

Special Use Permit

Lot 5

Downtown Economic Development Initiative

Chapel Hill, North Carolina

152

DEVELOPER



Ram Development Company
516 W. Peace Street
Raleigh, North Carolina, 27603

Contact: John Florian
(919) 834-5595

DESIGN TEAM



**ARCHITECT/
LANDSCAPE ARCHITECT**
Cline Design Associates, PA
125 N. Harrington Street
Raleigh, NC 27603
(919) 833-6413
(919) 836-1280 fx.



CIVIL ENGINEER
Stewart Engineering
128 E. Hargett Street, Suite 300
Raleigh, NC 27601
919.719.1045
919.719.1049



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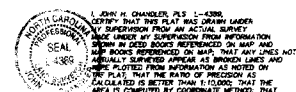
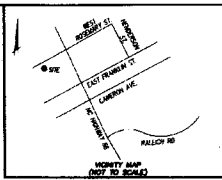
DATE SUBMITTED: February 13, 2007

REVISIONS:
1st TOCH Comments - April 3, 2007

2nd TOCH Comments - April 23, 2007

PRELIMINARY REVIEW NOT FOR CONSTRUCTION

ATTACHMENT 19

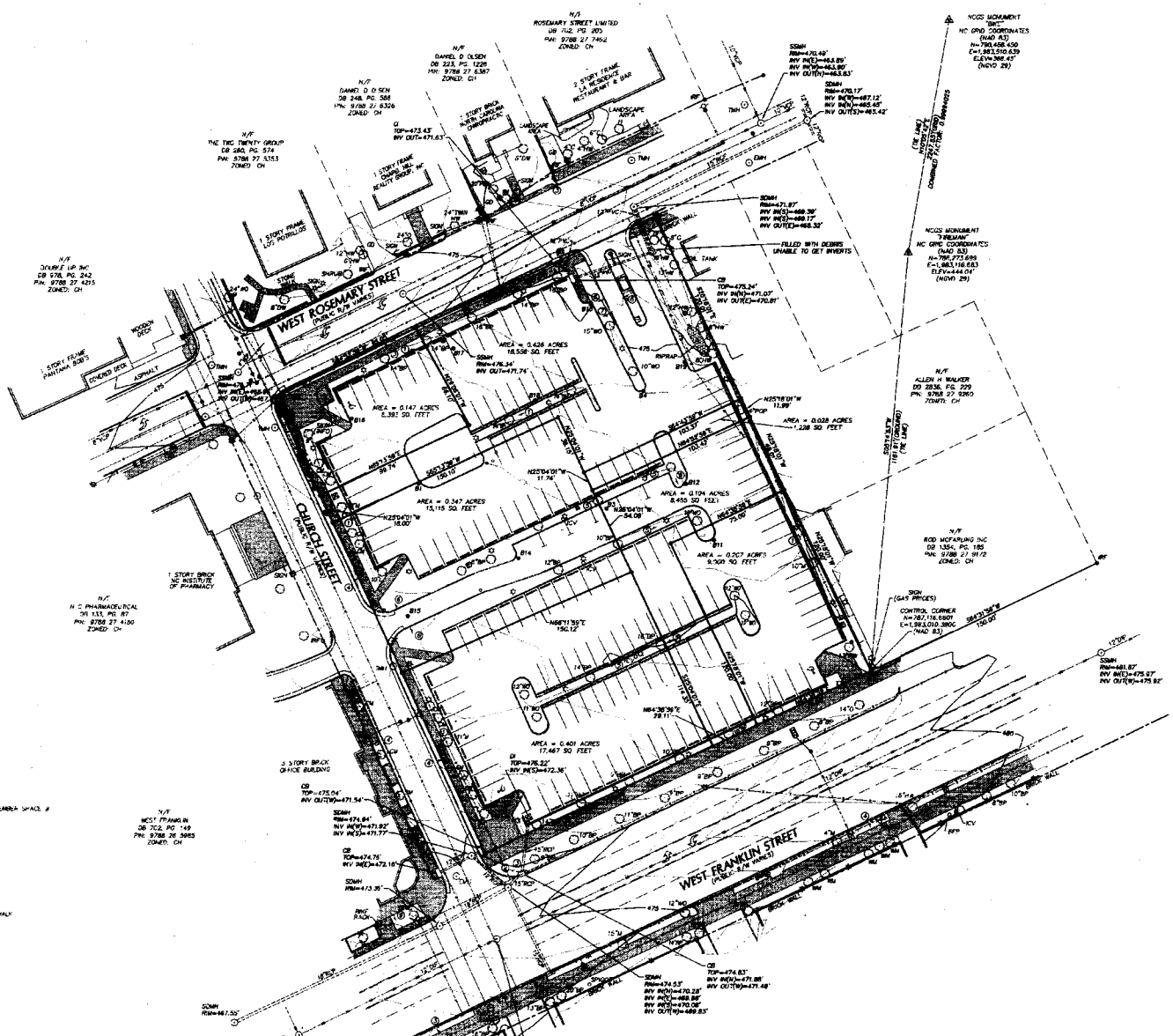
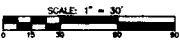


JOHN H. CHANDLER, P.L.S. - 4389
 CERTIFY THAT THE PLAT FILED HEREIN ACCURATELY REPRESENTS THE ACTUAL SURVEY
 SUPERVISION FROM AN ACTUAL SURVEY
 THE INFORMATION CONTAINED HEREIN IS BASED ON THE INFORMATION
 SUPPLIED TO ME BY THE CLIENT AND THAT ANY LINES NOT
 PHYSICALLY SURVEYED APPEAR AS BROWN LINES AND
 ARE NOT PLATED FROM INFORMATION AS NOTED ON
 THE PLAT THAT THE RANGE OF PRECISION AS
 INDICATED IS BETTER THAN 1:10,000. THAT THE
 AREA IS COMPUTED BY COORDINATE METHOD THAT
 THIS PLAT WAS PREPARED BY ACCORDANCE WITH G.S.
 87-1, AS AMENDED BY PUBLIC LAW 96-387, AND
 REGISTRATION NUMBER AND SEAL THE 21st
 DAY OF _____ A.D. 2005
 J. H. C.
 JOHN H. CHANDLER, P.L.S. - 4389
 PROFESSIONAL LAND SURVEYOR

- NOTES -
1. ALL DISTANCES SHOWN ARE HORIZONTAL. GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
 2. SURVEY IS BASED ON NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 83).
 3. ALL ELEVATIONS ARE BASED ON NODS MONUMENT "TERRACE" IN TV. AN ELEVATION OF 344.0 (NODS 22).
 4. ONE FOOT CONTOUR INTERVALS.
 5. THIS PROPERTY IS DEEMED TO BE IN "ZONING" (HARRIS) DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAPS 37020 0004 L, DATED AUGUST 1, 1983.

- LEGEND -
- 11 YARD PALET
 - SSAN SANITARY SEWER MANHOLE
 - ES ELECTRIC METER
 - LI LIGHT POLE
 - CS GAS METER
 - CS GAS METER
 - CC REINFORCED CONCRETE PIPE
 - VP BRON PIPE FOUND
 - WP BRON PIPE FOUND
 - WP WATER METER
 - WP MANHOLE
 - CS TELEPHONE PEDESTAL
 - WP UTILITY POLE WITH LIGHT
 - CS CARRY AND DUTTER
 - CS UTILITY POLE
 - CS CHANGED ELECTRIC LINES
 - CS SANITARY SEWER LINES
 - CS STORM SEWER LINES
 - CONDUIT
 - PK PINE TREE
 - CA CANE TREE
 - DM DOWNWOOD TREE
 - MAG MAGNOLIA TREE
 - MAP MAPLE TREE
 - HW HARDWOOD TREE
 - BP BRADFORD PEACH
 - MA MAHOGANY
 - JP JAPANESE MAPLE
 - CLF CHAIN LINK FENCE
 - WF WOODEN FENCE
 - NE NEAL POST
 - TV POST INDICATOR VALVE
 - RV ROOSTER CONTROL VALVE
 - RC ROOF DRAIN
 - EQ END OF RESERVATION
 - CHAL CHALK LIME
 - CL CLEARLY
 - DW DOWNWOOD TREE
 - PA PARKING METER
 - B BOLLARD
 - TR TRIM POLE TREE
 - CA CHINA APRIC TREE
 - CHY CHERRY TREE
 - POW POWDER MILLER VALVE
 - BE BELOW GATE TREE
 - L LOCUST TREE
 - WE WEED TREE
 - PA PAT IN ADVANCE
 - CH CHINA ONION
 - MO MOUNTING MELL
 - SO SOFT MUD
 - EM ELECTRIC MANHOLE
 - EM ELECTRIC MANHOLE
 - FSB TRAFFIC SIGNAL BOX

- SIGNS -
- 1 PAY IN ADVANCE, RESERVATION SPAD #
 - 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
 - 0 BLUE STOP



DATE	REVISION	BY

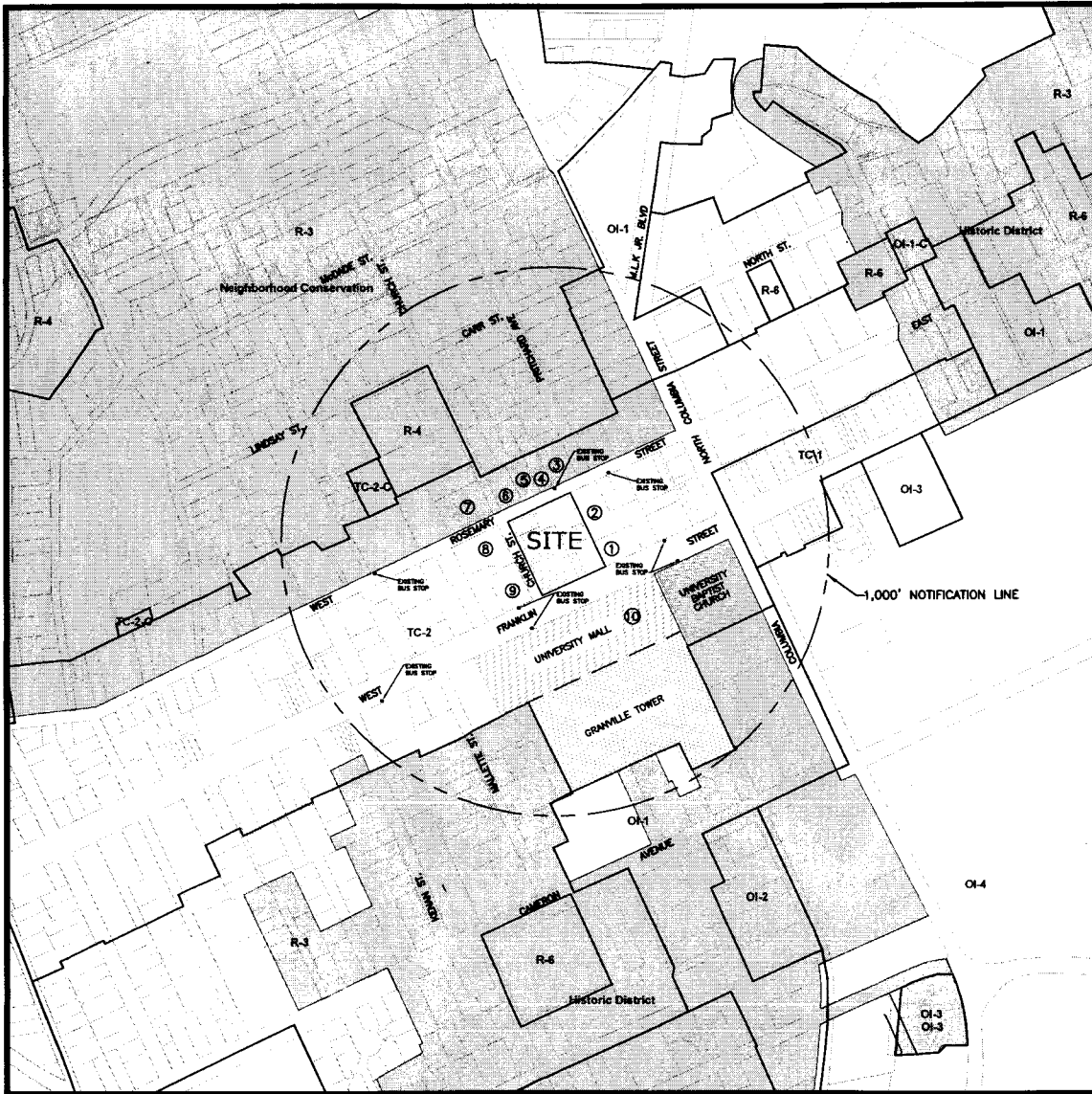


BOUNDARY AND TOPOGRAPHIC SURVEY
 OF
**WEST ROSEMARY STREET
 PARKING FACILITY**

DATE: JULY 26, 2005
 CHAPEL HILL TOWNSHIP ORANGE COUNTY NORTH CAROLINA

PROJECT # 200519
 PROJ. SVR. # JC
 DRAWN BY: LDP
 FIELD SK.: ACP/PP
 COMP. FILE.: 05-305-11-100
 SHEET # 1 OF 1

5408 West Gate Drive
 Chapel Hill, North Carolina 27516
 Phone: 919-281-1153 Fax: 919-281-1993
 www.jhchandler.com



NEIGHBORING USES:

- ① OWNER: ROD MCFARLING INC
ZONING: CH
SERVICE STATION
- ② OWNER: EAP WALKER LLC
ZONING: CH
USE: RESIDENTIAL
- ③ OWNER: ROSEMARY ST LIMITED
ZONING: CH
USE: RESTAURANT/BAR
- ④ OWNER: MICHAEL SLOMIANYJ
ZONING: CH
USE: MEDICAL OFFICE
- ⑤ OWNER: MICHAEL SLOMIANYJ
ZONING: CH
USE: COMMERCIAL/OFFICE
- ⑥ OWNER: MICHAEL SLOMIANYJ
ZONING: CH
USE: RESTAURANT/BAR
- ⑦ OWNER: DOUBLE UP INC
ZONING: CH
USE: RESTAURANT/BAR
- ⑧ OWNER: NC PHARMACEUTICAL ASSOC
ZONING: CH
USE: OFFICE
- ⑨ OWNER: WEST FRANKLIN PRESERVATION PARTNERS
ZONING: CH
USE: OFFICE
- ⑩ OWNER: US GT LLC
ZONING: CH
USE: RETAIL



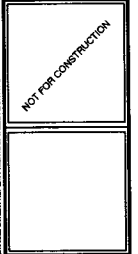
125 N. Harrington St.
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919/856-1280 FAX
ClineDesignAssoc.com



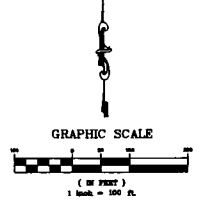
RAM
Lot 5
Franklin Street
Chapel Hill, North Carolina

DSI

SLIP
3RD SUBMITTAL

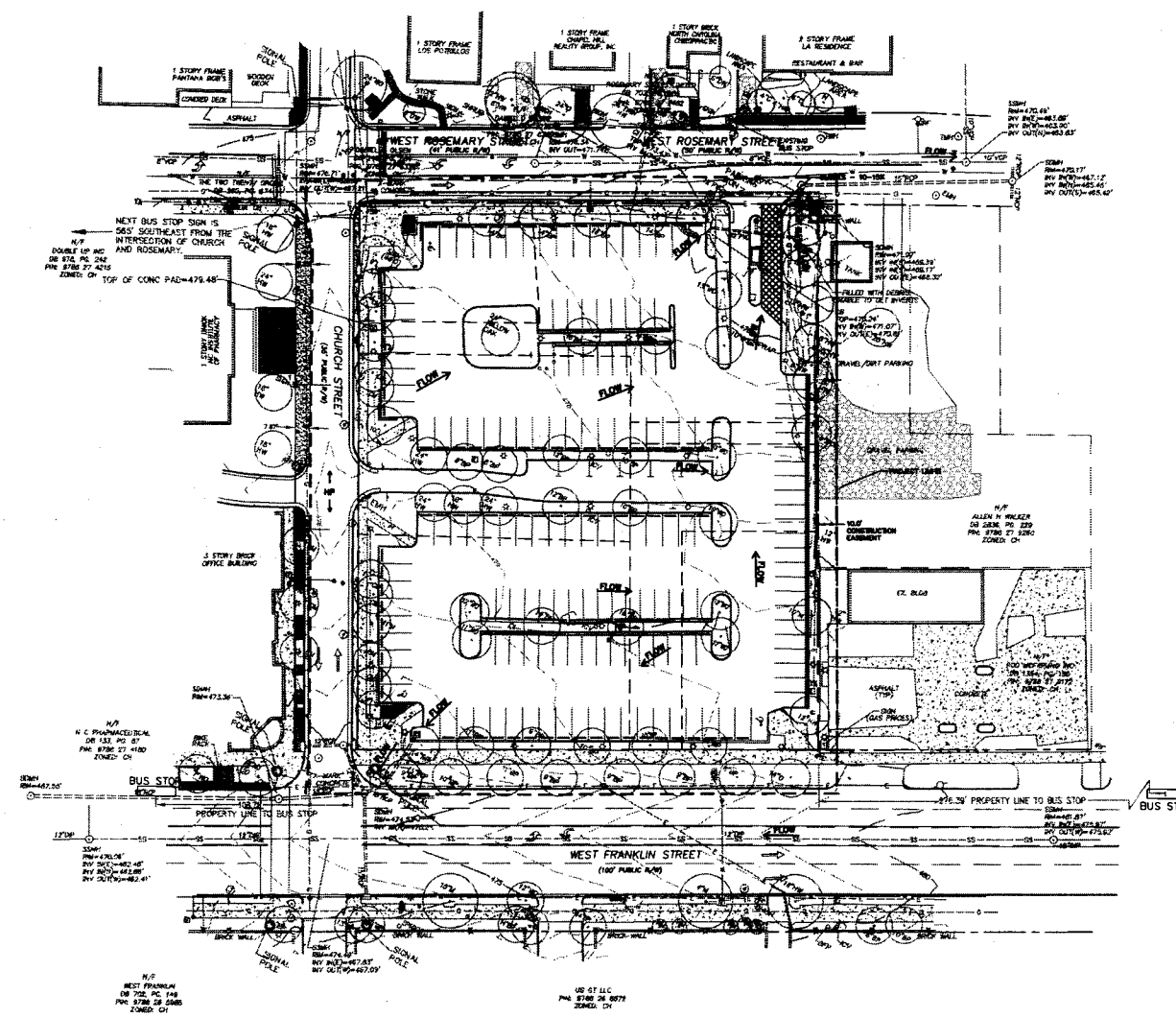


PROJECT: 08178
DATE: 13 FEB 2007
REVISIONS: DATE
1st TOCH Comments 04.08.07
2nd TOCH Comments 04.21.07



DRAWN BY:
CHECKED BY:
AREA MAP

EC1.00



SITE ANALYSIS NOTES

1. THE EXISTING LAND USE ON SITE IS SURFACE PARKING.
2. ALL EXISTING SLOPES ON SITE WITH THE EXCEPTION OF THOSE DENOTED AS 10-10% ARE BETWEEN 0% AND 10%.
3. THERE ARE NO EXISTING STREAMS, PONDS, WETLANDS, FLOODWAYS, 100-YR FLOODPLAINS, RESOURCE CONSERVATION DISTRICTS OR WATERSHED PROTECTION DISTRICTS LOCATED ON SITE.
4. PER THE ORANGE COUNTY SOIL SURVEY, THE SOILS ON SITE ARE URBAN SOILS (HYDROLOGIC SOIL GROUP D).
5. NO OTHER SPECIAL NATURAL OR MAN-MADE FEATURES HAVE BEEN IDENTIFIED ON THE SITE.

