

COLCHESTER DRIVE

PLANNED UNIT DEVELOPMENT > ENVIRONMENTAL SURVEY + CONCEPT MASTER PLAN

SITE DATA TABLE

Total Site Area	24.5 ACRES
Knightdale Zoning	Rural Transition
Proposed Zoning	GR3 - PUD (with Townhomes added as use)
Existing Land Use	Vacant
Proposed Land Uses	SFD, Townhomes
Watershed Classification	Lower Neuse River
Proposed Units	57 (+/- 2.3 DUA)
Single Family	25
Townhomes	32 Units
Property Owner 1	Jane and Charles Knox (PIN #1734813452 + #1734912203)

OPEN SPACE + TREE SAVE + CONNECTIVITY

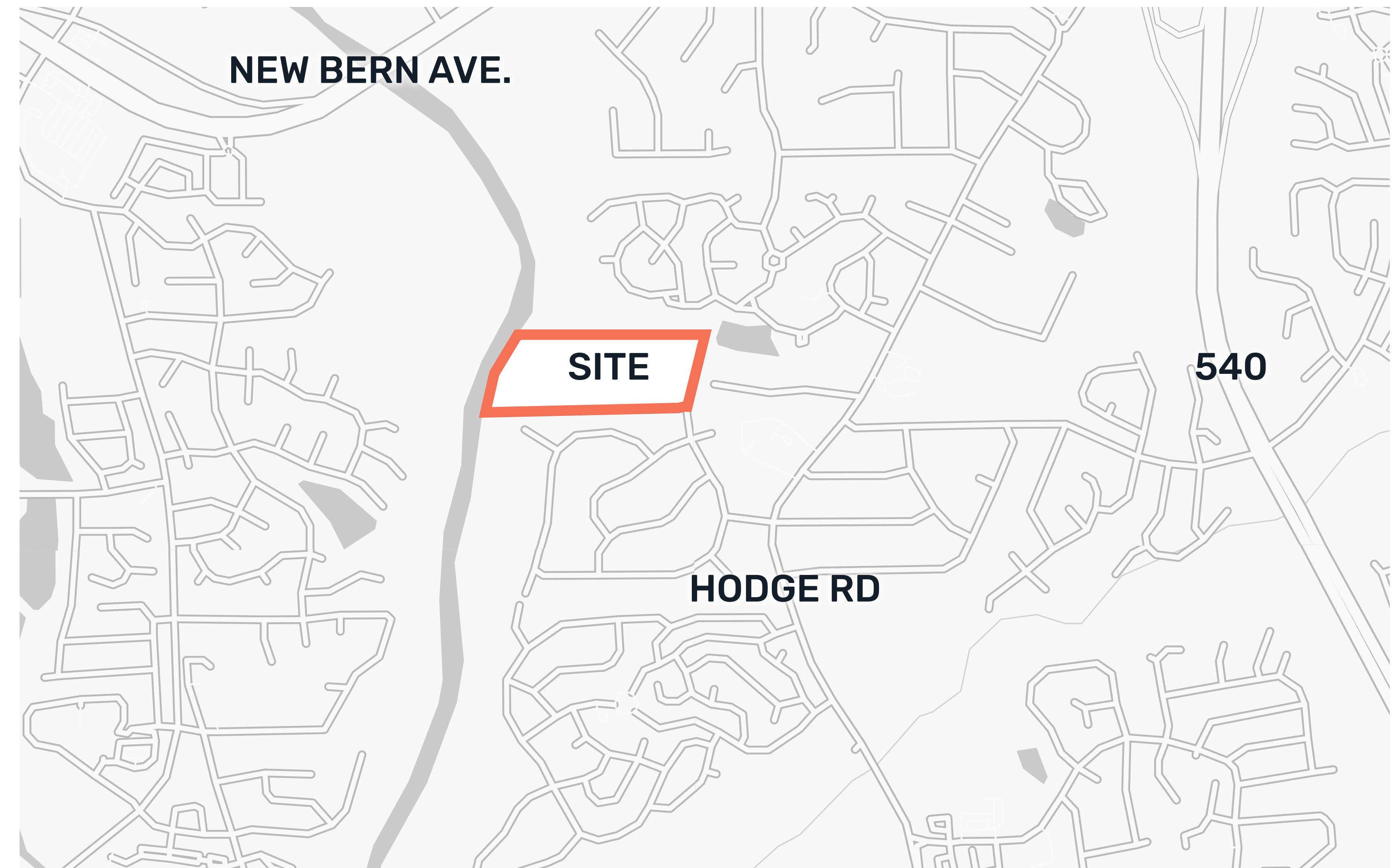
Total Open Space Required	2 acres
Total Open Space Provided	13.33 acres
Passive Open Space Required	1 acres (1/2 of total)
Passive Open Space Provided	10.15 acres
Active Open Space Required	1 acres (1/2 of total)
Active Open Space Provided	1.58 acres
Tree Save Required	2.14 acres
Tree Save Provided	11.12 acres
Connectivity Required	1.4
Connectivity Provided	1.33 (4 links/3 nodes)

