

# TOWN OF CHAPEL HILL

## CONCEPT PLAN PROPOSAL

### ***Applicant Information***

Name: Southern Village Center LLC  
Address: 410 Market Street, Suite 420  
City: Chapel Hill State: NC Zip: 27516  
Phone (Work): (919) 933-4422 FAX: (919) 933-1902 E-Mail: waldorf@nc.rr.com

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

Name: Southern Village Center LLC Phone: (919) 933-4422  
Address: 410 Market Street, Suite 420  
City: Chapel Hill State: NC Zip: 27516

### ***Development Information***

Name of Development:

Tax Map: 7 Block: 126 Lot(s): A.23 Parcel ID #: 9787055432

Address/Location: Aberdeen Drive at Market Street

Existing Zoning: New Zoning District if Rezoning Proposed MUV Arterial

Proposed Size of Development (Acres / Square Feet): 0.752 ac / 32,768 sf

Permitted / Proposed Floor Area (Square Feet): 39,321 158,000 SF STRUCTURED PARK.

Minimum # Parking Spaces Required: 90 #Proposed 147 + 90,000 SF BUILDING = 148,000 SF

Proposed Number of Dwelling Units: N/A # Units per Acre N/A

Existing / Proposed Impervious Surface Area (Square Feet): 26,093 / 31,008

Is this Concept Plan subject to additional review by Town Council? Yes

**Fee** **\$320**

**Submittal schedule attached**

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: Rosemary J. Waldorf Date: 8-15-08

# TOWN OF CHAPEL HILL - PROJECT FACT SHEET

[www.townofchapelhill.org/planning/index.htm](http://www.townofchapelhill.org/planning/index.htm)

## A. IDENTIFICATION OF DEVELOPMENT

Date: \_\_\_\_\_

Plans dated: 8/19/08 Tax Map 7 Block 126-A Lot 23

Parcel Identification Numbers (PINs) 9787 05 5432

Name of Project: SOUTHERN VILLAGE CENTER

Proposal Summary: CONVERSION OF A SURFACE PARKING LOT TO A HOTEL OR RESIDENTIAL CONDOMINIUM

Use Group (Sec. 3.7-1): HOTEL - B Zoning District(s): NK-C

GROSS LAND AREA (Sec. 3.8-1) RESIDENTIAL CONDOMINIUM - A → BEZONE TO MH-V ARTERIAL

Net Land Area (App. A)

NLA 32,768 SF

- Choose one of the following, or a combination, not to exceed 10% of the net land area figure.

Credited Street Area (App. A) Total adjacent frontage x 1/2 width of the dedicated public right-of-way 119 x 35 CSA 4,165 (3,277)

Credited Open Space (App. A) Total adjacent frontage x 1/2 public or dedicated open space COS \_\_\_\_\_

TOTAL: GROSS LAND AREA (Sec. 2.51) NLA + (CSA and/or COS) = GLA (not to exceed NLA + 10%) GLA 36,045

## REQUIRED LAND USE INTENSITY (Sec. 3.8-1, 5.5)

(For multiple zoning districts, please attach a separate sheet with calculations)

Floor Area Ratio FAR 1.2 Maximum Floor Area (FAR x GLA) MFA 39,321

### Impervious Surface Ratios

- Low Density Option ISR 0.24 Maximum Impervious Surface or (ISR x GLA) MIS \_\_\_\_\_
- High Density Option ISR 0.5 Maximum Impervious Surface or (ISR x GLA) MIS \_\_\_\_\_
- High Density Non Residential Option SR 0.7 Maximum Impervious Surface or (ISR x GLA) MIS \_\_\_\_\_

Recreation Space Ratio RSR \_\_\_\_\_ Minimum Recreation Space (RSR x GLA) RSR \_\_\_\_\_

## D. DIMENSIONAL MATRIX REQUIREMENTS (Based upon proposed plans)

DIMENSIONAL MATRIX REQUIREMENTS			Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Floor area	Floor Area on all Floors	FA	0	90,000	90,000
Principal Building Area	Floor Area on Ground Level	BA(1)	0	2,500	2,500
Garage Building Area	Enclosed Car Parking Area	BA(2)	0	58,000	58,000
Other Enclosed Building Area	Community Building, Storage, Etc.	BA(3)	0	0	0
Other Ground Level Building Area	Covered Porches, Breezeways, Car Parking (if underneath), Etc.	BA(4)	0	27,700	27,700
Building Area	BA(1)+BA(2)+BA(3)+BA(4)	BA		31,008	31,008
Basic Uncovered Area	GLA-BA	UA		5037	5037
Recreational Space (Sec. 5.5)		RS			
Number of Seats					
*Gross Land Area with Impervious Surface			24,093	31,008	31,008
*Percentage of Gross Land area with Impervious Surface (Imper+GLA)			%	%	%
*If Located in the Watershed Protection District, Percentage of Impervious Surface on July 1, 1993			N/A		%

\*Only if lot is less than 21,780sq.ft.

LOT SIZE	Required By Ordinance	Existing / Proposed
Lot Size (Sec. 3.8-1)	5500	32,768
Lot width (Sec. 3.8-1)	50	118
Street Frontage Width (Sec. 3.8-1)	40	118

Revised 10/12/06

### D. DIMENSIONAL MATRIX REQUIREMENTS (Cont.)

SETBACKS AND HEIGHT		Required By Ordinance	Existing / Proposed
Setbacks (Sec 3.8, Table 3.8-1)	Street	0	0
	Interior	0	0
	Solar	20	0
Maximum Height (Sec. 3.8-1)	Primary	70	65
	Secondary	114	75

BUILDINGS/DWELLING UNITS	Required	Proposed	PARKING SPACES	Required	Proposed	Percent of Total Spaces
Number of Buildings		1	Regular Spaces	157	141	
Number of Floors	NA		Compact Spaces			
Number of Dwelling Units			Handicap Spaces	6	6	
Number of Efficiency Units			Total Spaces	163	147	NA
Number of Single Bedroom Units			Loading Spaces			NA
Number of 2 Bedroom Units			Bicycle Spaces			
Number of 3 Bedrooms Units						

### E. LANDSCAPE BUFFERYARDS (Sec 5.6)

Location	Required Minimum Width	Proposed Width
1. NONE REQUIRED		0
2.		
3.		
4.		
5.		
6.		

UTILITIES (✓ which applies)				
Water	Sewer	Electric Service	Telephone Service	Solid Waste Collection
OWASA ✓	OWASA ✓	Underground ✓	Underground ✓	Town
# Well(s)	# Septic Tank(s)	Above Ground	Above Ground	Private ✓
Community Well(s)	Comm. Package Plant			

\*NOTE: Public water and sewer required if located inside Urban Service Boundaries.

Other	10 - 15%	>15-25%	>25%
Area in Slope Interval*	0	0	0
Soil Type(s) On Lot	SOIL SURVEY → LOC LOUISBURG SANDY CLAM 6 1/2 - 10 20		

• Only required for lots created after January 27, 2003.

