

# OLD MILBURNIE RESIDENTIAL PUD

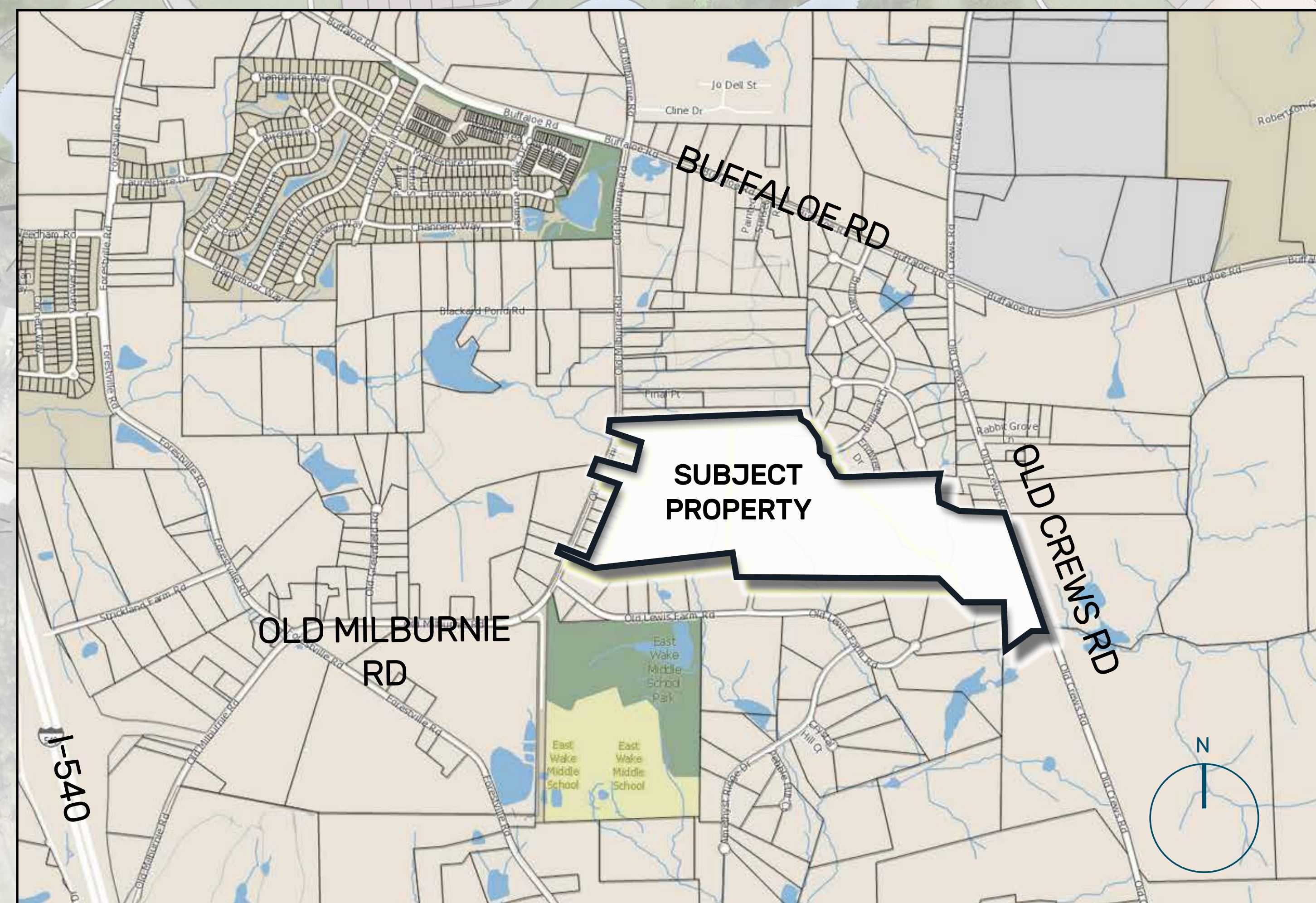
## SKETCH PLAN REVIEW > ENVIRONMENTAL SURVEY + CONCEPTUAL MASTER PLAN

2021. 01. 25

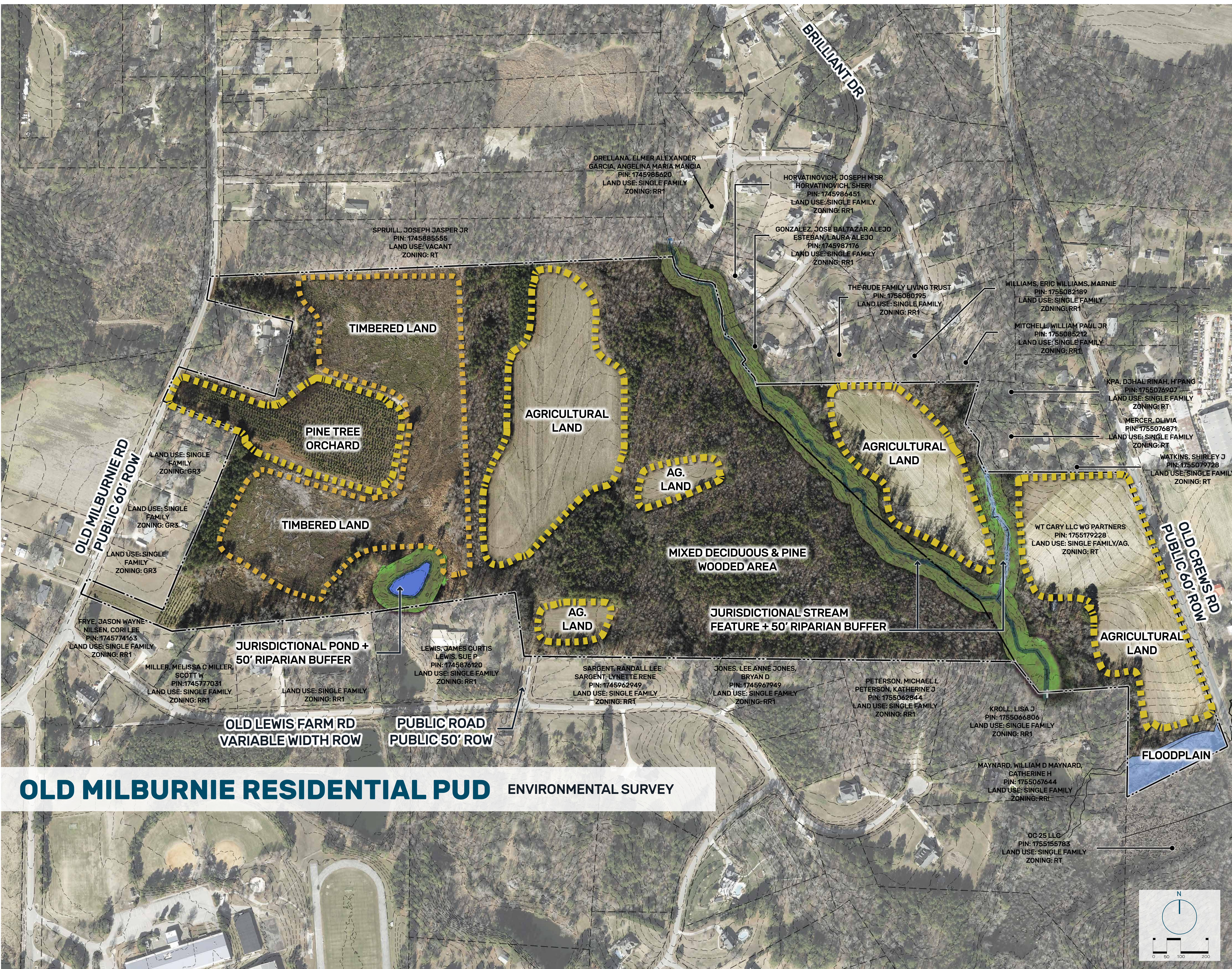
Site Data Table	
Site Area	-97 Acres
Knightdale Zoning	RT
Existing Land Use	Single Family/ Agricultural
Proposed Land Use	Single Family/ Townhomes
Proposed Units	270 Units
Single Family	177 Units
Townhomes	93 Units
Property Owner 1	Upchurch, Bradley I 2812 Old Milburnie Rd.
Property Owner 2	Carr, Charles H Carr, Patricia C 2824 Old Milburnie Rd.
Property Owner 3	WT Cary LLC, WG Partners 1712 Old Crews Rd.

