

## Hills of Harris Creek Open Space Chart

Monday, February 5, 2024

	Acres	Square Footage	43560
<b>Overall Site</b>	115.46	5,029,437.60	
<b>Net Site</b> (25ft Off-Set Mitchell Mill Road Improvements)	0.99	43,192.06	
<b>NCDOT Alignment Property Net Size</b>	<b>114.47</b>	<b>4,986,245.54</b>	
<b>Contiguous Open Space</b>			
<b>Required</b>	<b>40%</b>	<b>45.79</b>	<b>1,994,498.22</b>
Duke Power Easement	19.33	842,141.55	
Wetlands Net	5.15	224,214.74	
NRB Areas Net	2.85	124,000.20	
SCM & Easement Area	4.71	205,120.85	
Greenway	2.89	125,721.87	
Greenway Park	1.09	47,403.29	
Open Spaces	7.27	316,726.28	
Perimeter Buffer 100%		2.78	120,914.43
Perimeter Buffer 50%	1.39	60,457.22	
Highway Screening	1.16	50,639.78	
<b>Proposed</b>	<b>45.83</b>	<b>1,996,425.77</b>	
<b>surplus</b>	<b>40%</b>	<b>(0.04)</b>	<b>(1,927.56)</b>
<b>Site Density</b>			
	<b>U/A</b>	<b>AC</b>	<b>Units</b>
RM Zoning by Right	3	114.47	343
Cluster RM Zoning	5		687
Proposed High	1.97		225

**Perimeter Buffer Calculations**

No 1	0.73	31,649.56
No 2	0.15	6,516.78
No 3	0.05	2,252.82
No 4	0.23	9,926.26
No 5	0.18	7,729.64
No 6	0.37	16,146.43
No 7	0.46	20,147.89
No 8	0.13	5,585.89
No 9	0.48	20,959.16
	2.78	120,914.43

**NRB Areas Net**

No 1	0.60	26,006.60
No 2	0.48	20,893.35
No 3	0.47	20,406.02
No 4	0.02	744.66
No 5	0.54	23,614.44
No 6	0.14	5,997.10
No 7	0.12	5,136.83
No 8	0.23	9,999.72
No 9	0.26	11,201.49
No 10	0.00	
	2.85	124,000.20
	2.85	

**Greenway Park**

	1.09	47,403.29
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**Wetland Non Overlap Areas**

No 1	0.782	34070.34
No 2	0.121	5254.81
No 3	3.068	133662.79
No 4	0.006	259.28
No 5	0.061	2674.59
No 6	0.061	2671.97
No 7	0.105	4579.57
No 8	0.014	591.57
No 9	0.177	7716.84
No 10	0.083	3608.65
No 11	0.268	11665.22
No 12	0.366	15961.7
No 13	0.003	124.62
No 14	0.027	1158.96
No 15	0.005	213.83
	5.147	224214.74

**SCM Areas**

No 1	0.818489	35653.38
No 2	0.537845	23428.51
No 3	0.59275	25820.17
No 4	0.650889	28352.72
No 5	0.639863	27872.42
No 6	0.621348	27065.93
No 7	0.382337	16654.61
No 8	0.465407	20273.11
	4.708927	205120.85

**Open Space Areas**

No 1	1.83	79,694.81
No 2	0.95	41,384.35
No 3	0.18	7,883.33
No 4	0.62	27,030.19
No 5	0.33	14,406.96
No 6	1.12	48,634.68
No 7	0.20	8,593.88
No 8	0.16	7,064.15
No 9	0.40	17,580.86
No 10	0.11	4,729.61
No 11	0.14	6,103.57
No 12	0.13	5,878.71
No 13	0.14	6,287.40
No 14	0.14	6,106.57
No 15	0.20	8,500.00
No 16	0.18	7,752.74
No 17	0.20	8,500.00
No 18	0.08	3,620.95
<i>No 19</i>		
<i>No 20</i>		
No 21	0.07	3,147.79
No 22	0.09	3,825.72

*0.53 23,239.92**0.53 23,244.74***7.27 316,726.28**