CONCEPT PLAN

OF

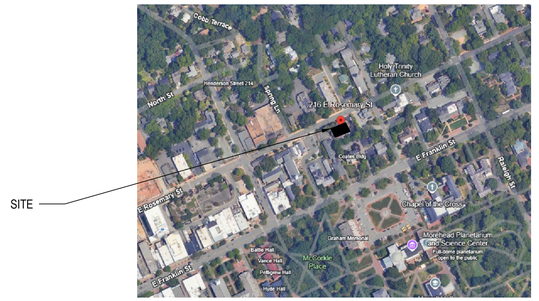
PI KAPPA PHI FRATERNITY U.N.C.

216 E. ROSEMARY STREET
CHAPEL HILL, NC 27514

PREPARED FOR:

KAPPA COUNCIL INC
2137 POSSOM TROT RD
WAKE FOREST, NC 27587
ATTN: STUART HICKS

VICINITY MAP



PROJECT DATA

PARCEL INFO:

OWNER:	KAPPA COUNCIL INC 2137 POSSOM TROT RD WAKE FOREST, NC 27587 (704) 650-3191
PROJECT ADDRESS:	216 E. ROSEMARY STREET UNIVERSITY OF NORTH CAROLINA CHAPEL HILL, NC 27514
PIN:	9788486120
GROSS ACREAGE:	.33 ACRES / 15,577 SF
ZONING:	R-6
PROJECT DESCRIPTION:	RENOVATION/ADDITION OF EXISTING FRATERNITY BUILDING
LEGAL DESCRIPTION:	S/S ROSEMARY ST.
TREE COVERAGE:	REQUIRED: 40% EXISTING: 27%
OPEN SPACE:	9,038 SF
IMPERVIOUS AREA:	58%
PARKING:	REQUIRED: 11 SPACES PROVIDED: 3 SPACES (ADDITIONAL PARKING TO BE ACQUIRED BY CONTRACT OFF-SITE)

KRITTENBRINK
Architecture LLC
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PLANNING
INTERIORS

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FAX 405.292.0545

STRUCTURAL CONSULTANT:
Structural Engineer

PHONE:
FAX:

MECHANICAL CONSULTANT:
Mechanical Engineer

PHONE:
FAX:

ELECTRICAL CONSULTANT:
Electrical Engineer

PHONE:
FAX:

PI KAPPA PHI
UNIV. OF N. CAROLINA
216 E. ROSEMARY ST.
CHAPEL HILL, NC 27514

CONCEPT PLAN
01.30.25

MARK	DATE	DESCRIPTION

REVISIONS

PRIMARY ISSUE		
MARK	DATE	DESCRIPTION
#		PERMIT ISSUE
#		BID ISSUE
#		CONST. ISSUE

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JOB NO.: K0424

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CFC	MLK

SHEET TITLE:
DRAWING INDEX, CONTACT INFO. & ABBREVIATIONS

SHEET NO.:
G001

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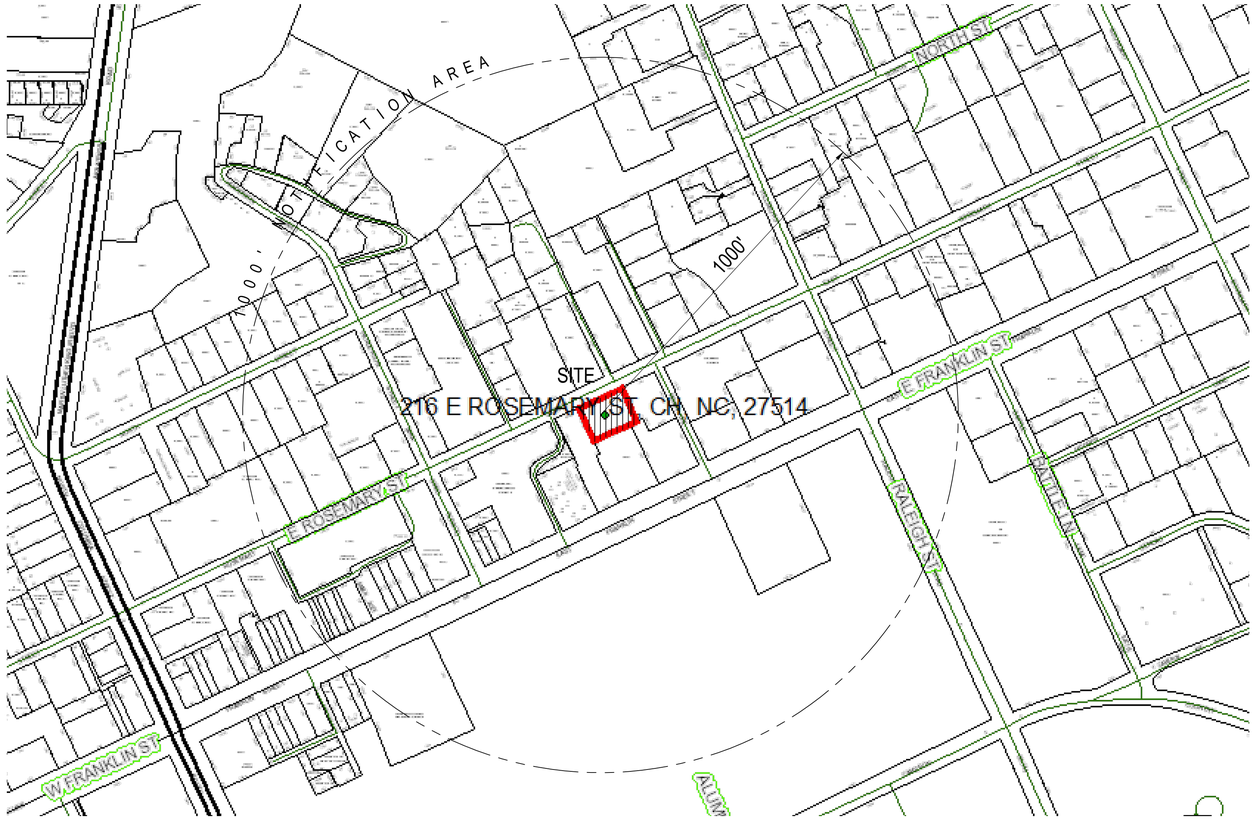

N
TRUE NORTH

1 AREA PLAN
SCALE: 1" = 200'-0"

0' 200' 400' 800'
SCALE: 1" = 200'-0"

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SHEET TITLE:
AREA MAP

SHEET NO.:
G002

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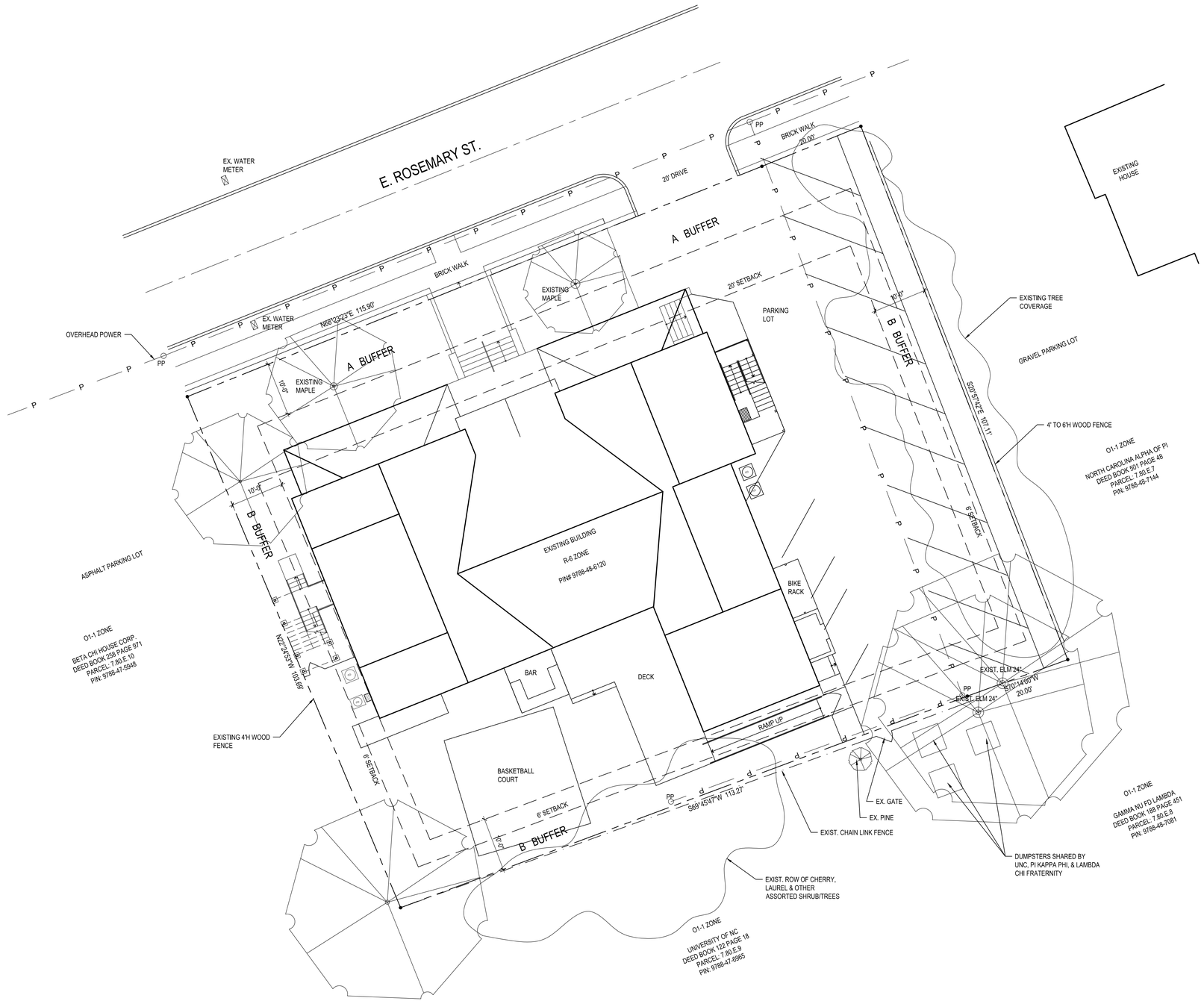

