

# TOWN OF CHAPEL HILL - PROJECT FACT SHEET

[www.townofchapelhill.org/planning/index.htm](http://www.townofchapelhill.org/planning/index.htm)

## A. IDENTIFICATION OF DEVELOPMENT

Date: 1/30/08

Plans dated: 1/28/08 Tax Map 128, Block B, Lot 23

Parcel Identification Numbers (PINs) 9776-89-7469

Name of Project: South Grove

Proposal Summary: PD-H for 26 single-family homes on 39 acres

Use Group (Sec. 3.7-1): A Zoning District(s): R-LD1

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

Net Land Area (App. A)

NLA 1,671,724 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 70,328

Credited Open Space (App. A) Total adjacent frontage x 1/2 public or dedicated open space

COS 0

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

GLA 1,742,052 SF

## 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 Varies Maximum Floor Area (FAR x GLA)  
(See Attachment)

MFA 77,095\*

Impervious Surface Ratios

• Low Density Option

ISR 0.24 Maximum Impervious Surface or (ISR x GLA)

MIS 418,092

• High Density Option

ISR 0.5 Maximum Impervious Surface or (ISR x GLA)

MIS -

• High Density Non Residential Option

SR 0.7 Maximum Impervious Surface or (ISR x GLA)

MIS -

Recreation Space Ratio

RSR \_\_\_\_\_ Minimum Recreation Space (RSR x GLA)

RSR 34,841

## 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	77,095*	77,095*
Principal Building Area	Floor Area on Ground Level	BA(1)	0	77,095*	77,095*
Garage Building Area	Enclosed Car Parking Area	BA(2)	0	20,000	20,000
Other Enclosed Building Area	Community Building, Storage, Etc.	BA(3)	0	20,000	20,000
Other Ground Level Building Area	Covered Porches, Breezeways, Car Parking (if underneath), Etc.	BA(4)	0	40,000	40,000
Building Area	BA(1)+BA(2)+BA(3)+BA(4)	BA	0	157,095	157,095
Basic Uncovered Area	GLA-BA	UA	1,742,052	1,584,957	1,584,957
Recreational Space (Sec. 5.5)	0.02	RS	34,841	35,158	35,158
Number of Seats			0	0	0
*Gross Land Area with Impervious Surface			35,000	[Not Required due to	
*Percentage of Gross Land area with Impervious Surface (Imper:GLA)			2.0 %	< 2.0 DU/acre]	%
*If Located in the Watershed Protection District, Percentage of Impervious Surface on July 1, 1993					1.0 %

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

LOT SIZE	Required By Ordinance	Existing / Proposed
Lot Size (Sec. 3.8-1)	5.0 Ac.	39.99 Ac. (GLA)
Lot width (Sec. 3.8-1)	ft.	± 1200 ft
Street Frontage Width (Sec. 3.8-1)	100 ft.	± 1200 ft

Revised 10/12/06

\* LUMO Text Amendment is requested in conjunction with this SUP application, to remove Floor Area Limits for PD-H developments.

**D. DIMENSIONAL MATRIX REQUIREMENTS (Cont.)**

SETBACKS AND HEIGHT		Required By Ordinance	Existing / Proposed
Setbacks (Sec 3.8, Table 3.8-1)	Street	30'	30' (Perimeter)
	Interior	16'	16' ( " )
	Solar	19'	19' ( " )
Maximum Height (Sec. 3.8-1)	Primary	29'	29'
	Secondary	35'	35'

BUILDINGS/DWELLING UNITS	Required		PARKING SPACES	Required		Percent of Total Spaces
	Required	Proposed		Required	Proposed	
Number of Buildings		27	Regular Spaces	26	52	200
Number of Floors	NA	Varies	Compact Spaces	0	0	0
Number of Dwelling Units		26	Handicap Spaces	0	0	0
Number of Efficiency Units		0	Total Spaces	26	52	NA
Number of Single Bedroom Units		0	Loading Spaces	0	0	NA
Number of 2 Bedroom Units		0	Bicycle Spaces	0	0	0
Number of 3+ Bedrooms Units		26				

**E. LANDSCAPE BUFFERYARDS (Sec 5.6)**

Location	Required Minimum Width	Proposed Width
1. Street Frontage	30'	30'
2.		
3.		
4.		
5.		
6.		

UTILITIES (✓ which applies)				
Water	Sewer	Electric Service	Telephone Service	Solid Waste Collection
OWASA	OWASA	Underground X	Underground X	Town
# Well(s) 1	# Septic Tank(s) 26	Above Ground	Above Ground	Private X
Community Well(s) X	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*	25%	15%	10%
Soil Type(s) On Lot	Appling, Louisburg		

• 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)
U.S. Hwy. 15-501	118' ±	48' ±	4	Paved	No	Yes

**CIVIL CONSULTANTS, INC.**

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SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_

CALCULATED BY \_\_\_\_\_ DATE \_\_\_\_\_

CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_

SCALE \_\_\_\_\_

RCD Summary

	<u>FAZ</u>	<u>Area (SF)</u>	<u>FA (SF)</u>
Stream Side	.010	107,178	1072
Managed Use	.019	29,153	554
Upland	.047	27,450	<u>1290</u>
			2916 SF from RCD

Non RCD GLA  $1,576,271 \text{ SF} \times 0.047 = 74,179 \text{ SF}$

Total FA Allowed =  $74,179 + 2916 = 77,095 \text{ SF}$