

**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**

- - 60' WIDE SINGLE FAMILY FRONT LOADED - 54 PARCELS
  - - 32' X 70' WIDE SINGLE FAMILY REAR LOADED - 72 PARCELS
  - - TOWNHOMES - 27 UNITS
- TOTAL - 154 DWELLING UNITS

**COMMERCIAL**

- ± 1.5 AC OUTPARCEL
- ± 15,000 SF
- PARKING REQUIRED ± 51 - 103 SPACES
- PARKING PROVIDED : 60 SPACES

**OPEN SPACE:**

- OPEN SPACE REQUIRED ± 5.8 AC (50% PASSIVE - 50% ACTIVE)
- LAND DEDICATED FOR OPEN SPACE ± 9.8 AC

**CONNECTIVITY INDEX**

- LINKS - 33
- NODES - 25
- 33/25 = 1.32

CONNECTIVITY INDEX = 1.32\*  
 \*TO DISCUSS W/ STAFF 1.40 REQUIRED

**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**

**SINGLE USE RETAIL**

- 41 BASE POINTS

**MAJOR SUBDIVISION**

- 15 BASE POINTS

**WATER ALLOCATION POINTS**

- BASE POINTS - 56 POINTS
- RESIDENTIAL ARCHITECTURAL STANDARDS - 15 POINTS
- CONSTRUCTION OF MORE THAN 2000 LF OF 6' WIDE PATH - 2 POINTS
- DECK/PATIO (3000 SF) - 3 POINTS
- IPEMA CERTIFIED PLAYGROUND EQUIPMENT - 4 POINTS

TOTAL - 80 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
3. THIS PLAN WILL BE SUBJECT TO REVIEW AND APPROVAL BY LOCAL AND STATE PLANNING AND ENGINEERING REVIEW AGENCIES.
4. THE WORK OF THIS PRODUCT IS THE PROPERTY OF URBAN DESIGN PARTNERS, PLLC. NO USE OR REPRODUCTION OF THIS PLAN IS PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM URBAN DESIGN PARTNERS, PLLC.

