

# 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	1.64
REQUIRED RECREATIONAL OPEN SPACE:	4.58 AC. (2.29 AC OF ACTIVE & PASSIVE)
FRONT LOAD TOWNHOME LOTS:	1.33 (4 links/3 nodes), minimum should be 1.4 per UDO Section 11.3.C.7
FRONT SETBACK:	10'
SIDE YARD SETBACK:	0'
REAR SETBACK:	15'
CORNER SETBACK:	8'
DRIVEWAY LENGTH FROM EDGE OF PAVEMENT:	20' (Minimum driveway length: 35' (UDO Section 3.4))
BUILDING SEPARATION:	10'
MAX BUILDING HEIGHT:	3 STORIES
REAR LOAD TOWNHOME LOTS:	5'
FRONT SETBACK:	20'
REAR SETBACK:	10'
BUILDING SEPARATION:	20'
DRIVEWAY LENGTH:	0'
SIDE YARD SETBACK:	0'
MAX BUILDING HEIGHT:	3 STORIES
REAR LOAD SINGLE FAMILY LOTS:	5'
FRONT SETBACK:	20'
SIDE YARD SETBACK:	15'
REAR SETBACK:	0'
CORNER SETBACK:	8'
DRIVEWAY LENGTH FROM EDGE OF PAVEMENT:	20' (SF Setbacks (UDO Section 6.5) Side: 20% lot width, 3' min Rear: 25' Corner side: 10' min)
MINIMUM LOT AREA:	3,000 SF
MINIMUM LOT WIDTH:	30'
TOTAL LENGTH OF ROADS:	4,998 LF
ON-STREET PARKING COUNT:	64

## PRODUCT TABLE

MAXIMUM DENSITY:	140 LOTS
ALLOWABLE PRODUCTS:	<ul style="list-style-type: none"> <li>- TOWNHOMES ALLEY LOAD MIN. 20' WIDE</li> <li>- TOWNHOMES FRONT LOAD MIN. 24' WIDE</li> <li>- SINGLE FAMILY DETACHED ALLEY LOAD MIN. 30' WIDE</li> </ul>
PRODUCT MIX:	<ul style="list-style-type: none"> <li>- NO FEWER THAN 2 PRODUCTS TYPES TO BE BUILT</li> <li>- NO LESS THAN 40% OF UNITS BUILT SHALL BE SINGLE FAMILY</li> <li>- NO FRONT LOADED GARAGES ALLOWED ON STREET A</li> </ul>
OWNER & ENGINEER CONTACT INFORMATION	
OWNER:	JMRS One LLC 7208 Falls of Neuse Road, Ste 101 Raleigh, NC 27615 Contact: John Myers Email: John@jmrsouth.com Phone: 919.306.3330
ENGINEER:	McKim & Creed 4300 Edwards Mill Road, Suite 200 Raleigh, NC 27612 Contact: Luke Turner Email: KLTurner@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.