WATER ALLOCATION POINTS

Proposed Points	50 Points (15 Base Points + 35 Bonus Points)
Architectural Design Standards	15 Points
Fountain in SCM	4 Points
On-Street Public Parking	4 Points
IPEMA Certified Playground	4 Points
Public Art	4 Points
Conservation of open space beyond requirement	4 points

DISTRIBUTION OF USES

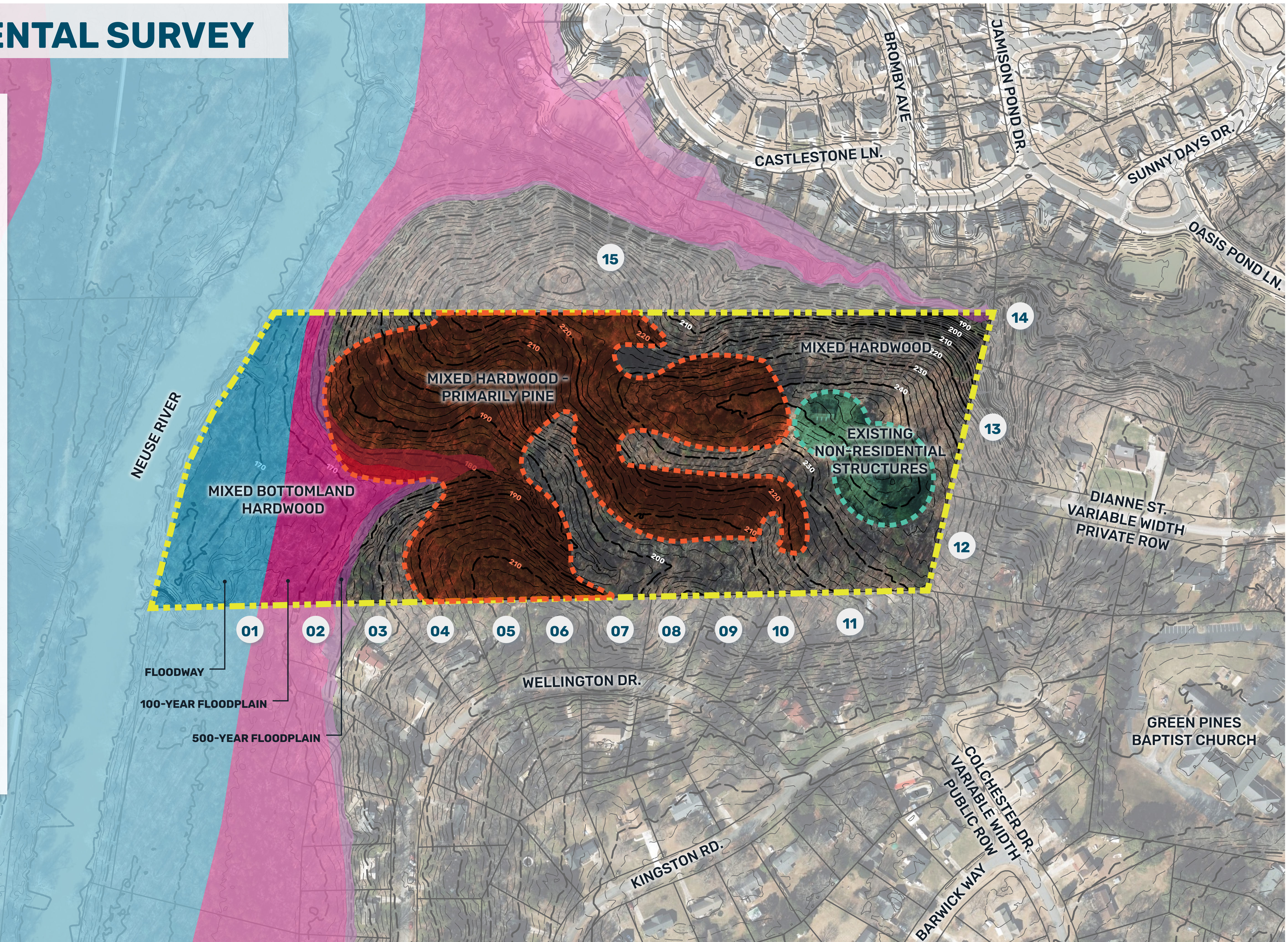
Total Acreage of Lots	6.32 acres
Distribution of Single Family Lots	74.5% (4.71 acres)
Distribution of Townhomes	25.5% (1.61 acres)



