

# West Rosemary Street Hotel

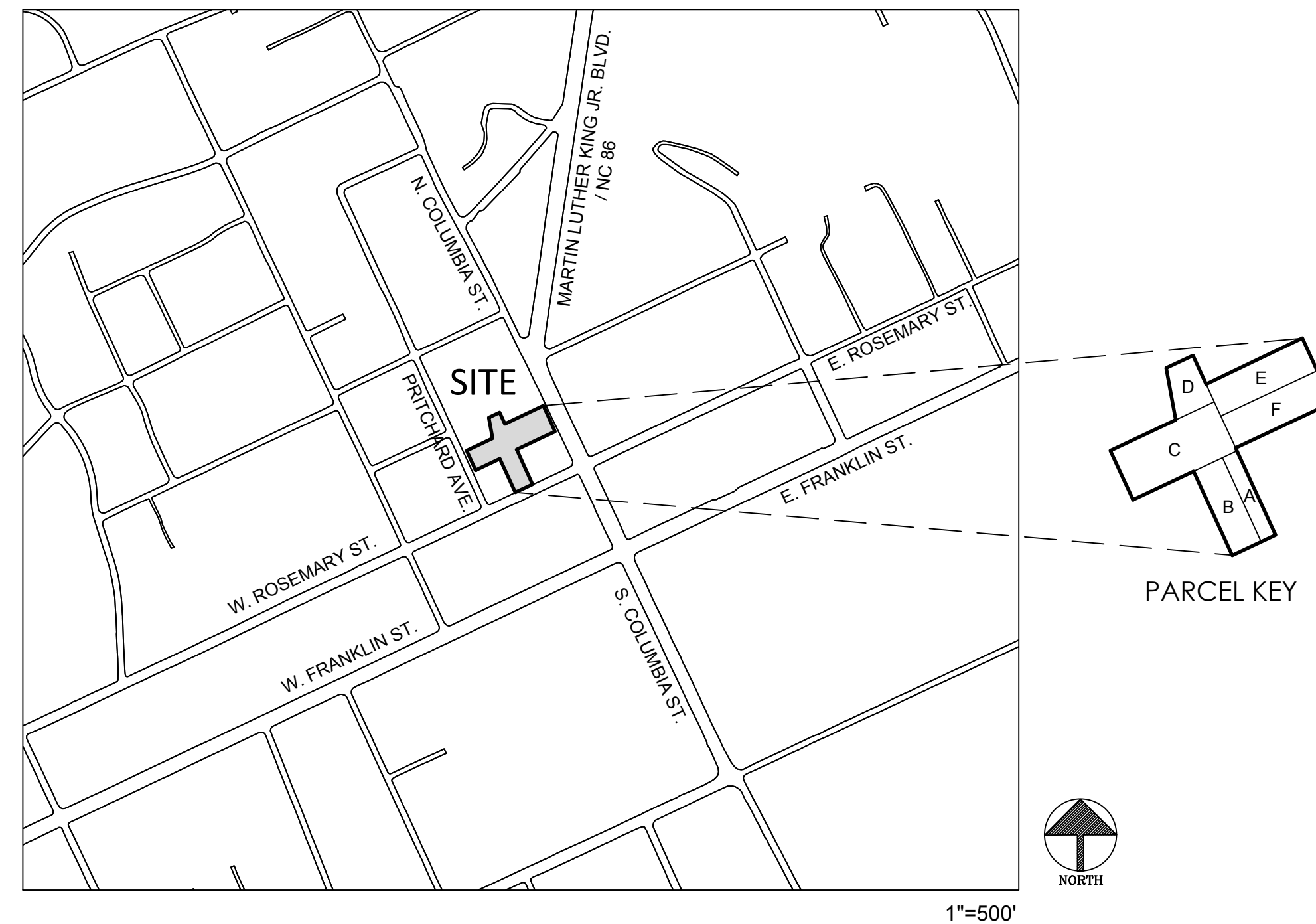
CONCEPT PLAN APPLICATION  
CHAPEL HILL, NORTH CAROLINA

**CONTRACT PURCHASER / CLIENT:**

SMART OLYMPIA CAROLINA LLC  
20600 CHAGRIN BOULEVARD, SUITE 705  
SHAKER HEIGHTS, OH 44122  
214-533-0500  
CONTACT: ED SMALL

