

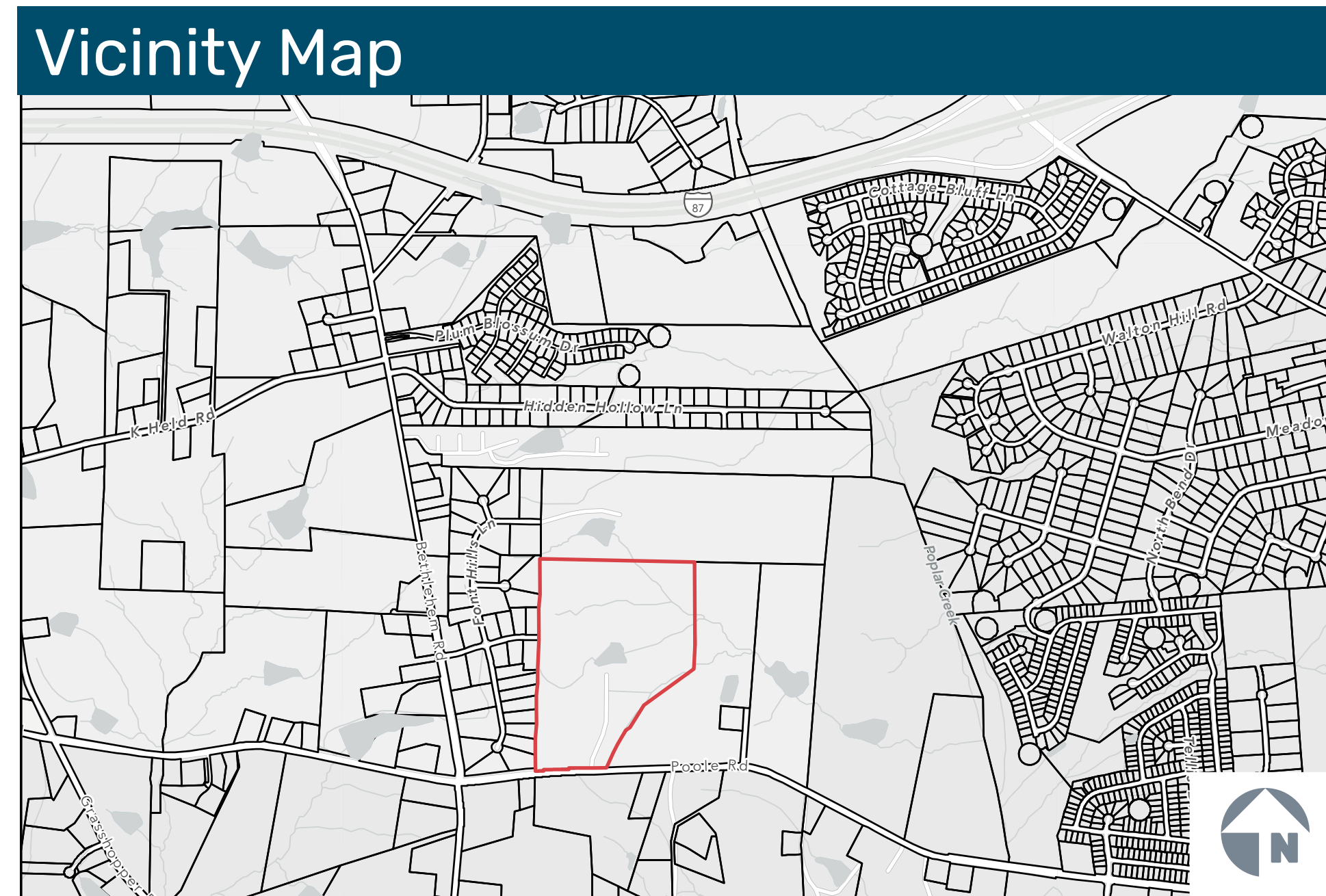
# HOPKINS FARM

## SKETCH PLAN PLANNED UNIT DEVELOPMENT CONCEPTUAL MASTER PLAN

2024. 11. 14

Water Allocation Points	
Required Points	50 Points
Major subdivision base points	15 Points
Stormwater Fountain Amenity	4 Points
House & Townhouse Arch. Standards	15 Points
Pool	2 Points
Disc Golf (9 Hole)	4 Points
Clubhouse - No meeting space, bathroom & Changing rooms only	3 Points
IPEMA Certified Playground	4 Points
Natural Habitat Conservation	5 Points
Total Major Subdivision Points	52 Points

