

Work Sheet for Review of Concept Plans

Area for Review	Comments on Proposed Concept
<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"> Topography of site Steep slopes Drainage patterns Stream corridors and RCD Patterns of Vegetation Significant stands of trees Existing structures or improvements 	
<p><u>Transportation Systems</u>: Review existing and proposed systems:</p> <ul style="list-style-type: none"> Surrounding street network Key nearby intersections Possible points of access to site Bicycle and pedestrian systems in the area Access to existing transit routes <p>Review possibilities for connections to all these systems</p>	

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<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">Uses proposedIntensity and density proposedIdentification of development areasIdentification of preservation areasPoints of access for vehicular movementsReview bicycle, pedestrian movementsAccess to public transportationGeneral stormwater management strategies	
<p><u>General</u>: Overall comments about Concept Plan: Key positive areas, key areas needing further attention.</p>	