

N OR F  
RHODES PROPERTY  
PIN: 1753-59-4750  
ZONING: UR 12

- GENERAL NOTES:**
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF KNIGHTDALE STANDARDS AND SPECIFICATIONS.
  - BOUNDARY AND EXISTING SITE INFORMATION TAKEN FROM DIGITAL FILES PROVIDED BY ELUNGBURG LAND SURVEY COMPANY.
  - TOPOGRAPHIC INFORMATION FOR PHASES 1, 2 AND 3 WERE TAKEN FROM A DIGITAL FILE PROVIDED BY ELUNGBURG LAND SURVEY COMPANY AND MERGED WITH TOPOGRAPHIC INFORMATION TAKEN FROM WAKE COUNTY GIS DIGITAL FILES.
  - THIS PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREAS PER FLOOD INSURANCE RATE MAP #3720175300J (EFFECTIVE DATE MAY 2, 2006).
  - WETLAND AND NEUSE RIVER BUFFER DELINEATIONS WERE DETERMINED BY SOIL & ENVIRONMENTAL CONSULTANTS, INC.
  - NO ENVIRONMENTAL IMPACTS EXIST WITHIN PHASE 1.
  - THE RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50' OF ANY INTERSECTION.
  - WITHIN THE AREA OF DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERRINGS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
  - THE AREAS IDENTIFIED AS NEUSE RIVER RIPARIAN BUFFER SHALL BE MAINTAINED IN PERPETUITY IN THEIR NATURAL OR MITIGATED CONDITION. NO PERSON OR ENTITY SHALL FILL, GRAD, DCAVATE, OR PERFORM ANY OTHER LAND-DISTURBING ACTIVITIES, NOR CUT, REMOVE, OR HARM ANY VEGETATION; NOR CONSTRUCT ANY STRUCTURES NOR ADD ANY ADDITIONAL IMPERVIOUS SURFACE, NOR ALLOW ANIMAL GRAZING OR WATERING OR ANY OTHER AGRICULTURAL USE ON SUCH PROTECTED AREAS WITHOUT WRITTEN AUTHORIZATION OF THE DIVISION OF WATER QUALITY (DWQ) OR COMPLIANCE WITH THE RIPARIAN BUFFER PROTECTION RULES (15A NCAC 2B .0233 OR .0259). THIS COVENANT IS TO RUN WITH THE LAND, AND SHALL BE BINDING ON THE OWNER, AND ALL PARTIES CLAIMING UNDER IT.
  - THE DEVELOPER SHALL DEDICATE 20' OF ADDITIONAL RW ALONG SMITHFIELD ROAD TO PROVIDE 1/2 OF AN ULTIMATE RW WIDTH OF 100'.
  - ALL LOTS SHALL BE LOCATED OUTSIDE OF THE NEUSE RIVER BUFFERS.
  - ALL AREA OUTSIDE OF LOTS IS OPEN SPACE THAT SHALL BE DEDICATED AND MAINTAINED BY THE HOA.
  - NO CHANGES TO ANY ASPECT OF THIS DEVELOPMENT PLAN, INCLUDING BUT NOT LIMITED TO LANDSCAPING, GRADING OR UTILITIES, WILL BE MADE WITHOUT THE APPROVAL OF THE TECHNICAL REVIEW COMMITTEE OF THE TOWN OF KNIGHTDALE.
  - WHERE EXISTING VEGETATION FAILS TO FUNCTION ADEQUATELY AS REQUIRED (I.E. BUFFER TYPE A, B, C AND D), THE TOWN OF KNIGHTDALE RESERVES THE RIGHT TO REQUIRE SUPPLEMENTAL PLANTINGS IN ADDITION TO THOSE SHOWN ON THE PLANTING PLAN BASED ON ACTUAL FIELD CONDITIONS.
  - ALL TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETED. THE FENCING SHALL BE REMOVED PRIOR TO THE FINAL SITE INSPECTION FOR THE CERTIFICATE OF OCCUPANCY.
  - ABOVE GROUND UTILITY EQUIPMENT AND FACILITIES ASSOCIATED WITH ELECTRIC, CABLE, TELEPHONE, GAS OR OTHER SIMILAR UTILITY SHALL BE LOCATED IN THE SIDE OR REAR YARD AREA OF THE ACTIVE RECREATION SITE AND SCREENED, TO THE EXTENT POSSIBLE, WITH EVERGREEN PLANTINGS. PLANTINGS SHALL ALLOW FOR A MINIMUM OF A 5' CLEARANCE AROUND THE STRUCTURE TO ALLOW FOR ACCESS. ADDITIONALLY, ANY SIDE OF THE STRUCTURE HAVING A DOOR OR DOCK, THE PLANTINGS SHALL ALLOW FOR A 10' CLEARANCE. THE AMOUNT OF CLEARANCE SHALL ACCOUNT FOR THE SIZE OF THE PLANT MATERIAL AT MATURITY.
  - THIS PLAN HAS BEEN REVIEWED FOR COMPLIANCE WITH TOWN OF KNIGHTDALE UNIFIED DEVELOPMENT ORDINANCE. A STORMWATER WET POND SHALL BE USED TO MEET THE TOWN OF KNIGHTDALE STORMWATER REQUIREMENTS. THE DESIGN DETAIL FOR THE STORMWATER WET POND ARE PROVIDED ON SHEET 20.
  - THE EXISTING HOUSE AND LAND SHOWN AS LOT 327 SHALL BE DEDICATED TO CAPITAL AREA PRESERVATION FOR HISTORIC RESTORATION AND SHALL BE PRESERVED IN A PERMANENT EASEMENT.
  - THE SITE LAYOUT FOR THE ACTIVE RECREATION OPEN SPACE AREAS SHALL BE APPROVED UNDER A SEPARATE SUBMITTAL TO THE TOWN OF KNIGHTDALE.
  - AN NCDOT ENCROACHMENT AGREEMENT SHALL BE REQUIRED FOR ALL WORK TO BE CONDUCTED WITHIN THE SMITHFIELD ROAD RW AND FAYETTEVILLE STREET RW.

