

# BUFFALOE RD ASSEMBLAGE

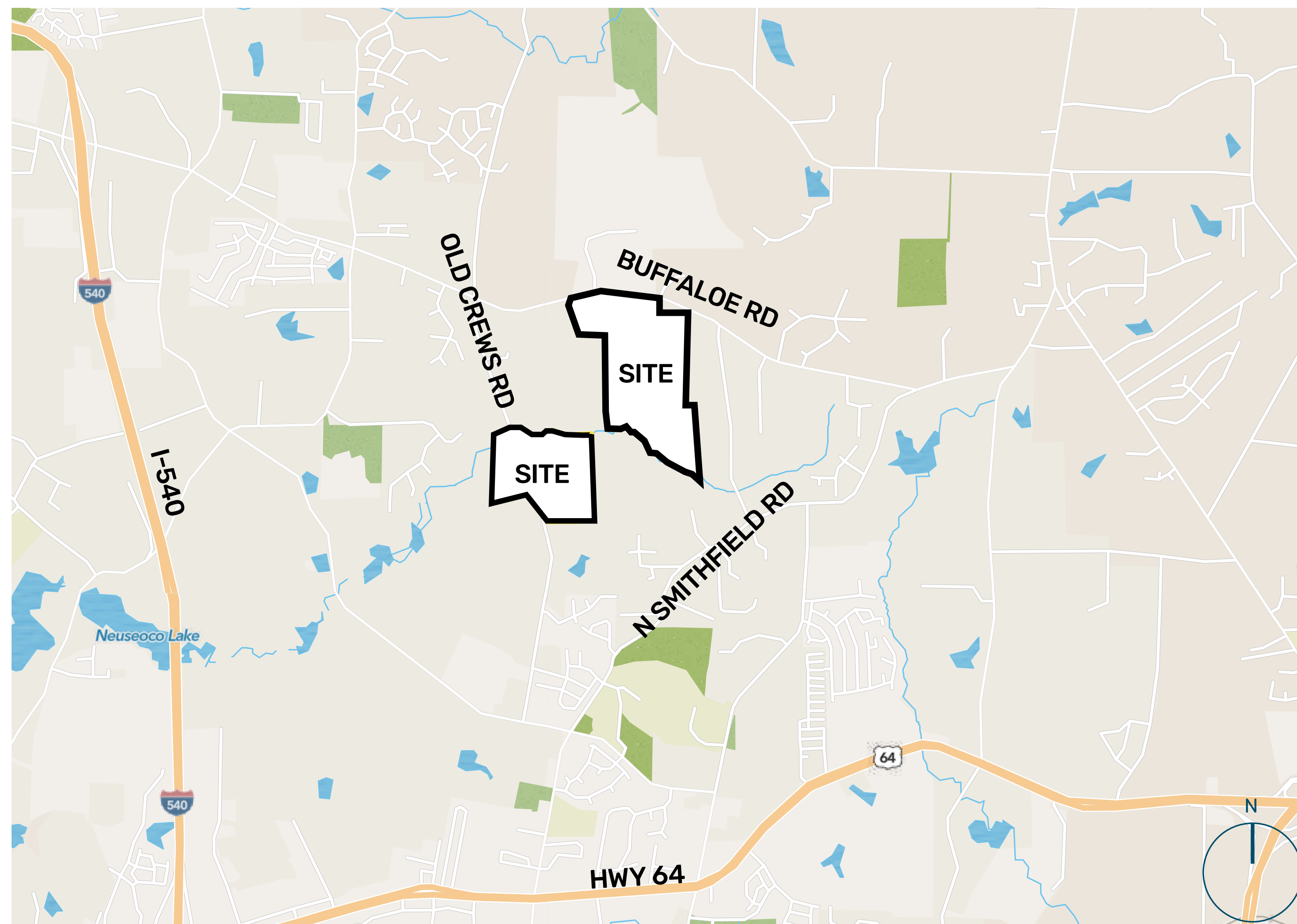
## SKETCH PLAN FOR PLANNED UNIT DEVELOPMENT > ENVIRONMENTAL SURVEY + CONCEPTUAL MASTER PLAN

