

ROBERTSON CROSSING

MASTER PLAN

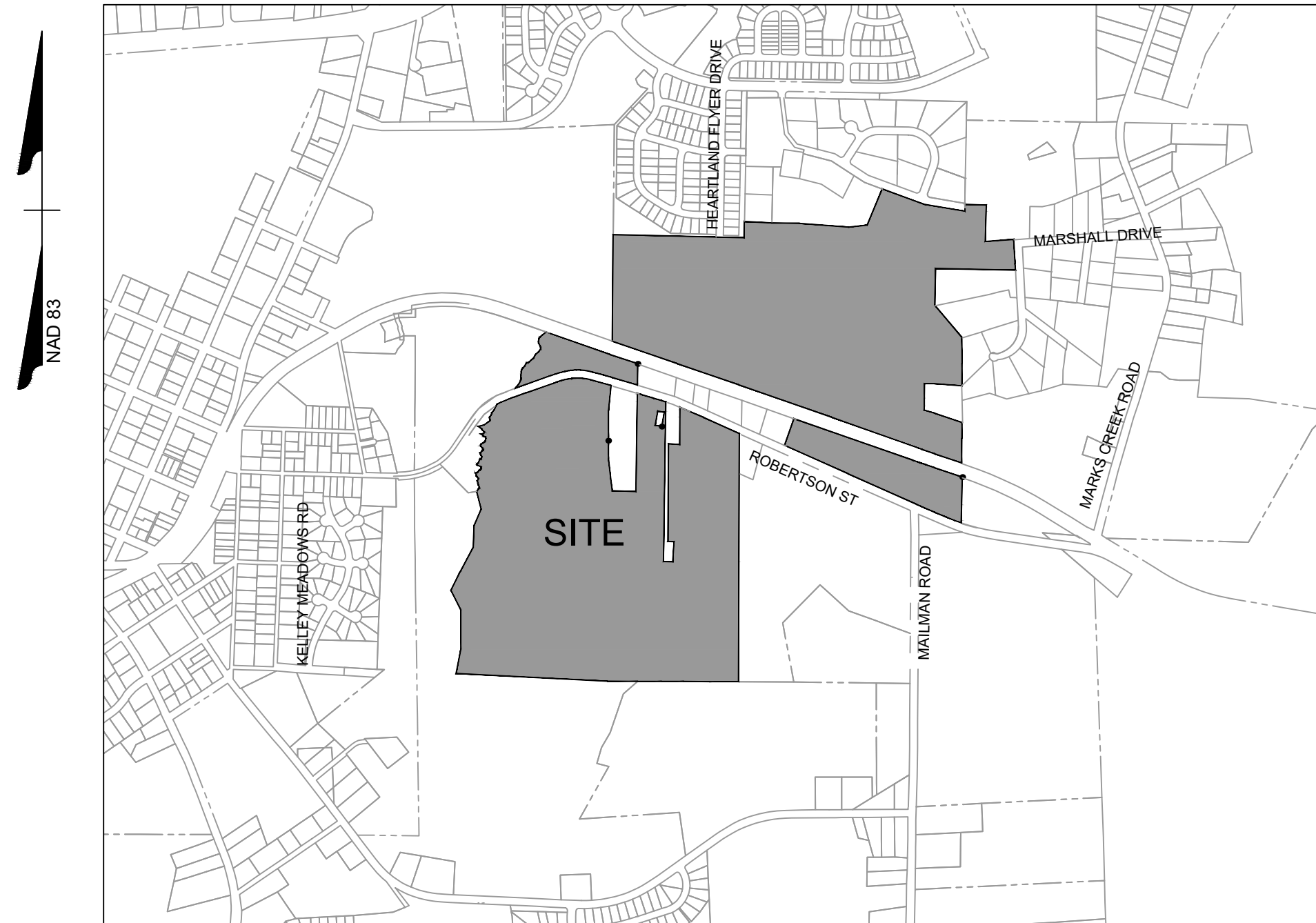
TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

ST. MATTHEW'S TOWNSHIP

ZMA-16-22

SITE DATA

PROJECT:	ROBERTSON CROSSING		
ENGINEER:	TIMMONS GROUP 5410 TRINITY ROAD, SUITE 102 RALEIGH, NC 27607 PHONE: 919-866-4509 FAX: 919-859-5663 BETH BLACKMON, PE EMAIL: BETH.BLACKMON@TIMMONS.COM		
DEVELOPER:	NATELLI COMMUNITIES BRIAN MASSENGILL 1903 N. HARRISON AVE. CARY, NC 27513 PHONE: (919)-888-3102 EMAIL: BRIAN@NATELLI.COM		
PROPERTY LOCATION:	ROBERTSON ST.		
PIN:	1754-83-4965, 1754-72-7141, 1754-81-0838, 1754-81-2900, 1754-81-4716, PORTION OF 1754-92-3372, 1754-93-6968, PORTION OF 1754-94-5547, 1764-04-3505, 1754-84-7374, 1754-84-7584, 1754-82-2951		
EXISTING ZONING:	RT & GR3		
PROPOSED ZONING:	GR-8 & NMX, PUD		
TOWNSHIP:	ST. MATTHEWS		
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL & COMMERCIAL MIXED USE		
TOTAL PROJECT AREA:	188.40 ACRES		
AVERAGE LOT SIZES:	7,510 SF (FRONT LOADED SINGLE FAMILY LOTS) 4,745 SF (REAR LOAD SINGLE FAMILY LOTS) 2,389 SF (ATTACHED TOWNHOMES)		
TOTAL PROPOSED UNITS:	644 LOTS (287 FRONT LOADED SINGLE FAMILY + 179 REAR LOADED SINGLE SINGLE FAMILY + 178 ATTACHED TOWNHOMES)		
PROPOSED DENSITY:	3.42 DU/A		
TOTAL ON-STREET PARKING:	204 SPACES		
TOTAL OPEN SPACE:	53.85 AC (7.22 AC PASSIVE + 13.72 AC ACTIVE + 33.56 AC COMMON)		
CONNECTIVITY INDEX:	1.6		
TREE SAVE:	626,096 SF		
SETBACKS:	FRONT LOAD SINGLE FAMLY FRONT: 10' DRIVEWAY LENGTH: 25' REAR: 20' SIDE: 5'	REAR LOAD SINGLE FAMILY FRONT: 10' REAR: 20' DRIVEWAY LENGTH: 20' SIDE: 3'	
	REAR LOAD TOWNHOME FRONT: 10' DRIVEWAY LENGTH: 20' REAR: 20' BUILDING SEPARATION: 10'		



VICINITY MAP

SCALE 1" = 1000'

Sheet List Table

Sheet Number	Sheet Title
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C2.3	DETAILED SITE PLAN SHEET 3 OF 6
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C2.7	OPEN SPACE PLAN
C3.0	OVERALL PRELIMINARY UTILITY PLAN
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C4.5	DETAILED STORMWATER MANAGEMENT PLAN SHEET 5 OF 6
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C5.0	OVERALL PRELIMINARY LIGHTING PLAN
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C5.4	DETAILED PRELIMINARY LIGHTING PLAN SHEET 4 OF 6
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C7.6	DETAILED SIGNS AND MARKINGS PLAN SHEET 6 OF 6

PRELIMINARY DO NOT
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REVISION DESCRIPTION	DATE
	1/03/2023

DRAWN BY C.CLARK
DESIGNED BY E.ANGE
CHECKED BY B.BLACKMON
SCALE NTS

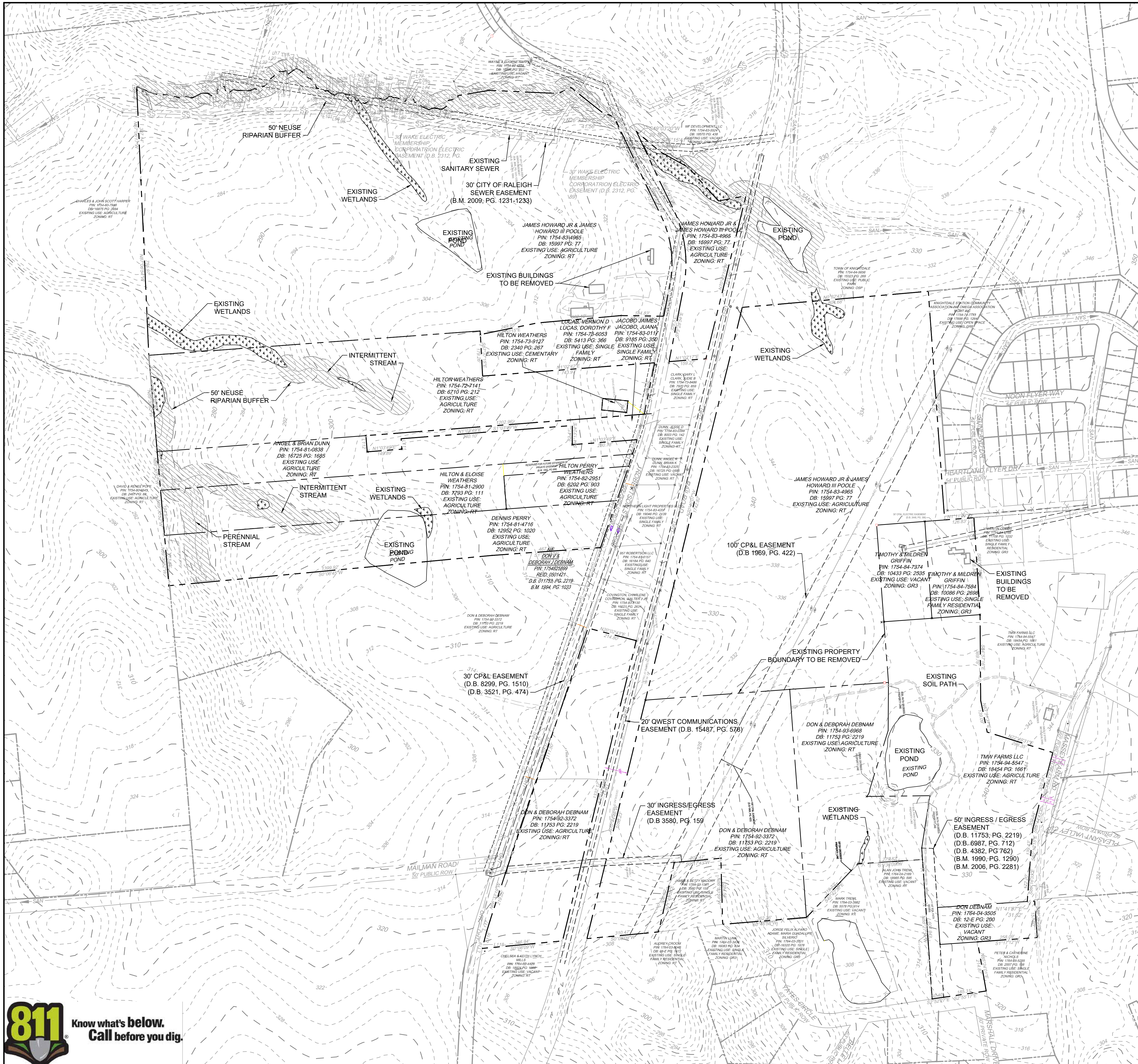
TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
ROBERTSON ASSEMBLAGES
ROBERTSON STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
COVER SHEET

JOB NO. 48720
SHEET NO. C0.0

CONSTRUCTION DRAWING APPROVAL
REQUIRED FOR DEVELOPMENT



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CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C4	37°00'55"	467.88'	302.27'	156.62'	N88°00'02"E	297.04'
C5	37°00'55"	527.88'	341.03'	176.71'	N88°00'02"E	335.13'

LINE TABLE		
LINE	BEARING	LENGTH
L6	N4°01'47"W	8.19'
L7	N25°04'44"E	42.35'
L8	N78°24'12"E	18.80'
L9	N52°39'29"E	28.71'
L10	N22°53'42"E	8.62'
L11	N39°48'32"E	13.22'
L12	N81°04'18"E	18.82'
L13	N44°10'08"E	21.15'
L14	N20°51'19"E	15.35'
L15	N17°18'55"W	10.03'
L16	N31°33'35"W	30.95'
L17	N36°42'38"E	6.66'
L18	S89°10'07"E	3.78'
L19	N82°27'51"E	7.70'
L20	N8°02'59"E	3.73'
L21	N18°15'30"W	8.37'
L22	N7°05'29"E	19.05'
L23	N32°58'03"W	23.44'
L24	N50°54'12"W	6.91'

LINE TABLE		
LINE	BEARING	LENGTH
L25	N31°11'50"W	15.85'
L26	N25°51'03"W	33.34'
L27	N25°44'31"W	28.16'
L28	N9°51'00"W	20.32'
L29	N21°10'27"E	8.24'
L30	N19°20'10"W	20.24'
L31	N6°53'42"E	55.03'
L32	N41°49'34"E	17.89'
L33	N28°00'03"W	14.81'
L34	N47°49'57"W	10.15'
L35	N21°32'20"E	13.35'
L36	N81°39'16"E	27.24'
L37	N6°00'27"W	14.31'
L38	N32°16'22"W	9.61'
L39	N25°21'08"W	10.67'
L40	N79°08'45"W	8.77'
L41	S39°22'06"W	2.82'
L42	N70°20'52"W	6.66'
L43	N34°12'55"W	17.92'

LINE TABLE		
LINE	BEARING	LENGTH
L44	N14°24'50"E	9.50'
L45	N38°55'12"E	20.19'
L46	N7°47'55"E	26.72'
L47	N21°12'31"W	45.79'
L48	N16°42'48"E	30.62'
L49	N15°31'29"W	17.51'
L50	N3°35'04"E	9.55'
L51	N26°34'52"E	18.58'
L52	N2°51'55"E	14.54'
L53	N26°59'20"E	24.40'
L54	N0°55'16"E	30.39'
L55	N20°34'38"E	50.57'
L56	N41°55'26"E	11.34'
L57	N27°08'22"W	44.10'
L58	N87°05'57"W	15.22'
L59	S80°53'53"W	11.52'
L60	N5°44'18"W	47.01'
L61	N71°31'16"W	26.75'
L62	N27°59'46"W	18.50'

LINE TABLE		
LINE	BEARING	LENGTH
L63	N4°55'19"E	17.04'
L64	N23°50'51"E	15.96'
L65	N9°59'55"W	29.89'
L66	N29°12'11"E	33.92'
L67	N72°34'31"E	9.93'
L68	N51°09'58"E	4.58'
L69	N8°23'11"E	5.52'
L70	N58°02'47"E	6.81'
L71	N1°11'42"E	12.17'
L72	N77°27'06"E	10.65'
L73	N59°01'27"E	5.64'
L74	N4°04'28"E	17.90'
L75	N46°19'50"E	10.12'
L76	N59°42'47"W	17.64'
L77	N15°13'01"E	6.78'
L78	N11°30'19"W	7.63'
L79	N46°59'40"E	20.07'
L80	N20°55'51"E	12.26'
L81	N10°13'25"E	12.33'

LINE TABLE		
LINE	BEARING	LENGTH
L82	N37°13'35"E	7.92'
L83	N4°43'28"E	9.98'
L84	N11°30'10"W	5.33'
L85	N53°28'39"W	6.17'
L86	N21°05'58"W	17.31'
L87	N3°02'24"E	6.69'
L88	N53°52'46"E	8.37'
L89	N21°13'06"E	13.79'
L90	N31°17'20"E	5.49'
L91	N5°54'31"E	12.20'
L92	N33°40'54"W	13.21'
L93	N20°03'18"W	33.82'
L94	N37°33'41"E	18.37'
L95	N1°45'21"W	11.67'
L96	N37°33'36"E	10.72'
L97	N69°13'33"W	4.16'
L98	N80°42'07"E	8.03'
L99	S89°31'14"E	8.12'
L100	N25°28'45"E	4.16'

LINE TABLE		
LINE	BEARING	LENGTH
L101	N8°35'05"W	7.79'
L102	N23°21'41"E	6.77'
L103	N15°39'27"E	22.26'
L104	N37°01'57"E	10.70'
L105	N10°06'56"E	10.45'
L106	N3°41'30"W	15.66'
L107	N24°31'10"W	17.16'
L108	N68°36'52"E	5.77'
L109	N15°15'53"E	6.62'
L110	N43°35'48"E	23.19'
L111	N85°57'09"W	45.00'
L112	S88°57'09"E	70.02'
L113	S67°01'40"E	55.03'
L114	S66°50'21"E	64.70'
L115	S65°24'50"E	371.43'
L116	N69°13'33"W	47.37'
L117	N67°31'43"W	47.51'
L118	N70°51'47"W	23.33'
L119	N72°15'04"W	4.61'

LEGEND

- PROPOSED BOUNDARY
- - - ADJACENT PROPERTY BOUNDARY
- - - EXISTING SANITARY SEWER
- - - EXISTING POND
- - - CENTERLINE OF CREEK
- - - EXISTING CONTOUR
- - - WETLANDS
- - - NEUSE RIPARIAN BUFFER

NOTES:

- BOUNDARY TAKEN FROM SURVEY BY TAYLOR LAND CONSULTING PLLC, DATED DECEMBER 1, 2022.
- TOPOGRAPHIC INFORMATION TAKEN FROM GIS DATED DECEMBER 2021.
- WETLAND AND STREAM DELINEATION BY SOIL & ENVIRONMENTAL CONSULTANTS DATED MARCH 08, 2022.
- THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, IN ACCORDANCE WITH FIRM MAP #3720175400K WITH AN EFFECTIVE DATE OF JULY 19, 2022.

SCALE 1"=200'

NAD 83



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REVISION DESCRIPTION

DATE 1/03/2023

DRAWN BY C. CLARK

DESIGNED BY E. ANGE

CHECKED BY B. BLACKMON

SCALE 1" = 200'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

ROBERTSON ASSEMBLAGE

ROBERTSON STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

EXISTING CONDITIONS

JOB NO. 48720

SHEET NO. C1.0

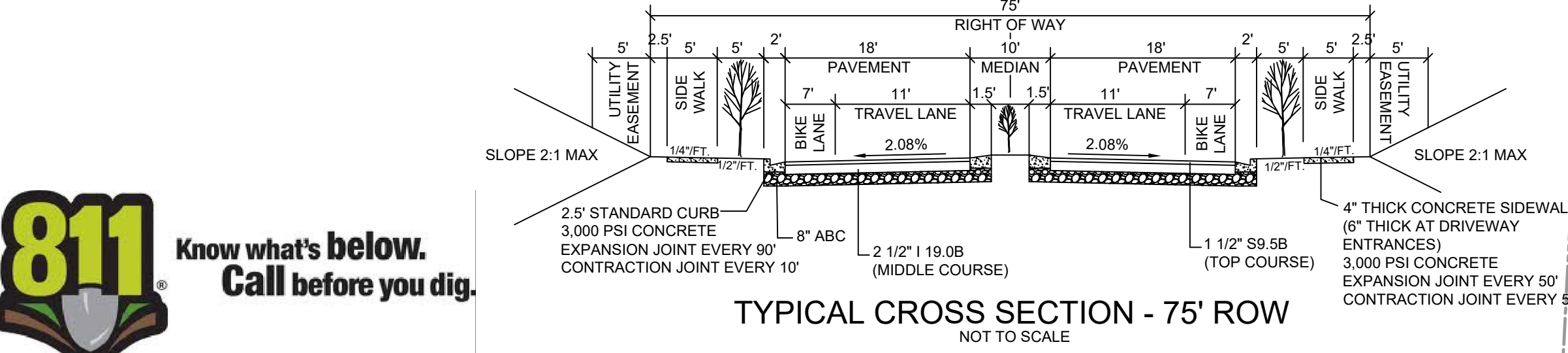
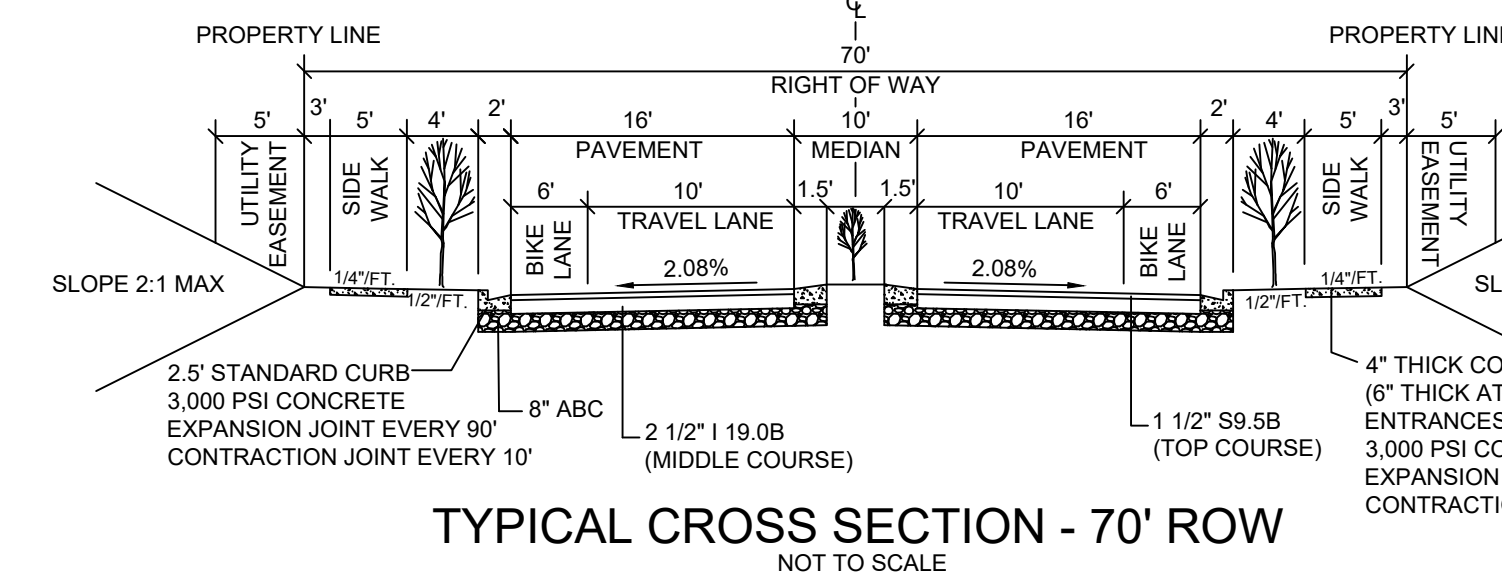
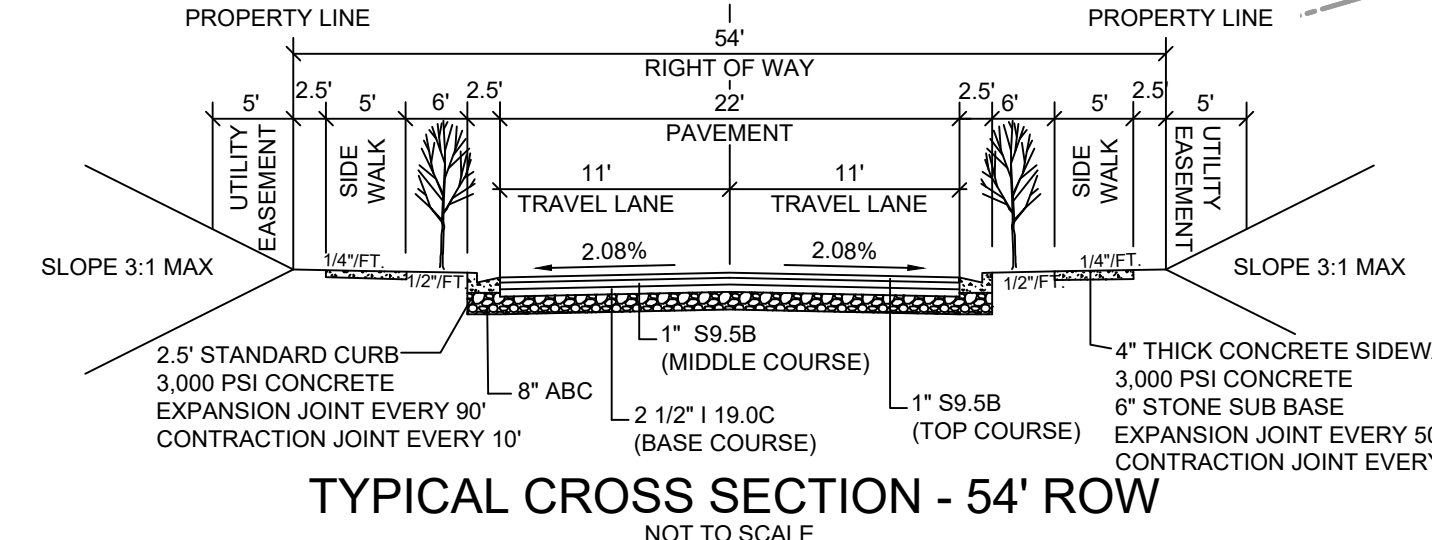
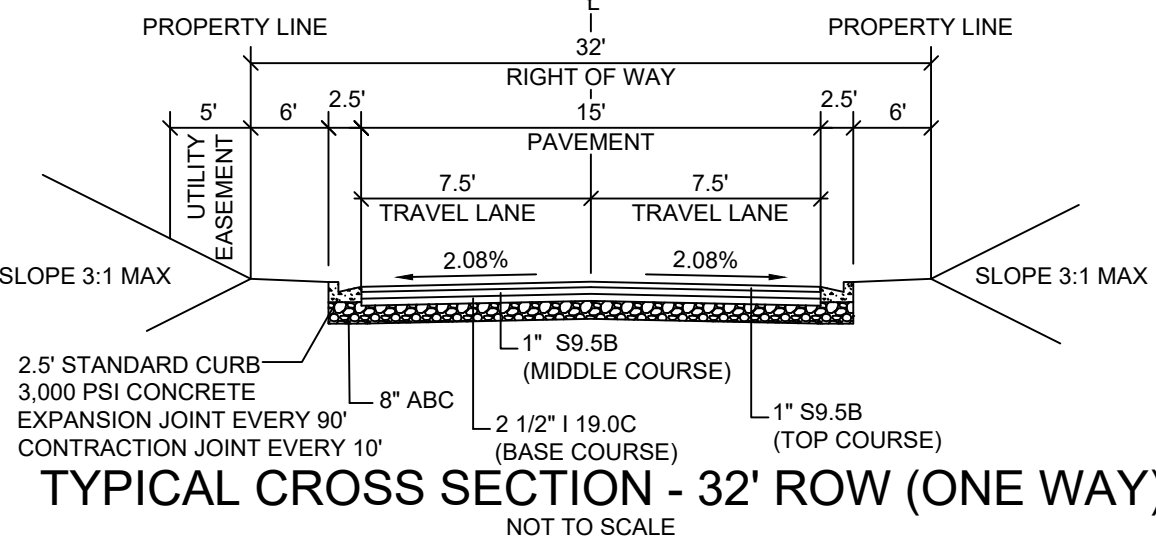
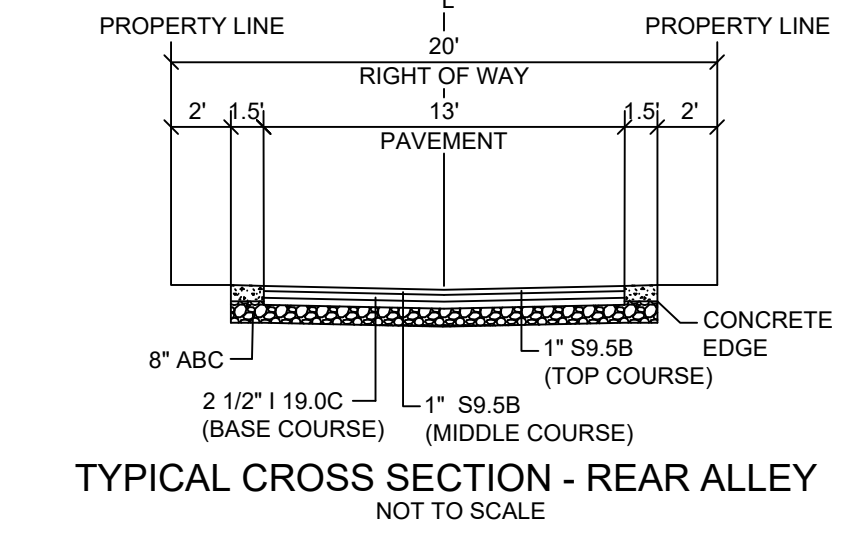
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DISTRIBUTION OF USES
 TABLE 11.1 B IN THE KNIGHTDALE UDO REQUIRES A MIN. 10% / MAX 40% DUPLEX / TOWNHOUSE, MIN. 5% / MAX. 40% MULTIFAMILY, AND MIN 15% / MAX 60% SINGLE FAMILY, AND MIN. 10% / MAX 100% MIXED USE. AN EXCEPTION TO THESE REQUIREMENTS IS REQUESTED BASED ON THE INTEGRATED DESIGN MODIFICATION STANDARD TO EXCLUDE THE REQUIREMENT FOR MULTIFAMILY USE AND AN INCREASED PERCENTAGE OF SINGLE FAMILY TO PROVIDE A SAFE, EFFICIENT AND HARMONIOUS GROUPING OF USES WITHIN THIS AREA OF KNIGHTDALE. A MIXED-USE AREA HAS BEEN INCORPORATED HOWEVER NO MULTIFAMILY IS PROPOSED. PROPOSED DISTRIBUTION OF USES IS: 11% TOWNHOUSE, 74% SINGLE FAMILY, 15% MIXED-USE.

SETBACKS AND DRIVEWAYS
 SECTION 3.4 OF THE KNIGHTDALE UDO REQUIRES THAT ANY LOT LESS THAN 80' IN WIDTH BE ACCESSED VIA AN ALLEY OR REAR LANE ACCESS. ADDITIONALLY, THE SECTION 3.4 OF THE UDO REQUIRES THAT SIDE SETBACKS BE A MINIMUM OF 20% OF THE LOT WIDTH (TO A MINIMUM OF 5'), AND DRIVEWAY LENGTH BE A MINIMUM OF 35'. AN EXCEPTION TO THESE REQUIREMENTS IS REQUESTED TO ALLOW THE MINIMUM LOT WIDTH STANDARD TO BE REDUCED TO 35'. SIDE SETBACKS BE REDUCED TO 5', REAR SETBACK BE REDUCED TO 20', AND DRIVEWAY LENGTHS BE REDUCED TO A MINIMUM OF 25' FOR FRONT LOADED HOMES TO BE ADEQUATELY DEVELOPED WITHIN THE SITE CONSTRAINTS. PER SECTION 3.4, KNIGHTDALE REQUIRES A MINIMUM DRIVEWAY LENGTH OF 35'. AN EXCEPTION TO THIS REQUIREMENT IS REQUESTED TO ALLOW REAR LOADED HOMES & TOWNHOME DRIVEWAYS TO BE REDUCED TO 20'. THESE EXCEPTIONS ARE REQUESTED BASED ON THE BENEFICIAL COMMON OPEN SPACE, LANDSCAPE CONSERVATION, VISUAL ENHANCEMENT, AND INTEGRATED DESIGN MODIFICATION STANDARDS. COMPACT DEVELOPMENT BETTER PROTECTS THE NATURAL ENVIRONMENT, INCREASING THE AMOUNT OF OPEN SPACE AND CREATING A MORE INTEGRATED DESIGN FOR THE COMMUNITY.

GENERAL SITE MODIFICATIONS
 9.3.B OF THE KNIGHTDALE UNIFIED DEVELOPMENT ORDINANCE PROHIBITS MASS GRADING ON ALL FRONT-LOADED LOTS 60' OR GREATER IN WIDTH. ALL REAR LOADED UNITS INCLUDED IN THIS PUD ARE EXEMPT FROM THIS REQUIREMENT BY RIGHT, DUE TO THEIR NARROW LOT WIDTH. THE SINGLE FAMILY LOTS NOT EXEMPT, INCLUDE 30% OF THE TOTAL NUMBER OF LOTS. AN EXCEPTION TO THESE REQUIREMENTS IS REQUESTED TO ALLOW FOR ALL LOTS SMALLER THAN 80' WIDE TO BE ELIGIBLE FOR MASS GRADING. ALL 80' LOTS HAVE BEEN DESIGNATED TO BE MASS GRADED. THIS EXCEPTION WOULD ALLOW FOR A MORE EFFICIENT CONSTRUCTION PROCESS. THIS MODIFICATION IS REQUESTED BASED ON THE SURFACE WATER DRAINAGE MODIFICATION STANDARD TO ENSURE SURFACE DRAINAGE IS MAINTAINED. COLLECTING RUNOFF DOES NOT ADVERSELY IMPACT NEIGHBORING PROPERTIES IS THE BASIS FOR THIS REQUEST.

CUL-DE-SAC LENGTH
 PER SEC 11.3.E.5 OF THE KNIGHTDALE UNIFIED DEVELOPMENT ORDINANCE, MAXIMUM CUL-DE-SAC LENGTH IS 300'. TO AVOID ADDITIONAL ENVIRONMENTAL IMPACTS ROAD R CUL-DE-SAC LENGTH WILL EXCEED THE MAXIMUM ALLOWED.



LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- BUILDING SETBACK
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- COMMON OPEN SPACE
- WETLANDS
- PHASE LINE

SITE DATA

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PIN # = 1754-83-4965, 1754-72-7141, 1754-81-0838, 1754-81-2900, 1754-81-4716, PORTION OF 1754-92-3372, 1754-93-8968, PORTION OF 1754-94-5547, 1764-04-3505

FIRM MAP# = 3720175400K
 EFF. 7/19/2022
 TOTAL EXISTING TRACT = 188.0 ACRES
 EXISTING ZONING = RT & GR3
 PROPOSED ZONING = GR-8 & NMX, PUD
 TOTAL PROPOSED NUMBER OF LOTS = 644
 PROPOSED DENSITY = 3.42 DU/A

FRONT LOADED SINGLE FAMILY LOTS = 287
 MINIMUM LOT SIZE REQUIRED: 6,050 sq. ft.
 MINIMUM LOT SIZE PROVIDED: 3,598 sq. ft.
 AVERAGE LOT SIZE PROVIDED: 7,510 sq. ft.
 MINIMUM LOT WIDTH: 55'
 FRONT SETBACK: 10'
 SIDE SETBACK: 5'
 CORNER SIDE SETBACK: 10'
 REAR SETBACK: 20'
 DRIVEWAY LENGTH: 25'

REAR LOADED SINGLE FAMILY LOTS = 179
 MINIMUM LOT SIZE REQUIRED: 3,400 sq. ft.
 MINIMUM LOT SIZE PROVIDED: 3,598 sq. ft.
 AVERAGE LOT SIZE PROVIDED: 4,745 sq. ft.
 MINIMUM LOT WIDTH: 30'
 FRONT SETBACK: 10'
 SIDE SETBACK: 5'
 CORNER SIDE SETBACK: 10'
 REAR SETBACK: 20'
 DRIVEWAY LENGTH: 20'

ATTACHED TOWNHOME LOTS = 178
 MINIMUM LOT SIZE REQUIRED: 1,800 sq. ft.
 MINIMUM LOT SIZE PROVIDED: 1,794 sq. ft.
 AVERAGE LOT SIZE PROVIDED: 2,388 sq. ft.
 MINIMUM LOT WIDTH: 20'
 FRONT SETBACK: 10'
 BUILDING SEPARATION: 10'
 REAR SETBACK: 20'
 DRIVEWAY LENGTH: 20'

STREET TABLE

STREET	ROW	LENGTH(LF)
ROAD A	70	3,470
ROAD A	54	424
ROAD B	54	1,224
ROAD C	54	2,014
ROAD D	54	1,944
ROAD E	54	560
ROAD F	54	332
ROAD G	54	264
ROAD H	54	394
ROAD I	32	253
ROAD J	54	660
ROAD K	54	380
ROAD L	70	2,408
ROAD M	54	691
ROAD N	54	1,087
ROAD O	54	1,709
MARSHALL DR	54	2,810
MARSHALL DR	60	1,030
ROAD Q	54	307
ROAD R	54	2,396
ROAD S	54	1,709
ROAD T	54	2,060
ROAD U	54	385
ROAD V	54	670
ROAD W	54	279
ROAD X	54	636
ROAD Y	54	205
ROAD Z	54	52
ALLEY A	20	137
ALLEY B	20	1,210
ALLEY C	20	337
ALLEY D	20	1,151
ALLEY E	20	100
ALLEY F	20	481
ALLEY G	20	2582
ALLEY H	20	329
ALLEY I	20	557
ALLEY J	20	415
ALLEY K	20	771
ALLEY L	20	321
ALLEY M	20	863
ALLEY N	20	253
ALLEY O	20	127
ALLEY P	20	334
ALLEY Q	20	306
ALLEY R	20	469
ALLEY S	20	319
ALLEY T	20	396
ALLEY U	20	279
ALLEY V	20	279
TOTAL W/ ALLEYS		41,398
TOTAL W/O ALLEYS		29,382

GENERAL SITE NOTES

- ALL CONSTRUCTION SHALL CONFORM TO TOWN OF KNIGHTDALE AND CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- ROADS AND DRIVEWAYS SHALL COMPLY WITH NCDOT AND TOWN OF KNIGHTDALE STANDARDS.
- SIGN PERMITS SHALL BE REQUIRED FOR ANY ENTRANCE SIGNAGE. PERMITS SHALL BE REQUIRED PRIOR TO FABRICATION OR INSTALLATION OF SIGNS. SIGNAGE SHALL BE RESTRICTED TO AN ON-SITE LOCATION.
- THE WATER AND SEWER SYSTEMS SHALL COMPLY WITH CITY OF RALEIGH STANDARDS.
- ALL DESIGN AND CONSTRUCTION METHODS SHALL COMPLY WITH THE TOWN OF KNIGHTDALE'S SEDIMENTATION AND EROSION CONTROL REGULATIONS. AN EROSION CONTROL PLAN SHALL BE APPROVED BY THE TOWN OF KNIGHTDALE PRIOR TO ANY GRADING.
- CONSTRUCTION DRAWINGS SHALL BE SUBMITTED AND APPROVED BY THE TOWN OF KNIGHTDALE AND CITY OF RALEIGH PRIOR TO CONSTRUCTION.
- ALL STREETS WITHIN THE SUBDIVISION WILL HAVE A POSTED SPEED LIMIT OF 25 MPH.
- RESTRICTIVE COVENANTS SHALL BE APPROVED AND RECORDED PRIOR TO RECORDING OF FINAL PLAT.
- STORMWATER CONTROL MEASURES SHALL BE CONTAINED IN AND ACCESSED VIA OPEN SPACE MAINTAINED AND OWNED BY THE HOMEOWNERS ASSOCIATION. A MAINTENANCE PLAN MUST BE DEVELOPED TO ADDRESS THE STORMWATER CONTROL MEASURES.
- PRIVATE STORM DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOA.
- SUBDIVISION LOTS MUST BE LOTS OF RECORD PRIOR TO RECEIVING A BUILDING PERMIT.
- PER UDO SEC 10.5.H.2, ALL UTILITIES SHALL BE PLACED UNDERGROUND.

A HOMEOWNER'S ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL OPEN SPACE PARCELS, PRIVATE ALLEYS, AND WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING REQUIRED BY TOWN OF KNIGHTDALE UNIFIED DEVELOPMENT ORDINANCE (UDO).

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REVISION DESCRIPTION

DATE	DESCRIPTION
04/18/2023	DRAWN BY 331
	DESIGNED BY E.ANGE
	CHECKED BY B.BLACKMON
	SCALE 1" = 200'

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 NORTH CAROLINA LICENSE NO. C-1652

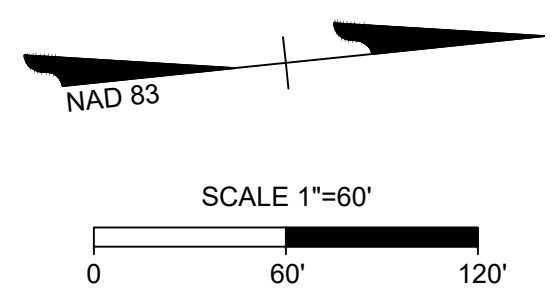
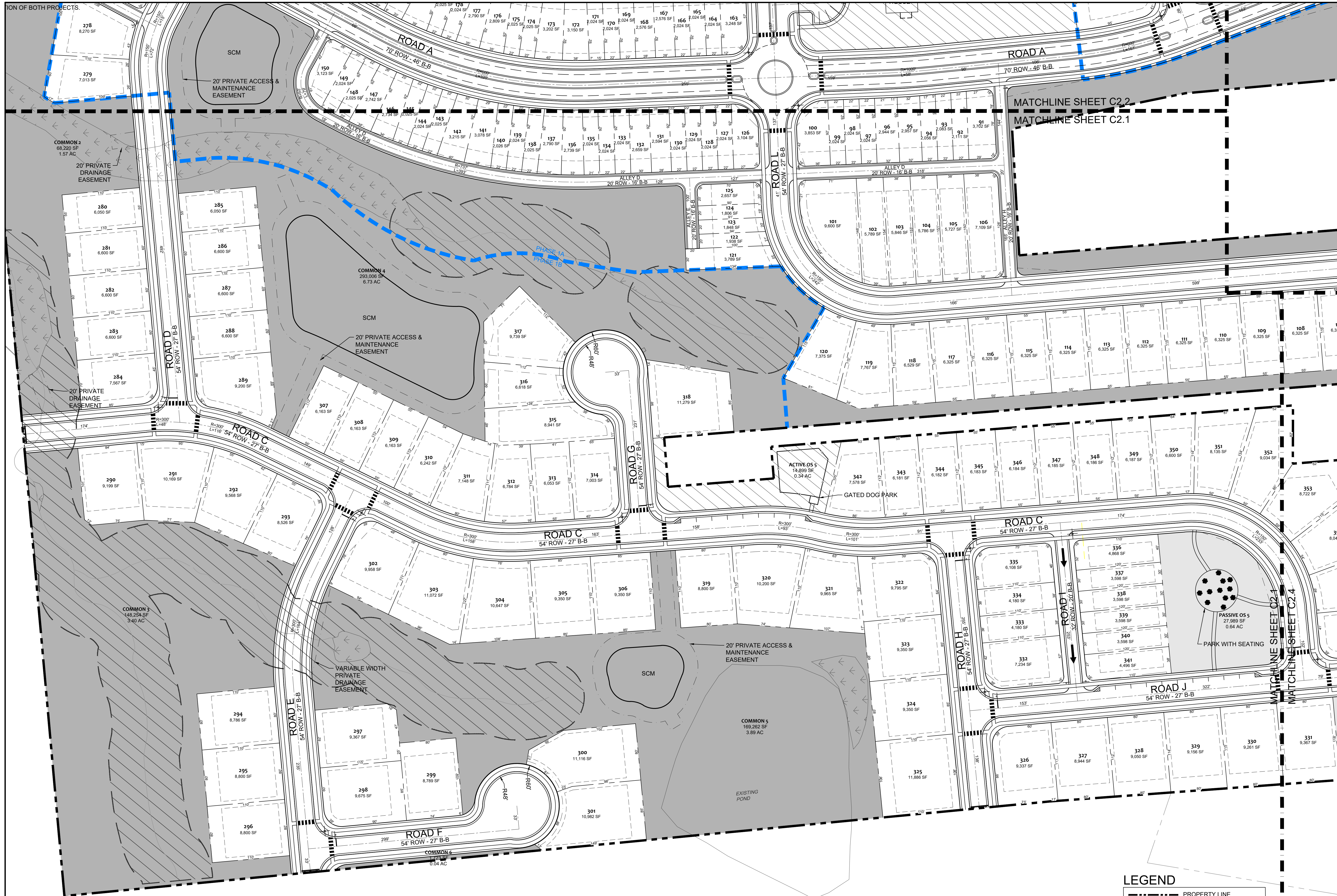
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OVERALL PRELIMINARY SITE PLAN

YOUR VISION ACHIEVED THROUGH OURS.

JOB NO. 48720
 SHEET NO. C2.0





LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- BUILDING SETBACK
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- COMMON OPEN SPACE
- WETLANDS
- PHASE LINE

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DATE	REVISION DESCRIPTION
1/03/2023	

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DESIGNED BY
E.ANGE

CHECKED BY
B.BLACKMON

SCALE
1" = 60'

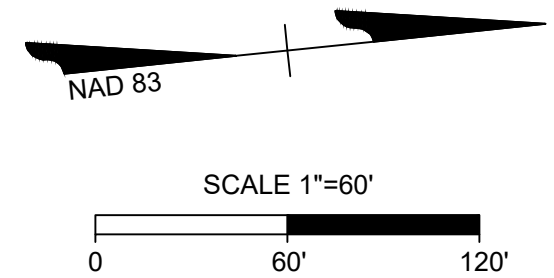
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ROBERTSON ASSEMBLAGE
ROBERTSON STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

DETAILED SITE PLAN SHEET 1 OF 6

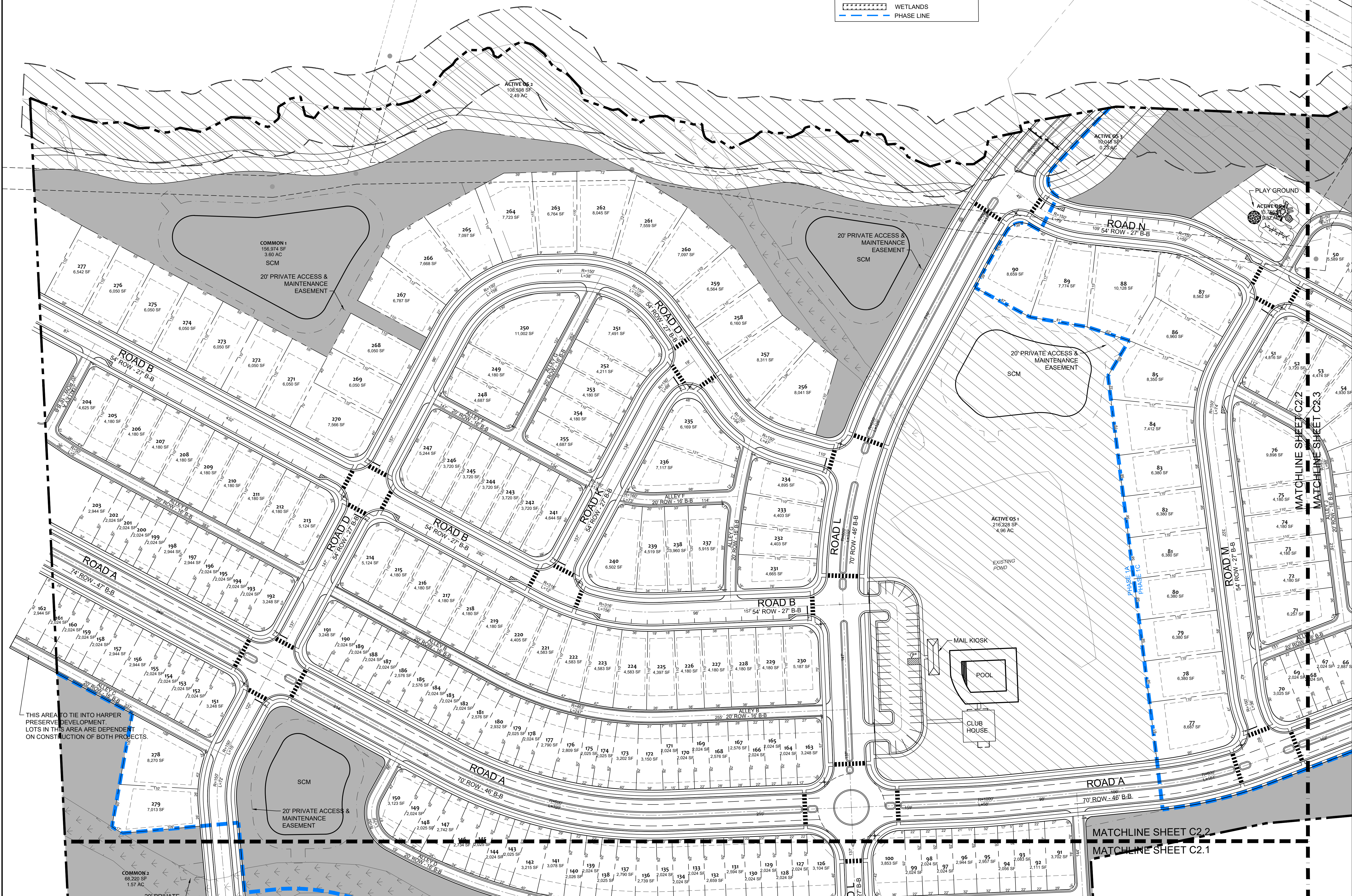
JOB NO.	SHEET NO.
48720	C2.1

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- PHASE LINE



THIS AREA TO TIE INTO HARPER PRESERVE DEVELOPMENT. LOTS IN THIS AREA ARE DEPENDENT ON CONSTRUCTION OF BOTH PROJECTS.

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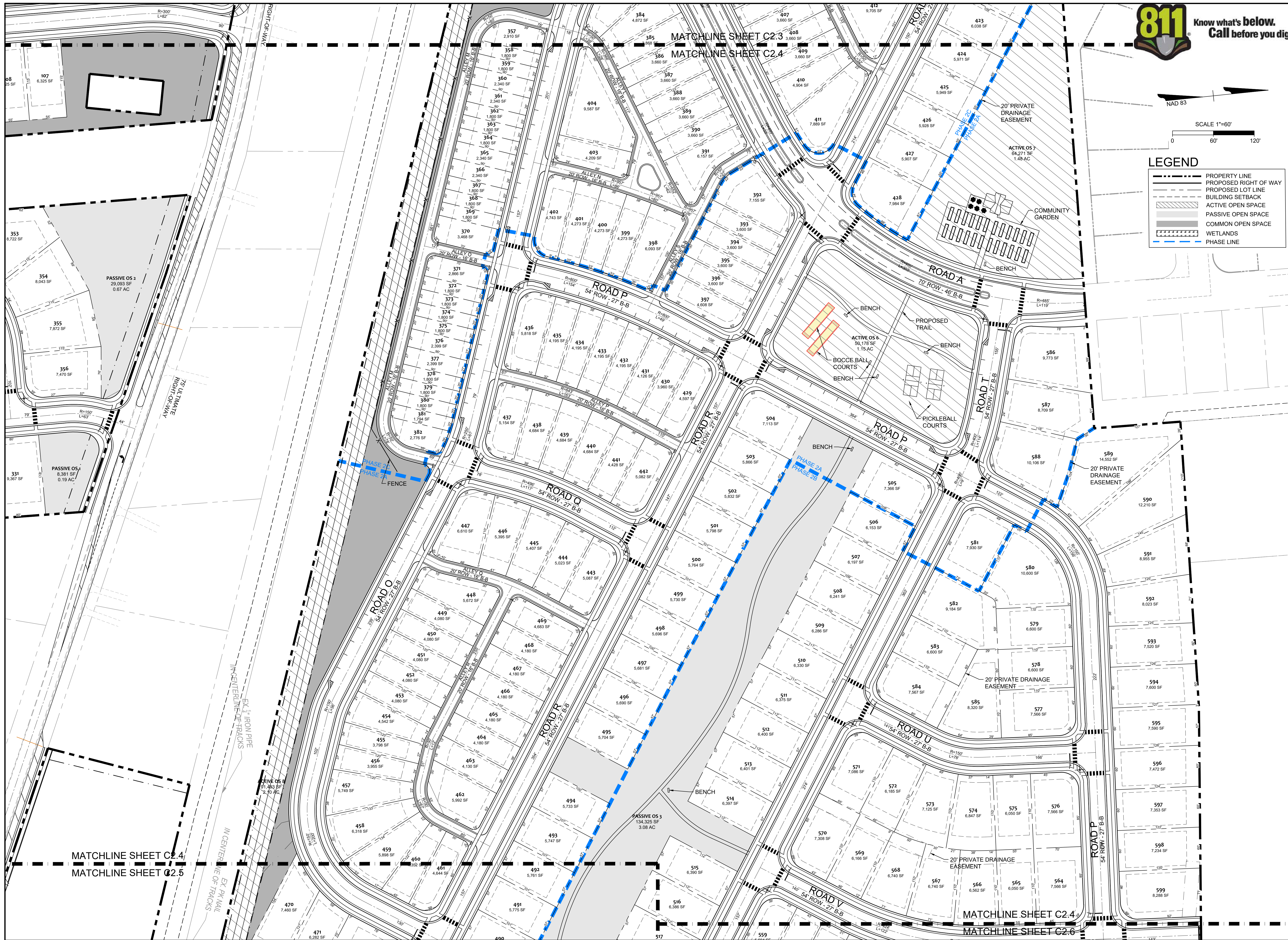
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DETAILED SITE PLAN SHEET 2 OF 6

REVISION DESCRIPTION	DATE

JOB NO. 48720
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SCALE
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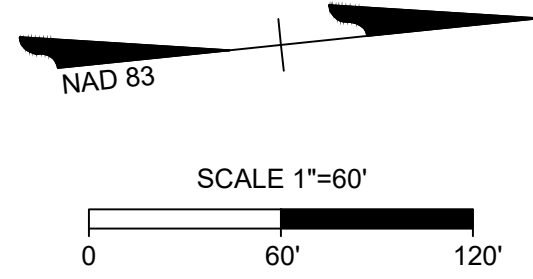
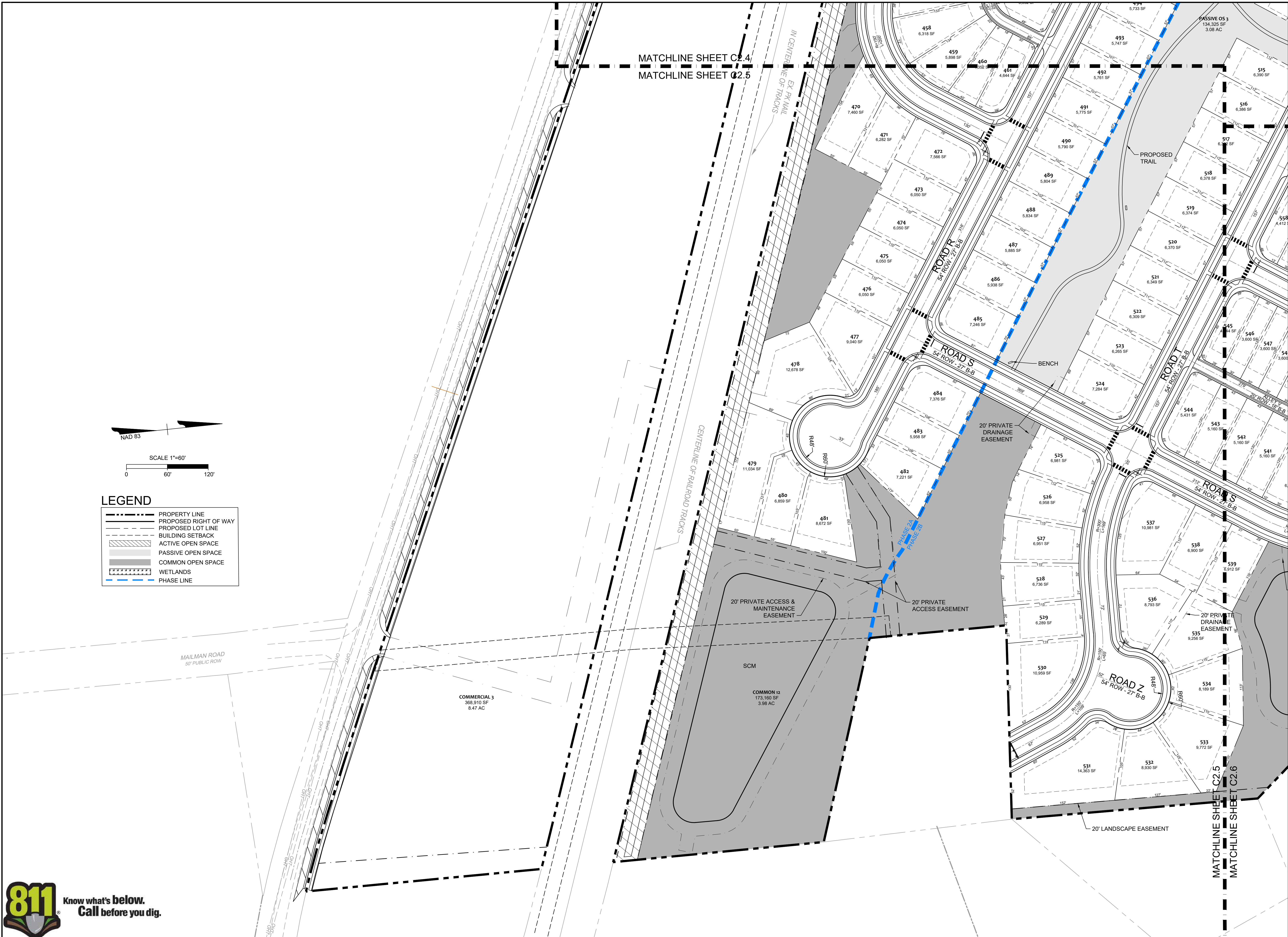
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DETAILED SITE PLAN SHEET 4 OF 6

JOB NO.
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LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	BUILDING SETBACK
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON OPEN SPACE
	WETLANDS
	PHASE LINE

MATCHLINE SHEET C2.4
MATCHLINE SHEET C2.5

MATCHLINE SHEET C2.5
MATCHLINE SHEET C2.6

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SCALE
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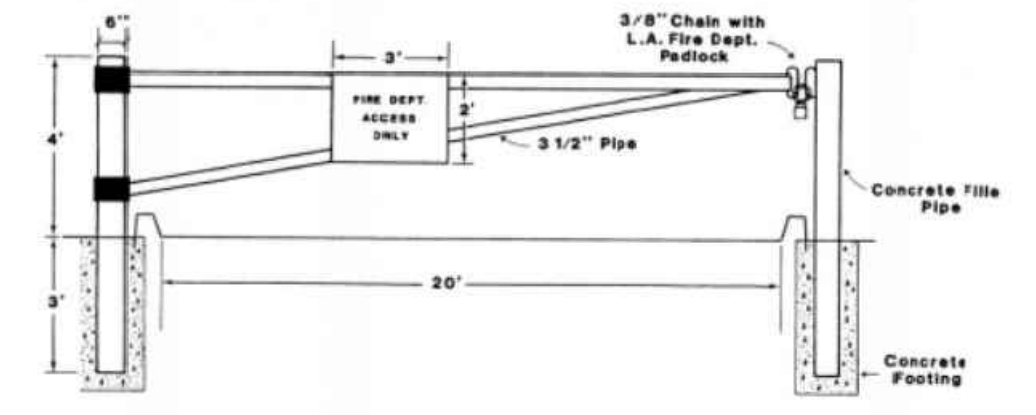
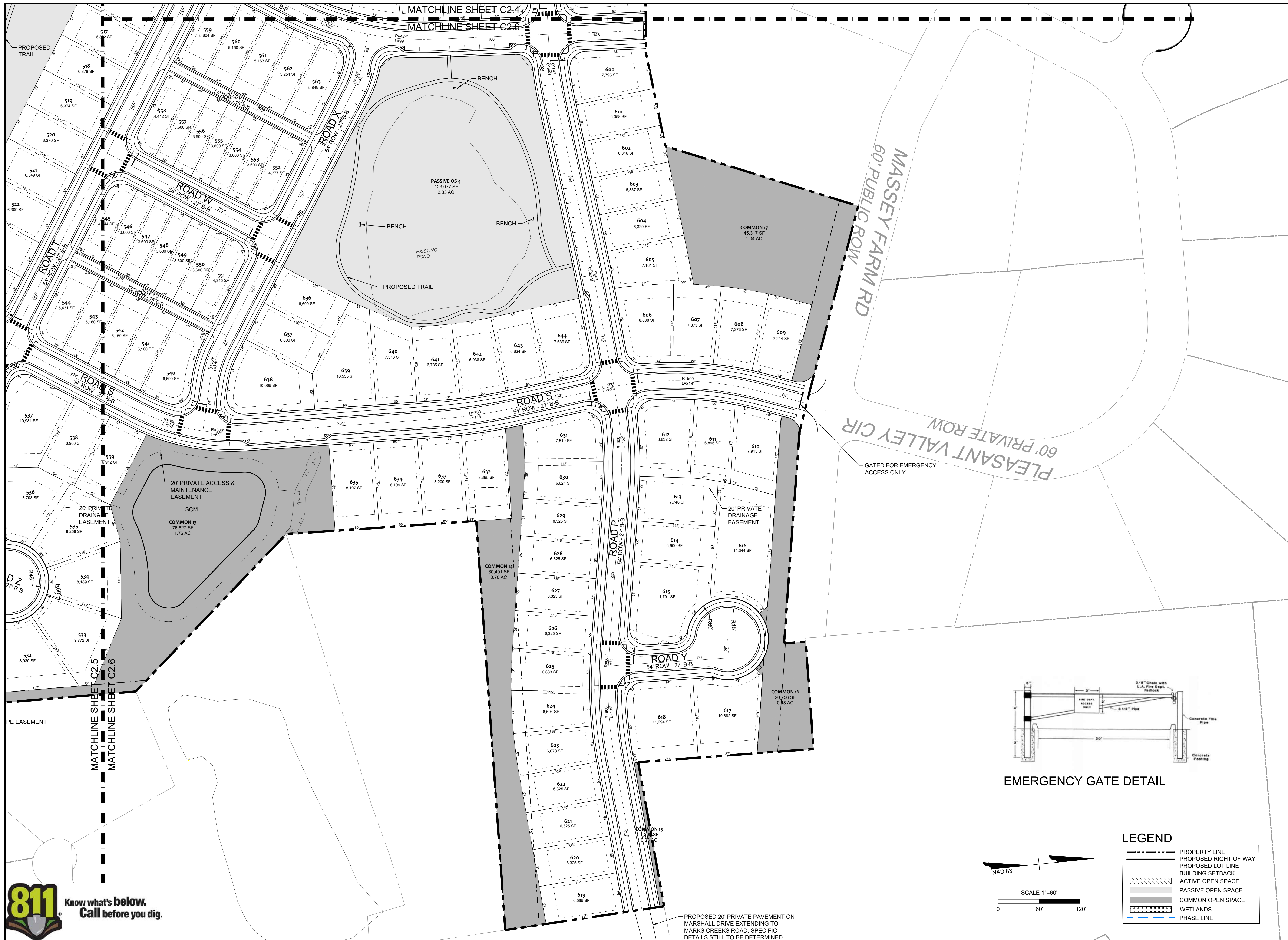
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ROBERTSON STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

DETAILED SITE PLAN SHEET 5 OF 6

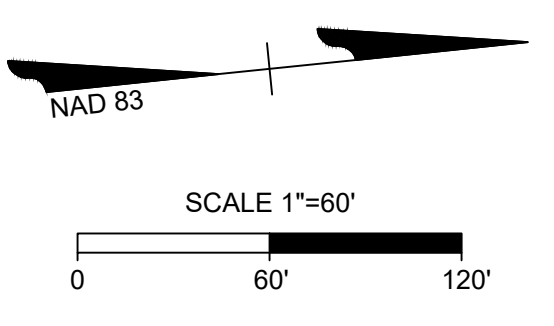
JOB NO.	48720
SHEET NO.	C2.5



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EMERGENCY GATE DETAIL



LEGEND

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	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	BUILDING SETBACK
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON OPEN SPACE
	WETLANDS
	PHASE LINE

PROPOSED 20' PRIVATE PAVEMENT ON MARSHALL DRIVE EXTENDING TO MARKS CREEKS ROAD, SPECIFIC DETAILS STILL TO BE DETERMINED



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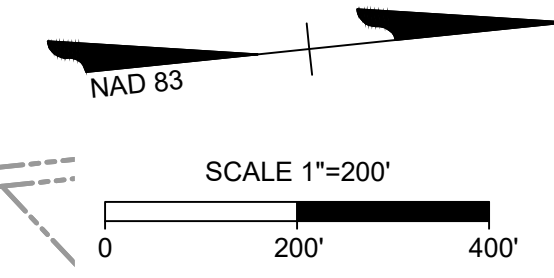
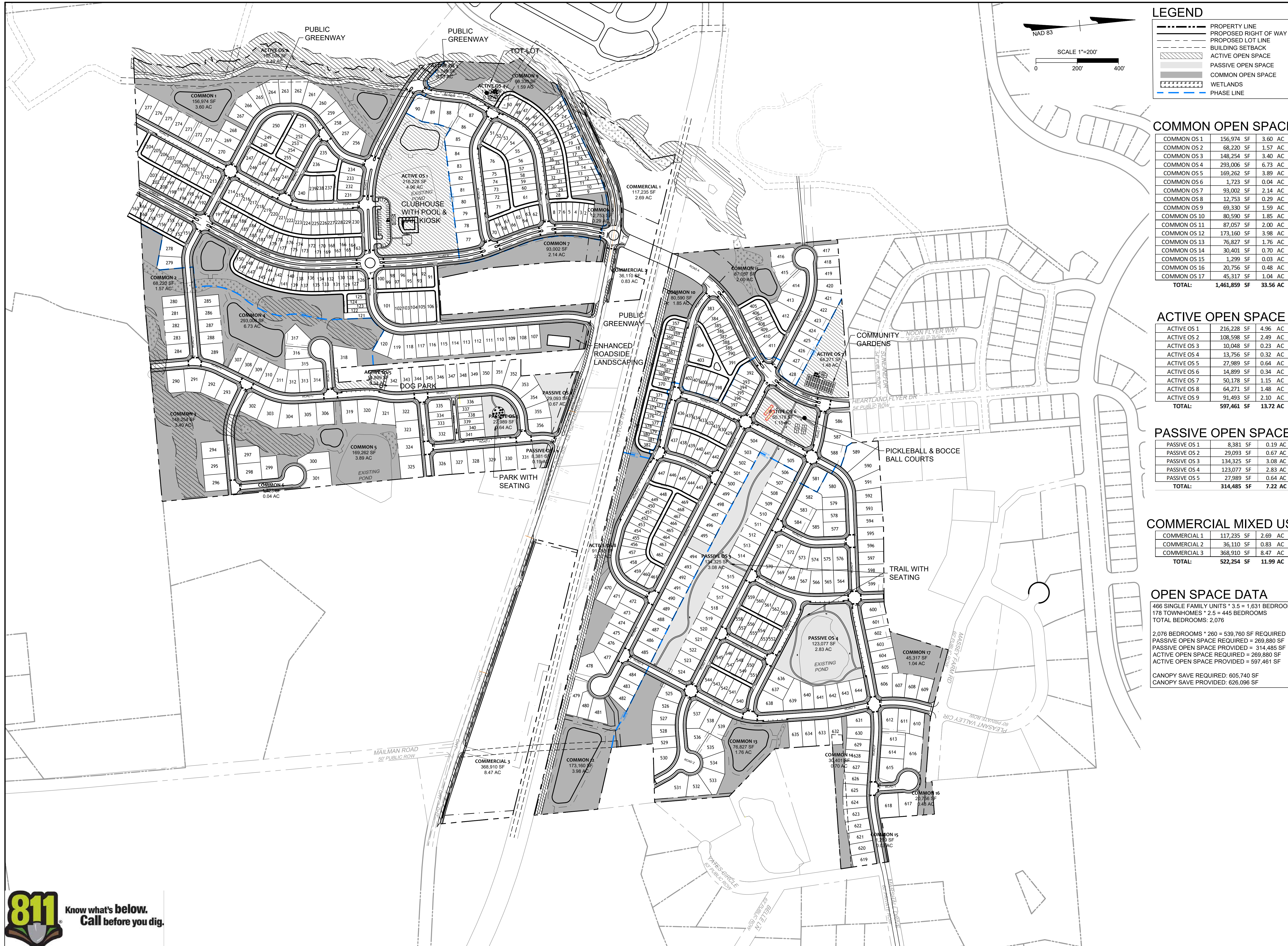
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DETAILED SITE PLAN SHEET 6 OF 6

