



Town Certification. This design has been reviewed by the Engineer for the Town of Knightdale, and to the best of my knowledge and belief, it conforms to the requirements established in the Standard Specifications of the Town of Knightdale.

By: _____ Date: _____
Town Engineer

These plans are approved by the Town of Knightdale and serve as construction plans for this project.

By: _____ Date: _____
Administrator

SITE DATA

MAIN PARCEL
PIN NO: 1734-04-74-6123
REAL ESTATE ID: 0119120
DEED BOOK/PAGE: 11743 / 0360
TOWNSHIP: ST. MATTHEWS
COUNTY: WAKE
STATE: NC
ZONING: NMK-CD (NEIGHBORHOOD - MIXED-USE-CONDITIONAL) OSP (OPEN SPACE PRESERVE)

DEEDED AREA: 12.875 AC

TOWN OF KNIGHTDALE PROPERTY
PIN NO: 1734-04-73-9691
REAL ESTATE ID: 009776
DEED BOOK/PAGE: 007977 / 00915
TOWNSHIP: ST. MATTHEWS
COUNTY: WAKE
STATE: NC
ZONING: NMK-CD (NEIGHBORHOOD - MIXED-USE-CONDITIONAL) OSP (OPEN SPACE PRESERVE)

DEEDED AREA: 3.864 AC

TOTAL DEVELOPED SITE 16.76 AC
ROW DEDICATED ROAD A 0.504 AC

MAXIMUM BUILDING HEIGHT 65'-9"

CONSTRUCTION TYPE-VA

NUMBER OF BEDROOMS
1 BEDROOM - 131
2 BEDROOM - 143
3 BEDROOM - 28
TOTAL 302 UNITS, 501 BEDROOMS

PARKING
1 PER 1 BEDROOM UNIT = 131 PARKING SPACES
2 PER 2 OR 3 BEDROOM UNIT = 342 PARKING SPACES
473 PARKING SPACES REQUIRED
479 PARKING SPACES PROVIDED
COVERED PARKING
10% APARTMENT UNITS, 302 @10%-31 UNITS COVERED PROVIDED 32 SPACES (GARAGE)

HANDICAP PARKING
9 TOTAL SPACES REQUIRED
15 TOTAL SPACES PROVIDED
2 VAN ACCESSIBLE SPACES REQUIRED
2 VAN ACCESSIBLE SPACES PROVIDED

BICYCLE PARKING
1 BIK SPACE PER 20 VEHICLE SPACES, 24 REQUIRED
24 PARKING SPACES PROVIDED

IMPERVIOUS AREA
OUTPARCEL 1.14 ACRES (FUTURE)
BUILDING - 3.08 ACRES
PAVEMENT - 5.11 ACRES
SIDEWALK - 1.21 ACRES

PUBLIC IMPROVEMENT QUANTITIES
PUBLIC STREET - 1,978 LF
PUBLIC SIDEWALK - 3,803 LF
PUBLIC STORM - 2,107 LF
PUBLIC CURB & GUTTER - 4,206 LF
PUBLIC SANITARY SEWER - 997 LF
PUBLIC WATER - 2,585 LF

TREE SAVE CALCULATION	
TOTAL AREA ACREAGE	= 12.875 + 3.864 ACRES = 16.739 ACRES (TRACT B,C, & OP) = 1.67 ACRES
REQUIRED TREE SAVE AREA (10% MAX)	
OR PERIMETER OF AREA:	
4,597 LF * 20 LF	= 91,920 SF (2.14C)
REQUIRED TREE SAVE AREA (PERIMETER)	= 2.11 ACRES
TREE SAVE AREA PROVIDED:	
TREE SAVE AREA UNDISTURBED	= 1.355 ACRES
TREE SAVE DISTURBED (RE-VEGETATED)	= 0.867 ACRES
TOTAL TREE SAVE AREA PROVIDED	= 2.222 ACRES
REQUIRED TREE SAVE AREA	= 1.68 ACRES
TREE SAVE AREA PROVIDED	= 2.22 ACRES

RECREATIONAL OPEN SPACE CALCULATION	
BASED ON PREVIOUS DEVELOPMENT AGREEMENT	
ACTIVE OPEN SPACE	= 0.86 ACRES
PASSIVE OPEN SPACE	= 0.49 ACRES
ACTIVE OPEN SPACE REQUIRED PROVIDED	= 0.86 ACRES
POOL DECK = 0.807 ACRE	
DOG PARK = 0.066 ACRE	
PASSIVE OPEN SPACE REQUIRED PROVIDED	= 0.49 ACRES
REQUIRED TOTAL OPEN SPACE	= 1.35 ACRES
PROVIDED TOTAL OPEN SPACE	= 2.1 ACRES

- LEGEND**
- FLOODWAY
 - 100 - YR FLOOD PLAIN
 - UNDISTURBED TREE SAVE AREA
 - DISTURBED TREE SAVE AREA
 - ACTIVE OPEN SPACE
 - PASSIVE OPEN SPACE

AMERICAN Engineering
American Engineering Associates - Southeast, P.A.
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
919-469-1101

PRELIMINARY
FOR INFORMATION, ONLY

NO.	DATE	REVISION:
1	8/23/21	CLUBHOUSE REDESIGN

STIPULATION FOR REUSE

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KNIGHTDALE ASSOCIATES, LP
Knightdale Rivers Edge Apartments
St. Matthew, Wake County
North Carolina 27545

JOB NUMBER: R19100
CHECKED BY: BMF
DRAWN BY: MJA
DATE: 04-14-21
SHEET TITLE: OVERALL SITE PLAN
SHEET NO.: **C3.1**

*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
http://nc811.org/remoteticketentry.htm