED THROUGHOUT THE BUILDING AND SITE, AND WILL BE MONITORED AND COLLECTED AS NEEDED BY MANAGEMENT PERSONNEL. OFFICE AND LAB WORKERS ARE RESPONSIBLE FOR DEPOSITING THEIR TRASH INTO THE DUMPSTER. CORRUGATED CARDBOARD AND MIXED RECYCLABLES SHALL NOT BE PLACED IN THE GARBAGE DUMPSTER. GARBAGE AND RECYCLING RECEPTACLES WILL BE MARKED WITH APPROPRIATE SYMBOLS.
B. THE DUMPSTERS WILL BE LOCATED IN THE ENCLOSURE LOCATED AT THE SOUTHEASTERN CORNER OF THE SITE. MANAGEMENT PERSONNEL SHALL BE RESPONSIBLE FOR MANAGING THE DUMPSTER ENCLOSURE AS NEEDED.
C. ON TRASH COLLECTION DAY, MANAGEMENT PERSONNEL SHALL ENSURE THAT THE DUMPSTERS ARE ACCESSIBLE TO THE PRIVATE COLLECTION VENDOR. 'NO PARKING' SIGNS SHALL BE PLACED ON THE OUTSIDE OF THE DUMPSTER ENCLOSURE GATE.
D. INITIALLY WE ANTICIPATE TRASH PICK-UP TO OCCUR AT LEAST TWICE PER WEEK. MANAGEMENT PERSONNEL WILL MONITOR TRASH VOLUMES AND ADJUST PICK-UP SCHEDULE(S) AS NEEDED.
E. GARBAGE COLLECTION AND HAUL OFF WILL BE PERFORMED BY A PRIVATE VENDOR, HIRED BY MANAGEMENT.

RECYCLING SUMMARY

A. THE PROJECT IS DESIGNED WITH AN OVER-SIZED DUMPSTER ENCLOSURE TO ACCOMMODATE ROLL CARTS & A CARDBOARD RECYCLING DUMPSTER. THE ROLL CARTS WILL BE USED TO STORE ALL COMMINGLED RECYCLING. OFFICE AND LAB WORKERS ARE RESPONSIBLE FOR DEPOSITING THEIR RECYCLABLES IN THE ROLL CARTS.
B. TRASH SHALL NOT BE PLACED IN THE RECYCLING ROLL CARTS AND SIGNS STATING THIS WILL BE PLACED ON THE CARTS.
C. INITIALLY WE ANTICIPATE COMMINGLED RECYCLING PICK-UP TO OCCUR AT LEAST TWICE PER WEEK. MANAGEMENT PERSONNEL WILL MONITOR COMMINGLED RECYCLING VOLUMES AND ADJUST PICK-UP SCHEDULE(S) AS NEEDED.
D. RECYCLING COLLECTION AND HAUL OFF WILL BE PERFORMED BY A PRIVATE VENDOR, HIRED BY MANAGEMENT.

CARDBOARD

A. CORRUGATED CARDBOARD WILL BE PLACED EXCLUSIVELY INTO THE CARDBOARD DUMPSTER.
B. RESIDENTS WILL BE RESPONSIBLE FOR DELIVERING BROKEN DOWN CORRUGATED CARDBOARD BOXES AND OTHER CARDBOARD TO THE CARDBOARD DUMPSTER.
C. INITIALLY WE ANTICIPATE RECYCLING PICK-UP TO OCCUR AT LEAST TWICE PER WEEK. MANAGEMENT PERSONNEL WILL MONITOR CARDBOARD VOLUMES AND ADJUST PICK-UP SCHEDULE(S) AS NEEDED.



A2 / C1002 REFUSE & RECYCLING ENCLOSURE ENLARGEMENT
SCALE: 1" = 5'

PUBLIC RECYCLING WAIVER

1. APPLICANT ELECTS TO PROVIDE RECYCLING SERVICES TO RESIDENTS/TENANTS OF THIS PROPERTY IN LIEU OF BUILDING A RECYCLING STATION CONSTRUCTED TO ORANGE COUNTY SPECIFICATIONS. THE SITE WILL NOT RECEIVE PUBLIC RECYCLING COLLECTION NOW OR IN THE FUTURE UNLESS SUCH A RECYCLING STATION IS CONSTRUCTED OR CONTINGENCY FOR SUCH A STATION IS INCLUDED ON THE DEVELOPMENT PLANS.
2. APPLICANT MUST REQUIRE AT THE LEAST THE SAME LEVEL OF SERVICE (CURRENT OR FUTURE) TO ITS OFFICE AND LAB WORKERS AS THAT PROVIDED BY ORANGE COUNTY.
3. COUNTY FEES FOR RECYCLING AND WASTE MANAGEMENT ASSOCIATED WITH THIS PROJECT/PROPERTY WILL NOT BE WAIVED.
4. APPLICANT AGREES TO ENTER INTO A SERVICE AGREEMENT WITH A PRIVATE SOLID WASTE/RECYCLING COLLECTION CONTRACTOR THAT IS ACCEPTABLE TO ORANGE COUNTY. FURTHER, THE AGREEMENT SHALL PROVIDE FOR THE COLLECTION AND RECYCLING OF CORRUGATED CARDBOARD IN ADDITION TO THE OTHER CO-MINGLED RECYCLABLES AND AN EXECUTED COPY OF THE AGREEMENT SHALL BE PROVIDED TO AND APPROVED BY ORANGE COUNTY PRIOR TO APPROVAL OF FINAL CONSTRUCTION PLANS FOR THE PROPERTY/PROJECT.

CONSTRUCTION WASTE NOTES

1. ALL EXISTING STRUCTURES 500 SQUARE FEET AND LARGER SHALL BE ASSESSED PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO) AND TO ASSESS THE POTENTIAL FOR DECONSTRUCTION AND/OR THE REUSE OF SALVAGEABLE MATERIALS.
2. PURSUANT TO THE COUNTY'S RRMO, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
3. PURSUANT TO THE COUNTY'S RRMO, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE (WHICH INCLUDES ANY REGULATED RECYCLABLE MATERIALS) SHALL BE LICENSED BY ORANGE COUNTY.
4. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT SHALL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH SOLID WASTE STAFF. THIS MAY BE THE SAME PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT/ENFORCEMENT OFFICIALS.
5. THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIALS ("ACM") AND/OR OTHER HAZARDOUS MATERIALS SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.

REFUSE/RECYCLING NOTES

1. ANY GATE DESIGN WILL INCLUDE GATE RETAINERS.
2. THE USER WILL BE RESPONSIBLE FOR OPENING GATES TO THE DUMPSTER AREA ON COLLECTION DAYS OF ANY MATERIAL(S) TO BE COLLECTED FROM THIS LOCATION
3. BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE, MUST BE RECYCLED.
4. BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE MUST BE PROPERLY LICENSED.
5. IF ANY VEHICLES ARE PARKED IN THE REFUSE OR RECYCLABLES COLLECTION VEHICLE ACCESS AREA, THE CONTAINERS WILL NOT RECEIVE SERVICE UNTIL THE NEXT SCHEDULED COLLECTION DAY.
6. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT WILL HOLD DECONSTRUCTION ASSESSMENT CONFERENCE SPECIFICALLY CONCERNING THE BUILDINGS TO BE REMOVED FROM THE SITE AND A GENERAL PRE-DEMOLITION/ PRE-CONSTRUCTION CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF. THIS MAY BE THE SAME MEETING HELD WITH OTHER DEVELOPMENT OFFICIALS.

DRAWING LEGEND

SYMBOL/ABBREVIATION

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE / RIGHT-OF-WAY
		SETBACK / BTZ LINE
		GARBAGE TRUCK

NC GRID NAD 83

SOLID WASTE MANAGEMENT PLAN

10 0 5 10 20
(GRAPHIC SCALE IN FEET)
1 inch = 10 ft.

REVIEW DRAWING NOT FOR CONSTRUCTION

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

Ballentine Associates P.A. CORPORATE SEAL C328 NORTH CAROLINA Chapel Hill

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 039277 REGISTERED GEORGE J. REITER

NUM	REVISIONS	DATE
	RESPONSE TO CZ COMMENTS	23 JUL 21

OWNER INFORMATION
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CHARLOTTE, NC 28211
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EMAIL joe@grubbproperties.com

ISSUED	DATE
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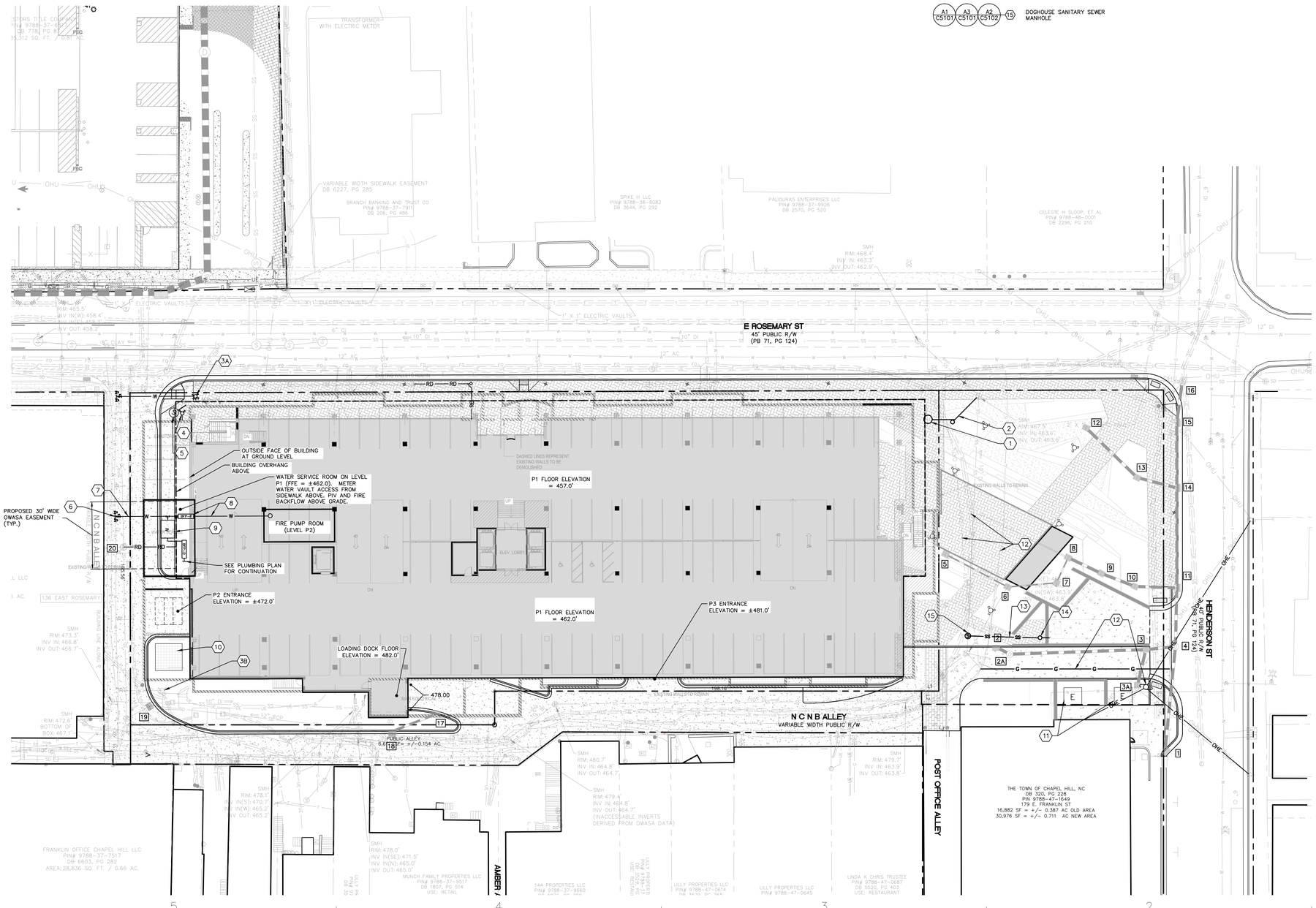
SCHEMATIC DESIGN	28 MAY 21
CONDITIONAL ZONING SUBMITTAL #2	23 JUL 21

150 E. ROSEMARY STREET
LAB & OFFICE BUILDING
CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING DRAWINGS

JOB #: 118038.03
DATE: 10 FEB 21
SCALE: AS NOTED
DRAWN BY: A.A.A./S.R.H.
REVIEWED BY: G.J.R.

SHEET
C1002



PLAN KEY NOTES

DETAIL REFERENCE	#	
	1	OIL & GREASE SEPARATOR – SEE PLUMBING PLANS
C1 C5101	2	6" DI SANITARY SEWER SERVICE (TYP.), CORE DRILL MH AND CONNECT WITH RUBBER BOOT.
C3 C5101	3A	PROPOSED FIRE HYDRANT
	3B	EXISTING FIRE HYDRANT
B2 C5101	4	FIRE DEPARTMENT CONNECTION
A1 C5101, A2 C5101, A3 C5101, A4 C5101	5	MH TO RECEIVE UNDERSLAB DRAINAGE PUMP DISCHARGE. DRAIN FROM MH TO SANITARY USING EX. 4" DI SVCE LINE
B4 C5101	6	8"X8" TEE AND GATE VALVES
	7	8" DUCTILE IRON WATER LINE
A5 C5101	8	6" DUCTILE IRON FIRE LINE POST INDICATOR VALVE & RPDA BACKFLOW PREVENTER
A5 C5101	9	4" DOMESTIC WATER SERVICE, METER, AND RPZ BACKFLOW PREVENTER
	10	AIR INTAKE TO ELECTRICAL TRANSFORMER VAULT BELOW. SEE ELECTRICAL PLANS
	11	ELECTRICAL TRANSFORMERS TO REPLACE OLD POST OFFICE TRANSFORMERS
	12	COORDINATE RELOCATION AND ABANDONMENT OF EXISTING UTILITIES IN CONFLICT WITH PROPOSED WORK WITH UTILITY PROVIDERS.
	13	4" SCH. 40 PVC SANITARY SEWER SERVICE
C2 C5102	14	SANITARY SEWER CONNECTION AND CLEANOUT ASSEMBLY
A1 C5101, A3 C5101, A2 C5102	15	DOGHOUSE SANITARY SEWER MANHOLE

ORANGE WATER AND SEWER AUTHORITY CLOSE–OUT DOCUMENTATION CHECK–LIST

IN ADDITION TO A FINAL INSPECTION APPROVED BY THE OWASA CONSTRUCTION INSPECTOR, THE FOLLOWING DOCUMENTS MUST BE RECEIVED AND APPROVED BY OWASA BEFORE ACCEPTANCE OF THE PROJECT AND THE SETTING OF METERS. THE FOLLOWING SHALL BE SUBMITTED AS A COMPLETE PACKAGE TO THE OWASA ENGINEERING ASSOCIATE FOR THIRD PARTY REVIEW. PARTIAL SUBMITTALS ARE CONSIDERED INCOMPLETE. ALL INCOMPLETE SUBMITTALS WILL BE RETURNED.

- ENGINEER'S CERTIFICATION FOR DEH PUBLIC WATER SUPPLY SECTION PERMITTED WATER EXTENSION – SUBMIT ORIGINAL DOCUMENT TO OWASA FOR SUBMITTAL TO NCDENR. RECEIPT OF THE DEH PUBLIC WATER SUPPLY SECTION FINAL APPROVAL LETTER IS REQUIRED BEFORE THE PERMITTED WATER SYSTEM IS PLACED INTO SERVICE. STATE REQUIREMENT NO EXCEPTIONS.
- ENGINEER'S CERTIFICATION FOR DWQ PERMITTED SEWER EXTENSION – ENGINEER MUST USE THE CERTIFICATION FORM ATTACHED TO THE SEWER PERMIT FROM NCDENR. RECORD DRAWINGS ARE REQUIRED TO BE SUBMITTED TO NCDENR ALONG WITH THE CERTIFICATION OF COMPLETION AS A PART OF THE SUPPORTING DOCUMENTATION. BOTH DOCUMENTS MUST BE SEALED BY ENGINEERS FROM THE SAME ORGANIZATION. SUBMIT ORIGINAL DOCUMENT TO OWASA ALONG WITH THE SUPPORTING DOCUMENTATION REQUIRED BY DWQ. THE PERMITTED SEWER SYSTEM SHALL NOT BE PLACED INTO SERVICE UNTIL THE ENGINEER'S CERTIFICATION AND SUPPORTING DOCUMENTATION HAVE BEEN SUBMITTED BY OWASA TO DWQ. STATE REQUIREMENT NO EXCEPTIONS.
- ASSET LETTER – SUBMIT ORIGINAL DOCUMENT ON OWASA STANDARD FORM.
- LETTER OF DEDICATION – SUBMIT ORIGINAL DOCUMENT ON OWASA STANDARD FORM.
- RECORD DRAWINGS – CONSTRUCTION DRAWINGS SHALL BE MODIFIED TO REFLECT ACTUAL FIELD INSTALLATIONS. ALL DEH PUBLIC WATER SUPPLY SECTION PERMITTED EXTENSIONS AND DWQ PERMITTED EXTENSIONS SHALL BE SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NORTH CAROLINA. SUBMIT THREE COPIES OF THE RECORD DRAWING FOR REVIEW BY THE OWASA ENGINEERING STAFF.
- DIGITAL SUBMISSIONS – WATER FEATURE DATABASE (MS ACCESS), MANHOLE DATASHEET DATABASE (MS ACCESS), AND RECORD DRAWING (AUTOCAD .DWG FORMAT). CONTACT THE OWASA ENGINEERING TECHNICIANS FOR INFORMATION CONCERNING THIS SUBMITTAL.

