R-1 (RESIDENTIAL)	REQUIRED	PROPOSED
MN LOTAREA:	17,000 SF	172,960
MIN LOT FRONTAGE	64FT	≫64 FT
MN LOTWIDTH	80 FT	>80FT
MAX BUILDINGHEIGHT	29 FT (PRIMARY)	<pre><29FT(PRIMARY)</pre>
	40 FT (SECONDARY) SEE BELOW	<40 FT (SECONDARY) SEE BELOW
MAX. FLOORAREARATIO	0.7	27,990 SF(14.71% IMPERVICE
MAX. LOTCOVERAGE	0.7	27,3303 (247) 2010 CARCA
BULDINGSETBACK		104551
MIN FRONTSTREET YARD SETBACK	28FT	104FT+/-
MIN SIDEYARDSETBACK	14FT	43 FT +/-
MIN SOLAR (NORTHERN REAR) YARD SETBACK	17FT	144 FT+/-
BLFFERVARDSETBACK		
MIN FRONTYARD SETBACK	20 FT/30 FT	20 FT/30 FT
MN SIDEYARDSETBACK	20 FT	20 FT/ALT. BUFFER
MIN REAR YARD SETBACK	20FT	20 FT
VEHICLEPARKING	20min/25mex	45 (INCLUDE 8 DROP OFF SPAC
BICYCLEPARKING	8	4*
TOTAL IMPERAIOUS AREA (OFGLA)	7,896 SF(4.15%)	27,990 SF(14.71%)
NONRODZONE IMPERMOLISAREA	7,630SF(4.41%)	27,724SF(14.57%)
ZONE 1 IMPERVIOUS AREA	0SF(0.0%)	0SF(0.0%)
ZONE 2 IMPERMIOUS AREA	0SF(0.0%)	OSF(0.0%)
ZONE3 IMPERMIOUS AREA	266 SF(0.15%)	266 SF (0.15%)
TOTAL LAND DISTURBANCE AREA	3.00	50,150SF(28.99%)
NONRCOZONE LAND DISTURBANTE AREA	NΑ	49,658SF(2871%)ZONN
ZONE1 LAND DISTURBANCE AREA	NA	0 SF(0.0%)
ZONE 2 LAND DISTURBANCE AREA	ŊA	0.SF(0.0%)
ZONE3 LAND DISTURBANCE AREA	ŊA	492 SF(0.28%)
SLOPE CATEGORY	DELINEATED AREAS	DISTURBEDAREAS
0%TO14.99%	31,297 SF(18.09%)	±17,650 SF(10.20%)
15%TO24.95%	50,3565F(29.11%)	±30,115 SF (17.14%)
25%& GREATER	91,307 SF(52.79%)	±2,385 SF(1.38%)
FLOOR AREACALCULATIONS		
GROSSLANDARFA(GLA)	172,960 sf x 1.10 = 190,256 sf	
NONROZONE	87,212 sf(50.42%)	(87,212x0.076) = 6,628 s
ZONE1	24,311 sf(14.06%)	(24,311x0,01)=243 sf
ZONE2	31,149sf(1801%)	(31,149×0.019)=592 sf
ZONE3	30,288sf(17.51%)	(30,288×0.076) = 2,302 s
EFFECTIVE PLCCRAREARATIO(EFAR)		(9,765 sf /172,960 sf) = 0.00
ALLOWARI E FLOOR AREA MAXIMUM(GLAX EFAR)		(190,256 sfx 0.0564) = 10,73
PROPOSEDFLOCRAFEA		9,266sf

CHAPEL HILL COOPERATIVE PRESCHOOL CONCEPT PLAN APPROVAL

Sheet List Table		
SHEET NAME	Sheet Number	Sheet Title
CS001	1	COVER SHEET
CS0201	2	EXISTING CONDITIONS PLAN
CS0202	3	SLOPE ANALYSIS PLAN
CS1001	4	SITE PLAN
A2.01		3D EXTERIOR VIEWS
A2 02		3D EXTERIOR VIEWS

