

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: 58 Dwelling Unit Residential Development

Use Group (Sec. 3.7-1): A Zoning District(s): R-1 (EXIST) R.S.S.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.S.S.C FAR 1.100 Maximum Floor Area (FAR x GLA)

MFA 228,463*

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 127,090 SF

- High Density Non Residential Option

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		<u>180,170</u>	<u>180,170</u>
Principal Building Area	Floor Area on Ground Level	BA(1)		<u>7,166</u>	<u>7,166</u>
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, <u>Car Parking</u> (if underneath), Etc.	BA(4)		<u>30,291</u>	<u>30,291</u>
Building Area	BA(1)+BA(2)+BA(3)+BA(4)	BA		<u>47,457</u>	<u>47,457</u>
Basic Uncovered Area	GLA-BA	UA		<u>206,724</u>	<u>206,724</u>
Recreational Space (Sec. 5.5)		RS		<u>21,652</u>	<u>21,652</u>
Number of Seats					
Gross Land Area with Impervious Surface				<u>117,500</u>	<u>117,500</u>
Percentage of Gross Land area with Impervious Surface (Imper+GLA)			%	<u>46.22%</u>	<u>46.22%</u>
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) 166,665 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 / 4BR		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

**Aydan Court Maximum Permitted Floor Area Calculation
R-SS-C Zoning District**

Site Category	Area	Floor Area Ratio	Permitted Floor Area
Unconstrained	200,283	1.100	220,311
RCD Stream Side Zone	6,985	1.100	7,683
RCD Managed Use Zone	0	.190	0
RCD Upland Zone	46,912	.010	469
Totals	254,180		228,463