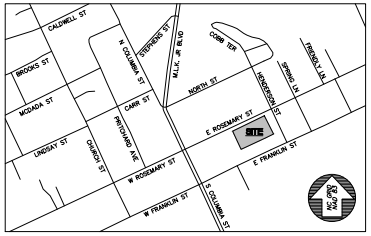
CONDITIONAL ZONING DRAWINGS

FOR

150 E. ROSEMARY STREET LAB AND OFFICE BUILDING

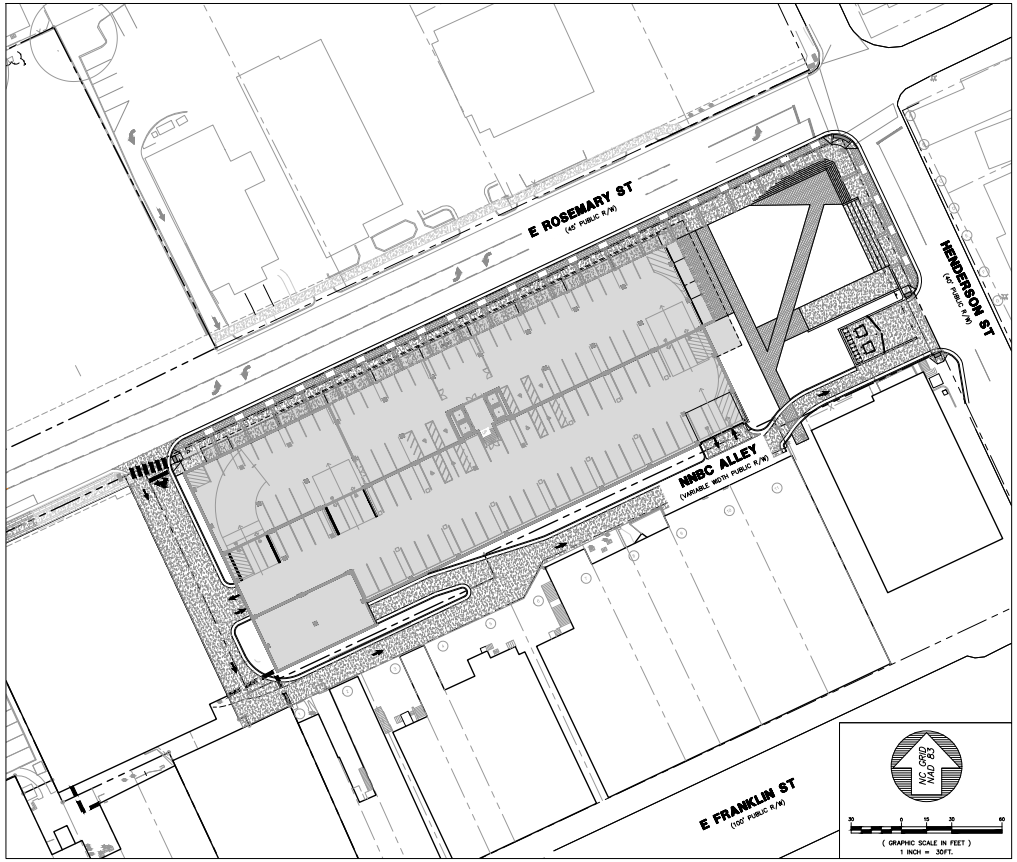
CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA



VICINITY MAP
SCALE: 1"=500'

DRAWING LIST

SHEET	DRAWING TITLE	LATEST ISSUE DATE
G0001	COVER SHEET	010 FEB 21
C0001	AREA MAP	010 FEB 21
C0101	EXISTING CONDITIONS & DEMOLITION PLAN	010 FEB 21
C1001	SITE PLAN	010 FEB 21
C1100	UTILITY PLAN	010 FEB 21
C1200	GRADING & DRAINAGE PLAN	010 FEB 21
C5001	SITE DETAILS	010 FEB 21
L100	CONCEPTUAL LANDSCAPE PLAN	08 FEB 21
Z-101	FLOOR PLANS	02 FEB 21
Z-102	FLOOR PLANS	02 FEB 21
Z-103	FLOOR PLANS	02 FEB 21
Z-110	ZONING ENVELOPE ELEVATIONS	04 FEB 21



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

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

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

REVIEW DRAWING
NOT FOR CONSTRUCTION

BALLENTINE ASSOCIATES, P.A.
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BALLENTINE ASSOCIATES, P.A. CORPORATE SEAL C338 NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 029127 JOSHUA J. RAMSEY
NOT FOR CONSTRUCTION

MARK	REVISIONS	DATE

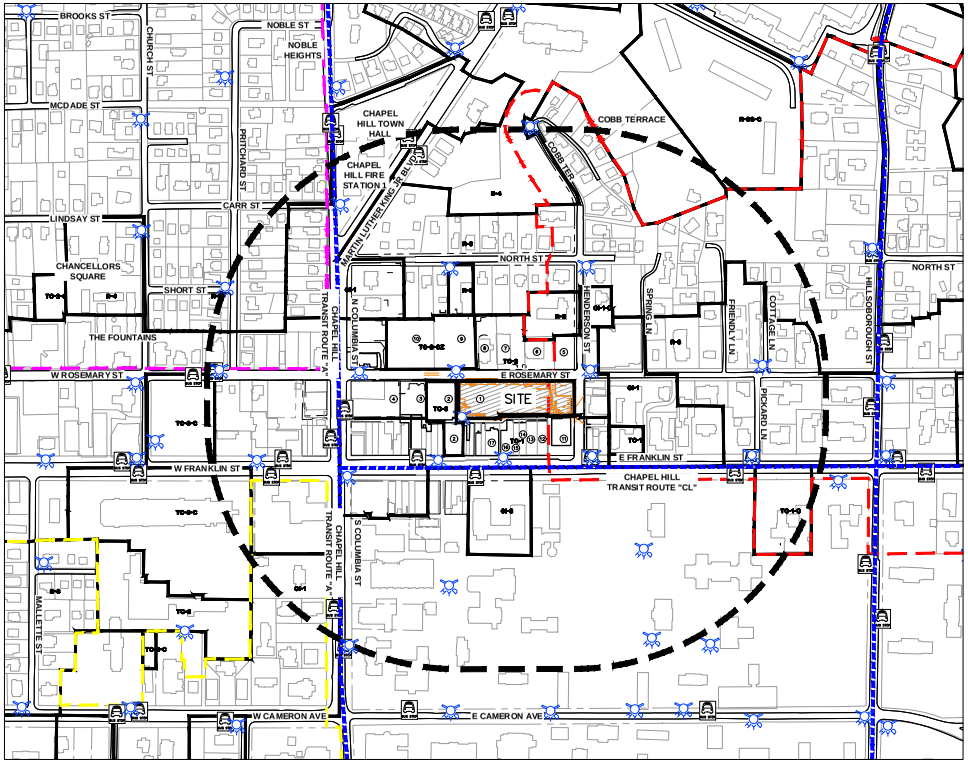
OWNER INFORMATION
GRUBB PROPERTIES, INC
4500 CAMERON VALLEY PKWY.
SUITE 350
CHARLOTTE, NC 28211
OWNER'S REPRESENTATIVE:
JOE WHITE
PHONE (919) 388-5774
FAX (919) 461-3939
EMAIL joe@grubbproperties.com

ISSUED	DATE
CONDITIONAL ZONING SUBMITTAL #1	10 FEB 21

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

JOB #: 118038.03
DATE: 10 FEB 21
SCALE: AS NOTED
DRAWN BY: J.B.M.
REVIEWED BY: G.J.R.