### G. ADJOINING or CONNECTING STREETS

STREET NAME	Right-of-Way Width	Pavement Width	No. of Lanes	Paved or Unpaved?	Existing Sidewalk (Yes/No)	Existing Curb/Gutter (Yes/No)
ABERDEEN STREET	66'	28'	2	PAVED	Yes	Yes
MARKET STREET (TO THE WEST)	80'	28'	2 (ONE WAY)	PAVED	Yes	Yes
KILDARE ROAD	66'	28'	2	PAVED	Yes	Yes
MARKET STREET (TO THE EAST)	80'	28'	2 (ONE WAY)	PAVED	Yes	Yes

Revised 10/12/06

PAVED WIDTH IS FOR THE TRAVEL LANES  
THERE IS ADDITIONAL WIDTH FOR ON-

## **Southern Village Center**

Aberdeen Street to Kildaire Road at Market Street, Southern Village

### **Developers Program**

As developers of the Village Center in Southern Village, we have been investigating a new building for some time. Last June we held a design charrette, including residents and business owners in Southern Village. At the charrette, we had the opportunity to explain our belief that a hotel or new residential condominium building could be a third "anchor" in the Village Center, along with Weaver Street and the Lumina Theatre. Our shops, restaurants and service businesses draw strength from anchor establishments that regularly attract patrons from other parts of our community. Supporting the long-term economic vitality of the Village Center is the key reason for considering any new development.

Another reason is design. Adding a building would enhance the village center aesthetically; in effect, it would "complete" the village center. The original plan for the Village Center included a building on that property.

The charrette helped us think through some important questions. For example, it became very clear to us that convenient, appealing parking next to Weaver Street is essential. We received good information on what people do and don't like about structured parking. No public parking would be lost if a new building were constructed at this location.

In addition to enhancing the economic sustainability of the Village Center, a new hotel or residential building would be environmentally sustainable as well. It would be infill development on a site that is already impervious. It would be located in a walkable mixed-use area that experiences heavy transit use. We would employ green building practices, use materials approved by the U.S. Green Building Council to the greatest extent practical, strive for a high level of energy conservation and use state of the art stormwater techniques in an effort to manage some of the stormwater on site.

We do not yet have a building design, but we want to complete the Village Center with a building that is architecturally pleasing and distinctive from all angles, and that blends well with the existing buildings.

## **Southern Village Center**

Aberdeen Street to Kildaire Road at Market Street, Southern Village

### **Statement of Justification Special Use Permit Modification Request**

This proposal requests to modify an existing Special Use Permit Approved in 1996 and revised in 1998 in order to allow construction of either a hotel or a residential condominium in the block bounded by Aberdeen Street, Market Street to the west, Kildaire Road, and Market Street to the east.

The current SUP encompasses the Village center in Southern Village and incorporates residential, commercial and civic uses. The Special Use Permit as approved put limits on the percentage of each use. We would like to relax those limits so that the village center can grow in a more organic form and meet changing market demands and neighborhood preferences over time.

Four finding must be made by the Manager, Planning Board and Council in order to approve a Special Use permit. Those findings, and our rational for how we address them, are as follow:

***1) The use or development is located, designed and proposed to be operated so as to maintain or promote the public health, safety and general welfare.***

These issues can generally be condensed down to traffic impacts, availability of public utilities, air, water and soil pollution, trash handling and affects such as noise and restricting access to air and light.

Additional traffic will likely be generated and will require a Transportation Impact Analysis to ensure that any off site impacts are mitigated. The main access into the village center is from hwy 15/501 onto Market Street. That intersection is signalized. The proposed development site itself has frontage on four streets in the village center – Aberdeen Street, Market Street on two sides, and Kildaire Road which allows multiple access points.

All public utilities are available at the perimeter or within the site.

The proposed building will be in an existing parking lot, so that increases in impervious surface and stormwater impacts will be small. Storm water management devices will be installed as needed.

Erosion Control measures will be installed prior to beginning construction to prevent sediment from leaving the construction area.

The refuse collection area is located within the building limits and therefore will have little impact on neighboring properties.

Site lighting will meet Town requirements. Impact of the proposed building on the adjacent buildings relative to shading and solar access has been evaluated and will be minimal.



**2) The use or development complies with all required regulations and standards of Chapter 4.5 of the LUMO, including all applicable provisions of Articles 3 and 5, the applicable specific standards contained in the Supplemental Use Regulations (Article 6) and with all other applicable regulations.**

This project complies with the standards of Chapter 4.5 of the LUMO, and meets all applicable provisions of Articles 3 and 5, and the applicable standards contained in Article 6, save for:

- a modification requested in the Floor Area Ratio
- a reduction in the solar setback
- a reduction of the minimum parking requirements.

All dimensional, design and development standards are in conformance with those stipulated in the LUMO except that we are asking for a reduction in the solar setback. The property abuts only rights of way and there are no private properties abutting the site. Building setbacks and height limitations are being met. We are requesting a modification to the floor area ratio to allow 148,000 sf of total floor area rather than the 39,321 sf permitted. Of the 148,000 sf being requested, 58,000 sf would be to accommodate structured and underground parking spaces. No environmentally sensitive site issues have been identified on the site.

The project will need a decrease in the minimum parking requirement. There are currently 73 parking spaces on site or on-street adjacent to the site which will be removed as part of this development. The new project would provide 147 spaces or an additional 74 spaces to the total that currently exist. We feel that because of the nature of Southern Village there will be a higher proportion of hotel guests or residents who will not need cars.

**3) The use or development is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity.**

The project as approved and as well as the proposed modification will maintain or enhance the value of contiguous property.

The proposed hotel or residential condominium development would support the existing businesses in Southern Village and would act as another anchor in the village center. The original design for the village center included a building on this property, and the current program was developed through a community design workshop in 2007.

**4) The use or development conforms with the general plans for the physical development of the Town as embodied in this Chapter and the Comprehensive Plan**

The project as originally approved, as well as the proposed modification, is developed in accordance with the general plans for physical development per the LUMO and Comprehensive Plan.

The proposed use, either a hotel or residential condominium, would be complementary to the existing uses in the district. The site does not abut single family residential property, but is buffered by commercial and mixed uses. Goals of the Comprehensive Plan call for concentrating commercial uses in and around existing commercial nodes, promoting transit oriented development, and increase employment opportunities for residents and satisfy local demand for commercial and retail services. The proposed hotel or residential use will satisfy all of these recommendations.

# SOUTHERN VILLAGE CENTER

## ABERDEEN DRIVE & MARKET STREET, CHAPEL HILL NC

### CONCEPT PLAN APPLICATION



#### PROJECT DATA:

TAX MAP #: 7.126.A.23  
 PIN #: 3787055432  
 EX. ZONING: NC-G  
 PROPOSED ZONING: MU-V ARTERIAL  
 EXISTING USE: PARKING LOT  
 PROPOSED USE: HOTEL OR RESIDENTIAL CONDOMINIUM BUILDING  
 SITE AREA: .75 AC  
 PROJECT AREA: .75 AC

EXISTING PARKING: 73 SPACES TOTAL  
 INCLUDING 3 ON-STREET SPACES AND  
 INCLUDING 4 ADA SPACES

REQUIRED PARKING FOR HOTEL:  
 MINIMUM: 101 ROOMS X .9 = 91 SPACES  
 MAXIMUM: 90 ROOMS X 1.25 = 126

REQUIRED PARKING FOR RESIDENTIAL CONDOMINIUMS:  
 MINIMUM: 50-75 UNITS >>> MIX OF 1 BR (50%) AND 2 BR (50%)  
 X 1.5 SPACES PER UNIT = 75-112 SPACES

PROPOSED ON-SITE TOTAL PARKING: 146 SPACES  
 FULL SIZE: 140  
 HANDICAP: 6 ADA SPACES  
 TOTAL: 146

NUMBER OF ADDITIONAL SPACES = 146 - 73 = 73

#### IMPERVIOUS SURFACE CALCULATIONS

EXISTING IMPERVIOUS SURFACE: 26,083 SF  
 PROPOSED ADDITIONAL IMPERVIOUS SURFACE: .15 AC  
 TOTAL POST-DEVELOPMENT IMPERVIOUS SURFACE: .75 AC = 100 %

#### LAND USE INTENSITY COMPLIANCE

MAX FLOOR AREA (1.2): 39,321 sf  
 PROPOSED: 90,000 sf / FRI 2.30  
 PLUS STRUCTURED PARKING

#### FEMA FLOODPLAIN INFORMATION.

THERE IS NO MAPPED FLOODPLAIN ON SITE. THE NEAREST FLOOD ELEVATION IS LOCATED APPROXIMATELY 1000' WEST OF THE PROPERTY, WEST OF NC 15-501. THE FFE OF THE PROPOSED HOTEL IS APPROXIMATELY 418, HIGHER THAN THE NEAREST MAPPED BASE FLOOD ELEVATION OF 362.

