

Prepared by and after recording return to:
Michael F. King
K&L Gates LLP
4350 Lassiter at North Hills Avenue, Suite 300
Raleigh, NC 27609

NORTH CAROLINA

WAKE COUNTY

**PARKSTONE SUBDIVISION
AMENDMENT TO UTILITY ALLOCATION AGREEMENT**

THIS AMENDMENT TO UTILITY ALLOCATION AGREEMENT (the "Amendment") is made effective as of the 21 day of September, 2020, by and between the TOWN OF KNIGHTDALE, a municipal corporation existing under the laws of the State of North Carolina ("Town") and Knightdale Development Ownership, LLC, a Delaware limited liability company ("Developer").

WITNESSETH:

WHEREAS, Town, Owner, and Developer entered into that certain Utility Allocation Agreement December 21, 2016 and recorded at Book 16667, Page 2285, Wake County Register of Deeds (the "UAA");

WHEREAS, any capitalized terms not otherwise defined in this Amendment shall have the meanings ascribed to such terms in the UAA;

WHEREAS, the Master Plan has been amended by that certain Town of Knightdale Ordinance #20-06-17-006 approving zoning application ZMA-8-19 ("Zoning Action") in which a portion of the Property consisting of 26.68 acres was rezoned from Highway Business Conditional District (HB-CD) to Residential Mixed Use with a Planned Unit Development (RMX-PUD) to permit a 148-unit townhome development on approximately 15.68 acres of the Property ("RMX-PUD Property") and to amend the Master Plan on the remaining 11 acre portion of the Property subject to the Zoning Action that remains zoned HB-CD to reduce the

commercial retail space from approximately 260,000 square feet to 102,200 square feet and to approve a new site plan for such portion of the Property (“HB-CD Property”);

WHEREAS, the parties desire to modify the UAA to reflect the changes to the Master Plan effected by the Zoning Action and to update certain terms of the UAA; and

WHEREAS, this Amendment is entered into by the parties as required by Section 13.I. of the UAA.

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by this reference, the mutual promises, covenants and obligations contained in the UAA and contained herein, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

Section 1. UAA Otherwise Unmodified. Except as herein amended, the UAA shall remain unchanged and in full force and effect, and the parties hereto hereby ratify and affirm their respective rights and obligations under the UAA. In the event of any conflict between this Amendment and the Agreement, this Amendment shall govern.

Section 2. Owner No Longer Necessary Party. The parties hereto acknowledge that the Property formerly owned by Jane P Suggs and Norwood O & Nancy H Hargrove Properties LP (collectively, “Former Owner”) was conveyed to Developer by that certain General Warranty Deed recorded at Book 16734, Page 1222, Wake County Registry. Furthermore, the parties hereto hereby affirm that all obligations and rights of Former Owner under the UAA were transferred to Developer upon Developer’s acquisition of the Property and that Former Owner is therefore no longer a necessary party to the UAA.

Section 3. Modifications and Updates.

A. Section 3.B. of the UAA is hereby amended by deleting the first sentence of such section and replacing it with the following sentence: “Developer has received Town approval of a Master Plan, with case number ZMA-7-16, as amended by Town of Knightdale Ordinance #20-06-17-006, with case number ZMA-8-19.”

B. Exhibit B attached to the UAA is hereby amended to delete Sheet C2.0 and replace it with Sheet L2.0 attached to this Amendment on Exhibit B. All references in the UAA to Sheet C2.0 of the Master Plan shall refer to Sheet L2.0 of Exhibit B attached to this Amendment.

C. Exhibit C attached to the UAA is hereby amended by adding the townhome development to Phase 2 of the Development. In addition, Section 3.b. of the Phasing Schedule attached as Exhibit C to the UAA is hereby deleted and replaced with the following: “Completion of construction for the commercial project within the HB-CD Property and for the residential townhome project within the RMX-PUD Property shall occur no later than August 17, 2023 (“Completion Date”), unless the Completion Date is extended as hereinafter set forth. The residential townhome project within the RMX-PUD Property is planned for development in three phases as shown on the phasing plan attached as Schedule 1 to Exhibit C. If the first phase of lots within the townhome project is recorded on or before August 17, 2021, then the Completion

Date shall be automatically extended for one year until August 17, 2024. If the second phase of lots within the townhome project is recorded on or before August 17, 2022, then the Completion Date shall be automatically extended for an additional year until August 17, 2025. If the third phase of lots within the townhome project is recorded on or before August 17, 2023, then the Completion Date shall be automatically extended for an additional year until August 17, 2026.” Lastly, the Town hereby acknowledges that the requirements in Section 1, Section 2 and Section 3.a. of the Phasing Schedule have been completed by Developer.

D. Exhibit E attached to the UAA and labelled Open Space Plan is hereby amended to delete Sheet L2.0 and replace it with Sheet L2.0 attached to this Amendment on Exhibit E. All references in the UAA to Sheet L2.0 of the Master Plan shall refer to Sheet L2.0 of Exhibit E attached to this Amendment.

E. The Planned Unit Development document entitled Parkstone Townhomes approved in connection with the adoption of Town of Knightdale Ordinance #20-06-17-006 (approving zoning application ZMA-8-19 with certain conditions) is attached to this Amendment as Exhibit F and such Exhibit F is hereby added as a new exhibit to the UAA (“RMX-PUD Document”).

F. All references in the UAA to “North-South Street” are hereby deleted and replaced with “Parkstone Towne Boulevard.”

G. Section 7.A of the UAA is hereby amended by deleting the phrase “water and sewer allocation from the Town shall be reserved in an amount appropriate to serve 258,933 square feet of commercial space for the shopping center, 350 residential dwellings and the commercial uses on the outparcels” and replacing it with the following phrase: “water and sewer allocation from the Town shall be reserved in an amount appropriate to serve 102,200 square feet of commercial space for the shopping center, 148 townhome units, 350 multi-family residential dwellings and the commercial uses on the outparcels.”

H. Section 8.C.1. of the UAA is hereby amended by deleting the references to buildings “G through J” and replacing them with building “A through C.”

I. Section 8.E.1. of the UAA is hereby amended by deleting the reference to “Building K” and replacing it with “Building B.”

J. Section 8.F.2. of the UAA is hereby amended by deleting the phrase “Parking areas on Lots #2 through #9” and replacing it with “parking areas on Lots #3 through #8.”

K. Section 8.J.1. and Section 8.J.2. of the UAA is hereby amended by deleting the phrases “Lots #1 through #9” and replacing them with “Lots #1 through #8.”

L. A new section 8.R. is hereby added to the UAA as follows: “Within the RMX-PUD and notwithstanding Section 2.9.B.2 of the UDO, the eighteen (18) townhouse units on the eastern property line, proposed lots 106-123 as shown on Sheet 2.0 of the Master Plan, will have driveway access from the public street rather than alley or rear lane access.”

M. A new section 8.S. is hereby added to the UAA as follows: "Within the RMX-PUD and notwithstanding Section 2.9.B.2 of the UDO, the maximum allowed front setbacks may be larger than the maximum of 25 feet as depicted on Sheet 2.0 of the Master Plan."

N. A new section 8.T. is hereby added to the UAA as follows: "Within the RMX-PUD and notwithstanding Section 2.9.B.2 of the UDO, the spacing of the townhome units may be as close a six (6) feet so long as the spacing meets all building and fire code requirements."

O. A new section 8.U. is hereby added to the UAA as follows: "Within the RMX-PUD and notwithstanding Section 8.6.A of the UDO, a variable width Type C Buffer will be provided between the townhome development and the retail parcel to the north of the townhome development and a vinyl fence will be installed within such Type C Buffer along the common northern property line as shown on Sheet L2.0 of the Master Plan." Sheet L2.0 is attached to this Amendment as Exhibit E.

P. A new section 8.V. is hereby added to the UAA as follows: "Within the RMX-PUD and notwithstanding Section 7.3 of the UDO, the open space requirement is reduced by 4% resulting in 4.73 acres of open space rather than 4.93 acres as shown on Sheet L2.0 of the Master Plan." Sheet L2.0 is attached to this Amendment as Exhibit E.

Q. A new section 8.W. is hereby added to the UAA as follows: "Within the RMX-PUD, the townhome units shall be constructed in accordance with the design guidelines and architectural elevations in the RMX-PUD Document."

R. A new section 8.X. is hereby added to the UAA as follows: "Within the RMX-PUD, the Developer shall provide an easement to the Town for a future transit stop or bus shelter along Village Park Drive in a location mutually acceptable to Developer and Town."

Section 4. Miscellaneous.

A. Multiple Originals and Counterparts. This Amendment may be executed in multiple originals and separate counterparts each of which shall constitute an original and all of which taken together shall constitute the whole Amendment. Facsimile signatures shall be deemed to have the same effect as originals.

B. Consideration; Authority to Enter Amendment. The parties hereto agree that this Amendment is mutually beneficial in that it provides for orderly urban growth and systematic extension of municipal improvements while at the same time relieving Town of the expense of constructing additional infrastructure and providing for a predictable increase in the real property tax base with development of the Property as provided herein. The parties acknowledge that these mutual benefits are sufficient to constitute good and valuable consideration in support of this contractual agreement. This Amendment was ratified by the Town Council at an open meeting on Sept. 16, 2020, following any notice required by applicable law, if any. Such ratification shall be deemed to satisfy any requirements for Town Council approval of any item contained herein whether or not specifically stated in such ratification.

IN WITNESS WHEREOF, the parties have caused this Amendment to be duly executed and sealed pursuant to proper authority as of the day and year first above written.

ATTEST:

TOWN OF KNIGHTDALE

By: Heather M Smith
Heather Smith, Town Clerk

By: James A. Roberson
James A. Roberson, Mayor

NORTH CAROLINA

WAKE COUNTY

I certify that Heather Smith, Town Clerk of the Town of Knightdale, personally appeared before me this day and certified to me under oath or by affirmation that she is not a named party to the foregoing document, has no interest in the transaction, signed the foregoing document as a subscribing witness, and either (i) witnessed James A. Roberson sign the foregoing document, or (ii) witnessed the principal acknowledge the principal's signature on the already-signed document.

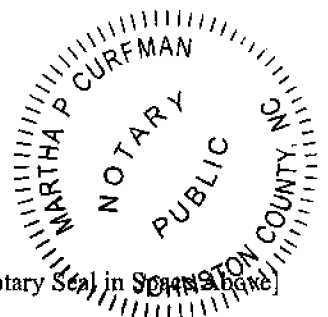
Today's Date Sept. 17th, 2020.

Martha P Curfman
[Notary's signature as name appears on seal]

Martha P Curfman

[Notary's printed name as name appears on seal]

My commission expires: 9/29/2024



[Affix Notary Seal in Space Above]

This Agreement has been found to be in compliance with the North Carolina Local Government Fiscal Control Act.

Tim Flora
Finance Officer

DEVELOPER

Knightdale Development Ownership, LLC,
a Delaware limited liability company

BY: [Signature]

NAME: Joseph R. Scuderi

TITLE: Manager

STATE OF NEW YORK

ONONDAGA COUNTY

I certify that Joseph R. Scuderi personally appeared before me this day and acknowledged that (s)he is Manager of Knightdale Development Ownership, LLC, a Delaware limited liability company, and that (s)he, in such capacity and being authorized to do so, executed the foregoing on behalf of said limited liability company for the purposes stated therein.

Today's Date September 24, 2020.

KELLEY A. GUYDER
Notary Public, State of New York
No. 01GU6118227
Qualified in Onondaga County
Commission Expires November 1, 20 20

[Affix Notary Seal in Space Above]

[Signature]
[Notary's signature as name appears on seal]

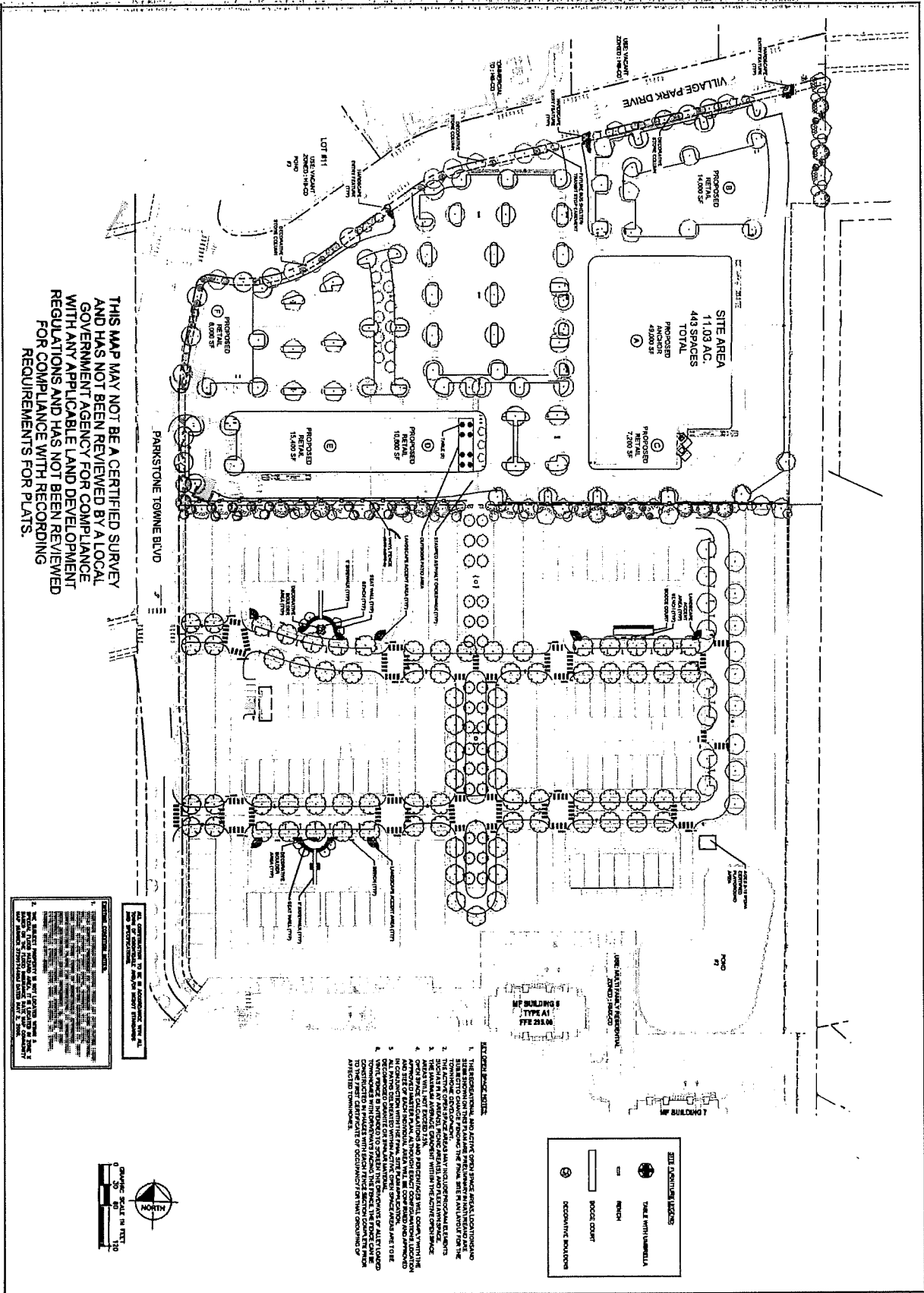
Kelley A. Guyder
[Notary's printed name as name appears on seal]

My commission expires: 11/1/2020

EXHIBIT B

Master Plan

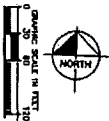
The Master Plan adopted as part of Town of Knightdale Ordinance #16-08-17-001 (approving zoning application ZMA-7-16 with certain conditions), as modified by Town of Knightdale Ordinance #20-06-17-006 (approving zoning application ZMA-8-19 with certain conditions), as modified from time to time by specific site plans approved by the Town. A specimen of Sheet L2.0 of the Master Plan is attached.



THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

THESE PLANS AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC.

ALL DIMENSIONS TO BE AS SHOWN UNLESS OTHERWISE NOTED. ALL DIMENSIONS TO BE AS SHOWN UNLESS OTHERWISE NOTED.



