

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/Mixed-Use	+/- 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	11.45 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	4.45 acres
Tree Save Required	3.05 acres
Tree Save Provided	4.4 acres
Connectivity Required	1.5
Connectivity Provided	1.59 (27 links/17 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

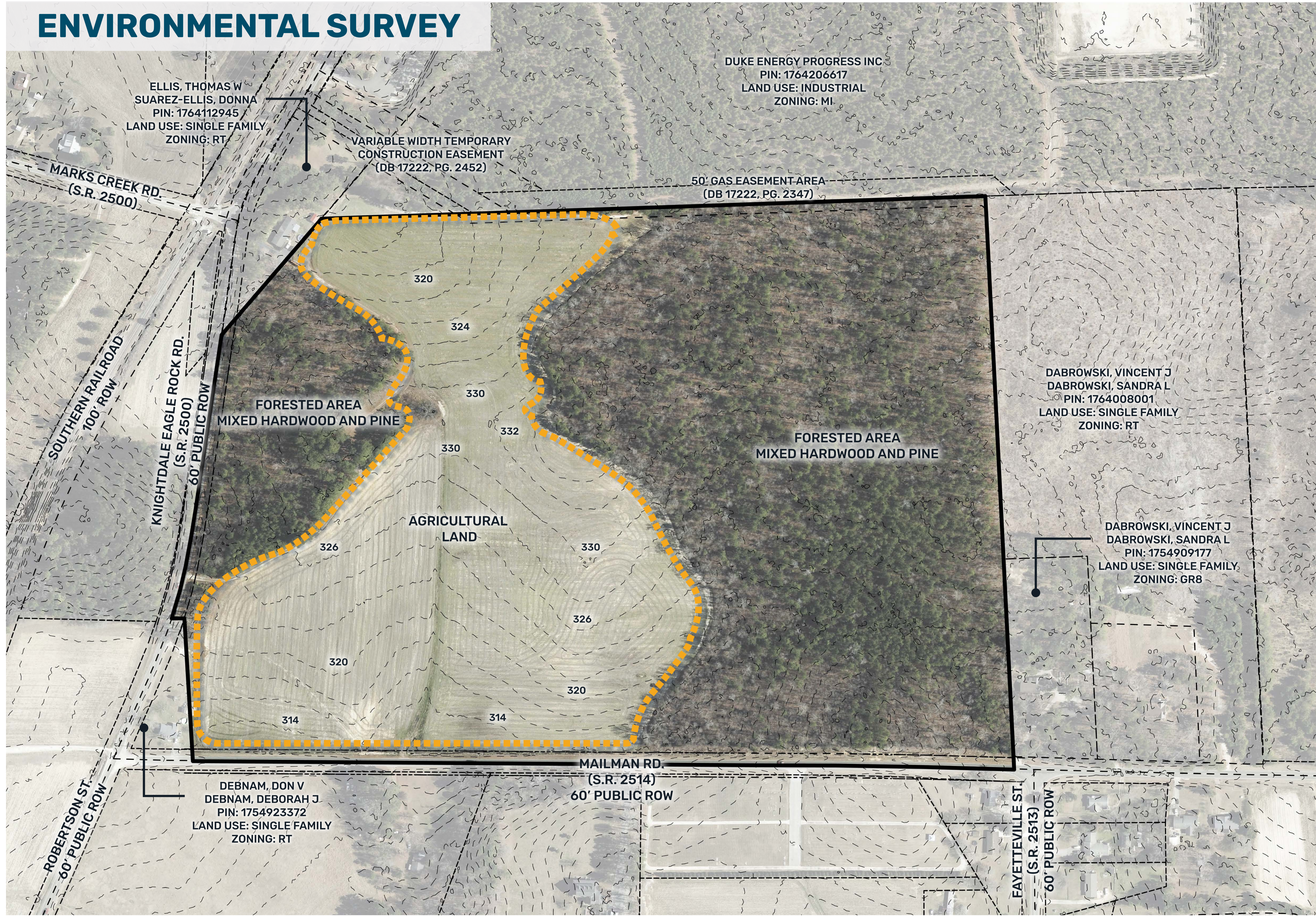


ENVIRONMENTAL SURVEY



MCADAMS

PREPARED FOR:
LENAR



ELLIS, THOMAS W
SUAREZ-ELLIS, DONNA
PIN: 1764112945
LAND USE: SINGLE FAMILY
ZONING: RT

VARIABLE WIDTH TEMPORARY
CONSTRUCTION EASEMENT
(DB 17222, PG. 2452)