2022. 01. 13

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

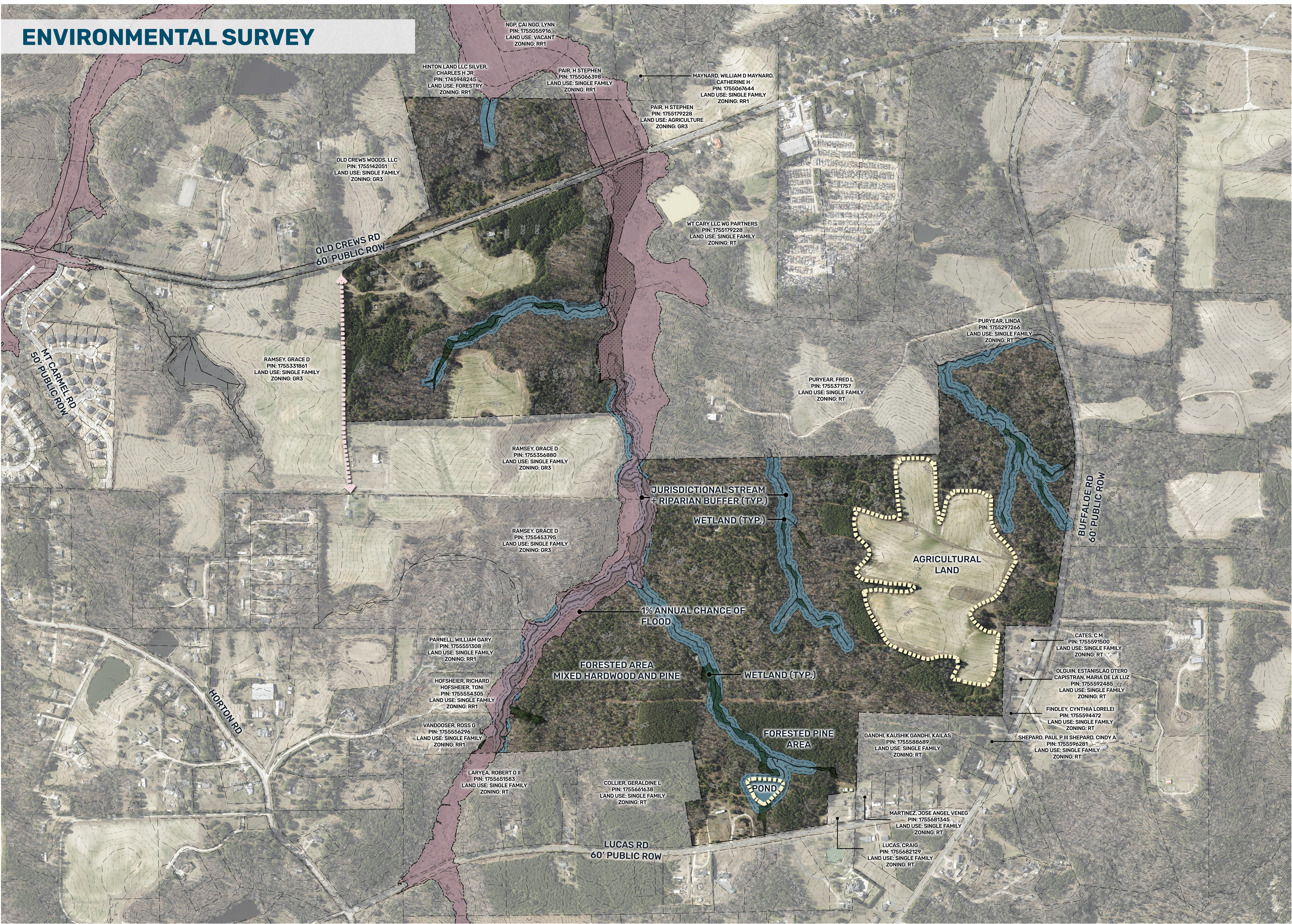


Water Allocation Points	
Proposed Points	65 Points (15 Base Points + 50 Bonus Points)
Construct a fountain within a BMP	4 Points
IPEMA Certified Playground Equipment	4 Points
On-Street Public Parking	4 Points
Residential Architectural Standards	15 Points
2 Pools (One Jr Olympic and One 4-lane lap pool)	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