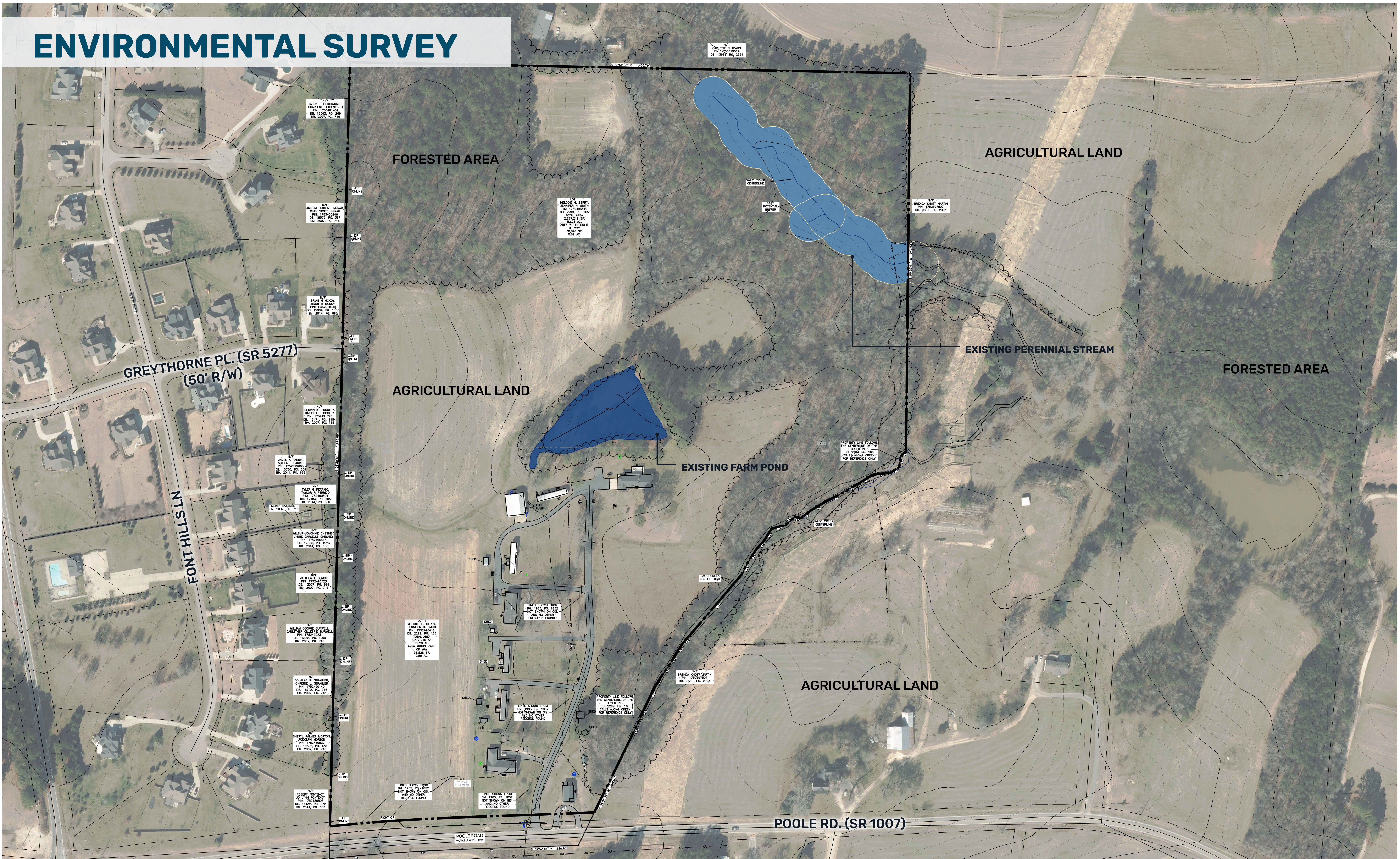
Site Data Table	
Site Area	+/- 52.5 Acres
Proposed Zoning	PUD (GR3 Base District)
Existing Land Use	RT (Rural Transition)
Proposed Land Use	PUD
Watershed Classification	Lower Neuse River
Guest Parking (On-Street/On-Alley)	106 Spaces
Proposed Units	169 Units (+/-3.10 DU/A)
Single Family	94 Units (55.62%)
Townhomes	75 Units (44.37%)
Property PINS	1752496412