108 MT. CARMEL CHURCH ROAD 2017-08-22

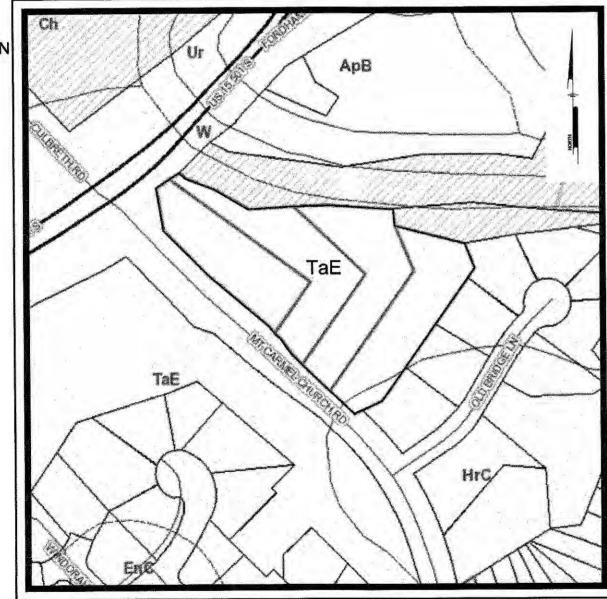
PREPARED FOR:

CHAPEL HILL COOPERATIVE PRESCHOOL

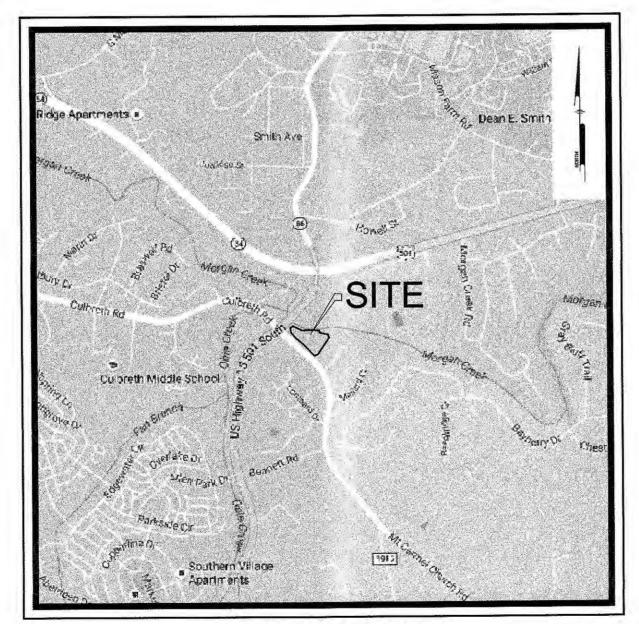
106 PUREFOY ROAD CHAPEL HILL, NC 27514

(919) 942-3955

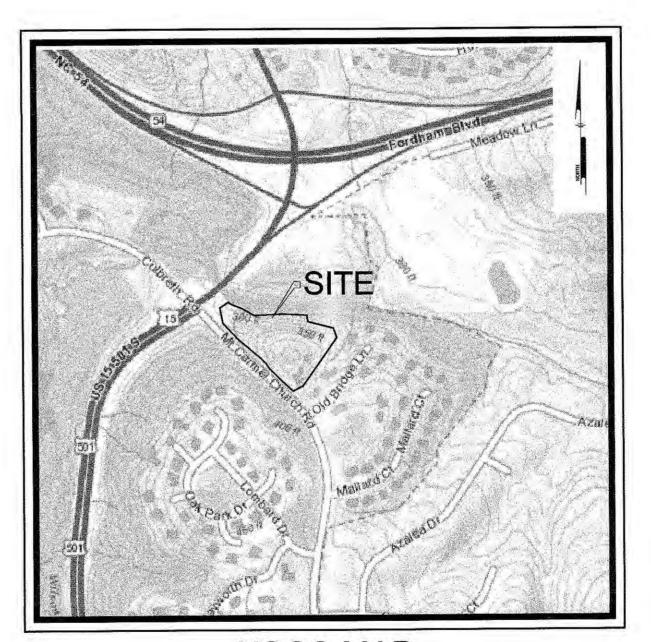
AS APPROVED BY



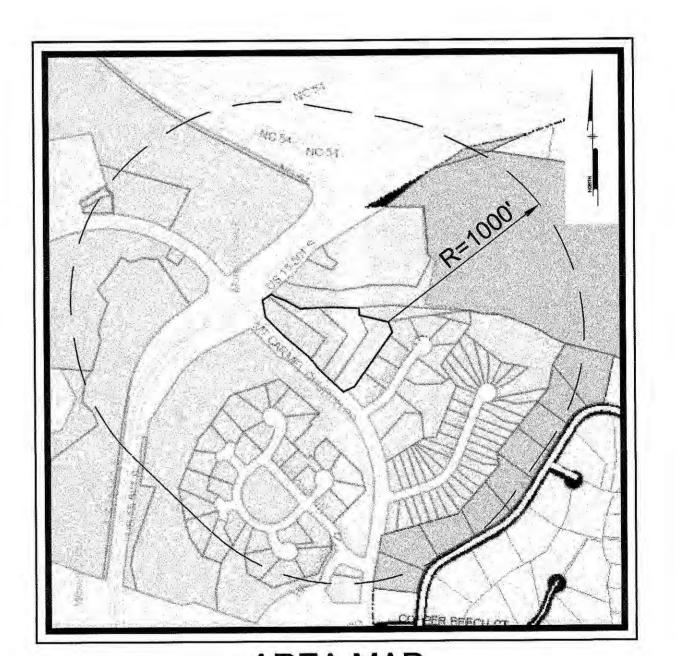
SOILS MAP
Scale: 1" = 250'



Scale: 1" = 1000'



USGS MAP Scale: 1" = 500'



AREA MAP Scale: 1" = 500'

PREPARED BY: PENNONI ASSOCIATES INC.



401 Providence Road #200 Chapel Hill, NC 27514 **T** 919.929.1173 **F** 919.493.6548

Pt-Projects iCH-Crimal Church Road DESIGN

NOT FOR CONSTRUCTION

AND OWNER MUST BE VERIFIED BY CONTRACTOR
AND OWNER MUST BE NOTIFIED OF ANY
ISCREPANCIES BEFORE PROCEEDING WITH WORK
CAROLINIA CAROLINIA WORK
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AT. CARMEL CHURCH ROAD
CHAPEL HILL, NC 27514
OVER SHEET

