

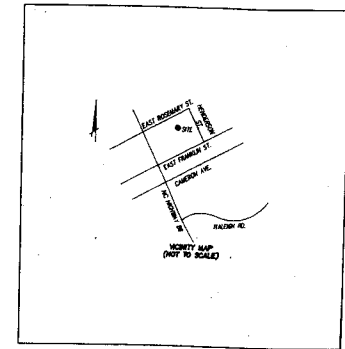
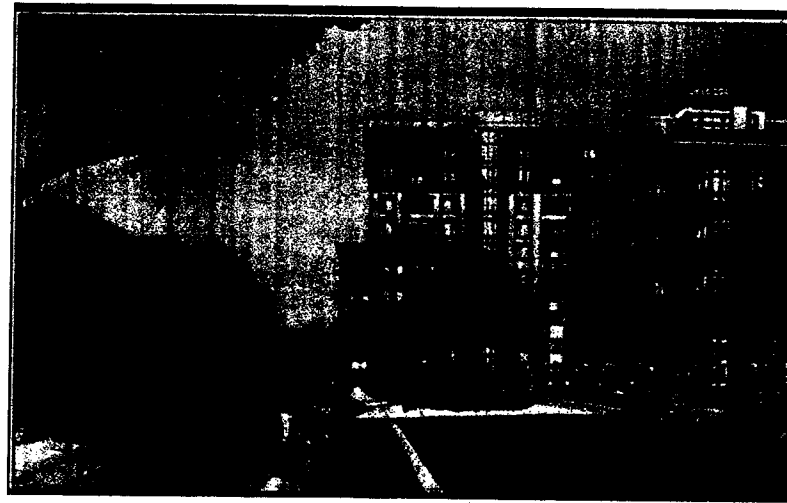
CHAPEL HILL MIXED USE WALLACE DECK

CHAPEL HILL, NORTH CAROLINA
PROJECT NO. C5032

CONCEPT PLAN SUBMITTAL

SHEET INDEX

- COV COVER SHEET
- C100 EXISTING CONDITIONS
- C200 SITE ANALYSIS MAP
- C300 CONCEPT PLAN
- LP1 AERIAL PHOTO
- A1 STREET LEVEL PLAN
- A2 TYPICAL RESIDENTIAL PLAN
- A3 ROSEMARY STREET ELEVATION
- A4 HENDERSON STREET ELEVATION
- A5 ALLEY ELEVATION



