

PRESERVE AT MARKS CREEK

SKETCH PLAN REVIEW

3RD SUBMITTAL TO TOWN OF KNIGHTDALE: 08-09-2021

SETBACKS AND DRIVEWAYS:

SECTION 2.7 OF THE KNIGHTDALE UNIFIED DEVELOPMENT ORDINANCE REQUIRES THAT ANY LOT LESS THAN 80' IN WIDTH BE ACCESSED VIA AN ALLEY OR REAR LANE ACCESS. ADDITIONALLY, THE UDO REQUIRES THAT SIDE SETBACKS BE A MINIMUM OF 20% OF THE LOT WIDTH (TO A MINIMUM OF 6'), AND DRIVEWAY LENGTH BE A MINIMUM OF 35'. IT IS PROPOSED THAT THE MINIMUM LOT WIDTH STANDARD BE REDUCED TO 50', SIDE SETBACKS BE REDUCED TO A MINIMUM OF 3', REAR SETBACKS BE REDUCED TO 20', AND DRIVEWAY LENGTHS BE REDUCED TO A MINIMUM OF 20' IN ORDER TO BE ADEQUATELY DEVELOPED WITHIN THE SITES CONSTRAINTS.

ALTERNATIVE FOR FRONT LOADED SINGLE FAMILY DWELLINGS:

§ 2.7 OF THE KNIGHTDALE UNIFIED DEVELOPMENT ORDINANCE REQUIRES THAT ANY LOT LESS THAN 80' IN WIDTH BE ACCESSED VIA AN ALLEY OR REAR LANE ACCESS. DUE TO SITE CONSTRAINTS, THESE DWELLING UNITS WILL BE ACCESSED VIA A DRIVEWAY THAT CONNECTS TO THE FRONTING PUBLIC RIGHT-OF-WAY. TO ENSURE THAT THE HOMES ARE OF HIGH-QUALITY AND ADD TO THE VITALITY OF THE COLLECTION AND KNIGHTDALE AS A WHOLE, THE APPLICANT HAS OFFERED ENHANCED ARCHITECTURAL STANDARDS AS A CONDITION OF THE ZONING APPROVAL.

TREE SAVE REQUIREMENT

9,450 LF X 20 LF = 189,000 SQ FT REQUIRED (4.34 ACRES)	
NRB AREA	602,767 SQ FT (13.84 ACRES)
TREE COVERAGE PROVIDED	656,176 SQ FT (15.06 ACRES)

