

PROJECT FACT SHEET

A. IDENTIFICATION OF DEVELOPMENT

Date: 04 November 2002

Plans dated: 30 September 2002

Tax Map Page _____ Block _____ Lot _____

Name of Project Hilltop Condominiums

Type of Request Special Use Permit

Use Group (Sec. 12.5): A Zoning District R-5C, R-1 Summary

B. GROSS LAND AREA (Sec. 13.5)

Net Land Area - Area within zoning lot boundaries NLA 240,886

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

Credited Open Space (Sec. 2.51) Total adjacent frontage x 1/2 public or dedicated open space COS 0

TOTAL GROSS LAND AREA (Sec. 2.51) NLA + (CSA and/or COS) = GLA (not to exceed NLA + 10%) GLA 240,886

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 SEE INDIV.

Floor Area Ratio FAR SEE INDIV. Maximum Floor Area (FAR x GLA) MFA 42,325

Open Space Ratio OSR SEE INDIV. Minimum Open Space (OSR x GLA) MOS 202,719

Livability Space Ratio LSR SEE INDIV. Minimum Livability Space (LSR x GLA) MLS 154,186

Recreation Space Ratio RSR SEE INDIV. Minimum Recreation Space (RSR x GLA) RSR 8667

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

Floor Area (Sec. 13.7.3) Floor area on all floors FA 143,496

Principal Building Area Floor area at Ground Level BA(1) 23,616

Garage Building Area Enclosed Car Parking Area BA(2) 18,384

Other Enclosed Building Area Community Building, Storage, etc. BA(3) 0

Other Group Level Bldg. Area Covered Porches, Breezeways, Car Parking (if underneath), etc. BA(4) 12,016

Building Area BA(1) + BA(2) + BA(3) + BA(4) + BA(5) BA 54,016

Basic uncovered Open Space (Sec. 13.7.4) GLA - BA UOS(1) 186,870

Other Uncovered Open Space (Sec. 13.7.7) Improved Roof Area, Open Balconies, etc. UOS(2) 0

Covered Open Space at Ground Level (Sec. 13.7.4) Open space under buildings, carports, etc. COS(1) 00

Covered Outdoor Space above Ground Level (Sec. 13.7.4) Covered Balconies, etc. COS(2) 0

Open Space (Sec. 13.7.4) [UOS(1) + UOS(2) + 1/2 COS(1) + COS (2) OS 186,870

Car Movement Area Driveways, Drive Aisles, Other Pavement for Auto Traffic On-site CMA 18,974

Car Storage Area Parking Spaces CAS 9,015

Livability Space (Sec. 13.7.6) OS - (CMA + CAS) LS 158,881

Recreation Space (Sec. 13.7.8) Livability Space improved for recreation RS 3,000

Bonus Intensities (Sec. 13.4)

(PLEASE COMPLETE THE REVERSE SIDE)

E. OTHER

Gross Land Area with Impervious Surface 82,005 SF Percent of Gross Land Area with Impervious Surface 34%

If located in Watershed Protection District, existing Impervious Surface 0

Minimum Lot Size (Sec 13.5.2) N/A

Minimum Lot Width (Sec. 13.6) N/A Proposed Lot Width 205

Minimum Street Frontage Width (Sec. 13.6.4) N/A Proposed Street Frontage Width _____

Required Buffers (Sec. 14.12) * See Meadowmont Master Land Use Plan

Required Minimum Setbacks	Street	*	Proposed Minimum Setbacks	Street	*
	Interior	*		Interior	*
	Solar	*		Solar	*

Maximum Height (Sec. 13.9.10 and 13.9.11)	Primary	*	Proposed Maximum Height	Primary	*
	Secondary	*		Secondary	*

Number of Dwelling Units 48 Number of Buildings 4

# Efficiency		2 Bedroom Units	
# Single Bedroom Units		# 3 or more Bedrooms	48

Required Number of Parking Spaces (Sec. 14.6.7) 96 Proposed Number of Parking Spaces (Sec. 14.6.5g) 96

# Regular Spaces	96	# Total Spaces	96
# Compact Spaces	0	% of Compact Spaces	0

Required Number of Loading Spaces (Sec. 14.6.9) 0 Proposed Number of Loading Spaces 0

Utilities

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

Estimated Wastewater Discharge (Gallons/Day) 6240 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 10%

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)
West Barbee Chapel Road	73'	39'	2	P	Y (future)	Y (future)
Road "B"	55'	22'	2	P	FUTURE	FUTURE