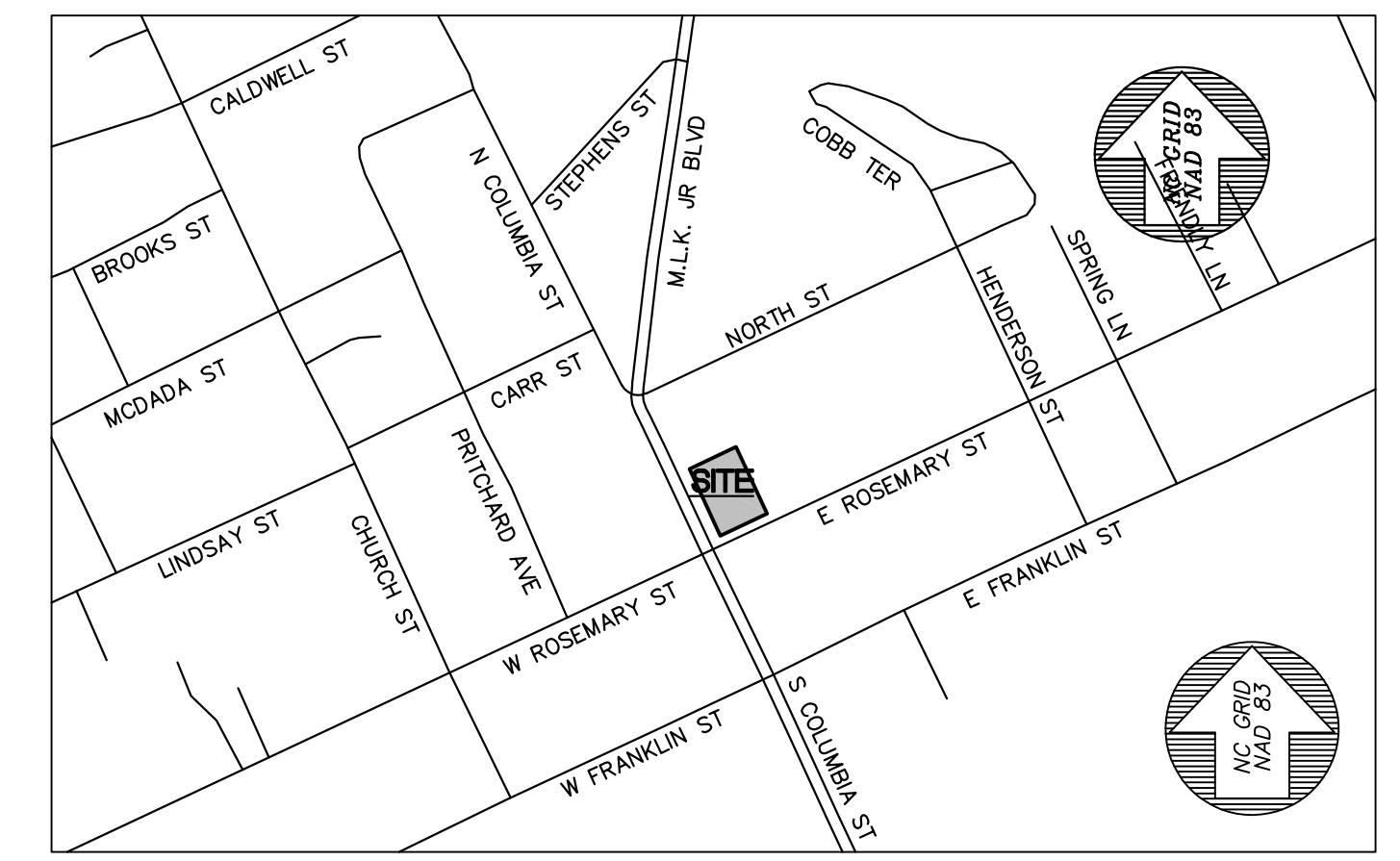
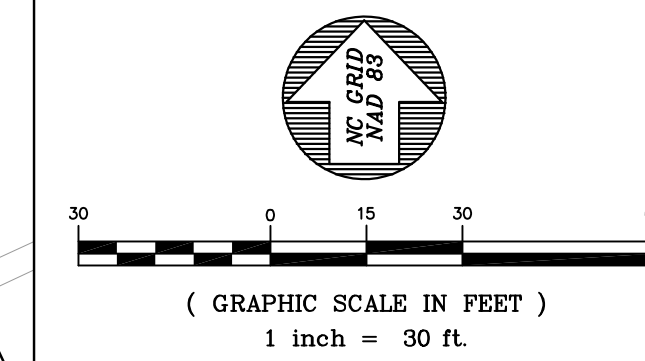
