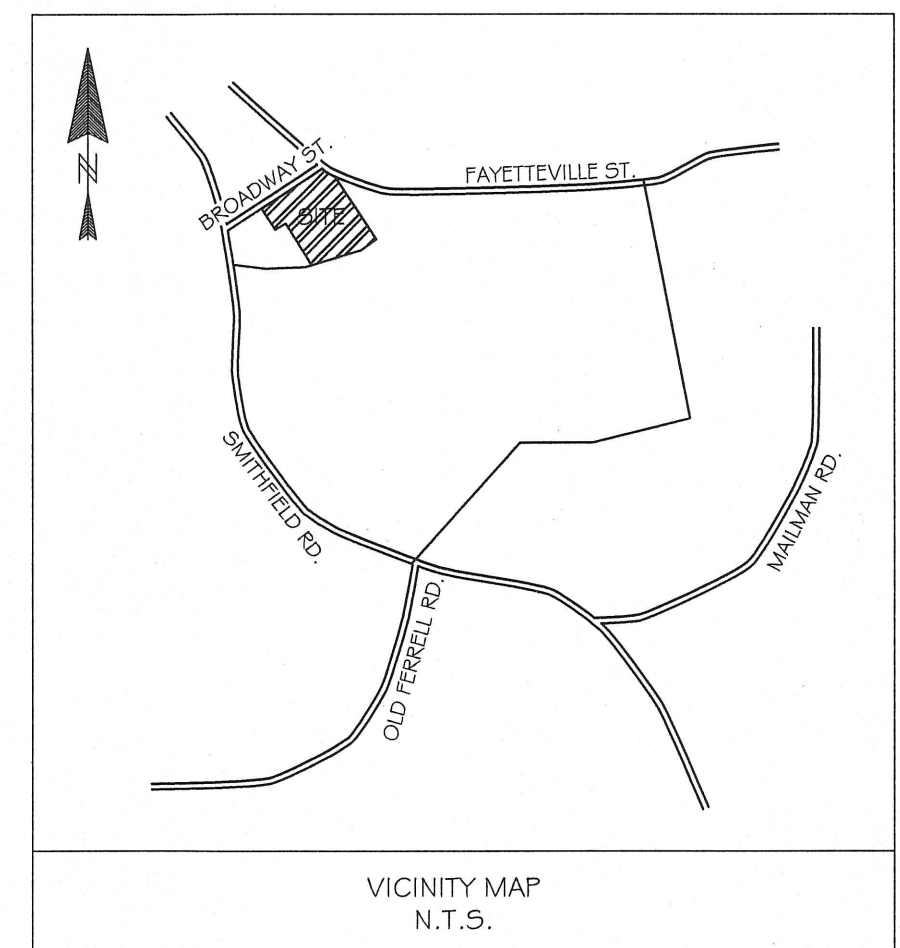


- GENERAL NOTES:**
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 2. BOUNDARY AND EXISTING SITE INFORMATION TAKEN FROM DIGITAL FILES PROVIDED BY ELINGBURGS LAND SURVEY COMPANY.
 3. TOPOGRAPHIC INFORMATION FROM WAKE COUNTY GIS DIGITAL FILES.
 4. THERE IS NO SPECIAL FLOOD HAZARD AREA ON THIS SITE 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 IPEMA CERTIFIED.
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 15. BROADWAY STREET IMPROVEMENTS ALONG THE FRONTAGE OF PIN 1753-49-9632 ARE DEPENDENT ON AGREEMENT WITH EXISTING PROPERTY OWNER TO DEDICATE THE REQUIRED RW AND TEMPORARY CONSTRUCTION EASEMENT. ALL OFF-SITE CONSTRUCTION COSTS SHALL BE ELIGIBLE FOR REIMBURSEMENT BY THE TOWN OF KNIGHTDALE.



