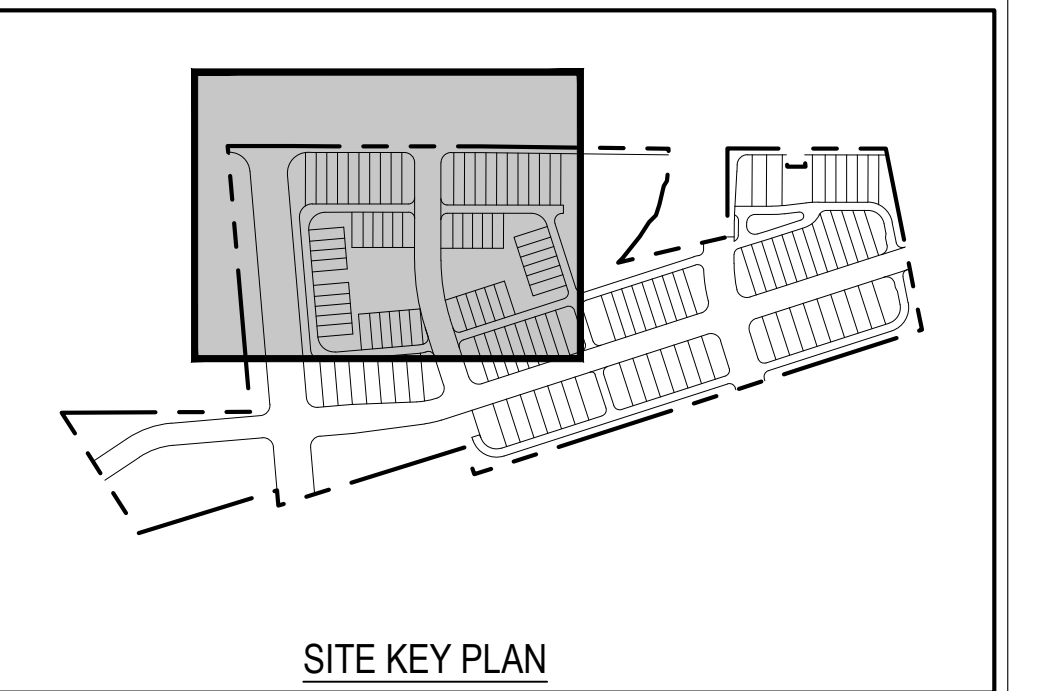


1 ENTRANCE ENLARGEMENT
C-2.1 SCALE: NTS

LEGEND

	SITE LIGHTING SIGN
	WHEELCHAIR RAMP
	CLUSTER MAILBOX UNIT
	ROADWAY CENTER LINE
	LOT LINE
	RIGHT OF WAY LINE
	PHASE LINE
	SETBACK LINE
	SCM LIMITS
	PUBLIC UTILITY EASEMENT
	STORM DRAINAGE EASEMENT
	VALLEY CURB & GUTTER
	STANDARD CURB & GUTTER
	SPILL CURB & GUTTER
	ORNAMENTAL FENCE
	CONCRETE SIDEWALK
	MULCH PATH
	HEAVY DUTY ASPHALT PAVEMENT
	REGULAR DUTY ASPHALT PAVEMENT



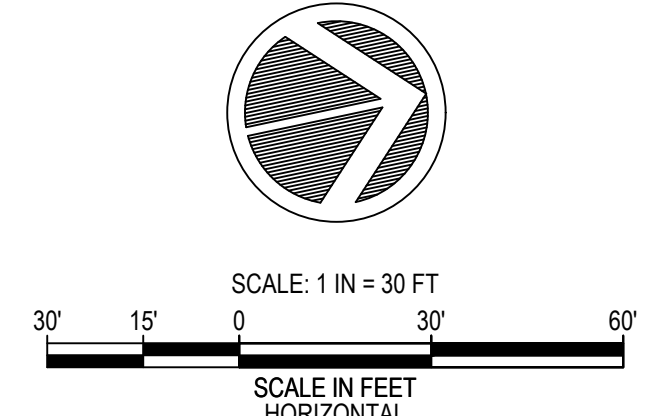
SITE KEY PLAN

a. **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.

By: _____ Date: _____
Town Engineer

These plans are approved by the Town of Knightdale and serve as construction plans for this project.

By: _____ Date: _____
Administrator



REVISIONS

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/SMALL REVISIONS	4/28/2023
5	NCDOT	1ST REVIEW COMMENTS	10/30/2023
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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