FEBRUARY 28, 2006



COVER SHEET

CLINE DESIGN ASSOCIATES
125 N. HARRINGTON ST.
CHAPEL HILL, NC 27603
PH: 919-858-1280
FX: 919-858-1280



CHAPEL HILL MIXED USE
WALLACE DECK
CHAPEL HILL NORTH CAROLINA

CONCEPT PLAN REVIEW PACKAGE

PAIM DEVELOPMENT COMPANY
5555 ANGLERS AVE. - SUITE 21
CHAPEL HILL, NC 27616
PH: 919-887-1111
FX: 919-887-3656

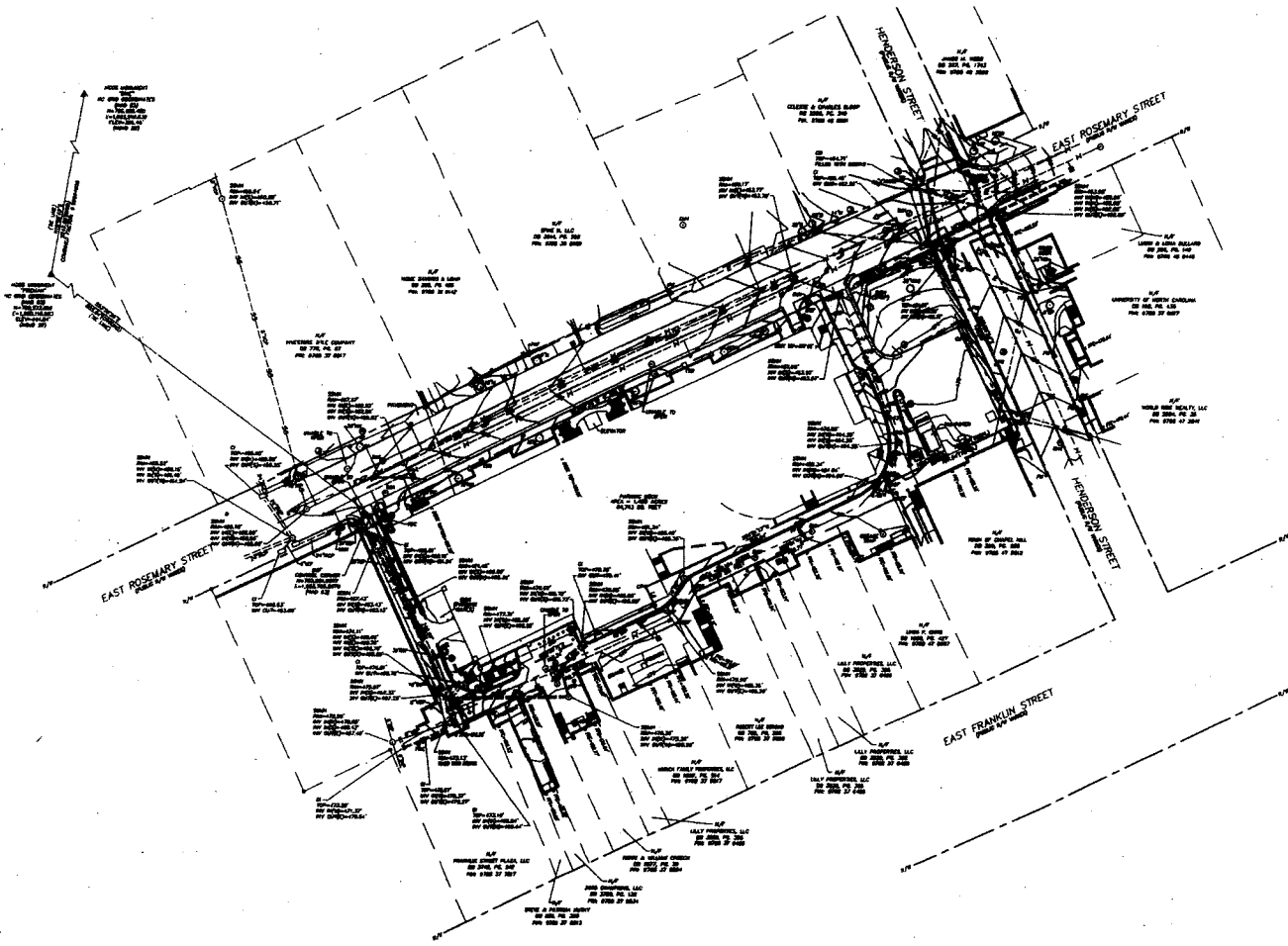


PRELIMINARY - DO NOT USE
FOR CONSTRUCTION

Project No. C5032
Drawn By: GMS/ATU
Checked By: GMS
Issue Date: 02.28.06

COV

ATTACHMENT 5



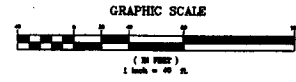
- NOTES -
1. THE PLAN BASED UPON FIELD SURVEY CONDUCTED BY OTHERS.
 2. ALL DISTANCES SHOWN ARE HORIZONTAL DISTANCES UNLESS OTHERWISE NOTED.
 3. SURVEY IS BASED ON NAD83 COORDINATE SYSTEM (STATE PLANE COORDINATE SYSTEM 6800 83).
 4. ALL UTILITIES ARE BASED UPON "TYPICAL" TRENCH WITH AN ELEVATION OF 46.44' (TYPED 20).
 5. ONE FOOT CONTOUR INTERVALS.
 6. THIS PROPERTY IS EXEMPT AS BEING IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN) PER FEMA FLOOD INSURANCE RATE MAP 33080 0004 2, DATED AUGUST 1, 1983.
 7. THE TWO SUBJECT PARCELS ARE OWNED BY THE TOWN OF CHAPEL HILL.

- LINE TABLE -

LINE	DEPTH	LENGTH
11	1.00	1.00
12	1.00	1.00
13	1.00	1.00
14	1.00	1.00

- LEGEND -
- 11 YARD WALK
 - 12 SAWDUST WALK
 - 13 ELECTRIC METER
 - 14 LIGHT POLE
 - 15 GAS METER
 - 16 CATCH BASIN
 - 17 CONCRETE PIPE
 - 18 IRON PIPE FOUND
 - 19 IRON PIPE FOUND
 - 20 WATER METER
 - 21 TELEPHONE PEDestal
 - 22 LIGHT-GRABBY
 - 23 UTILITY POLE WITH LIGHT
 - 24 UTILITY POLE
 - 25 OVERHEAD ELECTRIC LINES
 - 26 SAWDUST WALK
 - 27 CONC. PIPE
 - 28 GAS PIPE
 - 29 IRON PIPE
 - 30 DOGWOOD TREE
 - 31 HOLLY TREE
 - 32 MAPLE TREE
 - 33 HAWTHORN TREE
 - 34 SHADBLOW TREE
 - 35 HAWTHORN TREE
 - 36 JAPANESE MAPLE
 - 37 CHAIN LINK FENCE
 - 38 WOODEN FENCE
 - 39 POST AND RAIL FENCE
 - 40 IRON PIPE FOUND
 - 41 IRON PIPE FOUND
 - 42 IRON PIPE FOUND
 - 43 IRON PIPE FOUND
 - 44 IRON PIPE FOUND
 - 45 IRON PIPE FOUND
 - 46 IRON PIPE FOUND
 - 47 IRON PIPE FOUND
 - 48 IRON PIPE FOUND
 - 49 IRON PIPE FOUND
 - 50 IRON PIPE FOUND
 - 51 IRON PIPE FOUND
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 - 61 IRON PIPE FOUND
 - 62 IRON PIPE FOUND
 - 63 IRON PIPE FOUND
 - 64 IRON PIPE FOUND
 - 65 IRON PIPE FOUND
 - 66 IRON PIPE FOUND
 - 67 IRON PIPE FOUND
 - 68 IRON PIPE FOUND
 - 69 IRON PIPE FOUND
 - 70 IRON PIPE FOUND