UTILITY PLAN NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH OWASA STANDARDS AND APPLICABLE NC PLUMBING AND FIRE CODE SECTIONS.
2. ABOVE GROUND SUCH AS BACKFLOW PREVENTERS AND TRANSFORMERS.
3. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES (PRIVATE AND PUBLIC) PRIOR TO BEGINNING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION. NOT ALL UTILITIES ARE SHOWN ON THIS PLAN AND THE ONES THAT ARE SHOWN SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY CONTRACTOR.
   3.1. NORTH CAROLINA ONE CALL: 811 OR 1–800–632–4949
4. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION.
5. THE SITE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES AND INSTALL ALL REQUIRED CONDUITS (NUMBER AND LOCATION).
6. THE SITE CONTRACTOR SHALL COORDINATE AND REVIEW SEWER MANHOLE RIM ADJUSTMENTS WITH OWASA INSPECTOR PRIOR TO FINAL LIFT OF ASPHALT.
7. A MINIMUM OF 10' HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN SANITARY AND STORM SEWERS.
8. WATER & SEWER:
   8.1. OWASA: NICK PARKER – (919) 537–4201
   8.2. MINIMUM UTILITY VERTICAL SEPARATION DISTANCES:
   SANITARY SEWER MAINS AND STORM SEWER – 24"
   SANITARY SEWER MAINS AND WATER – 18"
   STORM SEWER AND WATER – 18"
   8.3. SANITARY SEWER SERVICE LINE WITHIN OWASA EASEMENTS SHALL BE DIP.
9. GAS: BRIAN SMITH WITH PSNC ENERGY – (919) 598–7454
10. ELECTRICAL: CHRISTIAN HERNANDEZ – (984) 209–9387
11. TELECOM: SPECTRUM: GEORGE STOTLER – (919) 427–5506

DRAWING LEGEND

SYMBOL/ABBREVIATION EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		RIGHT–OF–WAY LINE
		ADJOINER PROPERTY LINE
		EASEMENT LINE
X	X	FENCE LINE
SD	SD	STORM DRAIN LINE
W	W	WATER LINE
SS	SS	SANITARY SEWER LINE
UE	UE	UNDERGROUND ELECTRIC LINE
OHE	OHE	OVERHEAD ELECTRIC LINE
G	G	GAS LINE
T	T	TELEPHONE LINE
FO	FO	FIBER OPTIC LINE
		TREE LINE
		RETAINING WALL
		EXISTING IRON PIPE
		SIGN
		MAIL BOX
		BOLLARD
		BORE HOLE
		CATCH BASIN
		DROP INLET
		JUNCTION BOX
	W	WATER METER
		WATER VALVE
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
	BFP	BACKFLOW PREVENTER
		BLOW OFF VALVE
		45° – BEND PIPE
		90° – BEND PIPE
		TEE – BEND PIPE
		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT
		POWER POLE
		LIGHT POLE
		ELECTRIC BOX
	E	ELECTRIC TRANSFORMER
		HVAC UNIT
		GAS METER
		TELEPHONE PEDESTAL
		TELEPHONE VAULT
		TELEPHONE MANHOLE
		FIBER OPTIC MARKER

NC GRID NAD 83

UTILITY PLAN

20 0 10 20 40

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

REVIEW DRAWING NOT FOR CONSTRUCTION

BALLENTINE ASSOCIATES, P.A.
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(919) 923 – 0481 (919) 489 – 4789

Ballentine Associates P.A. CORPORATE SEAL C328 NORTH CAROLINA Engineering (Original 1971)

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 040922 GEORGE J. RETSHER

NUM	REVISIONS	DATE
	RESPONSE TO CZ COMMENTS	23 JUL 21

OWNER INFORMATION
GRUBB PROPERTIES, INC.
4500 CAMERON VALLEY PKWY.
SUITE 350
CHARLOTTE, NC 28211
OWNERS REPRESENTATIVE:
JOE DYE
(919) 388–5774
FAX (919) 461–3939
EMAIL joe@grubbproperties.com

ISSUED	DATE
CONDITIONAL ZONING SUBMITTAL #1	10 FEB 21
SCHEMATIC DESIGN	28 MAY 21
CONDITIONAL ZONING SUBMITTAL #2	23 JUL 21

150 E. ROSEMARY STREET LAB & OFFICE BUILDING
CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING DRAWINGS

JOB #: 118038.03
DATE: 10 FEB 21
SCALE: AS NOTED
DRAWN BY: A.A.A./S.R.H.
REVIEWED BY: G.J.R.

SHEET
C1101

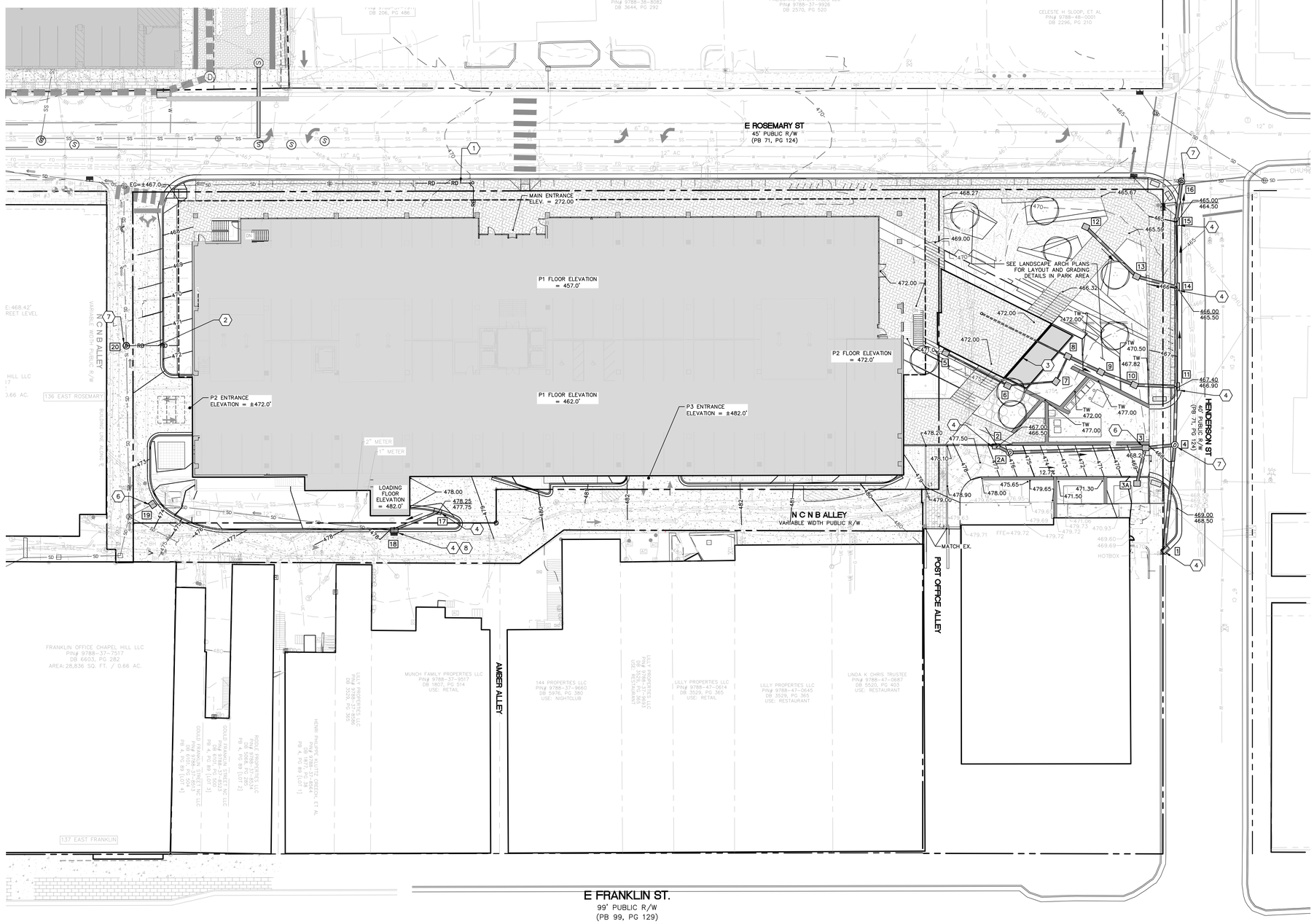
N:\Projects\118038.00 Rosemary St Properties\118018.03 150 E Rosemary\1_Dwg\BA-Model Files\C1100-Utility-150 E Rosemary.dwg, 7/23/2021 4:20:23 PM, skarvath

STRUCTURE TABLE

STR. ID	RIM ELEV.* (FT)	STRUCTURE TYPE
1	469.40	Traffic Bearing CB
2	476.50	Traffic Bearing CB
2A	476.77	Traffic Bearing MH
3A	468.10	DI
3	468.10	Traffic Bearing DI
4	467.97	Traffic Bearing MH
5	473.50	DI
6	472.00	DI
7	472.00	DI
8	472.00	DI
9	470.50	DI
10	467.80	DI
11	466.90	Traffic Bearing CB
12	465.90	DI
13	466.40	DI
14	465.50	Traffic Bearing CB
15	464.50	Traffic Bearing CB
16	464.50	Traffic Bearing MH
17	478.19	Traffic Bearing CB
18	478.20	Traffic Bearing CB
19	472.70	Traffic Bearing DI
20	470.90	Traffic Bearing MH

PIPE TABLE

US STR	DS STR	DIAMETER (IN)	MATERIAL	US INV. ELEV. (FT)	DS INV. ELEV. (FT)	LENGTH (FT)	SLOPE (FT/FT)
1	4	15	RCP	464.50	463.70	47	0.0172
2	2A	15	RCP	473.00	472.50	7	0.0729
2A	3	15	RCP	470.00	463.90	61	0.1003
3A		15	RCP	465.50	464.00	15	−0.1015
3	4	15	RCP	463.70	463.50	13	−0.0152
4	11	15	RCP	463.30	463.00	26	−0.0115
5	6	6	PVC	468.50	468.10	31	0.0127
6	7	6	PVC	467.90	467.60	22	0.0138
7	8	6	PVC	467.40	467.20	12	0.0161
8	9	15	RCP	467.00	466.20	16	0.0489
9	10	15	RCP	466.00	464.70	16	0.0810
10	11	15	RCP	464.50	462.80	19	0.0907
11	14	15	RCP	462.60	462.10	45	−0.0112
12	13	15	RCP	462.70	462.30	32	0.0126
13	14	15	RCP	462.10	461.90	18	0.0109
14	15	15	RCP	461.70	461.40	29	0.0103
15	16	15	RCP	461.20	460.90	18	0.0165
17	18	12	RCP	476.25	476.00	21	0.0120



GRADING AND STORM DRAINAGE NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949). LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
3. THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL LOCATION OF UTILITIES TO AVOID CONFLICTS AND MEET MINIMUM SIZE, SLOPE, AND CODE REQUIREMENTS.
4. ALL 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.
5. NO PART OF ANY ACCESSIBLE PARKING SPACE OR ADJACENT ACCESSIBLE AISLE SHALL SLOPE GREATER THAN 2% IN ANY DIRECTION. IF THERE ARE ANY DISCREPANCIES, NOTIFY THE ENGINEER.

PLAN KEY NOTES

DETAIL REFERENCE	#	
	1	8" DI ROOF DRAIN PIPE. CONNECT TO EX. 10" DI. SEE PLUMBING PLANS FOR CONTINUATION.
	2	CONNECT NEW 8" DI ROOF DRAIN TO EXISTING 15" DI ROOF DRAIN PIPE. SEE PLUMBING PLANS FOR CONTINUATION.
B4 C4201 A4 C4201	3	APPROX 1,372 SF OF PERMEABLE INTERLOCKING CONCRETE PAVERS (PICP) TO MITIGATE 1,364 SF OF IMPERVIOUS INCREASE.
B3 C5202	4	TRAFFIC BEARING NCDOT CONCRETE CATCH BASIN
A3 C5202	5	NCDOT DROP INLET
B5 C5202	6	TRAFFIC BEARING NCDOT GRATED DROP INLET
A3 C5201	7	TRAFFIC BEARING NCDOT STORM JUNCTION BOX
A5 C5201	8	NCDOT PRECAST DRAINAGE STRUCTURE
C2 C5201	9	NCDOT DRAINAGE STRUCTURE STEPS
B1 C5201	10	STD. STORM CLEANOUT ASSEMBLY
A1 C5201	11	STORM CLEANOUT BOX INSTALLATION

DRAWING LEGEND

SYMBOL/ABBREVIATION

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		RIGHT-OF-WAY LINE
		ADJOINER PROPERTY LINE
		EASEMENT LINE
X	X	FENCE LINE
SD	SD	STORM DRAIN LINE
W	W	WATER LINE
SS	SS	SANITARY SEWER LINE
UE	UE	UNDERGROUND ELECTRIC LINE
OHE	OHE	OVERHEAD ELECTRIC LINE
G	G	GAS LINE
T	T	TELEPHONE LINE
FO	FO	FIBER OPTIC LINE
		TREE LINE
		RETAINING WALL
		EXISTING IRON PIPE
		SIGN
		MAIL BOX
		BOLLARD
		BORE HOLE
		CATCH BASIN
		DROP INLET
		JUNCTION BOX
		WATER METER
		WATER VALVE
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		BACKFLOW PREVENTER
		BLOW OFF VALVE
		45° - BEND PIPE
		90° - BEND PIPE
		TEE - BEND PIPE
		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT
		POWER POLE
		LIGHT POLE
		ELECTRIC BOX
		ELECTRIC TRANSFORMER
		HVAC UNIT
		GAS METER
		TELEPHONE PEDESTAL
		TELEPHONE VAULT
		TELEPHONE MANHOLE
		FIBER OPTIC MARKER

NC GRID NAD 83

GRADING & DRAINAGE PLAN

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

REVIEW DRAWING
NOT FOR CONSTRUCTION

BALLENTINE ASSOCIATES, P.A.
221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
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Ballentine Associates P.A. CORPORATE SEAL C328 NORTH CAROLINA Chapel Hill

NORTH CAROLINA PROFESSIONAL SEAL 039277 ENGINEER GEORGE J. REITER

REVISIONS NUM	DESCRIPTION	DATE
1	RESPONSE TO CZ COMMENTS	23 JUL 21

OWNER INFORMATION
GRUBB PROPERTIES, INC
4500 CAMERON VALLEY PKWY, SUITE 350
CHARLOTTE, NC 28211
OWNERS REPRESENTATIVE:
JOE DYE
(919) 388-5774
FAX (919) 461-3939
EMAIL joe@grubbproperties.com

ISSUED	DATE
CONDITIONAL ZONING SUBMITTAL #1	10 FEB 21
SCHEMATIC DESIGN	28 MAY 21
CONDITIONAL ZONING SUBMITTAL #2	23 JUL 21

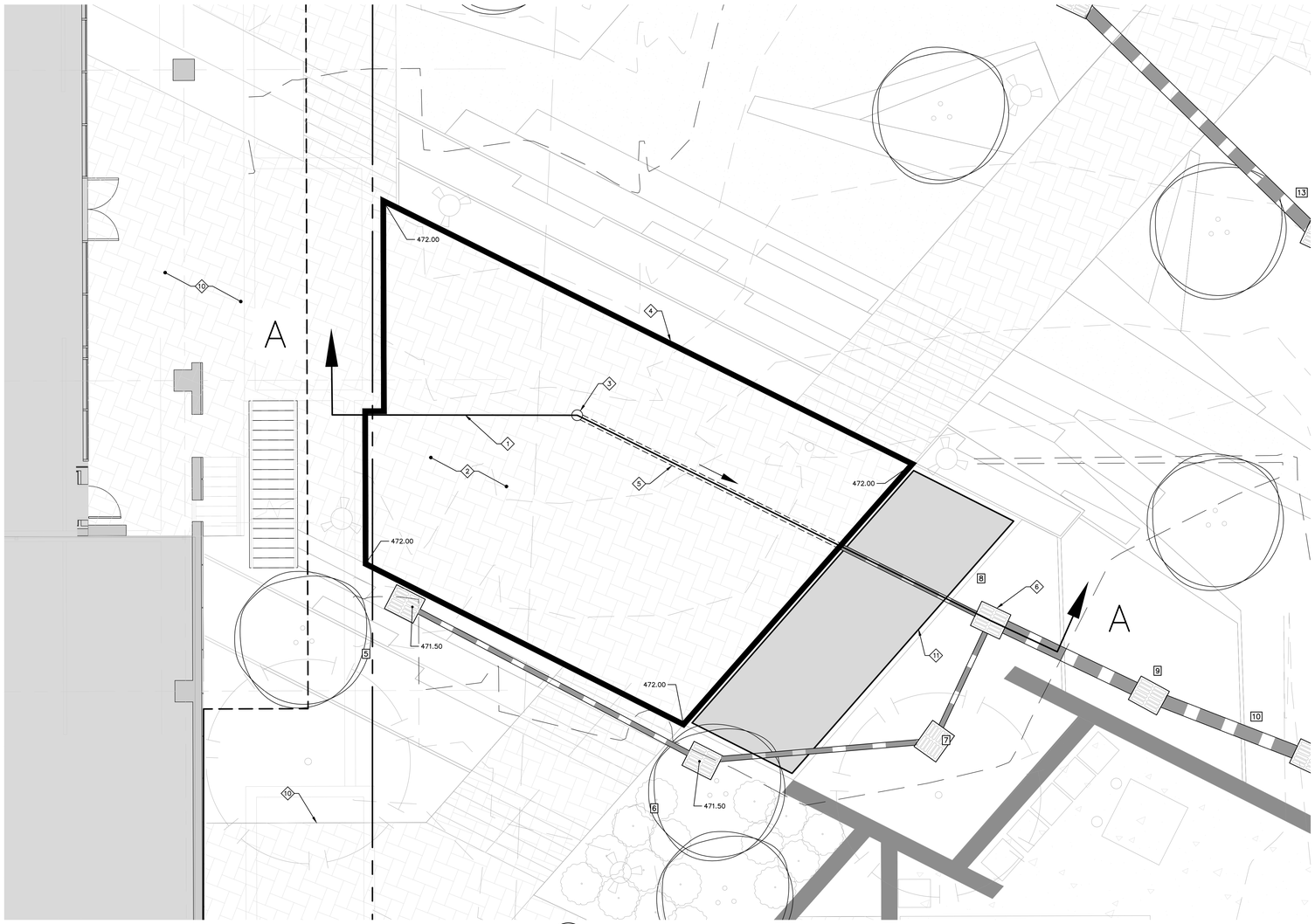
150 E. ROSEMARY STREET LAB & OFFICE BUILDING
CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING DRAWINGS

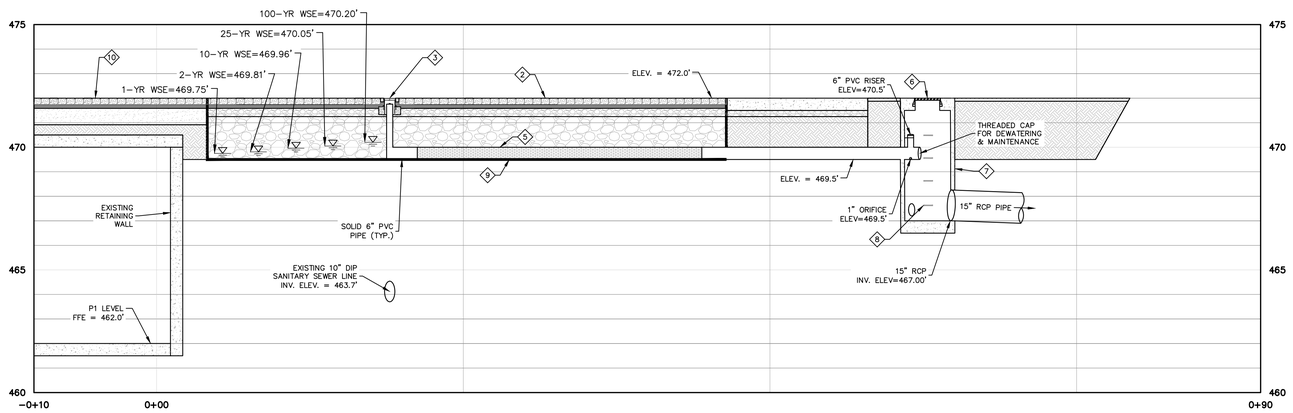
JOB #: 118038.03
DATE: 10 FEB 21
SCALE: AS NOTED
DRAWN BY: A.A.A./S.R.H.
REVIEWED BY: G.J.R.