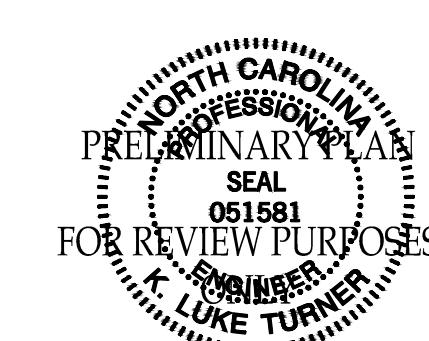


**VICINITY MAP**  
SCALE: 1" = 1000'



4300 Edwards Mill Rd, Suite 200  
Raleigh, North Carolina 27612  
Phone: (919)233-8091, Fax: (919)233-8031  
F-1222

www.mckimcreed.com



PRELIMINARY PLAN  
SEAL  
051581  
K. LUKE TURNER

FOR REVIEW PURPOSES



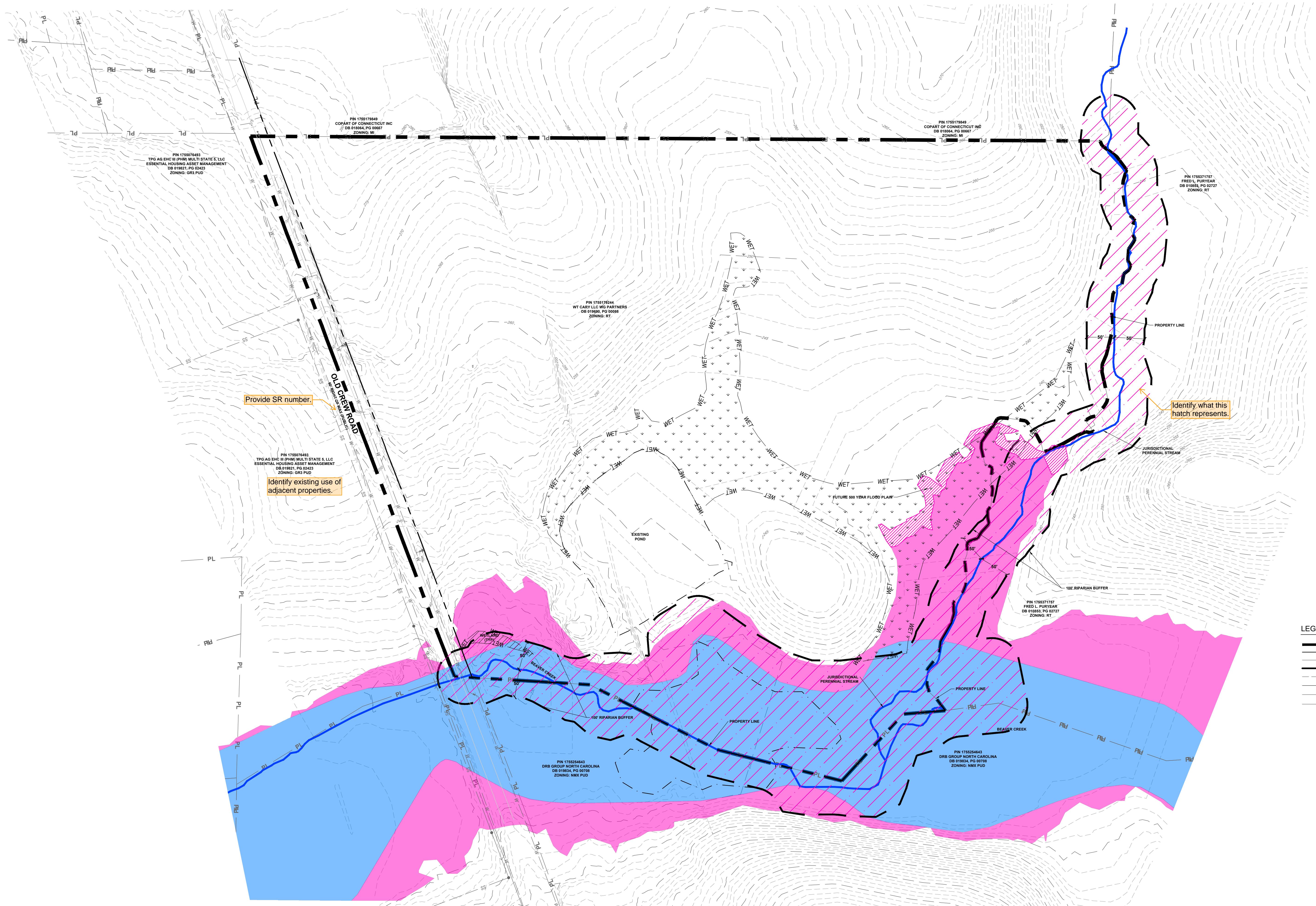
Know what's below.  
Call before you dig.

**PRELIMINARY DRAWINGS**  
NOT RELEASED FOR CONSTRUCTION

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.



