

# TERRAVITA

KNIGHTDALE, NC

## SKETCH PLAN REVIEW PLAN DRAWINGS FOR A RESIDENTIAL SUBDIVISION

### PROJECT STATISTICS

PROPERTY OWNERS

SITE INVESTMENTS, LLC  
933 OLD KNIGHT RD  
KNIGHTDALE, NC 27545  
(919) 710-0669

12609 RICHMOND, LLC  
4601 SIX FORKS RD, SUITE 400  
RALEIGH, NC 27609  
(919) 625-9681

TABLE OF LAND OWNERS								TABLE C1.1
PIN	OWNER	DEED BOOK	DEED PAGE	DEEDED ACRES	SURVEY ACRES	SITE ADDRESS	ZONING	
1755863977	SITE INVESTMENTS LLC	19147	2336	52.99	53.00	0 BUFFALO RD	RT	
1755787080	12609 RICHMOND LLC	17274	2274	10.00	10.04	0 BUFFALO RD	RT	

ZONING  
RIVER BASIN  
WATERSHED

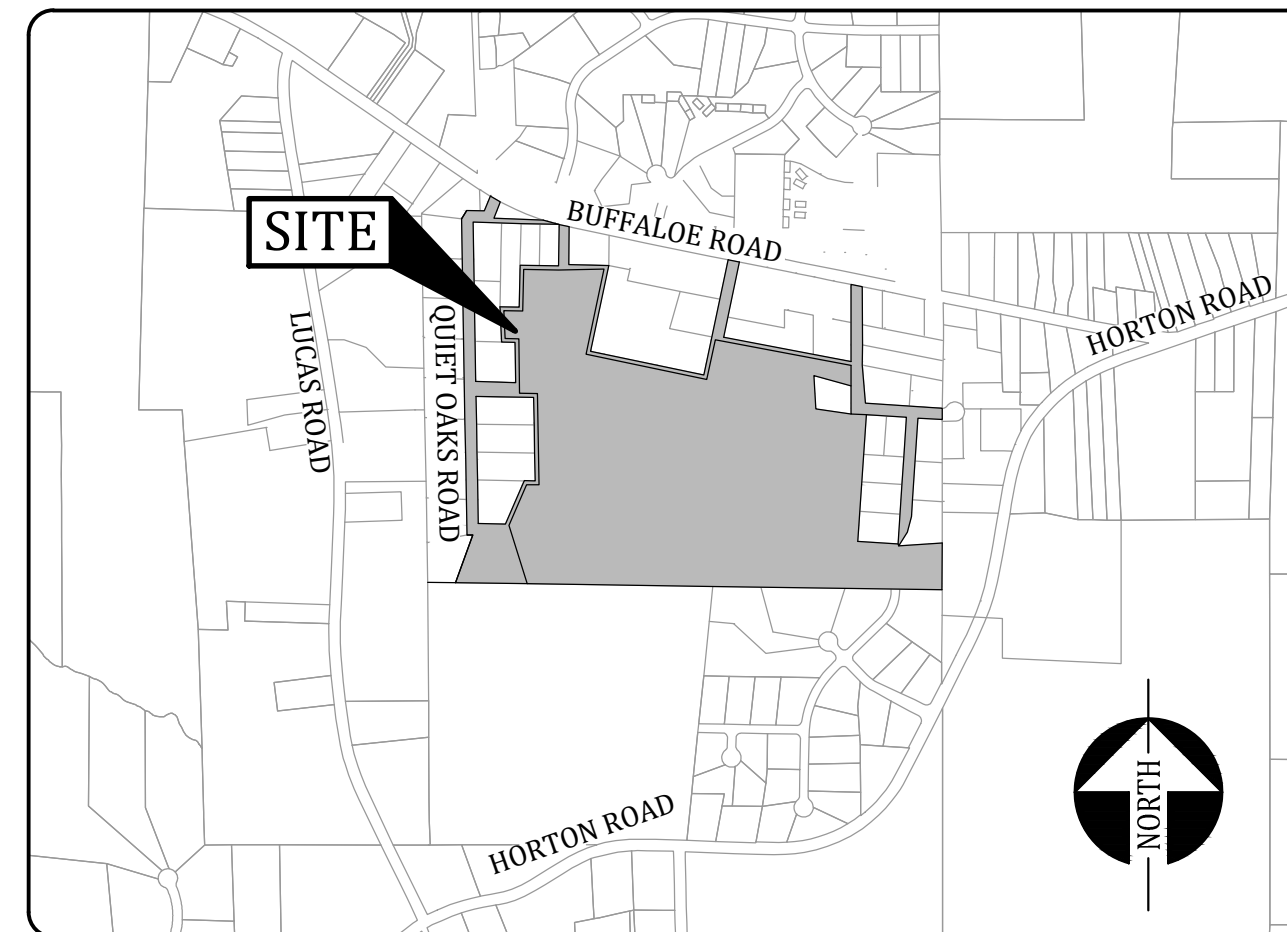
RT  
NEUSE  
LOWER NEUSE RIVER

FEMA FLOOD PANEL AREAS OF OFFSITE IMPROVEMENTS CONTAIN FEMA FLOOD ZONES

3720175500K  
7/19/2022

### AREA CALCULATIONS

GROSS SITE AREA							63.04 AC
AREA IN INTERNAL PUBLIC STREET RIGHT-OF-WAY	19.7%						12.44 AC
AREA IN PUBLIC STREET RIGHT-OF-WAY DEDICATION	0.6%						0.37 AC
AREA IN EXISTING ACCESS EASEMENT	8.0%						5.03 AC
NET SITE AREA							45.20 AC
AREA IN APPROX. 60'X120' SINGLE FAMILY RESIDENTIAL LOTS	7.7%						4.85 AC
AREA IN APPROX. 80'X120' SINGLE FAMILY RESIDENTIAL LOTS	2.5%						1.59 AC
AREA IN APPROX. 30'X140' REAR-LOADED SINGLE FAMILY RESIDENTIAL LOTS	15.1%						9.49 AC
AREA IN APPROX. 35'X140' REAR-LOADED SINGLE FAMILY RESIDENTIAL LOTS	10.0%						6.33 AC
AREA IN REAR-LOADED TOWNHOUSE LOTS	8.9%						5.64 AC
TOTAL AREA IN OPEN SPACE		38.17%					17.25 AC
AREA IN COMMON OPEN SPACE		30.56%					13.81 AC
AREA IN PRIVATE ALLEY EASEMENTS							3.44 AC
TOTAL UNITS PROPOSED				260			4.12 UN/AC
"60" SINGLE FAMILY				27			
"80" SINGLE FAMILY				7			
"30" REAR-LOADED SINGLE FAMILY				91			
"35" REAR-LOADED SINGLE FAMILY				53			
REAR-LOADED TOWNHOUSE				82			



### VICINITY MAP

1" = 500'

### SHEET LIST

SHEET #	SHEET TITLE
C0.00	COVER SHEET
C1.00	OVERALL EXISTING CONDITIONS PLAN
C1.01	EXISTING CONDITIONS PLAN
C1.02	EXISTING CONDITIONS PLAN
C1.03	EXISTING CONDITIONS PLAN
C1.04	EXISTING CONDITIONS PLAN
C2.00	OVERALL PRELIMINARY SITE LAYOUT PLAN
C2.01	PRELIMINARY SITE LAYOUT PLAN
C2.02	PRELIMINARY SITE LAYOUT PLAN
C2.03	PRELIMINARY SITE LAYOUT PLAN
C2.04	PRELIMINARY SITE LAYOUT PLAN
C5.00	PRELIMINARY POST-DEVELOPMENT STORMWATER MANAGEMENT PLAN
C6.00	SAMPLE UNITS

PLANS PREPARED BY:

**PRIEST, CRAVEN & ASSOCIATES, INC.**  
PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS  
3803 - B COMPUTER DRIVE, SUITE 104, RALEIGH, N.C. 27609  
PHONE 919 / 781-0300 FAX 919 / 782-1288  
EMAIL PCA@PRIESTCRAVEN.COM FIRM#: C-0488



### GENERAL NOTES:

- THE CONCEPTUAL PLAN WAS PREPARED BY CHARLES R. WALKER, III, PLA AND ENTITLEMENT PRESERVATION GROUP.
- THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AS DESIGN PROGRESSES.
- BOUNDARY INFORMATION IS TAKEN FROM A SURVEY BY THIS OFFICE.
- SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM A COMBINATION OF DATA FROM A SURVEY PERFORMED BY THIS OFFICE AND WAKE COUNTY GIS INFORMATION.
- PLANEMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM WAKE COUNTY GIS INFORMATION.
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE TOWN OF KNIGHTDALE, NCDOT, AND NCDEQ STANDARDS AND SPECIFICATIONS.
- THERE ARE NO FEMA DESIGNATED FLOOD ZONES LOCATED ON THIS PROPERTY
- EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
- NO NEW BUFFER IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NCDEQ.
- WETLAND AND STREAM BUFFER LOCATIONS ARE SUBJECT TO FIELD VERIFICATION.
- STORMWATER CONTROL MEASURES ARE CONCEPTUAL AND ARE SUBJECT TO FUTURE SIZING CALCULATIONS AND DESIGN.

NOT FOR  
CONSTRUCTION  
FOR REVIEW  
ONLY

CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.

