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TOWN OF CHAPEL HILL - PROJECT FACT SHEET

www.townofchapelhill.org/planning/index.htm
(Revised August 19, 2004)

A. IDENTIFICATION OF DEVELOPMENT

Date: November 15, 2004

Plans dated: 10/12/2004 Tax Map 478 Block 01 Lot 006

Parcel Identification Numbers (PINs) 0709-01-19-1301

Name of Project: OWASA I-40 Water Pump Station Upgrade

Type of Request: SUP- Public Service Facility

Use Group (Sec. 3.7-1): C Zoning District(s): R-1

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

Net Land Area (App. A)

NLA 97,897 SF

- 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 dedicated public right-of-way CSA 9,790 SF

Credited Open Space (App. A) Total adjacent frontage x 1/2 public or dedicated open space COS _____

TOTAL: GROSS LAND AREA (Sec. 2.51) NLA + (CSA and/or COS) = GLA (not to exceed NLA + 10%) GLA 107,687 SF

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 8,184 SF

Impervious Surface Ratios
 • Low Density Option ISR 0.25 Maximum Impervious Surface or (ISR x GLA) MIS 26,922 SF

• High Density Option ISR 0.5 Maximum Impervious Surface or (ISR x GLA) MIS 53,844 SF

• High Density Non Residential Option ISR 0.7 Maximum Impervious Surface or (ISR x GLA) MIS 75,381 SF

Recreation 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	2,196	939	3,135
Principal Building Area	Floor Area on Ground Level	BA(1)	2,196	939	3,135
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)	326	0	326
Building Area	BA(1)+BA(2)+BA(3)+BA(4)	BA	2,522	939	3,461
Basic Uncovered Area	GLA-BA	UA	105,165	-	104,226
Recreational Space (Sec. 5.5)		RS	N/A	N/A	N/A
*Gross Land Area with Impervious Surface			7,106	1,536	8,642
*Percentage of Gross Land area with Impervious Surface (Imper+GLA)			6.6 %	1.4 %	8.0 %
*If Located in the Watershed Protection District, Percentage of Impervious Surface on July 1, 1993				N/A	%

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

LOT SIZE	Required By Ordinance	Existing / Proposed
Lot Size (Sec. 3.8-1)	17,000	107,687
Lot width (Sec. 3.8-1)	80	299
Street Frontage Width (Sec. 3.8-1)	64	1003

D. DIMENSIONAL MATRIX REQUIREMENTS (Cont.) 28

SETBACKS AND HEIGHT		Required By Ordinance	Existing / Proposed
Setbacks (Sec 3.8, Table 3.8-1)	Street	28	28.1'
	Interior	14	24.9'
	Solar	17	N/A
Maximum Height (Sec. 3.8-1)	Primary	29	12.5'
	Secondary	40	18.5'

BUILDINGS/DWELLING UNITS	Existing	Proposed	Total	PARKING SPACES	Required	Existing	Proposed	Total
Number of Buildings	1	1	2	Regular Spaces	None	one	one	two
Number of Dwelling Units	1	0	1	Compact Spaces	None	None	None	N/A
Number of Efficiency Units				Handicap Spaces	None	None	None	N/A
Number of Single Bedroom Units				Total Spaces	None	None	None	NA
Number of 2 Bedroom Units				Loading Spaces	None	None	None	NA
Number of 3 Bedrooms Units				Other	None	None	None	N/A

E. LANDSCAPE BUFFERYARDS (Sec 5.6)

Location	Required Minimum Width	Proposed Width
1. I-40	E- 100'	112'
2. Old Chapel Hill Road	C-20'	20'
3.		
4.		
5.		
6.		

UTILITIES (✓ which applies)					
Water	Sewer	Electric Service	Telephone Service	Solid Waste Collection	
OWASA XX	OWASA XX	Underground XX	Underground XX	Town XX	
# 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*	lot precedes 1-27-2003		
Soil Type(s) On Lot	White Store Sandy Loam, 2 to 6 percent slopes		

* 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)
SR 2220						
Old Chapel Hill Road	varies	22'	2	P	No	No
I40	varies	under constr.	6	P	No	No