

McADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

THE COLLECTION AT KNIGHTDALE STATION

614 KEITH STREET
KNIGHTDALE, NORTH CAROLINA, 27545

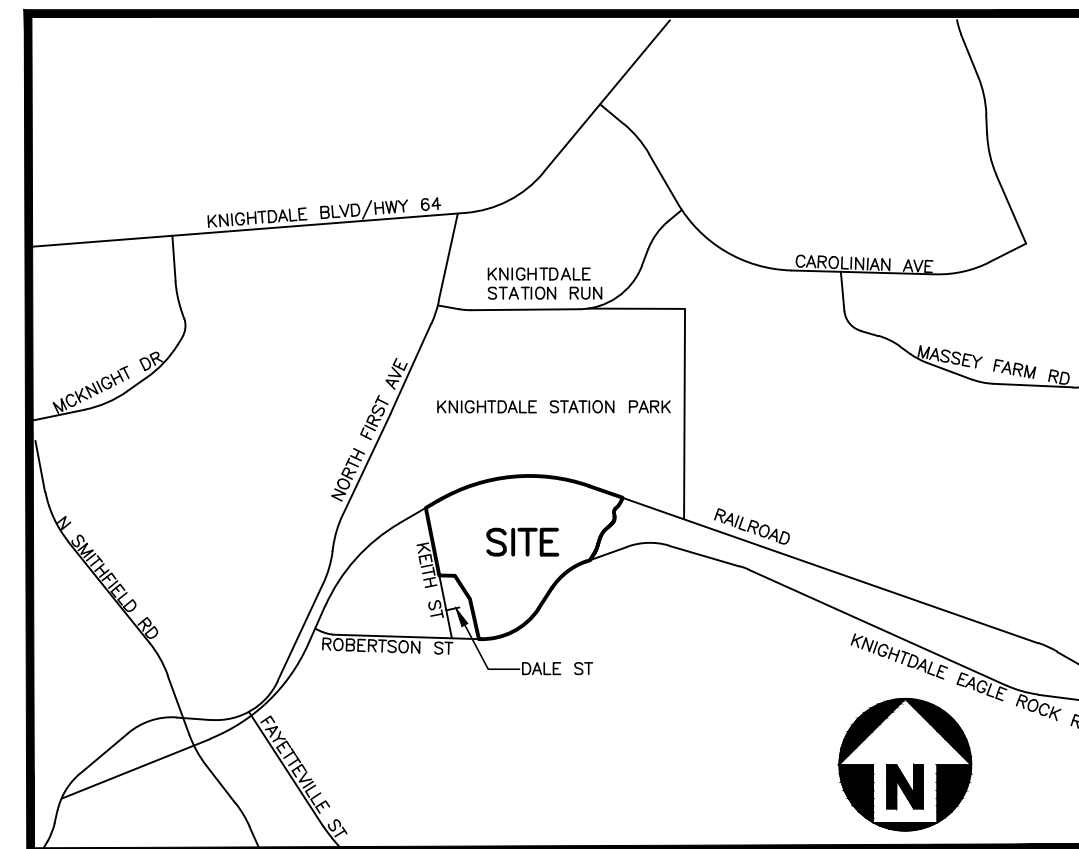
SKETCH PLAN

PROJECT NUMBER: MFD-19000

DATE: AUGUST 2, 2019

SHEET INDEX

C0.00	PROJECT NOTES
C1.00	EXISTING CONDITIONS
C2.00	SKETCH PLAN
C2.01	SKETCH PLAN
C8.00	TYPICAL SECTIONS



VICINITY MAP

CLIENT

MF DEVELOPMENT LLC
5448 APEX PEAKWAY
APEX, NORTH CAROLINA 27502
PHONE: 919. 251. 5501

PROJECT DIRECTORY

PROPERTY OWNER
HARPER, WAYNE L
HARPER, EUGENE J
4113 BREWSTER DR
RALEIGH NC 27606-1711

REVISIONS

NO.	DATE	REVISION DESCRIPTION
1	XX.XX.XXXX	REVISION DESCRIPTION
2	XX.XX.XXXX	REVISION DESCRIPTION

SKETCH PLAN FOR:

THE COLLECTION AT
KNIGHTDALE STATION
614 KEITH STREET
KNIGHTDALE, NORTH CAROLINA, 27545
PROJECT NUMBER: MFD-19000



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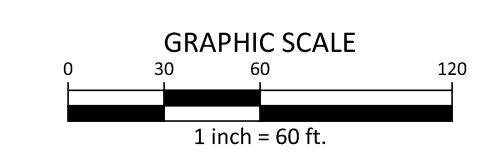
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**THE COLLECTION AT
KNIGHTDALE STATION**
SKETCH PLAN
614 KEITH STREET
KNIGHTDALE, NORTH CAROLINA 27545



NOTES:

1. ALL EXISTING INFORMATION TAKEN FROM GIS AND SUBJECT TO CHANGE.
2. STREAMS AND WETLANDS FROM SEAN CLARK AND ARE GPS LOCATED. LOCATION MAY SHIFT ONCE SURVEYED.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO. MFD-19000
 FILENAME MFD19000-XC1
 CHECKED BY .
 DRAWN BY .
 SCALE 1"=60'
 DATE 08.02.2019

SHEET

EXISTING CONDITIONS

C1.00

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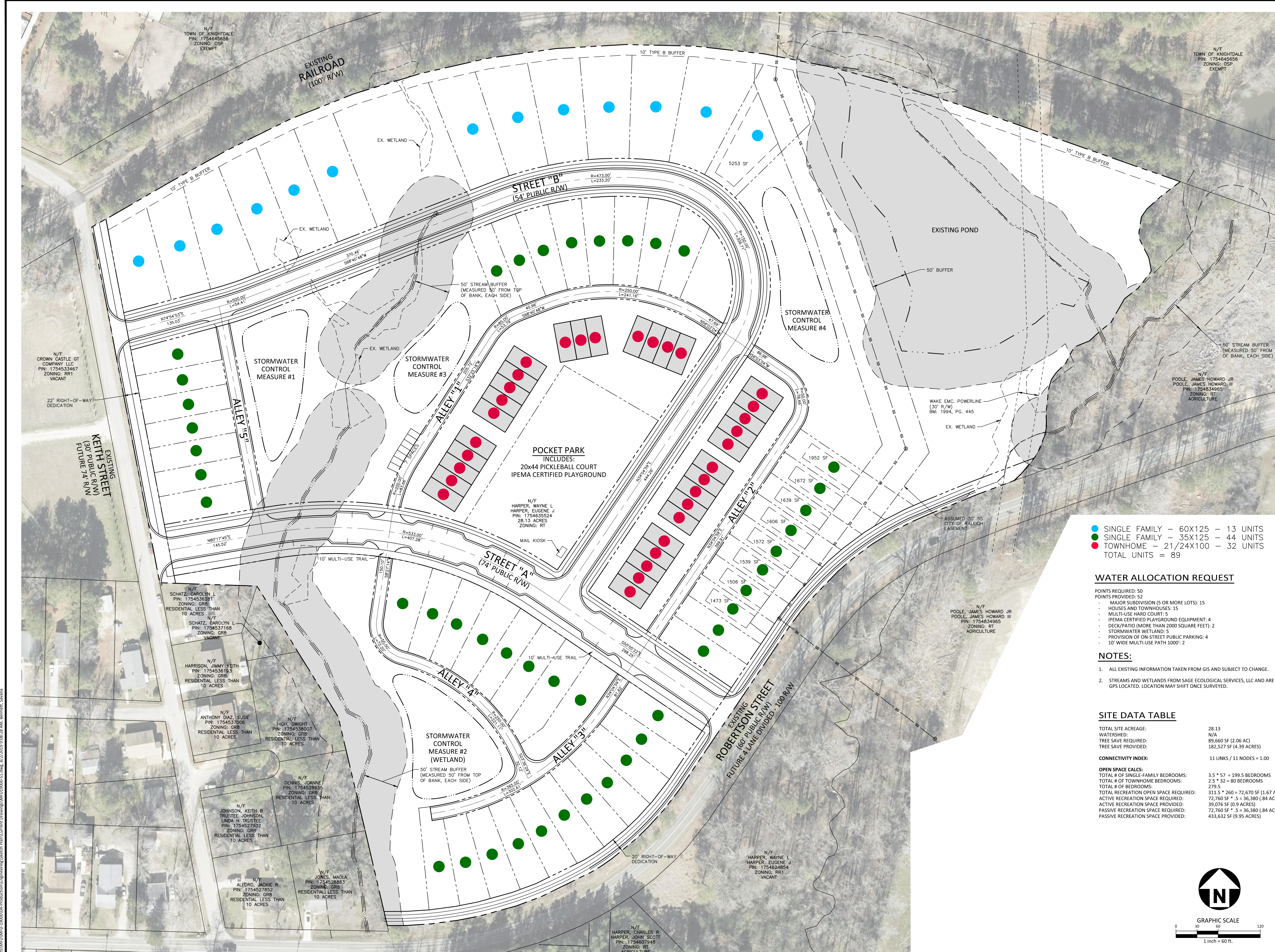
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**THE COLLECTION AT
KNIGHTDALE STATION
SKETCH PLAN
614 KEITH STREET
KNIGHTDALE, NORTH CAROLINA 27545**



