

TOWN OF CHAPEL HILL

PROJECT FACT SHEET – SUBDIVISION REQUEST

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

LOCATION INFORMATION

Name of Subdivision Morgan Estates  
Is this proposed as a cluster Subdivision? No  
Location (street address) At the end of Westbury Drive, North of Culbreth Road  
Tax Map, Block, and Lot Reference 7.122.B.17  
Parcel Identification Number (PIN) 9778805682  
Name of Applicant Bob Zumwalt, RLA, The John R. McAdams Company, Inc.

GROSS LAND AREA OF SUBDIVISION (SEC. 13.5)

Net Land Area – Area within zoning lot boundaries NLA 11.02  
Credited Street Area CSA NA  
Credited Open Space COS NA  
Gross Land Area = NLA+CSA+COS GLA 11.02  
Gross Land Area of subdivision 11.02  
Gross Land Area of this section or phase (if applicable) NA  
Zoning District (s) and area of each R-1 = 11.02

PROJECT INFORMATION

Required minimum lot size 17,000 square feet  
Total number of lots in subdivision 12  
Total number of lots in this section or phase 12  
Recreation area ratio (Sec. 17.9.2) 1,000 s.f. per lot Minimum Rec. Area 12,000 s.f.  
If cluster development: Lane in Rec. area from lot reductions NA  
Total area of recreation area 49,000 square feet (1.12 acre)

Water:  
OWASA X  
Individual wells \_\_\_\_\_  
Community wells \_\_\_\_\_

Sewer:  
OWASA X  
Individual septic tanks \_\_\_\_\_  
Community package plant \_\_\_\_\_  
Other \_\_\_\_\_

**Electric Service:**

Underground X

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

**Telephone Service:**

Underground X

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

Fire protection provided by Town of Chapel Hill

Solid waste collection provided by Town of Chapel Hill; Recycling provided by Orange County

Base Flood Elevation NA

Total area within Resource Conservation District NA

Is this site within the Watershed Protection District?  Yes  No

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

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

Generalized slope of site Gentle rolling terrain (slopes of mainly 0 - 15%)

Historic/cultural features of value None

Forest/wildlife features of value Site is wooded with a mix of pines and hardwoods.

Water features None

**ADJOINING OR CONNECTING STREETS:**

	<b>STREET NAME</b>	<b>RIGHT-OF-WAY WIDTH</b>	<b>PAVEMENT WIDTH</b>	<b>NUMBER OF LANES</b>
1.	<u>Westbury Drive</u>	<u>50'</u>	<u>26'</u>	<u>2</u>
2.	<u>(off-site stub provided to Culbreth Road)</u>	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____

**ADJOINING OR CONNECTING STREETS:**

	<b>STREET NAME</b>	<b>AVERAGE DAILY TRAFFIC COUNT</b>	<b>SPEED LIMIT</b>	<b>PAVED OR UNPAVED</b>	<b>DESIGNATION (T) THOROUGHFARE (C) COLLECTOR (L) LOCAL</b>
1.	<u>Westbury Drive</u>	<u>Approx. 20</u>	<u>25</u>	<u>paved</u>	<u>L</u>
2.	_____	_____	_____	_____	_____
3.	_____	_____	_____	_____	_____
4.	_____	_____	_____	_____	_____