



SITE DATA

TAX PARCEL ID #: 1755757607
 TOTAL SITE AREA: ± 41 AC
 EXISTING ZONING: RR1
 PROPOSED ZONING: RMX-PUD

DEVELOPMENT SUMMARY

RESIDENTIAL MIX

- 80' WIDE SINGLE FAMILY - 23 PARCELS
- 50' WIDE SINGLE FAMILY FRONT LOADED - 25 PARCELS
- 32' X 70' WIDE SINGLE FAMILY REAR LOADED - 72 PARCELS
- TOWNHOMES - 27 UNITS
- TOTAL - 147 DWELLING UNITS

COMMERCIAL

- ± 1.5 AC OUTPARCEL

OPEN SPACE:

- OPEN SPACE REQUIRED ± 5.8 AC (50% PASSIVE - 50% ACTIVE)
- OPEN SPACE PROVIDED ± 9.8 AC

CONNECTIVITY INDEX

- LINKS - 32
- NODES - 25
- 31/25 = 1.24
- LAND USE ADMIN. AWARD (GREENWAY) + 0.03

CONNECTIVITY INDEX = 1.27*

*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

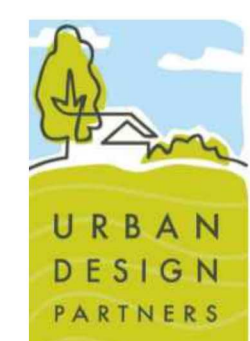
WATER ALLOCATION POINTS

BASE POINTS - 50 POINTS
 PRIVATE GREENWAY - 3 POINTS
 RESIDENTIAL ARCHITECTURAL STANDARDS - 15 POINTS

TOTAL - 68 POINTS

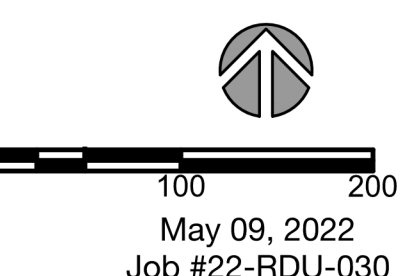
NOTES

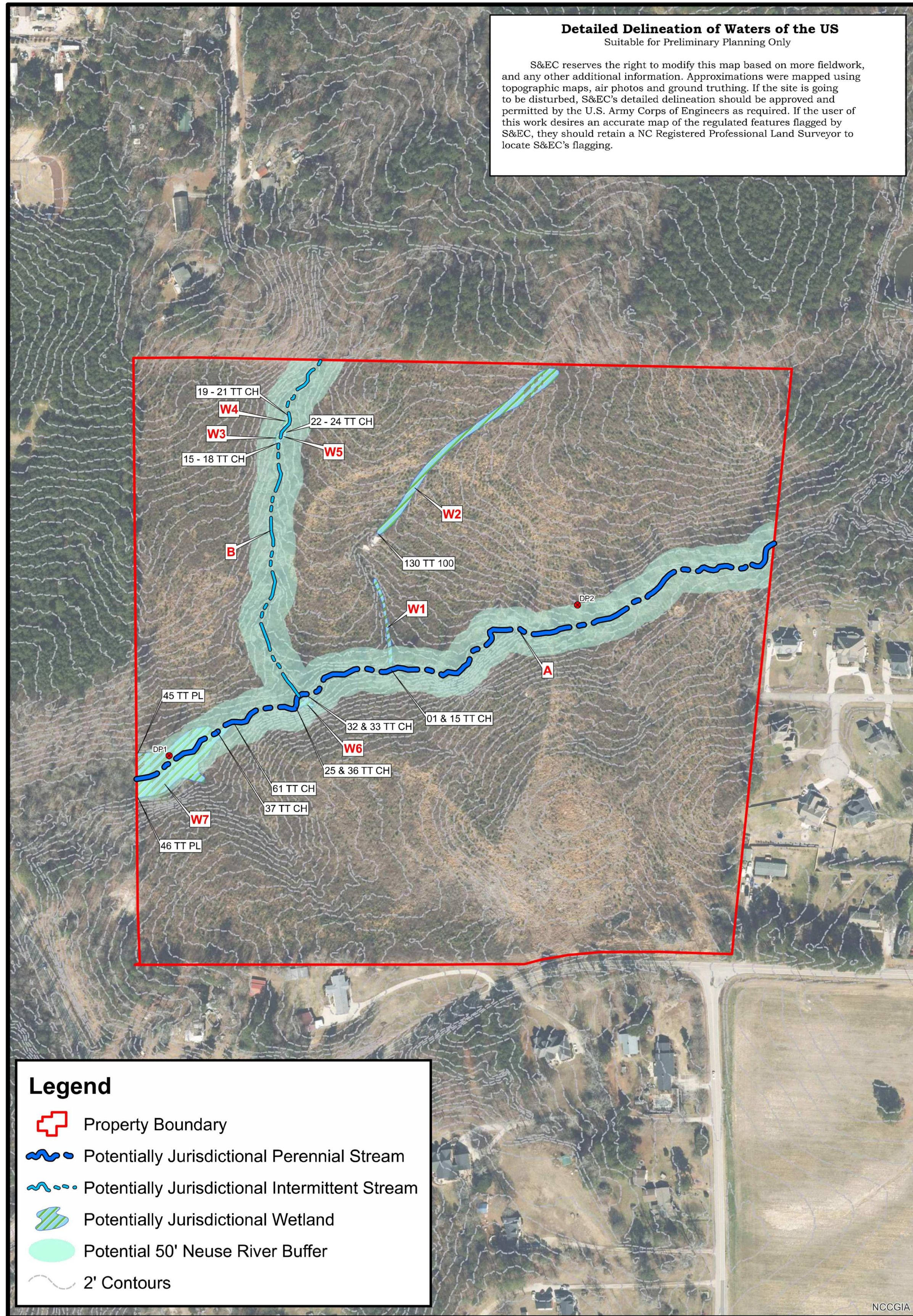
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DEMENT FARMS MIXED USE | SKETCH PLAN

