



RIVER POINTE

Planned Unit Development
Town of Knightdale
AUGUST 22, 2022

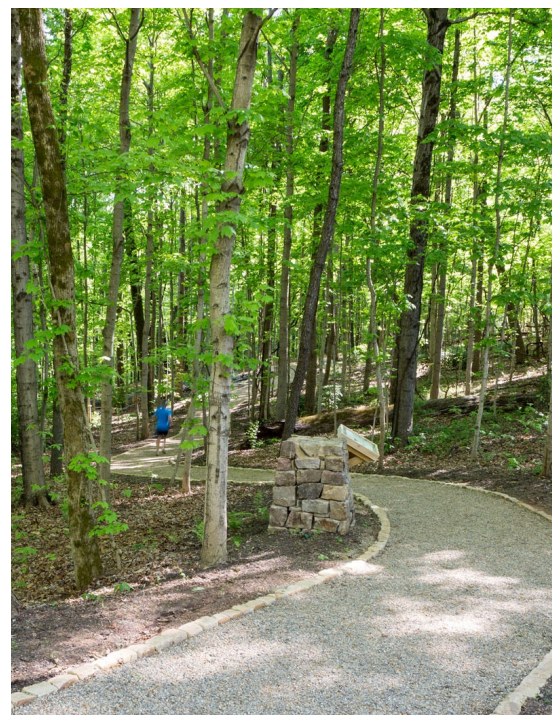


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RIVER POINTE

Planned Unit Development (GR3)
Prepared for The Town of Knightdale

Submittal Dates

First Submittal:	8/22/22
Second Submittal:	9/30/22
Third Submittal:	11/4/22

Developer

Carolina Development Group
10136 Mizner Lane
Raleigh, North Carolina

McAdams Company, Design Lead
2905 Meridian Parkway
Durham NC 27113





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VISION + INTENT

VISION + INTENT

As stated in §2.4 (C) and 12.2 (F)(3)(g) of the Knightdale Unified Development Ordinance, the Planned Unit Development District is designed to encourage master planning of development so as to coordinate and manage the impacts of the development on the provision of Town Services and infrastructure. The Planned unit Development encourages creativity and innovation in the design of development, but in return for this flexibility the expectation is for communities to:

- > Provide exceptional design, character, and quality
- > Provide high quality community amenities with an emphasis on place making
- > Incorporate a creative and integrated design in the layout of buildings
- > Ensure compatibility with surrounding land uses and neighborhood character
- > Further the goals of the Comprehensive Plan including the growth framework and growth and conservation map
- > Provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure.

THE RIVER POINTE PLANNED UNIT DEVELOPMENT MEETS THE STATED VISION AND INTENT OF THE PLANNED UNIT DEVELOPMENT AND GOALS OF ADOPTED PLANS AS FOLLOWS:

Provide exceptional design, character, and quality:

Homes within the proposed PUD will follow a set of prescribed architectural design standards which preserve the spirit and intent of the design requirements previously applicable in Chapter 5 of the Knightdale UDO (archived version). The proposed development provides exceptional site design, character, and quality through its mix of lot sizes and driveway access and the incorporation of its opens pace into the larger open space network to be created along the Neuse River. The design of signage and amenities shall embrace the 'River District' which Knightdale is in the process of developing.

Provide high quality community amenities:

This project is anchored by a HOA owned and maintained park nestled against the Neuse River public greenway. As proposed, this park space would provide a mixture of active and passive uses, while providing greater access to preserved natural open space and the Neuse River greenway trail. Planned amenities include an IPEMA certified playground, a picnic area with shade sails, public art, a play lawn, and both private and public greenway trails. Given the site's minimal number of lots (50 total), this represents a sizable amenity package.

Incorporate creative design in the layout of buildings:

The location of the proposed single family lots are designed to maximize preservation along the western portion of the site, and accommodate improved open spaces backing up to this preserved space. The internal block is designed as alley-loaded lots to create a more pleasing streetscape with less driveway breaks, as well as to accommodate limited on-street parking.

Ensure compatibility with surrounding land uses and neighborhood character:

In addition to providing perimeter buffers against abutting neighborhoods to the south and east, the proposed layout strategically locates it's largest lots (70' SFD lots) along it's perimeter while internalizing its narrower rear loaded product. This layout will create a more gradual transition of density from the proposed development to neighboring subdivisions.

Further the goals of the Comprehensive Plan including the growth framework and growth & conservation map:

The proposed development is identified by the Comprehensive Plan as being located within a Target Investment Area. Target investment areas are described as being within the existing corporate limits or ETJ with relatively easy potential access to both sewer and water. Future growth should be guided into more compact and efficient development patterns that will help manage the timing, location, and magnitude of expensive infrastructure investments. The adopted 'Growth and Framework' Map identifies this area as a 'Mixed-Density Neighborhood'. Both designations support a more compact and denser development pattern than the surrounding neighborhoods constructed under county regulations. However, to be sensitive to surrounding neighborhoods and based on staff feedback, we have limited this development to single-family detached homes.

Provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure:

River Pointe is designed to be compact and efficient in its provision of infrastructure. While environmental features limit its external connections, this project will construct a portion of the Neuse River greenway trail and support greater access to this future pedestrian network.



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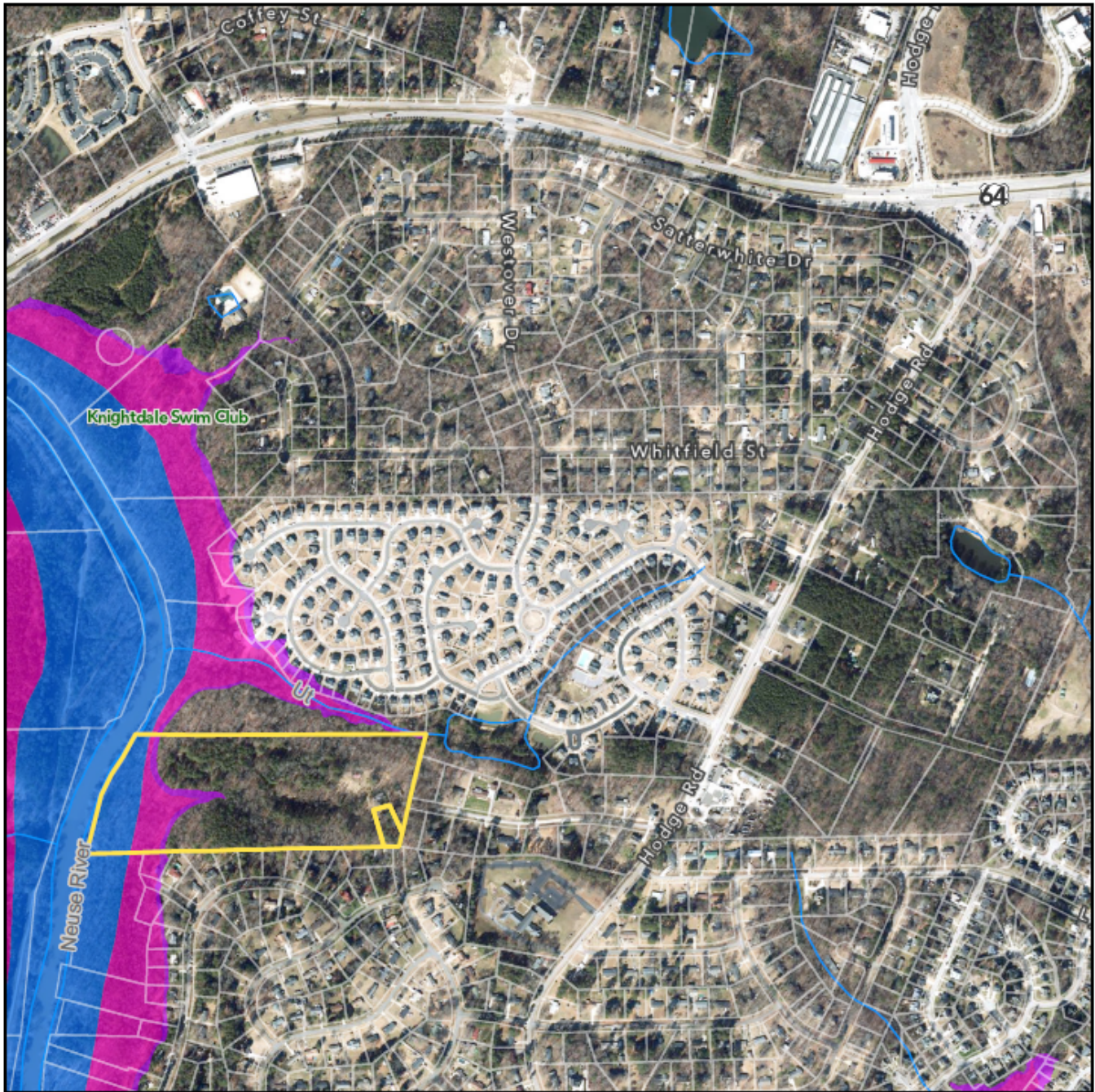
EXISTING CONDITIONS