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PROJECT CHCP1601

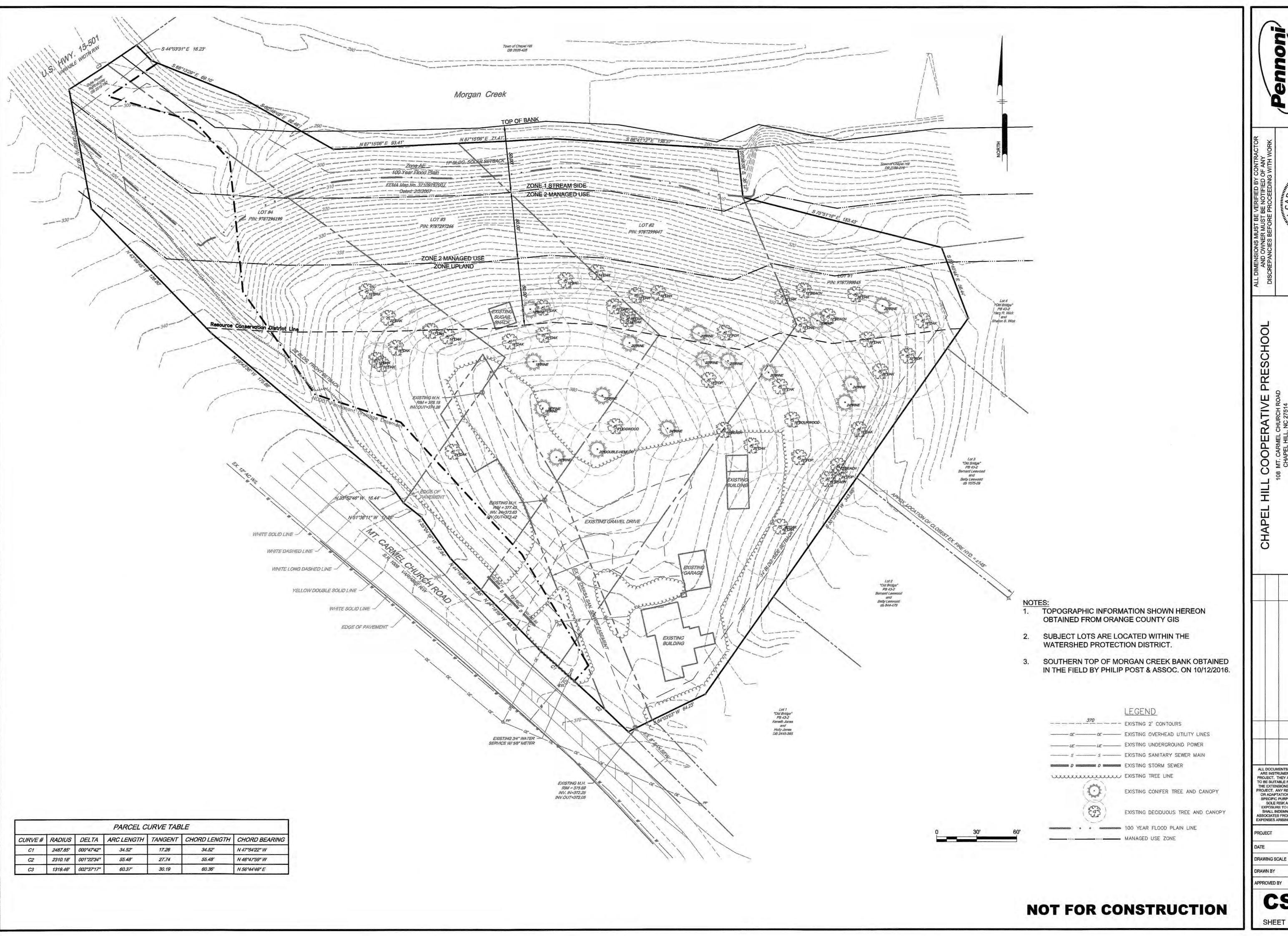
DATE 2017-08-22

DRAWING SCALE —

DRAWN BY DMC

