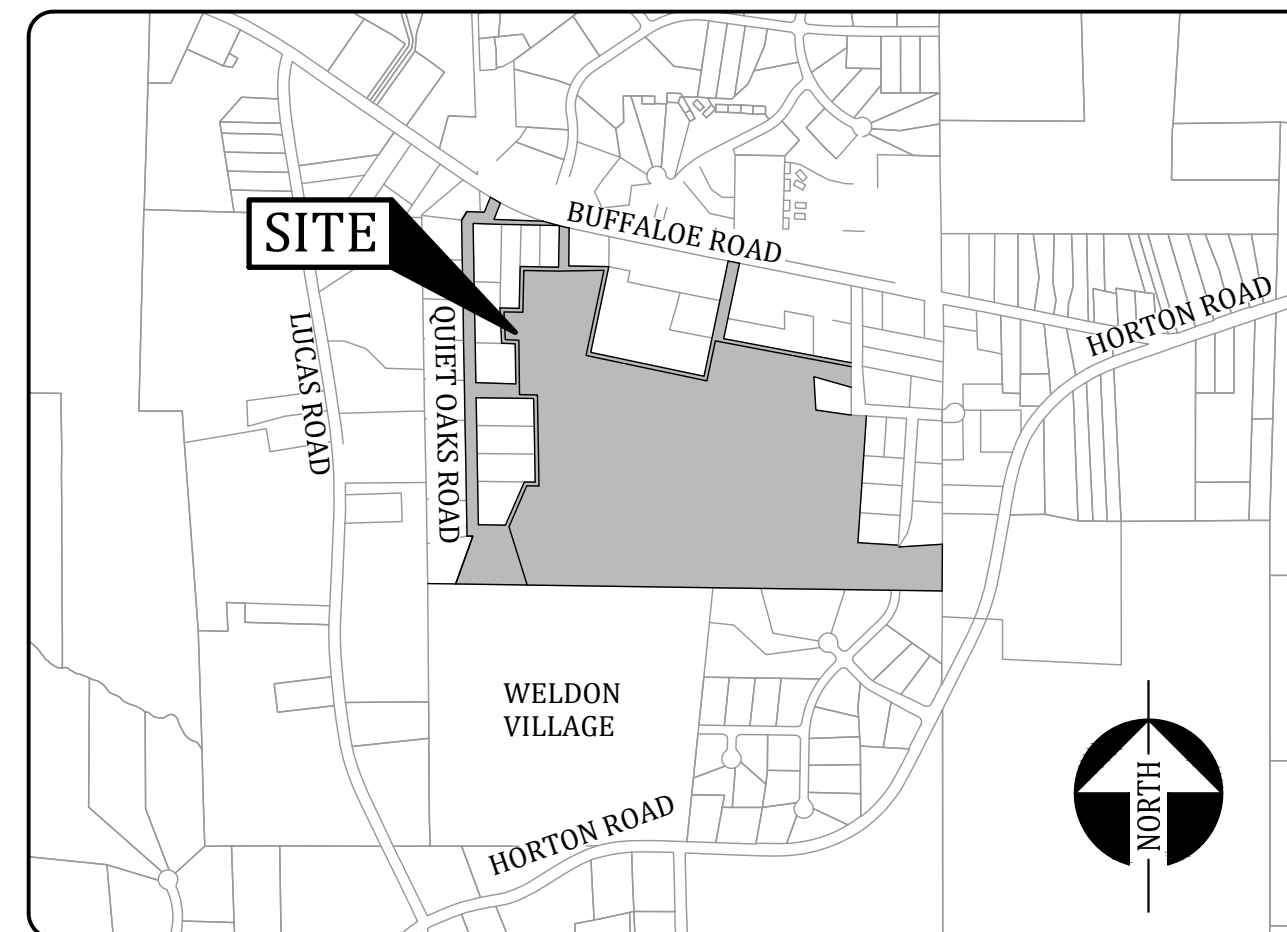


TERRAVITA

KNIGHTDALE, NC

MASTER PLAN REVIEW DRAWINGS FOR A RESIDENTIAL SUBDIVISION

ZMA - 4 - 23



VICINITY MAP

1" = 500'

SHEET LIST

SHEET #	SHEET TITLE
C0.00	COVER SHEET
C1.00	OVERALL EXISTING CONDITIONS ENVIRONMENTAL SURVEY PLAN
C1.01	EXISTING CONDITIONS PLAN ENLARGED AREA 1
C1.02	EXISTING CONDITIONS PLAN ENLARGED AREA 2
C1.03	EXISTING CONDITIONS PLAN ENLARGED AREA 3
C1.04	EXISTING CONDITIONS PLAN ENLARGED AREA 4
C2.00	OVERALL PRELIMINARY SITE LAYOUT PLAN
C2.01	PRELIMINARY SITE LAYOUT PLAN ENLARGED AREA 1
C2.02	PRELIMINARY SITE LAYOUT PLAN ENLARGED AREA 2
C2.03	PRELIMINARY SITE LAYOUT PLAN ENLARGED AREA 3
C2.04	PRELIMINARY SITE LAYOUT PLAN ENLARGED AREA 4
C2.10	OVERALL PRELIMINARY SITE SIGNAGE AND MARKING PLAN
C2.11	PRELIMINARY SITE SIGNAGE PLAN ENLARGED AREA 1
C2.12	PRELIMINARY SITE SIGNAGE PLAN ENLARGED AREA 2
C2.13	PRELIMINARY SITE SIGNAGE PLAN ENLARGED AREA 3
C2.14	PRELIMINARY SITE SIGNAGE PLAN ENLARGED AREA 4
C2.15	PRELIMINARY ROUNDABOUT SIGNAGE PLAN
C2.20	PRELIMINARY OPEN SPACE PLAN
C2.30	PRELIMINARY PHASING PLAN
C2.40	CONNECTIVITY INDEX EXHIBIT
C2.50	STREET SECTIONS
C3.00	PRELIMINARY OVERALL UTILITY PLAN
C3.01	PRELIMINARY UTILITY PLAN ENLARGED AREA 1
C3.02	PRELIMINARY UTILITY PLAN ENLARGED AREA 2
C3.03	PRELIMINARY UTILITY PLAN ENLARGED AREA 3
C3.04	PRELIMINARY UTILITY PLAN ENLARGED AREA 4
C4.00	PRELIMINARY STORM DRAINAGE PLAN
C5.00	PRELIMINARY POST-DEVELOPMENT STORMWATER MANAGEMENT PLAN
C6.00	SAMPLE UNITS
LS1.00	PRELIMINARY SITE LANDSCAPING PLAN
LS1.01	PRELIMINARY LANDSCAPE PLAN ENLARGED AREA 1
LS1.02	PRELIMINARY LANDSCAPE PLAN ENLARGED AREA 2
LS1.03	PRELIMINARY LANDSCAPE PLAN ENLARGED AREA 3
LS1.04	PRELIMINARY LANDSCAPE PLAN ENLARGED AREA 4
LT1.00	PRELIMINARY LIGHTING PLAN

PLANS PREPARED BY:
PRIEST, CRAVEN & ASSOCIATES, INC.
PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B COMPUTER DRIVE, SUITE 104, RALEIGH, N.C. 27609
PHONE 919 / 781-0300 FAX 919 / 782-1288
EMAIL PCA@PRIESTCRAVEN.COM FIRM#: C-0488



275 NORTH PEA RIDGE ROAD
PITTSBORO, NORTH CAROLINA 27312
PHONE: (919) 625-9760
EMAIL: CWALKER@EPGROUPONLINE.COM

GENERAL NOTES:

- THE CONCEPTUAL PLAN WAS PREPARED BY CHARLES R. WALKER, III, PLA AND ENTITLEMENT PRESERVATION GROUP.
- THIS PLAN IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE AS DESIGN PROGRESSES.
- BOUNDARY INFORMATION IS TAKEN FROM A SURVEY BY THIS OFFICE PER BM2018 PG1383.
- SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM A COMBINATION OF DATA FROM A SURVEY PERFORMED BY THIS OFFICE AND WAKE COUNTY GIS INFORMATION.
- PLANIMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM WAKE COUNTY GIS INFORMATION.
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE TOWN OF KNIGHTDALE, CITY OF RALEIGH, NCDOT, AND NCDEQ STANDARDS AND SPECIFICATIONS.
- THERE ARE NO FEMA DESIGNATED FLOOD ZONES LOCATED ON THIS PROPERTY.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
- NO NEW BUFFER IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NCDEQ AND TOWN OF KNIGHTDALE.
- WETLAND AND STREAM BUFFER LOCATIONS ARE BASED INFORMATION PROVIDED BY SOIL & ENVIRONMENTAL CONSULTANTS, PA.
- STORMWATER CONTROL MEASURES ARE CONCEPTUAL AND ARE SUBJECT TO FUTURE SIZING CALCULATIONS AND DESIGN.

RALEIGH CORPUD CONDITIONS OF APPROVAL

- ALL WATER, SANITARY SEWER AND REUSE FACILITIES SHALL BE INSTALLED, INSPECTED, TESTED, AND ACCEPTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT FOR OPERATIONS AND MAINTENANCE PRIOR TO 1ST CO.
- A PETITION FOR ANNEXATION INTO THE CITY LIMITS SHALL BE SUBMITTED IN ACCORDANCE WITH CITY COUNCIL POLICY FOR EXTENSION OF UTILITY SERVICE TO PROPERTY CURRENTLY OUTSIDE OF THE CITY LIMITS PRIOR TO PLAT RECORDATION.
- A WATER MODEL IN COMPLIANCE WITH THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT HANDBOOK SHALL BE SUBMITTED BY THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CD APPROVAL.
- CONSTRUCTION DRAWINGS MUST BE APPROVED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT FOR ALL PUBLIC WATER, PUBLIC SEWER AND/OR PRIVATE SEWER EXTENSIONS PRIOR TO PLAT RECORDATION.
- A PLAT MUST BE RECORDED AT THE WAKE COUNTY REGISTER OF DEEDS OFFICE FOR ALL UTILITY EASEMENT DEDICATIONS PRIOR TO BUILDING PERMIT ISSUANCE.

WATER ALLOCATION TABLE:

BASE POINTS	
MAJOR SUBDIVISION	15
CATEGORY 2 - GREEN DEVELOPMENT STANDARDS	
2A - CONSERVATION OF NATURAL HABITAT MEETING ACTIVE OPEN SPACE REQUIREMENTS (OPEN SPACE LOT 1009 PRESERVING EXISTING POND AND WETLANDS)	3
2B - FOUNTAIN WITHIN WET POND SCM	4
2C - IMPLEMENT AFFORDABLE KNIGHTDALE PLAN (EXPANDED HOUSING: TH/COTTAGE COURTS)	10
2C - EXCLUSIVE USE OF NATIVE LANDSCAPE SPECIES	5
CATEGORY 3 - OUTDOOR ENHANCEMENT	
3A - CONSTRUCTION OF GATEWAY LANDSCAPING (ROUNDABOUT)	5
3A - OUTDOOR DISPLAY OF PUBLIC ART (2 ART LOCATIONS)	2
3A - ENHANCED ROADSIDE LANDSCAPING (STREET "H")	8
CATEGORY 4 - AMENITIES	
4C - OUTDOOR DECK (AT GREENWAY & EXISTING POND)	3
4F - IPEMA CERTIFIED PLAYGROUND EQUIPMENT	4
TOTAL UDO ALLOWABLE POINTS	59

CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.

NOTE:
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF KNIGHTDALE, CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS

PROJECT STATISTICS

PROPERTY OWNERS	SITE INVESTMENTS, LLC 933 OLD KNIGHT RD KNIGHTDALE, NC 27545 (919) 710-0669
	12609 RICHMOND, LLC 4601 SIX FORKS RD, SUITE 400 RALEIGH, NC 27609 (919) 625-9681

TABLE OF LAND OWNERS							TABLE C1.1	
PIN	OWNER	DEED BOOK	DEED PAGE	DEEDED ACRES	SURVEY ACRES	ZONING		
1755863977	SITE INVESTMENTS LLC	19147	2336	52.99	53.00	RT		
1755787080	12609 RICHMOND LLC	17274	2274	10.00	7.68	RT		

PROPOSED ZONING GR8-PUD
RIVER BASIN NEUSE
WATERSHED LOWER NEUSE RIVER

FEMA FLOOD PANEL 3720175500K
7/19/2022

AREA CALCULATIONS	
GROSS SITE AREA	60.68 AC
AREA IN INTERNAL PUBLIC STREET RIGHT-OF-WAY	13.18 AC
AREA IN EXISTING ACCESS EASEMENTS/RIGHT-OF-WAYS	2.72 AC
NET SITE AREA	44.78 AC
AREA IN APPROX. 59'X120' SINGLE FAMILY RESIDENTIAL LOTS	11.76%
AREA IN APPROX. 80'X120' SINGLE FAMILY RESIDENTIAL LOTS	4.56%
AREA IN APPROX. 30'X140' REAR-LOADED SINGLE FAMILY RESIDENTIAL LOTS	35.27%
AREA IN APPROX. 35'X140' REAR-LOADED SINGLE FAMILY RESIDENTIAL LOTS	19.44%
AREA IN REAR-LOADED TOWNHOUSE LOTS	28.96%
TOTAL UNITS PROPOSED	245
*59" SINGLE FAMILY (4 BEDROOM)	17
*80" SINGLE FAMILY (4 BEDROOM)	5
*30" REAR-LOADED SINGLE FAMILY (3 BEDROOM)	83
*35" REAR-LOADED SINGLE FAMILY (3 BEDROOM)	39
REAR-LOADED TOWNHOUSE (3 BEDROOM)	101

*DRIVEWAYS/PARKING PADS TO BE 20' MIN. REAR LOADED/25' MIN. FRONT LOADED

OPEN SPACE CALCULATIONS			
TOTAL NUMBER OF BEDROOMS		757	
DEDICATION RATE (520/UNIT)	757 x 520	393640	9.04 AC
TOTAL RECREATIONAL OPEN SPACE REQUIRED (BEFORE CREDITS)		393640	9.04 AC
CREDITS (PASSIVE OPEN SPACE)			
PARKWAY (PUB. ST. "H", 700 LF, 54' RW)	700 x 27	(18900)	(0.43) AC
PARKWAY (PUB. ST. "A", 545 LF, 54' RW)	545 x 27	(14715)	(0.34) AC
TOTAL PASSIVE OPEN SPACE CREDITS		(33615)	(0.77) AC
ACTIVE RECREATIONAL SPACE REQ'D	50%		4.52 AC
PASSIVE RECREATIONAL SPACE REQ'D	50% MINUS CREDITS ABOVE		3.75 AC
ACTIVE RECREATIONAL SPACE PROVIDED			5.02 AC
PASSIVE RECREATIONAL SPACE PROVIDED			3.93 AC
TOTAL RECREATIONAL OPEN SPACE PROVIDED			8.95 AC
ADDITIONAL COMMON OPEN SPACE (DOES NOT COUNT TOWARDS REQUIREMENTS)			11.14 AC
AREA IN COMMON AREA OPEN SPACE			7.82 AC
AREA IN PRIVATE ALLEY EASEMENTS			3.32 AC

PARKING CALCULATIONS			
TOTAL PARKING REQUIRED FOR RESIDENTIAL		490 SPACES	
*59" SINGLE FAMILY (4 BEDROOM)	17 UNITS (1/BEDROOM UP TO 2)		34 SPACES
*80" SINGLE FAMILY (4 BEDROOM)	5 UNITS (1/BEDROOM UP TO 2)		10 SPACES
*30" REAR-LOADED SINGLE FAMILY (3 BEDROOM)	83 UNITS (1/BEDROOM UP TO 2)		166 SPACES
*35" REAR-LOADED SINGLE FAMILY (3 BEDROOM)	39 UNITS (1/BEDROOM UP TO 2)		78 SPACES
REAR-LOADED TOWNHOUSE (3 BEDROOM)	101 UNITS (1/BEDROOM UP TO 2)		202 SPACES
<i>*REAR-LOADED TOWNHOUSE REQUIREMENTS ACCOUNT FOR BOTH "HUN/BLDG OR LESS", AND FOR GREATER THAN "HUN/BLDG" SINCE THE CALCULATION IS THE SAME PER UDO 7.1.6.2</i>			

TOTAL PARKING REQUIRED FOR MAIL KIOSK LOCATIONS			
MAIL KIOSK #1 (50 CBU)	(GREATER OF 3 OR 1/2 MAX)		3 SPACES
MAIL KIOSK #2 (150 CBU)	(GREATER OF 3 OR 1/2 MAX)		4 SPACES
MAIL KIOSK #3 (50 CBU)	(GREATER OF 3 OR 1/2 MAX)		3 SPACES
MAIL KIOSK #4 (50 CBU)	(GREATER OF 3 OR 1/2 MAX)		3 SPACES

TOTAL PARKING PROVIDED FOR RESIDENTIAL			
*59" SINGLE FAMILY (4 BEDROOM)	(2 GARAGE, 2 DRIVEWAY)		778 SPACES
*80" SINGLE FAMILY (4 BEDROOM)	(2 GARAGE, 2 DRIVEWAY)		60 SPACES
*30" REAR-LOADED SINGLE FAMILY (3 BEDROOM)	(2 GARAGE, 2 DRIVEWAY)		20 SPACES
*35" REAR-LOADED SINGLE FAMILY (3 BEDROOM)	(2 GARAGE, 2 DRIVEWAY)		332 SPACES
REAR-LOADED TOWNHOUSE (3 BEDROOM)	(2 GARAGE, 2 DRIVEWAY)		156 SPACES
REAR-LOADED TOWNHOUSE (3 BEDROOM)	(1 GARAGE, 1 DRIVEWAY)		202 SPACES

TOTAL PARKING PROVIDED FOR MAIL KIOSK LOCATIONS			
MAIL KIOSK #1 (50 CBU)	(GREATER OF 3 OR 1/2 MAX)		3 SPACES
MAIL KIOSK #1 (150 CBU)	(GREATER OF 3 OR 1/2 MAX)		4 SPACES
MAIL KIOSK #1 (50 CBU)	(GREATER OF 3 OR 1/2 MAX)		3 SPACES
MAIL KIOSK #1 (50 CBU)	(GREATER OF 3 OR 1/2 MAX)		3 SPACES

*QUANTITY SHOWN INCLUDES 1 ADA ACCESSIBLE SPACE PER LOCATION

ADDITIONAL PARKING PROVIDED			
ON-STREET PARALLEL PARKING			182 SPACES
VISITOR/OPEN SPACE PARKING			139 SPACES
			43 SPACES

TOTAL PARKING PROVIDED 973 SPACES

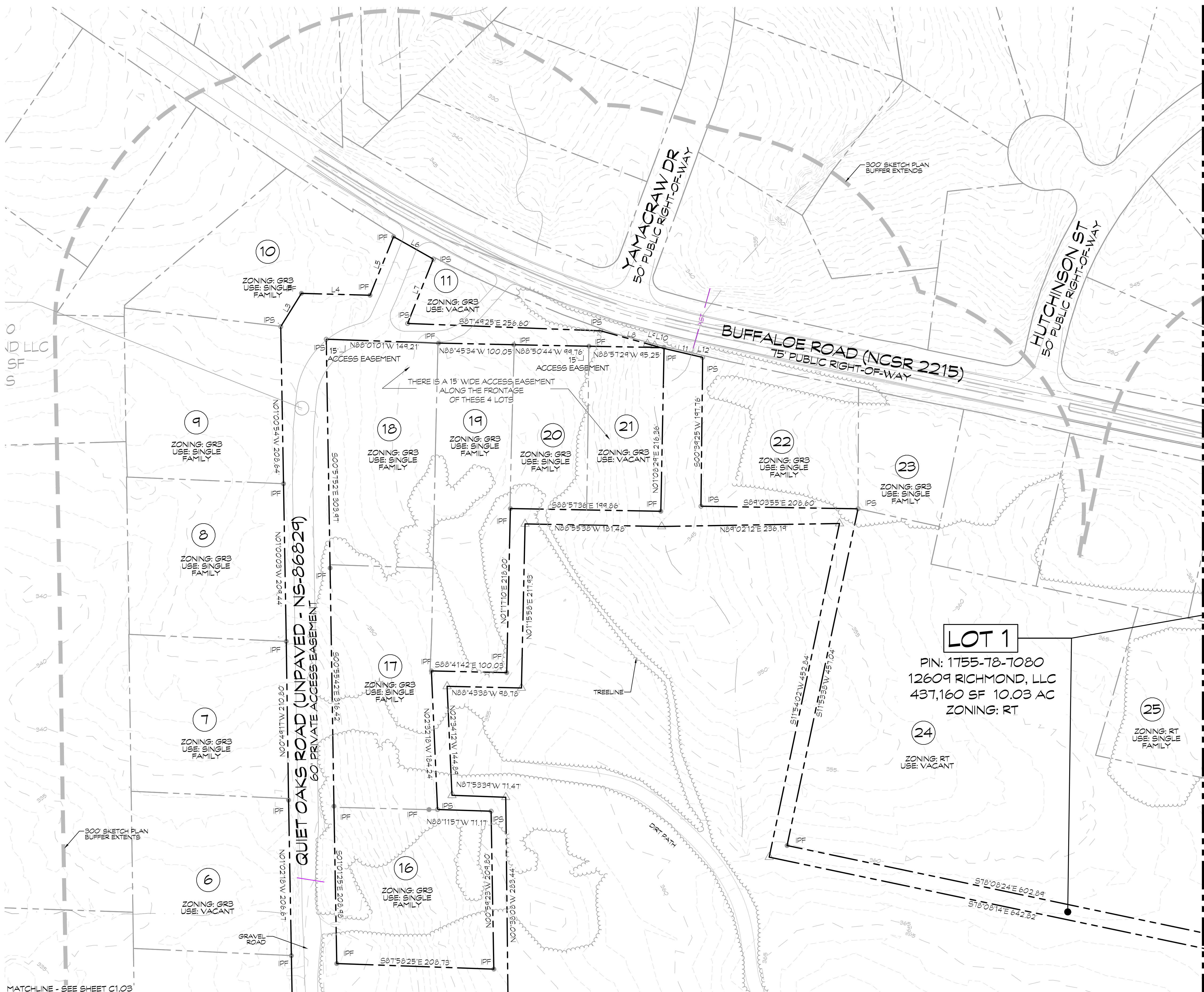
TREE COVER CALCULATIONS			
TOTAL PERIMETER OF SITE			10,120 LF
TREE COVER AREA REQUIRED (PERIMETER x 20)			202,400 SF
TOTAL TREE COVER AREA PROVIDED			± 202,400 SF
TREE COVER AREA IN PERIMETER BUFFER/ENHANCE ROADWAY PLANTINGS			± 171,040 SF
NEUSE RIVER BUFFER AREA			± 11,370 SF
AREA ADJACENT TO EXISTING POND TO BE PLANTED/SAVED			± 19,990 SF

NOT FOR
CONSTRUCTION
FOR REVIEW
ONLY

811 Know what's below.
Call before you dig.

VERTICAL DATUM - NAVD88
HORIZONTAL DATUM - NAD83

REVISIONS:	SUBMITTAL DATE:	11/25/2024	SHEET #
TOWN COMMENTS		1/16/2025	
RELEASED FOR CONSTRUCTION DATE:		NOT RELEASED	C0.00



SURVEY LINETYPES

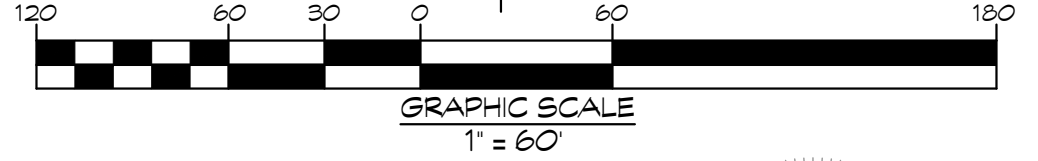
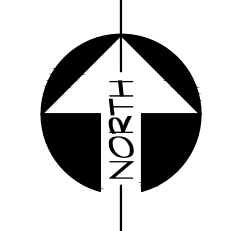
---	PROPERTY LINE
- - -	P/L NOT SURVEYED
---	EASEMENT
---	ADJOINER
-x-x-	FENCE LINE
-xss-	SANITARY SEWER
-xst-	STORM SEWER
-upl-	UNDERGROUND POWER
-xfo-	FIBER OPTIC COMMUNICATION
-ts-	TRAFFIC SIGNAL
-xwl-	WATERLINE
-ut-	UNDERGROUND TELEPHONE
- -	100 YR FLOODPLAIN
-o-o-o-	GUARD RAIL

SURVEY SYMBOL LEGEND

AC UNIT	GUY WIRE	WATER LINE
BACK FLOW VALVE	IRRIGATION VALVE	WATER LINE HOTBOX
BOLLARD	LIGHT POLE	WATER LINE MANHOLE
CABLE PEDESTAL	OVERHANG	WATER METER
CABLE VAULT	OVERHEAD ELECTRIC	WATER VALVE
CATCH BASIN	REINFORCED CONCRETE DRAINAGE PIPE	WELL
CLEAN OUT	SEWER MANHOLE	YARD INLET
COMMUNICATION BOX	STORM MANHOLE	PROPERTY CORNERS
CURB INLET	STORM JUNCTION BOX	CONC MONUMENT SET
ELECTRIC BOX	SWAMP	CONC MONUMENT FOUND
ELECTRICAL VAULT	TELEPHONE PEDESTAL	PROP CORNER FOUND
FIRE HYDRANT	TELEPHONE MANHOLE	COMPUTED POINT
FENCE LINE	TEMPORARY BENCHMARK	CONTROL CORNER
FIBER OPTIC	TREE	IRON PIPE SET
FIBER OPTIC VAULT	UNDERGROUND ELECTRIC	IRON PIPE FOUND
FLARED END SECTION	UNDERGROUND POWER	HATCH LEGEND
GAS	UNDERGROUND TELEPHONE	TRASH/DEBRIS
GAS VALVE	UTILITY POLE	EXISTING RIPRAP
GRATED INLET		

GENERAL NOTES:

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MATCHLINE - SEE SHEET C1.03

TERRAVITA
MASTER PLAN REVIEW DRAWINGS
TOWN OF KNIGHTDALE NORTH CAROLINA

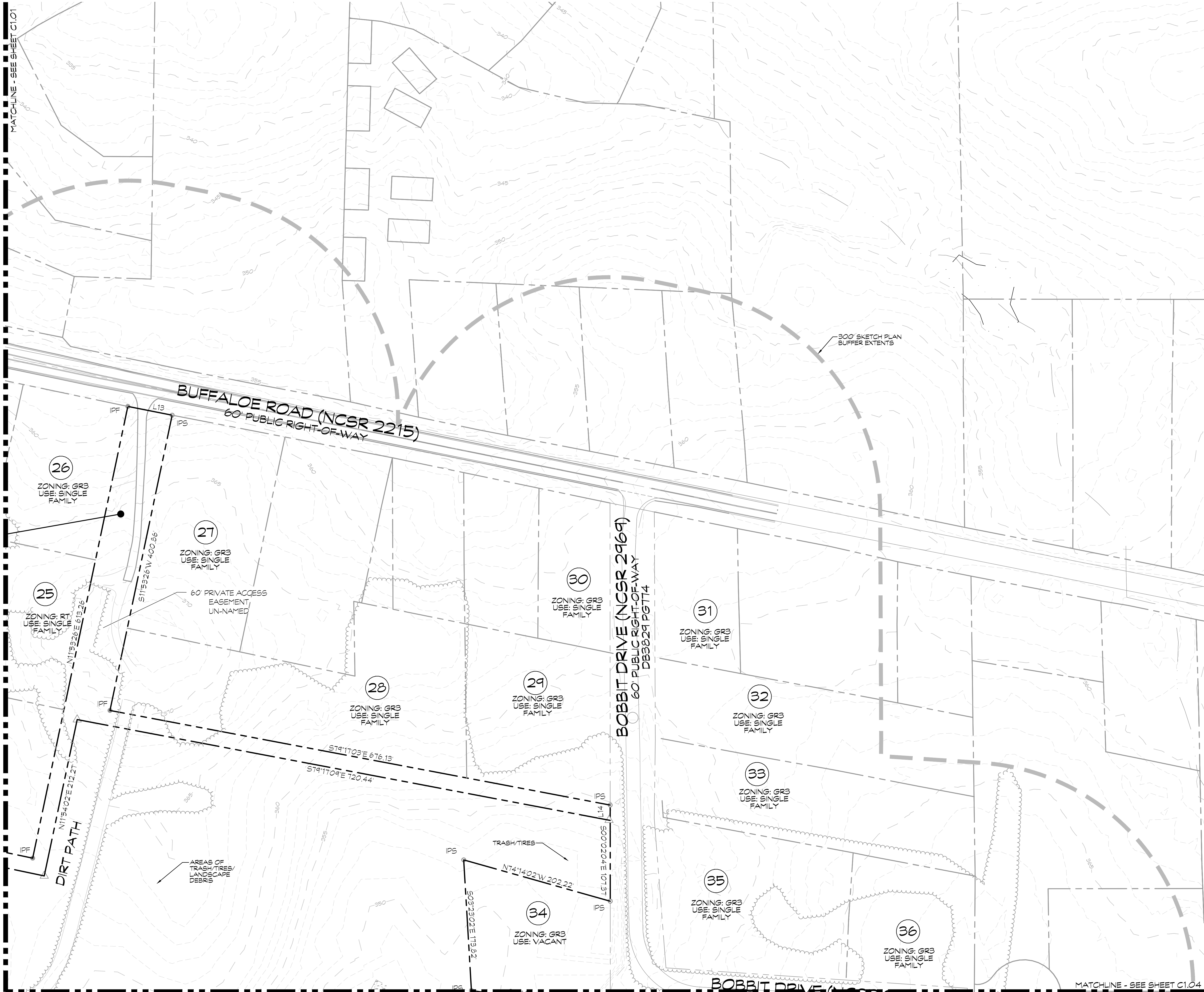
SCALE:	1"=60'
DATE:	NOVEMBER 25, 2024
PROJECT NUMBER:	2023-002.001
CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	MASTER PLAN REVIEW

**EXISTING CONDITIONS PLAN
ENLARGED AREA 1**

TOWN COMMENTS:	1/16/2025
RELEASED FOR CONSTRUCTION DATE (SEE COVER):	NO DYES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 • Phone 919 / 781-0300, Fax 919 / 782-1288, Email PCA@PriestCraven.com / Firm #: C-0488

SHEET #
C1.01



SURVEY LINETYPES

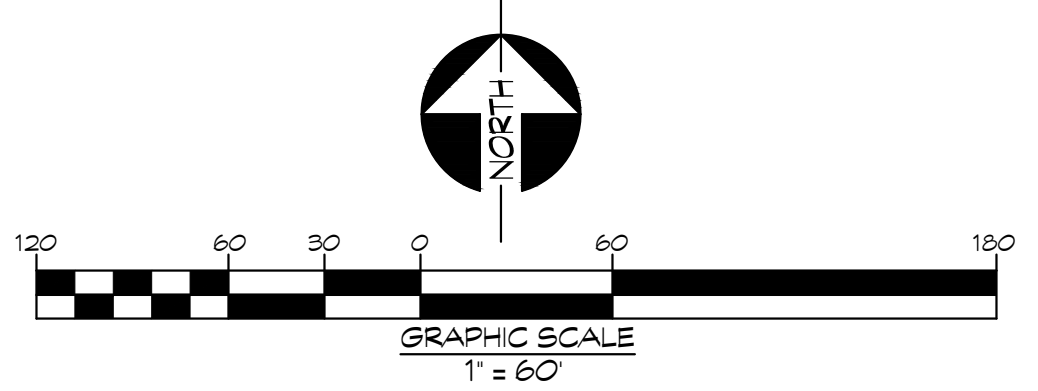
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- - - -	EASEMENT
- - - -	ADJOINER
- x - x -	FENCE LINE
- x s s -	SANITARY SEWER
- x s t -	STORM SEWER
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- x f o -	FIBER OPTIC/COMMUNICATION
- t s -	TRAFFIC SIGNAL
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- - -	100 YR FLOODPLAIN
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SURVEY SYMBOL LEGEND

□ AC UNIT	GN GUY WIRE	WL WATER LINE
BFV BACK FLOW VALVE	IV IRRIGATION VALVE	HB WATER LINE HOTBOX
○ BOLLARD	☆ LIGHT POLE	⊗ WATER LINE MANHOLE
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CV CABLE VAULT	OE OVERHEAD ELECTRIC	⊗ WATER VALVE
■ CATCH BASIN	RCP REINFORCED CONCRETE DRAINAGE PIPE	W WELL
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⊠ CURB INLET	JB STORM JUNCTION BOX	■ CONC MONUMENT SET
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⊠ FIRE HYDRANT	⊠ TELEPHONE MANHOLE	△ COMPUTED POINT
FL FENCE LINE	⊠ TEMPORARY BENCHMARK	⊙ CONTROL CORNER
FO FIBER OPTIC	⊠ TREE	○ IRON PIPE SET
FOV FIBER OPTIC VAULT	UE UNDERGROUND ELECTRIC	IPF IRON PIPE FOUND
⊠ FLARED END SECTION	UP UNDERGROUND POWER	HATCH LEGEND
6 GAS	UT UNDERGROUND TELEPHONE	▨ TRASH/DEBRIS
⊠ GAS VALVE	⊠ UTILITY POLE	▨ EXISTING RIPRAP
⊠ GRATED INLET		

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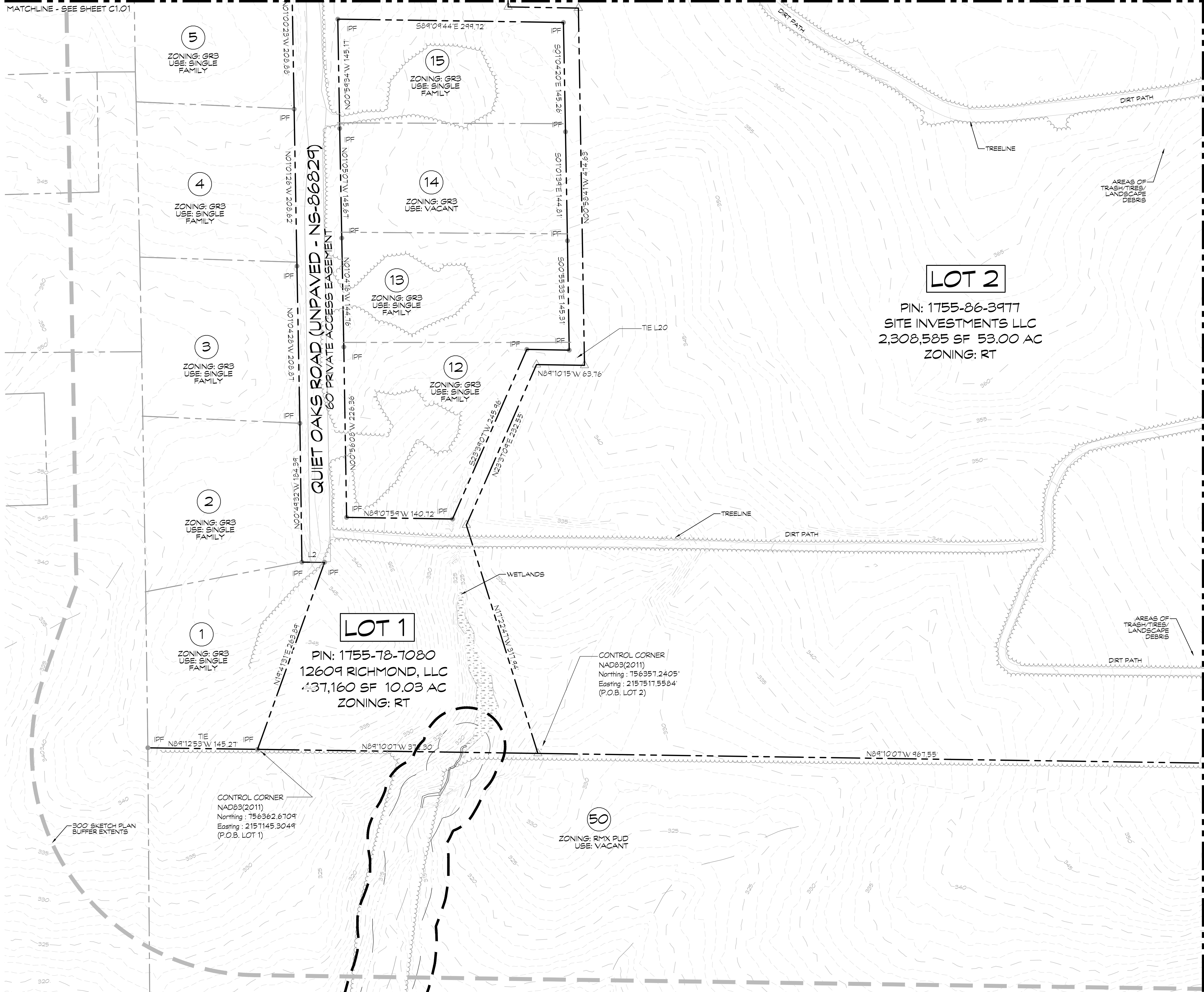


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MATCHLINE - SEE SHEET C1.01



SURVEY LINETYPES

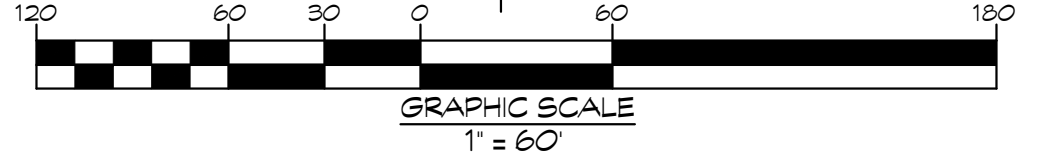
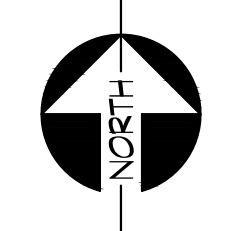
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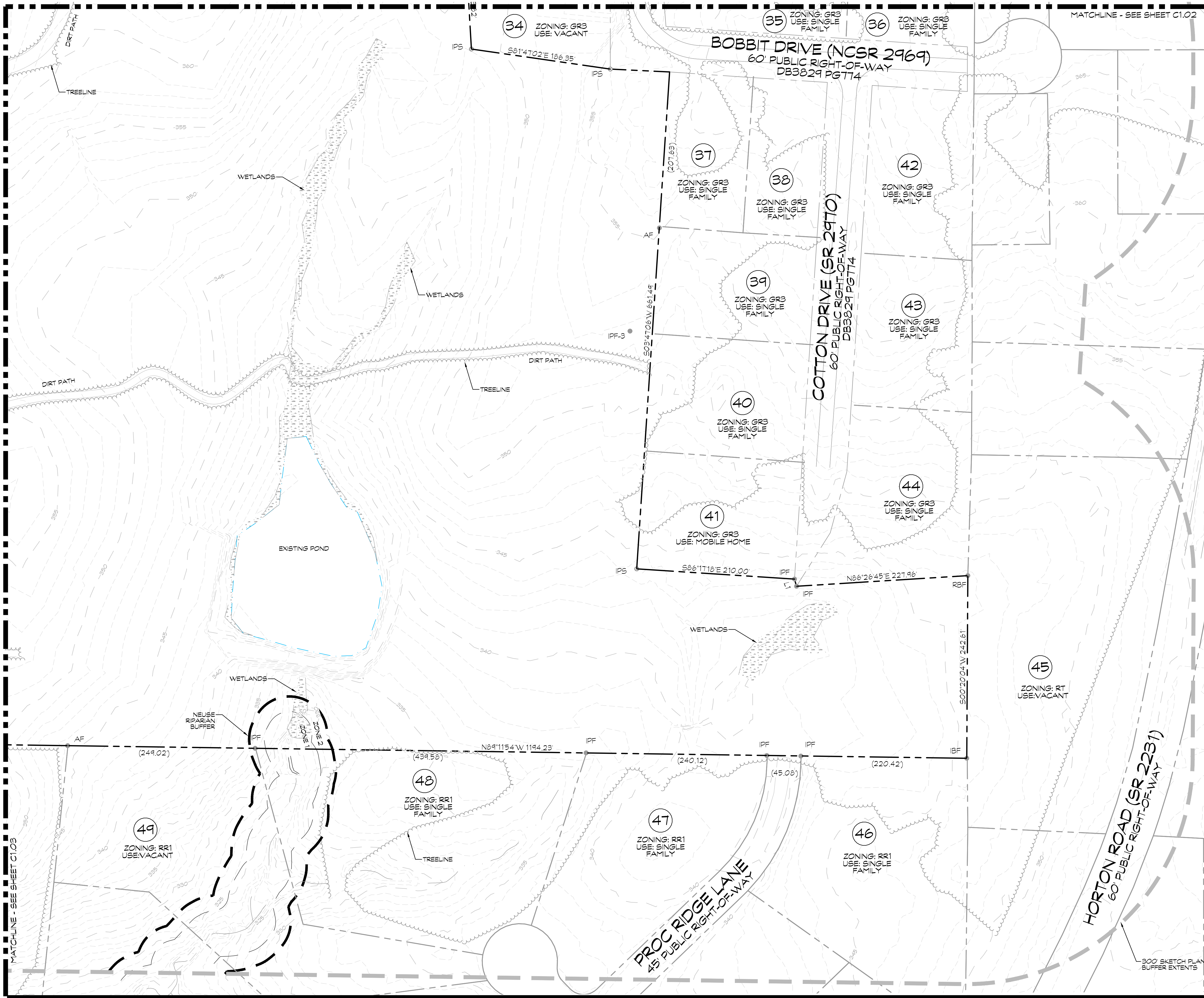
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- WETLAND AND STREAM BUFFER LOCATIONS ARE BASED INFORMATION PROVIDED BY SOIL & ENVIRONMENTAL CONSULTANTS, PA.
- STORMWATER CONTROL MEASURES ARE CONCEPTUAL AND ARE SUBJECT TO FUTURE SIZING CALCULATIONS AND DESIGN.