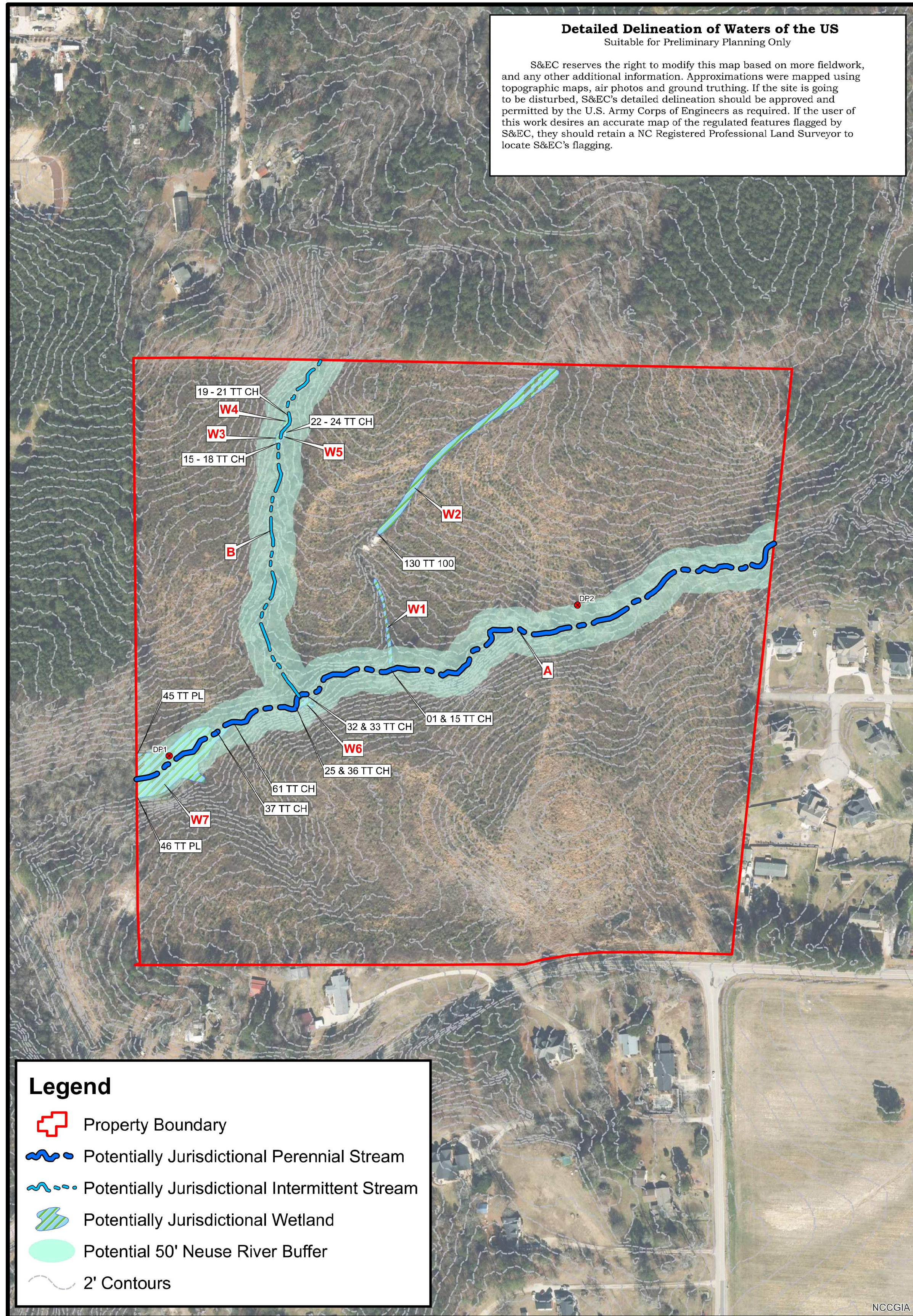


**WELDON VILLAGE MIXED USE** | YIELD STUDY

KNIGHTDALE, NC



June 21, 2022  
 Job #22-RDU-030



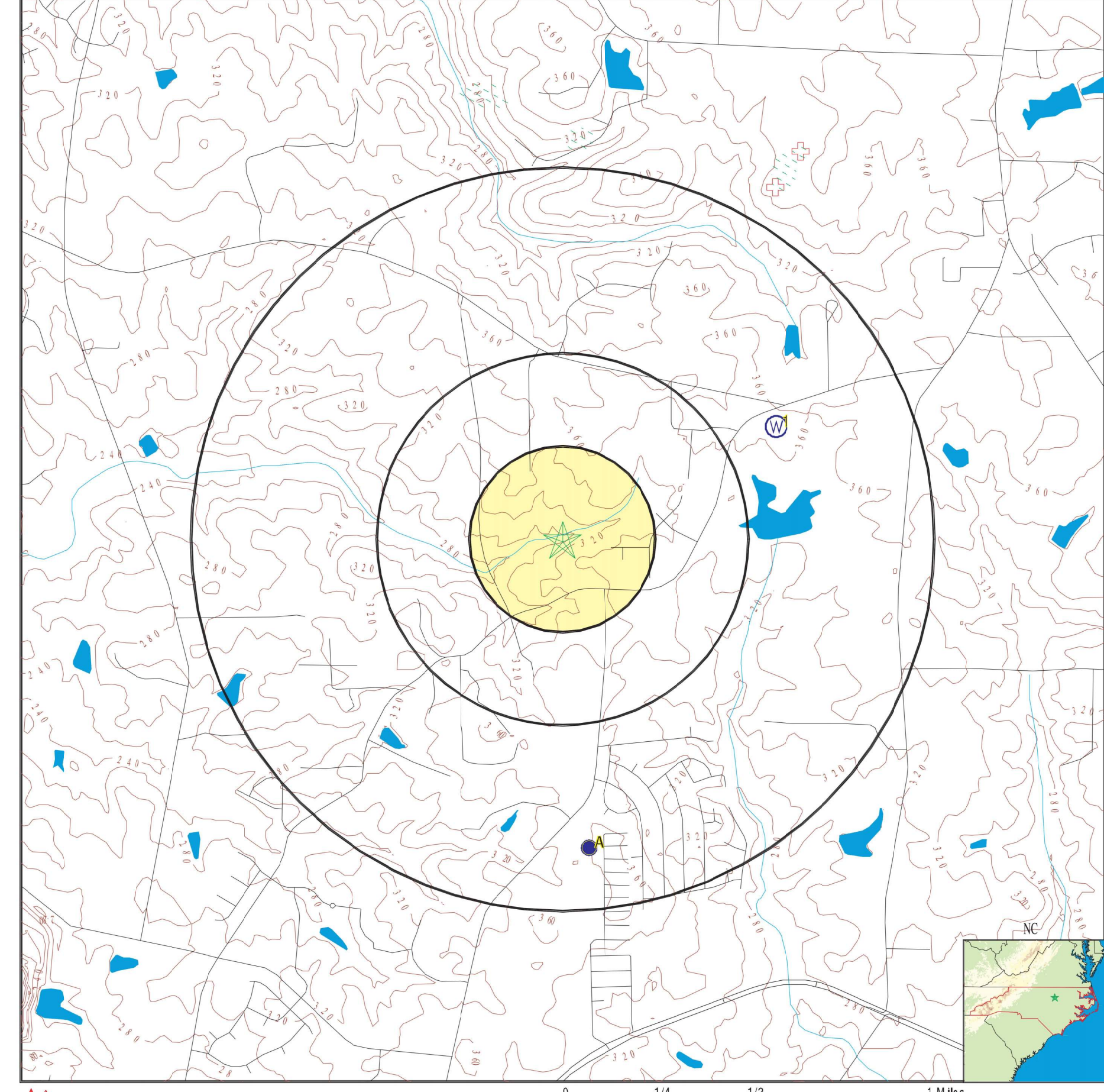
**Detailed Delineation of Waters of the US**  
 Suitable for Preliminary Planning Only

S&EC reserves the right to modify this map based on more fieldwork, and any other additional information. Approximations were mapped using topographic maps, air photos and ground truthing. If the site is going to be disturbed, S&EC's detailed delineation should be approved and permitted by the U.S. Army Corps of Engineers as required. If the user of this work desires an accurate map of the regulated features flagged by S&EC, they should retain a NC Registered Professional Land Surveyor to locate S&EC's flagging.

- Legend**
- Property Boundary
  - Potentially Jurisdictional Perennial Stream
  - Potentially Jurisdictional Intermittent Stream
  - Potentially Jurisdictional Wetland
  - Potential 50' Neuse River Buffer
  - 2' Contours

<b>Project No.</b> 15062.W1	<b>Scale:</b> 1" = 200'	<b>Wetland Sketch Map</b>	0 200 400 800 Feet NTS
<b>Project Mgr.:</b> SB	<b>Date:</b> 04/05/2022	<b>Dement Farms LLC</b> Knightdale, NC Aerials from NC One Map Prepared by: JH	<b>S&amp;EC</b> Soil & Environmental Consultants, PA 8412 Falls of Neuse Road, Suite 104, Raleigh, NC 27615 • Phone: (919) 846-5900 • Fax: (919) 846-9467 samdec.com

