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ATTACHMENT 10

TOWN OF CHAPEL HILL - PROJECT FACT SHEET

www.townofchapelhill.org/planning/index.htm (Revised August 18, 2004)

A. IDENTIFICATION OF DEVELOPMENT

Date: 2-20-2006

Plans dated: SEAVED 2-20-2006 Tax Map 24 Block ... Lot 7, 47, 48, 48E;

Parcel Identification Numbers (PINs) 9870-71-3194; 9870-61-8194; 9870-70-1770; 9870-61-8593

Name of Project: HOMESTEAD TWIN TOWNS SUP 9870-52-9175

Type of Request: SUP - PDH

Use Group (Sec. 3.7-1): A Zoning District(s): R-2 938, 291 SF

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

Net Land Area (App. A) NLA 852,992 39,099

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 85,299 3,910

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 938,291 43,009

C. REQUIRED LAND USE INTENSITY (Sec. 3.8-1, 5.5) TOTAL: 981,300

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

Floor Area Ratio FAR .093 Maximum Floor Area (FAR x GLA) 938,291 MFA 66,864 N/A

Impervious Surface Ratios REZONE TO R4 .230 159,563

Low Density Option ISR .025 Maximum Impervious Surface or (ISR x GLA) MIS 234,572 19,752

High Density Option ISR .05 Maximum Impervious Surface or (ISR x GLA) MIS

High Density Non Residential Option ISR .07 Maximum Impervious Surface or (ISR x GLA) MIS

Recreation Space Ratio (R4) (R1) RSR .216 Minimum Recreation Space (RSR x GLA) RSR 204,547

D. DIMENSIONAL MATRIX REQUIREMENTS (Based upon proposed plans)

EXEMPTION FOR TWO LOTS

Table with 5 columns: DIMENSIONAL MATRIX REQUIREMENTS, Existing (sq.ft.), Proposed (sq.ft.), Total (sq.ft.), and a row for Percentage of Gross Land area with Impervious Surface.

Table with 4 columns: LOT SIZE, Required By Ordinance, Existing / Proposed, and a row for Lot Size (Sec. 3.8-1).

FILE

**D. DIMENSIONAL MATRIX REQUIREMENTS (Cont.) R-1**

SETBACKS AND HEIGHT		Required By Ordinance	Existing / Proposed
Setbacks (Sec 3.8, Table 3.8-1)	Street	28	75'
	Interior	14	15.5'
	Solar	17	18'
Maximum Height (Sec. 3.8-1)	Primary	29	18'
	Secondary	40	-

R-4.

BUILDINGS/DWELLING UNITS	Existing	Proposed	Total	PARKING SPACES	Required	Existing	Proposed	Total
Number of Buildings	4	36	36	Regular Spaces	136	-	136	136
Number of Dwelling Units	2	72	72	Compact Spaces	-			-
Number of Efficiency Units				Handicap Spaces	-			-
Number of Single Bedroom Units				Total Spaces	136			NA
Number of 2 Bedroom Units		15		Loading Spaces	-			NA
Number of 3 Bedrooms Units		57		Other	-			-

**E. LANDSCAPE BUFFERYARDS (Sec 5.6)**

Location	Required Minimum Width	Proposed Width
1. NORTH	30'	30'
2. EAST	20'	20'
3. WEST	20'	155'
4. SOUTH	20'	265'
5.		
6.		

**UTILITIES (✓ which applies)**

Water	Sewer	Electric Service	Telephone Service	Solid Waste Collection
OWASA ✓	OWASA ✓	Underground ✓	Underground ✓	Town ✓
# 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*	NONE	NONE	NONE (in portion of tract to be developed)
Soil Type(s) On Lot			

\* 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)
SEAVEN						
HOMESTEAD	60' to 80'	20 to 35'	2	P	N	N