EXISTING CONDITIONS SUMMARY

River Pointe is located on two parcels owned by Jane and Charles Knox, at the terminus of Dianne Street as it approaches the Neuse River to the west. (PIN # 1734813452 & 1734912203). The site is bordered by the Neuse River to the west, and a tributary of the Neuse river to the north. As such, the site is subject to floodplain, riparian buffers, and limited wetlands. The site borders existing subdivisions built under Wake County regulation to the south and east. Stands of trees occupy the majority of the site. In general, the site slopes to the west towards the Neuse river, but multiple streams (both on and off-site) create divergent drainage patterns to the north and internal to the site. The site has an existing Right-of-way stub in the form of Dianne Street to the east, as well as a partial stub to Colchester Drive to the south.

VICINITY MAP

EXISTING
CONDITIONS



Disclaimer

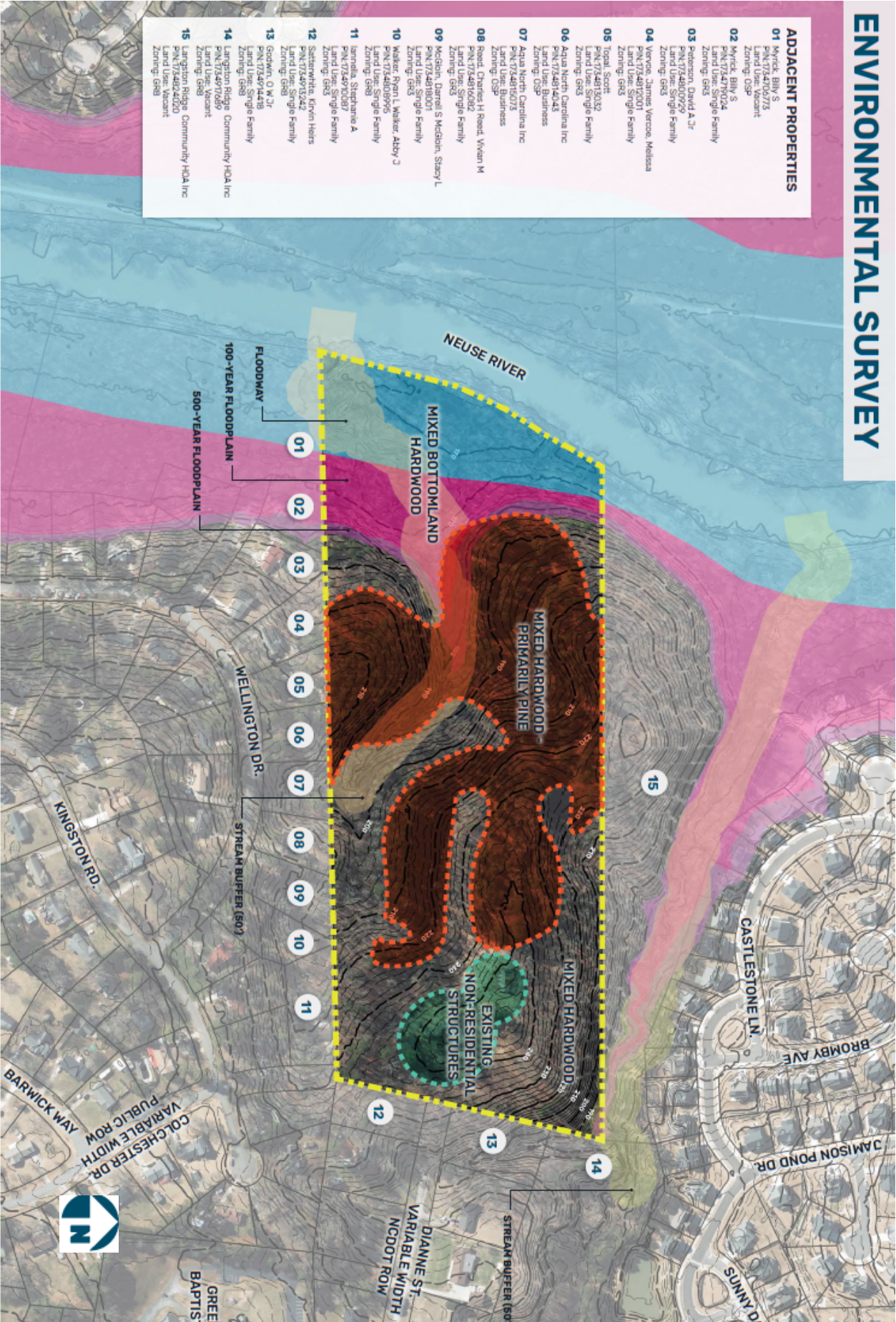
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ENVIRONMENTAL SURVEY