- NOTES:**
1. THE PROPOSED AND EXISTING OPEN SPACE AREAS, LOCATIONS AND DIMENSIONS SHOWN ON THESE PLANS ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY OR A REPRESENTATION OF THE ACTUAL CONDITIONS ON THE GROUND. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED.
 2. THE PROPOSED AND EXISTING OPEN SPACE AREAS, LOCATIONS AND DIMENSIONS SHOWN ON THESE PLANS ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY OR A REPRESENTATION OF THE ACTUAL CONDITIONS ON THE GROUND. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED.
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PARKSTONE PHASE 2 MIXED USE
 PREPARED FOR
 KNIGHTSDALE DEVELOPMENT OWNERSHIP, LLC.
 KNIGHTSDALE NORTH CAROLINA

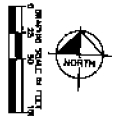
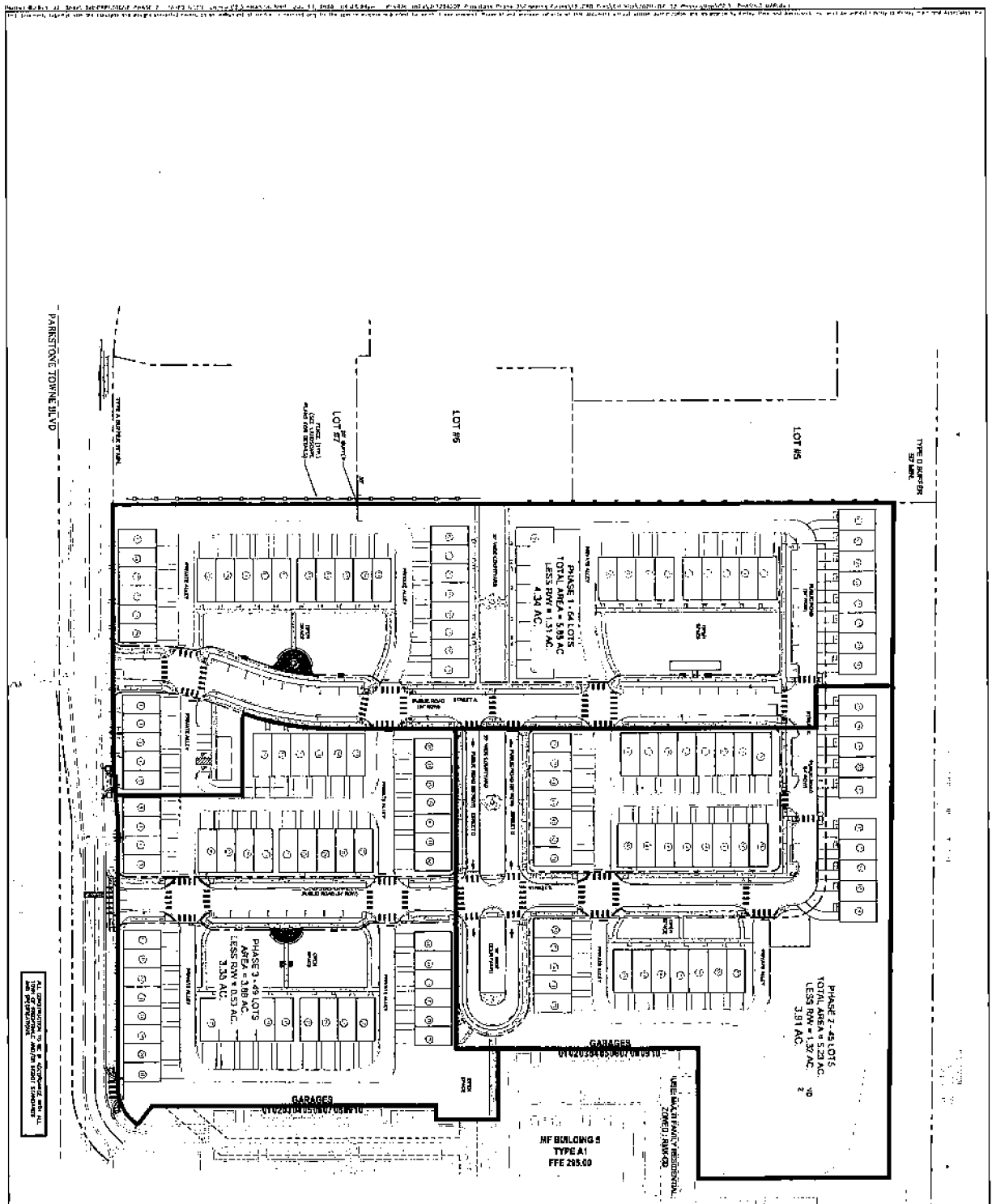
OPEN SPACE PLAN

PROJECT NO: 017254507
 DATE: 11/08/2019
 DRAWN BY: JCB
 CHECKED BY: JCB

Kimley-Horn
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 401 FAYETTEVILLE STREET, SUITE 300, RALEIGH, NC 27601
 PHONE: 919-877-2000 FAX: 919-877-2050
 WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY
1	TOWN OF KNIGHTSDALE COMMENTS	12-05-19	WHE
2	OWNER UPDATES	03-19-20	WHE

EXHIBIT C--Schedule 1
Phasing Plan Townhome Project
[see attached]



THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

PARKSTONE PHASE 2 MIXED USE
 PREPARED FOR
 KNIGHTDALE DEVELOPMENT OWNERSHIP, LLC
 KNIGHTDALE NORTH CAROLINA

PHASING MAP

PLAT PROJECT	017254001
DATE	11/09/2012
SCALE	AS SHOWN
DESIGNED BY	JEB
DRAWN BY	JCB
CHECKED BY	CCB

THIS PLAN IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.

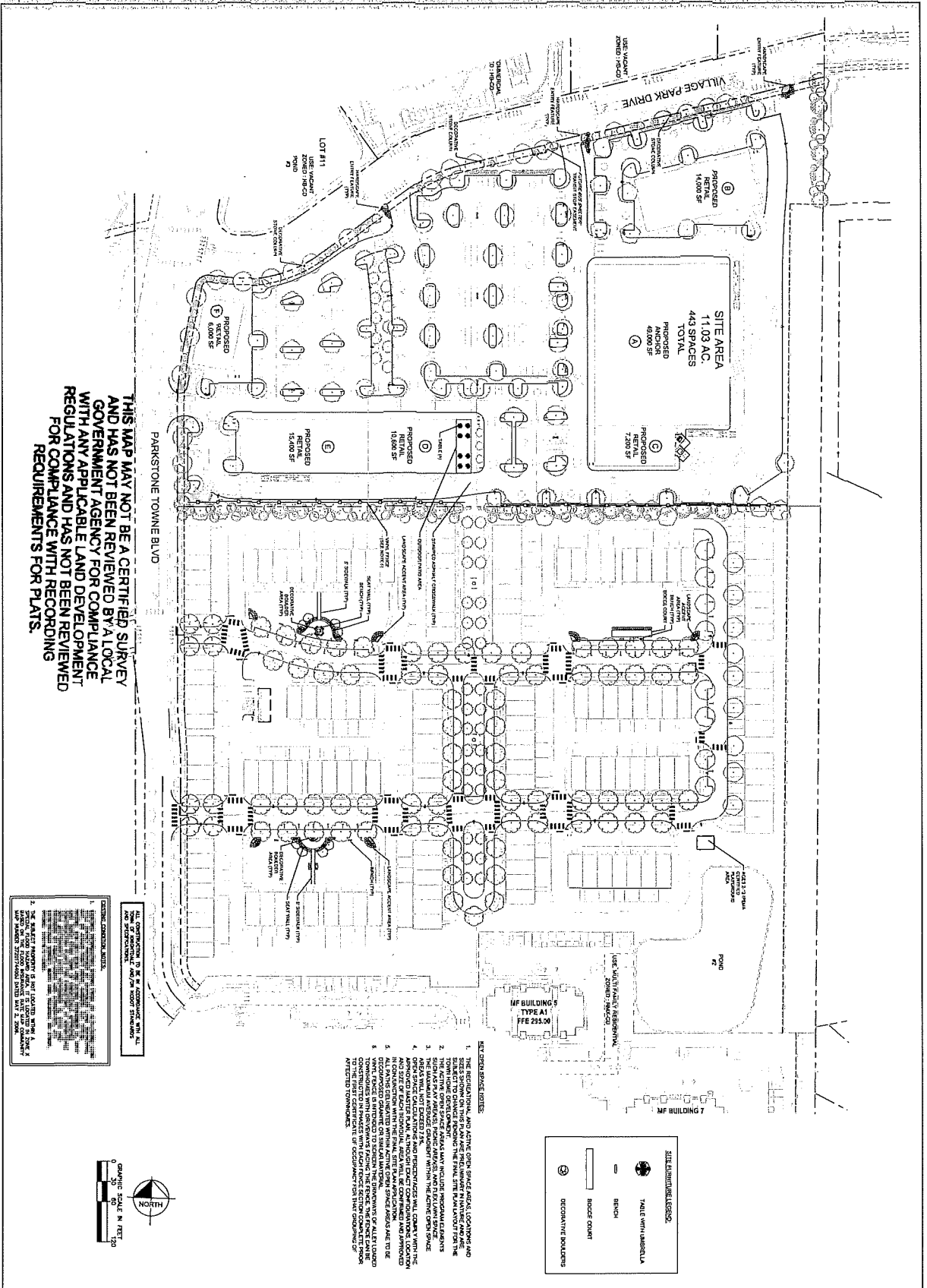
Kimley»Horn
 2012 KIMLEY-HORN AND ASSOCIATES, INC.
 141 FAULKNERVILLE STREET, SUITE 400, RANCH, NC 27701
 PHONE: 919-877-1000 FAX: 919-877-3056
 WWW.KIMLEY-HORN.COM

DATE: 11/09/2012
 SHEET NUMBER: C23

EXHIBIT E

Open Space Plan

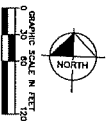
The Open Space Plan adopted as part of Town of Knightdale Ordinance #16-08-17-001 (approving zoning application ZMA-7-16 with certain conditions), as modified by Town of Knightdale Ordinance #20-06-17-006 (approving zoning application ZMA-8-19 with certain conditions), as modified from time to time by specific site plans approved by the Town. A specimen of Sheet L2.0 of the Open Space Plan is attached.



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1. ALL CONSTRUCTION IS TO BE ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE REGULATIONS.
 2. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A LOCAL GOVERNMENT JURISDICTION THAT HAS A ZONING ORDINANCE THAT MAY BE APPLICABLE TO THE PROPERTY.
 3. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A LOCAL GOVERNMENT JURISDICTION THAT HAS A ZONING ORDINANCE THAT MAY BE APPLICABLE TO THE PROPERTY.

ALL CONSTRUCTION IS TO BE ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE REGULATIONS.



- KEY: OPEN SPACE FEATURES:**
1. THE RECREATIONAL, AND ACTIVE OPEN SPACE AREAS, LOCATIONS AND SIZES SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE DEVELOPER'S INTENTIONS. THE DEVELOPER'S INTENTIONS WILL BE DETERMINED BY THE LOCAL GOVERNMENT AGENCY WITH JURISDICTION OVER THE PROPERTY.
 2. THE OPEN SPACE AREAS, LOCATIONS AND SIZES SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE DEVELOPER'S INTENTIONS. THE DEVELOPER'S INTENTIONS WILL BE DETERMINED BY THE LOCAL GOVERNMENT AGENCY WITH JURISDICTION OVER THE PROPERTY.
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 4. THE OPEN SPACE AREAS, LOCATIONS AND SIZES SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE DEVELOPER'S INTENTIONS. THE DEVELOPER'S INTENTIONS WILL BE DETERMINED BY THE LOCAL GOVERNMENT AGENCY WITH JURISDICTION OVER THE PROPERTY.
 5. ALL OPEN SPACE AREAS SHALL BE CONSIDERED AND APPROVED AS OPEN SPACE AREAS BY THE LOCAL GOVERNMENT AGENCY WITH JURISDICTION OVER THE PROPERTY.
 6. WHEN FINISH IS SHOWN TO INDICATE THE DIMENSIONS OF ALL OPEN SPACE AREAS, THE DIMENSIONS SHALL BE SHOWN TO THE CENTER OF THE OPEN SPACE AREAS.
 7. THE OPEN SPACE AREAS SHALL BE CONSIDERED AS OPEN SPACE AREAS BY THE LOCAL GOVERNMENT AGENCY WITH JURISDICTION OVER THE PROPERTY.
 8. THE OPEN SPACE AREAS SHALL BE CONSIDERED AS OPEN SPACE AREAS BY THE LOCAL GOVERNMENT AGENCY WITH JURISDICTION OVER THE PROPERTY.
 9. THE OPEN SPACE AREAS SHALL BE CONSIDERED AS OPEN SPACE AREAS BY THE LOCAL GOVERNMENT AGENCY WITH JURISDICTION OVER THE PROPERTY.
 10. THE OPEN SPACE AREAS SHALL BE CONSIDERED AS OPEN SPACE AREAS BY THE LOCAL GOVERNMENT AGENCY WITH JURISDICTION OVER THE PROPERTY.

SITE LANDMARKS LEGEND:

- TABLE WITH LANDSCAPE
- BENCH
- SOCKET COLUMN
- DECORATIVE BUILDINGS

PARKSTONE PHASE 2 MIXED USE
 PREPARED FOR
 KNIGHTDALE DEVELOPMENT OWNERSHIP, LLC.
 KNIGHTDALE NORTH CAROLINA

OPEN SPACE PLAN

KHA PROJECT
 317254007
 DATE: 11/08/2019
 SCALE: AS SHOWN
 DESIGNED BY: JCB
 DRAWN BY: JCB
 CHECKED BY: COB

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 #-0102

No.	REVISIONS	DATE	BY
1	TOWN OF KNIGHTDALE COMMENTS	12-05-19	WAW
2	OWNER UPDATES	03-19-20	WAW

EXHIBIT F

RMX-PUD Document

[see attached]

Planned Unit Development

Town of Knightdale Project #ZMA-8-19

Parkstone Townhomes
901 Parkstone Towne Boulevard

Knightdale, North Carolina
KHA Project ID No. 017254007

Prepared for:
Widewaters
Knightdale Development Ownership, LLC
Submitted: October 17, 2019
Resubmitted: February 14, 2020
Revised: March 6, 2020
Revised: April 30, 2020
Revised: June 11, 2020

PLANNED UNIT DEVELOPMENT

PARKSTONE TOWNHOMES
901 PARKSTONE TOWNE BOULEVARD
KNIGHTDALE, NORTH CAROLINA

PREPARED FOR:
WIDEWATERS
KNIGHTDALE DEVELOPMENT OWNERSHIP, LLC
PO BOX 3
DEWITT, NY 13214

PREPARED BY:
KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE ST. SUITE 600
RALEIGH, NORTH CAROLINA 27601
NC CERT. OF AUTH: F-0102

SUBMITTED: OCTOBER 17, 2019
RESUBMITTED: FEBRUARY 14, 2020
REVISED: MARCH 6, 2020
REVISED: APRIL 30, 2020
REVISED: JUNE 11, 2020

KHA #017254007

Disclosure Statement:

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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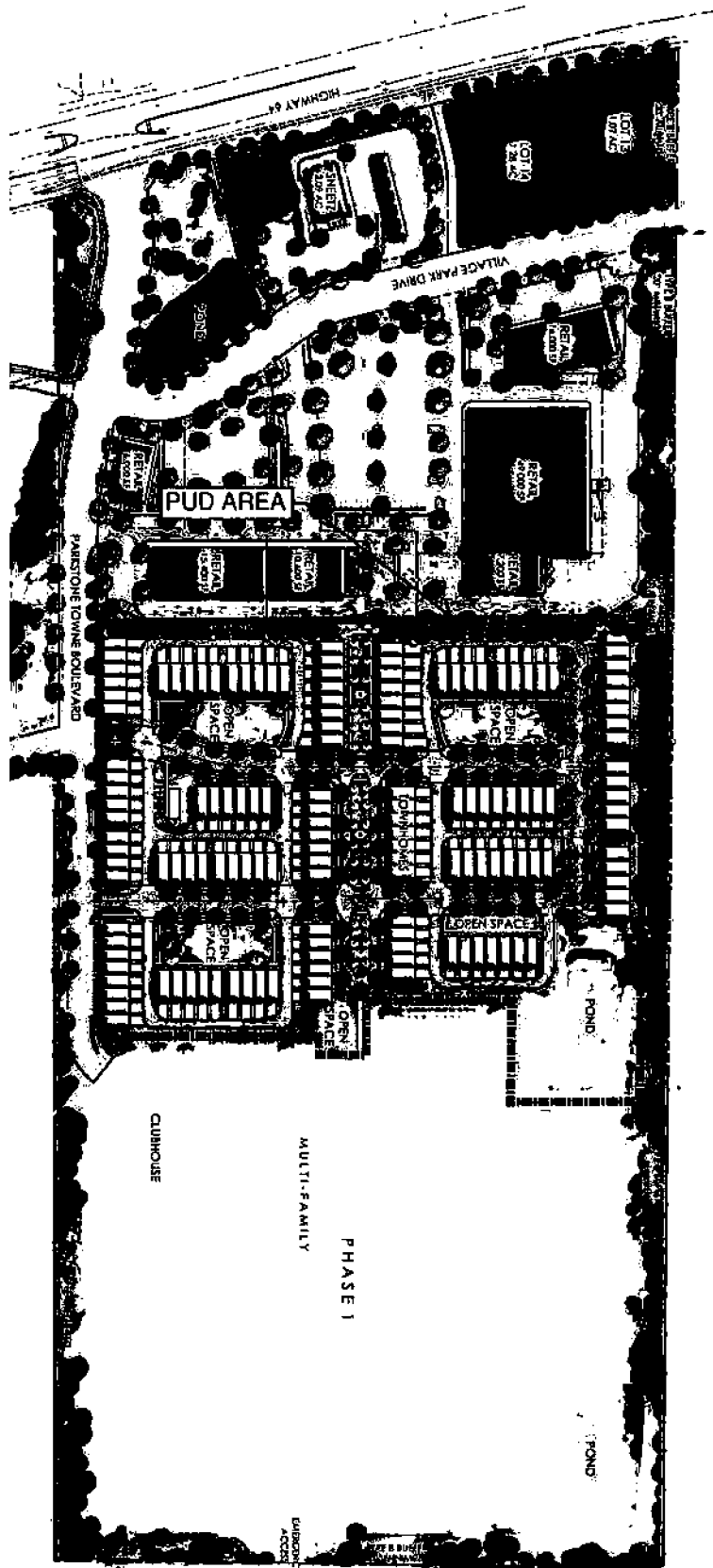
1. **VISIONING STATEMENT**
2. **EXISTING CONDITIONS**
3. **MASTER PLAN**
4. **2035 COMPREHENSIVE PLAN CONSISTENCY**
5. **DESIGN GUIDELINES**
6. **LANDSCAPING AND OPEN SPACE**
7. **ROADS AND UTILITIES**
8. **NEIGHBORHOOD MEETING REPORT**

