



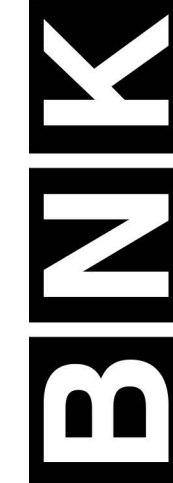
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L1.0

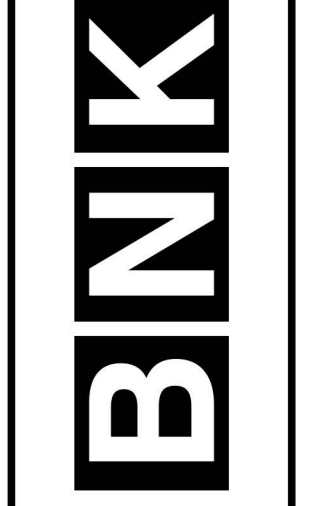
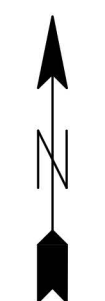
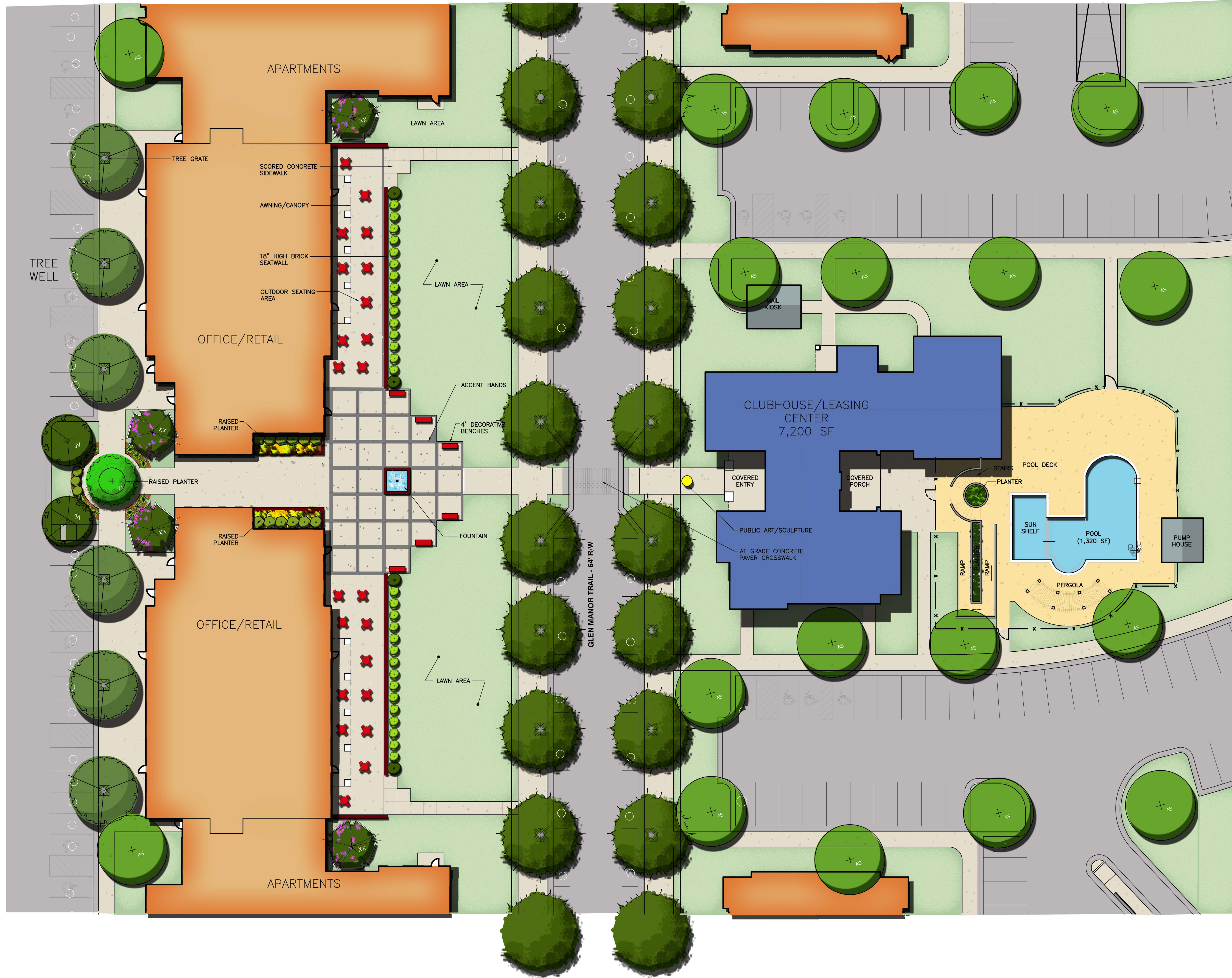
**KNIGHTDALE MIXED USE**  
SMITHFIELD ROAD  
TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

05-20097	PROGRESS	IP
JOB NO.	DATE	DRAWN BY
<b>LANDSCAPE PLAN</b>		
SCALE:	CHK BY: GPW	

NO.	DATE	DESCRIPTION	BY

**BASS, NIXON & KENNEDY, INC.**  
**CONSULTING ENGINEERS**  
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607  
TELEPHONE: (919)851-4422 OR (800)354-1879 FAX: (919)851-9868  
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)





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NO.	DATE	DESCRIPTION	BY
1	03-18-21	PER T&K COMMENTS	IP
2	03-05-21	PER T&K COMMENTS	IP

