

WT CARY SUBDIVISION

SKETCH PLAN

TOWN OF KNIGHTDALE

WAKE COUNTY, NC

DATE: SEPTEMBER 09, 2025

SITE DATA

PROPERTY OWNER:	WT CARY LLC WG PARTNERS
PARCEL NUMBERS:	1755179244
TOTAL SITE AREA:	29.19 ACRES
CURRENT ZONING:	RT (KNIGHTDALE)
WATERSHED/CLASSIFICATION:	BEAVER DAM CREEK/C;NSW
EXISTING LAND USE:	WOODED/VACANT
PROPOSED LAND USE:	GR-3 PUD
NUMBER OF SINGLE FAMILY UNITS:	56
TOWNHOME UNIT COUNT:	75
TOTAL UNIT COUNT:	131
DENSITY (UNITS/ACRE)	4.49 DU/AC
CONNECTIVITY INDEX	1.6
REQUIRED RECREATIONAL OPEN SPACE:	4.58 AC. (2.29 AC OF ACTIVE & PASSIVE)
FRONT LOAD TOWNHOME LOTS:	
FRONT SETBACK:	10'
SIDE YARD SETBACK:	0'
REAR SETBACK:	15'
CORNER SETBACK:	8'
DRIVEWAY LENGTH FROM EDGE OF PAVEMENT:	20'
BUILDING SEPARATION:	10'
MAX BUILDING HEIGHT:	3 STORIES
REAR LOAD TOWNHOME LOTS:	
FRONT SETBACK:	5'
REAR SETBACK:	20'
BUILDING SEPARATION:	10'
DRIVEWAY LENGTH:	20'
SIDE YARD SETBACK:	0'
MAX BUILDING HEIGHT:	3 STORIES
REAR LOAD SINGLE FAMILY LOTS:	
FRONT SETBACK:	10'
SIDE YARD SETBACK:	3'
REAR SETBACK:	15'
CORNER SETBACK:	8'
DRIVEWAY LENGTH FROM EDGE OF PAVEMENT:	20'
MINIMUM LOT AREA:	3,000 SF
MINIMUM LOT WIDTH:	30'
TOTAL LENGTH OF ROADS:	4,998 LF
ON-STREET PARKING COUNT:	64

To simplify the rezoning process and remove the need for additional site development allowances, GR8 is recommended

Please note that while this density is not expected to warrant a full TIA per the Town's UDO, an analysis of the potential need for exclusive turn lanes on Old Crews Road should be performed as part of a MasterPlan submittal.