SHEET
C1201

N:\Projects\118038.00 Rosemary St Properties\118038.03 150 E Rosemary\1__Dwg\BA-Model Files\C1200 Grading-150 E Rosemary.dwg, 7/23/2021 4:27:00 PM, shanwh



B4 / C4201 SCM #1: PERMEABLE PAVEMENT
SCALE: 1" = 5'



A4 / C4201 PERMEABLE PAVEMENT SECTION A-A
VERT. SCALE: 1" = 2.5' HOR. SCALE: 1" = 5'

PERMEABLE PAVEMENT NOTES

1. THE PERMEABLE PAVEMENT SYSTEM IS DESIGNED TO TREAT THE SURFACE IMMEDIATELY ABOVE IT (I.E. IT TREATS ITSELF ONLY). NO ADDITIONAL SURFACE RUNOFF OR ROOF RUNOFF SHALL BE DIRECTED TO THE PP SYSTEM.
2. ALL PERVIOUS SURFACES ADJACENT TO THE PERMEABLE PAVEMENT SYSTEM SHALL BE GRADED TO DRAIN AWAY FROM THE PERMEABLE PAVEMENT.
3. FINAL DETAILS OF THE SYSTEM WILL BE PROVIDED DURING THE ZCP PROCESS.

DRAWING LEGEND

SYMBOL/ABBREVIATION EXISTING	PROPOSED	DESCRIPTION
		CATCH BASIN / CURB INLET
		DROP INLET / NDS DRAIN
	RD	ROOF DRAINAGE PIPE
SD		STORM DRAIN PIPE
		UTILITY EASEMENTS
		PROPERTY SETBACK
	Ⓓ	STORM DRAINAGE MANHOLE
	282	MINOR CONTOUR
280	280	MAJOR CONTOUR

DETAIL REFERENCE	#	PLAN KEY NOTES
A4 C4201	1	PERMEABLE PAVEMENT SECTION A-A
A1 C5001	2	PERMEABLE INTERLOCKING CONCRETE PAVERS (PICP) TYPICAL SECTION
B1 C5201	3	STORMWATER CLEANOUT (TYP.)
	4	PERMEABLE PAVEMENT BOUNDARY (TOTAL AREA = 1,372 SF)
	5	6" PERFORATED PVC UNDERDRAIN
A3 C5201	6	DROP INLET/PERMEABLE PAVEMENT OUTLET STRUCTURE
A3 C5201	7	STORM JUNCTION BOX
C2 C5201	8	STORM STRUCTURE STEPS
	9	WOVEN GEO-TEXTILE FABRIC
	10	STANDARD PAVER SIDEWALK
	11	SHADE STRUCTURE

NC GRID NAD 83

SCM ENLARGEMENT

5 0 2.5 5 10
(GRAPHIC SCALE IN FEET)
1 inch = 5 ft.

REVIEW DRAWING
NOT FOR CONSTRUCTION

BALLENTINE ASSOCIATES, P.A.
221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
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Ballentine Associates, P.A. CORPORATE SEAL C328 NORTH CAROLINA Original 1971

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 039271 GREGORY J. RETSKE

DATE
23 JUL 21

NUM	REVISIONS
1	RESPONSE TO CZ COMMENTS

OWNER INFORMATION
GRUBB PROPERTIES, INC.
4500 CAMERON VALLEY PKWY.
SUITE 350
CHARLOTTE, NC 28211
OWNERS REPRESENTATIVE:
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FAX (919) 461-3939
EMAIL joe@grubbproperties.com

DATE
10 FEB 21
28 MAY 21
23 JUL 21

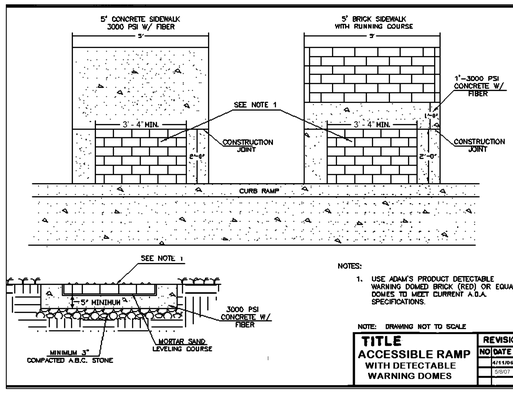
ISSUED
CONDITIONAL ZONING SUBMITTAL #1
SCHEMATIC DESIGN
CONDITIONAL ZONING SUBMITTAL #2

150 E. ROSEMARY STREET LAB & OFFICE BUILDING
CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING DRAWINGS

JOB #: 118038.03
DATE: 10 FEB 21
SCALE: AS NOTED
DRAWN BY: A.A.A./S.R.H.
REVIEWED BY: G.J.R.

SHEET
C4201



NOTES:

1. USE ADAM'S PRODUCT DETECTABLE WARNING DOMED BRICK (RED) OR EQUAL. DOMES TO MEET CURRENT A.D.A. SPECIFICATIONS.

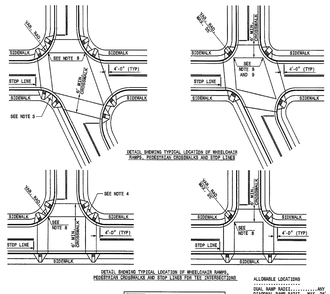
NOTE: DRAWING NOT TO SCALE

TITLE
ACCESSIBLE RAMP WITH DETECTABLE WARNING DOMES

REVISIONS		
NO	DATE	BY
1	4/13/06	MCH
	5/5/07	LRT

DET.NO: ST-5.1

ENGINEERING DEPARTMENT STANDARD DETAILS



DETAIL SHOWING TYPICAL LOCATIONS OF WHEELCHAIR RAMPS, PEDESTRIAN CROSSWALKS AND STOP LINES

DETAIL SHOWING TYPICAL LOCATION OF WHEELCHAIR RAMPS PEDESTRIAN CROSSWALKS AND STOP LINES FOR T/R INTERSECTIONS

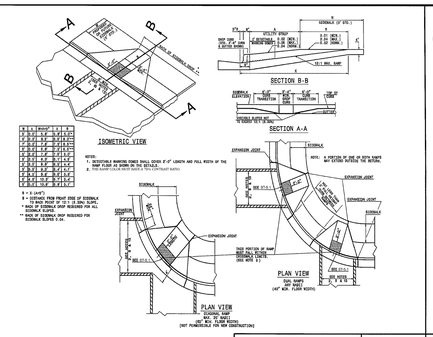
ALLOWABLE LOCATIONS
DUAL RAMP RADII.....45'
CLEARING RAMP RADII....MAX. 25'
(DIAGONAL RAMP IS NOT PERMISSIBLE FOR NEW CONSTRUCTION)

PROPOSED WHEELCHAIR RAMP
PROPOSED OR FUTURE SIDEWALK

NOTE: DRAWING NOT TO SCALE
SOURCE: NCDOT STANDARD DRAWINGS

TITLE:	REVISIONS		DET.NO.
ACCESSIBLE RAMP	09/03	JH	ST - 5.2

ENGINEERING DEPARTMENT STANDARD DETAILS



NOTES:

1. DETECTABLE WARNING DOMES SHALL COVER 5'-0" LENGTH AND FULL WIDTH OF THE WALK, EXCLUDING FLARES.
2. RAMP SURFACES ARE TO BE BROOM FINISHED PERPENDICULAR TO RAMP RUNS.

NOTE: DRAWING NOT TO SCALE
SOURCE: NCDOT STANDARD DRAWINGS

TITLE:	REVISIONS		DET.NO.
ACCESSIBLE RAMP	09/03 02/08	JH ER	ST - 5.3

ENGINEERING DEPARTMENT STANDARD DETAILS

NOTES:

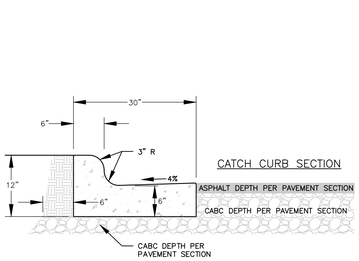
1. CONSTRUCT THE WALKING SURFACE WITH SLIP RESISTANCE AND A 70% CONTRASTING COLOR TO THE SIDEWALK.
2. CROSSWALK WIDTHS AND CONFIGURATION MAY VARY BUT MUST CONFORM TO TRAFFIC DESIGN STANDARDS.
3. PROVIDE WHEELCHAIR RAMPS AT LOCATIONS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. LOCATE WHEELCHAIR RAMPS AS DIRECTED BY THE ENGINEER WHERE EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC. AFFECT PLACEMENT. WHERE TWO RAMPS ARE INSTALLED, PLACE NOT LESS THAN TWO FEET OF FULL HEIGHT CURB BETWEEN THE RAMPS. PLACE DUAL RAMPS AS PERPENDICULAR TO THE TRAVEL LANE BEING CROSSED AS POSSIBLE.
4. DO NOT EXCEED 0.08 (12:1) SLOPE ON THE WHEELCHAIR RAMP IN RELATIONSHIP TO THE GRADE OF THE STREET.
5. CONSTRUCT WHEELCHAIR RAMPS 40" (3'-4") OR GREATER FOR DUAL RAMPS AND 60" (5'-0") OR GREATER FOR DIAGONAL RAMPS.
6. USE CONCRETE WITH A SIDEWALK FINISH IN ORDER TO OBTAIN A ROUGH NON-SKID TYPE SURFACE.
7. PLACE A 1/2" EXPANSION JOINT WHERE THE CONCRETE WHEELCHAIR RAMP JOINS THE CURB AS SHOWN ON DETAIL ST-5A.
8. PLACE THE INSIDE PEDESTRIAN CROSSWALK LINES NO CLOSER IN THE INTERSECTION BY BISECTING THE INTERSECTION RADII, WITH ALLOWANCE OF A 4' CLEAR ZONE IN THE VEHICULAR TRAVELWAY WHEN ONE RAMP IS INSTALLED. (SEE NOTE 13)
9. COORDINATE THE CURB CUT AND THE PEDESTRIAN CROSSWALK LINES SO THE FLOOR OF THE WHEELCHAIR RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES. PLACE DIAGONAL RAMPS WITH FLARED SIDES SO 24" OF FULL HEIGHT CURB FALLS WITHIN THE CROSSWALK MARKINGS ON EACH SIDE OF THE FLARES.
10. CONSTRUCT THE PEDESTRIAN CROSSWALK A MINIMUM OF 6 FEET. A CROSSWALK WIDTH OF 8 FEET OR GREATER IS DESIRABLE.
11. USE STOP LINES, NORMALLY PERPENDICULAR TO THE LANE LINES, WHERE IT IS IMPORTANT TO INDICATE THE POINT BEHIND WHICH VEHICLES ARE REQUIRED TO STOP IN COMPLIANCE WITH A TRAFFIC SIGNAL, STOP SIGN OR OTHER LEGAL REQUIREMENT. AN UNUSUAL APPROACH SKEW MAY REQUIRE THE PLACEMENT OF THE STOP LINE TO BE PARALLEL TO THE INTERSECTION ROADWAY.
12. TERMINATE PARKING A MINIMUM OF 20 FEET BACK OF PEDESTRIAN CROSSWALK.
13. PLACE ALL PAVEMENT MARKINGS IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION AND THE NORTH CAROLINA SUPPLEMENT TO THE MUTCD.

SOURCE: NCDOT STANDARD DRAWINGS

TITLE:	REVISIONS		DET.NO.
ACCESSIBLE RAMP	09/03	JH	ST - 5.4

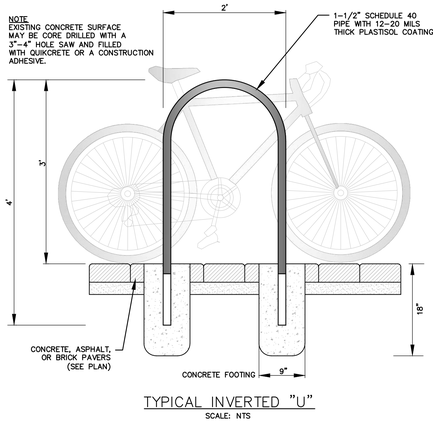
ENGINEERING DEPARTMENT STANDARD DETAILS

C3 / C5001 ACCESSIBLE RAMP
SCALE: N.T.S.



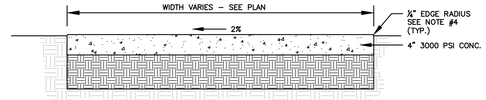
C2 / C5001 30" CONCRETE CURB & GUTTER
SCALE: N.T.S.

B2 / C5001 6" DIA. BOLLARD
N.T.S.



TYPICAL INVERTED "U"
SCALE: NTS

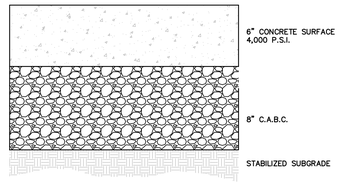
A2 / C5001 CLASS II BIKE RACK
SCALE: N.T.S.



NOTES:

1. ALL CONCRETE MIN. 3000 PSI.
2. EXPANSION JOINTS 50' APART MAX.
3. CONTROL JOINT EVERY 5 FEET.
4. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH TOOLED ½" EDGE RADIUS.

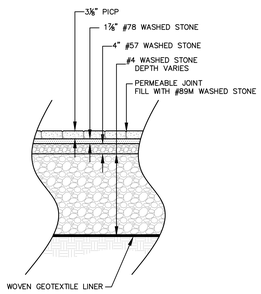
C1 / C5001 5' CONCRETE SIDEWALK
SCALE: N.T.S



NOTES:

1. FOR PREPARATION OF PAVEMENT SUBGRADE, FILL PLACED WITHIN 8 INCHES OF FINISHED SUBGRADE ELEVATION IN AREAS TO BE PAVED SHOULD BE COMPACTED TO AT LEAST 98% OF MATERIAL'S MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D698). FILL PLACED BELOW THIS LEVEL SHOULD BE COMPACTED TO AT LEAST 95% OF MATERIAL'S MAXIMUM DRY DENSITY.
2. AFTER PROOFROLLING WITH A LOADED TANDEM AXLE DUMP TRUCK AND REPAIRING DEEP SUBGRADE DEFICIENCIES, ENTIRE SUBGRADE SHOULD BE SCARIFIED TO DEPTH OF 8 INCHES AND UNIFORMLY COMPACTED TO AT LEAST 98% OF STANDARD PROCTOR.
3. AGGREGATE BASE COURSE MIXTURES SHOULD CONFORM TO REQUIREMENTS OF SECTION 520 OF NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES.
4. PORTLAND CEMENT CONCRETE PAVEMENT MIXTURE SHALL BE IN ACCORDANCE WITH SECTION 700 OF NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES.

B1 / C5001 HEAVY DUTY CONCRETE PAVING SECTION
SCALE: N.T.S.



