



TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

ENGINEERING FIRM:

TIMMONS GROUP

5401 TRINITY RD, SUITE 102
RALEIGH | NC 27607



HARPER PRESERVE

PUD SUBMITTAL
PREPARED FOR:
TOWN OF KNIGHTDALE
SEPTEMBER, 2022

Vision & Intent

Section I2.2.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 Harper Preserve's design has been based on the following:

KnightdaleNext 2035 Comprehensive Plan

- Harper Preserve 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 Mixed-Use area further contributes to the walkable lifestyle within one community.
- Consistent with the Growth and Conservation Map, Harper Preserve is a Mixed-Density Neighborhood with mixed housing types and densities. Product types differ depending on whether they are on one of the new collector roads running through the development, backing up to a neighboring parcel, or adjacent one of the many preservation areas. 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

- With its generous natural buffers and copious untouched green spaces, Harper Preserve 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

- Harper Preserve will ensure compatibility with surrounding land uses as a residential development located in a residential area of the Town of Knightdale. Harper Preserve is a natural extension of Knightdale Station and The Collection. The development has coordinated with other future developments adjacent to the property and will not impede the use and development of surrounding properties nor will it diminish property values of the area.

Impact on Public Facilities and Resources

- Harper Preserve 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

- The +/-94 acres of Harper Preserve includes some beautiful natural features such Poplar Creek, and its tributaries, and nearly a 6-acre lake. 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.
- Harper Preserve includes traditional modern high-end amenities such as pool, clubhouse, playground, and fire pit, but also preserves and incorporates natural features found on the property like open fields, streams, and 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 Harper Preserve to minimize traffic congestion on existing public streets and provide adequate access for emergency vehicles. Harper Preserve makes significant strides to fulfill the Town's vision for the transportation network in this area.
- The layout of Harper Preserve seamlessly integrates various dwelling types into the beautiful landscape and a series of collector roads that fulfill the Town's Transportation Plan's goal of connecting parts of southeastern Knightdale. Rather than a discrete subdivision, Harper Preserve is designed to feel more like organic urban residential growth that occurred prior to the post World War II era. Preliminary designs for adjacent parcels were also developed to ensure that Harper Preserve fits into a larger design language for the area. The majority of the dwellings have rear-entry garages, places an emphasis on the person, not the car. This technique removes barriers to a sense of community, even in one as diverse as Harper Preserve.

Adequate Buffering

- Landscaping and open space areas are proposed throughout Harper Preserve for the enjoyment of residents and the Town. Adjacent property buffering is proposed through both preserved natural areas and proposed plantings.

Performance

- The applicant has a successful history with the Town of Knightdale in developing Haywood Glen Phase 3 as well as projects throughout the Triangle and North Carolina.

SITE DATA TABLE

PROJECT:	HARPER PRESERVE
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:	OLD EAST PROPERTIES MARK EISENBEIS 16 W MARTIN ST, SUITE 805 RALEIGH, NC 27801 PHONE: (919) 825-1135 EMAIL: MARK@OLDEASTPROPERTIES.COM
LAND OWNER:	CHARLES R HARPER & JOHN SCOTT HARPER 1032 FAYETTEVILLE ST KNIGHTDALE, NC 27545
TAX ID:	1754-51-9021 & 1754-60-7948
DEED REFERENCE:	DB. 16875 PG. 2694
TOWNSHIP:	ST. MATTHEW'S
EXISTING ZONING:	RT
CURRENT USE:	SINGLE-FAMILY RESIDENTIAL & VACANT
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL & MIXED USE
PROPOSED ZONING:	GR-3 PUD GENERAL RESIDENTIAL-3 (GR-3), NEIGHBORHOOD MIXED-USE (NMX), PUD (PLANNED UNIT DEVELOPMENT)
TOTAL PROJECT AREA:	94.1 ACRES
PROPOSED DENSITY:	2.45 DU/A
RIVER BASIN:	NEUSE
SURFACE WATER CLASSIFICATION:	C; NSW
WATERSHED:	NONE
FIRM PANEL #:	3720175300K & 3720175400K EFF. 7/19/2022

FRONT LOAD SINGLE FAMILY LOT STANDARDS:	MINIMUM LOT SIZE: 7,000 SF LOT WIDTH: 60' 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: 4,100 SF LOT WIDTH: 38' FRONT SETBACK: 10' SIDE SETBACK: 3' CORNER SIDE SETBACK: 10' REAR SETBACK: 20' DRIVEWAY LENGTH: 20'
REAR LOAD TOWNHOME LOT STANDARDS:	MINIMUM LOT SIZE: 1,980 SF LOT WIDTH: 22' FRONT SETBACK: 10' BUILDING SEPARATION: 10' REAR SETBACK: 20' DRIVEWAY LENGTH: 20'



SITE DEVIATIONS

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' for lots 60' & greater or 3' for lots less than 60'), 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 60', side setbacks be reduced to 5', rear setback be reduced to 20', and driveway lengths be reduced to a minimum of 25' to be adequately developed within the site constraints. Per Section 3.4, Knightdale requires townhomes to have a minimum driveway length of 35'. An exception to this requirement is requested to allow townhome driveways to be reduced to 20'. These exceptions are requested based on the Beneficial Common Open Space, Landscape Conservation and 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.

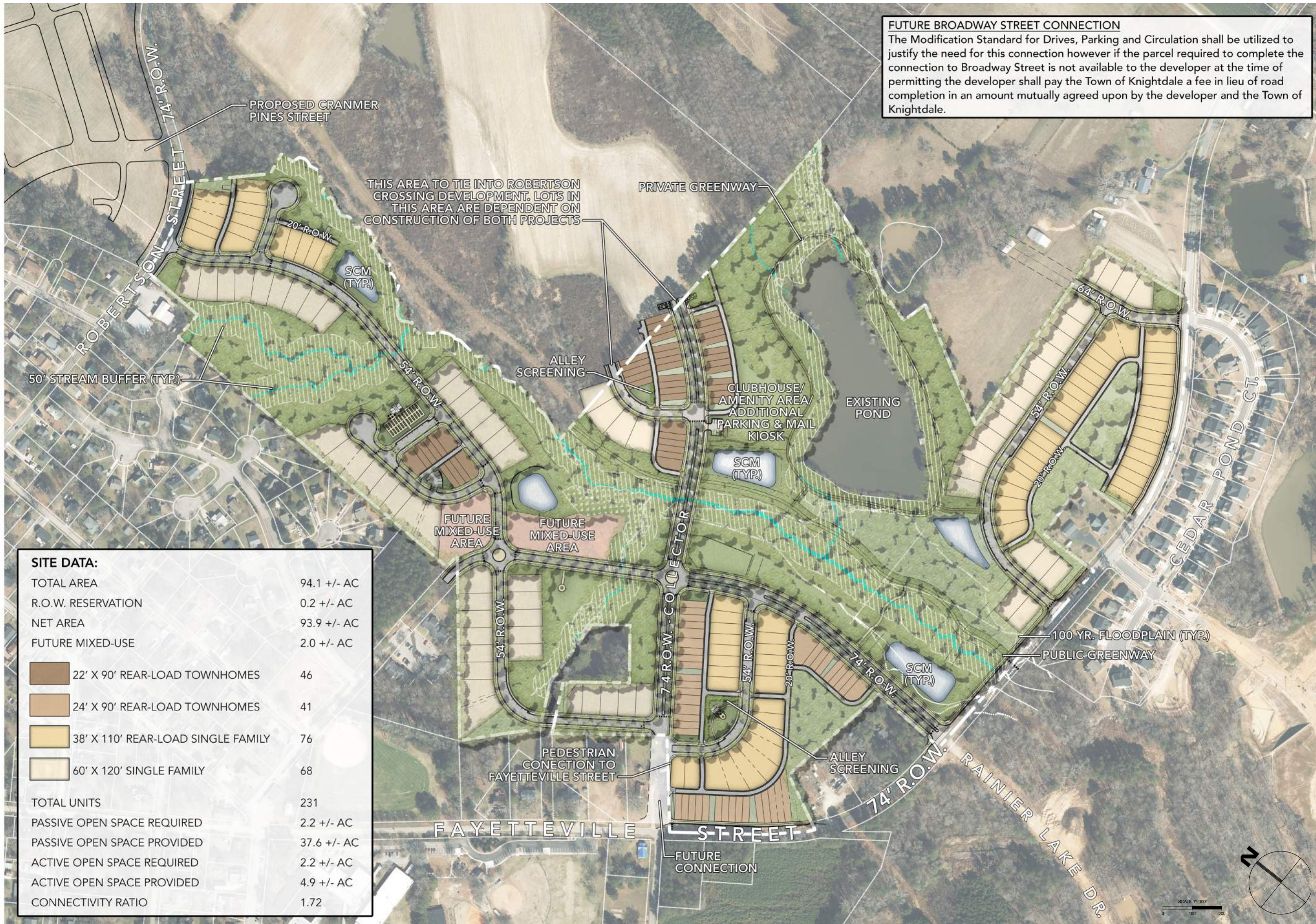
DISTRIBUTION OF USES

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 standalone multifamily is proposed. Proposed distribution of uses is: 17% Townhouse, 76% Single Family, 7% Mixed-Use.

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. An exception to these requirements is requested to allow for 80% of not exempt lots to be eligible for mass grading. This modification is requested based on the Surface Water Drainage Modification Standard to ensure proper site surface drainage is maintained. Collecting runoff and ensuring runoff does not adversely impact neighboring properties is the basis for this request.

COMMUNITY MASTER PLAN



FUTURE BROADWAY STREET CONNECTION
 The Modification Standard for Drives, Parking and Circulation shall be utilized to justify the need for this connection however if the parcel required to complete the connection to Broadway Street is not available to the developer at the time of permitting the developer shall pay the Town of Knightdale a fee in lieu of road completion in an amount mutually agreed upon by the developer and the Town of Knightdale.

