

BUFFALOE RD ASSEMBLAGE

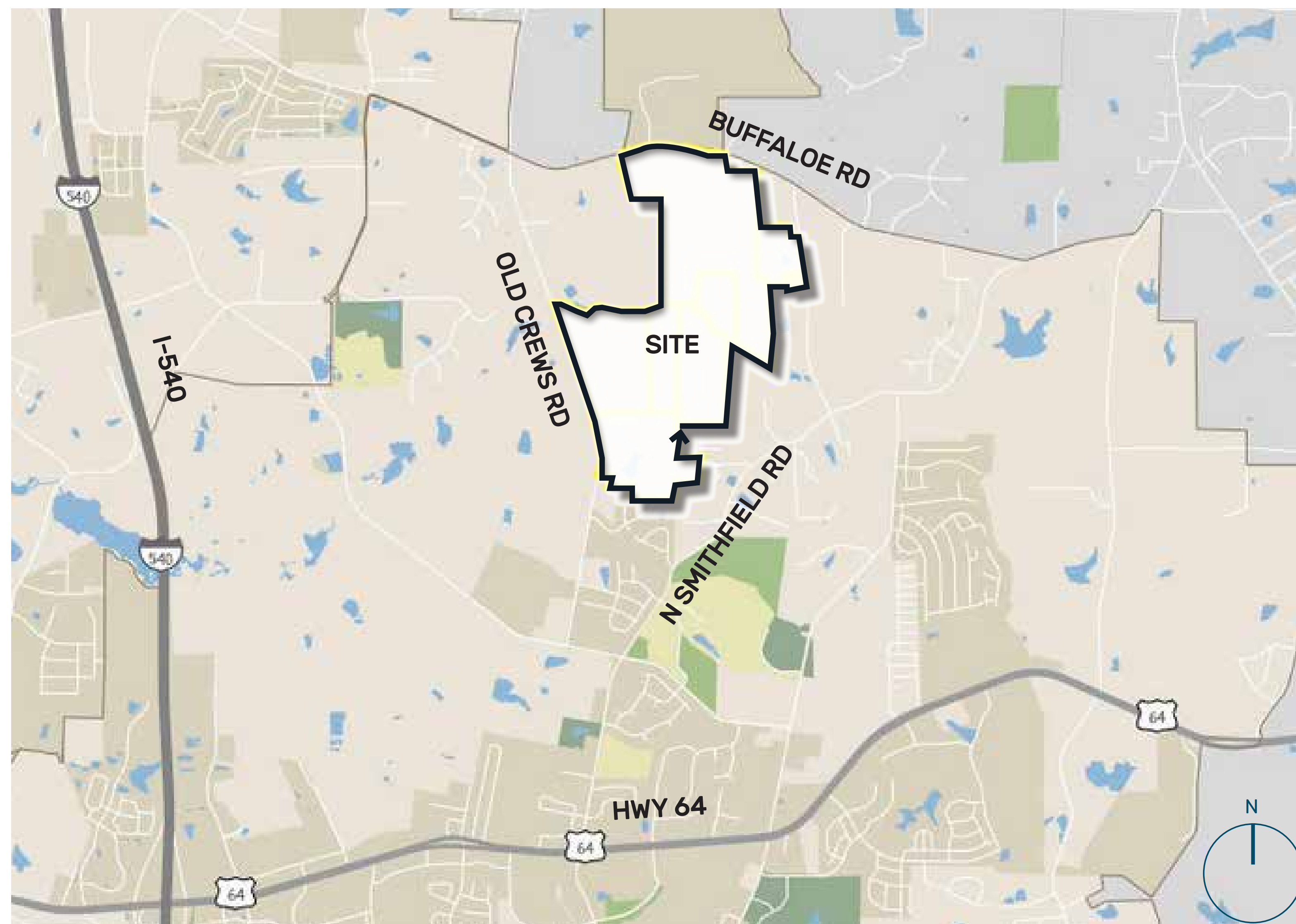
PLANNED UNIT DEVELOPMENT > ENVIRONMENTAL SURVEY + CONCEPTUAL MASTER PLAN

2021. 04. 28

Site Data Table	
Site Area	+/- 397.5 Acres
Knightdale Zoning	Rural Transition (RT)
Existing Land Use	Vacant/Agricultural
Proposed Land Use	Residential (UR12 - PUD)
Proposed Units	1,380 Units (+/-3.48 DU/A)
Single Family	926 Units (67%)
Townhomes	269 Units (19.5 %)
Multi-Family	185 Units (13.5%)
Property Owner 1	Buffalo Country LLC (PIN # 1755485119)
Property Owner 2	Water Tower LLC (PIN # 1755579649)
Property Owner 3	Saluda Properties LLC (PIN # 1755254643)
Property Owner 4	Grace D Ramsey (PIN #'s 1755466872, 1755453795, 1755356880, & 1755331861)