Water Allocation Points	
Proposed Points	51 Points (15 Base Points + 36 Bonus Points)
Construct a fountain within the BMP	4 Points
Stormwater, Bioretention	5 Points
On-Street Public Parking	4 Points
Residential Architectural Standards	15 Points
Outdoor Display of Public Art	4 Points
IPEMA Certified Playground Equipment	4 Points

### VICINITY MAP







**OLD MILBURNIE RESIDENTIAL PUD ENVIRONMENTAL SURVEY**

ORELLANA, ELMER ALEXANDER  
 GARCIA, ANGELINA MARIA MANCIA  
 PIN: 1745985620  
 LAND USE: SINGLE FAMILY  
 ZONING: RR1

HORVATINOVICH, JOSEPH M SR  
 HORVATINOVICH, SHERI  
 PIN: 1745986451  
 LAND USE: SINGLE FAMILY  
 ZONING: RR1

GONZALEZ, JOSE BALTAZAR ALEJO  
 ESTEBAN, LAURA ALEJO  
 PIN: 1745987176  
 LAND USE: SINGLE FAMILY  
 ZONING: RR1

THERUDE FAMILY LIVING TRUST  
 PIN: 1756080195  
 LAND USE: SINGLE FAMILY  
 ZONING: RR1

WILLIAMS, ERIC WILLIAMS, MARNIE  
 PIN: 1755082189  
 LAND USE: SINGLE FAMILY  
 ZONING: RR1

MITCHELL, WILLIAM PAUL JR  
 PIN: 1755085212  
 LAND USE: SINGLE FAMILY  
 ZONING: RR1

KPA, DJHAL RINAH, H'PANG  
 PIN: 1755076907  
 LAND USE: SINGLE FAMILY  
 ZONING: RT

MERCER, OLIVIA  
 PIN: 1755076871  
 LAND USE: SINGLE FAMILY  
 ZONING: RT

WATKINS, SHIRLEY J  
 PIN: 1755079728  
 LAND USE: SINGLE FAMILY  
 ZONING: RT

WT CARY LLC WG PARTNERS  
 PIN: 1755179228  
 LAND USE: SINGLE FAMILY/AG.  
 ZONING: RT

SPRUILL, JOSEPH JASPER JR  
 PIN: 1745885555  
 LAND USE: VACANT  
 ZONING: RT

LAND USE: SINGLE FAMILY  
 ZONING: GR3

LAND USE: SINGLE FAMILY  
 ZONING: GR3

LAND USE: SINGLE FAMILY  
 ZONING: GR3

FRYE, JASON WAYNE  
 NILSEN, CORI LEE  
 PIN: 1745774163  
 LAND USE: SINGLE FAMILY  
 ZONING: RR1

MILLER, MELISSA C MILLER,  
 SCOTT W  
 PIN: 1745777031  
 LAND USE: SINGLE FAMILY  
 ZONING: RR1

LEWIS, JAMES CURTIS  
 LEWIS, SUE P  
 PIN: 1745876120  
 LAND USE: SINGLE FAMILY  
 ZONING: RR1

SARGENT, RANDALL LEE  
 SARGENT, LYNETTE RENEE  
 PIN: 1745962949  
 LAND USE: SINGLE FAMILY  
 ZONING: RR1

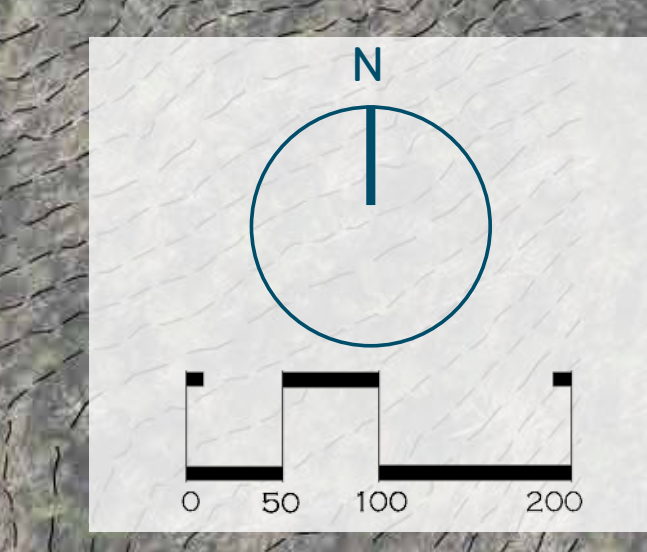
JONES, LEE ANNE JONES,  
 BRYAN D  
 PIN: 1745967949  
 LAND USE: SINGLE FAMILY  
 ZONING: RR1

