# FORESTVIILE YARD

# TOWN OF KNIGHTDALE WAKE COUNTY, NORTH CAROLINA

# CONSTRUCTION DRAWINGS

TOWN OF KNIGHTDALE PROJECT # 22-02-16-003

SCM PLAN & SECTIONS I

SCM PLAN & SECTIONS II

FORESTVILLE ROAD PLAN &

FORESTVILLE ROAD PLAN &

BRYAN CHALK LANE PLAN &

CARPET GRASS AVENUE PLAN &

SPRIG STREET PLAN & PROFILE

**ALLEY A PLAN & PROFILE** 

**ALLEY B PLAN & PROFILE** 

ALLEY C PLAN & PROFILE

ALLEY F PLAN & PROFILE

ALLEY G PLAN & PROFILE I

ALLEY H PLAN & PROFILE I

ALLEY J & SS OUTFALL PLAN &

SS OUTFALL PLAN & PROFILE III

**OLD KNIGHT ROAD PLAN &** 

**OLD KNIGHT ROAD PLAN &** 

**OLD KNIGHT ROAD PLAN &** 

OLD KNIGHT ROAD CROSS

OLD KNIGHT ROAD CROSS

C-5.10.2 ALLEY G PLAN & PROFILE II

C-5.11.2 ALLEY H PLAN & PROFILE II

**PROFILE II** 

PROFILE III

SECTIONS I

SECTIONS II

C-5.12.2 SS OUTFALL PLAN & PROFILE II

ALLEY D & E PLAN & PROFILE

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PROFILE II

**PROFILE** 

**PROFILE I** 

PROFILE II

PROFILE III

**PROFILE IV** 

1st SUBMITTAL TO TOWN OF KNIGHTDALE: AUGUST 2, 2022 2nd SUBMITTAL TO TOWN OF KNIGHTDALE: SEPTEMBER 21, 2022 3rd SUBMITTAL TO TOWN OF KNIGHTDALE: NOVEMBER 28, 2022 4th SUBMITTAL TO TOWN OF KNIGHTDALE: FEBRUARY 10, 2023

C-4.6

C-4.7

C-5.1.1

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C-5.2

C-5.3.1

C-5.3.3

C-5.3.4

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PARTIAL GRADING & DRAINAGE

PARTIAL GRADING & DRAINAGE

PARTIAL GRADING & DRAINAGE

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C-3.3

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C-4.1

C-4.2

C-4.3

**ENVIRONMENTAL SURVEY &** 

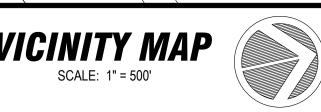
**EXISTING CONDITIONS PLAN** 

**COVER SHEET** 

**CIVIL NOTES** 

5th SUBMITTAL TO TOWN OF KNIGHTDALE: MAY 1, 2023 6th SUBMITTAL TO TOWN OF KNIGHTDALE: DECEMBER 15, 2023 7th SUBMITTAL TO TOWN OF KNIGHTDALE/CITY OF RALEIGH: JANUARY 9, 2024 SIGNATURE SET - AUGUST 30, 2024

FORESTVILLE ROAD  OLD KNIGHT ROAD	
PROJECT SITE	
KNIGHTDALE BOULEVARD	C-0.0 C-0.1 C-1.0
	C-1.2 C-1.3 C-2.0 C-2.1 C-2.2 C-2.3
	C-2.4 C-2.5



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

WATER ALLOCATION	POINTS
BASE POINTS	
MAJOR SUBDIVISION	15 POINTS
BONUS POINTS	
CATEGORY 2, SECTION 2B - BMP AMENITY CONSTRUCT A FOUNTAIN OR OTHER STORMWATER AMENITY WITHIN THE BMP	4 POINTS
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CATEGORY 4, SECTION 4F - IPEMA CERTIFIED PLAYGROUND EQUIPMENT	4 POINTS
TOTAL POINTS:	50 POINTS

### Land Owner:

Michael & Meredith Watson 9505 Springdale Drive Raleigh, NC 27613

## Applicant:

**Envision Homes, LLC** 4441 Six Forks Road, Suite 106-117 Raleigh, NC 27609 919-389-7595 (m) **Contact: Josh Swindell** iosh@envisionhomesnc.com

FILE NO. 2018-022

# Landscape Architect:

P.O. Box 37178 Raleigh, NC 27627 919.272.6729 (v) Contact: Adam Southwell, PLA, ASLA adam@southwelldesign.com

Southwell Design, PLLC

### Surveyor:

Robinson & Plante, PC 1240 SE Maynard Rd., Suite 203 Cary, NC 27511 919.859.6030 (o) **Contact: Buddy Plante, PLS** 

# Civil Engineer:

The Curry Engineering Group, PLLC NC License # P-0799 PO Box 2018 205 S. Fuquay Ave Fuquay-Varina, NC 27526 919.552.0849 (o) 910.624.5215 (m) Contact: Andrew Petty, PE

#### Town Approved Standards Shall Control. In the event of a conflict or inconsistency between these construction drawings and the Town of Knightdale's Approved Standards for this project, the Approved Standards shall control. Town of Knightdale Approved Standards shall mean all development documents necessary for approval for the Property including, but not limited to, any special use permit subdivision plan, site plan, subdivision plat(s), phasing schedule, Development Agreement, Utility Allocation Agreement, Annexation Agreement, the Town of Knightdale Standard Specification and Details Manual and applicable provisions of the North Carolina State Building Code.

**Town Certification.** This design has been reviewed by the Engineer for the Town of Knightdale, and to the best of my knowledge and belief, it conforms to the requirements established in the Standard Specifications of the Town of Knightdale. These plans are approved by the Town of Knightdale and serve as construction plans for this project. Administrator

#### **EROSION CONTROL PLAN -**EC-1.0 INITIAL PHASE **EROSION CONTROL PLAN -**EC-2.0 **CONSTRUCTION PHASE** EC-3.1 EROSION CONTROL DETAILS I EC-3.2 **EROSION CONTROL DETAILS II** EC-3.3 EROSION CONTROL DETAILS III EC-3.4 EROSION CONTROL DETAILS IV EC-3.5 **EROSION CONTROL DETAILS V** EC-3.6 EROSION CONTROL DETAILS VI L-1.0 **OVERALL LANDSCAPE PLAN** LANDSCAPE DETAILS L-1.1 L-1.2 SCM LANDSCAPE PLAN D-1.0 SITE DETAILS I SITE DETAILS II D-1.1 SITE DETAILS III D-1.2 D-1.3 SITE DETAILS IV SITE DETAILS V D-1.4 D-2.0 WATER DETAILS I WATER DETAILS II D-2.1 D-2.2 WATER DETAILS III SANITARY SEWER DETAILS I D-3.1 SANITARY SEWER DETAILS II STORM DRAINAGE DETAILS D-4.0 PRE-DEVELOPMENT DRAINAGE SW-1.0 AREA MAP POST-DEVELOPMENT DRAINAGE SW-2.0 AREA MAP

### **ZONING CONDITIONS:**

MAINTAIN THE LANDSCAPING ON ALL LOTS.

SW-3.0

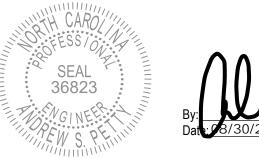
MINIMUM DRIVEWAY LENGTH TO BE 20 FEET MEASURED FROM THE REAR ALLEY RIGHT OF WAY TO THE FACE OF THE GARAGE.

STORM DRAINAGE DA MAP

- MINIMUM LOT WIDTH FOR SINGLE FAMILY HOMES IS 26 FEET.
- THE PRIVATE, RECORDED LEGAL DOCUMENTS GOVERNING THE SUBDIVISION SHALL OBLIGATE THE HOMEOWNERS ASSOCIATION TO
- A 20 FOOT TYPE 'B' BUFFER IS TO BE PROVIDED ALONG THE DEVELOPMENT PORTIONS OF THE PROPERTY ALONG FORESTVILLE ROAD. 20 FOOT TYPE 'B' BUFFERS ARE TO BE PROVIDED ALONG ALL PORTIONS OF THE PROPERTY THAT ABUT A RESIDENTIALLY ZONED PROPERTY.

b. Professional Design Engineer Certification. These improvements shall be constructed in accordance with the following drawings and with the Standard Specifications of the

I, Andrew S Petty, PE, certify that the Standard Specifications of the Town of Knightdale have been thoroughly checked and found to be applicable to this project. All exceptions to the applicable Town standards have been previously approved by the Town of Knightdale and said exceptions are shown on Sheet(s) \_\_\_\_\_ of these drawings.





