

44

TOWN OF CHAPEL HILL

PROJECT FACT SHEET - SUBDIVISION REQUEST

Plans Dated MARCH 7, 2006
Revised _____

LOCATION INFORMATION

Name of Subdivision FAIRWAY HILL
 Is this proposed as a cluster subdivision? NO
 Is this proposed as a cluster subdivision? NO
 Location (Street Address) 1627 PINETHURST DR.
 Tax Map, Block, and Lot Reference 7.52..6H
 Parcel Identification Number (PIN) 9798674341
 Name of Applicant H. E. RAYFIELD JR.

GROSS LAND AREA OF SUBDIVISION (Appendix A)

Net Land Area -- Area within zoning lot boundaries NLA 222,592 ft²
 Credited Street Area (including 10% restriction) CSA 5,477 ft²
 Credited Permanent Open Space (if applicable) COS _____
 Gross Land Area = NLA+CSA+COS GLA 228,068 ft²
 Gross Land Area of this section of phase (if applicable) 228,068 ft²
 Zoning District(s) and area of each R-1

Check applicable overlay zoning district:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Watershed Protection District | <input checked="" type="checkbox"/> Resource Conservation District |
| <input type="checkbox"/> Historic District | <input type="checkbox"/> Airport Hazard District |

PROJECT INFORMATION

Required minimum lot size 17,000 ft²
 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 16,591.5
 If cluster development: Land in Rec. area from lot reductions _____
 Total area of recreation area 29,208.6

(45)

Utility Service	Water	Utility Service	Sewer
OWASA	X	OWASA	X
If outside Urban Service Boundary:		If outside the 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 ft. Total area within floodplain 0 ft²

Total area within Resource Conservation District 7,428 ft²

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

Soil type(s) WTCZ & APC

Generalized slope of site 0-10% (81,488 ft²)

Historic/cultural features of value NONE

Forest/wildlife features of value NONE

Identify other water features NONE

ADJONING OR CONNECTING STREETS

Street name	Right-of-way width	Pavement width	Number of lanes
1. <u>PINEHURST DR.</u>	<u>90</u>	<u>27'</u>	<u>2</u>
2.			
3.			
4.			

Street name	Speed limit	Paved or Unpaved	Designation*
1. <u>PINEHURST DR.</u>	<u>25MPH</u>	<u>Paved</u>	<u>(L)</u>
2.			
3.			
4.			

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