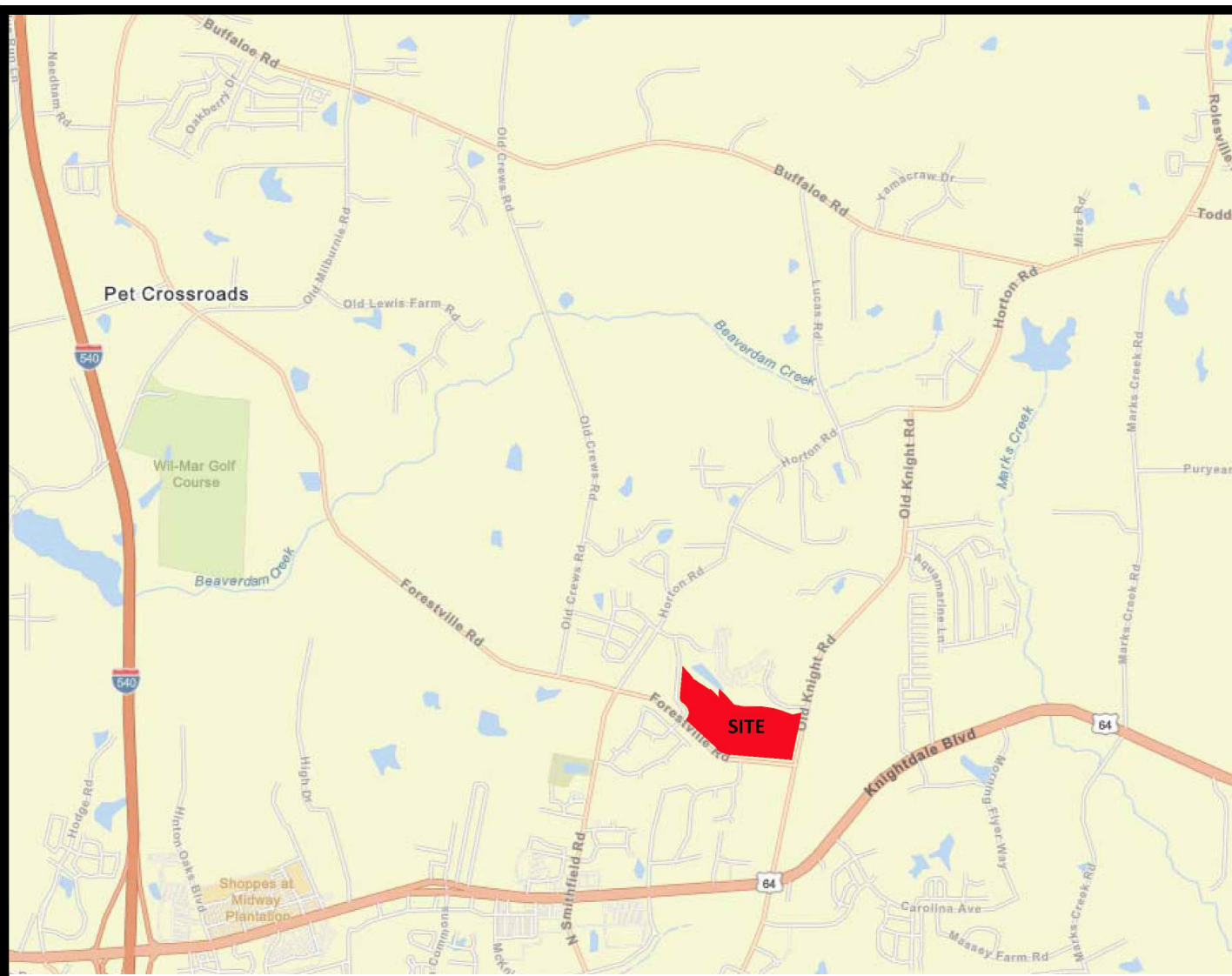


FORESTVILLE VILLAGE

PUD Master Plan

LOCATED IN
KNIGHTDALE, NORTH CAROLINA



VICINITY MAP SCALE: 1" = 1,000'

INDEX OF SHEETS		
SHEET NO.	SHEET NAME	ORIGINAL DATE
C0.0	COVER SHEET	02/22/2021
C1.0	BOUNDARY SURVEY	02/22/2021
C1.1	EXISTING CONDITIONS/ ENVIRONMENTAL SURVEY	02/22/2021
C2.0	ILLUSTRATIVE MASTER PLAN	02/22/2021
C2.1	SITE PLAN	02/22/2021
C2.2	PHASING PLAN	02/22/2021
C3.0	TRANSPORTATION PLAN	02/22/2021
C3.1	SIGNAGE PLAN	02/22/2021
C4.0	UTILITY PLAN	02/22/2021
C5.0	STORMWATER MANAGEMENT	02/22/2021
C6.0	OPEN SPACE PLAN	02/22/2021
L1.0	LANDSCAPE AND LIGHTING PLAN	02/22/2021
L1.1	LANDSCAPE AND LIGHTING DETAILS	02/22/2021
EX-1	FORESTVILLE VILLAGE ENTRY MONUMENT EXHIBITS	02/22/2021
EX-2	FORESTVILLE VILLAGE OPEN SPACE EXHIBITS	02/22/2021

SITE DATA FOR FORESTVILLE VILLAGE

TAX PARCEL ID:	1754585927, 1754492629
LOCATION:	KNIGHTDALE, NORTH CAROLINA
TOTAL SITE AREA:	+/- 50.64 ACRES (PER SURVEY)
LESS ROW DEDICATION (PROPOSED):	+/- 1.11 ACRES
TOTAL DEVELOPABLE PARCELS:	+/- 49.53 ACRES
PROPOSED RESIDENTIAL PARCEL:	+/- 46.30 ACRES
OUT PARCEL:	+/- 3.23 ACRES

ZONING:	EXISTING: RT PROPOSED: PUD - NMX
WATERSHED:	NEUSE RIVER BASIN
FLOODPLAIN:	NO FLOODPLAIN IS LOCATED ON-SITE
TOTAL PROPOSED LOTS:	280 LOTS/UNITS MAX.
SINGLE FAMILY:	80-100 LOTS
TOWNHOMES:	190 UNITS MAX.
POTENTIAL DENSITY:	+/- 6.05 DU/AC (280 / 46.3)

PARKING REQUIREMENTS:	REQUIRED: 1 SPACE PER BEDROOM, 2 MAXIMUM PROVIDED: 2-CAR GARAGE WITH 2-CAR DRIVEWAY
TOWNHOMES:	REQUIRED: 1 SPACE PER BEDROOM, 2 MAXIMUM PROVIDED: *40% (+/- 72 UNITS) - 1-CAR GARAGE WITH 1-CAR DRIVEWAY *80% (+/- 108 UNITS) - 2-CAR GARAGE WITH 2-CAR DRIVEWAY
ON-STREET PARKING PROVIDED:	* CALCULATION IS BASED ON MAXIMUM 100 SINGLE FAMILY LOTS AND 190 TOWNHOME UNITS
INTERNAL STREETS:	74 SPACES PROVIDED

ENGINEERING FIRM:	ESP ASSOCIATES, INC. 2200 GATEWAY CENTRE BLVD, SUITE 216 MORRISVILLE, NC 27560 PHONE: (919) 678-1070 MOBILE: (919) 576-5454 CONTACT: SALMAN MOAZZAM, PE
--------------------------	--

DEVELOPER:	JPM SOUTH DEVELOPMENT 7208 FALLS OF NEUSE RD, STE 101 PHONE: (919) 218-8878 CONTACT: BRAD WHITEHURST
-------------------	---

TRAFFIC ENGINEER:	RAMEY KEMP & ASSOCIATES 5808 FARINGDON PLACE, STE. 100 RALEIGH, NC 27609 PHONE: (919) 872-5115
--------------------------	---

REVIEW AGENCY:	TOWN OF KNIGHTDALE, NC 950 STEEPLE SQUARE COURT KNIGHTDALE, NC 27545 PHONE: (919) 217-2400
-----------------------	---

RECREATIONAL OPEN SPACE:	REQUIRED: 4.78 ACRES MAX.	PROPOSED: 15.85 ACRES
TOTAL OPEN SPACE:	ACTIVE OPEN SPACE*: 2.39 ACRES	PASSIVE OPEN SPACE: 2.39 ACRES
	* A MINIMUM OF 50% OF TOTAL REQUIRED OPEN SPACE SHALL BE ACTIVE	

DENSITY:	280 UNITS / 46.3 AC	= 6.05 DU/AC MAX.
BEDROOMS:	SINGLE-FAMILY: 100 UNITS x 3.5**	= 350 BEDROOMS MAX.
	TOWNHOMES: 190 UNITS x 2.5**	= 475 BEDROOMS
	** (PER UDO SECTION 7.3C)	
PROXIMITY ZONE OF 1/4 MILE (WITH DENSITY BETWEEN 2-6 DU/AC) = 260***	***RECREATION OPEN SPACE DEDICATION MATRIX (KNIGHTDALE UDO, SECTION 7.3)	
	NUMBER OF BEDROOMS x 260 = REQUIRED OPEN SPACE (SF)	
	800 BEDROOMS x 260 = 208,000 SF / 4.78 AC MAX	
REQUIRED OPEN SPACE = 4.78 AC MAX	REQUIRED ACTIVE OPEN SPACE (50% OF 4.78 AC) = 2.39 ACRES MAX.	

TREE SAVE:	REQUIRED: 4.63 AC	PROVIDED: 4.63 AC MIN.
LINK / NODE RATIO:	16 LINKS / 10 NODES = 1.6 (SEE INSET EXHIBIT ON SHEET 2.2)	

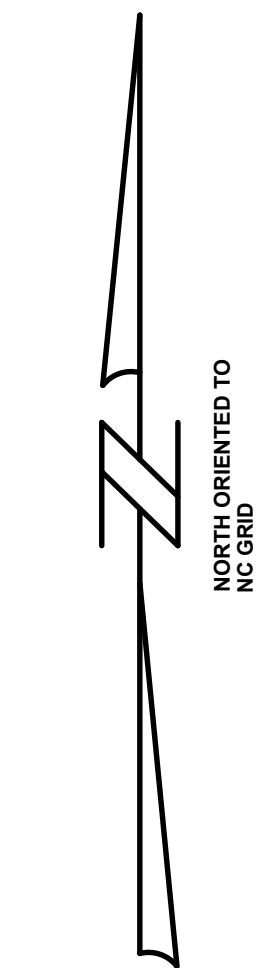
TYPICAL LOT SETBACKS:	SINGLE FAMILY LOT	TOWNHOME UNIT
FRONT:	10' MIN	25' MAX, 15' MIN, FACING FORESTVILLE ROAD
SIDE:	20% OF LOT WIDTH	10' MIN. BETWEEN BUILDING (5' MIN. END UNITS)
REAR:	20' MIN.	15' MIN.
	(FROM CL OF ALLEY)	

PROPERTY OWNERS	PARCEL 1:	1754492629	15.473 ACRES
	OWNER:	KNIGHTDALE, TOWN OF	
	ADDRESS:	950 STEEPLE SQUARE CT. KNIGHTDALE, NC 27545-7655	
	PHONE:	(919) 217-2200	

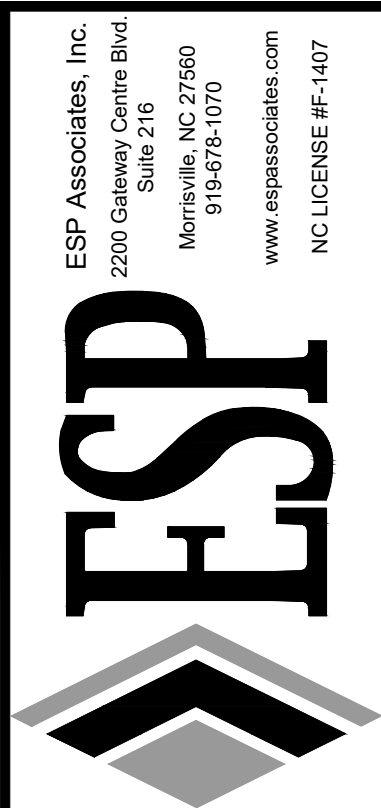
PARCEL 2:	PIN:	1754585927	35.162 ACRES
	OWNER:	SUGGS, JANE P., BEASLEY, EVE C.	
	ADDRESS:	1507 TRAILWOOD DR RALEIGH, NC 27606-3720	



N.T.S.



THIS SET IS CURRENT THROUGH SHEET DATE 02/22/2021



**PRELIMINARY
NOT FOR
CONSTRUCTION**

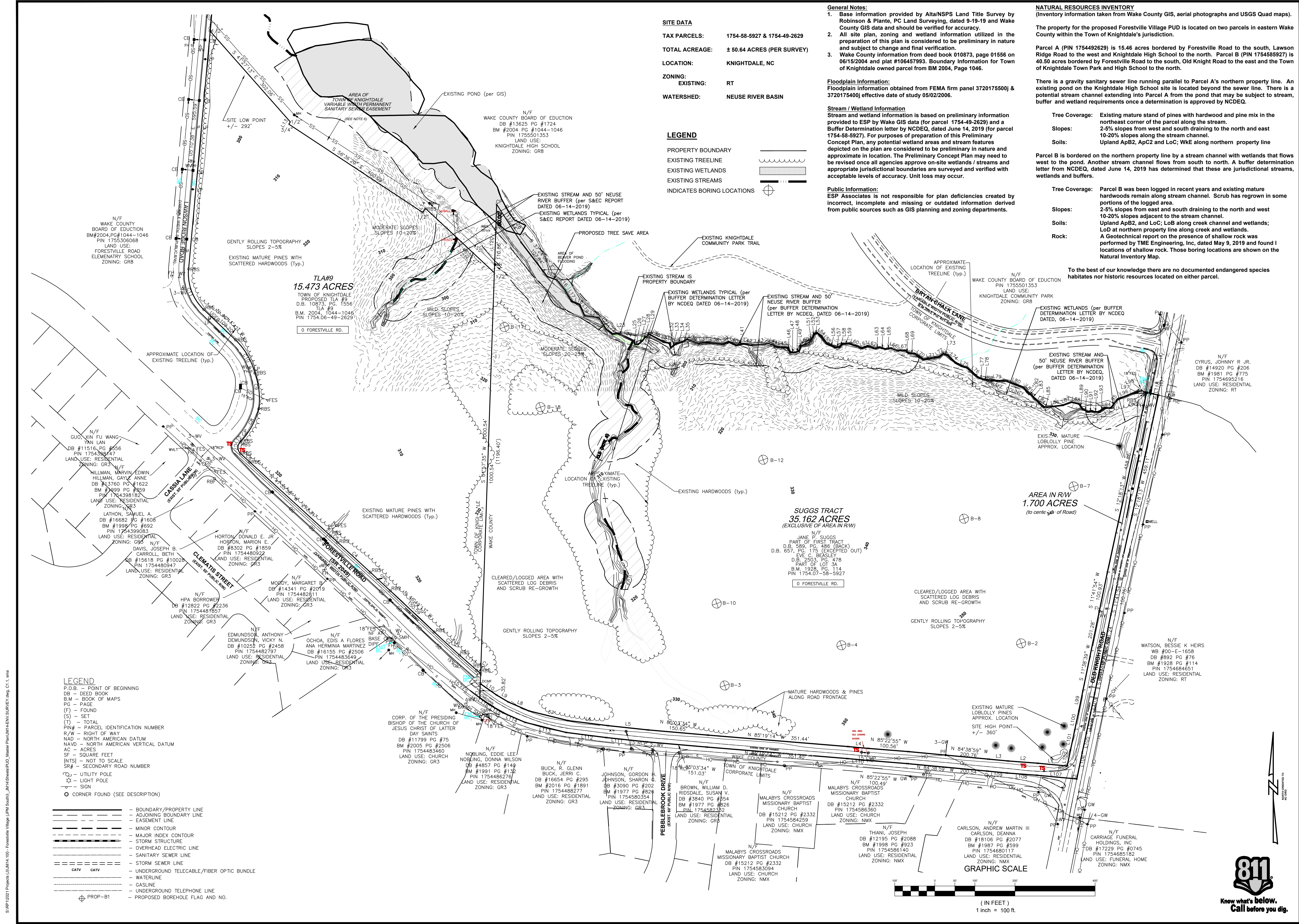
NO.	DATE	REVISION	BY

COVER SHEET
FORESTVILLE VILLAGE
KNIGHTDALE, NC
JPM SOUTH

PROJECT INFORMATION	
PROJECT MANAGER:	AA
DESIGNED BY:	ER
DRAWN BY:	ER/SM
PROJECT NUMBER:	JM14.100
ORIGINAL DATE:	FEB 22 2021
SHEET:	C0.0



S:\RP\1021 Projects\JM14.100 - Forestville Village (JPM South)_M14\Sheets\PUD_Master Plan\M14.C0 COVER.rvt, C0.0.dwg



SITE DATA

TAX PARCELS: 1754-58-5927 & 1754-49-2629

TOTAL ACREAGE: ± 50.64 ACRES (PER SURVEY)

LOCATION: KNIGHTDALE, NC

ZONING: EXISTING: RT

WATERSHED: NEUSE RIVER BASIN

LEGEND

PROPERTY BOUNDARY

EXISTING TREELINE

EXISTING WETLANDS

EXISTING STREAMS

INDICATES BORING LOCATIONS

General Notes:

- Base information provided by Alta/NSPS Land Title Survey by Robinson & Plante, PC Land Surveying, dated 9-19-19 and Wake County GIS data and should be verified for accuracy.
- All site plan, zoning and wetland information utilized in the preparation of this plan is considered to be preliminary in nature and subject to change and final verification.
- Wake County information from deed book 010873, page 01556 on 06/15/2004 and plat #106457993. Boundary Information for Town of Knightdale owned parcel from BM 2004, Page 1046.

Floodplain Information:

Floodplain information obtained from FEMA firm panel 3720175500J & 3720175400J effective date of study 05/02/2006.

Stream / Wetland Information

Stream and wetland information is based on preliminary information provided to ESP by Wake GIS data (for parcel 1754-49-2629) and a Buffer Determination letter by NCEDEQ, dated June 14, 2019 (for parcel 1754-58-5927). For purposes of preparation of this Preliminary Concept Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Preliminary Concept Plan may need to be revised once all agencies approve on-site wetlands / streams and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy. Unit loss may occur.

Public Information:

ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete and missing or outdated information derived from public sources such as GIS planning and zoning departments.

NATURAL RESOURCES INVENTORY

(Inventory information taken from Wake County GIS, aerial photographs and USGS Quad maps).

The property for the proposed Forestville Village PUD is located on two parcels in eastern Wake County within the Town of Knightdale's jurisdiction.

Parcel A (PIN 1754492629) is 15.46 acres bordered by Forestville Road to the south, Lawson Ridge Road to the west and Knightdale High School to the north. Parcel B (PIN 1754585927) is 40.50 acres bordered by Forestville Road to the south, Old Knight Road to the east and the Town of Knightdale Town Park and High School to the north.

There is a gravity sanitary sewer line running parallel to Parcel A's northern property line. An existing pond on the Knightdale High School site is located beyond the sewer line. There is a potential stream channel extending into Parcel A from the pond that may be subject to stream, buffer and wetland requirements once a determination is approved by NCDEQ.

Tree Coverage: Existing mature stand of pines with hardwood and pine mix in the northeast corner of the parcel along the stream.

Slopes: 2-5% slopes from west and south draining to the north and east 10-20% slopes along the stream channel.

Soils: Upland ApB2, ApC2 and LoC; WKE along northern property line

Parcel B is bordered on the northern property line by a stream channel with wetlands that flows west to the pond. Another stream channel flows from south to north. A buffer determination letter from NCDEQ, dated June 14, 2019 has determined that these are jurisdictional streams, wetlands and buffers.

Tree Coverage: Parcel B was been logged in recent years and existing mature hardwoods remain along stream channel. Scrub has regrown in some portions of the logged area.

Slopes: 2-5% slopes from east and south draining to the north and west 10-20% slopes adjacent to the stream channel.

Soils: Upland ApB2, and LoC; LoB along creek channel and wetlands; LoD at northern property line along creek and wetlands.

Rock: A Geotechnical report on the presence of shallow rock was performed by TME Engineering, Inc, dated May 9, 2019 and found 1 locations of shallow rock. Those boring locations are shown on the Natural Inventory Map.

To the best of our knowledge there are no documented endangered species habitats nor historic resources located on either parcel.

LEGEND

P.O.B. - POINT OF BEGINNING

DB - DEED BOOK

B.M. - BOOK OF MAPS

PG - PAGE

(F) - FOUND

(S) - SET

(T) - TOTAL

PIN# - PARCEL IDENTIFICATION NUMBER

R/W - RIGHT OF WAY

NAD - NORTH AMERICAN DATUM

NAVD - NORTH AMERICAN VERTICAL DATUM

AC - ACRES

SF - SQUARE FEET

[NTS] - NOT TO SCALE

SR# - SECONDARY ROAD NUMBER

CU - UTILITY POLE

CP - LIGHT POLE

○ - SIGN

○ - CORNER FOUND (SEE DESCRIPTION)

--- BOUNDARY/PROPERTY LINE

--- ADJOINING BOUNDARY LINE

--- EASEMENT LINE

--- MINOR CONTOUR

--- MAJOR INDEX CONTOUR

--- STORM STRUCTURE

--- OVERHEAD ELECTRIC LINE

--- SANITARY SEWER LINE

--- STORM SEWER LINE

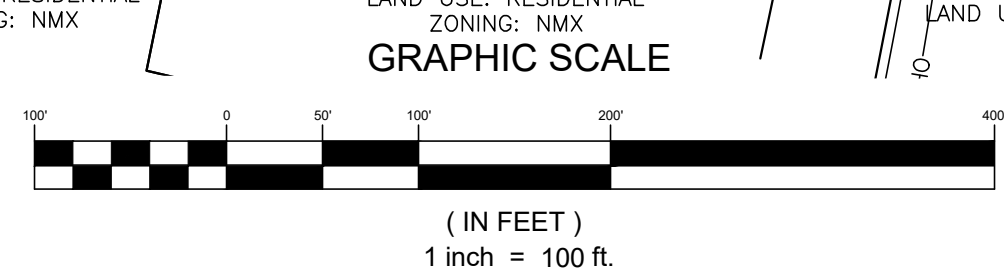
--- UNDERGROUND TELEPHONE/FIBER OPTIC BUNDLE

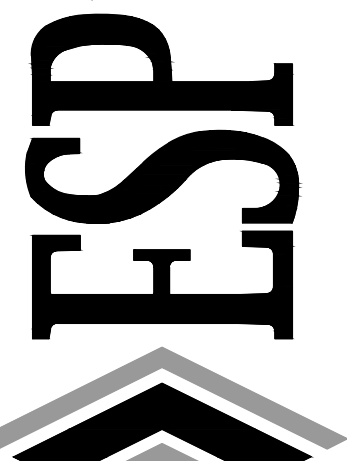
--- WATERLINE

--- GASLINE

--- UNDERGROUND TELEPHONE LINE

--- PROPOSED BOREHOLE FLAG AND NO.





PRELIMINARY ENVIRONMENTAL SURVEY

NOT FOR CONSTRUCTION

NO.	DATE	REVISION

EXISTING CONDITIONS / ENVIRONMENTAL SURVEY

FORESTVILLE VILLAGE

KNIGHTDALE, NC

JPM SOUTH

PROJECT INFORMATION	
PROJECT MANAGER:	AA
DESIGNED BY:	ER/SM
DRAWN BY:	ER/SM
PROJECT NUMBER:	JM14.100
ORIGINAL DATE:	FEB 22 2021
SHEET:	C1.1



Site Data

Single Family Lots: 80-100 Lots
 Townhomes: 190 Units Max.
 Total: 280 Lots/Units Max.