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SURVEY LINETYPES

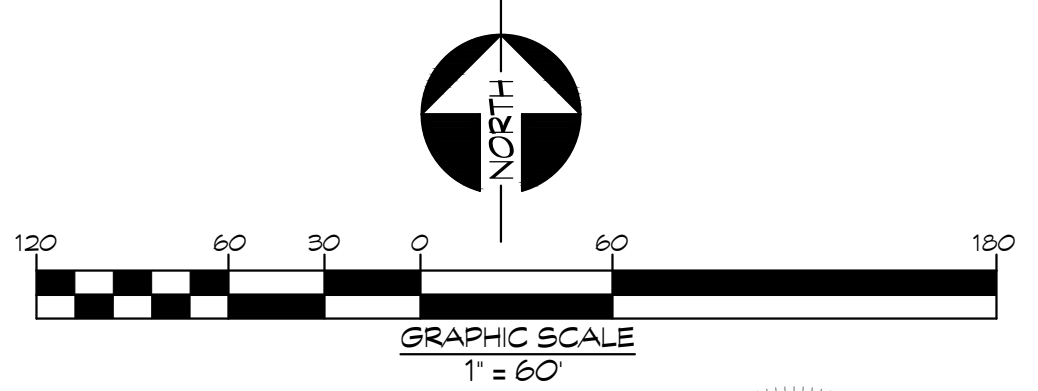
---	PROPERTY LINE
- - -	P/L NOT SURVEYED
---	EASEMENT
- - -	ADJOINER
- x - x -	FENCE LINE
- x s s -	SANITARY SEWER
- x s t -	STORM SEWER
- u p l -	UNDERGROUND POWER
- x f o -	FIBER OPTIC/COMMUNICATION
- t s -	TRAFFIC SIGNAL
- x w l -	WATERLINE
- u t -	UNDERGROUND TELEPHONE
- - -	100 YR FLOODPLAIN
- o o o o -	GUARD RAIL

SURVEY SYMBOL LEGEND

□ AC UNIT	GN GUY WIRE	WL WATER LINE
BFV BACK FLOW VALVE	IV IRRIGATION VALVE	HB WATER LINE HOTBOX
○ BOLLARD	☆ LIGHT POLE	⊗ WATER LINE MANHOLE
⊠ CABLE PEDESTAL	OH OVERHANG	⊕ WATER METER
CV CABLE VAULT	OE OVERHEAD ELECTRIC	⊗ WATER VALVE
■ CATCH BASIN	RCP REINFORCED CONCRETE DRAINAGE PIPE	W WELL
⊘ CLEAN OUT	⊙ SEWER MANHOLE	□ YARD INLET
⊠ COMMUNICATION BOX	⊙ STORM MANHOLE	PROPERTY CORNERS
⊠ CURB INLET	⊙ STORM JUNCTION BOX	■ CONC MONUMENT SET
⊠ ELECTRICAL BOX	⊙ SWAMP	■ CONC MONUMENT FOUND
EV ELECTRICAL VAULT	⊠ TELEPHONE PEDESTAL	● PROP CORNER FOUND
⊠ FIRE HYDRANT	⊠ TELEPHONE MANHOLE	△ COMPUTED POINT
FL FENCE LINE	⊠ TEMPORARY BENCHMARK	⊙ CONTROL CORNER
FO FIBER OPTIC	⊠ TREE	○ IRON PIPE SET
FOV FIBER OPTIC VAULT	UE UNDERGROUND ELECTRIC	IPF IRON PIPE FOUND
∇ FLARED END SECTION	UP UNDERGROUND POWER	HATCH LEGEND
g GAS	UT UNDERGROUND TELEPHONE	▨ TRASH/DEBRIS
⊗ GAS VALVE	⊠ UTILITY POLE	▨ EXISTING RIPRAP
⊠ GRATED INLET		

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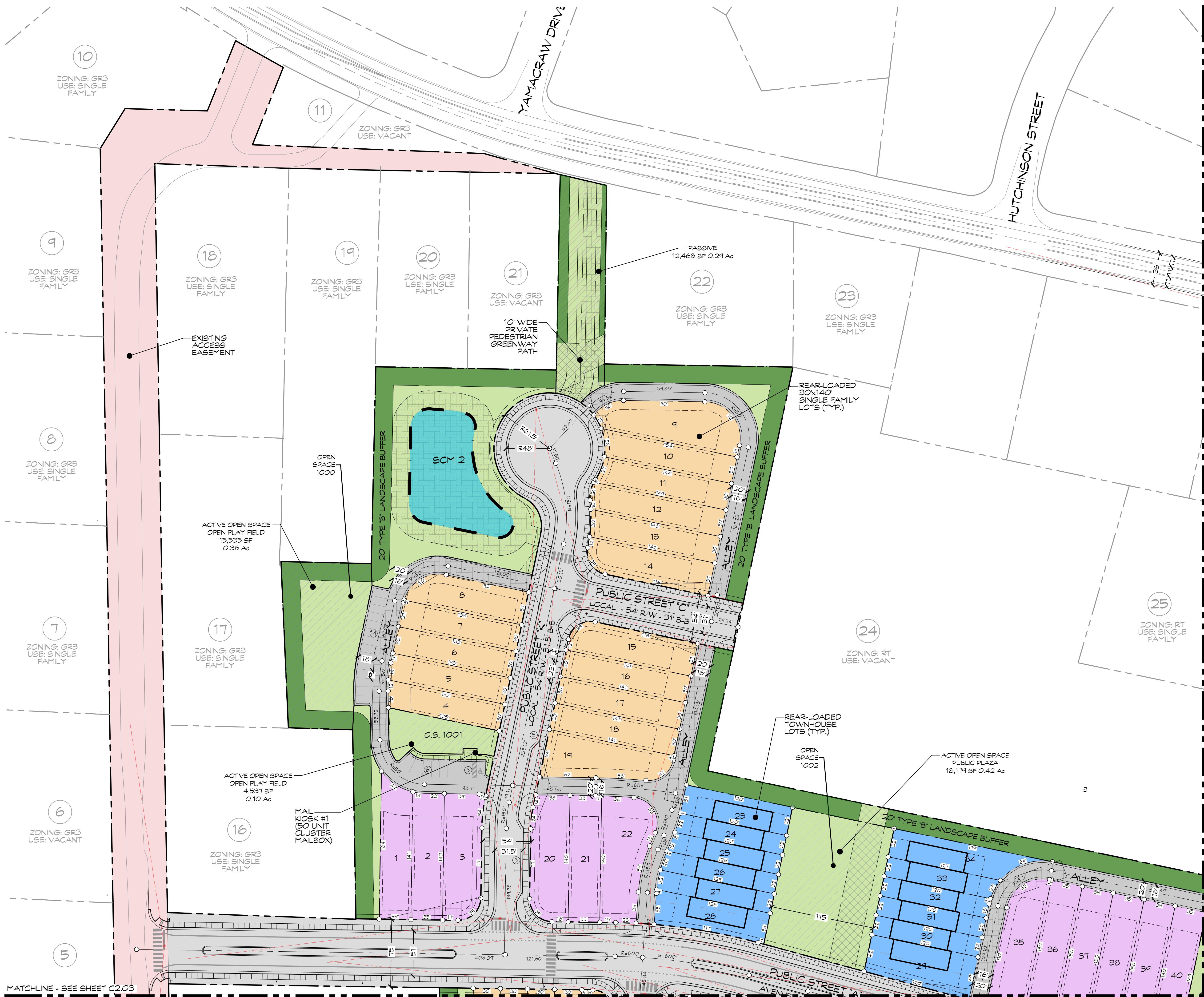
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SCALE:	1"=60'
DATE:	NOVEMBER 25, 2024
PROJECT NUMBER:	2023-002.001
CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	MASTER PLAN REVIEW

**EXISTING CONDITIONS PLAN
ENLARGED AREA 4**

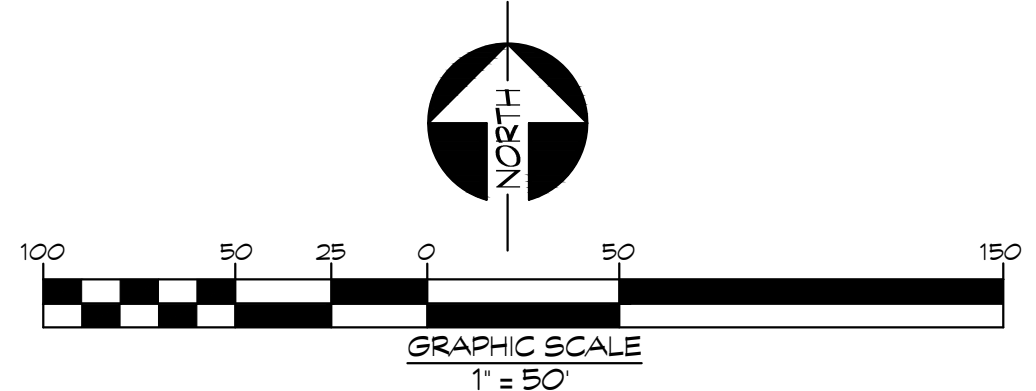
TOWN COMMENTS:	1/16/2025
RELEASED FOR CONSTRUCTION DATE (SEE COVER):	NO DYES



HATCH LEGEND:

[Hatched Pattern]	INTERNAL PUBLIC STREET RIGHT-OF-WAY
[Hatched Pattern]	PUBLIC STREET RIGHT-OF-WAY DEDICATION
[Hatched Pattern]	EXISTING ACCESS EASEMENT
[Hatched Pattern]	54X120 SINGLE FAMILY RESIDENTIAL LOT
[Hatched Pattern]	30X140 REAR-LOADED SINGLE FAMILY RESIDENTIAL LOT
[Hatched Pattern]	35X140 REAR-LOADED SINGLE FAMILY RESIDENTIAL LOT
[Hatched Pattern]	REAR-LOADED TOWNHOUSE LOT
[Hatched Pattern]	ACTIVE RECREATIONAL OPEN SPACE
[Hatched Pattern]	PASSIVE RECREATIONAL OPEN SPACE
[Hatched Pattern]	COMMON OPEN SPACE
[Hatched Pattern]	PRIVATE ALLEY EASEMENT
[Hatched Pattern]	ENHANCED ROADSIDE PLANTED AREA
[Hatched Pattern]	20' TYPE 'B' LANDSCAPE BUFFER
[Hatched Pattern]	STORMWATER CONTROL MEASURE
[Hatched Pattern]	STORMWATER MAINTENANCE & ACCESS EASEMENT
[Hatched Pattern]	DRAINAGE EASEMENT
[Hatched Pattern]	CORPLD PUBLIC SEWER EASEMENT

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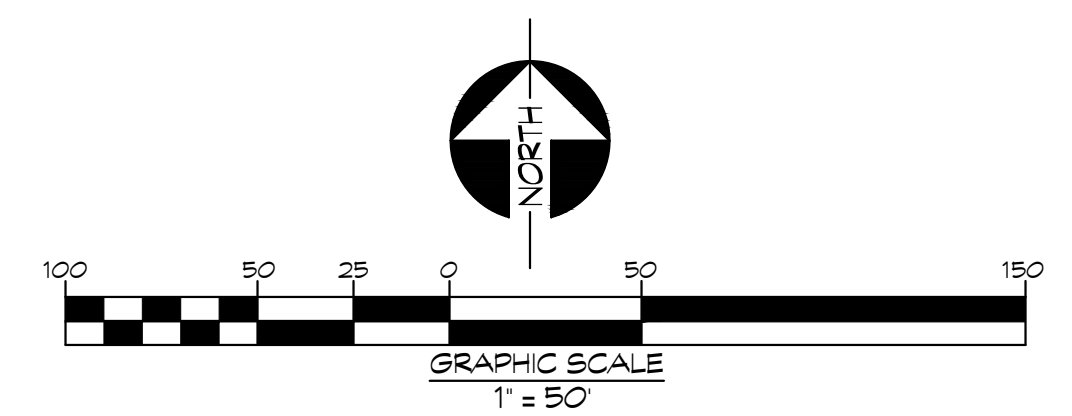
MATCHLINE - SEE SHEET C2.01



HATCH LEGEND:

[Hatched Pattern]	INTERNAL PUBLIC STREET RIGHT-OF-WAY
[Hatched Pattern]	PUBLIC STREET RIGHT-OF-WAY DEDICATION
[Hatched Pattern]	EXISTING ACCESS EASEMENT
[Yellow]	54X120' SINGLE FAMILY RESIDENTIAL LOT
[Orange]	80X120' SINGLE FAMILY RESIDENTIAL LOT
[Light Orange]	30X140' REAR-LOADED SINGLE FAMILY RESIDENTIAL LOT
[Light Purple]	35X140' REAR-LOADED SINGLE FAMILY RESIDENTIAL LOT
[Blue]	REAR-LOADED TOWNHOUSE LOT
[Light Green]	ACTIVE RECREATIONAL OPEN SPACE
[Green]	PASSIVE RECREATIONAL OPEN SPACE
[Light Green]	COMMON OPEN SPACE
[Grey]	PRIVATE ALLEY EASEMENT
[Hatched Pattern]	ENHANCED ROADSIDE PLANTED AREA
[Green]	20' TYPE 'B' LANDSCAPE BUFFER
[Blue]	STORMWATER CONTROL MEASURE
[Hatched Pattern]	STORMWATER MAINTENANCE & ACCESS EASEMENT
[Hatched Pattern]	DRAINAGE EASEMENT
[Hatched Pattern]	CORPUD PUBLIC SEWER EASEMENT

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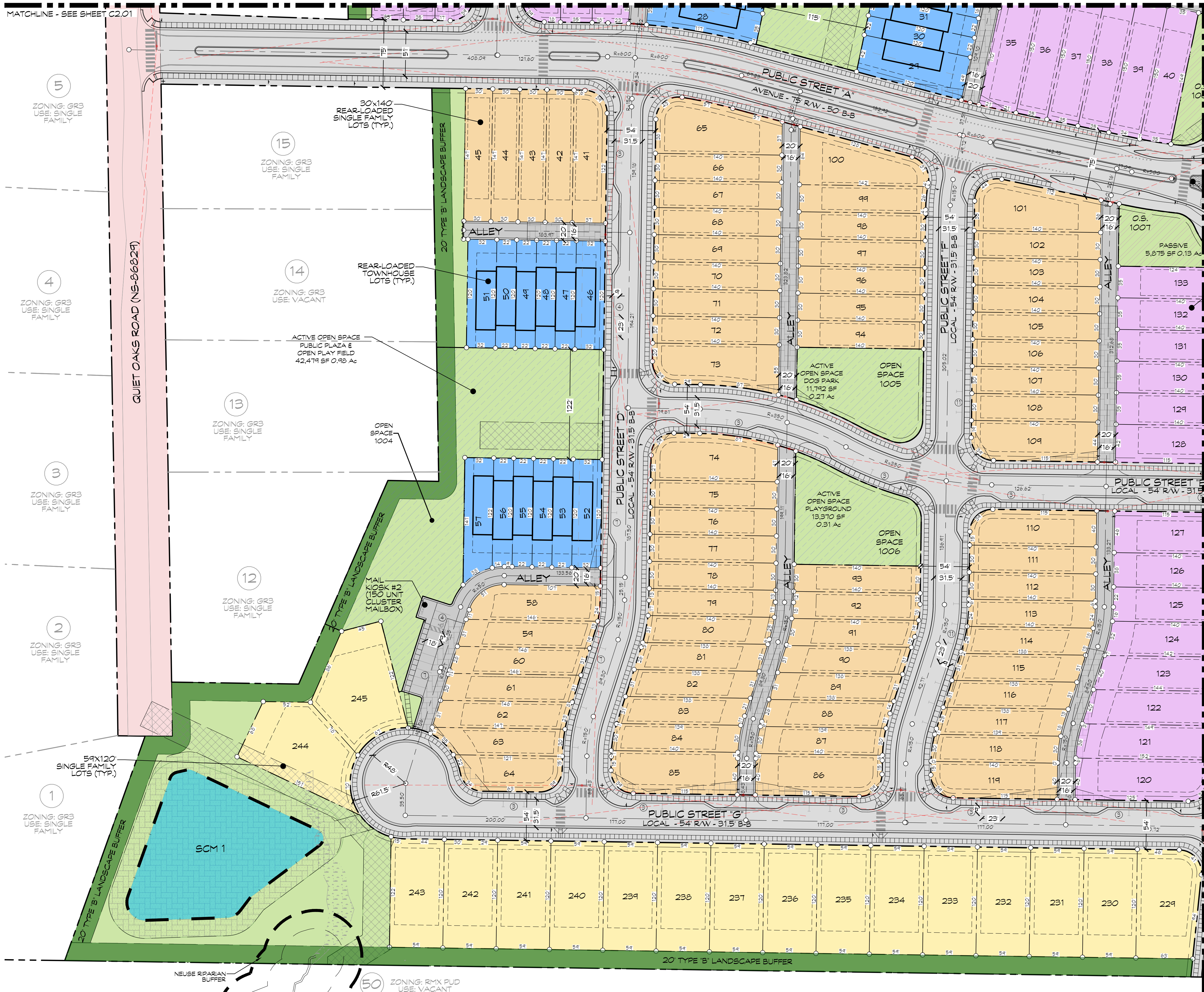


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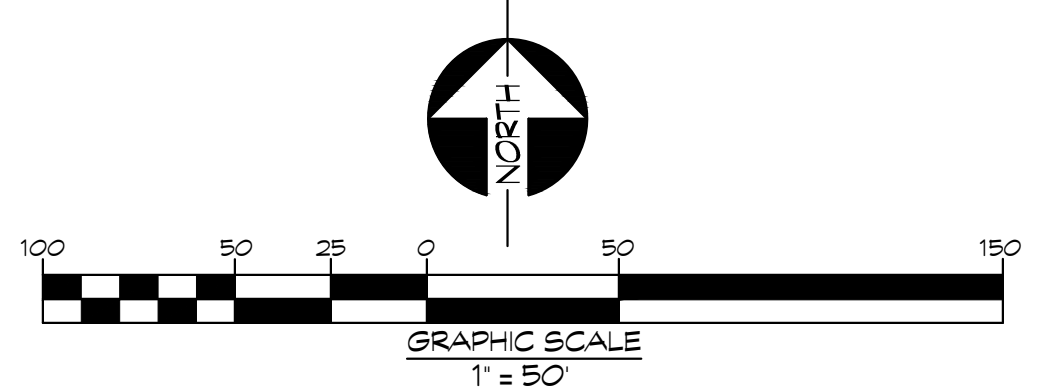
MATCHLINE - SEE SHEET C2.01



HATCH LEGEND:

[Hatch Pattern]	INTERNAL PUBLIC STREET RIGHT-OF-WAY
[Hatch Pattern]	PUBLIC STREET RIGHT-OF-WAY DEDICATION
[Hatch Pattern]	EXISTING ACCESS EASEMENT
[Hatch Pattern]	59X120 SINGLE FAMILY RESIDENTIAL LOT
[Hatch Pattern]	80X120 SINGLE FAMILY RESIDENTIAL LOT
[Hatch Pattern]	30X140 REAR-LOADED SINGLE FAMILY RESIDENTIAL LOT
[Hatch Pattern]	35X140 REAR-LOADED SINGLE FAMILY RESIDENTIAL LOT
[Hatch Pattern]	REAR-LOADED TOWNHOUSE LOT
[Hatch Pattern]	ACTIVE RECREATIONAL OPEN SPACE
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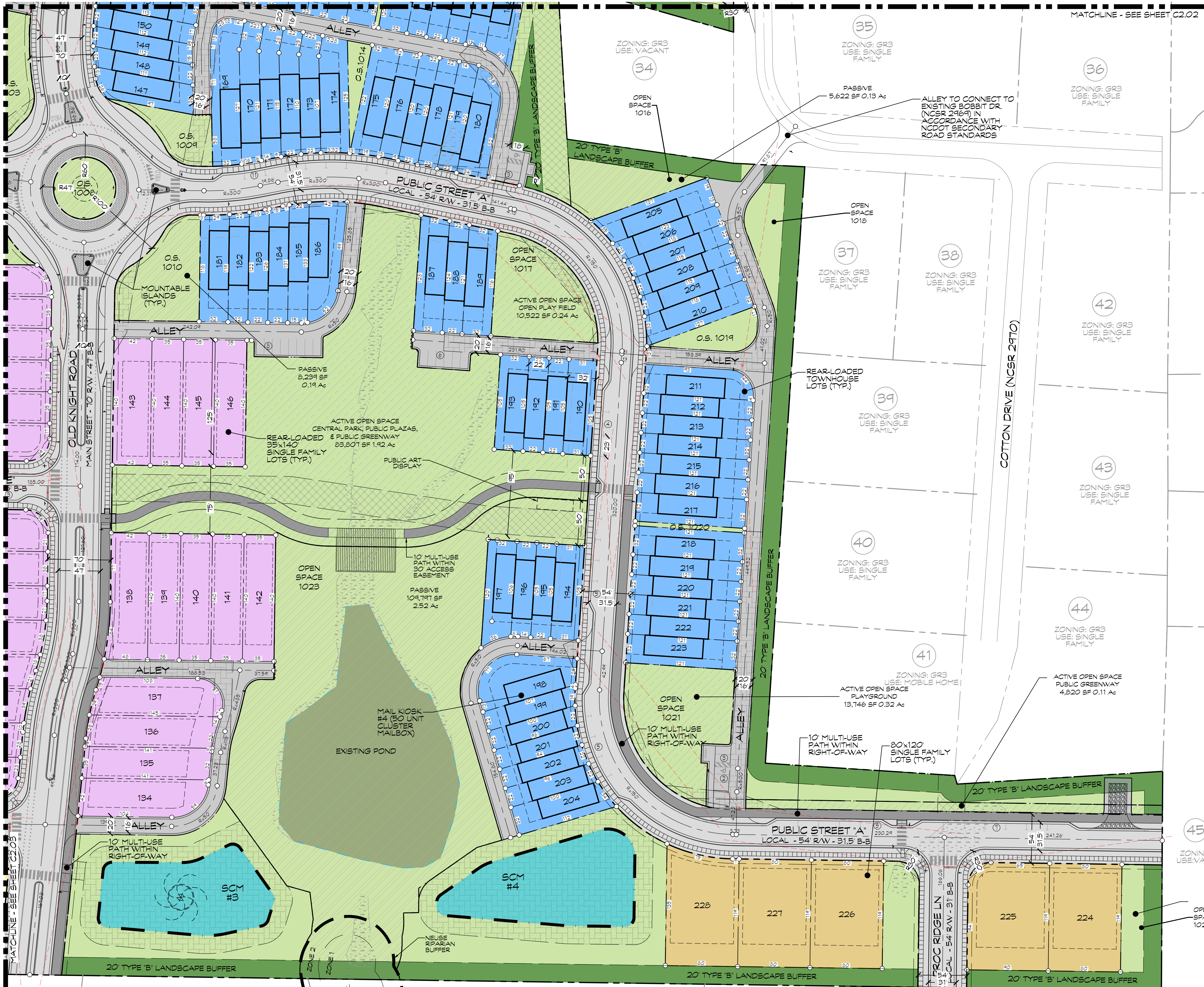
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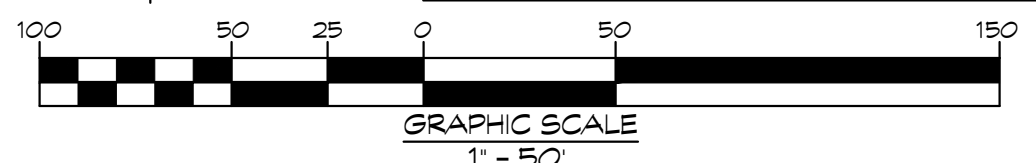
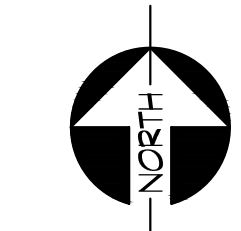


MATCHLINE - SEE SHEET C2.02

HATCH LEGEND:

[Hatch Pattern]	INTERNAL PUBLIC STREET RIGHT-OF-WAY
[Hatch Pattern]	PUBLIC STREET RIGHT-OF-WAY DEDICATION
[Hatch Pattern]	EXISTING ACCESS EASEMENT
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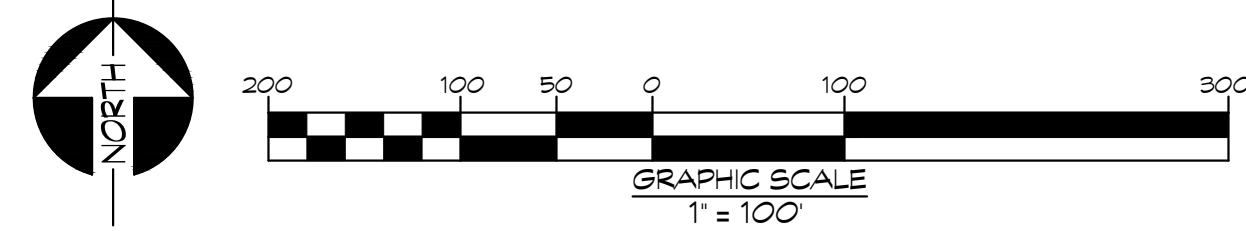


SIGN LEGEND:

①		R1-1 STOP TO BE USED ONLY AT ALL WAY INTERSECTIONS AS INDICATED ON PLAN	⑦		RT-8A (TO BE USED WITH SPACES INDICATED AS VAN ACCESSIBLE)
②		R1-2	⑧		TYPE III BARRICADE PER MUTCD 6F-7
③		R2-1	⑨		R11-2 TEMPORARY BARRICADE FOR DEAD END ROADS PER T.O.K. STD. DETAIL 3.18
④		R1-10 PER T.O.K. 3.17			
⑤		W11-2 W16-TpL W16-9P			
⑥		W11-2 W16-9P			

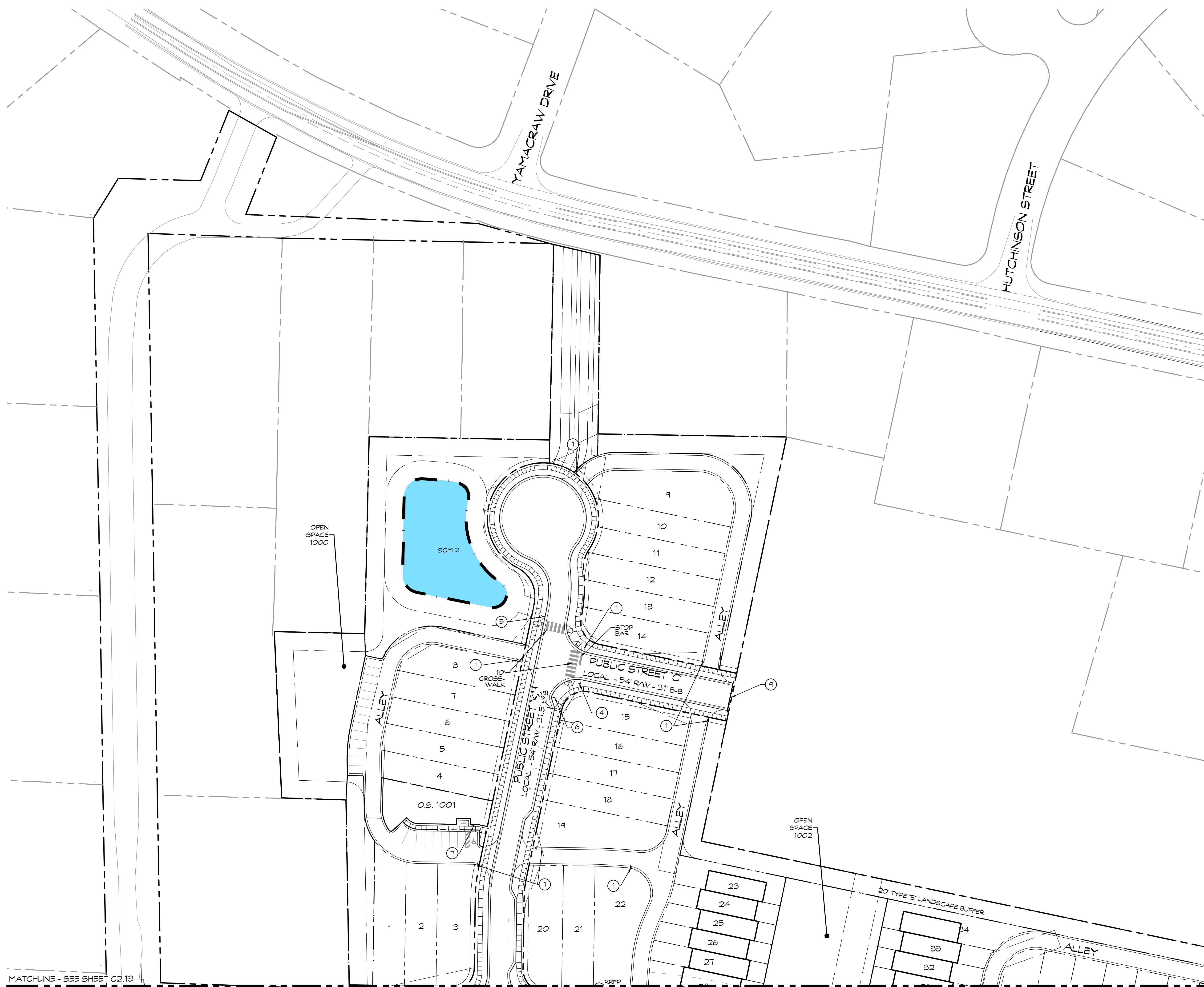
SIGNAGE AND MARKING NOTES:

- THE DEVELOPER SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL STREET IDENTIFICATION (NAME) AND REGULATORY SIGNS. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR STRIPING ON ALL PUBLIC STREETS CONSTRUCTED WITH DEVELOPMENT AS FOLLOWS:
 - STOP BARS AND CROSSWALKS - ALL STREETS PER DETAIL 4.06
 - CONTINUOUS CENTERLINE STRIPING - DOUBLE YELLOW LINE ON CATEGORY TWO AND CATEGORY THREE STREETS.
 - PARKING STALLS - WHERE APPLICABLE (ON-STREET).
- ALL PAVEMENT MARKINGS INCLUDING TRAFFIC CONTROL, STOP BARS, FIRE LANES AND CROSS WALKS SHALL BE MADE WITH REFLECTORIZED THERMOPLASTIC STRIPING WITH A MINIMUM THICKNESS IN ACCORDANCE WITH NCDOT STANDARD SPECIFICATIONS FOR ROADS & STRUCTURES. ALL MARKINGS SHALL BE 120 MIL THICK WITH THE EXCEPTION OF SYMBOLS WHICH SHALL BE 90 MIL THICK. PARKING STALL STRIPING IN A PRIVATE PARKING LOT IS EXEMPT FROM USE OF THERMOPLASTICS. THE THERMOPLASTIC STRIPING TYPE OF MARKING MATERIAL SHALL BE APPLIED BY FUSING TO THE PAVEMENT SURFACE BY APPLICATION OF HEAT. MATERIALS SHALL COMPLY FULLY WITH THE REQUIREMENTS SET FORTH IN SECTION 1087 OF THE STANDARD SPECIFICATIONS FOR ROADS & STRUCTURES, LATEST EDITION, AS PUBLISHED BY NCDOT. APPLICATION OF MARKINGS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS SET FORTH IN SECTION 1205 OF THE STANDARD SPECIFICATIONS FOR ROADS & STRUCTURES, LATEST EDITION, AS PUBLISHED BY NCDOT FOR PERMANENT MARKING.
- STREET IDENTIFICATION SIGNS SHALL IDENTIFY ALL STREETS AT EACH INTERSECTION. SUCH SIGNS SHALL BE CONSTRUCTED OF ALUMINUM SHEETS, SIX (6) INCH HIGH, 0.063 INCH THICK AND LENGTH AS NEEDED TO HAVE A TWO (2) INCH MARGIN BEFORE AND AFTER THE LETTERING. THE BACKGROUND SHALL BE REFLECTORIZED GREEN MEETING THE REQUIREMENTS SET FORTH IN SECTION 1093 THE STANDARD SPECIFICATIONS FOR ROADS & STRUCTURES, LATEST EDITION, AS PUBLISHED BY NCDOT. STREET NAME LETTERING SHALL BE WHITE, UPPER CASE, BLOCK LETTERS FOUR (4) INCHES IN HEIGHT. STREET CLASSIFICATION (I.E. STREET, AVENUE, ETC.) SHALL BE WHITE, UPPER CASE BLOCK LETTERING, TWO (2) INCHES IN HEIGHT. STREET SIGNS SHALL BE MOUNTED AT A NOMINAL HEIGHT OF EIGHT (8) FEET ABOVE GRADE. THE SIGN SHALL COMPLY WITH THE TOWN OF KNIGHTDALE STANDARD DETAIL 3.16 AND 1T.
- REGULATORY SIGNS SHALL MEET THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ANY MODIFICATIONS THERETO ESTABLISHED BY NCDOT. MATERIALS SHALL MEET THE REQUIREMENTS SET FORTH IN SECTIONS 1092 AND 1093 OF THE STANDARD SPECIFICATIONS FOR ROADS & STRUCTURES, LATEST EDITION, AS PUBLISHED BY NCDOT. THE LOCATION AND TYPES OF REGULATORY SIGNS SHALL BE INDICATED ON THE CONSTRUCTION DRAWINGS.
- ALL SIGNS SHALL BE MOUNTED ON A GALVANIZED STEEL SQUARE TUBE POST WITH A MINIMUM 14 GAUGE STEEL AS SPECIFIED IN SECTION 1094 OF THE STANDARD SPECIFICATIONS FOR ROADS & STRUCTURES.
- REFER TO TOWN OF KNIGHTDALE DETAILS 3.16 & 3.17 FOR TYPICAL STREET SIGN LOCATIONS AND INFORMATION.
- TWO STREET NAME MARKERS ARE REQUIRED IF THE MAJOR STREET HAS 3 OR MORE LANES.
- ALL STREET NAME SIGNS ARE SUBJECT TO APPROVAL BY THE TOWN. BLOCK NUMBERS SHALL BE PROVIDED ON SIGNS AND CORRESPOND TO OFFICIALLY APPROVED ADDRESSES.



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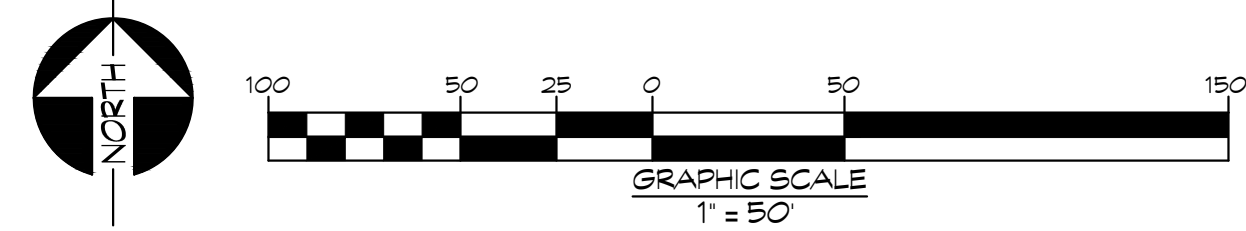
NOT FOR CONSTRUCTION FOR REVIEW ONLY



MATCHLINE - SEE SHEET C2.12

SIGN LEGEND:	
①	
②	
③	
④	
⑤	
⑥	
⑦	
⑧	<p>TYPE III BARRICADE PER MUTCD 6F.7</p>
⑨	<p>TEMPORARY BARRICADE FOR DEAD END ROADS PER T.O.K. STD. DETAIL 3.18</p>

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 - STOP BARS AND CROSSWALKS - ALL STREETS - PER DETAIL 4.06
 - CONTINUOUS CENTERLINE STRIPING - DOUBLE YELLOW LINE ON CATEGORY TWO AND CATEGORY THREE STREETS.
 - PARKING STALLS - WHERE APPLICABLE (ON-STREET).
 - ALL PAVEMENT MARKINGS INCLUDING TRAFFIC CONTROL, STOP BARS, FIRE LANES AND CROSS WALKS SHALL BE MADE WITH REFLECTORIZED THERMOPLASTIC STRIPING WITH A MINIMUM THICKNESS IN ACCORDANCE WITH NCDOT STANDARD SPECIFICATIONS FOR ROADS & STRUCTURES. ALL MARKINGS SHALL BE 120 MIL THICK WITH THE EXCEPTION OF SYMBOLS WHICH SHALL BE 90 MIL THICK. PARKING STALL STRIPING IN A PRIVATE PARKING LOT IS EXEMPT FROM USE OF THERMOPLASTICS. THE THERMOPLASTIC STRIPING TYPE OF MARKING MATERIAL SHALL BE APPLIED BY FUSING TO THE PAVEMENT SURFACE BY APPLICATION OF HEAT. MATERIALS SHALL COMPLY FULLY WITH THE REQUIREMENTS SET FORTH IN SECTION 1021 OF THE STANDARD SPECIFICATIONS FOR ROADS & STRUCTURES, LATEST EDITION, AS PUBLISHED BY NCDOT. APPLICATION OF MARKINGS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS SET FORTH IN SECTION 1205 OF THE STANDARD SPECIFICATIONS FOR ROADS & STRUCTURES, LATEST EDITION, AS PUBLISHED BY NCDOT FOR PERMANENT MARKING.
 - STREET IDENTIFICATION SIGNS SHALL IDENTIFY ALL STREETS AT EACH INTERSECTION. SUCH SIGNS SHALL BE CONSTRUCTED OF ALUMINUM SHEETS, SIX (6) INCH HIGH, 0.063 INCH THICK AND LENGTH AS NEEDED TO HAVE A TWO (2) INCH MARGIN BEFORE AND AFTER THE LETTERING. THE BACKGROUND SHALL BE REFLECTORIZED GREEN MEETING THE REQUIREMENTS SET FORTH IN SECTION 1093 THE STANDARD SPECIFICATIONS FOR ROADS & STRUCTURES, LATEST EDITION, AS PUBLISHED BY NCDOT. STREET NAME LETTERING SHALL BE WHITE, UPPER CASE, BLOCK LETTERS FOUR (4) INCHES IN HEIGHT. STREET CLASSIFICATION (I.E. STREET, AVENUE, ETC.) SHALL BE WHITE, UPPER CASE BLOCK LETTERING, TWO (2) INCHES IN HEIGHT. STREET SIGNS SHALL BE MOUNTED AT A NOMINAL HEIGHT OF EIGHT (8) FEET ABOVE GRADE. THE SIGN SHALL COMPLY WITH THE TOWN OF KNIGHTDALE STANDARD DETAIL 3.16 AND 17.
 - REGULATORY SIGNS SHALL MEET THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ANY MODIFICATIONS THERETO ESTABLISHED BY NCDOT. MATERIALS SHALL MEET THE REQUIREMENTS SET FORTH IN SECTIONS 1092 AND 1093 OF THE STANDARD SPECIFICATIONS FOR ROADS & STRUCTURES, LATEST EDITION, AS PUBLISHED BY NCDOT. THE LOCATION AND TYPES OF REGULATORY SIGNS SHALL BE INDICATED ON THE CONSTRUCTION DRAWINGS.
 - ALL SIGNS SHALL BE MOUNTED ON A GALVANIZED STEEL SQUARE TUBE POST WITH A MINIMUM 14 GAUGE STEEL AS SPECIFIED IN SECTION 1094 OF THE STANDARD SPECIFICATIONS FOR ROADS & STRUCTURES.
 - REFER TO TOWN OF KNIGHTDALE DETAILS 3.16 & 3.17 FOR TYPICAL STREET SIGN LOCATIONS AND INFORMATION.
 - TWO STREET NAME MARKERS ARE REQUIRED IF THE MAJOR STREET HAS 3 OR MORE LANES.
 - ALL STREET NAME SIGNS ARE SUBJECT TO APPROVAL BY THE TOWN. BLOCK NUMBERS SHALL BE PROVIDED ON SIGNS AND CORRESPOND TO OFFICIALLY APPROVED ADDRESSES.



CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.

NOTE:
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NOT FOR
CONSTRUCTION
FOR REVIEW
ONLY

MATCHLINE - SEE SHEET C2.13

MATCHLINE - SEE SHEET C2.11

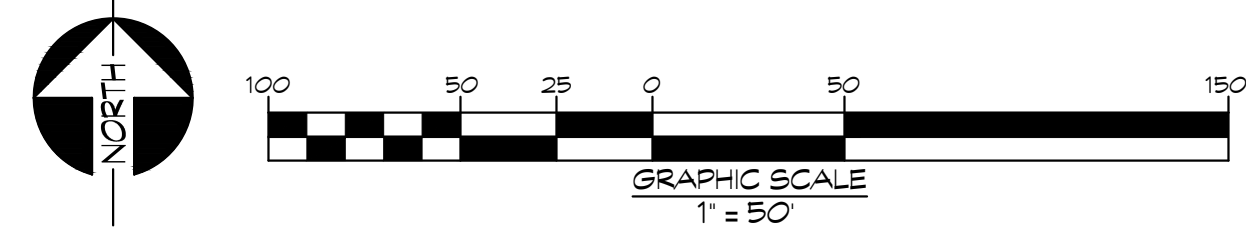


SIGN LEGEND:

①		R1-1 R1-3P (TO BE USED ONLY AT ALL WAY INTERSECTIONS AS INDICATED ON PLAN)	⑦		RT-8A (TO BE USED WITH SPACES INDICATED AS VAN ACCESSIBLE) RT-8E
②		R1-2	⑧		TYPE III BARRICADE PER MUTCD 6F-T
③		R2-1	⑨		R11-2 TEMPORARY BARRICADE FOR DEAD END ROADS PER T.O.K. STD. DETAIL 3.18
④		PER T.O.K. 3.17			
⑤		W11-2 W16-7pL			
⑥		W11-2 W16-9p			

SIGNAGE AND MARKING NOTES:

- THE DEVELOPER SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL STREET IDENTIFICATION (NAME) AND REGULATORY SIGNS. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR STRIPING ON ALL PUBLIC STREETS CONSTRUCTED WITH DEVELOPMENT AS FOLLOWS:
 - STOP BARS AND CROSSWALKS - ALL STREETS - PER DETAIL 4.06
 - CONTINUOUS CENTERLINE STRIPING - DOUBLE YELLOW LINE ON CATEGORY TWO AND CATEGORY THREE STREETS.
 - PARKING STALLS - WHERE APPLICABLE (ON-STREET).
- ALL PAVEMENT MARKINGS INCLUDING TRAFFIC CONTROL, STOP BARS, FIRE LANES AND CROSS WALKS SHALL BE MADE WITH REFLECTORIZED THERMOPLASTIC STRIPING WITH A MINIMUM THICKNESS IN ACCORDANCE WITH NCDOT STANDARD SPECIFICATIONS FOR ROADS & STRUCTURES. ALL MARKINGS SHALL BE 120 MIL THICK WITH THE EXCEPTION OF SYMBOLS WHICH SHALL BE 90 MIL THICK. PARKING STALL STRIPING IN A PRIVATE PARKING LOT IS EXEMPT FROM USE OF THERMOPLASTICS. THE THERMOPLASTIC STRIPING TYPE OF MARKING MATERIAL SHALL BE APPLIED BY FUSING TO THE PAVEMENT SURFACE BY APPLICATION OF HEAT. MATERIALS SHALL COMPLY FULLY WITH THE REQUIREMENTS SET FORTH IN SECTION 10B7 OF THE STANDARD SPECIFICATIONS FOR ROADS & STRUCTURES, LATEST EDITION, AS PUBLISHED BY NCDOT. APPLICATION OF MARKINGS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS SET FORTH IN SECTION 1205 OF THE STANDARD SPECIFICATIONS FOR ROADS & STRUCTURES, LATEST EDITION, AS PUBLISHED BY NCDOT FOR PERMANENT MARKING.
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CONSTRUCTION
FOR REVIEW
ONLY

MATCHLINE - SEE SHEET C2.14

TERRAVITA
MASTER PLAN REVIEW DRAWINGS
TOWN OF KNIGHTDALE NORTH CAROLINA

SCALE: 1"=50'
DATE: NOVEMBER 25, 2024
PROJECT NUMBER: 2023-002.001
CLIENT: SITE INVESTMENTS, LLC
PLAN TYPE: MASTER PLAN REVIEW

PRELIMINARY SITE SIGNAGE PLAN
ENLARGED AREA 2

TOWN COMMENTS: 1/16/2025

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) NO DYES

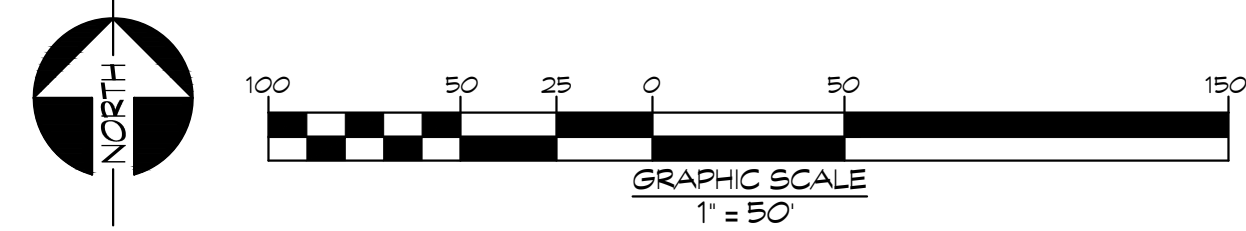
PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 - Phone 919 / 781-0300 - Fax 919 / 782-1288 - Email PCA@PriestCraven.com / Firm #: C-0488

SHEET #
C2.12

①		R1-1 STOP TO BE USED ONLY AT ALL WAY INTERSECTIONS AS INDICATED ON PLAN	⑦		RT-8A RESERVED PARKING TO BE USED WITH SPACES INDICATED AS VAN ACCESSIBLE
②		R1-2 YIELD	⑧		TYPE III BARRICADE PER MUTCD 6F-T
③		R2-1 SPEED LIMIT 25	⑨		R11-2 FUTURE ROAD EXTENSION ROAD CLOSED TEMPORARY BARRICADE FOR DEAD END ROADS PER T.O.K. STD. DETAIL 3.18
④		R2-2 STREET NAME PER T.O.K. 3.17			
⑤		W11-2 W16-TpL RECTANGULAR RAPID FLASHING BEACON (RRFB) WHERE SHOWN ON PLAN			
⑥		W11-2 W16-9P RECTANGULAR RAPID FLASHING BEACON (RRFB) WHERE SHOWN ON PLAN			

SIGNAGE AND MARKING NOTES:

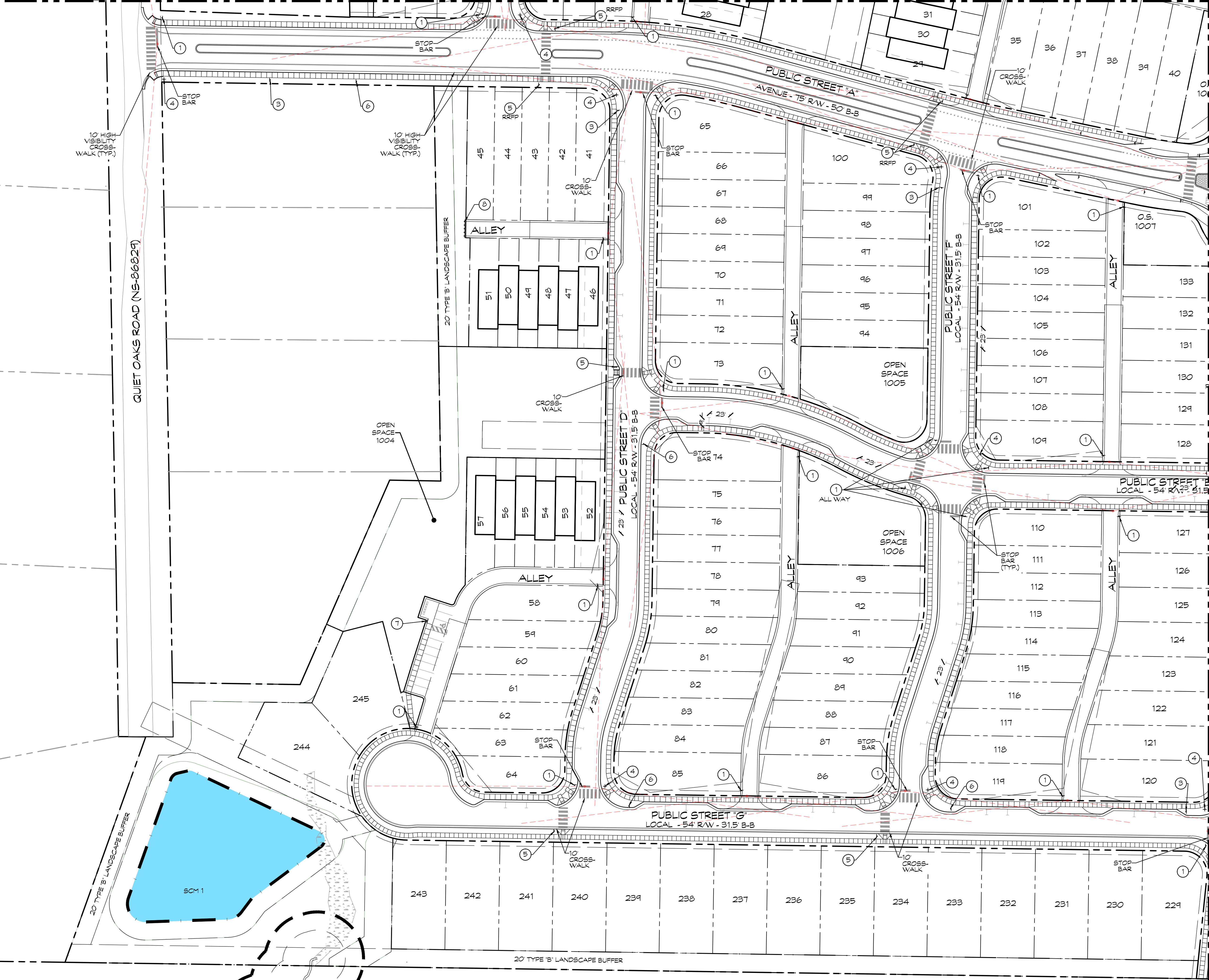
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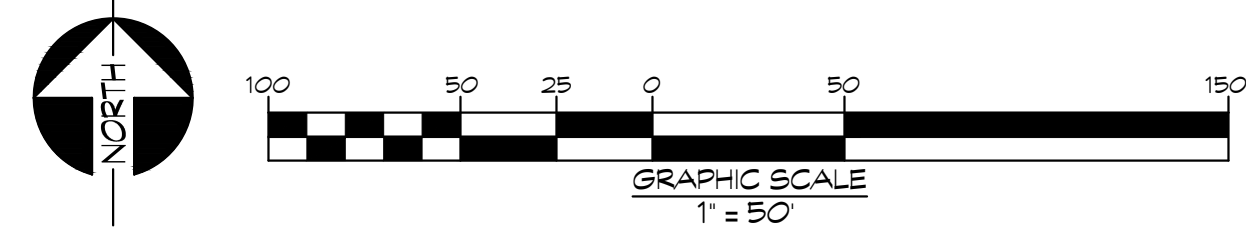