REV. NO.	DESCRIPTIONS	REVISIONS	DATE
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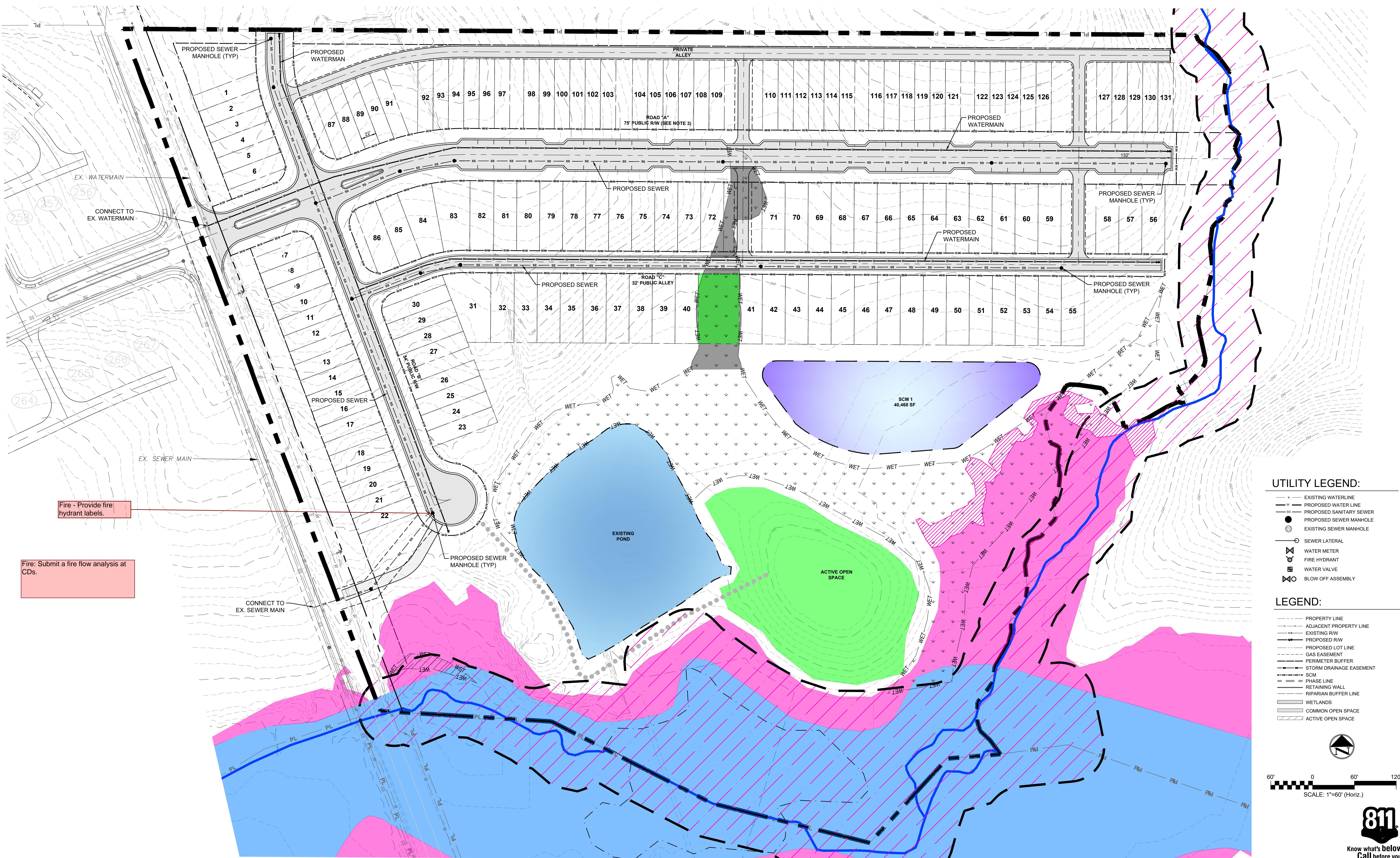
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**MCKIM & CREED**  
4300 Edwards Mill Road  
Suite 200, Raleigh, NC 27612  
Phone: (919) 233-8091, Fax: (919) 233-8031  
NC License# F-1222