PERMEABLE INTERLOCKING CONCRETE PAVERS (PICP) TYPICAL SECTION
A1 / C5001 SCALE: 1" = 2'

SITE DETAILS

REVIEW DRAWING NOT FOR CONSTRUCTION

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

Ballentine Associates P.A. CORPORATE SEAL C328 NORTH CAROLINA Engineering Incorporated 1971

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 23702 REGISTERED GEORGE J. RETSELIS

NUM	REVISIONS	DATE
	RESPONSE TO CZ COMMENTS	23 JUL 21

OWNER INFORMATION
GRUBB PROPERTIES, INC.
4500 CAMERON VALLEY PKWY.
SUITE 350
CHARLOTTE, NC 28211
OWNERS REPRESENTATIVE:
JOE DYE
(919) 388-5774
FAX (919) 461-3939
EMAIL joe@grubbproperties.com

ISSUED	DATE
CONDITIONAL ZONING SUBMITTAL #1	10 FEB 21
SCHEMATIC DESIGN	28 MAY 21
CONDITIONAL ZONING SUBMITTAL #2	23 JUL 21

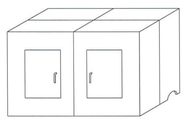
150 E. ROSEMARY STREET
LAB & OFFICE BUILDING
CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING DRAWINGS

JOB #: 118038.03
DATE: 10 FEB 21
SCALE: AS NOTED
DRAWN BY: A.A.A./S.R.H.
REVIEWED BY: G.J.R.

SHEET
C5001

TYPICAL BOX

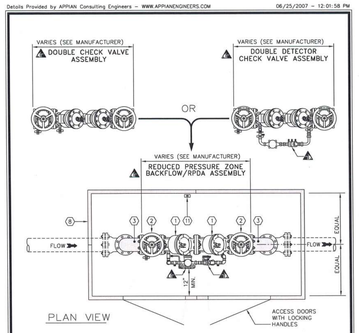


ⓘ	PART	MANUFACTURER MODEL / Cat. No.
1	BACKFLOW ASSEMBLY	USC & ASSE APPROVED
2	DS&Y GATE VALVE WITH RESILIENT SEATS	TO BE APPROVED BY OWASA
3	90° DIP FLANGE x FLANGE ELBOW	AMERICAN CAST IRON PIPE, GRIFFIN PIPE CO., UNION-TYLER PIPE CO., or U.S. PIPE & FOUNDRY
4	DIP FLANGE x PE PIPE (VERIFY LENGTH)	AMERICAN CAST IRON PIPE, GRIFFIN PIPE CO., U.S. PIPE & FOUNDRY
5	90° DIP MJ x MJ ELBOW	AMERICAN CAST IRON PIPE, GRIFFIN PIPE CO., UNION-TYLER PIPE CO., or U.S. PIPE & FOUNDRY
6	WEDGE ACTION RESTRAINER GLAND JOINT RESTRAINT	EBBA IRON SALES, INC., FORD
7	3" THRU 10" DIP	AMERICAN CAST IRON PIPE, GRIFFIN PIPE CO., UNION-TYLER PIPE CO., or U.S. PIPE & FOUNDRY
8	INSULATED ENCLOSURE WITH LOCKING ACCESS DOORS AND HEATER (120 V, 1 PHASE, 60 HZ) VERIFY FITTINGS WILL FIT INSIDE BOX BEFORE ORDERING	HOTBOX / HBAE – HB10E (OR APPROVED EQUIVALENT)
9	STAINLESS STEEL EXPANSION ANCHOR BOLTS PER BOX MANUFACTURER RECOMMENDED SIZE & SPACING	---
10	ADJUSTABLE PIPE SUPPORTS HOT DIP GALVANIZED	SHOP FABRICATED AND HOT DIP GALVANIZED OR "STANDON" MODEL 592 SADDLE SUPPORT
11	PROVIDE 120V RECEPTACLE ON GFCI NEAR PIPE RISER, SET MINIMUM 12" ABOVE DISCHARGE POINT OF RPZ. (AS APPLICABLE)	UL STD. 943–NEMA 3R.
12	METER WITH ERT	PURCHASE FROM OWASA

NOTES:
1. Provide minimum 3" annular clearance around all DIP risers and 1" around electrical conduit.
2. Slope floor to drain to ports at both ends. Ensure positive surface grade away from enclosure.
3. If metal enclosure issued, mount ERT on outside of box.

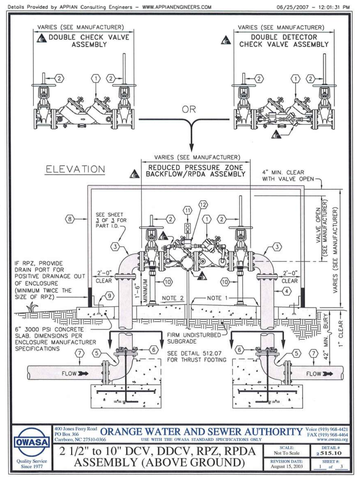
OWASA Quality Service Since 1977 — 400 Jones Ferry Road PO Box 366 Carrboro, NC 27510-0366 — ORANGE WATER AND SEWER AUTHORITY — USE WITH THE OWASA STANDARD SPECIFICATIONS ONLY — Voice (919) 968-4421 FAX (919) 968-4464 www.owasa.org

2 1/2" to 10" DCV, DDCV, RPZ, RPDA ASSEMBLY (ABOVE GROUND) — SCALE: Not To Scale — DETAIL # s515.10 — REVISION DATE: May 15, 2007 — SHEET # 1 of 1



OWASA Quality Service Since 1977 — 400 Jones Ferry Road PO Box 366 Carrboro, NC 27510-0366 — ORANGE WATER AND SEWER AUTHORITY — USE WITH THE OWASA STANDARD SPECIFICATIONS ONLY — Voice (919) 968-4421 FAX (919) 968-4464 www.owasa.org

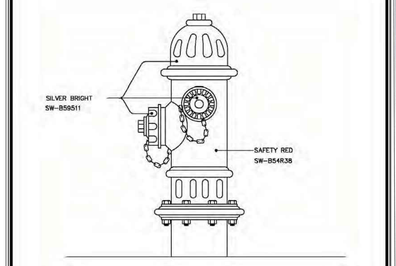
2 1/2" to 10" DCV, DDCV, RPZ, RPDA ASSEMBLY (ABOVE GROUND) — SCALE: Not To Scale — DETAIL # s515.10 — REVISION DATE: August 15, 2003 — SHEET # 1 of 1



OWASA Quality Service Since 1977 — 400 Jones Ferry Road PO Box 366 Carrboro, NC 27510-0366 — ORANGE WATER AND SEWER AUTHORITY — USE WITH THE OWASA STANDARD SPECIFICATIONS ONLY — Voice (919) 968-4421 FAX (919) 968-4464 www.owasa.org

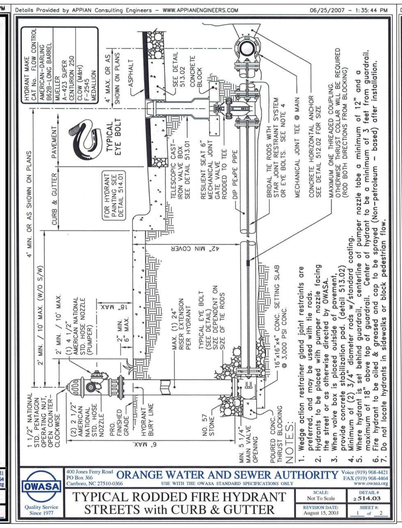
2 1/2" to 10" DCV, DDCV, RPZ, RPDA ASSEMBLY (ABOVE GROUND) — SCALE: Not To Scale — DETAIL # s515.10 — REVISION DATE: August 15, 2003 — SHEET # 1 of 1

A5 C5101 2-1/2" TO 10" DCV, DDCV, RPZ, RPDA ASSEMBLY (ABOVE GROUND) SCALE: N.T.S.



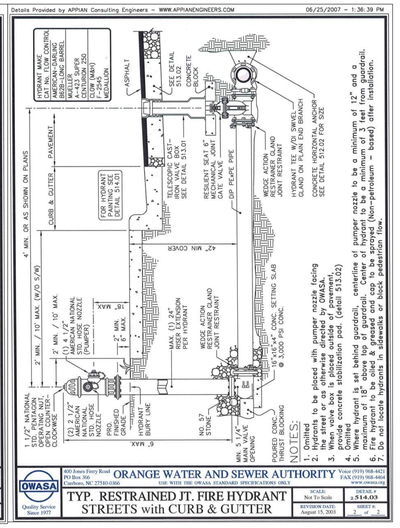
OWASA Quality Service Since 1977 — 400 Jones Ferry Road PO Box 366 Carrboro, NC 27510-0366 — ORANGE WATER AND SEWER AUTHORITY — USE WITH THE OWASA STANDARD SPECIFICATIONS ONLY — Voice (919) 968-4421 FAX (919) 968-4464 www.owasa.org

FIRE HYDRANT PAINTING SPECIFICATIONS — SCALE: Not To Scale — DETAIL # s514.01 — REVISION DATE: August 27, 2010 — SHEET # 1 of 1



OWASA Quality Service Since 1977 — 400 Jones Ferry Road PO Box 366 Carrboro, NC 27510-0366 — ORANGE WATER AND SEWER AUTHORITY — USE WITH THE OWASA STANDARD SPECIFICATIONS ONLY — Voice (919) 968-4421 FAX (919) 968-4464 www.owasa.org

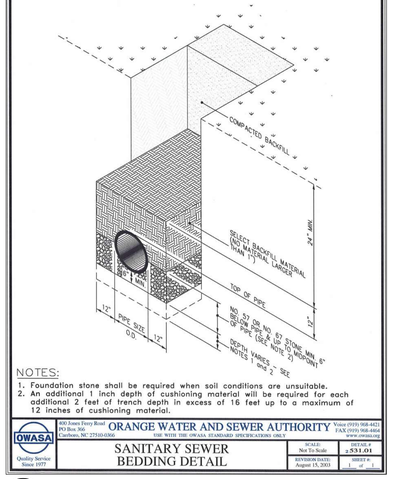
TYPICAL RODDED FIRE HYDRANT STREETS with CURB & GUTTER — SCALE: Not To Scale — DETAIL # s514.02 — REVISION DATE: August 15, 2003 — SHEET # 1 of 1



OWASA Quality Service Since 1977 — 400 Jones Ferry Road PO Box 366 Carrboro, NC 27510-0366 — ORANGE WATER AND SEWER AUTHORITY — USE WITH THE OWASA STANDARD SPECIFICATIONS ONLY — Voice (919) 968-4421 FAX (919) 968-4464 www.owasa.org

TYP. RESTRAINED JT. FIRE HYDRANT STREETS with CURB & GUTTER — SCALE: Not To Scale — DETAIL # s514.03 — REVISION DATE: August 15, 2003 — SHEET # 1 of 1

C3 C5101 FIRE HYDRANT SCALE: N.T.S.



NOTES:
1. Foundation stone shall be required when soil conditions are unsuitable.
2. An additional 1 inch depth of cushioning material will be required for each additional 2 feet of trench depth in excess of 16 feet up to a maximum of 12 inches of cushioning material.

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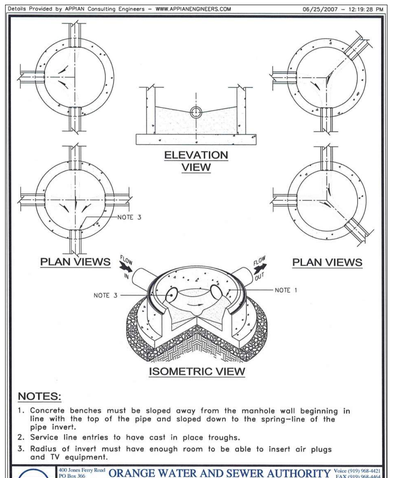
SANITARY SEWER BEDDING DETAIL — SCALE: Not To Scale — DETAIL # s531.01 — REVISION DATE: August 15, 2003 — SHEET # 1 of 2

C1 C5101 SANITARY SEWER BEDDING SCALE: N.T.S.



NOTES:
1. Concrete benches must be sloped away from the manhole wall beginning in line with the top of the pipe and sloped down to the spring–line of the pipe invert.
2. Service line entries to have cast in place troughs.
3. Radius of invert must have enough room to be able to insert air plugs and TV equipment.

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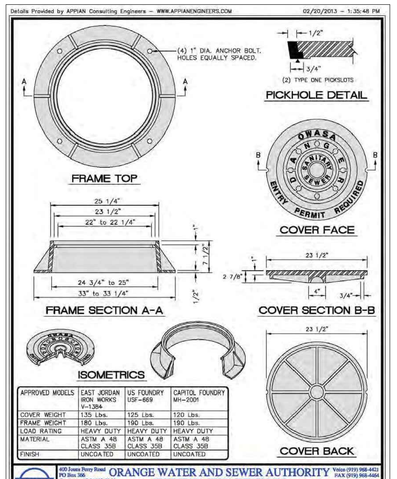
STANDARD SEWER INVERT PLANS FOR MANHOLE — SCALE: Not To Scale — DETAIL # s532.02 — REVISION DATE: March 11, 2003 — SHEET # 1 of 1

A2 C5101 SAN. SEWER MANHOLE INVERT SCALE: N.T.S.



APPROVED MODELS	EAST JORDAN IRON WORKS V-1284	US FOUNDRY USF-669	CAPITOL FOUNDRY MH–2001
COVER WEIGHT	135 Lbs.	125 Lbs.	130 Lbs.
FRAME WEIGHT	180 Lbs.	190 Lbs.	160 Lbs.
LOAD RATING	HEAVY DUTY	HEAVY DUTY	HEAVY DUTY
MATERIAL	ASTM A 48 CLASS 35B	ASTM A 48 CLASS 35B	ASTM A 48 CLASS 35B
FINISH	UNCOATED	UNCOATED	UNCOATED

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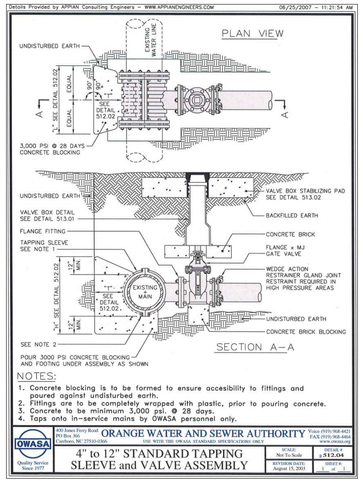
SANITARY SEWER MANHOLE FRAME and COVER — SCALE: Not To Scale — DETAIL # s.533.01 — REVISION DATE: February 20, 2013 — SHEET # 1 of 1

A1 C5101 SAN. SEWER MANHOLE COVER SCALE: N.T.S.



NOTES:
1. Concrete blocking is to be formed to ensure accessibility to fittings and poured against undisturbed earth.
2. Fittings are to be completely wrapped with plastic, prior to pouring concrete.
3. Concrete to be minimum 3,000 psi. @ 28 days.
4. Taps onto in–service mains by OWASA personnel only.

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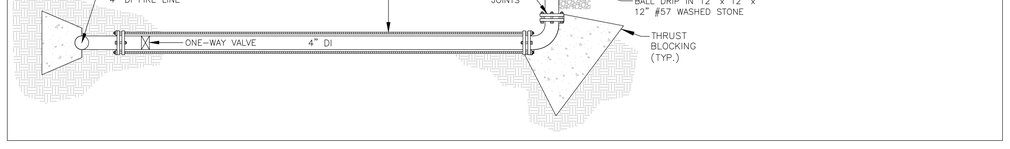
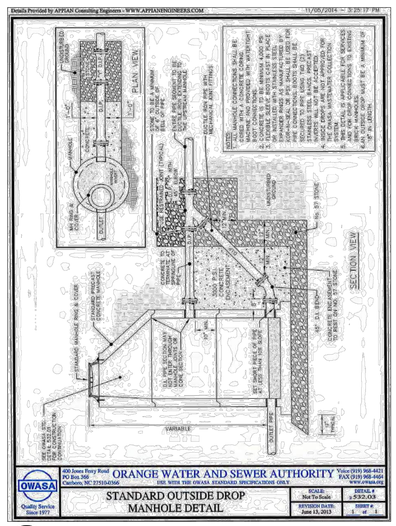
4" to 12" STANDARD TAPPING SLEEVE and VALVE ASSEMBLY — SCALE: Not To Scale — DETAIL # s512.04 — REVISION DATE: August 15, 2003 — SHEET # 1 of 1

B4 C5101 TAPPING SLEEVE & VALVE SCALE: N.T.S.



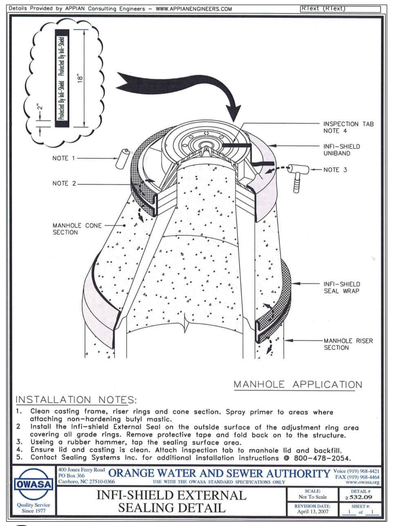
B2 C5101 FIRE DEPARTMENT CONNECTION SCHEMATIC SCALE: N.T.S.



OWASA Quality Service Since 1977 — 400 Jones Ferry Road PO Box 366 Carrboro, NC 27510-0366 — ORANGE WATER AND SEWER AUTHORITY — USE WITH THE OWASA STANDARD SPECIFICATIONS ONLY — Voice (919) 968-4421 FAX (919) 968-4464 www.owasa.org

STANDARD OUTSIDE DROP MANHOLE DETAIL — SCALE: Not To Scale — DETAIL # s532.03 — REVISION DATE: June 13, 2013 — SHEET # 1 of 1

A4 C5101 STANDARD OUTSIDE DROP MANHOLE SCALE: N.T.S.



INSTALLATION NOTES:
1. Clean casting frame, riser rings and cone section. Spray primer to areas where attaching non–hardening butyl mastic.
2. Install the infi–shield External Seal on the outside surface of the adjustment ring area covering all grade rings. Remove protective tape and fold back on to the structure.
3. Useing a rubber hammer, tap the sealing surface area.
4. Ensure lid and casting is clean. Attach inspection tab to manhole lid and backfill.
5. Contact Sealing Systems Inc. for additional installation instructions @ 800–478–2054.