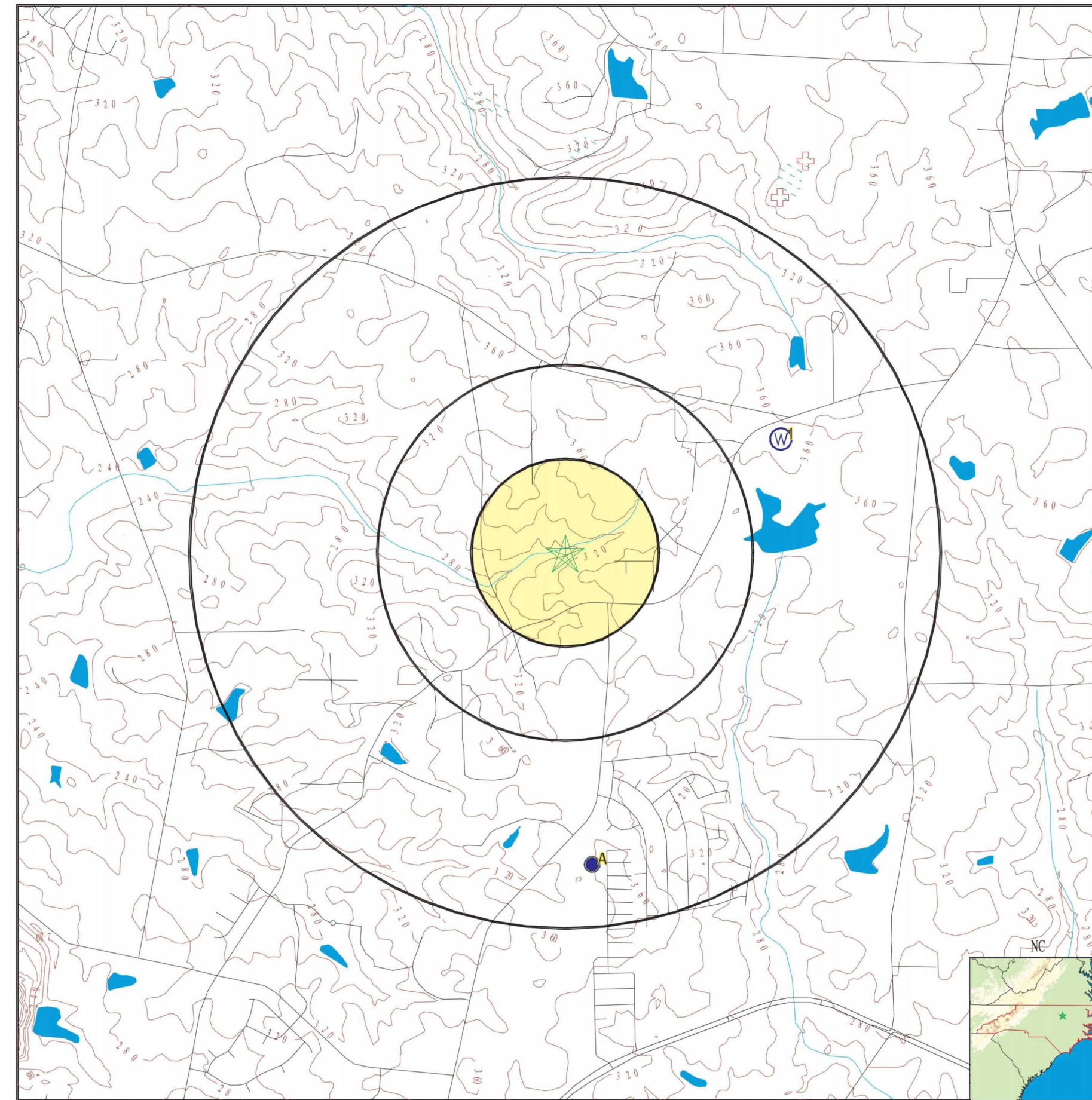
KNIGHTDALE, NC





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

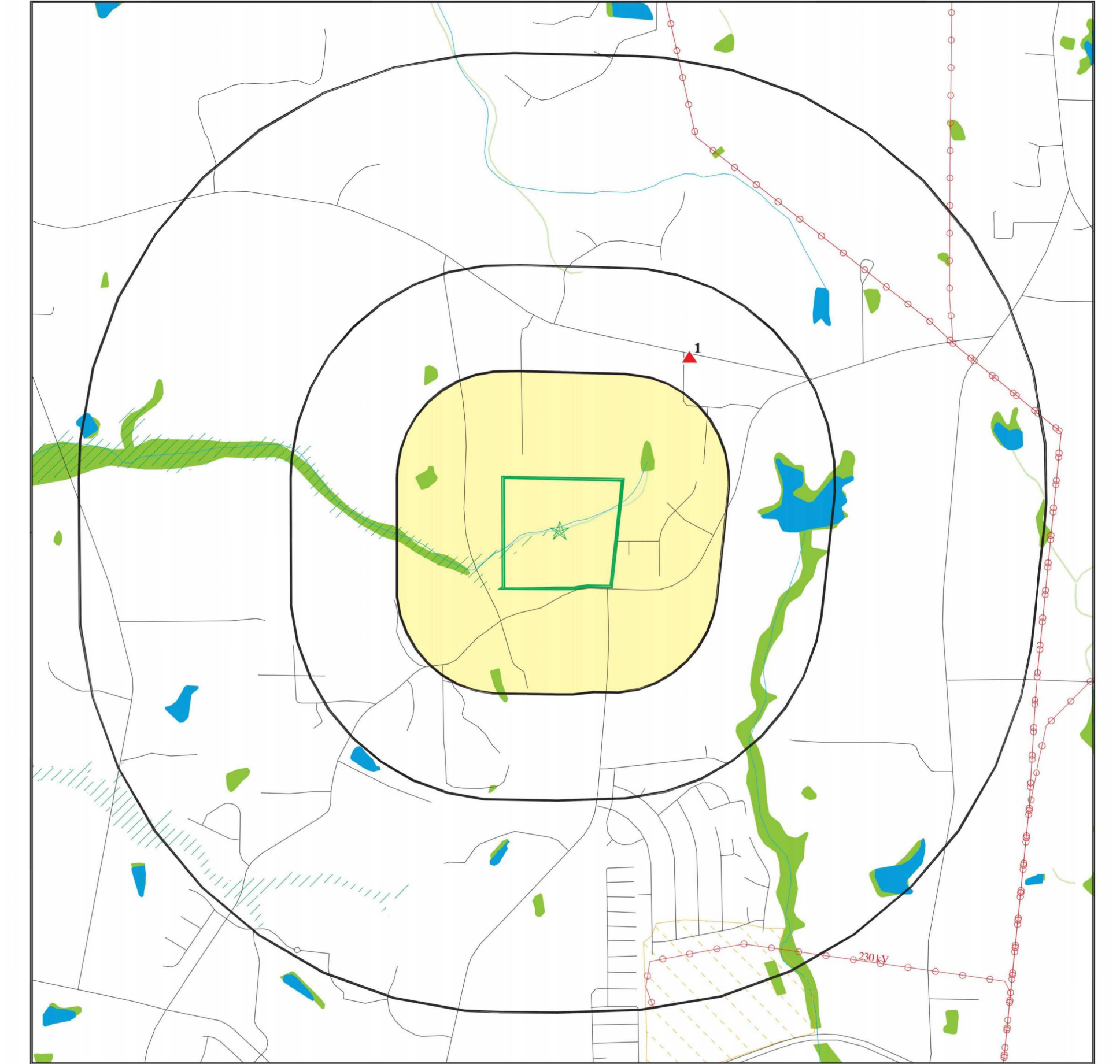
PHYSICAL SETTING SOURCE MAP - 6843488.2s



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



SITE NAME: Horton Road ADDRESS: Lucas Rd LAT/LONG: 35.825205 / 78.467998	CLIENT: Geo-Technology Associates Inc. CONTACT: Evan Harro INQUIRY #: 6843488.2s DATE: February 02, 2022 2:59 pm
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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.

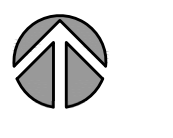
NOTES

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DEMENT FARMS MIXED USE | ENVIRONMENTAL SURVEY

KNIGHTDALE, NC



May 09, 2022
Job #22-RDU-030