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48720

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- PHASE LINE

COMMON OPEN SPACE

COMMON OS #	SQ. FT.	ACRES
COMMON OS 1	156,974	3.60
COMMON OS 2	68,220	1.57
COMMON OS 3	148,254	3.40
COMMON OS 4	293,006	6.73
COMMON OS 5	169,262	3.89
COMMON OS 6	1,723	0.04
COMMON OS 7	93,002	2.14
COMMON OS 8	12,753	0.29
COMMON OS 9	69,330	1.59
COMMON OS 10	80,590	1.85
COMMON OS 11	87,057	2.00
COMMON OS 12	173,160	3.98
COMMON OS 13	76,827	1.76
COMMON OS 14	30,401	0.70
COMMON OS 15	1,299	0.03
COMMON OS 16	20,756	0.48
COMMON OS 17	45,317	1.04
TOTAL:	1,461,859	33.56

ACTIVE OPEN SPACE

ACTIVE OS #	SQ. FT.	ACRES
ACTIVE OS 1	216,228	4.96
ACTIVE OS 2	108,598	2.49
ACTIVE OS 3	10,048	0.23
ACTIVE OS 4	13,756	0.32
ACTIVE OS 5	27,989	0.64
ACTIVE OS 6	14,899	0.34
ACTIVE OS 7	50,178	1.15
ACTIVE OS 8	64,271	1.48
ACTIVE OS 9	91,493	2.10
TOTAL:	597,461	13.72

PASSIVE OPEN SPACE

PASSIVE OS #	SQ. FT.	ACRES
PASSIVE OS 1	8,381	0.19
PASSIVE OS 2	29,093	0.67
PASSIVE OS 3	134,325	3.08
PASSIVE OS 4	123,077	2.83
PASSIVE OS 5	27,989	0.64
TOTAL:	314,485	7.22

COMMERCIAL MIXED USE

COMMERCIAL #	SQ. FT.	ACRES
COMMERCIAL 1	117,235	2.69
COMMERCIAL 2	36,110	0.83
COMMERCIAL 3	368,910	8.47
TOTAL:	522,254	11.99

OPEN SPACE DATA

466 SINGLE FAMILY UNITS * 3.5 = 1,631 BEDROOMS
 178 TOWNHOMES * 2.5 = 445 BEDROOMS
 TOTAL BEDROOMS: 2,076

2,076 BEDROOMS * 260 = 539,760 SF REQUIRED
 PASSIVE OPEN SPACE REQUIRED = 269,880 SF
 PASSIVE OPEN SPACE PROVIDED = 314,485 SF
 ACTIVE OPEN SPACE REQUIRED = 269,880 SF
 ACTIVE OPEN SPACE PROVIDED = 597,461 SF

CANOPY SAVE REQUIRED: 605,740 SF
 CANOPY SAVE PROVIDED: 626,096 SF

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E. ANGE

CHECKED BY
B. BLACKMON

SCALE
1" = 200'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

ROBERTSON ASSEMBLAGE
 ROBERTSON STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

OPEN SPACE PLAN

JOB NO.
48720

SHEET NO.
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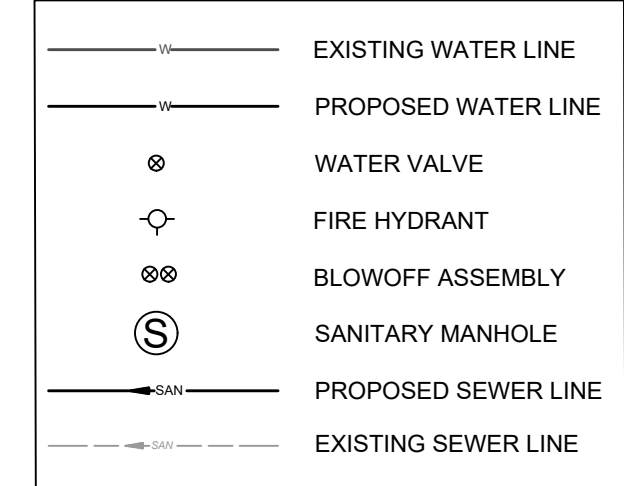




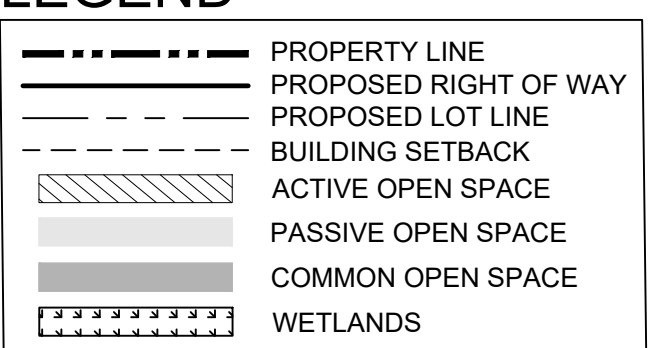
CORPUD'S STANDARD UTILITY NOTES

- 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 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 ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS, WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD 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
- DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER 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" 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 NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN CAVERLEY AT (919) 966-2334 OR STEPHEN.CAVERLEY@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. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FOR EACH DEVICE PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION

UTILITY LEGEND



LEGEND



CONSTRUCTION DRAWING APPROVAL IS REQUIRED FOR PROJECT DEVELOPMENT.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF KNIIGHTDALE, CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.



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DESIGNED BY
E. ANGE

CHECKED BY
B. BLACKMON

SCALE
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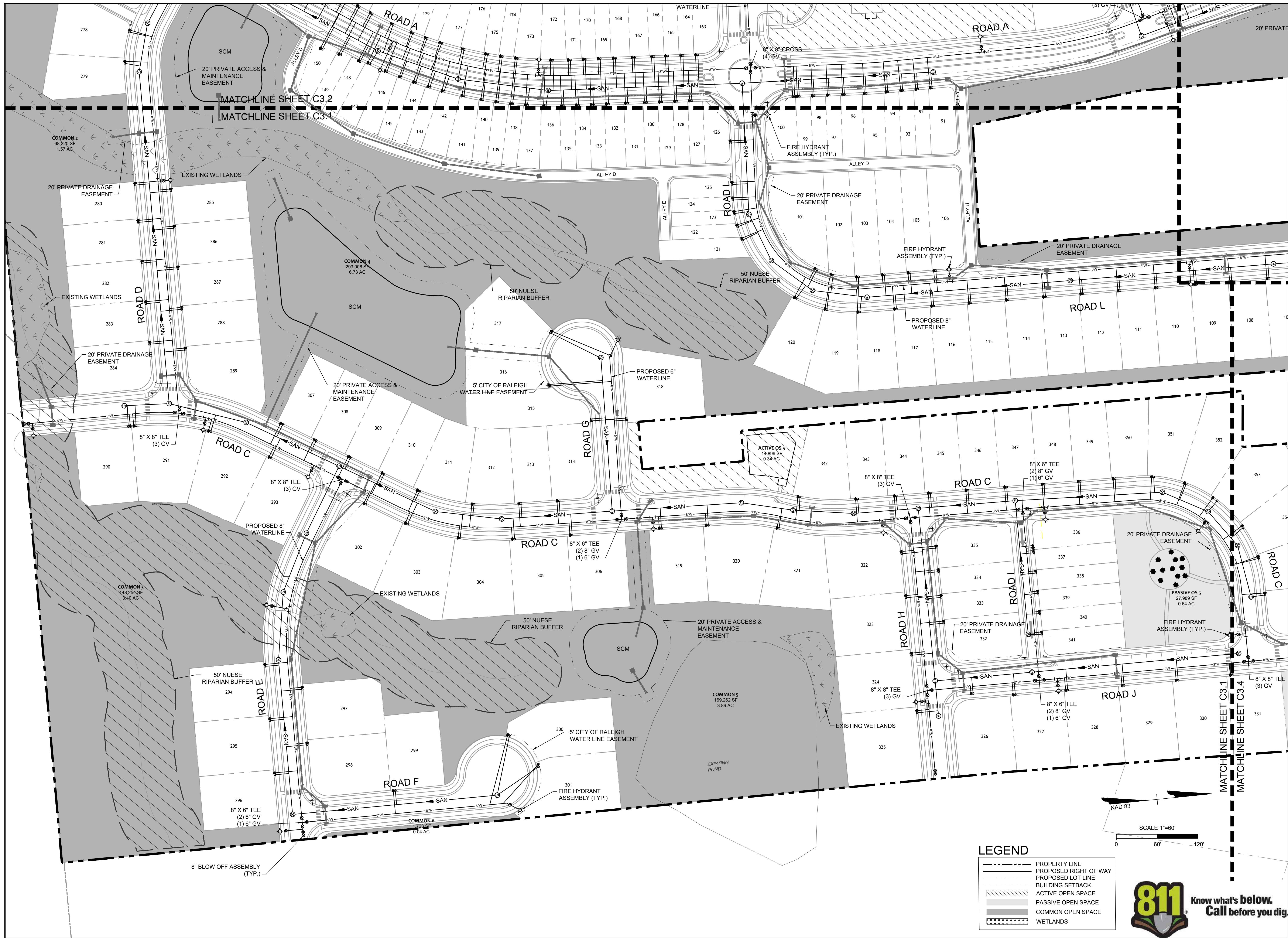
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 ROBERTSON STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

OVERALL PRELIMINARY UTILITY PLAN

JOB NO.	48720
SHEET NO.	C3.0

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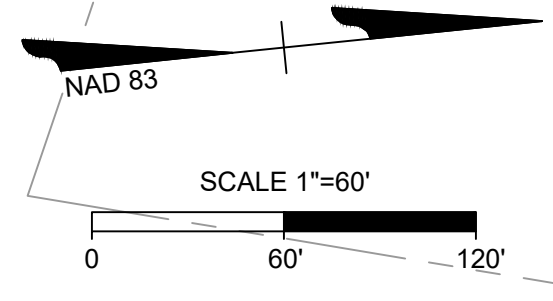
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DETAILED UTILITY PLAN SHEET 1 OF 6

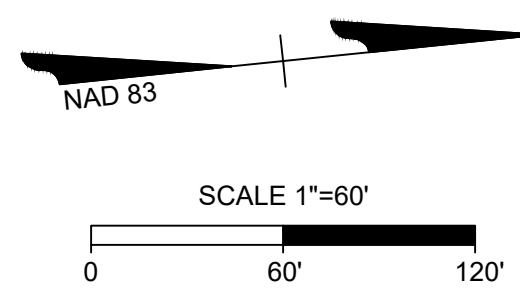
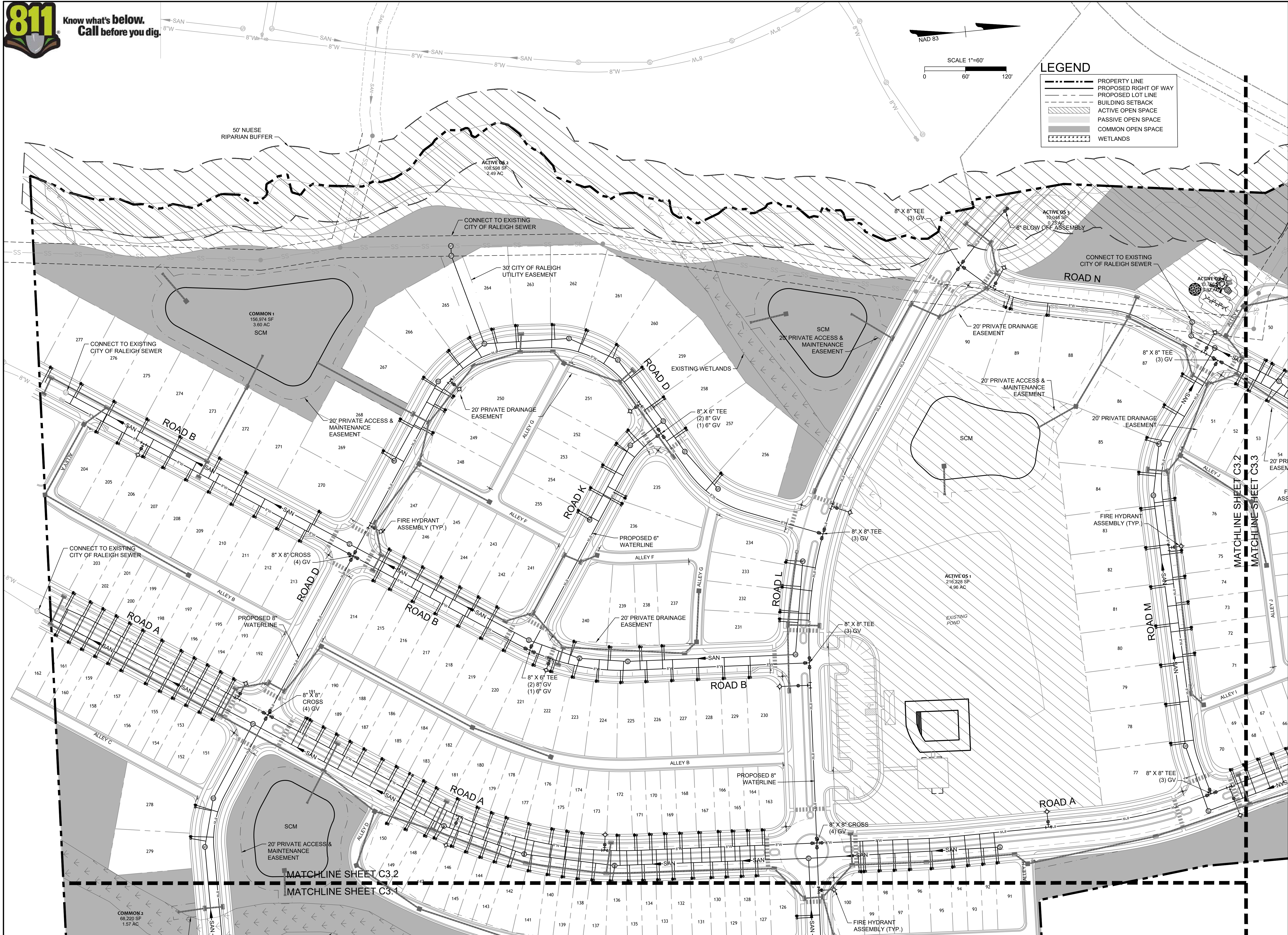
JOB NO.
48720
SHEET NO.
C3.1

LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	BUILDING SETBACK
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON OPEN SPACE
	WETLANDS



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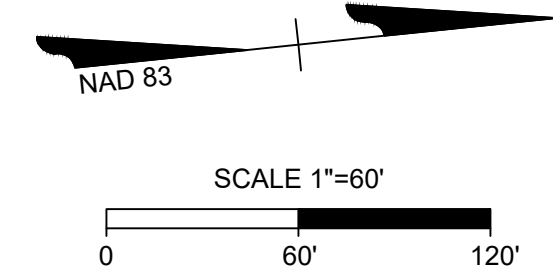
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DETAILED UTILITY PLAN SHEET 2 OF 6

JOB NO.	48720
SHEET NO.	C3.2

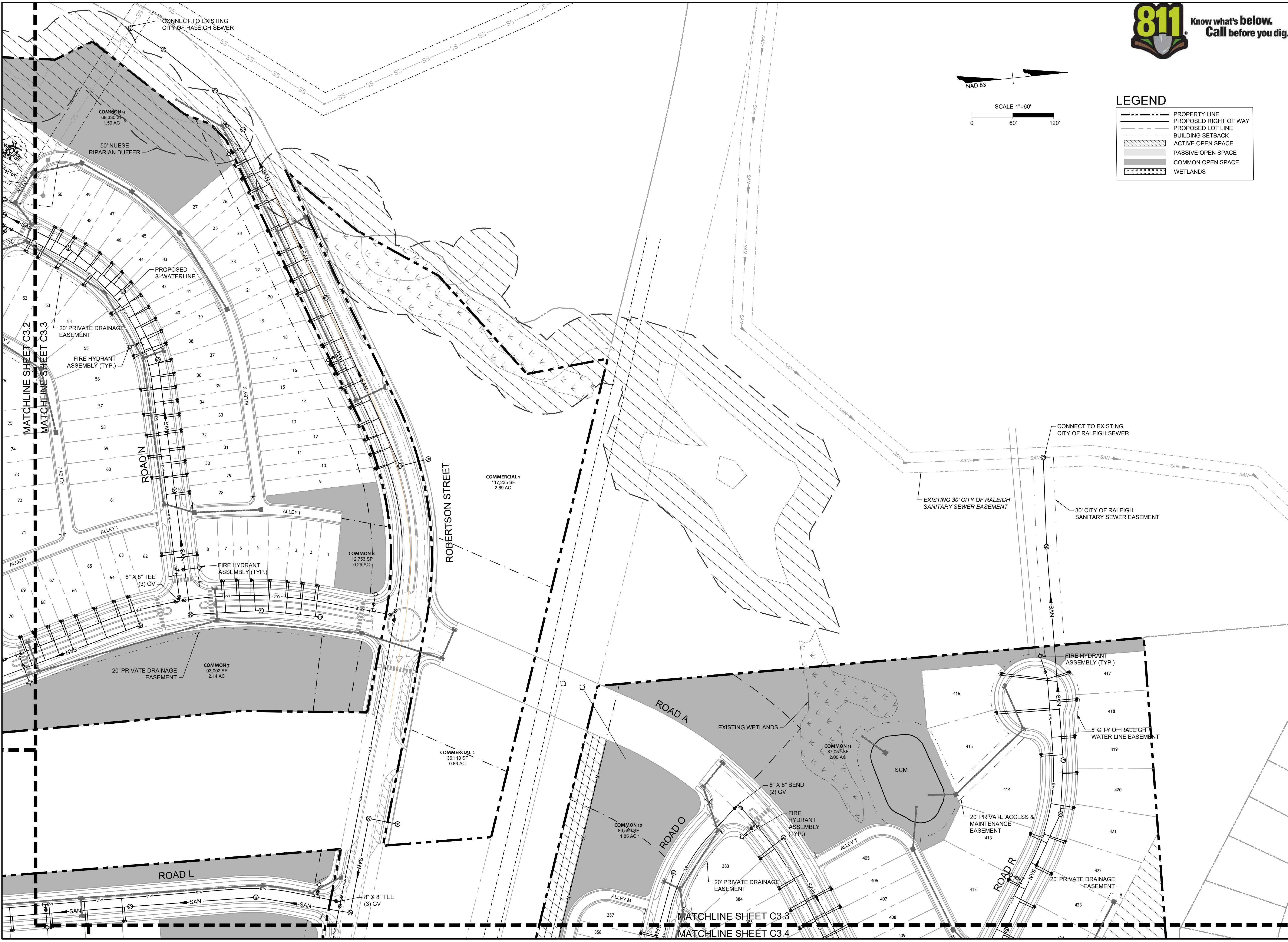
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LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- BUILDING SETBACK
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- COMMON OPEN SPACE
- WETLANDS

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DRAWN BY C.CLARK
DESIGNED BY E.ANGE
CHECKED BY B.BLACKMON
SCALE 1" = 60'

TIMMONS GROUP

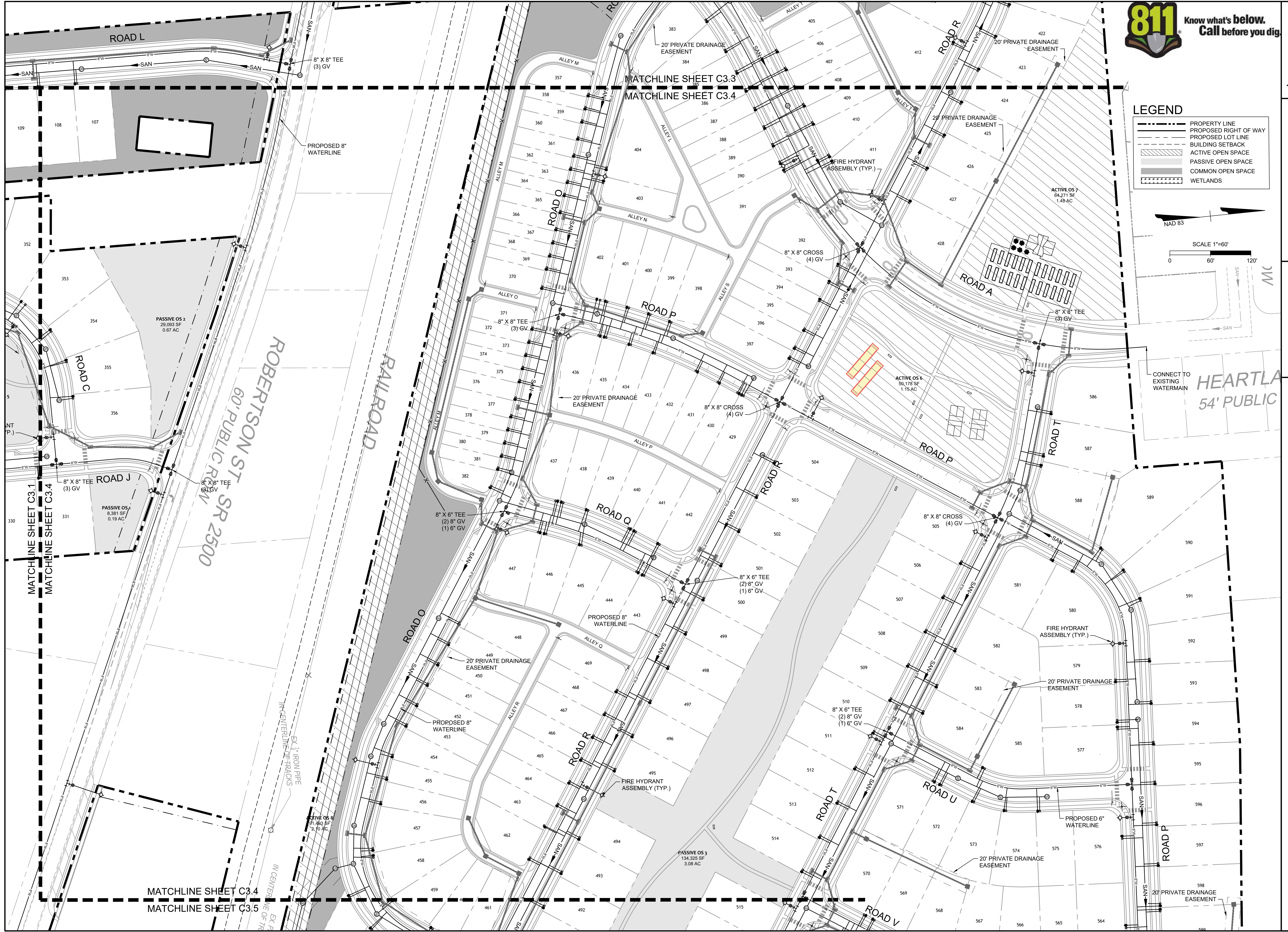
NORTH CAROLINA LICENSE NO. C-1652

ROBERTSON ASSEMBLAGE
ROBERTSON STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

DETAILED UTILITY PLAN SHEET 3 OF 6

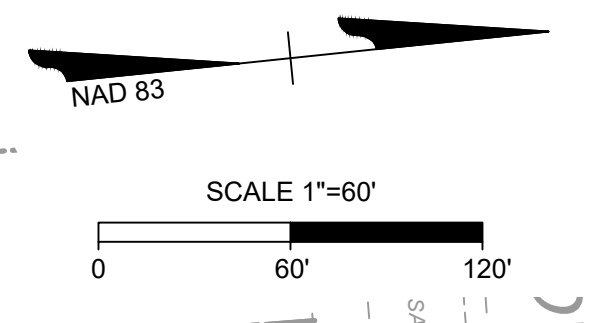
JOB NO.	48720
SHEET NO.	C3.3

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LEGEND

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- PROPOSED LOT LINE
- BUILDING SETBACK
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E. ANGE

CHECKED BY
B. BLACKMON

SCALE
1" = 60'

TIMMONS GROUP

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ROBERTSON ASSEMBLAGE
ROBERTSON STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

DETAILED UTILITY PLAN SHEET 4 OF 6

JOB NO.	48720
SHEET NO.	C3.4

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MATCHLINE SHEET C3.5



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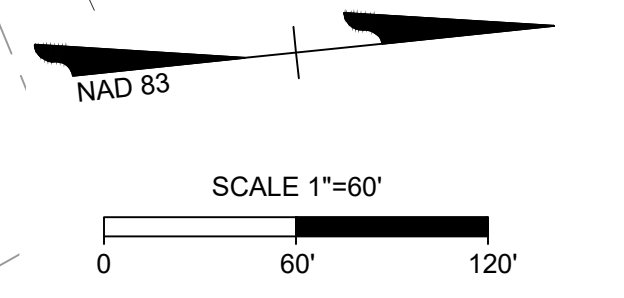
NORTH CAROLINA LICENSE NO. C-1652

ROBERTSON ASSEMBLAGE
 ROBERTSON STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

DETAILED UTILITY PLAN SHEET 5 OF 6

JOB NO.
48720

SHEET NO.
C3.5

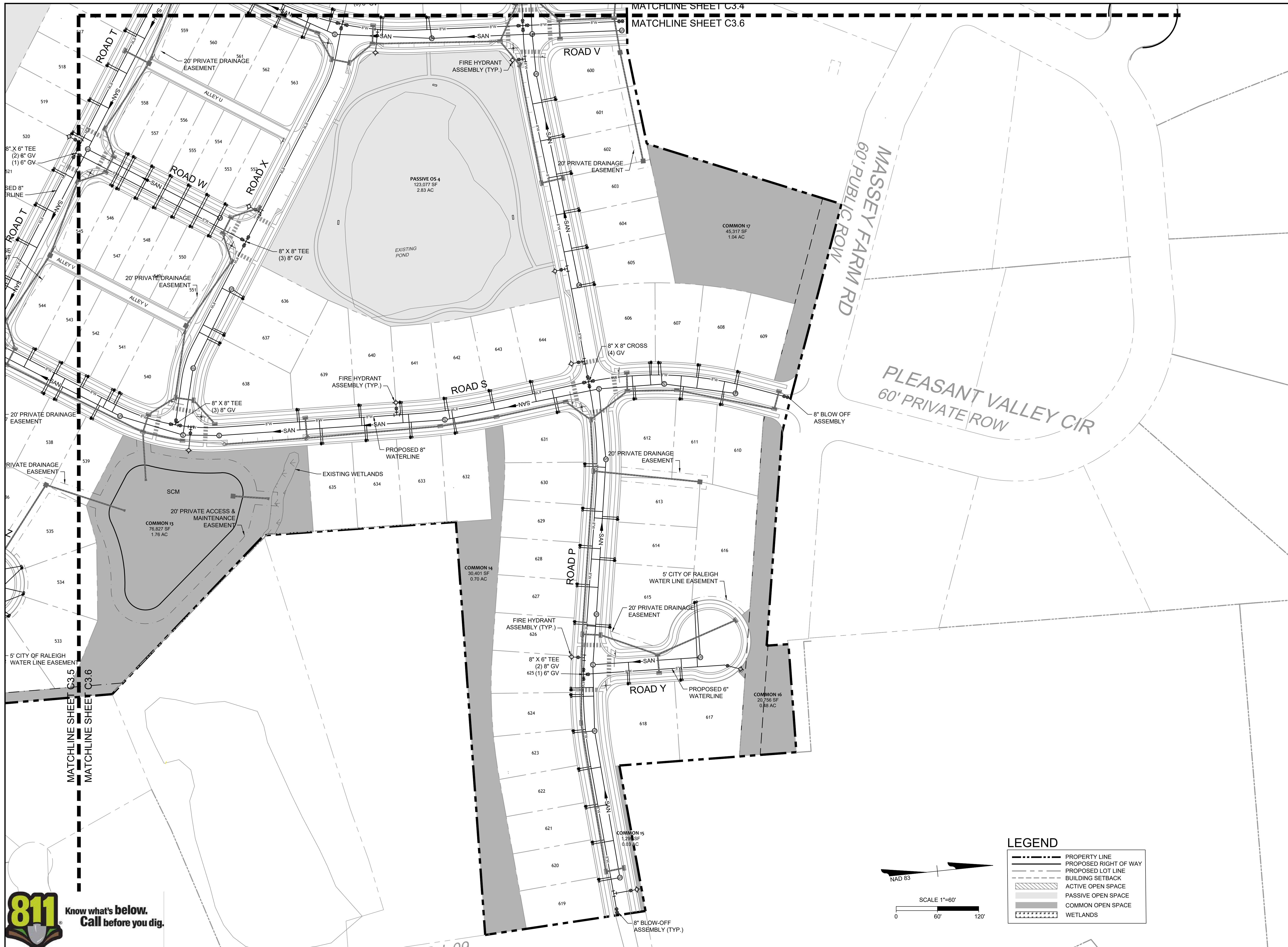


LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	BUILDING SETBACK
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON OPEN SPACE
	WETLANDS



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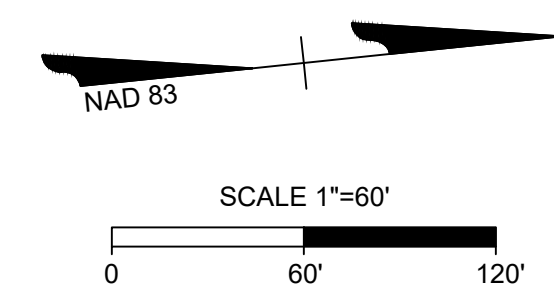
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DETAILED UTILITY PLAN SHEET 3 OF 6

JOB NO.
48720

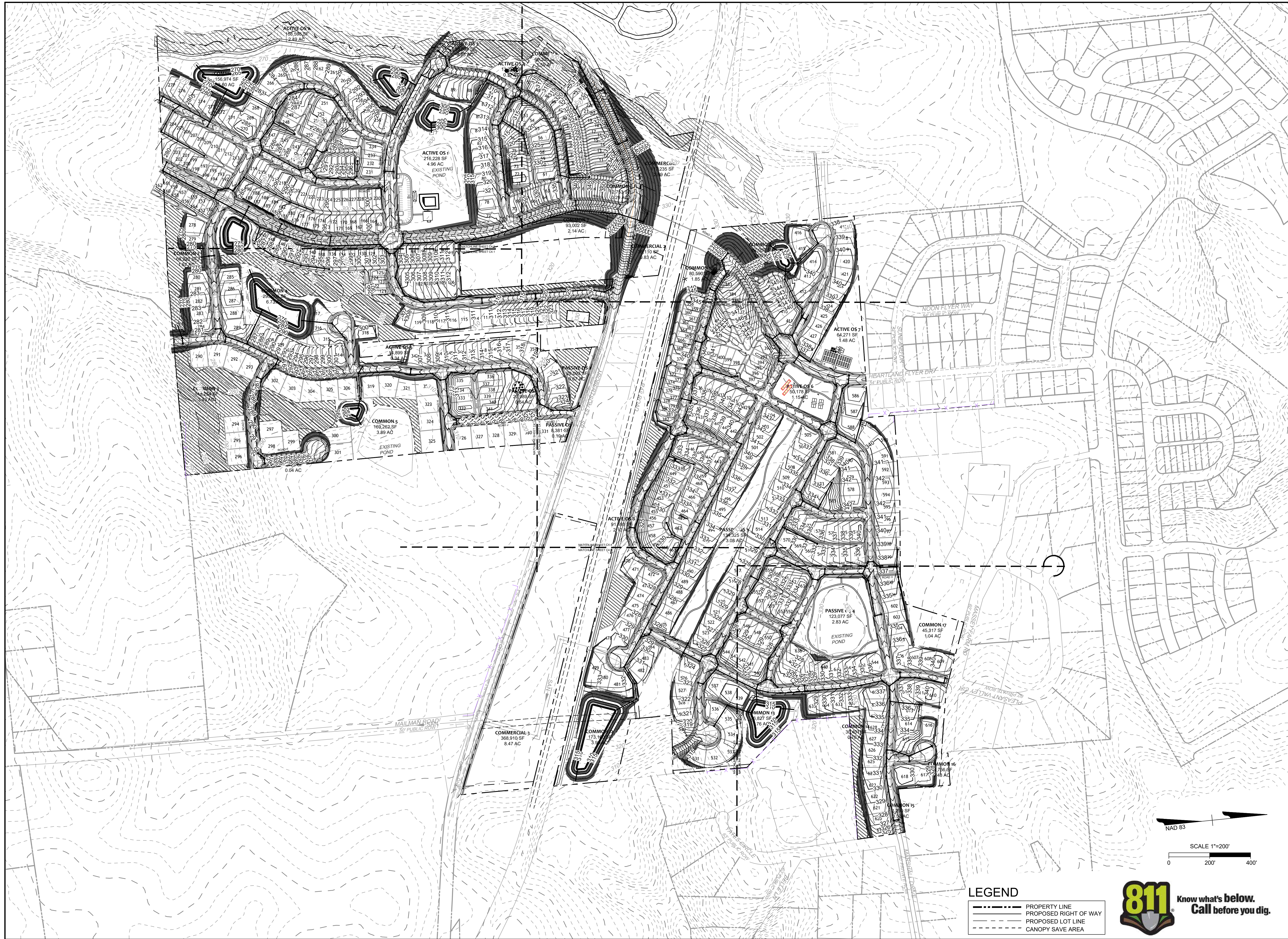
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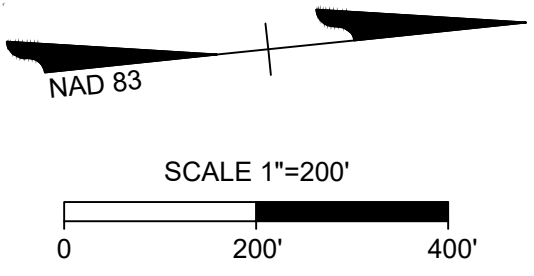
	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	BUILDING SETBACK
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON OPEN SPACE
	WETLANDS

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LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- CANOPY SAVE AREA



