



HOUSING STUDIO

333 West Trade Street, Suite 300  
Charlotte, NC 28202  
T: 704.333.7862 F: 980.237.3862

THE PARK AT CHAPEL HILL APARTMENTS  
PHASE 1A & 1B  
CHAPEL HILL, NC  
FIRST CDC REVIEW - 2/26/2019



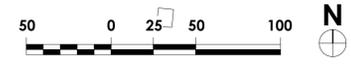
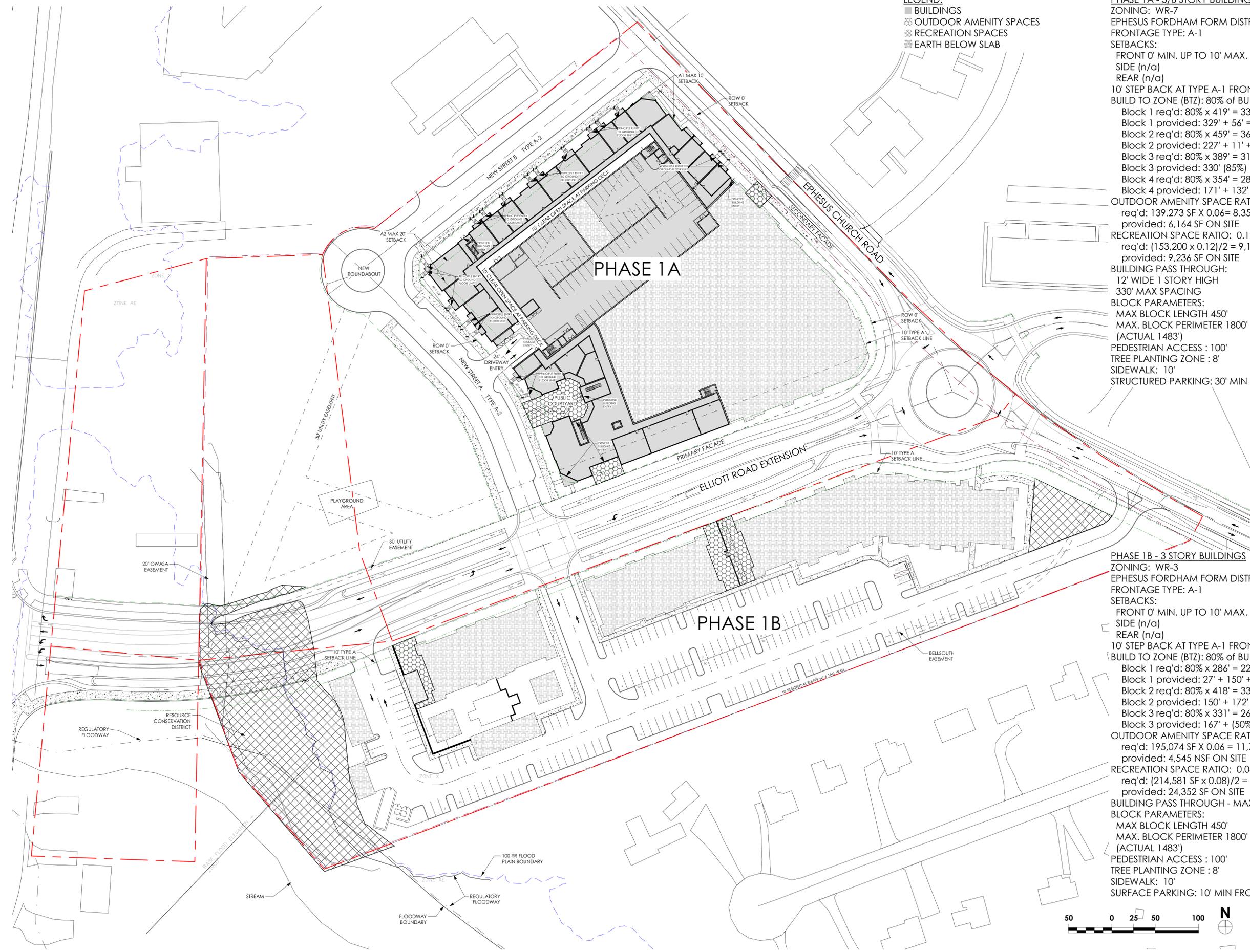
PROJECT SITE  
PLAN - LOWER  
LEVEL