Density: +/- 6.05 DU/AC (280 / 46.3)

Parking:

Single Family
 Required: 1 space per bedroom, 2 Max.
 Proposed: 2-car garage & 2-car driveway

Townhome:
 Required: 1 space per bedroom, 2 Max.
 Proposed: * 40% (+/- 72 units) - 1-car garage & 1-car driveway
 * 60% (+/- 108 units) - 2-car garage & 2-car driveway
 * Calculation is based on maximum 100 single family lots and 180 townhome units.

Internal On-Street Parking Provided: 74 Spaces
 Amenity Site: +/- 30 Space Proposed

LEGEND

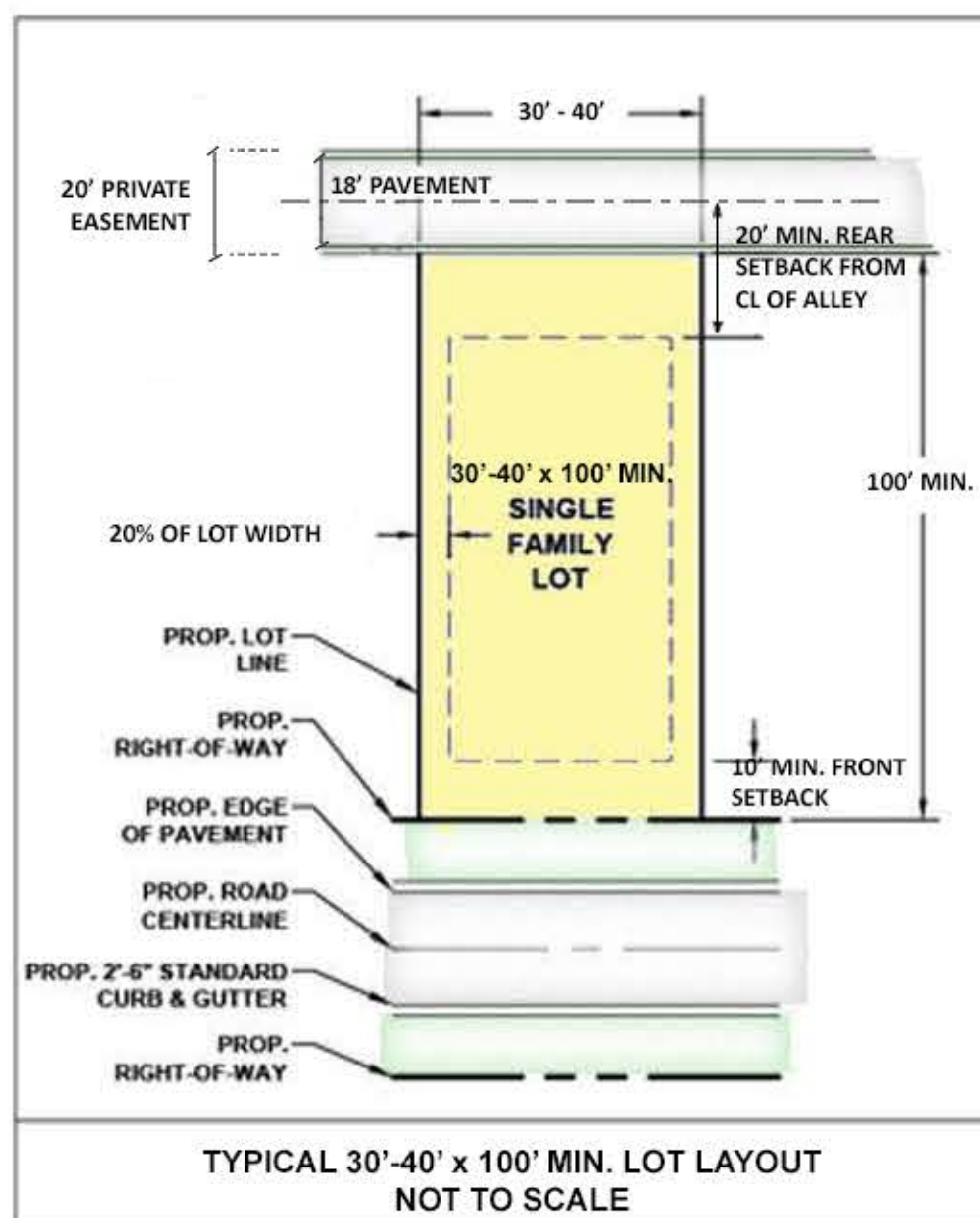
- | | |
|-------------------|-----------------------------|
| RESIDENTIAL | PROPOSED STREETS |
| SINGLE FAMILY LOT | PROPOSED SIDEWALKS |
| TOWNHOMES | EXISTING POND |
| OPEN SPACE | EXISTING TREES |
| ACTIVE | STORMWATER CONTROL MEASURES |
| PASSIVE | |

- NOTES:**
- HOA SHALL MAINTAIN ALL AREAS OF COMMON OPEN SPACE INCLUDING LANDSCAPE MEDIANS AT ENTRANCES.
 - * ALL SQUARE FOOTAGES AND ACREAGE SHOWN ARE APPROXIMATE. ACTUAL NUMBERS TO BE DETERMINED DURING FINAL PLAT REVIEW AND APPROVAL.
 - **ACTIVE RECREATION USES MAY INCLUDE BUT NOT LIMITED TO: POOL AND CLUBHOUSE, PLAY AREAS, GATHERING SPACES, MULTI-USE TRAILS AND TRAIL CONNECTIONS TO COMMUNITY PARK.

ILLUSTRATIVE MASTER PLAN, LOT EXAMPLES AND CONCEPTUAL ELEVATIONS ARE PRELIMINARY. ACTUAL DESIGN SUBJECT TO CHANGE DURING THE REVIEW PROCESS.

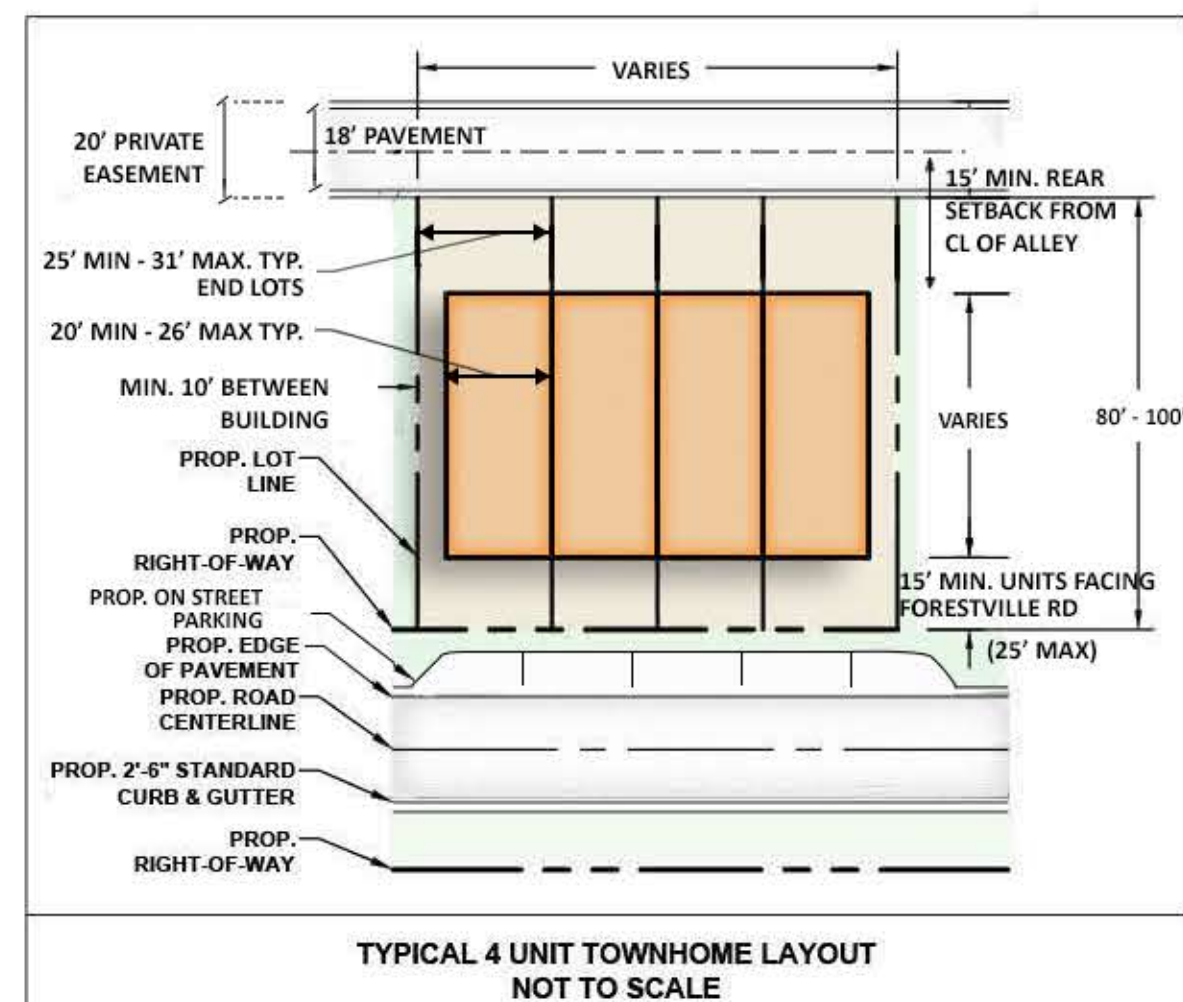


TYPICAL LOT LAYOUT - SINGLE-FAMILY

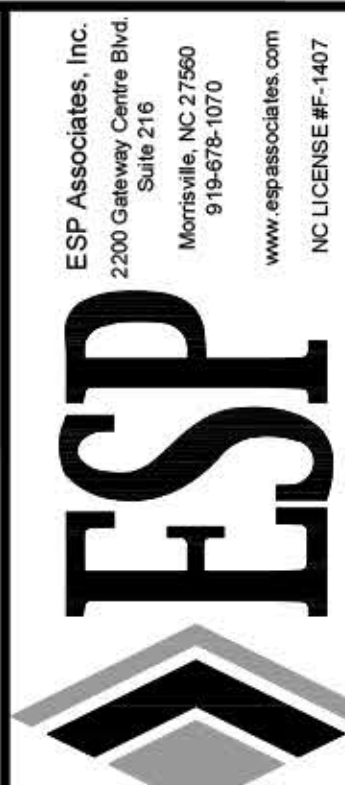
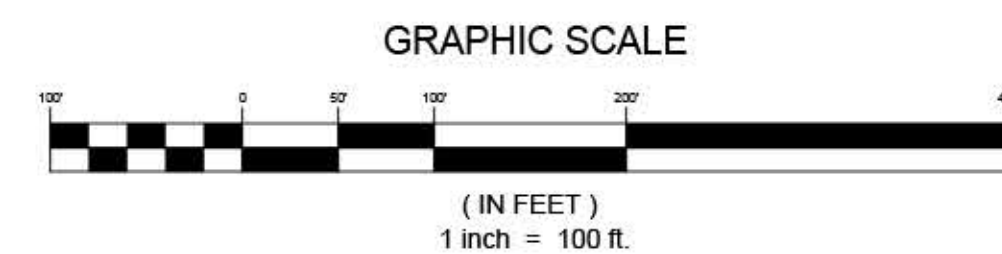


SETBACKS:
 FRONT: 10' MIN
 SIDE: 20% OF LOT WIDTH
 REAR: 20' MIN. FROM CENTERLINE OF ALLEY

TYPICAL LOT LAYOUT - TOWNHOMES



SETBACKS:
 FRONT: 15' MIN. UNITS FACING FORESTVILLE RD, 25' MAX TYPICAL
 SIDE: 10' MIN. BETWEEN BUILDING, 5' MIN. END UNITS
 REAR: 15' MIN. FROM CENTERLINE OF ALLEY



**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

NO.	DATE	REVISION	BY

**MASTER PLAN
 FORESTVILLE VILLAGE**
 KNIGHTDALE, NC
 JPM SOUTH

PROJECT INFORMATION

PROJECT MANAGER:	AA
DESIGNED BY:	ER
DRAWN BY:	ERISM
PROJECT NUMBER:	JM14.100
ORIGINAL DATE:	FEB 22, 2021
SHEET:	C2.0

8:11P 1/2021 Projects \JPM South\JM14.100 - Forestville Village \JPM South\JM14.100 Master Plan\JM14.100 Master Plan\C2.0.dwg, C2.0.dwg

SITE DATA FOR FORESTVILLE VILLAGE

TAX PARCEL ID: 175458927, 175449269
 LOCATION: KNIGHTDALE, NORTH CAROLINA
 TOTAL SITE AREA: +/- 50.64 ACRES (PER SURVEY)
 LESS ROW DEDICATION (PROPOSED): +/- 1.11 ACRES
 TOTAL DEVELOPABLE PARCELS: +/- 49.53 ACRES
 PROPOSED RESIDENTIAL PARCEL: +/- 46.30 ACRES
 FUTURE NEIGHBORHOOD RETAIL: +/- 3.23 ACRES
 ZONING: RT
 EXISTING: RT
 PROPOSED: PUD - NMX
 WATERSHED: NEUSE RIVER BASIN
 FLOODPLAIN: NO FLOODPLAIN IS LOCATED ON-SITE
 TOTAL PROPOSED LOTS: 280 LOTS/UNITS MAX.
 SINGLE FAMILY: 80-100 LOTS
 TOWNHOMES: 190 UNITS MAX.
 POTENTIAL DENSITY: +/- 6.05 DU/AC (280 / 46.3) MAX.
 TYPICAL LOT SETBACKS:

FRONT:	SINGLE FAMILY LOT	TOWNHOME UNIT
SIDE:	10' MIN	25' MAX, 15' MIN FACING FORESTVILLE ROAD
REAR:	20% OF LOT WIDTH	10' MIN. BETWEEN BUILDING (5' MIN. END UNITS)
	20' MIN.	15' MIN.
	(FROM CL OF ALLEY)	(FROM CL OF ALLEY)

PARKING REQUIREMENTS:

- SINGLE-FAMILY HOMES:
 - REQUIRED: 1 SPACE PER BEDROOM, 2 MAXIMUM
 - PROVIDED: 2-CAR GARAGE WITH 2 CAR DRIVEWAY
- TOWNHOMES:
 - REQUIRED: 1 SPACE PER BEDROOM, 2 MAXIMUM
 - PROVIDED: 40% (+/- 72 UNITS) - 1-CAR GARAGE WITH 1-CAR DRIVEWAY
 - 60% (+/- 108 UNITS) - 2-CAR GARAGE WITH 2-CAR DRIVEWAY

* CALCULATION IS BASED ON MAXIMUM 100 SINGLE FAMILY LOTS AND 180 TOWNHOME UNITS.

ON-STREET PARKING PROVIDED

- INTERNAL STREETS: 74 SPACES PROVIDED

RECREATIONAL OPEN SPACE:

REQUIRED	PROPOSED
TOTAL OPEN SPACE	4.78 ACRES MAX. 15.85 ACRES
ACTIVE OPEN SPACE*	2.39 ACRES 2.39 ACRES
PASSIVE OPEN SPACE*	2.39 ACRES 13.46 ACRES

* A MINIMUM OF 50% OF TOTAL REQUIRED OPEN SPACE SHALL BE ACTIVE

CALCULATIONS BASED ON RECREATION OPEN SPACE DEDICATION MATRIX (KNIGHTDALE UDO, SECTION 7.3)

DENSITY: 280 UNITS / 46.3 AC	= 6.05 DU/AC MAX.
SINGLE-FAMILY: 100 UNITS x 3.5"	= 800 BEDROOMS MAX.
TOWNHOMES: 180 UNITS x 2.5"	= 350 BEDROOMS MAX.
** (PER UDO SECTION 7.3C)	= 450 BEDROOMS

PROXIMITY ZONE OF 1/4 MILE (WITH DENSITY BETWEEN 2-6 DU/AC) = 280**
 **RECREATION OPEN SPACE DEDICATION MATRIX (KNIGHTDALE UDO, SECTION 7.3)
 NUMBER OF BEDROOMS x 260 = REQUIRED OPEN SPACE (SF)
 800 BEDROOMS x 260 = 208,000 SF / 4.78 AC MAX

REQUIRED OPEN SPACE = 4.78 AC MAX
REQUIRED ACTIVE OPEN SPACE (50% OF 4.78 AC) = 2.39 ACRES MAX.

TREE SAVE:

REQUIRED:	4.63 AC
PROPOSED:	4.63 AC MIN.

LINK / NODE RATIO: 16 LINKS / 10 NODES = 1.6 (SEE INSET EXHIBIT ON SHEET 2.2)

GENERAL NOTES:

- BASE INFORMATION PROVIDED BY A BOUNDARY SURVEY OF SUGGS TRACT AND TOWN OF KNIGHTDALE TLA#9 TRACT BY ROBINSON AND PLANTE, P.C., LAND SURVEYING, DATED 9-19-2019 AND INFORMATION FROM WAKE COUNTY GIS DATA AND SHOULD BE VERIFIED FOR ACCURACY.
- ALL SITE PLAN, ZONING AND WETLAND INFORMATION UTILIZED IN THE PREPARATION OF THIS PLAN IS CONSIDERED TO BE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE AND FINAL VERIFICATION.
- WAKE COUNTY INFORMATION FROM DEED BOOK 010873, PAGE 01556 ON 08/15/2004 AND PLAT #108457993, BOUNDARY INFORMATION FOR TOWN OF KNIGHTDALE OWNED PARCEL FROM BM 2004, PAGE 1046.

FLOODPLAIN INFORMATION:

FLOODPLAIN INFORMATION OBTAINED FROM FEMA FIRM PANEL 3720175500J & 3720175400J EFFECTIVE DATE OF STUDY 05/02/2006.

STREAM / WETLAND INFORMATION:

STREAM AND WETLAND INFORMATION IS BASED ON PRELIMINARY INFORMATION PROVIDED TO ESP BY A WETLAND SKETCH MAP BY S&EC, DATED 08-14-2019 AND WAKE GIS DATA (FOR PARCEL 175449-2629) AND A BUFFER DETERMINATION LETTER BY NCDEQ, DATED JUNE 14, 2019 (FOR PARCEL 175458-927). FOR PURPOSES OF PREPARATION OF THIS PRELIMINARY SITE PLAN, ANY POTENTIAL WETLAND AREAS AND STREAM FEATURES DEPICTED ON THE PLAN ARE CONSIDERED TO BE PRELIMINARY IN NATURE AND APPROXIMATE IN LOCATION. THE FINAL LOT CONFIGURATION MAY NEED TO BE REVISED ONCE ALL AGENCIES APPROVE ON-SITE WETLANDS / STREAMS AND APPROPRIATE JURISDICTIONAL BOUNDARIES ARE SURVEYED AND VERIFIED WITH ACCEPTABLE LEVELS OF ACCURACY. UNIT LOSS MAY OCCUR.

ACCESS POINTS/DRIVEWAYS/STREETS

- PROPOSED PROJECT SITE ENTRANCE LOCATIONS ARE CONSIDERED PRELIMINARY IN NATURE AND WILL REQUIRE VERIFICATION AND REVIEW BY NCDOT AND TOWN OF KNIGHTDALE FOR LOCATION, SPACING AND SIGHT DISTANCE.
- ALL ROADWAYS AND STREET SYSTEMS ARE CONSIDERED TO BE PRELIMINARY AND WILL NEED TO BE VERIFIED FOR SUFFICIENCY TO SATISFY OR EXCEED MINIMUM REQUIREMENTS ESTABLISHED IN THE KNIGHTDALE UDO AND APPLICABLE STANDARDS IDENTIFIED BY NCDOT. STREET CONNECTIONS ARE CONCEPTUAL AND MAY BE SUBJECT TO CHANGE BASED ON AGENCY INPUT AND REVIEW.
- ROAD CENTERLINE RADII ARE BASED ON PRELIMINARY DESIGN DISCUSSIONS WITH THE TOWN OF KNIGHTDALE DATED XXXXXXXX.

TREE SAVE/NATURAL AREAS

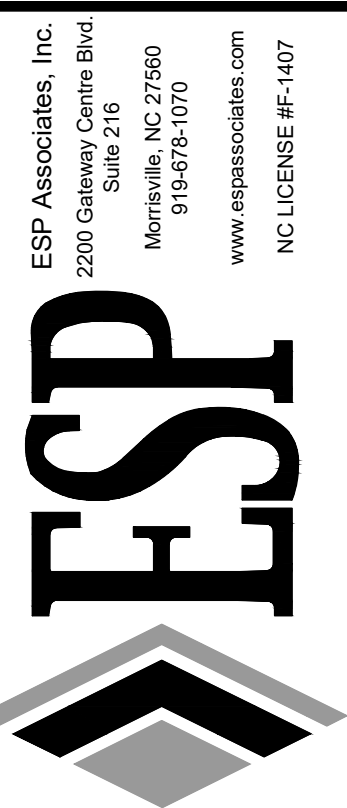
LOCATION OF PROPOSED SCM AREAS ARE CONCEPTUAL AND PRELIMINARY. THE EXACT LOCATIONS OF THESE AREAS MAY CHANGE AS THE CLIENT FINALIZES DECISION REGARDING FINAL LAYOUT, PRODUCT ALLOCATION AND ALL OTHER SPATIALLY DEPENDENT PROJECT COMPONENTS SUCH AS STORMWATER AREAS, WETLAND AREAS, UTILITY FEATURES, AND BUFFERS, (AS APPLICABLE) FOR THIS PROJECT ARE BETTER DEFINED.

POTENTIAL STORMWATER QUALITY AREAS

LOCATION OF PROPOSED SCM AREAS ARE CONCEPTUAL AND PRELIMINARY AND STILL NEED TO BE DETERMINED. THE EXACT SIZE AND LOCATION OF THESE AREAS WILL CHANGE AS THE CLIENT FINALIZES DECISIONS REGARDING FINAL LAYOUT, PRODUCT ALLOCATION, AND AS OTHER PROPOSED CHANGES TO THE PROJECT ARE BETTER DEFINED. LAYOUT AND UNIT COUNT SUBJECT TO CHANGE BASED ON FINAL ENGINEERING AND DESIGN OF STORMWATER AREAS.

PUBLIC INFORMATION:

ESP ASSOCIATES IS NOT RESPONSIBLE FOR PLAN DEFICIENCIES CREATED BY INCORRECT, INCOMPLETE AND MISSING OR OUTDATED INFORMATION DERIVED FROM PUBLIC SOURCES SUCH AS GIS PLANNING AND ZONING DEPARTMENTS.



