

# 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

Revised: 9/27/2016

Parcel Identifier Number (PIN): 9788-17-8220, 9788-17-8053, 9788-17-9085

Date: September 27, 2016

## Section A: Project Information

Project Name: Amity Station

Property Address: 322 West Rosemary Street Zip Code: 27514

Existing Zoning District: TC2/R3

Project Description: Multi-family and potential altering zoning of project site for community multi-family /mixed use

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

### Applicant Information (to whom correspondence will be mailed)

Name: Jared Martinson – MHAworks, PA

Address: 501 Washington Street, Suite G

City: Durham State: NC Zip Code: 27701

Phone: 919-682-2870 Email: jmartinson@mhaworks.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: \_\_\_\_\_

### Owner/Contract Purchaser Information:

Owner

Contract Purchaser

Name: Larry Short – Amity Station LLC

Address: Post Office Box 150

City: Chapel Hill State: NC Zip Code: 27514

Phone: 919-612-7814 Email: [lshort@email.com](mailto:lshort@email.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: \_\_\_\_\_



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**Section C: Project Information**

Project Size (acres)	2.196	Square feet	95,678SF
Floor Area (permitted) <small>TC.2/R.3/ Affordable Bonus</small>	103,374+6,999+154,000=264,373SF	Proposal	203,202 + 40,491 = 243,693SF
Proposed number of dwelling units	169 + 35 = 204	Units per Acre	93SF
Existing Impervious Surface	69,575SF	Proposed Impervious Surface	Appx. 75,000

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](mailto:planning@townofchapelhill.org). For detailed information, please refer to the Description of Detailed Information handout.

X	<b>Application fee (refer to fee schedule)</b>	Amount Paid \$   360.00
X	<b>Pre-Application meeting – with appropriate staff</b>	
X	<b>Digital Files - provide digital files of all plans and documents</b>	
X	<b>Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)</b>	
X	<b>Mailing fee for above mailing list</b>	Amount Paid \$   451.22
X	<b>Application Cover Sheet (8 copies) (on top of application)</b>	
X	<b>Statement of Compliance with Design Guidelines (8 copies)</b>	
X	<b>Statement of Compliance with Comprehensive Plan (8 copies)</b>	
X	<b>Digital Photographs of site and surrounding properties (8 copies)</b>	
X	<b>Developer's Program:</b>	
	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	<b>Reduced Site Plan Set (reduced to 8.5"x11")</b>	



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**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)