SHEET
G0001



SITE PARCEL DATA

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

ADJOINER PARCEL DATA

LABEL #	OWNER(S)	PIN #	ZONING	CURRENT LAND USE
2	FRANKLIN OFFICE CHAPEL HILL LLC	9788-37-7517	TC-3	OFFICE
3	TOWN OF CHAPEL HILL	9788-37-5557	TC-2	PARKING LOT
4	TOWN OF CHAPEL HILL	9788-37-4469	TC-2	PARKING LOT
5	CELESTE H. SLOOP	9788-46-0001	TC-2	PARKING LOT
6	PALIOURAS ENTERPRISES LLC	9788-37-9926	TC-2	RESTAURANT
7	SPIKE III LLC	9788-38-8082	TC-2	OFFICE
8	BRANCH BANKING AND TRUST CO	9788-37-7911	TC-2	BANK
9	INVESTORS TITLE COMPANY	9788-37-6817	TC-2-CZ	PARKING LOT
10	FRANKLIN OFFICE CHAPEL HILL LLC	9788-37-4748	TC-2-CZ	PARKING DECK
11	TOWN OF CHAPEL HILL	9788-47-1649	TC-1	POST OFFICE
12	CHRIS LINDA K. TRUSTEE	9789-47-0687	TC-1	RESTAURANT
13	LILLY PROPERTIES LLC	9788-47-0645	TC-1	RESTAURANT
14	CAROLYN R COBB ETAL	9788-47-0614	TC-1	RETAIL
15	LILLY NANCY COBB/ LILLY PROPERTIES LLC	9788-37-9693	TC-1	RESTAURANT
16	144 PROPERTIES LLC	9788-37-9660	TC-1	NIGHTCLUB
17	MUNCH FAMILY PROPERTIES LLC	9788-37-9517	TC-1	RETAIL

DRAWING LEGEND

SYMBOL	DESCRIPTION
	1000' NOTIFICATION LINE
	ZONING BOUNDARY
	FRANKLIN-ROSEMARY HISTORIC DISTRICT
	CAMERON-MCCAULEY HISTORIC DISTRICT
	NORTHSIDE NEIGHBORHOOD CONSERVATION DISTRICT
	CHAPEL HILL TRANSIT ROUTE
B-4	ZONING CLASSIFICATION
	EXISTING FIRE HYDRANT
	EXISTING BUS STOP
	PROJECT SITE

NO. C-0.0 SHEET

AREA MAP

200 0 100 200 400

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

REVIEW DRAWING
NOT FOR CONSTRUCTION

BALLENTINE ASSOCIATES, P.A.
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CORPORATE SEAL 2338 NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 029127 GEORGE J. BALLENTINE JR.
NOT FOR CONSTRUCTION

MARK	REVISIONS	DATE
A		
B		
C		
D		
E		
F		
G		

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

ISSUED	DATE
CONDITIONAL ZONING SUBMITTAL #1	10 FEB 21

150 E. ROSEMARY STREET LAB & OFFICE BUILDING

CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING DRAWINGS

JOB #: 118038.03
DATE: 10 FEB 21
SCALE: AS NOTED
DRAWN BY: J.B.M.
REVIEWED BY: G.J.B.

SHEET
C0001

DEMOLITION NOTES

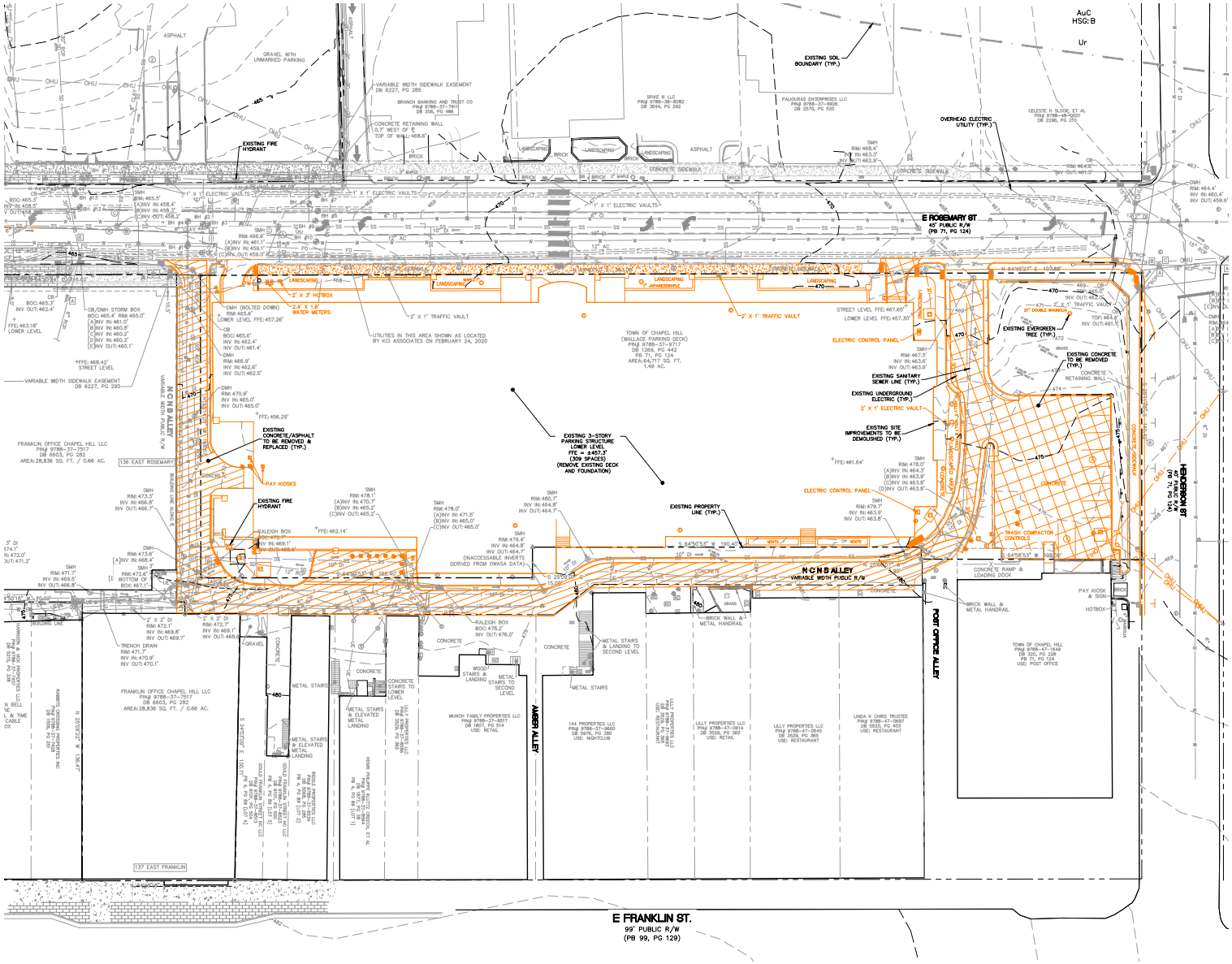
1. PRIOR TO DEMOLITION, CONTRACTOR SHALL HAVE NORTH CAROLINA 811 (1-800-632-4949) LOCATE ALL EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS.
2. PRIOR TO DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF ASBESTOS REMEDIATION IS REQUIRED, AND IF SO, CONTRACTOR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

NOTES

1. EXISTING CONDITIONS SHOWN ARE BASED UPON SITE SURVEYS PERFORMED BY BALLENTINE ASSOCIATES, KCI ASSOCATES AND ORANGE COUNTY GIS DATA.
2. THE PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP 3710978800K.
3. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL LOCATION OF UTILITIES TO AVOID CONFLICTS AND MEET MINIMUM SIZE, SLOPE, AND CODE REQUIREMENTS.
5. ALL STEEP SLOPES AREAS ARE EITHER LESS THAN 400 SQ FT OR ARE ASSOCIATED WITH ROADWAY, PARKING LOTS OR DRIVEWAYS WHICH ARE EXCLUDED FROM ANY SPECIAL CONSTRUCTION TECHNIQUES.
6. SEE AREA MAP, C0001, FOR NEAREST CHAPEL HILL TRANSIT ROUTES.

