



Town of Montreat Town Services Building Replacement Project

The Town of Montreat has developed the following comparison of the lots purchased by the Town of Montreat in October 2013 for the construction of a new Town Hall and the lot being proposed by the opposition group.

	Town of Montreat Lot	Opposition Group Proposed Lot
Timeframe for Site Selection Review	5 Years	5 Weeks
Number of Sites Reviewed	22	1
Property Location	Town of Montreat	Town of Black Mountain
Property Cost	\$225,000	\$125,000 (?) - Not an amount formally agreed to by MRA
Property Size	.776 Acre	.830 Acre
Zoning Designation	Institutional/Residential Municipal Buildings Allowed	Suburban Residential District Municipal Buildings Allowed
Building Footprint	3,300 square feet	7,000 square feet *
Required Parking	8 Spaces (24 Recommended)	28 Spaces Required
Average Percent Slope	27.30%	7.92%
Floodway	No	Yes (No development allowed within floodway)
Floodplain	No	Yes (Requires Building to be elevated 2 feet above the base flood elevation and higher development costs.)
Impervious Surface	11,610 square feet	19,950 square feet
Roof Runoff Volume	2,012 Gallons/1" Rainfall	4,276 Gallons/1" Rainfall

* A 6,000 square feet building was proposed by the Opposition Group at the Public Forum, however the current space needs analysis sets the square footage requirements at 7,000.