**APPLICANT / CONSULTANT:**

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



**LIST OF SHEETS:**

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

**PROJECT DATA:**

PARCEL A:	ADDRESS PIN OWNER ACREAGE ZONING	108 WEST ROSEMARY STREET 9788-37-0680 JOSEPH POLCARO TRUSTEE 3,624.9 SF TC-2
PARCEL B:	ADDRESS PIN OWNER ACREAGE ZONING	114 WEST ROSEMARY STREET 9788-37-0549 JOSEPH POLCARO TRUSTEE 7,249.8 SF TC-2
PARCEL C:	ADDRESS PIN OWNER ACREAGE ZONING	208 PRITCHARD AVENUE 9788-27-9667 JOSEPH POLCARO TRUSTEE 15,262.3 SF R-3
PARCEL D:	ADDRESS PIN OWNER ACREAGE ZONING	N/A (NO STREET FRONTAGE) 9788-27-9700 JOSEPH POLCARO TRUSTEE 4,527.3 SF R-3
PARCEL E:	ADDRESS PIN OWNER ACREAGE ZONING	205 NORTH COLUMBIA STREET 9788-37-0721 JOSEPH POLCARO TRUSTEE 9,320.0 SF OI-1
PARCEL F:	ADDRESS PIN OWNER ACREAGE ZONING	205 NORTH COLUMBIA STREET 9788-37-0647 JOSEPH POLCARO TRUSTEE 9,166.9 SF TC-2
GROSS LAND AREA:		49,151.2 SF / 1,128 AC
LAND USE:	EXISTING PROPOSED	VACANT COMMERCIAL, CONVERTED RESIDENCES, ONE SINGLE FAMILY RESIDENTIAL HOTEL
ZONING:	PROPOSED	OI REZONE TO TC-2 R-3 REZONE TO TC-2
ALLOWABLE FAR FOR PROPOSED ZONE:		1.97 MAX.
EXISTING BUILDINGS:		- 1,250 SF ONE STORY BRICK BUILDING TO BE REMOVED - 1,114 SF TWO STORY WOOD FRAME HOUSE TO BE REMOVED - 1,435 SF TWO STORY WOOD FRAME HOUSE TO BE REMOVED
PROPOSED BUILDINGS:	HOTEL	+/- 25,300 SF FOOTPRINT (+/- 95,000 SF TOTAL) +/- 140 ROOMS
BUILDING HEIGHT:		4-7 STORIES
VEHICULAR PARKING:	REQUIRED MAXIMUM PROPOSED	N/A (TOWN CENTER DISTRICT) 126 (0.9 PER LODGING UNIT - 140 X 0.9 = 126) APPROX 70 SPACES ON-SITE
BICYCLE PARKING:	REQUIRED PROPOSED	9 (1 PER 15 LODGING UNITS - 140 / 15 = 9) 10 SPACES (5 LOOPS)



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Jewell  
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LIC # C-1208  
NC BOARD OF LANDSCAPE  
ARCHITECTS LIC # C-104