NOTE:  
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF KNIGHTDALE AND/OR NCDOT STANDARDS AND SPECIFICATIONS



VERTICAL DATUM - NAVD88  
HORIZONTAL DATUM - NAD83

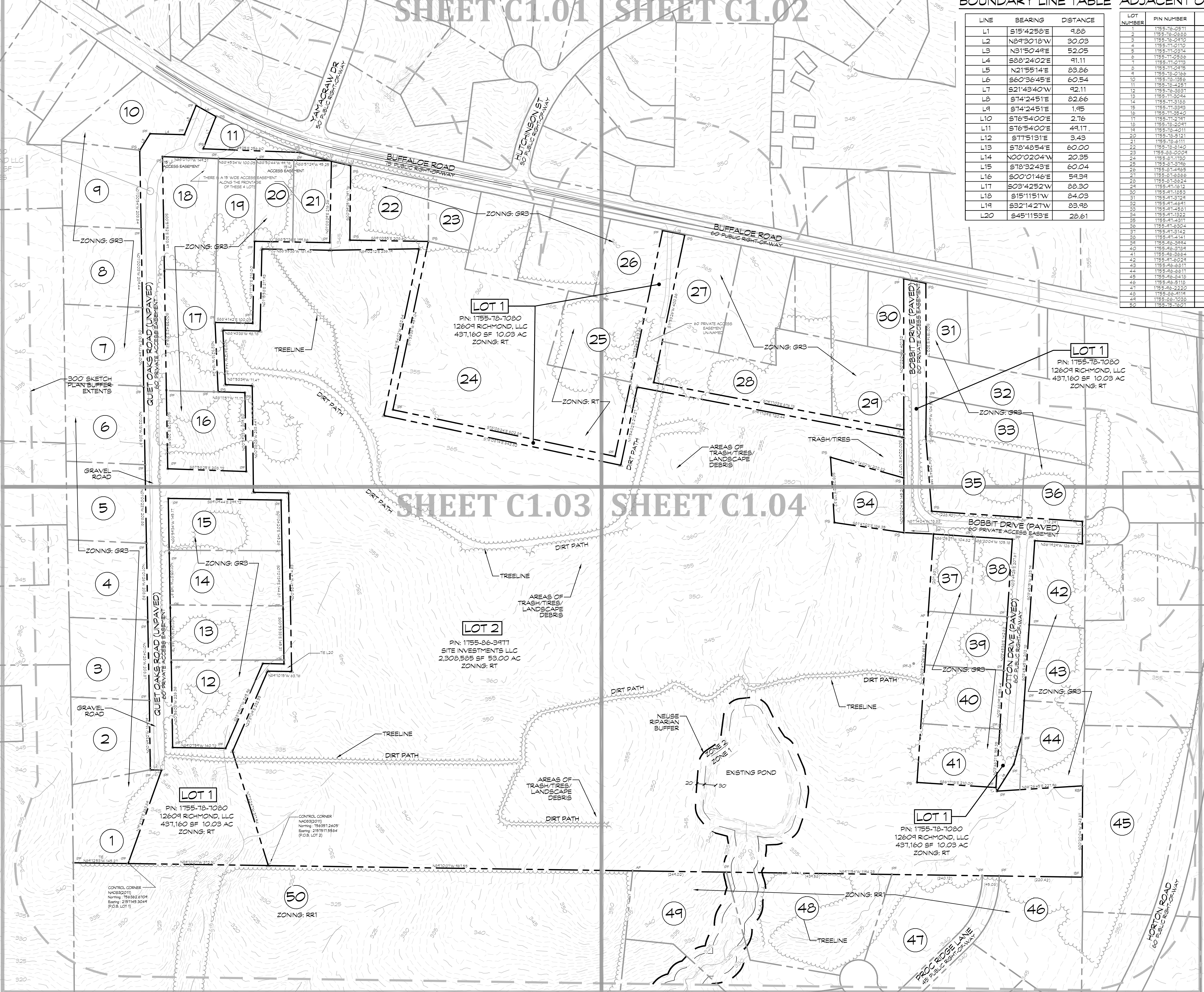
REVISIONS:	SUBMITTAL DATE:	7/21/2023
RELEASED FOR CONSTRUCTION DATE:	NOT RELEASED	

SHEET #

C0.00

LINE	BEARING	DISTANCE
L1	S15°42'50"E	9.80
L2	N0°30'18"W	30.03
L3	N31°50'49"E	52.05
L4	S88°24'02"E	91.11
L5	N21°55'14"E	83.86
L6	S60°36'45"E	60.54
L7	S21°43'40"W	92.11
L8	S74°24'51"E	82.66
L9	S74°24'51"E	1.95
L10	S76°54'00"E	2.76
L11	S76°54'00"E	49.17
L12	S77°51'31"E	3.43
L13	N07°48'54"E	60.00
L14	N00°02'04"W	20.35
L15	S78°32'43"E	60.04
L16	S00°01'46"E	59.94
L17	S03°42'52"W	88.30
L18	S15°11'51"W	84.03
L19	S92°14'21"W	83.48
L20	S45°11'53"E	28.61

LOT NUMBER	PIN NUMBER	OWNER	ADDRESS	DEED BOOK	DEED PAGE
1	1755-78-0571	LOGAN ANNE MAE LOGAN, ERNEST JR	1628 QUIET OAKS RD KNIGHTDALE NC 27545-8312	18195	279
2	1755-78-0583	MANNING DONALD W	2022 SUE ST SE WASHINGTON GA 30226-2418	12584	1743
3	1755-78-0470	EDWARDS PAUL EDWARDS CYNTHIA S	1618 QUIET OAKS RD KNIGHTDALE NC 27545-8312	3644	238
4	1755-77-0170	BROWN THEODORE BROWN DEBRA A	1609 QUIET OAKS RD KNIGHTDALE NC 27545-8312	3993	432
5	1755-77-0174	BROWN THEODORE BROWN DEBRA A	1609 QUIET OAKS RD KNIGHTDALE NC 27545-8312	3993	432
6	1755-77-0236	PERRY HENRY O	HAL O PERRY 4721 WALDEN FOND DR APT D RALEIGH NC 27604-4007	05-E	211
7	1755-77-0739	MOSE MANUEL PISHEL HELENA	501 PROSITY WAY PEBBLION NC 27847-8531	16-11	1057
8	1755-77-0719	MONTAGUE JONATHAN G CASANDRA S	1509 QUIET OAKS RD KNIGHTDALE NC 27545-8310	4292	341
9	1755-78-0166	KAMEL WAFIA KAMEL MEDHAT	8056 REMINGTON HEIGHTS DR RALEIGH NC 27616-4913	14061	1118
10	1755-78-1956	WATSON JOHN WILLIAM WATSON SHIRLEY O	2742 BUFFALO RD KNIGHTDALE NC 27545-8539	11804	261
11	1755-78-0211	BOVENS PATRICIA BOVENS HARRY T	1509 YACHTWAY DR KNIGHTDALE NC 27545-8410	18001	283
12	1755-78-3537	COOCHA JOSE L COOCHA SHIRLEY B	1621 QUIET OAKS RD KNIGHTDALE NC 27545-8313	5011	502
13	1755-77-3544	KING ALPHONSA B	8742 BUFFALO RD KNIGHTDALE NC 27545-8539	3994	280
14	1755-77-3193	FOSTER WILLIAM FOSTER SELMA	6032 LORELA PARK DR WALKER NC 27680-1600	3421	416
15	1755-77-3349	HAWKINS TIGIE J HAWKINS PATRICIA A	1605 QUIET OAKS RD KNIGHTDALE NC 27545-8313	4944	1126
16	1755-77-3542	LEGETTE WILHE MOONEY LEGETTE CASANDRA	1601 QUIET OAKS RD KNIGHTDALE NC 27545-8313	17485	1170
17	1755-77-3267	WATKINS WILLE JEAN DENVERBY BULLY WAYNE	HAL O PERRY 4721 WALDEN FOND DR APT D RALEIGH NC 27604-4007	15-61	211
18	1755-78-2047	WATKINS WILLE JEAN DENVERBY BULLY WAYNE	1605 QUIET OAKS RD KNIGHTDALE NC 27545-8311	15-61	240
19	1755-78-3140	HINTON LULA MAE	8742 BUFFALO RD KNIGHTDALE NC 27545-8539	2024	840
20	1755-78-1121	NAP ANNE DENVERBY MILDRED P	5808 WILSON DR RALEIGH NC 27616-2223	12205	278
21	1755-78-6111	ABD MOHE IMPROVEMENT LLC	6028 PADUCAH DR RALEIGH NC 27610-1176	11703	2238
22	1755-78-3140	JOSE HELEN J	G/O WILCO F DOORE 1409 YANAKRAW DR KNIGHTDALE NC 27545-7472	233	202
23	1755-88-0004	DENVERBY HANBY LE DENVERBY MILDRED P	8203 BUFFALO RD KNIGHTDALE NC 27545-8539	1679	46
24	1755-87-1130	HART ARTHUR L HART SHARON J	8204 BUFFALO RD KNIGHTDALE NC 27545-8539	19420	1768
25	1755-87-3196	PERRY BONNIE JONES	BO BOX 1211 KNIGHTDALE NC 27545-1211	19420	1170
26	1755-87-4489	HART ARTHUR L HART SHARON J	8204 BUFFALO RD KNIGHTDALE NC 27545-8539	12231	186
27	1755-87-6366	WINSTON SHAMAE D	3019 ROSBURG RD ZEBULON NC 27847-1706	17943	2634
28	1755-87-6624	CARPENTER CHARLIE W	8204 BUFFALO RD KNIGHTDALE NC 27545-8539	11505	1262
29	1755-87-1812	MCQUEEN DANIEL W	1529 BOBBIT DR KNIGHTDALE NC 27545-8314	101-E	44
30	1755-87-1859	PERRY BONNIE J	BO BOX 1211 KNIGHTDALE NC 27545-1211	16-1	600-E
31	1755-87-3124	ROBT NC PROPERTIES LLC	3187 SUNCREST VILLAGE LN RALEIGH NC 27616-3262	19274	467
32	1755-87-4481	HARRIS LUIS B	1509 BOBBIT DR KNIGHTDALE NC 27545-8314	09-E	44
33	1755-87-4581	PERRELL CHARLES E PERRELL DOROTHY	1504 BOBBIT DR KNIGHTDALE NC 27545-8305	2011	132
34	1755-87-1322	MICHELL GWENDOLYN	1509 BOBBIT DR KNIGHTDALE NC 27545-8304	10-E	3263
35	1755-87-4317	HARRIS LUIS B	1509 BOBBIT DR KNIGHTDALE NC 27545-8314	09-E	44
36	1755-87-6304	BOBBITT GLADYS JONES	2313 HORTON RD KNIGHTDALE NC 27545-8342	19-E	4333
37	1755-87-3142	ARRINGTON CHARLENE SMITH	5100 N HILLS DR RALEIGH NC 27612-4016	12302	486
38	1755-87-4141	BOBBITT CHARLENE SMITH	2313 HORTON RD KNIGHTDALE NC 27545-8312	19-E	4333
39	1755-86-8844	BOBBITT DOUGLAS WAYNE BOBBITT ANN J	1608 COTTON DR KNIGHTDALE NC 27545-8600	15334	324
40	1755-86-9128	MACE SERGIO QUINCY CRIVIANTE HARRIS A	9729 WOOD PL KNIGHTDALE NC 27545-7474	18160	161
41	1755-86-9694	MACE SERGIO QUINCY CRIVIANTE HARRIS A	9729 WOOD PL KNIGHTDALE NC 27545-7474	18160	161
42	1755-87-6024	KING MARY FRANCES HERB	AARON DUNN JR 1601 COTTON DR KNIGHTDALE NC 27545-8680	11-E	3261
43	1755-86-6811	BARNES JAMES R BARNES JANET D	1604 COTTON DR KNIGHTDALE NC 27545-8600	2225	525
44	1755-86-6917	RUBIO LUCO SOLO CARRASCO HERAS NOBLEA	1601 COTTON DR KNIGHTDALE NC 27545-8600	15334	TT
45	1755-86-6418	ORTLAND JOHN W DEBENT ANSIELA	2204 HORTON RD KNIGHTDALE NC 27545-8584	8471	1251
46	1755-86-9116	ARRINGTON WARREN JR	1707 PROOC RIDGE LN KNIGHTDALE NC 27545-7916	14500	1053
47	1755-86-2220	WARNER MATHEW A WARNER TRACY LANE	1707 PROOC RIDGE LN KNIGHTDALE NC 27545-7916	15032	824
48	1755-86-8118	RUSCO JOSEPH L RUSCO MICHELLE W	9001 HORTON HILL DR KNIGHTDALE NC 27545-8185	12416	1804
49	1755-86-1030	WILLIAMS WANNY	4644 WINTERWOOD DR RALEIGH NC 27613-6417	18040	2153
50	1755-78-1607	PERENT PARRIS LLC	3111 151 AVE KNIGHTDALE NC 27545-8504	12019	3247