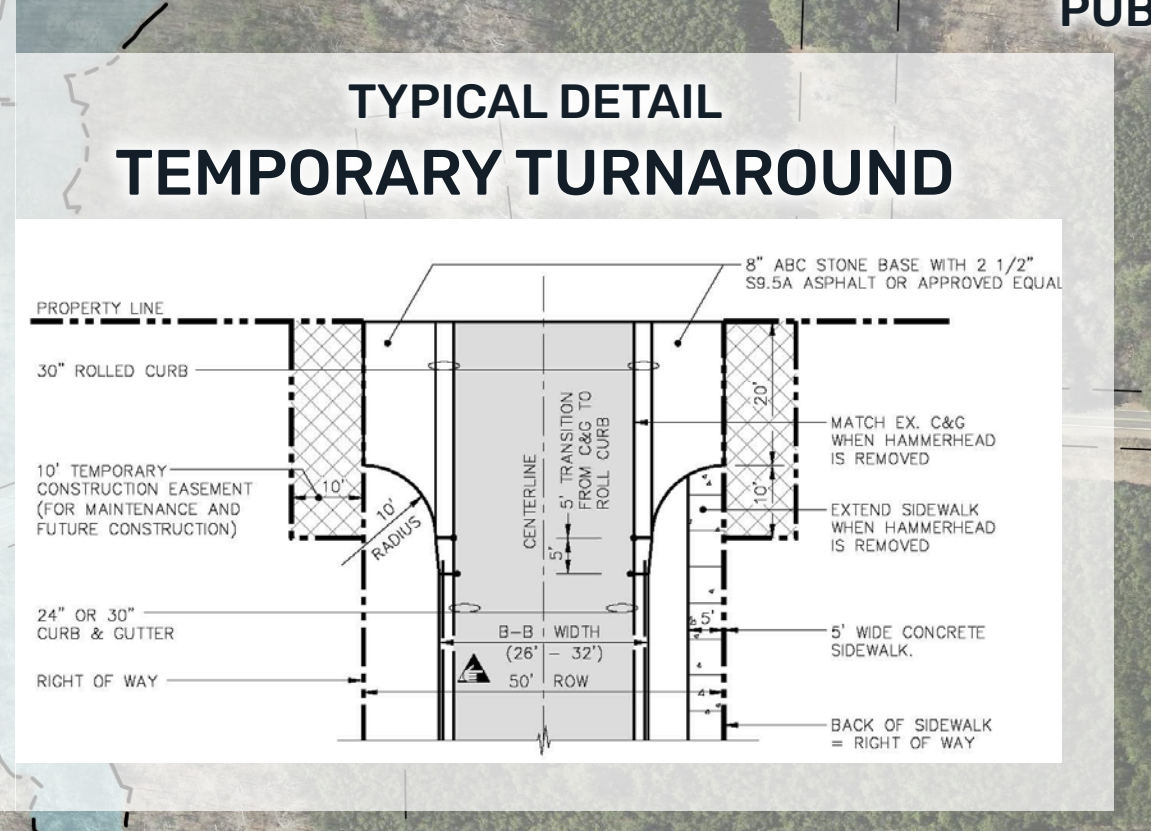
