

TOWN OF CHAPEL HILL - PROJECT FACT SHEET

www.townofchapelhill.org/planning/index.htm

A. IDENTIFICATION OF DEVELOPMENT

Date: _____

Plans dated: _____ Tax Map _____, Block _____, Lot _____

Parcel Identification Numbers (PINs) _____

Name of Project: _____

Proposal Summary: _____

Use Group (Sec. 3.7-1): _____ Zoning District(s): _____

GROSS LAND AREA (Sec. 3.8-1)

Net Land Area (App. A) NLA _____

- ◆ 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 _____

Credited Open Space (App. A) Total adjacent frontage x ½ 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 _____

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 _____

Impervious Surface Ratios

- Low Density Option ISR 0.24 Maximum Impervious Surface or (ISR x GLA) MIS _____
- 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 _____

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			
Principal Building Area	Floor Area on Ground Level	BA(1)			
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)			
Building Area	BA(1)+BA(2)+BA(3)+BA(4)	BA			
Basic Uncovered Area	GLA-BA	UA			
Recreational Space (Sec. 5.5)		RS			
Number of Seats					
*Gross Land Area with Impervious Surface					
*Percentage of Gross Land area with Impervious Surface (Imper÷GLA)			%	%	%
*If Located in the Watershed Protection District, Percentage of Impervious Surface on July 1, 1993					%

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

LOT SIZE	Required By Ordinance	Existing / Proposed
Lot Size (Sec. 3.8-1)		
Lot width (Sec. 3.8-1)		
Street Frontage Width (Sec. 3.8-1)		

D. DIMENSIONAL MATRIX REQUIREMENTS (Cont.)

SETBACKS AND HEIGHT		Required By Ordinance	Existing / Proposed
Setbacks (Sec 3.8, Table 3.8-1)	Street		
	Interior		
	Solar		
Maximum Height (Sec. 3.8-1)	Primary		
	Secondary		

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

E. LANDSCAPE BUFFERYARDS (Sec 5.6)

Location	Required Minimum Width	Proposed Width
1.		
2.		
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*			
Soil Type(s) On Lot			

- 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)