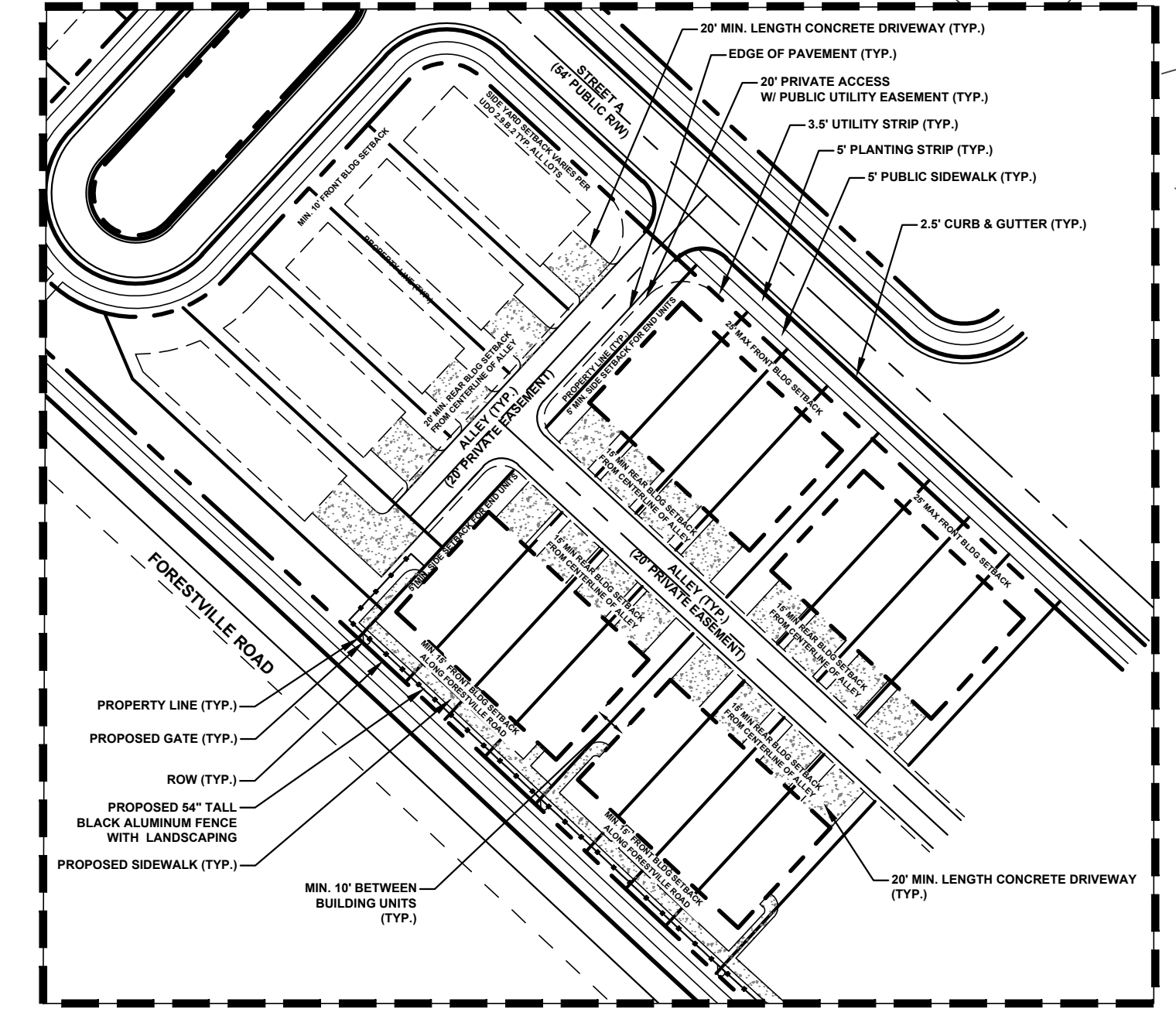
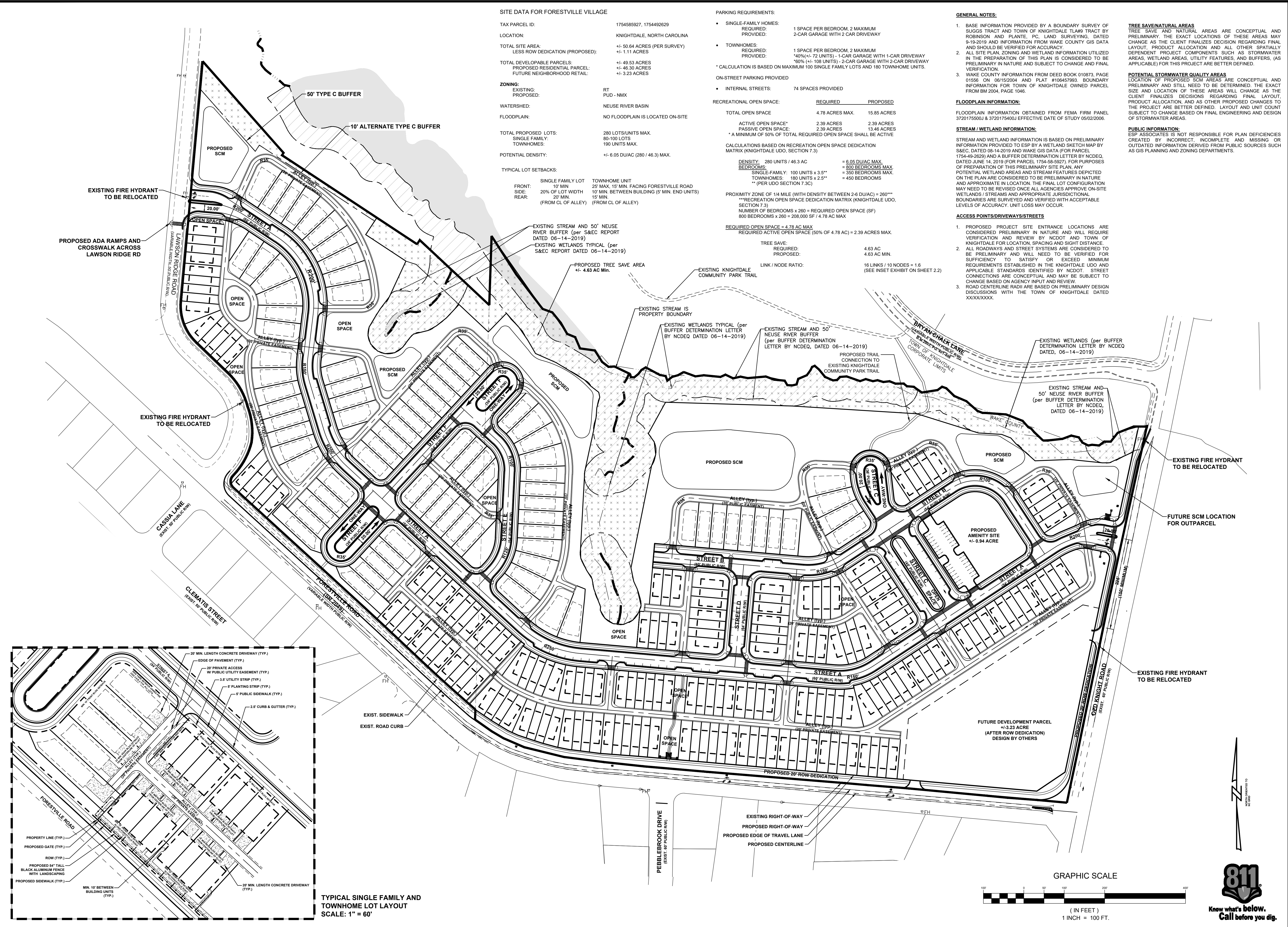
**PRELIMINARY
NOT FOR
CONSTRUCTION**

NO.	DATE	REVISION

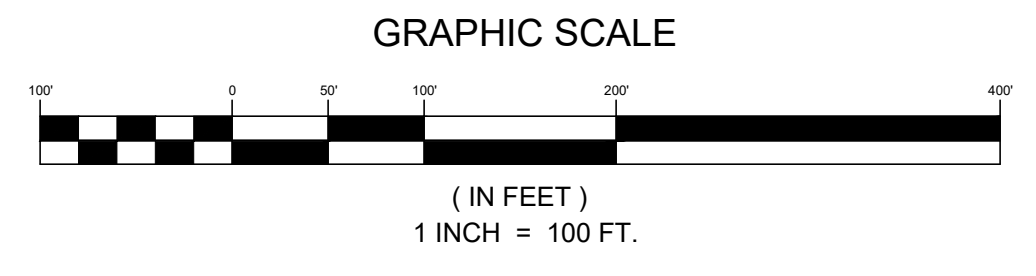
**SITE PLAN
FORESTVILLE VILLAGE
KNIGHTDALE, NC**

PROJECT INFORMATION

PROJECT MANAGER: AA
 DESIGNED BY: ER/SM
 DRAWN BY: ER/SM
 PROJECT NUMBER: JM14.100
 ORIGINAL DATE: FEB 22, 2021
 SHEET: **C2.1**



TYPICAL SINGLE FAMILY AND TOWNHOME LOT LAYOUT SCALE: 1" = 60"



S:\RP\10221 Projects\JM14.100 - Forestville Village (JPM South)_JM14\Sheets\PUD_Matier\Plan\JM14.C2.1 SITE PLAN.dwg, SITE PLAN, mna

NO.	DATE	REVISION	BY

PHASING PLAN	KNIGHTDALE, NC
FORESTVILLE VILLAGE	JPM SOUTH

PROJECT INFORMATION	
PROJECT MANAGER:	AA
DESIGNED BY:	ER
DRAWN BY:	ERISM
PROJECT NUMBER:	JM14.100
ORIGINAL DATE:	FEB 22, 2021
SHEET:	C2.2

PHASING PLAN

- PHASE ONE:**
 +/- 21.5 ACRES
 +/- 74 SINGLE-FAMILY LOTS
 +/- 64 TOWNHOMES
 AMENITY CENTER

- PHASE TWO:**
 +/- 24.8 ACRES
 +/- 12 SINGLE-FAMILY LOTS
 +/- 122 TOWNHOMES

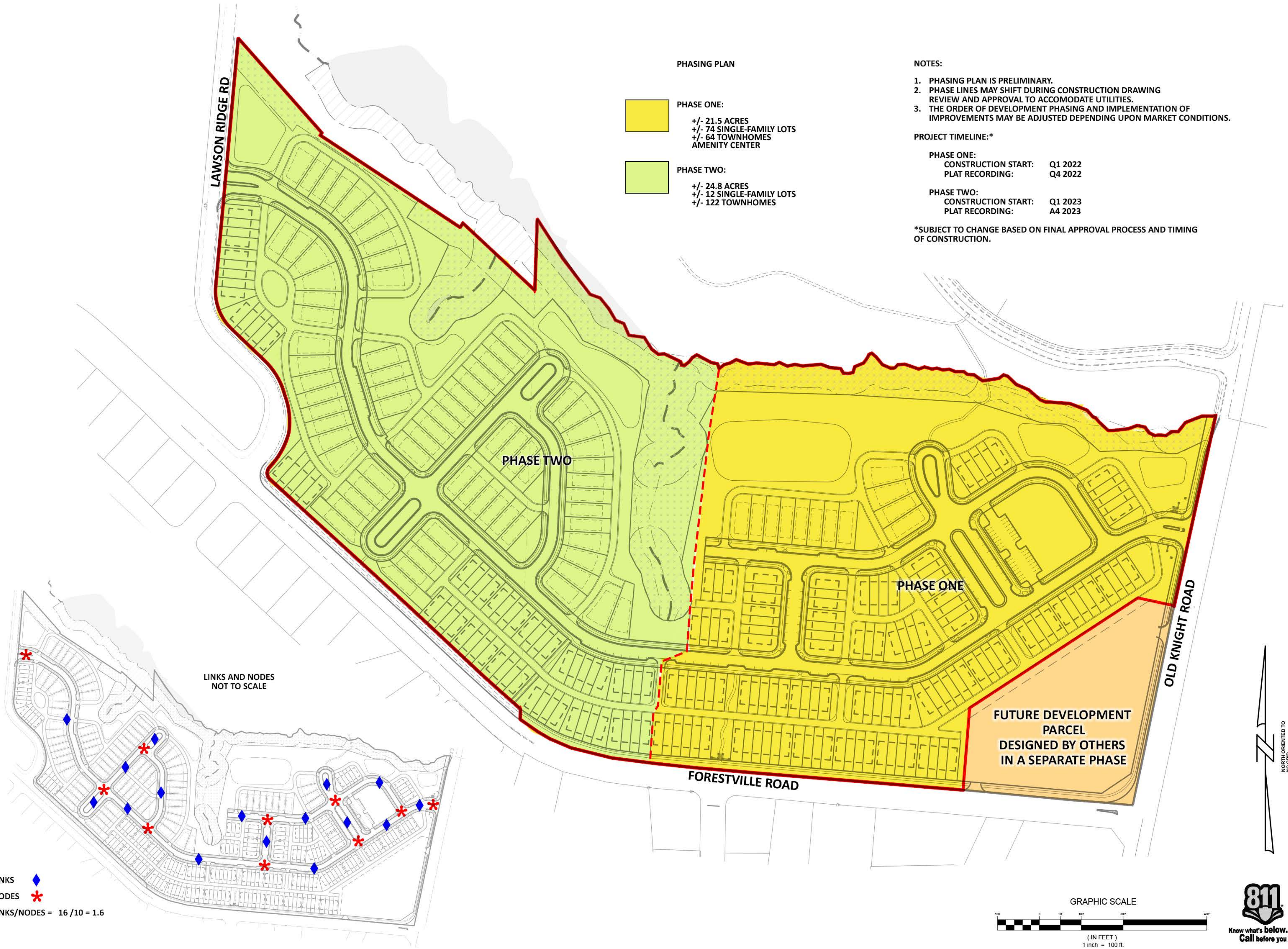
NOTES:

1. PHASING PLAN IS PRELIMINARY.
2. PHASE LINES MAY SHIFT DURING CONSTRUCTION DRAWING REVIEW AND APPROVAL TO ACCOMMODATE UTILITIES.
3. THE ORDER OF DEVELOPMENT PHASING AND IMPLEMENTATION OF IMPROVEMENTS MAY BE ADJUSTED DEPENDING UPON MARKET CONDITIONS.

PROJECT TIMELINE:*

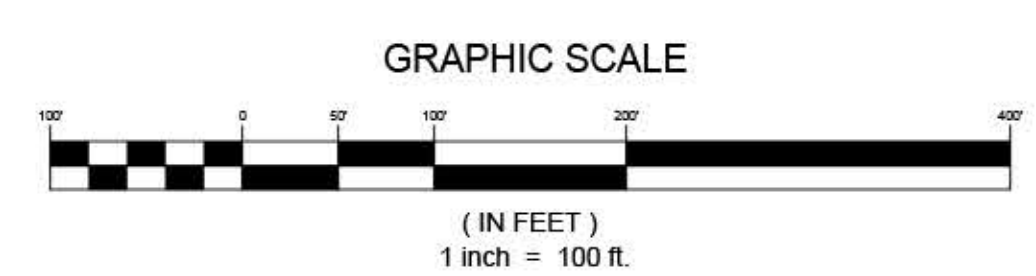
PHASE ONE:	
CONSTRUCTION START:	Q1 2022
PLAT RECORDING:	Q4 2022
PHASE TWO:	
CONSTRUCTION START:	Q1 2023
PLAT RECORDING:	A4 2023

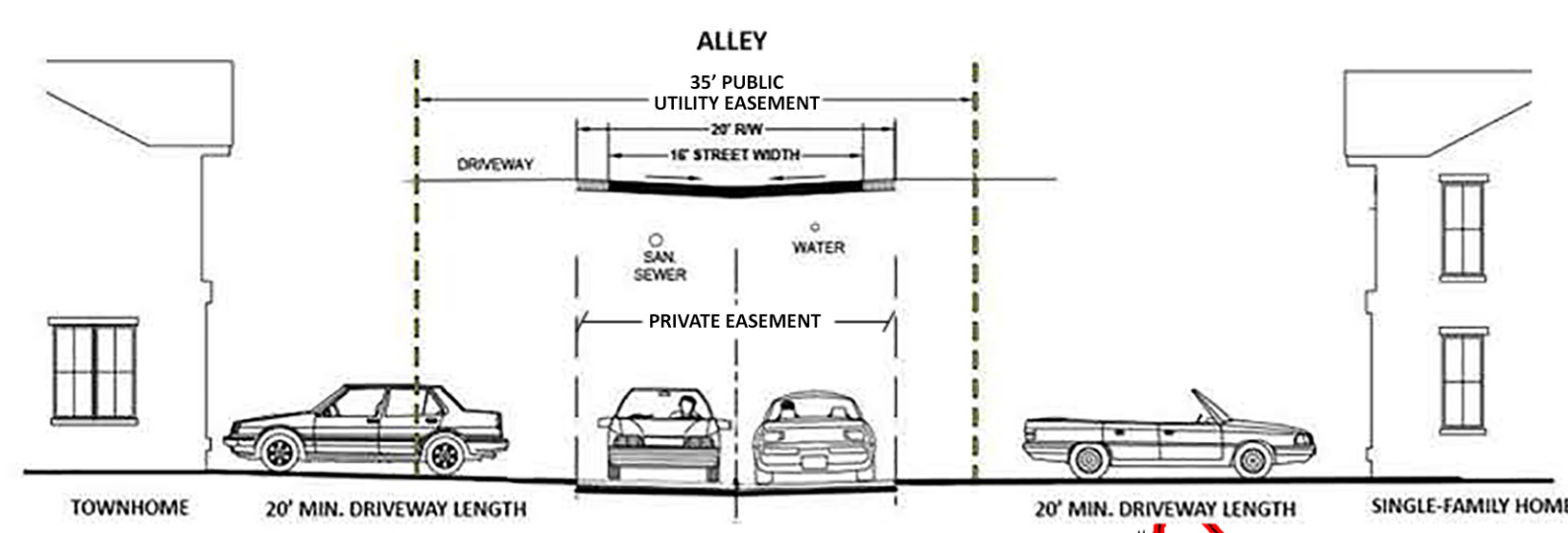
*SUBJECT TO CHANGE BASED ON FINAL APPROVAL PROCESS AND TIMING OF CONSTRUCTION.



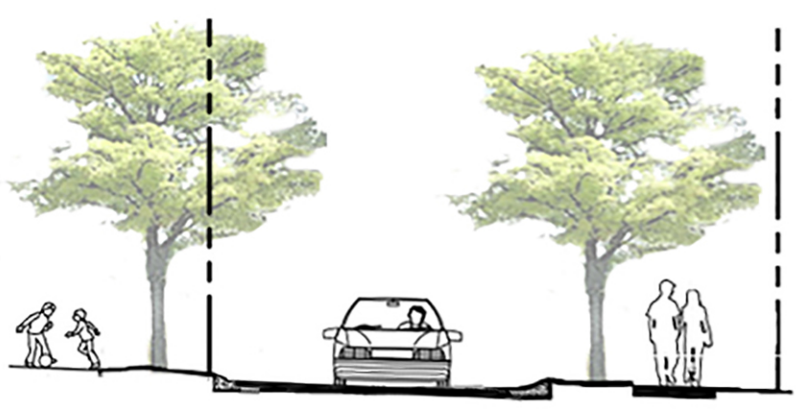
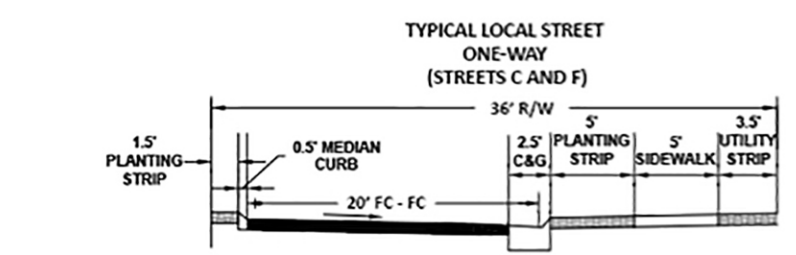
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 8/22/2021 10:02:00 AM

LINKS ◆
 NODES ✱
 LINKS/NODES = 16 / 10 = 1.6

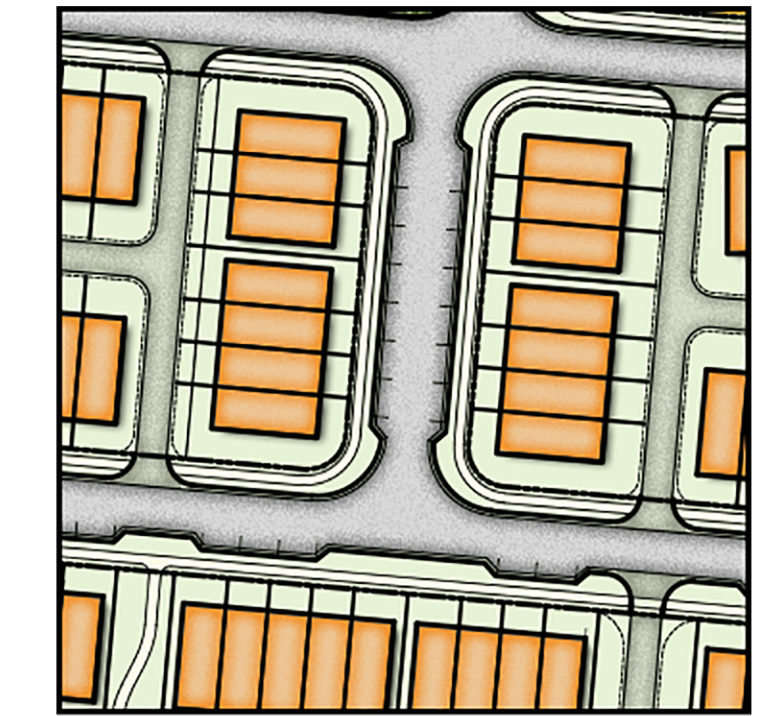




PRIVATE ALLEY - 20' EASEMENT W/ PUBLIC UTILITY EASEMENT



RESIDENTIAL STREET - 36' ROW NO ON-STREET PARKING



TRANSPORTATION AND CIRCULATION PLAN NOTES:

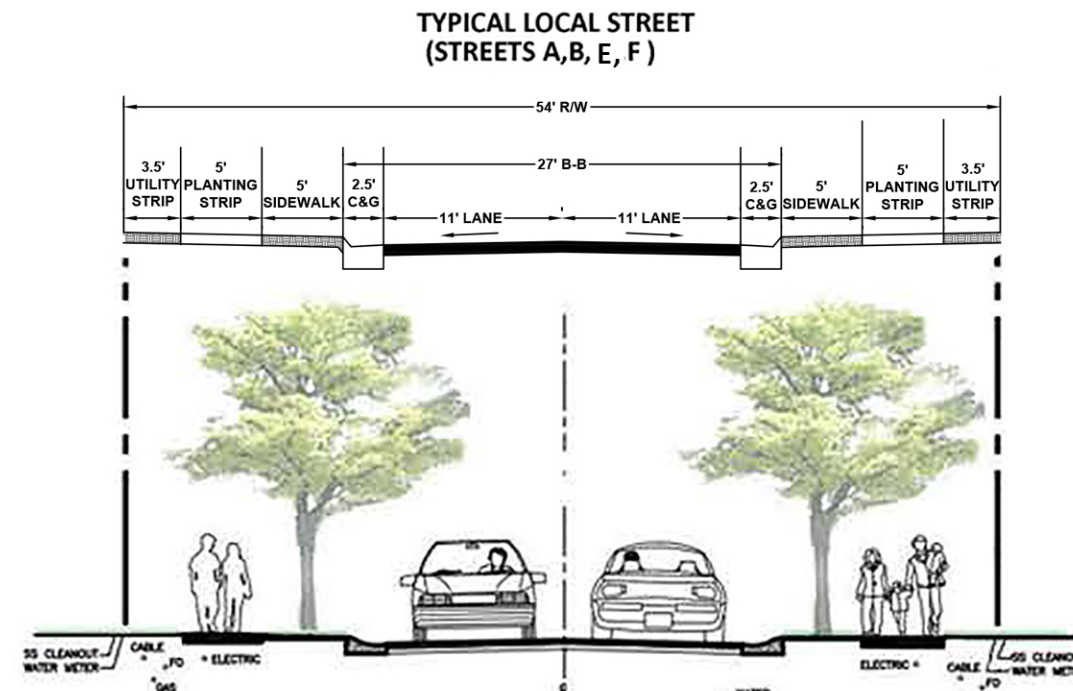
- The Forestville Subdivision will be served by a network of existing and proposed public streets with sidewalks. The single-family and townhomes will all be alley loaded storage units. Additional parking will be provided with on-street parking along internal streets.
- 5' wide sidewalks shall be provided along both sides of all internal streets with connections to proposed sidewalks along both Forestville Road and Old Knight Road. Additional sidewalk connections along Forestville Road shall be provided between the townhome units. A walking trail connection shall be located to provide direct access to the Knightdale Community Park.
- Off-street parking shall be provided at the amenity center and at intervals along the rear access alleys as per the requirements of the Town of Knightdale UDO.

