



Certificate of Appropriateness Supplemental Requirements

*In addition to Residential Zoning-Building OR Administrative Zoning Compliance Permit Requirements

Certificate of Appropriateness applications are subject to review and approval by the Historic District Commission as well as by Town staff. For assistance with this application, please contact the Chapel Hill Planning Department.

Please submit all materials listed on this sheet, in addition to all materials listed on the Residential Zoning-Building Permit Application Requirements handout or as required on the Administrative Zoning Compliance Permit Application. Materials must be collated and folded to fit into a 12"x 15" envelope. The Historic District Commission meets on the second Thursday of each month. For confirmation of a meeting date and the placement of your request on the agenda, please call the Planning Department.

Required Application Materials

(In addition to Residential Zoning-Building Permit or Administrative Zoning Compliance Permit Requirements)

2 reduced copies of the full ZCP-South submittal package are included, along with project fact sheet.

An Electronic copy of each document is required in addition to paper copies.

Provide a single set of the following materials:

- | | |
|---|--|
| x | 1. Recorded plat or deed verifying property current ownership |
| x | 2. Recorded Plat of easements, right-of-way, and dedications, if applicable |
| x | 3. <u>Mailing of Property Owners</u> , applicable within 100 feet of property boundaries
The Town will prepare a formal notice to be mailed to surrounding property owners about the application. You may find it helpful to discuss the proposed changes with your neighbors in person so you can address their concerns both in your planning and presentation. |
| | 4. <u>Mailing notification fee. The fee per address can be found on the Planning Department's Fee Schedule</u>
Check to be submitted under separate cover from UNC Real Estate Holdings |

Provide 10 collated sets of the following for the Historic District Commission: 2 paper copies are provided per Eric Feld

- | | | |
|----|---|---|
| x | 5. Reduced Site Plan Set (reduced to 8.5"x11") | |
| NA | 6. Building Elevation (label building height from top of roof to finished grade line) | No changes are proposed to existing buildings |
| NA | 7. Floor Plan, only if accessory apartment or within Neighborhood Conservation District | |
| x | 8. Written Description | A narrative describing the overall project including installation of a driveway connection to Cameron Avenue is included. |

Describe all proposed changes to the property, list all materials to be used, and address the criteria (listed below) that the Commission uses to determine appropriateness. Presenting your proposal with these criteria in mind will provide a clear basis for the Commission's deliberations.

- a) The height of the building in relation to the average height of the nearest adjacent and opposite buildings;
- b) The setback and placement of the building on the lot in relation to the average setback and placement of the nearest adjacent and opposite buildings;
- c) The exterior construction materials, including textures and patterns;
- d) The architectural detailing such as lintels, cornices, brick bond, and foundation materials;
- e) The roof shape, form, and materials;
- f) The proportion, shape, location, pattern, and size of any elements of fenestration (windows, doors);
- g) The general form and proportion of the buildings;
- h) The accessory fixtures and other features (including lighting fixtures, hardware, awnings, etc);
- i) The architectural scale in relation to existing structures and surrounding buildings; and
- j) Structural conditions and soundness.

Provide photographs of existing property and elevation drawings of the proposed changes. Depict changes in as much detail as possible, paying special attention to those features which the Commission uses to determine appropriateness. This section of the application allows the Commission to see the current state of the property, to visualize the proposed changes, and to assess the impact. The visual description must include dimensions. For new buildings and major additions, the visual description must include the interior floor plan.

x

9. **Information Regarding Surrounding Properties** A current survey is included.

For new construction or large projects, the applicant is required to provide information on:

- The height of the nearest adjacent and opposite buildings;
- The setback and placement of the nearest adjacent and opposite buildings;
- The scale of the nearest adjacent and opposite buildings, including percentage of lot coverage.

x

10. **Demolition Information (if applicable)** A demolition plan is included

Provide a description of architectural features, additions, remodeling, and any alterations to the structure(s). Make note of any outbuildings on the site plan of the property. Provide a history of the structure, giving the construction date and architect or carpenter, briefly noting any significant events, persons and/or families associated with the property.

Provide current exterior photographs of the property.

123 WEST FRANKLIN STREET PROJECT NARRATIVE

Background

123 West Franklin Street is a comprehensive redevelopment of University Square in the heart of downtown Chapel Hill. The University Square buildings were designed and developed over 40 years ago, resulting in a suburban-styled retail and office center built in a downtown district. As such, the density and configuration of the existing University Square buildings do not support Chapel Hill's goals of a vital, walkable, accessible downtown that attracts both students and town residents to work, shop, dine, etc.

123 West Franklin Street will be developed on approximately 6.15 acres fronting West Franklin Street which is currently occupied by University Square. The project is part of a larger 11.9 acre site which also includes Granville Towers. Granville Towers will remain as student housing and a new driveway will be installed on Cameron Street to connect the development. The driveway at Cameron Avenue lies within the historic district.

The Redevelopment/ Description of Site Changes to Approved SUP

We are proposing to replace the existing University Square buildings, in two phases, with a new mixed-use collection of buildings and common green space. The entire assemblage is designed to emphasize the public realm for the pedestrian and create a series of urban sidewalks, courts, and parks

Vehicular access to and from the site will be provided from two existing curb cuts on Franklin Street and a new curb cut onto Cameron Avenue at the southern edge of the site. Service areas are carefully planned to facilitate efficient movement of supplies and the vehicles that bring them to the site with minimal disruption to pedestrian movement. Parking structures are either screened by housing or incorporated into the façade of proposed buildings to minimize the visual impact of automobile storage.

Phase One (ZCP South/North Demo) of the project includes the installation of the Cameron Avenue connection, private street improvements on the Granville Towers parcel, and demolition of the University Square property. Phase Two (ZCP North, Separate ZCP Application) includes construction of the new buildings and green space in the former University Square location. *Phase One will require no changes to be made to existing building structures (Granville Towers), maintaining the existing building appearance along Cameron Avenue.*

In addition to the proposed entrance to Cameron Avenue (across from Wilson Street), changes visible from the historic district include the removal of existing surface parking spaces near entrance locations, enhanced landscaping and street trees, and installation of decorative light poles in the existing parking lot. Proposed concrete sidewalks are to tie into the existing sidewalk along Cameron Avenue to enhance pedestrian connectivity.

Relocation of existing utilities will be required to install the Cameron Avenue entrance. Negotiations with the Town of Chapel Hill and the utility providers to determine the best location for the entrance is ongoing. Two possible locations have been identified and are presented in this application. Renderings showing views of both scenarios are included for review.