STATUS
RELEASED FOR CONSTRUCTION

DATE: AUGUST 2, 2022
FILE NO. 2018-022

HORZ. SCALE: 1" = 30'
ORIG. SHEET SIZE: 24 x 36



CONSULTANT

Curry
ENGINEERING

EST. 1978
NORTH CAROLINA
EST. ENGINEER
10
MONTHS
N.C. LIC. NO. P-0799

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Fayetteville, NC 27326

CLIENT

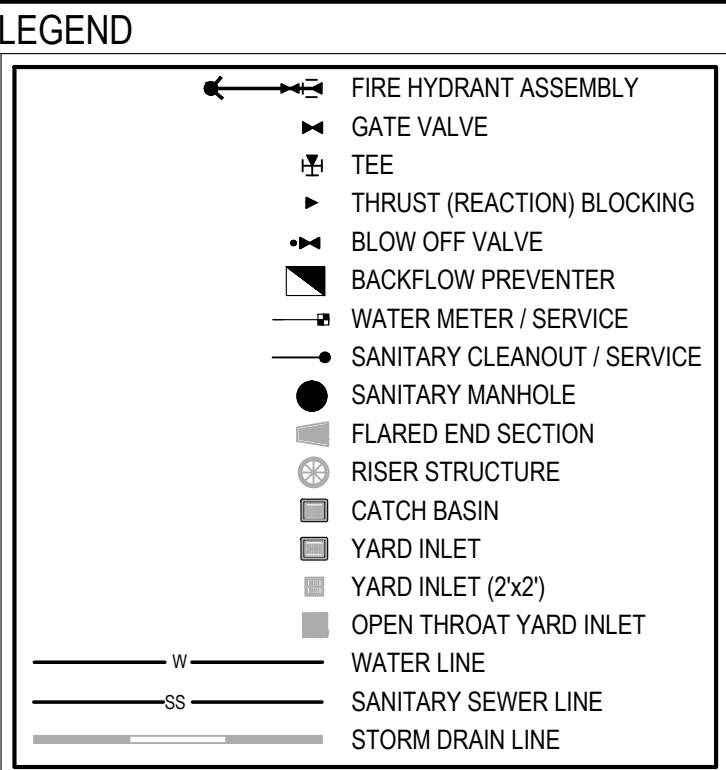
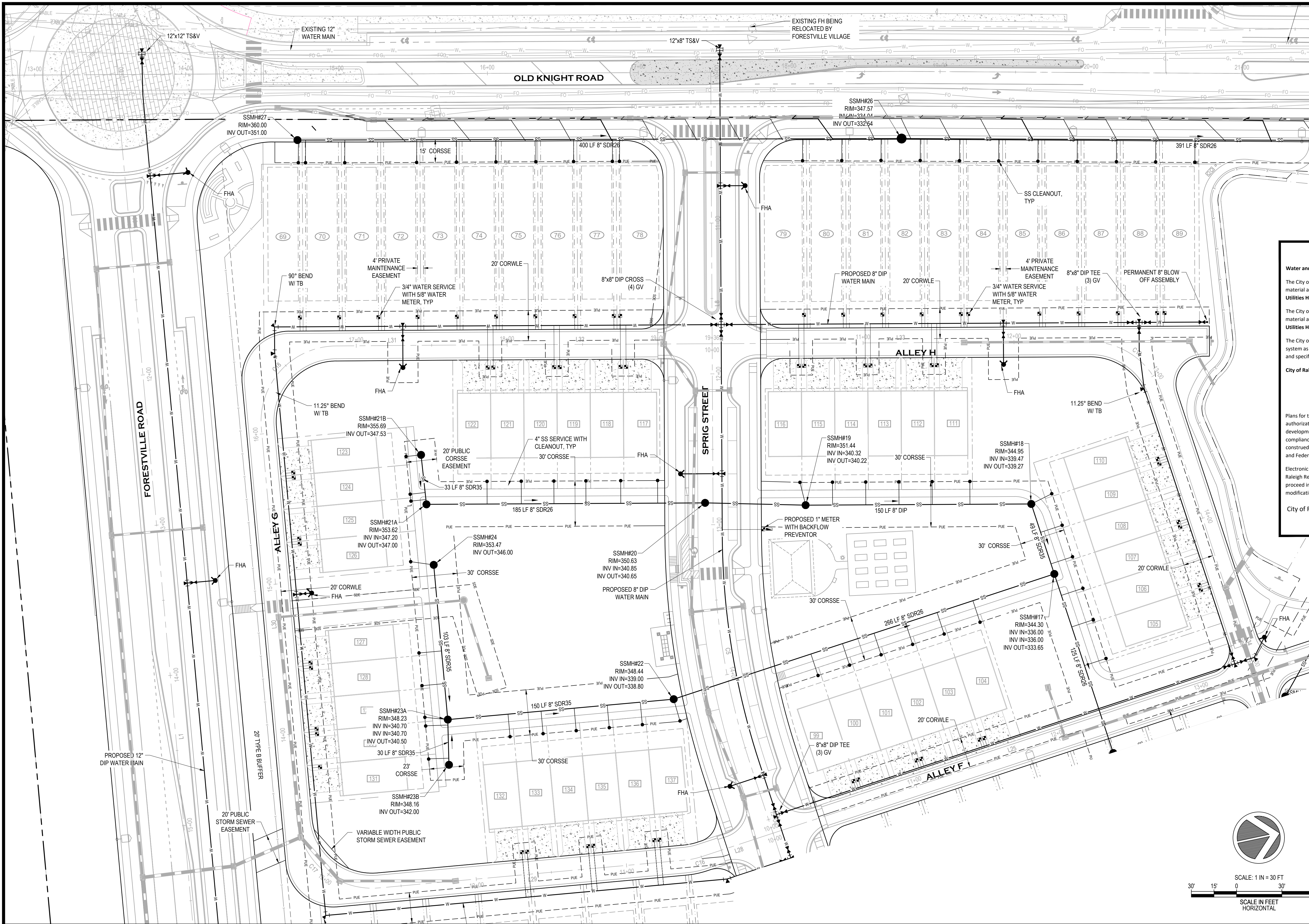
ENVISION HOMES
a better life

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919.389.7595 (m)
Contact: Josh Swindell
josh@envisionhomesnc.com

CONSTRUCTION DRAWINGS
MIX DENSITY NEIGHBORHOOD
FORESTVILLE YARD
PARTIAL SITE PLAN I

TOK PROJECT # ZMA-12-20

C-2.1



SITE PERMITTING APPROVAL

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 # 5-5103

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 Public 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 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 # _____

