

The Retreat at Haw River Appendix - C (Site Calculations)

Total Acreage	646.13 AC	
Minimum Area in Conservation	258.45 AC	(40%)
	206.76	Natural Space
	51.69	Active Open Space

Base Density Calculation (Section I of Subdivision Ordinance)

In River Corridor	240 AC		Min. 96.0 AC in Conservation Req'd
	-34.8 AC	Floodplain & Riparian Buffers	
	205.2 AC		
	Divide by 5 AC units and Multiply by 1.1		
	45.1 Lots		

Outside River Corridor	406.1 AC		Min. 162 AC in Conservation Req'd
	-91.54 AC	Floodplain & Riparian Buffers	
	314.56 AC		
	Divide by 0.918 AC units and Multiply by 1.1		
	376.8 Lots		

Max Density 422.0 Lots

Proposed Lots 393 Lots

Impervious Summary

Total Acreage	646.13 AC		
Subdivision Roads		1200000	
Subdivision Alleys		50000	
Subdivision Sidewalk		250000	
Subdivision Trails		100000	
Amenity		220000	
Subdivision Lots	335 lots	4500 sf	1507500
Subdivision Estate Lots	58 lots	6000 sf	348000
Wastewater Utility Area			130000
sub-total			3805500 sf
			13.52 %
Park Road		55000	
(Future) Park Development		350000	8.0 AC
sub-total		405,000 sf	1.44 %
Total	4,210,500	96.7 AC	
% Impervious		15.0 %	