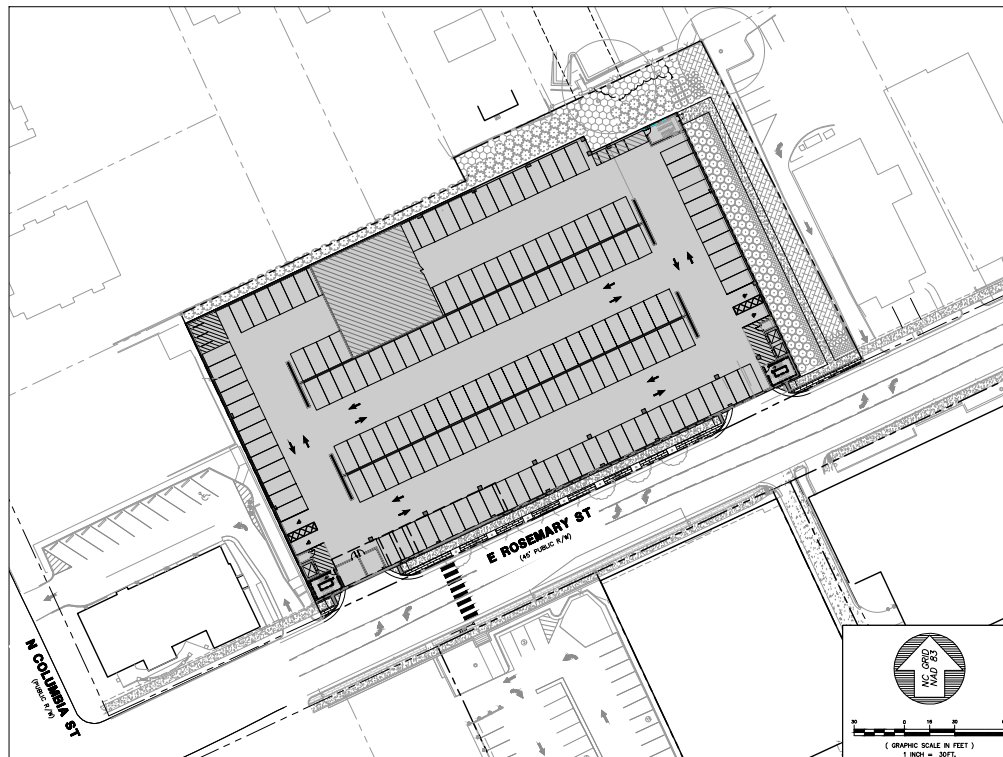


CONDITIONAL ZONING DRAWINGS FOR ROSEMARY STREET PARKING DECK

CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA



VICINITY MAP
SCALE: 1"=300'



DRAWING LIST

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

BALLENTINE ASSOCIATES, P.A.
 221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
 (919) 224-0481

04/20/2020
 08 APR 20



DATE	REVISIONS

OWNER INFORMATION
 GRUBB PROPERTIES, INC.
 113 EDWARDS SOUTH DR, SUITE 120
 CHAPEL HILL, NC 27514
 OWNER REPRESENTATIVE:
 JAC 215 (919) 281-5274

DATE	REVISIONS

DATE	REVISIONS

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

ARCHITECTURE:
Perkins&Will
 411 W CHAPEL HILL STREET, SUITE 200
 DURHAM, NC 27601
 (919) 433-5300

DEVELOPER:
GRUBB PROPERTIES
People who care. Places that matter.
 113 EDWARDS SOUTH DR, SUITE 120
 CHAPEL HILL, NC 27514
 (919) 388-5772

SITE PLANNING / CIVIL ENGINEERING:
BALLENTINE ASSOCIATES, P.A.
 221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
 (919) 224-0481 (919) 488-4789

REVIEW DRAWING
NOT FOR CONSTRUCTION

JOB #: 118036.01
 DATE: 02 MAR 20
 SCALE: AS NOTED
 DRAWN BY: J.B.M.
 REVIEWED BY: C.L.S.
SHEET
G0001

DEMOLITION NOTES

- PRIOR TO DEMOLITION, CONTRACTOR SHALL HAVE NORTH CAROLINA 811 (1-800-450-4540) LOCATE ALL EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS.
- PRIOR TO DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF ASBESTOS REMEDIATION IS REQUIRED, AND IF SO, CONTRACTOR SHALL NOTIFY ASBESTOS REMEDIATION IN ACCORDANCE WITH FEDERAL, STATE & LOCAL REGULATIONS.
- OPEN BURNING OF TREES, LIMBS, STUMPS AND CONSTRUCTION DEBRIS IN ASSOCIATION WITH THIS DEVELOPMENT IS PROHIBITED.
- ANY EXISTING WATER AND SEWER SERVICES AND CLEANOUTS TO BE REMOVED, SHALL BE ABANDONED IN ACCORDANCE WITH OASB REQUIREMENTS.
- ANY EXISTING GAS, ELECTRIC, FIBER AND ANY OTHER UTILITIES SERVING THE DEVELOPMENT SHALL BE FIELD LOCATED AND TERMINATED IN ACCORDANCE WITH STATE & LOCAL REGULATIONS, AND IN ACCORDANCE WITH THE RESPECTIVE PROVIDER'S STANDARDS & SPECIFICATIONS.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND TO ALL UTILITIES AT ALL TIMES. CONTRACTOR SHALL COORDINATE AND HOLD PRE-DEMOLITION/DEMOLITION CONFERENCE WITH:
 - CIVIL ENGINEER AND OWNER'S REPRESENTATIVE
 - TOWN OF CHAPEL HILL URBAN FORESTER: (919) 969-3314
 - ORANGE COUNTY SOLID WASTE STAFF: (919) 969-2788
 - ORANGE COUNTY DESIGN CONTROL OFFICER: (919) 945-2547
- IN ALL AREAS WHERE ASPHALT COVER IS SHOWN TO BE REMOVED AND RESTORED WITH PERVIOUS COVER, THE FOLLOWING SHALL BE TAKEN:
 - REMOVE ALL ASPHALT CONCRETE, BEDDING MATERIALS, GRAVEL, DEBRIS, REMAINING MATERIALS, ETC.
 - RE AND ADJUST TO 2" DEPTH OF 18" BENEATH ORIGINAL GRADE, UNLESS WITHIN THE CRITICAL ROOT ZONE OF A TREE TO BE PRESERVED. IN THAT CASE, LIMIT PILING TO 2" DEPTH OF 4"
 - PLACE 4-6 INCHES OF TOPSOIL (TO FINISHED GRADE) AND INSTALL PLANTINGS AND/OR COVER DISTURBED AREA ACCORDING TO LANDSCAPE PLAN. DO NOT COMPACT TOPSOIL.
- DURING DEMOLITION AND/OR CONSTRUCTION, ALL ASPECTS OF CHAPTER 14 OF THE NC TREE PROTECTION SHALL BE FOLLOWED. THE OWNER/DEVELOPER SUPERINTENDENT WHO SHALL BE CALLED, THE OWNER/DEVELOPER SHALL SIGNIFY ON PERSON TO BE THE TREE PROTECTION PROGRAM AND ENSURE THAT IT IS CARRIED OUT THROUGH COMPLETION OF THE PROJECT.
- DURING CONSTRUCTION, PREPARED VEHICLE ACCESS SHALL BE PROVIDED. TEMPORARY STREETS SHALL BE INSTALLED AT EACH STREET INTERSECTION. CONSTRUCTION MATERIALS SHALL BE STORED IN A DESIGNATED AREA OF AN APPROVED SIZE, WEATHER RESISTANT AND MAINTAINED UNTIL REPLACED BY PERMANENT DRIVE.

TREE PROTECTION NOTES

- TREE PROTECTION FENCING AS SHOWN ON THIS PLAN SHALL BE INSTALLED AND MAINTAINED BY THE TOWN PRIOR TO ANY DEMOLITION ACTIVITY ON LAND ADJACENT TO THE PROTECTED TREE.
- A PRE-CONSTRUCTION CONFERENCE WILL BE HELD WITH THE TOWN'S URBAN FORESTER PRIOR TO BEGINNING SITE WORK.
- ANY TREE ROOTS EXPOSED BY CONSTRUCTION WILL BE SEVERED CLEANLY WITH AN APPROPRIATE CUTTING TOOL.
- THE SOIL WITHIN THE CRITICAL ROOT ZONES OF EXISTING TREES SHALL NOT BE REVEALED OR OTHERWISE DISTURBED DURING THE INSTALLATION OF LANDSCAPE.
- A LANDSCAPE PROTECTION SUPERVISOR WHO IS REGISTERED WITH THE TOWN OF CHAPEL HILL WILL BE PRESENT ON SITE AT ALL TIMES WHEN THE PROTECTION FENCING IS BEING INSTALLED OR MAINTAINED. THE SUPERVISOR WILL COLLECT AND RECORD TREE DISEASE AND DAMAGE TO TREE PROTECTION MATERIALS AND EQUIPMENT.

OCSW CONSTRUCTION WASTE REQUIREMENTS

- ALL EXISTING STRUCTURES 500 SQUARE FEET AND LARGER SHALL BE ASSIGNED PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED MATERIALS COLLECTION AND HANDLING PROGRAM AND TO ASSESS THE POTENTIAL FOR DECONTAMINATION AND/OR THE REUSE OF SALVAGEABLE MATERIALS. CONTACT THE ORANGE COUNTY ENFORCEMENT OFFICER AT 919-969-2788 TO ARRANGE FOR THE ASSESSMENT.
- PURSUANT TO THE COUNTY'S BRICK, CLEAN WOOD WASTE, SCRAP METAL, AND CONCRETE REGULATIONS PRESENT IN CONSTRUCTION OF CONSTRUCTION WASTE MUST BE RECYCLED.
- PURSUANT TO THE COUNTY'S BRICK, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE WHICH INCLUDES ANY REGULATED RECOVERABLE MATERIALS SHALL BE LICENSED BY ORANGE COUNTY.
- BRICKS AND CONCRETE SHALL BE STORED IN A DESIGNATED AREA ON THE SITE. THE APPLICANT SHALL HOLD A PRE-DEMOLITION/DEMOLITION CONFERENCE WITH SOLID WASTE STAFF AND THE COUNTY ENFORCEMENT OFFICER PRIOR TO CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT/ENFORCEMENT OFFICIALS.
- THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIALS (PCM) AND/OR OTHER HAZARDOUS MATERIALS SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.

