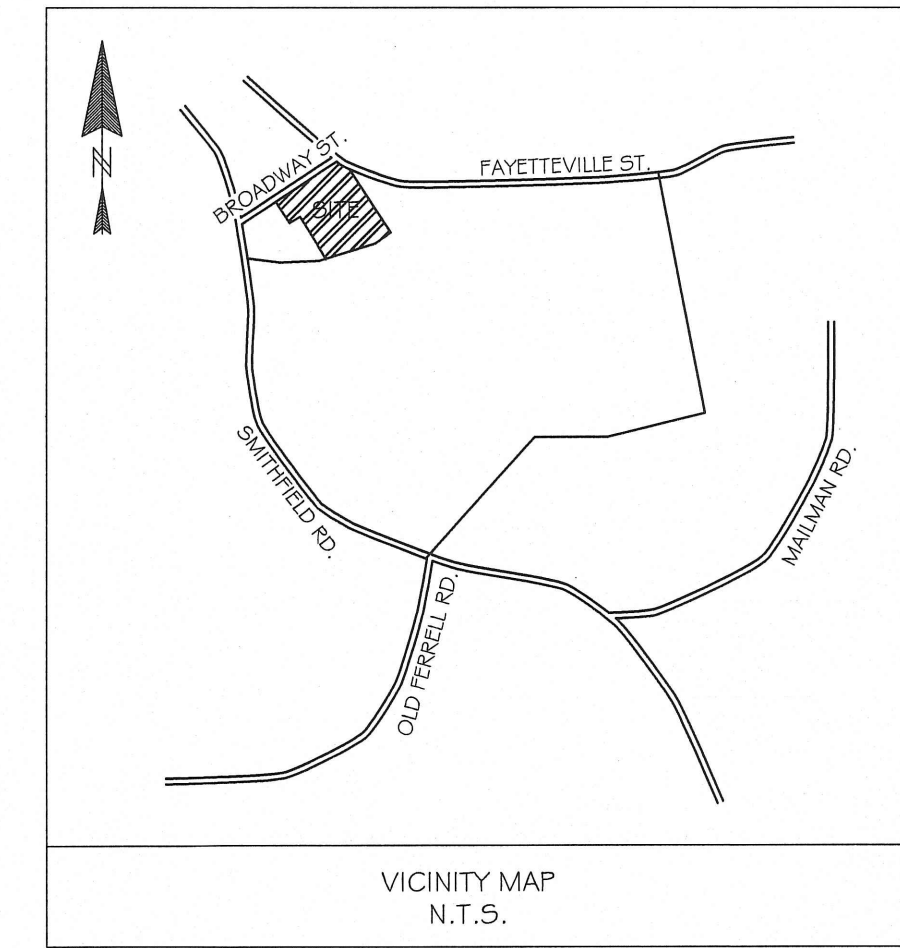


GENERAL NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF KNIGHTDALE STANDARDS AND SPECIFICATIONS.
2. BOUNDARY AND EXISTING SITE INFORMATION TAKEN FROM DIGITAL FILES PROVIDED BY ELINGBURG LAND SURVEY COMPANY.
3. TOPOGRAPHIC INFORMATION FROM WAKE COUNTY GIS DIGITAL FILES.
4. THERE IS NO SPECIAL FLOOD HAZARD AREA ON THIS SITE PER FLOOD INSURANCE RATE MAP #3720175300J (EFFECTIVE DATE MAY 2, 2006).
5. ALL AREA OUTSIDE OF LOTS IS OPEN SPACE THAT SHALL BE DEDICATED AND MAINTAINED BY THE HOA.
6. THIS PROJECT SHALL COMPLY WITH ALL TOWN OF KNIGHTDALE STORMWATER REQUIREMENTS INCLUDING LIMITING POST-DEVELOPMENT RUNOFF TO PRE-DEVELOPMENT RUNOFF LEVELS.
7. STREET TREES SHALL BE REQUIRED 40' ON-CENTER ALONG ALL TOWN PUBLIC ROADS.
8. ALL VEHICLE PARKING AREAS SHALL BE SCREENED PER THE TOWN OF KNIGHTDALE UDO.
9. PLAYGROUND EQUIPMENT SHALL BE FEMA CERTIFIED.
10. TREE SURVEY TO BE COMPLETED AT TIME OF CONSTRUCTION DRAWINGS TO DETERMINE REPLACEMENT REQUIREMENTS.
11. THE COMMUNITY CORNER SHALL PROVIDE SIDEWALK ACCESS TO FAYETTEVILLE STREET AND BROADWAY STREET AS WELL AS PROVIDE BENCH SEAT AND/OR GAZEBO AREAS TO PROMOTE NEIGHBORHOOD GATHERING.
12. THE COMMUNITY CORNER SHALL INCLUDE PUBLIC ART AS PART OF THE SITE PLAN SUBMITTAL.
13. THE TOWNHOMES FRONTING FAYETTEVILLE STREET AND BROADWAY STREET SHALL PROVIDE HARDSCAPE ELEMENTS SUCH AS SIDEWALK, WALLS, FENCING AND/OR GATES.
14. TOWNHOME BUILDINGS SHALL PROVIDE AT LEAST ONE VERTICAL AND HORIZONTAL BREAK TO AVOID LONG, LINEAR STREET FRONTAGES.



SITE DATA

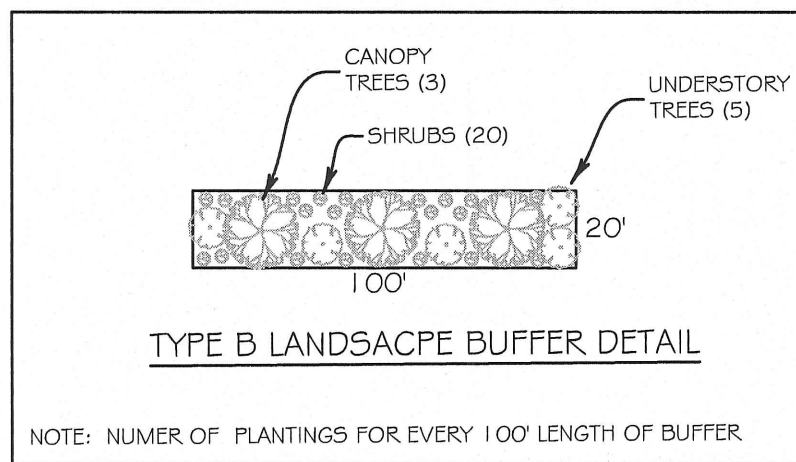
PROJECT NAME	CAMDEN PARK
PREPARED BY CONTACT INFORMATION	JONES & CROSSEN ENGINEERING, PLLC P.O. BOX 1062 APEX, NORTH CAROLINA 27502 PHONE - (919) 387-1174 FAX - (919) 387-3375 CONTACT PERSON - PETER D. CROSSEN