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CHECKED BY
B. BLACKMON

SCALE
1" = 200'

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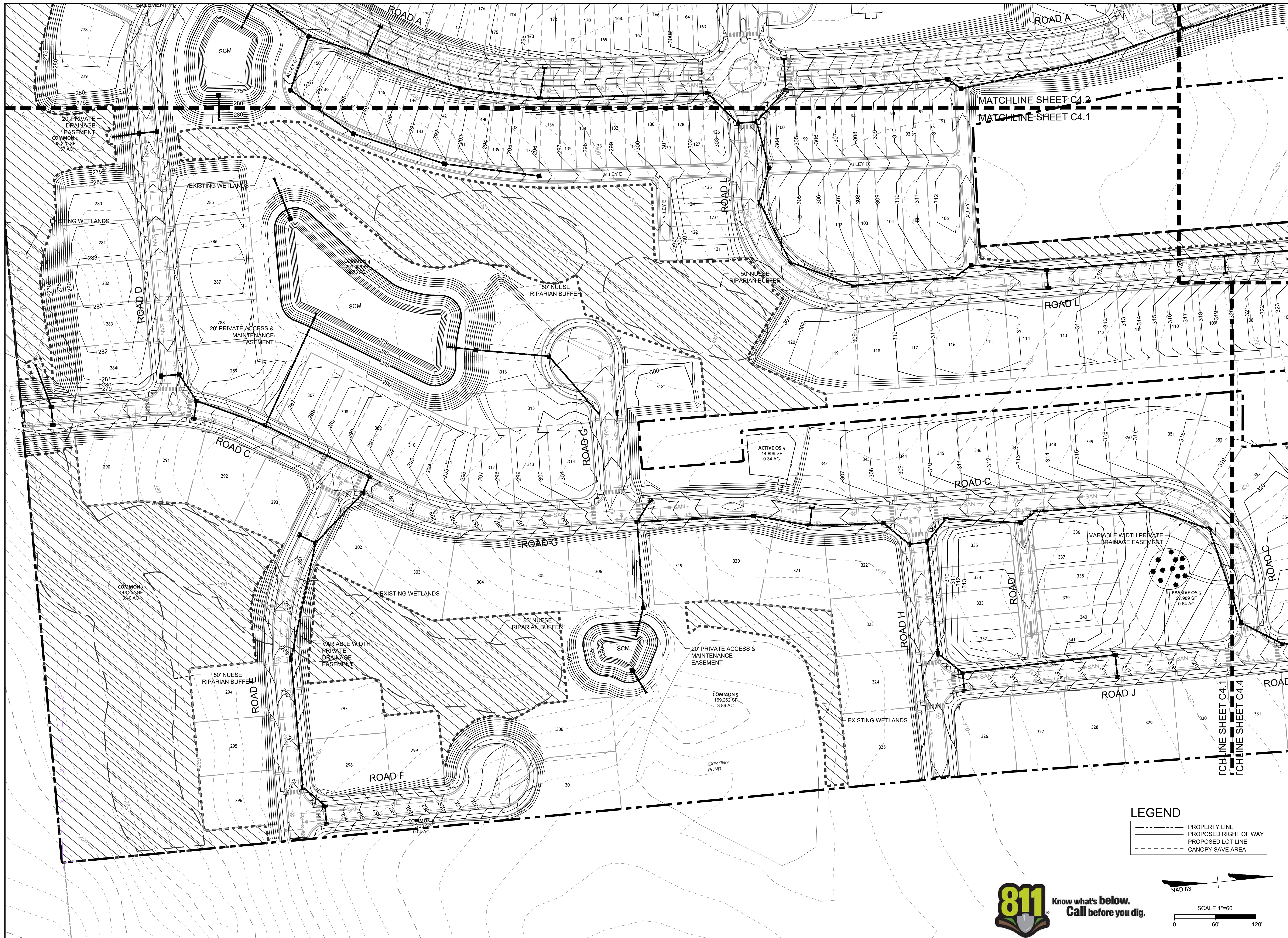
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ROBERTSON STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

OVERALL PRELIMINARY STORMWATER MANAGEMENT PLAN

JOB NO.
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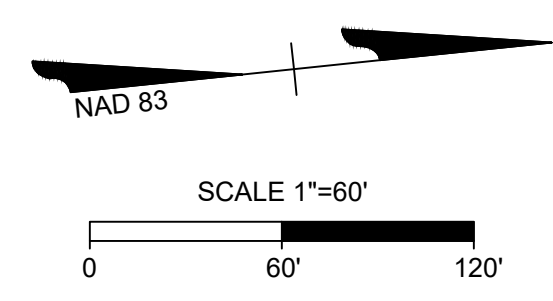
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LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	CANOPY SAVE AREA



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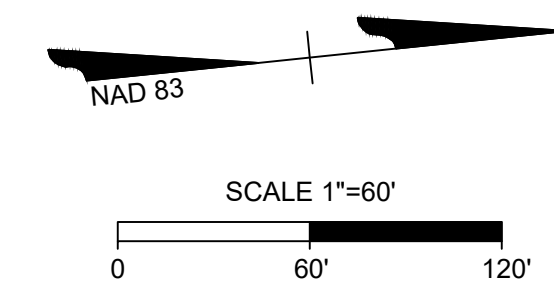
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CHECKED BY	B.BLACKMON
SCALE	1" = 60'

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ROBERTSON STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
DETAILED STORMWATER MANAGEMENT PLAN SHEET 1 OF 6

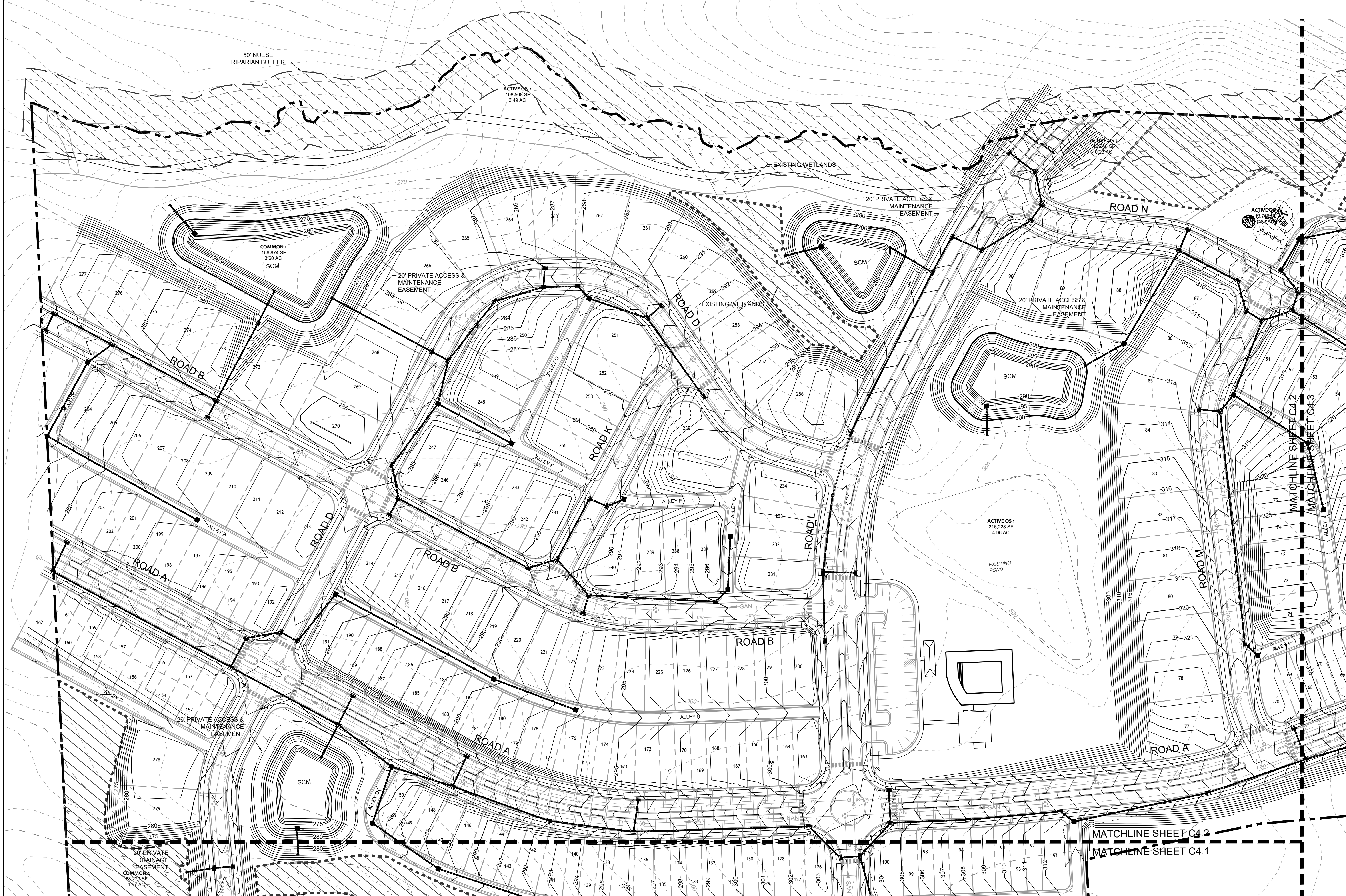
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SHEET NO.	C4.1

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LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	CANOPY SAVE AREA



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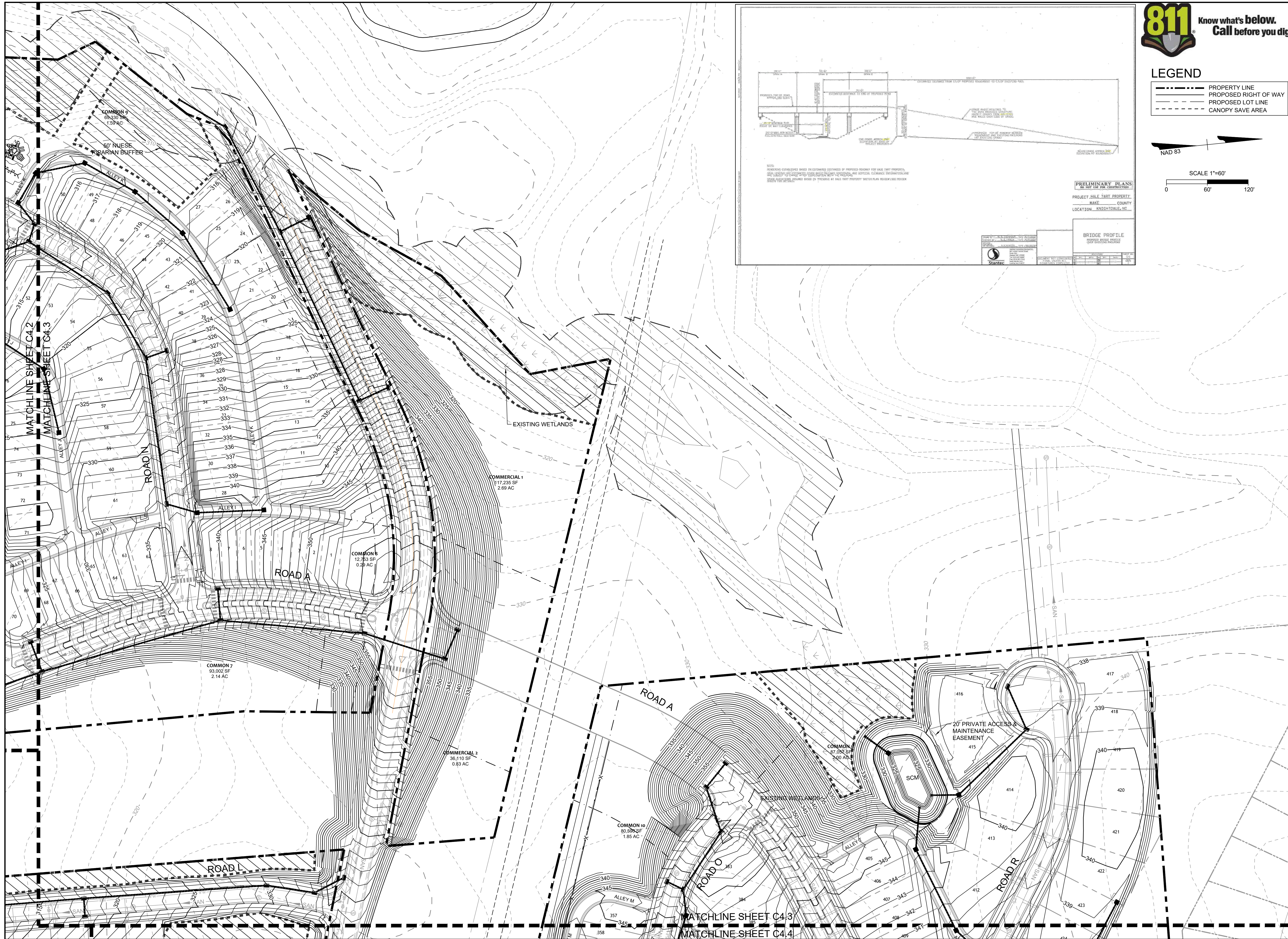
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ROBERTSON ASSEMBLAGE
ROBERTSON STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

DETAILED STORMWATER MANAGEMENT PLAN SHEET 2 OF 6

JOB NO.	48720
SHEET NO.	C4.2

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 Call before you dig.

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SCALE
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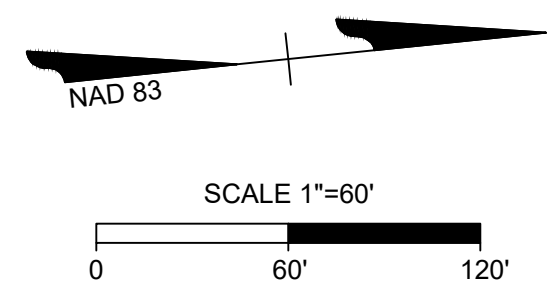
ROBERTSON ASSEMBLAGE
 ROBERTSON STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

DETAILED STORMWATER MANAGEMENT PLAN SHEET 3 OF 6

JOB NO.
48720

SHEET NO.
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LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	CANOPY SAVE AREA



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NORTH CAROLINA LICENSE NO. C-1652

ROBERTSON ASSEMBLAGE
ROBERTSON STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

DETAILED STORMWATER MANAGEMENT PLAN SHEET 4 OF 6

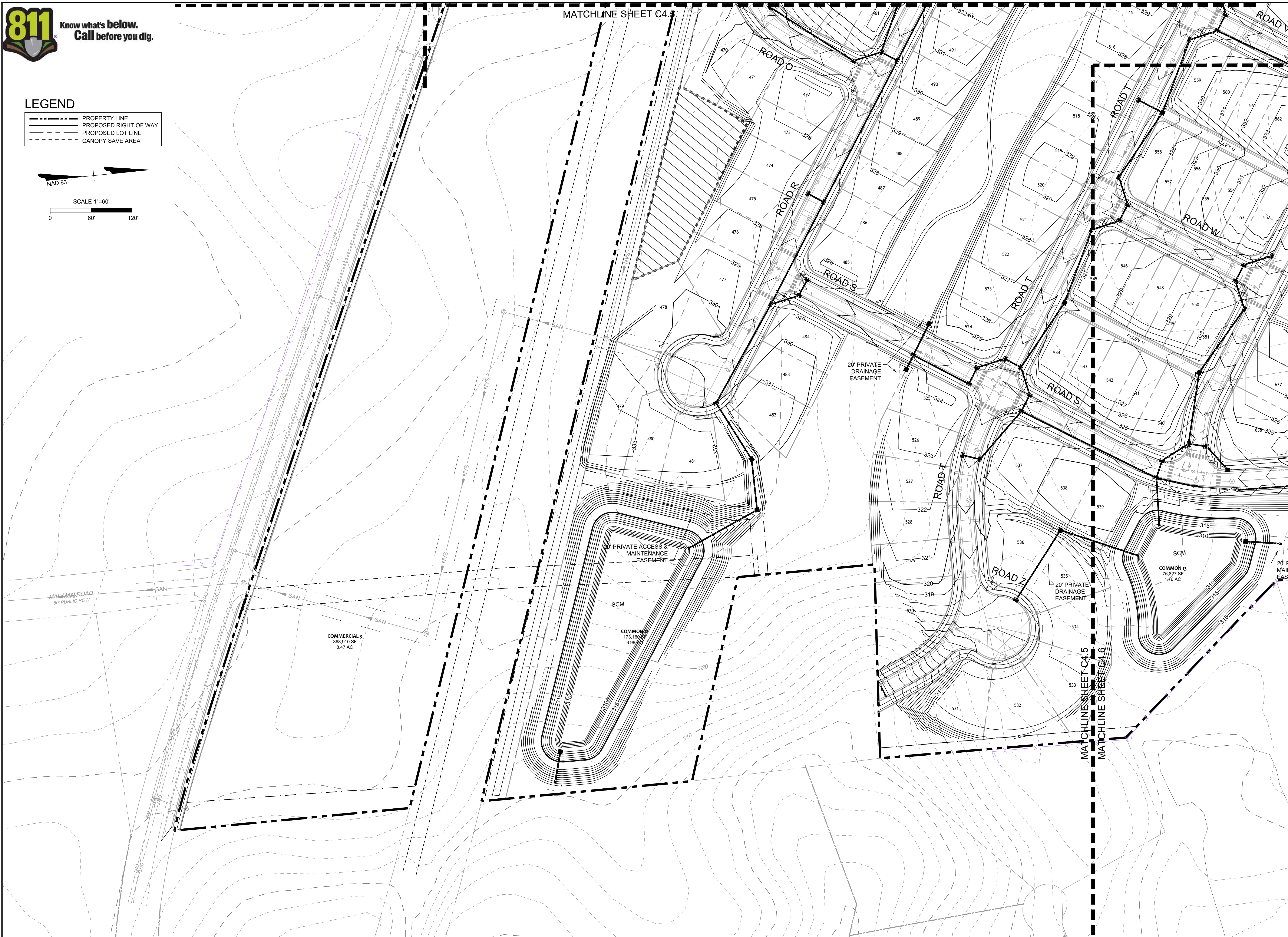
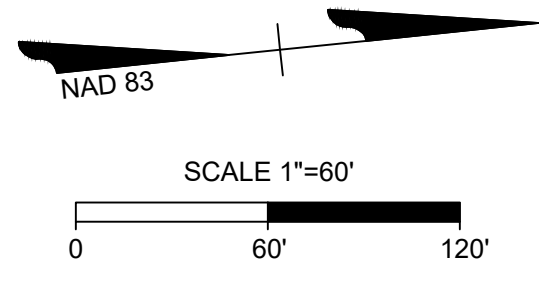
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LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	CANOPY SAVE AREA



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SCALE
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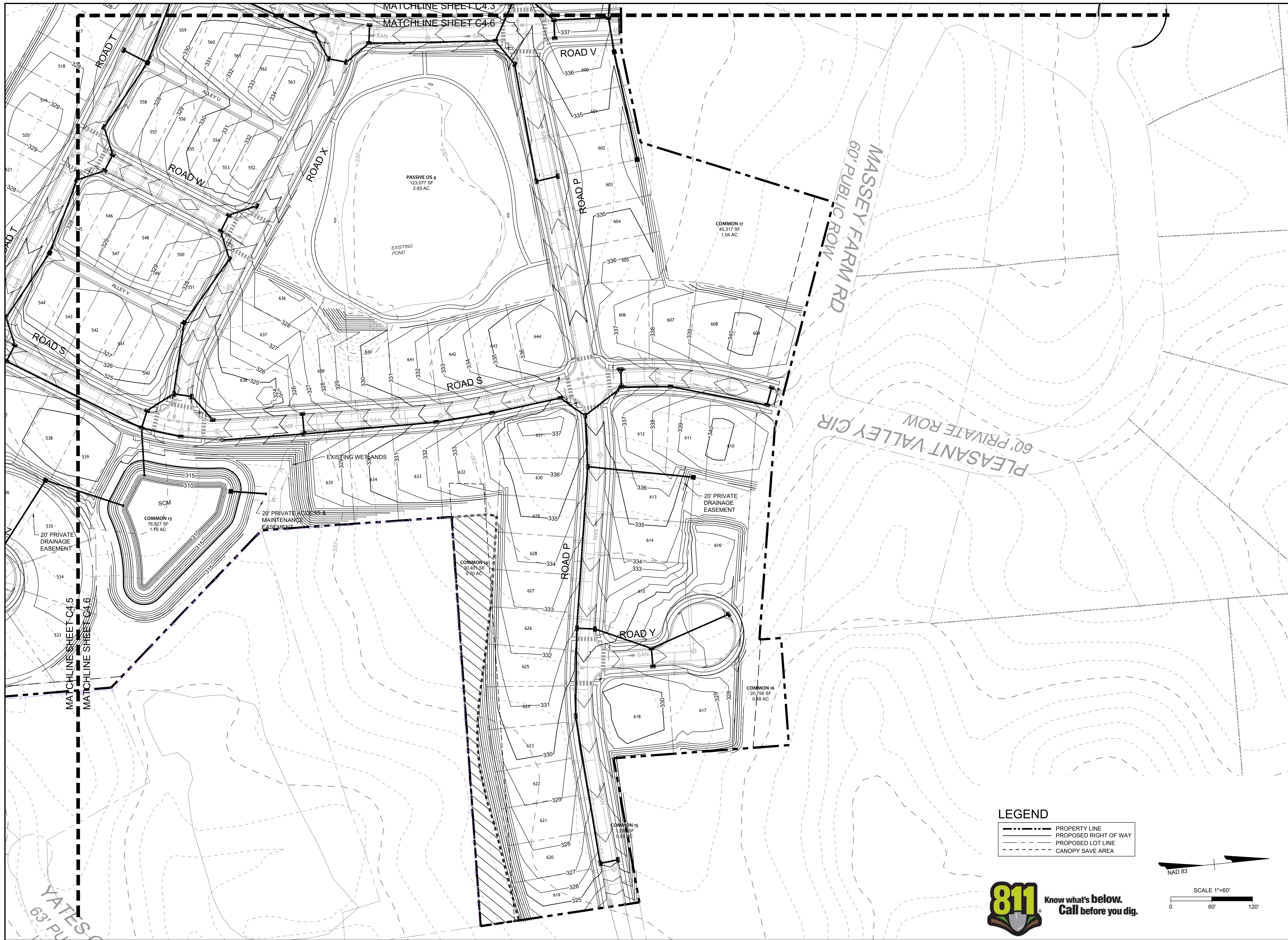
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ROBERTSON ASSEMBLAGE
ROBERTSON STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

DETAILED STORMWATER MANAGEMENT PLAN SHEET 5 OF 6

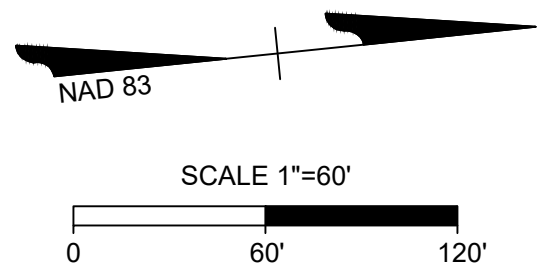
JOB NO.	48720
SHEET NO.	C4.5

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LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	CANOPY SAVE AREA



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SCALE
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ROBERTSON ASSEMBLAGE
ROBERTSON STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

DETAILED STORMWATER MANAGEMENT PLAN SHEET 6 OF 6

JOB NO.	48720
SHEET NO.	C4.6

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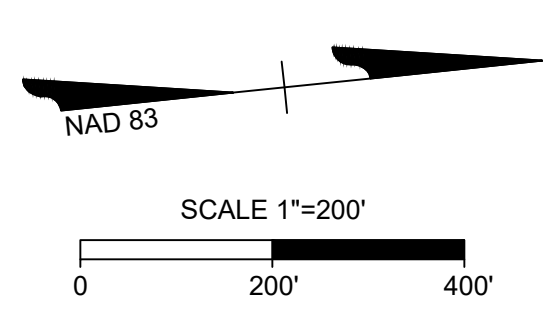


LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON OPEN SPACE
	WETLANDS

LIGHTING LEGEND

	LED STREET LIGHTS (7,000 LUMENS LED 75 ROADWAY LIGHT) ALUMINUM POLE - HEIGHT 30'
--	--



- NOTES**
1. ALL FIXTURES SHALL HAVE A FULL CUTOFF CLASSIFICATION OR BE FULLY SHIELDED.
 2. ALL POLE-MOUNTED FIXTURES CANNOT EXCEED 37' IN HEIGHT.
 3. ALL STREET LIGHT POLES SHALL BE FIBERGLASS WITH A FULLY SHIELDED, ARM-MOUNTED LED FIXTURE.
 4. AVERAGE SPACING FOR INTERNAL STREETS SHALL BE 250' APART AND 150' ALONG ROBERTSON ST.
 5. BUG RATING CANNOT EXCEED B1 U1 G2 FOR LOCAL STREETS AND B2 U2 G3 ON MALLMAN.
 6. POLES SHALL BE PLACED ON ALTERNATIVE SIDES OF THE STREET.
 7. LIGHTING FOR THE AMENITY CENTER PARKING LOT SHALL NOT EXCEED A BUG RATING OF B3 U1 G4.



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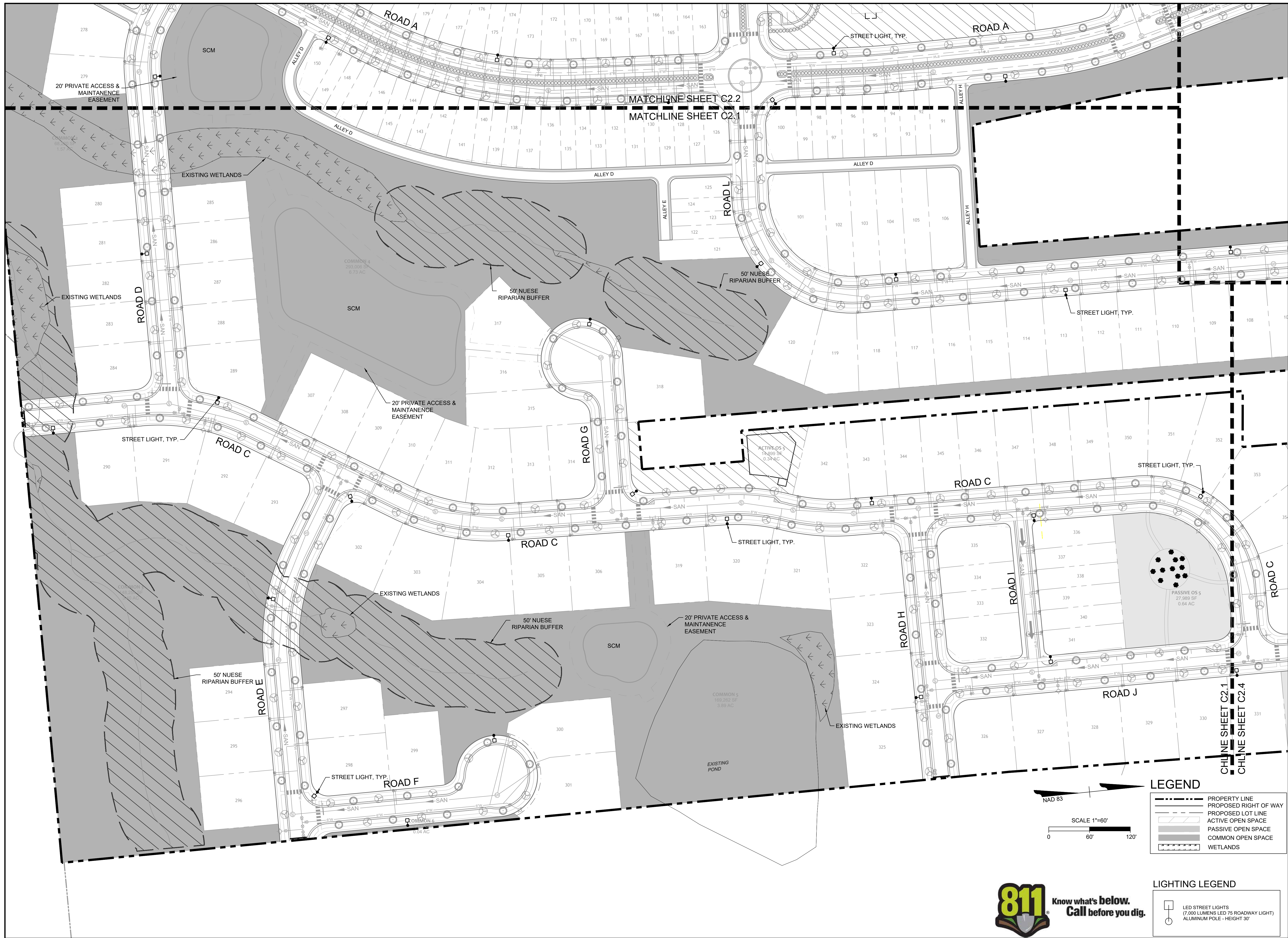
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ROBERTSON ASSEMBLAGE
 ROBERTSON STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

OVERALL PRELIMINARY LIGHTING PLAN

JOB NO.	48720
SHEET NO.	C5.0

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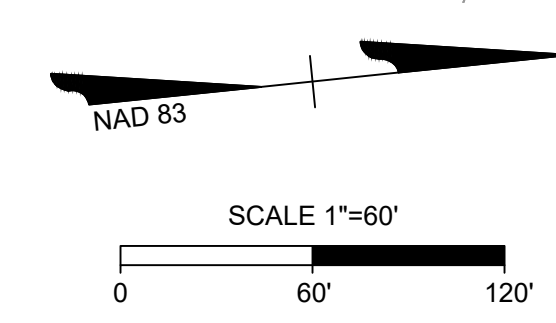
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SCALE
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TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
ROBERTSON ASSEMBLAGE
ROBERTSON STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
DETAILED PRELIMINARY LIGHTING PLAN SHEET 1 OF 6

JOB NO.
48720
SHEET NO.
C5.1

LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON OPEN SPACE
	WETLANDS

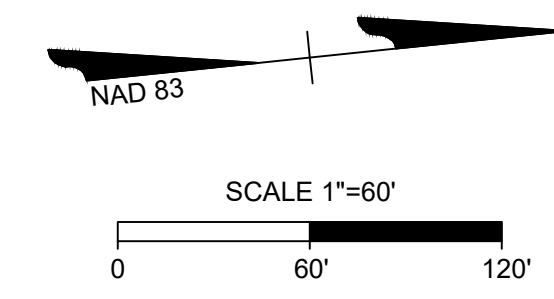


LIGHTING LEGEND

	LED STREET LIGHTS (7,000 LUMENS LED 75 ROADWAY LIGHT)
	ALUMINUM POLE - HEIGHT 30'



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LEGEND

- PROPERTY LINE
- PROPOSED LOT LINE
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- COMMON OPEN SPACE
- WETLANDS

LIGHTING LEGEND

- LED STREET LIGHTS
(7,000 LUMENS LED 75 ROADWAY LIGHT)
- ALUMINUM POLE - HEIGHT 30'



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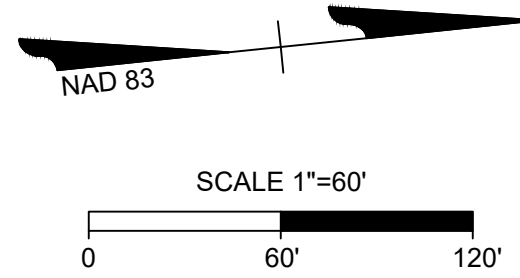
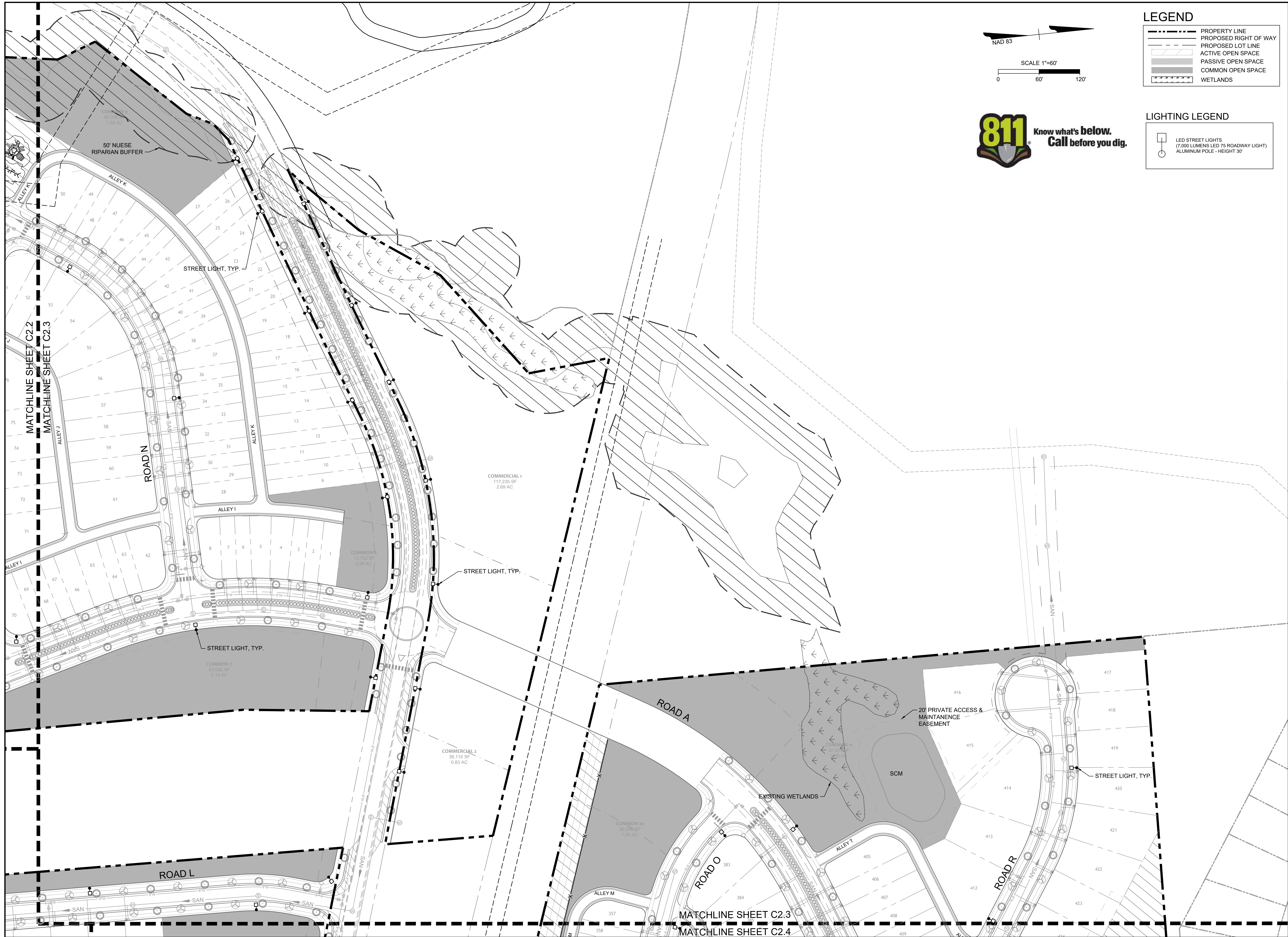
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DETAILED PRELIMINARY LIGHTING PLAN SHEET 2 OF 6