1. VISIONING STATEMENT

The Parkstone Master Plan incorporates a mix of retail and residential uses. Widewaters is proposing 148 townhomes adjacent to the recently constructed apartment community. The proposed townhomes will be within a Planned Unit Development District. This district is designed to encourage master planning of the development so as to manage the impacts of the development on the provision of Town Services and infrastructure. The Planned Unit Development encourages creativity and innovation in the design of development. The subject project addresses the following goals as stated below:

- Provide exceptional design, character, and quality;
 - The stated architectural building elements located proximately to other residential communities and retail will provide a high-quality work-play experience.
- Provide high quality community amenities;
 - Open space amenities in extreme proximity to the Townhomes will provide opportunities for relaxation, congregation, and exercise. Additionally, the adjacency of retail will provide for walkable shopping and eating.
- Incorporate creative design in the layout of buildings;
 - The Townhomes front walkable streets and expansive green areas at the heart of the Parkstone development.
- Ensure compatibility with surrounding land uses and neighborhood character;
 - The Townhomes are an excellent transition from the apartments to the south and retail to the north while providing an avenue for pedestrian connection to each. An existing undisturbed buffer and fence is already providing for the adjacent lower density residential to the east.
- Ensure the creation of mixed density neighborhood nodes, and mixed-use centers;
 - The Townhomes are the nucleus of the Parkstone Mixed Use development ensuring the connection of the southern residential areas to the northern retail.
- Further the goals of the Comprehensive Plan including the growth framework and growth and conservation map;
 - The Townhomes are an infill project in a priority investment and activity center. The residential area contributes to the mix of uses and is appropriately located in the Mixed-Use area of the Growth and Conservation map.
- Provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure.
 - Major infrastructure already exists at the property limits. The looped street network provides for good circulation and an excellent grid network providing all residents convenient opportunities to the open spaces and other residents.

PARKSTONE MASTER PLAN

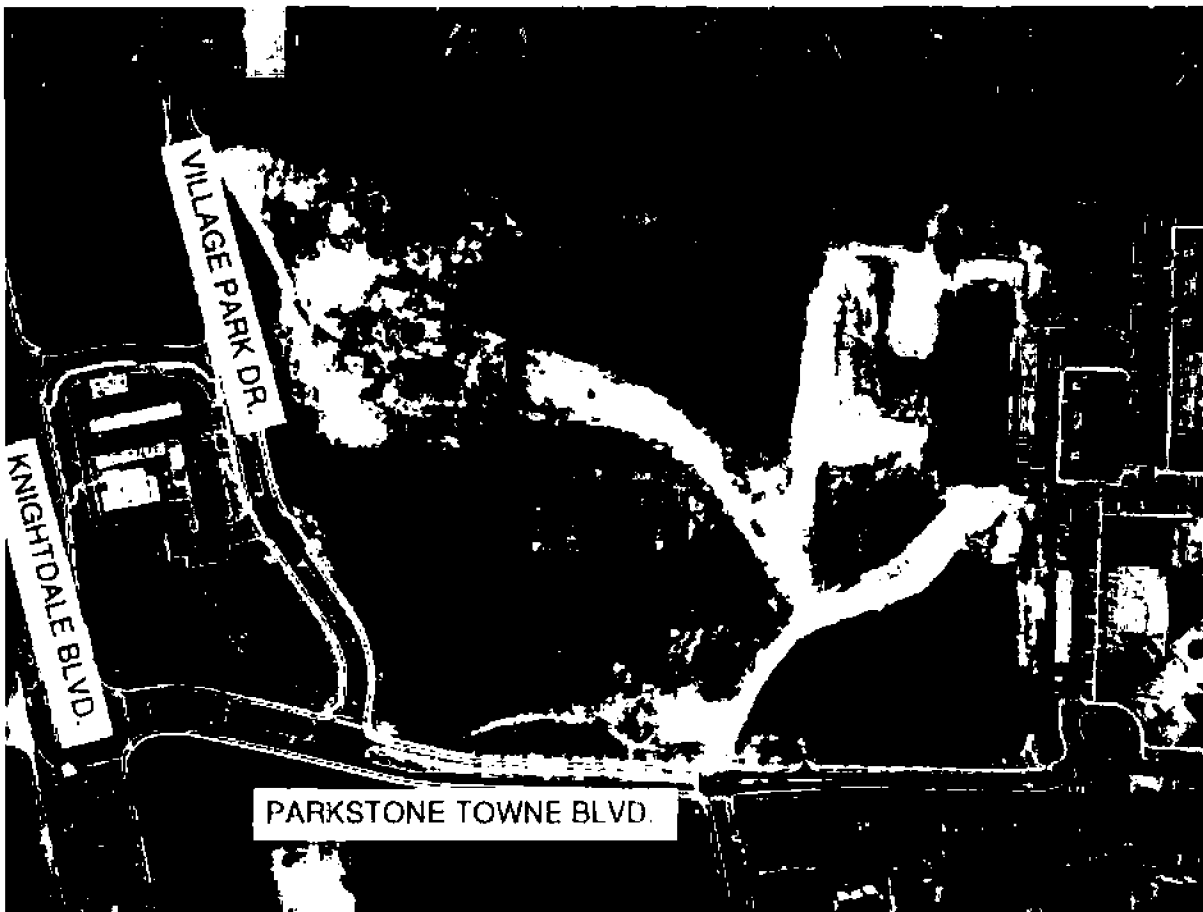


2. EXISTING CONDITIONS

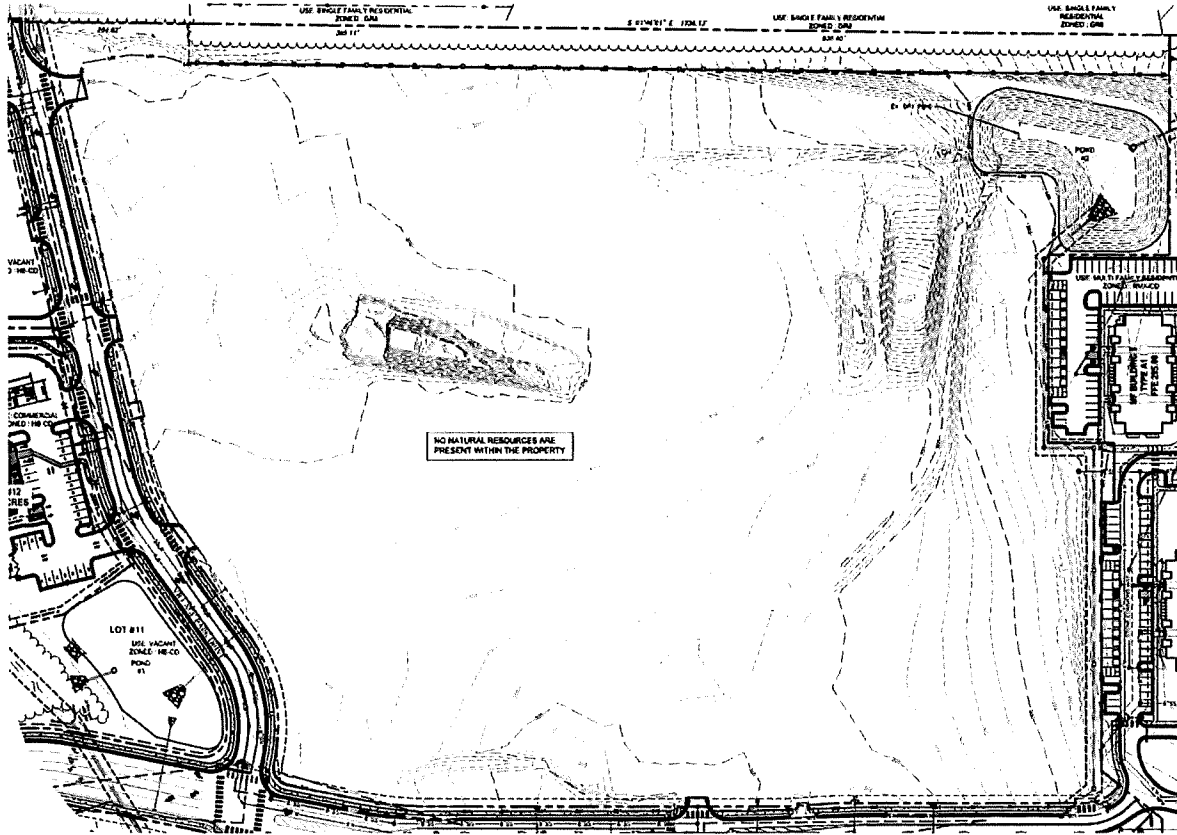
EXISTING CONDITIONS SUMMARY

Parkstone Townhomes is located on a parcel to the south of the intersection of Parkstone Towne Blvd. and Village Park Dr. The parcel is identified with the Wake County Property Identification Number: 1744843799. The parcel comprising Parkstone Townhomes slopes to the south and west from the north east. There is an existing dry detention pond on site and no other natural resources present. The land was previously cleared.

EXISTING AERIAL PHOTO



EXISTING TOPOGRAPHY



3. PARKSTONE TOWNHOMES MASTER PLAN

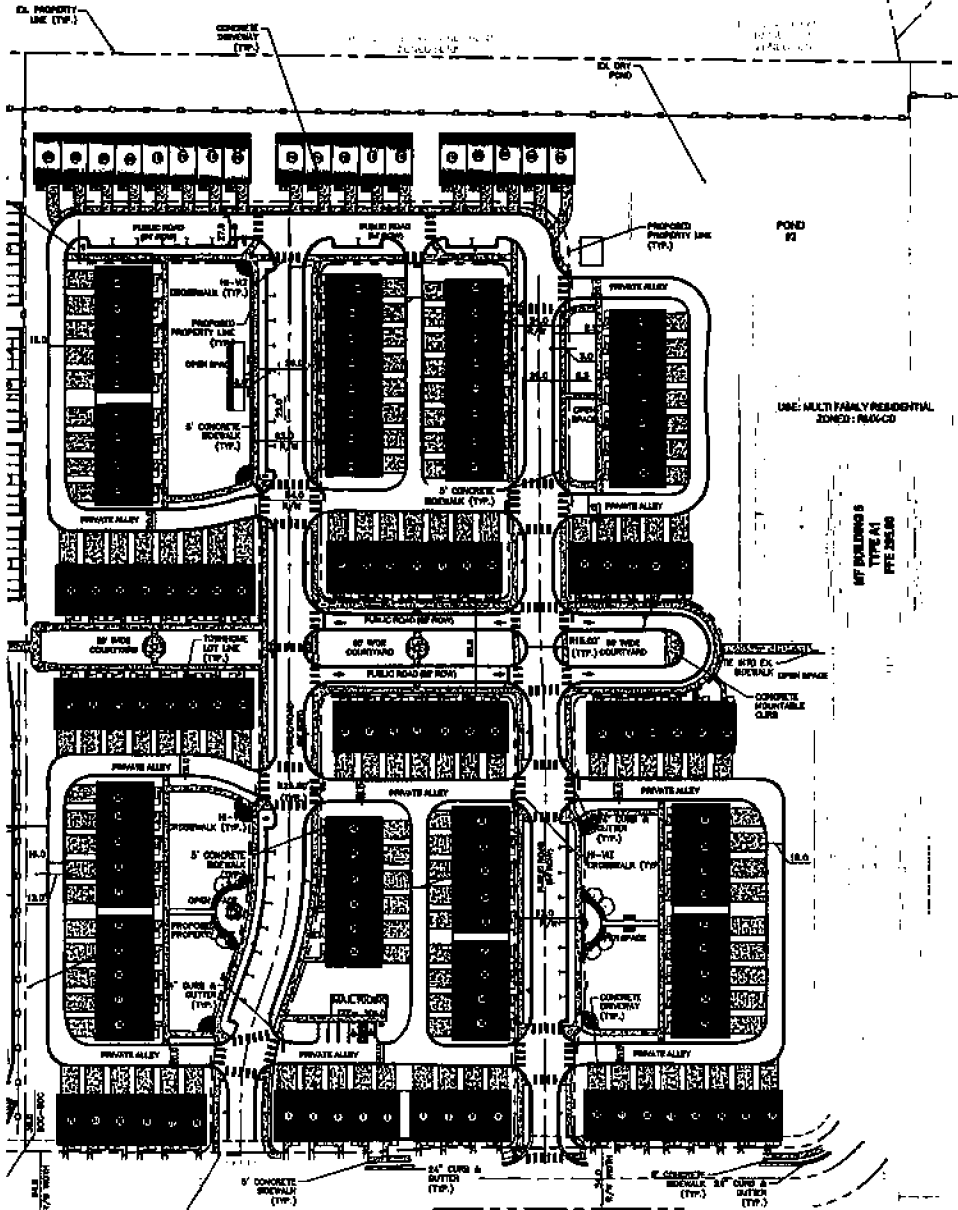
DEVELOPMENT DETAILS

Parkstone Townhomes will consist of 148 units on 15.68 acres designed to the RMX and Planned Unit Development standards of the Town of Knightdale Unified Development Ordinance. Parkstone Townhomes will provide a unique housing choice conveniently located to existing retailers and immediately adjacent to future retail. The community is also located on the periphery of an existing residential node. Parkstone Townhomes will have convenient outdoor space with a central pedestrian connection to both existing residential and future retail.

DEVELOPMENT MIX

	Number of units	Percentage of Development
• Front-loaded Townhouses	18	12.2%
• Rear-loaded Townhouses	130	87.8%
○ 3-Story	64	43.2%
○ 2-Story	66	44.6%

TOWNHOME MAP



LEGEND

- ➔ PAINTED TRAFFIC ARROW
- [Pattern: Dotted] CONCRETE SIDEWALK
- [Pattern: Cross-hatched] HEAVY DUTY CONCRETE (1" @ 4000PSI)
- PROPOSED PARKING COUNT
- [Pattern: Dashed] LIGHT DUTY ASPHALT
- [Pattern: Diagonal lines] DETECTABLE WARNING SURFACE

- NOTE:**
1. ALL DISTANCES SHOWN ARE HORIZONTAL, UNLESS OTHERWISE NOTED IN U.S. SURVEY FEET, (UNLESS OTHERWISE STATED)
 2. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 3. THERMOPLASTIC STRIPING TO BE USED FOR ALL PAVEMENT STRIPING EXCEPT PARKING STALLS.

[Pattern: Dotted]	2 STORY FRONT LOAD
[Pattern: Diagonal lines]	2 STORY ALLEY ACCESS
[Pattern: Diagonal lines]	3 STORY ALLEY ACCESS

USE: MULTI FAMILY RESIDENTIAL
ZONED: RMU-C2

ALL BUILDINGS
TYPE A1
TYPE 2B20

REAR-LOADED TOWNHOMES

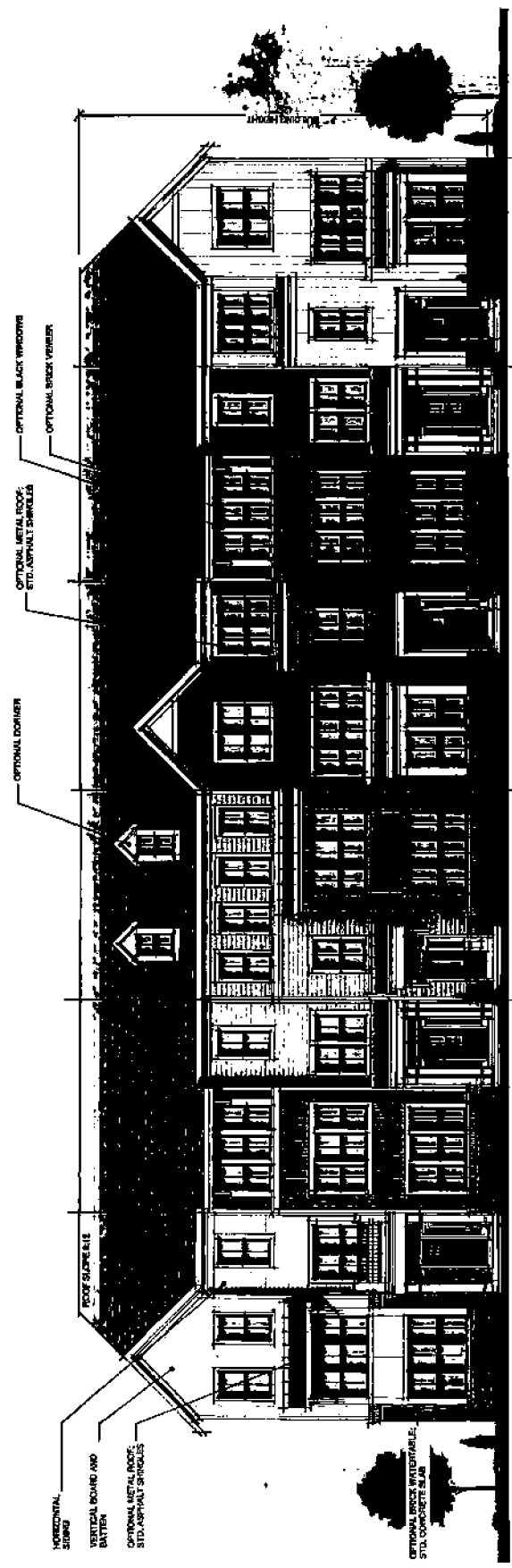
Modifications to UDO Standards

Rear-Loaded Townhouses within Parkstone Townhomes will comprise 87.8% of the total number of dwelling units. Elevations and architectural standards are proposed as part of this PUD document. All townhouses will have garages and are located in close vicinity to site amenities. The proposed density will not exceed RMX standards.