- SIGNS -
- 1 PAY IN ADVANCE, REMEMBER SPACE #
 - 2 STREET SIGN
 - 3 PARKING
 - 4 NO PARKING
 - 5 RESERVED PARKING
 - 6 SELF PAY PARKING
 - 7 PARKING NOTICE
 - 8 DO NOT ENTER
 - 9 NO BICYCLES ON SIDEWALK
 - 10 BUS STOP
 - 11 NO LEFT TURN
 - 12 POSTAL EMPLOYEES ONLY



EXISTING CONDITIONS

CLARK ARCHITECT ASSOCIATES
 271 N. HARRINGTON ST.
 CHAPEL HILL, NC 27514
 P.O. BOX 8117
 CHAPEL HILL, NC 27517-8117
 P.O. BOX 8117
 CHAPEL HILL, NC 27517-8117

CLARK ARCHITECT ASSOCIATES
DESIGN

**CHAPEL HILL MIXED USE
 WALLACE DECK**
 CHAPEL HILL NORTH CAROLINA

CONCEPT PLAN REVIEW PACKAGE

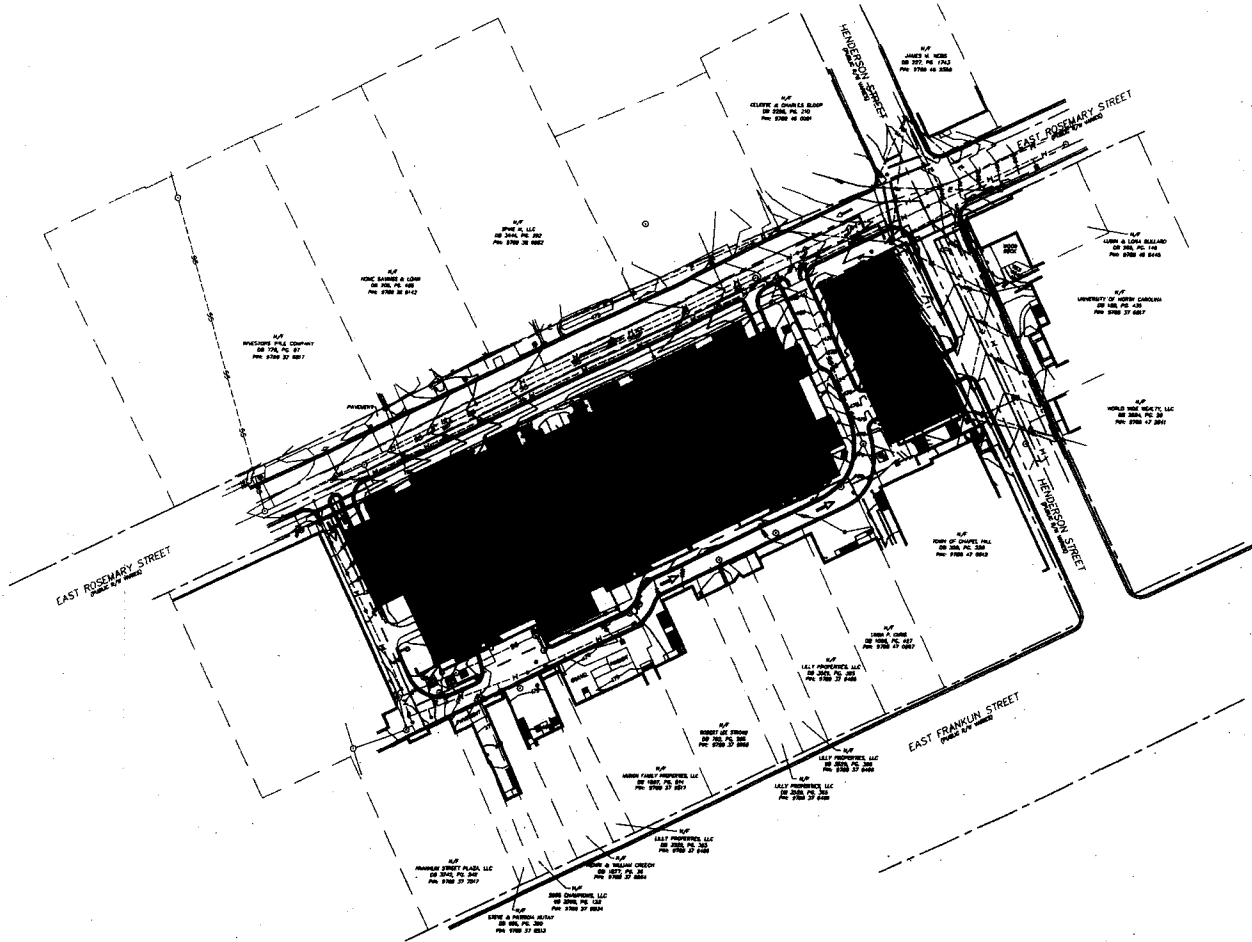
RAV DEVELOPMENT COMPANY
 271 N. HARRINGTON ST.
 CHAPEL HILL, NC 27514
 P.O. BOX 8117
 CHAPEL HILL, NC 27517-8117



PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Project No. 0603
 Drawn by: [Name]
 Checked by: [Name]
 Issue Date: 06.28.08

C100



- SIGNS -
- ① PAY IN ADVANCE, REMEMBER SPACE #
 - ② STREET SIGN
 - ③ PARKING
 - ④ NO PARKING
 - ⑤ RESERVED PARKING
 - ⑥ SELF PAY PARKING
 - ⑦ TOWING NOTICE
 - ⑧ DO NOT ENTER
 - ⑨ NO BICYCLES ON SIDEWALK
 - ⑩ BUS STOP
 - ⑪ NO LEFT TURN
 - ⑫ POSTAL EMPLOYEES ONLY

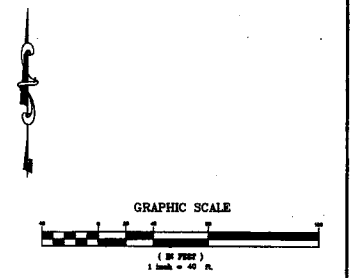
- YI YARD INLET
- ESM SANITARY SEWER MANHOLE
- EM ELECTRIC METER
- LP LIGHT POLE
- GM GAS METER
- GB GAS VALVE
- RF REINFORCED CONCRETE PIPE
- RP RICH PIPE FOUND
- RF RICH ROD FOUND
- RM RICH METER
- MA MANHOLE
- R/M RIGHT-OF-WAY
- UL UTILITY POLE WITH LIGHT
- CS CURB AND GUTTER
- ES OVERHEAD ELECTRIC LINES
- SS SANITARY SEWER LINES
- SS STORM SEWER LINES
- CONCRETE
- P PINE TREE
- O OAK TREE
- HV HOLLY TREE
- DN DOGWOOD TREE
- MAG MAGNOLIA TREE

- SURVEY LEGEND -
- M MAPLE TREE
 - HF HARDWOOD TREE
 - BP BROADLEAF PEAR
 - AM AMALGAM
 - AM JAPANESE MAPLE
 - CLY CHAIN LINK FENCE
 - WP WOODEN FENCE
 - MP METAL POST
 - PIV POST INDICATOR W/PIPE
 - RCY REINFORCED CONCRETE VALVE
 - RD ROOF DRAIN
 - EA END OF APPROXIMATION
 - ELD END OF SERVICE
 - CD CLEARANCE
 - CH CHAIN LINK FENCE
 - PA PARKING METER
 - DO DOLLAR
 - TH THIN HOLLY TREE
 - CA CHINA APPLE TREE
 - CVV CROOKED WATER VALVE
 - POP POPULAR TREE
 - PO BLOWN OAK TREE
 - CC CROOKED TREE
 - LO LOCUST TREE
 - SP SPICE TREE
 - SPR SPRUCE
 - SH SHADY OAK
 - SD SOUTHERN DOGWOOD
 - SW SWIFT HIRE

