

COLCHESTER DRIVE

PLANNED UNIT DEVELOPMENT > ENVIRONMENTAL SURVEY + CONCEPT MASTER PLAN

SITE DATA TABLE

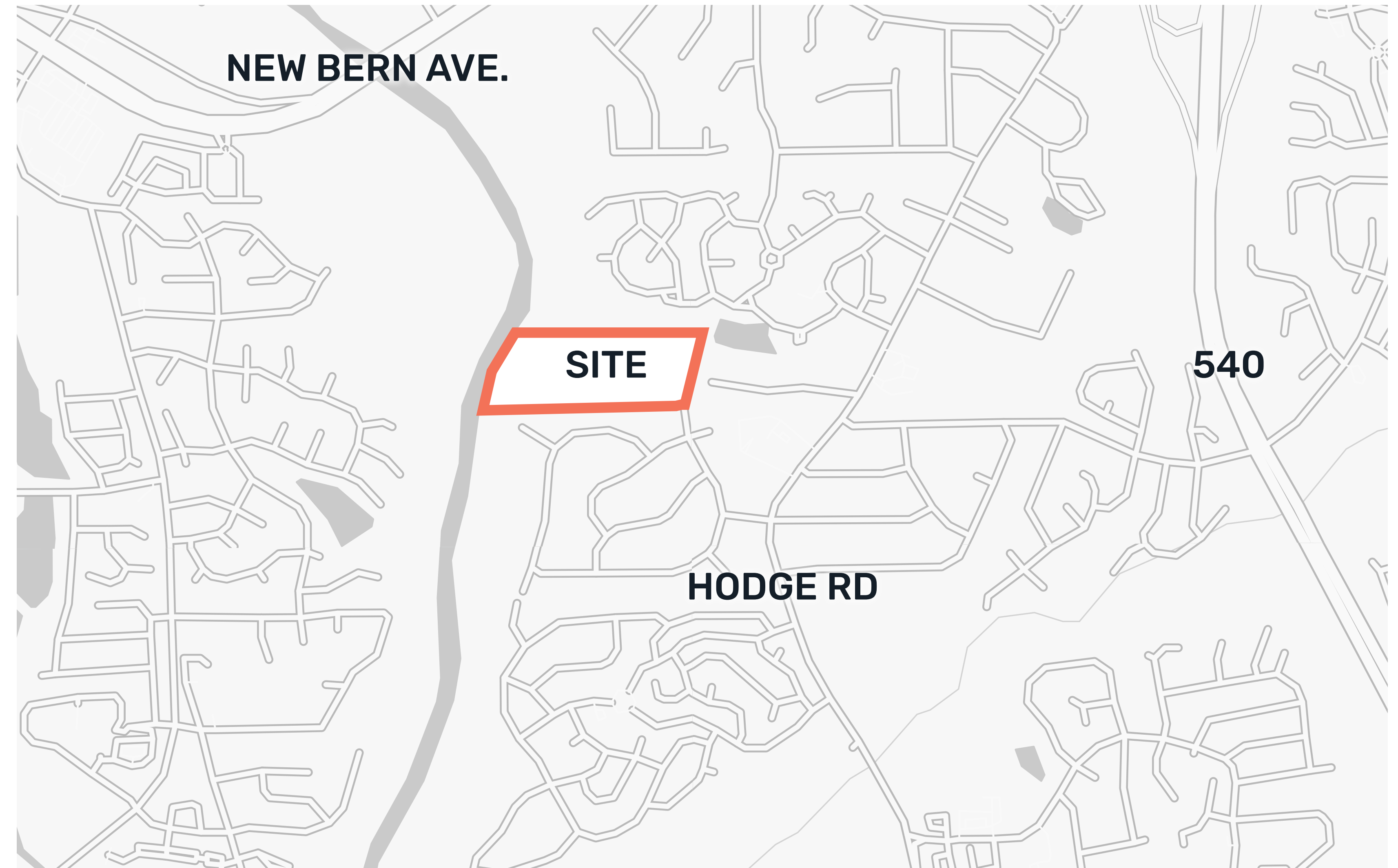
Total Site Area	24.5 ACRES
Knightdale Zoning	Rural Transition
Proposed Zoning	GR3 - PUD
Existing Land Use	Vacant
Proposed Land Uses	SFD
Watershed Classification	Lower Neuse River
Proposed Units	50 (+/- 2 DUA)
Single Family	50
Property Owner 1	Jane and Charles Knox (PIN #1734813452 + #1734912203)

