

Bella Vista at Meadowmont Village Center

100 MEADOWMONT VILLAGE CIRCLE | CHAPEL HILL, NC

CONCEPT PLAN APPLICATION

Submittal: October 22, 2019

PROJECT TEAM

LEASE HOLDER

MEADOWMONT JV, LLC
C/O CRAIG DAVIS PROPERTIES, INC.
8000 WESTON PARKWAY, SUITE 360
CARY, NC 27513

Contact:
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mariana.molina@craigdavisproperties.com

PROPERTY OWNER

DDRM MEADOWMONT VILLAGE CENTER, LLC
C/O SITE CENTERS
3300 ENTERPRISE PARKWAY
BEACHWOOD, OHIO 44122

LANDSCAPE ARCHITECT / SURVEYOR / ENGINEER

SEPI ENGINEERING & CONSTRUCTION, INC.
1 Glenwood Avenue, Suite 600
Raleigh, NC 27603
919.789.9977

Landscape Architect:
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nyoung@sepiinc.com

Civil Engineer:
Marty Hebrank, P.E.
mhebrank@sepiinc.com

Traffic Engineer:
Lisa Lundeen, P.E.
llundeen@sepiinc.com

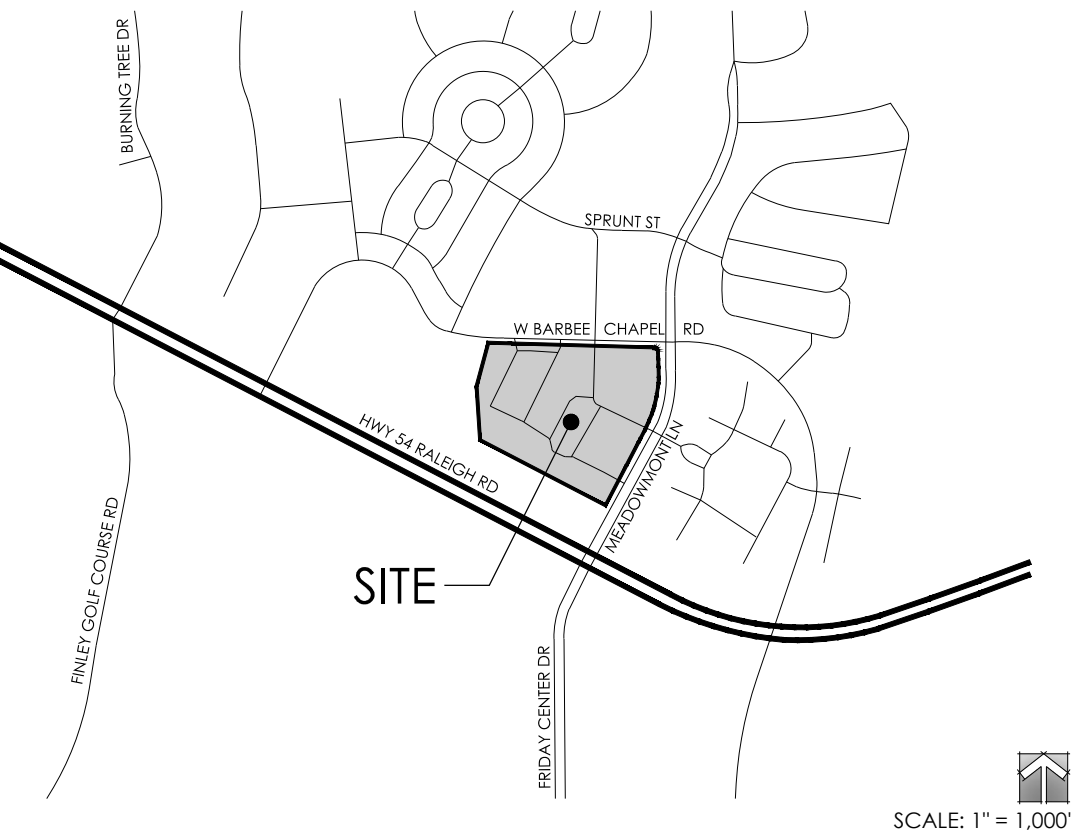
Survey:
Henry Fitts, P.L.S.
hfitts@sepiinc.com