NOTES

- EXISTING CONDITIONS SHOWN ARE BASED UPON SITE SURVEYS PERFORMED BY BALLENTINE ASSOCIATES, P.A. ASSOCIATES AND ORANGE COUNTY GIS DATA.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-432-4949), 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.
- THIS PLAN IS DIAGNOSTIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICLY ANNOTATED. THE CONTRACTOR SHALL CORRELATE THE ACTUAL LOCATION OF UTILITIES TO AVOID CONTACTS AND MEET MINIMUM SIZE, DEPTH, AND CODE REQUIREMENTS.
- ALL STEEP SLOPES AREAS ARE OTHER THAN 40:1 AND IF OR ASSOCIATED WITH ROADWAY, FARMING LOTS OR DRIVEWAYS WHICH ARE EXCLUDED FROM ANY SPECIAL CONSTRUCTION TECHNIQUES.

DRAWING LEGEND

SYMBOL/ABBREVIATION	EXISTING	DEMO	DESCRIPTION
---	---	---	PROPERTY LINE
---	---	---	RIGHT-OF-WAY LINE
---	---	---	ADJACENT PROPERTY LINE
---	---	---	STORM DRAIN LINE
---	---	---	WATER LINE
---	---	---	SANITARY SEWER LINE
---	---	---	UNDERGROUND ELECTRIC LINE
---	---	---	OVERHEAD ELECTRIC LINE
---	---	---	CAS LINE
---	---	---	FIBER OPTIC LINE
---	---	---	TREE PROTECTION FENCE
---	---	---	LIMITS OF DISTURBANCE
---	---	---	TREE LINE
---	---	---	MAJOR CONTOUR
---	---	---	MINOR CONTOUR
---	---	---	SOL BOUNDARY
---	---	---	APPLS-URBAN LAND COMPLEX
---	---	---	URBAN LAND
---	---	---	EXISTING IRON PIPE
---	---	---	SON
---	---	---	CATCH BASIN
---	---	---	DROP INLET
---	---	---	WATER VALVE
---	---	---	FIRE HYDRANT
---	---	---	SANITARY SEWER MANHOLE
---	---	---	SANITARY SEWER CLEANOUT
---	---	---	ELECTRIC POLE
---	---	---	POWER BOX
---	---	---	CONCRETE RETAINING WALL
---	---	---	HVAC UNIT
---	---	---	GAS METER
---	---	---	GAS VALVE
---	---	---	TELEPHONE VAULT
---	---	---	FIBER OPTIC MARKER
---	---	---	DECIDUOUS TREE
---	---	---	CONFEROUS TREE
---	---	---	PAVEMENT/STRUCTURES
---	---	---	CONCRETE SIDEWALK
---	---	---	BRICK SIDEWALK

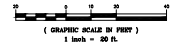
TREE SUMMARY

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

TREE LEGEND:

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

EXISTING CONDITIONS, LANDSCAPE PROTECTION & DEMOLITION PLAN



REVIEW DRAWING NOT FOR CONSTRUCTION

BALLENTE ASSOCIATES, P.A.
 CHAPEL HILL, N.C. 27514
 228 PROVINCIAL ROAD
 (919) 945-2547



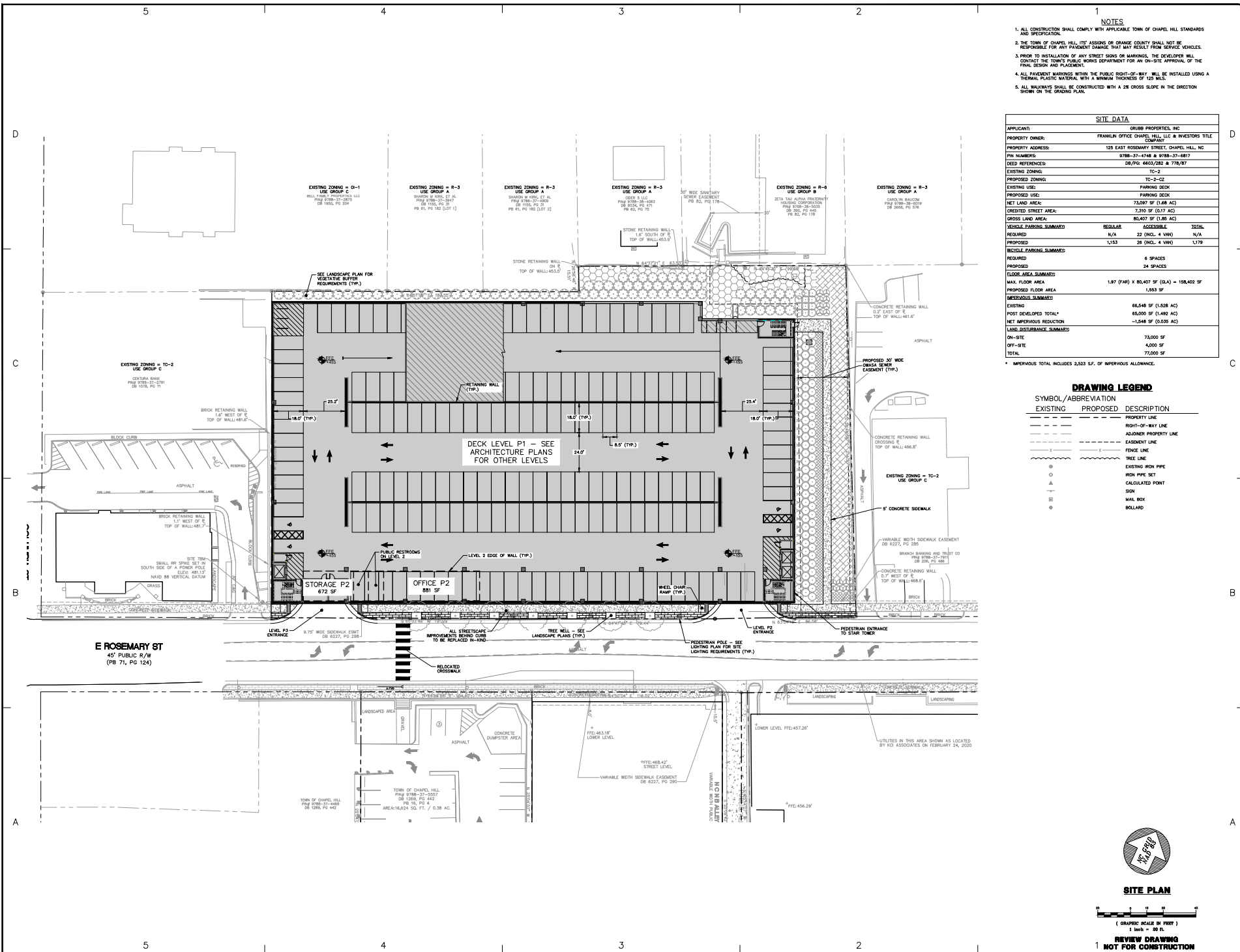
DATE	REVISION	COMMENTS
02 APR 20	1	ISSUED FOR PERMIT
02 APR 20	2	REVISED PER COMMENTS

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

CONDITIONAL ZONING DRAWINGS

JOB #: 110036.01
 DATE: 02 MAR 20
 SCALE: AS NOTED
 DRAWN BY: J.B.M.
 REVIEWED BY: C.L.R.

SHEET C0101



- NOTES**
1. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS.
 2. THE TOWN OF CHAPEL HILL, ITS AGENTS OR GRANGE COUNTY SHALL NOT BE RESPONSIBLE FOR ANY PAYMENT 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 PARKING MARKINGS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED USING A THERMAL PLASTIC MATERIAL WITH A MINIMUM THICKNESS OF 125 MILS.
 5. ALL WALKWAYS SHALL BE CONSTRUCTED WITH A 2% CROSS SLOPE IN THE DIRECTION SHOWN ON THE GRADING PLAN.

SITE DATA	
APPLICANT:	GRUBB PROPERTIES, INC
PROPERTY OWNER:	FRANKLIN OFFICE CHAPEL HILL, LLC & INVESTORS TITLE COMPANY
PROPERTY ADDRESS:	125 EAST ROSEMARY STREET, CHAPEL HILL, NC
PIN NUMBER:	9788-37-1148 & 9788-37-4877
DEED REFERENCE:	DB/PG 4603/282 & 778/87
EXISTING ZONING:	TC-2
PROPOSED ZONING:	TC-2-C2
EXISTING USE:	PARKING DECK
PROPOSED USE:	PARKING DECK
NET LAND AREA:	73,097 SF (1.68 AC)
CREATED STREET AREA:	73,100 SF (1.67 AC)
GROSS LAND AREA:	85,407 SF (1.95 AC)
VEHICLE PARKING SUMMARY:	REGULAR ACCESSIBLE TOTAL
REQUIRED:	N/A 22 (INCL. 4 VAN) N/A
PROPOSED:	1,153 26 (INCL. 4 VAN) 1,179
BIKE PARKING SUMMARY:	REQUIRED PROPOSED
	6 SPACES 24 SPACES
FLOOR AREA SUMMARY:	
EXISTING USE:	1.97 (TA) X 80,407 SF (24) = 158,402 SF
MAX. FLOOR AREA:	1,553 SF
PROPOSED FLOOR AREA:	
NET IMPROVEMENTS:	
EXISTING:	88,548 SF (1,528 AC)
POST DEVELOPED TOTAL:	89,090 SF (1,492 AC)
NET IMPROVEMENTS REDUCTION:	-1,548 SF (0.035 AC)
LAND ACQUISITION SUMMARY:	
ON-SITE:	73,000 SF
OFF-SITE:	4,000 SF
TOTAL:	77,000 SF

* IMPROVEMENTS TOTAL INCLUDES 2.5% OF IMPROVEMENTS ALLOWANCE.