A1.00

- LEGEND:**
- BUILDINGS
  - ⊗ OUTDOOR AMENITY SPACES
  - ⊗ RECREATION SPACES
  - ▨ EARTH BELOW SLAB

**PHASE 1A - 5/6 STORY BUILDING**  
 ZONING: WR-7  
 EPHEsus FORDHAM FORM DISTRICT  
 FRONTAGE TYPE: A-1  
 SETBACKS:  
 FRONT 0' MIN. UP TO 10' MAX.  
 SIDE (n/a)  
 REAR (n/a)  
 10' STEP BACK AT TYPE A-1 FRONTAGE (N/A)  
 BUILD TO ZONE (BTZ): 80% OF BUILDING FACADE  
 Block 1 req'd: 80% x 419' = 335.2'  
 Block 1 provided: 329' + 56' = 385' (92%)  
 Block 2 req'd: 80% x 459' = 367.2'  
 Block 2 provided: 227' + 11' + 163' = 401' (87%)  
 Block 3 req'd: 80% x 389' = 311.2'  
 Block 3 provided: 330' (85%)  
 Block 4 req'd: 80% x 354' = 283.2'  
 Block 4 provided: 171' + 132' = 303' (86%)  
 OUTDOOR AMENITY SPACE RATIO: 0.06  
 req'd: 139,273 SF X 0.06 = 8,356 SF  
 provided: 6,164 SF ON SITE  
 RECREATION SPACE RATIO: 0.12 Residential Portion  
 req'd: (153,200 x 0.12)/2 = 9,192 SF  
 provided: 9,236 SF ON SITE  
 BUILDING PASS THROUGH:  
 12' WIDE 1 STORY HIGH  
 330' MAX SPACING  
 BLOCK PARAMETERS:  
 MAX BLOCK LENGTH 450'  
 MAX. BLOCK PERIMETER 1800'  
 (ACTUAL 1483')  
 PEDESTRIAN ACCESS : 100'  
 TREE PLANTING ZONE : 8'  
 SIDEWALK: 10'  
 STRUCTURED PARKING: 30' MIN FROM BUILDING FACADE

**PHASE 1B - 3 STORY BUILDINGS**  
 ZONING: WR-3  
 EPHEsus FORDHAM FORM DISTRICT  
 FRONTAGE TYPE: A-1  
 SETBACKS:  
 FRONT 0' MIN. UP TO 10' MAX.  
 SIDE (n/a)  
 REAR (n/a)  
 10' STEP BACK AT TYPE A-1 FRONTAGE (N/A)  
 BUILD TO ZONE (BTZ): 80% OF BUILDING FACADE  
 Block 1 req'd: 80% x 286' = 228.8'  
 Block 1 provided: 27' + 150' + (50% x 108') = 231' (81%)  
 Block 2 req'd: 80% x 418' = 334.4'  
 Block 2 provided: 150' + 172' + (50% x 35') = 339.5' (81%)  
 Block 3 req'd: 80% x 331' = 264.8'  
 Block 3 provided: 167' + (50% x 201') = 267.5' (81%)  
 OUTDOOR AMENITY SPACE RATIO: 0.06  
 req'd: 195,074 SF X 0.06 = 11,704 NSF  
 provided: 4,545 NSF ON SITE  
 RECREATION SPACE RATIO: 0.08 Residential portion  
 req'd: (214,581 SF x 0.08)/2 = 8,583 SF  
 provided: 24,352 SF ON SITE  
 BUILDING PASS THROUGH - MAX 330' SPACING  
 BLOCK PARAMETERS:  
 MAX BLOCK LENGTH 450'  
 MAX. BLOCK PERIMETER 1800'  
 (ACTUAL 1483')  
 PEDESTRIAN ACCESS : 100'  
 TREE PLANTING ZONE : 8'  
 SIDEWALK: 10'  
 SURFACE PARKING: 10' MIN FROM RES. ZONE



1 ARCHITECTURAL SITE PLAN - LOWER LEVEL  
1" = 50'-0"