PETERSON, MICHAEL L  
 PETERSON, KATHERINE J  
 PIN: 1755062844  
 LAND USE: SINGLE FAMILY  
 ZONING: RR1

KROLL, LISA J  
 PIN: 1755066806  
 LAND USE: SINGLE FAMILY  
 ZONING: RR1

MAYNARD, WILLIAM D MAYNARD,  
 CATHERINE H  
 PIN: 1755067644  
 LAND USE: SINGLE FAMILY  
 ZONING: RR1

OC 25 LLC  
 PIN: 1755155783  
 LAND USE: SINGLE FAMILY  
 ZONING: RT







[A] OUTDOOR PAVILION



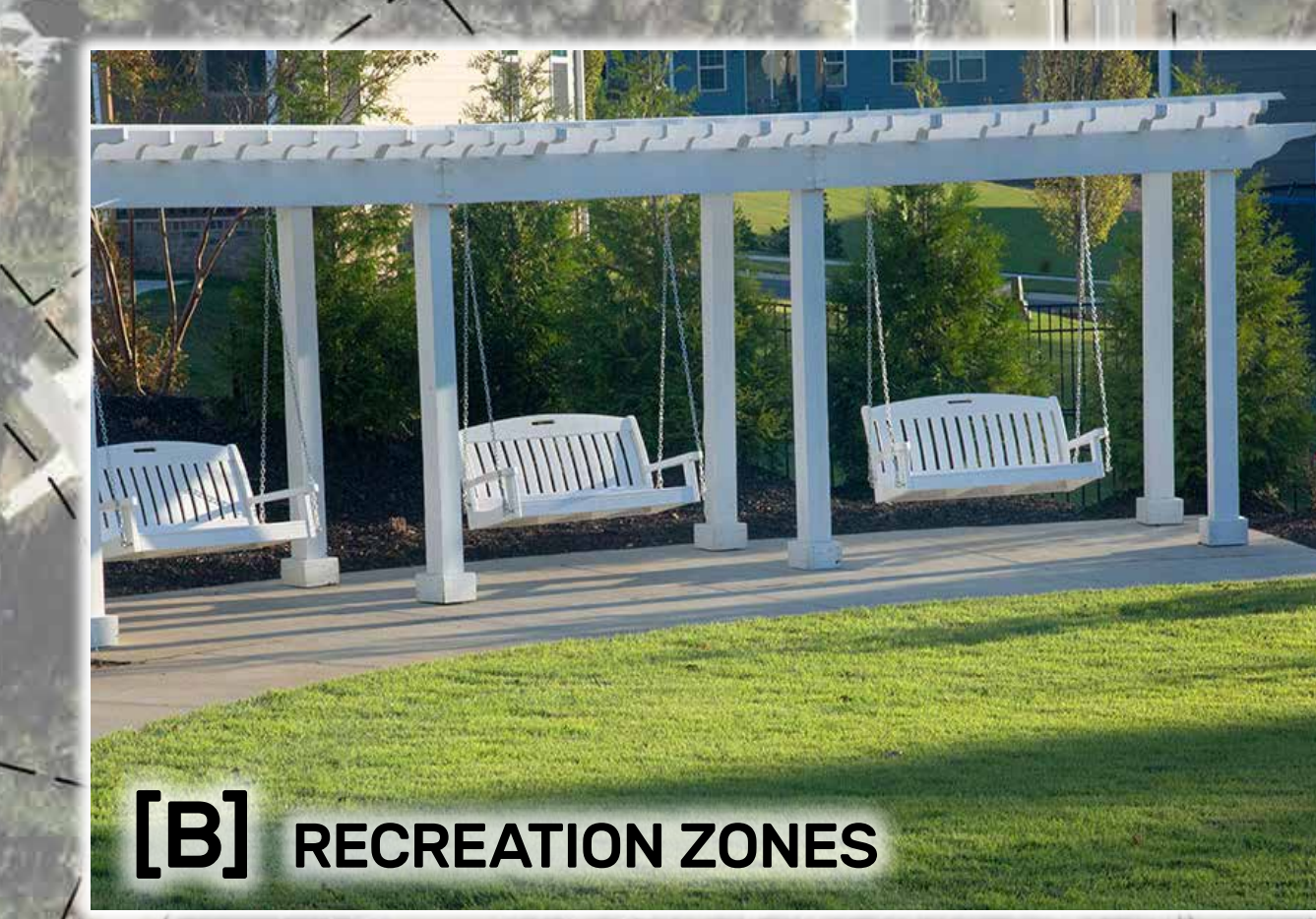
[A] OUTDOOR PAVILION



[A] FIRE PITS, SEATING, HAMMOCKS



[A] PEDESTRIAN COURTYARDS



