

TOWN OF CHAPEL HILL

PROJECT FACT SHEET – SUBDIVISION REQUEST

Plans Dated _____
Revised _____

LOCATION INFORMATION

Name of Subdivision Bradley Green
Is this proposed as a cluster subdivision? Yes
Is this proposed as a cluster subdivision? Bradley Drive and Ginger Road
Location (Street Address) 3806 Ginger Rd.
Tax Map, Block, and Lot Reference 7.138.16 and 7.138.17
Parcel Identification Number (PIN) 9890-16-0437
Name of Applicant Kelvin Green - Millennium Commercial Properties, LLC

GROSS LAND AREA OF SUBDIVISION (Appendix A)

Net Land Area – Area within zoning lot boundaries NLA 7.012 Acres
Credited Street Area (including 10% restriction) CSA .13 Acres
Credited Permanent Open Space (if applicable) COS 2.73 Acres
Gross Land Area = NLA+CSA+COS GLA 9.872 Acres
Gross Land Area of this section of phase (if applicable) N/A
Zoning District(s) and area of each R-2

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 10,000
Total number of lots in subdivision 8
Total number of lots in this section or phase 8
Recreation area ratio (Sec. 5.5.2) .120 Minimum Recreation Area .84 Acres 36590
If cluster development: Land in Rec. area from lot reductions _____
Total area of recreation area 2.73 Acres

(45)

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 Town

Solid waste collection provided by Town

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

Total area within Resource Conservation District 2.44 ACRES

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 Road</u>	<u>65'</u>	<u>10'</u>	<u>2</u>
2. <u>Bradley Road</u>	<u>50'</u>	<u>27'</u>	<u>2</u>
3.			
4.			

Street name	Speed limit	Paved or Unpaved	Designation*
1. <u>Ginger Road</u>	<u>Gravel Road</u>	<u>Unpaved</u>	<u>L</u>
2. <u>Bradley Road</u>		<u>paved</u>	<u>L</u>
3.			
4.			

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