WATER ALLOCATION POINTS

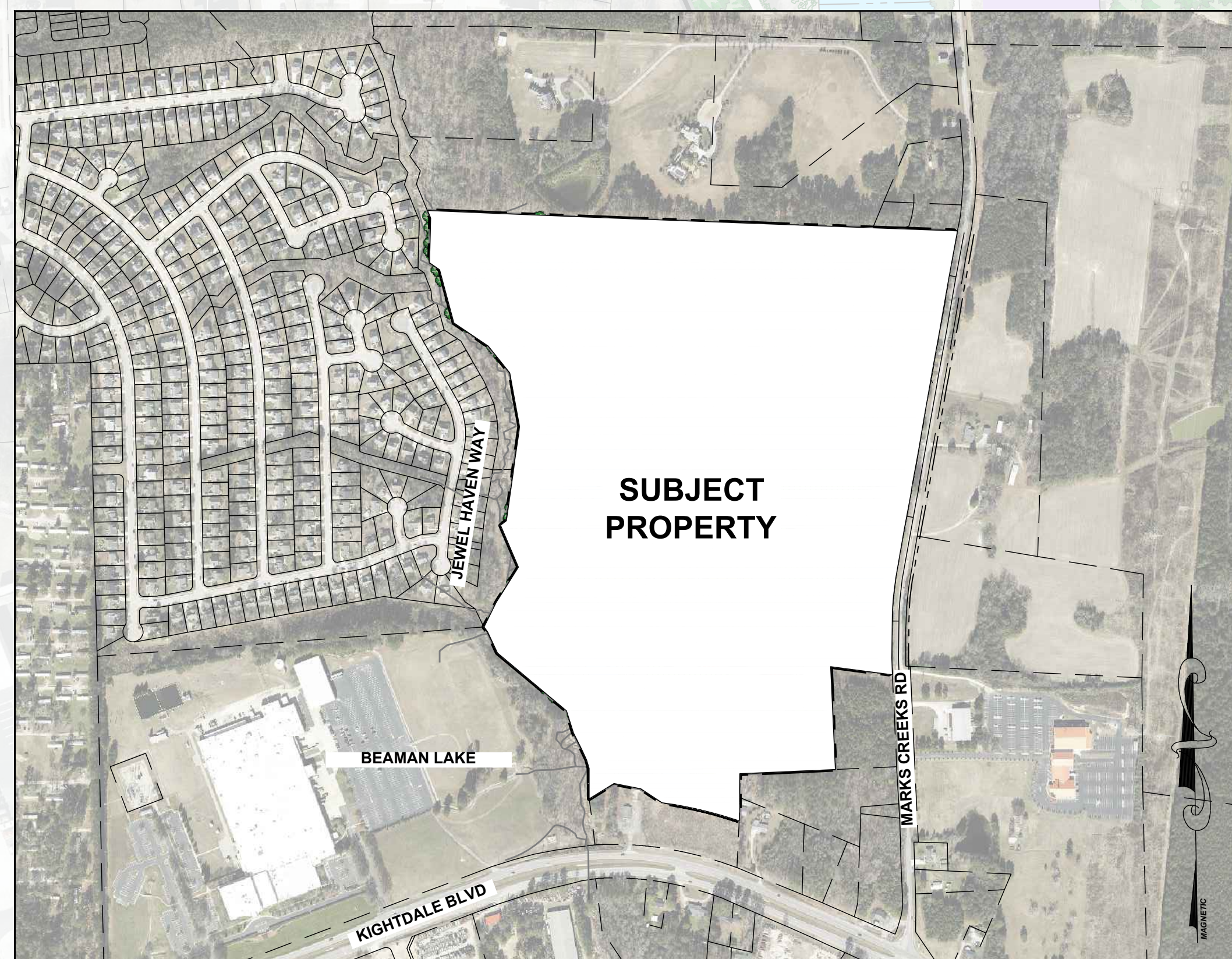
BASE POINTS	
MAJOR SUBDIVISION	15 POINTS
BONUS POINTS	
CONSERVATION OF NATURAL HABITAT: PLAYING FIELDS, PLAYGROUNDS, AND GREENWAY	4 POINTS
FOUNTAIN WITHIN BMP	4 POINTS
STORMWATER - BIORETENTION	5 POINTS
4 ON STREET PUBLIC PARKING	4 POINTS
RESIDENTIAL ARCHITECTURAL STANDARDS	15 POINTS
ENHANCED ROADSIDE LANDSCAPING	2 POINTS
2300' PRIVATE GREENWAY	2 POINTS
RESORT STYLE POOL	2 POINTS
DECK/PATIO (2,000 SQ FT)	2 POINTS
CLUBHOUSE - BATHROOM ONLY	3 POINTS
IPEMA CERTIFIED PLAYGROUND EQUIPMENT	4 POINTS
TOTAL POINTS	62 POINTS

SITE DATA TABLE

SITE AREA (ACRES)	103.38
KNIGHTDALE ZONING	RT
PROPOSED ZONING	PD - GR3
EXISTING LAND USE	SINGLE FAMILY/ AGRICULTURAL
PROPOSED LAND USE	RESIDENTIAL
PROPOSED UNITS	361 UNITS
SINGLE FAMILY ALLEY	158 UNITS
SINGLE FAMILY 60'x130'	76 UNITS
SINGLE FAMILY 70'x130'	08 UNITS
TOWNHOMES	119 UNITS
PROPERTY DEVELOPER	DESCO HOLDINGS, INC. 600 MARKET ST. SUITE 206, CHAPEL HILL, NC 27516. PHONE NUMBER: 336-317-3395
OPEN SPACE REQUIRED	629,720 SQ FT (14.46 ACRES)
OPEN SPACE PROVIDED	1,673,598 SQ FT (38.42 ACRES)
ACTIVE OPEN SPACE REQUIRED	314,860 SQ FT (7.23 ACRES)
RESORT STYLE POOL AND CLUBHOUSE CREDIT X.25%	5.4225 ACRES REQUIRED ACTIVE SPACE
ACTIVE OPEN SPACE PROVIDED	247,667 SQ FT (5.68 ACRES)
CONNECTIVITY RATIO (MINIMUM 1.4)	1.39 + MODIFICATIONS (NO STUBS TO WEST AND NRB) = 1.47

SETBACK TABLE

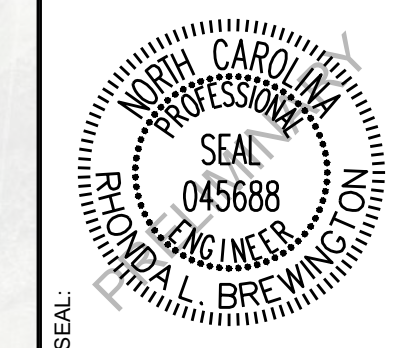
	FRONT LOAD SINGLE FAMILY LOT STANDARDS	REAR LOAD SINGLE FAMILY LOT STANDARDS	REAR LOAD TOWNHOME LOT STANDARDS
MINIMUM LOT SIZE	7,800 SF	3,120 SF	2,160 SF
LOT WIDTH	60'	26'	24'
SIDE SETBACK	5'	3'	
CORNER SIDE SETBACK	10'	10'	
REAR SETBACK	20'	20'	20'
DRIVEWAY LENGTH	20'	20'	20'
FRONT SETBACK		10'	10'
BUILDING SEPARATION			10'