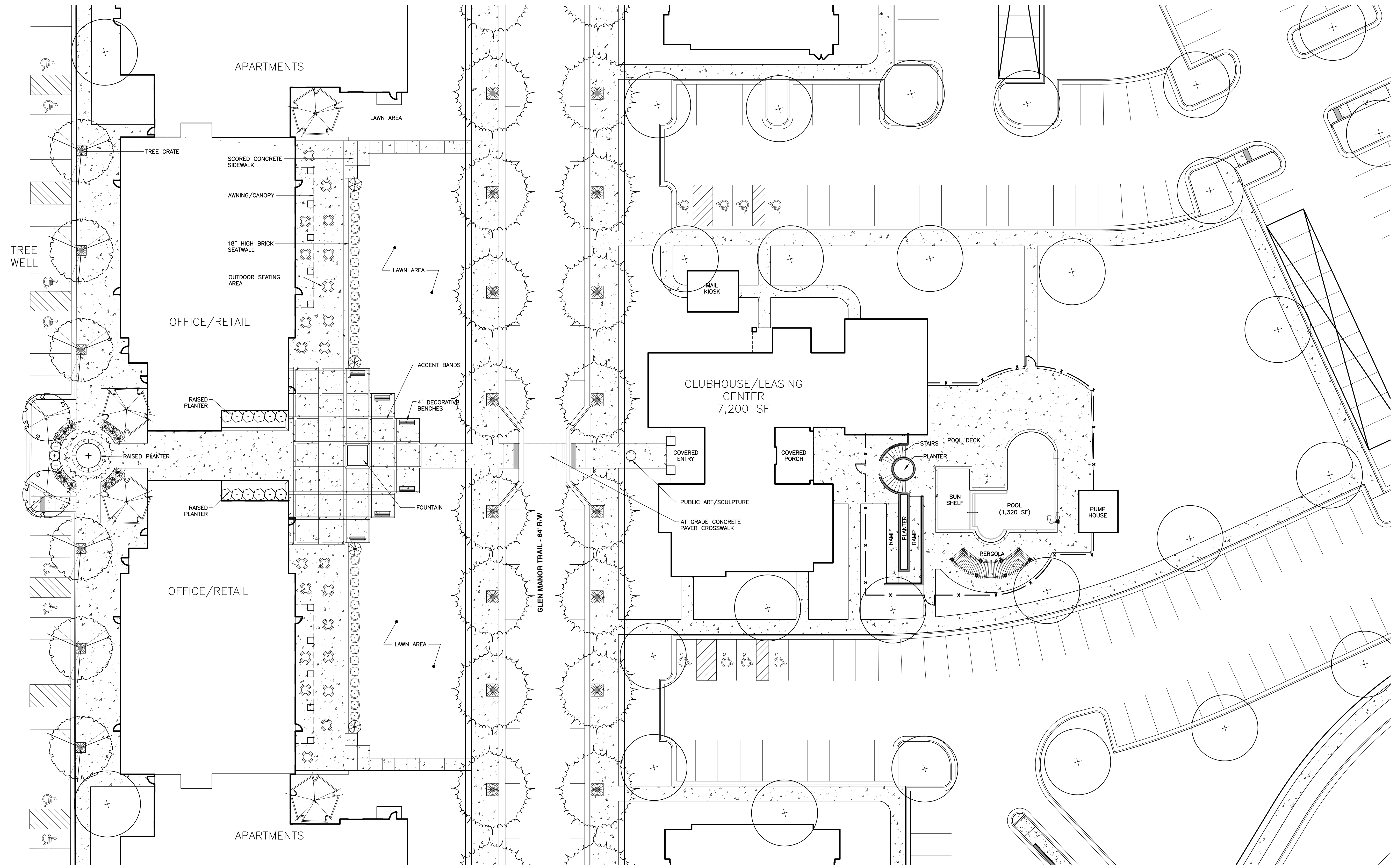
**KNIGHTDALE MIXED USE**  
**SMITHFIELD ROAD**  
 TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

**SHEET C1.5**

03-20097 JOB NO. 11-20-20 DATE 11-20-20 DRAWN BY IP  
 PUBLIC AMENITY AREA PLAN  
 SCALE: 1" = 20' CHK BY: MIB

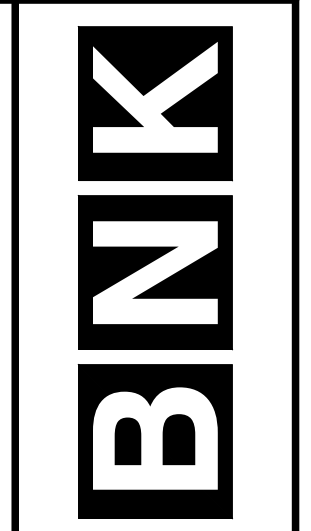
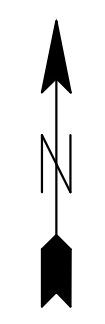
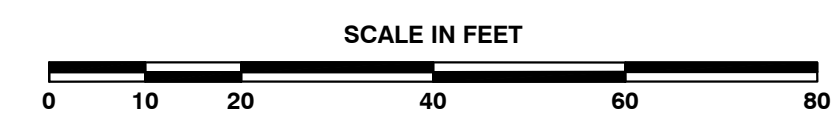
\\CVTFILE\civ\1\_2020\2007 - Knightdale Mixed Use\Civil\03 Preliminary\02-2007\_Site.dwg, Enhanced Plots C1.5\_3/16/2021 6:12:13 PM, satty

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WETLANDS EXIST ON-SITE  
FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE TOWN OF KNIGHTDALE AND NCDOT



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REVISIONS			
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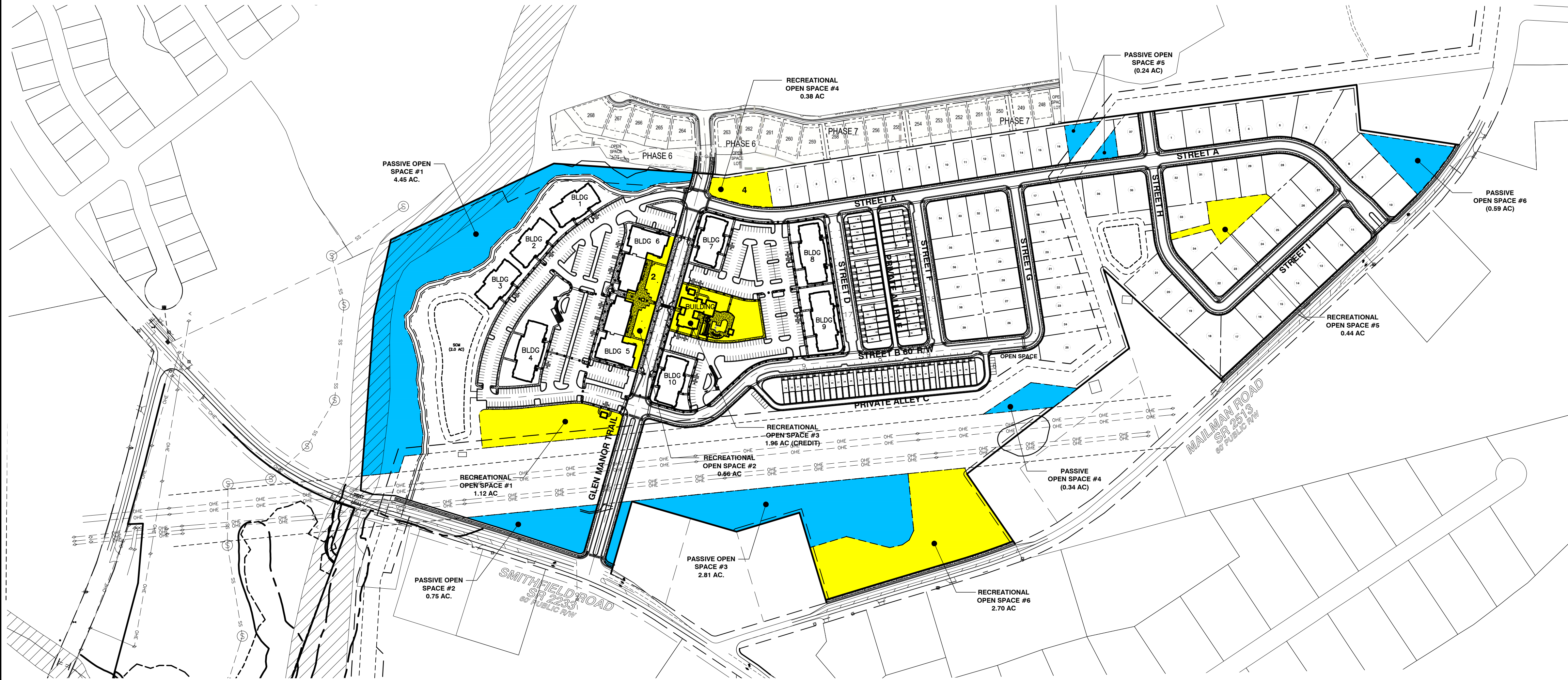
JOB NO.	DATE	IP	DRAWN BY
03-20097	11-20-20		

