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SITE DATA TABLE

PROJECT	ROBERTSON CROSSINGS		
CIVIL ENGINEERING	STRONGROCK ENGINEERING GROUP 305 CHURCH AT NORTH HILLS ST, STE 1110 RALEIGH, NC 27609 TEL: (984) 200-1932 EMAIL: INFORMATION@STRONGROCKENGINEERING.COM		
DEVELOPER	NATELLI COMMUNITITES BRIAN MASSENGILL 1903 N. HARRISON AVE., CARY, NC 27513 TEL: (919) 888-3102 EMAIL: BRIAN@NATELLI.COM		
LAND OWNER:	LUCAS, VERNON D LUCAS, DOROTHY F		
TAX ID	PART OF 1754-73-6053		
DEED REFERENCE	DN 2413 PG 366		
TOWNSHIP	ST. MATTHEW'S		
EXISTING ZONING	RURAL TRANSITION		
CURRENT USE	SINGLE FAMILY RESIDENTIAL		
PROPOSED USE	SINGLE FAMILY RESIDENTIAL		
TOTAL PROJECT AREA	87,412 SF (2.01 AC)		
RIVER BASIN	NEUSE		
SURFACE WATER CLASSIFICATION	C; NSW		
PROPOSED UNIT COUNT	OLD: 642	NEW: 668	NET: 26
DENSITY	OLD: 3.26 DU/AC	NEW: 3.34 DU/AC	
OPEN SPACE REQUIRED	OLD: 12.4 AC	NEW: 13.6 AC	
OPEN SPACE PROVIDED	OLD: 3,189,343 SF (73.22 AC)	NEW: 3,158,142 (72.50 AC)	
TREE PROTECTION AREA	OLD: 1,073,455 SF (24.64 AC)	NEW: 1,058,458 SF (24.30 AC)	
REAR LOADED TOWNHOME LOT STANDARDS:	MINIMUM LOT SIZE: 1,800 SF LOT WIDTH: 20' FRONT SETBACK: 10' BUILDING SEPARATION: 10' REAR SETBACK: 20' DRIVEWAY LENGTH: 20'		
REAR LOAD SINGLE FAMILY LOT STANDARD	MINIMUM LOT SIZE: 3,400 SF MINIMUM LOT WIDTH: 30' FRONT SETBACK: 10' SIDE SETBACK: 3' CORNER SIDE SETBACK: 10' REAR SETBACK: 20' DRIVEWAY LENGTH: 20'		

INFILL SITE MODIFICATIONS

This PUD Amendment is an adjustment to the existing Robertson Crossing PUD Zoning case of ZMA-16-22. The adjustment focuses on a small 2-acre additional parcel of land recently purchased by Natelli Development. It is a donut-hole type of piece surrounded by an already approved siteplan, thus, representing a small infill project.

No new unit types are proposed for this infill nor is any alteration of the Town Council approved setbacks or other zoning conditions altered. As the site has more than code-required open space, the loss of existing open space remains code compliant and well above adequate. As this infill site is across the street from the proposed Amenity Center, no additional playgrounds or active recreation elements are proposed, as they would be redundant.

This infill project is a continuation of the alley loaded units adding to the smaller block thus making it a more complete residential block. All the existing approved setbacks, code requirements, and owner sponsored conditional zoning architectural standards are followed with these new units. The new count is an additional 29 units into a set of townhomes and small single family homes. These new units are currently part of this PUD community. The new units total to eighteen (18) 22ft-wide townhomes and eleven (11) 38ft-wide Single family homes. As for a total unit count, the previously approved 644 units is now 673, which represents a small, approximately 4.5% increase.

And the townhomes are reconfigured to better fit these 29 new homes into the existing block. A relocated alley is proposed connecting a cross street; which enhances better site inter-connectivity. Additional park space has been added at the north end of the infill site. A six-foot high Knightdale code compliant wooden privacy fence has been added as per the sellers' instructions.

The following diagram pages of unit count, open space alterations, tree save recalculations and the appendix items illustrate the consistency with the existing approved PUD Document. The illustrative plan thus shows how this small infill project is a new part of an existing vibrant new community for the Town of Knightdale.

ZONING MAP

Zoning	EXISTING ZONING	REZONING PROPOSAL
	Rural Transition (RT)	GR8

PER WAKE COUNTY GIS.

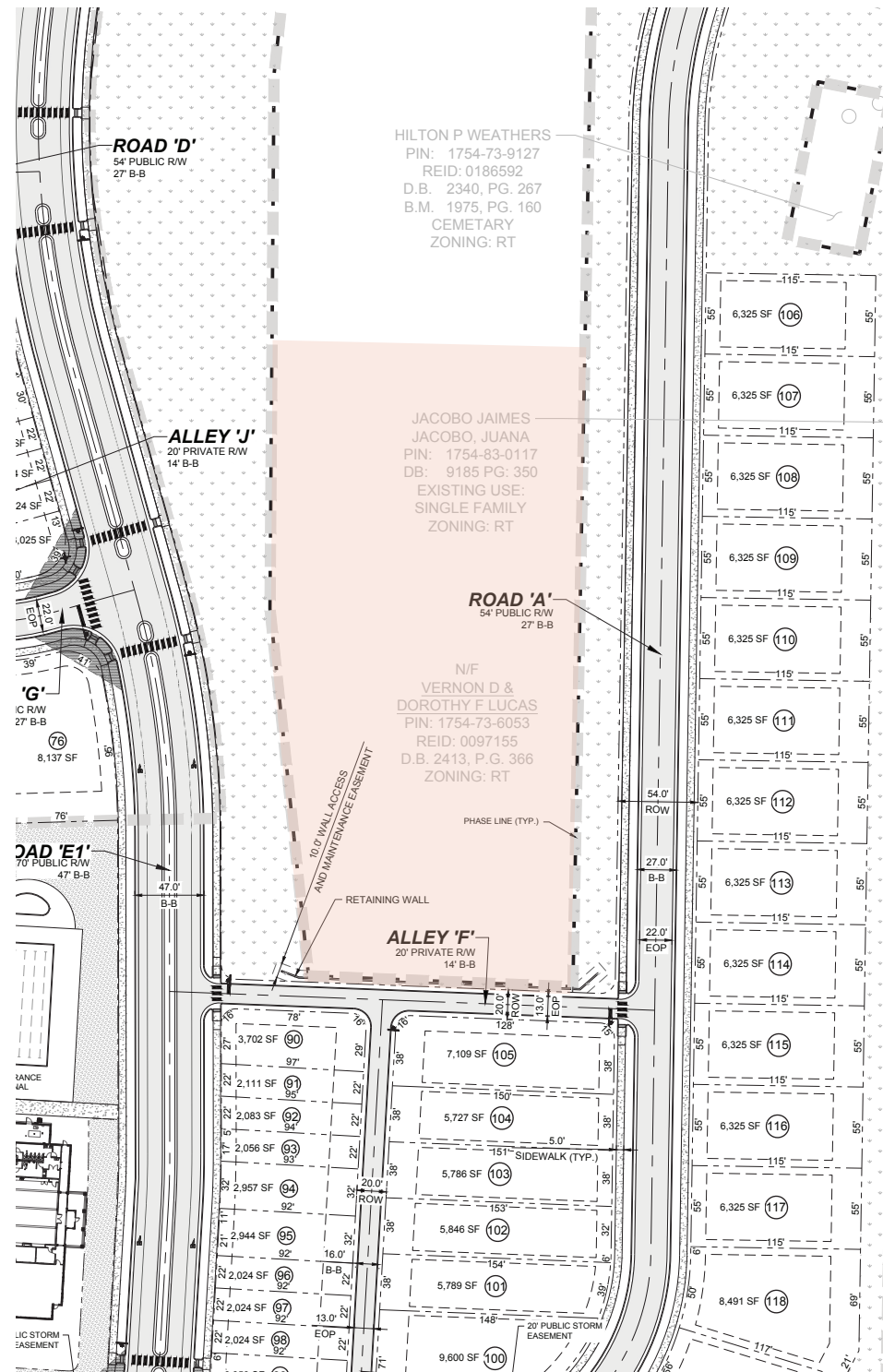


2-ACRE SUBJECT PARCEL OF REZONING AMENDMENT

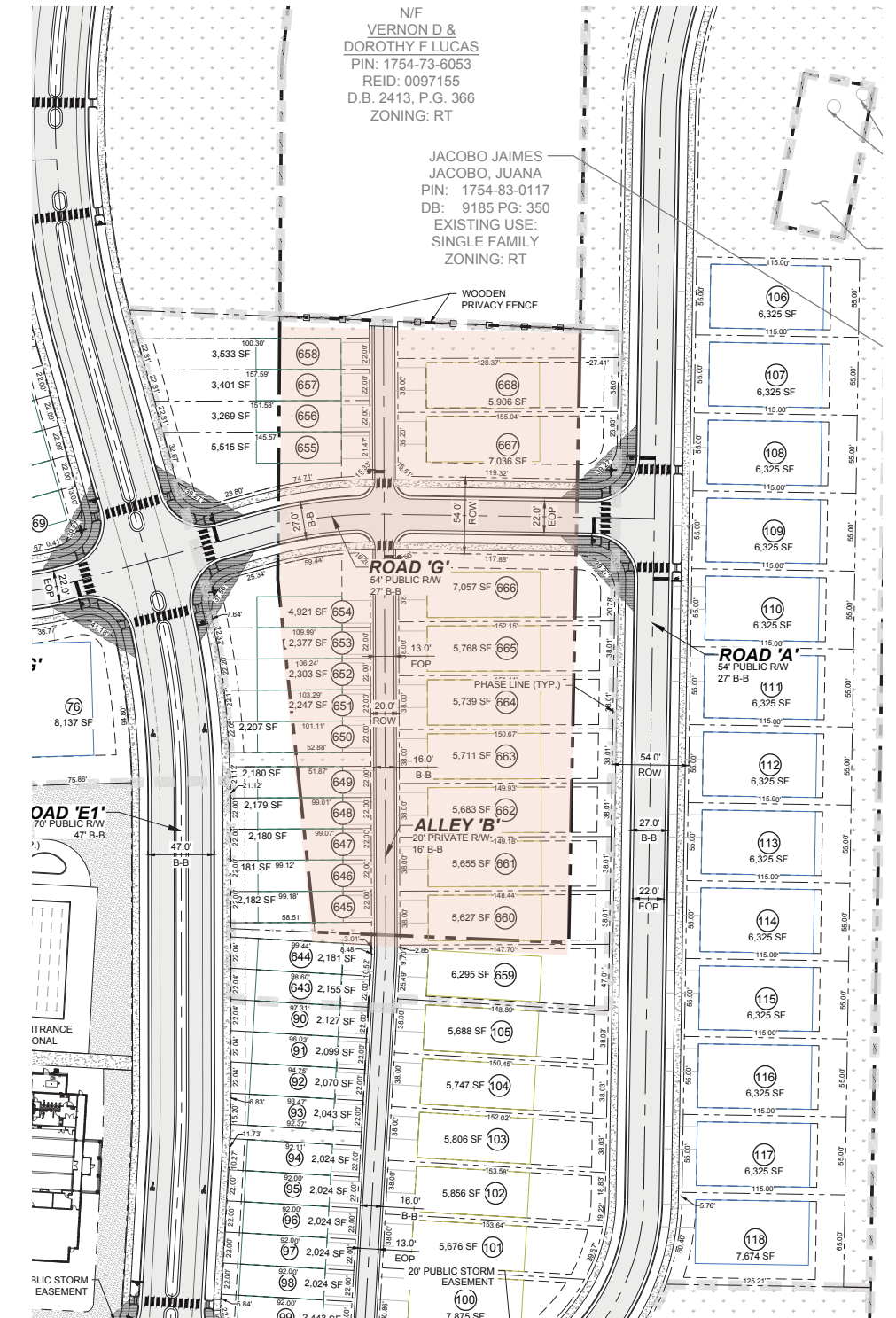


LOT COUNT

	APPROVED	PROPOSED	NEW
TOTAL PROJECT AREA	197.75 AC	2.01 AC	199.76 AC
PROPOSED UNIT COUNT	642	26	668
38' SINGLE FAMILY HOME	86	10	96
22' TOWNHOMES	123	16	139