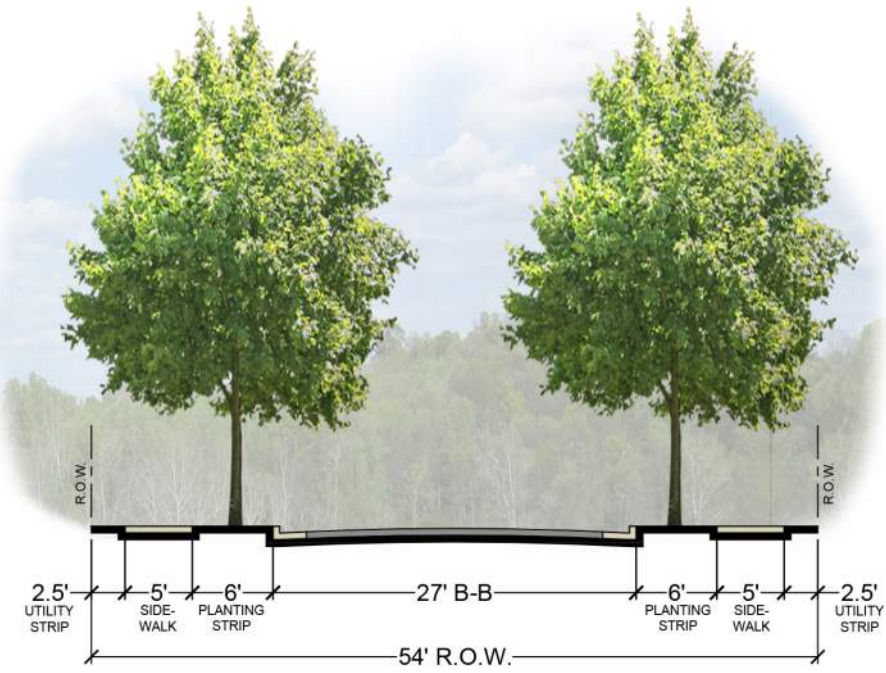
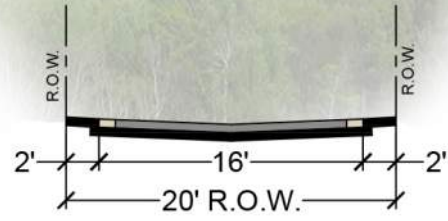
THIS AREA TO TIE INTO ROBERTSON CROSSING DEVELOPMENT. LOTS IN THIS AREA ARE DEPENDENT ON CONSTRUCTION OF BOTH PROJECTS

SITE DATA:	
TOTAL AREA	94.1 +/- AC
R.O.W. RESERVATION	0.2 +/- AC
NET AREA	93.9 +/- AC
FUTURE MIXED-USE	2.0 +/- AC
 22' X 90' REAR-LOAD TOWNHOMES	46
 24' X 90' REAR-LOAD TOWNHOMES	41
 38' X 110' REAR-LOAD SINGLE FAMILY	76
 60' X 120' SINGLE FAMILY	68
TOTAL UNITS	231
PASSIVE OPEN SPACE REQUIRED	2.2 +/- AC
PASSIVE OPEN SPACE PROVIDED	37.6 +/- AC
ACTIVE OPEN SPACE REQUIRED	2.2 +/- AC
ACTIVE OPEN SPACE PROVIDED	4.9 +/- AC
CONNECTIVITY RATIO	1.72

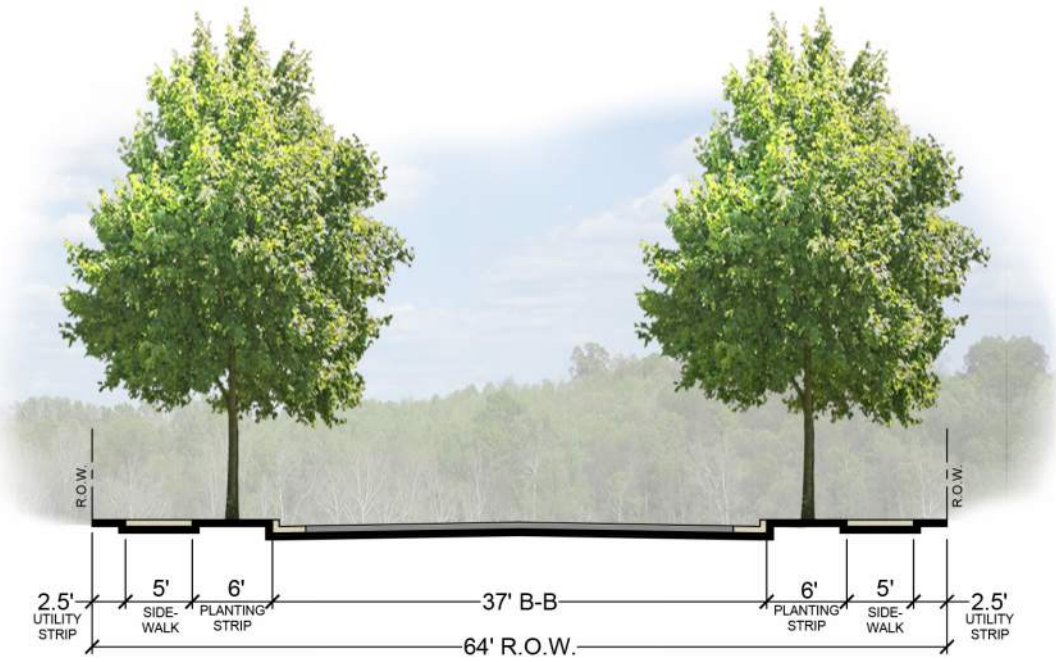


SECTION 1

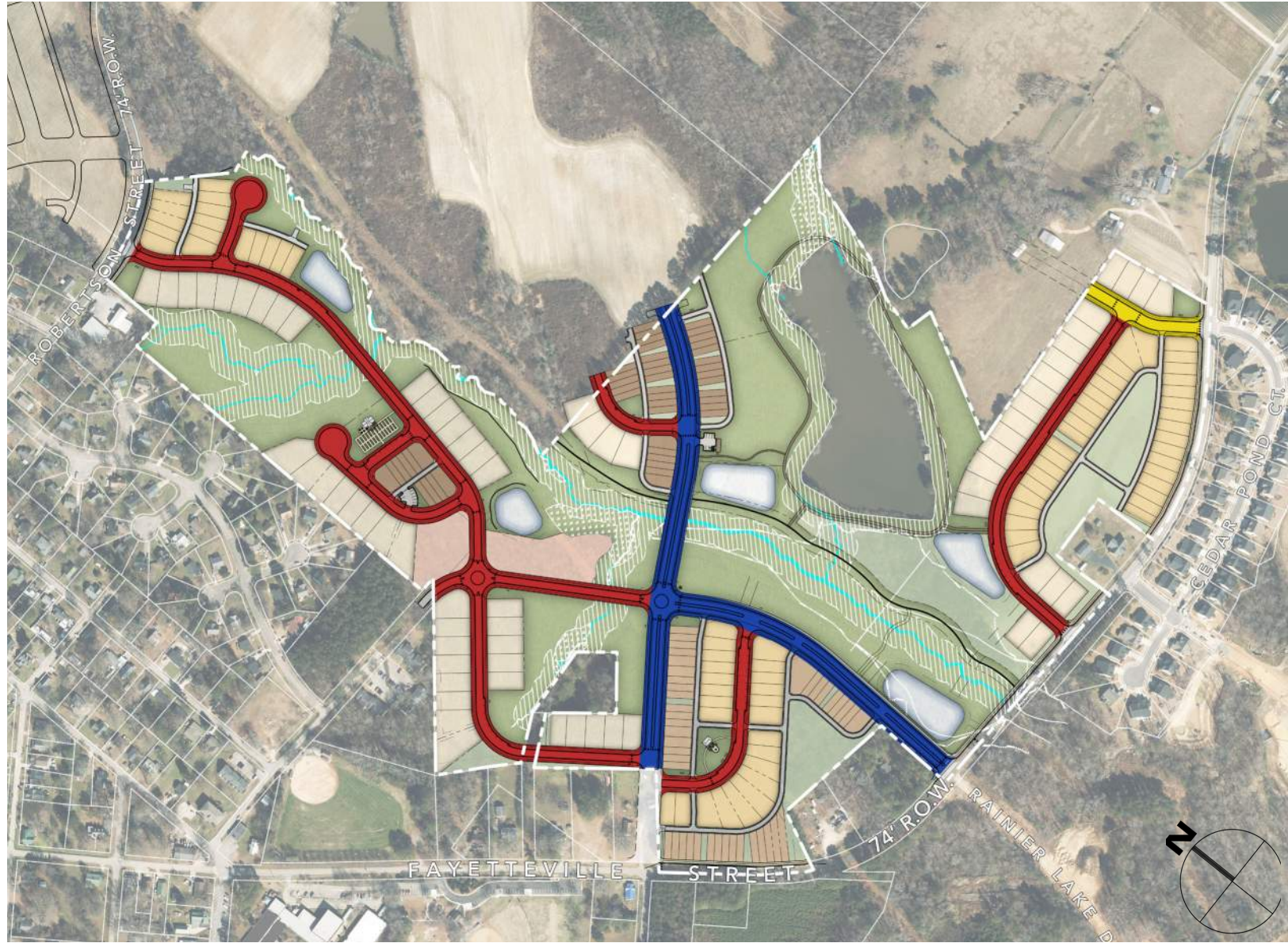
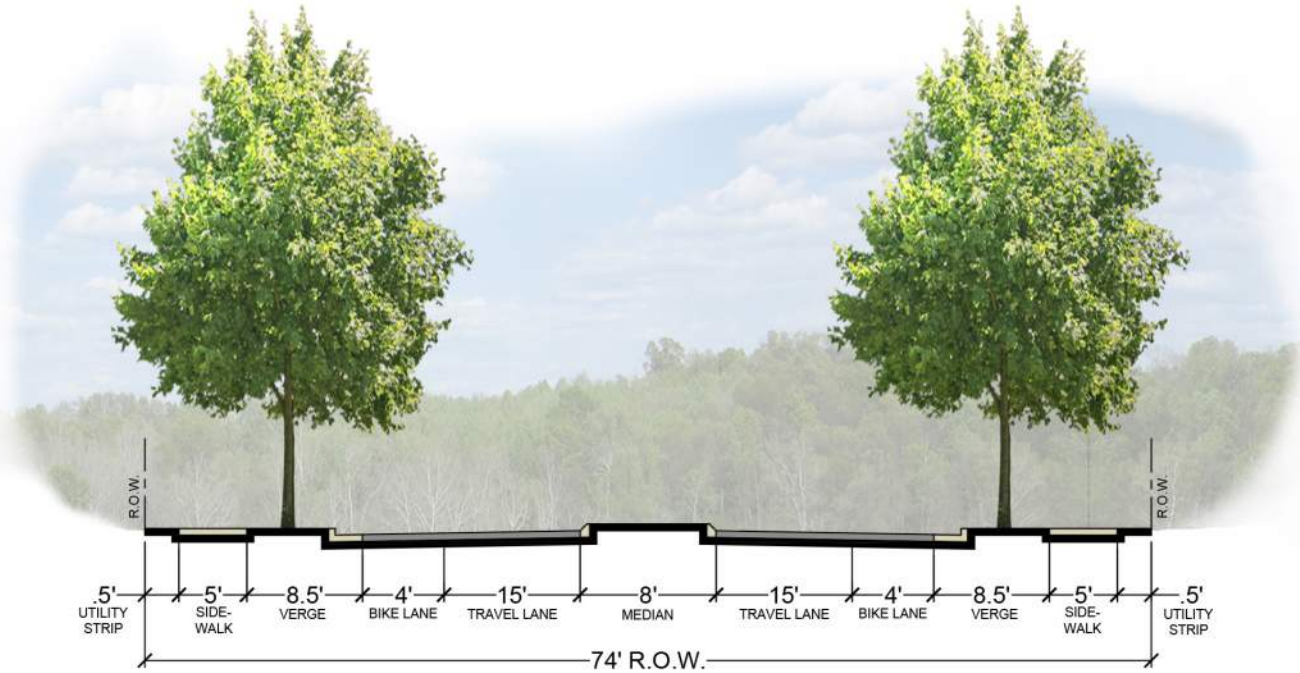
TYP. RESIDENTIAL ALLEY



