

(44)

PROJECT FACT SHEET - SUBDIVISION REQUEST

Plans Dated Nov 13, 2001

Revised July 12, 2002

LOCATION INFORMATION

Name of Subdivision CREEKSIDE

Is this proposed as a cluster subdivision? No

Location (street address) MORGAN CREEK ROAD

Tax Map, Block, and Lot Reference 7.70.D.5

Parcel Identification Number (PIN) 9787-59-6577

Name of Applicant CREEKSIDE DEVELOPMENT GROUP, LLC

GROSS LAND AREA OF SUBDIVISION (sec. 13.5)

Net Land Area - Area within zoning lot boundaries NLA 11.268 ac

Credited Street Area CSA 0.15 ac (6,617 SF)

Credited Open Space COS NA

Gross Land Area = NLA+CSA+COS GLA 11.42 ac

Gross Land Area of subdivision 11.42 ac

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

Zoning District(s) and area of each R-1 11.42 ac

PROJECT INFORMATION

Required minimum lot size 17,000 SF

Total number of lots in subdivision 11

Total number of lots in this section or phase 11

Recreation area ratio (Sec. 17.9.2) 0.071 Minimum Rec. Area 0.81 AC

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

Total area of recreation area (+ CONSERVATION AREA) 1.13 AC

Water: OWASA

Sewer: OWASA

Individual wells \_\_\_\_\_

Individual septic tanks \_\_\_\_\_

Community wells \_\_\_\_\_

Community package plant \_\_\_\_\_

Other \_\_\_\_\_

Electric Service:

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 290 +/-

Total area within flood plain 0.85 AC

Total area within Resource Conservation District 1.4 AC

Is this site within the Watershed Protection District? YES

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

Soil type(s) Tatum D and Tatum E

Generalized slope of site moderate in the middle, steep on perimeter

Historic/cultural features of value —

Forest/wildlife features of value Morgan Creek Anemone Glade - Portion

Water features MORGAN CREEK

**ADJOINING OR CONNECTING STREETS:**

STREET NAME	RIGHT-OF-WAY WIDTH	PAVEMENT WIDTH	NUMBER OF LANES
1. <u>Morgan Creek Rd</u>	<u>60'</u>	<u>20'-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>Morgan Creek Rd</u>	<u>—</u>	<u>25</u>	<u>Paved</u>	<u>L</u>
2. _____	_____	_____	_____	_____
3. _____	_____	_____	_____	_____
4. _____	_____	_____	_____	_____