

FORESTVILLE YARD

TOWN OF KNIGHTDALE
WAKE COUNTY, NORTH CAROLINA

MASTER PLAN REVIEW

TOWN OF KNIGHTDALE PROJECT # ZMA-12-20

1st SUBMITTAL TO TOWN OF KNIGHTDALE: JULY 26, 2021
2nd SUBMITTAL TO TOWN OF KNIGHTDALE: SEPTEMBER 16, 2021
3rd SUBMITTAL TO TOWN OF KNIGHTDALE: OCTOBER 29, 2021
TOWN COUNCIL & LURB CHANGES: DECEMBER 3, 2021
ADDITIONAL TOWN COUNCIL CHANGES: FEBRUARY 8, 2022



VICINITY MAP
SCALE: 1" = 500'

DRAWING INDEX

- C-0.0 COVER SHEET
- C-1.0 BOUNDARY SURVEY
- C-1.1 ENVIRONMENTAL SURVEY & EXISTING CONDITIONS PLAN
- C-2.0 OVERALL SITE PLAN
- C-2.1 PHASING PLAN
- C-2.2 OPEN SPACE PLAN
- C-2.3 SIGNAGE & STRIPING PLAN
- C-2.4 STREET SECTIONS
- C-2.5 FORESTVILLE ROAD EXTENSION PLAN
- C-3.0 OVERALL UTILITY PLAN
- C-4.0 OVERALL STORMWATER PLAN
- C-5.0 OVERALL LIGHTING PLAN
- L-1.0 OVERALL LANDSCAPE PLAN
- L-1.1 LANDSCAPE DETAILS
- A-1.1 ARCHITECTURAL ELEVATIONS I
- A-1.2 ARCHITECTURAL ELEVATIONS II
- A-1.3 ARCHITECTURAL ELEVATIONS III
- A-2.0 ARCHITECTURAL ILLUSTRATIVES

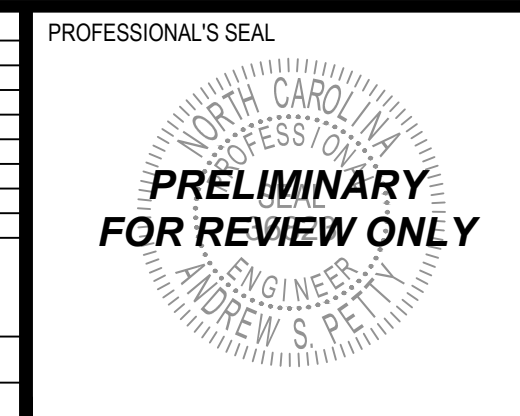
SITE INFORMATION

GENERAL INFORMATION		PARKING SUMMARY:	
LOCATION:	0, 1008 OLD KNIGHT ROAD 0 KNIGHTDALE BOULEVARD	REQUIRED PARKING:	
COUNTY:	WAKE	SINGLE FAMILY HOMES:	196 SPACES (2 SPACES / UNIT)
PARENT PIN:	1754-68-7706, 1754-69-5569 1754-79-0018	REAR LOAD TOWNHOMES:	78 SPACES (2 SPACES / UNIT)
		TOTAL REQUIRED PARKING:	274 SPACES
		PARKING PROVIDED:	
DEED REFERENCE:	DB: 001658, PG: 00-E, DB: 018007, PG: 01621, DB: 018079, PG: 02676	SINGLE FAMILY HOMES:	196 SPACES (2-CAR GARAGE)
PROPERTY BOUNDARY:	27.60 AC	REAR LOAD TOWNHOMES:	78 SPACES (2-CAR GARAGE)
AREA IN OLD KNIGHT RIGHT OF WAY:	1.00 AC	OTHER STREET PARKING:	31 SPACES
PROJECT AREA:	26.60 AC	TOTAL REQUIRED PARKING:	305 SPACES
TOWNSHIP:	SAINT MATTHEWS	OPEN SPACE BREAKDOWN:	
EXISTING ZONING:	RURAL TRANSITION (RT)	PROPERTY BOUNDARY:	26.60 AC
OVERLAY DISTRICT:	NONE	TOTAL UNIT COUNT:	136 UNITS
CURRENT USE:	RESIDENTIAL / VACANT	NUMBER OF 3-BEDROOM UNITS:	56 UNITS
PROPOSED USE:	MIXED DENSITY NEIGHBORHOOD	NUMBER OF 4-BEDROOM UNITS:	41 UNITS
PROPOSED ZONING:	PUD-RMX (PLANNED UNIT DEVELOPMENT RESIDENTIAL MIXED USE)	ACREAGE WITHIN 1/4 MILE:	23.42 AC
RIVER BASIN:	NEUSE	ACREAGE BETWEEN 1/4 & 1/2 MILE:	3.18 AC
SURFACE WATER CLASSIFICATION:	MARKS CREEK (LAKE MYRA) C: NSW	ACREAGE OUTSIDE 1/2 MILE:	0 AC
WATERSHED:	NONE	TOTAL NUMBER OF BEDROOMS:	452 BEDROOMS
FEMA MAP PANEL NUMBER:	3720175400J	BEDROOMS AT 1/4 MILE:	398 UNITS
ENVIRONMENTAL AREAS:		BEDROOMS AT 1/4 TO 1/2 MILE:	55 UNITS
NATURAL WETLANDS:	0.00 AC	BEDROOMS OVER 1/2 MILE:	0 UNITS
STREAM BUFFER:	0.00 AC	REQUIRED OPEN SPACE:	2.87 AC (PER UDO CHART)
LINEAR WETLANDS:	141 LF	REQUIRED ACTIVE OPEN SPACE:	1.43 AC (50%)
ZONING & DENSITY:		PROVIDED ACTIVE OPEN SPACE:	2.14 AC (75%)
TOTAL NUMBER PROPOSED LOTS:	137 UNITS	REQUIRED PASSIVE OPEN SPACE:	0.46 AC
TOTAL SINGLE FAMILY LOTS:	98 UNITS	PROVIDED PASSIVE OPEN SPACE:	2.78 AC
26' SF REAR LOAD UNITS:	57 (42%)	PROVIDED OPEN SPACE:	4.92 AC
35' SF REAR LOAD UNITS:	41 (30%)	TREE COVERAGE AREA:	
TOTAL TOWNHOME LOTS:	39 UNITS	PERIMETER OF TRACT:	6396 FT
24' TH REAR LOAD UNITS:	39 (28%)	BUFFER WIDTH:	20 FT
ALLOWABLE DENSITY:	18 DU/AC	REQUIRED TREE COVERAGE AREA:	2.66 AC (10%)
PROPOSED DENSITY:	5.15 DU/AC	PROVIDED TREE COVERAGE AREA:	2.75 AC (10%)
LOT SETBACKS:		STREET NETWORK:	
SINGLE FAMILY DETACHED, REAR LOADED		LINK TO NODE RATIO:	1.80
FRONT YARD:	10' MINIMUM	BUILT UPON AREAS (BUA):	
SIDE YARD:	20% LOT WIDTH (3' MIN)	PROPOSED ROADWAYS/PARKING:	3.63 AC
REAR ALLEY:	20' ALLEY RIGHT OF WAY	PROPOSED ALLEYS:	1.67 AC
REAR YARD:	20' MINIMUM	PROPOSED SIDEWALKS / SIDE PATHS:	1.19 AC
MAX BLDG HEIGHT:	3 STORIES	PROPOSED OPEN SPACE AREAS:	1.50 AC (ALLOWANCE)
TOWNHOMES, REAR LOADED		PROPOSED AMENITY SITE:	0.50 AC (ALLOWANCE)
FRONT YARD:	10' MINIMUM	PROPOSED LOT BUA:	6.75 AC
SIDE YARD:	N/A	(1,750 SF/ TH)	
BUILDING TO BUILDING:	10' MINIMUM	(2,075 SF/ 26' SINGLE FAMILY)	
REAR ALLEY:	20' ALLEY RIGHT OF WAY	(2,650 SF/ 35' SINGLE FAMILY)	
REAR YARD:	N/A	TOTAL PROPOSED BUA:	15.22 AC
MAX BLDG HEIGHT:	3 STORIES	TOTAL PROPOSED BUA PERCENTAGE:	57.2%
		MAXIMUM ALLOWABLE BUA:	70%
		UTILITY DEMANDS	
		SEWAGE USAGE:	54,240 GPD
			452 BED X 120 GPD/BED
		WATER USAGE:	60,116 GPD
			452 BED X 133 GPD/BED

WATER ALLOCATION POINTS

BASE POINTS	
MAJOR SUBDIVISION	15 POINTS
BONUS POINTS	
CATEGORY 2, SECTION 2B - BMP AMENITY CONSTRUCT A FOUNTAIN OR OTHER STORMWATER AMENITY WITHIN THE BMP	4 POINTS
CATEGORY 2, SECTION 2C - RESIDENTIAL ARCHITECTURAL STANDARDS	15 POINTS
CATEGORY 2, SECTION 2B - PROVISION OF ON-STREET PUBLIC PARKING 32 PUBLIC PARKING SPACES ALONG STREET B	4 POINTS
CATEGORY 3, SECTION 3A - ENHANCED ROADSIDE LANDSCAPING ALONG OLD KNIGHT ROAD AND FORESTVILLE ROAD	2 POINTS
CATEGORY 4, SECTION 4B - RESORT STYLE POOL	2 POINTS
CATEGORY 4, SECTION 4C - DECK / PATIO - MORE THAN 1,000 SF	1 POINT
CATEGORY 4, SECTION 4F - MULT-USE HARD COURT 3 PICKLE BALL COURTS + 1 BASKETBALL COURT (2) REQUIRED FOR FULL CREDIT	3 POINTS
CATEGORY 4, SECTION 4F - IPEMA CERTIFIED PLAYGROUND EQUIPMENT	4 POINTS
TOTAL POINTS:	50 POINTS

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C	11/30/2021 TOWN COUNCIL & LURB CHANGES
D	02/08/2022 TOWN COUNCIL CHANGES
STATUS FOR REVIEW ONLY NOT FOR CONSTRUCTION	
DATE: JULY 26, 2021	HORZ. SCALE:
FILE NO. 2018-022	ORIG. SHEET SIZE: 24 x 36



CONSULTANT

Curry
ENGINEERING

EST. 1919
10 NORTH CAROLINA

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205 S. Fugate Avenue
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NC LIC. NO. P-0799

CLIENT

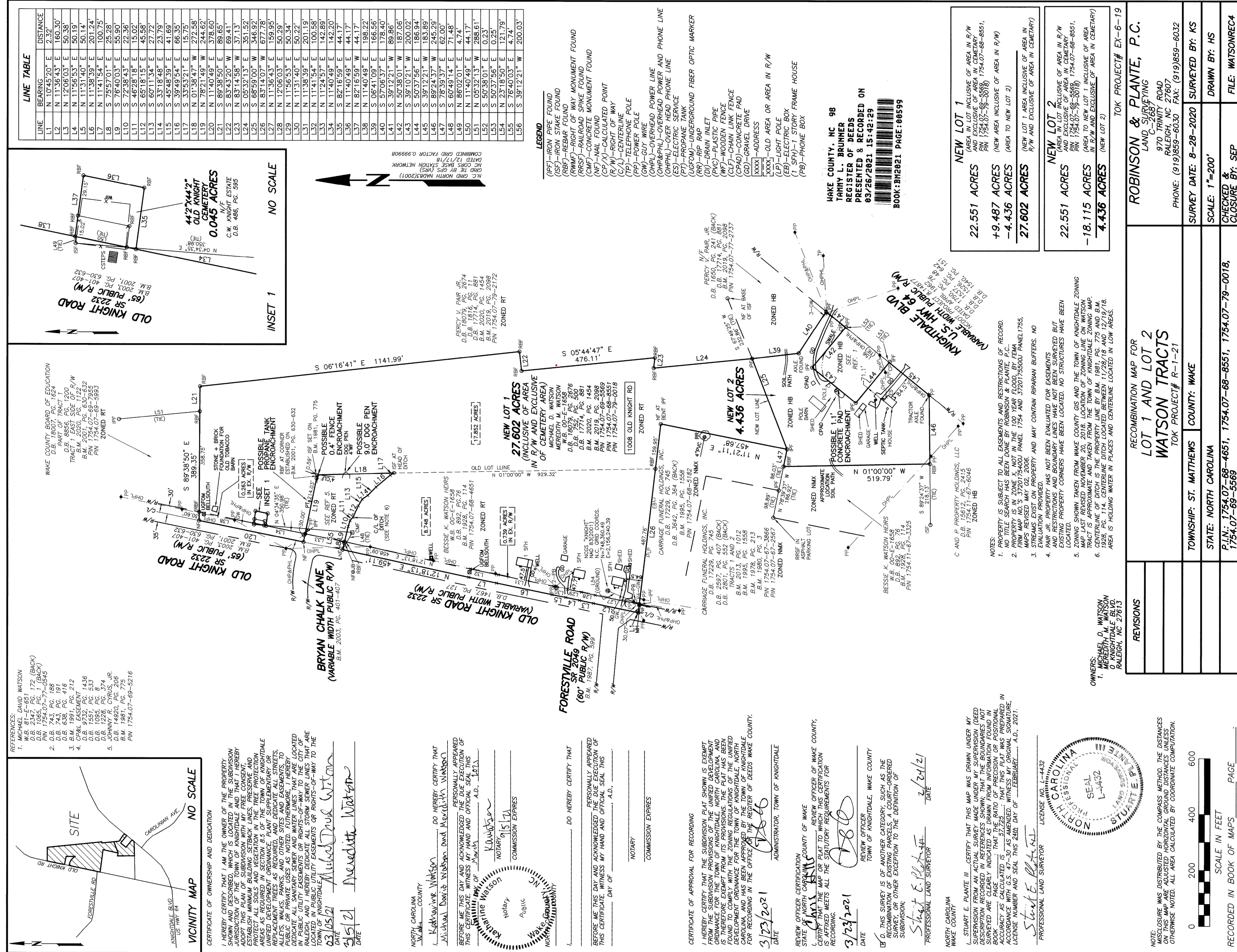
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Contact: Josh Swindell
josh@envisionhomesnc.com

SUBDIVISION MASTER PLAN
MIX DENSITY NEIGHBORHOOD
FORESTVILLE YARD
COVER SHEET

TOK PROJECT # ZMA-12-20

C-0.0



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PROFESSIONAL'S SEAL

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RECOMBINATION MAP FOR LOT 1 AND LOT 2 WATSON TRACTS
TOK PROJECT# R-1-21

ROBINSON & PLANTE, P.C.
LAND SURVEYING
970 TRINITY ROAD
RALEIGH, NC 27607
PHONE: (919)859-6030 FAX: (919)859-6032

NOTES:

- PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- PROPERTY SEPARATION LINE IS BASED ON RECORDS FOR PARCELS 6, PLANT, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- STREAMS EXIST ON PROPERTY AND MAY CONTAIN RIPARIAN BUFFERS. NO EVALUATION PROVIDED.
- EXISTING PROPERTY CORNERS HAVE BEEN LOCATED. NO STRUCTURES HAVE BEEN AND RESTRICTIONS AND BOUNDARY LINES HAVE NOT BEEN SURVEYED BUT ZONING SHOWN TAKEN FROM WAKE COUNTY GIS AND THE TOWN OF KNIGHTDALE ZONING MAP LAST REVISED NOVEMBER 20, 2018. LOCATION OF ZONING LINE ON WATSON TRACTS IS SHOWN FOR INFORMATION. WATSON TRACTS ARE NOT TO BE USED FOR PUBLIC OR PRIVATE USES AS NOTED. FURTHERMORE, IN HERETOFORE, I HEREBY REAFFIRM MY OATH AND STATE THAT I AM A RESIDENT OF WAKE COUNTY, NORTH CAROLINA, AND I HEREBY DEDICATE ALL STORM SEWER LINES THAT ARE IN PUBLIC UTILITY EASEMENT OR RIGHTS-OF-WAY TO THE CITY OF WAKE COUNTY, NORTH CAROLINA. I HEREBY STATE THAT I AM NOT AWARE OF ANY OTHER RIGHTS-OF-WAY TO THE CITY OF WAKE COUNTY, NORTH CAROLINA.

OWNERS:

- MICHAEL D. WATSON, B.M. 2003, P.C. 401-407
- MICHAEL D. WATSON, B.M. 2003, P.C. 401-407
- MICHAEL D. WATSON, B.M. 2003, P.C. 401-407

NOTARY

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN IS EXEMPT FROM THE SUBDIVISION PROVISIONS OF THE UNITED DEVELOPMENT ACT AS IT IS A REVISION OF A PLAT THAT WAS PREVIOUSLY RECORDED IN THE PUBLIC RECORDS OF WAKE COUNTY, NORTH CAROLINA, AND HAS BEEN APPROVED BY THE TOWN OF KNIGHTDALE FOR RECORDING IN THE OFFICE OF THE CLERK OF DEEDS WAKE COUNTY.

DATE: 3/23/2021
ADMINISTRATOR, TOWN OF KNIGHTDALE

REVIEW OFFICER

STATE OF NORTH CAROLINA, WAKE COUNTY
CLERK OF DEEDS
I HEREBY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS REFERRED MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING.

DATE: 3/23/2021
TOWN OF KNIGHTDALE, WAKE COUNTY

PROFESSIONAL LAND SURVEYOR

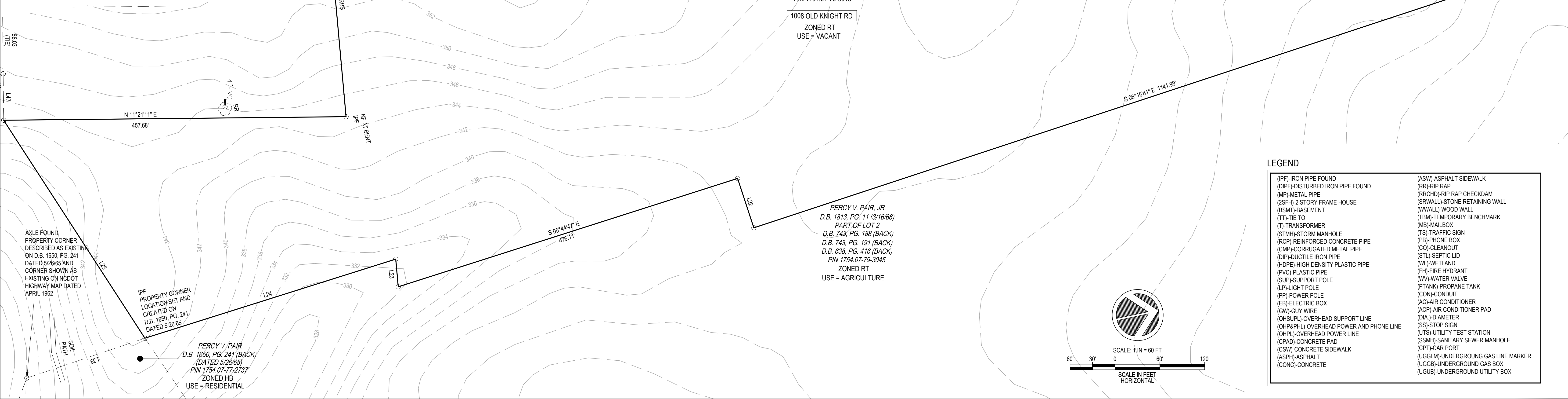
STUART E. PLANTE III, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. ALL DISTANCES ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 26th DAY OF FEBRUARY, A.D., 2021.

SCALE IN FEET: 0, 200, 400, 600

RECORDED IN BOOK OF MAPS: 1754.07-68-4651

PAGE: 4

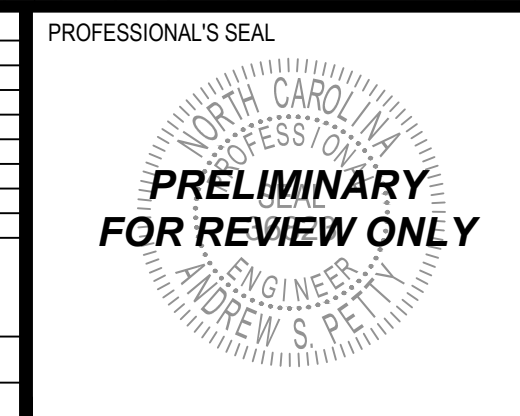
LINE	BEARING	DISTANCE
L1	N 10°45'20" E	2.32'
L2	N 11°36'43" E	160.30'
L3	N 12°06'03" E	50.38'
L4	N 11°56'53" E	50.19'
L5	N 11°31'40" E	50.14'
L6	N 11°38'39" E	201.24'
L7	N 11°41'54" E	100.75'
L8	S 75°57'01" E	25.28'
L9	S 76°40'03" E	55.90'
L10	S 72°38'43" E	22.36'
L11	S 46°28'18" E	15.02'
L12	S 65°18'15" E	45.58'
L13	S 60°11'34" E	27.72'
L14	S 33°18'48" E	23.79'
L15	S 45°48'39" E	41.69'
L16	S 39°49'54" E	66.35'
L17	S 33°53'21" E	15.75'
L18	N 01°38'47" W	272.58'
L19	N 78°21'49" W	244.62'
L20	N 11°40'49" E	378.60'
L21	S 89°38'50" E	89.65'
L22	S 83°43'20" W	69.41'
L23	N 83°14'58" W	37.13'
L24	S 05°32'13" E	351.52'
L25	S 68°59'00" W	346.92'
L26	N 83°14'07" W	677.78'
L27	N 11°36'43" E	159.95'
L28	N 12°06'03" E	50.29'
L29	N 11°56'53" E	50.34'
L30	N 11°31'40" E	50.22'
L31	N 11°38'39" E	201.19'
L32	N 11°41'54" E	100.58'
L33	N 11°24'57" E	142.89'
L34	N 11°40'49" E	142.20'
L35	S 82°16'59" E	44.17'
L36	N 11°40'49" E	44.17'
L37	N 82°16'59" W	44.17'
L38	N 11°40'49" E	198.22'
L39	S 06°41'09" E	166.56'
L40	S 57°06'37" E	178.40'
L41	S 39°12'21" W	89.86'
L42	N 50°38'01" W	187.06'
L43	S 39°10'21" W	200.02'
L44	S 50°37'56" E	186.94'
L45	S 39°12'21" W	183.89'
L46	S 89°24'37" W	245.29'
L47	S 78°39'37" E	62.00'
L48	S 60°49'14" E	71.48'
L49	N 86°02'01" E	4.74'
L50	N 11°40'49" E	44.17'
L51	N 05°32'13" W	288.61'
L52	S 50°38'01" E	0.23'
L53	S 50°37'56" E	0.25'
L54	N 23°18'50" E	121.79'
L55	S 76°40'03" E	4.74'
L56	S 39°12'21" W	200.03'



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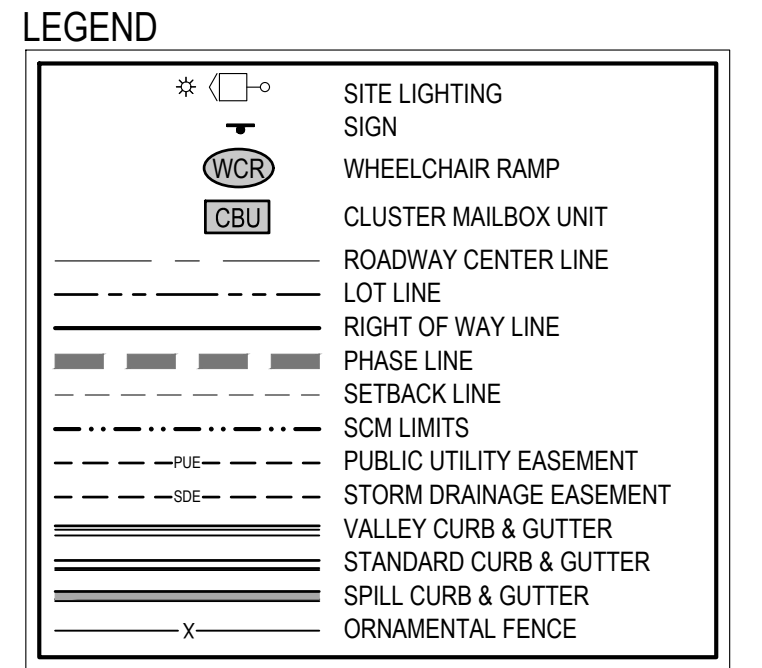
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C-1.1