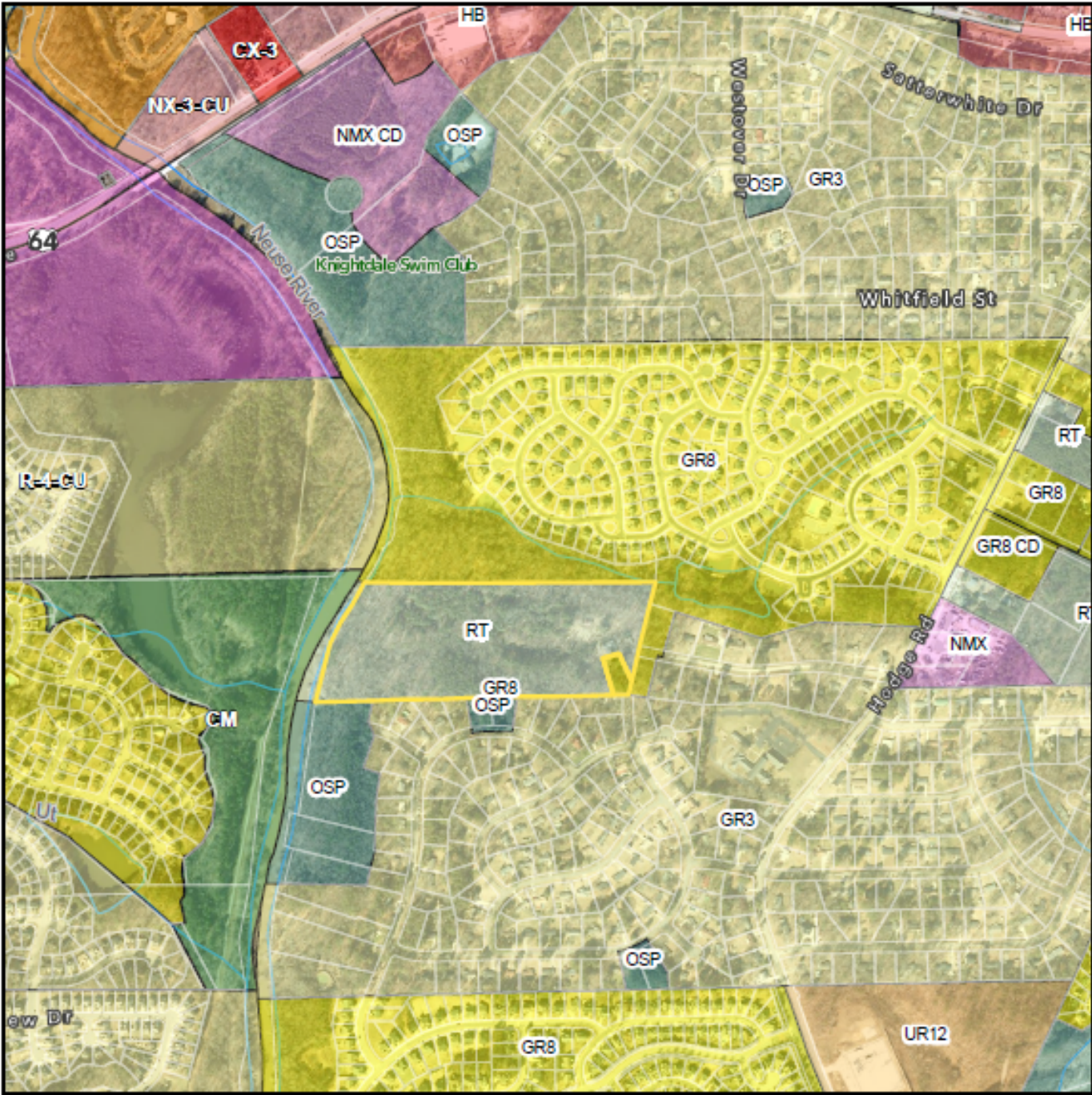
EXISTING
CONDITIONS

ENVIRONMENTAL SURVEY

- ADJACENT PROPERTIES**
- 01 Myrick, Billy S
PIN: 7349106773
Land Use: Vacant
Zoning: OS-9
 - 02 Myrick, Billy S
PIN: 7349106773
Land Use: Single Family
Zoning: OS-9
 - 03 Peterson, David A Jr
PIN: 7348000929
Land Use: Single Family
Zoning: GS3
 - 04 Verwee, James Verwee, Melissa
PIN: 734812001
Land Use: Single Family
Zoning: GS3
 - 05 Topal, Scott
PIN: 734812002
Land Use: Single Family
Zoning: GS3
 - 06 Aqua North Carolina Inc
PIN: 734814043
Land Use: Business
Zoning: OS-9
 - 07 Aqua North Carolina Inc
PIN: 734815073
Land Use: Business
Zoning: OS-9
 - 08 Reed, Charles H Reed, Vivian M
PIN: 734810682
Land Use: Single Family
Zoning: GS3
 - 09 McElgin, Darrell S McElgin, Stacy L
PIN: 734818001
Land Use: Single Family
Zoning: GS3
 - 10 Walker, Ryan L Walker, Abby J
PIN: 734808995
Land Use: Single Family
Zoning: GS8
 - 11 Iannella, Stephanie A
PIN: 734910087
Land Use: Single Family
Zoning: GS3
 - 12 Sathyanrha, Gopin Herra
PIN: 734914423
Land Use: Single Family
Zoning: GS8
 - 13 Godwin, O W Jr
PIN: 734914418
Land Use: Single Family
Zoning: GS8
 - 14 Langston Ridge Community HOA Inc
PIN: 734917089
Land Use: Vacant
Zoning: GS8
 - 15 Langston Ridge Community HOA Inc
PIN: 734917089
Land Use: Vacant
Zoning: GS8



CURRENT ZONING MAP



EXISTING
CONDITIONS



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PUD MASTER PLAN

PLANNED UNIT DEVELOPMENT MASTER PLAN

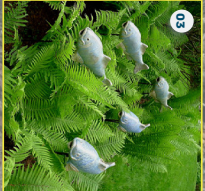
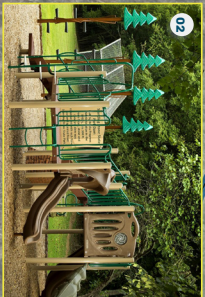
DEVELOPMENT DETAILS

River Pointe is a small residential community nestled against the Neuse River, consisting of 50 detached single homes. This development would be designed to the GR3 and Planned Unit Development standards of the Town of Knightdale Unified Development Ordinance. River Pointe will provide a mixture of large lot, front loaded homes along the exterior of the site and narrower rear-loaded single family homes within the interior of the site. River Pointe will provide a mixture of housing choices for Knightdale citizens, as well as well-designed and multi-functional recreational amenities positioned against the Neuse River Greenway trail.

DEVELOPMENT MIX

	Number of Units	Percentage of Development
• Front loaded Single Family Dwellings	28	56%
• Rear loaded Single Family Dwellings	22	44%

MASTER PLAN



NOTES

01 All proposed streets are 54' Local Roads.

02 Images #1-5 are conceptual images intended to convey the intent of development's amenity offerings.

PRODUCT DATA

- 70' FRONT LOADED SINGLE FAMILY (28 LOTS)
- 38' REAR LOADED SINGLE FAMILY (22 LOTS)

FRONT LOADED SINGLE-FAMILY DWELLINGS

MODIFICATIONS TO UDO STANDARDS

Section 3.4K of the Knightdale Unified Development Ordinance requires that any lot less than 80' in width be accessed via an alley or rear lane access. In order to reach a density needed support the required amenities and site improvements, Rive Point requests that this requirement be reduced to lots less than 70' in width. To ensure that the homes are of high-quality and add to the vitality of River Pointe and Knightdale as a whole, the applicant has offered tailored architectural standards as a condition of the zoning approval.

To create an interesting streetscape and encourage interaction between the public and private realm, front-loaded single-family dwellings in River Pointe will be served by driveways that are a minimum length of 25' rather than the UDO requirement of 35'. Furthermore, rear setbacks of 20' shall be applied rather than 25'.

FRONT LOADED SFD STANDARDS

- | | |
|---------------------------|------------------------------|
| › Minimum lot size | 7700 sf |
| › Lot width (min.) | 70' |
| › Front setback (min) | 18' (25' for face of garage) |
| › Minimum driveway length | 25' |
| › Side setback (min) | 5' (10' on corner sides) |
| › Rear setback (min) | 20' |
| › Maximum building height | 3 stories |



Images are illustrative in nature and subject to change based on review and approval by the Land Use Administrator.