APPROVED NEIGHBORHOOD LAYOUT



PROPOSED NEIGHBORHOOD AMENDMENT

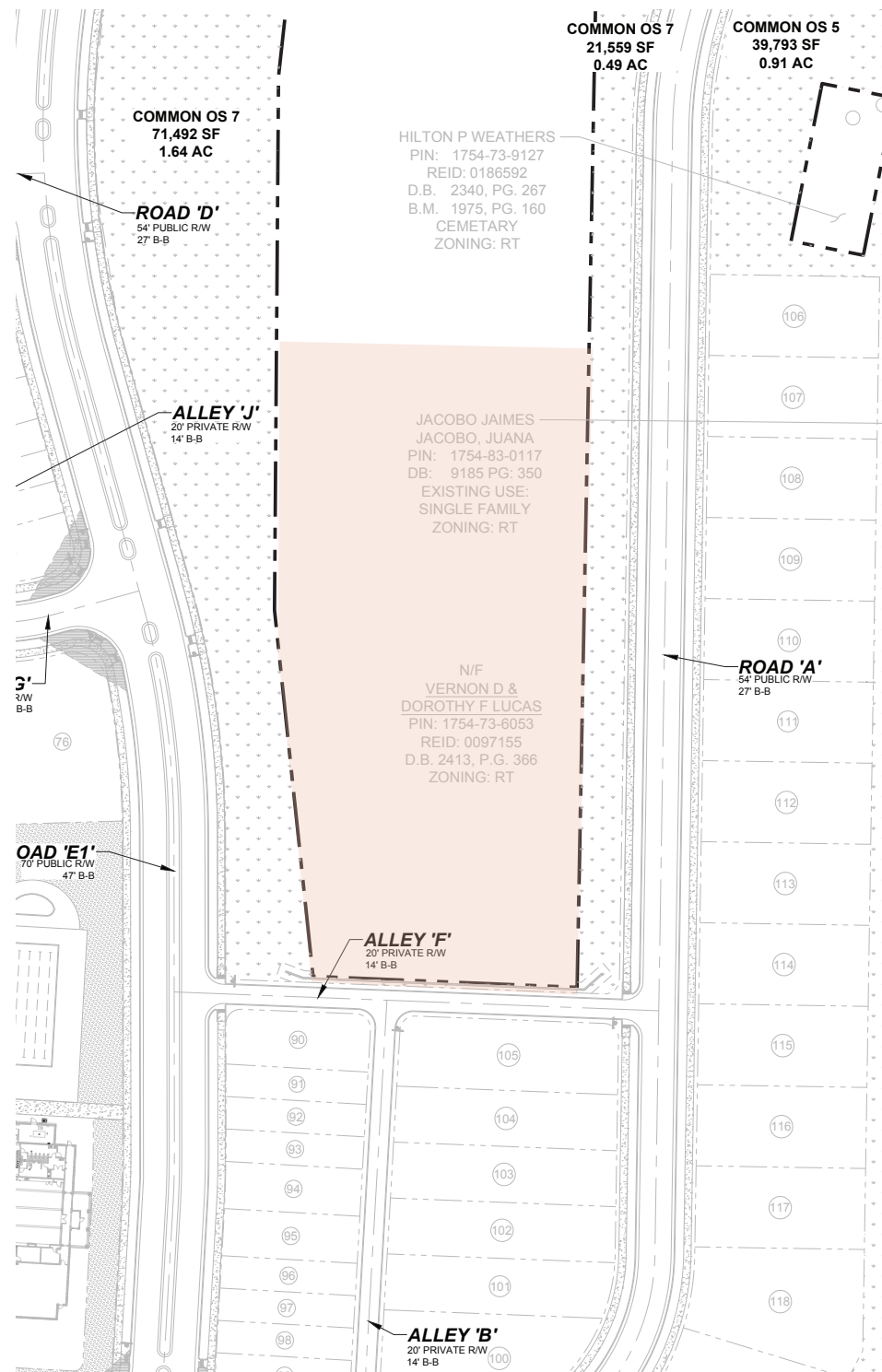
OPEN SPACE

	APPROVED	PROPOSED	NEW
REQUIRED PASSIVE OPEN SPACE	6.2 AC	0.6 AC	6.8 AC
PROVIDED PASSIVE OPEN SPACE	7.25 AC	0 AC	7.25 AC
REQUIRED ACTIVE OPEN SPACE	6.2 AC	0.6 AC	6.8 AC
PROVIDED ACTIVE OPEN SPACE	12.17 AC	0 AC	12.17 AC

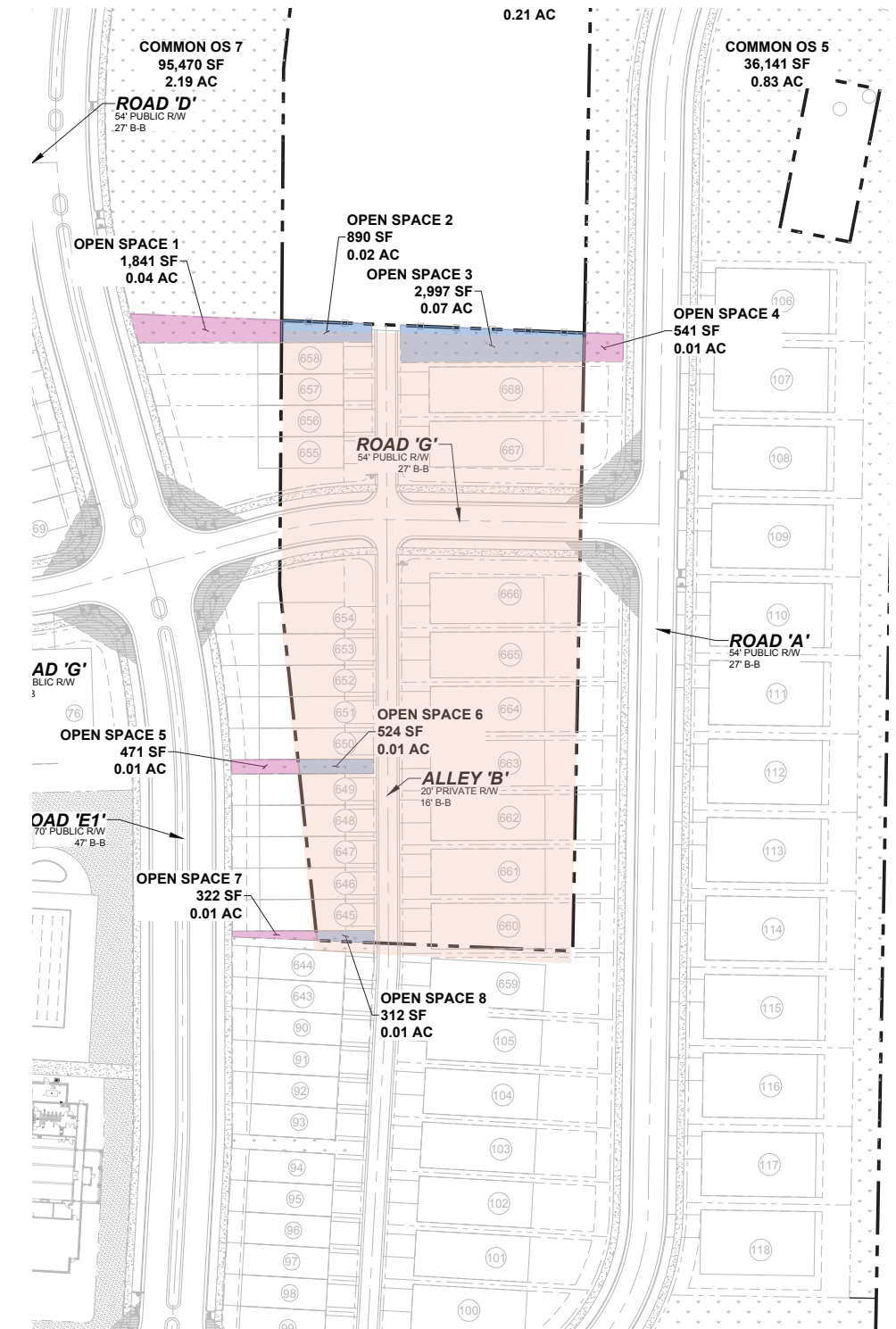
OPEN SPACE ADJUSTMENTS

COMMON OPEN SPACE OS 7	93,051 SF (2.14 AC)	-31,201 SF	61,850 SF (1.42 AC)
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PER TOWN OF KNIGHTDALE UDO SECTION 11.2.



APPROVED NEIGHBORHOOD LAYOUT

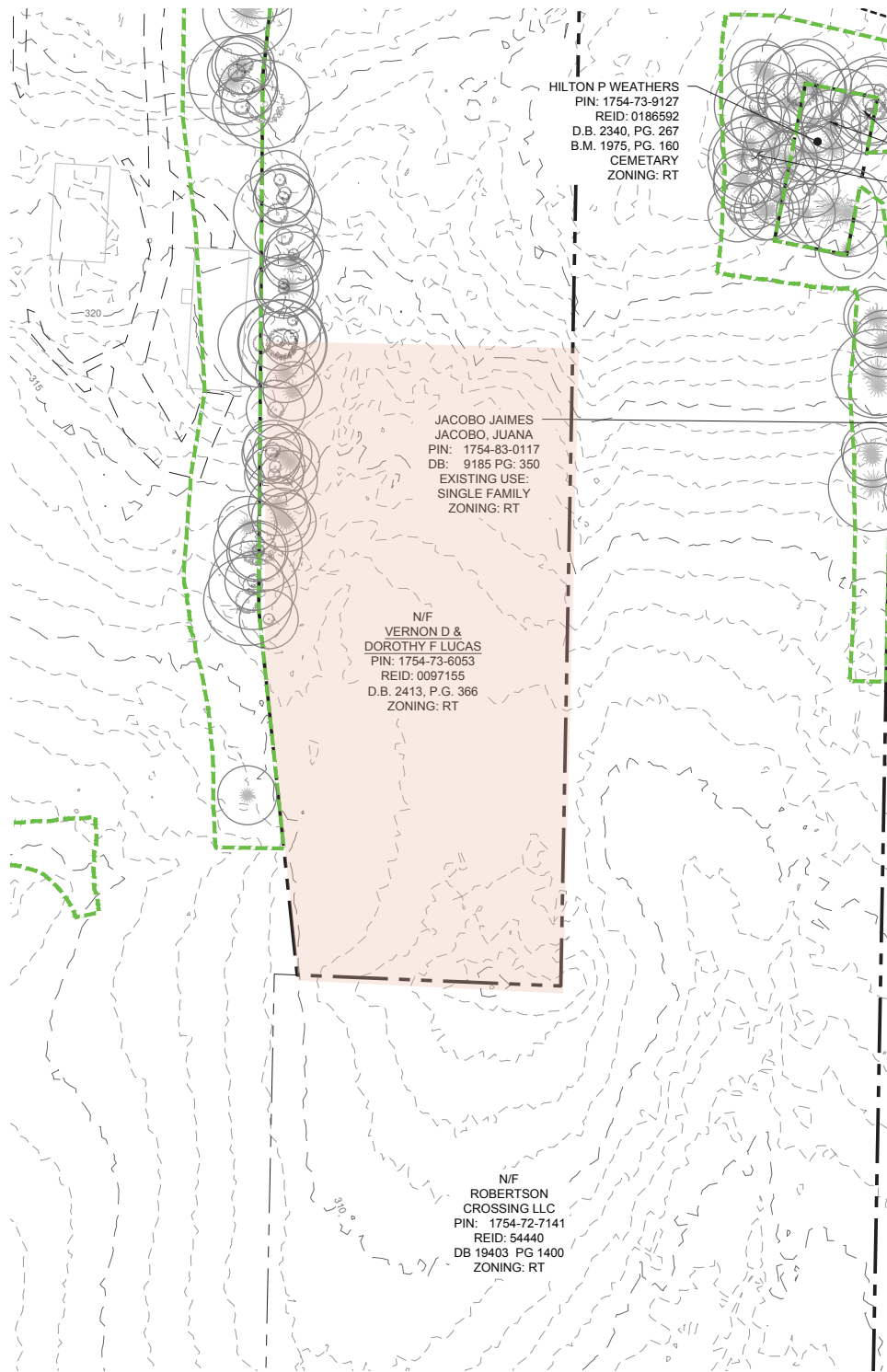


PROPOSED NEIGHBORHOOD AMENDMENT

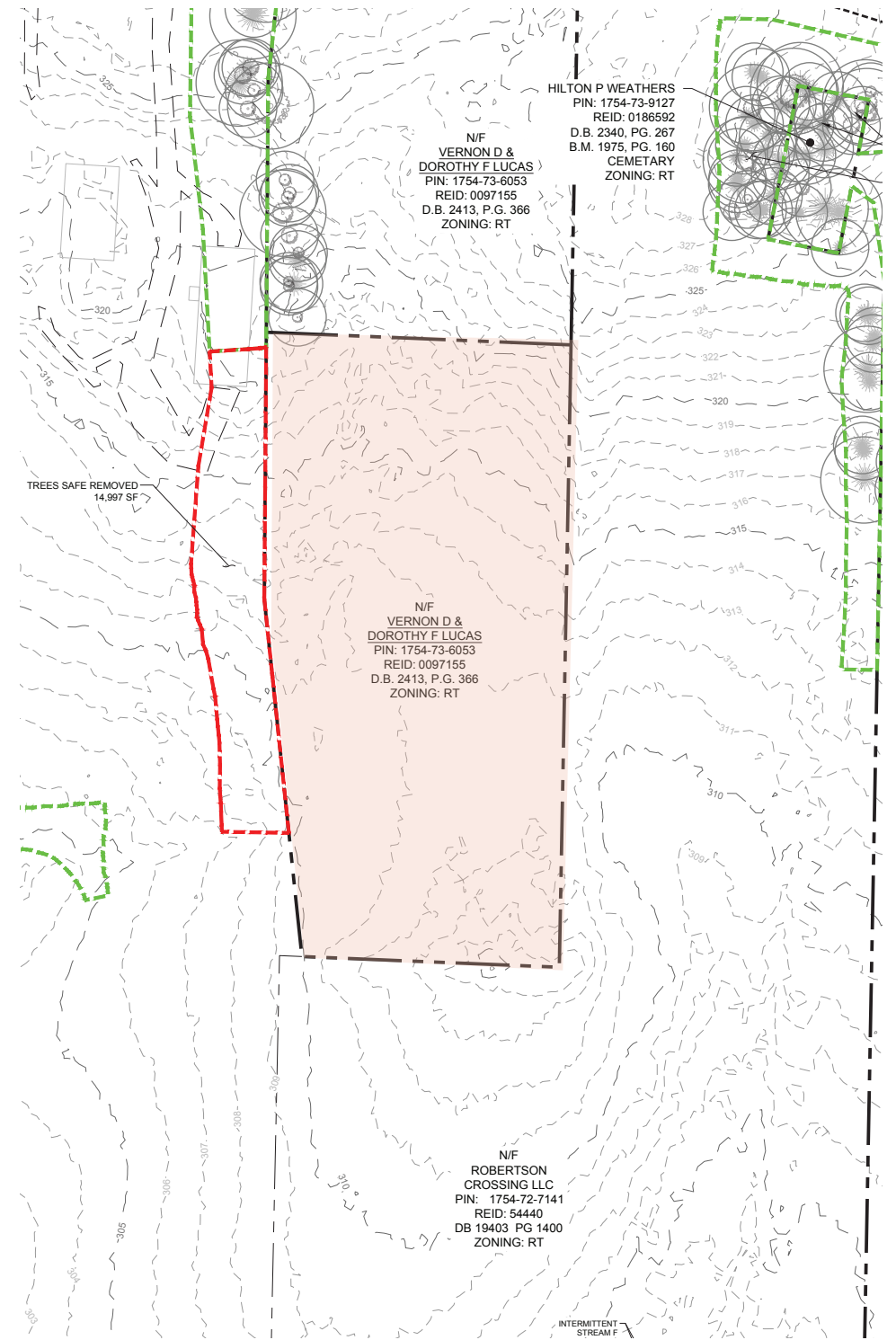
OVERALL TREE CANOPY

	APPROVED	PROPOSED	NEW
TREE SAVE	1,073,455 SF	-14,997 SF	1,058,458 SF
TREE SAVE AREA 10	32,726 SF	-14,997 SF	17,729 SF
TREE COUNT AREA 10	7 Coniferous 11 Decidious	-3 Coniferous -5 Decidious	4 Coniferous 6 Decidious

PER TOWN OF KNIGHTDALE UDO SECTION 7.4.M.2.



