

326 ROSEMARY MIXED-USE

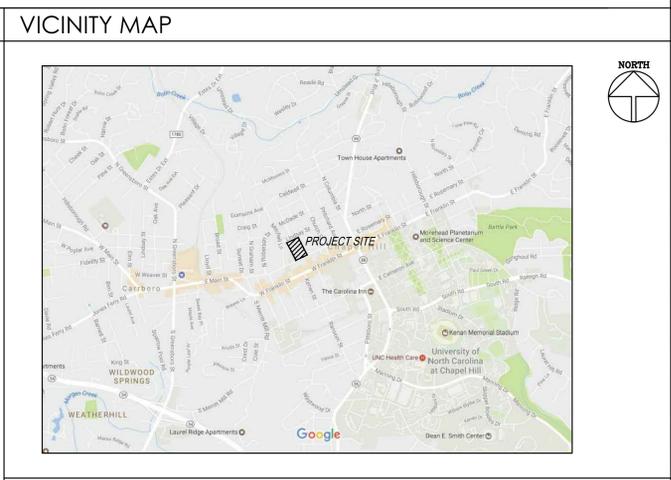
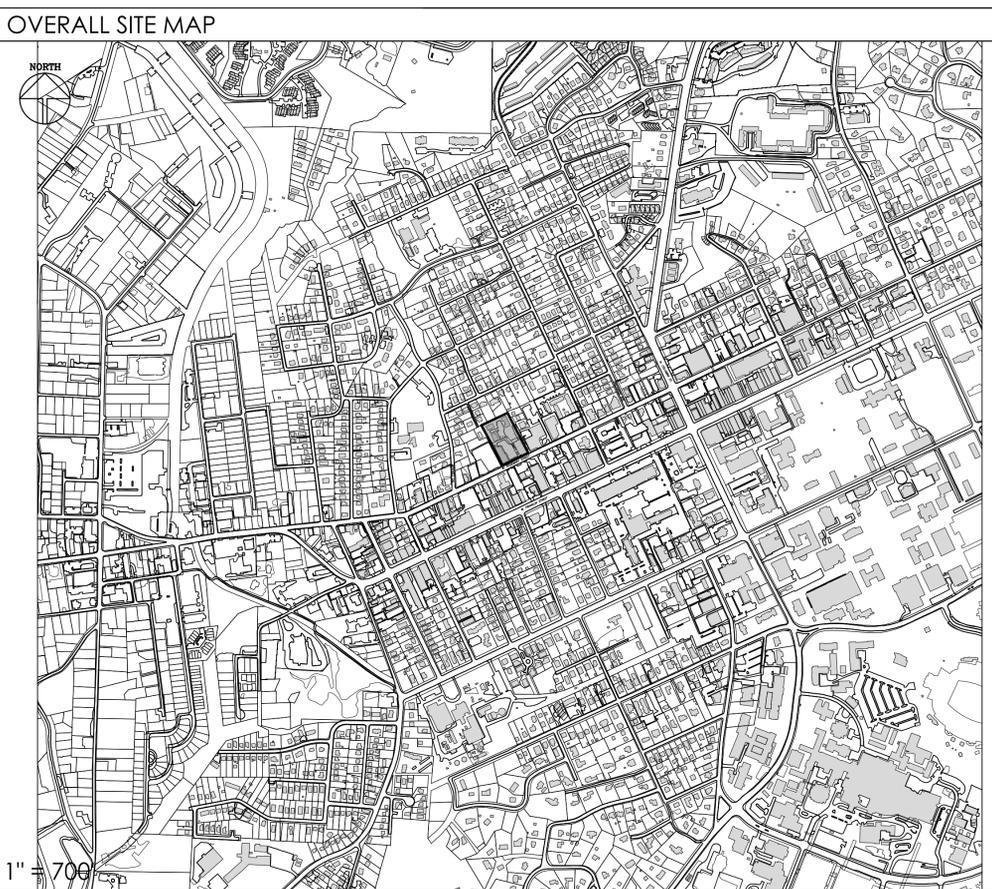
326 W. ROSEMARY STREET, CHAPEL HILL, NORTH CAROLINA



**Coulter
Jewell
Thames** PA

111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

PROJECT DATA				
EXISTING SITE INFORMATION	PROPERTY 1: OWNER: PIN ACREAGE	PROPERTY 2: AMITY STATION LLC 9788179085 10,890 SF / 0.25 AC	PROPERTY 3: AMITY STATION LLC 9788270111 2614 SF / 0.06 AC	PROPERTY 4: AMITY STATION LLC 9788178220 44,867 SF / 1.03 AC
EXISTING USE	BUSINESS - CONVENIENCE	PARKING - OFF STREET	PRIVATE ROAD	DWELLING UNITS; 7 OR MORE
SITE/PROJECT ADDRESS	322 & 324 W. ROSEMARY ST. CHAPEL HILL, NC 27516	318 W. ROSEMARY ST. CHAPEL HILL, NC 27516	AMITY CT. CHAPEL HILL, NC 27516	1,2,3,4,5,6&7 AMITY CT. CHAPEL HILL, NC 27516
ZONING INFORMATION				
EXISTING BY ZONING DISTRICT	TC-2	TC-2	TC-2	R-3
USE GROUP:	A	A	A	A
RIVER BASIN	CAPE FEAR	CAPE FEAR	CAPE FEAR	CAPE FEAR
PROPOSED SITE INFORMATION				
DISTURBED AREA:	34,500 SF / 0.79 AC			
SITE AREA IN 100 YEAR FLOODPLAIN (INCLUDES FLOODWAY)	N/A			
PROPOSED USE:	PRIMARY: DWELLING UNITS; 7 OR MORE	SECONDARY: BUSINESS - OFFICE		
VEHICULAR PARKING SPACES	DWELLING UNITS: 20 UNITS		OFFICE: 1,000 SF	
MINIMUM:	N/A (TOWN CENTER)		N/A (TOWN CENTER)	
MAXIMUM:	1.25 / DWELLING UNIT (1.25 x 11 = 25 MAX)		1 / 375 SF FLOOR AREA (1,000 / 375 = 3 MAX)	
EXISTING:	N/A		0	
PROPOSED:	4		0	
TOTAL VEHICULAR PARKING SPACES:	1 ADA SPACE 3 REGULAR SPACES 4 TOTAL PARKING SPACES			
BICYCLE PARKING SPACES	DWELLING UNITS: 20 UNITS		OFFICE: 1,000 SF	
REQUIRED:	1 / 4 UNITS		MIN. 4 ; 2 ADD'L / 2,500 SF FLOOR AREA	
PROPOSED:	5 CLASS 2 RACKS		2 CLASS 2 RACKS	
IMPERVIOUS SURFACE				
EXISTING:	42,249 SF / 0.97 AC			
IMPERVIOUS PROPOSED:	23,352 SF / 0.54 AC			
TOTAL IMPERVIOUS SURFACE:	23,352 SF / 0.54 AC			
TREE CANOPY COVERAGE	N/A (TOWN CENTER)			
BUILDING INFORMATION				
EXISTING BUILDING SIZE:	6,037 SF (BREADMEN'S)			
PROPOSED BUILDING SIZE:	19,999 SF			
TOTAL BUILDING SIZE:	19,999 SF			



PROJECT NOTES

- TOPOGRAPHIC INFORMATION BASED ON SURVEY BY PHILIP POST & ASSOC. A DIVISION OF PENONNI DATED JANUARY, 2014.
- THERE ARE EXISTING TRANSIT STOPS ALONG ROSEMARY.
- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS.

