

TOWN OF CHAPEL HILL - PROJECT FACT SHEET

www.townofchapelhill.org/planning/index.htm
(Revised August 19, 2004)

ATTACHMENT 23

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A. IDENTIFICATION OF DEVELOPMENT

Date: 2 Feb 06

Plans dated: 1 Feb 06 Tax Map 7.52..384 Block _____ Lot 10

Parcel Identification Numbers (PINs): 9798546749

Name of Project: Castalia at Meadowmont

Type of Request: Special Use Permit

Use Group (Sec. 3.7-1): A & B Zoning District(s): MU-R-1

B. GROSS LAND AREA (Sec. 3.8-1)

Net Land Area (App. A)

NLA 4.23 AC

◆ Choose one of the following, or a combination, not to exceed 10% of the net land area figure.

Credited Street Area (App. A) Total adjacent frontage x 1/2 width of the dedicated public right-of-way CSA 0.42 AC

Credited Open Space (App. A) Total adjacent frontage x 1/2 public or dedicated open space COS _____

TOTAL: GROSS LAND AREA (Sec. 2.51) NLA + (CSA and/or COS) = GLA (not to exceed NLA + 10%) GLA 4.65 AC

C. REQUIRED LAND USE INTENSITY (Sec. 3.8-1, 5.5)

(For multiple zoning districts, please attach a separate sheet with calculations)

Floor Area Ratio* FAR See Meadowmont LUI Spreadsheet

Max. Floor Area (FAR x GLA) MFA 79,067

Impervious Surface Ratios*

- Low Density Option ISR NA Maximum Impervious Surface or (ISR x GLA) MIS NA
- High Density Option ISR NA Maximum Impervious Surface or (ISR x GLA) MIS NA
- HD Non Residential Option ISR See Meadowmont Impervious Surface Monitoring Form Maximum Impervious Surface or (ISR x GLA) MIS 3.05 AC

Recreation Space Ratio*

RSR NA

Minimum Recreation Space (RSR x GLA)

RSR NA

* **See Exhibit A for allowable land use values for this parcel (Parcel 10)**

D. DIMENSIONAL MATRIX REQUIREMENTS (Based upon proposed plans)

DIMENSIONAL MATRIX REQUIREMENTS			Existing (sq.ft.)	Proposed (sq.ft.)	Total (sq.ft.)
Floor area	Floor Area on all Floors	FA	0	76,000	76,000
Principal Building Area	Floor Area on Ground Level	BA(1)	0	12,000	12,000
Garage Building Area	Enclosed Car Parking Area	BA(2)	0	14,000	14,000
Other Enclosed Building Area	Community Building, Storage, Etc.	BA(3)	0	NA	0
Other Ground Level Building Area	Covered Porches, Breezeways, Car Parking (if underneath), Etc.	BA(4)	0	NA	0
Building Area	BA(1)+BA(2)+BA(3)+BA(4)	BA	0	26,000	26,000
Basic Uncovered Area	GLA-BA	UA	202,550	176,550	176,550
Recreational Space (Sec. 5.5)		RS	NA	NA	NA
*Gross Land Area with Impervious Surface			13,500	101,495	114,998
*Percentage of Gross Land area with Impervious Surface (Imper+GLA)			6.7%	50.1%	56.8%
*If Located in the Watershed Protection District, Percentage of Impervious Surface on July 1, 1993					NA

*Only if lot is less than 21,780sq.ft.

LOT SIZE	Required By Ordinance	Existing / Proposed
Lot Size (Sec. 3.8-1)	NA	4.23 AC
Lot width (Sec. 3.8-1)	NA	450 ft ±
Street Frontage Width (Sec. 3.8-1)	NA	900 ft ±

D. DIMENSIONAL MATRIX REQUIREMENTS (Cont.) (120)

SETBACKS AND HEIGHT		Required By Ordinance	Existing / Proposed
Setbacks (Sec 3.8, Table 3.8-1)	Street	0 ft	0 ft
	Interior	0 ft	0 ft
	Solar	0 ft	0 ft
Maximum Height (Sec. 3.8-1)	Primary	29 ft + ½ (add. Bldg setback) = 29+(1/2)(60) = 59 ft	42 ft
	Secondary	90 ft	48 ft

BUILDINGS/DWELLING UNITS	Existing	Proposed	Total	PARKING SPACES	Required	Existing	Proposed	Total
Number of Buildings	0	1	1	Regular Spaces	171	0	171	171
Number of Dwelling Units	0	11	11	Compact Spaces	0	0	0	0
Number of Efficiency Units	0	0	0	Handicap Spaces	6	0	6	6
Number of Single Bedroom Units	0	2	2	Total Spaces	171	0	177	177
Number of 2 Bedroom Units	0	9	9	Loading Spaces	NA	0	NA	NA
Number of 3 Bedrooms Units				Other				

E. LANDSCAPE BUFFERYARDS (Sec 5.6)

Location	Required Minimum Width	Proposed Width
1. NA	NA	NA
2.		
3.		
4.		
5.		
6.		

UTILITIES (✓ which applies)				
Water	Sewer	Electric Service	Telephone Service	Solid Waste Collection
OWASA <input checked="" type="checkbox"/>	OWASA <input checked="" type="checkbox"/>	Underground <input checked="" type="checkbox"/>	Underground <input checked="" type="checkbox"/>	Town <input checked="" type="checkbox"/>
# Well(s)	# Septic Tank(s)	Above Ground	Above Ground	Private
Community Well(s)	Comm. Package Plant			

*NOTE: Public water and sewer required if located inside Urban Service Boundaries.

Other	10 – 15%	>15-25%	>25%
Area in Slope Interval*			
Soil Type(s) On Lot WtC2, EnC, and WxD			

- Only required for lots created after January 27, 2003.

G. ADJOINING or CONNECTING STREETS

STREET NAME	Right-of-Way Width	Pavement Width	No. of Lanes	Paved or Unpaved?	Existing Sidewalk (Yes/No)	Existing Curb/Gutter (Yes/No)
Barbee Chapel Road	73'	44'	3	Paved	Yes	Yes