

PHASE 1A - 5 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
 OUTDOOR AMENITY SPACE RATIO: 0.06
 req'd: 139,367 SF X .06= 8362 SF
 4159 SF ON SITE + 4167 SF ACROSS ELLOITT RD
 RECREATION SPACE RATIO: 0.12 Residential Portion
 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

THE PARK AT CHAPEL HILL APARTMENTS
CHAPEL HILL, NC

3-01-18 REVISED AS PER TOCH COMMENTS - 2-26-18
 3-16-18 PHASE 1B ADDED
 10-19-18 UPDATED 1"=100'

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
 OUTDOOR AMENITY SPACE RATIO: 0.06
 req'd: 206,866 SF X .06= 12,412 SF
 RECREATION SPACE RATIO: 0.08 Residential portion
 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

SITE PLAN 1"=200'