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INFI–SHIELD EXTERNAL SEALING DETAIL — SCALE: Not To Scale — DETAIL # s.532.09 — REVISION DATE: April 13, 2007 — SHEET # 1 of 1

A3 C5101 INFI–SHIELD SEAL WRAP SCALE: N.T.S.

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

Ballentine Associates, P.A. CORPORATE SEAL C328 NORTH CAROLINA Engineering (Original 1921)

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 23702 GEORGE J. RETSEC

REVISIONS	NUM	DATE
RESPONSE TO CZ COMMENTS	1	23 JUL 21

OWNER INFORMATION
GRUBB PROPERTIES, INC
4500 CAMERON VALLEY PKWY.
SUITE 350
CHARLOTTE, NC 28211
OWNERS REPRESENTATIVE:
JOE DYE
(919) 388–5774
FAX (919) 461–3939
EMAIL joe@grubbproperties.com

ISSUED	DATE
CONDITIONAL ZONING SUBMITTAL #1	10 FEB 21
SCHEMATIC DESIGN	28 MAY 21
CONDITIONAL ZONING SUBMITTAL #2	23 JUL 21

150 E. ROSEMARY STREET LAB & OFFICE BUILDING
CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING DRAWINGS

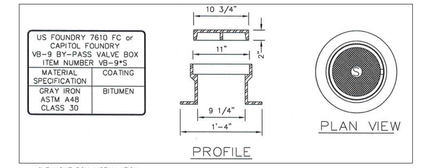
JOB #: 118038.03
DATE: 10 FEB 21
SCALE: AS NOTED
DRAWN BY: A.A.A./S.R.H.
REVIEWED BY: G.J.R.

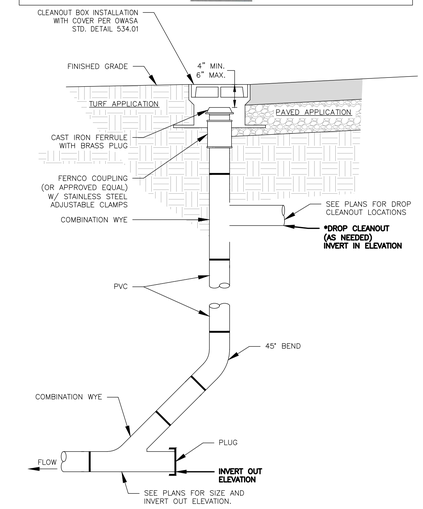
SHEET
C5101

UTILITY DETAILS

REVIEW DRAWING
NOT FOR CONSTRUCTION

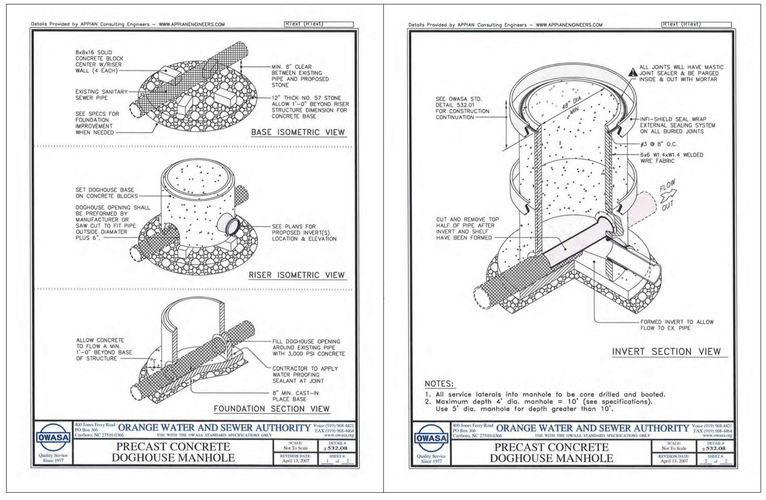
N:\Projects\118038.00 Rosemary St Properties\118038.03 150 E Rosemary\1_Dwg\BA-Model Files\C5101-Utility Details-150 E Rosemary.dwg, 7/23/2021 4:24:24 PM, shanesh





C2 / C5102 SCALE: N.T.S.

SANITARY SEWER SERVICE CLEANOUT ASSEMBLY



A2 / C5102 PRECAST CONCRETE DOGHOUSE MANHOLE
SCALE: N.T.S.

UTILITY DETAILS

REVIEW DRAWING
NOT FOR CONSTRUCTION

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

Ballentine Associates, P.A. CORPORATE SEAL C328 NORTH CAROLINA Chapel Hill

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SEAL 2307 GEORGE R. RETSEMA REGISTERED

NUM	REVISIONS	DATE
1	RESPONSE TO CZ COMMENTS	23 JUL 21

OWNER INFORMATION
GRUBB PROPERTIES, INC.
4500 CAMERON VALLEY PKWY.
SUITE 350
CHARLOTTE, NC 28211
OWNERS REPRESENTATIVE:
JOE DYE
(919) 388-5774
FAX (919) 461-3939
EMAIL joe@grubbproperties.com

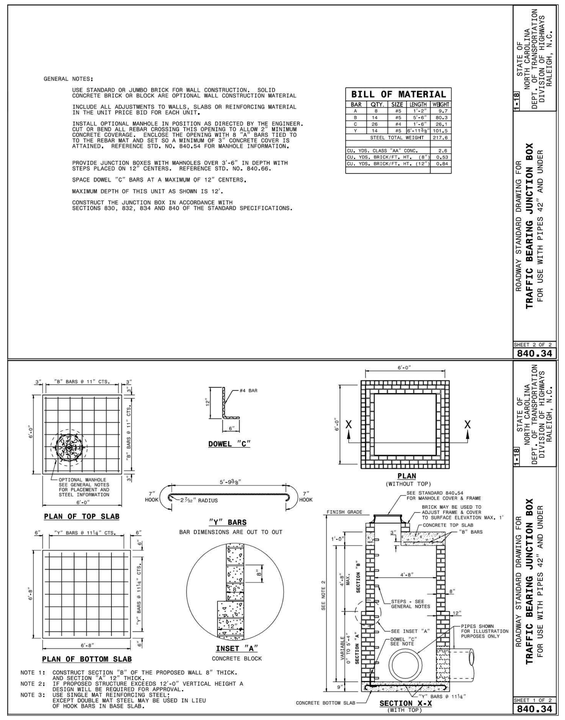
ISSUED	DATE
CONDITIONAL ZONING SUBMITTAL #1	10 FEB 21
SCHEMATIC DESIGN	28 MAY 21
CONDITIONAL ZONING SUBMITTAL #2	23 JUL 21

150 E. ROSEMARY STREET
LAB & OFFICE BUILDING
CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING DRAWINGS

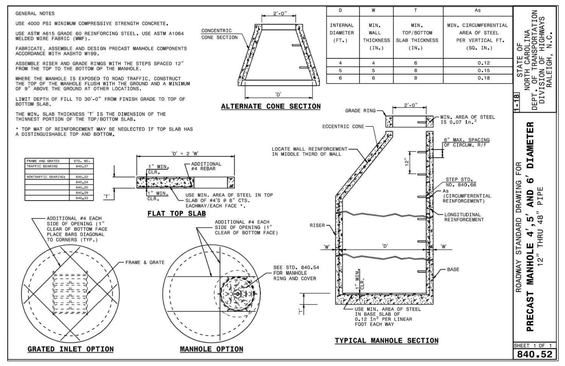
JOB #: 118038.03
DATE: 10 FEB 21
SCALE: AS NOTED
DRAWN BY: A.A.A./S.R.H.
REVIEWED BY: G.J.R.

SHEET
C5102

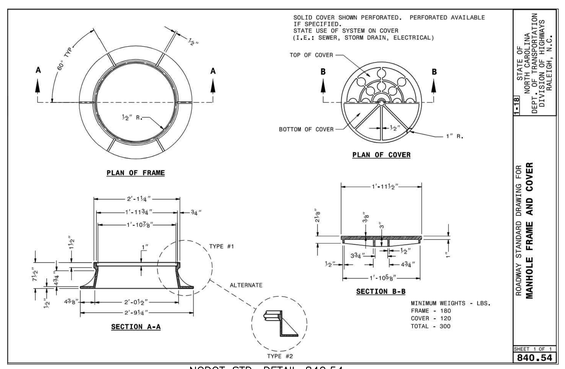


NCDOT STD. DETAIL 840.34
(TRAFFIC BEARING JUNCTION BOX)

A5 / C5201 NCDOT PRECAST DRAINAGE STRUCTURE
SCALE: N.T.S.

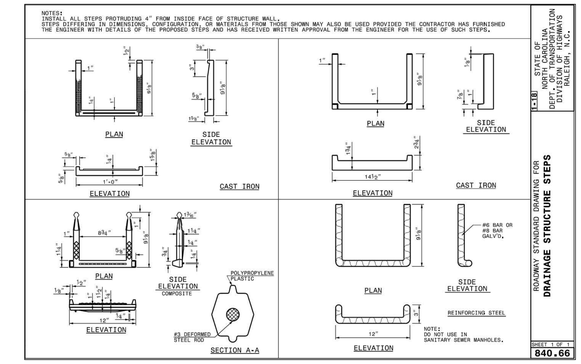


NCDOT STD. DETAIL 840.52
(PRECAST MANHOLE – 12" TO 48" PIPE)

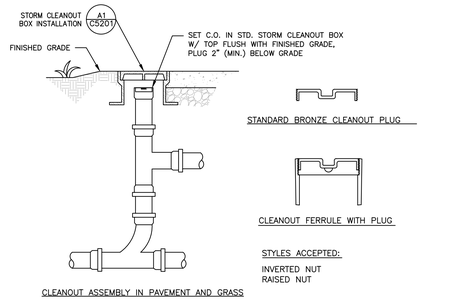


NCDOT STD. DETAIL 840.54
(MANHOLE FRAME)

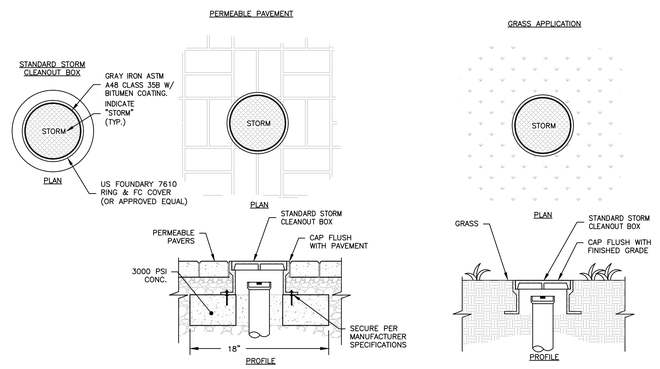
A3 / C5201 TRAFFIC BEARING NCDOT STORM JUNCTION BOX
SCALE: N.T.S.



C2 / C5201 NCDOT DRAINAGE STUCTURE STEPS
SCALE: N.T.S.



B1 / C5201 STD. STORM CLEANOUT ASSEMBLY
SCALE N.T.S.



A1 / C5201 STORM CLEANOUT BOX INSTALLATION
SCALE: N.T.S.

STORM DRAINAGE DETAILS

REVIEW DRAWING
NOT FOR CONSTRUCTION

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

Ballentine Associates P.A. CORPORATE SEAL C328 NORTH CAROLINA Engineering Incorporated 1971

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 23702 GEORGE J. RETSECK

NUM	REVISIONS	DATE
1	RESPONSE TO CZ COMMENTS	23 JUL 21

OWNER INFORMATION
GRUBB PROPERTIES, INC.
4500 CAMERON VALLEY PKWY.
SUITE 350
CHARLOTTE, NC 28211
OWNERS REPRESENTATIVE:
JOE DYE
(919) 388-5774
FAX (919) 461-3939
EMAIL joe@grubbproperties.com

ISSUED	DATE
CONDITIONAL ZONING SUBMITTAL #1	10 FEB 21
SCHEMATIC DESIGN	28 MAY 21
CONDITIONAL ZONING SUBMITTAL #2	23 JUL 21

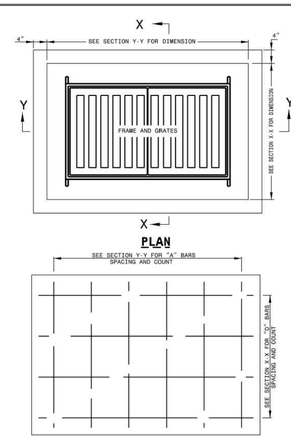
150 E. ROSEMARY STREET
LAB & OFFICE BUILDING
CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING DRAWINGS

JOB #: 118038.03
DATE: 10 FEB 21
SCALE: AS NOTED
DRAWN BY: A.A.A./S.R.H.
REVIEWED BY: G.J.R.

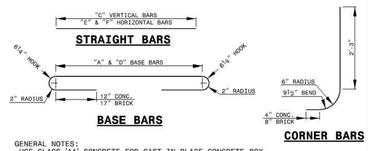
SHEET
C5201

N:\Projects\118038.00 Rosemary St Properties\118038.03 150 E Rosemary\1__Dwg\BA Model Files\C5201-SD Details-150 E Rosemary.dwg 7/23/2021 4:24:53 PM, shareh



BILL OF MATERIALS

	COMMON	CONCRETE ALT.			BRICK ALT.		
BAR	SIZE	LENGTH	QUANTITY	WEIGHT	LENGTH	QUANTITY	WEIGHT
A	#5	5'-4½"	6	39.9	7'-7½"	6	47.2
B	#5	5'-4½"	14	93.1	7'-4½"	16	90.3
C	#5	6'-0½"	14	38.9	8'-3"	0	0
D	#5	6'-0½"	20	62.5	9'-3½"	0	38.8
E	#5	4'-8"	20	97.3	6'-3"	16	81.3
F	#5	4'-8"	20	97.3	4'-8"	10	48.7
REINF. STEEL (TOTAL WEIGHT LBS.)				328.6			222.8
CONCRETE IN BASE CLASS 'AA' (CUBIC YARDS)				0.56			0.66
CONCRETE IN WALLS CLASS 'AA' (CUBIC YARDS)				0.92			0
CONCRETE IN WALLS CLASS 'B' (CUBIC YARDS)				0			0.26
BRICK IN WALLS (CUBIC YARDS)				0			0.91
CONCRETE TOTAL (CUBIC YARDS)				1.48			1.02
BRICK & CONCRETE TOTAL (CUBIC YARDS)				1.48			1.93
CONC. CUBIC YARDS IN WALL/FOOT OF HEIGHT				0.14			0.14
BRICK CUBIC YARDS IN WALL/FOOT OF HEIGHT				0			0.34
LBS. OF REINF. STEEL IN WALL/FOOT OF HEIGHT				84.9			47.6



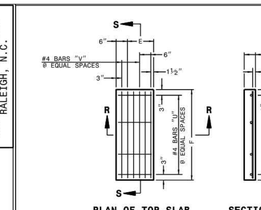
GENERAL NOTES:
-USE CLASS 'AA' CONCRETE FOR CAST IN PLACE CONCRETE BOX.
-USE CLASS 'B' CONCRETE IN THE WALL CAVITY FOR REINFORCED BRICK CONSTRUCTION AND CLASS 'AA' FOR THE FOOTING BASE.
-CHAMFER ALL EXPOSED CONCRETE CORNERS 1".
-USE FORMS TO CONSTRUCT THE BOTTOM SLAB.
-IF PIPES ARE SET IN THE BASE FOLLOW CONSTRUCTION PROCEDURES SHOWN BY STD. DWG. 840.00.
-PRECAST UNITS MADE OF CLASS 'AA' CONCRETE MAY BE USED IN LIEU OF BRICK MASONRY CONSTRUCTION.
-INCLUDE REINFORCING STEEL COST IN THE UNIT OR LINEAR FOOT BID PRICE FOR "MASONRY DRAINAGE STRUCTURE".
-REFERENCE STD. DWG. 840.25 FOR FRAME ANCHORAGE.
-CONCRETE BRICK, JUMBO BRICK AND 4" SOLID CONCRETE BLOCK WILL BE PERMITTED.
-CONCRETE FOR BRICK BOX REFER TO SECTION 832 OF THE STANDARD SPECIFICATIONS.
-PROVIDE GRATED DROP INLETS OVER 3'-6" DEEP WITH STEPS SPACED 12" ON CENTER AS DIRECTED BY STD. DWG. 840.66.
-FRAME AND GRATES ARE SEPARATE CONTRACT ITEMS.