SIGN LEGEND:

①		R1-1 STOP TO BE USED ONLY AT ALL WAY INTERSECTIONS AS INDICATED ON PLAN	⑦		R7-8E RESERVED PARKING VAN ACCESSIBLE MAXIMUM FINE \$200
②		R1-2	⑧		TYPE III BARRICADE PER MUTCD 6F-7
③		R2-1 SPEED LIMIT 25	⑨		R11-2 FUTURE ROAD EXTENSION ROAD CLOSED TEMPORARY BARRICADE FOR DEAD END ROADS PER T.O.K. STD. DETAIL 3.18
④		PER T.O.K. 3.17			
⑤		W11-2 W16-7pL			
⑥		W11-2 W16-9p			

SIGNAGE AND MARKING NOTES:

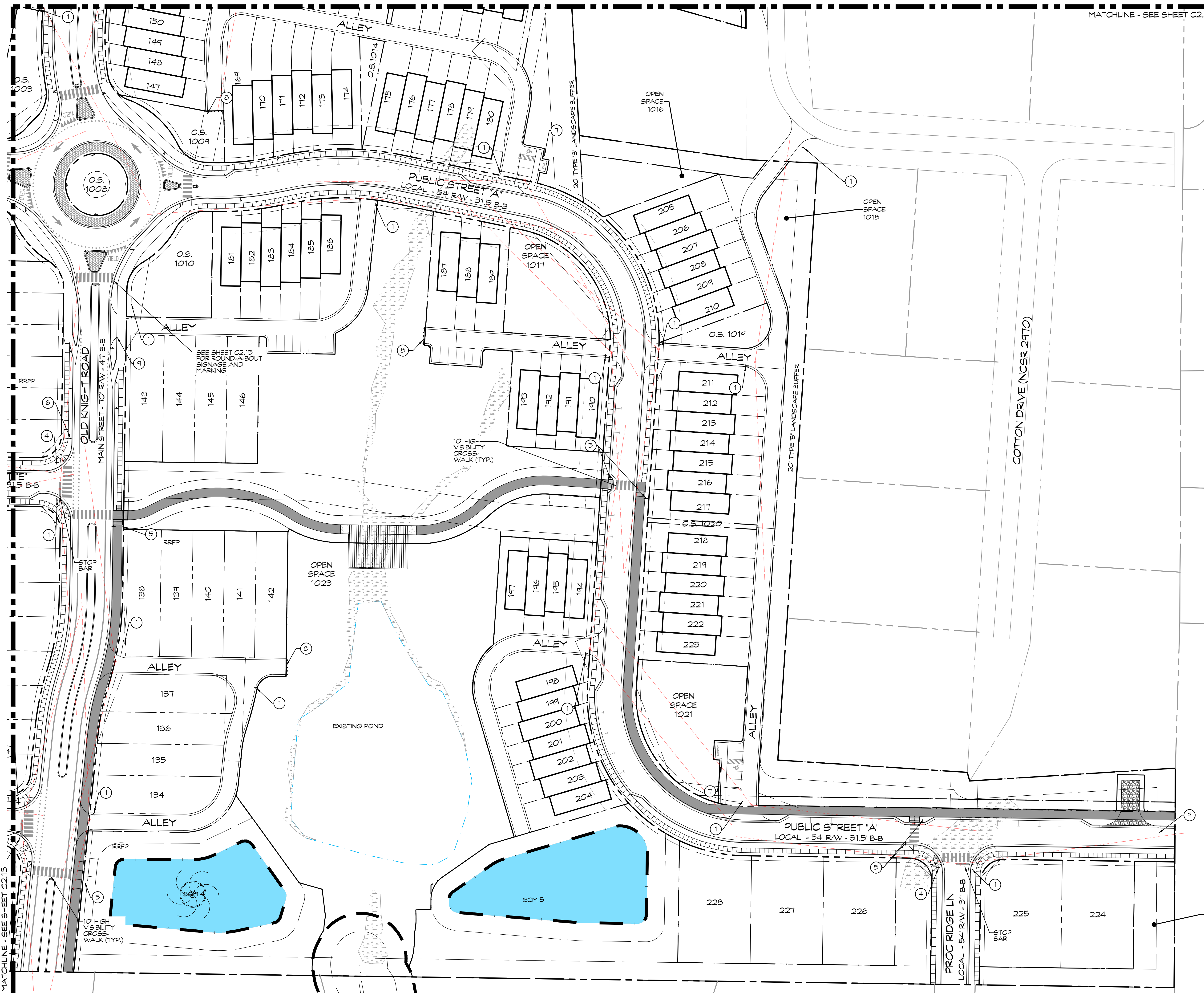
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 - CONTINUOUS CENTERLINE STRIPING - DOUBLE YELLOW LINE ON CATEGORY TWO AND CATEGORY THREE STREETS.
 - PARKING STALLS - WHERE APPLICABLE (ON-STREET).
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MATCHLINE - SEE SHEET C2.13

TERRAVITA
MASTER PLAN REVIEW DRAWINGS

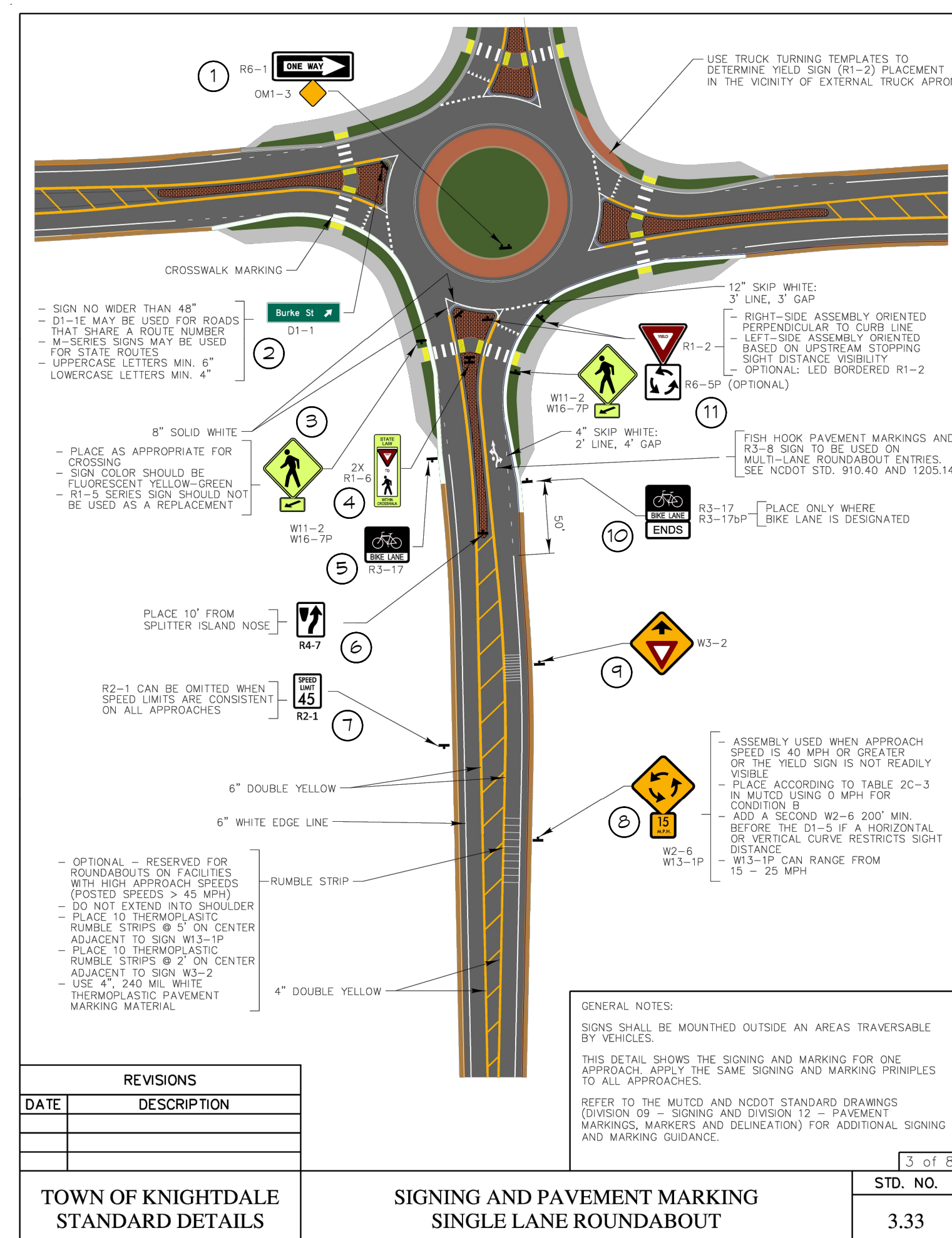
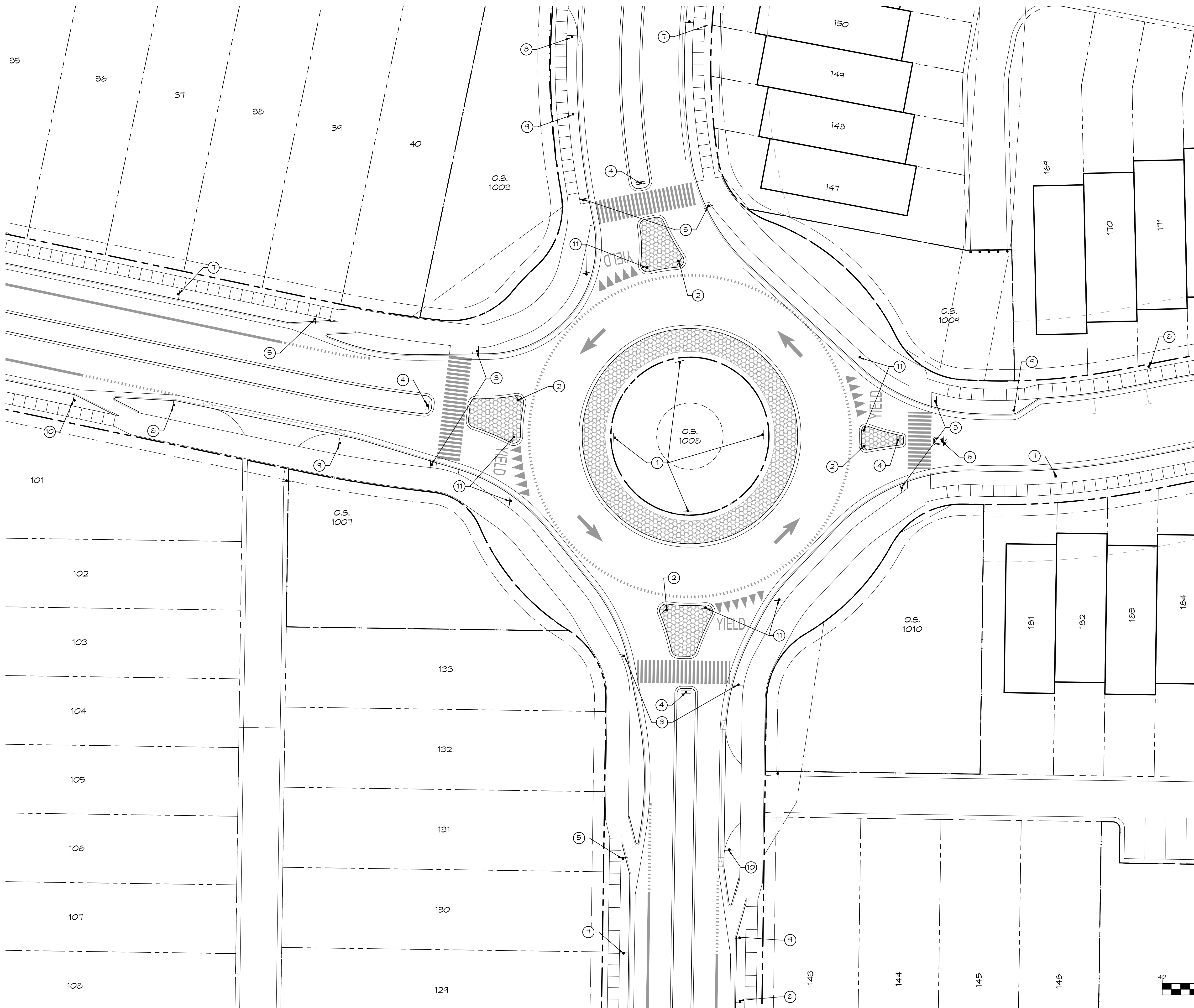
SCALE: 1"=100'
DATE: NOVEMBER 25, 2024
PROJECT NUMBER: 2023-002.001
CLIENT: SITE INVESTMENTS, LLC
PLAN TYPE: MASTER PLAN REVIEW

PRELIMINARY SITE SIGNAGE PLAN
ENLARGED AREA 4

TOWN COMMENTS: 1/16/2025
RELEASED FOR CONSTRUCTION DATE (SEE COVER) NO DYES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS

SHEET #
C2.14



REVISIONS		3 of 8
DATE	DESCRIPTION	STD. NO.
		3.33

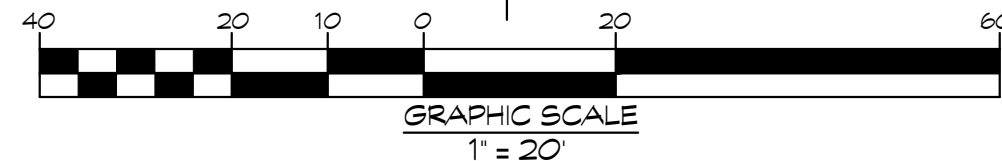
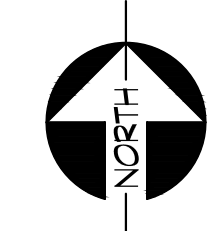
TOWN OF KNIGHTDALE STANDARD DETAILS **SIGNING AND PAVEMENT MARKING SINGLE LANE ROUNDABOUT** **STD. NO. 3.33**

SIGNAGE AND MARKING NOTES:

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NOT FOR CONSTRUCTION FOR REVIEW ONLY



OPEN SPACE AREA TABLE

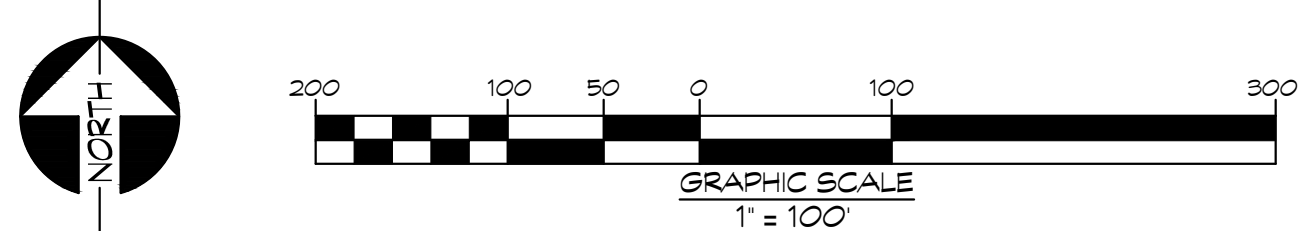
LOT NO.	TOTAL OPEN SPACE AREA (SF)	ACTIVE OPEN SPACE AREA (SF)	MINIMUM ACTIVE SPACE ELEMENTS	OPEN	PASSIVE OPEN SPACE AREA (SF)	MINIMUM PASSIVE SPACE ELEMENTS	OPEN	COMMON OPEN SPACE AREA (SF)
1000	20,123	15,935	OPEN PLAY FIELD		12,468	PRIVATE GREENWAY, BENCH, TRASH CAN		52,722
1001	5,300	4,937	OPEN PLAY FIELD, BENCH, TRASH CAN		0			763
1002	39,279	16,171	PUBLIC PLAZA		0			19,276
1003	9,794	0			5,760	1 BENCH/SEATWALL, 1 TRASH CAN		34
1004	14,747	42,471	PUBLIC PLAZA & OPEN PLAY FIELD		0			104,977
1005	11,792	11,792	DOG PARK		0			0
1006	19,310	19,310	PLAY EQUIPMENT		0			0
1007	5,875	0			5,875	1 BENCH/SEATWALL, 1 TRASH CAN		0
1008	3,791	0			3,791	PUBLIC ART DISPLAY		0
1009	3,796	0			3,796	1 BENCH/SEATWALL, 1 TRASH CAN		0
1010	8,231	0			8,231	1 BENCH/SEATWALL, 1 TRASH CAN		0
1011	564	0			0			564
1012	944	0			0			944
1013	600	0			0			600
1014	1,701	0			0			1,701
1015	15,865	0			15,865	ENHANCED ROADSIDE LANDSCAPING		0
1016	21,116	0			5,622	GAZEBO, 1 BENCH, 1 TRASH CAN		22,244
1017	10,822	10,822	OPEN PLAY FIELD, 1 BENCH, 1 TRASH CAN		0			0
1018	39,254	4,222	PUBLIC GREENWAY		0			31,854
1019	3,272	0			0			3,272
1020	607	0			0			607
1021	15,746	15,746	PLAY EQUIPMENT, 1 BENCH, 1 TRASH CAN		0			0
1022	4,692	0			0			4,692
1023	284,912	89,807	CENTRAL PARK, OPEN PLAY FIELD, PUBLIC PLAZA, GREENWAY		101,717	PRESERVATION OF NAT. RESOURCES, PUB. ART, GAZEBO, 2 BENCHES, 2 TRASH CANS		18,768
TOTALS (SF)	730,422	218,701			171,151			340,454
TOTALS (AC)	16.77	5.02			3.93			7.82

OPEN SPACE CALCULATIONS

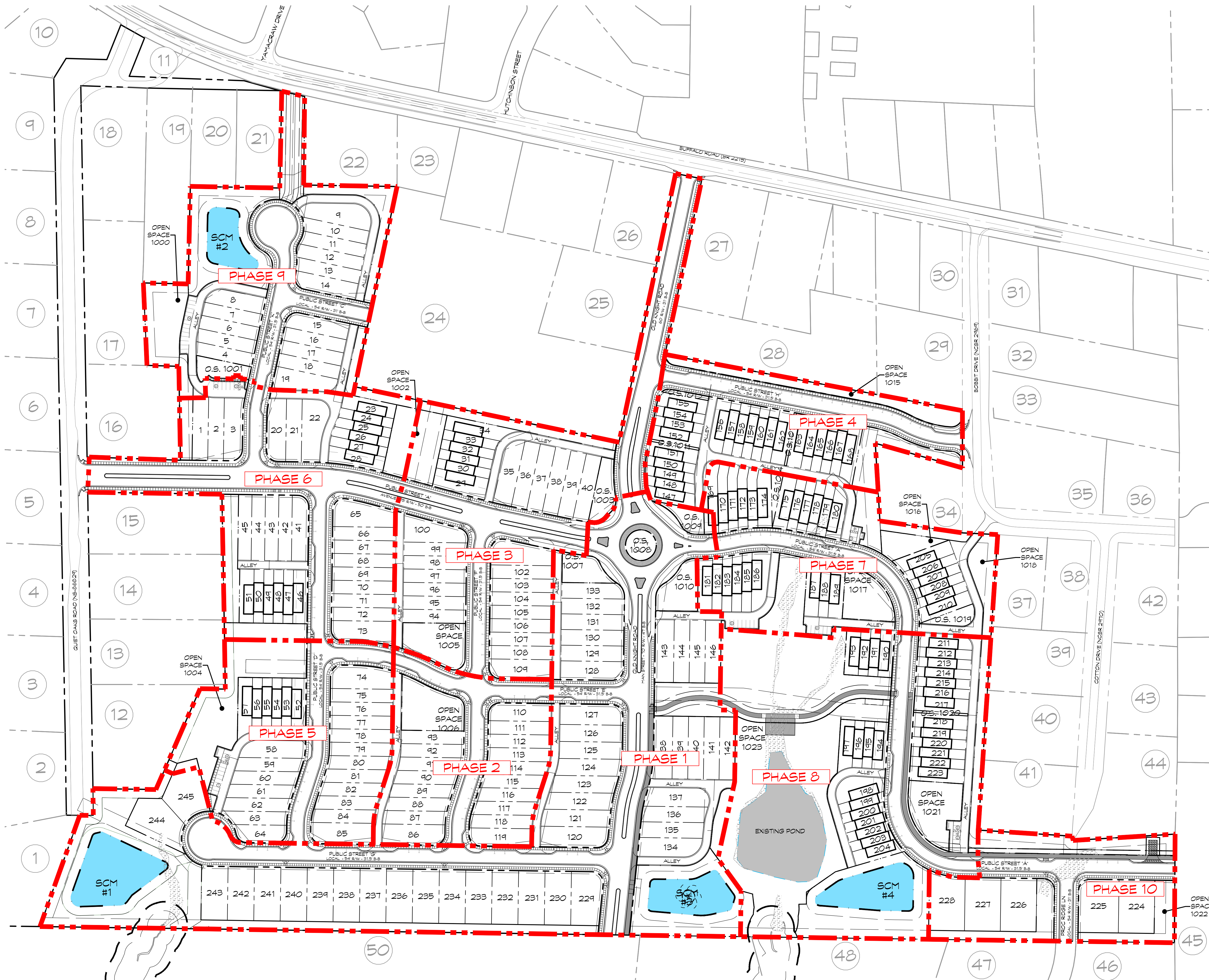
TOTAL NUMBER OF BEDROOMS		757	757
DEDICATION RATE (520/UNIT)		757 x 520	393,640
TOTAL RECREATIONAL OPEN SPACE REQUIRED (BEFORE CREDITS)			393,640
CREDITS (PASSIVE OPEN SPACE)			9.04 AC
PARKWAY (PUB. ST. "A", 100 LF, 54' RW)	100 x 27	(18,900)	(0.43) AC
PARKWAY (PUB. ST. "A", 545 LF, 54' RW)	545 x 27	(14,715)	(0.34) AC
TOTAL PASSIVE OPEN SPACE CREDITS			(0.77) AC
ACTIVE RECREATIONAL SPACE REQ'D	50%		4.52 AC
PASSIVE RECREATIONAL SPACE REQ'D	50% MINUS CREDITS ABOVE		3.75 AC
ACTIVE RECREATIONAL SPACE PROVIDED			5.02 AC
PASSIVE RECREATIONAL SPACE PROVIDED			3.93 AC
TOTAL RECREATIONAL OPEN SPACE PROVIDED			8.95 AC
ADDITIONAL COMMON OPEN SPACE (DOES NOT COUNT TOWARDS REQUIREMENTS)			11.14 AC
AREA IN COMMON AREA OPEN SPACE			7.82 AC
AREA IN PRIVATE ALLEY EASEMENTS			3.32 AC

OPEN SPACE UDO NOTES:

- ALL DEVELOPMENTS WITH MORE THAN EIGHT (8) RESIDENTIAL UNITS SHALL BE REQUIRED TO DEDICATE RECREATIONAL OPEN SPACE.
- ALL SINGLE FAMILY DEVELOPMENTS WILL DEDICATE OPEN SPACE AT A RATE OF THREE AND ONE-HALF BEDROOMS PER UNIT UNLESS OTHERWISE STIPULATED. IN ABSENCE OF KNOWN BUILDING SPECIFICATIONS, DUPLEXES, TOWNHOMES, AND MULTIFAMILY WILL DEDICATE OPEN SPACE AT A RATE OF TWO AND ONE-HALF BEDROOMS PER UNIT.

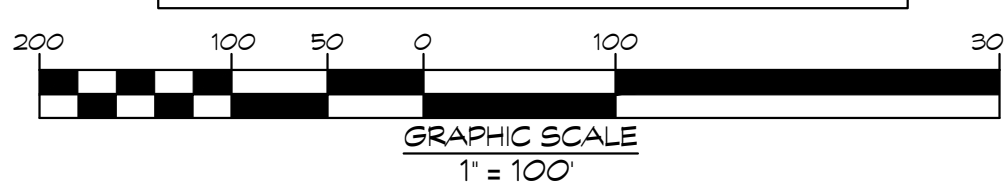
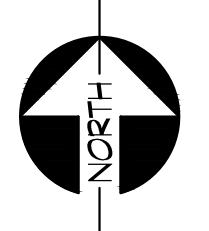


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NOTE:
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF KNIGHTDALE, CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
PHASING MAY BE REVISED AT OWNERS DISCRETION.



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PRELIMINARY PHASING PLAN



CONNECTIVITY INDEX (CI) CALCULATIONS

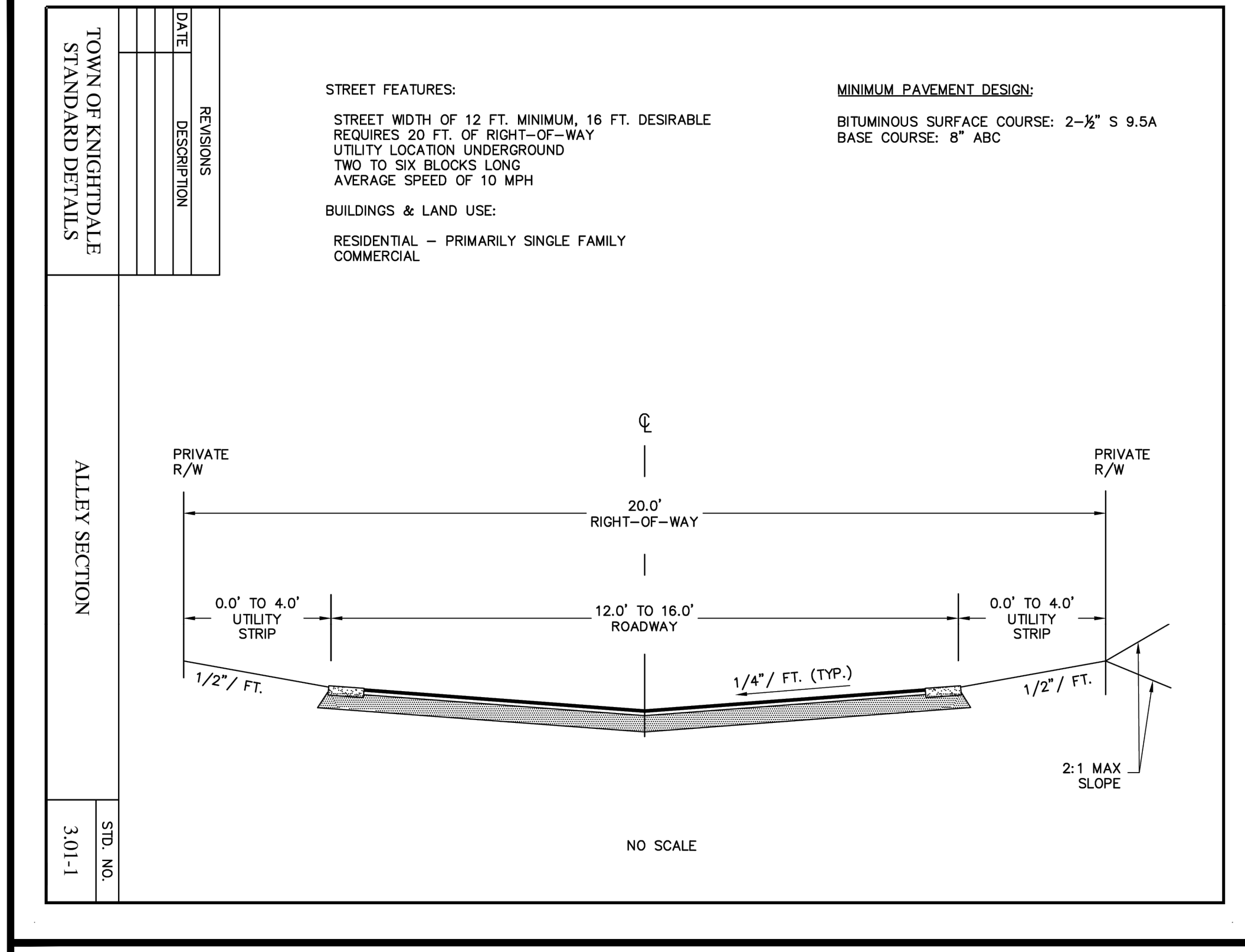
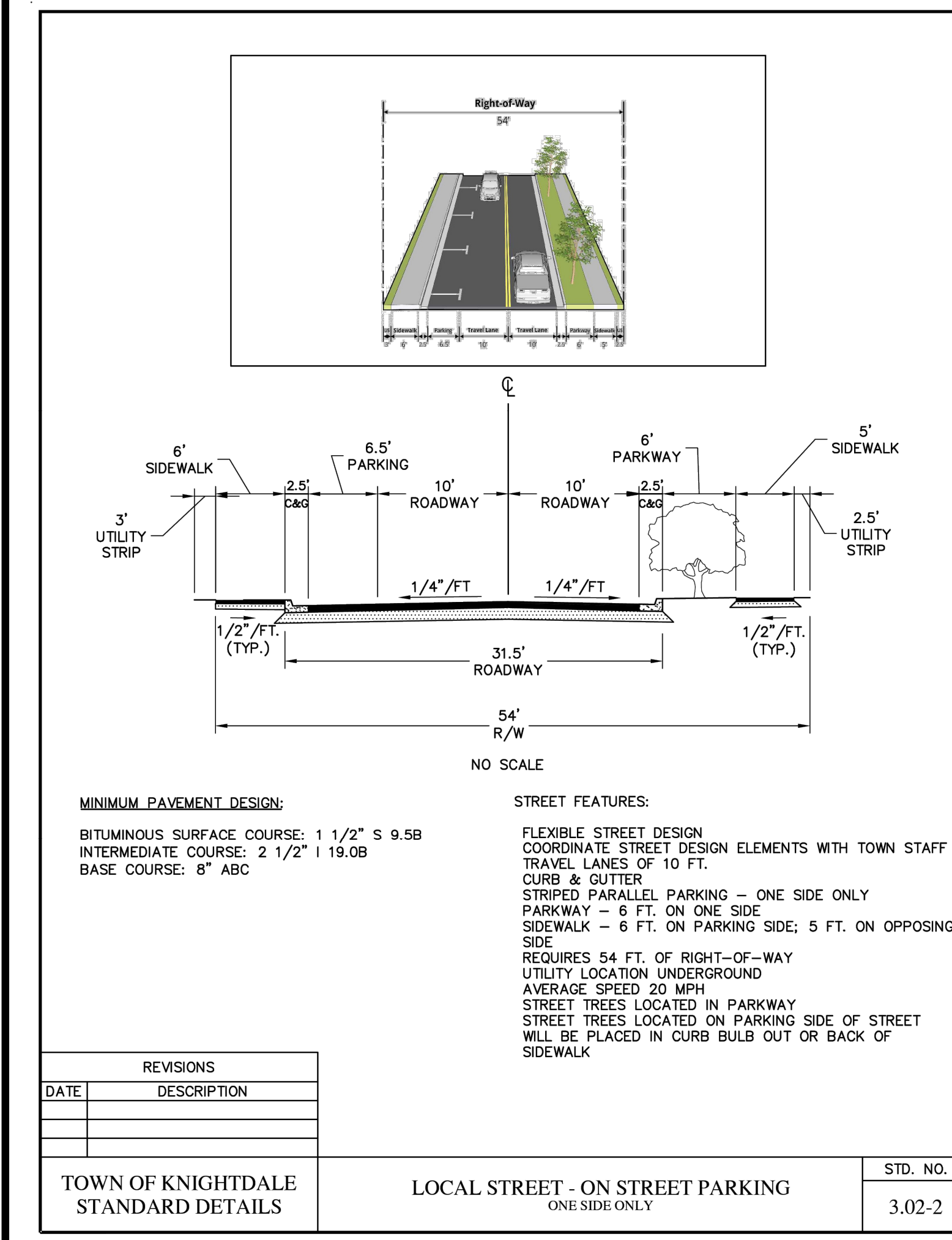
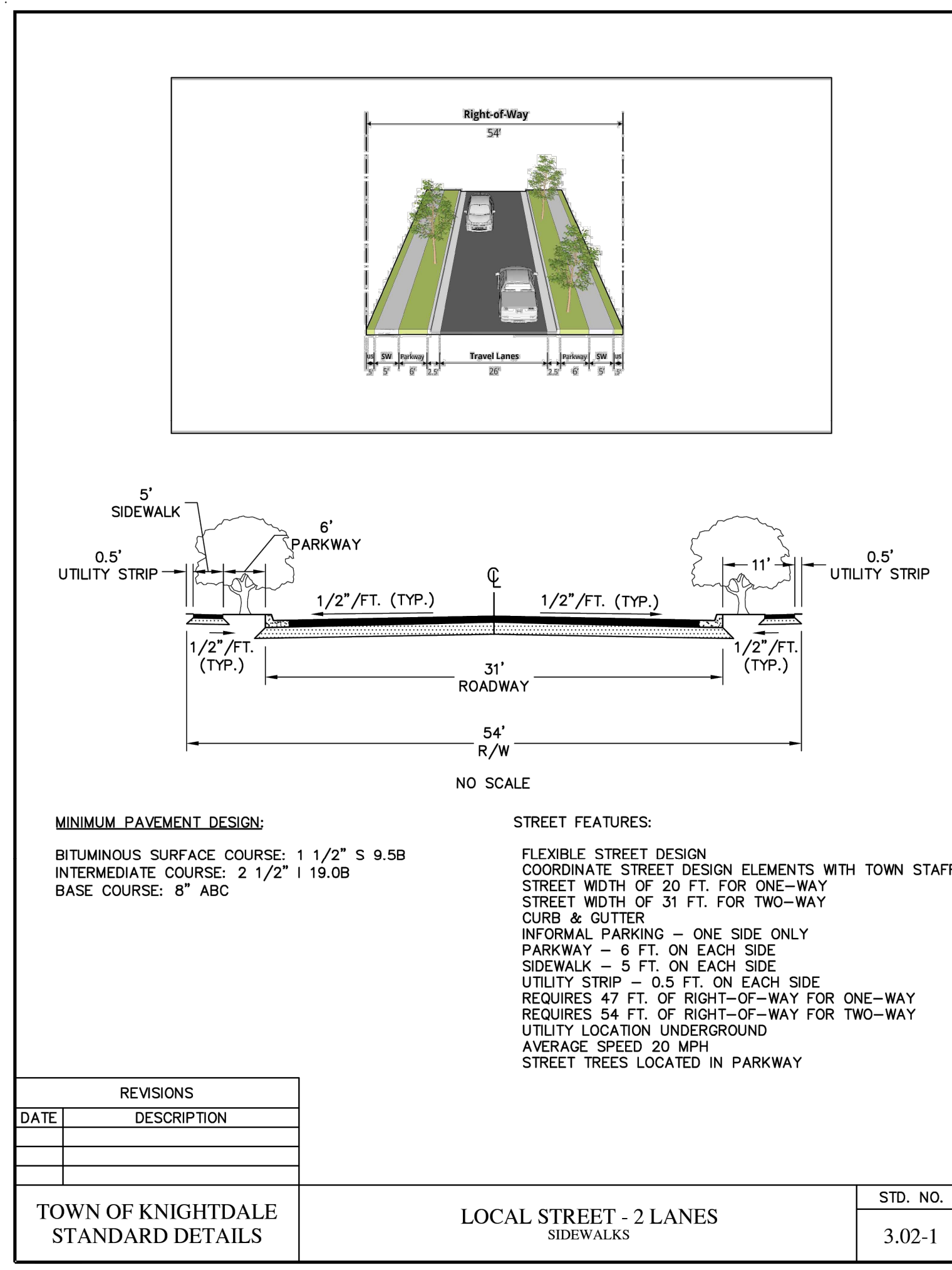
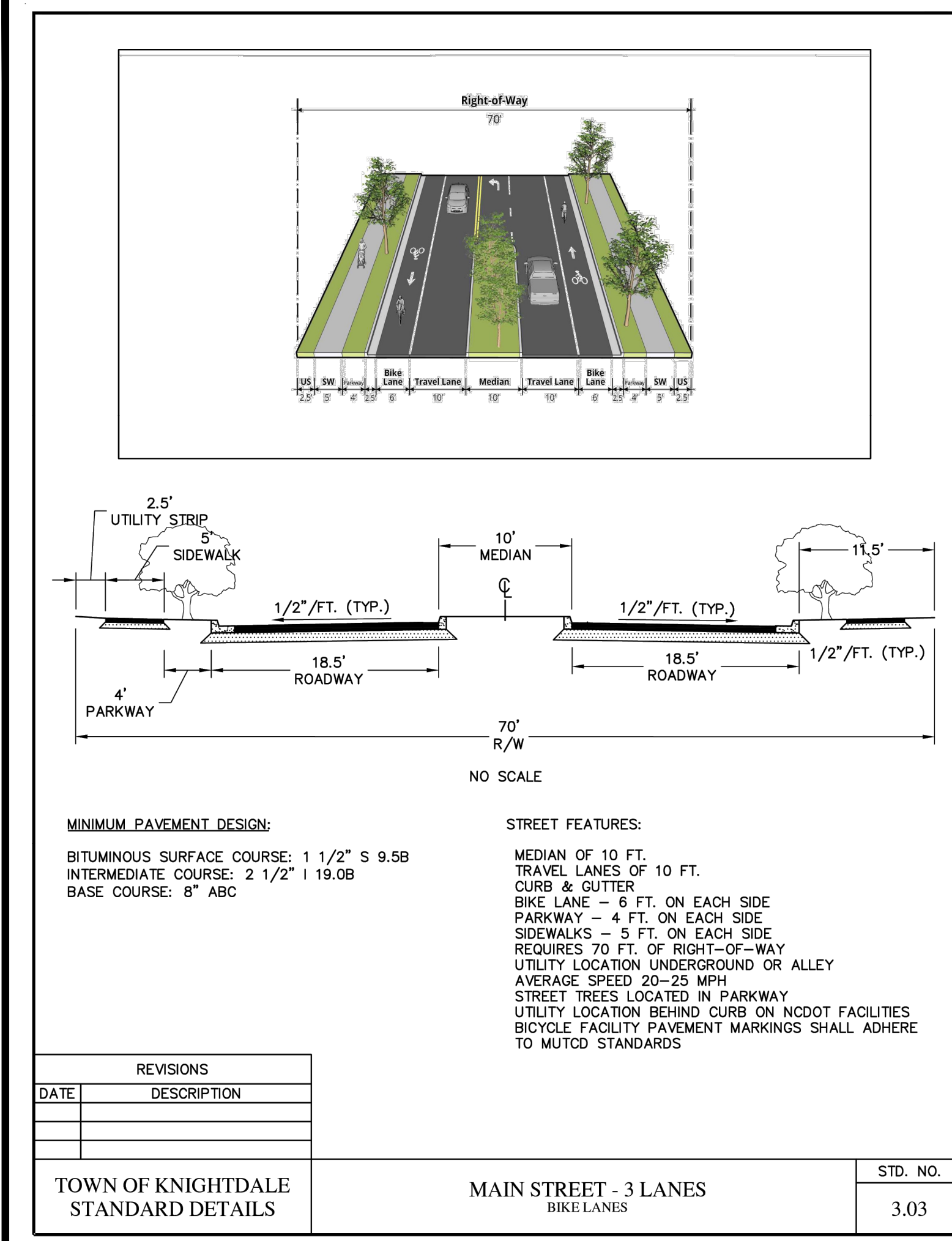
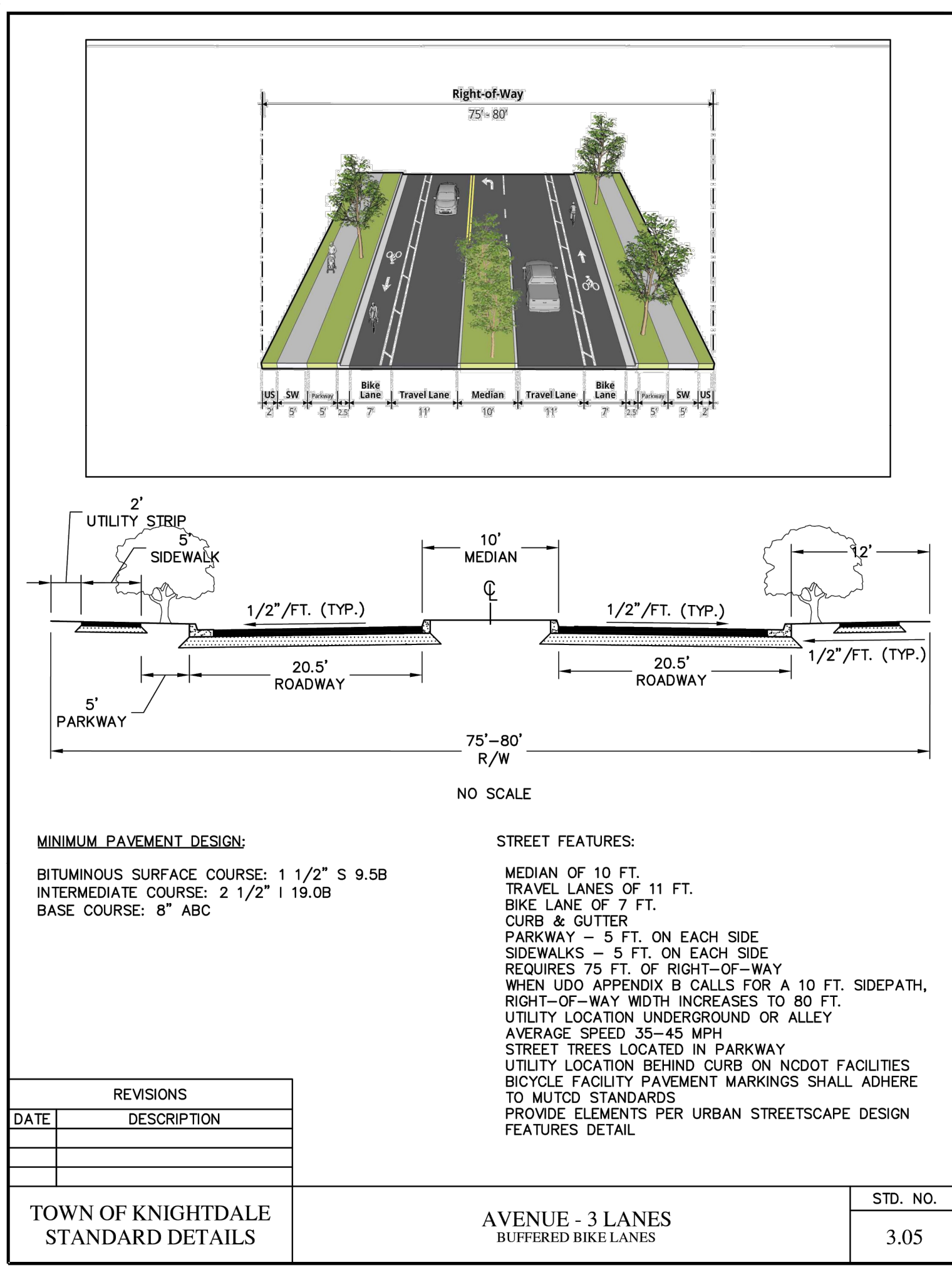
REQUIRED	
LINKS	1.40
REDUCTION FOR 4 SIDES WITH LIMITED ACCESS	(0.20)
CONNECTIVITY INDEX REQUIRED	1.20
PROVIDED	
LINKS	25
NODES	20
CONNECTIVITY INDEX PROVIDED (25/20)	1.25

CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF KNIGHTDALE, CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS

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CONNECTIVITY INDEX EXHIBIT



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PAVEMENT DESIGN SHOWN IS MINIMUM PER TOWN OF KNIGHTDALE STANDARDS. FINAL DESIGN MUST BE CONFIRMED BY GEOTECHNICAL REPORT PRIOR TO CONSTRUCTION

CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.

