



RADWAY  
DESIGN  
ASSOCIATES  
CHAPEL HILL, NC

## Memorandum

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To: Chapel Hill Town Manager  
From: Scott Radway, AICP  
Date: January 5, 2009  
Subject: Aydan Court Site – Single Family Subdivision Alternative Plans

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Attached are four single-family subdivision design studies for the Aydan Court site. These show the range of single-family development options permitted within the existing R-1 Zoning District as requested by the Town Council.

They are described briefly below with some pertinent comparative items for them and the current Aydan Court multi-family proposal shown in the accompanying table.

### Single Family Development Design Options

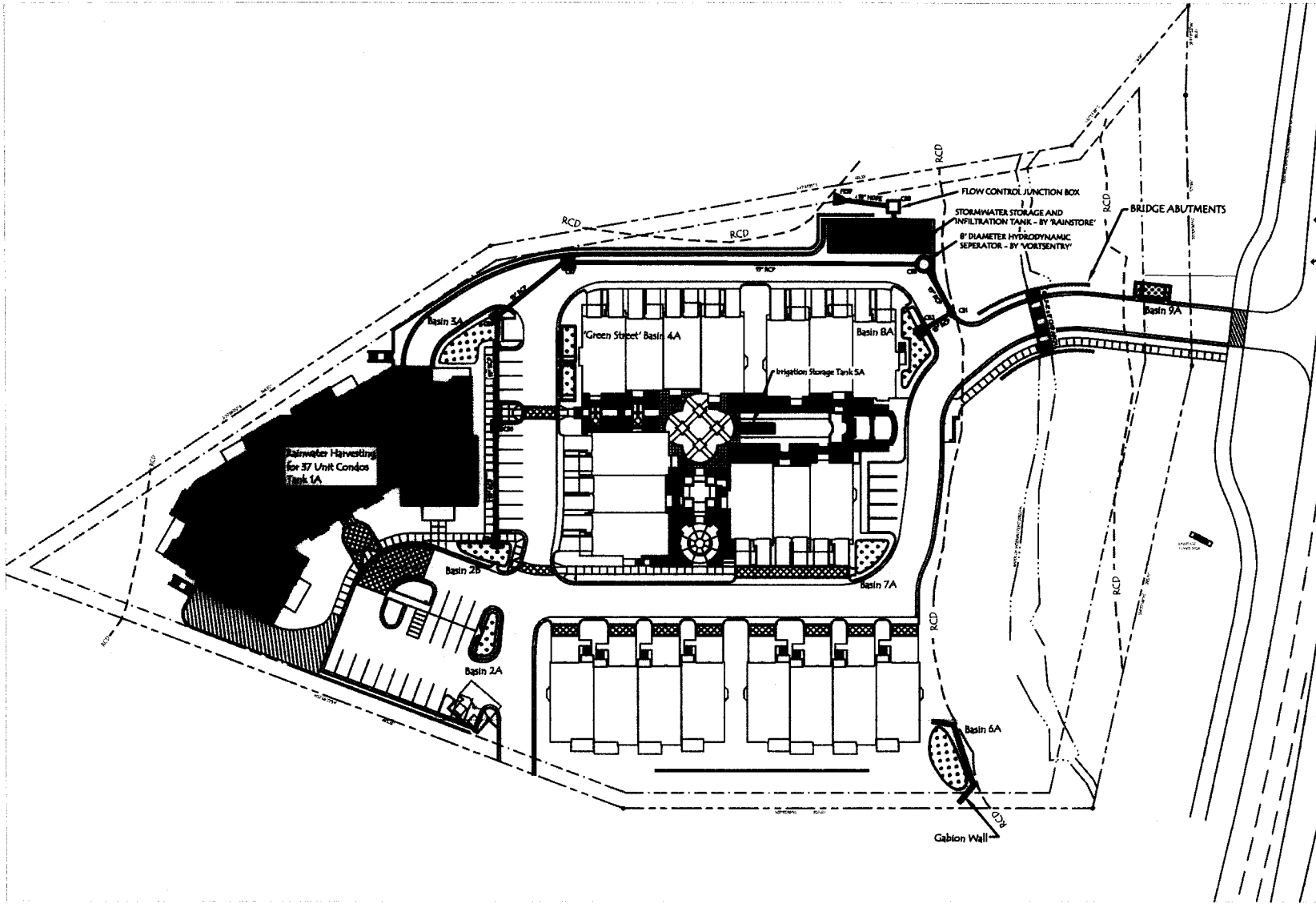
- A. Conventional Single Family Subdivision – 4 Large Lots – A permitted by-right development. Falls below requirement for recreation and affordable housing or size restricted homes. Insufficient traffic to warrant the paired left over roadway improvement opposite Downing Creek. No connection to UNC Chapel Hill Foundation Inc. property. Getting drives and sewer to lots 1, 2, and 3 will disturb the steep slopes.
- B. Conventional Single Family Subdivision – 10 Lots - A permitted by-right development. Basic subdivision with lots all meeting the 17,000 SF minimum for R-1 zoning. Provides collective stormwater mgmt. lot for roadway stormwater. All lots handle stormwater individually. Unimproved Recreation area exceeds 18,047 SF required. Entrance remains as per Aydan Court design with connection to UNC Chapel Hill Foundation Inc. property. No affordable housing – only small SF homes as required.
- C. Cluster Single Family Subdivision – 11 lots. Voluntary design by applicant. All lots exceed the 5,000 SF lot minimum. Open space meets SF lot reduction formula of 1:1 and recreation requirement. Stormwater lot for roadway run-off; individual lots handle on-lot stormwater. Roadway entrance remains per existing design. No affordable housing – only small SF homes as required.
- D. Planned Development Housing • Single Family Subdivision – 16 lots. Voluntary design by applicant. No floor area limitations for single-family homes. No lot minimum size requirement. No affordable housing – only small SF homes as required. Meets PD-H recreation area requirement of 12,709 SF. Roadway entrance remains per existing design.

