

# BUFFALOE RD ASSEMBLAGE

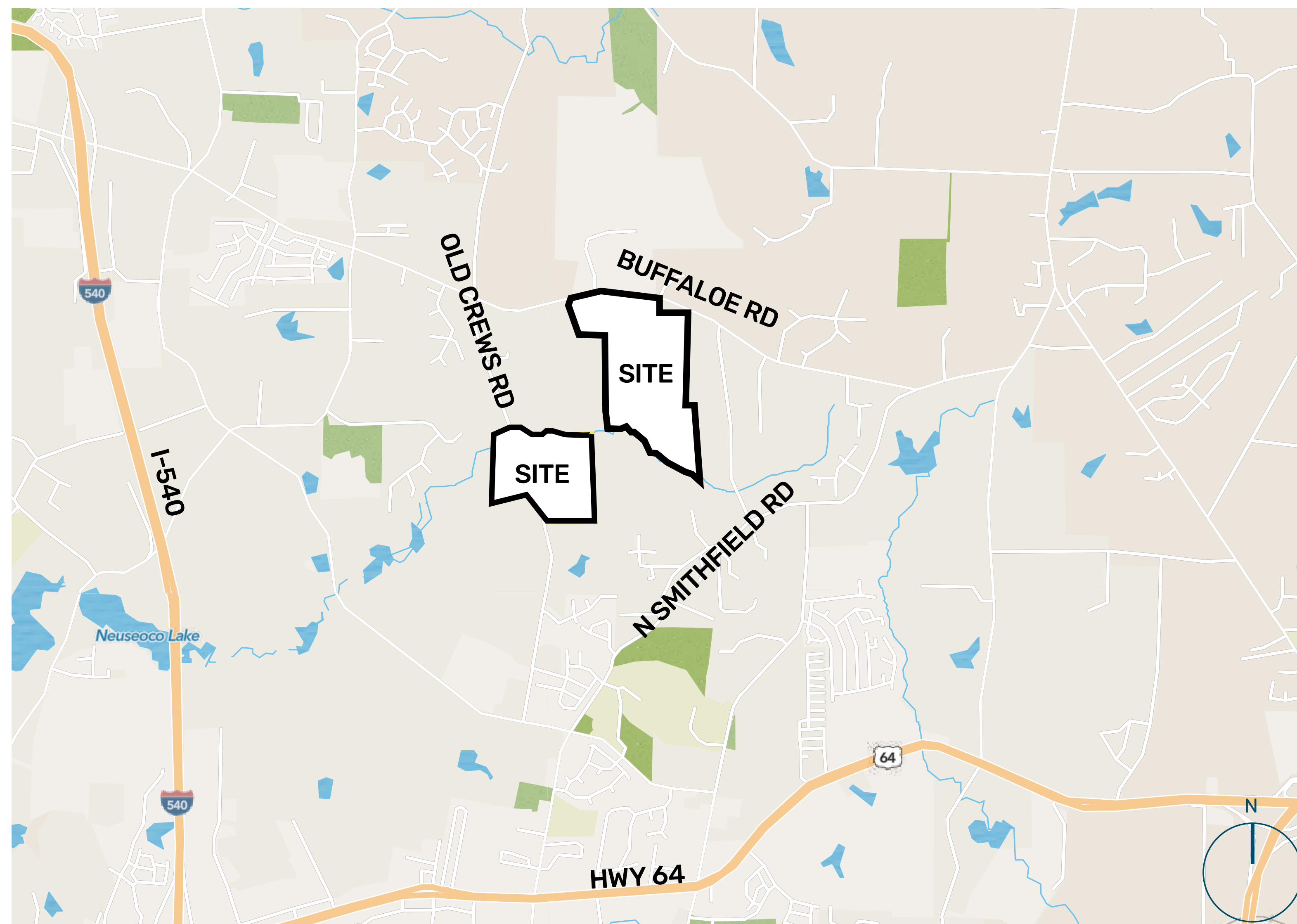
## PLANNED UNIT DEVELOPMENT > ENVIRONMENTAL SURVEY + CONCEPTUAL MASTER PLAN

2021. 12. 10

Site Data Table	
Site Area	+/- 286.4 Acres
Knightdale Zoning	Rural Transition (RT)
Existing Land Use	Vacant/Agricultural
Proposed Land Use	NMX - PUD
Watershed Classification	Lower Neuse River
Proposed Units	791 Units (+/-2.762 DU/A)
Single Family	629 Units (79.5%)
Townhomes	162 Units (20.5%)
Commercial	+/- 4.0 Acres
Property Owner 1	Buffalo Country LLC (PIN # 1755485119)
Property Owner 2	Water Tower LLC (PIN # 1755579649)
Property Owner 3	Saluda Properties LLC (PIN # 1755254643)
Property Owner 4	Grace D Ramsey (PIN # 1755466872)
Property Owner 5	OC 25 LLC (PIN # 1755155783)

