

Statistics

Gross Site Area 47.95 Acres
 30' Right of Way (Carmel & Green Rea) (-) 1.97 Acres
 Site Area Less Right-of-Way 45.98 Acres
 Circulation @ 14% (-) 6.44 Acres
 Net Developable Area 39.54 Acres
 Residential Area (-) 18.89 Acres
 Open Space Area 20.65 Acres

Open Space = 20.65 Acres
 Site Area Less Right-of-Way = 45.98 Acres = 45% Open Space

45% Open Space = 15% Density Bonus

Net Developable Area = 39.54 Acres = 1,722,632 S.F.

Maximum Lots in R15 Zone:

Net Developable Area = 1,722,362 S.F.
 Minimum Lot Size (R15) = 15,000 S.F. = 114.8 Lots

114.8 lots x 15% Bonus = 132 Dwelling Units Maximum

24 Cluster Single Family Houses = 318,000 S.F.
 108 Attached Patio Condominium Units = 505,000 S.F.
 132 Dwelling Units Total = 823,000 S.F.
 (18.89 Acres)

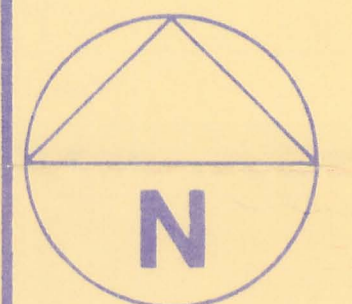
GROSS DENSITY = 2.87 Dwelling Units/Acre

Charles L McMurray Architect PA
 Charlotte, North Carolina

Arnold Associates
 Landscape Architects/Princeton, New Jersey

Date
 Revisions

**Site Plan
 Land Use Plan**



Scale 1"=100'

Job Number 7225

Cluster Housing
 Carmel Road/Charlotte, N.C.

Preliminary Master Plan

73-22(c)

Sheet Number

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Approved by
 County Comm. May 22, 1973