Open Space + Tree Save + Connectivity	
Total Open Space Required	52.24 Acres
Total Open Space Provided	71 Acres
Passive Open Space Required	26.12 Acres
Passive Open Space Provided	44.5 Acres
Active Open Space Required	26.12 Acres
Active Open Space Provided	26.5 Acres
Tree Save - Perimeter of Site x 20'	529,900 sf or 12.16 Acres (26,495 Lf x 20')
Tree Save Provided	15.65 Acres (Area within floodway fringe)
Connectivity Required	1.4
Connectivity Provided	1.41 (127 Links/90 Nodes)

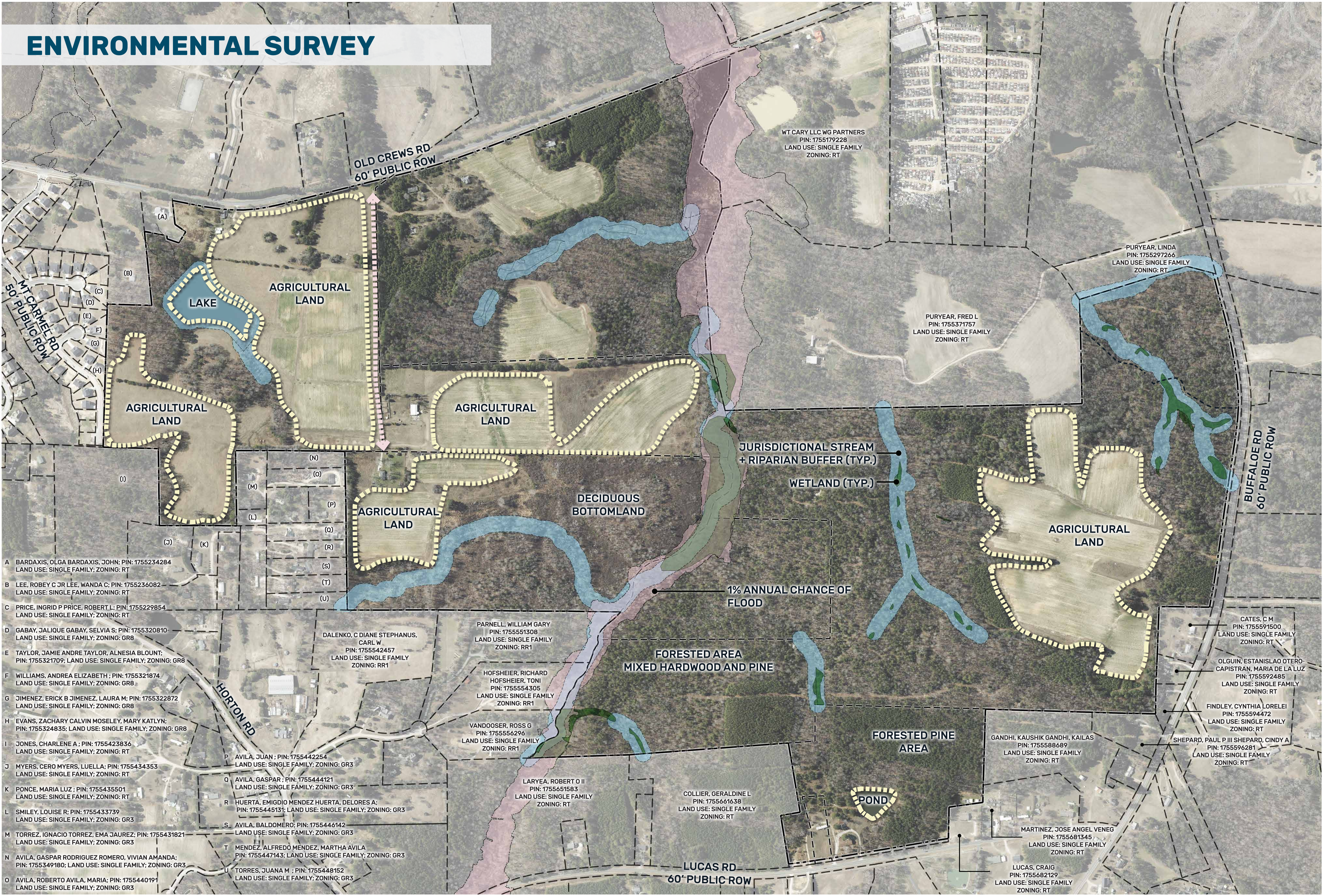
VICINITY MAP



Water Allocation Points	
Proposed Points	67 Points (15 Base Points + 52 Bonus Points)
Construct a fountain within a BMP	4 Points
IPEMA Certified Playground Equipment	4 Points
On-Street Public Parking	4 Points
Residential Architectural Standards	15 Points
2 Pools (One Jr Olympic and One 4-lane lap pool)	10 Points
2 Clubhouses (Meeting space without kitchen, 1500-2499 square feet)	10 Points
2 patios (1 More than 2000 sq. ft and 1 more than 1000sq. ft.)	3 Points
Water Playground	2 Points



ENVIRONMENTAL SURVEY



CONCEPTUAL MASTER PLAN

