

# TOWN OF CHAPEL HILL

ATTACHMENT 12

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## PROJECT FACT SHEET - SUBDIVISION REQUEST

Plans Dated \_\_\_\_\_

### LOCATION INFORMATION

Revised \_\_\_\_\_

Name of Subdivision Chancellor's View Subdivision  
Is this proposed as a cluster subdivision? Yes  
Location (street address) Old Lystra Road & Zapata Lane  
Tax Map, Block, and Lot Reference 7.126.B.2  
Parcel Identification Number (PIN) 9787-35-1965  
Name of Applicant Capkov Ventures, LLC

### GROSS LAND AREA OF SUBDIVISION (sec. 13.5)

Net Land Area - Area within zoning lot boundaries 32.414 acres  
Credited Street Area NLA  
Credited Open Space CSA  
Gross Land Area = NLA+CSA+COS COS  
Gross Land Area of subdivision GLA 32.414 acres  
Gross Land Area of this section or phase (if applicable) 32.414 acres  
Zoning District(s) and area of each R-LD1 32.414 acres (GLA)

### PROJECT INFORMATION

Required minimum lot size 5,500 S.F.  
Total number of lots in subdivision 25 Total Lots, 24 Residential  
lots, 6 size restricted as indicated 24  
Total number of lots in this section or phase 24  
Recreation area ratio (Sec. 17.9.2) 0.050 Minimum Rec. Area 1.6207 acres  
If cluster development: Land in Rec. area from lot reductions 11.383 acres  
Total area of recreation area 13.003 acres required 15.54 acres provided

Water: XX Sewer: XX  
OWASA \_\_\_\_\_ OWASA \_\_\_\_\_  
Individual wells \_\_\_\_\_ Individual septic tanks \_\_\_\_\_  
Community wells \_\_\_\_\_ Community package plant \_\_\_\_\_  
Other \_\_\_\_\_

building

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Electric Service:

Telephone Service:

Underground XX

Underground XX

Above ground \_\_\_\_\_

Above ground \_\_\_\_\_

Fire protection provided by Town of Chapel Hill

Solid waste collection provided by Town of Chapel Hill

Base Flood Elevation N/A

Total area within flood plain N/A

Total area within Resource Conservation District 5.0 acres

Is this site within the Watershed Protection District? \_\_\_\_\_

Yes

If so, is high or low density stormwater management option chosen? \_\_\_\_\_

Low Density

Soil type(s) Louisburg

Generalized slope of site mostly 0-15%; some 15-25% slopes

Historic/cultural features of value None

Forest/wildlife features of value Steep slope forest (Open Space)

Water features Perrenial stream onto property

**ADJOINING OR CONNECTING STREETS:**

| STREET NAME               | RIGHT-OF-WAY WIDTH | PAVEMENT WIDTH | NUMBER OF LANES |
|---------------------------|--------------------|----------------|-----------------|
| 1. <u>Old Lystra Road</u> | <u>Variable</u>    | <u>±20 ft.</u> | <u>2</u>        |
| 2. <u>Zapata Lane</u>     | <u>60 ft.</u>      | <u>±20 ft.</u> | <u>2</u>        |
| 3. _____                  | _____              | _____          | _____           |
| 4. _____                  | _____              | _____          | _____           |

**ADJOINING OR CONNECTING STREETS:**

| STREET NAME               | AVERAGE DAILY TRAFFIC COUNT | SPEED LIMIT | PAVED OR UNPAVED | DESIGNATION<br>(T) THOROUGHFARE<br>(C) COLLECTOR<br>(L) LOCAL |
|---------------------------|-----------------------------|-------------|------------------|---|
| 1. <u>Old Lystra Road</u> | <u>N/A</u>                  | <u>45</u>   | <u>Paved</u>     | <u>C</u>  |
| 2. <u>Zapata Lane</u>     | <u>N/A</u>                  | <u>25</u>   | <u>Paved</u>     | <u>L</u>  |
| 3. _____                  | _____                       | _____       | _____            | _____   |
| 4. _____                  | _____                       | _____       | _____            | _____   |