# SITE INFORMATION

GENERAL INFORAMTION	
LOCATION:	.1000 OLD KNIGHT ROAD
COUNTY:	. WAKE
PARENT PIN:	.1754-68-7812
DEED REFERENCE:	DB: 19523, PG: 646
PROPERTY BOUNDARY:	. 27.60 AC
AREA IN OLD KNIGHT RIGHT OF WAY:	
PROJECT AREA:	
TOWNSHIP:	
EXISTING ZONING:	
	RESIDENTIAL MIXED USE)
OVERLAY DISTRICT:	NONE
CURRENT USE:	. RESIDENTIAL / VACANT
PROPOSED USE:	
RIVER BASIN:	
SURFACE WATER CLASSIFICATION:	MARKS CREEK (LAKE MYRA), C: NSW BEAVER CREEK, C: NSW
WATERSHED:	
FEMA MAP PANEL NUMBER:	3720175400J
ENVIRONMENTAL AREAS:	
NATURAL WETLANDS:	
STREAM BUFFER:	
LINEAR WETLANDS:	. 141 LF
ZONING & DENSITY:	
TOTAL NUMBER PROPOSED LOTS:	
TOTAL SINGLE FAMILY LOTS:	
26' SF REAR LOAD UNITS	, ,
35' SF REAR LOAD UNITS.	•
TOTAL TOWNHOME LOTS:	. 39 UNITO

. 39 (28%)

.18 DU/AC

.5.15 DU/AC

. 3 STORIES

24' TH REAR LOAD UNITS

ALLOWABLE DENSITY

PROPOSED DENSITY.

REAR YARD: MIN BLDG HEIGHT:

MIN DRIVEWAY LENGTH

LOT SETBACKS:	
SINGLE FAMILY DETACHED, REAR LOADED	
FRONT YARD: SIDE YARD: REAR ALLEY: REAR YARD: MAX BLDG HEIGHT:	20% LOT WIDTH (3' MIN) 20' ALLEY RIGHT OF WAY 20' MINIMUM
TOWNHOMES, REAR LOADED	
FRONT YARD: SIDE YARD: BUILDING TO BUILDING:	N/A
REAR ALLEY:	

PARKING SUMMARY

REQUIRED PARKING:

196 SPACES (2 SPACES / UNIT) SINGLE FAMILY HOMES REAR LOAD TOWNHOMES 78 SPACES (2 SPACES / UNIT) TOTAL REQUIRED PARKING: 274 SPACES SINGLE FAMILY HOMES: 196 SPACES (2-CAR GARAGE) 78 SPACES (2-CAR GARAGE) REAR LOAD TOWNHOMES . 31 SPACES OTHER STREET PARKING: TOTAL REQUIRED PARKING: 305 SPACES OPEN SPACE BREAKDOWN: PROPERTY BOUNDARY: 26.60 AC TOTAL UNIT COUNT: **136 UNITS** 96 UNITS NUMBER OF 3-BEDROOM UNITS: NUMBER OF 4-BEDROOM UNITS: 41 UNITS ACREAGE WITHIN 1/4 MILE: 23.42 AC ACREAGE BETWEEN 1/4 & 1/2 MILE .3.18 AC .0 AC ACREAGE OUTSIDE 1/2 MILE: . 452 BEDROOMS TOTAL NUMBER OF BEDROOMS: **398 UNITS** BEDROOMS AT 1/4 MILE: 55 UNITS BEDROOMS AT 1/4 TO 1/2 MILE BEDROOMS OVER 1/2 MILE: . 0 UNITS REQUIRED OPEN SPACE: 2.87 AC (PER UDO CHART) REQUIRED ACTIVE OPEN SPACE: 1.43 AC (50%) 2.33 AC (81%) PROVIED ACTIVE OPEN SPACE: .0.46 AC REQUIRED PASSIVE OPEN SPACE PROVIDED PASSIVE OPEN SPACE: . 2.81 AC .5.14 AC PROVIDED OPEN SPACE: TREE COVERAGE AREA .6395 FT PERIMETER OF TRACT: **BUFFER WIDTH:** 20 FT REQUIRED TREE COVERAGE AREA: . 2.66 AC (10%) PROVIDED TREE COVERAGE AREA: . . 2.71 AC (10%) STREET NETWORK: LINK TO NODE RATIO: 1.80 **BUILT UPON AREAS (BUA):** PROPOSED ROADWAYS/PARKING: 3.63 AC PROPOSED ALLEYS: 1.67 AC 1.19 AC PROPOSED SIDEWALKS / SIDE PATHS: 1.50 AC (ALLOWANCE) PROPOSED OPEN SPACE AREAS: PROPOSED AMENITY SITE:. . 0.50 AC (ALLOWANCE) PROPOSED LOT BUA:. 6.75 AC (1,750 SF/TH) (2,075 SF/ 26' SINGLE FAMILY) (2,650 SF/ 35' SINGLE FAMILY) TOTAL PROPOSED BUA: 15.22 AC TOTAL PROPOSED BUA PERCENTAGE: . 57.2%

70%

.60,116 GPD

452 BED X 120 GPD/BED

452 BED X 133 GPD/BED

### SITE PERMITTING APPROVAL

MAXIMUM ALLOWABLE BUA:

UTILITY DEMANDS

SEWAGE USAGE:.

WATER USAGE:

#### Water and Sewer Permits (If applicable)

The City of Raleigh consents to the connection and extension of the City's Public Sewer System as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook. City of Raleigh Public Utilities Department Permit # S-5103

The City of Raleigh consents to the connection and extension of the City's Public Water System as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Publi Utilities Handbook. City of Raleigh Public Utilities Department Permit # W-3965

The City of Raleigh consents to the connection to its public sewer system and extension of the private sewer collection system as shown on this plan. The material and constructions methods used for this project shall conform to the standards

and specifications of the City's Public Utilities Handbook. City of Raleigh Public Utilities Department Permit #

#### CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal Law. All Construction must be in accordance with all Local, State,

Electronic Approval: This approval is being issued electronically. This approval is valid only upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. This electronic approval may not be edited once issued. Any modification to this approval once issued will invalidate this approval.

City of Raleigh Development Approval

City of Raleigh Review Officer

CONSTRUCTION DRAWINGS

TOK PROJECT # ZMA-12-20

FORESTVILLE YARD COVER SHEET

MIX DENSITY NEIGHBORHOOD

**EROSION AND SEDIMENT CONTROL** 

APPROVED PLAN

PERMIT NO. SEC-\_\_\_-

Town of Knightdale Public Works

Sedimentation & Erosion Control

(919) 217-2250

Town of Knightdale Construction Inspector Signature

**ATTENTION CONTRACTORS** 

The **Construction Contractor** responsible for the extension of water, sewer

and/or reuse, as approved in these plans, is responsible for contacting the Public

**996-4540** at least *twenty four hours* prior to beginning any of their construction.

r sewer facilities not inspected as a result of this notification failure.

n a Fine and Possible Exclusion from future work in the City of Raleigh.