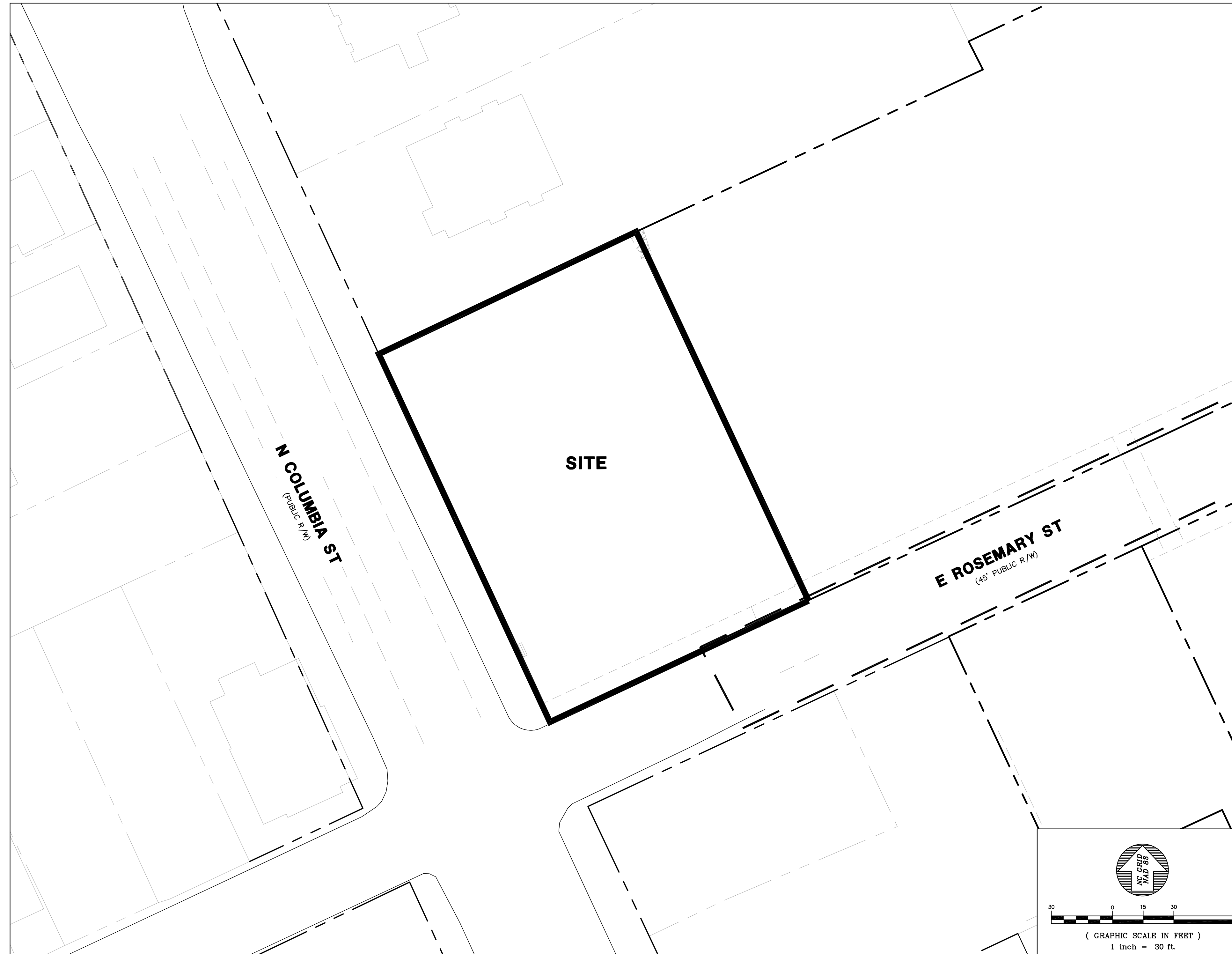


