

OLD MILBURNIE RESIDENTIAL PUD

SKETCH PLAN REVIEW > ENVIRONMENTAL SURVEY + CONCEPTUAL MASTER PLAN

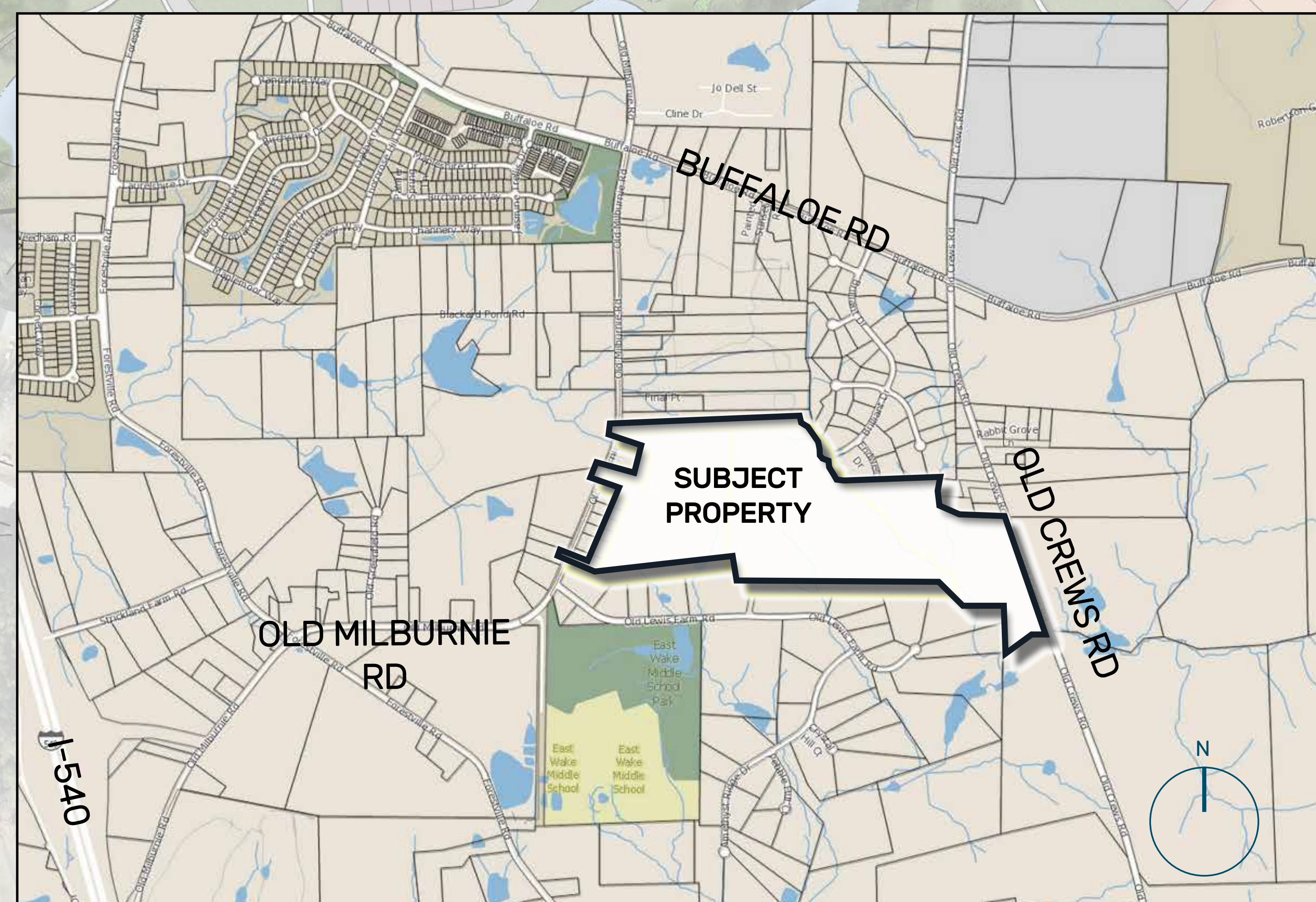
2021. 03. 05

Site Data Table	
Site Area	-97 Acres
Knightdale Zoning	RT
Existing Land Use	Single Family/ Agricultural
Proposed Land Use	SFD/Townhomes (PUD - GR3)
Proposed Units	267 Units
Single Family	177 Units
Townhomes	90 Units (Subject to PUD Approval)
Property Owner 1	Upchurch, Bradley I 2812 Old Milburnie Rd.
Property Owner 2	Carr, Charles H Carr, Patricia C 2824 Old Milburnie Rd.
Property Owner 3	WT Cary LLC, WG Partners 1712 Old Crews Rd.

Water Allocation Points	
Proposed Points	51 Points (15 Base Points + 36 Bonus Points)
Construct a fountain within the BMP	4 Points
Stormwater, Bioretention	5 Points