Townhouse Dwelling Standards

- Front setback (min) 0'
- Front setback (max) 25'
- Minimum building separation 6'
- Rear setback from rear lane/alley(min) 15' (exclusive of optional decks)
- Maximum building height 3 stories
- Minimum driveway length 20'

See attached elevations sheets for more details. For architectural variety, features noted as "optional" will be installed within each run of townhome units but not necessarily on each unit within the run.



UNIT E ELEV 2 UNIT E ELEV 1 UNIT F ELEV 2 UNIT F ELEV 3 UNIT E ELEV 3 UNIT F ELEV 1

lessard
DESIGN
WSK LESSEARD PIKE, SUITE 104, VERMILION, VA 22182
P.371.898.1188 | F.371.898.1181 | LESARDDESIGN.COM

3ST/2CAR -22X44 TOWNHOME ELEVATION

22' PRODUCT DEV.

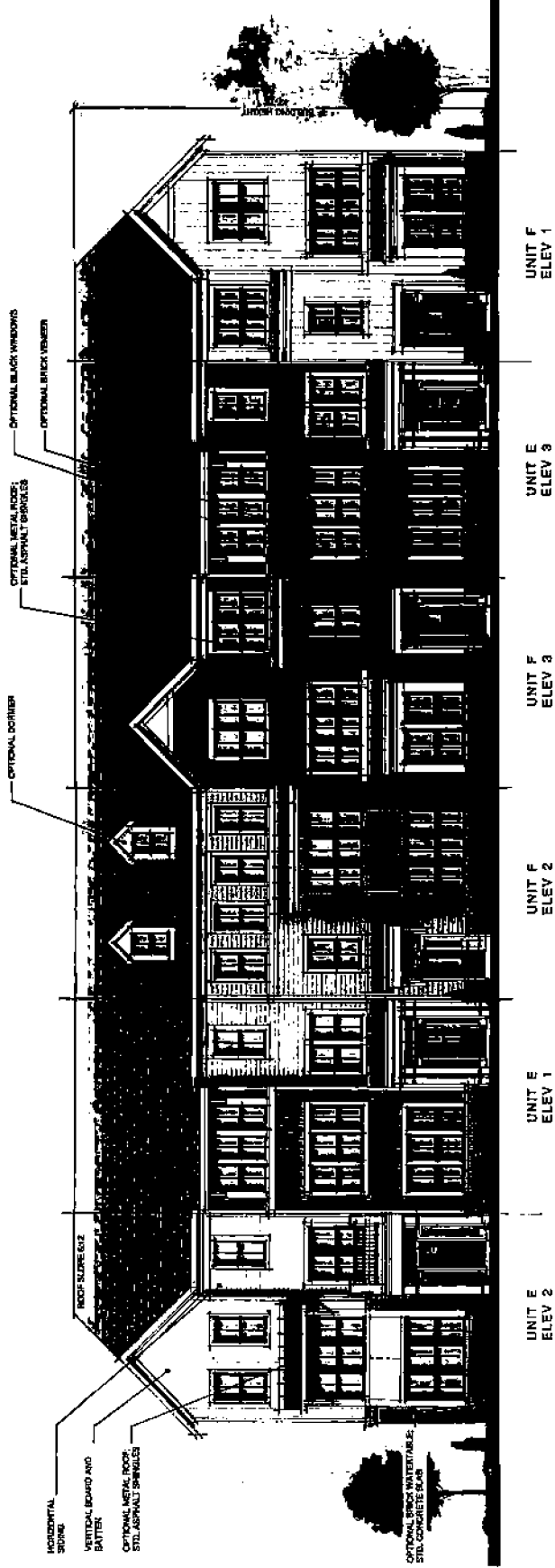
REVISIONS
18.09.2024

22EF

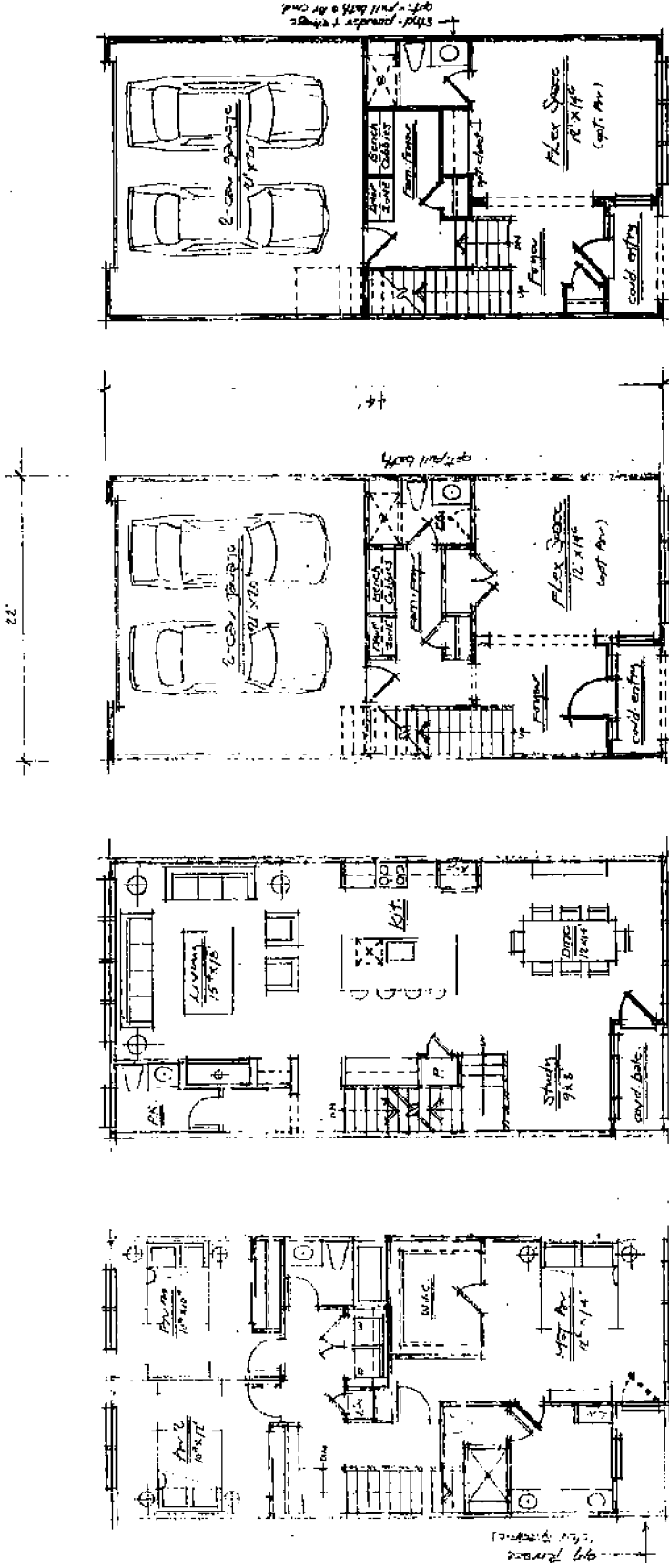
SCHEMATIC DESIGN
THIS DRAWING IS A SCHEMATIC DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THESE DRAWINGS.

Mungo Homes

SCALE: 1/8" = 1'-0"



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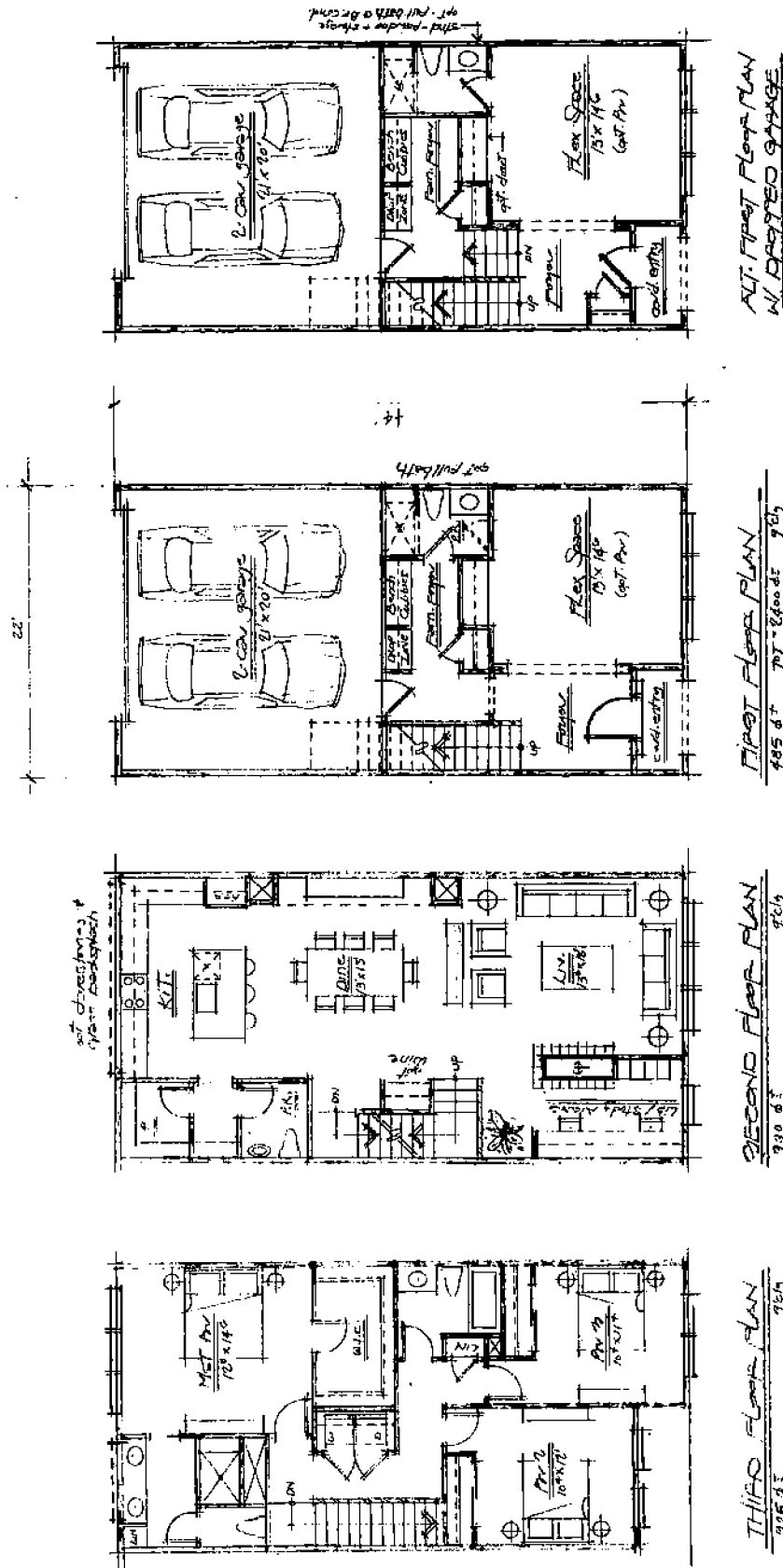
NJ First Floor Plan
w/ Deeded Garage

First Floor Plan
45'-0" x 7'-6"

Second Floor Plan
70'-0" x 7'-6"

Third Floor Plan
95'-6" x 9'-6"





22F

22' PRODUCT DEV

22' PRODUCT DEV

22' PRODUCT DEV

22' PRODUCT DEV

3ST / 2CAR -22X44 TOWNHOME FLOOR PLANS

SCHEMATIC DESIGN

lessard DESIGN

8541 LEBESHAUN PINE, ALFIRE VVA, VIRGINIA, VA 20137
P. 571.633.1000 F. 571.633.1001 T. LUSKARDDESIGN.COM

Mungo Homes

SCALE: 1/8" = 1'-0"

ALL FIRST FLOOR PLAN
W/ DETAILED GARAGE

FIRST FLOOR PLAN
9'05" x 22'0"

SECOND FLOOR PLAN
9'10" x 22'0"

THIRD FLOOR PLAN
9'05" x 22'0"



UNIT C ELEV 2 UNIT C ELEV 3 UNIT D ELEV 1 UNIT D ELEV 1 UNIT C ELEV 1 UNIT D ELEV 3 UNIT D ELEV 2

lessard DESIGN
 8481 LEEBOUNG PKWY. SUITE 100, WENONA, VA 20182
 P571.688.1800 F571.688.1801 T571.688.0258@LESSARDDESIGN.COM

2ST/2CAR - 22X50 TOWNHOME ELEVATION

22CD
 22' PRODUCT DEV. 10/20/09
 M.J. LINDA
 SCALE: 3/16" = 1'-0"
 Mungo Homes



UNIT C
ELEV 2

UNIT C
ELEV 3

UNIT D
ELEV 1

UNIT C
ELEV 1

UNIT D
ELEV 3

UNIT D
ELEV 2

lessard
DESIGN

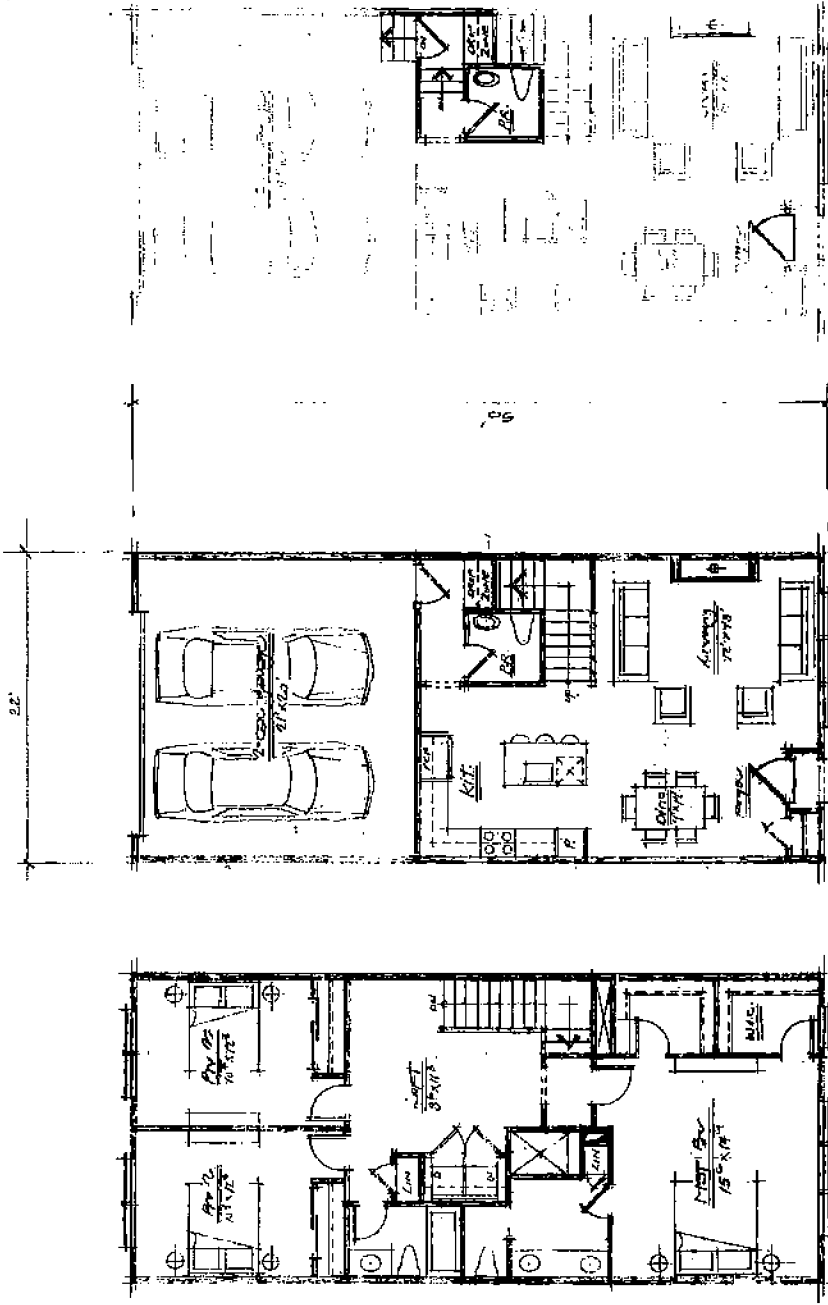
3001 LESSARD DR. SUITE 700, VIENNA, VA 22182
P: 571.801.1400 | F: 571.801.1801 | E: INFO@LESSARDDESIGN.COM