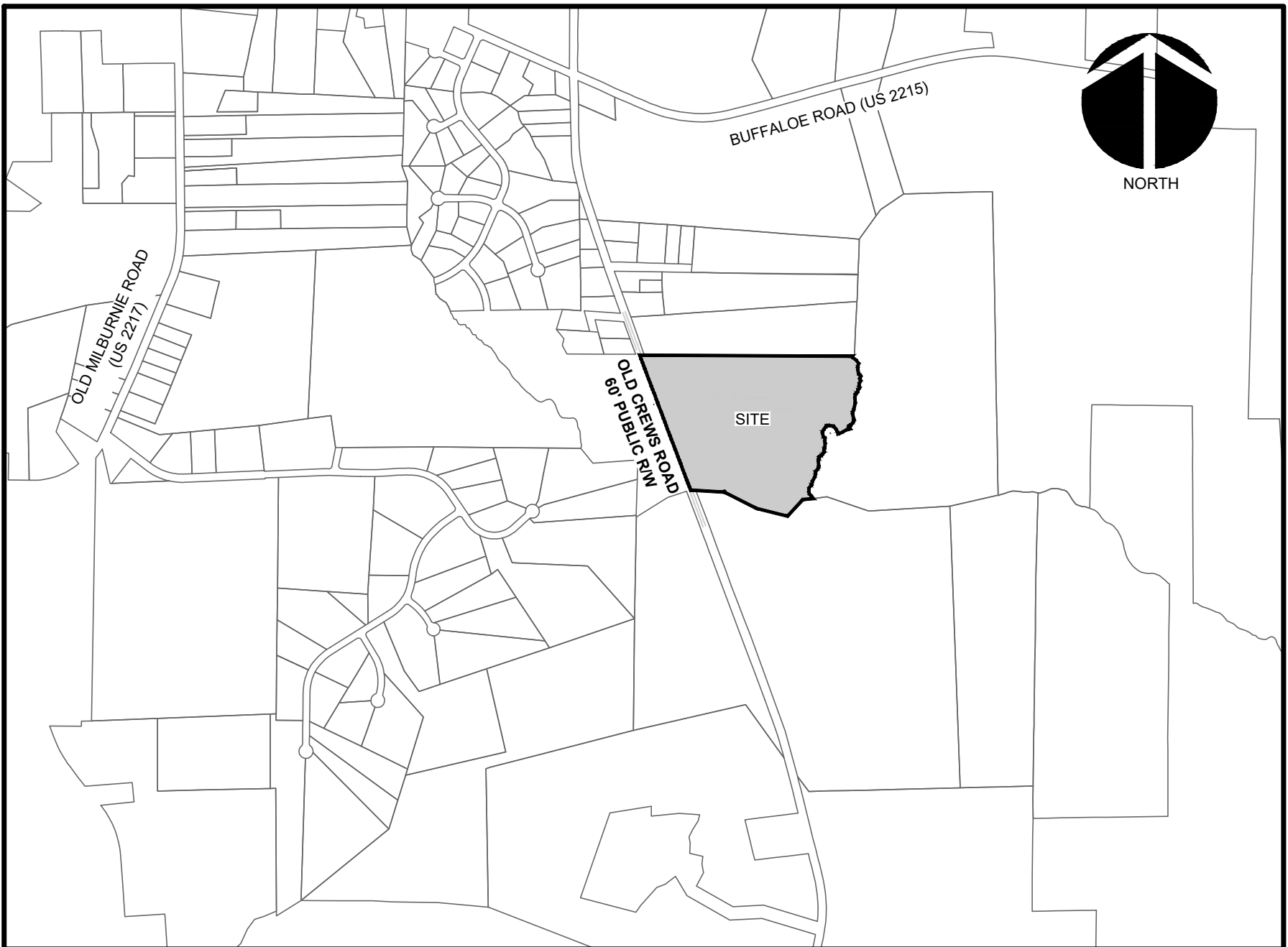
Provide Tree Cover Area calculation per UDO Section 7.4.M.2

1.33 (4 links/3 nodes), minimum should be 1.4 per UDO Section 11.3.C.7

Minimum driveway length: 35' (UDO Section 3.4)

TH Setbacks (UDO Section 6.6)
Front min: 0'
Front max: 25'
Rear min: 15'

SF Setbacks (UDO Section 6.5)
Side: 20% lot width, 3' min
Rear: 25'
Corner side: 10' min



VICINITY MAP
SCALE: 1" = 1000'

PRODUCT TABLE

MAXIMUM DENSITY: 140 LOTS

- ALLOWABLE PRODUCTS:
- TOWNHOMES ALLEY LOAD MIN. 20' WIDE
 - TOWNHOMES FRONT LOAD MIN. 24' WIDE
 - SINGLE FAMILY DETACHED ALLEY LOAD MIN. 30' WIDE

- PRODUCT MIX:
- NO FEWER THAN 2 PRODUCTS TYPES TO BE BUILT
 - NO LESS THAN 40% OF UNITS BUILT SHALL BE SINGLE FAMILY
 - NO FRONT LOADED GARAGES ALLOWED ON STREET A

OWNER & ENGINEER CONTACT INFORMATION

OWNER:
JMRS One LLC
7208 Falls of Neuse Road, Ste 101
Raleigh, NC 27615
Contact: John Myers
Email: John@jpmosouth.com
Phone: 919.306.3330

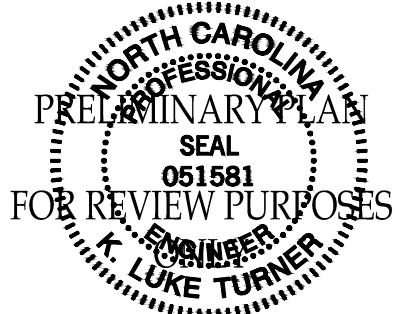
ENGINEER:
McKim & Creed
4300 Edwards Mill Road, Suite 200
Raleigh, NC 27612
Contact: Luke Turner
Email: KL.Turner@mckimcreed.com
Phone: 919-233-8091

WATER ALLOCATION STATEMENT: PROJECT IS COMMITTED TO MEETING THE TOWN OF KNIGHTDALE WATER ALLOCATION POLICY USING A VARIETY OF IMPROVEMENT TYPES DETAILED IN THE TOWN OF KNIGHTDALE WATER ALLOCATION ORDINANCE.