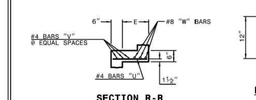
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

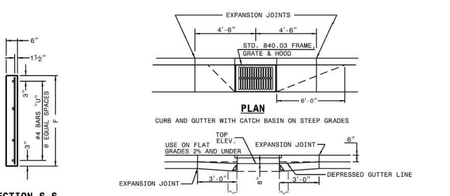
1-1B

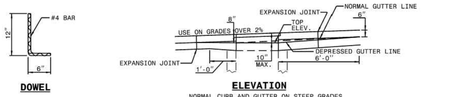
ROADWAY STANDARD DRAWING FOR
TRAFFIC BEARING GRATED DROP INLET
FOR CAST IRON DOUBLE FRAME AND GRATES

SHEET 2 OF 2
840.35









MINIMUM DIMENSIONS AND QUANTITIES FOR CONCRETE CATCH BASIN(BASED ON MIN. HEIGHT, H, WITH NO RISER) *

DIMENSIONS OF BOX AND PIPE						COVER DIMENSION		BARS-U		BARS-V		BARS-W		TOTAL	CU.YDS. CONC. IN BOX		DEDUCTIONS ONE PIPE	
PIPE	SPAN	WIDTH	WIDTH	SPAN	MIN. HEIGHT										TOP SLAB	BOTTOM SLAB AT STEPS	C.M.	R.C.
D	A	B	C	G	H	E	F	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	LBS.			C.M.	R.C.
12"	3'-0"	2'-2"	--	--	2'-6"	--	--	--	--	--	--	--	--	--	0.235	0.772	0.015	0.026
15"	3'-0"	2'-2"			3'-0"										0.235	0.829	0.023	0.036
18"	3'-0"	2'-2"			3'-3"										0.235	0.887	0.033	0.049
24"	3'-0"	2'-2"			3'-9"										0.235	1.001	0.059	0.085
30"	3'-0"	2'-2"	3'-4"		4'-3"	1'-2"	4'-0"	4	1'-5"	2	3'-9"	3	3'-9"	39	0.123	0.321	0.092	0.127
36"	3'-0"	2'-2"	3'-10"		4'-9"	1'-8"	4'-0"	4	1'-11"	3	3'-9"	3	3'-9"	43	0.161	0.358	0.124	0.178
42"	3'-0"	2'-2"		4'-5"	5'-3"	1'-5"	3'-3"	4	1'-8"	2	2'-11"	3	2'-11"	32	0.112	0.318	1.738	0.180	0.243
48"	3'-0"	2'-2"		5'-0"	5'-9"	2'-0"	3'-2"	4	2'-3"	3	2'-11"	3	2'-11"	35	0.145	0.352	2.052	0.235	0.317
54"	3'-0"	2'-2"		5'-7"	6'-3"	2'-7"	3'-2"	4	2'-10"	5	2'-11"	3	2'-11"	41	0.180	0.386	2.387	0.297	0.401

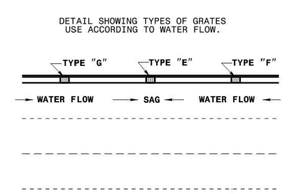
* RISER HAS .228 CUBIC YARDS OF CONCRETE PER FOOT HEIGHT

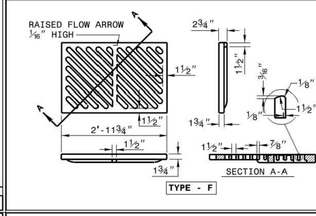
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

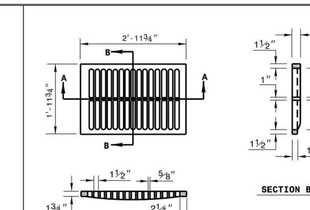
1-1B

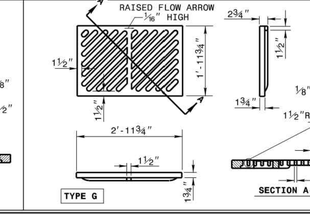
ROADWAY STANDARD DRAWING FOR
CONCRETE CATCH BASIN
12' THRU 54" PIPE

SHEET 2 OF 2
840.02







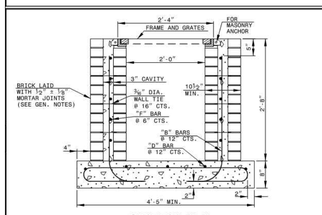


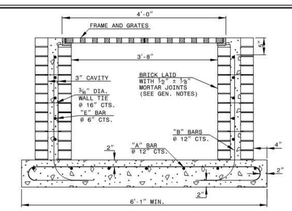
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-1B

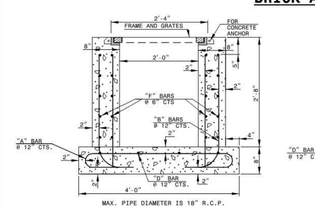
ROADWAY STANDARD DRAWING FOR
FRAME, GRATES, AND HOOD
FOR USE ON STANDARD CATCH BASIN

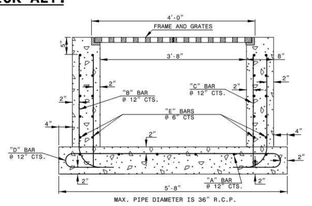
SHEET 2 OF 2
840.03





BRICK ALT.





CONCRETE ALT.

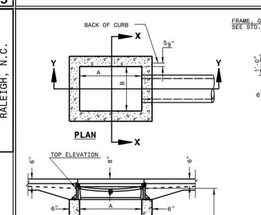
NOTES:
-HORIZONTAL AND VERTICAL DIMENSIONS MAY BE ADJUSTED AS THE FIELD CONDITIONS AND/OR ALTERNATE DESIGN REQUIRE.
-MAXIMUM HEIGHT FOR THIS STRUCTURE IS 14'-0".
-MAKE ALL ADJUSTMENTS AS DIRECTED BY THE ENGINEER.
-DEPTH OF STEEL GRATE WILL REQUIRE DEEPER SEAT ALONG SHORT WALLS.

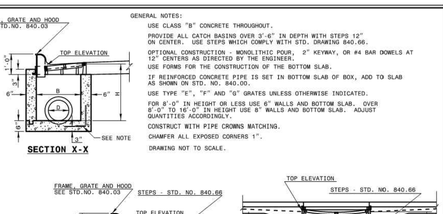
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-1B

ROADWAY STANDARD DRAWING FOR
TRAFFIC BEARING GRATED DROP INLET
FOR CAST IRON DOUBLE FRAME AND GRATES

SHEET 1 OF 2
840.35





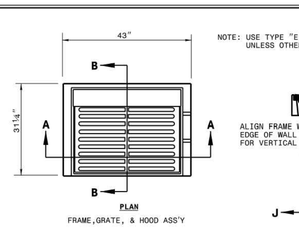
GENERAL NOTES:
USE CLASS "B" CONCRETE THROUGHOUT.
PROVIDE ALL CATCH BASINS OVER 3'-6" IN DEPTH WITH STEPS 12" ON CENTER. USE STEPS WHICH COMPLY WITH STD. DRAWING 840.66.
OPTIONAL CONSTRUCTION - MONOLITHIC POUR, 2" KEYWAY, OR #4 BAR DOWELS AT 12" CENTERS AS DIRECTED BY THE ENGINEER.
USE FORMS FOR THE CONSTRUCTION OF THE BOTTOM SLAB.
IF REINFORCED CONCRETE PIPE IS SET IN BOTTOM SLAB OF BOX, ADD TO SLAB AS SHOWN ON STD. NO. 840.00.
USE TYPE "E", "F" AND "G" GRATES UNLESS OTHERWISE INDICATED.
FOR 8'-0" IN HEIGHT OR LESS USE 6" WALLS AND BOTTOM SLAB. OVER 8'-0" TO 16'-0" IN HEIGHT USE 8" WALLS AND BOTTOM SLAB. ADJUST QUANTITIES ACCORDINGLY.
CONSTRUCT WITH PIPE CROWNS MATCHING.
CHAMFER ALL EXPOSED CORNERS 1".
DRAWING NOT TO SCALE.

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

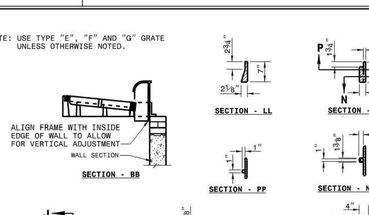
1-1B

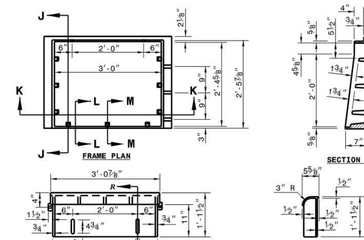
ROADWAY STANDARD DRAWING FOR
CONCRETE CATCH BASIN
12' THRU 54" PIPE

SHEET 1 OF 2
840.02



NOTE: USE TYPE "E", "F" AND "G" GRATE UNLESS OTHERWISE NOTED.





NOTE: USE US FOUNRY 5181 FRAME & HOOD WITH 6430 GRATE OR APPROVED EQUAL.

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-1B

ROADWAY STANDARD DRAWING FOR
FRAME, GRATES, AND HOOD
FOR USE ON STANDARD CATCH BASIN

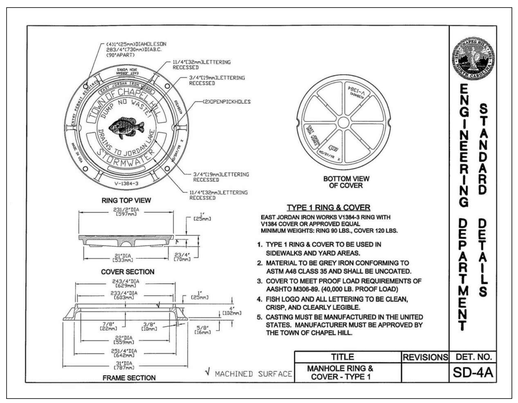
SHEET 1 OF 2
840.03

B5 / C5202 TRAFFIC BEARING NCDOT GRATED DROP INLET
N.T.S.

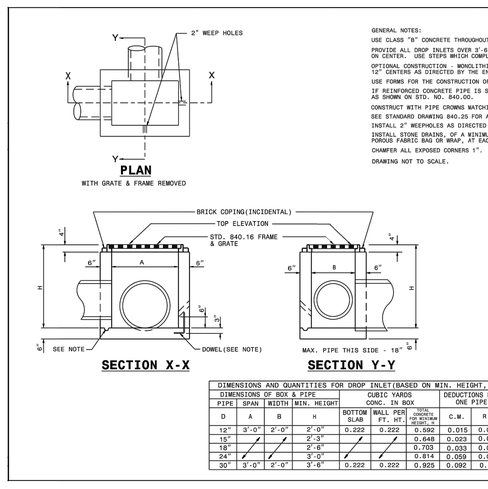
NCDOT STD. DETAIL 840.01
(CATCH BASIN BASE STRUCTURE)

B3 / C5202 TRAFFIC BEARING NCDOT CATCH BASIN

NCDOT STD. DETAIL 840.03
(FRAME, GRATE, AND HOOD)



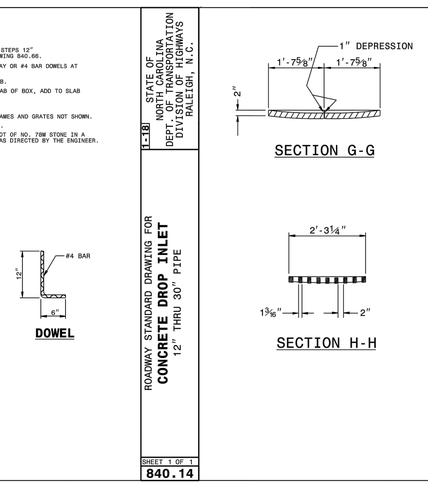
A5 / C5202 JORDAN LAKE MANHOLE



GENERAL NOTES:
USE CLASS "B" CONCRETE THROUGHOUT.
PROVIDE ALL CATCH BASINS OVER 3'-6" IN DEPTH WITH STEPS 12" ON CENTER. USE STEPS WHICH COMPLY WITH STD. DRAWING 840.66.
OPTIONAL CONSTRUCTION - MONOLITHIC POUR 2" KEYWAY OR #4 BAR DOWELS AT 12" CENTERS AS DIRECTED BY THE ENGINEER.
USE FORMS FOR THE CONSTRUCTION OF THE BOTTOM SLAB.
IF REINFORCED CONCRETE PIPE IS SET IN BOTTOM SLAB OF BOX, ADD TO SLAB AS SHOWN ON STD. NO. 840.00.
CONSTRUCT WITH PIPE CROWNS MATCHING.
SEE STANDARD DRAWING 840.25 FOR ATTACHMENT OF FRAMES AND GRATES NOT SHOWN.
INSTALL 2" WEEPHOLES AS DIRECTED BY THE ENGINEER.
INSTALL STONE DRAINS, OF A MINIMUM OF ½ CUBIC FOOT OF NO. 78M STONE IN A POROUS FABRIC BAG OR WRAP, AT EACH WEEP HOLE OR AS DIRECTED BY THE ENGINEER.
CHAMFER ALL EXPOSED CORNERS 1".
DRAWING NOT TO SCALE.

DROP INLET DEPTH TABLE

DIMENSIONS AND QUANTITIES FOR DROP INLET(BASED ON MIN. HEIGHT, H)								
DIMENSIONS OF BOX & PIPE				CUBIC YARDS CONC. IN BOX			DEDUCTIONS FOR ONE PIPE	
PIPE	SPAN	WIDTH	MIN. HEIGHT	BOTTOM SLAB	WALL PER FT. HT.	TOTAL CONCRETE FOR BOTTOM STEP SECTION	C.M.	R.C.
D	A	B	H					
12"	3'-0"	2'-0"	2'-0"	0.222	0.222	0.592	0.015	0.026
15"	/	/	2'-3"	/	/	0.648	0.023	0.036
18"	/	/	2'-6"	/	/	0.703	0.033	0.049
24"	/	/	3'-0"	/	/	0.814	0.059	0.085
30"	3'-0"	2'-0"	3'-6"	0.222	0.222	0.925	0.092	0.127



STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-1B

ROADWAY STANDARD DRAWING FOR
CONCRETE DROP INLET
12" THRU 30" PIPE

SHEET 1 OF 1
840.14

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-1B

ROADWAY STANDARD DRAWING FOR
DROP INLET FRAME AND GRATES
FOR USE WITH STD. DWG.S 840.14 AND 840.15

SHEET 1 OF 1
840.16

A3 / C5202 NCDOT DROP INLET

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

Ballentine Associates P.A. CORPORATE SEAL C328 NORTH CAROLINA Engineering (Original 1977)

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 039262 GREGORY J. PETERSEN

DATE	REVISIONS	NUM
23 JUL 21	RESPONSE TO CZ COMMENTS	A

OWNER INFORMATION
GRUBB PROPERTIES, INC.
4500 CAMERON VALLEY PKWY.
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CHARLOTTE, NC 28211
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(919) 388-5774
FAX (919) 461-3939
EMAIL: joe@grubbproperties.com

DATE	ISSUED
10 FEB 21	CONDITIONAL ZONING SUBMITTAL #1
28 MAY 21	SCHEMATIC DESIGN
23 JUL 21	CONDITIONAL ZONING SUBMITTAL #2

150 E. ROSEMARY STREET
LAB & OFFICE BUILDING
CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING DRAWINGS

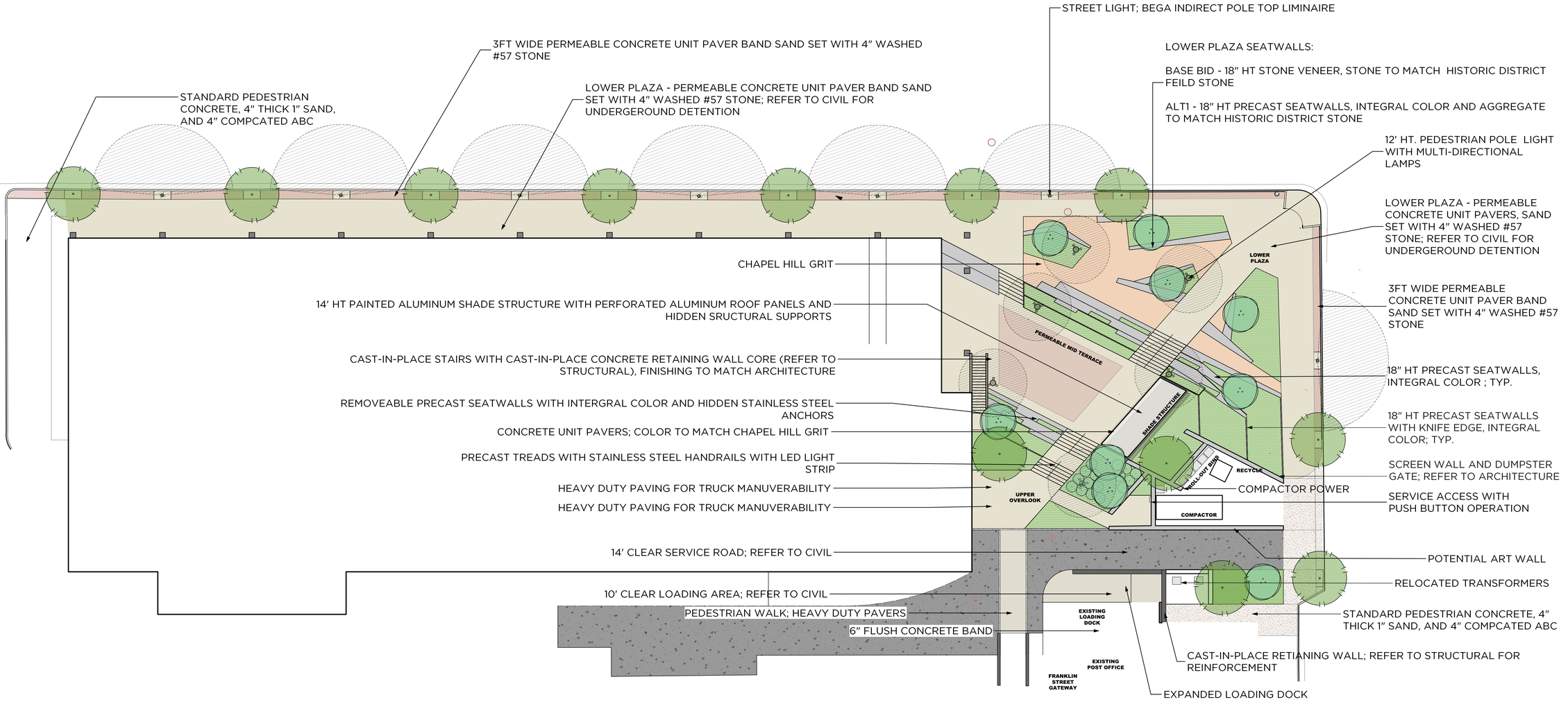
JOB #: 118038.03
DATE: 10 FEB 21
SCALE: AS NOTED
DRAWN BY: A.A.A./S.R.H.
REVIEWED BY: G.J.R.

