

130 Grand Alexander is an existing 1.39 acre R1 Lot located on the North side of Grand Alexander Court, proposed to be divided into 4 new R1 lots.

No RCD or flood plane in this subdivision application.

Construction of all roads and other necessary infrastructure has been completed.

Existing Subdivided Lot

Existing Subdivided Lot

Grand Alexander Court

Pinehurst Drive



121 Grand Alexander is an existing 1.38 acre R1 Lot located on the South side of Grand Alexander Court, proposed to be divided into 4 R1 lots.



www.autodesk.com/revit

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121 and 130 Grand Alexander Court Site Plan

| | |
|----------------|-------------|
| Project number | 1 |
| Date | 3/17/2022 |
| Drawn by | . |
| Checked by | . |
| C1 | |
| Scale | 1" = 30'-0" |



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.

The following are questions that the Council may ask of an applicant during the discussion of a Concept Plan. The attached application addresses the topics below. Please contact our staff if you have any questions or if we can provide additional information (planning@townofchapelhill.org)

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?
4. What is the proposed zoning district?
5. Would the proposed project require modifications to the existing regulations?
6. If there is a residential component to the project, does the applicant propose to address affordable housing?
 - Has the applicant presented its Concept Plan to the Housing Advisory Board (this is a voluntary step in the process)?
 - Has the applicant met with appropriate Town staff to discuss affordable housing policy, expectations and options?
 - Is the project for ownership or rental?
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. How is the application compatible with the surrounding neighborhood and/or district?
10. Has the applicant discussed the project with adjacent neighbors?



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9798670429 and 9798671340

Date: March 16, 2020

Section A: Project Information

Project Name: Grand Alexander Subdivisions

Property Address: 121 and 130 Grand Alexander Court Zip Code: 28584

Use Groups (A, B, and/or C): _____ Existing Zoning District: R1

Project Description: Subdivide 121 Grand Alexander into 4 lots.

Subdivide 130 Grand Alexander into 4 lots.

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

Applicant Information (to whom correspondence will be mailed)

Name: John and Leslie Mackowiak

Address: 186 Bluff Road

City: Cedar Point State: NC Zip Code: 28584

Phone: 919-619-3838 cell Email: john.mackowiak@gmail.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: John Mackowiak Date: 3/20/2022

Owner/Contract Purchaser Information:

Owner

Contract Purchaser

Name: same as above

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Email: _____

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 Project Fact Sheet

| Site Description | |
|---|---|
| Project Name | Grand Alexander Subdivisions |
| Address | 121 and 130 Grand Alexander Court |
| Property Description | 1.38 acre and 1.39 acre lots |
| Existing Land Use | Single family R1 |
| Proposed Land Use | no change |
| Orange County Parcel Identifier Numbers | 9798670429 and 9798671340 |
| Existing Zoning | R1 |
| Proposed Zoning | same |
| Application Process | Major Subdivision |
| Comprehensive Plan Elements | Supports all 6 Elements of Comprehensive Plan |
| Overlay Districts | none |

| Topic | Requirement | Proposal | Status |
|---|--|----------|--------|
| Use/Density (Sec. 3.7) | R1 | same | |
| Dimensional Standards (Sec. 3.8) | 75% of R1 (Inclusionary zoning density) | same | |
| Floor area (Sec. 3.8) | NA | | |
| Modifications to Regulations (Sec. 4.5.6) | NA | | |
| Adequate Public Schools (Sec. 5.16) | Letter required from school district | same | |
| Inclusionary Zoning (Sec. 3.10) | 15% of # of new lots created as payment in lieu. | same | |
| Landscape | | | |
| Buffer – North (Sec. 5.6.2) | NA | same | |
| Buffer – East (Sec. 5.6.2) | NA | same | |
| Buffer – South (Sec. 5.6.2) | NA | same | |
| Buffer - West (Sec. 5.6.2) | NA | same | |



| | | | |
|--|------------------------------------|------|--|
| Tree Canopy (Sec. 5.7) | NA | same | |
| Landscape Standards (Sec. 5.9.6) | NA | same | |
| Environment | | | |
| Resource Conservation District (Sec. 3.6) | NA | same | |
| Erosion Control (Sec. 5.3.1) | NA | same | |
| Steep Slopes (Sec. 5.3.2) | NA | same | |
| Stormwater Management (Sec. 5.4) | Required with each building permit | same | |
| Land Disturbance | NA | same | |
| Impervious Surface (Sec. 3.8) | 50% maximum per lot | same | |
| Solid Waste & Recycling | NA | same | |
| Jordan Riparian Buffer (Sec. 5.18) | NA | same | |
| Access and Circulation | | | |
| Road Improvements (Sec. 5.8) | NA | same | |
| Vehicular Access (Sec. 5.8) | NA | same | |
| Bicycle Improvements (Sec. 5.8) | NA | same | |
| Pedestrian Improvements (Sec. 5.8) | NA | same | |
| Traffic Impact Analysis (Sec. 5.9) | Town Traffic Engineer will review. | same | |
| Vehicular Parking (Sec. 5.9) | NA | same | |
| Transit (Sec. 5.8) | NA | same | |
| Bicycle Parking (Sec. 5.9) | NA | same | |
| Parking Lot Standards (Sec. 5.9) | NA | same | |
| Technical | | | |



| | | | |
|--|--------------------------------------|------|--|
| | | | |
| Fire | NA | same | |
| Site Improvements | NA | same | |
| Schools Adequate Public Facilities (Sec. 5.16) | Letter required from school district | same | |
| Recreation Area (Sec. 5.5) | NA | same | |
| Lighting Plan (Sec. 5.11) | NA | same | |
| Homeowners Association (Sec. 4.6) | NA | same | |

| Symbol | Meaning | Symbol | Meaning |
|--------|----------------|----------|------------------------|
| | Meets Standard | M | Modification necessary |
| NA | Not Applicable | UNK | Not known at this time |



Checklist

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning and Sustainability at (919)968-2728 or at planning@townofchapelhill.org.

| | | | |
|----------|--|---------------------|----------------------------------|
| \$22,184 | Application fee (refer to fee schedule) = \$4,085 + (1206 * \$15) = \$22184 | Amount Paid \$ | <input type="text" value="\$0"/> |
| 12/15/21 | Pre-application meeting – with appropriate staff | | |
| yes | Digital Files - provide digital files of all plans and documents | 1 page concept plan | |
| yes | Concept Project Fact Sheet | | |
| NA | Statement of Compliance with Design Guidelines (1 copies) | | |
| yes | Statement of Compliance with Comprehensive Plan (1 copies) | | |
| payment | Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance) | | |
| done | Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool) | | |
| \$189 | Mailing fee for above mailing list 20 addresses were duplicates | Amount Paid \$ | <input type="text" value="\$0"/> |
| NA | Developer’s Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to: | | |
| | <ul style="list-style-type: none"> • Natural features of site • Access, circulation, and mitigation of traffic impacts • Arrangement and orientation of buildings • Natural vegetation and landscaping • Impact on neighboring properties • Erosion, sedimentation, and stormwater | | |
| done | Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals | | |
| done | Reduced Site Plan Set (reduced to 8.5"x11") i page concept plan | | |

Plan Sets (1 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- 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