

NATELLI COMMUNITIES

DEVELOPER:
NATELLI COMMUNITIES
506 MAIN STREET
GAITHERSBURG | MD 20878



ENGINEERING FIRM:
TIMMONS GROUP
5401 TRINITY RD, SUITE 102
RALEIGH | NC 27607

SKETCH PLAN SUBMITTAL
PREPARED FOR:
TOWN OF KNIGHTDALE
DECEMBER, 2020



ALLEN PARK

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.

Allen Park, a proposed 176-acre residential development in Knightdale, North Carolina is nothing less than the celebrated revitalization of the small American Town. This traditional neighborhood design follows the comprehensive design principles of small towns in the early 1900's where narrow streets slow traffic and front porches and pedestrian friendly sidewalks slow the pace of life, creating a serene, peaceful sense of township. Comprehensive architectural guidelines in both public and residential structures and environmental sensitivity throughout will serve to honor the integrity of the region.

The Allen Park community plan follows these traditional neighborhood design principles: front porches become the social hub with garages tucked neatly in alleyways providing added charm and clean lines to the main streetscape, and for those desiring a more traditional layout, a limited number of single-family lots with front load garage products will be available. The town's rural roots will be maintained within the fabric of Allen Park. Walkability is the neighborhood focus. Modern amenities, natural open space, neighborhood parks and village greens will provide gathering spaces and promote a sense of community. Allen Park will attract a broad range of purchasers, from millennial working professionals to baby boomer retirees who will also connect to the broader Knightdale community.

Natelli Communities' expertise in establishing Architectural Guidelines that mandate quality, traditional design standards, and cohesive exterior finishes and color palettes, along with a pre-agreed upon Approval Process with the builders for each and every home that is built within a Natelli community is what sets them apart from the rest. The Builder Guidelines establish the protocol for the submission of the following elements for final approval prior to construction on each subject lot: site plan with house location, product type sold with color scheme noted, landscape plan and any other notable adjustments to the lot. A Highly Visible Lot Plan, that requires additional architectural details to side elevations that are highly visible from the public realm, is also designated by Natelli Communities. This entire process ensures that the agreed upon program is established from the onset to the end of the job. 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 in which they operate. Thoughtful planning, timeless design and attention to detail are the hallmarks of Natelli Communities award winning reputation.

The Allen Park community plan encompasses 447 single-family homes and 173 townhomes that will range in size and maintain a harmonious architectural style assuring remarkable neighborhood character. Amenities rule in this majestic setting. An artfully designed and elaborate clubhouse will be home to a clubroom, fitness center, junior Olympic pool, splash area and outdoor playground. Natelli Communities signature herb garden and potting shed, a beautifully appointed working shed with low and raised

planting beds and outdoor patio will invite homeowners to plant in a communal type setting while enjoying a unique gardening experience. Multiple outdoor fireplace settings and extensive landscape will add to the scenic character of the outdoor experiences along with the many green gathering spaces that are scattered throughout the community. From cozy cottage homes to row houses to stately homes and more, Allen Park will provide a contemporary lifestyle in the graceful aesthetics of an earlier time, and with respect to the history of the Allen and Nichols Families, and the greater Knightdale community.