DRAWING LEGEND

SYMBOL/ABBREVIATION	EXISTING	PROPOSED	DESCRIPTION
---	---	---	PROPERTY LINE
---	---	---	ADJOINER PROPERTY LINE
---	---	---	EASEMENT LINE
---	---	---	FENCE LINE
---	---	---	TREE LINE
---	---	---	EXISTING IRON PIPE
---	---	---	IRON PIPE SET
---	---	---	CALCULATED POINT
---	---	---	SOIL
---	---	---	MAIL BOX
---	---	---	BOLLARD

REVISIONS

NO.	DATE	DESCRIPTION
1	02 MAR 20	ISSUED FOR PERMITS
2	02 MAR 20	ISSUED FOR PERMITS
3	02 MAR 20	ISSUED FOR PERMITS
4	02 MAR 20	ISSUED FOR PERMITS
5	02 MAR 20	ISSUED FOR PERMITS
6	02 MAR 20	ISSUED FOR PERMITS
7	02 MAR 20	ISSUED FOR PERMITS
8	02 MAR 20	ISSUED FOR PERMITS
9	02 MAR 20	ISSUED FOR PERMITS
10	02 MAR 20	ISSUED FOR PERMITS

CONTRACTOR'S REVIEW

NO.	DATE	DESCRIPTION
1	02 MAR 20	ISSUED FOR PERMITS
2	02 MAR 20	ISSUED FOR PERMITS
3	02 MAR 20	ISSUED FOR PERMITS
4	02 MAR 20	ISSUED FOR PERMITS
5	02 MAR 20	ISSUED FOR PERMITS
6	02 MAR 20	ISSUED FOR PERMITS
7	02 MAR 20	ISSUED FOR PERMITS
8	02 MAR 20	ISSUED FOR PERMITS
9	02 MAR 20	ISSUED FOR PERMITS
10	02 MAR 20	ISSUED FOR PERMITS

DATE

NO.	DATE	DESCRIPTION
1	02 MAR 20	ISSUED FOR PERMITS
2	02 MAR 20	ISSUED FOR PERMITS
3	02 MAR 20	ISSUED FOR PERMITS
4	02 MAR 20	ISSUED FOR PERMITS
5	02 MAR 20	ISSUED FOR PERMITS
6	02 MAR 20	ISSUED FOR PERMITS
7	02 MAR 20	ISSUED FOR PERMITS
8	02 MAR 20	ISSUED FOR PERMITS
9	02 MAR 20	ISSUED FOR PERMITS
10	02 MAR 20	ISSUED FOR PERMITS

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

CONDITIONAL ZONING DRAWINGS

JOB # 110036.01
 DATE: 02 MAR 20
 SCALE: AS NOTED
 DRAWN BY: J.B.M.
 REVIEWED BY: C.L.R.

SHEET
C1001

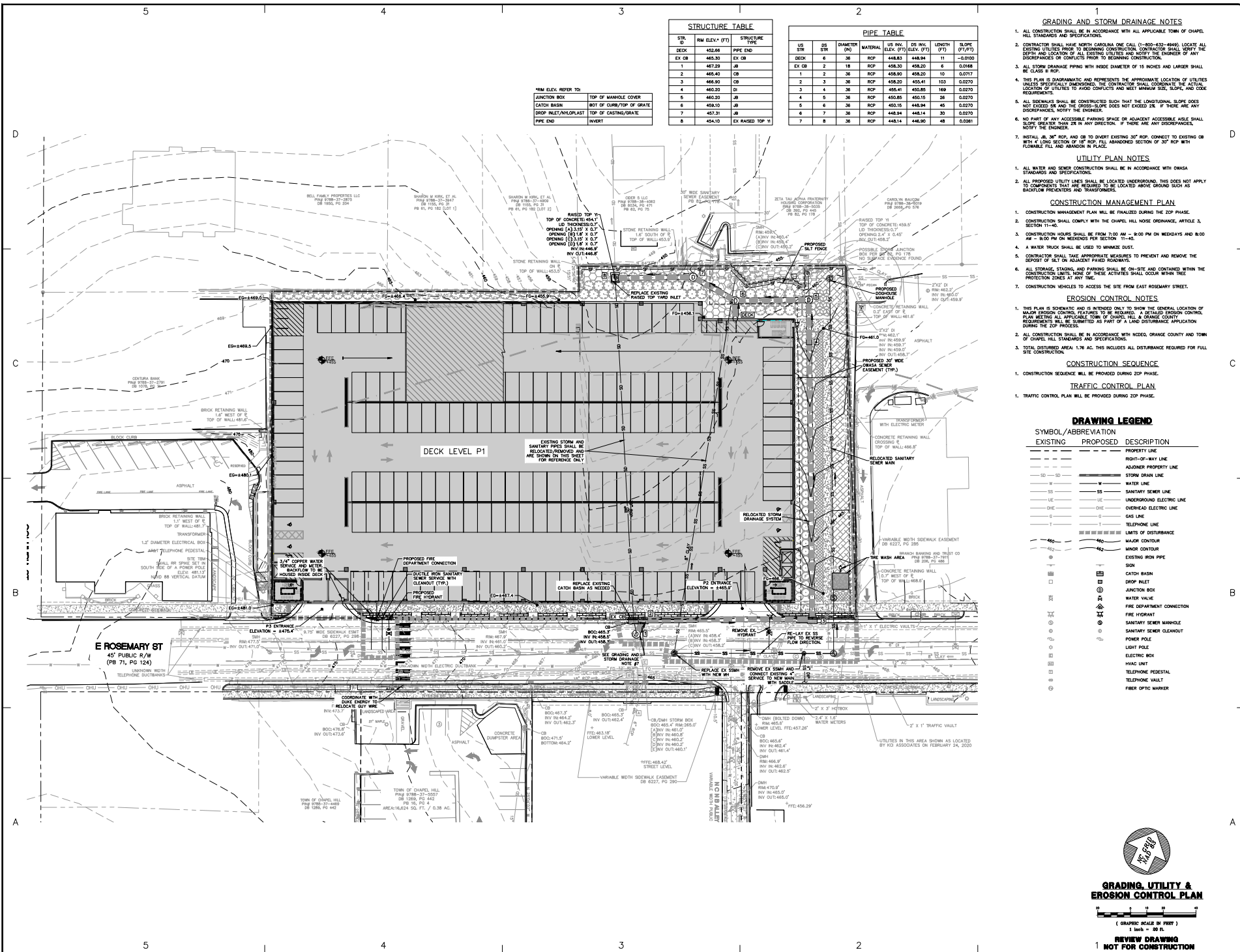
BALLENTINE ASSOCIATES, P.A.
 CHAPEL HILL, N.C. 27514
 228 PROVINCIAL ROAD
 270 252-2200 - FAX 270 252-2200

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

CONDITIONAL ZONING DRAWINGS

JOB # 110036.01
 DATE: 02 MAR 20
 SCALE: AS NOTED
 DRAWN BY: J.B.M.
 REVIEWED BY: C.L.R.

SHEET
C1001



STRUCTURE TABLE				PIPE TABLE							
STL	RM ELEV. (FT)	STRUCTURE	PIPE TYPE	US DIA	OS DIA	DIAMETER (IN)	MATERIAL	US INV. ELEV. (FT)	OS INV. ELEV. (FT)	LENGTH (FT)	SLOPE (FT/FT)
DECK	452.66	PIPE END		6	36	RCP	448.83	448.94	11	-0.010	
EX CB	465.30	EX CB		2	18	RCP	458.30	458.20	6	0.0168	
1	467.29	JB		1	2	36	RCP	458.90	458.20	10	0.0717
2	465.40	CB		2	3	36	RCP	458.20	458.41	100	0.0220
3	466.90	CB		4	4	36	RCP	456.41	450.85	169	0.0270
4	460.20	DI		4	5	36	RCP	450.85	450.15	26	0.0270
5	460.20	JB		5	6	36	RCP	449.15	448.94	45	0.0270
6	459.10	JB		6	7	36	RCP	448.94	448.14	30	0.0270
7	447.31	JB		7	8	36	RCP	448.14	446.90	48	0.0261
8	454.10	EX RAISED TOP VI									

MIN ELEV. REFER TO:

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

- ### GRADING AND STORM DRAINAGE NOTES
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS.
 2. CONTRACTOR SHALL MAKE NORTH CAROLINA ONE CALL (1-800-433-4848) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE DEPT. AND LOCATION OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
 3. ALL STORM DRAINAGE PIPING WITH INSIDE DIAMETER OF 18 INCHES AND LARGER SHALL BE CLASS B RCP.
 4. THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY INDICATED OTHERWISE. THE CONTRACTOR SHALL CORROBORATE THE ACTUAL LOCATION OF UTILITIES TO AVOID CONFLICTS AND MEET MINIMUM SLOPE, LOCATION, AND CODE REQUIREMENTS.
 5. ALL SIDEWALKS SHALL BE CONSTRUCTED SUCH THAT THE LONGITUDINAL SLOPE DOES NOT EXCEED 5% AND THE CROSS-SLOPE DOES NOT EXCEED 2%. IF THERE ARE ANY DISCREPANCIES, NOTIFY THE ENGINEER.
 6. NO PART OF ANY ACCESSIBLE PARKING SPACE OR ADJACENT ACCESSIBLE WALKWAY SHALL BE GREATER THAN 2% IN ANY DIRECTION. IF THERE ARE ANY DISCREPANCIES, NOTIFY THE ENGINEER.
 7. INSTALL 1/4" RCP AND OR TO SURVEY EXISTING 2" RCP. CONNECT TO EXISTING OR WITH A LONG SECTION OF 2" RCP. FULL MANHOLED SECTION OF 2" RCP WITH FLOWABLE FILL AND ABANDON IN PLACE.

