

(48) TOWN OF CHAPEL HILL - PROJECT FACT SHEET

(Revised May 14, 2003)

A. IDENTIFICATION OF DEVELOPMENTDate: July 23, 2004 (Rev. 12.10.04)Plans dated: July 23, 2004 Tax Map 7.128 Block A Lot 31Parcel Identification Numbers (PINs) 9777937092Name of Project: SOUTHERN COMMUNITY PARKType of Request: SPECIAL USE PERMITUse Group (Sec. 3.7-1): C Zoning District(s): R-1; RLD-1**B. GROSS LAND AREA (Sec. 3.8-1)**Net Land Area (App. A) NLA 70.54 AC.

♦ 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 5.89 AC.Credited Open Space (App. A) Total adjacent frontage x 1/2 public or dedicated right-of-way COS N/ATOTAL: GROSS LAND AREA (Sec. 2.51) NLA + (CSA and/or COS) = GLA (not to exceed NLA + 10%) GLA 76.43 AC.**C. REQUIRED LAND USE INTENSITY (Sec. 3.8-1, 5.5) SEE PROJECT FACT SHEET SUPPLEMENT**
(For multiple zoning districts, please attach a separate sheet with calculations)Floor Area Ratio FAR _____ Maximum Floor Area (FAR x GLA) MFA 227,573 SF

Impervious Surface Ratios

• Low Density Option ISR 0.25 Maximum Impervious Surface or (ISR x GLA) MIS 19.12 AC• 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/ARecreation Space Ratio RSR N/A 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	<u>5,000 SF</u>	<u>5,000 SF</u>
Principal Building Area	Floor Area on Ground Level	BA(1)	0		
Garage Building Area	Enclosed Car Parking Area	BA(2)	0		
Other Enclosed Building Area	Community Building, Storage, Etc.	BA(3)	0		
Other Ground Level Building Area	Covered Porches, Breezeways, Car Parking (if underneath), Etc.	BA(4)	0		
Building Area	BA(1)+BA(2)+BA(3)+BA(4)	BA	0	<u>5,000 SF</u>	<u>5,000 SF</u>
Basic Uncovered Area	GLA-BA	UA	0	<u>3,319,290.8 SF</u>	<u>3,319,290.8 SF</u>
Recreational Space (Sec. 5.5)		RS	<u>70.54 AC</u>	<u>70.54 AC</u>	<u>70.54 AC</u>
*Gross Land Area with Impervious Surface			<u>146,700 SF (3.37 AC)</u>	<u>10.8 AC</u>	<u>14.17 AC</u>
*Percentage of Gross Land area with Impervious Surface (Imper+GLA)			<u>4.4 %</u>	<u>14.1 %</u>	<u>18.5 %</u>
*If Located in the Watershed Protection District, Percentage of Impervious Surface on July 1, 1993				<u>4.4%</u>	<u>%</u>

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

LOT SIZE	Required	Existing/Proposed
Lot Size (Sec. 3.8-1)	17,000 sf(R1) 43,560 sf(RLD1)	76.43 AC
Lot width (Sec. 3.8-1)	80 feet (R1) 125 feet (RLD1)	500 feet ++
Street Frontage Width (Sec. 3.8-1)	64 (R1), 100 (RLD1)	3500 feet

D. DIMENSIONAL MATRIX REQUIREMENTS (Cont.) (49)

SETBACKS AND HEIGHT		Required	Proposed
Setbacks (Sec 3.8, Table 3.8-1)	Street	28' (R1) 30' (RLD1)	50'
	Interior	14' (R1) 16' (RLD1)	50'
	Solar	17' (R1) 19' (RLD1)	50'
Maximum Height (Sec. 3.8-1)	Primary	29' (R1) 29' (RLD1)	20'
	Secondary	40' (R1) 35' (RLD1)	20'

BUILDINGS/DWELLING UNITS	Required	Proposed	PARKING SPACES	Required	Proposed	Percent of Total Spaces
Number of Buildings	0	4	Regular Spaces	13	229	100%
Number of Dwelling Units	0	0	Compact Spaces	0	0	0
Number of Efficiency Units	0	0	Handicap Spaces	1	3	100%
Number of Single Bedroom Units	0	0	Total Spaces	13	229	100%
Number of 2 Bedroom Units	0	0	Loading Spaces	0	0	NA
Number of 3 Bedrooms Units	0	0	Other	N/A	N/A	

E. LANDSCAPE BUFFERYARDS (Sec 5.6)

Location	Required Minimum Width	Proposed Width
1. 15-501	30'	30' - 100'
2.		
3. Dogwood Acres Drive	30'	30' - 100'
4. Adjacent Properties	20'	30' - 100'
5.		
6.		

UTILITIES (✓ which applies)

Water	Sewer	Electric Service	Telephone Service	Solid Waste Collection
OWASA X	OWASA X	Underground X	Underground X	Town X
# 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*	85%	10%	5%
Soil Type(s) On Lot	LoC LoF, Louisburg ApB Appling		

• 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/Gutler (Yes/No)
US 15-501	Variable	48	4	Paved	Yes	Yes
Dogwood Acres Drive	60 feet	18 - 20	2	Paved	No	No
Public Street	50 feet	37	2	Paved	No	No

