


**MEADOWMONT**  
**MASTER PROJECT FACT SHEET SUPPLEMENT**  
(FLOOR AREA AND LUI DETAILS)  
JUNE 30, 1997 (REVISED JANUARY 14, 2006)

**A. IDENTIFICATION OF DEVELOPMENT**

1. Name: MEADOWMONT
2. Request: S.U.P.
3. Tax Parcels: 7.52..6 (ORANGE COUNTY) and 479-1-B, 491-6-6, 491-6-6A (DURHAM COUNTY)
4. Zoning Districts: R-1, R-5-C, MU-R-1

CASTALIA  


**B. GROSS LAND AREAS(AC)**

1. Net Land Area
2. Cred. Street Area (1)
3. Cred. Open Space
4. Gross Land Area
5. Gross Area R-1 PD-MU
6. Gross Area R-5-C PD-MU
7. Gross Area MU-R-1 PD-MU
8. Area RCD Inside Parcels

INFRASTRUCTURE	VILLAGE CENTER S.U.P. (PARCELS 1, 1A, & 1B)	APARTMENT S.U.P. (PARCEL 5)	SCHOOL S.U.P. (PARCELS 15A & 15B)	PARK S.U.P. (PARCELS 16A & 16B)	SWIM CLUB S.U.P. (PARCEL 14)	AFFORDABLE HOUSING S.U.P. (PARCEL 12B)	WELLNESS CENTER S.U.P. (PARCEL 13)	CONGREGATE CARE S.U.P. (PARCEL 2 & 2A)	HILLTOP CONDOMINIUM S.U.P. (PARCEL 9)	RESTAURANT S.U.P. (PARCEL 10A)	COMM. / OFFICE S.U.P. (PARCEL 10)	HOTEL S.U.P. (PARCEL 6)	OFFICE S.U.P. (PARCEL 6A)	COMM. S.U.P. (PARCEL 3)	COMM. S.U.P. (PARCEL 4)	COMM. / OFFICE S.U.P. (PARCEL 6B)	CIVIC S.U.P. (PARCEL 12)	GREENWAY CONDOMINIUM S.U.P. (PARCEL 12A)	OFFICE S.U.P. (PARCEL 7)	OFFICE S.U.P. (PARCEL 8)	RECYCLE AREA (LOT 419)	PARCEL 20 S.U.P.	TOTALS
177.03	21.54	20.18	22.04	70.44	8.21	2.24	7.58	47.10	5.25	2.08	4.23	8.24	2.34	1.00	1.07	1.50	1.10	0.68	7.09	12.66	0.19	1.17	424.99
-	-	-	-	-	-	-	-	3.15	-	-	-	0.71	-	-	-	-	-	-	0.71	1.27	-	-	-
177.03	21.54	20.18	22.04	70.44	8.21	2.24	7.58	50.25	5.25	2.08	4.23	8.96	2.34	1.00	1.07	1.50	1.10	0.68	7.80	13.92	0.19	1.17	430.63
119.95	-	-	22.04	70.44	8.21	-	0.60	0.04	3.10	-	-	-	-	-	-	-	-	-	-	-	-	-	224.39
41.45	0.24	20.18	-	-	-	2.24	6.98	50.21	2.15	-	-	8.96	2.34	1.00	1.07	1.50	1.10	0.68	-	-	0.19	1.16	141.46
15.63	21.30	-	-	-	-	-	-	-	-	2.08	4.23	-	-	-	-	-	-	-	7.80	13.92	-	0.01	64.98
9.57	-	-	7.76	69.12	1.75	-	0.64	-	-	-	-	0.93	0.11	-	-	-	-	-	-	-	-	-	89.88

(127)



**GROSS LAND AREAS(AC)**  
 Gross Area R-1 PD-MU  
 Gross Area R-5-C PD-MU  
 Gross Area MU-R-1 PD-MU  
 Gross Area RCD

110.38	-	-	14.28	1.32	6.46	-	0.41	0.04	3.10	-	-	-	-	-	-	-	-	-	-	-	-	-	136.00
41.45	0.24	20.18	-	-	-	2.24	6.53	50.21	2.15	-	-	8.03	2.23	1.00	1.07	1.50	1.10	0.68	-	-	-	-	139.97
15.63	21.30	-	-	-	-	-	-	-	-	2.08	4.23	-	-	-	-	-	-	-	7.80	13.92	0.19	1.16	64.98
9.57	-	-	7.76	69.12	1.75	-	0.64	-	-	-	-	0.93	0.11	-	-	-	-	-	-	-	-	-	89.68

