Bella Vista at Meadowmont Village Center

100 MEADOWMONT VILLAGE CIRCLE | CHAPEL HILL, NC

CONCEPT PLAN APPLICATION

Submittal: October 22, 2019

SEPI

1 GLENWOOD AVE, SUITE 600 | RALEIGH, NC 27603

PHONE | 919.789.9977 11020 DAVID TAYLOR DR., SUITE 115 | CHARLOTTE, NC 28262

PHONE | 704.714.4880

5030 NEW CENTRE DR., SUITE B | WILMINGTON, NC 28403

3644 PUNGO CREEK RD. | PINETOWN, NC 278653 PHONE | 252.964.6900

sepiinc.com



3 WORKING DAYS
BEFORE YOU DIG
FOR THE LOCATION OF
UNDERGROUND FACILITIES

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 ADDRESSED OF ANY AND ALL LINDEPERCEDING.

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.

PROJECT TEAM

LEASE HOLDER

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

Contact:
Mariana Molina
312.268.5658
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

<u>Landscape Architect:</u> Nicole Young, PLA

nyoung@sepiinc.com

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

llundeen@sepiinc.com

<u>Traffic Engineer:</u> Lisa Lundeen, P.E.

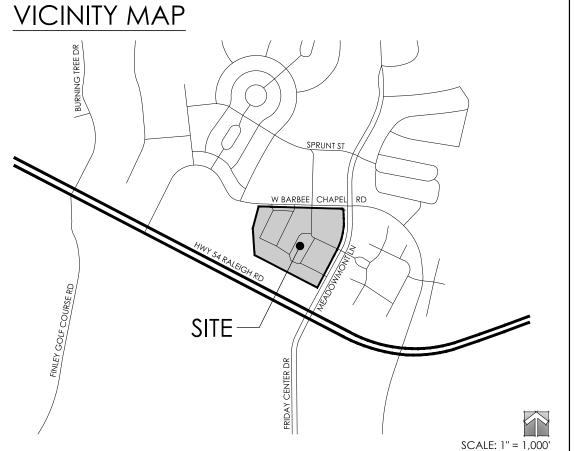
<u>Survey:</u> Henry Fitts, P.L.S.

hfitts@sepiinc.com

ARCHITECT

HH ARCHITECTURE 1100 DRESSER COURT RALEIGH, NC 27609

Contact: Kristen Hess, AIA, LEED AP 919.828.2301 khess@hh-arch.com



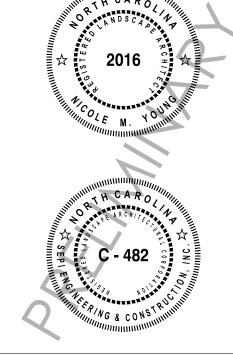
SHEET INDEX

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 | | |



COPYRIGHT © 2019

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

Bella Vista at Meadowmont Village Center

PREPARED FOR:

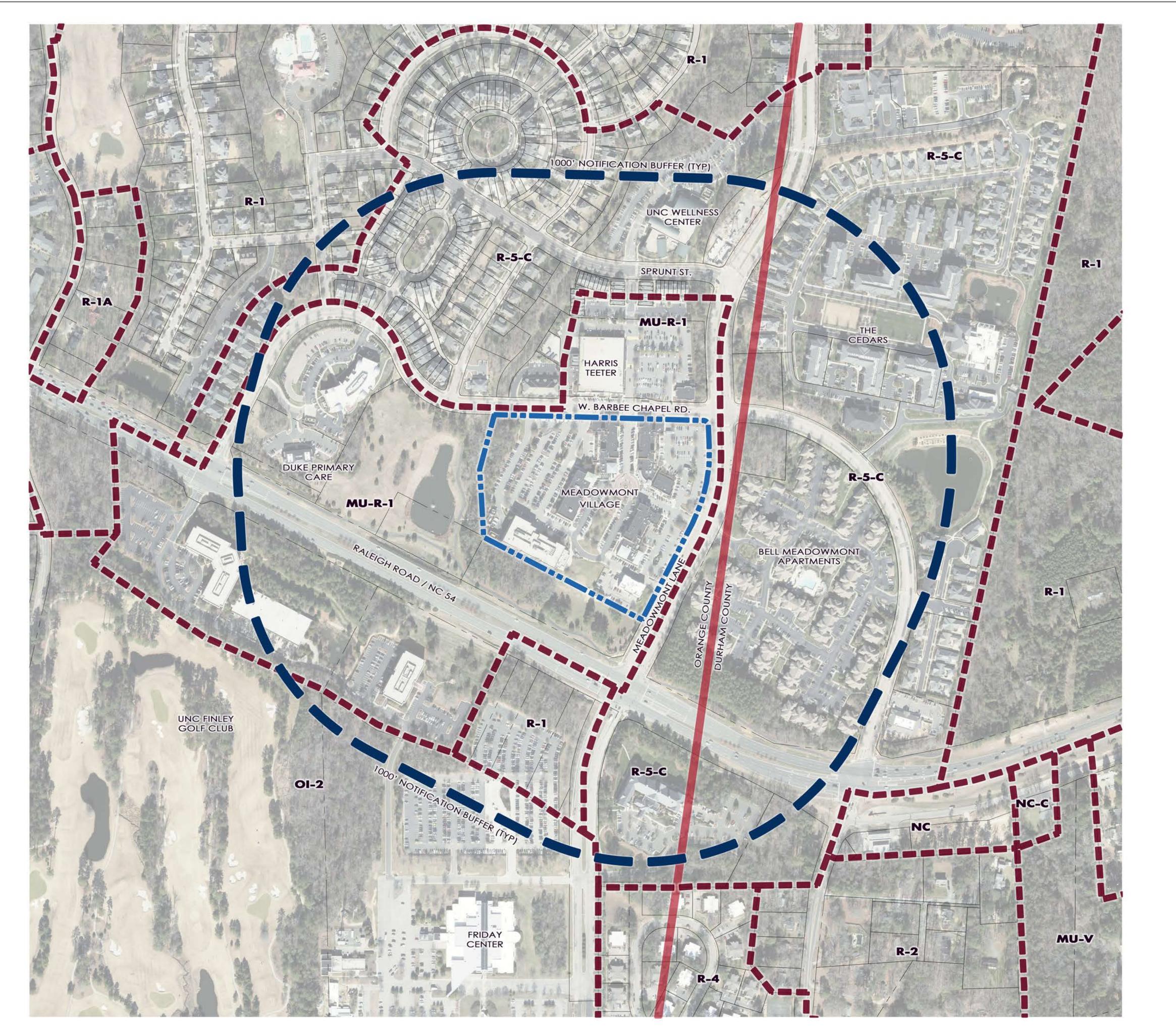
MEADOWMONT JV, LLC 8000 Weston Parkway, Suite 360 Cary, NC 27513