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

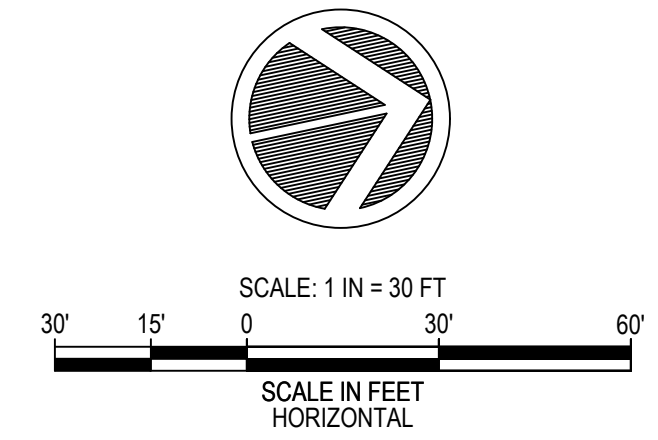
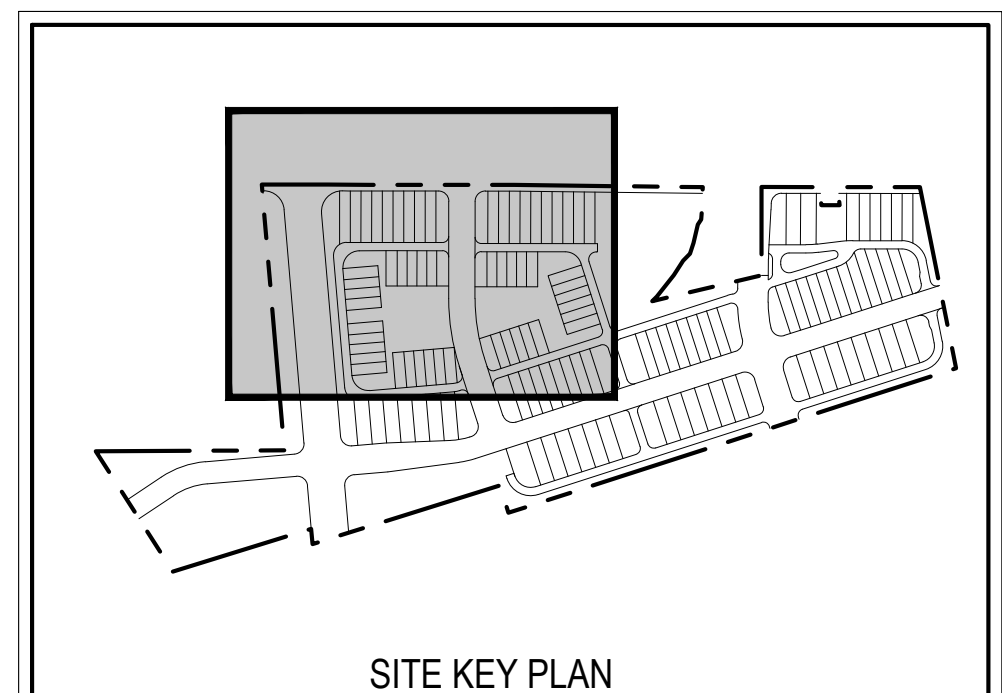
Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, 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, and Federal Rules and Regulations.

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

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



a. **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.

By: _____ Date: _____
Town Engineer

These plans are approved by the Town of Knightdale and serve as construction plans for this project.

By: _____ Date: _____
Administrator

NO.	REVISIONS	DATE
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/SMALL 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	7/30/2024
9	TOK AMENDMENT #1 - SIGNATURE SET	8/30/2024

STATUS

RELEASED FOR CONSTRUCTION

DATE: AUGUST 2, 2022 HORZ. SCALE: 1" = 30'
FILE NO. 2018-022 ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

ANDREW S. PETTY
ENGINEER
36823
NORTH CAROLINA

CONSULTANT

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NORTH CAROLINA

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F: (919) 552-2043 Fayetteville, NC 27328

NC LIC. NO. P-0799

CLIENT

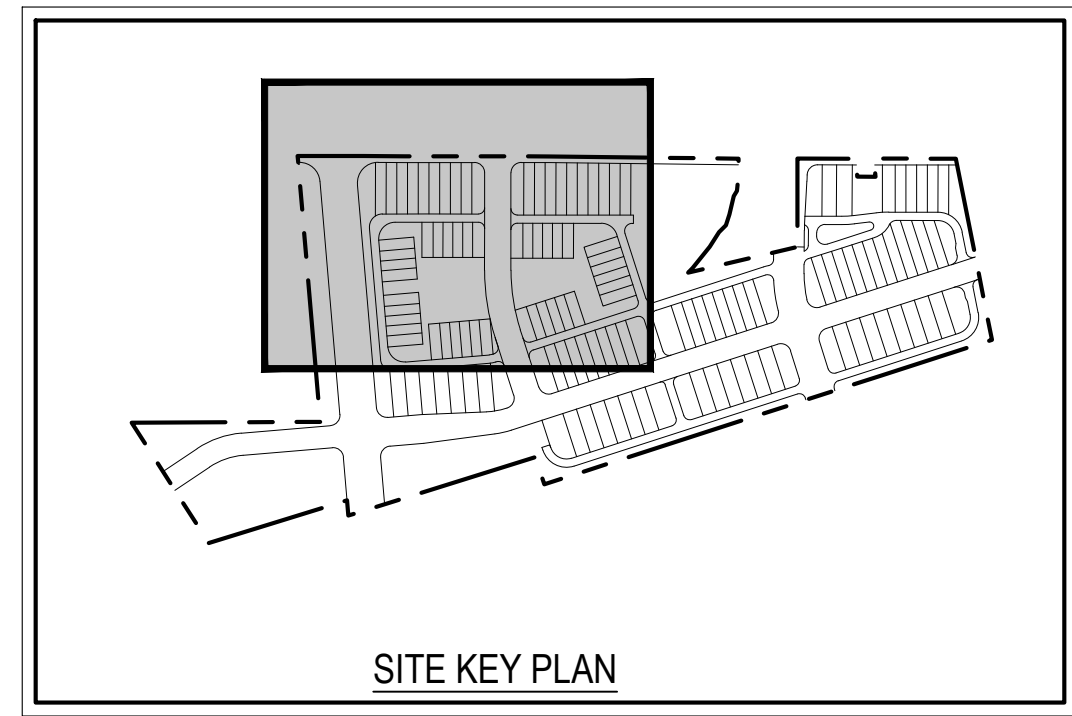
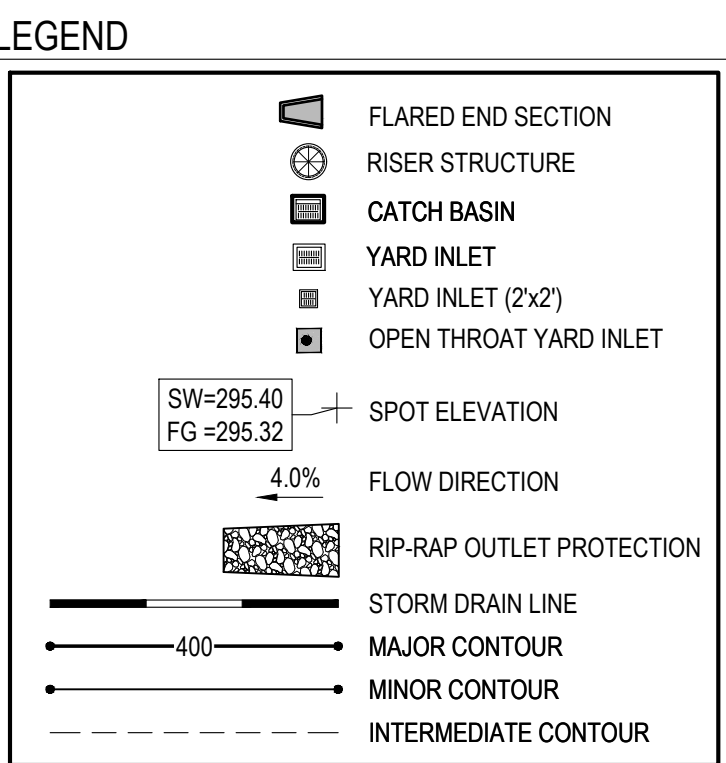
ENVISION HOMES
a better life