**SURVEY LINETYPES**

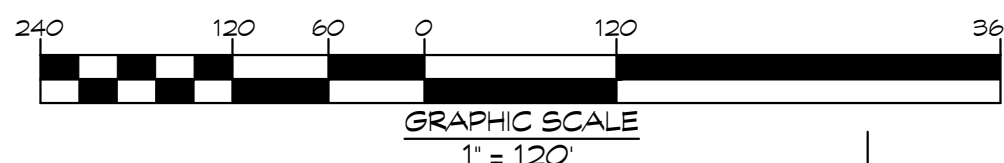
—	PROPERTY LINE	—	UPL	—	UNDERGROUND POWER
- - -	P/L NOT SURVEYED	—	XFO	—	FIBER OPTIC/COMMUNICATION
- · - · -	EASEMENT	—	TS	—	TRAFFIC SIGNAL
- · - · -	ADJOINER	—	XWL	—	WATERLINE
- x - x -	FENCE LINE	—	UT	—	UNDERGROUND TELEPHONE
- x s s -	SANITARY SEWER	—		—	100 YR FLOODPLAIN
- x s t -	STORM SEWER	—	o o o o	—	GUARD RAIL

**SURVEY SYMBOL LEGEND**

□	AC UNIT	GW	GUY WIRE	WL	WATER LINE
BFV	BACK FLOW VALVE	IV	IRRIGATION VALVE	HB	WATER LINE HOTBOX
o	BOLLARD	☆	LIGHT POLE	⊗	WATER LINE MANHOLE
□	CABLE PEDESTAL	○	OVERHEAD	⊗	WATER METER
CV	CABLE VAULT	OE	OVERHEAD ELECTRIC	⊗	WATER VALVE
□	CATCH BASIN	RCP	REINFORCED CONCRETE DRAINAGE PIPE	W	WELL
□	CLEAN OUT	⊗	SEWER MANHOLE	□	YARD INLET
CB	COMMUNICATION BOX	⊗	STORM MANHOLE	□	PROPERTY CORNERS
□	CURB INLET	⊗	STORM JUNCTION BOX	■	CONC MONUMENT SET
□	ELECTRIC BOX	⊗	SWAMP	■	CONC MONUMENT FOUND
EV	ELECTRICAL VAULT	⊗	TELEPHONE PEDESTAL	●	PROP CORNER FOUND
⊗	FIRE HYDRANT	⊗	TELEPHONE MANHOLE	▲	COMPUTED POINT
FL	FENCE LINE	⊗	TEMPORARY BENCHMARK	⊗	CONTROL CORNER
FO	FIBER OPTIC	⊗	TREE	○	IRON PIPE SET
FOV	FIBER OPTIC VAULT	⊗	FLARED END SECTION	⊗	IRON PIPE FOUND
⊗	GAS	UP	UNDERGROUND POWER	⊗	HATCH LEGEND
⊗	GAS VALVE	UT	UNDERGROUND TELEPHONE	⊗	TRASH/DEBRIS
⊗	GRATED INLET	⊗	UTILITY POLE	⊗	EXISTING RRPAP

**GENERAL NOTES:**

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**SURVEY LINETYPES**

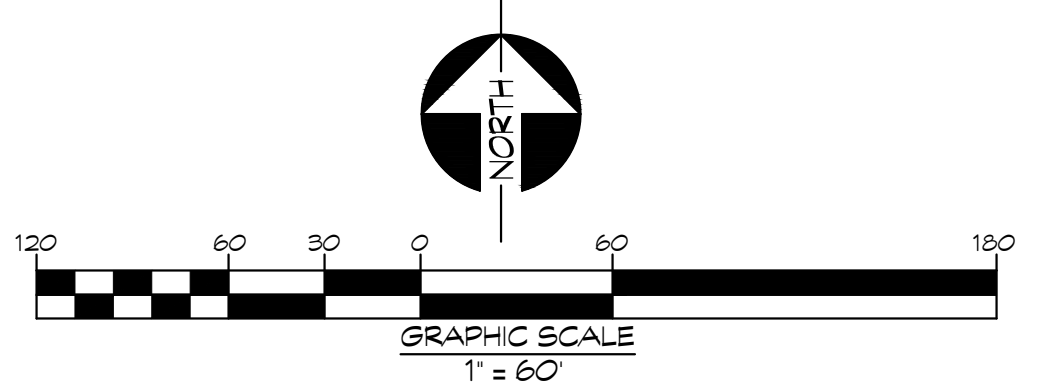
---	PROPERTY LINE
- - -	P/L NOT SURVEYED
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-xss-	SANITARY SEWER
-xst-	STORM SEWER
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CB COMMUNICATION BOX	SM STORM MANHOLE	<b>PROPERTY CORNERS</b>
CI CURB INLET	JB STORM JUNCTION BOX	■ CONC MONUMENT SET
EB ELECTRICAL BOX	SW SWAMP	■ CONC MONUMENT FOUND
EV ELECTRICAL VAULT	TP TELEPHONE PEDESTAL	● PROP CORNER FOUND
FD FIRE HYDRANT	TM TELEPHONE MANHOLE	△ COMPUTED POINT
FL FENCE LINE	TB TEMPORARY BENCHMARK	⊙ CONTROL CORNER
FO FIBER OPTIC	TREE	○ IRON PIPE SET
FOV FIBER OPTIC VAULT	UE UNDERGROUND ELECTRIC	IPF IRON PIPE FOUND
FLS FLARED END SECTION	UP UNDERGROUND POWER	<b>HATCH LEGEND</b>
G GAS	UT UNDERGROUND TELEPHONE	▨ TRASH/DEBRIS
GV GAS VALVE	UP UTILITY POLE	▨ EXISTING RIPRAP
GI GRATED INLET		

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MATCHLINE - SEE SHEET C1.03

<b>TERRAVITA</b>	SCALE: 1"=60' DATE: JULY 21, 2023 PROJECT NUMBER: 2016-012.004 CLIENT: SITE INVESTMENTS, LLC PLAN TYPE: SKETCH PLAN REVIEW	<b>EXISTING CONDITIONS PLAN</b>	<b>PRIEST, CRAVEN &amp; ASSOCIATES, INC.</b> LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS <small>3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488</small>	SHEET # <b>C1.01</b>
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TOWN OF KNIGHTDALE NORTH CAROLINA  
 FLAND PROJECTS\2023-002-001 TERRAVITA - KNIGHTDALE\DRAWINGS\SHR\SKETCH PLAN\_C1.00-EXISTING CONDITIONS.DWG - JUL 21, 2023 - R01.AUT



**LOT 1**

PIN: 1755-78-7080  
 12609 RICHMOND, LLC  
 437,160 SF 10.03 AC  
 ZONING: RT

**SURVEY LINETYPES**

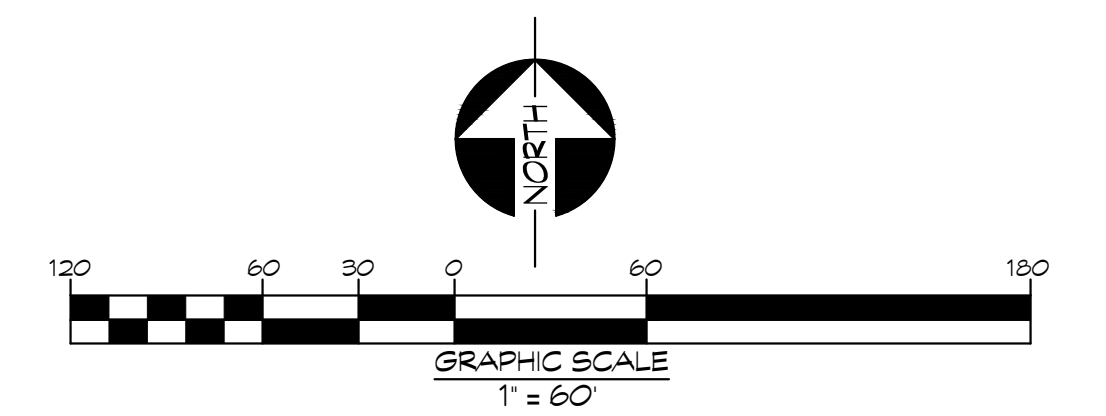
—	PROPERTY LINE
- - -	P/L NOT SURVEYED
- · - · -	EASEMENT
- · - · - · -	ADJOINER
- x - x -	FENCE LINE
- x s s -	SANITARY SEWER
- x s t -	STORM SEWER
- u p l -	UNDERGROUND POWER
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⊠ CURB INLET	⊙ STORM JUNCTION BOX	■ CONC MONUMENT SET
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∇ FLARED END SECTION	UP UNDERGROUND POWER	<b>HATCH LEGEND</b>
g GAS	UT UNDERGROUND TELEPHONE	▨ TRASH/DEBRIS
⊗ GAS VALVE	⊙ UTILITY POLE	▨ EXISTING RIPRAP
⊠ GRATED INLET		