APPROVED NEIGHBORHOOD LAYOUT



PROPOSED NEIGHBORHOOD AMENDMENT

STREET TREE PLANTINGS

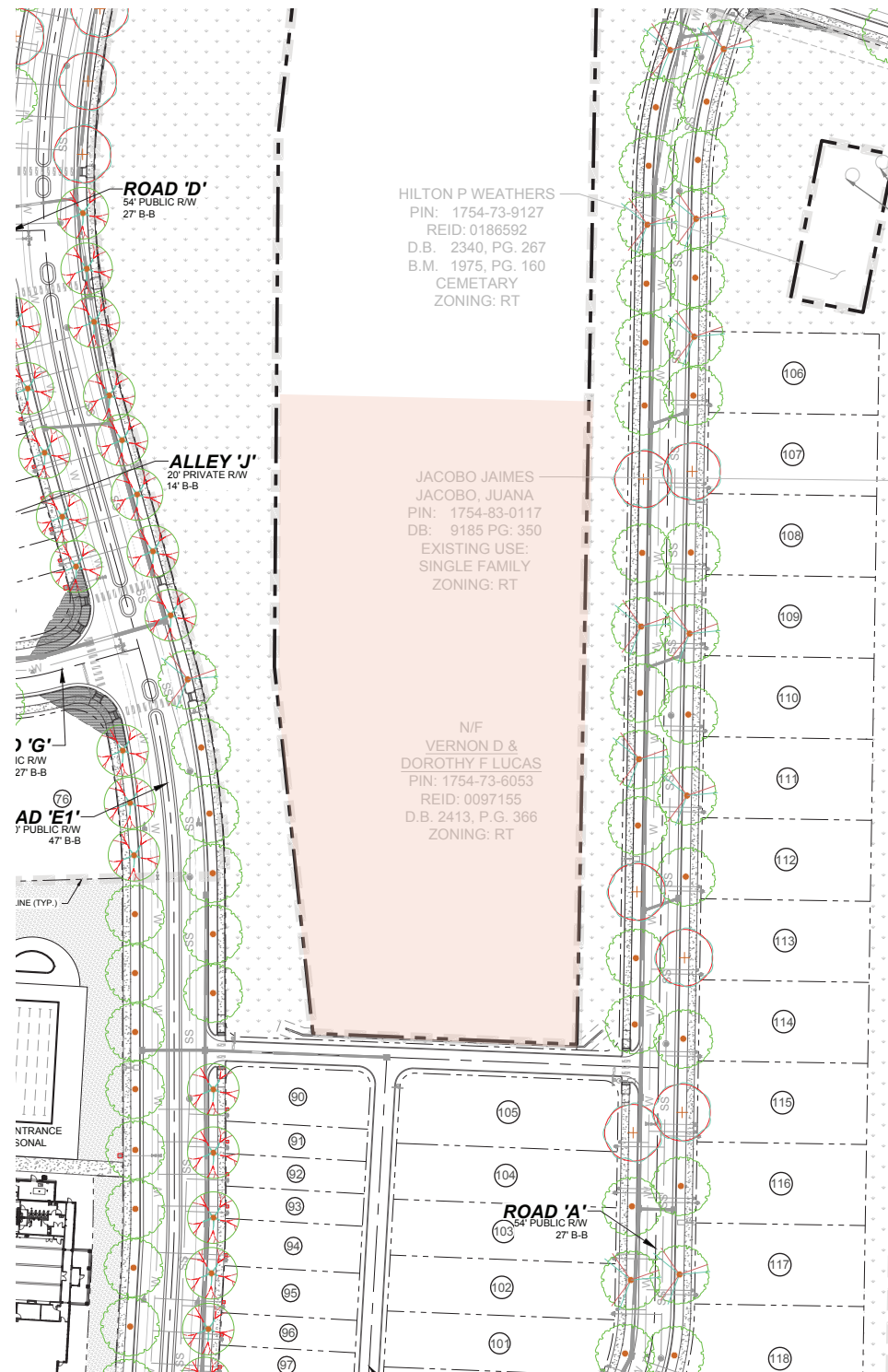
APPROVED
STREET G PROPOSED
STREET A PROPOSED
STREET E PROPOSED
NEW

ACE LNP	113	2	0	-1	115
PIS SAR	113	2	0	0	115
QUE GOB	111	6	-1	-1	117
ULM ATH	114	2	-1	0	116
ZEL GRE	116	0	0	0	116
TOTAL	567	12	-2	-2	575

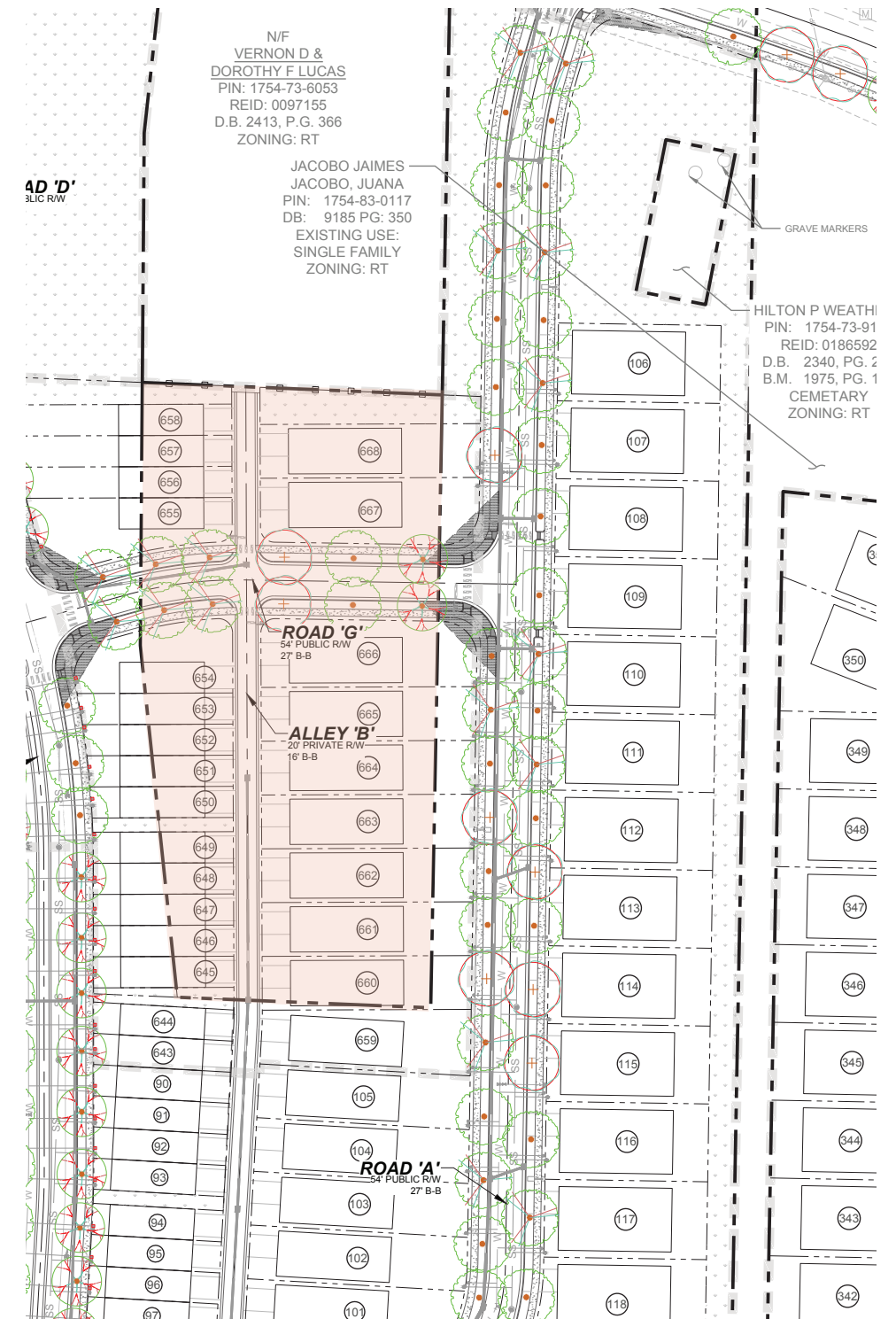
PER TOWN OF KNIGHTDALE UDO SECTION 7.4.L.

NEW STREET G PORTION	225 LF
1 TREE EVERY 40'	40'
TOTAL REQUIRED TREES	2 X 6
PROVIDED NEW TREES	12

ACE LNP	ACER SACCHARUM 'SENECA CHIEF'
PIS SAR	PISTACIA CHINENSIS 'SARAH'S RADIANCE'
QUE GOB	QUERCUS ACUTISSIMA 'GOBBLER'
ULM ATH	ULMUS PARVIFOLIA 'ATHENA'
ZEL GRE	ZELKOVA SERRATA 'GREEN VASE'

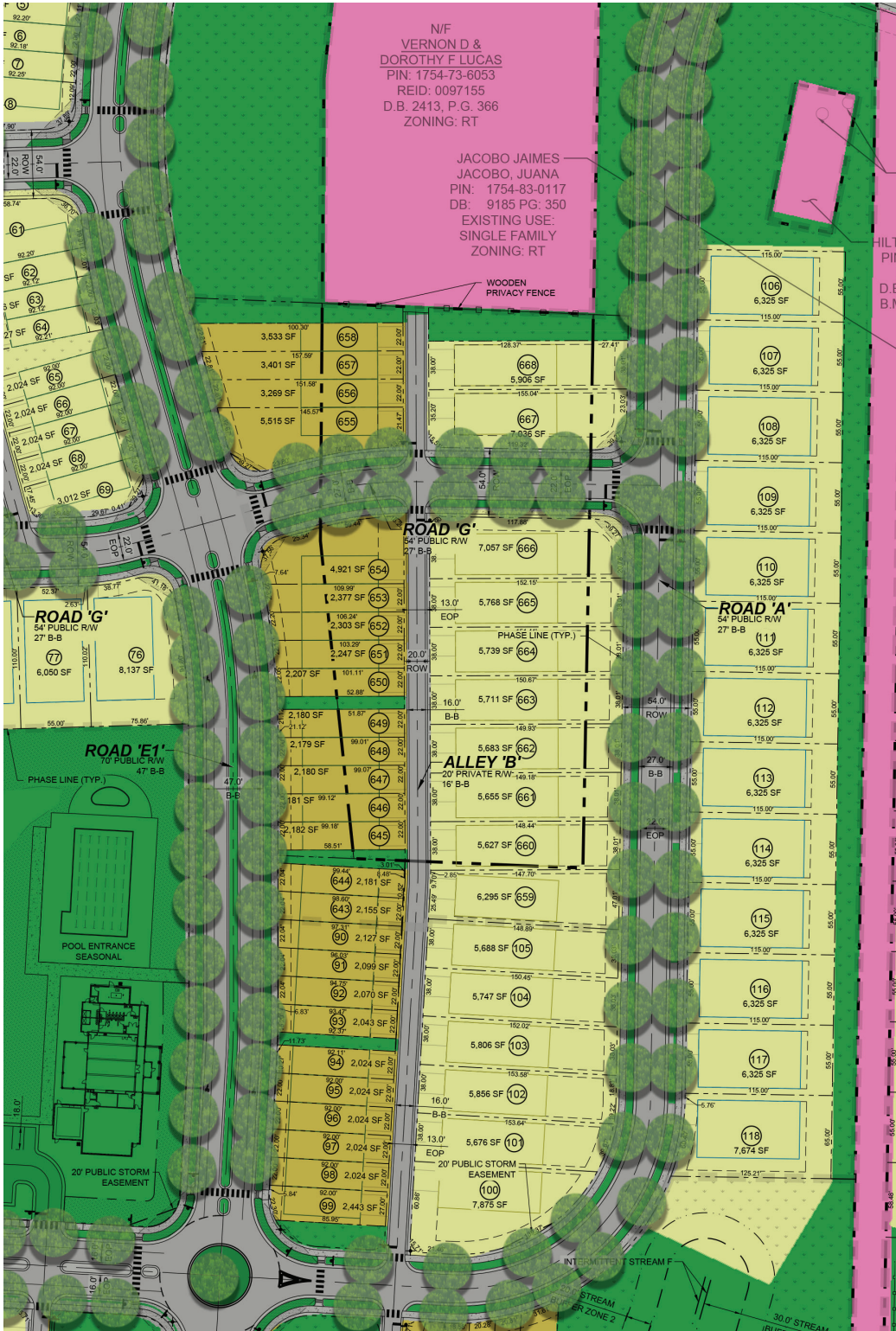


APPROVED NEIGHBORHOOD LAYOUT



PROPOSED NEIGHBORHOOD AMENDMENT

ILLUSTRATIVE PLAN



TOWNHOMES - 22' X 90' LOTS



SAME PRODUCT AS
PREVIOUSLY APPROVED

REAR-LOAD SINGLE FAMILY HOMES - 38' X 110 SECTIONS

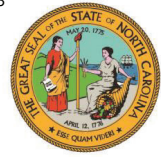


SAME PRODUCT
AS PREVIOUSLY
APPROVED

APPENDIX I : BUFFER DETERMINATION LETTER (FEBRUARY 22, 2024)