CONCEPT PLANS FOR 101 E ROSEMARY STREET CHAPEL HILL, NORTH CAROLINA



VICINITY MAP
SCALE: 1"=500'



DRAWING LIST		
SHEET	DRAWING TITLE	LATEST ISSUE DATE
G0001	COVER	27 APR 21
C0001	AREA MAP	27 APR 21
C0101	EXISTING CONDITIONS & DEMOLITION PLAN	27 APR 21
A1.02	CONCEPT PLAN	27 APR 21
A1.0X	CONCEPT PLAN	27 APR 21

BALLENTINE ASSOCIATES, P.A.
221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
(919) 928 - 0481 (919) 489 - 4789

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BALLENTINE ASSOCIATES, P.A.
CORPORATE
SIC
C328
NORTH CAROLINA
CHAPEL HILL

DATE	REVISIONS	NUM

OWNER INFORMATION
GRUBB PROPERTIES, INC.
117 EDINBURGH SOUTH DRIVE
SUITE 110
CARY, NC 27511
OWNERS REPRESENTATIVE:
JOE DYE
(919) 388-5774
FAX (919) 461-3939
EMAIL: joedye@grubb.com

DATE	ISSUED
27 APR 21	CONCEPT PLAN SUBMITTAL

101 E ROSEMARY STREET
101 E. ROSEMARY ST
CHAPEL HILL, NORTH CAROLINA
CONCEPT PLANS

JOB #: 119016.04
DATE: 27 APR 21
SCALE: AS NOTED
DRAWN BY: MP
REVIEWED BY: G.J.R.

SHEET
G0001

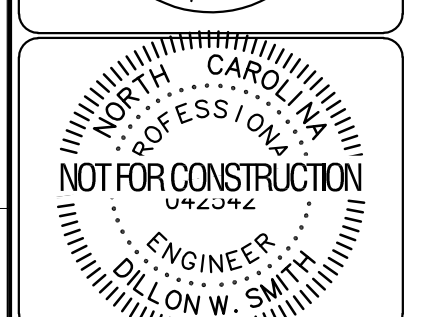
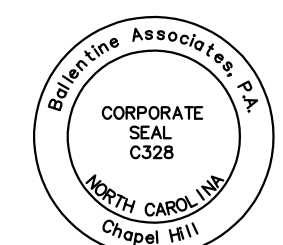
ARCHITECTURE:
I-B+M
ARCHITECTURE
1435 WEST MOREHEAD STREET, SUITE 160
CHARLOTTE, NC 28208
(704) 334-1716

DEVELOPER:
 GRUBB PROPERTIES
People who care. Places that matter.
113 EDINBURGH SOUTH DR., SUITE 120
CARY, NC 27511
(919) 388-5772

SITE PLANNING / CIVIL ENGINEERING:
 BALLENTINE ASSOCIATES, P.A.
221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
(919) 928 - 0481 (919) 489 - 4789

REVIEW DRAWING
NOT FOR CONSTRUCTION

N:\Projects\119016.00 Rosemary St Properties\119016.04_101 E Rosemary St\1_Dwg\BA-Model Files\G0001-Cover-101 Rosemary.dwg, 4/27/2021 8:55:22 AM, mattp, Bluebeam PDF



