

Work Sheet for Review of Concept Plans

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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 proposed Intensity and density proposed Identification of development areas Identification of preservation areas Points of access for vehicular movements Review bicycle, pedestrian movements Access to public transportation General stormwater management strategies 	
<p><u>General</u>: Overall comments about Concept Plan: Key positive areas, key areas needing further attention.</p>	