SITE DATA TABLE

PROJECT:	ALLEN PARK
ENGINEER:	TIMMONS GROUP MIKE ZACCARDO, PE 5410 TRINITY ROAD, STE. 102 RALEIGH, NC 27607 PHONE: (919) 532-3281 FAX: (919) 859-5683 EMAIL: MIKE.ZACCARDO@TIMMONS.COM
DEVELOPER:	NATELLI COMMUNITIES BRIAN MASSENGILL 1903 N. HARRISON AVE. CARY, NC 27513 PHONE: (919) 868-3102 EMAIL: BRIAN@NATELLI.COM
LAND OWNER:	WILMAR II LLC, MARTIN ALLEN FAMILY LLC 2300 OLD MILBURNIE ROAD KNIGHTDALE, NC 27804 EVERETT NICHOLS JR 6208 BATTLEFORD DR RALEIGH, NC 27612 JOHN CHARLES DELLINGER 6030 FORESTVILLE RD RALEIGH, NC 27604
TAX ID:	1745437740, 1745430000, 1745545662, 1745546015
DEED REFERENCE:	DB: 8765 PG. 1840; DB: 9686 PG. 2190; DB: 2896 PG. 452; DB: 14929 PG. 2331
PLAT REFERENCE:	BM: 1992 PG. 1351
TOWNSHIP:	ST. MATTHEWS
ZONING:	RT
CURRENT USE:	GOLF COURSE; SINGLE-FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL
PROPOSED ZONING:	GR-8 PUD GENERAL RESIDENTIAL-8 (GR-8), PUD (PLANNED UNIT DEVELOPMENT)
OVERLAY DISTRICTS:	CLARRY OVERLAY (CDD), SPECIAL HIGHWAY OVERLAY (SHOD)
BUFFERS:	57' SHOD PERIMETER BUFFER REQUIRED ALONG I-540, NO OTHER PERIMETER BUFFERS REQUIRED
TOTAL PROJECT AREA:	180.4 ACRES
PROPOSED DENSITY:	3.44 DU/A
RIVER BASIN:	NEUSE
SURFACE WATER CLASSIFICATION:	C; NSW
WATERSHED:	NONE
FIRM PANEL #:	3720174500J
FRONT LOAD SINGLE FAMILY LOT STANDARDS:	MINIMUM LOT SIZE: 6,300 SF LOT WIDTH: 80' FRONT SETBACK: 20' SIDE SETBACK: 5' CORNER SIDE SETBACK: 10' REAR SETBACK: 20'
REAR LOAD SINGLE FAMILY LOT STANDARDS:	MINIMUM LOT SIZE: 3,120 SF LOT WIDTH: 28' FRONT SETBACK: 10' SIDE SETBACK: 5' CORNER SIDE SETBACK: 10' REAR SETBACK: 20'
REAR LOAD TOWNHOME LOT STANDARDS:	MINIMUM LOT SIZE: 2,000 SF LOT WIDTH: 22' FRONT SETBACK: 10' SIDE SETBACK: 5' REAR SETBACK: 20'

COMMUNITY LOCATION



ALLEN PARK - KNIGHTDALE, NC

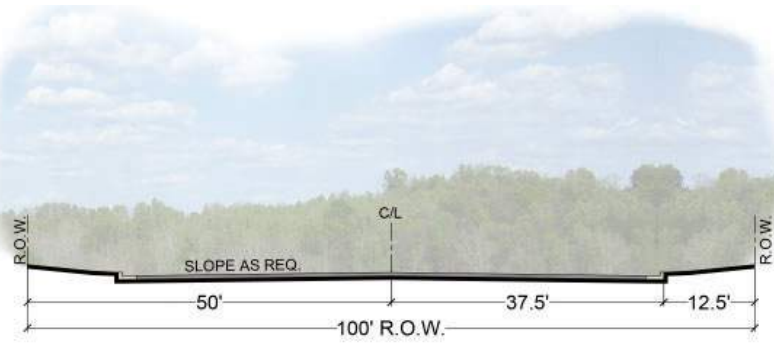
Conceptual Development Plan - December 1, 2020