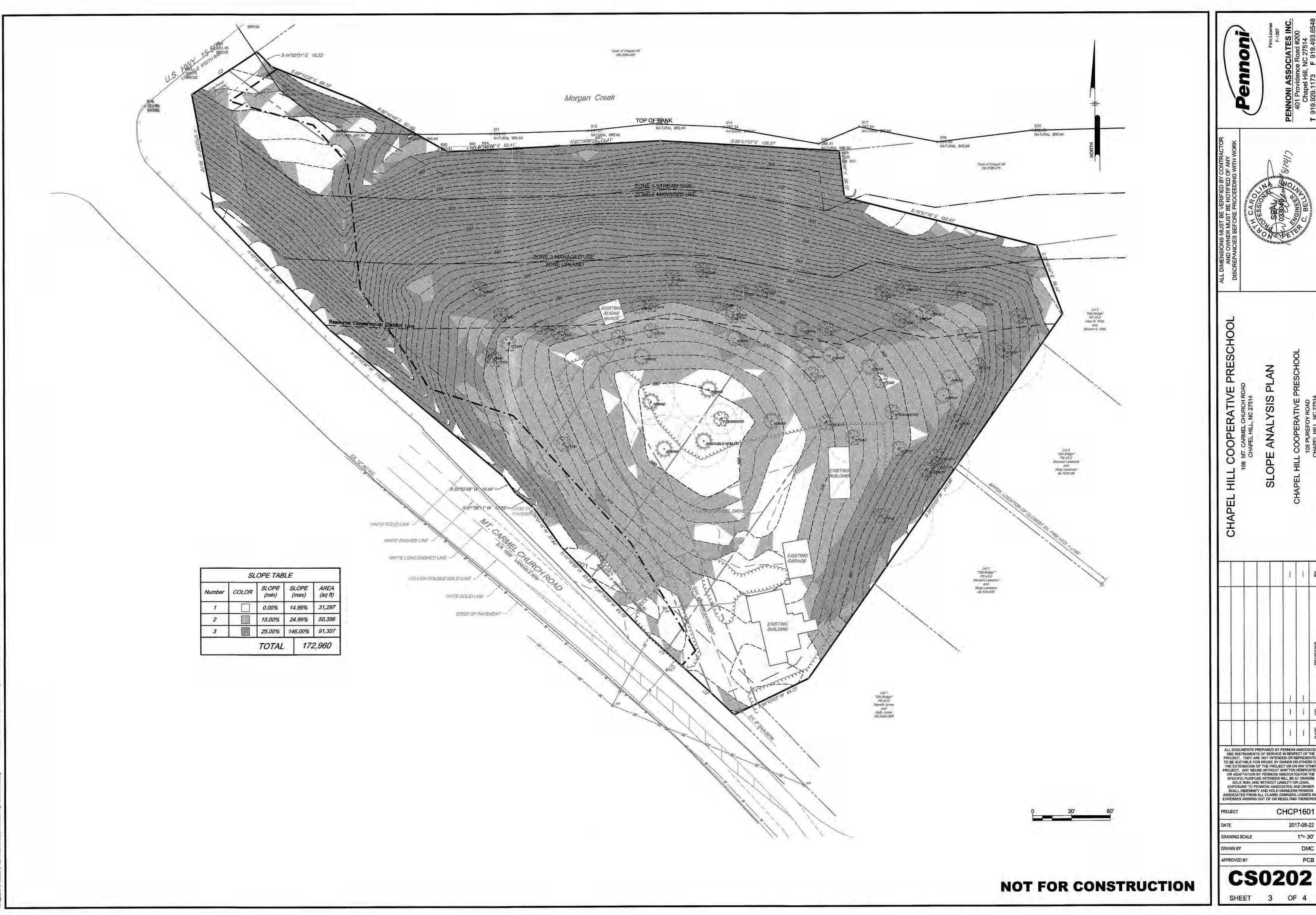
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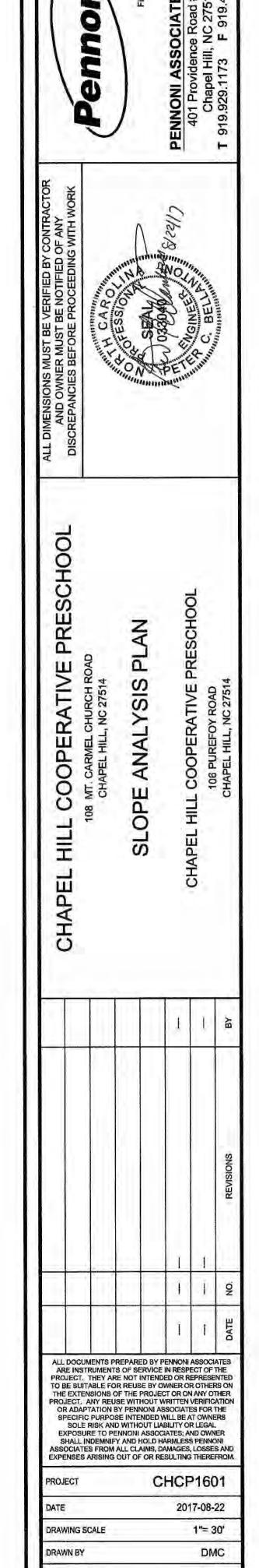
SHEET 1 OF

