



TOWN OF CHAPEL HILL - PROJECT FACT SHEET

(Revised May 14, 2003)

A. IDENTIFICATION OF DEVELOPMENT

Date: January 8, 2004

Plans dated: December 2003 Tax Map 7 Block 66 Lot 9A

Parcel Identification Numbers (PINs) 9798213071

Name of Project: OWASA - Mason Farm WWTP Upgrade

Type of Request: Special Use Permit Modification

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

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

Net Land Area (App. A) 23.432 acres
 NLA 1,020,702 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 1/4 width of the right-of-way CSA N/A

Credited Open Space (App. A) Total adjacent frontage x 1/4 public or dedicated right-of-way COS 102,070.2 SF

TOTAL: GROSS LAND AREA (Sec. 2.51) NLA + (CSA and/or COS) = GLA (not to exceed NLA + 10%) GLA 1,112,772.2 SF
25.545 acres

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 FAR 0.071 Maximum Floor Area (FAR x GLA) MFA 79,717 SF

Impervious Surface Ratios 0.24*

- Low Density Option ISR 0.25 Maximum Impervious Surface or (ISR x GLA) MIS 267,065 SF
- High Density Option ISR 0.5 Maximum Impervious Surface or (ISR x GLA) MIS N/A
- High Density Non Residential Option ISR 0.7 Maximum Impervious Surface or (ISR x GLA) MIS N/A

Recreation Space Ratio RSR 0 Minimum Recreation Space (RSR x GLA) RSR 0

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	30,651	16,025	46,676
Principal Building Area	Floor Area on Ground Level	BA(1)	23,808	6,710	30,518
Garage Building Area	Enclosed Car Parking Area	BA(2)	0	0	0
Other Enclosed Building Area	Community Building, Storage, Etc.	BA(3)	64	3,422	3,486
Other Ground Level Building Area	Covered Porches, Breezeways, Car Parking (if underneath), Etc.	BA(4)	0	0	0
Building Area	BA(1)+BA(2)+BA(3)+BA(4)	BA	54,523	26,157	80,680
Basic Uncovered Area	GLA-BA	UA	1,058,249	1,086,615	1,032,092
Recreational Space (Sec. 5.5)		RS	0	0	0
*Gross Land Area with Impervious Surface			N/A	N/A	N/A
*Percentage of Gross Land area with Impervious Surface (Imper+GLA)			N/A %	N/A %	N/A %
*If Located in the Watershed Protection District, Percentage of Impervious Surface on July 1, 1993				N/A	%

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

LOT SIZE	Required	Existing/Proposed
Lot Size (Sec. 3.8-1)	17,000 SF	1,020,702 SF
Lot width (Sec. 3.8-1)	80 SF	1,000 FT
Street Frontage Width (Sec. 3.8-1)	64 SF	0

*Low density option for watershed protection district

*275,299 provided for
368,000 provided for*

D. DIMENSIONAL MATRIX REQUIREMENTS (Cont.) 59

SETBACKS AND HEIGHT		Required	Proposed
Setbacks (Sec 3.8, Table 3.8-1)	Street	26	N/A
	Interior	11	11
	Solar	13	N/A
Maximum Height (Sec. 3.8-1)	Primary	26	26
	Secondary	50	41

BUILDINGS/DWELLING UNITS	Required		PARKING SPACES	Required		Percent of Total Spaces
	Required	Proposed		Required	Proposed	
Number of Buildings	0	0	Regular Spaces	N/A	N/A	N/A
Number of Dwelling Units	0	0	Compact Spaces	N/A	N/A	N/A
Number of Efficiency Units	0	0	Handicap Spaces	N/A	N/A	N/A
Number of Single Bedroom Units	0	0	Total Spaces	N/A	N/A	NA
Number of 2 Bedroom Units	0	0	Loading Spaces	N/A	N/A	NA
Number of 3 Bedrooms Units	0	0	Other	N/A	N/A	N/A

E. LANDSCAPE BUFFERYARDS (Sec 5.6)

Location	Required Minimum Width	Proposed Width
1. Fenceline along driveway	20'	20'
2.		
3.		
4.		
5.		
6.		

UTILITIES (✓ which applies) N/A				
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*	N/A	N/A	N/A
Soil Type(s) On Lot	N/A		

- 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)
Old Mason Farm Road	60'	22'	2	paved	no	no