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	1.25 (5 links/4 nodes)

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

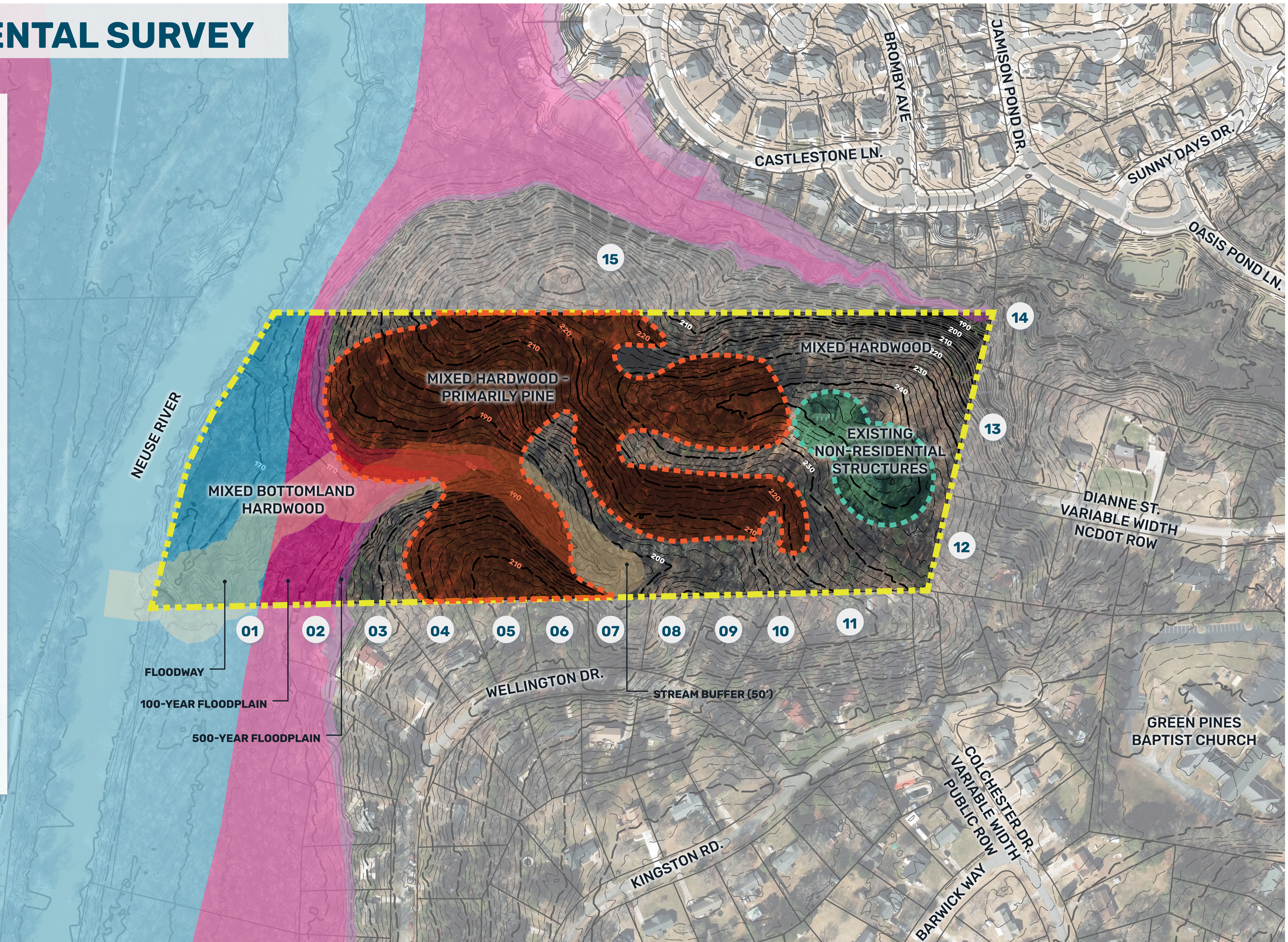


Based on initial Town Feedback, Proposal amended to include 100% Detached SFD to better align with surrounding neighborhood.

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.

PRODUCT DATA

- 70' FRONT LOADED SINGLE FAMILY (26 LOTS)
- 38' REAR LOADED SINGLE FAMILY (24 LOTS)