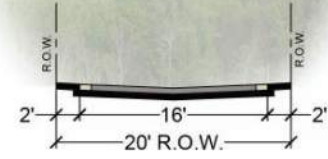
COMMUNITY MASTER PLAN



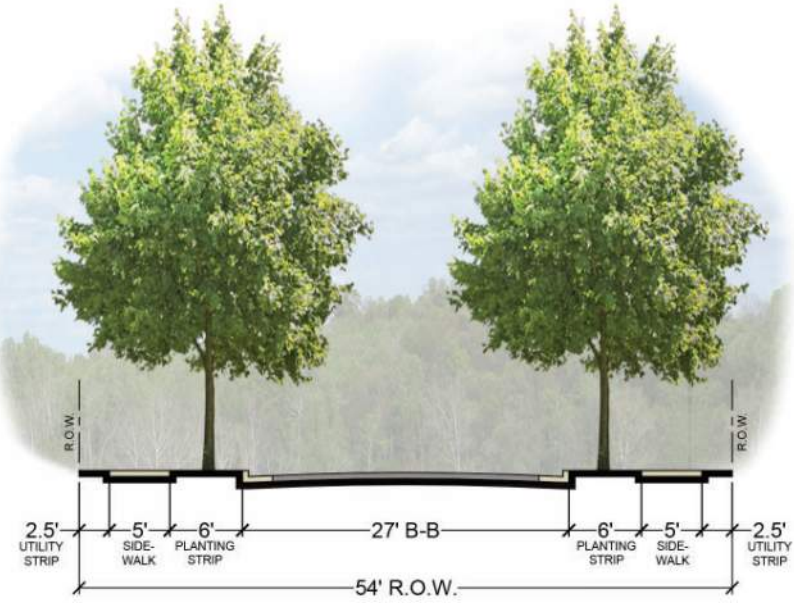
TYP. CUL-DE-SAC



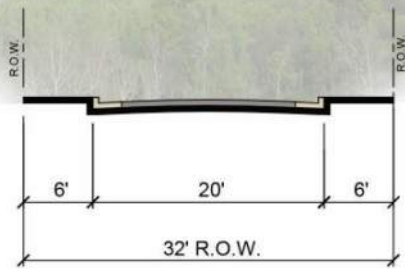
TYP. INTERIOR RESIDENTIAL ALLEY



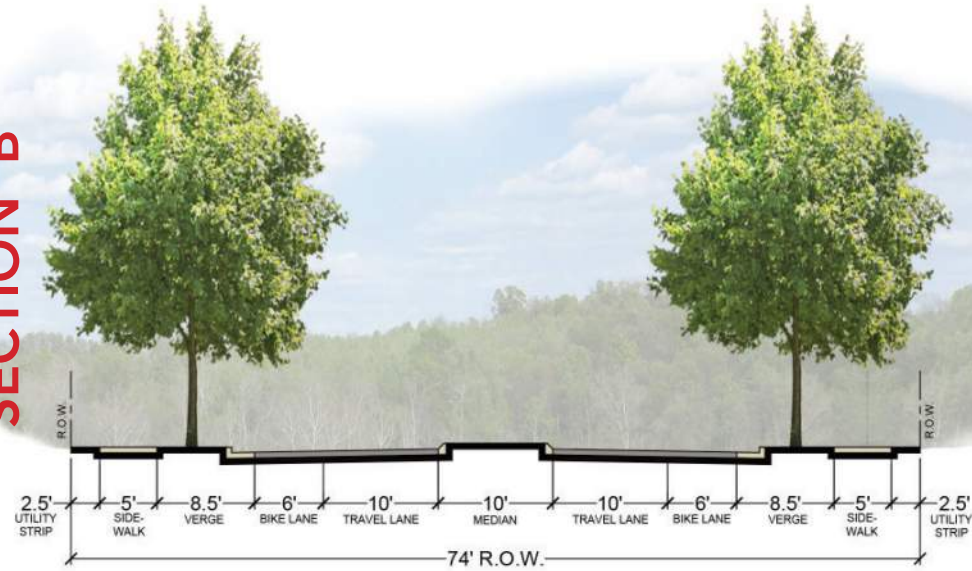
TYP. INTERIOR RESIDENTIAL ROAD



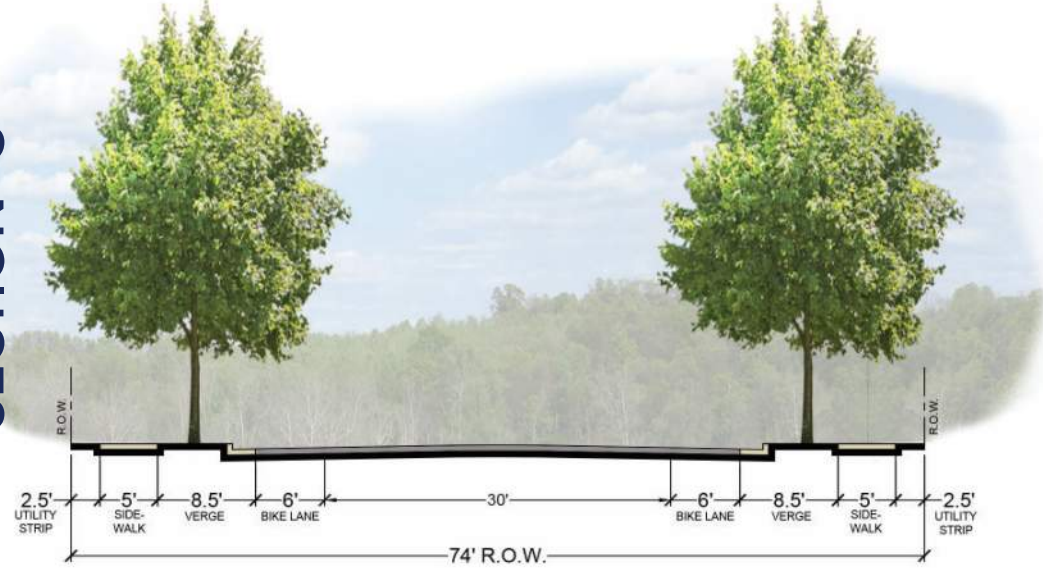
SECTION 'A'



SECTION 'B'



SECTION 'C'



STREET SECTIONS

TOTAL SITE AREA
AREA WITHIN Q.O.D.
MAXIMUM DENSITY
● UNITS INSIDE Q.O.D.
PROPOSED DENSITY

180.4 +/- AC
12.9 +/- AC
1 U/AC
10
0.78 U/AC



QUARRY OVERLAY DISTRICT

TOWNHOMES - 22'/26' X 95' LOTS



*FOR VISUALIZATION PURPOSES ONLY, ACTUAL PRODUCT IN DESIGN.

SINGLE FAMILY RANCH HOMES - 60' X 115' LOTS



*FOR VISUALIZATION PURPOSES ONLY, ACTUAL PRODUCT IN DESIGN.