EXISTING CONDITIONS



ENTRANCE - VIEW EAST



ENTRANCE - VIEW NORTH



SPEED
LIMIT
25

ENTRANCE - VIEW WEST



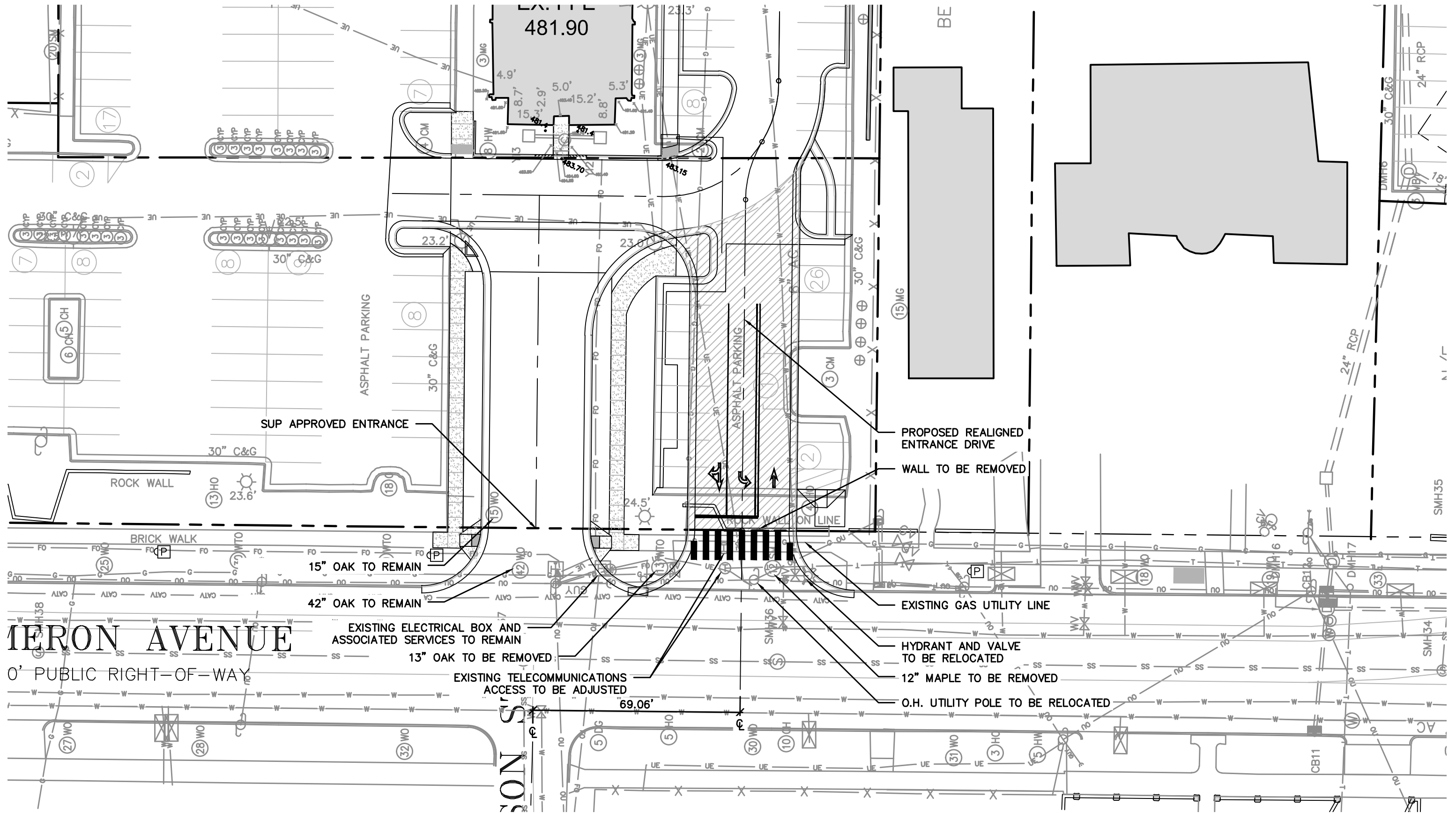
ALTERNATE ENTRANCE - VIEW EAST



ALTERNATE ENTRANCE - VIEW NORTH



ALTERNATE ENTRANCE - VIEW WEST



FRANKLIN AVENUE

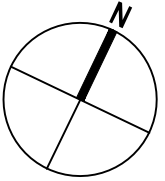
30' PUBLIC RIGHT-OF-WAY

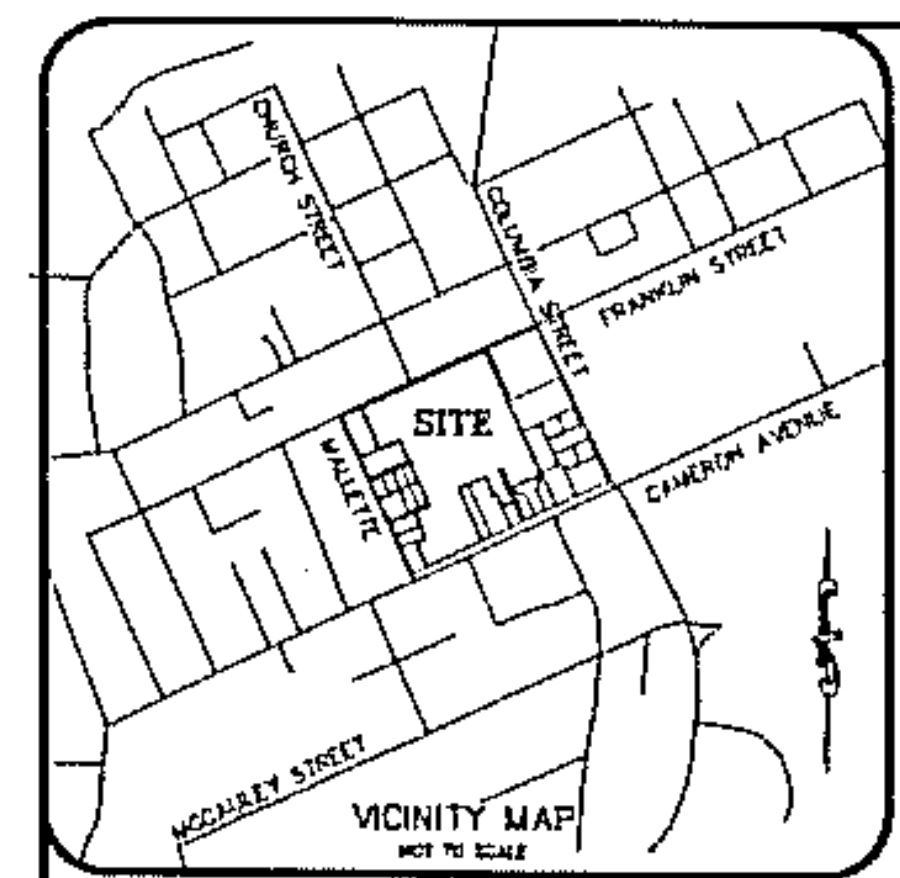


123 W. Franklin St.
NORTHWOOD RAVIN

ALTERNATE CAMERON AVENUE ENTRANCE

Project No. 50293 Issued 8.15.14 SCALE: 1"=30'





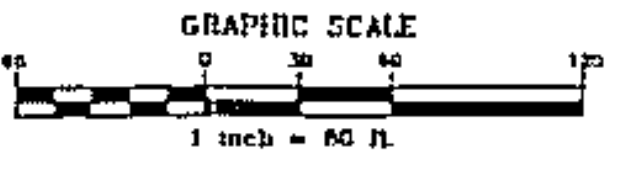
STATE OF NORTH CAROLINA COUNTY OF ORANGE

FILED BOOK/PAGE PAGE 2011 AM/PM

JOYCE A. PERSON REGISTER OF DEEDS ORANGE CO. N.C.

LEGEND

- EXISTING IRON PIPE
- CALCULATED POINT



STATE OF NORTH CAROLINA COUNTY OF ORANGE
 REVIEW OFFICER OF ORANGE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING FOR WHICH THE REVIEW OFFICER HAS RESPONSIBILITY AS PROVIDED BY LAW

REVIEW OFFICER
 ORANGE COUNTY LAND RECORDS / OCS
 DATE OF CERTIFICATION

I, John Prokors, A PROFESSIONAL ENGINEER CERTIFIES THAT J.R.P. IS A PROFESSIONAL ENGINEER OF THE STATE OF NORTH CAROLINA AND LICENSED UNDER THE PROVISIONS OF CHAPTER 89C OF THE GENERAL STATUTES.

THE UNDERSIGNED ENGINEER CERTIFIES THAT TO THE BEST OF MY KNOWLEDGE THESE PLANS AND PLATS OF REH WEST FRANKLIN LAND CONDOMINIUM CONTAIN ALL THE INFORMATION REQUIRED BY SECTIONS 47C-7-105 OF THE GENERAL STATUTES OF THE STATE OF NORTH CAROLINA AND THE FIELD SURVEY PERFORMED BY THE JOHN R. MCADAMS COMPANY DATED 10/12/2010.

THE UNDERSIGNED ENGINEER CERTIFIES THAT HE HAS ACTUALLY OBSERVED THE LAND UNITS AND HAS COMPARED THE SAME WITH THE PLAN OR DRAWING AND THAT SUCH PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION AND UPPER AND LOWER ELEVATIONS, UNIT NUMBERS AND DIVISIONS OF THE LAND UNITS. THE UNITS CREATED HEREBY CONSTITUTE LAND UNITS AS DEFINED IN THE DECLARATION REFERENCED IN PART II HEREIN, THIS ARE NOT "AS SHOWN" UNITS.