**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: 1"=80'  
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VERTICAL:  
DRAWING NUMBER: C2.0  
REVISION:  
STATUS:  
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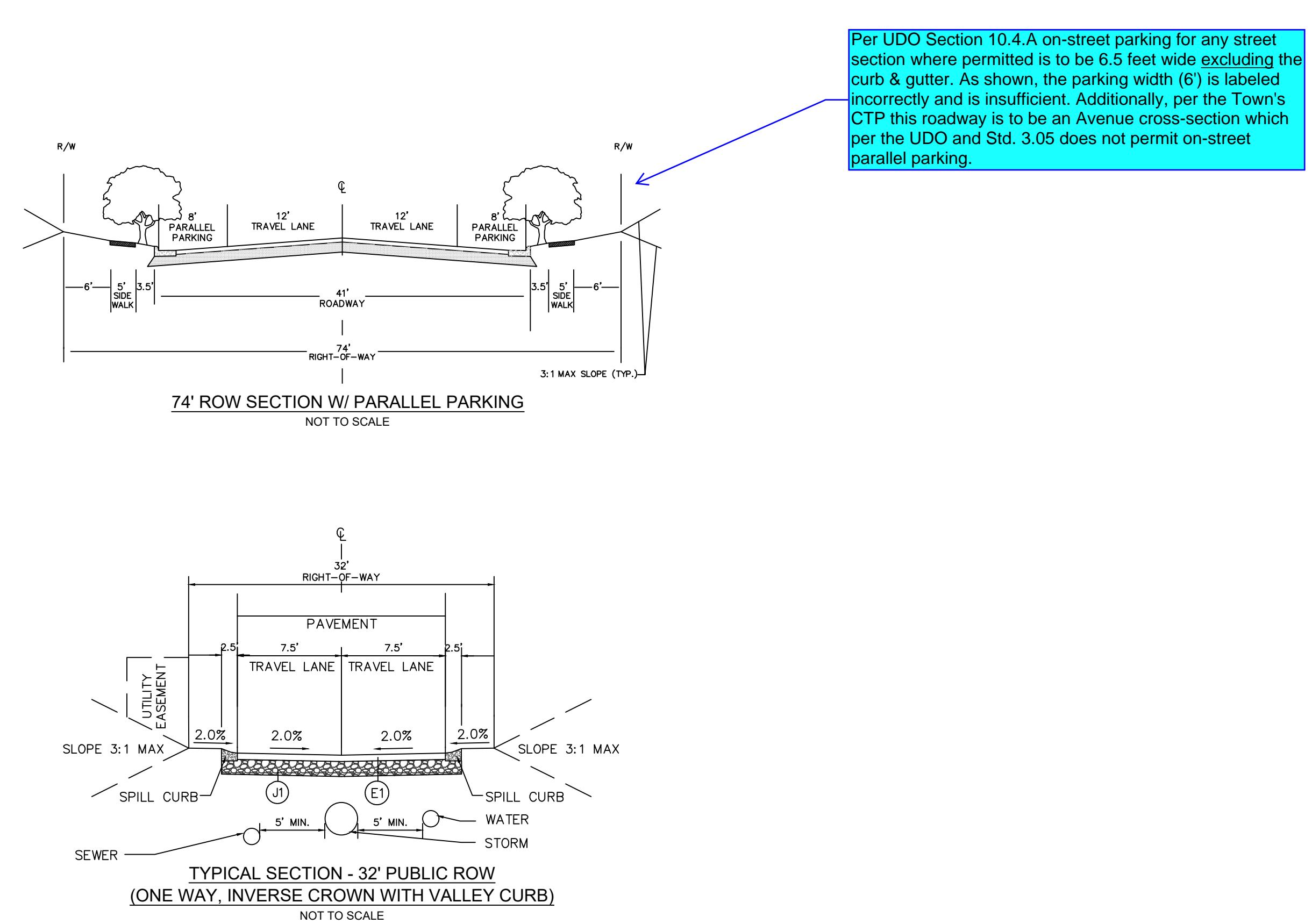