NOTE:
 ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF KNIGHTDALE, CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS

STREET SECTIONS

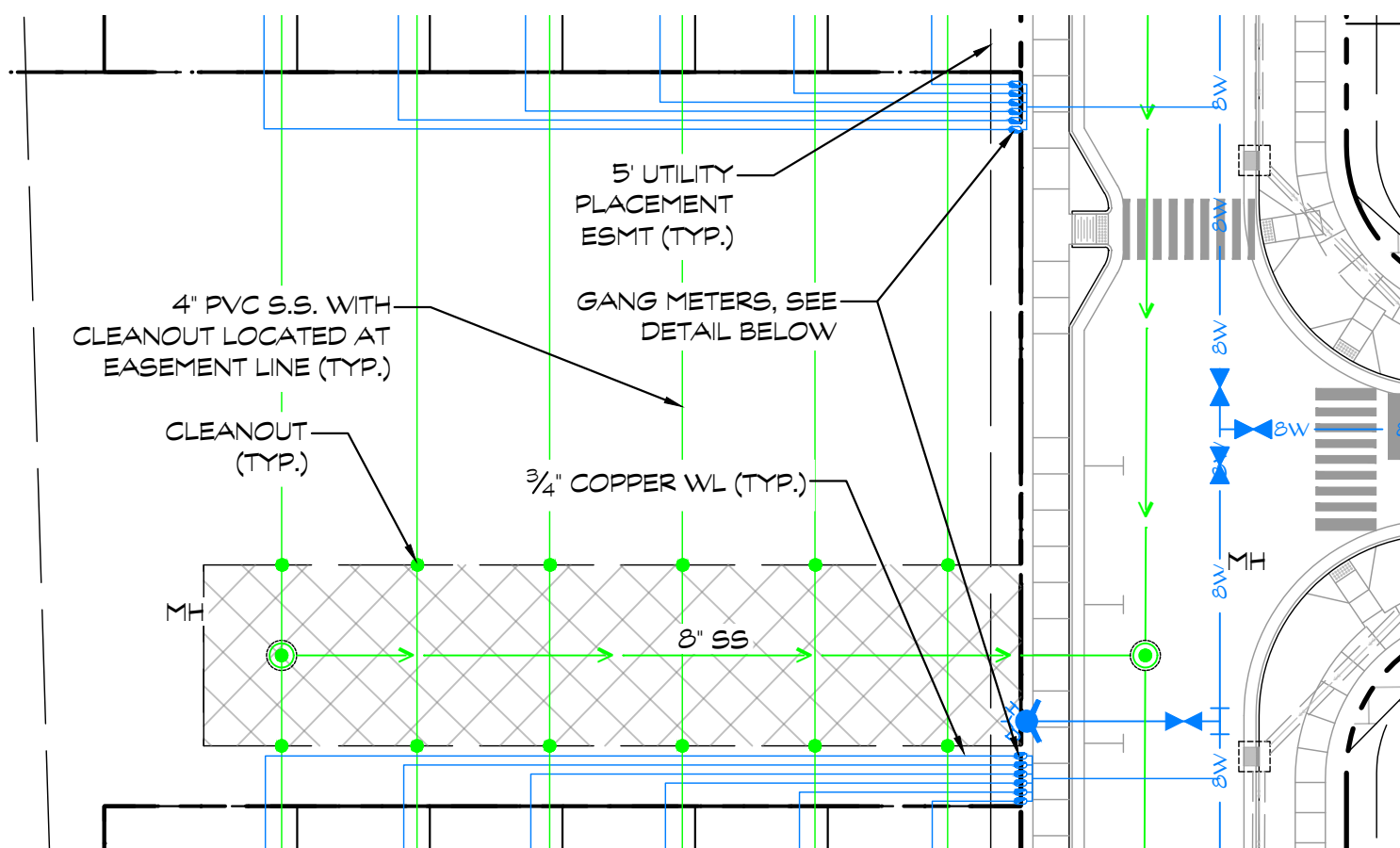
SHEET C3.01

UTILITY SYMBOL LEGEND

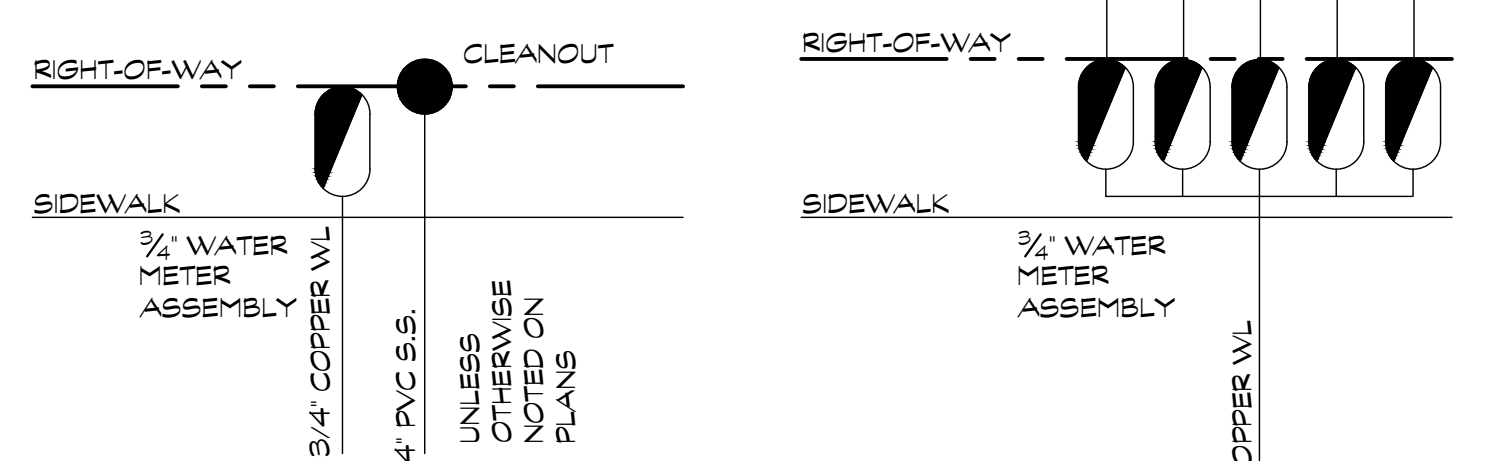
	FLARED END SECTION		FIRE HYDRANT
	HEADWALL		GATE VALVE
	NCDOT CATCH BASIN		BLOW OFF & GATE VALVE
	OPEN THROATED CURB INLET		WATER SERVICE
	STORM MANHOLE		WATER MAIN
	YARD INLET		SEWER MANHOLE
	GRADED INLET		SEWER SERVICE
	SWALE / DITCH		STORMWATER MANAGEMENT AREA
	STORM DRAINAGE PIPE		UTILITY EASEMENT LINETYPE
	POND - NORMAL POOL		

CORPUS STANDARD NOTES:

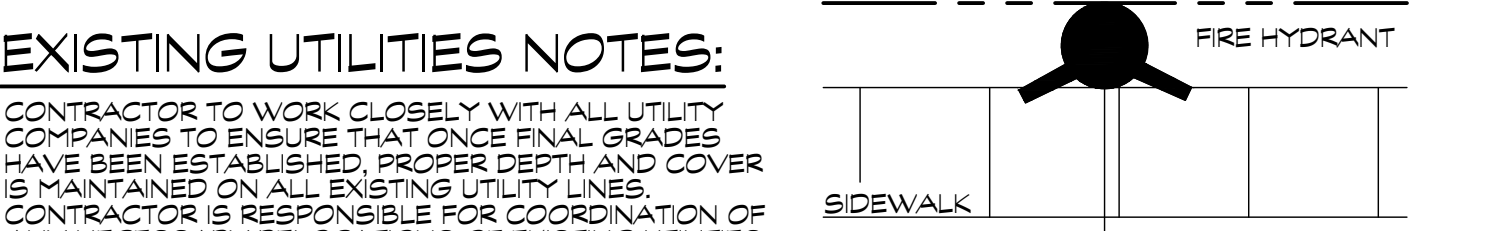
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION).
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER & OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATER MAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATION CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE PER CORPUS DETAILS W41 & S-49.
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVELING PRIVATE PROPERTY CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT 3.0" MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0" MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP MAINS & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDURE INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSF. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 10' ABOVE THE NEXT UPSTREAM MANHOLE ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDMVC, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 946-4516 OR FOG@RALAIGHNC.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENT. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERS (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM. HOWEVER, IF MORE STRINGENT, A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FROM THE RW CROSS-CONNECTION COORDINATOR FOR EACH DEVICE PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 946-5423 OR CROSS.CONNECTION@RALAIGHNC.GOV FOR MORE INFORMATION.
- NO NEW IMPACTS TO EXISTING WETLANDS AND EXISTING NEUSE RIVER BUFFERS SHALL TAKE PLACE WITHOUT APPROVAL BY THE U.S. ARMY CORPS OF ENGINEERS, NCDMVC, AND THE TOWN OF KNIGHTDALE. NO DISTURBANCE SHALL TAKE PLACE WITHIN JURISDICTIONAL WETLANDS AND NEUSE RIVER BUFFERS PRIOR TO RECEIPT OF ALL U.S. ARMY CORPS OF ENGINEERS & N.C. DIVISION OF WATER RESOURCES PERMITS. THESE AREAS WILL BE FLAGGED AS 'DO NOT ENTER' AREAS PRIOR TO RECEIPT OF PERMITS.
- ALL LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH AN APPROVED EROSION CONTROL PLAN.



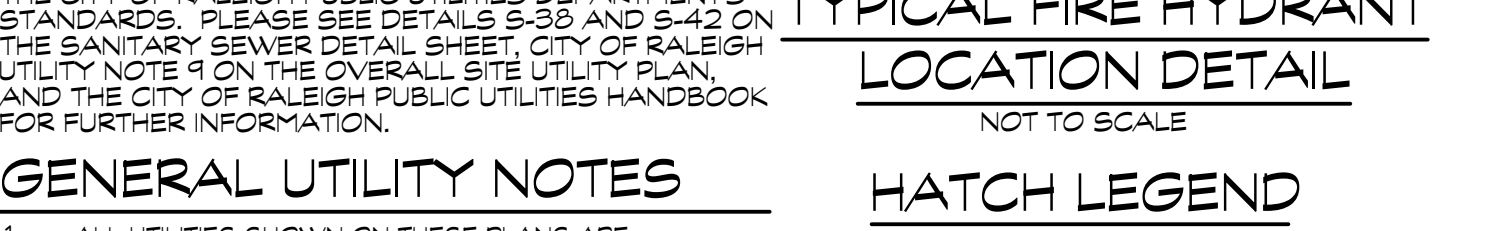
TYPICAL SERVICE LAYOUT FOR LOTS FRONTING COURTYARD



TYPICAL SERVICE DETAIL FOR LOTS FRONTING STREETS



TYPICAL GANG METER DETAIL



TYPICAL FIRE HYDRANT LOCATION DETAIL

EXISTING UTILITIES NOTES:

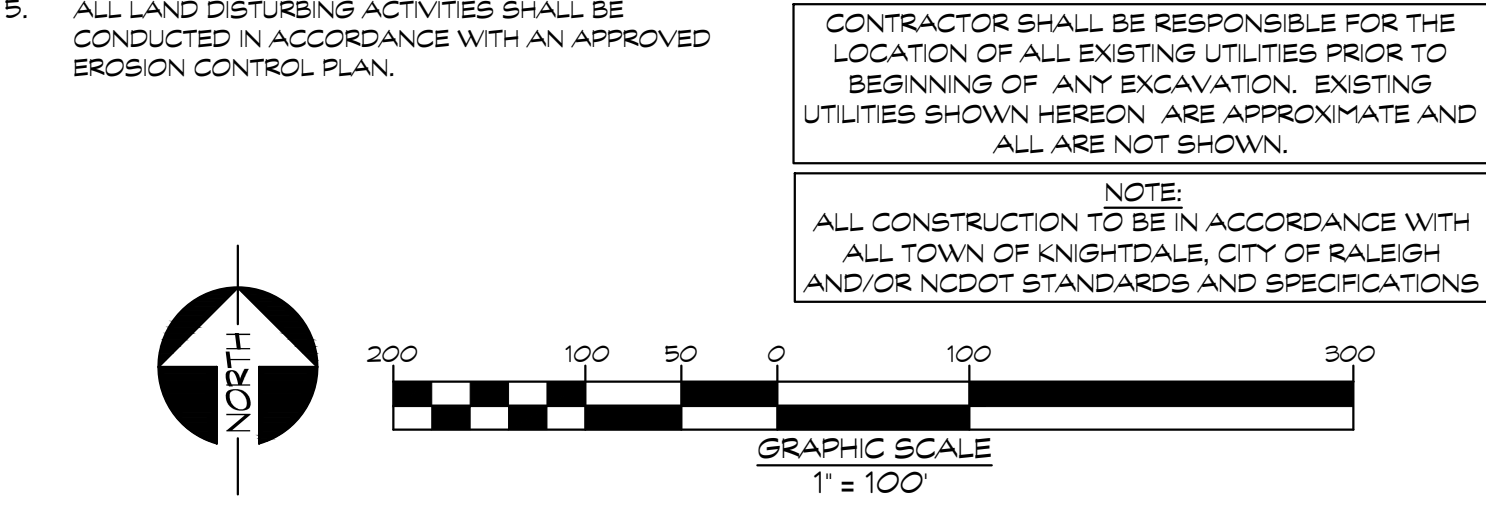
CONTRACTOR TO WORK CLOSELY WITH ALL UTILITY COMPANIES TO ENSURE THAT ALL UTILITIES SHOWN HAVE BEEN ESTABLISHED, PROPER DEPTH AND COVER IS MAINTAINED ON ALL EXISTING UTILITY LINES. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ANY NECESSARY RELOCATIONS OF EXISTING UTILITIES.

BACKWATER VALVE NOTE:

MANY OF THESE LOTS WILL NEED SANITARY SEWER SERVICE BACKWATER VALVES. THE BUILDER'S PLUMBER WILL BE RESPONSIBLE FOR CHECKING THE UPSTREAM ELEVATION AND ELEVATION OF THE LOWEST DRAIN IN EACH BUILDING TO DETERMINE IF A SEWER SERVICE BACKWATER VALVE IS REQUIRED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT STANDARDS. PLEASE SEE DETAILS S-30 AND S-42 ON THE SANITARY SEWER DETAIL SHEET, CITY OF RALEIGH UTILITY NOTE 9 ON THE OVERALL SITE UTILITY PLAN, AND THE CITY OF RALEIGH PUBLIC UTILITIES HANDBOOK FOR FURTHER INFORMATION.

GENERAL UTILITY NOTES

- ALL UTILITIES SHOWN ON THESE PLANS ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLAN REVIEW.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE AND ALL MAY NOT BE SHOWN. CONTRACTOR SHALL VERIFY EXACT LOCATION AND GRADE OF ALL EXISTING UTILITIES AND COORDINATE ANY REQUIRED RELOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT, TOWN OF KNIGHTDALE, AND NCDOT.
- NO NEW IMPACTS TO EXISTING WETLANDS AND EXISTING NEUSE RIVER BUFFERS SHALL TAKE PLACE WITHOUT APPROVAL BY THE U.S. ARMY CORPS OF ENGINEERS, NCDMVC, AND THE TOWN OF KNIGHTDALE. NO DISTURBANCE SHALL TAKE PLACE WITHIN JURISDICTIONAL WETLANDS AND NEUSE RIVER BUFFERS PRIOR TO RECEIPT OF ALL U.S. ARMY CORPS OF ENGINEERS & N.C. DIVISION OF WATER RESOURCES PERMITS. THESE AREAS WILL BE FLAGGED AS 'DO NOT ENTER' AREAS PRIOR TO RECEIPT OF PERMITS.
- ALL LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH AN APPROVED EROSION CONTROL PLAN.



NOT FOR CONSTRUCTION FOR REVIEW ONLY



SHEET C3.03

SHEET C3.02

SHEET C3.04

UTILITY SYMBOL LEGEND

	FLARED END SECTION		FIRE HYDRANT
	HEADWALL		GATE VALVE
	NCDOT CATCH BASIN		BLOW OFF & GATE VALVE
	OPEN THROATED CURB INLET		WATER SERVICE
	STORM MANHOLE		WATER MAIN
	YARD INLET		SEWER MANHOLE
	GRADED INLET		SEWER SERVICE
	SWALE / DITCH		STORMWATER MANAGEMENT AREA
	STORM DRAINAGE PIPE		UTILITY EASEMENT LINETYPE
	POND - NORMAL POOL		

EXST. UTILITIES NOTES: CORPUD STANDARD NOTES:

CONTRACTOR TO WORK CLOSELY WITH ALL UTILITY COMPANIES TO ENSURE THAT ONCE FINAL GRADING IS ESTABLISHED, PROPER DEPTH AND COVER IS MAINTAINED ON ALL EXISTING UTILITY LINES. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ANY NECESSARY RELOCATIONS OF EXISTING UTILITIES.

BACKWATER VALVE NOTE:
MANY OF THESE LOTS WILL NEED SANITARY SEWER SERVICE BACKWATER VALVES. THE BUILDERS PLUMBER WILL BE RESPONSIBLE FOR CHECKING THE UPSTREAM MANHOLE ELEVATION AND ELEVATION OF THE LOWEST DRAIN IN EACH BUILDING TO DETERMINE IF A SEWER SERVICE BACKWATER VALVE IS REQUIRED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT'S STANDARDS. PLEASE SEE DETAILS S-38 AND S-42 ON THE SANITARY SEWER DETAIL SHEET. CITY OF RALEIGH UTILITY NOTE # ON THE OVERALL SITE UTILITY PLAN, AND THE CITY OF RALEIGH PUBLIC UTILITIES HANDBOOK FOR FURTHER INFORMATION.

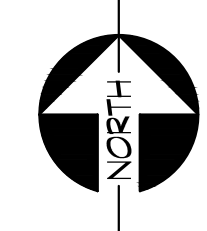
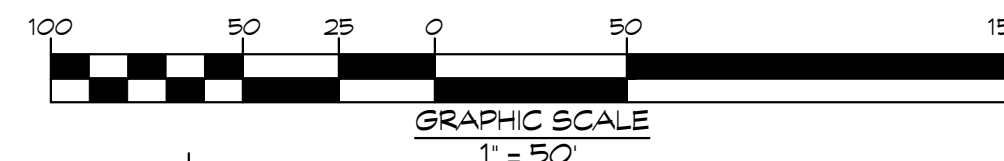
GENERAL UTILITY NOTES

- ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND ALL MAY NOT BE CHANGED DURING CONSTRUCTION PLAN REVIEW.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE AND ALL MAY NOT BE SHOWN. CONTRACTOR SHALL VERIFY EXACT LOCATION AND GRADE OF ALL EXISTING UTILITIES AND COORDINATE ANY REQUIRED RELOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT, TOWN OF KNIGHTDALE, AND NCDOT.
- NO NEW IMPACTS TO EXISTING WETLANDS AND EXISTING NEUSE RIVER BUFFERS SHALL TAKE PLACE WITHOUT APPROVAL BY THE U.S. ARMY CORPS OF ENGINEERS, NCDWR, AND THE TOWN OF KNIGHTDALE. NO DISTURBANCE SHALL TAKE PLACE WITHIN JURISDICTIONAL WETLANDS AND NEUSE RIVER BUFFERS PRIOR TO RECEIPT OF ALL U.S. ARMY CORPS OF ENGINEERS & N.C. DIVISION OF WATER RESOURCES PERMITS. THESE AREAS WILL BE FLAGGED AS "DO NOT ENTER" AREAS PRIOR TO RECEIPT OF PERMITS.
- ALL LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH AN APPROVED EROSION CONTROL PLAN.

HATCH LEGEND

	PUDE = PUBLIC DRAINAGE EASEMENT
	PRDE = PRIVATE DRAINAGE EASEMENT
	SEWER EASEMENT
	TREE SAVE OR PRESERVED WOODED AREA
	STREAM BUFFER
	WETLANDS

- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVELING PRIVATE PROPERTY.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGH-NC.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FROM THE RW CROSSCONNECTION COORDINATOR FOR EACH DEVICE PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-5923 OR CROSS.CONNECTION@RALEIGH-NC.GOV FOR MORE INFORMATION.



CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF KNIGHTDALE, CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

NOT FOR CONSTRUCTION FOR REVIEW ONLY



MATCHLINE - SEE SHEET C3.03

<p>TERRAVITA MASTER PLAN REVIEW DRAWINGS</p> <p>TOWN OF KNIGHTDALE</p>	<p>SCALE: 1"=50' DATE: NOVEMBER 25, 2024 PROJECT NUMBER: 2023-002.001 CLIENT: SITE INVESTMENTS, LLC PLAN TYPE: MASTER PLAN REVIEW</p>	<p>PRELIMINARY UTILITY PLAN ENLARGED AREA 1</p>	<p>TOWN COMMENTS: 1/16/2025</p> <p>RELEASED FOR CONSTRUCTION DATE: (SEE COVER) <input type="checkbox"/> NO DYES</p>	<p>PRIEST, CRAVEN & ASSOCIATES, INC. LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS</p> <p>3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 • Phone 919 / 781-0300, Fax 919 / 782-1288, Email PCA@PriestCraven.com / Firm #: C-0488</p>	<p>SHEET # C3.01</p>
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MATCHLINE - SEE SHEET C3.01



UTILITY SYMBOL LEGEND

Table with 4 columns listing utility symbols and their corresponding descriptions: Flared End Section, Headwall, NCDOT Catch Basin, Open Throated Curb Inlet, Storm Manhole, Yard Inlet, Grated Inlet, Storm Drainage Pipe, Pond - Normal Pool, Fire Hydrant, Gate Valve, Blow Off & Gate Valve, Water Service, Sewer Manhole, Sewer Service, Sewer Main, Stormwater Management Area, Utility Easement Linetype.

EXST. UTILITIES NOTES: CORPUD STANDARD NOTES:

CONTRACTOR TO WORK CLOSELY WITH ALL UTILITY COMPANIES TO ENSURE THAT ONCE FINAL LOCATIONS HAVE BEEN ESTABLISHED, PROPER DEPTH AND COVER IS MAINTAINED ON ALL EXISTING UTILITY LINES. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ANY NECESSARY RELOCATIONS OF EXISTING UTILITIES.

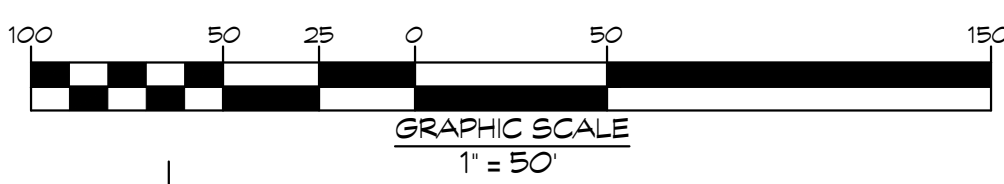
BACKWATER VALVE NOTE:

- GENERAL UTILITY NOTES: 1. ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND ALL MAY NOT BE SHOWN. CONTRACTOR SHALL VERIFY EXACT LOCATION AND GRADE OF ALL EXISTING UTILITIES AND COORDINATE ANY REQUIRED RELOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. 2. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND ALL MAY NOT BE SHOWN. CONTRACTOR SHALL VERIFY EXACT LOCATION AND GRADE OF ALL EXISTING UTILITIES AND COORDINATE ANY REQUIRED RELOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. 3. NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT, TOWN OF KNIGHTDALE, AND NCDOT. 4. NO NEW IMPACTS TO EXISTING WETLANDS AND EXISTING NEUSE RIVER BUFFERS SHALL TAKE PLACE WITHOUT APPROVAL BY THE U.S. ARMY CORPS OF ENGINEERS, NCDWR, AND THE TOWN OF KNIGHTDALE. NO DISTURBANCE SHALL TAKE PLACE WITHIN JURISDICTIONAL WETLANDS AND NEUSE RIVER BUFFERS PRIOR TO RECEIPT OF ALL U.S. ARMY CORPS OF ENGINEERS & N.C. DIVISION OF WATER RESOURCES PERMITS. THESE AREAS WILL BE FLAGGED AS 'DO NOT ENTER' AREAS PRIOR TO RECEIPT OF PERMITS. 5. ALL LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH AN APPROVED EROSION CONTROL PLAN.

HATCH LEGEND

Table with 2 columns: Hatched pattern and description. Includes: PUDE = PUBLIC DRAINAGE EASEMENT, PRDE = PRIVATE DRAINAGE EASEMENT, PRIVATE SCM MAINTENANCE & ACCESS ESMT, SEWER EASEMENT, TREE SAVE OR PRESERVED WOODED AREA, STREAM BUFFER, WETLANDS.

- 1. A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL. 2. WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER. 3. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. 4. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER. 5. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS, WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W41 & S-49). 6. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED. 7. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVELING PRIVATE PROPERTY. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS. 8. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE. INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE. 9. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION. 10. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 946-4516 OR FOG@RALEIGH-NC.GOV FOR MORE INFORMATION. 11. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FROM THE RW CROSSCONNECTION COORDINATOR FOR EACH DEVICE PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 946-5923 OR CROSS.CONNECTION@RALEIGH-NC.GOV FOR MORE INFORMATION.



CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF KNIGHTDALE, CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

NOT FOR CONSTRUCTION FOR REVIEW ONLY

MATCHLINE - SEE SHEET C3.04

TERRAVITA MASTER PLAN REVIEW DRAWINGS. TOWN OF KNIGHTDALE NORTH CAROLINA. SCALE: 1"=50'. DATE: NOVEMBER 25, 2024. PROJECT NUMBER: 2023-002.001. CLIENT: SITE INVESTMENTS, LLC. PLAN TYPE: MASTER PLAN REVIEW.

PRELIMINARY UTILITY PLAN ENLARGED AREA 2. TOWN COMMENTS: 1/16/2025. RELEASED FOR CONSTRUCTION DATE: (SEE COVER) NO DYES.

PRIEST, CRAVEN & ASSOCIATES, INC. LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS. SHEET # C3.02. 3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609. Phone 919 / 781-0300. Fax 919 / 782-1288. Email PCA@PriestCraven.com / Firm #: C-0488.

CONTRACTOR TO WORK CLOSELY WITH ALL UTILITY COMPANIES TO ENSURE THAT ONCE FINISHED UTILITIES ARE MAINTAINED AT PROPER DEPTH AND COVER IS MAINTAINED ON ALL EXISTING UTILITY LINES. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ANY NECESSARY RELOCATIONS OF EXISTING UTILITIES.

BACKWATER VALVE NOTE:
MANY OF THESE LOTS WILL NEED SANITARY SEWER SERVICE BACKWATER VALVES. THE BUILDERS PLUMBER WILL BE RESPONSIBLE FOR CHECKING THE UPSTREAM MANHOLE ELEVATION AND ELEVATION OF THE LOWEST DRAIN IN EACH BUILDING TO DETERMINE IF A SEWER SERVICE BACKWATER VALVE IS REQUIRED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT'S STANDARDS. PLEASE SEE DETAILS S-308 AND S-42 ON THE SANITARY SEWER DETAIL SHEET CITY OF RALEIGH UTILITY NOTE ON THE OVERALL SITE UTILITY PLAN, AND THE CITY OF RALEIGH PUBLIC UTILITIES HANDBOOK FOR FURTHER INFORMATION.

- GENERAL UTILITY NOTES**
- ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND ALL MAY NOT BE SHOWN. CONTRACTOR SHALL VERIFY EXACT LOCATION AND GRADE OF ALL EXISTING UTILITIES AND COORDINATE ANY REQUIRED RELOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
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 - NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT, TOWN OF KNIGHTDALE, AND NCDOT.
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 - ALL LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH AN APPROVED EROSION CONTROL PLAN.
- CORPUD STANDARD NOTES:**
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
 - UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM VERTICAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS, WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W41 & S-49).
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 - ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVELING PRIVATE PROPERTY CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT 30' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
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 - INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' LINEAR FEET MAXIMUM.
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UTILITY SYMBOL LEGEND

- FLARED END SECTION
- HEADWALL
- NCDOT CATCH BASIN
- OPEN THROATED CURB INLET
- STORM MANHOLE
- YARD INLET
- GRATED INLET
- FIRE HYDRANT
- GATE VALVE
- BLOW OFF & GATE VALVE
- WATER SERVICE
- WATER MAIN
- SEWER MANHOLE
- SEWER SERVICE
- SEWER MAIN
- STORMWATER MANAGEMENT AREA
- UTILITY EASEMENT LINETYPE
- SWALE / DITCH
- STORM DRAINAGE PIPE
- POND - NORMAL POOL

HATCH LEGEND

- PUBLIC DRAINAGE EASEMENT
- PRIVATE DRAINAGE EASEMENT
- PRIVATE SCM MAINTENANCE & ACCESS ESMT
- SEWER EASEMENT
- TREE SAVE OR PRESERVED WOODED AREA
- STREAM BUFFER
- WETLANDS

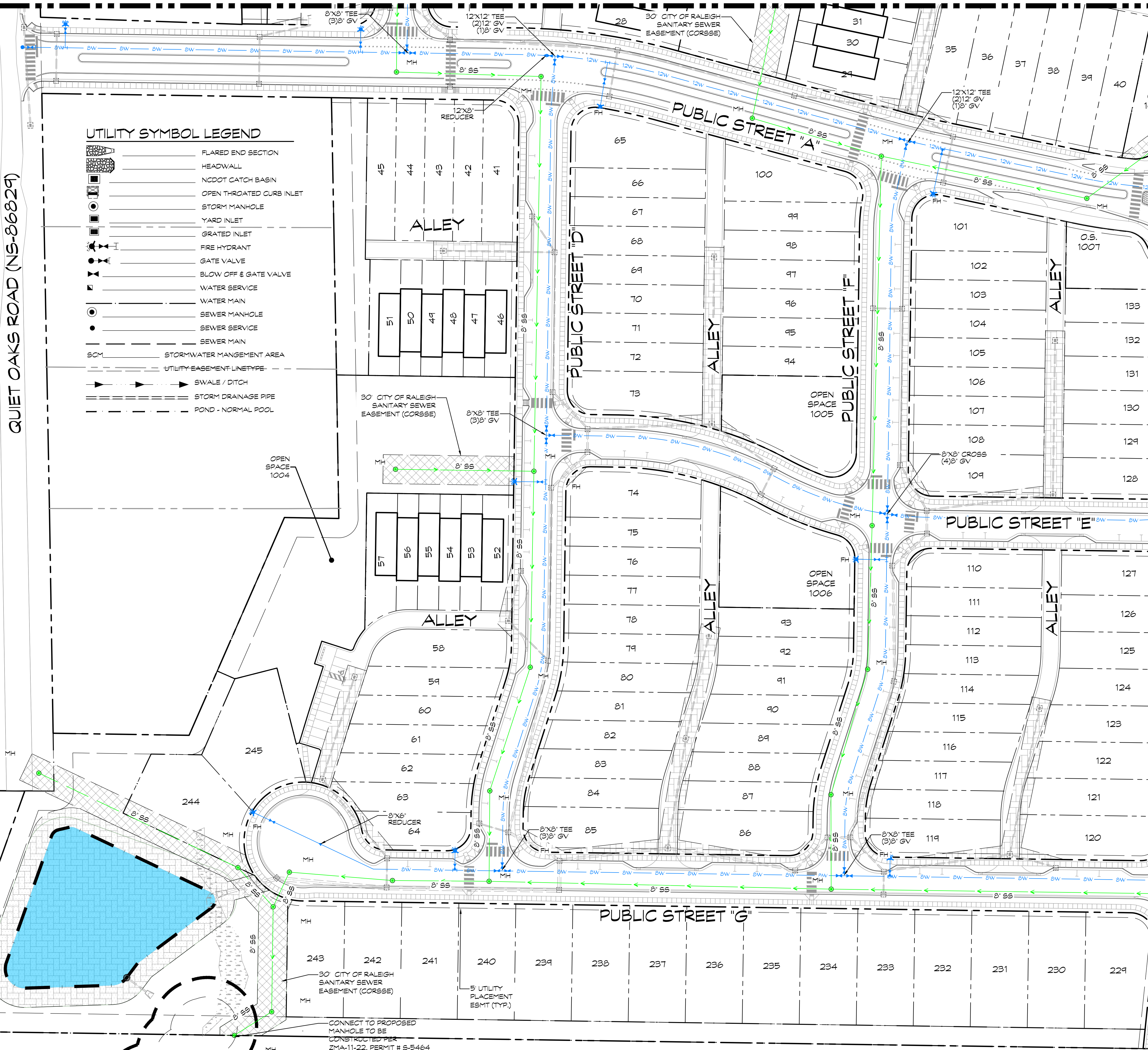


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NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF KNIGHTDALE, CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

NOT FOR CONSTRUCTION FOR REVIEW ONLY

QUIET OAKS ROAD (NS-86829)



CONTRACTOR TO WORK CLOSELY WITH ALL UTILITY COMPANIES TO ENSURE THAT ONCE UTILITIES ARE EXCAVATED, THE PROPER DEPTH AND COVER IS MAINTAINED ON ALL EXISTING UTILITY LINES. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ANY NECESSARY RELOCATIONS OF EXISTING UTILITIES.

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).

2. UTILITY SEPARATION REQUIREMENTS:
 A) A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR OR USED AS A SOURCE OF DRINKING WATER. ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 B) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 D) MINIMUM SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 E) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS, WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W41 & S-49).
 F) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.

UTILITY SYMBOL LEGEND

	FLARED END SECTION
	HEADWALL
	NCDOT CATCH BASIN
	STORM MANHOLE
	YARD INLET
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	FIRE HYDRANT
	GATE VALVE
	BLOW OFF & GATE VALVE
	WATER SERVICE
	WATER MAIN
	SEWER MANHOLE
	SEWER SERVICE
	SEWER MAIN
	STORMWATER MANAGEMENT AREA
	UTILITY EASEMENT LINETYPE
	SWALE / DITCH
	STORM DRAINAGE PIPE
	POND - NORMAL POOL

BACKWATER VALVE NOTE:

MANY OF THESE LOTS WILL NEED SANITARY SEWER SERVICE BACKWATER VALVES. THE BUILDER'S PLUMBER WILL BE RESPONSIBLE FOR CHECKING THE UPSTREAM MANHOLE ELEVATION AND ELEVATION OF THE LOWEST DRAIN IN EACH BUILDING TO DETERMINE IF A SEWER SERVICE BACKWATER VALVE IS REQUIRED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT STANDARDS. PLEASE SEE DETAILS S-38 AND S-42 ON THE SANITARY SEWER DETAIL SHEET CITY OF RALEIGH UTILITY NOTES ON THE OVERALL SITE UTILITY PLAN, AND THE CITY OF RALEIGH PUBLIC UTILITIES HANDBOOK FOR FURTHER INFORMATION.

GENERAL UTILITY NOTES

- ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND ALL MAY NOT BE SHOWN. CONTRACTOR SHALL VERIFY EXACT LOCATION AND GRADE OF ALL EXISTING UTILITIES AND COORDINATE ANY REQUIRED RELOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
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- NO NEW IMPACTS TO EXISTING WETLANDS AND EXISTING NEUSE RIVER BUFFERS SHALL TAKE PLACE WITHOUT APPROVAL BY THE U.S. ARMY CORPS OF ENGINEERS, NCDWR, AND THE TOWN OF KNIGHTDALE. NO DISTURBANCE SHALL TAKE PLACE WITHIN JURISDICTIONAL WETLANDS AND NEUSE RIVER BUFFERS PRIOR TO RECEIPT OF ALL U.S. ARMY CORPS OF ENGINEERS & N.C. DIVISION OF WATER RESOURCES PERMITS. THESE AREAS WILL BE FLAGGED AS "DO NOT ENTER" AREAS PRIOR TO RECEIPT OF PERMITS.
- ALL LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH AN APPROVED EROSION CONTROL PLAN.

HATCH LEGEND

	PUDE = PUBLIC DRAINAGE EASEMENT
	PDE = PRIVATE DRAINAGE EASEMENT
	PRIVATE SCM MAINTENANCE & ACCESS ESMT
	SEWER EASEMENT
	TREE SAVE OR PRESERVED WOODED AREA
	STREAM BUFFER
	WETLANDS

1. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVELING PRIVATE PROPERTY CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT 30' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.

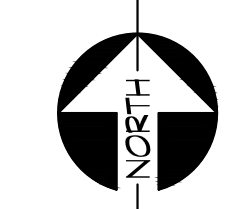
2. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.

3. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' LINEAR FEET MAXIMUM.

4. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.

5. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGH-NC.GOV FOR MORE INFORMATION.

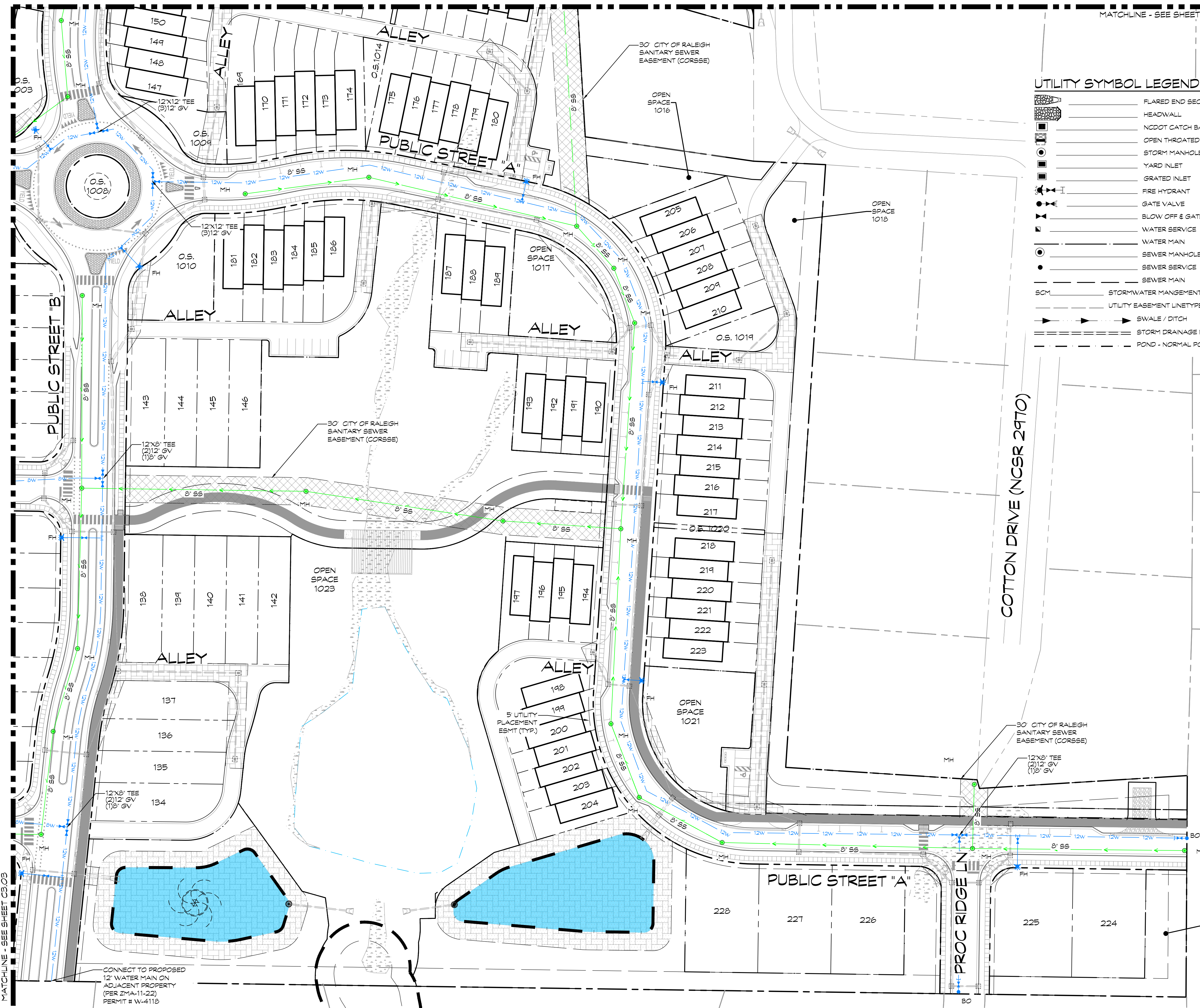
6. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FROM THE RW CROSSCONNECTION COORDINATOR FOR EACH DEVICE PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-5923 OR CROSS.CONNECTION@RALEIGH-NC.GOV FOR MORE INFORMATION.



CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.

NOTE:
 ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF KNIGHTDALE, CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

NOT FOR CONSTRUCTION FOR REVIEW ONLY



MATCHLINE - SEE SHEET C3.03

COTTON DRIVE (NCSR 2970)

PROC RIDGE LN



HATCH LEGEND		UTILITY SYMBOL LEGEND	
	PU, DE = PUBLIC DRAINAGE EASEMENT		FLARED END SECTION
	PR, DE = PRIVATE DRAINAGE EASEMENT		HEADWALL
	PRIVATE SCM MAINTENANCE & ACCESS ESMT		NCDOT CATCH BASIN
	SEWER EASEMENT		OPEN THROATED CURB INLET
	TREE SAVE OR PRESERVED WOODED AREA		STORM MANHOLE
	STREAM BUFFER		YARD INLET
	WETLANDS		GRATED INLET
			FIRE HYDRANT
			GATE VALVE
			BLOW OFF & GATE VALVE
			WATER SERVICE
			SEWER MANHOLE
			SEWER SERVICE
			SEWER MAIN
			SCM - STORMWATER MANAGEMENT AREA
			UTILITY EASEMENT LINETYPE
			SWALE / DITCH
			STORM DRAINAGE PIPE
			POND - NORMAL POOL

EXISTING UTILITIES NOTES:
 CONTRACTOR TO WORK CLOSELY WITH ALL UTILITY COMPANIES TO ENSURE THAT ONCE FINAL GRADES HAVE BEEN ESTABLISHED, PROPER DEPTH AND COVER IS MAINTAINED ON ALL EXISTING UTILITY LINES. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ANY NECESSARY RELOCATIONS OF EXISTING UTILITIES.

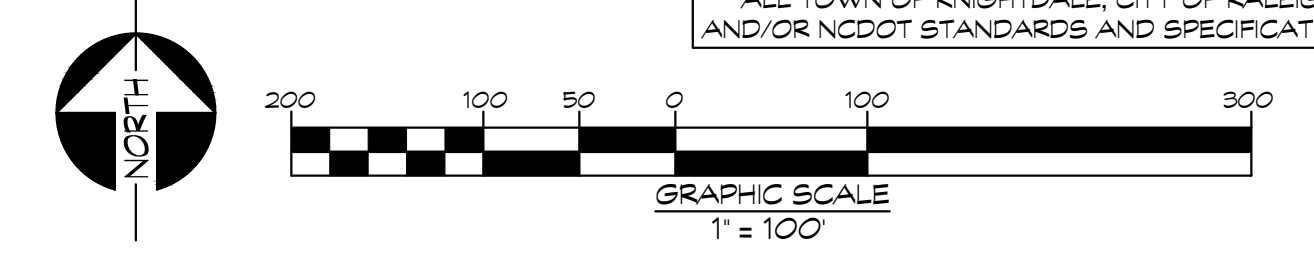
GENERAL UTILITY NOTES

- ALL UTILITIES SHOWN ON THESE PLANS ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLAN REVIEW.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE AND ALL MAY NOT BE SHOWN. CONTRACTOR SHALL VERIFY EXACT LOCATION AND GRADE OF ALL EXISTING UTILITIES AND COORDINATE ANY REQUIRED RELOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT, TOWN OF KNIGHTDALE, AND NCDOT.
- NO NEW IMPACTS TO EXISTING WETLANDS AND EXISTING NEUSE RIVER BUFFERS SHALL TAKE PLACE WITHOUT APPROVAL BY THE U.S. ARMY CORPS OF ENGINEERS, NCDWR, AND THE TOWN OF KNIGHTDALE. NO DISTURBANCE SHALL TAKE PLACE WITHIN JURISDICTIONAL WETLANDS AND NEUSE RIVER BUFFERS PRIOR TO RECEIPT OF ALL U.S. ARMY CORPS OF ENGINEERS & N.C. DIVISION OF WATER RESOURCES PERMITS. THESE AREAS WILL BE FLAGGED AS 'DO NOT ENTER' AREAS PRIOR TO RECEIPT OF PERMITS.
- ALL LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH AN APPROVED EROSION CONTROL PLAN.

