



Concept Plans are intended to be an opportunity for the Town Council and some Boards and Commissions, and the community to review and consider major development proposals and their potential benefits and impacts. Applicants propose a Concept Plan with the expectation of receiving feedback on their development idea.

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1. Would this project demonstrate compliance with the Comprehensive Plan?
  - a. Compliance with:
    - Small Area Plan
    - Overlay Zone / NCD
    - Study Area:
    - Land Use Plan
2. Would the proposed project comply with the Land Use map?
3. Would the proposed project require a rezoning?
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5. Would the proposed project require modifications to the existing regulations?
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7. Are there existing conditions that impact the site design (i.e. environmental features such as RCD, slopes, erosion and sedimentation, retention of trees and tree stands, stormwater drainage patterns, significant views into and out of the site)
8. Has the applicant addressed traffic impacts? Traffic and circulation issues?
9. Has the applicant discussed the project with adjacent neighbors?



## CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9777784438 Date: \_\_\_\_\_

### Section A: Project Information

Project Name: Bixley Road Extension  
Property Address: N/A Zip Code: 27516  
Use Groups (A, B, and/or C): \_\_\_\_\_ Existing Zoning District: R-2  
Project Description: Extension of Bixley Rd. as a private street terminating into a cul-de-sac. Subdivision of one parcel to 4 parcels and one open space parcel.

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

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

Name: Dan Jewell  
Address: 111 W. Main St.  
City: Durham State: NC Zip Code: 27701  
Phone: 919-682-0368 Email: djewell@cjtpa.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: Belmont Sayre  
Address: P.O. Box 1622  
City: Carrboro State: NC Zip Code: 27510  
Phone: (919) 885-4508 Email: kreiter@belmontsayre.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: \_\_\_\_\_



## Concept Plan Overview

Site Description	
Project Name	<b>Smith Level Rd.</b>
Address	<b>N/A</b>
Property Description	<b>Undeveloped 4.0 AC parcel</b>
Existing Land Use	Vacant Residential
Proposed Land Use	Single-Family Residential
Orange County Parcel Identifier Numbers	9777784438
Existing Zoning	R-2
Proposed Zoning	N/A
Application Process	Maj. Subdivision
Comprehensive Plan Elements	N/A
Overlay Districts	N/A

## Regulatory Land Use Intensity

Design/LUMO Standards		Requirement	Proposal	Status
Sec. 3.7	Use/Density	4 units / AC	4 units / AC	
Sec 3.8	Net Land Area	10,000 sf	±20,000 sf / ±65,000 sf	
Sec 3.8	Gross Land Area	4.0 AC	4.0 AC	
Sec. 3.8	Dimensional Standards	Street 26' Interior 11' Solar 13'	Will meet Town standards	
Sec. 3.8	Floor area	.093 max 16,204 sf	Maximum 16,200 sf	
Sec. 4.5.6	Modification to Regulations			
Sec. 5.5	Recreation Space	Min. .120 = 20,909 sf	20,909 sf	



## Site Design

Design/LUMO Standards		Requirement	Proposal	Status	
Landscape	Sec. 5.6	East	N/A		
	Sec. 5.6	North	N/A		
	Sec. 5.6	South	N/A		
	Sec. 5.6	West	N/A		
	Sec. 5.7	Tree Canopy		Will meet code	
	Sec. 5.11	Lighting Plan (footcandles)		To be provided later	
Environment	Sec. 3.6	Resource Conservation District	N/A		
	Sec. 5.18	Jordan Riparian Buffer	N/A		
	Sec. 5.3.2	Steep Slopes	No	Shown	
	Sec. 5.4	Stormwater Management	Yes	Schematically shown	
		Land Disturbance			
	Sec. 5.4	Impervious Surface	.5/.7	Will meet Town standards	
	Sec. 5.13	Solid Waste & Recycling		Private	
Housing		Affordable Housing Proposal, if applicable	N/A		