**GLENMERE - PHASE 1  
PUBLIC IMPROVEMENT QUANTITIES**

PUBLIC WATER MAIN (LF)	2,850
6" DI (LF)	40
8" DI (LF)	2,810
PUBLIC SEWER MAIN (LF)	3,286
8" DI (LF)	0
8" PVC (LF)	3,286
PUBLIC STREETS (LF)	2,806
27" B TO 18" (LF)	6,393
STD. CURB & GUTTER (LF)	6,234
PUBLIC 5' SIDEWALK (LF)	1,904
PUBLIC STORM DRAINAGE (LF)	1,116
18" RCP (LF)	123
24" RCP (LF)	36
30" RCP (LF)	24
CATCH BASINS	1
INLETS	1

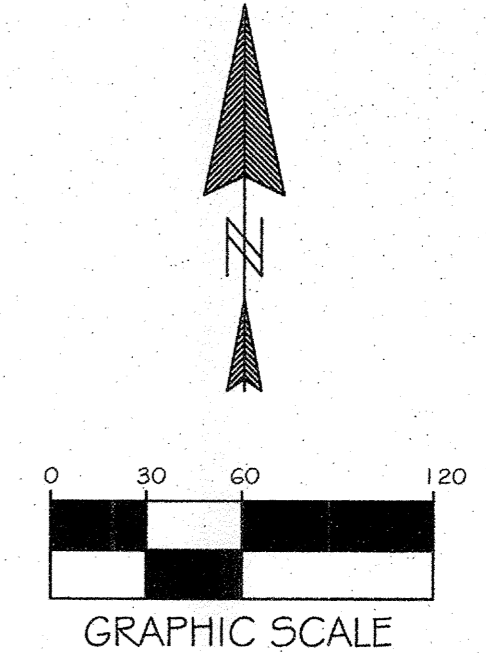
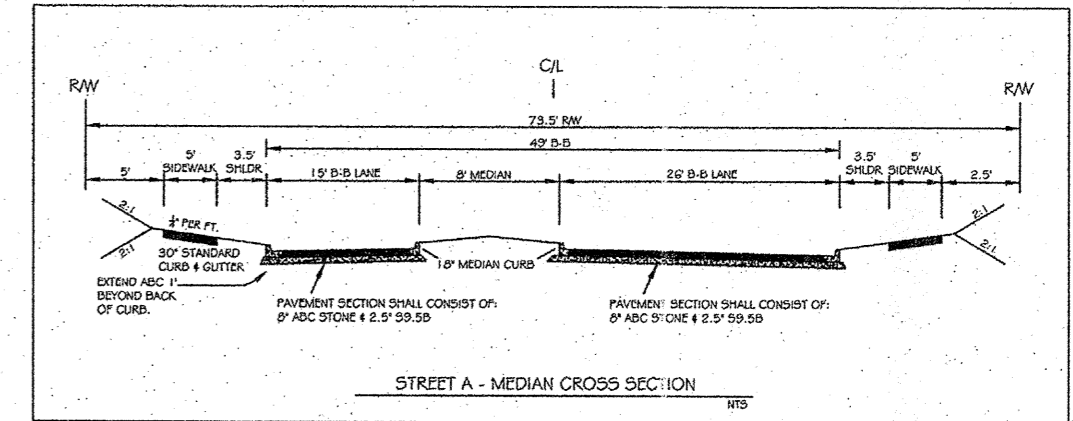
**REVIEW CERTIFICATION BY THE TOWN OF KNIGHTDALE**

THIS DRAWING 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: *[Signature]* DATE: 9/1/2015  
TOWN ENGINEER

THESE PLANS ARE APPROVED BY THE TOWN OF KNIGHTDALE AND SERVE AS CONSTRUCTION PLANS FOR THIS PROJECT.

BY: *[Signature]* DATE: 3.11.15  
ADMINISTRATOR



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**GLENMERE - PHASE 1  
CONSTRUCTION DRAWINGS  
LOT LAYOUT PLAN**

TOWN OF KNIGHTDALE  
WAKE COUNTY, NORTH CAROLINA

DATE: SEPTEMBER 30, 2014  
REVISION: 1/1/2014 1st REVIEW COMMENTS  
0/1/3/15 2nd REVIEW COMMENTS

SCALE: 1"=60' PDC  
SHEET: 4  
PROJECT: 0764