22CD
22' PRODUCT DEV. 22ST/2CAR -22X50 TOWNHOME ELEVATION

SCHEMATIC DESIGN

1/8" = 1'-0"

Mungo Homes



1st Floor Plan
1/2" = 1'-0"

2nd Floor Plan
1/2" = 1'-0"

3rd Floor Plan
1/2" = 1'-0"

22C

22' PRODUCT DEV

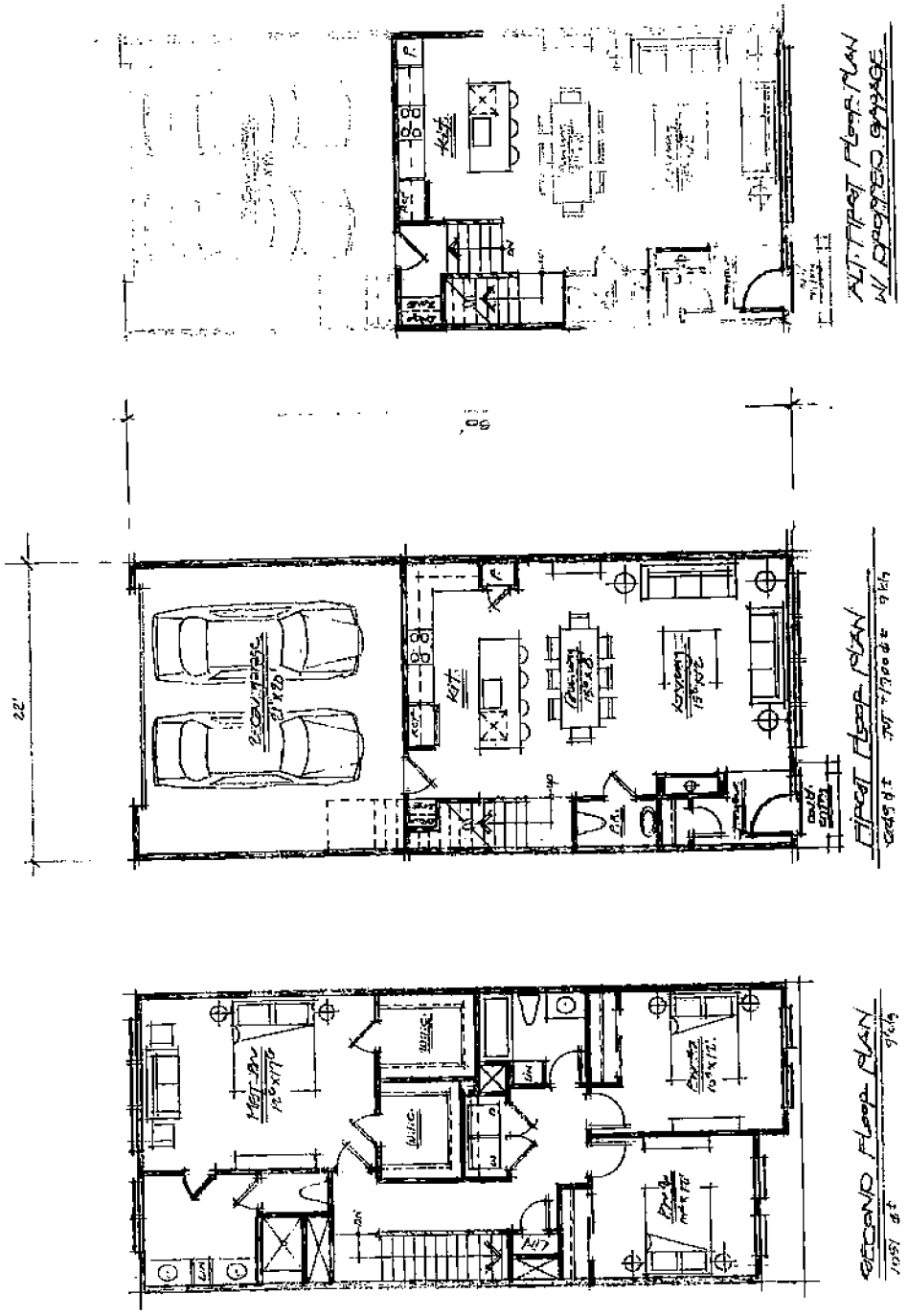
2ST / 2CAR - 22X50 TOWNHOME FLOOR PLANS

lessard DESIGN

Mungo Homes

SCHEMATIC DESIGN

4541 LEBANON PIKE, SUITE 100, VIENNA, VA 22182
P: 571.261.1901 | L@LESSARDDESIGN.COM



FRONT-LOADED TOWNHOMES

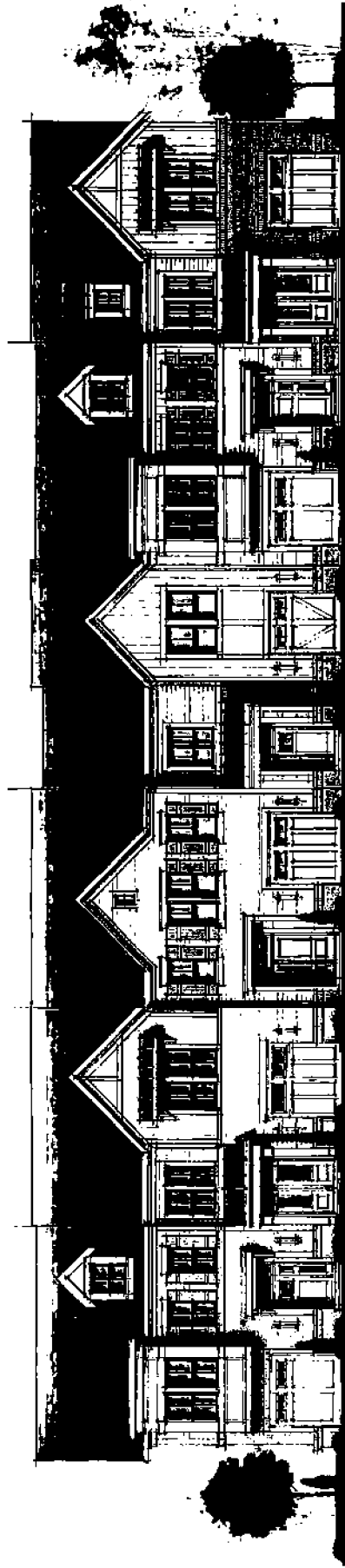
Modifications to UDO Standards

Front-Loaded Townhouses within Parkstone Townhomes will comprise 12.2% of the total number of dwelling units. Elevations and architectural standards are proposed as part of this PUD document. All townhouses will have garages and are located in close vicinity to site amenities. The proposed density will not exceed RMX standards.

Townhouse Dwelling Standards

- Front setback (min) 0'
- Front setback (max) Per master plan
- Minimum building separation 6'
- Rear setback from rear lane/alley(min) N/A
- Maximum building height 3 stories
- Minimum driveway length 20'

See attached elevations sheets for more details. For architectural variety, features noted as "optional" will be installed within each run of townhome units but not necessarily on each unit within the run.



UNIT B
ELEV 3

UNIT A
ELEV 1

UNIT B
ELEV 2

UNIT A
ELEV 2

UNIT B
ELEV 1

UNIT A
ELEV 3

lessard
DESIGN
WEST LESSEBORG WING, SUITE 700, GLENNA, VA 22042
PHONE: (800) 737-8800 | 1.800.880.0000

STRIP ELEVATION

24' PRODUCT DEV.

12/26/2019
MUNODIA

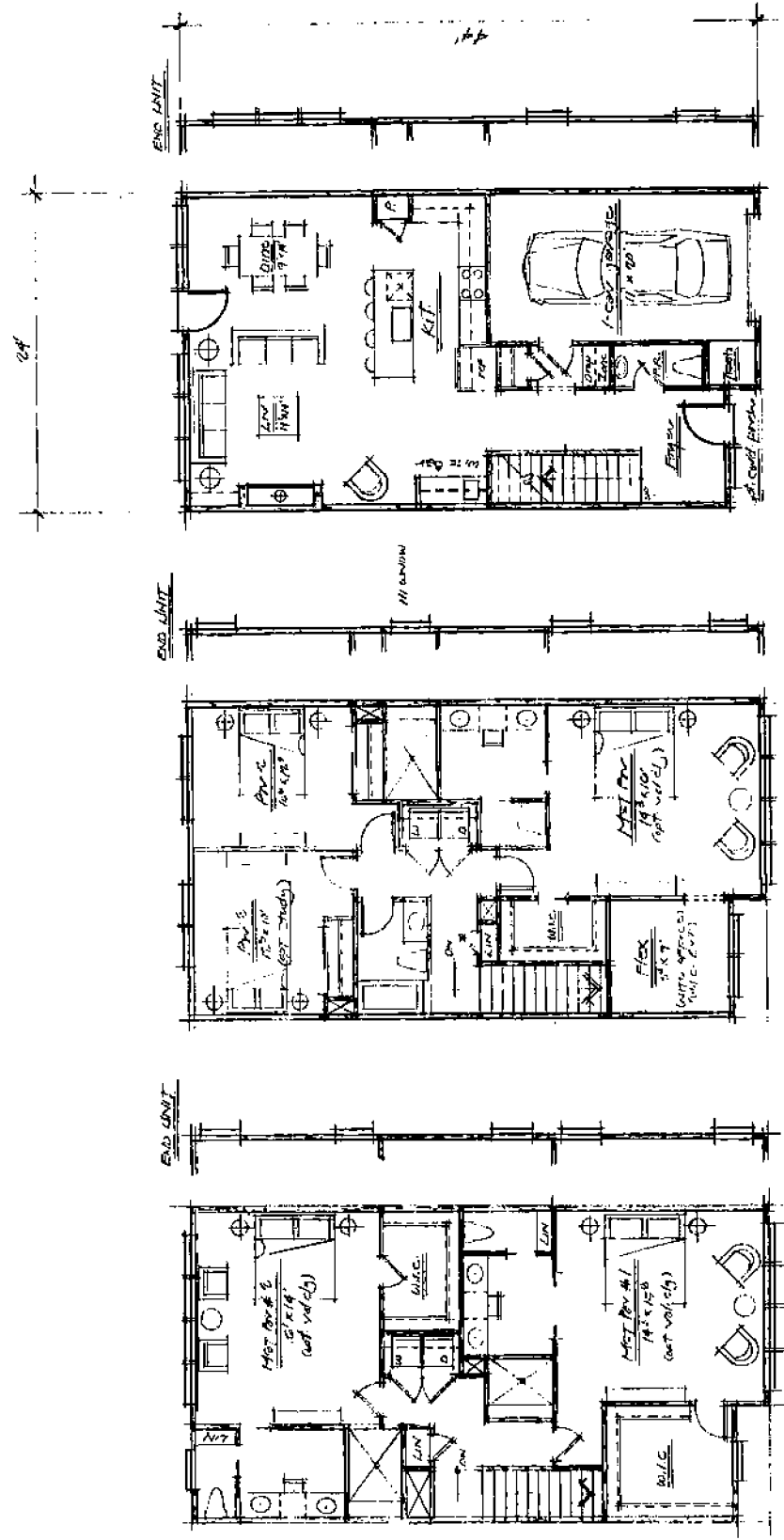
24AB

SCHEMATIC DESIGN

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Mungo Homes

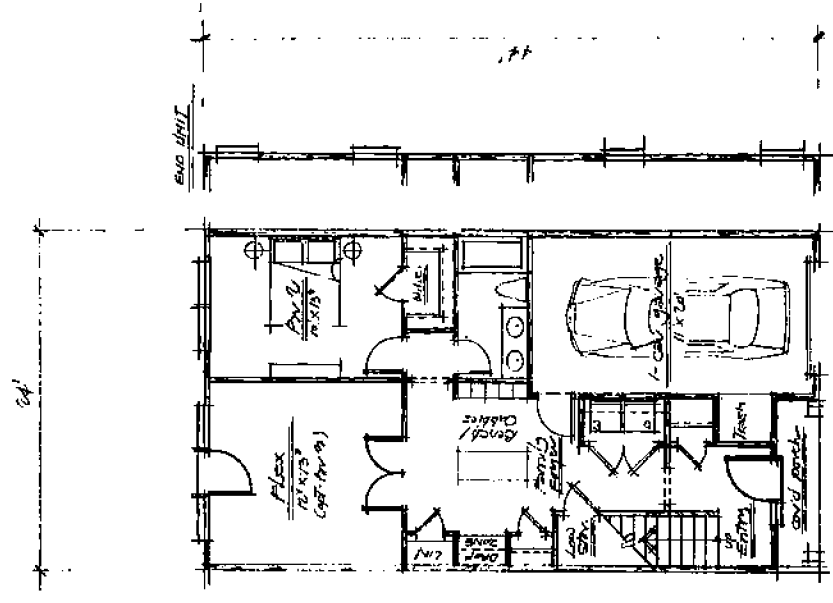
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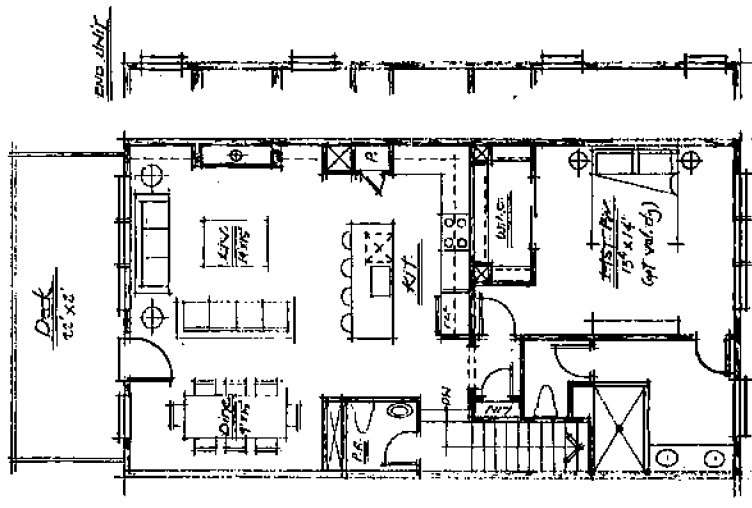
1:50 # 2
 01ST FLR LAL Meet BFB
 SECOND FLOOR PLAN

1:50 # 2
 SECOND FLOOR PLAN

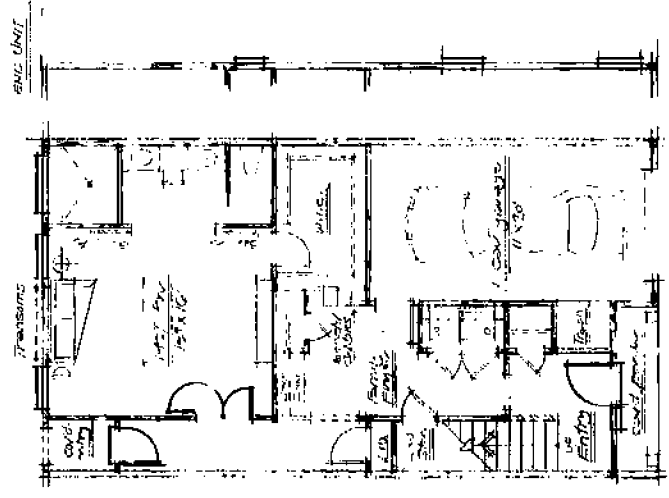
1:50 # 2
 TOTAL = 1845 sq ft
 THIRD FLOOR PLAN



GROUND FLOOR PLAN
77'0" DEPT. = 18'0" x 2" 1/4"



SECOND FLOOR PLAN
18'0" x 2"



OPT. 1st Floor
GROUND FLOOR PLAN
77'0" DEPT. = 18'0" x 2" 1/4"

24B

24' PRODUCT DEVELOPMENT

2 ST / 1 CAR - 24X44 TOWNHOME FLOOR PLANS

lessard

DESIGN
8571 LEEWARD FINE, SUITE 100, VIENNA, VA 22189
434.688.1850 | 434.688.1851 | INFO@LESSARD.COM

SCHEMATIC DESIGN

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Mungo Homes

SCALE: 1/4" = 1'-0"

4. 2035 COMPREHENSIVE PLAN CONSISTENCY

The Growth and Conservation Map designates this site as being a Mixed-Use Center (p49). The single family residential proposed in tandem with the existing and proposed retail in the immediate vicinity will address the goals of the mixed-use center. In conjunction with the apartments, the Townhomes form a mixed density neighborhood, are oriented to the interior of the site and are buffered from surrounding development. Consistent with this concept, Parkstone Townhomes has housing units and gathering spaces oriented to the center and a street grid to form a compact community.

