

# SILVERSTONE MAJOR SUBDIVISION MASTER PLAN

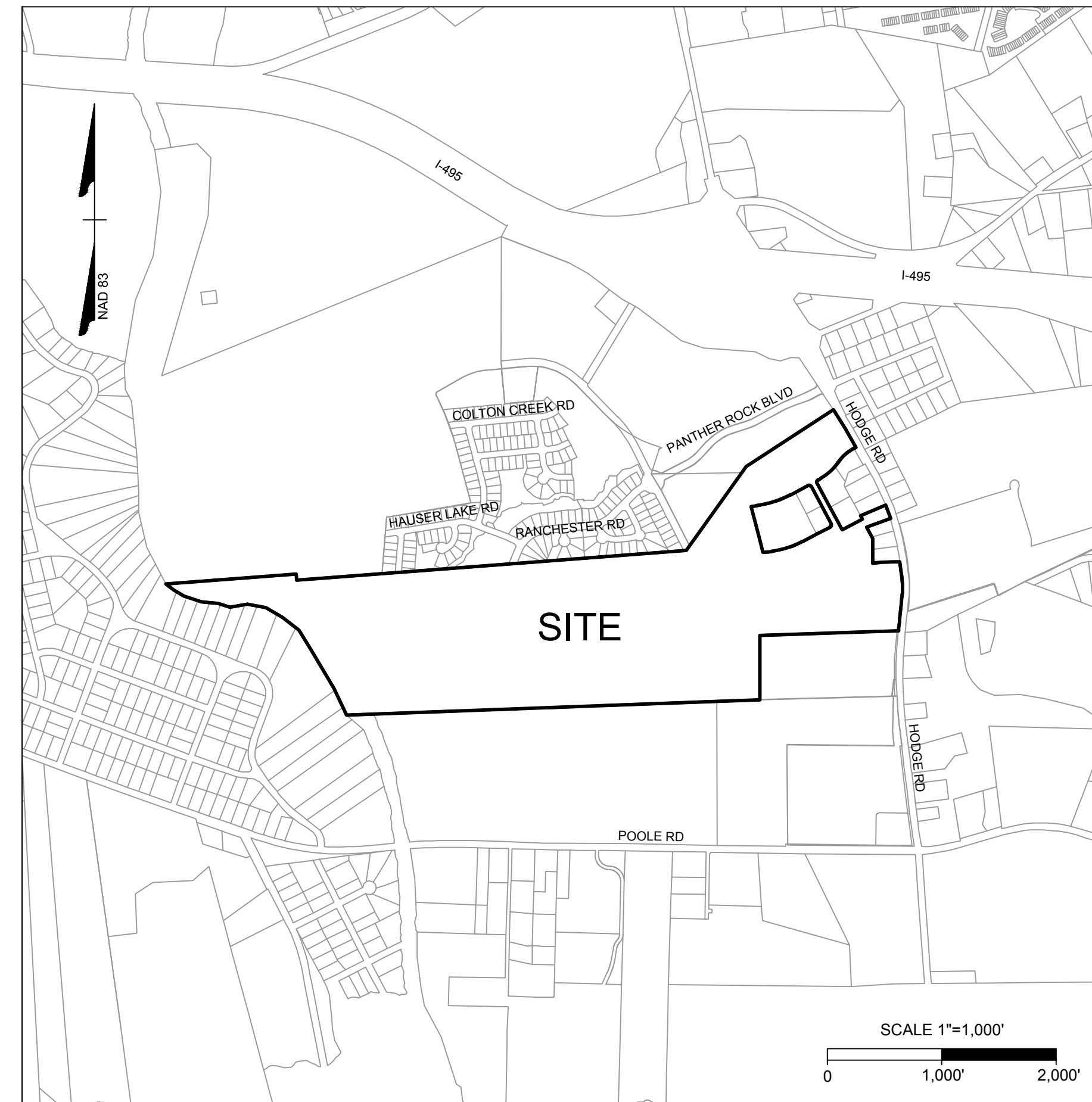
**DEVELOPER:**  
NANTUCKET PARTNERS, LLC  
P.O. BOX 474 SUMMERFIELD,  
NC 27358 JON FORD  
(336) 430-9008  
jford747@msn.com

**SITE DATA TABLE (S-8-16)**

PROJECT NAME:	SILVERSTONE MAJOR SUBDIVISION
PROPERTY ADDRESS:	HODGE ROAD, KNIGHTDALE, WAKE COUNTY, NC 27545
TOWNSHIP:	ST. MATTHEW'S
PROPOSED PROPERTY ZONING:	GR-8 PRD & NMX PRD
PROPOSED USE:	RESIDENTIAL (SINGLE-FAMILY & TOWNHOUSES)
TOTAL PROJECT AREA:	158.55 ACRES
RIVER BASIN:	NEUSE
SURFACE WATER CLASSIFICATION:	C; NSW
WATERSHED:	LOWER NEUSE RIVER

**PROPERTY OWNER INFORMATION**

NO.	NAME:	PIN:	ADDRESS:	DEED / PAGE:	ZONING:	CURRENT USE:
1	RIVER PLACE PROPERTIES, LLC	1733919712	P.O. BOX 446 MATEO, NC 27954	016437 / 01389	GR-8 PRD; HB PRD; RMX PRD; NMX PRD	VACANT
2	KNIGHTDALE RENTALS, LLC	1743320259	2316 HODGE RD. KNIGHTDALE, NC 27545	16952 / 371	NMX PRD	RESIDENTIAL
3	KNIGHTDALE RENTALS, LLC	1743320167	2316 HODGE RD. KNIGHTDALE, NC 27545	16952 / 371	NMX PRD	RESIDENTIAL
4	KNIGHTDALE RENTALS, LLC	1743320076	2320 HODGE RD. KNIGHTDALE, NC 27545	16952 / 363	NMX PRD	RESIDENTIAL
5	KNIGHTDALE RENTALS, LLC	1743310953	2324 HODGE RD. KNIGHTDALE, NC 27545	16952 / 367	NMX PRD	RESIDENTIAL
6	KNIGHTDALE RENTALS, LLC	1743310841	2328 HODGE RD. KNIGHTDALE, NC 27545	16952 / 375	NMX PRD	RESIDENTIAL



**VICINITY MAP**

**Sheet List Table**

Sheet Number	Sheet Title
COVER	COVER SHEET
MP-1.0	EXISTING CONDITIONS PLAN
MP-2.0	PRELIMINARY OVERALL SITE LAYOUT PLAN
MP-3.0	PRELIMINARY SITE LAYOUT PLAN
MP-4.0	PRELIMINARY SITE LAYOUT PLAN
MP-5.0	PRELIMINARY SITE LAYOUT PLAN
MP-6.0	PRELIMINARY UTILITY PLAN
MP-7.0	PRELIMINARY STORMWATER PLAN
MP-8.0	PRELIMINARY LANDSCAPE PLAN
MP-9.0	OVERALL OPEN SPACE AND PHASING PLAN
MP-10.0	PRELIMINARY OVERALL LIGHTING PLAN
MP-11.0	DETAILS

**CIVIL ENGINEER:**  
**TIMMONS GROUP**  
5410 TRINITY ROAD, SUITE  
102 RALEIGH, NC 27607  
**JIM CHANDLER, PE**  
(919) 866-4951  
jim.chandler@timmons.com

**ZMA-2-16 REQUIREMENTS**

**PLANNED RESIDENTIAL DISTRICT STANDARDS**

- A TYPE A BUFFER YARD, TEN (10) FEET IN WIDTH, SHALL BE PROVIDED ALONG THE NORTHERN BOUNDARY OF THE PROPERTY LOCATED AT 137 TOWLER ROAD, CONTINUING EASTWARD ALONG THE NORTHERN PROPERTY LINE AND ENDING AT TOWLER ROAD.
- THE DEVELOPMENT WILL CONSIST OF RESIDENTIAL LOTS NOT TO EXCEED 4 UNITS PER ACRE OR 596 LOTS.
- SINGLE FAMILY DETACHED STANDARDS: SPECIFIC PROVISIONS
  - SINGLE FAMILY 2 STORY HOMES BUILT ON 60 FT. LOTS OR WIDER WILL HAVE A MINIMUM HEATED SQUARE FOOTAGE OF 2,200 SQUARE FEET.
  - SINGLE FAMILY 1 OR 1.5 STORY HOMES BUILT ON 60 FT. LOTS OR WIDER WILL HAVE A MINIMUM HEATED SQUARE FOOTAGE OF 1,800 SQUARE FEET.
  - SINGLE FAMILY HOMES BUILT ON LOTS NARROWER THAN 60 FT. WILL HAVE A MINIMUM HEATED SQUARE FOOTAGE OF 1,800 SQUARE FEET.
  - ALL SINGLE FAMILY HOMES WITH CRAWL SPACES WILL BE WRAPPED IN BRICK OR NATURAL OR CULTURED STONE ON ALL SIDES.
  - ALL SINGLE FAMILY HOMES WITH STEM WALL OR SLAB FOUNDATIONS WILL HAVE A MINIMUM EXPOSURE OF 18" WITH BRICK OR STONE.
  - ALL SINGLE FAMILY HOMES BUILT ON 60' LOTS OR SIDER WOULD HAVE A MINIMUM WIDTH OF 40 FT. AT THE FRONT ELEVATION (INCLUDING PORCHES).
  - ALL SINGLE FAMILY HOMES WILL HAVE A COMBINATION OF TWO OR MORE OF THE FOLLOWING MATERIALS ON THE FRONT FAÇADE (NOT COUNTING FOUNDATION): STONE, BRICK, LAP SIDING, SHAKES OR BOARD AND BATTEN UNLESS THE HOME IS ONLY STONE OR BRICK. WHEN TWO MATERIALS ARE USED, THE MATERIALS SHALL BE DIFFERENT BUT COMPLEMENTARY COLORS.
  - ALL LAP SIDING, SHAKES OR BOARD AND BATTEN ON SINGLE FAMILY HOMES SHALL BE A FIBER-CEMENT.
  - ALL SINGLE FAMILY HOMES WOULD HAVE A FRONT PORCH WITH A MINIMUM DEPTH OF 5FT. FRONT PORCH POSTS WILL BE AT LEAST 6'X6".
  - MAIN ROOF PITCHES (EXCLUDING PORCHES) FRONTING THE STREET FOR 2 STORY HOMES WILL BE AT LEAST 8:12.
  - MAIN ROOF PITCHES (EXCLUDING PORCHES) FRONTING THE STREET FOR 1 AND 1.5 STORY HOMES WILL BE AT LEAST 6:12.
  - THERE WILL BE A 12" OVERHANG ON EVERY GABLE END.
  - ALL GARAGE DOORS WILL HAVE DECORATIVE LIGHTS.
  - GARAGES WILL NOT PROTRUDE MORE THAN 6 FEET FROM THE FRONT PORCH OR STOOP.
  - AT LEAST 50% OF THE HOMES SHALL HAVE A REAR PORCH OR DECK AT LEAST 10'X10'. THE REMAINING HOMES SHALL HAVE A PATIO AT LEAST 10'X10'.
  - SIDE FAÇADE ARTICULATIONS: FOR EVERY 20 FEET (OR FRACTION) OF CONTINUOUS SIDE ELEVATION (CALCULATED ON A PER FLOOR BASIS), THERE SHALL BE ONE WINDOW OR DOOR ADDED TO THE SIDE ELEVATIONS. FOR EXAMPLE, A 55 FOOT FIRST FLOOR DEPTH SHALL HAVE 3 WINDOWS ON THE FIRST FLOOR. IF THE SECOND FLOOR IS 35 FEET, THERE SHALL BE 2 WINDOWS ON THE SECOND FLOOR. ANY SIDING BREAK ON THE SIDE OF THE HOME SUCH AS FIREPLACE, SIDE PORCH, WALL OFFSETS COULD BE USED AS AN ALTERNATE TO WINDOWS.
- TOWNHOME STANDARDS DESCRIPTION: THE TOWNHOUSE BUILDING IS A LEAST A 1,250 SQUARE FOOT BUILDING, WITH AT LEAST 50% GREATER THAN 1,500 SQUARE FEET, WITH TWO (2) OR MORE UNITS; UP TO A MAXIMUM OF SIX (6) UNITS) ON INDIVIDUAL LOTS THAT ARE LOCATED SIDE-BY-SIDE AND PREFERABLY ACCESSED FROM A REAR LANE OR ALLEY. AS A RESULT, THE TOWNHOUSE TYPICALLY ONLY HAS ONE (1) YARD IN THE REAR, ALTHOUGH VARIATIONS MAY INCLUDE A SMALL FRONT SETBACK TO PROVIDE FOR LANDSCAPING, WHILE THE BULK, SCALE AND ARCHITECTURAL DESIGN OF THE BUILDING(S) REFLECTS THAT OF THE SURROUNDING NEIGHBORHOOD OR PLANNED DEVELOPMENT, AS MAY APPLY. SPECIFIC REQUIREMENTS:
  - ALLEY/REAR LANE ACCESS: A TOWNHOUSE SHOULD BE ACCESSED BY A REAR LANE OR ALLEY TO MINIMIZE PEDESTRIAN AND VEHICLE CONFLICTS, MAXIMIZE ON-STREET SHORT-TERM GUEST PARKING AND PROVIDE MORE LANDSCAPING ALONG THE STREETScape.
  - UNIT DIFFERENTIATION: A SINGLE TOWNHOUSE UNIT SHALL BE DIFFERENTIATED FROM ADJACENT UNITS ALONG THE COMMON WALL FROM FOUNDATION TO ROOF RIDGE SO AS TO BE ARCHITECTURALLY DISTINGUISHABLE FROM EACH OTHER. SPECIFICALLY, THE FOLLOWING STANDARDS MUST BE MET:
    - ROOF LINE BREAKS MUST BE PROVIDED WHERE EACH UNIT'S ROOF APPEARS TO STAND ALONE;
    - GABLES MAY NOT SPAN BETWEEN TWO UNITS; III. EACH UNIT SHALL HAVE AT LEAST TWO MATERIALS (BRICK, STONE, STUCCO, CLAPBOARD, SCALES, SHINGLES, BOARD AND BATTEN, ETC.) ON THE PRIMARY FACED, WITH EACH MATERIAL BEING OF DIFFERENT, BUT COMPLEMENTARY COLOR OR THAN THE MATERIAL OF THE ADJACENT UNIT; AND
    - REAR YARDS SHALL PROVIDE AT LEAST ONE OF THE FOLLOWING:
      - ARCHITECTURAL WALL/FENCINGS MATCHING THE STRUCTURE;
      - STORAGE ROOM THAT DIVIDES THE UNITS CREATING A COURTYARD LIKE SETTING; OR
      - SHRUBS EXTENDING OUT DELINEATING EACH YARD.
  - UNIT DESIGN DETAILS: ALL TOWNHOUSE BUILDINGS SHALL PROVIDE DETAILED DESIGN ALONG ALL UNIT FAÇADES VISIBLE FROM A PUBLIC RIGHT-OF-WAY. DETAILED DESIGN SHALL BE PROVIDED BY USING AT LEAST ONE (1) OF THE ARCHITECTURAL FEATURES FROM EACH OF THE FOLLOWING THREE (3) FEATURE CATEGORIES ON ALL FAÇADES AS APPROPRIATE FOR THE PROPOSED ARCHITECTURAL STYLE (MAY VARY FEATURES ON REAR/SIDE/FRONT ELEVATIONS):
    - ENTRANCE (PRIMARY FAÇADE ONLY)
      - PORCH PILLARS (6" MIN WIDTH)
      - SIDELIGHTS III. DECORATIVE DOOR SURROUND (6"MIN WIDTH) WITH PEDIMENT OR CROWN
    - WINDOW TREATMENT
      - DECORATIVE WINDOW SURROUND (4" MIN WIDTH) WITH CROWN
      - SHUTTERS WITH FASTENERS III. WINDOW BOX PLANTERS
    - ROOF LINE:
      - DORMER/GABLE
      - BRACKETED EAVES III. DECORATIVE CORNICE OR ROOF LINE (FLAT ROOFS ONLY)
- FOUNDATIONS
  - MATERIAL: THE CRAWLSPACE OF BUILDINGS SHALL BE ENCLOSED WITH BRICK, STONE, OR STUCCO. SLAB'S SHALL BE COVERED WITH BRICK OR STONE. AREAS UNDER PORCHES MAY BE ENCLOSED WITH LATTICE.
  - LANDSCAPING: AT LEAST 60% OF THE LENGTH OF ANY FOUNDATION WALL VISIBLE FROM THE RIGHT-OF-WAY MUST BE LANDSCAPED WITH FOUNDATION PLANTINGS.
  - WALL MATERIALS: TOWNHOUSE BUILDINGS WALLS SHALL BE WOOD CLAPBOARD, CEMENTIOUS FIBER BOARD, WOOD SHINGLE, WOOD DROP SIDING, WOOD SHED AND BATTEN, BRICK, STONE, OR STUCCO. IF NOT ENTIRELY MASONRY, TOWNHOUSE BUILDING FRONT FAÇADES SHALL HAVE AT LEAST TWO (2) SIDING TEXTURES WITH THE HEAVIER MATERIAL (I.E. STONE, BRICK) PLACED BELOW THE LIGHTER MATERIAL (I.E. SIDING, SHAKES) TO GIVE THE SENSE OF SUPPORT AND GROUNDING. (BRICK, STONE, STUCCO, CLAPBOARD, SCALES, SHINGLES, BOARD AND BATTEN, ETC.) MUST CHANGE BETWEEN UNITS (APPLICABLE TO EACH FLOORS).
  - ROOFS:
    - MATERIALS: TOWNHOUSE BUILDING ROOFS SHALL BE CLAD IN WOOD SHINGLES, STANDING SEAM METAL, SLATE, COPPER, OR ASPHALT SHINGLES.
    - PITCH: MAIN ROOFS ON RESIDENTIAL BUILDINGS SHALL BE SYMMETRICAL GABLES OR HIPS WITH A PITCH BETWEEN 6:12 AND 12:12. MONOPITCH (SHED) ROOFS ARE ALLOWED ONLY IF THEY ARE ATTACHED TO THE WALL OF THE MAIN BUILDING. NO MONOPITCH ROOFS SHALL BE LESS THAN 3:12.
  - ADMINISTRATIVE APPROVAL OF MINOR VARIANCES: THE STAFF MAY APPROVE MINOR VARIANCES TO THE SPECIFIC REQUIREMENTS LISTED ABOVE PROVIDED THAT SUCH MINOR VARIANCE MEETS THE OVERALL INTENT OF THESE TOWNHOUSE STANDARDS AND CONFORMS TO THE COMPREHENSIVE PLAN AND OTHER ADOPTED PLANS OF THE TOWN.
- DESIGN EXCEPTION: GRADING
  - BECAUSE OF THE EXTREME TOPOGRAPHICAL CONDITIONS WITH HILLS AND VALLEYS OF OVER 50 FT. IN ELEVATION CHANGE, THE DEVELOPMENT CANNOT BE CONSTRUCTED ACCORDING TO THE GRADING REQUIREMENTS IN THE UDO SECTION 6.2.B. THE DEVELOPER IS RESPECTFULLY REQUESTING AN EXCEPTION FROM THE UDO SECTION 6.2.B WITH THE ABILITY TO GRADE THE SITE OUTSIDE OF THE PROPOSED RIGHT-OF-WAY. A SINGLE PHASE OF DEVELOPMENT SHALL NOT ENCOMPASS MORE THAN 50 ACRES OF GRADING UNLESS APPROVED BY THE TOWN'S DEVELOPMENT SERVICES DEPARTMENT.