TIA RECOMMENDED IMPROVEMENTS:

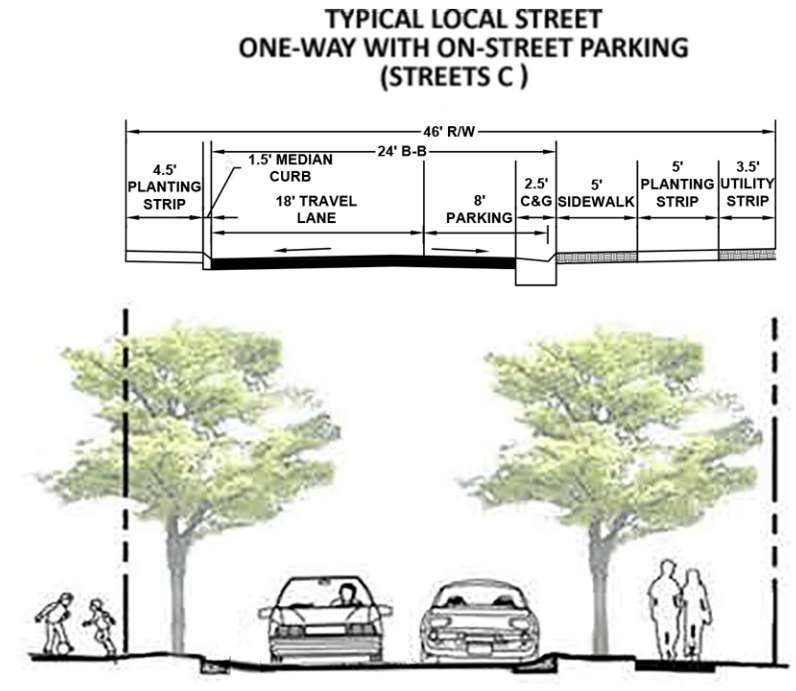
- Forestville Road and Old Knight Road improvements shall include a southbound right-turn lane and a northbound left-turn lane on Old Knight Road with a minimum of 100 and 125 feet of full width storage and appropriate taper, respectively. An eastbound right-turn lane on Forestville Road with a minimum of 100 feet of full width storage and appropriate taper shall be provided. The development shall monitor for signalization and install once warranted and approved by NCDOT.
- Lawson Ridge Road and site entrance improvements shall include a full movement intersection with stop control on the westbound approach of the driveway. One (1) ingress lane and one (1) egress lane shall be provided at the site entrance.
- Forestville Road and future development parcel entrance improvements shall include a right-in / right-out intersection with stop control on the southbound approach of the driveway. One (1) ingress lane and one (1) egress lane shall be provided. A westbound right-turn lane on Forestville Road with a minimum of 50 feet of full width storage and appropriate taper shall be provided.
- Old Knight Road and future development parcel entrance improvements shall include a full movement intersection with stop control on the eastbound approach of the driveway. One (1) ingress lane and one (1) egress lane shall be provided.
- Old Knight Road and site entrance improvements shall include a full movement intersection with stop control on the eastbound approach of the driveway. One (1) ingress lane and one (1) egress lane shall be provided. A southbound right-turn lane and a northbound left-turn lane on Old Knight Road with a minimum of 50 and 100 feet of full width storage and appropriate taper, respectively, shall be constructed.

PEDESTRIAN AND VEHICULAR CIRCULATION NOTES:

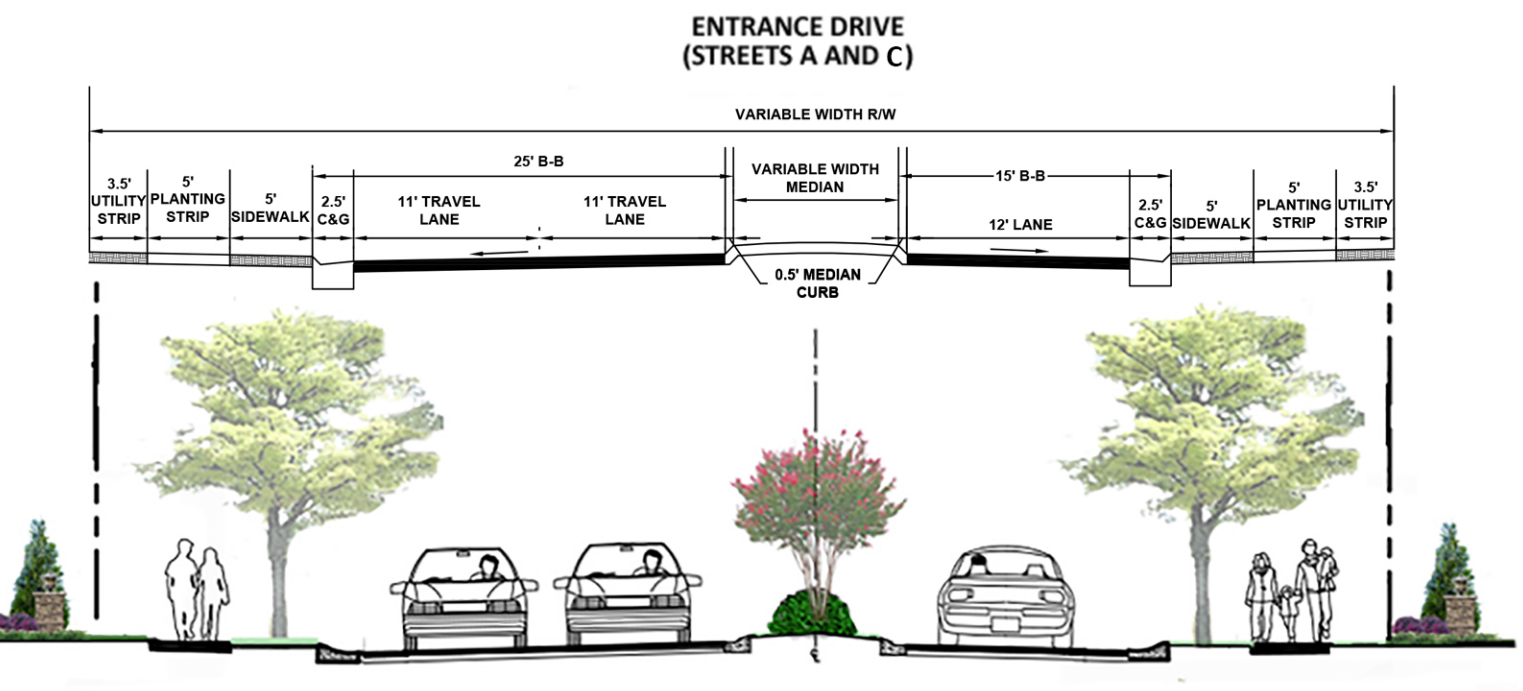
- The internal vehicular and pedestrian network, as shown on these plans, is conceptual and provided overall vehicular and pedestrian circulation and connectivity with the existing roads and the adjoining community park. The actual alignment and location of streets, sidewalks and multi-use trails is subject to change during the final plat design and approval process.
- Off-site improvements to Forestville Road, Old Knight Road and Lawson Ridge Road shall be according to the recommendations of the Traffic Impact Analysis (TIA) to be provided by Ramey Kemp and Associates.
- All public streets shall be constructed to the Town of Knightdale's standards and specifications. Improvements to Forestville Road, Old Knight Road and Lawson Ridge Road shall be constructed to NCDOT standards and specifications.
- Alleys, located behind the single-family and townhome units shall be placed in a public access easement.
- All pedestrian and vehicular improvements located within common open space and amenity areas shall be maintained by the Forestville Village HOA.



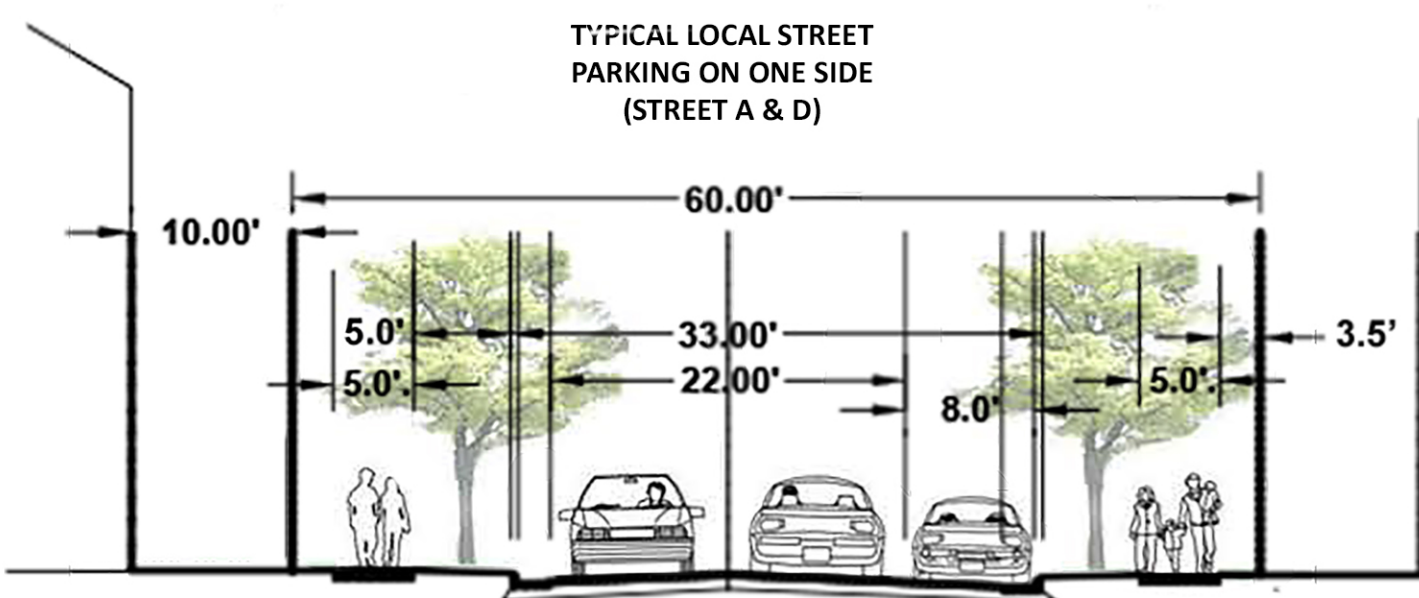
RESIDENTIAL STREET - 54' ROW



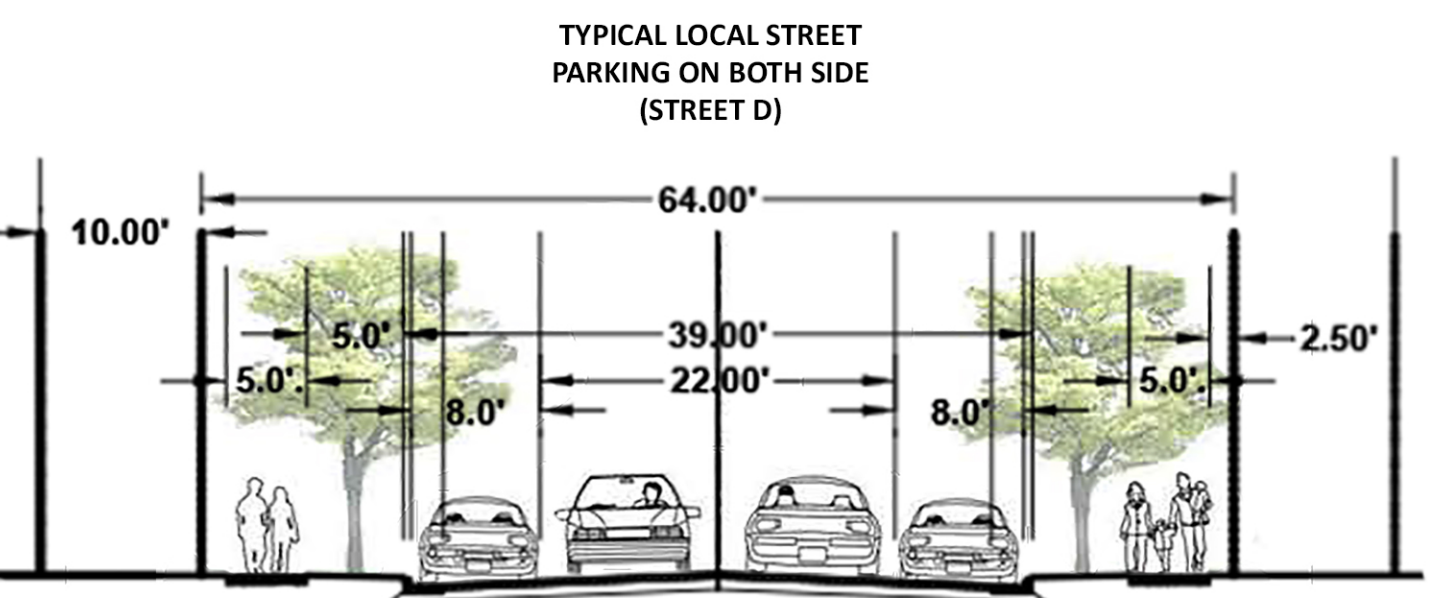
RESIDENTIAL STREET - 46' ROW WITH ON-STREET PARKING



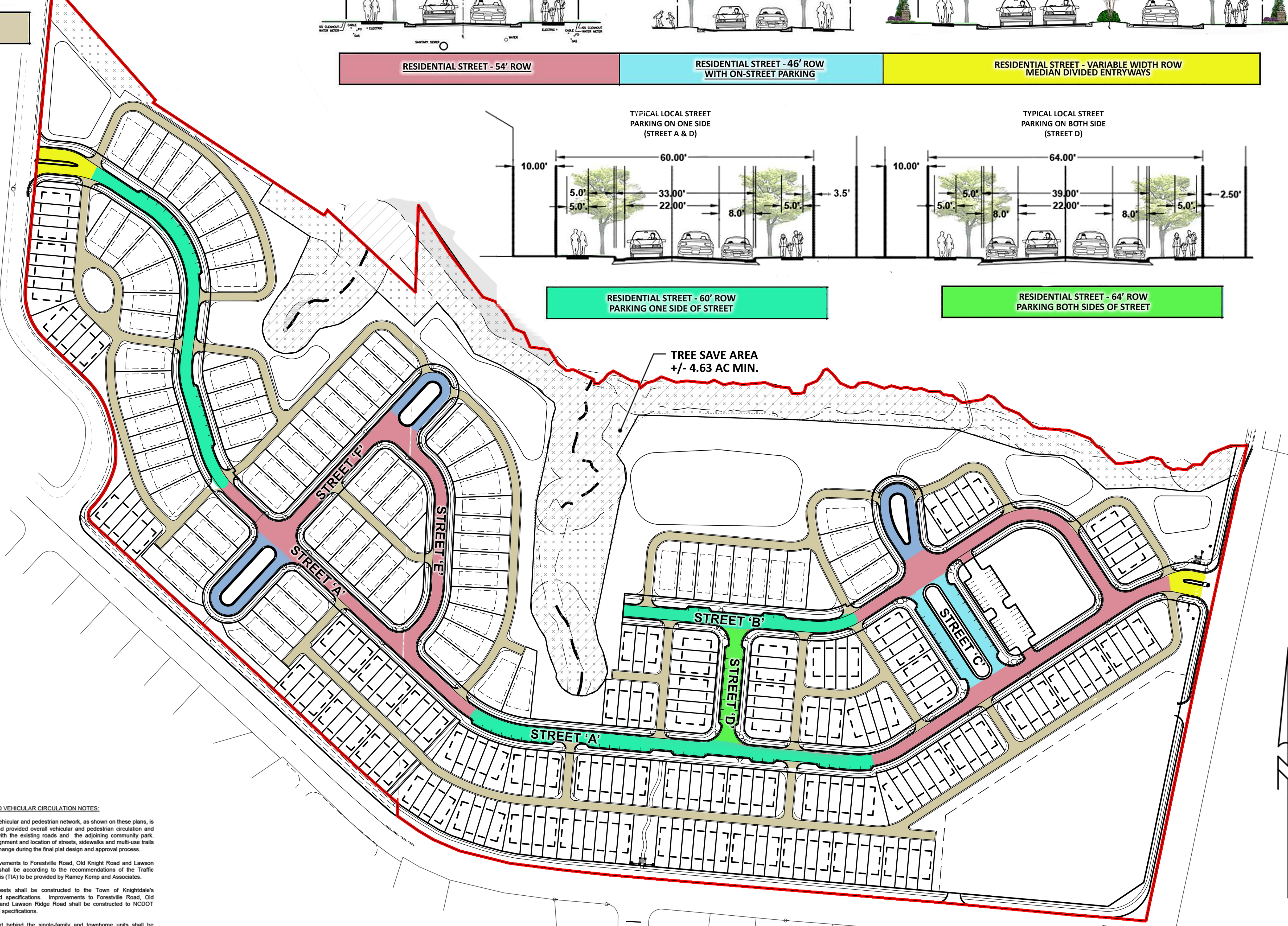
RESIDENTIAL STREET - VARIABLE WIDTH ROW MEDIAN DIVIDED ENTRYWAYS



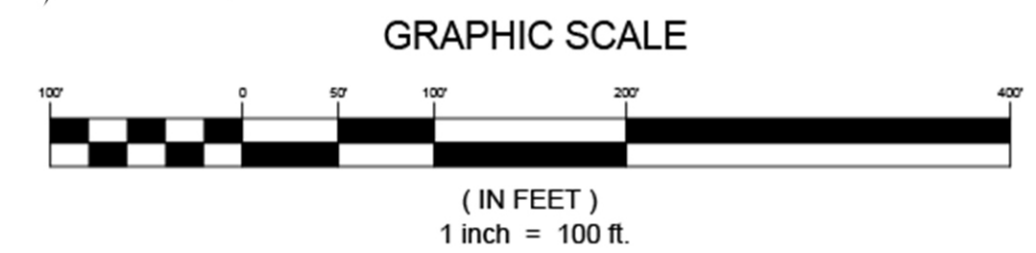
RESIDENTIAL STREET - 60' ROW PARKING ONE SIDE OF STREET



RESIDENTIAL STREET - 64' ROW PARKING BOTH SIDES OF STREET



ILLUSTRATIVE STREET SECTIONS ARE PRELIMINARY
ACTUAL DESIGN SUBJECT TO CHANGE DURING
THE REVIEW PROCESS.



ESP Associates, Inc.
2300 Gateway Centre Blvd
Suite 216
Morrisville, NC 27560
919-678-1070
www.esp-associates.com
NC LICENSE #IF-1407



**PRELIMINARY
NOT FOR
CONSTRUCTION**

NO.	DATE	REVISION

**TRANSPORTATION PLAN
FORESTVILLE VILLAGE**

KNIGHTDALE, NC
JPM SOUTH

PROJECT INFORMATION	
PROJECT MANAGER:	AA
DESIGNED BY:	ER
DRAWN BY:	ERISM
PROJECT NUMBER:	JM14.100
ORIGINAL DATE:	FEB 22, 2021
SHEET:	C3.0

S:\RFP\10201\Projects\JM14.100 - Forestville Village (JPM South)_JM14.100_Sheets\PUD_Master_Plan\JM14-MASTER PLAN-C3.0.dwg, C3.0.rvt

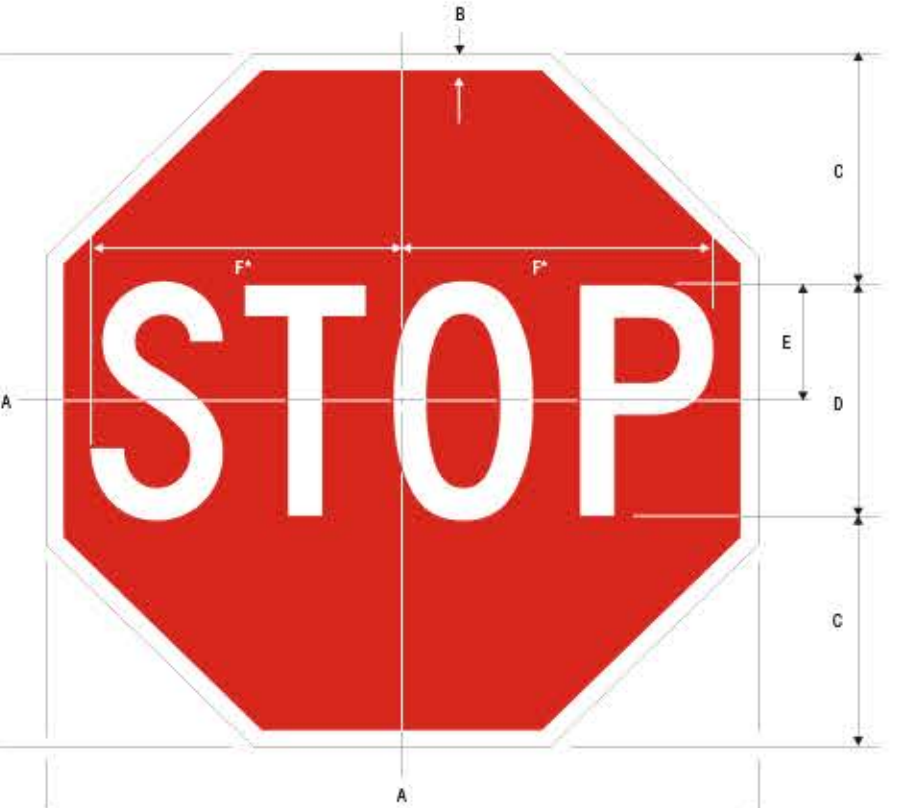


R2-1 SPEED LIMIT (ENGLISH)

*Optically space numerals about centerline

A	B	C	D	E	F	G	H	J	K	L
18	.375	0	6.0	3	3.0	2	8.0	7.68	5.5	1.5
24	.375	.625	4	4.0	2	10.0	9.36	7.33	1.5	
30	.375	.875	0	6.0	5	14.0	14.35	11	2.25	
36	.375	1.125	8	8.0	6	16.0	16.125	14.025	3	

COLORS: LEGEND - BLACK (RETROREFLECTIVE)
BACKGROUND - WHITE (RETROREFLECTIVE)
1-10

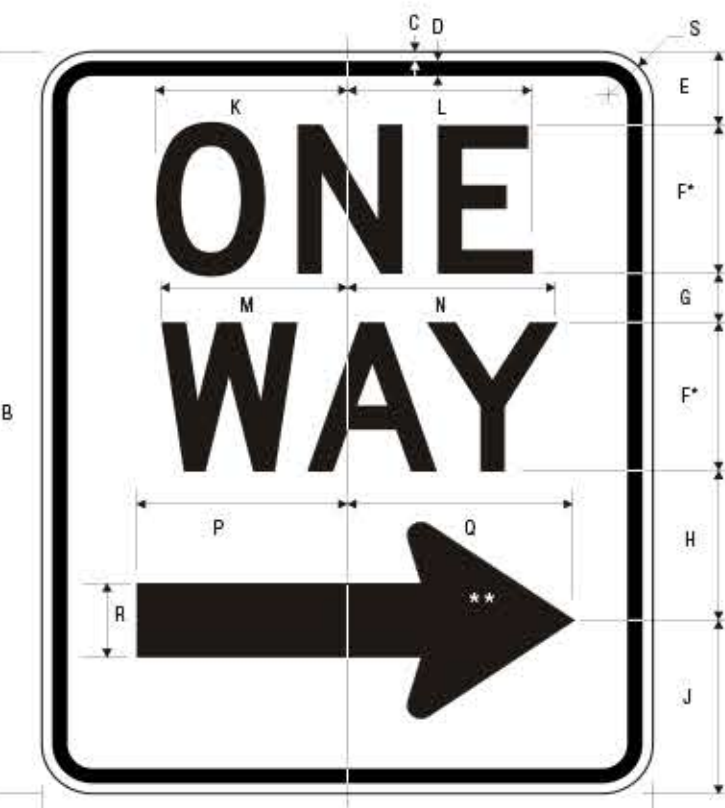


R1-1 STOP

*Reduce spacing 40%

A	B	C	D	E	F
24	.625	8	8.0	4	10
30	.625	12	12.0	6	15
48	1.25	16	16.0	8	20

COLORS: LEGEND - WHITE (RETROREFLECTIVE)
BACKGROUND - RED (RETROREFLECTIVE)
1-1

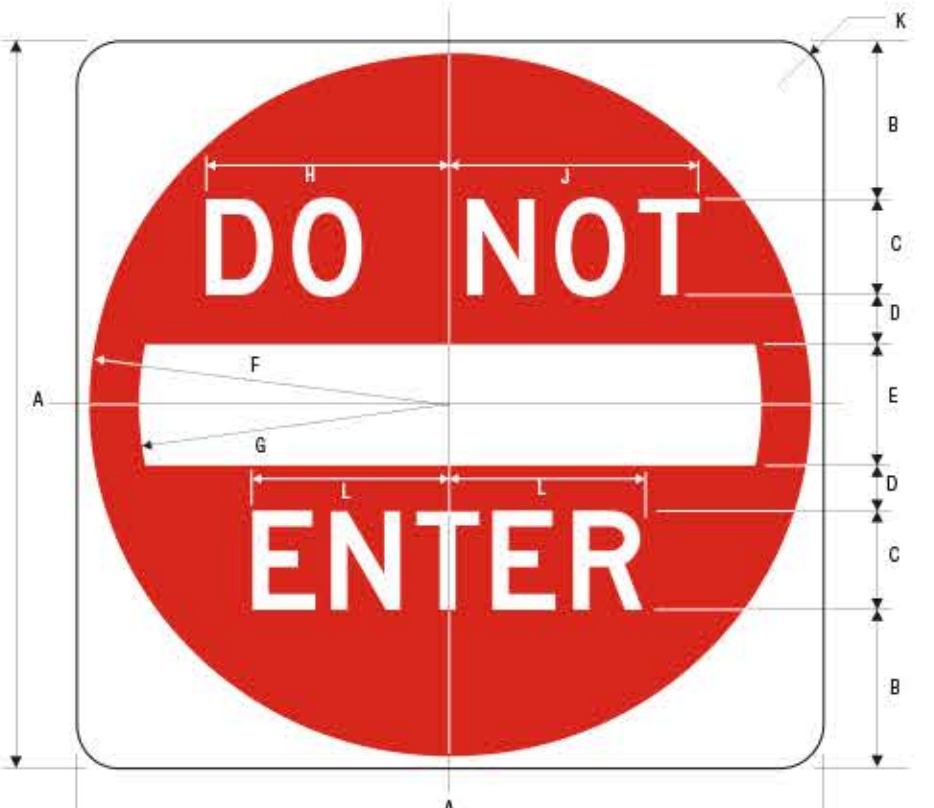


R6-2R ONE WAY

*Series 2000 Standard Alphabets
**See page 6-2 for arrow design.