DATE

REVISIONS

NO.	DATE	DESCRIPTION

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 GRUBB PROPERTIES, INC.
 117 EDENBURGH SOUTH DRIVE
 SUITE 110
 CARY, NC 27511
 OWNERS REPRESENTATIVE:
 JOE DYE
 (919) 388-5774
 FAX (919) 461-3939
 EMAIL: jody@grubbscorp.com

DATE: 27 APR 21

ISSUED

CONCEPT PLAN SUBMITTAL

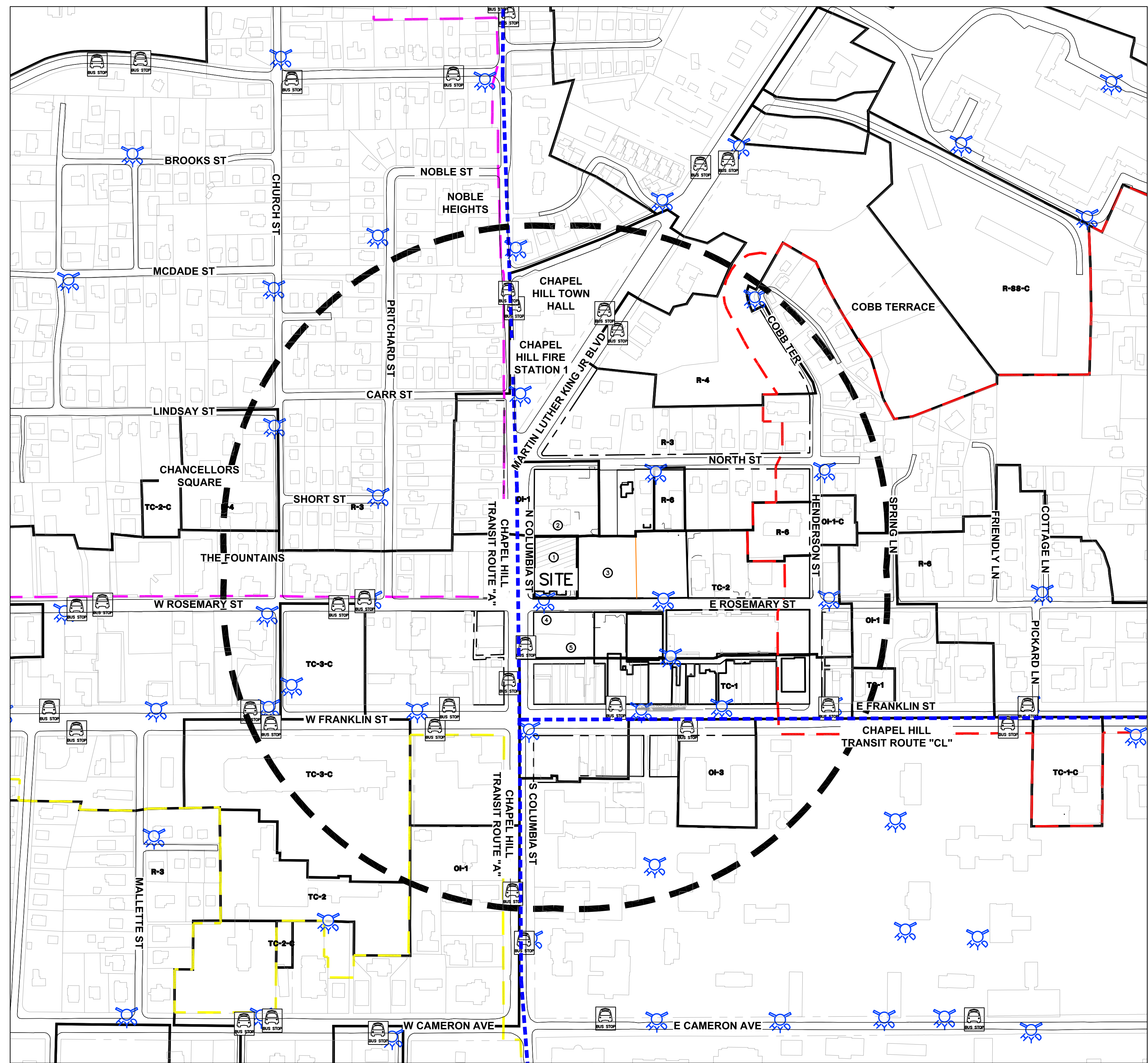
DATE: 27 APR 21

101 E. ROSEMARY STREET
101 E. ROSEMARY ST
 CHAPEL HILL, NORTH CAROLINA

CONCEPT PLANS

JOB #: 119016.04
 DATE: 27 APR 21
 SCALE: AS NOTED
 DRAWN BY: MP
 REVIEWED BY: G.J.R.

SHEET
C0001



SITE PARCEL DATA

LABEL #	OWNER	PIN #	ZONING	DB./PG.	PARCEL ACREAGE	CURRENT LAND USE
1	CENTURA BANK	9788-37-2791	TC-2	1078/71	0.64	BANK

ADJOINER PARCEL DATA

LABEL #	OWNER(S)	PIN #	ZONING	CURRENT LAND USE
2	BELL FAMILY PROPERTIES LLC	9788-37-2875	OI-1	OFFICE
3	FRANKLIN OFFICE CHAPEL HILL LLC	9788-37-4748	TC-2	PARKING LOT
4	TOWN OF CHAPEL HILL	9788-37-4469	TC-2	PARKING LOT
5	TOWN OF CHAPEL HILL	9788-37-5557	TC-2	PARKING LOT