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JOB NO.	48720
SHEET NO.	C5.2



LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON OPEN SPACE
	WETLANDS

LIGHTING LEGEND

	LED STREET LIGHTS (7,000 LUMENS LED 75 ROADWAY LIGHT) ALUMINUM POLE - HEIGHT 30'
--	--



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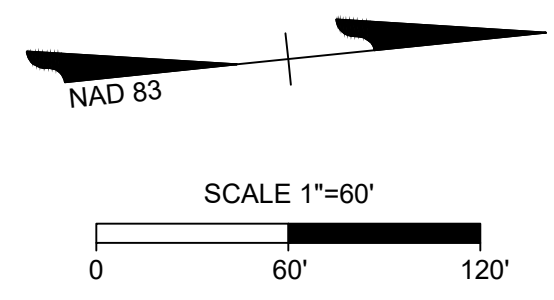
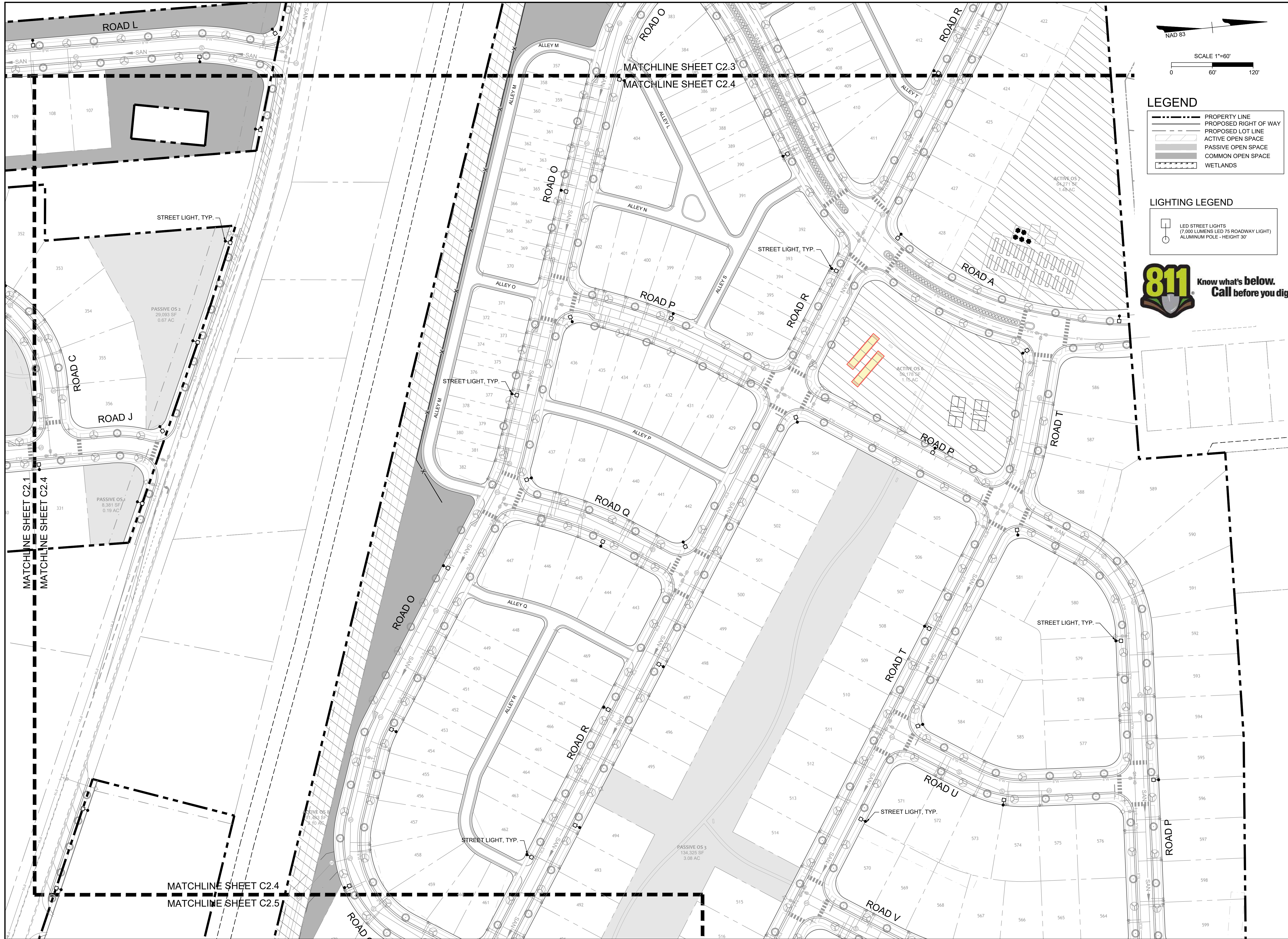
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ROBERTSON ASSEMBLAGE
ROBERTSON STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

DETAILED PRELIMINARY LIGHTING PLAN SHEET 3 OF 6

JOB NO.	48720
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LEGEND

	PROPERTY LINE
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	PROPOSED LOT LINE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON OPEN SPACE
	WETLANDS

LIGHTING LEGEND

	LED STREET LIGHTS (7,000 LUMENS LED 75 ROADWAY LIGHT)
	ALUMINUM POLE - HEIGHT 30'



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DESIGNED BY
E. ANGE

CHECKED BY
B. BLACKMON

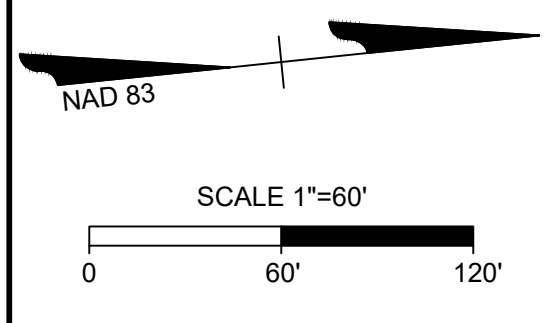
SCALE
1" = 60'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

ROBERTSON ASSEMBLAGE
ROBERTSON STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
DETAILED PRELIMINARY LIGHTING PLAN SHEET 4 OF 6

JOB NO.
48720
SHEET NO.
C5.4

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LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON OPEN SPACE
	WETLANDS

LIGHTING LEGEND

	LED STREET LIGHTS (7,000 LUMENS LED 75 ROADWAY LIGHT)
	ALUMINUM POLE - HEIGHT 30'



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SCALE
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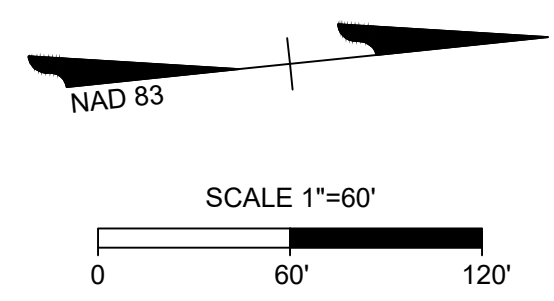
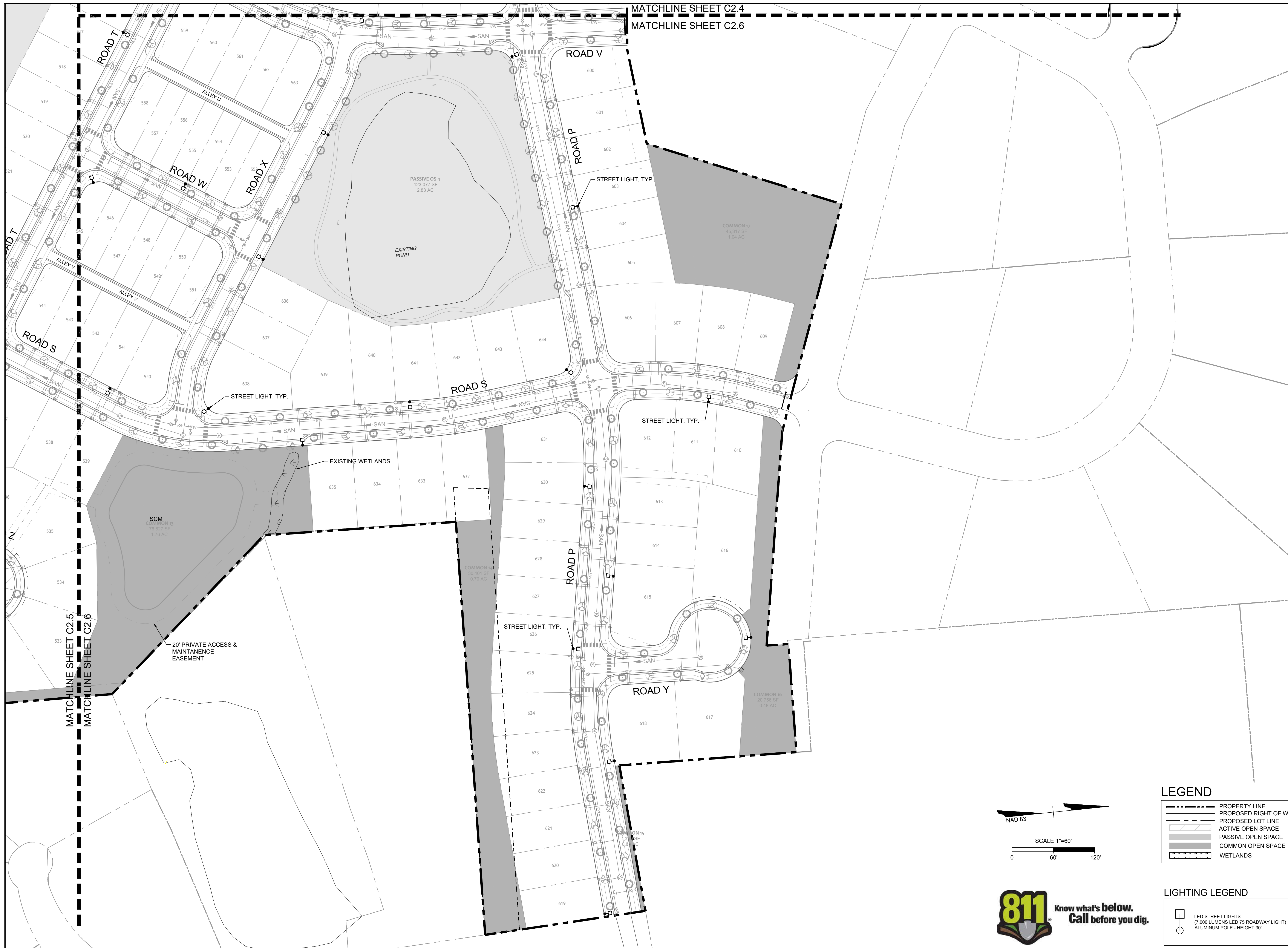
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ROBERTSON STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

DETAILED PRELIMINARY LIGHTING PLAN SHEET 5 OF 6

JOB NO.	48720
SHEET NO.	C5.5

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LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON OPEN SPACE
	WETLANDS

LIGHTING LEGEND

	LED STREET LIGHTS (7,000 LUMENS LED 75 ROADWAY LIGHT) ALUMINUM POLE - HEIGHT 30'
--	--



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DATE	REVISION DESCRIPTION
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DESIGNED BY	E.ANGE
CHECKED BY	B.BLACKMON
SCALE	1" = 60'

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ROBERTSON ASSEMBLAGE
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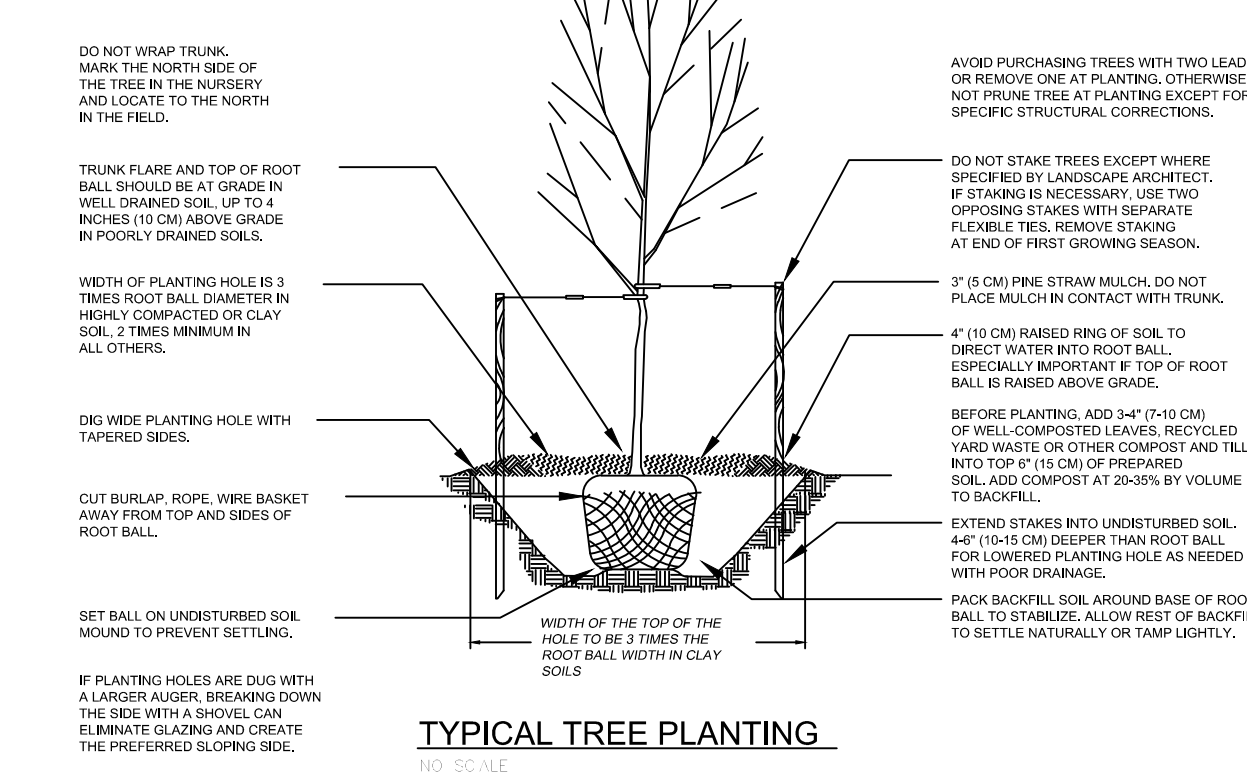
DETAILED PRELIMINARY LIGHTING PLAN SHEET 6 OF 6

JOB NO.	48720
SHEET NO.	C5.6

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BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	TYPE	REMARKS
ACER SACCHARUM	SUGAR MAPLE	2.5" CAL. 12' MIN.	B&B	STREET TREES	SINGLE STRAIGHT LEADER. FULL & HEAVY.
ULMUS PARVIFOLIA	LACEBARK ELM	2.5" CAL. 12' MIN.	B&B	STREET TREES	SINGLE STRAIGHT LEADER. FULL & HEAVY.
QUERCUS ACUTISSIMA	SAWTOOTH OAK	2.5" CAL. 12' MIN.	B&B	STREET TREES	SINGLE STRAIGHT LEADER. FULL & HEAVY.
PISTACIA CHINENSIS	CHINESE PISTACHIO	2.5" CAL. 12' MIN.	B&B	STREET TREES	SINGLE STRAIGHT LEADER. FULL & HEAVY.
ACER SACCHARUM	SUGAR MAPLE	2.5" CAL. 12' MIN.	B&B	STREET TREES	SINGLE STRAIGHT LEADER. FULL & HEAVY.

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LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON OPEN SPACE
	WETLANDS

- NOTES**
- STREET TREES SHALL BE LOCATED WITHIN THE RIGHT OF WAY.
 - STREET TREES SHALL BE PLANTED BY EACH BUILDER PRIOR TO RECEIVING C.O. FOR HOUSE.
 - ALL LANDSCAPING SHOULD BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TOWN OF KNIGHTDALE'S UDO.
 - ALL PLANT MATERIALS TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.
 - CONTRACTOR ENGAGED IN LANDSCAPE IMPLEMENTATION SHALL BE A LANDSCAPE CONTRACTOR REGISTERED IN THE STATE OF NORTH CAROLINA.
 - SUBSTITUTIONS OF PLANT MATERIALS SPECIFIED CAN ONLY OCCUR WITH PRIOR APPROVAL BY LANDSCAPE ARCHITECT.
 - ALL NEW TREES TO HAVE A 5" DIAMETER SHREDDED HARDWOOD MULCH RING AT 4" DEEP UNLESS OTHERWISE NOTED OR LOCATED IN A PLANT BED PER SITE PLAN.
 - LANDSCAPE CONTRACTOR TO GUARANTEE PLANT MATERIALS FOR A ONE YEAR PERIOD FOLLOWING SUBSTANTIAL COMPLETION.
 - AREAS DAMAGED BY LANDSCAPE CONTRACTOR TO BE REPAIRED TO PRE-CONSTRUCTION CONDITION AT NO ADDITIONAL COST TO THE OWNER.
 - ALL LANDSCAPE ISLANDS SHALL BE GRADED FOR POSITIVE DRAINAGE WITH NO LOW SPOTS ALLOWING WATER TO BE TRAPPED.
 - ALL ABOVE GROUND UTILITIES MUST BE SCREENED.

CANOPY SAVE DATA
 CANOPY SAVE REQUIRED: 605,740 SF
 CANOPY SAVE PROVIDED: 615,414 SF

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

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 SCALE: 1" = 200'

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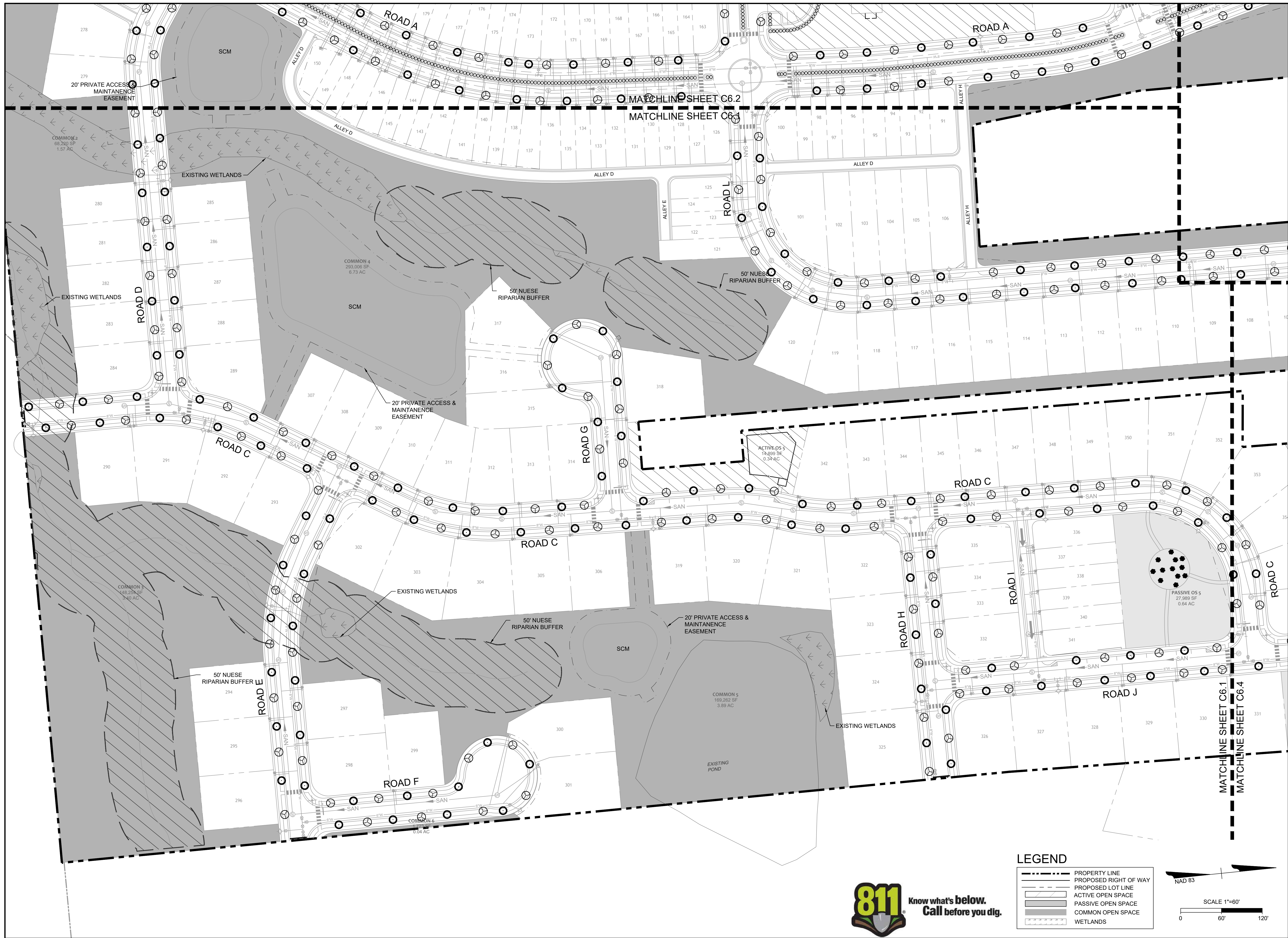
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ROBERTSON ASSEMBLAGE
 ROBERTSON STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

OVERALL LANDSCAPE PLAN

JOB NO.	48720
SHEET NO.	C6.0

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SCALE
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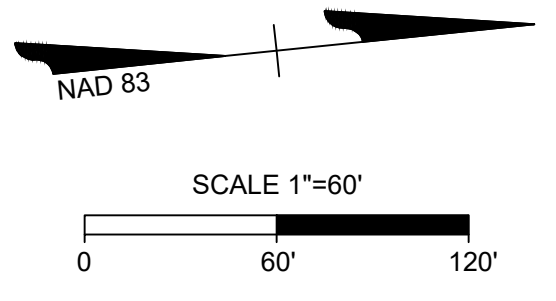
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DETAILED LANDSCAPE PLAN SHEET 1 OF 6

JOB NO.
48720
SHEET NO.
C6.1

LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON OPEN SPACE
	WETLANDS

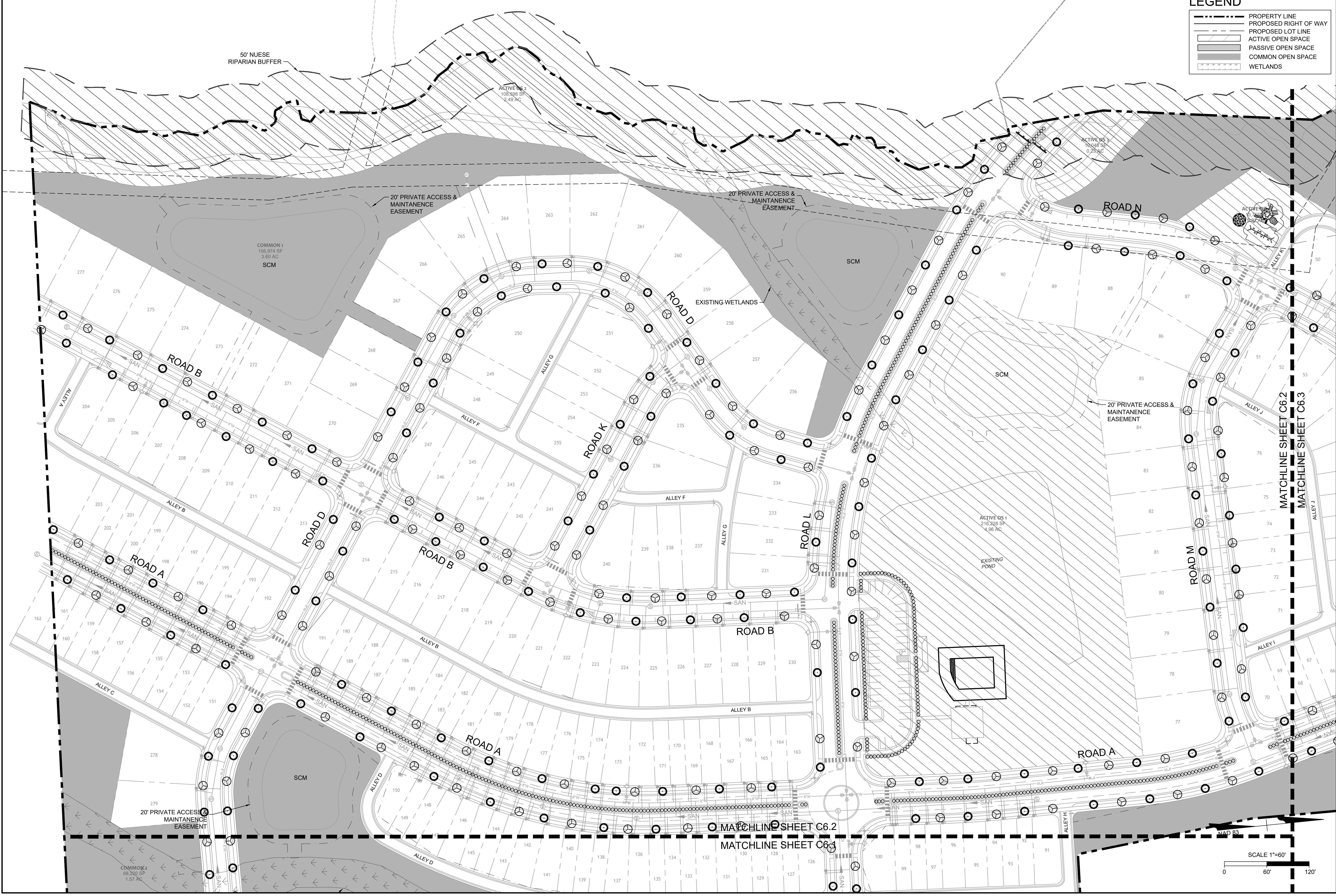


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LEGEND

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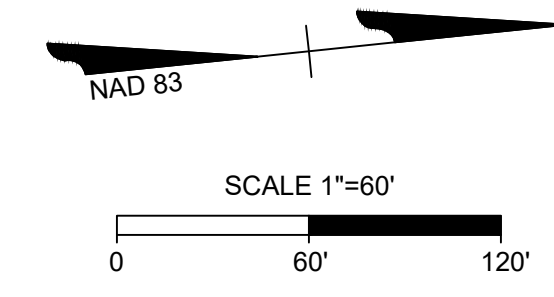
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SCALE
1" = 60'

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NORTH CAROLINA LICENSE NO. C-1652
ROBERTSON ASSEMBLAGE
ROBERTSON STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
DETAILED LANDSCAPE PLAN SHEET 2 OF 6

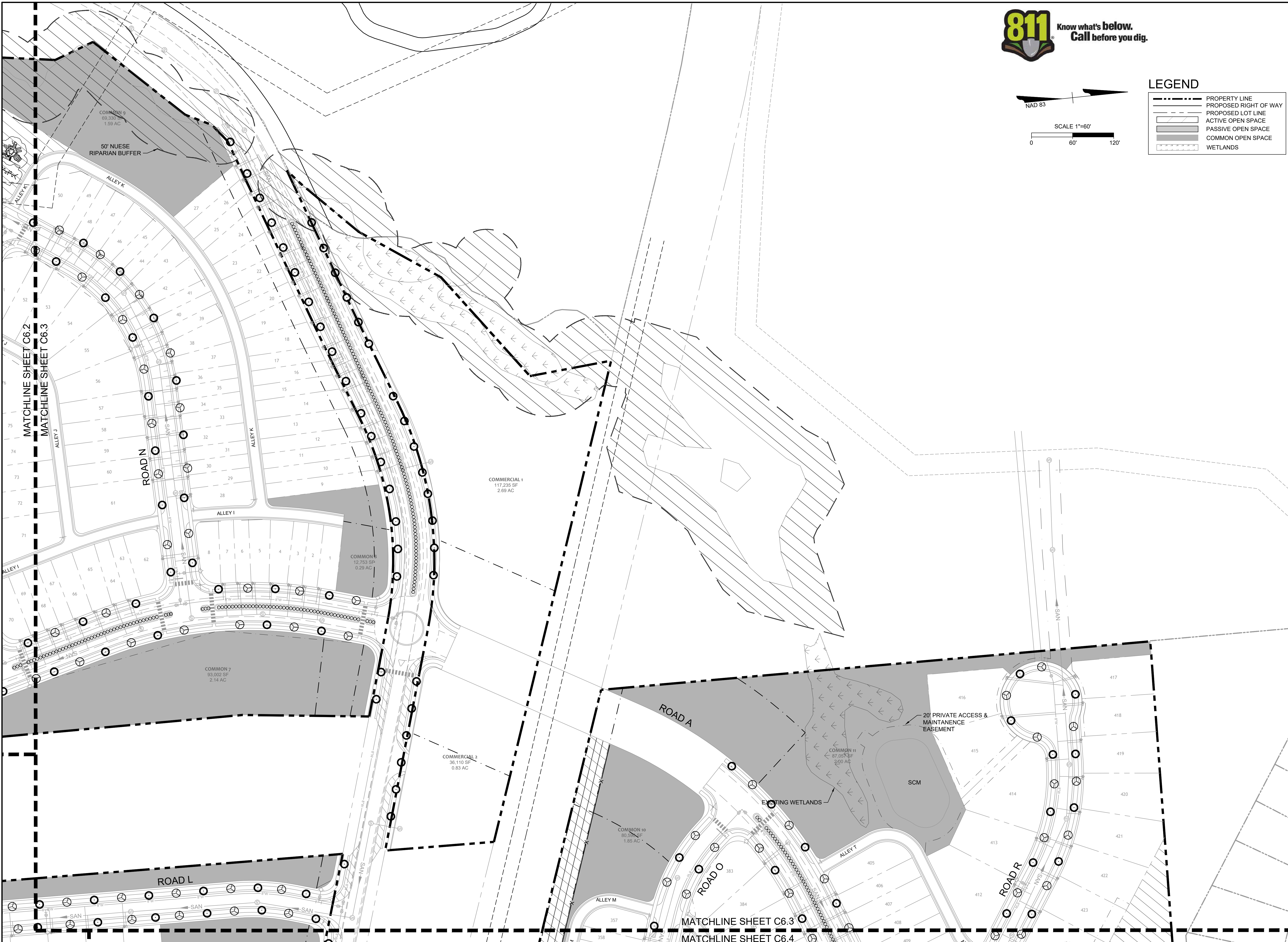
JOB NO.	48720
SHEET NO.	C6.2

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LEGEND

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	PROPOSED LOT LINE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON OPEN SPACE
	WETLANDS



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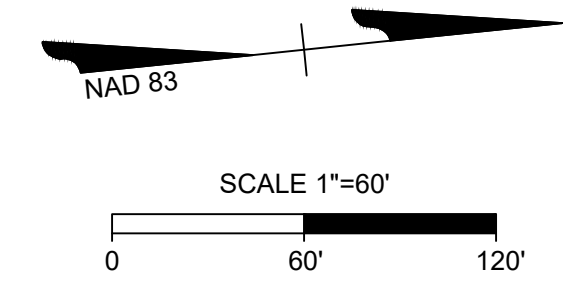
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DESIGNED BY	E. ANGE
CHECKED BY	B. BLACKMON
SCALE	1" = 60'

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ROBERTSON ASSEMBLAGE
ROBERTSON STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
DETAILED LANDSCAPE PLAN SHEET 3 OF 6