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Sheet List Table		
Sheet Number	Sheet Title	DATE
C1.0	COVER SHEET	
C2.0	EXISTING CONDITIONS PLAN	
C3.0	SKETCH PLAN	
C8.0	CONCEPTUAL UTILITY PLAN	
C11.0	PRELIMINARY SITE DETAILS	

Please show compliance with the Town's Water Allocation Policy
How will this proposal comply with the Required Distribution of Uses (UDO Section 11.1.B)?

This site is identified as a future Mixed-Use Neighborhood place type in the Comprehensive Plan. Consistency with the Plan typically leads to successful projects. How can this proposal become more consistent?

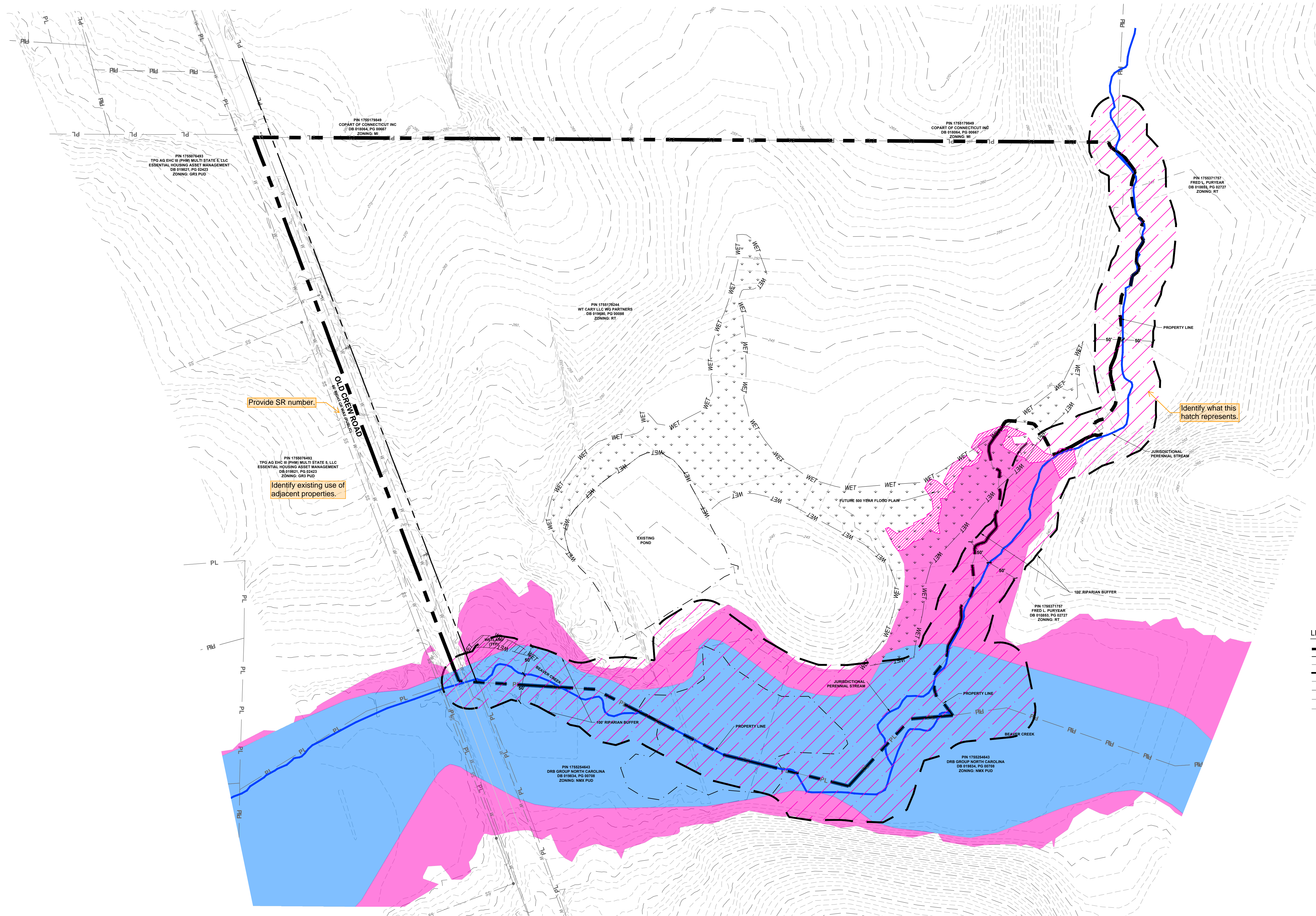
How will this proposal advance the goals of the Town's affordable housing plan?