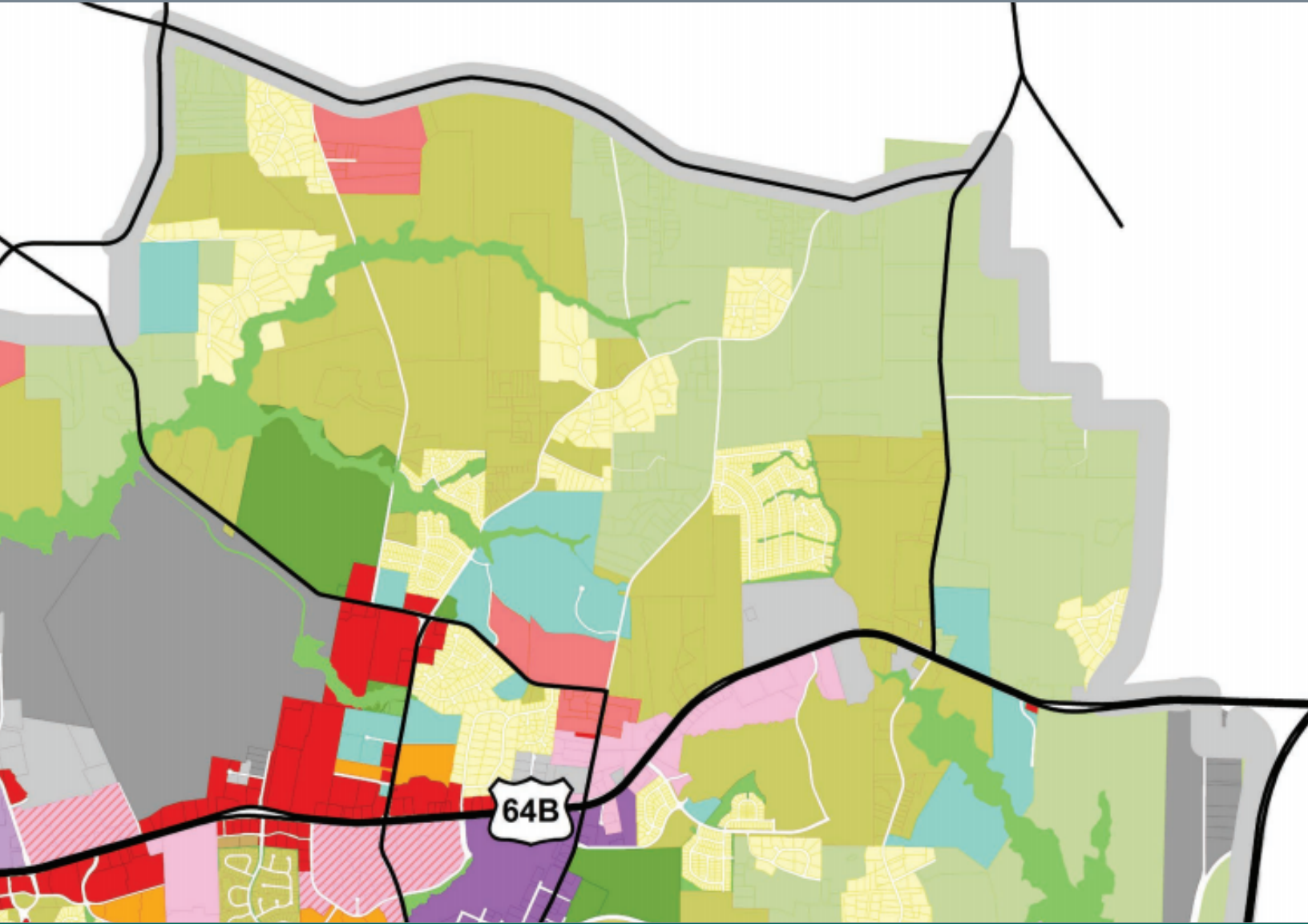
REAR LOADED SINGLE-FAMILY DWELLINGS

MODIFICATIONS TO UDO STANDARDS

In an effort to reduce the amount of impervious surface on the lots, and to increase the developable area on each parcel, rear-loaded single-family dwellings in River Pointe will be served by driveways that are a minimum length of 20' rather than the UDO requirement of 35'. Furthermore, rear setbacks of 15' shall be applied rather than 25'.

REAR LOADED SINGLE FAMILY DWELLING STANDARDS

- › Min Lot Size 3800 SF
- › Min Lot Width 38'
- › Front Setback (min) 10'
- › Minimum Driveway length 20' (measured to edge of alley pavement)
- › Side Setback (min) 4' (10' corner side)
- › Side Setback aggregate (min) 8'
- › Rear setback (min) 15'
- › Min Building Height 3 stories



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UDO + COMPREHENSIVE PLAN CONSISTENCY

UNIFIED DEVELOPMENT ORDINANCE CONSISTENCY

The River Pointe PUD has been designed to meet the requirements of the Unified Development Ordinance where practical and achievable. There are some instances where, due to site constraints or developer needs, it is not possible to meet the specific requirement of the Ordinance. In those instances, the applicant is proposing site development allowances that will meet the intent of the Ordinance while providing necessary flexibility. The requested modifications to the requirements of the UDO, and the proposed alternative methods of compliance, are listed below.

SITE DEV. ALLOWANCE FOR FRONT LOADED SINGLE-FAMILY DWELLINGS [INTEGRATED DESIGN] Section 3.4K of the Knightdale Unified Development Ordinance requires that any lot less than 80' in width be accessed via an alley or rear lane access. In order to permit a density necessary to support the site's required infrastructure and recreational improvements, River Pointe will include up to 28 single family units as front-loaded lots with a minimum 70' width (instead of 80'). The applicant has offered tailored architectural standards for these units as a condition of the zoning approval.

To create an interesting streetscape and encourage interaction between the public and private realm, front-loaded single-family dwellings in River Pointe will be served by driveways that are a minimum length of 25' rather than the UDO requirement of 35'. The proposed driveway length will still ensure that parked vehicles do not obstruct pedestrian movement on the adjacent sidewalk. The minimum front setback shall be 18' (or 25' at the garage). Furthermore, rear setbacks of 15' shall be applied rather than 25'. Minimum side setbacks shall be a standard 5' rather than a variable percentage in order to create consistency and easier administrative enforcement.

SITE DEV. ALLOWANCE TO REAR LOADED SINGLE-FAMILY DWELLINGS [INTEGRATED DESIGN]

In an effort to reduce the amount of impervious surface on the lots, and to increase the developable area on each parcel, rear-loaded single-family dwellings in River Pointe will be served by driveways that are a minimum length of 20' rather than the UDO requirement of 35'. Furthermore, rear setbacks of 15' shall be applied rather than 25'. Minimum side setbacks shall be a standard 4' rather than a variable percentage.

SITE DEVELOPMENT ALLOWANCE TO DISTRIBUTION OF USES [INTEGRATED DESIGN]

Section 11.1B of the Knightdale Unified Development Ordinance establishes a minimum and maximum required distribution of uses, calculated as the net development area which excludes street ROW and dedicated open space. Due to this site being a relatively small infill project surrounded by existing single-family subdivisions, Knightdale planning staff instructed the applicant to only propose single family detached homes. Earlier iterations of the sketch plan also included townhomes. As a result of this feedback, River Pointe requires an exception to the standard distribution of use requirement, to allow 100% single family dwellings.

SITE DEVELOPMENT ALLOWANCE TO CONNECTIVITY INDEX [INTEGRATED DESIGN]

Section 11.3E7 of the Knightdale UDO requires a minimum connectivity index of 1.4 for a GR3-PUD. Due to environmental features to the west and HOA owned and preserved open space to the north, River Pointe shall be permitted a minimum connectivity index of 1.3. Additional connections are infeasible due to environmental site constraints.

UNIFIED DEVELOPMENT ORDINANCE CONSISTENCY

SITE DEV. ALLOWANCE TO MASS GRADING (LOTS 60' WIDE OR MORE) [SURFACE WATER DRAINAGE]

Section 9.3 of the Knightdale UDO prohibits mass grading on all single family lots 60' or greater in width. As part of the PUD approval, River Pointe shall be permitted an exemption to this rule and will be allowed to mass grade all of its front-loaded lots. All rear-loaded lots within River Pointe are already exempt from this rule by code. Of the 28 front-loaded lots, 26 of them back up to a 20' Type B buffer, a natural riparian buffer, or an HOA owned and maintained natural open space. The remaining 2 lots back up to recreational open space within River Pointe.

This exemption would allow for a far more efficient construction process and support more consistent grading and drainage management between adjacent lots, while still offering significant vegetation near the site's largest lots. The exhibit below illustrates those areas where the deviation to the Town's mass grading rules would apply.

PLAN
CONSISTENCY



KNIGHTDALENEXT 2035 COMPREHENSIVE PLAN CONSISTENCY

River Pointe is generally consistent with the Town of Knightdale's Growth Framework Map and Growth and Conservation Map.

Currently, the Growth Framework map included in the KnightdaleNext 2035 Comprehensive Plan identifies the project site as falling within the Target Investment Area. Target Investment Areas are defined within the Comprehensive Plan as land within the current Town limits as well as closely surrounding land in the current ETJ that has existing or relatively easy potential access to both sewer and water.