- LEGEND -**
- Y# THIRD BUILT
 - SSMH SHAWNEY BENDER MANHOLE
 - EN SLEEPING WATER
 - LIGHT POLE
 - ⊖ GAS METER
 - ⊖ OIL METER
 - CB CATCH BASIN
 - RCB REINFORCED CONCRETE PIPE
 - RPF IRON PIPE FOUND
 - IRF IRON ROD FOUND
 - WM WATER METER
 - MANHOLE
 - TELEPHONE FEEDSAL
 - FISH-OF-LINE
 - U/LTY POLE WITH LIGHT
 - CLM AND GLTR
 - C&G
 - U/LTY POLE
 - E— OVERHEAD ELECTRIC LINES
 - SS— SHAWNEY BENDER LINES
 - SS— STORM SEWER LINES
 - SS— GRIND/SAND WALK
 - CONCRETE
 - GRAVEL
 - P PINE TREE
 - O OAK TREE
 - H HOLLY TREE
 - DW DOGWOOD TREE
 - MAG MAGNOLIA TREE
 - M MAPLE TREE
 - HW HARDWOOD TREE
 - SP SHADY PINE
 - ME MAHOGANY
 - JM JAPANESE MAPLE
 - CLF CHERRY LAKE FENCE
 - WF WOODEN FENCE
 - MP METAL POST
 - PV POST INDICATOR VALVE
 - SCV SLOTTED CONTROL VALVE
 - RD ROOF DRAIN
 - EOI END OF INFORMATION
 - CRANE WHITTLE
 - CLOUDBUR
 - DOGWOOD TREE
 - PARKING TREE
 - BELLARD
 - TWIN HOLLY TREE
 - CRAB APPLE TREE
 - CHILLED WATER VALVE
 - POPULAR TREE
 - SWEET GUM TREE
 - LOCUST TREE
 - WAX MYRTLE
 - PAY IN ADVANCE
 - CRANK DRIVE
 - MONITORING WELL
 - SLY WIRE
 - ELECTRIC MANHOLE
 - TELEPHONE MANHOLE
 - TRAFFIC SIGNAL BOX



125 N. Harrington St.
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919/853-4415
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Lot 5
Franklin Street
Chapel Hill, North Carolina

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NOT FOR CONSTRUCTION

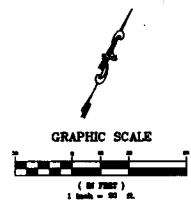


PROJECT: 08178
DATE: 13 FEB 2007
REVISIONS: DATE

1st TOCH Comments: 04.08.07
2nd TOCH Comments: 04.21.07

DRAWN BY:
CHECKED BY:
DETAILED
SITE ANALYSIS
PLAN

EC1.20





ram

RAM
Lot 5
Franklin Street
Chapel Hill, North Carolina

SUP
SRD SUBMITTAL

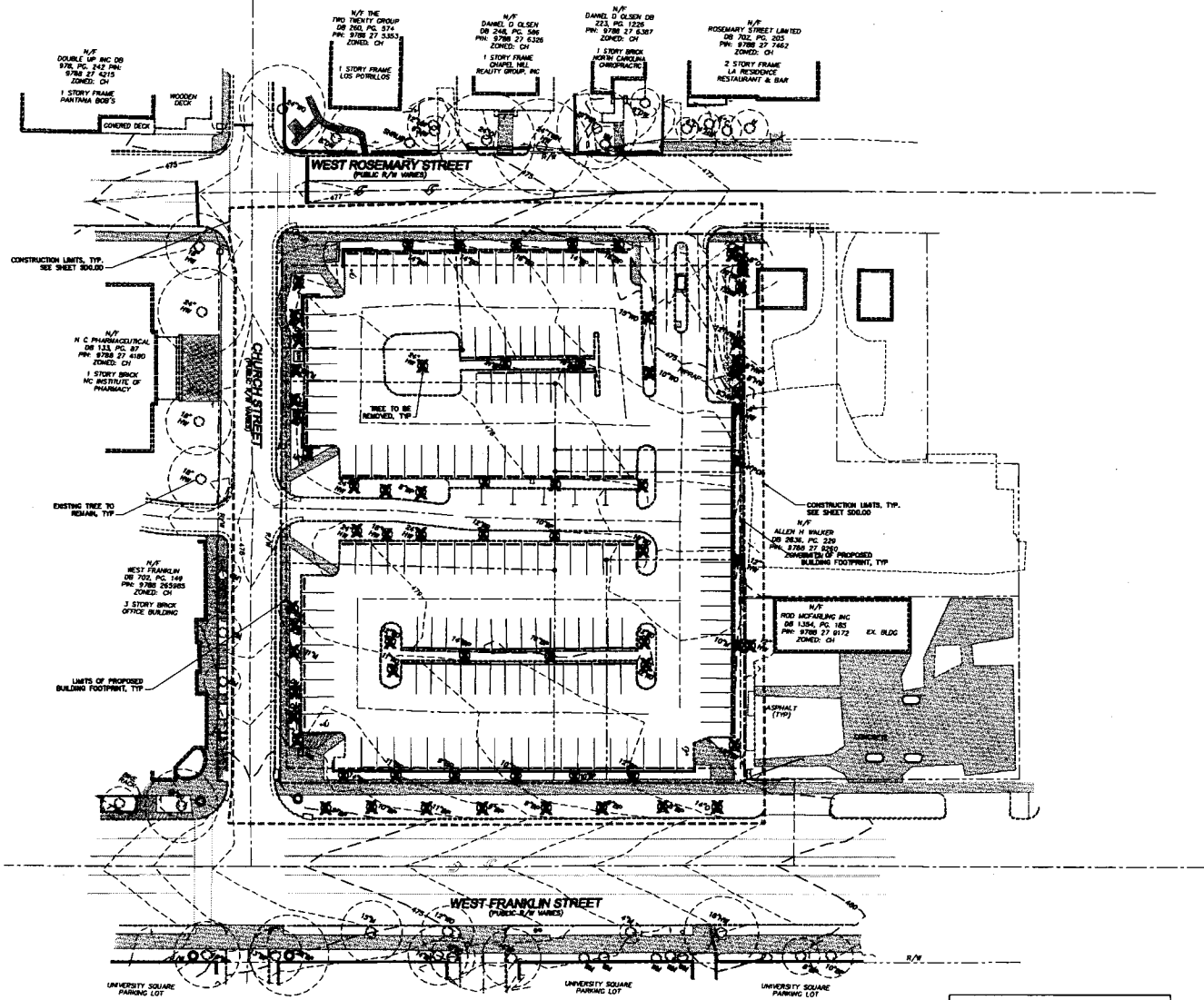
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PROJECT NO. 178	DATE: 10 FEB 2007
REVISION:	DATE:
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2nd TOCH Comments	04.05.07

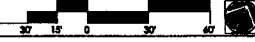
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CHECKED BY: JM

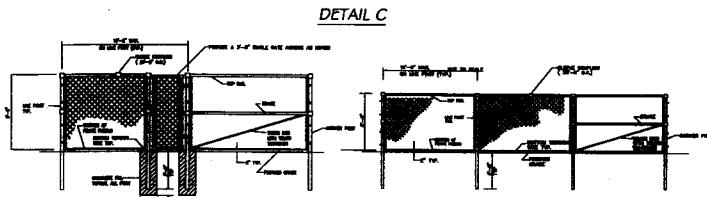
LANDSCAPE
PROTECTION PLAN

EC1.30



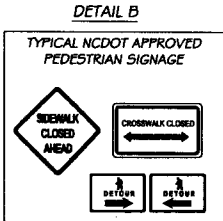
LEGEND	
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED





CHAIN LINK FENCE DETAIL (PEDESTRIAN GATE) NOT TO SCALE

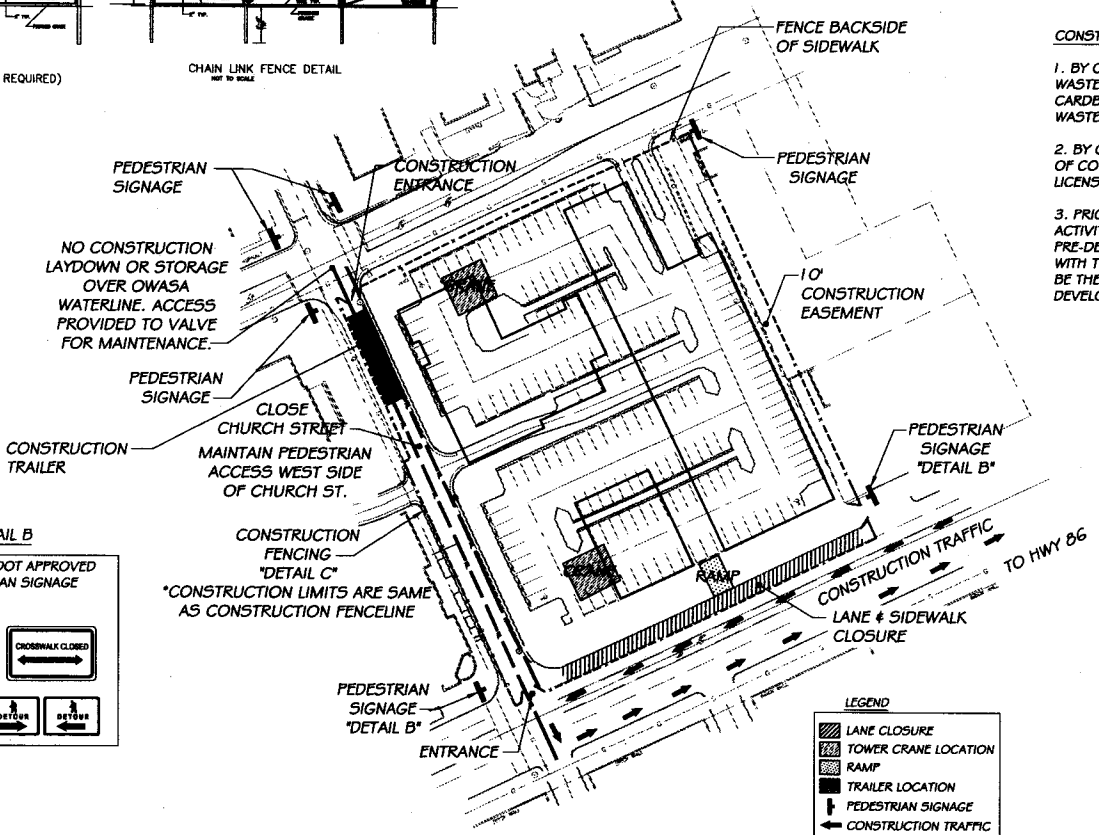
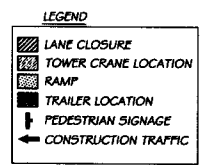
CHAIN LINK FENCE DETAIL NOT TO SCALE



DETAIL B

TYPICAL NCDOT APPROVED PEDESTRIAN SIGNAGE

*CONSTRUCTION LIMITS ARE SAME AS CONSTRUCTION FENCELINE



- NOTES:**
1. ALL CONSTRUCTION PARKING OFFSITE. TO BE BUDED TO PROJECT.
 2. ALL CONSTRUCTION TRAFFIC FROM HIGHWAY 86 NORTH.
 3. ALL CONSTRUCTION MATERIAL TO BE STORED OFFSITE AND BROUGHT ON SITE ON AN AS NEEDED BASIS.

- CONSTRUCTION WASTE:**
1. BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE, MUST BE RECYCLED.
 2. BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE MUST BE PROPERLY LICENSED.
 3. 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.



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919/833-4413
919/836-1280 FAX
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RAM
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Franklin Street
Chapel Hill, North Carolina

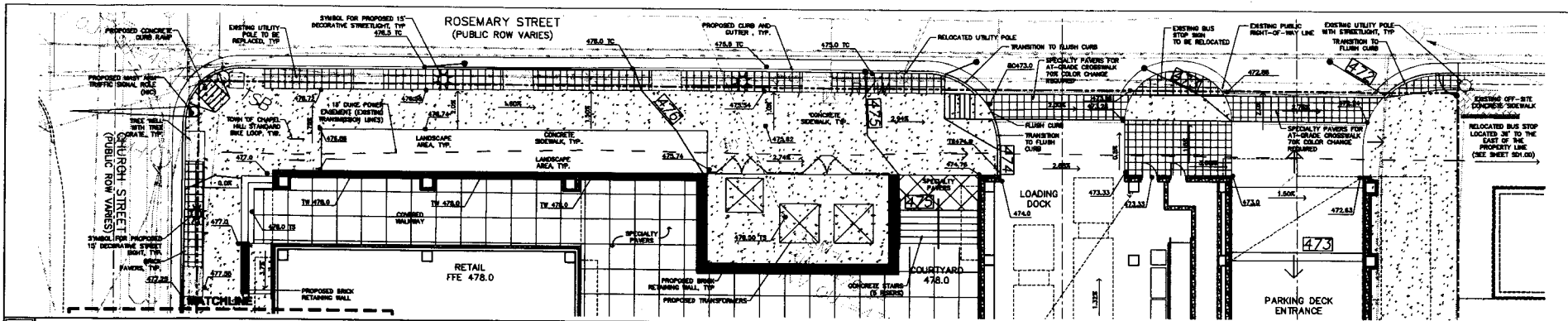
SLIP
2ND SUBMITTAL



PROJECT: 08179	DATE: 13 FEB 2027
REVISIONS:	DATE:
1st TOCH Comments	04.28.07
3rd TOCH Comments	04.23.07

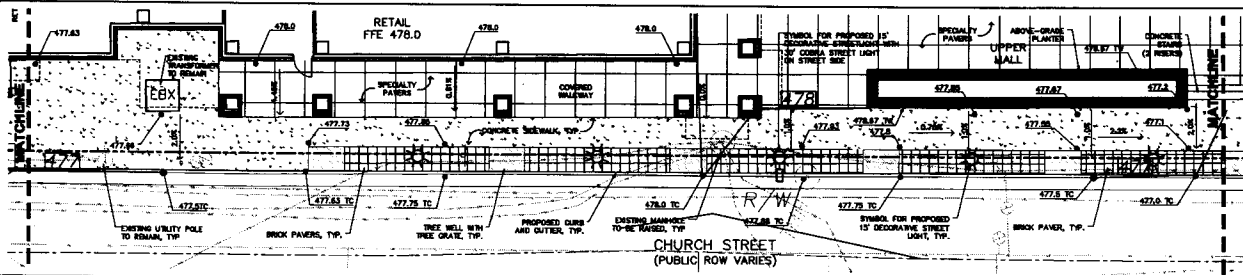
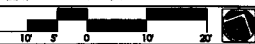
DRAWN BY:
CHECKED BY:
CONSTRUCTION
MANAGEMENT PLAN

SCALE: 1:500 500.00



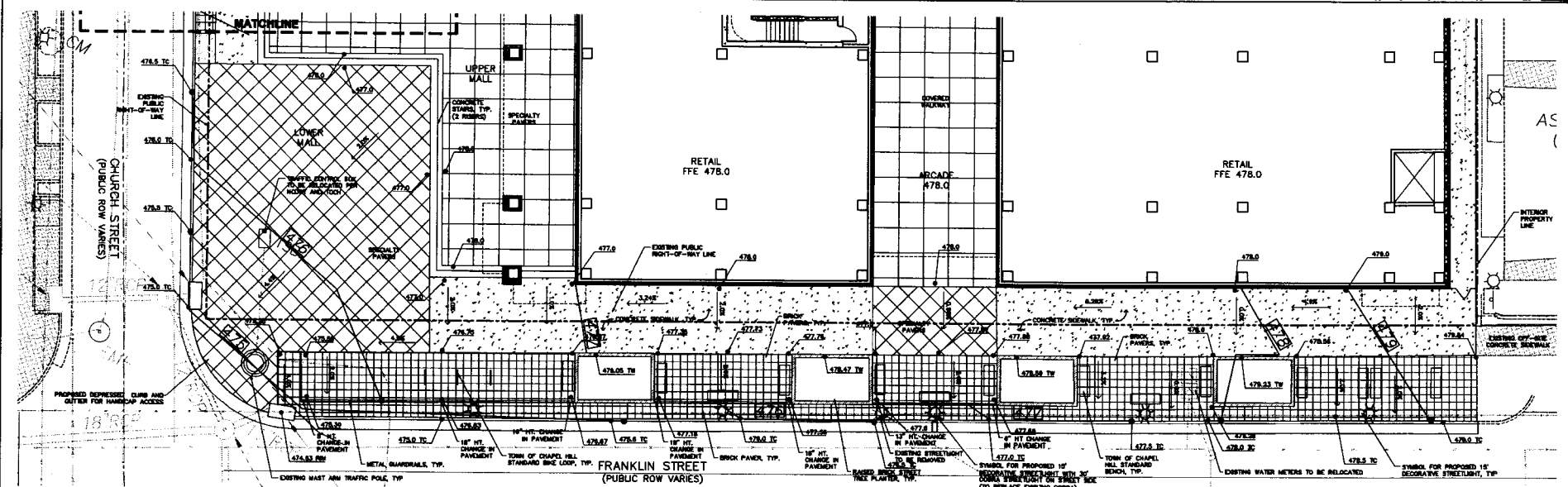
03 ROSEMARY STREET

Scale: 1" = 10'



02 CHURCH STREET

Scale: 1" = 10'



01 FRANKLIN STREET AND LOWER MALL

Scale: 1" = 10'



CLINE DESIGN

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ram

RAM (297)
Lot 5
Franklin Street
Chapel Hill, North Carolina

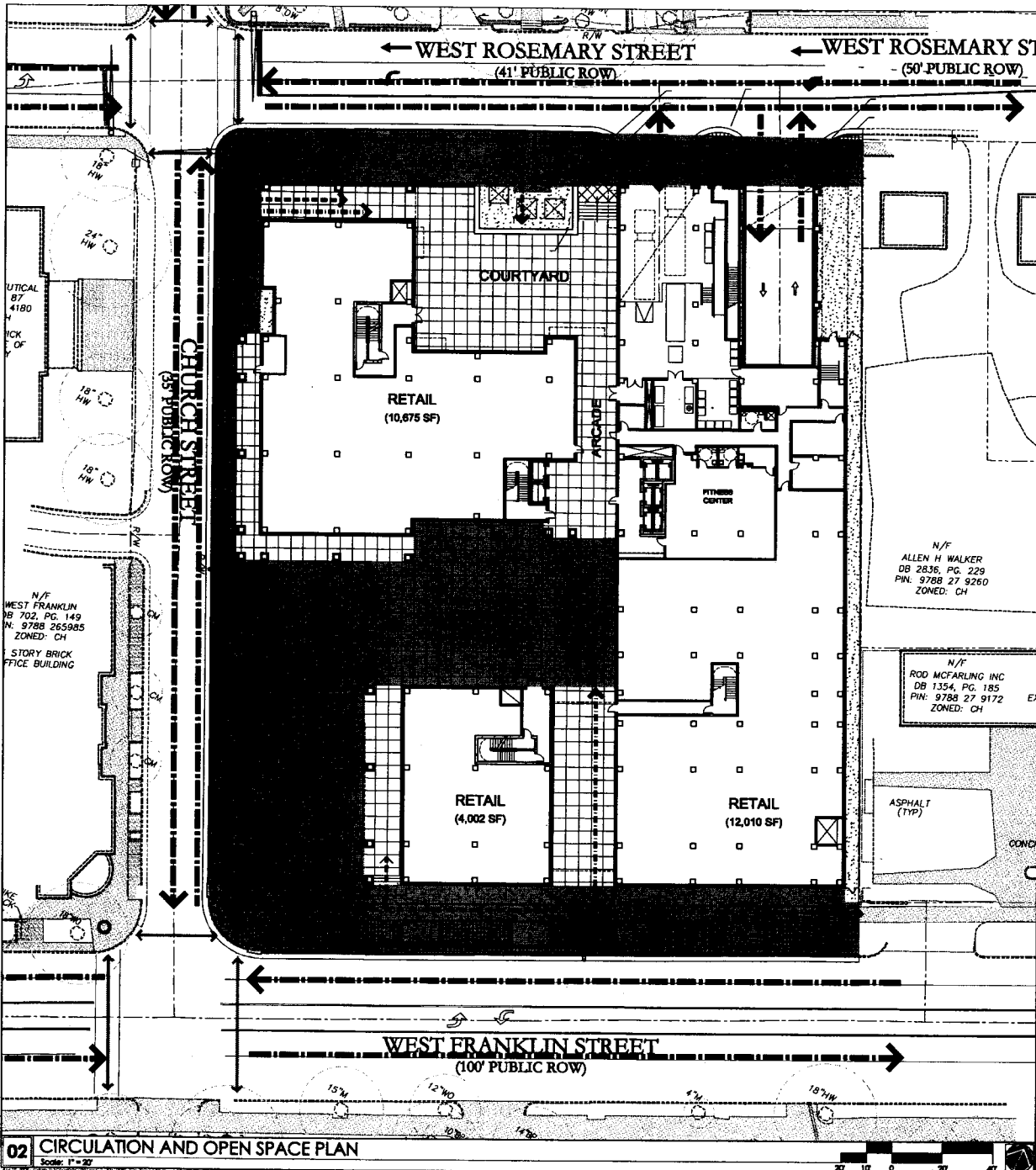
SUP SRD SUBMITTAL

NOT FOR CONSTRUCTION

PROJECT: 091719
DATE: 04 FEB 2007
REVISION: DATE
1st TOCH Comments: 04.08.07
2nd TOCH Comments: 04.08.07