A	B	C	D	E	F	G	H	J	K	L	M
12	16	.375	.375	2	3.0	1.5	3	3.5	3.72	3.64	3.717
18	24	.375	.625	2.5	5.0	1.5	4.5	5.5	6.24	6.14	6.144
24	30	.375	.875	3	6.0	1.875	6.0	7.08	7.45	7.28	7.32
30	36	.375	1.125	4.75	10.0	3.25	9.5	10.5	12.36	12.24	12
48	60	.75	1.25	6	12.0	4	12	14	15	14.571	14.81

COLORS: LEGEND - BLACK (RETROREFLECTIVE)
BACKGROUND - WHITE (RETROREFLECTIVE)
1-87



R5-1 DO NOT ENTER

A	B	C	D	E	F	G	H	J	K	L
30	65	4.0	2	5	14.5	12.5	9.75	10	18.75	7.875
36	75	5.0	2.5	6	17.5	15	12	12.375	2.25	9.813
48	11	6.0	3	8	23.5	20	14.5	15	3	11.75

COLORS: SYMBOL - RED (RETROREFLECTIVE)
LEGEND & BACKGROUND - WHITE (RETROREFLECTIVE)
1-73

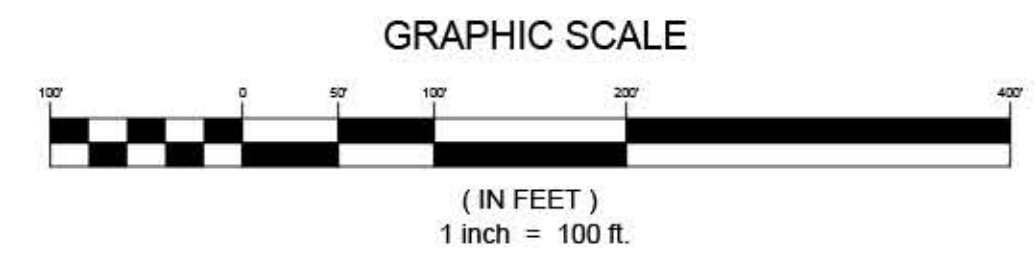
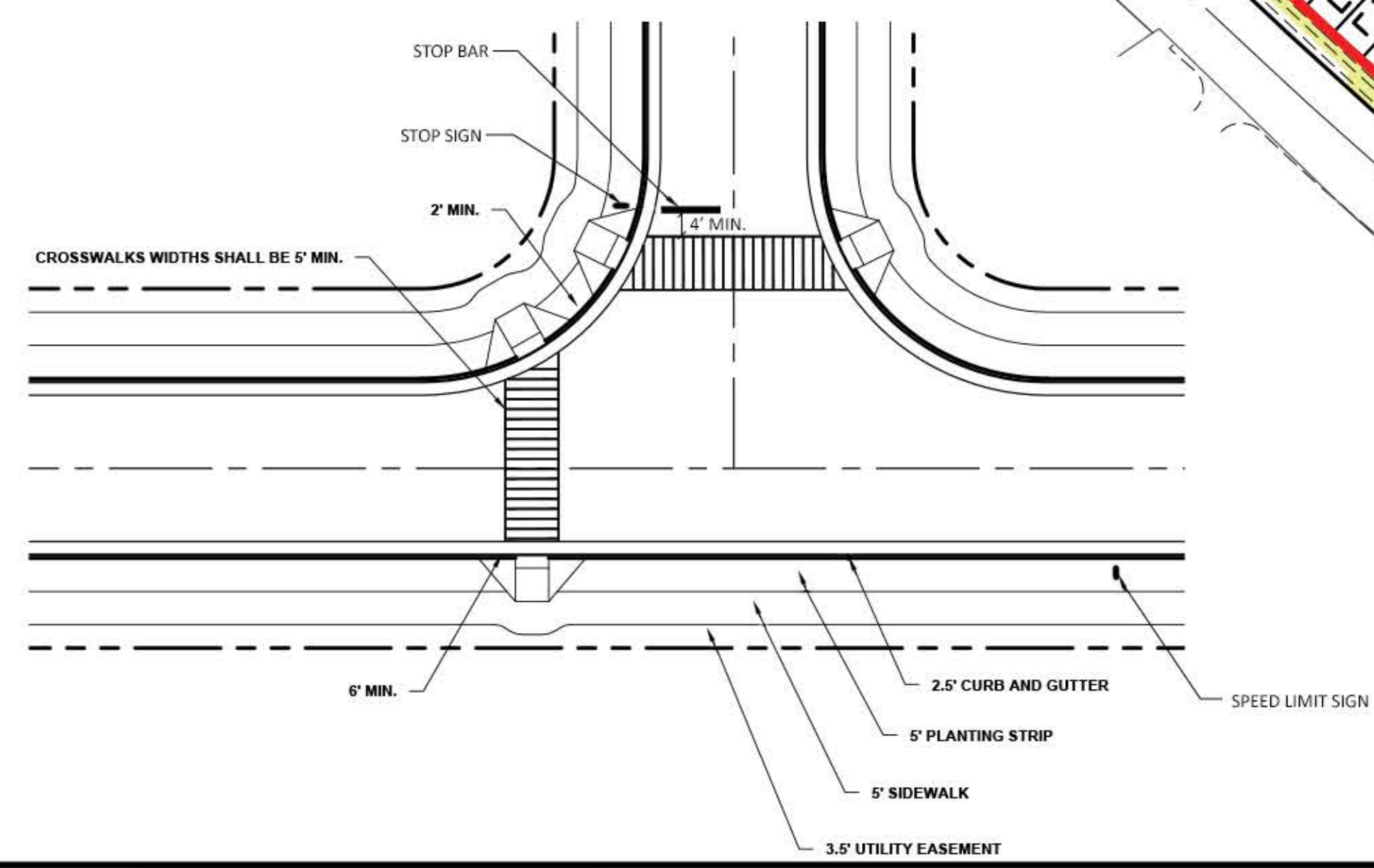


R7-1 NO PARKING

COLORS: LEGEND - RED (RETROREFLECTIVE)
BACKGROUND - WHITE (RETROREFLECTIVE)



TYPICAL ADA RAMPS AND CROSSWALKS AT TEE INTERSECTIONS (PER TOWN OF KNIGHTDALE STANDARD DETAILS STD. NO. 4.06)



NO.	DATE	REVISION	BY

SIGNAGE PLAN
FORESTVILLE VILLAGE
KNIGHTDALE, NC
JPM SOUTH

PROJECT INFORMATION

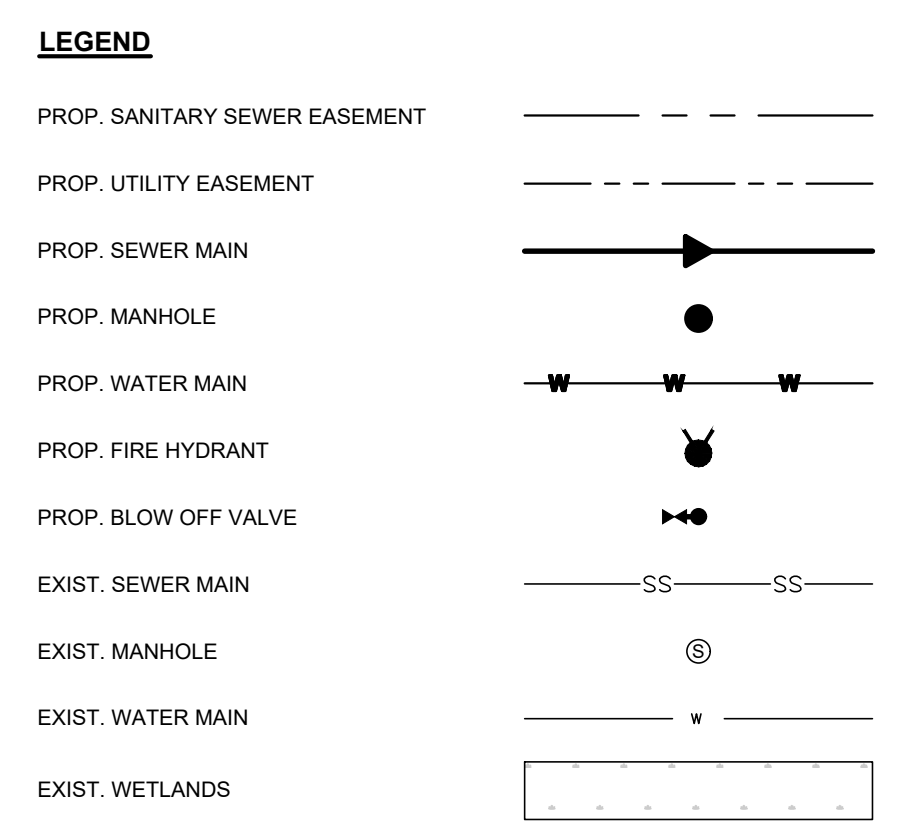
PROJECT MANAGER:	AA
DESIGNED BY:	ER
DRAWN BY:	ERISM
PROJECT NUMBER:	JM14.100
ORIGINAL DATE:	FEB 22, 2021
SHEET:	C3.1

S:\PP\1021\Projects\JM14.100 - Forestville Village\JPM_South\JM14.100_Signage\PP\1021_MASTER_PLAN\C2.0.dwg, C2.0.dwg

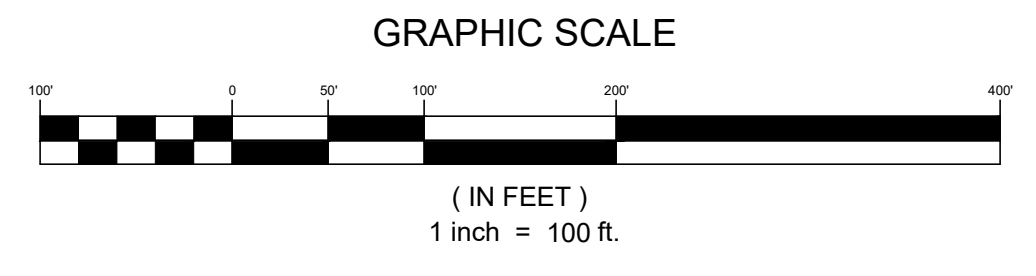
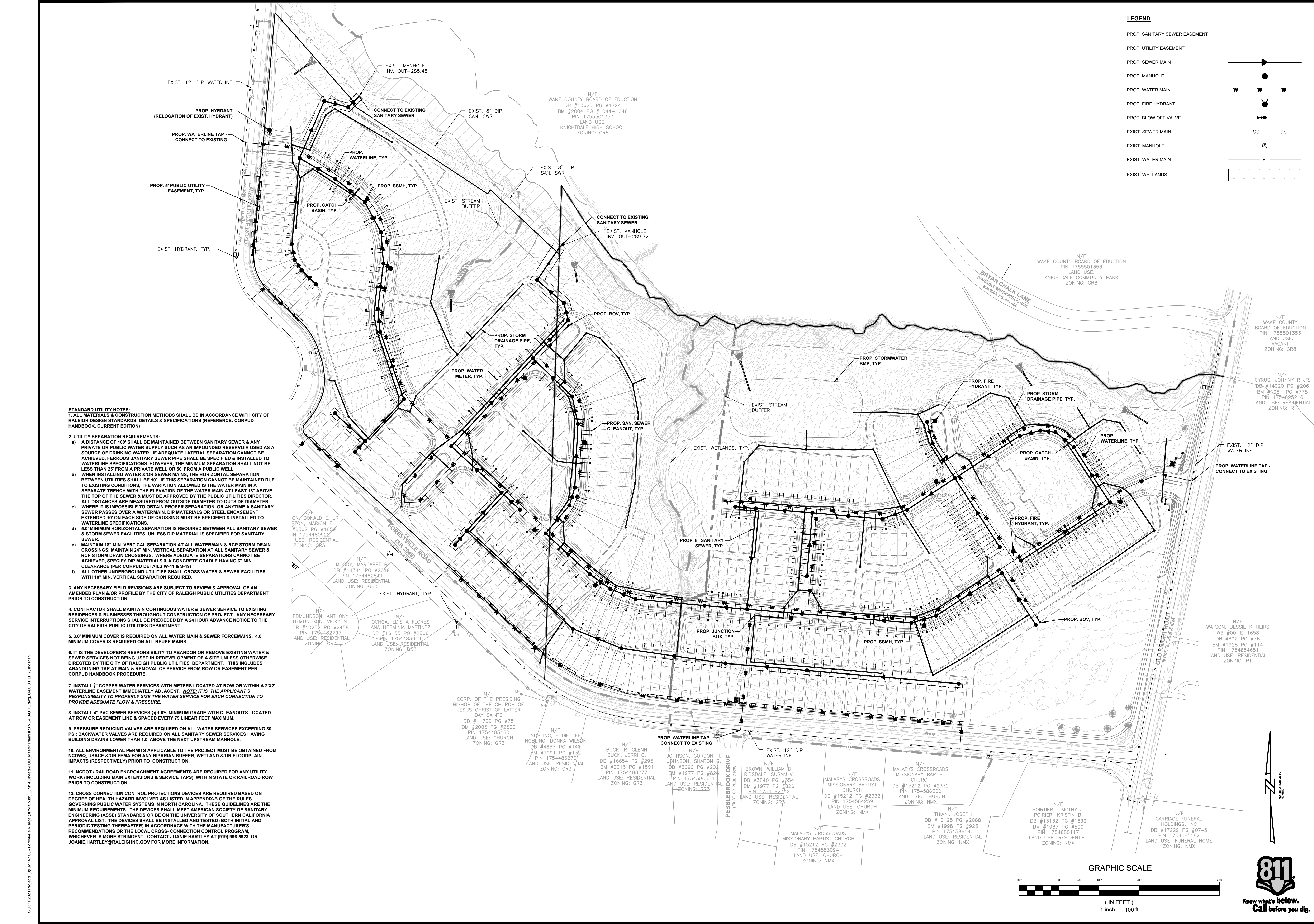
NO.	DATE	REVISION	REVISIONS PER TOWN COMMENTS
1	3/2/2020		

BY	COL

PROJECT INFORMATION	
PROJECT MANAGER:	AA
DESIGNED BY:	KM
DRAWN BY:	CL
PROJECT NUMBER:	HR37.401
ORIGINAL DATE:	02-10-2020
SHEET:	C4.0



- STANDARD UTILITY 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 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY 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 2' FROM A PRIVATE WELL OR 5' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER & RCP 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.
 - 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 CORPUD DETAILS W-4 & S-48)
 - 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 MAIN & 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" 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 NCDWR, USACE & RAILROAD ENCRoACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
 - 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.







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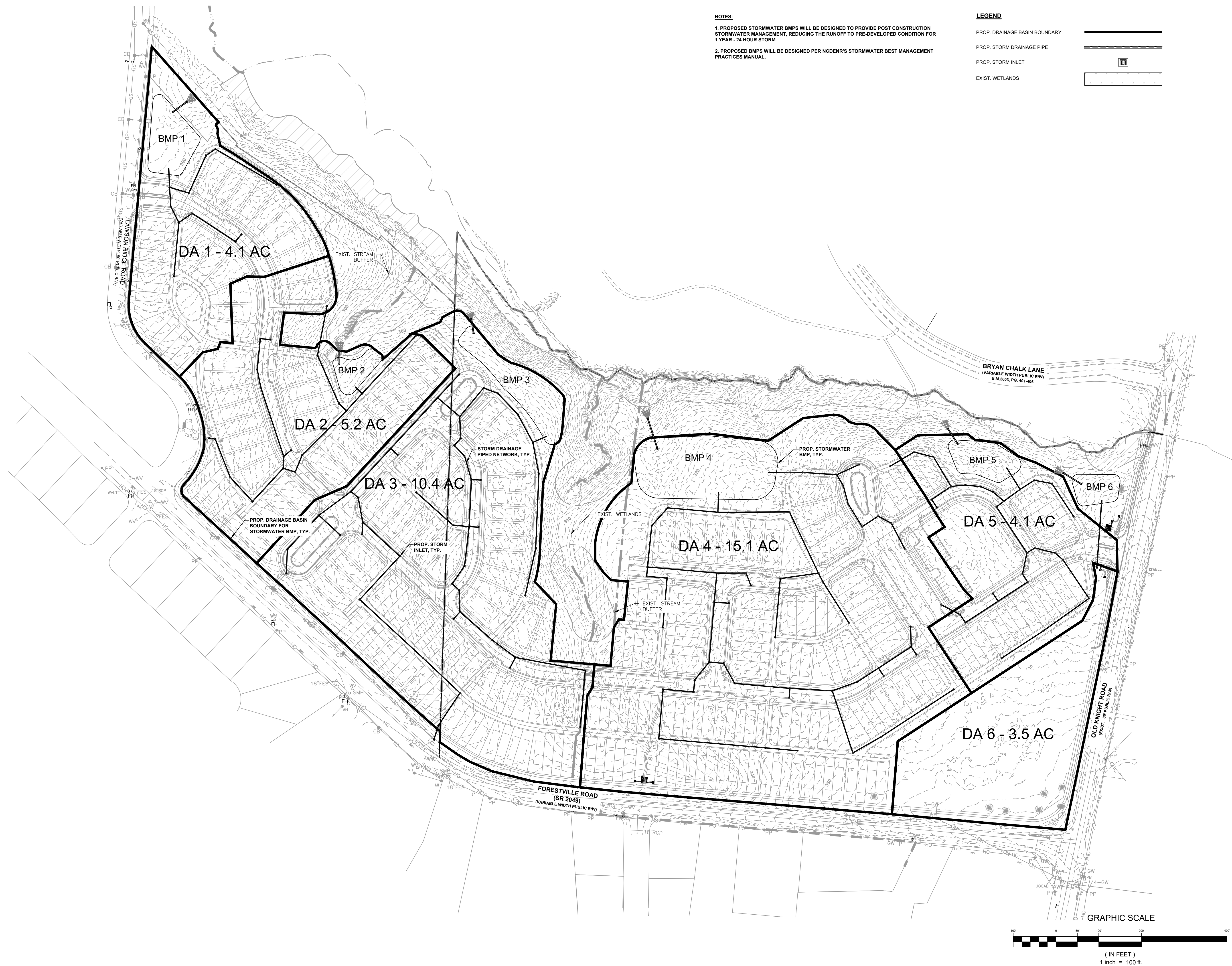
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NOTES:

1. PROPOSED STORMWATER BMPs WILL BE DESIGNED TO PROVIDE POST CONSTRUCTION STORMWATER MANAGEMENT, REDUCING THE RUNOFF TO PRE-DEVELOPED CONDITION FOR 1 YEAR - 24 HOUR STORM.
2. PROPOSED BMPs WILL BE DESIGNED PER NCDENR'S STORMWATER BEST MANAGEMENT PRACTICES MANUAL.

