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TOWN OF CHAPEL HILL - PROJECT FACT SHEET

(Revised May 14, 2003)

A. IDENTIFICATION OF DEVELOPMENT

Date: 11/14/03, Revised 02/20/04, Revised 01/08/04.

Plans dated: 11/18/03 Tax Map 7 Block 18,19 Lot 4, 23, 23G, 23H
 Parcel Identification Numbers (PINs) 9870890971, 981728102, 9871866829, 9871809160
 Name of Project: Town Operations Center
 Type of Request: Special Use Permit
 Use Group (Sec. 3.7-1): B - Public Use Facility Zoning District(s): MU-R-1

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

Net Land Area (App. A) NLA 2,339,172 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 1/2 width of the right-of-way CSA 12,000 SF
 Credited Open Space (App. A) Total adjacent frontage x 1/2 public or dedicated right-of-way COS ---
TOTAL: GROSS LAND AREA (Sec. 2.51) NLA + (CSA and/or COS) = GLA (not to exceed NLA + 10%) GLA 2,351,172 SF

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 .076 Maximum Floor Area (FAR x GLA) MFA 149,730 SF
 Impervious Surface Ratios RCD * * see attached worksheet
 • Low Density Option ISR 0.25 Maximum Impervious Surface or (ISR x GLA) MIS 605,217 SF
 • High Density Option ISR 0.5 Maximum Impervious Surface or (ISR x GLA) MIS 1,210,434 SF
 • High Density Non Residential Option ISR 0.7 Maximum Impervious Surface or (ISR x GLA) MIS 1,694,608 SF
 Recreation Space Ratio RSR --- Minimum Recreation Space (RSR x GLA) RSR N/A

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	0	137,034	137,034
Principal Building Area	Floor Area on Ground Level	BA(1)	0	160,232	160,232
Garage Building Area	Enclosed Car Parking Area / Bus/truck	BA(2)	0	21,833	21,833
Other Enclosed Building Area	Community Building, Storage, Etc.	BA(3)	0	3,000	3,000
Other Ground Level Building Area	Covered Porches, Breezeways, Car Parking (if underneath), Etc.	BA(4)	0	23,560	23,560
Building Area	BA(1)+BA(2)+BA(3)+BA(4)	BA	0	208,625	208,625
Basic Uncovered Area	GLA-BA	UA	0	2,142,547	2,142,547
Recreational Space (Sec. 5.5)		RS	N/A	N/A	N/A
*Gross Land Area with Impervious Surface			10,000	870,875	870,875
*Percentage of Gross Land area with Impervious Surface (Imper+GLA)			0.4 %	37 %	37 %
*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	2,351,172 SF
Lot width (Sec. 3.8-1)	80	1150
Street Frontage Width (Sec. 3.8-1)	64	400 + 200 = 600

D. DIMENSIONAL MATRIX REQUIREMENTS (Cont.) 49

SETBACKS AND HEIGHT		Required	Proposed
Setbacks (Sec 3.8, Table 3.8-1)	Street	28	45
	Interior	14	45
	Solar	17	50
Maximum Height (Sec. 3.8-1)	Primary	29	25
	Secondary	40	55

BUILDINGS/DWELLING UNITS	Required	Proposed	PARKING SPACES	Required	Proposed	Percent of Total Spaces
Number of Buildings	---	6	Regular Spaces	324	276	100%
Number of Dwelling Units	N/A	N/A	Compact Spaces	---	0	0%
Number of Efficiency Units	N/A	N/A	Handicap Spaces	8	11	
Number of Single Bedroom Units	N/A	N/A	Total Spaces	392	287	NA
Number of 2 Bedroom Units	N/A	N/A	Loading Spaces		4	NA
Number of 3 Bedrooms Units	N/A	N/A	Other (motorcycle)		6	

E. LANDSCAPE BUFFERYARDS (Sec 5.6)

Location	Required Minimum Width	Proposed Width
1. Eastern property line	100' Type E	100'
2. Western property line	30' Type D	100'
3. Southern property line	20' Type C	30' with supplem. plantings + Fence
4. Western property line	20' Type C	50'
5. Northern property line	20' Type C	50'
6. Southern property line	20' Type C	50'

