

**Work Sheet for Review of Concept Plans**

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<b>Area for Review</b>	<b>Comments on Proposed Concept</b>
<p><u>Comprehensive Plan</u>: Review how this property is designated on Chapel Hill's Land Use Plan. Note designations of surrounding areas.</p>	
<p><u>Review Current Zoning</u>: Check zoning designation for subject property; note what uses are permitted, at what intensities.</p>	
<p><u>Existing Conditions</u>: Review the following:</p> <ul style="list-style-type: none"><li>Topography of site</li><li>Steep slopes</li><li>Drainage patterns</li><li>Stream corridors and RCD</li><li>Patterns of Vegetation</li><li>Significant stands of trees</li><li>Existing structures or improvements</li></ul>	
<p><u>Transportation Systems</u>: Review existing and proposed systems:</p> <ul style="list-style-type: none"><li>Surrounding street network</li><li>Key nearby intersections</li><li>Possible points of access to site</li><li>Bicycle and pedestrian systems in the area</li><li>Access to existing transit routes</li></ul> <p>Review possibilities for connections to all these systems</p>	

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<b>Area for Review</b>	<b>Comments on Proposed Concept</b>
<p><u>Utilities</u>: Review locations of existing water, sewer, natural gas and electric lines that will need to be extended to serve the site, and the routes for such extension; consider how extensions to subject site might help bring service to nearby areas.</p>	
<p><u>Constraints Particular to Subject Property</u>: Review constraints presented by existing easements, utility lines, natural features.</p>	
<p><u>Development Program</u>: Consider the applicant's proposed development program:</p> <ul style="list-style-type: none"><li>Uses proposed</li><li>Intensity and density proposed</li><li>Identification of development areas</li><li>Identification of preservation areas</li><li>Points of access for vehicular movements</li><li>Review bicycle, pedestrian movements</li><li>Access to public transportation</li><li>General stormwater management strategies</li></ul>	
<p><u>General</u>: Overall comments about Concept Plan: Key positive areas, key areas needing further attention.</p>	