

# 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): 9789937400

Date: 3/24/2015

## Section A: Project Information

Project Name: Siena Hotel Expansion

Property Address: 1505 East Franklin St Zip Code: 27514

Existing Zoning District: CC-Community Commercial

Project Description: 1 story addition to existing 79 room - 4 story hotel with connected 6 story addition adding approximately 64,000 SF resulting in 140 total rooms

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

### Applicant Information (to whom correspondence will be mailed)

Name: Summit Design and Engineering (David Cates)

Address: 504 Meadowland Dr

City: Hillsborough State: NC Zip Code: 27278

Phone: (919) 732-3883 Email: david.cates@summitde.net

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: David E. Cates Date: 3/23/2015

### Owner/Contract Purchaser Information:

Owner

Contract Purchaser

Name: The Focus Properties (Prateek Chandak)

Address: 8315 Six Forks Rd., Suite 103

City: Raleigh State: NC Zip Code: 27615

Phone: (919) 977-5577 Email: pchandak@thefocusproperties.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: 3/23/15



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

**Section C: Project Information**

Project Size (acres)	2.47 acres	Square feet	107,593.2 SF
Floor Area (permitted)	46,158 SF	Proposal	approx. 130,000 SF
Proposed number of dwelling units	N/A	Units per Acre	N/A
Existing Impervious Surface	66,880 SF	Proposed Impervious Surface	67,583 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](mailto:planning@townofchapelhill.org). For detailed information, please refer to the Description of Detailed Information handout.

Yes	Application fee ( <u>refer to fee schedule</u> )	Amount Paid \$	\$360.00
3/17/15	Pre-Application meeting – with appropriate staff		
Yes	Digital Files - provide digital files of all plans and documents		
Yes	Mailing list of owners of property within 1,000 feet perimeter of subject property ( <u>see GIS notification tool</u> )		
Yes	Mailing fee for above mailing list	Amount Paid \$	\$135.52
Yes	Application Cover Sheet (8 copies) (on top of application)		
Yes	Statement of Compliance with Design Guidelines (8 copies)		
Yes	Statement of Compliance with Comprehensive Plan (8 copies)		
Yes	Digital Photographs of site and surrounding properties (8 copies)		
Yes	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.		
Yes	Reduced Site Plan Set (reduced to 8.5"x11")		



### Plan Sets (10 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

### Proposed 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)