DRAWN BY: WK
CHECKED BY: JM
ENLARGED
STREETSCAPE
LAYOUT PLAN

SD1.10



- > PEDESTRIAN CIRCULATION
- - -> HANDICAPPED ACCESSIBLE ROUTE
- > VEHICULAR CIRCULATION
- > EXISTING PUBLIC CROSSWALK
- PUBLIC OPEN SPACE OWNED BY TOWN OF CHAPEL HILL (27,760 SF)

02 CIRCULATION AND OPEN SPACE PLAN

01 LEGEND



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919/836-1280 FAX
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ram

RAM Lot 5 Franklin Street Chapel Hill, North Carolina

SUP SRD SUBMITTAL



PROJECT: 011711	DATE: 10/11/07
DATE: 10/11/07	DATE:
1st TOUCH Comments: 04.03.07	2nd TOUCH Comments: 04.03.07

DRAWN BY: WK
CHECKED BY: JK

CIRCULATION AND OPEN SPACE PLAN

SD1.20



RAM
Lot 5
Franklin Street
Chapel Hill, North Carolina

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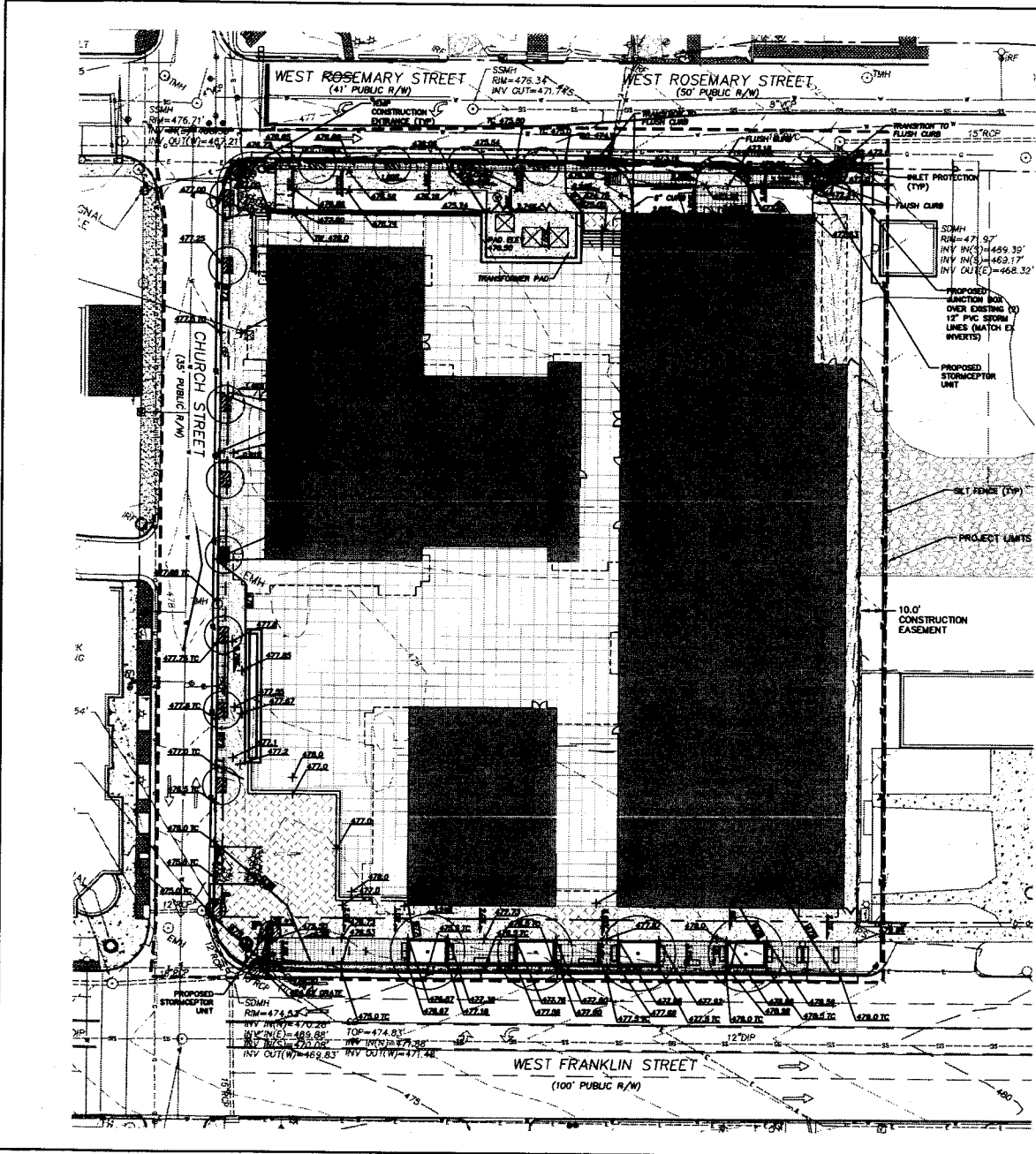


PROJECT: 08178
DATE: 13 FEB 2007
REVISION: DATE

1st TOCH Comments 04.08.07
2nd TOCH Comments 04.21.07

DRAWN BY:
CHECKED BY:
GRADING AND EROSION CONTROL PLAN

SD3.00

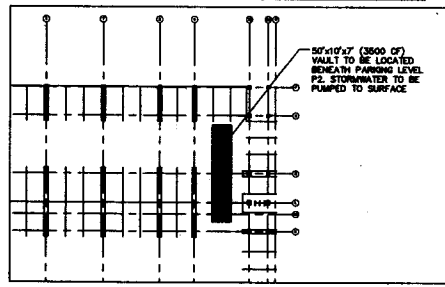
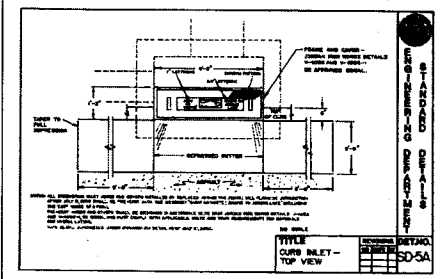


- LEGEND -**
- UTILITY
 - WET BACK TYPE INLET PROTECTION
 - TEMP CONSTRUCTION ENTRANCE

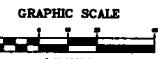
- GENERAL GRADING NOTES**
1. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
 2. EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY GRADING ON SITE. PLEASE CALL FOR AN INSPECTION.

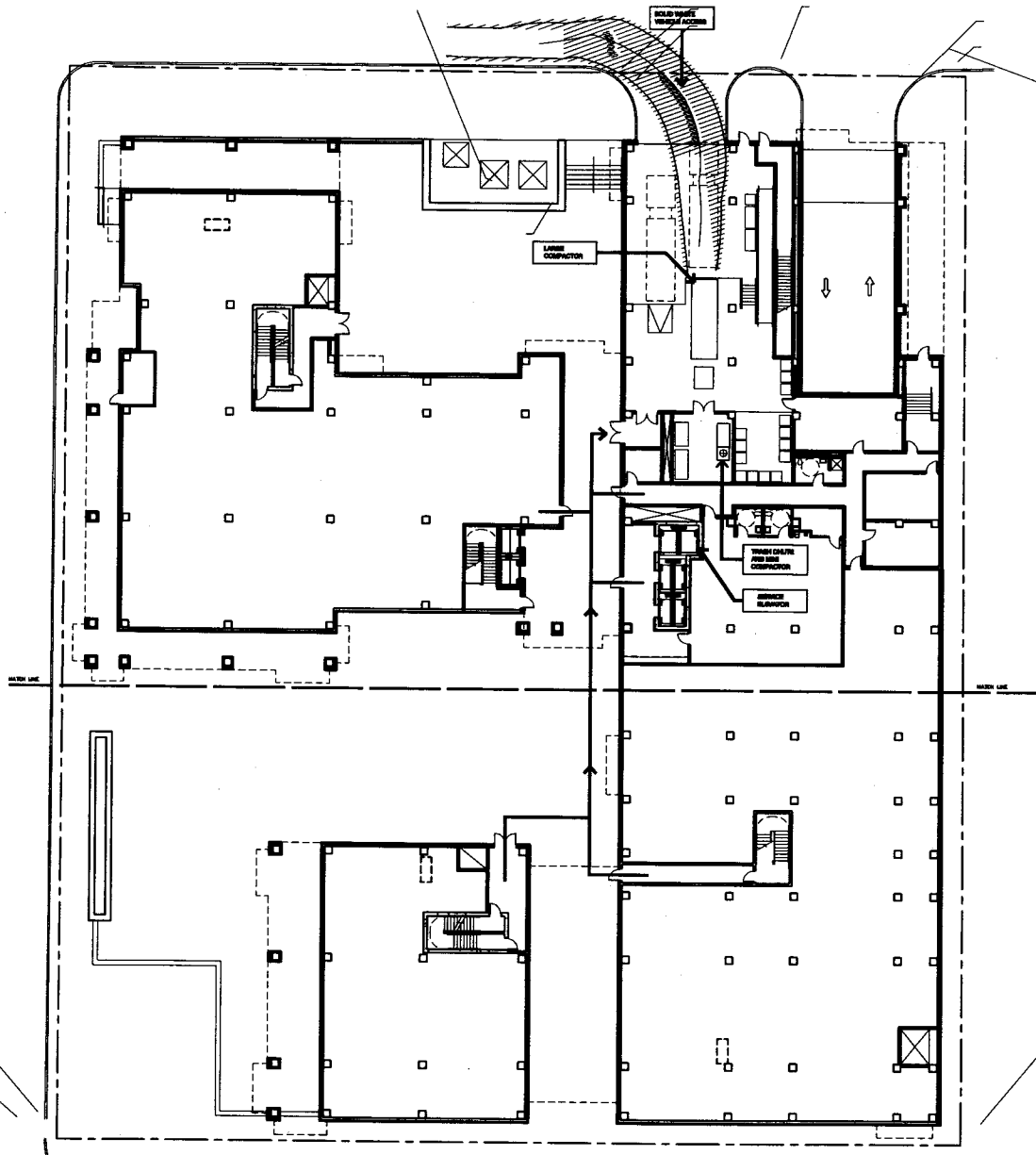
- EROSION CONTROL NOTES**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ORANGE COUNTY AND NORTH CAROLINA EROSION CONTROL SPECIFICATIONS.
 2. LAND DISTURBING ACTIVITY PERMITS ARE PERFORMANCE BASED. MODIFICATIONS REQUESTED BY THE EROSION CONTROL INSPECTOR SHALL BE FORWARDED TO THE ENGINEER BY METHOD INCLUDING SKETCHES, UPON VERIFICATION OR MODIFICATIONS BY THE ENGINEER, THE MODIFICATION WILL BE IMMEDIATELY IMPLEMENTED.
 3. IN ACCORDANCE WITH THE GENERAL STATUTES AND DEEM REQUIREMENTS, ALL EROSION AND SEDIMENTATION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AT LEAST ONCE EVERY SEVEN CALENDAR DAYS (AT LEAST TWICE EVERY SEVEN DAYS FOR THOSE FACILITIES DEDICATED TO WATERS OF THE STATE LISTED ON THE LATEST EPA APPROVED SENSITIVE LIST) AND WITHIN 24 HOURS AFTER ANY STORM EVENT OF GREATER THAN 0.5 INCHES OF RAIN PER 24 HOUR PERIOD. A RAIN GAUGE SHALL BE MAINTAINED ON THE SITE AND A RECORD OF THE RAINFALL AMOUNTS AND DATES SHALL BE KEPT BY THE CONTRACTOR.
 4. OTHER STANDARD INSPECTION REPORTS SHALL BE PREPARED AND SIGNED WITH COPIES PROVIDED TO THE OWNER, ARCHITECT, AND ENGINEER, BY THE CONTRACTOR. VISIBLE SEDIMENTATION FOUND OUTSIDE OF THE DISTURBED LIMITS SHALL BE RECORDED AND A BRIEF EXPLANATION KEPT WITH THE RECORDS AS TO THE MEASURES TAKEN TO CONTROL FUTURE RELEASES. ANY MEASURES TAKEN TO CLEAN UP THE SEDIMENT THAT HAS LEFT THE DISTURBED LIMITS SHALL ALSO BE RECORDED. THESE RECORDS SHALL BE MADE AVAILABLE TO OHS OR AUTHORIZED AGENT UPON REQUEST.
 5. SEDIMENT / EROSION DEVICES SHALL BE CHECKED BY THE CONTRACTOR DAILY. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE.
 6. ANY WATER PUMPED FROM FOUNTAINS, ETC. SHALL BE DIRECTED WITH A DRAINAGE BOSS BELLY BACK PRIOR TO RELYSING IT TO A NEARBY INLET AS RECOMMENDED BY ORANGE COUNTY EROSION CONTROL DIVISION.

- STORMWATER NOTES**
1. ALL SITE RUNOFF WILL BE CAPTURED ON THE SITE (IN ROOF LEADER OR AREA DRAINS) AND PASSED THROUGH ONE OF THE TWO STORMWATER UNITS LOCATED ON THE SITE. THE EXACT LOCATION OF THE CONDUENCE SYSTEM WILL BE DETERMINED.
 2. THE SPLIT OF DRAINAGE DIRECTED TO THE POINTS OF DISCHARGE FROM THE SITE SHALL REMAIN THE SAME IN THE PROPOSED CONDITION TO ENSURE THAT THE EXISTING PEAK AND VOLUME OF FLOW ARE MAINTAINED IN THE PROPOSED CONDITION. SEE THE STORMWATER IMPACT ANALYSIS PREPARED IN CONJUNCTION WITH THIS PLAN FOR DETAILS.

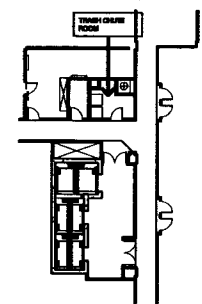


STORMWATER VAULT LOCATION





03 GROUND LEVEL PLAN
Scale: 1/8" = 1'-0"



02 FLOORS 2-7 TRASH ROOM
Scale: 1/16" = 1'-0"

- SOLID WASTE MANAGEMENT PLAN**
- Levels 2-7 will each possess a trash collection room with trash chute. Trash will be handled via the chute. Also within these rooms will be rolling containers for recyclables. Building staff will collect recyclables periodically and deliver them to the loading dock area via the service elevator.
 - Trash and recyclables from grade Level 1 (commercial areas) will be transferred by each tenant to the loading dock area.
 - Trash from the chute termination room will be compacted and placed in rolling containers. Building staff will periodically empty these containers into the larger dock-level compactor. The dock-level compactor will be periodically removed and replaced horizontally via truck.
 - Recyclables will be stored within the dock area and periodically removed by truck.
 - Private solid waste service has indicated that separation of metal/glass/plastic containers will happen off-site. Separation on-site is therefore only necessary for cardboard/paper products from the above containers.
 - Cardboard containers sizes are 6'-0"x3'-0", 2 cubic yards.
 - Recycle containers sizes are 3'-0"x3'-0", 96 gallon capacity.
 - Grease traps/collection tanks are proposed to be located at SE and NW corners of building (see other plans)

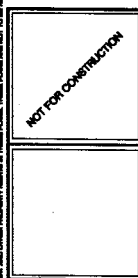
01 NOTES
Scale: N.T.S.

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RAM
Lot 5
Franklin Street
Chapel Hill, North Carolina

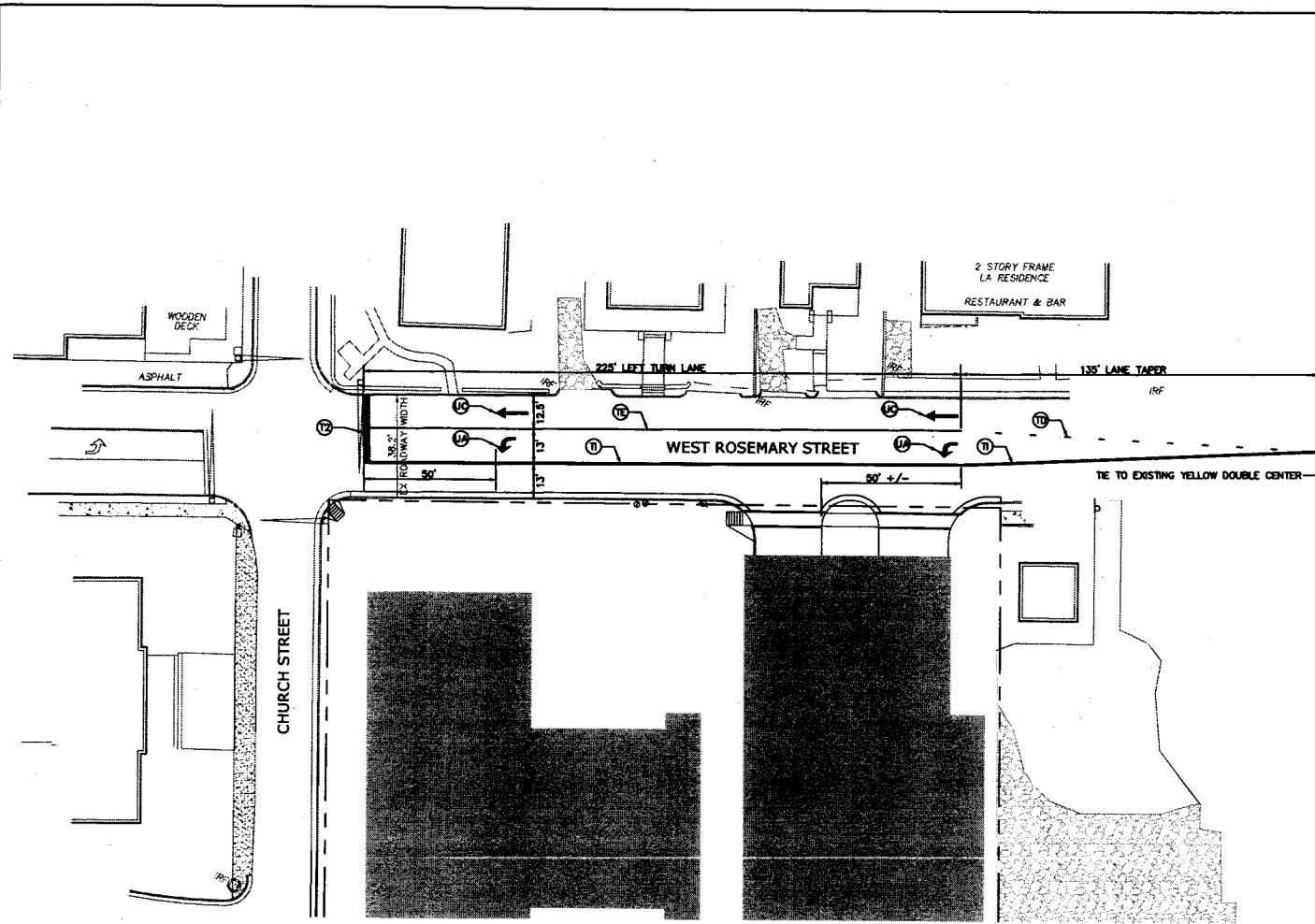
SUP
3RD SUBMITTAL



PROJECT: 00178	DATE: 03/20/07
REVISION: _____	DATE: _____
1st TOCH Comments: 04.05.07	
2nd TOCH Comments: 04.11.07	

DRAWN BY: AFM
CHECKED BY: WSS
SOLID WASTE MANAGEMENT PLAN

SD5.00



PAVEMENT MARKING LEGEND

- (1) THERMOPLASTIC - 2 FT. WHITE WINDUP (4", 120 MILS)
- (2) THERMOPLASTIC - WHITE SOLID LANE LINE (4", 120 MILS)
- (3) THERMOPLASTIC - YELLOW DOUBLE CENTER (4", 120 MILS)
- (4) THERMOPLASTIC - WHITE STOP BAR (34", 120 MILS)
- (5) THERMOPLASTIC - LEFT TURN ARROW PAVEMENT MARKING SYMBOL (30 MILS)
- (6) THERMOPLASTIC - STRAIGHT ARROW PAVEMENT MARKING SYMBOL (30 MILS)

REFERENCES

NC DOT ROADWAY STANDARD DRAWINGS, JULY 2006

STANDARD	DESCRIPTION
1305L01 (SHEET 1 OF 2)	PAVEMENT MARKINGS-LINE TYPES
1305L02 (SHEET 2 OF 2)	PAVEMENT MARKINGS-OBJECTS
1305L03 (SHEET 1 OF 1)	PAVEMENT MARKINGS-TURN LANES
1305L07 (SHEET 1 OF 3)	PAVEMENT MARKINGS-PEDESTRIAN CROSSWALKS
1305L08 (SHEET 1 OF 7)	PAVEMENT MARKINGS-ARROW SYMBOLS

USE NC DOT STD. Dwg. 1101.02 (SHEET 1 OF 8) FOR TEMPORARY LANE CLOSURES WHEN INSTALLING PAVEMENT MARKINGS.