ARCHITECT

HH ARCHITECTURE
1100 DRESSER COURT
RALEIGH, NC 27609

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VICINITY MAP



SHEET INDEX

- CP-0 COVER SHEET
- CP-1 AREA MAP
- CP-2 EXISTING CONDITIONS PLAN
- CP-3 CONCEPT PLAN

SITE DATA

JURISDICTION	TOWN OF CHAPEL HILL	
PARCEL ID	9798 64 7228 (Parcel K)	
EXISTING ZONING	MU-R-1	
PROPOSED ZONING	OI-3	
EXISTING USE	SURFACE PARKING LOT	
PROPOSED USE	OFFICE , ACCESSORY COMMERCIAL/RETAIL, PARKING	
RIVER BASIN	CAPE FEAR	
WATERSHED	JORDAN LAKE PROTECTED DISTRICT	
SUB WATERSHED	MORGAN CREEK	
GROSS ACREAGE (PARCEL K)	1.98 AC	
PROPOSED RIGHT-OF-WAY DEDICATION	0 AC	
NET ACREAGE	1.98 AC	

CONCEPT PLAN NOTES:

- GENERAL NOTES:
- THE BASE MAP INFORMATION SHOWN ON THIS PLAN, INCLUDING THE PROPERTY BOUNDARY, WAS OBTAINED FROM VARIOUS SOURCES INCLUDING PUBLICLY AVAILABLE LOCAL, COUNTY, AND STATE GIS SYSTEMS. THE PROJECT LEASE LINE AND OTHER EXISTING SITE CONDITIONS WERE DRAWN FROM A SCALED PDF OF AN ALTA/NSPS LAND TITLE SURVEY DATED 02/20/18 BY BOCK & CLARK. THIS INFORMATION IS TO BE USED FOR CONCEPTUAL PLANNING PURPOSES ONLY AND THIS PLAN SHOULD BE CONSIDERED PRELIMINARY.
 - WETLANDS, STREAMS, RIPARIAN BUFFERS AND OTHER ENVIRONMENTALLY SENSITIVE AREAS DEPICTED ON THIS PLAN ARE SUBJECT TO FIELD VERIFICATION WHICH MAY RESULT IN REVISIONS TO THIS PLAN, INCLUDING A REDUCTION IN THE PROPOSED UNITS OR DENSITY.
 - PROPOSED SITE ACCESS AND OTHER CONNECTIONS TO ADJACENT PUBLIC RIGHT OF WAYS ARE SUBJECT TO REVIEW AND APPROVAL BY THE NCDOT AND/OR LOCAL JURISDICTIONS.
 - ALL PROPOSED ELEMENTS SHOWN ON THIS PLAN ARE SUBJECT TO REVIEW AND APPROVAL BY A VARIETY OF PUBLIC AGENCIES WHICH MAY RESULT IN PLAN REVISIONS.
 - VEHICULAR AND BICYCLE PARKING COUNTS WILL BE PROVIDED AT LATER SUBMITTAL.



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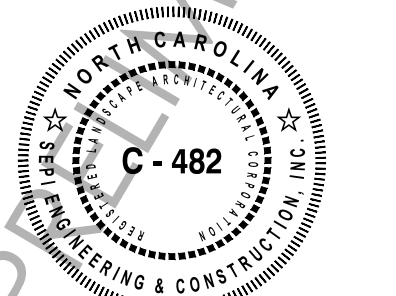
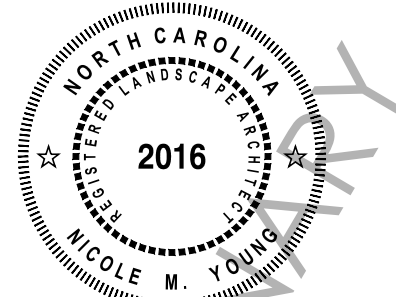


3 WORKING DAYS
BEFORE YOU DIG

Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.



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Bella Vista
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Village Center

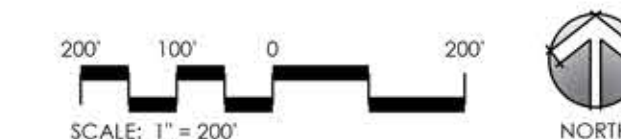
PREPARED FOR:

MEADOWMONT JV, LLC
8000 Weston Parkway, Suite 360
Cary, NC 27513

		DATE
PROJECT:	SE19.095.00	
ISSUE:	Concept Plan	10.22.19
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REVISIONS:		
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PROJ. MGR:	N. YOUNG	
DRAWN BY:	L. SMITH	
CHECKED BY:	N. YOUNG	

COVER

CP-0



CP-1