- SINGLE FAMILY – 60X125 – 13 UNITS
- SINGLE FAMILY – 35X125 – 44 UNITS
- TOWNHOME – 21/24X100 – 32 UNITS
- TOTAL UNITS = 89

WATER ALLOCATION REQUEST

- POINTS REQUIRED: 50
POINTS PROVIDED: 52
- MAJOR SUBDIVISION (5 OR MORE LOTS): 15
 - HOUSES AND TOWNHOUSES: 15
 - MULTI-USE HARD COURT: 5
 - IPEMA CERTIFIED PLAYGROUND EQUIPMENT: 4
 - DECK/PATIO (MORE THAN 2000 SQUARE FEET): 2
 - STORMWATER WETLAND: 5
 - PROVISION OF ON-STREET PUBLIC PARKING: 4
 - 10' WIDE MULTI-USE PATH 1000': 2

NOTES:

1. ALL EXISTING INFORMATION TAKEN FROM GIS AND SUBJECT TO CHANGE.
2. STREAMS AND WETLANDS FROM SAGE ECOLOGICAL SERVICES, LLC AND ARE GPS LOCATED. LOCATION MAY SHIFT ONCE SURVEYED.

SITE DATA TABLE

TOTAL SITE ACREAGE:	28.13
WATERSHED:	N/A
TREE SAVE REQUIRED:	89,660 SF (2.06 AC)
TREE SAVE PROVIDED:	182,527 SF (4.39 ACRES)
CONNECTIVITY INDEX:	11 LINKS / 11 NODES = 1.00
OPEN SPACE CALCS:	
TOTAL # OF SINGLE-FAMILY BEDROOMS:	3.5 * 57 = 199.5 BEDROOMS
TOTAL # OF TOWNHOME BEDROOMS:	2.5 * 32 = 80 BEDROOMS
TOTAL # OF BEDROOMS:	279.5
TOTAL RECREATION OPEN SPACE REQUIRED:	311.5 * 260 = 72,670 SF (1.67 ACRES)
ACTIVE RECREATION SPACE REQUIRED:	72,760 SF * .5 = 36,380 (.84 ACRES)
ACTIVE RECREATION SPACE PROVIDED:	39,076 SF (0.9 ACRES)
PASSIVE RECREATION SPACE REQUIRED:	72,760 SF * .5 = 36,380 (.84 ACRES)
PASSIVE RECREATION SPACE PROVIDED:	433,632 SF (9.95 ACRES)

REVISIONS

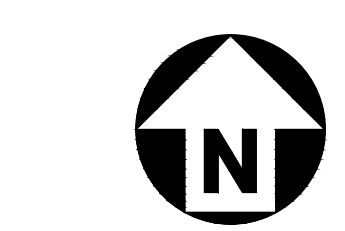
NO.	DATE

PLAN INFORMATION

PROJECT NO.	MFD-19000
FILENAME	MFD19000-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=60'
DATE	08.02.2019

