

# TOWN OF CHAPEL HILL

## PROJECT FACT SHEET – SUBDIVISION REQUEST

Plans Dated 9-26-02;  
Revised 7-8-2004

### LOCATION INFORMATION

Name of Subdivision Montclair Subdivision  
Is this proposed as a cluster subdivision? No  
Is this proposed as a cluster subdivision? No  
Location (Street Address) Westbury Drive  
Tax Map, Block, and Lot Reference 7.122.B.17A  
Parcel Identification Number (PIN) 9778-90-0681  
Name of Applicant CAZCO, Inc.

### GROSS LAND AREA OF SUBDIVISION (Appendix A)

Net Land Area – Area within zoning lot boundaries NLA 11.02 ac (480,031 sf)  
Credited Street Area (including 10% restriction) CSA 1.10 ac (47,916 sf)  
Credited Permanent Open Space (if applicable) COS \_\_\_\_\_  
Gross Land Area = NLA+CSA+COS GLA 12.12 ac (527,947 sf)  
Gross Land Area of this section of phase (if applicable) N/A  
Zoning District(s) and area of each R-1

Check applicable overlay zoning district:

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

### PROJECT INFORMATION

Required minimum lot size 17,000 (GLA)  
Total number of lots in subdivision 13  
Total number of lots in this section or phase 13  
Recreation area ratio (Sec. 5.5.2) 7.1% Minimum Recreation Area 37,484 sf  
If cluster development: Land in Rec. area from lot reductions N/A  
Total area of recreation area 69,900 sf

Utility Service	Water	Utility Service	Sewer
OWASA	XX	OWASA	XX
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	XX	XX
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 N/A

Total area within Resource Conservation District 0

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

Soil type(s) Herndon Silt Loam, Tatum Silt Loam, Wenowee Sandy Loam

Generalized slope of site 34% @ 1-10%, 29% @ 10-15%, 30% @ 15-25%, 7% @ >25%

Historic/cultural features of value None Known

Forest/wildlife features of value Currently Wooded

Identify other water features None

**ADJONING OR CONNECTING STREETS**

Street name	Right-of-way width	Pavement width	Number of lanes
1. Westbury Drive	50'	22'	2
2. Unnamed "Road A"	50'	22'	2
3.			
4.			

Street name	Speed limit	Paved or Unpaved	Designation*
1. Westbury Drive	25	Paved	L
2. Unnamed "Road A"	In Plan Review (Morgan Estates)		C
3.			
4.			

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