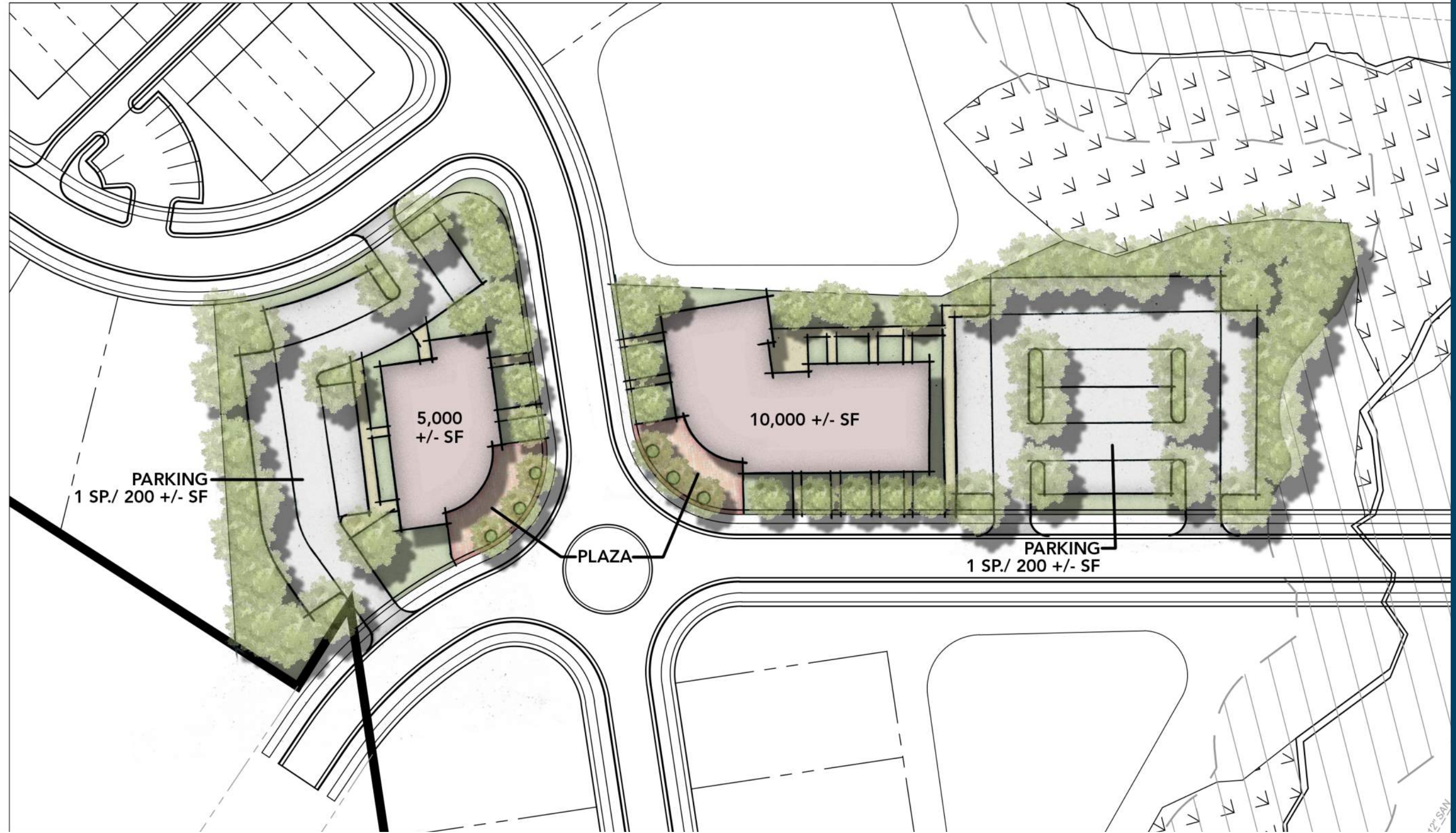
SECTION 2



SECTION 3



MIXED-USE



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:

- Amusements (5,000 SF or less)
- Animal Services
- No outdoor boarding or outdoor Doggie Day Care shall be permitted.
- Banks
- Child/Adult Day Care Center
- Civic
- Community Support Organizations
- Cultural Facility
- General Retail (under 10,000 SF per single user)
- Government Services
- Institutional
- 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
- Studio Services (Music, Dance, Martial Arts)
- Neighborhood Retail/Restaurants (2,000 SF or less)

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 Harper Landing Planned Development District: PUD-NMX:

- Bed and Breakfasts
- Rooming or Boarding House
- Hotel/Motel or Inn
- Pet Daycare with outdoor play and/or boarding facility
- Business requiring Drive-Thru (Banks permitted)
- 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

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.

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.

TOWNHOMES - 22'/24' X 90' LOTS

HAWTHORNE



POMELO



TWINBERRY



RESIDENTIAL PRODUCT

SINGLE FAMILY HOMES - 38' X 110' LOTS

FRITZ



JONESY



OLIVER



SYLVESTER



RESIDENTIAL PRODUCT

SINGLE FAMILY HOMES - 60' X 120' LOTS

RIVERBIRCH



ROOSEVELT



TOPSAIL



WILMINGTON



RESIDENTIAL PRODUCT

Townhouse Architectural Standards

- All townhouse units will have alley-loaded 2-car garages.
- All townhouse units shall be raised from the finished grade a minimum of 18" and 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 townhouse units will have a combination of two or more of the following materials on the front facade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten. All siding will be fiber cement. Vinyl may be used for soffits, fascias, and corner boards.
- Usable front porches shall be at least five (5) feet deep and extend more than 30% of the primary facade.
- All townhouse units shall provide detailed design elements using at least one (1) of the features from each of the four categories below:

Entrance

- Recessed entry with 6" minimum width door trim
- Covered porch with 6" minimum width pillars/posts/columns

Building Offset

- Facade offset
- Roofline offset

Roof

- Dormer
- Gable
- Cupola/Tower/Chimney
- Decorative cornice of roof line (flat roof only)

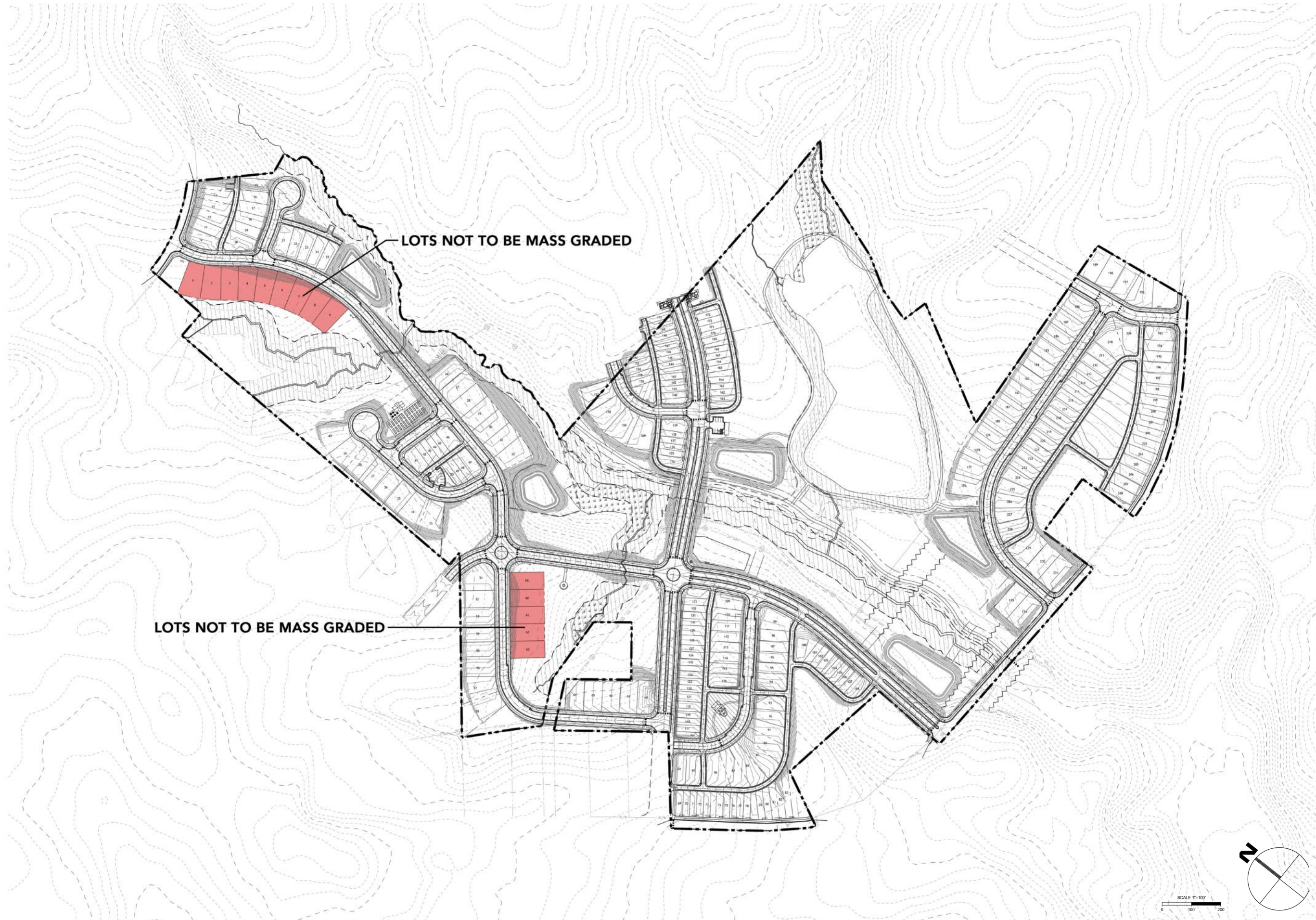
Facade - at least two (2) of the following elements:

- Bay window
- Balcony
- Porch
- Shutters
- Window trim with 4" minimum width
- Patterned finish (scales, shakes, wainscoting, brick, or stone)

- There shall be a 12" overhang on every gable roof end.
- Townhouse building walls shall be wood clapboard, cement fiber board or shingle, wood board and batten, brick, or stone.
- Main roofs on townhouse buildings shall have a pitch between 6:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. Monopitch roofs shall have a pitch of at least 3:12.
- For every second and third story of the side elevations, there shall be a minimum of three windows added to the side elevation with at least 2 windows on the second floor and 1 window on the third floor. Any siding break on the side of the home such as a fireplace or wall offset can be used as an alternate to a window. On the ground floor there shall be a minimum of one window on the side elevations.
- The second and third stories of the rear elevation shall have either a balcony and door(s) or windows making up a minimum of 25% of the length of the rear elevation. The percentage is measured as the horizontal plane (lineal feet) containing a balcony and door(s) or windows divided by the total horizontal plane length.
- No two townhouse units in a building shall have the same exterior paint color scheme.

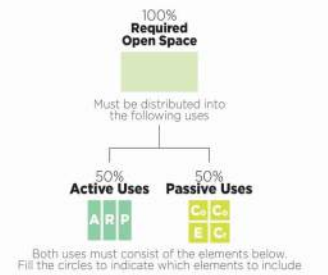
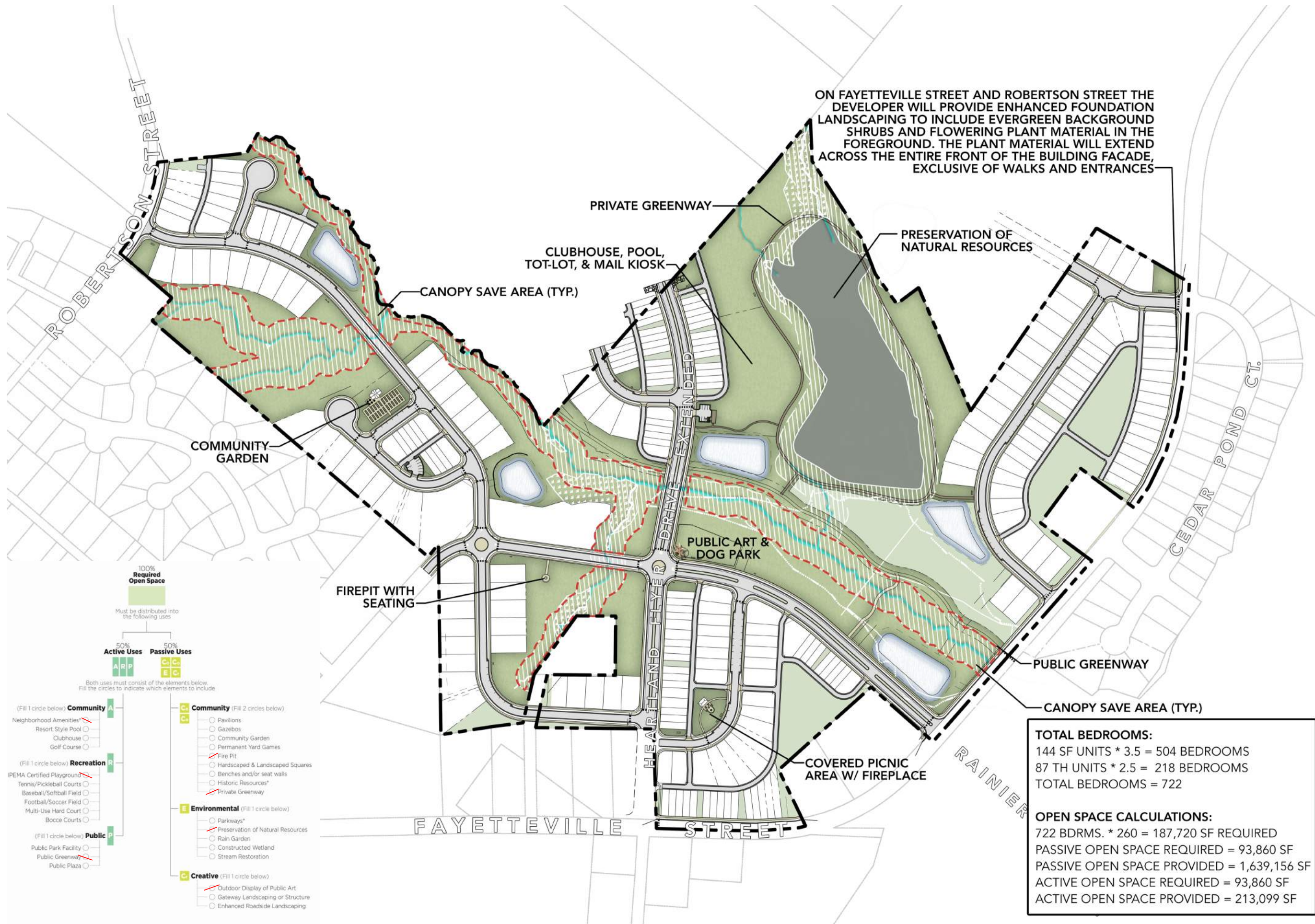
Single Family Architectural Standards

- Single-family 2-story homes built on lots at least 60-feet wide will have a minimum of 2,000 square feet and 1-story homes on such lots will be a minimum of 1,600 square feet. Lots that are at least 60-feet wide will have front-loaded two car garages.
- Single-family homes built on lots less than 60-feet wide will have a minimum of 1,450 square feet and have alley-loaded 2-car garages.
- All single-family 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 homes with a crawl space will be wrapped in brick or stone on all sides.
- All single-family homes will have a combination of two or more of the following materials on the front facade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten. All siding will be fiber cement. Vinyl may only be used for soffits, fascia, and corner boards.
- All single-family homes will have a front porch with a minimum depth of five (5) feet. Front porch posts will be at least 6"x6".
- Main roof pitches (excluding porches) for 2-story homes shall be at least 8:12.
- There shall be a 12" overhang on every gable roof end.
- Main roof pitches for 1-story and 1.5-story homes will be at least 6:12.
- Garages for lots that are at least 60-feet wide will not protrude more than six (6) feet from the front porch or stoop and all garage doors shall contain over window inserts and hardware.
- For every linear 30 feet (or fraction) of continuous side elevation per floor, there shall be one window or door added to the side elevation. Any siding break on the side of the home such as a fireplace, porch, wall offset can be used as an alternative to a window or door.
- Garages will not exceed 45% of the front facade width or will be split into two bays.



