

# 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): 9880270438 & 9880275036

Date: 6/8/2016

## Section A: Project Information

Project Name: Harris Teeter Grocery Expansion and Fuel Center  
Property Address: 1870 Martin Luther King Jr Blvd Zip Code: 27514  
Existing Zoning District: MU-OI-1  
Project Description: Expansion of the existing Harris Teeter Store and addition of a Harris Teeter Fuel Center

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

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

Name: Adam Essink - Kimley-Horn & Associates, Inc  
Address: 200 South Tryon Street, Suite 200  
City: Charlotte State: NC Zip Code: 28202  
Phone: 704-409-1803 Email: adam.essink@kimley-horn.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: Adam R Essink Date: 8/2/16

### Owner/Contract Purchaser Information:

Owner  Contract Purchaser

Name: CHAPEL HILL STATION NORTH LLC  
Address: 11501 NORTHLAKE DR  
City: CINCINNATI State: OH Zip Code: 45249  
Phone: (513) 619-5034 Email: tmeyers@phillipsedison.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: [Signature] Date: 08-01-16



**Section C: Project Information**

Project Size (acres)		Square feet	
Floor Area (permitted)		Proposal	
Proposed number of dwelling units	0	Units per Acre	
Existing Impervious Surface		Proposed Impervious Surface	

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.

- Application fee** ([refer to fee schedule](#)) Amount Paid \$
- Pre-Application meeting** – with appropriate staff
- Digital Files** - provide digital files of all plans and documents
- Mailing list of owners of property within 1,000 feet perimeter of subject property** ([see GIS notification tool](#))
- Mailing fee for above mailing list** Amount Paid \$
- Application Cover Sheet** (8 copies) (on top of application)
- Statement of Compliance with Design Guidelines** (8 copies)
- Statement of Compliance with Comprehensive Plan** (8 copies)
- Digital Photographs of site and surrounding properties** (8 copies)
- 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.
- 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)