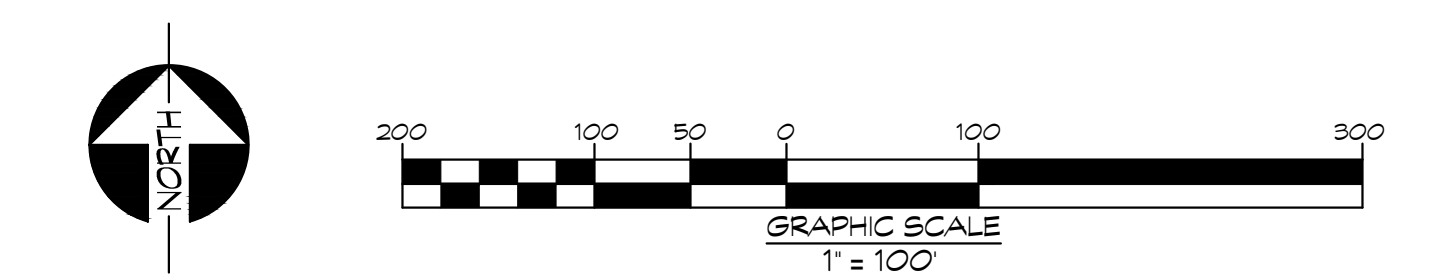


CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.

NOTE:
 ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF KNIGHTDALE, CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS



NOT FOR CONSTRUCTION FOR REVIEW ONLY



- GENERAL NOTES:**
1. THE CONCEPTUAL PLAN WAS PREPARED BY CHARLES R. WALKER, III, PLA AND ENTITLEMENT PRESERVATION GROUP.
 2. THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AS DESIGN PROGRESSES.
 3. BOUNDARY INFORMATION IS TAKEN FROM A SURVEY BY THIS OFFICE.
 4. SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM A COMBINATION OF DATA FROM A SURVEY PERFORMED BY THIS OFFICE AND WAKE COUNTY GIS INFORMATION.
 5. PLANIMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM WAKE COUNTY GIS INFORMATION.
 6. ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE TOWN OF KNIGHTDALE, NCDOT, AND NCDEQ STANDARDS AND SPECIFICATIONS.
 7. THERE ARE NO FEMA DESIGNATED FLOOD ZONES LOCATED ON THIS PROPERTY.
 8. EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
 9. NO NEW BUFFER IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NCDEQ.
 10. WETLAND AND STREAM BUFFER LOCATIONS ARE BASED INFORMATION PROVIDED BY SOIL & ENVIRONMENTAL CONSULTANTS, PA.
 11. STORMWATER CONTROL MEASURES ARE CONCEPTUAL AND ARE SUBJECT TO FUTURE SIZING CALCULATIONS AND DESIGN.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.

NOTE:
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NOT FOR CONSTRUCTION FOR REVIEW ONLY



19 FOOT DETACHED SINGLE-FAMILY DWELLING



19 FOOT DETACHED SINGLE-FAMILY DWELLING



21 FOOT DETACHED SINGLE-FAMILY DWELLING



45 FOOT DETACHED SINGLE-FAMILY DWELLING



51 FOOT DETACHED SINGLE-FAMILY DWELLING



22 FOOT END UNIT TOWNHOME



25 FOOT END UNIT TOWNHOME



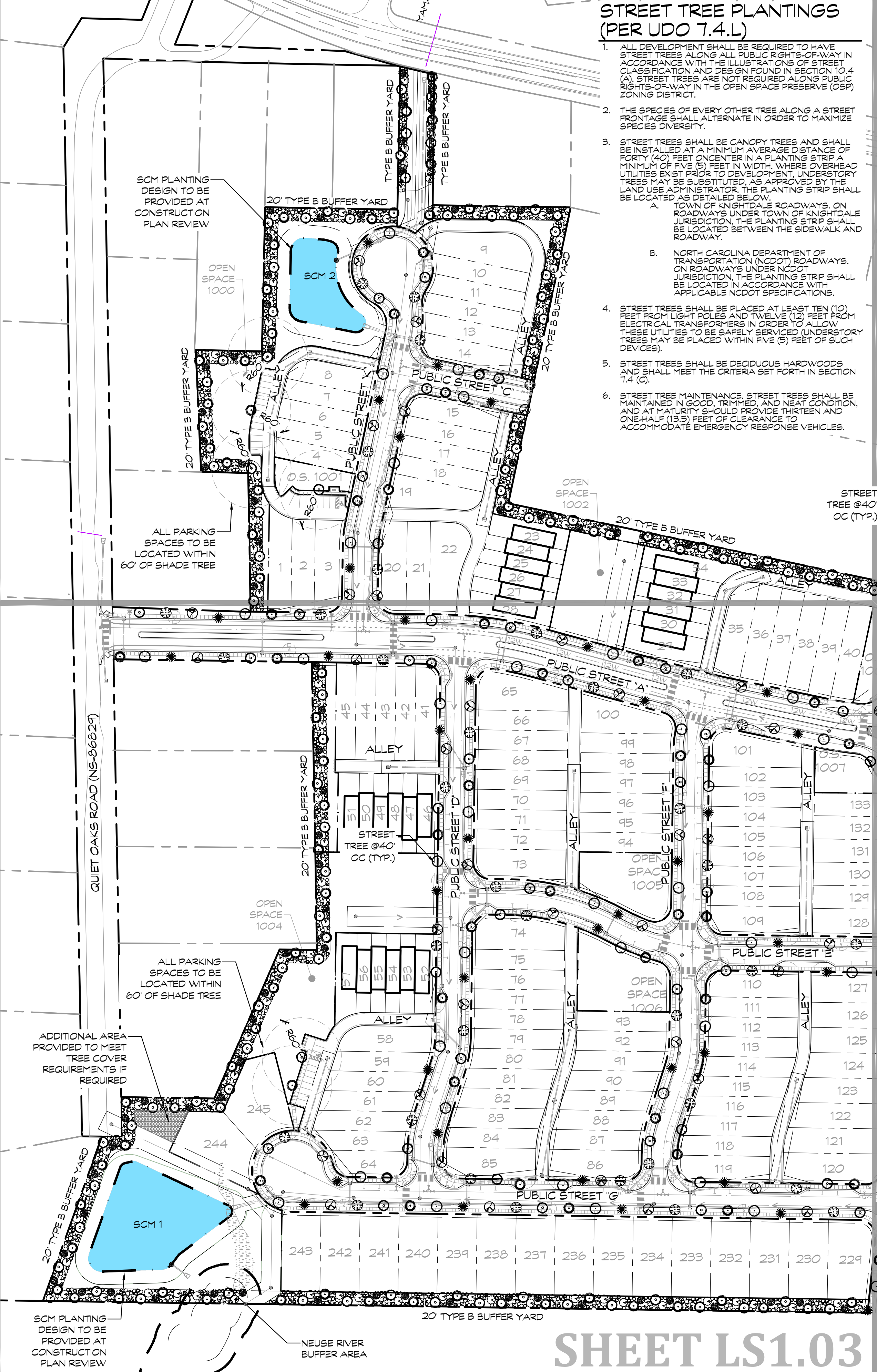
21 FOOT TOWNHOME



23 FOOT END UNIT TOWNHOME

NOTE: UNIT PLANS ARE ILLUSTRATIVE OF THE FORM AND SCALE OF THE PROPOSED HOMES. PLANS ARE SUBJECT TO CHANGE AS THE PROJECT PROGRESSES.

NOT FOR CONSTRUCTION FOR REVIEW ONLY



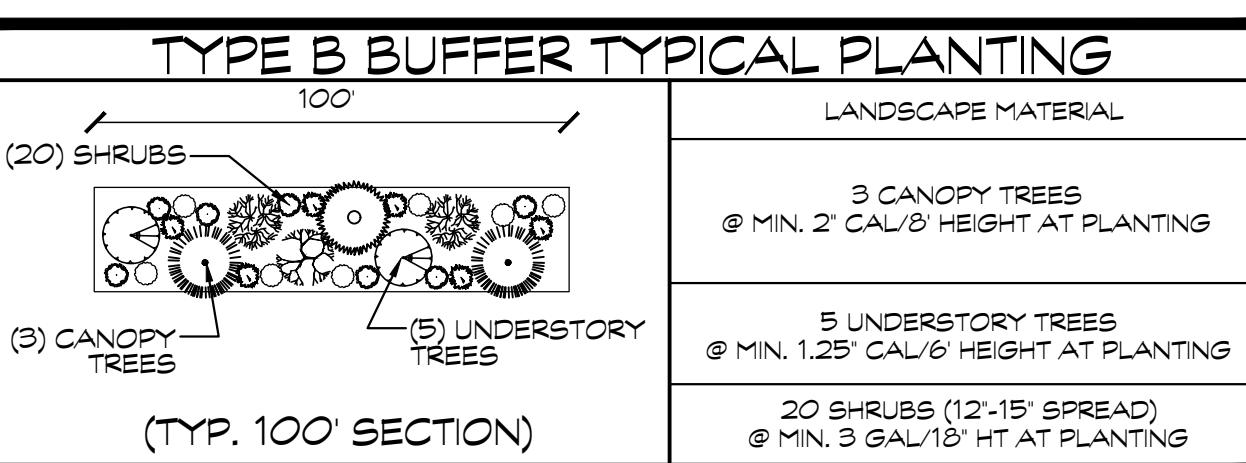
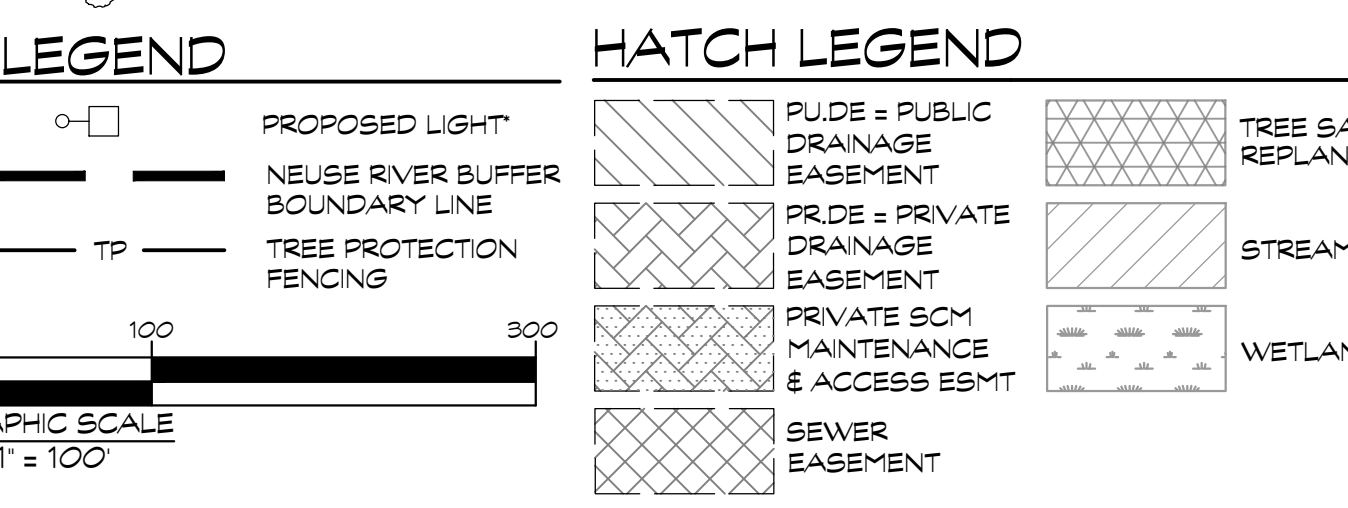
STREET TREE PLANTINGS (PER UDO 7.4.L)

- ALL DEVELOPMENT SHALL BE REQUIRED TO HAVE STREET TREES ALONG ALL PUBLIC RIGHTS-OF-WAY IN ACCORDANCE WITH THE ILLUSTRATIONS OF STREET CLASSIFICATION AND DESIGN FOUND IN SECTION 10.4 (A). STREET TREES ARE NOT REQUIRED ALONG PUBLIC RIGHTS-OF-WAY IN THE OPEN SPACE PRESERVE (OSP) ZONING DISTRICT.
- THE SPECIES OF EVERY OTHER TREE ALONG A STREET FRONTAGE SHALL ALTERNATE IN ORDER TO MAXIMIZE SPECIES DIVERSITY.
- STREET TREES SHALL BE CANOPY TREES AND SHALL BE INSTALLED AT A MINIMUM AVERAGE DISTANCE OF FORTY (40) FEET ON CENTER IN A PLANTING STRIP A MINIMUM OF FIVE (5) FEET IN WIDTH, WHERE OVERHEAD UTILITIES EXIST PRIOR TO DEVELOPMENT. UNDERSTORY TREES MAY BE SUBSTITUTED, AS APPROVED BY THE LAND USE ADMINISTRATOR. THE PLANTING STRIP SHALL BE LOCATED AS DETAILED BELOW.
 - TOWN OF KNIGHTDALE ROADWAYS, ON ROADWAYS UNDER TOWN OF KNIGHTDALE JURISDICTION, THE PLANTING STRIP SHALL BE LOCATED BETWEEN THE SIDEWALK AND ROADWAY.
 - NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) ROADWAYS, ON ROADWAYS UNDER NCDOT JURISDICTION, THE PLANTING STRIP SHALL BE LOCATED IN ACCORDANCE WITH APPLICABLE NCDOT SPECIFICATIONS.
- STREET TREES SHALL BE PLACED AT LEAST TEN (10) FEET FROM LIGHT POLES AND TWELVE (12) FEET FROM ELECTRICAL TRANSFORMERS IN ORDER TO AVOID THESE UTILITIES TO BE SAFELY SERVICED (UNDERSTORY TREES MAY BE PLACED WITHIN FIVE (5) FEET OF SUCH DEVICES).
- STREET TREES SHALL BE DECIDUOUS HARDWOODS AND SHALL MEET THE CRITERIA SET FORTH IN SECTION 7.4 (C).
- STREET TREE MAINTENANCE, STREET TREES SHALL BE MAINTAINED IN GOOD, TRIMMED, AND NEAT CONDITION, AND AT MATURITY SHALL BE MAINTAINED WITH A ONE-HALF (1.5) FEET OF CLEARANCE TO ACCOMMODATE EMERGENCY RESPONSE VEHICLES.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.

NOTE:
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF KNIGHTDALE, CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

- PROPOSED CANOPY TREE LEGEND:**
- NYSSA SYLVATICA WILDFIRE (NS)
 - QUERCUS RUBRA (QR)
 - QUERCUS ALBA (QA)
 - CARPINUS CAROLINIANA (CB)
 - ACER RUBRUM (AR)
 - ULMUS AMERICANA (UA)
 - BLACK GUM
 - EASTERN RED OAK
 - WHITE OAK
 - AMERICAN HORNBEAM
 - RED MAPLE
 - AMERICAN ELM
- PROPOSED UNDERSTORY TREE LEGEND:**
- PRUNUS CAROLINIANA (PR)
 - MAGNOLIA VIRGINIANA (MV)
 - ILEX CASSINE (IL)
 - CHERRY LAUREL
 - SWEETBAY MAGNOLIA
 - DAHOON HOLLY
- PROPOSED SHRUB LEGEND:**
- ILEX GLABRA (IG)
 - MYRICA CERIFERA (MC)
 - HYDRANGEA ARBORESCENS (HA)
 - INKBERRY HOLLY
 - WAX MYRTLE
 - HYDRANGEA



LANDSCAPING CALCULATIONS

STREET TREE CALCULATIONS & PLANT LIST (PLANTED AT 40' INTERVALS PER UDO 7.4.L)

CANOPY STREET TREES PROVIDED:	QTY.
ACER RUBRUM (AR)	334 TREES
QUERCUS RUBRA (QR)	68 TREES
CARPINUS CAROLINIANA (CB)	67 TREES
NYSSA SYLVATICA WILDFIRE (NS)	68 TREES
QUERCUS ALBA (QA)	68 TREES
QUERCUS RUBRA (QR)	68 TREES
ULMUS AMERICANA (UA)	68 TREES
TOTAL	8550 LF

CANOPY TREES PROVIDED:	QTY.
ACER RUBRUM (AR)	129 TREES
ULMUS AMERICANA (UA)	129 TREES
TOTAL	258 TREES

UNDERSTORY TREES PROVIDED:	QTY.
PRUNUS CAROLINIANA (PR)	427 TREES
MAGNOLIA VIRGINIANA (MV)	143 TREES
ILEX CASSINE (IL)	142 TREES
TOTAL	712 TREES

SHRUBS PROVIDED:	QTY.
HYDRANGEA ARBORESCENS (HA)	1710 SHRUBS
ILEX GLABRA (IG)	570 SHRUBS
MYRICA CERIFERA (MC)	570 SHRUBS
TOTAL	3850 SHRUBS

CANOPY STREET TREES PROVIDED:	QTY.
ACER RUBRUM (AR)	6 TREES
ULMUS AMERICANA (UA)	3 TREES
TOTAL	9 TREES

PLANT LIST:

CANOPY TREES

KEY	BOTANICAL NAME	COMMON NAME	MIN. CAL/HT	MATURE HT/SPREAD	QTY.
AR	ACER RUBRUM	RED MAPLE	2.5"/8' MIN.	55'/40'	YES 191
CB	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2.5"/8' MIN.	50'/40'	YES 67
NS	NYSSA SYLVATICA WILDFIRE	BLACK GUM	2.5"/8' MIN.	50'/30'	YES 68
QA	QUERCUS ALBA	WHITE OAK	2.5"/8' MIN.	70'/50'	YES 68
QR	QUERCUS RUBRA	EASTERN RED OAK	2.5"/8' MIN.	70'/50'	YES 68
UA	ULMUS AMERICANA	AMERICAN ELM	2.5"/8' MIN.	70'/50'	YES 200
TOTAL					471

UNDERSTORY TREES

KEY	BOTANICAL NAME	COMMON NAME	MIN. CAL/HT	MATURE HT/SPREAD	QTY.
IL	ILEX CASSINE	DAHOON HOLLY	1.75" MIN.	20'/15'	YES 142
MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	1.75" MIN.	20'/20'	YES 143
PR	PRUNUS CAROLINIANA	CHERRY LAUREL	1.75" MIN.	20'/15'	YES 143
TOTAL					427

SHRUBS

KEY	BOTANICAL NAME	COMMON NAME	MIN. HT	MATURE HT/SPREAD	QTY.
HA	HYDRANGEA ARBORESCENS	HYDRANGEA	36" MIN.	8'/6'	YES 570
IG	ILEX GLABRA	INKBERRY HOLLY	36" MIN.	8'/8'	YES 570
MC	MYRICA CERIFERA	WAX MYRTLE	36" MIN.	10'/8'	YES 570
TOTAL					1710

TREE COVER CALCULATIONS

TOTAL PERIMETER OF SITE	10,120 LF
TREE COVER AREA REQUIRED (PERIMETER x 20')	202,400 SF
TOTAL TREE COVER AREA PROVIDED	= 202,400 SF
TREE COVER AREA IN PERIMETER BUFFER/ENHANCE ROADWAY PLANTING	= 171,040 SF
NEUSE RIVER BUFFER AREA	= 11,370 SF
AREA ADJACENT TO EXISTING POND TO BE PLANTED/SAVED	= 19,990 SF

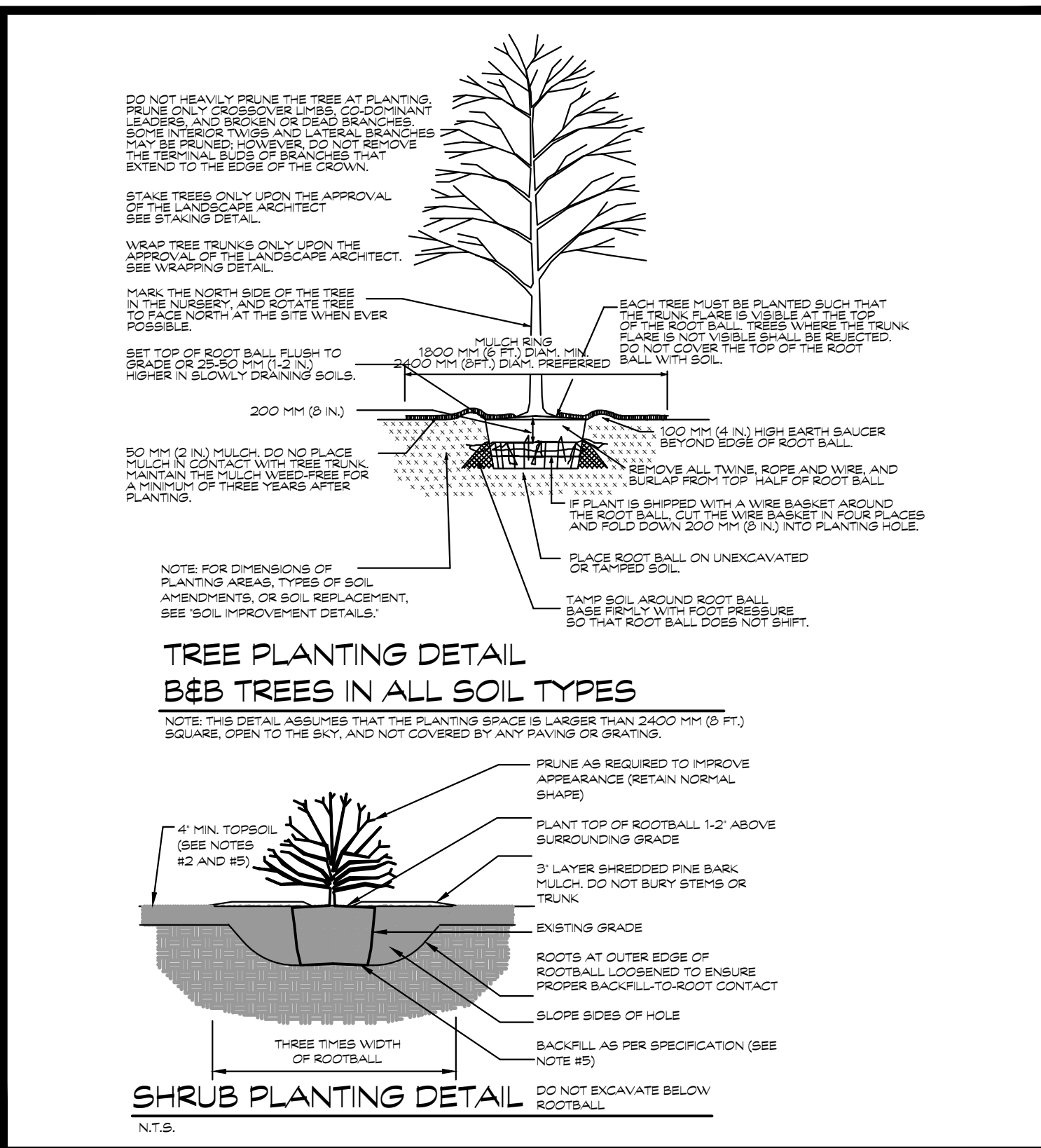


PLAN SHALL UTILIZE NATIVE SPECIES EXCLUSIVELY. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ANY SUBSTITUTIONS TO THE PLANTINGS LISTED ON THESE PLANS ARE NATIVE

PLAN IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE PENDING REVISIONS TO THE FINAL DESIGN DURING CONSTRUCTION PLAN REVIEWS.

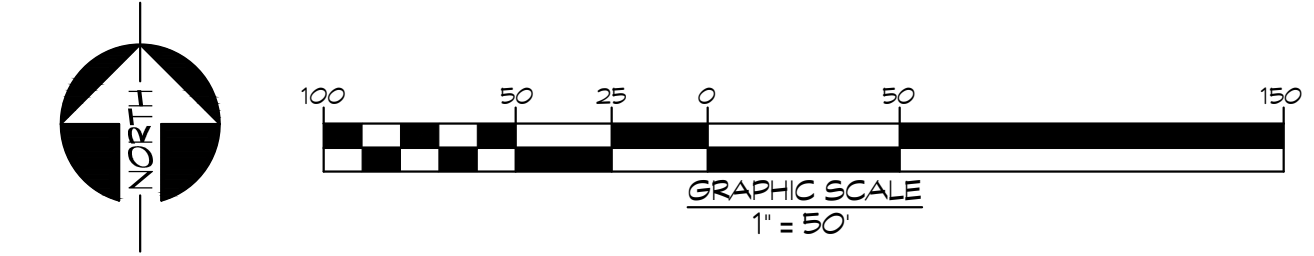
CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF KNIGHTDALE, CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.



NOT FOR CONSTRUCTION FOR REVIEW ONLY

MATCHLINE - SEE SHEET LS1.02



TYPICAL LOT PLANTING DETAIL

FOUNDATION PLANTINGS CONSISTING OF EVERGREEN SHRUBS SHALL BE INSTALLED ALONG THE ENTIRE FOUNDATION WALL OF THE BUILDING. PLANT INSTALLATION SHALL BE A MINIMUM OF TWO (2) FEET IN HEIGHT AND AT FOUR (4) FOOT INTERVALS.

(1) TREE PER 2000 SF OF LOT AREA

LOT PLANTING TYPE/SPECIES TO BE DETERMINED AT TIME OF INDIVIDUAL LOT CONSTRUCTION. AMOUNTS SHOWN HEREIN ARE BASED ON THE MINIMUM REQUIREMENTS SET FORTH IN THE TOWN OF KNIGHTDALE UDO SECTION 7.4.K. LOT PLANTING QUANTITIES ARE NOT INCLUDED IN THE CALCULATIONS SHOWN ON THESE PLANS.

ALL TREE SPECIES SHALL BE CHOSEN BASED ON THE TOWN'S APPROVED LIST AT THE TIME OF PLANTING.

TYPE B BUFFER TYPICAL PLANTING

(TYP. 100' SECTION)

(20) SHRUBS
(3) CANOPY TREES
(5) UNDERSTORY TREES

LANDSCAPE MATERIAL	
3 CANOPY TREES @ MIN. 2' GAL/8' HEIGHT AT PLANTING	
5 UNDERSTORY TREES @ MIN. 1.25' GAL/6' HEIGHT AT PLANTING	
20 SHRUBS (12'-15' SPREAD) @ MIN. 3 GAL/18' HT AT PLANTING	

- ### STREET TREE PLANTINGS (PER UDO 7.4.L)
- ALL DEVELOPMENT SHALL BE REQUIRED TO HAVE STREET TREES ALONG ALL PUBLIC RIGHTS-OF-WAY IN ACCORDANCE WITH THE ILLUSTRATIONS OF STREET CLASSIFICATION AND DESIGN FOUND IN SECTION 10.4 (A). STREET TREES ARE NOT REQUIRED ALONG PUBLIC RIGHTS-OF-WAY IN THE OPEN SPACE PRESERVE (OSP) ZONING DISTRICT.
 - THE SPECIES OF EVERY OTHER TREE ALONG A STREET FRONTAGE SHALL ALTERNATE IN ORDER TO MAXIMIZE SPECIES DIVERSITY.
 - STREET TREES SHALL BE CANOPY TREES AND SHALL BE INSTALLED AT A MINIMUM AVERAGE DISTANCE OF FORTY (40) FEET ON CENTER IN A PLANTING STRIP A MINIMUM OF FIVE (5) FEET IN WIDTH. WHERE OVERHEAD UTILITIES EXIST PRIOR TO DEVELOPMENT, UNDERSTORY TREES MAY BE SUBSTITUTED, AS APPROVED BY THE LAND USE ADMINISTRATOR, THE PLANTING STRIP SHALL BE LOCATED AS DETAILED BELOW.
 - TOWN OF KNIGHTDALE ROADWAYS, ON ROADWAYS UNDER TOWN OF KNIGHTDALE JURISDICTION, THE PLANTING STRIP SHALL BE LOCATED BETWEEN THE SIDEWALK AND ROADWAY.
 - NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) ROADWAYS, ON ROADWAYS UNDER NCDOT JURISDICTION, THE PLANTING STRIP SHALL BE LOCATED IN ACCORDANCE WITH APPLICABLE NCDOT SPECIFICATIONS.
 - STREET TREES SHALL BE PLACED AT LEAST TEN (10) FEET FROM LIGHT POLES AND TWELVE (12) FEET FROM ELECTRICAL TRANSFORMERS IN ORDER TO ALLOW THESE UTILITIES TO BE SAFELY SERVICED (UNDERSTORY TREES MAY BE PLACED WITHIN FIVE (5) FEET OF SUCH DEVICES).
 - STREET TREES SHALL BE DECIDUOUS HARDWOODS AND SHALL MEET THE CRITERIA SET FORTH IN SECTION 7.4 (C).
 - STREET TREE MAINTENANCE, STREET TREES SHALL BE MAINTAINED IN GOOD, TRIMMED, AND NEAT CONDITION, AND AT MATURITY SHOULD PROVIDE THIRTEEN AND ONE-HALF (13.5) FEET OF CLEARANCE TO ACCOMMODATE EMERGENCY RESPONSE VEHICLES.

- ### PROPOSED CANOPY TREE LEGEND:
- NYSSA BYLVATICA WILDFIRE (NS)
 - QUERCUS RUBRA (QR)
 - QUERCUS ALBA (QA)
 - CARPINUS CAROLINIANA (CB)
 - ACER RUBRUM (AR)
 - ULMUS AMERICANA (UA)
 - BLACK GUM
 - EASTERN RED OAK
 - WHITE OAK
 - AMERICAN HORNBEAM
 - RED MAPLE
 - AMERICAN ELM
- ### PROPOSED UNDERSTORY TREE LEGEND:
- PRUNUS CAROLINIANA (PR)
 - MAGNOLIA VIRGINIANA (MV)
 - ILEX CASSINE (IL)
 - CHERRY LAUREL
 - SWEETBAY MAGNOLIA
 - DAHOON HOLLY
- ### PROPOSED SHRUB LEGEND:
- ILEX GLABRA (IG)
 - MYRTICA CERIFERA (MC)
 - HYDRANGEA ARBORESCENS (HA)
 - INKBERRY HOLLY
 - WAX MYRTLE
 - HYDRANGEA

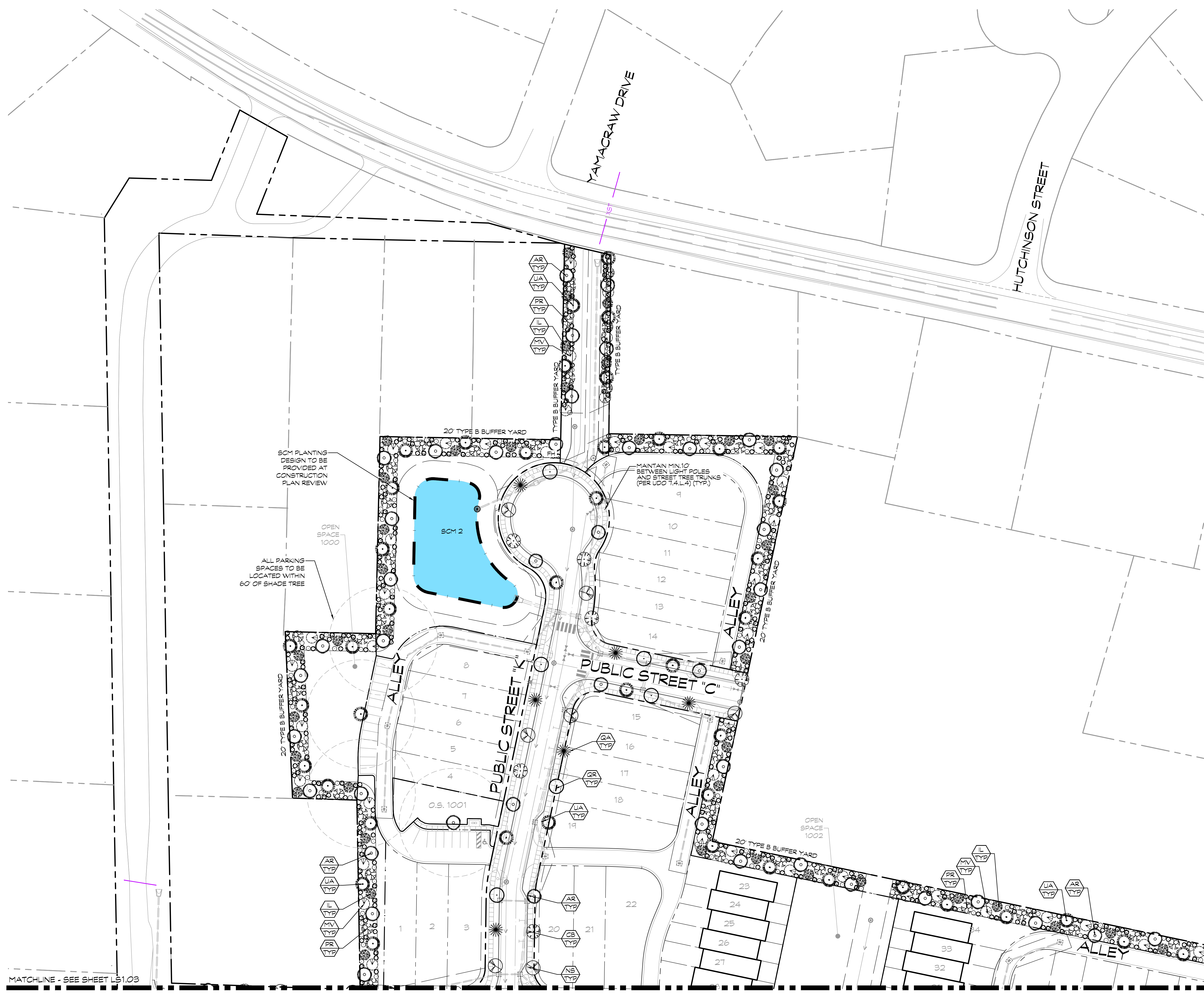
- ### LEGEND
- PROPOSED LIGHT
 - NEUSE RIVER BUFFER BOUNDARY LINE
 - TREE PROTECTION FENCING
- ### HATCH LEGEND
- PUDE = PUBLIC DRAINAGE EASEMENT
 - PRDE = PRIVATE DRAINAGE EASEMENT
 - PRIVATE SCM MAINTENANCE & ACCESS ESMT
 - SEWER EASEMENT
 - TREE SAVE/REPLANTED AREA
 - STREAM BUFFER
 - WETLANDS

PLANT SHALL UTILIZE NATIVE SPECIES EXCLUSIVELY. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ANY SUBSTITUTIONS TO THE PLANTINGS LISTED ON THESE PLANS ARE NATIVE

CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.

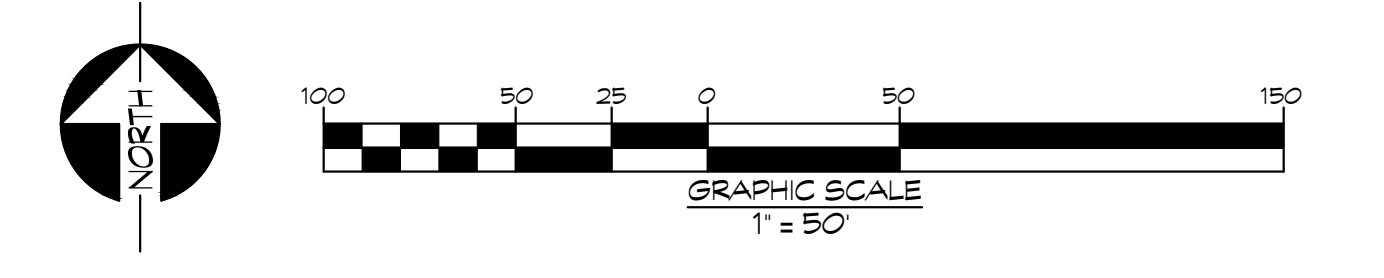
NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF KNIGHTDALE, CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS

NOT FOR CONSTRUCTION FOR REVIEW ONLY



MATCHLINE - SEE SHEET LS1.03

MATCHLINE - SEE SHEET LS1.01



TYPICAL LOT PLANTING DETAIL

FOUNDATION PLANTINGS CONSISTING OF EVERGREEN SHRUBS SHALL BE INSTALLED ALONG THE ENTIRE FOUNDATION WALL OF THE BUILDING. PLANT INSTALLATION SHALL BE A MINIMUM OF TWO (2) FEET IN HEIGHT AND PLANTED AT FOUR (4) FOOT INTERVALS.

(1) TREE PER 2000 SF OF LOT AREA

LOT PLANTING TYPE/SPECIES TO BE DETERMINED AT TIME OF INDIVIDUAL LOT CONSTRUCTION. AMOUNTS SHOWN HEREIN ARE BASED ON THE MINIMUM REQUIREMENTS SET FORTH IN THE TOWN OF KNIGHTDALE UDO SECTION 7.4.K. LOT PLANTING QUANTITIES ARE NOT INCLUDED IN THE CALCULATIONS SHOWN ON THESE PLANS.

ALL TREE SPECIES SHALL BE CHOSEN BASED ON THE TOWN'S APPROVED LIST AT THE TIME OF PLANTING.

TYPE B BUFFER TYPICAL PLANTING

(TYP. 100' SECTION)

LANDSCAPE MATERIAL

- 3 CANOPY TREES @ MIN. 2' GAL/8' HEIGHT AT PLANTING
- 5 UNDERSTORY TREES @ MIN. 1.25' GAL/6' HEIGHT AT PLANTING
- 20 SHRUBS (12'-15' SPREAD) @ MIN. 3 GAL/18' HT AT PLANTING

- ### STREET TREE PLANTINGS (PER UDO 7.4.L)
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 - NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) ROADWAYS, ON ROADWAYS UNDER NCDOT JURISDICTION, THE PLANTING STRIP SHALL BE LOCATED IN ACCORDANCE WITH APPLICABLE NCDOT SPECIFICATIONS.
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- NYSSA SYLVATICA WILDFIRE (NS)
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 - QUERCUS ALBA (QA)
 - CARPINUS CAROLINIANA (CB)
 - ACER RUBRUM (AR)
 - ULMUS AMERICANA (UA)
 - BLACK GUM
 - EASTERN RED OAK
 - WHITE OAK
 - AMERICAN HORNBEAM
 - RED MAPLE
 - AMERICAN ELM
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- PRUNUS CAROLINIANA (PR)
 - MAGNOLIA VIRGINIANA (MV)
 - ILEX CASSINE (IL)
 - CHERRY LAUREL
 - SWEETBAY MAGNOLIA
 - DAHOON HOLLY
- ### PROPOSED SHRUB LEGEND:
- ILEX GLABRA (IG)
 - MYRICA CERIFERA (MC)
 - HYDRANGEA ARBORESCENS (HA)
 - INKBERRY HOLLY
 - WAX MYRTLE
 - HYDRANGEA

- ### LEGEND
- PROPOSED LIGHT
 - NEUSE RIVER BUFFER BOUNDARY LINE
 - TREE PROTECTION FENCING
- ### HATCH LEGEND
- PUDE + PUBLIC DRAINAGE EASEMENT
 - PRDE + PRIVATE DRAINAGE EASEMENT
 - PRIVATE SCM MAINTENANCE & ACCESS EASMT
 - SEWER EASEMENT
 - TREE SAVE/ REPLANTED AREA
 - STREAM BUFFER
 - WETLANDS

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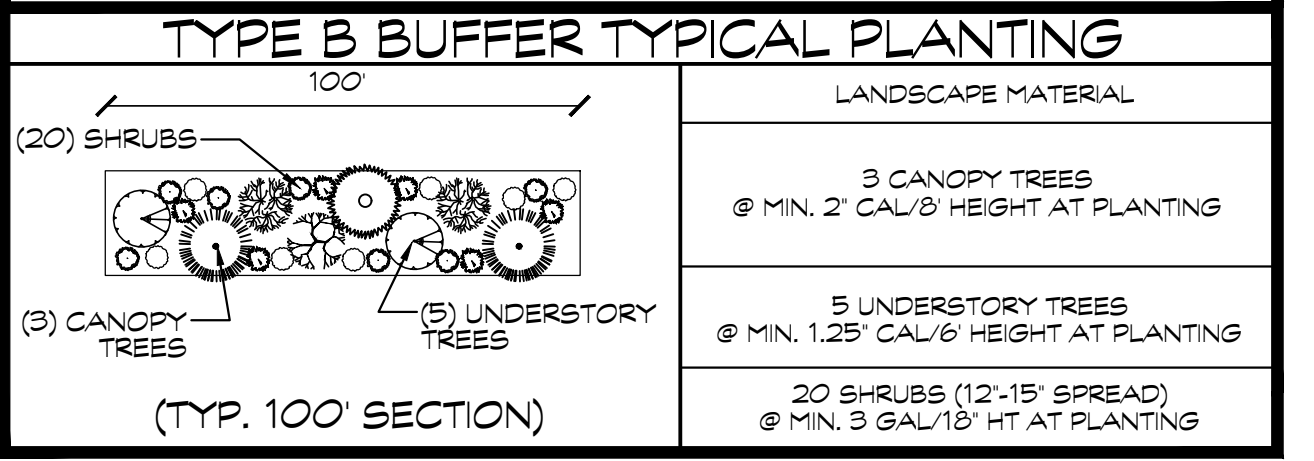
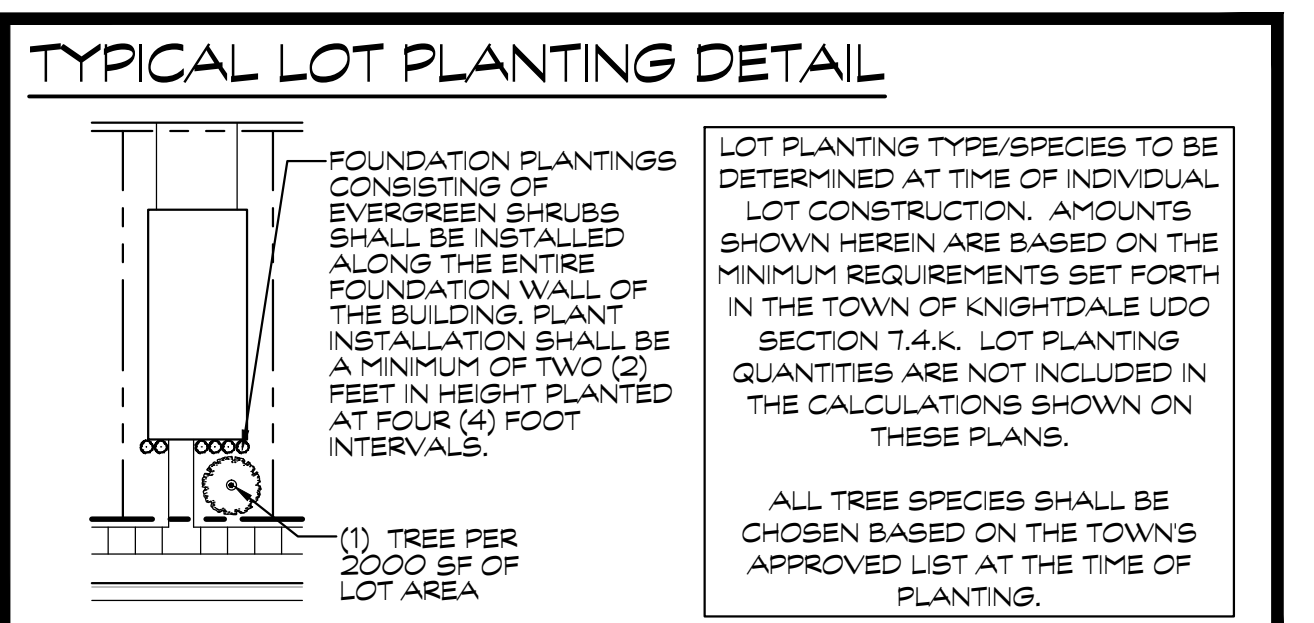
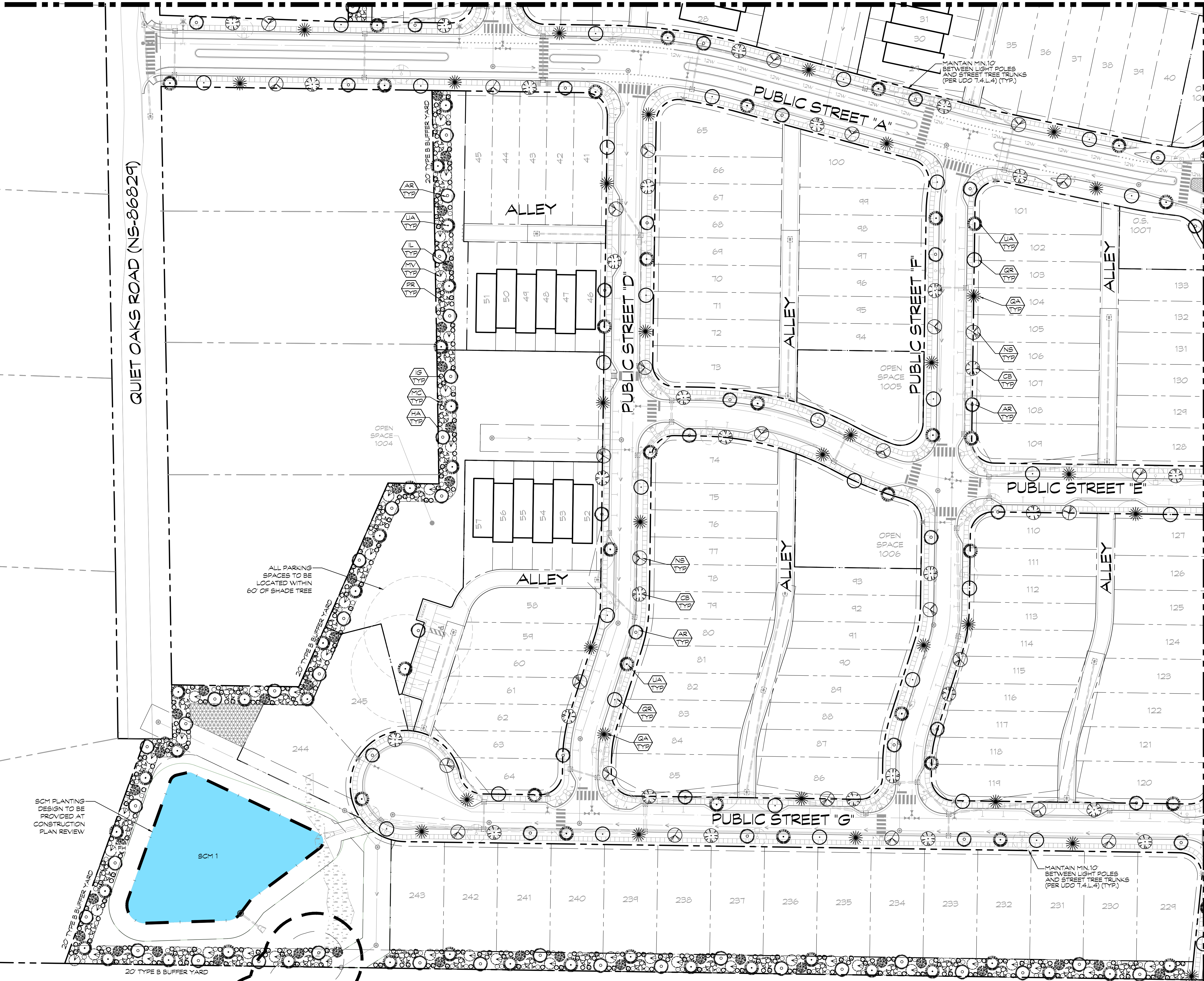
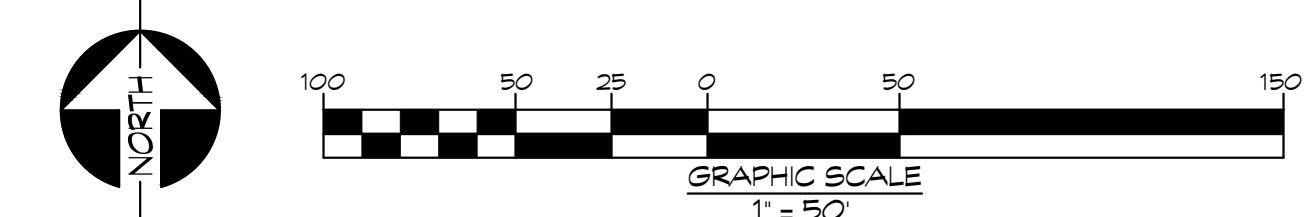
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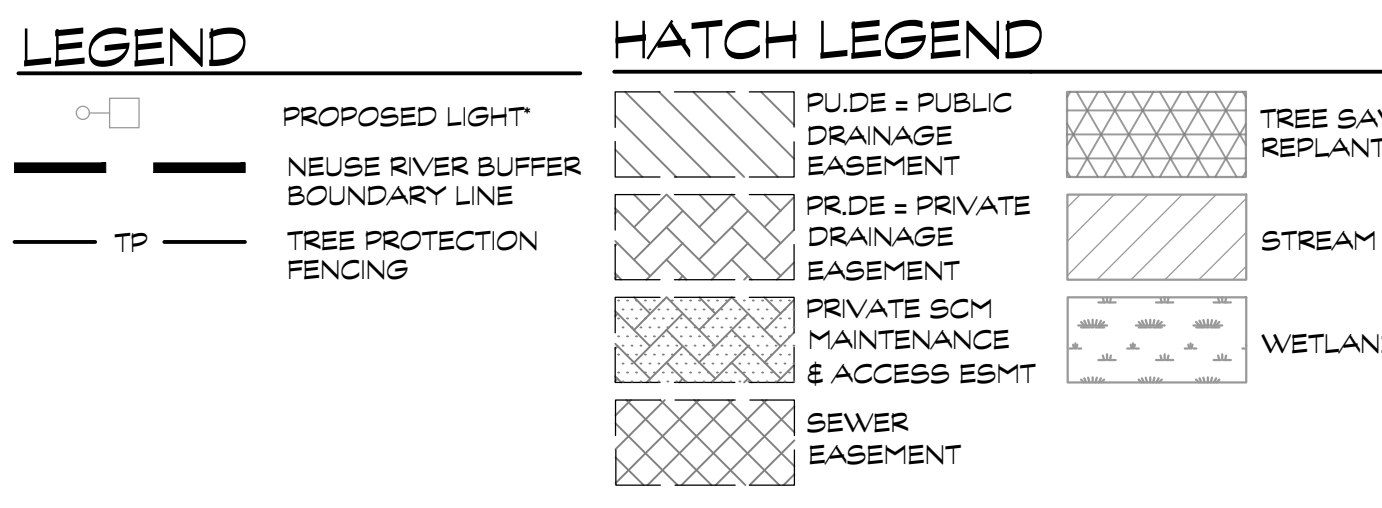
MATCHLINE - SEE SHEET LS1.04