Design/LUMO Standards		Requirement	Proposal	Status	
Access & Circulation	Sec. 5.8	Street Standards		Will meet Town standards	
	Sec. 5.8	Vehicular Access		Will meet Town standards	
	Sec. 5.8	Bicycle Improvements	N/A		N/A
	Sec. 5.8	Pedestrian Improvements	N/A		N/A
	Sec. 5.8	Distance from bus stop	1,000 lf		
	Sec. 5.8	Transit Improvements	N/A		N/A
	Sec. 5.9	Vehicular Parking Spaces		Will be provided on each lot	
	Sec. 5.9	Bicycle Parking Spaces	N/A		
	Sec. 5.9	Parking Lot Standards	N/A		
Other		Homeowners Association	Yes		
	Sec. 5.5	Recreation Space	Yes	Payment in lieu	
	Sec. 5.12	Utilities	Water and Sewer	Will extend from Bixley Rd.	
	Sec. 5.16	School Adequate Public Facilities	N/A		

Symbol	Meaning	Symbol	Meaning
	Meets Standard	<b>M</b>	Modification necessary
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## Checklist

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<input checked="" type="checkbox"/>	<b>Pre-application meeting</b> – with appropriate staff		
<input checked="" type="checkbox"/>	<b>Digital Files</b> - provide digital files of all plans and documents		
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<input checked="" type="checkbox"/>	<b>Mailing fee for above mailing list</b>	Amount Paid \$	181.60
<input checked="" type="checkbox"/>	<b>Developer’s Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:</b>		
	<ul style="list-style-type: none"> <li>• Natural features of site</li> <li>• Access, circulation, and mitigation of traffic impacts</li> <li>• Arrangement and orientation of buildings</li> <li>• Natural vegetation and landscaping</li> <li>• Impact on neighboring properties</li> <li>• Erosion, sedimentation, and stormwater</li> </ul>		
<input checked="" type="checkbox"/>	<b>Resource Conservation District, Floodplain, &amp; Jordan Buffers Determination</b> - necessary for all submittals		
<input checked="" type="checkbox"/>	<b>Reduced Site Plan Set (reduced to 8.5"x11")</b>		

## Plan Sets (10 copies to be submitted no larger than 24"x36")

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- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
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- Setbacks and buffers
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable



## Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, 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, vehicular parking areas, bicycle parking, handicapped parking, street names.
- f) 1,000' 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) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

## Proposed Site Plan

- a) Existing building locations
- b) General location of proposed structures
- c) Parking areas
- d) Open spaces and landscaped areas
- e) Access points and circulation patterns for all modes of transportation
- f) Approximate locations of trails, pedestrian and bicycle connections, transit amenities, and parking areas
- g) Approximate location of major site elements including buildings, open areas, natural features including stream buffers, wetlands, tree stands, and steep slopes
- h) Proposed land uses and approximate location



Coulter Jewell Thames, PA

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Planning for the Future

## **Bixley Drive Extension**

### **CONCEPT PLAN FOR SUBDIVISION**

#### **DEVELOPER'S PROGRAM**

The Bixley Drive Extension project is a proposal for 4 single family lots on a parcel that was recently brought into the Urban Services Area.

The site is approximately 4.6 acres made up of 1 main parcel. 2 other parcels are affected with a minor amount of street construction impact. It is a fully wooded site with no significant environmental features, save a gradually increasing slope on the eastern portion of the property. The developer intends to construct an extension of Bixley Drive to Town standards. The property is currently zoned properly for the proposed use, and the lot sizes will be larger than the minimum sizes required. The homes will be served by OWASA water and sewer. A 5<sup>th</sup> "open space" lot will be created to provide some amount of open space and area for storm water management.

This development will be solely accessed from Bixley Drive, which will be terminated with a culdesac built to Town Standards. The property is adjacent to the Southern Village Common Open Space property to the east, a 10+ acre lot subdivision to the south, several parcels (inside the Carrboro Town jurisdiction) to the west, and a large single family lot with a home to the north. No connectivity is proposed into nearby neighborhoods other than the extension of Bixley from the Kent Woodlands neighborhood. Tree coverage, buffers, and stormwater treatment will meet Town codes.



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Planning for the Future

## **Bixley Drive Extension**

### CONCEPT PLAN FOR SUBDIVISION

#### **STATEMENT OF COMPLIANCE WITH THE COMPREHENSIVE PLAN**

We believe the proposed subdivision is consistent with and applicable to three of the goals outlined for the area in the **2020 Plan**.

