

TOWN OF CHAPEL HILL

PROJECT FACT SHEET – SUBDIVISION REQUEST

Plans Dated _____
Revised _____

LOCATION INFORMATION

Name of Subdivision Bradley Ridge
Is this proposed as a cluster subdivision? Yes
Is this proposed as a cluster subdivision? Yes
Location (Street Address) Sunrise Road and Amesbury Drive
Tax Map, Block, and Lot Reference 07.17.19, 19C, 20, 21A + 22, 07.138.16 + .17
Parcel Identification Number (PIN) 9890-06-5926, -6312, -3350, -0913, 9880-96-7991 + 9890-16-0913
Name of Applicant Kelvin Green - Millennium Comm. Properties LLC

GROSS LAND AREA OF SUBDIVISION (Appendix A)

Net Land Area – Area within zoning lot boundaries NLA 33.82
Credited Street Area (including 10% restriction) CSA 3.38
Credited Permanent Open Space (if applicable) COS —
Gross Land Area = NLA+CSA+COS GLA 37.20
Gross Land Area of this section of phase (if applicable) —
Zoning District(s) and area of each R-2 = 37.20

Check applicable overlay zoning district:

- | | |
|--|--|
| <input 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 5,500 S.F.
Total number of lots in subdivision 63 lots
Total number of lots in this section or phase 63 lots
Recreation area ratio (Sec. 5.5.2) .12 Minimum Recreation Area _____
If cluster development: Land in Rec. area from lot reductions 37,871 S.F.
Total area of recreation area 4.92 Ac. | 214,315 S.F.

Utility Service	Water	Utility Service	Sewer
OWASA	✓	OWASA	✓
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	✓	✓
Above ground		

Fire protection provided by Other - Outside City limits

Solid waste collection provided by Other - Outside City limits

Elevation of 100 year floodplain ft. Total area within floodplain 0

Total area within Resource Conservation District 7.91 Ac.

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

Soil type(s) ApB, ApC

Generalized slope of site Generally 10%.

Historic/cultural features of value N/A

Forest/wildlife features of value N/A

Identify other water features N/A

ADJONING OR CONNECTING STREETS

Street name	Right-of-way width	Pavement width	Number of lanes
1. <u>Ginger Rd.</u>	<u>65'</u>	<u>10'</u>	<u>2</u>
2. <u>Amesbury Drive</u>	<u>45'</u>	<u>27'</u>	<u>2</u>
3. <u>Sunrise Rd.</u>	<u>60'</u>	<u>22'</u>	<u>2</u>
4.			

Street name	Speed limit	Paved or Unpaved	Designation*
1. <u>Ginger Rd.</u>	<u>gravel</u>	<u>Unpaved</u>	<u>L</u>
2. <u>Amesbury Drive</u>		<u>paved</u>	<u>L</u>
3. <u>Sunrise Rd.</u>		<u>paved</u>	<u>C</u>
4.			

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