**PUBLIC AMENITY  
AREA PLAN**

**KNIGHTDALE MIXED USE  
SMITHFIELD ROAD**  
TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

SHEET  
**C1.5**

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION



**OPEN SPACE AREAS**

PASSIVE OPEN SPACE #1	4.45 ACRES
PASSIVE OPEN SPACE #2	0.75 ACRES
PASSIVE OPEN SPACE #3	2.81 ACRES
PASSIVE OPEN SPACE #4	0.34 ACRES
PASSIVE OPEN SPACE #5	0.24 ACRES
PASSIVE OPEN SPACE #6	0.59 ACRES
RECREATIONAL OPEN SPACE #1	1.12 ACRES
RECREATIONAL OPEN SPACE #2	0.56 ACRES
RECREATIONAL OPEN SPACE #3 (COMMUNITY CLUBHOUSE AND POOL)	1.96 ACRES
RECREATIONAL OPEN SPACE #4	0.38 ACRES
RECREATIONAL OPEN SPACE #5	0.44 ACRES
RECREATIONAL OPEN SPACE #6	2.70 ACRES

**OPEN SPACE CALCULATIONS**

SINGLE FAMILY 76 X 3.5 =	266 BEDROOMS
TOWNHOMES 65 X 3 =	195 BEDROOMS
APARTMENTS 348	576 BEDROOMS
TOTAL:	1,037 BEDROOMS

GROSS DENSITY: 489/75.87 = 6.45 D.U.A.

ALL LOTS ARE OUTSIDE 1/2 MILE PROXIMITY ZONE:  
1,037 X 550 = 570,350 SF (13.09 ACRES OR 17.26% OF SITE)

REQUIRED ACTIVE OPEN SPACE:	13.09 X 0.5 = 6.55 ACRES
NEIGHBORHOOD AMENITY PROVIDED:	1.96 ACRES
PUBLIC PLAZA:	0.56 ACRES
COMMUNITY GARDEN/MULTI-PURPOSE FIELD:	1.12 ACRES
NEIGHBORHOOD PARKS:	0.82 ACRES
DOG PARK/WALKING TRAILS:	2.7 ACRES
TOTAL:	(9.4% OF SITE) 7.16 ACRES

REQUIRED PASSIVE OPEN SPACE:	6.55 ACRES
PASSIVE OPEN SPACE PROVIDED:	(21.35% OF SITE) 16.20 ACRES
TOTAL OPEN SPACE PROVIDED:	(31.45% OF SITE) 23.36 ACRES

**RECREATIONAL OPEN SPACE PROGRAMMING:**

- OPEN SPACE #1**
  - A 150' X 300' graded multi-purpose play field with benches, water fountains and a shade structure
  - The mail kiosk for the western portion of the development
  - A community garden with varying sized plots for residents to grow flowers and vegetables for personal use.
- OPEN SPACE #2**
  - An outdoor plaza and community gathering area approximately (80) eighty feet by (300) feet in size consisting of outdoor dining areas adjacent to the building
  - A public fountain in the plaza area between the buildings and the street
  - Masonry seatwalls to separate the outdoor dining area from the lawn
  - Specialty paving and bands to create the feel of an urban plaza
  - Raised planters between the buildings and in the sidewalk area to the rear of the pedestrian connection from the parking lot.
  - Mixed-use street sections on Glenmanor Drive, including wider public sidewalks and tree grates
- OPEN SPACE #3**
  - A community-based pool and clubhouse amenity that will serve all residents of the development
  - Resort style swimming pool with a sun shelf, shade structure, outdoor fireplace and large sunbathing area
  - Decorative planters and walls
  - Leasing office
  - Mail center
  - Public art installation
  - Workout center
  - Office
  - Meeting space
- OPEN SPACE #4**
  - Neighborhood park
  - A minimum of two play areas for differing age groups
  - Benches, trash cans and identifying signage.
- OPEN SPACE #5**
  - Pocket park
  - A minimum of two play areas for differing age groups
  - Benches, trash cans and identifying signage.
  - Sand play structure
- OPEN SPACE #6**
  - Community dog park with benches, and waste collection stations
  - Paved access from the community pedestrian sidewalk system



**WALKING TRAILS**



**DOG PARK**



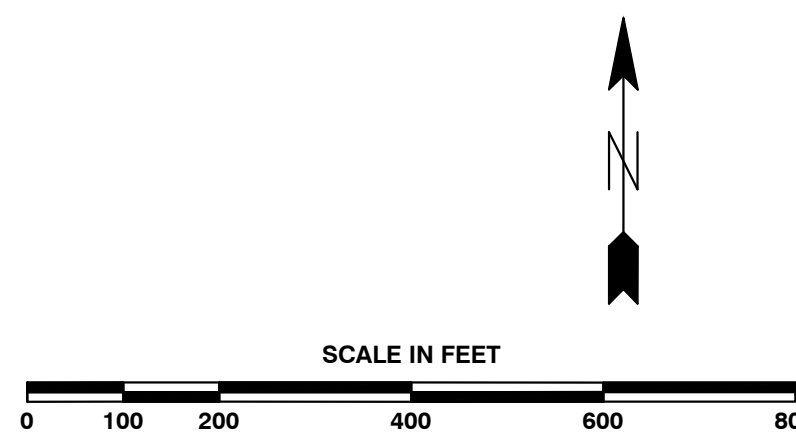
**POCKET PARK**



**COMMUNITY GARDEN**



**POOL CLUBHOUSE**



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NO.	DATE	DESCRIPTION	BY
3	03-16-21	PER TOX COMMENTS	IP
2	03-05-21	PER TOX COMMENTS	IP
1	02-18-21	PER TOX COMMENTS	IP