ENVIRONMENTAL SURVEY

ADJACENT PROPERTIES

- 01** Myrick, Billy S
PIN:1734706773
Land Use: Vacant
Zoning: OSP
- 02** Myrick, Billy S
PIN:1734719024
Land Use: Single Family
Zoning: GR3
- 03** Peterson, David A Jr
PIN:1734800929
Land Use: Single Family
Zoning: GR3
- 04** Vervoe, James Vercoe, Melissa
PIN:1734812001
Land Use: Single Family
Zoning: GR3
- 05** Topal, Scott
PIN:1734813032
Land Use: Single Family
Zoning: GR3
- 06** Aqua North Carolina Inc
PIN:1734814043
Land Use: Business
Zoning: OSP
- 07** Aqua North Carolina Inc
PIN:1734815073
Land Use: Business
Zoning: OSP
- 08** Reed, Charles H Reed, Vivian M
PIN:1734816082
Land Use: Single Family
Zoning: GR3
- 09** McGloin, Darrell S McGloin, Stacy L
PIN:1734818001
Land Use: Single Family
Zoning: GR3
- 10** Walker, Ryan L Walker, Abby J
PIN:1734808995
Land Use: Single Family
Zoning: GR8
- 11** Iannella, Stephanie A
PIN:1734910087
Land Use: Single Family
Zoning: GR3
- 12** Satterwhite, Kirvin Heirs
PIN:1734913242
Land Use: Single Family
Zoning: GR8
- 13** Godwin, O W Jr
PIN:1734914418
Land Use: Single Family
Zoning: GR8
- 14** Langston Ridge Community HOA Inc
PIN:1734917689
Land Use: Vacant
Zoning: GR8
- 15** Langston Ridge Community HOA Inc
PIN:1734824020
Land Use: Vacant
Zoning: GR8



MASTER PLAN

NOTES

01 All proposed streets are 54' Local Roads.

PRODUCT DATA

- 65' FRONT LOADED SINGLE FAMILY (25 LOTS)
- 22' REAR LOADED TOWNHOMES (20 LOTS)
- 28' REAR LOADED END LOT TOWNHOMES (12 LOTS)

