

# COLCHESTER DRIVE

## PLANNED UNIT DEVELOPMENT > ENVIRONMENTAL SURVEY + CONCEPT MASTER PLAN

### SITE DATA TABLE

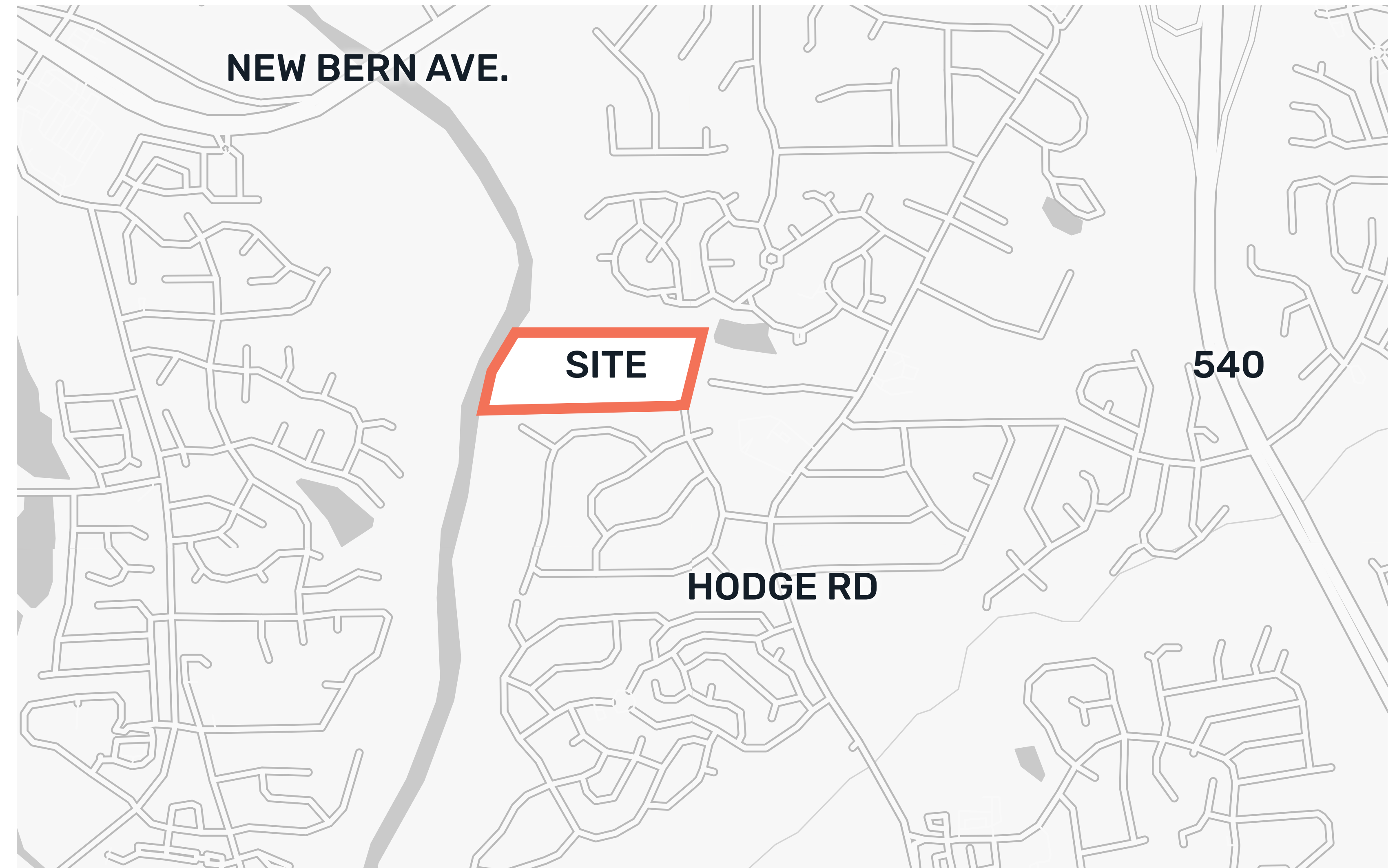
Total Site Area	24.5 ACRES
Knightdale Zoning	Rural Transition
Proposed Zoning	GR3 - PUD
Existing Land Use	Vacant
Proposed Land Uses	SFD
Watershed Classification	Lower Neuse River
Proposed Units	50 (+/- 2 DUA)
Single Family	50
Property Owner 1	Jane and Charles Knox (PIN #1734813452 + #1734912203)