REVISIONS

**KNIGHTDALE MIXED USE**  
 SMITHFIELD ROAD  
 TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

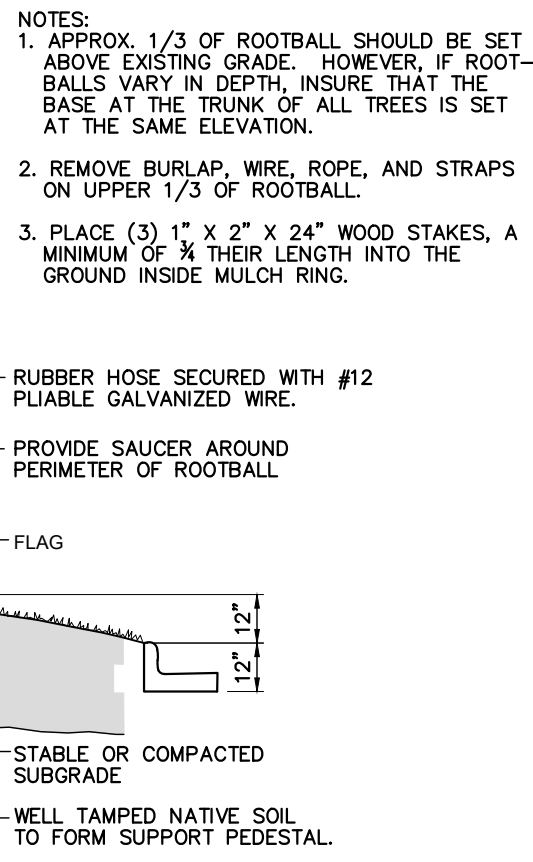
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 DRAWN BY: IP  
 JOB NO.: 03-20097  
 SCALE: 1" = 200'

**OPEN SPACE PLAN**

CHECKED BY: MDB

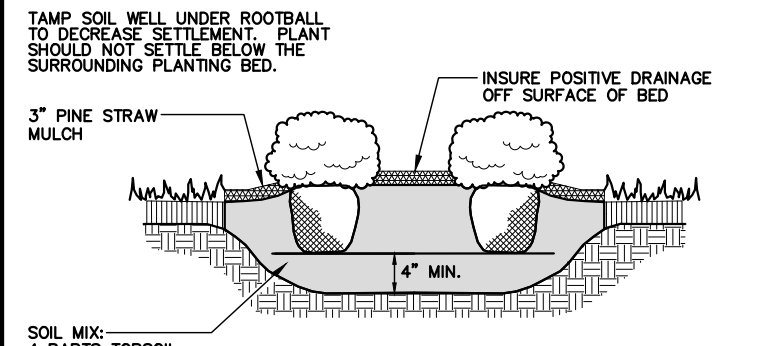
\\CVL\FLE\civl\_l\_0209\_20097 - Knightdale Mixed Use\CIVIL\03 Preliminary\009-20097-Landscape.dwg, L1.3 OPEN SPACE PLAN, 3/16/2021 5:42:48 PM, gerry

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**GENERAL NOTES**

- APPROX. 1/3 OF ROOTBALL SHOULD BE SET ABOVE EXISTING GRADE. HOWEVER, IF ROOT-BALLS VARY IN DEPTH, INSURE THAT THE BASE AT THE TRUNK OF ALL TREES IS SET AT THE SAME ELEVATION.
- REMOVE BURLAP, WIRE, ROPE, AND STRAPS ON UPPER 1/3 OF ROOTBALL.
- PLACE (3) 1" X 2" X 24" WOOD STAKES, A MINIMUM OF 1/2 THEIR LENGTH INTO THE GROUND INSIDE MULCH RING.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO PLANTING.
- MULCH SHALL BE 3" DEEP PINE STRAW UNLESS OTHERWISE NOTED.
- VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE PLANT LIST AND ON THE PLAN SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES BETWEEN PLANT LIST AND PLANTING PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
- ALL TREES, SHRUBS, GROUNDCOVER, ETC. SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL ROOTBALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO PLANTING.
- B&B AS LISTED UNDER "ROOT" IN THE PLANT LIST INDICATES BALLED & BURLAPPED.
- ALL PLANTS/PLANTINGS SHALL BE MULCHED IMMEDIATELY AFTER PLANTING AND WATERED.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO PREVIOUS EXISTING GRADE (UNLESS OTHERWISE NOTED).
- ALL TREES AND SHRUBS SHALL REQUIRE MULCH RINGS AT THEIR BASE IF LEFT WITHIN LAWN AREAS.
- MULCH EDGES AND PROPOSED PLANTINGS SHALL NOT DISTURB ANY EXISTING GROUPS OF TREES TO REMAIN. EDGES ARE SHOWN FOR APPROXIMATION ONLY, BUT ARE TO INDICATE SMOOTH, CLEAN CURVES.
- CULVERTS, RIP-RAP STRUCTURES, AND OTHER STORMWATER DEVICES SHALL BE SCREENED WITH EVERGREEN SHRUBS. IF STRUCTURES ARE NOT SHOWN ON THE PLAN, INSTALL WAX MYRTLES @ 24" HT. - 5' OC.
- A 2' BUMPER OVERHANG, FROM THE BACK OF CURB, SHALL BE ALLOTTED FOR MATURE SHRUBS.
- 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 (C.O.). THE SITE SHALL BE STABILIZED AND SEEDDED PRIOR TO THE ISSUANCE OF A (C.O.).
- ALL TREES SHALL BE LOCATED A MINIMUM OF 6' FROM SIDEWALKS.