0' 10' 20' 40'

SCALE: 1" = 10'-0"

N

TRUE NORTH

1 EXISTING SITE PLAN

SCALE: 1" = 10'-0"

EXISTING SITE DATA	
NET LAND AREA - NSA	14,218 SF
CREDIT STREET - CSA	1,359 SF
GROSS LAND AREA - GLA	15,577 SF
CAR STORAGE AREA (PARKING SPACES) - CSA	1,540 SF
CAR MOVEMENT AREA - CMA	1,648 SF
PRINCIPAL BUILDING AREA - BA(1)	4,087 SF
OTHER BUILDING AREA PORCHES ETC - BA(2)	1,057 SF
BUILDING AREA - BA	5,144 SF
FLOOR AREA (FLOOR AREA ALL FLOORS) - FA	8,971 SF
UNCOVERED OPEN SPACE (GLA-BA) - UOS	10,433 SF
COVERED OPEN SPACE AT GROUND LEVEL (COVERED BALCONIES, ETC) - COS	1,057 SF
OPEN SPACE - OS	10,962 SF
LIVABILITY SPACE (OS-[CMA+CSA]) - LS	7,774 SF
RECREATION SPACE (LS IMPROVED FOR RECREATION) - RS	525 SF
GROSS LAND AREA WITH IMPERVIOUS SURFACE	76.6%
LOT WIDTH & STREET FRONTAGE	135.9'
REQUIRED BUFFERS STREET TYPE A	15'
REQUIRED BUFFERS OTHER 3 SIDES TYPE B	10'
MAXIMUM HEIGHTS	PRIMARY 22', SECONDARY 40'
PARKING SPACES	13 - 100% COMPACT

LEGEND	
⊠	WATER METER
○ PP	POWER POLE
—— P ——	OVERHEAD ELECTRIC LINES
—— W ——	UNDERGROUND WATER
—— G ——	UNDERGROUND GAS

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SHEET TITLE:
EXISTING SITE PLAN