| | | DATE |
|------------|--------------|----------|
| PROJECT: | SE19.095.00 | |
| ISSUE: | Concept Plan | 10.22.19 |
| | | |
| | | |
| | | |
| | | |
| REVISIONS: | | |
| | | |
| | | |
| | | |

PROJ. MGR: N. YOUNG
DRAWN BY: L. SMITH
CHECKED BY: N. YOUNG

COVER

CP-0



LEGEND:

SITE AREA ZONING BOUNDARY

1,000' NOTIFICATION BUFFER

COUNTY LINE

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 DISTRIC | |
| 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.

SEPI ENGINEERING & CONSTRUCTION, INC. 1 GLENWOOD AVE, SUITE 600 | RALEIGH, NC 27603 PHONE | 919.789.9977

11020 DAVID TAYLOR DR., SUITE 115 | CHARLOTTE, NC 28262 PHONE | 704,714,4880

5030 NEW CENTRE DR., SUITE B | WILMINGTON, NC 28403 PHONE | 910.523.5715

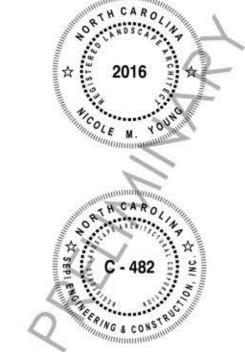
3644 PUNGO CREEK RD. | PINETOWN, NC 278653 PHONE | 252.964.6900 sepiinc.com



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.

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.



COPYRIGHT © 2019 SEPI ENGINEERING & CONSTRUCTION, INC

Bella Vista at Meadowmont Village Center

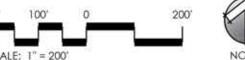
PREPARED FOR:

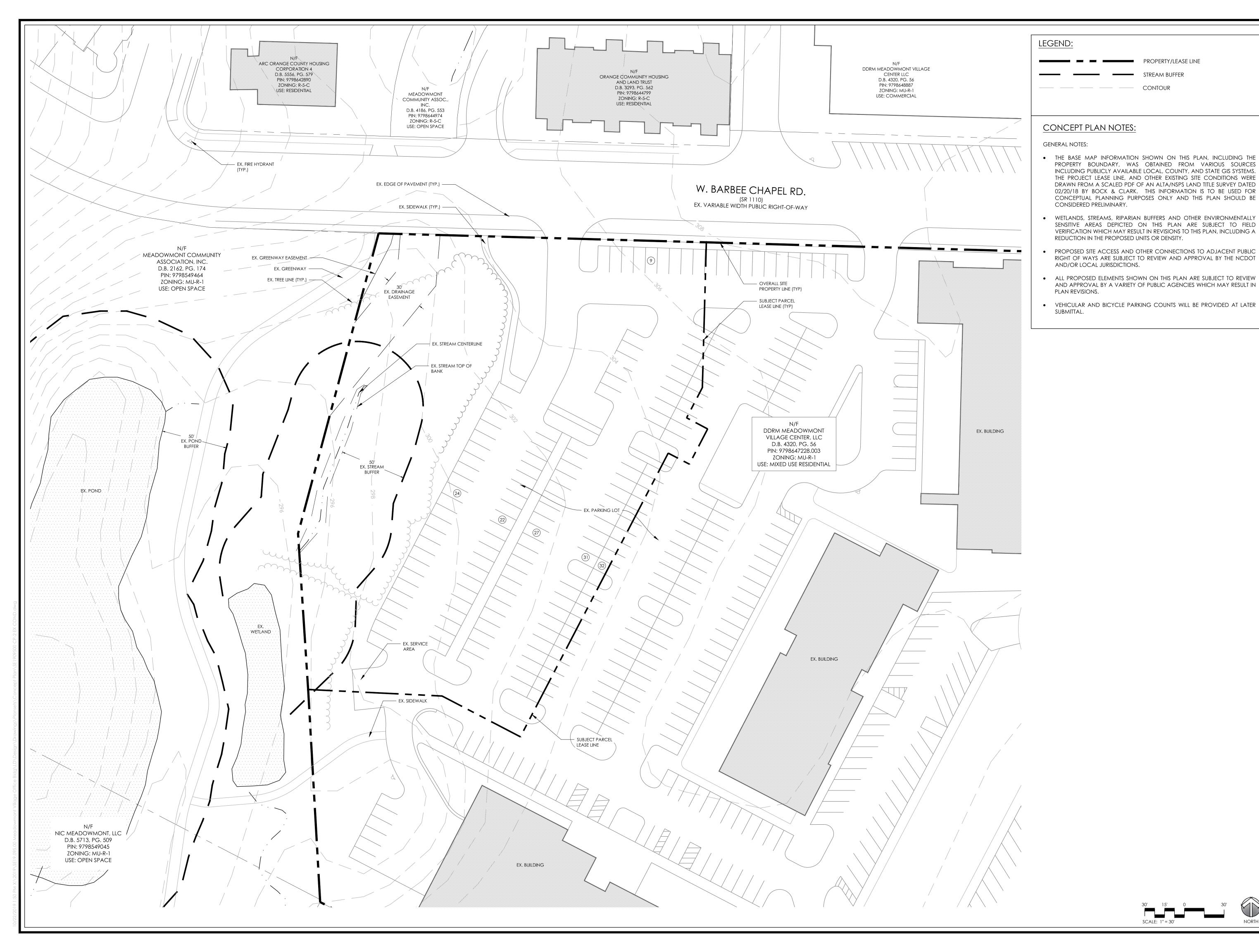
MEADOWMONT JV, LLC 8000 Weston Parkway, Suite 360 Cary, NC 27513

| | | DATE | |
|-------------|--------------|----------|--|
| PROJECT: | SE19.095.00 | | |
| ISSUE: | Concept Plan | 10.22.19 | |
| | 3 | | |
| | 3 | | |
| | g. | 1/2 | |
| | i i | | |
| REVISIONS: | 5 | 17 | |
| | 2. | | |
| | æ | | |
| | | | |
| | 3. | | |
| | 9. | | |
| | £ | | |
| PROJ. MGR: | N, YOUNG | 18 | |
| DRAWN BY: | L. SMITH | | |
| CHECKED BY: | N. YOUNG | | |

AREA MAP

CP-1





SEPI ENGINEERING & CONSTRUCTION, INC. 1 GLENWOOD AVE, SUITE 600 | RALEIGH, NC 27603 PHONE | 919.789.9977

1 1020 DAVID TAYLOR DR., SUITE 115 | CHARLOTTE, NC 28262 PHONE | 704.714.4880

5030 NEW CENTRE DR., SUITE B | WILMINGTON, NC 28403 PHONE | 910.523.5715

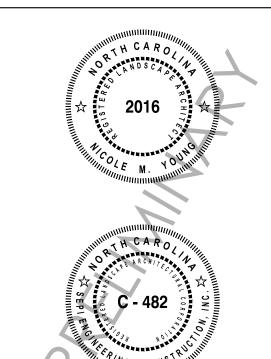
3644 PUNGO CREEK RD. | PINETOWN, NC 278653 PHONE | 252.964.6900 sepiinc.com



3 WORKING DAYS FOR THE LOCATION OF

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.

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE <u>CONTRACTOR</u> 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.



COPYRIGHT © 2019 SEPI ENGINEERING & CONSTRUCTION, INC

Bella Vista at Meadowmont Village Center

PREPARED FOR:

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

| | | | DATE |
|---------------------|-------|--------------|----------|
| PRO | JECT: | SE19.095.00 | |
| ISSUE: | | Concept Plan | 10.22.19 |
| | | | |
| | | | |
| | | | |
| | | | |
| REVISIONS: | | | |
| | | | |
| | | • | • |
| | | | . |
| | | | |
| | | • | |
| | | | |
| | | | - |
| | | | |
| | | | |
| PROJ. MGR: N. YOUNG | | N. YOUNG | |
| | | | |

CHECKED BY: N. YOUNG EXISTING CONDITIONS

DRAWN BY: L. SMITH

PLAN CP-2