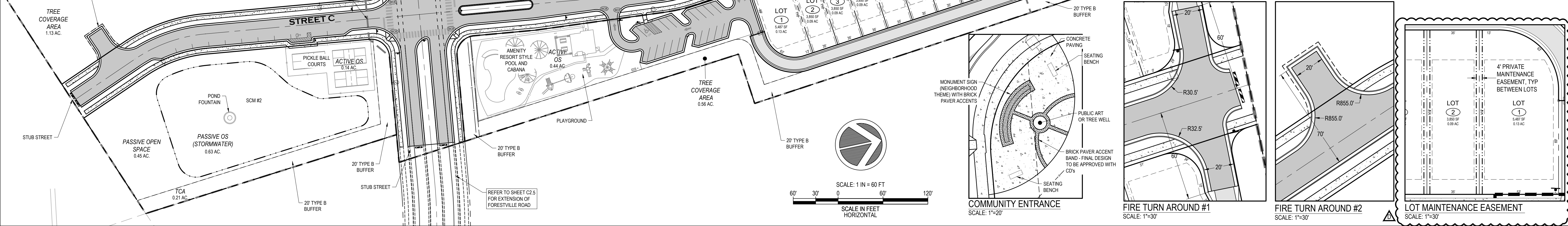
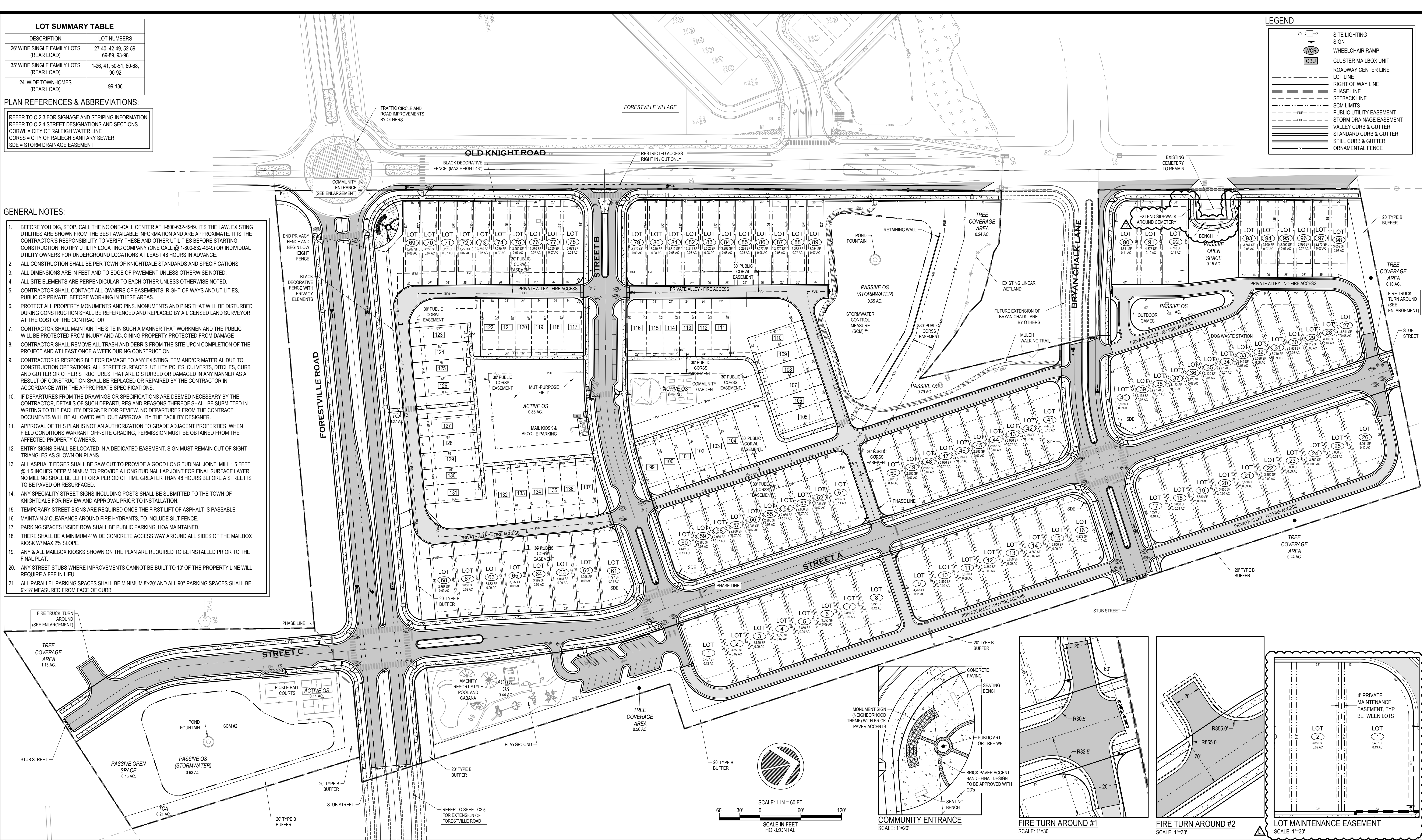
LOT SUMMARY TABLE	
DESCRIPTION	LOT NUMBERS
26' WIDE SINGLE FAMILY LOTS (REAR LOAD)	27-40, 42-49, 52-59, 69-89, 93-98
35' WIDE SINGLE FAMILY LOTS (REAR LOAD)	1-26, 41, 50-51, 60-68, 90-92
24' WIDE TOWNHOMES (REAR LOAD)	99-136

PLAN REFERENCES & ABBREVIATIONS:

REFER TO C-2.3 FOR SIGNAGE AND STRIPING INFORMATION
 REFER TO C-2.4 STREET DESIGNATIONS AND SECTIONS
 CORWL = CITY OF RALEIGH WATER LINE
 CORSS = CITY OF RALEIGH SANITARY SEWER
 SDE = STORM DRAINAGE EASEMENT



- GENERAL NOTES:**
- BEFORE YOU DIG, STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW. EXISTING UTILITIES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION AND ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE AND OTHER UTILITIES BEFORE STARTING CONSTRUCTION. NOTIFY UTILITY LOCATING COMPANY (ONE CALL @ 1-800-632-4949) OR INDIVIDUAL UTILITY OWNERS FOR UNDERGROUND LOCATIONS AT LEAST 48 HOURS IN ADVANCE.
 - ALL CONSTRUCTION SHALL BE PER TOWN OF KNIGHTDALE STANDARDS AND SPECIFICATIONS.
 - ALL DIMENSIONS ARE IN FEET AND TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - ALL SITE ELEMENTS ARE PERPENDICULAR TO EACH OTHER UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, RIGHT-OF-WAYS AND UTILITIES, PUBLIC OR PRIVATE, BEFORE WORKING IN THESE AREAS.
 - PROTECT ALL PROPERTY MONUMENTS AND PINS. MONUMENTS AND PINS THAT WILL BE DISTURBED DURING CONSTRUCTION SHALL BE REFERENCED AND REPLACED BY A LICENSED LAND SURVEYOR AT THE COST OF THE CONTRACTOR.
 - CONTRACTOR SHALL MAINTAIN THE SITE IN SUCH A MANNER THAT WORKMEN AND THE PUBLIC WILL BE PROTECTED FROM INJURY AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
 - CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL DUE TO CONSTRUCTION OPERATIONS. ALL STREET SURFACES, UTILITY POLES, CULVERTS, DITCHES, CURB AND GUTTER OR OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR IN ACCORDANCE WITH THE APPROPRIATE SPECIFICATIONS.
 - IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED IN WRITING TO THE FACILITY DESIGNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS WILL BE ALLOWED WITHOUT APPROVAL BY THE FACILITY DESIGNER.
 - APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
 - ENTRY SIGNS SHALL BE LOCATED IN A DEDICATED EASEMENT. SIGN MUST REMAIN OUT OF SIGHT TRIANGLES AS SHOWN ON PLANS.
 - ALL ASPHALT EDGES SHALL BE SAW CUT TO PROVIDE A GOOD LONGITUDINAL JUMP. MILL 1.5 FEET @ 1.5 INCHES DEEP MINIMUM TO PROVIDE A LONGITUDINAL LAP JOINT FOR FINAL SURFACE LAYER. NO MILLING SHALL BE LEFT FOR A PERIOD OF TIME GREATER THAN 48 HOURS BEFORE A STREET IS TO BE PAVED OR RESURFACED.
 - ANY SPECIALITY STREET SIGNS INCLUDING POSTS SHALL BE SUBMITTED TO THE TOWN OF KNIGHTDALE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 - TEMPORARY STREET SIGNS ARE REQUIRED ONCE THE FIRST LIFT OF ASPHALT IS PASSABLE.
 - MAINTAIN 3' CLEARANCE AROUND FIRE HYDRANTS, TO INCLUDE SILT FENCE.
 - PARKING SPACES INSIDE ROW SHALL BE PUBLIC PARKING, HOA MAINTAINED.
 - THERE SHALL BE A MINIMUM 4' WIDE CONCRETE ACCESS WAY AROUND ALL SIDES OF THE MAILBOX KIOSK W/ MAX 2% SLOPE.
 - ANY & ALL MAILBOX KIOSKS SHOWN ON THE PLAN ARE REQUIRED TO BE INSTALLED PRIOR TO THE FINAL PLAN.
 - ANY STREET STUBS WHERE IMPROVEMENTS CANNOT BE BUILT TO 10' OF THE PROPERTY LINE WILL REQUIRE A FEE IN LIEU.
 - ALL PARALLEL PARKING SPACES SHALL BE MINIMUM 8'x20' AND ALL 90° PARKING SPACES SHALL BE 9'x18' MEASURED FROM FACE OF CURB.

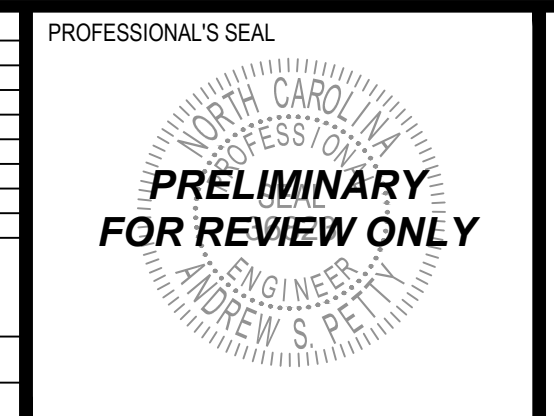


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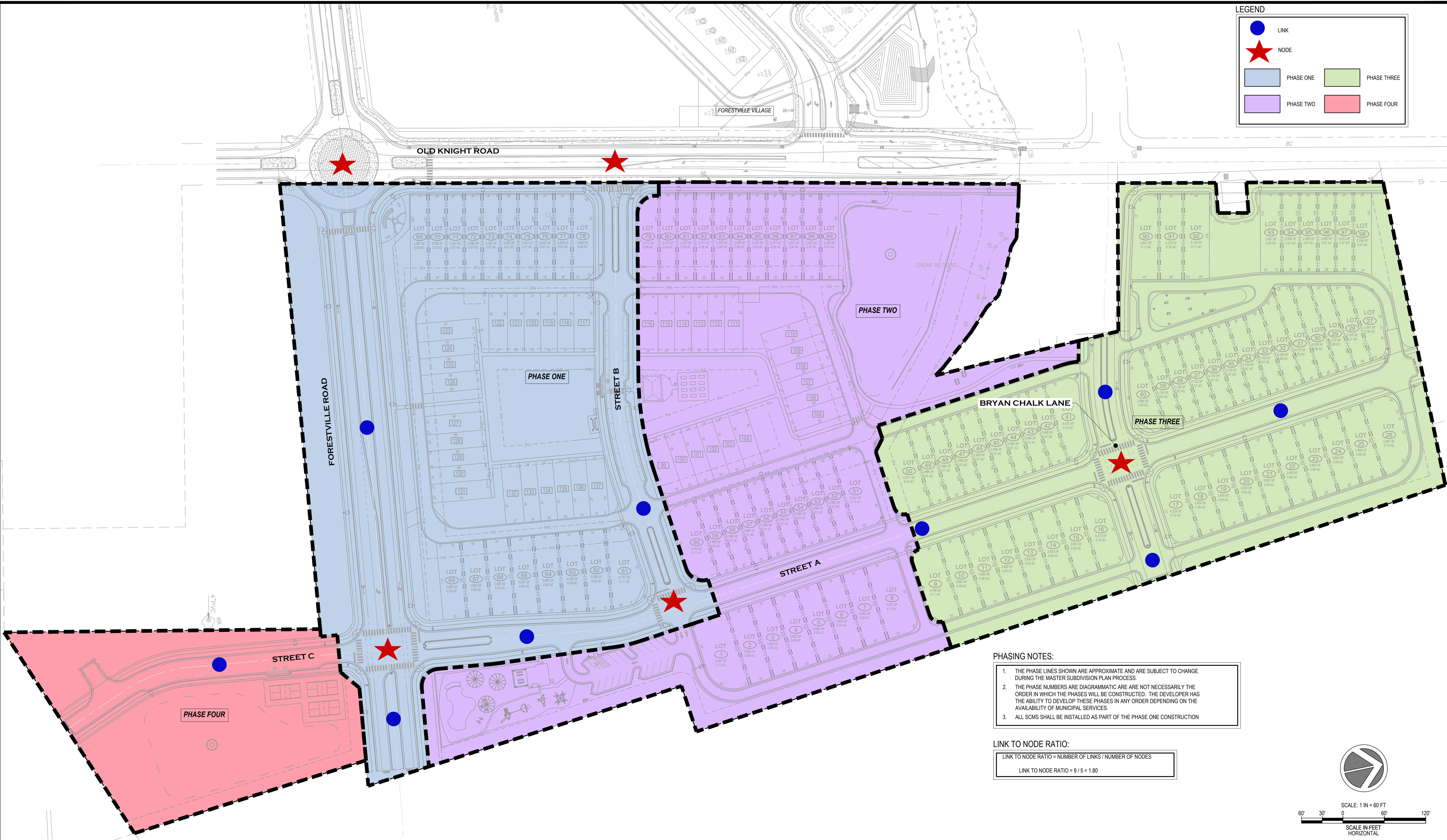
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 MIX DENSITY NEIGHBORHOOD
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 OVERALL SITE PLAN

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C-2.0

LEGEND

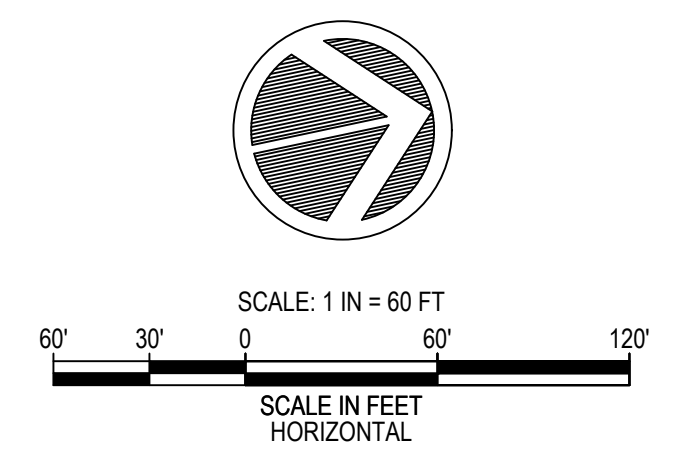
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-  NODE
-  PHASE ONE
-  PHASE THREE
-  PHASE TWO
-  PHASE FOUR



PHASING NOTES:

1. THE PHASE LINES SHOWN ARE APPROXIMATE AND ARE SUBJECT TO CHANGE DURING THE MASTER SUBDIVISION PLAN PROCESS.
2. THE PHASE NUMBERS ARE DIAGRAMMATIC ARE NOT NECESSARILY THE ORDER IN WHICH THE PHASES WILL BE CONSTRUCTED. THE DEVELOPER HAS THE ABILITY TO DEVELOP THESE PHASES IN ANY ORDER DEPENDING ON THE AVAILABILITY OF MUNICIPAL SERVICES.
3. ALL SCMS SHALL BE INSTALLED AS PART OF THE PHASE ONE CONSTRUCTION

LINK TO NODE RATIO:
 LINK TO NODE RATIO = NUMBER OF LINKS / NUMBER OF NODES
 LINK TO NODE RATIO = 9 / 5 = 1.80



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D	02/08/2022 TOWN COUNCIL CHANGES

STATUS
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 NOT FOR CONSTRUCTION

DATE: JULY 26, 2021 HORZ. SCALE: 1" = 60'
 FILE NO. 2018-022 ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

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 ENGINEER
 ANDREW S. PETTY

CONSULTANT

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SUBDIVISION MASTER PLAN
 MIX DENSITY NEIGHBORHOOD
FORESTVILLE YARD
 PHASING PLAN

TOK PROJECT # ZMA-12-20

C-2.1

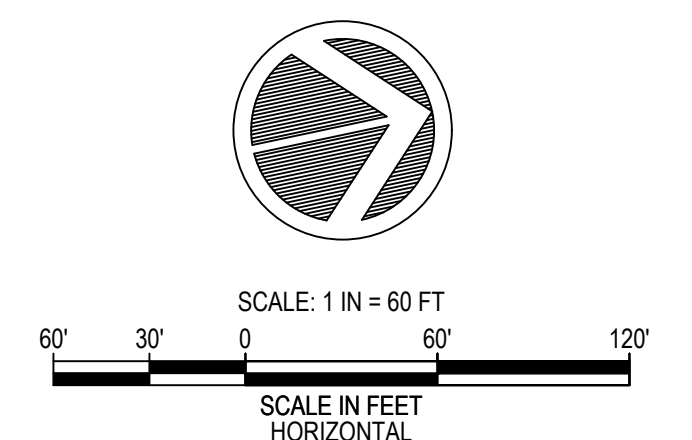
LEGEND

- TREE COVERAGE
- PASSIVE OPEN SPACE
- PASSIVE OPEN SPACE (STORMWATER)
- ACTIVE OPEN SPACE



OPEN SPACE CALCULATIONS

OPEN SPACE BREAKDOWN:	
PROPERTY BOUNDARY:	26.60 AC
TOTAL UNIT COUNT:	136 UNITS
NUMBER OF 3-BEDROOM UNITS:	96 UNITS
NUMBER OF 4-BEDROOM UNITS:	41 UNITS
ACREAGE WITHIN 1/4 MILE:	23.42 AC
ACREAGE BETWEEN 1/4 & 1/2 MILE:	3.18 AC
ACREAGE OUTSIDE 1/2 MILE:	0 AC
TOTAL NUMBER OF BEDROOMS:	452 BEDROOMS
BEDROOMS AT 1/4 MILE:	398 UNITS
BEDROOMS AT 1/4 TO 1/2 MILE:	55 UNITS
BEDROOMS OVER 1/2 MILE:	0 UNITS
REQUIRED OPEN SPACE:	2.87 AC (PER UDO CHART)
REQUIRED ACTIVE OPEN SPACE:	1.43 AC (50%)
PROVIDED ACTIVE OPEN SPACE:	2.14 AC (75%)
REQUIRED PASSIVE OPEN SPACE:	0.46 AC
PROVIDED PASSIVE OPEN SPACE:	2.78 AC
PROVIDED OPEN SPACE:	4.92 AC
TREE COVERAGE AREA:	
PERIMETER OF TRACT:	6395 FT
BUFFER WIDTH:	20 FT
REQUIRED TREE COVERAGE AREA:	2.66 AC (10%)
PROVIDED TREE COVERAGE AREA:	2.75 AC (10%)

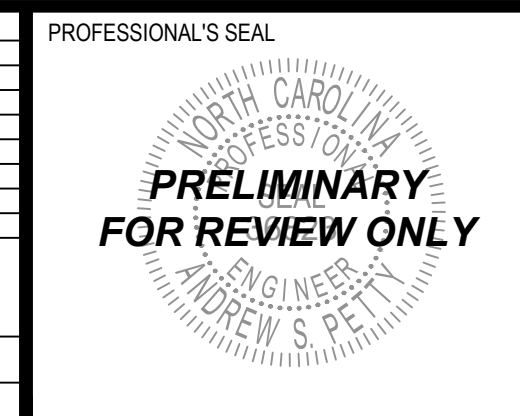


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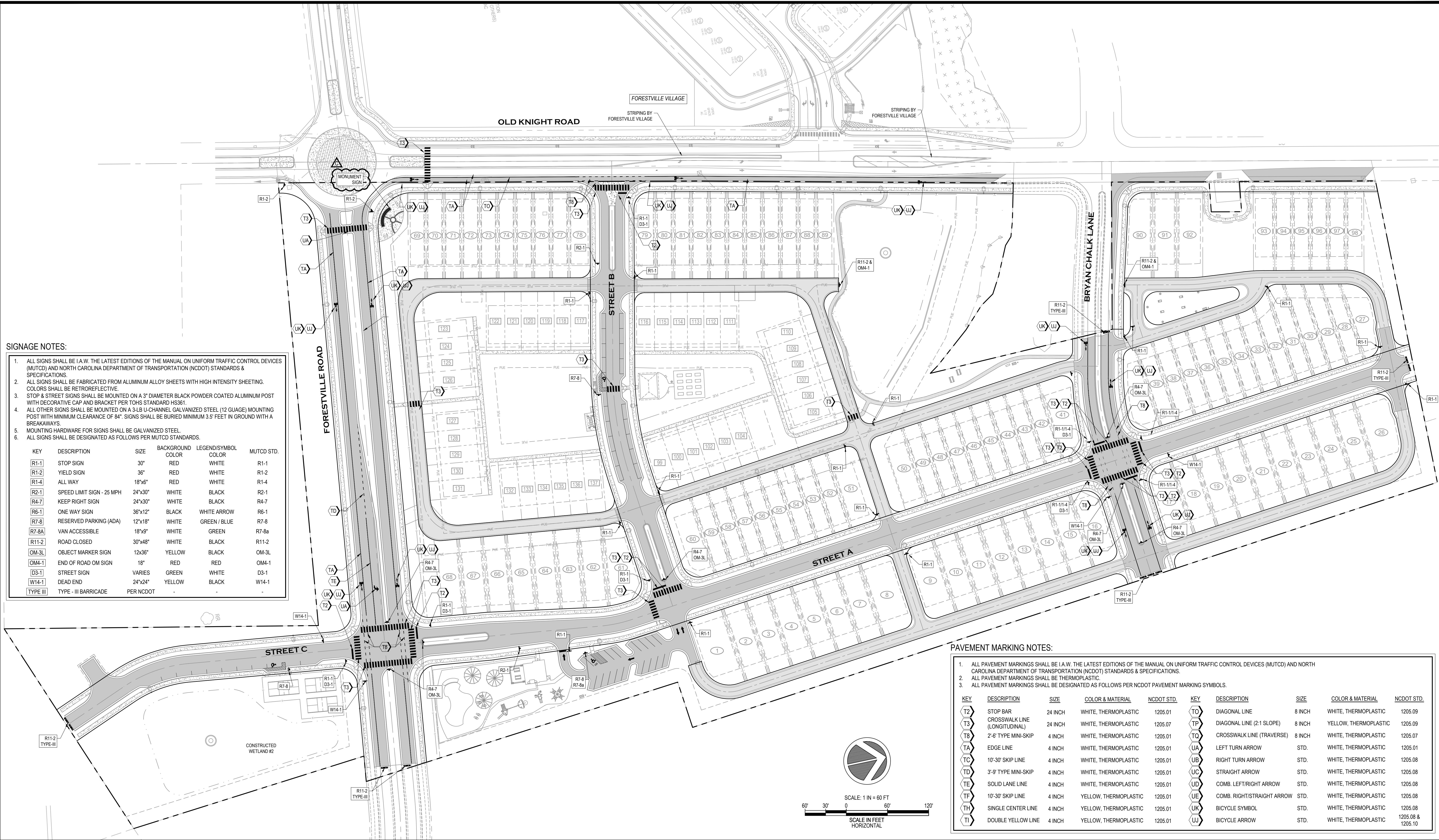
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SUBDIVISION MASTER PLAN
MIX DENSITY NEIGHBORHOOD
FORESTVILLE YARD
OPEN SPACE PLAN

TOK PROJECT # ZMA-12-20

C-2.2



SIGNAGE NOTES:

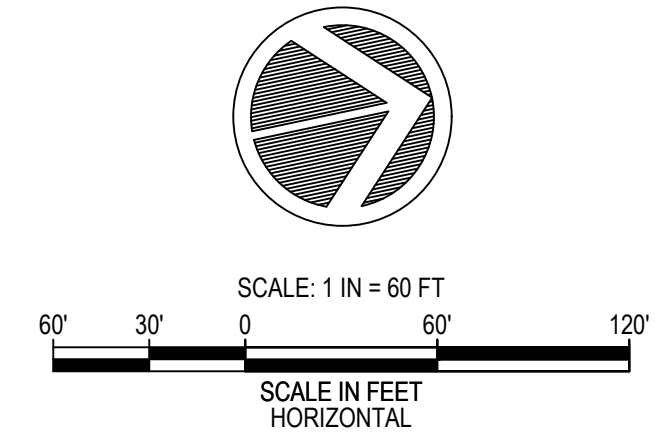
- ALL SIGNS SHALL BE I.A.W. THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) STANDARDS & SPECIFICATIONS.
- ALL SIGNS SHALL BE FABRICATED FROM ALUMINUM ALLOY SHEETS WITH HIGH INTENSITY SHEETING. COLORS SHALL BE RETROREFLECTIVE.
- STOP & STREET SIGNS SHALL BE MOUNTED ON A 3" DIAMETER BLACK POWDER COATED ALUMINUM POST WITH DECORATIVE CAP AND BRACKET PER TOHS STANDARD HS361.
- ALL OTHER SIGNS SHALL BE MOUNTED ON A 3-LB U-CHANNEL GALVANIZED STEEL (12 GAUGE) MOUNTING POST WITH MINIMUM CLEARANCE OF 84". SIGNS SHALL BE BURIED MINIMUM 3.5' FEET IN GROUND WITH A BREAKAWAYS.
- MOUNTING HARDWARE FOR SIGNS SHALL BE GALVANIZED STEEL.
- ALL SIGNS SHALL BE DESIGNATED AS FOLLOWS PER MUTCD STANDARDS.

