



Coulter Jewell Thames, PA

MAIN OFFICE  
111 WEST MAIN STREET  
DURHAM, NC 27701  
p 919.682.0368 f 919.688.5646

Planning for the Future

## **Bixley Drive Extension**

### **CONCEPT PLAN FOR SUBDIVISION**

#### **DEVELOPER'S PROGRAM**

The Bixley Drive Extension project is a proposal for 4 single family lots on a parcel that was recently brought into the Urban Services Area.

The site is approximately 4.6 acres made up of 1 main parcel. 2 other parcels are affected with a minor amount of street construction impact. It is a fully wooded site with no significant environmental features, save a gradually increasing slope on the eastern portion of the property. The developer intends to construct an extension of Bixley Drive to Town standards. The property is currently zoned properly for the proposed use, and the lot sizes will be larger than the minimum sizes required. The homes will be served by OWASA water and sewer. A 5<sup>th</sup> "open space" lot will be created to provide some amount of open space and area for storm water management.

This development will be solely accessed from Bixley Drive, which will be terminated with a culdesac built to Town Standards. The property is adjacent to the Southern Village Common Open Space property to the east, a 10+ acre lot subdivision to the south, several parcels (inside the Carrboro Town jurisdiction) to the west, and a large single family lot with a home to the north. No connectivity is proposed into nearby neighborhoods other than the extension of Bixley from the Kent Woodlands neighborhood. Tree coverage, buffers, and stormwater treatment will meet Town codes.