SINGLE FAMILY HOMES - 26' X 120' LOTS



RESIDENTIAL PRODUCT

SINGLE FAMILY HOMES - 35' X 110' LOTS



RESIDENTIAL PRODUCT

SINGLE FAMILY TRADITIONAL HOMES - 60' X 105'/115' LOTS



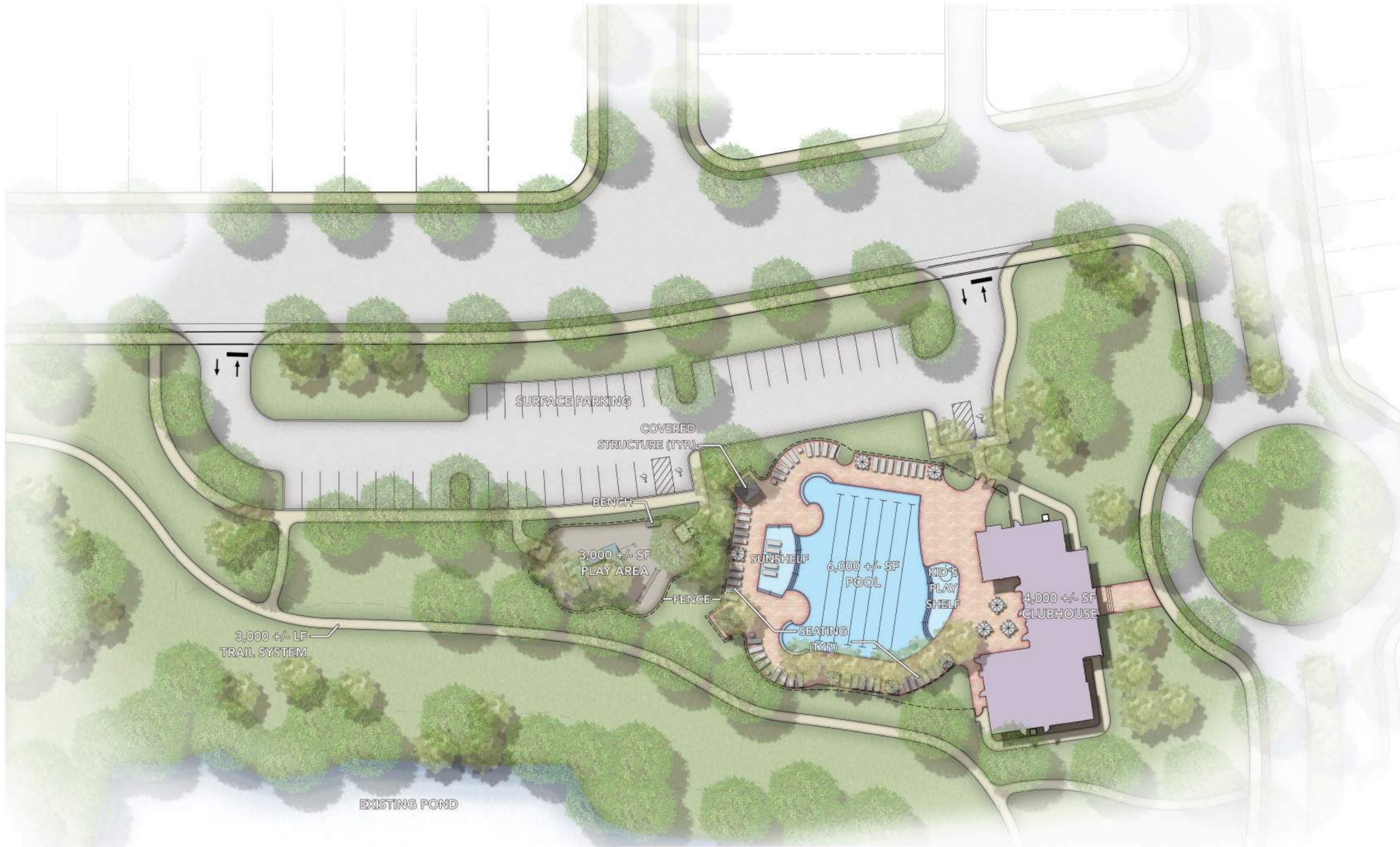
RESIDENTIAL PRODUCT

1. Townhomes will be a minimum of 22' wide and have a minimum heated area of 1,500 square feet.
2. Neo Traditional Single family detached homes will have a minimum heated area of 1,500 square feet.
3. Single Family Ranch detached homes will have 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.
4. Traditional Single family detached homes will have a minimum heated area of 2,100 square feet.
5. 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.
6. All single family detached homes will have front porches with a minimum depth of 5 feet.
7. 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.
8. 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.
9. There shall be a minimum 12 inch overhang on every gable end for every home.
10. Garages on all neo traditional single family detached homes and townhomes shall be alley fed.
11. All front loaded garage doors shall have glass windows and hardware
12. 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.
13. All single family attached homes shall be raised from the finished grade a minimum of 12" 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.
14. Any single family homes with a crawl space shall be wrapped in brick, or stone on all sides.





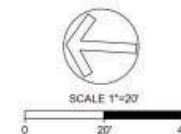
COMMUNITY AMENITIES



*CLUBHOUSE SITE PLAN & ELEVATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE

ALLEN PARK - KNIGHTDALE, NC

Central Park Development Plan - October 29, 2020





Front Elevation
1/4" = 1'-0"

*CLUBHOUSE SITE PLAN & ELEVATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE

D. CLUGSTON
BUILDING & DEVELOPMENT CO.

PRELIMINARY NOT FOR CONSTRUCTION

Perry Cox
architect, pa

NO.	REVISION	DATE

SHEET DESCRIPTION
FRONT ELEVATION

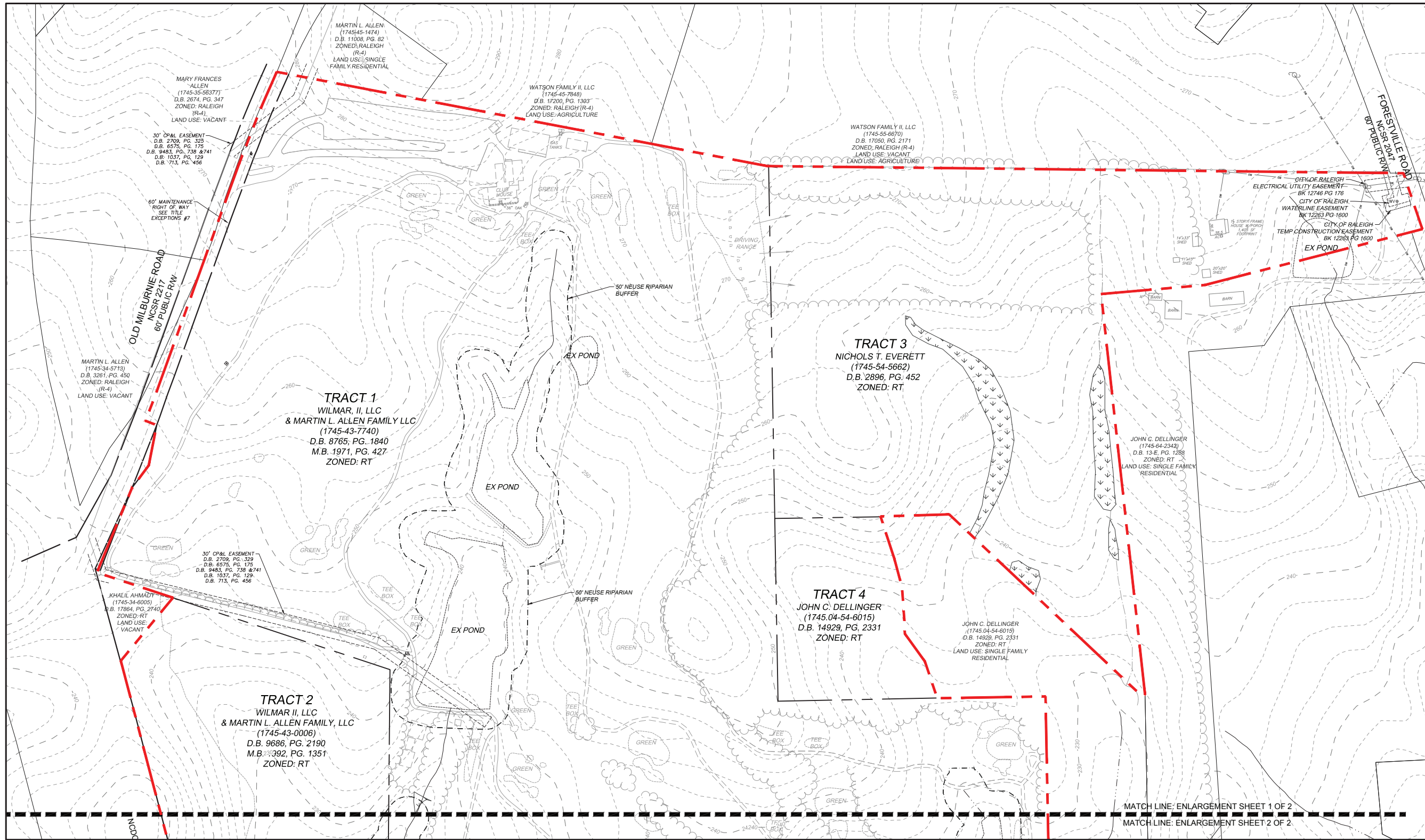
PROJECT # 2020.XXX
DATE ISSUED 08/28/2020
DRAWING BY JSM
CHECKED BY BSJ

