

TOWN OF CHAPEL HILL - PROJECT FACT SHEET

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

A. IDENTIFICATION OF DEVELOPMENT

Date: January 15, 2007

Plans dated: June 2006 Tax Map 7, Block 66, Lot 9A

Parcel Identification Numbers (PINs) 979821 3071

Name of Project: Reclaim Water Storage and Pumping Facility

Type of Request: Special Use Permit Modification

Use Group (Sec. 3.7-1): C- Wastewater Treatment Plant Zoning District(s): I/RCO

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

Net Land Area (App. A) NLA 23.4 Acres

♦ 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

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 23.4 Acres

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 0.071 Maximum Floor Area (FAR x GLA) MFA 79,717* ft.²

Impervious Surface Ratios

• Low Density Option ISR 0.25 Maximum Impervious Surface or (ISR x GLA) MIS N/A*

• High Density Option ISR 0.5 Maximum Impervious Surface or (ISR x GLA) MIS N/A*

• High Density Non Residential Option ISR 0.7 Maximum Impervious Surface or (ISR x GLA) MIS N/A* (222,554 ft.²)

Recreation Space Ratio RSR 0.032 Minimum Recreation Space (RSR x GLA) RSR 32,618 ft.²

D. DIMENSIONAL MATRIX REQUIREMENTS (Based upon proposed plans) * SEE ATTACHED CALCULATIONS

DIMENSIONAL MATRIX REQUIREMENTS			Existing (sq.ft.)	Proposed (sq.ft.)	Total (sq.ft.)
Floor area	Floor Area on all Floors	FA	80,680	5130	85,810
Principal Building Area	Floor Area on Ground Level	BA(1)	80,680	5130	85,810
Garage Building Area	Enclosed Car Parking Area	BA(2)	N/A	N/A	N/A
Other Enclosed Building Area	Community Building, Storage, Etc.	BA(3)	N/A	N/A	N/A
Other Ground Level Building Area	Covered Porches, Breezeways, Car Parking (if underneath), Etc.	BA(4)	N/A	N/A	N/A
Building Area	BA(1)+BA(2)+BA(3)+BA(4)	BA	80,680	5130	85,810
Basic Uncovered Area	GLA-BA	UA	938,624	(5130)	933,494
Recreational Space (Sec. 5.5)		RS	0	0	0
*Gross Land Area with Impervious Surface			380,805	12,405	393,210
*Percentage of Gross Land area with Impervious Surface (Imper+GLA)			37.4 %	→ %	38.6 %
*If Located In the Watershed Protection District, Percentage of Impervious Surface on July 1, 1993			Not Located Within Watershed Protection Buffer %		

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

LOT SIZE	Required By Ordinance	Existing / Proposed
Lot Size (Sec. 3.8-1)	No less than 17,000 ft. ²	1,019,304 ft. ² /1,019,304 ft. ²
Lotwidth (Sec. 3.8-1)	No less than 80 ft.	581 ft./581 ft.
Street Frontage Width (Sec. 3.8-1)	No less than 64 ft.	N/A

D. DIMENSIONAL MATRIX REQUIREMENTS (Cont.)

SETBACKS AND HEIGHT		Required By Ordinance	Existing / Proposed
Setbacks (Sec 3.8, Table 3.8-1)	Street	26 ft.	No Proposed Change
	Interior	11 ft.	No Proposed Change
	Solar	13 ft.	No Proposed Change
Maximum Height (Sec. 3.8-1)	Primary	26 ft.	No Proposed Change
	Secondary	50 ft.	No Proposed Change

BUILDINGS/DWELLING UNITS	Existing	Proposed	Total	PARKING SPACES	Required	Existing	Proposed	Total
Number of Buildings	48	1	49	Regular Spaces	No Proposed Change			
Number of Dwelling Units	0	0	0	Compact Spaces	No Proposed Change			
Number of Efficiency Units	0	0	0	Handicap Spaces	No Proposed Change			
Number of Single Bedroom Units	0	0	0	Total Spaces	No Proposed Change			NA
Number of 2 Bedroom Units	0	0	0	Loading Spaces	No Proposed Change			NA
Number of 3 Bedrooms Units	0	0	0	Other	No Proposed Change			

E. LANDSCAPE BUFFERYARDS (Sec 5.6)

Location	Required Minimum Width	Proposed Width
1. Screening Buffer	20'	20'
2. Watershed Protection Buffer	30'	30'
3.		
4.		
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*	0	0	0
Soil Type(s) On Lot	Goldston Slaty SRT Loam/Chewacla Loam		

- 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)
Old Mason Farm Road	60'	17'	2	Paved	No	No