

TOWN OF CHAPEL HILL - PROJECT FACT SHEET

www.townofchapelhill.org/planning/index.htm

A. IDENTIFICATION OF DEVELOPMENT

Date: 3-28-2006

Plans dated: 8/21/06 Tax Map 18, Block --, Lot 15,16,16A

Parcel Identification Numbers (PINs) 9870-97-1299; 9870-87-5224; 9870-87-1493

Name of Project: Chapel Watch Village

Proposal Summary: SUP-PDH & Zoning Atlas Amendment

Use Group (Sec. 3.7-1): A Zoning District(s): R-1, R-2, MU-OI-1

GROSS LAND AREA (Sec. 3.8-1)

Net Land Area (App. A) NLA 1,478,450 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 ½ width of the dedicated public right-of-way CSA 147,845 SF

Credited Open Space (App. A) Total adjacent frontage x ½ public or dedicated open space COS N/A

TOTAL: GROSS LAND AREA (Sec. 2.51) NLA + (CSA and/or COS) = GLA (not to exceed NLA + 10%) GLA 1,626,295

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 _____ Maximum Floor Area (FAR x GLA) MFA 178,730

Impervious Surface Ratios

- Low Density Option ISR 0.24 Maximum Impervious Surface or (ISR x GLA) MIS N/A
- High Density Option ISR 0.5 Maximum Impervious Surface or (ISR x GLA) MIS 813,147
- High Density Non Residential Option SR 0.7 Maximum Impervious Surface or (ISR x GLA) MIS N/A

Recreation Space Ratio RSR _____ Minimum Recreation Space (RSR x GLA) RSR 52,036

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 | 2,454 | 178,725 | 178,725 |
| Principal Building Area | Floor Area on Ground Level | BA(1) | | 136,247 | 136,247 |
| Garage Building Area | Enclosed Car Parking Area | BA(2) | | 52,200 | 52,200 |
| Other Enclosed Building Area | Community Building, Storage, Etc. | BA(3) | | 3,000 | 3,000 |
| Other Ground Level Building Area | Covered Porches, Breezeways, Car Parking (if underneath), Etc. | BA(4) | | 600 | 600 |
| Building Area | BA(1)+BA(2)+BA(3)+BA(4) | BA | | 192,047 | 192,047 |
| Basic Uncovered Area | GLA-BA | UA | | 1,434,248 | 1,434,248 |
| Recreational Space (Sec. 5.5) | | RS | | 61,886 | 61,886 |
| Number of Seats | | | | | |
| *Gross Land Area with Impervious Surface | | | 12,889 | 460,314 | 473,203 |
| *Percentage of Gross Land area with Impervious Surface (Imper÷GLA) | | | 0.79 % | 28.30 % | 29.09 % |
| *If Located in the Watershed Protection District, Percentage of Impervious Surface on July 1, 1993 | | | | N/A | % |

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

| LOT SIZE | Required By Ordinance | Existing / Proposed |
|------------------------------------|-----------------------|---------------------|
| Lot Size (Sec. 3.8-1) | 5 ac. | 37.334 ac. |
| Lot width (Sec. 3.8-1) | 80 ft. | 1,340 ft. |
| Street Frontage Width (Sec. 3.8-1) | 64 ft. | 1,335 ft. |

D. DIMENSIONAL MATRIX REQUIREMENTS (Cont.)

| SETBACKS AND HEIGHT | | Required By Ordinance | Existing / Proposed |
|------------------------------------|-----------|-----------------------|---------------------|
| Setbacks (Sec 3.8, Table 3.8-1) | Street | 28 ft. | 47 ft. |
| | Interior | 14 ft. | 22 ft. |
| | Solar | 17 ft. | 47 ft. |
| Maximum Height (Sec. 3.8-1) | Primary | 29 ft. | 29 ft. |
| | Secondary | 50 ft. | 40 ft. |

| BUILDINGS/DWELLING UNITS | Required | | PARKING SPACES | Required | | Percent of Total Spaces |
|--------------------------------|----------|----------|-----------------|----------|----------|-------------------------|
| | Required | Proposed | | Required | Proposed | |
| Number of Buildings | -- | 22 | Regular Spaces | | 61 | 32 |
| Number of Floors | NA | 2 | Compact Spaces | | -- | -- |
| Number of Dwelling Units | -- | 120 | Handicap Spaces | | 2 | 1 |
| Number of Efficiency Units | -- | -- | Total Spaces | 201 | 189 | NA |
| Number of Single Bedroom Units | -- | -- | Loading Spaces | -- | -- | NA |
| Number of 2 Bedroom Units | -- | 78 | Bicycle Spaces | 142 | 142 | |
| Number of 3 Bedrooms Units | -- | 42 | | | 126 | 67 |

* New Regulations= 183 to 231 parking spaces

E. LANDSCAPE BUFFERYARDS (Sec 5.6)

| Location | Required Minimum Width | Proposed Width |
|----------------------------|------------------------|------------------------|
| 1. North (Eubanks) | 30 ft. | 30 ft. (some planting) |
| 2. East | 10 ft. | 10 ft. (some planting) |
| 3. South (Power line esmt) | 10 ft. | 10 ft. |
| 4. West | 20 ft. | 20 ft. |
| 5. Railroad R/W | 20 ft. | 20 ft. |
| 6. | | |

| UTILITIES (✓ which applies) | | | | |
|-----------------------------|---------------------|------------------|-------------------|------------------------|
| Water | Sewer | Electric Service | Telephone Service | Solid Waste Collection |
| OWASA XX | OWASA XX | Underground XX | Underground XX | Town XX |
| # 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* | N/A | N/A | N/A |
| Soil Type(s) on Lot | ApB, ApC; GeB; WmD; EnB | | |

• 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) |
|--------------|--------------------|----------------|--------------|-------------------|----------------------------|-------------------------------|
| Eubanks Road | 60-80ft. | 20-40ft | 2 | paved | Yes (portion) | Yes (portion) |
| | | | | | | |
| | | | | | | |