SHEET

**SKETCH PLAN
C2.00**



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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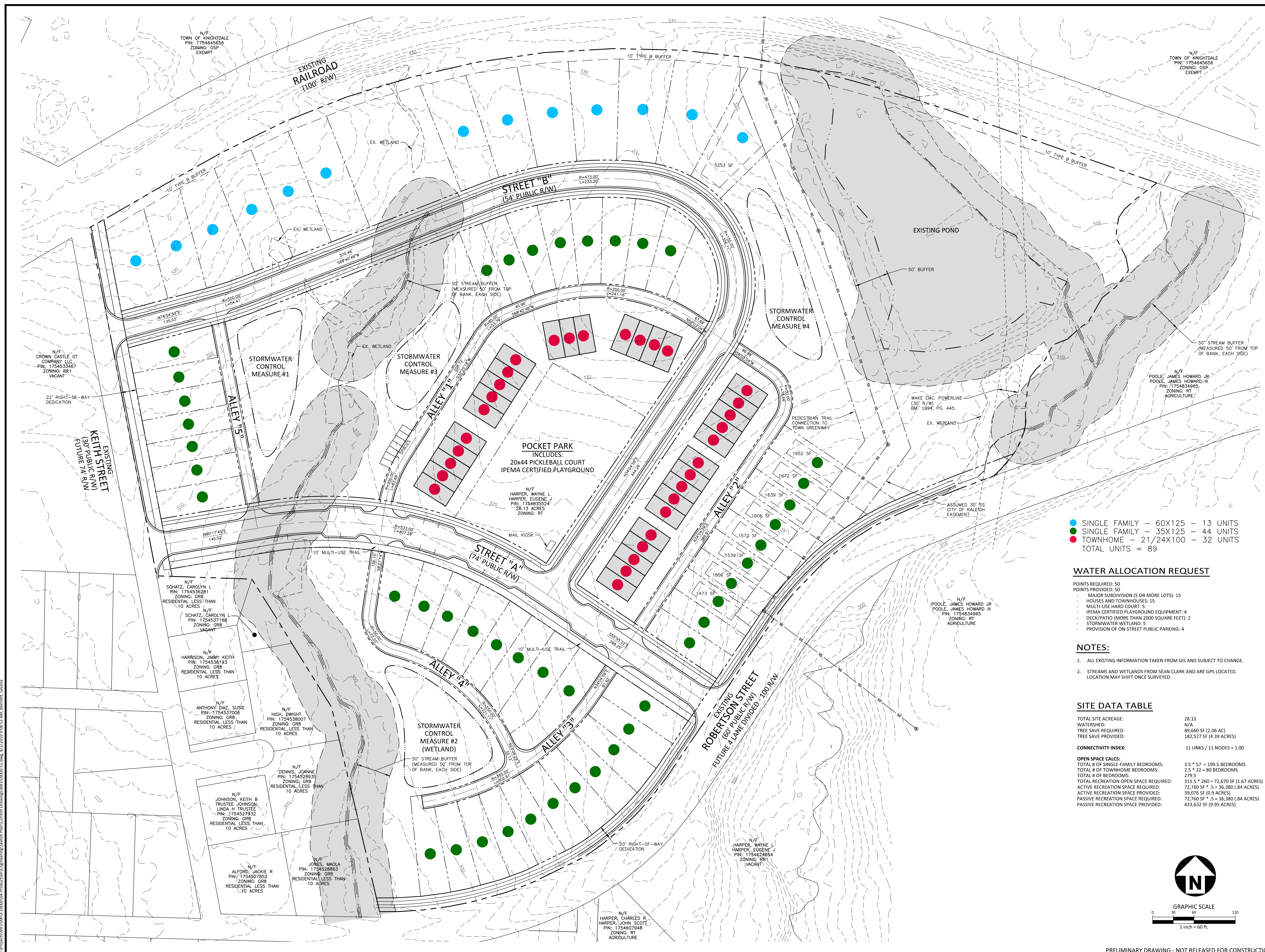
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KNIGHTDALE STATION**
SKETCH PLAN
614 KEITH STREET
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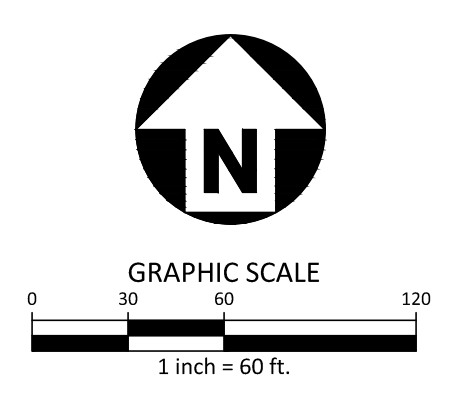
NO.	DATE

