

CONCEPT PLAN APPLICATION



TOWN OF CHAPEL HILL
Planning Department

405 Martin Luther King Jr. Blvd
phone (919) 968-2728 fax (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN):

9787-15-3532 9787-15-6928
9787-15-4615 9787-05-9854 - portion
9787-15-4766 9787-16-6860 - portion

Date: 8/14/2012

Section A: Project Information

Project Name: Southern Village Hotel & Apartments
Property Address: 1020-1100 US 15.501 South Zip Code: 27516
Existing Zoning District: R-2 + R-5.C
Project Description: Proposed 125 room hotel and 68 unit apartment building with associated parking located under structures.

Section B: Applicant, Owner and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)

Name: Tony Tate - Tony M. Tate Landscape Architecture, PA
Address: 5011 Southpark Drive, Ste. 200
City: Durham State: NC Zip Code: 27713
Phone: 919-484-8880 Email: tony@tmtla.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: [Signature] Date: 8/14/2012

Owner/Contract Purchaser Information:

Owner Contract Purchaser

Name: Redwing Land, LLC
Address: 400 Market St, Suite 115
City: Chapel Hill State: NC Zip Code: 27516
Phone: 919-933-4422 Email: drb@bpropnc.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: Redwing Land, LLC Date: 8-14-12
By [Signature]

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Section A: Project Information

Project Name: _____

Property Address: _____

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Existing Zoning District: _____

Project Description: _____

Section B: Applicant, Owner and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)

Name: _____

Address: _____

City: _____

State: _____

Zip Code: _____

Phone: _____

Email: _____

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: _____

Date: _____

Owner/Contract Purchaser Information:

Owner

Contract Purchaser

Name: _____

Southern Village Apartments, LLC

Address: _____

1834 BANKING Street, Suite 3

City: _____

Greensboro

State: _____

NC

Zip Code: _____

27408

Phone: _____

336-373-0663

Email: _____

swhite@donathanproperties.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: _____

Southern Village Apartment, LLC

Date: _____

8/19/2012

*By: Billy F. Johnson, Vice President
Richardson Properties, Manager*

Revised 12.04.10

Parcel Identifier Number (PIN): _____



**CONCEPT PLAN APPLICATION
SUBMITTAL REQUIREMENTS**
TOWN OF CHAPEL HILL
Planning Department

Section C: Project Information

| | | | |
|-----------------------------------|------------|-----------------------------|---------------|
| Project Size (acres) | 3.86 AC | Square feet | 168,003.11 SF |
| Floor Area (permitted) | 164,718 SF | Proposal | 164,000 SF |
| Proposed number of dwelling units | 80 | Units per Acre | 20.73 |
| Existing Impervious Surface | 8,616 SF | Proposed Impervious Surface | 58,285 SF |

Please indicate which organization should receive this application for review

- Community Design Commission Historic District Commission Town Council

Section D: Submittal Requirements

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department (Planning) at (919)968-2728 or at planning@townofchapelhill.org. For detailed information, please refer to the Description of Detailed Information handout.

- Application fee** [\(refer to fee schedule\)](#) Amount Paid \$
- Pre-Application meeting** – with appropriate staff
- Digital Files** - provide digital files of all plans and documents
- Mailing list of owners of property within 1,000 feet perimeter of subject property** [\(see GIS notification tool\)](#)
- Mailing fee for above mailing list** Amount Paid \$
- Application Cover Sheet** (16 copies) (on top of application)
- Statement of Compliance with Design Guidelines** (16 copies)
- Statement of Compliance with Comprehensive Plan** (16 copies)
- Digital Photographs of site and surrounding properties** (16 copies)
- Developer's Program:**
A brief written statement of the development program, including developer's goals and objectives. The development program should be based on the constraints of the site as identified by the site analysis and include marketing objective of the developer. This preliminary development program will help evaluate the conceptual plan for the site, while also determining traffic impact and demand on community facilities and infrastructure.
- Reduced Site Plan Set (reduced to 8.5"x11")**

9787.15.3532 9787.15.6928
 9787.15.4015 9787.05.9854
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 (portion)



Plan Sets (16 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (engineering), denoted graphically and numerically
- Setbacks
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetland Boundaries, where applicable

Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, and greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicle parking areas, bicycle parking, handicapped parking, street names
- f) 1,000 foot notification boundary

Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Existing topography at minimum 2-foot intervals and finished grade
- f) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

Existing Conditions Plan

- a) General location of proposed structures
- b) Parking areas
- c) Open spaces and landscaped areas
- d) Conceptual recreation areas
- e) Conceptual building masses
- f) Conceptual utility locations (optional)
- g) Conceptual grading plan (optional)

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