

TOWN OF CHAPEL HILL

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PROJECT FACT SHEET - SUBDIVISION REQUEST

Plans Dated Aug 14, 2002
Revised October 10, 2002

LOCATION INFORMATION

Name of Subdivision 1723 Homestead Road
Is this proposed as a cluster subdivision? _____
Location (street address) 1723 Homestead Road
Tax Map, Block, and Lot Reference 7.109, 9B, ABC & Recreation Lots 1 & 2
Parcel Identification Number (PIN) 9870-60-0777
Name of Applicant A. Preston Nisbet

GROSS LAND AREA OF SUBDIVISION (sec. 13.5)

Net Land Area - Area within zoning lot boundaries NLA 41,893
Credited Street Area CSA 6,249
Credited Open Space - Recreation Lots 1 & 2 COS 6,543 SF @ 12%
Gross Land Area = $NLA+CSA+COS$ GLA 54,523
Gross Land Area of subdivision 54,523 SF
Gross Land Area of this section or phase (if applicable) 1,252
Zoning District(s) and area of each R2

PROJECT INFORMATION

Required minimum lot size NA 10,000 s.f.
Total number of lots in subdivision 3 lots. ABC & 2 Recreation Lots
Total number of lots in this section or phase same
Recreation area ratio (Sec. 17.9.2) 12% Minimum Rec. Area 6,543
If cluster development: Land in Rec. area from lot reductions NA
Total area of recreation area 6,543 SF

Water: OWASA Water available in R/W Sewer: OWASA Planned SS line to be in R/W
Individual wells Lot A Individual septic tanks Lot A
Community wells _____ Community package plant _____
Other _____

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Electric Service:

Telephone Service:

Underground _____ Underground _____

Above ground Duke Power Above ground Yes

Fire protection provided by _____

Solid waste collection provided by NA

Base Flood Elevation _____

Total area within flood plain NA

Total area within Resource Conservation District NA

Is this site within the Watershed Protection District? NA

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

Soil type(s) _____

Generalized slope of site 2% to 5%

Historic/cultural features of value NA

Forest/wildlife features of value NA

Water features NA

ADJOINING OR CONNECTING STREETS:

STREET NAME	RIGHT-OF-WAY WIDTH	PAVEMENT WIDTH	NUMBER OF LANES
1. <u>Homestead Road</u>	<u>100 RW</u>	_____	<u>2 Lanes</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>NA</u>	_____	_____	_____	_____
2. _____	_____	_____	_____	_____
3. _____	_____	_____	_____	_____
4. _____	_____	_____	_____	_____