The applicable themes and goals outlined in the 2020 plan are:

- A place for everyone
- Good places, new spaces
- Nurturing our community

Goal 1. A Place For Everyone: Specifically this project would support PFE.3 - A range of housing options for current and future residents. The project would provide for medium density single family homes. New single family lots are becoming more difficult to come by within the Chapel Hill Town limits.

Goal 4. Good Places, New Spaces: GPNS.1 The proposed project will provide housing at moderate densities, minimizing sprawl.

Goal 5: Nurturing Our Community: The medium density development will protect riparian land and continue to protect wildlife corridors. (NOC.3)



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Planning for the Future

## Bixley Drive Extension CONCEPT PLAN FOR SUBDIVISION

### STATEMENT OF COMPLIANCE WITH TOWN DESIGN GUIDELINES

The project is located on the east side of Southern Village, south of Kent Woodlands and east of (but not adjacent to) Smith Level Road. The site is not within any study areas identified in the 2020 Plan.

The Chapel Hill Design Guidelines provide five categories of design criteria. Some of these criteria are more applicable to development within the Town versus this location in the Rural Buffer.

#### *Livability*

The project will provide single family housing in a small low density development.

#### *Visual Impact*

The project homes will be built into and retain as much of the existing woods as possible. The community will be largely buffered from adjacent properties, and will not be visible from and major roads.

#### *Vegetation*

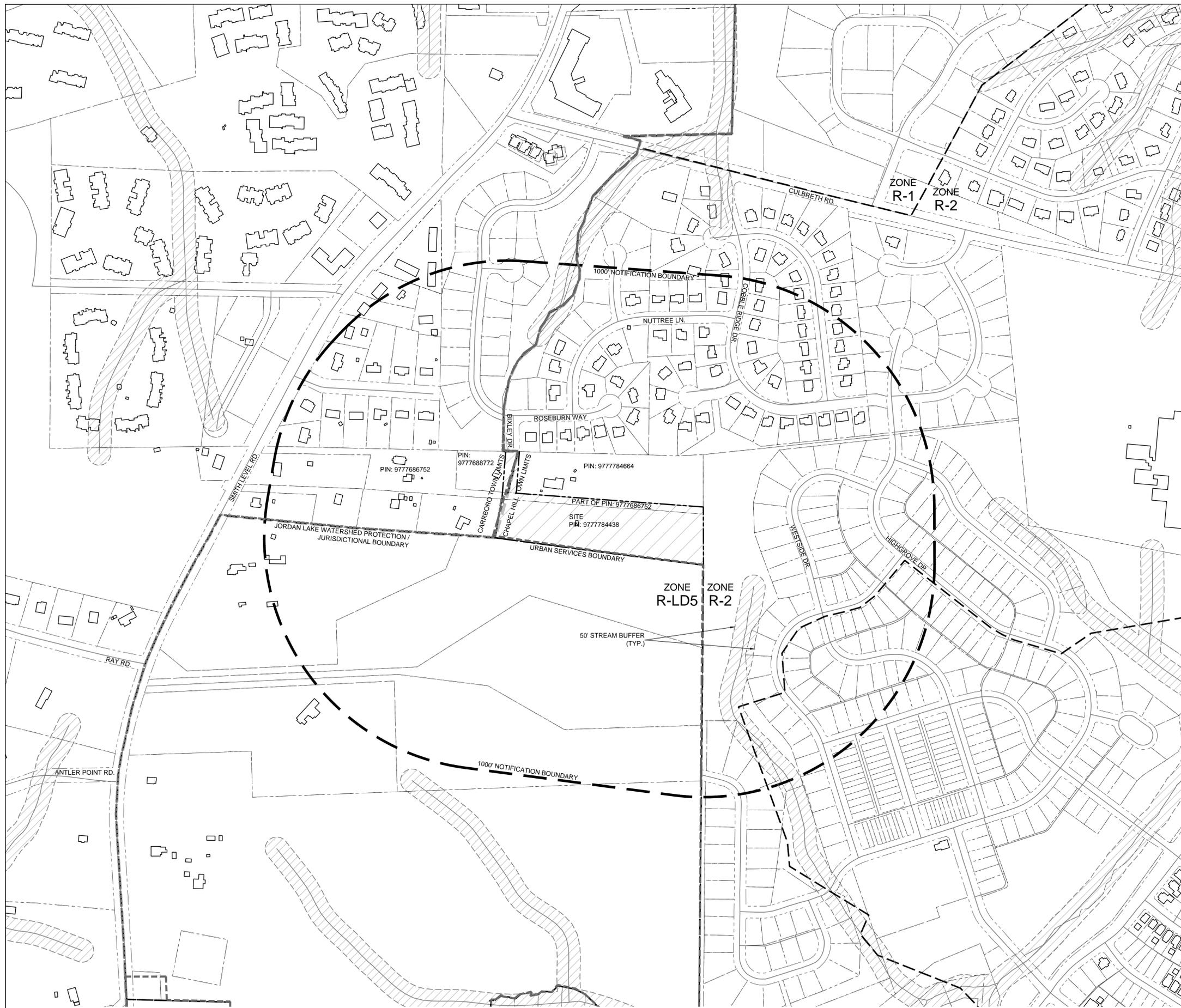
The homes will be set in the woods and will appeal to the homeowner who wants to be surrounded by natural forest. An area of Open Space is designated on the eastern portion of the property, although some of it will be used for storm water management.