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Contact: Josh Swindell
josh@envisionhomesnc.com

CONSTRUCTION DRAWINGS
MIX DENSITY NEIGHBORHOOD
FORESTVILLE YARD
PARTIAL UTILITY PLAN I

TOK PROJECT # ZMA-12-20

C-3.1

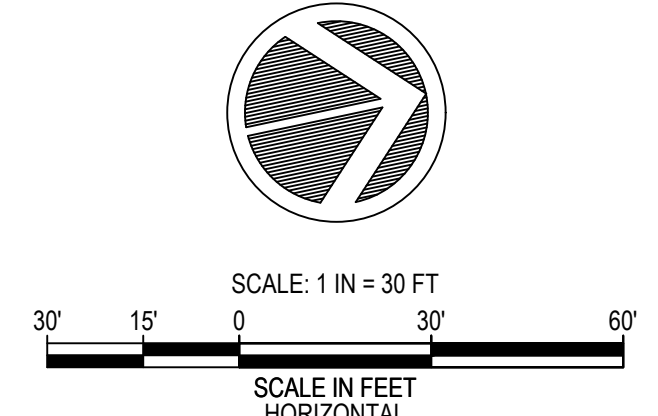


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By: _____ Date: _____
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PROFESSIONAL'S SEAL

08/30/2024

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CONSTRUCTION DRAWINGS

MIX DENSITY NEIGHBORHOOD

FORESTVILLE YARD

PARTIAL GRADING & DRAINAGE PLAN I

TOK PROJECT # ZMA-12-20

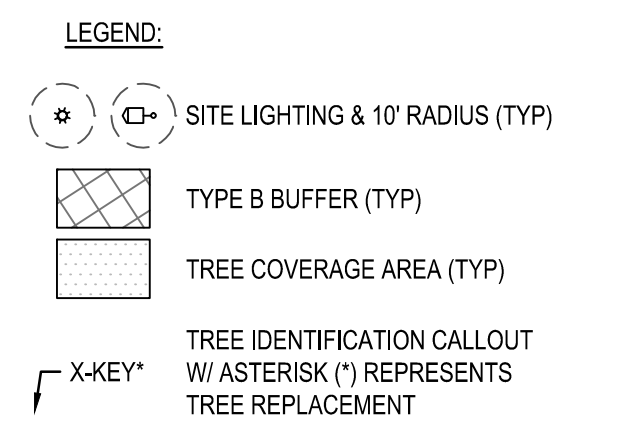
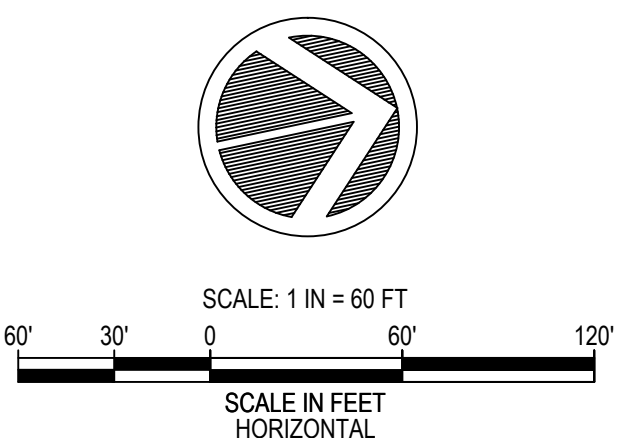
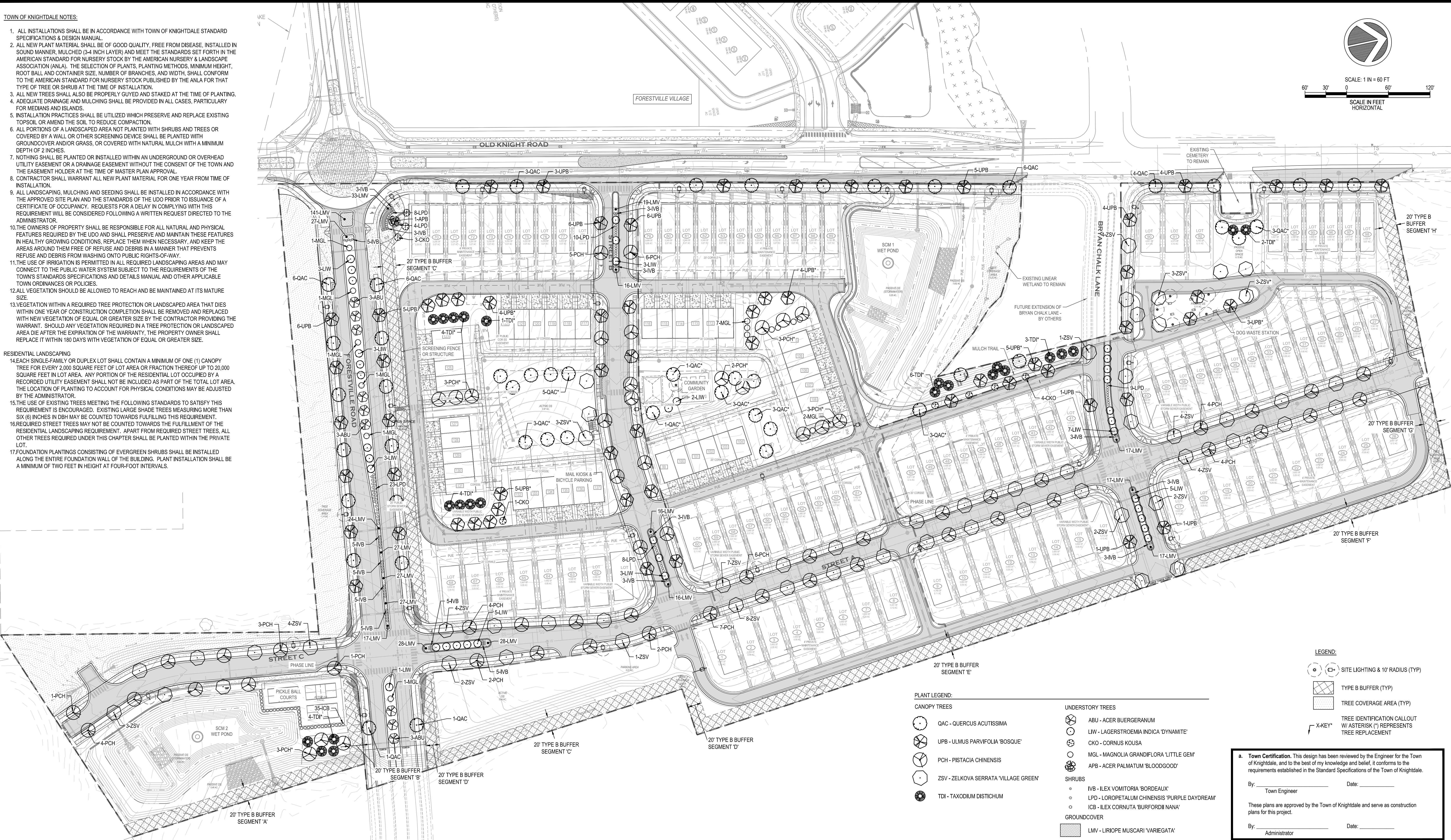
C-4.1

