



SITE DATA

TAX PARCEL ID #: 1755757607
 TOTAL SITE AREA: ± 41 AC
 EXISTING ZONING: RR1
 PROPOSED ZONING: RMX-PUD
 WATERSHED CLASSIFICATION: N/A

DEVELOPMENT SUMMARY

RESIDENTIAL MIX

- 80' WIDE SINGLE FAMILY FRONT LOADED - 10 PARCELS
- 60' WIDE SINGLE FAMILY FRONT LOADED - 44 PARCELS
- 32' X 70' WIDE SINGLE FAMILY REAR LOADED - 72 PARCELS
- TOWNHOMES - 32 UNITS

TOTAL - 158 DWELLING UNITS

COMMERCIAL

- ± 1.5 AC OUTPARCEL
- ± 15,000 SF
- PARKING REQUIRED ± 51 - 103 SPACES
- PARKING PROVIDED : 51 SPACES

***OPEN SPACE:**

- OPEN SPACE REQUIRED ± 5.8 AC (50% PASSIVE - 50% ACTIVE)
- LAND DEDICATED FOR OPEN SPACE ± 8.4 AC

*TO FULFILL KNIGHTDALE COMMUNITY, RECREATION, PUBLIC, ENVIRONMENTAL AND CREATIVE PROGRAMMING REQUIREMENTS

CONNECTIVITY INDEX

- 1.40 LINK/NODE RATIO

TREE COVER AREA

- REQUIRED - ± 5522.7 LF (PERIMETER) X 20 = 110,454 SF = 2.5 AC
 - PROVIDED - ± 120,118 SF (RIVER BUFFER) = 2.75 AC

WATER ALLOCATION

WATER ALLOCATION POINTS - MAJOR SUBDIVISION

- MAJOR SUBDIVISION BASE POINTS - 15 POINTS
- RESIDENTIAL ARCHITECTURAL STANDARDS - 15 POINTS
- CONSTRUCT MORE THAN 2000 LINEAR FT OF 10FT WIDE PATH - 6 POINTS
- CONSTRUCT A FOUNTAIN WITHIN THE BMP - 4 POINTS
- DECK/PATIO (3000 SF) - 3 POINTS
- PROVISION OF ON-STREET PUBLIC PARKING - 4 POINTS
- IPEMA CERTIFIED PLAYGROUND EQUIPMENT - 4 POINTS
- OUTDOOR DISPLAY OF PUBLIC ART - 4 POINTS
- TOTAL - 55 POINTS

WATER ALLOCATION POINTS - SINGLE USE RETAIL

- SINGLE USE RETAIL BASE POINTS - 41 POINTS
- OUTDOOR DISPLAY OF PUBLIC ART - 4 POINTS
- DECK/PATIO (3000 SF) - 3 POINTS
- CONSTRUCT A FOUNTAIN WITHIN THE BMP - 4 POINTS
- PROVISION OF ON STREET PUBLIC PARKING - 4 POINTS
- TOTAL - 56 POINTS

NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
2. THIS EXHIBIT WAS PREPARED USING AVAILABLE RECORD INFORMATION, GIS MAPS, RECORD PLANS, AERIAL IMAGERY, AND LAND RECORDS
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WELDON VILLAGE MIXED USE | YIELD STUDY

KNIGHTDALE, NC