JOB NO.	48720
SHEET NO.	C6.3

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LEGEND

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- PROPOSED LOT LINE
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SCALE
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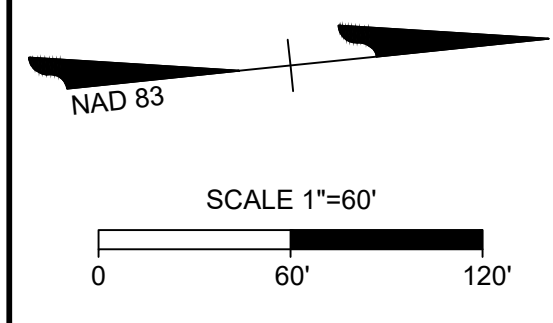
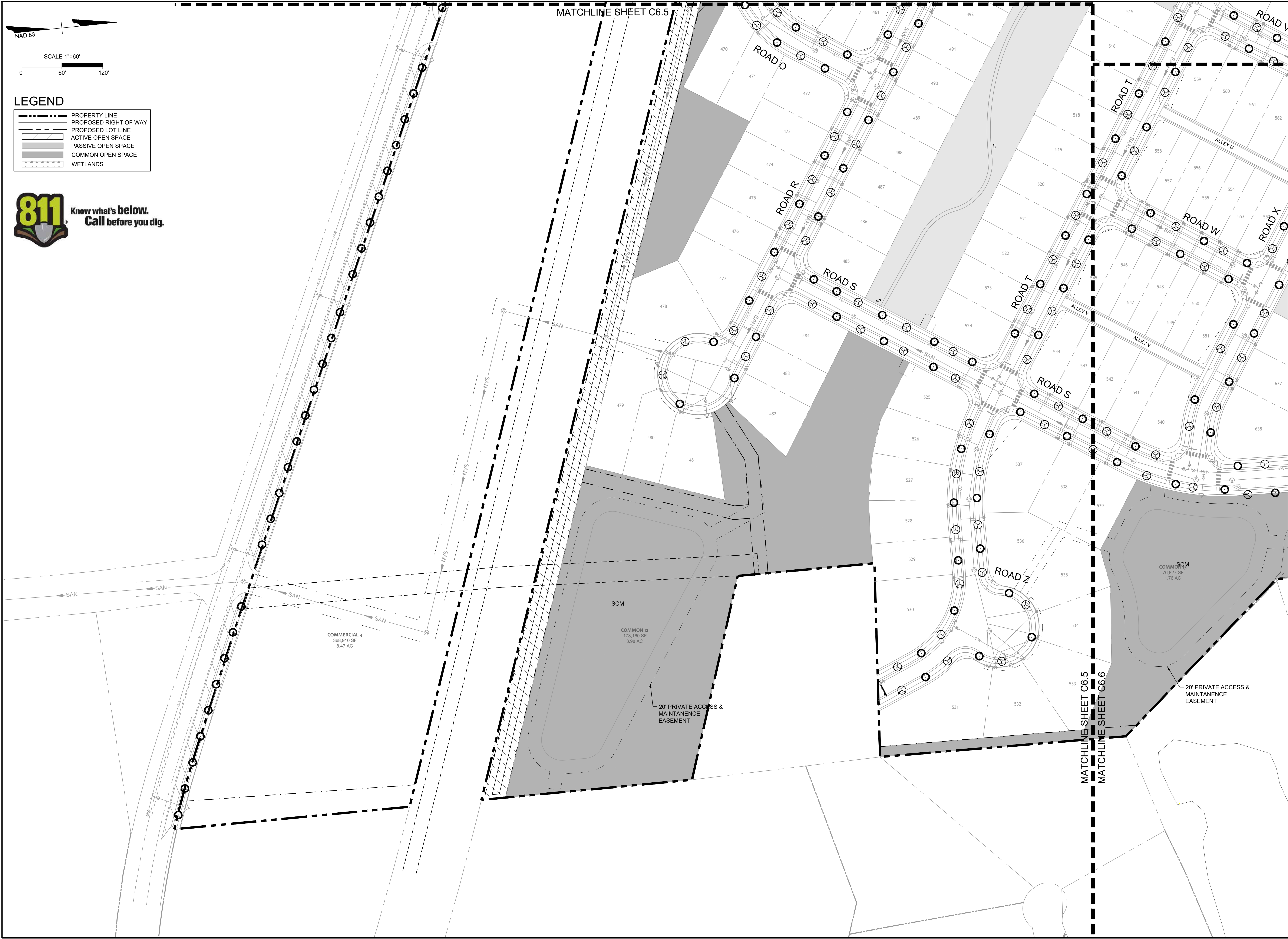
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ROBERTSON STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

DETAILED LANDSCAPE PLAN SHEET 4 OF 6

JOB NO. 48720	SHEET NO. C6.4
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LEGEND

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	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON OPEN SPACE
	WETLANDS



MATCHLINE SHEET C6.5

MATCHLINE SHEET C6.5

MATCHLINE SHEET C6.6

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SCALE
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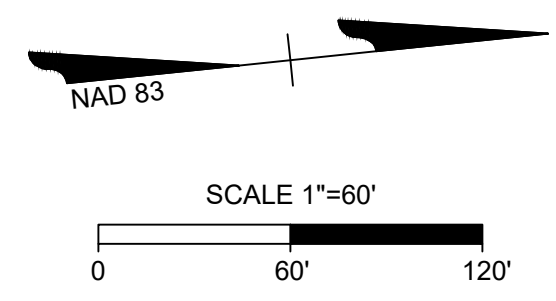
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DETAILED LANDSCAPE PLAN SHEET 5 OF 6

JOB NO.
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	PROPOSED LOT LINE
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	WETLANDS



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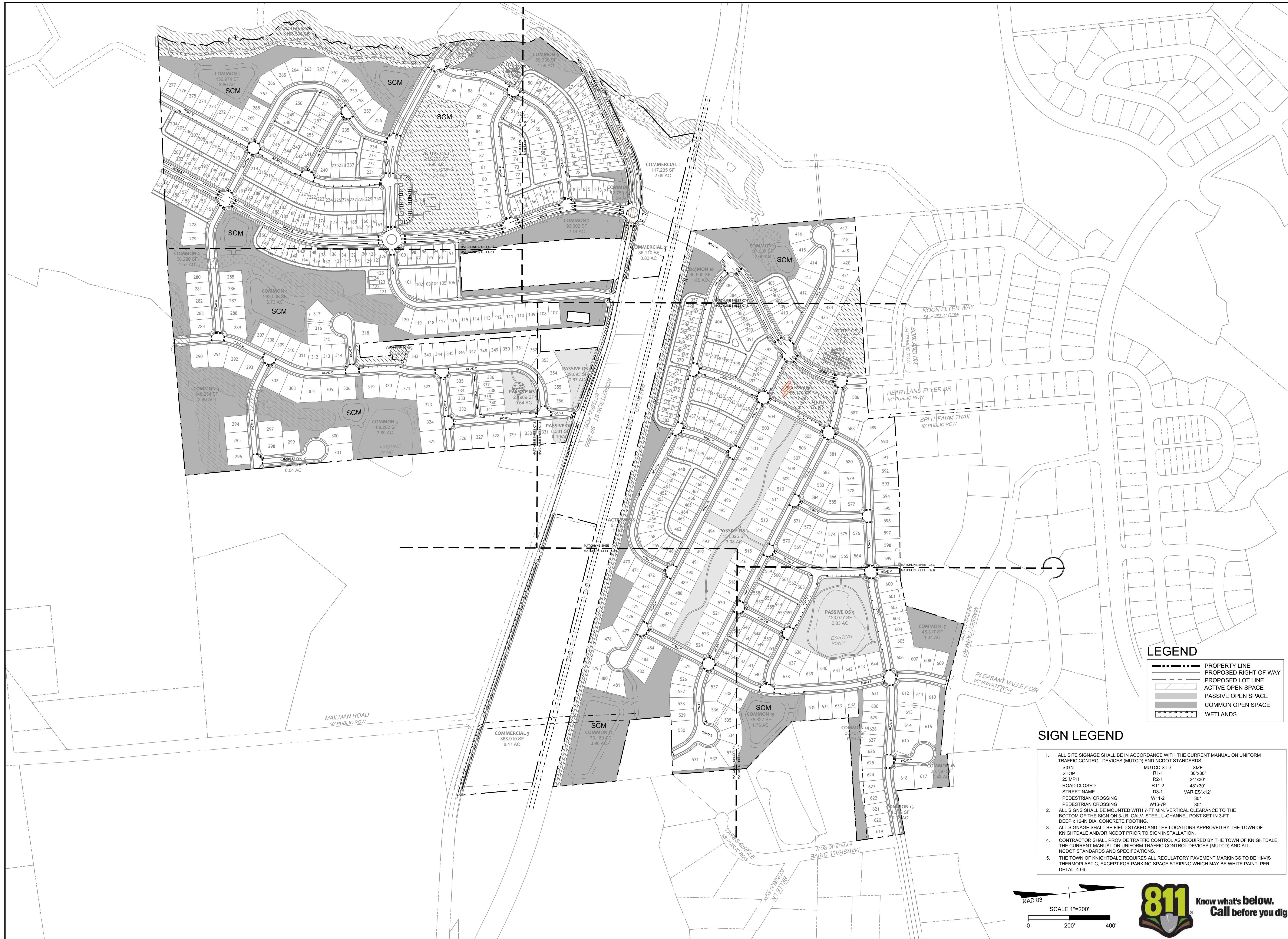
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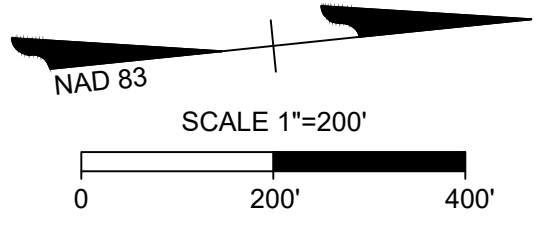
LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON OPEN SPACE
	WETLANDS

SIGN LEGEND

- ALL SITE SIGNAGE SHALL BE IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.

SIGN	MUTCD STD.	SIZE
STOP	R1-1	30"x30"
25 MPH	R2-1	24"x30"
ROAD CLOSED	R11-2	48"x30"
STREET NAME	D3-1	VARIES"x12"
PEDESTRIAN CROSSING	W11-2	30"
PEDESTRIAN CROSSING	W16-7P	30"
- ALL SIGNS SHALL BE MOUNTED WITH 7-FT MIN. VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN ON 3/4" GALV. STEEL U-CHANNEL POST SET IN 3-FT DEEP x 12-IN DIA. CONCRETE FOOTING.
- ALL SIGNAGE SHALL BE FIELD STAKED AND THE LOCATIONS APPROVED BY THE TOWN OF KNIGHTDALE AND/OR NCDOT PRIOR TO SIGN INSTALLATION.
- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AS REQUIRED BY THE TOWN OF KNIGHTDALE, THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ALL NCDOT STANDARDS AND SPECIFICATIONS.
- THE TOWN OF KNIGHTDALE REQUIRES ALL REGULATORY PAVEMENT MARKINGS TO BE HI-VIS THERMOPLASTIC, EXCEPT FOR PARKING SPACE STRIPING WHICH MAY BE WHITE PAINT, PER DETAIL 4.08.



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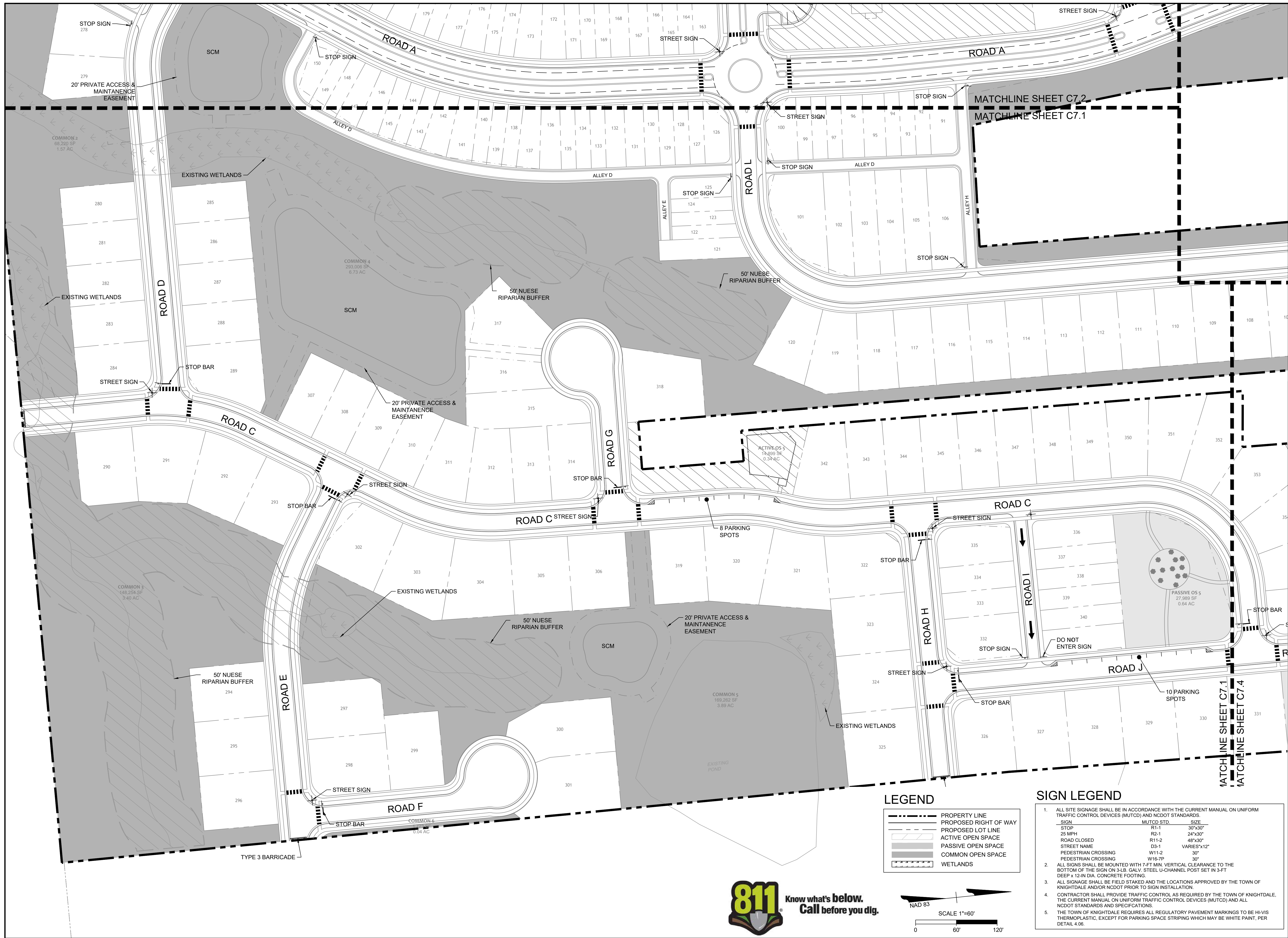
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 DESIGNED BY
 E.ANGE
 CHECKED BY
 B.BLACKMON
 SCALE
 1" = 200'

TIMMONS GROUP
 NORTH CAROLINA LICENSE NO. C-1652
ROBERTSON ASSEMBLAGE
 ROBERTSON STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
OVERALL SIGNS AND MARKINGS PLAN

JOB NO.
48720
 SHEET NO.
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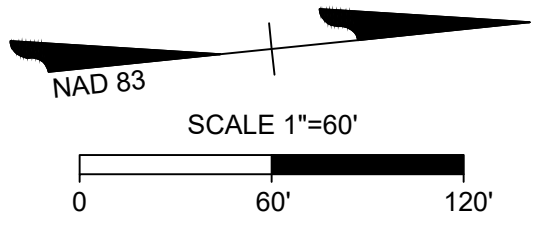
LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON OPEN SPACE
	WETLANDS

SIGN LEGEND

- ALL SITE SIGNAGE SHALL BE IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.

SIGN	MUTCD STD.	SIZE
STOP	R1-1	30"x30"
25 MPH	R2-1	24"x30"
ROAD CLOSED	R11-2	48"x30"
STREET NAME	D3-1	VARIES"x12"
PEDESTRIAN CROSSING	W11-2	30"
PEDESTRIAN CROSSING	W16-7P	30"
- ALL SIGNS SHALL BE MOUNTED WITH 7-FT MIN. VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN ON 4-LB. GALV. STEEL U-CHANNEL POST SET IN 3-FT DEEP x 12-IN DIA. CONCRETE FOOTING.
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SCALE
1" = 60'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

ROBERTSON ASSEMBLAGE
 ROBERTSON STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

DETAILED SIGNS AND MARKINGS PLAN SHEET 1 OF 6

JOB NO.	48720
SHEET NO.	C7.1

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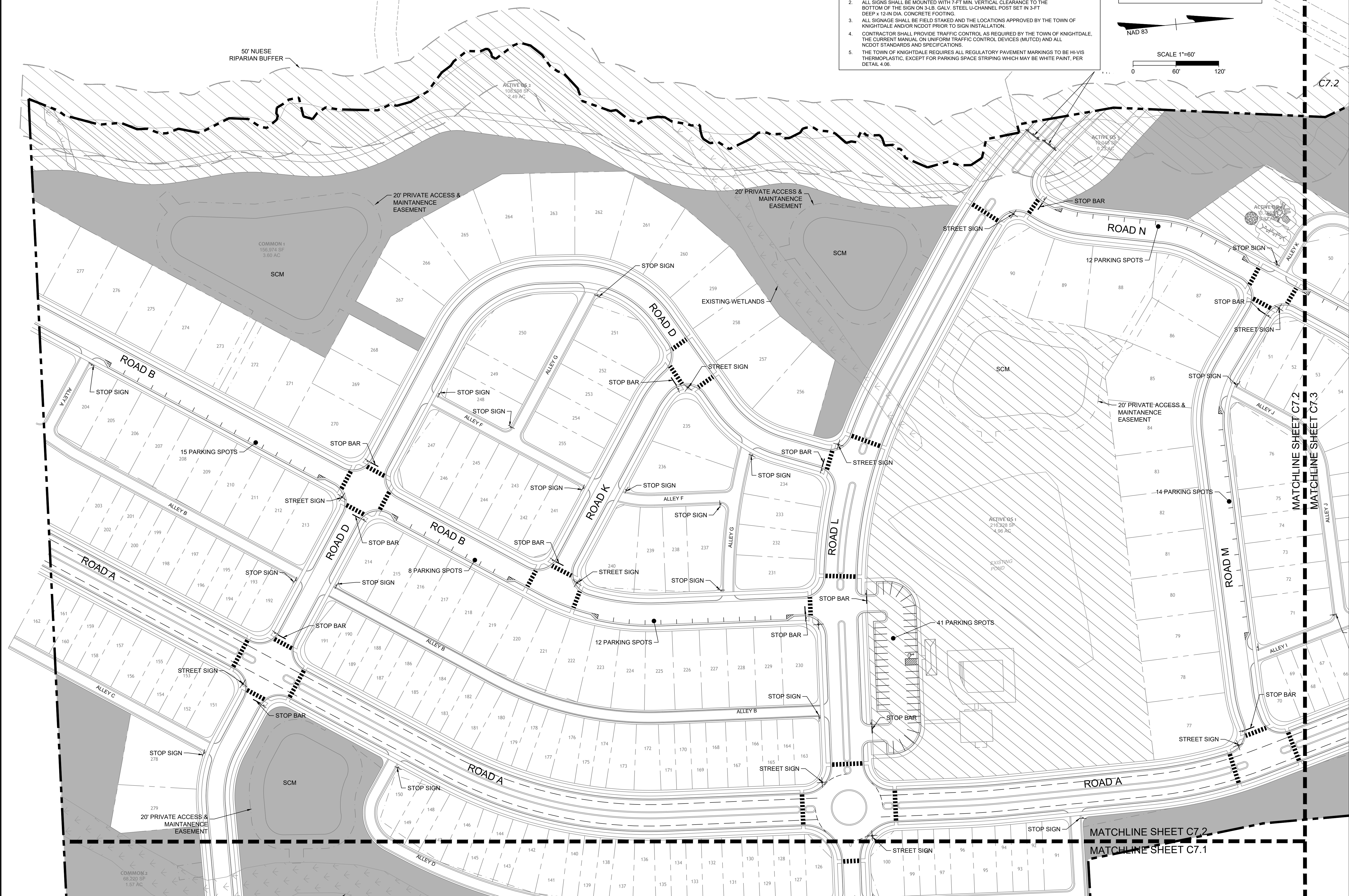
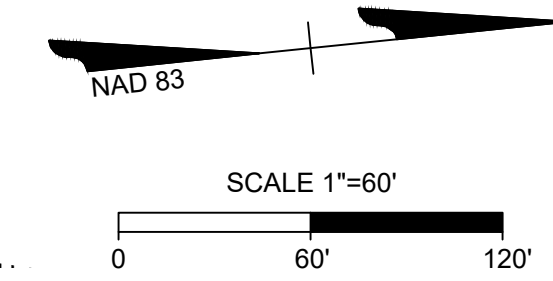
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LEGEND

- PROPERTY LINE
- PROPOSED LOT LINE
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- COMMON OPEN SPACE
- WETLANDS



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REVISION DESCRIPTION

DATE	DESCRIPTION
1/03/2023	

DRAWN BY
C. CLARK

DESIGNED BY
E. ANGE

CHECKED BY
B. BLACKMON

SCALE
1" = 60'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

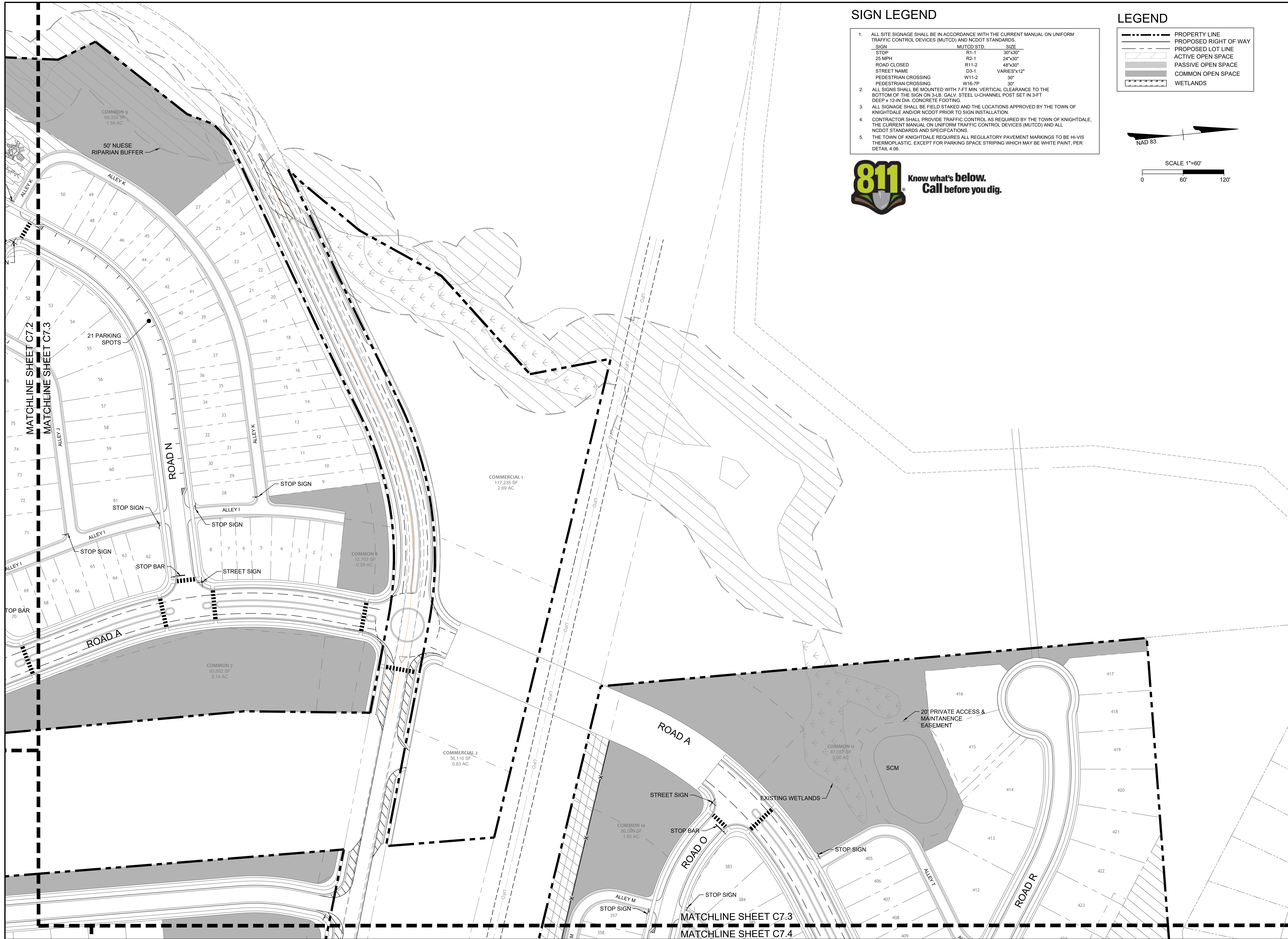
ROBERTSON ASSEMBLAGE
 ROBERTSON STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

DETAILED SIGNS AND MARKINGS PLAN SHEET 2 OF 6

JOB NO.
48720

SHEET NO.
C7.2

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SIGN LEGEND

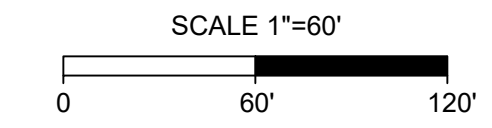
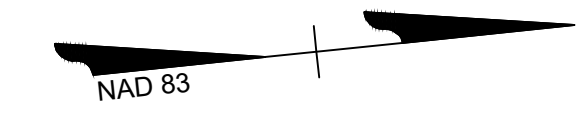
- ALL SITE SIGNAGE SHALL BE IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.

SIGN	MUTCD STD.	SIZE
STOP	R1-1	30"x30"
25 MPH	R2-1	24"x30"
ROAD CLOSED	R11-2	48"x30"
STREET NAME	D3-1	VARIES"x12"
PEDESTRIAN CROSSING	W11-2	30"
PEDESTRIAN CROSSING	W16-7P	30"
- ALL SIGNS SHALL BE MOUNTED WITH 7-FT MIN. VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN ON 5-LB. GALV. STEEL U-CHANNEL POST SET IN 3-FT DEEP x 12-IN DIA. CONCRETE FOOTING.
- ALL SIGNAGE SHALL BE FIELD STAKED AND THE LOCATIONS APPROVED BY THE TOWN OF KNIGHTDALE AND/OR NCDOT PRIOR TO SIGN INSTALLATION.
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- THE TOWN OF KNIGHTDALE REQUIRES ALL REGULATORY PAVEMENT MARKINGS TO BE HI-VIS THERMOPLASTIC, EXCEPT FOR PARKING SPACE STRIPING WHICH MAY BE WHITE PAINT, PER DETAIL 4.06.



LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- COMMON OPEN SPACE
- WETLANDS



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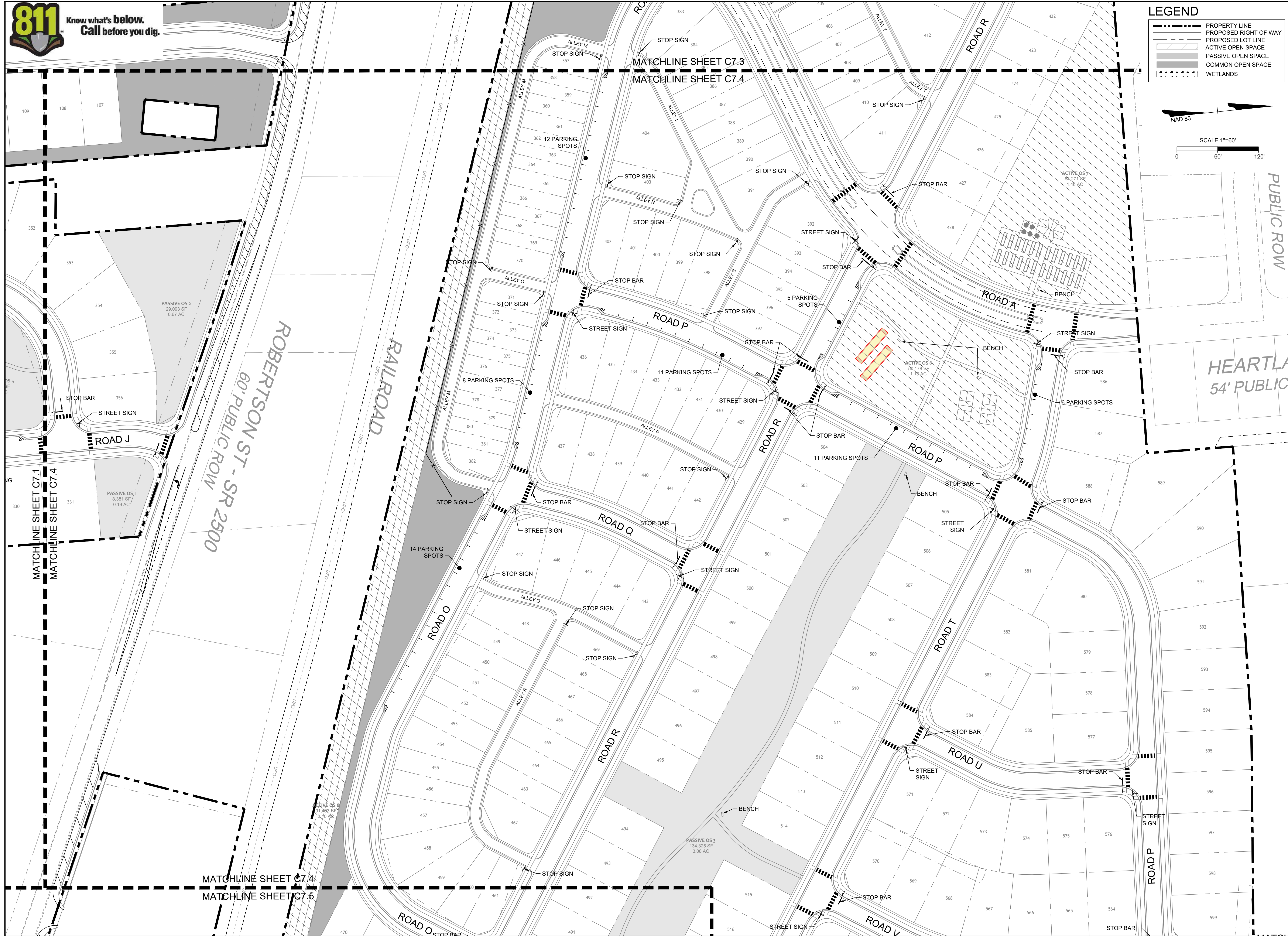
SCALE
1" = 60'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

ROBERTSON ASSEMBLAGE
ROBERTSON STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
DETAILED SIGNS AND MARKINGS PLAN SHEET 3 OF 6

JOB NO.
48720
SHEET NO.
C7.3

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LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- COMMON OPEN SPACE
- WETLANDS

NAD 83

SCALE 1"=60'

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 DESIGNED BY
 E.ANGE
 CHECKED BY
 B.BLACKMON
 SCALE
 1" = 60'

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ROBERTSON ASSEMBLAGE

ROBERTSON STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

DETAILED SIGNS AND MARKINGS PLAN SHEET 4 OF 6

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JOB NO.	48720
SHEET NO.	C7.4

NORTH CAROLINA LICENSE NO. C-1652
 ROBERTSON ASSEMBLAGE
 ROBERTSON STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
 DETAILED SIGNS AND MARKINGS PLAN SHEET 4 OF 6



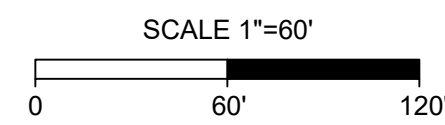
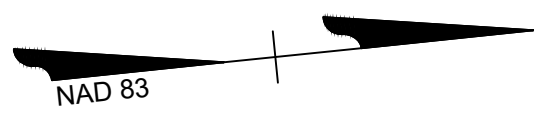
LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON OPEN SPACE
	WETLANDS

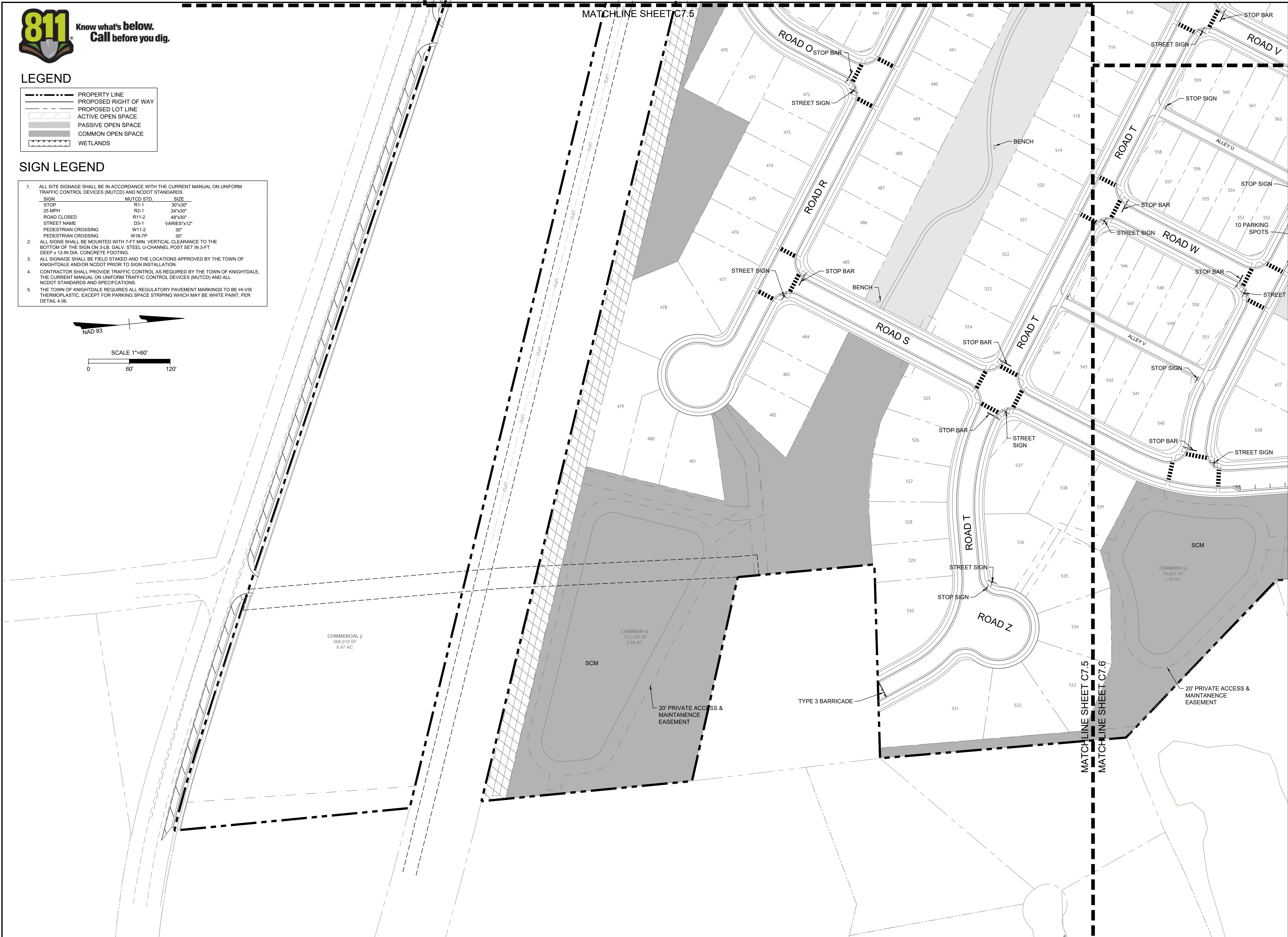
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PEDESTRIAN CROSSING	W16-7P	30"
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MATCHLINE SHEET C7.5