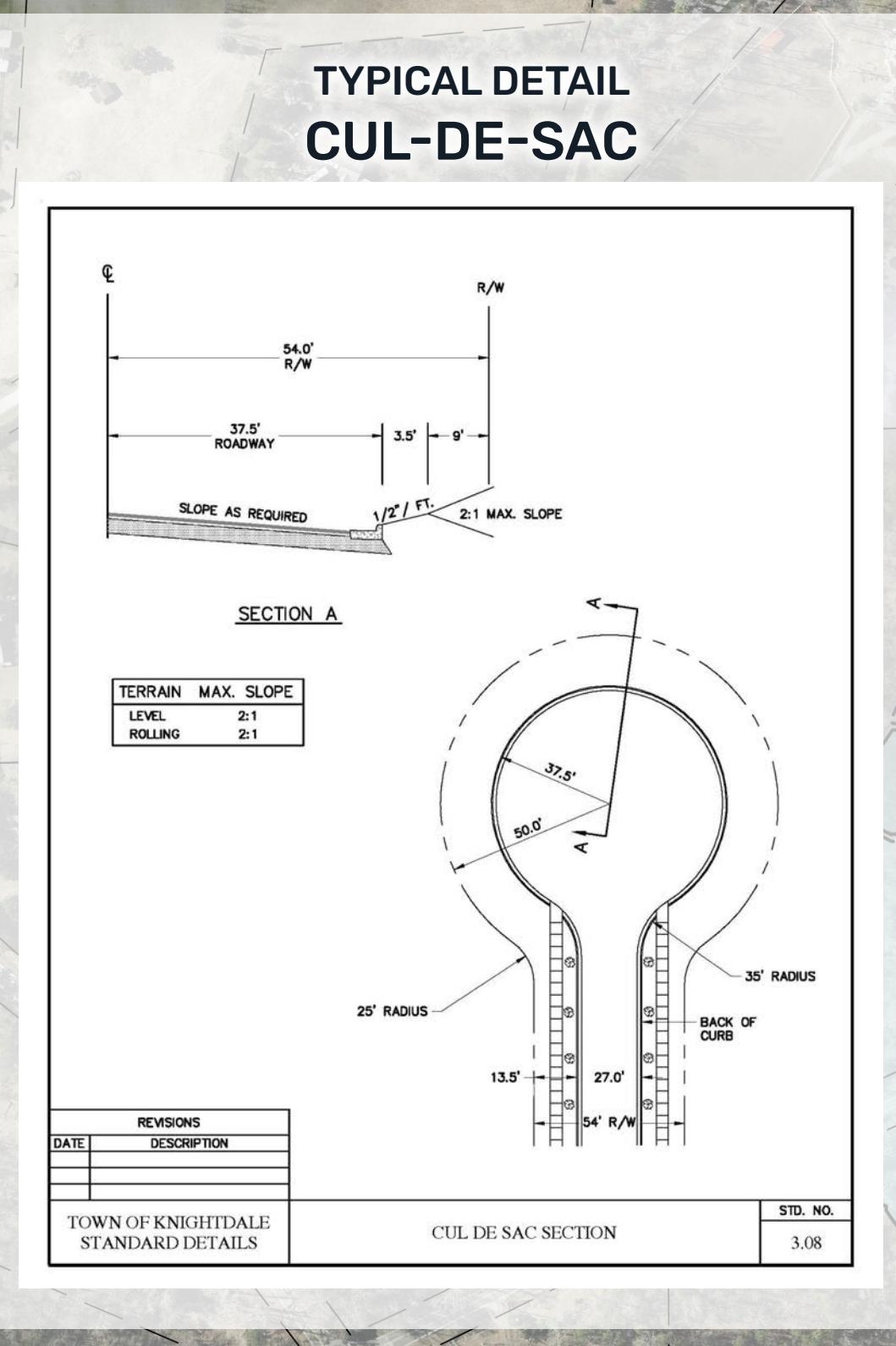
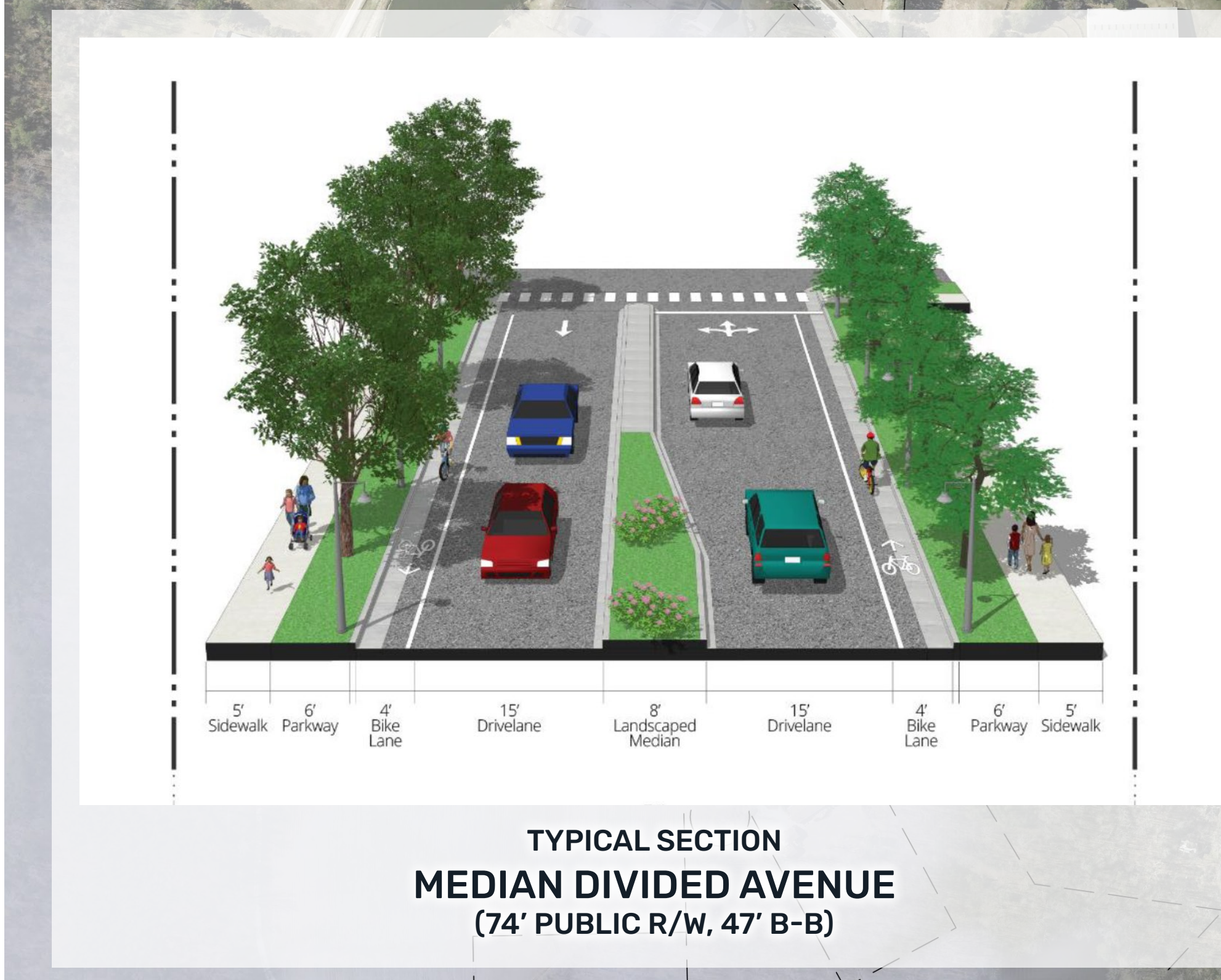