RESOURCE CONSERVATION NOTES

STREAM BUFFERS:
THERE ARE NO MAPPED STREAMS OR ASSOCIATED STREAM BUFFERS LOCATED ON SITE. A DETERMINATION WAS COMPLETED BY CHAPEL HILL PUBLIC WORKS.

FLOODPLAIN PROTECTION:
THE SITE IS NOT AFFECTED BY A MAPPED FLOODPLAIN ACCORDING TO FIRM MAPS 3710978800 J (FEBRUARY 2, 2007).

STEEP SLOPE PROTECTION:
THERE ARE NO AREAS OF STEEP SLOPES GREATER THAN 15% LOCATED ON SITE.

TREE SURVEY:
THE TREE SURVEY SHOWS ALL 18" CAL. OR LARGER TREES IS SHOWN ON THE EXISTING CONDITIONS PLAN.

WETLANDS:
THERE ARE NO MAPPED WETLANDS ONSITE.

TREE PROTECTION:
REFER TO SHEET C 102 AND C500.

TOWN OF CHAPEL HILL NOTES

1. A FIRE FLOW REPORT SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A ZCP.
2. P.E. CERTIFICATION: PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY PHASE, THE APPLICANT SHALL PROVIDE A CERTIFICATION, SIGNED AND SEALED BY A NORTH CAROLINA-LICENSED PROFESSIONAL ENGINEER, THAT THE STORMWATER MANAGEMENT FACILITY IS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
3. AS-BUILT PLANS: PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL PROVIDE CERTIFIED AS-BUILT PLANS FOR BUILDING FOOTPRINTS, PARKING LOTS, STREET IMPROVEMENTS, STORM DRAINAGE SYSTEMS AND STORMWATER MANAGEMENT STRUCTURES, AND ALL OTHER IMPERVIOUS SURFACES, AND A TALLY OF THE CONSTRUCTED IMPERVIOUS AREA. THE AS-BUILT PLANS SHOULD BE IN DXF BINARY FORMAT USING STATE PLANE COORDINATES AND NAVD 88.

LIST OF SHEETS

C000	COVER SHEET
C100	AREA MAP
C101	EXISTING CONDITIONS PLAN
C102	DEMOLITION & CONSTRUCTION MANAGEMENT PLAN
C200	SITE LAYOUT PLAN
C300	GRADING AND STORM DRAINAGE PLAN
C600	EROSION CONTROL PLAN
C400	UTILITY AND LIGHTING PLAN
C500	LANDSCAPE PLAN
C600	SITE DETAILS
C601	SITE DETAILS
326.AS1	BUILDING MASSING SECTION

PROJECT TEAM:

ARCHITECT MHA WORKS 501 WASHINGTON ST. DURHAM, NC 27701 P: 919-682-2870 JMARTINSON@MHAWORKS.COM	CIVIL ENGINEER COULTER JEWELL THAMES PA 111 WEST MAIN STREET DURHAM, NC, 27701 P: 919.682.0368 PROYSTER@CJTPA.COM	LANDSCAPE ARCHITECT COULTER JEWELL THAMES PA 111 WEST MAIN STREET DURHAM, NC, 27701 P: 919.682.0368 JANDERSON@CJTPA.COM
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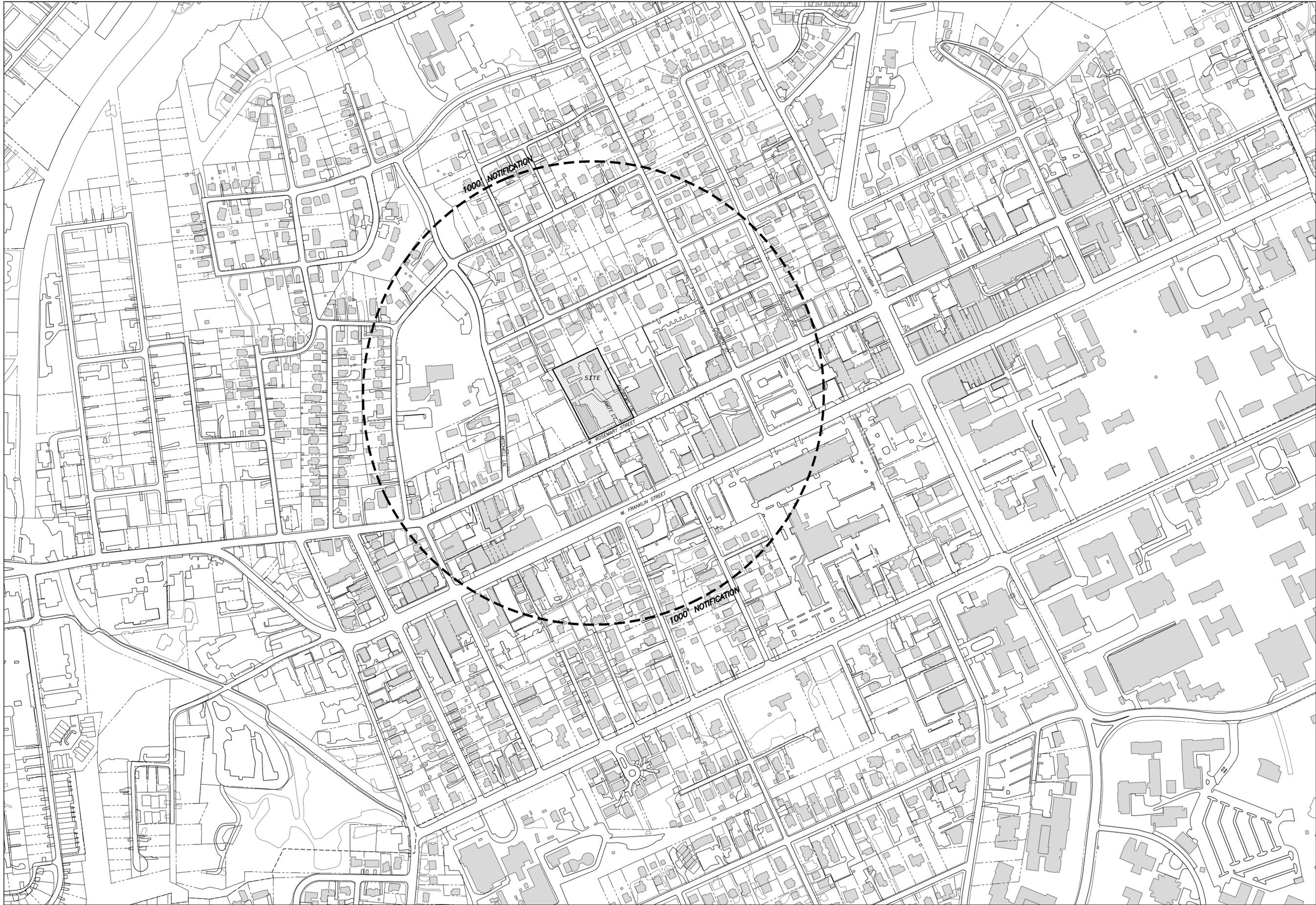
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Revisions	