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REVISION DESCRIPTION	DATE
	11/13/2017
	331
DESIGNED BY	JBW
CHECKED BY	JFC
SCALE	N/A

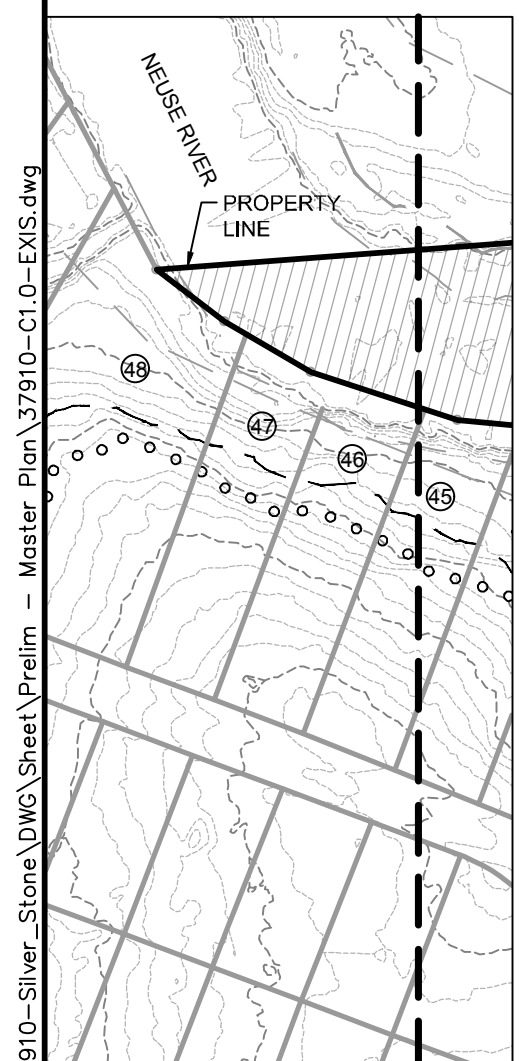
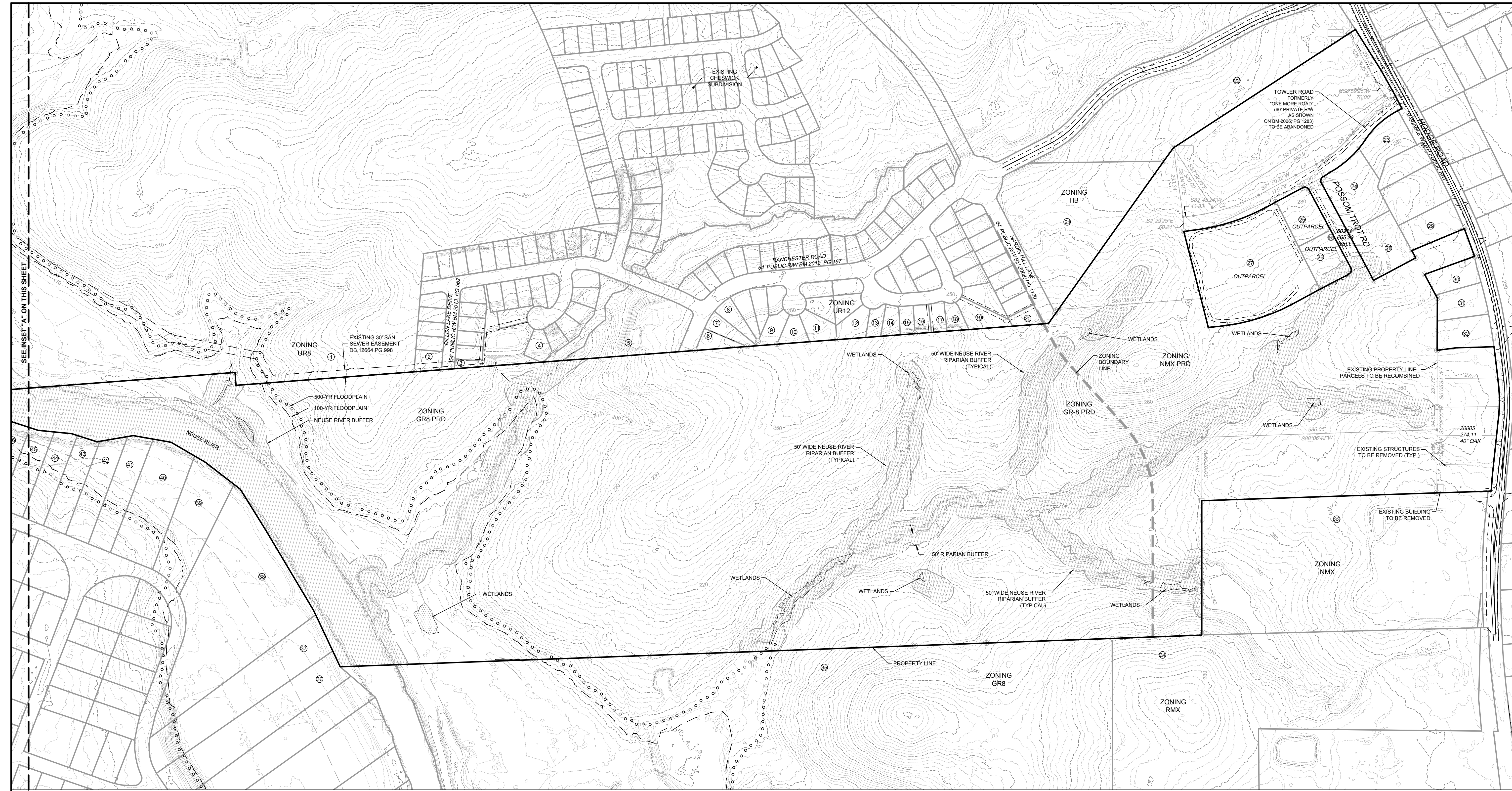
**TIMMONS GROUP**  
NORTH CAROLINA LICENSE NO. C-1652  
**SILVERSTONE SUBDIVISION**  
TOWN OF KNIGHTDALE - WAKE COUNTY - NORTH CAROLINA  
COVER SHEET

JOB NO.	37910
SHEET NO.	COVER

PRELIMINARY -  
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**ADJOINER PROPERTY INFORMATION**

NO.	PIN	OWNER NAME	ZONING	CURRENT LAND USE
1	1733737234	BOBBY MURRAY HEIRS	GR-8	VACANT
2	1733827209	CARRASCO, JUANLUIS ROHDA, DANIEL C	UR-12	RESIDENTIAL
3	1733920316	CHESWICK INVESTMENTS LLC	UR-12	VACANT
4	1733921365	PICKERING, KHALID J NEGRON, EVALUZ J	UR-12	RESIDENTIAL
5	1733925465	CHESWICK INVESTMENTS LLC	UR-12	VACANT
6	1733929398	SOMMER, JUSTIN SOMMER, LINDSAY	UR-12	RESIDENTIAL
7	1733929443	WRENN, JOSHUA S DOWD WRENN, MARY KATHERINE	UR-12	RESIDENTIAL
8	1733929487	SUTTON, CHARLES A SUTTON, ANGEL S	UR-12	RESIDENTIAL
9	1743021443	HARB, TERRI H HARB, JOSEPH E	UR-12	RESIDENTIAL
10	1743022422	DENNIS, ALLEN HAITHCOX-DENNIS, MELISSA J	UR-12	RESIDENTIAL
11	1743023423	KINLAW, DAVID E KINLAW, SHEA	UR-12	RESIDENTIAL
12	1743024474	PAPADOPOULOS, ATHENASIOS PAPADOPOULOS, THEODORA	UR-12	RESIDENTIAL
13	1743025466	BANKS, JARMAR M SAUNDERS, SANTANA M	UR-12	RESIDENTIAL
14	1743026436	CLARK, GWENDOLYN C	UR-12	RESIDENTIAL
15	1743026496	EVERSOLE, TYLER KEITH MCFADDEN, TINA	UR-12	RESIDENTIAL

**ADJOINER PROPERTY INFORMATION**

NO.	PIN	OWNER NAME	ZONING	CURRENT LAND USE
16	1743027467	KIRBY, KEVIN T KIRBY, ASHLEY A	UR-12	RESIDENTIAL
17	1743028427	HUNTER, ERICA F HUNTER, CHARLES	UR-12	RESIDENTIAL
18	1743028497	BAGGALEY, BRYON BAGGALEY, CINNAMON	UR-12	RESIDENTIAL
19	1743120408	SHIELDS, SUZANNE R SHIELDS, MARCIA L	UR-12	RESIDENTIAL
20	1743121497	JOHNSON, KENNETH L	UR-12	RESIDENTIAL
21	1743123980	RIVERSIDE PLANTATION LLC	HB	VACANT
22	1743139432	RIVERSIDE PLANTATION LLC	HB	VACANT
23	1743237223	JOHNSON, BEN L SR JOHNSON, JOYCE B	NMX	RESIDENTIAL
24	1743235091	WOOLBRIGHT, GREGORY S WOOLBRIGHT, JUSTINE M	NMX	RESIDENTIAL
25	1743223879	TINAJERO, SALVADOR GOMEZ ABARCA-VILLA, DANIA	NMX	RESIDENTIAL
26	1743224761	SALAS, JUAN CARLOS RAMIR	NMX	RESIDENTIAL
27	1743221638	DAVIS, SAM ALAN	NMX	RESIDENTIAL
28	1743226798	GANDARILLA, ISMAEL LUJANO	NMX	RESIDENTIAL
29	1743229806	DENTON, CALLIE ELTON	NMX	RESIDENTIAL
30	1743320606	SANDERS, RONALD J SANDERS, NANCY B	NMX	RESIDENTIAL
31	1743320534	HAMILTON, BLAIR H HAMILTON, RICHARD K	NMX	RESIDENTIAL

**ADJOINER PROPERTY INFORMATION**

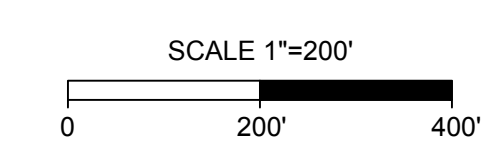
NO.	PIN	OWNER NAME	ZONING	CURRENT LAND USE
32	1743320441	DAVIS, MELBOURNE G III	NMX	RESIDENTIAL
33	1743215476	GA HC REIT II KNIGHTDALE ALF LLC	NMX	ASSISTED LIVING
34	1743203936	RIVERVIEW LAND HOLDINGS, LP	RMX	VACANT
35	1733902561	JONES ESTATES LLC	GR-8	RESIDENTIAL
36	1733709786	CITY OF RALEIGH	R-4	VACANT
37	1733709829	CITY OF RALEIGH	R-4	VACANT
38	1733718286	CITY OF RALEIGH	R-4	VACANT
39	1733717611	REDD, ALVIRA QUINN, HAKEEM	R-4	RESIDENTIAL
40	1733715658	WILLIAMS, RICKY FRANK	R-4	RESIDENTIAL
41	1733714713	DOWNING, JERALD C	R-4	RESIDENTIAL
42	1733713715	DOWNING, JERALD C	R-4	RESIDENTIAL
43	1733712718	DOWNING, JERALD C	R-4	RESIDENTIAL
44	1733711820	CITY OF RALEIGH	R-4	VACANT
45	1733710821	CITY OF RALEIGH	R-4	VACANT
46	1733619825	CITY OF RALEIGH	R-4	VACANT
47	1733618838	PERJAR, DAN	R-4	RESIDENTIAL
48	1733616997	TIMLIC, BOBBY RAY	R-4	RESIDENTIAL

**LEGEND**

- WETLANDS
- NEUSE RIVER BUFFER
- 100-YR FLOOD LINE
- 500-YR FLOOD LINE

**NOTES:**

- EXISTING CONDITIONS SHOWN ARE BASED ON FIELD SURVEY PERFORMED BY TIMMONS GROUP.
- ADJOINER PROPERTY INFORMATION AND TOPOGRAPHIC DATA SHOWN HAVE BEEN COMPILED FROM WAKE COUNTY GIS.
- STREAM AND WETLAND INFORMATION BASED ON DELINEATION PERFORMED BY S&EC, PA.
- PROJECT PROPERTY LIES WITHIN A FEMA SPECIAL FLOOD HAZARD AREA PER FEMA FIRM MAP PANELS NO. 3720173300J AND 3720174300J DATED 5/02/2006.