KEY	DESCRIPTION	SIZE	BACKGROUND COLOR	LEGEND/SYMBOL COLOR	MUTCD STD.
R1-1	STOP SIGN	30"	RED	WHITE	R1-1
R1-2	YIELD SIGN	36"	RED	WHITE	R1-2
R1-4	ALL WAY	18"x6"	RED	WHITE	R1-4
R2-1	SPEED LIMIT SIGN - 25 MPH	24"x30"	WHITE	BLACK	R2-1
R4-7	KEEP RIGHT SIGN	24"x30"	WHITE	BLACK	R4-7
R6-1	ONE WAY SIGN	36"x12"	BLACK	WHITE ARROW	R6-1
R7-8	RESERVED PARKING (ADA)	12"x18"	WHITE	GREEN / BLUE	R7-8
R7-8a	VAN ACCESSIBLE	18"x9"	WHITE	GREEN	R7-8a
R11-2	ROAD CLOSED	30"x48"	WHITE	BLACK	R11-2
OM-3L	OBJECT MARKER SIGN	12"x36"	YELLOW	BLACK	OM-3L
OM-4	END OF ROAD OM SIGN	18"	RED	RED	OM-4
D3-1	STREET SIGN	VARIABLES	GREEN	WHITE	D3-1
W14-1	DEAD END	24"x24"	YELLOW	BLACK	W14-1
TYPE III	TYPE - III BARRICADE	PER NCDOT			

PAVEMENT MARKING NOTES:

- ALL PAVEMENT MARKINGS SHALL BE I.A.W. THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) STANDARDS & SPECIFICATIONS.
- ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
- ALL PAVEMENT MARKINGS SHALL BE DESIGNATED AS FOLLOWS PER NCDOT PAVEMENT MARKING SYMBOLS.

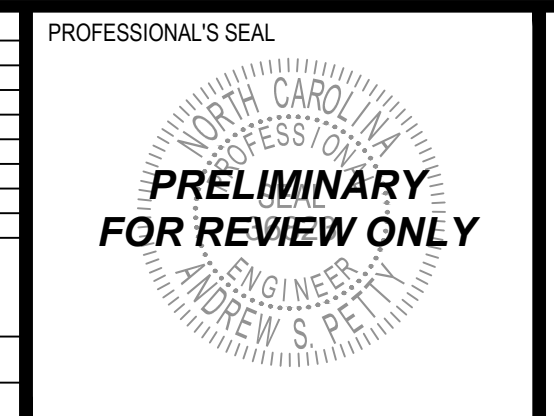
KEY	DESCRIPTION	SIZE	COLOR & MATERIAL	NCDOT STD.	KEY	DESCRIPTION	SIZE	COLOR & MATERIAL	NCDOT STD.
T2	STOP BAR	24 INCH	WHITE, THERMOPLASTIC	1205.01	T0	DIAGONAL LINE	8 INCH	WHITE, THERMOPLASTIC	1205.09
T3	CROSSWALK LINE (LONGITUDINAL)	24 INCH	WHITE, THERMOPLASTIC	1205.07	TP	DIAGONAL LINE (2:1 SLOPE)	8 INCH	YELLOW, THERMOPLASTIC	1205.09
T8	2-6 TYPE MINI-SKIP	4 INCH	WHITE, THERMOPLASTIC	1205.01	TQ	CROSSWALK LINE (TRAVERSE)	8 INCH	WHITE, THERMOPLASTIC	1205.07
TA	EDGE LINE	4 INCH	WHITE, THERMOPLASTIC	1205.01	UA	LEFT TURN ARROW	STD.	WHITE, THERMOPLASTIC	1205.01
TC	10'-30' SKIP LINE	4 INCH	WHITE, THERMOPLASTIC	1205.01	UB	RIGHT TURN ARROW	STD.	WHITE, THERMOPLASTIC	1205.08
TD	3'-9' TYPE MINI-SKIP	4 INCH	WHITE, THERMOPLASTIC	1205.01	UC	STRAIGHT ARROW	STD.	WHITE, THERMOPLASTIC	1205.08
TE	SOLID LANE LINE	4 INCH	WHITE, THERMOPLASTIC	1205.01	UD	COMB. LEFT/RIGHT ARROW	STD.	WHITE, THERMOPLASTIC	1205.08
TF	10'-30' SKIP LINE	4 INCH	YELLOW, THERMOPLASTIC	1205.01	UE	COMB. RIGHT/STRAIGHT ARROW	STD.	WHITE, THERMOPLASTIC	1205.08
TH	SINGLE CENTER LINE	4 INCH	YELLOW, THERMOPLASTIC	1205.01	UK	BICYCLE SYMBOL	STD.	WHITE, THERMOPLASTIC	1205.08
TI	DOUBLE YELLOW LINE	4 INCH	YELLOW, THERMOPLASTIC	1205.01	UJ	BICYCLE ARROW	STD.	WHITE, THERMOPLASTIC	1205.08 & 1205.10



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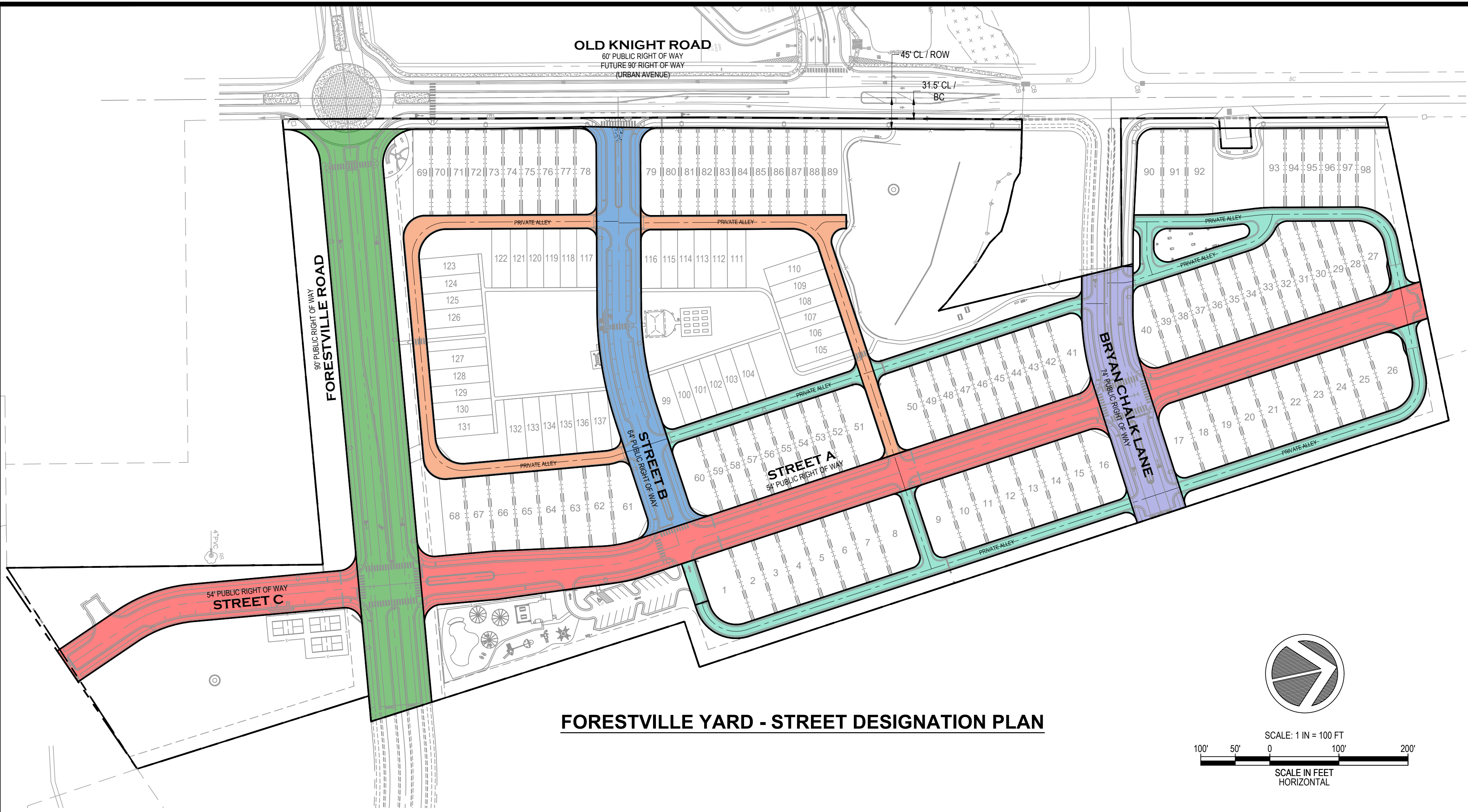
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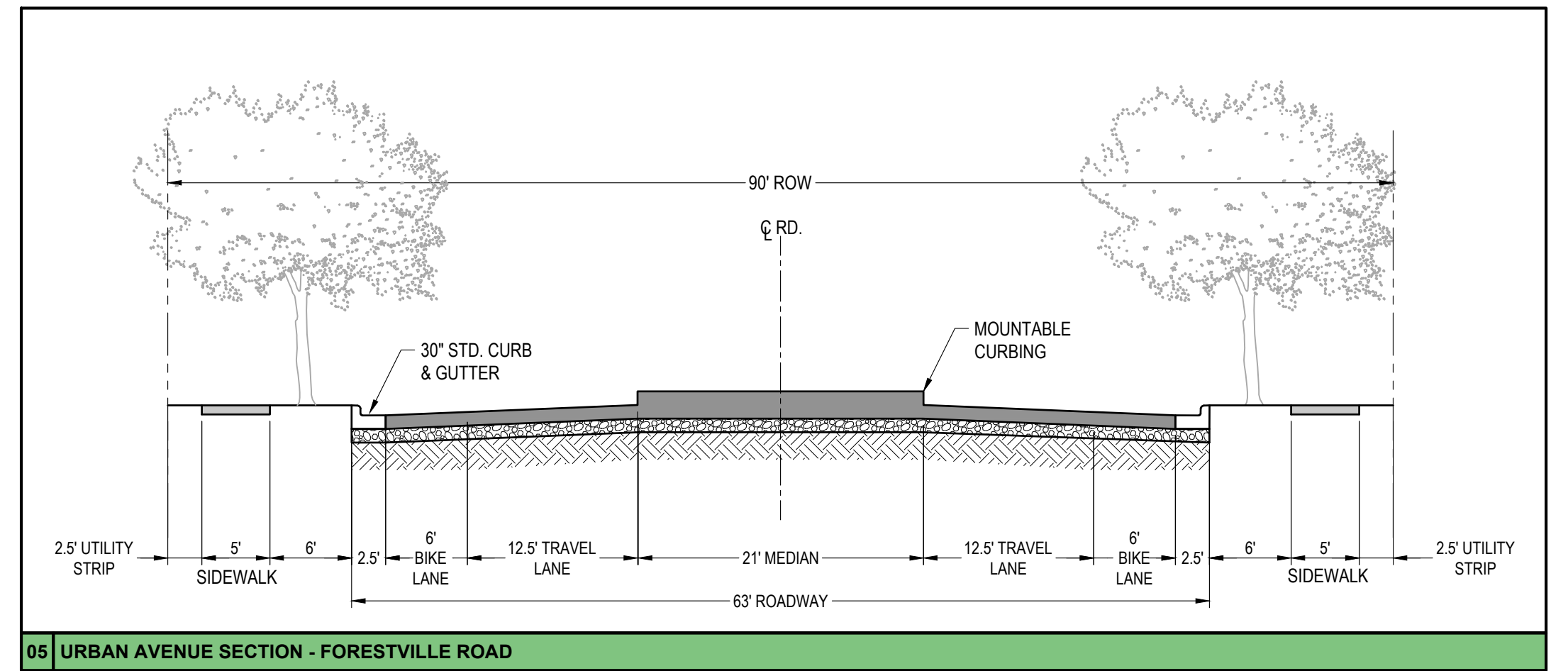
SUBDIVISION MASTER PLAN
MIX DENSITY NEIGHBORHOOD
FORESTVILLE YARD
SIGNAGE & STRIPING PLAN

TOK PROJECT # ZMA-12-20

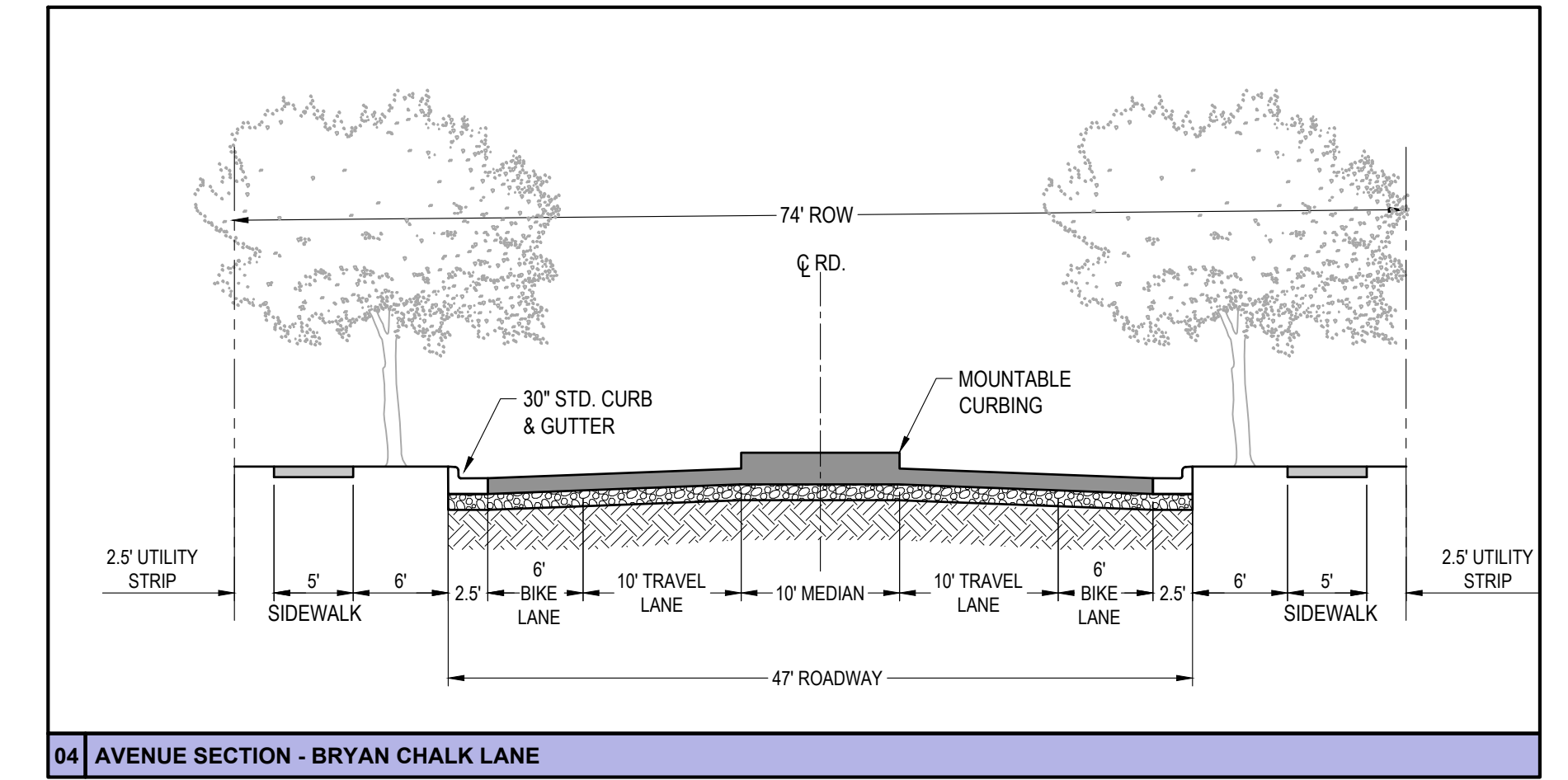
C-2.3



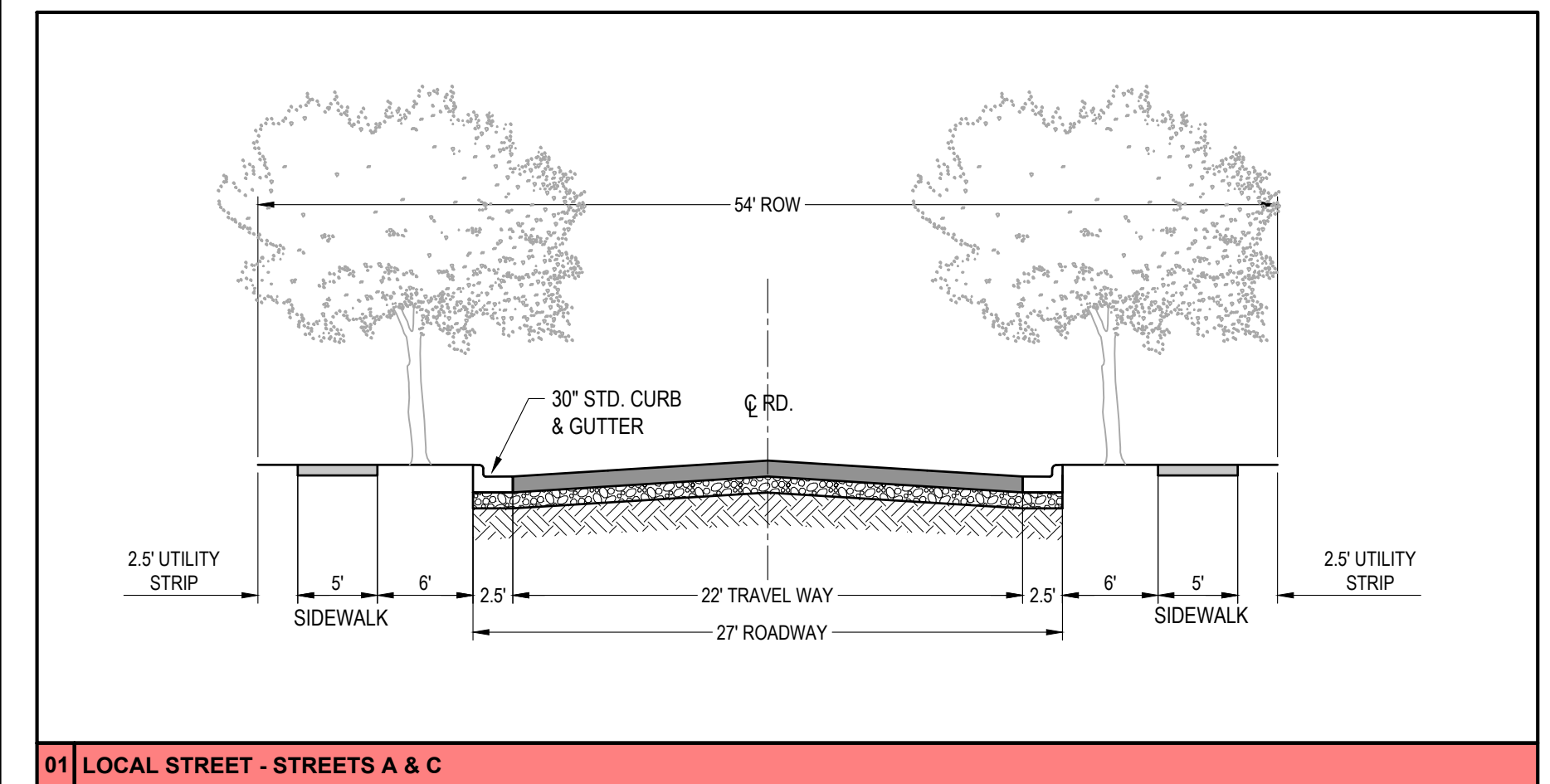
FORESTVILLE YARD - STREET DESIGNATION PLAN



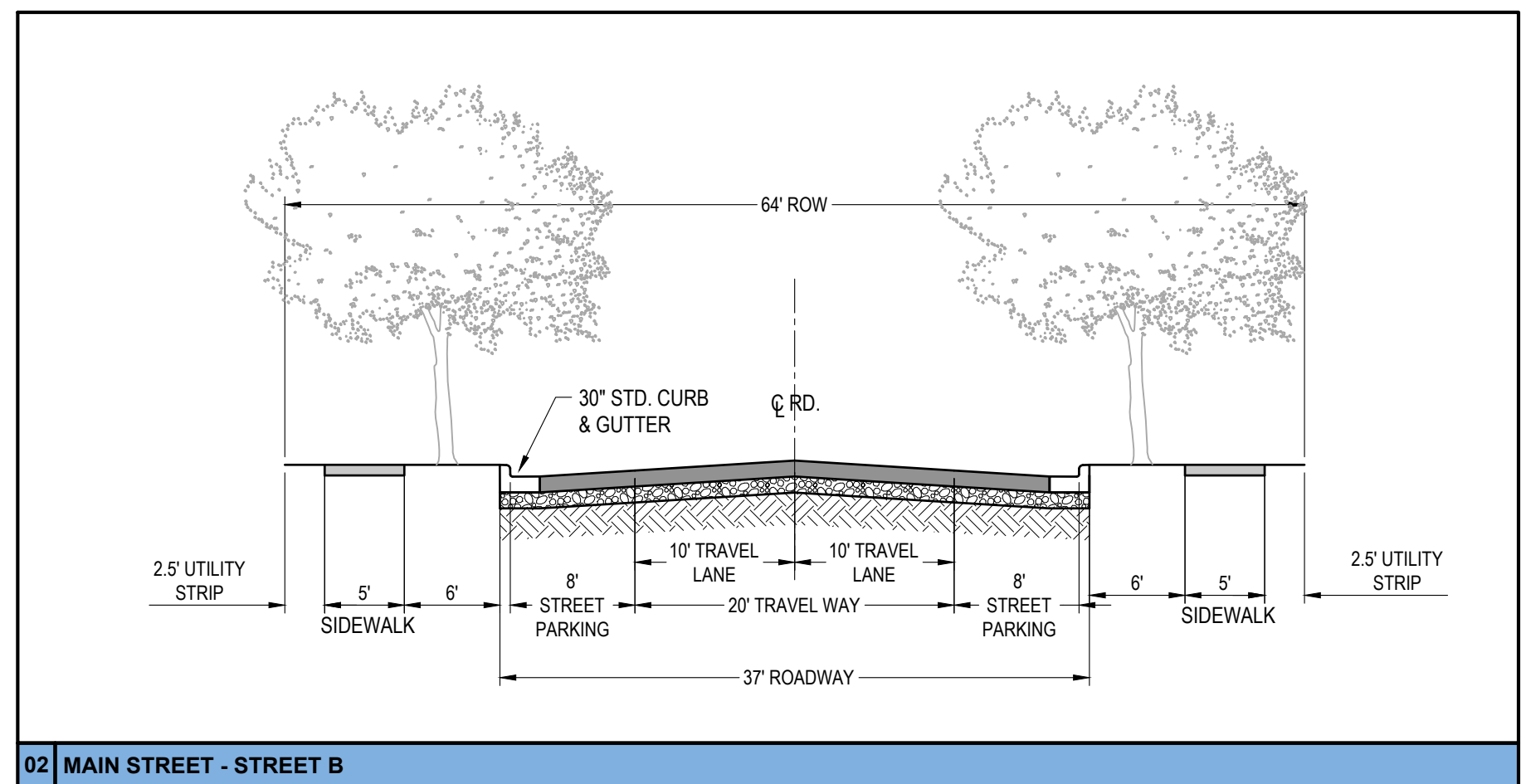
05 URBAN AVENUE SECTION - FORESTVILLE ROAD