Works Department at (919) 996-2409, and the Public Utilities Department at (919)

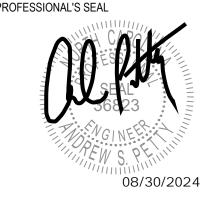
Failure to notify both City Departments in advance of beginning construction,

will result in the issuance of *monetary fines*, and require reinstallation of any water

Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result

٥	SII@EIIVIS	sionnomesi	ic.com		
		REVIS	SIONS		
1	TOK	1ST REVIEW COMMENTS			9/21/2022
2	TOK	2ND REVIEW COMMENTS		11/28/2022	
3	TOK	3RD REVIEW COM	2/10/2023		
4	TOK	4TH REVIEW COM	MENTS/WALL REVISI	ONS	4/28/2023
5	NCDOT	1ST REVIEW COMI	MENTS		10/30/2023
6	TOK/NCDOT	REVIEW COMMEN	TS		12/15/2023
7	TOK/COR	REVIEW COMMENTS		1/9/2024	
8	TOK/COR	TOWNHOUSE CHANGE			7/30/2024
9	TOK	AMENDMENT #1 - :	SIGNATURE SET		8/30/2024
		STA	TUS		
	RELI	EASED FOR	CONSTRUC	TION	
DATE	E: AUGUST 2, 2	2022	HORZ. SCALE:	NONE	