LEGEND

- PROP. DRAINAGE BASIN BOUNDARY 
- PROP. STORM DRAINAGE PIPE 
- PROP. STORM INLET 
- EXIST. WETLANDS 



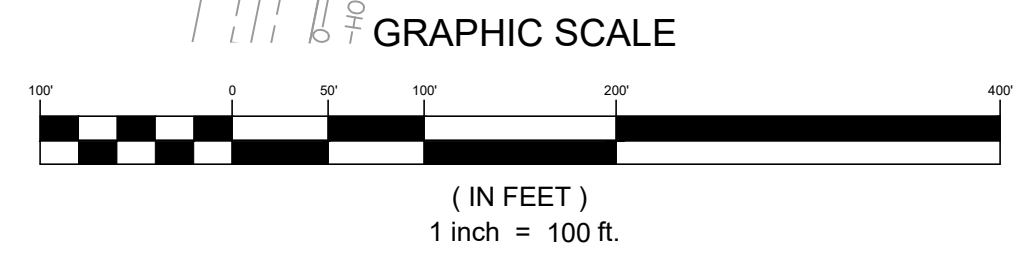
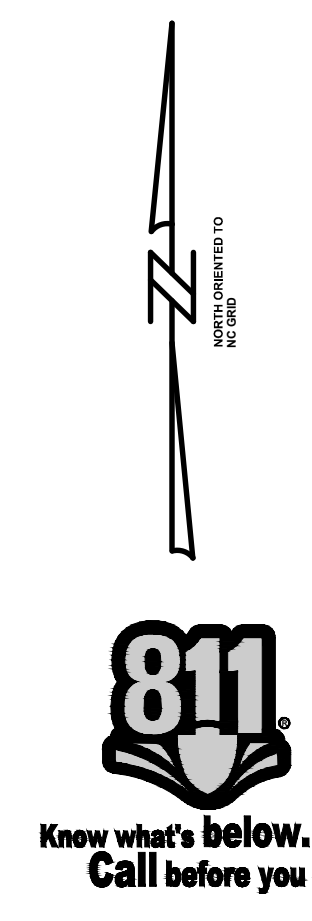
**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

NO.	DATE	REVISION	BY

STORMWATER MANAGEMENT
FORESTVILLE VILLAGE
 MERITAGE HOME
 KNIGHTDALE, NC

PROJECT INFORMATION

PROJECT MANAGER:	AA
DESIGNED BY:	KM
DRAWN BY:	SM
PROJECT NUMBER:	HR37-401
ORIGINAL DATE:	02-10-2020
SHEET:	C5.0



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- PASSIVE OPEN SPACE
- PASSIVE OPEN SPACE - NON-DISTURBED (STREAM BUFFER & WETLAND)
- PASSIVE OPEN SPACE - SCM
- ACTIVE OPEN SPACE - AMENITY CENTER
- ACTIVE OPEN SPACE

OPEN SPACE DATA FOR FORESTVILLE VILLAGE

REQUIRED ACTIVE SPACE:	2.39 ACRES MAX.
REQUIRED PASSIVE SPACE:	2.39 ACRES MAX.
REQUIRED TOTAL OPEN SPACE:	4.78 ACRES MAX.
PROPOSED ACTIVE SPACE:	+/- 2.39 ACRES
PROPOSED PASSIVE SPACE:	+/- 13.48 ACRES
TOTAL OPEN SPACE PROVIDED:	+/- 15.85 ACRES
PROPOSED PASSIVE SPACE BREAKDOWN:	
WETLAND:	0.58 ACRES
STREAM BUFFER:	5.75 ACRES
SCM:	2.31 ACRES

RECREATIONAL OPEN SPACE:

TOTAL OPEN SPACE	REQUIRED: 4.78 ACRES MAX.	PROPOSED: 15.85 ACRES
ACTIVE OPEN SPACE*	2.39 ACRES	2.39 ACRES
PASSIVE OPEN SPACE:	2.39 ACRES	13.46 ACRES

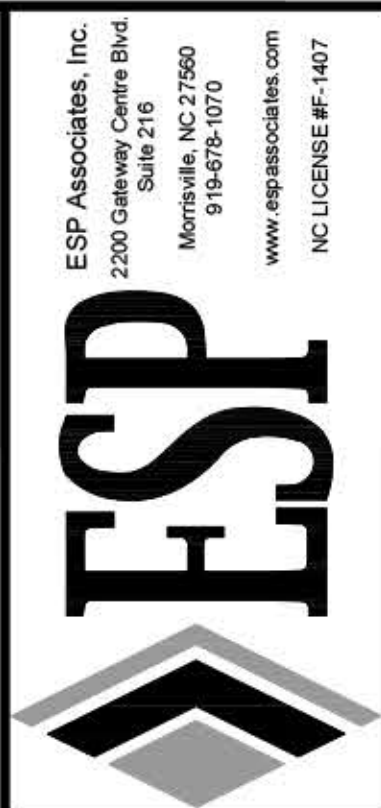
* A MINIMUM OF 50% OF TOTAL REQUIRED OPEN SPACE SHALL BE ACTIVE
 CALCULATIONS BASED ON RECREATION OPEN SPACE DEDICATION MATRIX (KNIGHTDALE UDO, SECTION 7.3)

DENSITY: 280 UNITS / 46.3 AC	= 6.05 DU/AC MAX.
BEDROOMS:	= 800 BEDROOMS MAX.
SINGLE-FAMILY: 100 UNITS x 3.5**	= 350 BEDROOMS MAX.
TOWNHOMES: 180 UNITS x 2.5**	= 450 BEDROOMS

** (PER UDO SECTION 7.3C)
 PROXIMITY ZONE OF 1/4 MILE (WITH DENSITY BETWEEN 2-6 DU/AC) = 260***
 ***RECREATION OPEN SPACE DEDICATION MATRIX (KNIGHTDALE UDO, SECTION 7.3)
 NUMBER OF BEDROOMS x 260 = REQUIRED OPEN SPACE (SF)
 800 BEDROOMS x 260 = 208,000 SF / 4.78 AC MAX

REQUIRED OPEN SPACE = 4.78 AC MAX
 REQUIRED ACTIVE OPEN SPACE (50% OF 4.78 AC) = 2.39 ACRES MAX.

TREE SAVE:	
REQUIRED:	4.63 AC
PROPOSED:	4.63 AC MIN.

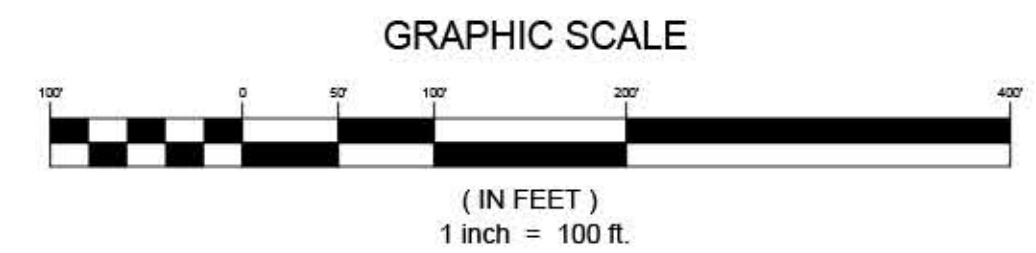


**PRELIMINARY
NOT FOR
CONSTRUCTION**

NO.	DATE	REVISION	BY

**OPEN SPACE PLAN
FORESTVILLE VILLAGE**
 JPM SOUTH KNIGHTDALE, NC

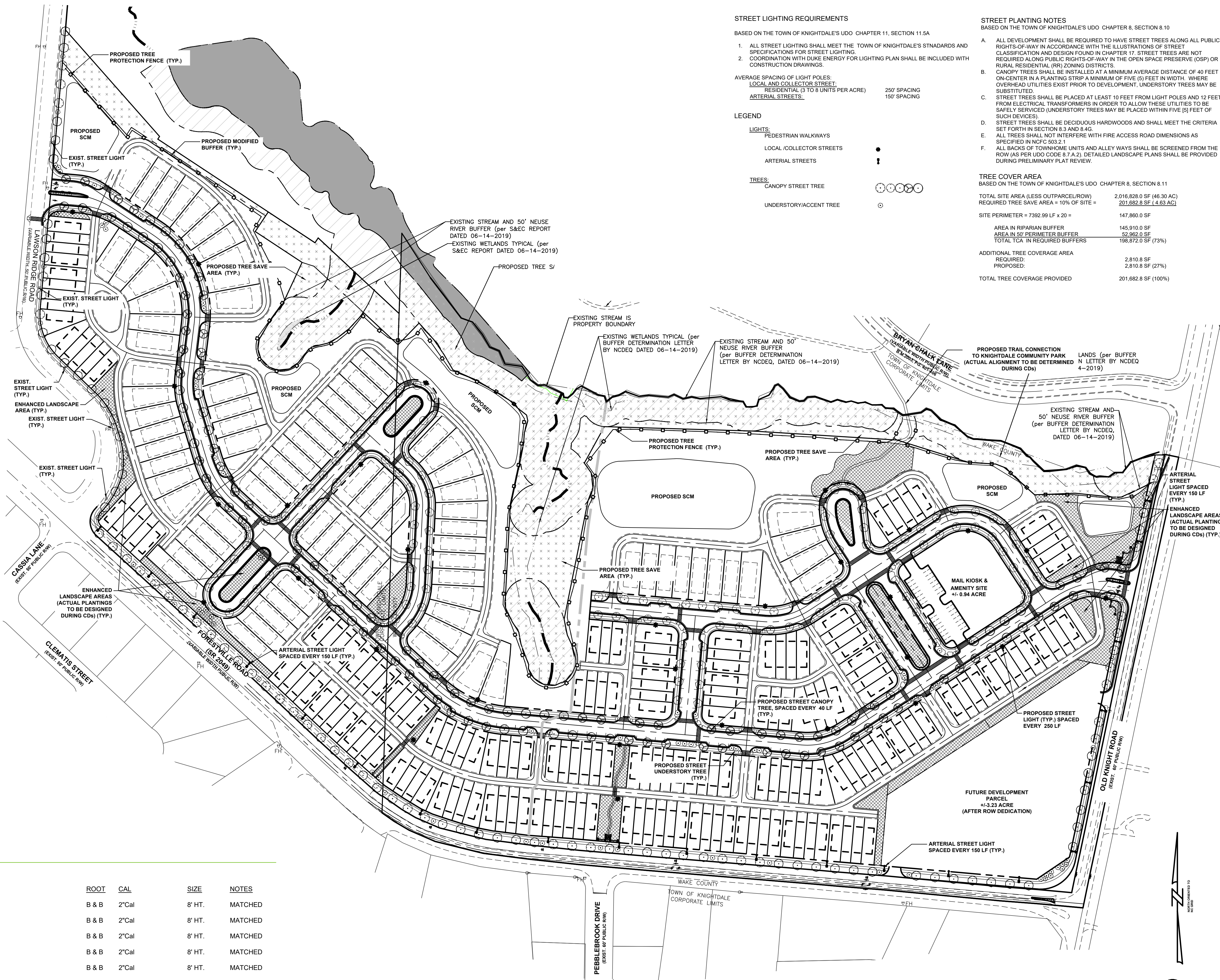
PROJECT INFORMATION	
PROJECT MANAGER:	AA
DESIGNED BY:	ER
DRAWN BY:	ERISM
PROJECT NUMBER:	JM14.100
ORIGINAL DATE:	FEB 22, 2021
SHEET:	C6.0



LANDSCAPE NOTES:

GENERAL LANDSCAPE NOTES:

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF KNIGHTDALE AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- ALL LANDSCAPE WORK SHALL BE PROVIDED BY OR UNDER THE SUPERVISION OF A LICENSED NC LANDSCAPE CONTRACTOR.
- CONTRACTOR RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS PRIOR TO START OF WORK.
- CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO INSTALLATION AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT MATERIALS. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT ALL UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION. ALL UTILITY LINES SHALL BE PROTECTED DURING THE CONSTRUCTION TO AVOID DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL UTILITIES, STRUCTURES, SITE APURTENANCES, ETC. DAMAGED DURING CONSTRUCTION OR INSTALLATION OF PLANT MATERIAL AT CONTRACTOR'S EXPENSE.
- COORDINATE LANDSCAPE INSTALLATION WITH ANY LIGHTING / IRRIGATION CONSTRUCTION.
- CONTRACTOR RESPONSIBLE FOR VERIFYING ALL SPECIFICATIONS AND INSTALLATION REQUIREMENTS OF IRRIGATION, LIGHTING, AND FENCING TO ENSURE THAT PRODUCTS ARE INSTALLED PROPERLY AND PER MANUFACTURER REQUIREMENTS AND LOCAL AGENCY CODES & RESTRICTIONS.
- ESP ASSOCIATES, INC. IS NOT RESPONSIBLE FOR INSTALLATION OR DESIGN OF LIGHTING, FENCING, OR IRRIGATION. THE INSTALLATION REQUIREMENTS AND DESIGN IS THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, AND MAINTENANCE OF TRAFFIC AS NECESSARY TO ENSURE PUBLIC SAFETY.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL ALL PLANT MATERIALS, LABOR AND OTHER MATERIALS NECESSARY TO COMPLETE THE WORK AS SHOWN ON THE PLANS AND DETAILS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN IN THE PLANT SCHEDULE MATCH QUANTITIES ON THE PLANS AND PRIOR TO PRICING WORK. SHOULD DISCREPANCIES OCCUR, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED PRIOR TO BIDDING.
- PLANT MATERIAL SUBSTITUTIONS TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO ORDERING PLANT MATERIAL. SUBSTITUTIONS OF PLANT MATERIAL NOT APPROVED BY OWNER OR LANDSCAPE ARCHITECT MAY BE REJECTED.
- ALL PLANT MATERIAL SHALL MEET MINIMUM SIZE STANDARDS, INCLUDING THE MINIMUM HEIGHT, WIDTH, ROOT BALL SIZE AND NUMBER OF BRANCHES, SET FORTH IN THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR THE TYPE OF TREE OR SHRUB AT THE TIME OF INSTALLATION.
- ALL SHADE/CANOPY/STREET TREES SHALL BE GRADE 'A' SPECIMENS WITH A STRAIGHT MAIN LEADER AND FULL HEAD.
- ALL PLANTS SHALL BE NURSERY GROWN UNDER THE SAME CLIMATE CONDITIONS AS THE LOCATION OF THE PROJECT FOR AT LEAST TWO YEARS BEFORE PLANTING. ALL PLANTS SHALL BE IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, HEALTHY, VIGOROUS, AND FREE OF INSECTS, EGGS, LARVAE, DISEASES AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS OR DISFIGUREMENT. PLANT MATERIAL COLLECTED FROM NATURALIZED AREAS SHALL BE REJECTED.
- CALIPER, HEIGHT AND WIDTH SPECIFICATIONS INDICATED ON THE PLANT SCHEDULE SHALL TAKE PRECEDENCE OVER CONTAINER SIZE.
- ALL TREES OF THE SAME VARIETY SHALL MATCH IN SHAPE AND SIZE WHEN INSTALLED AS GROUPS, ROWS OR STREET TREES.
- PLANT SIZES SHOWN IN THE PLANT SCHEDULE ARE THE MINIMUM SIZES BEFORE PRUNING. ANY NECESSARY PRUNING SHALL BE PERFORMED AT THE TIME OF PLANTING. TREES AND SHRUBS OF LARGER SIZE MAY BE INSTALLED IF SIZES OF THE ROOTS OR BALLS ARE INCREASED PROPORTIONATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING PLANTS TO MEET THE MINIMUM SIZE AND SPACING FOR CODE COMPLIANCE. FAILURE TO INSTALL PLANT MATERIAL PER THE PLAN AND PLANT SCHEDULE MAY JEOPARDIZE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING INSPECTIONS OF PLANT MATERIAL.
- ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS INDICATED IN THE PLANT SCHEDULE.
- ALL PLANTS SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING AND AFTER INSTALLATION FOR COMPLIANCE WITH REQUIREMENTS FOR NAME, VARIETY, SIZE, QUALITY AND INSTALLATION.
- AREAS DAMAGED BY ACTIVITIES OF THE LANDSCAPE CONTRACTOR SHALL BE RE-SEED/RE-PLANTED AND REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PROVIDE TREE PROTECTION FENCING PER THE PLANS AND TREE PROTECTION FENCE DETAIL TO PROTECT ANY EXISTING TREES, SHRUBBERY AND PLANTING BEDS IN THE PLANTING AREA.
- CONTRACTOR SHALL OBTAIN AUTHORIZATION PRIOR TO ANY CHANGES OF PLANT LOCATIONS DUE TO UTILITIES OR OTHER CONFLICTS.
- NO WORK SHALL BE PERFORMED IN THE PUBLIC RIGHT-OF-WAY UNLESS ALL REQUIRED PERMITS ARE OBTAINED.
- ALL EQUIPMENT AND TOOLS SHALL BE PLACED SO AS NOT TO INTERFERE OR HINDER PEDESTRIAN OR VEHICULAR TRAFFIC FLOW.
- CONTRACTOR SHALL COORDINATE ANY PLANTING OR IRRIGATION IN ANY RIGHT-OF-WAY WITH TOWN OF KNIGHTDALE, WAKE COUNTY, NCDOT, AND ANY OTHER APPLICABLE LOCAL TRANSPORTATION DEPARTMENTS AND REGULATORY AGENCIES AND ESP IF CONDITIONS WARRANT ADJUSTMENTS TO PLANT MATERIAL AND LOCATIONS.



STREET LIGHTING REQUIREMENTS

BASED ON THE TOWN OF KNIGHTDALE'S UDO CHAPTER 11, SECTION 11.5A

- ALL STREET LIGHTING SHALL MEET THE TOWN OF KNIGHTDALE'S STANDARDS AND SPECIFICATIONS FOR STREET LIGHTING.
- COORDINATION WITH DUKE ENERGY FOR LIGHTING PLAN SHALL BE INCLUDED WITH CONSTRUCTION DRAWINGS.

AVERAGE SPACING OF LIGHT POLES:
 LOCAL AND COLLECTOR STREET: 250' SPACING
 RESIDENTIAL (3 TO 8 UNITS PER ACRE): 150' SPACING
 ARTERIAL STREETS: 150' SPACING

LEGEND

- LIGHTS:**
 PEDESTRIAN WALKWAYS
 LOCAL /COLLECTOR STREETS
 ARTERIAL STREETS
- TREES:**
 CANOPY STREET TREE
 UNDERSTORY/ACCENT TREE

STREET PLANTING NOTES

BASED ON THE TOWN OF KNIGHTDALE'S UDO CHAPTER 8, SECTION 8.10

- 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 CHAPTER 17. STREET TREES ARE NOT REQUIRED ALONG PUBLIC RIGHTS-OF-WAY IN THE OPEN SPACE PRESERVE (OSP) OR RURAL RESIDENTIAL (RR) ZONING DISTRICTS.
- CANOPY TREES SHALL BE INSTALLED AT A MINIMUM AVERAGE DISTANCE OF 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.
- STREET TREES SHALL BE PLACED AT LEAST 10 FEET FROM LIGHT POLES AND 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 8.3 AND 8.4.
- ALL TREES SHALL NOT INTERFERE WITH FIRE ACCESS ROAD DIMENSIONS AS SPECIFIED IN NCCF 503.2.1
- ALL BACKS OF TOWNHOME UNITS AND ALLEYWAYS SHALL BE SCREENED FROM THE ROW (AS PER UDO CODE 8.7.A.2). DETAILED LANDSCAPE PLANS SHALL BE PROVIDED DURING PRELIMINARY PLAT REVIEW.

TREE COVER AREA

BASED ON THE TOWN OF KNIGHTDALE'S UDO CHAPTER 8, SECTION 8.11

TOTAL SITE AREA (LESS OUTPARCEL/ROW)	2,016,828.0 SF (46.30 AC)
REQUIRED TREE SAVE AREA = 10% OF SITE =	201,682.8 SF (4.63 AC)
SITE PERIMETER = 7392.99 LF x 20' =	147,860.0 SF
AREA IN RIPARIAN BUFFER	145,910.0 SF
AREA IN 50' PERIMETER BUFFER	52,882.0 SF
TOTAL TCA IN REQUIRED BUFFERS	198,792.0 SF (73%)
ADDITIONAL TREE COVERAGE AREA REQUIRED:	2,810.8 SF
PROPOSED:	2,810.8 SF (27%)
TOTAL TREE COVERAGE PROVIDED	201,682.8 SF (100%)

PLANT_SCHEDULE

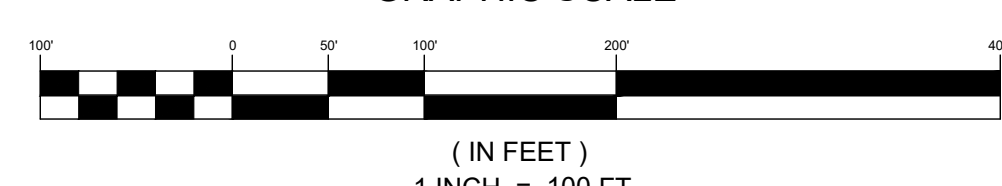
CANOPY STREET TREES

CODE	QTY	BOTANICAL NAME / COMMON NAME	ROOT	CAL	SIZE	NOTES
ARFL	32	Acer floridanum / Southern Sugar Maple	B & B	2"Cal	8' HT.	MATCHED
ARSA	36	Acer saccharum / Sugar Maple	B & B	2"Cal	8' HT.	MATCHED
PICH	46	Pistacia chinensis / Pistachio	B & B	2"Cal	8' HT.	MATCHED
QUAC	69	Quercus acutissima / Sawtooth Oak	B & B	2"Cal	8' HT.	MATCHED
ULPA	86	Ulmus parvifolia / Laceback Elm	B & B	2"Cal	8' HT.	MATCHED
ZEVG	68	Zelkova serrata 'Village Green' / Sawleaf Zelkova	B & B	2" Cal	8' HT.	MATCHED

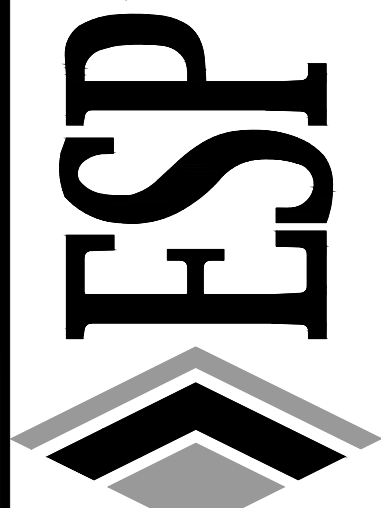
UNDERSTORY STREET TREES

CODE	QTY	BOTANICAL NAME / COMMON NAME	ROOT	CAL	SIZE	NOTES
LIMU	96	Lagerstoeimia indica 'Muskegee' / Muskegee Crape Myrtle	B & B	1 1/4"Cal	6' HT.	3-4 Stems

GRAPHIC SCALE



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 Suite 216
 Morrisville, NC 27560
 919-678-1070
 www.espassociates.com
 NC LICENSE #IF-1407