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REVISION DESCRIPTION	DATE
	11/13/2017

**TIMMONS GROUP**  
NORTH CAROLINA LICENSE NO. C-1652

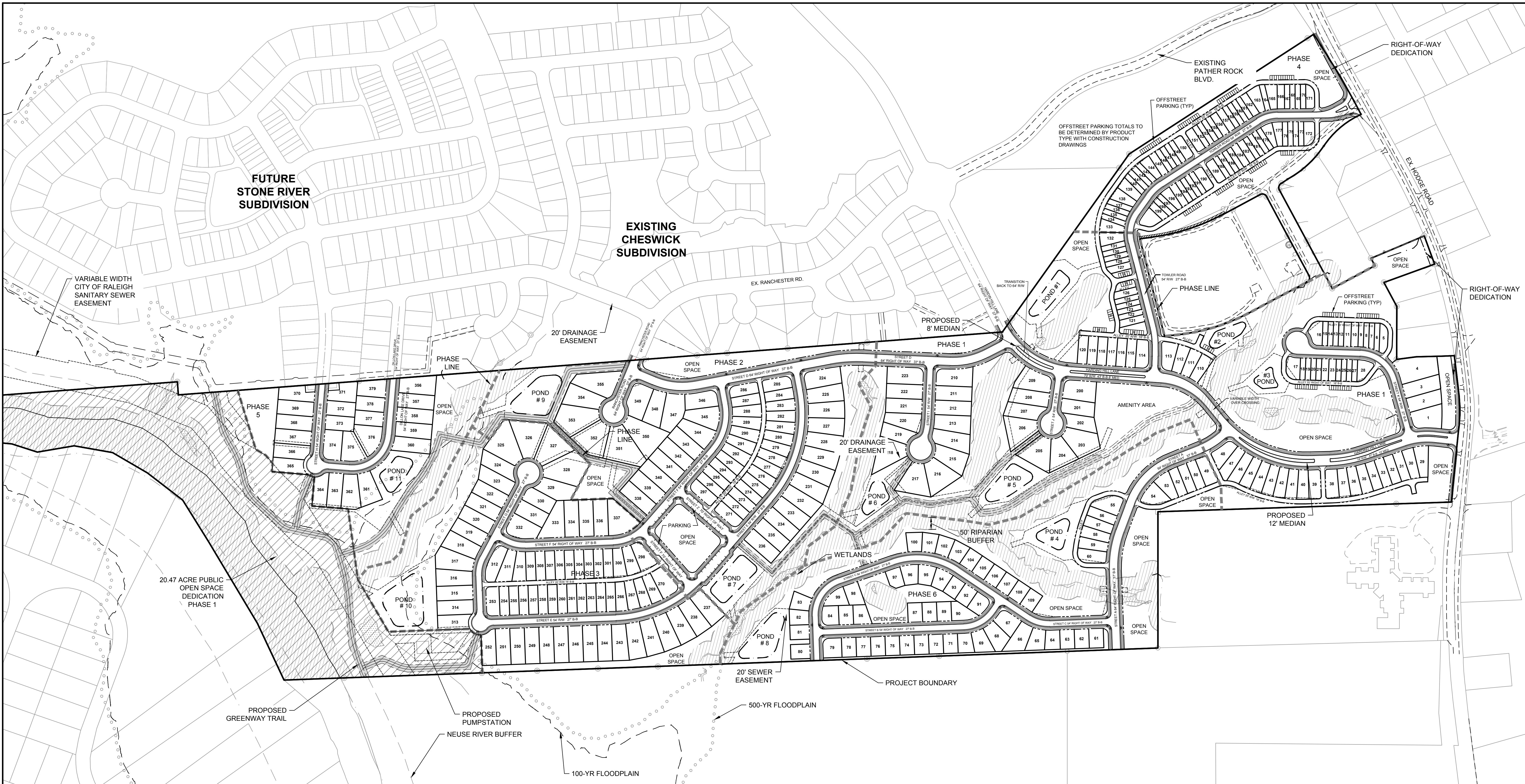
**SILVERSTONE SUBDIVISION**  
TOWN OF KNIGHTDALE - WAKE COUNTY - NORTH CAROLINA  
**EXISTING CONDITIONS PLAN**

JOB NO.  
**37910**  
SHEET NO.  
**MP-1.0**

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REVISION DESCRIPTION	DATE
	11/13/2017

DRAWN BY	331
DESIGNED BY	JBW
CHECKED BY	JFC
SCALE	AS NOTED

**TIMMONS GROUP**

NORTH CAROLINA LICENSE NO. C-1652  
**SILVERSTONE SUBDIVISION**  
 TOWN OF KNIGHTDALE - WAKE COUNTY - NORTH CAROLINA  
**PRELIMINARY OVERALL SITE LAYOUT PLAN**

JOB NO.	37910
SHEET NO.	MP-2.0

**LOT SUMMARY TABLE**

PROPOSED NUMBER OF LOTS:	SINGLE-FAMILY: 276 TOWNHOUSE: 103 TOTAL LOTS: 379
REQUIRED MAX. DENSITY:	4 UNITS PER ACRE PER PRD
PROPOSED DENSITY:	2.39 UNITS/ACRE
REQUIRED MIN. LOT WIDTH:	SINGLE-FAMILY: 30 FT. (IF LESS THAN 60 FT., SFD HAVE TO BE ALLEY LOADED.) TOWNHOUSE: N/A
PROVIDED MIN. LOT WIDTH:	SINGLE-FAMILY: 40 FT. (IF LESS THAN 60 FT., SFD HAVE TO BE ALLEY LOADED.)
CONNECTIVITY INDEX:	36 LINKS / 28 NODES = 1.28 (VARIANCE REQ)
MINIMUM SETBACK REQUIREMENTS:	FRONT: SINGLE-FAMILY: 10' MIN. TOWNHOUSE: 10' MIN, 25 FT. MAX.
	SIDE: SINGLE-FAMILY: IF GREATER THAN 60 FT. IN WIDTH, 20% OF LOT WIDTH AND 5 FT. MIN. PER SIDE. IF LESS THAN 60 FT. IN WIDTH, 20% OF LOT WIDTH AND 3 FT. MIN. PER SIDE TOWNHOUSE: 10 FT. BETWEEN BUILDINGS
	REAR: SINGLE-FAMILY: 25 FT. (UNLESS OTHERWISE DIRECTED BY UAA) TOWNHOUSE: N/A FROM REAR ALLEY: 15 FT. FROM CENTERLINE. DRIVEWAYS REQUIRED TO BE 20 FT. IN WIDTH FROM EDGE OF ALLEY PAVEMENT.

**PROPERTY OWNER INFORMATION**

NO.	NAME:	PIN:	ADDRESS:	DEED / PAGE:	ZONING:	CURRENT USE:
1	RIVER PLACE PROPERTIES, LLC	1733919712	P.O. BOX 446 MATEO, NC 27954	016437 / 01389	GR-8 PRD; HB PRD; RNX PRD; NMX PRD	VACANT
2	KNIGHTDALE RENTALS, LLC	1743320259	2316 HODGE RD. KNIGHTDALE, NC 27545	16952 / 371	NMX PRD	RESIDENTIAL
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6	KNIGHTDALE RENTALS, LLC	1743310841	2328 HODGE RD. KNIGHTDALE, NC 27545	16952 / 375	NMX PRD	RESIDENTIAL

**LEGEND**

■■■■■■■■	PRELIMINARY PHASE LINE	-----	100-YR FLOOD LINE
▨▨▨▨▨▨	NEUSE RIVER BUFFER	○ ○ ○ ○ ○ ○	500-YR FLOOD LINE

**SITE DATA TABLE**

PROJECT NAME:	SILVERSTONE MAJOR SUBDIVISION
PROPERTY ADDRESS:	HODGE ROAD, KNIGHTDALE, WAKE COUNTY, NC 27545
TOWNSHIP:	ST. MATTHEWS
PROPOSED PROPERTY ZONING:	GR-8 PRD & NMX PRD
PROPOSED USE:	RESIDENTIAL (SINGLE-FAMILY & TOWNHOUSES)
TOTAL PROJECT AREA:	158.55 ACRES
RIVER BASIN:	NEUSE
SURFACE WATER CLASSIFICATION:	C; NSW
WATERSHED:	LOWER NEUSE RIVER

**IMPERVIOUS AREA SUMMARY**

EXISTING IMPERVIOUS AREA, SF (AC):	26,217 (0.62)
EXISTING IMPERVIOUS AREA (%):	0.40
PROPOSED IMPERVIOUS AREA, SF (AC):	3,453,001 (79.27)
PROPOSED IMPERVIOUS AREA (%):	50.00

**PHASING SUMMARY**

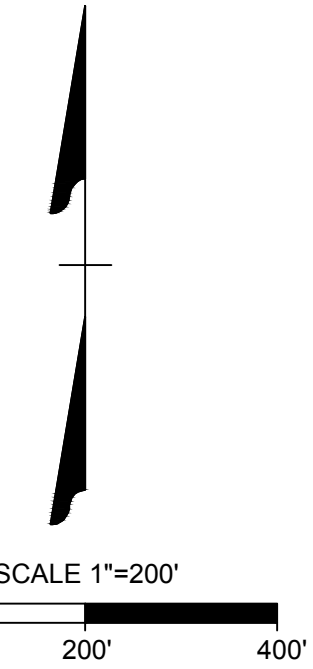
PHASE NUMBER	AREA (AC)	TOWNS	40' WIDE (MIN)	60' WIDE (MIN)	PATIO (60' WIDE MIN)	TOTAL
PHASE 1	66.39	36	31	28	0	95
PHASE 2	24.87	0	27	31	0	58
PHASE 3	21.56	0	33	41	0	74
PHASE 4	10.93	67	0	0	0	67
PHASE 5	10.89	0	0	24	0	24
PHASE 6	23.91	0	12	0	49	61
SUB TOTAL	158.55	103	103	124	49	379
PUBLIC OS DEDICATION (PH1)	(20.47)	12.98 ACRES OUTSIDE OF NEUSE RIVER				

**SITE PLAN NOTES:**

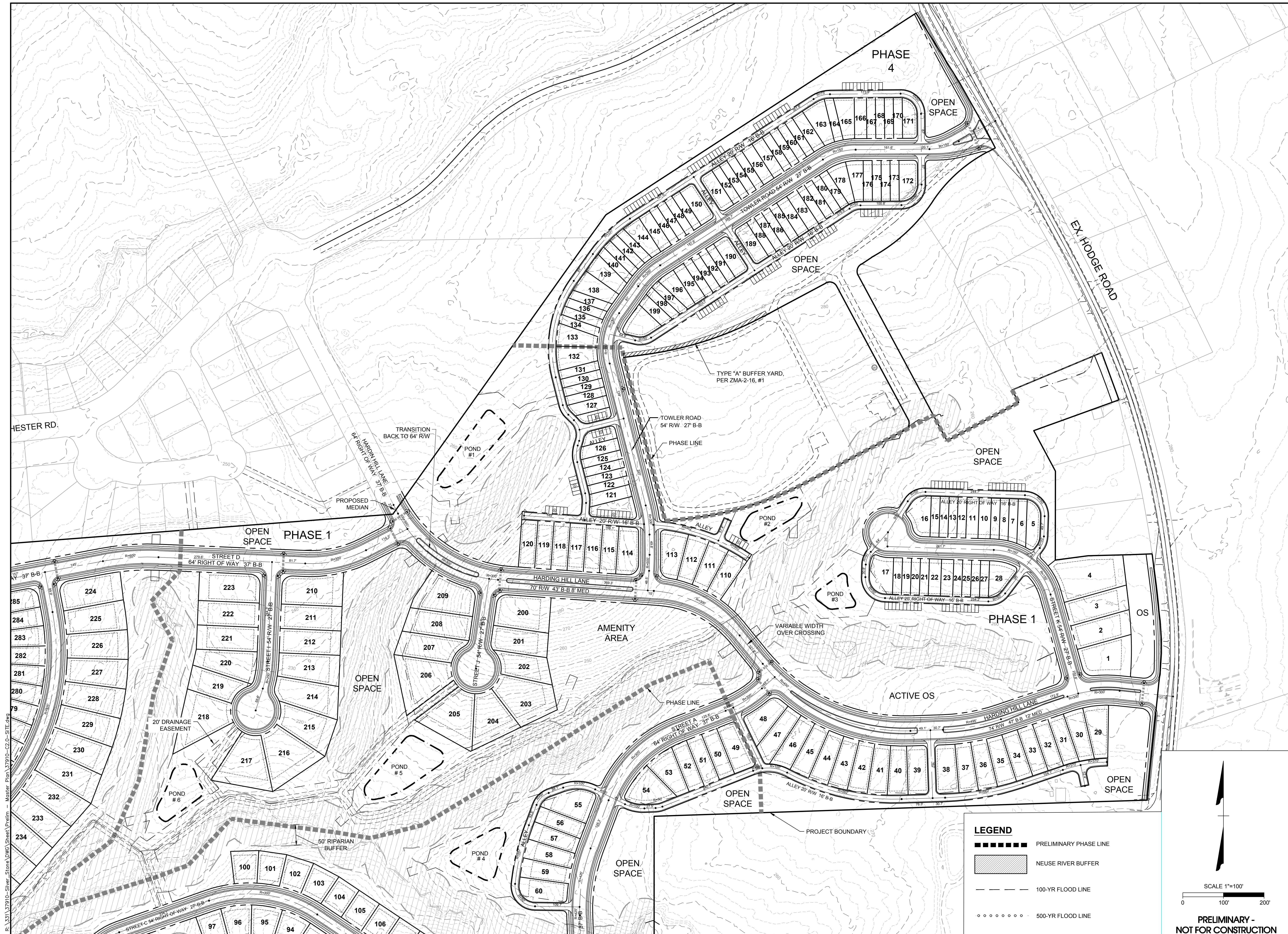
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF KNIGHTDALE STANDARDS AND SPECIFICATIONS.
- PHASE LINES ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING THE TOWN OF KNIGHTDALE APPROVAL.
- ALL PERMITS SHALL BE OBTAINED FROM THE TOWN OF KNIGHTDALE, WAKE COUNTY, NCDOT, NCEQD-DWR, AND USACE AS APPLICABLE PRIOR TO BEGINNING CONSTRUCTION. A COPY OF ALL PERMITS SHALL BE SUBMITTED TO THE TOWN OF KNIGHTDALE FOR THEIR RECORDS.
- STREET DESIGN SHALL BE PER TOWN OF KNIGHTDALE U.D.O. CHAPTER 17, INFRASTRUCTURE IMPROVEMENT REQUIREMENTS.
- CUL-DE-SAC SHALL BE 96' DIA. PER NC FIRE PREVENTION CODE, APPENDIX D, SECTION D103.4.

