

PROJECT HOPE (RALEIGH RESCUE MISSION)

PLANNED UNIT DEVELOPMENT > ENVIRONMENTAL SURVEY + CONCEPT MASTER PLAN

SITE DATA TABLE

Total Site Area	60.77 acres
Knightdale Zoning	Rural Transition
Proposed Zoning	NMX - PUD
Existing Land Use	Vacant
Proposed Land Uses	SFD, Multifamily (Raleigh Rescue Mission), Commercial
Watershed Classification	Lower Neuse River
Proposed Units	290 (+/- 4.77 DUA)
Single Family	156 (84 front-loaded;72 rear-loaded)
Multifamily	134 units (110 1-bedroom units, 24 2-bedroom units)
Commercial	+/- 2 acres
Property Owner 1	The Raleigh Rescue Mission (PIN # 1764016221)
RRM Site Parking	71 Standard, 72 Overflow

OPEN SPACE + TREE SAVE + CONNECTIVITY

Total Open Space Required	8.39 acres (520 sq. ft per bedroom)
Total Open Space Provided	11.2 acres
Passive Open Space Required	4.2 acres (1/2 of total)
Passive Open Space Provided	7 acres
Active Open Space Required	4.2 acres
Active Open Space Provided	4.2 acres
Tree Save Required	3.05 acres
Tree Save Provided	4.4 acres
Connectivity Required	1.5
Connectivity Provided	1.56 (25 links/16 nodes)

DISTRIBUTION OF USE

SFD Detached	22.53 ac (70%)
Commercial/Mixed Use	2.3 ac (7%)
Multifamily	7.1 ac (23%)
Total Acreage (minus Open Space + RoW)	32.23 ac

WATER ALLOCATION POINTS - RALEIGH RESCUE MISSION

Proposed Points	51 Points (20 Base Points + 31 Bonus Points)
Gymnasium	6 Points
Fountain in SCM	4 Points
On-Street Public Parking	4 Points (shared)
IPEMA Certified Playground	4 Points (shared)
Clubhouse with full kitchen and over 4000 sq. ft of meeting space	10 Points
Patio more than 3000 sq. ft	3 Points (shared)

WATER ALLOCATION POINTS - LENNAR SFD PORTION

Proposed Points	50 Points (15 Base Points + 35 Bonus Points)
Architectural Design Standards	15 Points
Fountain in SCM	4 Points
On-Street Public Parking	4 Points (shared)
IPEMA Certified Playground	4 Points (shared)
Ampitheater	5 points*
Patio more than 3000 sq. ft	3 Points (shared)