**LANDSCAPE CALCULATIONS**

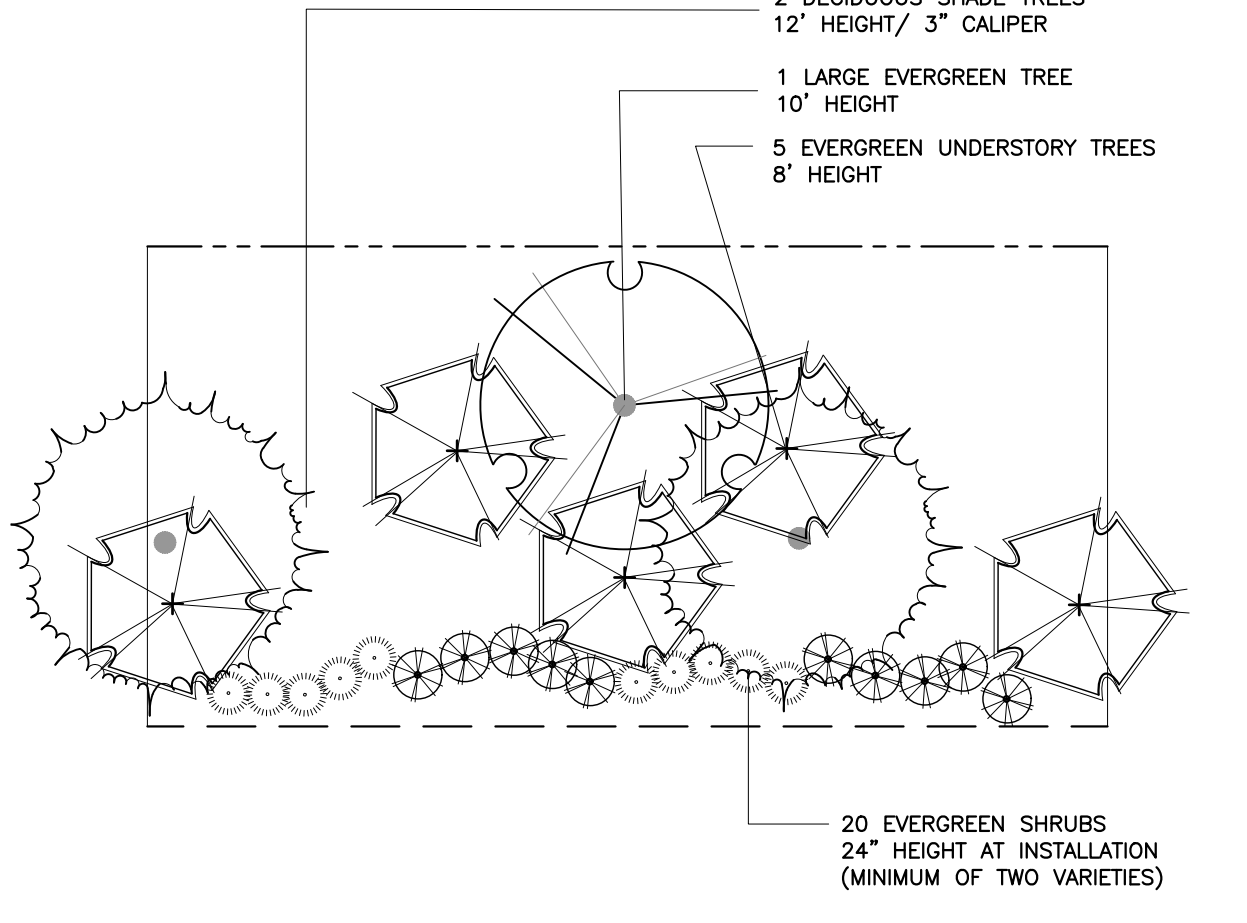
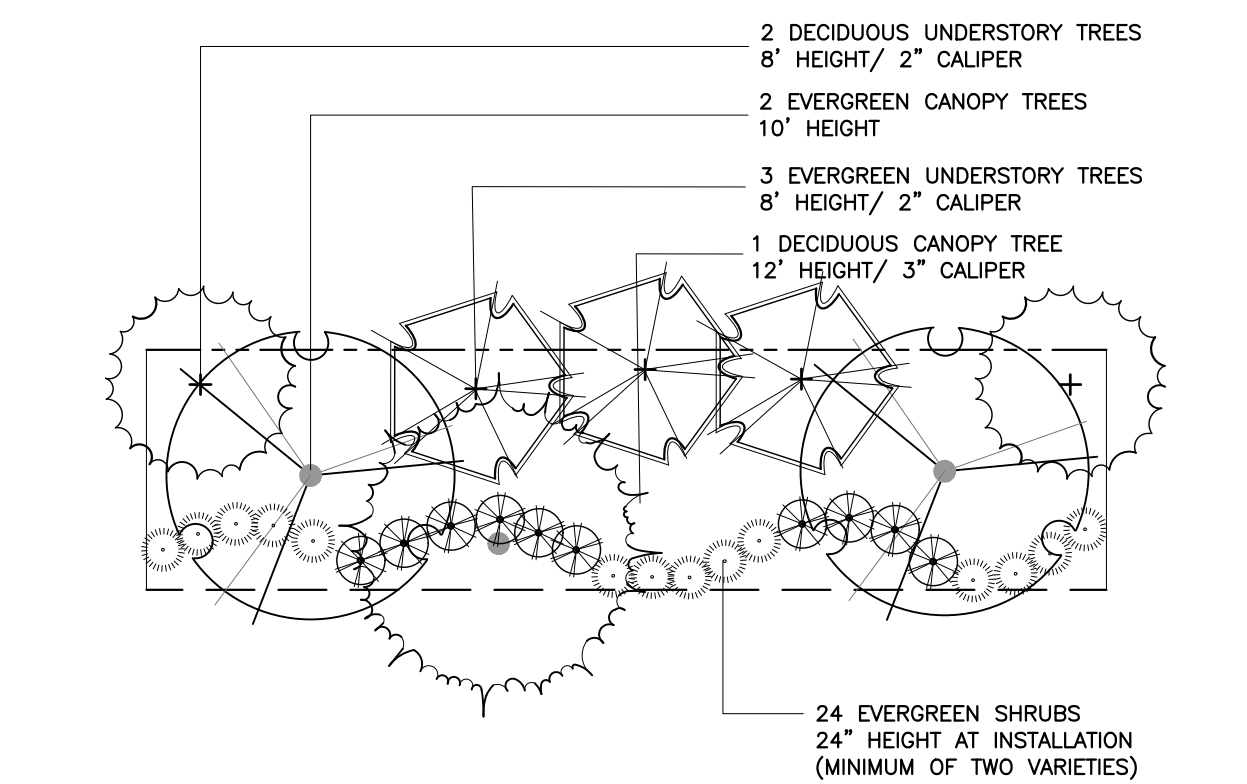
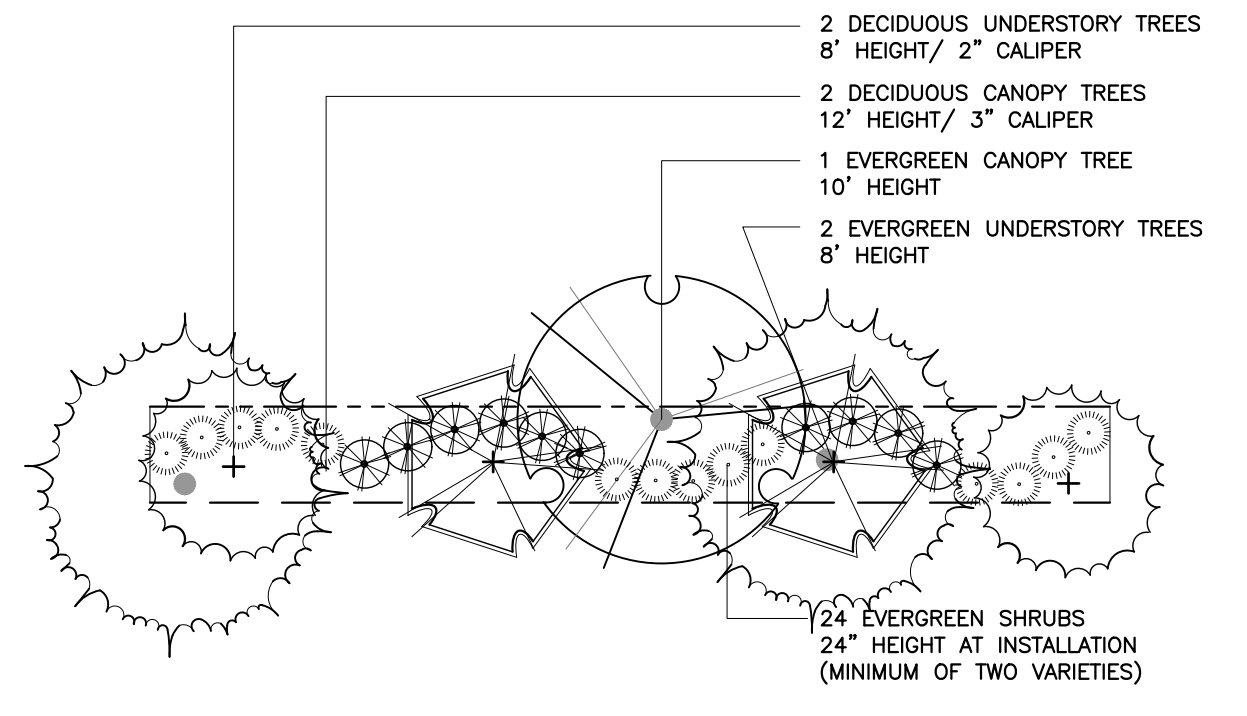
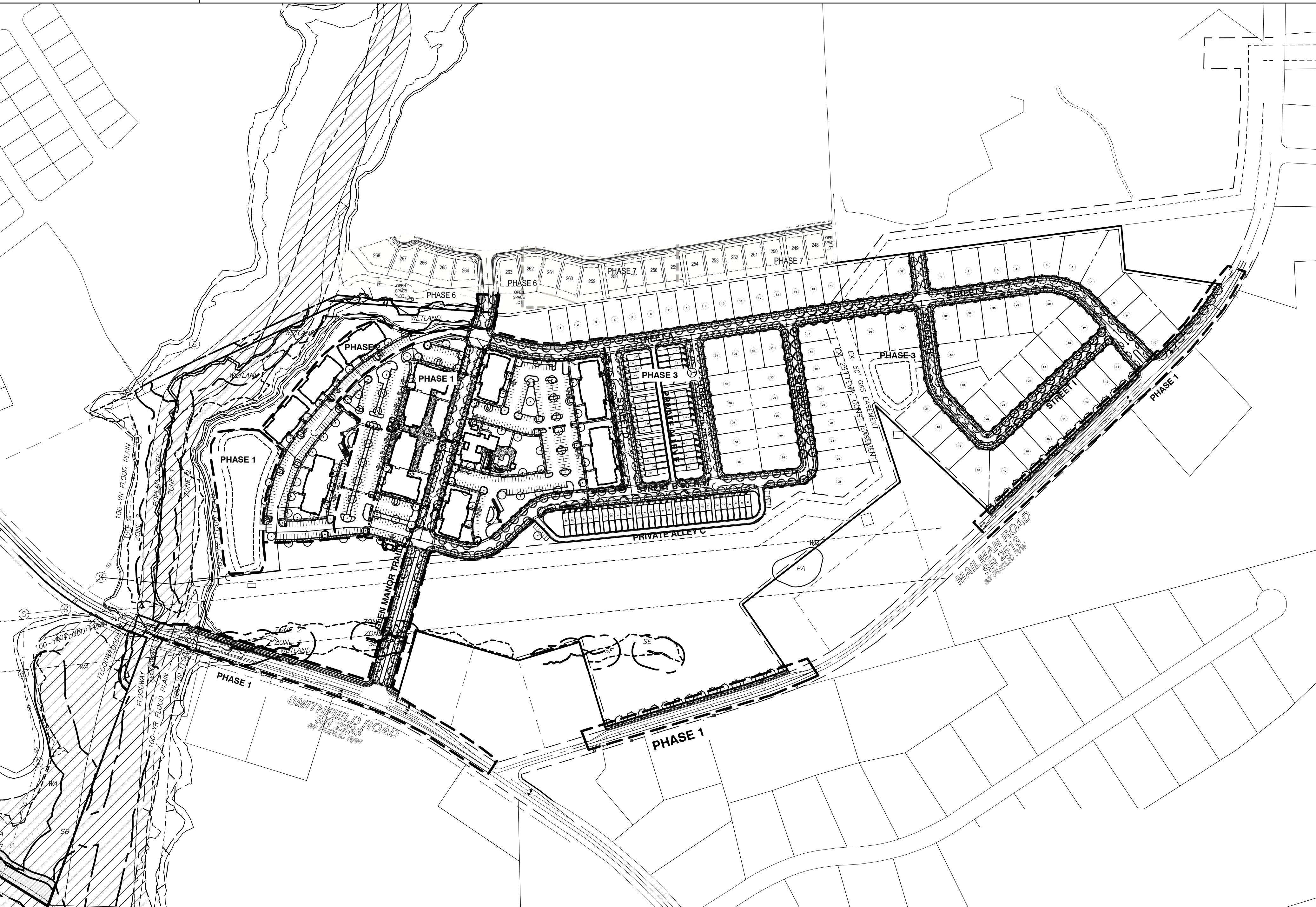
**STREET YARDS:**  
GLEN MANOR TRAIL - 2,446 LF  
1 TREE / 40 LF = 62 TREES REQUIRED/PROVIDED  
MALLMAN RD (NEAR SMITHFIELD RD) - 607 LF = 1 TREE / 40 LF = 16 TREES REQUIRED/PROVIDED  
MALLMAN RD (NEAR STREET A) - 670 LF = 1 TREE / 40 LF = 17 TREES REQUIRED/PROVIDED