The Growth and Conservation map identifies this area as falling within the Mixed Density Neighborhood place-type category. Mixed Density Neighborhoods call for a mix of housing types and densities. Lots along the perimeter of a new neighborhood should be sensitive to the density observed along the perimeter of an adjacent neighborhood in terms of size and scale. River Pointe provides this housing mix through a combination of smaller rear-loaded homes within the project center and larger front-loaded homes along the project perimeter.

Furthermore, River Pointe is consistent with the following Guiding Principles in the KnightdaleNext 2035 Comprehensive Plan ("KCP"):

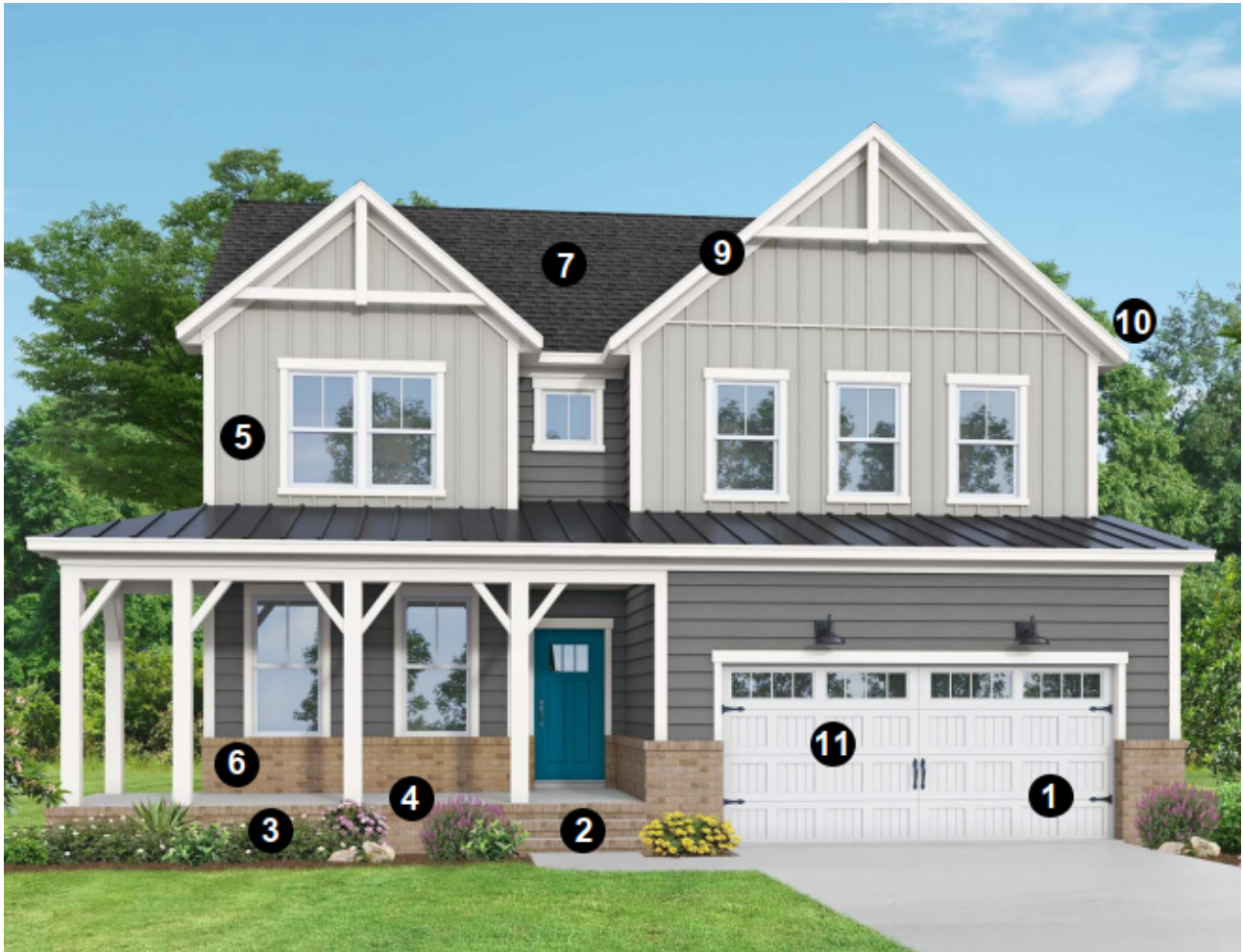
- 1. Great Neighborhoods and Expanded Home Choices:** This principle aims to promote vibrant neighborhoods that "provide greater access to a range of housing choices people need at different stages of their life." (KCP p. 17). This principle also notes that "new neighborhoods should mix two or more housing choices into one community." (KCP p. 17). River Pointe provides a mix of narrow alley-loaded homes and larger front-loaded homes to accommodate different housing needs.
- 2. Transportation:** This guiding principle aims to "provide a safe, reliable, and integrated transportation system that balances all modes of transportation, including walking, biking, public transit, and cars" (KCP p. 15). This project includes a proposed public greenway along the Neuse River, representing a critical link in a future comprehensive greenway system to be established as part of Knightdale's desired River District.
- 3. Natural Environment:** This principle seeks to promote and expand opportunities for people to experience natural settings in Knightdale, increase their proximity to multiple recreational opportunities, and enjoy a safe and healthy lifestyle. It further aims to safeguard the Town's natural resources including lakes, streams, wetlands, woodlands, trails, agricultural lands, tree canopy, and the services they provide. River Pointe preserves a significant amount of riparian buffer, floodplain, wetlands, and tree canopy. The proposed layout is designed to avoid vehicular stream crossings. Furthermore, this site will facilitate access to the Neuse River and a future greenway trail extension for residents and neighboring community members alike.
- 4. Community Design:** This principle aims to celebrate a distinct brand and sense of place that is uniquely Knightdale by creating a certain vibe, identity, and reputation for Knightdale as a place for pedestrians and active public spaces. Through its trail system, signage, proposed artwork, and branding, River Pointe seeks to cultivate a design and feel that is rooted within the 'River District' theme with the Town is looking to establish along the Neuse.
- 5. Parks and Recreation:** This principle aims to "promote and expand opportunities where people can be more involved in an active community lifestyle represented, in part, by the presence of high quality parks, public spaces and recreation facilities located near where people live." (KCP p.15). As illustrated in the conceptual master plan, River Pointe will incorporate both public and private pedestrian trails, a playground, recreational lawn, and a covered seating area all nestled against the future Neuse River Greenway trail.