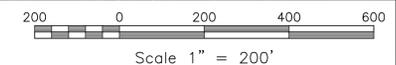
SITE PLAN

Sheet Title:
COVER SHEET

Sheet Number
C000



1/C001
 AREA MAP
 SCALE: 1"=200'



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SITE PLAN
 Sheet Title:
**AREA
 MAP**
 Sheet Number
C001



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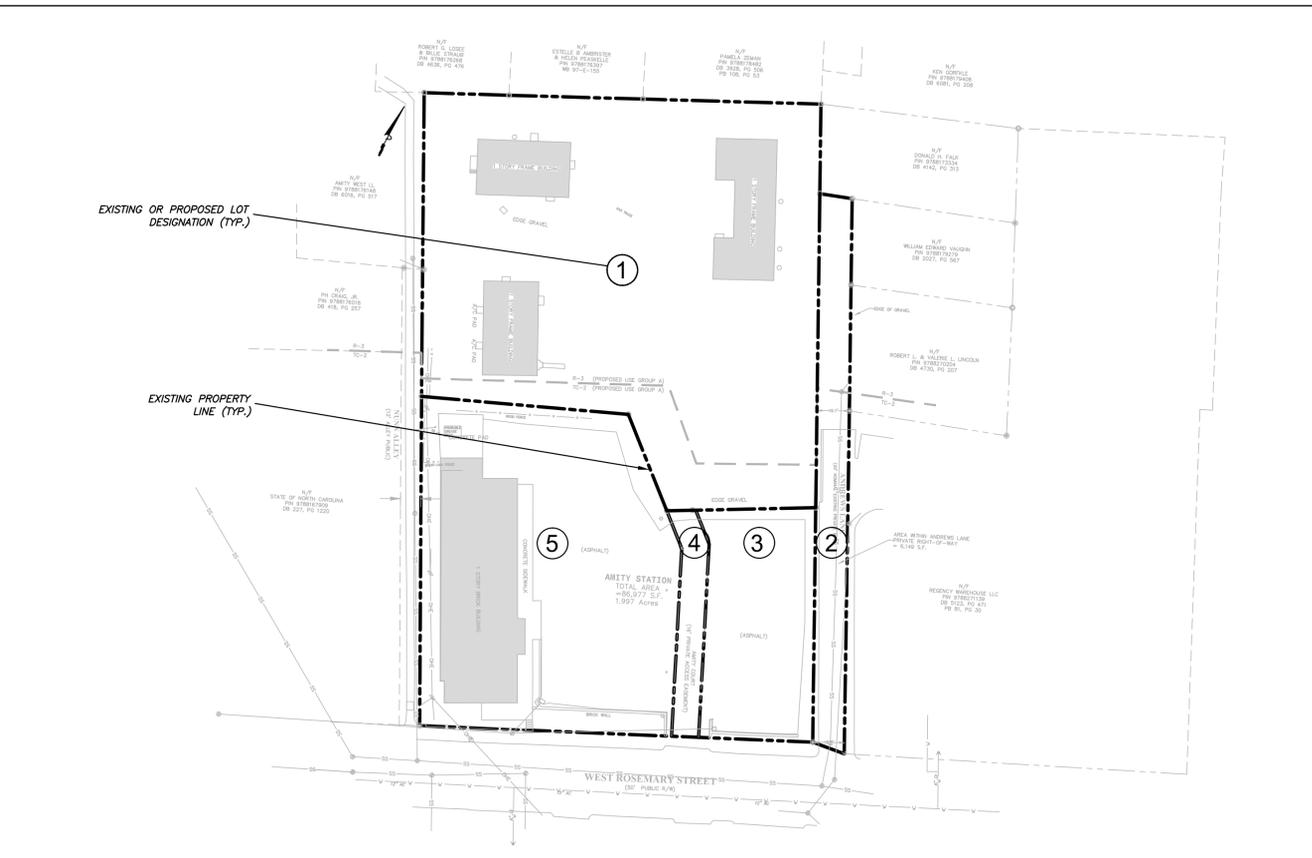
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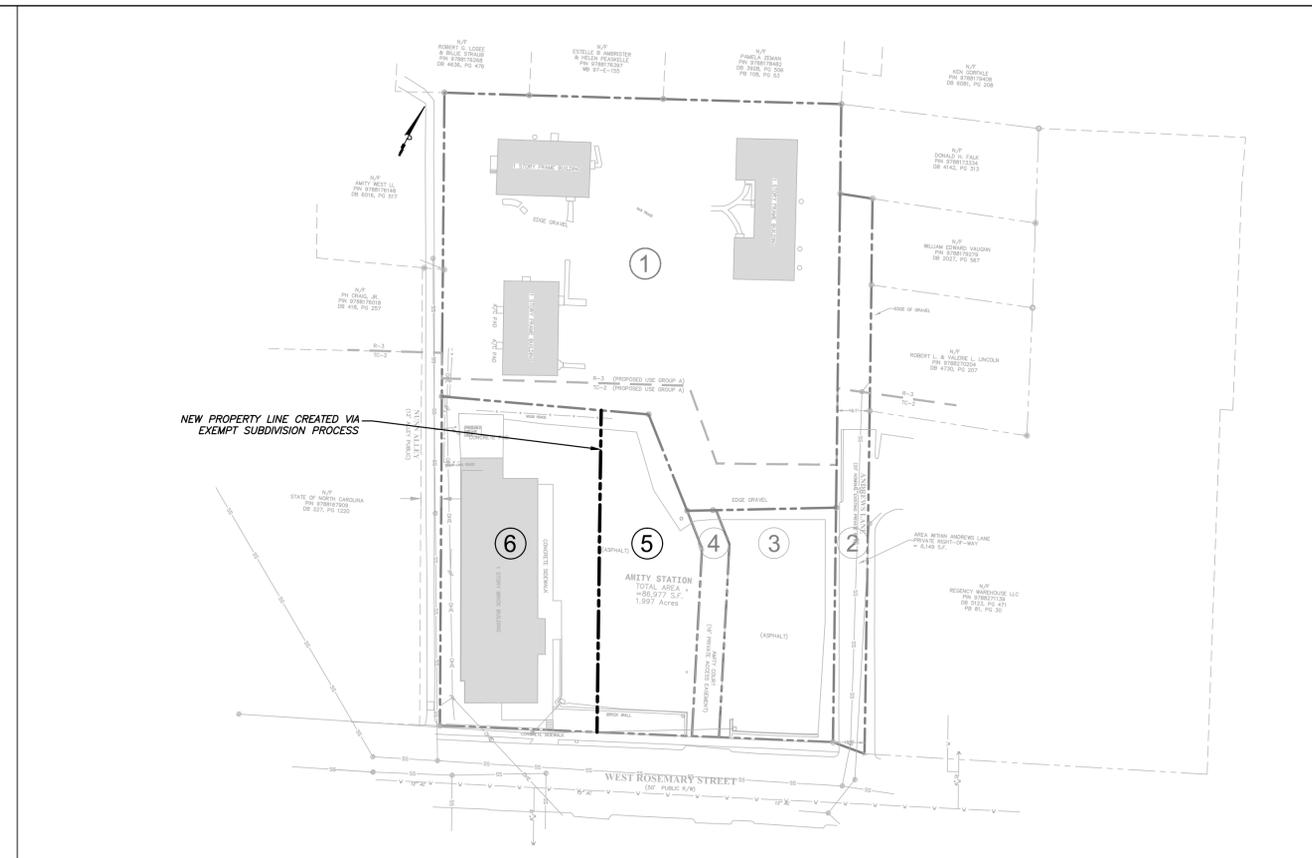
**EXISTING
LOTS
RECOMBINATION**