*Pending Town approval

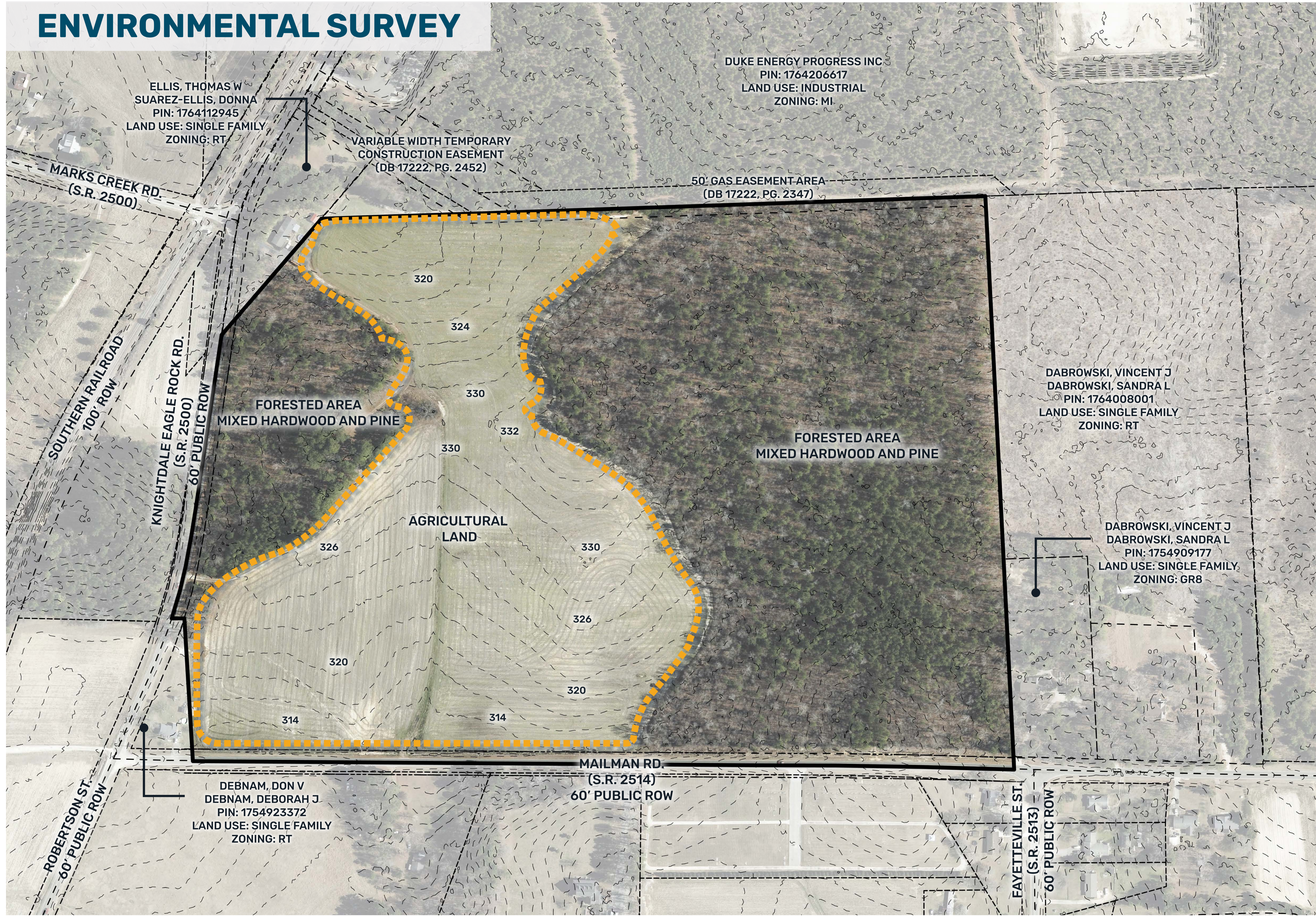


ENVIRONMENTAL SURVEY

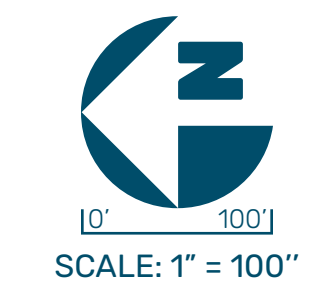


MCADAMS

PREPARED FOR:
LENAR



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PLANNED UNIT DEVELOPMENT
KNIGHTDALE, NORTH CAROLINA



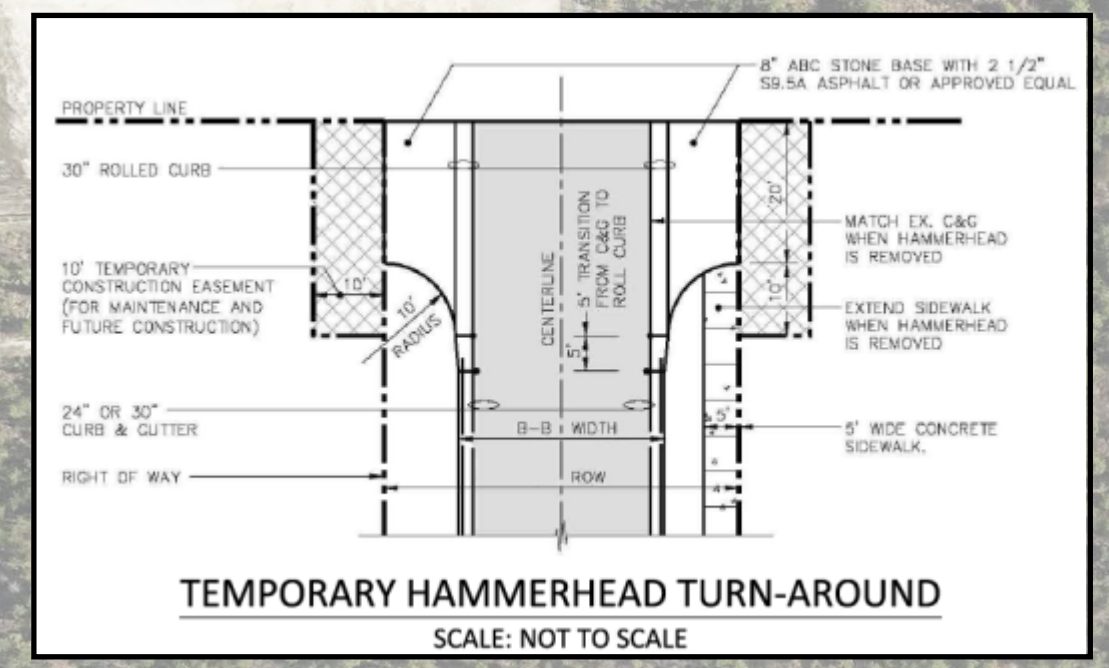
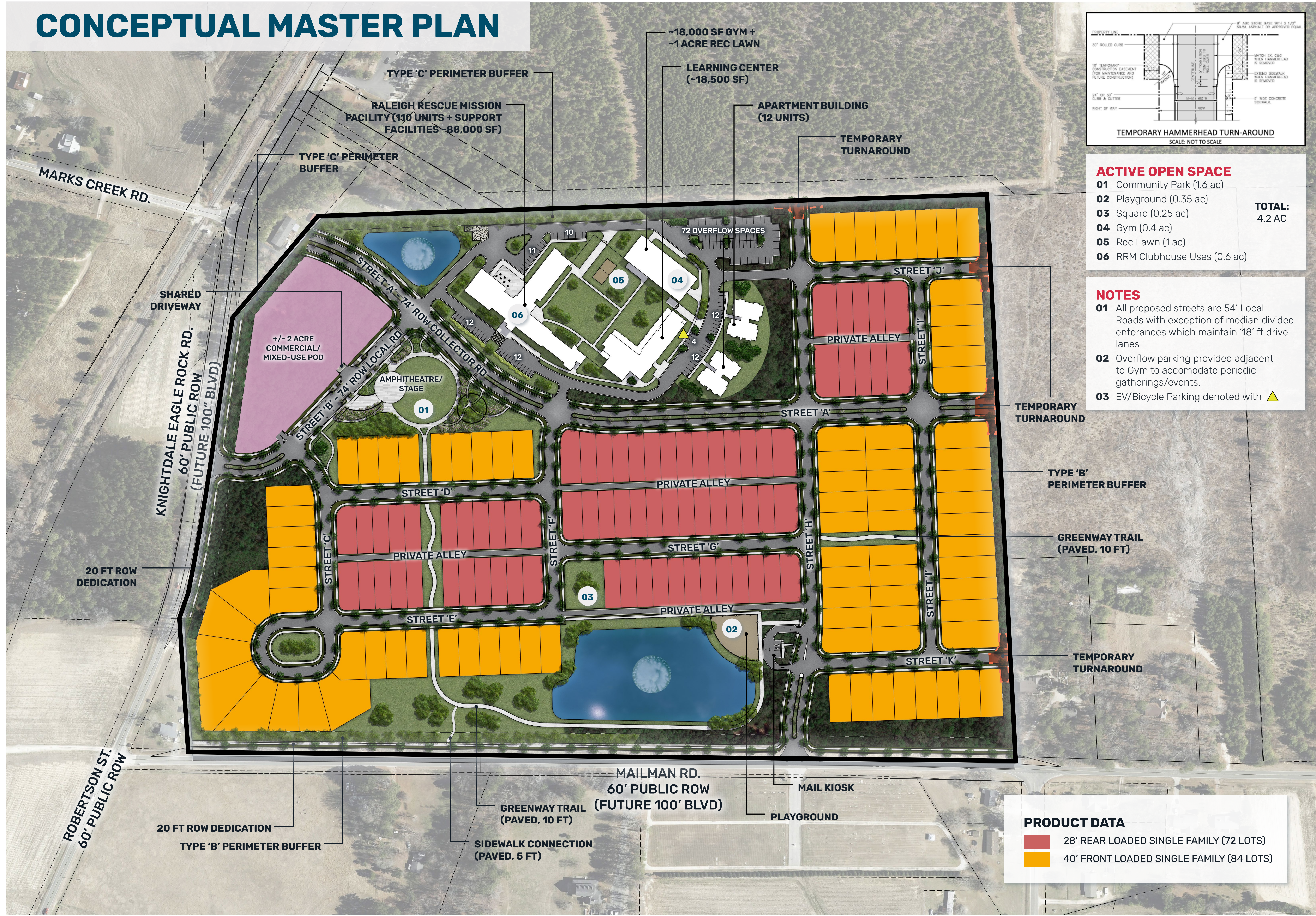
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CONCEPTUAL MASTER PLAN



McAdams

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ACTIVE OPEN SPACE

01 Community Park (1.6 ac)	TOTAL: 4.2 AC
02 Playground (0.35 ac)	
03 Square (0.25 ac)	
04 Gym (0.4 ac)	
05 Rec Lawn (1 ac)	
06 RRM Clubhouse Uses (0.6 ac)	

- NOTES**
- 01 All proposed streets are 54' Local Roads with exception of median divided entrances which maintain '18' ft drive lanes
 - 02 Overflow parking provided adjacent to Gym to accommodate periodic gatherings/events.
 - 03 EV/Bicycle Parking denoted with

TEMPORARY TURNAROUND

TYPE 'B' PERIMETER BUFFER

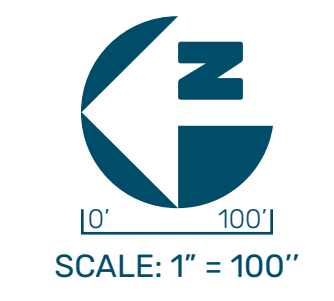
GREENWAY TRAIL (PAVED, 10 FT)

TEMPORARY TURNAROUND

PRODUCT DATA

	28' REAR LOADED SINGLE FAMILY (72 LOTS)
	40' FRONT LOADED SINGLE FAMILY (84 LOTS)

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