GROWTH AND CONSERVATION MAP



The site is located in a Priority Investment area per the Growth Framework map (p40) and provides for infill development (p15). The Townhome type development is a higher density development based on anticipated Town growth. The site is also part of a unique activity center providing easy access to retail and restaurants (p14).

GROWTH FRAMEWORK MAP



The development provides minimal impact to the natural environment. The entire portion of the Townhome development is located in an upland area with no impacts to streams or wetlands (p14).

The development incorporates guiding principles associated with Parks and Recreation. The open spaces provide numerous opportunities for outdoor congregation and recreation. The development also is connected via sidewalk to the greenway to the south and is within walking distance to other Wellness opportunities. (p15)

Compact development patterns are also incorporated (p16). The Townhomes are single family residential type that provide density and proximity to retail and restaurants, but at the same time provide ample open space.

CONSISTENCY WITH THE UNIFIED DEVELOPMENT ORDINANCE

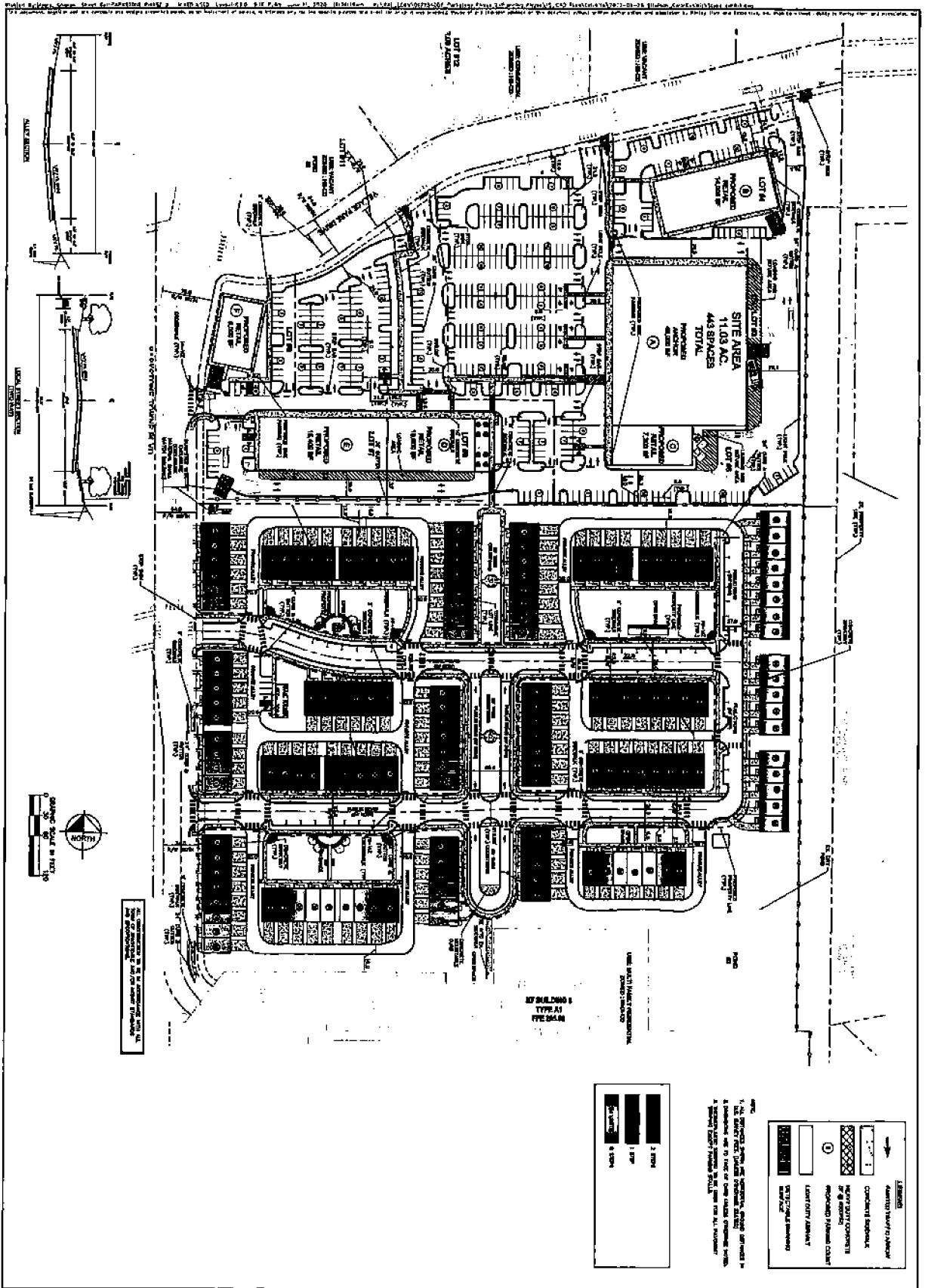
Parkstone Townhomes meet the majority of the UDO guidelines. A very limited amount of exceptions are noted in this document and are listed below:

- UDO Section 2.9.B.2.a for RMX requires that lots 80' wide or greater gain access from an alley. 18 Townhome lots less than 80' wide will have driveway access from the front street.
- Per UDO Section 8.6.A, a 50-foot Type C buffer is required between RMX and HB zoning districts. The required Type C Buffer materials are proposed in the variable width buffer (19' in width on the PUD property) provided on the north side of the PUD as depicted on Master Plan.
- Open space is required per section 7.3 of the UDO. 96% of the required open space will be provided as shown on sheet L2.0 of the Master Plan
- UDO Section 2.9.B.2 for RMX requires a maximum front setback of 25'. Front maximum building setbacks shall be in general accordance with the Master Plan.
- UDO Section 2.9.B.2 for RMX lists side setbacks as 10'. Minimum distance between buildings shall be 6'.

5. DESIGN GUIDELINES

TOWNHOUSE ARCHITECTURAL STANDARDS

1. Townhomes will be on monoslab foundations.
2. All front entries will be covered (either recessed or with a roof overhead)
3. All buildings will have front façade or roofline offsets.
4. Front facades of each unit will include at least one of the following: masonry, metal roof accents, shakes or board and batten. Each grouping of attached townhomes will include at least two of these items.
5. All front windows will either be set in brick, include 4" window trim, shutters or decorative pediments.
6. All units will have changes in rooflines with either gables, dormers or shed bump outs.
7. All building end gables and front and rear gables will have 12" overhangs.
8. All plank siding shall be cementitious.
9. Garage doors on front loaded units will be decorative with decorative carriage style hardware with glass.
10. Patios or decks will be provided on a minimum of 15% of the 2-story rear loaded units.
11. For 3-Story townhome types, a minimum of one balcony will be provided for attached townhomes that are 4 units or less. Townhomes with more than 4 units will provided a minimum of 2 balconies.
12. Steps will be provided at the front entry to the units in accordance with the Steps Exhibit on the following page.



**PARKSTONE PHASE 2
MIXED USE**
PREPARED FOR
KNIGHTDALE DEVELOPMENT
OWNERSHIP, L.L.C.
KNIGHTDALE NORTH CAROLINA

STEPS EXHIBIT

PROJECT NO. 017254007
DATE 4/30/2020
SCALE AS SHOWN
DRAWN BY JCS
CHECKED BY JCS
DESIGNED BY JCS

Kimley»Horn
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
411 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-477-2000 FAX: 919-477-1030
WWW.KIMLEY-HORN.COM

NO.	OTHER COMMENTS	DATE
1	OWNERSHIP COMMENTS	03-19-2020
2	OWNERSHIP COMMENTS	02-26-2020
3	OWNERSHIP COMMENTS	
4	OWNERSHIP COMMENTS	
5	OWNERSHIP COMMENTS	
6	OWNERSHIP COMMENTS	
7	OWNERSHIP COMMENTS	
8	OWNERSHIP COMMENTS	
9	OWNERSHIP COMMENTS	
10	OWNERSHIP COMMENTS	
11	OWNERSHIP COMMENTS	
12	OWNERSHIP COMMENTS	
13	OWNERSHIP COMMENTS	
14	OWNERSHIP COMMENTS	
15	OWNERSHIP COMMENTS	
16	OWNERSHIP COMMENTS	
17	OWNERSHIP COMMENTS	
18	OWNERSHIP COMMENTS	
19	OWNERSHIP COMMENTS	
20	OWNERSHIP COMMENTS	

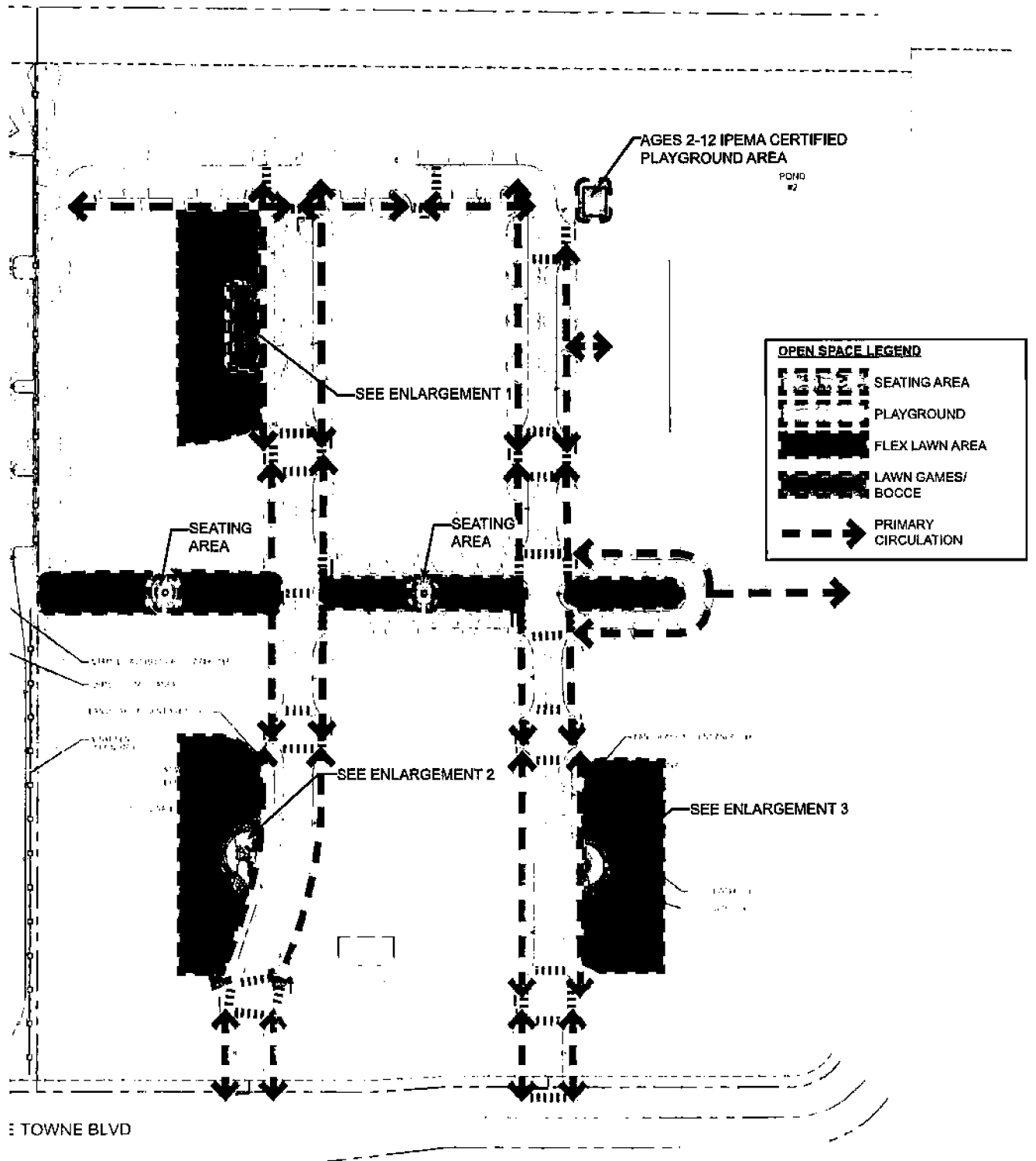
6. LANDSCAPING AND OPEN SPACE

Parkstone Townhomes will provide both active and passive recreation areas within the development. Additionally, a natural buffer was previously reserved on the east side of the property in conjunction with the Parkstone master plan approval.

Open spaces include multiple outdoor seating areas, a bocce ball court, playground and generous flexible lawn spaces that all border a significant north-south pedestrian corridor bisecting the property.

OPEN SPACE STANDARDS

• Total recreation open space required:	214,600 SF	4.93 AC
• Active recreation space required:	107,300 SF	2.46 AC
• Active recreation space provided:	89,375 SF	2.05 AC
• Passive recreation space required:	107,300 SF	2.46 AC
• Passive recreation space provided:	116,450 SF	2.67 AC
• Total open space provided:	205,825 SF	4.73 AC

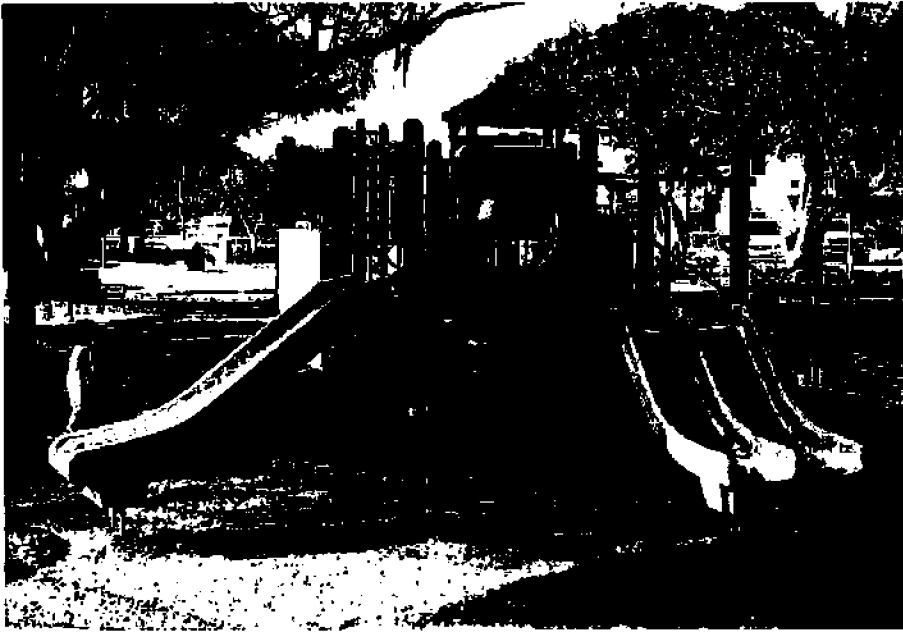


OVERALL OPEN SPACE PLAN

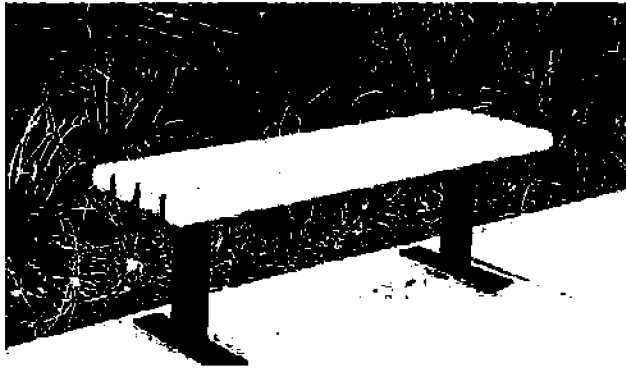
JUNE 2020



AGES 2-12 IPEMA CERTIFIED PLAYGROUND



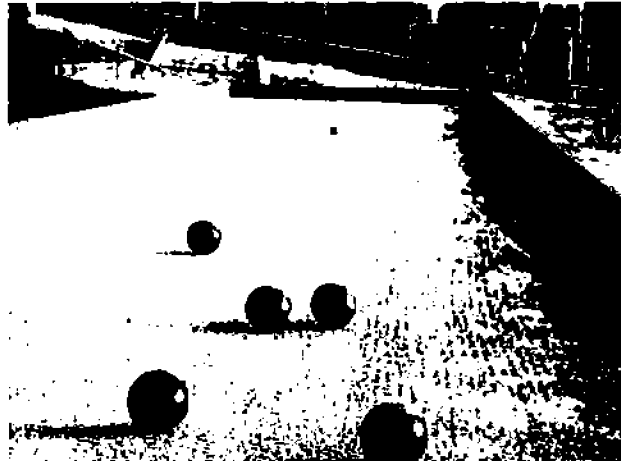
BENCH



SEAT WALL



LAWN GAMES (BOCCE)