SHEET NO.:
A001

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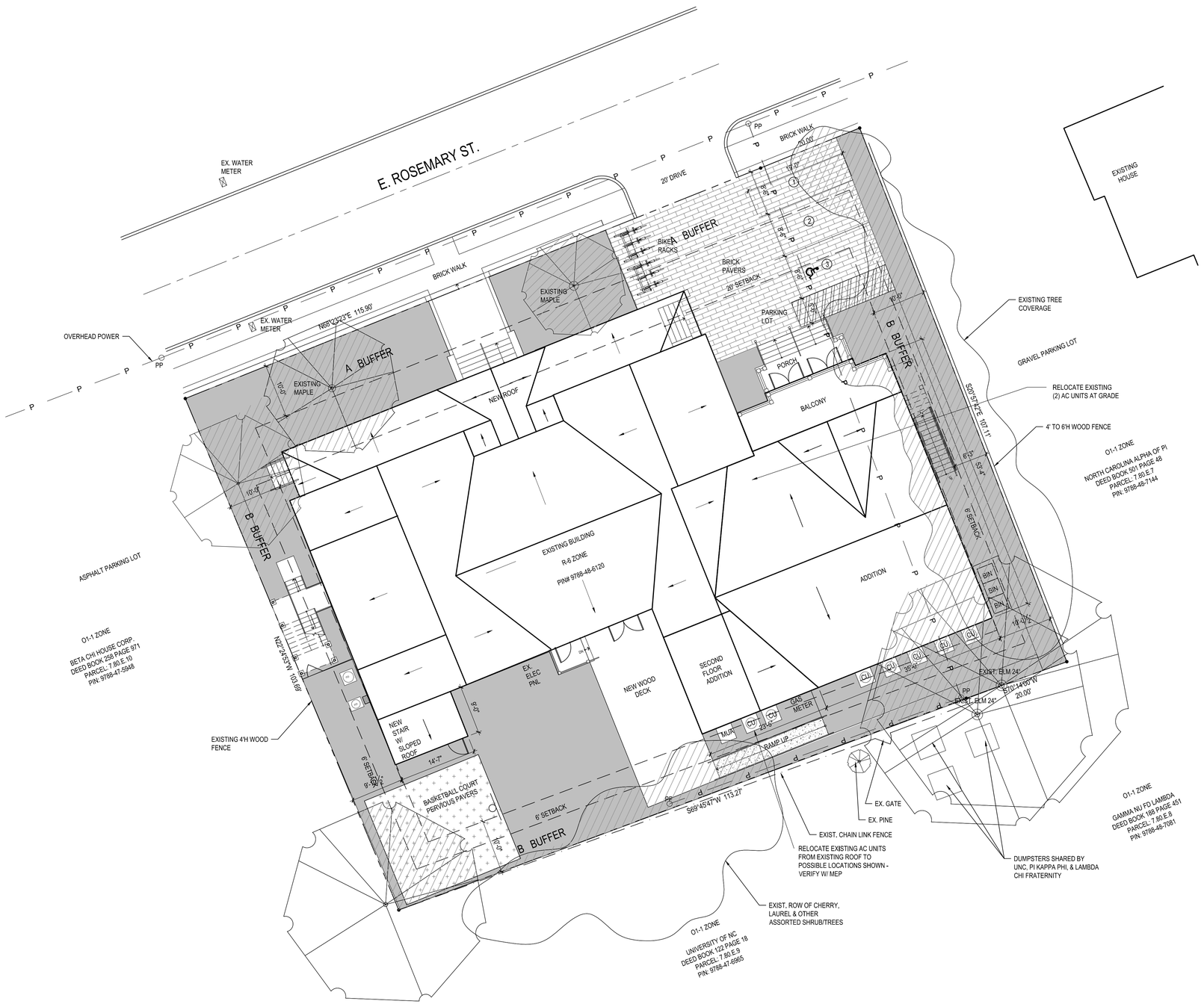

N
TRUE NORTH

1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"

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Friday, January 31, 2025 9:30:01 AM

PROPOSED SITE DATA

NET LAND AREA - NSA	14,218 SF
CREDIT STREET - CSA	1,359 SF
GROSS LAND AREA - GLA	15,577 SF
CAR STORAGE AREA (PARKING SPACES) - CSA	583 SF
CAR MOVEMENT AREA - CMA	914 SF
PRINCIPAL BUILDING AREA - BA(1)	6,174 SF
OTHER BUILDING AREA PORCHES ETC - BA(2)	871 SF
BUILDING AREA (BA1 + BA2) - BA	7,045 SF
FLOOR AREA (FLOOR AREA ALL FLOORS) - FA	13,610 SF
UNCOVERED OPEN SPACE (GLA-BA) - UOS	8,673 SF
COVERED OPEN SPACE AT GROUND LEVEL (COVERED BALCONIES, ETC) - COS	730 SF
OPEN SPACE (UOS + 1/2[COS]) - OS	9,038 SF
LIVABILITY SPACE (OS-[CMA+CSA]) - LS	7,541 SF
RECREATION SPACE (LS IMPROVED FOR RECREATION) - RS	978 SF
GROSS LAND AREA WITH IMPERVIOUS SURFACE	9,050 SF = 58%
LOT WIDTH & STREET FRONTAGE	135.9'
REQUIRED BUFFERS STREET TYPE A	15'
REQUIRED BUFFERS OTHER 3 SIDES TYPE B	10'
MAXIMUM HEIGHTS	PRIMARY 22', SECONDARY 40'
PARKING SPACES	3 - 100% COMPACT ADDITIONAL PARKING TO BE ACQUIRED OFF-SITE

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⊠	WATER METER
○ PP	POWER POLE
—— P ——	OVERHEAD ELECTRIC LINES
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SHEET TITLE:
SITE PLAN

SHEET NO.:
A101