**Project:**

**West  
Rosemary  
Street  
Hotel**

108 W. Rosemary St.  
Orange County,  
North Carolina

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



PRELIMINARY-DO NOT  
USE FOR CONSTRUCTION

Job Number: 1963

Drawn	WLR, MITC
Checked	WLR
Date	9-12-19 Concept Submittal
Revisions	

concept, P1an

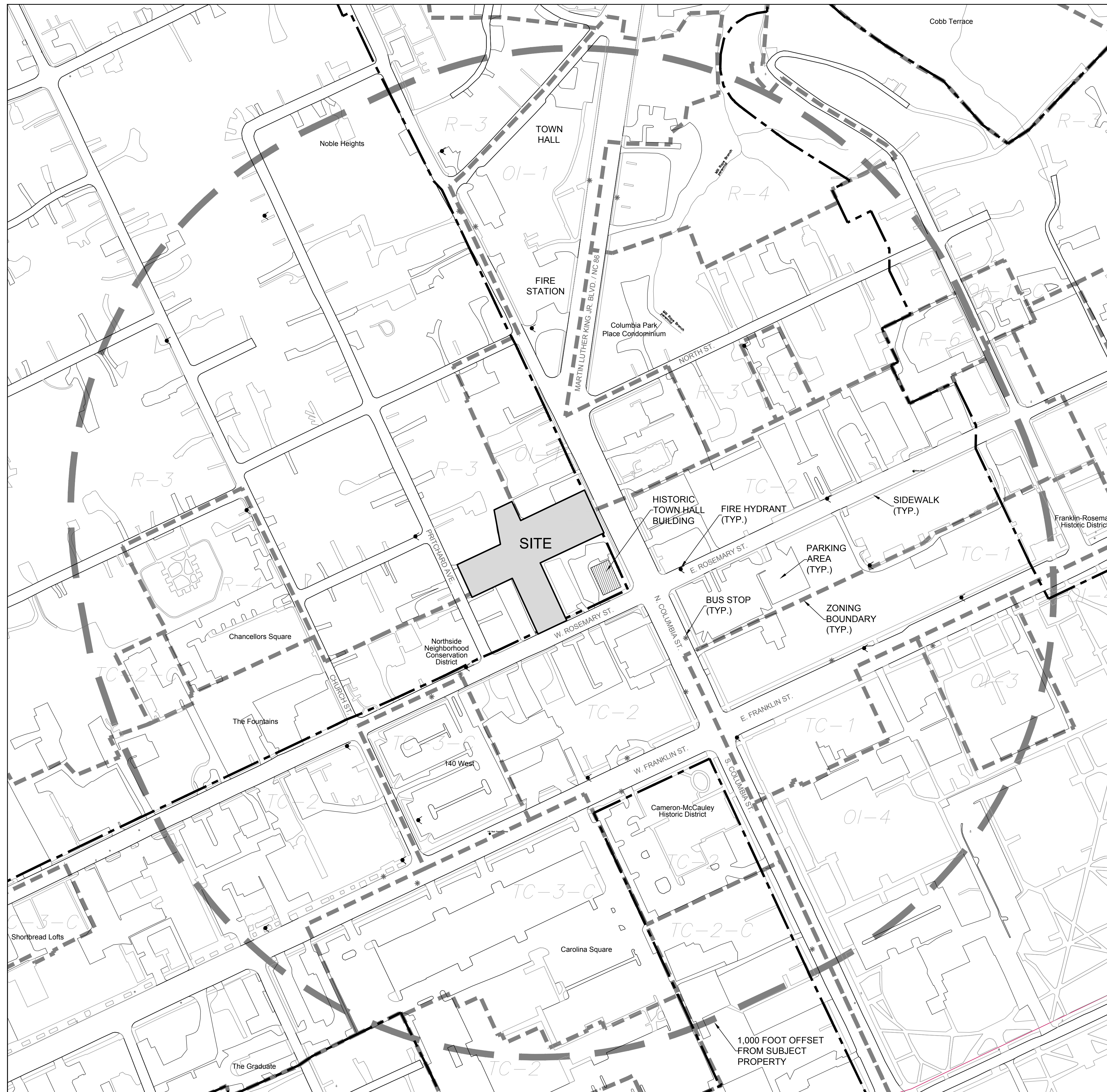
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**COVER  
SHEET**

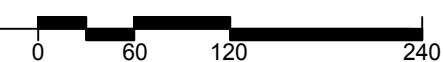
Sheet Number

**CP-0**





1  
CP-1  
AREA MAP  
1" = 120'-0"



ENGINEERING, PLANNING, LANDSCAPE ARCHITECTURE

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ARCHITECTS LIC # C-104

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concept plan

Sheet Title:

**AREA MAP**

Sheet Number:

**CP-1**





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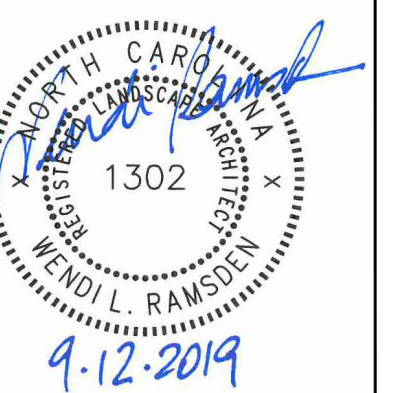
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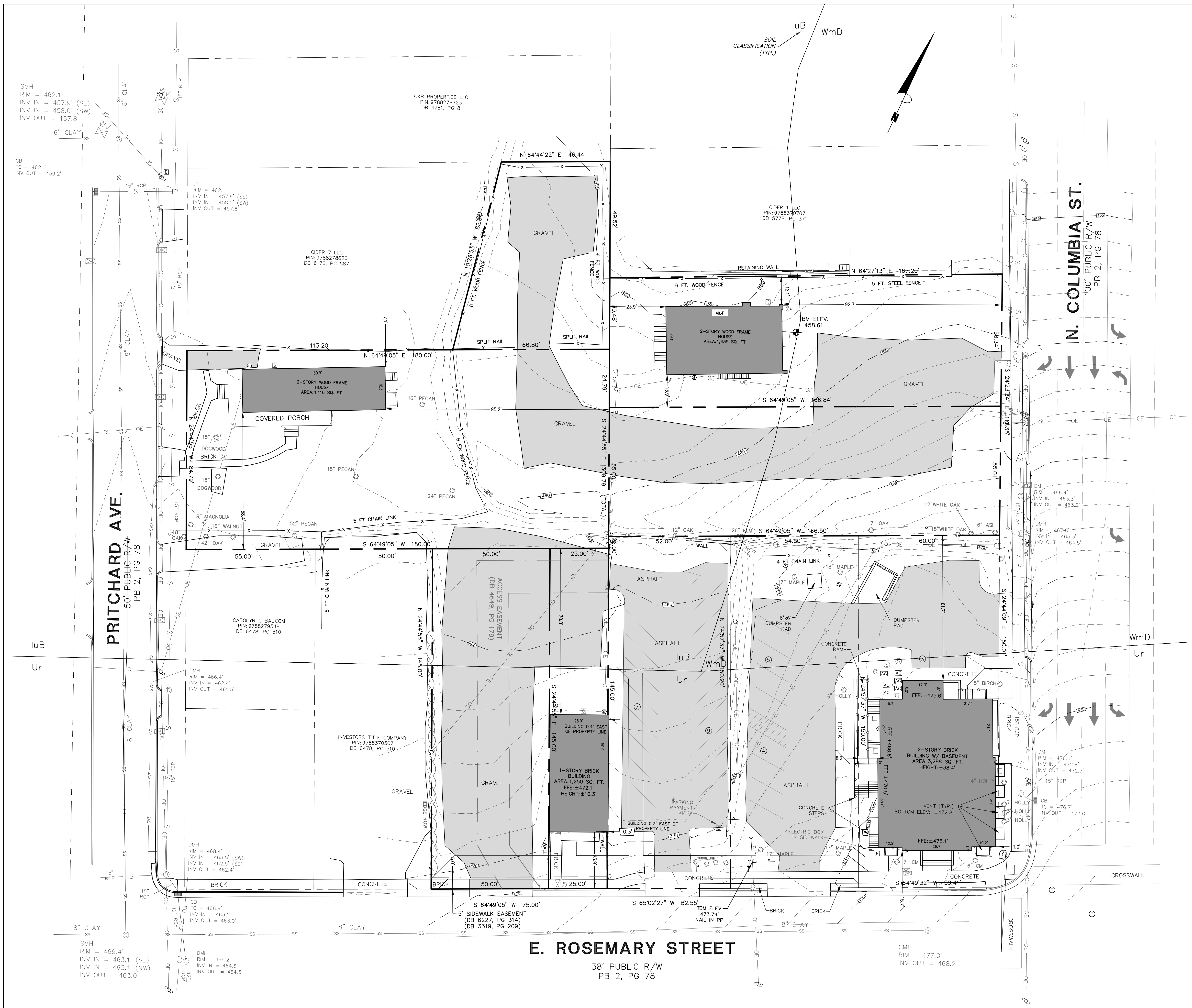
concept plan

Sheet Title:

**EXISTING  
CONDITIONS**

Sheet Number

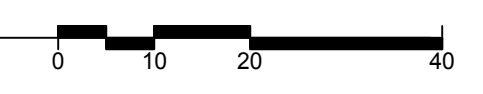
**CP-2**



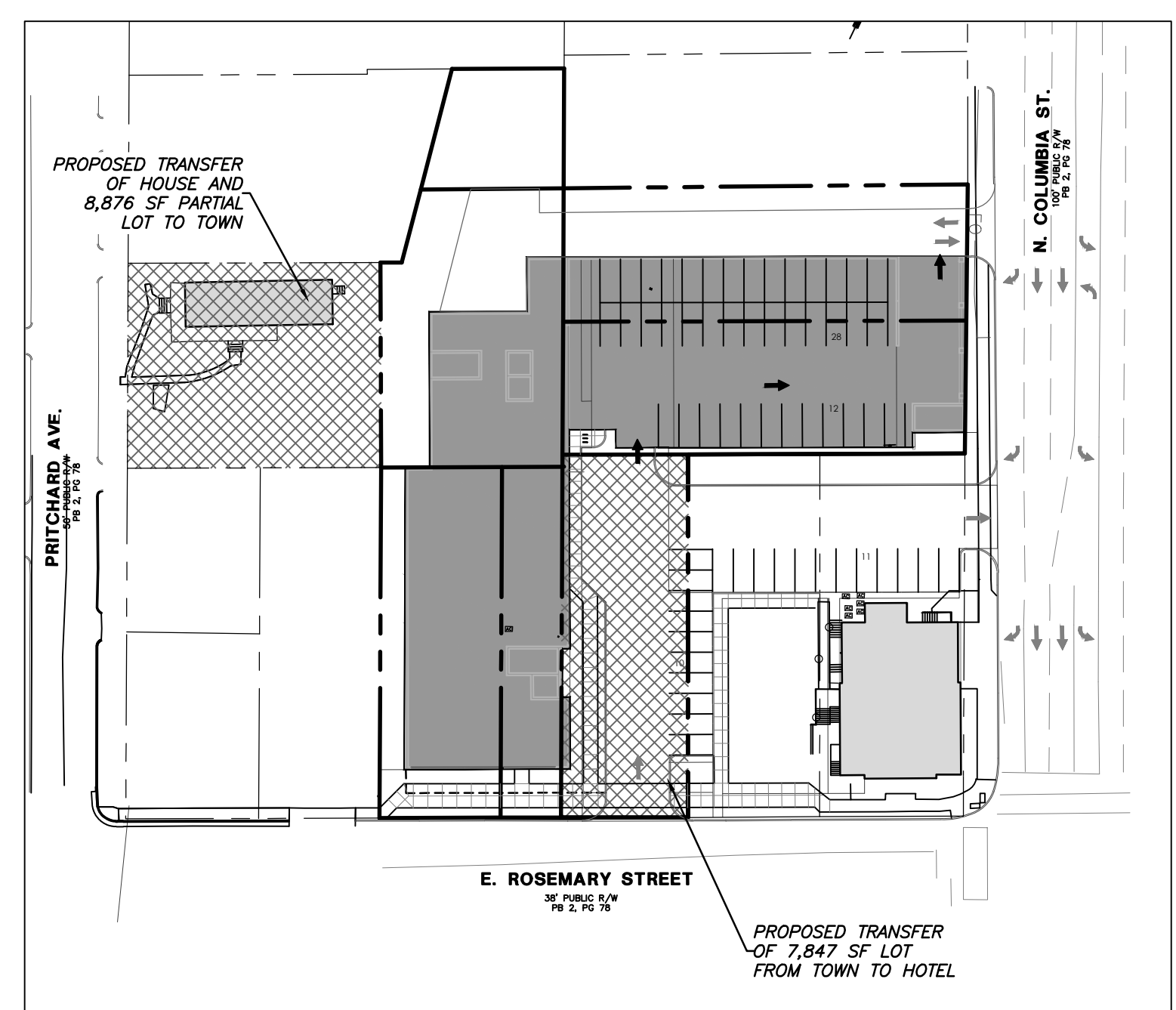
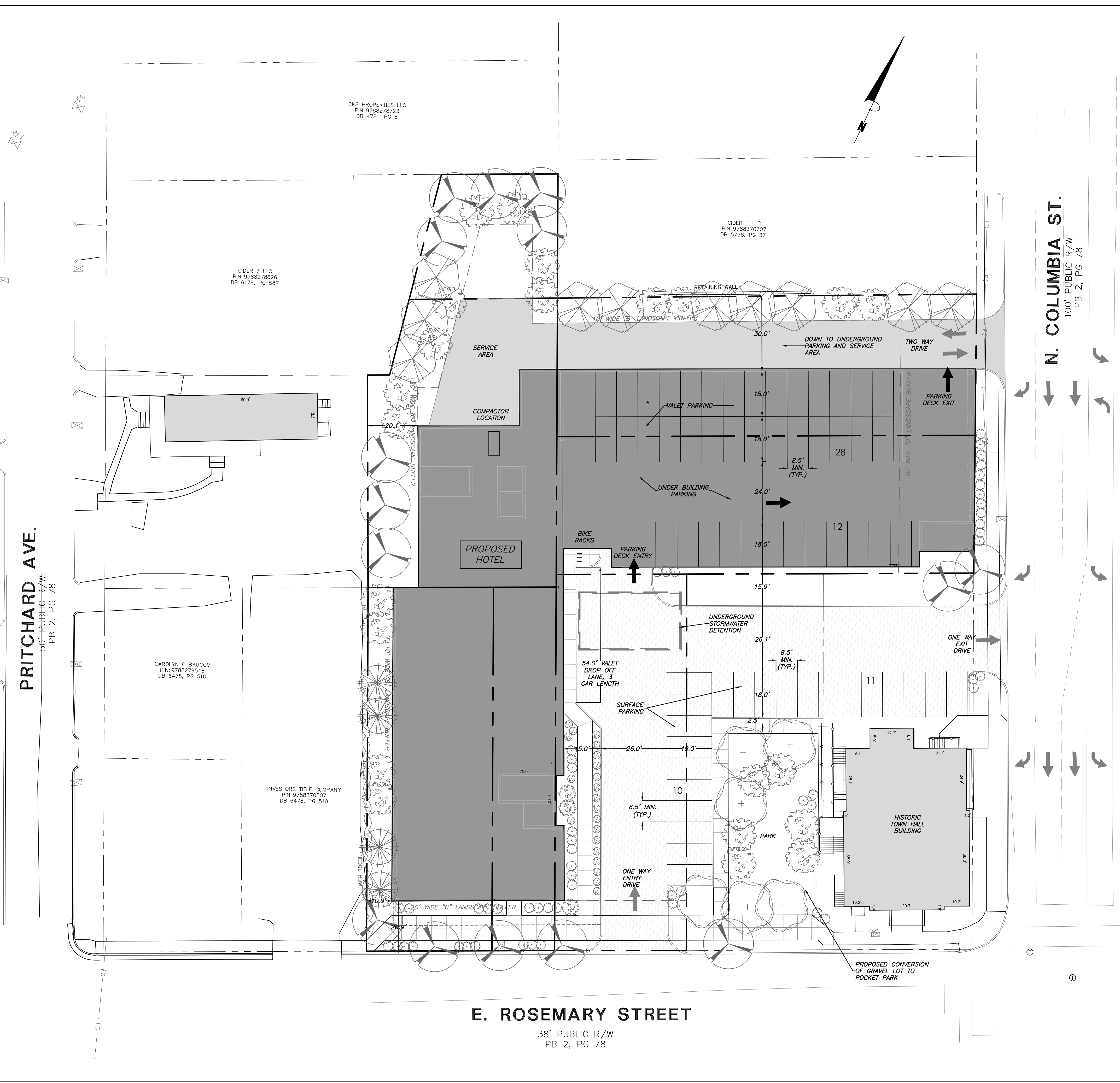
**LEGEND**

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

**1**  
CP-2  
EXISTING CONDITIONS  
1" = 20'-0"

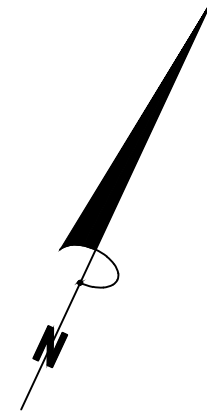
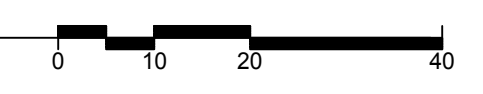






2 PROPOSED LAND TRANSFER  
 CP-3 1" = 60'-0"

1 CONCEPT PLAN  
 CP-3 1" = 20'-0"



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**CONCEPT PLAN**

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**CP-3**