MASS GRADING EXHIBIT

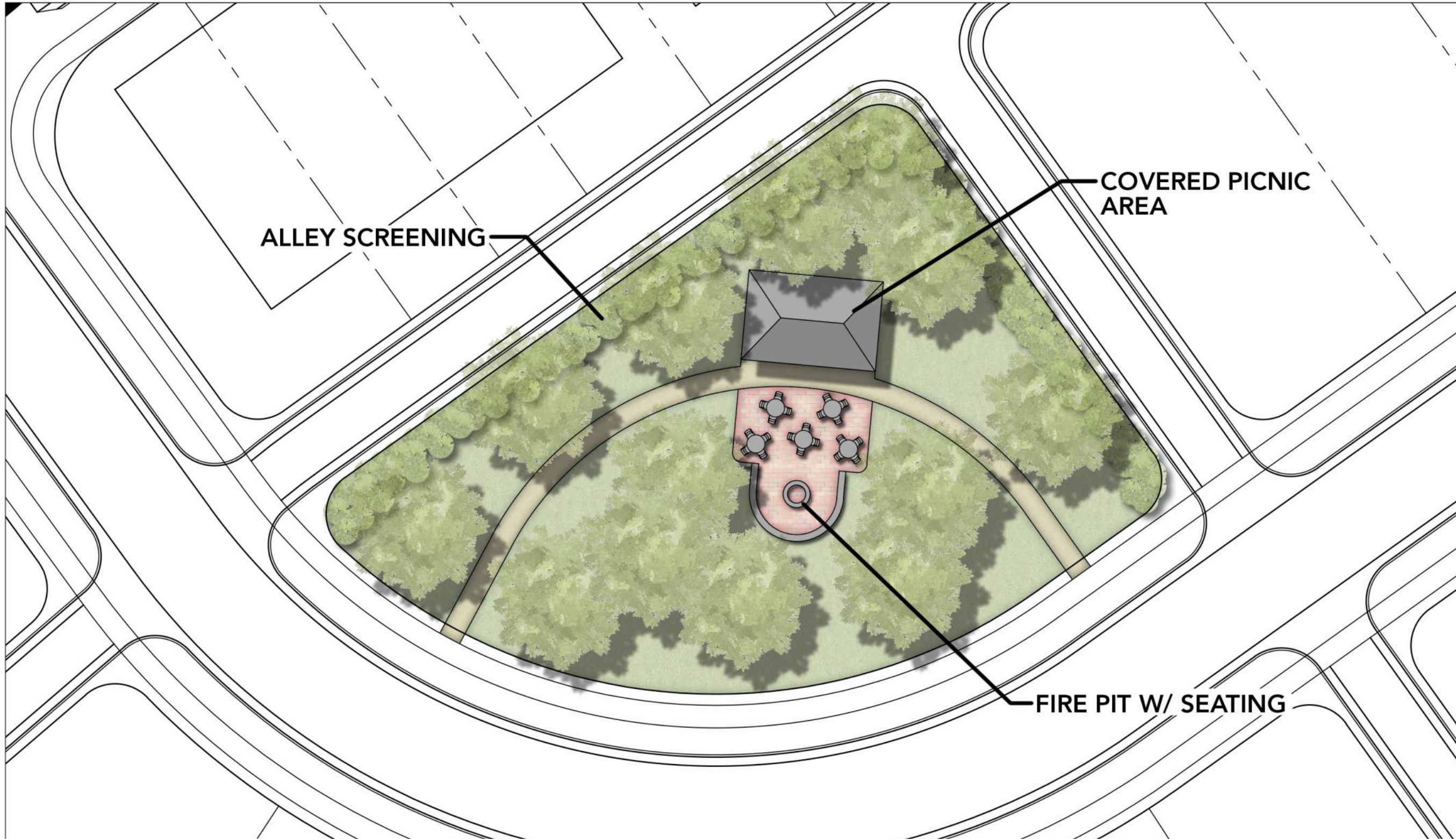
COMMUNITY AMENITIES



- (Fill 1 circle below) **Community A**
 - Neighborhood Amenities*
 - Resort Style Pool
 - Clubhouse
 - Golf Course
- (Fill 1 circle below) **Recreation R**
 - IPEMA Certified Playground
 - Tennis/Pickleball Courts
 - Baseball/Softball Field
 - Football/Soccer Field
 - Multi-Use Hard Court
 - Bocce Courts
- (Fill 1 circle below) **Public P**
 - Public Park Facility
 - Public Greenway
 - Public Plaza
- (Fill 2 circles below) **Community PR**
 - Pavilions
 - Gazebos
 - Community Garden
 - Permanent Yard Games
 - Fire Pit
 - Hardscaped & Landscaped Squares
 - Benches and/or seat walls
 - Historic Resources*
 - Private Greenway
- (Fill 1 circle below) **Environmental E**
 - Parkways*
 - Preservation of Natural Resources
 - Rain Garden
 - Constructed Wetland
 - Stream Restoration
- (Fill 1 circle below) **Creative C**
 - Outdoor Display of Public Art
 - Gateway Landscaping or Structure
 - Enhanced Roadside Landscaping

TOTAL BEDROOMS:
 144 SF UNITS * 3.5 = 504 BEDROOMS
 87 TH UNITS * 2.5 = 218 BEDROOMS
 TOTAL BEDROOMS = 722

OPEN SPACE CALCULATIONS:
 722 BDRMS. * 260 = 187,720 SF REQUIRED
 PASSIVE OPEN SPACE REQUIRED = 93,860 SF
 PASSIVE OPEN SPACE PROVIDED = 1,639,156 SF
 ACTIVE OPEN SPACE REQUIRED = 93,860 SF
 ACTIVE OPEN SPACE PROVIDED = 213,099 SF

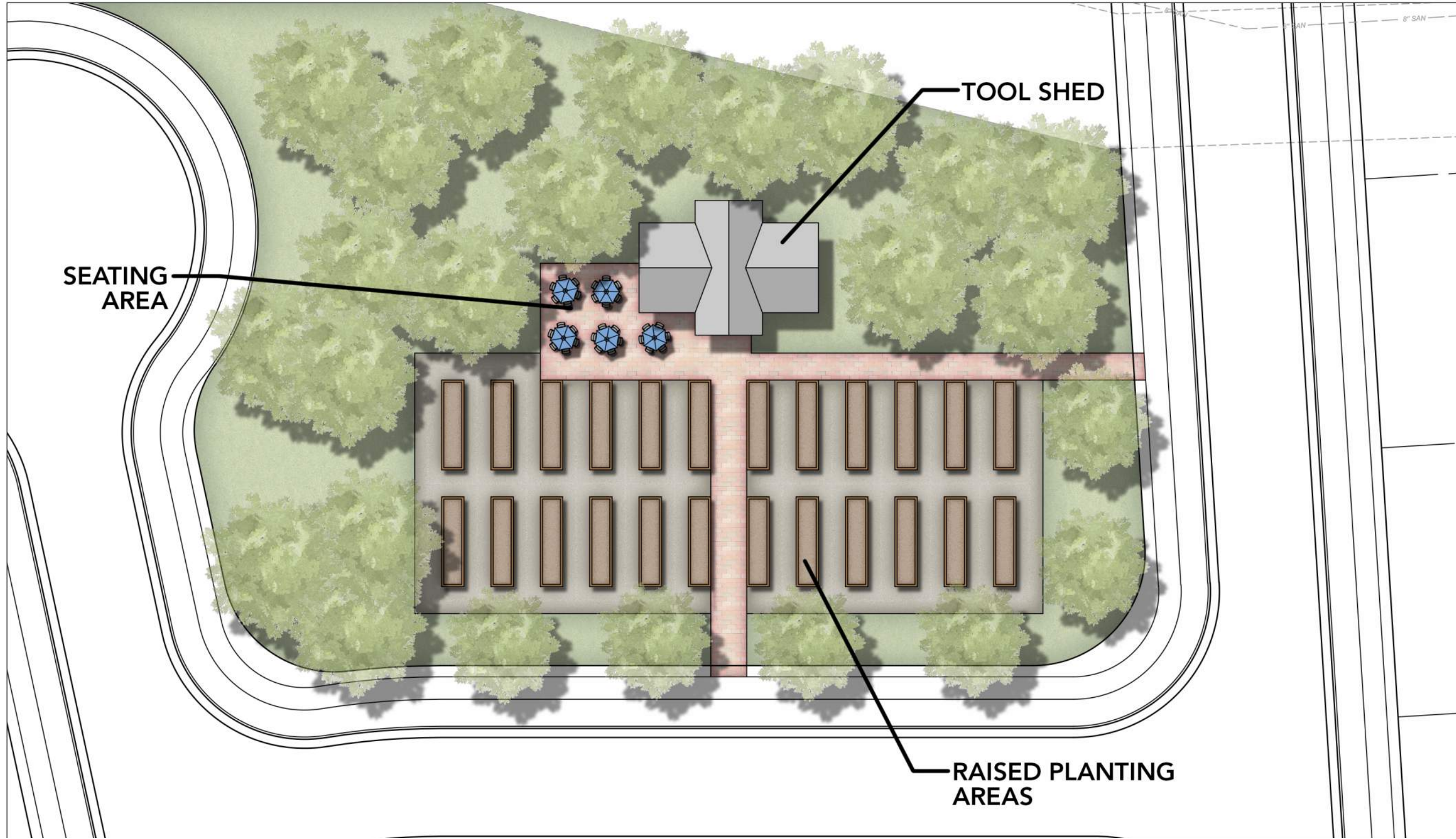


ALLEY SCREENING

COVERED PICNIC
AREA

FIRE PIT W/ SEATING

CONCEPTUAL PICNIC AREA



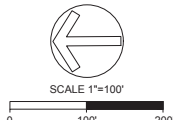
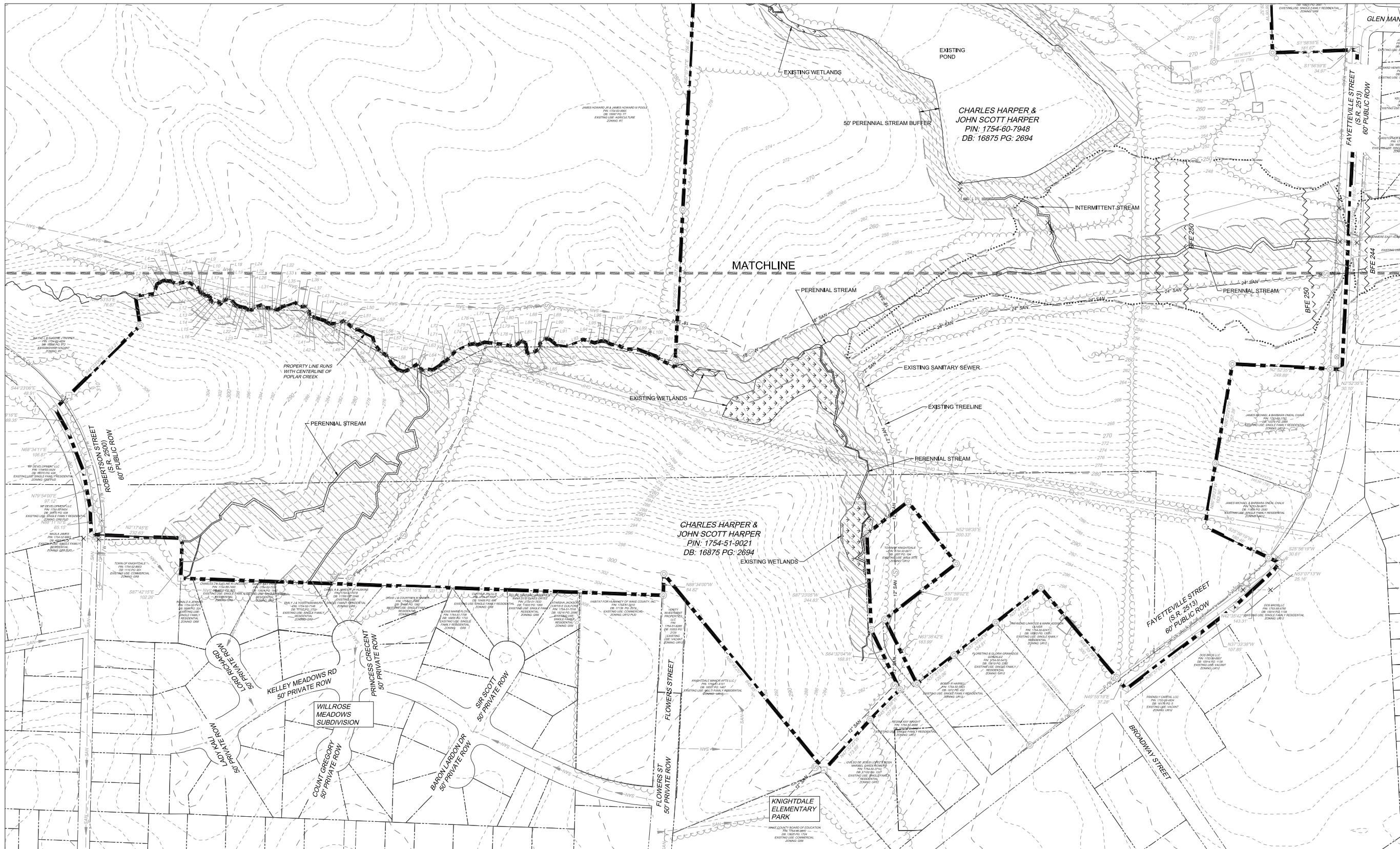
CONCEPTUAL COMMUNITY GARDENS