BOREHOLES

BH #	DESCRIPTION	HUB ELEV.	TOP ELEV OF UTILITY
#1	6" DIP WM	465.83	459.87
#2	2 1/2" WSEM	466.23	464.28
#3	36"X18" CONC. DUCT BANK	466.29	461.22
#4	6" CIP/WM	466.07	462.73
#5	18"X18" CIP/TBANK	467.43	463.44
#6	1" COPPER WATER	467.15	464.34
#7	36"X18" CONC. DUCT BANK	467.11	464.91
#7a	ELECT/ELE	466.98	464.78
#8	2" W/SGM	467.34	465.16
#9	6" CIP/WM	467.48	463.67
#10	12" ACWM	467.25	461.79
#11	2" W/SGM	465.21	463.09
#12	36"X18" CONC. DUCT BANK	465.27	463.93
#13	36"X18" CONC. DUCT BANK	464.95	462.96



DRAWING LEGEND

SYMBOL/ABBREVIATION

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

NO PARKING ANYTIME

EXISTING CONDITIONS & DEMOLITION PLAN

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

REVIEW DRAWING
NOT FOR CONSTRUCTION

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

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CORPORATE SEAL 2338

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 019127 JOHN D. BLUM

NOT FOR CONSTRUCTION

DATE	REVISIONS

DATE	ISSUE

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

DATE	ISSUED
10 FEB 21	CONDITIONAL ZONING SUBMITTAL #1

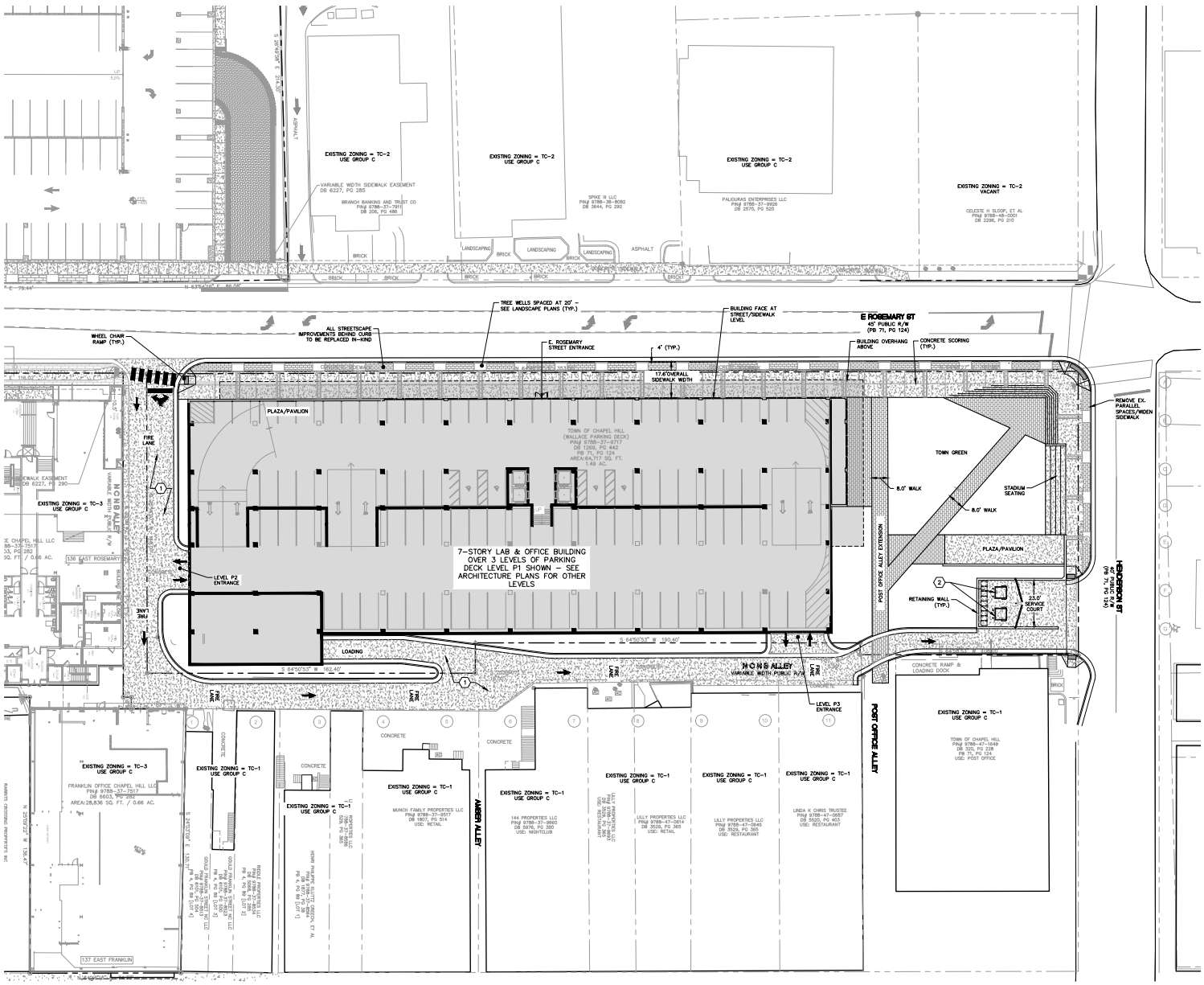
150 E. ROSEMARY STREET LAB & OFFICE BUILDING

CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING DRAWINGS

JOB #: 118038.03
DATE: 10 FEB 21
SCALE: AS NOTED
DRAWN BY: J.B.M.
REVIEWED BY: C.J.R.

SHEET
C0101



PLAN KEY NOTES

1. HEAVY-DUTY CONCRETE PAVEMENT
2. DOUBLE DUMPSTER PAD WITH RECYCLING CONTAINERS

NOTES

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

SITE DATA

APPLICANT:	GRUBB PROPERTIES, INC		
PROPERTY OWNER:	TOWN OF CHAPEL HILL		
PROPERTY ADDRESS:	150 EAST ROSEMARY STREET, CHAPEL HILL, NC		
PIN NUMBERS:	9788-37-9717		
DEED REFERENCES:	DB 1269 PG: 442		
EXISTING ZONING:	TC-2		
PROPOSED ZONING:	TC-3-CZ		
BUILDING SETBACK SUMMARY:	TC-3-CZ	ADJACENT RESIDENTIAL (R-3)	ADJACENT RESIDENTIAL (R-6)
MINIMUM STREET SETBACK	0 FT.	N/A	N/A
MINIMUM INTERIOR SETBACK	0 FT.	N/A	N/A
MINIMUM SOLAR SETBACK	0 FT.	N/A	N/A
PROPOSED SOLAR SETBACK	0 FT.	N/A	N/A
EXISTING USE:	PARKING DECK/SURFACE PARKING		
PROPOSED USE:	LAB & OFFICE BUILDING		
NET LAND AREA:	64,717 SF (1.49 AC)		
CREDITED STREET AREA:	6,472 SF (0.15 AC)		
GROSS LAND AREA:	71,189 SF (1.64 AC)		
VEHICLE PARKING SUMMARY:	REGULAR	ACCESSIBLE	TOTAL
REQUIRED	N/A	6	N/A
PROPOSED	160	10	170
BICYCLE PARKING SUMMARY:			
REQUIRED	96 SPACES		
PROPOSED	96 SPACES		
FLOOR AREA SUMMARY:			
MAX. FLOOR AREA	4.00 (FAR) X 71,189 SF (GLA) = 284,756 SF		
PROPOSED FLOOR AREA	228,000 SF		
IMPERVIOUS SUMMARY:			
EXISTING	58,008 SF (1.332 AC)		
POST DEVELOPED - CURRENT SITE PLAN	57,797 SF (1.327 AC)		
NET IMPERVIOUS REDUCTION	-211 SF (0.005 AC)		
LAND DISTURBANCE SUMMARY:			
ON-SITE	64,717 SF		
OFF-SITE	10,283 SF		
TOTAL	75,000 SF		

DRAWING LEGEND

SYMBOL/ABBREVIATION

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

NO. C-0168 SE

SITE PLAN

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

REVIEW DRAWING
NOT FOR CONSTRUCTION

BALLENTINE ASSOCIATES P.A.
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BALLENTINE ASSOCIATES P.A. CORPORATE SEAL 2338 NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 029127 NOT FOR CONSTRUCTION JAMES M. BALLENTINE

MARK	REVISIONS	DATE

OWNER INFORMATION
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4500 CAMERON VALLEY PKWY.
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CHARLOTTE, NC 28211
OWNER'S REPRESENTATIVE:
JOE WILLIAMS
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FAX (919) 461-3939
EMAIL: jwilliams@grubbprops.com

ISSUED	DATE
CONDITIONAL ZONING SUBMITTAL #1	10 FEB 21

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

CONDITIONAL ZONING DRAWINGS

JOB #: 118038.03
DATE: 10 FEB 21
SCALE: AS NOTED
DRAWN BY: J.B.M.
REVIEWED BY: C.J.R.