**ALLEN PARK AMENITY
NATELLI COMMUNITIES
CLUBHOUSE PLANS
KNIGHTDALE, NC**

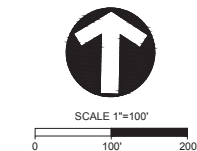
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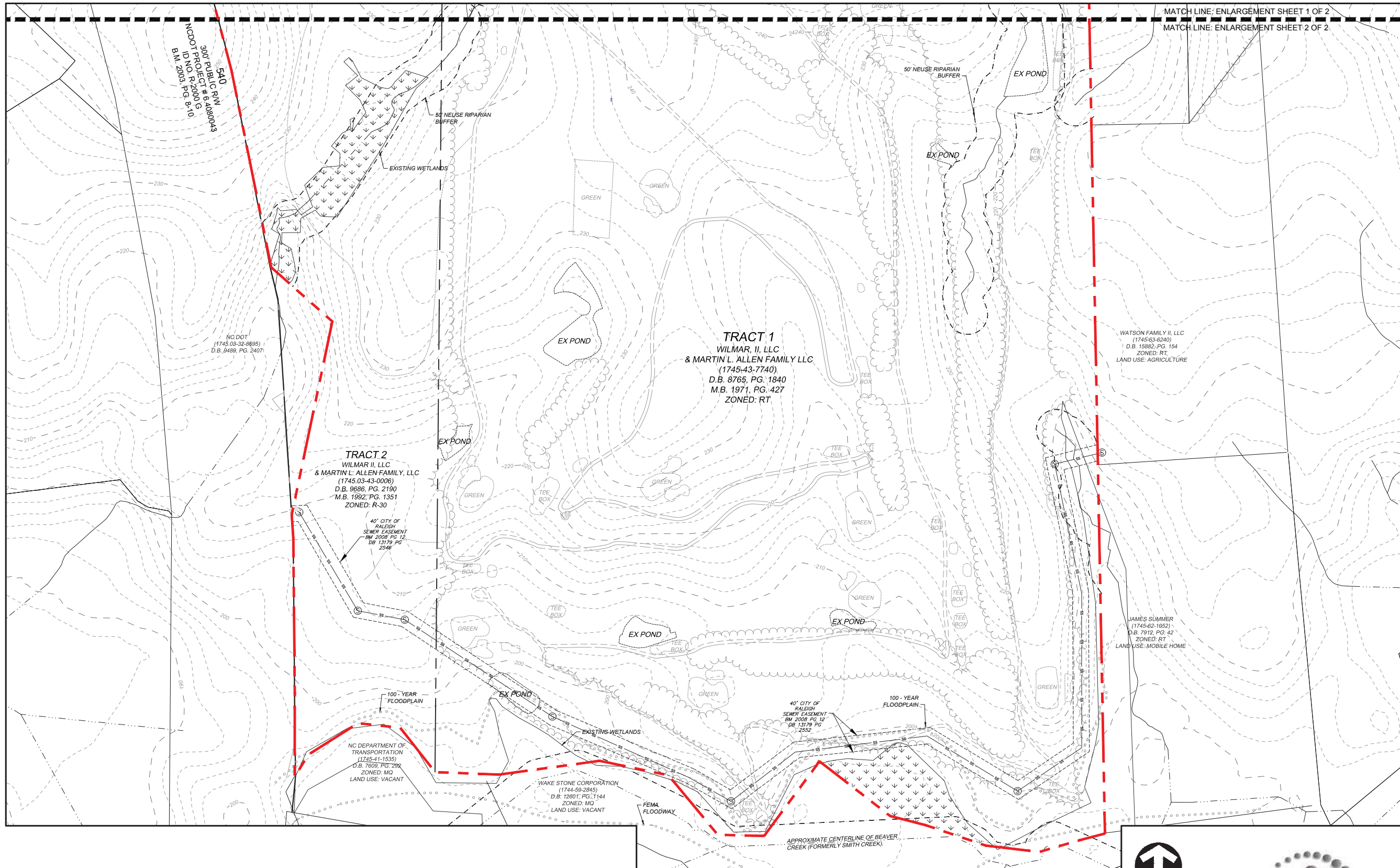


COMMUNITY AMENITIES



ALLEN PARK
EXISTING CONDITIONS ENLARGEMENT (1 OF 2 - November, 2020)





ALLEN PARK

EXISTING CONDITIONS ENLARGEMENT (2 OF 2 - November, 2020)



SCALE 1"=100'



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