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ROY COOPER
Governor
ELIZABETH S. BISER
Secretary
RICHARD E. ROGERS, JR.
Director



NORTH CAROLINA
Environmental Quality

February 22, 2024

DWR Project 24-043
Wake County

Robertson Crossing, LLC
Brian Massengill
1903 North Harrison Avenue, Suite 101
Cary, NC 27513

Subject: On-Site Determination for Applicability to the Neuse Buffer Rules (15A NCAC 02B .0714)

Project Name: Knightdale Eagle Rock Assemblage
Site Address / Location: 808 Robertson Street, Knightdale, NC

Dear Mr. Massengill,

On March 8, Jim Westcott conducted an on-site review of features located on the subject property to determine the applicability of the above-noted state regulations. The Division of Water Resources has determined that streams listed in the table below and identified on the attached maps are shown on either the most recently published NRCS Soil Survey of Wake County Streams that are listed as "Subject" on the below table have been located on the ground at the site and possess characteristics that qualify them to be at least intermittent streams in accordance with the NC Stream Identification Manual v.4.11 and therefore subject to the Neuse Buffer Rules. **Please be aware that features identified as "not subject" may be considered jurisdictional according to the US Army Corps of Engineers and subject to the Clean Water Act.**

Poplar Creek & Marks Creek (Lake Myra)

Feature ID	E/I/P/ NP/Other	Subject to Buffer Rules	Start @	Stop @	Depicted on Soil Survey	Depicted on USGS Topo
Stream A	P	Yes	Throughout Project		Yes	Yes
Stream B	P	Yes	Off Property	Feature A (Poplar Creek)	Yes	Yes
Stream C ₁	I	Yes	35.787297, -78.466202	35.793390, -78.468031	Yes	No
Stream C ₂	I	Yes	35.793390, -78.468022	Off property	Yes	No



North Carolina Department of Environmental Quality | Division of Water Resources
Raleigh Regional Office | 3800 Barrett Drive | Raleigh, North Carolina 27609
919.791.4200



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919.791.4200



North Carolina Department of Environmental Quality | Division of Water Resources
Raleigh Regional Office | 3800 Barrett Drive | Raleigh, North Carolina 27609
919.791.4200

DWR 24- 043
Knightdale Eagle Rock Assemblage
Wake County
Page 2 of 3

Feature ID	E/I/P/ NP/Other	Subject to Buffer Rules	Start @	Stop @	Depicted on Soil Survey	Depicted on USGS Topo
Stream D	P	Yes	Throughout Property		Yes	Yes
Stream E	I/P	Yes	Intermittent start @ 35.787297, -78.466202	Perennial stop @ 35.785948, -78.467006 (Feature D)	Yes	Yes
Stream F	I	Yes	35.788255, -78.467810	35.787874, -78.468041	Yes	Yes
Stream F2	I	Yes	35.787565, -78.468277	35.787103, -78.468409	Yes	Yes
Stream G	E	No			Yes	No
Stream H	E	No			Yes	Yes
Stream I	I	Yes	Off Property	Feature A (Poplar Creek)	Yes	Yes
Stream J	E	No			Yes	No
Stream K	E	No			Yes	No
Stream L	E	No			Yes	No
Pond 1	N/A	No			Yes	Yes
Pond 2	N/A	Yes	Throughout Property		Yes	Yes
Pond 3	N/A	No			No	Yes
Pond 4	N/A	No			Yes	Yes
Pond 5	N/A	No			No	Yes

E = Ephemeral, I = Intermittent, P = Perennial, NP = Not Present, N/A=Not Applicable

This on-site determination shall expire five (5) years from the date of this letter. The owner (or future owners) should notify the Division (and other relevant agencies) of this decision in any future correspondence concerning this property. Landowners or affected parties that dispute this determination made by the Division may request a determination by the Director of Water Resources. **This determination is final and binding unless an appeal request is made within sixty (60) calendar days of the date of this letter to the Director in writing.**

<p><i>If sending via U.S. Postal Service:</i> Stephanie Goss - DWR 401 & Buffer Permitting Branch Supervisor 1617 Mail Service Center Raleigh, NC 27699-1617</p>	<p><i>If sending via delivery service (UPS, FedEx, etc.):</i> Stephanie Goss -DWR 401 & Buffer Permitting Branch Supervisor 512 N Salisbury St. Raleigh, NC 27604</p>
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DWR 24- 043
Knightdale Eagle Rock Assemblage
Wake County
Page 3 of 3

This letter only addresses the applicability of the stated regulations on the features identified on the subject property and/or within the proposed project area. This letter does not approve any activity within buffers or within the waters of the state. There may be other regulated waters, streams or other features located on the property that do not appear on the maps or table referenced above. Any waters, streams, or other features on the site, including the features identified in this letter, may be considered jurisdictional according to the US Army Corps of Engineers and subject to the Clean Water Act. If you have any additional questions or require additional information, please contact Jim Westcott at 919.791.4247 or james.westcott@deq.nc.gov. This determination is subject to review as provided in Articles 3 & 4 of G.S. 150B.

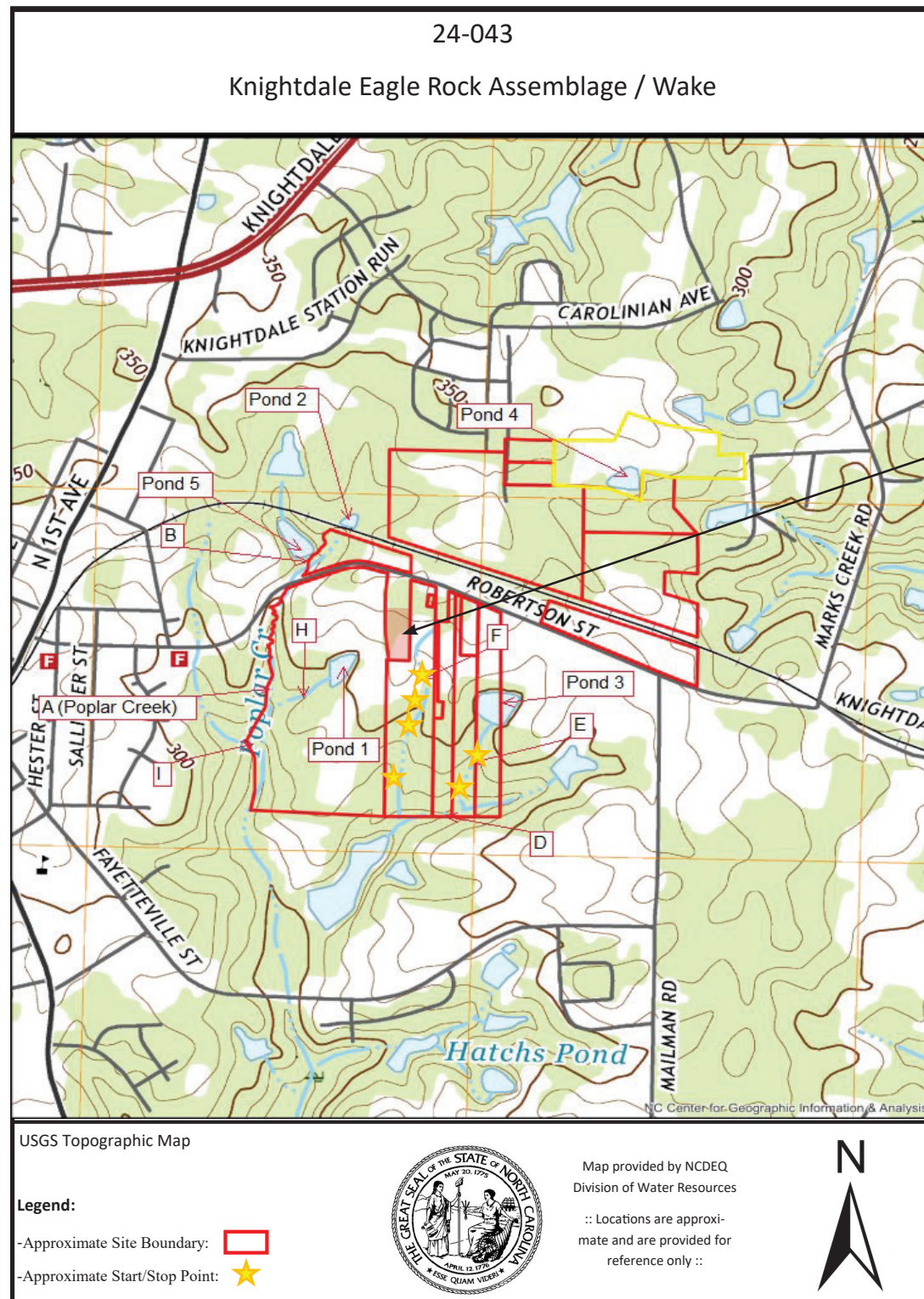
Sincerely,
DocuSigned by:

Michael Hall, Regional Supervisor
Water Quality Regional Operations Section
Raleigh Regional Office
Division of Water Resources, NCDEQ

Enclosures: USGS Topographical Map
Published NRCS Soil Survey

Electronic cc: jharvey@sandec.com
USACE Raleigh Regulatory Field Office
DWR, Raleigh Regional Office

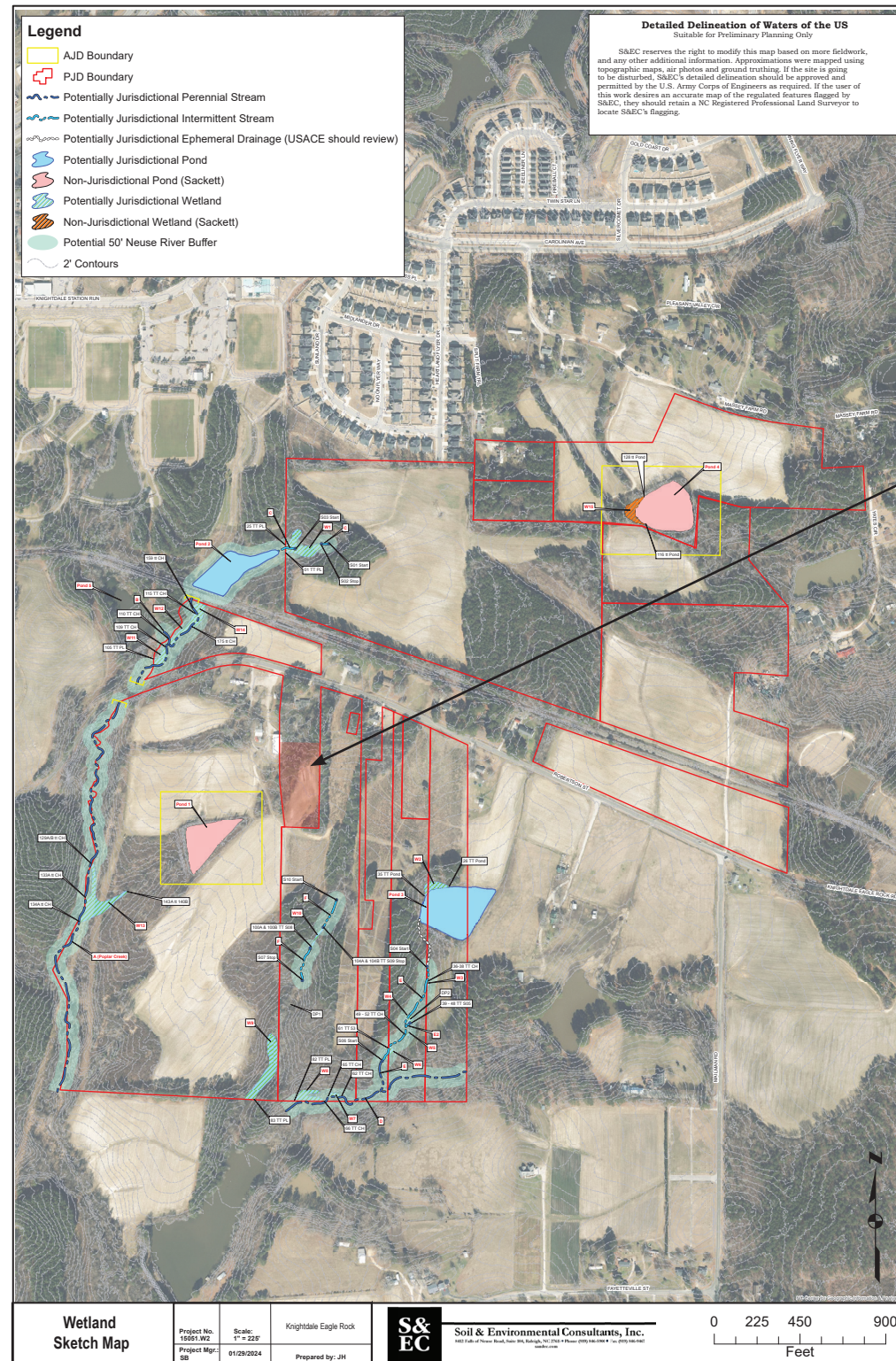
APPENDIX I : BUFFER DETERMINATION MAPS (FEBRUARY 22, 2024)