[B] RECREATION ZONES



[B] RECREATION ZONES



[C] PLAYGROUNDS



[C] WALKING TRAILS



**OLD MILBURNIE RESIDENTIAL PUD** CONCEPTUAL MASTER PLAN



[C] PLAY LAWNS



[D] ENTRY MONUMENTATION



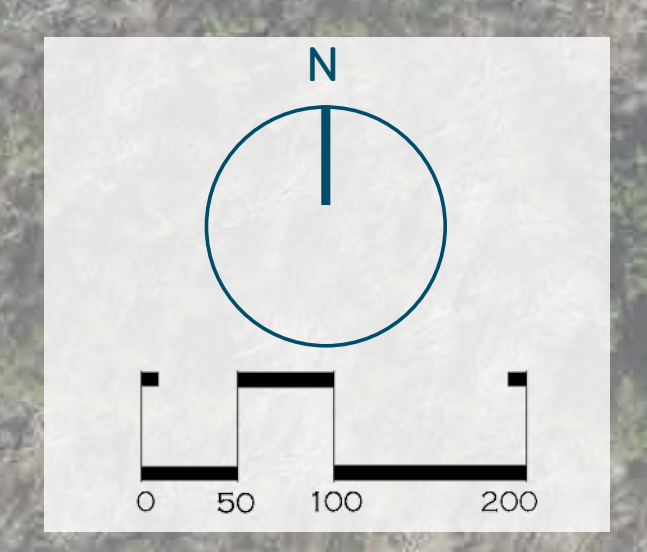
[D] ENTRY MONUMENTATION



[D] ENTRY MONUMENTATION



[D] ENTRY MONUMENTATION





REAR LOADED SINGLE FAMILY DETACHED



FRONT LOADED SINGLE FAMILY DETACHED







creating experiences through experience

OLD MILBURNIE RESIDENTIAL PUD ARCHITECTURAL ELEVATIONS  
RALEIGH, NORTH CAROLINA