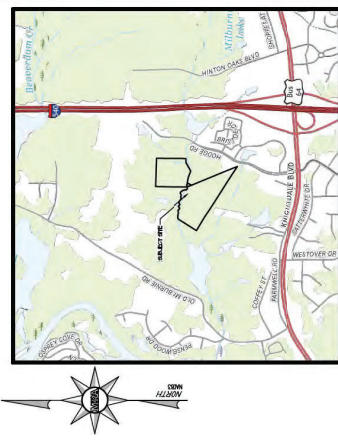


MASTER PLAN - OVERALL
LEGACY OAKS - WEST
WAKE COUNTY, NC
TOWN OF KNIGHTDALE



MORRIS & RITCHE ASSOCIATES OF NC, PC
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
5605 CHAPEL HILL RD, STE 112
RALEIGH, NC 27607
(984) 200-2103
MRA@TA.COM
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VICINITY MAP
NTS



Building Type (CBF)	Units	sq ft	sq ft/Unit	sq ft/acre
Low Width (4 Units)	512	67,200	131.25	1,008.00
From School (2 Units)	112	14,560	129.91	974.33
From School (4 Units)	224	29,120	129.91	974.33
From School (6 Units)	336	43,680	129.91	974.33
From School (8 Units)	448	58,240	129.91	974.33
From School (10 Units)	560	72,800	129.91	974.33
From School (12 Units)	672	87,360	129.91	974.33
From School (14 Units)	784	101,920	129.91	974.33
From School (16 Units)	896	116,480	129.91	974.33
From School (18 Units)	1,008	131,040	129.91	974.33
From School (20 Units)	1,120	145,600	129.91	974.33
From School (22 Units)	1,232	160,160	129.91	974.33
From School (24 Units)	1,344	174,720	129.91	974.33
From School (26 Units)	1,456	189,280	129.91	974.33
From School (28 Units)	1,568	203,840	129.91	974.33
From School (30 Units)	1,680	218,400	129.91	974.33
From School (32 Units)	1,792	232,960	129.91	974.33
From School (34 Units)	1,904	247,520	129.91	974.33
From School (36 Units)	2,016	262,080	129.91	974.33
From School (38 Units)	2,128	276,640	129.91	974.33
From School (40 Units)	2,240	291,200	129.91	974.33
From School (42 Units)	2,352	305,760	129.91	974.33
From School (44 Units)	2,464	320,320	129.91	974.33
From School (46 Units)	2,576	334,880	129.91	974.33
From School (48 Units)	2,688	349,440	129.91	974.33
From School (50 Units)	2,800	364,000	129.91	974.33
From School (52 Units)	2,912	378,560	129.91	974.33
From School (54 Units)	3,024	393,120	129.91	974.33
From School (56 Units)	3,136	407,680	129.91	974.33
From School (58 Units)	3,248	422,240	129.91	974.33
From School (60 Units)	3,360	436,800	129.91	974.33
From School (62 Units)	3,472	451,360	129.91	974.33
From School (64 Units)	3,584	465,920	129.91	974.33
From School (66 Units)	3,696	480,480	129.91	974.33
From School (68 Units)	3,808	495,040	129.91	974.33
From School (70 Units)	3,920	509,600	129.91	974.33
From School (72 Units)	4,032	524,160	129.91	974.33
From School (74 Units)	4,144	538,720	129.91	974.33
From School (76 Units)	4,256	553,280	129.91	974.33
From School (78 Units)	4,368	567,840	129.91	974.33
From School (80 Units)	4,480	582,400	129.91	974.33
From School (82 Units)	4,592	596,960	129.91	974.33
From School (84 Units)	4,704	611,520	129.91	974.33
From School (86 Units)	4,816	626,080	129.91	974.33
From School (88 Units)	4,928	640,640	129.91	974.33
From School (90 Units)	5,040	655,200	129.91	974.33
From School (92 Units)	5,152	669,760	129.91	974.33
From School (94 Units)	5,264	684,320	129.91	974.33
From School (96 Units)	5,376	698,880	129.91	974.33
From School (98 Units)	5,488	713,440	129.91	974.33
From School (100 Units)	5,600	728,000	129.91	974.33

Block Length	OP	BR	GR	CR	LR	NR	TC	HT	MT
100'	100%	100%	100%	100%	100%	100%	100%	100%	100%

MAX DENSITY
PROPOSED DENSITY

18 FUTURE ACRES - 600 DU
84 (TOWNHOMES), 46 (SFD), 26 (FPD)

CONNECTION INDEX (LINKS/NODES): 1:47
SINGLE-FAMILY LOTS: 251 X 90' (END UNITS)
TOWNHOUSE LOTS: 201 X 90' (INTERIOR UNITS)
LOCAL STREET ROW: 54.0'
MAIN STREET ROW: 64.0'
WATER ALLOCATION: 66 PTS MIXED USE DEV. URBAN INFILL

WATER ALLOCATION
Minimum 50 Points Required

- 20 Base Points - Multi-Family Residential Units
- 4 Bonus Points - More than 1,000 LF of Public Greenway
- 4 Bonus Points - Fountain within a BMP
- 4 Bonus Points - On-street Public Parking (23 spaces)
- 15 Bonus Points - Residential Architectural Standards
- 2 Bonus Points - Enhanced Roadside Landscaping
- 1 Bonus Point - More than 1,000 LF of Private Trail
- 2 Bonus Points - Resort Style Pool
- 5 Bonus Points - Clubhouse with Meeting Space (1,500 SF) without Kitchen
- 5 Bonus Points - Pickleball Courts (3)
- 4 Bonus Points - IPEDAA Certified Playground Equipment (2)