Sheet Number

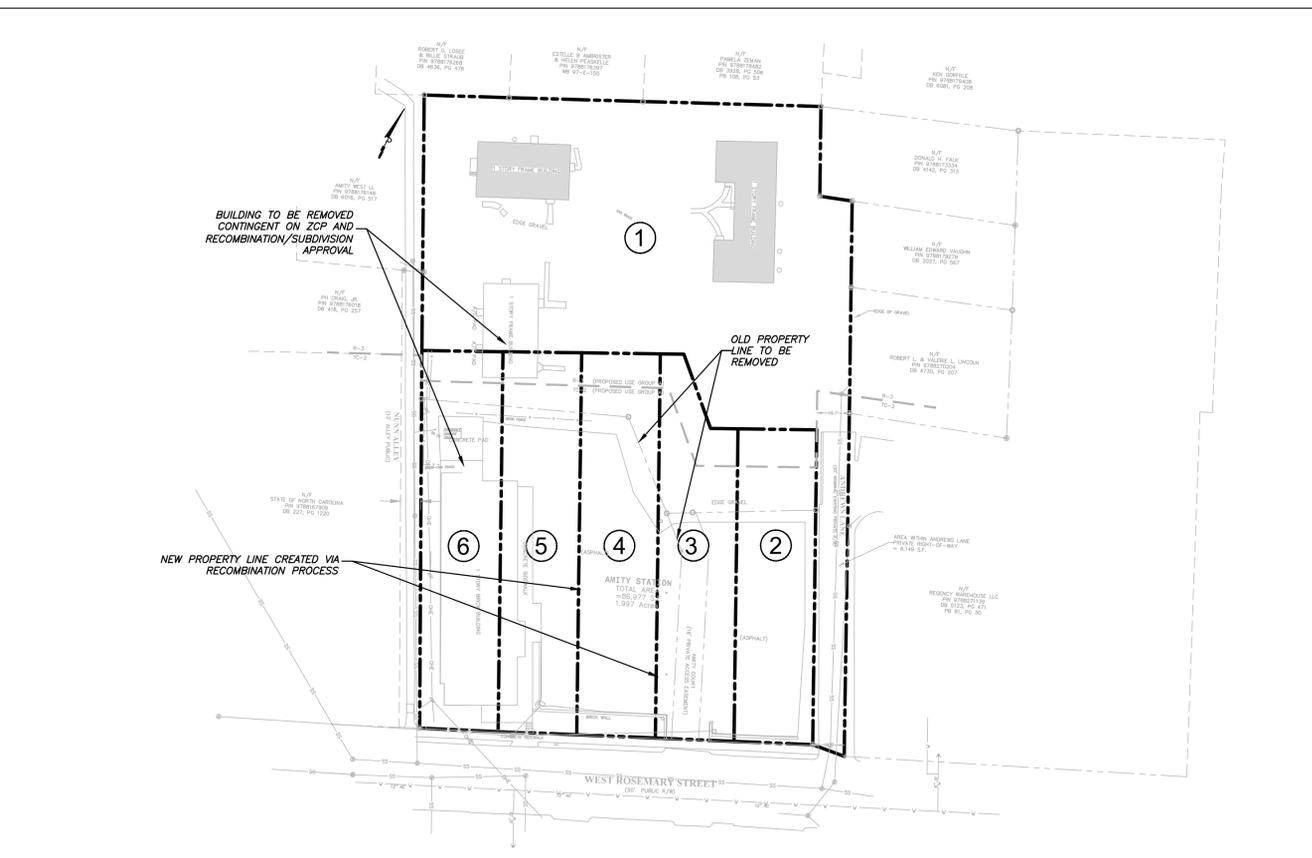
C103



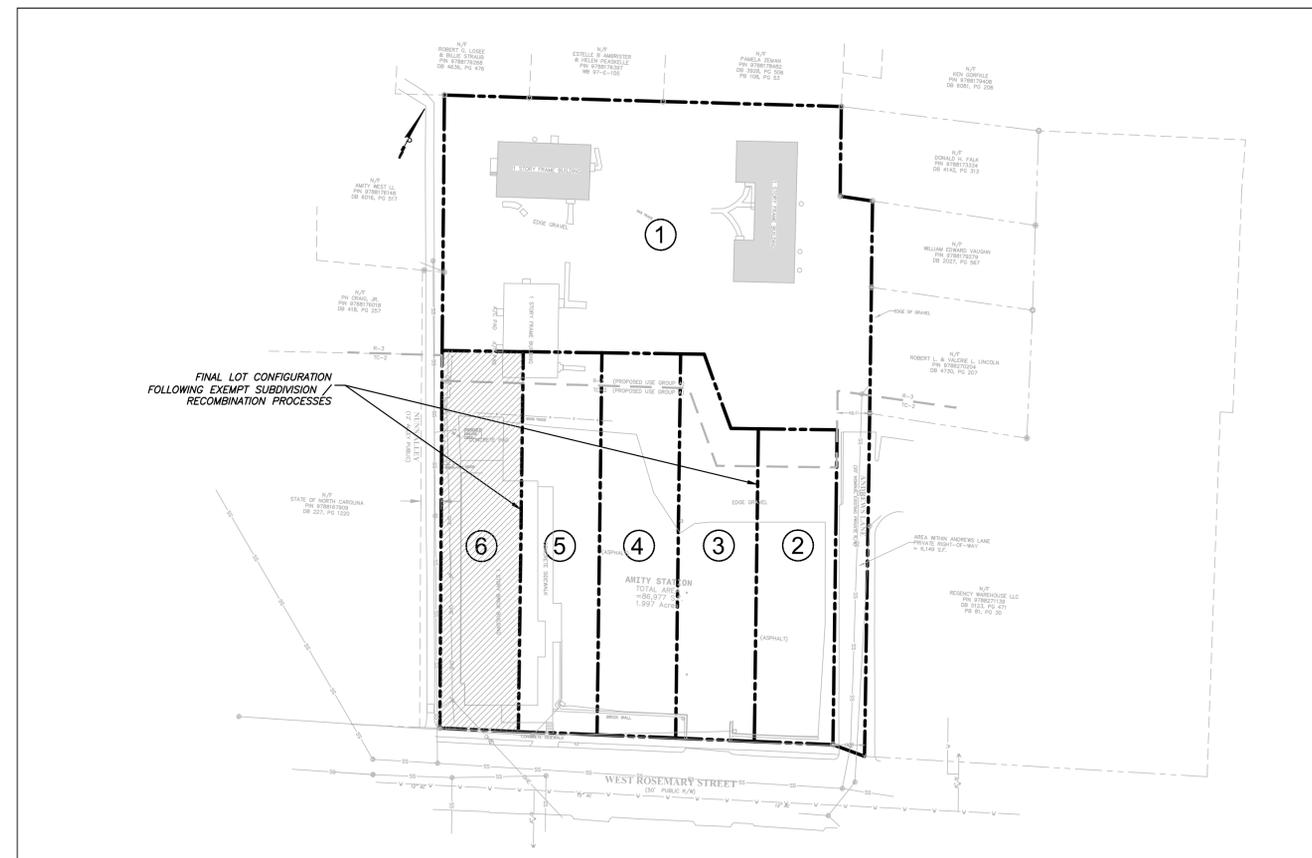
1/C103
EXISTING LOT CONFIGURATION
SCALE: 1"=50'



