



## Memorandum

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To: Chapel Hill Town Manager  
 From: Scott Radway, AICP  
 Date: November 5, 2008  
 Subject: Aydan Court - Construction and Completion Schedule Considerations

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The applicant proposes that the SUP dates for starting and completing construction should be:

- Begin construction within 3 years of the date of SUP approval
- Complete construction within 7 years of the date of SUP approval

The following schedule is provided for your consideration.

Jan – March 2009	Council Approval
June 2009 – June 2010	NCDOT Review and Approval of NC 54 Improvements
June 2009 – Dec. 2010	OWASA Plan Survey, Design, Review, Approval
Sept. 2009 – Sept. 2010	ZCP Plan submission, review and approval
Fall 2010 – 4-6 Months	Site Preparation and Site Construction
May 2011 – July 2012	Off Site Construction – Sanitary Sewer and Water Line Extensions Off Site Construction – NC 54 Roadway Improvements Condominium Building Construction
May 2011	Townhome Bldg. - 4 Units
November 2011	Townhome Bldg. – 3 Units
May 2012	Townhome Bldg. - 4 Units
November 2012	Townhome Bldg. – 3 Units
May 2013	Townhome Bldg. - 4 Units
November 2013	Townhome Bldg. – 3 Units

- This schedule is about as fast as the review and approval process for NCDOT, OWASA and Chapel Hill will allow. This provides for a construction start about 1.5 – 2.0 years after approval. Completion is about 5 1/2 years after approval, Autumn 2014.
- If the financial and housing markets are slow to recover, as now projected, a one-year delay would lead to a schedule of construction starting 2.75-3 years after approval and completion 6-7 years after approval.

Attach2H\_AydanCourt\_ConstSchedule\_11.5.08.doc