

TOWN OF CHAPEL HILL - PROJECT FACT SHEET

(Form last revised August 19,2004)

Revised December 13,2006

Date: May 15, 2006

A. IDENTIFICATION OF DEVELOPMENT

Plans dated: May 15, 2006 Tax Map 17 Block --- Lot 45

Parcel Identification Number (PIN) 9880-36-1885

Name of Project: The Residences at Chapel Hill North

Type of Request: Planned Development - Housing/Special Use Permit

Use Group (Sec. 3.7-1): A Zoning District(s): MU - OI - 1

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

Net Land Area (App. A) NLA 513.442 SF

◆ 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 51.344 SF

Credited Open Space (App. A) Total adjacent frontage x 1/2 public or dedicated right-of-way COS _____

TOTAL: GROSS LAND AREA (Sec. 2.51) NLA + (CSA and/or COS) = GLA (not to exceed NLA + 10%) GLA 564.786 SF

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 0.429 Maximum Floor Area (FAR x GLA) MFA 242.293 SF

Impervious Surface Ratios

• Low Density Option ISR 0.25 Maximum Impervious Surface or (ISR x GLA) MIS 141.197 SF

• High Density Option ISR 0.50 Maximum Impervious Surface or (ISR x GLA) MIS 282.393 SF

• High Density Non Residential Option ISR _____ Maximum Impervious Surface or (ISR x GLA) MIS _____

Recreation Space Ratio RSR 0.046 Minimum Recreation Space (RSR x GLA) RSR 25.981 SF

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	200,880	200,880
Principal Building Area	Floor Area on Ground Level	BA(1)	0	15,584	15,584
Garage Building Area	Enclosed Car Parking Area	BA(2)	0	7,985	7,985
Other Enclosed Building Area	Community Building, Storage, Etc.	BA(3)	0	750	750
Other Ground Level Building Area	Covered Porches, Breezeways, Car Parking (if underneath), Etc.	BA(4)	0	44,273	44,273
Building Area	BA(1)+BA(2)+BA(3)+BA(4)	BA	0	68,592	68,592
Basic Uncovered Area	GLA-BA	UA	0	496,194	496,194
Recreational Space (Sec. 5.5)		RS	0	31,100	31,100
Gross Land Area with Impervious Surface			3,458	202,948	206,406
*Percentage of Gross Land area with Impervious Surface (Imper+GLA)			0.6 %	35.9 %	36.5 %
If Located in the Watershed Protection District. Percentage of Impervious Surface on July 1, 1993			N/A		

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

LOT SIZE	Required	Existing/Proposed
Lot Size (Sec. 3.8-1)	N/A	564,786 SF
Lot width (Sec. 3.8-1)	N/A	423 Feet
Street Frontage Width (Sec. 3.8-1)	N/A	330 Feet

D. DIMENSIONAL MATRIX REQUIREMENTS (Cont.)

SETBACKS AND HEIGHT		Required by Ordinance	Proposed
Setbacks (Sec 3.8, Table 3.8-1)	Street - Perkins	0 Feet	130 Ft.
	Street - New Unnamed	0 Feet	25 Ft.
	East Property Line	50 Feet	60 Ft.
	Interior - West Prop Property Line	0 Feet	70 Feet
	Solar	0 Feet	100 Feet
	Parking - East Property Line	75 Feet	20 Feet
Maximum Height (Sec. 3.8-1)	Primary	44 Feet	0 / NA Feet
	Secondary	90 Feet	55 Feet

Per Article 3.5 (3) J

BUILDINGS DWELLING UNITS	Existing	Proposed	Total	PARKING SPACES	Required	Existing	Proposed	Total
Number of Buildings	N/A	10	10	Regular Spaces	184	0	227	227
Number of Dwelling Units	N/A	123	123	Compact Spaces	0	0	0	0
Number of Efficiency Units	N/A	0	0	Handicap Spaces	7	0	11	11
Number of Single Bedroom Units	N/A	45	45	Total Spaces	191	0	238	238
Number of 2 Bedroom Units	N/A	66	66	Loading Spaces	0	0	0	N/A
Number of 3 Bedrooms Units	N/A	12	12	Other				

E. LANDSCAPE BUFFERYARDS (Sec 5.6)

Location	Required Minimum Width	Proposed Width
1. Adjacent to Shieh Prop.	20' Type 'C'	20'
2. Adjacent to Old University	20' Type 'C'	20'
3. Adjacent to Cheeck Prop.	20' Type 'C'	20' Alternative Buffer
4. Adjacent to Perkins	20' Type 'C'	20' Type C and Alternative Buffer
5. Adjacent to I 40	100' Type 'E'	100'

F. UTILITIES (✓ which applies)

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

G. SLOPES (Sec. 5.3.2) and SOIL TYPE(S)

Other	10% - 15%	>15% - 25%	>25%
Area in Slope Interval*	16,420 SF	5,600 SF	
Soil Type(s) On Lot	Herndon silt loam [HrC] (70% of site) and Georgeville silt loam [GeC] (30% of site)		

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

H. 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)
Perkins Road	60'	27-33'	2	Paved	Partial	Yes