CLINE DESIGN

125 N. Hargetts St.
Raleigh, NC 27603
919/833-4413
919/846-1200 FAX
ClineDesignAssoc.com



RAM

Lot 5
Franklin Street
Chapel Hill, North Carolina

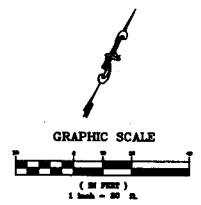
SUP
3RD SUBMITTAL

NOT FOR CONSTRUCTION

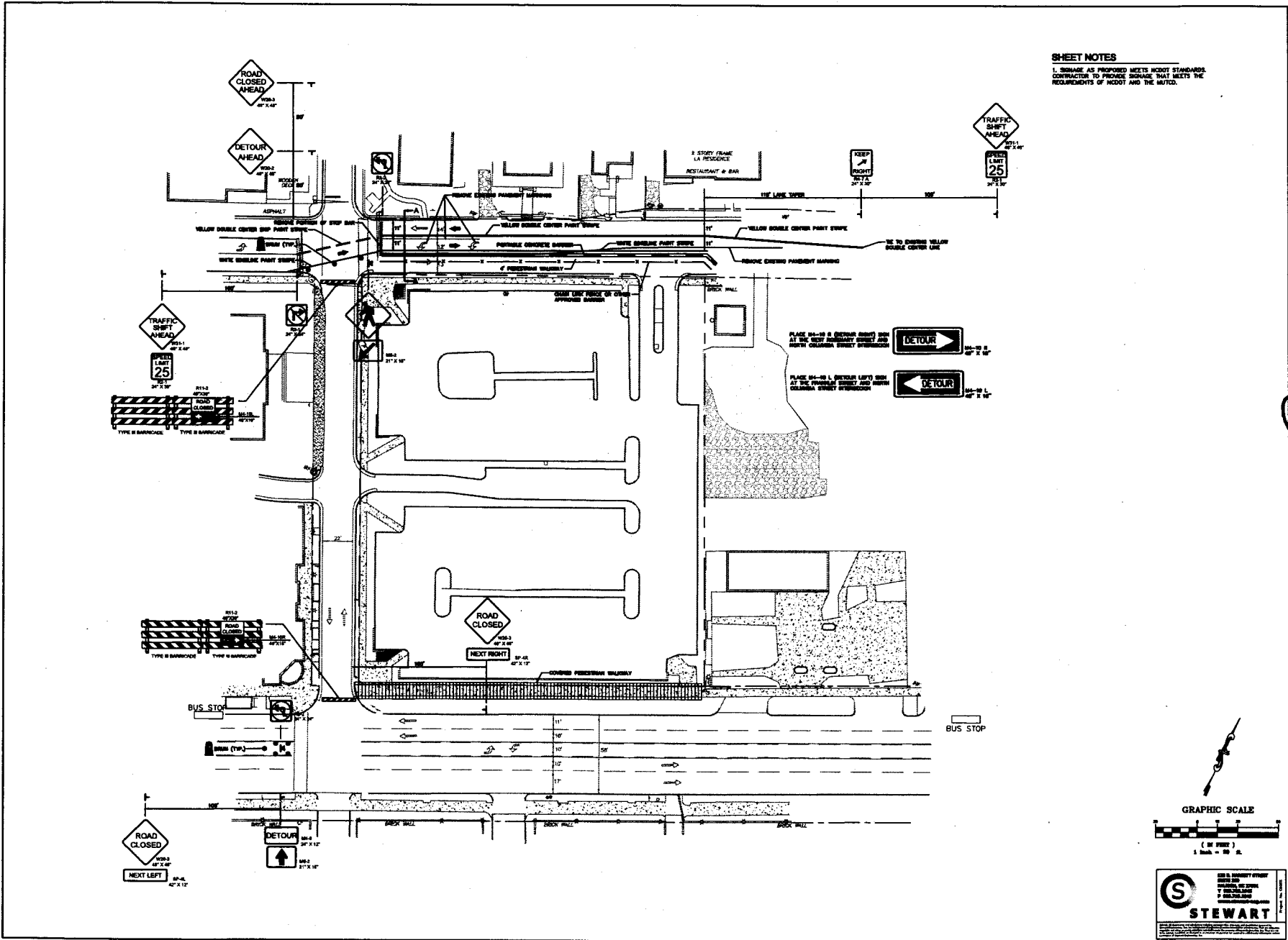


PROJECT: 08178
DATE: 13 FEB 2007
PROVISIONS: DATE
1st TOCH Comments: 04.03.07
2nd TOCH Comments: 04.21.07

DRAWN BY:
CHECKED BY:
PAVEMENT MARKING PLAN



SD7.00



SHEET NOTES
 1. SHORAGE AS PROPOSED MEETS NCDDOT STANDARDS.
 CONTRACTOR TO PROVIDE SHORAGE THAT MEETS THE
 REQUIREMENTS OF NCDDOT AND THE MUTCD.



125 N. Harrington St.
 Raleigh, NC 27605
 919/233-6413
 919/236-1280 FAX
 ClineDesignAssoc.com



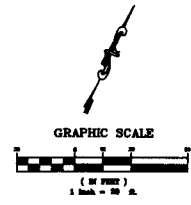
RAM
Lot 5
Franklin Street
 Chapel Hill, North Carolina

SUP
 3RD SUBMITTAL

NOT FOR CONSTRUCTION

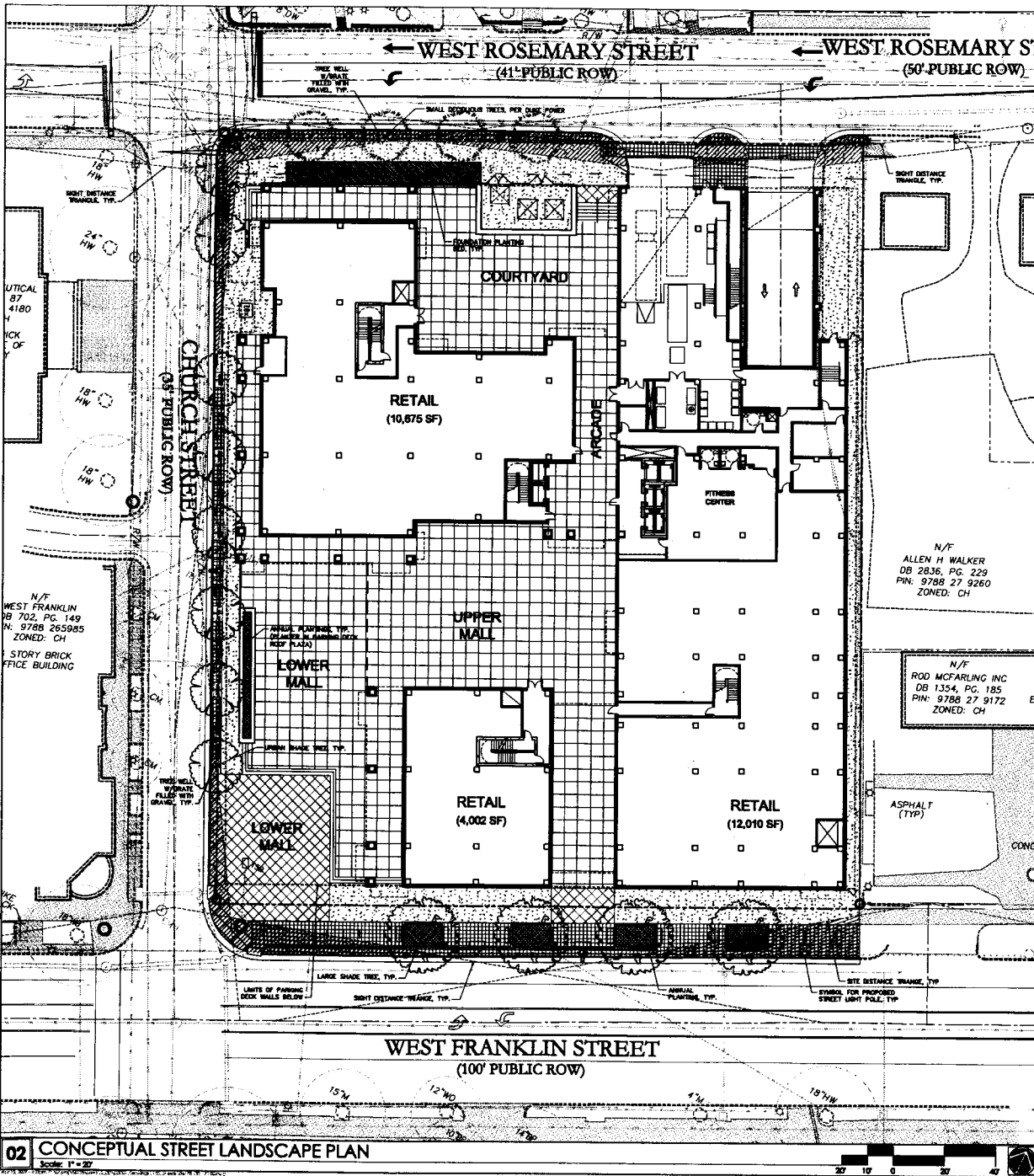


PROJECT NUMBER
 DATE: 13 FEB 2007
 REVISIONS: DATE
 1st TOCH Comments 04.08.07
 2nd TOCH Comments 04.21.07



DRAWN BY:
 CHECKED BY:
 CONSTRUCTION
 TRAFFIC CONTROL
 PLAN

SD8.00



	LARGE DECIDUOUS SHADE TREE	TOTAL: 4
	URBAN DECIDUOUS SHADE TREE	TOTAL: 8
	SMALL DECIDUOUS SHADE TREE	TOTAL: 6
	FOUNDATION SHRUB PLANTING BED	
	ANNUAL PLANTING BED	
	SIGHT TRIANGLE, TYP.	

02 CONCEPTUAL STREET LANDSCAPE PLAN

01 LEGEND

CLINE DESIGN

120 N. Hargett St.
Raleigh, NC 27603
919/833-4413
919/836-1280 FAX
ClineDesign.com



ram

RAM
Lot 5
Franklin Street
Chapel Hill, North Carolina

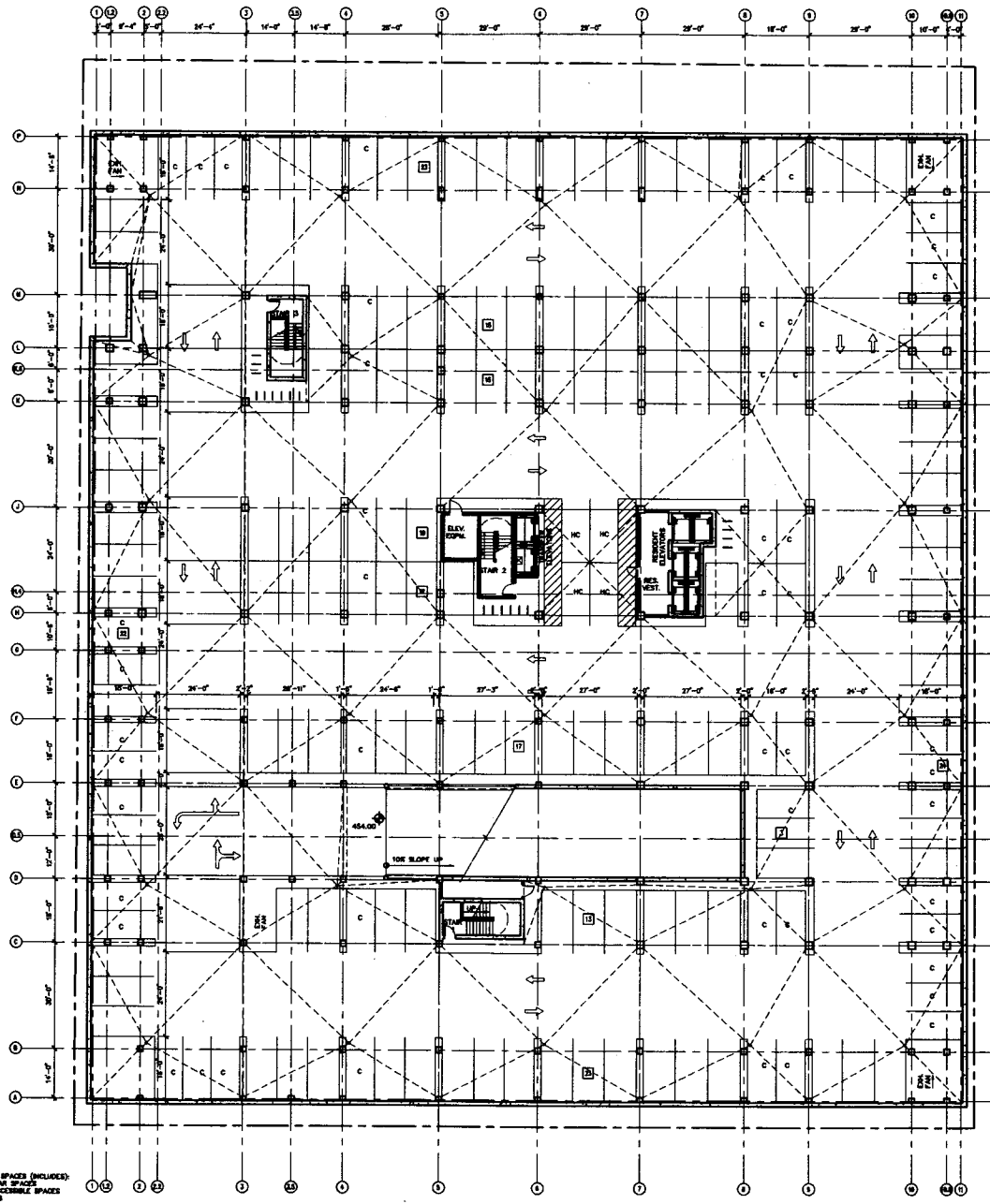
170

SUP SRD SUBMITTAL

NOT FOR CONSTRUCTION

PROJECT SHEET
DATE: 03 FEB 2017
REVISIONS: DATE
1st TOCH Comments 04.05.07
2nd TOCH Comments 04.25.07
DRAWN BY: JVC
CHECKED BY: JM
CONCEPTUAL STREET LANDSCAPE PLAN

LP1.00



AREA: 68,158 S.F. USE: RESIDENTIAL PARKING

01 FLOOR PLAN - LEVEL P2

CLINE DESIGN

125 N. Hargett St.
Raleigh, NC 27603
919/833-6413
919/836-1200 FAX
ClineDesignAssoc.com



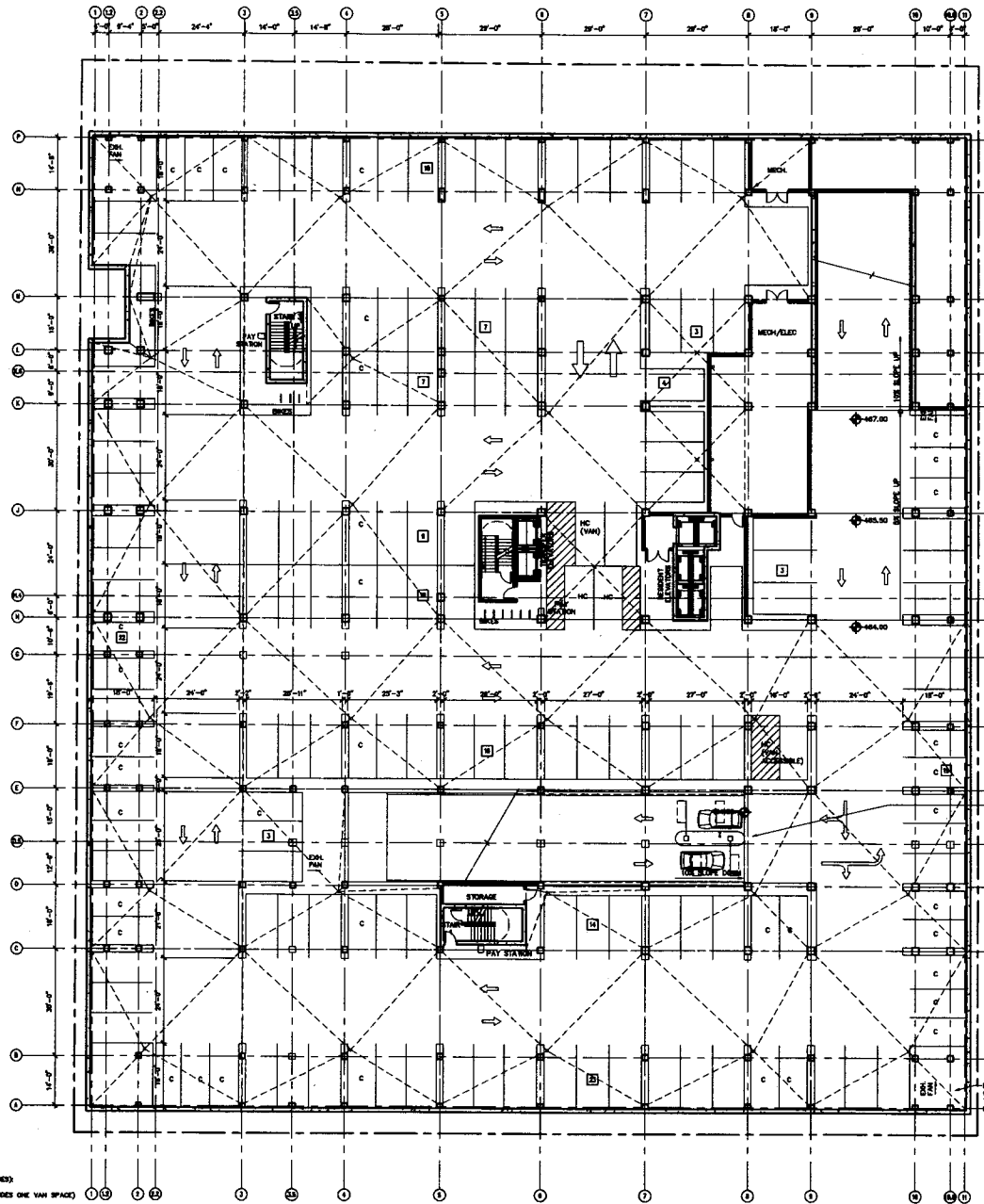
RAM Lot 5 Franklin Street Chapel Hill, North Carolina

SUP SPD SUBMITTAL

NOT FOR CONSTRUCTION

PROJECT: 05170	DATE: 13 FEB 2007
REVISIONS:	DATE
1st TOCH Comments	04.08.07
2nd TOCH Comments	04.27.07

DRAWN BY: JPM
CHECKED BY: WB
FLOOR PLAN
LEVEL P2



138 TOTAL PARKING SPACES (INCLUDES)
 37 COMPACT CAR SPACES
 4 HANDICAP ACCESSIBLE (INCLUDES ONE VAN SPACE)
 18 BIKER SPACES

NOTE: IN THE EVENT OF A TRAFFIC BLOCKAGE AT THE RECTANGULAR GATES, SIGNALS PROGRAMS, SMALL OPEN GATES AND PROPER TRAFFIC CONTROL UNTIL INCIDENT IS RESOLVED.