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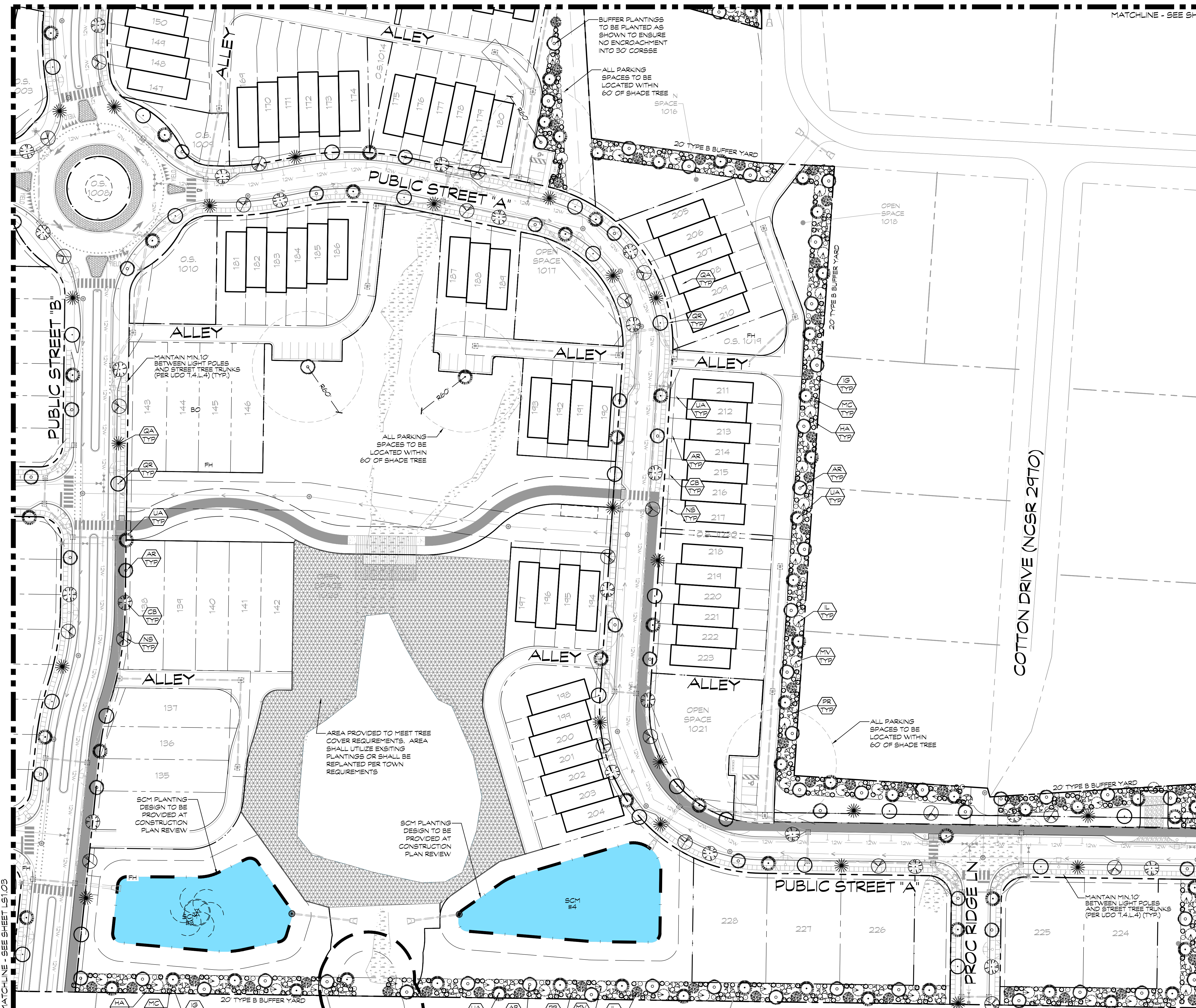
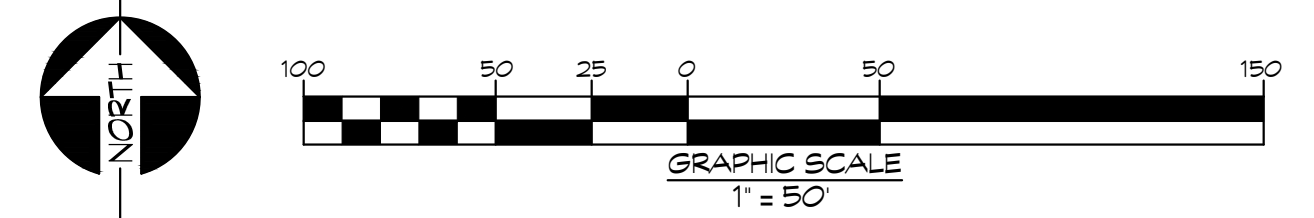


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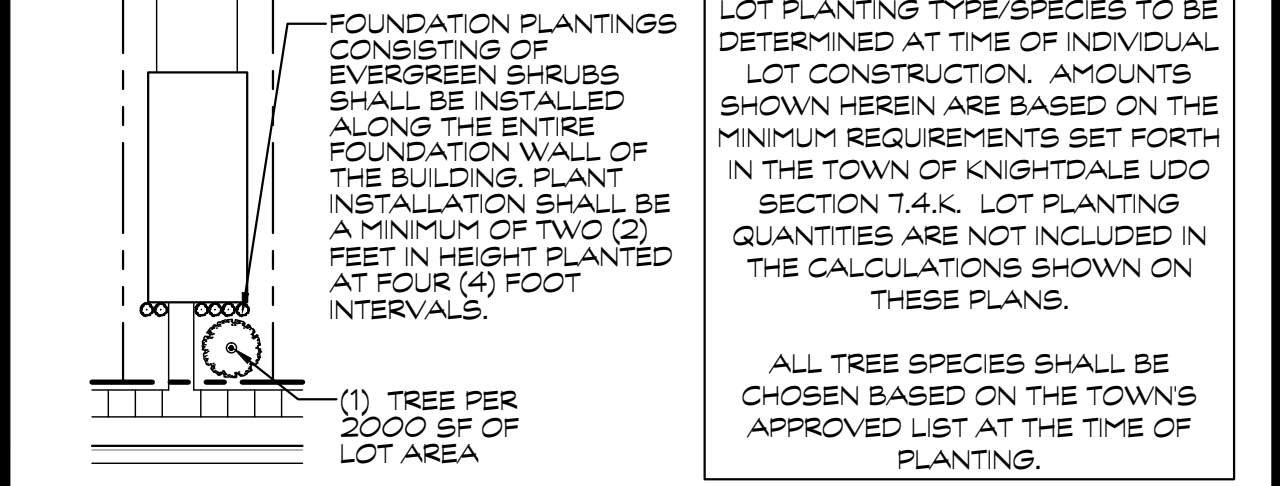
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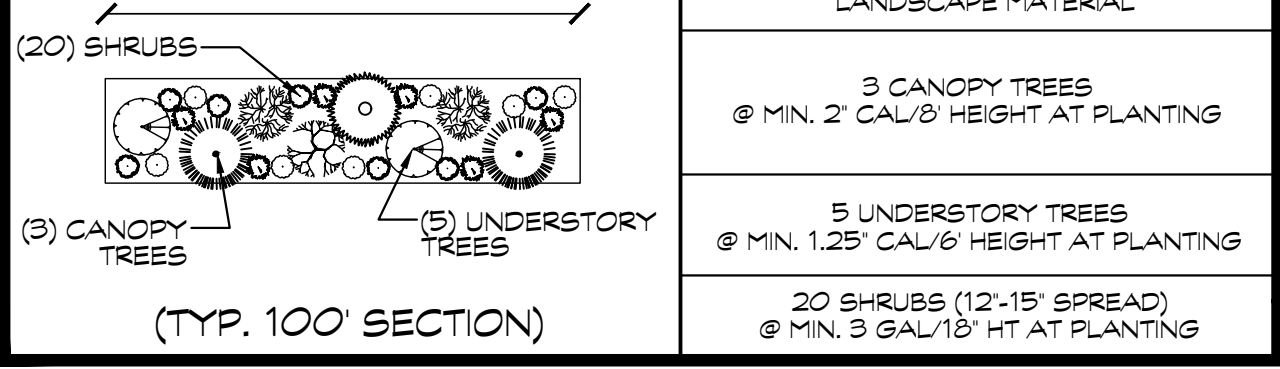
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TYPICAL LOT PLANTING DETAIL



TYPE B BUFFER TYPICAL PLANTING



STREET TREE PLANTINGS (PER UDO 7.4.L)

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6. STREET TREE MAINTENANCE...

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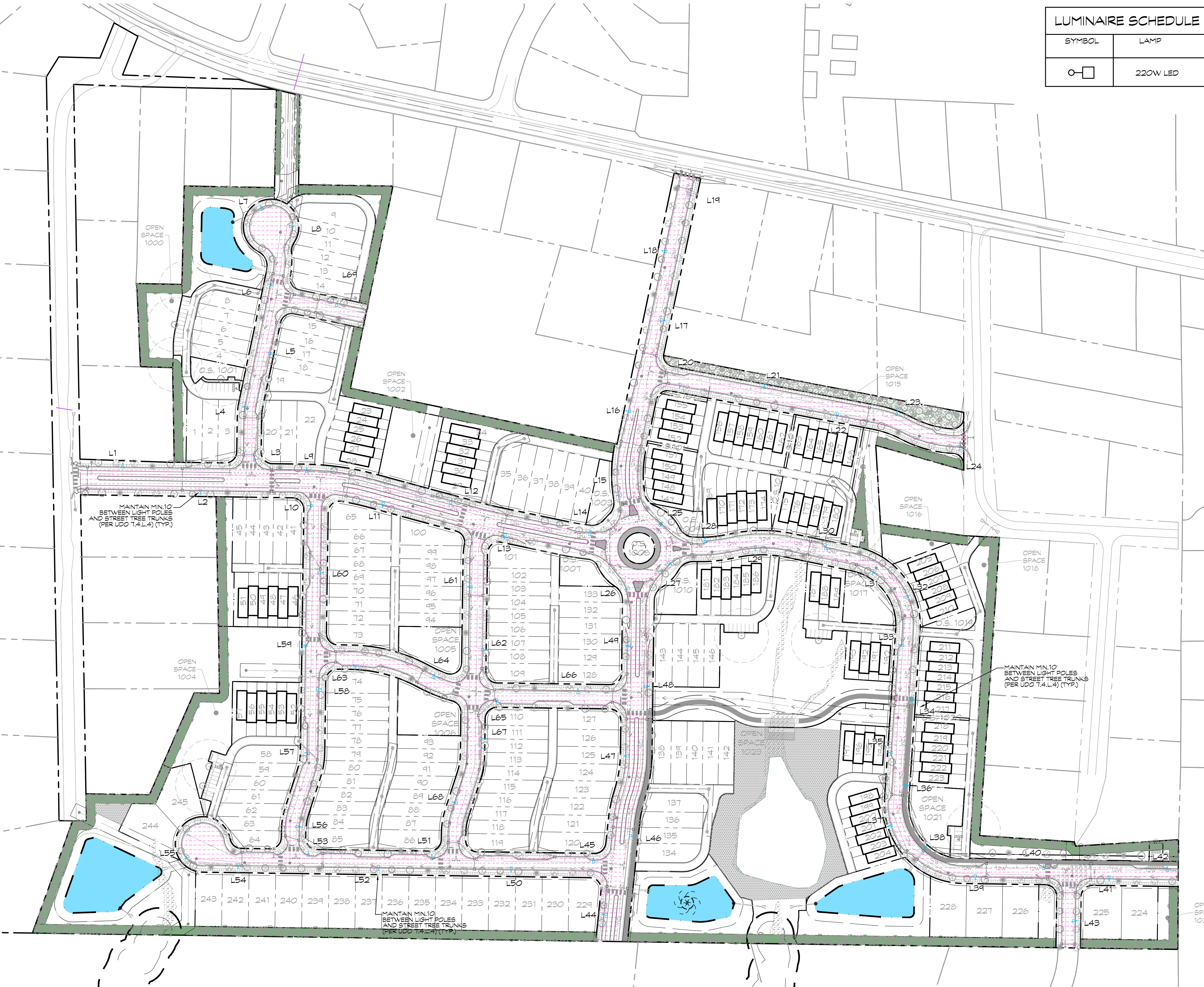
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HYDRANGEA ARBORESCENS (HA)
INKBERRY HOLLY
WAX MYRTLE
HYDRANGEA

LEGEND and HATCH LEGEND table with symbols for proposed light, boundary lines, easements, and wetlands.

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LUMINAIRE SCHEDULE						
SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	QUANTITY	LUMENS
	220W LED	COOPER LIGHTING - STREETWORKS, GAN-AE-04-LED-U-T4W	ELECTRONIC	25' BLACK POLE, UNLESS OTHERWISE NOTED	69	18,500



Outdoor Lighting

SHOEBOX LED
(Meets Dark Sky Criteria)

LED (Light-emitting diode)	150 220 420 530 watts
Mounting height	25', 30', 35'
Color	Black Bronze Gray White
Pole	Fiberglass (1 or 2 fixtures per pole) Decorative tapered metal Decorative square metal
Applications	Neighborhoods Roadways Shopping centers

Light source: LED (white)
 Wattage: 150 | 220 | 420 | 530 watts
 Light pattern: IES Type V | Type IV (forward throw) | Type III
 IESNA cutoff classification: Full-cutoff
 BUG rating: 150W Type III = B2U03 / Type IV = B3U04 / Type V = B5U03
 220W Type III = B2U04 / Type IV = B3U04 / Type V = B4U03
 420W Type IV = B3U05 / Type V = B5U05
 530W Type IV = B3U05 / Type V = B5U05
 Color temperature: 4,000K

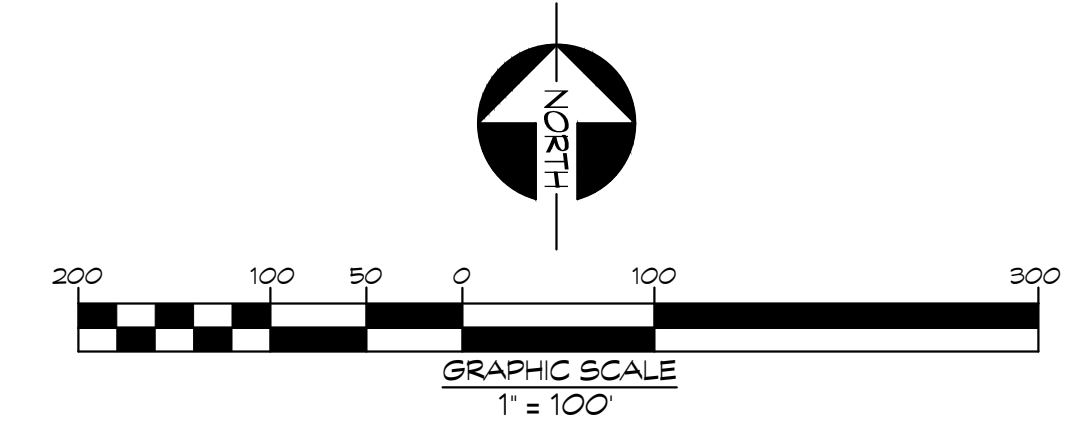
POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Round tapered decorative metal*	35'	Black, Bronze
Decorative square metal*	25' and 30'	Black, Bronze, Gray, White
Fiberglass	25' and 30'	Black (1 or 2 fixtures per pole) Gray (1 or 2 fixtures per pole)

FEATURES	BENEFITS
Turnkey operation	Provides hassle-free installation and service
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance, electricity & warranty included	Eliminates high and unexpected repair bills
One low monthly cost on your electric bill	Convenience and savings for you

For additional information, email us at ODL.Carolinas@duke-energy.com.

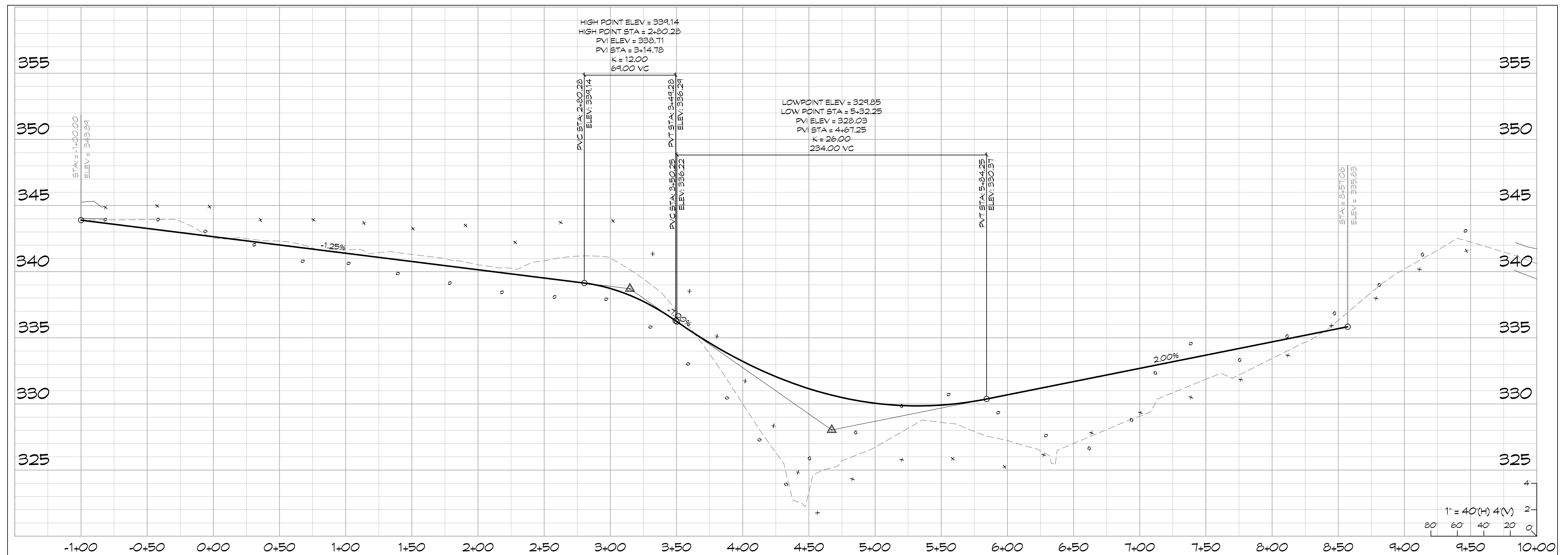
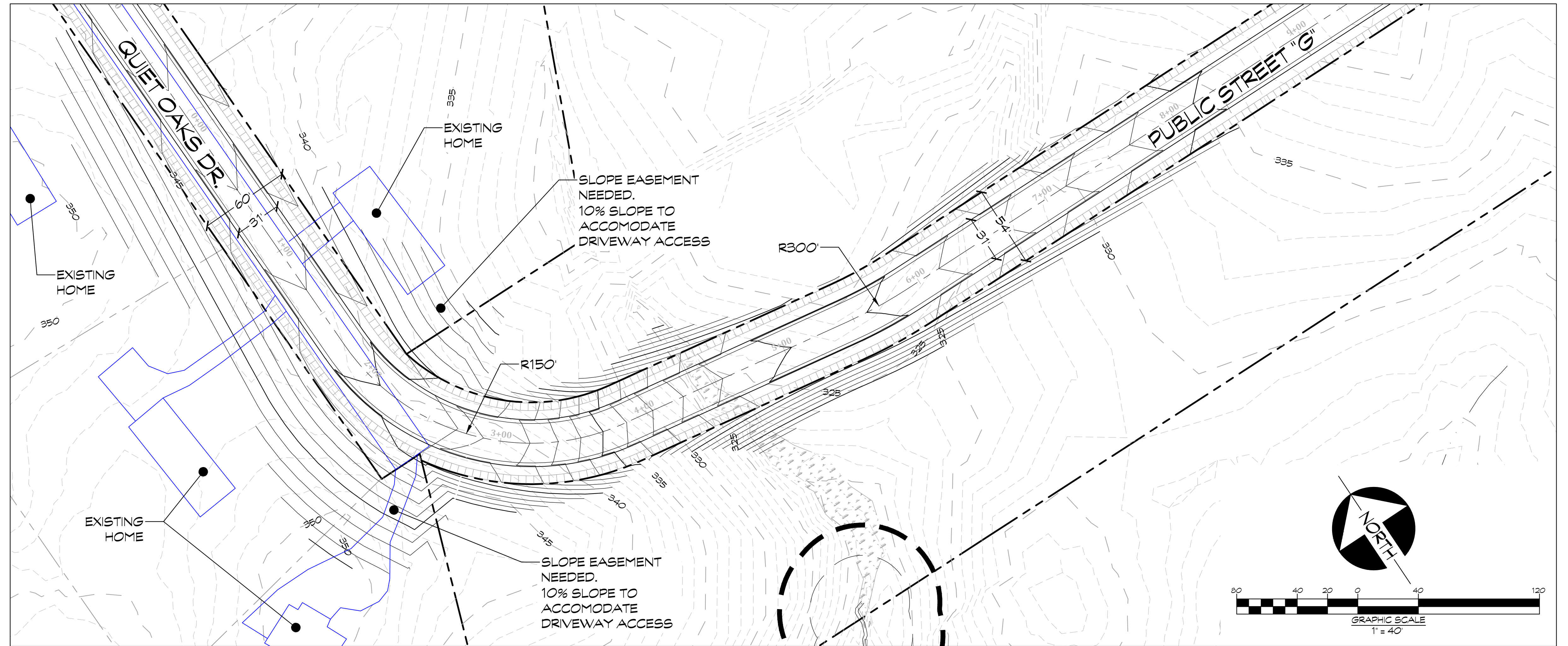
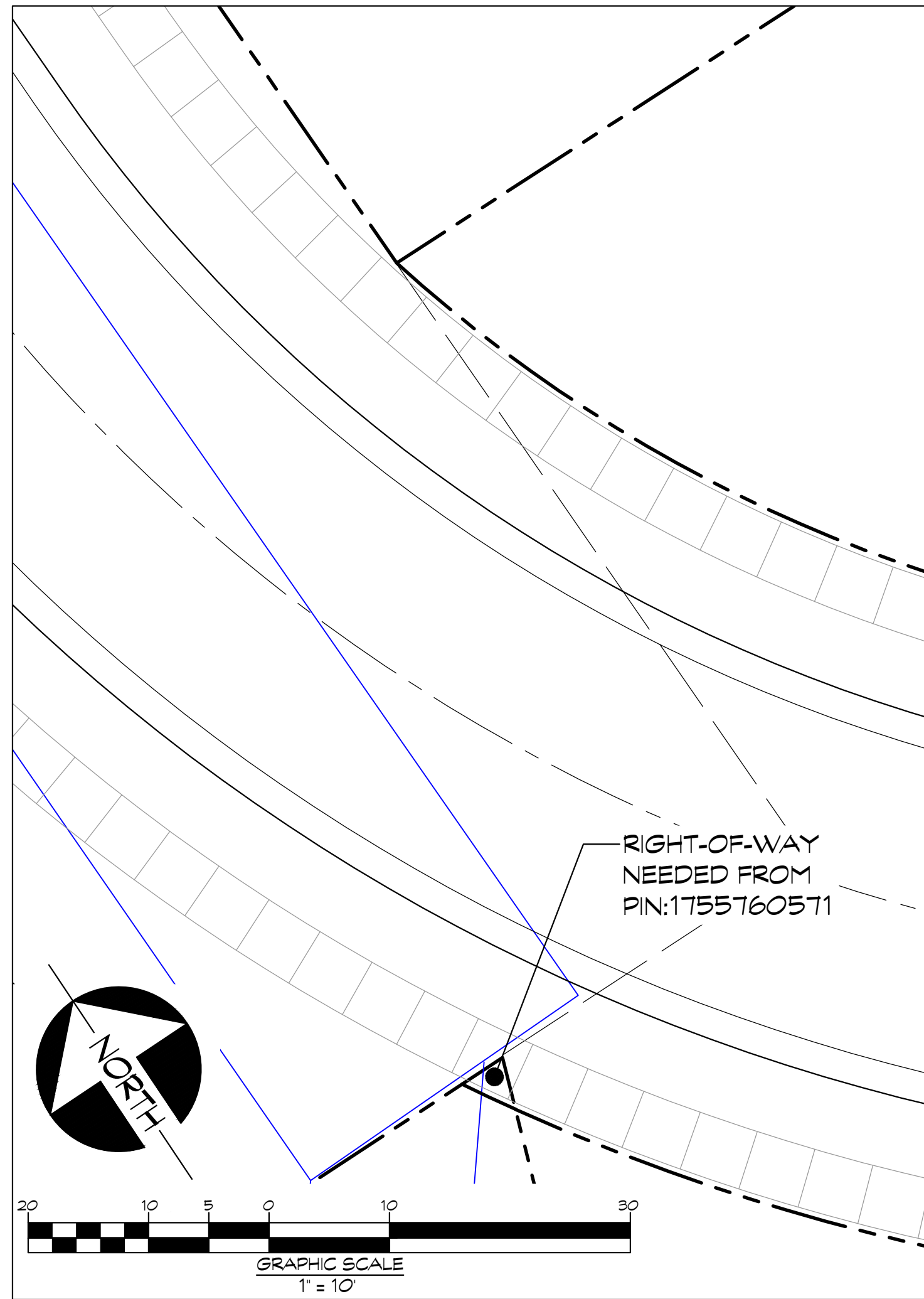
DUKE ENERGY
PROGRESS
BUILDING A SMARTER ENERGY FUTURE™

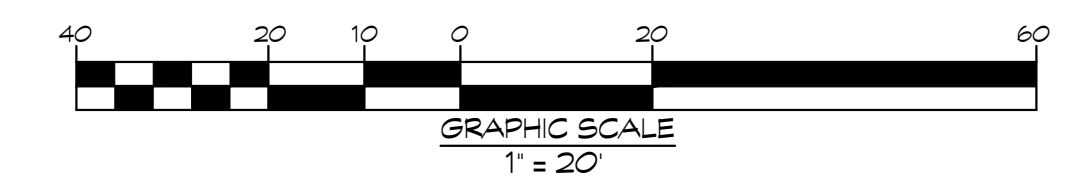
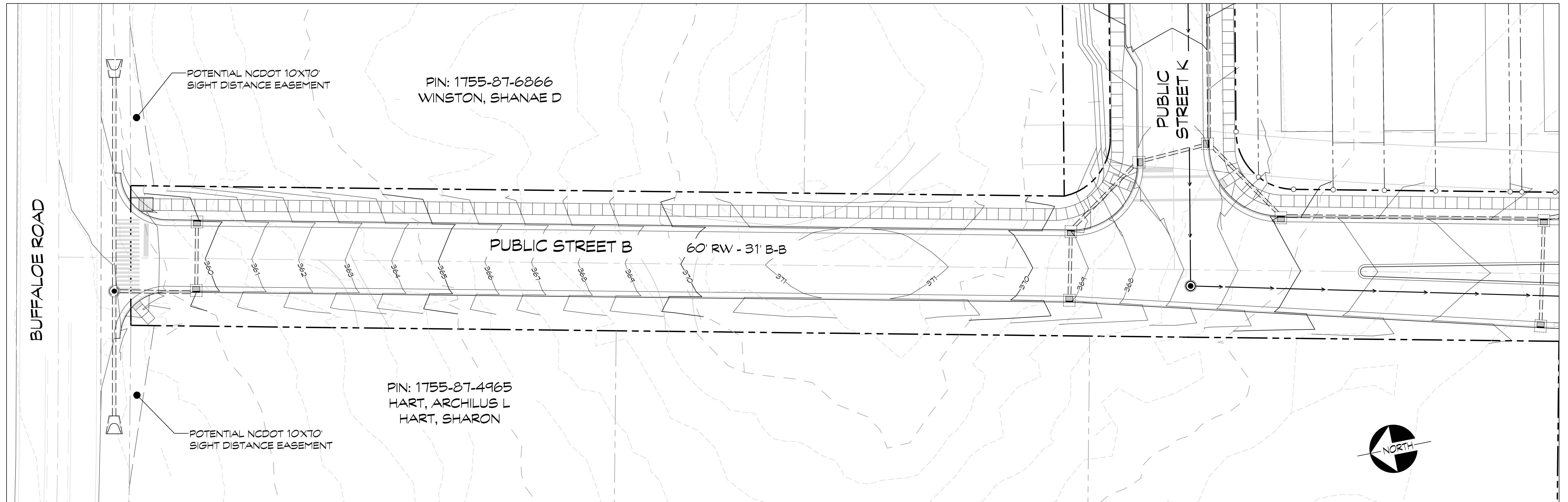
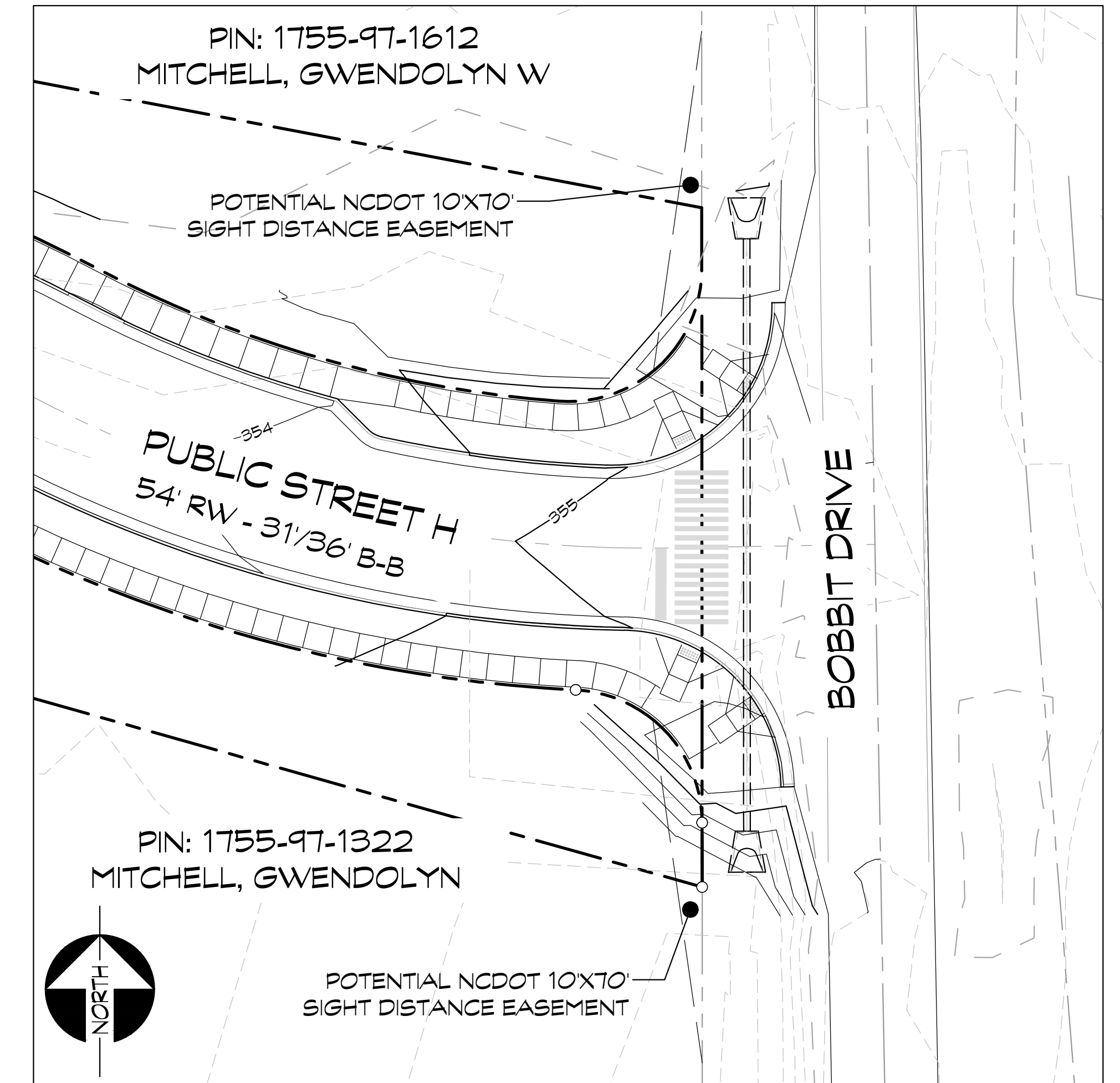
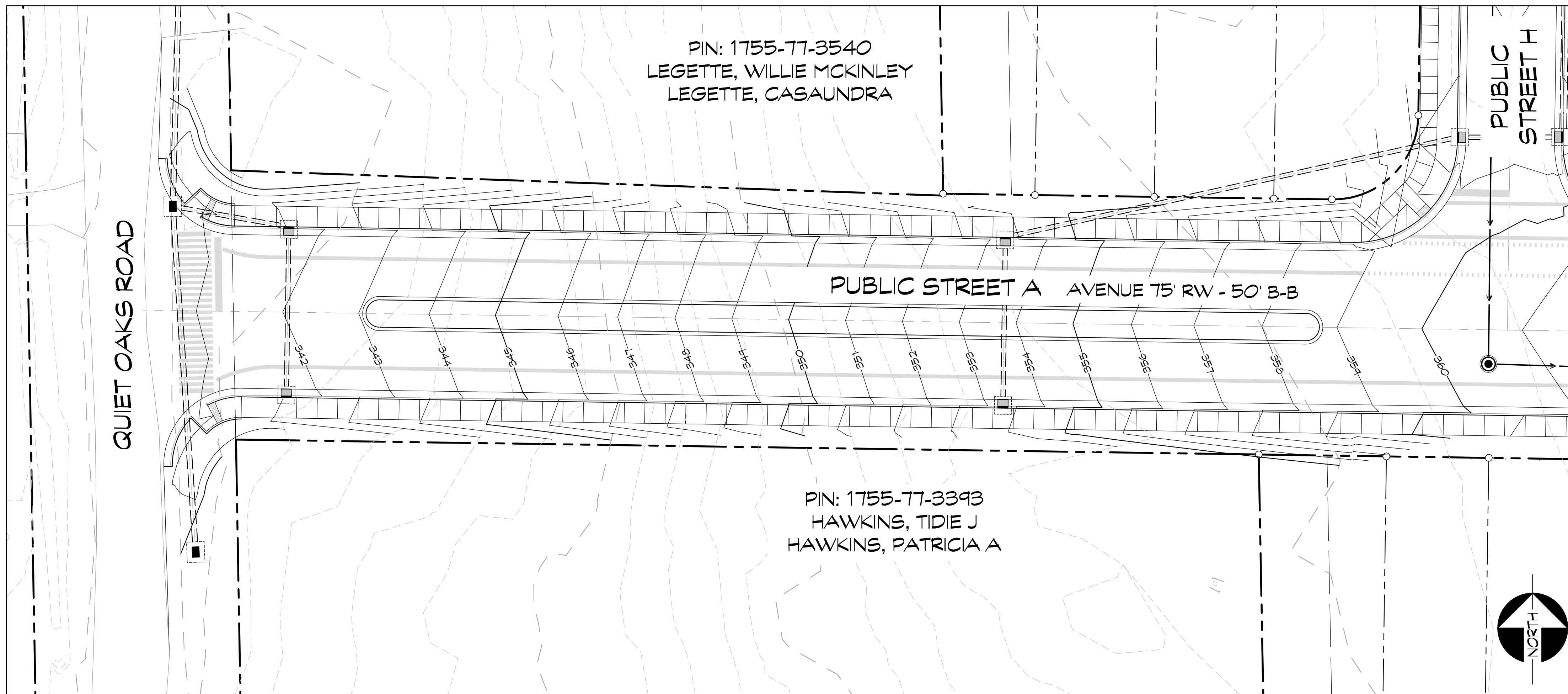
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PLAN IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE PENDING REVISIONS TO THE FINAL DESIGN DURING CONSTRUCTION PLAN REVIEWS.

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PLANNED UNIT DEVELOPMENT

Town of Knightdale N. Carolina

Case Number ZMA-4-23

November 25, 2024

Resubmitted January 16, 2025

TERRAVITA

PLANNED UNIT DEVELOPMENT ZMA-4-23
0 Buffalo Road Knightdale, North Carolina

OWNERS

SITE INVESTMENTS LLC
933 OLD KNIGHT ROAD KNIGHTDALE, NC 27544
PIN 1755863977

12609 RICHMOND LLC
4601 SIX FORKS RD, SUITE 400 RALEIGH NC 27609
PIN 1775787080

DESIGN TEAM

Entitlement Preservation Group
Charles R Walker III, Principal
Master Planning/ Zoning

Priest, Craven and Associates, Inc
Tommy Craven, President
Civil Engineering / Surveying

Soil and Environmental Consultants
Steven Ball
Wetland, Soils, and Buffer Consultants

DRMP
Chase Smith
Traffic Engineering

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Community Vision and Intent

Terravita can be another exceptional addition toward the trend of planned communities that are being created within Town limits under the UDO Guidelines. Within its limits, it will provide a mixture of housing styles from two and three-story townhomes to several examples of single-family detached opportunities. Its overall development will include both active and passive open spaces, small play areas and open spaces spread throughout the neighborhood as well as two public art locations. We also embrace the existing developments around the Project by extending the chance to live within the Town and extending the area's road network.

Section 2.4.C. of the Town of Knightdale Unified Development Ordinance states that, “the Planned Unit Development Overlay District process encourages creativity and innovation in the design of developments through a master planning process that allows for flexibility from underlying zoning as approved by the Town Council.”

Section 12.2.G.3.g.ii states that “approval of a development through a Planned Unit Development Overlay District rezoning, including modifications to the requirements of this UDO is a privilege and will be considered by the Town only in direct response to the accrual of tangible benefits from the planned unit development to the Town of the neighborhood in which it would be located.”

Toward those goals, we offer the following:

- Exceptional passive and active recreational amenities spread throughout the site.
- Environmental protection and enhancement, landscape and architectural detailing, sense of place, and the mixture of more affordable housing opportunities.
- Conservation of natural features of the site.

Terravita proposal intends to meet the Planned Unit Development Overlay District requirements per Town of Knightdale UDO Section 12.2.G.3.g.ii.a. through the following findings:

Comprehensive Plan

The design of Terravita responds to the growth framework, greenway trails, and vision & intent laid out in the KnightdaleNext2035 Comprehensive Plan. It will be the next step of the expanding Planned Unit Developments in the Area such as Haywood Green, Weldon, and Brio.

Impact on Other Properties

Terravita is proposed as a mixed-style residential community. Currently, the adjacent land uses consist of older existing single-family residences, mostly developed in the '60s and 70's to the North, East, and West. To the South is a larger-lot County-designed subdivision and the newly approved PUD Weldon. The Project will use and help to provide increased vehicular connectivity and access to extend the public greenway trail.

Impact on Public Facilities & Resources

Terravita will provide adequate utilities, road access, drainage, and other necessary facilities to properly serve the new residents of the Project. It will connect to water and sewer by extending the utilities currently under construction at Weldon. The Owners of the Project in a joint venture with the developers of Weldon and the City of Raleigh are committed to extending and upgrading the existing system as required to serve both facilities.

Archaeological, Historical, or Cultural Impact

The design of Terravita maintains the majority of the riparian buffers on the site as well as the existing pond which will become an open space and recreation focal point. There are no archaeological or historical structures, on site.

Public Welfare

Terravita will maintain the majority of the riparian buffers and wetlands that are onsite. The Project will also improve pedestrian connectivity, expand open space and help supply more affordable housing choices in the area.

Parking & Traffic

Internally, Terravita will be a pedestrian-friendly community. The mixture of housing types is mostly rear-loaded and also has on-street parking areas included in the neighborhood road network. The current Master Plan also shows at least five access points to surrounding Properties.

As required by the Code, sight distance triangles will be protected. All street radii are adequate for emergency vehicle access. The greenway trail and sidewalk connections will be clear and will provide a safe pedestrian connection through the Project.

Buffering

A 20' Type B Buffer yard is proposed along the entire perimeter of Terravita, with the exception of utility conflicts which will provide visual privacy and separation between the older subdivisions that currently do not have perimeter buffers. Within the Project, appropriate riparian and wetland buffers will be protected.

Comprehensive Plan Consistency

Growth Framework

This application is to propose a rezoning from RR1 to GR8-PUD. If approved, it would advance the goals as described in the KnightdaleNext2035 Comprehensive Plan. Terravita is located near a Neighborhood Node but currently within the Rural Planning area as identified in the Growth Framework Plan. Changing the future land use from Rural Living to a more dense walkable neighborhood would support the neighborhood node recently approved in Weldon. Higher-density projects with extensive open space create more walkable, pedestrian-friendly neighborhoods.

The KnightdaleNext2035 Comprehensive Plan uses a ‘playbook approach’ to guide future growth and development. The Terravita application aligns with the Playbook approach to guiding principles, and is listed as a “Growth Reserve Area”.

