

## RELEVANT CALCULATIONS & DETAILS

This modification is unique in that Parcel B-3 has all of the horizontal infrastructure already installed. In 2000 a site plan was submitted and approved by Chatham County for the full development of Parcel "B". At that time a bank, large office building, and single medical building was proposed. The bank and office building were constructed along with all the associated parking, utilities, and landscaping to serve the medical building (proposed for B-3). At this time only the future building pad for B-3 is not developed.

### Summary of Allowable Density

Since the 2004 PUD Submission, the common boundary line with Durham County has been concurrently approved by each local government. As a result, 20.05 AC has been removed from the PUD acreage calculation. This reduction occurs on the Polk Parcel (3) tract. The following net land area calculation reflects the reduction of the 20.05 AC from the allowable dwelling units:

#### Governors Club PUD Modification Net Density Calculation ~~December 2004~~ Edited April 2012

##### PUD Density Approved prior to Ordinance Change ( Prior to 1990 )

1523	AC	43560	SF/AC	40,000	SF/LOT	1658	Units
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##### PUD Density Based Upon Current Ordinance ( Acreage outside Gate except Dossett )

379.14 AC Balance of PUD after 1990

##### Subtract

35.78	AC	Right-of-way ( Entire Governors Village with Exception of Dossett Tract )
18.36	AC	Office and Commercial (Parcel B-3 subtracted)
20.05	AC	PUD found to be in Durham county in 2010
7	AC	Wetlands Floodplain and Ponds over 1 AC

81.19

297.95 AC Net Land

297.95	AC	43560	SF/AC	40,000	SF/LOT	324.5	Units
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Total Units Available	1982.5 Units
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Total Proposed Units	1981 Units
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Units Available	1.5 Units
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## Summary of Impervious Coverage Allowance & Stormwater Quality

As mentioned previously the existing parking area is installed. The current impervious acreage on the parcel is 0.45 AC. At full buildout this parcel will have 0.76 AC impervious (62.8%). The full development of this parcel is already contemplated. A Water Quality Pond was approved by DWQ in 2006 (approval attached). The existing 0.45 AC paved in Parcel B-3 has already been accounted for. (5) additional acres of impervious have been allocated to the remainder Village Area (Parcel B-3, C, & D). Parcel C has been allocated 1.84 AC. With 0.31 AC additional proposed for B-3, there will be 2.85 AC left to allocate to Parcel "D" (Remaining undeveloped Parcel).

### Impervious Coverage Summary

~~December 2004~~

**Edited April 2012**

LAND USE	QUANTITY	COVERAGE	SUBTOTAL ( ACRES )
Single Family Lots in Club	1209	8,000 SF/LOT	222.04
Golf Course and Clubhouse Rec. Sales Center, Utility, & Maint.			32.4
Single Family Lots in Village	344	5,500 SF/LOT	43.43
Apartments			11.9
Townhomes	160	1800 SF/LOT	6.61
Exist. Office & Comm. in Village			9.29
Future Commercial in Village (Parcel B-3,C, & D)			5
Total Roads and Sidewalks			107.8
Total Impervious			438.47
Total Acreage		1902.14	1882.09
Percentage Impervious			23.30

This site (Parcel B-3) is outside of any regulated flood hazard area.

## Water & Sewer Availability

As mentioned previously. Water and Sewer service is already in place at the building footprint. We have confirmed with both Chatham County (Water) and Aqua NC (Sewer) that the building can be served after payment of applicable fees. No additional extension or permitting is required. The anticipated water / sewer demand for each unit is 240 GPD.

15 Units @ 240 GPD/Unit = 3600 GPD for project.

Mark,

The 15 unit Condo Building planned to be developed on Parcel B on the map you provided is within Aqua's franchised service area. We have the wastewater capacity and, upon the required regulatory approvals, Aqua will provide wastewater utility service to the 15 unit Condo Building.

Rudy Shaw, Director of Business Development  
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**From:** Mark Ashness [mailto:mark@cegroupinc.com]  
**Sent:** Wednesday, April 18, 2012 1:10 PM  
**To:** Shaw, Rudy C.; Ridout, David C.  
**Cc:** Smart, Scott  
**Subject:** Governors Village Parcel B-3, Beside PNC Bank and Existing Large Office Building

Rudy: Can you provide me with an email confirming that you will provide sewer service to the proposed 15 Unit residential condo on Parcel B. Originally an office building was planned in this location beside the PNC Bank. The Owners of Parcel C & D have purchased this site. We are submitting a site plan modification to the County on Friday. The 15 unit Condo building will be the same footprint as the proposed office building. This is already inside the Gov Village Service Area.

I am attaching a location map along with a pdf of the prior approved plan already showing a 6" sewer service extended to the building pad (when it was proposed as an office building). The service is installed already. The service from the existing bank and proposed condo both extend to MH #2. So no public extension of sewer or permitting is required.

If you can respond to this email by end of day Thursday that would be helpful.

Thx

## Summary of Traffic Impact

The traffic impact associated with this proposed change of use is actually less than the original proposed medical building impact. The proposed residential use will generate less than a third of the medical building impact during the peak morning and afternoon hours:

**Trip Generation Table**

<u>Use</u>	<u>Size</u>	<u>AM Peak Hour Trips</u>				<u>PM Peak Hour Trips</u>			
		<u>Rate</u>	<u>In</u>	<u>Out</u>	<u>Total</u>	<u>Rate</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
<i>Existing Approved</i> Medical Office Building (720)	10200 sf	2.3	14	9	23	3.46	17	18	35
<i>Proposed</i> Condominiums (230)	15 units	0.44	1	6	7	0.52	5	3	8

Source: Trip Generation, 7th Edition, ITE