SHEET
C1001

PLAN KEY NOTES

1. DOGHOUSE SANITARY SEWER MANHOLE
2. 10" DI SANITARY SEWER SERVICE (TYP.)
3. FIRE HYDRANT
4. TAPPING SLEEVE AND VALVE
5. 8" DUCTILE IRON WATER LINE (TYP.)
6. 8" GATE VALVE AND VALVE BOX (TYP.)
7. POST INDICATOR VALVE
8. 8" WATER METER WITH BYPASS (UNDER GROUND VAULT)
9. ELECTRICAL TRANSFORMER PAD (BY OTHERS)
10. FOUNDATION DRAIN

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

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

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

UTILITY PLAN NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH OWASA STANDARDS AND THE TOWN OF CHAPEL HILL STANDARDS SPECIFICATIONS.
2. ALL UTILITIES SHALL BE PLACED UNDERGROUND. THIS DOES NOT APPLY TO COMPONENTS THAT ARE REQUIRED TO BE LOCATED ABOVE GROUND SUCH AS BACKFLOW PREVENTERS AND TRANSFORMERS.
3. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES (PRIVATE AND PUBLIC) PRIOR TO BEGINNING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.

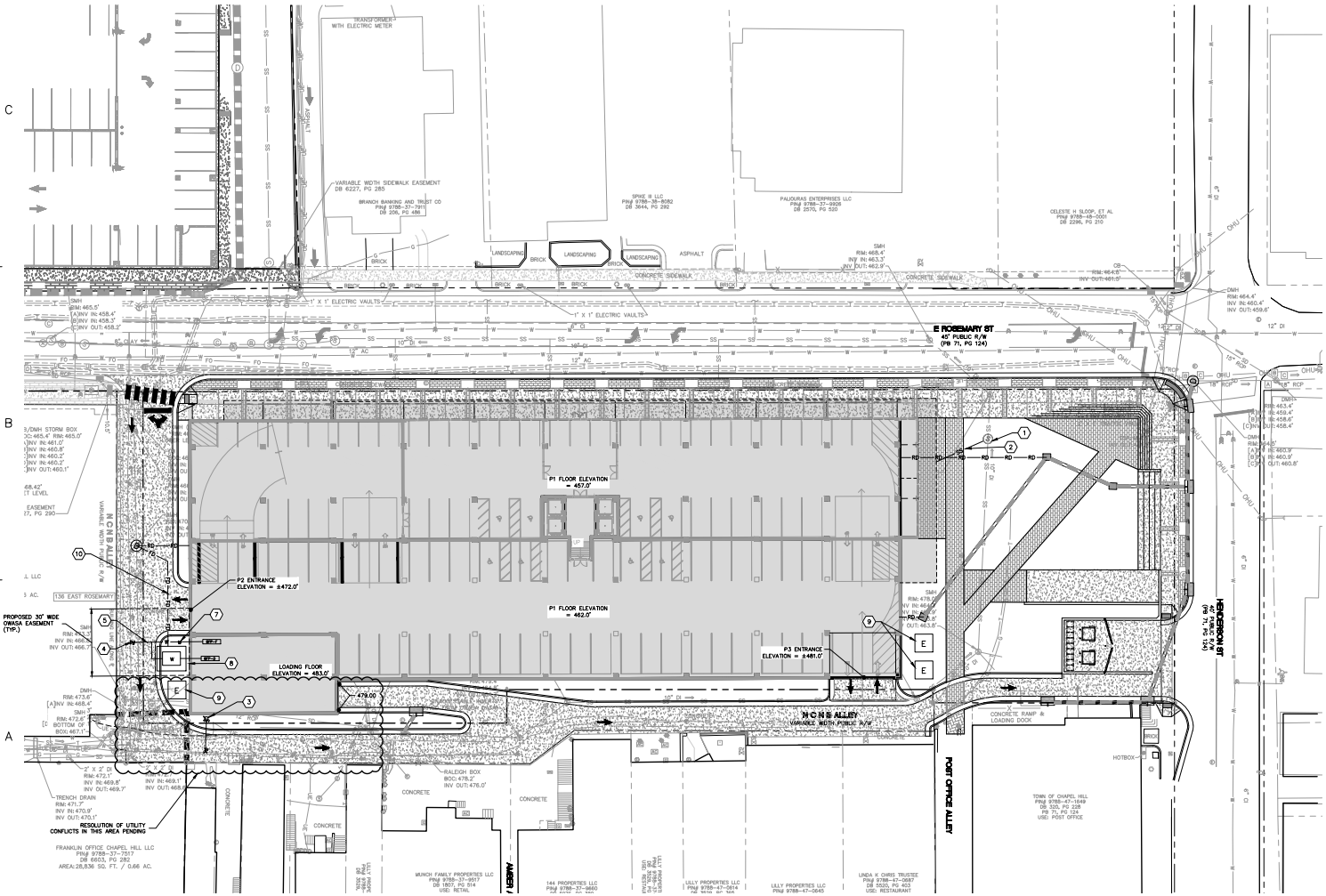
   3.1. NORTH CAROLINA ONE CALL: 811 OR 1-800-632-4949
4. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION.
5. ALL UNDERGROUND UTILITIES SHALL BE INSTALLED WITHIN THE CONSTRUCTION AREA AND OUTSIDE OF TREE PROTECTION AREAS TO AVOID DAMAGE TO TREE ROOTS DURING INSTALLATION. ALL ROUTING FOR UNDERGROUND UTILITIES IS PROHIBITED IN CRITICAL ROOT ZONES OF EXISTING TREES TO REMAIN.
6. ALL UTILITIES TO BE LOCATED TO SIDE OF BUILDING PER SECTION 3.11.2.7.K.2 OF THE CHAPEL HILL LAND USE MANAGEMENT ORDINANCE (LUMO). ALL WALL MOUNTED UTILITIES ARE TO BE SCREENED IN ACCORDANCE WITH LUMO SECTION 3.11.4.2.E.4 AND ALL GROUND MOUNTED UTILITIES ARE TO BE SCREENED IN ACCORDANCE WITH LUMO SECTION 3.11.4.2.E.5.
7. THE SITE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES AND INSTALL ALL REQUIRED CONDUITS (NUMBER AND LOCATION). NOT ALL REQUIRED CONDUITS ARE SHOWN ON THIS PLAN.
8. THE SITE CONTRACTOR SHALL COORDINATE AND REVIEW SEWER MANHOLE RIM ADJUSTMENTS WITH OWASA INSPECTOR PRIOR TO FINAL LIFT OF ASPHALT.
9. A MINIMUM OF 10' HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN SANITARY AND STORM SEWERS.
10. WATER & SEWER:

    10.1. OWASA: NICK PARKER - (919) 537-4201

    10.2. MINIMUM UTILITY VERTICAL SEPARATION DISTANCES:
    SANITARY SEWER MAINS AND STORM SEWER - 24"
    SANITARY SEWER MAINS AND WATER - 18"
    STORM SEWER AND WATER - 18"

    10.3. SANITARY SEWER SERVICE LINE WITHIN OWASA EASEMENTS SHALL BE DIP.
11. ELECTRICAL: CONTACT ERIC DABER WITH DUKE ENERGY AT (919) 687-3135 TO COORDINATE ELECTRIC SERVICE CONNECTION AT ROSEMARY STREET.
12. GAS SERVICE TO BE DESIGNED, SIZED & INSTALLED BY GAS COMPANY. CONTACT BRIAN SMITH WITH PSNC ENERGY AT (919) 598-7454 FOR COORDINATION.
13. TELECOM:

    13.1. SPECTRUM: GEORGE STOTLER - (919) 427-5506



DRAWING LEGEND

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

NO. GRID BEARINGS

UTILITY PLAN - PHASE 1

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

REVIEW DRAWING
NOT FOR CONSTRUCTION

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

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BALLENTINE ASSOCIATES, P.A. CORPORATE SEAL 2338 NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 019181 WILLIAM M. SMITH