**RESIDENTIAL LANDSCAPING REQUIREMENTS:**  
1 CANOPY TREE PER 2,000 SF OF LOT AREA  
TOWNHOME LOTS 1-65 = 141,678 SF  
71 CANOPY TREES REQUIRED/PROVIDED  
SINGLE-FAMILY LOTS 1-39 = 324,053 SF  
162 CANOPY TREES REQUIRED  
SINGLE-FAMILY LOTS 1-37 = 439,877 SF  
220 CANOPY TREES REQUIRED

**TREE COVER AREA:**  
9,744 FT X 20 FT = 194,880 SF  
194,880 SF / 3,304,897 SF = 5.9% TOTAL TREE COVER AREA

**PARKING LOT SCREENING:**  
ALL SIDES OF PARKING LOTS SHALL BE SCREENED WITH A TYPE A BUFFER YARD (SECTION 8.6B(1)). SIDES ADJACENT TO AN ARTERIAL SHALL BE SCREENED WITH A TYPE B BUFFER YARD (SECTION 8.6B(2)).

**UTILITIES AND DUMPSTER SCREENING:**  
ABOVE GROUND UTILITIES AND ENCLOSED CONTAINMENT AREAS FOR TRASH AND RECYCLABLES SHALL BE SCREENED BY THE ELEMENTS OF A TYPE B BUFFER YARD IN SECTION 8.6B(2) THAT PERTAIN TO SEMI-OPAQUE SCREENS UP TO SIX (6) FEET IN HEIGHT OR THE HEIGHT OF THE UTILITY OR ENCLOSURE, WHICHEVER IS LESS.