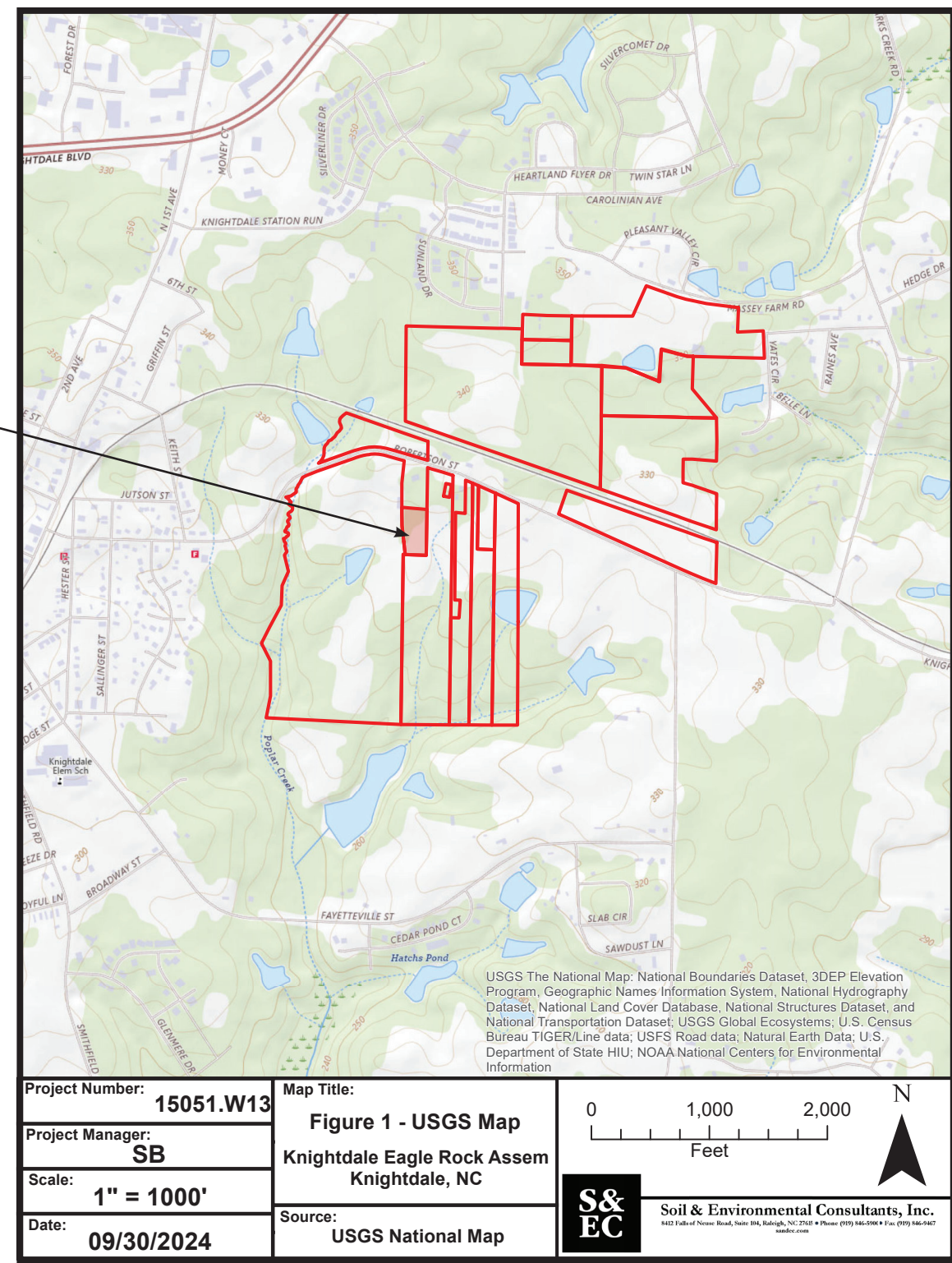
PROJECT AREA



APPENDIX II : WETLAND SKETCH MAPS UPDATE (SEPTEMBER 30, 2024)



PROJECT AREA



ROBERTSON CROSSING PUD BOOK ZMA-16-22

STON WOODS



TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

ENGINEERING FIRM:

TIMMONS GROUP

5401 TRINITY RD, SUITE 102
RALEIGH | NC 27607

WIL ROS MEADOWS



PUD SUBMITTAL
PREPARED FOR:
TOWN OF KNIGHTDALE
MAY, 2023

ROBERTSON CROSSING

Our Mission

AN INSIGHT FROM TOM NATELLI (PRESIDENT AND CEO)

Thoughtful Planning, Timeless Design, and Attention To Detail. These concepts in large part capture the essence of our company's operating philosophy. After having developed properties for over 40 years now, we've come to believe there are fundamental principles that should drive our development efforts, if we are to achieve our goal of creating great places that home buyers and business owners will seek out over all others.

| AT THE OUTSET - Because we develop large-scale communities, we realize that we bring tremendous change to the local communities that were already there before we arrived. We realize that it's important to hear from those living and working in these communities at the outset, so we can better understand their concerns and observations and so we can incorporate their suggestions into our development plans, to the extent reasonably possible. If we can do it better than we thought, we ought to consider it. If we can reasonably mitigate the impacts, we ought to accommodate it.

| IT WILL BE THERE FOR A LONG, LONG, TIME - We also realize that what we design and implement will ultimately become part of the built environment that others will experience (for better or for worse), for perhaps the next 75 or 100 years, until redevelopment occurs sometime in the distant future. We have the opportunity to design our communities thoughtfully and to execute them well. Frankly, given the significant role we play in helping to create the fabric of the local communities in which we operate, we have an obligation to those that are there now, and to those that come after us, to do it well.

| THE MOST IMPORTANT INVESTMENT - To move into one of our communities means that an individual or family has made a life decision to choose an environment created by us in which to raise a family, share a home, shop, work, relax, enjoy, simply live. This is a fundamental decision that bears on almost all aspects of a person's life. It's vital to them, it's vital to us.

| FIND THE RIGHT BALANCE - Trends come and go, but true quality is lasting. Some innovations in design and materials make sense, and some come at too great a price, too great a compromise to the quality of the built environment. Take a thoughtful approach to preserving the environment and to finding balance between the needs of our residents and appropriate preservation techniques and systems.



Together with his late father, Anthony M Natelli, Tom Natelli has built Natelli Communities into one of the most respected and accomplished privately held real estate development concerns in the nation. By focusing on excellence in all aspects of design, development, construction and managerial processes, Natelli Communities has consistently developed the best-selling master planned communities in the markets where we operate.

The company is well versed in local and regional planning, environmental and development matters, and principally acquires unimproved, un-entitled property in the Mid-Atlantic and Southeast region for long-term development.

Natelli Communities develops a vision for each property, seeks the input of local communities and other interested parties, undertakes the rezoning and entitlement processes and physically develops the properties into finished communities. Residential, retail and office components are sold to national and regional builders under coordinated programs that govern the type, style and level of finish of each of the products constructed by third parties. Natelli builds some of the products through its affiliates, Main Street Homes, Main Street Commercial and Natelli Homes.

Natelli Communities has developed over 15,000 homesites and several million square feet of office and retail space. Communities range in size from several hundred to several thousand units. The company has received dozens of local and national awards including the "Award for Excellence" for Avenel in 1996 for best planned community in the nation by the Urban Land Institute, and "Best Community in the Nation" by the National Association of Homebuilders for Bay Forest in 2018 as well as Washington Metro Environmental Developer of the Year and Suburban Maryland Builder of the Year.

Vision & Intent

Section 12.2.F.3.g of the Knightdale Unified Development Ordinance states that a Planned Unit Development Overlay district rezoning is a privilege and shall be considered by the Town based on the aggregated incremental benefits that the specific subdivision plans provide that over and above the standard zoning requirements. In return for the flexibility that the Planned Unit Development designation, Robertson Crossing design has been based on the following:

KnightdaleNext 2035 Comprehensive Plan

- Robertson Crossing is located within the Targeted Investment Area of the Growth Framework Map in the 2035 Comprehensive Plan, and as such, the design encourages active living with a comprehensive network of walkable streets. Compact design is a feature of the community, though, not at the expense of natural and large outdoor gathering areas. Incorporating a Commercial Mixed-Use area further contributes to the walkable lifestyle within one community.
- Consistent with the Growth and Conservation Map, Robertson is predominately located within the Mixed-Density Neighborhood Placetype with a small portion of Rural Living Placetype. Robertson embraces the Mixed-Density Placetype with a significant mixture housing types and densities. Product types differ throughout the development with larger homes adjacent to the many natural preservation areas and smaller lots and townhomes more centrally located adjacent to collector streets. Multiple dwelling types, lot sizes and price points ensure diversity and appeal to a broad array of home buyer. The neighborhood contains a network of open spaces, trails, and natural preservation areas, a primary feature of Mixed-Density Neighborhoods.

Public Welfare

- Maintaining generous natural buffers and untouched green spaces, Robertson Crossing is designed to not impair the supply of light and air to adjacent properties and will not substantially increase the danger of fire or otherwise endanger the public health, safety and welfare.

Impact on Other Property

- Robertson Crossing will ensure compatibility with surrounding land uses as a residential and commercial mixed-use development located in a growing area of the Town of Knightdale. Robertson Crossing is a natural extension of Knightdale Station, The Collection and Harper Preserve. The development has coordinated with other future developments adjacent to the property and will not impede the use and future development of surrounding properties nor will it diminish property values of the area.
- Enhanced erosion control measures shall be proposed to protect downstream properties.

Impact on Public Facilities and Resources

- Robertson Crossing is designed to ensure adequate utilities, road connections, drainage and other facilities are existing or will be constructed with the development.

Archaeological, Historical or Cultural Impact

- Numerous natural features found on the property will be conserved. Several existing ponds will remain so wildlife will continue to flourish. Stream buffers and connected wetland areas provide a conduit for continued wildlife movement. Not only are these elements retained for the enjoyment of the residents, but they are also fully integrated into the design of the development, creating a sense of space unique to Knightdale.
- Robertson Crossing includes traditional modern high-end amenities such as pool, clubhouse, tot lot, parks with seating, dog park, community gardens, pickleball and bocce ball courts, but also preserves and incorporates natural features found on the property like wetlands, streams, and existing ponds. Trails not only enable pedestrian connectivity throughout various sections of the community but serve as conduits for residents to enjoy the natural elements distributed throughout. Active open spaces are flexible community gathering spaces accommodating a wide array of uses.

Parking and Traffic

- Necessary parking and road connections are proposed with Robertson Crossing to minimize traffic congestion on existing public streets and provide adequate access for emergency vehicles. Robertson Crossing includes a public greenway along Poplar Creek in accordance with Knightdale's Trails and Greenway plan. The greenway will help Knightdale move closer towards making their vision for a pedestrian-friendly community a reality and will create a healthier and more dynamic community by improving pedestrian safety and connectivity.
- The layout of Robertson Crossing seamlessly integrates various dwelling types into the beautiful landscape and a series of collector roads that fulfill the Transportation Plan's goal of connecting parts of southeastern Knightdale. Coordinating with proposed development on adjacent parcels ensures that Robertson Crossing fits into a larger design language for the area. With the completion of these roads, Knightdale is one step closer to the intended transportation system of integrated grid street network for major roads and local streets.

Adequate Buffering

- Landscaping and open space areas are proposed throughout Robertson Crossing for the enjoyment of residents and passerby. Adjacent property is a mixture of existing and proposed residential development, Knightdale Station Park and agricultural uses. The site is divided by streams and wetlands creating natural buffering.

Performance

- The applicant has a successful history with the Town of Knightdale in developing Allen Park as well as developing projects throughout the Mid-Atlantic and Southeast regions. The applicant is working closely with potential builders to ensure that Robertson Crossing is the highest quality development.