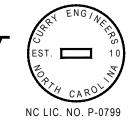
ORIG. SHEET SIZE: 24 x 36







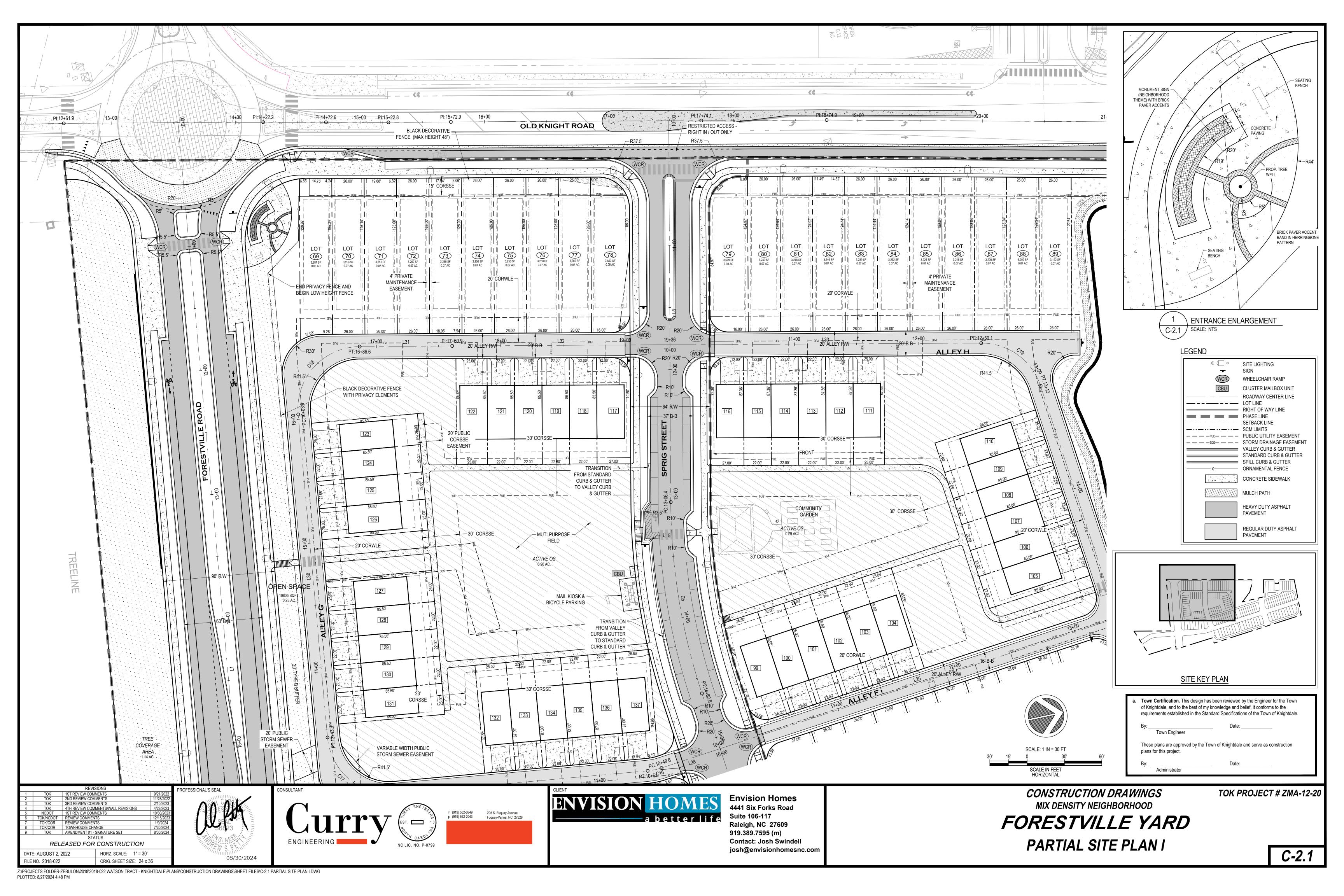
andy@curryeng.com

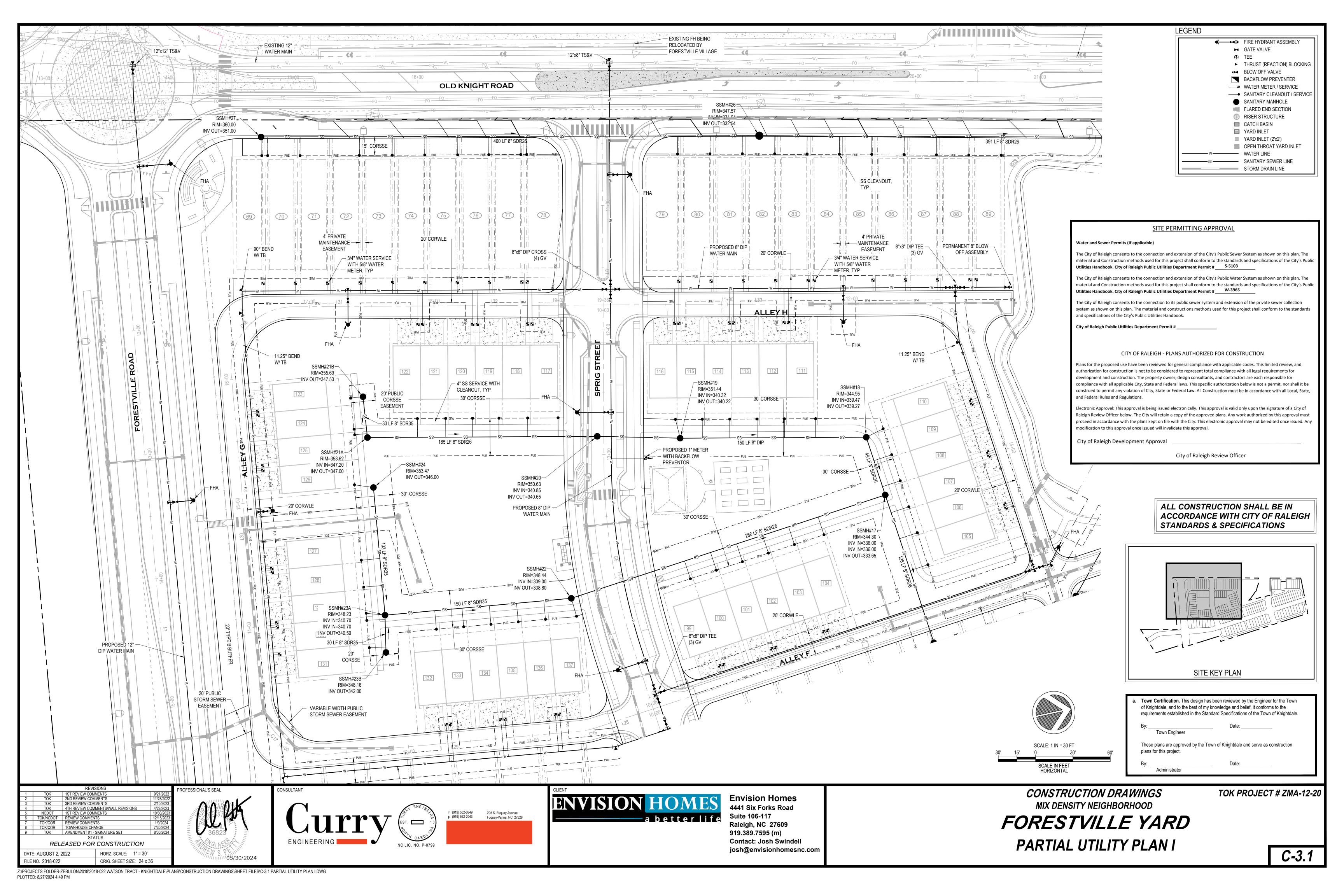


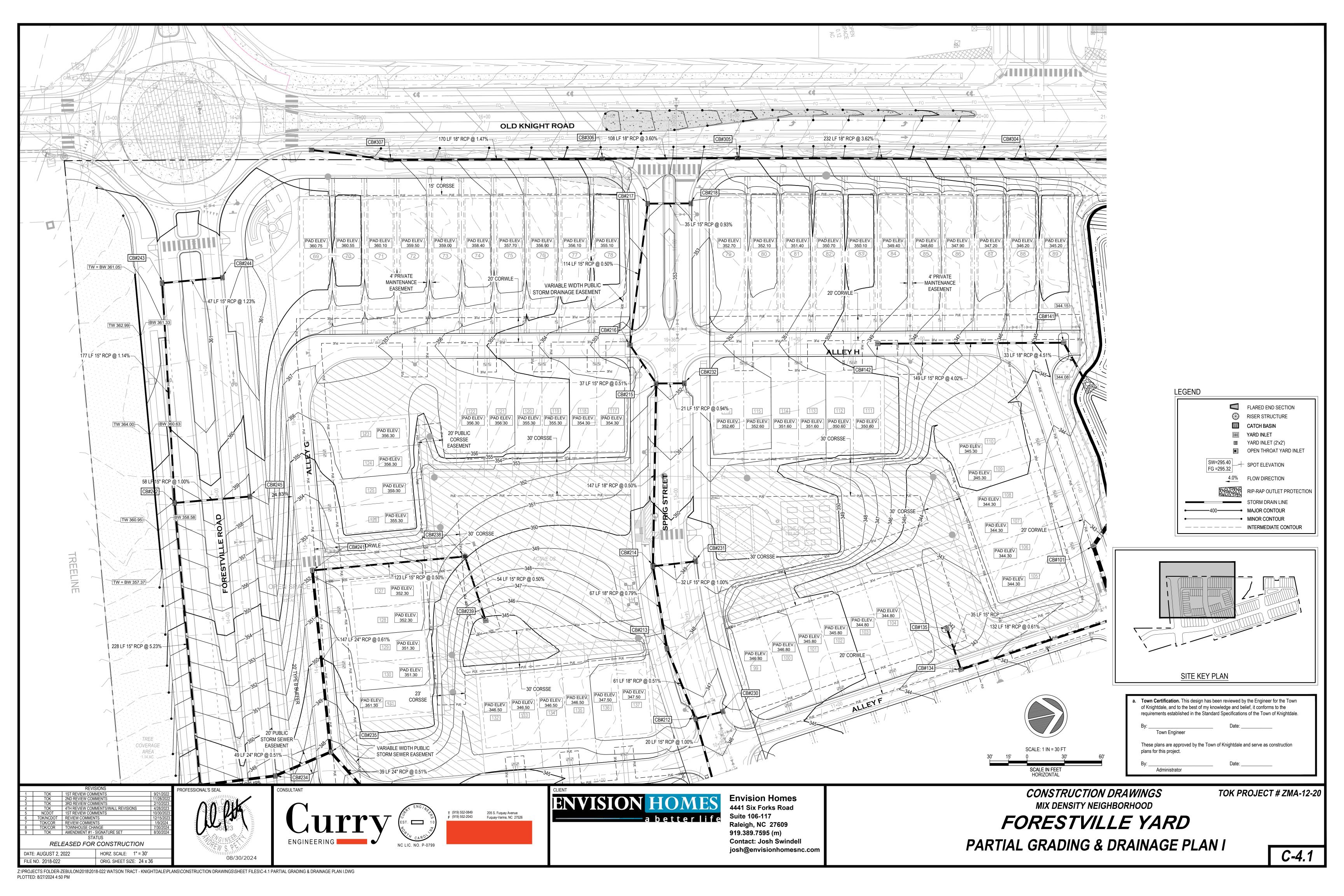


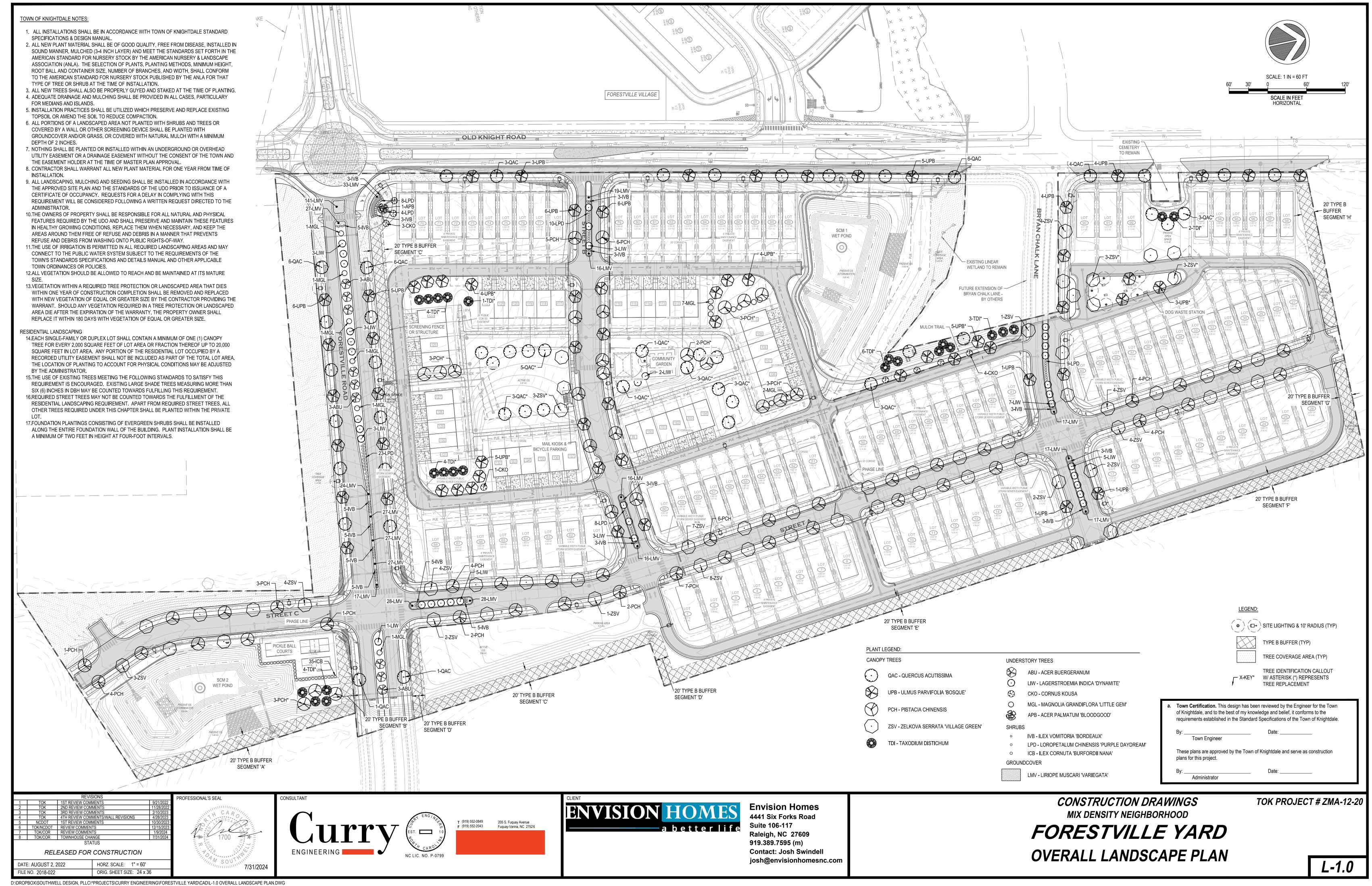


**Envision Homes** 4441 Six Forks Road **Suite 106-117** Raleigh, NC 27609 919.389.7595 (m) **Contact: Josh Swindell** josh@envisionhomesnc.com

