

(31)
TOWN OF CHAPEL HILL PROJECT FACT SHEET ATTACHMENT 9

A) IDENTIFICATION OF DEVELOPMENT

Date: 04/25/07
 Plans dated: 04/20/07

Name of project: **Woodmont**
 Type of request: **SUP Phase I**
 Tax Map: 9798-04-93-2025 PIN #s: (Durham County) 92-0911; 92-0436; 92-0097; 82-6431; 82-2051; 72-7095;
 81-2815; 71-8729; 92-4362; 92-4166
 Zoning District : **Mixed Use - Village - Arterial** Use group: **C: Mixed Use**

B) GROSS LAND AREA (Sec. 13.5)

Net Land Area Area within zoning lot boundary of Phase I NLA : 435,804 s.f.
 Choose one of the following(or a combination) not to exceed 10% of the net land area:
 Credited Street Area (Sec. 2.51) Total adjacent frontage x 1/2 width of the right of way CSA 13,079 s.f.
 Credited Open Space (Sec 2.51) Total adjacent frontage x 1/2 public or dedicated open space COS 0 s.f.
 TOTAL: GROSS LAND AREA(Sec 2.51) NLA +(CSA and/or COS)=GLA (NLA+10% max.) GLA : 448,882 s.f.

C) REQUIRED LAND USE INTENSITIES (Sec 13.11.1, 13.11.2, 13.11.3)

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

Floor Area Ratio FAR: .500 Maximum Floor Area (FAR X GLA) MFA 224,441 s.f.
 Impervious Surface Ratios
 Low Density Option ISR: 0.24 Max. Impervious Surface or (ISR X GLA) MIS 107,732 s.f.
 High Density Option ISR: 0.5 Max. Impervious Surface or (ISR X GLA) MIS 224,441 s.f.
 High Density, Non-Res. ISR: 0.7 Max. Impervious Surface or (ISR X GLA) MIS 314,217 s.f.
 Recreation Space Ratio RSR .120 Minimum Recreation Space (RSR X GLA) MSR 27,625 s.f.

D) DIMENSIONAL MATRIX REQUIREMENTS

DIMENSIONAL MATRIX REQUIREMENTS			Exist'g. S.F.	Proposed S.F.	Total S.F.
Floor area	Floor Area on All Floors	FA	See Note 1	183,900 s.f.	183,900 s.f.
Principal Building Area	Floor Area on Ground Level	BA(1)	See Note 1	45,600 s.f.	45,600 s.f.
Garage Building Area	Covered Car Parking Area	BA(2)		24,800 s.f.	24,800
Other Encl. Bldg. Area	Community Bldg., Stor., Etc.			0	0
Other Ground Level BA	Covered Porches, Breezeways,	BA(3)		0	0
Building Area	BA(1)+BA(2)+BA(3)+BA(4)	BA		70,400 s.f.	70,400 s.f.
Basic Uncovered Area	GLA-BA	UA		378,482 s.f.	378,482 s.f.
Recreation Space (Sec.5.5)	GLA X .120	RS		27,625 s.f.	27,625 s.f.
*Gross Land Area with Impervious Surface				272,356 s.f.	272,356 s.f.
*Percentage of Gross Land Area w/ Imp. Surface (Imper + GLA)				61.2%	61.2 %
*If Loc. in Watershed Protection District, Percentage of Imp. Surface on July 1, 1993.			N/A		

*Only if lot is less than 21,780 S.F.

LOT SIZE	Required	Existing/Proposed
Lot Size (Sec. 3.8-1)	MU-V arterial- 5,500 s.f.	435,804 s.f.
Lot Width (Sec. 3.8-1)	MU-V arterial- 62'	239'
Street Frontage Width (Sec. 3.8-1)	MU-V Arterial- 80'	425 +'

3

SETBACKS AND HEIGHT		Required	Proposed
Setbacks (Sec. 3.8, Table 3.8-1)	Street	10	variable ,
	Interior	5	variable ,
	Solar	20	0
Max. Height (Sec. 3.8-1)	Primary	60 ft.	46'-8"
	Secondary	114 ft.	71'-0'

BUILDINGS/DWELLING UNITS	Exist.	Proposed	PARKING SPACES	Existing	Prop'd	Total
Number of Buildings	2	5	Regular Spaces	n/a	297	297
Number of Dwelling Units	2	60	Compact Spaces			
Number of Efficiency Units		15	Handicap Spaces		15	15
Number of Single Bedroom Units		15	Total Spaces		312	312
Number of 2 Bedroom Units		15	Loading Spaces			
Number of 3 Bedroom Units		15	Other			

E. LANDSCAPE BUFFERYARDS (SEC. 5.6)

LOCATION	Required Minimum Width	Proposed Width
1. North	NA	NA
2. West	NA	NA
3. South	NA	NA
4. East	NA	NA

UTILITIES ("X" which apply)

Water	Sewer	Electric Service	Telephone Service	Solid Waste Collection
OWASA (X)	OWASA (X)	Underground (X)	Underground (X)	Town (X)
# Well(s)	# Septic Tank(s)	Above Ground	Aboveground	Private
Community Well(s)	Comm.Package Plant			

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

Other	10-15%	> 15-25%	> 25%
Area in Slope Interval*	N/A	N/A	N/A
Soil Type(s) on Lot Georgeville, HIWASSEE, Chewacla			

* Only required for lots created after January 27, 2003

G. ADJOINING OR CONNECTING STREETS

STREET NAME	R.O.W. Width	Pavement Width	# Lanes	Paved or Unpaved	Existing Sidewalk	Existing Curb & Gutter
NC 54	150'		4	Paved	(x)no	(x)no
Barbee Chapel Road	50'		2	Paved	(x) no	(x) no

3
NOTES

NOTES:

- 1) Existing buildings will be demolished. The area of existing buildings will not be added to that of proposed building.
- 2) Enclosed parking area for Building A, B, C and D is below habitable space and on grade level and therefore is included in BA-1. This area does not contribute to additional Building Area.. Parking deck area for Building E is entirely below grade level and is NOT included in BA-1.