VICINITY MAP

1" = 500'

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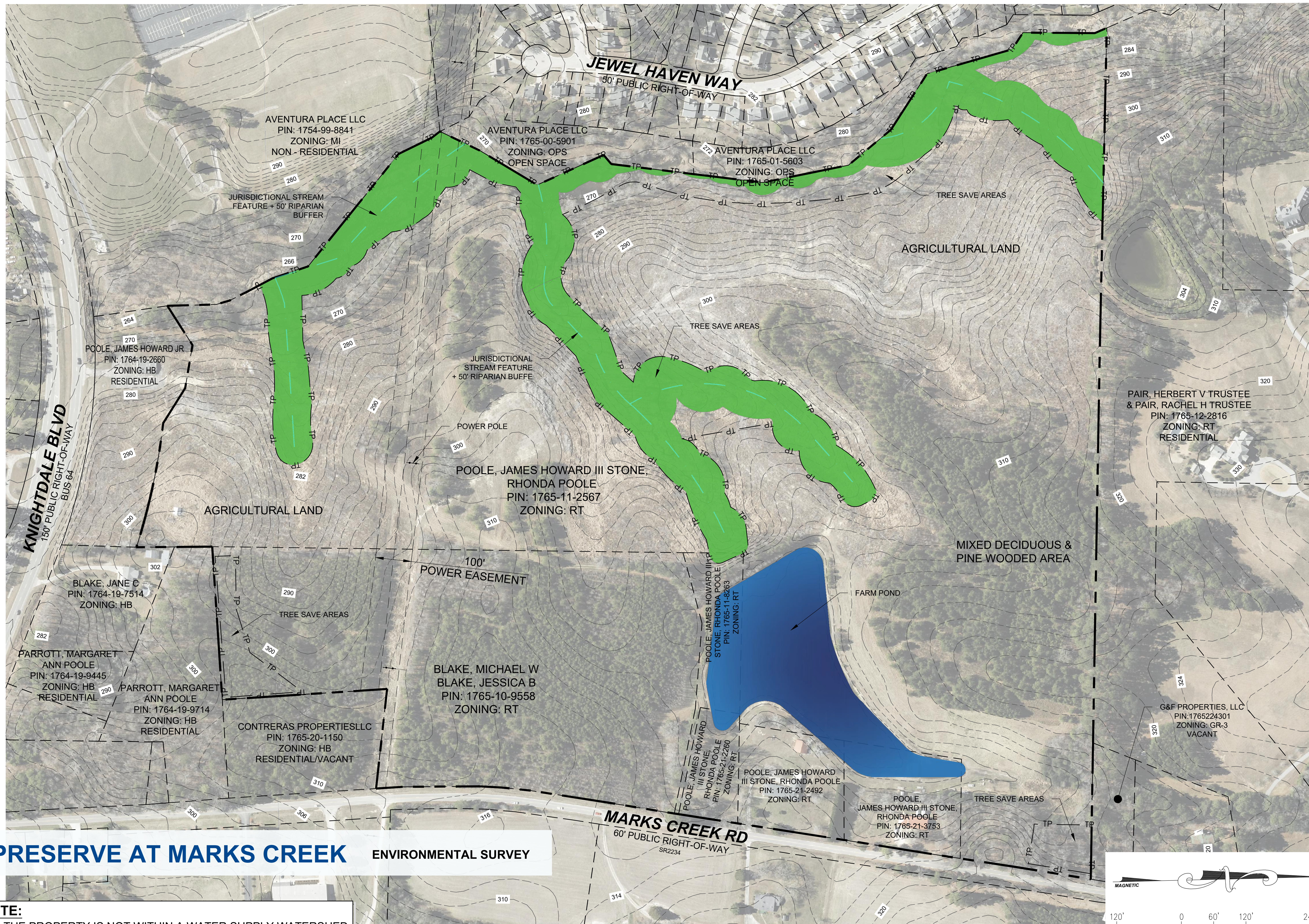