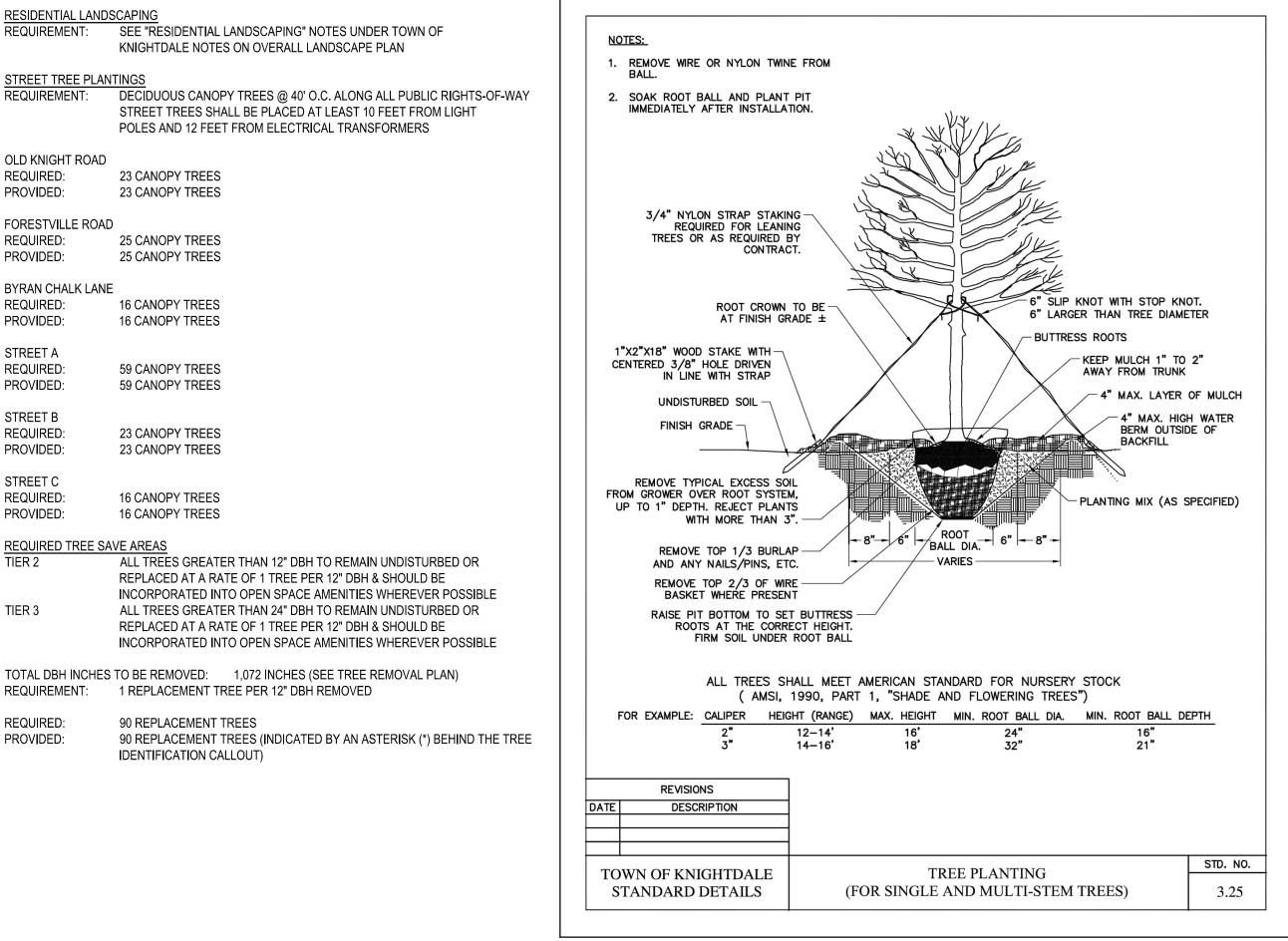


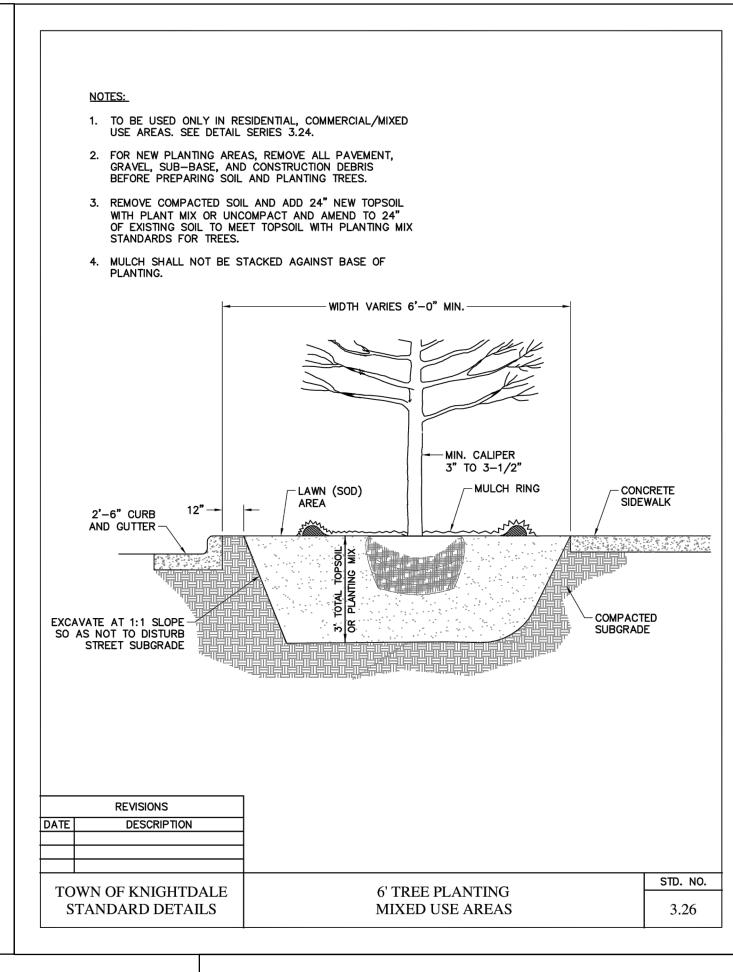


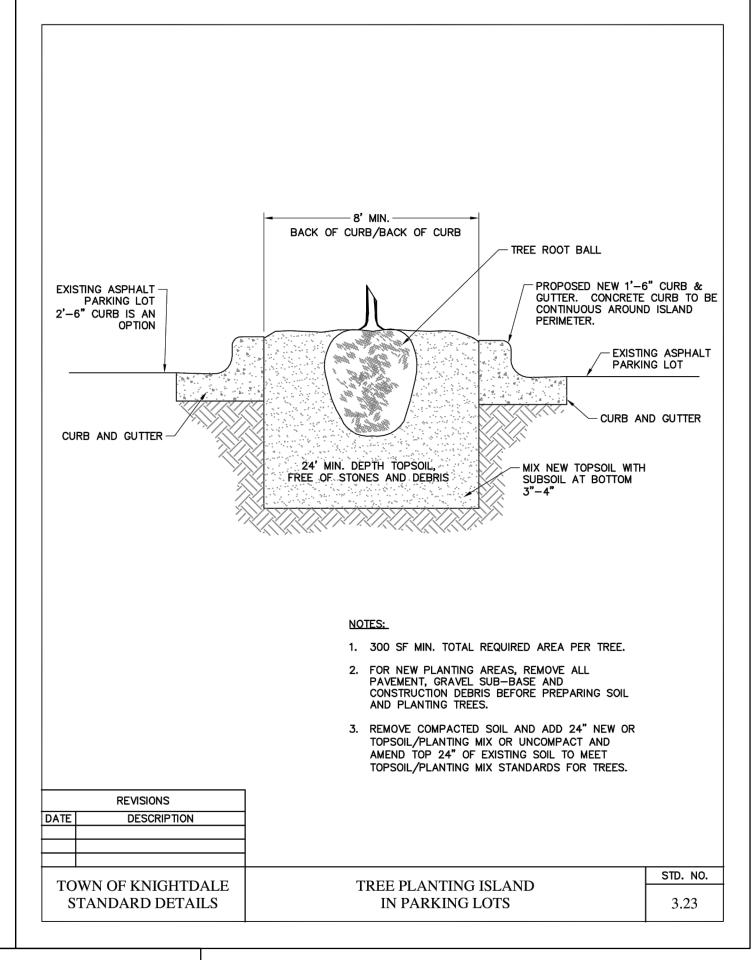


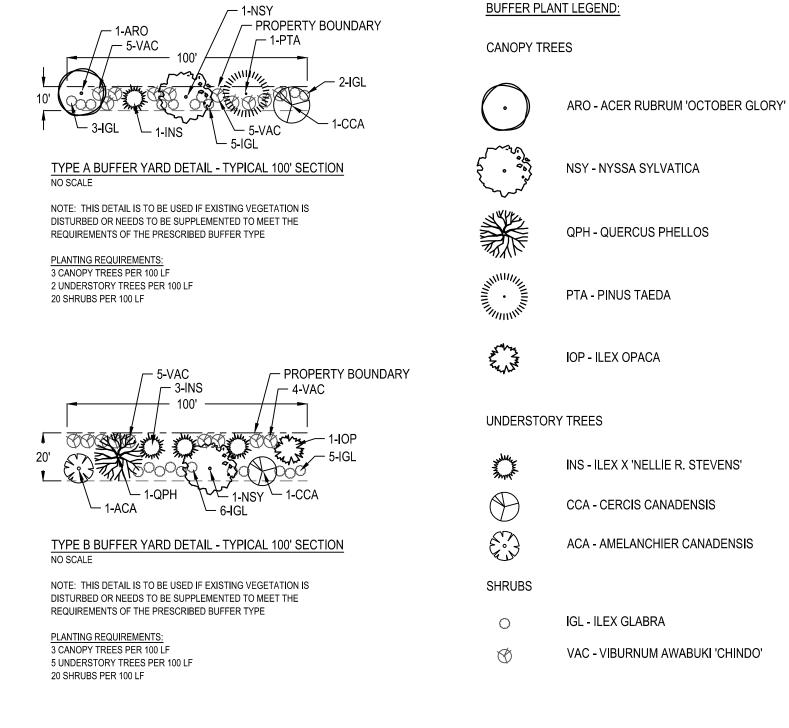






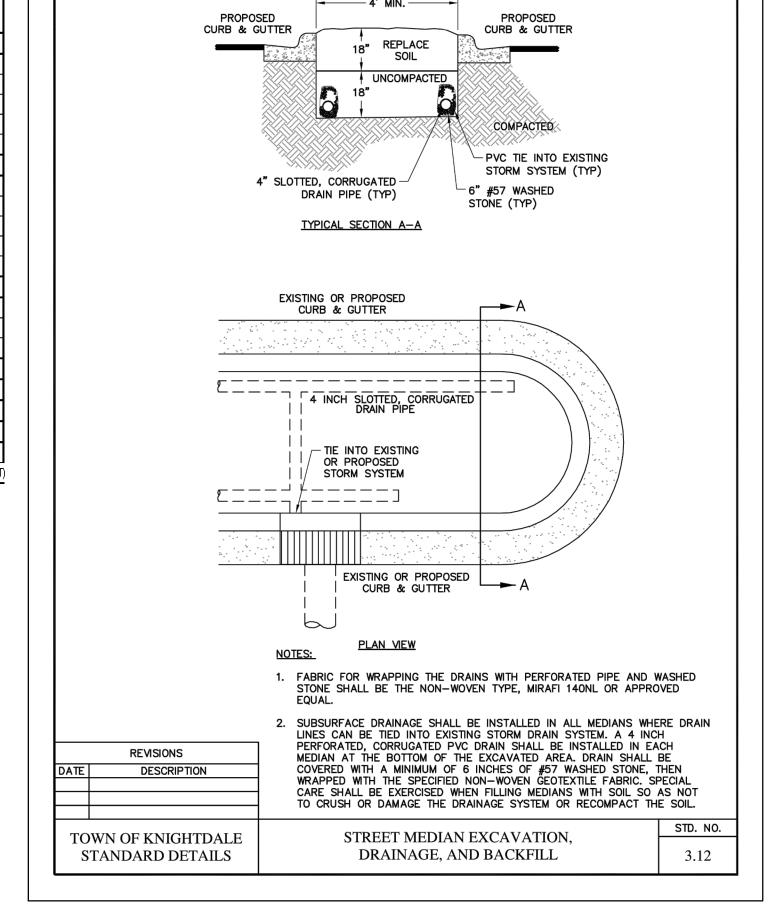






KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER (MINIMUM)	HEIGHT (MINIMUM)	CONTAINER (MINIMUM)	TYPE	USE	NOTES
ANOPY TREES	S									
PCH	63	Pistacia chinensis	Chinese Pistache	B&B	2"	8'		D	ST / OPEN / TR	MATCHED
QAC	48	Quercus acutissima	Sawtooth Oak	B&B	2"	8'		D	ST / OPEN / TR	MATCHED
TDI	24	Taxodium distichum	Bald Cypress	B&B	2"	8'		D	OPEN / TR	MATCHED
UPB	62	Ulmus parvifolia 'Bosque'	Chinese Elm	B&B	2"	8'		D	ST / OPEN / TR	MATCHED
ZSV	55	Zelkova serrata 'Village Green'	Village Green Japanese Zelkova	B&B	2"	8'		D	ST / OPEN / TR	MATCHED
NDERSTORY '	TREES									
ABU	9	Acer buergeranum	Trident Maple	B&B	2"	6'		D	MEDIAN / OPEN	MATCHED
APB	1	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	B&B	2"	8'		D	MONUMENT	SPECIMEN
СКО	8	Cornus kousa	Kousa Dogwood	B&B	1.25"	8'		D	OPEN	MATCHED / 3 STEMS MIN.
LIW	35	Lagerstroemia indica 'Whit II'	Dynamite® Crape Myrtle	B&B	1.25"	8'		D	MEDIAN / OPEN	MATCHED / 3 STEMS MIN.
MGL	15	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	B&B	2"	6'		Е	MEDIAN / OPEN	MATCHED
HRUBS		·	•							