SHEET
C5202

STORM DRAINAGE DETAILS

REVIEW DRAWING
NOT FOR CONSTRUCTION

N:\Projects\118038.00 Rosemary St Properties\118038.03 150 E Rosemary\1_Dwg\Bk.Model Files\C5201-SD Details-150 E Rosemary.dwg 7/23/2021 4:25:17 PM, shaneh



No.	Description	Date

SEAL

KEY PLAN

PERKINS EASTMAN
555 Fayetteville Street
Suite 300
Raleigh, NC 27601
T. + 1 704 927 0484

Owner:
GRUBB PROPERTIES
117 EDINBURGH SOUTH DR #110, CARY, NC 27511

Civil / Site:
BALLANTINE ASSOCIATES, PA
221 PROVIDENCE RD, CHAPEL HILL, NC 27514

Landscape:
SURFACE 678
215 MORRIS ST #150, DURHAM, NC 27701

Structural:
LYNCH MYKINS STRUCTURAL ENGINEERS, PC
301 N WEST ST #105, RALEIGH, NC 27603

Mechanical & Plumbing:
NV5
630 DAVIS DRIVE #203, MORRISVILLE, NC 27560

Electrical:
NV5
630 DAVIS DRIVE #203, MORRISVILLE, NC 27560

PROJECT TITLE:

150 E ROSEMARY ST
LAB/OFFICE BUILDING

PROJECT No: 87280

DRAWING TITLE:

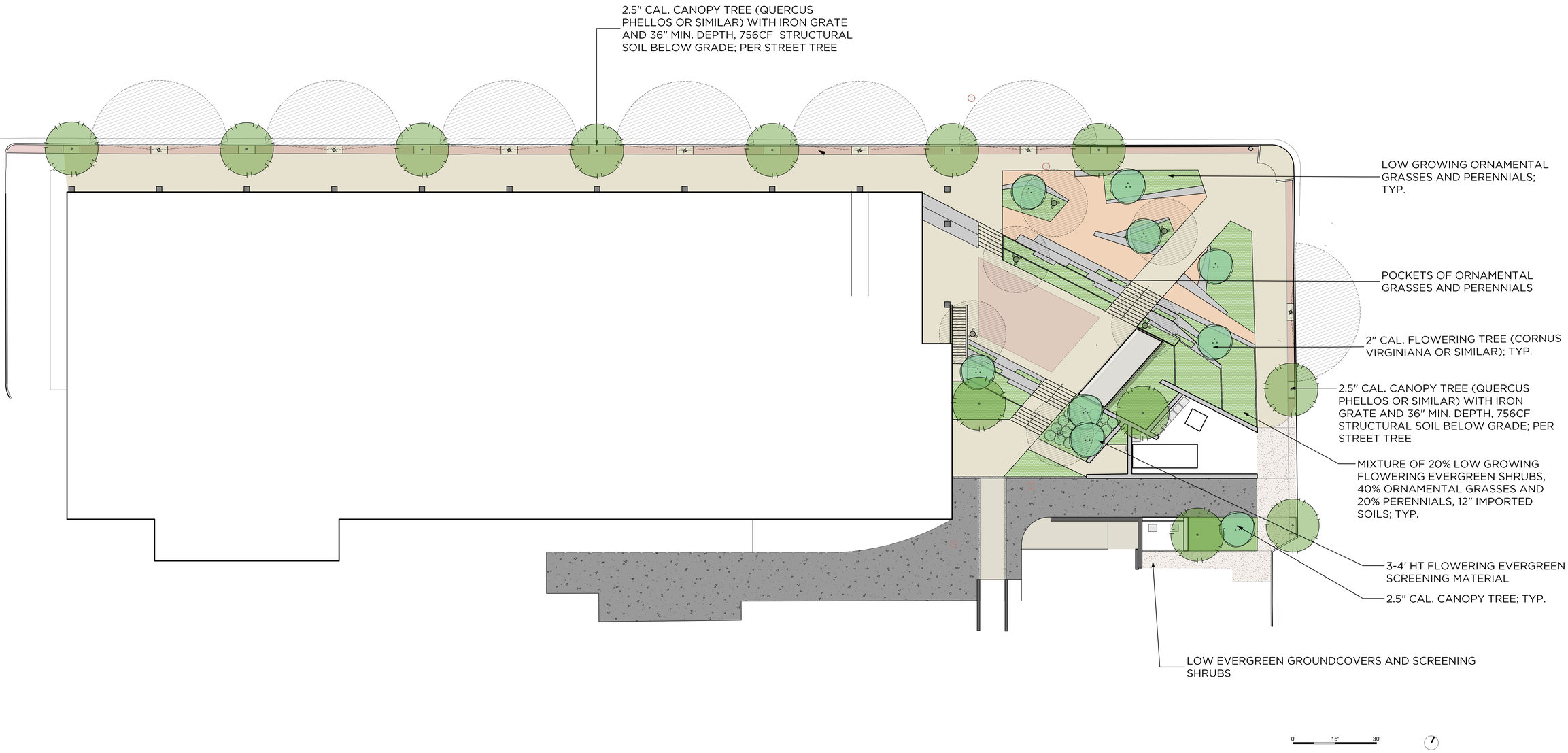
SD HARDSCAPE PLAN

SCALE:

L200

SCHEMATIC DESIGN

JULY 15, 2021



No.	Description	Date

SEAL

KEY PLAN

PERKINS EASTMAN
555 Fayetteville Street
Suite 300
Raleigh, NC 27601
T. + 1 704 927 0484

Owner:
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215 MORRIS ST #150, DURHAM, NC 27701

Structural:
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Mechanical & Plumbing:
NV5
630 DAVIS DRIVE #203, MORRISVILLE, NC 27560

Electrical:
NV5
630 DAVIS DRIVE #203, MORRISVILLE, NC 27560

PROJECT TITLE:

150 E ROSEMARY ST LAB/OFFICE BUILDING

PROJECT No: 87280

DRAWING TITLE:

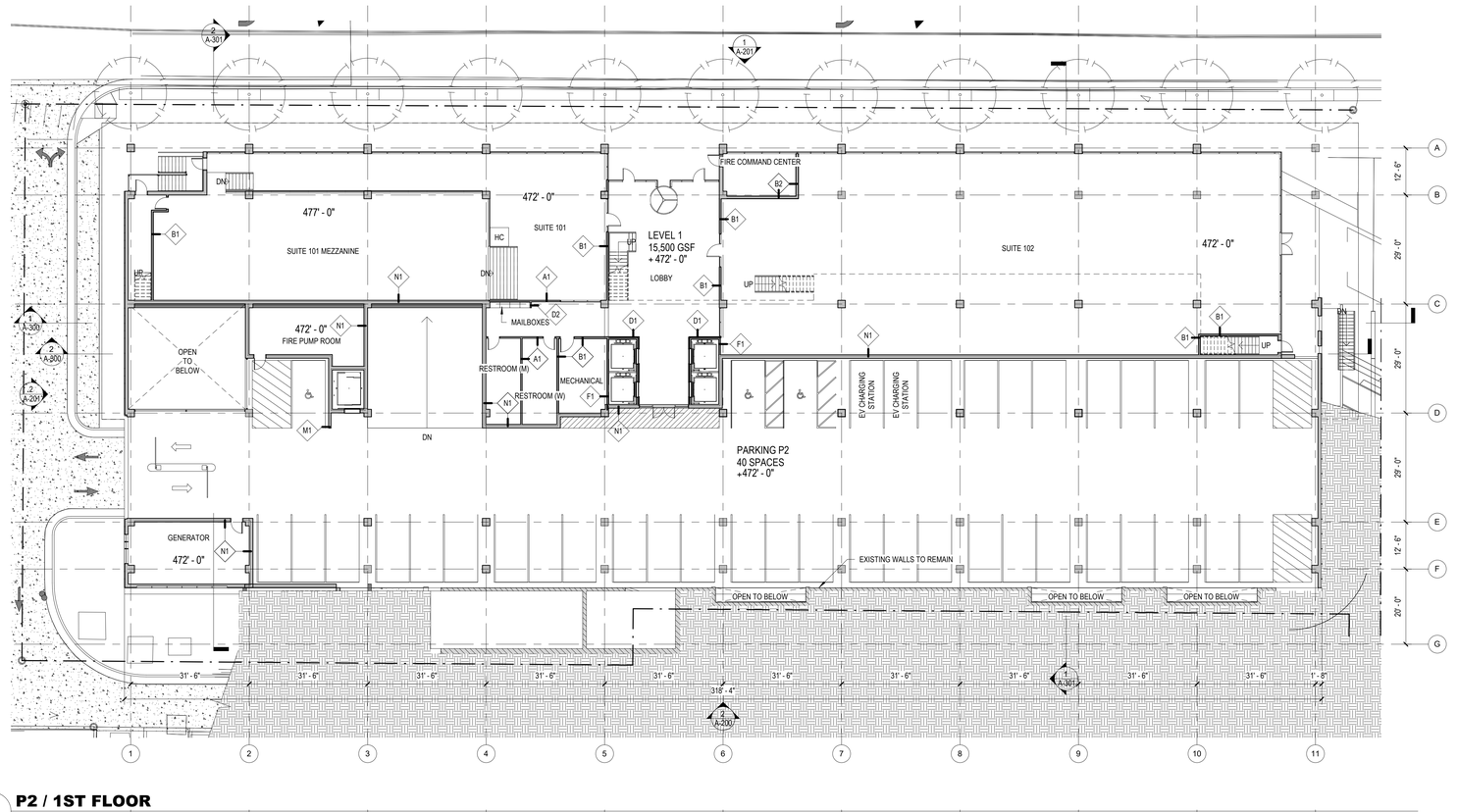
SD PLANTING PLAN

SCALE:

L201

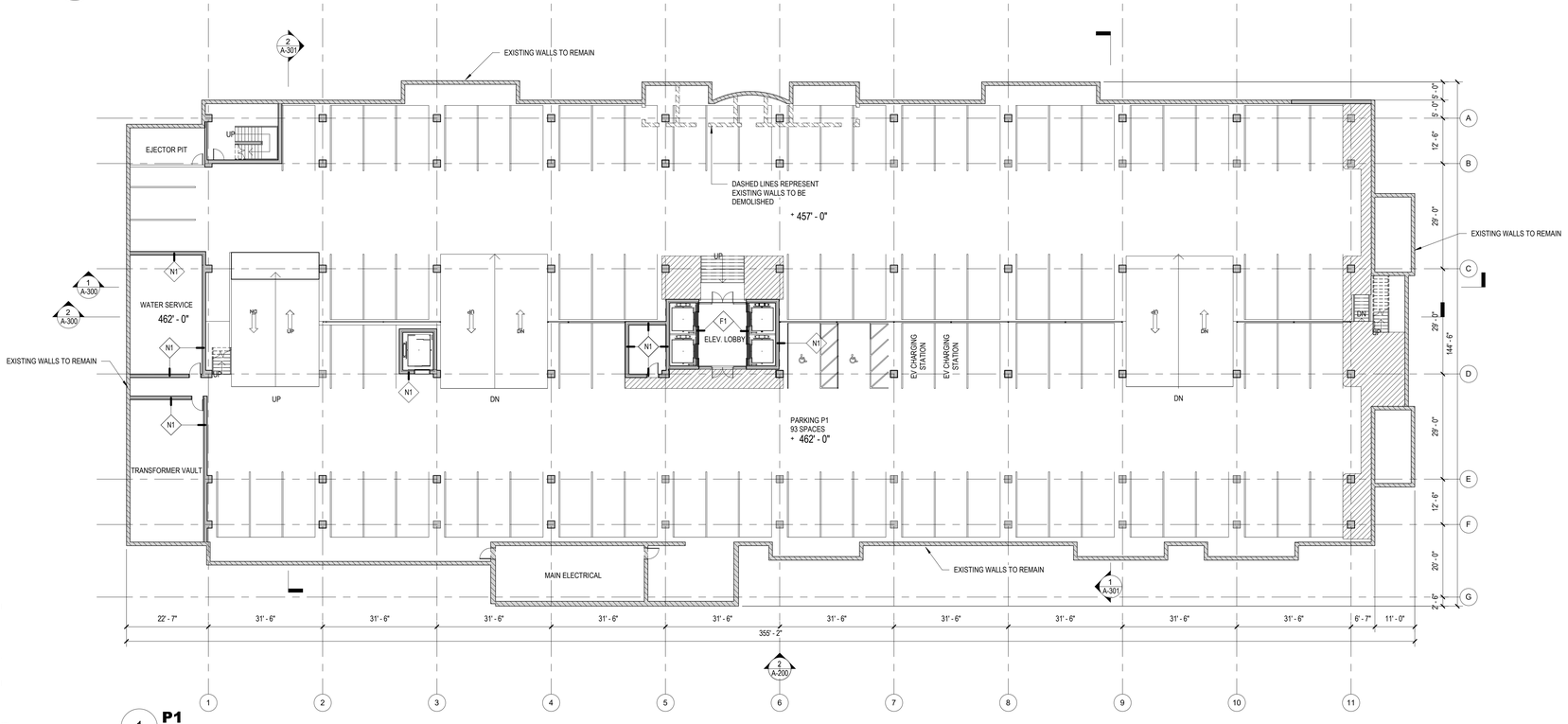
SCHEMATIC DESIGN

JULY 15, 2021



2 P2 / 1ST FLOOR

1/16" = 1'-0"



1 P1

1/16" = 1'-0"

C:\REVIT LOCAL\87280 - R19_ Chapel Hill Lab_faizi.rvt
7/20/2021 5:51:01 PM

No.	Description	Date

SEAL

KEY PLAN

PERKINS — EASTMAN
555 Fayetteville St., Suite 300
Raleigh, NC 28202

Owner:
GRUBB PROPERTIES
117 EDINBURGH SOUTH DR #110, CARY, NC 27511

Civil / Site:
BALLANTINE ASSOCIATES, PA
221 PROVIDENCE RD, CHAPEL HILL, NC 27514

Landscape:
SURFACE 678
215 MORRIS ST #150, DURHAM, NC 27701

Structural:
LYNCH MYKINS STRUCTURAL ENGINEERS, PC
301 N WEST ST #105, RALEIGH, NC 27603

Mechanical & Plumbing:
NV5
630 DAVIS DRIVE #203, MORRISVILLE, NC 27560

Electrical:
NV5
630 DAVIS DRIVE #203, MORRISVILLE, NC 27560

PROJECT TITLE:

150 E ROSEMARY ST LAB/OFFICE BUILDING

PROJECT No: 87280

DRAWING TITLE:

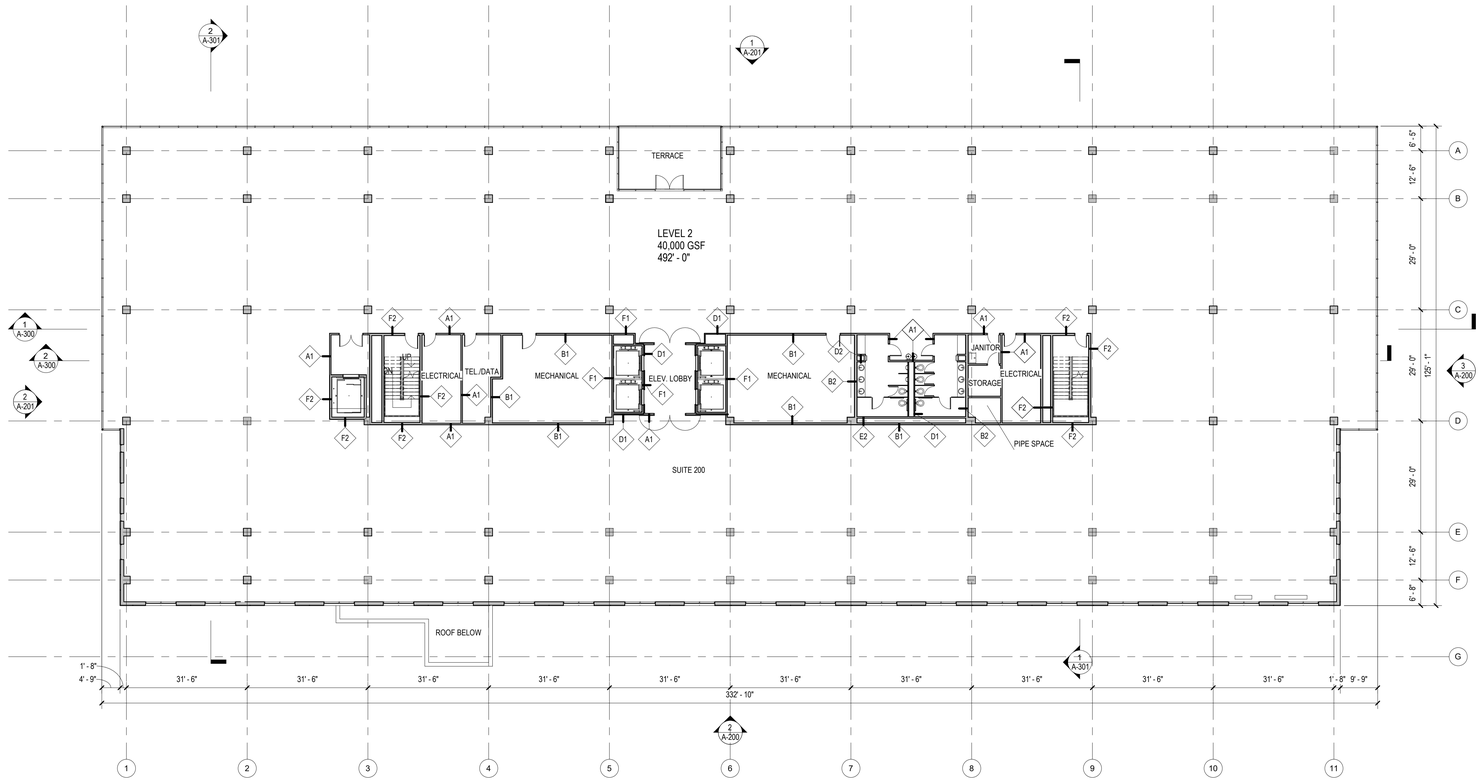
FLOOR PLANS - P1 & P2 / 1ST FLOOR

SCALE: 1/16" = 1'-0"