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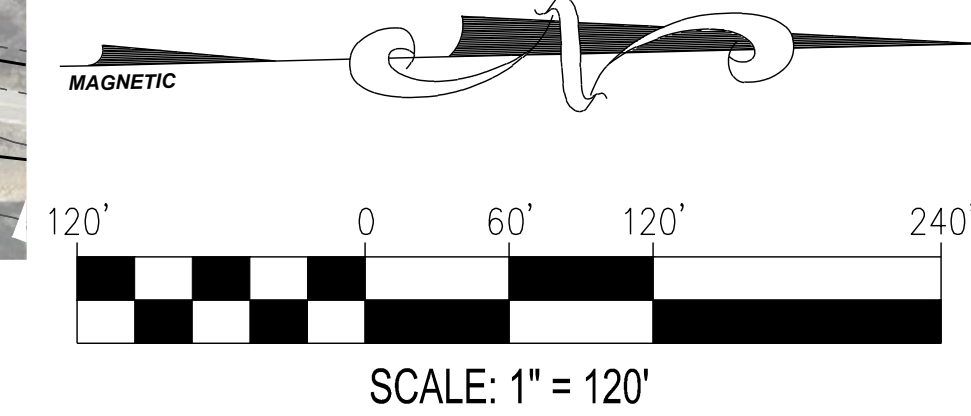
PRESERVE AT MARKS CREEK
TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
SKETCH PLAN COVER SHEET

DRAWING SHEET
C-1.0

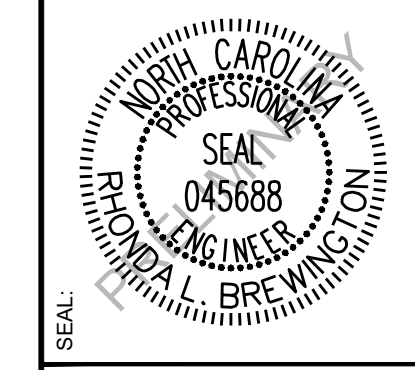


PRESERVE AT MARKS CREEK ENVIRONMENTAL SURVEY

NOTE:
 1. THE PROPERTY IS NOT WITHIN A WATER SUPPLY WATERSHED.
 2. NO FLOODPLAIN PRESENT ON SUBJECT PROPERTY.
 3. WETLANDS HAVE NOT BEEN FIELD LOCATED.