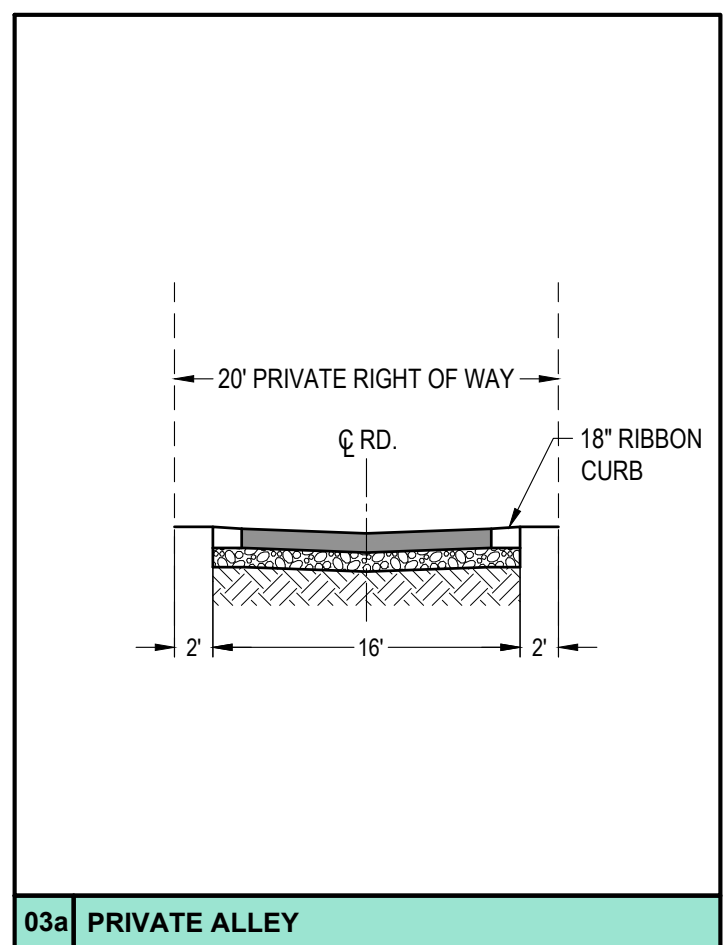
04 AVENUE SECTION - BRYAN CHALK LANE



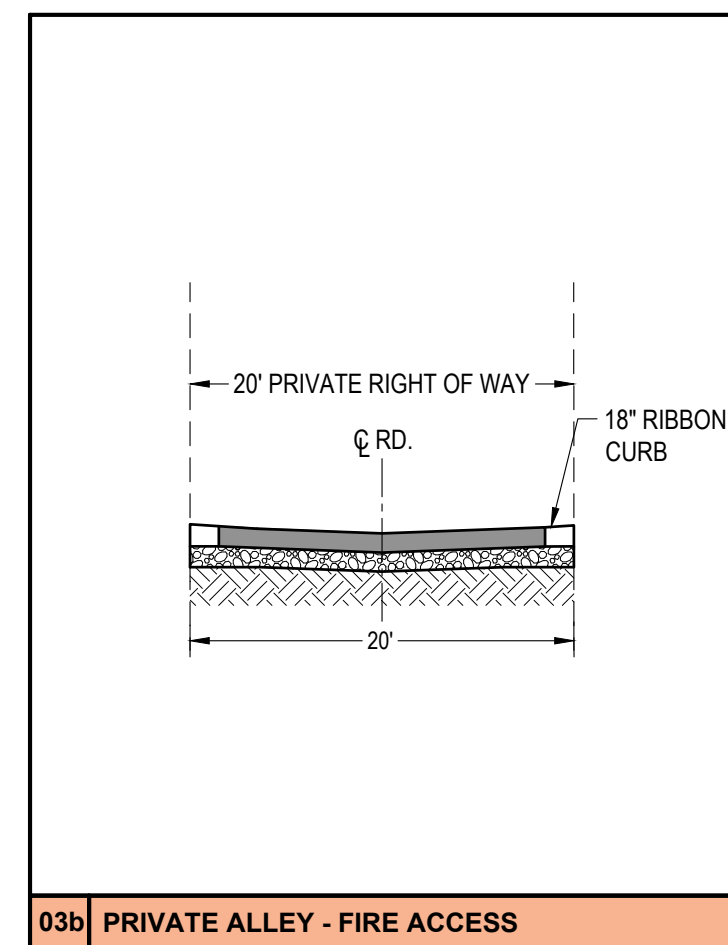
01 LOCAL STREET - STREETS A & C



02 MAIN STREET - STREET B



03a PRIVATE ALLEY



03b PRIVATE ALLEY - FIRE ACCESS

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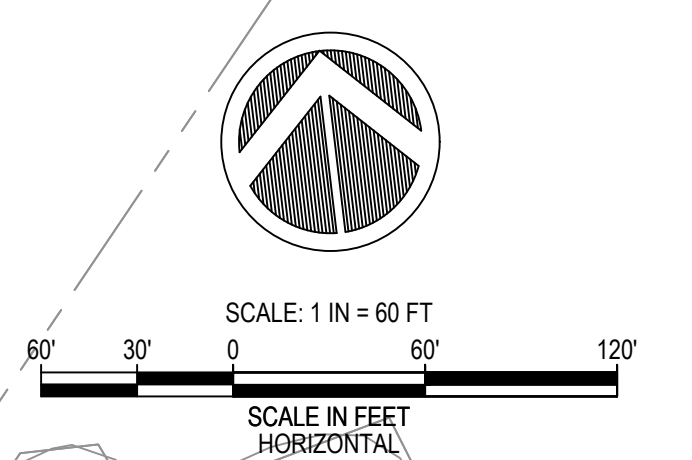
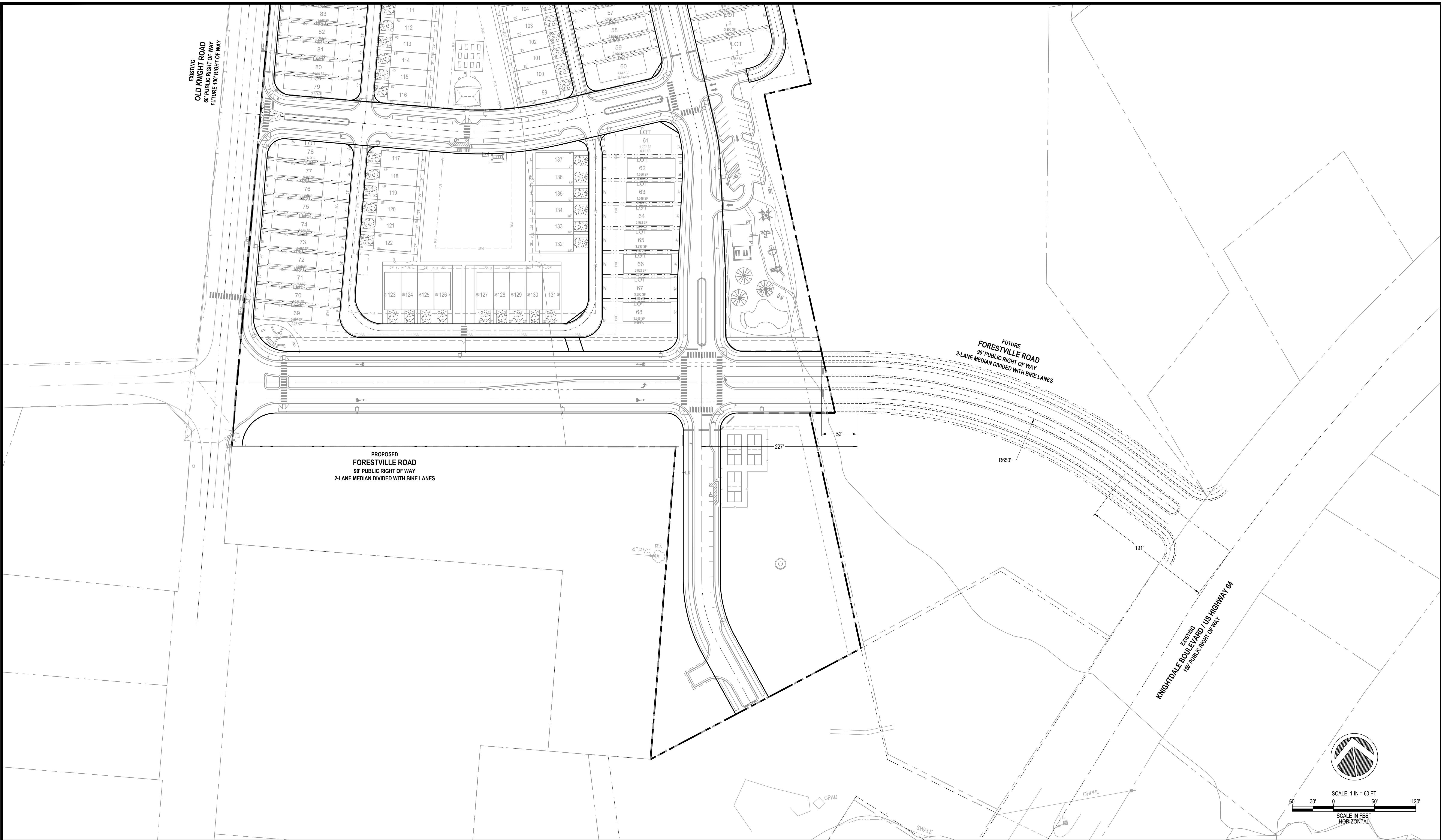
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 josh@envisionhomesnc.com

SUBDIVISION MASTER PLAN
 MIX DENSITY NEIGHBORHOOD
FORESTVILLE YARD
 STREET SECTIONS

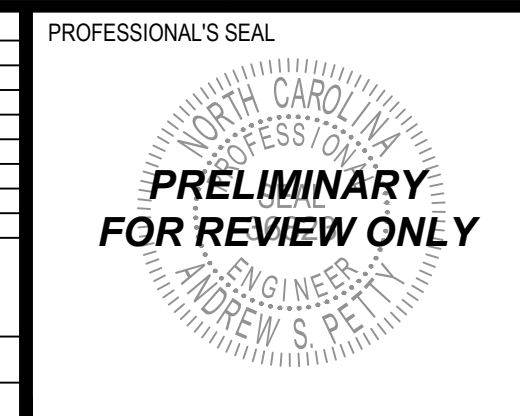
TOK PROJECT # ZMA-12-20

C-2.4



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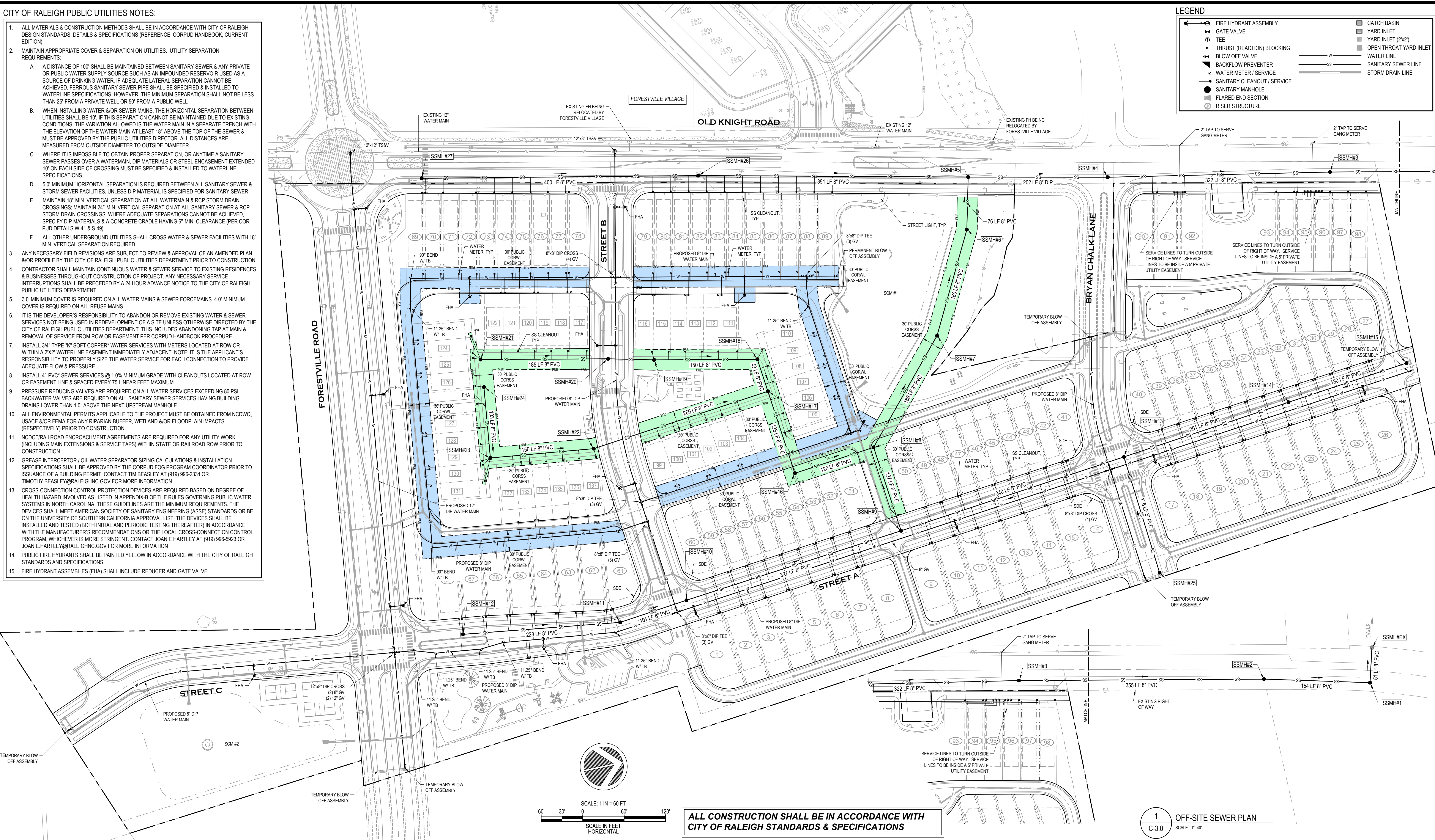
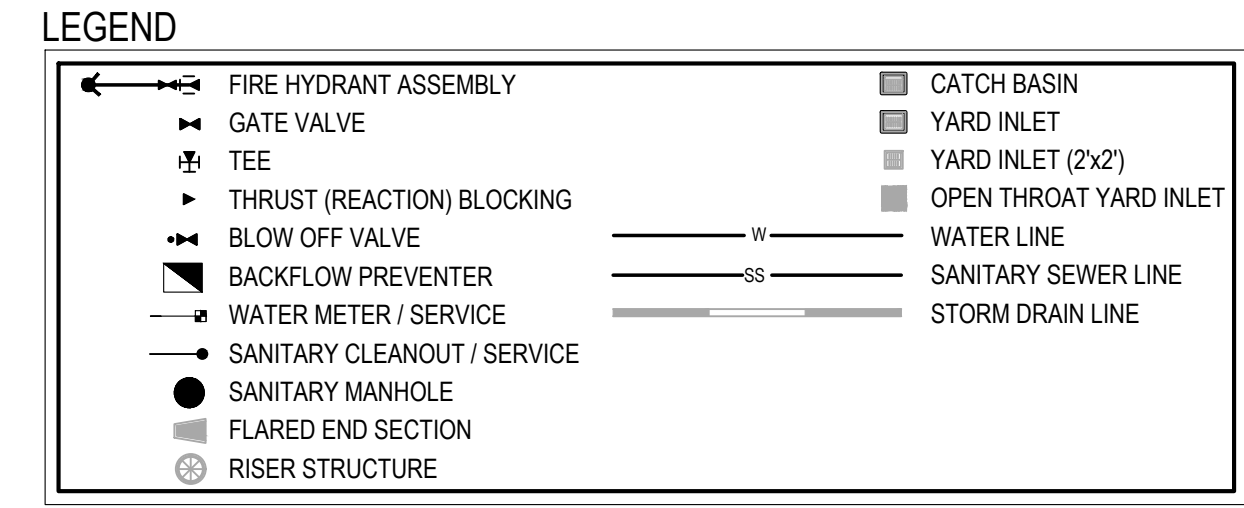
SUBDIVISION MASTER PLAN
MIX DENSITY NEIGHBORHOOD
FORESTVILLE YARD
FORESTVILLE ROAD EXTENSION PLAN

TOK PROJECT # ZMA-12-20

C-2.5

CITY OF RALEIGH PUBLIC UTILITIES NOTES:

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- MAINTAIN APPROPRIATE COVER & SEPARATION ON UTILITIES. 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 WATERMAIN, DIP MATERIALS OR STEEL ENCASMENT 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 24" 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 COR PUD DETAILS W-41 & 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
- 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 FORCEMAINS. 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" TYPE "K" SOFT COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' 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 NCDOW, 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 CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.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. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION
- PUBLIC FIRE HYDRANTS SHALL BE PAINTED YELLOW IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- FIRE HYDRANT ASSEMBLIES (FHA) SHALL INCLUDE REDUCER AND GATE VALVE.



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS

1 OFF-SITE SEWER PLAN
SCALE: 1"=40'

REVISIONS	PROFESSIONAL'S SEAL	CONSULTANT	CLIENT
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SUBDIVISION MASTER PLAN
MIX DENSITY NEIGHBORHOOD
FORESTVILLE YARD
OVERALL UTILITY PLAN

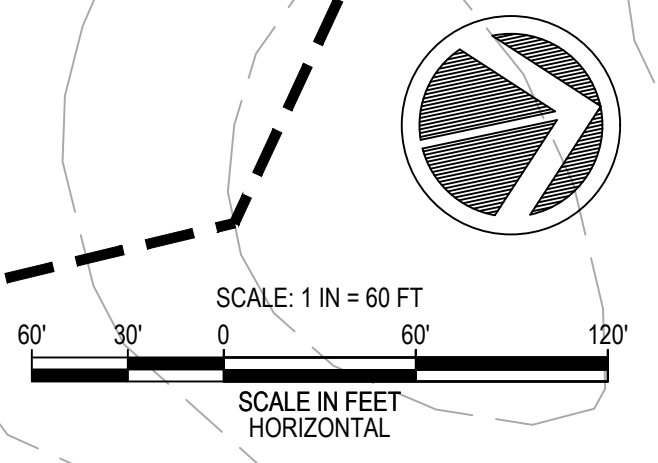
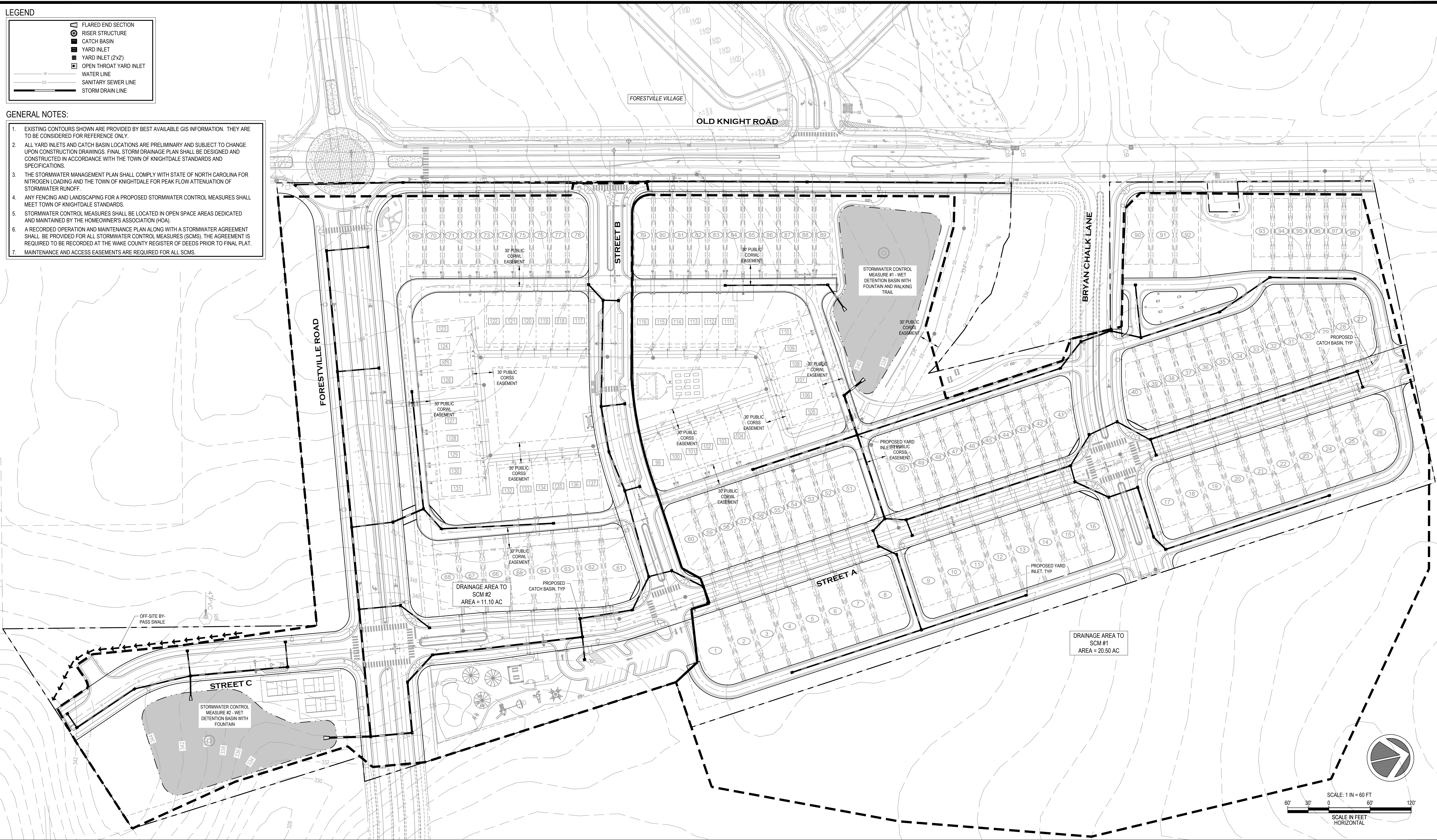
TOK PROJECT # ZMA-12-20

C-3.0

LEGEND

- FLARED END SECTION
- RISER STRUCTURE
- CATCH BASIN
- YARD INLET
- YARD INLET (2x2)
- OPEN THROAT YARD INLET
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE

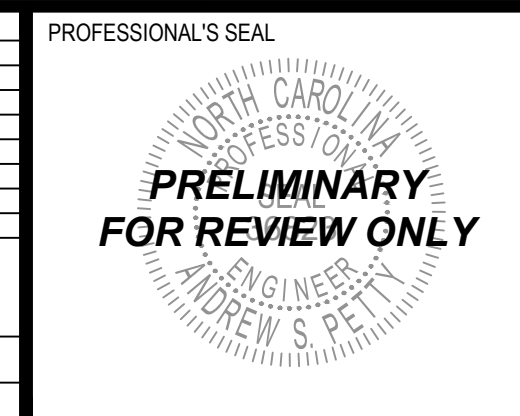
- GENERAL NOTES:**
- EXISTING CONTOURS SHOWN ARE PROVIDED BY BEST AVAILABLE GIS INFORMATION. THEY ARE TO BE CONSIDERED FOR REFERENCE ONLY.
 - ALL YARD INLETS AND CATCH BASIN LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE UPON CONSTRUCTION DRAWINGS. FINAL STORM DRAINAGE PLAN SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF KNIGHTDALE STANDARDS AND SPECIFICATIONS.
 - THE STORMWATER MANAGEMENT PLAN SHALL COMPLY WITH STATE OF NORTH CAROLINA FOR NITROGEN LOADING AND THE TOWN OF KNIGHTDALE FOR PEAK FLOW ATTENUATION OF STORMWATER RUNOFF.
 - ANY FENCING AND LANDSCAPING FOR A PROPOSED STORMWATER CONTROL MEASURES SHALL MEET TOWN OF KNIGHTDALE STANDARDS.
 - STORMWATER CONTROL MEASURES SHALL BE LOCATED IN OPEN SPACE AREAS DEDICATED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).
 - A RECORDED OPERATION AND MAINTENANCE PLAN ALONG WITH A STORMWATER AGREEMENT SHALL BE PROVIDED FOR ALL STORMWATER CONTROL MEASURES (SCMS). THE AGREEMENT IS REQUIRED TO BE RECORDED AT THE WAKE COUNTY REGISTER OF DEEDS PRIOR TO FINAL PLAT.
 - MAINTENANCE AND ACCESS EASEMENTS ARE REQUIRED FOR ALL SCMS.



