

# MAJOR SUBDIVISION APPLICATION



**TOWN OF CHAPEL HILL**  
**Planning Department**  
 405 Martin Luther King Jr. Blvd  
 Phone (919) 969-5040 fax (919) 969-2014  
 www.townofchapelhill.org

Parcel Identifier Number (PIN): 9798670429 and 9798671340

Date: 4/26/2022

## Section A: Project Information

Project Name: Grand Alexander Subdivisions

Property Address: 121 and 130 Grand Alexander Court

Zip Code: 27517

Existing Zoning District: R1

Project Description: Subdivide a pair of vacant 1.3 acre lots into a total of 8 lots, appx. 0.3 acres each. Make payment-in-lieu for inclusionary zoning for the 6 new lots created.

## Section B: Applicant, Owner, and/or Contract Purchaser Information

### Applicant Information (to whom correspondence will be mailed)

Name: John and Leslie Mackowiak

Address: 186 Bluff Road

City: Cedar Point

State: NC

Zip Code: 28584

Phone: 919-619-3838 cell

Email: john.mackowiak@gmail.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: *John Mackowiak* 4/28/2022

Date: 4/26/2022

### Owner/Contract Purchaser Information:

**Owner**

**Contract Purchaser**

Name: Owners : John and Leslie Mackowiak

Address: same as above

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: *John Mackowiak* 4/28/2022

Date: 4/26/2022

Click here <http://chplan.us/TechnicalReviewSubmittals> for application submittal instructions.



# PROJECT FACT SHEET

TOWN OF CHAPEL HILL  
Planning Department

## Section A: Project Information

Application Type: Major Subdivision (Preliminary Plat) Application Date: 4/26/2022  
Project Name: Grand Alexander Subdivisions -Residential No overlay

### Use Type: (check/list all that apply)

Office/Institutional  Residential  Mixed-Use  Other: \_\_\_\_\_

### Overlay District: (check all that apply)

Historic District  Neighborhood Conservation District  Airport Hazard Zone

## Section B: Land Area

Net Land Area (NLA): Area within zoning lot boundaries		NLA=	118,252	sq. ft.
Choose one, or both, of the following (a or b), not to exceed 10% of NLA	a) Credited Street Area (total adjacent frontage) x ½ width of public right-of-way	CSA=	11,825	sq. ft.
	b) Credit Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=	0	sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	130,077	sq. ft.

## Section C: Special Protection Areas, Land Disturbance, and Impervious Areas

### Special Protection Areas: (check all those that apply)

Jordan Buffer  Resource Conservation District  100 Year Floodplain  Watershed Protection District

Land Disturbance	Total (sq. ft.)
Area of Land Disturbance (Includes: Footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, all grading, including off-site clearing)	0
Area of Land Disturbance within RCD	0
Area of Land Disturbance within Jordan Buffer	0

Impervious Areas	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Impervious Surface Area (ISA)	0 (2 vacant lots)	0	0	0
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA) %	0			
If located in Watershed Protection District, % of impervious surface on 7/1/1993	N/A			



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### Section D: Dimensions

Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Number of Buildings	N/A			
Number of Floors				
Recreational Space				

Residential Space				
Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Floor Area (all floors – heated and unheated)	N/A			
Total Square Footage of All Units				
Total Square Footage of Affordable Units				
Total Residential Density				
Number of Dwelling Units				
Number of Affordable Dwelling Units				
Number of Single Bedroom Units				
Number of Two Bedroom Units				
Number of Three Bedroom Units				

Non-Residential Space (Gross Floor Area in Square Feet)					
Use Type	Existing	Proposed	Uses	Existing	Proposed
Commercial	N/A				
Restaurant			# of Seats		
Government					
Institutional					
Medical					
Office					
Hotel			# of Rooms		
Industrial					
Place of Worship			# of Seats		
Other					

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	28	28	28
	Interior (neighboring property lines)	14	14	14
	Solar (northern property line)	17	17	17
	Primary	40	40	40

<b>Height (maximum)</b>	Secondary	40' + (0.5 x feet to setback line)	same	same
<b>Streets</b>	Frontages	64	64	64
	Widths	80	80	80



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### Section E: Adjoining or Connecting Streets and Sidewalks

(Note: For approval of proposed street names, contact the Engineering Department)

Street Name	Right-of-Way Width	Pavement Width	Number of Lanes	Existing Sidewalk*	Existing Curb/Gutter
Pinehurst Drive (existing)	90'	27' B/B	2	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
Grand Alexander (existing)	45'	27' B/B	2	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes

List Proposed Points of Access (Ex: Number, Street Name):

\*if existing sidewalks do not exist and the applicant is adding sidewalks, please provide the following information:

Sidewalk Information			
Street Names	Dimensions	Surface	Handicapped Ramps
No new sidewalks to be added.			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Grand Alexander road & sidewalk was built in 2009			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

### Section F: Parking Information

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces	NA		
Handicap Spaces	NA		
Total Spaces	NA		
Loading Spaces	NA		
Bicycle Spaces	NA		
Surface Type	NA		

### Section G: Landscape Buffers

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
NA			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
NA			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
NA			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
NA			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes



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**Section H: Land Use Intensity**

Existing Zoning District:  
Proposed Zoning Change (if any):

Note: Refer to Table 3-8-1 (Dimensional Matrix) in the Land Use Management Ordinance for help completing this table.

Zoning – Area – Ratio			Impervious Surface Thresholds			Minimum and Maximum Limitations	
Zoning District(s)	Floor Area Ratio (FAR)	Recreation Space Ratio (RSR)	Low Density Residential (0.24)	High Density Residential (0.50)	Non-Residential (0.70)	Maximum Floor Area (MFA) = FAR x GLA	Minimum Recreation Space (MSR) = RSR x GLA
R1	NA	0.071	50% high density				NA (PIL paid)
<b>TOTAL</b>				59,126			
RCD Streamside	NA	0.01					
RCD Managed	NA	0.019					
RCD Upland	NA						

**Section I: Utility Service**

Check all that apply:

<b>Water</b>	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Well	<input type="checkbox"/> Community Well	<input type="checkbox"/> Other
<b>Sewer</b>	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Septic Tank	<input type="checkbox"/> Community Package Plant	<input type="checkbox"/> Other

<b>Electrical</b>	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground
<b>Telephone</b>	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground
<b>Solid Waste</b>	<input checked="" type="checkbox"/> Town	<input type="checkbox"/> Private



**MAJOR SUBDIVISION APPLICATION  
SUBMITTAL REQUIREMENTS  
TOWN OF CHAPEL HILL  
Planning Department**

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department (Planning) at (919) 969-5066 or at [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org). For detailed information, please refer to the Description of Detailed Information handout.

\$11,165	<b>Application fee</b> (including Engineering Review fee) ( <a href="#">refer to fee schedule</a> )	Amount Paid	\$11,165
		\$	
12/15/22	<b>Pre-application meeting</b> – with appropriate staff		
	<b>Digital Files</b> – provide digital files of all plans and documents		
yes	<b>Recorded Plat or Deed of Property</b>		
yes	<b>Project Fact Sheet</b>		
pending	<b>Traffic Impact Statement</b> – completed by Town’s consultant (or exemption)		
TBD	<b>Response to Community Design Commission and Town Council Concept Plan Comments</b>		
yes	<b>Mailing list of owners of property within 1,000 feet perimeter of subject property</b> ( <a href="#">see GIS notification tool</a> )		
\$170	<b>Mailing fee for above mailing list</b>	Amount Paid	\$170
		\$	
yes	<b>Written Narrative describing the proposal</b>		
NA	<b>Jurisdictional Wetland Determination</b> – if applicable		
yes	<b>Resource Conservation District, Floodplain, &amp; Jordan Buffers Determination</b> – necessary for all submittals		
NA	<b>Jordan Buffer Authorization Certificate or Mitigation Plan (determined by Planning)</b>		

**Stormwater Impact Statement (1 copy to be submitted)**

- a) Written narrative describing existing and proposed conditions, anticipated stormwater impacts and management structures, and strategies to mitigate impacts
- b) Description of land uses and area (in square footage)
- c) Existing and proposed impervious surface area (in square feet) for all subareas and project area)
- d) Ground cover and uses information

- e) Soil information (classification, infiltration rates, depth to groundwater and bedrock)
- f) Time of concentration calculations and assumptions
- g) Topography (2-foot contours)
- h) Pertinent on-site and off-site drainage conditions
- i) Upstream and/or downstream volumes
- j) Discharges and velocities
- k) Backwater elevations and effects on existing drainage conveyance facilities
- l) Location of jurisdictional wetlands and regulatory FEMA Special Flood Hazard Areas
- m) Water quality volume calculations
- n) Drainage areas and sub-areas delineated
- o) Peak discharge calculations and rates (1, 2, and 25-year storms)
- p) Hydrographs for pre- & post- development without mitigation, post-development with mitigation
- q) Volume calculations and documentation of retention for 2-year storm
- r) 85% TSS removal for post-development stormwater run-off
- s) Nutrient loading calculations
- t) BMP sizing calculations
- u) Pipe sizing calculations and schedule (include HGL & EGL calculations and profiles)



