

Town of Chapel Hill
PROJECT FACT SHEET
~~November 30, 2004~~
 Revised January 23, 2008

A. IDENTIFICATION OF DEVELOPMENT

Name of Project: South Substation Upgrade
 Type of Request: Special Use Permit Modification
 Tax Map(s), Block(s), Lot(s): 7.73..1 Parcel ID #: 9788-54-5304
 Zoning District(s): R-1
 Use Group: C- Public Service Facility

B. GROSS LAND AREA

GROSS LAND AREA within each zoning district: R-1 District 84,942 SF

C. REQUIRED LAND USE INTENSITY

	Land Use Intensity Rating	Floor Area Ratio (FAR)	Maximum Floor Area (FAR x GLA)
Project Site	R-1	.076	6,456 SF

D. PROPOSED LAND USE INTENSITY

Base floor area on zoning lot	BFA	0 SF
Floor area on zoning lot prior to this project	PFA	0 SF
Floor area of this project	CFA	1,980 SF
Total floor area on zoning lot after this project (PFA+CFA)	TFA	1,980 SF
Percent increase from base floor area (TFA-BFA/BFA)		100 %

E. OTHER

Gross land area with impervious surface, prior to this project	PIS	0 SF
Net new impervious surface constructed by this project	NIS	1,980 SF
Total impervious surface area (PIS+NIS)	TIS	1,980 SF
Percent increase in impervious surface area (TIS-PIS/PIS)		100 %

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	Ordinance Section	Required	Proposed			
Intensity Standards						
Minimum Gross Land Area	3.8-1	17,000	84,942			
Minimum Lot Width	3.8-1	80	440			
Minimum Street Frontage Width	3.8-1	64	440			
Minimum Setbacks						
Street	3.8-1	28	65			
Interior	3.8-1	14	N/A			
Solar	3.8-1	17	N/A			
Maximum Height						
Primary	3.8-1	29	19'			
Secondary	3.8-1	40	25'-9 1/2"			
Design Standards						
Buffers	5.6.6-1	External- 15'	15' Proposed			
Parking						
Existing			0 Spaces			
Net Change in Spaces			0 Spaces			
Total Number of Parking Spaces			0 Spaces			
Utilities						
Water			N/A			
Sewer			N/A			
Estimated Wastewater Discharge (Gal/Day) 5,600 gal/day increase)			None			
Electric Power			Duke Emergy/UNC-CH Electric Distribution (above ground/underground)			
Telephone			UNC Telecommunications (underground)			
Fire			Town of Chapel Hill			
Solid Waste			N/A			
Geophysical Information						
Total Area Within Floodway			0			
Total Area Within Floodplain			0			
Total Area Within Resource Conservation District			49,541 SF			
Generalized Slope of Site			2-6%			
Soil Type			Whitstore Loam			
Adjoining or Connecting Streets						
Street Name	R/W	Pavement Width	# Lanes	Paved?	Sidewalk?	Curb & Gutter?
Old Mason Farm Road	60'	28'	2	Y	N	N