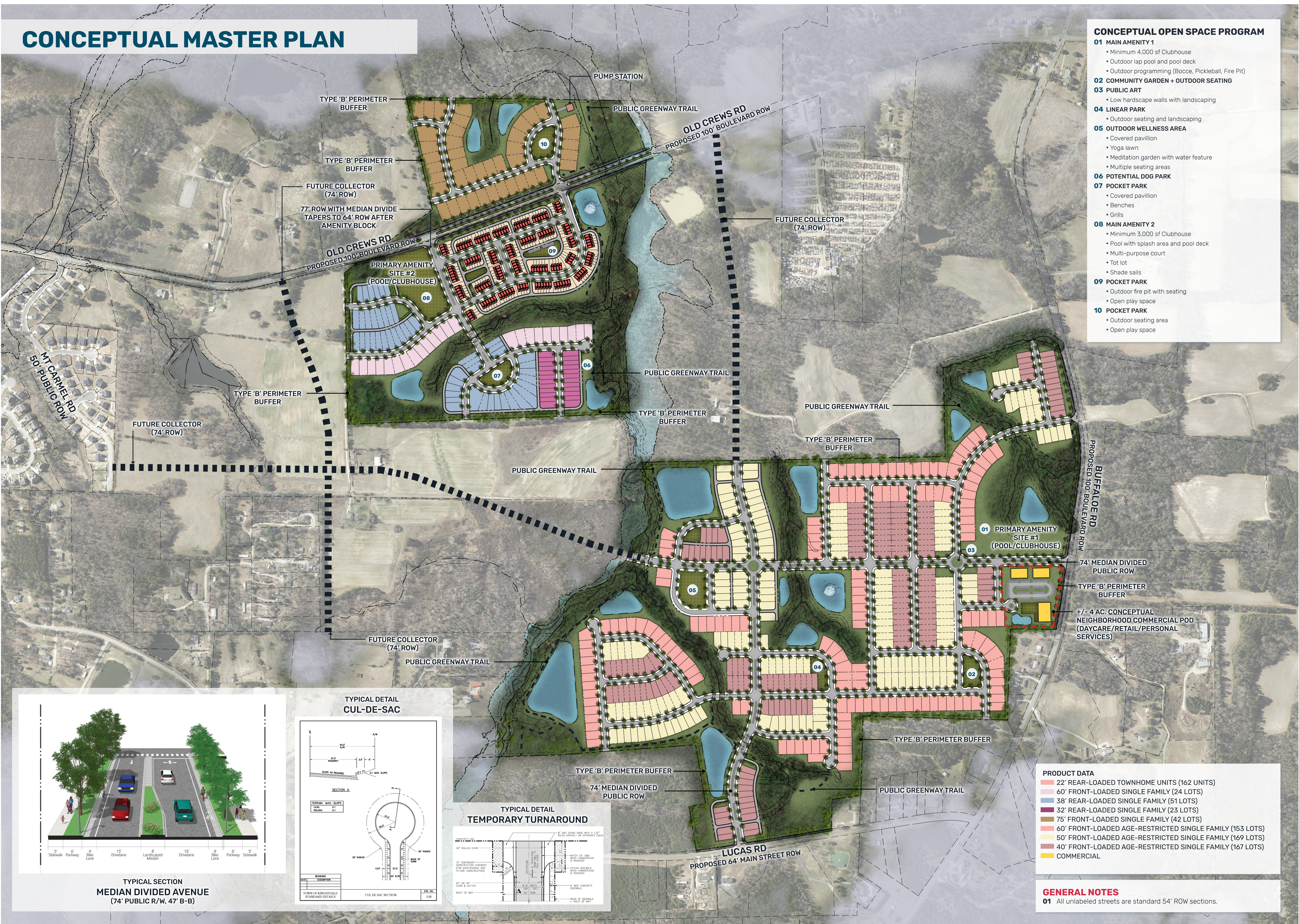