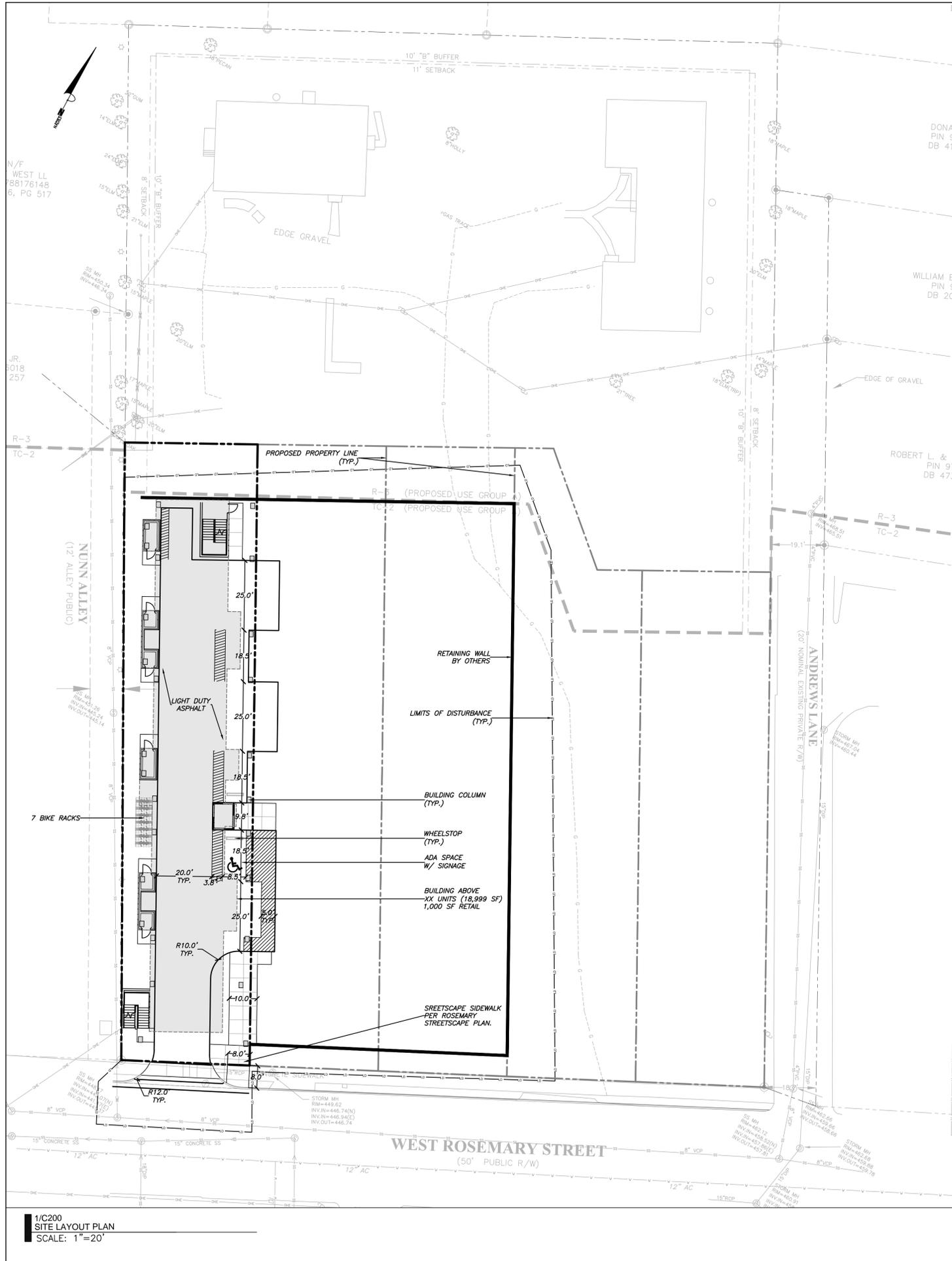
2/C103
STEP 1 - EXEMPT SUBDIVISION CONFIGURATION
SCALE: 1"=50'



3/C103
STEP 2 - RECOMBINATION CONFIGURATION
SCALE: 1"=50'



4/C103
FINAL LOT CONFIGURATION
SCALE: 1"=50'



site plan notes

- ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- DIMENSIONS TO BUILDING WALL ARE TO FACE OF WALL AT FINISH GRADE. DIMENSIONS TO CURB ARE TO FACE OF CURB.
- LAY OUT IMPROVEMENTS FOR THE CIVIL ENGINEER'S OR LANDSCAPE ARCHITECT'S REVIEW PRIOR TO BEGINNING CONSTRUCTION.
- REFERENCE ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT INFORMATION.
- ADA PARKING SPACES SHALL BE SIGNED WITH TYPE R7-B OR R7-8A RESERVED PARKING SIGN AND R7-8D MAXIMUM FINE SIGN PER GS 20-37.6 OF THE NORTH CAROLINA HANDICAP CODE. ADA RAMPS SHALL HAVE RAMP SURFACES COVERED WITH DETECTABLE WARNING PATTERN PER ADA STANDARDS.
- REFERENCE EXISTING CONDITION / DEMOLITION PLAN SHEETS C100 FOR EXTENT OF DEMOLITION AND REMOVAL OF CURB AND GUTTER, DRIVEWAYS, PAVEMENT, BOLLARDS, WALKWAYS, UTILITIES, AND VEGETATION.
- BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE, MUST BE RECYCLED.
- BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE MUST BE PROPERLY LICENSED.
- PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT WILL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF. THIS MAY BE THE SAME MEETING HELD WITH OTHER DEVELOPMENT OFFICIALS.
- THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIAL (ACM) OR OTHER HAZARDOUS MATERIALS IN CONSTRUCTION AND DEMOLITION WASTE SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.
- MASONRY WALLS WILL NOT BE REPAIRED BY THE TOWN RESULTING FROM MAINTENANCE ON TOWN OF GARY AND OWASA MAINTAINED UTILITIES.
- TRASH AND RECYCLING WILL BE HANDLED VIA PRIVATE COLLECTION IN A SHARED OFFSITE FACILITY.