REVISIONS	
A	09/16/2021 TOWN OF KNIGHTDALE COMMENTS #1
B	10/29/2021 TOK COMMENTS #2 & OWNER CHANGES
C	11/23/2021 TOWN COUNCIL & LURB CHANGES
D	02/08/2022 TOWN COUNCIL CHANGES

STATUS
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JULY 26, 2021 HORZ. SCALE: 1" = 60'
FILE NO. 2019-022 ORIG. SHEET SIZE: 24 x 36



CONSULTANT

Curry
ENGINEERING

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NORTH CAROLINA

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F (919) 552-2043 Fayetteville, NC 27326

NC LIC. NO. P-0799

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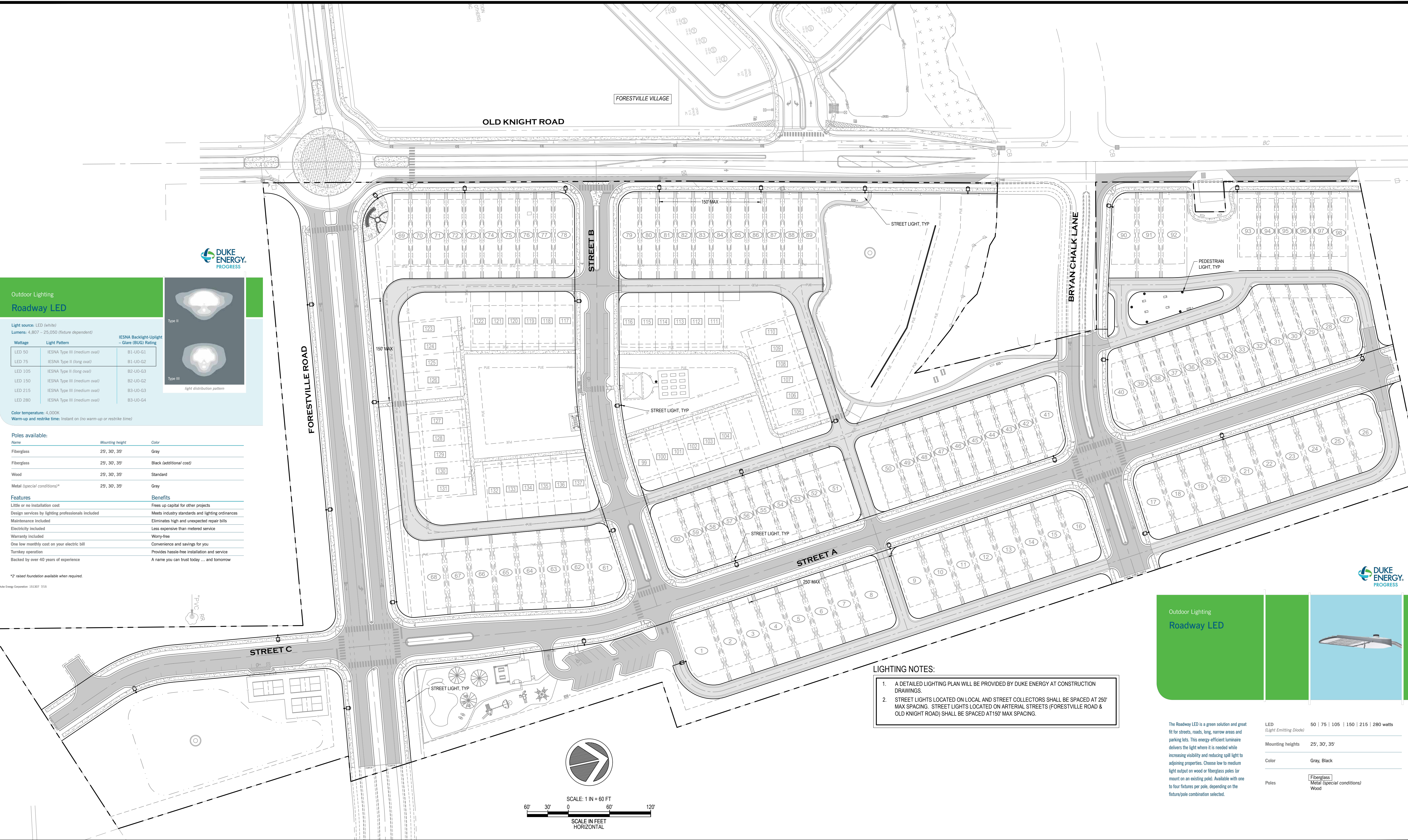
ENVISION HOMES
a better life

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Contact: Josh Swindell
josh@envisionhomesnc.com

SUBDIVISION MASTER PLAN
MIX DENSITY NEIGHBORHOOD
FORESTVILLE YARD
OVERALL STORMWATER PLAN

TOK PROJECT # ZMA-12-20

C-4.0



Outdoor Lighting
Roadway LED

Light source: LED (white)
Lumens: 4,807 - 25,050 (fixture dependent)

Wattage	Light Pattern	IESNA Backlight-Uplight - Glare (BUG) Rating
LED 50	IESNA Type III (medium oval)	B1-UD-G1
LED 75	IESNA Type II (long oval)	B1-UD-G2
LED 105	IESNA Type II (long oval)	B2-UD-G3
LED 150	IESNA Type III (medium oval)	B2-UD-G2
LED 215	IESNA Type III (medium oval)	B3-UD-G3
LED 280	IESNA Type III (medium oval)	B3-UD-G4

Color temperature: 4,000K
Warm-up and restrike time: Instant on (no warm-up or restrike time)

Poles available:

Name	Mounting height	Color
Fiberglass	25', 30', 35'	Gray
Fiberglass	25', 30', 35'	Black (additional cost)
Wood	25', 30', 35'	Standard
Metal (special conditions)*	25', 30', 35'	Gray

Features
Little or no installation cost
Design services by lighting professionals included
Maintenance included
Electricity included
Warranty included
One low monthly cost on your electric bill
Turnkey operation
Backed by over 40 years of experience

Benefits
Frees up capital for other projects
Meets industry standards and lighting ordinances
Eliminates high and unexpected repair bills
Less expensive than metered service
Worry-free
Convenience and savings for you
Provides hassle-free installation and service
A name you can trust today ... and tomorrow

*2" raised foundation available when required.

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LIGHTING NOTES:

- A DETAILED LIGHTING PLAN WILL BE PROVIDED BY DUKE ENERGY AT CONSTRUCTION DRAWINGS.
- STREET LIGHTS LOCATED ON LOCAL AND STREET COLLECTORS SHALL BE SPACED AT 250' MAX SPACING. STREET LIGHTS LOCATED ON ARTERIAL STREETS (FORESTVILLE ROAD & OLD KNIGHT ROAD) SHALL BE SPACED AT 150' MAX SPACING.

Outdoor Lighting
Roadway LED

The Roadway LED is a green solution and great fit for streets, roads, long, narrow areas and parking lots. This energy-efficient luminaire delivers the light where it is needed while increasing visibility and reducing spill light to adjoining properties. Choose low to medium light output on wood or fiberglass poles (or mount on an existing pole). Available with one to four fixtures per pole, depending on the fixture/pole combination selected.

LED (Light Emitting Diode)	50 75 105 150 215 280 watts
Mounting heights	25', 30', 35'
Color	Gray, Black
Poles	Fiberglass Metal (special conditions) Wood

REVISIONS

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HORZ. SCALE: 1" = 60'
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PROFESSIONAL'S SEAL

PRELIMINARY FOR REVIEW ONLY

CONSULTANT

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ENGINEERING

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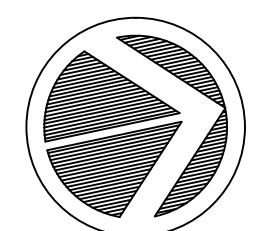
SUBDIVISION MASTER PLAN
MIX DENSITY NEIGHBORHOOD
FORESTVILLE YARD
OVERALL LIGHTING PLAN

TOK PROJECT # ZMA-12-20

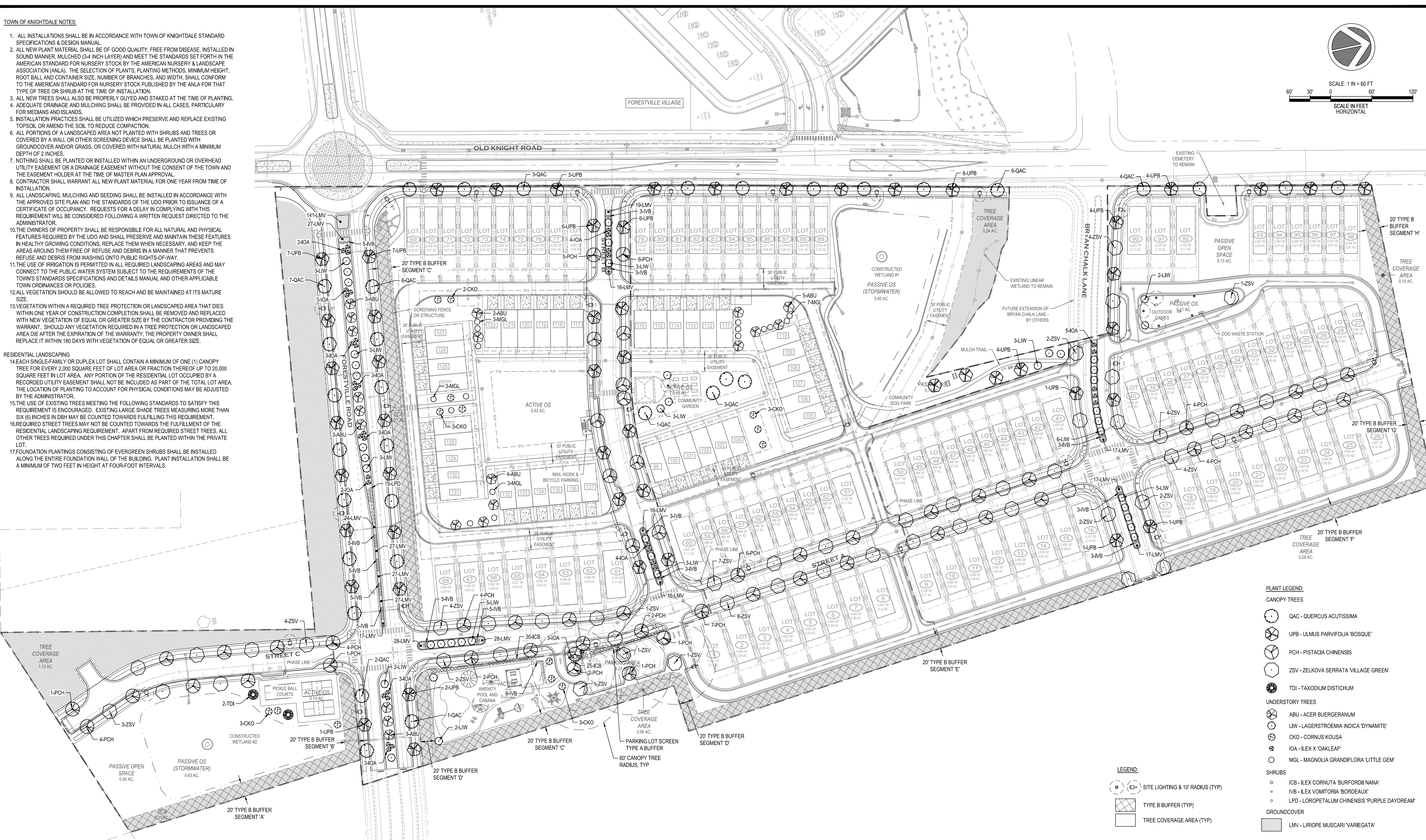
C-5.0

TOWN OF KNIGHTDALE NOTES:

- ALL INSTALLATIONS SHALL BE IN ACCORDANCE WITH TOWN OF KNIGHTDALE STANDARD SPECIFICATIONS & DESIGN MANUAL.
 - ALL NEW PLANT MATERIAL SHALL BE OF GOOD QUALITY, FREE FROM DISEASE, INSTALLED IN SOUND MANNER, MULCHED (3-4 INCH LAYER) AND MEET THE STANDARDS SET FORTH IN THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA). THE SELECTION OF PLANTS, PLANTING METHODS, MINIMUM HEIGHT, ROOT BALL AND CONTAINER SIZE, NUMBER OF BRANCHES, AND WIDTH, SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE ANLA FOR THAT TYPE OF TREE OR SHRUB AT THE TIME OF INSTALLATION.
 - ALL NEW TREES SHALL ALSO BE PROPERLY GUYED AND STAKED AT THE TIME OF PLANTING.
 - ADEQUATE DRAINAGE AND MULCHING SHALL BE PROVIDED IN ALL CASES, PARTICULARLY FOR MEDIANS AND ISLANDS.
 - INSTALLATION PRACTICES SHALL BE UTILIZED WHICH PRESERVE AND REPLACE EXISTING TOPSOIL, OR AMEND THE SOIL TO REDUCE COMPACTION.
 - ALL PORTIONS OF A LANDSCAPED AREA NOT PLANTED WITH SHRUBS AND TREES OR COVERED BY A WALL OR OTHER SCREENING DEVICE SHALL BE PLANTED WITH GROUND COVER AND/OR GRASS, OR COVERED WITH NATURAL MULCH WITH A MINIMUM DEPTH OF 2 INCHES.
 - NOTHING SHALL BE PLANTED OR INSTALLED WITHIN AN UNDERGROUND OR OVERHEAD UTILITY EASEMENT OR A DRAINAGE EASEMENT WITHOUT THE CONSENT OF THE TOWN AND THE EASEMENT HOLDER AT THE TIME OF MASTER PLAN APPROVAL.
 - CONTRACTOR SHALL WARRANT ALL NEW PLANT MATERIAL FOR ONE YEAR FROM TIME OF INSTALLATION.
 - ALL LANDSCAPING, MULCHING AND SEEDING SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED SITE PLAN AND THE STANDARDS OF THE UDO PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. REQUESTS FOR A DELAY IN COMPLYING WITH THIS REQUIREMENT WILL BE CONSIDERED FOLLOWING A WRITTEN REQUEST DIRECTED TO THE ADMINISTRATOR.
 - THE OWNERS OF PROPERTY SHALL BE RESPONSIBLE FOR ALL NATURAL AND PHYSICAL FEATURES REQUIRED BY THE UDO AND SHALL PRESERVE AND MAINTAIN THESE FEATURES IN HEALTHY GROWING CONDITIONS, REPLACE THEM WHEN NECESSARY, AND KEEP THE AREAS AROUND THEM FREE OF REFUSE AND DEBRIS IN A MANNER THAT PREVENTS REFUSE AND DEBRIS FROM WASHING ONTO PUBLIC RIGHTS-OF-WAY.
 - THE USE OF IRRIGATION IS PERMITTED IN ALL REQUIRED LANDSCAPING AREAS AND MAY CONNECT TO THE PUBLIC WATER SYSTEM SUBJECT TO THE REQUIREMENTS OF THE TOWN'S STANDARD SPECIFICATIONS AND DETAILS MANUAL AND OTHER APPLICABLE TOWN ORDINANCES OR POLICIES.
 - ALL VEGETATION SHOULD BE ALLOWED TO REACH AND BE MAINTAINED AT ITS MATURE SIZE.
 - VEGETATION WITHIN A REQUIRED TREE PROTECTION OR LANDSCAPED AREA THAT DIES WITHIN ONE YEAR OF CONSTRUCTION COMPLETION SHALL BE REMOVED AND REPLACED WITH NEW VEGETATION OF EQUAL OR GREATER SIZE BY THE CONTRACTOR PROVIDING THE WARRANTY. SHOULD ANY VEGETATION REQUIRED IN A TREE PROTECTION OR LANDSCAPED AREA DIE AFTER THE EXPIRATION OF THE WARRANTY, THE PROPERTY OWNER SHALL REPLACE IT WITHIN 180 DAYS WITH VEGETATION OF EQUAL OR GREATER SIZE.
- RESIDENTIAL LANDSCAPING**
- EACH SINGLE-FAMILY OR DUPLEX LOT SHALL CONTAIN A MINIMUM OF ONE (1) CANOPY TREE FOR EVERY 2,000 SQUARE FEET OF LOT AREA OR FRACTION THEREOF UP TO 20,000 SQUARE FEET IN LOT AREA. ANY PORTION OF THE RESIDENTIAL LOT OCCUPIED BY A RECORDED UTILITY EASEMENT SHALL NOT BE INCLUDED AS PART OF THE TOTAL LOT AREA. THE LOCATION OF PLANTING TO ACCOUNT FOR PHYSICAL CONDITIONS MAY BE ADJUSTED BY THE ADMINISTRATOR.
 - THE USE OF EXISTING TREES MEETING THE FOLLOWING STANDARDS TO SATISFY THIS REQUIREMENT IS ENCOURAGED. EXISTING LARGE SHADE TREES MEASURING MORE THAN SIX (6) INCHES IN DBH MAY BE COUNTED TOWARDS FULFILLING THIS REQUIREMENT.
 - REQUIRED STREET TREES MAY NOT BE COUNTED TOWARDS THE FULFILLMENT OF THE RESIDENTIAL LANDSCAPING REQUIREMENT. APART FROM REQUIRED STREET TREES, ALL OTHER TREES REQUIRED UNDER THIS CHAPTER SHALL BE PLANTED WITHIN THE PRIVATE LOT.
 - 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 FEET IN HEIGHT AT FOUR-FOOT INTERVALS.

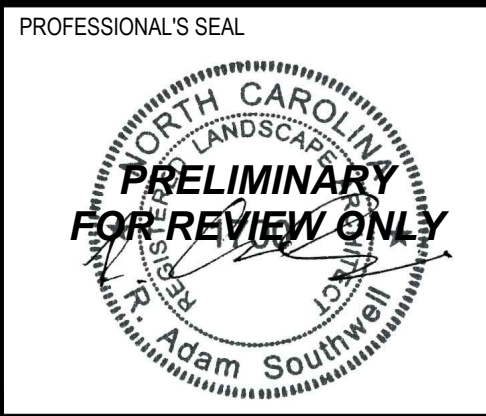


SCALE: 1 IN = 60 FT
SCALE IN FEET
HORIZONTAL



- PLANT LEGEND:**
- CANOPY TREES**
- QAC - QUERCUS ACUTISSIMA
 - UBP - ULMUS PARVIFOLIA 'BOSQUE'
 - PCH - PISTACIA CHINENSIS
 - ZSV - ZELKOVA SERRATA 'VILLAGE GREEN'
 - TDI - TAXODIUM DISTICHUM
- UNDERSTORY TREES**
- ABU - ACER BUERGERANUM
 - LIW - LAGERSTROEMIA INDICA 'DYNAMITE'
 - CKO - CORNUS KOUSA
 - IOA - ILEX X 'OAKLEAF'
 - MGL - MAGNOLIA GRANDIFLORA 'LITTLE GEM'
- SHRUBS**
- ICB - ILEX CORNUTA 'BURFORDI NANA'
 - IVB - ILEX VOMITORIA 'BORDEAUX'
 - LPD - LOROPETALUM CHINENSIS 'PURPLE DAYDREAM'
- GROUND COVER**
- LMV - LIRIOPE MUSCARI 'VARIEGATA'
- LEGEND:**
- SITE LIGHTING & 10' RADIUS (TYP)
 - TYPE B BUFFER (TYP)
 - TREE COVERAGE AREA (TYP)

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SUBDIVISION MASTER PLAN
MIX DENSITY NEIGHBORHOOD
FORESTVILLE YARD
OVERALL LANDSCAPE PLAN

L-1.0

LANDSCAPE CALCULATIONS:

8.6 BUFFERS
20' WIDE TYPE B BUFFER YARD
REQUIREMENT: 3 CANOPY TREES, 5 UNDERSTORY TREES, 20 SHRUBS PER 100 LF

SEGMENT 'A'
REQUIRED: 352 LF
11 CANOPY TREES
18 UNDERSTORY TREES
71 SHRUBS
PROVIDED: EXISTING VEGETATION TO REMAIN UNDISTURBED. SEE TYPICAL 100' SECTION DETAIL IF SUPPLEMENTAL PLANTING IS REQUIRED

SEGMENT 'B'
REQUIRED: 131 LF
4 CANOPY TREES
7 UNDERSTORY TREES
27 SHRUBS
PROVIDED: EXISTING VEGETATION TO REMAIN UNDISTURBED. SEE TYPICAL 100' SECTION DETAIL IF SUPPLEMENTAL PLANTING IS REQUIRED

SEGMENT 'C'
REQUIRED: 604 LF
19 CANOPY TREES
31 UNDERSTORY TREES
121 SHRUBS
PROVIDED: EXISTING VEGETATION TO REMAIN UNDISTURBED. SEE TYPICAL 100' SECTION DETAIL IF SUPPLEMENTAL PLANTING IS REQUIRED

SEGMENT 'D'
REQUIRED: 133 LF
5 CANOPY TREES
7 UNDERSTORY TREES
27 SHRUBS
PROVIDED: EXISTING VEGETATION TO REMAIN UNDISTURBED. SEE TYPICAL 100' SECTION DETAIL IF SUPPLEMENTAL PLANTING IS REQUIRED

SEGMENT 'E'
REQUIRED: 384 LF
12 CANOPY TREES
20 UNDERSTORY TREES
77 SHRUBS
PROVIDED: EXISTING VEGETATION TO REMAIN UNDISTURBED. SEE TYPICAL 100' SECTION DETAIL IF SUPPLEMENTAL PLANTING IS REQUIRED

SEGMENT 'F'
REQUIRED: 70 LF
3 CANOPY TREES
4 UNDERSTORY TREES
14 SHRUBS
PROVIDED: EXISTING VEGETATION TO REMAIN UNDISTURBED. SEE TYPICAL 100' SECTION DETAIL IF SUPPLEMENTAL PLANTING IS REQUIRED

SEGMENT 'G'
REQUIRED: 688 LF
21 CANOPY TREES
34 UNDERSTORY TREES
134 SHRUBS
PROVIDED: EXISTING VEGETATION TO REMAIN UNDISTURBED. SEE TYPICAL 100' SECTION DETAIL IF SUPPLEMENTAL PLANTING IS REQUIRED

SEGMENT 'H'
REQUIRED: 401 LF
13 CANOPY TREES
21 UNDERSTORY TREES
81 SHRUBS
PROVIDED: EXISTING VEGETATION TO REMAIN UNDISTURBED. SEE TYPICAL 100' SECTION DETAIL IF SUPPLEMENTAL PLANTING IS REQUIRED

SEGMENT 'I'
REQUIRED: 151 LF
5 CANOPY TREES
8 UNDERSTORY TREES
31 SHRUBS
PROVIDED: EXISTING VEGETATION TO REMAIN UNDISTURBED. SEE TYPICAL 100' SECTION DETAIL IF SUPPLEMENTAL PLANTING IS REQUIRED

SEGMENT 'J'
REQUIRED: 223 LF
7 CANOPY TREES
12 UNDERSTORY TREES
45 SHRUBS
PROVIDED: EXISTING VEGETATION TO REMAIN UNDISTURBED. SEE TYPICAL 100' SECTION DETAIL IF SUPPLEMENTAL PLANTING IS REQUIRED

8.7 SCREENING REQUIREMENT: PARKING LOT SHALL BE SCREENED WITH A TYPE A BUFFER
3 CANOPY TREES, 2 UNDERSTORY TREES, 20 SHRUBS PER 100 LF
PARKING LOT REQUIRED: 123 LF
4 CANOPY TREES
25 SHRUBS
PROVIDED: 3 UNDERSTORY TREES
25 SHRUBS

8.8 PARKING LOT LANDSCAPING REQUIREMENT: ALL PARKING SPACES SHALL BE WITHIN 60' OF A DECIDUOUS CANOPY TREE LANDSCAPE AREAS AT THE END OF EACH PARKING ROW SHALL CONTAIN A DECIDUOUS CANOPY TREE

8.9 RESIDENTIAL LANDSCAPING REQUIREMENT: SEE "RESIDENTIAL LANDSCAPING" NOTES UNDER TOWN OF KNIGHTDALE NOTES ON OVERALL LANDSCAPE PLAN