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**NOT FOR CONSTRUCTION FOR REVIEW ONLY**

**TERRAVITA**

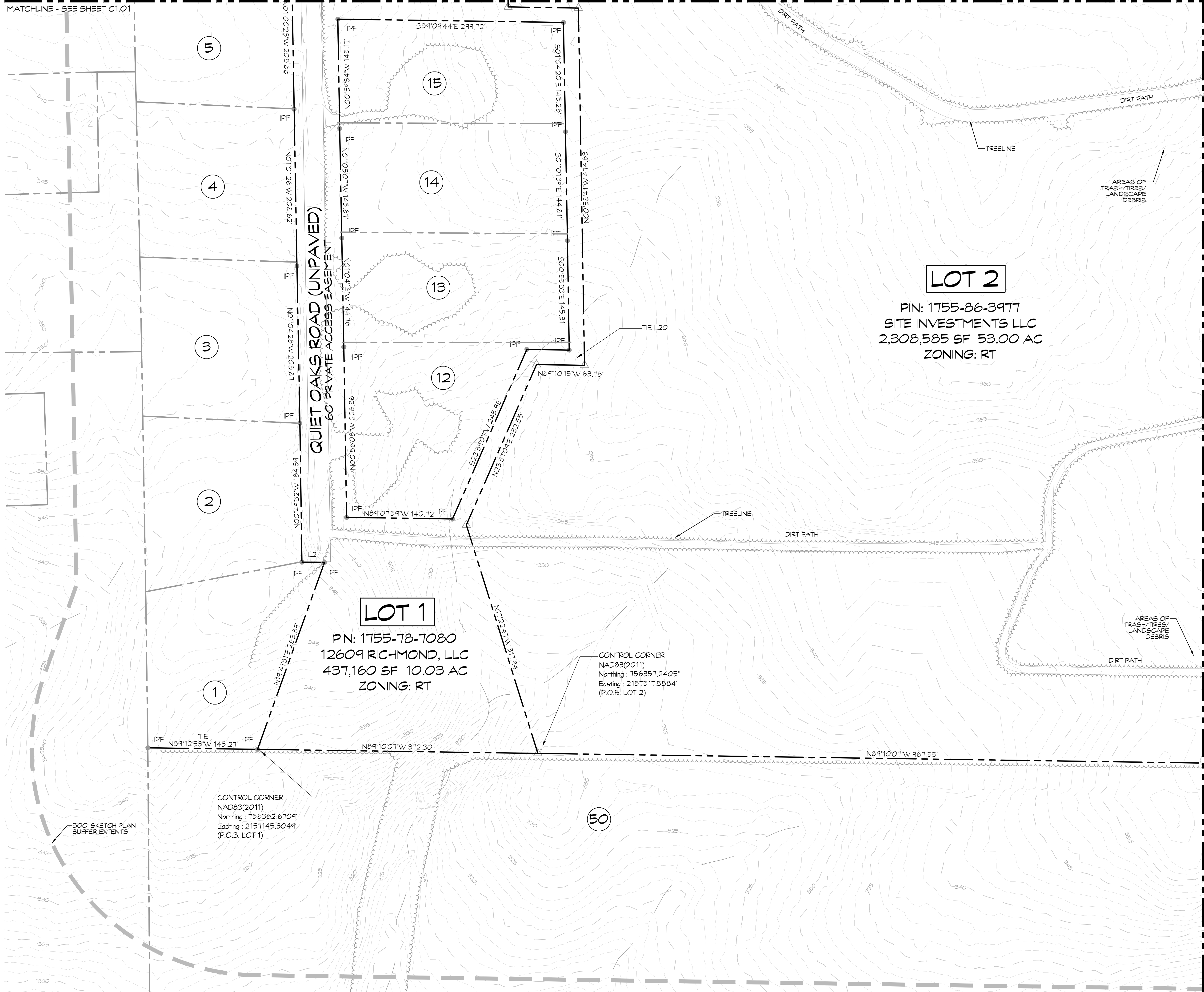
SCALE:	1"=60'
DATE:	JULY 21, 2023
PROJECT NUMBER:	2016-012.004
CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	SKETCH PLAN REVIEW

**EXISTING CONDITIONS PLAN**

**PRIEST, CRAVEN & ASSOCIATES, INC.**  
 LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS

SHEET #  
C1.02

MATCHLINE - SEE SHEET C1.01



**SURVEY LINETYPES**

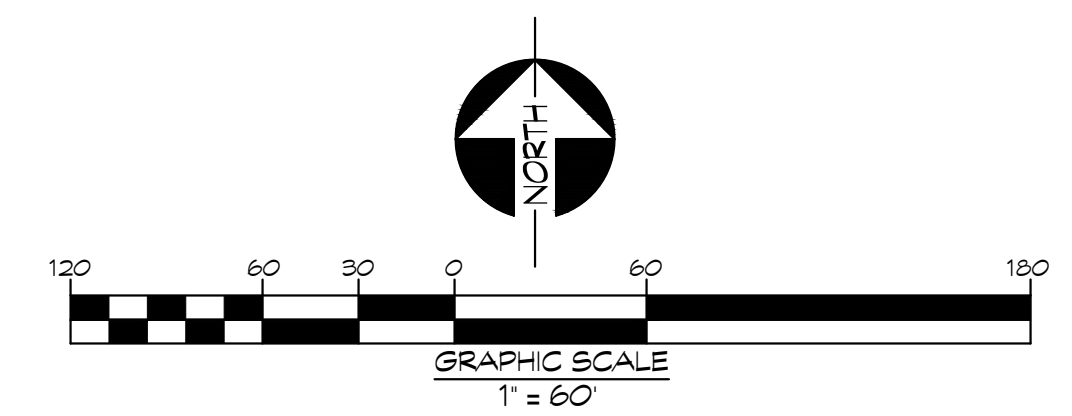
---	PROPERTY LINE
- - - -	P/L NOT SURVEYED
---	EASEMENT
---	ADJOINER
-x-x-	FENCE LINE
-x-x-	SANITARY SEWER
-x-x-	STORM SEWER
-x-x-	UNDERGROUND POWER
-x-x-	FIBER OPTIC/COMMUNICATION
-x-x-	TRAFFIC SIGNAL
-x-x-	WATERLINE
-x-x-	UNDERGROUND TELEPHONE
-  -  -	100 YR FLOODPLAIN
-o-o-o-	GUARD RAIL

**SURVEY SYMBOL LEGEND**

AC UNIT	GUY WIRE	WATER LINE
BACK FLOW VALVE	IRRIGATION VALVE	WATER LINE HOTBOX
BOLLARD	LIGHT POLE	WATER LINE MANHOLE
CABLE PEDESTAL	OVERHANG	WATER METER
CABLE VAULT	OVERHEAD ELECTRIC	WATER VALVE
CATCH BASIN	REINFORCED CONCRETE DRAINAGE PIPE	WELL
CLEAN OUT	SEWER MANHOLE	YARD INLET
COMMUNICATION BOX	STORM MANHOLE	<b>PROPERTY CORNERS</b>
CURB INLET	STORM JUNCTION BOX	CONC MONUMENT SET
ELECTRIC BOX	SWAMP	CONC MONUMENT FOUND
ELECTRICAL VAULT	TELEPHONE PEDESTAL	PROP CORNER FOUND
FIRE HYDRANT	TELEPHONE MANHOLE	COMPUTED POINT
FENCE LINE	TEMPORARY BENCHMARK	CONTROL CORNER
FIBER OPTIC	TREE	IRON PIPE SET
FIBER OPTIC VAULT	UNDERGROUND ELECTRIC	IRON PIPE FOUND
FLARED END SECTION	UNDERGROUND POWER	<b>HATCH LEGEND</b>
GAS	UNDERGROUND TELEPHONE	TRASH/DEBRIS
GAS VALVE	UTILITY POLE	EXISTING RIPRAP
GRATED INLET		

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**TERRAVITA**

TOWN OF KNIGHTDALE NORTH CAROLINA

SCALE:	1"=60'
DATE:	JULY 21, 2023
PROJECT NUMBER:	2016-012.004
CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	SKETCH PLAN REVIEW