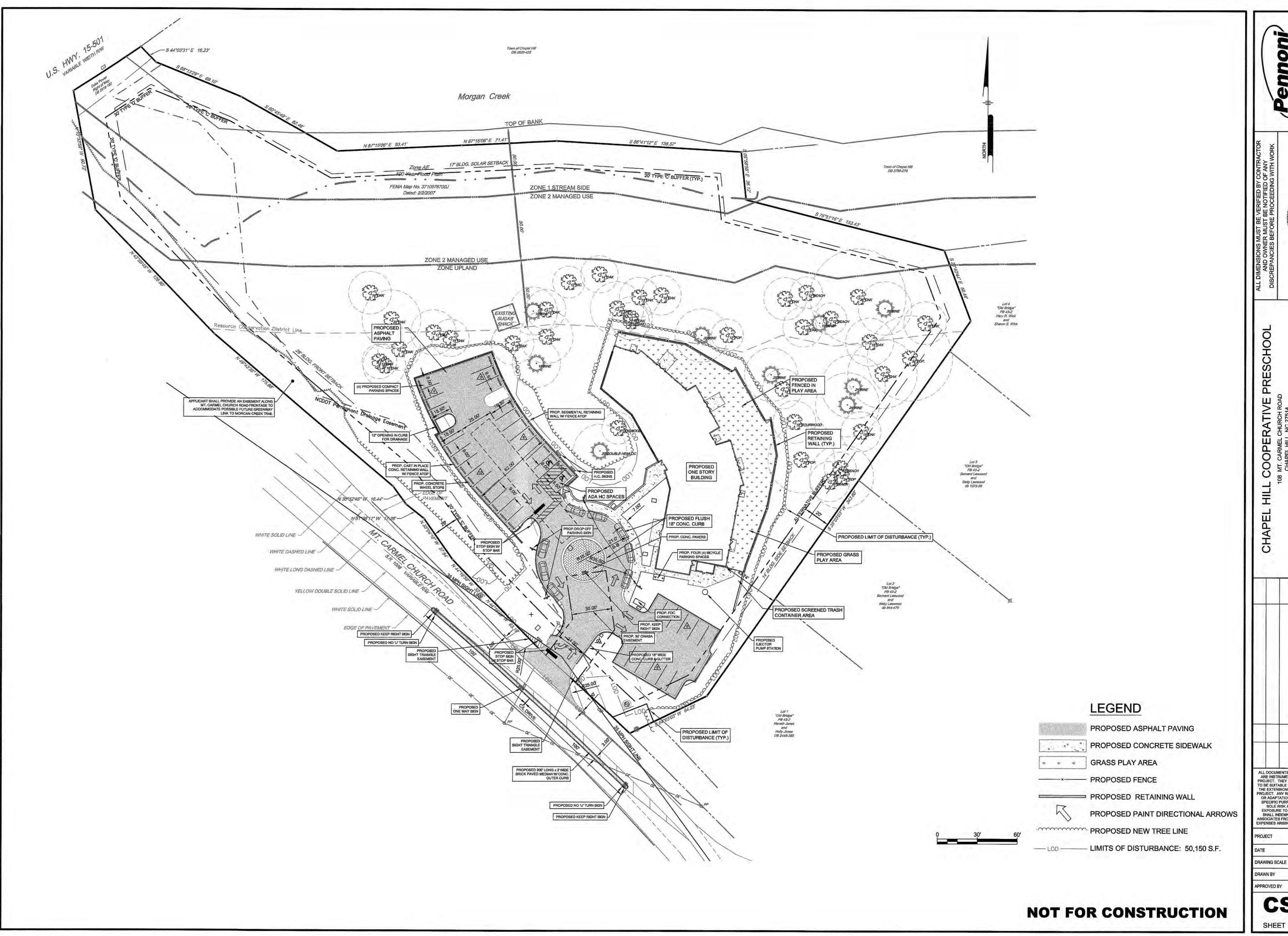


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CHCP1601 2017-08-22 DRAWING SCALE







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OJECT CHCP1601

TE 2017-08-22

AWING SCALE 1"= 30'

AWN BY DMC

CS100

SHEET 4 OF