SEE DETAIL SHEET FOR STREET SECTIONS **PRELIMINARY - NOT FOR CONSTRUCTION**

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11/13/2017	

DESIGNED BY  
 S.R.M.  
 CHECKED BY  
 J.F.C.  
 SCALE  
 AS NOTED

# TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

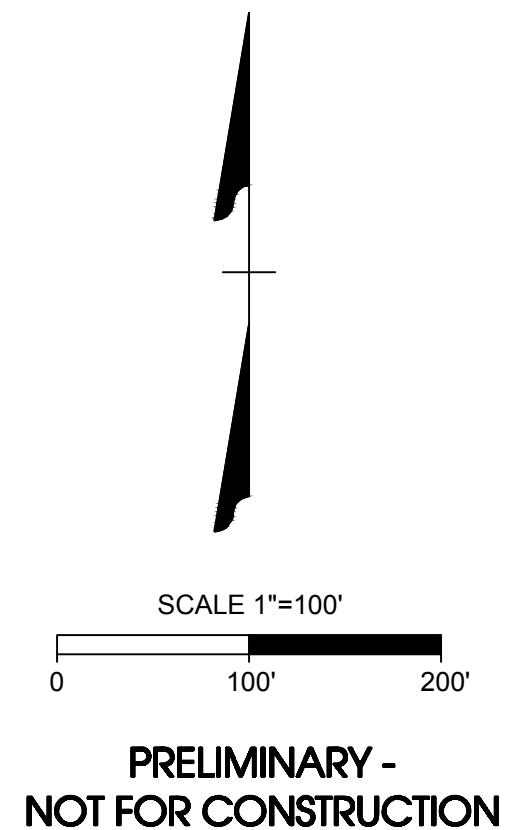
**SILVERSTONE SUBDIVISION**  
 TOWN OF KNIGHTDALE - WAKE COUNTY - NORTH CAROLINA

**PRELIMINARY SITE LAYOUT PLAN**

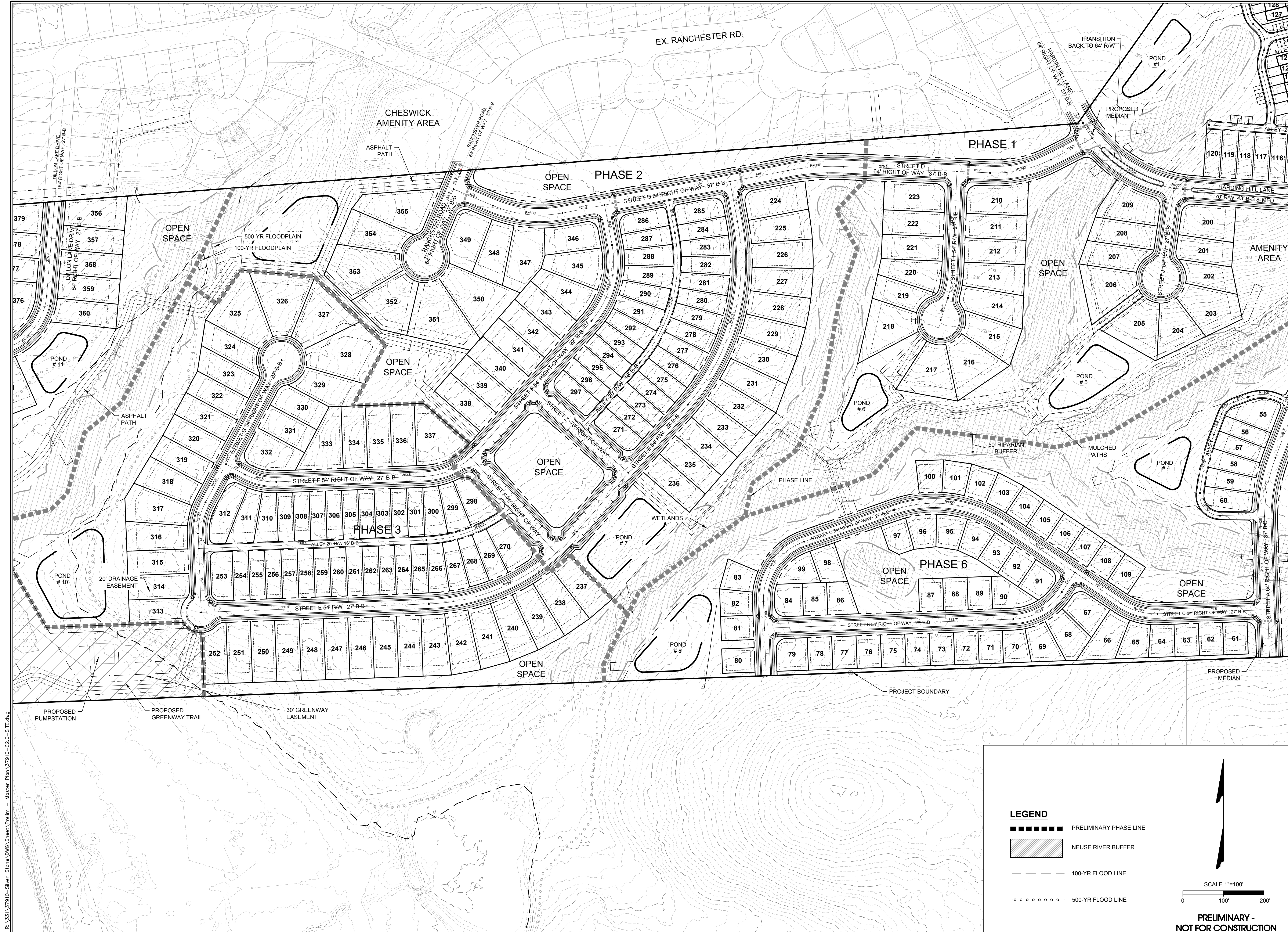
JOB NO.  
**37910**  
 SHEET NO.  
**MP-3.0**

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- LEGEND**
- PRELIMINARY PHASE LINE
  - ▨ NEUSE RIVER BUFFER
  - - - - - 100-YR FLOOD LINE
  - ○ ○ ○ ○ 500-YR FLOOD LINE







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11/13/2017 <td></td>	

DESIGNED BY	JBW
CHECKED BY	JFC
SCALE	AS NOTED

# TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

**SILVERSTONE SUBDIVISION**  
 TOWN OF KNIGHTDALE - WAKE COUNTY - NORTH CAROLINA

**PRELIMINARY SITE LAYOUT PLAN**

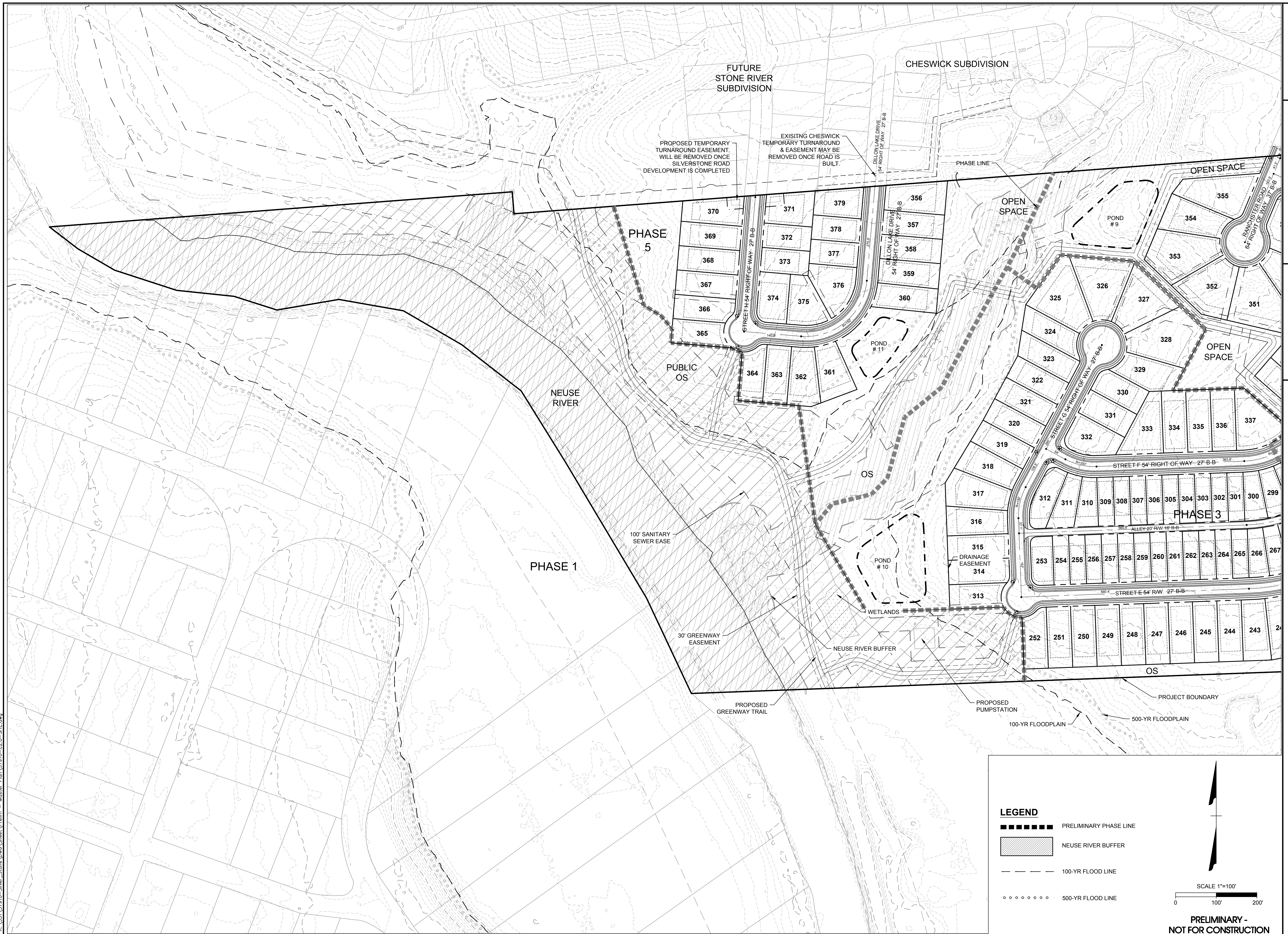
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PRELIMINARY - NOT FOR CONSTRUCTION



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SCALE	AS NOTED



# TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

## SILVERSTONE SUBDIVISION

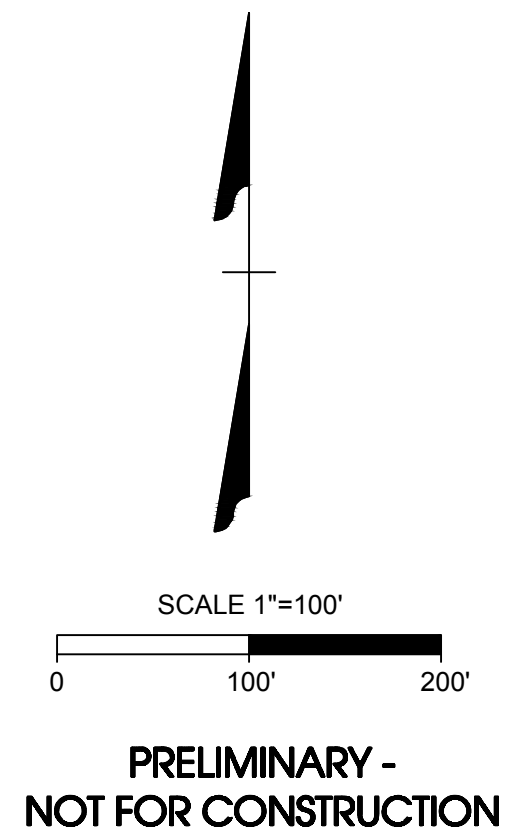
TOWN OF KNIGHTDALE - WAKE COUNTY - NORTH CAROLINA

### PRELIMINARY SITE LAYOUT PLAN

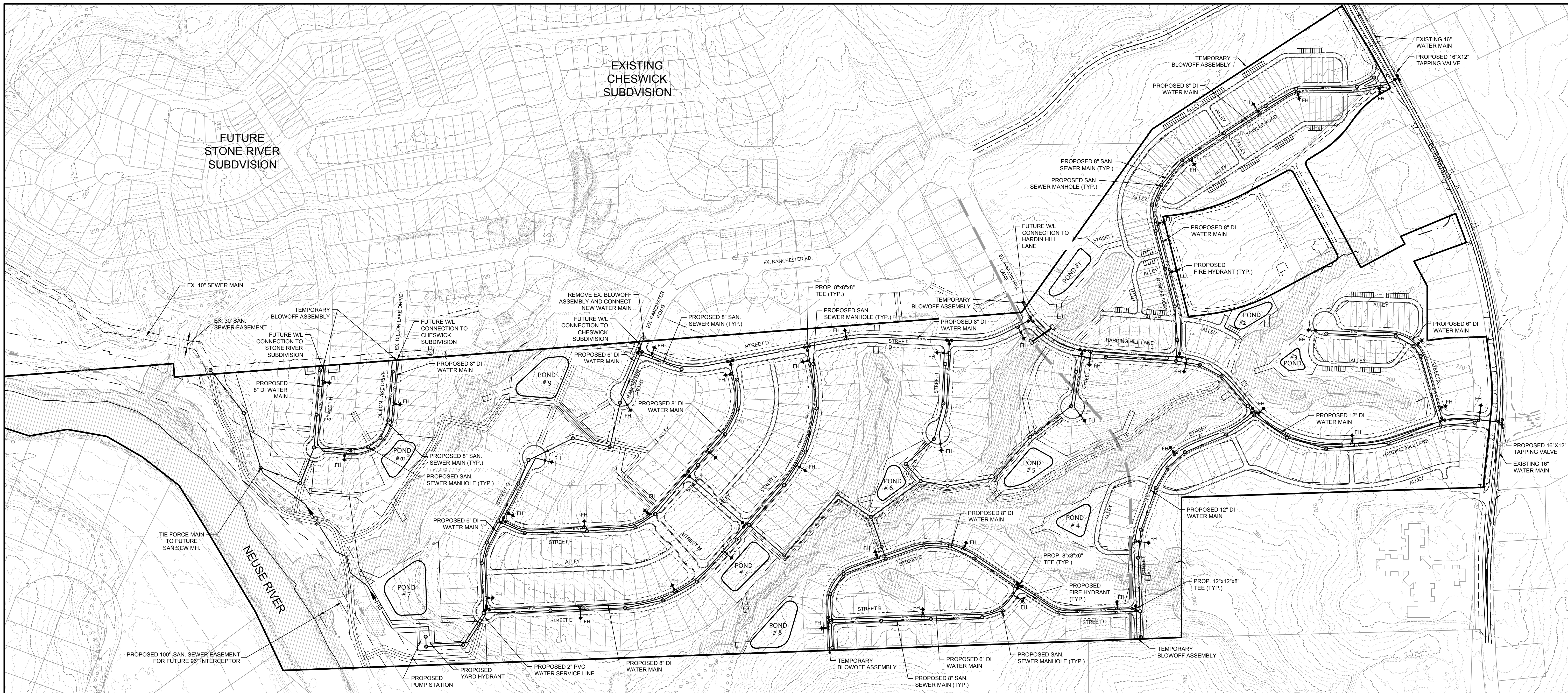
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SHEET NO.	MP-5.0

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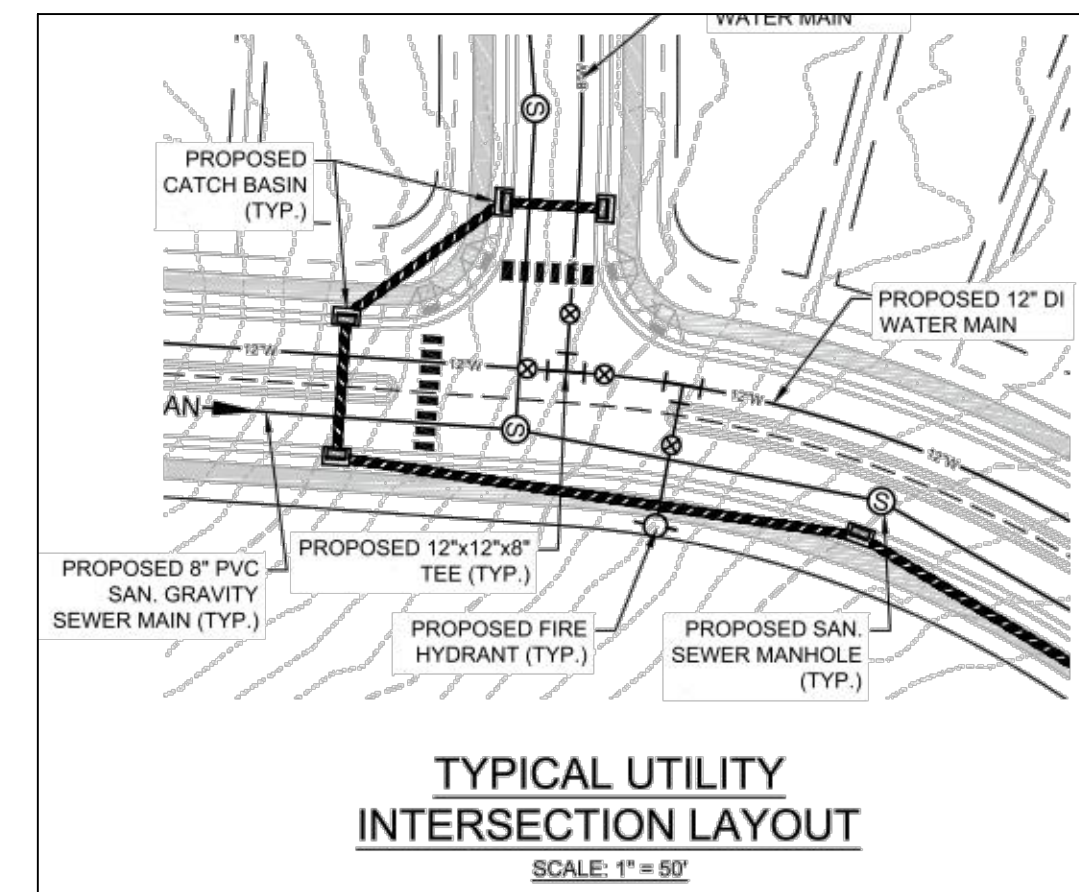
- LEGEND**
- PRELIMINARY PHASE LINE
  - NEUSE RIVER BUFFER
  - 100-YR FLOOD LINE
  - 500-YR FLOOD LINE