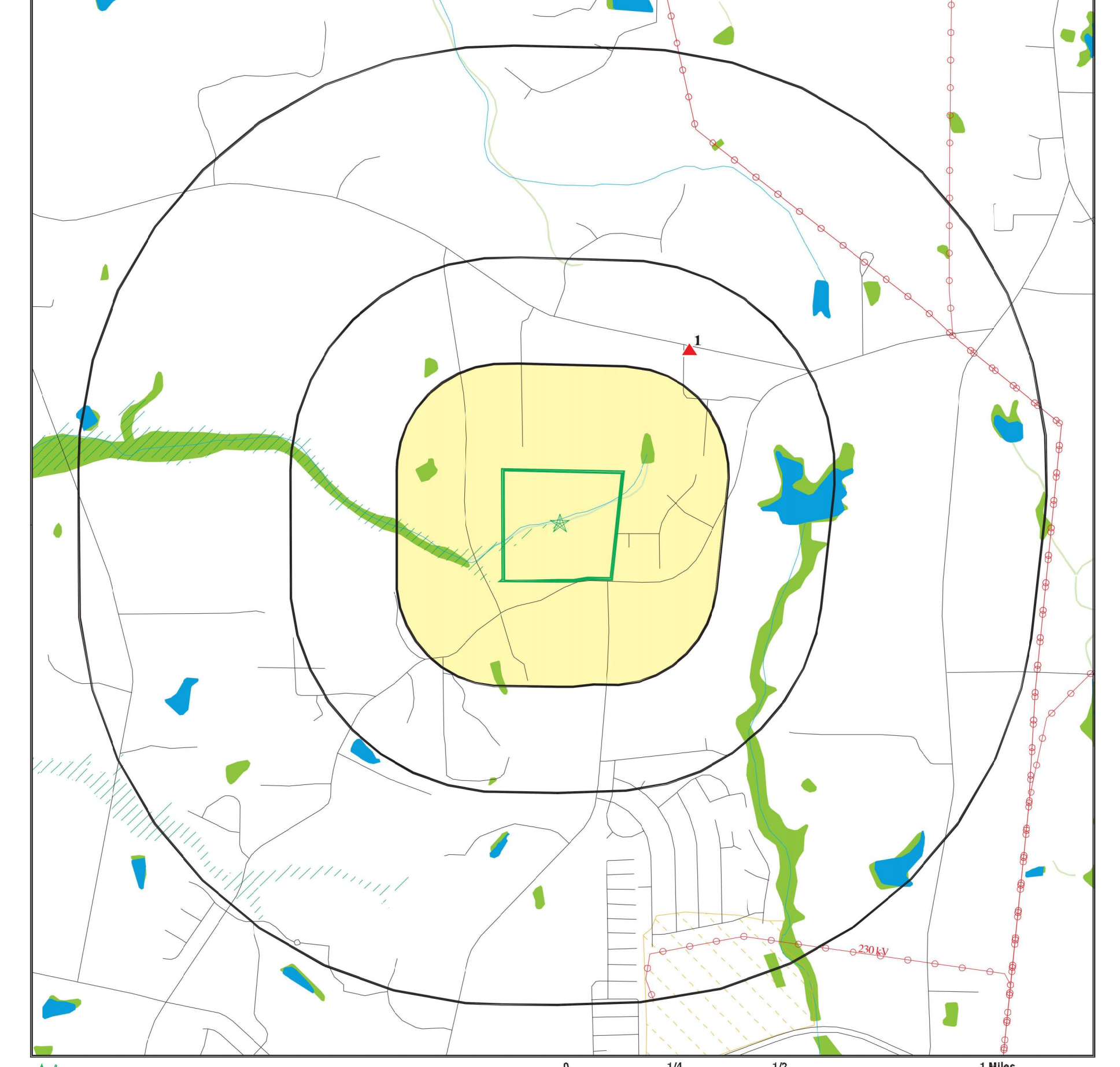
**PHYSICAL SETTING SOURCE MAP - 6843488.2s**