AREA: USE:
 88,189 S.F. PUBLIC PARKING

01 FLOOR PLAN - LEVEL P1

CLINE DESIGN

125 N. Hollingsworth St.
 Raleigh, NC 27603
 919/853-6413
 919/856-1300 FAX
 ClineDesignAssoc.com



ram

RAM **271**
 Lot 5
 Franklin Street
 Chapel Hill, North Carolina

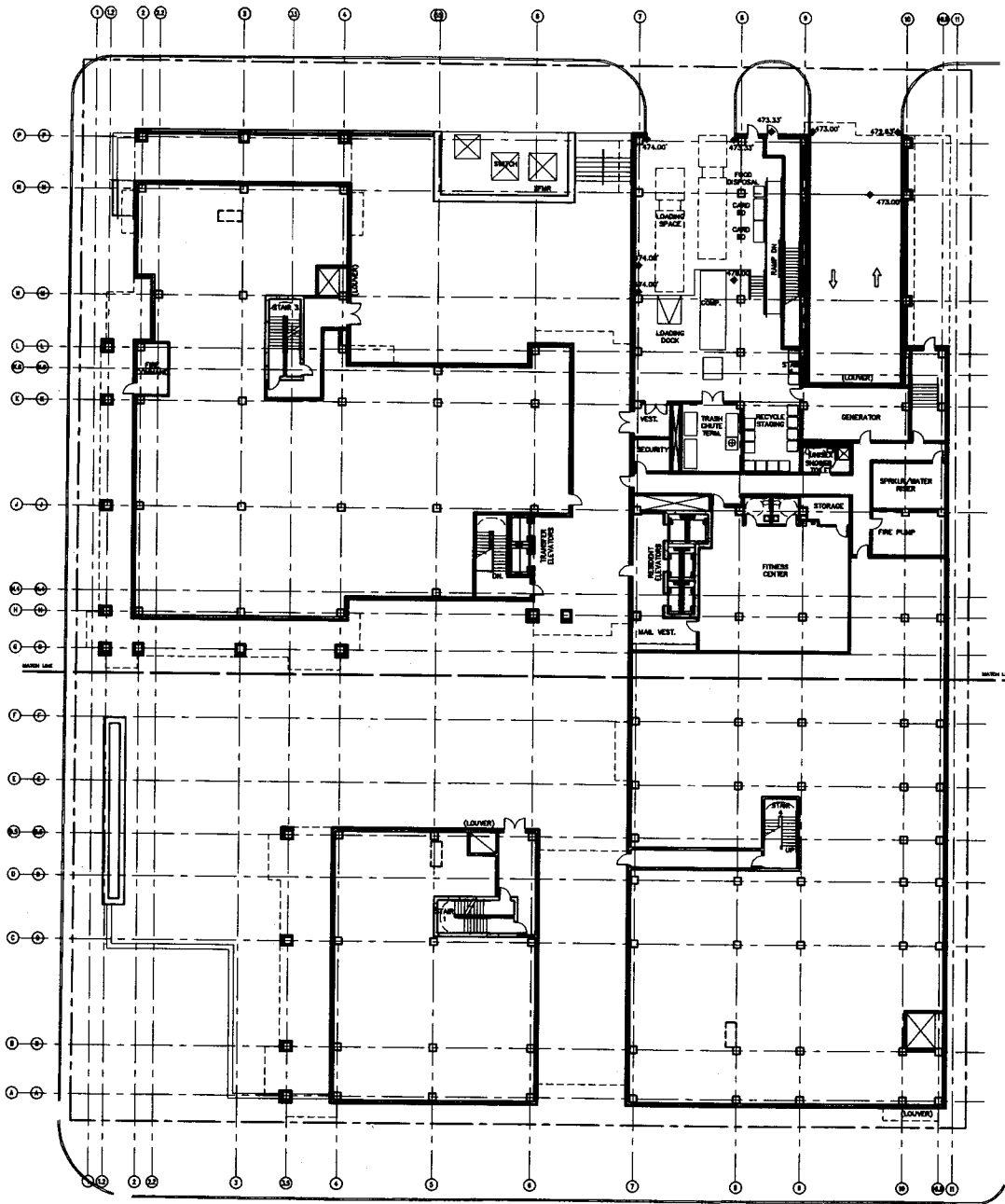
SUP
 SRD SUBMITTAL



PROJECT: 09170
 DATE: 13 FEB 2007
 REVISIONS: DATE
 1st TOCH Comments 04.26.07
 2nd TOCH Comments 04.26.07

DRAWN BY: AFM
 CHECKED BY: WB
 FLOOR PLAN
 LEVEL P1

A1.02



GENERAL NOTES
 1. SECURED KEY BOXES INCLUDING EMERGENCY ELEVATOR KEYS ARE TO BE PROVIDED AT LOCATION SHOWN IN QUANTITIES TO BE APPROVED BY THE TOWN OF CHAPEL HILL.

AREA	USE
28,288 S.F.	RETAIL/RESTAURANT
4,838 S.F.	SERVICE/MECHANICAL (HEATED)
5,072 S.F.	SERVICE/MECHANICAL (UNHEATED)
2,712 S.F.	RESIDENTIAL
48,900 S.F.	TOTAL

01 FLOOR PLAN - LEVEL 1
 Scale: 1/8" = 1'-0"

CLINE DESIGN

135 N. Holloman St.
 Raleigh, NC 27603
 919/836-4413
 919/836-1380 FAX
 ClineDesign.com



ram

RAM
 Lot 5
 Franklin Street
 Chapel Hill, North Carolina

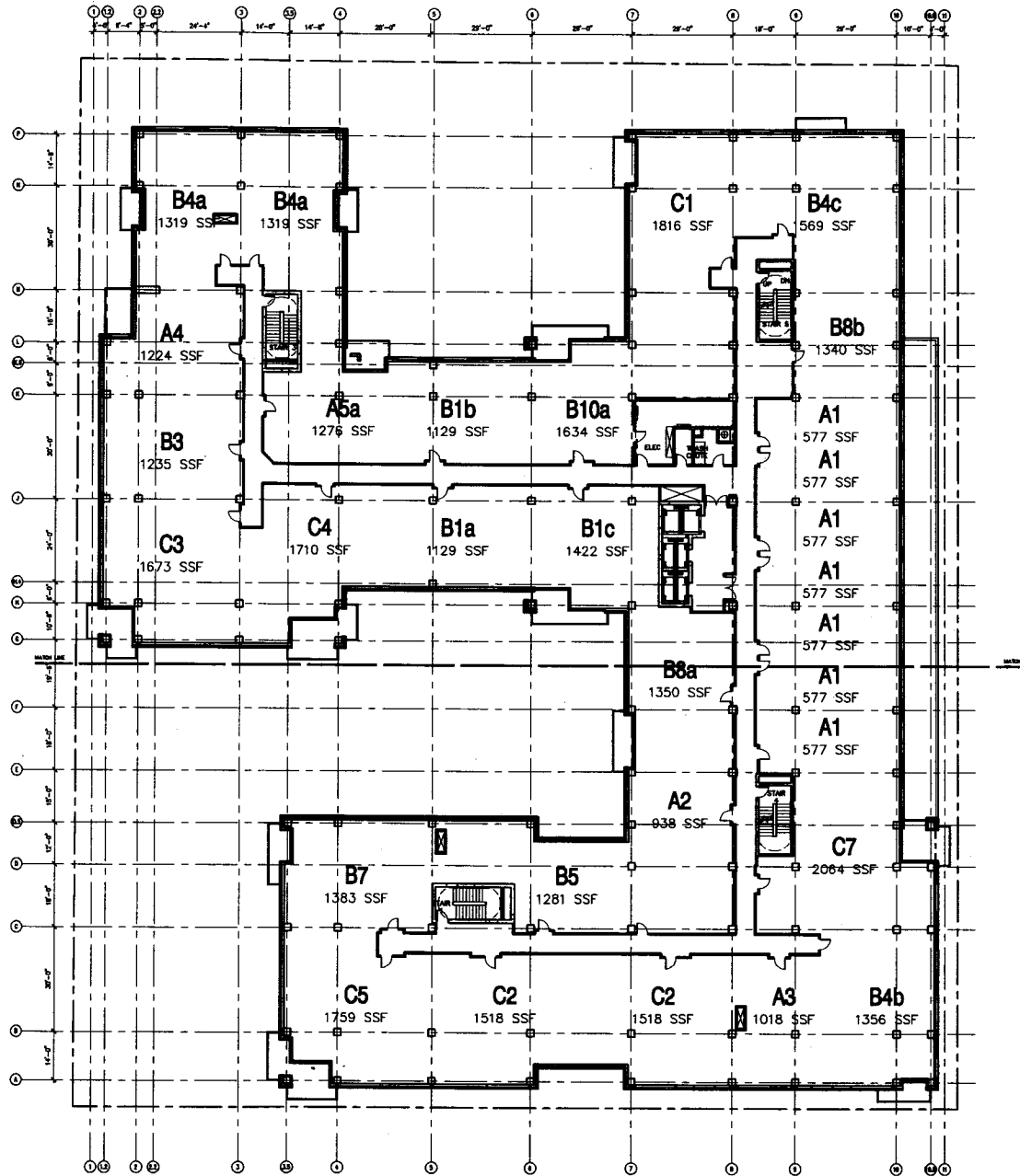
SUP
 3RD SUBMITTAL

NOT FOR CONSTRUCTION

PROJECT: 08178
 DATE: 18 FEB 2007
 DRAWING: DATE

1st TOCH Comments 04.08.07
 2nd TOCH Comments 04.21.07

DRAWN BY: JPM
 CHECKED BY: WS
 FLOOR PLAN
 LEVEL 1



AREA: 47,130 S.F.
 USE: RESIDENTIAL
 31 UNITS EA. FLOOR

01 FLOOR PLAN - LEVEL 2

Scale: 1/8" = 1'-0"

**CLINE
DESIGN**

135 N. Hargett Street
 Raleigh, NC 27603
 919/833-6415
 919/836-1280 FAX
 ClineDesignAssoc.com



ram

7/21

RAM
Lot 5
Franklin Street
Chapel Hill, North Carolina

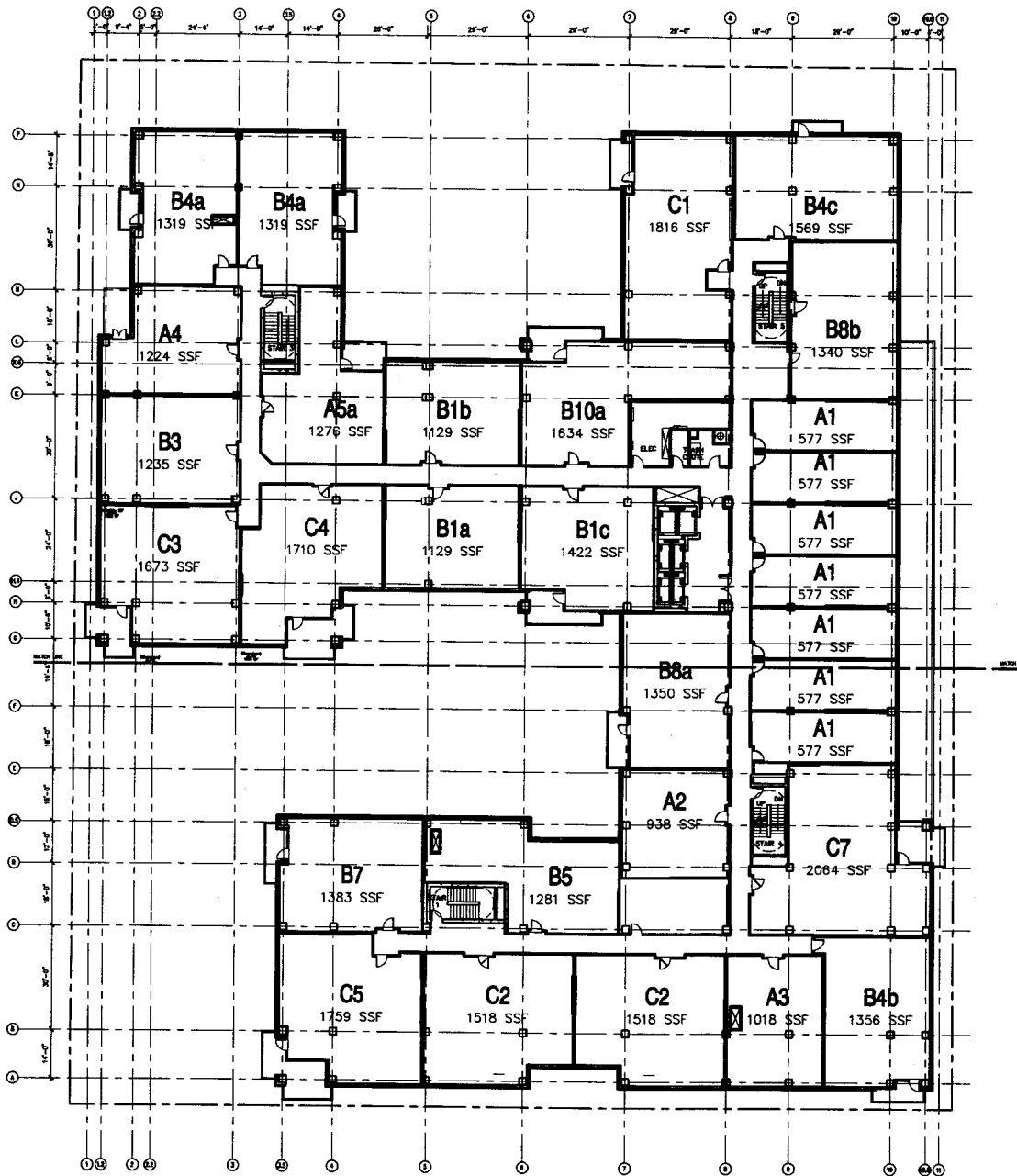
SUP
 SRD SUBMITTAL

NOT FOR CONSTRUCTION

PROJECT: 06171
 DATE: 03 FEB 2007
 REVISION: DATE
 1st TOCH Comments: 04.08.07
 2nd TOCH Comments: 04.21.07

DRAWN BY: AFM
 CHECKED BY: WB
 FLOOR PLAN
 LEVEL 2

A1.20



AREA: 47,130 S.F. USE: RESIDENTIAL 31 UNITS EA. FLOOR

CLINE DESIGN

125 N. Hargett St.
Raleigh, NC 27603
919/855-6413
919/856-1280 FAX
ClineDesign.com



ram



RAM
Lot 5
Franklin Street
Chapel Hill, North Carolina

SUP
SRD SUBMITTAL

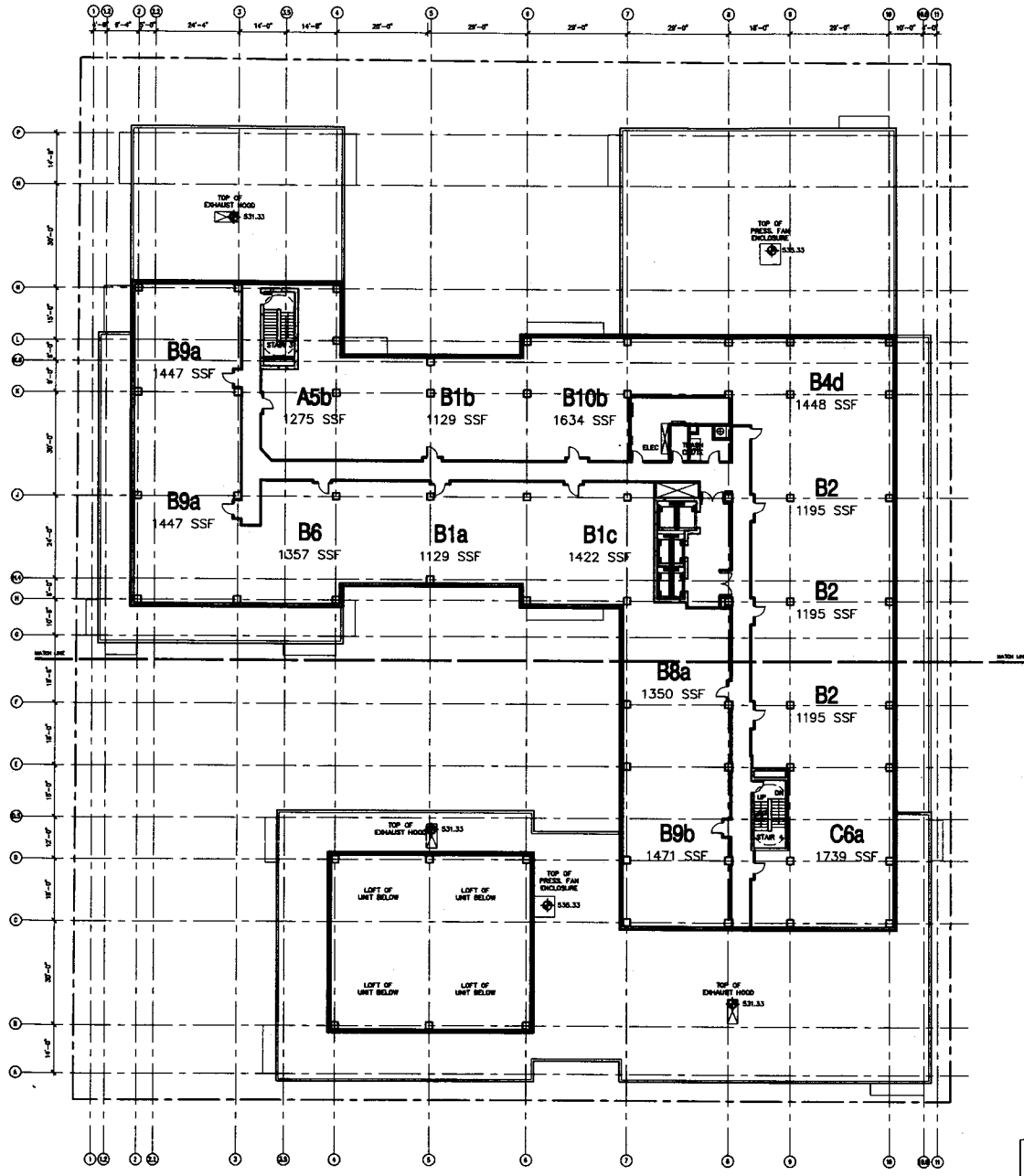


PROJECT: 001716
DATE: 13 FEB 2007
REVISION: DATE
1st TOCH Comments: 04.08.07
2nd TOCH Comments: 04.21.07