INFORMATION HAS BEEN TAKEN FROM THE 2006 FEMA MAPS.

#### LIST OF SHEETS

- CP 0.0 - COVER SHEET
- CP 1.0 - AREA MAP
- CP 1.1 - SITE ANALYSIS
- CP 1.2 - SITE CONTEXT PHOTOS
- CP 1.3 - EXISTING CONDITIONS
- CP 2.0 - CONCEPTUAL SITE PLAN
- CP 3.0 - CONCEPTUAL GRADING AND UTILITY PLAN
- ARCHITECTURAL PLANS
- PERSPECTIVE
- LOWER LEVEL PLAN
- FIRST FLOOR PLAN
- SECOND FLOOR PLAN
- THIRD-FIFTH FLOOR PLAN SECTION

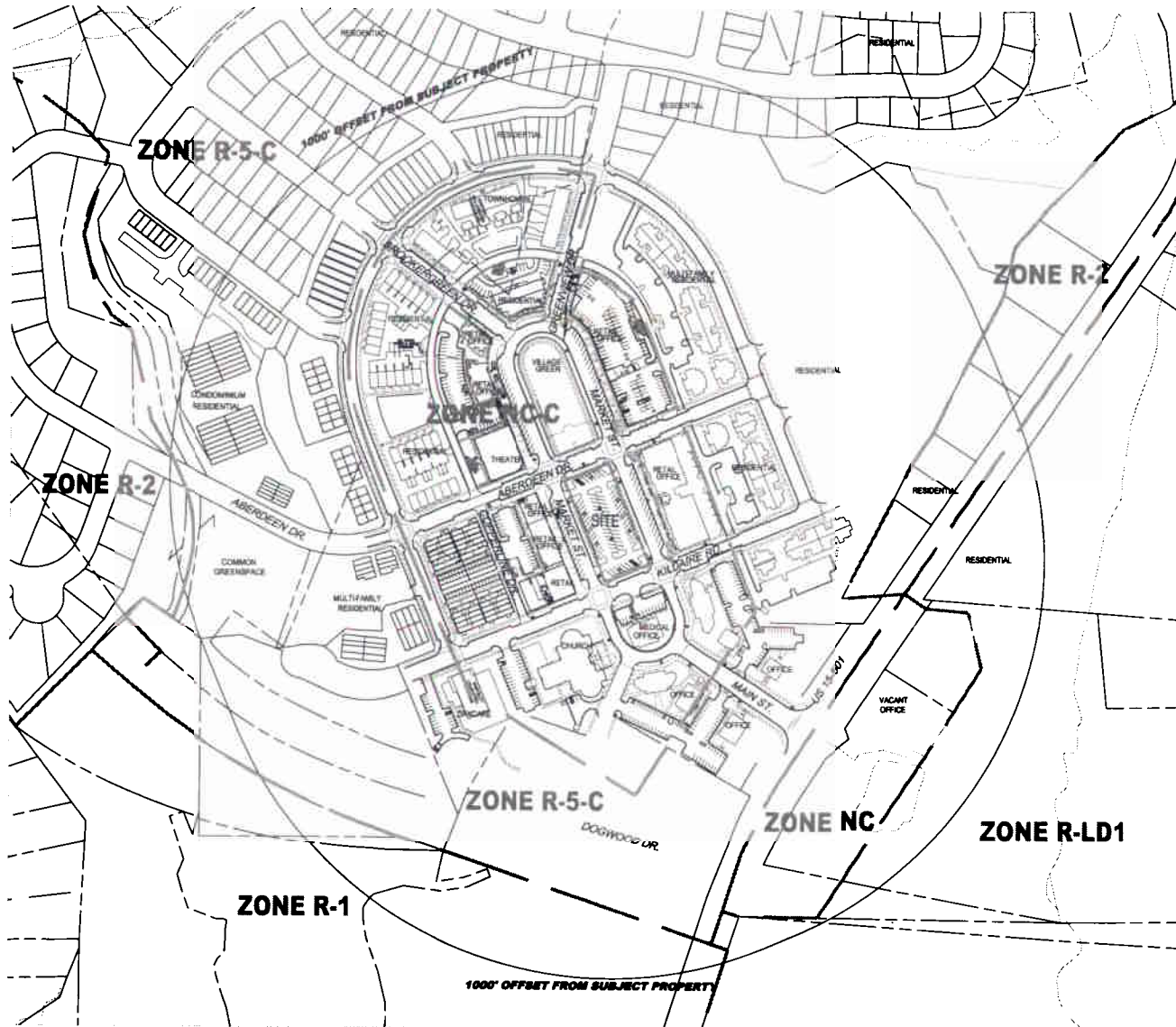


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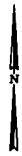
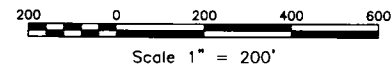
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Client:	0000000000
Drawn:	0000000000
Revised:	0000000000

CONCEPT PLAN SUBMITTAL  
 Sheet Title:

COVER  
 Sheet Number:  
 CP-0.0



1/CP-1.0  
**AREA MAP**  
 Scale: 1" = 200'



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 f 919.882.8546  
 www.cjta.com

Project:  
**SOUTHERN  
 VILLAGE  
 CENTER**  
 ABERDEEN STREET  
 Chapel Hill, NC 27516

PI# 275758422

OWNER:  
 Southern Village Center LLC  
 412 Market St. #422  
 Chapel Hill, NC 27516  
 919-833-4422