Open Space + Tree Save + Connectivity	
Total Open Space Required	4.58 Acres
Total Open Space Provided*	22.8 Acres (43.4% of Site)
Passive Open Space Required	2.29 Acres
Passive Open Space Provided	11.89 Acres
Active Open Space Required	2.29 Acres
Active Open Space Provided - Open Space A (Pool/Bathhouse): 1.20 AC - Open Space B (Playground/Yard Games): .83 AC - Open Space C (Disc Golf; 20' x 1,800 LF): .83 AC	2.86 Acres
Required Tree Save	1.7 Acres
Tree Save Provided	3.3 Acres (1.7 ac Area within Riparian Buffers)
Connectivity Required	1.4
Connectivity Provided (Links/Nodes)	1.5** (18 links; 12 nodes)

\*Note: 'Total Open Space' includes common open spaces areas outside of 'passive' or 'active' categories.  
 \*\*Note: Utility alleys are treated in the same manner as public ROW for the purpose of the Connectivity Index calculation.

# ENVIRONMENTAL SURVEY

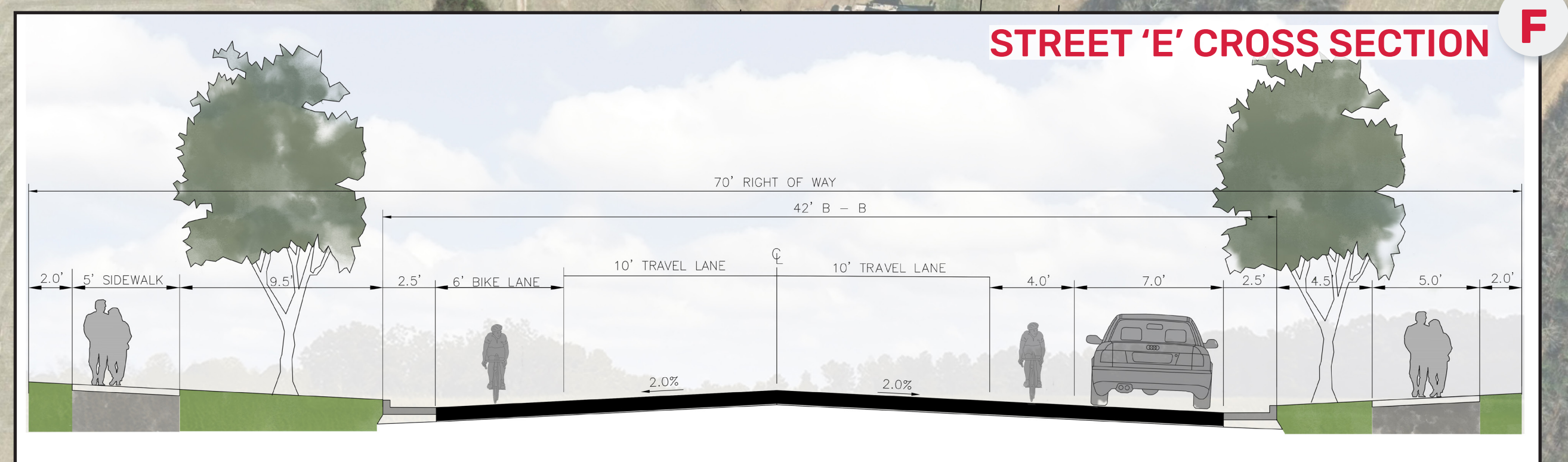
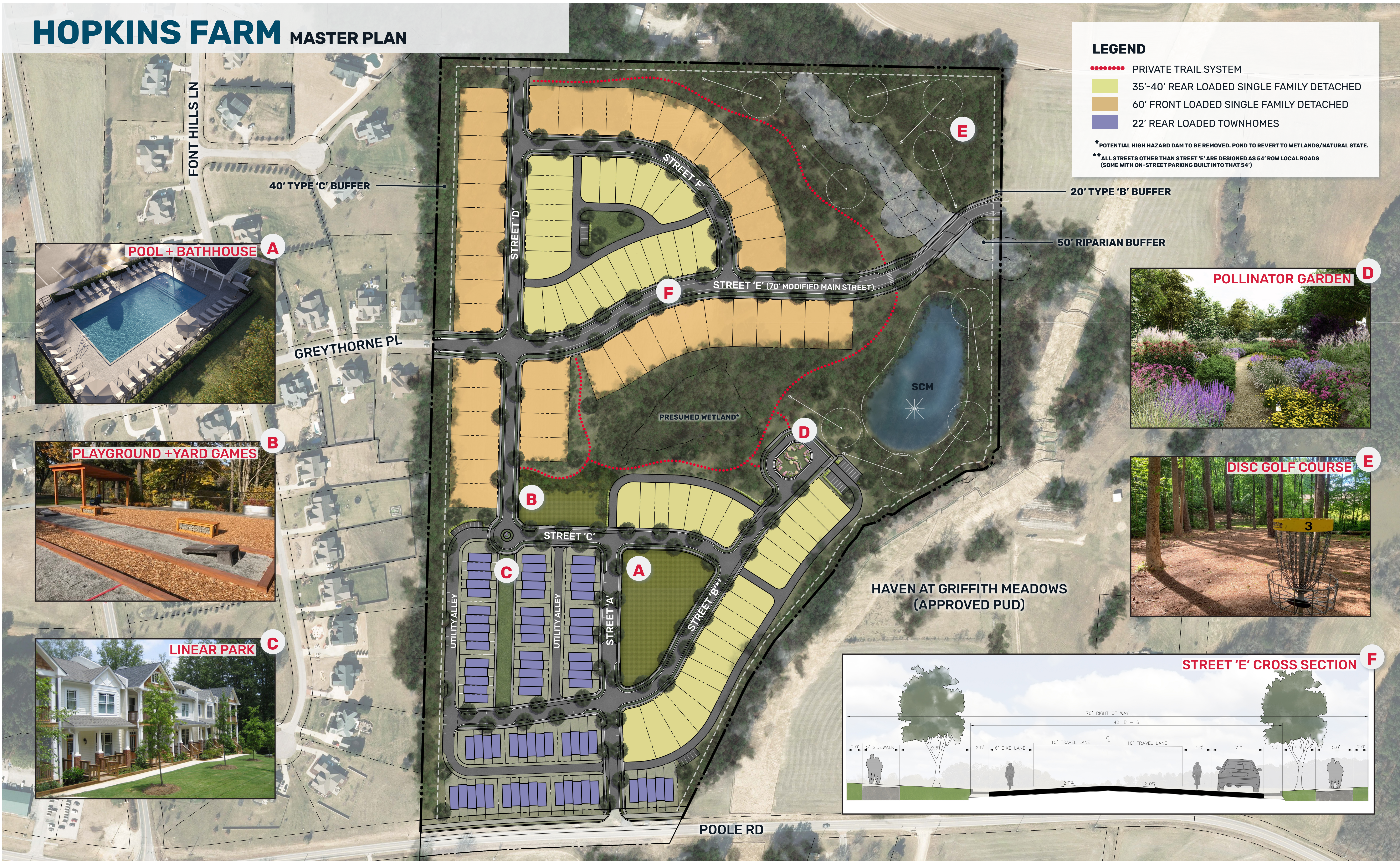


# HOPKINS FARM MASTER PLAN

## LEGEND

- PRIVATE TRAIL SYSTEM
- 35'-40' REAR LOADED SINGLE FAMILY DETACHED
- 60' FRONT LOADED SINGLE FAMILY DETACHED
- 22' REAR LOADED TOWNHOMES

