

# TOWN OF CHAPEL HILL PROJECT ( ) CT SHEET

(73)

## A) IDENTIFICATION OF DEVELOPMENT

Date: April 2, 2004, Rev. 9/15,2004  
Plans dated: Sept. 8, 2004

Name of project **The Montessori Community School**  
 Type of request **Special Use Permit**  
 Tax Map(s), Block(s), Lot(s) **481.7.7A**  
 Zoning District **OI-2** Use group **B**

**ATTACHMENT 16**

## B) GROSS LAND AREA (Sec. 13.5)

Net Land Area Area within zoning lot boundary NLA 409,987 s.f.  
 Choose one of the following(or a combination) not to exceed 10% of the net land area:  
 Credited Street Area (Sec. 2.51) Total adjacent frontage x ½ width of the right of way CSA 9,380 s.f.  
 Credited Open Space (Sec 2.51) Total adjacent frontage x ½ public or dedicated open space COS 0 s.f.  
 TOTAL: GROSS LAND AREA(Sec 2.51) NLA +(CSA and/or COS)=GLA (NLA+10% max.) GLA 419,367 s.f.

## C) REQUIRED LAND USE INTENSITIES (Sec 13.11.1, 13.11.2, 13.11.3)

(for multiple zoning districts please attach a separate sheet with calculations)

Floor Area Ratio	FAR .264	Maximum Floor Area (FAR X GLA)	MFA 110,713 s.f.
Impervious Surface Ratios			
Low Density Option	ISR .24	Max. Impervious Surface or (ISR X GLA)	MIS 100,648 s.f.
High Density Option	ISR	Max. Impervious Surface or (ISR X GLA)	MIS
High Density, Non-Res.	ISR	Max. Impervious Surface or (ISR X GLA)	MIS
Recreation Space Ration	RSR NA	Minimum Recreation Space (RSR X GLA)	MSR NA

## D) DIMENSIONAL MATRIX REQUIREMENTS

DIMENSIONAL MATRIX REQUIREMENTS			Existing S.F.	Proposed S.F.	Total S.F.
Floor area	Floor Area on All Floors	FA	18,170	24,325	37,980
Principal Building Area	Floor Area on Ground Level	BA(1)	18,170	24,325	37,980
Garage Building Area	Enclosed Car Parking Area	BA(2)	0	0	0
Other Encl. Bldg. Area	Community Bldg., Stor., Etc.		0	0	0
Other Ground Level BA	Covered Porches, Breezeways,	BA(3)	0	0	0
Building Area	BA(1)+BA(2)+BA(3)+BA(4)	BA	18,170	24,325	37,980
Basic Uncovered Area	GLA-BA	UA	401,197	395,042	381,387
Recreation Space(Sec.5.5)		RS	NA	NA	NA
*Gross Land Area with Impervious Surface					
*Percentage of Gross Land Area w/ Imp. Surface (Imper + GLA)					
*If Loc. in Watershed Protection District, Percentage of Imp. Surface on July 1, 1993.					

\*Only if lot is less than 21,780 S.F.

LOT SIZE	Required	Existing/Proposed
Lot Size (Sec. 3.8-1)	5,500	409,987
Lot Width (Sec. 3.8-1)	40'	275, min.
Street Frontage Width (Sec. 3.8-1)	40'	268'

SETBACKS AND HEIGHT		74 Required	Proposed
Setbacks (Sec. 3.8, Table 3.8-1)	Street	22'	340'
	Interior	8'	40' exist'g. , 90'proposed
	Solar	9'	132'
Max. Height (Sec. 3.8-1)	Primary	34'	24'
	Secondary	60'	44'

BUILDINGS/DWELLING UNITS	Required	Proposed	PARKING SPACES	Req'd.	Prop'd	% of Total
Number of Buildings		0	Regular Spaces	42	62	74
Number of Dwelling Units		0	Compact Spaces		28	21
Number of Efficiency Units		0	Handicap Spaces	2	4	5
Number of Single Bedroom Units		0	Total Spaces	44	84	100
Number of 2 Bedroom Units		0	Loading Spaces	0	0	0
Number of 3 Bedroom Units		0	Other	0	0	0

### E. LANDSCAPE BUFFERYARDS (SEC. 5.6)

LOCATION	Required Minimum Width	Proposed Width
1. West line	20'- Type C	40' + 20' = 60'
2 North line	20'- Type C	40' + 20' = 60'
3 East line @ Green Property (see site plan)	20'- Type C	20'
4 North line @ Green Property(see site plan)	20' - Type C	20'
5 Street	20' - Type C	20' - Type C
6 South line	20' - Type C	20' -Type C

UTILITIES ("X" which apply)				
Water	Sewer	Electric Service	Telephone Service	Solid Waste Collection
OWASA XX	OWASA XX	Underground XX	Underground XX, part.	Town XX
# Well(s)	# Septic Tank(s)	Above Ground XX	Aboveground XX,part	Private
Community Well(s)	Comm.Package Plant			

\*NOTE: Public water and sewer required if located inside Urban Services Boundaries.

Other	10-15%	> 15-25%	> 25%
Area in Slope Interval*			

Soil Type(s) on Lot Creedmoor Series, White Store series, Durham Triassic Basin

\* Only required for lots created after January 27, 2003

### G. ADJOINING OR CONNECTING STREETS

STREET NAME	R.O.W. Width	Pavement Width	# Lanes	Paved or Unpaved	Existing Sidewalk	Existing Curb & Gutter
Pope Road	70'	40'	2 w/turn	Paved	No	No

**APPENDIX I: SCHEDULE OF IMPERVIOUS SURFACES**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>TOTAL</b>	<b>% OF SITE</b>
<b>BUILDING AREA/IMPERVIOUS</b>	18,170 S.F.	19,810 S.F.	37,980 S.F.	9.3%
<b>IMPERVIOUS PAVEMENT</b>	59,241 S.F.	-15,246 S.F.	43,995 S.F.	10.7%
<b>TOTAL IMPERVIOUS</b>	77,411 S.F.	4,564 S.F.	81,975 S.F.	20.0%
<b>PERVIOUS PAVEMENT</b>	0 S.F.	32,670 S.F.	32,670 S.F.	8.0%
<b>SITE TOTAL</b>	77,411 S.F.	37,234 S.F.	114,645 S.F.	27.9%