As designed, Terravita will correspond to Knightdale’s Guiding Principles of natural environment, infill development, alternative design patterns, parks and recreation, transportation, compact development patterns, community design, economic vitality, and great neighborhoods with expanded home choices.

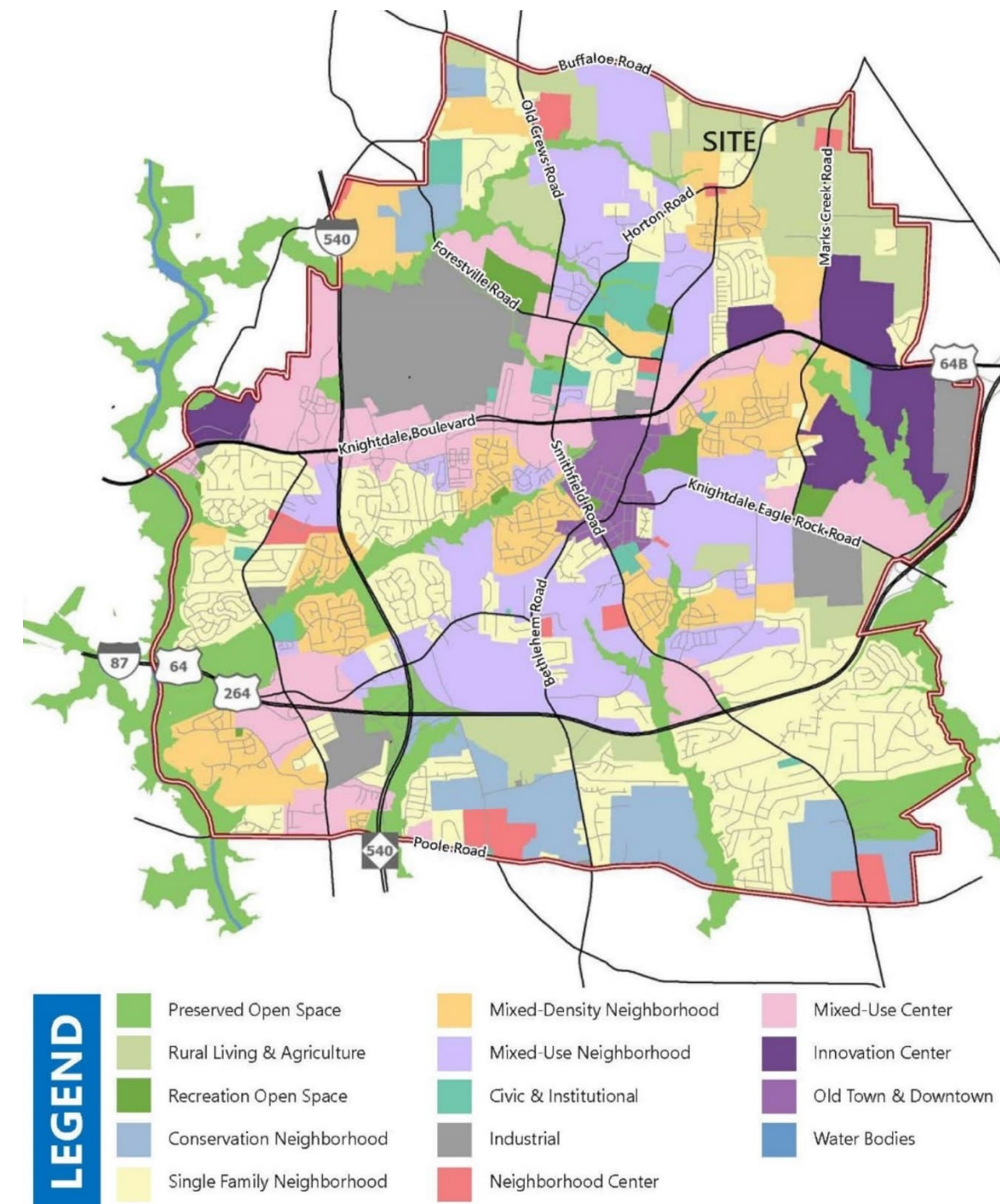
Terravita pedestrian opportunities honor Knightdale’s Vision of neighborhoods throughout the Town providing a sense of connection. There are sidewalks proposed on both sides of the streets and connect to private open spaces as well as the Greenway. A public Greenway will be extended from Weldon along the main avenue, through the open space park near the existing pond, and finally ending on the Project’s eastern boundary. This type of design aligns with the Trails and Greenways plan found in the Comprehensive Plan.

The Growth Framework plan also calls for all development proposals within Rural Planning areas should include public input. Terravita held an online neighborhood meeting on July 25, 2024, and presented the application. After sharing the information and answering their questions, the overall feeling was this could be a positive addition to the area.

Neighborhood nodes identify recommended retail locations for neighborhoods. While Terravita does not have the required major street frontage to support retail use, its addition to the area will help the proposed retail uses thrive in Weldon. The plan for Weldon has a commercial outparcel that will be easily accessible to the surrounding neighborhoods,

including Terravita, yet small enough to meet the intended scale proposed by KnightdaleNext2035.

The proposed plan for Terravita will also provide a mixture of housing opportunities to promote a diverse and walkable community.

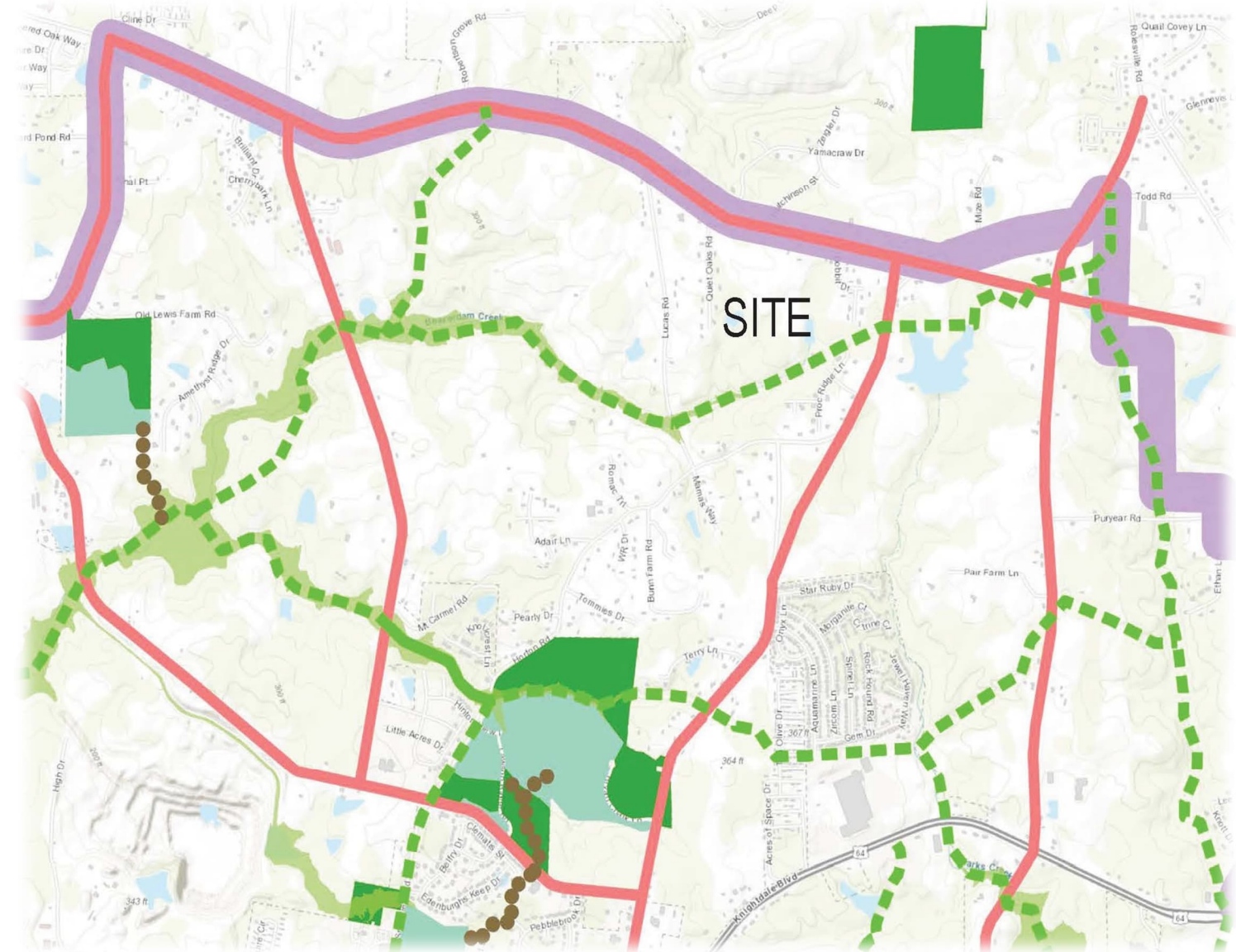


Comprehensive Plan Consistency

Trails & Greenways

The proposed design for Terravita creates a connected network of open spaces with passive and active recreational amenities while enhancing existing natural features. Central Park will mainly focus on the existing pond and the addition of public art space. The plan also provides safe and convenient pedestrian and bicycle access for nearby residents through the use of sidewalks and a greenway trail that aligns with the KnightdaleNext2035 Comprehensive Plan.

The proposed greenway trail will continue from Weldon, north along the main street move along the front courtyards, into Central Park, and finally extend to the eastern boundary of the Project. It will be a combination of trails through natural areas as well as a more urban setting.



Vicinity Map / Aerial

While both tracts that make up the area of the Project have the same address, 0 Buffaloe Road the PINS are:
Site Investments LLC 1755863977 and 12609 Richmond LLC 1775787080



Legal Description Lot 1

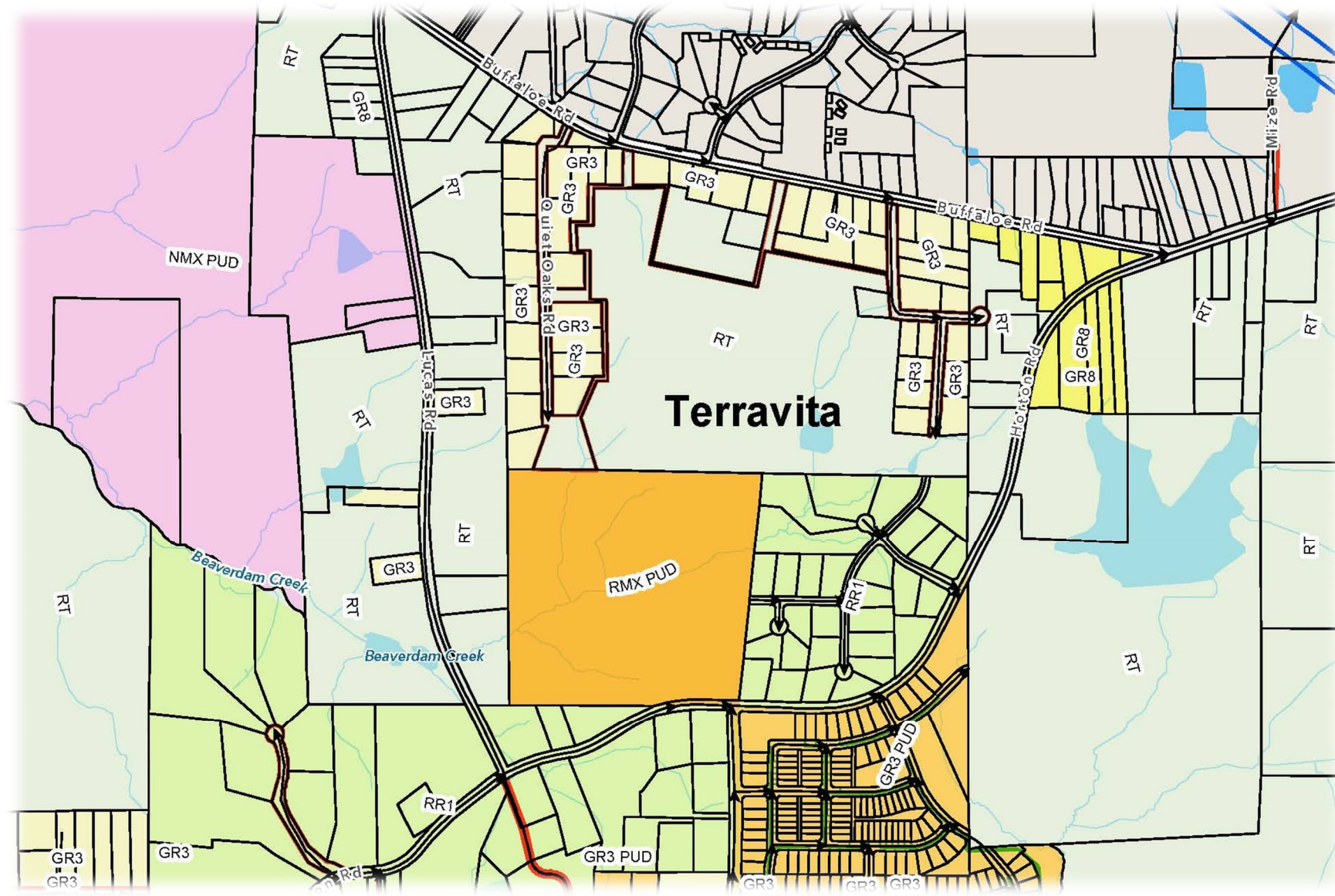
Beginning at a *Iron Pipe Found* having coordinates of N:756362.67, E:2157145.30; thence with a bearing of N 19°41'31" E a distance of 263.86 feet to a *Iron pipe found*; thence with a bearing of N 89°30'18" W a distance of 30.03 feet to a *Iron pipe found*; thence with a bearing of N 00°49'32" W a distance of 184.39 feet to a *Iron pipe found*; thence with a bearing of N 01°04'28" W a distance of 208.87 feet to a *Iron pipe found*; thence with a bearing of N 01°01'26" W a distance of 208.62 feet to a *Iron Pipe Found*; thence with a bearing of N 01°00'23" W a distance of 208.88 feet to a *Iron pipe found*; thence with a bearing of N 01°02'18" W a distance of 206.67 feet to a *Iron pipe found*; thence with a bearing of N 00°49'17" W a distance of 210.80 feet to a *Iron pipe found*; thence with a bearing of N 01°00'03" W a distance of 209.44 feet to a *Iron Pipe Found*; thence with a bearing of N 01°00'54" W a distance of 208.64 feet to a *IRON PIPE SET*; thence with a bearing of N 31°50'49" E a distance of 52.05 feet to a *Iron pipe found*; thence with a bearing of S 88°24'02" E a distance of 91.11 feet to a *Iron pipe found*; thence with a bearing of N 21°55'14" E a distance of 83.86 feet to a *Iron pipe found*; thence with a bearing of S 60°36'45" E a distance of 60.54 feet to a *IRON PIPE SET*; thence with a bearing of S 21°43'40" W a distance of 92.11 feet to a *IRON PIPE SET*; thence with a bearing of S 87°49'25" E a distance of 256.60 feet to a *IRON PIPE SET*; thence with a bearing of S 74°24'51" E a distance of 82.66 feet to a *COMPUTED CORNER*; thence with a bearing of N 88°57'29" W a distance of 95.25 feet to a *Iron pipe found*; thence with a bearing of N 88°50'44" W a distance of 99.76 feet to a *Iron pipe found*; thence with a bearing of N 88°45'34" W a distance of 100.05 feet to a *Iron pipe found*; thence with a bearing of N 88°01'01" W a distance of 149.21 feet to a *IRON PIPE SET*; thence with a bearing of S 00°57'52" E a distance of 303.97 feet to a *Iron pipe found*; thence with a bearing of S 00°55'42" E a distance of 316.42 feet to a *Iron pipe found*; thence with a bearing of S 01°01'25" E a distance of 208.98 feet to a *Iron pipe found*; thence with a bearing of S 87°58'25" E a distance of 208.73 feet to a *Iron Pipe Found*; thence with a bearing of N 00°59'23" W a distance of 209.80 feet to a *IRON PIPE SET*; thence with a bearing of N 88°11'57" W a distance of 71.17 feet to a *IRON PIPE SET*; thence with a bearing of N 02°32'18" W a distance of 184.24 feet to a *Iron pipe found nail*; thence with a bearing of S 88°41'42" E a distance of 100.03 feet to a *Iron Pipe Found*; thence with a bearing of N 01°17'10" E a distance of 218.00 feet to a *Iron pipe found*; thence with a bearing of S 88°57'36" E a distance of 199.86 feet to a *Iron pipe found*; thence with a bearing of N 01°08'29" E a distance of 216.36 feet to a *Iron pipe found*; thence with a bearing of S 76°54'00" E a distance of 49.17 feet to a *IRON PIPE SET*; thence with a bearing of S 77°51'31" E a distance of 3.43 feet to a *IRON PIPE SET*; thence with a bearing of S 00°39'25" W a distance of 197.76 feet to a *COMPUTED CORNER*; thence with a bearing of S 89°03'55" E a distance of 208.60 feet to a *iron Pipe Set*; thence with a bearing of S 11°53'38" W a distance of 457.04 feet to a *Iron Pipe Found*; thence with a bearing of S 78°08'24" E a distance of 602.89 feet to a *Iron Pipe Found*; thence with a bearing of N 11°53'26" E a distance of 613.26 feet to a *COMPUTED CORNER*; thence with a bearing of S 78°48'54" E a distance of 60.00 feet to a *IRON PIPE SET*; thence with a bearing of S 11°53'26" W a distance of 400.86 feet to a *COMPUTED CORNER*; thence with a bearing of S 79°17'03" E a distance of 676.13 feet to a *IRON PIPE SET*; thence with a bearing of N 00°02'04" W a distance of 401.32 feet to a *COMPUTED CORNER*; thence with a bearing of S 00°15'14" E a distance of 302.71 feet to a *Iron pipe found*; thence with a bearing of S 00°47'19" W a distance of 104.52 feet to a *Iron pipe found*; thence with a bearing of S 04°29'34" E a distance of 199.07 feet to a *IRON PIPE SET*; thence with a bearing of S 86°08'02" E a distance of 401.19 feet to a *Iron pipe found*; thence with a bearing of S 00°01'46" E a distance of 59.39 feet to a *Iron pipe found*; thence with a bearing of N 86°19'29" W a distance of 126.73 feet to a *Iron pipe found*; thence with a bearing of S 03°45'15" W a distance of 223.79 feet to a *Iron pipe found*; thence with a bearing of S 03°45'45" W a distance of 202.18 feet to a *Iron pipe found*; thence with a bearing of S 03°42'52" W a distance of 88.30 feet to a *Iron pipe found*; thence with a bearing of S 15°11'51" W a distance of 84.03 feet to a *Iron Pipe Found*; thence with a bearing of S 32°14'27" W a distance of 83.98 feet to a *Iron pipe found*; thence with a bearing of N 15°42'58" W a distance of 9.88 feet to a *Iron pipe found*; thence with a bearing of N 03°46'21" E a distance of 155.35 feet to a *Iron pipe found*; thence with a bearing of N 03°46'09" E a distance of 155.44 feet to a *Iron pipe found*; thence with a bearing of N 03°45'36" E a distance of 142.82 feet to a *Iron pipe found*; thence with a bearing of N 03°49'26" E a distance of 207.61 feet to a *Iron pipe found*; thence with a bearing of N 86°20'04" W a distance of 105.18 feet to a *Iron pipe found bent*; thence with a bearing of N 86°05'27" W a distance of 104.82 feet to a *Iron pipe found*; thence with a bearing of N 87°14'04" W a distance of 78.83 feet to a *IRON PIPE SET*; thence with a bearing of N 00°02'04" W a distance of 145.20 feet to a *IRON PIPE SET*; thence with a bearing of N 00°02'04" W a distance of 107.37 feet to a *COMPUTED CORNER*; thence with a bearing of N 79°17'09" W a distance of 720.44 feet to a *COMPUTED CORNER*; thence with a bearing of S 11°54'02" W a distance of 212.27 feet to a *COMPUTED CORNER*; thence with a bearing of N 78°08'14" W a distance of 642.82 feet to a *COMPUTED CORNER*; thence with a bearing of N 11°54'02" E a distance of 452.84 feet to a

COMPUTED CORNER; thence with a bearing of **S 89°02'12" W** a distance of **236.19** feet to a *COMPUTED CORNER*; thence with a bearing of **N 88°55'38" W** a distance of **181.48** feet to a *COMPUTED CORNER*; thence with a bearing of **S 01°15'58" W** a distance of **217.93** feet to a *COMPUTED CORNER*; thence with a bearing of **N 88°43'38" W** a distance of **98.78** feet to a *COMPUTED CORNER*; thence with a bearing of **S 02°34'12" E** a distance of **144.89** feet to a *COMPUTED CORNER*; thence with a bearing of **S 87°53'39" E** a distance of **71.47** feet to a *COMPUTED CORNER*; thence with a bearing of **S 00°38'08" E** a distance of **283.44** feet to a *COMPUTED CORNER*; thence with a bearing of **S 89°02'55" E** a distance of **93.35** feet to a *COMPUTED CORNER*; thence with a bearing of **S 00°58'41" E** a distance of **474.63** feet to a *COMPUTED CORNER*; thence with a bearing of **N 89°10'15" W** a distance of **63.76** feet to a *COMPUTED CORNER*; thence with a bearing of **S 23°37'09" W** a distance of **232.55** feet to a *COMPUTED CORNER*; thence with a bearing of **S 17°22'47" E** a distance of **317.94** feet to a *COMPUTED CORNER*; thence with a bearing of **N 89°09'51" W** a distance of **372.29** feet to a *Iron Pipe Found*, which is the point of beginning, containing approximately **437,159.52** square feet or **10.0358** acres, as shown on a survey entitled "BOUNDARY SURVEY HORTON PLACE LOTS 1 & 2 FOR ENTITLEMENT PRESERVATION GROUP" by Daniel J. Burud, Professional Land Surveyor of Priest Craven and Associates, Inc. dated 02/06/23.

Legal Description Lot 2

Beginning at a *COMPUTED POINT* having coordinates of **N:756357.24, E:2157517.56**; thence with a bearing of **N 17°22'47" W** a distance of **317.94** feet to a *COMPUTED POINT*; thence with a bearing of **N 23°37'09" E** a distance of **232.55** feet to a *COMPUTED POINT*; thence with a bearing of **S 89°10'15" E** a distance of **63.76** feet to a *COMPUTED POINT*; thence with a bearing of **N 00°58'41" W** a distance of **474.63** feet to a *COMPUTED POINT*; thence with a bearing of **N 89°02'55" W** a distance of **93.35** feet to a *COMPUTED POINT*; thence with a bearing of **N 00°38'08" W** a distance of **283.44** feet to a *COMPUTED POINT*; thence with a bearing of **N 87°53'39" W** a distance of **71.47** feet to a *COMPUTED POINT*; thence with a bearing of **N 02°34'12" W** a distance of **144.89** feet to a *COMPUTED POINT*; thence with a bearing of **S 88°43'38" E** a distance of **98.78** feet to a *COMPUTED POINT*; thence with a bearing of **N 01°15'58" E** a distance of **217.93** feet to a *COMPUTED POINT*; thence with a bearing of **S 88°55'38" E** a distance of **181.48** feet to a *COMPUTED POINT*; thence with a bearing of **N 89°02'12" E** a distance of **236.19** feet to a *COMPUTED POINT*; thence with a bearing of **S 11°54'02" W** a distance of **452.84** feet to a *COMPUTED POINT*; thence with a bearing of **S 78°08'14" E** a distance of **642.82** feet to a *COMPUTED POINT*; thence with a bearing of **N 11°54'02" E** a distance of **212.27** feet to a *COMPUTED POINT*; thence with a bearing of **S 79°17'09" E** a distance of **720.44** feet to a *COMPUTED POINT*; thence with a bearing of **S 00°02'04" E** a distance of **107.37** feet to a *IRON PIPE SET*; thence with a bearing of **N 74°14'02" W** a distance of **202.22** feet to a *IRON PIPE SET*; thence with a bearing of **S 03°23'02" E** a distance of **173.82** feet to a *IRON PIPE SET*; thence with a bearing of **S 81°47'02" E** a distance of **186.35** feet to a *IRON PIPE SET*; thence with a bearing of **S 87°14'04" E** a distance of **78.83** feet to a *IRON PIPE FOUND*; thence with a bearing of **S 03°47'06" W** a distance of **661.49** feet to a *IRON PIPE SET*; thence with a bearing of **S 86°17'18" E** a distance of **210.00** feet to a *IRON PIPE FOUND*; thence with a bearing of **S 15°42'58" E** a distance of **9.88** feet to a *IRON PIPE FOUND*; thence with a bearing of **N 86°26'45" E** a distance of **227.96** feet to a *IRON PIPE FOUND*; thence with a bearing of **S 00°20'04" W** a distance of **242.61** feet to a *IRON PIPE FOUND*; thence with a bearing of **N 89°11'54" W** a distance of **1194.23** feet to a *AXLE FOUND*; thence with a bearing of **N 89°10'07" W** a distance of **967.55** feet to a *COMPUTED POINT*; which is the point of beginning, containing approximately **2,308,585.25** square feet or **52.9978** acres, as shown on a survey entitled "BOUNDARY SURVEY HORTON PLACE LOTS 1 & 2 FOR ENTITLEMENT PRESERVATION GROUP" by Daniel J. Burud, Professional Land Surveyor of Priest Craven and Associates, Inc. dated 02/06/23.

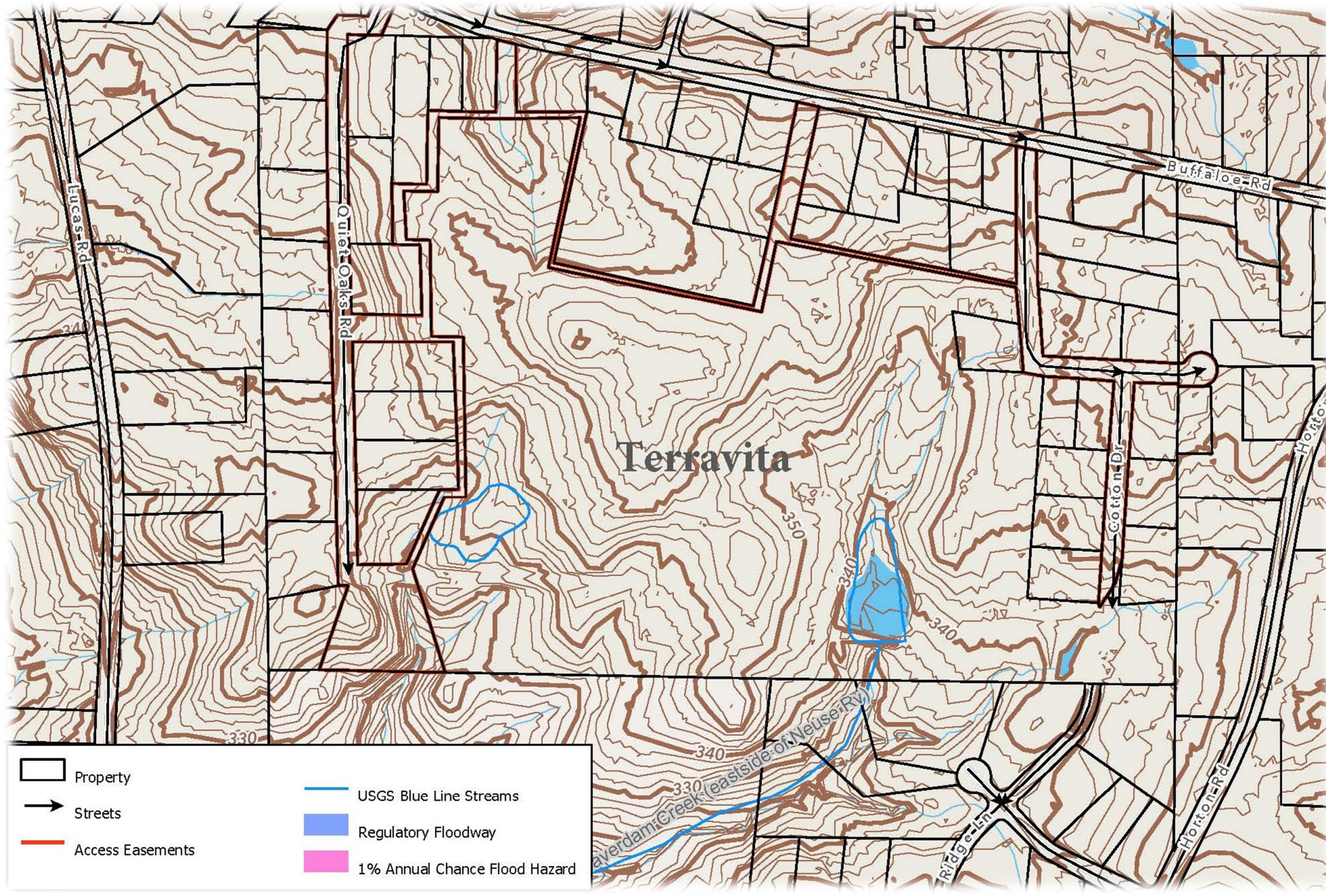
Current Zoning



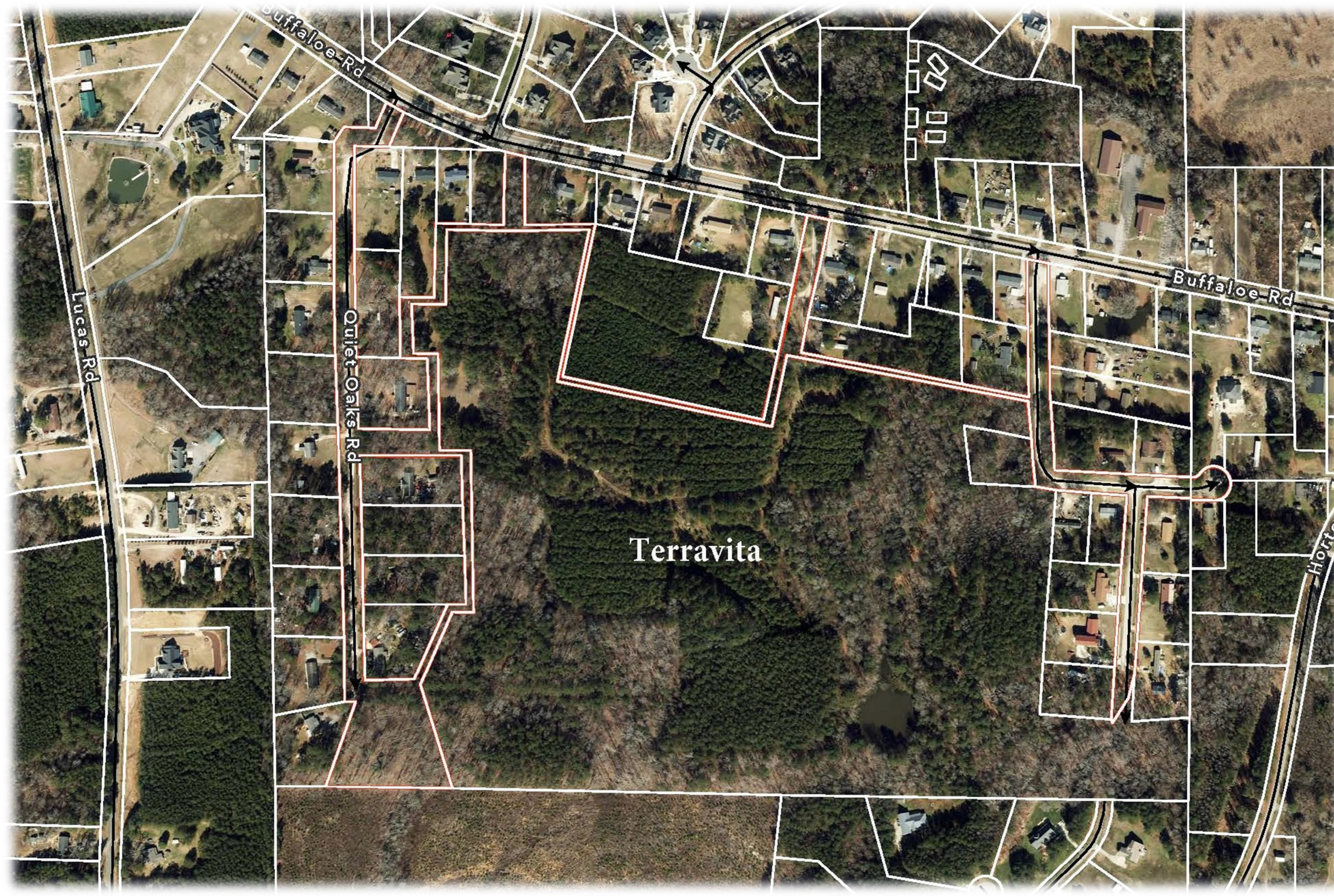
Terravita is in a Growth Reserve Area of the playbook. “Growth reserve areas represent land deemed unfavorable for significant development within the time frame of the comprehensive plan, 2024 to 2035, because they are unserved or underserved by municipal water and sewer utilities, curbside trash pickup, or police and fire protection, and it would be expensive to expand or extend services in these areas at this time. Areas designated as growth reserve on the map are not strictly prohibited from development in the future, but properties proposed for development should be evaluated utilizing the playbook approach in the comprehensive plan. Town officials should resist using the playbook approach unless significant infrastructure and service commitments are made by the private developer. If change is contemplated, it should implement the Future Place Type Map and the recommendations presented for the individual place type categories. The areas should be evaluated, and the boundaries modified, as necessary, during the next update to the comprehensive plan. Reclassification of growth reserve areas into a higher category — presumably secondary growth area, primary growth area, or target growth area — should be contingent upon the proximity or presence of infrastructure needed to support intended development: water, sewer, parks and recreation, police, fire, and transportation.”

This proposal meets the definitions listed above to be considered for a new PUD designation. As shown, the proposal includes significant infrastructure and service commitments as well as alternate and innovative design elements that would be a positive asset to the Town.

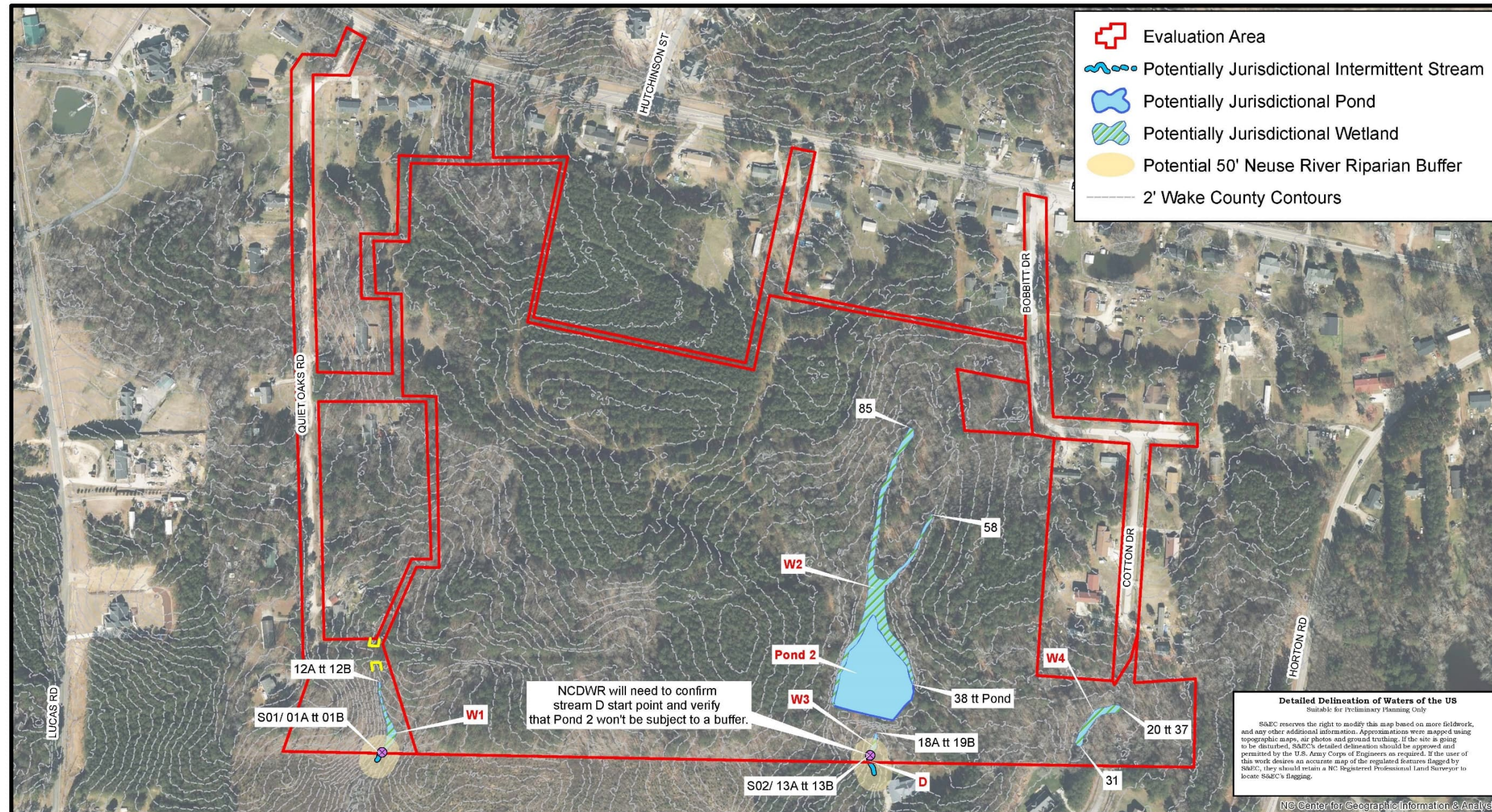
Area Topography



Area Vegetation



Preliminary Wetland and Stream Analysis



Detailed Delineation of Waters of the US
 Suitable for Preliminary Planning Only

S&EC reserves the right to modify this map based on more fieldwork, and any other additional information. Approximations were mapped using topographic maps, air photos and ground truthing. If the site is going to be disturbed, S&EC's detailed delineation should be approved and permitted by the U.S. Army Corps of Engineers as required. If the user of this work desires an accurate map of the regulated features flagged by S&EC, they should retain a NC Registered Professional Land Surveyor to locate S&EC's flagging.

NC Center for Geographic Information & Analysis

Project No. 15733.W1	
Project Mgr.: SB	
Scale: 1" = 250'	
06/30/2023	

Wetland Sketch Map
 1625 Quiet Oaks Road Property
 Wake County, NC

Source: Aerials from NC One Map

Soil & Environmental Consultants, PA
 8412 Falls of Neuse Road, Suite 104, Raleigh, NC 27615 • Phone: (919) 846-5900 • Fax: (919) 846-9467
 sandec.com

Overall Master Plan



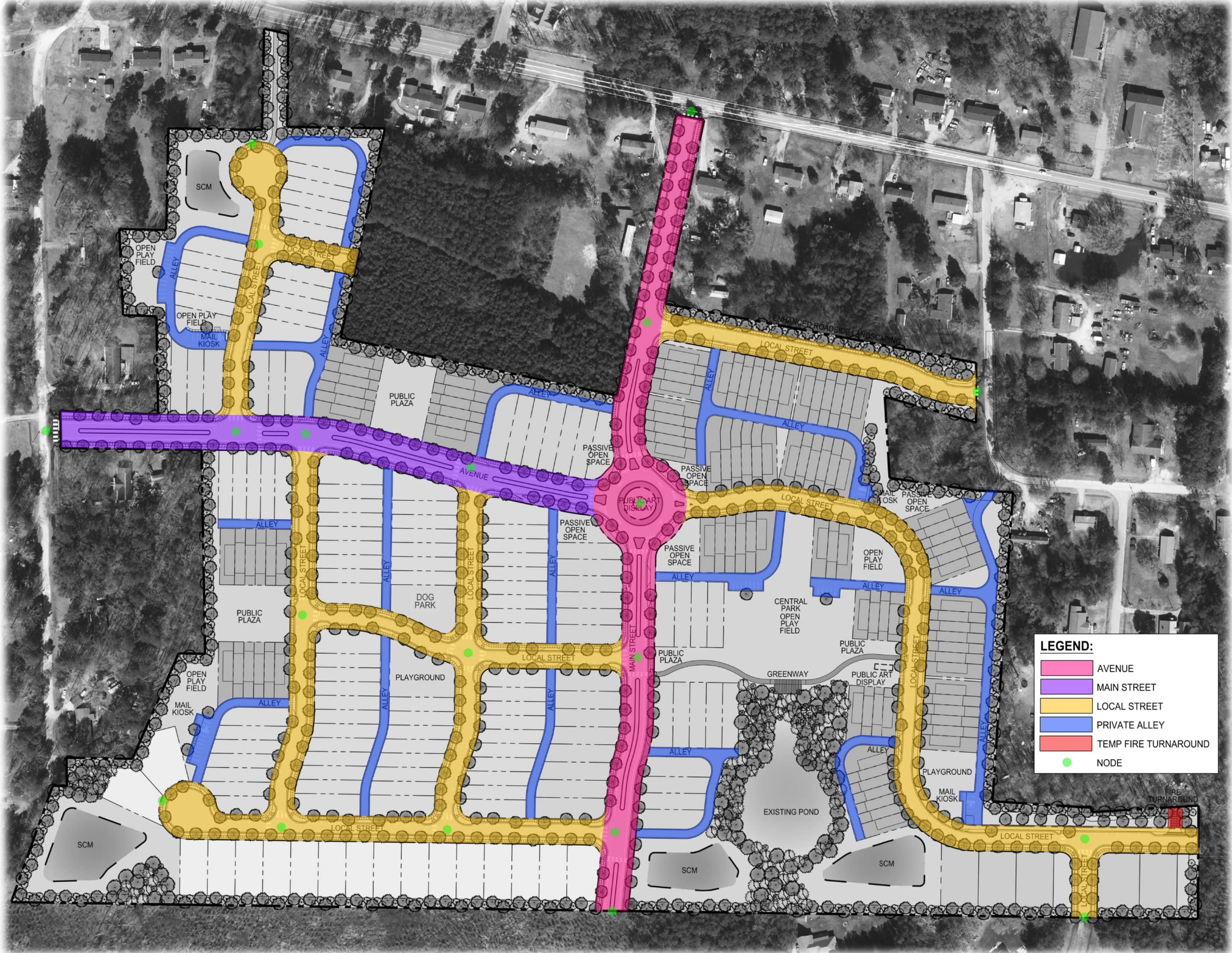
SITE STATISTICS:

PROPOSED ZONING		GR8-PUD
RIVER BASIN		NEUSE
WATERSHED		LOWER NEUSE RIVER
AREA CALCULATIONS		
GROSS SITE AREA		60.68 AC
AREA IN INTERNAL PUBLIC STREET RIGHT-OF-WAY		13.18 AC
AREA IN EXISTING ACCESS EASEMENTS/RIGHT-OF-WAYS		2.72 AC
NET SITE AREA		44.78 AC
AREA IN APPROX. 59'X120' SINGLE FAMILY RESIDENTIAL LOTS	11.76%	2.90 AC
AREA IN APPROX. 80'X120' SINGLE FAMILY RESIDENTIAL LOTS	4.56%	1.13 AC
AREA IN APPROX. 30'X140' REAR-LOADED SF RESIDENTIAL LOTS	35.27%	8.71 AC
AREA IN APPROX. 35'X140' REAR-LOADED SF RESIDENTIAL LOTS	19.44%	4.80 AC
AREA IN REAR-LOADED TOWNHOUSE LOTS	28.96%	7.15 AC
TOTAL RECREATIONAL OPEN SPACE PROVIDED		8.95 AC
ACTIVE RECREATIONAL SPACE PROVIDED		5.02 AC
PASSIVE RECREATIONAL SPACE PROVIDED		3.93 AC
ADDITIONAL COMMON OPEN SPACE (DOES NOT COUNT TOWARDS REQUIREMENTS)		11.14 AC
AREA IN COMMON AREA OPEN SPACE		7.82 AC
AREA IN PRIVATE ALLEY EASEMENTS		3.32 AC
TOTAL UNITS PROPOSED	4.0 UN/AC	245
"59'" SINGLE FAMILY (4 BEDROOM)		17
"80'" SINGLE FAMILY (4 BEDROOM)		5
"30'" REAR-LOADED SINGLE FAMILY (3 BEDROOM)		83
"35'" REAR-LOADED SINGLE FAMILY (3 BEDROOM)		39
REAR-LOADED TOWNHOUSE (3 BEDROOM)		101

LEGEND:

- ALLEY/GREENWAY
- RIGHT-OF-WAY
- 59'X120' SINGLE FAMILY RESIDENTIAL LOT
- 80'X120' SINGLE FAMILY RESIDENTIAL LOT
- 30'X140' REAR-LOADED SINGLE FAMILY RESIDENTIAL LOT
- 35'X140' REAR-LOADED SINGLE FAMILY RESIDENTIAL LOT
- REAR-LOADED TOWNHOUSE LOT
- OPEN SPACE
- STORMWATER CONTROL MEASURE

Street Plan



STREET TYPES:

AVENUE
 RIGHT OF WAY: 75'
 STREET WIDTH: 51' B-B WITH 10' MEDIAN
 DESIGN SPEED: 35 - 45 MPH

MAIN STREET
 RIGHT OF WAY: 70'
 STREET WIDTH: 47' B-B WITH 10' MEDIAN
 DESIGN SPEED: 20 - 25 MPH

LOCAL STREET
 RIGHT OF WAY: 54'
 STREET WIDTH (NO PARKING): 31' B-B
 STREET WIDTH (PARALLEL PARKING ON 1 SIDE): 31.5' B-B
 DESIGN SPEED: 20 - 25 MPH

PRIVATE ALLEY
 RIGHT OF WAY: 20'
 STREET WIDTH: 12' MIN. - 16' MAX.
 DESIGN SPEED: 10 MPH

CONNECTIVITY INDEX:

REQUIRED
 RMX 1.40
 REDUCTION FOR 4 SIDES WITH LIMITED ACCESS (0.20)
 CONNECTIVITY INDEX REQUIRED 1.20

PROVIDED
 LINKS 25
 NODES 20
 CI = LINKS / NODES = 25/20 = 1.25

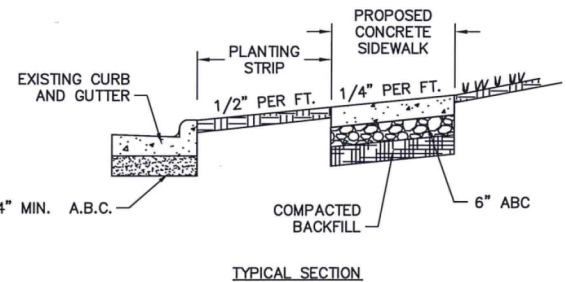
LEGEND:

- AVENUE
- MAIN STREET
- LOCAL STREET
- PRIVATE ALLEY
- TEMP FIRE TURNAROUND
- NODE

Pedestrian Circulation Plan

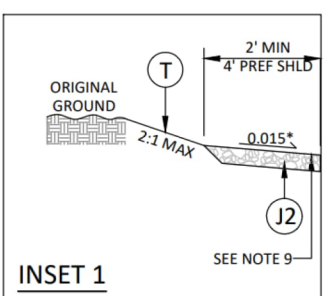
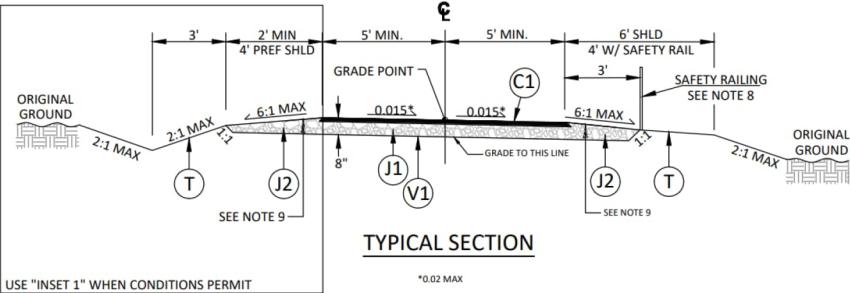


LEGEND:
 SIDEWALK
 GREENWAY/MULTI-USE PATH
 AMENITY SPACES



See Town of Knightdale standard detail 4.04-1 for additional information.