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

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

- ### EROSION CONTROL NOTES
1. THIS PLAN IS SCHEMATIC AND IS INTENDED ONLY TO SHOW THE GENERAL LOCATION OF MAJOR DISTURBED AREAS. THE CONTRACTOR SHALL DEVELOP AN EROSION CONTROL PLAN MEETING ALL APPLICABLE TOWN OF CHAPEL HILL AND ORANGE COUNTY REQUIREMENTS. THIS SHALL BE SUBMITTED AS PART OF A LAND DISTURBANCE APPLICATION DURING THE ZEP PROCESS.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NCEC, ORANGE COUNTY AND TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS.
 3. TOTAL DISTURBED AREA: 1.76 AC. THIS INCLUDES ALL DISTURBANCE REQUIRED FOR FULL SITE CONSTRUCTION.

- ### CONSTRUCTION SEQUENCE
- #### TRAFFIC CONTROL PLAN
1. CONSTRUCTION SEQUENCE WILL BE PROVIDED DURING ZEP PHASE.
 1. TRAFFIC CONTROL PLAN WILL BE PROVIDED DURING ZEP PHASE.

DRAWING LEGEND

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

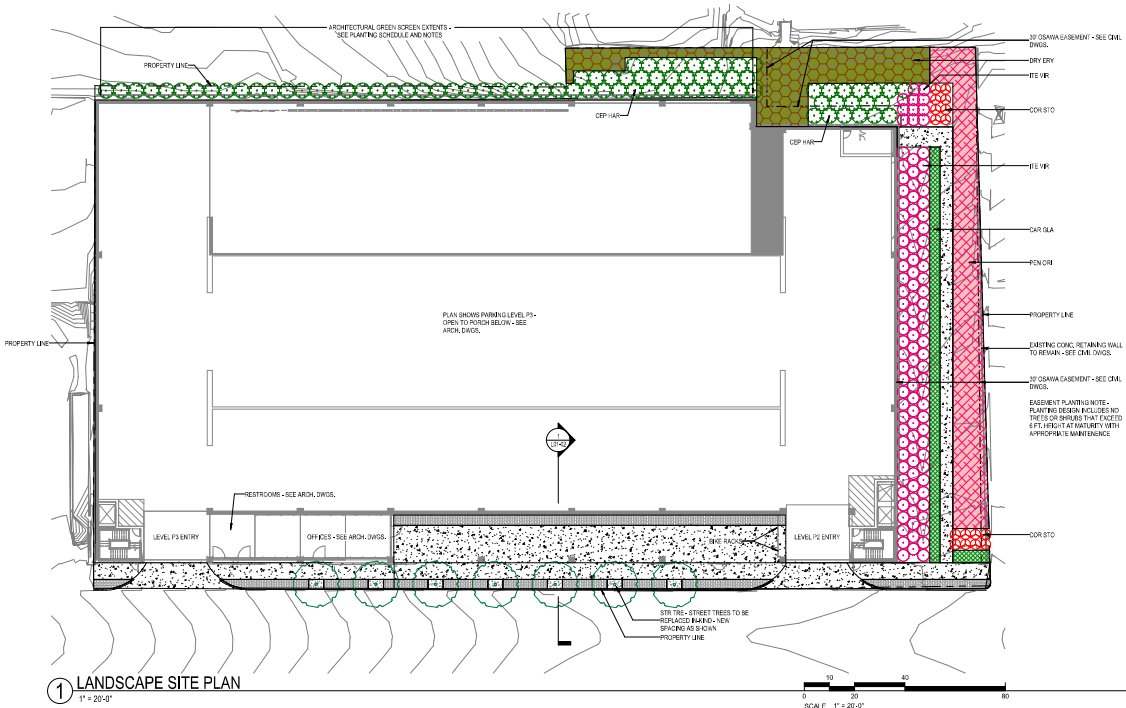
BALLENTINE ASSOCIATES, P.A.
228 PROVINCIAL ROAD, CHAPEL HILL, N.C. 27514
(919) 252-1000

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

CONDITIONAL ZONING DRAWINGS

JOB #: 110036.01
DATE: 02 MAR 20
SCALE: AS NOTED
DRAWN BY: J.B.M.
REVIEWED BY: C.L.S.

SHEET
C1201



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

GENERAL PLANTING NOTES:

1. NOTES DO NOT REPRESENT SPACING OR DENS - SEE SCHEDULE FOR PLAN SPECIFICATIONS.
2. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL FREE OF PESTS & DISEASES.
3. ALL PLANTS MUST BE CONTAINER-GROWN (CROWNED AND BURIED) UNLESS INDICATED OTHERWISE.
4. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED, MEET ALL REQUIREMENTS SPECIFIED.
5. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE ARCHITECT & THE OWNER BEFORE DURING & AFTER INSTALLATION.
6. ALL TREES MUST BE COVERED OR STAKED AS SHOWN IN THE DETAILS.
7. ALL PLANTING AND PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
8. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES & SHALL AVOID DAMAGE TO ALL UTILITIES EXCEPT THE COURSE OF THE WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY & ALL DAMAGE TO UTILITIES, STRUCTURES, SIGN APURTAINANCES, ETC.
9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THIS PLAN IN CONFORMANCE WITH THE LANDSCAPE CONTRACT.
10. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING: PLANTING, MAINTENANCE INCLUDED BUT NOT LIMITED TO: INTERNAL SPRINKLING, MAINTENANCE FERTILIZING, ETC. OF ALL PLANTS AND LAND AREAS UNTIL THE WORK IS ACCEPTED (TYPE "B" IN THE ARCHITECT AND OWNER).
11. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNER BEFORE OR AT THE END OF GUARANTEE PERIOD AS SPECIFIED BY THE OWNER.
12. THE ARCHITECT WILL APPROVE THE SPECIFIED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.

LAYOUT AND MATERIALS NOTES:

1. REFER TO CML DRAWINGS FOR EASEMENT INFORMATION.
2. SHOW MATERIAL AND SLOPE CONDITIONS AS SHOWN ON EXISTING CONDITIONS DRAWINGS.
3. ALL PLANTING IS NOT LIMITED BY THE DRAWING, REFER TO EXISTING AND DRAWING AND UTILITY PLANS (CML DRAWINGS).
4. ALL PLANTING IS TO BE INSTALLED TO THE EXTERIOR EDGE OF THE PROPERTY LINE UNLESS OTHERWISE NOTED.
5. PLANTING AREAS ARE FROM BACK OF CURB TO FACE OF WALL TO OUTSIDE EDGE OF DRIVEWAYS FROM CURB OR DRIVEWAYS TO WALKWAYS CENTERLINES TO CENTERLINE OF PAVEMENTS TO OUTSIDE EDGE OF PAVEMENTS TO CENTERLINES OF DRIVEWAYS FROM DRIVEWAYS CENTERLINES TO WALKWAYS CENTERLINES TO CENTERLINE OF PAVEMENTS TO OUTSIDE EDGE OF PAVEMENTS.
6. ALL CURBS TO BE SET BACK WITH 6" STRAIGHT SECTIONS.
7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THIS PLAN IN CONFORMANCE WITH THE LANDSCAPE CONTRACT.
8. ALL MATERIALS, INCLUDING PLANT MATERIALS, SHALL BE SUBMITTED FOR APPROVAL BY THE ARCHITECT AND OWNER BEFORE USE. THE OWNER SHALL BE ADVISED BY THE ARCHITECT OF ANY CHANGES TO THE MATERIALS LISTED IN THE SCHEDULE.
9. ALL MATERIALS, INCLUDING PLANT MATERIALS, SHALL BE SUBMITTED FOR APPROVAL BY THE ARCHITECT AND OWNER BEFORE USE. THE OWNER SHALL BE ADVISED BY THE ARCHITECT OF ANY CHANGES TO THE MATERIALS LISTED IN THE SCHEDULE.
10. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
11. ALL MATERIALS, INCLUDING PLANT MATERIALS, SHALL BE SUBMITTED FOR APPROVAL BY THE ARCHITECT AND OWNER BEFORE USE. THE OWNER SHALL BE ADVISED BY THE ARCHITECT OF ANY CHANGES TO THE MATERIALS LISTED IN THE SCHEDULE.
12. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
13. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
14. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
15. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
16. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
17. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
18. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
19. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
20. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
21. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
22. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
23. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
24. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
25. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
26. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
27. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
28. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
29. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
30. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
31. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
32. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
33. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
34. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
35. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
36. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
37. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
38. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
39. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
40. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
41. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
42. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
43. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
44. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
45. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
46. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
47. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
48. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
49. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
50. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
51. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
52. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
53. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
54. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
55. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
56. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
57. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
58. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
59. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
60. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
61. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
62. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
63. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
64. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
65. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
66. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
67. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
68. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
69. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
70. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
71. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
72. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
73. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
74. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
75. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
76. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
77. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
78. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
79. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
80. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
81. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
82. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
83. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
84. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
85. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
86. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
87. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
88. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
89. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
90. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
91. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
92. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
93. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
94. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
95. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
96. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
97. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
98. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
99. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.
100. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.