TOWN OF KNIGHTDALE NOTES:

1. ALL INSTALLATIONS SHALL BE IN ACCORDANCE WITH TOWN OF KNIGHTDALE STANDARD SPECIFICATIONS & DESIGN MANUAL.
2. ALL NEW PLANT MATERIAL SHALL BE OF GOOD QUALITY, FREE FROM DISEASE, INSTALLED IN SOUND MANNER, MULCHED (3-4 INCH LAYER) AND MEET THE STANDARDS SET FORTH IN THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA). THE SELECTION OF PLANTS, PLANTING METHODS, MINIMUM HEIGHT, ROOT BALL AND CONTAINER SIZE, NUMBER OF BRANCHES, AND WIDTH, SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE ANLA FOR THAT TYPE OF TREE OR SHRUB AT THE TIME OF INSTALLATION.
3. ALL NEW TREES SHALL ALSO BE PROPERLY GUYED AND STAKED AT THE TIME OF PLANTING.
4. ADEQUATE DRAINAGE AND MULCHING SHALL BE PROVIDED IN ALL CASES, PARTICULARLY FOR MEDIANS AND ISLANDS.
5. INSTALLATION PRACTICES SHALL BE UTILIZED WHICH PRESERVE AND REPLACE EXISTING TOPSOIL, OR AMEND THE SOIL TO REDUCE COMPACTION.
6. ALL PORTIONS OF A LANDSCAPED AREA NOT PLANTED WITH SHRUBS AND TREES OR COVERED BY A WALL OR OTHER SCREENING DEVICE SHALL BE PLANTED WITH GROUND COVER AND/OR GRASS, OR COVERED WITH NATURAL MULCH WITH A MINIMUM DEPTH OF 2 INCHES.
7. NOTHING SHALL BE PLANTED OR INSTALLED WITHIN AN UNDERGROUND OR OVERHEAD UTILITY EASEMENT OR A DRAINAGE EASEMENT WITHOUT THE CONSENT OF THE TOWN AND THE EASEMENT HOLDER AT THE TIME OF MASTER PLAN APPROVAL.
8. CONTRACTOR SHALL WARRANT ALL NEW PLANT MATERIAL FOR ONE YEAR FROM TIME OF INSTALLATION.
9. ALL LANDSCAPING, MULCHING AND SEEDING SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED SITE PLAN AND THE STANDARDS OF THE UDO PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. REQUESTS FOR A DELAY IN COMPLYING WITH THIS REQUIREMENT WILL BE CONSIDERED FOLLOWING A WRITTEN REQUEST DIRECTED TO THE ADMINISTRATOR.
10. THE OWNERS OF PROPERTY SHALL BE RESPONSIBLE FOR ALL NATURAL AND PHYSICAL FEATURES REQUIRED BY THE UDO AND SHALL PRESERVE AND MAINTAIN THESE FEATURES IN HEALTHY GROWING CONDITIONS, REPLACE THEM WHEN NECESSARY, AND KEEP THE AREAS AROUND THEM FREE OF REFUSE AND DEBRIS IN A MANNER THAT PREVENTS REFUSE AND DEBRIS FROM WASHING ONTO PUBLIC RIGHTS-OF-WAY.
11. THE USE OF IRRIGATION IS PERMITTED IN ALL REQUIRED LANDSCAPING AREAS AND MAY CONNECT TO THE PUBLIC WATER SYSTEM SUBJECT TO THE REQUIREMENTS OF THE TOWN'S STANDARD SPECIFICATIONS AND DETAILS MANUAL AND OTHER APPLICABLE TOWN ORDINANCES OR POLICIES.
12. ALL VEGETATION SHOULD BE ALLOWED TO REACH AND BE MAINTAINED AT ITS MATURE SIZE.
13. VEGETATION WITHIN A REQUIRED TREE PROTECTION OR LANDSCAPED AREA THAT DIES WITHIN ONE YEAR OF CONSTRUCTION COMPLETION SHALL BE REMOVED AND REPLACED WITH NEW VEGETATION OF EQUAL OR GREATER SIZE BY THE CONTRACTOR PROVIDING THE WARRANT. SHOULD ANY VEGETATION REQUIRED IN A TREE PROTECTION OR LANDSCAPED AREA DIE AFTER THE EXPIRATION OF THE WARRANT, THE PROPERTY OWNER SHALL REPLACE IT WITHIN 180 DAYS WITH VEGETATION OF EQUAL OR GREATER SIZE.