(SEAL)
 SIGNED AND SUBSCRIBED BEFORE ME THIS 05 DAY OF DECEMBER 2011.
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 01/01/12
 PRINTED NAME: SCARLETT SCARLETT

JOHN R. PROKORS
 Notary Public
 North Carolina
 Johnston County

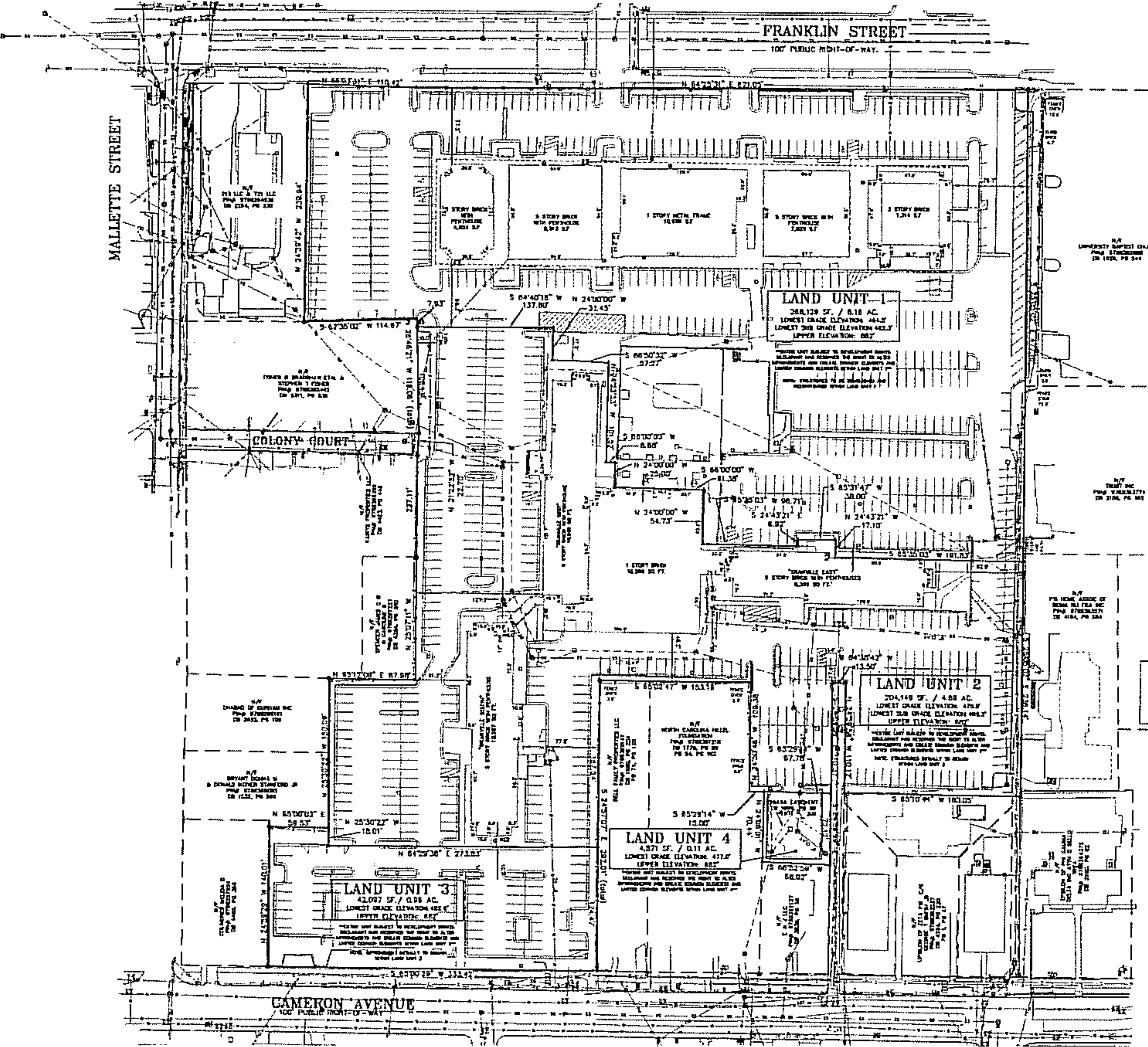


GENERAL NOTES

- THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND.
- BEARINGS FOR THIS SURVEY ARE BASED ON THE GRID (NAD 83).
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- AREAS COMPUTED BY COORDINATE COMPUTATION METHOD.
- THIS SURVEY WAS PERFORMED BASED ON THAT OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY OWNERS POLICY NO. 000017 DATED JULY 1, 2000 - THAT TITLE INFORMATION IS THE SAME AS THE 2000 COMMITMENT WHICH IS DRAWN ON THE ALTA SURVEY - ATTACHED TO THIS DOCUMENT.
- OWNER'S ADDRESS: CHAPEL HILL FOUNDATION REAL ESTATE HOLDINGS INC. 300 SOUTH BUILDING CB #1000 UNC CHAPEL HILL, NORTH CAROLINA 27508-1000
- FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DERIVED BY FIRM: COMMUNITY PANEL NO. 3710878000 EFFECTIVE FEBRUARY 2, 2007.
- ZONING: TC-2 & D-1.
- REFERENCES: PD 1, PG 47; DB 3533, PG 26; PD 84, PG 102; DB 4184, PG 204; DB 3248, PG 132; DB 4480, PG 354; DB 1532, PG 262; DB 3933, PG 109; ORANGE COUNTY REGISTRY ALTA SURVEY LAND TITLE SURVEY FOR UNIVERSITY SQUARE, PERFORMED BY THE JOHN R. MCADAMS COMPANY, INC. DATED 08/17/00, 02/02/08, LAST REVISED OCTOBER 12, 2009.
- ITEMS INDICATED TO BE DEMOLISHED OR TO REMAIN BASED UPON PROPOSED IMPROVEMENTS AS OF THE DATE THIS DOCUMENT IS PREPARED AND IS SUBJECT TO CHANGE. DECLARANT HAS EXPRESS RIGHTS TO ALTER IMPROVEMENTS WITHIN THE UNITS, INCLUDING THE REMOVAL AND REDEVELOPMENT OF STRUCTURES REFERENCED ON THIS PLAN AS INITIALLY TO REMAIN.
- THE DECLARATION CREATING UNIT OWNERSHIP AND ESTABLISHING RESTRICTIONS, COVENANTS AND CONDITIONS FOR REH WEST FRANKLIN LAND CONDOMINIUM IS RECORDED IN BOOK 92, PAGE 128, ORANGE COUNTY REGISTRY.
- PROPERTY PIN NUMBER: 9788-26-8572

SITE LABEL	AREA
LAND UNIT #1	0.16 AC.
LAND UNIT #2	4.59 AC.
LAND UNIT #3	0.96 AC.
LAND UNIT #4	0.11 AC.
TOTAL AREA	5.82 AC.

PARENT - 9788268572
 UNITS - 9788268572.001 thru .004
 mab



I, JOHN R. PROKORS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM FIELD DESCRIPTION PROVIDED IN BOOK AND PAGE J.R.P. SIDDELL; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE J.R.P. SIDDELL; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:20,000; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 05 DAY OF DECEMBER A.D. 2011.
John R. Prokors
 JOHN R. PROKORS PLS L-3297

I, JOHN R. PROKORS, A REGISTERED LAND SURVEYOR LICENSED UNDER THE PROVISIONS OF CHAPTER 89C OF THE GENERAL STATUTES CERTIFY THAT THIS PLAT ACCURATELY DEPICTS THE LEGAL BOUNDARIES AND THE PHYSICAL LOCATION OF THE LAND UNITS AND OTHER IMPROVEMENTS RELATIVE TO THOSE BOUNDARIES.
John R. Prokors
 JOHN R. PROKORS PLS L-3297

TOTAL AREA = 11.92 AC.