On-Street Public Parking	4 Points
Residential Architectural Standards	15 Points
Outdoor Display of Public Art (To be approved by Town Staff)	4 Points
IPEMA Certified Playground Equipment	4 Points

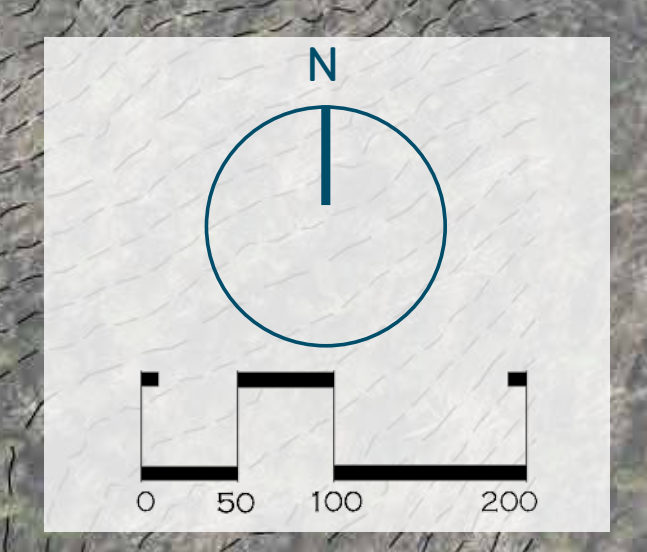
Open Space + Tree Save + Connectivity	
Total Open Space Required	439,140 sf (10.08 ac) (520x3.5x177) + (520x2.5x90)
Total Open Space Provided	1,342,658 sf (30.82 ac)
Passive Open Space Required	5.04 ac (50% of total required)
Passive Open Space Provided	18.45 ac
Active Open Space Required	5.04 ac (50% of total required)
Active Open Space Provided	12.38 ac
Tree Save - Perimeter of Site x 20'	245,720 sf (5.64 ac) (12,286 lf x 20')
Tree Save Provided	5.7 ac
Connectivity Required	1.4
Connectivity Provided	1.46 (22 Links/15 Node)

