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**TOWN OF CHAPEL HILL**



***Applicant Information***

Name: Picks Enterprises LLC  
Address: 2901 Mountain Ash Court  
City: Raleigh State: NC Zip: 27614  
Phone (Work): (919) 824-6142 FAX: \_\_\_\_\_ E-Mail: ssjdawler@aol.com

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

Name: Picks Enterprises LLC Phone \_\_\_\_\_  
Address: 2901 Mountain Ash Court  
City: Raleigh State: NC Zip: 27614

***Development Information***

Name of Development: The Sanctuary at Cobblestone Creek  
Tax Map: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_ Parcel ID #: \_\_\_\_\_  
Address/Location: 1708 & 1712 Legion Road  
Existing Zoning: R4/R2 New Zoning District if Rezoning Proposed Same  
Proposed Size of Development (Acres / Square Feet): 3.4 acres / 149,193  
Permitted / Proposed Floor Area (Square Feet): 59,677 / 50,000  
Minimum # Parking Spaces Required: 3936 #Proposed 58  
Proposed Number of Dwelling Units: 24 # Units per Acre 7.0  
Existing / Proposed Impervious Surface Area (Square Feet): 5000 / 50,000  
Is this Concept Plan subject to additional review by Town Council? \_\_\_\_\_

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: [Signature] Date: 5/17/07

Please submit **20 sets** of all materials, or **35 sets** of all materials including reduced (8 1/2" by 11") copies of all plans if the Concept Plan is subject to additional review by the Town Council, no later than the third Wednesday of the month prior to the meeting. Materials must be collated and folded to fit into a 12" x 15" envelope.

The Community Design Commission meets regularly on the third Wednesday of each month. Meetings with the Town Council will be scheduled after the Community Design Commission meeting. For confirmation of meeting dates and the placement of your request on the agenda, please call the Planning Department at (919) 968-2728.

May 17,2007

Town of Chapel Hill  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514

## STATEMENT OF COMPLIANCE

The Sanctuary at Cobblestone Creek

PICKS Enterprises, LLC is submitting this plan to the Community Design Commission and Town council. The concept plan being submitted for The Sanctuary at Cobblestone Creek complies with the Town's Design Guidelines. Setbacks are 11 feet side and rear, and 26 feet from the front. There will be 24 dwelling units on this 3.43 acre property. Even though the minimum rear set back is 11 feet, we leaving a 25 foot buffer.

The proposed property will have a private one way street through the property adhering to the latest edition of the Land Use Management Ordinance with regards to composition, turning radius, and width requirements. This is done to minimize the impervious surface aspect of this project. Parking will be available in each two-car garage and driveway. In addition there will be limited parking in front of the clubhouse for guest use. There will be a 5 foot concrete sidewalk going around the middle of the property allowing access from each of the units with the clubhouse.

In addition, we will be adhering to the RDC 50 foot buffer zone of the intermittent stream rules as defined by Chapel Hill. We will also follow OWASA's guidelines with regards to waste water management. All storm water controls will be designed to meet Chapel Hill's engineering standards. Storm water quality regulations will be met using basins to catch all storm water drain-off in developed areas.

The developer is proposing approximately 5,000 square feet to be active recreation area (Club house, pool, and playground). There will be communal areas that can be accessed and used by the residents. In addition there will be approximately 1/2 an acre of undisturbed RDC area that can be enjoyed by all. The developer is asking that these three areas satisfy the Recreation Space Ratio (RSR) of 0.12 per acre.

**Developer's Program**  
Concept Plan Review  
The Sanctuary at Cobblestone Creek

Picks Enterprises, LLC is planning a duplex development on a 3.43 acre parcel located on legion road next to the American Legion. This property currently consists of two lots; one that is 1.1 acres; and the other that is 2.33 acres. This project would combine the two properties into one. The combined parcels currently has a split zoning; 2/3 being R4 and 1/3 being R2. We are proposing to build 12 duplexes, or 24 units. This zoning is adequate for what we are proposing.

This project is aimed to address the workforce housing needs of Chapel Hill. The housing units would be smaller than typical Chapel Hill homes, however would still consist of upscale materials such as brick or stone on the exterior, and multiple corners on each unit (i.e. not a rectangle).