- NTS**
- County Boundary
  - Major Roads
  - Contour Lines
  - Earthquake epicenter, Richter 5 or greater
  - Water Wells
  - Public Water Supply Wells
  - Cluster of Multiple Icons
  - Groundwater Flow Direction
  - Indeterminate Groundwater Flow at Location
  - Groundwater Flow Varies at Location
  - Wildlife Areas
  - Natural Areas
  - Rare & Endangered Species

<b>SITE NAME:</b> Horton Road <b>ADDRESS:</b> Lucas Rd Knightdale NC 27545 <b>LAT/LONG:</b> 35.825205 / 78.467998	<b>CLIENT:</b> Geo-Technology Associates Inc. <b>CONTACT:</b> Evan Harro <b>INQUIRY #:</b> 6843488.2s <b>DATE:</b> February 02, 2022 3:01 pm
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**OVERVIEW MAP - 6843488.2S**



- NTS**
- Target Property
  - Sites at elevations higher than or equal to the target property
  - Sites at elevations lower than the target property
  - Manufactured Gas Plants
  - National Priority List Sites
  - Dept. Defense Sites
  - Indian Reservations BIA
  - Power transmission lines
  - Special Flood Hazard Area (1%)
  - 0.2% Annual Chance Flood Hazard
  - National Wetland Inventory
  - State Wetlands
  - Hazardous Substance Disposal Sites

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This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

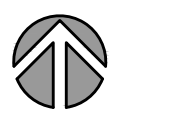
**NOTES**

1. THIS EXHIBIT WAS PREPARED USING DATA PROVIDED BY GTA ASSOCIATES INC. AND SOIL & ENVIRONMENTAL CONSULTANTS, PA
2. THIS PLAN WILL BE SUBJECT TO REVIEW AND APPROVAL BY LOCAL AND STATE PLANNING AND ENGINEERING REVIEW AGENCIES.



# DEMENT FARMS MIXED USE | ENVIRONMENTAL SURVEY

KNIGHTDALE, NC



June 21, 2022  
Job #22-RDU-030





# URBAN DESIGN PARTNERS

TRANSFORMING COMMUNITIES THROUGH COLLABORATIVE DESIGN®

Date: June 21st, 2022

To: Knightdale Administration  
Knightdale Development Services  
950 Steeple Square Ct,  
Knightdale, NC 27545

Re: Dement Farms/ Weldon Village  
UDP Project No: 22-030

Dear Reviewees,

Below is a summary of the comments and response of the first review for the above referenced project

## Cydney Burton

- Petition for Annexation in City limits will be required.  
→ Acknowledged
- Public water and sewer main extensions will be required  
→ Acknowledged
- There is public water in Old Knight Rd via 12" DIP that will need to be extended to the site. Public water shall be in all public rights of way of the development, including the frontage along Horton Rd. The pressure zone is 497.  
→ Acknowledged
- There is no public sewer readily available to this location, but it can be extended to the site from Old Knight Rd via 8" PVC in Haywood Glen Subdivision  
→ Acknowledged
- The engineer shall perform a cost analysis of the pump system with appurtenances and gravity system. The gravity system must be at least 2.5 times more expensive for the City to consider a pump station. This cost is not to include rock excavation.  
→ Acknowledged

## Andrew Spiliotis

- The stub currently dead-ends in a back yard making the stub less likely to be realized. Shifting the stub further south is preferred.
  - The stub has shifted toward the south to avoid back yard conflict
- The Town's draft transportation plan calls for a continuous east-west roadway that connects Lucas Road to Horton Road. The current configuration precludes that concept.
  - Could not locate the draft CTP. A town-maintained collector is proposed in the Knightdale Street Network Plan.
- Include a crosswalk for the greenway
  - Crosswalk Included
- The greenway stub connects to a large lot in a cul-de-sac so would therefore never be continued. Recommend continuing the greenway along the east side of the roadway to connect to the James Allen LLC parcel / your northern property border instead.
  - Greenway has changed alignments, and now runs along the east side of the roadway up to the northern boundary
- Recommend aligning this stub to be part of the continuous east-west roadway concept in the draft CTP that would connect Lucas Rd and Horton Rd
  - Couldn't locate the draft CTP. A town-maintained collector is proposed in the Knightdale Street Network Plan. The stub is aligned to this collector road.
- This stub dead-ends to large cul-de-sac lots and will likely never be utilized. Recommend removing it.
  - Stub has been removed.