- EM ELECTRIC MANHOLE
- TM TELEPHONE MANHOLE
- TR TELEPHONE SIGNAL BOX
- B BRICK WALL
- TC TRUCK CURB

NOTES

1. ALL EXISTING SIDEWALKS REMOVED DURING CONSTRUCTION TO BE REPLACED.
2. ALL SITE PARKING TO BE PROVIDED WITHIN BUILDING ENVELOPE IN THE FORM OF BELOW GRADE PARKING. NO SERVICE PARKING IS PROPOSED FOR THIS SITE.
3. BUILDING 1 IS PROPOSED AS 5 STORIES, BUILDING 2 IS PROPOSED AS 5 STORIES.
4. NO PRESERVATION FEATURES ARE PROPOSED FOR THIS SITE.
5. NEAREST OPPORTUNITIES EXIST TO CONNECT TO EXISTING WATER, SANITARY SEWER, AND ELECTRIC SERVICE. THE LOCATION OF EXISTING UTILITIES ARE AS SHOWN.
6. THE EXISTING ELEVATIONS ON THE SITE PERIMETER WILL REMAIN AS THE GENERALLY EXIST. THEREFORE, VARIATIONS IN GRADE WILL BE ACCOMMODATED VIA BUILDING FOUNDATIONS AND FINISHED FLOOR ELEVATIONS. NO SUBSTANTIAL SITE GRADING IS PROPOSED.
7. STORMWATER MANAGEMENT FOR THIS SITE WILL BE HANDLED IN ACCORDANCE WITH TOWNSHIP OF GAITHER, ILL. REGULATIONS.
8. THE REDEVELOPMENT OF THIS SITE WILL BE CONDUCTED IN COMPLIANCE WITH ALL APPLICABLE TOWNSHIP, ILLINOIS, FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES, AND OTHER REGULATIONS EXCEPT AS NOTED OR SHOWN ON THESE DRAWINGS.
9. THIS SITE DOES NOT FALL WITHIN THE COUNTY FLOODPLAIN, THE TOWNSHIP RESOURCE CONSERVATION DISTRICT, OR THE NATURALIST PROTECTION DISTRICT.
10. NO ADDITIONAL SPECIAL FEATURES HAVE BEEN IDENTIFIED ON THIS SITE.