DUKE ENERGY PROGRESS INC
PIN: 1764206617
LAND USE: INDUSTRIAL
ZONING: MI

50' GAS EASEMENT AREA
(DB 17222, PG. 2347)

FORESTED AREA
MIXED HARDWOOD AND PINE

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MIXED HARDWOOD AND PINE

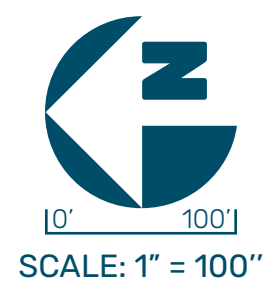
AGRICULTURAL
LAND

DABROWSKI, VINCENT J
DABROWSKI, SANDRA L
PIN: 1764008001
LAND USE: SINGLE FAMILY
ZONING: RT

DABROWSKI, VINCENT J
DABROWSKI, SANDRA L
PIN: 1754909177
LAND USE: SINGLE FAMILY
ZONING: GR8

DEBNAM, DON V
DEBNAM, DEBORAH J
PIN: 1754923372
LAND USE: SINGLE FAMILY
ZONING: RT

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KNIGHTDALE, NORTH CAROLINA



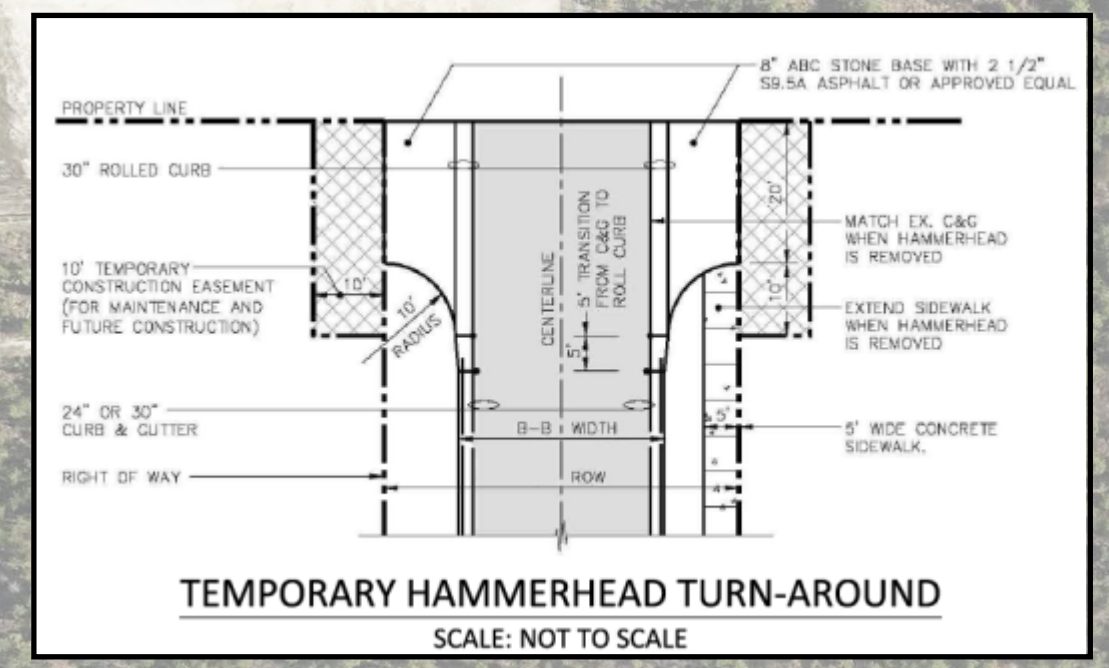