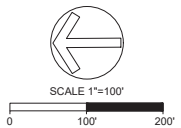
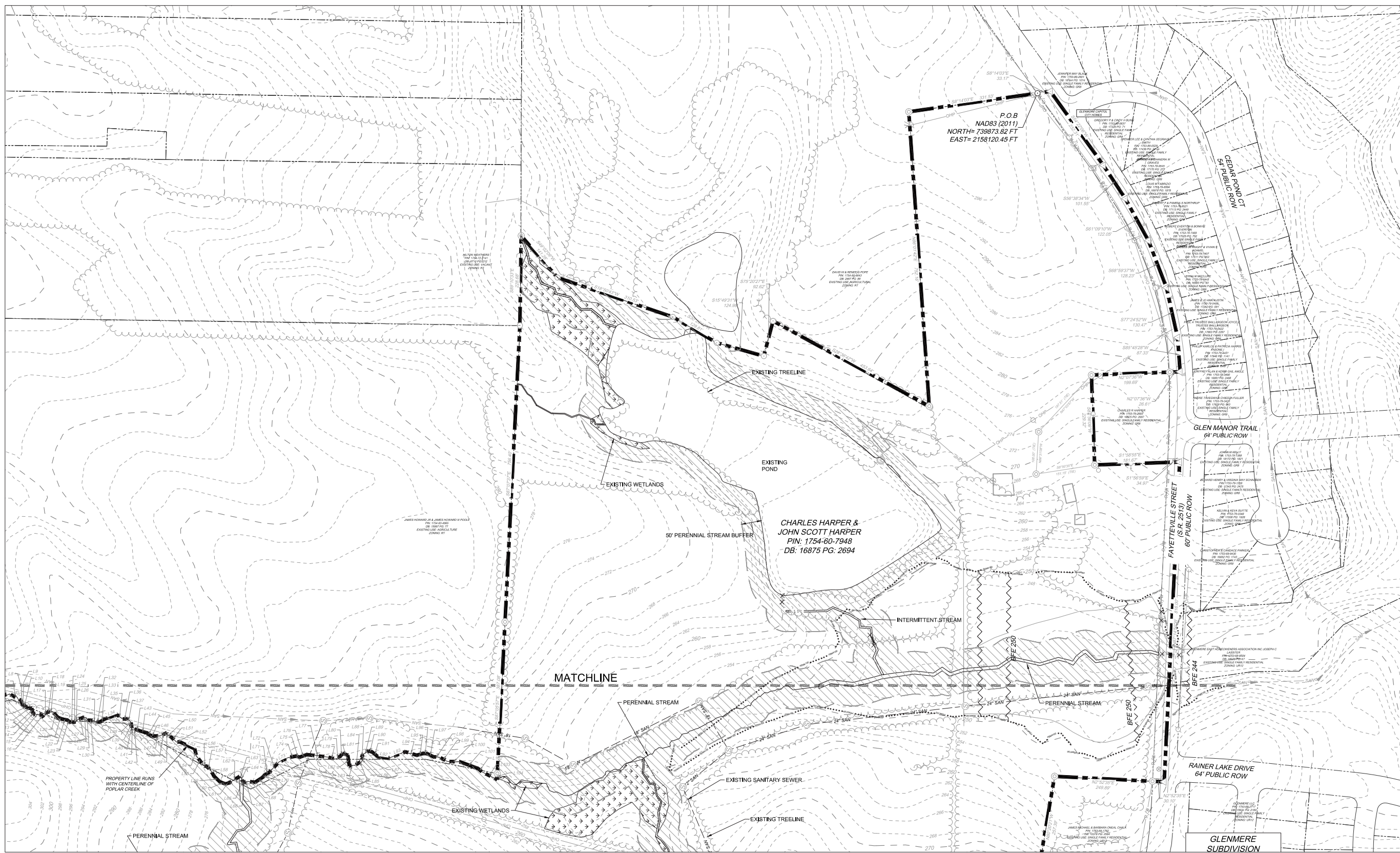
Harper Preserve Allocation Points:

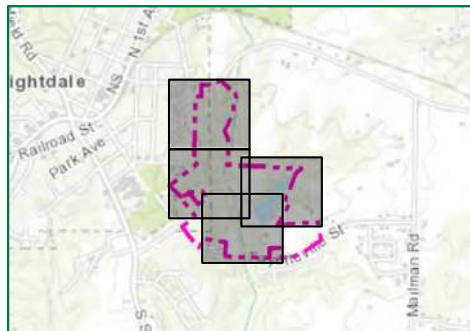
ITEM	POINTS
Major Subdivision	15
Residential Architectural Standards	15
On-street Parking	4
Outdoor Display of Public Art	4
Clubhouse Space without kitchen 1,500-2,499 square feet	5
Resort Style Pool	2
IPEMA Certified Playground Equipment	4
Private greenway - more than 3000 LF of 6' wide path	3
Total	52



COMMUNITY AMENITIES





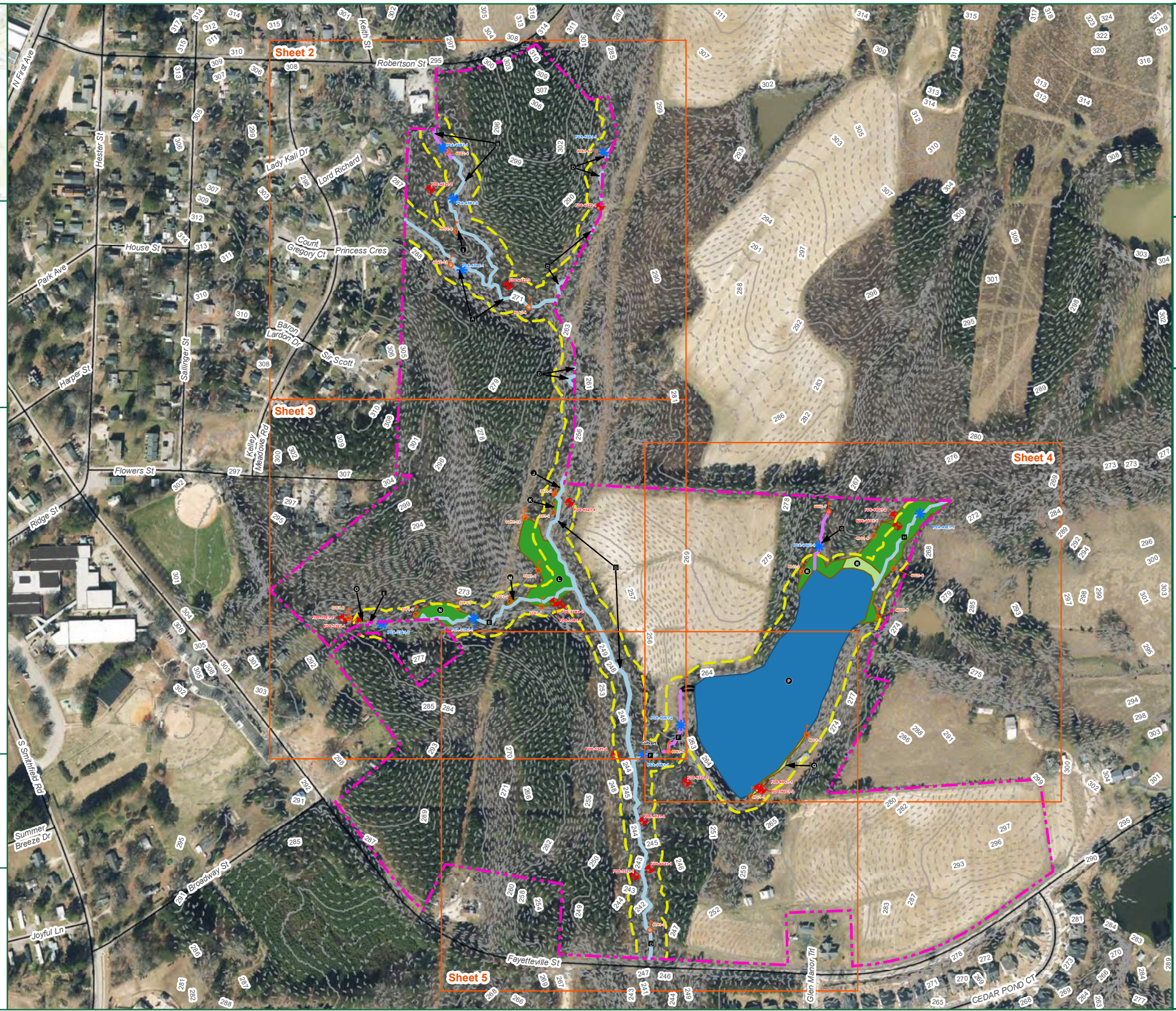
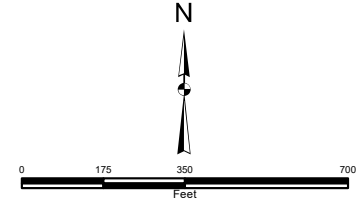