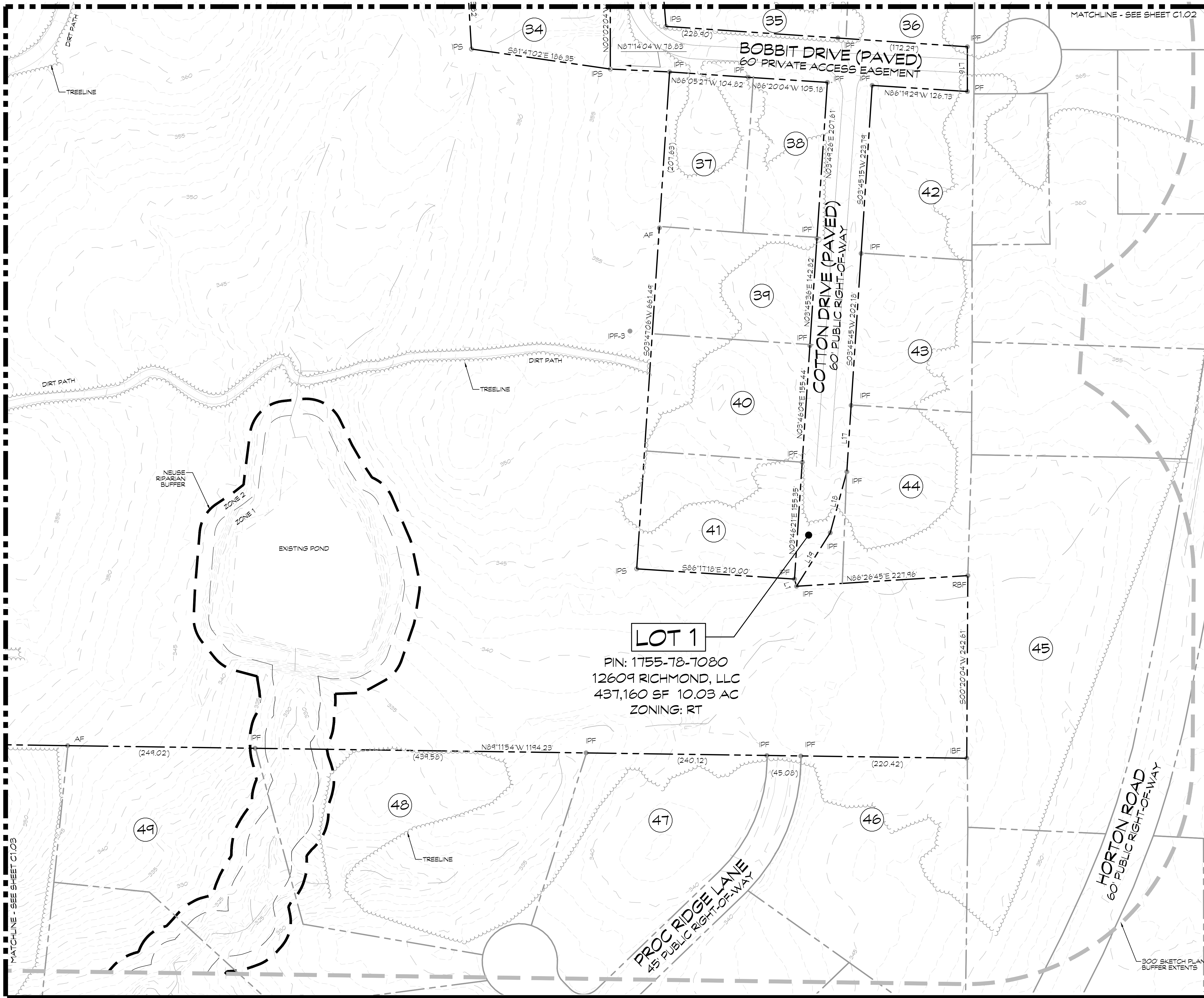
**EXISTING CONDITIONS PLAN**

RELEASED FOR CONSTRUCTION DATE: (SEE COVER)  NO DYES

**PRIEST, CRAVEN & ASSOCIATES, INC.**  
LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS

SHEET #  
C1.03

F:\LAND PROJECTS\2023-2025\01 TERRAVITA - KNIGHTDALE\DRAWINGS\SHR\SKETCH PLAN\_C1.00-EXISTING CONDITIONS.DWG - JULY 21, 2023 - R01.AUT



**LOT 1**  
 PIN: 1755-78-7080  
 12609 RICHMOND, LLC  
 437,160 SF 10.03 AC  
 ZONING: RT

**SURVEY LINETYPES**

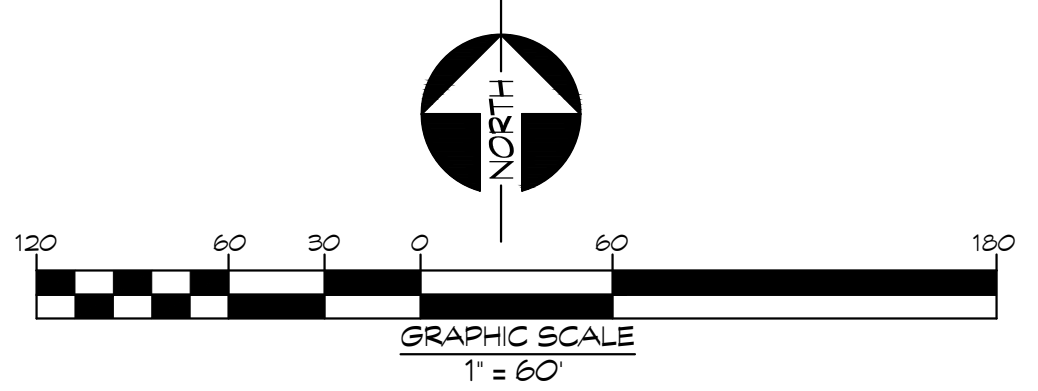
---	PROPERTY LINE
- - -	P/L NOT SURVEYED
---	EASEMENT
- - -	ADJOINER
x - x	FENCE LINE
- x -	SANITARY SEWER
- x -	STORM SEWER
- x -	UNDERGROUND POWER
- x -	FIBER OPTIC/COMMUNICATION
- x -	TRAFFIC SIGNAL
- x -	WATERLINE
- x -	UNDERGROUND TELEPHONE
- - -	100 YR FLOODPLAIN
- - -	GUARD RAIL

**SURVEY SYMBOL LEGEND**

□	AC UNIT	GN	GUY WIRE	WL	WATER LINE
BFV	BACK FLOW VALVE	IV	IRRIGATION VALVE	HB	WATER LINE HOTBOX
○	BOLLARD	☆	LIGHT POLE	⊗	WATER LINE MANHOLE
□	CABLE PEDESTAL	OH	OVERHANG	⊕	WATER METER
CV	CABLE VAULT	OE	OVERHEAD ELECTRIC	⊗	WATER VALVE
■	CATCH BASIN	RCP	REINFORCED CONCRETE DRAINAGE PIPE	W	WELL
□	CLEAN OUT			□	YARD INLET
CB	COMMUNICATION BOX	⊙	SEWER MANHOLE	<b>PROPERTY CORNERS</b>	
□	CURB INLET	⊙	STORM MANHOLE	■	CONC MONUMENT SET
EB	ELECTRIC BOX	JB	STORM JUNCTION BOX	■	CONC MONUMENT FOUND
EV	ELECTRICAL VAULT	SW	SWAMP	●	PROP CORNER FOUND
FH	FIRE HYDRANT	TP	TELEPHONE PEDESTAL	△	COMPUTED POINT
FL	FENCE LINE	TM	TELEPHONE MANHOLE	⊙	CONTROL CORNER
FO	FIBER OPTIC	TBM	TEMPORARY BENCHMARK	○	IRON PIPE SET
FOV	FIBER OPTIC VAULT	T	TREE	IPF	IRON PIPE FOUND
FE	FLARED END SECTION	UE	UNDERGROUND ELECTRIC	IPF	IRON PIPE FOUND
G	GAS	UP	UNDERGROUND POWER	<b>HATCH LEGEND</b>	
GV	GAS VALVE	UT	UNDERGROUND TELEPHONE	▨	TRASH/DEBRIS
GI	GRATED INLET	U	UTILITY POLE	▨	EXISTING RIPRAP

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**TERRAVITA**

SCALE:	1"=60'
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CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	SKETCH PLAN REVIEW

**EXISTING CONDITIONS PLAN**

**PRIEST, CRAVEN & ASSOCIATES, INC.**  
 LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS

SHEET #  
C1.04

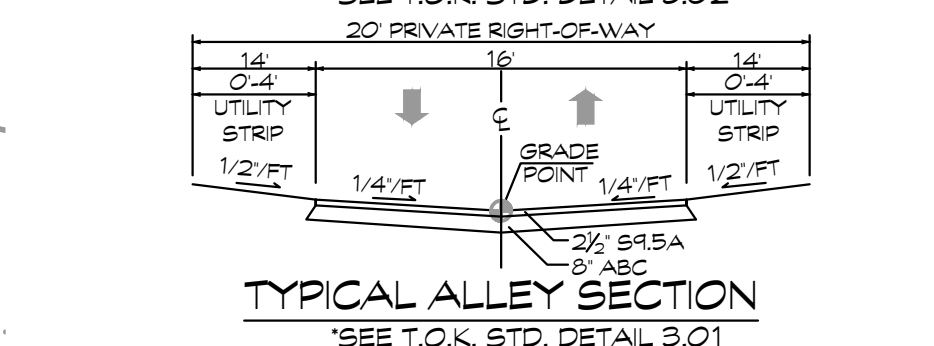
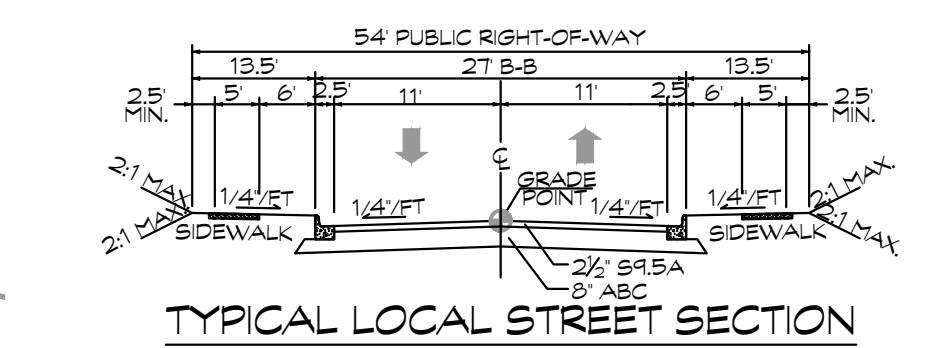
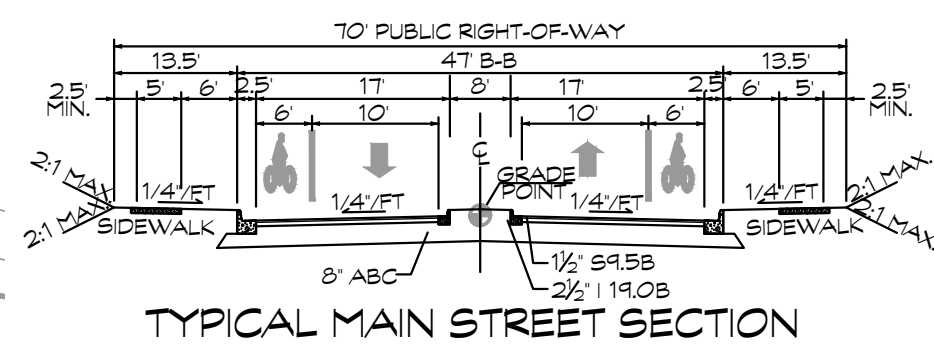
SHEET C2.01 SHEET C2.02