PLANTING SCHEDULE								
QTY	CODE	SCIENTIFIC NAME	COMMON NAME	ROOT HEIGHT	(SPREAD)	SPACING	COMMENTS	
GROUND COVER								
300	CAR GLA	<i>Carex glauca</i>	Blue Sedge	1 GAL	18"	18"	18" OC FULL, WELL SHAPED	
140	DRY ERY	<i>Dryopteris erythrosora</i>	Autumn Fern	3 GAL	12"	2"	18" OC FULL, WELL SHAPED	
SHRUB / GRASS								
83	CEP HAR	<i>Cephalotaxus harringtonia</i> var. <i>drupacea</i>	Japanese Plum Yew	3 GAL	6"	6"	6"	FULL, WELL SHAPED
16	COR STC	<i>Cornus stolonifera</i> 'Francis'	Arctic Fire™ Red Twig Dogwood	3 GAL	4"	4"	4"	FULL, WELL SHAPED
110	ITE VIR	<i>Ilex virginica</i> 'Henry's Garnet'	Henry's Garnet Sweetspire	3 GAL	5"	5"	5"	FULL, WELL SHAPED
283	PEN ORI	<i>Penstemon orientalis</i> 'Kerley Rose'	Kerley Rose Sweetspire	3 GAL	3"	3"	3"	FULL, WELL SHAPED
TREE								
7	STR TRE	Verify and match existing species	Replace to match existing species	8x8	14'	12'	AS SHOWN	FULL, WELL BRANCHED, LIMBED UP 8'

GREEN SCREEN VINE OPTIONS

- *PARTHENOCESSUS QUINQUEFOLIA* (VIRGINIA CREEPER) (ENGLISH IVY)
- *HEDERA HELIX*

*QUANTITIES TO BE DECIDED

LIGHTING SCHEDULE

KEY	ID	DESCRIPTION	FIXTURE
—	L1.1	WALL MOUNT AREA	HOLM S QUAD BA FB SLEEVE - BLACK
—	L1.2	SOFFIT ACCESS	2" ARCHITECTURAL RECESSED SLOT LUMINAIRE
●	L1.3	PEDESTAL POLE	TOWN OF CHAPEL HILL STANDARD

*SEE L1042 FOR PRODUCT CUT SHEETS

GENERAL LIGHTING NOTES:

1. THIS DRAWING IS FOR LAYOUT OF FIXTURES ONLY.
2. THE DRAWING IS THE CONTRACTOR'S ONLY. THEY DO NOT REFLECT ARCHITECT ELECTRICAL DESIGN. THEY ARE NOT INTENDED TO SHOW THE EXACT LOCATION OF ELECTRICAL COMPONENTS, ETC. OR THE ROUTING OF CIRCUITS.
3. NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF ANY CHANGES ENCOUNTERED IN THE FIELD BY THE CONTRACTOR TO THOSE SHOWN ON THE DRAWING.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION ACTIVITIES WITH THE ARCHITECT AND OWNER.
5. THE CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL WORK THAT COMPLES NATIONAL, STATE OR LOCAL, COUNTY, OR MUNICIPAL, ORDINANCES, BUILDING CODES, INSURANCE, AND THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE.
6. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND LICENSES AND PAY ALL FEES REQUIRED BY LOCAL AUTHORITIES. ARRANGE FOR ALL NECESSARY INSPECTIONS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND PROVIDE WRITTEN CERTIFICATES OF APPROVAL TO THE OWNER.
7. ALL SYSTEMS EQUIPMENT COMPONENTS (WIRING, ETC.) SHALL BE COVERED BY A ONE YEAR WARRANTY BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL INCLUDE PROVIDING ALL NECESSARY OUTLET, PATCHWORK, REPAIRS, ETC. TO MAKE THE WORK COMPLETE AND NEAT.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO EXISTING UTILITIES, SERVICES, PIPING, LANDSCAPE MATERIALS AND/OR WORK OF OTHER TRADES RESULTING FROM ELECTRICAL WORK.
9. SOURCE OF POWER SHALL BE DETERMINED BY OWNER. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ELECTRICAL CONNECTION AND WIRING TO THE SOURCE FROM THE OWNER FROM TO CONSTRUCTION AND NEAR TO COORDINATE MATERIALS. ALL MATERIALS USED SHALL BE NEW AND SHALL BE SHIPPED TO THE JOB. (UNDERWRITERS ASSOCIATED) INCLUDE:
10. REFER TO L1.1-FIXTURE SCHEDULE FOR FIXTURE TYPES (INDICATION LEFT) AND THEIR SPECIFICATIONS.
11. CONTRACTOR SHALL PROVIDE AND INSTALL ALL FIXTURES, WIRING TO POWER SOURCE, ELECTRICAL CONNECTION AND OTHER NECESSARY ELECTRICAL HARDWARE FOR A COMPLETE AND OPERABLE LIGHTING SYSTEM.
12. PROTECT AND PRESERVE ALL EXISTING UTILITIES, SERVICES, PIPING, LANDSCAPE MATERIALS AND/OR WORK OF OTHER TRADES. ALL EXISTING UTILITIES, SERVICES, PIPING, LANDSCAPE MATERIALS AND/OR WORK OF OTHER TRADES SHALL BE PROTECTED AND PRESERVED TO REMAIN IN PLACE AND OPERATIONAL. ALL EXISTING UTILITIES, SERVICES, PIPING, LANDSCAPE MATERIALS AND/OR WORK OF OTHER TRADES SHALL BE PROTECTED AND PRESERVED TO REMAIN IN PLACE AND OPERATIONAL.
13. PROVIDE LOCKED BLACK EQUAL TO THREE (3) FEET IN AREA RAS TO LANDSCAPE LIGHTING FIXTURES TO ALLOW FOR ADJUSTMENTS (ONE PLANT MATERIALS INCLUDED).
14. THE CONTRACTOR SHALL MAKE ADJUSTMENTS IN FIXTURE LAYOUT, AND HEIGHTS AND LOOKDOWN AND ADJUST THE FIXTURES AS SET SUBJECT TO THE FINAL APPROVAL OF LAYOUT AND WIRING BY THE LANDSCAPE ARCHITECT.
15. PROTECT ALL EQUIPMENT, COMPONENTS, ETC. DURING CONSTRUCTION FROM ANY PHYSICAL AND MECHANICAL DAMAGE, ETC. PROTECT ALL EQUIPMENT SO THAT NO FOREIGN MATERIAL WILL ENTER THE CONDUIT.



126 E ROSEMARY ST
 PARKING DECK

KEYPLAN

ISSUE CHART

DATE	BY	REASON

Drawn: Author
 Checked: Checker
 Approved: Approver

LANDSCAPE PLANS

SHEET NUMBER

L01-01

Flo

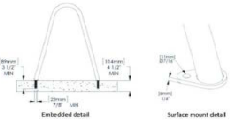


EMBEDDED INSTALLATION:

- Install threaded rods into the drilled hole into the bike rack legs.
- Use washers and nuts to secure the bike rack legs.
- Use a torque wrench to tighten the nuts to 20-25 ft-lbs.
- Use a sealant to fill the hole around the bike rack legs.

SURFACE MOUNT INSTALLATION:

- Use a sealant to fill the hole around the bike rack legs.
- Use a sealant to fill the hole around the bike rack legs.
- Use a sealant to fill the hole around the bike rack legs.



BIKE RACK

Options



holm

Output	1LED	2LED	6LED	12LED	20C
Total Lumens	80	160	480	960	1700
Total Voltage	100-120V	100-120V	100-120V	100-120V	100-120V
Total Power (W)	1.0	2.0	6.0	12.0	20.0
Beam Spread	10°	10°	10°	10°	10°
Beam Diameter (ft)	1.0	1.0	1.0	1.0	1.0
Beam Diameter (m)	0.3	0.3	0.3	0.3	0.3
Beam Diameter (in)	3.0	3.0	3.0	3.0	3.0
Beam Diameter (cm)	7.6	7.6	7.6	7.6	7.6
Beam Diameter (mm)	76	76	76	76	76
Beam Diameter (mm)	76	76	76	76	76

Quad #	Beam Spread at a Distance	Beam Width	Beam Height
1	10°	1.0	1.0
2	10°	1.0	1.0
6	10°	1.0	1.0
12	10°	1.0	1.0
20	10°	1.0	1.0

LED SURFACE-MOUNTED FIXTURES

sQuad-80

Wide mounted square geometric down light. 1, 3, 6, or 12 LED. Available in die-cast aluminum. An RGBW version is also available for use with DALI systems.