Open Space + Tree Save + Connectivity	
Total Open Space Required	31.08 Acres
Total Open Space Provided	53.48 Acres
Additional Open Space Provided Within Floodplain and Riparian Buffer Zones	50.07 Acres
Passive Open Space Required	15.54 Acres (outside of floodplains and riparian buffers)
Passive Open Space Provided	37.88 Acres (outside of floodplains and riparian buffers)
Active Open Space Required	15.54 Acres
Active Open Space Provided	15.60 Acres
Tree Save - Perimeter of Site x 20'	429,240 sf or 9.85 Acres (21,462 Lf x 20')
Tree Save Provided	12 Acres (Area within floodway fringe)
Connectivity Required	1.5
Connectivity Provided	1.35 (96 Links/71 Nodes)

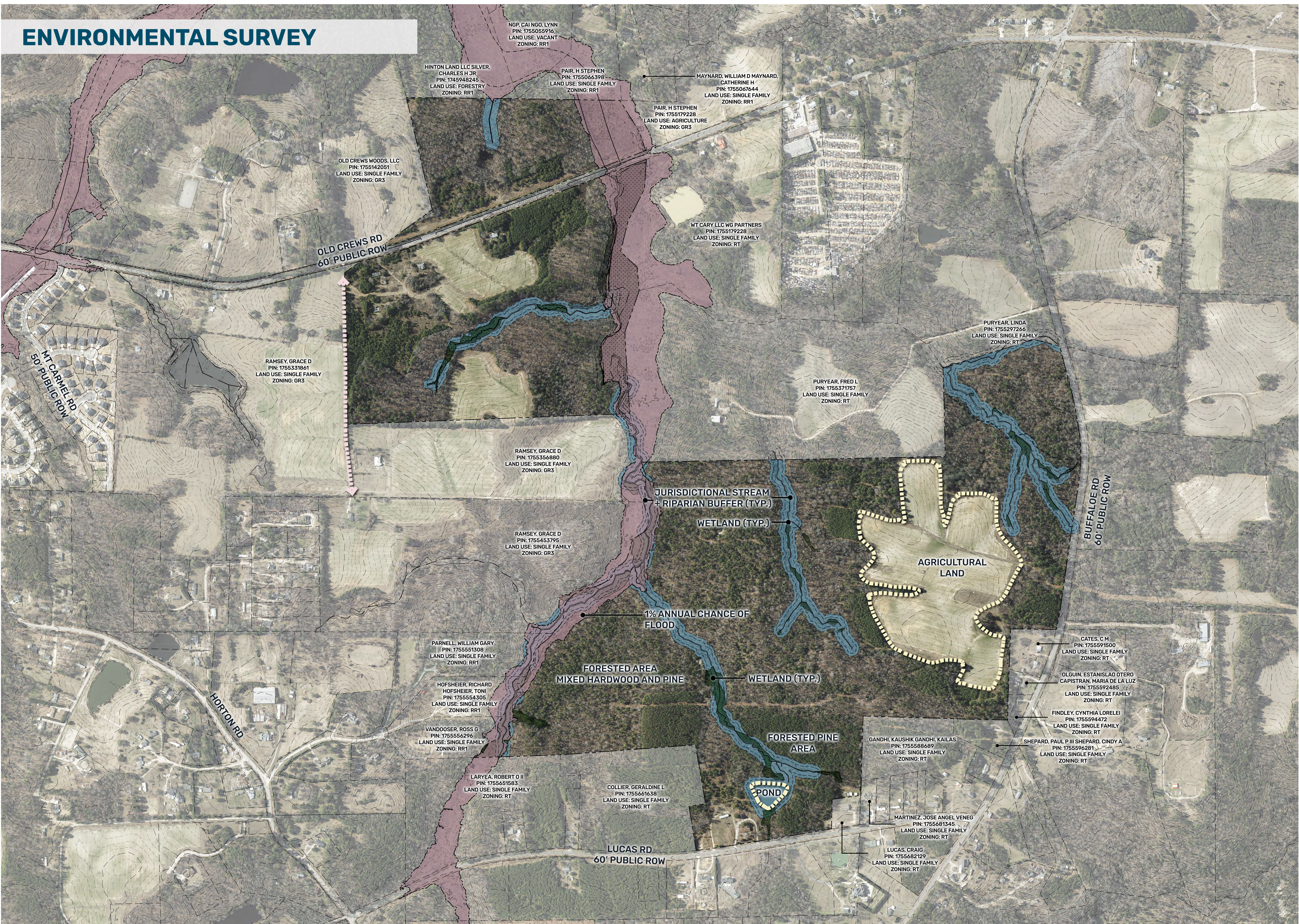
### VICINITY MAP



Water Allocation Points	
Proposed Points	65 Points (15 Base Points + 50 Bonus Points)
Construct a fountain within a BMP	4 Points
IPEMA Certified Playground Equipment	4 Points
On-Street Public Parking	4 Points
Residential Architectural Standards	15 Points
2 Pools (One Jr Olympic and One 4-lane lap pool)	8 Points
2 Clubhouses (Meeting space without kitchen, 1500-2499 square feet)	10 Points
2 patios (1 More than 2000 sq. ft and 1 more than 1000sq. ft.)	3 Points
