

(10)  
**TOWN OF CHAPEL HILL**

**ATTACHMENT 3**



*Applicant Information*

Name: H. E. Rayfield Jr.  
Address: c/o Megan Wolf, 6330 Quadrangle Drive, Suite 340  
City: Chapel Hill State: NC zip: 27517  
Phone (Work): 493-7552 FAX: 493-4558 E-Mail: meganwolf@mac.com

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

Name: Same as Above Phone (home) 968-4037  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

*Development Information*

Name of Development: Rayfield Subdivision  
Tax Map: 52 Block: \_\_\_\_\_ Lot(s): 6H Parcel ID #: 9798674341  
Address/Location: 1027 Pinehurst Drive, Chapel Hill  
Existing Zoning: \_\_\_\_\_ New Zoning District if Rezoning Proposed \_\_\_\_\_  
Proposed Size of Development (Acres | Square Feet): 5.19 A / 223,000 s.f.  
Permitted / Proposed Floor Area (Square Feet): \_\_\_\_\_ / \_\_\_\_\_  
Minimum # Parking Spaces Required: \_\_\_\_\_ #Proposed \_\_\_\_\_  
Proposed Number of Dwelling Units: \_\_\_\_\_ # Units per Acre \_\_\_\_\_  
Existing / Proposed Impervious Surface Area (Square Feet): \_\_\_\_\_ / \_\_\_\_\_  
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: H. E. Rayfield Date: 10/19/05

Please submit 20 sets of all materials or 30 sets of all materials including reduced (8½" by 11") copies of all plans if the Concept Plan is subject to additional review by the Town Council, no later than the first day of the month. 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 a meeting dates and the placement of your request on the agenda, please call the Planning Department at (919) 968-2728.



**DEVELOPMENT PLAN**  
**RAYFIELD SUBDIVISION**

**PROJECT OVERVIEW**

The project consists of the dividing of a 5.1 acre parcel of land into 4 lots accessed by a new Town maintained local road. The site is located on the east side of Pinehurst Drive between the Meadowmont Subdivision and the Oaks Development. Specifically the Lot is identified by Orange County Land Records as TMBL 7.52..6H . The site is zoned a R-1, which allows for lots of 17,000 sq. ft. or larger, these lots will be in the 34,000 sq. ft. to 76,230 sq. ft. range.

**DISCRIPTION OF THE EXISTING SITE**

This property is located off of Pinehurst Drive and currently contains a single family home accessed by a gated driveway. The property is identified by Orange County Land Records as parcel ID No. 9798674341; TMBL 7.52..6H. . The land cover consists of pine forest covering the majority of the site, with the area adjacent to the home well maintained and landscaped. The site is bifurcated by a ridge, the land slopes away from this ridge towards the west and east. The property is bounded by The Chapel Hill Country Club to the North and Meadowmont to the east, west and south.. The soils on this property are listed by the Orange County Soil Survey as Appling (ApC) and Whitestore (WtC2)

The site does not exhibit signs of erosion.

**DESCRIPTION OF DEVELOPMENT**

The proposed subdivision consists of 4 lots plus recreation space, accessed by a local road built to Town standards. Each lot will be served by public water and sanitary sewer provided by Orange Water and Sewer Authority. Electric, gas, and phone services will be provided by their respective utilities.

The lot containing the existing home will be approximately 1.75 acres, the other three lots will range from 0.66 acres to 1.00acres. The development will meet or exceed the minimum requirements of the Town of Chapel Hill’s current Land Use Management Ordinance and Design Guidelines.

The Project will be built in a single phase.