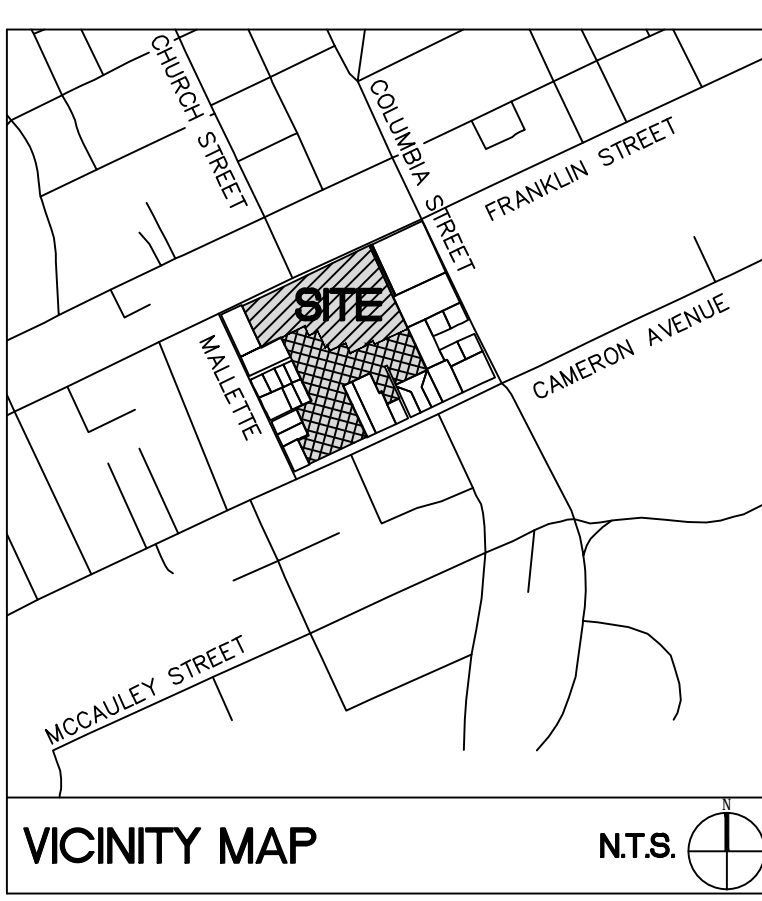
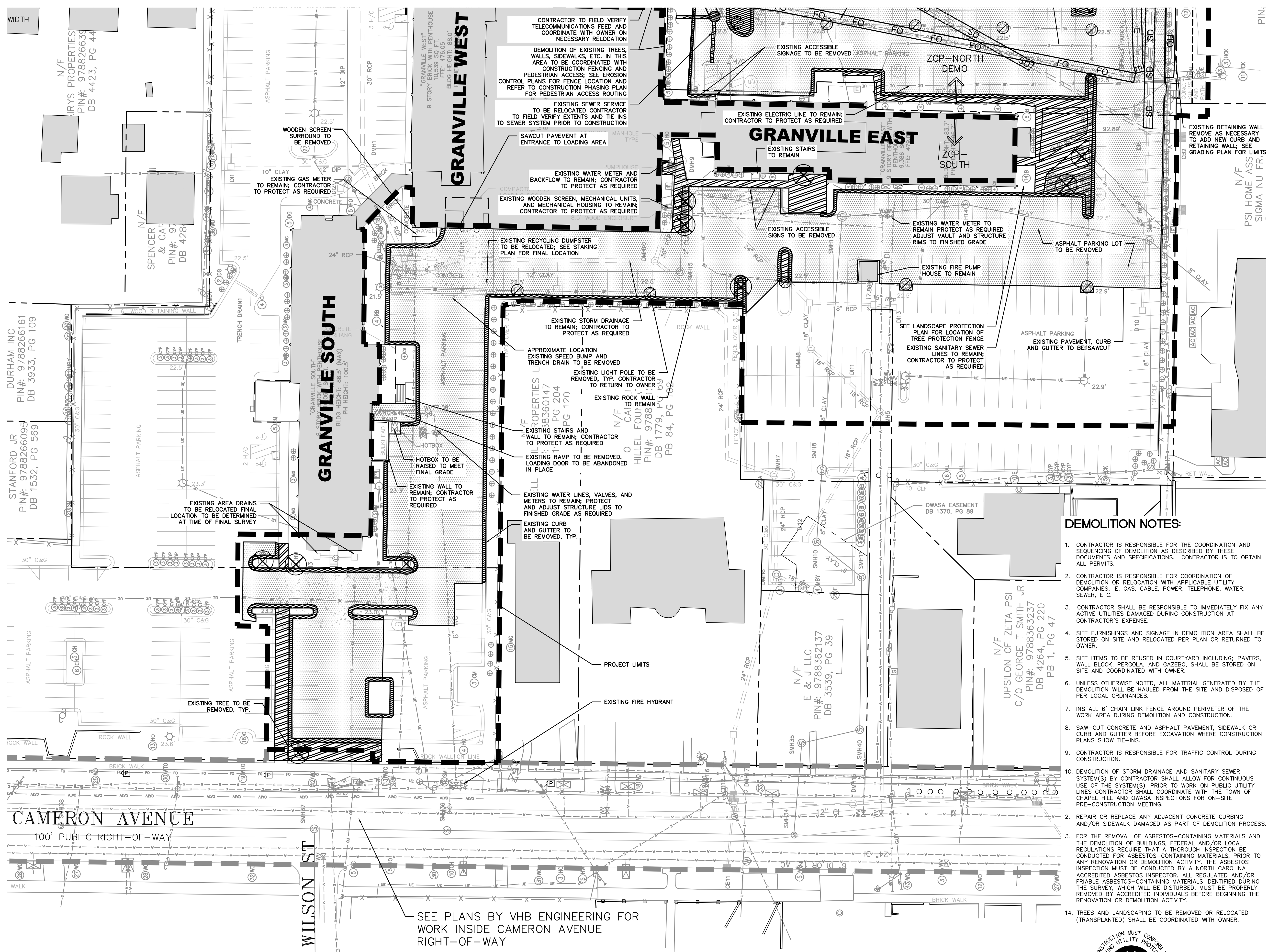
THE JOHN R. MCADAMS COMPANY, INC.
 ENGINEERS • PLANNERS • SURVEYORS • ENVIRONMENTAL
 RESEARCH TRIANGLE PARK & CHAPEL HILL
 2505 Meridian Parkway, Durham, NC 27713
 919-733-6618 • www.johnr-mcadams.com • License No.: L-0213

REVISIONS:
 1. 10/12/11 - REVISED LOT AREA
 2. 10/12/11 - REVISED LOT AREA
 3. 10/12/11 - REVISED LOT AREA

OWNER: CHAPEL HILL FOUNDATION REAL ESTATE HOLDINGS INC.
 300 SOUTH BUILDING CB #1000 UNC CHAPEL HILL, NORTH CAROLINA 27508

REH WEST FRANKLIN LAND CONDOMINIUM
 125 WEST FRANKLIN STREET
 CHAPEL HILL TOWNSHIP, ORANGE COUNTY, NORTH CAROLINA
 Land Condominium Unit Linc Exhibit

PROJECT NO: CSH-11000
 DRAWING NO: CSH-10000-condo
 DESIGNED BY: JRP
 DRAWN BY: EMM
 SCALE: 1" = 60'
 DATE: 10-06-2010
 SHEET NO: CV0.3
 McADAMS



SURVEY DISCLAIMER
 ZCP DOCUMENTS PREPARED USING LATEST AVAILABLE CERTIFIED SURVEY BY JOHN R. MCADAMS COMPANY, INC. DATED 06/17/14 BY ERIC MANTURUK, PLS L-5019. CONTRACTOR TO FIELD VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION.

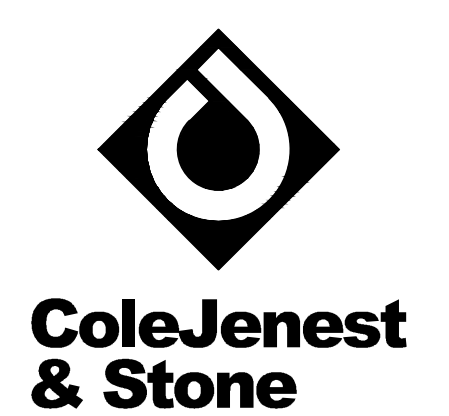
SYMBOL	DETAIL
	PROJECT LIMITS
	ASPHALT TO BE DEMOLISHED
	CURB & GUTTER TO BE DEMOLISHED
	TREE TO BE REMOVED
	LIGHT FIXTURE TO BE REMOVED
	SIDEWALK / CONCRETE / PLANTING AREA TO BE REMOVED
	EXISTING BUILDING TO BE REMOVED
	EXISTING OVERHEAD ELECTRIC TO BE REMOVED / RELOCATED
	EXISTING STORM DRAIN TO BE REMOVED
	EXISTING ELECTRICAL LINES TO BE REMOVED
	EXISTING GAS LINE TO BE REMOVED / RELOCATED
	EXISTING STORM DRAIN TO BE REMOVED
	EXISTING WATERLINE TO BE REMOVED

DEMOLITION NOTES:

- CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND SEQUENCING OF DEMOLITION AS DESCRIBED BY THESE DOCUMENTS AND SPECIFICATIONS. CONTRACTOR IS TO OBTAIN ALL PERMITS.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF DEMOLITION OR RELOCATION WITH APPLICABLE UTILITY COMPANIES, IE, GAS, CABLE, POWER, TELEPHONE, WATER, SEWER, ETC.
- CONTRACTOR SHALL BE RESPONSIBLE TO IMMEDIATELY FIX ANY ACTIVE UTILITIES DAMAGED DURING CONSTRUCTION AT CONTRACTOR'S EXPENSE.
- SITE FURNISHINGS AND SIGNAGE IN DEMOLITION AREA SHALL BE STORED ON SITE AND RELOCATED PER PLAN OR RETURNED TO OWNER.
- SITE ITEMS TO BE REUSED IN COURTYARD INCLUDING; PAVERS, WALL BLOCK, PERGOLA, AND GAZEBO, SHALL BE STORED ON SITE AND COORDINATED WITH OWNER.
- UNLESS OTHERWISE NOTED, ALL MATERIAL GENERATED BY THE DEMOLITION WILL BE HAULED FROM THE SITE AND DISPOSED OF PER LOCAL ORDINANCES.
- INSTALL 6" CHAIN LINK FENCE AROUND PERIMETER OF THE WORK AREA DURING DEMOLITION AND CONSTRUCTION.
- SAW-CUT CONCRETE AND ASPHALT PAVEMENT, SIDEWALK OR CURB AND GUTTER BEFORE EXCAVATION WHERE CONSTRUCTION PLANS SHOW TIE-INS.
- CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL DURING CONSTRUCTION.
- DEMOLITION OF STORM DRAINAGE AND SANITARY SEWER SYSTEM(S) BY CONTRACTOR SHALL ALLOW FOR CONTINUOUS USE OF THE SYSTEM(S). PRIOR TO WORK ON PUBLIC UTILITY LINES CONTRACTOR SHALL COORDINATE WITH THE TOWN OF CHAPEL HILL AND OWASA INSPECTIONS FOR ON-SITE PRE-CONSTRUCTION MEETING.
- REPAIR OR REPLACE ANY ADJACENT CONCRETE CURBING AND/OR SIDEWALK DAMAGED AS PART OF DEMOLITION PROCESS.
- FOR THE REMOVAL OF ASBESTOS-CONTAINING MATERIALS AND THE DEMOLITION OF BUILDINGS, FEDERAL AND/OR LOCAL REGULATIONS REQUIRE THAT A THOROUGH INSPECTION BE CONDUCTED FOR ASBESTOS-CONTAINING MATERIALS. PRIOR TO ANY RENOVATION OR DEMOLITION ACTIVITY, THE ASBESTOS INSPECTION MUST BE CONDUCTED BY A NORTH CAROLINA ACCREDITED ASBESTOS INSPECTOR. ALL REGULATED AND/OR FRAGILE ASBESTOS-CONTAINING MATERIALS IDENTIFIED DURING THE SURVEY, WHICH WILL BE DISTURBED, MUST BE PROPERLY REMOVED BY ACCREDITED INDIVIDUALS BEFORE BEGINNING THE RENOVATION OR DEMOLITION ACTIVITY.
- TREES AND LANDSCAPING TO BE REMOVED OR RELOCATED (TRANSPLANTED) SHALL BE COORDINATED WITH OWNER.

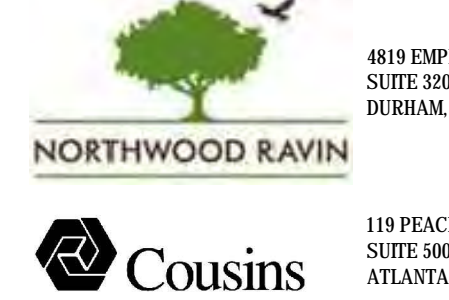


- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND TOWN OF CHAPEL HILL SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.



ColeJenest & Stone
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 Land Planning
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 + Civil Engineering
 + Urban Design

119 East Hargett Street, Suite 300
 Raleigh, North Carolina 27601
 p# 919 719 1800 f# 919 719 1819
 url# www.colejeneststone.com



123 WEST FRANKLIN STREET
 CHAPEL HILL, NORTH CAROLINA



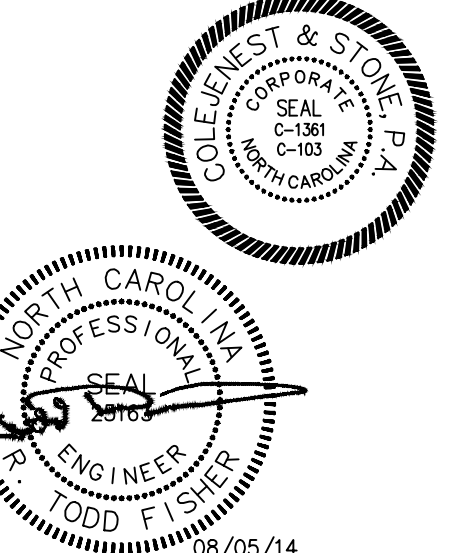
DEMOLITION PLAN - SOUTH

Project No.
50293.03
 Issued
 08/05/14
ZCP SOUTH / ZCP NORTH DEMO

Revised

ORANGE COUNTY SOLID WASTE NOTES:

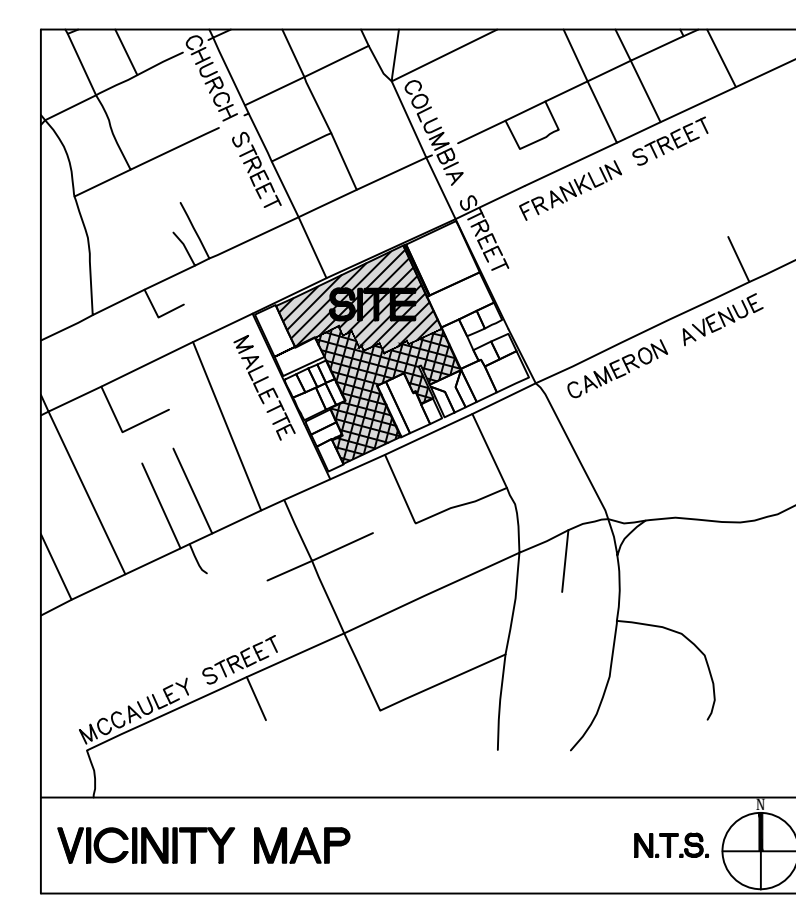
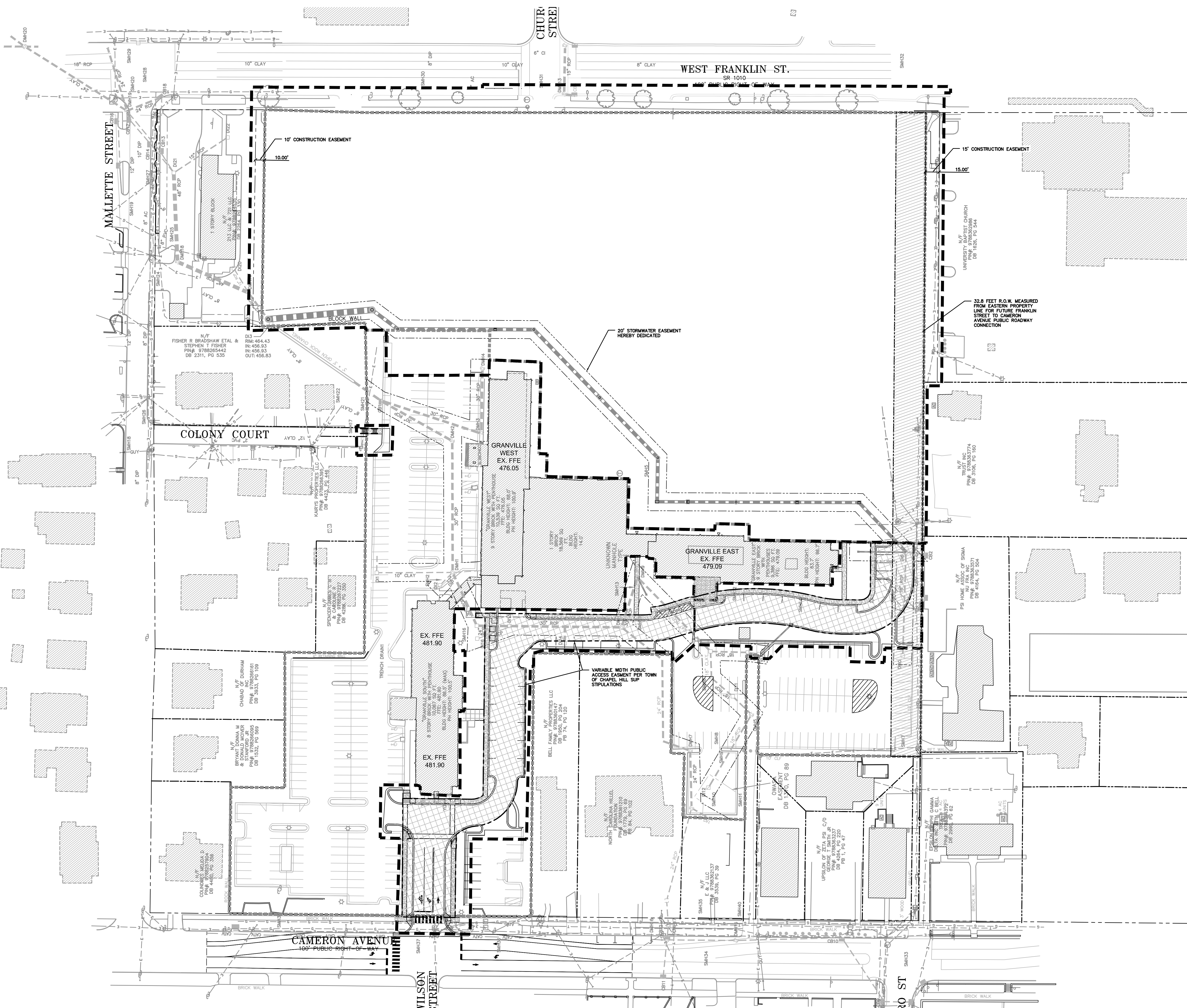
- ALL STRUCTURES 500 SQUARE FEET AND LARGER IN SIZE SHALL BE ASSESSED PRIOR TO DEMOLITION TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO) AND TO ASSESS THE POTENTIAL FOR DE-CONSTRUCTION AND/OR THE RE-USE OF SALVAGEABLE MATERIALS.
- BY ORANGE COUNTY ORDINANCE, CLEAN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