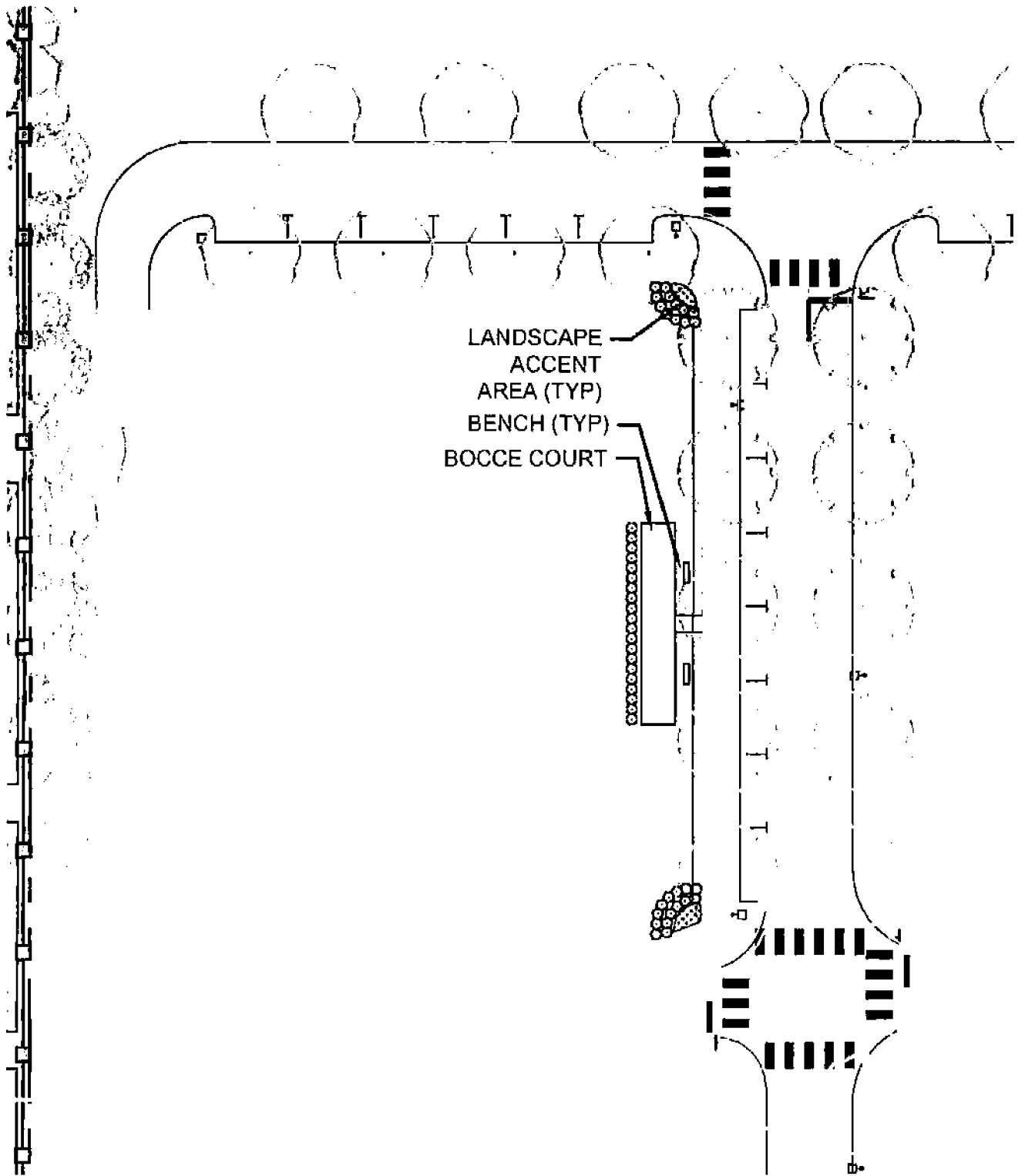


FLEX LAWN AREA



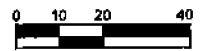
OPEN SPACE PLAN

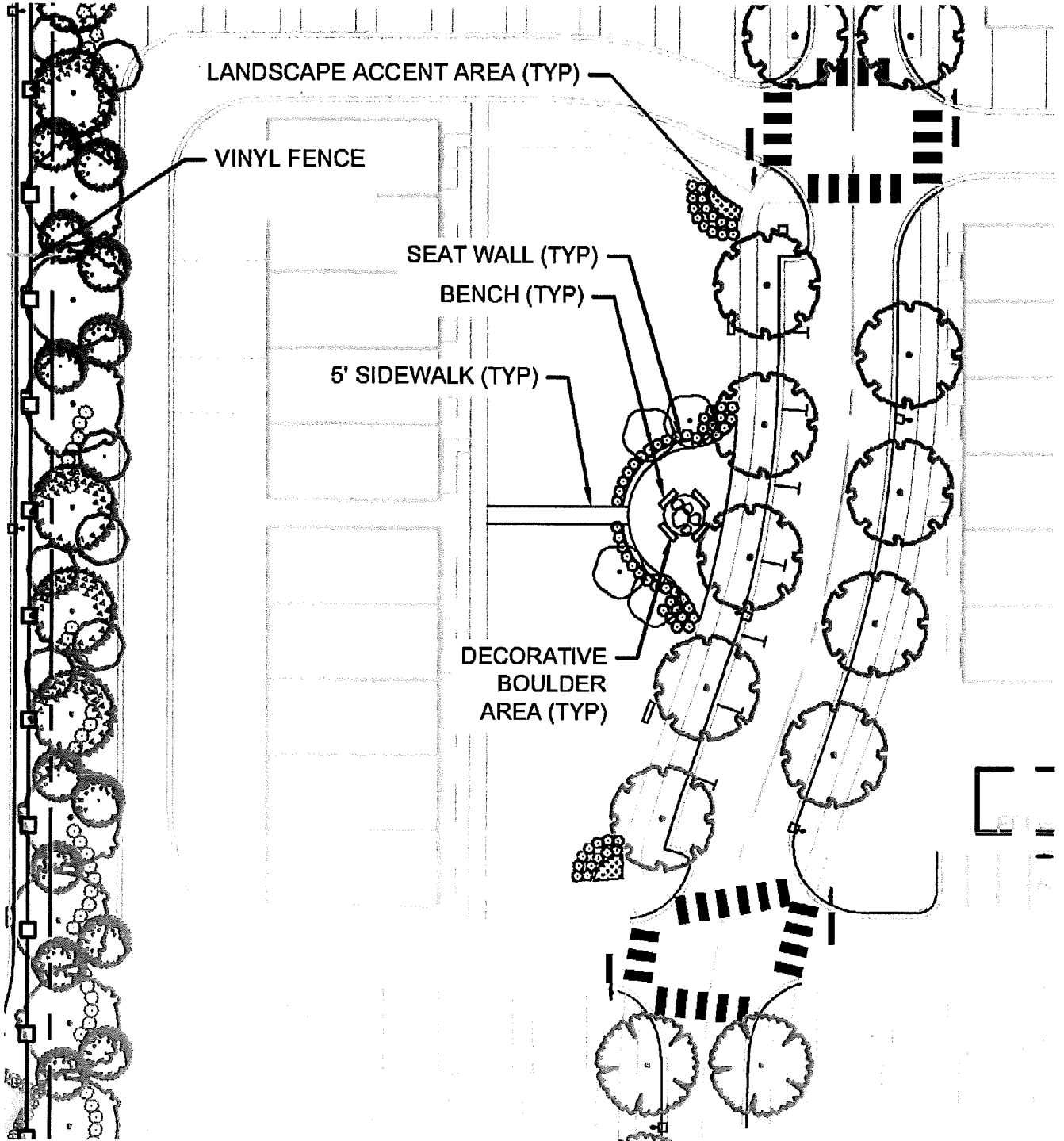
PRECEDENT IMAGES



OPEN SPACE PLAN
ENARGEMENT 1

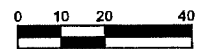
JUNE 2020

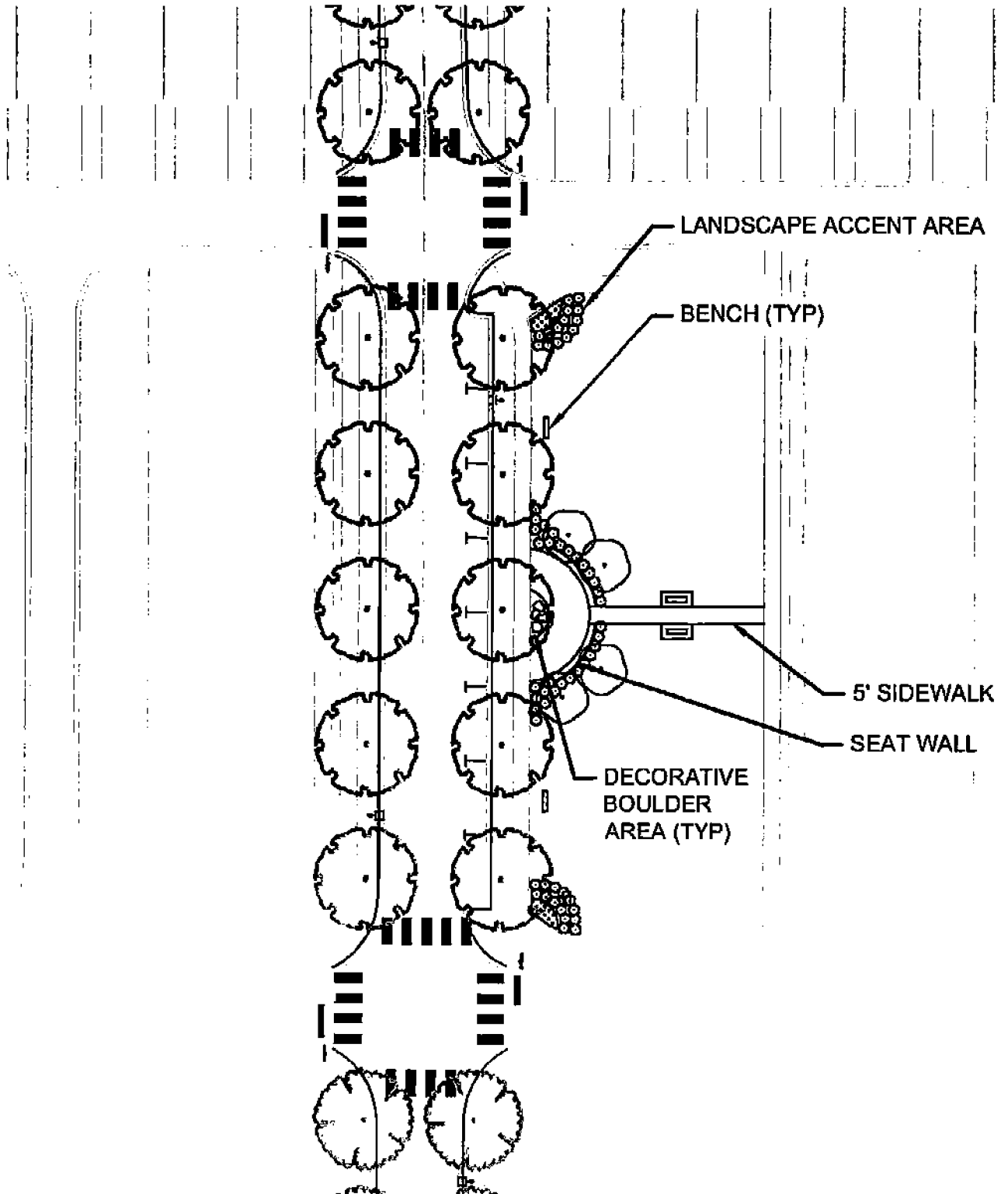




OPEN SPACE PLAN
ENARGEMENT 2

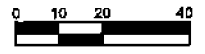
JUNE 2020





OPEN SPACE PLAN
ENARGEMENT 3

JUNE 2020



7. ROADS AND UTILITIES

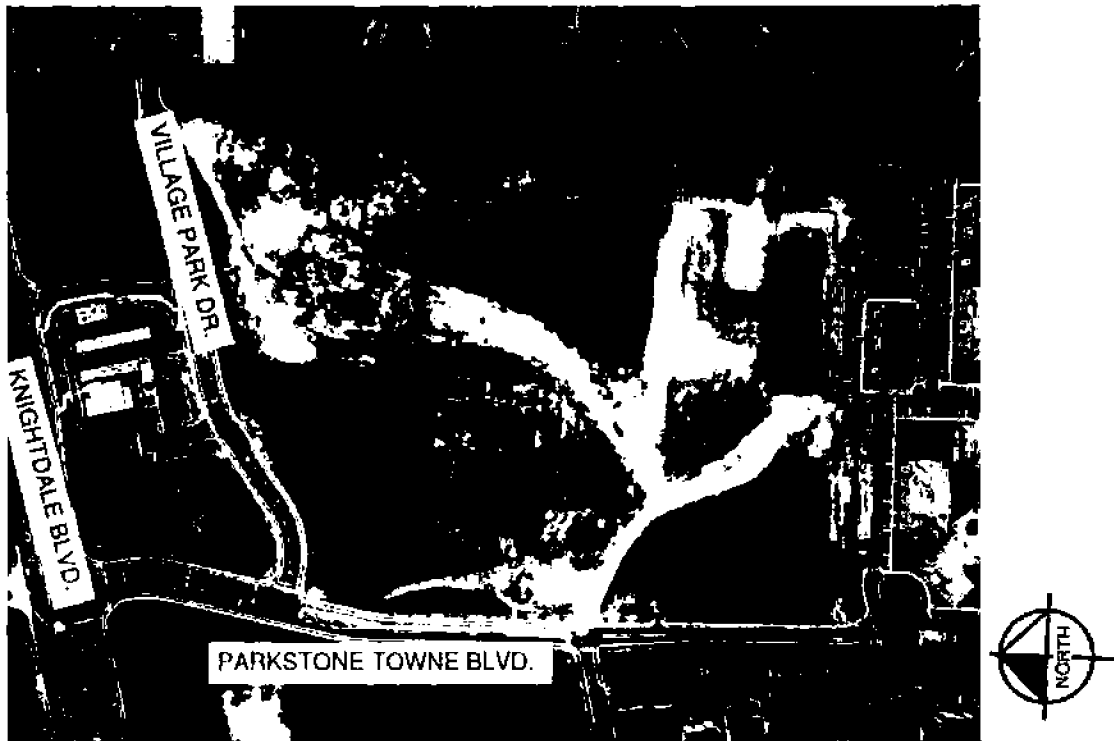
STORMWATER

The approved Parkstone Master plan allocates 22.28 acres of impervious area to the Townhomes and future retail at full build-out. The proposed retail and townhome program proposes 18.38 acres of impervious area. Less impervious area than was allocated than during the approved Parkstone Master plan. As a result, the existing stormwater detention/treatment is more than sufficient.

STREETS

Streets and alleys within Parkstone Townhomes are designed to meet the standards of the Town of Knightdale. The subject development will utilize street infrastructure constructed during Phase 1 of project.

EXISTING STREETS



The trips generated by the subject development are less than were anticipated with the original Traffic Impact Analysis for Parkstone.

TRIP GENERATION ANALYSIS

Parkstone													
Table 1 - Trip Generation													
Land Use	Intensity		Daily			AM Peak Hour			PM Peak Hour				
			Total	In	Out	Total	In	Out	Total	In	Out		
220 Apartment	350	d.u.	2,246	1,123	1,123	175	35	140	210	137	73		
230 Residential Condominium/Townhouse	148	d.u.	906	453	453	71	12	59	83	55	27		
310 Hotel	130	rooms	1,082	531	551	59	41	28	78	40	38		
820 Shopping Center	102,200	s.f.	6,888	3,444	3,444	158	98	60	508	292	316		
843 Automobile Parts Sales	8,000	s.f.	498	249	249	18	9	8	48	24	24		
934 Fast-Food Restaurant with Drive-Through Window	3,500	s.f.	1,736	868	868	159	81	78	114	59	55		
945 Gasoline/Service Station with Convenience Market	12	f.p.	1,954	977	977	122	61	61	162	81	81		
Subtotal			19,290	7,645	7,645	772	337	435	1,303	689	614		
Internal Capture													
Apartment			701	337	364	15	2	13	107	70	37		
Residential Condominium/Townhouse			283	136	147	6	1	5	43	29	14		
Hotel			240	112	128	9	2	7	23	14	9		
Shopping Center			1,050	485	565	18	10	8	136	61	85		
Automobile Parts Sales			78	35	41	2	1	1	11	4	6		
Fast-Food Restaurant with Drive-Through Window			916	539	377	51	36	15	65	28	37		
Gasoline/Service Station with Convenience Market			288	138	150	15	8	8	38	14	22		
Internal Capture Total	32.23%		3,564	1,782	1,782	116	58	58	420	210	210		
Total External Trips			11,726	5,863	5,863	656	279	377	883	479	404		
Pass-By Traffic (PTE)													
			AM	PM									
820 Shopping Center			0%	34%	1,610	805	805	0	0	0	161	82	79
934 Fast-Food Restaurant with Drive-Through Window			40%	50%	260	125	125	53	22	31	25	18	9
945 Gasoline/Service Station with Convenience Market			82%	56%	700	350	350	67	34	33	70	37	33
Pass-By Total			19.65%		2,570	1,280	1,280	120	56	64	256	135	121
Total Net New External Trips - Proposed					9,156	4,583	4,583	536	223	313	627	344	283
Total Net New External Trips - From TIA					12,712	6,356	6,356	648	264	285	939	475	464
Difference - Proposed vs. TIA					-3,556	-1,773	-1,773	-112	-41	-72	-312	-131	-181

UTILITIES

- Water and sewer within Parkstone Phase 2 are designed to meet the standards of the City of Raleigh and will tie into infrastructure constructed in the first phase of Parkstone.
- A water system analysis will be provided at the of construction drawing submittal.

