SITE DATA

TOTAL LOT AREA: 68.49 ACRES
Open Space: 27 Acres provided = 39.4%
100% Publicly Accessible
15.12 Acres allocated to Open Space reduction (56% of Total)
11.88 Acres allocated to Bonus Density (44% of Total)

OPEN SPACE REDUCTION CALCULATION:
65% - (% Accessible x 0.1) = Adjusted Requirement
(65 – 39.4) = 5.6% Reduction
5.6 / 0.1 = 56%
27 Acre x 56% = 15.12 Acres

BONUS DENSITY CALCULATION:
(% Accessible–8) x 0.1 = Bonus Density in DU/AC
(44–8) x 0.1 = 0.55 DU/AC

Adjusted Density = 68.49 x 2.55 = 175 DU
Affordable Housing Requirement = 175 x 0.125 = 22 DU
Affordable Housing Provided = 23 DU (Minimum)

TOTAL DWELLING UNITS	**198**
Multi Family	71
Single Family	126
42'	24
65'	57
70'	29
75'	17

NOTES:

1. The developer will work with the Davidson Lands Conservancy to provide the land necessary to de-channelize the West Branch of the South Prong Rocky River.
2. The open space shown on the plan will remain as open space in perpetuity.
3. Specimen trees are noted on plan with a symbol. It is the developer's full intention to preserve as many specimen trees as possible. This can be accomplished in open space areas and in the rears or along property lines of the single family lots. After grading plans are completed, trees to be reserved will be protected by tree barricades as noted in the Tree Preservation Section of the Davidson Zoning Ordinance.
4. In the open space areas, the developer will build the 10' bike path, the 6' gravel paths, the spring house, the park entry features and half the cost of the tot lot. The ballfields and gravel parking associated with them and half the cost of the tot lot will be the responsibility of the Davidson Parks Department. Developer will rough grade playing fields.
5. The 23 affordable units will be located at the Bungalow buildings and will be for rent.
6. The coordination of the Bailey Road extension will be the responsibility of the developer. The developer will build the roadway and bridge that connects Bailey Road to Davidson Concord Road, through the Westmoreland property by August 2006 or occupancy of the first home. The town will reimburse the developer for half the bridge and for the roadway connection from the bridge through the Westmoreland property. CMS will reimburse the developer for half the bridge.
7. The greenway/bike path inside the linear park will be a 10' wide asphalt path. The gravel paths within the other areas will be 6' wide.
8. Alley may be eliminated behind small single family lots if adequate on-street parking is provided, and the units have no garage.
9. Cul-de-sac on southern portion of property exceeds normal length due to topographical and geographical constraints.
10. Approval of this conditional plan is contingent on MOU approval.
11. As part of MOU between Cornelius and Davidson, Cornelius developer will be responsible for road connection to Rusak property through the 50' dedicated right-of-way as located on the plan.

RUSAK PROPERTY

SCALE 1" 100'

environmental