

TOWN OF CHAPEL HILL - PROJECT FACT SHEET

(Revised May 14, 2003)

ATTACHMENT 10

A. IDENTIFICATION OF DEVELOPMENT

Date: _____

Plans dated: _____ Tax Map **7-93-L-1**, Block **B** Lot **41**

Parcel Identification Numbers (PINs) 9788-07-5336

Name of Project: 231 Graham Street Residence

Type of Request: SPECIAL USE PERMIT ZONING ATLAS AMENDMENT (R-SS-C)

Use Group (Sec. 3.7-1): A - DWELLING UNIT, SINGLE FAMILY Zoning District(s): R-3(CD-1)

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

Net Land Area (App. A)

NLA 3,562

- ◆ 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 right-of-way CSA 1,012

Credited Open Space (App. A) Total adjacent frontage x ½ 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 3,918 (NLA + 10%)

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 .25 Maximum Floor Area (FAR x GLA) MFA 979

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 1,959
- High Density Non Residential Option ISR 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		979	979
Principal Building Area	Floor Area on Ground Level	BA(1)		979	979
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)		151	151
Building Area	BA(1)+BA(2)+BA(3)+BA(4)	BA		1,130	1,130
Basic Uncovered Area	GLA-BA	UA		2,738	2,738
Recreational Space (Sec. 5.5)		RS			
*Gross Land Area with Impervious Surface				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			NOT WITHIN WATERSHED DISTRICT(%)		

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

LOT SIZE	Required	Existing/Proposed
Lot Size (Sec. 3.8-1)	5,500	3,562
Lot width (Sec. 3.8-1)	50	68 FEET

D. DIMENSIONAL MATRIX REQUIREMENTS (Cont.)

SETBACKS AND HEIGHT		Required	Proposed
Setbacks (Sec 3.8, Table 3.8-1)	Street	24 FEET	13 FEET
	Interior	8 FEET	12.58 FEET
	Solar	11 FEET	14.42 FEET
Maximum Height (Sec. 3.8-1)	Primary	29 FEET	25 FEET
	Secondary	60 FEET	N/A

BUILDINGS/DWELLING UNITS	Required		Proposed		Percent of Total Spaces
	Required	Proposed	Required	Proposed	
Number of Buildings		1	Regular Spaces	1	2
Number of Dwelling Units		1	Compact Spaces		
Number of Efficiency Units		0	Handicap Spaces		
Number of Single Bedroom Units		0	Total Spaces	1	2
Number of 2 Bedroom Units		0	Loading Spaces		NA
Number of 3 Bedrooms Units		1	Other		

E. LANDSCAPE BUFFERYARDS (Sec 5.6)

Location	Required Minimum Width	Proposed Width
1. GRAHAM STREET	N/A	
2. NUNN STREET	N/A	4 TO 6 FEET
3.		
4.		
5.		
6.		

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			

• 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)
GRAHAM STREET	30 FEET	25.5 FEET	2	PAVED	NO	YES
WHITAKER STREET	30 FEET	28 FEET	2	PAVED	NO	YES
NUNN STREET	16.42 FEET	15.42 FEET		PAVED	NO	NO

3 TOWN OF CHAPEL HILL - PROJECT FACT SHEET

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A. IDENTIFICATION OF DEVELOPMENT

Date: _____

Plans dated: _____ Tax Map **7-93-L-1**, Block **B** Lot **42**

Parcel Identification Numbers (PINs) 9788-07-5336

Name of Project: 229 Graham Street Residence

Type of Request: SPECIAL USE PERMIT ZONING ATLAS AMENDMENT (R-SS-C)

Use Group (Sec. 3.7-1): A - DWELLING UNIT, SINGLE FAMILY Zoning District(s): R-3(CD-1)

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

Net Land Area (App. A)

NLA 4,398

- ◆ 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 802.5

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 4,838 (NLA + 10%)

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 .25 Maximum Floor Area (FAR x GLA) MFA 1,209

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 2,419
- High Density Non Residential Option ISR 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	875 (to be demolished)	1,208	1,208
Principal Building Area	Floor Area on Ground Level	BA(1)		980	980
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)	84 (to be demolished)	130	130
Building Area	BA(1)+BA(2)+BA(3)+BA(4)	BA	959 (to be demolished)	1,110	1,110
Basic Uncovered Area	GLA-BA	UA		3,728	3,728
Recreational Space (Sec. 5.5)		RS			
*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			NOT WITHIN WATERSHED DISTRICT(%)		

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

LOT SIZE	Required	Existing/Proposed
Lot Size (Sec. 3.8-1)	5,500	4,398
Lot width (Sec. 3.8-1)	50	54 FEET
Street Frontage Width (Sec. 3.8-1)	N/A	54 FEET

D. DIMENSIONAL MATRIX REQUIREMENTS (Cont.)

SETBACKS AND HEIGHT		Required	Proposed
Setbacks (Sec 3.8, Table 3.8-1)	Street	24 FEET	13 FEET
	Interior	8 FEET	12.58 FEET
	Solar	11 FEET	14.42 FEET
Maximum Height (Sec. 3.8-1)	Primary	29 FEET	25 FEET
	Secondary	60 FEET	N/A

BUILDINGS/DWELLING UNITS	Required	Proposed	PARKING SPACES	Required	Proposed	Percent of Total Spaces
Number of Buildings		1	Regular Spaces	1	2	
Number of Dwelling Units		1	Compact Spaces			
Number of Efficiency Units		0	Handicap Spaces			
Number of Single Bedroom Units		0	Total Spaces	1	2	NA
Number of 2 Bedroom Units		0	Loading Spaces			NA
Number of 3 Bedrooms Units		1	Other			

E. LANDSCAPE BUFFERYARDS (Sec 5.6)

Location	Required Minimum Width	Proposed Width
1. GRAHAM STREET	N/A	
2. WHITAKER STREET	N/A	4 TO 6 FEET
3. NUNN STREET	N/A	4 TO 6 FEET
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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
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*NOTE: Public water and sewer required if located inside Urban Service Boundaries.

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