LT-2

electrix ILLUMINATION R-2



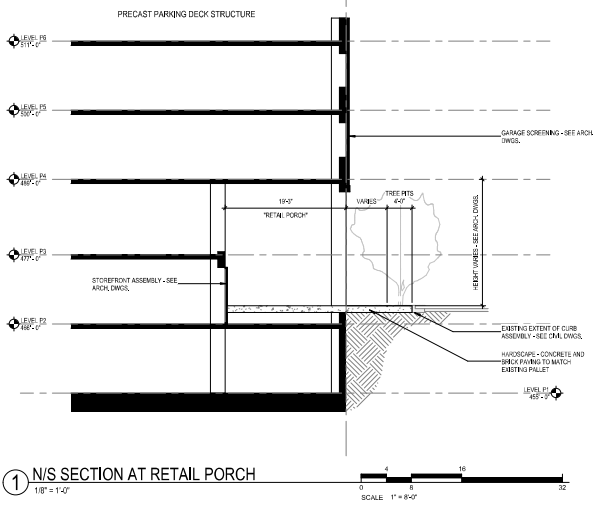
DATE	PROJECT	TYPE	QUANTITY

PRODUCT	FINISH	LED OUTPUT	CONTROL	REMARKS
R-2	Black	100-120V	0-10V	
	White	100-120V	0-10V	
	Black	100-120V	0-10V	
	White	100-120V	0-10V	
	Black	100-120V	0-10V	
	White	100-120V	0-10V	
	Black	100-120V	0-10V	
	White	100-120V	0-10V	
	Black	100-120V	0-10V	
	White	100-120V	0-10V	



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

LT-3



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

Perkins & Will

Logo Tower
1111 Chestnut Street, Suite 200
Denver, CO 80202
303.733.1100
perkinswill.com

CONSULTANTS

NAME
BALLETTE ASSOCIATES P.A.
221 Providence Road, Chatham, NJ 07824
NJ
6760 Tryon Road, Cary, NC 27505
6760 Tryon Road, Cary, NC 27505
6760 Tryon Road, Cary, NC 27505

OWNER

GRUBBS PROPERTIES
401 Park Road Suite 400, Charlotte, NC 27801
NORTH CAROLINA



KEYPLAN

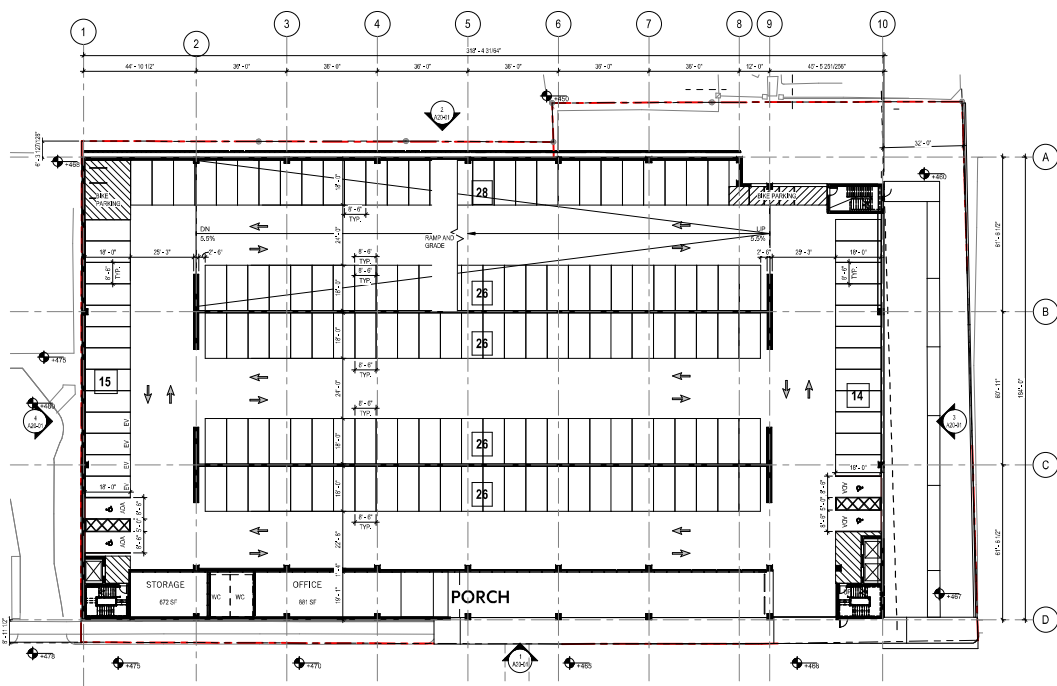
ISSUE CHART

DATE	ISSUE	STATUS

SITE DETAILS

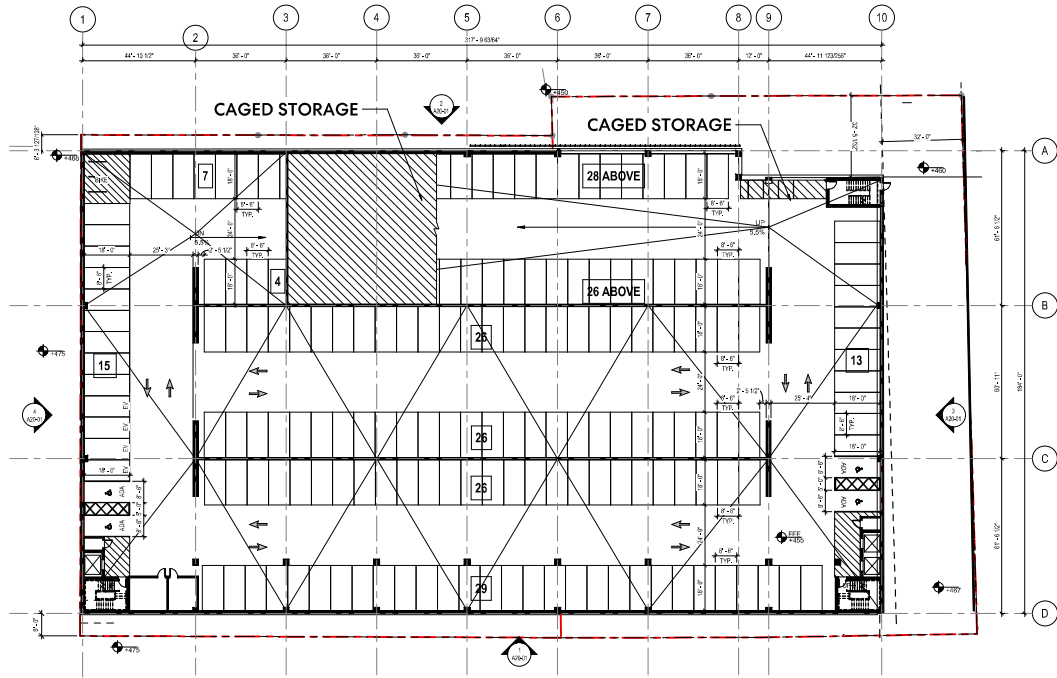
SHEET NUMBER

L01-02



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

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



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

P1 PARKING SCHEDULE		
Level	Parking Type	Number
P1	ACCESSIBLE SPACE (STD)	6
P1	ACCESSIBLE SPACE (VNL)	0
P1	ELECTRIC VEHICLE	1
P1	STANDARD SPACE	139
P1	TOTAL	146

OVERALL PARKING TOTAL: 147 SPACES

Logo: Tower
 411 W. Chapel St. Suite 200
 Durham, North Carolina 27701
 1.919.433.6300
 1.919.433.6304
 1.919.433.6304

CONSULTANTS

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

STRUCTURAL
 NYS
 6750 Tryon Road, Cary, NC 27513

MEP
 NYS
 6750 Tryon Road, Cary, NC 27513

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

OWNER
 GRUBB PROPERTIES
 4001 Park Road Suite 400, Charlotte, NC 28209

CONTRACTOR
 SAUET Corporation
 5321 Webb Park Boulevard Suite 101, Raleigh, NC 27617

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

PROJECT
 PROJECT LOGO IS AVAILABLE

126 E ROSEMARY ST
 PARKING DECK

CLIENT LOGO IS AVAILABLE

KEYPLAN

ISSUE CHART

TITLE
 Job Number: _____
 Author: _____
 Checked: _____
 Approved: _____

OVERALL FLOOR
 PLAN - P1 - P2

SHEET NUMBER

A10-01

CONSULTANTS

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

STRUCTURAL
NYS
6750 Tryon Road, Cary, NC 27513

MEP
NYS
6750 Tryon Road, Cary, NC 27513

LANDSCAPE ARCHITECT
PERKINS+WILL
411 W. Chapel Hill Street, Suite 200, Durham, NC 27701

OWNER
GRUBB PROPERTIES
4801 Park Road Suite 400, Charlotte, NC 28209

CONTRACTOR
SAUET Corporation
5322 Webb Park Boulevard Suite 101, Raleigh, NC 27607