The property would have a recreational area consisting of a playground, small clubhouse, and a pod. Each living unit would consist of a two story unit of approximately 1500 to 2000 square feet of living space, and an attached two car garage. Specifics of these dwellings have not been finalized; however each footprint would be between 25' x 40' and 30' x 40'. Property ownership would consist of 1/24 of the common area, and the living space in their unit. This association would be much the same as a condo association, only each unit would be detached. The property will be fully landscaped (except in the CDC area) and maintained by the home owners association,

We have already met with the two adjacent properties (Turnbury & The Meadows), and are working with them to explain the goals and design choices of this property. We presented this concept in January and February 2007 to the CDC and Town Council, and have incorporated many of their suggestions in this revised plan.

We have the right to develop the property into four parcels, with up to 4 to 8 units on each parcel. With discussions with the Chapel Hill Planning department, they recommended to combine the parcels and go through the Community Design Commission, and the Town Council for full review and approval. This property addresses a lot of the concerns that the community has been looking for.

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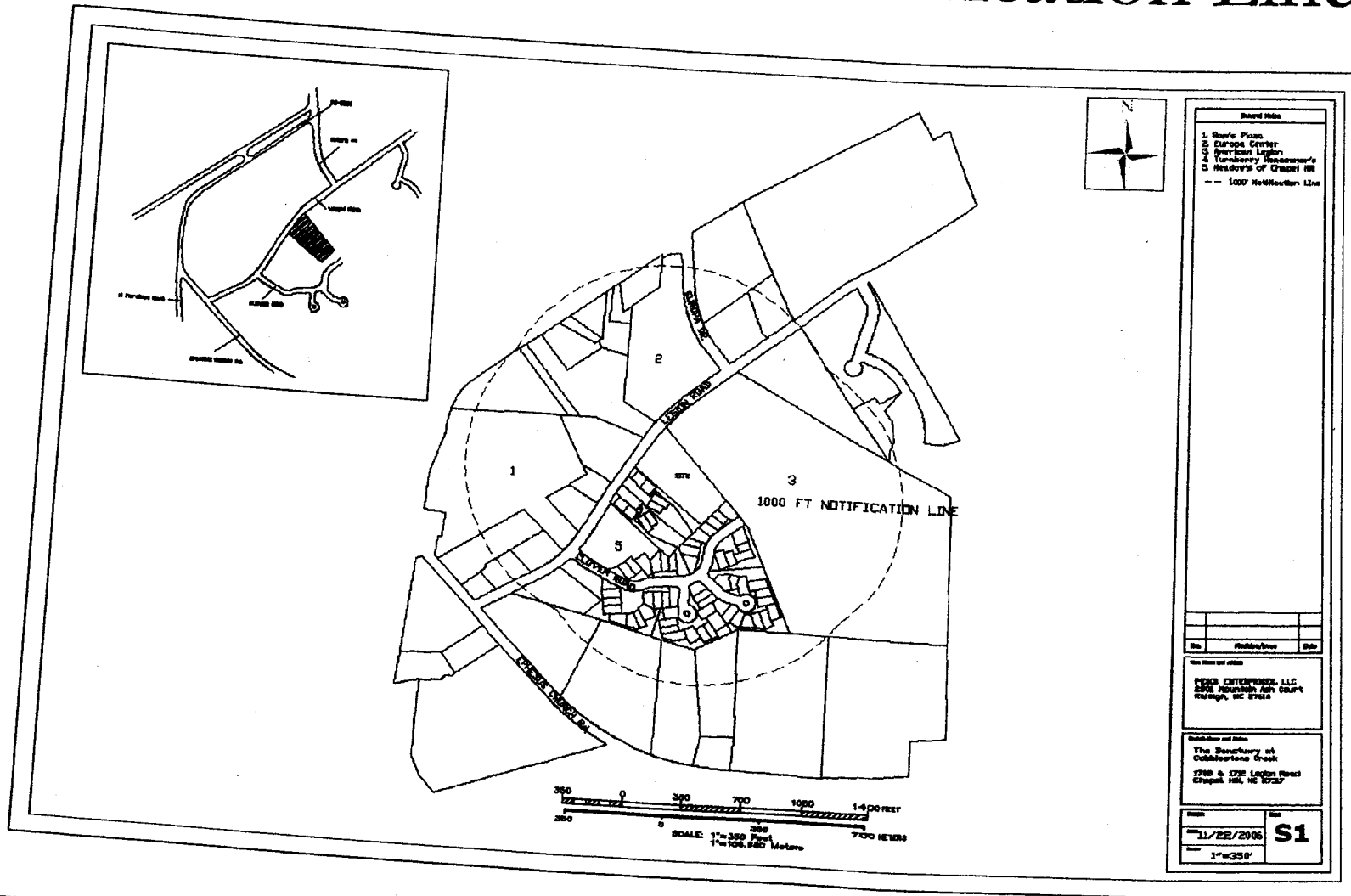
# The Sanctuary at Cobblestone Creek