ICB	35	llex cornuta 'Burfordii Nana'	Dwarf Burford Holly	CONT.		18"	3 GAL.	E	SCREEN	MATCHED
IVB	62	llex vomitoria 'Bordeaux'	Bordeaux Dwarf Yaupon Holly	CONT.		18"	3 GAL.	Е	MEDIAN / MONUMENT	MATCHED
LPD	62	Loropetalum chinensis 'PIILC-III'	Purple Daydream Loropetalum	CONT.		18"	3 GAL.	Е	MEDIAN / MONUMENT	MATCHED
		•	<u> </u>		•		•			
ROUNDCOVE	R									

KEY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER (MINIMUM)	HEIGHT (MINIMUM)	CONTAINER (MINIMUM)	TYPE	USE	NOTES
ANOPY T	REES								
ARO	Acer rubrum 'October Glory'	October Glory Red Maple	B&B	2"	8'		D	BUFFER	MATCHED
IOP	llex opaca	American Holly	B&B	2"	8'		Е	BUFFER	MATCHED
NSY	Nyssa sylvatica	Black Gum	B&B	2"	8'		D	BUFFER	MATCHED
PTA	Pinus taeda	Loblolly Pine	B&B	2"	8'		E	BUFFER	MATCHED
QPH	Quercus phellos	Willow Oak	B&B	2"	8'		D	BUFFER	MATCHED
JNDERST	ORY TREES		•						·
ACA	Amelanchier canadensis	Serviceberry	B&B	1.25"	8'		D	BUFFER	MATCHED / 3 STEMS MIN.
CCA	Cercis canadensis	Eastern Redbud	B&B	1.25"	6'		D	BUFFER	MATCHED
INS	Ilex x 'Nellie R. Stevens'	Nellie Steven's Holly	B&B	2"	6'		E		MATCHED
SHRUBS							•		·
IGL	llex glabra	Inkberry Holly	CONT.		18"	3 GAL.	Е	BUFFER	MATCHED / 12-15" SPD. MIN.
VAC	Viburnum awabuki 'Chindo'	Chindo Viburnum	CONT.		18"	3 GAL.	Е	BUFFER	MATCHED / 12-15" SPD. MIN.