PLANS NOT RELEASED  
 FOR CONSTRUCTION

Job Number: 8822

Drawn:	JULY 2015, JSL
Checked:	JULY 2015, JSL
Scale:	AS SHOWN
Revised:	12/24/15

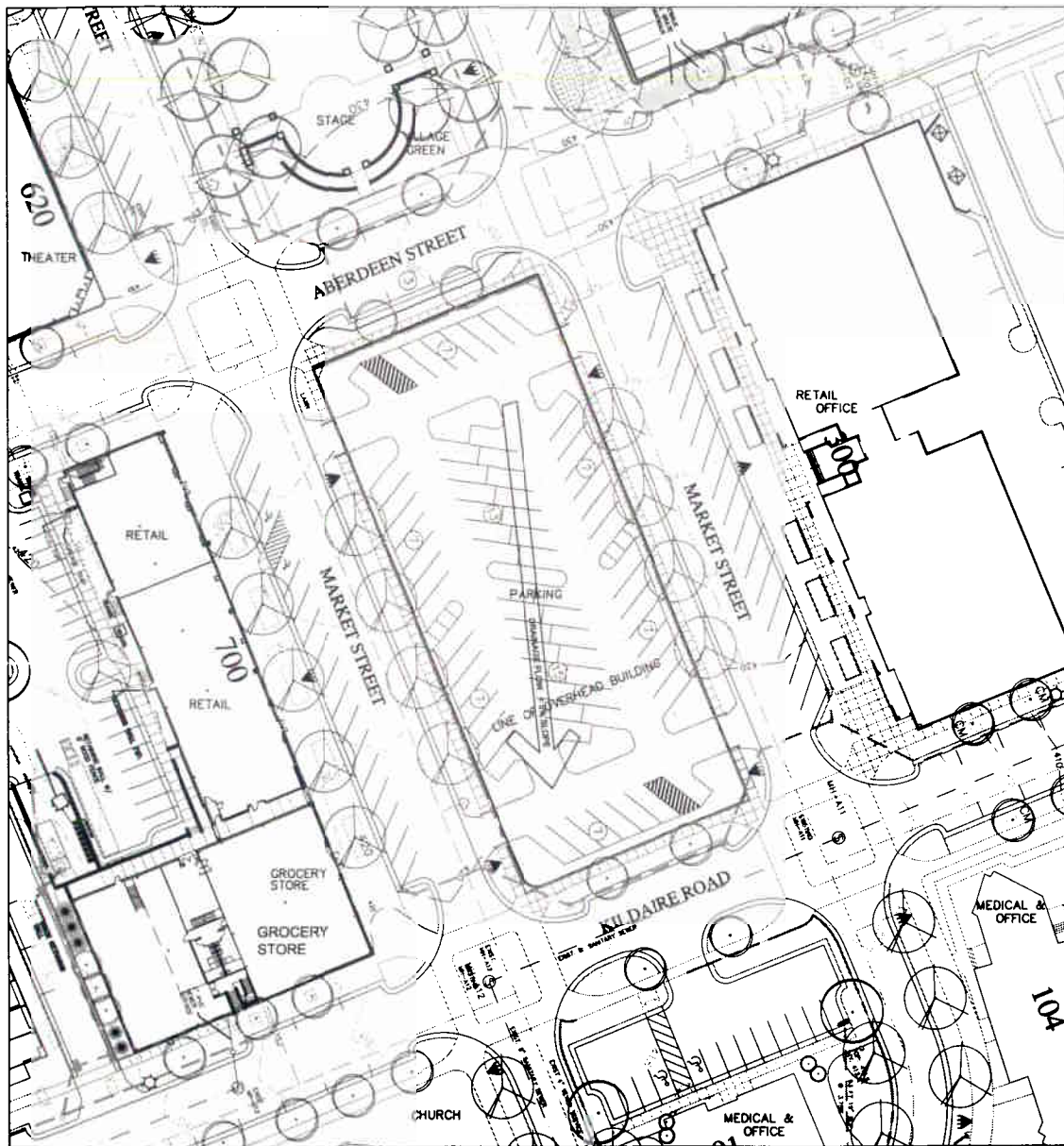
CONCEPT PLAN SUBMITTAL

Sheet Title:

**AREA MAP**





Sheet Number:  
 CP-1.0





**TOPOGRAPHY/SLOPES:**

THE PROJECT AREA HAS ALREADY BEEN GRADED TO ACCOMMODATE A BUILDING WITH A 20,000 SF FOOTPRINT AND ASSOCIATED PARKING. THE SITE HAS SLOPES OF LESS THAN 10% AND THE OVERALL PROJECT AREA SLOPES LESS THAN 5% FROM NORTH TO SOUTH.

-  SLOPES < 10%
-  SLOPES 10%–15%
-  SLOPES 15%–20%
-  SLOPES > 25%

**HYDROLOGICAL FEATURES/DRAINAGE**

THERE ARE NO CREEKS SHOWN ON THE SOIL SURVEY OR THE USGS MAPS FOR THIS PROJECT AREA OR THE SITE, OR WITHIN 100' OF THE SITE. THE SITE HAS BEEN GRADED TO ACCOMMODATE AN EXISTING PARKING LOT. THERE IS CURB AND GUTTER AND STORM DRAINAGE EXISTING ON ADJACENT STREETS.

**SOIL TYPES**

THE JUNE 1977 USDA SOIL SURVEY (SHEET 26), ORANGE COUNTY, CLASSIFIES THE SOILS IN THE PROJECT AREA AS LoC - LOUISBURG SANDY LOAM 6%-10% SLOPES. THIS SOIL IS FORMED OF WEATHERED GRANITE. IT IS WELL DRAINED, RAPIDLY PERMEABLE SOIL FOUND ON THE SIDE SLOPES ADJACENT TO MAJOR DRAINAGEWAYS. THE PROJECT SITE AND SURROUNDING AREA HAVE ALL BEEN GRADED AND BUILT UPON SINCE 1977 AND A MORE ACCURATE DESCRIPTION OF THE SOILS HERE NOW WOULD BE URBAN.

**SUN/SHADE PATTERNS**

THE SUN WILL PASS AROUND THE BACK OF THE STRUCTURE DURING THE COURSE OF THE DAY. THE ENTRY WILL BE NORTH FACING. THE PARKING WILL ALL BE BELOW GROUND INSIDE THE STRUCTURE AND WILL BE UNAFFECTED BY SOLAR ORIENTATION. THERE ARE SOME EXISTING AND PROPOSED STREET TREES BUT, AS IN MOST DOWNTOWN AREAS, THE MAJORITY OF SHADE FOR PEDESTRIANS ON THE SIDEWALK WILL BE PROVIDED BY THE BUILDING ITSELF.

**FEMA FLOODPLAIN INFORMATION.**

BASED ON THE 2006 FEMA MAPS FOR ORANGE COUNTY THERE IS NO MAPPED FLOODPLAIN ON THIS SITE. THE NEAREST MAPPED FLOODPLAIN IS LOCATED APPROXIMATELY 1000 FEET TO THE WEST, WEST OF HWY 15-501, WHERE THE BASE FLOOD ELEVATION IS 362. THE PROPOSED HOTEL BUILDING WILL BE SET WITH A LOWER LEVEL FFE OF APPROXIMATELY 418, OR 56 FEET ABOVE THE NEAREST BASE FLOOD ELEVATION.

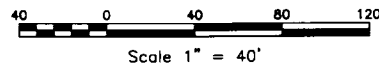
**SPECIAL FEATURES**

THIS PROPERTY HAS FRONTAGE ON FOUR RIGHTS OF WAY - ABERDEEN STREET, MARKET STREET ON TWO SIDES, AND KILDAIRE ROAD. THE PROPERTY TOPOGRAPHY IS SUCH THAT VEHICULAR AND PEDESTRIAN ACCESS TO TWO LEVELS IS POSSIBLE - ACCESS TO THE LOWER LEVEL FROM KILDAIRE AND TO THE UPPER LEVEL FROM ABERDEEN. THE SITE HAS BEEN SERVICED WITH ALL UTILITIES. EXISTING UTILITIES ARE ALL UNDERGROUND.

**VEGETATION**

THE SITE IS A SURFACE PAVED PARKING LOT WITH SOME PERIMETER PLANTINGS. THE PROPOSED PROJECT WILL USE THE ENTIRE SITE FOR THE BUILDING FOOTPRINT. THERE WILL BE SOME EXISTING TREE PLANTINGS AND SOME NEW TREES PLANTED IN THE RIGHT OF WAY. THIS IS A SIMILAR DESIGN TO THE SURROUNDING BUILDINGS. THERE IS A VILLAGE GREEN NORTH OF THE SITE WHICH WILL REMAIN. THERE ARE NO SPECIMAN TREES ON SITE.