DRAWN BY: JPM
CHECKED BY: WJ
FLOOR PLAN
LEVELS 3 & 4

01 FLOOR PLAN - LEVELS 3 AND 4

A1.30



AREA: 25,092 S.F.
 USE: RESIDENTIAL 15 UNITS

01 FLOOR PLAN - LEVEL 5

CLINE DESIGN

125 N. Hargett St.
 Raleigh, NC 27601
 919/833-6413
 919/836-1300 FAX
 ClineDesignAssoc.com



ram

RAM
Lot 5
Franklin Street
Chapel Hill, North Carolina

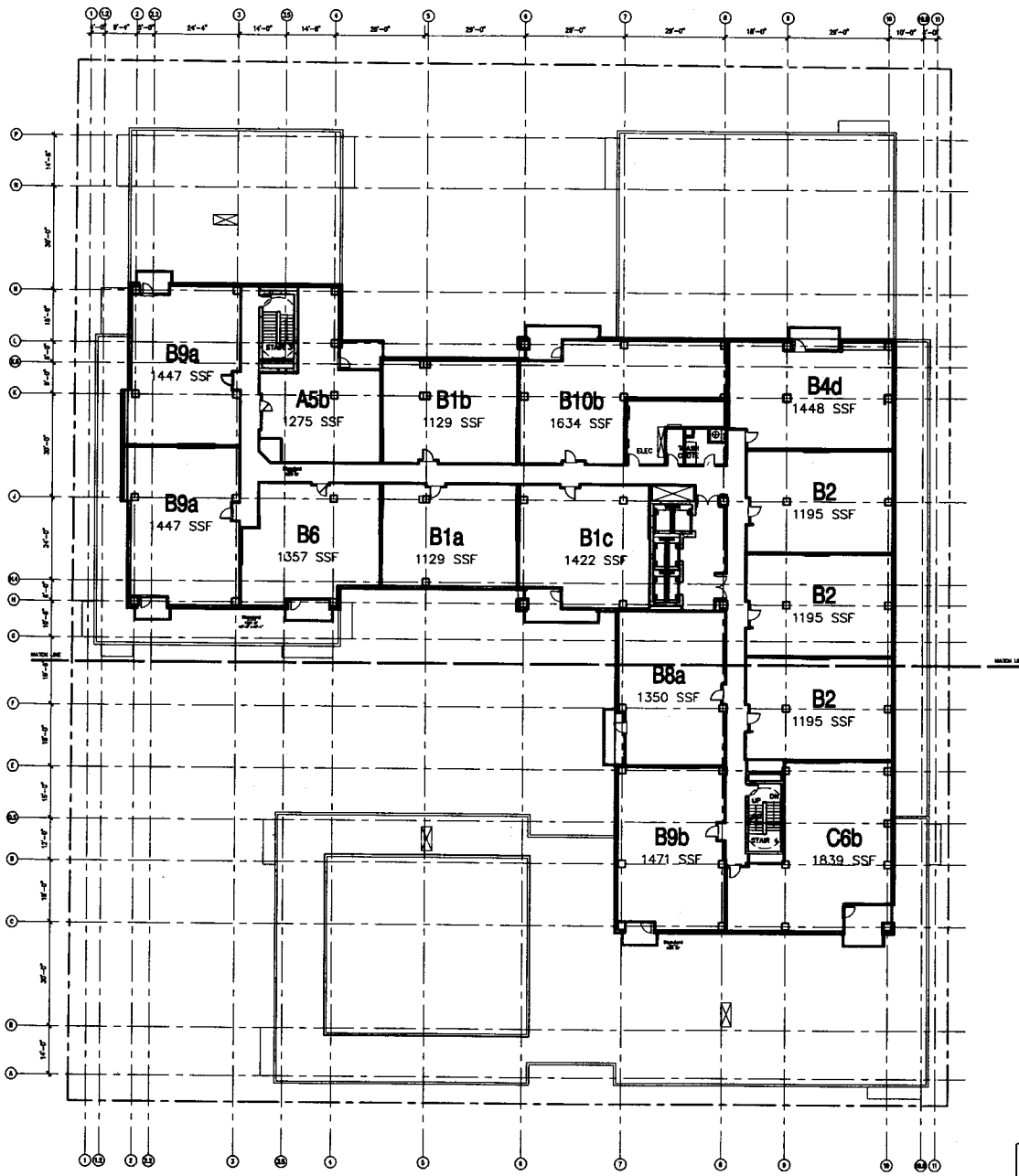
SUP
 SRD SUBMITTAL

NOT FOR CONSTRUCTION

PROJ: 0511-0078
 DATE: 13 FEB 2007
 REVISION: DATE
 1st TOCH Comments: 04.08.07
 2nd TOCH Comments: 04.21.07

DRAWN BY: APH
 CHECKED BY: WB
 FLOOR PLAN
 LEVEL 5

A1.50



AREA:	USE:
25,087 S.F.	RESIDENTIAL
15 UNITS	

01 FLOOR PLAN - LEVEL 6

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

CLINE DESIGN

125 N. Holloman St.
Raleigh, NC 27603
919/853-4413
919/856-1280 FAX
ClineDesign.com

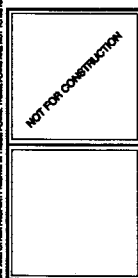


ram

171

RAM
Lot 5
Franklin Street
Chapel Hill, North Carolina

SUP
3RD SUBMITTAL

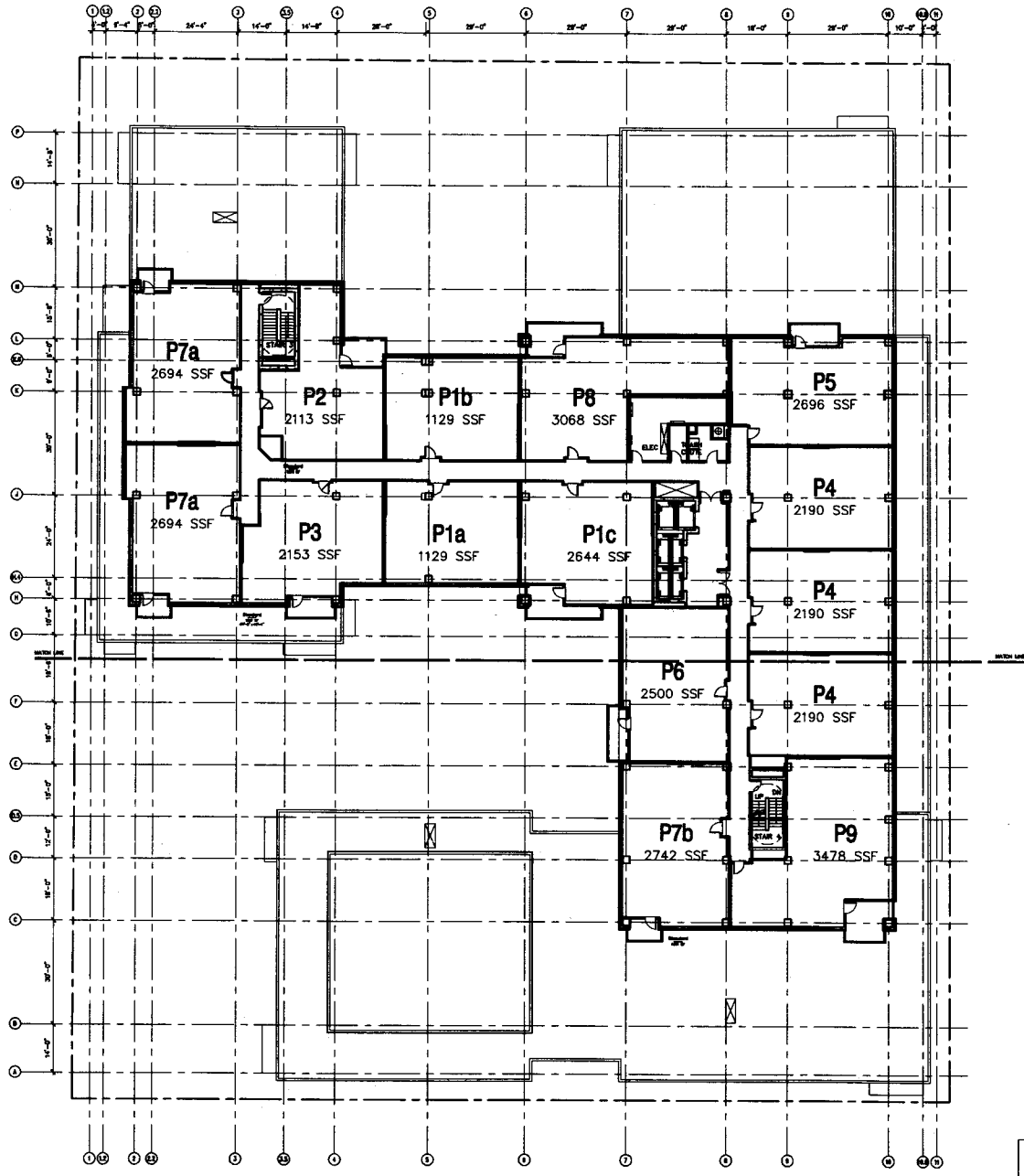


PROJECT: 09778
DATE: 02 FEB 2007
REVISION: DATE

1st TOCH Comments: 04.03.07
2nd TOCH Comments: 04.21.07

DRAWN BY: AFM
CHECKED BY: WR
FLOOR PLAN
LEVEL 6

A1.60



AREA: 26,887 S.F.
 USE: RESIDENTIAL
 (15 UNITS)

**CLINE
 DESIGN**

125 N. Henderson St.
 Raleigh, NC 27603
 919/233-6413
 919/236-1280 FAX
 ClineDesign.com



ram

RAM
Lot 5
Franklin Street
Chapel Hill, North Carolina

1821

SUP
 SRD SUBMITTAL

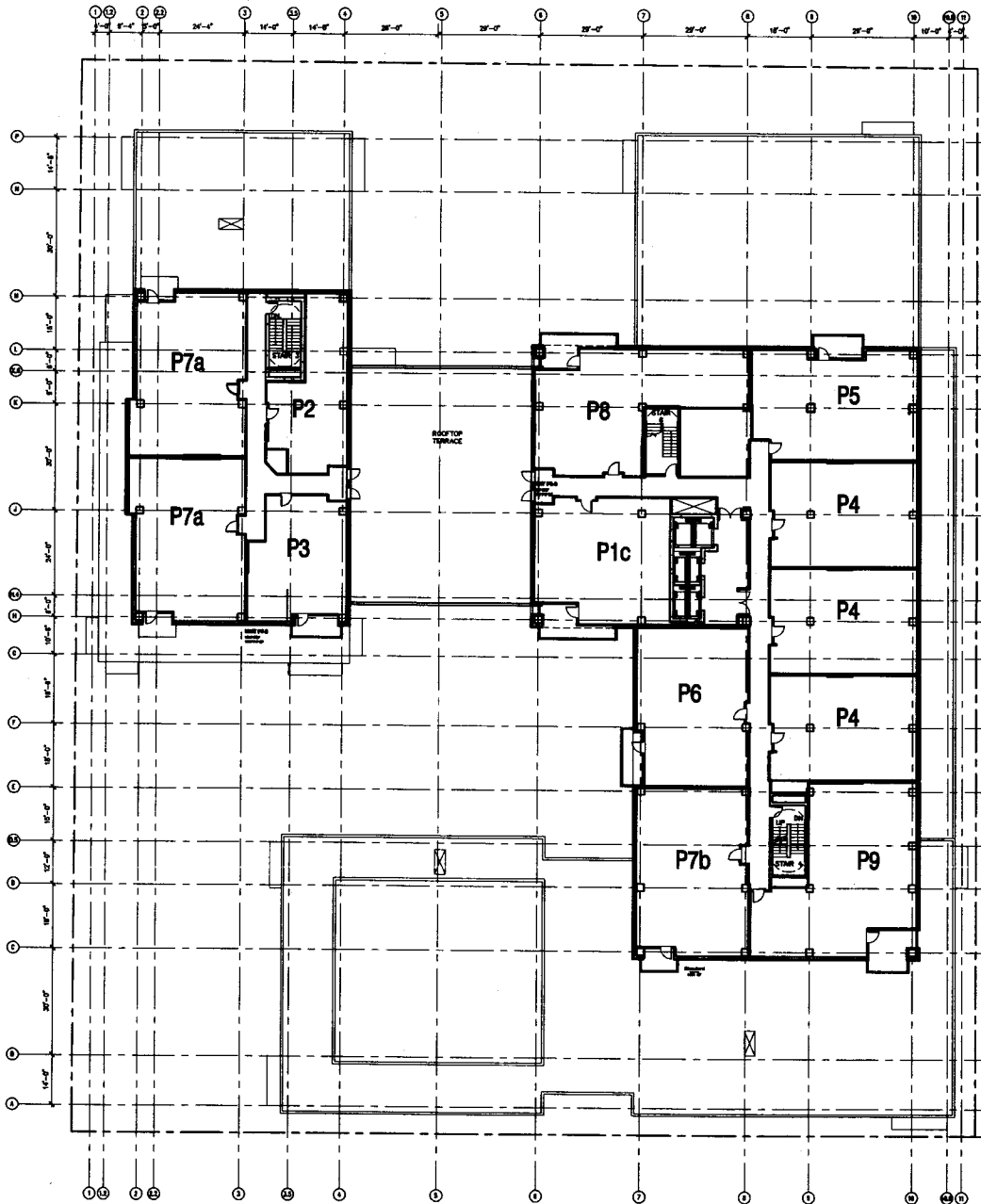
NOT FOR CONSTRUCTION

PROJECT: 08179
 DATE: 18 FEB 2007
 REVISION: DATE
 1st TOCH Comments: 04.08.07
 2nd TOCH Comments: 04.21.07

DRAWN BY: APB
 CHECKED BY: WS
 FLOOR PLAN
 LEVEL 7

01 FLOOR PLAN - LEVEL 7

A1.70



AREA: 25,842 S.F. USE: RESIDENTIAL

01 FLOOR PLAN - LEVEL 8

Scale: 1/8" = 1'-0"

CLINE DESIGN

125 N. Hargett St.
Raleigh, NC 27603
919/833-6413
919/836-1280 FAX
ClineDesign.com

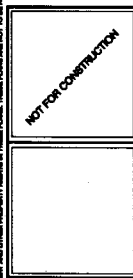


ram

RAM
Lot 5
Franklin Street
Chapel Hill, North Carolina

171

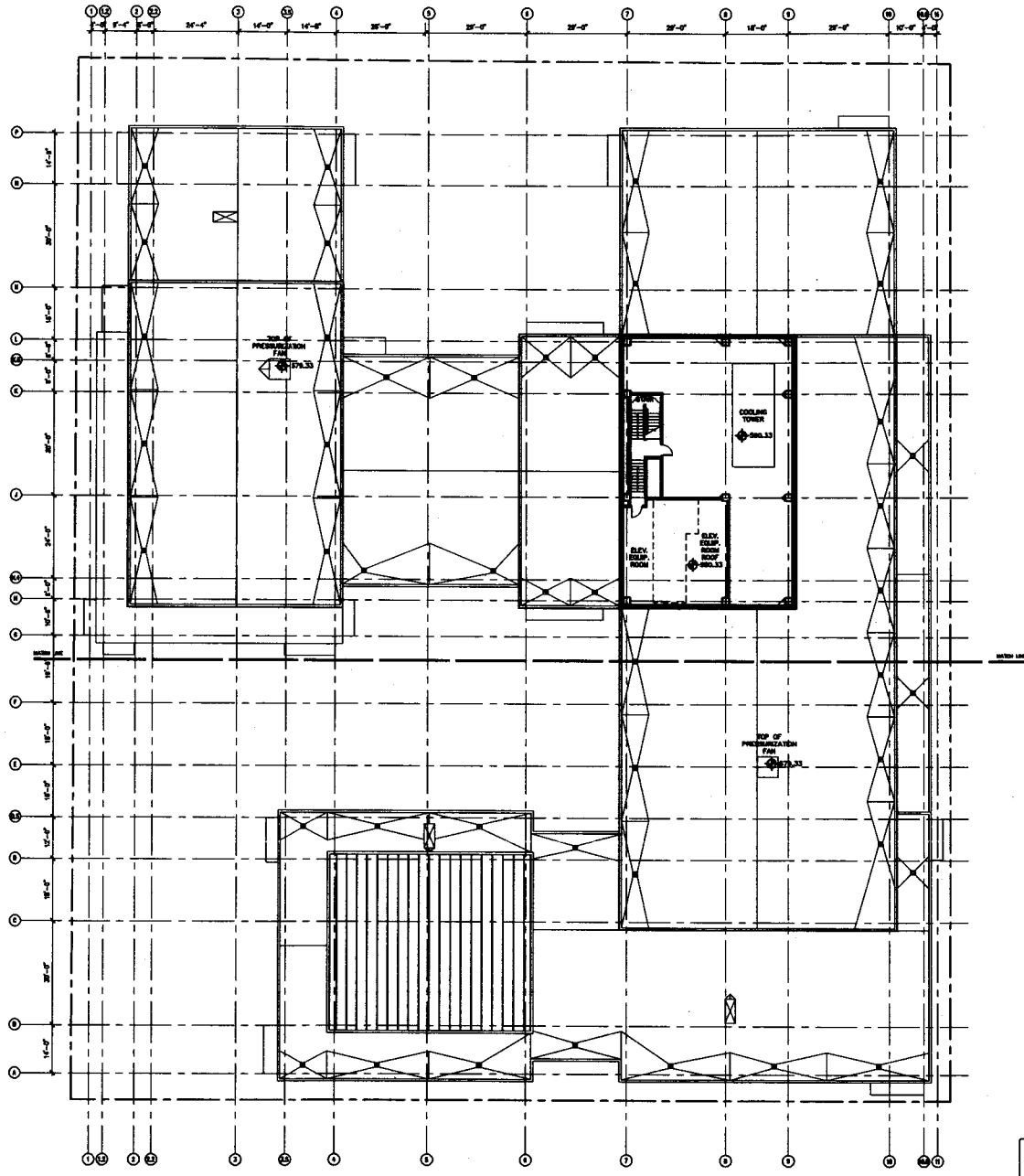
SUP
SRD SUBMITTAL



PROJECT: 09178
DATE: 18 FEB 2017
REVISION: DATE
1st TOCH Comments: 04.08.07
2nd TOCH Comments: 04.21.07

DRAWN BY: APH
CHECKED BY: WB
FLOOR PLAN
LEVEL 8

A1.80



AREA: USE:
1,386 S.F. SERVICE

01 FLOOR/ROOF PLAN - LEVEL 9

**CLINE
DESIGN**

125 N. Hargett St.
Raleigh, NC 27603
919/833-6413
919/833-1300 FAX
ClineDesign.com



ram

RAM **61**
Lot 5
Franklin Street
Chapel Hill, North Carolina

SUP
3RD SUBMITTAL



PREPARED BY:	DATE:
DATE: 04 FEB 07	DATE:
REVISIONS:	DATE:
1st TOCH Comments	04.08.07
2nd TOCH Comments	04.21.07