66 Water Allocation Points Provided

YIELD:

LOTS:

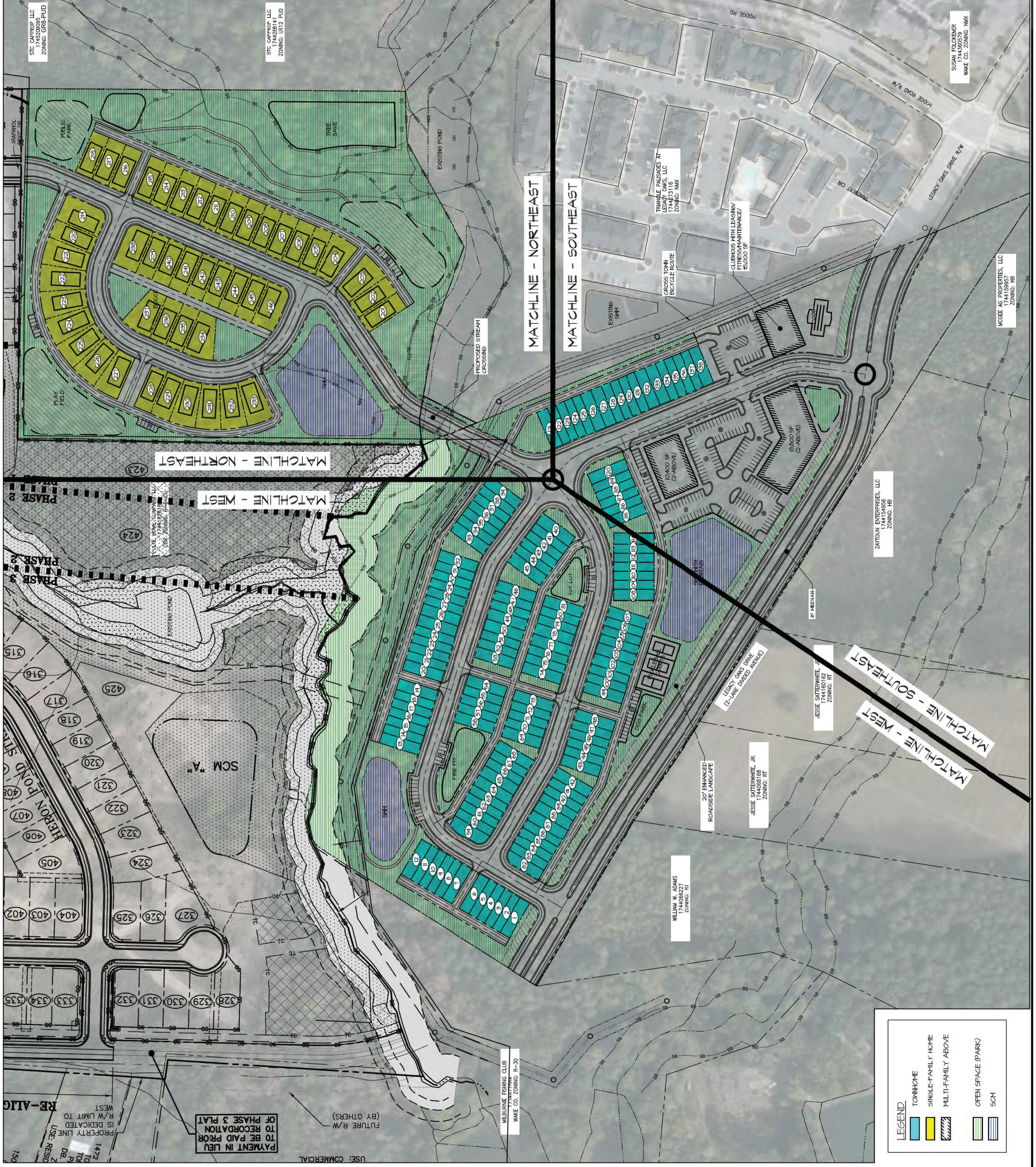
- 46 - 40' X 120' SFD, SINGLE-FAMILY LOTS
- 194 - 25' (20') X 110' SFA, TOWNHOUSE LOTS
- 60 - MF, APARTMENTS
- 245 TOTAL HOMES (261 D.U. / GROSS A.C.)

PARKING:

- 34 SFD + 194 TOWNHOUSE LOTS X 2 SPACES/UNIT = 246 SPACES
- 30 MF APARTMENTS @ 2 SPACES/UNIT = 76 SPACES
- 32,200 SF GROUND FLOOR RETAIL @ 10' DEEP = 3,220 SPACES / 1,000 GSF = 3.22 SPACES / 2 = 51 SPACES MIN.
- 155 PARKING SPACES REQUIRED
141 PARKING SPACES PROVIDED



SCALE 1" = 100'



LEGEND

[Blue hatched box]	TOWNHOME	[Green hatched box]	OPEN SPACE (PARK)
[Yellow hatched box]	SINGLE-FAMILY HOME	[Blue hatched box]	SCM
[Red hatched box]	MULTI-FAMILY ABOVE		

RE-ALIGN
PROPERTY LINE
IS DEDICATED
TO PUBLIC USE
R/W LIMIT TO
TOP OF
DB
1472
150

PAYMENT IN LIEU
OF PHASE 3 PLAT
TO BE PAID PRIOR
TO RECORDED
BY OTHERS

USE: COMMERCIAL