8.10 STREET TREE PLANTINGS REQUIREMENT: DECIDUOUS CANOPY TREES @ 40' O.C. ALONG ALL PUBLIC RIGHTS-OF-WAY STREET TREES SHALL BE PLACED AT LEAST 10 FEET FROM LIGHT POLES AND 12 FEET FROM ELECTRICAL TRANSFORMERS

OLD KNIGHT ROAD
REQUIRED: 26 CANOPY TREES
PROVIDED: 26 CANOPY TREES

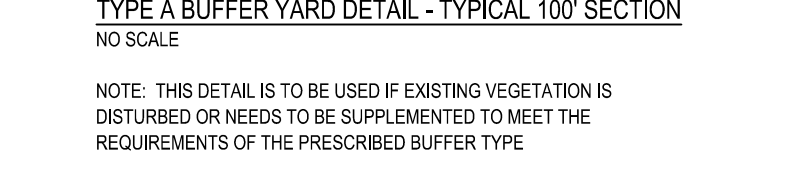
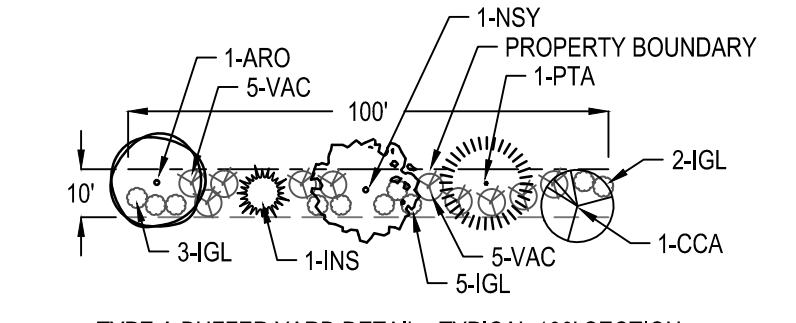
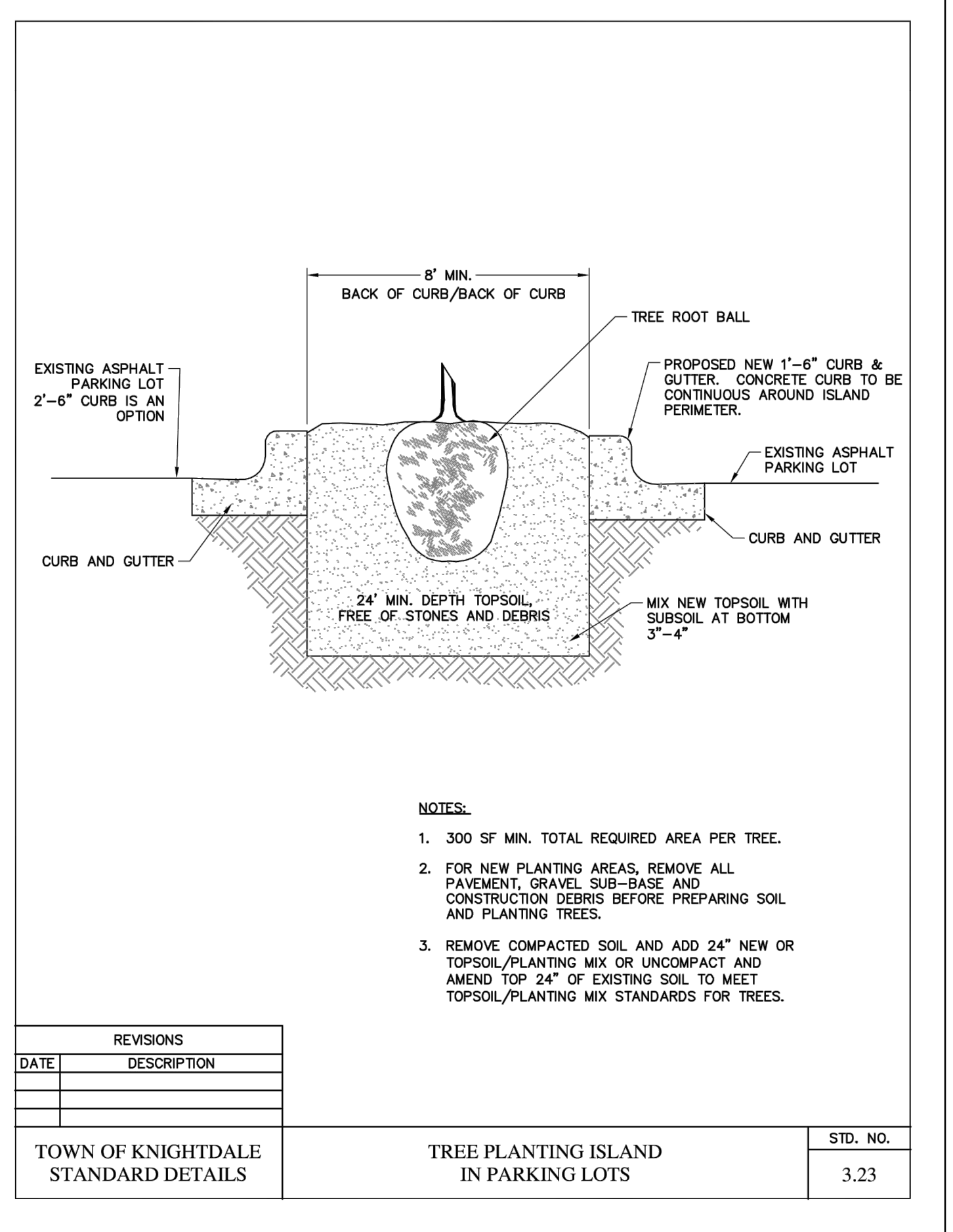
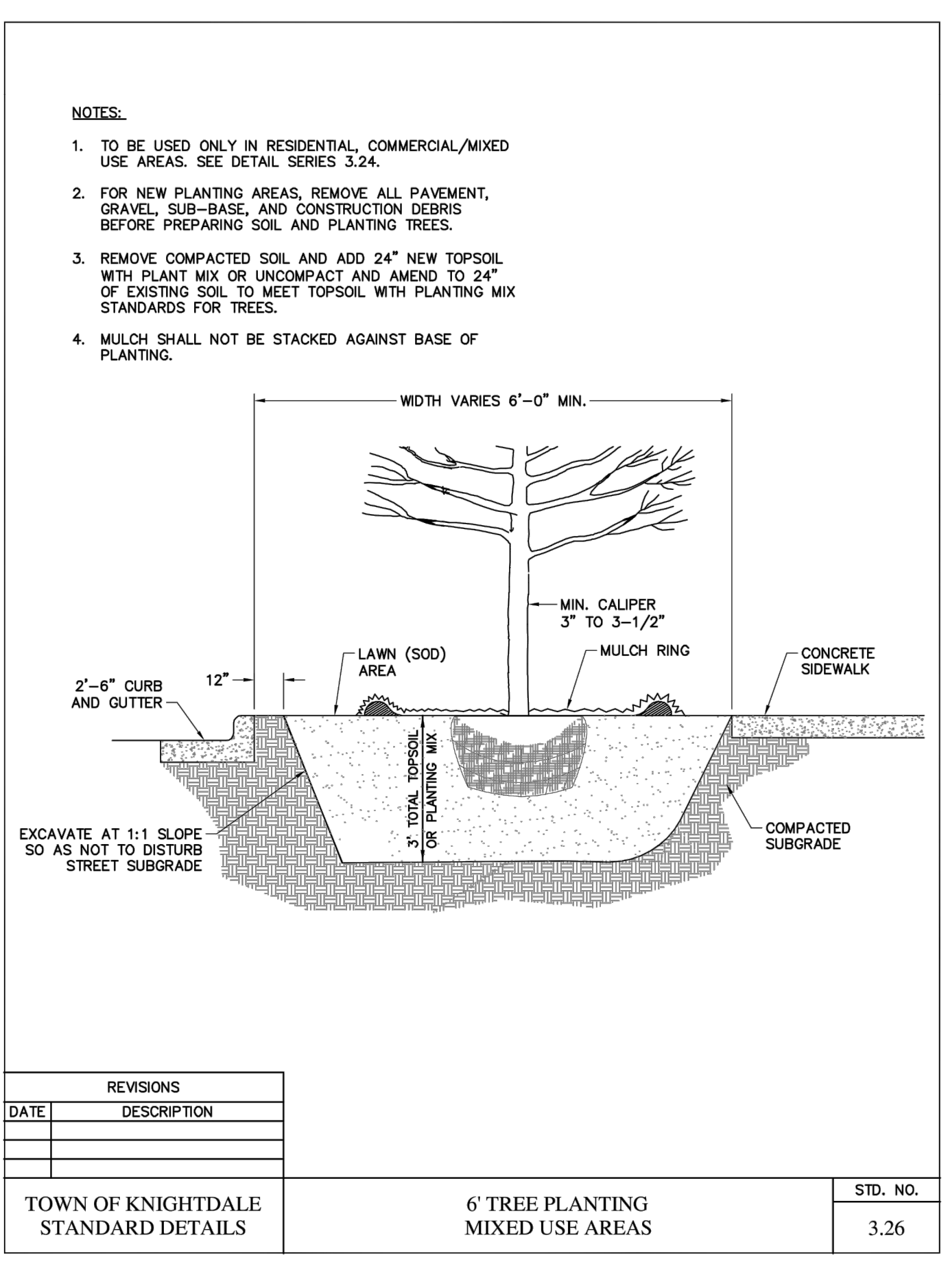
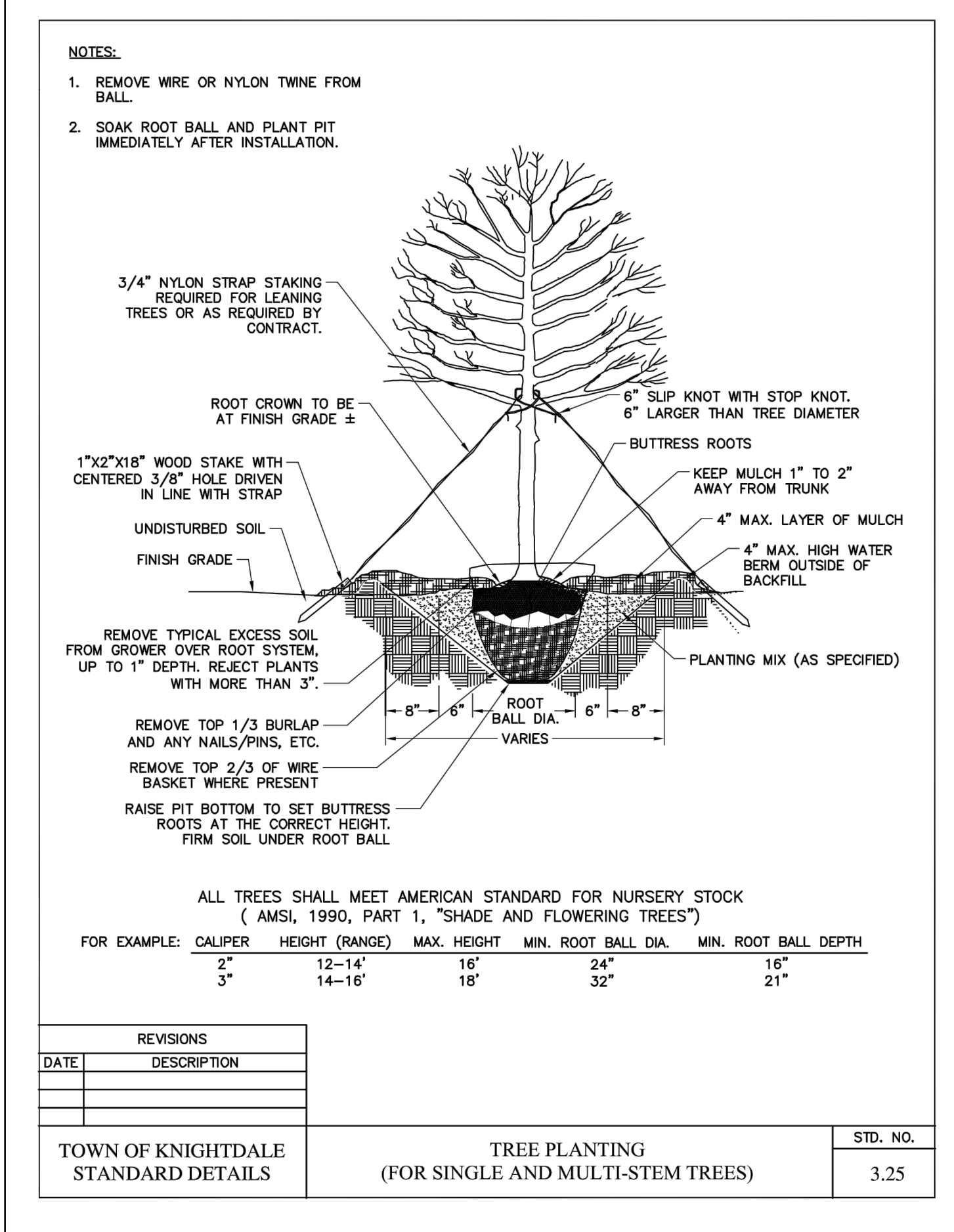
FORESTVILLE ROAD
REQUIRED: 33 CANOPY TREES
PROVIDED: 33 CANOPY TREES

BYRAN CHALK LANE
REQUIRED: 17 CANOPY TREES
PROVIDED: 17 CANOPY TREES

STREET A
REQUIRED: 59 CANOPY TREES
PROVIDED: 59 CANOPY TREES

STREET B
REQUIRED: 23 CANOPY TREES
PROVIDED: 23 CANOPY TREES

STREET C
REQUIRED: 17 CANOPY TREES
PROVIDED: 17 CANOPY TREES



BUFFER PLANT LEGEND:

CANOPY TREES

- ARO - ACER RUBRUM 'OCTOBER GLORY'
- NSY - NYSSA SYLVATICA
- QPH - QUERCUS PHELLOS
- PTA - PINUS TAEDA
- IOP - ILEX OPACA

UNDERSTORY TREES

- INS - ILEX 'NELLIE R. STEVENS'
- CCA - CERCIS CANADENSIS
- ACA - AMELANCHIER CANADENSIS

SHRUBS

- IGL - ILEX GLABRA
- VAC - VIBURNUM AWABUKI 'CHINDO'

PLANT SCHEDULE

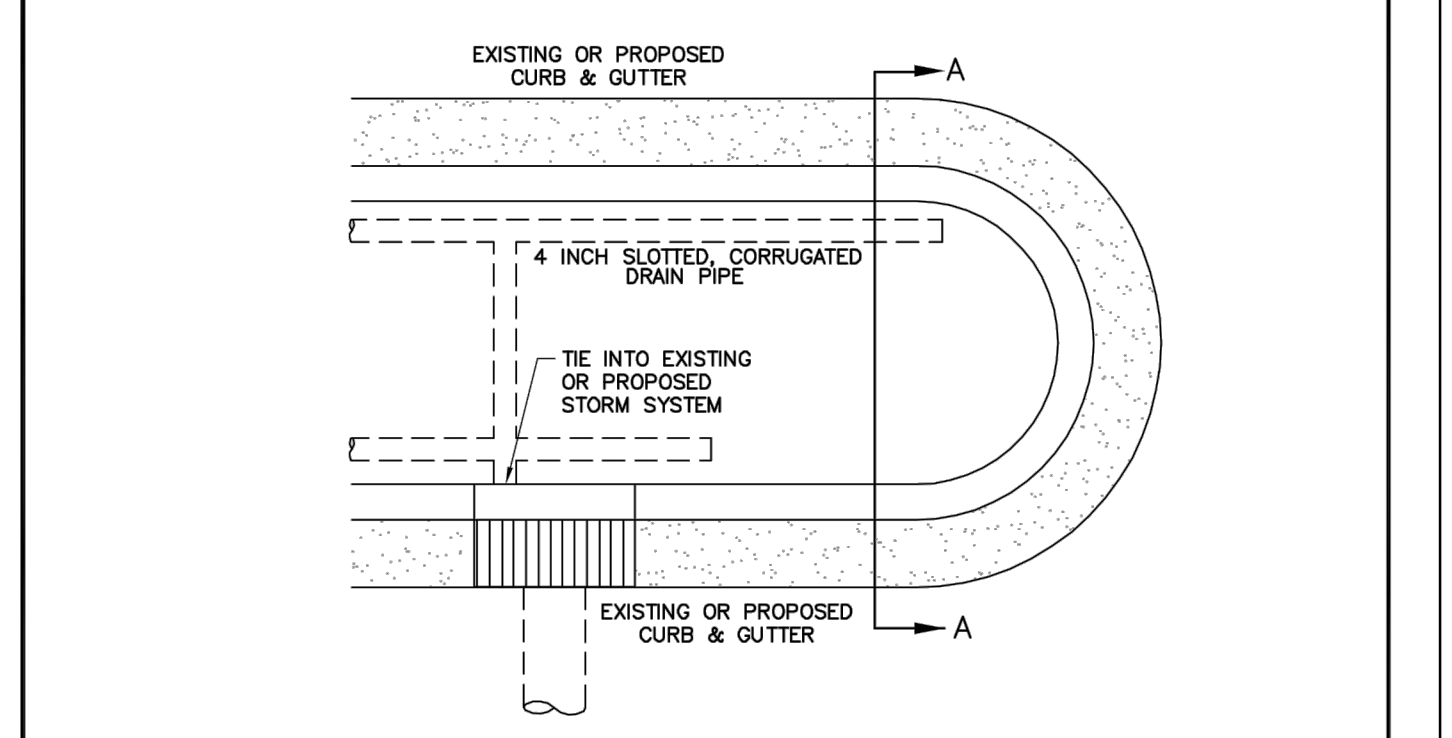
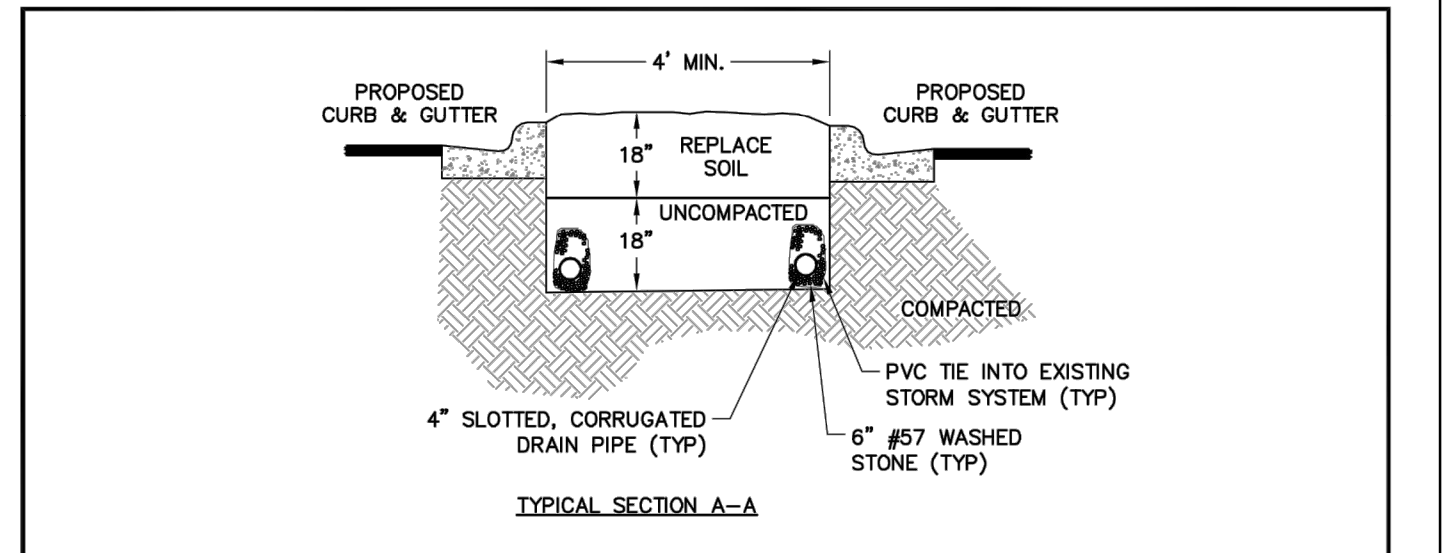
KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER (MINIMUM)	HEIGHT (MINIMUM)	CONTAINER (MINIMUM)	TYPE	USE	NOTES
CANOPY TREES										
PCH	54	Pistacia chinensis	Chinese Pistache	B&B	2"	8'		D	ST / SCREEN / PARK	MATCHED
QAC	33	Quercus acutissima	Sawtooth Oak	B&B	2"	8'		D	ST / OPEN	MATCHED
TDI	2	Taxodium distichum	Bald Cypress	B&B	2"	8'		D	OPEN	MATCHED
UPB	53	Ulmus parvifolia 'Bosque'	Chinese Elm	B&B	2"	8'		D	ST / OPEN	MATCHED
ZSV	51	Zelkova serrata 'Village Green'	Village Green Japanese Zelkova	B&B	2"	8'		D	ST / OPEN / PARK	MATCHED
UNDERSTORY TREES										
ABU	20	Acer buergerianum	Trident Maple	B&B	1.25"	6'		D	MEDIAN / OPEN	MATCHED
CKO	14	Cornus kousa	Kousa Dogwood	B&B		8'		D	OPEN	MATCHED / 3 STEMS MIN.
IOA	39	Ilex x 'Oakleaf'	Oakleaf Holly	B&B	2"	6'		E	MEDIAN / SCREEN	MATCHED
LIW	43	Lagerstroemia indica 'Whit II'	Dynamite® Crape Myrtle	B&B		8'		D	MEDIAN / OPEN	MATCHED / 3 STEMS MIN.
MGL	16	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	B&B	2"	6'		E	OPEN	MATCHED
SHRUBS										
ICB	55	Ilex cornuta 'Burbirdii Nana'	Dwarf Burbird Holly	CONT.		18"	3 GAL.	E	SCREEN / OPEN	MATCHED
IVB	65	Ilex vomitoria 'Bordeaux'	Bordeaux Dwarf Yaupon Holly	CONT.		18"	3 GAL.	E	MEDIAN / OPEN	MATCHED
LPD	15	Loropetalum chinensis 'PILC-III'	Purple Daydream Loropetalum	CONT.		18"	3 GAL.	E	MEDIAN	MATCHED
GROUND COVER										
LMV	464	Liriope muscari 'Variegata'	Variegated Lilyturf	CONT.			4" POT	E	MEDIAN	18" O.C. SQR SPACING

TYPE / USE LEGEND
PLANT TYPE: E = EVERGREEN / D = DECIDUOUS
PLANT USE: ST = STREET TREE / SCREEN = PARKING LOT SCREENING / MEDIAN = MEDIAN PLANTING / OPEN = OPEN SPACE PLANTING / PARK = PARKING LOT LANDSCAPE

BUFFER PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER (MINIMUM)	HEIGHT (MINIMUM)	CONTAINER (MINIMUM)	TYPE	USE	NOTES
CANOPY TREES									
ARO	Acer rubrum 'October Glory'	October Glory Red Maple	B&B	2"	8'		D	BUFFER	MATCHED
IOP	Ilex opaca	American Holly	B&B	2"	6'		E	BUFFER	MATCHED
NSY	Nyssa sylvatica	Black Gum	B&B	2"	8'		D	BUFFER	MATCHED
PTA	Pinus taeda	Loblolly Pine	B&B	2"	6'		E	BUFFER	MATCHED
QPH	Quercus phellos	Willow Oak	B&B	2"	8'		D	BUFFER	MATCHED
UNDERSTORY TREES									
ACA	Amelanchier canadensis	Servicberry	B&B		8'		D	BUFFER	MATCHED / 3 STEMS MIN.
CCA	Cercis canadensis	Eastern Redbud	B&B	1.25"	6'		D	BUFFER	MATCHED
INS	Ilex 'Nellie R. Stevens'	Nellie Stevens' Holly	B&B	2"	6'		E	BUFFER	MATCHED
SHRUBS									
IGL	Ilex glabra	Inkberry Holly	CONT.		18"	3 GAL.	E	BUFFER	MATCHED / 12-15" SPD. MIN.
VAC	Viburnum awabuki 'Chindo'	Chindo Viburnum	CONT.		18"	3 GAL.	E	BUFFER	MATCHED / 12-15" SPD. MIN.