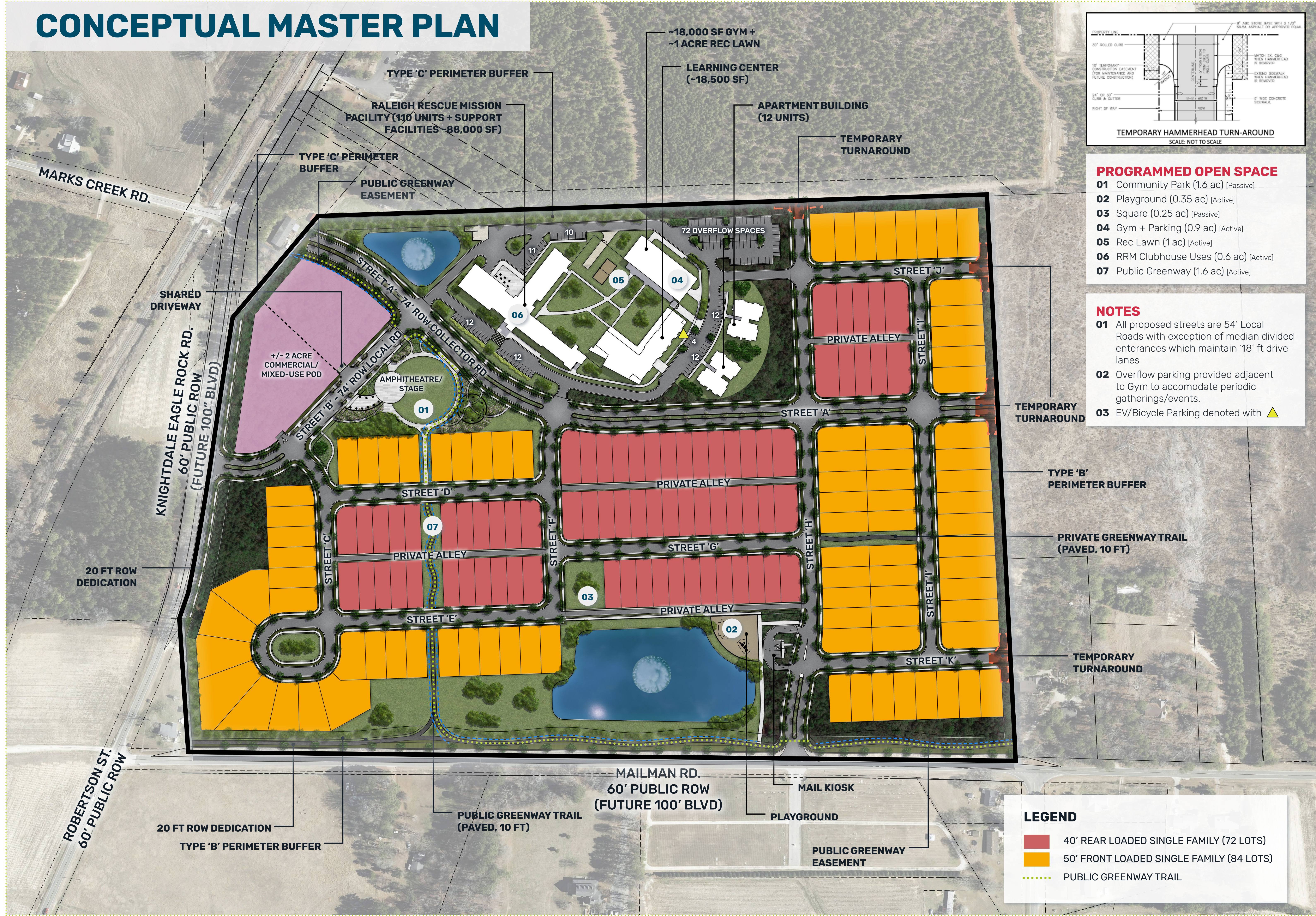
LEN21006
06.29.2022

CONCEPTUAL MASTER PLAN



McAdams

PREPARED FOR:
LENAR



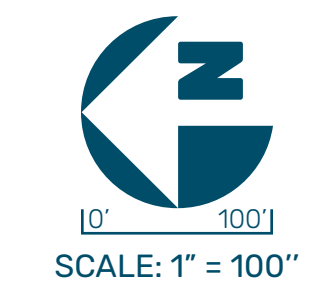
- PROGRAMMED OPEN SPACE**
- 01 Community Park (1.6 ac) [Passive]
 - 02 Playground (0.35 ac) [Active]
 - 03 Square (0.25 ac) [Passive]
 - 04 Gym + Parking (0.9 ac) [Active]
 - 05 Rec Lawn (1 ac) [Active]
 - 06 RRM Clubhouse Uses (0.6 ac) [Active]
 - 07 Public Greenway (1.6 ac) [Active]

- 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

LEGEND

- 40' REAR LOADED SINGLE FAMILY (72 LOTS)
- 50' FRONT LOADED SINGLE FAMILY (84 LOTS)
- PUBLIC GREENWAY TRAIL

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