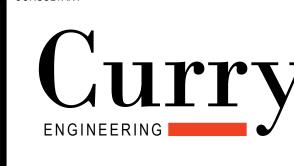
a.	<b>Town Certification.</b> This design has been re of Knightdale, and to the best of my knowled requirements established in the Standard Sp	ge and belief, it conforms to the
	By: Town Engineer	Date:
	These plans are approved by the Town of Kr plans for this project.	nightdale and serve as construction
	By: Administrator	Date:

		REVISIONS	
1	TOK	1ST REVIEW COMMENTS	9/21/2
2	TOK	2ND REVIEW COMMENTS	11/28/2
3	TOK	3RD REVIEW COMMENTS	2/10/2
4	TOK	4TH REVIEW COMMENTS/WALL REVISIONS	4/28/2
5	NCDOT	1ST REVIEW COMMENTS	10/30/2
6	TOK/NCDOT	REVIEW COMMENTS	12/15/2
7	TOK/COR	REVIEW COMMENTS	1/9/20
8	TOK/COR	TOWNHOUSE CHANGE	7/31/2
		STATUS	
	REL	EASED FOR CONSTRUCTION	

HORZ. SCALE:

ORIG. SHEET SIZE: 24 x 36

DATE: AUGUST 2, 2022



REQUIREMENT: SEE "RESIDENTIAL LANDSCAPING" NOTES UNDER TOWN OF

23 CANOPY TREES

23 CANOPY TREES

25 CANOPY TREES

25 CANOPY TREES

16 CANOPY TREES

16 CANOPY TREES

59 CANOPY TREES

59 CANOPY TREES

23 CANOPY TREES

23 CANOPY TREES

16 CANOPY TREES

16 CANOPY TREES

OLD KNIGHT ROAD

REQUIRED:

PROVIDED:

REQUIRED:

PROVIDED:

REQUIRED:

PROVIDED:

STREET A

REQUIRED:

PROVIDED:

STREET B

REQUIRED:

PROVIDED:

STREET C

REQUIRED:

PROVIDED:

TIER 3

REQUIREMENT:

REQUIRED:

PROVIDED:

BYRAN CHALK LANE

KNIGHTDALE NOTES ON OVERALL LANDSCAPE PLAN

STREET TREES SHALL BE PLACED AT LEAST 10 FEET FROM LIGHT

ALL TREES GREATER THAN 12" DBH TO REMAIN UNDISTURBED OR

INCORPORATED INTO OPEN SPACE AMENITIES WHEREVER POSSIBLE

INCORPORATED INTO OPEN SPACE AMENITIES WHEREVER POSSIBLE

ALL TREES GREATER THAN 24" DBH TO REMAIN UNDISTURBED OR

REPLACED AT A RATE OF 1 TREE PER 12" DBH & SHOULD BE

REPLACED AT A RATE OF 1 TREE PER 12" DBH & SHOULD BE

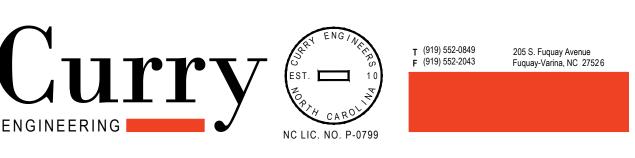
TOTAL DBH INCHES TO BE REMOVED: 1,072 INCHES (SEE TREE REMOVAL PLAN)

90 REPLACEMENT TREES

IDENTIFICATION CALLOUT)

1 REPLACEMENT TREE PER 12" DBH REMOVED

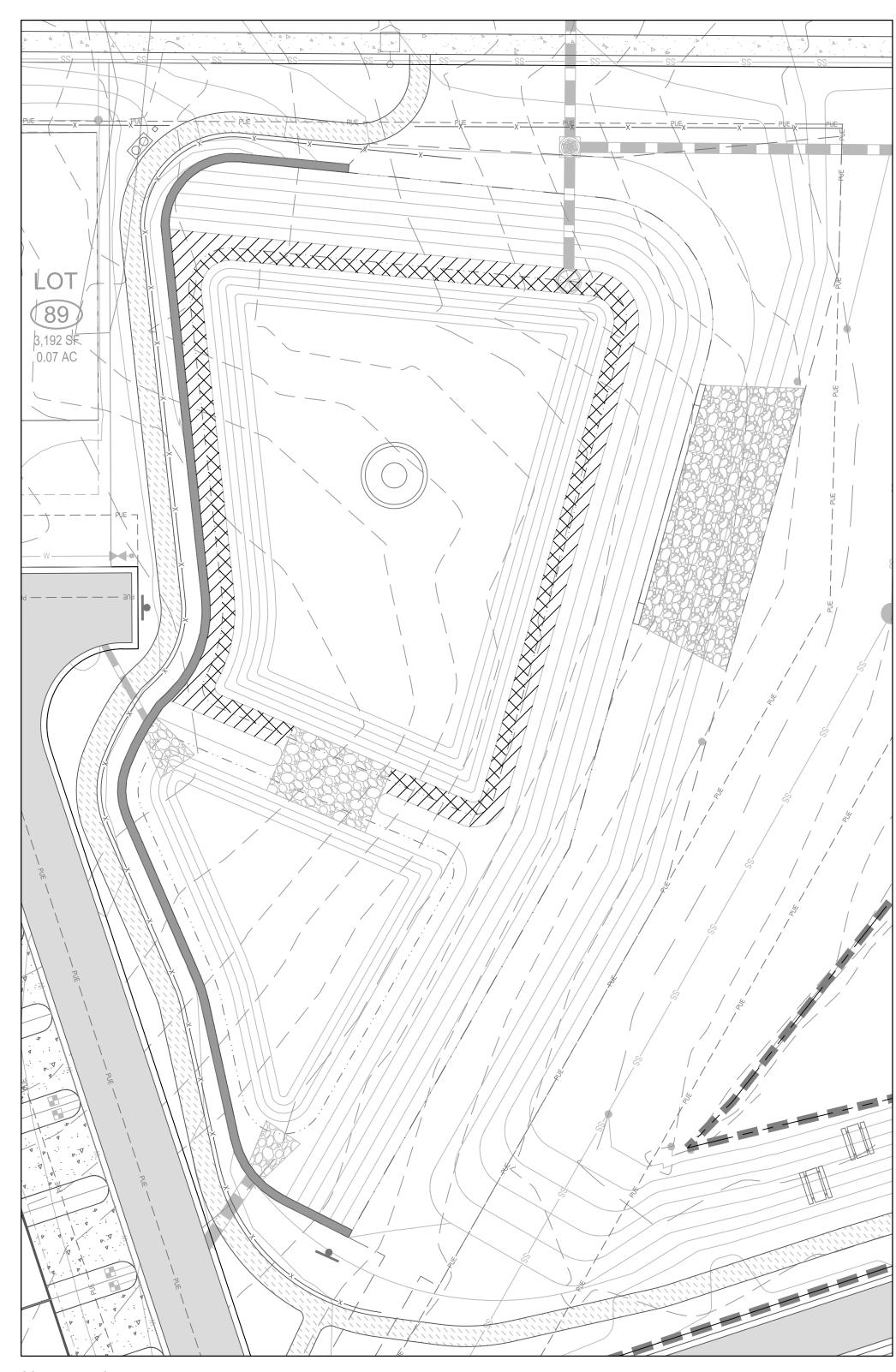
POLES AND 12 FEET FROM ELECTRICAL TRANSFORMERS

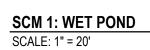


**Envision Homes** 4441 Six Forks Road Suite 106-117 Raleigh, NC 27609 919.389.7595 (m) **Contact: Josh Swindell** josh@envisionhomesnc.com CONSTRUCTION DRAWINGS MIX DENSITY NEIGHBORHOOD