Typical Sidewalk Section



PAVEMENT SCHEDULE	
C1	2" ASPHALT CONCRETE SURFACE COURSE, TYPE S9.5B AT AN AVERAGE RATE OF 220 LBS. PER SQ. YD. OR 110 LBS. PER SQ. YD. IN EACH OF TWO LAYERS
J1	6" AGGREGATE BASE COURSE
J2	VARIABLE DEPTH AGGREGATE BASE COURSE
T	EARTH MATERIAL
V1	GEOTEXTILE FOR PAVEMENT STABILIZATION

See Town of Knightdale standard detail 4.09-1 for additional information.

Typical Greenway Section

Street Sections

MINIMUM PAVEMENT DESIGN:
 BITUMINOUS SURFACE COURSE: 1 1/2" S 9.5B
 INTERMEDIATE COURSE: 2 1/2" I 19.0B
 BASE COURSE: 8" ABC

STREET FEATURES:
 MEDIAN OF 10 FT.
 TRAVEL LANES OF 11 FT.
 BIKE LANE OF 7 FT.
 CURB & GUTTER
 PARKWAY - 5 FT. ON EACH SIDE
 SIDEWALKS - 5 FT. ON EACH SIDE
 PARKWAY - 5 FT. OF RIGHT-OF-WAY
 WHEN UDO APPENDIX B CALLS FOR A 10 FT. SIDEWALK, RIGHT-OF-WAY WIDTH INCREASES TO 80 FT.
 UTILITY LOCATION UNDERGROUND OR ALLEY
 AVERAGE SPEED 35-45 MPH
 STREET TREES LOCATED IN PARKWAY
 UTILITY LOCATION BEHIND CURB ON NCDOT FACILITIES
 BICYCLE FACILITY PAVEMENT MARKINGS SHALL ADHERE TO MUTCD STANDARDS
 PROVIDE ELEMENTS PER URBAN STREETSCAPE DESIGN FEATURES DETAIL

REVISIONS	
DATE	DESCRIPTION

TOWN OF KNIGHTDALE STANDARD DETAILS AVENUE - 3 LANES
 BUFFERED BIKE LANES STD. NO. 3.05

MINIMUM PAVEMENT DESIGN:
 BITUMINOUS SURFACE COURSE: 1 1/2" S 9.5B
 INTERMEDIATE COURSE: 2 1/2" I 19.0B
 BASE COURSE: 8" ABC

STREET FEATURES:
 MEDIAN OF 10 FT.
 TRAVEL LANES OF 10 FT.
 CURB & GUTTER
 BIKE LANE - 8 FT. ON EACH SIDE
 PARKWAY - 4 FT. ON EACH SIDE
 SIDEWALKS - 5 FT. ON EACH SIDE
 REQUIRES 70 FT. OF RIGHT-OF-WAY
 UTILITY LOCATION UNDERGROUND OR ALLEY
 AVERAGE SPEED 20-25 MPH
 STREET TREES LOCATED IN PARKWAY
 UTILITY LOCATION BEHIND CURB ON NCDOT FACILITIES
 BICYCLE FACILITY PAVEMENT MARKINGS SHALL ADHERE TO MUTCD STANDARDS

REVISIONS	
DATE	DESCRIPTION

TOWN OF KNIGHTDALE STANDARD DETAILS MAIN STREET - 3 LANES
 BIKE LANES STD. NO. 3.03

TOWN OF KNIGHTDALE STANDARD DETAILS

STREET FEATURES:
 STREET WIDTH OF 12 FT. MINIMUM, 16 FT. DESIRABLE
 REQUIRES 20 FT. OF RIGHT-OF-WAY
 UTILITY LOCATION UNDERGROUND
 TWO TO SIX BLOCKS LONG
 AVERAGE SPEED OF 10 MPH

MINIMUM PAVEMENT DESIGN:
 BITUMINOUS SURFACE COURSE: 2-3/4" S 9.5A
 BASE COURSE: 8" ABC

BUILDINGS & LAND USE:
 RESIDENTIAL - PRIMARILY SINGLE FAMILY
 COMMERCIAL

NO SCALE

REVISIONS	
DATE	DESCRIPTION

TOWN OF KNIGHTDALE STANDARD DETAILS ALLEY SECTION
 STD. NO. 3.01-1

MINIMUM PAVEMENT DESIGN:
 BITUMINOUS SURFACE COURSE: 1 1/2" S 9.5B
 INTERMEDIATE COURSE: 2 1/2" I 19.0B
 BASE COURSE: 8" ABC

STREET FEATURES:
 FLEXIBLE STREET DESIGN
 COORDINATE STREET DESIGN ELEMENTS WITH TOWN STAFF
 STREET WIDTH OF 20 FT. FOR ONE-WAY
 STREET WIDTH OF 31 FT. FOR TWO-WAY
 CURB & GUTTER
 INFORMAL PARKING - ONE SIDE ONLY
 PARKWAY - 6 FT. ON EACH SIDE
 SIDEWALK - 5 FT. ON EACH SIDE
 UTILITY STRIP - 0.5 FT. ON EACH SIDE
 REQUIRES 47 FT. OF RIGHT-OF-WAY FOR ONE-WAY
 REQUIRES 54 FT. OF RIGHT-OF-WAY FOR TWO-WAY
 UTILITY LOCATION UNDERGROUND
 AVERAGE SPEED 20 MPH
 STREET TREES LOCATED IN PARKWAY

REVISIONS	
DATE	DESCRIPTION

TOWN OF KNIGHTDALE STANDARD DETAILS LOCAL STREET - 2 LANES
 SIDEWALKS STD. NO. 3.02-1

MINIMUM PAVEMENT DESIGN:
 BITUMINOUS SURFACE COURSE: 1 1/2" S 9.5B
 INTERMEDIATE COURSE: 2 1/2" I 19.0B
 BASE COURSE: 8" ABC

STREET FEATURES:
 FLEXIBLE STREET DESIGN
 COORDINATE STREET DESIGN ELEMENTS WITH TOWN STAFF
 TRAVEL LANES OF 10 FT.
 CURB & GUTTER
 STRIPED PARALLEL PARKING - ONE SIDE ONLY
 PARKWAY - 6 FT. ON ONE SIDE
 SIDEWALK - 6 FT. ON PARKING SIDE, 5 FT. ON OPPOSING SIDE
 REQUIRES 54 FT. OF RIGHT-OF-WAY
 UTILITY LOCATION UNDERGROUND
 AVERAGE SPEED 20 MPH
 STREET TREES LOCATED IN PARKWAY
 STREET TREES LOCATED ON PARKING SIDE OF STREET
 WILL BE PLACED IN CURB BULB OUT OR BACK OF SIDEWALK

REVISIONS	
DATE	DESCRIPTION

TOWN OF KNIGHTDALE STANDARD DETAILS LOCAL STREET - ON STREET PARKING
 ONE SIDE ONLY STD. NO. 3.02-2

Preliminary Stormwater Plan



STORMWATER

This plan is preliminary and subject to change as the project progresses.

Terravita proposes four (4) stormwater control measure (SCM) located as shown on the Preliminary Stormwater Management Plan. Stormwater containment shall be subject to the stormwater management requirements set forth in The Town of Knightdale Unified Development Ordinance, Chapter 9.

All SCMs shall utilize guidelines established in the NCDEQ Stormwater Design Manual.

Preliminary Utility Plan



WATER ALLOCATION TABLE	POINTS
BASE POINTS	
MAJOR SUBDIVISION	15
CATEGORY 2 - GREEN DEVELOPMENT STANDARDS	
2A - CONSERVATION OF NATURAL HABITAT MEETING ACTIVE OPEN SPACE REQUIREMENTS (OPEN SPACE LOT 1009 PRESERVING EXISTING POND AND WETLANDS)	3
2B - FOUNTAIN WITHIN WET POND SCM	4
2C - IMPLEMENT AFFORDABLE KNIGHTDALE PLAN (EXPANDED HOUSING: TH/COTTAGE COURTS)	10
2C - EXCLUSIVE USE OF NATIVE LANDSCAPE SPECIES	5
CATEGORY 3 - OUTDOOR ENHANCEMENT	
3A - CONSTRUCTION OF GATEWAY LANDSCAPING (ROUNDBOUT)	5
3A - OUTDOOR DISPLAY OF PUBLIC ART (2 ART LOCATIONS)	8
3A - ENHANCED ROADSIDE LANDSCAPING (STREET "H")	2
CATEGORY 4 - AMENITIES	
4C - OUTDOOR DECK (AT GREENWAY & EXISTING POND)	3
4F - IPEMA CERTIFIED PLAYGROUND EQUIPMENT	4
TOTAL UDO ALLOWABLE POINTS	59

TIA Recommendations

TRAFFIC IMPACT ANALYSIS TERRAVITA

Knightsdale, North Carolina

EXECUTIVE SUMMARY

1. Development Overview

A Traffic Impact Analysis (TIA) was conducted for the proposed Terravita development in accordance with the Knightsdale (Town) Unified Development Ordinance (UDO) and North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. The proposed Terravita development is to be located south of Buffalo Road between Quiet Oaks Drive and Bobbitt Drive in Knightsdale, North Carolina. The proposed development, anticipated to be completed in 2029, is assumed to consist of 170 single-family lots and 75 townhomes. Access to the parcel is proposed via one full movement driveway along Buffalo Road and internal connections to Quiet Oaks Road, Bobbitt Drive, Proc Ridge Lane, and the Old Knight Road extension (a part of the Weldon Village adjacent development).

2. Existing Traffic Conditions

The study area for the TIA was determined through coordination with the Town and consists of the following existing intersections:

- Buffalo Road and Lucas Road
- Buffalo Road and Quiet Oaks Drive
- Buffalo Road and Bobbitt Drive
- Buffalo Road and Horton Road
- Horton Road and Horton Mill Drive
- Horton Road and Old Knight Road
- Horton Road and Lucas Road

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersection listed above, in October of 2024 during a typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods. Traffic volumes were balanced between study intersections, where appropriate.



3. Future Traffic Conditions

Through coordination with the Town, it was determined that an annual growth rate of 3% would be used to generate 2030 (build-out+1) projected weekday AM and PM peak hour traffic volumes. Per the Town’s UDO, a 3% growth rate was applied to the existing traffic counts to project to the year 2030. For the +10 future analysis required by the Town UDO, traffic was projected beyond 2030 using a 1% growth rate. The following adjacent developments were identified to be included as an approved adjacent development in this study:

- Haywood Glen
- Weldon Village
- Brio Development

Based on coordination with the Town, no roadway improvement projects are planned within the study area.

4. Site Trip Generation

Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE Trip Generation Manual, 11.1th Edition. Table E-1 provides a summary of the trip generation potential for the site.

Table E-1: Site Trip Generation

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single Family Lots (210)	170 DU	1,644	30	91	103	61
Townhomes (215)	75 DU	522	8	25	24	17
Total Trips		2,166	38	116	127	78

5. Capacity Analysis Summary

The analysis considered weekday AM and PM peak hour traffic for 2024 existing, 2030 no-build, 2030 build, and 2039 future conditions. Refer to Section 7 of the TIA for the capacity analysis summary performed at each study intersection.



6. Recommendations

Based on the findings of this study, specific geometric and traffic control improvements have been identified at study intersections. The improvements are summarized below and are illustrated in Figure E-1.

Improvements by Weldon Village

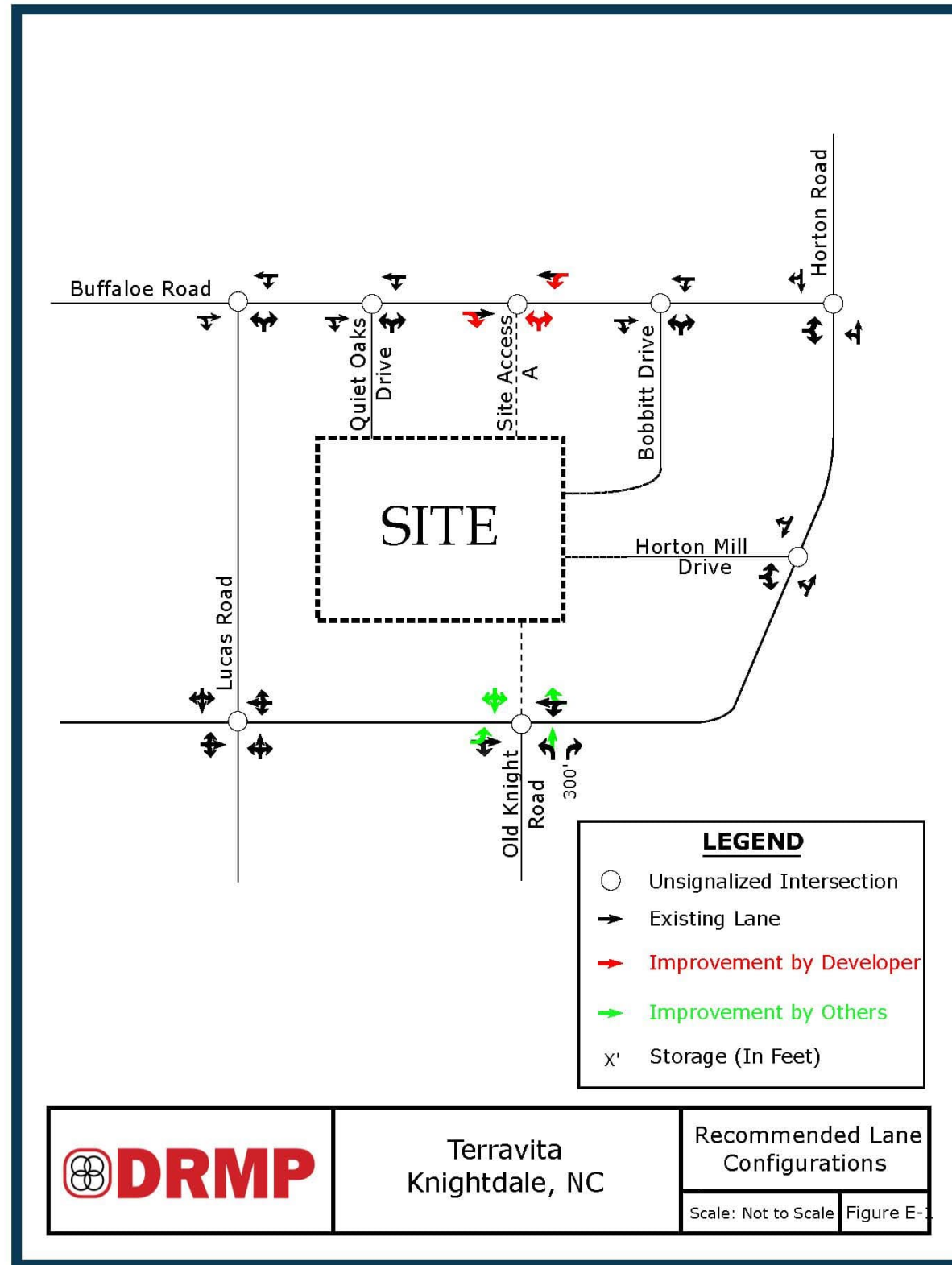
Horton Road and Old Knight Road

- Construct southbound approach (of Old Knight Road) with one ingress lane and one egress lane.
- Provide stop control for southbound approach.
- Construct eastbound left turn lane (on Horton Road) with 100' of storage plus appropriate deceleration and taper.

Recommended Modifications by Developer

Buffaloe Road and Site Access

- Construct northbound approach (of the proposed site access) with one ingress lane and one egress lane. Provide stop-control for the northbound approach.



Site Programming

Terravita will provide a variety of opportunities to promote a healthy lifestyle, enjoy the outdoors, and enjoy a sense of community. The site is proposing a connected network of ± 15 acres of open space with passive and active recreational amenities.

The proposed amenities are as follows:

10' Greenway Trail, approximately 1700 LF, that aligns with The Town of Knightdale 2035 Comprehensive Plan (KnightdaleNext) that proposes a greenway running through the site.

Central Park

The Park will be a large open green space that can be used for a variety of activities by the community. This includes enjoying the existing pond, walkways, and a public art installation site.

Playgrounds/ Play Areas

The playgrounds/areas and open lawn space will be distributed throughout the community. Each will be individually programmed with equipment and/or structures to allow residents to use for recreation or relaxation purposes.

Dog Park

The playground will be located in one of the active open space areas and will provide a place for residents to let their dogs run.

Pond Fountain

The pond fountain will provide an enhancement to the existing pond.

Public Art

There are two spaces within the Project to be dedicated to Public Art. One in the roundabout as part of a Gateway Design. The second will be in Central Park, near the existing pond as part of a public plaza walking bridge and at least 3000 SF of decking or patio.

Conceptual Open Space Imagery







Open Space Plan



OPEN SPACE CALCULATIONS

TOTAL NUMBER OF BEDROOMS			757
DEDICATION RATE (520/UNIT)			757x 520
TOTAL RECREATIONAL OPEN SPACE REQUIRED (BEFORE CREDITS)	393640 SF		9.04 AC
CREDITS (PASSIVE OPEN SPACE)			
PARKWAY (PUB. ST. "H", 700 LF, 54' RW)	700x27	(18900) SF	(0.43) AC
PARKWAY (PUB. ST. "A", 545 LF, 54' RW)	545x27	(14715) SF	(0.34) AC
TOTAL PASSIVE OPEN SPACE CREDITS		(33615) SF	(0.77) AC
ACTIVE RECREATIONAL SPACE REQ'D	50%		4.52 AC
PASSIVE RECREATIONAL SPACE REQ'D	50%	MINUS CREDITS ABOVE	3.75 AC
TOTAL RECREATIONAL OPEN SPACE PROVIDED			8.95 AC
ACTIVE RECREATIONAL SPACE PROVIDED			5.02 AC
PASSIVE RECREATIONAL SPACE PROVIDED			3.93 AC
ADDITIONAL COMMON OPEN SPACE (DOES NOT COUNT TOWARDS REQUIREMENTS)			11.14 AC
AREA IN COMMON AREA OPEN SPACE			7.82 AC
AREA IN PRIVATE ALLEY EASEMENTS			3.32 AC

Preliminary Landscape Plan



LANDSCAPING CALCULATIONS

STREET TREE CALCULATIONS & PLANT LIST (PLANTED AT 40' INTERVALS PER UDO 7.4.L)

CANOPY STREET TREES PROVIDED:			
ACER RUBRUM (AR)	RED MAPLE	407	TREES
CARPINUS CAROLINIANA (CB)	AMERICAN HORNBEAM	68	TREES
NYSSA SYLVATICA 'WILDFIRE' (NS)	BLACK GUM	67	TREES
QUERCUS ALBA (QA)	WHITE OAK	68	TREES
QUERCUS RUBRA (QR)	EASTERN RED OAK	68	TREES
ULMUS AMERICANA (UA)	AMERICAN ELM	68	TREES

20' TYPE B BUFFER

TOTAL LENGTH OF TYPE BUFFER TO BE PLANTED	8550	LF
CANOPY TREES REQUIRED (3 PER 100 LF):	257	TREES
UNDERSTORY TREES REQUIRED (5 PER 100 LF):	428	TREES
SHRUBS REQUIRED (20 PER 100 LF):	1710	SHRUBS

CANOPY TREES PROVIDED:			
ACER RUBRUM (AR)	RED MAPLE	257	TREES
ULMUS AMERICANA (UA)	AMERICAN ELM	128	TREES
		129	TREES

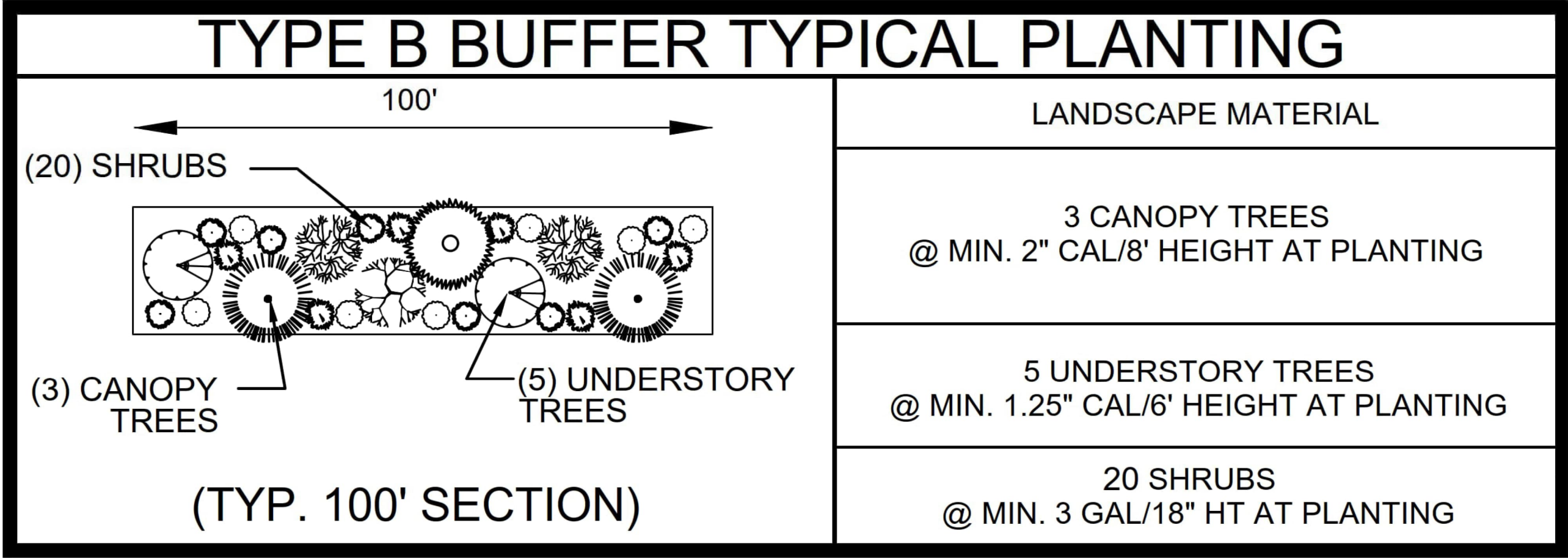
UNDERSTORY TREES PROVIDED:			
PRUNUS CAROLINIANA (PR)	CHERRY LAUREL	428	TREES
MAGNOLIA VIRGINIANA (MV)	SWEETBAY MAGNOLIA	143	TREES
ILEX CASSINE (IL)	DAHOON HOLLY	143	TREES
		142	TREES

SHRUBS PROVIDED:			
HYDRANGEA ARBORESCENS (HA)	HYDRANGEA	1710	SHRUBS
ILEX GLABRA (IG)	INKBERRY HOLLY	570	SHRUBS
MYRICA CERIFERA (MC)	WAX MYRTLE	570	SHRUBS

PARKING AREA TREES PROVIDED

CANOPY STREET TREES PROVIDED:			
ACER RUBRUM (AR)	RED MAPLE	6	TREES
ULMUS AMERICANA (UA)	AMERICAN ELM	3	TREES
		3	TREES

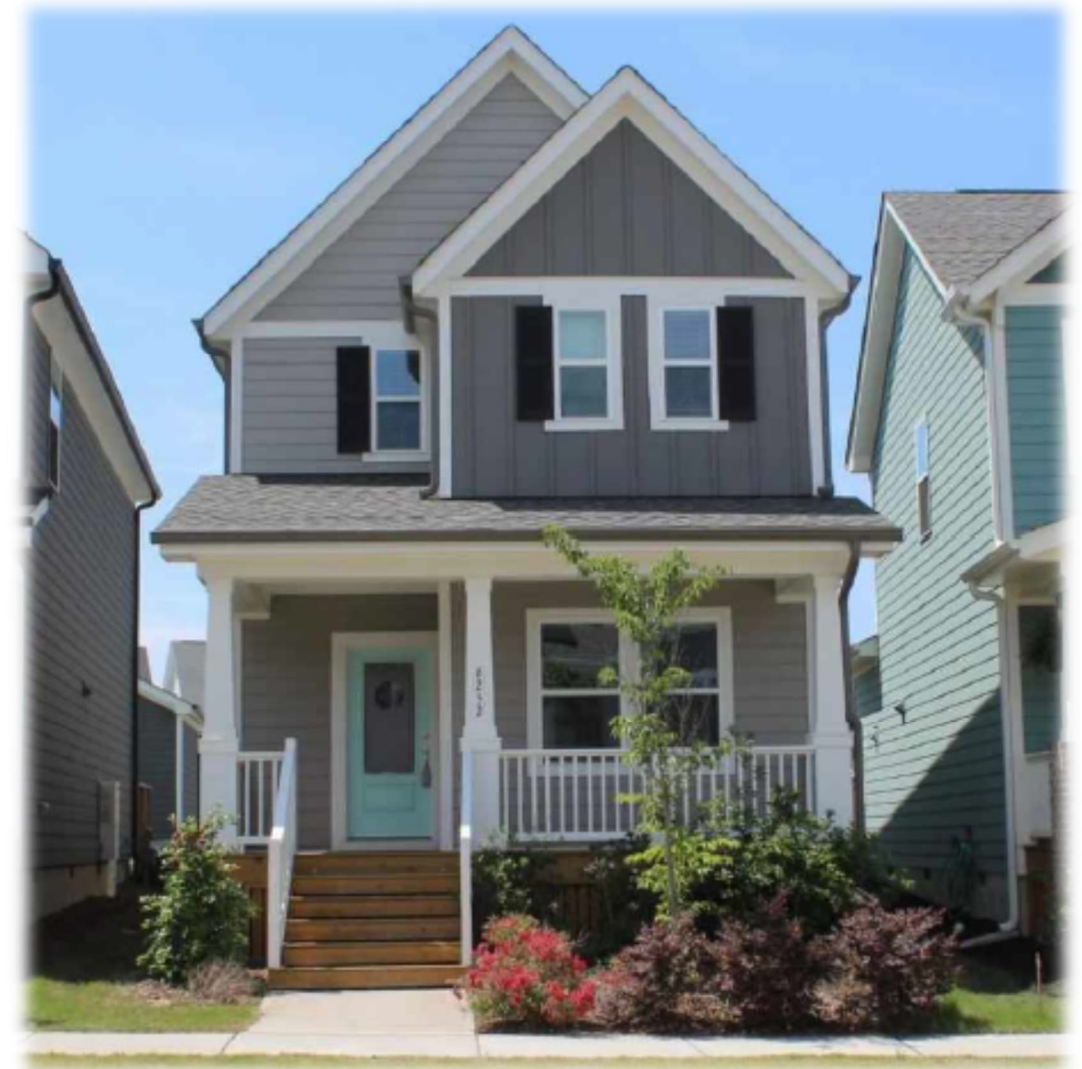
Landscape Buffers



Conceptual Single-Family Detached Products



* Elevations and renderings are an example of product.
Builder reserves the right to change plans, designs, elevations and pricing without notice.





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Conceptual Single-Family Attached Products



Architectural Design Standards

1. Single-family homes built on lots at least 60 feet wide will have a minimum heated area of 2,000 square feet.
2. Single-family homes built on lots at least 60 feet wide will have a minimum heated area of 1,600 square feet.
3. Single-family detached homes built on lots less than 60 feet wide will have a minimum heated area of 1,600 square feet and be no less than 19 feet wide.
4. All single-family homes with stem wall, crawl, or slab foundations will provide a minimum of 2 stair risers, and the finished floor elevation is to be a minimum of 18” above the finished grade on the front-facing street elevation of the homes. Finished grade elevation shall be defined as the average height at the back of the curb along the unit frontage facing public streets. Foundations will be wrapped in either brick or stone.
5. All single-family homes and townhomes will have a combination of two or more of the following materials on the front façade (not counting foundation): stone, brick, lap siding, fiber cement siding, shakes, or board and batten. The exterior siding material on the side and rear facades, except for interior townhome units, will be fiber cement. When two materials are used, the materials shall be different but complementary colors. Vinyl may be used only for window trim, shutters, soffits, fascia, and/or corner boards.
6. All single-family detached homes will be limited to a three-story maximum and will provide for a variety of elevations. Units of the same elevation shall not be side by side. Exterior color schemes will not be repeated side by side.
7. All single-family detached homes will have a front porch with a minimum depth of 5 feet, which may encroach up to 6 feet into the front setback. Front porch posts will be at least 6”x6” in size.
8. Front-loaded garages will not protrude more than 6 feet from the front porch or stoop, and all garage doors shall contain decorative hardware and window inserts.
9. There shall be a minimum 12” overhang on every gable end for single-family homes and townhomes.
10. All homes will include architectural-style shingles.
11. Townhomes shall be two or three stories in height with a minimum width of 20 feet wide, and a minimum heated area of 1,500 square feet.
12. All townhomes shall have a covered porch element.
13. Single-family front-loaded detached homes shall have two-car garages, and single-family detached (townhomes) shall have one-car garages.
14. All single-family homes on lots 35 or less feet in width shall have a rear garage and be accessed via a private rear-loaded alley.

Single-Family Attached (Townhomes)

- 15. Vinyl siding is not permitted; however, vinyl windows, decorative elements, and trim are permitted.
- 16. The roofline cannot be a single mass; it must be broken up horizontally and vertically no more than two units.
- 17. Garage doors must have windows, decorative details, or carriage-style adornments on them.
- 18. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
- 19. The garage cannot protrude more than 2 feet out from the front façade or front porch.
- 20. The visible side of a townhome on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:

Windows	Bay window	Recessed window	Decorative window	Trim around the windows	Wrap around porch or side porch	Two or more building materials.
Decorative brick/stone		Decorative trim	Decorative shake	Decorative air vents on gable	Decorative gable	Decorative cornice
Column		Portico	Balcony	Dormer		
- 21. Building front facades shall have horizontal relief achieved by the use of recesses and projections.
- 22. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
- 23. The rear and side elevations of the units that front on the public right-of-way shall have trim around the windows.

Single-Family Detached

- 24. Vinyl siding is not permitted; however, vinyl windows, decorative elements, and trim are permitted.
- 25. The roof shall be pitched at 5:12 or greater for 50% of the building designs.
- 26. Eaves shall project at least 12 inches from the wall of the structure.
- 27. Garage doors shall have windows, decorative details, or carriage-style adornments on them.
- 28. The garage, if used, shall not protrude more than 1 foot out from the front façade and front porch assuming the garage is attached to the Home.
- 29. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:

Windows	Bay window	Recessed window	Decorative window	Trim around the windows	Wrap around porch or side porch	Two or more building materials
Decorative brick/stone		Decorative trim	Decorative shake	Decorative air vents on gable	Decorative gable	Decorative cornice
Column		Portico	Balcony	Dormer		

30. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.

31. The rear and side elevations of the units that front on public right-of-way shall have trim around the windows.

Proposed PUD Allowances

The proposed zoning for Terravita is GR8-PUD. Terravita meets all standards outlined in the Town of Knightdale's Unified Development Ordinance except for a few conditions.

Due to site constraints, the applicant is requesting the following site development allowances:

Bulk and Dimensional Standards (UDO Sec. 3.4)

Lot width (street loaded)

In the GR8 base district, the minimum required lot width for a street-loaded lot is 80'. To create a variety of housing types and a more walkable community, we are proposing single-family detached street-loaded lots with lot widths of 59' and 80'.

Lot width (alley loaded)

In the GR8 base district, the minimum required lot width for an alley-loaded lot is 30'. To provide a variety of housing types and a more walkable community, we are proposing alley-loaded single-family detached lots with a width of 30', and townhome lots with minimum widths of 20'. The end townhomes will have a minimum of 24' lots, and the interior townhomes will have a minimum of 20' lots. The alley-loaded single-family detached and attached options create a pedestrian-friendly streetscape for the community.

Driveway length

In the GR8 base district, the minimum required driveway length is 35' for a residential lot. For townhomes and rear-loaded single-family lots, we are proposing a 20' minimum driveway length. For single-family front-loaded lots, we are proposing a 25' minimum driveway length.

Lot setbacks

In Sec. 6.5 of Knightdales' UDO, the minimum rear setback for a house building type is 25'. For all rear-loaded single-family lots, we are proposing a minimum setback of 20'.

Standard Street Sections (Town of Knightdale Standard Details)

Local Street Section - Two Way. The standard detail calls for a 54.0' right-of-way and allows for informal parking.

Terravita is proposing on-street parking along sections of the road where there are no residential driveways. On-street parking will allow for guest parking. The design does not provide on-street parking on streets with front-loaded units to avoid any potential conflicts.

Residential Clearing & Grading (UDO Sec. 9.3.B)

Terravita will require a site development allowance of Residential Clearing and Grading as specified in Section 9.3.B of the UDO.

Currently, mass grading is prohibited on lots 60' in width or greater. Terravita requests to mass grade all single-family and townhome lots less than 80' wide.

Any lot 80' in width or greater shall not be mass-graded.

Buffalo Road Improvements

Terravita has very limited frontage on Buffalo Rd. From Staff, Buffalo Rd in the future will be 4 travel lanes with a divided median. With less than 60' of frontage and the refusal of neighbors to allow for off-site construction, the current proposal is that widening based on the TIA will be constructed and a fee-in-lieu will be paid for future improvements defined by the limited Buffalo Rd frontage.

Home affordability and variety

GR8 zoning matrix does not allow for townhomes. To give the best possibility for more affordable variety of homes in the Town, Terravita requests the ability to include townhomes.

Neighborhood Meeting Information

A neighborhood meeting was held via Teams online on July 25th at 6:00 pm.

There were approximately fifteen neighbors in attendance, along with three members of the design team, and one Senior Planner from the Town of Knightdale.

Date of meeting: July 25th, 2024

Time of meeting: 6:00 pm EST

Design consultants:

Charles R, Walker III from EPG,

Tommy Craven, Ben Williams, and Greg Elkins from Priest Craven and Associates

Town of Knightdale:

Kevin Lewis, Senior Planner, AICP, CZO

Discussion Points

At the neighborhood meeting for Terravita, the neighbors had questions about streets, traffic, the site buffers, proposed utilities, types of units, construction timing, and architectural standards. Their questions are as follows:

A neighbor asked if there was a clubhouse proposed.

Design Team confirmed there would not be a clubhouse but there would be a public greenway and private open space /play areas for the residents.

The neighbors in the Horton Mill subdivision raised a concern that their roads need maintenance/repair. Their roads are owned by a private HOA, and they are unable to get the former developer to make repairs.

Design Team stated that the residents would need to contact the Town of Knightdale to possibly turn their roads into Town public roads. The roads are currently in an NCDOT ROW.

One neighbor asked how many access points were planned because they were concerned about existing traffic in the area.

The consultant showed the Group the current layout of the Project including the access points. Stated the TIA was not complete at that time but the Project would make modifications if called for by the TIA.

A neighbor asked if Knightdale will be maintaining the roads in Terravita.

Design Team confirmed that Knightdale would maintain the roads once the Project was annexed into the Town.

The neighbor directly adjacent to the proposed street connection at Buffalo Rd was concerned that the proposed connection limits their access to the Private Access Easement.

Design Team noted that they are required to make the connection at that location and a public ROW would take the place of the easement allowing for access.

Several neighbors asked if we would be putting a fence or wall around Terravita.

Design Team stated that there would not be a fence, but there would be a Type B 20' landscaped buffer around the entire property except where it will join with Weldon.

A neighbor asked to describe the plants in a Type B buffer.

The Design Team showed them the graphic from the UDO showing what is in a Type B buffer.

A neighbor asked what the overall time frame for this Project to begin.

Design Team stated that if approved actual construction would not start for another 18 to 24 months.

Matt Warner, For meeting minutes-- another concern is there is a 100 year floodplain in most of the proposed area near the existing pond, including Beaver Dam Creek and lot 47, etc.

We agreed to look into this. After review, it has been determined that there are no floodplains on this site according to map 3720175500K.

Michelle RUSSO, when do you expect clearing to start?

We responded that clearing may begin in 2 years.

Hans Kerekes, I believe its a 50' buffer along the creek/pond

The On-site Determination for DWR Project 23-319 stated that the pond is not subject to buffer rules. The buffer for the creek has been shown.

Tricia Montgomery, Good Evening....Just so that I'm clear, where exactly is 8908 Buffaloe Rd on this map?

We pointed out the location of this parcel on the overall site plan during the meeting.

Hans Kerekes, I assume you will leave as much existing woods around SCM #4?

Our response to this was that we will leave it or it is always our intention to leave as many trees as possible except that the volume capability of each of the of each of the stormwater devices is the major concern. Thus, if we have to take down the trees to make the pond large enough to handle the stormwater requirements, then we won't be able to save the trees, but there will be a replanting plan in its place in the open space.

Matt Warner, I am located on lot 47, where it appears the road will cut into the previously established Horton Mill neighborhood. Can you elaborate what will happen to Beaver Damn Creek, which runs right behind my house-- which collects from where houses 223-226. Also have flow/drainage issues and call this area "the swamp".

We explained that our streets are required to be curb and gutters, and that they will have curb inlets. Thus, they will accept and divert the water away from that area toward the stormwater devices near the near the pond.

hans kerekes, Are there going to be some traffic calming measures on street B to keep speeds low therefore reducing noise

We explained that we will be utilizing the town's street sections including a divided median street, and that the town does not allow speed bumps.

Michelle RUSSO, I assume the dotted/solid lines and such around the pond are to mark off where you cannot clear due to it being a part of the Neuse River Buffer? I think that's what the Zones mean but it's hard to read.

We explained that those represent the river buffers. However, now that the buffer determination has determined that the pond is not a buffered entity, those lines have been removed from the latest set of plans.

Michelle RUSSO, I've seen surveyors (I assume) coming through my yard from time to time. I'd appreciate advance notice before they come onto my land (or near it ideally/within eyesite). I have PTSD from a previous home break-in and appreciate your cooperation to avoid stress and anxiety.

We agreed to notify her if we were to be doing survey work in the area.

Michelle RUSSO, Will there be berms built up between your community and our neighboring community? Or any other landscaping/bushes?

We explained that our intention to not clear if we do not have to. However, if we do have to clear those areas that they will be re-planted with a Type B Landscape buffer where required by the town.

Michelle RUSSO, Right on the property line between my yard and your development are some trees that are damaged and at risk to fall. Will you be removing those dying trees? They are at risk of falling on my house/shed and I've been trying for awhile to find a contact of the property owner to have them taken down.

We explained that on-site trees will be evaluated at the time of survey, and that any dead and dying trees located on our site will be removed accordingly.

Michelle RUSSO, My house sits directly behind the small pond at the backside of this development. Currently it has erosion and drainage issues and floods my yard regularly (some of it caused by beavers too). What are your plans to correct the drainage issues to correct the flow problem into the creek as it should flow (and stop the flooding to my yard)?

We indicated that as we go deeper into the project, we will be more in tune with exactly how to deal with that level of detail. We also explained that we will have two stormwater retention ponds that will be located below the existing pond that will reduce the flow release rates to predevelopment levels.

Michelle RUSSO, According the plans I've seen, it appears that there will be 2 entrances into this neighborhood that pass through Horton Mill Subdivision. Our neighborhood streets are currently still private (our developer never fulfilled his commitment to update them to hand over to the state). With the size of your community and expected extra traffic, what are your plans to upgrade

We explained that it is our understanding from the process that we went through last time is that the roads in that neighborhood are in fact in a public right of way, but the DOT has not accepted them for maintenance. We also let her know that we are going connect to the one road that is stubbed to us, which is a requirement. The other stub road to the South will be going through Weldon village.

Jannet Barnes asked that we please remove the roundabout.

We responded that the town favors a round-a-bout in the location we are proposing.

Attendance Records

1. Summary

Meeting title Terravita Neighborhood Meeting
 Attended participants 19
 Start time 7/25/24, 5:30:00 PM
 End time 7/25/24, 6:57:41 PM
 Meeting duration 1h 23m 41s
 Average attendance time 44m 47s

2. Participants

Name, Email, Phone, Number, Notes, First Join, Last Leave, In-Meeting Duration

+19192663127 (Unverified) 7/25/24, 5:58:37 PM 7/25/24, 6:57:39 PM 59m 2s
 +19192951091 (Unverified) 7/25/24, 5:46:59 PM 7/25/24, 5:47:37 PM 37s
 +19193397222 (Unverified) 7/25/24, 6:00:59 PM 7/25/24, 6:08:48 PM 7m 49s
 +19196303161 (Unverified) 7/25/24, 6:50:45 PM 7/25/24, 6:57:41 PM 6m 55s
 +19199713456 (Unverified) 7/25/24, 6:20:53 PM 7/25/24, 6:57:31 PM 36m 38s
 Ben Williams (host) bwilliams@priestcraven.com 7/25/24, 5:34:01 PM 7/25/24, 6:57:38 PM 1h 23m 36s
 Gideon Smith (External) Gideon.Smith@knightdalenc.gov 7/25/24, 5:52:08 PM 7/25/24, 6:57:31 PM 1h 1m 22s
 Hans Kerekes (Unverified) hkerekes@gmail.com Lot 49 7/25/24, 5:38:19 PM 7/25/24, 6:57:26 PM 1h 19m 7s
 Jannet Barnes (Unverified) 1609 Cotton Dr. Knightdale 7/25/24, 5:59:29 PM 7/25/24, 6:57:26 PM 57m 57s
 J. Adam Ashbaugh jashbaugh@drbgroup.com 7/25/24, 6:06:07 PM 7/25/24, 6:57:25 PM 51m 18s
 Kevin Lewis (External) kevin.lewis@knightdalenc.gov 7/25/24, 6:03:23 PM 7/25/24, 6:54:26 PM 51m 3s
 Matt Warner (External) matt.warner@duncan-parnell.com Lot 47, Proc Ridge Ln. 7/25/24, 6:08:38 PM 7/25/24, 6:57:35 PM 48m 56s
 Michelle RUSSO (External) mrusso@kds.com, michellerusso1@yahoo.com Lot 48 7/25/24, 5:54:36 PM 7/25/24, 6:57:30 PM 1h 2m 53s
 P Underwood (Unverified) 7/25/24, 6:01:28 PM 7/25/24, 6:54:42 PM 53m 14s
 Sergio Maciel (Unverified) 919-917-6375 asked to be called about staking 7/25/24, 6:14:11 PM 7/25/24, 6:57:29 PM 43m 18s
 Sharon (Unverified) 7/25/24, 6:02:38 PM 7/25/24, 6:57:34 PM 54m 55s
 Tamia Ray (Unverified) 7/25/24, 6:03:23 PM 7/25/24, 6:33:44 PM 30m 21s
 Tricia Montgomery (Unverified) triceswork@gmail 7/25/24, 5:57:56 PM 7/25/24, 6:57:33 PM 59m 36s
 Tracy Warner tracy.warner@syneoshealth.com 7/25/24, 6:06:33 PM 7/25/24, 6:08:41 PM 2m 7s