SITE DATA TABLE

PROJECT:	ROBERTSON CROSSINGS
ENGINEER:	TIMMONS GROUP BETH BLACKMON, PE 5410 TRINITY ROAD, STE. 102 RALEIGH, NC 27607 PHONE: (919) 866-4509 FAX: (919) 859-5663 EMAIL: BETH.BLACKMON@TIMMONS.COM
DEVELOPER:	NATELLI COMMUNITITES BRIAN MASSENGILL 1903 N. HARRISON AVE. CARY, NC 27513 PHONE: (919) 888-3102 EMAIL: BRIAN@NATELLI.COM
LAND OWNER:	POOLE, JAMES HOWARD JR, JAMES HOWARD III 52 BLEEKER DR CLAYTON, NC 27527 HILTON WEATHERS 170 ALMONT ST MATTAPAN MA 02126 ANGEL R & BRIAN K DUNN 3537 MEADOW RIDGE DR RALEIGH NC 27604 HILTON PERRY & ELOISE WEATHERS 170 ALMONT ST MATTAPAN MA 02126 DENNIS PERRY 42 COLSON DR GARNER NC 27529 DON V & DEBORAH J DEBNAM 7905 KNIGHTDALE BLVD KNIGHTDALE NC 27545 TMW FARMS LLC 817 RUNNYMEDE RD RALEIGH NC 27607 DON DEBNAM 152 MAILMAN ROAD KNIGHTDALE NC 27545
TAX ID:	1754-83-4965, 1754-72-7141, 1754-81-0838, 1754-81-2900, 1754-81-4716, PORTION OF 1754-92-3372, 1754-93-6968, PORTION OF 1754-94-5547, 1764-04-3505, 1754-84-7374, 1754-84-7584, & 1754-82-2951
DEED REFERENCE:	DB15997 PG77; DB6710 PG212; DB16725 PG1685; DB7793 PG 111; DB12952 PG1020; DB11753 PG2219; DB18454 PG1661; DB12-E PG200
TOWNSHIP:	ST. MATTHEW'S
EXISTING ZONING:	RT & GR3
CURRENT USE:	VACANT & AGRICULTURE
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL & COMMERCIAL MIXED USE
PROPOSED ZONING:	GR-8 PUD GENERAL RESIDENTIAL-8 (GR-8) & NMX, PUD (PLANNED UNIT DEVELOPMENT)
TOTAL PROJECT AREA:	188.40 ACRES
PROPOSED DENSITY:	3.42 DU/A
CONNECTIVITY INDEX:	1.60
RIVER BASIN:	NEUSE
SURFACE WATER CLASSIFICATION:	C; NSW
WATERSHED:	NONE
FIRM PANEL #:	3720175400K EFF. 07/19/2022

FRONT LOAD SINGLE FAMILY LOT STANDARDS:	MINIMUM LOT SIZE: 6,050 SF MINIMUM LOT WIDTH: 55' FRONT SETBACK: 10' DRIVEWAY LENGTH: 25' SIDE SETBACK: 5' CORNER SIDE SETBACK: 10' REAR SETBACK: 20'
REAR LOAD SINGLE FAMILY LOT STANDARDS:	MINIMUM LOT SIZE: 3,400 SF MINIMUM LOT WIDTH: 30' FRONT SETBACK: 10' SIDE SETBACK: 3' CORNER SIDE SETBACK: 10' REAR SETBACK: 20' DRIVEWAY LENGTH: 20'
REAR LOAD TOWNHOME LOT STANDARDS:	MINIMUM LOT SIZE: 1,800 SF LOT WIDTH: 20' FRONT SETBACK: 10' BUILDING SEPARATION: 10' REAR SETBACK: 20' DRIVEWAY LENGTH: 20'



SETBACKS AND DRIVEWAYS

Section 3.4 of the Knightdale UDO requires that any lot less than 80' in width be accessed via an alley or rear lane access. Additionally, the Section 6.5 of the UDO requires that side setbacks be a minimum of 20% of the lot width (to a minimum of 5'), and driveway length be a minimum of 35'. An exception to these requirements is requested to allow the minimum lot width standard to be reduced to 55', side setbacks be reduced to 5', rear setback be reduced to 20', and driveway lengths be reduced to a minimum of 25' for front loaded homes to be adequately developed within the site constraints. Per Section 3.4, Knightdale requires a minimum driveway length of 35'. An exception to this requirement is requested to allow rear loaded homes & townhome driveways to be reduced to 20'. These exceptions are requested based on the Beneficial Common Open Space, Landscape Conservation, Visual Enhancement, and Integrated Design Modification Standards. Compact development better protects the natural environment, increasing the amount of open space and creating a more integrated design for the community.

GENERAL SITE MODIFICATIONS

9.3.B of the Knightdale Unified Development Ordinance prohibits mass grading on all front-loaded lots 60' or greater in width. All rear loaded units included in this PUD are exempt from this requirement by right, due to their narrow lot width. The single family lots not exempt, include 30% of the total number of lots. Selective exemptions to the clearing and grading requirements presented in Section 9.3 of the UDO are requested for proposed lots that are 60' wide to be eligible for mass grading. All 80' lots have been designated to not be mass graded. This exemption would allow for a more efficient construction process. This modification is requested based on the Surface Water Drainage Modification Standard to ensure proper site surface drainage is maintained. Collecting runoff does not adversely impact neighboring properties is the basis for this request.

DISTRIBUTION OF USES

Table 11.1.B in the Knightdale UDO requires a Min. 10% / Max. 40% Duplex / Townhouse, Min. 5% / Max. 40% Multifamily, Min. 15% / Max. 60% Single Family, and Min. 10% / Max. 100% Mixed Use. An exception to these requirements is requested based on the Integrated Design Modification Standard to exclude the requirement for Multifamily use and an increased percentage of single family to provide a safe, efficient and harmonious grouping of uses within this area of Knightdale. A Mixed-Use area has been incorporated however no multifamily is proposed. Proposed distribution of uses is: 11% Townhouse, 74% Single Family, 15% Mixed-Use.

CUL-DE-SAC LENGTH

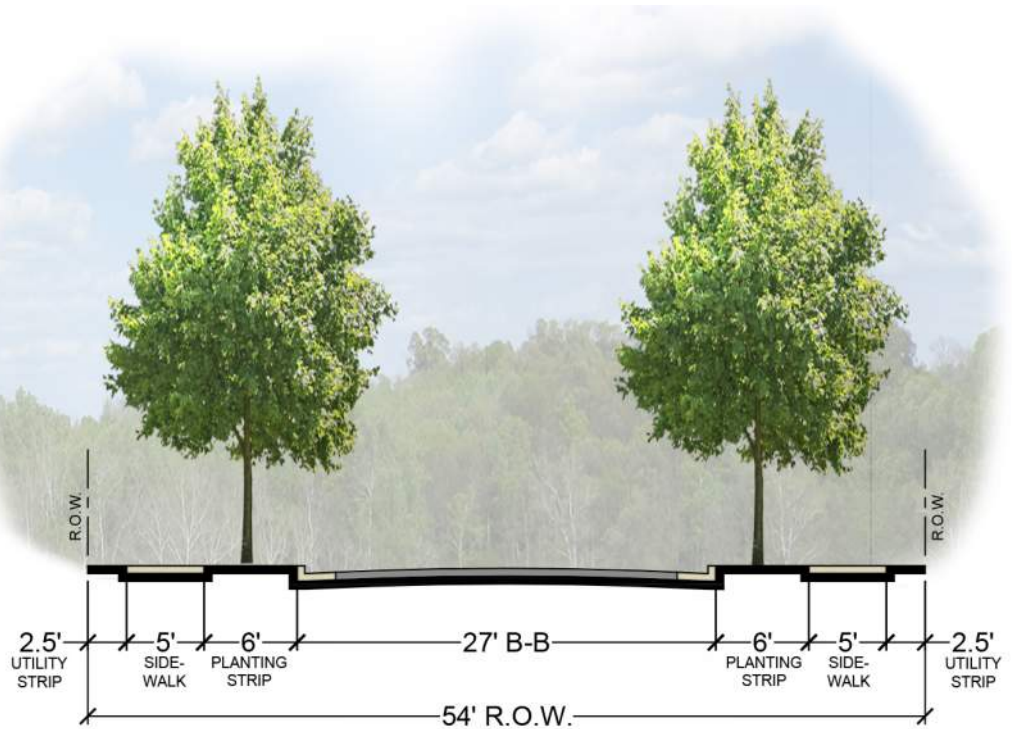
Per Sec 11.3.E.5 of the Knightdale Unified Development Ordinance, maximum cul-de-sac length is 300'. To avoid additional environmental impacts Road R cul-de-sac length will exceed the maximum allowed.

SITE DATA:	
TOTAL AREA	188.0 +/- AC
R.O.W. RESERVATION	0.9 +/- AC
NET AREA	187.1 +/- AC
COMMERCIAL MIXED-USE	13.0 +/- AC
20' X 90' TOWNHOMES	54
22' X 90' TOWNHOMES	124
30' X 120' REAR-LOAD SINGLE FAMILY	97
38' X 110' REAR-LOAD SINGLE FAMILY	82
55' X 110' FRONT-LOAD SINGLE FAMILY	254
80' X 110' FRONT-LOAD SINGLE FAMILY	33
TOTAL UNITS	644
PASSIVE OPEN SPACE REQUIRED	6.2 +/- AC
PASSIVE OPEN SPACE PROVIDED	21.2 +/- AC
ACTIVE OPEN SPACE REQUIRED	6.2 +/- AC
ACTIVE OPEN SPACE PROVIDED	9.6 +/- AC
STORMWATER MANAGEMENT	8.4 +/- AC
CONNECTIVITY RATIO	1.57