OWNER / DEVELOPER CONTACT INFORMATION	DOS BROS, LLC & FRIENDLY CAPITAL, LLC 7101 CREEDMOOR 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.S	1753-59-4934, 59-6807 & 59-4750
PROJECT TOTAL SITE AREA	9.23 ACRES
FAYETTEVILLE STREET R/W DEDICATION	0.07 ACRE
BROADWAY STREET R/W DEDICATION	0.22 ACRE
NET SITE DEVELOPMENT AREA	8.94 ACRES
PROPOSED RESIDENTIAL LOTS & DENSITY	67 LOTS @ 7.25 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 3-UNIT BUILDING - 1 4-UNIT BUILDINGS - 7 5-UNIT BUILDINGS - 6 6-UNIT BUILDINGS - 1	BUILDING SETBACKS FRONT - 0' (MIN), 25' (MAX) SIDE - 3' (MIN) REAR FROM ALLEY - 15' FROM CENTERLINE BUILDING TO BUILDING - 10'
RECREATIONAL OPEN SPACE CALCULATION: DENSITY - 7.25 UNITS/ACRE 67 UNITS X 2.5 BEDROOMS/UNIT = 168 BEDROOM SITE IS WITHIN 1/4 MILE OF TOWN PARKS 50 1.68 BEDROOMS X 275 SF/BEDROOM = 46,200 SF RECREATIONAL OPEN SPACE REQUIRED = 1.06 AC	CONNECTIVITY INDEX (CI) NUMBER OF NODES - 11 NUMBER OF LINKS - 17 CI PROVIDED - 1.5 CI MINIMUM - 1.4 (UR-12)
COMMUNITY BACKYARD - ACTIVE SPACE CONCEPT IS TO PROVIDE AREAS FOR COMMUNITY GATHERING BY OFFERING A PLAYGROUND, PICNIC AREA AND/OR BENCHES	
COMMUNITY CORNER - PASSIVE SPACE CONCEPT IS TO PROVIDE PASSIVE SPACE TO BUILD COMMUNITY BY OFFERING A GAZEBO AND/OR BENCHES AS WELL AS A PUBLIC ART DISPLAY	
TREE CANOPY CALCULATION: PERIMETER LENGTH = 2,646 LF REQUIRED AREA = 53,720 SF (2.646 X 20' = 53,720 SF) REQUIRED AREA IS GREATER THAN 1.0% OF SITE AREA (1.23 AC > 0.92 AC (1.0% OF 9.23 AC)) TREE CANOPY REQUIRED = 0.92 AC TREE CANOPY PROVIDED = 1.0 AC	
PARKING CALCULATION: REQUIRED PARKING - 134 67 UNITS X 2 SPACES PER UNIT PROPOSED PARKING - 143 SPACES 67 UNITS X 2 SPACES PER UNIT (TOWNHOME PARKING) 67 UNITS X 0.25 SPACES PER UNIT (GUEST PARKING) MAIL KIOSK - 2 SPACES	