RESIDENTIAL LANDSCAPING

14. EACH SINGLE-FAMILY OR DUPLEX LOT SHALL CONTAIN A MINIMUM OF ONE (1) CANOPY TREE FOR EVERY 2,000 SQUARE FEET OF LOT AREA OR FRACTION THEREOF UP TO 20,000 SQUARE FEET IN LOT AREA. ANY PORTION OF THE RESIDENTIAL LOT OCCUPIED BY A RECORDED UTILITY EASEMENT SHALL NOT BE INCLUDED AS PART OF THE TOTAL LOT AREA. THE LOCATION OF PLANTING TO ACCOUNT FOR PHYSICAL CONDITIONS MAY BE ADJUSTED BY THE ADMINISTRATOR.
15. THE USE OF EXISTING TREES MEETING THE FOLLOWING STANDARDS TO SATISFY THIS REQUIREMENT IS ENCOURAGED. EXISTING LARGE SHADE TREES MEASURING MORE THAN SIX (6) INCHES IN DBH MAY BE COUNTED TOWARDS FULFILLING THIS REQUIREMENT.
16. REQUIRED STREET TREES MAY NOT BE COUNTED TOWARDS THE FULFILLMENT OF THE RESIDENTIAL LANDSCAPING REQUIREMENT. APART FROM REQUIRED STREET TREES, ALL OTHER TREES REQUIRED UNDER THIS CHAPTER SHALL BE PLANTED WITHIN THE PRIVATE LOT.
17. FOUNDATION PLANTINGS CONSISTING OF EVERGREEN SHRUBS SHALL BE INSTALLED ALONG THE ENTIRE FOUNDATION WALL OF THE BUILDING. PLANT INSTALLATION SHALL BE A MINIMUM OF TWO FEET IN HEIGHT AT FOUR-FOOT INTERVALS.



- PLANT LEGEND:**
- CANOPY TREES**
- QAC - QUERCUS ACUTISSIMA
 - UPB - ULMUS PARVIFOLIA 'BOSQUE'
 - PCH - PISTACIA CHINENSIS
 - ZSV - ZELKOVA SERRATA 'VILLAGE GREEN'
 - TDI - TAXODIUM DISTICHUM
- UNDERSTORY TREES**
- ABU - ACER BUERGERANUM
 - LMV - LAGERSTROEMIA INDICA 'DYNAMITE'
 - CKO - CORNUS KOUSA
 - MGL - MAGNOLIA GRANDIFLORA 'LITTLE GEM'
 - APB - ACER PALMATUM 'BLOODGOOD'
- SHRUBS**
- IVB - ILEX VOMITORIA 'BORDEAUX'
 - LPD - LOROPETALUM CHINENSIS 'PURPLE DAYDREAM'
 - ICB - ILEX CORNUTA 'BURFORDII NANA'
- GROUND COVER**
- LMV - LIRIOPE MUSCARI 'VARIEGATA'

a. 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.

By: _____ Date: _____
Town Engineer

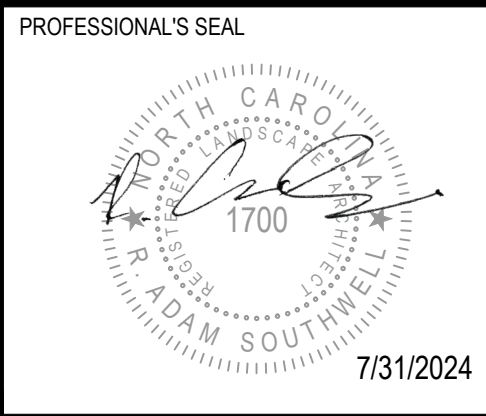
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Administrator

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5	NICDOT	1ST REVIEW COMMENTS	10/30/2023
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7	TOK/NDOT	REVIEW COMMENTS	1/8/2024
8	TOK/NDOT	TOWNHOUSE CHANGE STATUS	7/31/2024