5

DESIGN GUIDELINES

SINGLE-FAMILY DWELLING ARCHITECTURAL STANDARDS



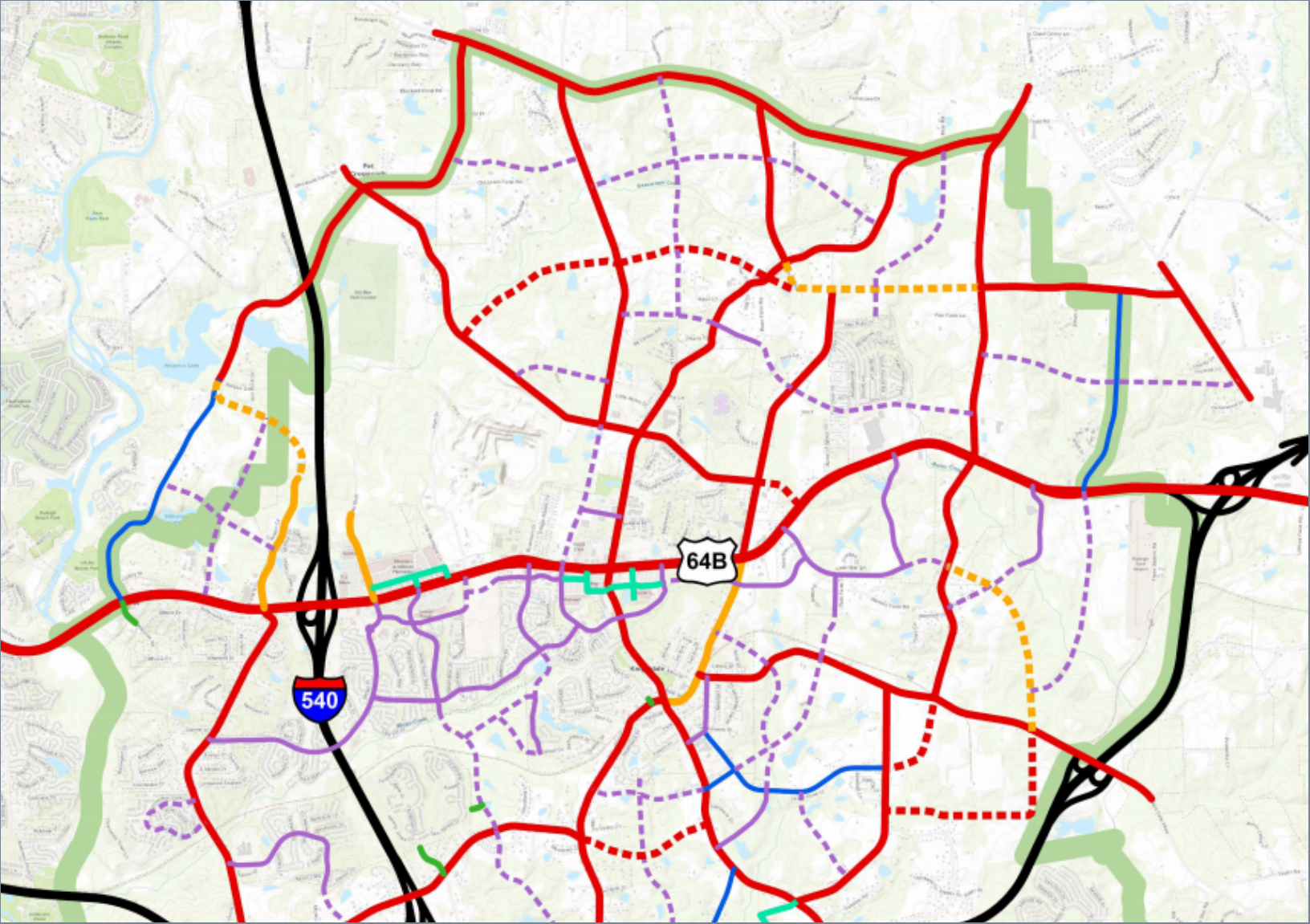
Note: Image above is an example elevation of a front-loaded home, which fits the architectural standards below. Actual elevations to be built as part of this project are pending and will be provided once a builder is under contract.

1. All Single Family houses shall have a 2 car garage.
2. All front entrances shall be raised from the finished grade (at the frontage line) a minimum of 18 inches in height and be wrapped in masonry veneer.
3. Foundations shall be raised slabs, stem wall, or crawls 18" in height and wrapped on all sides in masonry veneer.
4. All single-family houses shall have either a usable front porch or stoop with a minimum depth of 6 feet.
5. Wall materials shall be limited to a combination of wood clapboard, cementitious fiber board, shingle/shake, drop siding, primed board, wood board and batten, brick and/or stone.
6. Front facades shall be comprised of a minimum of two (2) of the listed wall materials, one of which shall be brick or stone (not including foundation).
7. Roof Materials may be comprised of the following: standing seam metal, asphalt shingles, copper, or wood shingles. Roofs shall feature multiple breaks.
8. No vinyl siding shall be permitted. Vinyl trim and soffit are permitted.
9. Principle roofs shall have a pitch between 6:12 and 12:12
10. Eaves shall project 8-12".
11. On front-loaded units, garage doors shall not exceed 45% of the corresponding facade's total width. All front-loading garage doors shall contain window inserts and carriage style adornments.
12. The following minimum square footages shall apply to all homes:
 - a. Front-loaded homes: 2200 sq. ft min.
 - b. Rear-loaded homes: 1700 sq. ft min.

REAR LOADED SFD EXAMPLE ELEVATION



Note: The image above is an example elevation of a rear-loaded home which fits the architectural standards included in this application. Actual elevations to be built as part of this project are pending and will be provided once a builder is under contract.



6

TRANSPORTATION ANALYSIS

TRANSPORTATION IMPACT SUMMARY

The Town of Knightdale requires a Traffic Impact Analysis (TIA) to be conducted for any development which generates 150 peak hour trips. With only 50 SFD lots, the proposed River Pointe development only generates 33 weekday PM peak hour trips - well shy of the required threshold. However, due to this site's location behind an existing subdivision accessed via Dianne Street, the applicant voluntarily had a traffic assessment memo prepared by Ramey Kemp estimating the trip generation and providing a planning level review of existing roadways and anticipated site impacts. A full copy of the Traffic Assessment memo will be submitted for review and approval with the PUD submittal. A summary of that analysis is provided below for reference.

Trip Generation

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single-Family Detached Housing (210)	50 units	533	10	30	33	19

Road Name	Route Number	Typical Cross Section	Speed Limit	Maintained By	2019 AADT (vpd)	Daily % Added Traffic by Colchester Drive Development
I-495		6-lane divided	70 mph	NCDOT	88,500	<1%
I-540		6-lane divided	70 mph	NCDOT	55,000	<1%
Knightdale Boulevard	US 64 BUS	6-lane divided	45 mph	NCDOT	31,500	<1%
Hodge Road	SR 2516	2-lane undivided	35 mph / 45 mph	NCDOT	9,900	~3%

Transportation Findings

Based on the trip generation and planning level review of the surrounding network results, it is expected that the proposed River Pointe residential development will have minimal impact on the surrounding roadway network. Based on the low anticipated turning movements volumes and based on other developments in the area of similar size, no turn lanes are recommended to be provided by the developer. The existing roadway network is expected to accommodate the future traffic volumes associated with the proposed River Pointe residential development.



7

RECREATIONAL OPEN SPACE + AMENITIES

RECREATIONAL OPEN SPACE AND AMENITIES

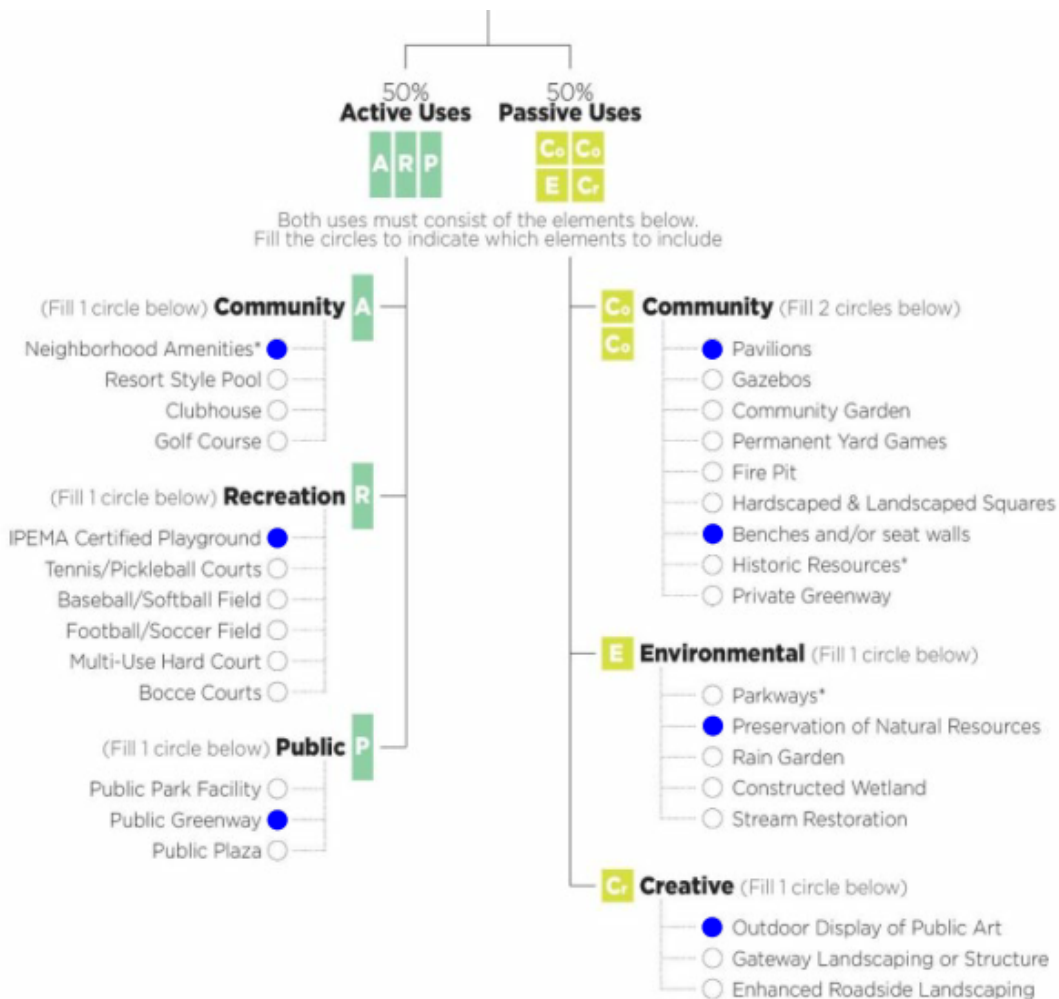
River Pointe will provide a diverse offering of active and passive recreation areas within the development as detailed below, linked by a network of private and public greenway trails.