1708 & 1712 Legion Road  
Chapel Hill, NC 27517

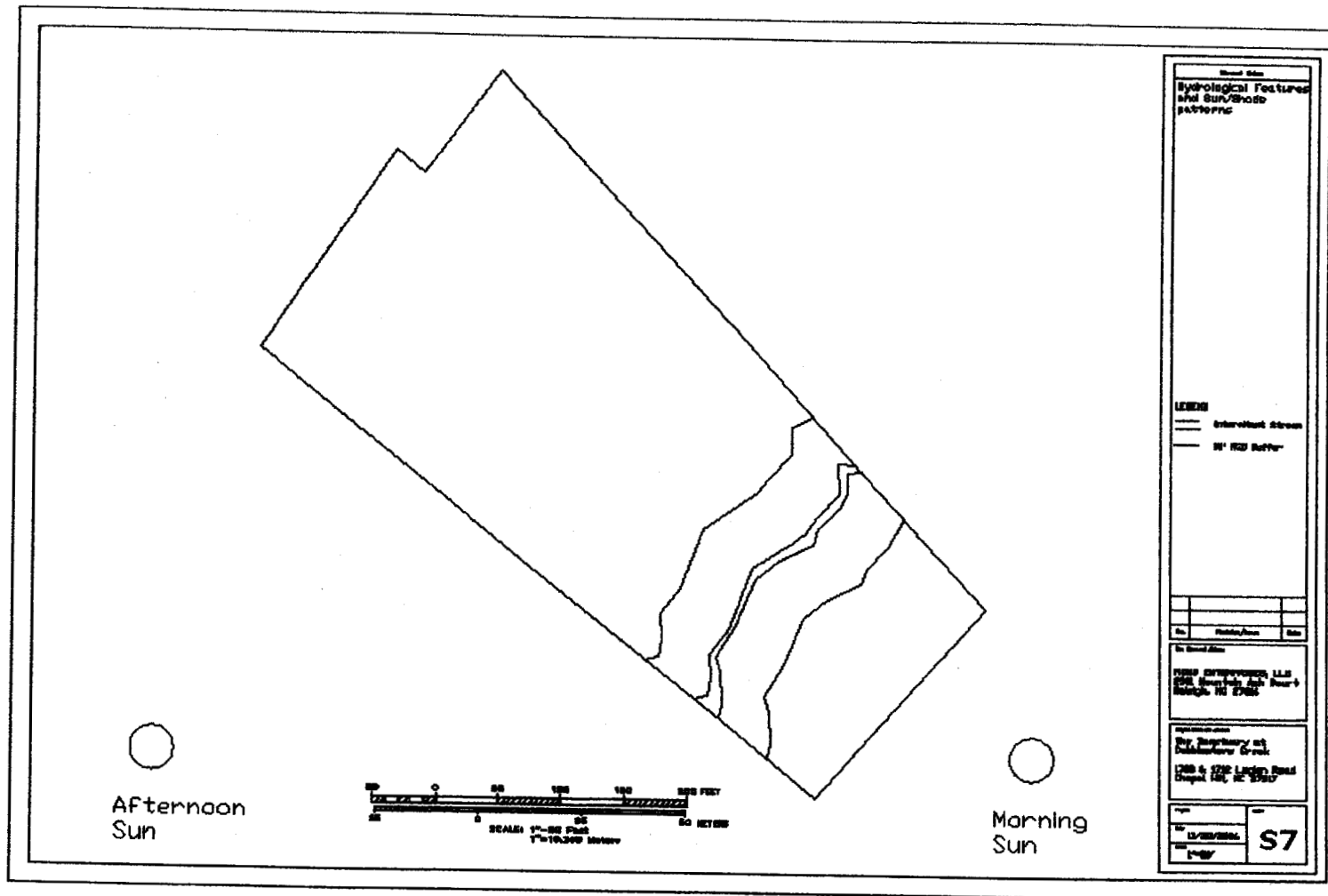
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**Picks Enterprises, LLC**  
**2901 Mountain Ash Court**  
**Raleigh, NC 27614**