#### *Activity Centers*

This development is not sited in a location conducive to pedestrian activity.

#### *Views*

The low density development south of Town is not part of the Town's urban environment. Forest and stream views (toward the east within Southern Village) within the development will be retained.



**SITE DATA**

PIN 9777-78-8438, 9777-78-4664,  
9777-68-6752, 9777-68-8772

LAND AREA 174,293 SF / 4.00 AC

EXISTING ZONING: R-2  
PROPOSED ZONING: UNCHANGED

OVERLAY: WATERSHED PROTECTION DISTRICT

EXISTING USE: VACANT RESIDENTIAL

PROPOSED USE: SINGLE FAMILY RESIDENTIAL, 4 LOTS  
HOA OPEN SPACE LOT

**CONTACT INFORMATION**

DEVELOPER  
BELMONT SAYRE  
P.O. BOX 1622  
CARRBORO, NC 27510  
(919) 885-4508

CONTACT: KEN REITER  
kreiter@belmontsayre.com

APPLICANT / LANDSCAPE ARCHITECT  
COULTER JEWELL THAMES PA  
111 WEST MAIN STREET, DURHAM NC 27701  
919-682-0368

CONTACT: DAN JEWELL  
djewell@cjtpa.com

**LIST OF SHEETS**

- C-001 COVER & AREA MAP
- C-100 EXISTING CONDITIONS PLAN
- C-200 PROPOSED LOT LAYOUT PLAN



**Coulter  
Jewell  
Thames PA**

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NC BOARD OF EXAMINERS FOR  
ENGINEERS AND SURVEYORS  
LIC # C-1209  
NC BOARD OF LANDSCAPE  
ARCHITECTS LIC # C-104

Project:

**BIXLEY DRIVE  
EXTENSION**

Orange County,  
North Carolina

PIN:  
9777784438

PRELIMINARY- NOT  
FOR CONSTRUCTION

17XX

Drawn	ED
Checked	DAN
Date	05/30/2018
Revisions	

CONCEPT PLAN

Sheet Title:

**AREA MAP**

Sheet Number  
**C001**

1  
C001  
AREA MAP  
1" = 200'-0"





**Coulter  
Jewell  
Thames** RA

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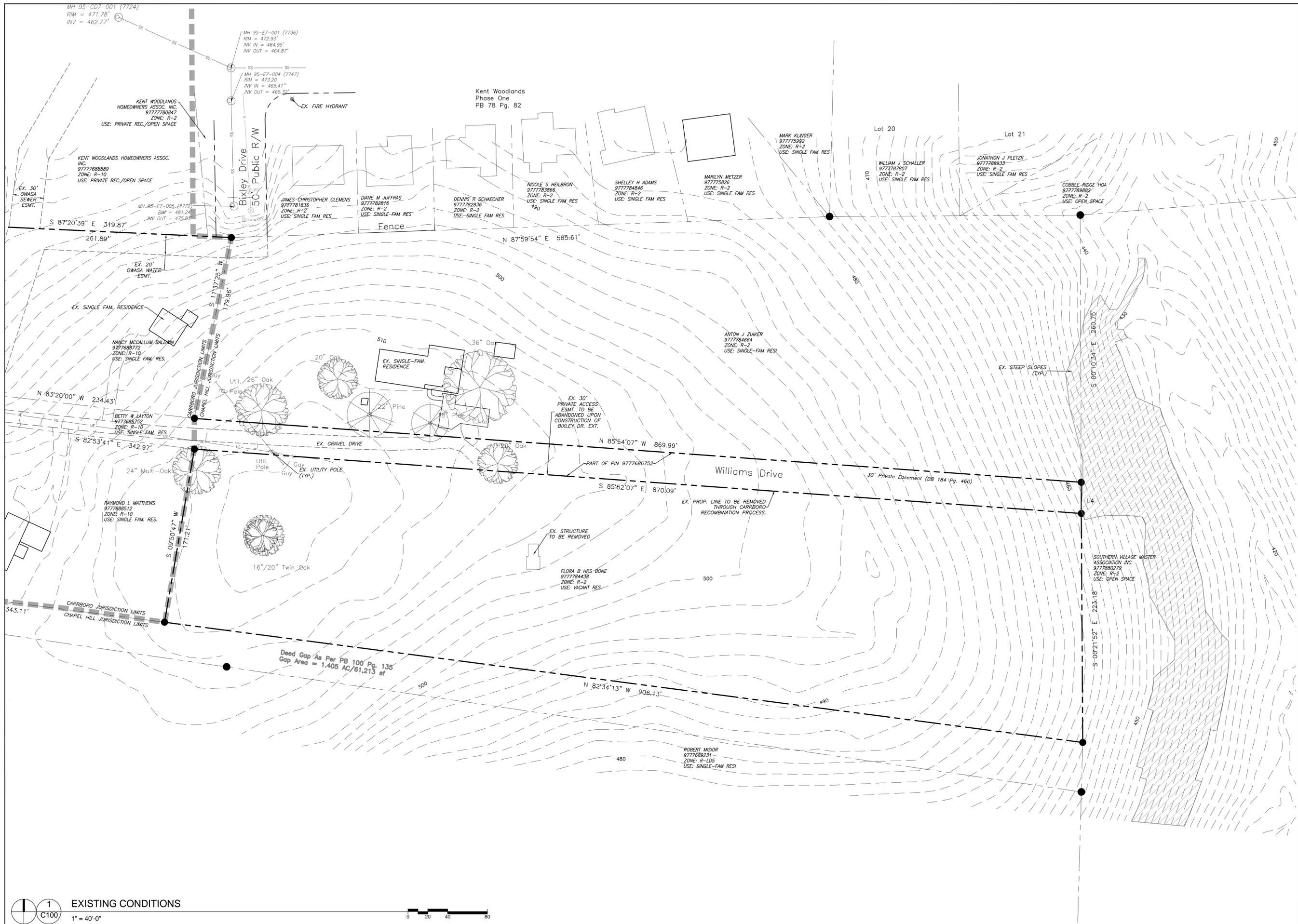
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CONCEPT PLAN

Sheet Title:

**EXISTING  
CONDITIONS  
PLAN**

Sheet Number  
**C100**



1  
C100  
EXISTING CONDITIONS  
1" = 40'-0"





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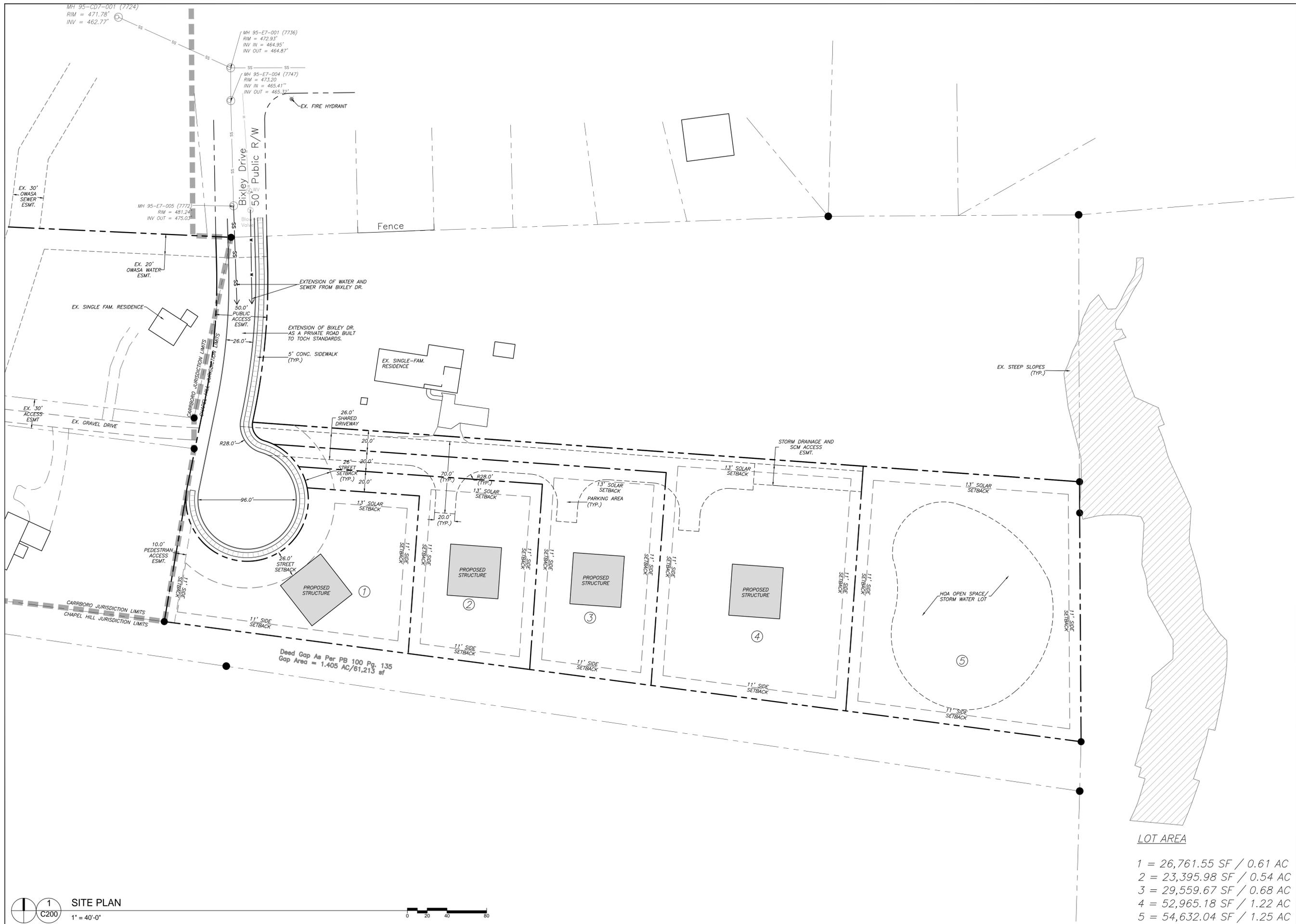
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CONCEPT PLAN

Sheet Title:

**SITE  
PLAN**

Sheet Number  
**C200**



LOT AREA

- 1 = 26,761.55 SF / 0.61 AC
- 2 = 23,395.98 SF / 0.54 AC
- 3 = 29,559.67 SF / 0.68 AC
- 4 = 52,965.18 SF / 1.22 AC
- 5 = 54,632.04 SF / 1.25 AC

**1**  
C200  
SITE PLAN  
1" = 40'-0"



Deed Gap As Per PB 100 Pg. 135  
Gap Area = 1.405 AC/61,213 sf



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- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

## Proposed Site Plan

- a) Existing building locations
- b) General location of proposed structures
- c) Parking areas
- d) Open spaces and landscaped areas
- e) Access points and circulation patterns for all modes of transportation
- f) Approximate locations of trails, pedestrian and bicycle connections, transit amenities, and parking areas
- g) Approximate location of major site elements including buildings, open areas, natural features including stream buffers, wetlands, tree stands, and steep slopes
- h) Proposed land uses and approximate location