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
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
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 RW DEDICATION	0.07 ACRE
BROADWAY STREET RW 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

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

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

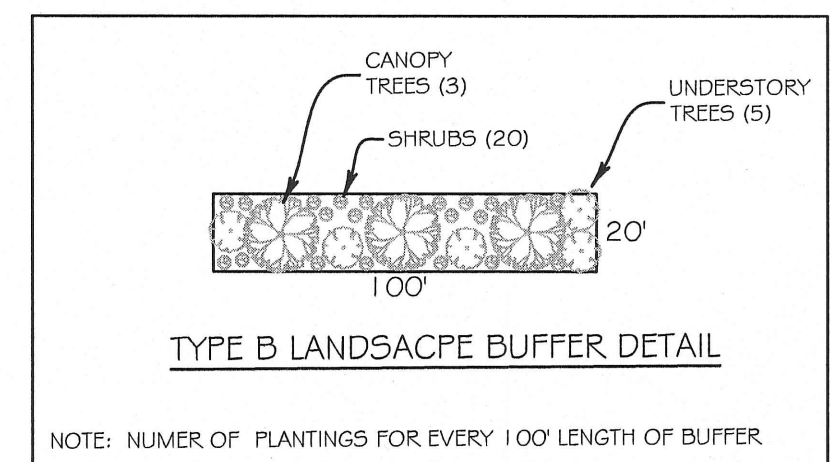
COMMUNITY CORNER - PASSIVE SPACE
CONCEPT IS TO PROVIDE PASSIVE SPACE TO BUILD COMMUNITY BY OFFERING A GAZEBO AND/OR BENCHES AS WELL AS A PUBLIC ART DISPLAY

TRIE 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))
TREE CANOPY PROVIDED = 0.92 AC
TREE CANOPY REQUIRED = 1.0 AC

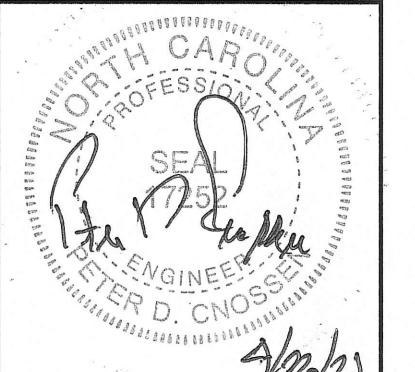
PARKING CALCULATION:
REQUIRED PARKING - 134
67 UNITS X 2 SPACES PER UNIT
PROPOSED PARKING - 155 SPACES
67 UNITS X 2 SPACES PER UNIT (TOWNHOME PARKING)
MAIL KIOSK - 2 SPACES
ON-STREET PARKING - 2 SPACES

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:

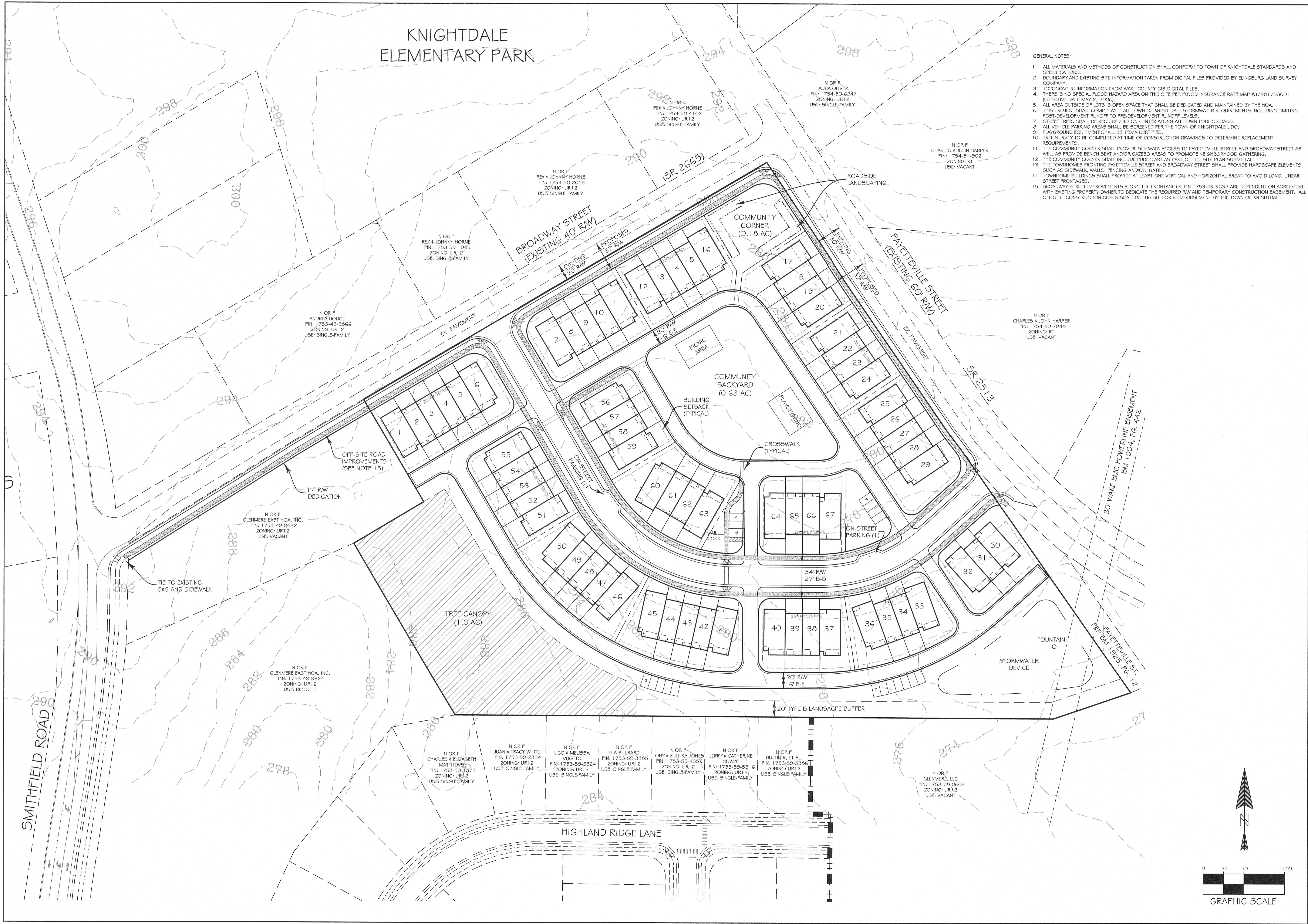
BASE POINTS	MAJOR SUBDIVISION	POINTS
BONUS POINTS	SECTION 1B - NEARBY INTERSECTION IMPROVEMENTS	15 POINTS
	SECTION 2B - FOUNTAIN WITHIN BMP	5 POINTS
	SECTION 2B - ON-STREET PARKING	4 POINTS
	SECTION 2C - ARCHITECTURAL STANDARDS	2 POINTS
	SECTION 3A - ROADSIDE LANDSCAPING	15 POINTS
	SECTION 3A - PUBLIC ART DISPLAY	2 POINTS
	SECTION 4F - PLAYGROUND	4 POINTS
	TOTAL POINTS	51 POINTS



221 N. SALEM ST.
SUITE 001
PO BOX 1062
APEX, NC 27502
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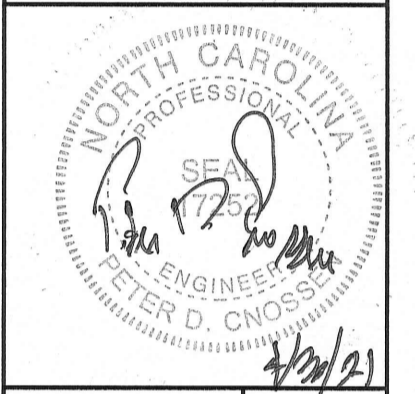
KNIGHTDALE ELEMENTARY PARK



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CAMDEN PARK
SKETCH PLAN REVIEW
PRELIMINARY LOT LAYOUT PLAN 2

TOWN OF KNIGHTDALE
WAKE COUNTY, NORTH CAROLINA

SCALE	1"=50'	DRAWN	PDC
DATE	FEBRUARY 25, 2021		
REVISION	03/19/21	2nd TRC COMMENTS	
	04/30/21	3rd TRC COMMENTS	
SHEET	2		
PROJECT	1516		