CONCEPT PLAN

CLINE DESIGN

CHAPEL HILL MIXED USE WALLACE DECK CHAPEL HILL NORTH CAROLINA

CONCEPT PLAN REVIEW PACKAGE

CLINE DESIGN ASSOCIATES
225 N. HARRINGTON ST
CHAPEL HILL, NC 27514
PH: 919-485-2413
FX: 919-485-1280

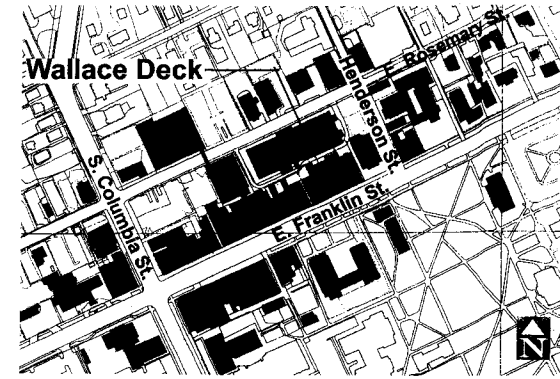
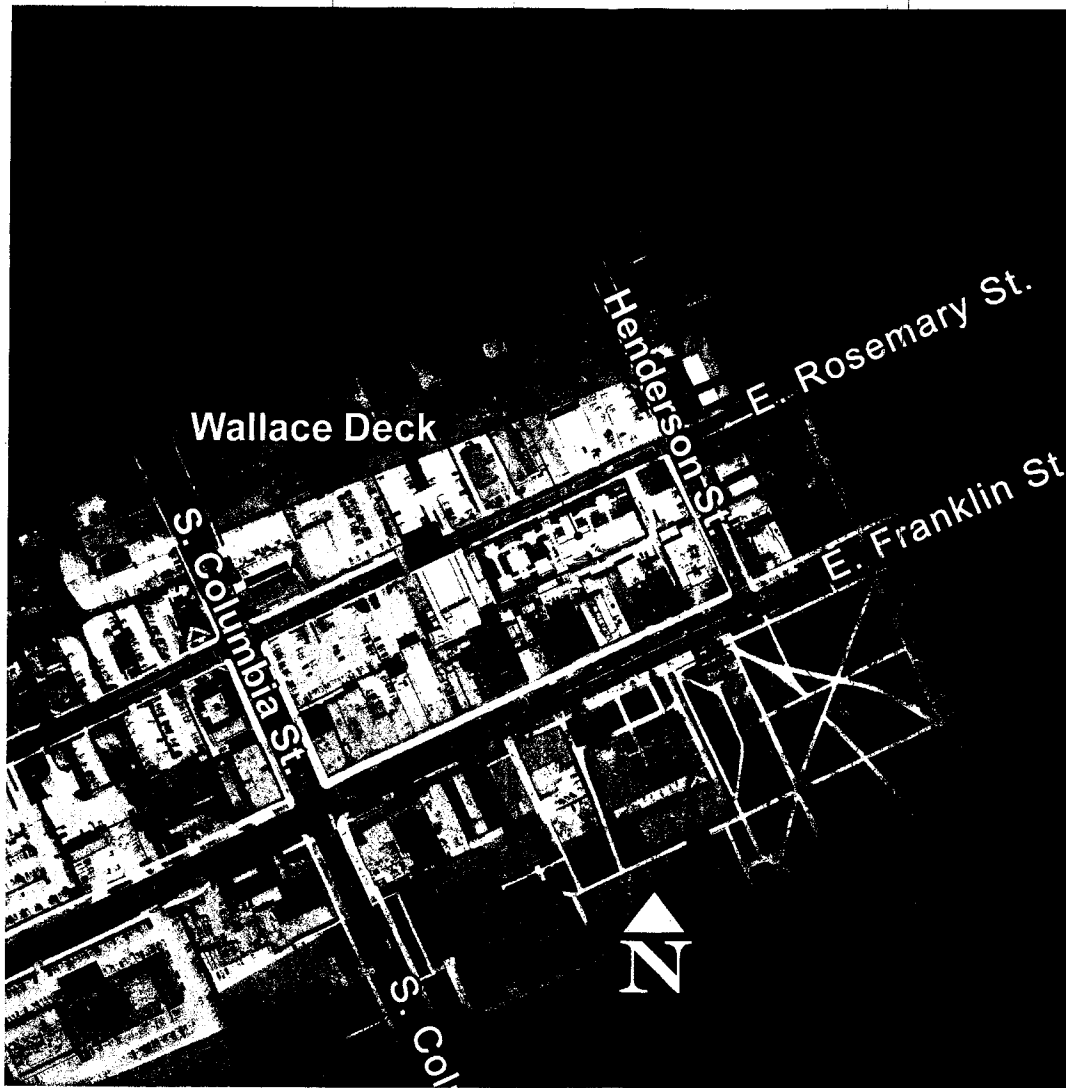
RAM DEVELOPMENT COMPANY
5500 ANNEVILLE AVE - SUITE 27
CHAPEL HILL, NC 27514
PH: 919-485-4116
FX: 919-485-3656

STEWART ENGINEERING & CONSTRUCTION, INC.
1000 W. HALL ST
COLUMBIANA, NC 27928
PH: 813-326-2200
FX: 813-326-2200

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Project No. C5032
Drawn By: CDM/ATU
Checked By: CDM
Issue Date: 02.28.06