NOT FOR CONSTRUCTION

DATE	REVISIONS

MARK	DATE	DESCRIPTION
	10 FEB 21	CONDITIONAL ZONING SUBMITTAL #1

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

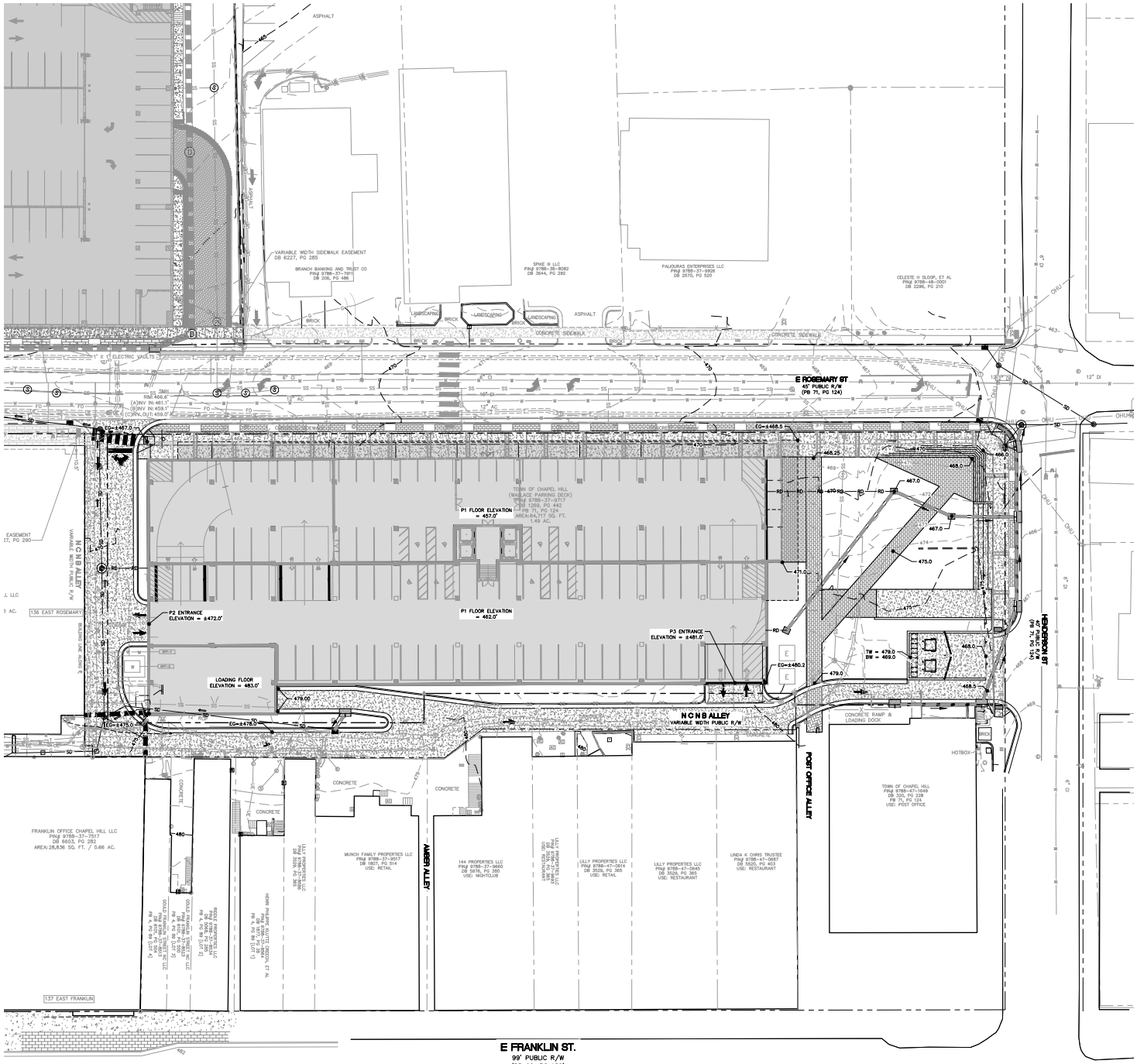
150 E. ROSEMARY STREET LAB & OFFICE BUILDING

CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING DRAWINGS

JOB #: 118038.03
DATE: 10 FEB 21
SCALE: AS NOTED
DRAWN BY: J.B.M.
REVIEWED BY: C.J.R.

SHEET
C1101



GRADING AND STORM DRAINAGE NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE NCDEQ, NCDOT AND TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949). LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
3. ALL STORM DRAINAGE PIPING WITH INSIDE DIAMETER OF 15 INCHES AND LARGER SHALL BE CLASS III RCP.
4. 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.
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 AISLE SHALL SLOPE GREATER THAN 2% IN ANY DIRECTION. IF THERE ARE ANY DISCREPANCIES, NOTIFY THE ENGINEER.

DRAWING LEGEND

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

NC GRID NAD 83

GRADING & DRAINAGE PLAN

20 0 10 20 40

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

REVIEW DRAWING
NOT FOR CONSTRUCTION

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

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BALLENTINE ASSOCIATES P.A. CORPORATE SEAL 2338 NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 029127 JOHN J. ROSE

NOT FOR CONSTRUCTION

DATE	REVISIONS

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

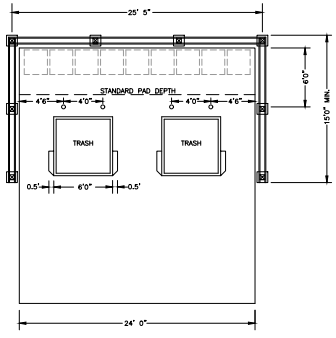
DATE	ISSUED
10 FEB 21	CONDITIONAL ZONING SUBMITTAL #1

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

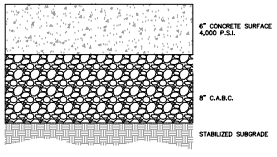
CONDITIONAL ZONING DRAWINGS

JOB #: 118038.03
DATE: 10 FEB 21
SCALE: AS NOTED
DRAWN BY: J.B.M.
REVIEWED BY: C.J.R.

SHEET
C1200



C1 (C5001) DOUBLE DUMPSTER PAD WITH RECYCLING CONTAINERS
NTS



NOTES:

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

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

SITE DETAILS - PHASE 2

REVIEW DRAWING
NOT FOR CONSTRUCTION

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

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BALLENTINE ASSOCIATES, P.A. CORPORATE SEAL 2338 NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 029127 JEFFREY J. ROSS
NOT FOR CONSTRUCTION

MARK	REVISIONS	DATE

OWNER INFORMATION
GRUBB PROPERTIES, INC.
4500 CAMERON VALLEY PKWY.
SUITE 350
CHARLOTTE, NC 28211
OWNER'S REPRESENTATIVE:
JOE YOUNG
TEL (919) 388-5774
FAX (919) 461-3939
EMAIL joe@ridgeandhearth

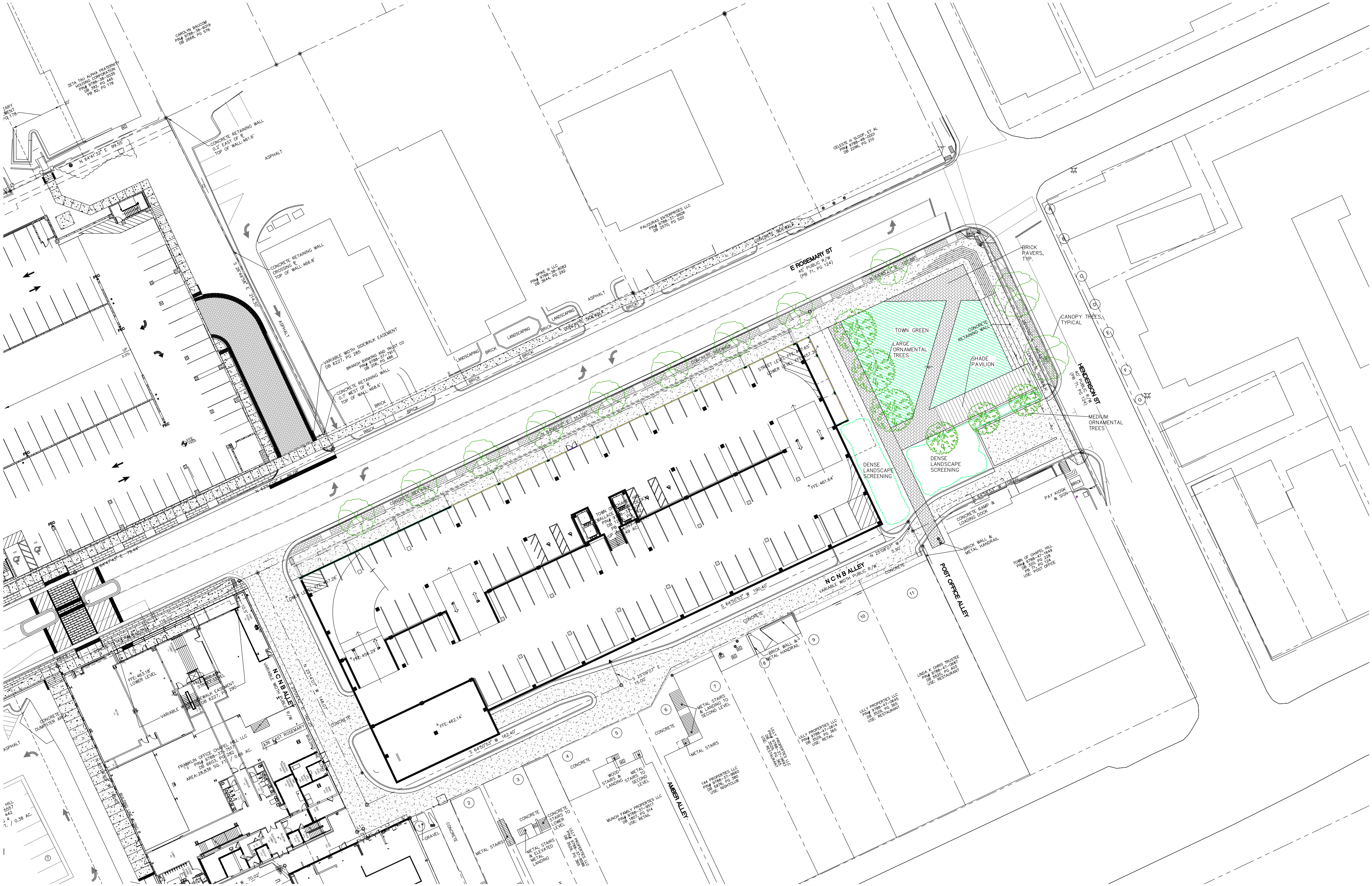
ISSUED	DATE
CONDITIONAL ZONING SUBMITTAL #1	10 FEB 21