DRAWN BY: APB
CHECKED BY: MS
FLOOR/ROOF PLAN
LEVEL 9

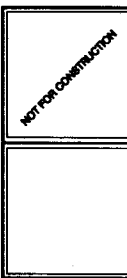
A1.90



ram

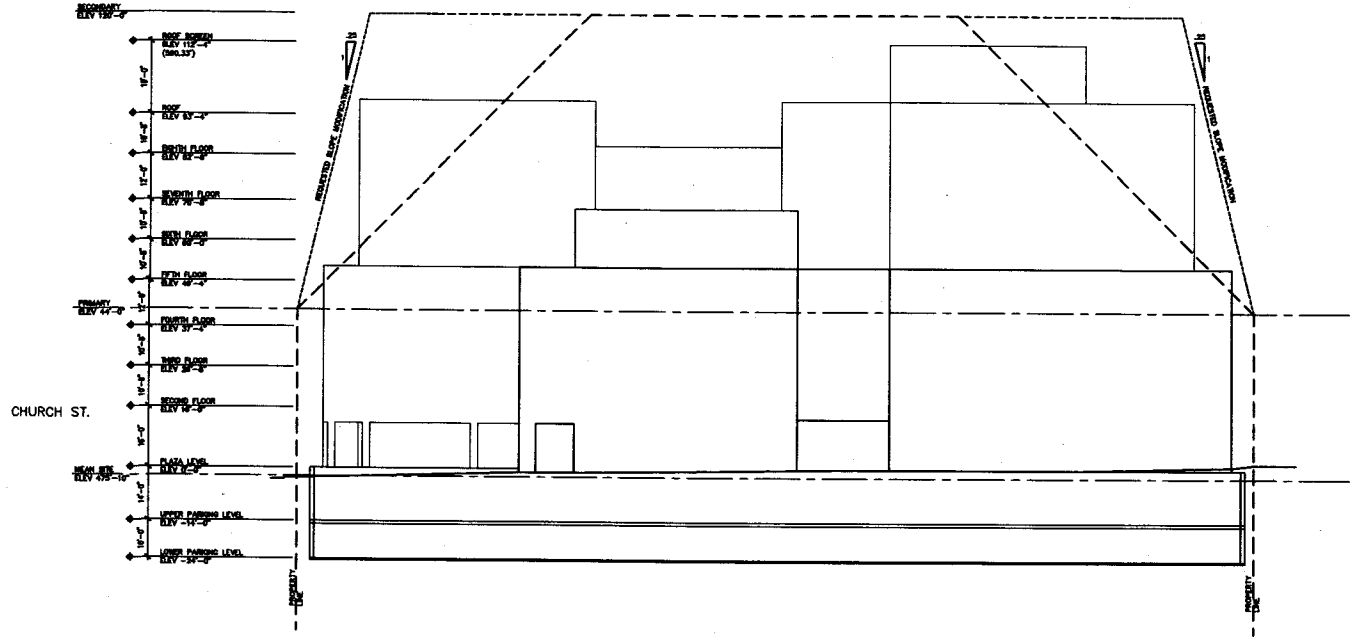
RAM
Lot 5
Franklin Street
Chapel Hill, North Carolina

**SUP
SUBMITTAL**

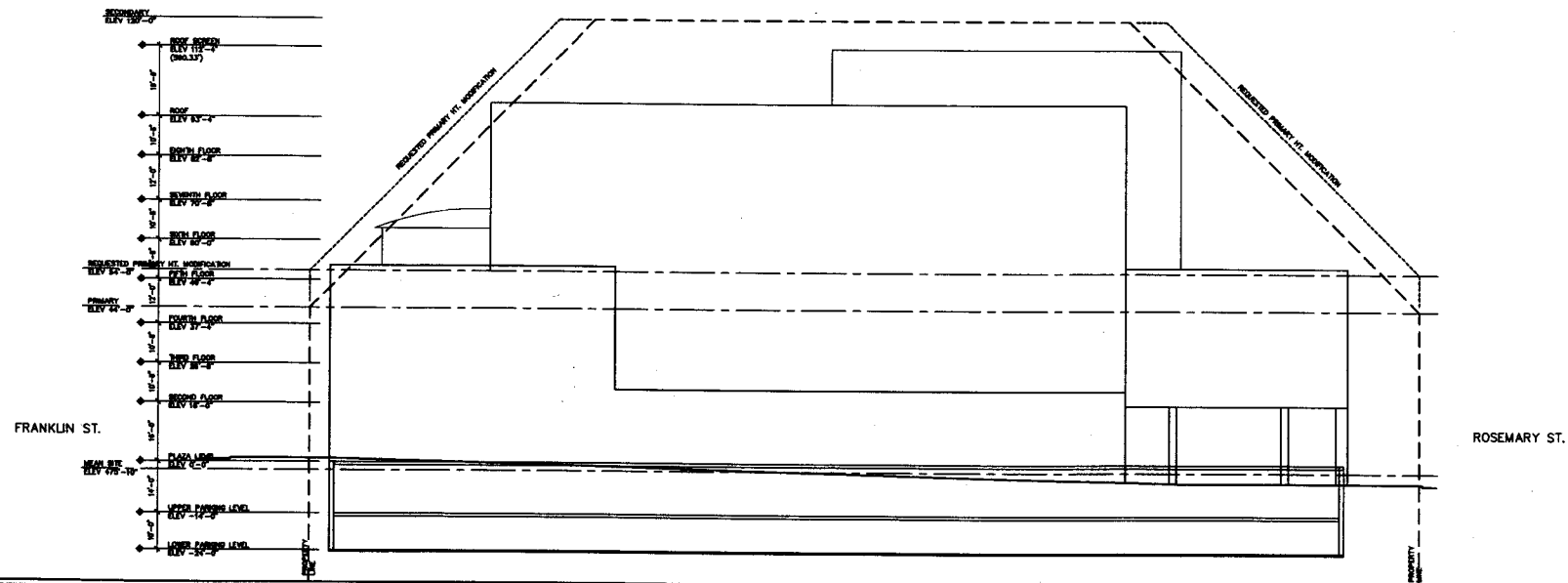


PROJ: 00000000
DATE: 10 FEB 2009
REVISION: DATE
BY: JOSHUA
DATE: 04.28.07

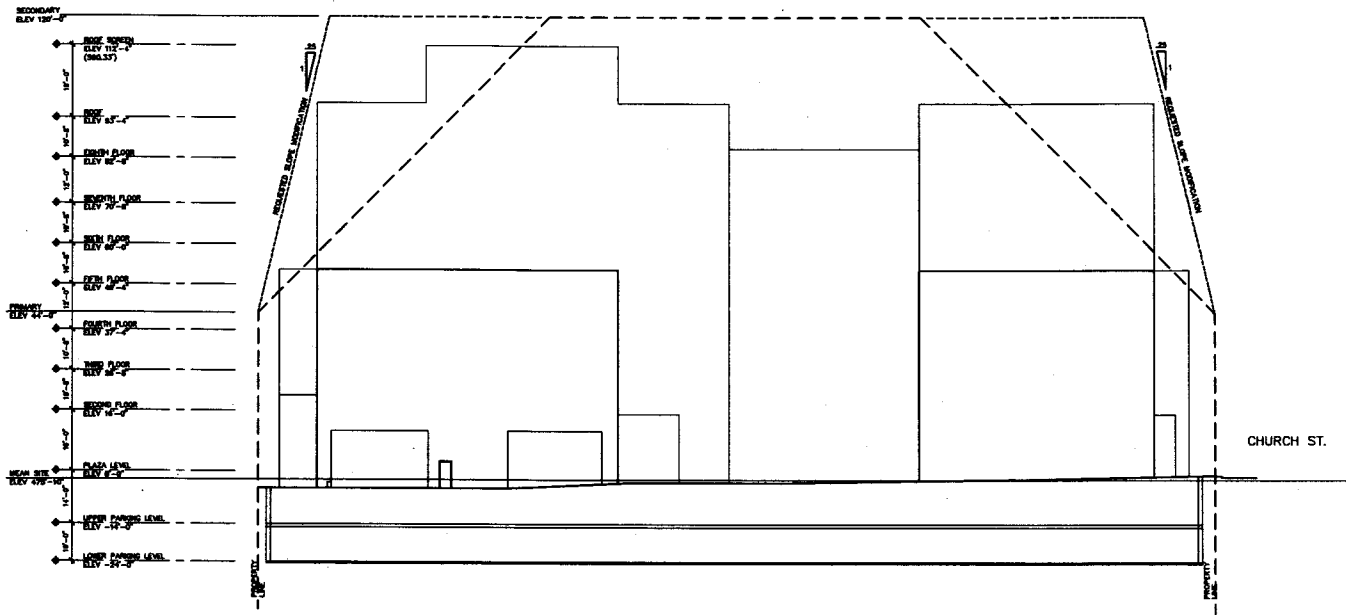
DRAWN BY: APH
CHECKED BY: WS
EXTENSION
FRANKLIN ST. (SOUTH)
INTERIOR (EAST)



02 FRANKLIN STREET ELEVATION (SOUTH)

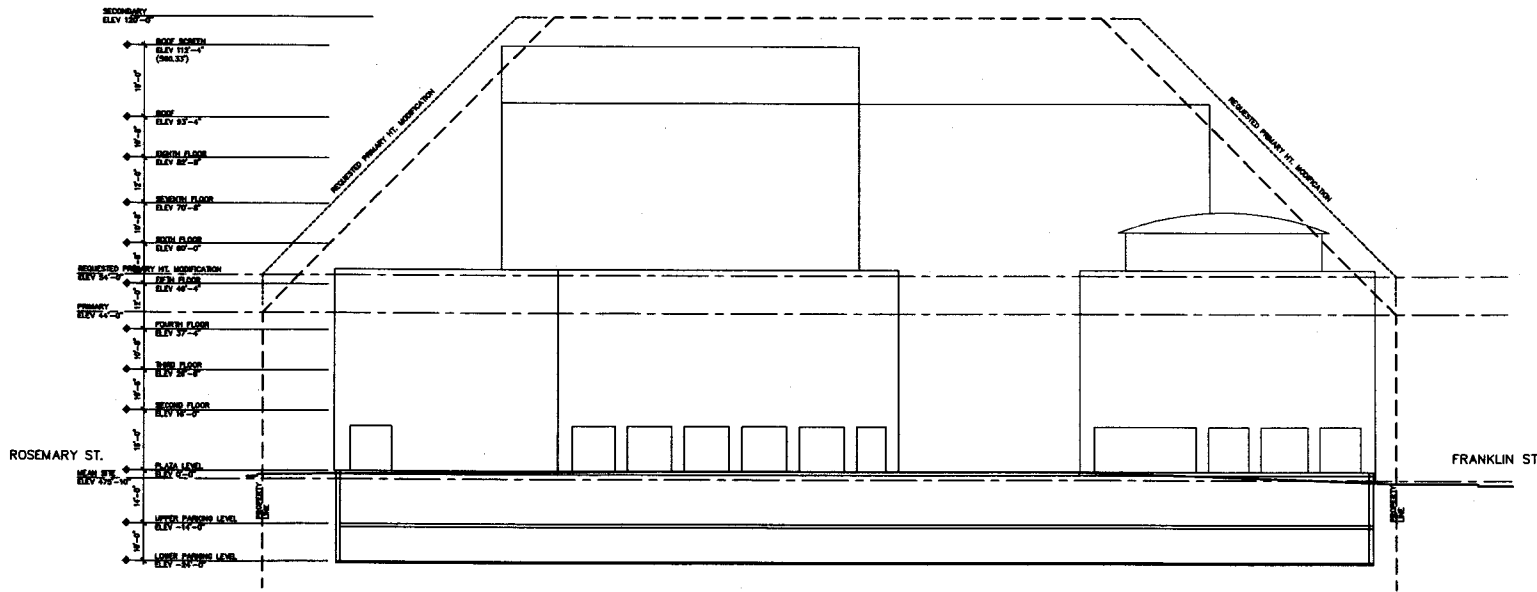


01 INTERIOR ELEVATION (EAST)



02 ROSEMARY STREET ELEVATION (NORTH)

Scale: 1/8" = 1'-0"



01 CHURCH ST. ELEVATION (WEST)

Scale: 1/8" = 1'-0"

CLINE DESIGN

135 N. Hargett St.
Raleigh, NC 27601
919/833-6413
919/782-1399 FAX
ClineDesign.com

ram

RAM (281) Lot 5
Franklin Street
Chapel Hill, North Carolina

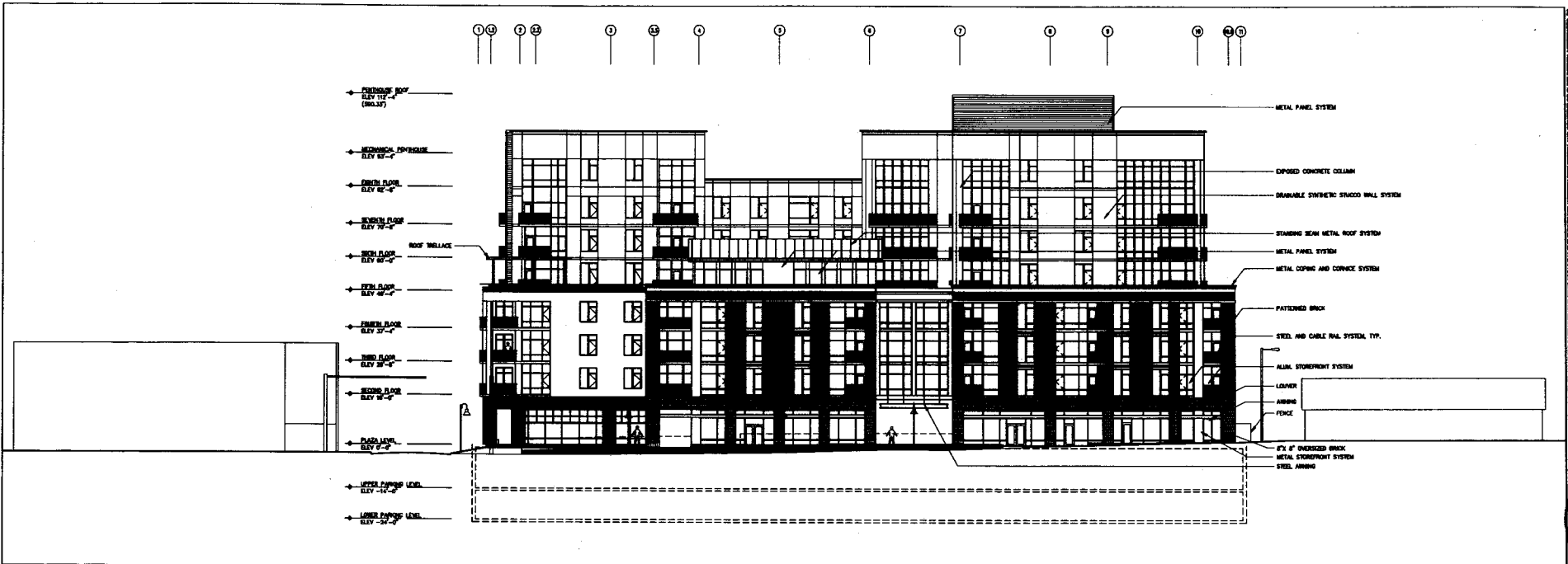
SUP
3RD SUBMITTAL

NOT FOR CONSTRUCTION

PROJECT: 0278
DATE: 10 FEB 2010
REVISION: DATE
BY: JVC/AM/MS DATE: JVC/AM/MS
and TOCH Comments 04.21.07

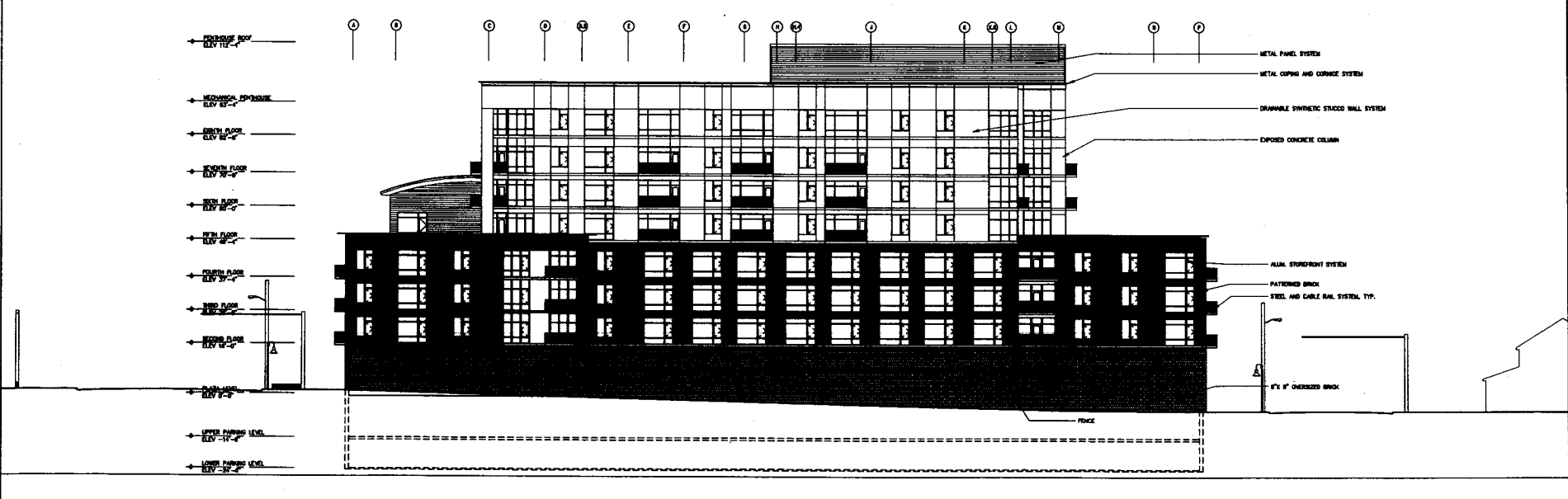
DRAWN BY: APH
CHECKED BY: WB

EXTENSION OUTLINE
ELEVATIONS
CHURCH ST. (WEST)
ROSEMARY STREET



02 FRANKLIN STREET ELEVATION (SOUTH)

Scale: 1/8" = 1'-0"



01 INTERIOR ELEVATION (SOUTH)

Scale: 1/8" = 1'-0"

CLINE DESIGN

125 N. Hargett St.
Raleigh, NC 27603
919/783-4415
919/786-1280 FAX
ClineDesignAssoc.com



RAM
Lot 5
Franklin Street
Chapel Hill, North Carolina

SUP
SPD SUBMITTAL

NOT FOR CONSTRUCTION

PROJNO: 081778
DATE: 18 FEB 2007
REVISION: DATE
1st TDCM Comments: 04.08.07
2nd TDCM Comments: 04.27.07