MATCHLINE SHEET C7.5
MATCHLINE SHEET C7.6

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NORTH CAROLINA LICENSE NO. C-1652

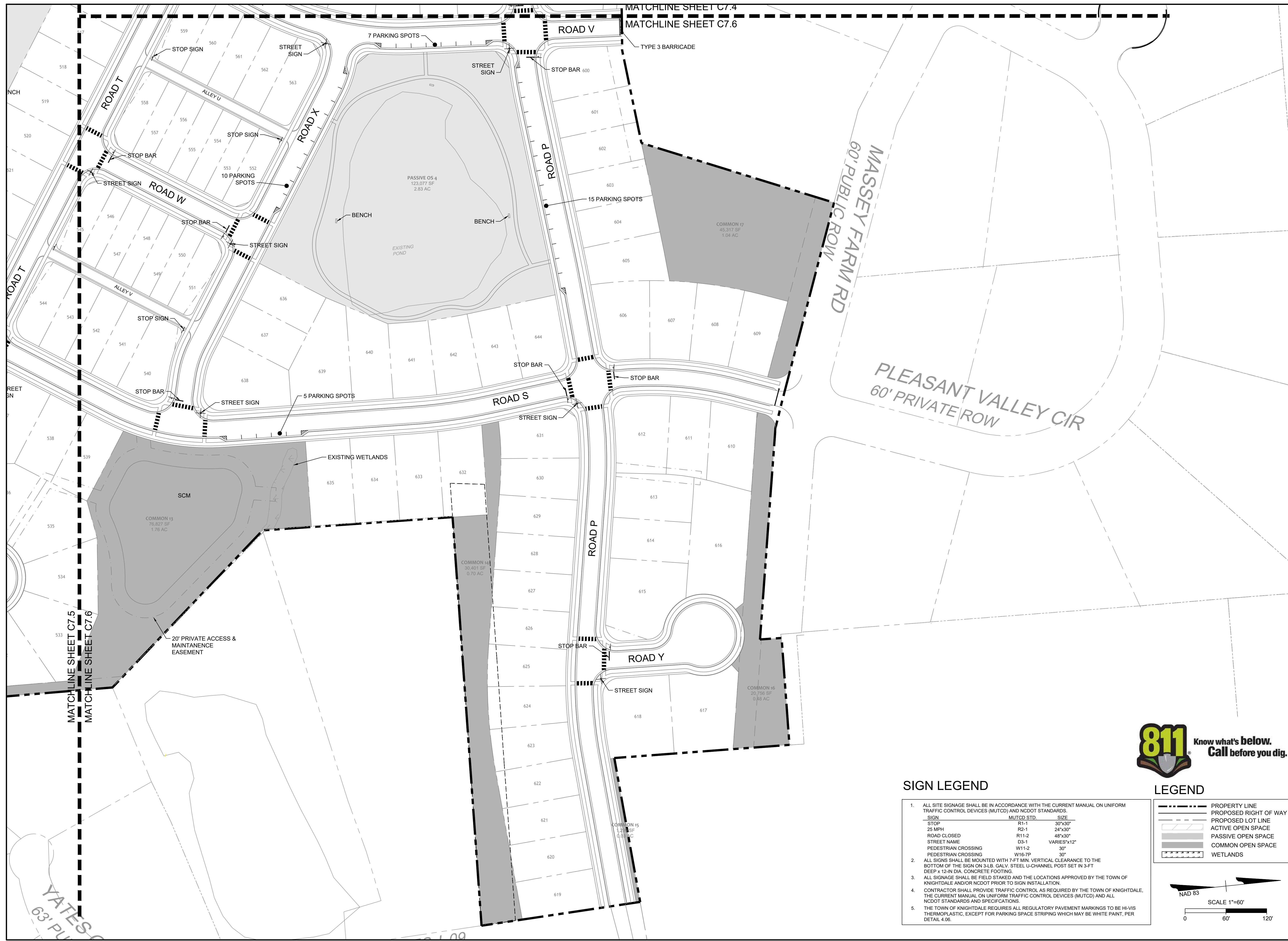
ROBERTSON ASSEMBLAGE
ROBERTSON STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

DETAILED SIGNS AND MARKINGS PLAN SHEET 5 OF 6

JOB NO.
48720

SHEET NO.
C7.5

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TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

ROBERTSON ASSEMBLAGE
ROBERTSON STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

DETAILED SIGNS AND MARKINGS PLAN SHEET 6 OF 6

JOB NO.
48720

SHEET NO.
C7.6

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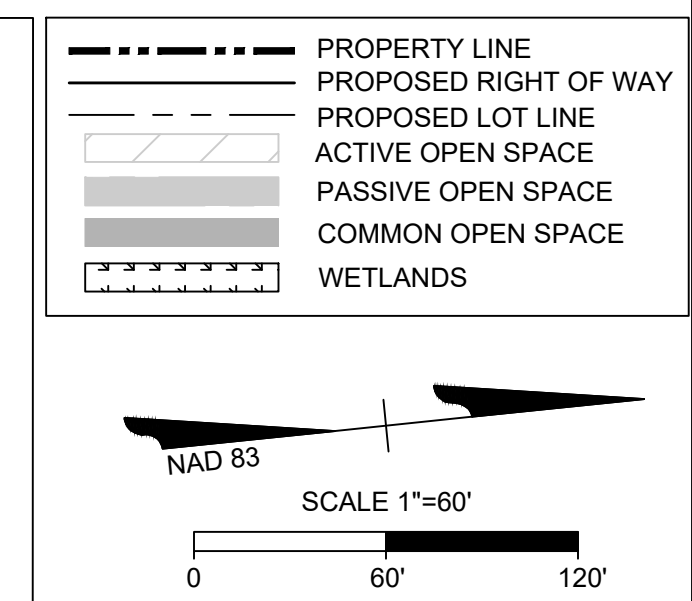
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LEGEND



STON WOODS



TIMMONS GROUP

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ENGINEERING FIRM:

TIMMONS GROUP

5401 TRINITY RD, SUITE 102
RALEIGH | NC 27607

WIL ROS MEADOWS



PUD SUBMITTAL
PREPARED FOR:
TOWN OF KNIGHTDALE
JANUARY, 2023

ROBERTSON CROSSING

Our Mission

AN INSIGHT FROM TOM NATELLI (PRESIDENT AND CEO)

Thoughtful Planning, Timeless Design, and Attention To Detail. These concepts in large part capture the essence of our company's operating philosophy. After having developed properties for over 40 years now, we've come to believe there are fundamental principles that should drive our development efforts, if we are to achieve our goal of creating great places that home buyers and business owners will seek out over all others.

| AT THE OUTSET - Because we develop large-scale communities, we realize that we bring tremendous change to the local communities that were already there before we arrived. We realize that it's important to hear from those living and working in these communities at the outset, so we can better understand their concerns and observations and so we can incorporate their suggestions into our development plans, to the extent reasonably possible. If we can do it better than we thought, we ought to consider it. If we can reasonably mitigate the impacts, we ought to accommodate it.

| IT WILL BE THERE FOR A LONG, LONG, TIME - We also realize that what we design and implement will ultimately become part of the built environment that others will experience (for better or for worse), for perhaps the next 75 or 100 years, until redevelopment occurs sometime in the distant future. We have the opportunity to design our communities thoughtfully and to execute them well. Frankly, given the significant role we play in helping to create the fabric of the local communities in which we operate, we have an obligation to those that are there now, and to those that come after us, to do it well.

| THE MOST IMPORTANT INVESTMENT - To move into one of our communities means that an individual or family has made a life decision to choose an environment created by us in which to raise a family, share a home, shop, work, relax, enjoy, simply live. This is a fundamental decision that bears on almost all aspects of a person's life. It's vital to them, it's vital to us.

| FIND THE RIGHT BALANCE - Trends come and go, but true quality is lasting. Some innovations in design and materials make sense, and some come at too great a price, too great a compromise to the quality of the built environment. Take a thoughtful approach to preserving the environment and to finding balance between the needs of our residents and appropriate preservation techniques and systems.



Together with his late father, Anthony M Natelli, Tom Natelli has built Natelli Communities into one of the most respected and accomplished privately held real estate development concerns in the nation. By focusing on excellence in all aspects of design, development, construction and managerial processes, Natelli Communities has consistently developed the best-selling master planned communities in the markets where we operate.

The company is well versed in local and regional planning, environmental and development matters, and principally acquires unimproved, un-entitled property in the Mid-Atlantic and Southeast region for long-term development.

Natelli Communities develops a vision for each property, seeks the input of local communities and other interested parties, undertakes the rezoning and entitlement processes and physically develops the properties into finished communities. Residential, retail and office components are sold to national and regional builders under coordinated programs that govern the type, style and level of finish of each of the products constructed by third parties. Natelli builds some of the products through its affiliates, Main Street Homes, Main Street Commercial and Natelli Homes.

Natelli Communities has developed over 15,000 homesites and several million square feet of office and retail space. Communities range in size from several hundred to several thousand units. The company has received dozens of local and national awards including the "Award for Excellence" for Avenel in 1996 for best planned community in the nation by the Urban Land Institute, and "Best Community in the Nation" by the National Association of Homebuilders for Bay Forest in 2018 as well as Washington Metro Environmental Developer of the Year and Suburban Maryland Builder of the Year.

Vision & Intent

Section 12.2.F.3.g of the Knightdale Unified Development Ordinance states that a Planned Unit Development Overlay district rezoning is a privilege and shall be considered by the Town based on the aggregated incremental benefits that the specific subdivision plans provide that over and above the standard zoning requirements. In return for the flexibility that the Planned Unit Development designation, Robertson Crossing design has been based on the following:

KnightdaleNext 2035 Comprehensive Plan

- Robertson Crossing is located within the Targeted Investment Area of the Growth Framework Map in the 2035 Comprehensive Plan, and as such, the design encourages active living with a comprehensive network of walkable streets. Compact design is a feature of the community, though, not at the expense of natural and large outdoor gathering areas. Incorporating a Commercial Mixed-Use area further contributes to the walkable lifestyle within one community.
- Consistent with the Growth and Conservation Map, Robertson is predominately located within the Mixed-Density Neighborhood Placetype with a small portion of Rural Living Placetype. Robertson embraces the Mixed-Density Placetype with a significant mixture housing types and densities. Product types differ throughout the development with larger homes adjacent to the many natural preservation areas and smaller lots and townhomes more centrally located adjacent to collector streets. Multiple dwelling types, lot sizes and price points ensure diversity and appeal to a broad array of home buyer. The neighborhood contains a network of open spaces, trails, and natural preservation areas, a primary feature of Mixed-Density Neighborhoods.

Public Welfare

- Maintaining generous natural buffers and untouched green spaces, Robertson Crossing is designed to not impair the supply of light and air to adjacent properties and will not substantially increase the danger of fire or otherwise endanger the public health, safety and welfare.

Impact on Other Property

- Robertson Crossing will ensure compatibility with surrounding land uses as a residential and commercial mixed-use development located in a growing area of the Town of Knightdale. Robertson Crossing is a natural extension of Knightdale Station, The Collection and Harper Preserve. The development has coordinated with other future developments adjacent to the property and will not impede the use and future development of surrounding properties nor will it diminish property values of the area.
- Enhanced erosion control measures shall be proposed to protect downstream properties.

Impact on Public Facilities and Resources

- Robertson Crossing is designed to ensure adequate utilities, road connections, drainage and other facilities are existing or will be constructed with the development.

Archaeological, Historical or Cultural Impact

- Numerous natural features found on the property will be conserved. Several existing ponds will remain so wildlife will continue to flourish. Stream buffers and connected wetland areas provide a conduit for continued wildlife movement. Not only are these elements retained for the enjoyment of the residents, but they are also fully integrated into the design of the development, creating a sense of space unique to Knightdale.
- Robertson Crossing includes traditional modern high-end amenities such as pool, clubhouse, tot lot, parks with seating, dog park, community gardens, pickleball and bocce ball courts, but also preserves and incorporates natural features found on the property like wetlands, streams, and existing ponds. Trails not only enable pedestrian connectivity throughout various sections of the community but serve as conduits for residents to enjoy the natural elements distributed throughout. Active open spaces are flexible community gathering spaces accommodating a wide array of uses.

Parking and Traffic

- Necessary parking and road connections are proposed with Robertson Crossing to minimize traffic congestion on existing public streets and provide adequate access for emergency vehicles. Robertson Crossing includes a public greenway along Poplar Creek in accordance with Knightdale's Trails and Greenway plan. The greenway will help Knightdale move closer towards making their vision for a pedestrian-friendly community a reality and will create a healthier and more dynamic community by improving pedestrian safety and connectivity.
- The layout of Robertson Crossing seamlessly integrates various dwelling types into the beautiful landscape and a series of collector roads that fulfill the Transportation Plan's goal of connecting parts of southeastern Knightdale. Coordinating with proposed development on adjacent parcels ensures that Robertson Crossing fits into a larger design language for the area. With the completion of these roads, Knightdale is one step closer to the intended transportation system of integrated grid street network for major roads and local streets.

Adequate Buffering

- Landscaping and open space areas are proposed throughout Robertson Crossing for the enjoyment of residents and passerby. Adjacent property is a mixture of existing and proposed residential development, Knightdale Station Park and agricultural uses. The site is divided by streams and wetlands creating natural buffering.

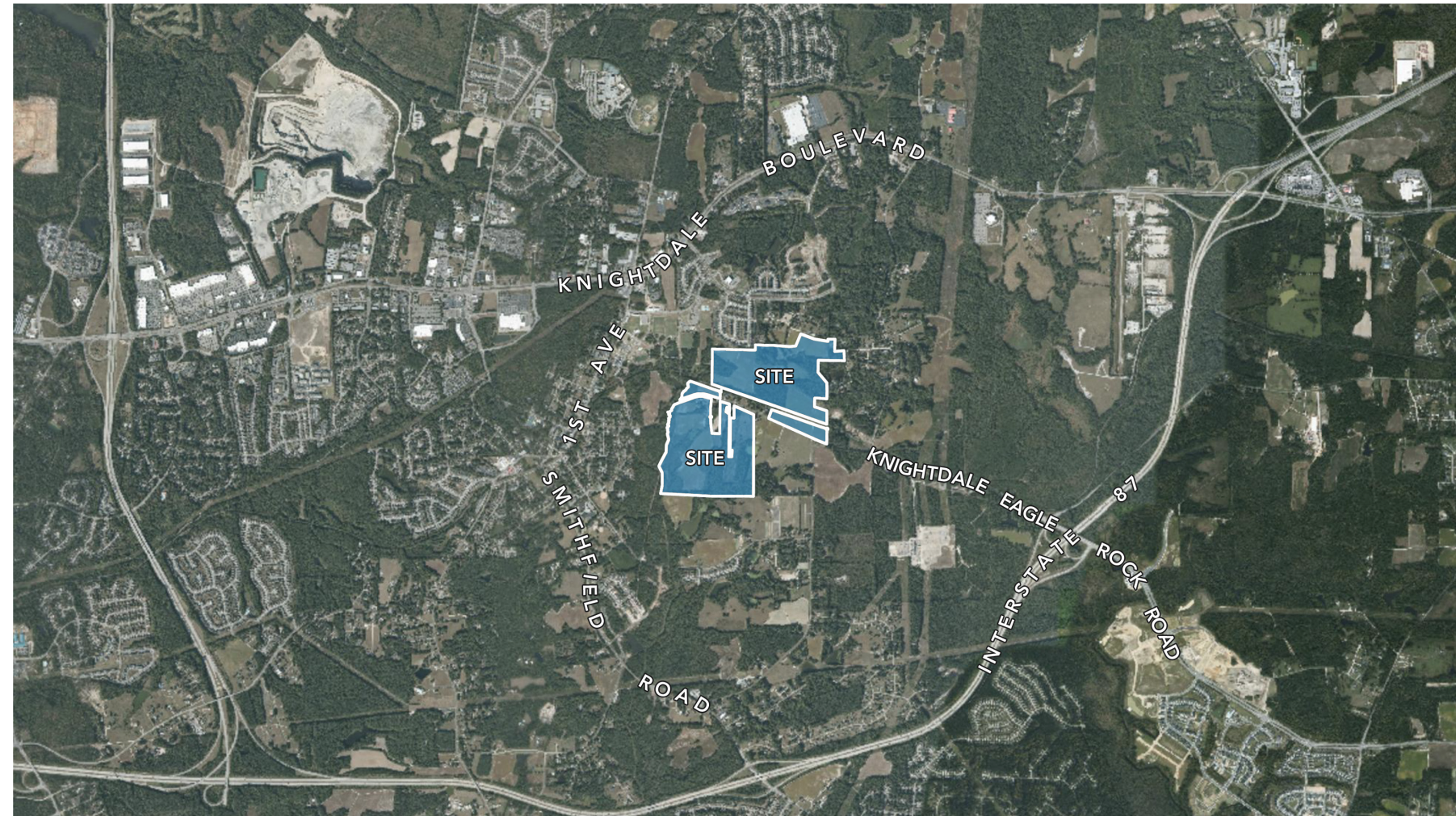
Performance

- The applicant has a successful history with the Town of Knightdale in developing Allen Park as well as developing projects throughout the Mid-Atlantic and Southeast regions. The applicant is working closely with potential builders to ensure that Robertson Crossing is the highest quality development.

SITE DATA TABLE

PROJECT:	ROBERTSON CROSSINGS
ENGINEER:	TIMMONS GROUP BETH BLACKMON, PE 5410 TRINITY ROAD, STE. 102 RALEIGH, NC 27607 PHONE: (919) 866-4509 FAX: (919) 859-5663 EMAIL: BETH.BLACKMON@TIMMONS.COM
DEVELOPER:	NATELLI COMMUNITITES BRIAN MASSENGILL 1903 N. HARRISON AVE. CARY, NC 27513 PHONE: (919) 888-3102 EMAIL: BRIAN@NATELLI.COM
LAND OWNER:	POOLE, JAMES HOWARD JR, JAMES HOWARD III 52 BLEEKER DR CLAYTON, NC 27527 HILTON WEATHERS 170 ALMONT ST MATTAPAN MA 02126 ANGEL R & BRIAN K DUNN 3537 MEADOW RIDGE DR RALEIGH NC 27604 HILTON PERRY & ELOISE WEATHERS 170 ALMONT ST MATTAPAN MA 02126 DENNIS PERRY 42 COLSON DR GARNER NC 27529 DON V & DEBORAH J DEBNAM 7905 KNIGHTDALE BLVD KNIGHTDALE NC 27545 TMW FARMS LLC 817 RUNNYMEDE RD RALEIGH NC 27607 DON DEBNAM 152 MAILMAN ROAD KNIGHTDALE NC 27545
TAX ID:	1754-83-4965, 1754-72-7141, 1754-81-0838, 1754-81-2900, 1754-81-4716, PORTION OF 1754-92-3372, 1754-93-6968, PORTION OF 1754-94-5547, 1764-04-3505, 1754-84-7374, 1754-84-7584, & 1754-82-2951
DEED REFERENCE:	DB15997 PG77; DB6710 PG212; DB16725 PG1685; DB7793 PG 111; DB12952 PG1020; DB11753 PG2219; DB18454 PG1661; DB12-E PG200
TOWNSHIP:	ST. MATTHEW'S
EXISTING ZONING:	RT & GR3
CURRENT USE:	VACANT & AGRICULTURE
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL & COMMERCIAL MIXED USE
PROPOSED ZONING:	GR-8 PUD GENERAL RESIDENTIAL-8 (GR-8) & NMX, PUD (PLANNED UNIT DEVELOPMENT)
TOTAL PROJECT AREA:	188.40 ACRES
PROPOSED DENSITY:	3.42 DU/A
CONNECTIVITY INDEX:	1.60
RIVER BASIN:	NEUSE
SURFACE WATER CLASSIFICATION:	C; NSW
WATERSHED:	NONE
FIRM PANEL #:	3720175400K EFF. 07/19/2022

FRONT LOAD SINGLE FAMILY LOT STANDARDS:	MINIMUM LOT SIZE: 6,050 SF MINIMUM LOT WIDTH: 55' FRONT SETBACK: 10' DRIVEWAY LENGTH: 25' SIDE SETBACK: 5' CORNER SIDE SETBACK: 10' REAR SETBACK: 20'
REAR LOAD SINGLE FAMILY LOT STANDARDS:	MINIMUM LOT SIZE: 3,400 SF MINIMUM LOT WIDTH: 30' FRONT SETBACK: 10' SIDE SETBACK: 3' CORNER SIDE SETBACK: 10' REAR SETBACK: 20' DRIVEWAY LENGTH: 20'
REAR LOAD TOWNHOME LOT STANDARDS:	MINIMUM LOT SIZE: 1,800 SF LOT WIDTH: 20' FRONT SETBACK: 10' BUILDING SEPARATION: 10' REAR SETBACK: 20' DRIVEWAY LENGTH: 20'



SETBACKS AND DRIVEWAYS

Section 3.4 of the Knightdale UDO requires that any lot less than 80' in width be accessed via an alley or rear lane access. Additionally, the Section 6.5 of the UDO requires that side setbacks be a minimum of 20% of the lot width (to a minimum of 5'), and driveway length be a minimum of 35'. An exception to these requirements is requested to allow the minimum lot width standard to be reduced to 55', side setbacks be reduced to 5', rear setback be reduced to 20', and driveway lengths be reduced to a minimum of 25' for front loaded homes to be adequately developed within the site constraints. Per Section 3.4, Knightdale requires a minimum driveway length of 35'. An exception to this requirement is requested to allow rear loaded homes & townhome driveways to be reduced to 20'. These exceptions are requested based on the Beneficial Common Open Space, Landscape Conservation, Visual Enhancement, and Integrated Design Modification Standards. Compact development better protects the natural environment, increasing the amount of open space and creating a more integrated design for the community.

GENERAL SITE MODIFICATIONS

9.3.B of the Knightdale Unified Development Ordinance prohibits mass grading on all front-loaded lots 60' or greater in width. All rear loaded units included in this PUD are exempt from this requirement by right, due to their narrow lot width. The single family lots not exempt, include 30% of the total number of lots. An exception to these requirements is requested to allow for all lots smaller than 80' wide to be eligible for mass grading. All 80' lots have been designated to not be mass graded. This exemption would allow for a more efficient construction process. This modification is requested based on the Surface Water Drainage Modification Standard to ensure proper site surface drainage is maintained. Collecting runoff does not adversely impact neighboring properties is the basis for this request.

DISTRIBUTION OF USES

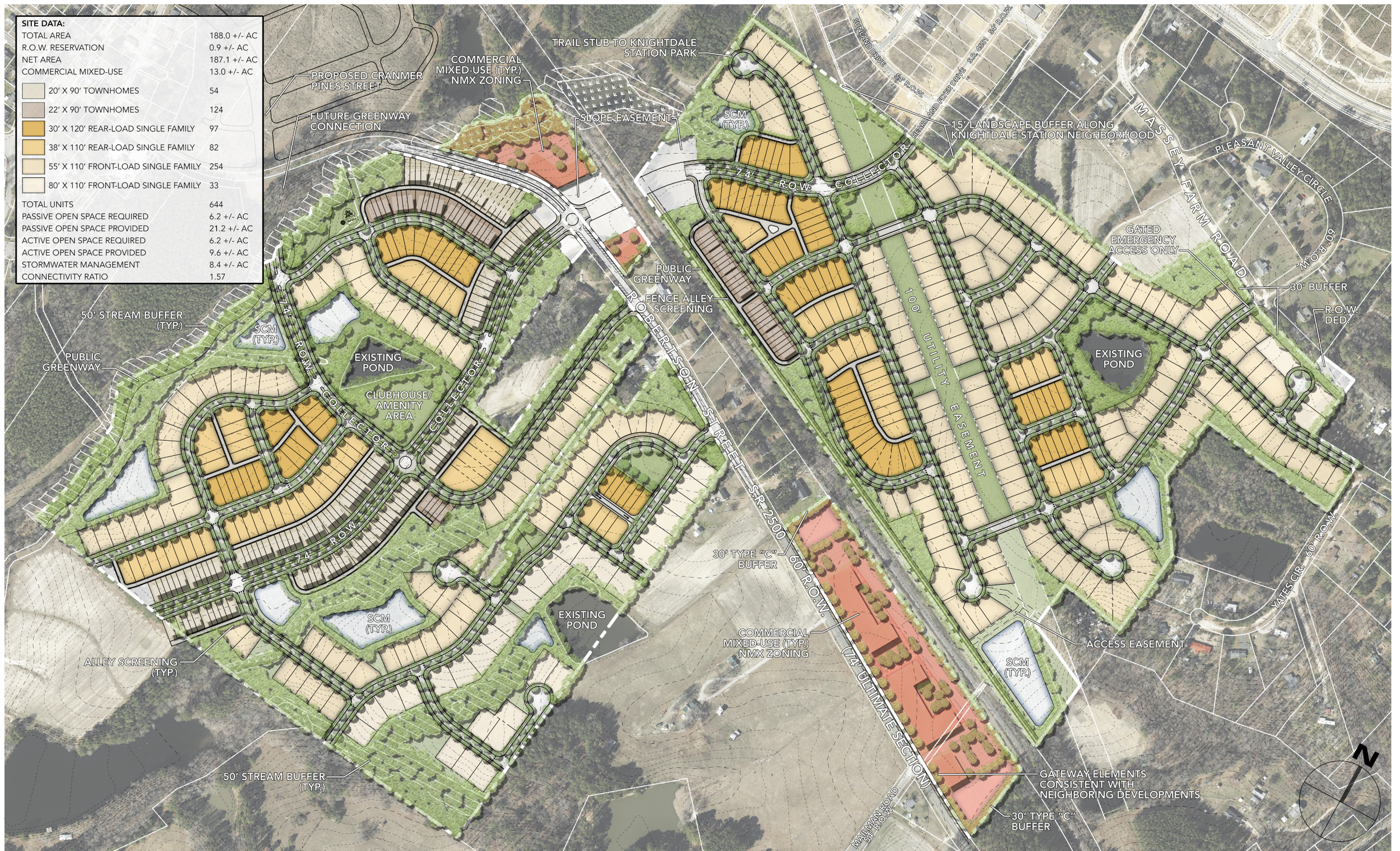
Table 11.1.B in the Knightdale UDO requires a Min. 10% / Max. 40% Duplex / Townhouse, Min. 5% / Max. 40% Multifamily, Min. 15% / Max. 60% Single Family, and Min. 10% / Max. 100% Mixed Use. An exception to these requirements is requested based on the Integrated Design Modification Standard to exclude the requirement for Multifamily use and an increased percentage of single family to provide a safe, efficient and harmonious grouping of uses within this area of Knightdale. A Mixed-Use area has been incorporated however no multifamily is proposed. Proposed distribution of uses is: 11% Townhouse, 74% Single Family, 15% Mixed-Use.

CUL-DE-SAC LENGTH

Per Sec 11.3.E.5 of the Knightdale Unified Development Ordinance, maximum cul-de-sac length is 300'. To avoid additional environmental impacts Road R cul-de-sac length will exceed the maximum allowed.

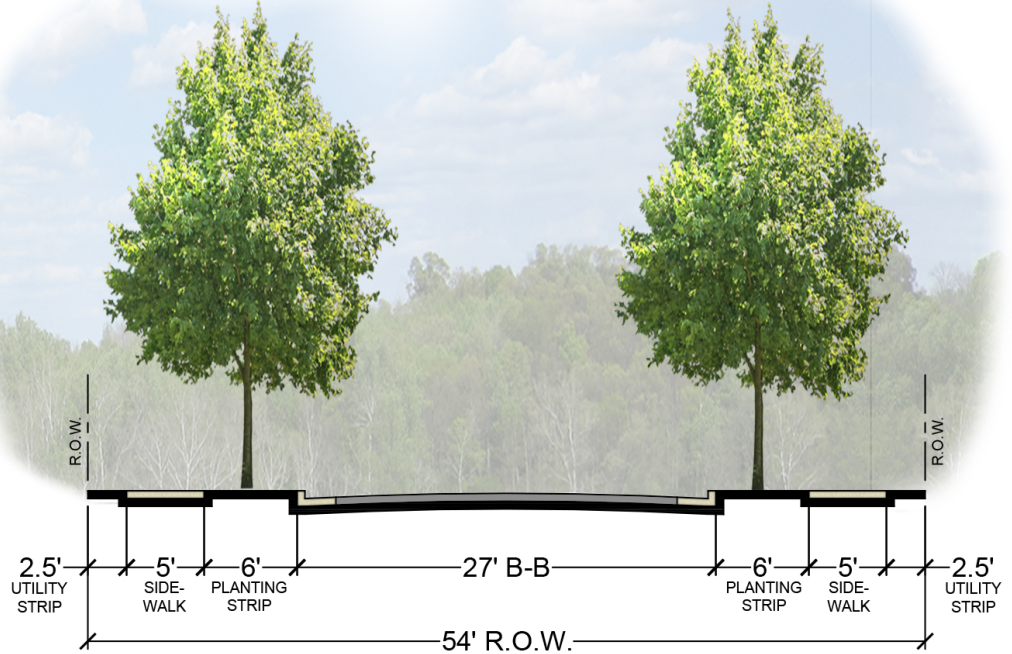


SITE DATA:	
TOTAL AREA	188.0 +/- AC
R.O.W. RESERVATION	0.9 +/- AC
NET AREA	187.1 +/- AC
COMMERCIAL MIXED-USE	13.0 +/- AC
20' X 90' TOWNHOMES	54
22' X 90' TOWNHOMES	124
30' X 120' REAR-LOAD SINGLE FAMILY	97
38' X 110' REAR-LOAD SINGLE FAMILY	82
55' X 110' FRONT-LOAD SINGLE FAMILY	254
80' X 110' FRONT-LOAD SINGLE FAMILY	33
TOTAL UNITS	644
PASSIVE OPEN SPACE REQUIRED	6.2 +/- AC
PASSIVE OPEN SPACE PROVIDED	21.2 +/- AC
ACTIVE OPEN SPACE REQUIRED	6.2 +/- AC
ACTIVE OPEN SPACE PROVIDED	9.6 +/- AC
STORMWATER MANAGEMENT	8.4 +/- AC
CONNECTIVITY RATIO	1.57