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LOT AREA CALCULATIONS

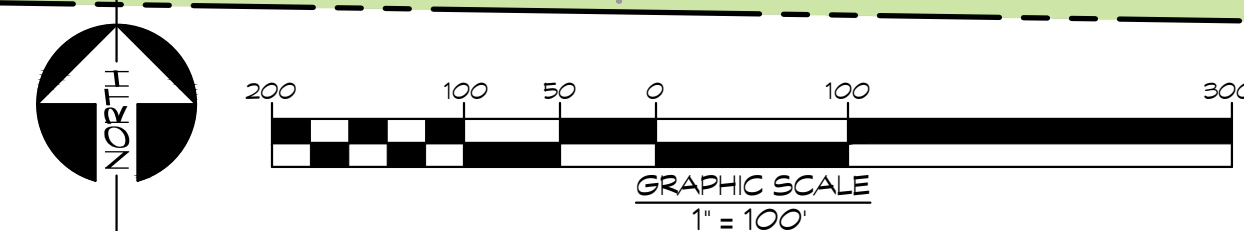
GROSS SITE AREA	69.04 AC
AREA IN INTERNAL PUBLIC STREET RIGHT-OF-WAY	12.44 AC
AREA IN PUBLIC STREET RIGHT-OF-WAY DEDICATION	0.37 AC
AREA IN EXISTING ACCESS EASEMENT	5.03 AC
NET SITE AREA	45.20 AC
AREA IN 60X120 SINGLE FAMILY RESIDENTIAL LOTS	4.85 AC
AREA IN 80X120 SINGLE FAMILY RESIDENTIAL LOTS	1.59 AC
AREA IN 30X140 REAR-LOADED SINGLE FAMILY RESIDENTIAL LOTS	9.49 AC
AREA IN 35X140 REAR-LOADED SINGLE FAMILY RESIDENTIAL LOTS	6.33 AC
AREA IN REAR-LOADED TOWNHOUSE LOTS	5.64 AC
TOTAL AREA IN OPEN SPACE	38.17%
AREA IN COMMON OPEN SPACE	30.56%
AREA IN PRIVATE ALLEY EASEMENTS	13.81 AC
TOTAL UNITS PROPOSED	260
60X120 SINGLE FAMILY	27
80X120 SINGLE FAMILY	7
30X140 REAR-LOADED SINGLE FAMILY	91
35X140 REAR-LOADED SINGLE FAMILY	53
REAR-LOADED TOWNHOUSE	82



LOT #	(AC)	(SF)	LOT #	(AC)	(SF)	LOT #	(AC)	(SF)	LOT #	(AC)	(SF)
1	0.15	6,475	66	0.10	4,200	131	0.11	4,900	196	0.08	3,480
2	0.19	8,605	67	0.10	4,200	132	0.11	4,900	197	0.08	3,480
3	0.18	7,661	68	0.10	4,200	133	0.11	4,900	198	0.08	3,480
4	0.19	8,739	69	0.10	4,200	134	0.11	4,900	199	0.08	3,480
5	0.04	3,900	70	0.10	4,200	135	0.11	4,900	200	0.08	3,480
6	0.04	3,900	71	0.13	5,816	136	0.11	4,900	201	0.08	3,480
7	0.04	3,900	72	0.11	4,906	137	0.11	4,900	202	0.04	3,985
8	0.04	3,900	73	0.10	4,200	138	0.12	5,204	203	0.08	3,671
9	0.04	3,900	74	0.10	4,200	139	0.12	5,390	204	0.08	3,640
10	0.04	3,900	75	0.10	4,200	140	0.12	5,384	205	0.08	3,640
11	0.04	3,900	76	0.10	4,200	141	0.12	5,384	206	0.08	3,640
12	0.13	5,715	77	0.10	4,200	142	0.12	5,383	207	0.08	3,480
13	0.10	4,453	78	0.10	4,200	143	0.14	5,940	208	0.08	3,480
14	0.10	4,432	79	0.10	4,200	144	0.14	6,155	209	0.08	3,640
15	0.10	4,413	80	0.10	4,200	145	0.07	3,091	210	0.08	3,640
16	0.10	4,384	81	0.15	6,370	146	0.08	2,447	211	0.08	3,640
17	0.11	4,969	82	0.12	5,381	147	0.08	2,932	212	0.08	3,640
18	0.11	4,905	83	0.10	4,200	148	0.08	2,614	213	0.08	3,480
19	0.10	4,300	84	0.10	4,200	149	0.08	3,922	214	0.08	3,480
20	0.10	4,281	85	0.10	4,200	150	0.08	3,926	215	0.08	3,640
21	0.10	4,262	86	0.10	4,200	151	0.08	2,663	216	0.08	3,640
22	0.19	8,745	87	0.10	4,200	152	0.08	2,653	217	0.08	3,640
23	0.14	6,065	88	0.10	4,200	153	0.08	3,471	218	0.08	3,640
24	0.11	4,993	89	0.10	4,200	154	0.08	3,471	219	0.08	3,480
25	0.11	5,000	90	0.13	5,845	155	0.08	2,640	220	0.08	3,480
26	0.11	5,000	91	0.13	5,816	156	0.08	2,640	221	0.08	3,640
27	0.11	5,000	92	0.10	4,200	157	0.08	2,640	222	0.08	3,640
28	0.11	4,900	93	0.10	4,200	158	0.08	2,640	223	0.08	3,480
29	0.11	4,900	94	0.10	4,200	159	0.08	3,480	224	0.08	3,482
30	0.11	4,900	95	0.10	4,200	160	0.08	3,480	225	0.08	2,640
31	0.11	4,900	96	0.10	4,200	161	0.08	2,640	226	0.08	3,481
32	0.11	4,900	97	0.10	4,198	162	0.08	2,640	227	0.22	9,600
33	0.11	4,900	98	0.13	5,744	163	0.08	2,640	228	0.25	10,724
34	0.11	4,900	99	0.12	5,183	164	0.08	2,640	229	0.24	10,607
35	0.11	4,900	100	0.10	4,205	165	0.08	3,507	230	0.22	9,600
36	0.11	4,900	101	0.10	4,200	166	0.08	3,497	231	0.22	9,600
37	0.11	4,900	102	0.10	4,200	167	0.08	2,650	232	0.22	9,600
38	0.11	4,900	103	0.10	4,200	168	0.08	2,642	233	0.22	9,600
39	0.11	4,900	104	0.10	4,200	169	0.08	2,639	234	0.20	8,872
40	0.11	4,900	105	0.10	4,200	170	0.08	2,624	235	0.17	7,200
41	0.11	4,900	106	0.10	4,200	171	0.08	3,448	236	0.17	7,200
42	0.11	4,900	107	0.11	4,954	172	0.08	3,501	237	0.17	7,200
43	0.11	4,900	108	0.14	6,275	173	0.08	2,737	238	0.17	7,200
44	0.15	6,736	109	0.10	4,200	174	0.07	2,845	239	0.17	7,200
45	0.10	4,572	110	0.10	4,200	175	0.07	2,984	240	0.17	7,200
46	0.10	4,544	111	0.10	4,200	176	0.07	3,164	241	0.17	7,200
47	0.10	4,516	112	0.10	4,200	177	0.10	4,454	242	0.17	7,200
48	0.10	4,488	113	0.10	4,200	178	0.08	3,534	243	0.17	7,200
49	0.10	4,460	114	0.10	4,200	179	0.08	2,668	244	0.17	7,200
50	0.10	4,431	115	0.14	6,153	180	0.08	2,643	245	0.17	7,200
51	0.10	4,403	116	0.10	4,352	181	0.08	3,447	246	0.17	7,200
52	0.10	4,375	117	0.11	4,844	182	0.08	3,480	247	0.22	9,511
53	0.10	4,347	118	0.11	4,900	183	0.08	2,640	248	0.17	7,200
54	0.15	6,332	119	0.11	4,900	184	0.08	2,640	249	0.17	7,200
55	0.12	5,014	120	0.14	6,214	185	0.08	3,478	250	0.24	10,268
56	0.10	4,224	121	0.15	6,494	186	0.08	3,478	251	0.21	9,304
57	0.10	4,196	122	0.12	5,320	187	0.08	2,640	252	0.17	7,200
58	0.10	4,168	123	0.12	5,320	188	0.08	2,640	253	0.17	7,200
59	0.10	4,140	124	0.12	5,320	189	0.08	2,640	254	0.22	9,466
60	0.04	4,112	125	0.12	5,317	190	0.08	3,480	255	0.20	8,845
61	0.04	4,083	126	0.12	5,221	191	0.08	3,480	256	0.17	7,200
62	0.04	4,055	127	0.13	5,779	192	0.08	2,640	257	0.17	7,200
63	0.11	4,824	128	0.11	4,736	193	0.08	2,640	258	0.17	7,477
64	0.14	5,950	129	0.11	4,900	194	0.08	2,640	259	0.21	8,958
65	0.10	4,200	130	0.11	4,900	195	0.08	3,480	260	0.20	8,876

- GENERAL NOTES:**
- THE CONCEPTUAL PLAN WAS PREPARED BY CHARLES R. WALKER, III, PLA AND ENTITLEMENT PRESERVATION GROUP.
  - THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AS DESIGN PROGRESSES.
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SHEET C2.03 SHEET C2.04

TERRAVITA

SCALE:	1"=100'
DATE:	JULY 21, 2023
PROJECT NUMBER:	2016-012.004
CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	SKETCH PLAN REVIEW