DRAWN BY: JF
CHECKED BY: WS
BUILDING
ELEVATIONS

A2.03



ram

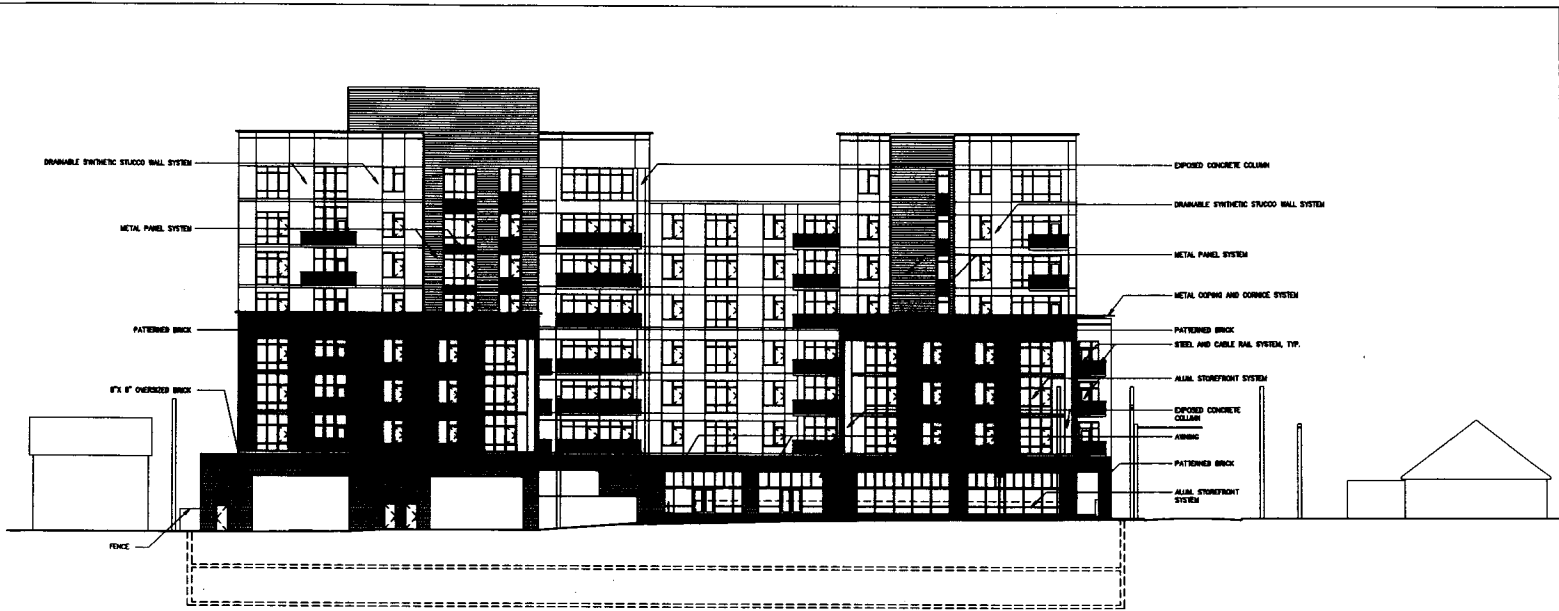
RAM Lot 5
Franklin Street
Chapel Hill, North Carolina

SUP
3RD SUBMITTAL

NOT FOR CONSTRUCTION

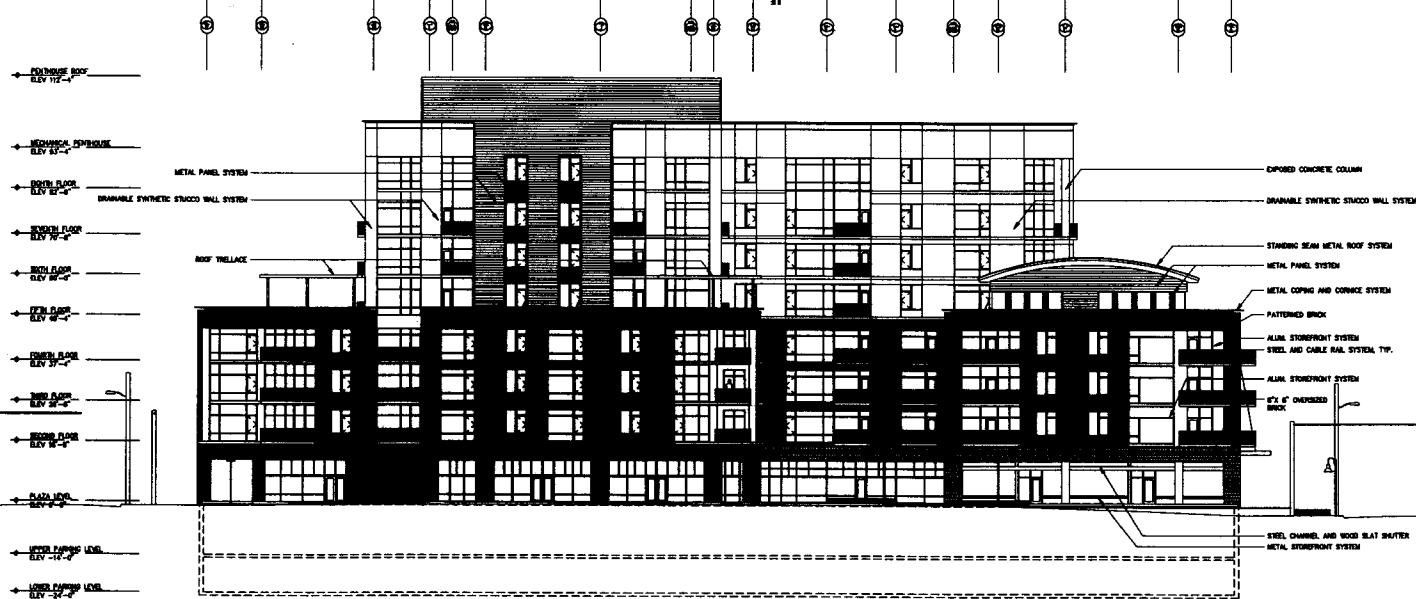
PROJECT: 01778
DATE: 18 FEB 2007
REVISIONS: DATE
1st TOCH Comments 04.08.07
2nd TOCH Comments 04.21.07

DRAWN BY: JF
CHECKED BY: WS
BUILDING
ELEVATIONS



02 ROSEMARY STREET ELEVATION (NORTH)

Scale: 1/8" = 1'-0"



01 CHURCH ST. ELEVATION (WEST)

Scale: 1/8" = 1'-0"



ram

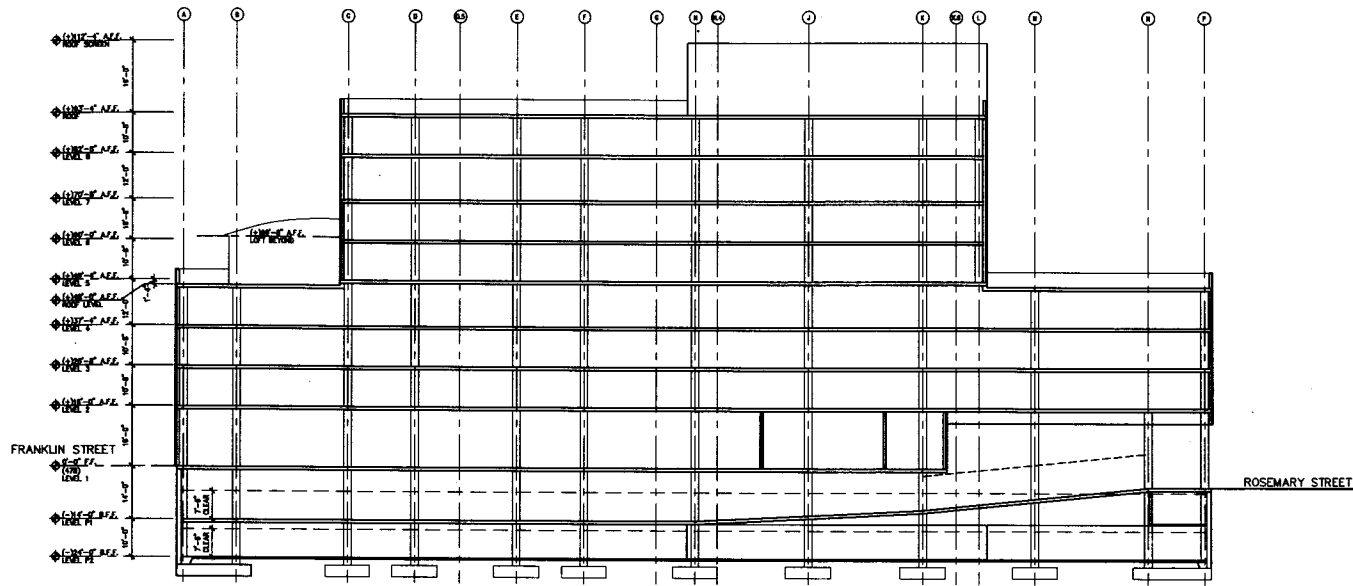
RAM
Lot 5
Franklin Street
Chapel Hill, North Carolina

SUP
3RD SUBMITTAL

NOT FOR CONSTRUCTION

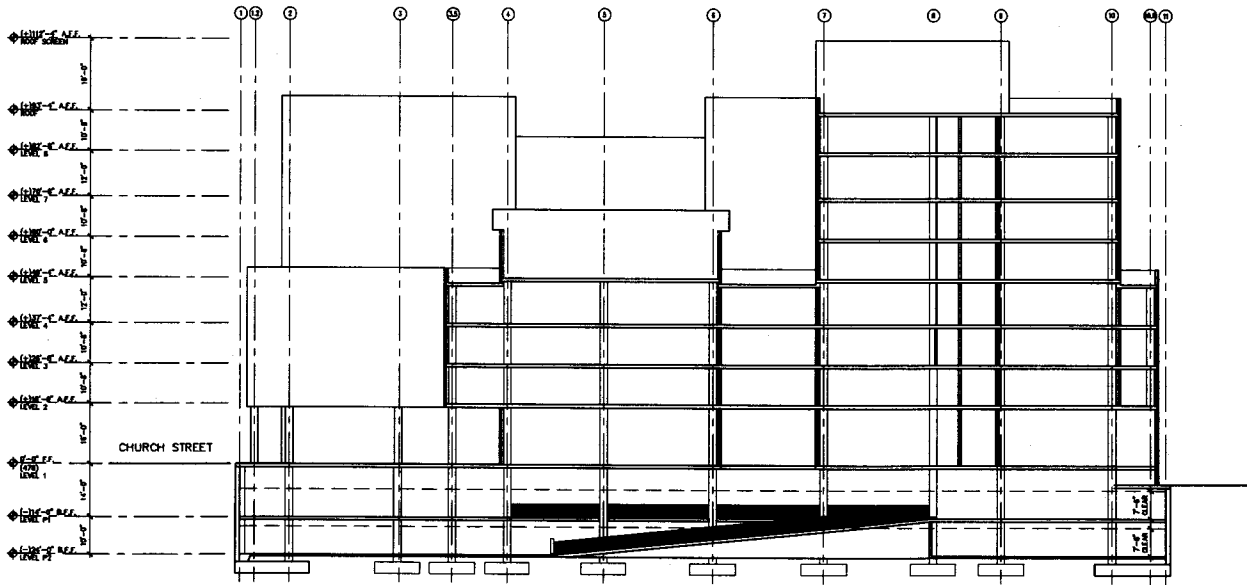
PROJ: 09178
DATE: 18 FEB 2007
REVISIONS: DATE
1st TOCH Comments 04.05.07
2nd TOCH Comments 04.21.07

DRAWN BY: APH
CHECKED BY: WS
BUILDING
SECTIONS



02 BUILDING SECTION N-S

Scale: 1/8" = 1'-0"



01 BUILDING SECTION E-W

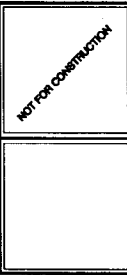
Scale: 1/8" = 1'-0"



ram

RAM
Lot 5
Franklin Street
Chapel Hill, North Carolina

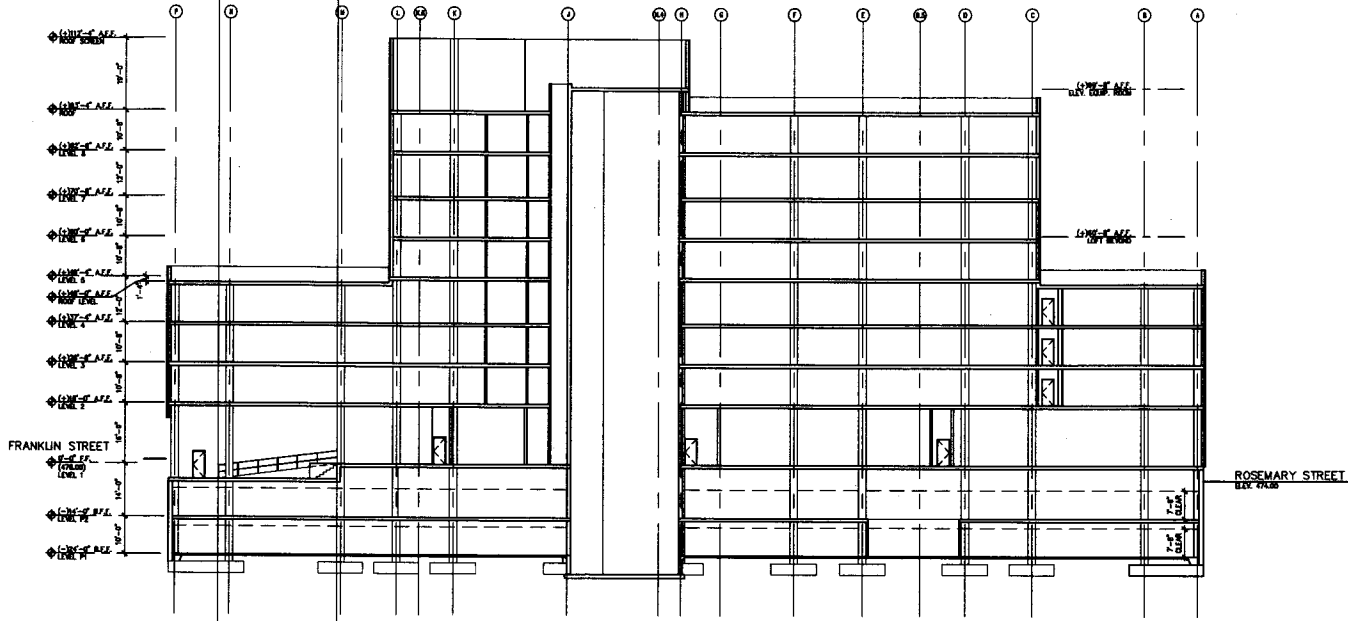
SUP
SRD SUBMITTAL



PROJECT: 09178
DATE: 18 FEB 2007
REVISIONS: DATE

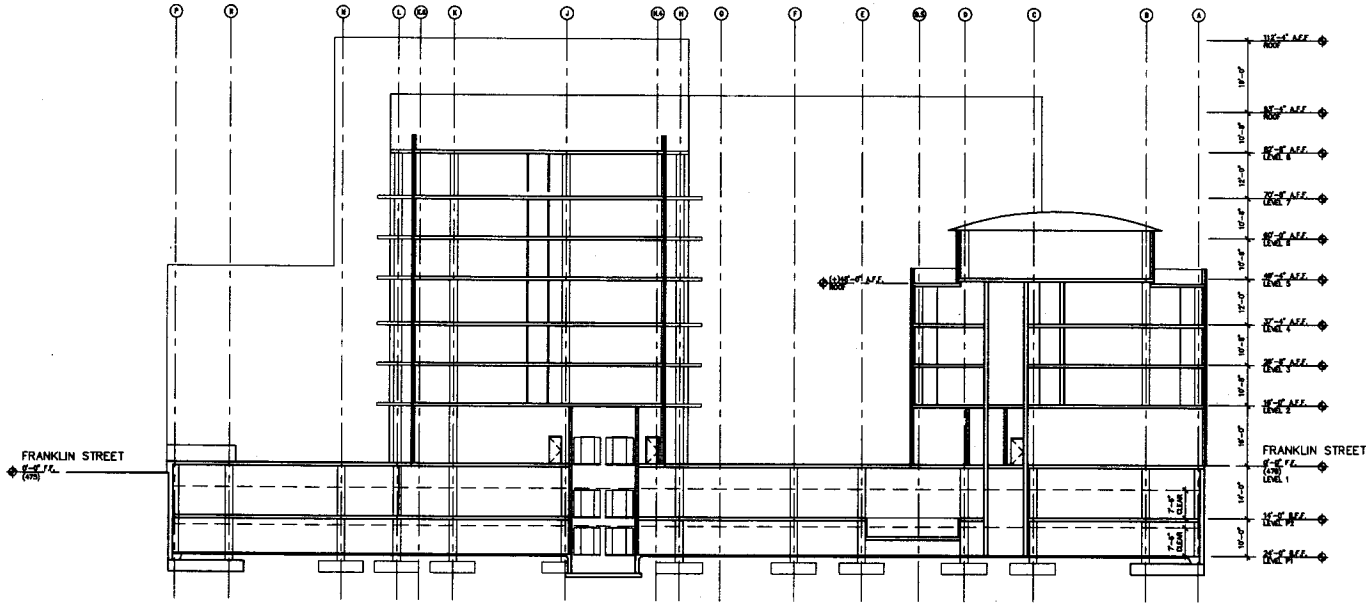
1st TOCH Comments: 04.08.07
2nd TOCH Comments: 04.21.07

DRAWN BY: APH
CHECKED BY: WS
BUILDING
SECTION



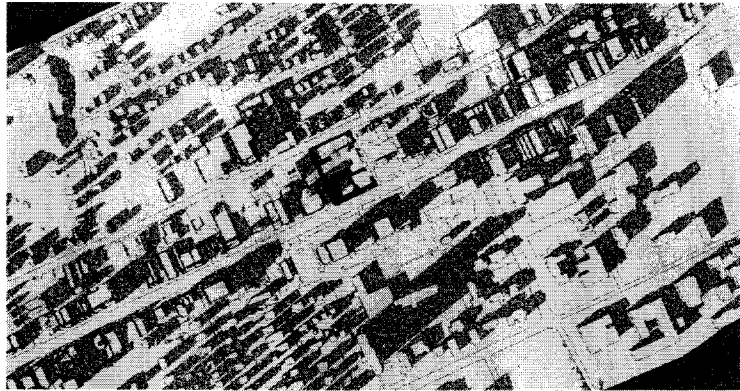
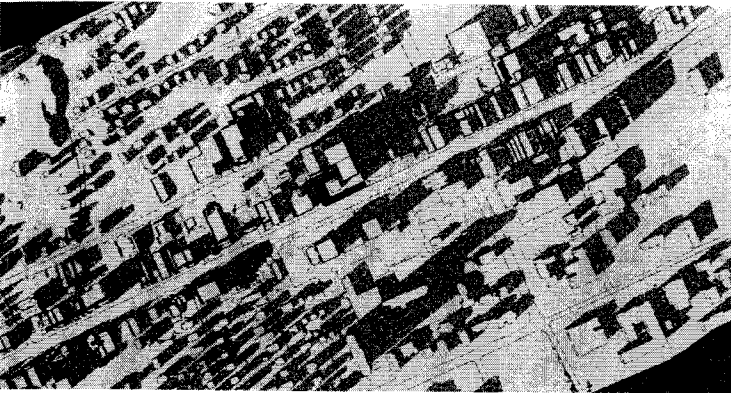
02 BUILDING SECTION N-S THRU DOCK

Scale: 1/8" = 1'-0"



01 BUILDING SECTION E-W

Scale: 1/8" = 1'-0"



DECEMBER 22 - PROPOSED SHADING

4:00 PM
Not to Scale 06

DECEMBER 22 - EXISTING SHADING

4:00 PM
Not to Scale 05



DECEMBER 22 - PROPOSED SHADING

12:00 PM
Not to Scale 04

DECEMBER 22 - EXISTING SHADING

12:00 PM
Not to Scale 03



DECEMBER 22 - PROPOSED SHADING

8:00 AM
Not to Scale 02

DECEMBER 22 - EXISTING SHADING

8:00 AM
Not to Scale 01

**CLINE
DESIGN**

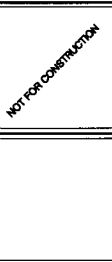
125 N. Hargett St.
Raleigh, NC 27605
919/833-6413
919/726-1280 FAX
ClineDesignAssoc.com



ram

RAM
Lot 5
Franklin Street
Chapel Hill, North Carolina

SUP
3RD SUBMITTAL



PROJECT: 04178
DATE: 19 FEB 2007
REVISIONS: DATE
1st TOCH Comments 04.08.07
2nd TOCH Comments 04.21.07

DRAWN BY: JRM
CHECKED BY: JRM
SHADOW STUDY

A4.01