C300



Building Mass Map

22



Wallace Deck - Chapel Hill

02.28.06

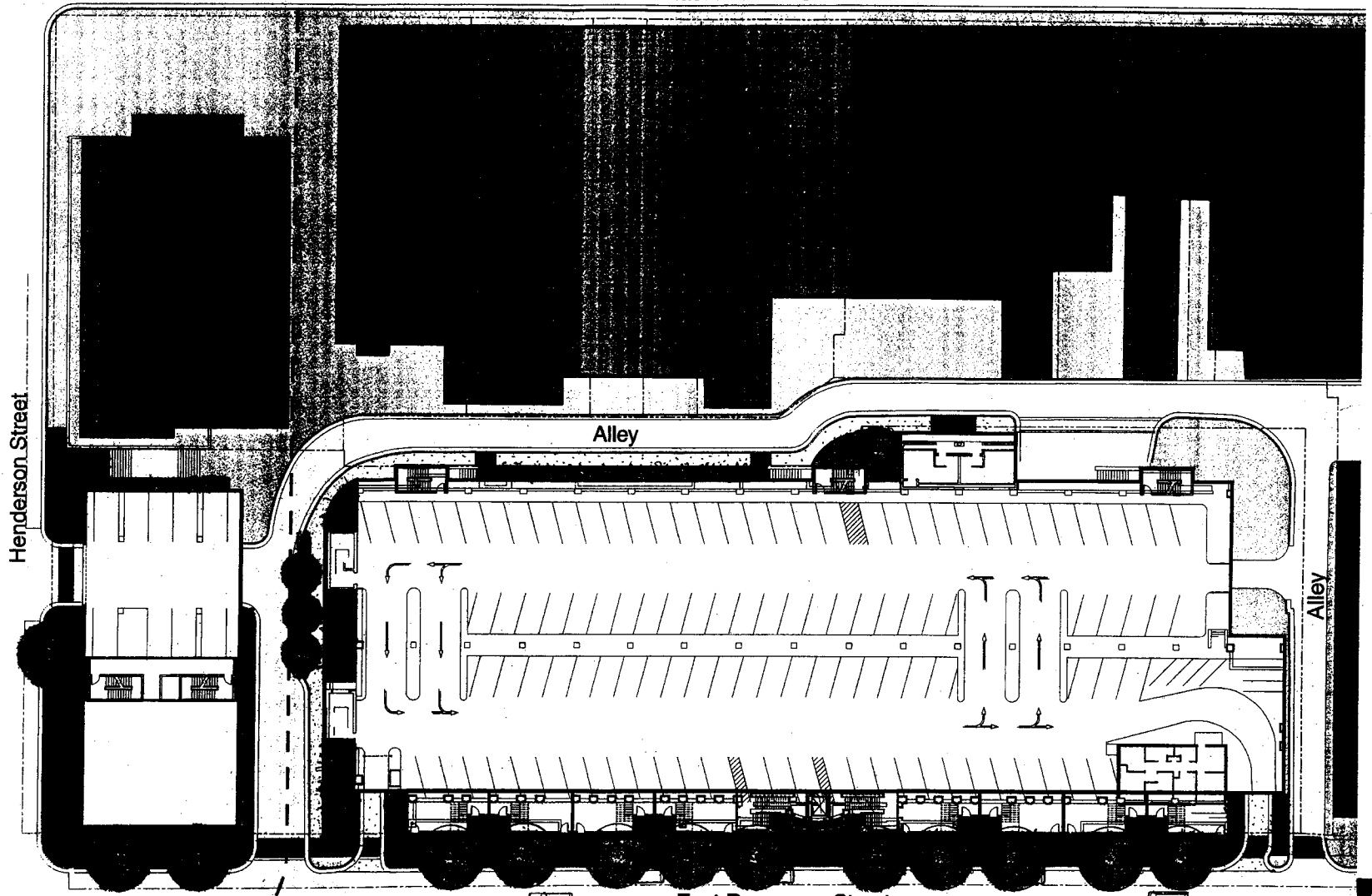
LP1 Site Vicinity Map

Not To Scale



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East Franklin Street



Henderson Street

Alley

Alley

(A3)