OVERALL PRELIMINARY SITE LAYOUT PLAN

PRIEST, CRAVEN & ASSOCIATES, INC.  
LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS

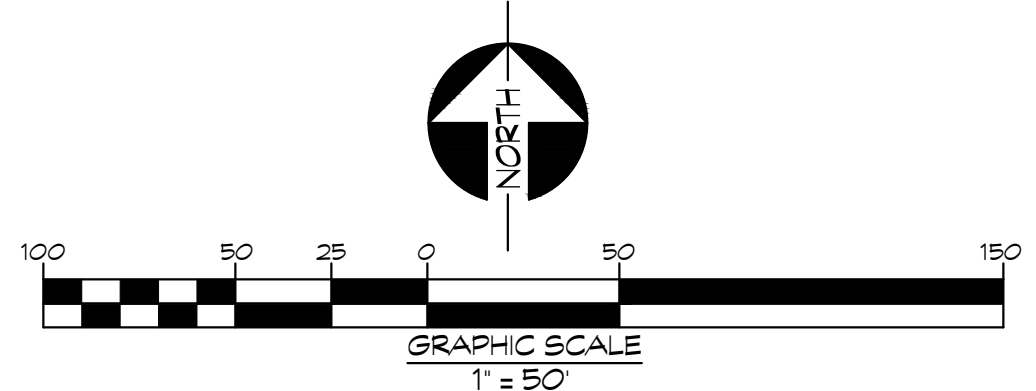
SHEET # C2.00



**HATCH LEGEND:**

[Grey Hatch]	INTERNAL PUBLIC STREET RIGHT-OF-WAY
[Light Grey Hatch]	PUBLIC STREET RIGHT-OF-WAY DEDICATION
[Pink Hatch]	EXISTING ACCESS EASEMENT
[Light Yellow Hatch]	60X120 SINGLE FAMILY RESIDENTIAL LOT
[Orange Hatch]	80X120 SINGLE FAMILY RESIDENTIAL LOT
[Light Orange Hatch]	30X140 REAR-LOADED SINGLE FAMILY RESIDENTIAL LOT
[Purple Hatch]	35X140 REAR-LOADED SINGLE FAMILY RESIDENTIAL LOT
[Blue Hatch]	REAR-LOADED TOWNHOUSE LOT
[Light Green Hatch]	COMMON OPEN SPACE
[Dark Green Hatch]	PRIVATE ALLEY EASEMENT
[Light Blue Hatch]	STORMWATER CONTROL MEASURE

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  11. STORMWATER CONTROL MEASURES ARE CONCEPTUAL AND ARE SUBJECT TO FUTURE SIZING CALCULATIONS AND DESIGN.



CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF KNIGHTDALE AND/OR NCDOT STANDARDS AND SPECIFICATIONS

**NOT FOR CONSTRUCTION FOR REVIEW ONLY**

MATCHLINE - SEE SHEET C2.03

MATCHLINE - SEE SHEET C2.02

<h1 style="margin:0;">TERRAVITA</h1> <p style="font-size: small; margin:0;">TOWN OF KNIGHTDALE NORTH CAROLINA</p>	<p>SCALE: 1"=50'</p> <p>DATE: JULY 21, 2023</p> <p>PROJECT NUMBER: 2016-012.004</p> <p>CLIENT: SITE INVESTMENTS, LLC</p> <p>PLAN TYPE: SKETCH PLAN REVIEW</p>	<h2 style="margin:0;">PRELIMINARY SITE LAYOUT PLAN</h2>	<h3 style="margin:0;">PRIEST, CRAVEN &amp; ASSOCIATES, INC.</h3> <p style="font-size: x-small; margin:0;">LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS</p> <p style="font-size: x-small; margin:0;">3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488</p>	<p>SHEET #</p> <p style="font-size: large;">C2.01</p>
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PLAND PROJECTS\2023-002\001 TERRAVITA - KNIGHTDALE\DRAWINGS\SHETS\SKETCH PLAN\_C2.00-SITE-LAYOUT.DWG - JULY 21, 2023 - 4:08 AM



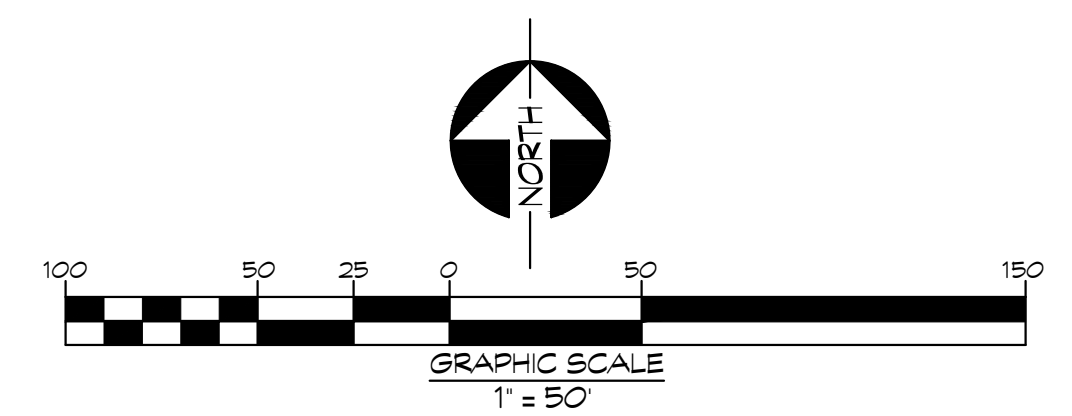
MATCHLINE - SEE SHEET C2.01



**HATCH LEGEND:**

[Hatched Area]	INTERNAL PUBLIC STREET RIGHT-OF-WAY
[Hatched Area]	PUBLIC STREET RIGHT-OF-WAY DEDICATION
[Hatched Area]	EXISTING ACCESS EASEMENT
[Hatched Area]	60X120' SINGLE FAMILY RESIDENTIAL LOT
[Hatched Area]	80X120' SINGLE FAMILY RESIDENTIAL LOT
[Hatched Area]	30X140' REAR-LOADED SINGLE FAMILY RESIDENTIAL LOT
[Hatched Area]	35X140' REAR-LOADED SINGLE FAMILY RESIDENTIAL LOT
[Hatched Area]	REAR-LOADED TOWNHOUSE LOT
[Hatched Area]	COMMON OPEN SPACE
[Hatched Area]	PRIVATE ALLEY EASEMENT
[Hatched Area]	STORMWATER CONTROL MEASURE

- GENERAL NOTES:**
1. THE CONCEPTUAL PLAN WAS PREPARED BY CHARLES R. WALKER, III, PLA AND ENTITLEMENT PRESERVATION GROUP.
  2. THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AS DESIGN PROGRESSES.
  3. BOUNDARY INFORMATION IS TAKEN FROM A SURVEY BY THIS OFFICE.
  4. SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM A COMBINATION OF DATA FROM A SURVEY PERFORMED BY THIS OFFICE AND WAKE COUNTY GIS INFORMATION.
  5. PLANIMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM WAKE COUNTY GIS INFORMATION.
  6. ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE TOWN OF KNIGHTDALE, NCDOT, AND NCDEQ STANDARDS AND SPECIFICATIONS.
  7. THERE ARE NO FEMA DESIGNATED FLOOD ZONES LOCATED ON THIS PROPERTY.
  8. EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
  9. NO NEW BUFFER IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NCDEQ.
  10. WETLAND AND STREAM BUFFER LOCATIONS ARE SUBJECT TO FIELD VERIFICATION.
  11. STORMWATER CONTROL MEASURES ARE CONCEPTUAL AND ARE SUBJECT TO FUTURE SIZING CALCULATIONS AND DESIGN.



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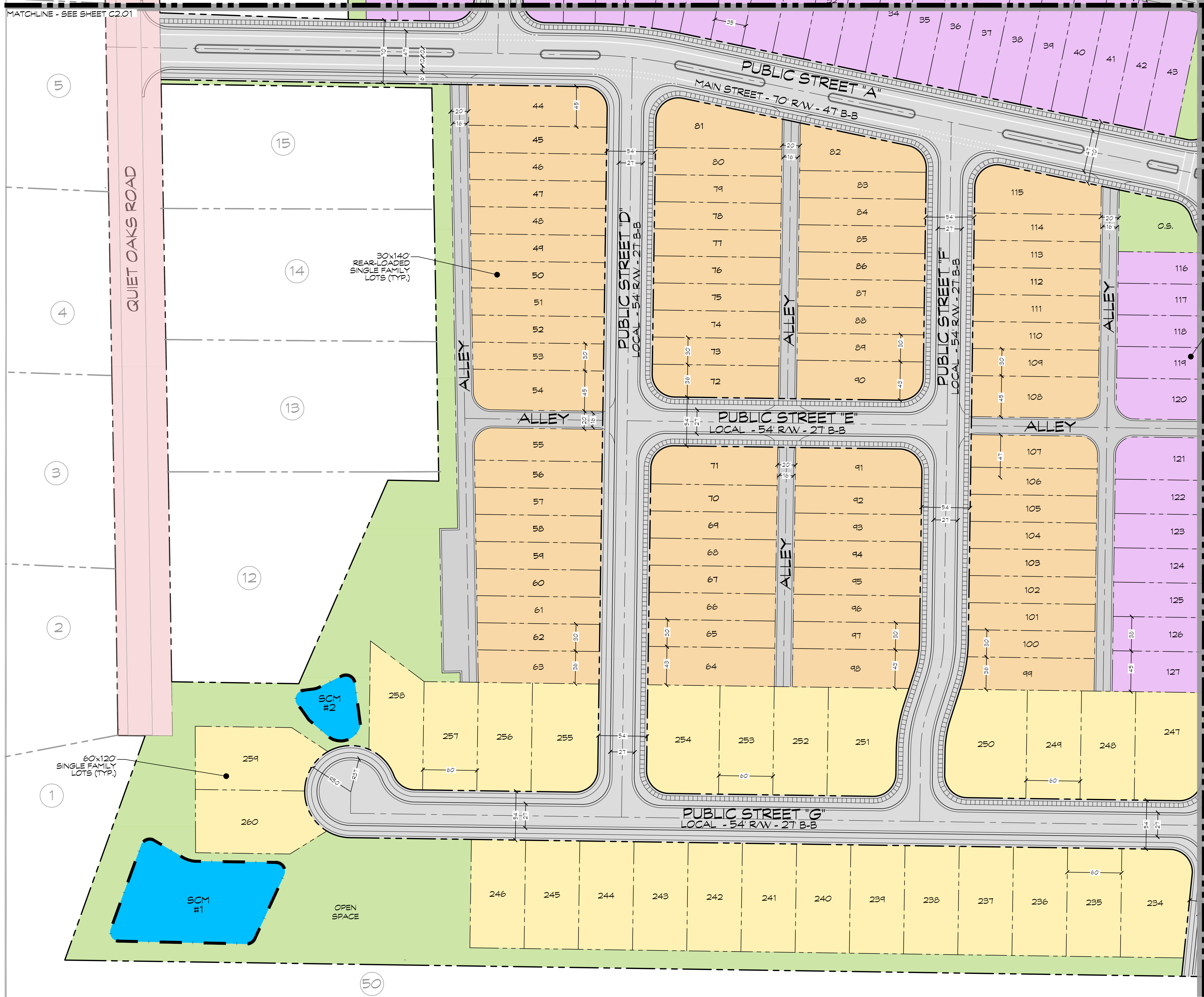
NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF KNIGHTDALE AND/OR NCDOT STANDARDS AND SPECIFICATIONS

