

**TOWN OF CHAPEL HILL**

**PROJECT FACT SHEET**

61

**A. IDENTIFICATION OF DEVELOPMENT**

Date: 6/11/02

Plans dated: RENOVATION W/OUT DEY HOUSE AFTER RECOMBINATION

Tax Map Page 79 Block E Lot 20

Name of Project Delta Upsilon Fraternity

Type of Request Renovation / Replacement

Use Group (Sec. 12.5): B-Fraternity Dwelling Zoning District R-6

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

Net Land Area – Area within zoning lot boundaries \_\_\_\_\_ NLA 24,722

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 1/2 width of the right-of-way CSA 2,472

Credited Open Space (Sec. 2.51) 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 27,194

**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)*

Land Use Intensity Rating LUI 44

Floor Area Ratio FAR .264 Maximum Floor Area (FAR x GLA) MFA 7,179

Open Space Ratio OSR .74 Minimum Open Space (OSR x GLA) MOS 20,124

Livability Space Ratio LSR .40 Minimum Livability Space (LSR x GLA) MLS 10,878

Recreation Space Ratio RSR \_\_\_\_\_ Minimum Recreation Space (RSR x GLA) RSR \_\_\_\_\_

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

Floor Area (Sec. 13.7.3) Floor area on all floors FA 9,694

Principal Building Area Floor area at Ground Level BA(1) 3,573

Garage Building Area Enclosed Car Parking Area BA(2) \_\_\_\_\_

Other Enclosed Building Area Community Building, Storage, etc. BA(3) \_\_\_\_\_

Other Group Level Bldg. Area Covered Porches, Breezeways, Car Parking (if underneath), etc. BA(4) 442

Building Area BA(1) + BA(2) + BA(3) + BA(4) + BA(5) BA 4,015

Basic uncovered Open Space (Sec. 13.7.4) GLA - BA UOS(1) 23,179

Other Uncovered Open Space (Sec. 13.7.7) Improved Roof Area, Open Balconies, etc. UOS(2) \_\_\_\_\_

Covered Open Space at Ground Level (Sec. 13.7.4) Open space under buildings, carports, etc. COS(1) 442

Covered Outdoor Space above Ground Level (Sec. 13.7.4) Covered Balconies, etc. COS(2) \_\_\_\_\_

Open Space (Sec. 13.7.4) [ UOS(1) + UOS(2) + 1/2 COS(1) + COS (2) ] OS 23,400

Car Movement Area Driveways, Drive Aisles, Other Pavement for Auto Traffic On-site CMA 8,529

Car Storage Area Parking Spaces CAS 3,749

Livability Space (Sec. 13.7.6) OS – (CMA + CAS) LS 11,122

Recreation Space (Sec. 13.7.8) Livability Space improved for recreation RS \_\_\_\_\_

Bonus Intensities (Sec. 13.4) \_\_\_\_\_

(PLEASE COMPLETE THE REVERSE SIDE)

**E. OTHER**

Gross Land Area with Impervious Surface 17,891 SF Percent of Gross Land Area with Impervious Surface 72%

If located in Watershed Protection District, existing Impervious Surface N/A

Minimum Lot Size (Sec 13.5.2) 5,500 sf

Minimum Lot Width (Sec. 13.6) 50' Proposed Lot Width 121.77'

Minimum Street Frontage Width (Sec. 13.6.4) 40' Proposed Street Frontage Width 121.77'

Required Buffers (Sec. 14.12) Type D-30' street, Type C-20' side/rear, Type B-10' Adj.

Required Minimum Setbacks	Street	<u>20'</u>	Proposed Minimum Setbacks	Street	<u>20'</u>
	Interior	<u>6'</u>		Interior	<u>6'</u>
	Solar	<u>8'</u>		Solar	<u>8'</u>

Maximum Height (Sec. 13.9.10 and 13.9.11)	Primary	<u>39'</u>	Proposed Maximum Height	Primary	<u>23'</u>
	Secondary	<u>50'</u>		Secondary	<u>32'</u>

Number of Dwelling Units \_\_\_\_\_ Number of Buildings \_\_\_\_\_

# Efficiency		2 Bedroom Units	<u>14</u>
# Single Bedroom Units	<u>1</u>	# 3 or more Bedrooms	

Required Number of Parking Spaces (Sec. 14.6.7) \_\_\_\_\_ Proposed Number of Parking Spaces (Sec. 14.6.5g) 23

# Regular Spaces		# Total Spaces	<u>29</u>
# Compact Spaces		% of Compact Spaces	

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

**Utilities**

Water		Sewer		Electric Service		Telephone Service	
OWASA	X	OWASA	X	Underground		Underground	
Individual Wells		Individual Septic Tanks		Above Ground	X	Above Ground	X
Community Wells		Community Pkg. Plant					
Other		Other					

Estimated Wastewater Discharge (Gallons/Day) \_\_\_\_\_ Fire Protection Provided By Town of Chapel Hill

Solid Waste Collection Provided By Town of Chapel Hill

Total Area Within Floodway N/A Total Area Within Flood Plain N/A

Total Area Within Resource Conservation District N/A Total Area Within Watershed Protection District N/A

Soil Type(s) \_\_\_\_\_ Generalized Slope of Site South to North

**Adjoining or Connecting Streets**

Street Name	Right-of-Way Width	Pavement Width	# of Lanes	Paved or Unpaved	Existing Sidewalk (Yes/No)	Existing Curb/Gutter (Yes/No)
Rosemary	45'	25'-5"	2	Paved	Yes	Yes
Hillsborough	40'	33'	2	Paved	No	Yes