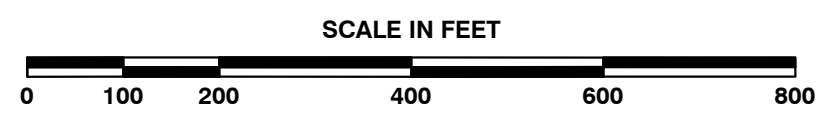


**PLANTING NOTES:**  
LOCATE PLANTS AND PLANTING BEDS BY USING SCALED DIMENSIONS FROM STREET, PROPERTY LINES, BACK OF CURB, BUILDINGS, WALLS, ETC.  
ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND/OR THE LANDSCAPE ARCHITECT.  
SYMBOLS: B&B = BALLED & BURLAPPED; B.R. = BARE ROOT; CONT. = CONTAINER, C.C. = ON-CENTER

NO WETLANDS EXIST ON-SITE

NO FLOODPLAINS EXIST ON-SITE

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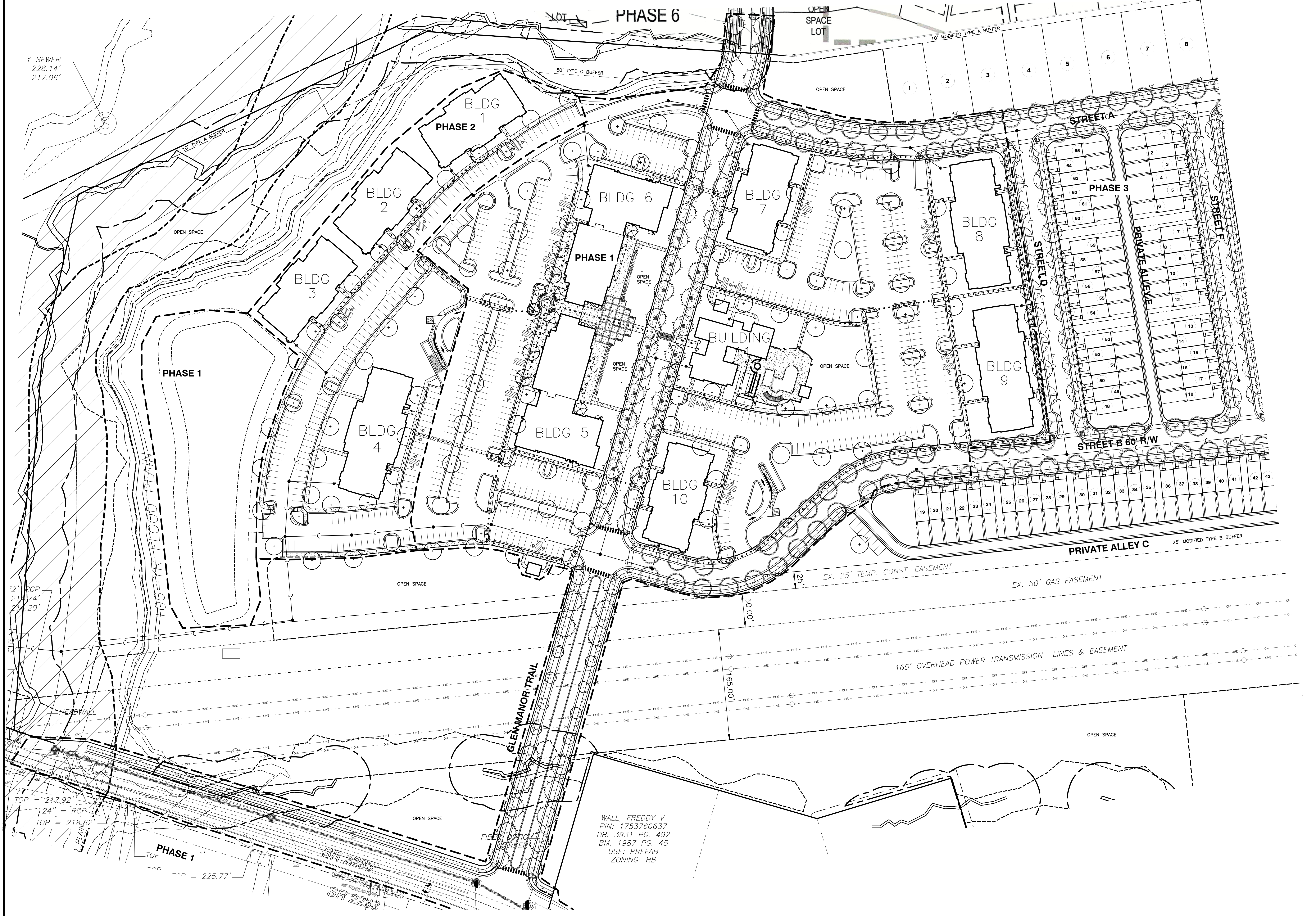
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PROGRESS	IP	DATE	PER TOK COMMENTS	PER TOK COMMENTS	DESCRIPTION	BY
03-20097	IP	03-16-21	PER TOK COMMENTS	PER TOK COMMENTS	REVISIONS	
	IP	03-05-21	PER TOK COMMENTS	PER TOK COMMENTS		
	IP	02-18-21	PER TOK COMMENTS	PER TOK COMMENTS		
	NO.	DATE	NO.	DATE		

**KNIGHTDALE MIXED USE**  
SMITHFIELD ROAD  
TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

SHEET L1.0

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03-20097 PROGRESS LAK
DATE DRAWN BY

