



- 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 3710978800K.
 - 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 DIAGNOSTIC 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.
 - ALL STEEP SLOPE 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.
 - 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" W50M	466.23	464.28
#3	36"X18" CONC. DUCT BANK	466.29	465.22
#4	6" CIPWM	466.07	462.73
#5	18"X18" DUCT BANK	467.43	463.44
#6	1" COPPER WATER	467.15	464.34
#7	36"X18" CONC. DUCT BANK	467.11	464.91
#7a	ELECTRILE	466.98	464.78
#8	3" W50M	467.34	465.16
#9	6" CIPWM	467.48	463.67
#10	12" ACWM	467.25	461.79
#11	3" W50M	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/ABB

REVIATION	DESCRIPTION
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	ADJOINER PROPERTY LINE
SD	STORM DRAIN LINE
W	WATER LINE
SS	SANITARY SEWER LINE
UE	UNDERGROUND ELECTRIC LINE
OEU	OVERHEAD ELECTRIC LINE
G	GAS LINE
FO	FIBER OPTIC LINE
---	LIMITS OF DISTURBANCE
---	MAJOR CONTOUR
---	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
---	HYAC UNIT
---	GAS METER
---	GAS VALVE
---	TELEPHONE VAULT
---	FIBER OPTIC MARKER
---	DECIDUOUS TREE
---	CONIFEROUS TREE
---	CONCRETE SIDEWALK
---	BRICK SIDEWALK

EXISTING CONDITIONS PLAN

1 20 0 10 20 40

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

REVIEW DRAWING
NOT FOR CONSTRUCTION

BALLENTINE ASSOCIATES, P.A.
CHAPEL HILL, N.C. 27514
(919) 489-4788

NOT FOR CONSTRUCTION

OWNER INFORMATION
DRBB PROPERTIES, INC.
117 EDENBURGH SOUTH DR.
SUITE 110
CARY, NC 27511
OWNER'S REPRESENTATIVE:
JOE DYE
(919) 388-5774
FAX (919) 461-3939
EMAIL: jodye@drbbproperties.com

150 E. ROSEMARY REDEVELOPMENT
150 E. ROSEMARY ST.
CHAPEL HILL, NORTH CAROLINA

CONCEPT PLAN DRAWINGS

JOB #: 119016.03
DATE: 20 NOV 20
SCALE: AS NOTED
DRAWN BY: T.L.P.
REVIEWED BY: D.W.S.

SHEET
C0101

**125 E ROSEMARY ST.
PARKING DECK**

E. ROSEMARY STREET

136 E ROSEMARY ST.

PARKING
ENTRY

150 E ROSEMARY STREET
6-8 STORY
RESEARCH BUILDING

LOADING

PARKING
ENTRY

**TOWN
GREEN**

NCNB ALLEY

HENDERSON STREET

**POST
OFFICE**

136 E FRANKLIN ST.

POST OFFICE ALLEY

**ILLUSTRATIVE
SITE PLAN
S - 1**