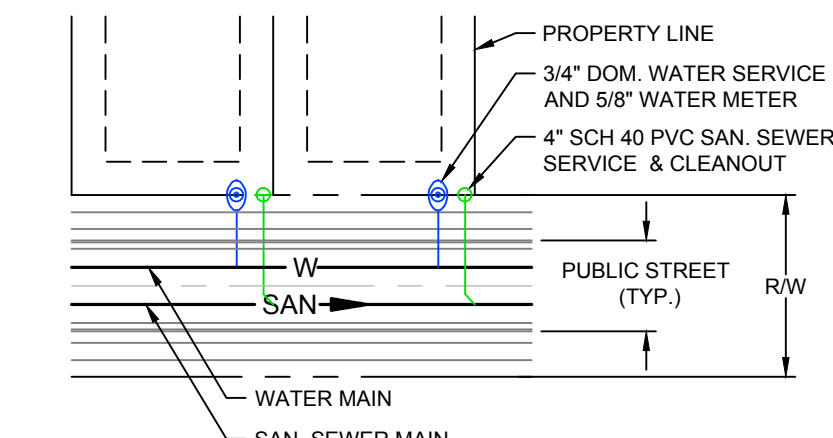


NOTE: UTILITY STRUCTURES SIZED FOR CLARITY



**STANDARD UTILITY NOTES:**

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
- CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- UTILITY SEPARATION REQUIREMENTS:
  - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
  - WHEN INSTALLING WATER AND/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
  - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATER MAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
  - 5' 0" MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
  - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATER MAIN & RCP STORM DRAIN CROSSINGS, MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS, WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
  - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24-HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3/0" MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL 1" TYPE "K" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2' X 2' WATERLINE EASEMENT IMMEDIATELY ADJACENT.
- INSTALL 4" SCHEDULE 40 PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE AND/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.



**ATTENTION CONTRACTORS**

The Construction Contractor responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for contacting the **Public Utilities Department** at (919) 996-1540 at least **twenty four hours** prior to beginning any of their construction.

*Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require remediation of any water or sewer facilities not inspected as a result of this notification failure.*

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

**Public Water Distribution / Extension System**

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 # \_\_\_\_\_  
Authorization to Construct \_\_\_\_\_  
Date \_\_\_\_\_

**Public Sewer Collection / Extension System**

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 # \_\_\_\_\_  
Authorization to Construct \_\_\_\_\_  
Date \_\_\_\_\_

**DRAWING LEGEND**

- |                      |                      |                         |
|----------------------|----------------------|-------------------------|
| <b>SEWER</b>         | SAN                  | PROPOSED SANITARY SEWER |
|                      | (S)                  | SANITARY MANHOLE        |
| <b>WATER</b>         | W                    | EXISTING WATER LINE     |
|                      | W                    | PROPOSED WATER LINE     |
|                      | (FH)                 | FIRE HYDRANT            |
|                      | (BA)                 | BLOWOFF ASSEMBLY        |
| <b>ENVIRONMENTAL</b> | (WETLANDS)           | WETLANDS                |
|                      | (NEUSE RIVER BUFFER) | NEUSE RIVER BUFFER      |
|                      | (100-YR FLOOD LINE)  | 100-YR FLOOD LINE       |
|                      | (500-YR FLOOD LINE)  | 500-YR FLOOD LINE       |

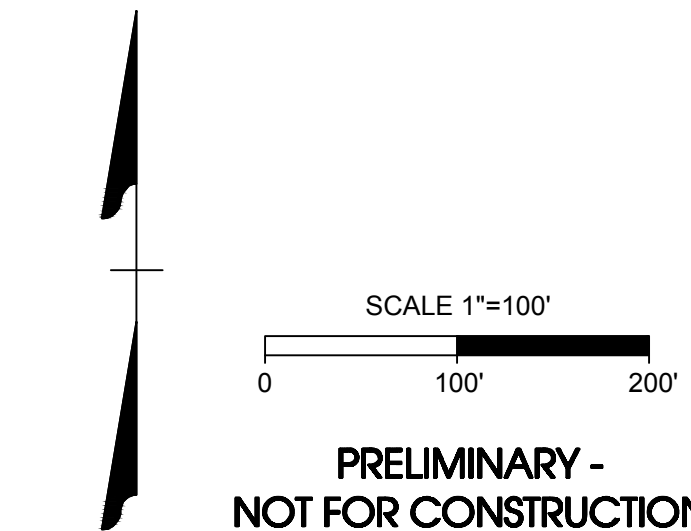
**TOWN CERTIFICATION**

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: \_\_\_\_\_  
DEVELOPMENT SERVICES ENGINEER

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

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
ADMINISTRATOR



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DRAWN BY	331
DESIGNED BY	JBW
CHECKED BY	JFC
SCALE	AS NOTED

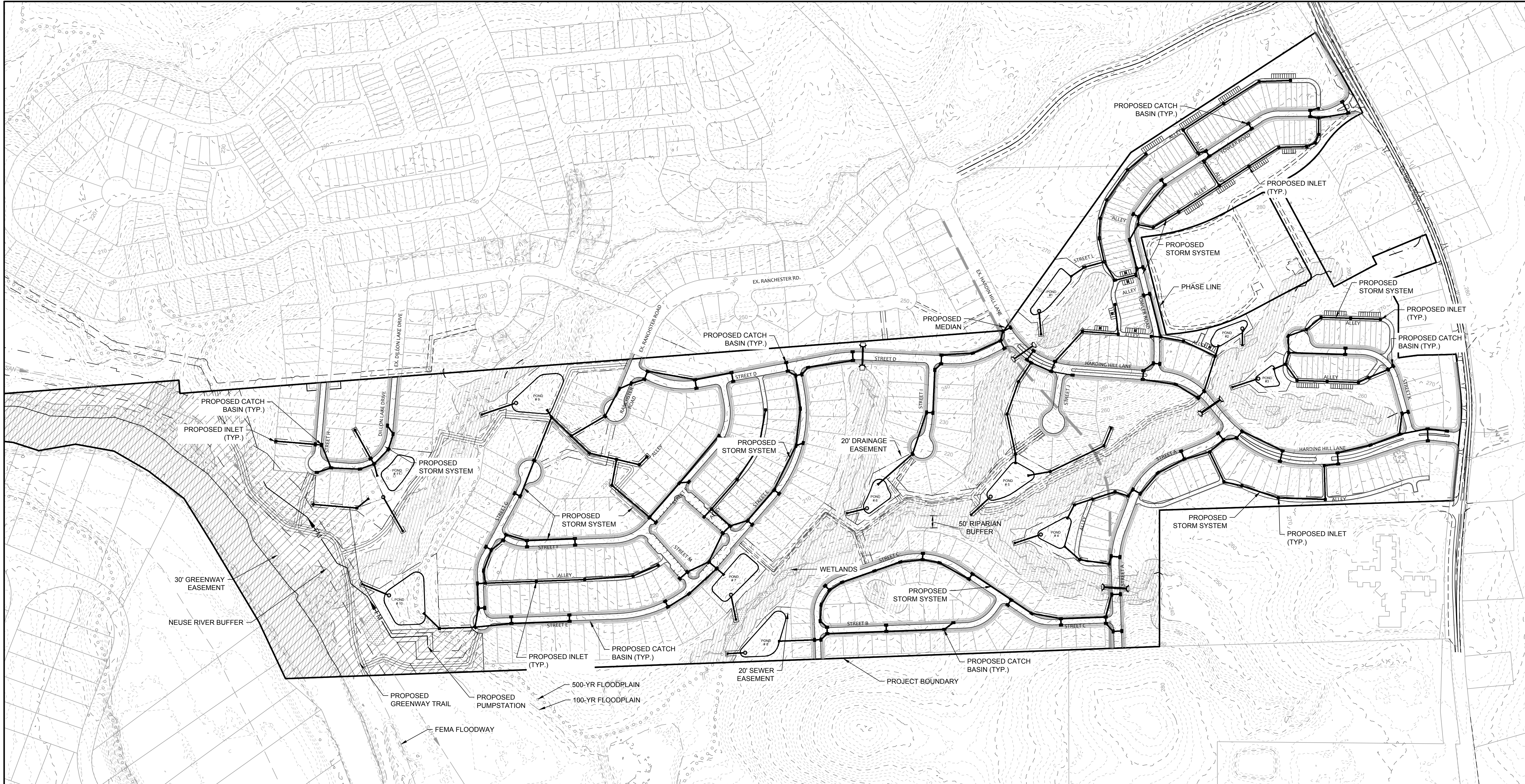
**TIMMONS GROUP**

**SILVERSTONE SUBDIVISION**  
TOWN OF KNIGHTDALE - WAKE COUNTY - NORTH CAROLINA  
PRELIMINARY UTILITY PLAN  
NORTH CAROLINA LICENSE NO. C-1652

JOB NO.  
**37910**

SHEET NO.  
**MP-6.0**



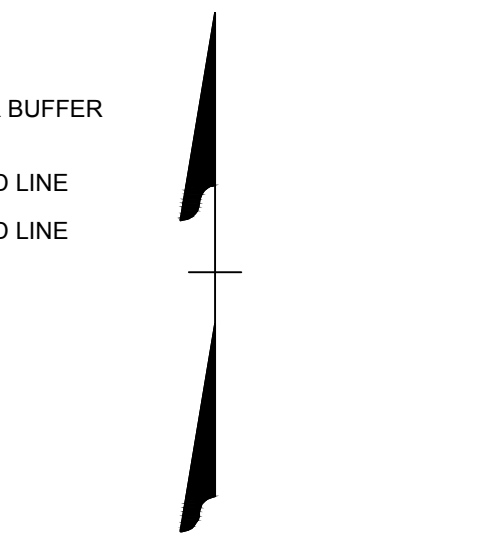
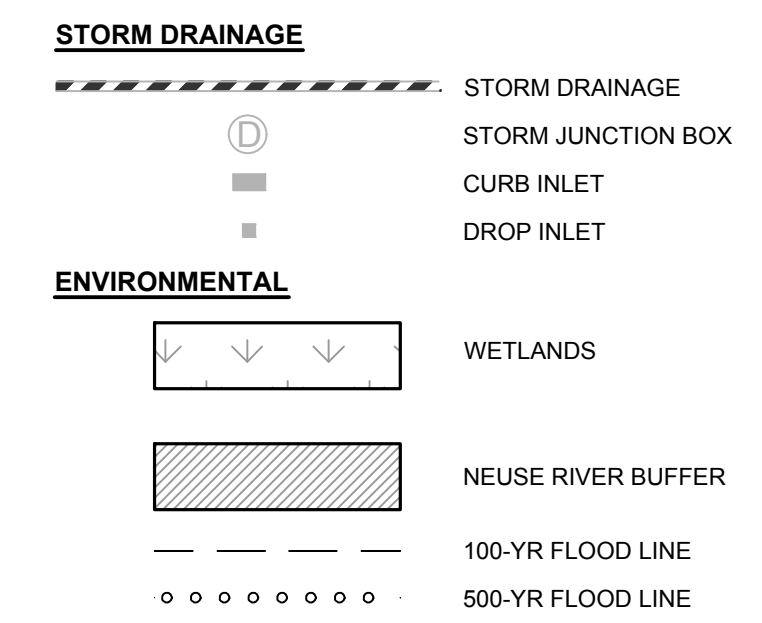


NOTE: UTILITY STRUCTURES SIZED FOR CLARITY

**PRELIMINARY STORMWATER PLAN NOTES:**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF KNIGHTDALE STANDARDS AND SPECIFICATIONS.
2. ALL PERMITS SHALL BE OBTAINED FROM THE TOWN OF KNIGHTDALE, WAKE COUNTY, NCDOT, NCDEQ-DWR, AND USACE AS APPLICABLE PRIOR TO BEGINNING CONSTRUCTION. A COPY OF ALL PERMITS SHALL BE SUBMITTED TO THE TOWN OF KNIGHTDALE FOR THEIR RECORDS.
3. BMPS SHALL BE DESIGNED TO CONTROL AND TREAT THE DIFFERENCE IN STORMWATER RUNOFF VOLUME LEAVING THE PROJECT SITE BETWEEN THE PRE- AND POST- DEVELOPMENT CONDITIONS FOR, AT A MINIMUM, THE 1-YEAR, 24-HOUR STORM.
4. BMPS SHALL BE DESIGNED TO HAVE A MINIMUM OF 85% AVERAGE ANNUAL REMOVAL FOR TOTAL SUSPENDED SOLIDS.
5. ALL BMPS ASSOCIATED WITH THIS PROJECT WILL REQUIRE MAINTENANCE EASEMENTS AND AN OPERATION AND MAINTENANCE AGREEMENT TO BE NOTED ON THE FINAL PLAT. ALL OF THESE ITEMS WILL NEED TO BE RECORDED WITH THE COUNTY REGISTER OF DEEDS.

**DRAWING LEGEND**



SCALE 1"=100'  
 0 100' 200'  
**PRELIMINARY - NOT FOR CONSTRUCTION**

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**SILVERSTONE SUBDIVISION**  
 TOWN OF KNIGHTDALE - WAKE COUNTY - NORTH CAROLINA  
**PRELIMINARY STORMWATER PLAN**

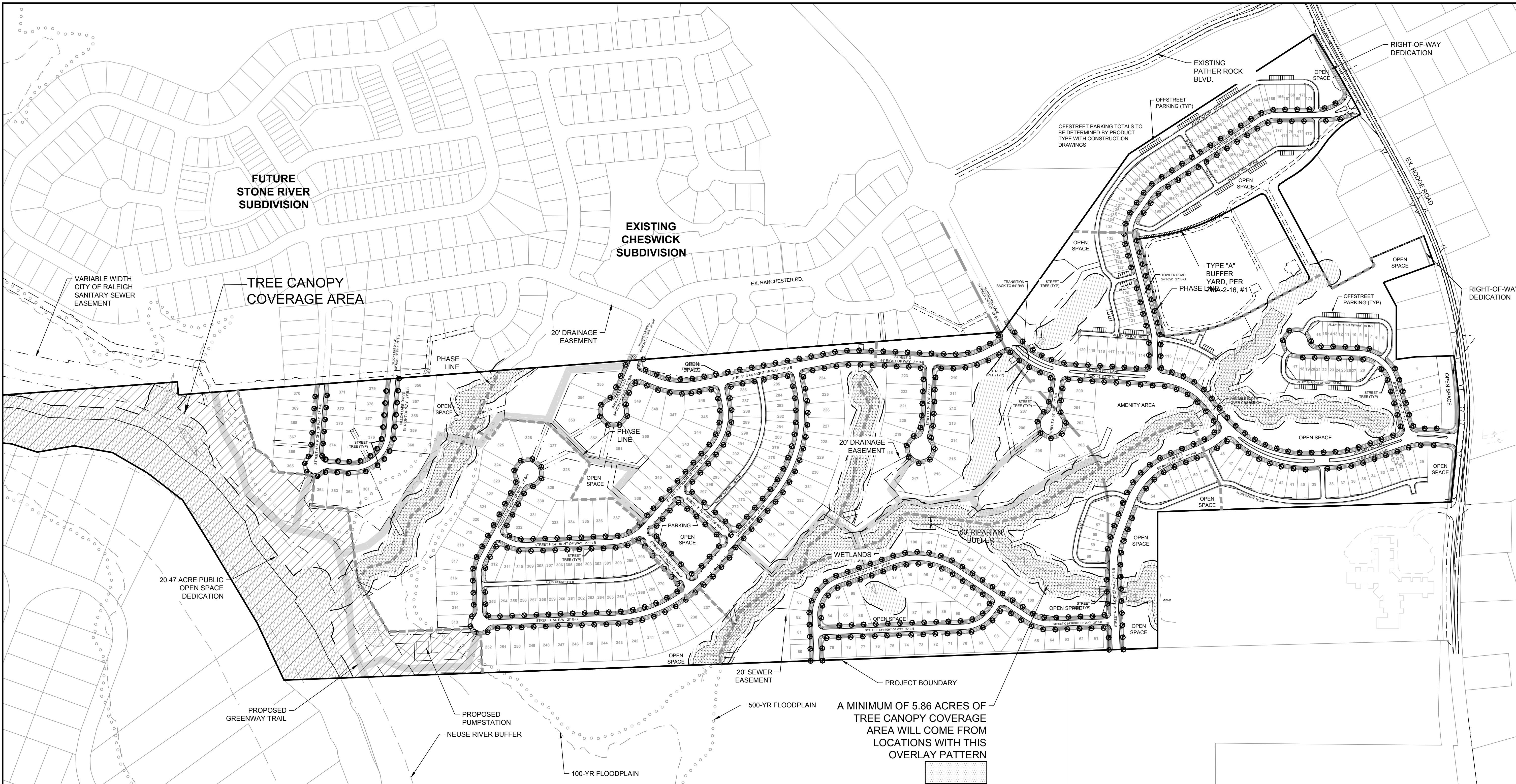
NORTH CAROLINA LICENSE NO. C-1652  
 JOB NO. 37910  
 SHEET NO. MP-7.0

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**8.9 Residential Landscaping and Plat Notes:**  
 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.