FOR PERMIT REVIEW ONLY
 SCALE: 1" = 30'
 0 15 30 60

CV1.0

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 ColeJenest & Stone, P.A. 2014 ©



SURVEY DISCLAIMER
 TOPOGRAPHIC SURVEY ISSUE DATE MAY 05, 2011 BY
 MCADAMS 2305 MERIDIAN PARKWAY DURHAM, NC 27709.
 SURVEY REVISED MAY XX, 2014.

LEGEND

SYMBOL	DETAIL
	EXISTING WATER MAIN
	EXISTING SAN. SWR. LINE AND MANHOLE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE/LATERAL
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
	PROPOSED GATE VALVE
	S.U.P. DELINEATION LIMITS LINE, SEE DTL. 2/CV1.0
	PUBLIC ACCESS EASEMENT
	RIGHT-OF-WAY CONNECTION

ColeJenest & Stone

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 Realizing the Possibilities

Land Planning
 + Landscape Architecture
 + Civil Engineering
 + Urban Design

119 East Hargett Street, Suite 300
 Raleigh, North Carolina 27601

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 url# www.colejeneststone.com

DETAIL

NORTHWOOD RAVIN 4819 EMPEROR BLVD. SUITE 320 DURHAM, NC 27705

Cousins 119 PEACHTREE ST. NE SUITE 500 ATLANTA, GA 30303

123 WEST FRANKLIN STREET
 CHAPEL HILL, NORTH CAROLINA

Engineering NC, PC
 Transportation Land Development Environmental Services
 4009 WestChase Blvd., Suite 530
 Raleigh, North Carolina 27607
 919.829.0328 • FAX 919.829.0329
 NC License No.: C-3705

EASEMENT AND ROW PLAN

Project No. 50293.03

Issued 06/17/14

ZCP SOUTH / ZCP NORTH DEMO

Revised

FOR PRELIMINARY PLAN REVIEW ONLY

SCALE: 1"=50'

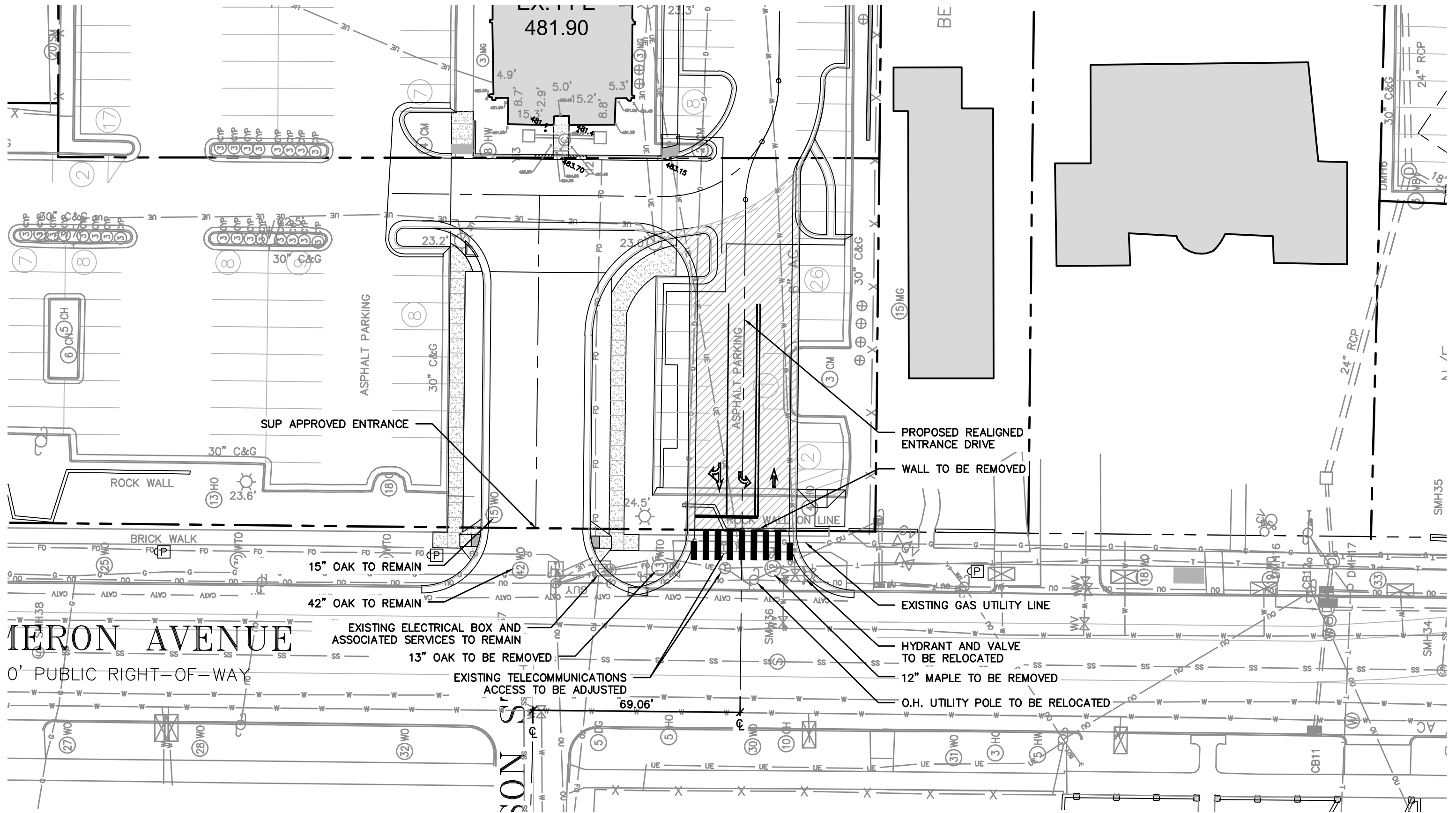
0 25 50 100

CV5.2

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ColeJenest & Stone, P.A. 2014 ©