Resource Identification	Confirmation										Resource Description Notes
	PFO (ac ft)	PSS (ac ft)	PEM (ac ft)	POW (ac ft)	R3 (ac ft)	R4 (ac ft)	R6 (ac ft)	R8 (ac ft)	Ditch (ac ft)	Stream (ac ft)	
A					762					3,495	NTNV
B					596	129				3,378	NTNV
C					2,203					17,011	NTNV
D					655	8				2,156	NTNV
E					89	263				1,511	NTNV
F										536	NTNV
G					450	221				1,435	NTNV
H											NTV
I	98										NTV
J	546										NTV
K	596										NTV
L	31,130										NTV
M	457										NTV
N	8,755										NTV
O	155										NTV
P					231,971						NTNV
Q					1,975						NTV
R	21,883				3,311						NTV
Total	64,943	0	2,306	231,971	4,765	621	0	0	0	29,898	NTV
Total Wetland Area	324,220 sq ft										
Total Stream Area	7.44 ac										
Total Stream Length	6.69 ac										

Legend

- Project Study Limits- 94.1 Acres
- Stream Buffer (50ft)
- Stream Identifier
- Wetland Identifier
- * Flag
- * Field Data Station
- * Perennial Stream Assessment
- Ditch
- Culvert
- Perennial Stream (R3)
- Intermittent Stream (R4)
- Palustrine Emergent (PEM) Wetland
- Palustrine Forested (PFO) Wetland
- Palustrine Open Water (POW)
- Stormwater Control Features**
- RipRap
- Topographic Contours**
- Major - 10ft
- - - Minor - 1ft

1. Waters of the U.S. within the project study limits have been located using submeter, Bluetooth GPS antennas by Timmons Group.
2. Waters of the U.S. have not been confirmed by the U.S. Army Corps of Engineers until stamped.
3. Project limits are approximate.
4. Topography based on USGS LIDAR.
5. Cowardin Stream Classifications are based on NC DWQ Stream Identification form version 4.11.



TIMMONS GROUP

HARPER FAYETTEVILLE STREET
WAKE COUNTY, NORTH CAROLINA

FIGURE 6: POTENTIAL WETLANDS AND WATERS DELINEATION MAP

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE OF
1007 Boulders Parkway, Suite 1000, Richmond, VA 23225
TEL 804.200.6500 FAX 804.560.7648 www.timmons.com

Infrastructure | Technology | Environmental

YOUR VISION ACHIEVED THROUGH OURS

Site Development | Residential | Infrastructure | Technology | Environmental

DATE: 10/05/2021

DRAWN BY: C. LEATON

DESIGNED BY: C. LEATON

CHECKED BY: S. LAW

SCALE: 1" = 350'

JOB NUMBER: 45530

SHEET NO.: 1 OF 5

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WETLAND EXHIBIT



Meeting Sign-in Sheet			
Project:	Harper Preserve	Meeting Date:	14-Jul-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
Mark Eisenbeis	16 W Martin St, Suite 805, Raleigh NC 27081	919-825-1135	landalternativesNC@gmail.com
Kevin Lewis	Town of Knightdale Planning Department	919-217-2243	kevin.lewis@knightdalenc.gov
SCHACKER, EDWARD HENRY SCH	315 CEDAR POND CT		
KELLY, JOANN M	319 CEDAR POND CT, KNIGHTDALE NC 27545-6062		
HARPER, CHARLES R HARPER, JO	1032 FAYETTEVILLE ST, KNIGHTDALE NC 27545-8553	9103895020	
		9195388839	
		9195388261	
John Harper	1032 FAYETTEVILLE ST, KNIGHTDALE NC 27545-8553		
BUNN, GREGORY P BUNN, CINDY	471 CEDAR POND CT		
CHALK, JAMES M CHALK, BARBAR	801 FAYETTEVILLE ST, KNIGHTDALE NC 27545-8550	9196258678	mchalk@nc.rr.com
		9192802025	
SMITH, SPENCER LEE SMITH, CYN	461 CEDAR POND CT, KNIGHTDALE NC 27545-6063	3365032995	cssmith0922@gmail.com
Louis Fabrizio	443 Cedar Pond Ct		
Hilton Jenkins	Robertson Street		

OWNER
 ADAMS, MOSES JR KNIGHT, VIVIAN S
 ALFORD, JACKIE R
 ANGLE, JEFFREY ALAN ANGLE, KERRI GAIL
 AUSTIN, JAMES AUSTIN, JO ANN
 BAILLARGEON, PAUL A TRUSTEE BAILLARGEON, JOYCE E TRUSTEE
 BLACK, JENNIFER MAY
 BUNN, GREGORY P BUNN, CINDY H
 CHALK, JAMES M CHALK, BARBARA O
 DOS BROS LLC
 DUNN, ANGEL R DUNN, BRIAN K
 EVERTON, ROBERT E EVERTON, BONNYE C
 FABRIZIO, LOUIS M
 FASONE, PHILLIP KARLOS FASONE, PATRICIA HARRIS
 FLOYD, ALEXIS MARIE
 FULLER, ANDRE TAVENGWA, CHIEDZA
 GLENMERE EAST HOMEOWNERS ASSOCIATION INC
 GLENMERE LLC
 GONZALEZ, FLORETINO GONZALEZ, GLORIA GRANADOS
 GOODWIN, LAURA S
 GRAVES, JARROD A GRAVES, CHANDRA W
 HABITAT FOR HUMANITY OF WAKE COUNTY, INC.
 HARPER, CHARLES R HARPER, JOHN SCOTT
 HARRELL, BOBBY R HARRELL, BARBARA FLOWERS
 HERNANDEZ, RIGOBERTO DELEON COLIN, PATRICIA OCANAS
 HORNE, REX HORNE, JOHNNY SUE
 HUNT, KENNETH HUNT, HAWLEY
 HUSKINS, CAROL A HUSKINS, JAMES R JR
 JACKSON, LATARSHA GUILFORD, CURTIS E
 JENKINS, RONALD A
 JOJEN PROPERTIES LLC
 JONES, ABE JONES, MICHELLE
 JONES, MAOLA
 KELLY, JOANN M
 KNIGHTDALE MANOR APTS LLC
 LILLY, CURTIS B JR
 LINCOURT, CHARLES J LINCOURT, EVELINE R
 LONGINOS, ENRIQUE DOMINGUEZ PEREZ, FLORINA LONGINOS
 MCCLURE, VERNA M
 MF DEVELOPMENT LLC
 NAKAMURA, EMILY J NAKAMURA, YOSHI
 NAPIER, DAVID J NAPIER, COURTNEY M
 OLIVER, RAYMOND LINWOOD OLIVER, MARK ADDISON
 OPENDOOR PROPERTY TRUST I
 ORTEZ, FELIPE SERRANO ARGUETA, ANA DAYSI FUNES
 PARKER, CHRISTOPHER PARKER, CANDACE
 PEARCE, BEVERLEY P
 POOLE, JAMES HOWARD JR POOLE, JAMES HOWARD III
 POPE, DAVID W POPE, RENEE G
 POPE, DAVID WAYNE POPE, RENEE G
 PRICE, RANDY RAY
 PRIEST, LINDA F
 RESIDENTIAL HOME BUYER RALEIGH LLC
 ROMERO, OVIILSO DE JESUS LOPEZ, ROSA MARIBEL CARDE
 SCHACKER, EDWARD HENRY SCHACKER, VIRGINIA MAY
 SISK, JOHN EUGENE
 SMITH, SPENCER LEE SMITH, CYNTHIA SEGRAVES
 SUITTE, KELVIN SUITTE, KEVA
 TRIPP, DUSTIN MICHAEL TRIPP, AMANDA
 UPCHURCH, GAYNELL BASS
 WAKE CNTY BOARD OF EDUCATION
 WEATHERS, HILTON
 WRIGHT, REGINA KAY

ADDR1
 431 CEDAR POND CT
 PO BOX 271
 411 CEDAR POND CT
 423 CEDAR POND CT
 419 CEDAR POND CT
 476 CEDAR POND CT
 471 CEDAR POND CT
 801 FAYETTEVILLE ST
 7101 CREEDMOOR RD STE 142
 3537 MEADOW RIDGE DR
 435 CEDAR POND CT
 443 CEDAR POND CT
 415 CEDAR POND CT
 105 SIR SCOTT
 407 CEDAR POND CT
 C/O JOE LASSITER
 5956 SHERRY LN STE 1000
 101 SIR SCOTT
 103 SIR SCOTT
 449 CEDAR POND CT
 2420 N RALEIGH BLVD
 1032 FAYETTEVILLE ST
 PO BOX 5
 300 KELLEY MEADOWS RD
 PO BOX 193
 472 CEDAR POND CT
 105 PRINCESS CRES
 106 SIR SCOTT
 105 LORD RICHARD
 308 DALE PL
 303 CEDAR POND CT
 8012 OLD DEER TRL
 319 CEDAR POND CT
 1042 E FORT UNION BLVD # 119
 107 SIR SCOTT
 104 LORD RICHARD
 103 LORD RICHARD
 427 CEDAR POND CT
 5448 APEX PEAKWAY # 196
 103 PRINCESS CRES
 104 PRINCESS CRES
 652 MAILMAN RD
 410 N SCOTTSDALE RD STE 1600
 108 SIR SCOTT
 307 CEDAR POND CT
 102 PRINCESS CRES
 52 BLEEKER DR
 1305 FAYETTEVILLE ST
 1305 FAYETTEVILLE ST
 102 LORD RICHARD
 302 KELLEY MEADOWS RD
 PO BOX 4090
 519 FAYETTEVILLE ST
 315 CEDAR POND CT
 PO BOX 1347
 461 CEDAR POND CT
 311 CEDAR POND CT
 468 CEDAR POND CT
 PO BOX 554
 RE SERVICES DIRECTOR
 170 ALMONT ST
 523 FAYETTEVILLE ST