A-101

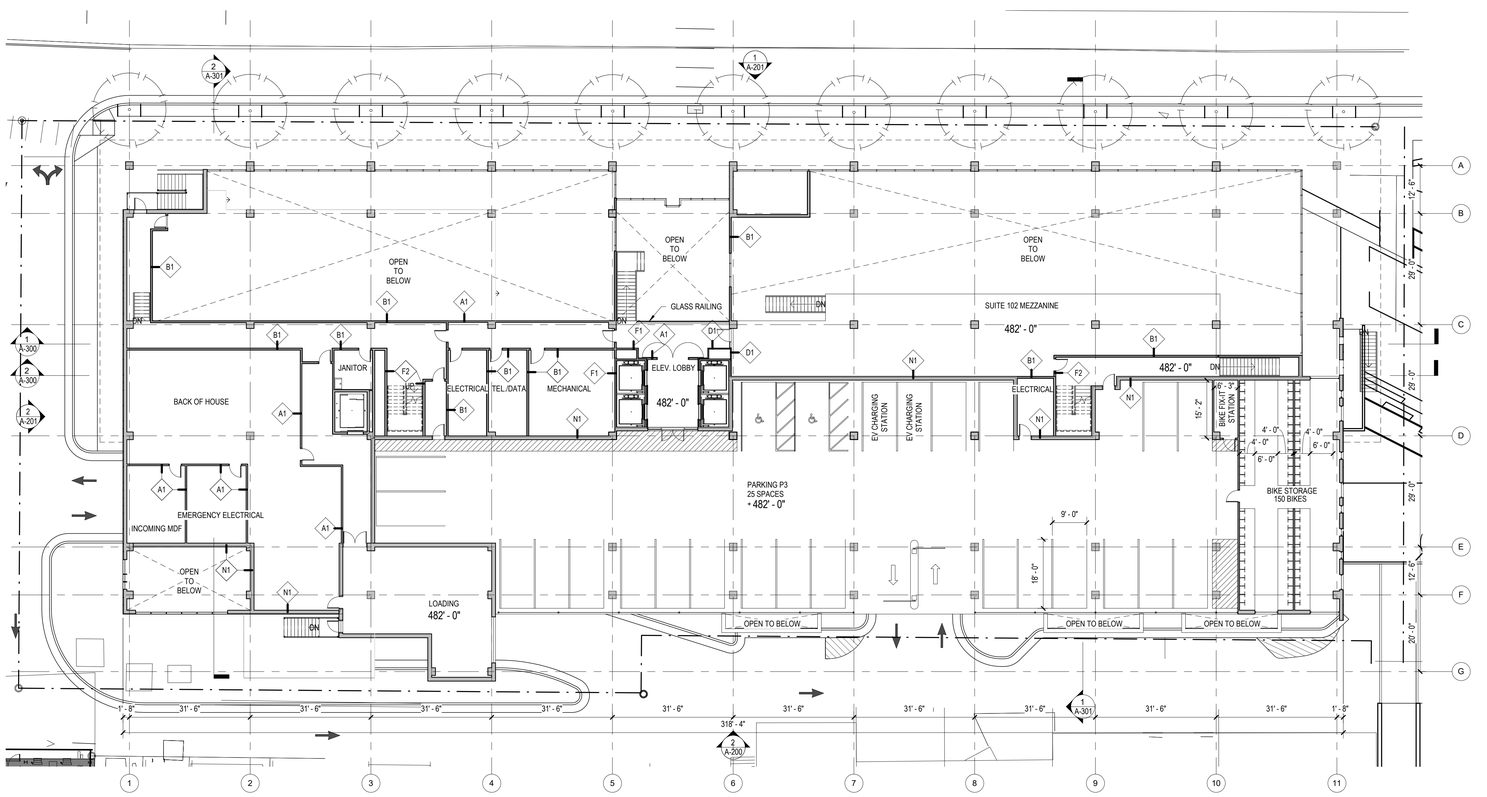
SCHEMATIC DESIGN

JUNE 01, 2021



2 2ND FLOOR

1/16" = 1'-0"



1 P3 / MEZZANINE

1/16" = 1'-0"

C:\REVIT LOCAL\87280 - R19_ Chapel Hill Lab_tfaizi.rvt
7/20/2021 5:51:12 PM

No.	Description	Date

SEAL

KEY PLAN

PERKINS — EASTMAN
555 Fayetteville St., Suite 300
Raleigh, NC 28202

Owner:
GRUBB PROPERTIES
117 EDINBURGH SOUTH DR #110, CARY, NC 27511

Civil / Site:
BALLANTINE ASSOCIATES, PA
221 PROVIDENCE RD, CHAPEL HILL, NC 27514

Landscape:
SURFACE 678
215 MORRIS ST #150, DURHAM, NC 27701

Structural:
LYNCH MYKINS STRUCTURAL ENGINEERS, PC
301 N WEST ST #105, RALEIGH, NC 27603

Mechanical & Plumbing:
NV5
630 DAVIS DRIVE #203, MORRISVILLE, NC 27560

Electrical:
NV5
630 DAVIS DRIVE #203, MORRISVILLE, NC 27560

PROJECT TITLE:

150 E ROSEMARY ST LAB/OFFICE BUILDING

PROJECT No: 87280

DRAWING TITLE:

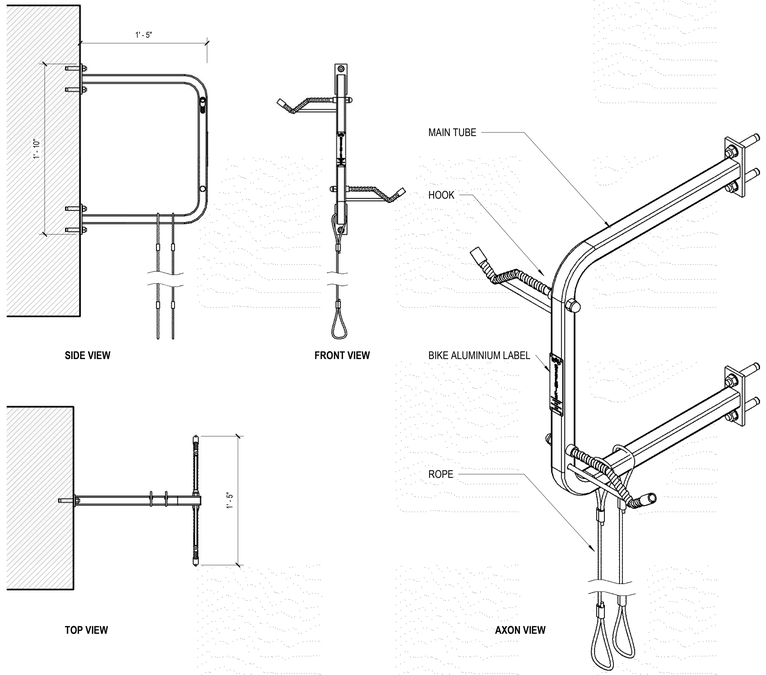
FLOOR PLANS - P3 / MEZZANINE & 2ND FLOOR

SCALE: 1/16" = 1'-0"

A-102

SCHEMATIC DESIGN

JUNE 01, 2021



3D AXON VIEW

1 WALL MOUNT BIKE RACK DETAIL

1 1/2" = 1'-0"

No.	Description	Date

SEAL

KEY PLAN

PERKINS — EASTMAN
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Raleigh, NC 28202

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Civil / Site:
BALLANTINE ASSOCIATES, PA
221 PROVIDENCE RD, CHAPEL HILL, NC 27514

Landscape:
SURFACE 678
215 MORRIS ST #150, DURHAM, NC 27701

Structural:
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301 N WEST ST #105, RALEIGH, NC 27603

Mechanical & Plumbing:
NV5
630 DAVIS DRIVE #203, MORRISVILLE, NC 27560

Electrical:
NV5
630 DAVIS DRIVE #203, MORRISVILLE, NC 27560

PROJECT TITLE:

150 E ROSEMARY ST
LAB/OFFICE BUILDING

PROJECT No: 87280

DRAWING TITLE:

DETAILS

SCALE: 1 1/2" = 1'-0"

A-314

SCHEMATIC DESIGN

JUNE 01, 2021

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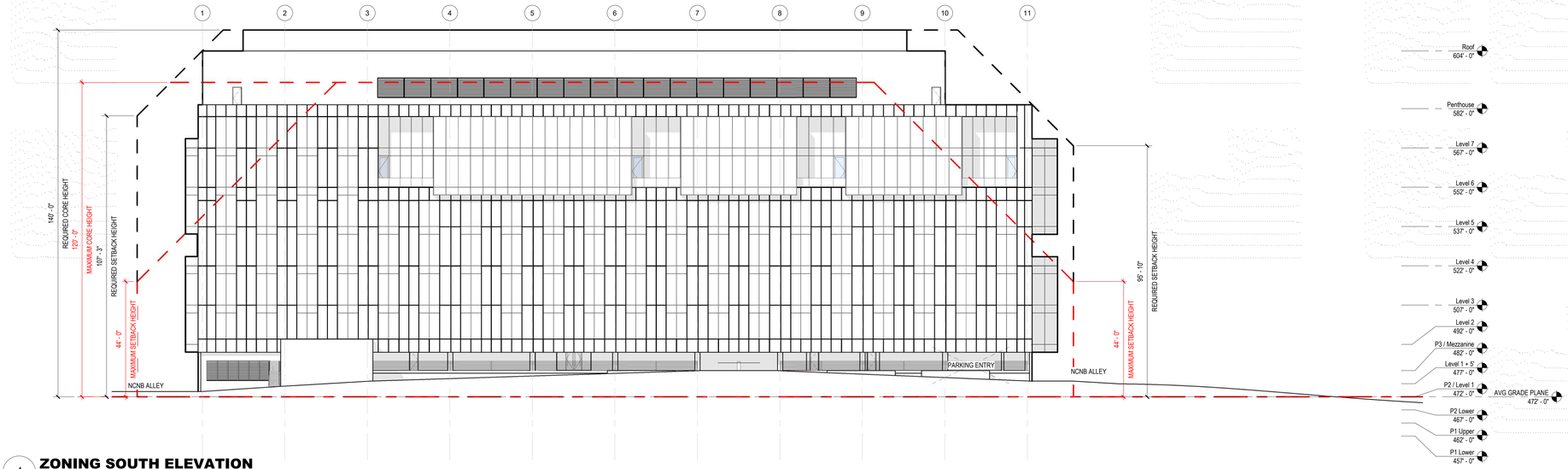
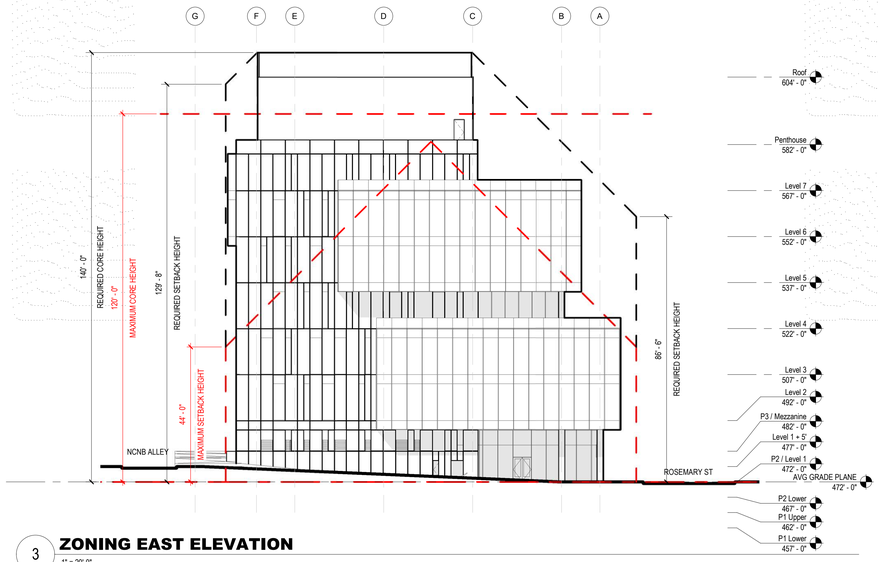


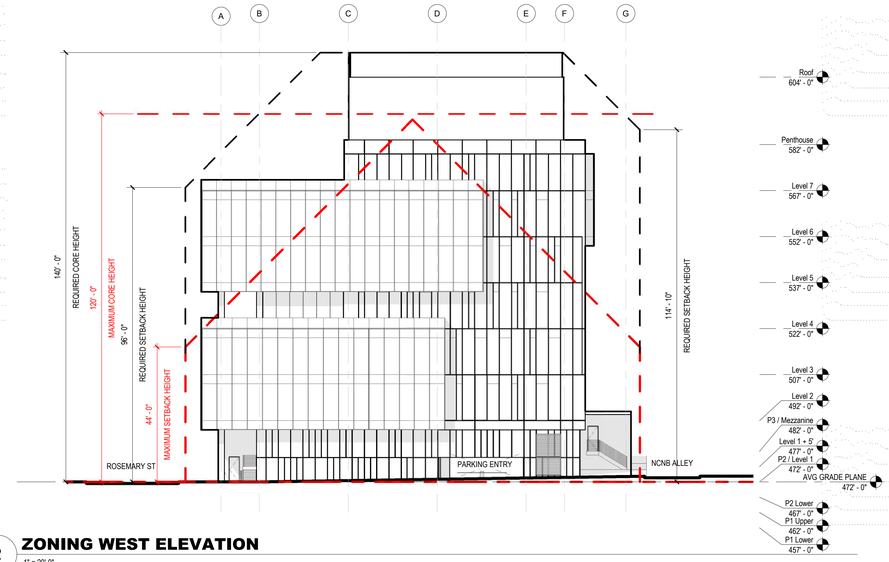
4 ZONING SOUTH ELEVATION

1" = 20'-0"



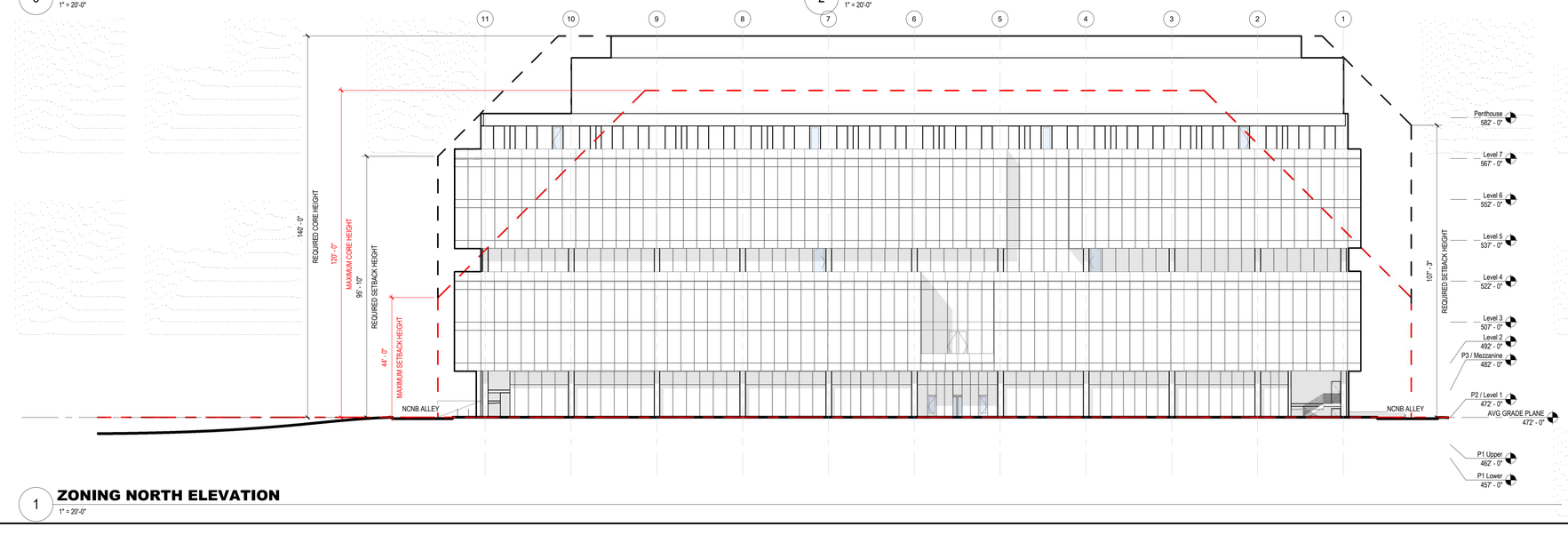
3 ZONING EAST ELEVATION

1" = 20'-0"



2 ZONING WEST ELEVATION

1" = 20'-0"



1 ZONING NORTH ELEVATION

1" = 20'-0"

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No.	Description	Date

SEAL

KEY PLAN

PERKINS EASTMAN
555 Fayetteville St., Suite 300
Raleigh, NC 28202

Owner:
GRUBB PROPERTIES
117 EDINBURGH SOUTH DR #110, CARY, NC 27511

Civil / Site:
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Electrical:
NV5
630 DAVIS DRIVE #203, MORRISVILLE, NC 27560

PROJECT TITLE:

150 E ROSEMARY ST
LAB/OFFICE BUILDING

PROJECT No: 87280

DRAWING TITLE:

ZONING ENVELOPE ELEVATIONS

SCALE: 1" = 20'-0"

Z-110

SCHEMATIC DESIGN

JUNE 01, 2021