# CONCEPTUAL MASTER PLAN

## CONCEPTUAL OPEN SPACE PROGRAM

- 01 MAIN AMENITY 1**
  - Minimum 4,000 sf Clubhouse
  - Outdoor lap pool and pool deck
  - Outdoor programming (Bocce, Pickleball, Fire Pit)
- 02 COMMUNITY GARDEN + OUTDOOR SEATING**
- 03 PUBLIC ART**
  - Low hardscape walls with landscaping
- 04 LINEAR PARK**
  - Outdoor seating and landscaping
- 05 OUTDOOR WELLNESS AREA**
  - Covered pavilion
  - Yoga lawn
  - Meditation garden with water feature
  - Multiple seating areas
- 06 POTENTIAL DOG PARK**
- 07 POCKET PARK**
  - Covered pavilion
  - Benches
  - Grills
- 08 MAIN AMENITY 2**
  - Minimum 3,000 sf Clubhouse
  - Pool with splash area and pool deck
  - Multi-purpose court
  - Tot lot
  - Shade sails
- 09 POCKET PARK**
  - Outdoor fire pit with seating
  - Open play space
- 10 POCKET PARK**
  - Outdoor seating area
  - Open play space



**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

**GENERAL NOTES**

01 All unlabeled streets are standard 54' ROW sections.