



# CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9799894290 & 9799782879

Date: 7/23/19

## Section A: Project Information

Project Name: Wegmans Food Market and SECU Street Improvements

Property Address: 1810 Fordham Boulevard - Chapel Hill, NC Zip Code: 27514

Use Groups (A, B, and/or C): C Existing Zoning District: OI-2/CC-C

Project Description: Developmetn of a street section to provide access to SECU and Wegmans Developmen

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

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

Name: Pennoni - Justin Brown

Address: 5430 Wade Park Blvd, Suite 106

City: Raleigh State: NC Zip Code: 27607

Phone: 919-230-9211 Email: jjbrown@pennoni.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: 7/23/19

### Owner/Contract Purchaser Information:

Owner  Contract Purchaser

Name: LG 1810 Fordham Blvd, LLC.

Address: 3500 Maple Avenue, Suite 1600

City: Dallas State: TX Zip Code: 75219

Phone: 214-865-8090 Email: wtolliver@leoncapitalgroup.comQ

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

Name: State Employees' Credit Union attn: Jamie Applequist

Address: 119 N. Salisbury St.

City: Raleigh State: NC Zip Code: 27603

Phone: \_\_\_\_\_ Email: Jamie.Applequist@NCSECU.ORG

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Contract Purchaser

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City: Raleigh State: NC Zip Code: 27603

Phone: Email: Jamie.Applequist@NCSECU.ORG

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Signature:  Date: 7/20/19



## Concept Plan Project Fact Sheet

Site Description	
<b>Project Name</b>	Wegmans/SECU Driveway Modification
<b>Address</b>	1810 Fordham Blvd, Chapel Hill, NC
<b>Property Description</b>	Proposed Grocery Store
<b>Existing Land Use</b>	1810 Fordham Blvd, Chapel Hill, NC
<b>Proposed Land Use</b>	Grocery Store
<b>Orange County Parcel Identifier Numbers</b>	9799894290 & 9799782879
<b>Existing Zoning</b>	OI-2/ CC-C
<b>Proposed Zoning</b>	OI-2 / CC-C
<b>Application Process</b>	SUP Modification
<b>Comprehensive Plan Elements</b>	Pedestrian connection to retail with surrounding neighborhood area in connection with Old Durham Chapel Hill roadway improvements.
<b>Overlay Districts</b>	

Topic	Requirement	Proposal	Status
<b>Use/Density</b> ( <a href="#">Sec 3.7</a> )	N/A	N/A	
<b>Dimensional Standards</b> ( <a href="#">Sec. 3.8</a> )	N/A	N/A	
<b>Floor area</b> ( <a href="#">Sec. 3.8</a> )	N/A	N/A	
<b>Modifications to Regulations</b> ( <a href="#">Sec. 4.5.6</a> )	N/A	N/A	
<b>Adequate Public Schools</b> ( <a href="#">Sec. 5.16</a> )	N/A	N/A	
<b>Inclusionary Zoning</b> ( <a href="#">Sec. 3.10</a> )	N/A	N/A	
<b>Landscape</b>			
<b>Buffer – North</b> ( <a href="#">Sec. 5.6.2</a> )	N/A	N/A	
<b>Buffer – East</b> ( <a href="#">Sec. 5.6.2</a> )	N/A	N/A	
<b>Buffer – South</b> ( <a href="#">Sec. 5.6.2</a> )	N/A	N/A	
<b>Buffer - West</b> ( <a href="#">Sec. 5.6.2</a> )	N/A	N/A	



