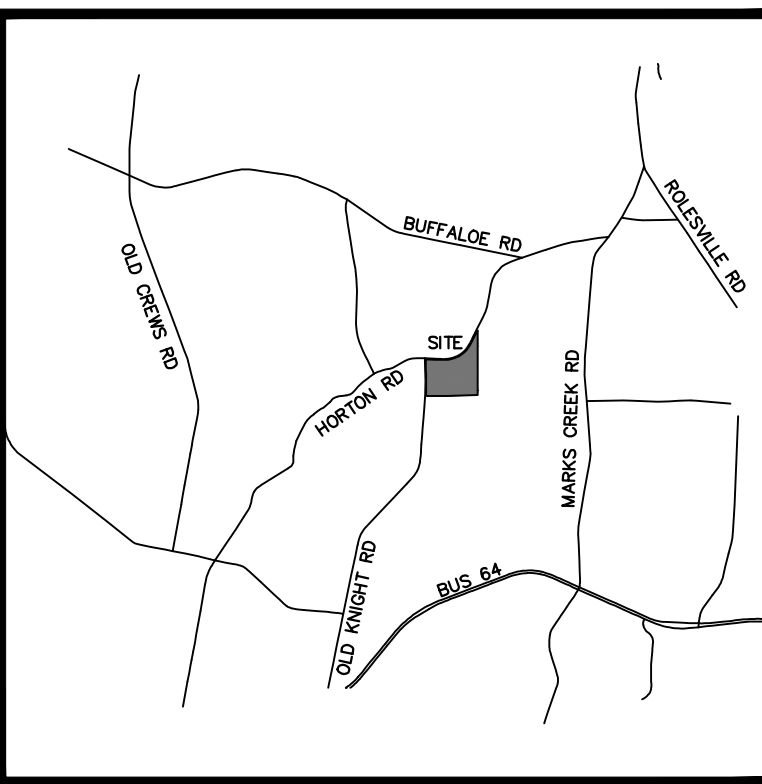


WATER ALLOCATION COMPLIANCE	PTS
BASE POINTS - MAJOR SUBDIVISION	15
PH 1&2 RESORT STYLE POOL	2
PH 1&2 DECK/PATIO GREATER THAN 3,000 SF	3
PH 1&2 WATER APPARATUS	2
PH 1&2 CLUBHOUSE W/ BATHHOUSE ONLY	3
ARCHITECTURAL	15
IPEMA CERTIFIED PLAYGROUND EQUIPMENT	4
ON-STREET PARKING	4
ENHANCED ROADSIDE LANDSCAPE	2
TOTAL	50

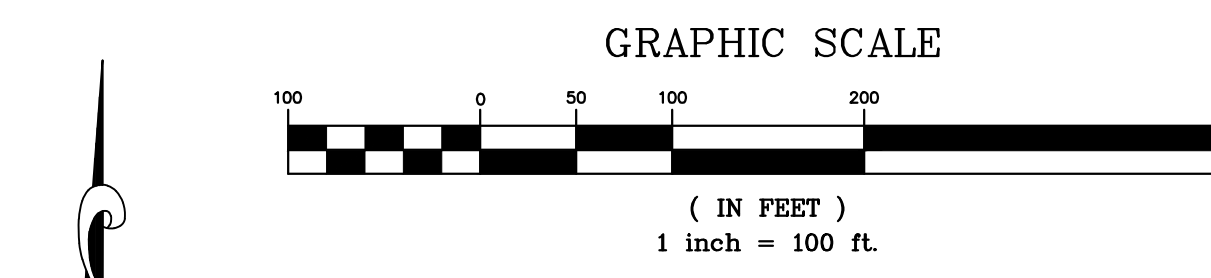
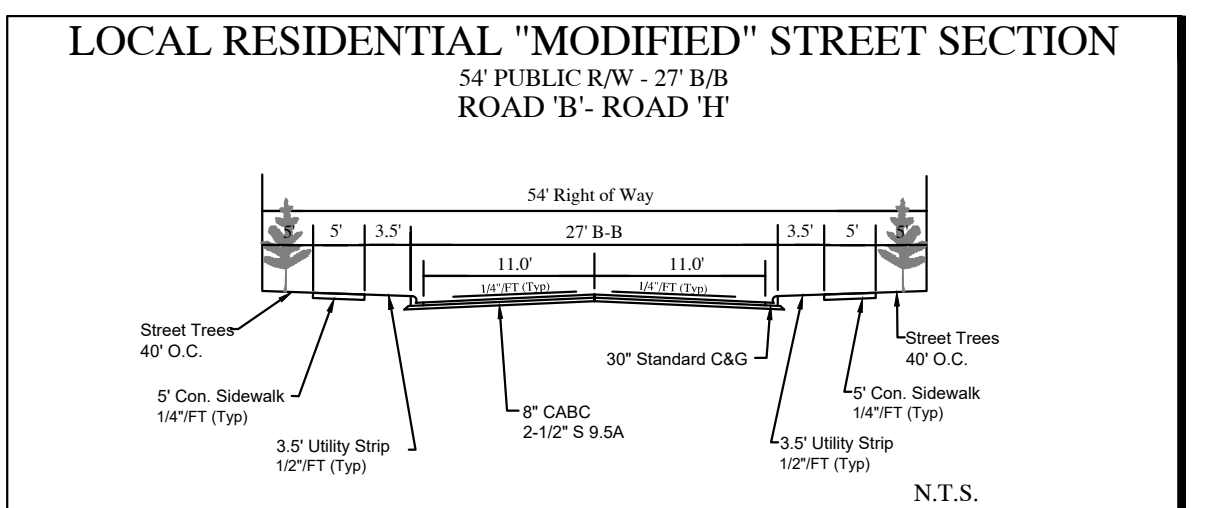
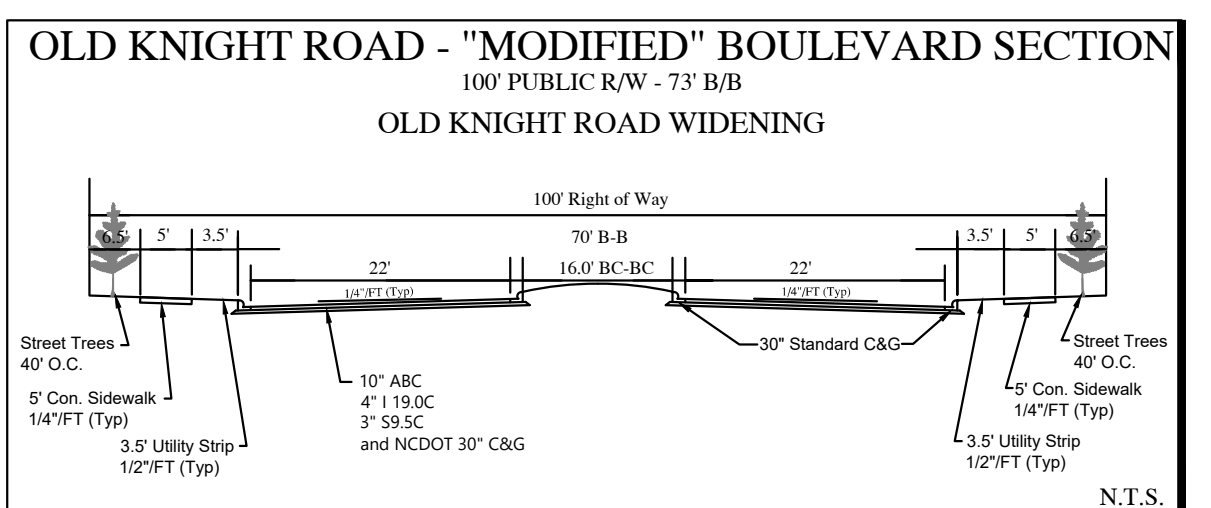
LEGEND

- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- WETLANDS
- PRIVATE GREEWAY TRAIL



SITE DATA

SUBDIVISION NAME:	HAYWOOD GLEN SUBDIVISION - PHASE 4
OWNER:	D.R. HORTON - TERRAMOR, LLC 7208 FALLS OF NEUSE ROAD, SUITE 201 RALEIGH, NC 27615 PHONE: (919)792-3745 CONTACT: CAMERON JONES
PIN NO:	1755-04-94-0339
SITE ADDRESS:	2016 HORTON ROAD
TOWNSHIP:	ST. MATTHEWS
TOTAL TRACT AREA:	33.245 AC
EXISTING ZONING:	RR1
EXISTING LAND USE:	VACANT
PROPOSED ZONING:	GR3
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL
EXISTING STRUCTURES:	NONE
TOTAL PROPERTY ACREAGE:	44.01 AC
TOTAL UNITS PROPOSED:	112 FRONT LOADED = 51 REAR LOADED = 61
DENSITY CALCULATIONS:	
TOTAL RESIDENTIAL PROPERTY AREA:	36.30 AC
TOTAL UNITS PROVIDED:	(112 UNITS/33.245 AC) = 3.37 UNITS/AC
OPEN SPACE CALCULATIONS:	
OPEN SPACE REQUIRED:	3.51 AC
TOTAL BEDS OUTSIDE 1/2 MILE	392 BEDS (112 UNITS*3.5 UNITS/BED)
OPEN SPACE CALCULATION	392 BEDS*520 SF(FIG. 7.3B) = 203,840 SF
OPEN SPACE REDUCTION	203,840 SF -25% = 152,880 SF OR 3.51 AC
ACTIVE SPACE REQUIRED:	1.76 AC (0.5*3.51 AC)
PASSIVE SPACE REQUIRED:	1.75 AC (0.5*3.51 AC)
OPEN SPACE PROVIDED:	4.74 AC
ACTIVE SPACE	2.73 AC
PASSIVE SPACE	2.01 AC
WETLAND IMPACT	0.39 AC



FOR REVIEW ONLY - NOT FOR CONSTRUCTION
PLAN IS SUBJECT TO REVISIONS DURING THE CONSTRUCTION APPROVAL PROCESS

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HAYWOOD GLEN SUBDIVISION
TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
PHASE 4
SKETCH PLAN

DATE: 04/27/2021
REVISION: 1. PER TDK SP COMMENTS
NO. 1. PER TDK SP COMMENTS

PREPARED FOR: TERRAMOR, LLC
1611 JONES FRANKLIN ROAD, SUITE 101
RALEIGH, NC 27615
DATE: 02-24-2021

PROJECT NUMBER: 981-20
PROJECT DESIGNER: IRIS A. MITCHELL
PROJECT SUPERVISOR: CAMERON JONES, MOSS & PANCIERA, PC

DRAWING SHEET: C-1.0
PROJECT NUMBER: 981-20

E:\981 - 999 - Projects\981-20 Haywood Glen North\Sketch Plan\981-20_03101.dwg Apr 01, 2021 - 12:32pm Bjt@spg.com