**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

NO.	DATE	REVISION

**LANDSCAPE & LIGHTING
 PLAN**

FORESTVILLE VILLAGE

KNIGHTDALE, NC

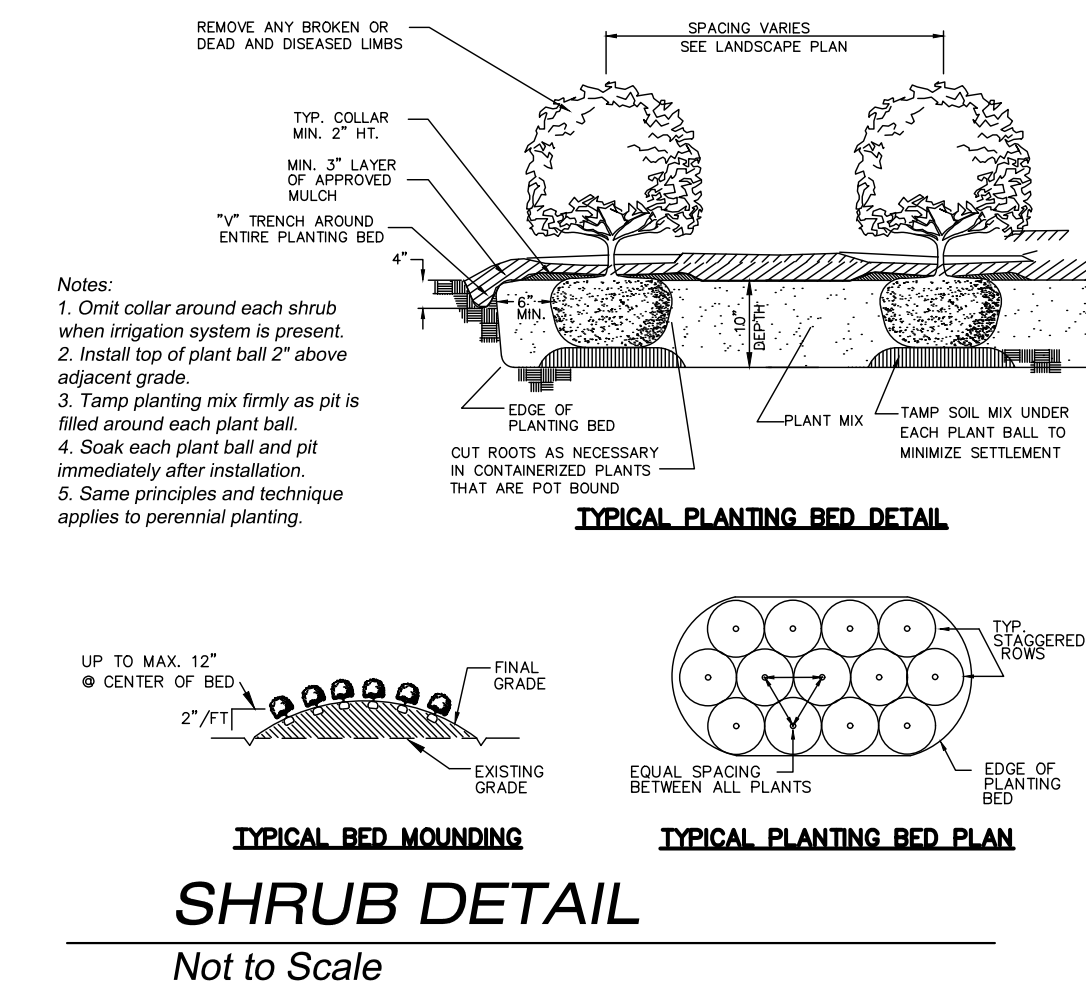
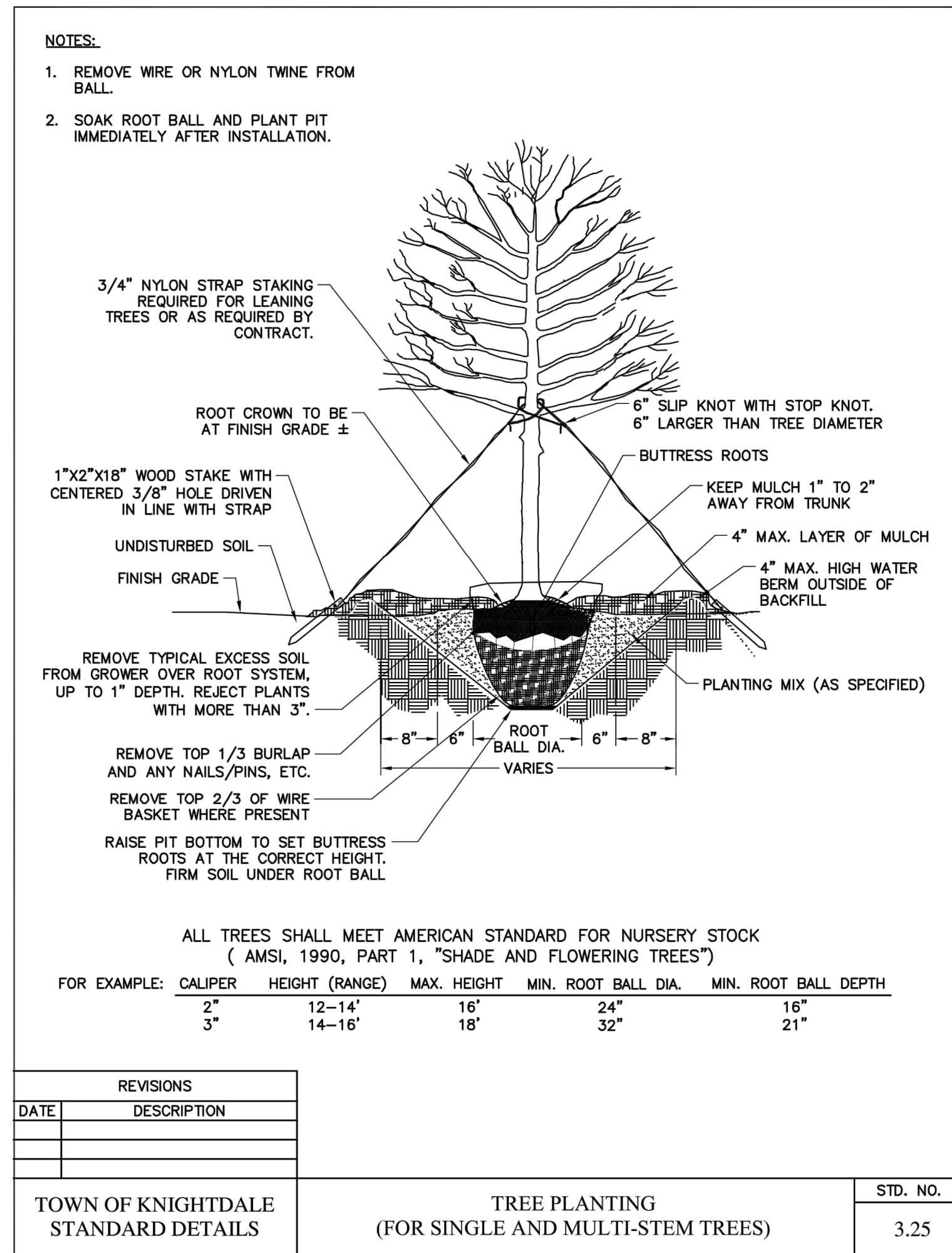
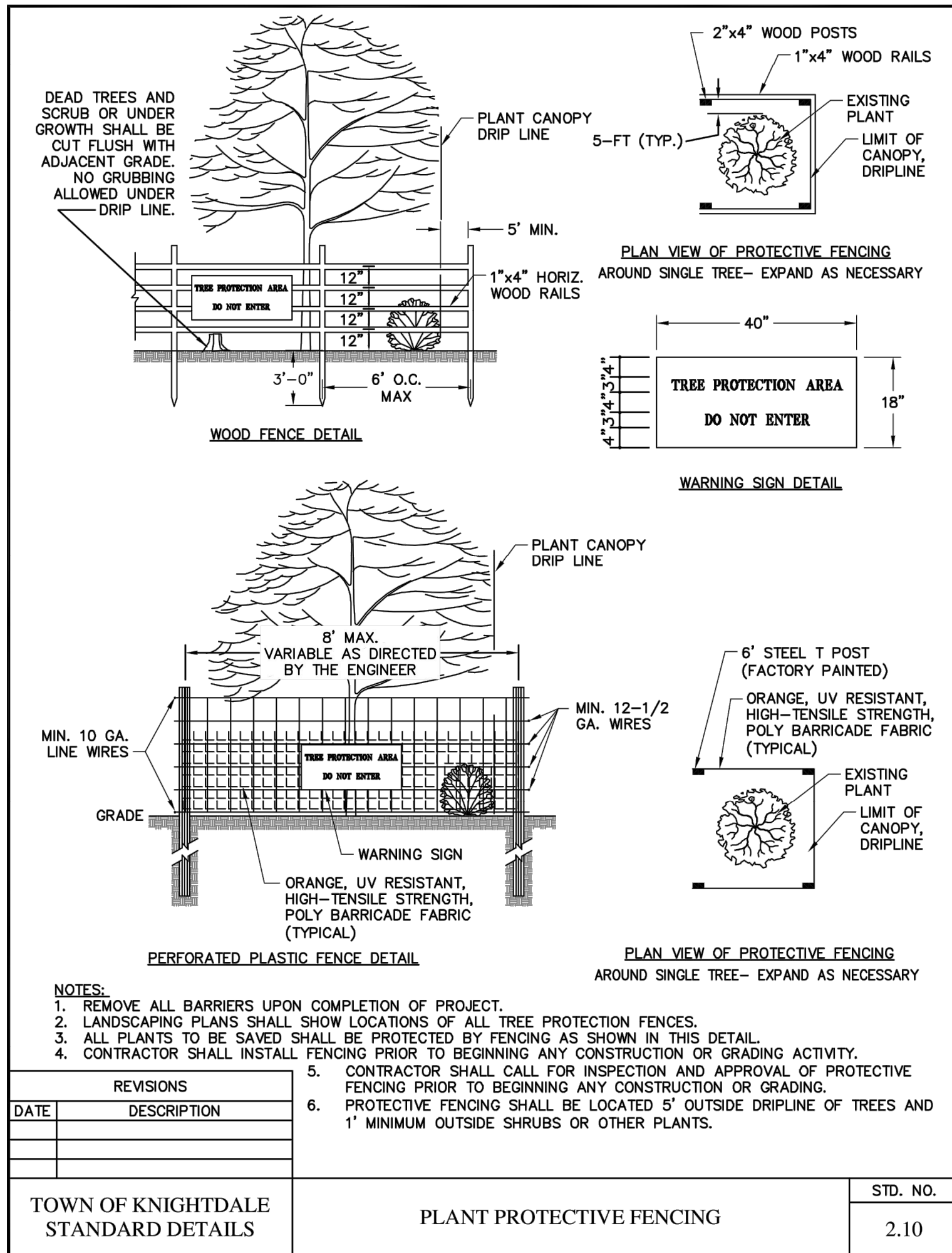
JPM SOUTH

PROJECT INFORMATION

PROJECT MANAGER:	AA
DESIGNED BY:	ER
DRAWN BY:	ER/SM
PROJECT NUMBER:	JM14.100
ORIGINAL DATE:	FEB 22, 2021


SHEET: **L1.0**

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Outdoor Lighting

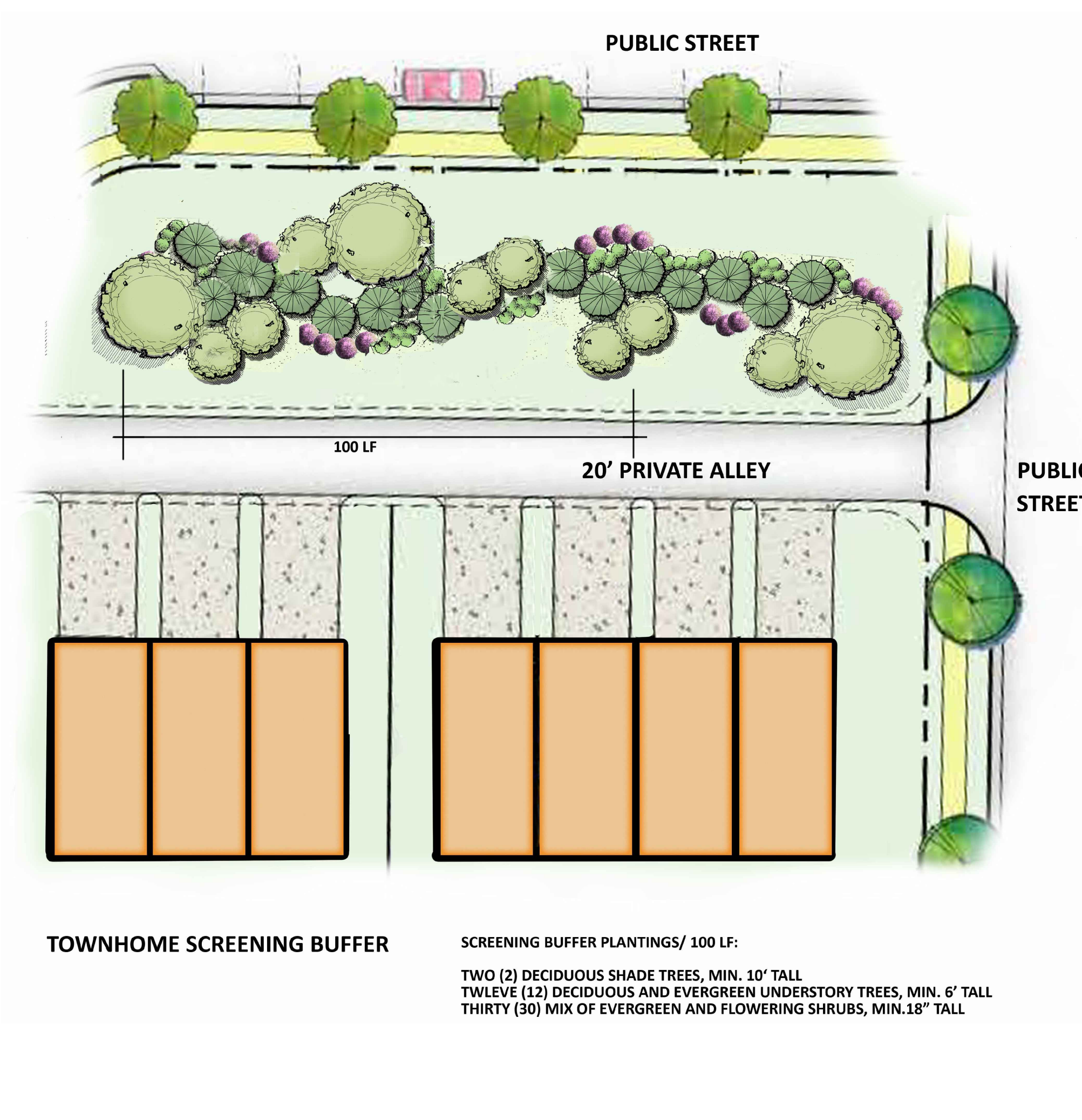
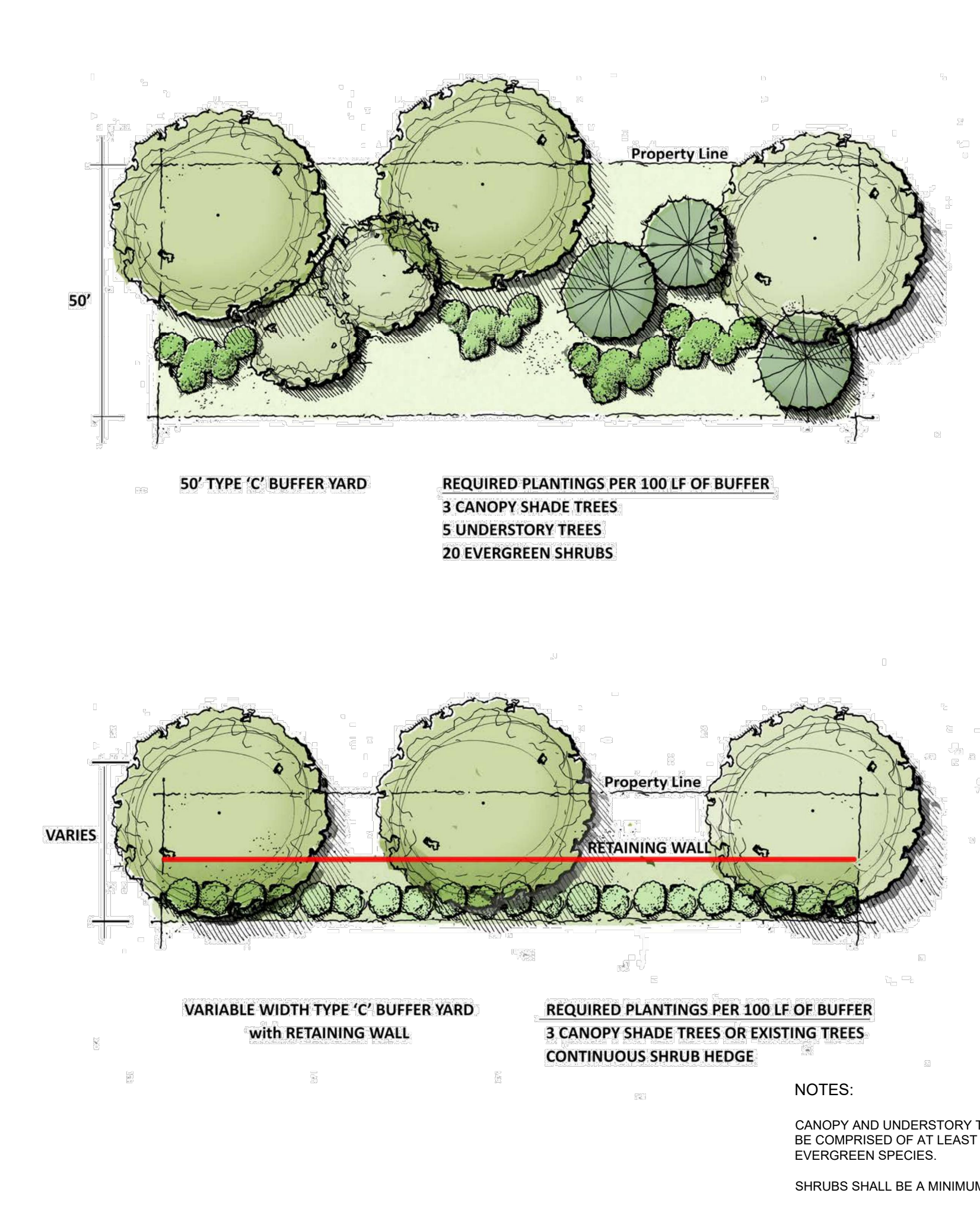
Roadway LED



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 for 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

For additional information, visit us at duke-energy.com/OutdoorLighting or call us toll free at 866.769.6417.



Outdoor Lighting

Roadway LED



Wattage	Light Pattern	IESNA Backlight-Uplight - Glare (BUG) Rating
LED 50	IESNA Type III (medium oval)	B1-U0-G1
LED 75	IESNA Type II (long oval)	B1-U0-G2
LED 105	IESNA Type II (long oval)	B2-U0-G3
LED 150	IESNA Type III (medium oval)	B2-U0-G2
LED 215	IESNA Type III (medium oval)	B3-U0-G3
LED 280	IESNA Type III (medium oval)	B3-U0-G4

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

Poles available:	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	Benefits
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than metered service
Warranty included	Worry-free
One low monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 40 years of experience	A name you can trust today... and tomorrow

*2" raised foundation available when required.

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NC LICENSE #F-1407

ESP

**PRELIMINARY
NOT FOR
CONSTRUCTION**

NO.	DATE	REVISION

BY

LANDSCAPE & LIGHTING DETAILS

FORESTVILLE VILLAGE

KNIGHTDALE, NC

JPM SOUTH

PROJECT INFORMATION	
PROJECT MANAGER:	AA
DESIGNED BY:	ER
DRAWN BY:	ER/SM
PROJECT NUMBER:	JM14.100
ORIGINAL DATE:	FEB 22, 2021
SHEET:	L1.1

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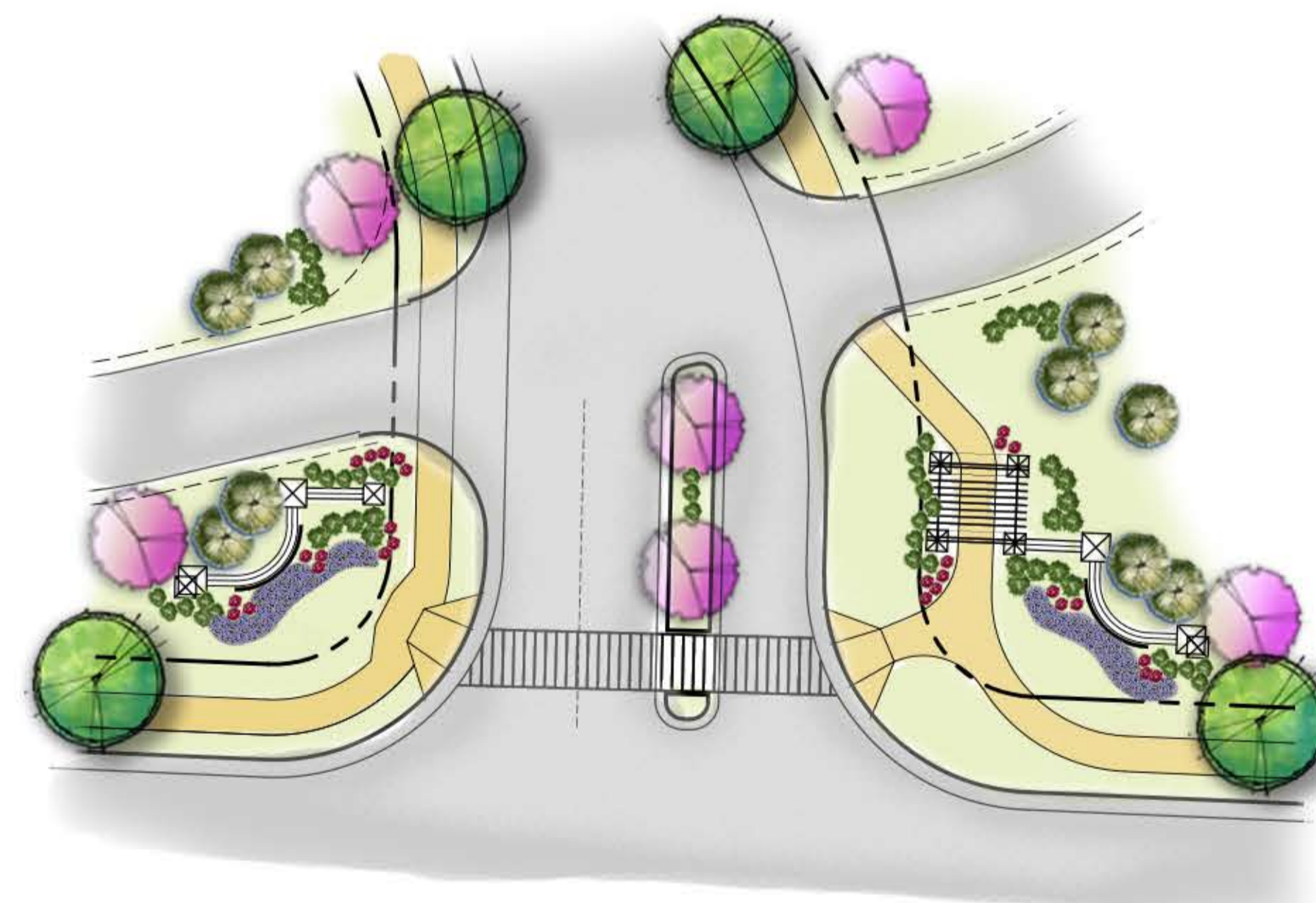




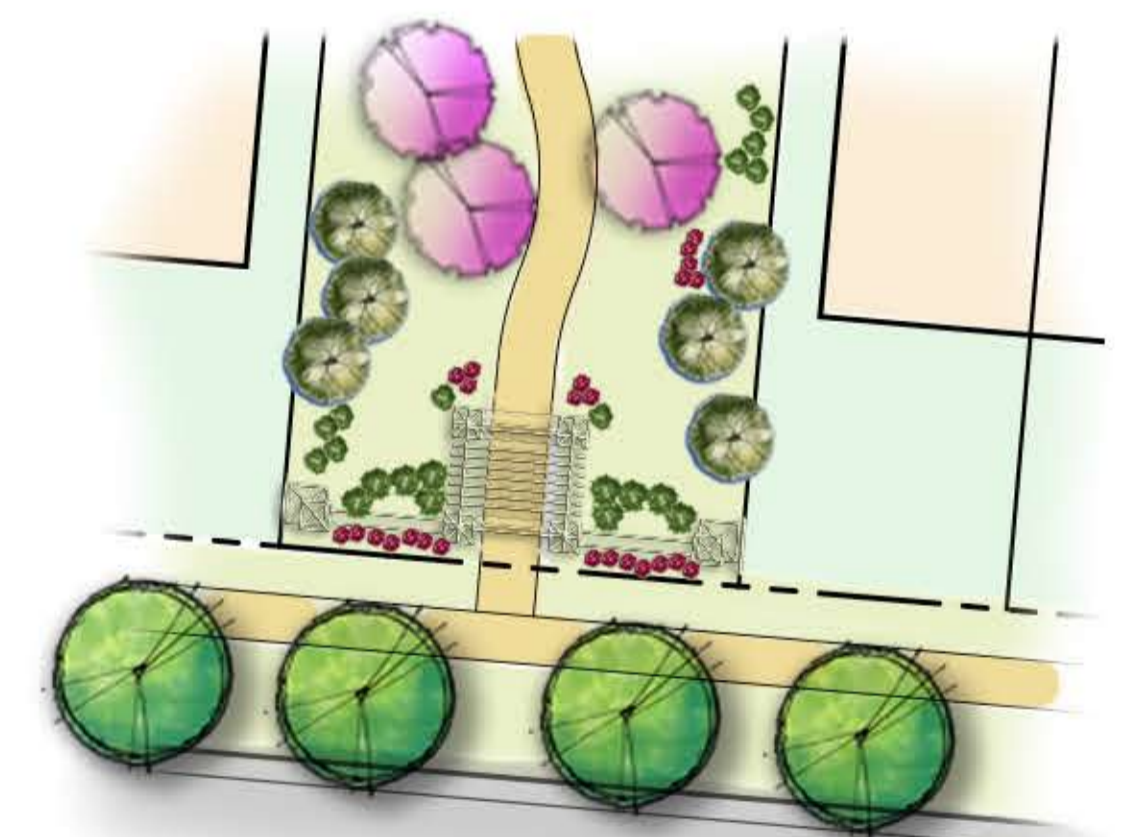
ENTRY MONUMENT AT MAIN ENTRANCE



NOTE:
CONCEPTUAL HARDSCAPE AND LANDSCAPE DESIGN.
ACTUAL PLANTING PLAN TO BE PRODUCED DURING C.D. REVIEW.