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

PROJECT

PROJECT LOGO AVAILABLE

126 E ROSEMARY ST
PARKING DECK

CLIENT LOGO AVAILABLE

KEYPLAN

ISSUE CHART

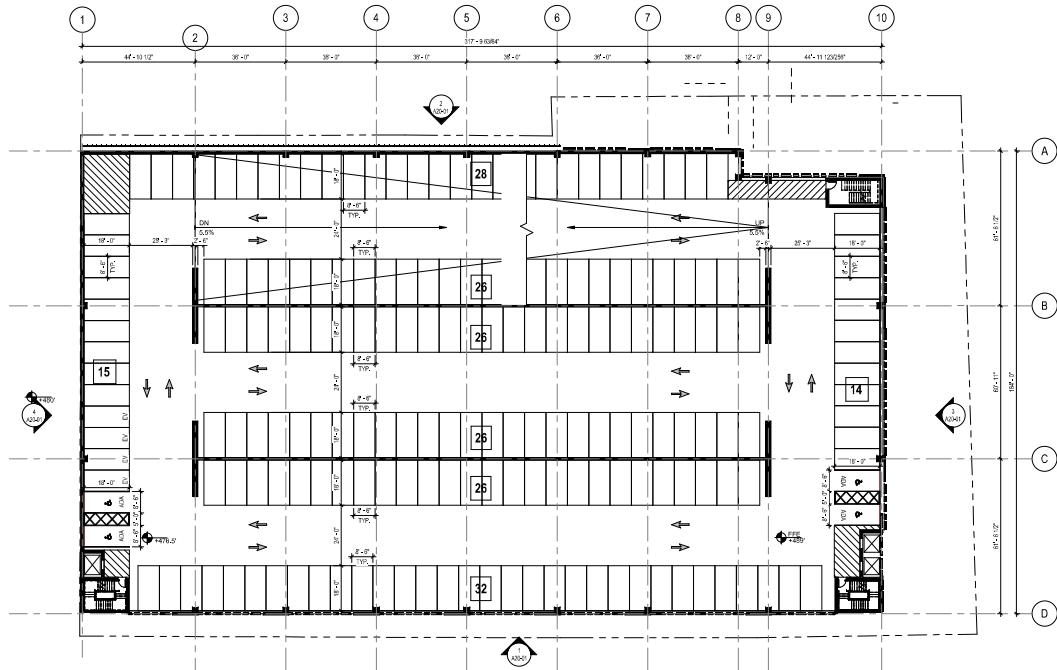
DATE	ISSUE

TITLE

OVERALL FLOOR PLAN - P3 - P4

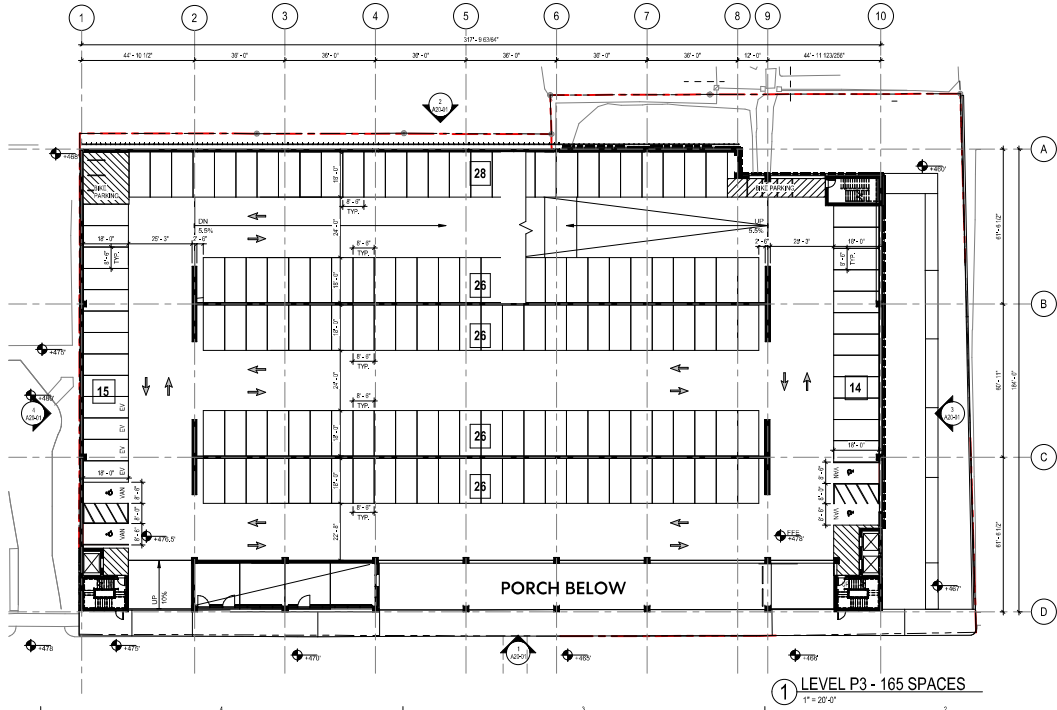
SHEET NUMBER

A10-02



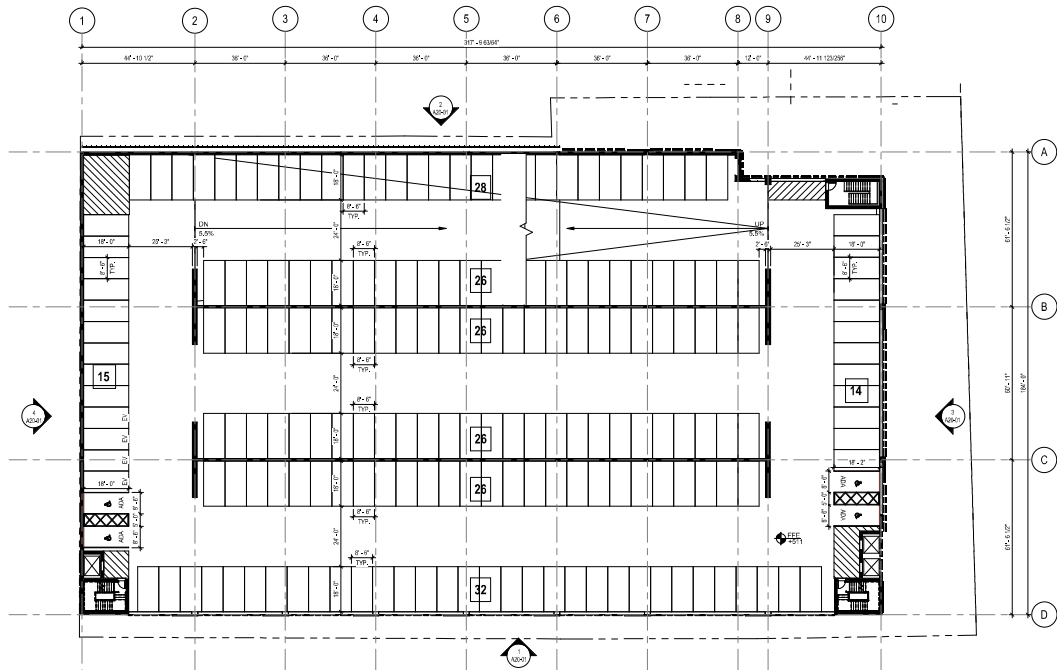
Level	Parking Type	Number
P4	ACCESSIBLE SPACE (STD)	4
P4	ACCESSIBLE SPACE (VAN)	0
P4	ELECTRIC VEHICLE	0
P4	STANDARD SPACE	189
	TOTAL	193

② LEVEL P4 - 193 SPACES
1" = 20'-0"



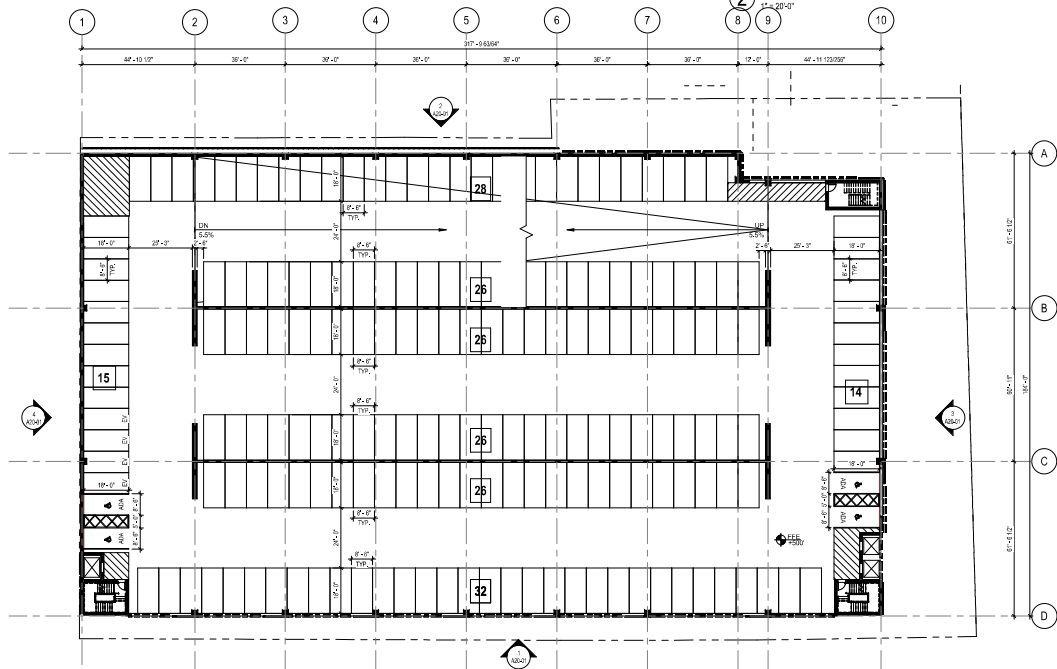
Level	Parking Type	Number
P3	ACCESSIBLE SPACE (STD)	0
P3	ACCESSIBLE SPACE (VAN)	1
P3	ELECTRIC VEHICLE	4
P3	STANDARD SPACE	157
	TOTAL	165

① LEVEL P3 - 165 SPACES
1" = 20'-0"



2 LEVEL P6 - 193 PACES

P5 PARKING SCHEDULE		
Level	Parking Type	Number
P5	ACCESSIBLE SPACE (STD)	0
P5	ACCESSIBLE SPACE (VAN)	0
P5	ELECTRIC VEHICLE	0
P5	BICYCLE SPACE	0
P5	TOTAL	0



1 LEVEL P5 - 193 SPACES

P5 PARKING SCHEDULE		
Level	Parking Type	Number
P5	ACCESSIBLE SPACE (STD)	0
P5	ACCESSIBLE SPACE (VAN)	0
P5	ELECTRIC VEHICLE	0
P5	BICYCLE SPACE	0
P5	TOTAL	0