8. NEIGHBORHOOD MEETING REPORT

Subject: Minutes from Neighborhood Meeting – Site Plan Rezoning

To: Donna Tierney (Town of Knightdale Planning)

CC: Chris Hills

Date: October 14, 2019

Completed by: Chris Bostic

Attendees:

Brian Long

Chris Bostic

Wes Hall

Stacey Crute

Craig Stepney

Jason Brown

Widewaters

Kimley-Horn

Kimley-Horn

Neighbor (staceycrute7@gmail.com)

Neighbor (castepney@gmail.com)

Town of Knightdale

This memorandum summarizes the author's understanding of the discussions from the above referenced meeting.

General: The purpose of the neighborhood meeting was to discuss the proposed rezoning application for Parkstone Phase 2 Mixed Use in Knightdale, NC with adjacent property owners. All property owners within 200 feet of the property were mailed the attached notification letter. The neighborhood meeting was held at the Knightdale Recreation Center (Room 404) at 6:30 PM on October 1, 2019. The neighbors who attended the meeting were Stacey Crute, owner of 119 Autumn Ridge Drive and Craig Stepney, owner of 121 Autumn Ridge Drive. The following is a summary of key discussion points resulting from this meeting:

- Kimley-Horn presented the residents with a copy of the current site and landscape plan for discussion.
- The group reviewed building and driveway locations and oriented the neighbors to those locations on the property.
- Ms. Crute inquired about the type of retail and was interested in a movie theater. She also asked about the process moving forward. Mr. Long indicated that a lease had not been secured with a theater. Mr. Long and Mr. Bostic explained the retail would be a mix of restaurants and service and that the next step was working with the townhome developer and taking the new retail layout back to retailers to secure leases.
- Ms. Crute also asked about the pricing of the townhomes and Mr. Long told her that, although its not set in stone, they should be mid to upper \$200's.
- Ms. Crute asked about the buffers and Mr. Bostic explained that those would not change between the proposed site and her residence. He also explained that the increase in residential units would help bring retailers, but that the rezoning we are seeking will generate less traffic overall than the previous plan.
- Mr. Stepney shared that the fence at the edge of the buffer stopped at a point where he can see Sheetz from his house. This causes pedestrians to cut between his house and his neighbors house to walk directly through.
- Mr Long informed Mr. Stepney that the requested zoning change to add townhomes and the change to the retail master plan layout does have any adverse impact as it relates to orientation of buildings and fence near his home

End of Meeting

Parkstone Neighborhood Meeting 10/1/19

Name

Email

Stacey Crote

staceycrote1@gmail.com

Craig Stepney

cstepney@gmail.com

Owner	Mail Address 1	Mail Address 2	Mail Address 3	PIN
GREYSTONE WW CO LLC	4805 DORSET AVE	CHEVY CHASE MD 20815-5443		1744736807
WW KNIGHTDALE PROPERTY LLC	PO BOX 3	DE WITT NY 13214-0003		1744744952
WIDEWATERS KNIGHTDALE II COMPANY	PO BOX 3	DE WITT NY 13214-0003		1744756480
KNIGHTDALE MULTIFAMILY OWNERSHIP, LLC	ATTN: LEGAL DEPARTMENT	DE WITT NY 13214-1865		1744833775
KEATING, JOHN & JULIANNE M	13176 KENSINGTON DR	PO BOX 3		1744839819
DOLL, JANET M	118 MINGOCREST DR	GRAFTON OH 44044-1075		1744839926
KNIGHTDALE DEVELOPMENT OWNERSHIP LLC	THE WIDEWATERS GROUP INC	KNIGHTDALE NC 27545-7667		1744843799
NEWSON, TIMMY	604 PINE FOREST TRL	PO BOX 3	DE WITT NY 13214-0003	1744848790
FORTIN, DIANNE C	603 PINE FOREST TRL	KNIGHTDALE NC 27545-9278		1744848793
BULLOCK, KENNICE J	602 PINE FOREST TRL	KNIGHTDALE NC 27545-9278		1744848795
WHONDER-GENUS, HILLARY GENUS, DEVON	601 PINE FOREST TRL	KNIGHTDALE NC 27545-9278		1744848798
KEARNEY, ANNA KATHRYN	116 MINGOCREST DR	KNIGHTDALE NC 27545-7667		1744849024
FORBES, PARRILL D & BETTY MARIE	902 PINE FOREST TRL	KNIGHTDALE NC 27545-7928		1744849217
PEOPLES, MAURINE	904 PINE FOREST TRL	KNIGHTDALE NC 27545-7928		1744849222
JOHNSON, JERMAINE	903 PINE FOREST TRL	KNIGHTDALE NC 27545-7928		1744849225
MCDANIEL, KENT D	5909 SANDPIPER FARM LN	KNIGHTDALE NC 27545-7928		1744849290
CONREAL LLC	9037 CONCORD HILL CT	WENDELL NC 27591-9724		1744849290
PRUETT, SCOTT & ROBERTA A	7368 CIRCLEBANK DR	RALEIGH NC 27613-5480		1744849310
TELLECHEA, STEWART & NEREIDA	5766 SPRINGFISH PL	RALEIGH NC 27615-5646		1744849316
BROWN, LOUIS C & VIRGINIA G	803 PINE FOREST TRL	WALDORF MD 20603-4234		1744849329
HANDON, CLARETTA	802 PINE FOREST TRL	KNIGHTDALE NC 27545-9279		1744849441
RUCKOLDT, BARBARA	801 PINE FOREST TRL	KNIGHTDALE NC 27545-9279		1744849444
LENTZEN, ROSEMARY	303 S DOGWOOD AVE	KNIGHTDALE NC 27545-9279		1744849467
ROGERS, SHELBY L	703 PINE FOREST TRL	SILER CITY NC 27344-3819		1744849527
WOODS OF PARKSIDE HOMEOWNERS ASSOC	4112 BLUE RIDGE RD STE 100	KNIGHTDALE NC 27545-7931		1744849545
SEPULVEDA, LYNDIA R	701 PINE FOREST TRL	RALEIGH NC 27612-4652		1744849582
VAUGHAN, CRYSTAL MARY & MICHAEL GORDON	605 PINE FOREST TRL	KNIGHTDALE NC 27545-7931		1744849600
VEREEN, MICHAEL	PO BOX 1194	KNIGHTDALE NC 27545-9278		1744849607
CAPPS, KATHREN ANN	503 PINE FOREST TRL	ZEBULON NC 27597-1194		1744849844
OHNESORGE, LAUREN K	115 AUTUMN RIDGE DR	KNIGHTDALE NC 27545-7930		1744849874
KNIGHTDALE DEVELOPMENT OWNERSHIP LLC	THE WIDEWATERS GROUP INC	KNIGHTDALE NC 27545-9203		1744849936
KNIGHTDALE DEVELOPMENT OWNERSHIP LLC	THE WIDEWATERS GROUP INC	PO BOX 3	DE WITT NY 13214-0003	1744850425
KNIGHTDALE DEVELOPMENT OWNERSHIP LLC	THE WIDEWATERS GROUP INC	PO BOX 3	DE WITT NY 13214-0003	1744852568
RCP INVESTMENTS IV LLC	11415 ROSE BOWL DR	PO BOX 3	DE WITT NY 13214-0003	1744856629
KING, CHARLENE	117 AUTUMN RIDGE DR	GLEN ALLEN VA 23059-4838		1744858784
CRUTE, STACEY L	119 AUTUMN RIDGE DR	KNIGHTDALE NC 27545-9203		1744859017
STEPNEY, CRAIG A & YVONNE C	121 AUTUMN RIDGE DR	KNIGHTDALE NC 27545-9203		1744859114
ELKINTON, RICHARD E & RACHEL W	123 AUTUMN RIDGE DR	KNIGHTDALE NC 27545-9203		1744859211
SALKHADI, MAMOUN KHEZZAR, ANWAR	114 MINGOCREST DR	KNIGHTDALE NC 27545-9203		1744859248
ROBERSON, SAMUEL, TAKEISHA	112 MINGOCREST DR	KNIGHTDALE NC 27545-7667		1744940008
WRIGHT, LORETTA N	1002 PINE FOREST TRL	KNIGHTDALE NC 27545-7667		1744940161
SAGADA, QUIRINO SANCHEZ DE SANCHEZ, REINA ISABEL AYALA	1003 PINE FOREST TRL	KNIGHTDALE NC 27545-7929		1744940220
LOGAN, TERESA A	1004 PINE FOREST TRL	KNIGHTDALE NC 27545-7929		1744940251
YERKE, FRANKLIN A, THELMA R	502 PINE FOREST TRL	KNIGHTDALE NC 27545-7930		1744940282
HUGHES, MATILDA W	501 PINE FOREST TRL	KNIGHTDALE NC 27545-7930		1744940804
MITCHELL, JON B MITCHELL, REBECCA L	113 AUTUMN RIDGE DR	KNIGHTDALE NC 27545-7930		1744940833
BROOKS, DONALD J JR, MILLICENT H	111 AUTUMN RIDGE DR	KNIGHTDALE NC 27545-9203		1744940915
STEMMACH, NICHOLAS E	112 AUTUMN RIDGE DR	KNIGHTDALE NC 27545-9203		1744940983
BLEVINS, RICKY A LUI, YU CHI	110 KENNETH RIDGE CT	KNIGHTDALE NC 27545-9203		1744950088
JONES, WALTER RICHARD II, MICHELLE F	125 AUTUMN RIDGE DR	APEX NC 27523-9370		1744950175
PARKSIDE COMMONS CONDOMINIUMS	1003 DRESSER CT	KNIGHTDALE NC 27545-9203		1744950320
G A T T LLC	PO BOX 80084	RALEIGH NC 27609-7323		1744950427
RENAISSANCE VENTURES LLC	112 HIGHCLERE LN	RALEIGH NC 27623-0084		1744950427
CAH HOLDINGS LLC	1521 E 3RD ST	CARY NC 27518-8723		1744950427
PARKSIDE HOMEOWNERS ASSOCIATION INC	4112 BLUE RIDGE RD STE 100	CHARLOTTE NC 28204-3231		1744950427
		RALEIGH NC 27612-4652		1744952338

Kimley»»Horn

September 20, 2019

Kimley-Horn & Associates, Inc.
421 Fayetteville Street, Suite 600
Raleigh, NC 27601

Subject: Neighborhood Meeting Notification Letter – Rezoning
901 Parkstone Towne Boulevard
Knightdale, NC 27545

Dear Neighbor:

On **Tuesday, October 1, 2019**, a neighborhood meeting will be held regarding a proposed rezoning application for the property identified by the following address and property identification number: 901 Parkstone Towne Boulevard, Knightdale, NC 27545; PIN# 1744843799 near property that you own.

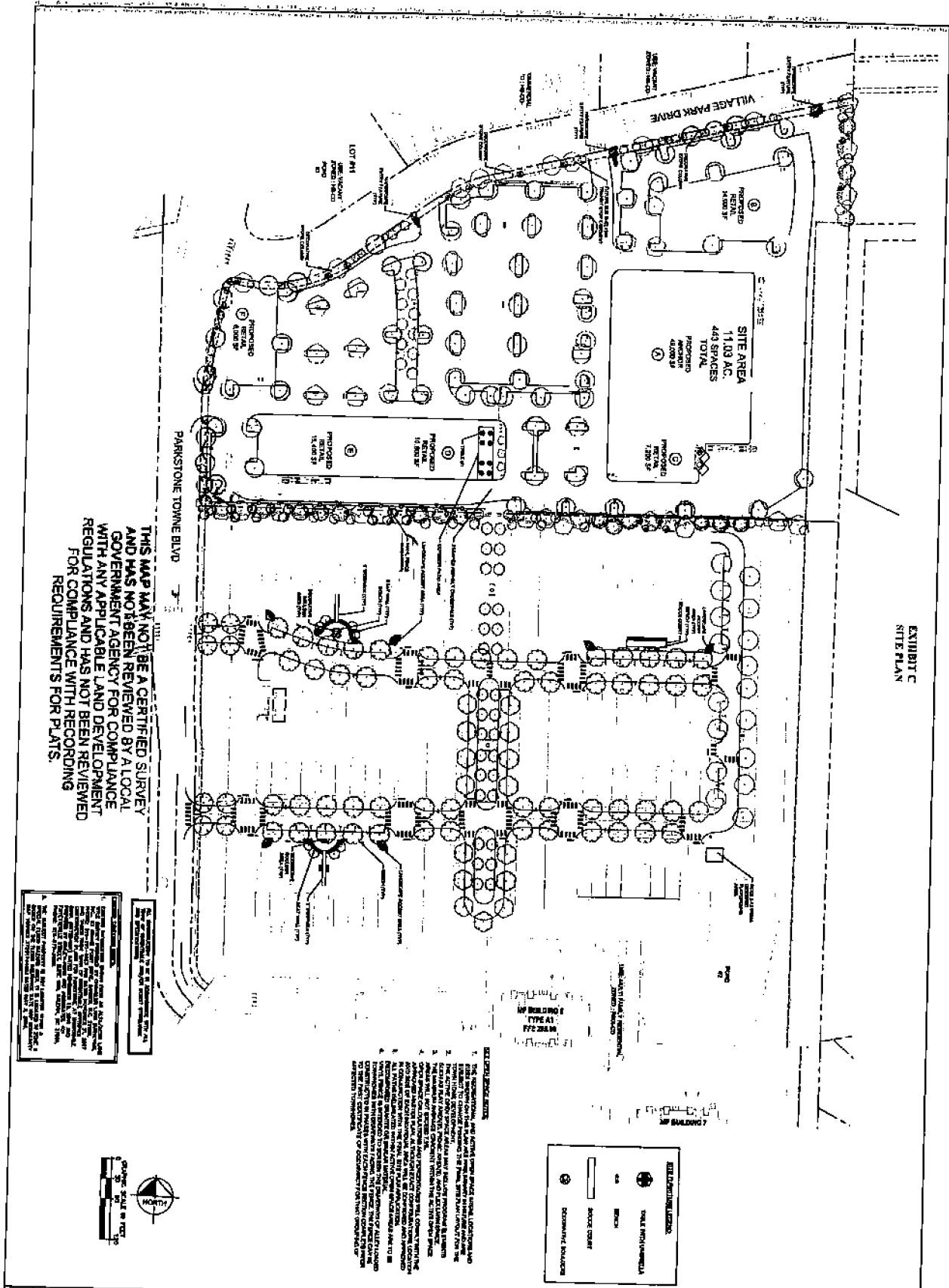
The meeting will be held at the Knightdale Recreation Center (Room 404) located at 102 Lawson Ridge Road, Knightdale, NC 27545 at **6:30 P.M. on October 1, 2019**. This is a public meeting and all are invited to attend.

If you wish to contact us, please call (919) 653-2927 and ask for Chris Bostic. You may also email me at the following address: Chris.Bostic@kimley-horn.com. The purpose of the meeting is to ensure that adjacent property owners are aware of the proposal and have an opportunity to provide input prior to the Town of Knightdale public hearing.

Sincerely,



Chris Bostic, P.E.
Project Manager

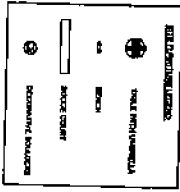


THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

NOTICE TO THE PUBLIC
 This map is not a certified survey and has not been reviewed by a local government agency for compliance with any applicable land development regulations and has not been reviewed for compliance with recording requirements for plats. It is intended for informational purposes only and should not be used as a basis for any legal action.

NOTICE TO THE PUBLIC
 This map is not a certified survey and has not been reviewed by a local government agency for compliance with any applicable land development regulations and has not been reviewed for compliance with recording requirements for plats. It is intended for informational purposes only and should not be used as a basis for any legal action.

- GENERAL NOTES:**
1. THE SITE AREA IS 11.08 AC. THE TOTAL AREA OF THE SITE IS 11.08 AC. THE TOTAL AREA OF THE SITE IS 11.08 AC.
 2. THE PROPOSED RETAIL AREA IS 12,400 SF. THE PROPOSED RETAIL AREA IS 12,400 SF.
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 10. THE PROPOSED RETAIL AREA IS 12,000 SF. THE PROPOSED RETAIL AREA IS 12,000 SF.



PARKSTONE PHASE 2 MIXED USE
 PREPARED FOR KNIGHTDALE DEVELOPMENT OWNERSHIP, LLC.
 KNIGHTDALE NORTH CAROLINA

OPEN SPACE PLAN

DATE	11/06/2019
SCALE	AS SHOWN
DRAWN BY	JCE
CHECKED BY	OCB

Kimley»Horn
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 421 FAYETTEVILLE STREET, SUITE 300A, RALEIGH, NC 27601
 PHONE: 919-877-2002 FAX: 919-877-2008
 WWW.KIMLEY-HORN.COM

DATE	11/06/2019
SCALE	AS SHOWN
DRAWN BY	JCE
CHECKED BY	OCB