

(34)

TOWN OF CHAPEL HILL

PROJECT FACT SHEET – SUBDIVISION REQUEST

Plans Dated version 3: 5/16/06

LOCATION INFORMATION

Name of Subdivision Aquabella Subdivision
 (Shelbourne Court is the road name) _____
 Is this proposed as a cluster subdivision? No
 Location (Street Address) 1025 Pinehurst Drive
 Tax Map, Block, Lot Reference 7.54B.D.4A
 Parcel Identification Number (PIN) 9798671484
 Name of Applicant John and Leslie Mackowiak

GROSS LAND AREA OF SUBDIVISION (Appendix A)

Net Land Area – Area within zoning lot boundaries NLA 208,043.52 ft²
 Credited Street Area (including 10% restriction) CSA 388x45 = 17,460 ft²
 Credited Permanent Open Space (if applicable) COS 0
 Gross Land Area = NLA+CSA+COS GLA 225,503 ft²
 Gross Land Area of this section of phase (if applicable) 225,503 ft²
 Zoning District(s) and area of each 100% R-1
 Check applicable overlay zoning district:

☒

Watershed Protection District

☒

Resource Conservation District

☐ Historic District

☐ Airport Hazard District

PROJECT INFORMATION

Required minimum lot size 17,000 ft² GLA
 Total number of lots in subdivision 4
 Total number of lots in this section or phase 4
 Recreation area ratio (Sec. 5.5.2) 0.071 Minimum Recreation Area 16,011 ft²
 If cluster development: Land in Rec. area from lot reductions n/a
 Total area of recreation area TBD plus payment in lieu

Utility Service	Water	Utility Service	Sewer
OWASA	X	OWASA	X
If outside Urban Service Boundary:		If outside Urban Service Boundary:	
Individual wells		Individual septic tank	
Community wells		Community package plant	
Other		Other	

Utility Service	Electric service	Telephone service
Underground	X	X
Above ground		

Fire protection provided by Town of Chapel Hill

Solid waste collection provided by Town of Chapel Hill

Elevation of 100 year floodplain n/a ft. Total area within floodplain 0

Total area within Resource Conservation District appx 400'x100' = 40,000 sq. ft. TBD

If this site is within the Watershed Protection District, is high or low density option chosen? high

Soil type(s) White store clay loam (W+C2)

Generalized slope of site 4.9% east to west

Historic/cultural features of value none known

Forest/wildlife features of value none known

Identify other water features none

ADJOINING OR CONNECTING STREETS

Street name	Right-of-way width	Pavement width	Number of lanes
1. Pinehurst Drive	90'	27'	3
2.			
3.			
4.			

Street name	Maximum speed	Surface	Category
1. Pinehurst Drive	25 mph	Paved	"Local"
2.			
3.			
4.			

*(T) Thoroughfare, (C) Collector, (L) Local