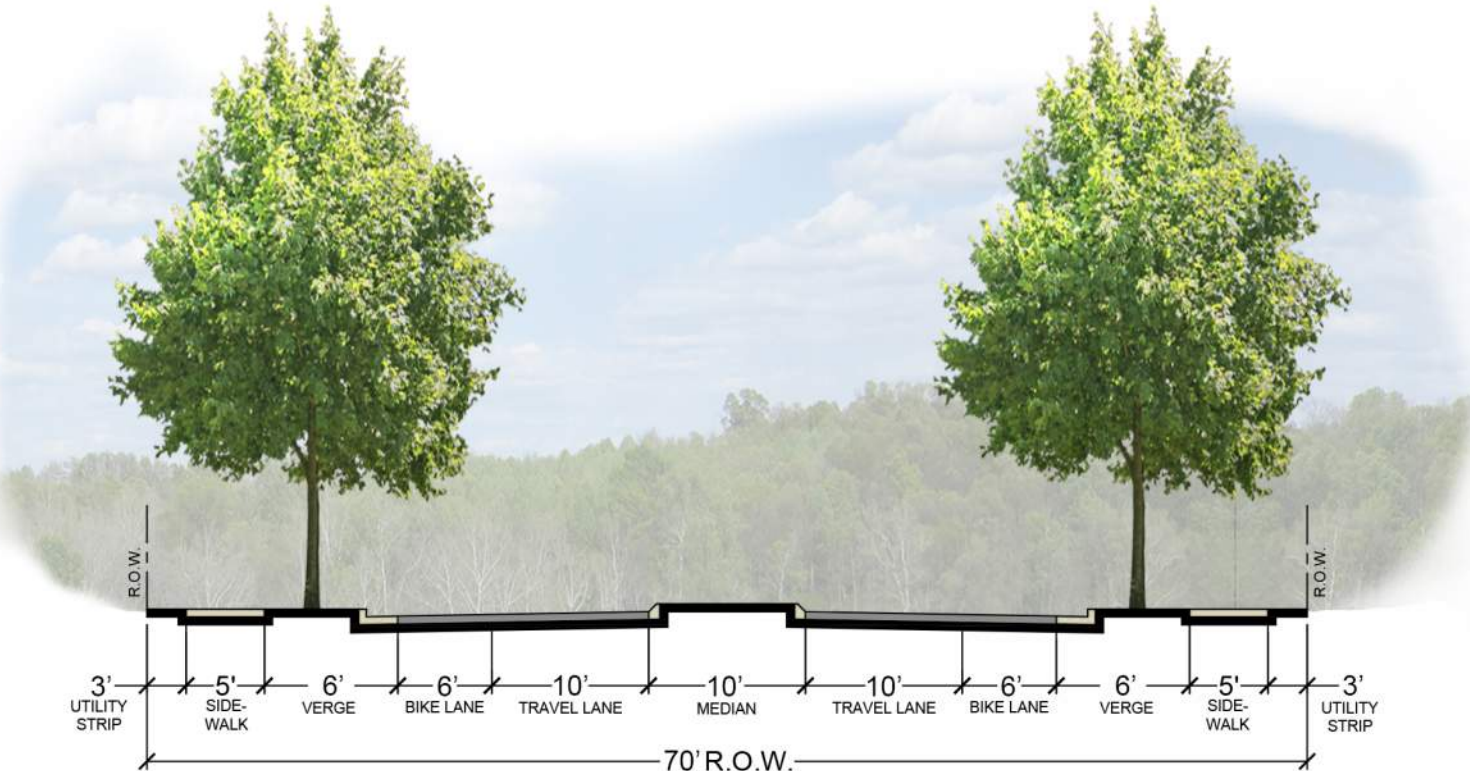


COMMUNITY MASTER PLAN

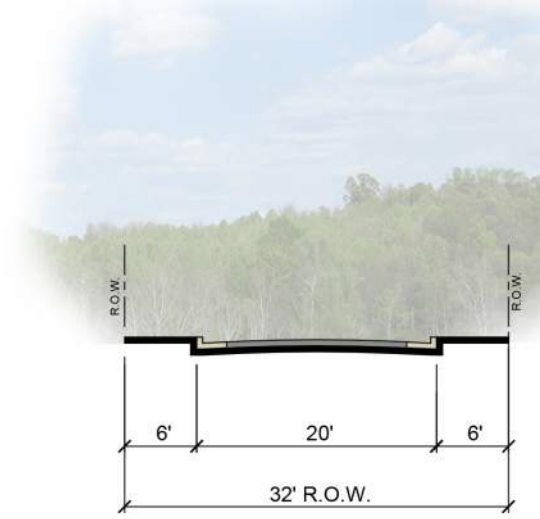
SECTION 1



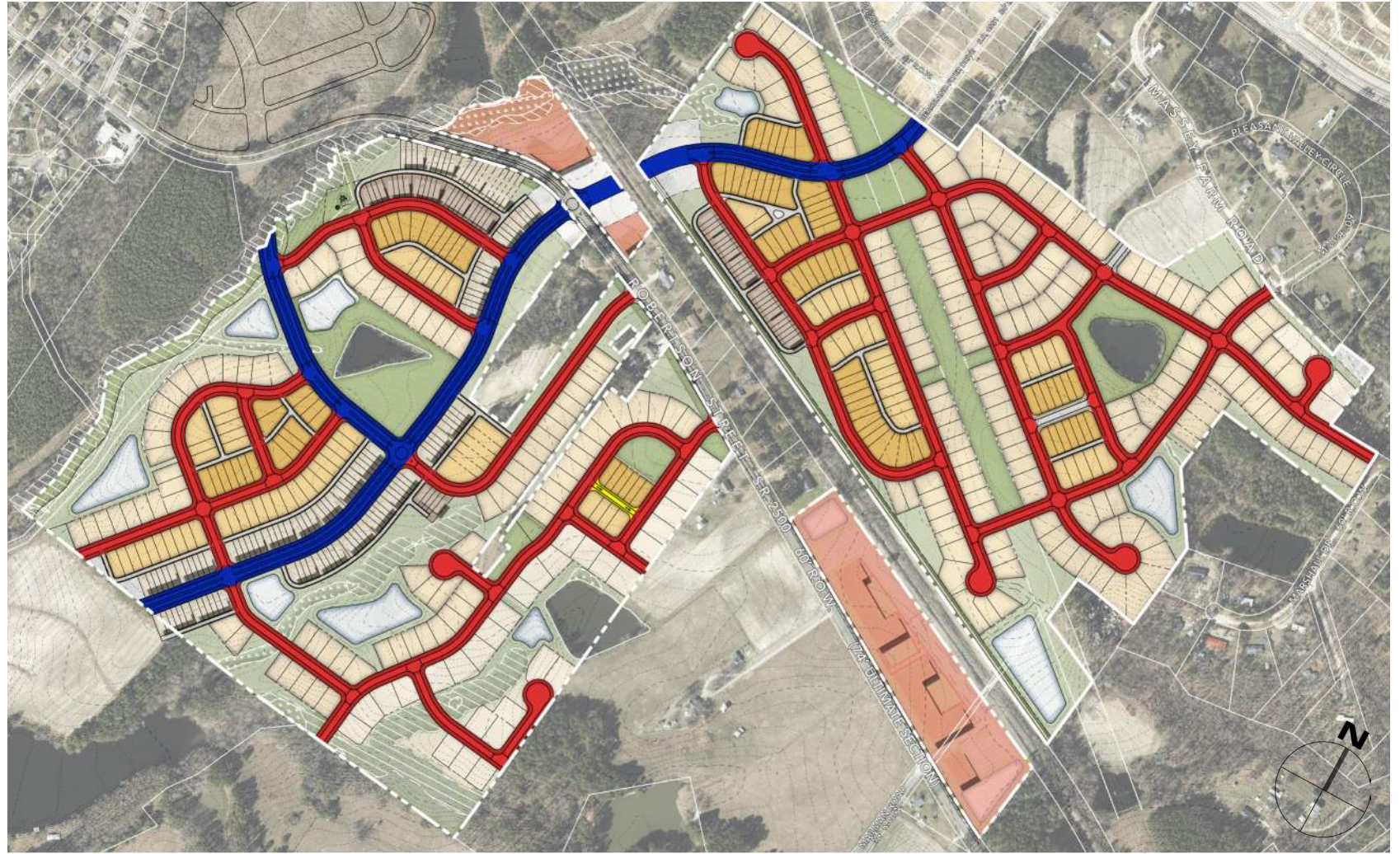
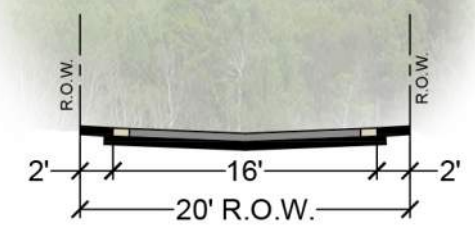
SECTION 2



SECTION 3



TYP. RESIDENTIAL ALLEY





MASS-GRADING EXHIBIT

TOWNHOMES - 20' X 90' LOTS



RESIDENTIAL PRODUCT

TOWNHOMES - 22' X 90' LOTS



RESIDENTIAL PRODUCT

REAR-LOAD SINGLE FAMILY HOMES - 30' X 120'



RESIDENTIAL PRODUCT

REAR-LOAD SINGLE FAMILY HOMES - 38' X 110'



RESIDENTIAL PRODUCT

FRONT-LOAD SINGLE FAMILY HOMES - 55' X 110'



RESIDENTIAL PRODUCT

FRONT-LOAD SINGLE FAMILY HOMES - 80' X 115'



RESIDENTIAL PRODUCT

- Townhomes shall be three-story homes with a minimum width of 20' wide and have a minimum heated area of 1,500 square feet. Townhomes shall have 2-car garages.
- Neo Traditional Single family detached homes shall be rear loaded two-story homes built on lots less than 55 feet wide with a minimum heated area of 1,500 square feet.
- Single Family Ranch detached homes shall be built on lots that are at least 55 feet wide, with a minimum heated area of 1,480 square feet, and no more than 25% of the ranch homes may be less than 1,500 square feet.
- Traditional Single family detached homes shall be two-story homes built on lots at least 55 feet wide with a minimum heated area of 2,100 square feet. No more than 10% of the Traditional Single Family detached homes may be homes less than 35' wide.
- All homes will either consist of a single material of brick or stone or will have a combination of 2 or more of the following materials on the front façade (not including foundations): stone, brick, lap siding, fiber cement siding, shakes, or board and batten siding, with side and rear facades of fiber cement siding. When 2 materials are used, the materials shall be different but complimentary colors. Vinyl may only be used of soffits, fascia, and corner bounds.
- All single family detached homes will have front porches with a minimum depth of 5 feet. Townhomes will have either a front stoop cover that is at least 4' wide, front porches covering at least 70% of the front facade of the homes, or a rectangular bay/ oriel window on the second/ upper story.
- All traditional single family detached homes will have a rear patio or decks a minimum of 10' x 10'. All single family ranch detached homes will have a minimum 6' x 10' covered patio.
- Main roof pitches (excluding porches) fronting the street will be at least 7:12, with the exception of ranch homes in which 6:12 shall be allowed.
- For every 30 feet (or fraction) of continuous side elevation (calculated on a per floor basis), there shall be one window or door added to the side elevations. Any siding break on the side of the home, such as a fireplace, side porch, or wall offsets may be used as an alternate to windows.
- There shall be a minimum 12 inch overhang on every gable end for every home.
- Garages on all neo traditional single family detached homes and townhomes shall be alley fed.
- All front loaded garage doors shall have glass windows and carriage style hardware.
- All single family detached homes shall be raised from the finished grade a minimum of 18" and shall have stem wall or raised slab foundations that shall be covered on all sides with brick or stone. Areas under porches may be enclosed with lattice.
- All single family attached homes shall be raised from the finished grade a minimum of 18" and shall have stem wall or raised slab foundations that shall be covered on all sides with brick or stone. Areas under porches may be enclosed with lattice.
- Any single family homes with a crawl space shall be wrapped in brick, or stone on all sides.
- All homes shall have front door glass inserts.
- Garages on front load single family detached homes shall not protrude more than six (6) feet from the front porch or stoop and all garage doors shall have window inserts and hardware.
- No more than 45% of the single family detached front garage lots will have garages that are greater than 50% but less than 60% of the front facade of the homes. All remaining single family detached front garage lots will have garages that are equal to or less than 50% of the front facade of the home. The percent of garage as a portion of the front facade shall be measured from wall to wall of the garage. A decorative trellis above the garage door will be included on all single family ranch homes.
- A minimum of twenty (20) Traditional Single Family detached homes shall be constructed with basements or crawl space construction. Potential lots, as identified by the Developer, for basement or crawl space shall not be included in the mass grading operation. Clearing and grading plans for these groups of lots shall be determined and submitted in conjunction with home construction.
- All townhouse units shall provide detailed design elements using at least one (1) of the features from each of the four categories below:
 1. Entrance:
 - Covered stoop
 - Covered porch with 6" minimum width columns
 - Soldier row of masonry element above door
 2. Building Offset:
 - Facade offset
 - Roofline offset
 3. Roof:
 - Dormer
 - Gable
 - Cupola/Tower/Chimney
 - Decorative cornice of roof line (flat roof only)
 4. Facade - at least two (2) of the following elements:
 - Bay window
 - Balcony
 - Porch
 - Shutters
 - Window trim with 4" minimum width
 - Patterned finish (scales, shakes, wainscoting, brick, or stone)

NMX MIXED-USE STANDARDS

A. USES

In addition to conditions of use listed in the Town of Knightdale's UDO the following uses are permitted and subject to the listed conditions:

- Indoor Amusements (5,000 SF or less)
- Animal Services, Non-boarding
- Banks with indoor services only
- Bar, Brewery, Tavern, Tasting Room
- Child/Adult Day Care Center
- Cultural Facility
- General Retail (under 10,000 SF per single user)
- Flex Office Space in accordance with TOK UDO standards
- Institutional in accordance with TOK UDO standards
- Medical Services (Doctor, Dentist, Vision)
- No after-hour urgent care
- Office
- Personal Services (Hair, Nail)
- Professional Services (Tutoring, Therapy, CPA)
- Public Safety Facility
- Residential Uses as mixed-use above retail/ office
- Studio Services (Music, Dance, Martial Arts)
- Neighborhood Retail/Restaurants
- Pet Daycare with outdoor play and/or boarding facility

Restricted Uses:

The following uses, although allowed under the zoning district NMX in the Town of Knightdale UDO, are hereby prohibited by condition of approval for the Robertson Crossing Planned Development District: PUD-NMX:

- Bed and Breakfasts
- Rooming or Boarding House
- Hotel/Motel or Inn
- Neighborhood Shopping Center
- Auto Part Sales
- Indoor Amusements, greater than 5,000 sf
- Meeting Facilities
- Indoor or Outdoor Recreation Facilities
- Crematoriums/Funeral Homes
- Vehicle Services – Maintenance/Body Work/Repair
- Gas Stations/Convenience Store
- Big Box Retail
- Outdoor Amusements
- Theater, Live and/or Movie
- Manufacturing
- Business requiring Drive-Thru (Banks permitted)

B. ARCHITECTURAL STANDARDS

1.) Primary Façades: Primary façades are those which face a public or private street. All buildings shall have a primary façade that consists of a clearly discernible base, body, and cap as follows:

- a. The lowest portion (base) of the building façade shall be built with masonry material to a height of at least 2 feet. The top of the base shall be constructed with a soldier course (a complete course of masonry laid on end vertically with the narrow side exposed) or an equivalent cap, which projects further from the façade than the rest of the base.
- b. The body of the building shall constitute a minimum of 50% of the total building height. A living wall or planted vegetative wall may be used to define the body of the building.
- c. The highest portion (cap) of the building façade shall have a smaller vertical dimension than the base and shall consist of a cornice, parapet, awning, canopy, eave or other architectural treatment that demarcates the top of the structure.
- d. Visually heavier materials shall be placed below lighter materials (e.g., stucco or siding over brick or stone) to give the sense of support and grounding.

2.) Primary Materials: At least 40% of the primary façades shall consist of one or more of the following approved materials:

- Brick or glazed brick;
- Wood;
- Cementitious fiber board;
- Stone, cast stone, stone masonry units, marble or similar material;

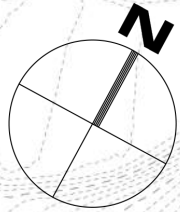
Secondary Materials: The secondary facades and the remaining area of the primary façades may also consist of the following materials:

- Concrete masonry units;
- Exterior insulation finishing systems;
- Split face block;
- Concrete (pre-cast or cast in place);
- Concrete block;
- Metal composite panels; and
- Rigid frame metal in accordance with TOK UDO standards for commercial buildings.

3.) Transparency: The first floor primary facades of non-residential buildings located less than 150 feet from a public right-of-way shall have a minimum transparency of 30%. Windows and glazing used to meet this standard must allow views from habitable areas inside the building to the street or property line, except where obstructed by the display of merchandise for retail uses. Glass block, spandrel and windows in vehicular garage doors do not count towards meeting this standard.

4.) Additional Standards

- a. Building façades should include a clearly discernible base, body, and cap set apart with different colors, materials, patterns, profiles and/or textures.
- b. Along street frontages, windows, main entrances, architectural treatments and other primary façade elements should be oriented toward the street.
- c. New buildings should utilize the Town of Knightdale's predominant palette of materials (including brick, wood and stone), and should specifically reflect the colors, shades and textures of surrounding development. Glass, stucco and synthetic stucco may be used as a primary material where deemed appropriate.
- d. High-quality materials should be used for all building walls visible from a public street, parking lot, park or civic space.