Please note: Starting July 1st 2024 the Town of Knightdale is required to implement the Neuse Nutrient Management Strategy. This now requires all projects disturbing more than 1 acre to provide Stormwater/Nitrogen treatment for cumulative BUA. All calculations used must be submitted using the NCDEQ Approved SNAP tool. IN addition, individual lot BUA limits must be provided with calculations, and recorded on final plats. Any deviation from these proposed limits must be approved prior to construction.



Know what's below.
Call before you dig.

PRELIMINARY DRAWINGS
NOT RELEASED FOR CONSTRUCTION



LEGEND:

	PROJECT BOUNDARY
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING RW
	EXISTING CONTOUR
	CREEK CENTERLINE
	EXISTING WATER MAIN
	EXISTING SEWER
	POWER POLE
	FIRE HYDRANT
	100 YEAR FLOOD PLAIN
	JURISDICTIONAL OPEN WATER
	RIPARIAN BUFFER LINE
	WETLANDS



0 80' 160'

SCALE: 1"=80' (Horiz.)

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NC License# F-1222

**WT CARY
TOWN OF KNIGHTDALE
WAKE COUNTY, NC**

EXISTING CONDITIONS PLAN

DATE: SEPTEMBER 2025 MCE PROJ. # 10355-0002 DRAWN SP DESIGNED KLT CHECKED KLT PROJ. MGR. CHS	SCALE HORIZONTAL: 1" = 80' VERTICAL: N/A	<div style="font-size: 2em; font-weight: bold; margin-bottom: 10px;">C2.0</div> DRAWING NUMBER <div style="border: 1px solid black; height: 40px; margin-top: 10px;"></div>
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STATUS: **REVIEW DRAWINGS ONLY**
NOT FOR CONSTRUCTION

WT CARY SUBDIVISION
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SKETCH PLAN

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING R/W
- PROPOSED R/W
- ROAD CENTERLINE
- PROPOSED LOT LINE
- SCM
- RIPARIAN BUFFER LINE
- WETLANDS
- 100 YEAR FLOOD PLAIN
- JURISDICTIONAL OPEN WATER
- 22' WIDE REAR LOAD TOWNHOME
- 24' WIDE FRONT LOAD TOWNHOME
- 33' SINGLE FAMILY DETACHED
- PEDESTRIAN PATH

NOTES:

- ENVIRONMENTAL INFORMATION SHOWN BASED ON S&EC MAP TITLED WETLAND SKETCH MAP FOR 1712 OLD CREWS ROAD, DATED 4/4/2025. THE EXISTING POND WILL BE PRESERVED AND IS INTENDED TO BE THE FOCAL POINT OF AN ACTIVE AMENITY PROGRAM THAT WILL INCLUDE PAVED TRAILS, NATURAL WALKING PATHS, SEATING AREAS, AND A COVERED PAVILION, TOT LOT, AND POTENTIALLY A FISHING PIER, ALL OF WHICH WILL BE SITUATED TO TAKE ADVANTAGE OF THE TOPOGRAPHY AND EXTENSIVE NATURAL PRESERVE AREAS.
- DEVELOPER WOULD LOOK TO UTILIZE THE URBAN MAIN STREET COLLECTOR WITH ON STREET PARKING. GIVEN THE RESIDENTIAL NATURE OF THE PROPOSED DEVELOPMENT, THE DEVELOPER MAY REQUEST TO MODIFY THE PLANTING STRIPS WITHIN THE RIGHT-OF-WAY.