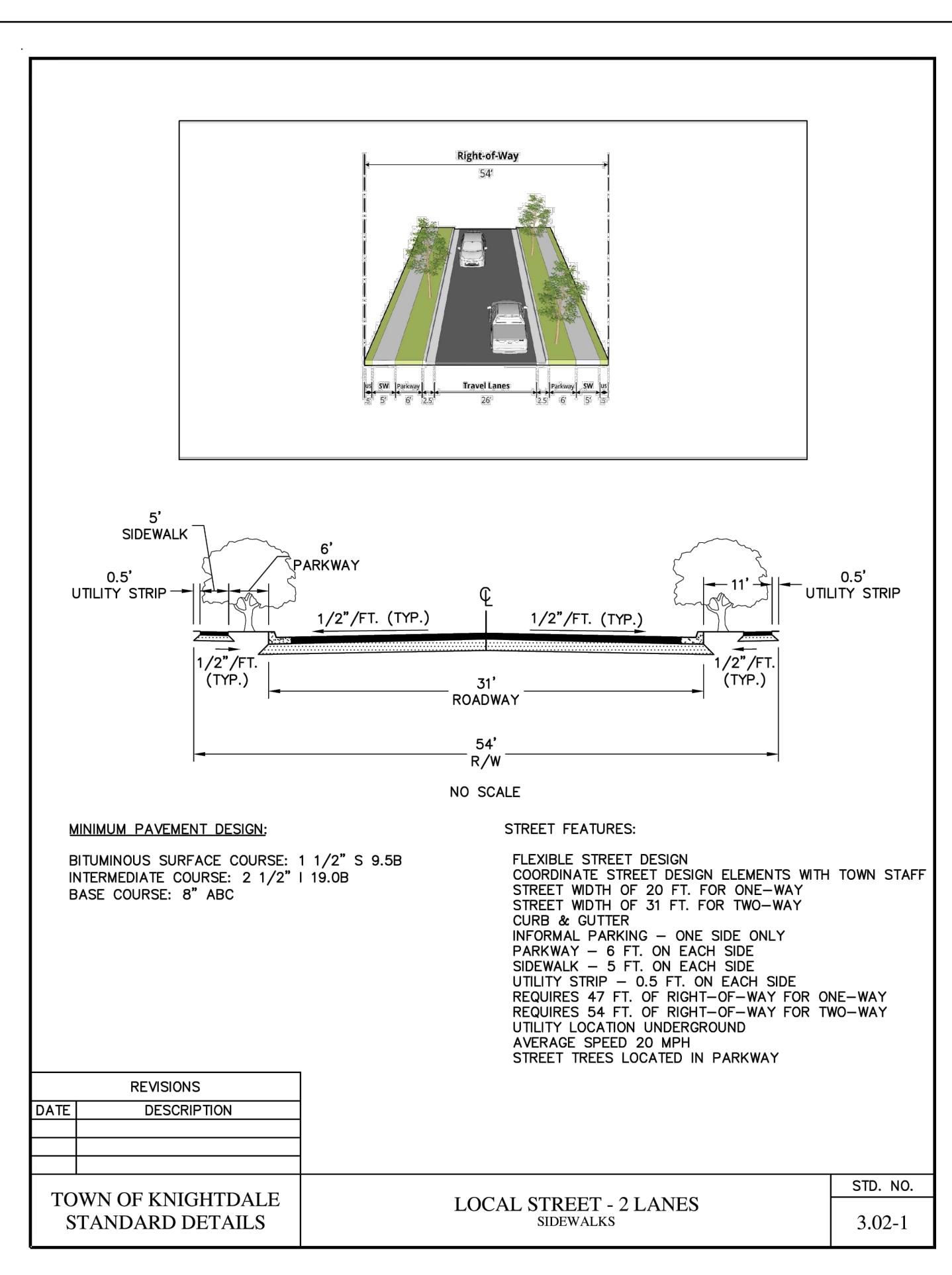
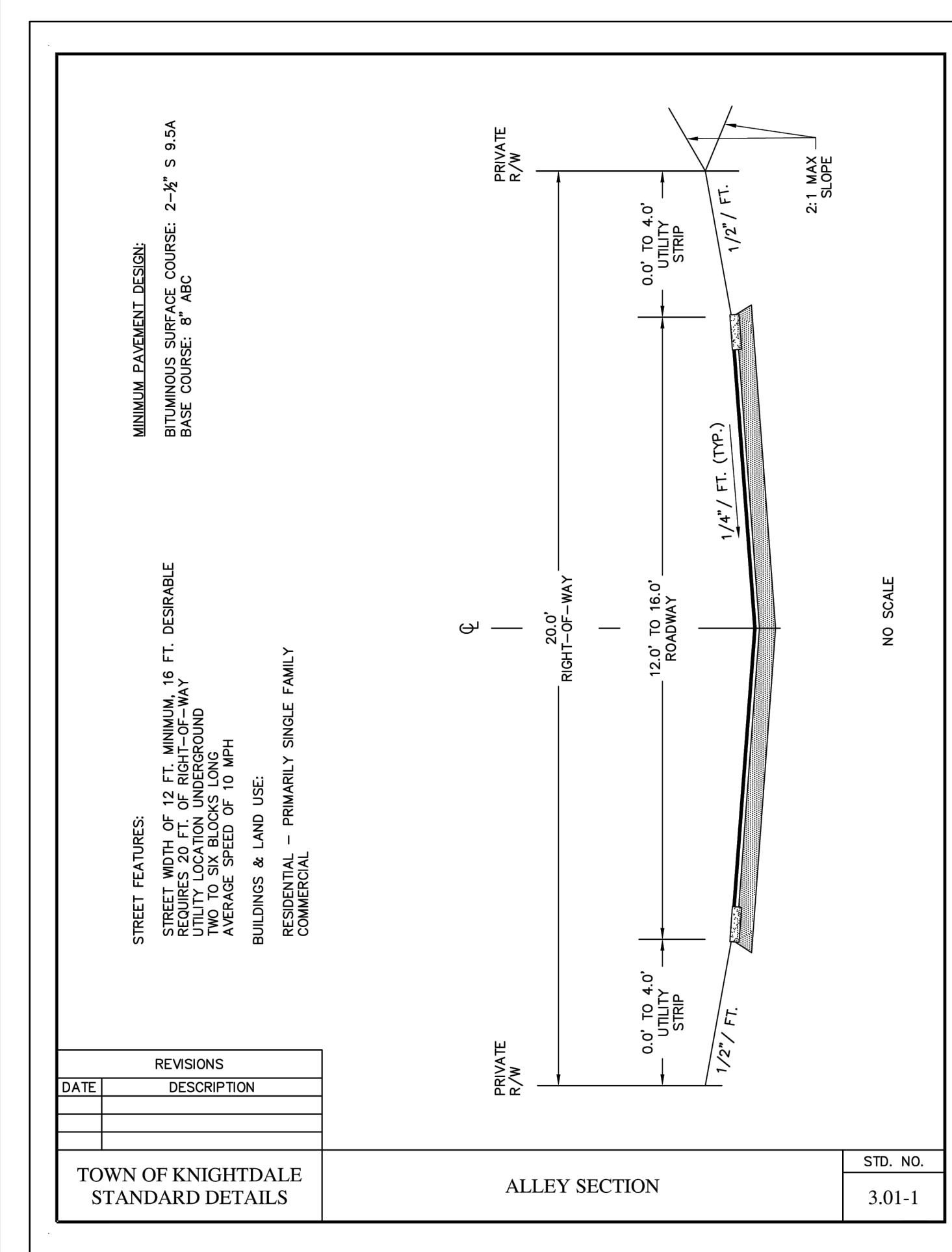
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**WT CARY  
TOWN OF KNIGHTDALE  
WAKE COUNTY, NC**  
CONCEPTUAL UTILITY PLAN