PLAN INFORMATION

PROJECT NO.	MFD-19000
FILENAME	MFD19000-S1
CHECKED BY	.
DRAWN BY	.
SCALE	1"=60'
DATE	08.02.2019

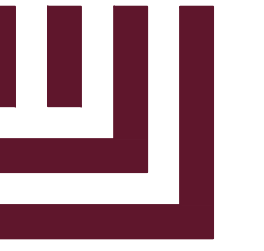
SKETCH PLAN

C2.01



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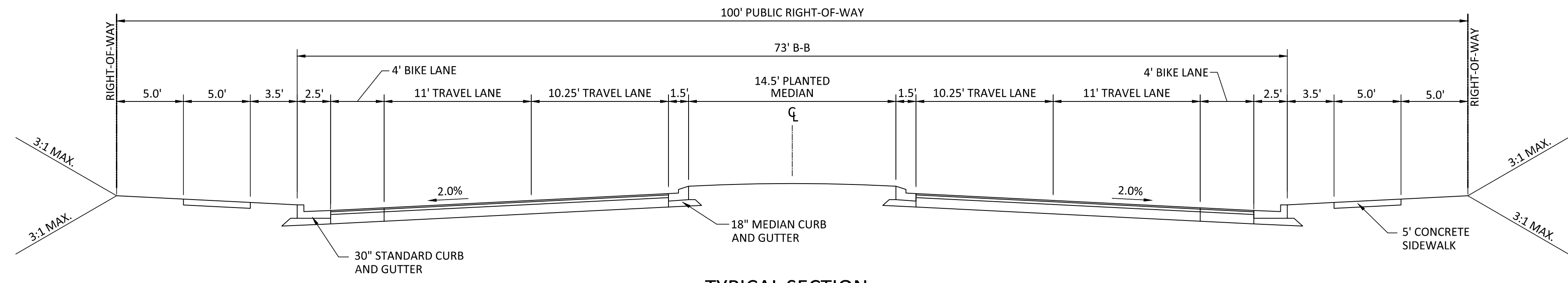
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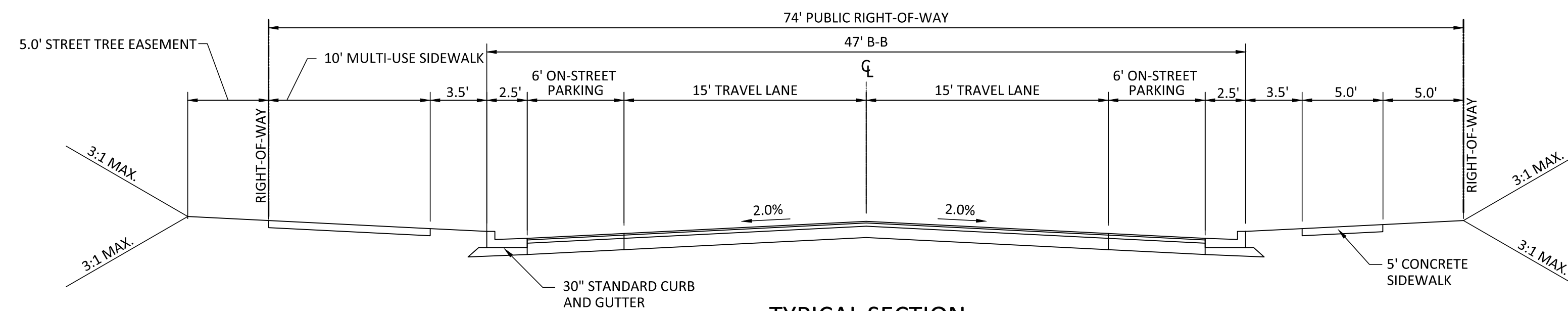
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**TYPICAL SECTION
ROBERTSON STREET
(100' R/W, 73' B-B)**



**TYPICAL SECTION
KEITH STREET AND INTERNAL COLLECTOR
(74' R/W, 47' B-B)**

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SKETCH PLAN
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REVISIONS

NO. DATE

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FILENAME MFD19000-D1
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SCALE 1"=60'
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TYPICAL SECTIONS

C8.00