

TOWN OF CHAPEL HILL

ATTACHMENT 14

40

PROJECT FACT SHEET - SUBDIVISION REQUEST

Plans Dated 1/29/02

Revised _____

LOCATION INFORMATION

Name of Subdivision AVALON PARK

Is this proposed as a cluster subdivision? NO

Location (street address) HIGH SCHOOL ROAD, NORTH SIDE, 600 ft. from HOMESTEAD

Tax Map, Block, and Lot Reference 7.109..9F

Parcel Identification Number (PIN) 9779-59-9961

Name of Applicant Accord Contractors and Developers, Inc.

Hari Frankhury

GROSS LAND AREA OF SUBDIVISION (sec. 13.5)

Net Land Area - Area within zoning lot boundaries NLA 4.65 AC (202,554 AC)

Credited Street Area CSA 0.47 AC (20,255.4 AC)

Credited Open Space COS NA

Gross Land Area = $NLA+CSA+COS$ GLA 5.12 AC (222,809 AC)

Gross Land Area of subdivision 5.12 AC.

Gross Land Area of this section or phase (if applicable) 5.12 AC

Zoning District(s) and area of each R-2 5.12 AC

PROJECT INFORMATION

Required minimum lot size 10,000 SF.

Total number of lots in subdivision 10

Total number of lots in this section or phase 10

Recreation area ratio (Sec. 17.9.2) 0.12 Minimum Rec. Area 26,737 SF

If cluster development: Land in Rec. area from lot reductions NA

Total area of recreation area Provided = 20,035 SF

Water: OWASA

Sewer: OWASA

Individual wells _____

Individual septic tanks _____

Community wells _____

Community package plant _____

Other _____

Electric Service:

(41) Telephone Service:

Underground _____ Underground _____

Above ground _____ Above ground _____

Fire protection provided by Town of Chapel Hill

Solid waste collection provided by Town of Chapel Hill

Base Flood Elevation NA

Total area within flood plain NA

Total area within Resource Conservation District 6800 SF.

Is this site within the Watershed Protection District? NO

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

Soil type(s) ENON

Generalized slope of site 5%

Historic/cultural features of value NONE

Forest/wildlife features of value NONE

Water features NONE

ADJOINING OR CONNECTING STREETS:

STREET NAME	RIGHT-OF-WAY WIDTH	PAVEMENT WIDTH	NUMBER OF LANES
1. <u>HIGH SCHOOL ROAD</u>	<u>100 FEET</u>	<u>22'</u>	<u>2</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____

ADJOINING OR CONNECTING STREETS:

STREET NAME	AVERAGE DAILY TRAFFIC COUNT	SPEED LIMIT	PAVED OR UNPAVED	DESIGNATION (T) THOROUGHFARE (C) COLLECTOR (L) LOCAL
1. <u>HIGH SCHOOL ROAD</u>	_____	_____	<u>P</u>	<u>C</u>
2. _____	_____	_____	_____	_____
3. _____	_____	_____	_____	_____
4. _____	_____	_____	_____	_____