DATE: SEPTEMBER 2025  
MCE PROJ. # 10355-0002  
DRAWN SP  
DESIGNED KLT  
CHECKED KLT  
PROJ. MGR. CHS  
SCALE: 1"=60' (Horiz.)  
VERTICAL: N/A  
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REVISION: N/A  
STATUS: REVIEW DRAWINGS ONLY  
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**REV. NO.**

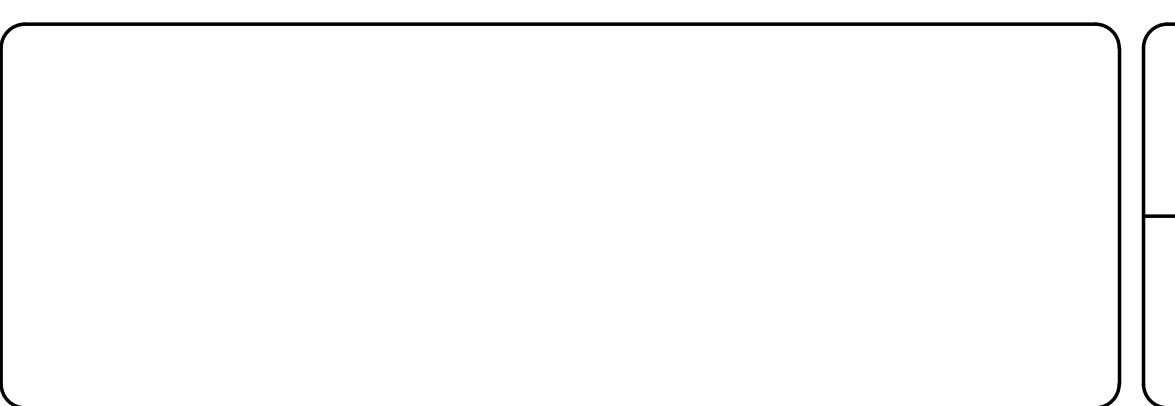
**DESCRIPTIONS**

**REVISIONS**

**DATE**

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

**PRELIMINARY SITE DETAILS**

**DATE:** SEPTEMBER 2025  
**MCE PROJ. #** 10355-0002  
**DRAWN** SP  
**DESIGNED** KLT  
**CHECKED** KLT  
**PROJ. MGR.** CHS  
**SCALE** N/A  
**HORIZONTAL:** N/A  
**VERTICAL:** N/A  
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