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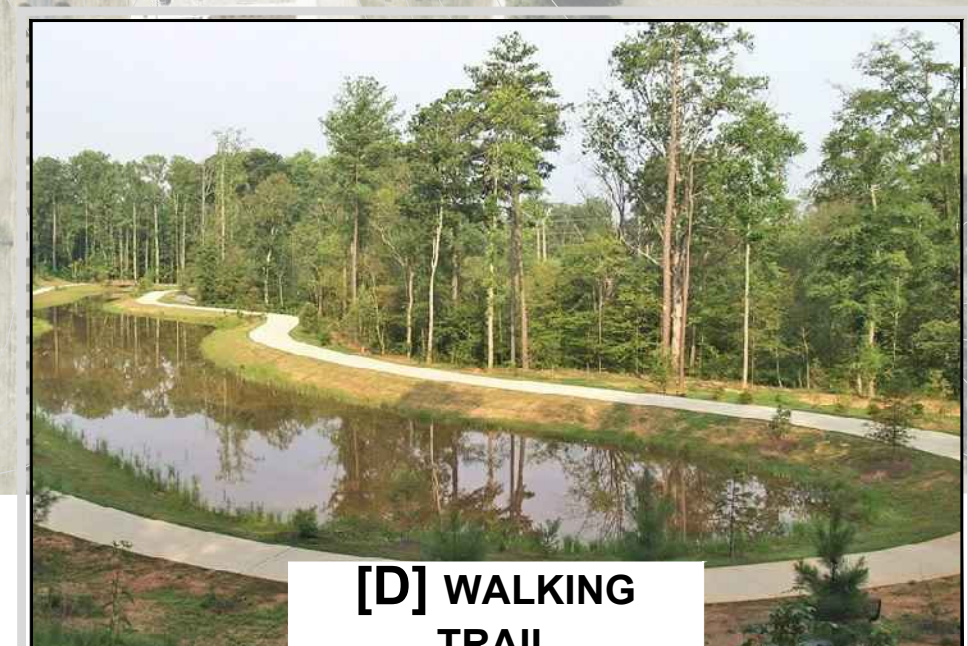
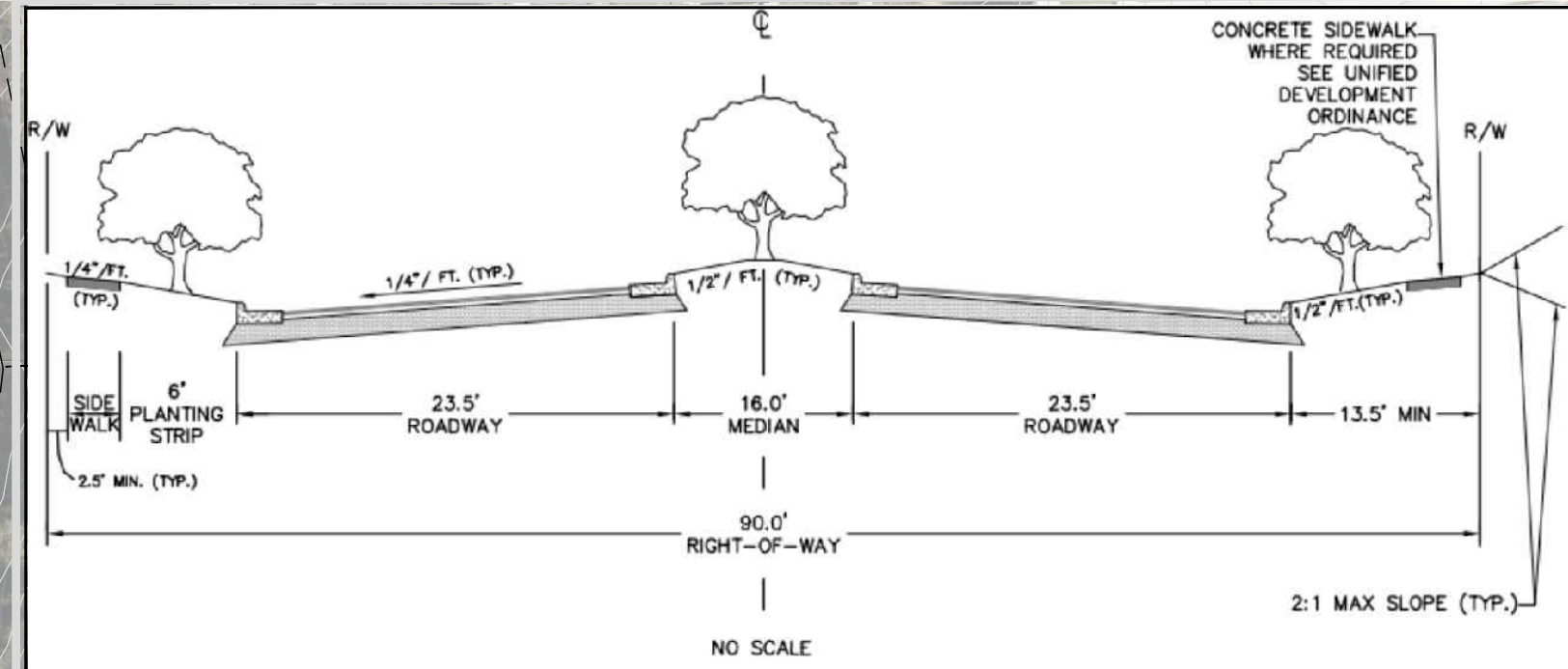
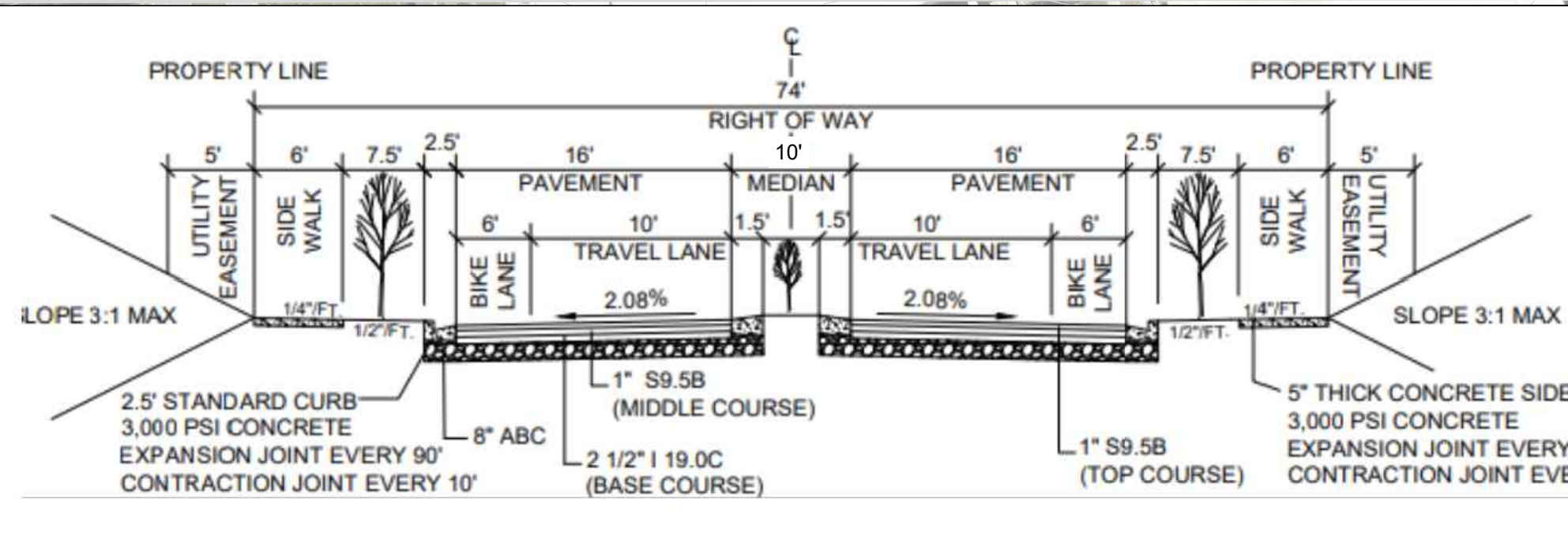