1/CP-1.1  
**SITE ANALYSIS**  
 Scale: 1" = 40'




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Project:  
**SOUTHERN VILLAGE CENTER**  
 ABERDEEN STREET  
 Chapel Hill, NC 27516

PH: 9787888432

OWNER:  
 Southern Village Center LLC  
 410 Marshall St. #420  
 Chapel Hill, NC 27518  
 919-933-4422



**PLANS NOT RELEASED FOR CONSTRUCTION**

Job Number: 0822

Drawn:	DATE: 08/25/2011
Checked:	DATE: 08/25/2011
Design:	DATE: 08/25/2011
Reviewed:	DATE: 08/25/2011

CONCEPT PLAN SUBMITTAL

Sheet Title:

**SITE ANALYSIS**

Sheet Number:  
 CP-1.1



VIEW 1 VILLAGE GREEN NORTH OF SITE



VIEW 2 NEIGHBORING THEATER NORTHWEST OF SITE



VIEW 3 VIEW NORTH ALONG SITE PROPERTY LINE TOWARD RETAIL WEST OF SITE



VIEW 4 VIEW OF NEIGHBORING CHURCH TO SOUTHWEST OF SITE



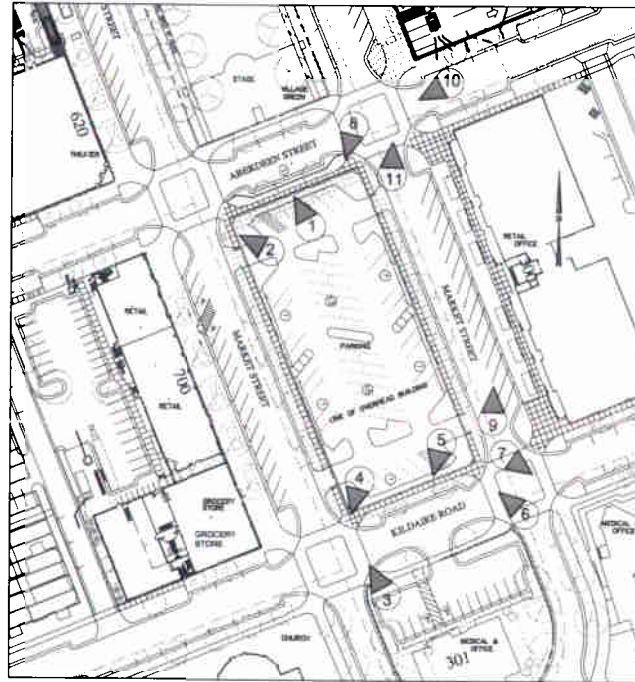
VIEW 11 400 BLOCK, NORTHEAST OF SITE



VIEW 10 VIEW ALONG NORTH EDGE OF SITE WEST ACROSS ABERDEEN STREET

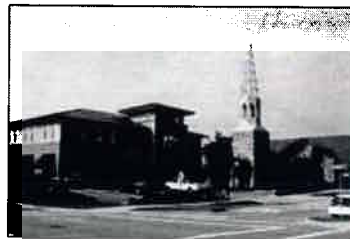


VIEW 9 300 BLOCK EAST OF SITE



1/CP-12  
SITE  
Scale 1" = 50'

Scale 1" = 50'



VIEW 5 VIEW OF NEIGHBORING OFFICES TO SOUTH OF SITE



VIEW 6 VIEW OF SITE AFTER ENTERING SOUTHERN VILLAGE ON MARKET STREET



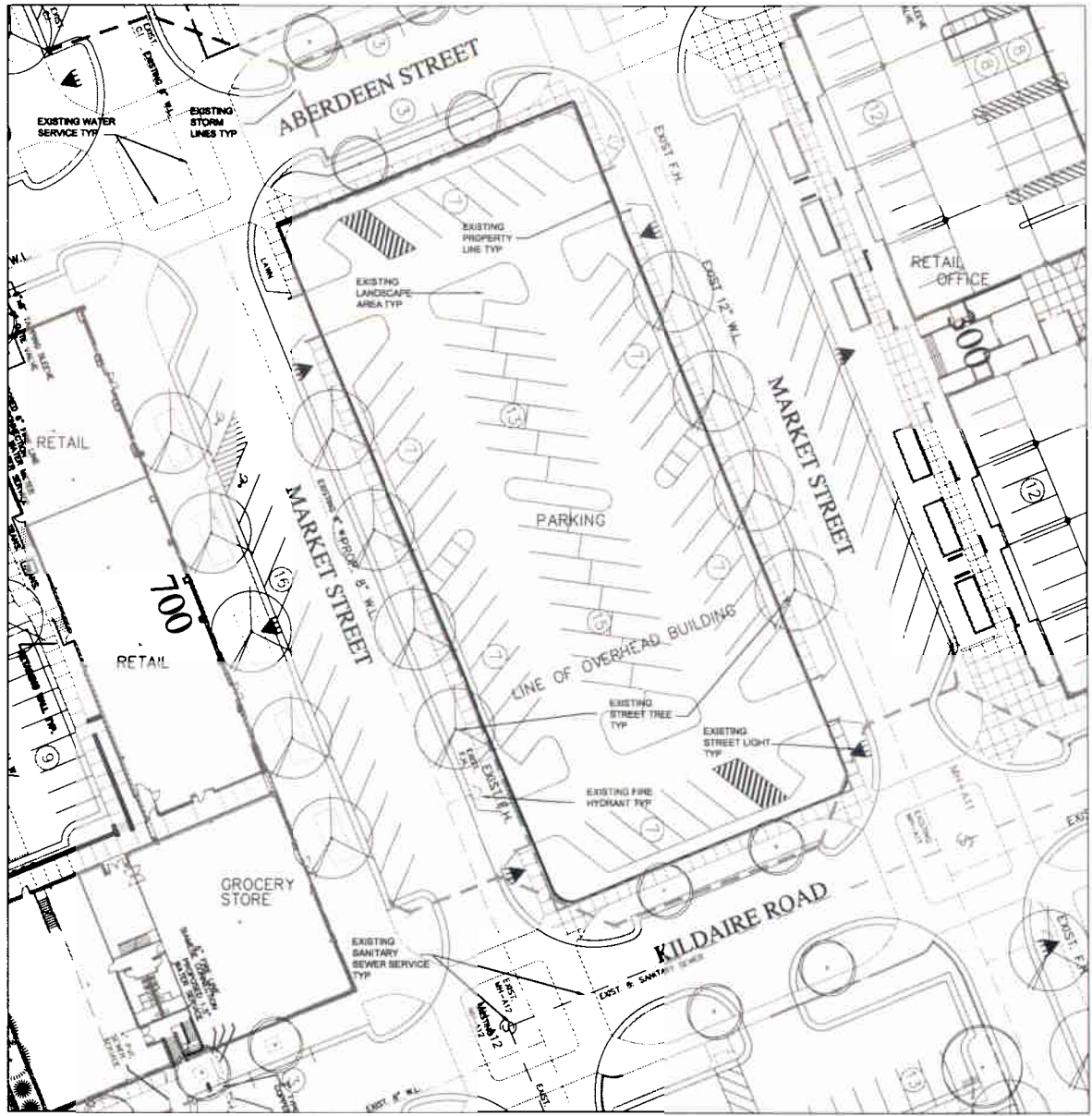
VIEW 8 EXISTING PARKING LOT ON SITE



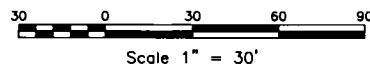
VIEW 7 VIEW OF OFFICES SOUTHEAST OF SITE