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

CONDITIONAL ZONING DRAWINGS

JOB #: 118038.03
DATE: 10 FEB 21
SCALE: AS NOTED
DRAWN BY: J.B.M.
REVIEWED BY: G.J.R.

SHEET
C5001



PERKINS EASTMAN
555 Fayetteville St,
Raleigh, NC 27601
T, +1 704 927 0484

SITE PLANTING PLAN

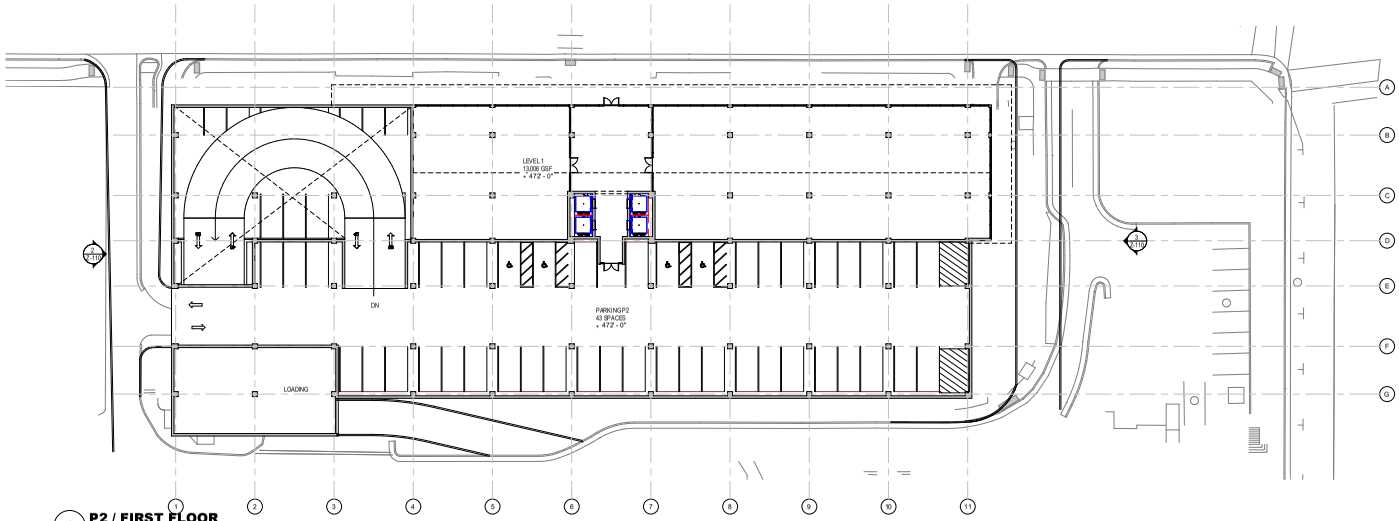
SCALE= 1:20

150 EAST ROSEMARY STREET

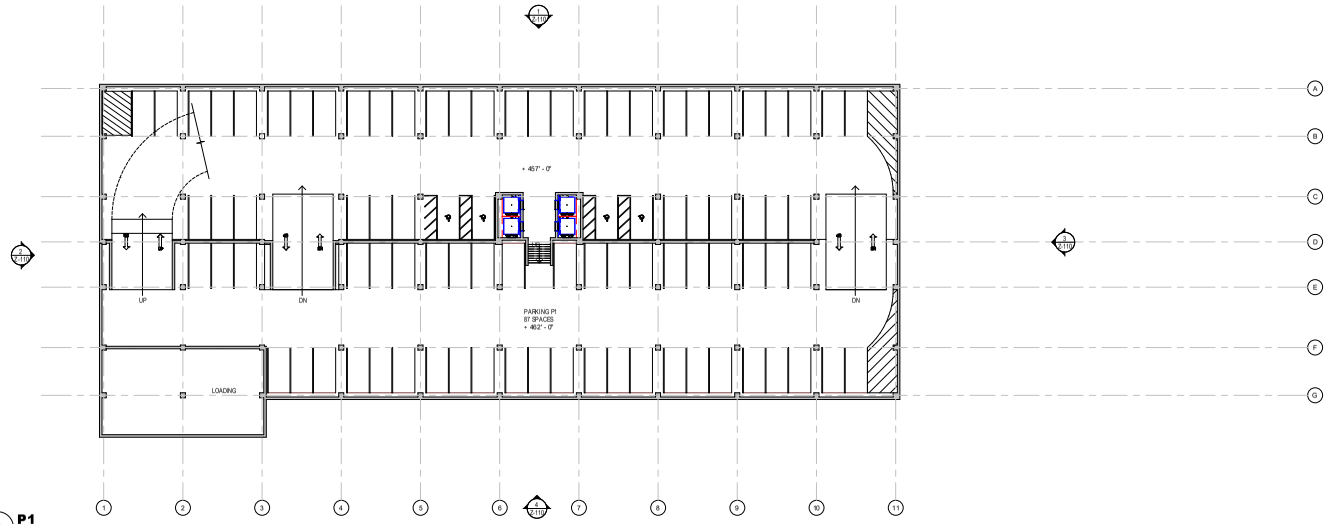
PROJECT No: XXXXX.

02/08/2021

L1001



1 **P2 / FIRST FLOOR**
1" = 20'-0"



2 **P1**
1" = 20'-0"

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2/2/2021 5:21:13 PM

No.	Description	Date

SEAL

KEY PLAN

PERKINS — EASTMAN
555 Fayetteville Street
Suite 300
Raleigh, NC 27601
T. + 1 7 0 4 9 2 7 0 4 8 4

Owner:

Construction Manager:

Civil / Site:

Landscape:

Structural:

Mechanical & Plumbing:

Electrical:

Lighting Consultant:

Food Service:

Planning / Zoning:

Envelope Consultant:

Code Consultant:

Acoustical Consultant:

PROJECT TITLE:

150 E ROSEMARY ST
LAB BUILDING

PROJECT No: 87280

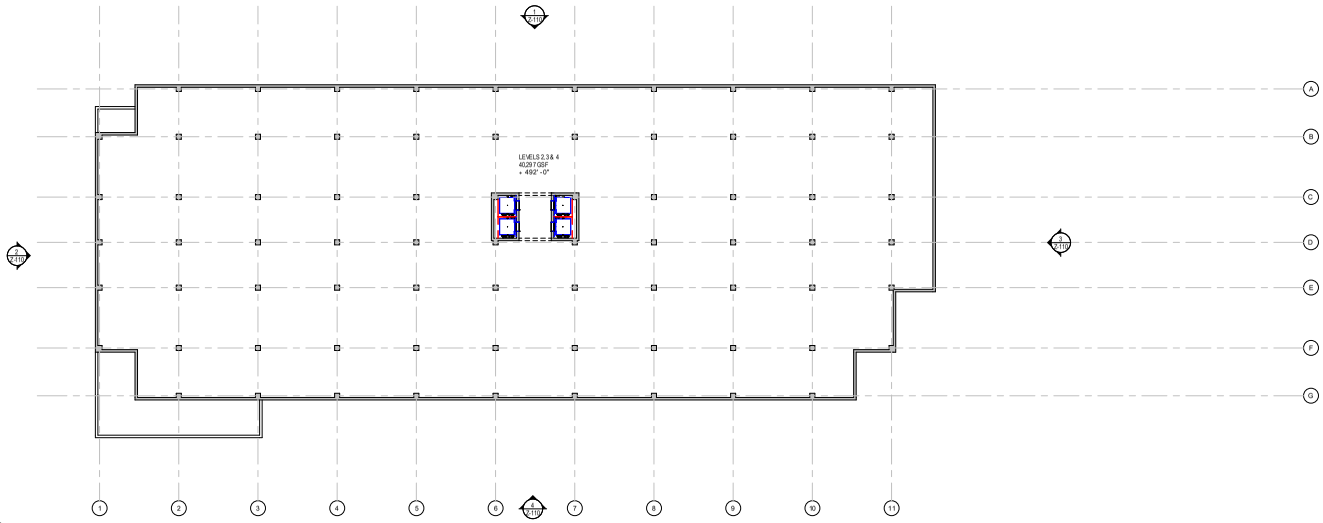
DRAWING TITLE:

FLOOR PLANS

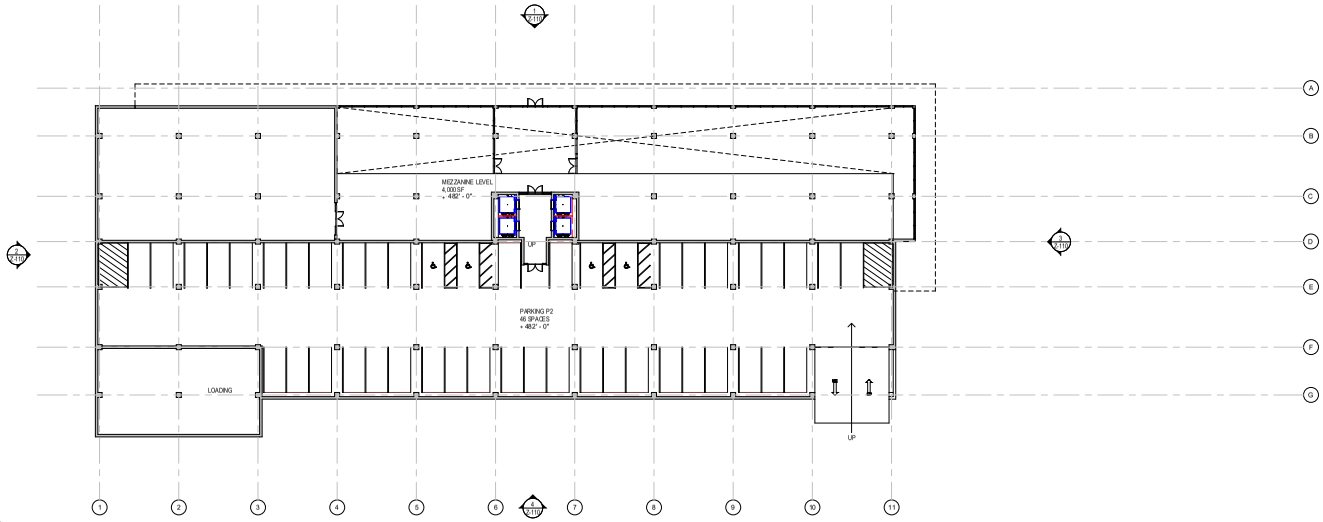
SCALE: 1" = 20'-0"

Z-101

Project Status



2 **2ND , 3RD & 4TH FLOORS**
1" = 20'-0"



1 **P3 / MEZZANINE**
1" = 20'-0"

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No.	Description	Date

SEAL

KEY PLAN

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

Owner:

Construction Manager:

Civil / Site:

Landscape:

Structural:

Mechanical & Plumbing:

Electrical:

Lighting Consultant:

Food Service:

Planning / Zoning:

Envelope Consultant:

Code Consultant:

Acoustical Consultant:

PROJECT TITLE:

150 E ROSEMARY ST
LAB BUILDING

PROJECT No: 87280

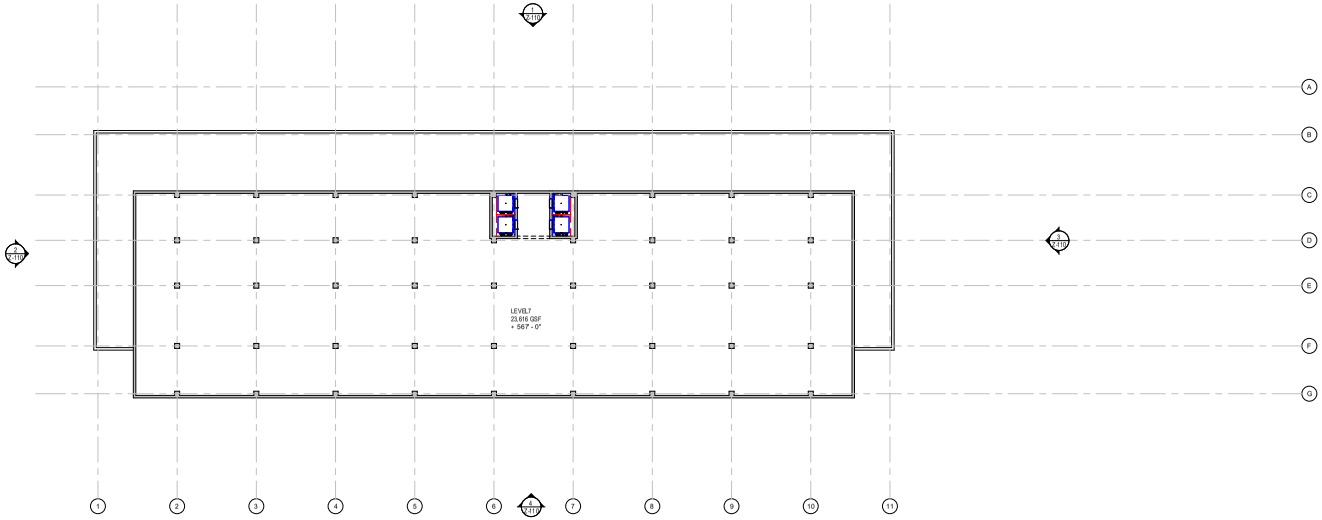
DRAWING TITLE:

FLOOR PLANS

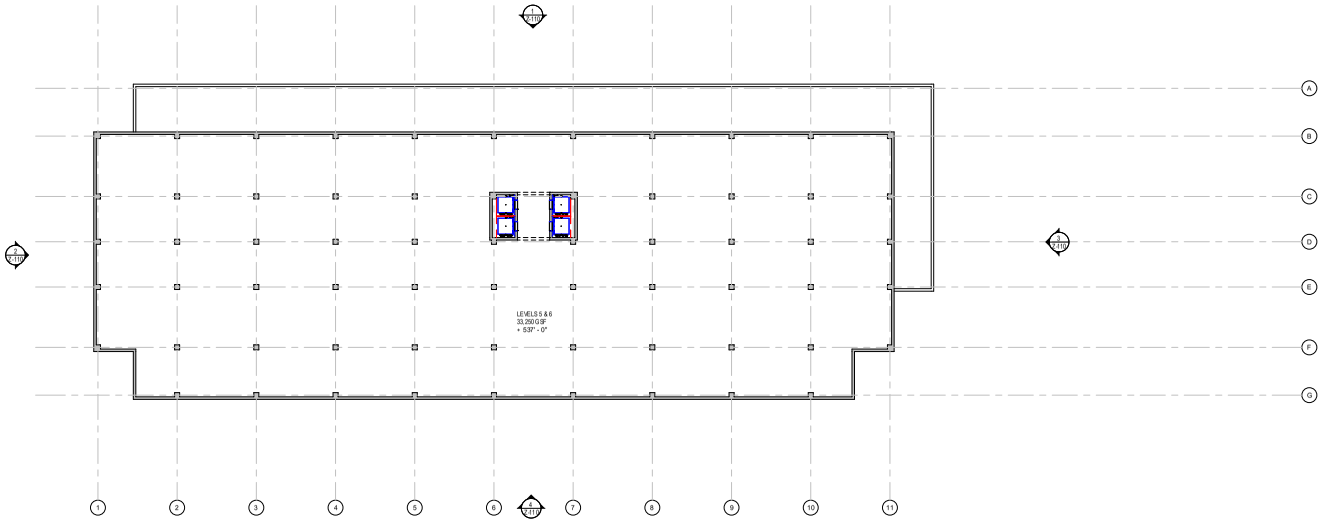
SCALE: 1" = 20'-0"

