

# 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): 9789 35 9617

Date: 2-15-2012

## Section A: Project Information

Project Name: Carolina Flats @ Estes  
Property Address: Not Assigned Zip Code: 27514  
Existing Zoning District: R-1  
Project Description: Proposed Rezoning to MU-V for a 590 Muliti-Family Student Housing Community and a 125-145 Room/Suites Hotel

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

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

Name: Scott Radway  
Address: 1616 Evans Road, Suite 205  
City: Cary State: NC Zip Code: 27513  
Phone: 919-880-5579 Email: sradway@thedesignresponse.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: Scott Radway Date: 2.15.2012

### Owner/Contract Purchaser Information:

Owner  Contract Purchaser

Name: Russ Greer / Progressive Capital Group  
Address: 545 Delaney Avenue, Building 9  
City: Orlando State: FL Zip Code: 32801  
Phone: 407-849-3670 Email: rgreer@progressivecapital.org

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: Russ Greer Date: Feb 13, 2012



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

**Section C: Project Information**

Project Size (acres)	16.18	Square feet	704,897 GLA
Floor Area (permitted)	52,658	Proposal	275,000
Proposed number of dwelling units	189	Units per Acre	15.6
Existing Impervious Surface	0	Proposed Impervious Surface	56% of GLA

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.

- 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")**





### 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)