RELEASED FOR CONSTRUCTION

DATE: AUGUST 2, 2022 HORZ SCALE: 1" = 60'
FILE NO. 2018-022 ORIG. SHEET SIZE: 24 x 36



Curry ENGINEERING

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NC LIC. NO. P-0799

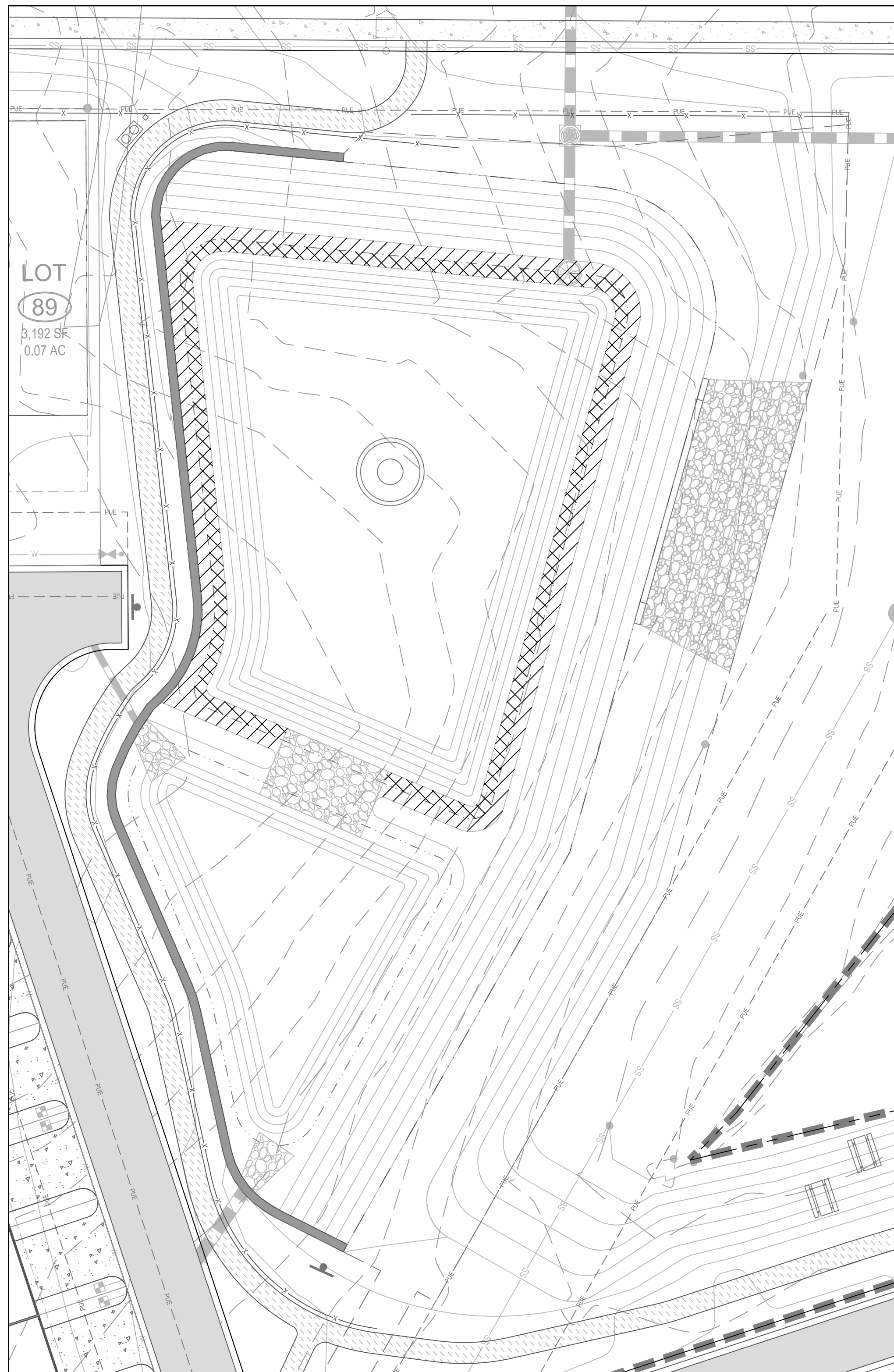
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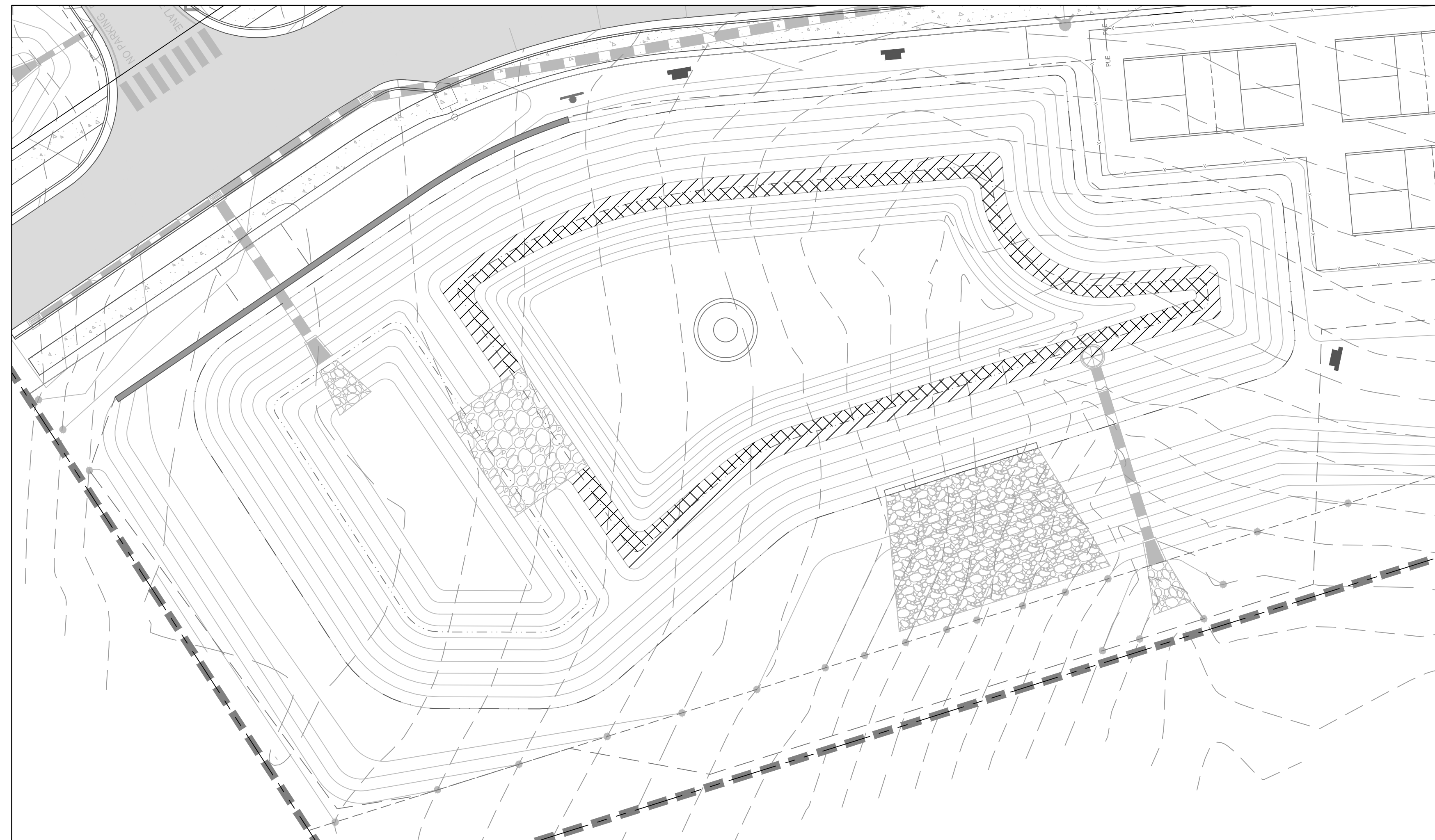
CONSTRUCTION DRAWINGS
MIX DENSITY NEIGHBORHOOD
FORESTVILLE YARD
OVERALL LANDSCAPE PLAN