TYPE / USE LEGEND
PLANT TYPE: E = EVERGREEN / D = DECIDUOUS
PLANT USE: BUFFER = PERIMETER BUFFER



NOTES:

- FABRIC FOR WRAPPING THE DRAINS WITH PERFORATED PIPE AND WASHED STONE SHALL BE THE NON-WOVEN TYPE, MIRAFI 140NL OR APPROVED EQUAL.
- SUBSURFACE DRAINAGE SHALL BE INSTALLED IN ALL MEDIANS WHERE DRAIN LINES CAN BE TIED INTO EXISTING STORM DRAIN SYSTEM. A 4" INCH PERFORATED, CORRUGATED PVC DRAIN SHALL BE INSTALLED IN EACH MEDIAN AT THE BOTTOM OF THE EXCAVATED AREA. A DRAIN SHALL BE COVERED WITH A MINIMUM OF 6 INCHES OF #57 WASHED STONE, THEN WRAPPED WITH THE SPECIFIED NON-WOVEN GEOTEXTILE FABRIC. SPECIAL CARE SHALL BE EXERCISED WHEN FILLING MEDIANS WITH SOIL, SO AS NOT TO CRUSH OR DAMAGE THE DRAINAGE SYSTEM OR RECOMPACT THE SOIL.

REVISIONS

DATE	DESCRIPTION

TOWN OF KNIGHTDALE STANDARD DETAILS STREET MEDIAN EXCAVATION, DRAINAGE, AND BACKFILL STD. NO. 3.12

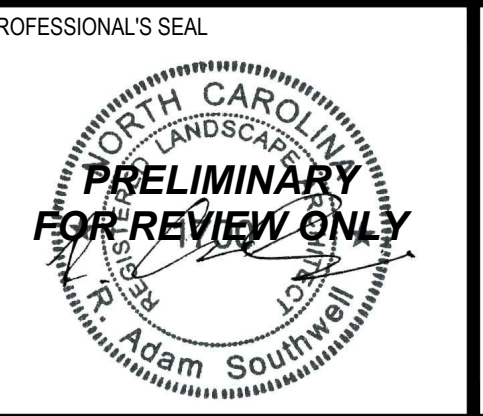
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ORIG. SHEET SIZE: 24 x 36



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Curry
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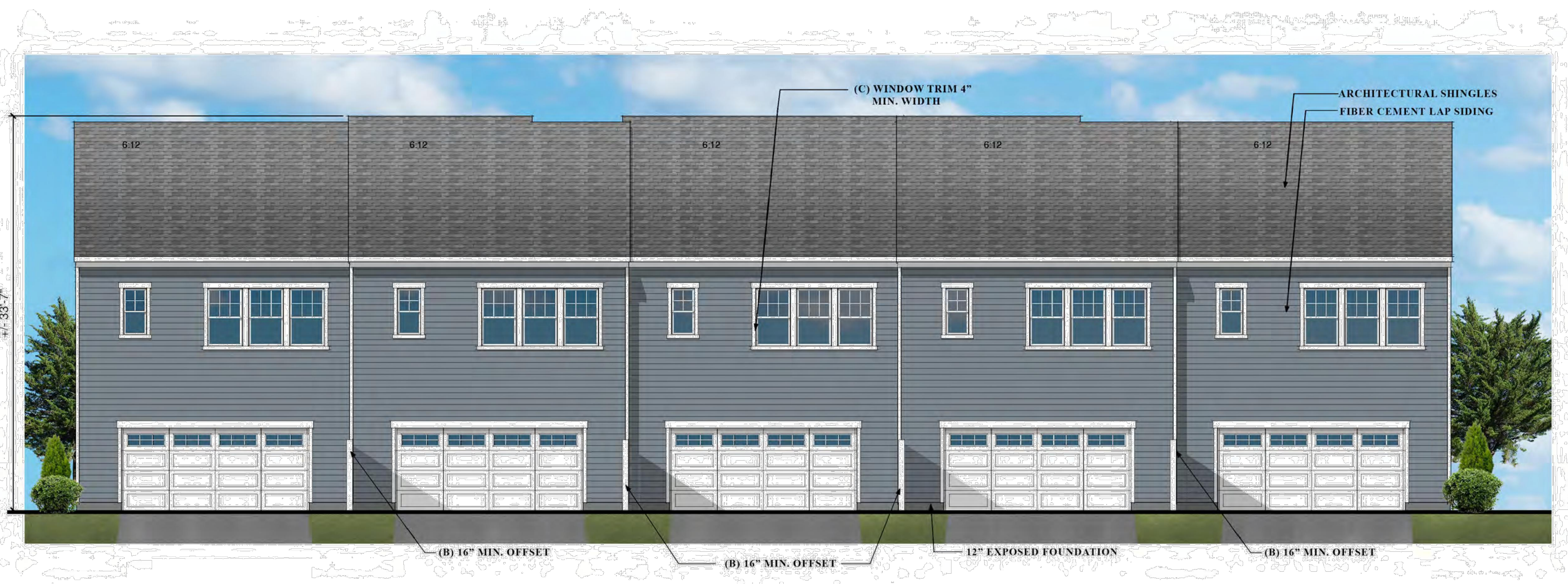
Envision Homes
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Raleigh, NC 27609
919.389.7595 (m)
Contact: Josh Swindell
josh@envisionhomesnc.com

SUBDIVISION MASTER PLAN
MIX DENSITY NEIGHBORHOOD
FORESTVILLE YARD
LANDSCAPE DETAILS

L-1.1



5-Plex - Front Elevation
24' Rear Load Townhomes
11.30.2021



5-Plex - Rear Elevation
24' Rear Load Townhomes
11.30.2021

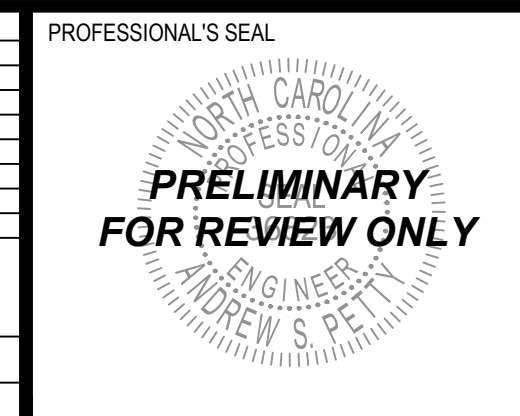


5-Plex - Side Elevations
24' Rear Load Townhomes
11.30.2021



REVISIONS	
A	09/16/2021 TOWN OF KNIGHTDALE COMMENTS #1
B	10/29/2021 TOK COMMENTS #2 & OWNER CHANGES
C	11/30/2021 TOWN COUNCIL & LRPB CHANGES
D	02/08/2022 TOWN COUNCIL CHANGES

STATUS FOR REVIEW ONLY NOT FOR CONSTRUCTION	
DATE: JULY 26, 2021	HORZ. SCALE:
FILE NO. 2018-022	ORIG. SHEET SIZE: 24 x 36



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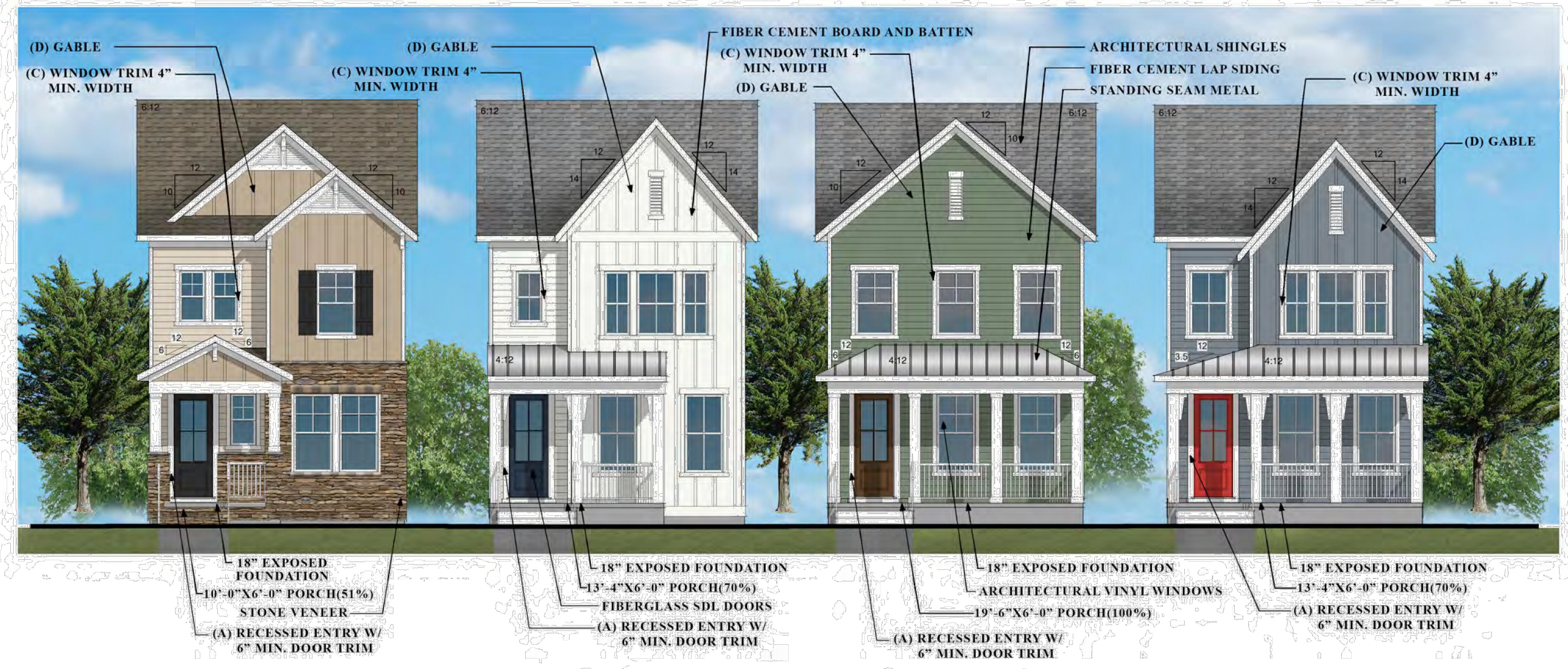
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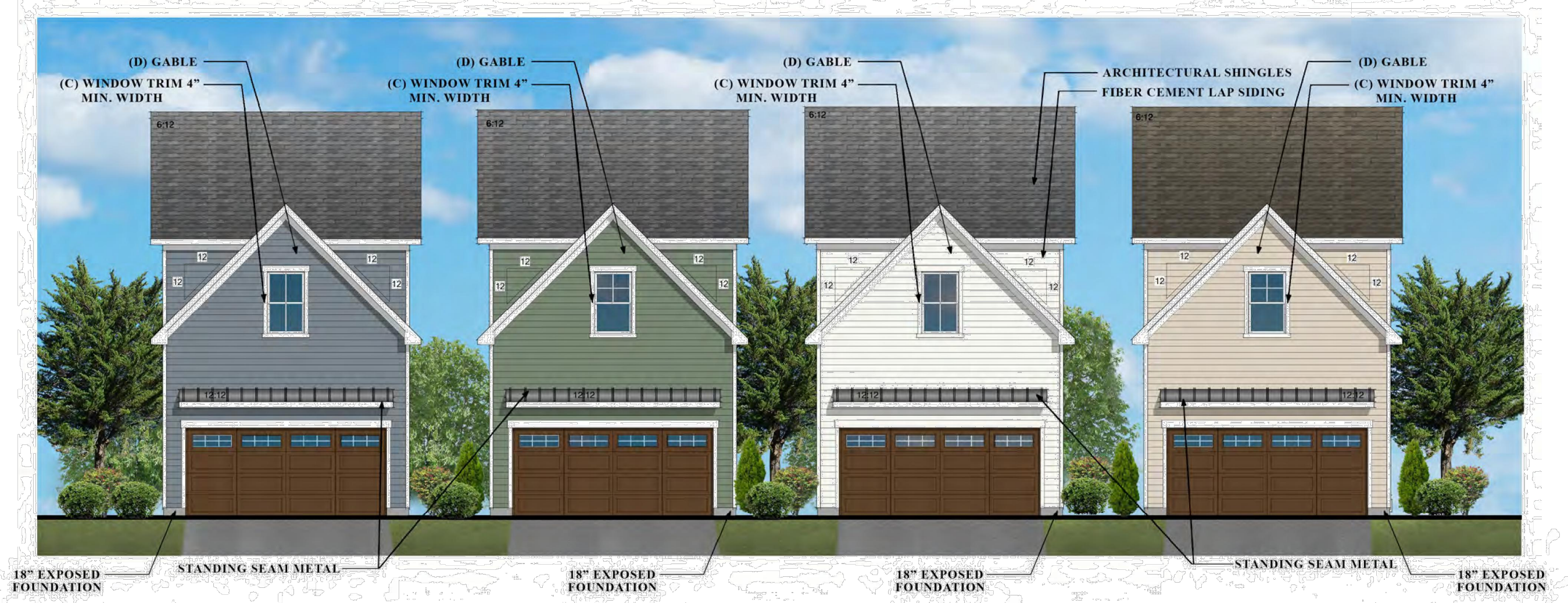
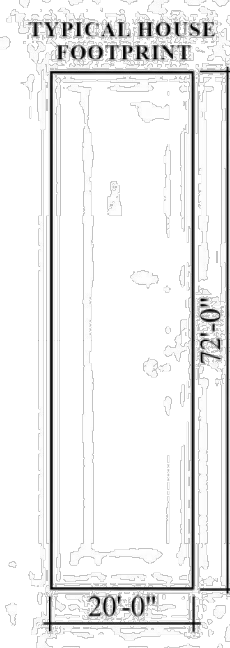
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SUBDIVISION MASTER PLAN
MIX DENSITY NEIGHBORHOOD
FORESTVILLE YARD
ARCHITECTURAL ELEVATIONS I



Rear Load - Front Elevation
26' Lots - Single Family

11.30.2021



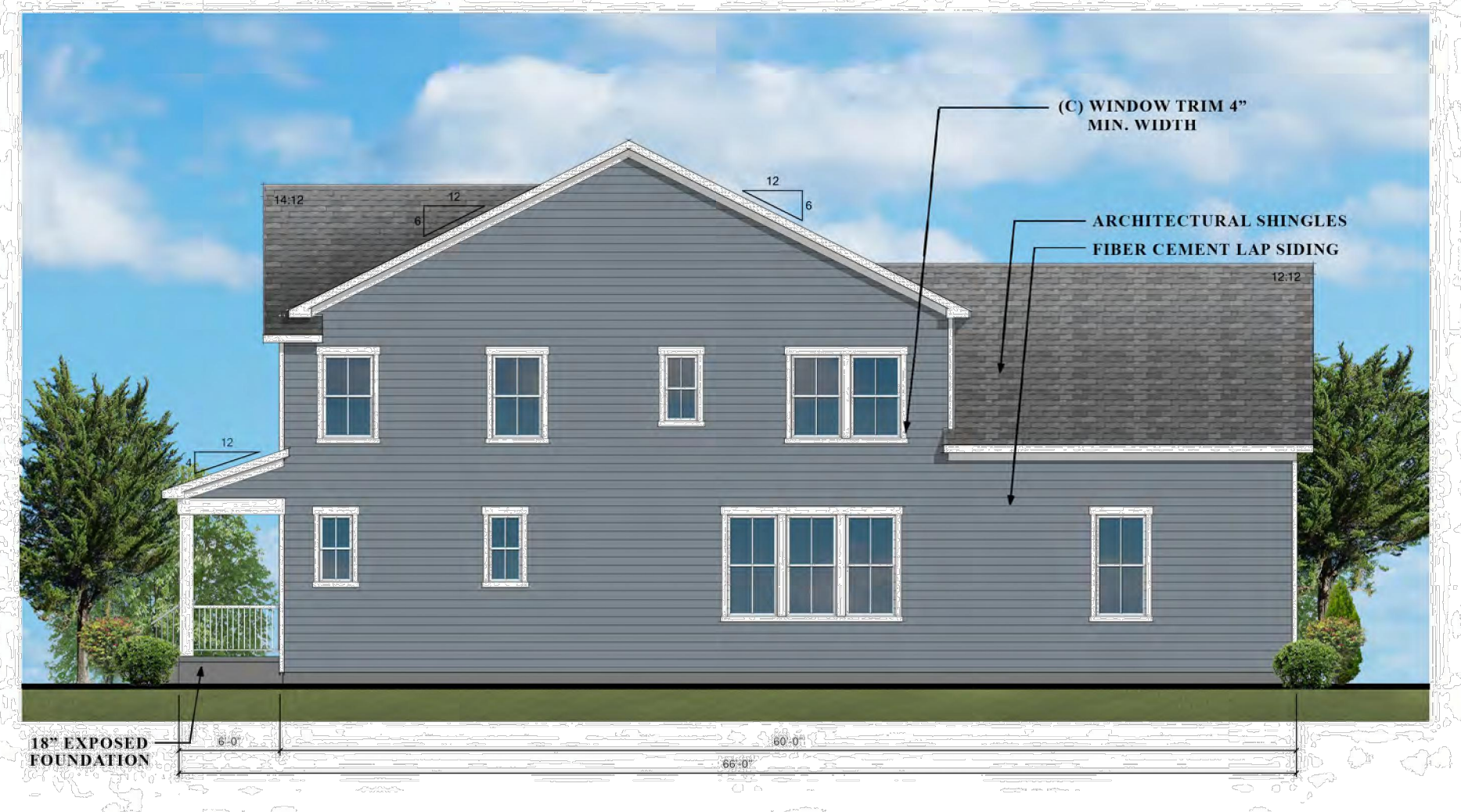
Rear Load - Rear Elevation
26' Lots - Single Family

11.30.2021



Rear Load - Left Elevation
26' Lots - Single Family

11.30.2021



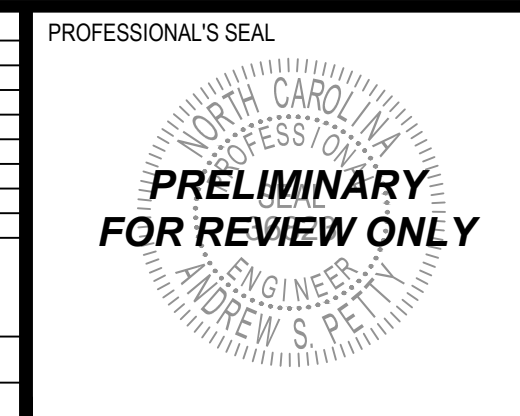
Rear Load - Right Elevation
26' Lots - Single Family

11.30.2021



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SUBDIVISION MASTER PLAN
MIX DENSITY NEIGHBORHOOD
FORESTVILLE YARD
ARCHITECTURAL ELEVATIONS II

TOK PROJECT # ZMA-12-20

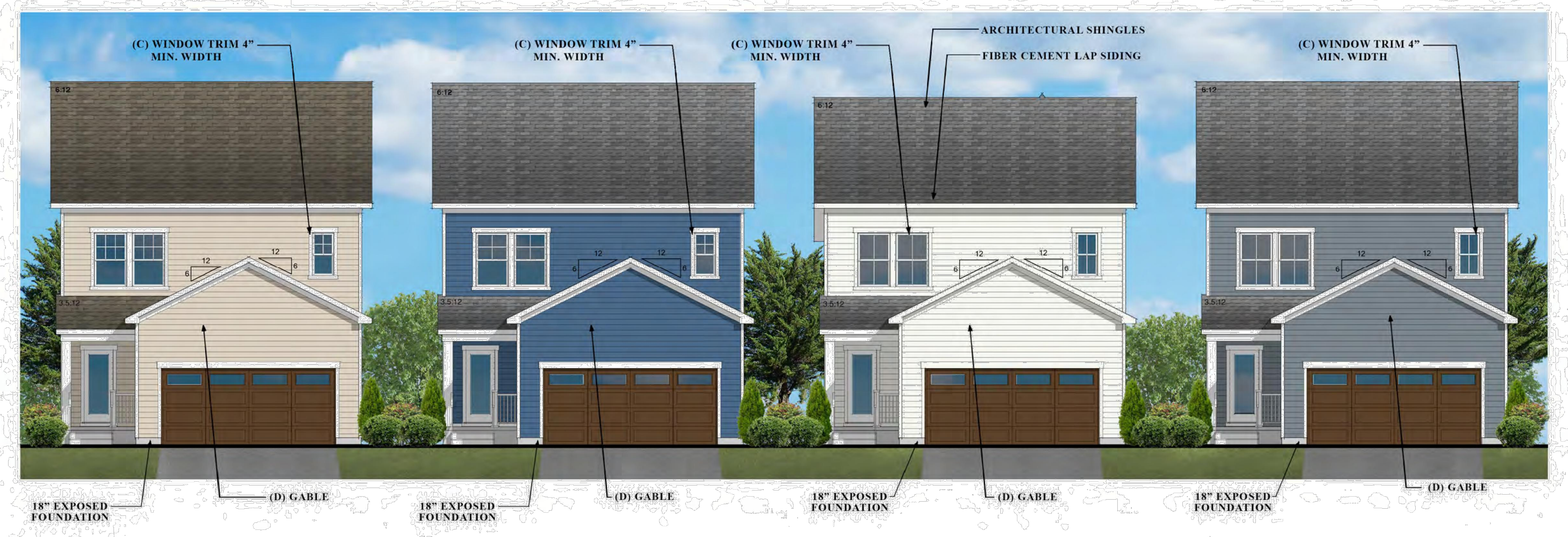
A-1.2



Rear Load - Front Elevation

35' Lots - Single Family

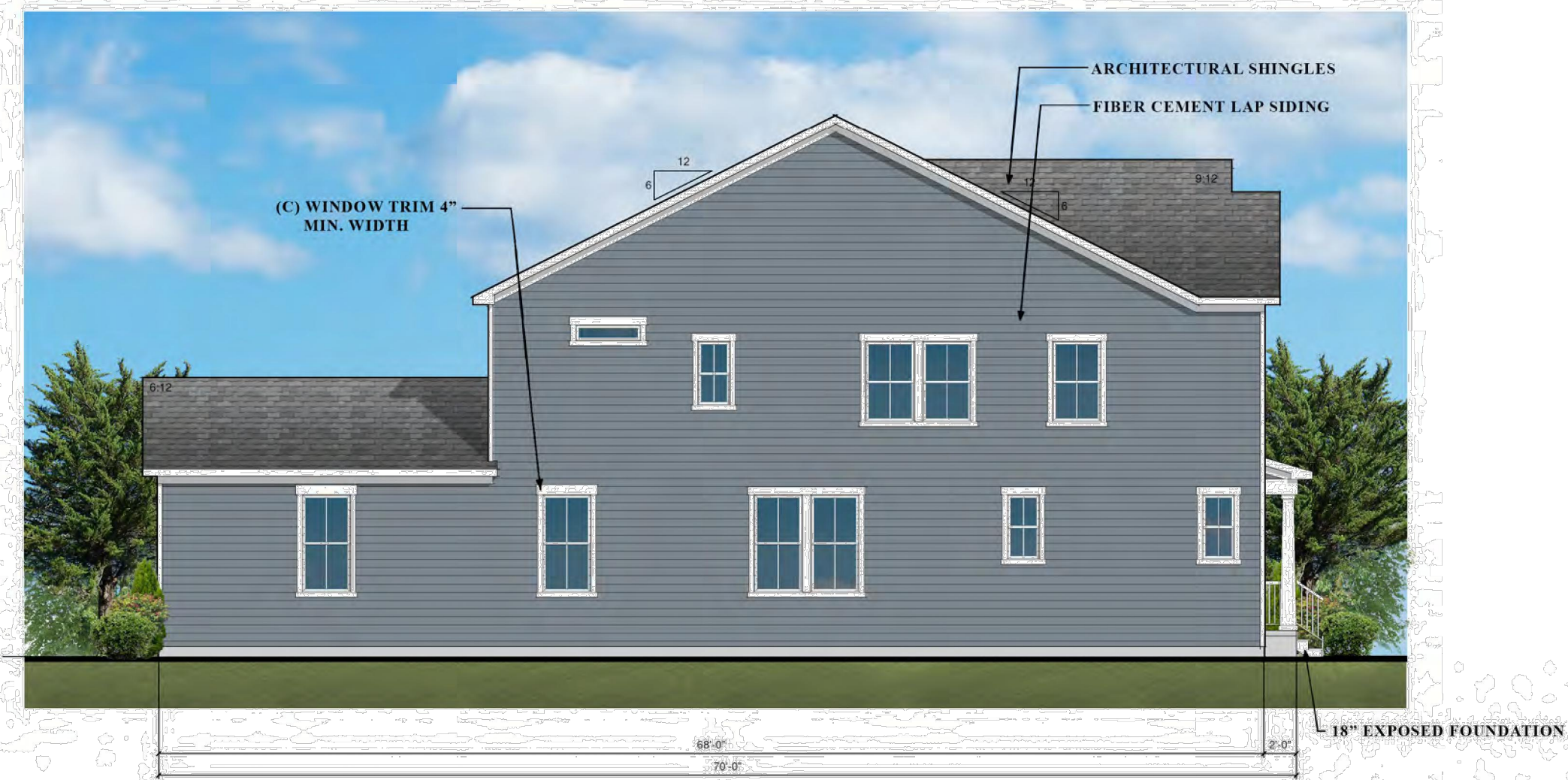
11.30.2021



Rear Load - Rear Elevation

35' Lots - Single Family

11.30.2021



Rear Load - Left Elevation

35' Lots - Single Family

11.30.2021



Rear Load - Right Elevation

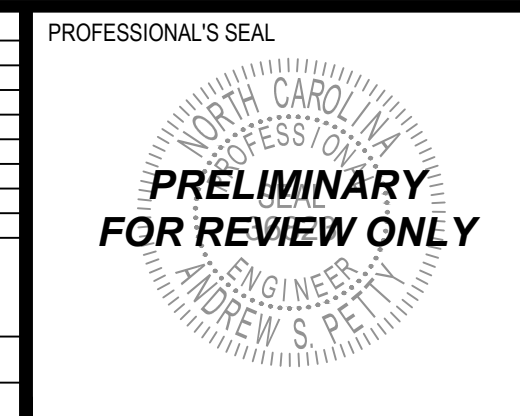
35' Lots - Single Family

11.30.2021



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SUBDIVISION MASTER PLAN
MIX DENSITY NEIGHBORHOOD
FORESTVILLE YARD
ARCHITECTURAL ELEVATIONS III