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PRESERVE AT MARKS CREEK
 TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
SKETCH PLAN
 EXISTING CONDITIONS AND ENVIRONMENTAL INVENTORY

DRAWING SHEET
C-2.0
 02 OF 05



PRELIMINARY SKETCH "D-2"

TOWNHOMES	24' x 90' LOTS	119 UNITS (33%)
SINGLE FAMILY ALLEY	26' x 120' LOTS	158 UNITS (44%)
SINGLE FAMILY	60' x 130' LOTS	76 UNITS (21%)
SINGLE FAMILY	70' x 130' LOTS	08 UNITS (2%)
		361 UNITS



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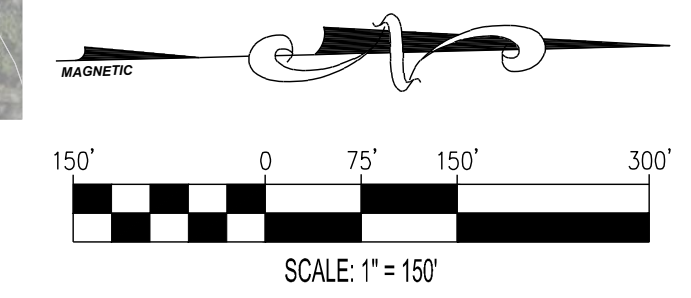
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PRESERVE AT
 MARKS CREEK
 TOWN OF KIGHTDALE, WAKE COUNTY, NORTH CAROLINA
 SKETCH PLAN
 PRELIMINARY PLAT

DRAWING SHEET
C-3.0

03 OF 05





FRONT-LOADED SINGLE FAMILY #1



FRONT-LOADED SINGLE FAMILY #2



FRONT-LOADED SINGLE FAMILY #3



FRONT-LOADED SINGLE FAMILY #4

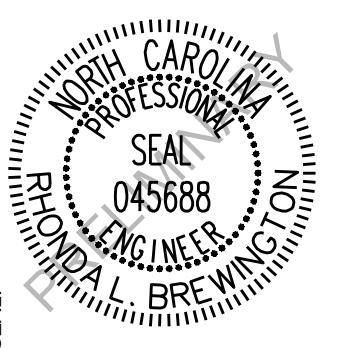


FRONT-LOADED SINGLE FAMILY #5



FRONT-LOADED SINGLE FAMILY #6

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				JWL	JWL	JWL

PRESERVE AT
 MARKS CREEK
 TOWN OF KIGHTDALE, WAKE COUNTY, NORTH CAROLINA
SKETCH PLAN
 PRESERVE AT MARKS CREEK
 ILLUSTRATIVE ELEVATIONS

