

# TOWN OF CHAPEL HILL



### Applicant Information

Name: Bill Spang Spang devco @ aol.com brianne.massey@civil-consultants.com tony.whitaker@civil-consultants.com  
 Address: 111 Cloister Court Suite 114  
 City: Chapel Hill State: NC Zip: 27514  
 Phone (Work): (919)489-9192 FAX: (919)490-6993 E-Mail: \_\_\_\_\_

### Property Owner Information (included as attachment if more than one owner)

Name: Genevrette S. Oldham Phone \_\_\_\_\_  
 Address: 496 Old Lystra Road  
 City: Chapel Hill State: NC Zip: 27514

### Development Information

Name of Development: Oldham Property  
 Tax Map: 7 Block: 128 Lot(s): B.23 Parcel ID#: 9777-70611  
 Address/Location: 1725 US 15-501 S.  
 Existing Zoning: R-LD-1 New Zoning District if Rezoning Proposed \_\_\_\_\_  
 Proposed Size of Development (Acres / Square Feet): 39 / 1,696,157  
 Permitted / Proposed Floor Area (Square Feet): \_\_\_\_\_ / \_\_\_\_\_  
 Minimum # Parking Spaces Required: \_\_\_\_\_ #Proposed \_\_\_\_\_  
 Proposed Number of Dwelling Units: 22 # Units perAcre 0.56  
 Existing / Proposed Impervious Surface Area (Square Feet): 0 / 0  
 Is this Concept Plan subject to additional review by Town Council? yes

The undersigned applicant hereby certifies that: a) the property owner authorizes the filing of this proposal b) authorizes on-site review by authorized staff; and c) to the best of his/her knowledge and belief, all information supplied with this proposal is true and accurate.

Signature: Bill Spang Date: 6/12/06

Please submit **20 sets** of all materials, or **35 sets of all materials including reduced (8½" by 11") copies of all plans if the Concept Plan is subject to additional review by the Town Council**, no later than the first day of the month. Materials must be collated and folded to fit into a 12 x 15" envelope.

The Community Design Commission meets regularly on the third Wednesday of each month. Meetings with the Town Council will be scheduled after the Community Design Commission meeting. For confirmation of meeting dates and the placement of your request on the agenda, please call the Planning Department at (919) 968-2728.

**OLDHAM PROPERTY**  
**CONCEPT PLAN REVIEW**  
**DEVELOPER'S PROGRAM**

The Developer, Spang Development Co, intends to create a large lot subdivision of 22 homesites similar to the Creek Wood subdivision on Whitfield Road.

Homesites will be attractively configured to fit with the natural topography and to utilize the suitable soils for individual, septic sewer systems. All homes will be served by individual wells and subsurface septic systems. Streets will be built to NCDOT standards and site development will employ best management practices for low impact management of stormwater.

A community homeowners association will own and care for the common open space, stormwater detention, entrance monuments and common area landscaping.

A select group of custom homebuilders will purchase the lots from the developer and build the homes.