

SITE DATA	
PROJECT NAME	GLENMERE SUBDIVISION - PHASE I
PREPARED BY CONTACT INFORMATION	JONES & CROSSEN ENGINEERING, PLLC P.O. BOX 1062 APEX, NORTH CAROLINA 27502 PHONE - (919) 387-1174 FAX - (919) 387-3375
OWNER / DEVELOPER CONTACT INFORMATION	CONTACT PERSON - PETER D. CROSSEN DOS BROS, LLC & FRIENDLY CAPITAL, LLC 7101 CREEDMOOR ROAD, SUITE 122 RALEIGH, NORTH CAROLINA 27613 PHONE - (919) 845-6688 FAX - (919) 845-6639 CONTACT PERSON - ANDREW SANDMAN
PROJECT SITE ADDRESS	0 FAYETTEVILLE STREET 120 BROADWAY STREET
PROJECT PROPERTY ZONING	UR-12
PROJECT WAKE COUNTY PIN NO.5	1753-59-4934, 59-6807 & 59-4750
PROJECT TOTAL SITE AREA	9.23 ACRES
FAYETTEVILLE STREET RW DEDICATION	0.07 ACRES
BROADWAY STREET RW DEDICATION	0.22 ACRES
NET SITE DEVELOPMENT AREA	8.94 ACRES
PROPOSED RESIDENTIAL LOTS & DENSITY	73 LOTS & 7.91 UNITS PER ACRE
EXISTING LAND USE	VACANT
PROPOSED LAND USE	TOWNHOMES
WATERSHED	NEUSE RIVER BASIN
FEMA FIRM MAP NUMBER	3720175300J (DATED MAY 2, 2006)

TOWNHOME BUILDINGS:
TOTAL NUMBER OF BUILDINGS - 15
4-UNIT BUILDINGS - 4
5-UNIT BUILDINGS - 9
6-UNIT BUILDINGS - 2

RECREATIONAL OPEN SPACE CALCULATION:
DENSITY - 7.93 UNITS/ACRE
73 UNITS X 2.5 BEDROOMS/UNIT = 183 BEDROOM
(SITE IS WITHIN 1/4 MILE OF TOWN PARKS)
50 183 BEDROOMS X 275 SF/BEDROOM = 50,325 SF
RECREATIONAL OPEN SPACE REQUIRED = 1.16 AC

COMMUNITY BACKYARD - ACTIVE SPACE
CONCEPT IS TO PROVIDE AREAS FOR COMMUNITY GATHERING BY OFFERING A PLAYGROUND, PICNIC AREA AND BENCHES

COMMUNITY CORNER - PASSIVE SPACE
CONCEPT IS TO PROVIDE PASSIVE SPACE TO BUILD COMMUNITY BY OFFERING A GAZEBO AND BENCHES

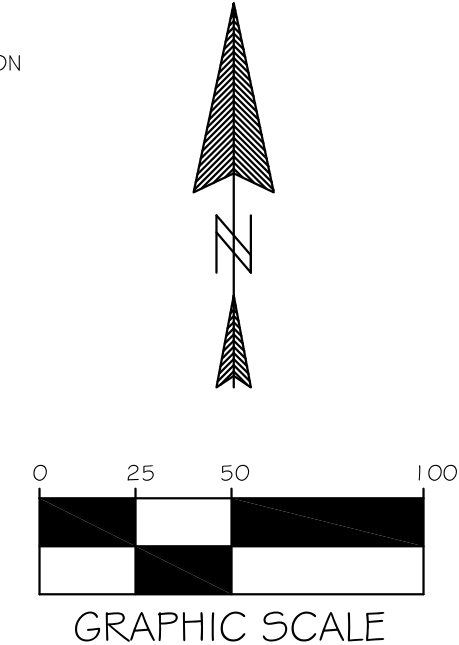
TREE CANOPY CALCULATION:
PERIMETER LENGTH = 2,686 LF
REQUIRED AREA = 53,720 SF
(2,686 X 20' = 53,720 SF)
REQUIRED AREA IS GREATER THAN 10% OF SITE AREA
(1.23 AC > 0.92 AC (10% OF 9.23 AC))
50 REQUIRED TREE CANOPY = 0.92 AC

PARKING CALCULATION:
REQUIRED PARKING - 146
73 UNITS X 2 SPACES PER UNIT
PROPOSED PARKING - 166 SPACES
73 UNITS X 2 SPACES PER UNIT (TOWNHOME PARKING)
73 UNITS X 0.25 SPACES PER UNIT (GUEST PARKING)
MAIL KIOSK - 2 SPACES

WAP NARRATIVE:

THE DEVELOPMENT PROPOSES TO MEET THE TOWN OF KNIGHTDALE WATER ALLOCATION POLICY (WAP) BY COMBINING BONUS POINTS FROM ARCHITECTURAL ELEMENTS, RECREATION ELEMENTS AND STORMWATER. OUR PRELIMINARY ACCOUNTING IS AS FOLLOWS:

BASE POINTS	MAJOR SUBDIVISION	15 POINTS
BONUS POINTS	SECTION 1B - OFF-SITE ROAD CONSTRUCTION	5 POINTS
	SECTION 2B - FOUNTAIN WITHIN BUFP	4 POINTS
	SECTION 2B - POROUS PAVEMENT	2 POINTS
	SECTION 2B - ON-STREET PARKING	4 POINTS
	SECTION 2C - ARCHITECTURAL STANDARDS	15 POINTS
	SECTION 3A - ROADSIDE LANDSCAPING	2 POINTS
	SECTION 4F - PLAYGROUND	4 POINTS
	TOTAL POINTS	51 POINTS



221 N. SALEM ST.
SUITE 001
PO BOX 1062
APEX, NC 27502
Office: 919-387-1174
Registration: P-0151
www.jonescrossen.com

FOR REVIEW ONLY

BROADWAY TRACT
SKETCH PLAN REVIEW
PRELIMINARY LOT LAYOUT PLAN