<b>Tree Canopy</b> ( <a href="#">Sec. 5.7</a> )	N/A	N/A	
<b>Landscape Standards</b> ( <a href="#">Sec. 5.9.6</a> )	N/A	N/A	
<b>Environment</b>			
<b>Resource Conservation District</b> ( <a href="#">Sec. 3.6</a> )	N/A	N/A	
<b>Erosion Control</b> ( <a href="#">Sec. 5.3.1</a> )	N/A	N/A	
<b>Steep Slopes</b> ( <a href="#">Sec. 5.3.2</a> )	N/A	N/A	
<b>Stormwater Management</b> ( <a href="#">Sec. 5.4</a> )	N/A	N/A	
<b>Land Disturbance</b>	N/A	N/A	
<b>Impervious Surface</b> ( <a href="#">Sec. 3.8</a> )	N/A	N/A	
<b>Solid Waste &amp; Recycling</b>	N/A	N/A	
<b>Jordan Riparian Buffer</b> ( <a href="#">Sec. 5.18</a> )	N/A	N/A	
<b>Access and Circulation</b>			
<b>Road Improvements</b> ( <a href="#">Sec. 5.8</a> )	N/A	Curb and gutter along portion of Service Road	
<b>Vehicular Access</b> ( <a href="#">Sec. 5.8</a> )	N/A	Access from Service Road to Wegmans Parking lot and SECU Property	
<b>Bicycle Improvements</b> ( <a href="#">Sec. 5.8</a> )	N/A	N/A	
<b>Pedestrian Improvements</b> ( <a href="#">Sec. 5.8</a> )	N/A	Sidewalk along proposed driveway with cross walks across driveways along Service Road and Fordham Blvd and convert portion of Service Road to multi use path.	
<b>Traffic Impact Analysis</b> ( <a href="#">Sec. 5.9</a> )	N/A	N/A	
<b>Vehicular Parking</b> ( <a href="#">Sec. 5.9</a> )	N/A	N/A	
<b>Transit</b> ( <a href="#">Sec. 5.8</a> )	N/A	N/A	
<b>Bicycle Parking</b> ( <a href="#">Sec. 5.9</a> )	N/A	N/A	
<b>Parking Lot Standards</b> ( <a href="#">Sec. 5.9</a> )	N/A	N/A	
<b>Technical</b>			



<b>Fire</b>	N/A	N/A	
<b>Site Improvements</b>	N/A	N/A	
<b>Schools Adequate Public Facilities</b> ( <a href="#">Sec. 5.16</a> )	N/A	N/A	
<b>Recreation Area</b> ( <a href="#">Sec. 5.5</a> )	N/A	N/A	
<b>Lighting Plan</b> ( <a href="#">Sec. 5.11</a> )	N/A	N/A	
<b>Homeowners Association</b> ( <a href="#">Sec. 4.6</a> )	N/A	N/A	

Symbol	Meaning	Symbol	Meaning
	Meets Standard	<b>M</b>	Modification necessary
NA	Not Applicable	UNK	Not known at this time



## Checklist

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 and Sustainability at (919)968-2728 or at [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org).

X	<b>Application fee</b> ( <a href="#">refer to fee schedule</a> )	Amount Paid \$	\$380.00
X	<b>Pre-application meeting</b> – with appropriate staff		
X	<b>Digital Files</b> - provide digital files of all plans and documents		
X	<b>Concept Project Fact Sheet</b>		
X	<b>Statement of Compliance with Design Guidelines</b> (1 copies)		
X	<b>Statement of Compliance with Comprehensive Plan</b> (1 copies)		
N/A	<b>Affordable Housing Proposal, if applicable</b> (Rezoning Policy or Inclusionary Ordinance)		
X	<b>Mailing list of owners of property within 1,000 feet perimeter of subject property</b> ( <a href="#">see GIS notification tool</a> )		
X	<b>Mailing fee for above mailing list</b>	Amount Paid \$	\$230.00
X	<b>Developer’s Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:</b>		
	<ul style="list-style-type: none"> <li>• Natural features of site</li> <li>• Access, circulation, and mitigation of traffic impacts</li> <li>• Arrangement and orientation of buildings</li> <li>• Natural vegetation and landscaping</li> <li>• Impact on neighboring properties</li> <li>• Erosion, sedimentation, and stormwater</li> </ul>		
X	<b>Resource Conservation District, Floodplain, &amp; Jordan Buffers Determination</b> - necessary for all submittals		
X	<b>Reduced Site Plan Set (reduced to 8.5"x11")</b>		

## Plan Sets (1 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 and buffers
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable



## Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, 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, vehicular parking areas, bicycle parking, handicapped parking, street names.
- f) 1,000' 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) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

## Proposed Site Plan

- a) Existing building locations
- b) General location of proposed structures
- c) Parking areas
- d) Open spaces and landscaped areas
- e) Access points and circulation patterns for all modes of transportation
- f) Approximate locations of trails, pedestrian and bicycle connections, transit amenities, and parking areas
- g) Approximate location of major site elements including buildings, open areas, natural features including stream buffers, wetlands, tree stands, and steep slopes
- h) Proposed land uses and approximate location