**NOT FOR CONSTRUCTION FOR REVIEW ONLY**

MATCHLINE - SEE SHEET C2.04

<h1>TERRAVITA</h1>	SCALE: 1"=50' DATE: JULY 21, 2023 PROJECT NUMBER: 2016-012.004 CLIENT: SITE INVESTMENTS, LLC PLAN TYPE: SKETCH PLAN REVIEW	<h2>PRELIMINARY SITE LAYOUT PLAN</h2>	<h3>PRIEST, CRAVEN &amp; ASSOCIATES, INC.</h3> LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS <small>3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488</small>	SHEET # <b>C2.02</b>
TOWN OF KNIGHTDALE	NORTH CAROLINA	RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO CHANGES	3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488	

MATCHLINE - SEE SHEET C2.01



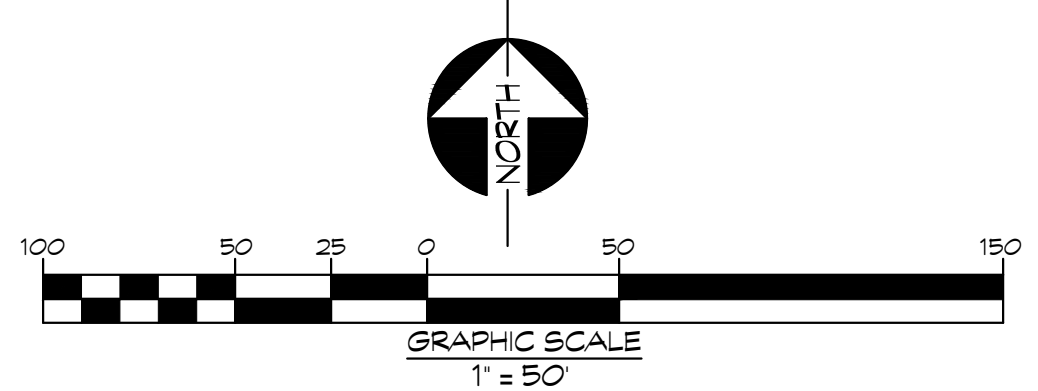
REAR-LOADED 35X140 SINGLE FAMILY LOTS (TYP.)

**HATCH LEGEND:**

- INTERNAL PUBLIC STREET RIGHT-OF-WAY
- PUBLIC STREET RIGHT-OF-WAY DEDICATION
- EXISTING ACCESS EASEMENT
- 60X120 SINGLE FAMILY RESIDENTIAL LOT
- 80X120 SINGLE FAMILY RESIDENTIAL LOT
- 30X140 REAR-LOADED SINGLE FAMILY RESIDENTIAL LOT
- 35X140 REAR-LOADED SINGLE FAMILY RESIDENTIAL LOT
- REAR-LOADED TOWNHOUSE LOT
- COMMON OPEN SPACE
- PRIVATE ALLEY EASEMENT
- STORMWATER CONTROL MEASURE

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**NOT FOR CONSTRUCTION FOR REVIEW ONLY**

**TERRAVITA**

**PRELIMINARY SITE LAYOUT PLAN**

**PRIEST, CRAVEN & ASSOCIATES, INC.**  
LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS

SHEET #  
C2.03

SCALE:	1"=50'
DATE:	JULY 21, 2023
PROJECT NUMBER:	2016-012.004
CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	SKETCH PLAN REVIEW

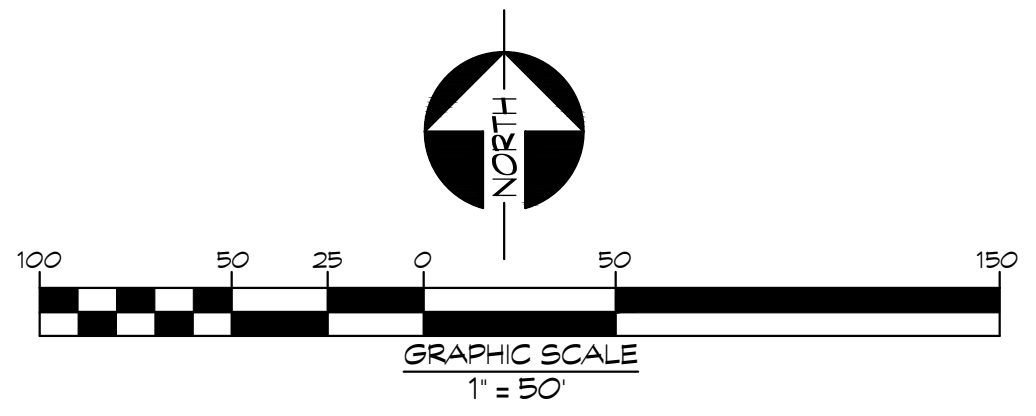


MATCHLINE - SEE SHEET C2.02

**HATCH LEGEND:**

[Grey Hatch]	INTERNAL PUBLIC STREET RIGHT-OF-WAY
[Light Grey Hatch]	PUBLIC STREET RIGHT-OF-WAY DEDICATION
[Pink Hatch]	EXISTING ACCESS EASEMENT
[Yellow Hatch]	60X120 SINGLE FAMILY RESIDENTIAL LOT
[Orange Hatch]	80X120 SINGLE FAMILY RESIDENTIAL LOT
[Light Blue Hatch]	30X140 REAR-LOADED SINGLE FAMILY RESIDENTIAL LOT
[Purple Hatch]	35X140 REAR-LOADED SINGLE FAMILY RESIDENTIAL LOT
[Dark Blue Hatch]	REAR-LOADED TOWNHOUSE LOT
[Green Hatch]	COMMON OPEN SPACE
[Dark Green Hatch]	PRIVATE ALLEY EASEMENT
[Light Blue Hatch]	STORMWATER CONTROL MEASURE

- GENERAL NOTES:**
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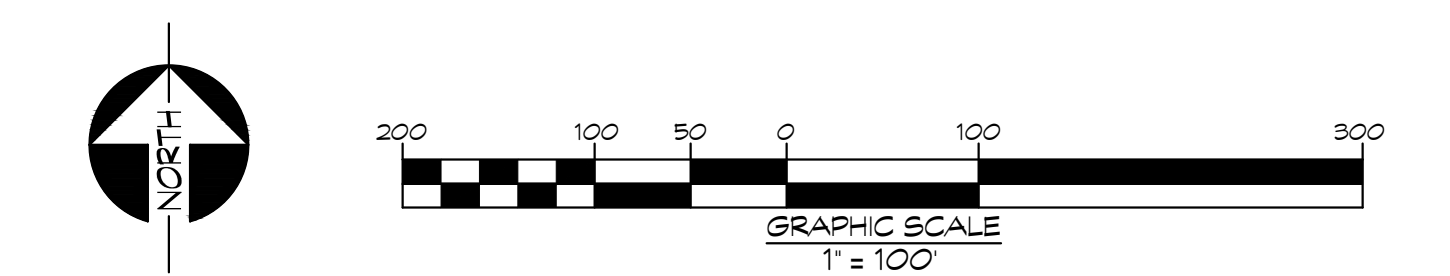
**TERRAVITA**

SCALE: 1"=60'  
 DATE: JULY 21, 2023  
 PROJECT NUMBER: 2016-012.004  
 CLIENT: SITE INVESTMENTS, LLC  
 PLAN TYPE: SKETCH PLAN REVIEW

**PRELIMINARY SITE LAYOUT PLAN**

**PRIEST, CRAVEN & ASSOCIATES, INC.**  
 LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS

SHEET #  
C2.04



- GENERAL NOTES:**
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NOT FOR CONSTRUCTION FOR REVIEW ONLY



19 FOOT DETACHED SINGLE-FAMILY DWELLING



19 FOOT DETACHED SINGLE-FAMILY DWELLING



21 FOOT DETACHED SINGLE-FAMILY DWELLING



45 FOOT DETACHED SINGLE-FAMILY DWELLING



51 FOOT DETACHED SINGLE-FAMILY DWELLING



22 FOOT END UNIT TOWNHOME



25 FOOT END UNIT TOWNHOME



21 FOOT TOWNHOME



23 FOOT END UNIT TOWNHOME

NOTE: UNIT PLANS ARE ILLUSTRATIVE OF THE FORM AND SCALE OF THE PROPOSED HOMES. PLANS ARE SUBJECT TO CHANGE AS THE PROJECT PROGRESSES.

NOT FOR CONSTRUCTION FOR REVIEW ONLY

PLAND PROJECTS\2023-002\01 TERRAVITA - KNIGHTDALE\DRAWINGS\PHOTOS\SKETCH PLAN\_C6.00-UNITS.DWG - Jul 21, 2023 - 4:10 AM