1 ENTRY MONUMENT AT MAIN ENTRANCE



2 PEDESTRIAN GATEWAY

N.T.S.

DRAFT
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www.espassociates.com



Forestville Village Entry Monument Exhibits

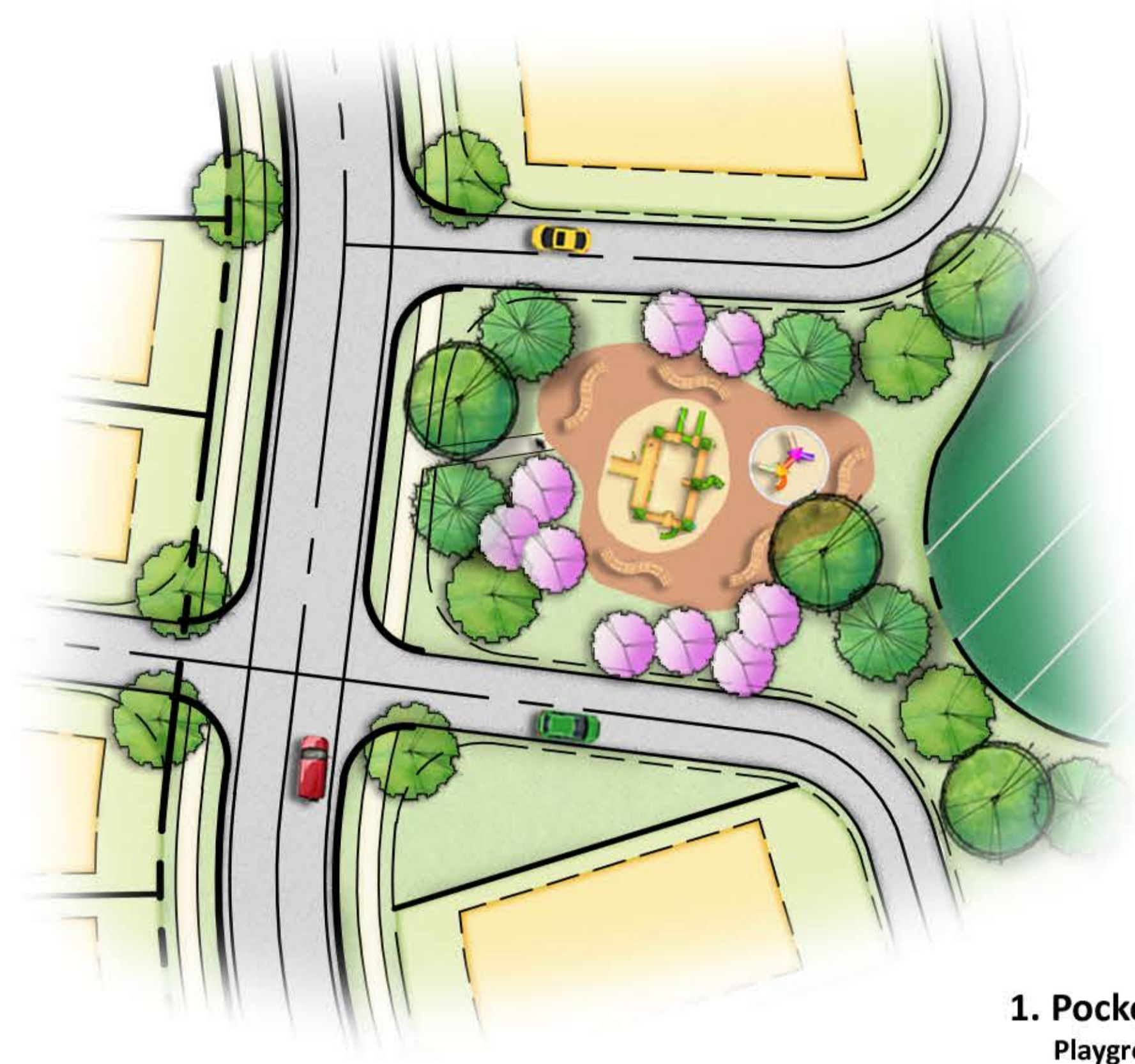
ESP Job JM14

February 22, 2021

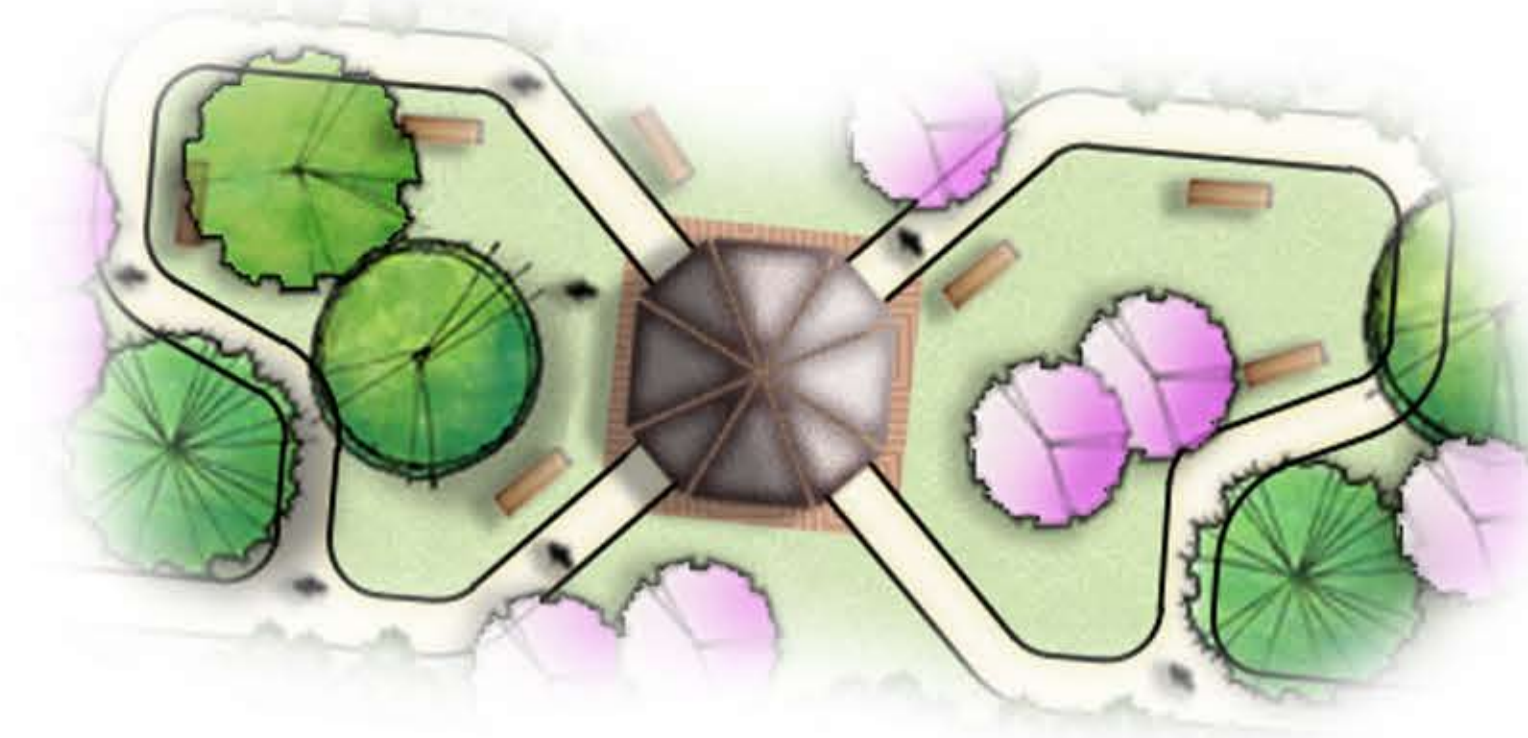
Illustrative renderings are conceptual
Actual design, location and features
subject to change.

JPM South
Development LLC.

EX-1



1. Pocket Park
Playground, Seating



2. Trailhead Gathering Space
Gazebo, walking path, Seating



3. Linear Park
Walking Paths, Seating

4. Amenity Center
Conceptual amenity center. Actual design to be produced during C.D. review. Amenity center will have the following committed elements:

- clubhouse
- pool
- mail kiosk,
- open play field
- playground
- gathering space
- parking

N.T.S.

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FORESTVILLE VILLAGE

Planned Unit Development

**Statement of Consistency and Design Guidelines
For Planned Development District: PUD-NMX**

JPM South
Development



Vision Statement

JPM South Development is pleased to present the Forestville Village Planned Unit Development to the Town of Knightdale for consideration of rezoning for a Planned Development District from the current RT zoning to a Planned Unit Development with the underlying zoning designation of Neighborhood Mixed Use (PUD-NMX). Forestville Village is envisioned to be a compact, pedestrian friendly and unique subdivision located at the corner of Forestville Road and Old Knight Road. The new neighborhood will be part of an Activity Center/Neighborhood Node, as identified in the KnightdaleNext 2035 Comprehensive Plan, and will provide housing choices of single-family detached residential units and townhomes, a future development parcel at the corner of Forestville and Old Knight Roads, active and passive recreational open space, preservation of natural drainage features, and pedestrian/bike connections to adjoining schools and community parks.

Statement of Consistency: Comprehensive Plan

The **Guiding Principles of the KnightdaleNext 2035 Comprehensive Plan (adopted August, 2018)** provide the framework for the proposed zoning map amendment. The area encompassed by the proposed **Forestville Village Planned Development District** will further the goals of this **APA-NC award winning plan** by providing a compact, pedestrian friendly mixed-use development anchored by a **Neighborhood Node** parcel for future development, together with a compact and efficient development pattern of single-family attached and detached residential homes, walkable streets and a mix of uses to support anticipated town growth. The project furthers the initiatives and hierarchy of the growth and conservation priorities outlined in the **Growth Framework**, and will create an effective transition between existing lower density residential developments to the south and the municipal/institutional uses to the north.

Thoughtful consideration for the **natural environment** on-site is reflected in the Master Plan, allowing residents to **experience the natural settings** through the preservation of trees and undisturbed areas along existing streams, considerable set-asides for neighborhood parks, open spaces and amenities, and streetscape buffers along perimeter roadways. Multiple locations of both active and passive open space are located throughout the neighborhood and a pedestrian trail connection to the adjacent Knightdale Community Park and High School, together with a sidewalk connection to Forestville Road Elementary school will provide residents diverse **Park and Recreational** opportunities.

Planned roadway improvements to the existing Forestville Rd. and Old Knight Rd. along the project frontages will further the Town of Knightdale's **Transportation Plan**. These improvements will require coordination between the Town of Knightdale, NCDOT and the Developer. The internal sidewalk and roadway circulation system will allow residents the opportunity to walk/bike throughout the community and provide ease of access to the various recreational and community opportunities in close proximity to the neighborhood.

Forestville Village, with its planned mix of single-family and townhomes, will be a **Great Neighborhood**, promoting a distinct, safe and vibrant lifestyle community. **The Community Design offers a distinct brand and sense of place**, providing the Town of Knightdale residents **Expanded Home Choices** that will increase the **Economic Vitality** of the Town by providing an expanded residential and commercial tax base, while allowing the work force an opportunity to live in close proximity to businesses and employment opportunity areas in Knightdale.

Statement of Consistency: Unified Development Ordinance

Forestville Village Planned Unit Development will comply with the Town of Knightdale's UDO, standards and specifications for the design and construction of the proposed development. The following are the Specific Design Guidelines for Forestville Village:

Design Guidelines

Planned Development District-PUD-NMX: Planned Unit Developments-Neighborhood Mixed Use

Forestville Village Proposed Uses and Maximum Densities

- **Residential Uses:** Maximum Density: 280 Units
 - Single Family Detached Homes (30'-40' x 100' min. Lots) 80-100 units
 - Townhomes (20'-26' x 80'- 100' interior lots) Up to 190 units
(25'-31' x 80'- 100' end lots)
- **Future Development Parcel** Up to 10,000 SF / acre

In addition to conditions of use listed in the Town of Knightdale's UDO the following uses are permitted and subject to the listed conditions:

 - Amusements (5,000 SF or less)
 - Animal Services
 - 1. No outdoor boarding or outdoor Doggie Day Care shall be permitted.
 - Banks
 - Child/Adult Day Care Center
 - Civic
 - Community Support Organizations
 - Cultural Facility
 - General Retail (under 10,000 SF per single user)
 - Government Services
 - Institutional
 - Medical Services (Doctor, Dentist, Vision)
 - 1. No after-hour urgent care
 - Office
 - Personal Services (Hair, Nail)
 - Professional Services (Tutoring, Therapy, CPA)
 - Public Safety Facility
 - Studio Services (Music, Dance, Martial Arts)
 - Neighborhood Retail/Restaurants (2,000 SF or less)
- **Restricted Uses:**

The following uses, although allowed under the zoning district NMX in the Town of Knightdale UDO, are hereby prohibited by condition of approval for the Forestville Village Planned Development District: PUD-NMX:

 - Apartments
 - Bed and Breakfasts
 - Rooming or Boarding House
 - Residential uses

- Hotel/Motel or Inn
- Pet Daycare with outdoor play and/or boarding facility
- Business requiring Drive-Thru (Banks permitted)
- Neighborhood Shopping Center
- Auto Part Sales
- Indoor Amusements, greater than 5,000 sf
- Meeting Facilities
- Indoor or Outdoor Recreation Facilities
- Crematoriums/Funeral Homes
- Vehicle Services – Maintenance/Body Work/Repair
- Bar/Tavern/Night Club
- Gas Stations/Convenience Store
- Big Box Retail
- Outdoor Amusements
- Theater, Live and/or Movie
- Manufacturing

Forestville Village Development Standards

Single Family:

- | | |
|----------------------------------|--------------------------------|
| | Dimensional Standards |
| ▪ Minimum Lot Size: | 30' x 100' |
| ▪ Setbacks: | |
| Front: | 10' min. |
| Side: | 20% of lot width |
| Rear: | 20' min. from alley centerline |
| ▪ Minimum Driveway Length: | 20'/ 1 car length min. |
| ▪ Alley-loaded with 2-car garage | |

Townhomes:

- | | |
|---------------------------------------|--|
| ▪ Minimum Lot Size: | |
| End Lots: | 25' x 80' |
| Internal Lots: | 20' x 80' |
| ▪ Setbacks: | |
| Front: | 15' min. facing Forestville Rd, 25' max. typ. all lots |
| Side: | 5' min. end units, 10' min. between bldgs. |
| Rear: | 15' min. from alley centerline |
| ▪ Minimum Driveway Length: | 20'/ 1 car length min. |
| ▪ Alley-loaded with 1 or 2-car garage | |
| ▪ Building Height: | 2-3-Stories, Max. 45' |

Street Standards

All streets within the Forestville Village PUD-NMX Planned unit Development shall conform to the street sections as attached. There shall be five (5) street sections:

- Residential Street (Streets A, B, E & F) 54' ROW, 27' Back to Back, 2-Way Traffic.
- Residential Street (Street C) 40' ROW, 20' Back to Back, One-Way with Parking.
- Residential Street (Streets C & F) 36' ROW, 20' Face to Face, One-Way, No Parking.
- Residential Street (Streets A & B) 60' ROW, 33' Back to Back, 2-Way with Parking One-Side.
- Residential Street (Street D) 64' ROW, 39' Back to Back, 2-Way with Parking Both-Side.

- Residential Entrance (Street A & C) Variable ROW, Entrance with Median, 20' Face to Face Min.
- Residential Alley 20' Private Easement, 18' Pavement, Public Utility Easement.

Principle Street: "A" shall have a minimum centerline radius of 150'.
 Minor Streets: "B" & "E" shall have a minimum centerline radius of 100'.
 Loop Streets: "C" & "F" shall meet minimum outside radius of 37.5' consistent with Town of Knightdale standard cul-de-sac.
 Private Alleys: Shall have a minimum centerline radius of 35'.

*Where minimum standards deviate from Town of Knightdale Ordinance, streets shall accommodate turning movements for fire safety apparatus (Quantum 105).

Landscape Standards:

The following Landscape Standards shall apply:

Perimeter Buffers:

- A fifty (50) foot Type 'C' Buffer shall be provided along the northern property line adjoining with the Town of Knightdale Town Park and a portion of Knightdale High School. The buffer may incorporate portions of existing wetlands and stream buffers and existing vegetation shall be counted toward the Type 'C' Buffer requirements.
- A Variable Width (Minimum 10') Modified Buffer shall be provided along a portion of the northern property line adjoining the Town of Knightdale High School as noted on PUD plan set.
- No buffer shall be required at utility crossings and cross-access pedestrian connections.
- Disturbed areas within the buffer shall be planted with a minimum of:
 - Three (3) canopy shade trees,
 - Five (5) understory trees and
 - Twenty (20) evergreen shrubs per 100 LF of buffer.
- The Modified Buffer shall provide a minimum of:
 - Six (6) foot fence or wall or retaining wall with grade change.
 - Three (3) canopy shade trees.
 - Continuous evergreen hedge.

Screening Buffers:

The rear of all townhome units that are visible from a public right-of-way shall be screened with the following minimum standards:

- Two (2) deciduous shade trees, min. 10' tall per 100 LF.
- Twelve (12) deciduous and evergreen understory trees, min. 6' tall per 100 LF.
- Thirty (30) deciduous and evergreen shrubs, min. 18" tall per 100 LF.

Enhanced Landscape Areas:

Open Space areas throughout the Forestville Village development shall be landscaped with a combination of hardscape materials and landscape plantings to enhance the visual and functional values of these areas. Areas include, but are not limited to:

- Entrance drives at Old Knight Road and Lawson Ridge Road.
- Pedestrian Entry points along Forestville Road.
- Locations where townhomes back onto open space along public rights-of-way.
- Center islands between two internal streets (village greens).

- Location between residential units and the outparcel.
- Amenity Center and Mail Kiosk
- Public gathering locations.



- All Enhanced Landscape Areas shall be maintained by the HOA for Forestville Village.
- Plantings may include Screening Buffers.
- All landscape plantings and hardscape elements and details shall be designed and reviewed during the construction drawing review process.

Architectural Elevations:

The streetscapes at Forestville Village are designed to promote a sense of community, security and connectedness. All homes shall be alley-loaded allowing structures to be placed closer to the fronting street with garages and driveways in the rear thereby de-emphasizing the vehicle. A strong emphasis on front porches and covered entries, each with a lead walk extending out to the public sidewalk fronting each lot shall encourage interaction amongst the residents of Forestville Village as well as providing walkways to the many open spaces within Forestville Village. Architectural controls for the homes to be constructed at Forestville Village will be an integral part of the vision for the community. Creating stimulating streetscapes that balance functionality with aesthetics is an important component of the lifestyle to be created at Forestville Village. While final elevations to be constructed will available in the future, the plans shall include the following elements to ensure consistency and quality throughout the community and the following architectural conditions shall apply:

Single-Family Houses

- Two story homes shall include a minimum of 1,800 heated square footage.
- Single story or 1.5 story homes shall include a minimum of 1,500 heated square footage
- All Single-Family houses shall have a 2-car garage
- All front entrances shall be raised from the finished grade (at the frontage line) a minimum of 18 inches in height and be wrapped in brick or stone on all fronts and on the sides of end units visible from the street. Sides and rears not visible from the street may be parged and painted to match the trim.
- Foundations shall be raised slabs, stem wall, or crawls 18" in height and wrapped in brick or stone on all fronts and on the sides of end units visible from the street. Sides and rears not visible from the street may be parged and painted to match the trim.
- Usable porches and stoops shall be a minimum of six (6) feet deep and extend more than 50% of the façade.
- Wall materials shall be limited to a combination of wood clapboard, cementitious fiber board, shingle/shake, drop siding, primed board, wood board and batten, brick and/or stone.
- Front facades shall be comprised of a minimum of two (2) of the listed wall materials, on a minimum of 50% of front facades one of the elements shall be brick or stone.
- Roof Materials may be comprised of the following...standing seam metal, asphalt shingles, copper or wood shingles
- No vinyl siding shall be permitted. Vinyl trim and soffit are permitted.
- Principle roofs shall have a pitch between 6:12 and 12:12
- Eaves shall project 8-12".

Townhomes

Townhome buildings shall be carefully planned to ensure that each building has vertical and horizontal steps as well as thoughtfully coordinated façades, roof elements, and color packages in order to create interesting and varied streetscapes. The following committed conditions shall help insure diversity and quality:

- Townhomes shall include a minimum of 1,400 heated square footage.
- Townhome units may vary in width from 20' – 26' wide. A minimum of 60% of Townhome units shall be 22' wide or wider.
- Townhomes less than 22' in width may have a 1 car garage and all Townhomes 22' or wider shall have a 2-car garage.
- Townhomes may be 2 story or 3 story buildings. Up to a maximum of 40% of the townhome units may be 2 story.
- Townhouse Buildings shall have doors, stoops, balconies, terraces and/or windows on any façade clearly visible from a public right-of-way.
- To provide privacy, all front entrances shall be raised from the finished grade (at the frontage line) a minimum of 18 inches.
- Foundations shall be raised slabs, stem walls or crawls and clad in brick or stone on front and sides with parging (painted to match trim) on rear.
- Wall materials shall be limited to a combination of wood clapboard, cementitious fiber board, shingle/shake, drop siding, primed board, wood board and batten, brick and/or stone.
- Roof Materials may be comprised of the following...standing seam metal, asphalt shingles, copper or wood shingles
- Front facades shall be comprised of a minimum of two (2) of the listed wall materials, on a minimum of 50% of front facades one of the elements shall be brick or stone.
- No vinyl siding shall be permitted. Vinyl trim and soffit are permitted.
- Principle roofs shall have a pitch between 6:12 and 12:12.

- Eaves shall project 8-12”.
- All front entry doors shall have window inserts.
- All townhomes shall provide detailed design along all facades visible from a public right-of-way. A minimum of one (1) architectural feature from three (3) of the four (4) categories shall be utilized.
 - A. Entrance
 - Recessed Entry with 6” min. width door trim
 - Covered stoop (5’x5’ min)
 - Usable porch a minimum of 5’ deep and extending more than 50% of the façade
 - B. Building Off-Set (Min. of 2 per building cluster)
 - Façade Off-set (12” min.).
 - Roof Line off-set (12” min.).
 - C. Façade
 - Bay Window.
 - Balcony.
 - Window Trim (4” min. width).
 - Patterned Finish (Scales, Shakes, Wainscoting, etc.)
 - D. Roof
 - Dormer
 - Gable
 - Cupola/Tower/Chimney