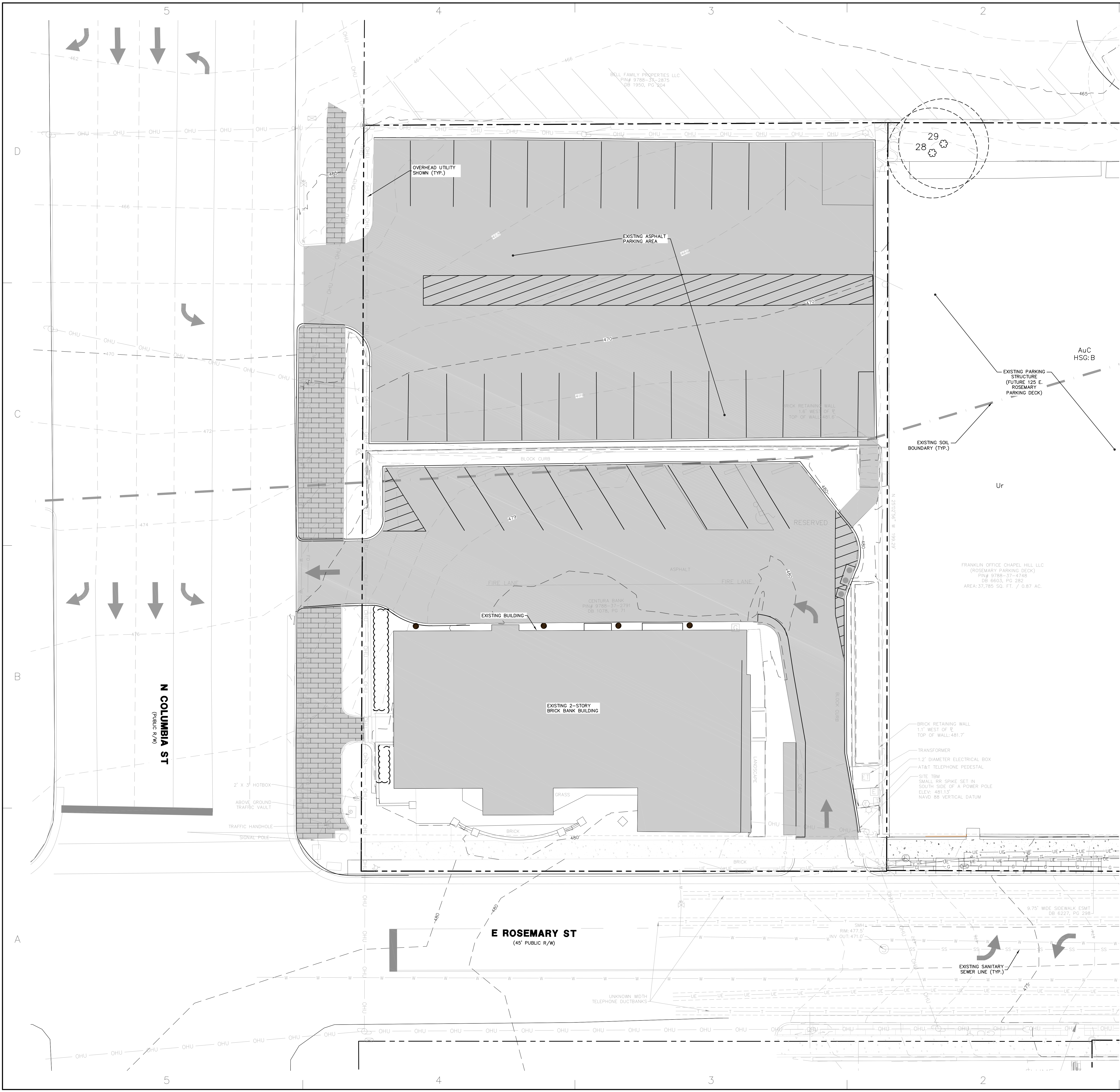
DRAWING LEGEND

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

AREA MAP

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

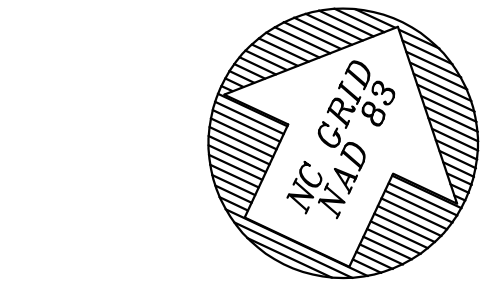
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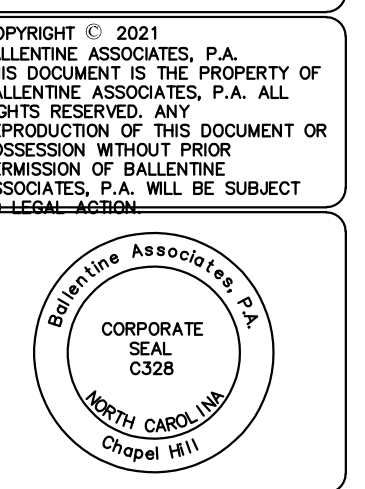
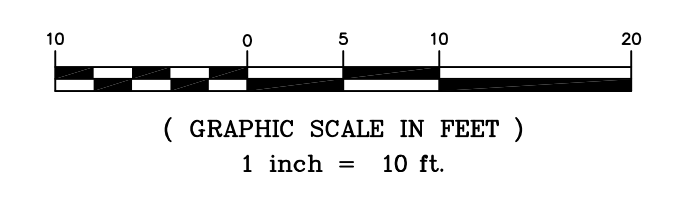
- NOTES**
- EXISTING CONDITIONS SHOWN ARE BASED UPON SITE SURVEYS PERFORMED BY BALLENTINE ASSOCIATES, KCI ASSOCIATES AND ORANGE COUNTY GIS DATA.
 - THE PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP 3710978B00K.
 - CONTRACTOR SHALL HAVE NORTH CAROLINA ONE 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.
 - 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.
 - SEE AREA MAP, C0001, FOR NEAREST CHAPEL HILL TRANSIT ROUTES.