### OPEN SPACE + TREE SAVE + CONNECTIVITY

Total Open Space Required	2.09 acres
Total Recreational Open Space Provided	3.05 acres
Passive Open Space Required	1.045 acres (1/2 of total)
Passive Open Space Provided	2 acres
Active Open Space Required	1.045 acres (1/2 of total)
Active Open Space Provided	1.05 acres
Additional Common Open Space Provided	9 acres
Tree Save Required	2.14 acres
Tree Save Provided	11.12 acres
Connectivity Required	1.4
Connectivity Provided	1.33

### 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

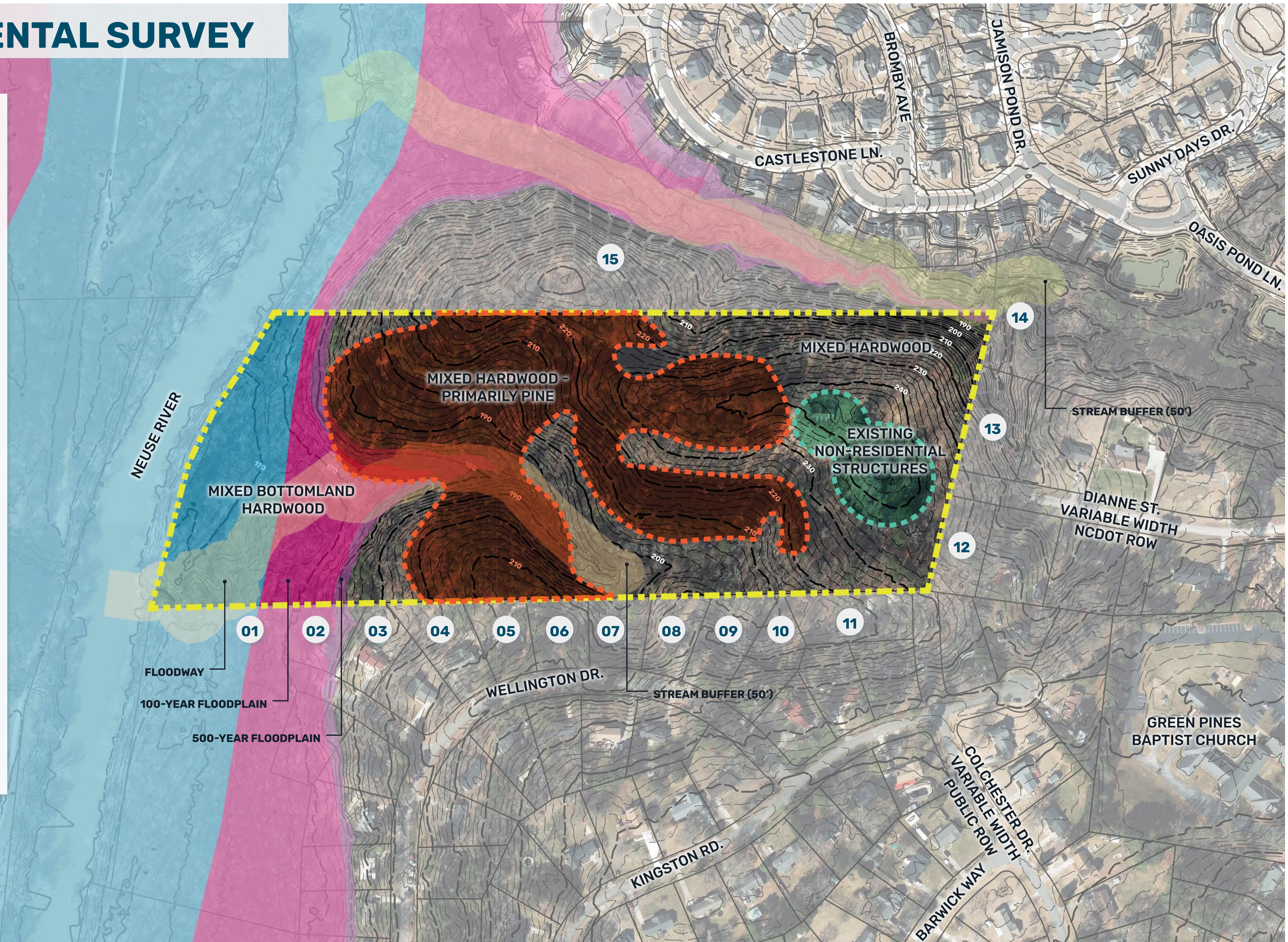


*Based on initial Town Feedback, Proposal amended to include 100% Detached SFD to better align with surrounding neighborhood.*

# 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.  
**02** Images #1-5 are conceptual images intended to convey the intent of development's amenity offerings.

**PRODUCT DATA**  
 70' FRONT LOADED SINGLE FAMILY (28 LOTS)  
 38' REAR LOADED SINGLE FAMILY (22 LOTS)