**2. Open Space (SP)**

**a. R-1 PD-MU**

Use Group A  
 Use Group B  
 Use Group C

RATIO																							
0.890	4,279,259								120,182														4,399,441
0.870				541,267	50,052			15,541															606,860
0.900						253,321																	253,321
Subtotal																							5,259,622

**b. R-5-C PD-MU**

Use Group A  
 Use Group B  
 Use Group C

RATIO																							
0.780	1,408,477		685,720				76,041																2,266,491
0.740		7,868						210,541	1,618,463														2,139,147
0.770												258,730									6,212	37,333	231,562
Subtotal													74,722	33,590	35,909	50,312	37,029						4,637,207

**c. MU-R-1 PD-MU**

CC Use Group B

RATIO																							
0.760	517,386	705,112								68,877	140,072									258,274	460,989		331
Subtotal																							2,151,040

**d. RCD**

All Groups

RATIO																							
0.930	387,486			314,460	2,800,212	70,894		25,927					37,675	4,456									3,641,111
Subtotal																							3,641,111

**Total Required Open Space By Zoning**  
**Totals Specified By Master Plan or Developer's Allocation**  
 Variance - Surplus (+)  
 Variance - Deficit (-)  
 Open Space Transferred

6,592,608	712,980	685,720	855,727	2,850,264	324,215	76,041	252,009	1,618,463	193,213	68,877	140,072	296,405	79,178	33,590	35,909	50,312	37,029	23,221	258,274	460,989	6,212	37,664	15,688,974
6,569,415	787,897	729,829	855,727	2,850,130	355,629	106,312	248,911	1,740,715	186,870	84,419	140,037	367,197	79,253	33,541	33,541	60,000	36,885	21,292	323,000	569,160	0	37,664	16,217,434
-	74,917	44,109	0	-	31,414	30,271	-	122,252	-	15,542	-	70,792	75	-	-	-	9,688	-	64,726	108,171	-	0	571,950
-23,193	-	-	0	-134	-	-	-3,098	-	-6,343	-	-35	-	-	-49	-2,368	-	-134	-1,929	-	-	-6,212	0	-43,497
																							0

**GROSS LAND AREAS(AC)**

Gross Area R-1 PD-MU  
Gross Area R-5-C PD-MU  
Gross Area MU-R-1 PD-MU  
Gross Area RCD

110.38	-	-	14.28	-1.32	6.46	-	0.41	0.04	3.10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	136.00
41.45	0.24	20.18	-	-	-	2.24	6.53	50.21	2.15	-	-	8.03	2.23	1.00	1.07	1.50	1.10	0.68	-	-	-	-	-	139.97
15.63	21.30	-	-	-	-	-	-	-	-	2.08	4.23	-	-	-	-	-	-	-	7.80	13.92	-	0.19	1.16	64.98
9.57	-	-	7.76	69.12	1.75	-	0.64	-	-	-	-	0.93	0.11	-	-	-	-	-	-	-	-	-	-	89.88

**3. Min. Livability Space (SF)**

**a. R-1 PD-MU**

Use Group A  
Use Group B  
Use Group C

RATIO																								
0.750	3,606,117								101,277															3,707,394
0.750			486,610	43,148				13,398																523,155
0.800					225,174																			225,174
Subtotal																								4,455,724

**b. R-5-C PD-MU**

Use Group A  
Use Group B  
Use Group C

RATIO																								
0.500	802,870	439,564				48,745			46,815									14,886						1,452,879
0.400		4,253					113,806	874,845				139,854												1,156,296
0.530													51,432	23,121	24,717	34,630	25,488				3,358	20,180		159,387
Subtotal																								2,768,562

**c. MU-R-1 PD-MU**

CC Use Group B

RATIO																								
0.270	183,808	250,500								24,469	49,762									91,755	163,773		118	764,185
Subtotal																								764,185

**d. RCD**

All Groups

RATIO																								
0.850	354,154		287,410	2,559,334	64,796		23,697					34,434	4,073											3,327,897
Subtotal																								3,327,897

**Total Required Livability Space By Zoning**

**Totals Specified By Master Plan or**

**Developer's Allocation**

Variance - Surplus (+)

Variance - Deficit (-)