DRAWING SHEET
C-4.0



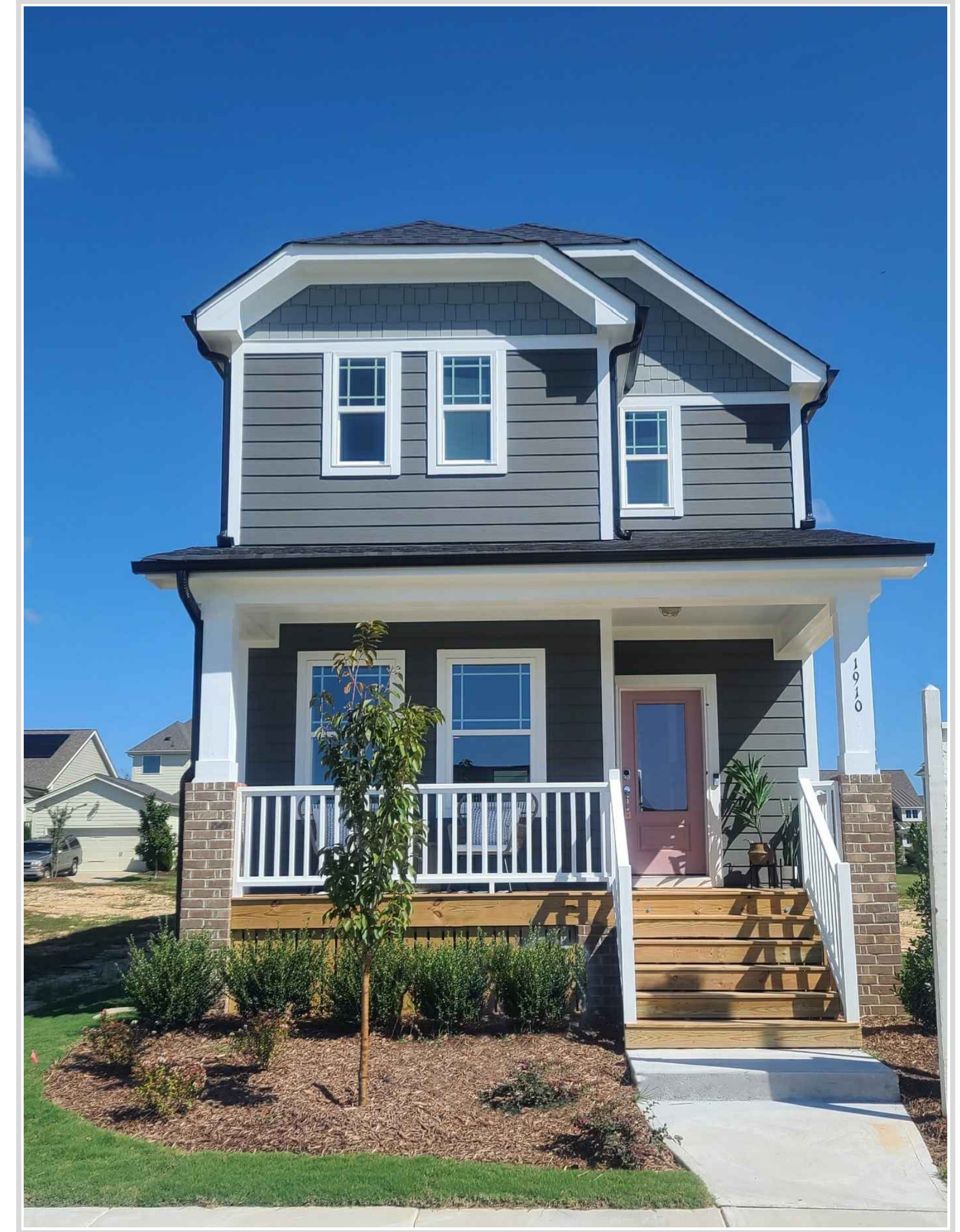
REAR-LOADED TOWNHOME #1



REAR-LOADED TOWNHOME #2



REAR-LOADED SINGLE FAMILY DETACHED #1

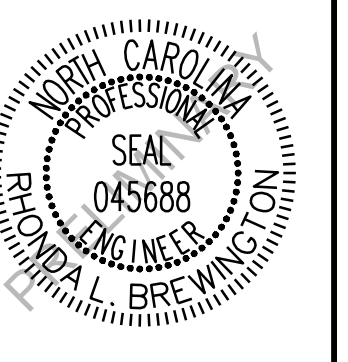


REAR-LOADED SINGLE FAMILY DETACHED #2

ARCHITECTURAL CONDITIONS:

1. TOWNHOMES SHALL BE TWO-STORY HOMES WITH A MINIMUM WIDTH OF 22' WIDE AND HAVE A MINIMUM HEATED AREA OF 1,500 SQUARE FEET.
2. NEO TRADITIONAL SINGLE FAMILY DETACHED HOMES SHALL BE REAR LOADED TWO-STORY HOMES BUILT ON LOTS LESS THAN 60 FEET WIDE WITH A MINIMUM HEATED AREA OF 1,500 SQUARE FEET.
3. SINGLE FAMILY RANCH DETACHED HOMES SHALL BE BUILT ON LOTS AT LEAST 60 FEET WIDE WITH A MINIMUM HEATED AREA OF 1,480 SQUARE FEET, AND NO MORE THAN 25% OF THE RANCH HOMES MAY BE LESS THAN 1,500 SQUARE FEET.
4. TRADITIONAL SINGLE FAMILY DETACHED HOMES SHALL BE TWO-STORY HOMES BUILT ON LOTS AT LEAST 60 FEET WIDE WITH A MINIMUM HEATED AREA OF 2,100 SQUARE FEET.
5. ALL HOMES WILL EITHER CONSIST OF A SINGLE MATERIAL OF BRICK OR STONE OR WILL HAVE A COMBINATION OF 2 OR MORE OF THE FOLLOWING MATERIALS ON THE FRONT FAÇADE (NOT INCLUDING FOUNDATIONS): STONE, BRICK, LAP SIDING, FIBER CEMENT SIDING, SHAKES, OR BOARD AND BATTEN SIDING, WITH SIDE AND REAR FAÇADES OF FIBER CEMENT SIDING. WHEN 2 MATERIALS ARE USED, THE MATERIALS SHALL BE DIFFERENT BUT COMPLIMENTARY COLORS. VINYL MAY ONLY BE USED OF SOFFITS, FASCIA, AND CORNER BOUNDS.
6. ALL SINGLE FAMILY DETACHED HOMES WILL HAVE FRONT PORCHES WITH A MINIMUM DEPTH OF 5 FEET. TOWNHOMES WILL HAVE RECESSED FRONT PORCHES WITH A MINIMUM DEPTH OF 3 FEET.
7. ALL TRADITIONAL SINGLE FAMILY DETACHED HOMES WILL HAVE A REAR PATIO OR DECKS A MINIMUM OF 10' X 10'. ALL SINGLE FAMILY RANCH DETACHED HOMES WILL HAVE A MINIMUM 6' X 10' COVERED PATIO.
8. MAIN ROOF PITCHES (EXCLUDING PORCHES) FRONTING THE STREET WILL BE AT LEAST 7:12, WITH THE EXCEPTION OF RANCH HOMES IN WHICH 6:12 SHALL BE ALLOWED.
9. FOR EVERY 30 FEET (OR FRACTION) OF CONTINUOUS SIDE ELEVATION (CALCULATED ON A PER FLOOR BASIS), THERE SHALL BE ONE WINDOW OR DOOR ADDED TO THE SIDE ELEVATIONS. ANY SIDING BREAK ON THE SIDE OF THE HOME, SUCH AS A FIRE REPLACE, SIDE PORCH, OR WALL OFFSETS MAY BE USED AS AN ALTERNATE TO WINDOWS.
10. THERE SHALL BE A MINIMUM 12 INCH OVERHANG ON EVERY GABLE END FOR EVERY HOME.
11. GARAGES ON ALL NEO TRADITIONAL SINGLE FAMILY DETACHED HOMES AND TOWNHOMES SHALL BE ALLEY FED.
12. ALL FRONT LOADED GARAGE DOORS SHALL HAVE GLASS WINDOWS AND HARDWARE.
13. ALL SINGLE FAMILY DETACHED HOMES SHALL BE RAISED FROM THE FINISHED GRADE A MINIMUM OF 18" AND SHALL HAVE STEM WALL OR RAISED SLAB FOUNDATIONS THAT SHALL BE COVERED ON ALL SIDES WITH BRICK OR STONE. AREAS UNDER PORCHES MAY BE ENCLOSED WITH LATTICE.
14. ALL SINGLE FAMILY ATTACHED HOMES SHALL BE RAISED FROM THE FINISHED GRADE A MINIMUM OF 12" AND SHALL HAVE STEM WALL OR RAISED SLAB FOUNDATIONS THAT SHALL BE COVERED ON ALL SIDES WITH BRICK OR STONE. AREAS UNDER PORCHES MAY BE ENCLOSED WITH LATTICE.
15. ANY SINGLE FAMILY HOMES WITH A CRAWL SPACE SHALL BE WRAPPED IN BRICK, OR STONE ON ALL SIDES.
16. FOR FRONT LOAD SINGLE FAMILY DETACHED HOMES, NO MORE THAN 10% CAN HAVE GARAGE DOORS THAT EXCEED 45% OF THE OVERALL WIDTH OF THE HOUSE, AND IN NO CASES CAN THE GARAGE DOOR EXCEED 48% OF THE OVERALL WIDTH OF THE HOUSE.
17. ALL HOMES SHALL HAVE FRONT DOOR GLASS INSERTS. 18. GARAGES FOR LOTS THAT ARE AT LEAST 60 FEET WIDE WILL NOT PROTRUDE MORE THAN SIX (6) FEET FROM THE FRONT PORCH OR STOOP AND ALL GARAGE DOORS SHALL HAVE WINDOW INSERTS AND HARDWARE.

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 ILLUSTRATIVE ELEVATIONS

DRAWING SHEET
C-4.1