Z-102

Project Status



2 **7TH FLOOR**
1" = 20'-0"



1 **5TH & 6TH FLOORS**
1" = 20'-0"

No.	Description	Date

SEAL

KEY PLAN

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

Owner:

Construction Manager:

Civil / Site:

Landscape:

Structural:

Mechanical & Plumbing:

Electrical:

Lighting Consultant:

Food Service:

Planning / Zoning:

Envelope Consultant:

Code Consultant:

Acoustical Consultant:

PROJECT TITLE:

150 E ROSEMARY ST
LAB BUILDING

PROJECT No: 87280

DRAWING TITLE:

FLOOR PLANS

SCALE: 1" = 20'-0"

Z-103

Project Status

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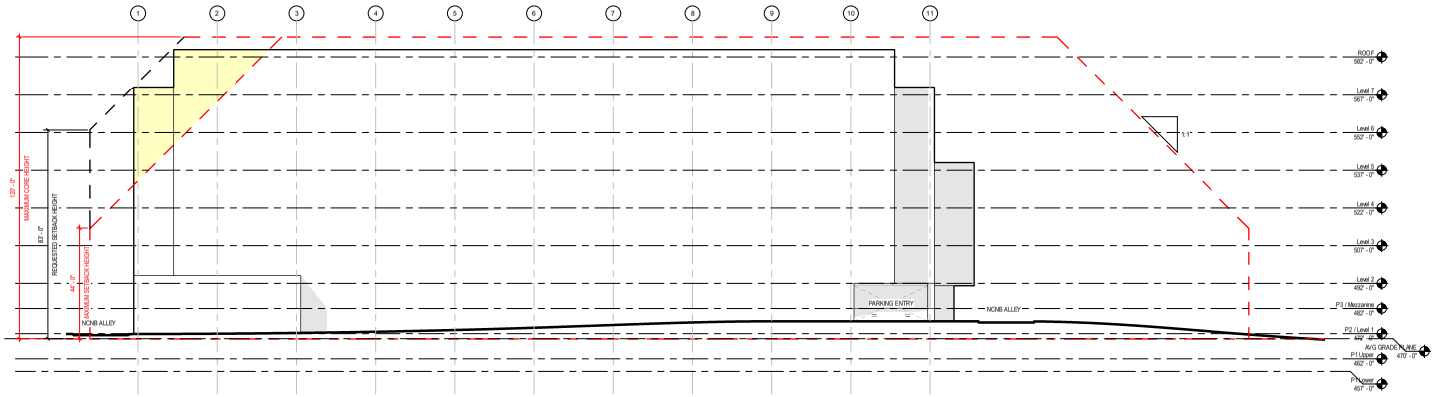
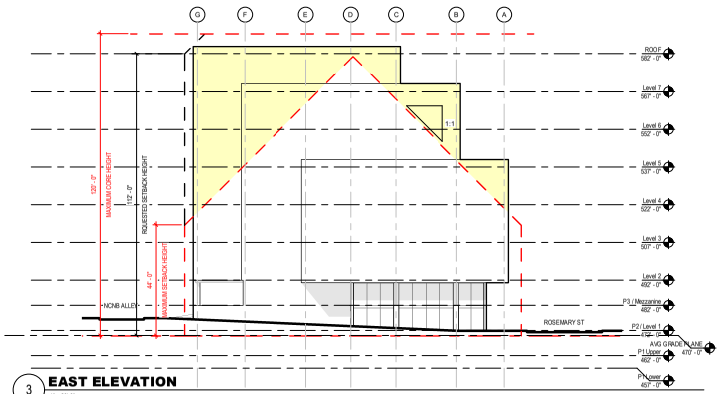
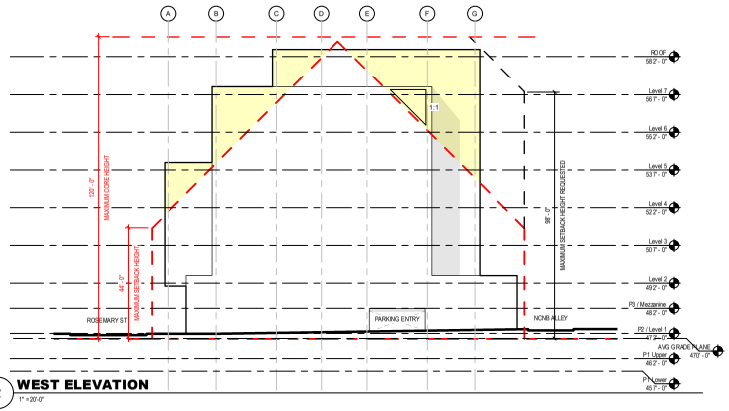


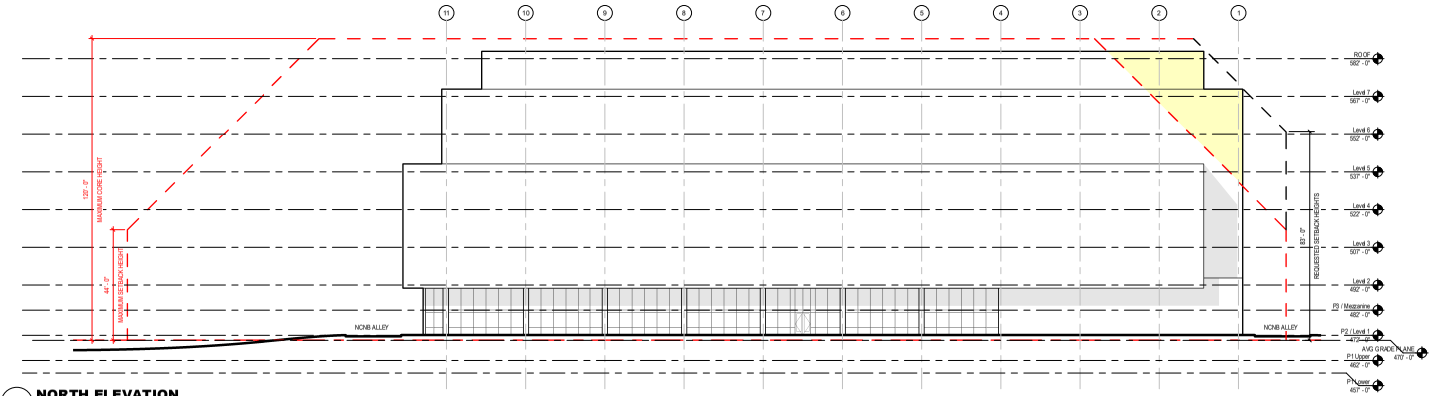
4 **SOUTH ELEVATION**
1" = 20'-0"



3 **EAST ELEVATION**
1" = 20'-0"



2 **WEST ELEVATION**
1" = 20'-0"



1 **NORTH ELEVATION**
1" = 20'-0"

No.	Description	Date

SEAL

KEY PLAN

PERKINS — EASTMAN
555 Fayetteville Street
Suite 300
Raleigh, NC 27601
T. + 1 7 0 4 9 2 7 0 4 8 4

Owner:

Construction Manager:

Civil / Site:

Landscape:

Structural:

Mechanical & Plumbing:

Electrical:

Lighting Consultant:

Food Service:

Planning / Zoning:

Envelope Consultant:

Code Consultant:

Acoustical Consultant:

PROJECT TITLE:

150 E ROSEMARY ST
LAB BUILDING

PROJECT No: 87280

DRAWING TITLE:

ZONING ENVELOPE
ELEVATIONS

SCALE: 1" = 20'-0"

Z-110

Project Status

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2/4/2021 12:46:42 PM