DATE: September, 2025
MCE PROJ. # 10355-0001
DRAWN SP
DESIGNED KLT
CHECKED KLT
PROJ. MGR. CHS

SCALE:
HORIZONTAL: 1"= 80'
VERTICAL: N/A

C3.0
DRAWING NUMBER

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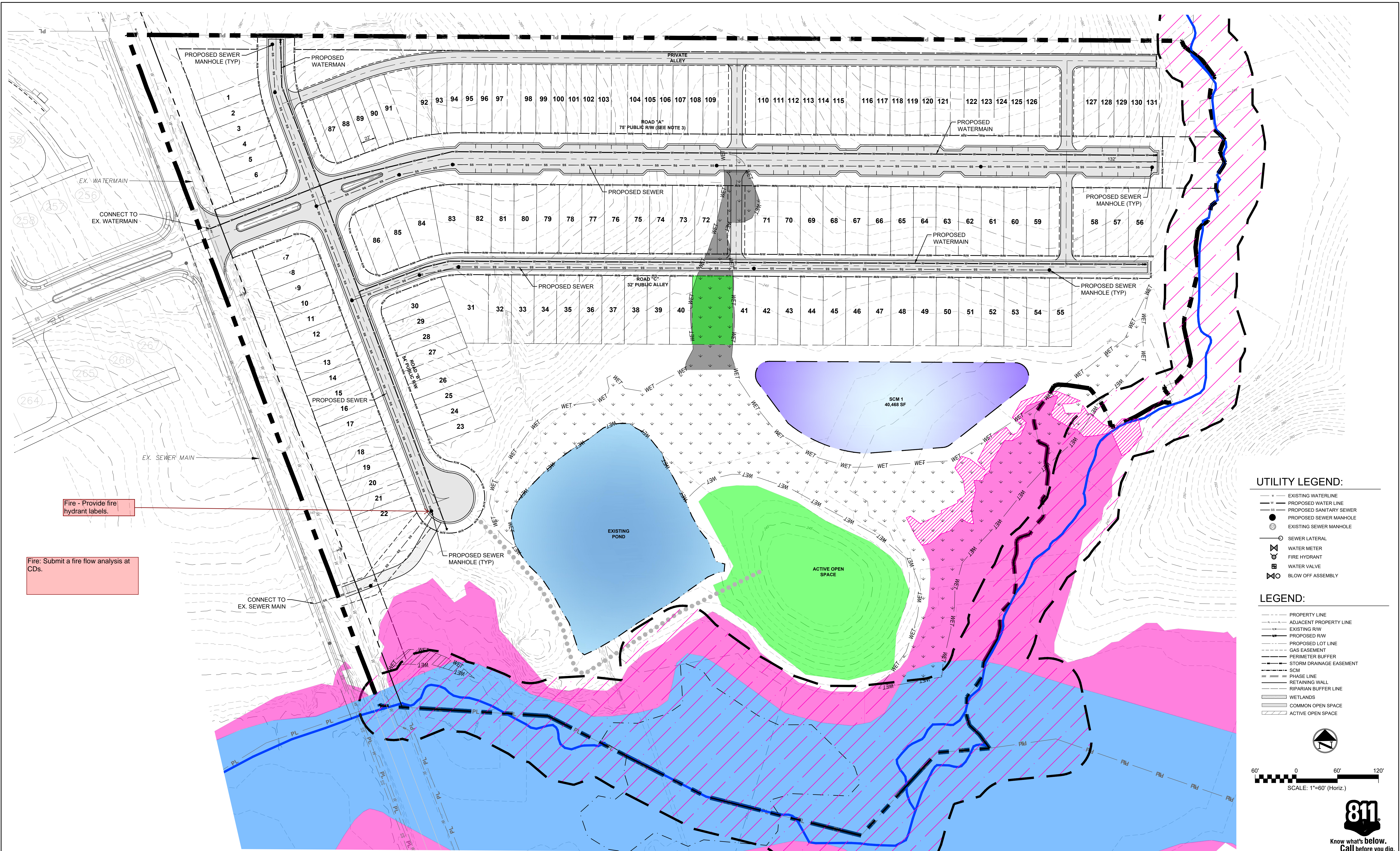
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CONCEPTUAL UTILITY PLAN

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DESIGNED	KLT	1"= 60'	
CHECKED	KLT	VERTICAL:	
PROJ. MGR.	CHS	N/A	
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