Job Number:	0823
Client:	SVC, LLC, 27518
Contract:	10/1/2008
Date:	5/1/2012
Revision:	





1/CP-1.3  
**EXISTING CONDITIONS**  
 Scale: 1" = 30'



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 Durham, N.C. 27701  
 p 919.862.0268  
 f 919.868.5546  
 www.cjtpa.com

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PNR 0787658432

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PLANS NOT RELEASED  
 FOR CONSTRUCTION

Job Number: 0922

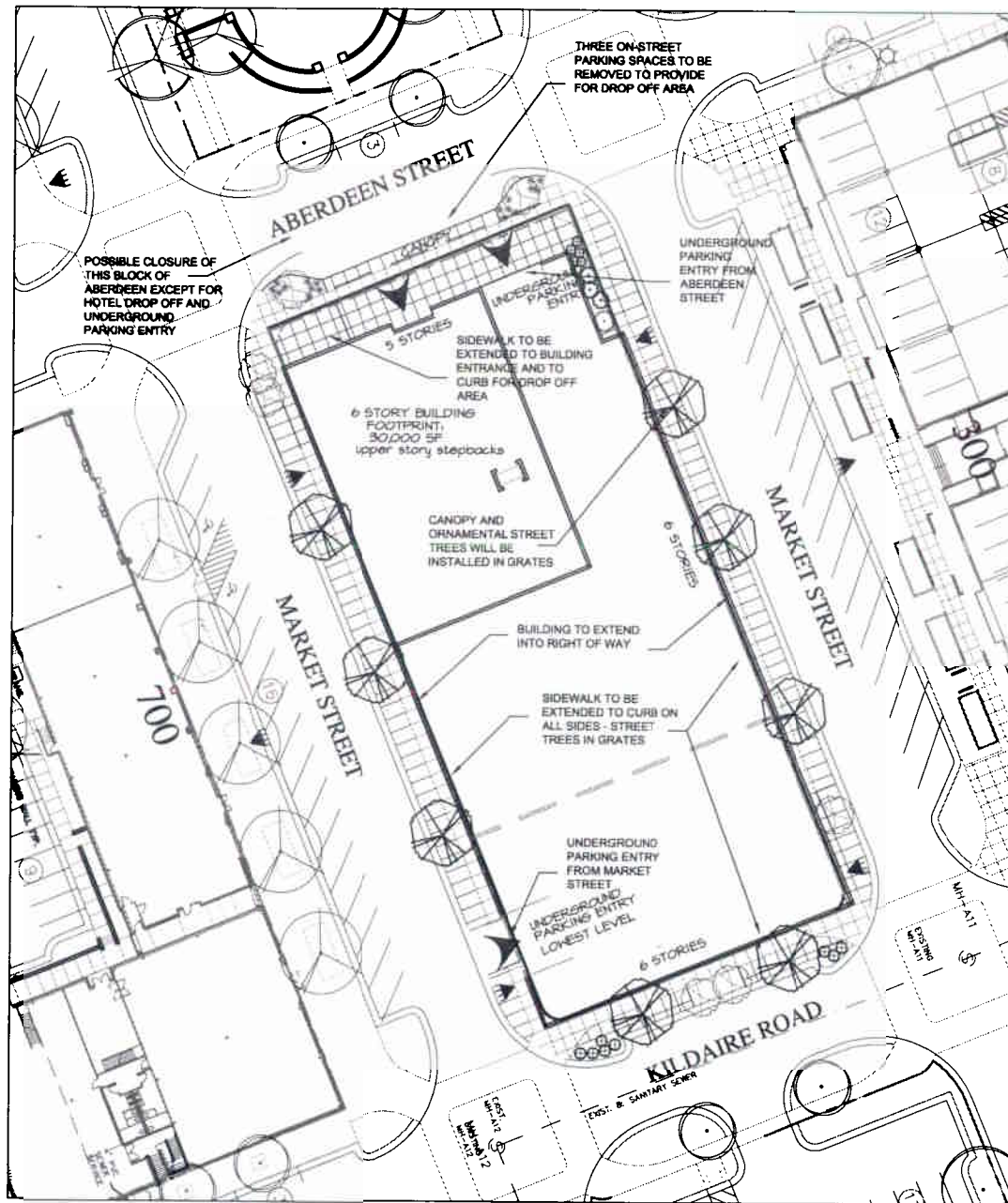
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Date:	11/20/09
Revisions:	11/20/09

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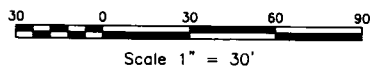
Sheet Title:

**EXISTING  
 CONDITIONS**

Sheet Number:  
 CP-1.3



1/CP-2.0  
**CONCEPTUAL SITE PLAN**  
 Scale: 1" = 30'



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 111 West Main Street  
 Durham, N.C. 27701  
 p 919.882.0268  
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OWNER:  
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 919-653-4422



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Job Number: 0822

Drawn	JFC, LWS, SLV
Checked	JFC, LWS
Date	11.29.08
Revised	11.29.08

CONCEPT PLAN SUBMITTAL  
 Sheet Title:

**CONCEPTUAL SITE PLAN**

Sheet Number  
 CP-2.0





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Thames**

111 West Main Street  
Durham, N.C. 27701  
p 919.682.0368  
f 919.688.5648  
www.cjtpe.com

Project:

**SOUTHERN  
VILLAGE  
CENTER**  
ABERDEEN STREET  
Chapel Hill, NC 27516

PHN 9197055432

OWNER:

Southern Village Center LLC  
410 Market St. #420  
Chapel Hill, NC 27516  
919-853-4422