\* POTENTIAL HIGH HAZARD DAM TO BE REMOVED. POND TO REVERT TO WETLANDS/NATURAL STATE.  
 \*\* ALL STREETS OTHER THAN STREET 'E' ARE DESIGNED AS 54' ROW LOCAL ROADS (SOME WITH ON-STREET PARKING BUILT INTO THAT 54')



## Townhouse Architectural Standards

- All townhouse units will have alley-loaded, 2-car garages.
- All townhouses built shall be 2-stories or 3-stories with a minimum of 1,700 square feet.
- All townhouse units shall be raised from the finished grade a minimum of 12" at the front facade. All foundation sides to be covered with brick or stone.
- All townhouse units will have a combination of two or more of the following materials on the front facade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten. All siding will be fiber cement. Vinyl may be used for trim elements, soffits, fascias, and corner boards.
- Usable front porches shall be at least five (5) feet deep and extend more than 30% of the primary facade.
- All townhouse units shall provide detailed design elements using at least one (1) of the features from each of the four categories below:

### Entrance

- Recessed entry with 6" minimum width door trim
- Covered porch with 6" minimum width pillars/posts/columns

### Building Offset

- Facade offset
- Roofline offset

### Roof

- Dormer
- Gable
- Cupola/Tower/Chimney
- Decorative cornice of roof line (flat roof only)

### Facade - at least two (2) of the following elements:

- Bay window
- Balcony
- Porch
- Shutters
- Window trim with 4" minimum width
- Patterned finish (scales, shakes, wainscoting, brick, or stone)

- There shall be a 12" overhang on every gable roof end.
- Townhouse building walls shall be wood clapboard, cement fiber board or shingle, wood board and batten, brick, or stone.
- Main roofs on townhouse buildings shall have a pitch between 4:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. Monopitch roofs shall have a pitch of at least 3:12.
- For every 30-feet (or fraction) of continuous side elevation (calculated on a per floor basis), there shall be a window, door, or "closed shutter assembly" added to the side elevations. Any siding break on the side of the home such as a fireplace, side porch, wall offsets may be used as an alternate to windows.
- The second and third stories of the rear elevation shall have either a balcony and door(s) or windows making up a minimum of 25% of the length of the rear elevation. The percentage is measured as the horizontal plane (lineal feet) containing a balcony and door(s) or windows divided by the total horizontal plane length.
- No two townhouse units in a building shall have the same exterior paint color scheme.
- Garage doors will be carriage style with decorative hardware.

## Single Family Architectural Standards

- Single-family 2-story homes built on lots at least 60-feet wide will have a minimum of 2,000 square feet and 1-story homes on such lots will be a minimum of 1,600 square feet. Lots that are at least 60-feet wide will have front-loaded two car garages.
- Single-family homes built on lots less than 60 feet wide will have a minimum of 1,450 square feet and have alley-loaded two-car garages.
- All single-family homes shall be raised from the finished grade a minimum of 18" on front facades and shall have stem wall or raised slab foundations that shall be covered on all sides with brick or stone. Areas under porches may be enclosed with lattice.
- All single-family homes with a crawl space will be wrapped in brick or stone on all sides.
- All single-family homes will have a combination of two or more of the following materials on the front facade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten. All siding will be fiber cement. Vinyl may only be used for trim elements, soffits, fascia, and corner boards.
- All single-family homes will have a front porch with a minimum depth of five (5) feet. Front porch posts will be at least 6"x6".
- Main roof pitches (excluding porches) for 2-story homes shall be at least 6:12.
- There shall be a 12" overhang on every gable roof end.
- Main roof pitches for 1-story and 1.5-story homes will be at least 5:12.
- Garages for lots that are at least 60-feet wide will not protrude more than six (6) feet from the front porch or stoop and all garage doors shall have over window inserts and hardware.
- For every linear 30 feet (or fraction) of continuous side elevation, there shall be one window, door, or "closed shutter assembly" added to the side elevation. Any siding break on the side of the home such as a fireplace, porch, wall offset can be used as an alternative to a window or door.
- Garages will not exceed 45% of the front facade width.