Open Space Standards

- › Total recreation open space required: 2.09 Acres
- › Active recreation space required: 1.045 Acres
- › Active recreation space provided: 1.10 Acres

- › Passive recreation space required: 1.045 Acres
- › Passive recreation space provided: 2.12 Acres
- › Additional common open space: 7 Acres

River Pointe's programmed open space will be anchored by neighborhood park nestled against the future neuse river greenway extension. This development will construct the first leg of the neuse river greenway trail in this area along it's western boundary, including a pedestrian stream crossing of a smaller tributary. This neighborhood park, which shall be designed to adhere to the Town's desired 'River District' theme, shall include a playground/tot lot, a covered seating area with shade sails, private and public pedestrian trails, parking, an amenitized SCM with a fountain, public art, and a recreational lawn.



Public Greenway Wayfinding

Since River Pointe will provide a new connection to the Town's desired Neuse River Greenway Trail, effective wayfinding will be needed to direct residents and visitors to this important public amenity.

Final greenway signage designs will be coordinated with Town of Knightdale staff during the construction drawing phase of this project. However, the images below represent the applicant's vision of effective wayfinding signage which complements established greenway signage, while applying Knightdale's unique branding.

Trail Head Sign Concept



Directional Sign Concept





8

INFRASTRUCTURE

STREETS + SIDEWALKS

Streets and alleys within River Pointe are designed to meet the standards of the Town of Knightdale.

- The extension of Dianne Street will be constructed per the Town of Knightdale's Local Street Standards. A transition area will be required where the existing DOT road terminates and the new local road extension begins.
- To improve emergency access, a 30 ft. wide access easement shall be provided between River Pointe's internal road network and the existing Colchester Drive ROW.

STORMWATER

River Pointe is located within the Neuse River basin with the site's stormwater runoff draining towards the Neuse River to the west. The proposed development shall be subject to stormwater management requirements found in Chapter 9: Environmental Protection Standards of the Town of Knightdale's Unified Development Ordinance (UDO). Per regulations established in Chapter 9 of the Town of Knightdale's UDO, stormwater runoff provisions shall address peak flow mitigation and water quality management.

One above ground stormwater control measure (SCM) is proposed to meet regulations established Chapter 9 of the Town of Knightdale's UDO by providing peak flow mitigation and water quality management for the site. Additionally, this SCMs will be designed to have a minimum of 85% avg. annual removal for Total Suspended Solids (TSS).

WATER + SEWER

- › Water and sewer within River Pointe are designed to meet the standards of the City of Raleigh.
 - All sewer mains within the development will be 8" diameter minimum
 - A water system analysis will be submitted at the time of construction drawing submittal to determine water main sizes within the development.



9

NEIGHBORHOOD MEETING REPORT

RIVER POINT NEIGHBORHOOD MEETING

July 28, 2022, 6:00 pm

Online Zoom Webinar Format

A neighborhood meeting was held on June 28, 2022 at 6:00pm . Due to Covid-19, this meeting was held remotely via a Zoom Webinar. There were 25 total attendees (including presenters) representing adjacent property owners. A complete log of the participants and questions posed are contained on the following pages. A summary of the number of comments received by category is also provided, with questions related to traffic and utilities being the only categories receiving 3 or more comments.

Presenters:

1. David Bergmark (McAdams)
2. Tyler Probst (McAdams)
3. Kevin Lewis (Town of Knightdale)
4. Mary Lynn Smith (Ramey Kemp)

Additional Attendees:

1. Mark Puryear (Developer)
2. Heather Mosesso (Knightdale Planner)
3. Jennifer Brady [105 Dianne St]
4. Derek and Stacey Thompson [109 Dianne St]
5. Scott and Stacy McGloin [213 Wellington Dr]
6. Timothy Ballard [217 Wellington Dr]
7. Dianne Thompson [112 Dianne St]
8. Patricia & Steven Bauer [109 Wellington Dr in Barclay Downs]
9. Joe Foster
10. Sean and Joanna Sanford [101 Dianne St]
11. Presley [201 Barwick Way]
12. Duane Smith
13. Trisha
14. Stephanie Iannella [100 Colchester Drive]
15. Kathy Prue
16. Dan McVay
17. Robyn

7/28/22 RIVER POINTE NEIGHBORHOOD MEETING QUESTION LOG

- **Scott** – have any soil borings been done? Concerned about rock. Lots of well water here and concerned about impacts to the aquifer. [Environmental Impact]
 - Response: there have been preliminary borings conducted on site. The report did not highlight anything glaring, and construction teams would have to follow all professional standards.
- **Jennifer Brady** – asked about home sales price for the proposed development [Home Price/Value]
 - Response: though this could be subject to change, the developer is expecting rear loaded homes to sell in the lower to mid \$400k and front-loaded homes to sell in the mid to high \$400k.
- **Patricia & Steven Bauer** - asked to receive notice of any additional neighborhood or public meetings. [Communication]
 - Response: adjacent property owners will receive notice from the Town at the time of the public hearing. Also, public meeting agendas will be posted, so you can watch out for that. Finally, if you want to email me and request notification, I can put a reminder on my calendar to email you notice of the meeting.
- **Jennifer Brady** – will a turn lane be added to Hodge Road? [Traffic]
 - Response: we conducted a preliminary analysis of traffic and did not find a turn lane warranted in our opinion. However, our analysis is subject to review by the Town and that review is still pending.
- **Duane** – expressed concerns about traffic. [Traffic]
 - Response: David Bergmark referenced the applicant’s response to Jennifer Brady’s question about traffic above.
- **Dianne Thompson** – how will Dianne street hold up to construction traffic [Traffic]
 - Response: There will be field visits by DOT as construction goes on, including post-construction inspections.
- **Trisha** – asked if the site was not in the floodplain [Environmental Impact]
 - Response: the western portion closest to the Neuse is in the floodplain, but not the area we would be developing for lots or using as improved park space.
- **Stephanie Iannella** - does this mean Colchester Drive will not be used for Construction Access? [Traffic]
 - Response: Correct. There are no plans to use Colchester Drive for Construction Access. Currently we only have an emergency access point shown there for EMS/fire access post-construction.
- **Denita** - which street will be used as a construction entrance and staging construction equipment and materials? [Traffic]
 - Response: Dianne St would be used for access. Staging would occur internal to our site.