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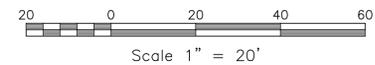
SITE PLAN

Sheet Title:

**SITE
LAYOUT
PLAN**

Sheet Number

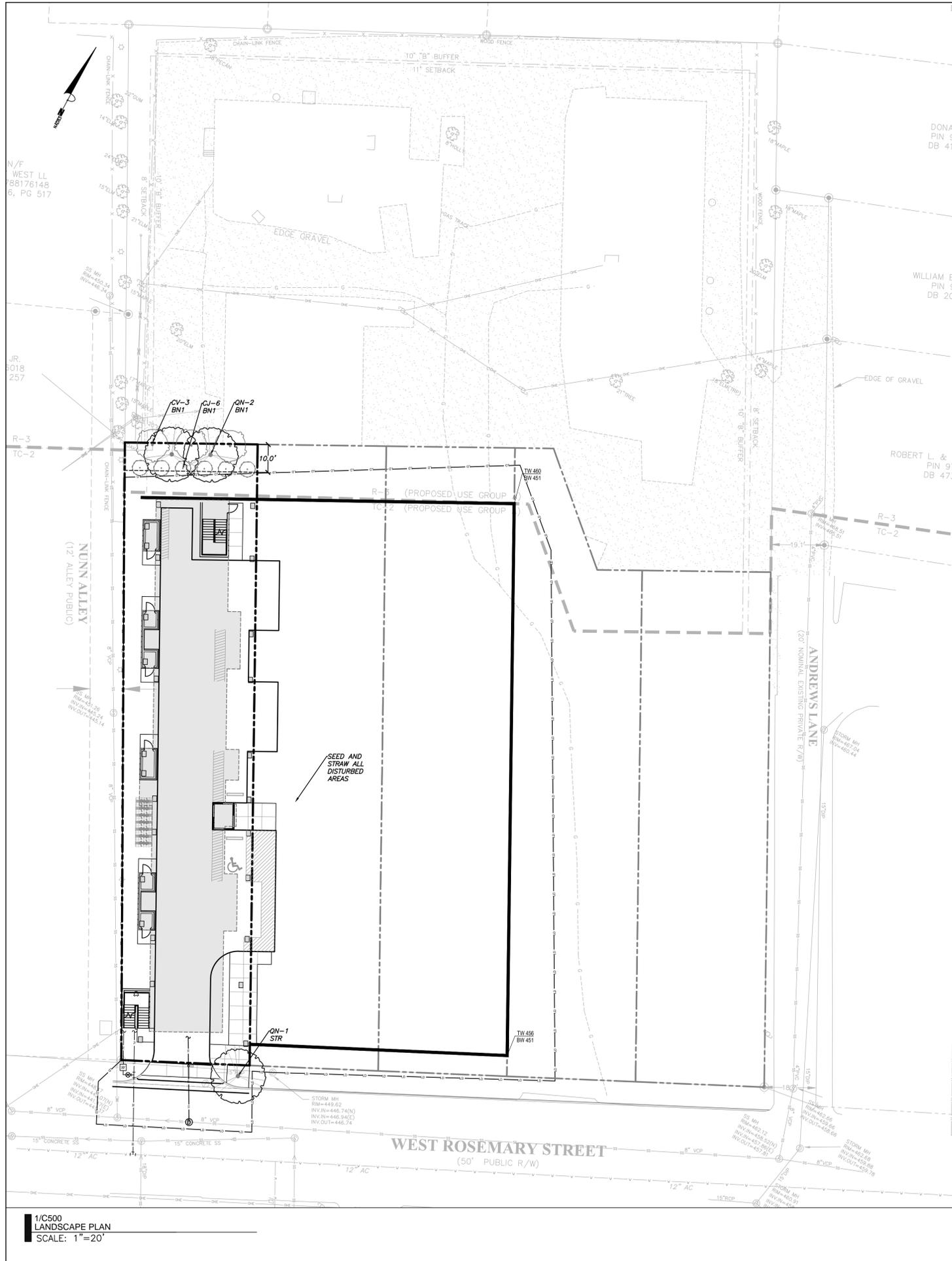
C200



LEGEND

Water Valve	⊗	Light Pole	○	OLP
Curb Inlet/Catch Basin	□	Sewer Cleanout	○	OCO
Mail Box	MB	Flared End Section	▽	
Traffic Signal Box	TSB	Gas Valve	⊗	GV
Electric Transformer	ET	Existing Iron Pipe (3/4" unless noted)	○	IPS
Electric Junction Box	EJB	1/2" Iron Pipe Set	○	PK
Gas Meter	GM	Existing PK Nail	●	PKS
Sanitary Sewer Manhole	⊙	PK Nail Set	●	PKS
Storm Sewer Manhole	⊙	Computed Point	⊙	
Telephone Manhole	⊙	Concrete Monument	⊙	
Electric Manhole	⊙	Tree Line	~	
Sign	⊙	Fence	—	
Telephone Pedestal	⊙	Underground Electric	—	
Fire Hydrant	●	Underground Telephone	—	
Post Indicator Valve	○	Gas Line	—	
Water Manhole	⊙	Water Line	—	
Water Meter	⊙	Overhead Utilities	—	
Hot Box	⊙	Storm Sewer	—	
Utility Pole	⊙	Sanitary Sewer	—	
		Guard Rail	—	
		Building Wall	—	

1/C200
SITE LAYOUT PLAN
SCALE: 1"=20'