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### Plan Sets (10 copies to be submitted no larger than 24" x 36")

Plans should be legible and clearly drawn. All plan set sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable
- Revision dates and professional seals and signatures, as applicable

### Cover Sheet

- a) Include Project Name, Project fact information, PIN, & Design Team

### Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, & greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, & corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, & street names

- f) 1,000' notification boundary

### Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers, & Watershed boundaries



## MAJOR SUBDIVISION APPLICATION SUBMITTAL REQUIREMENTS

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### Detailed Site Plan

- a) Existing and proposed building locations
- b) Description & analysis of adjacent land uses, roads, topography, soils, drainage patterns, environmental constraints, features, existing vegetation, vistas (on & off-site)
- c) Location, arrangement, & dimension of vehicular parking, width of aisles and bays, angle of parking, number of spaces, handicapped parking, bicycle parking. Typical pavement sections & surface type
- d) Location of existing and proposed fire hydrants
- e) Location and dimension of all vehicle entrances, exits, and drives
- f) Dimensioned street cross-sections and rights-of-way widths
- g) Pavement and curb & gutter construction details
- h) Dimensioned sidewalk and tree lawn cross-sections
- i) Proposed transit improvements including bus pull-off and/or bus shelter
- j) Required landscape buffers (or proposed alternate/modified buffers)
- k) Required recreation area/space (including written statement of recreation plans)
- l) Refuse collection facilities (existing and proposed) or shared dumpster agreement
- m) Construction parking, staging, storage area, and construction trailer location
- n) Sight distance triangles at intersections
- o) Proposed location of street lights and underground utility lines and/or conduit lines to be installed
- p) Easements
- q) Clearing and construction limits
- r) Traffic Calming Plan – detailed construction designs of devices proposed & associated sign & marking plan

### Stormwater Management Plan

- a) Topography (2-foot contours)
- b) Existing drainage conditions
- c) RCD and Jordan Riparian Buffer delineation and boundary (perennial & intermittent streams; note ephemeral streams on site)



- d) Proposed drainage and stormwater conditions
- e) Drainage conveyance system (piping)
- f) Roof drains
- g) Easements
- h) BMP plans, dimensions, details, and cross-sections
- i) Planting and stabilization plans and specifications

### Landscape Protection Plan

- a) Rare, specimen, and significant tree survey within 50 feet of construction area
- b) Rare and specimen tree critical root zones
- c) Rare and specimen trees proposed to be removed
- d) Certified arborist tree evaluation, if applicable
- e) Significant tree stand survey
- f) Clearing limit line
- g) Proposed tree protection/silt fence location
- h) Pre-construction/demolition conference note
- i) Detailed tree protection fencing
- j) Landscape protection supervisor note
- k) Existing and proposed tree canopy calculations, if applicable



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### Traffic Plans

- a) Traffic Calming Plan – detailed construction designs of devices proposed & associated sign & marking plan
- b) Traffic Sign, Street Name Sign, and Pavement Marking Plan – in accordance with Manual on Uniform Traffic Control Devices. Street name signs in accordance with Town of Chapel Hill standards.
- c) Traffic Signal Plan – in accordance with Manual on Uniform Traffic Control Devices and NCDOT traffic signal design standards (prepared by licensed professional engineer)

### Street Light Plan/Streetscape Plan

- a) In accordance with Town of Chapel Hill and Duke Energy standards; sealed by professional engineer
- b) Proposed location of street lights and underground utility lines and/or conduit lines to be installed
- c) Description and/or detail of proposed light poles, fixture, watts, lumens, and spacing
- d) Other improvements, such as benches or bus stops, if proposed within public right-of-way
- e) If Downtown Streetscape area, utilize standard downtown conduit detail
- f) Location of street edge of pavement and/or curb and gutter, sidewalk, and property lines

### Planting Plan

- a) Dimensioned and labeled perimeter buffers
- b) Off-site buffer

### Steep Slopes Plan

- a) Classify and quantify slopes 0-10%, 10-15%, 15-25%, and 25% and greater
- b) Show and quantify areas of disturbance in each slope category

- c) Provide/show specialized site design and construction techniques

### Grading and Erosion Control Plan

- a) Topography (2-foot contours)
- b) Limits of Disturbance
- c) Pertinent off-site drainage features
- d) Existing and proposed impervious surface tallies

### Solid Waste Plan

- a) Preliminary Solid Waste Management Plan

### Construction Management Plan

- a) Construction trailer location
- b) Location of construction personnel parking and construction equipment parking
- c) Location and size of staging and materials storage area
- d) Description of emergency vehicle access to and around project site during construction
- e) Delivery truck routes shown or noted on plan sheets