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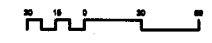
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STORMWATER PLAN REVISIONS JANUARY 6, 2009



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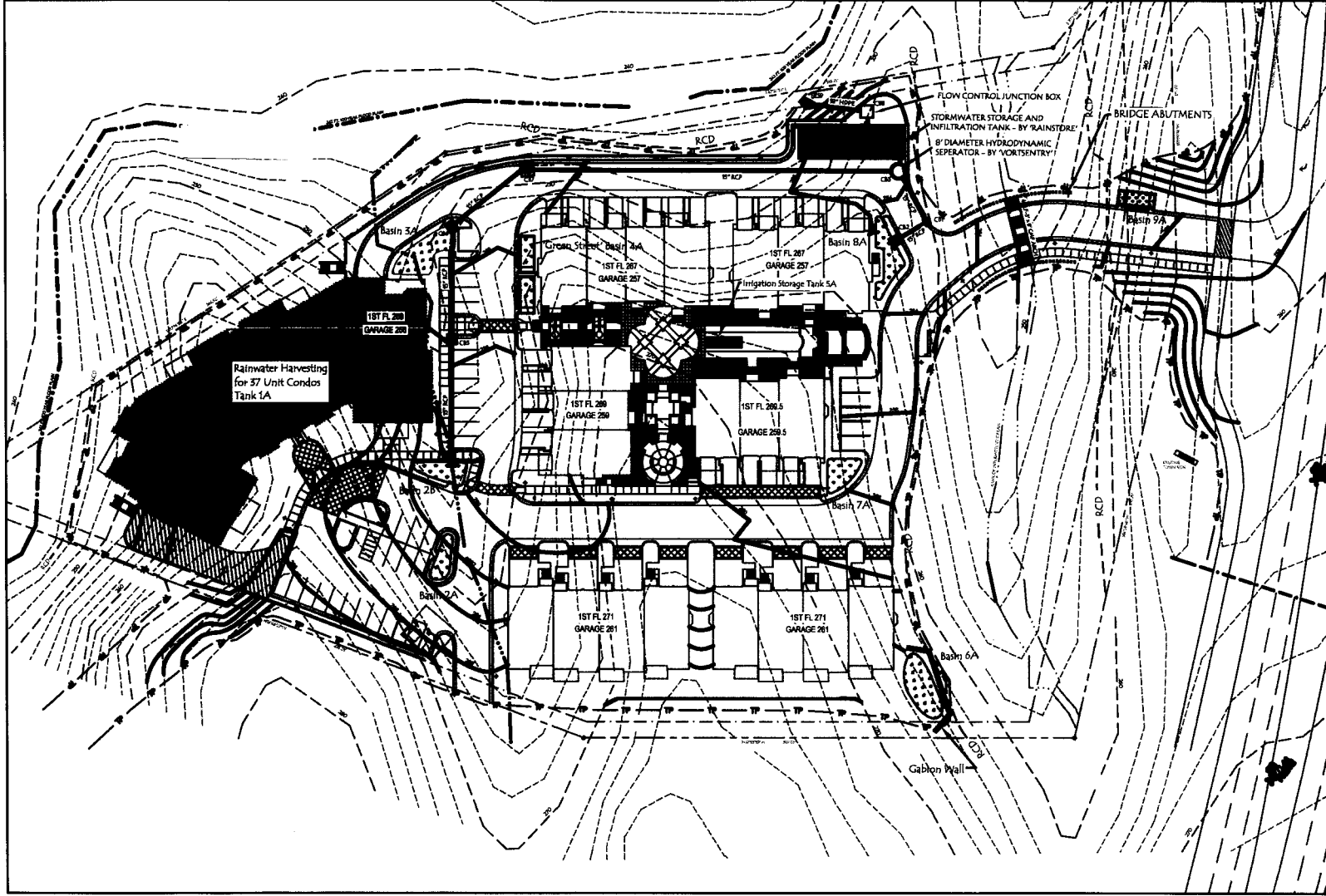
Developer: CAZCO, Inc.  
**Aydan Court Townhomes & Condominiums**  
 N.C. Highway 54 - Chapel Hill, North Carolina

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01/06/09
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Sheet 10A

**J DAVIS ARCHITECTS**

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**GRADING AND DRAINAGE PLAN JANUARY 6, 2009**



Developer: CAZCO, Inc.  
**Aydan Court Townhomes  
 & Condominiums**  
 N.C. Highway 54 - Chapel Hill, North Carolina

PROJECT/REVISIONS	DATE

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