**2/C500
LANDSCAPE NOTES**
NTS

1. LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLIANCE.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, DEPTHS, QUANTITIES, DISTANCES, ANGLES AND SLOPES PRIOR TO ORDERING MATERIALS OR INSTALLING PROJECT.
3. IN AREAS OF GROUND COVER, MAINTAIN A 12" MINIMUM DISTANCE BETWEEN PLANTS AND HARD IMPROVEMENTS.
4. BED LINES SHALL CONFORM TO CONFIGURATION SHOWN ON THE PLANS. BED LINES SHALL MEET CURBS, WALKS, BUILDINGS, ETC. AT RIGHT ANGLES UNLESS SHOWN OTHERWISE.
5. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ACTUAL CONDITIONS AND VERIFY EXISTING CONDITIONS IN THE FIELD. CONTRACTOR SHALL REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT.
6. CONTRACTOR SHALL ACCEPT ACTUAL CONDITIONS AT SITE AND PERFORM THE WORK SPECIFIED INCLUDING FINE GRADING AND INCORPORATION OF TOP SOIL INTO PLANTING AREAS. WITHOUT ADDITIONAL COMPENSATION FOR POSSIBLE VARIATION FROM GRADES AND CONDITIONS SHOWN, WHETHER SURFACE OR SUBSURFACE, EXCEPT AS PROVIDED FOR IN CONTRACT DOCUMENTS.
7. IN LAWN AREAS, 2" TOPSOIL SHALL BE TILLED INTO THE TOP 5" OF GROUND PRIOR TO SEEDING.
8. CONTRACTOR WILL OBTAIN WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY PLANT SUBSTITUTIONS OF SPECIES, SIZE, OR TYPE OF CONTAINER.
9. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE UTILITIES DURING INSTALLATION, AND SHALL PROMPTLY REPAIR AND RESTORE SERVICES AT NO ADDITIONAL COST TO THE OWNER IF DAMAGE OCCURS DURING INSTALLATION. CONTRACTOR SHALL BECOME THOROUGHLY FAMILIAR WITH THE FULL SET OF CONSTRUCTION DRAWINGS AND SPECIFICATIONS FOR COORDINATION WITH UTILITIES, ARCHITECTURAL FEATURES, ETC.
10. CONTRACTOR WILL LEAVE DISTURBED AREAS LEVEL AND RAKED SMOOTH, REMOVING ALL ROCKS AND DEBRIS.
11. MULCH IS TO BE A 3" LAYER OF TRIPLE SHREDDED HARDWOOD MULCH. MULCH IS TO BE KEPT AWAY FROM TREE TRUNKS.
12. ANY DAMAGE TO EXISTING CONDITIONS OUTSIDE THE CONTRACT LIMITS, INCLUDING CURBS, SIDEWALKS, TURF AREAS AND PAVING, SHALL BE RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR WITHOUT EXTRA COST TO THE OWNER.
13. IN CASE OF DISCREPANCY BETWEEN THE QUANTITY OF PLANTS ON THE PLANS COMPARED TO THE PLANT LIST, THE CONTRACTOR SHALL SUPPLY QUANTITIES AS SHOWN ON THE PLANS.
14. ALL UNPAVED SURFACES ARE TO BE COVERED IN PLANTS, MULCH, OR GRASS.

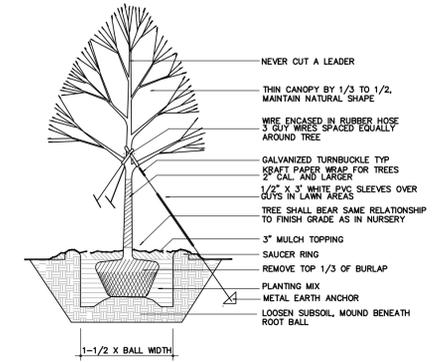
**3/C500
LANDSCAPE CALCULATIONS**
NTS

USE CLASSIFICATION: DWELLING UNITS, 7 OR MORE (USE GROUP A)
 ADJACENT USE CLASSIFICATION: DWELLING UNITS, 7 OR MORE (USE GROUP A)
 NORTHERN BUFFER = TYPE B INTERNAL BUFFER (10' MIN.)
 PLANTINGS PER 100 LF
 4 LARGE TREES
 7 SMALL TREES
 12 SHRUBS

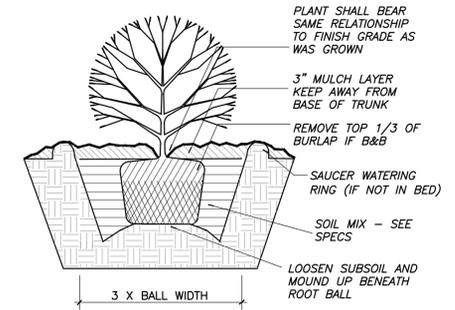
PLANTINGS PROVIDED = 48' PL
 2 LARGE TREES
 3 SMALL TREES
 6 SHRUBS

**4/C500
LANDSCAPE PLANTING SCHEDULE**
NTS

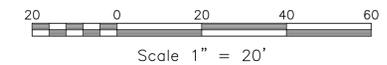
QTY	%	EVGN	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
LARGE TREES								
3		N	QN	<i>Quercus nuttallii</i>	Nuttall Oak	2" cal.	8'-10' hgt.	Single leader
SMALL TREES								
3		N	CV	<i>Chionanthus virginicus</i>	Fringetree	1.5" cal.	5'-6' hgt.	Single trunk
SHRUBS								
6		Y	CJ	<i>Camellia japonica</i> 'Jacks'	Spring Camellia	3 gal.	18" hgt.	Full. Matching



**5/C500
TREE PLANTING DETAIL**
NTS



**6/C500
SHRUB PLANTING DETAIL**
NTS



LEGEND

Water Valve	⊗	Light Pole	○LP
Sewer Cleanout	□	Sewer Cleanout	○CO
Curb Inlet/Catch Basin	⊠	Flared End Section	⊠
Mail Box	⊠	Gas Valve	⊗GV
Traffic Signal Box	⊠TSB	Existing Iron Pipe (3/4\"/>	



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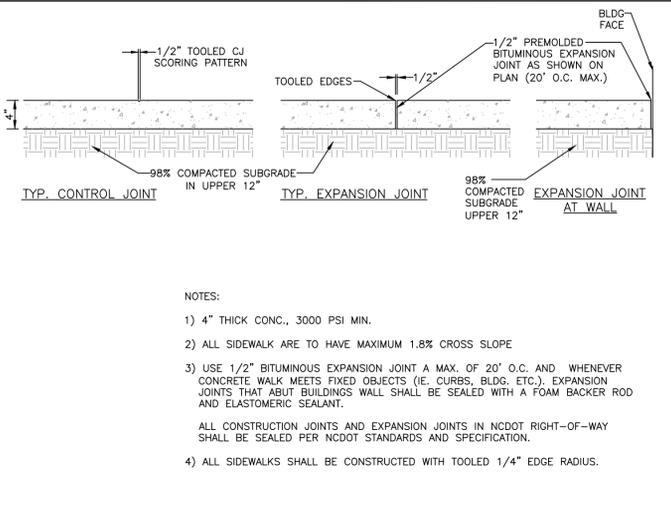
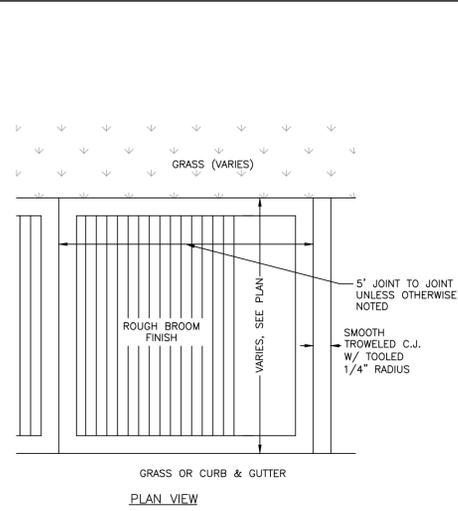
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SITE PLAN