JOB NO.
LANDSCAPE PLAN WEST

SCALE: 1" = 60'
CHK BY: GPW

**KNIGHTDALE MIXED USE**

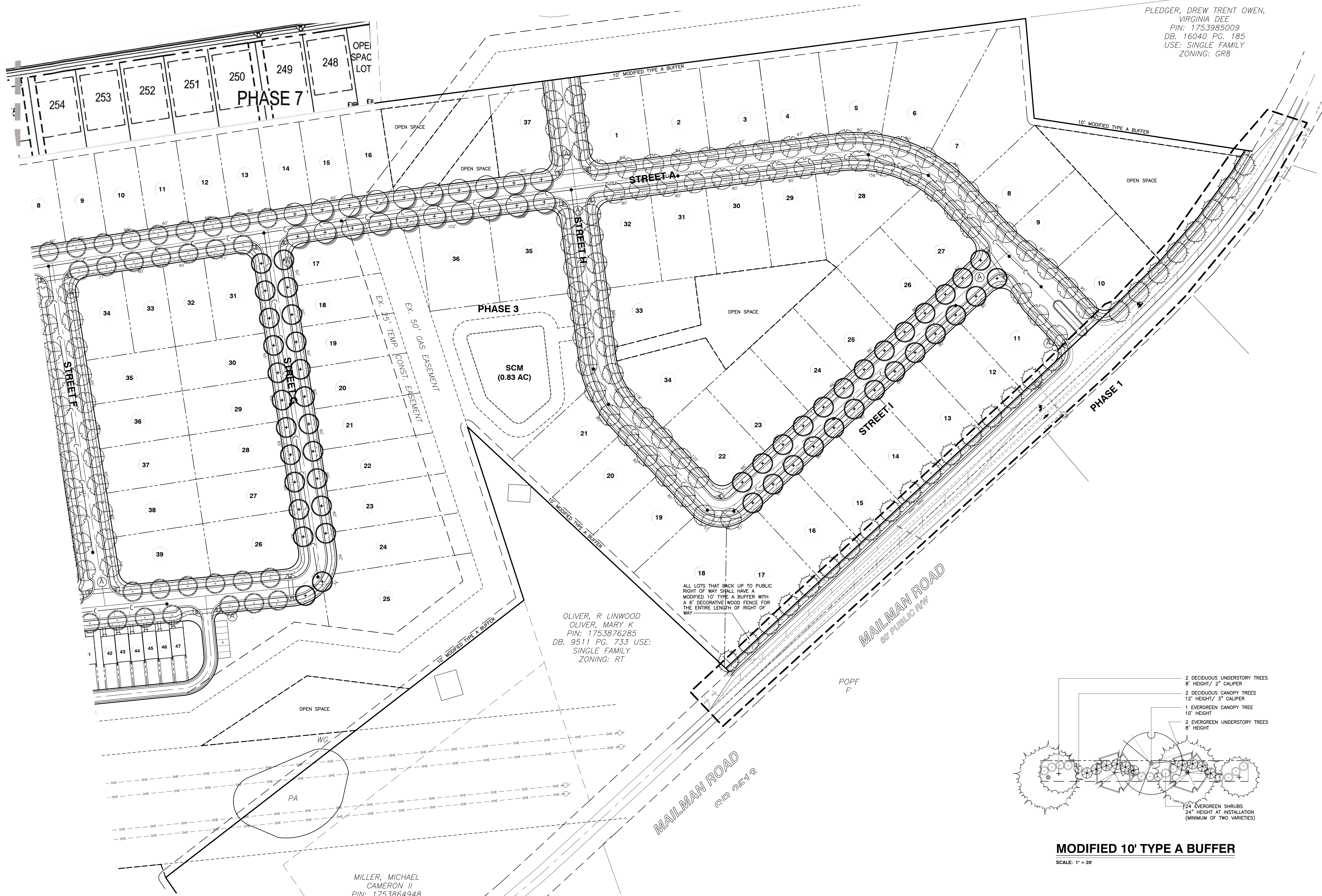
**SMITHFIELD ROAD**

TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

SHEET  
**L1.1**

TOWN OF KNIGHTDALE PROJECT NO. ZMA-1-21

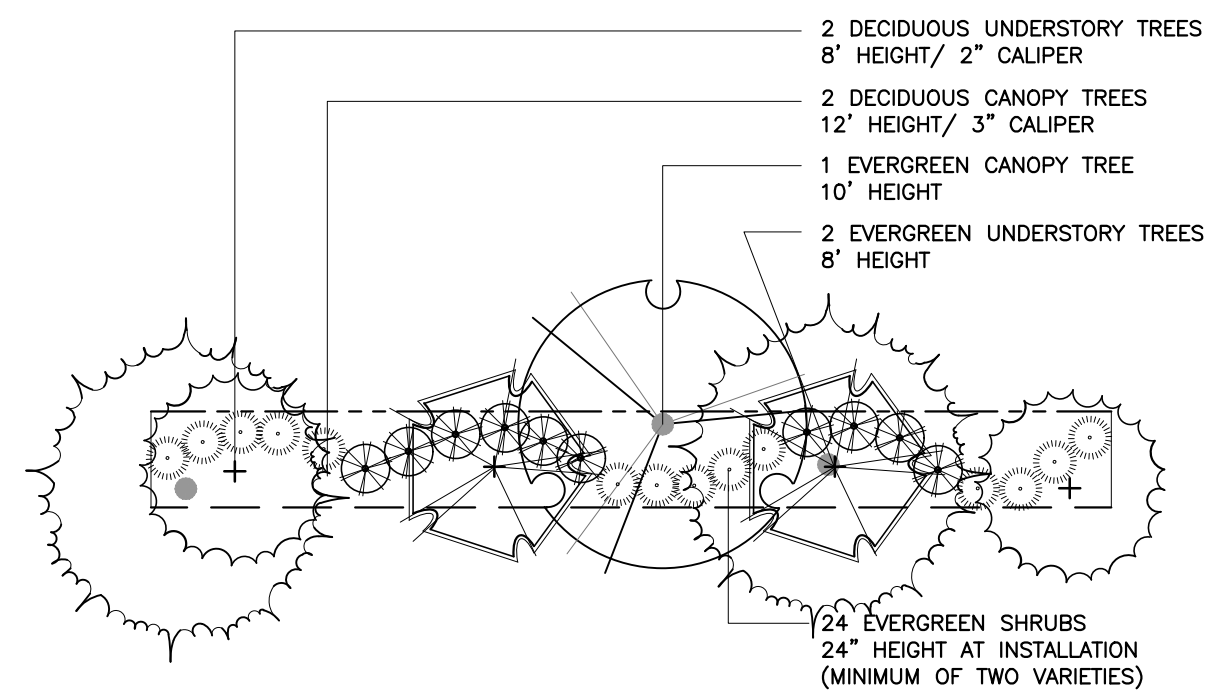


PLEDGER, DREW TRENT OWEN,  
 VIRGINIA DEE  
 PIN: 1753985009  
 DB: 16040 PG. 185  
 USE: SINGLE FAMILY  
 ZONING: GR8

OLIVER, R LINWOOD  
 OLIVER, MARY K  
 PIN: 1753876285  
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 SINGLE FAMILY  
 ZONING: RT

MILLER, MICHAEL  
 CAMERON II  
 PIN: 1753864948  
 DR 17626 PG. 2378

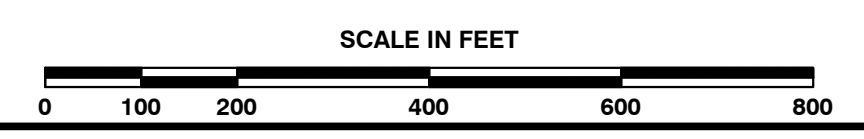
ALL LOTS THAT BACK UP TO PUBLIC  
 RIGHT OF WAY SHALL HAVE A  
 MODIFIED 10' TYPE A BUFFER WITH  
 A 6' DECORATIVE WOOD FENCE FOR  
 THE ENTIRE LENGTH OF RIGHT OF  
 WAY



- 2 DECIDUOUS UNDERSTORY TREES  
8' HEIGHT / 2" CALIPER
- 2 DECIDUOUS CANOPY TREES  
12' HEIGHT / 3" CALIPER
- 1 EVERGREEN CANOPY TREE  
10' HEIGHT
- 2 EVERGREEN UNDERSTORY TREES  
8' HEIGHT
- 24 EVERGREEN SHRUBS  
24" HEIGHT AT INSTALLATION  
(MINIMUM OF TWO VARIETIES)

**MODIFIED 10' TYPE A BUFFER**

SCALE: 1" = 20'



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		REVISIONS	

03-20097 PROGRESS LAK  
 JOB NO. DATE DRAWN BY  
**LANDSCAPE PLAN EAST**

CHK BY: GPW  
 SCALE: 1" = 60'

**KNIGHTDALE MIXED USE**  
**SMITHFIELD ROAD**  
 TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

**SHEET L1.2**

\\CVLFILE\cvt\_l\_0320\20097 - Knightdale Mixed Use\CVL\03 Preliminary\005-20097.Landscape.dwg, L1.2 LANDSCAPE EAST, 3/16/2021 4:24:01 PM, gary