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.

Required street trees (Section 8.8) 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.

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 planted at four-foot intervals

\*NOTE  
 LANDSCAPING ALONG PROPOSED STREETS TO BE DESIGNED DURING THE CONSTRUCTION PLAN PROCESS. SPECIFIC PLANTINGS AND LOCATIONS WILL BE DETERMINED AND SHOWN ALONG THE PROPOSED RIGHT OF WAY AT THAT TIME.

**8.10 Street Tree Plantings**  
 A. All development shall be required to have street trees along all public rights-of-way in accordance with the illustrations of Street Classification and Design found in Chapter 17. Street trees are not required along public rights-of-way in the Open Space Preserve (OSP) or Rural Residential (RR) zoning districts.  
 B. Canopy trees shall be installed at a minimum average distance of 40 feet on-center in a planting strip a minimum of five (5) feet in width. Where overhead utilities exist prior to development, understory trees may be substituted.  
 C. Street trees shall be placed at least 10 feet from light poles and 12 feet from electrical transformers in order to allow these utilities to be safely serviced (understory trees may be placed within five [5] feet of such devices).  
 D. Street trees shall be deciduous hardwoods and shall meet the criteria set forth in sections 8.3 and 8.4G.

**8.11 Overall Tree Canopy**  
 A. Applicability: To preserve and maintain appropriate undisturbed tree cover, and where needed, require the provision of replacement tree cover on development sites.  
 B. Tree Cover Area: All new development on lots or parcels over two (2) acres must meet the following tree cover requirement during the initial master plan process. A tree cover area equal to the perimeter of the development in feet multiplied by 20 shall be maintained on site up to a maximum tree cover area consisting of 10 percent of the entire site. Any required landscape buffer yards and NRBs (see Section 6.3) may be credited toward this requirement. In the event that the required tree cover area cannot be met with required landscape buffer yards and NRBs, additional space must be set aside.

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HEIGHT	ROOT	COMMENTS
RM	Acer rubrum	Red Maple	103	2.5" Cal.	8' Min.	B&B	
Z	Zalkova schneideriana	Zelkova	103	2.5" Cal.	8' Min.	B&B	
CP	Pistacia chinensis 'Keith Davey'	Chinese Pistache	103	2.5" Cal.	8' Min.	B&B	
NO	Quercus rubra	Northern Red Oak	103	2.5" Cal.	8' Min.	B&B	
AE	Ulmus americana 'Princeton'	American Elm	103	2.5" Cal.	8' Min.	B&B	
OO	Maclura pomifera	Osage-orange	104	2.5" Cal.	8' Min.	B&B	

**TREE CANOPY CALCULATIONS**

PERIMETER OF SITE: 12773 LF  
 (WITH PUBLIC OS REMOVED)

17260 X 20 / 43560 = 5.86 AC  
 NET AREA = 138.08 AC  
 PERCENTAGE OF SITE = 4.24 %  
 MIN. AREA REQUIRED = 5.86 AC  
 AREA PROVIDED = 5.86 AC

**LEGEND**

- PRELIMINARY PHASE LINE
- NEUSE RIVER BUFFER
- 100-YR FLOOD LINE
- 500-YR FLOOD LINE
- TREE CANOPY COVERAGE POTENTIAL AREAS

SCALE 1"=200'

0 200' 400'

PRELIMINARY - NOT FOR CONSTRUCTION

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**JBW**

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**JFC**

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**TIMMONS GROUP**  
 NORTH CAROLINA LICENSE NO. C-1652

**SILVERSTONE SUBDIVISION**  
 TOWN OF KNIGHTDALE - WAKE COUNTY - NORTH CAROLINA

**PRELIMINARY LANDSCAPE PLAN**

JOB NO.  
**37910**

SHEET NO.  
**MP-8.0**

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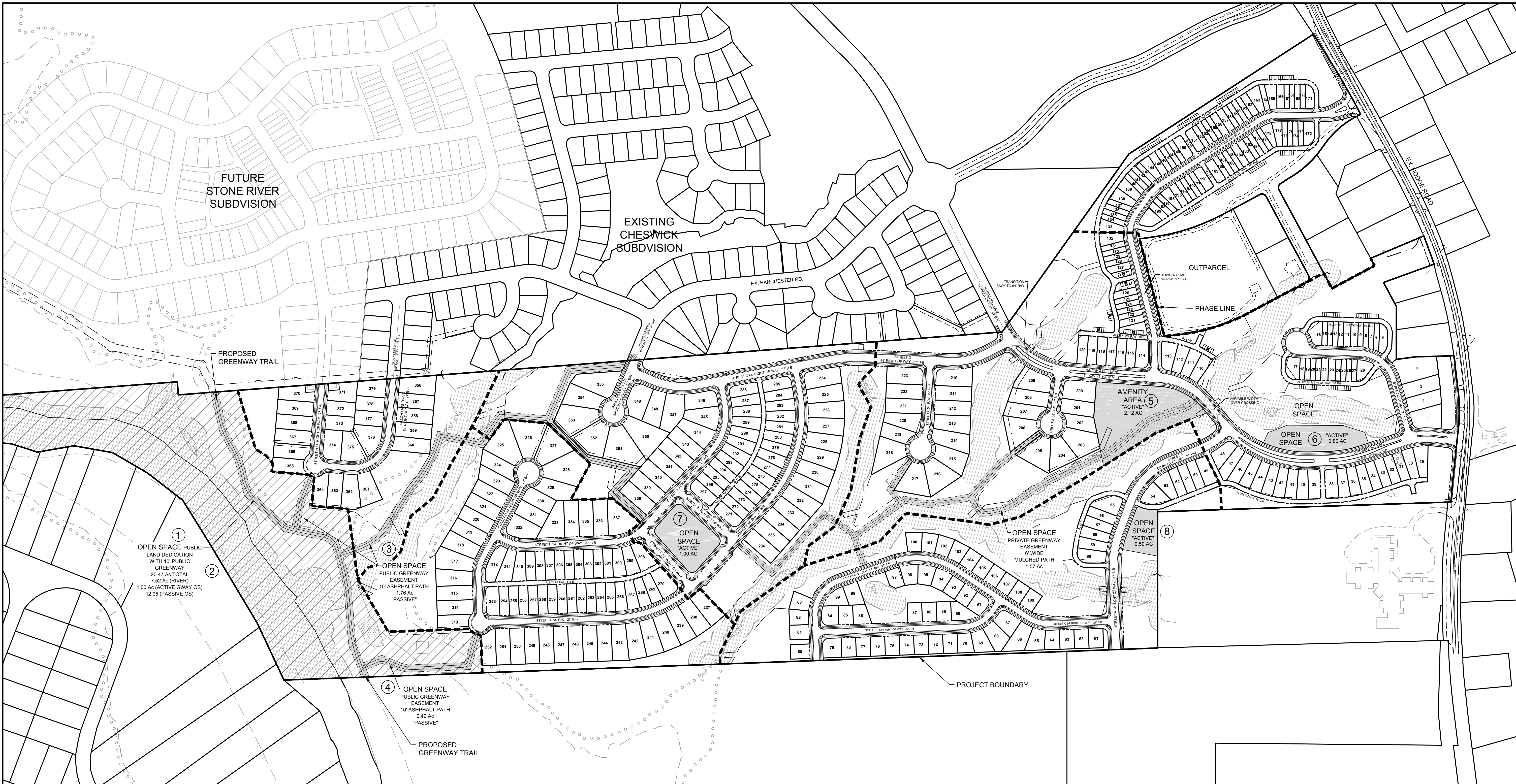
**TIMMONS GROUP**  
 NORTH CAROLINA LICENSE NO. C-1652

**SILVERSTONE SUBDIVISION**  
 TOWN OF KNIGHTDALE - WAKE COUNTY - NORTH CAROLINA

**OVERALL OPEN SPACE AND PHASING PLAN**

JOB NO. 37910  
 SHEET NO. MP-9.0

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**RECREATIONAL OPEN SPACE CALCULATIONS:**

NOTE:  
 1. RECREATIONAL OPEN SPACE DEDICATION SHALL BE IN ACCORDANCE WITH TOWN OF KNIGHTDALE U.D.O. CHAPTER 7 REQUIREMENTS.  
 OVERALL BUILD-OUT DENSITY:  
 379 DWELLING UNITS / 158.55 TOTAL DEVELOPMENT ACREAGE = 2.42  
 ALL PHASES  
 ESTIMATED NUMBER OF BEDROOMS:  
 276 UNITS x 3.5 BEDROOMS/UNIT = 966 BEDROOMS OUTSIDE 1/2 MILE (HOUSES)  
 103 UNITS x 2.5 BEDROOMS/UNIT = 258 BEDROOMS OUTSIDE 1/2 MILE (TOWNHOUSES)  
 1224 BEDROOMS X 520 S.F. = 636,480 S.F.  
 SUBTOTAL RECREATIONAL SPACE REQUIRED = 636,480 S.F. (14.61 AC.)  
 TOTAL REC. SPACE REQUIRED AFTER 25% REDUCTION DUE TO AMENITIES = 10.96 AC.  
 ACTIVE OS REQUIRED = 5.48

**PROVIDED OPEN SPACE CALCULATIONS & DESCRIPTIONS**

	LENGTH (LF)	ACTIVE RECREATION AREA (AC)	PASSIVE RECREATION AREA (AC)
1 PUBLIC OPEN SPACE DEDICATION ALONG NEUSE (20.50 AC. TOTAL, 7.52 AC IN RIVER, 1.00 AC IN GREENWAY EASEMENT & 11.98 AC IN PASSIVE OS.			12.95
2 TOWN GREENWAY ALONG NEUSE RIVER (REQUIRED) 10' WIDE LOCATED WITHIN PUBLIC OPEN SPACE DEDICATION (AREA INCLUDED WITH #1 ABOVE)	1440	1.00	
3 TOWN GREENWAY CONNECTORS TO NEUSE GREENWAY (VOLUNTARY) 10' WIDE LOCATED WITHIN 30' PUBLIC GREENWAY EASEMENT	2560		1.76
4 TOWN GREENWAY CONNECTORS TO NEUSE GREENWAY (VOLUNTARY) 10' WIDE LOCATED WITHIN 30' PUBLIC GREENWAY EASEMENT	580		0.40
5 RESORT STYLE AMENITY AREA (ACTIVE) WITH A (MINIMUM) 1000 SF DECK (MIN) & CLUBHOUSE & AN IPEMA CERTIFIED PLAYGROUND EQUIPMENT		2.12	
6 ACTIVE OPEN SPACE AREA ALONG HARDIN HILL LANE FOR DOG PARK.		0.86	
7 ACTIVE OPEN SPACE TO PROVIDE PLAYGROUND EQUIPMENT, OPEN PLAY AREA AND CENTRALLY LOCATED GATHERING SPACE WITH CONVENIENT ON-STREET OVERFLOW PARKING.		1.00	
8 ACTIVE OPEN SPACE AREA TO PROVIDE PLAYGROUND OR VOLLEYBALL COURT		0.50	0.00
<b>TOTAL</b>	<b>4580</b>	<b>5.48</b>	<b>15.11</b>
<b>OPEN SPACE PROVIDED TOTAL</b>	<b>20.59 AC (28.11 INCLUDING NEUSE RIVER)</b>		

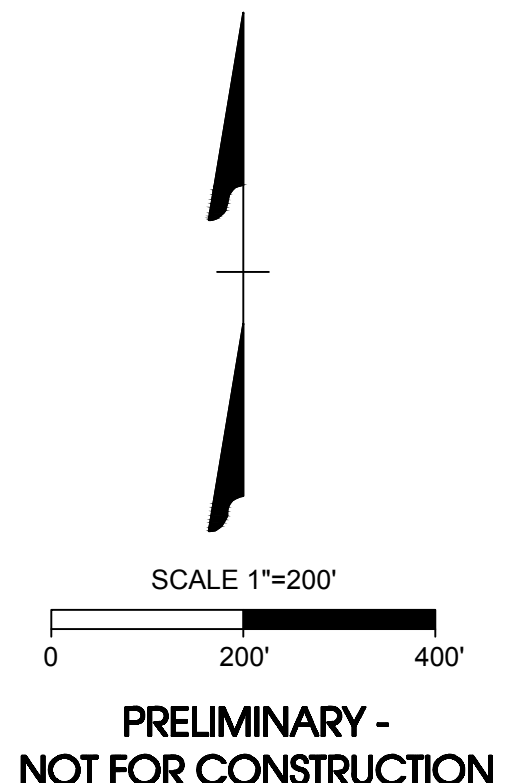
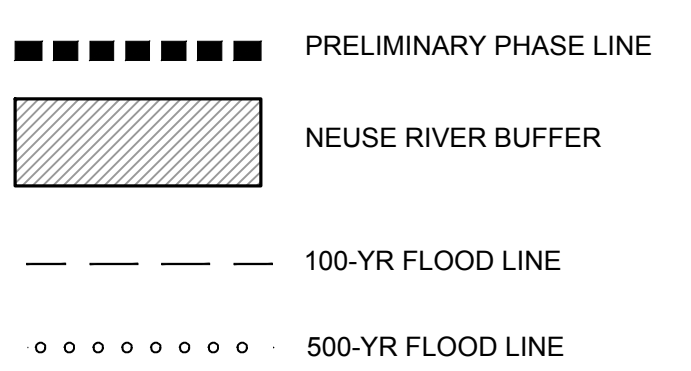
**WATER ALLOCATION POLICY POINTS SUMMARY:**

	POINTS
POINTS FROM MAJOR SUBDIVISION WITH MORE THAN 5 LOTS	15
POINTS FROM OPEN SPACE DEDICATION ALONG THE NEUSE (19.0 AC)	10
POINTS FROM PUBLIC GREENWAY ALONG NEUSE (1,440 LF OF 10' WIDE) POINTS FROM PUBLIC GREENWAY CONNECTORS (3,140 LF OF 10' WIDE) TOTAL GREENWAY (4,580 LF)	10
POINTS FROM BMP "WETLAND"	5
POINTS FROM AMENITY AREA RESORT TYPE POOL 1000 SF (MIN) POOL DECK CLUB HOUSE (BATHROOMS AND CHANGING AREA ONLY) IPEMA APPROVED PLAYGROUND EQUIPMENT	2 1 3 4
<b>TOTAL</b>	<b>50</b>