East Rosemary Street



Wallace Deck - Chapel Hill

02.28.06

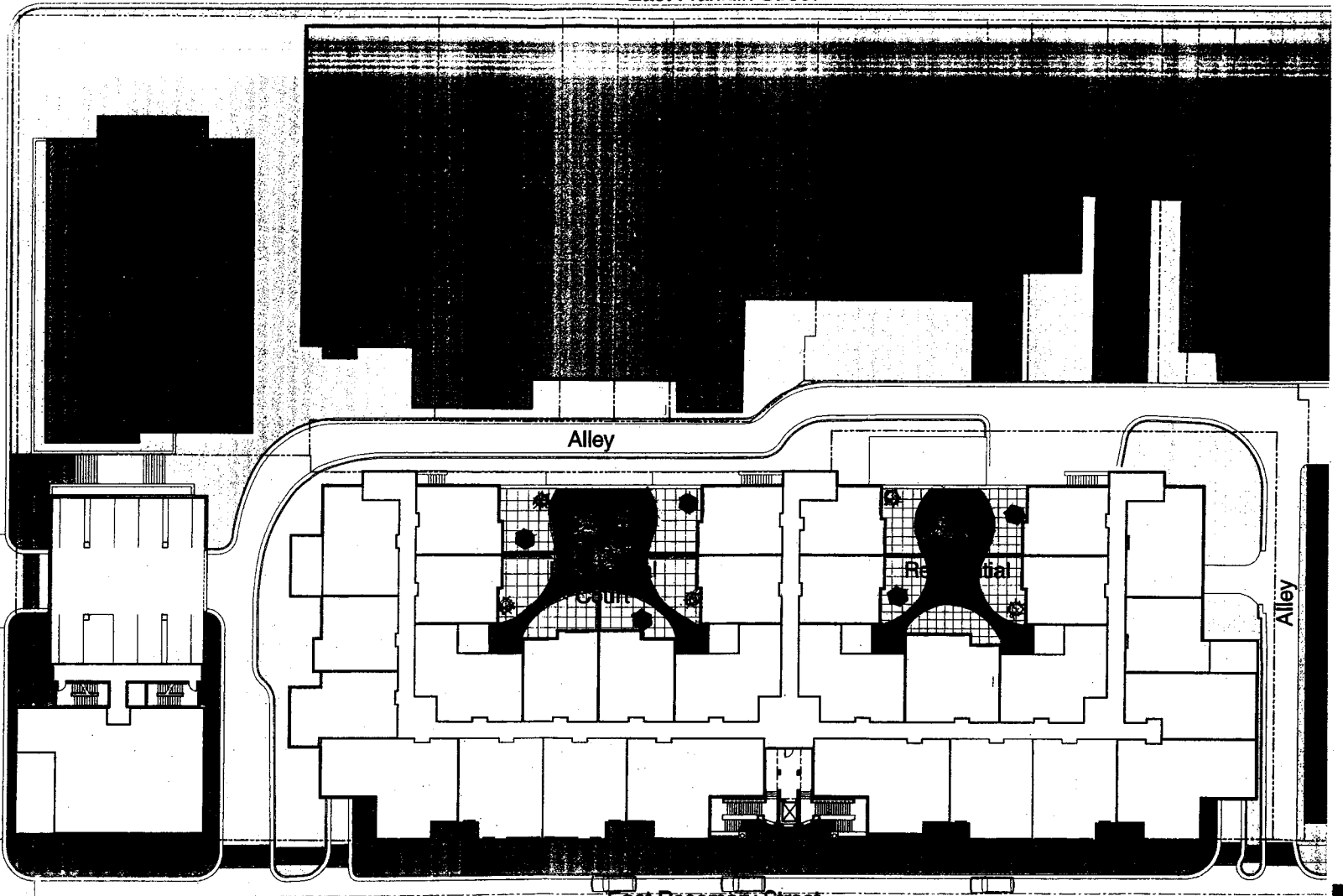
A1 Street Level Plan

Scale: 1/16" = 1'-0"



East Franklin Street

Henderson Street



Alley

Alley

East Rosemary Street

CLINE
DESIGN

Wallace Deck - Chapel Hill

02.28.06

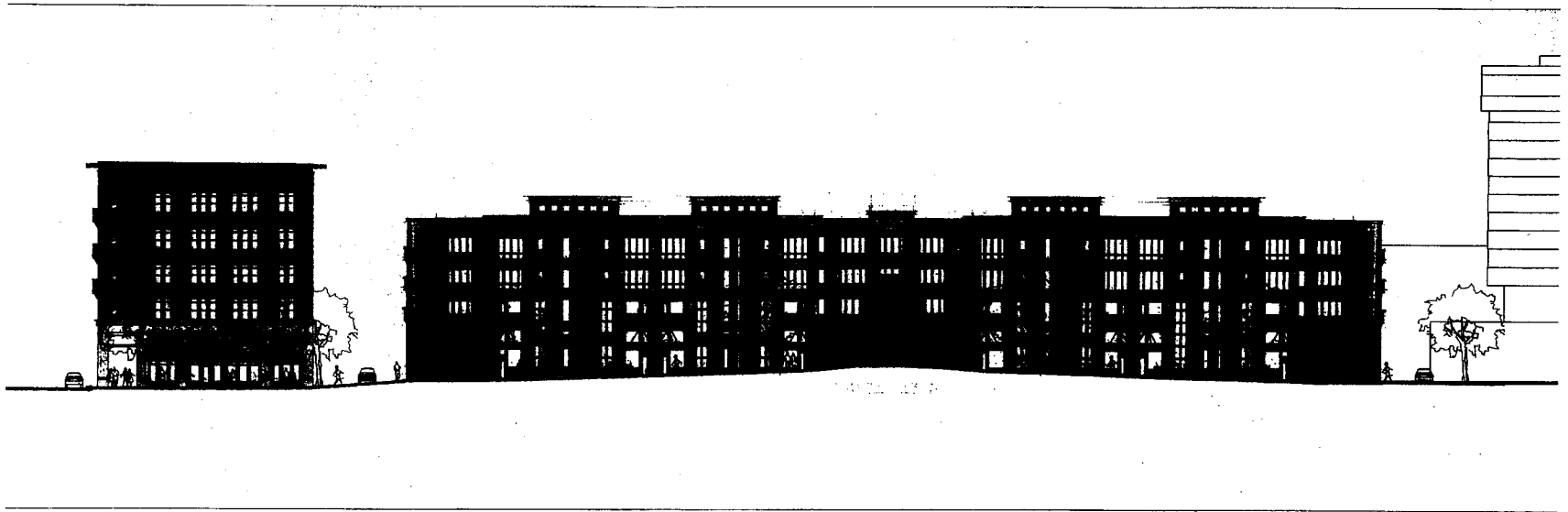
A2 Typical Residential Plan

Scale: 1/16" = 1'-0"

AC



ram



Wallace Deck - Chapel Hill

02.28.06

A3 Rosemary Street Elevation

Scale: 1/16" = 1'-0"





Wallace Deck - Chapel Hill

02.28.06

A5 Alley Elevation

Scale: 1/16" = 1'-0"



ram