Structure	Room	INVERT IN	INVERT IN	INVERT IN	INVERT OUT
DB1	472.14	483.22			483.14
DB2	472.03	483.14			483.03
DB3	471.92	483.03			482.92
DB4	471.81	482.92			482.81
DB5	471.70	482.81			482.70
DB6	471.59	482.70			482.59
DB7	471.48	482.59			482.48
DB8	471.37	482.48			482.37
DB9	471.26	482.37			482.26
DB10	471.15	482.26			482.15
DB11	471.04	482.15			482.04
DB12	470.93	482.04			481.93
DB13	470.82	481.93			481.82
DB14	470.71	481.82			481.71
DB15	470.60	481.71			481.60
DB16	470.49	481.60			481.49
DB17	470.38	481.49			481.38
DB18	470.27	481.38			481.27
DB19	470.16	481.27			481.16
DB20	470.05	481.16			481.05
DB21	469.94	481.05			480.94
DB22	469.83	480.94			480.83
DB23	469.72	480.83			480.72
DB24	469.61	480.72			480.61
DB25	469.50	480.61			480.50
DB26	469.39	480.50			480.39
DB27	469.28	480.39			480.28
DB28	469.17	480.28			480.17
DB29	469.06	480.17			480.06
DB30	468.95	480.06			479.95
DB31	468.84	479.95			479.84
DB32	468.73	479.84			479.73
DB33	468.62	479.73			479.62
DB34	468.51	479.62			479.51
DB35	468.40	479.51			479.40
DB36	468.29	479.40			479.29
DB37	468.18	479.29			479.18
DB38	468.07	479.18			479.07
DB39	467.96	479.07			478.96
DB40	467.85	478.96			478.85
DB41	467.74	478.85			478.74
DB42	467.63	478.74			478.63
DB43	467.52	478.63			478.52
DB44	467.41	478.52			478.41
DB45	467.30	478.41			478.30
DB46	467.19	478.30			478.19
DB47	467.08	478.19			478.08
DB48	466.97	478.08			477.97
DB49	466.86	477.97			477.86
DB50	466.75	477.86			477.75
DB51	466.64	477.75			477.64
DB52	466.53	477.64			477.53
DB53	466.42	477.53			477.42
DB54	466.31	477.42			477.31
DB55	466.20	477.31			477.20
DB56	466.09	477.20			477.09
DB57	465.98	477.09			476.98
DB58	465.87	476.98			476.87
DB59	465.76	476.87			476.76
DB60	465.65	476.76			476.65
DB61	465.54	476.65			476.54
DB62	465.43	476.54			476.43
DB63	465.32	476.43			476.32
DB64	465.21	476.32			476.21
DB65	465.10	476.21			476.10
DB66	464.99	476.10			475.99
DB67	464.88	475.99			475.88
DB68	464.77	475.88			475.77
DB69	464.66	475.77			475.66
DB70	464.55	475.66			475.55
DB71	464.44	475.55			475.44
DB72	464.33	475.44			475.33
DB73	464.22	475.33			475.22
DB74	464.11	475.22			475.11
DB75	464.00	475.11			475.00
DB76	463.89	474.99			474.89
DB77	463.78	474.88			474.78
DB78	463.67	474.77			474.67
DB79	463.56	474.66			474.56
DB80	463.45	474.55			474.45
DB81	463.34	474.44			474.34
DB82	463.23	474.33			474.23
DB83	463.12	474.22			474.12
DB84	463.01	474.11			474.01
DB85	462.90	474.00			473.90
DB86	462.79	473.89			473.79
DB87	462.68	473.78			473.68
DB88	462.57	473.67			473.57
DB89	462.46	473.56			473.46
DB90	462.35	473.45			473.35
DB91	462.24	473.34			473.24
DB92	462.13	473.23			473.13
DB93	462.02	473.12			473.02
DB94	461.91	473.01			472.91
DB95	461.80	472.90			472.80
DB96	461.69	472.79			472.69
DB97	461.58	472.68			472.58
DB98	461.47	472.57			472.47
DB99	461.36	472.46			472.36
DB100	461.25	472.35			472.25
DB101	461.14	472.24			472.14
DB102	461.03	472.13			472.03
DB103	460.92	472.02			471.92
DB104	460.81	471.91			471.81
DB105	460.70	471.80			471.70
DB106	460.59	471.69			471.59
DB107	460.48	471.58			471.48
DB108	460.37	471.47			471.37
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DB112	459.93	471.03			470.93
DB113	459.82	470.92			470.82
DB114	459.71	470.81			470.71
DB115	459.60	470.70			470.60
DB116	459.49	470.59			470.49
DB117	459.38	470.48			470.38
DB118	459.27	470.37			470.27
DB119	459.16	470.26			470.16
DB120	459.05	470.15			470.05
DB121	458.94	470.04			469.94
DB122	458.83	469.93			469.83
DB123	458.72	469.82			469.72
DB124	458.61	469.71			469.61
DB125	458.50	469.60			469.50
DB126	458.39	469.49			469.39
DB127	458.28	469.38			469.28
DB128	458.17	469.27			469.17
DB129	458.06	469.16			469.06
DB130	457.95	469.05			468.95
DB131	457.84	468.94			468.84
DB132	457.73	468.83			468.73
DB133	457.62	468.72			468.62
DB134	457.51	468.61			468.51
DB135	457.40	468.50			468.40
DB136	457.29	468.39			468.29
DB137	457.18	468.28			468.18
DB138	457.07	468.17			468.07
DB139	456.96	468.06			467.96
DB140	456.85	467.95			467.85
DB141	456.74	467.84			467.74
DB142	456.63	467.73			467.63
DB143	456.52	467.62			467.52
DB144	456.41	467.51			467.41
DB145	456.30	467.40			467.30
DB146	456.19	467.29			467.19
DB147	456.08	467.18			467.08
DB148	455.97	467.07			466.97
DB149	455.86	466.96			466.86
DB150	455.75	466.85			466.75
DB151	455.64	466.74			466.64
DB152	455.53	466.63			466.53
DB153	455.42	466.52			466.42
DB154	455.31	466.41			466.31
DB155	455.20	466.30			466.20
DB156	455.09	466.19			466.09
DB157	454.98	466.08			465.98
DB158	454.87	465.97			465.87
DB159	454.76	465.86			465.76
DB160	454.65	465.75			465.65
DB161	454.54	465.64			465.54
DB162	454.43	465.53			465.43
DB163	454.32	465.42			465.32
DB164	454.21	465.31			465.21
DB165	454.10	465.20			465.10
DB166	453.99	465.09			464.99
DB167	453.88	464.98			464.88
DB168	453.77	464.87			464.77
DB169	453.66	464.76			464.66
DB170	453.55	464.65			464.55
DB171	453.44	464.54			464.44
DB172	453.33	464.43			464.33
DB173	453.22	464.32			464.22
DB174	453.11	464.21			464.11
DB175	453.00	464.10			464.00
DB176	452.89	463.99			463.89
DB177	452.78	463.88			463.78
DB178	452.67	463.77			463.67
DB179	452.56	463.66			463.56
DB180	452.45	463.55			463.45
DB181	452.34	463.44			463.34
DB182	452.23	463.33			463.23
DB183	452.12	463.22			463.12
DB184	452.01	463.11			463.01
DB185	451.90	463.00			462.90
DB186	451.79	462.89			462.79
DB187	451.68	462.78			462.68
DB188	451.57	462.67			462.57
DB189	451.46	462.56			462.46
DB190	451.35	462.45			462.35
DB191	451.24	462.34			462.24
DB192	451.13	462.23			462.13
DB193	451.02	462.12			462.02
DB194	450.91	462.01			461.91
DB195	450.80	461.90			461.80
DB196	450.69	461.79			461.69
DB197	450.58	461.68			461.58
DB198	450.47	461.57			461.47
DB199	450.36	461.46			461.36
DB200	450.25	461.35			461.25
DB201	450.14	461.24			461.14
DB202	450.03	461.13			461.03
DB203	449.92	461.02			460.92
DB204	449.81	460.91			460.81
DB205	449.70	460.80			460.70
DB206	449.59	460.69			460.59
DB207	449.48	460.58			460.48
DB208	449.37	460.47			460.37
DB209	449.26	460.36			460.26
DB210	449.15	460.25			460.15
DB211	449.04	460.14			460.04
DB212	448.93	460.03			459.93
DB213	448.82	459.92			459.82
DB214	448.71	459.81			459.71
DB215	448.60	459.70			459.60
DB216	448.49	459.59			459.49
DB217	448.38	459.48			459.38
DB218	448.27	459.37			459.27
DB219	448.16	459.26			459.16
DB220	448.05	459.15			459.05
DB221	447.94	459.04			458.94
DB222	447.83	458.93			458.83
DB223	447.72	458.82			458.72
DB224	447.61	458.71			458.61
DB225	447.50	458.60			458.50
DB226	44				



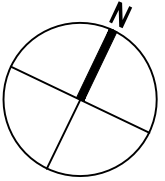
FRANKLIN AVENUE

30' PUBLIC RIGHT-OF-WAY

123 W. Franklin St.
NORTHWOOD RAVIN

ALTERNATE CAMERON AVENUE ENTRANCE

Project No. 50293 Issued 8.15.14 SCALE: 1"=30'