**PHASING SUMMARY**

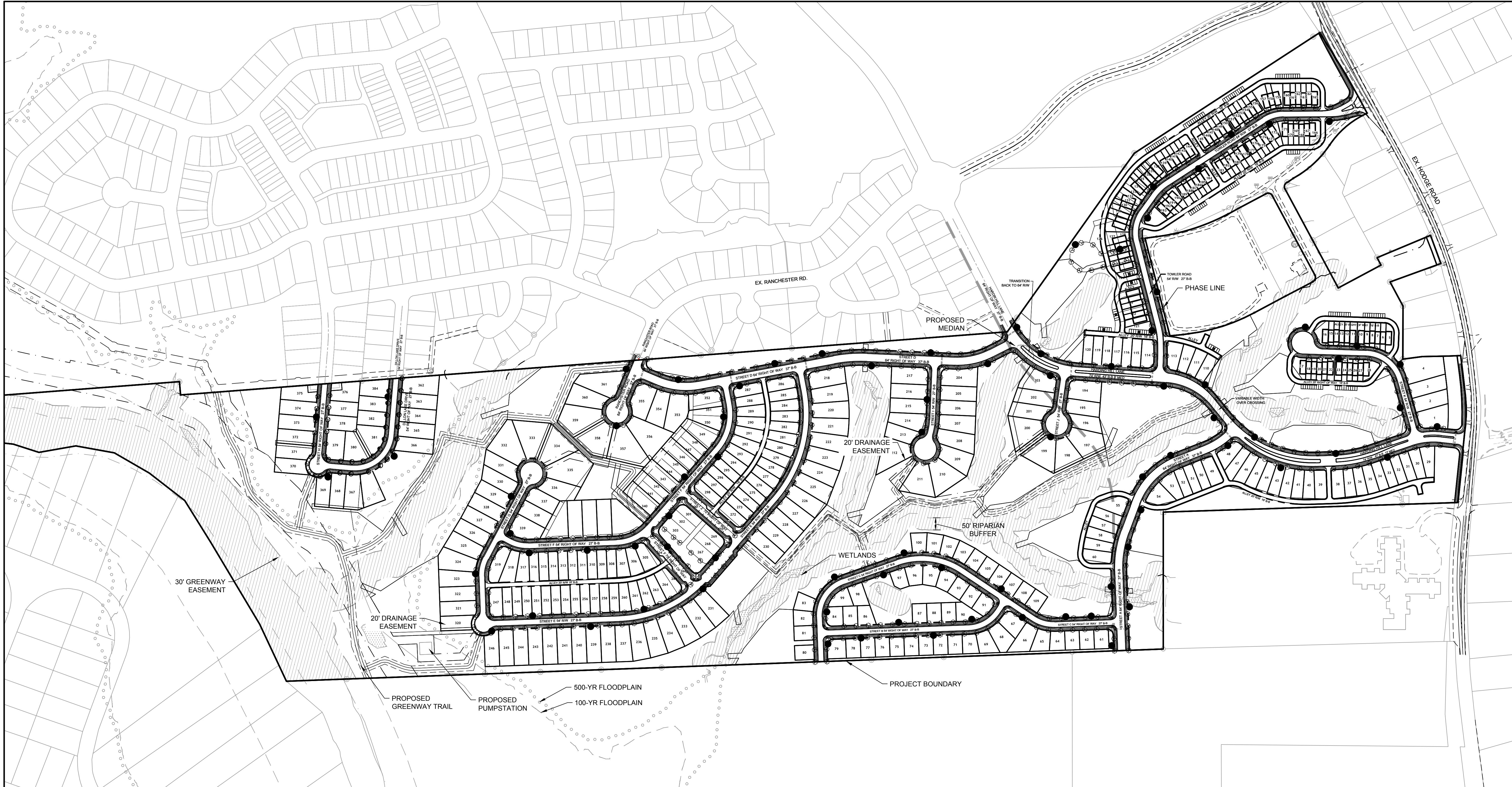
PHASE NUMBER	AREA (AC)	TOWNS	40' WIDE (MIN)	60' WIDE (MIN)	PATIO (60' WIDE MIN)	TOTAL
PHASE 1	66.39	36	31	28	0	95
PHASE 2	24.87	0	27	31	0	58
PHASE 3	21.56	0	33	41	0	74
PHASE 4	10.93	67	0	0	0	67
PHASE 5	10.89	0	0	24	0	24
PHASE 6	23.91	0	12	0	49	61
<b>SUB TOTAL</b>	<b>158.55</b>	<b>103</b>	<b>103</b>	<b>124</b>	<b>49</b>	<b>379</b>
<b>PUBLIC OS DEDICATION (PH1)</b>	<b>(20.47)</b>		<b>12.98 ACRES OUTSIDE OF NEUSE RIVER</b>			

PER THE APPROVED ZONING CONDITIONS, ZMA-2-16, UNLESS OTHERWISE APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT, NO SINGLE PHASE OF DEVELOPMENT WILL EXCEED 50 ACRES OF GRADING ACTIVITIES.



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REVISION DESCRIPTION	DATE

DATE: 11/13/2017  
 DRAWN BY: ---  
 DESIGNED BY: ---  
 CHECKED BY: ---  
 SCALE: AS NOTED

**TIMMONS GROUP**  
 NORTH CAROLINA LICENSE NO. C-1652

**SILVERSTONE SUBDIVISION**  
 TOWN OF KNIGHTDALE - WAKE COUNTY - NORTH CAROLINA

**PRELIMINARY OVERALL LIGHTING PLAN**

JOB NO. 37910  
 SHEET NO. MP-10.0

**LIGHTING PLAN NOTES:**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF KNIGHTDALE STANDARDS AND SPECIFICATIONS.
- UNLESS OTHERWISE EXPRESSLY PERMITTED, ALL EXTERIOR LIGHTING FIXTURES SHALL EITHER HAVE A FIXTURE CUTOFF CLASSIFICATION OF "FULL CUTOFF" OR BE FULLY SHIELDED (NO LIGHT AT OR ABOVE HORIZONTAL) AS DEPICTED IN THE SAMPLE GRAPHICS TO THE RIGHT.
- ALL STREET AND SITE LIGHTING UTILIZING AN LED FIXTURE SHALL:
  - COLOR RENDERING: BE RATED A MINIMUM COLORED RENDERING INDEX (CRI) VALUE OF 70 OR BETTER.
  - COLOR TEMPERATURE: HAVE A "WHITE LIGHT" CORRELATED COLOR TEMPERATURE NOT EXCEEDING 4,000K (DEGREES KELVIN).
- ALL POLE-MOUNTED OUTDOOR LIGHTING SHALL BE LOCATED OUTSIDE OF UTILITY EASEMENTS, DESIGNED IN COORDINATION WITH THE LANDSCAPING PLAN (SECTION 16.6A), LOCATED OUTSIDE OF LANDSCAPING ISLANDS AND LOCATED AS FAR FROM LARGE SHADE TREES AS THE LANDSCAPING PLAN WILL ALLOW.
- UNLESS OTHERWISE RESTRICTED, ALL POLE-MOUNTED FIXTURES SHALL BE MOUNTED AT HEIGHTS NO GREATER THAN 37 FEET ABOVE GRADE.
- ALL OUTDOOR LIGHTING FIXTURES SHALL BE DESIGNED AND LOCATED SUCH THAT THE MAXIMUM LIGHT LEVEL SHALL BE 0.5 MAINTAINED FC AT ANY PROPERTY LINE UNLESS OTHERWISE PERMITTED.
- THE FOLLOWING MAXIMUM AVERAGE SPACING REQUIREMENTS BETWEEN STREET LIGHTS SHALL APPLY TO ALL LOCAL, COLLECTOR AND ARTERIAL STREET CLASSIFICATIONS ACCORDING TO THE USE CONTEXT OF THE ADJACENT LAND AS LISTED BELOW, EXCEPT ALLEYS (SECTION 17.3A1) WHICH ARE EXEMPT FROM SAID REQUIREMENTS.
  - LOCAL & COLLECTOR STREETS:
    - RESIDENTIAL AT LESS THAN THREE (<3) UNITS PER ACRE - 500 FEET
    - RESIDENTIAL FROM THREE (3.0) TO EIGHT (8.0) UNITS PER ACRE - 250 FEET
    - RESIDENTIAL OVER EIGHT (>8.0) UNITS PER ACRE - 150 FEET
    - ALL OTHERS USE - 300 FEET
  - ARTERIAL STREETS: ALL USES - 150 FEET
- MINIMUM INITIAL DELIVERED LUMEN LEVELS:
  - LOCAL STREETS - 9500 LUMENS
  - COLLECTOR STREETS IN RESIDENTIAL AREAS - 16000 LUMENS
  - COLLECTOR STREETS IN OTHER AREAS - 28500 LUMENS
  - ARTERIAL STREETS - 28500 LUMENS
- ALL STREET LIGHTS SHALL BE FULLY-SHIELDED (NO LIGHT AT OR ABOVE HORIZONTAL) AND SHALL NOT EXCEED THE FOLLOWING BUG RATINGS ESTABLISHED FOR EACH TYPE OF STREET:
  - LOCAL STREETS - B1, U1, G1
  - COLLECTOR STREETS IN RESIDENTIAL AREAS - B2, U2, G2
  - COLLECTOR STREETS IN OTHER AREAS - B3, U3, G3
  - ARTERIAL STREETS - B3, U3, G3
- PLACEMENT:
  - ALTHOUGH THE PRIMARY PURPOSE OF STREET LIGHTING IS TO PROVIDE ADEQUATE LIGHTING FOR THE ROADWAY, STREET LIGHTING SHOULD ALSO PROMOTE PEDESTRIAN SAFETY. THEREFORE, LIGHTING SHOULD BE PLACED IN A MANNER TO MINIMIZE THE CASTING OF SHADOWS ON SIDEWALKS.
  - LIGHTING SHALL BE PLACED AS FAR FROM STREET TREES AS THE LANDSCAPING PLAN WILL ALLOW.
  - LIGHTS ON NEWLY CONSTRUCTED STREETS SHALL BE ALTERNATELY STAGGERED ON EACH SIDE OF THE STREET WHEREVER POSSIBLE.
  - LIGHTING SHALL BE PLACED AT ALL STREET INTERSECTIONS, IN STREET CURVES AND AT THE END OF ANY STREET OR CUL-DE-SAC.

**Outdoor Lighting Roadway LED**

The Roadway LED is a green solution and great for streets, roads, bike lanes, and more. It's a great choice for your next lighting project. The energy efficient LED delivers the light where it is needed while consuming less energy and reducing call backs to adjust lighting. Choose the best luminaire for your application or use the standard luminaire for all applications. Available in 10' and 15' heights per pole, depending on the luminaire combination selected.

LED Light Emitting Diode	50   70   110   150   220   280 watts
Mounting heights	15', 20', 25', 30', 35'
Colors	Black Grey White
Finish	Style A, C Wood

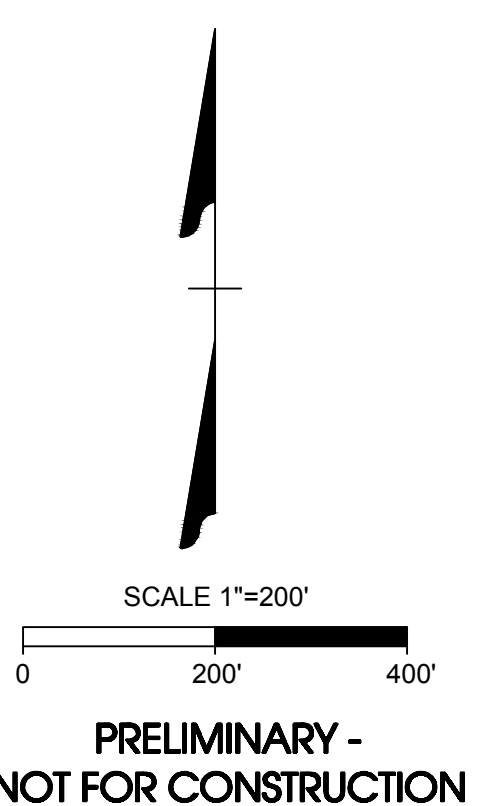
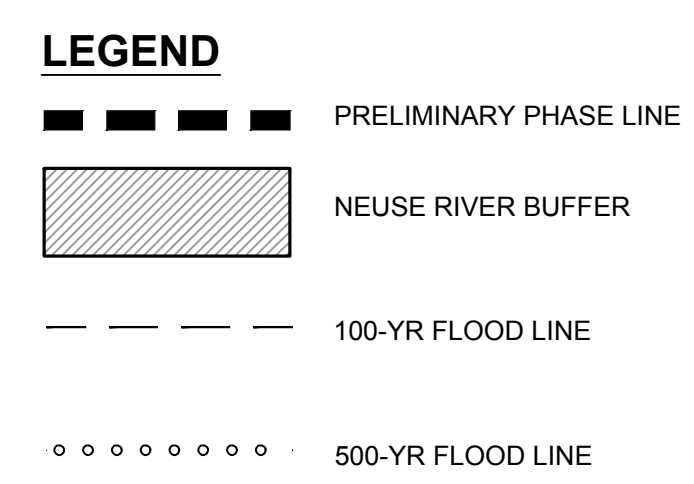
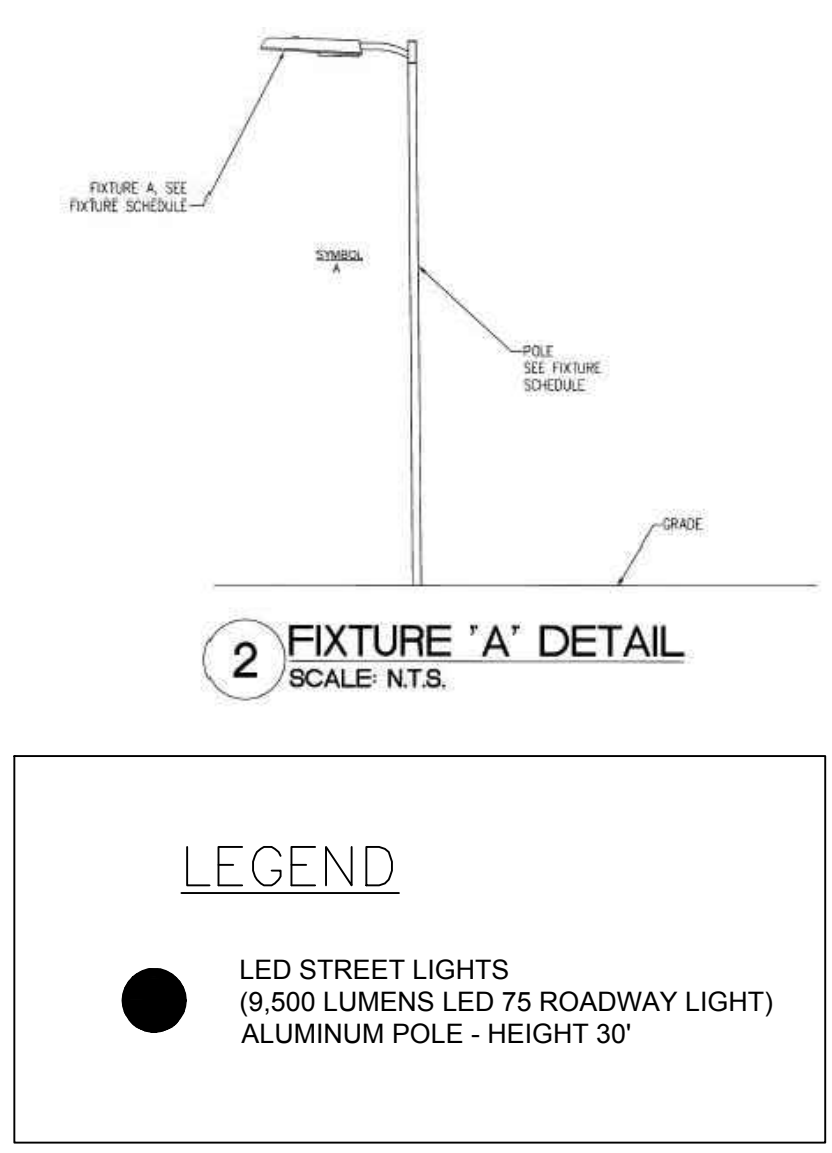
**Outdoor Lighting Roadway LED**