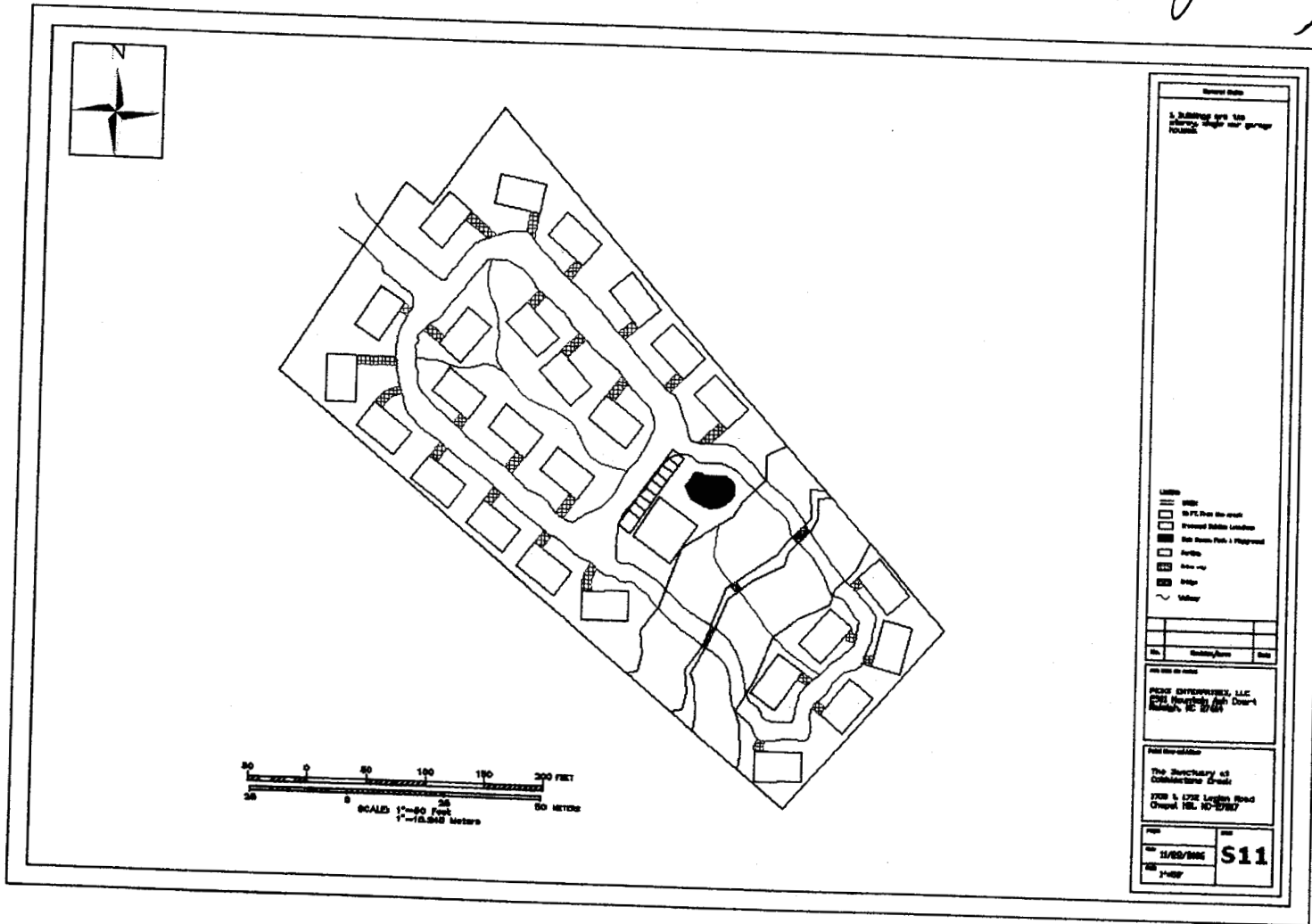
# Site Map and 1000 ft. Notification Line



# Hydrological Features and Sun-Shade Patterns



# Proposed Site Plan (original)



# Bridge