Perkins&Will

LEOPOLD TOWER
 411 W. CHAPEL ST. SUITE 200
 DURHAM, NORTH CAROLINA 27701
 1.919.433.3333
 PERKINS&WILL.COM

CONSULTANTS

IAAC
 BALLENTINE ASSOCIATES P.A.
 221 PROVIDENCE ROAD, CHAPEL HILL, NC 27514

STRUCTURAL
 NYS
 6750 TRYON ROAD, CARY, NC 27513

MEP
 NYS
 6750 TRYON ROAD, CARY, NC 27513

LANDSCAPE
 PERKINS+WILL
 411 W. CHAPEL ST. SUITE 200, DURHAM, NC 27701

OWNER
 GRUBBS PROPERTIES
 4001 PARK ROAD SOUTH 400, CHARLOTTE, NC 28209

CONTRACTOR
 SAUSET CORPORATION
 5322 WOOD PARK BOULEVARD SUITE 103, RALEIGH, NC 27607

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

PROJECT

PROJECT LOGO AVAILABLE

126 E ROSEMARY ST PARKING DECK

CLIENT LOGO AVAILABLE

KEYPLAN

ISSUE CHART

DATE	BY	REVISION

Job Number	Author
Drawn	Checker
Checked	Approver
Approved	

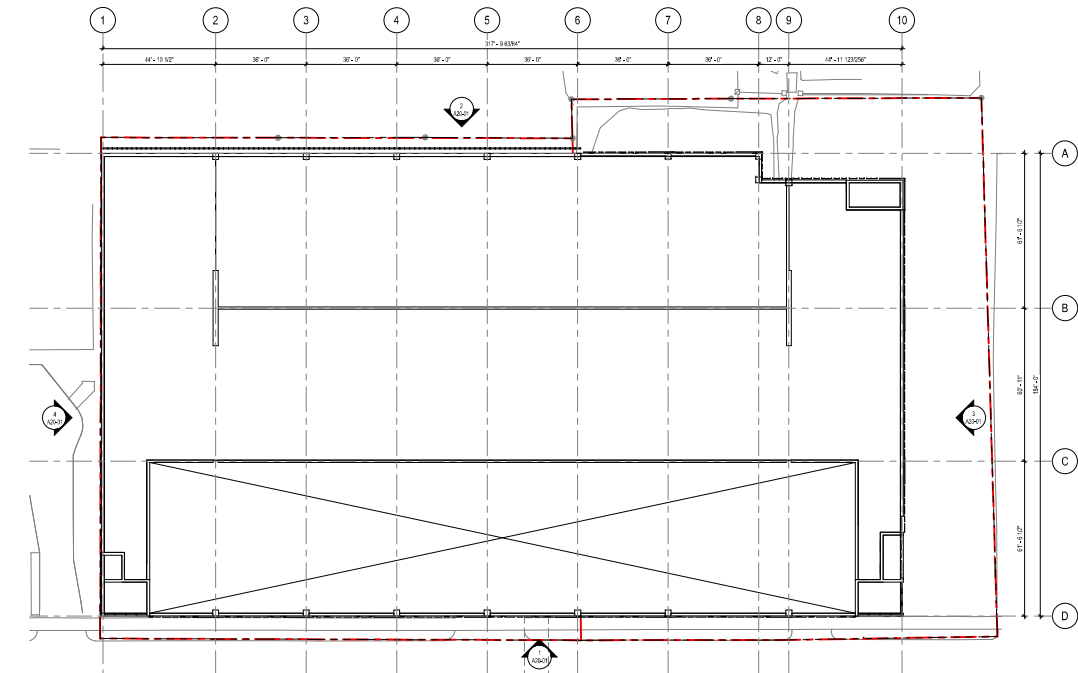
TITLE

OVERALL FLOOR PLAN - P5 - P6

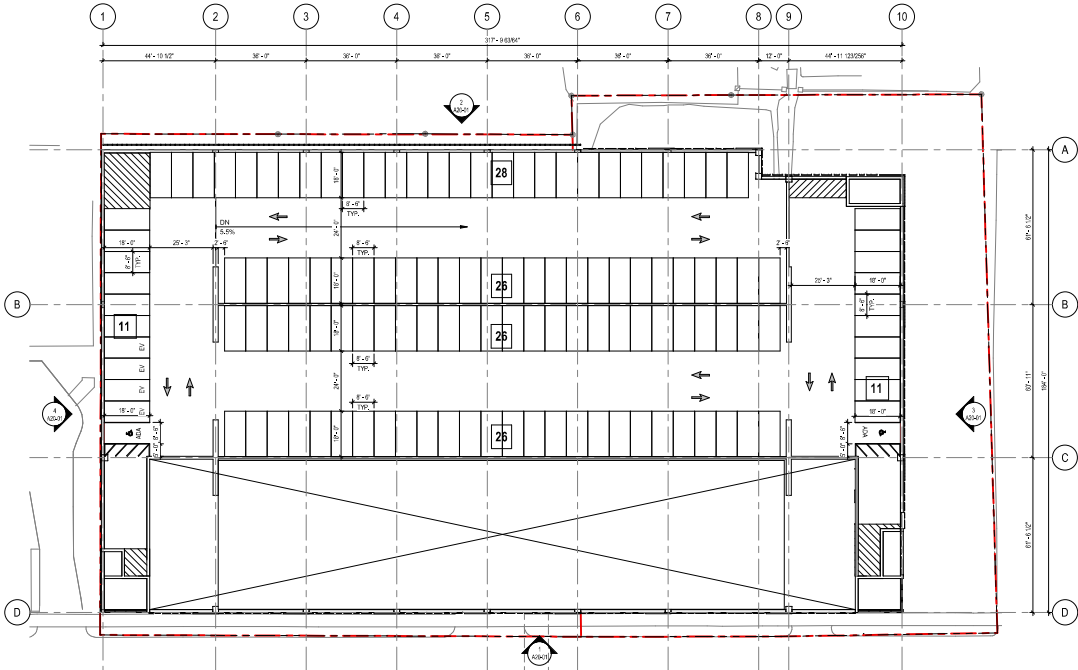
SHEET NUMBER

A10-03

4/8/2020 2:59:05 PM - B:\10107577-176448-Rosemary_Cover_48%_Rosemary ST Parking Deck.dwg



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



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

Level	Parking Type	Number
P1	ACCESSIBLE SPACE (STD)	4
P1	ACCESSIBLE SPACE (VAN)	0
P1	ELECTRIC VEHICLE	4
P1	STANDARD SPACE	30
TOTAL		38

Perkins&Will

Logo Tower
411 W Chapel Hill Street, Suite 200
Durham, North Carolina 27701
1.919.653.3333
P.919.653.3334
F.919.653.3335

CONSULTANTS

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

STRUCTURAL
NYS
6750 Tryon Road, Cary, NC 27513

MEP
NYS
6750 Tryon Road, Cary, NC 27513

INTERIOR
PERKINS & WILL
411 W Chapel Hill Street, Suite 200, Durham, NC 27701

OWNER

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

CONTRACTOR

SAUET Corporation
5322 Webb Park Boulevard Suite 100, Raleigh, NC 27617

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

PROJECT

PROJECT LOGO IS AVAILABLE

126 E ROSEMARY ST
PARKING DECK

CLIENT LOGO IS AVAILABLE

KEYPLAN

ISSUE CHART

DATE	BY	REVISION

TITLE

Overall Floor Plan - P7 - ROOF

SHEET NUMBER

A10-04

Copyright © 2020 Perkins&Will

CONSULTANTS

BALENTINE ASSOCIATES P.A.
221 Providence Road, Chapel Hill, NC 27514
ARCHITECT
6750 Tryon Road, Cary, NC 27513
MEP
6750 Tryon Road, Cary, NC 27513
NVS
6750 Tryon Road, Cary, NC 27513
STRUCTURAL
PERKINS+WILL
411 W Chapel Hill St, Suite 205, Durham, NC 27701
GENERAL CONTRACTOR

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

CONTRACTOR
SAUET Corporation
5327 Webb Park Boulevard Suite 100, Raleigh, NC 27617

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

PROJECT
PROJECT LOGO IS AVAILABLE

126 E ROSEMARY ST
PARKING DECK

CLIENT LOGO IS AVAILABLE

KEYPLAN

ISSUE CHART

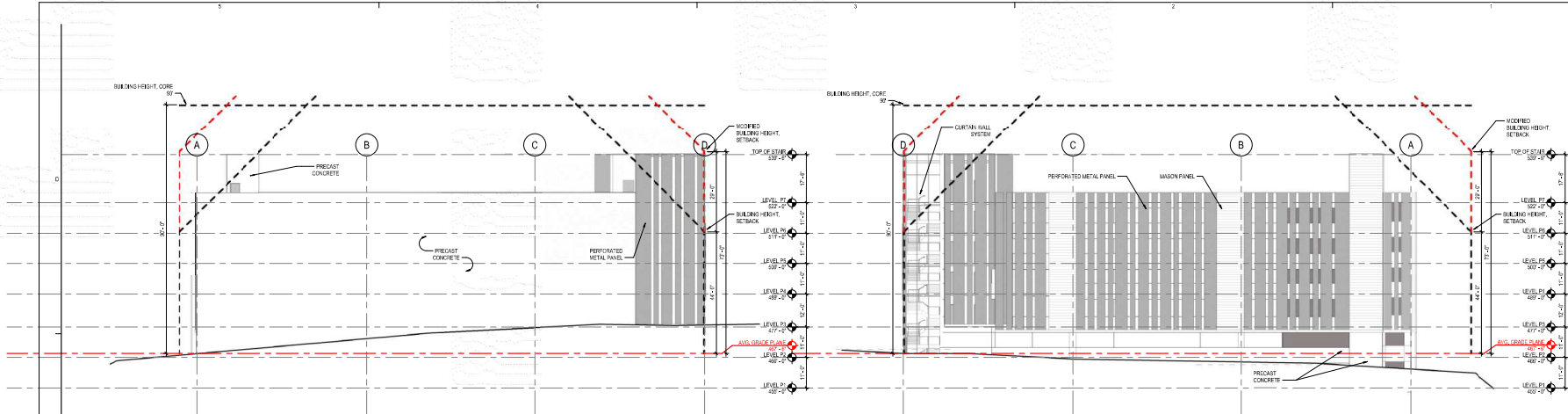
4/8/2020 CONDITIONAL ZONING APPLICATION

DATE	BY	REVISION

TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER

A20-01



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

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



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



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