TOK PROJECT # ZMA-12-20

A-1.3

24' Rear Load Townhomes
Street View



26' Rear Load Single Family
Street View



Foundation landscaping not shown for clarity to illustrate 18" minimum foundation height

35' Rear Load Single Family
Street View



Foundation landscaping not shown for clarity to illustrate 18" minimum foundation height

REVISIONS	
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FILE NO. 2018-022	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

PRELIMINARY FOR REVIEW ONLY

CONSULTANT

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SUBDIVISION MASTER PLAN
MIX DENSITY NEIGHBORHOOD
FORESTVILLE YARD
ARCHITECTURAL ILLUSTRATIVES

TOK PROJECT # ZMA-12-20

A-2.0

Prepared for:

ENVISION HOMES, LLC

4441 Six Forks Road
Suite 106-117
Raleigh, NC 27609

PUD PLAN

Forestville Yard

Residential Mixed Density
Town of Knightdale, North Carolina

February 8, 2022 – Council Document



02/08/2022

Curry
ENGINEERING

Prepared by:

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The Curry Engineering Group, PLLC
PO Box 2018
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TABLE OF CONTENTS

	Page
1.0 Table of Contents	2
2.0 Vicinity Map.....	3
3.0 Project Data.....	4
4.0 Vision Statement	4
5.0 Statement of Consistency: Comprehensive Plan.....	5
6.0 Statement of Consistency: Unified Development Ordinance	6
7.0 Design Guidelines	7
8.0 Architectural Standards	11
9.0 Parking and Loading	13
10.0 Signs.....	13
11.0 Natural Resources and Environment Data	13
12.0 Stormwater Management	13
13.0 Public Facilities	13
14.0 Phasing	13
15.0 Neighborhood Meeting.....	14



2.0 Vicinity Map

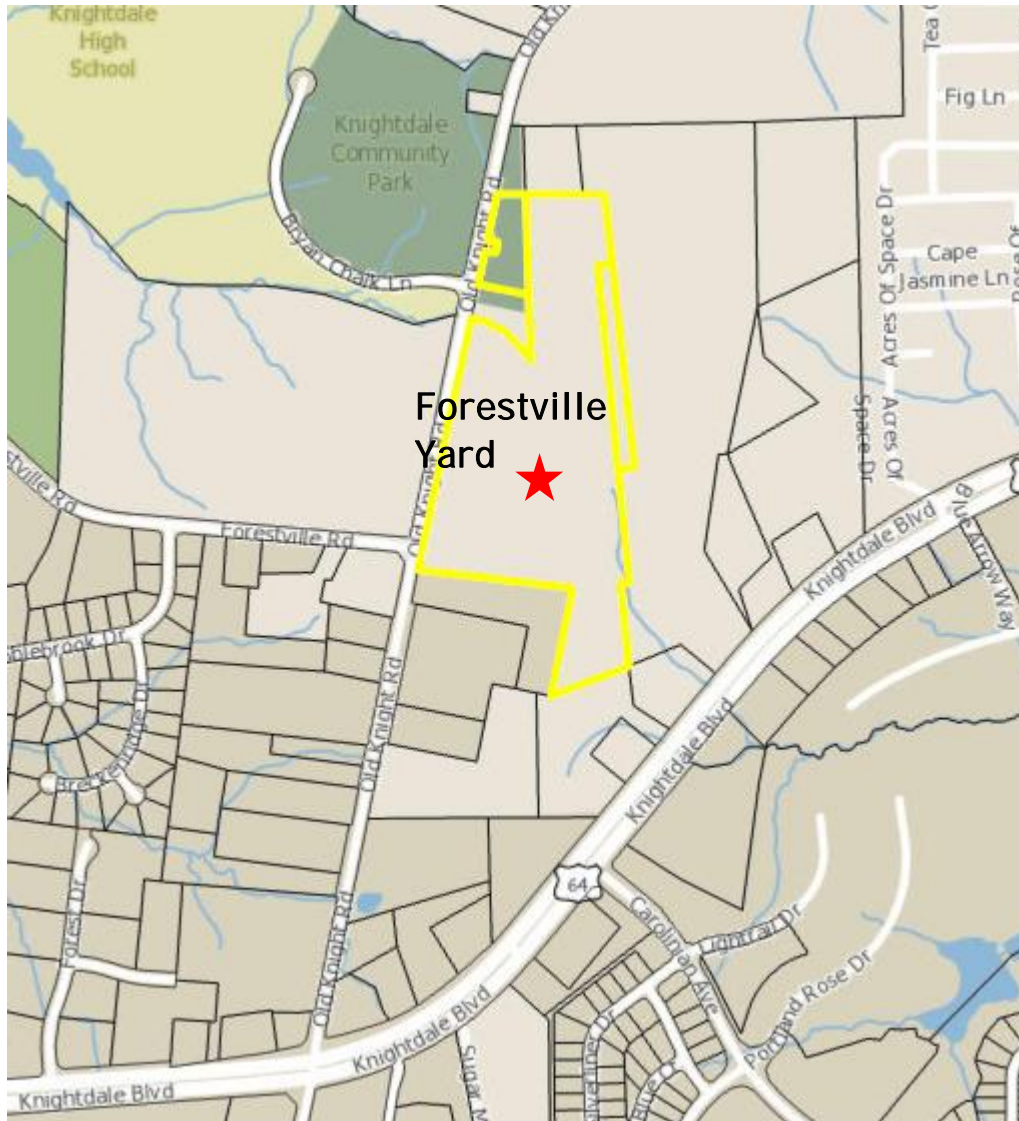


Figure 1 - Vicinity Map – Courtesy of Wake County iMaps 2021

3.0 Project Data

3.1 Project Name: Forestville Yard

3.2 Owner/Developer: Envision Homes, LLC
4441 Six Forks Road, Suite 106-117
Raleigh, NC 27609
(919) 389-7595

3.3 Prepared By: The Curry Engineering Group, PLLC
205 S Fuquay Avenue
Fuquay-Varina, NC 27526
(919) 552-0849

3.4 Designated Single Point of Contact: Andrew Petty, PE
The Curry Engineering Group, PLLC

3.5 Current and Proposed Zoning of the Property:

Current Zoning: Rural Transition (RT)
Proposed Zoning: PUD-RMX

3.6 Current and Proposed Land Uses:

Current: Residential
Proposed: Residential Mixed Density

4.0 Vision Statement

Forestville Yard is a proposed mixed density residential project to be developed under the Town of Knightdale's ordinance as a Planned Unit Development (PUD). The project contains three parcels under contract by Envision Homes, LLC. The project is located along Old Knight Road and adjacent to the Forestville Village development.

The proposal to rezone this property to a residential mixed density planned unit development is in keeping with the town's objectives to create high quality developments that provide amenities to make Knightdale a desirable place to live, work and play. This development will be a pedestrian friendly community with sidewalks along both sides of the internal public streets and plenty of open space areas scattered about the 26 acres. The project will cluster small lots and townhome units near these open areas to create a true community feel. The project will have several amenities to include outdoor games, a community garden, play grounds, pickle ball courts and a club house with four lane lap pool. This development will enhance the value of the surrounding properties by providing quality residential development for the areas as a mixed residential development.

5.0 Statement of Consistency: Comprehensive Plan

The Town of Knightdale spent considerable resources to develop a complete, unified comprehensive plan that would be the guiding document for developments in the town for years to come. The principals of this document revolve around creating high quality, pedestrian friendly, intensely magnetized developments to create an atmosphere that is highly desired and sought after.

Forestville Yard has considered all these principals when designing this development. Consideration has been given to providing an mixture of residential development types throughout the community to enhance the feel of a residential mixed density subdivision. Over 90 percent of the residential units, both single family and town homes are rear loaded products with considerable attention given to the architecture elevations to provide an aesthetic street view. In an effort to help combat the increasing costs of the ever changing housing market, this development is piloting economy townhomes aimed to assist working families and provide them with an opportunity to be in the highly desired areas at an affordable price. These units are designed with the median salaries of the town residents.

There was thoughtful consideration to provide several small open space areas throughout the development to provide ample opportunity that the open space areas are useable. Perimeter buffers are provided along neighboring tracts to provide vegetated transitional yards and a street connection network allows for flexible development options in the future. This development provides a robust street network including the extension of over 800 feet of Forestville Road which is a major thoroughfare collector in the town. In addition to this extension, the development provides four stub streets to adjacent properties to help with interconnectivity and public safety transit.

Forestville Yard will complement the surrounding developments with its walkability, amenities, and varied product types as well as set the stage for future developments that rely on rooftops to entice investing in businesses in the surrounding areas. We believe this development will become a favorite of the town and will be used as a trend setter for future developments.

6.0 Statement of Consistency: Unified Development Ordinance

Forestville Yard will comply with the development standards outlined in the Town of Knightdale's Unified Development Ordinance as well as the Town's standards and specifications for the design and construction of the project. Section 7.0 below summarizes the design guidelines and intent of this development.

7.0 Design Guidelines

The Town of Knightdale UDO allows a mixture of uses in the PUD zoning district and the owners have chosen to further restrict the allowable uses as listed below:

Residential Uses

Single family Detached Homes – all units shall be rear loaded.

26' wide lots – 57 units

35' wide lots – 41 units

Townhome – all units shall be rear loaded

24' wide rear loaded lots – 39 units

Infrastructure

Utilities Class 1 and 2

Recreational Uses

Recreational Facility, Indoor

Recreational Facility, Outdoor

7.1 Maximum Densities

Maximum residential density for the project is 6.0 units per gross acre or a maximum of 160 units. The total gross acreage for the property is 26.60. This development proposes 137 units.

7.2 Proposed Maximum Height of the Buildings and Number of Stories

Single Family Maximum Height – 45'	Single Family Maximum Stories – 3
Townhouses – Maximum Height – 45'	Townhouses Maximum Stories – 3

7.3 Proposed Minimum Building Setbacks

Residential Single Family Detached

Front Yard – 10' Minimum
Side Yard – 20% of lot width (aggregate)
Rear Alley – 20' from alley right of way line
Rear Yard – 20' Minimum

Townhouses

Front Yard – 10' Minimum
Side Yard – N/A
Rear Alley – 20' from alley right of way line
Rear Yard – N/A

7.4 Street Network

Local Streets (Street A & C) – 54’ public right of way, 27’ roadway, curb & gutter, sidewalk both sides,
two way traffic, no parking

Main Street (Street B) – 64’ public right of way, 37’ roadway, curb & gutter, sidewalk both sides,
two way traffic, parking both sides

Avenue Section (Bryan Chalk Lane) – 74’ public right of way, 47’ roadway, curb & gutter,
sidewalk both sides, two way traffic, bike lanes both sides, no parking

Urban Avenue Section (Forestville Road & Old Knight Road) – 90’ public right of way, 63’
roadway, curb & gutter, sidewalk both sides, two way traffic, bike lanes both sides, no parking

Private Alleys (No Fire Access) – 20’ private right of way, 16’ roadway with 18” ribbon curb

Private Alleys (Fire Access) – 20’ private right of way, 20’ roadway with 18” ribbon

All streets shall be consistent with the Town of Knightdale’s standards and specifications for roadway standards.

7.5 Open Space Summary

Per the Town of Knightdale’s UDO, Forestville Yard is required to provide a total of 2.87 acres to be designated as open space with 1.43 acres as active open space. Forestville Yard is proposing a total of 4.92 acres of open space with 2.14 acres as active open space. The remaining areas will be passive open space.

7.6 Tree Coverage

In addition to open space areas, the Town of Knightdale’s UDO requires a minimum area of tree coverage. Per this UDO, Forestville Yard is required to provide a total of 2.66 acres of tree coverage. Forestville Yard is proposing to provide 2.75 acres.

7.7 Perimeter Buffers

The master plans show buffers around the site to provide visual breaks between uses and public roads. We are proposing a 20’ Type B buffer along Forestville Road that abuts the development portions of the property. Other buffers that abut residential zoned property are shown to be a 20’ Type B buffer.

No buffer shall be required along residential streets or collector streets. However, street trees shall be provided along all streets.

No buffer shall be provided in utility or storm drainage easements.

Any disturbed areas of a buffer area shall be replanted to meet the standards of a Type B buffer as shown on the landscape plans.

7.7 Enhanced Landscaping & Open Space

Open space areas within the Forestville Yard community shall be developed to provide both a visual and functional approach to useable areas. The open space areas have been enhanced with additional landscaping, pedestrian style lighting, outdoor commercial games and outdoor seating areas. The goal for this development is to make the open space areas extensions of back yards that are open to the community to be used for gathering areas. These areas are designed and placed throughout the community to provide an inviting space that promotes fellowship and an active lifestyle. Each open space area within Forestville Yard shall provide at least one amenity such as but not limited to:

- Playground with IPEMA certified equipment
- Pickle ball courts
- Outdoor, commercial grade games such as foosball table, corn hole or table tennis.
- Community garden
- Dog waste stations
- Benches
- Picnic tables
- Gazebo
- Walking trail
- Outdoor exercise equipment
- Outdoor library book box

Near the entrance of the neighborhood there will be a resort style pool with plenty of shade and pool deck to entice residents to spend their Saturday at home. Outside of the pool area will be a playground for small children and benches for the adults. The goal for this area is to create an inviting space that is both fun and functional.

Across Forestville Road away from the quietness of the neighborhood, there will be a fenced in community pickleball courts. Pickleball has become a very popular activity for people of all ages. Many municipalities have begun converting tennis courts in their town parks to pickleball courts and this is an amenity will allow these residents to enjoy the game without getting in their vehicle to drive somewhere. This is a unique amenity that not many neighborhoods are equipped with.

The central open space area located in the courtyard of the townhomes is aimed to provide community space for the neighborhood. East of Street B will be a community garden that allows residents to use the area for growing fruits, vegetables and herbs that can be shared with other residents. Adjacent to that garden will be a gathering space with ample seating for celebrations and outdoor cooking. A large, open multi-purpose field will occupy the open area west of Street B. This space will allow for residents to play soccer, throw a baseball or fly a kite. This will also serve as a gathering space for neighborhood food truck rodeos.

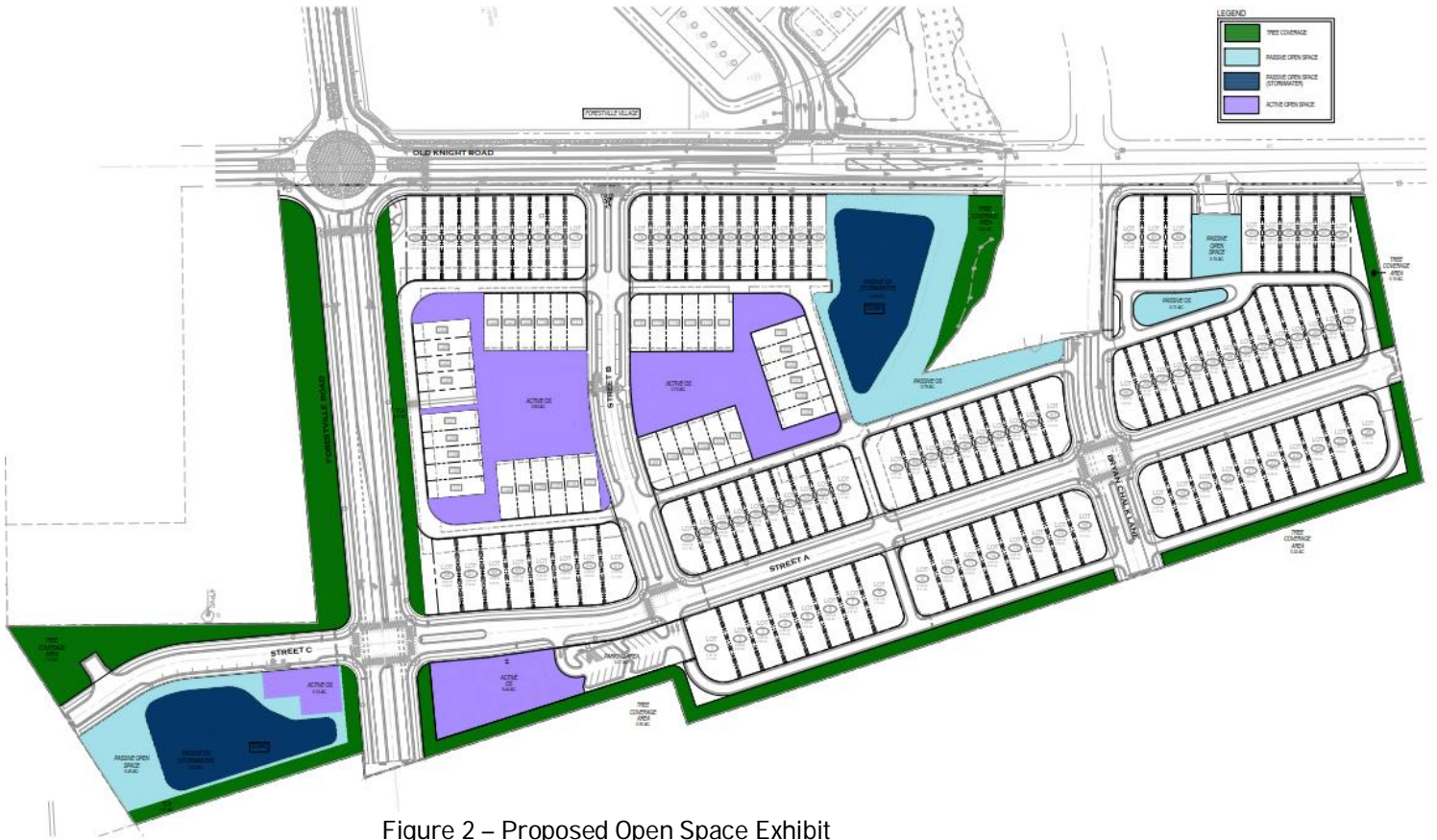


Figure 2 – Proposed Open Space Exhibit

7.8 Design Exceptions

Forestville Yard aims to comply with all of the Town of Knightdale's UDO requirements however the following are deviations requested to ensure the neighborhood is a successful functioning community.

- Minimum 35' driveway length for single family homes in residential zoning districts. Since all single family homes in Forestville Yard are rear loaded, the project requests that the minimum driveway length be 20' as measured from the rear alley right of way line to the face of the garage.
- Minimum lot width for single family is 30'. Forestville Yard requests a minimum single family lot width of 26'.

7.9 Additional Committed Elements

Forestville Yard is committed to providing a development that the Town of Knightdale can use a template for success. As such the following is a committed condition to ensure the neighborhood is a successful, well maintained community.

- The private, recorded legal documents governing the subdivision shall obligate the homeowners association to maintain the landscaping on all lots.

8.0 Architectural Standards

8.1 Single Family Detached, Rear Loaded - Residential Standards

1. All single family homes shall have a minimum 1,800 square feet of heated gross floor area.
2. All single family homes shall have a 2-car garage.
3. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
4. All homes shall have a minimum foundation height of 18". Foundation shall contain 18 inches of brick/stone veneer on all sides.
5. All homes shall have 30-year architectural shingles.
6. Covered rear entries with direct home access on lots greater than 30'.
7. Full porches per elevation including metal roofs, decorative gable vents, and custom bracketry.
8. Garage doors must contain windows, decorative details, or carriage-style adornments.
9. Multiple design window grill patterns and columns for diversity and individual appeal
10. Exterior adornments including four-sided wrapped windows, columns, stone, board/batten, and metal roofs.
11. 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 complimenting the siding color.
12. The visible side of a home on a corner lot facing the public street shall contain at least 2 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

13. All homes shall have windows with decorative trim on all sides of the home.

14. Front porches, when provided, shall be at least six-feet (6') deep and 50% of the front façade.

15. Eaves shall project between 8-12 inches from the wall of the structure.

8.2 Townhome, Rear Loaded – Residential Standards

1. All townhome units shall be raised from the finished grade a minimum of 12" and shall have stem wall or raised slab foundations that shall be covered on all sides with brick or stone. Areas under porches may be enclosed with lattice (vinyl or painted wood).
2. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
3. Raised covered front entries with stained craftsman door and large glass.
4. Exterior adornments including four-sided wrapped windows, columns, stone, and metal roofs.
5. Minimum 6:12 roof pitches with architectural shingles and dormers per elevation
6. Garage doors must contain windows, decorative details, or carriage-style adornments.
7. Design Criteria such as, but not limited to, the following elements:
 - 16" Offsets Between Townhomes
 - 6' deep covered porches & 30% of the front façade
 - Trim around Windows and Doors
 - Two or More Building Materials per Townhome
 - Decorative Brick/Stone
 - Decorative Shake
 - Decorative Brackets and Columns
 - Decorative Gable and Dormer Roofs with 12" Soffit

9.0 Parking and Loading

Parking and loading requirements for the residential areas shall conform to the parking standards listed in the Town of Knightdale UDO Chapter 10.

10.0 Signs

Signage for this project will comply with UDO Chapter 12. The developer shall submit a master sign plan that shows signage locations and details of signage patterns throughout the development.

11.0 Natural Resource and Environmental Data

- 11.1 This project drains to Beaverdam Creek and Marks Creek which are located in the Neuse River Basin. Per environmental investigation conducted by Mitchell Environmental Group, there are not jurisdictional streams or areas of wetlands on the project site. A small linear wetland is located near Old Knight Road near Knightdale High School.

12.0 Stormwater Management

Forestville Yard will meet all applicable requirements and standards as described in Chapter 6 of the Knightdale UDO. This project will meet all stormwater reduction requirements including limiting the post-development stormwater flows to not exceed the pre-development stormwater runoff for the 1 year and 10 year storm events. This project will commit to providing attenuation for the 2 year and 25 year storms as well.

The project will use approved devices to control the stormwater sediment runoff. These devices may include wet detention basins, constructed wetlands, bioretention areas, sand filters or any other approved stormwater control measure. Stormwater control devices shall be landscaped and constructed to be an amenity to the development and shall blend into the surroundings such that they can be used for water allocation points.

13.0 Public Facilities

All internal public streets will have sidewalks on both sides of the street. Roadway improvements will be required along Old Knight Road and these improvements will be coordinated with the Town of Knightdale and NCDOT. The roadway widening along Wimberly Road shall be based on the Town's thoroughfare plan. Additionally the project will extend Forestville Road to the limits of the parent property.

14.0 Phasing

The project shall be developed in multiple phases and construction would likely start in 2022. A detailed map of the proposed phasing is illustrated in the Master Plans.

15.0 Neighborhood Meeting

Notifications were sent out via the USPS on July 7 for a virtual neighborhood meeting on July 20, 2021. We started the zoom call right at 5 PM on 7/21 with representatives from Curry Engineering, Envision Homes, the Town of Knightdale and the property owner. At 5:19 another resident logged on and we asked (town included) if they preferred for us to go through the presentation or if they had specific questions. After getting no reply either verbally or written, we were going to begin the presentation and the resident logged off. The Town called the meeting shortly after that when there were no more attendees.

END OF REPORT