Water Playground	2 Points



# ENVIRONMENTAL SURVEY



NGP, CAI NGO, LYNN  
PIN: 1755055916  
LAND USE: VACANT  
ZONING: RR1

HINTON LAND LLC SILVER,  
CHARLES H JR  
PIN: 1745949245  
LAND USE: FORESTRY  
ZONING: RR1

PAIR, H STEPHEN  
PIN: 1755066398  
LAND USE: SINGLE FAMILY  
ZONING: RR1

MAYNARD, WILLIAM D MAYNARD,  
CATHERINE H  
PIN: 1755067644  
LAND USE: SINGLE FAMILY  
ZONING: RR1

PAIR, H STEPHEN  
PIN: 1755179228  
LAND USE: AGRICULTURE  
ZONING: GR3

OLD CREWS WOODS, LLC  
PIN: 1755142051  
LAND USE: SINGLE FAMILY  
ZONING: GR3

WT CARY LLC WG PARTNERS  
PIN: 1755179228  
LAND USE: SINGLE FAMILY  
ZONING: RT

PURYEAR, LINDA  
PIN: 1755297266  
LAND USE: SINGLE FAMILY  
ZONING: RT

RAMSEY, GRACE D  
PIN: 1755331861  
LAND USE: SINGLE FAMILY  
ZONING: GR3

PURYEAR, FRED L  
PIN: 1755371757  
LAND USE: SINGLE FAMILY  
ZONING: RT

RAMSEY, GRACE D  
PIN: 1755356880  
LAND USE: SINGLE FAMILY  
ZONING: GR3

JURISDICTIONAL STREAM  
+ RIPARIAN BUFFER (TYP.)

WETLAND (TYP.)

RAMSEY, GRACE D  
PIN: 1755453795  
LAND USE: SINGLE FAMILY  
ZONING: GR3

1% ANNUAL CHANCE OF  
FLOOD

FORESTED AREA  
MIXED HARDWOOD AND PINE

WETLAND (TYP.)