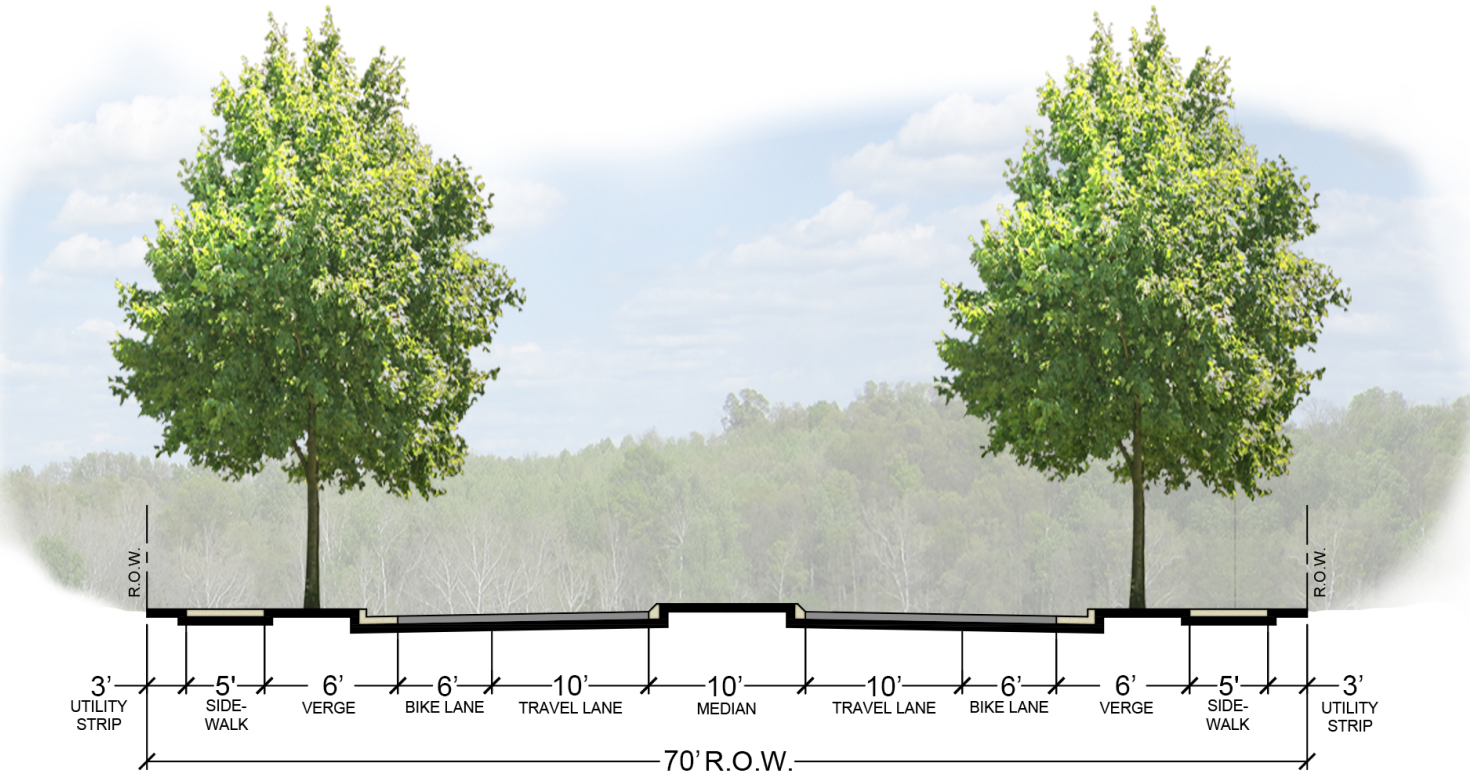


COMMUNITY MASTER PLAN

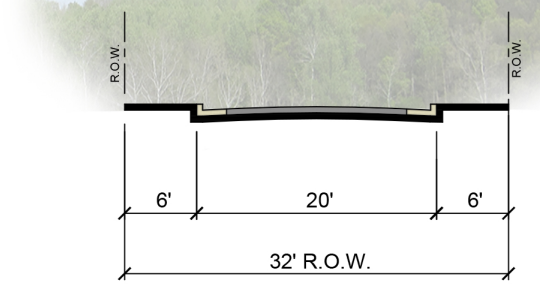
SECTION 1



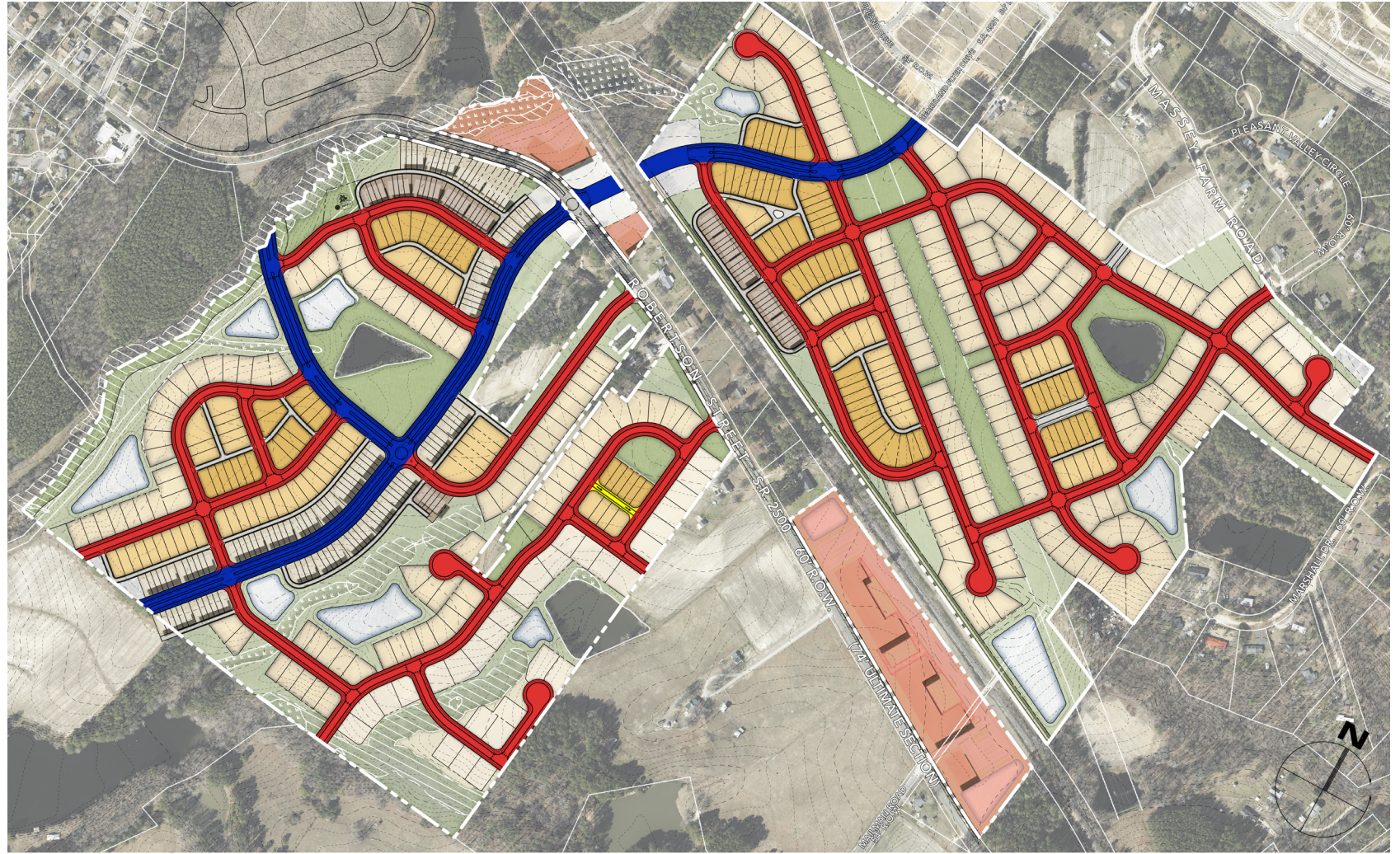
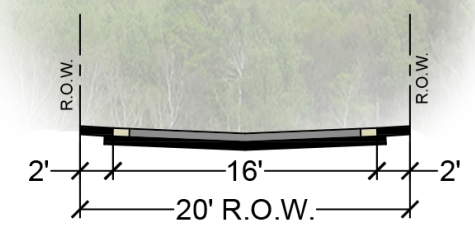
SECTION 2



SECTION 3



TYP. RESIDENTIAL ALLEY



TOWNHOMES - 20' X 90' LOTS



RESIDENTIAL PRODUCT

TOWNHOMES - 22' X 90' LOTS



RESIDENTIAL PRODUCT

REAR-LOAD SINGLE FAMILY HOMES - 30' X 120'



RESIDENTIAL PRODUCT

REAR-LOAD SINGLE FAMILY HOMES - 38' X 110'



RESIDENTIAL PRODUCT

FRONT-LOAD SINGLE FAMILY HOMES - 55' X 110'



RESIDENTIAL PRODUCT

FRONT-LOAD SINGLE FAMILY HOMES - 80' X 115'



RESIDENTIAL PRODUCT

- Townhomes shall be three-story homes with a minimum width of 20' wide and have a minimum heated area of 1,500 square feet. A minimum of fifty (50) townhomes shall be three-story. Townhomes shall have 2-car garages.
- Neo Traditional Single family detached homes shall be rear loaded two-story homes built on lots less than 55 feet wide with a minimum heated area of 1,500 square feet.
- Single Family Ranch detached homes shall be built on lots that are at least 55 feet wide, with a minimum heated area of 1,480 square feet, and no more than 25% of the ranch homes may be less than 1,500 square feet.
- Traditional Single family detached homes shall be two-story homes built on lots at least 55 feet wide with a minimum heated area of 2,100 square feet. No more than 10% of the Traditional Single Family detached homes may be homes less than 35' wide.
- All homes will either consist of a single material of brick or stone or will have a combination of 2 or more of the following materials on the front façade (not including foundations): stone, brick, lap siding, fiber cement siding, shakes, or board and batten siding, with side and rear facades of fiber cement siding. When 2 materials are used, the materials shall be different but complimentary colors. Vinyl may only be used of soffits, fascia, and corner bounds.
- All single family detached homes will have front porches with a minimum depth of 5 feet. Townhomes will have either a front stoop cover that is at least 4' wide, front porches covering at least 70% of the front facade of the homes or a 2 story rectangle oriel window.
- All traditional single family detached homes will have a rear patio or decks a minimum of 10' x 10'. All single family ranch detached homes will have a minimum 6' x 10' covered patio.
- Main roof pitches (excluding porches) fronting the street will be at least 7:12, with the exception of ranch homes in which 6:12 shall be allowed.
- For every 30 feet (or fraction) of continuous side elevation (calculated on a per floor basis), there shall be one window or door added to the side elevations. Any siding break on the side of the home, such as a fireplace, side porch, or wall offsets may be used as an alternate to windows.
- There shall be a minimum 12 inch overhang on every gable end for every home.
- Garages on all neo traditional single family detached homes and townhomes shall be alley fed.
- All front loaded garage doors shall have glass windows and carriage style hardware.
- All single family detached homes shall be raised from the finished grade a minimum of 18" and shall have stem wall or raised slab foundations that shall be covered on all sides with brick or stone. Areas under porches may be enclosed with lattice.
- All single family attached homes shall be raised from the finished grade a minimum of 18" and shall have stem wall or raised slab foundations that shall be covered on all sides with brick or stone. Areas under porches may be enclosed with lattice.
- Any single family homes with a crawl space shall be wrapped in brick, or stone on all sides.
- All homes shall have front door glass inserts.
- Garages on front load single family detached homes shall not protrude more than six (6) feet from the front porch or stoop and all garage doors shall have window inserts and hardware.
- No more than 45% of the single family detached front garage lots will have garages that are greater than 50% but less than 60% of the front facade of the homes. All remaining single family detached front garage lots will have garages that are equal to or less than 50% of the front facade of the home. The percent of garage as a portion of the front facade shall be measured from wall to wall of the garage. A decorative trellis above the garage door will be included on all single family ranch homes.
- A minimum of twenty (20) Traditional Single Family detached homes shall be constructed with basements or crawl space construction. Potential lots, as identified by the Developer, for basement or crawl space shall not be included in the mass grading operation. Clearing and grading plans for these groups of lots shall be determined and submitted in conjunction with home construction.
- All townhouse units shall provide detailed design elements using at least one (1) of the features from each of the four categories below:
 1. Entrance:
 - Covered stoop
 - Covered porch with 6" minimum width columns
 - Soldier row of masonry element above door
 2. Building Offset:
 - Facade offset
 - Roofline offset
 3. Roof:
 - Dormer
 - Gable
 - Cupola/Tower/Chimney
 - Decorative cornice of roof line (flat roof only)
 4. Facade - at least two (2) of the following elements:
 - Bay window
 - Balcony
 - Porch
 - Shutters
 - Window trim with 4" minimum width
 - Patterned finish (scales, shakes, wainscoting, brick, or stone)

NMX MIXED-USE STANDARDS

A. USES

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:

- Indoor Amusements (5,000 SF or less)
- Animal Services, Non-boarding
- Banks
- Bar, Brewery, Tavern, Tasting Room
- Child/Adult Day Care Center
- Cultural Facility
- General Retail (under 10,000 SF per single user)
- Flex Office Space
- Institutional
- Medical Services (Doctor, Dentist, Vision)
- No after-hour urgent care
- Office
- Personal Services (Hair, Nail)
- Professional Services (Tutoring, Therapy, CPA)
- Public Safety Facility
- Residential Uses as mixed-use above retail/ office
- Studio Services (Music, Dance, Martial Arts)
- Neighborhood Retail/Restaurants
- Pet Daycare with outdoor play and/or boarding facility

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 Robertson Crossing Planned Development District: PUD-NMX:

- Bed and Breakfasts
- Rooming or Boarding House
- Hotel/Motel or Inn
- 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
- Gas Stations/Convenience Store
- Big Box Retail
- Outdoor Amusements
- Theater, Live and/or Movie
- Manufacturing
- Business requiring Drive-Thru (Banks permitted)

B. ARCHITECTURAL STANDARDS

1.) Primary Façades: Primary façades are those which face a public or private street. All buildings shall have a primary façade that consists of a clearly discernible base, body, and cap as follows:

- a. The lowest portion (base) of the building façade shall be built with masonry material to a height of at least 2 feet. The top of the base shall be constructed with a soldier course (a complete course of masonry laid on end vertically with the narrow side exposed) or an equivalent cap, which projects further from the façade than the rest of the base.
- b. The body of the building shall constitute a minimum of 50% of the total building height. A living wall or planted vegetative wall may be used to define the body of the building.
- c. The highest portion (cap) of the building façade shall have a smaller vertical dimension than the base and shall consist of a cornice, parapet, awning, canopy, eave or other architectural treatment that demarcates the top of the structure.
- d. Visually heavier materials shall be placed below lighter materials (e.g., stucco or siding over brick or stone) to give the sense of support and grounding.

2.) Primary Materials: At least 40% of the primary façades shall consist of one or more of the following approved materials:

- Brick or glazed brick;
- Wood;
- Cementitious fiber board;
- Stone, cast stone, stone masonry units, marble or similar material;

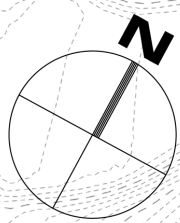
Secondary Materials: The secondary facades and the remaining area of the primary façades may also consist of the following materials:

- Concrete masonry units;
- Exterior insulation finishing systems;
- Split face block;
- Concrete (pre-cast or cast in place);
- Concrete block;
- Metal composite panels; and
- Rigid frame metal.

3.) Transparency: The first floor primary facades of non-residential buildings located less than 150 feet from a public right-of-way shall have a minimum transparency of 30%. Windows and glazing used to meet this standard must allow views from habitable areas inside the building to the street or property line, except where obstructed by the display of merchandise for retail uses. Glass block, spandrel and windows in vehicular garage doors do not count towards meeting this standard.

4.) Additional Standards

- a. Building façades should include a clearly discernible base, body, and cap set apart with different colors, materials, patterns, profiles and/or textures.
- b. Along street frontages, windows, main entrances, architectural treatments and other primary façade elements should be oriented toward the street.
- c. New buildings should utilize the Town of Knightdale's predominant palette of materials (including brick, wood and stone), and should specifically reflect the colors, shades and textures of surrounding development. Glass, stucco and synthetic stucco may be used as a primary material where deemed appropriate.
- d. High-quality materials should be used for all building walls visible from a public street, parking lot, park or civic space.

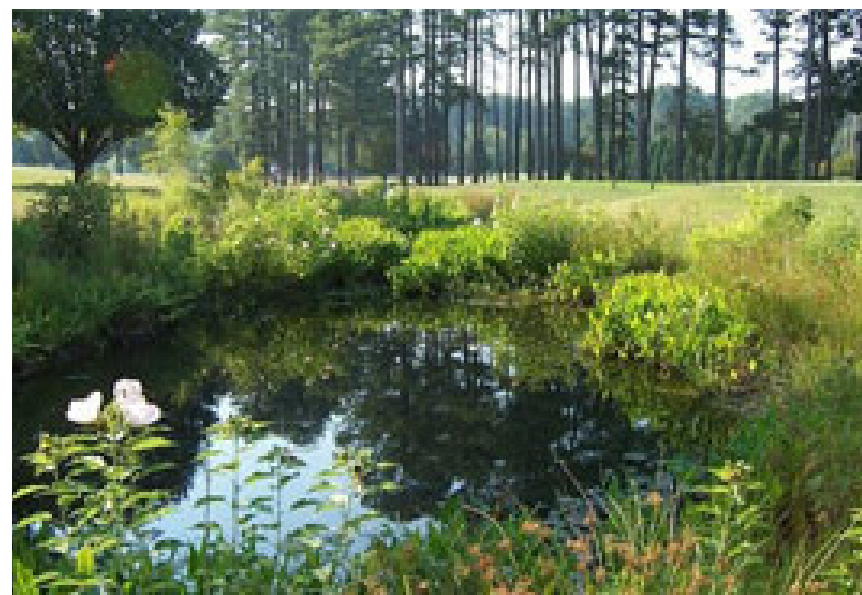


TOTAL BEDROOMS:	
178 TOWNHOME UNITS * 2.5 =	445 BEDROOMS
466 SINGLE FAMILY UNITS * 3.5 =	1,631 BEDROOMS
TOTAL BEDROOMS = 2,076	
OPEN SPACE CALCULATIONS:	
2,076 BEDROOMS * 260 =	539,760 SF REQUIRED
PASSIVE OPEN SPACE REQUIRED =	269,880 SF
PASSIVE OPEN SPACE PROVIDED =	314,485 SF
ACTIVE OPEN SPACE REQUIRED =	269,880 SF
ACTIVE OPEN SPACE PROVIDED =	597,461 SF
CANOPY SAVE:	
CANOPY SAVE REQUIRED:	605,740 SF
CANOPY SAVE PROVIDED:	626,096 SF

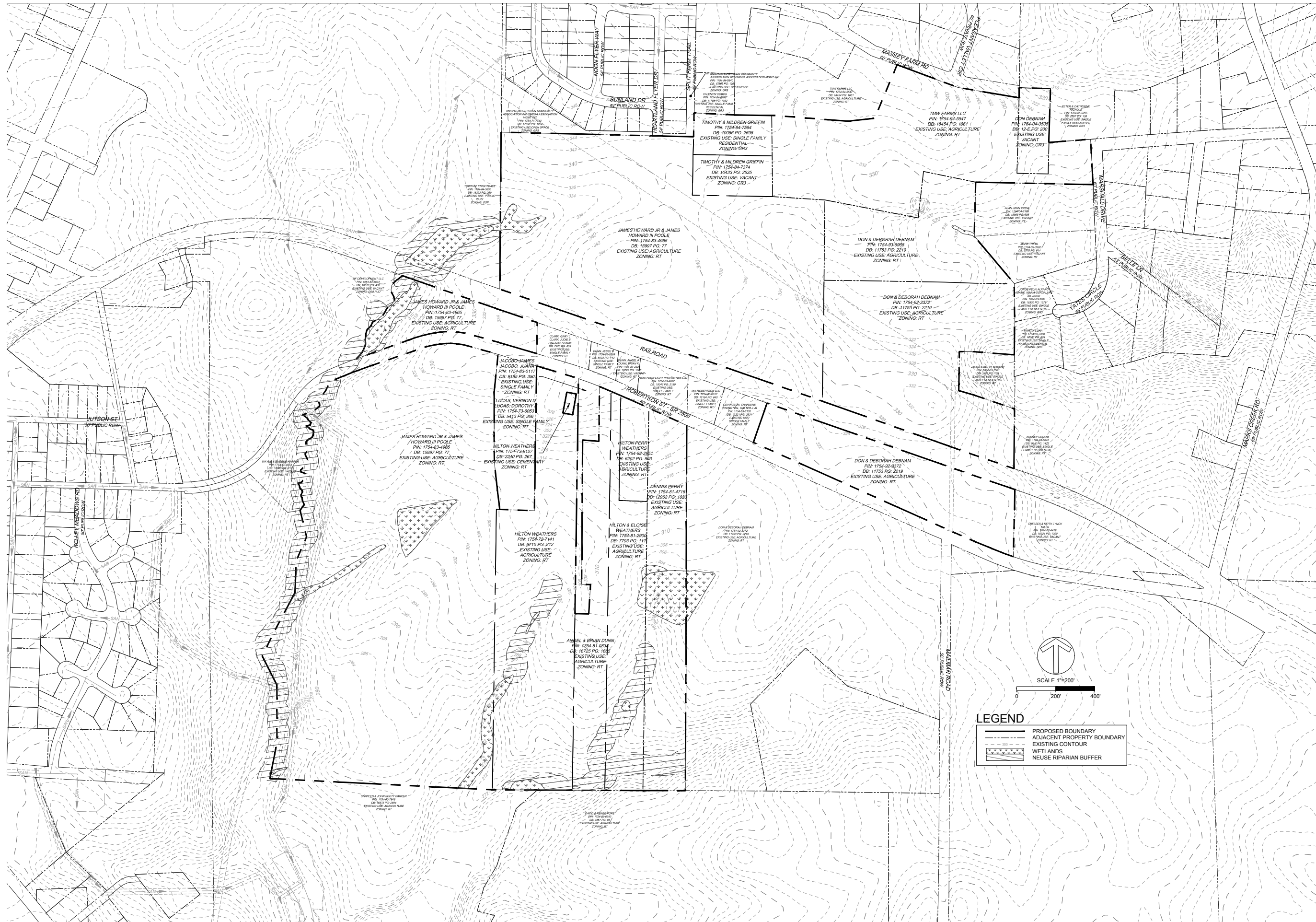
COMMUNITY AMENITIES

Robertson Crossing Allocation Points:

<u>ITEM</u>	<u>POINTS</u>
Major Subdivision	15
Residential Architectural Standards	15
Pickleball Court	5
Clubhouse without kitchen 1500-2499 sf	5
Resort Style Pool	2
IPEMA Certified Playground Equipment	4
Multi-Use Hard Bocce court	5
Total	51



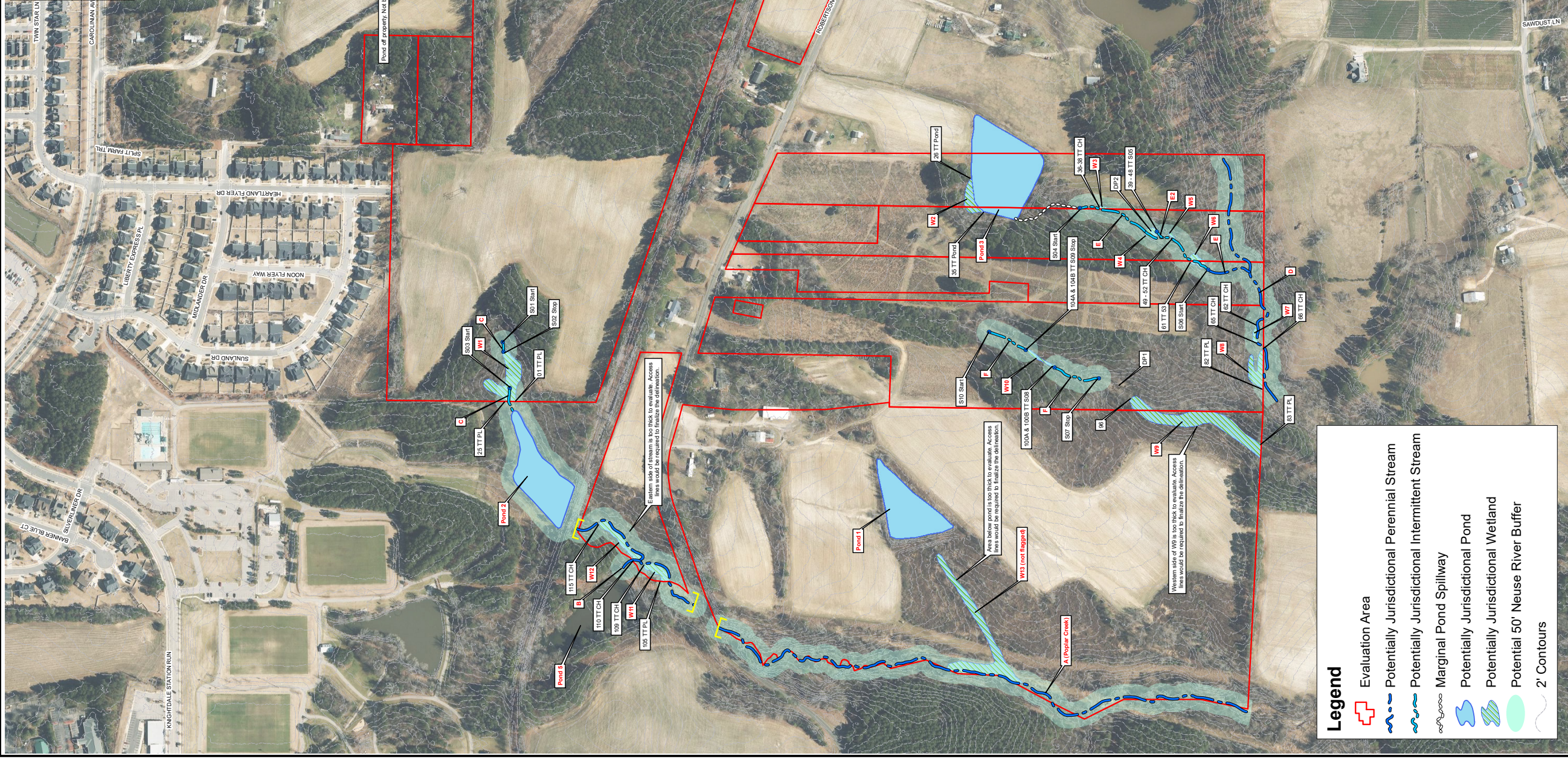
COMMUNITY AMENITIES



EXISTING CONDITIONS

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

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



Legend

- Evaluation Area
- Potentially Jurisdictional Perennial Stream
- Potentially Jurisdictional Intermittent Stream
- Marginal Pond Spillway
- Potentially Jurisdictional Pond
- Potentially Jurisdictional Wetland
- Potential 50' Neuse River Buffer
- 2' Contours

Pond 4
 Pond of property. Not believed to be buffered.

Eastern side of stream is too thick to evaluate. Access lines would be required to finalize the delineation.

Area below pond is too thick to evaluate. Access lines would be required to finalize the delineation.

Western side of W25 is too thick to evaluate. Access lines would be required to finalize the delineation.

	Soil & Environmental Consultants, PA <small>8412 Falls of Neuse Road, Suite 104, Raleigh, NC 27615 • Phone: (919) 846-5900 • Fax: (919) 846-0467 samc.com</small>	Knightdale Eagle Rock Scale: 1"=200' Project No. 15051.W2 Project Mgr.: SB 03/08/2022 Prepared by: JH	0 200 400 800 Feet
	Wetland Sketch Map		

WETLAND EXHIBIT



Meeting Sign-in Sheet			
Project:	Robertson Crossing	Meeting Date:	21-Nov-22
Faciliator:	Timmons Group	Place/ Room:	Zoom 6pm

Name	Address	Phone	Email
Beth Blackmon	5410 Trinity Rd, Suite 102, Raleigh NC 27607	919-866-4509	beth.blackmon@timmons.com
Elizabeth Ange	5410 Trinity Rd, Suite 102, Raleigh NC 27607	984-255-2366	elizabeth.ange@timmons.com
Kevin Lewis	Town of Knightdale Planning Department	919-217-2243	kevin.lewis@knightdalenc.gov
Brian Massengill	1903 N Harrison Ave, Cary NC 27513	919-868-3102	brian@natelli.com
Michael Natelli	1903 N Harrison Ave, Cary NC 27513	301-590-7346	michael@natelli.com
Jeff Hochanadel	5410 Trinity Rd, Suite 102, Raleigh NC 27607	919-866-4511	jeff.hochanadel@timmons.com
Vivian Demarco	1103 Massey Farm Rd, Knightdale NC 27545		
Tacie Hicks			
Jason Brown	706 Sunland Dr, Knightdale, NC 27545		
Chris Kitchen	722 Sunland Drive, Knightdale NC 27545		srhardy70@gmail.com

Tom			
Mark Trembl	2013 Yates Circle, Knightdale NC 27545	984-78-9255	
Taylor & Matt Norton	615 Heartland Flyer Dr, Knightdale NC 27545	757-652-1843	taylornorton85@gmail.com
Gordon Copeland	592 Heartland Flyer Dr, Knightdale NC 27545		
Abbey			
Jimmy		919-685-6238	jimmypsmail@gmail.com
Tim Griffin	1732 Font Hills Lane, Knightdale NC 27545		tim@griffinwakeinc.com
Dennis Perry	42 Colson Dr, Garner NC 27529		dperry7623@gmail.com
Yeni			
Hilton Weathers	170 Almont St, Mattapan MA 02126-1480	617-296-3651	tjnhw2msn.com
Nancy & Roger Howard	718 Sunland Dr, Knightdale NC 27545		
Shannon Hardy & Billy Barnes			
Jenkins Hilton			



Summary of Discussion From the Neighborhood Meeting			
Project:	Robertson Crossing	Meeting Date:	11/21/2022
Applicant:	Timmons Group - Beth Blackmon	Place/ Room:	Zoom
Contact Information:	beth.blackmon@timmons.com 919-866-4509	Time:	6:00 PM

Summary of questions/ comments and responses from the neighborhood meeting:

Questions/ Concern #1: It appears that Heartland Flyer Dr. will be the main artery for entry and exit of the northeast portion of the development. Heartland is a narrow street with parking on both sides which leaves one lane to drive thru most of the day. Are you considering utilizing or putting in another street for entry into the new site? Also, do you have an alternative entry for construction traffic during your buildup. Our neighborhood will not appreciate dealing with the issues brought on by construction traffic.

Applicant Response: We did not put driveways on it. Its median divided on our side. We are hopeful to limit construction. We have two other entrances on the northern section of the site, at Marshall Drive and Massey Farm Rd (gated).

Questions/ Concern #2: How might this affect Massey Farm Rd?

Applicant Response: Massey Farm Road is not going to be connected to at this time. This should be a gated emergency entrance.

Questions/ Concern #3: Also is this going to be a clear cut situation or are some of the buffer or open space going to be left as is?

Applicant Response: Some of the property will be left as is, where the environmental is. Quite a bit of this is agriculture land that has already been cleared. Knightdale has rules about mass grading and we work to not mass grade some of the site.

Questions/ Concern #4: Are we connecting the road to Marshall dr in Fieldcrest subdivision?

Applicant Response: Yes, we are connecting to Marshall drive to get more points of access.

Questions/ Concern #5: We have an additional question about what percentage is being reserved for open space?

Applicant Response: 12.5 ac open space is required. We are providing 30 acres of open space and this is split between passive improved areas and active improved areas.

Questions/ Concern #6: How will this project be developed in terms of phases? What land will be graded first?

Applicant Response: We will definitely phase it but have not figured that out yet. The south side will most likely be in phase one so that we can connect to sewer in the south.

Questions/ Concern #7: Regarding the Heartland Flyer Dr. question, can you please advise why the NE section of the neighborhood cannot cross the railroad tracks?

Applicant Response: There is a potential crossing shown with a slope easement. The railroad company was approached early on and would not give us a crossing. In the future, the Town could add an elevated crossing.

Questions/ Concern #8: Do you plan to pave the road on Marshall dr?

Applicant Response: Yes, it would need to be brought up to standards, that would be the intention. We are still in the beginning stages of figuring this out

Questions/ Concern #9: Do you have a builder assigned yet for homes? What will be the price point?

Applicant Response: We will potentially have more than one builder because the site is so large and the price range would be market rate.

Questions/ Concern #10: Will you have any visual differences between this development and Knightdale Station in terms of signage or different street sign designs etc.?

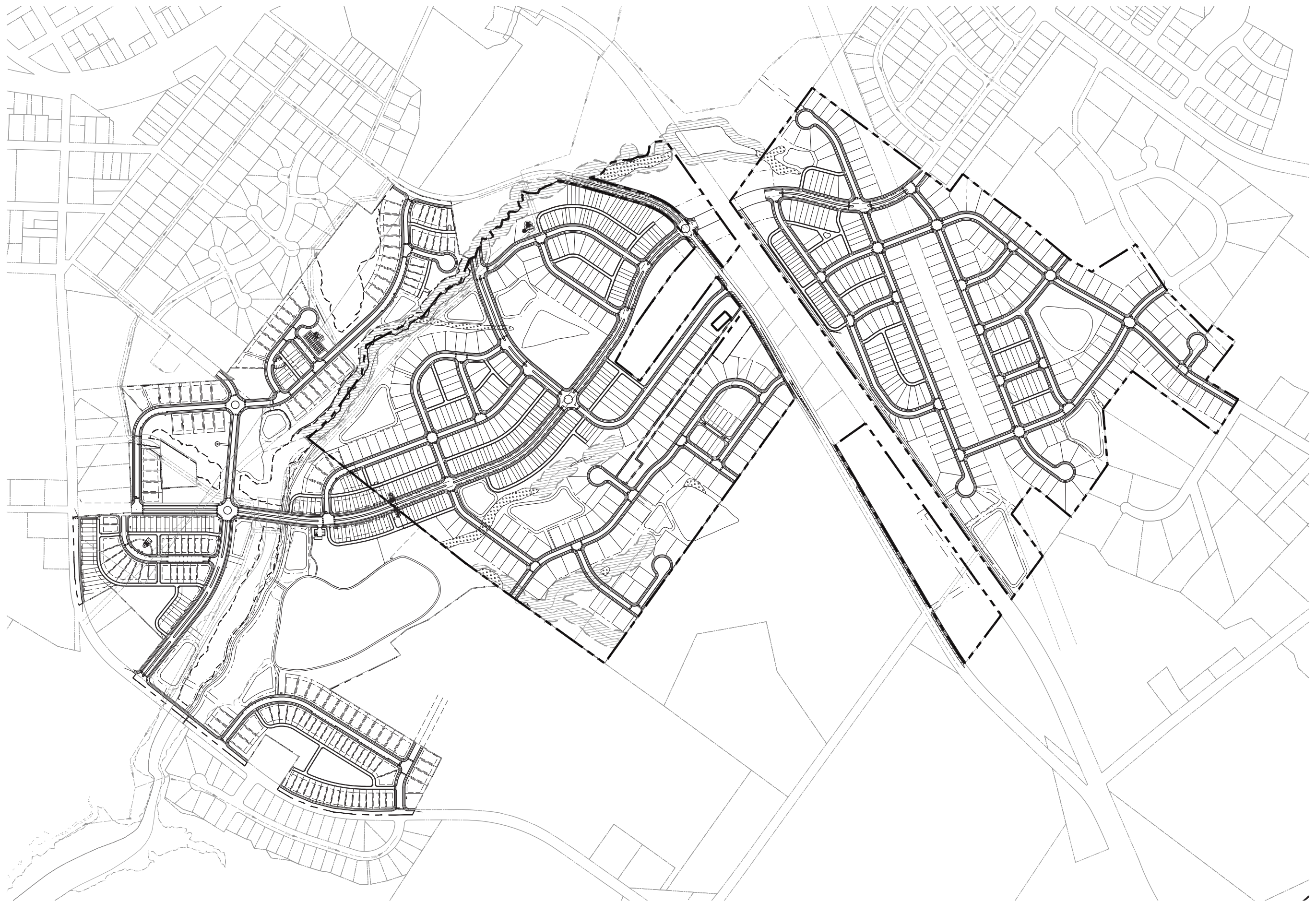
Applicant Response: Yes, we would put signs up to identify the new community. We want to separate the two developments. We haven't gotten to that level of detail yet.

Questions/ Concern #11: Will you be developing the public greenway that runs along the railroad?

Applicant Response: Yes

Questions/ Concern #12: Will there be a greenway to Knightdale Station Park?

Applicant Response: Yes, we plan on stubbing a trail head toward the park



COMPOSITE PLANS