

A. IDENTIFICATION OF DEVELOPMENT

Name of Project: North Carolina Botanical Garden Visitor Education Center
 Type of Request: Special Use Permit PD-OI
 Tax Map(s), Block(s), Lot(s): 7.73..1
 Zoning District(s): R-1
 Use Group: B

B. GROSS LAND AREA

GROSS LAND AREA within zoning district: R-1 1,549,828 SF (35.59 ac)

C. REQUIRED LAND USE INTENSITY

District	Land Use Intensity Rating	Floor Area Ratio (FAR)	Maximum Floor Area (FAR x GLA)
R-1	R-1	0.076	117,787 SF

D. PROPOSED LAND USE INTENSITY

Base floor area on zoning lot permitted	BFA	<u>10,463 SF</u>
Floor area on zoning lot prior to this project	PFA	<u>10,463 SF</u>
Floor area of this project	CFA	<u>24,503 SF</u>
Total floor area on zoning lot after this project (PFA+CFA)	TFA	<u>34,966 SF</u>
Percent increase from base floor area (TFA-BFA/BFA)		<u>234 %</u>

E. OTHER

Gross land area with impervious surface, prior to this project	PIS	<u>155,812 (3.58 ac) SF</u>
Net new impervious surface constructed by this project	NIS	<u>34,988 (0.80) SF</u>
Net new impervious surface removed by this project (removal of asphalt paving on Laurel Hill Rd.)	-NIS	<u>-43,339 (0.99) SF</u>
Total impervious surface area (PIS+NIS-NIS)	TIS	<u>147,461 (3.39 ac) SF</u>
Percent increase in impervious surface area (TIS-PIS/PIS)		<u>-5.66 %</u>

PROJECT FACT SHEET

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	Ordinance Section	Required	Proposed			
Intensity Standards						
Minimum Gross Land Area	3.8-1	17,000 SF	1,549,828 SF			
Minimum Lot Width	3.8-1	80 LF	+1,000 LF			
Minimum Street Frontage Width	3.8-1	64 LF	1,952 LF			
Minimum Setbacks						
Street	3.8-1	28 FT	28 FT (addtl width provided along OWASA sewer line)			
Interior	3.8-1	14 FT	14 FT			
Solar	3.8-1	17 FT	17 FT			
Maximum Height						
Primary	3.8-1	29 FT	22 FT			
Secondary	3.8-1	40 FT	38 FT			
Design Standards						
Buffers	5.6.6-1	Type "B" Adjacent to substation	10 ft			
		Type "C" Old Mason Farm Road Coker Drive	20 ft or Alternate Buffer			
		Type "D" 15/501	Alternate Buffer			
Parking		100				
Existing			116			
Net Change in Spaces			14			
Total Number of Parking Spaces			130			
Utilities						
Water			OWASA			
Sewer			OWASA			
Estimated Wastewater Discharge (Gal/Day) 5,600 gal/day increase)						
Electric Power			Duke Power/ UNC-CH Electric Distribution (Above/ underground)			
Telephone			UNC Telecommunications, Underground			
Fire			Town of Chapel Hill			
Solid Waste			UNC-CH			
Geophysical Information						
Total Area Within Floodway			N/A			
Total Area Within Floodplain			N/A			
Total Area Within Resource Conservation District			N/A			
Generalized Slope of Site			392,690 at 5-15% slopes			
Soil Type			White Store and Chawacla			
Adjoining or Connecting Streets						
Street Name	R/W	Pavement Width	# Lanes	Paved?	Sidewalk?	Curb & Gutter?
Old Mason Farm Road (NC DOT)	60 ft ROW as indicated by survey; ROW by measurement is 76 feet	20 ft	2	Paved	No	No
Fordham Boulevard/ US 15-501 (NC DOT)	200 ft ROW (varies)	60 ft (varies)	5	Paved	No	Islands yes, shoulders no