

TOWN OF CHARLE HILL - PROJECT FACT SHEET

(Revised February 20, 2003)

(31)

A. IDENTIFICATION OF DEVELOPMENT

Date: 03/22/04

Plans dated: 03/22/04 Tax Map 7 Block 73 Lot 2A

Parcel Identification Numbers (PINs) # 9788941696

Name of Project: VNC Softball Field Complex Improvements

Type of Request: Special Use Permit

Use Group (Sec. 3.7-1): Recreational / Non profit College or University Zoning District(s): R-1

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

Net Land Area - Area within zoning lot boundaries 4.83Ac = 210,395SF NSA 210,395SF

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 N/A

Credited Open Space (App. A) Total adjacent frontage x 1/2 public or dedicated right-of-way COS N/A

TOTAL: GROSS LAND AREA (Sec. 2.51) NLA + (CSA and/or COS) = GLA (not to exceed NLA + 10%) GLA 210,395

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 15,990SF

Impervious Surface Ratios
 • Low Density Option ISR 0.25 Maximum Impervious Surface or (ISR x GLA) MIS 52,599SF

• 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 _____ Minimum Recreation Space (RSR x GLA) RSR N/A

D. DIMENSIONAL MATRIX REQUIREMENTS

(Based upon proposed plans)

Floor Area (Sec. 3.8-1) Floor Area on all Floors FA 4500

Principal Building Area Floor Area at Ground Level BA(1) 4500

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 4500

Basic Uncovered Area GLA - BA UA 205,895

Recreation Space (Sec. 5.5) RS N/A

Gross Land Area with Existing Impervious Surface 38,724 sq. ft.

Gross Land Area with Proposed Impervious Surface _____ sq. ft.

Percentage of Gross Land Area with Proposed Impervious Surface 19 %

If located in Watershed Protection District, percentage of Impervious Surface on July 1, 1993. 0 %

Minimum Lot Size (Sec. 3.8-1) 17,000

Minimum Lot Width (Sec. 3.8-1) 80

Minimum Street Frontage Width (Sec. 3.8-1) 64

Proposed Lot Width 750'

Proposed Street Frontage Width 80'

D. DIMENSIONAL MATRIX REQUIREMENTS

(32)

SETBACKS AND HEIGHT		Required	Proposed
Setbacks (Sec 3.8, Table 3.8-1)	Street	28	150'
	Interior	14	90'
	Solar	17	90'
Maximum Height (Sec. 3.8-1)	Primary	29	
	Secondary	40	

BUILDINGS/DWELLING UNITS	Required	Proposed	PARKING SPACES	Required	Proposed	Percent of Total Spaces
Number of Buildings	N/A	5	Regular Spaces			
Number of Dwelling Units			Compact Spaces			
Number of Efficiency Units			Handicap Spaces			
Number of Single Bedroom Units			Total Spaces			NA
Number of 2 Bedroom Units			Loading Spaces			NA
Number of 3 Bedrooms Units			Other			

E. LANDSCAPE BUFFERYARDS (Sec 5.6)

Location	Required Minimum Width	Proposed Width
1. R-5C - ST. Thomas Mass	type C buffer	30'
2. OT-2 - General Admin	type C buffer	150'
3. R-1 residence	type C buffer	150'
4.		
5.		
6.		

F. UTILITIES

Water	Sewer	Electric Service	Telephone Service
OWASA X	OWASA X	Underground X	Underground X
# Well(s)	# Septic Tank(s)	Above Ground	Above Ground
Community Well(s)	Comm. Package Plant		
Other	Other		

NOTE: Public water and sewer required if located inside the Urban Service Boundaries.

Estimated Wastewater Discharge (Gallons/Day): 375 GPD Fire Protection Provided by: Town of Chapel Hill

Solid Waste Collection Provided by: Town

Total Area within Floodway: 0 Total Area within Flood Plain: 0

Total Area within Resource Conservation District: 0.13 AC Total Area within Watershed Protection District: _____

Soil Type(s): WTC2 Average Slope of Site: 0-5%

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)
NC54, Raleigh Road	100'	48'	4	Paved	Yes	Yes