PLANS NOT RELEASED  
FOR CONSTRUCTION

Job Number: 9822

Drawn: 11/15/07

Checked: 11/15/07

Date: 11/15/07

Revised: 05/16/08

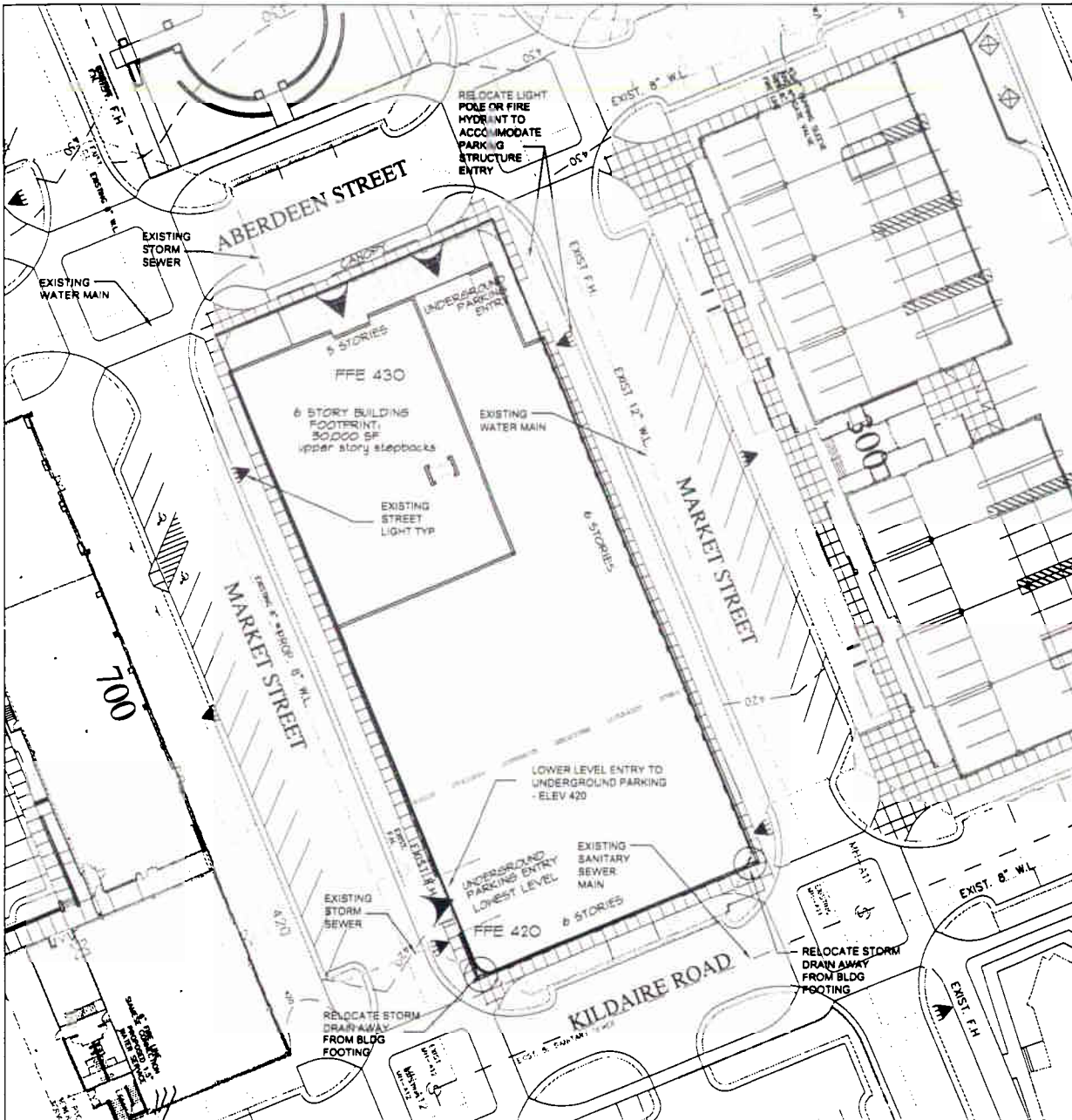
CONCEPT PLAN SUBMITTAL

Sheet Title:

**CONCEPTUAL  
GRADING AND  
UTILITY PLAN**

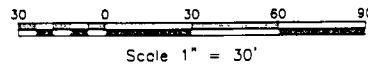
Sheet Number:

CP-3.0



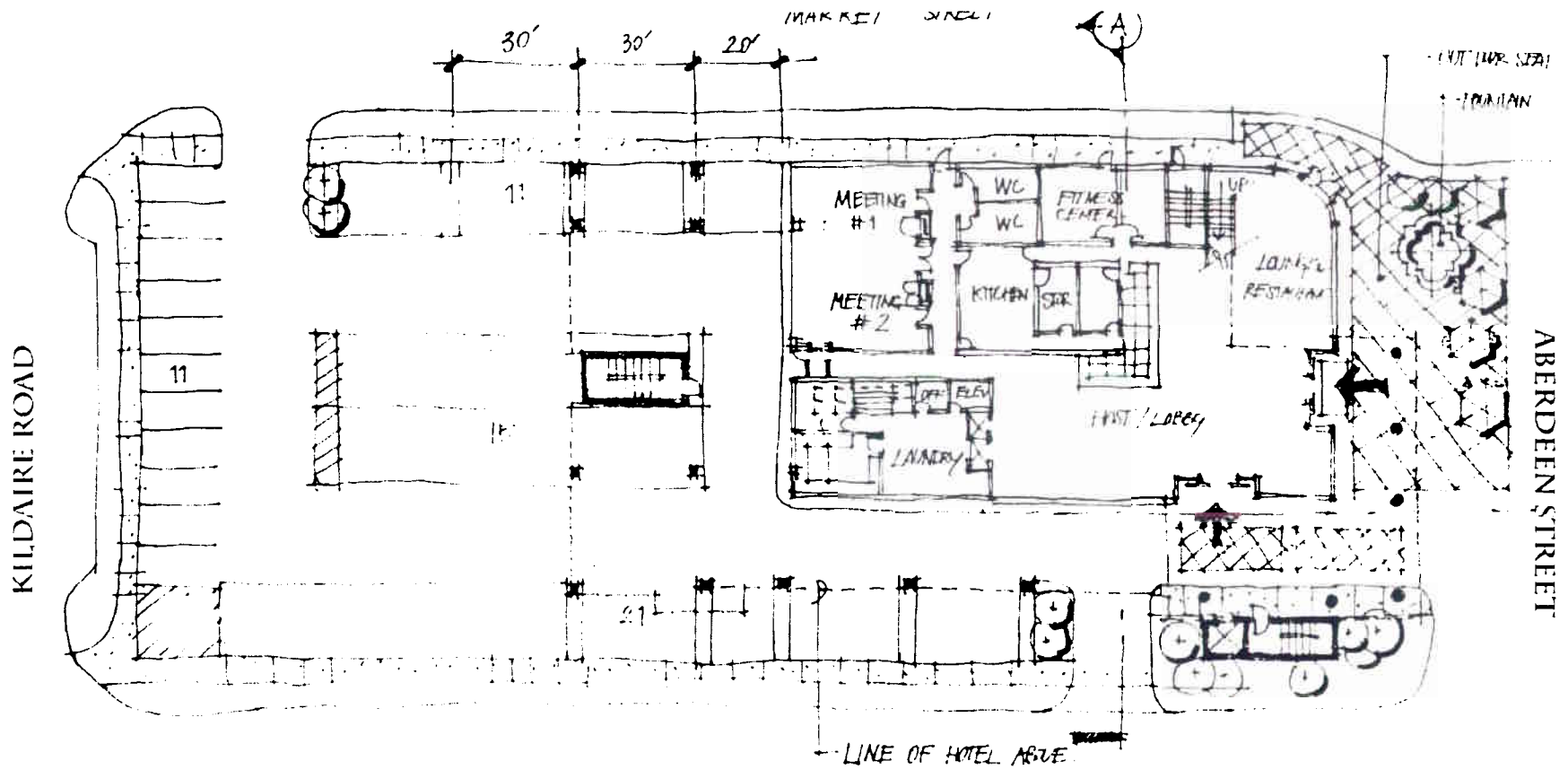
THE SITE HAS FRONTAGE ON FOUR PUBLIC RIGHTS OF WAY. THERE IS A SEWER MAIN ALONG THE SOUTHERN FRONTAGE, WHICH IS THE LOWEST END. THE NEW BUILDING WILL CONNECT TO THAT MAIN. THERE ARE WATER MAINS ALONG THE EASTERN AND WESTERN FRONTAGES, ON MARKET STREET, AND TWO FIRE HYDRANTS ON THE BLOCK. THE PROPOSED DEVELOPMENT WILL BE ABLE TO CONNECT TO THOSE WATER MAINS. EXISTING SERVICES, ELECTRICAL, LIGHT POLES, ETC WILL BE RELOCATED TO ACCOMMODATE BUILDING ENTRIES AS NECESSARY.