DRAWING LEGEND

SYMBOL/ABBREVIATION	EXISTING	DEMO	DESCRIPTION
(Symbol)	(Symbol)	(Symbol)	POWER POLE
(Symbol)	(Symbol)	(Symbol)	SANITARY SEWER CLEANOUT
(Symbol)	(Symbol)	(Symbol)	FIRE HYDRANT
(Symbol)	(Symbol)	(Symbol)	WATER VALVE
(Symbol)	(Symbol)	(Symbol)	WATER METER
(Symbol)	(Symbol)	(Symbol)	MAIL BOXES
(Symbol)	(Symbol)	(Symbol)	GAS METER
(Symbol)	(Symbol)	(Symbol)	FENCE LINE
(Symbol)	(Symbol)	(Symbol)	TELEPHONE CABLING LINE
(Symbol)	(Symbol)	(Symbol)	OVERHEAD ELECTRIC LINE
(Symbol)	(Symbol)	(Symbol)	UNDERGROUND ELECTRIC LINE
(Symbol)	(Symbol)	(Symbol)	WATER LINE
(Symbol)	(Symbol)	(Symbol)	GAS LINE
(Symbol)	(Symbol)	(Symbol)	SANITARY SEWER LINE
(Symbol)	(Symbol)	(Symbol)	STORM DRAIN PIPE
(Symbol)	(Symbol)	(Symbol)	PROPERTY LINE
(Symbol)	(Symbol)	(Symbol)	ADJOINER PROPERTY LINE
(Symbol)	(Symbol)	(Symbol)	TREE LINE
(Symbol)	(Symbol)	(Symbol)	MAJOR CONTOUR
(Symbol)	(Symbol)	(Symbol)	MINOR CONTOUR
(Symbol)	(Symbol)	(Symbol)	EXISTING BUILDINGS AND PAVEMENTS
(Symbol)	(Symbol)	(Symbol)	SOIL BOUNDARY
(Symbol)	(Symbol)	(Symbol)	APPLING URBAN LAND COMPLEX
(Symbol)	(Symbol)	(Symbol)	WEDDOWEE SANDY LOAM



EXISTING CONDITIONS & DEMOLITION PLAN



NOT FOR CONSTRUCTION
ENGINEER
D. W. SMITH

DATE	REVISIONS

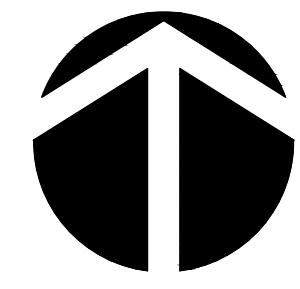
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EMAIL: jody@brubbp.com

DATE	ISSUED
27 APR 21	CONCEPT PLAN SUBMITTAL

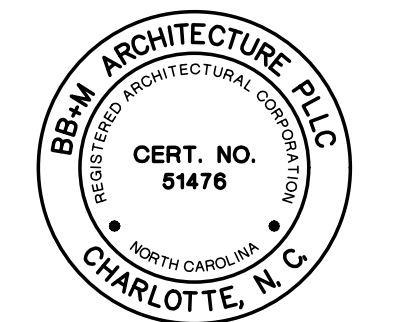
101 E ROSEMARY STREET
101 E. ROSEMARY ST
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CONCEPT PLANS

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DRAWN BY: MP
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0.64 AC



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LOCATION / PROJECT LOCATION
PROJECT # / ####
DATE / 4.26.2021
DRAWN /

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SITE PLAN
101 E. ROSEMARY
CHAPEL HILL, NC

A1.02



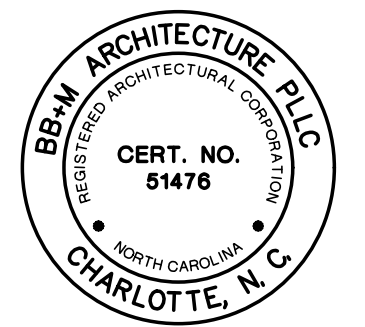
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A1.01
1ST FL.
SCALE: 1/16"=1'-0"



AERIAL VIEW



FROM
COLUMBIA AND
ROSEMARY



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