TOK PROJECT # ZMA-12-20

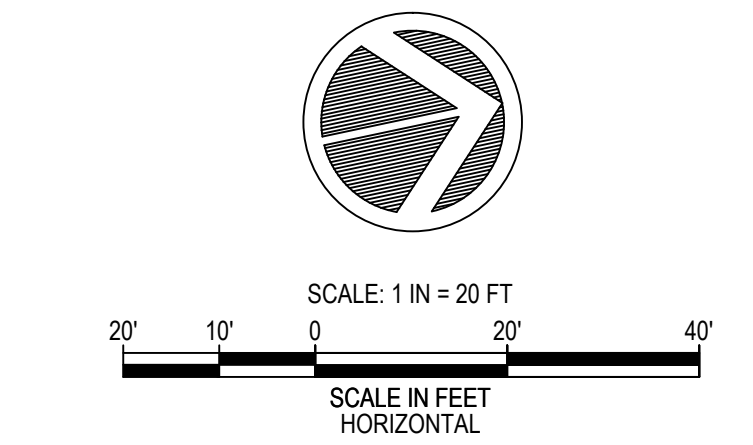
L-1.0



SCM 1: WET POND
SCALE: 1" = 20'



SCM 2: WET POND
SCALE: 1" = 20'



LEGEND:

	SHALLOW LAND VEGETATIVE SHELF
	SHALLOW WATER VEGETATIVE SHELF

SCM LANDSCAPE NOTES:

- 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 OF SHELF AREA.

WET POND - SCM #1						
KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES
SHALLOW LAND = 1283		SF WI 50 HERB. PLANTS/200 SF = 324				
AAM	81	<i>Acorus americanus</i>	Sweetflag	CONT.	4" POT	MIN. 24" O.C. 25% SHARED COVERAGE
AIN	81	<i>Asclepias incarnata</i>	Swamp Milkweed	CONT.	4" POT	MIN. 24" O.C. 25% SHARED COVERAGE
JNE	81	<i>Juncus effusus</i>	Soft Rush	CONT.	4" POT	MIN. 24" O.C. 25% SHARED COVERAGE
EDU	81	<i>Eupatorium dubius</i>	Dwarf Joe Pye Weed	CONT.	4" POT	MIN. 24" O.C. 25% SHARED COVERAGE
SHALLOW WATER 1146		SF WI 50 HERB. PLANTS/200 SF = 288				
SGL	72	<i>Sagittaria latifolia</i>	Broadleaf Arrowhead	CONT.	4" POT	MIN. 24" O.C. 25% SHARED COVERAGE
PNC	72	<i>Pontederia cordata</i>	Pickerswee	CONT.	4" POT	MIN. 24" O.C. 25% SHARED COVERAGE
SAC	72	<i>Saururus cernuus</i>	Lizard's Tail	CONT.	4" POT	MIN. 24" O.C. 25% SHARED COVERAGE
JNB	72	<i>Juncus effusus 'Blue Arrow'</i>	Soft Rush	CONT.	4" POT	MIN. 24" O.C. 25% SHARED COVERAGE
Note: 'Shared coverage' means that the species will be evenly interspersed on their designated shelf across a single 24" OC square grid.						
WET POND - SCM #2						
KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES
SHALLOW LAND = 1349		SF WI 50 HERB. PLANTS/200 SF = 340				
AAM	85	<i>Acorus americanus</i>	Sweetflag	CONT.	4" POT	MIN. 24" O.C. 25% SHARED COVERAGE
AIN	85	<i>Asclepias incarnata</i>	Swamp Milkweed	CONT.	4" POT	MIN. 24" O.C. 25% SHARED COVERAGE
JNE	85	<i>Juncus effusus</i>	Soft Rush	CONT.	4" POT	MIN. 24" O.C. 25% SHARED COVERAGE
EDU	85	<i>Eupatorium dubius</i>	Dwarf Joe Pye Weed	CONT.	4" POT	MIN. 24" O.C. 25% SHARED COVERAGE
SHALLOW WATER 1271		SF WI 50 HERB. PLANTS/200 SF = 320				
SGL	80	<i>Sagittaria latifolia</i>	Broadleaf Arrowhead	CONT.	4" POT	MIN. 24" O.C. 25% SHARED COVERAGE
PNC	80	<i>Pontederia cordata</i>	Pickerswee	CONT.	4" POT	MIN. 24" O.C. 25% SHARED COVERAGE
SAC	80	<i>Saururus cernuus</i>	Lizard's Tail	CONT.	4" POT	MIN. 24" O.C. 25% SHARED COVERAGE
JNB	80	<i>Juncus effusus 'Blue Arrow'</i>	Soft Rush	CONT.	4" POT	MIN. 24" O.C. 25% SHARED COVERAGE
Note: 'Shared coverage' means that the species will be evenly interspersed on their designated shelf across a single 24" OC square grid.						

a. 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.

By: _____ Date: _____
Town Engineer

These plans are approved by the Town of Knightdale and serve as construction plans for this project.

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8	TOK/CCR	TOWNHOUSE CHANGE STATUS	7/31/2024

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

PROFESSIONAL'S SEAL

7/31/2024

CONSULTANT

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CLIENT

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a better life

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CONSTRUCTION DRAWINGS
MIX DENSITY NEIGHBORHOOD
FORESTVILLE YARD
SCM LANDSCAPE PLAN

TOK PROJECT # ZMA-12-20

L-1.2