



Summit Place Townhomes - Residence Inn Hotel

101 Erwin Road Chapel Hill, NC

Mixed Use - Village : Conditional Zoning
SHG LLC - Owner of Both Lots in Proposal

Modified Plans Address

1. Council Comments - Questions
2. Advisory Board Recommendations
3. Multiple Conversations and on-site visits with
 - Summerfield HOA
 - Summerfield Residents
 - Single Family Neighbors
4. Multiple Review Meetings with Town Staff

Modified Plans As Submitted

1. Parking for Townhomes
 - Meet Town Standards - No Modification Requested
 - 19 Pervious Surface Parking Spaces
2. Townhome Setbacks from Erwin Road
 - Exceed LUMO standards
3. Temporary Construction Easement - Dobbins Drive
 - 19' - 30' Easement - Stipulation #17
4. Affordable Housing
 - 7 Two Bedroom Townhomes
 - Fill Gap in Type of Units Coming Online
5. Possible Drainage Swale
 - Addition to Plan ?



The Nau Company Consulting Civil Engineers 919-435-6300 NCBELS License P-0751	
DATE:	SUMMIT HOSPITALITY
REVISIONS:	
RESIDENCE INN HOTEL SUMMIT PLACE TOWNHOMES CHAPEL HILL, NC	
PROJECT NO.:	...
DESIGN BY:	TNC
DRAWN BY:	TNC
SCALE:	
DATE:	2020-08-30
SHEET NO.:	

- Modified Plan
Sept 1, 2021
Oct 13, 2021
- Increased Buffers
- Recreation Area
 - Enlarged
 - Relocated
- Reduced Parking
 - Hotel
 - Townhomes
- Stormwater Flow Locations

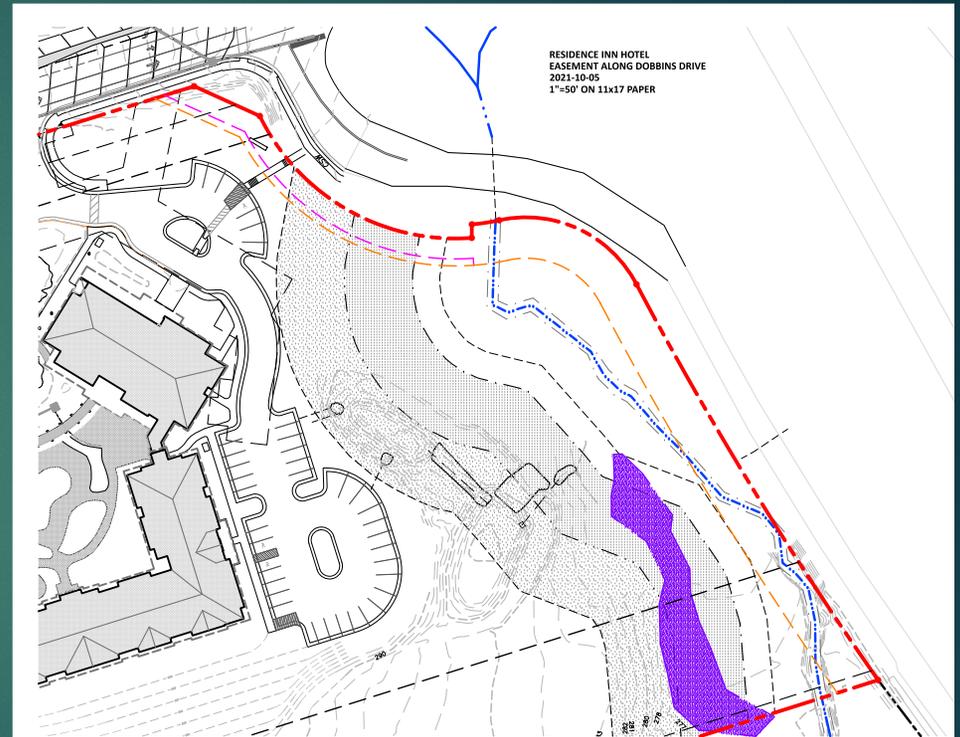
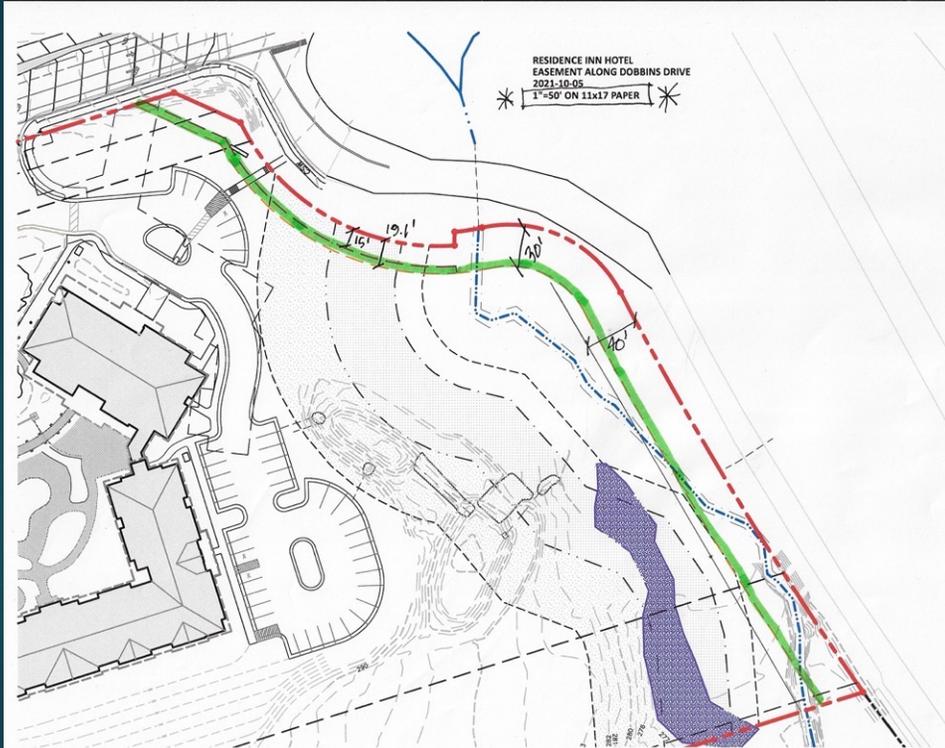
Revised Parking For Summit Place Townhomes

	Total Parking Spaces	Impervious Surface	Pervious Pavement per NC DEQ Design Standards
52 Townhomes Parking at TH Unit	52	52	
Resident Surface Parking Behind buildings 9 & 10	15	5	10
Loop Road Surface Parking Interior Curb Location	21	2	19
Loop Road Surface Parking Outside Curb Location	9	9	
Total	97	68	29

Townhome Building Setback - Heigh Standards Erwin

	Street Setback	Building Height
LUMO	22'	35'
SUMMIT PROPOSAL	38'	26-28'

Temporary Construction Easement 19.1' - 30'



For Sale Affordable Housing - Recently Approved Development

Development Name	Type of Unit	Studio	1-BR	2-BR	3-BR	4-BR
Aura	Townhomes	-	-	-	8	-
Columbia St. Annex	Flats	4	3	-	-	-
Bridgepoint	Townhomes	-	-	-	5	-
Weavers Grove [Habitat]	Duplex & TH	-	-	-	76	25
Total		4	3	0	91	25
SUMMIT PLACE	Townhomes			7		

