

# TOWN OF CHAPEL HILL - PROJECT FACT SHEET

(Revised September 1998)

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## ATTACHMENT 9

### A. IDENTIFICATION OF DEVELOPMENT

Date: 2/14/2005

Tax Map Page See Att. A, Block \_\_\_\_\_, Lot \_\_\_\_\_

Plans dated: 02 April 1999

Name of Project: Franklin Grove

Type of Request: SUP PD-H SUP Modification Floor Area

Use Group (Sec. 12.5): A Zoning District: R4 & R5

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

Net Land Area - Area within zoning lot boundaries \_\_\_\_\_ NSA 344546

\* Choose one of the following, or a combination, not to exceed 10% of the net land area figure.

Credited Street Area (Sec. 2.51) Total adjacent frontage x 1/4 width of the right-of-way CSA 34454

Credited Open Space (Sec. 2.51) Total adjacent frontage x 1/4 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 379,000

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

(For multiple zoning districts, please attach a separate sheet with calculations) (See Attachment C)

Land Use Intensity Rating	LUI		Original/ Request
Floor Area Ratio	FAR	Maximum Floor Area (FAR x GLA)	MFA <u>107479.05 / 137,479.05</u>
Outdoor Space Ratio	OSR	Minimum Outdoor Space (OSR x GLA)	MOS <u>292596.45</u>
Livability Space Ratio	LSR	Minimum Livability Space (LSR x GLA)	MLS <u>190508.15</u>
Recreation Space Ratio	RSR	Minimum Recreation Space (RSR x GLA)	RSR <u>17841.3</u>

### D. PROPOSED LAND USE INTENSITY (Based upon proposed plans)

			Original/ Request
Floor Area (Sec. 13.7.3)	Floor Area on all Floors	FA	<u>107479 / 137,479.05</u>
Principal Building Area	Floor Area at Ground Level	BA(1)	<u>54518</u>
Garage Building Area	Enclosed Car Parking Area	BA(2)	<u>15080</u>
Other Enclosed Building Area	Community Building, Storage, Etc.	BA(3)	<u>-</u>
Other Ground Level Building Area	Covered Porches, Breezeways, Car Parking (if underneath), Etc.	BA(4)	<u>800</u>
Building Area	BA(1) + BA(2) + BA(3) + BA(4)	BA	<u>70398</u>
Basic Uncovered Outdoor Space (Sec. 13.7.4)	GLA - BA	UOS(1)	<u>308602</u>
Other Uncovered Outdoor Space (Sec. 13.7.7)	Improved Roof Areas, Open Balconies, Etc.	UOS(2)	<u>-</u>
Covered Outdoor Space at Ground Level (Sec. 13.7.4)	Outdoor Space Under Buildings, Carports, Etc.	COS(1)	<u>-</u>
Covered Outdoor Space Above Ground Level (Sec. 13.7.4)	Covered Balconies, Etc.	COS(2)	<u>-</u>
Outdoor Space (Sec. 13.7.4)	[ UOS(1) + UOS(2) ] + 1/2 [ COS(1) + COS(2) ]	OS	<u>308602</u>
Car Movement Area	Driveways, Drive Aisles, Other Pavement for Auto Traffic On-site	CMA	<u>57768</u>
Car Storage Area	Parking Spaces	CSA	<u>8992</u>
Livability Space (Sec. 13.7.6)	OS - (CMA + CSA)	LS	<u>241842</u>
Recreation Space (Sec. 13.7.8)	Livability Space Improved for Recreation	RS	<u>66464</u>
Bonus Intensities (Sec. 13.4)			

(PLEASE COMPLETE THE REVERSE SIDE)

Gross Land Area with Impervious Surface 2000 sq. ft. 40 Percent of Gross Land Area with Impervious Surface 40.1%

If located in Watershed Protection District, existing Impervious Surface \_\_\_\_\_ sq. ft.

Minimum Lot Size (Sec. 13.5.2) NA

Minimum Lot Width (Sec. 13.6) NA

Proposed Lot Width NA

Minimum Street Frontage Width (Sec. 13.6.4) NA

Proposed Street Frontage Width NA

Required Buffers (Sec. 14.12) (See Site plan)

Required Minimum Setbacks: Street 50  
Interior 25  
Solar 25

Proposed Minimum Setbacks: Street 50  
Interior 25  
Solar 25

Maximum Height: (Sec. 13.9.10 and 13.9.11) Primary 34/39  
Secondary 60/60

Proposed Maximum Height: Primary 34/39  
Secondary 60

Minimum Building Spacing: (Show calculations, if applicable, on a separate sheet or on the Site Plan. See Section 13.9.13) \_\_\_\_\_

Number of Dwelling Units: 41

Number of Buildings: 41

# Efficiency	# 2 Bedroom Units
# Single Bedroom Units	# 3 or More Bedrooms <u>41</u>

Required Number of Parking Spaces (Sec. 14.6.7): 82 Proposed Number of Parking Spaces (Sec. 14.6.5g): 82 Off Street  
30 On Street

# Regular Spaces <u>112</u>	# Total Spaces <u>112</u>
# Compact Spaces <u>0</u>	% Compact Spaces <u>0</u>

Required Number of Loading Spaces (Sec. 14.6.9): NA Proposed Number of Loading Spaces \_\_\_\_\_

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		

Estimated Wastewater Discharge (Gallons/Day): 20880 Fire Protection Provided by: Town of Chapel Hill

Solid Waste Collection Provided by: Waste Industries

Total Area Within Floodway: NA Total Area Within Flood Plain: NA

Total Area Within Resource Conservation District: NA Total Area Within Watershed Protection District: NA

Soil Type(s): Ww & WSB General Slope of Site: <10%

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)
Franklin Street	100/200'	60±	5	Paved	No	Yes
Milton Avenue	60'	20±	2	Paved	No	No