AGRICULTURAL  
LAND

PARNELL, WILLIAM GARY  
PIN: 1755551308  
LAND USE: SINGLE FAMILY  
ZONING: RR1

HOFSCHEIER, RICHARD  
HOFSCHEIER, TONI  
PIN: 1755554305  
LAND USE: SINGLE FAMILY  
ZONING: RR1

VANDOSER, ROSS G  
PIN: 1755556296  
LAND USE: SINGLE FAMILY  
ZONING: RR1

LARVEA, ROBERT O II  
PIN: 1755651583  
LAND USE: SINGLE FAMILY  
ZONING: RT

COLLIER, GERALDINE L  
PIN: 1755661638  
LAND USE: SINGLE FAMILY  
ZONING: RT

GANDHI, KAUSHIK GANDHI, KAILAS  
PIN: 1755688689  
LAND USE: SINGLE FAMILY  
ZONING: RT

CATES, C M  
PIN: 1755591500  
LAND USE: SINGLE FAMILY  
ZONING: RT

OLGUIN, ESTANISLAO OTERO  
CAPISTRAN, MARIA DE LA LUZ  
PIN: 1755592495  
LAND USE: SINGLE FAMILY  
ZONING: RT

FINDLEY, CYNTHIA LORELEI  
PIN: 1755594472  
LAND USE: SINGLE FAMILY  
ZONING: RT

SHEPARD, PAUL P III SHEPARD, CINDY A  
PIN: 1755596281  
LAND USE: SINGLE FAMILY  
