

CONCEPT PLAN APPLICATION



TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd
phone (919) 968-2728 fax (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9799-78-2859/9799-78-2464/ 9799-78-0316/ 9799-68-9335 Date: 10/10/16

Section A: Project Information

Project Name: Proposed Grocery Store
Property Address: 1810 Old Durham Chapel Hill Road Zip Code: 27514
Existing Zoning District: CC-C (Community Commercial- Conditional)
Project Description: Proposed demolition of existing Performance Auto Mall buildings and improvements, and the construction of a ± 130,000 SF Grocery Store development and associated improvements necessary to support the development

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

Applicant Information (to whom correspondence will be mailed)

Name: Philip Post and Associates, a Division of Pennoni c/o Justin Brown, PE
Address: 401 Providence Road, Suite 200
City: Chapel Hill State: NC Zip Code: 27514
Phone: 919-929-1173 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: _____ Date: 10/13/2016

Owner/Contract Purchaser Information:

Owner Contract Purchaser

Name: Leon Capital Group c/o Todd Harrelson
Address: 2301 Cedar Springs, Suite 200
City: Dallas State: Texas Zip Code: 75201
Phone: 335-327-3050 Email: todd@leoncapitalgroup.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:  Date: 10/13/2016



**CONCEPT PLAN APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning Department**

Section C: Project Information

Project Size (acres)	(total: 13.84)	Square feet	(total: 603,078)
Floor Area (permitted)	5.95 AC (0.429 FAR)	Proposal	± 2.87 AC (130,00 SF)
Proposed number of dwelling units	Zero	Units per Acre	N/A (Commercial)
Existing Impervious Surface	±10.79 ac.	Proposed Impervious Surface	±9.39 ac.

Please indicate which organization should receive this application for review

- Community Design Commission
 Historic District Commission
 Town Council

Section D: Submittal Requirements

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 Department (Planning) at (919)968-2728 or at planning@townofchapelhill.org. For detailed information, please refer to the Description of Detailed Information handout.

- | | | | |
|---|---|----------------|--------|
| x | Application fee (refer to fee schedule) | Amount Paid \$ | 360.00 |
| x | Pre-Application meeting – with appropriate staff | | |
| x | Digital Files - provide digital files of all plans and documents | | |
| x | Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool) | | |
| x | Mailing fee for above mailing list | Amount Paid \$ | N/A |
| x | Application Cover Sheet (8 copies) (on top of application) | | |
| x | Statement of Compliance with Design Guidelines (8 copies) | | |
| x | Statement of Compliance with Comprehensive Plan (8 copies) | | |
| x | Digital Photographs of site and surrounding properties (8 copies) | | |
| x | Developer’s Program:
A brief written statement of the development program, including developer’s goals and objectives. The development program should be based on the constraints of the site as identified by the site analysis and include marketing objective of the developer. This preliminary development program will help evaluate the conceptual plan for the site, while also determining traffic impact and demand on community facilities and infrastructure. | | |
| x | Reduced Site Plan Set (reduced to 8.5"x11") | | |



Plan Sets (10 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
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetland Boundaries, where applicable

Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, and 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, vehicle parking areas, bicycle parking, handicapped parking, street names
- f) 1,000 foot 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) Existing topography at minimum 2-foot intervals and finished grade
- f) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

Proposed Plan

- a) General location of proposed structures
- b) Parking areas
- c) Open spaces and landscaped areas
- d) Conceptual recreation areas
- e) Conceptual building masses
- f) Conceptual utility locations (optional)
- g) Conceptual grading plan (optional)