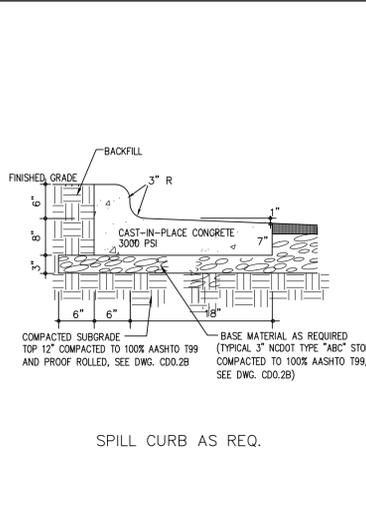
Sheet Title:

**LANDSCAPE
PLAN**

Sheet Number
C500



1 CONCRETE SIDEWALK
C600 no scale



2 CURB AND GUTTER
C600 no scale

-CONTRACTION JOINTS SHALL BE SPACED AT 10 FOOT INTERVALS. EXCEPT THAT A 15 FOOT SPACING MAY BE USED WHEN A MACHINE IS USED OR WHEN SATISFACTORY SUPPORT FOR THE FACE FORM CAN BE OBTAINED WITHOUT THE USE OF TEMPLATES AT 10 FOOT INTERVALS. JOINT SPACING MAY BE ALTERED BY THE ENGINEER TO PREVENT UNCONTROLLED CRACKING.

-CONTRACTION JOINTS MAY BE INSTALLED BY THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES, A MINIMUM DEPTH OF 1 1/2" SHALL BE MAINTAINED.

-CONCRETE FOR CURBING SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 3000 PSI AT 28 DAYS.

-ALL CONTRACTION JOINTS SHALL BE FILLED WITH JOINT FILLER.

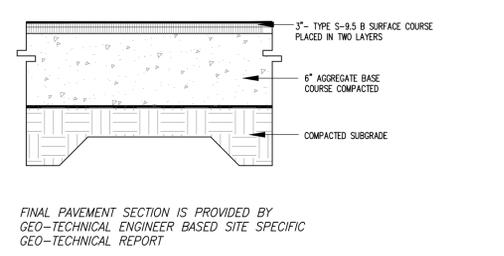
-JOINTS SHALL MATCH LOCATIONS WITH JOINT IN ABUTTING SIDEWALK.

-EXPANSION JOINTS SHALL BE SPACED AT 90 FOOT INTERVALS AND ADJACENT TO ALL RIGID OBJECTS.

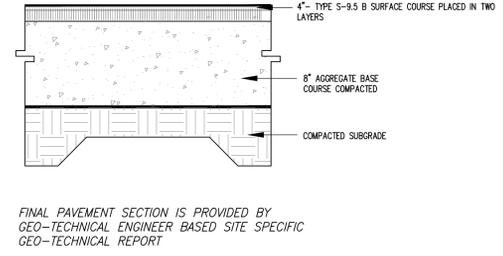
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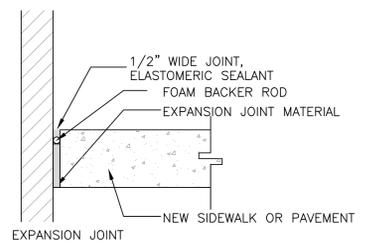
ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE
NC BOARD OF EXAMINERS FOR ENGINEERS & SURVEYORS LICENSE NO. C1289



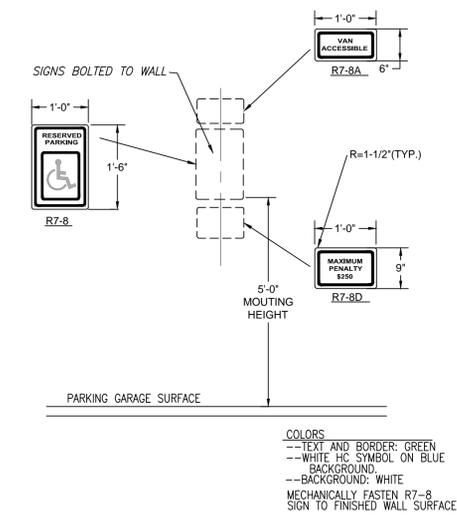
3 LIGHT DUTY ASPHALT PAVING
C600 no scale



4 HEAVY DUTY ASPHALT PAVING
C600 no scale



5 PAVING ADJACENT TO BUILDING
C600 no scale



6 ADA SIGNAGE
C600 no scale

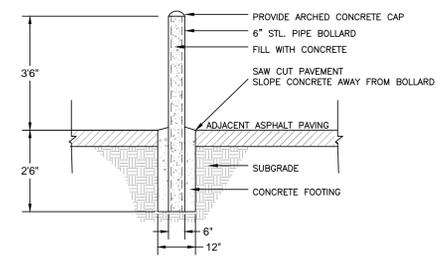
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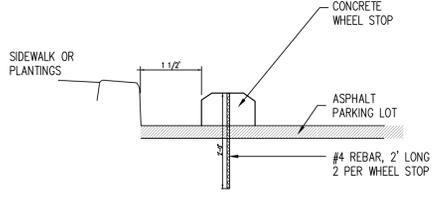
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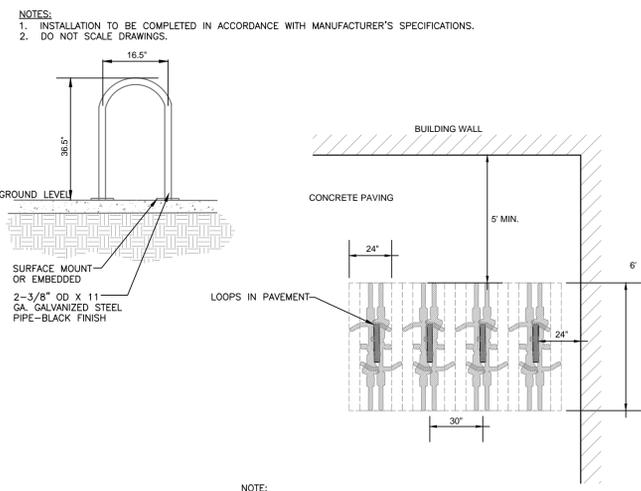
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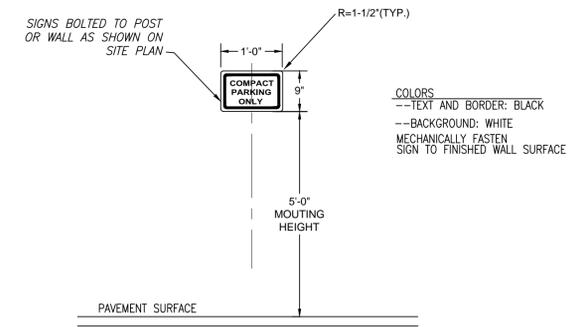
7 BOLLARD
C600 no scale



8 WHEELSTOP
C600 no scale



9 BIKE RACK
C600 no scale



10 COMPACT PARKING SPACE SIGNAGE
C600 no scale

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SITE PLAN

Sheet Title:

SITE DETAILS

Sheet Number

C600