ZONING: RT

MARTINEZ, JOSE ANGEL VENEG  
PIN: 1755681345  
LAND USE: SINGLE FAMILY  
ZONING: RT

LUCAS, CRAIG  
PIN: 1755682129  
LAND USE: SINGLE FAMILY  
ZONING: RT

LUCAS RD  
60' PUBLIC ROW

BUFFALO RD  
60' PUBLIC ROW

MT CARMEL RD  
60' PUBLIC ROW

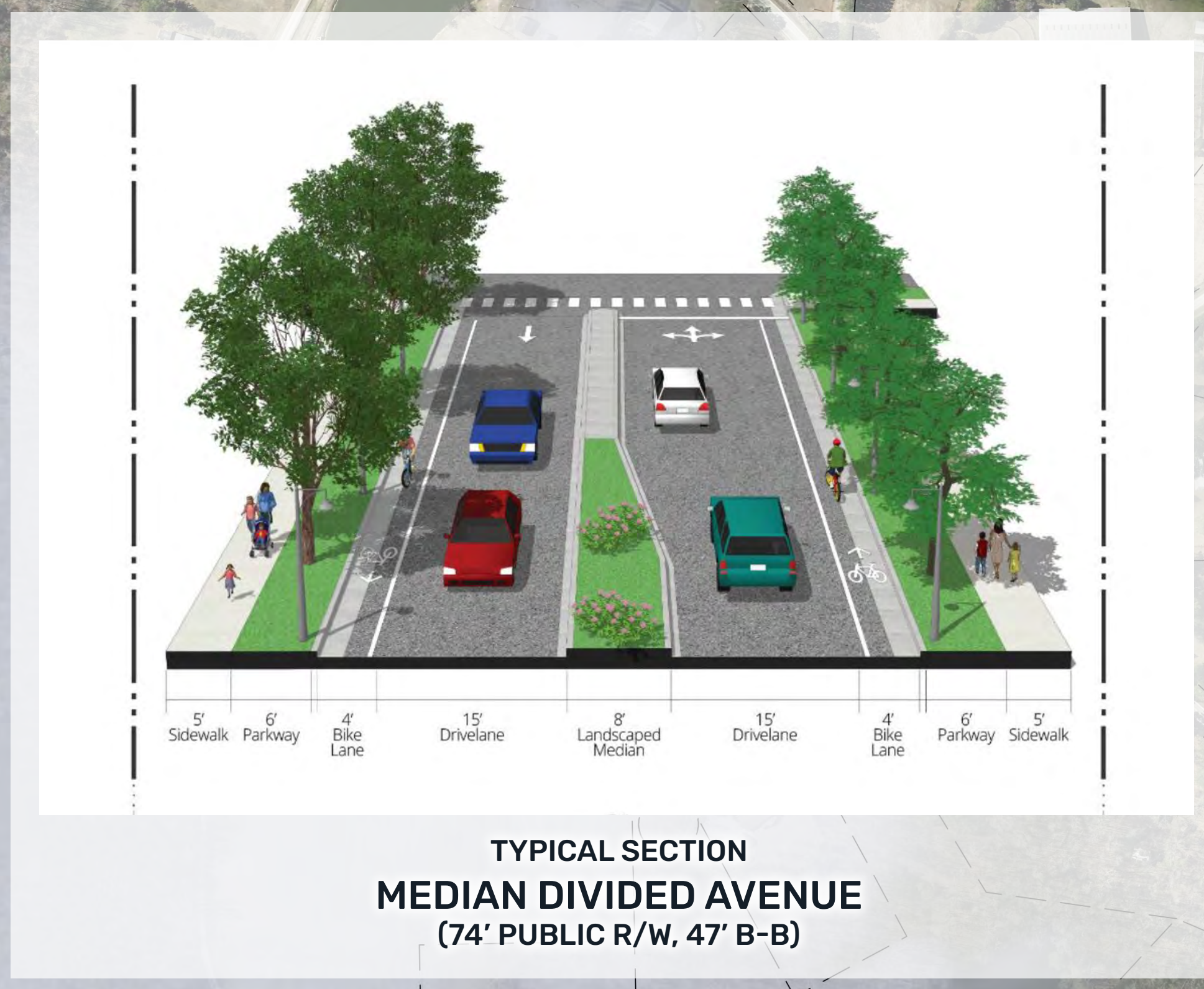
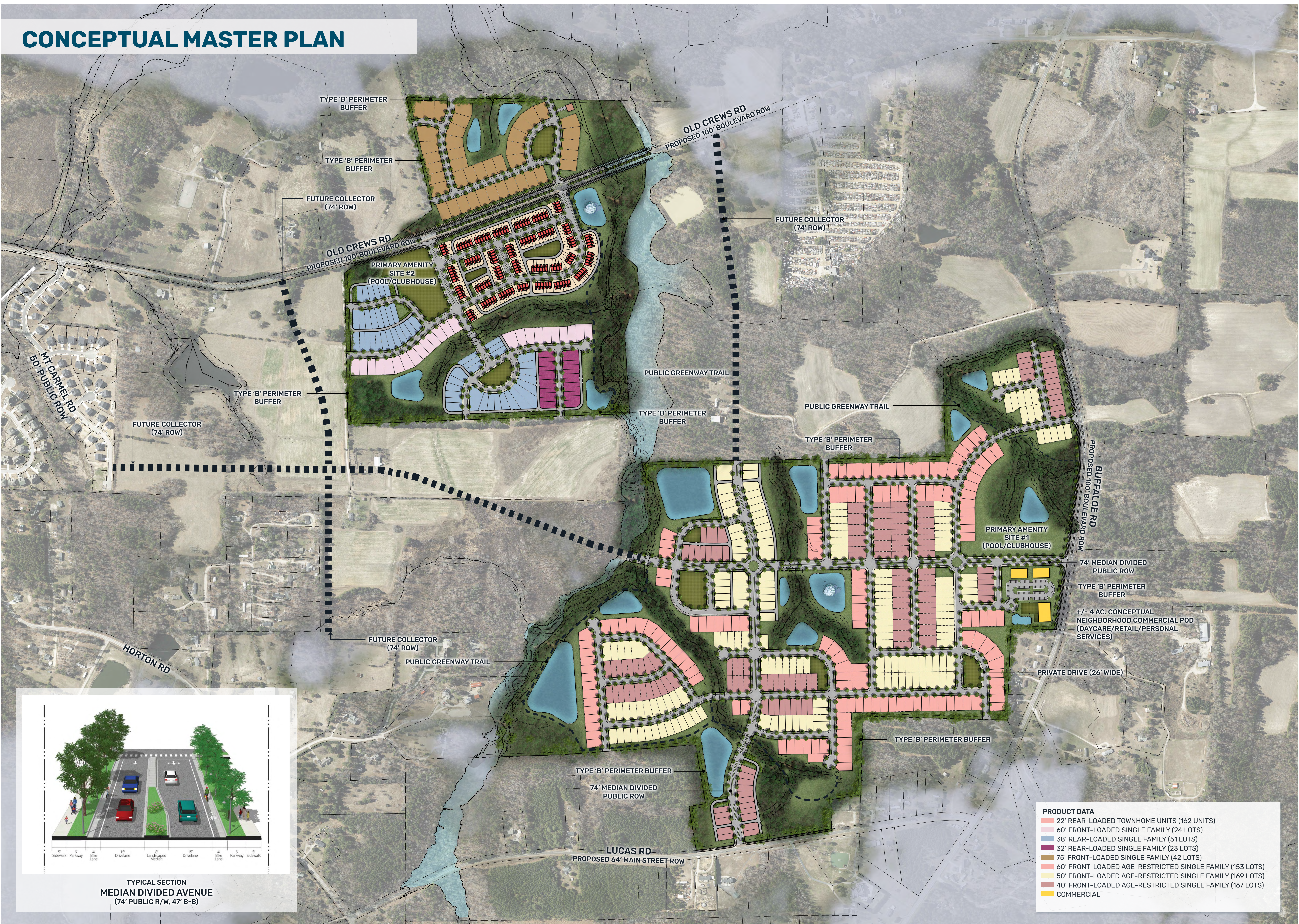
HORTON RD

OLD CREWS RD  
60' PUBLIC ROW

FORESTED PINE  
AREA

POND

# CONCEPTUAL MASTER PLAN



**PRODUCT DATA**

- 22' REAR-LOADED TOWNHOME UNITS (162 UNITS)
- 60' FRONT-LOADED SINGLE FAMILY (24 LOTS)
- 38' REAR-LOADED SINGLE FAMILY (51 LOTS)
- 32' REAR-LOADED SINGLE FAMILY (23 LOTS)
- 75' FRONT-LOADED SINGLE FAMILY (42 LOTS)
- 60' FRONT-LOADED AGE-RESTRICTED SINGLE FAMILY (153 LOTS)
- 50' FRONT-LOADED AGE-RESTRICTED SINGLE FAMILY (169 LOTS)
- 40' FRONT-LOADED AGE-RESTRICTED SINGLE FAMILY (167 LOTS)
- COMMERCIAL