Livability Space Transferred

5,046,949	254,753	439,564	754,019	2,602,482	289,970	48,745	150,900	874,845	148,092	24,469	49,762	174,288	55,505	23,121	24,717	34,630	25,488	14,886	91,755	163,773	3,358	20,298	11,316,368
5,036,310	432,687	541,156	754,019	2,602,274	317,294	82,007	196,914	1,323,763	158,881	29,901	49,760	273,063	55,558	15,000	15,000	45,000	25,395	10,445	248,876	388,028	0	20,298	12,621,707
-	177,934	101,592	0	-	27,324	33,263	46,014	448,918	10,789	5,522	-	98,775	51	-	-	10,370	-	-	157,121	224,255	-	0	1,341,927
-10,639	-	-	0	-208	-	-	-	-	-	-12	-	-	-	-8,121	-9,717	-	-93	-4,441	-	-	-3,358	0	-36,588
																							0

INFRASTRUCTURE	VILLAGE CENTER S.U.P. (PARCELS 1, 1A, & 1B)	APARTMENT S.U.P. (PARCEL 5)	SCHOOL S.U.P. (PARCELS 15A & 15B)	PARK S.U.P. (PARCELS 16A & 16B))	SWIM CLUB S.U.P. (PARCEL 14)	AFFORDABLE HOUSING S.U.P. (PARCEL 12B)	WELLNESS CENTER S.U.P. (PARCEL 13)	CONGREGATE CARE S.U.P. (PARCEL 2 & 2A)	HILLTOP CONDOMINIUM S.U.P. (PARCEL 9)	RESTAURANT S.U.P. (PARCEL 10A)	COMM. / OFFICE S.U.P. (PARCEL 10)	HOTEL S.U.P. (PARCEL 6)	OFFICE S.U.P. (PARCEL 6A)	COMM. S.U.P. (PARCEL 3)	COMM. S.U.P. (PARCEL 4)	COMM. / OFFICE S.U.P. (PARCEL 6B)	CIVIC S.U.P. (PARCEL 12)	GREENWAY CONDOMINIUM S.U.P. (PARCEL 12A)	OFFICE S.U.P. (PARCEL 7)	OFFICE S.U.P. (PARCEL 8)	RECYCLE AREA (LOT 419)	PARCEL 20 S.U.P.	TOTALS
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**GROSS LAND AREAS(AC)**  
 Gross Area R-1 PD-MU  
 Gross Area R-5-C PD-MU  
 Gross Area MU-R-1 PD-MU  
 Gross Area RCD

110.38	-	-	14.28	1.32	6.46	-	0.41	0.04	3.10	-	-	-	-	-	-	-	-	-	-	-	-	-	136.00
41.45	0.24	20.18	-	-	-	2.24	6.53	50.21	2.15	-	-	8.03	2.23	1.00	1.07	1.50	1.10	0.68	-	-	0.19	1.16	139.97
15.63	21.30	-	-	-	-	-	-	-	-	2.08	4.23	-	-	-	-	-	-	-	7.80	13.92	-	0.01	64.98
9.57	-	-	7.76	69.12	1.75	-	0.84	-	-	-	-	0.93	0.11	-	-	-	-	-	-	-	-	-	89.88

**4. Min. Recreation Space (SF)**

a. R-1 PD-MU  
 Use Group A  
 Use Group B  
 Use Group C

RATIO	120,204								3,376														123,580
0.025																							0
n/a																							0
n/a																							0
Subtotal																							123,580

b. R-5-C PD-MU  
 Use Group A  
 Use Group B  
 Use Group C

RATIO	90,287	43,956				4,874			4,682									1,489					145,288
0.050																							0
n/a																							0
n/a																							0
Subtotal																							145,288

c. MU-R-1 PD-MU  
 CC Use Group B

RATIO																							0
n/a																							0
n/a																							0
Subtotal																							0

d. RCD  
 All Groups

RATIO																							0
n/a																							0
n/a																							0
Subtotal																							0

**Total Required Recreation Space By Zoning**  
**Totals Specified By Master Plan or Developer's Allocation**  
 Variance - Surplus (+)  
 Variance - Deficit (-)  
 Rec. Space Transferred

210,491	0	43,956	0	0	0	4,874	0	0	8,057	0	0	0	0	0	0	0	0	1,489	0	0	0	0	268,868
209,952	0	52,215	0	3,068,366	0	10,080	0	167,854	3,000	0	0	0	0	0	0	0	0	0	0	0	0	0	3,511,477
-	0	8,259	0	3,068,366	0	5,216	0	167,854	-	0	0	0	0	0	0	0	0	-	0	0	0	0	3,249,694
-539	0	-	0	-	0	-	0	-	-5,057	0	0	0	0	0	0	0	0	-1,489	0	0	0	0	-7,085