WAP NARRATIVE:

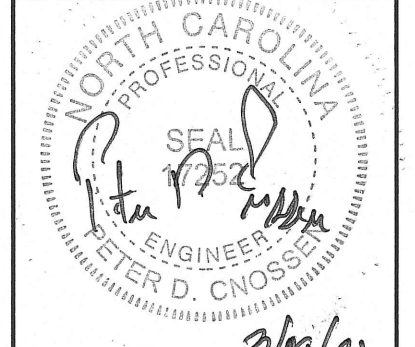
THE DEVELOPMENT PROPOSES TO MEET THE TOWN OF KNIGHTDALE WATER ALLOCATION POLICY (WAP) BY COMBINING BONUS POINTS FROM ARCHITECTURAL ELEMENTS, RECREATION ELEMENTS AND STORMWATER. OUR PRELIMINARY ACCOUNTING IS AS FOLLOWS:

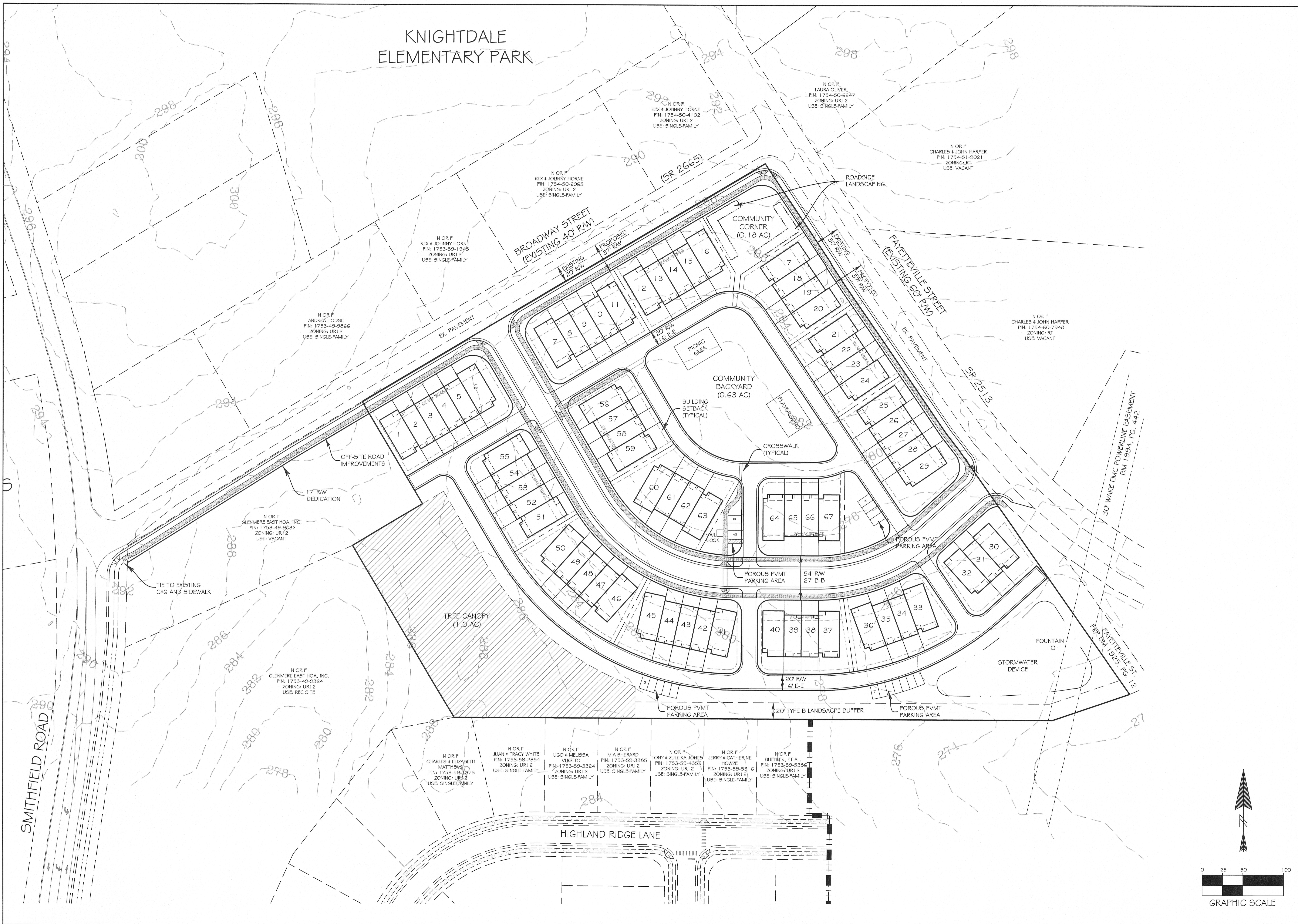
BASE POINTS	MAJOR SUBDIVISION	15 POINTS
BONUS POINTS	SECTION 1B - OFF-SITE ROAD CONSTRUCTION	5 POINTS
	SECTION 2B - FOUNTAIN WITHIN BMP	4 POINTS
	SECTION 2B - POROUS PAVEMENT	2 POINTS
	SECTION 2C - ARCHITECTURAL STANDARDS	15 POINTS
	SECTION 3A - ROADSIDE LANDSCAPING	2 POINTS
	SECTION 3A - PUBLIC ART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



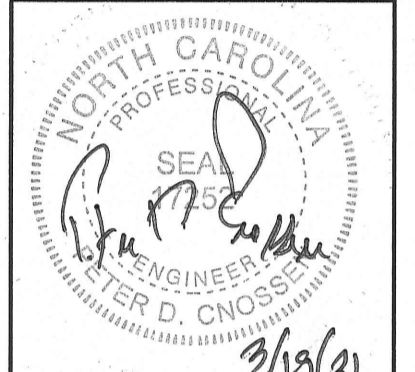
NOTE: NUMBER OF PLANTINGS FOR EVERY 100' LENGTH OF BUFFER.

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CAMDEN PARK
SKETCH PLAN REVIEW
PRELIMINARY LOT LAYOUT PLAN 2

SCALE	1"=50'	DRAWN	PDC
DATE	FEBRUARY 25, 2021		
REVISION	03/1/2021	2nd TRC COMMENTS	
PROJECT	2		
PROJECT NO.	1516		

