

TOWN OF CHAPEL HILL - PROJECT FACT SHEET

www.townofchapelhill.org/planning/index.htm

A. IDENTIFICATION OF DEVELOPMENT

Date: 1-7-2009

Plans dated: 2-5-2008 Tax Map 490, Block 01, Lot 002B

Parcel Identification Numbers (PINs) 9798.04.94.5193 (Durham County)

Name of Project: Aydan Court Townhomes & Condominiums

Proposal Summary: 5B Dwelling Unit Residential Development

Use Group (Sec. 3.7-1): A Zoning District(s): R-1 (EXIST) R-SS-C Proposed

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

Net Land Area (App. A)

NLA 231,073 SF
(5.30 Ac)

- 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 23,107 SF

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 254,180 SF
(5.83 Ac)

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 R-SS-C FAR 1.100 Maximum Floor Area (FAR x GLA)

MFA 228,463*

Impervious Surface Ratios

- Low Density Option
- High Density Option
- High Density Non Residential Option

ISR 0.24 Maximum Impervious Surface or (ISR x GLA)

MIS -

ISR 0.5 Maximum Impervious Surface or (ISR x GLA)

MIS 127,090 SF

SR 0.7 Maximum Impervious Surface or (ISR x GLA)

MIS -

Recreation Space Ratio

RSR 0.05 Minimum Recreation Space (RSR x GLA)

RSR 12,709 SF

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		180,170	180,170
Principal Building Area	Floor Area on Ground Level	BA(1)		17,166	17,166
Garage Building Area	Enclosed Car Parking Area	BA(2)			
Other Enclosed Building Area	Community Building, Storage, Etc.	BA(3)			
Other Ground Level Building Area	Covered Porches, Breezeways, Car Parking (if underneath), Etc.	BA(4)		30,291	30,291
Building Area	BA(1)+BA(2)+BA(3)+BA(4)	BA		47,457	47,457
Basic Uncovered Area	GLA-BA	UA		206,724	206,724
Recreational Space (Sec. 5.5)		RS		21,652	21,652
Number of Seats					
Gross Land Area with Impervious Surface				117,500	117,500
Percentage of Gross Land area with Impervious Surface (Imper+GLA)			%	46.22%	46.22%
If Located in the Watershed Protection District, Percentage of Impervious Surface on July 1, 1993					%

LOT SIZE	Required By Ordinance	Existing / Proposed
Lot Size (Sec. 3.8-1)	<u>5 Acre (PD-H)</u>	<u>5.83 Ac.</u>
Lot width (Sec. 3.8-1)	<u>0</u>	<u>530 FT</u>
Street Frontage Width (Sec. 3.8-1)	<u>0</u>	<u>530 FT.</u>

Area of Land Disturbance (associated with this proposal) 166,615 square feet

* See Attached Calculation

D. DIMENSIONAL MATRIX REQUIREMENTS (Cont.)

SETBACKS AND HEIGHT		MIN. Required By Ordinance	Existing / Proposed
Setbacks (Sec 3.8, Table 3.8-1)	Street	10 FT.	120 FT
	Interior	0	25 FT
	Solar	N/A	16 FT.
Maximum Height (Sec. 3.8-1)	Primary	39 FT.	-
	Secondary	60 FT.	61 FT.

BUILDINGS/DWELLING UNITS	Required		PARKING SPACES	Required		Percent of Total Spaces
	Required	Proposed		Required	Proposed	
Number of Buildings		7	Regular Spaces	93-117	117	
Number of Floors	NA	4	Compact Spaces			
Number of Dwelling Units		58	Handicap Spaces	2	5	
Number of Efficiency Units			Total Spaces	95-119	122	NA
Number of Single Bedroom Units		8	Loading Spaces			NA
Number of 2 Bedroom Units		8	Bicycle Spaces	10	60	
Number of 3 Bedrooms Units / 4		33/9				

E. LANDSCAPE BUFFERYARDS (Sec 5.6)

Location	Required Minimum Width	Proposed Width
1. NC 54 (South)	"D" 30 FT.	70-160 FT.
2.		
3. WESTERN (UNC-F)	"B" 10 FT.	10 FT.
4.		
5. NORTH/EAST (CORPS)	"B" 10 FT.	10 FT.
6.		

F. 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*	67,067 SF	78,214 SF	18,467 SF
Soil Type(s) On Lot	WSE (White Stone Sandy loam)	MFB (Mayodon Sandy 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)
NC 54	200+	50-70'	4	P	No	No