TOTAL BEDROOMS:	
178 TOWNHOME UNITS * 2.5 =	445 BEDROOMS
466 SINGLE FAMILY UNITS * 3.5 =	1,631 BEDROOMS
TOTAL BEDROOMS = 2,076	
OPEN SPACE CALCULATIONS:	
2,076 BEDROOMS * 260 =	539,760 SF REQUIRED
PASSIVE OPEN SPACE REQUIRED =	269,880 SF
PASSIVE OPEN SPACE PROVIDED =	314,485 SF
ACTIVE OPEN SPACE REQUIRED =	269,880 SF
ACTIVE OPEN SPACE PROVIDED =	597,461 SF
CANOPY SAVE:	
CANOPY SAVE REQUIRED:	605,740 SF
CANOPY SAVE PROVIDED:	626,096 SF

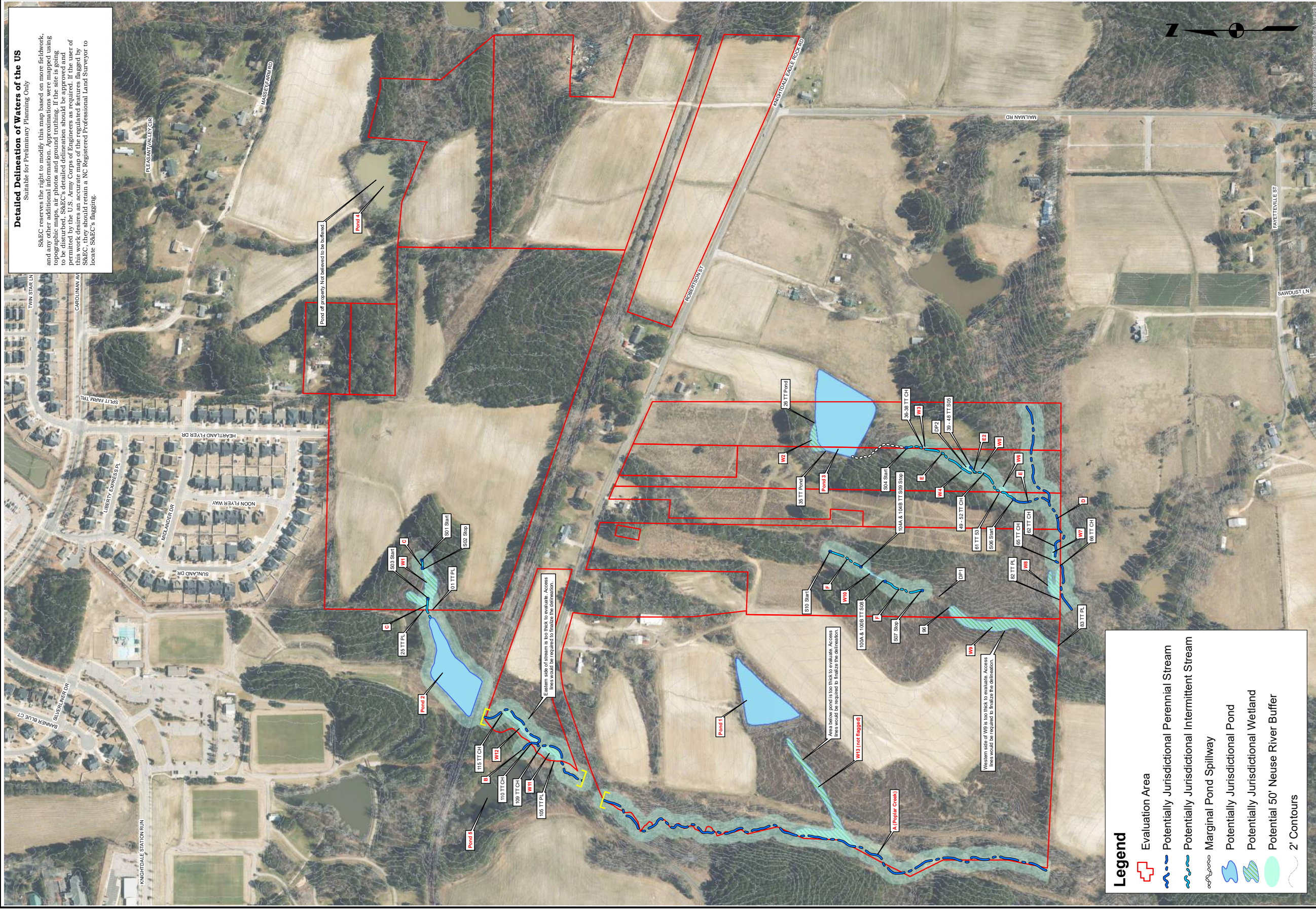
COMMUNITY AMENITIES

Robertson Crossing Allocation Points:

<u>ITEM</u>	<u>POINTS</u>
Major Subdivision	15
Residential Architectural Standards	15
Pickleball Court	5
Clubhouse without kitchen 1500-2499 sf	5
Resort Style Pool	2
IPEMA Certified Playground Equipment	4
Multi-Use Hard Bocce court	5
Total	51



COMMUNITY AMENITIES



Detailed Delineation of Waters of the US
 Suitable for Preliminary Planning Only

SS&EC reserves the right to modify this map based on more fieldwork, and any other additional information. Approximations were mapped using topographic maps, air photos and ground truthing. If the site is going to be developed, a detailed delineation of wetlands is required. If the use of this work desires an accurate map of the regulated features flagged by SS&EC, they should retain a NC Registered Professional Land Surveyor to locate SS&EC's flagging.

Pond of property. Not believed to be buffered.

Eastern side of stream is too thick to evaluate. Access lines would be required to finalize the delineation.

Area below pond is too thick to evaluate. Access lines would be required to finalize the delineation.

Western side of W3 is too thick to evaluate. Access lines would be required to finalize the delineation.

Legend

- Evaluation Area
- Potentially Jurisdictional Perennial Stream
- Potentially Jurisdictional Intermittent Stream
- Marginal Pond Spillway
- Potentially Jurisdictional Pond
- Potentially Jurisdictional Wetland
- Potential 50' Neuse River Buffer
- 2' Contours

	Soil & Environmental Consultants, PA <small>8412 Falls of Neuse Road, Suite 104, Raleigh, NC 27615 • Phone: (919) 946-5999 • Fax: (919) 946-0467 scec.com</small>	Knightdale Eagle Rock Prepared by: JH
	Wetland Sketch Map	Project No.: 15051.W2 Project Mgr.: SB Scale: 1"=200' Date: 03/08/2022

WETLAND EXHIBIT



Meeting Sign-in Sheet			
Project:	Robertson Crossing	Meeting Date:	21-Nov-22
Faciliator:	Timmons Group	Place/ Room:	Zoom 6pm

Name	Address	Phone	Email
Beth Blackmon	5410 Trinity Rd, Suite 102, Raleigh NC 27607	919-866-4509	beth.blackmon@timmons.com
Elizabeth Ange	5410 Trinity Rd, Suite 102, Raleigh NC 27607	984-255-2366	elizabeth.ange@timmons.com
Kevin Lewis	Town of Knightdale Planning Department	919-217-2243	kevin.lewis@knightdalenc.gov
Brian Massengill	1903 N Harrison Ave, Cary NC 27513	919-868-3102	brian@natelli.com
Michael Natelli	1903 N Harrison Ave, Cary NC 27513	301-590-7346	michael@natelli.com
Jeff Hochanadel	5410 Trinity Rd, Suite 102, Raleigh NC 27607	919-866-4511	jeff.hochanadel@timmons.com
Vivian Demarco	1103 Massey Farm Rd, Knightdale NC 27545		
Tacie Hicks			
Jason Brown	706 Sunland Dr, Knightdale, NC 27545		
Chris Kitchen	722 Sunland Drive, Knightdale NC 27545		srhardy70@gmail.com

Tom			
Mark Trembl	2013 Yates Circle, Knightdale NC 27545	984-78-9255	
Taylor & Matt Norton	615 Heartland Flyer Dr, Knightdale NC 27545	757-652-1843	taylornorton85@gmail.com
Gordon Copeland	592 Heartland Flyer Dr, Knightdale NC 27545		
Abbey			
Jimmy		919-685-6238	jimmypsmail@gmail.com
Tim Griffin	1732 Font Hills Lane, Knightdale NC 27545		tim@griffinwakeinc.com
Dennis Perry	42 Colson Dr, Garner NC 27529		dperry7623@gmail.com
Yeni			
Hilton Weathers	170 Almont St, Mattapan MA 02126-1480	617-296-3651	tjnhw2msn.com
Nancy & Roger Howard	718 Sunland Dr, Knightdale NC 27545		
Shannon Hardy & Billy Barnes			
Jenkins Hilton			



Summary of Discussion From the Neighborhood Meeting			
Project:	Robertson Crossing	Meeting Date:	11/21/2022
Applicant:	Timmons Group - Beth Blackmon	Place/ Room:	Zoom
Contact Information:	beth.blackmon@timmons.com 919-866-4509	Time:	6:00 PM

Summary of questions/ comments and responses from the neighborhood meeting:

Questions/ Concern #1: It appears that Heartland Flyer Dr. will be the main artery for entry and exit of the northeast portion of the development. Heartland is a narrow street with parking on both sides which leaves one lane to drive thru most of the day. Are you considering utilizing or putting in another street for entry into the new site? Also, do you have an alternative entry for construction traffic during your buildup. Our neighborhood will not appreciate dealing with the issues brought on by construction traffic.

Applicant Response: We did not put driveways on it. Its median divided on our side. We are hopeful to limit construction. We have two other entrances on the northern section of the site, at Marshall Drive and Massey Farm Rd (gated).

Questions/ Concern #2: How might this affect Massey Farm Rd?

Applicant Response: Massey Farm Road is not going to be connected to at this time. This should be a gated emergency entrance.

Questions/ Concern #3: Also is this going to be a clear cut situation or are some of the buffer or open space going to be left as is?

Applicant Response: Some of the property will be left as is, where the environmental is. Quite a bit of this is agriculture land that has already been cleared. Knightdale has rules about mass grading and we work to not mass grade some of the site.

Questions/ Concern #4: Are we connecting the road to Marshall dr in Fieldcrest subdivision?

Applicant Response: Yes, we are connecting to Marshall drive to get more points of access.

Questions/ Concern #5: We have an additional question about what percentage is being reserved for open space?

Applicant Response: 12.5 ac open space is required. We are providing 30 acres of open space and this is split between passive improved areas and active improved areas.

Questions/ Concern #6: How will this project be developed in terms of phases? What land will be graded first?

Applicant Response: We will definitely phase it but have not figured that out yet. The south side will most likely be in phase one so that we can connect to sewer in the south.

Questions/ Concern #7: Regarding the Heartland Flyer Dr. question, can you please advise why the NE section of the neighborhood cannot cross the railroad tracks?

Applicant Response: There is a potential crossing shown with a slope easement. The railroad company was approached early on and would not give us a crossing. In the future, the Town could add an elevated crossing.

Questions/ Concern #8: Do you plan to pave the road on Marshall dr?

Applicant Response: Yes, it would need to be brought up to standards, that would be the intention. We are still in the beginning stages of figuring this out

Questions/ Concern #9: Do you have a builder assigned yet for homes? What will be the price point?

Applicant Response: We will potentially have more than one builder because the site is so large and the price range would be market rate.

Questions/ Concern #10: Will you have any visual differences between this development and Knightdale Station in terms of signage or different street sign designs etc.?

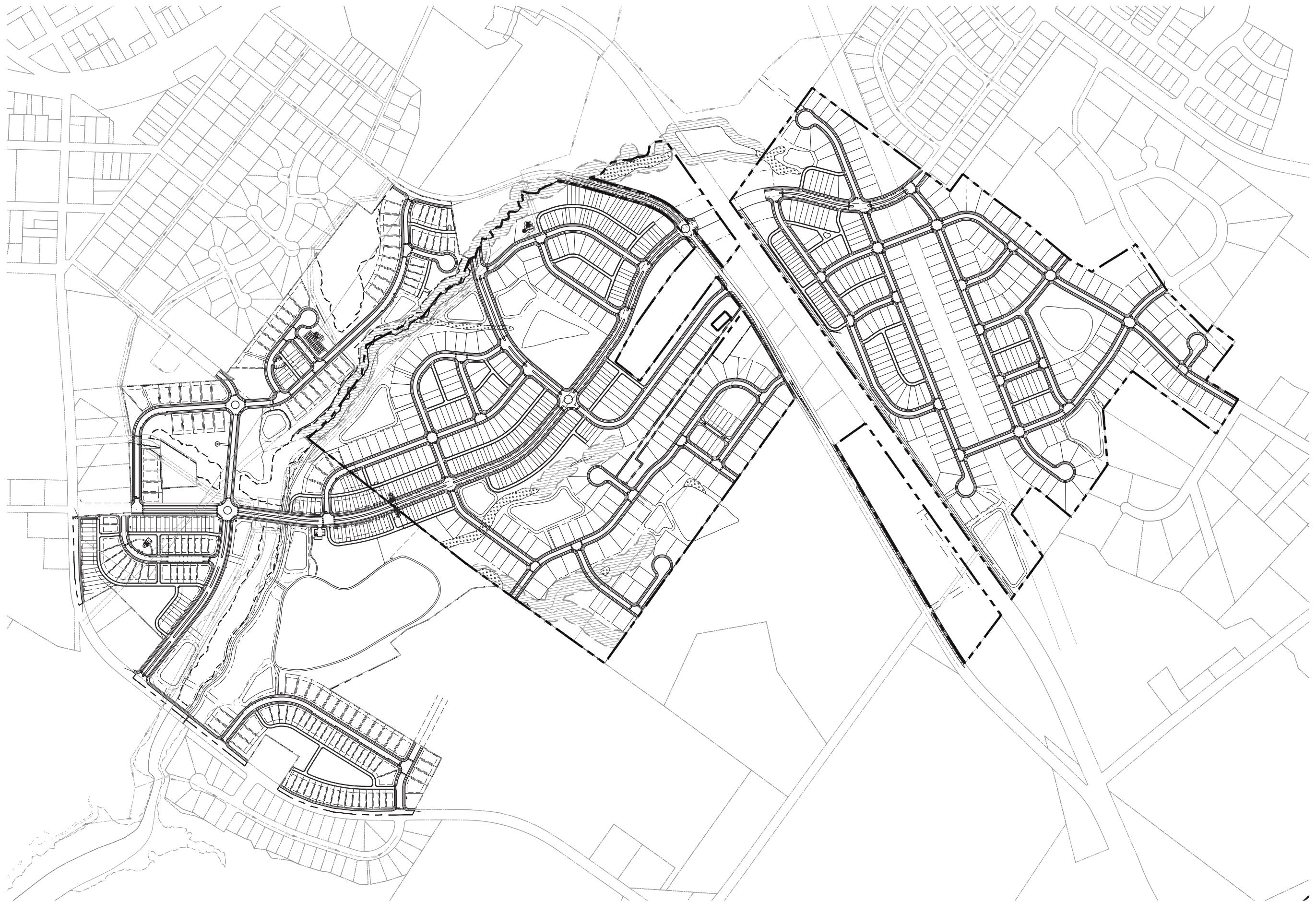
Applicant Response: Yes, we would put signs up to identify the new community. We want to separate the two developments. We haven't gotten to that level of detail yet.

Questions/ Concern #11: Will you be developing the public greenway that runs along the railroad?

Applicant Response: Yes

Questions/ Concern #12: Will there be a greenway to Knightdale Station Park?

Applicant Response: Yes, we plan on stubbing a trail head toward the park



COMPOSITE PLANS