TOK PROJECT # ZMA-12-20

FORESTVILLE YARD LANDSCAPE DETAILS



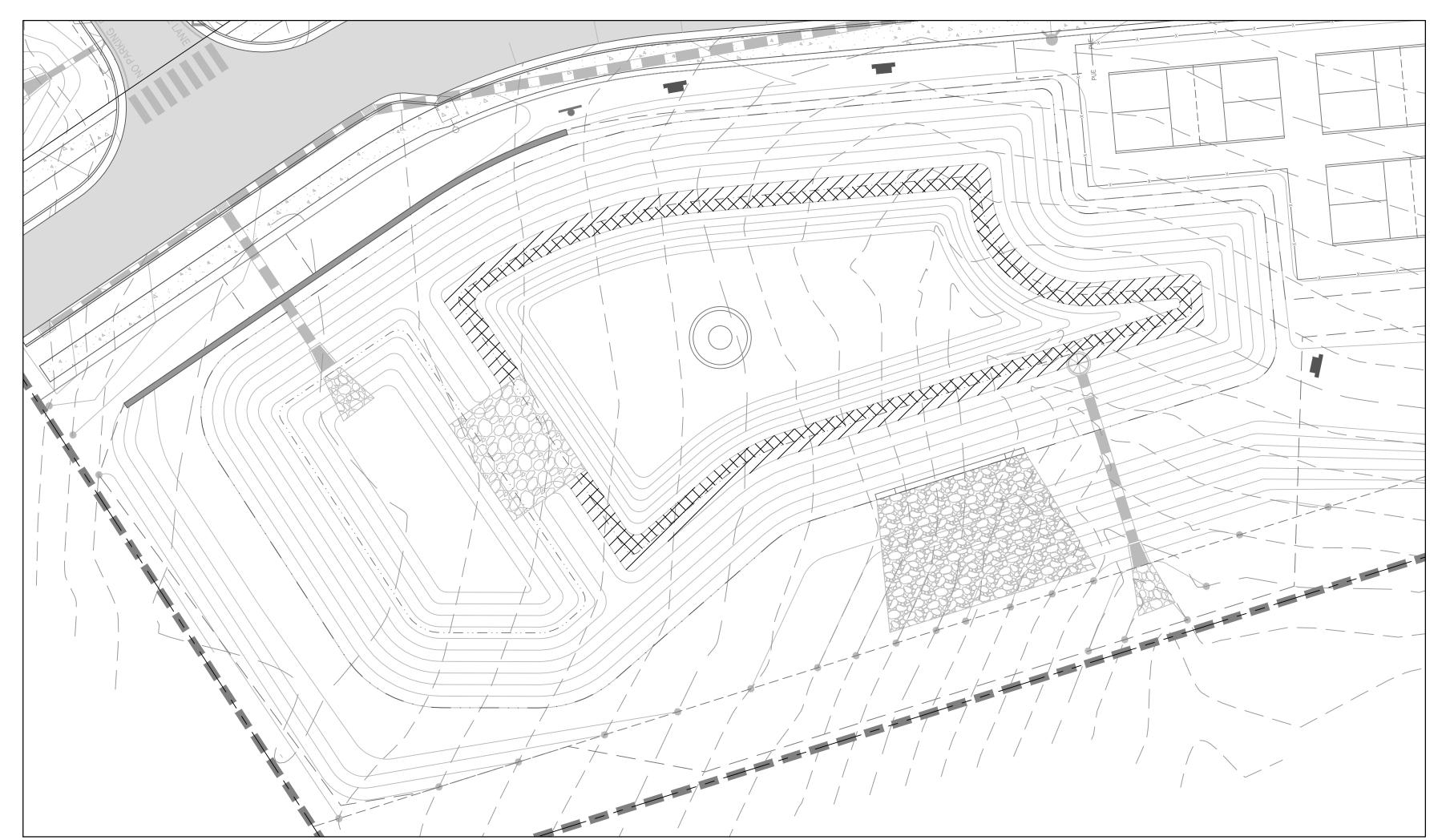


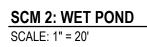
#### SCM LANDSCAPE NOTES:

OF SHELF AREA.

FILE NO. 2018-022

- 1. ON THE DAM AND DAM EMBANKMENT SLOPES, TURF GRASS PROVIDES STABILITY AND ENHANCES ACCESS TO THE FACILITY FOR MAINTENANCE. PERMANENT STABILIZATION SHOULD BE NON-CLUMPING TURF GRASS (CENTIPEDE OR HYBRID BERMUDA). 90% GERMINATION OF
- NON-CLUMPING TURF GRASS IS REQUIRED PRIOR TO FINAL CERTIFICATION.
- THE DAM STRUCTURE, INCLUDING FRONT AND BACK EMBANKMENT SLOPES, OF THE POND SHALL
  BE VEGETATED WITH NON-CLUMPING TURF GRASS; TREES AND SHRUBS SHALL NOT BE ALLOWED.
   THE VEGETATED SHELF SHALL BE PLANTED WITH A MINIMUM OF THREE (3) DIVERSE SPECIES OF
  HERBACEOUS, NATIVE VEGETATION AT A MINIMUM DENSITY OF 50 PLANTS PER 200 SQUARE FEET





KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES
SHALL	OW LAND = 1283	SF W/ 50 HERB. PLANTS/200 S	F = 324	•	•	- 1
AAM	81	Acorus americanus	Sw eetflag	CONT.	4" POT	MIN. 24" O.C. 25% SHARED COVERA
AIN	81	Asclepias incarnata	Swamp Milkweed	CONT.	4" POT	MIN. 24" O.C. 25% SHARED COVERA
JNE	81	Juncus effusus	Soft Rush	CONT.	4" POT	MIN. 24" O.C. 25% SHARED COVERA
EDU	81	Eupatorium dubius	Dw arf Joe Py e Weed	CONT.	4" POT	MIN. 24" O.C. 25% SHARED COVERA
SHALL	OW WATER 1146	SF W/ 50 HERB. PLANTS/200 S	F = 288	•	•	
SGL	72	Sagittaria latifolia	Broadleaf Arrow head	CONT.	4" POT	MIN. 24" O.C. 25% SHARED COVERA
PNC	72	Pontedaria cordata	Pickerelw eed	CONT.	4" POT	MIN. 24" O.C. 25% SHARED COVERA
SAC	72	Saurunus cernuus	Lizard's Tail	CONT.	4" POT	MIN. 24" O.C. 25% SHARED COVERA
JNB	72	Juncus effusus 'Blue Arrow'	Soft Rush	CONT.	4" POT	MIN. 24" O.C. 25% SHARED COVERA
Note: 'Shared covera	age' means that the specie	s will be evenly interspersed on their	designated shelf across a si	ngle 24" OC	square grid.	
WET POND - SCM :	#2					
KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES
SHALL	OW LAND = 1349	SF W/ 50 HERB. PLANTS/200 S	F = 340	•	•	
AAM	85	Acorus americanus	Sw eetflag	CONT.	4" POT	MIN. 24" O.C. 25% SHARED COVERA
AIN	85	Asclepias incarnata	Swamp Milkweed	CONT.	4" POT	MIN. 24" O.C. 25% SHARED COVERA
JNE	85	Juncus effusus	Soft Rush	CONT.	4" POT	MIN. 24" O.C. 25% SHARED COVERA
EDU	85	Eupatorium dubius	Dw arf Joe Py e Weed	CONT.	4" POT	MIN. 24" O.C. 25% SHARED COVERA
SHALL	OW WATER 1271	SF W/ 50 HERB. PLANTS/200 S	F = 320	•	•	
SGL	80	Sagittaria latifolia	Broadleaf Arrow head	CONT.	4" POT	MIN. 24" O.C. 25% SHARED COVERA
PNC	80	Pontedaria cordata	Pickerelw eed	CONT.	4" POT	MIN. 24" O.C. 25% SHARED COVERA
SAC	80	Saurunus cernuus	Lizard's Tail	CONT.	4" POT	MIN. 24" O.C. 25% SHARED COVERA

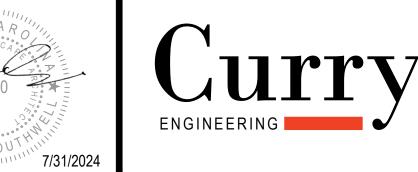
a.	<b>Town Certification.</b> This design has been reviewed by the Engineer for the Town of Knightdale, and to the best of my knowledge and belief, it conforms to the requirements established in the Standard Specifications of the Town of Knightdale.						
	By: Town Engineer	Date:					
	These plans are approved by the plans for this project.	e Town of Knightdale and serve as construction					
	By:Administrator	Date:					

REVISIONS						Г
1	TOK	1ST REVIEW COMMENTS			9/21/2022	
2	TOK	2ND REVIEW COMMENTS			11/28/2022	
3	TOK	3RD REVIEW COMMENTS			2/10/2023	
4	TOK	4TH REVIEW COMMENTS/WALL REVISIONS			4/28/2023	
5	NCDOT	1ST REVIEW COMMENTS			10/30/2023	
6	TOK/NCDOT	REVIEW COMMENTS			12/15/2023	
7	TOK/COR	REVIEW COMMENTS			1/9/2024	
8	TOK/COR	TOWNHOUSE CHANGE			7/31/2024	
STATUS  RELEASED FOR CONSTRUCTION						
DATE	E: AUGUST 2. 2	HORZ. SCALE:	1" = 20'			

C A ROPESSIONAL'S SEAL

1700

7/31/2024







Envision Homes

4441 Six Forks Road
Suite 106-117
Raleigh, NC 27609
919.389.7595 (m)
Contact: Josh Swindell
josh@envisionhomesnc.com

CONSTRUCTION DRAWINGS
MIX DENSITY NEIGHBORHOOD

FORESTVILLE YARD
SCM LANDSCAPE PLAN

TOK PROJECT # ZMA-12-20

SCALE IN FEET HORIZONTAL

SHALLOW LAND VEGETATIVE SHELF

SHALLOW WATER VEGETATIVE SHELF

ORIG. SHEET SIZE: 24 x 36