ADDR2
 KNIGHTDALE NC 27545-6063
 KNIGHTDALE NC 27545-0271
 KNIGHTDALE NC 27545-6063
 KNIGHTDALE NC 27545-6063
 KNIGHTDALE NC 27545-6063
 KNIGHTDALE NC 27545-6063
 KNIGHTDALE NC 27545-6063
 KNIGHTDALE NC 27545-6063
 RALEIGH NC 27613-1682
 RALEIGH NC 27604-4274
 KNIGHTDALE NC 27545-6063
 KNIGHTDALE NC 27545-6063
 KNIGHTDALE NC 27545-9695
 KNIGHTDALE NC 27545-6063
 8311 BANDFORD WAY STE 1
 DALLAS TX 75225-8021
 KNIGHTDALE NC 27545-9695
 KNIGHTDALE NC 27545-9695
 KNIGHTDALE NC 27545-6063
 RALEIGH NC 27604-2235
 KNIGHTDALE NC 27545-8553
 KNIGHTDALE NC 27545-0005
 KNIGHTDALE NC 27545-8284
 KNIGHTDALE NC 27545-0193
 KNIGHTDALE NC 27545-6063
 KNIGHTDALE NC 27545-9693
 KNIGHTDALE NC 27545-9695
 KNIGHTDALE NC 27545-9691
 KNIGHTDALE NC 27545-7815
 KNIGHTDALE NC 27545-6062
 RALEIGH NC 27615-5121
 KNIGHTDALE NC 27545-6062
 MIDVALE UT 84047-1800
 KNIGHTDALE NC 27545-9695
 KNIGHTDALE NC 27545-9691
 KNIGHTDALE NC 27545-9691
 KNIGHTDALE NC 27545-6063
 APEX NC 27502-3924
 KNIGHTDALE NC 27545-9693
 KNIGHTDALE NC 27545-9693
 KNIGHTDALE NC 27545-8434
 TEMPE AZ 85288-0976
 KNIGHTDALE NC 27545-9695
 KNIGHTDALE NC 27545-6062
 KNIGHTDALE NC 27545-9693
 CLAYTON NC 27527-9776
 KNIGHTDALE NC 27545-8560
 KNIGHTDALE NC 27545-8560
 KNIGHTDALE NC 27545-9691
 KNIGHTDALE NC 27545-8284
 SCOTTSDALE AZ 85261-4090
 KNIGHTDALE NC 27545-8544
 KNIGHTDALE NC 27545-6062
 KNIGHTDALE NC 27545-1347
 KNIGHTDALE NC 27545-6063
 KNIGHTDALE NC 27545-6062
 KNIGHTDALE NC 27545-6063
 KNIGHTDALE NC 27545-0554
 1551 ROCK QUARRY RD
 MATTAPAN MA 02126-1480
 KNIGHTDALE NC 27545-8544

ADDR3
 RALEIGH NC 27615-2761
 RALEIGH NC 27610-4145

NEIGHBORHOOD MEETING



Summary of Discussion From the Neighborhood Meeting			
Project:	Harper Preserve	Meeting Date:	Thursday, July 14, 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: What is the buffer from the townhomes to the existing single family?
Applicant Response: Townhomes are more internal to site except along proposed collector. Natural buffers will be preserved to extent possible.

Questions/ Concern #2: Do the alleys have separate garages or rear entry?
Applicant Response: They will be rear entry

Questions/ Concern #3: Price range? Square footage? Brick or stone foundation?
Applicant Response: Market rate, we do not have a price right now. It will be comparable to what is around. Because we are still working with finding a builder, we 1300-1400 square foot. Single family is closer to 2k-3k. At least 18" masonry foundation

Questions/ Concern #4: If a property owner is close to it, can we connect to sewer?
Applicant Response: Raleigh's policy is to extend sewer to properties upstream and the property must be annexed into the Town.

Questions/ Concern #5: Where are the entrances on Fayetteville St?
Applicant Response: Following Fayetteville St, the first entrance is across from Cedar Pond Court, then adjacent to Glen Manor Trail, then across from Rainier Lake Drive, then a future connection at Broadway St. There is an extension to Flowers St. and the last one is off of Robertson St.

Questions/ Concern #6: Are you trying to get the glover properties?
Applicant Response: No, they were not willing to sell yet but we still planned for the future connection and we will allocate funds to the town so that the Town could finish the road.

Questions/ Concern #7: Are you getting the towns old well site?
Applicant Response: No, but there was a big desire to have a loop road and will build a road over the towns properties.

Questions/ Concern #8: What about the terrain? Any blasting?
Applicant Response: Blasting depends on how much rock there is. Other permits would have to be obtained if there was rock on site. The town recently took over erosion and sediment control review. There will be grading and clearing but hopefully no rock. We will grade the project but might have areas where we will not mass grade. The project has pockets of development because there is so much environmental features.

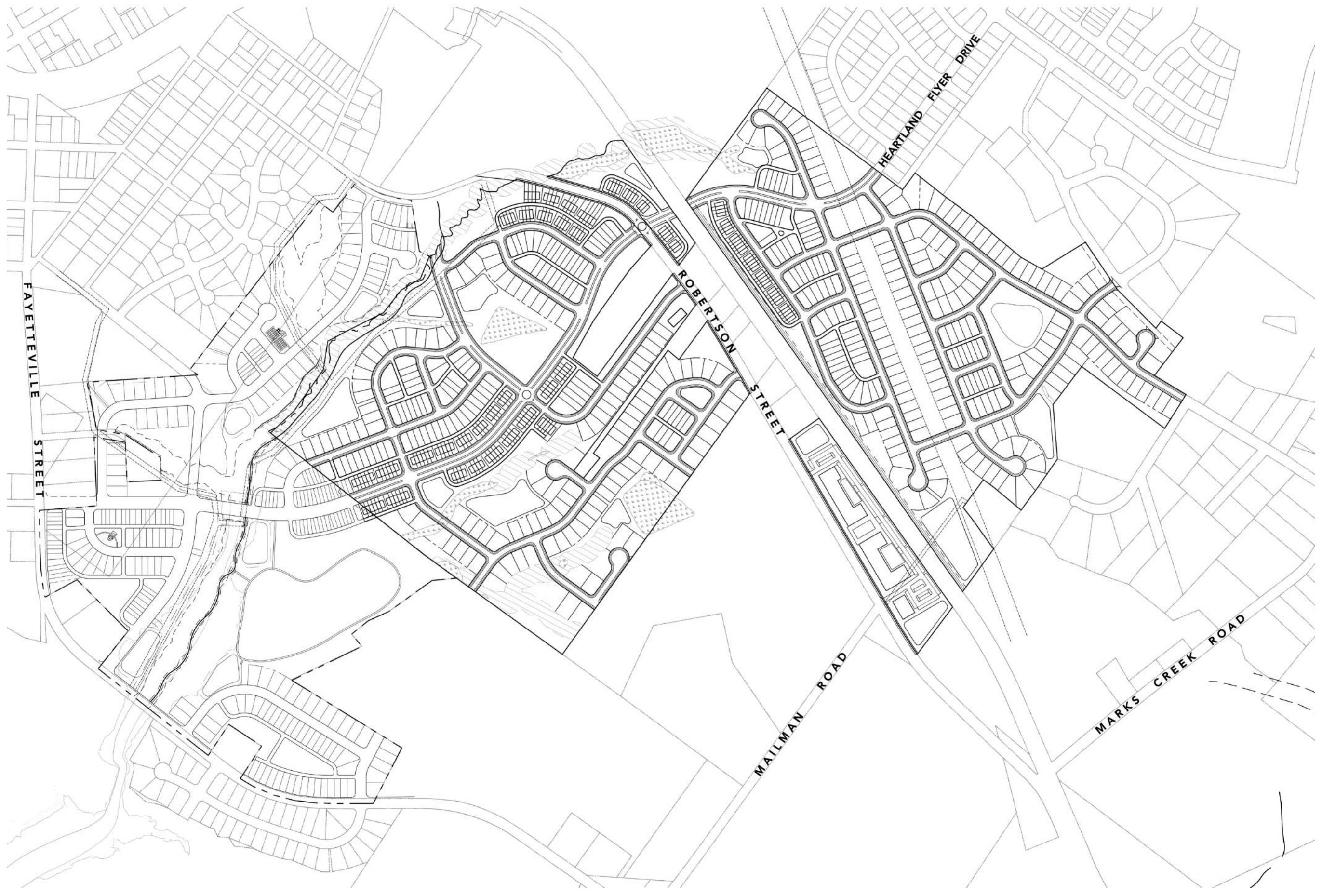
Questions/ Concern #9: Will we provide sidewalk on Fayetteville road?
Applicant Response: Yes, we are proposing sidewalk along our frontage

Questions/ Concern #10: Will we provide sidewalk on Robertson St?
Applicant Response: Yes, we are proposing sidewalk along our frontage

Questions/ Concern #11: Are we widening Fayetteville Road?
Applicant Response: A traffic study is being preformed and we are looking at specific intersections with traffic. Fayetteville and Robertson are classified as urban street with 2 lanes divided with a median. We would add curb and gutter and sidewalk. Our traffic engineer has included all of the proposed developments in the area and the study will be posted on the website. The study looks at proposed and approved developments and existing developments.

Questions/ Concern #12: Will you be fixing the railroad crossing?
Applicant Response: No, but NCDOT has plans to improve that railroad crossing and is being held up by funding.

Questions/ Concern #13: Will the bmps be maintained?
Applicant Response: Yes, the HOA will maintained them and they have scheduled inspections. Knightdale performs yearly inspections and will send notices if they are not maintained or operating properly.



COMPOSITE PLAN