VICINITY MAP





OLD MILBURNIE RESIDENTIAL PUD ENVIRONMENTAL SURVEY





[A] OUTDOOR PAVILION



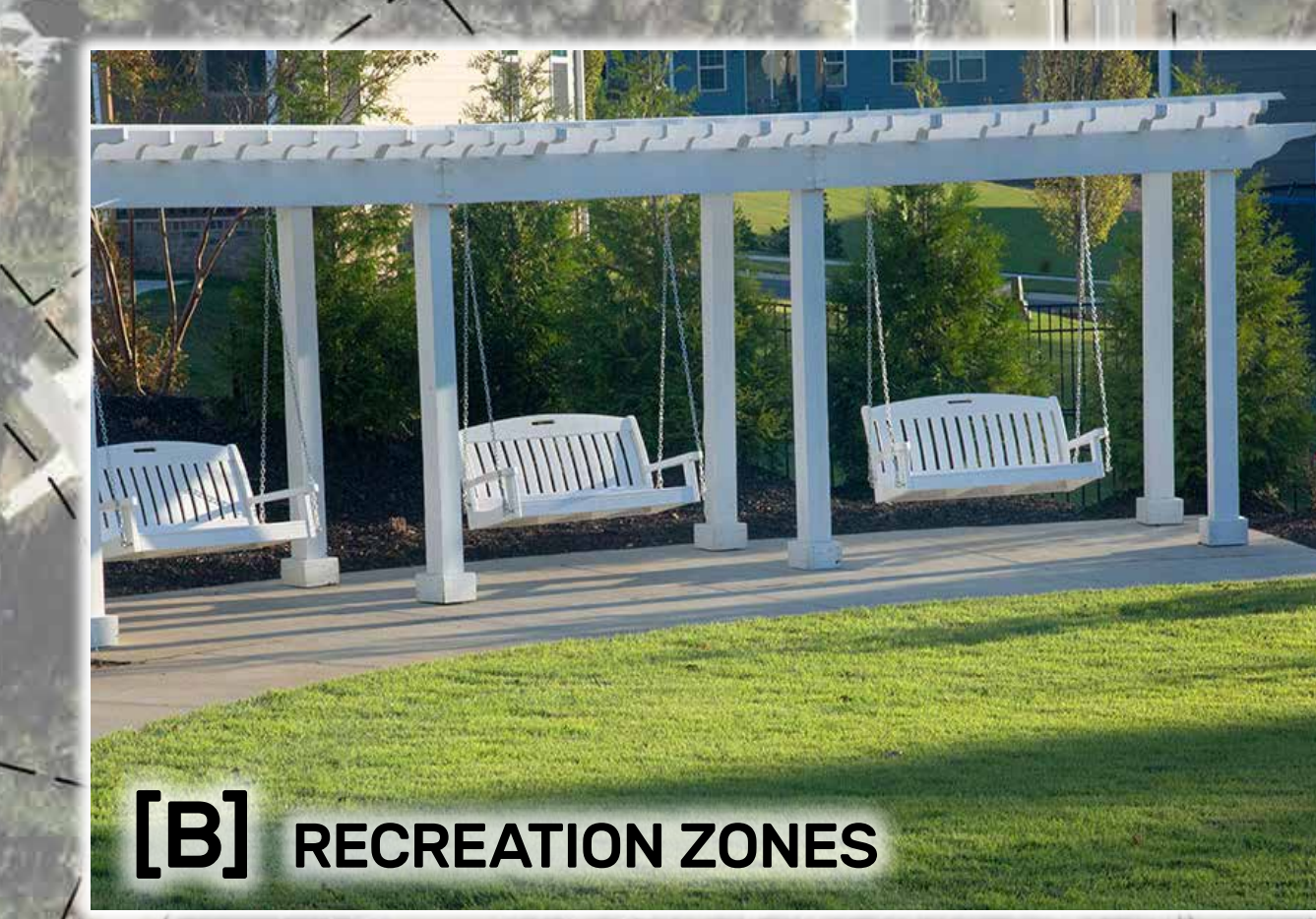
[A] OUTDOOR PAVILION



[A] FIRE PITS, SEATING, HAMMOCKS



[A] PEDESTRIAN COURTYARDS



[B] RECREATION ZONES



[B] RECREATION ZONES



[C] PLAYGROUNDS



[C] WALKING TRAILS



OLD MILBURNIE RESIDENTIAL PUD CONCEPTUAL MASTER PLAN



[C] PLAY LAWNS



[D] ENTRY MONUMENTATION



[D] ENTRY MONUMENTATION



[D] ENTRY MONUMENTATION



[D] ENTRY MONUMENTATION