123 Franklin Street Redevelopment

ZCP-South : Historic District Commission Application

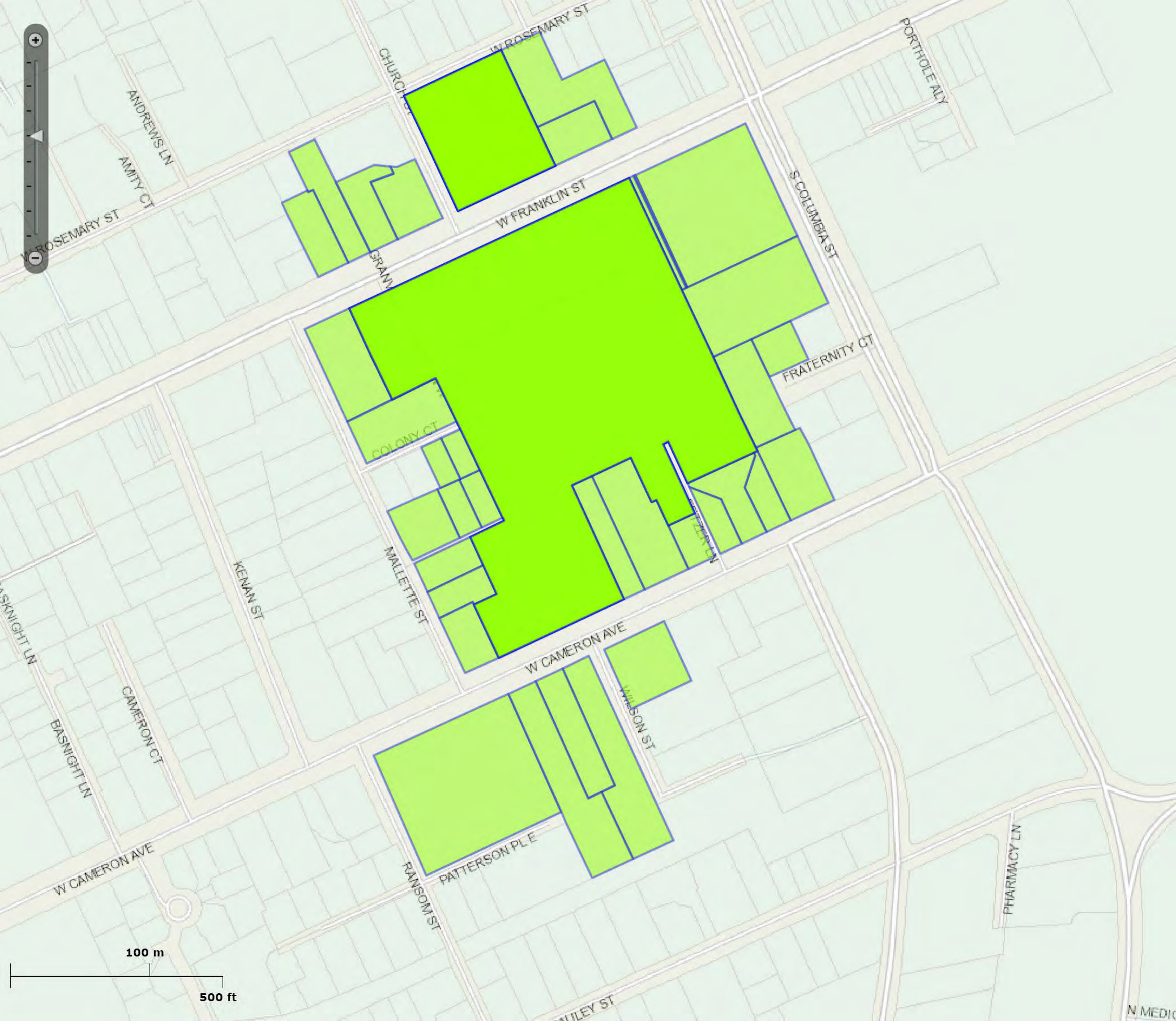
2014 Mailing Notification List

<u>Parcel No.</u>	<u>Owner Name</u>	<u>Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
9788268572	GRANVILLE TOWERS LLC	300 SOUTH BLDG CB#1000 UNC	CHAPEL HILL	NC	275991000
9788268572	REAL ESTATE HOLDINGS INC CHAPEL HILL FOUNDATION	300 SOUTH BLDG CB#1000 UNC	CHAPEL HILL	NC	275991000
9788278230	CHAPEL HILL TOWN OF	405 MARTIN LUTHER KING JR BLVD	CHAPEL HILL	NC	27514
9788362986	CHURCH UNIVERSITY BAPTIST	100 S COLUMBIA ST	CHAPEL HILL	NC	27514
9788263998	OF NORTH CAROLINA STATE	P O BOX 629	RALEIGH	NC	276020629
9788361858	BANK CENTRAL CAROLINA	919 E MAIN ST HDQ 8614	RICHMOND	VA	23219
9788263876	JAMES M RUMFELT	P O BOX 520	SNOW CAMP	NC	273490520
9788361210	FOUNDATION NORTH CAROLINA HILLEL	210 W CAMERON ST	CHAPEL HILL	NC	27516
9788364372	INC EPSILON OF PHI GAMMA DELTA	301 RAMBLEWOOD DRIVE	RALEIGH	NC	27609
9788350684	OF NORTH CAROLINA STATE	1321 MAIL SERVICE CENTER	RALEIGH	NC	276991321
9788259770	OF NORTH STATE STATE	1321 MAIL SERVICE CENTER	RALEIGH	NC	276991321
9788279172	LLC 126 WEST FRANKLIN	502 DOGWOOD DR	CHAPEL HILL	NC	27516
9788264535	LLC 213 LLC & 721	121 S ESTES DR STE 101	CHAPEL HILL	NC	27514
9788266395	LLC KAIRYS PROPERTIES	721 MT CARMEL CHURCH RD	Chapel Hill	NC	27517
9788266352	BARBARA NEVILLE JONES	625 CEDAR CLUB CIRCLE	CHAPEL HILL	NC	27517
9788267227	JAMES C III SPENCER CAROLINE R SPENCER	121 MALLETT STREET	CHAPEL HILL	NC	27516
9788266284	ISABELLE S LEWIS	123 MALLETT ST	CHAPEL HILL	NC	27516
9788364217	SANTRA TRUSTEE PILLER STEVE CALLAS TRUSTEE	12424 WILSHIRE BLVD #1150	LOS ANGELES	CA	90025
9788363237	PSI UPSILON OF ZETA	PO BOX 32249	RALEIGH	NC	27622
9788362292	INC ALPHA MU HOUSING FOUNDATION	1027 VANCE STC/O BENJAMIN CONE III	RALEIGH	NC	27608
9788266161	INC CHABAD OF DURHAM	501 N ESTES DR	CHAPEL HILL	NC	27514
9788266095	DONNA M BRYANT DONALD M JR STANFORD	129 MALLETT ST	CHAPEL HILL	NC	275162531
9788257904	MELIDA D COLINDRES	643 WELLINGTON DR	CHAPEL HILL	NC	27514
9788257528	INC ALPHA SIGMA OF CHI PSI	PO BOX 886	CHAPEL HILL	NC	27514
9788351837	CAROLINA STATE OF NORTH	1321 MAIL SERVICE CENTER	RALEIGH	NC	276991321
9788279260	LLC E A P WALKER	P O BOX 506	HILLSBOROUGH	NC	272780506
9788265985	PARTNERS WEST FRANKLIN PRESERVATION	106 SILO DR	CHAPEL HILL	NC	27514
9788364642	INC TAU CHAPTER HOLDING CORP	PO BOX 4633	CHAPEL HILL	NC	27515
9788265442	R BRADSHAW ETAL FISHER STEPHEN T FISHER	2804 WINNINGHAM RD	CHAPEL HILL	NC	27516
9788362137	LLC E & J	P O DRAWER 1475	KINSTON	NC	28503
9788363571	INC PSI HOME ASSOC OF SIGMA NU FRA	PO BX 3657	CHAPEL HILL	NC	27514
9788360147	LLC BELL FAMILY PROPERTIES	PO BOX 1113	CHAPEL HILL	NC	27514
9788361849	OF CHAPEL HILL TOWN	405 MARTIN LUTHER KING JR BLVD	CHAPEL HILL	NC	27514
9788363774	INC 114 SOUTH COLUMBIA STREET TRUST	PO BOX 3390	Chapel Hill	NC	27515

Total Property owners = 34

Fee per Address = \$0.76

Total Mailing Notification Fee = \$25.84



100 m
500 ft

W ROSEMARY ST
ANDREWS LN
AMITY CT

CHURCH ST
W ROSEMARY ST

W FRANKLIN ST

S COLUMBIA ST

PORTHOLE ALY

GRANT

FRATERNITY CT

COLONY CT

MALLETTE ST

W CAMERON AVE

WASKNIGHT LN

KENAN ST

CAMERON CT

BASKNIGHT LN

W CAMERON AVE

RANSOM ST

PATTERSON PL E

WILSON ST

PHARMACY LN

VILEY ST

N MEDIC