## Sam Macdonald

- Road name, ROW width and SR number for adjacent roads.
  - Road names, ROW width and SR numbers have been provided
- Appears an SCM will be needed on this side of stream.
  - Stormwater from the lots west of the stream will be collected and sent to SCM on the eastern side of the stream
- Minimum intersection angle is 75 degrees. Shown as 66.29°. Revise as necessary.
  - Intersection angle is now 75°
- Can dead-end alley be avoided? Turn and extend alley to Avenue?
  - Alley is extended to Avenue
- Provide vicinity map.
  - Vicinity Map is provided
- Provide existing use of adjacent properties.
  - Existing use of adjacent properties is provided

- Provide names of streets and ROW widths (and SR #s if applicable) for streets within 300' of property.
- Names, streets, ROW widths, and SR's provided
- Provide illustrative building elevations denoting general design elements and materials.
- Illustrative building elevations are provided
- Identify watershed classification
- Not in a Watershed

### Kevin Lewis

- Please be sure that all residential setbacks can be met for these lots (Sec 6.5 & 6.6)
- Acknowledged
- Per Sec 11.3.E.5, cul-de-sacs are generally discouraged and are limited to 200'
- Cul-de-sac is 200'
- How will this open space be accessed?
- Open space will be accessed through cul-de-sac trail
- Per Sec 7.4.J & Sec 7.5.B, parking lot screening & landscaping required
- Acknowledged
- Per Sec 9.3.B, residential front-loaded lots 60' or wider are prohibited from being mass graded
- Acknowledged
- We recommend 0.5 parking spaces per residential lots for denser developments to ensure adequate resident and guest parking spaces
- Acknowledged
- What uses will be permitted on this parcel (Sec 3.1.C)? How will this site be designed?
- Conceptual site design provided
- Please note that both passive and active recreational open spaces need amenities. Preserved natural areas or unimproved land cannot be counted towards the overall open space requirements from Sec 11.2.C. Open space menu from Sec 11.2.C.7 should be utilized
- Acknowledged
- How will this development meet the requirements of the distribution of uses table?
- Mixed Use – 100%
- What are the dimensions of the townhome lots? Per Sec 3.4, residential rear-loaded lots must be a minimum of 30' wide
- As part of the PUD we will be asking for an amendment to this section.
- Per the WAP, a greenfield mixed-use development must contain vertically integrated mixed-uses in multi-story buildings. Developments must dedicate at least one-third of

the total heated square footage to residential use and the remainder to a mix of retail and office uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses. Additional detail is needed on the commercial outparcel in order to determine if this use would qualify. Similar developments have split the WAP point needs between the retail and residential component with some bonus point items overlapping when appropriate.

- Proposed mixed use development will split WAP between two separate land uses: Single Use Retail and Major Subdivision.
- A Transportation Impact Analysis is required per Sec 11.3.D
- Acknowledged
- UDO Sec 3.4 requires all front-loaded lots to be a minimum of 80' wide. Council has approved single-family front-loaded lots at 60' wide as a minimum, 50' would be well below what they are comfortable with.
- All single family front loaded lots have changed to 60' wide
- This is only awarded when cul-de-sac is connected to other streets with greenway trails
- Acknowledged, points were deducted

I believe we have addressed all the comments sufficiently. If you have any further questions/comments please feel to give me a call.

Brian Richards, P.L.A.  
Partner  
Urban Design Partners