1/CP-3.0  
**CONCEPTUAL GRADING AND UTILITY PLAN**  
Scale: 1" = 30'



2/CP-3.0  
**UTILITY NOTES**





MARKET STREET

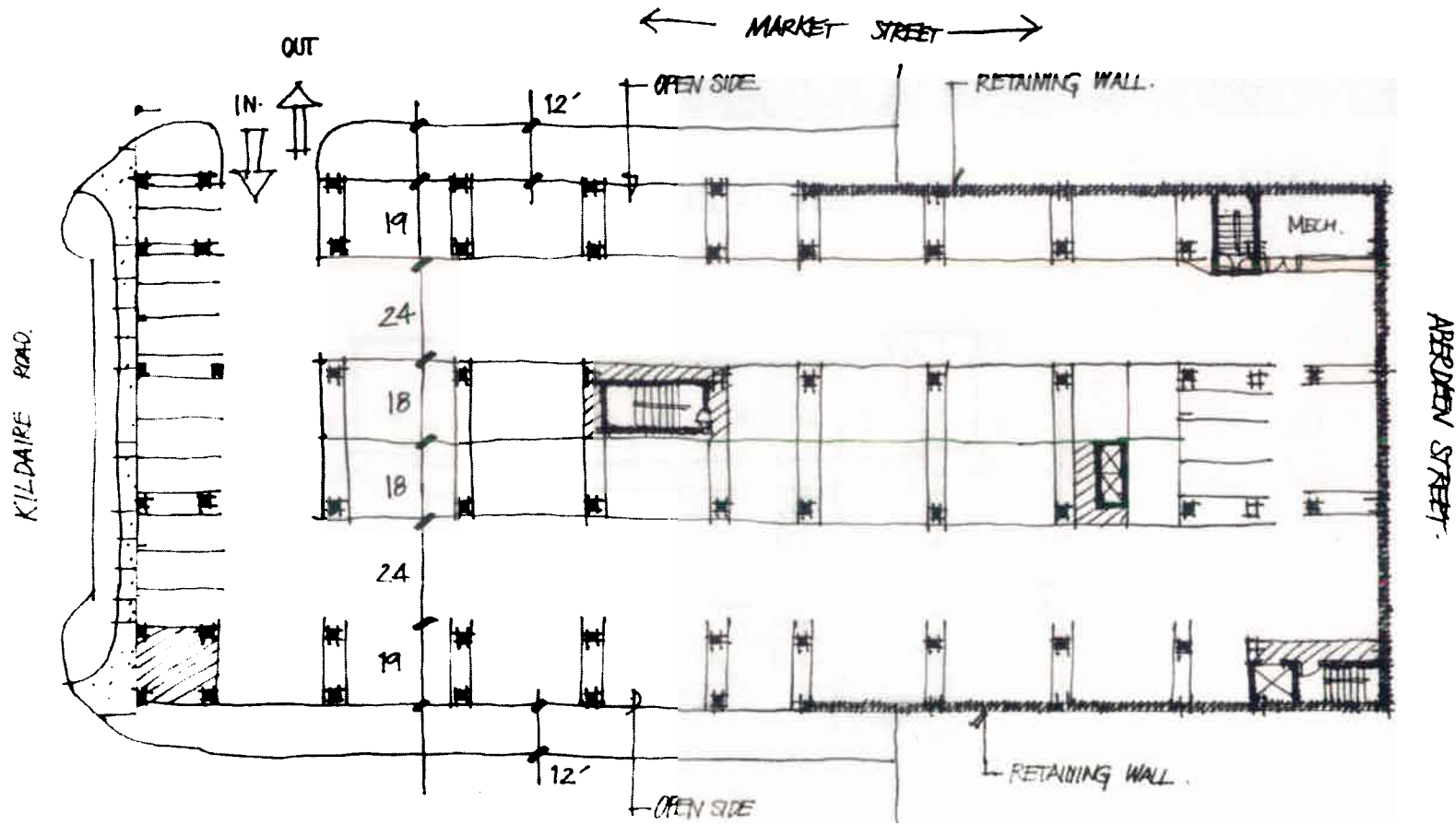
FIRST FLOOR PLAN  
 SCALE 1" = 10' (PARKING 58 SP.)

SOUTHERN VILLAGE HOTEL

CHAPEL HILL, NC

OCT 25, 2008





**LOWER LEVEL PLAN**  
 SCALE 1" = 10' (PARKING 87 SP.)

SOUTHERN VILLAGE HOTEL

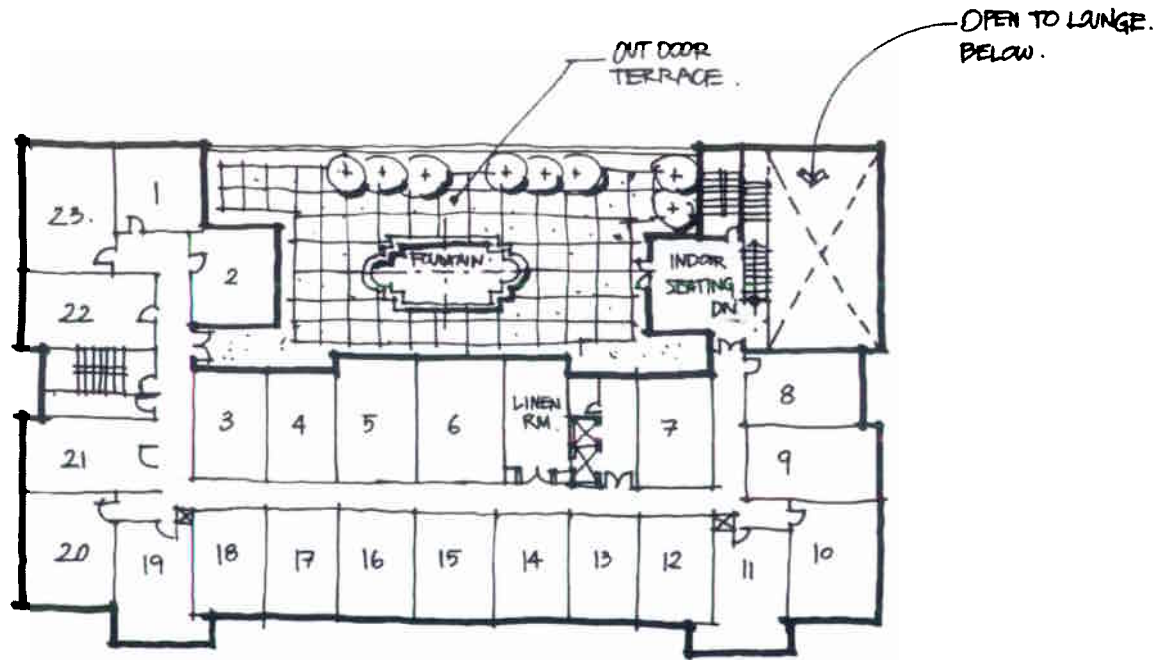
CHAPEL HILL, NC

OCT 23, 2008



MARKET STREET

KILDAIRE ROAD



ABERDEEN STREET

MARKET STREET

2 ND FLOOR PLAN  
SCALE 1" = 10' (PARKING 58 SP.)



SOUTHERN VILLAGE HOTEL

CHAPEL HILL, NC

OCT 23, 2008