



*Revised
September 18, 09*

Project Name:
Project Number:
Project Manager:
Date:

Barley Mill Plaza
7205000
SGD
11/25/2008

Table 40.08.130 B

Work Table to Calculate Value of Individual Design Element Improvements and Total Aggregate Percent Improvement for Redevelopment Land Development Plans

(a) Improvement Design Elements (at least four (4) separate design element improvements shall be made.)	(b) UDC Site Specific Requirements and Standards	(c) Current or Existing Situation	(d) Proposed Improvement to Existing Situation	(e) Percent Improvement (d/b)	(f) Comments
Parking					
Number of Required spaces	3543	3289	254	7%	The site in its existing condition lacks parking. The proposed condition of the site will be in full compliance with the code.
Bicycle Parking	20	0	20	100%	There are currently no bicycle parking facilities on-site. With the mixed use bicycle parking will be more important than is typical.
Handicap Spaces					
Landscaped Area					
Plant Units	100	50	50	50%	Although there are a large number of trees on-site within the parking areas, there are practically no shrubs. We have estimated that half of the required parking lot landscaping does not exist and are proposing to provide it.
Curbing					
Bufferyards					
Opacity					
- Street Yard					
- Buffer Width					
- Plant Units	100	75	25	25%	We have estimated that 75% of the required plant units have been provided within the bufferyards. We are proposing to provide 100% compliance for the bufferyards
- Rear Yard					
- Buffer Width					
- Plant Units	100	75	25	25%	"
- Side Yard(s)					

	100	75	25	25%	"
- Plant Units	100	75	25	25%	"
Parking Buffer					
On-Lot Landscaping					
Landscape Surface Ratio					
Reforestation and Mitigation Additional Standards for Limited uses (Table 40.03.210)					
Riparian Buffer Area Vegetation Mitigation and Restoration of Other Natural Resources	100	90	10	10%	The majority of the RBA is currently forested. We have shown the remaining areas of RBA to be planted.
Off-site Transportation Improvements and/or Capacity Stormwater Quantity Management	100	90	10	10%	The majority of the RBA currently exists in accordance with the code. However there are areas where existing buildings and paving are being removed and the RBA restored.
Stormwater Quality Management	100	25	75	75%	There are two stormwater basins on-site that were both designed for the 10 yr storm.
Historic Preservation Buffer	100	0	100	100%	There is currently no quality stormwater management on-site
Building Setbacks					
- Street Yard					
- Rear Yard					
- Side Yard					
Paving Setbacks					
- Street Yard	40	28	12	30%	The majority of the frontage along Routes 48 and 141 has less than the required 40 ft. paving setback. The proposed condition will provide the full 40 ft.
- Rear Yard					
- Side Yard					
Architectural					
Other (Local Flood Mitigation)	Per Dept Review			100%	4 acres of land dedicated to the expansion and construction of a flood control basin upstream of the Dorjul Apt. Complex in conjunction with the NCCD
Other (structured parking)	Per Dept Review			50%	More than 1000 parking spaces provided within parking structures preserving more than 8 acres of open space above the required 30%.
Other (perimeter sidewalk)	Per Dept Review			100%	No sidewalk exists along the right-of-way frontage of the site. The plan proposes sidewalk along the entire frontage.
Total Aggregate Percent Improvement, must exceed four hundred (400) percent =				707%	