UTILITIES (✓ which applies)				
Water	Sewer	Electric Service	Telephone Service	Solid Waste Collection
OWASA yes	OWASA yes	Underground yes	Underground yes	Town yes
# 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	GeB, GeC - Georgeville	HuB, EnB	

* 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)
Millhouse Road	60'	20'	2	paved	no	no

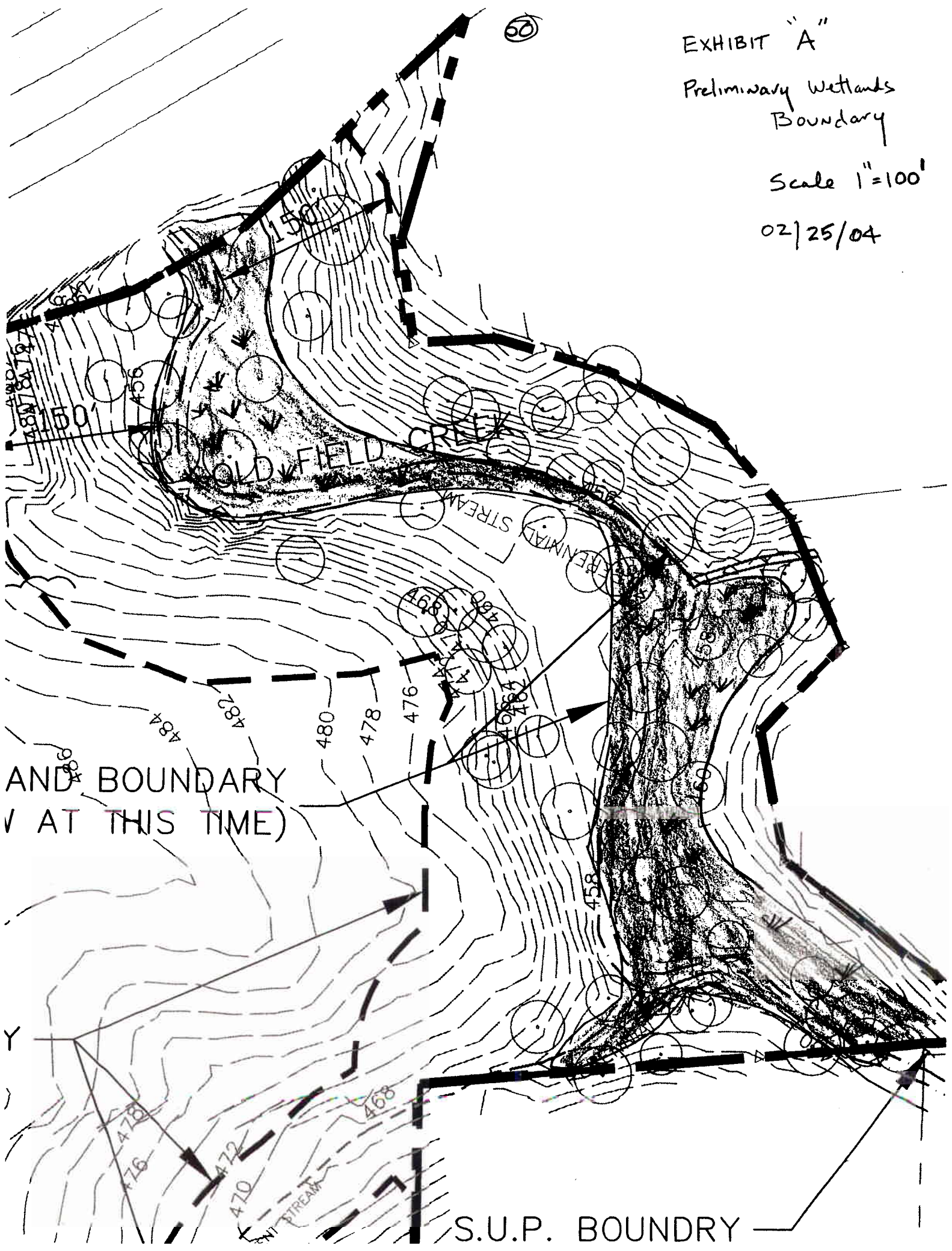
* Modifications to the LUMO

EXHIBIT "A"

Preliminary Wetlands
Boundary

Scale 1"=100'

02/25/04



AND BOUNDARY
(AT THIS TIME)

S.U.P. BOUNDARY