- **Jennifer Brady** – will you be running city water down Dianne street? [**Water/Sewer**]
 - Response: One option is to bring water down Dianne street along the right-of-way (ROW). If we were to bring water down Dianne street, that would be within the ROW. There is a 60' ROW existing from DOT, so our goal is for everything to be within that. In terms of dry utilities, we would have to work with them, but that would be entirely within the ROW.
- **Sanford** – asked if utilities will run down Dianne street. [**Water/Sewer**]
 - Response: The applicant referenced the response provided to Jennifer Brady above.
- **Denita** – Are there plans for the city of Knightdale to annex Barclay Downs [**Annexation**]
 - Response: No. No forcible annexation is proposed. Someone could petition for annexation if they wished (if wells went bad, etc.), but only voluntary annexation is proposed.
- **Jennifer brady** – What about sewer? Would sewer run down Dianne Street? [**Water/Sewer**]
 - Response: Our project would be on municipal sewer. Since our site is lower than Dianne Street, we would be looking at downhill options (not using Dianne St).
- **Derek and Stacey** – would there be any planned improvements to Dianne St [**Traffic**]
 - Response: Dianne street is a DOT owned and maintained street. Any improvements would have to be both approved by and maintained by DOT. We have no planned improvements to Dianne Street.
- **Sanford** - Who is going to run this by DOT? [**Traffic**]
 - Response: Knightdale would coordinate with DOT as development review occurs.
- **Derek and Stacey** – What are the proposed lot size in acreage? [**Density**]
 - Response: approximately 0.2 acres for the front-loaded lots and 0.1 acres for the rear-loaded lots.
- **Denita** – is any trail going to connect to Barclay downs? [**Amenities**]
 - Response: our plan only has the public greenway trail extending to our property line. We are not proposing any off-site trails.
- **Scott** – there are four houses impacted by this type "b" buffer. One on Colchester and three on Wellington. This really needs to be a type "c" or "d" buffer. Twenty foot is not enough in my opinion. [**Buffers/Landscaping**]
 - Response: per Knightdale's code, no landscaped buffer is required. However, we are proposing a 20' buffer as that is typical for a planned unit development. We can discuss your concerns with the developer.
- **Sanford** - What are the plans for school buses to enter Dianne St? None currently do, but I can see how this will change since children would have a lot further to walk to the closest bus stop. [**Traffic**]
 - Response: that would be a school board decision. We are required to notify the school system of our development so that they can make any necessary adjustments to their plans or facilities, but the school board would make decisions about bus stop locations.

- **Jennifer Construction** – asked when construction would start, under the best-case scenario. [Timing]
 - Response: The schedule is still subject to change, but we envision site work beginning next Summer (summer of 2023) and homes going vertical in the summer of 2024.
- **Derek** – expressed traffic concerns to the Town of Knightdale given the additional traffic this site would generate. [Traffic]
- **Sanford** - expressed concerned about noise. Stated he could already hear vehicular noise from existing traffic. [Traffic/Noise]
 - Response: if annexed, this property would be subject to the Town’s noise ordinance.
- **Trisha** – I wonder if the speed limit may need to be dropped lower since the # of accidents is high [Traffic]
 - Response: Kevin Lewis stated that Knightdale is reviewing roads across town to see if any speed reductions are needed.
- **David Peterson** – Are there any plan for a second phase in the woods? [Phasing/Additional Development]
 - Response: there are no plans for a second phase in the woods. Most of the woods are in the floodplain, so development there would not be possible. Furthermore, our development plan approval would lock in the expectations of areas to be developed vs. preserved. A change of that magnitude would require a new development proposal, public hearing, and approval by the Town.

NEIGHBORHOOD MEETING MAILING LIST (200 FT BUFFER)

Property Owner	Address 1	Address 2
AGUILAR, TEODULO MEJORADO, KIMBERLY	1104 EMERSON LAKE DR	KNIGHTDALE NC 27545-6398
AQUA NORTH CAROLINA INC	202 MACKENAN DR	CARY NC 27511-6447
BALLARD, TIMOTHY R	217 WELLINGTON DR	KNIGHTDALE NC 27545-9542
CLARK, KIMBERLY	103 KINGSTON RD	KNIGHTDALE NC 27545-9548
DREYER, ERICH ANTHONY	1004 EMERSON LAKE DR	KNIGHTDALE NC 27545-6397
FUNSHO, ZAINAB FUNSHO, HAMMID	1106 EMERSON LAKE DR	KNIGHTDALE NC 27545-6398
GARRIS, JENNIFER	102 COLCHESTER DR	KNIGHTDALE NC 27545-9536
GODWIN, O W JR	1714 LAKESHORE DR	DUNN NC 28334-2614
HENRY, MEAGAN BRIANNE	103 BOLAND WAY	KNIGHTDALE NC 27545-9559
HOLLOWAY, DAVID K HOLLOWAY, JULIA D	1008 EMERSON LAKE DR	KNIGHTDALE NC 27545-6397
IANNELLA, STEPHANIE A	100 COLCHESTER DR	KNIGHTDALE NC 27545-9536
KELLEY, JOHN C KELLEY, SUSAN C	1006 EMERSON LAKE DR	KNIGHTDALE NC 27545-6397
KNOX, JANE H	1509 CASWELL ST	RALEIGH NC 27608-2309
KNOX, JANE H KNOX, CHARLES R	1509 CASWELL ST	RALEIGH NC 27608-2309
LANGSTON RIDGE COMMUNITY HOMEOWNERS ASSOCIA	PO BOX 99657	RALEIGH NC 27624-9657
LAURORE, JOSHUA EMMANUEL CAMARON LAURORE, AD	1008 JAMISON POND DR	KNIGHTDALE NC 27545-6395
LI, GUOGANG	13605 POSSUM TRACK RD	RALEIGH NC 27614-9375
MATTOX, JILL WILSON, WAYNE W	101 KINGSTON RD	KNIGHTDALE NC 27545-9548
MCGLOIN, DARRELL S MCGLOIN, STACY L	213 WELLINGTON DR	KNIGHTDALE NC 27545-9542
MYRICK, BILLY S	3120 HODGERD	KNIGHTDALE NC 27545-8700
OWENS, CHRISTOPHER RYAN OWENS, AMANDA	1102 CASTLESTONE LN	KNIGHTDALE NC 27545-5116
PETERSON, DAVID A JR PETERSON, SUSAN M	102 BOLAND WAY	KNIGHTDALE NC 27545-9559
PRUE, BENJAMIN C PRUE, JOHN C	100 BOLAND WAY	KNIGHTDALE NC 27545-9559
RALEIGH CITY OF	PO BOX 590	RALEIGH NC 27602-0590
REED, CHARLES H JR REED, VIVIAN M	211 WELLINGTON DR	KNIGHTDALE NC 27545-9542
RILEY, DANNY W RILEY, AURORA S	202 KINGSTON RD	KNIGHTDALE NC 27545-9549
SATTERWHITE, KIRVIN HEIRS	115 DIANNE ST	KNIGHTDALE NC 27545-9530
SIMPSON, MELISSA ANN SIMPSON, TERRON HORATIOUS	1102 EMERSON LAKE DR	KNIGHTDALE NC 27545-6398
SMITH, FRANZ DUANE	113 DIANNE ST	KNIGHTDALE NC 27545-9530
TOPAL, SCOTT	205 WELLINGTON DR	KNIGHTDALE NC 27545-9542
VERCOE, JAMES VERCOE, MELISSA	203 WELLINGTON DR	KNIGHTDALE NC 27545-9542
WALKER, RYAN L WALKER, ABBY J	215 WELLINGTON DR	KNIGHTDALE NC 27545-9542
WILLIAMS, DENNIS WILLIAMS, ADELYA J	1104 CASTLESTONE LN	KNIGHTDALE NC 27545-5116
WRIGHT, STEPHEN N.	1010 JAMISON POND DR	KNIGHTDALE NC 27545-6395