Light source: LED (white)  
 Voltage: 120, 240, 277, 347, 480  
 Light pattern: CDM, Type III (road)  
 IESNA cutoff classification: Full cutoff  
 Color temperature: 4,000K  
 Warm-up and make time: Based on the warm-up or make time listed

Poles available:	Mounting height:	Color:
Aluminum	15', 20', 25', 30', 35'	Black Grey White
Wood	25', 30', 35'	Standard

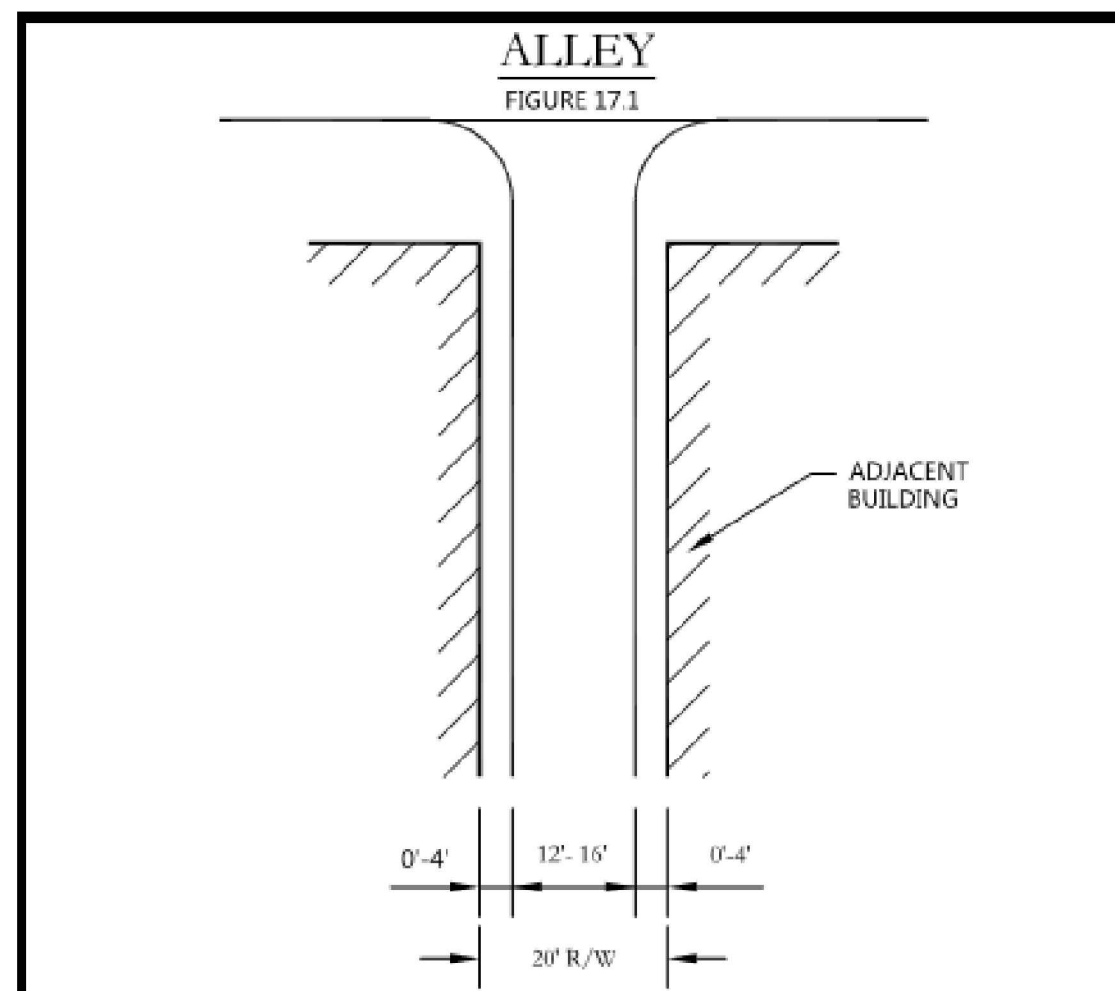
**Features:** No installation cost, Design services by lighting professionals included, Maintenance included, Electricity included, Warranty included, One low monthly cost on your electric bill, Quality construction, Backed by over 40 years of experience.

**Benefits:** Free-up capital for other projects, Meets industry standards and lighting ordinances, Eliminates high cost unexpected repair bills, Less expensive than traditional service, Worry-free, Convenience and savings for you, Positive reaction from residents and service, A name you can trust today - and tomorrow.





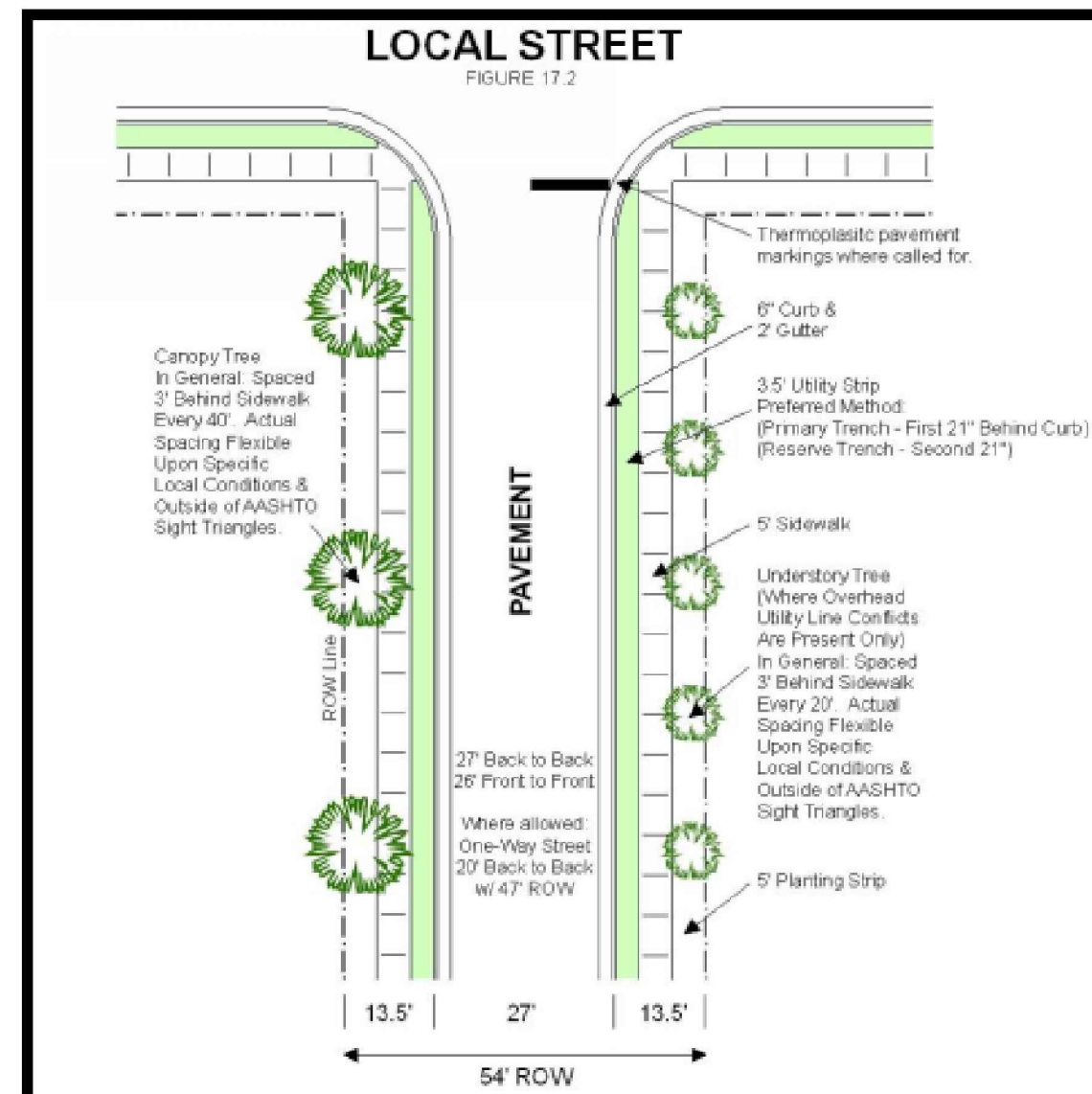
1. **Alley:** Alleys are low speed (10-mph) service easements running behind and sometimes between rows of houses. Alleys provide public service workers easy access to utilities and sanitation, and resident's easy access to garages, backyards, and accessory units. Alleys also offer second or third approaches for fire response.



- Street Features:**
- Street width of 12 ft. minimum, 16 ft. desirable
  - Requires 20 ft. of right-of-way
  - Utility location underground
  - Two to Six blocks long
  - Average speed of 10 mph

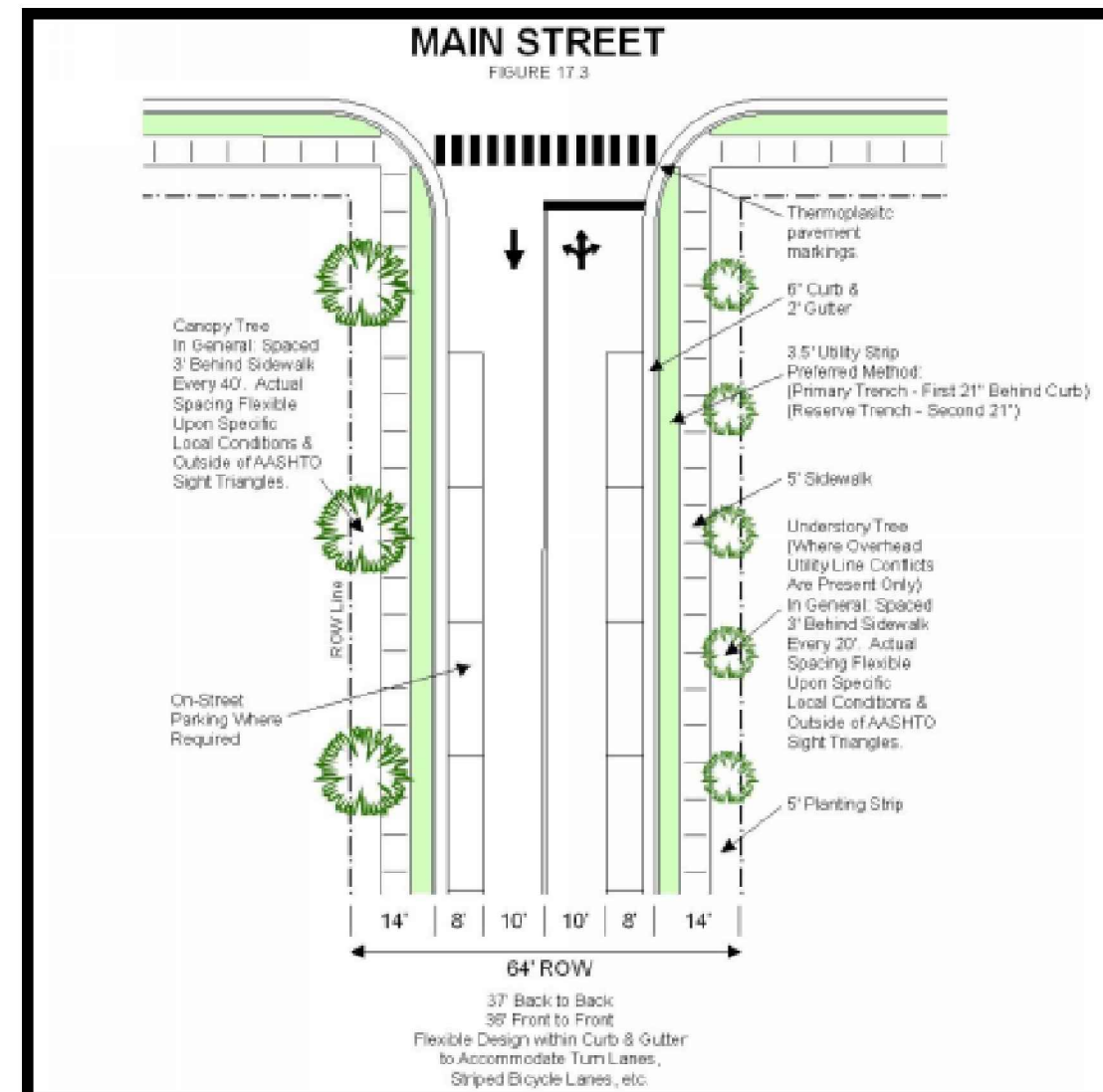
- Buildings & Land Use:**
- Residential – primarily single family
  - Commercial

2. **Local Street:** Local streets are the most common type of access road in healthy neighborhoods. Streets provide access to single- or multi-family housing and should be low speeds (20-25 mph). Parking is allowed on both sides of the street. Streets are short, terminating in two to six blocks. They can also encircle a square or other public space. On-street parking should be encouraged. If on-street parking is light or non-existent, or limited to one side, streets fail to properly slow traffic. Landscaping and sidewalks should fill the remainder of the public right-of-way. In some special circumstances, streets may be narrowed (typically 20 feet wide) if parking is allowed on one side only, and the street can operate one-way around parks or nature preserves.

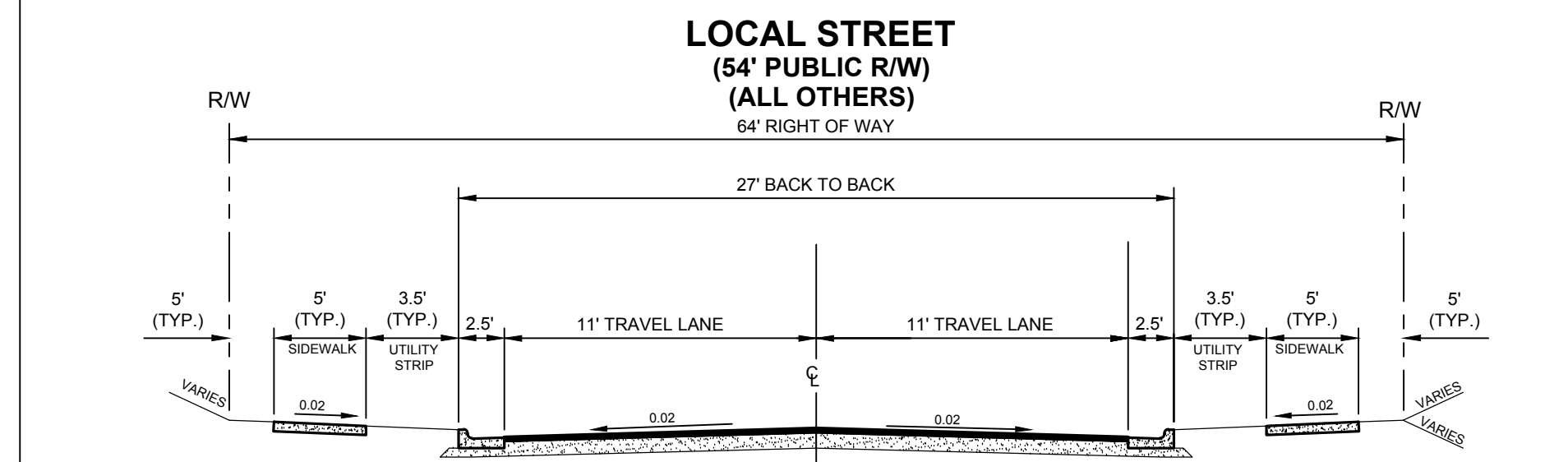
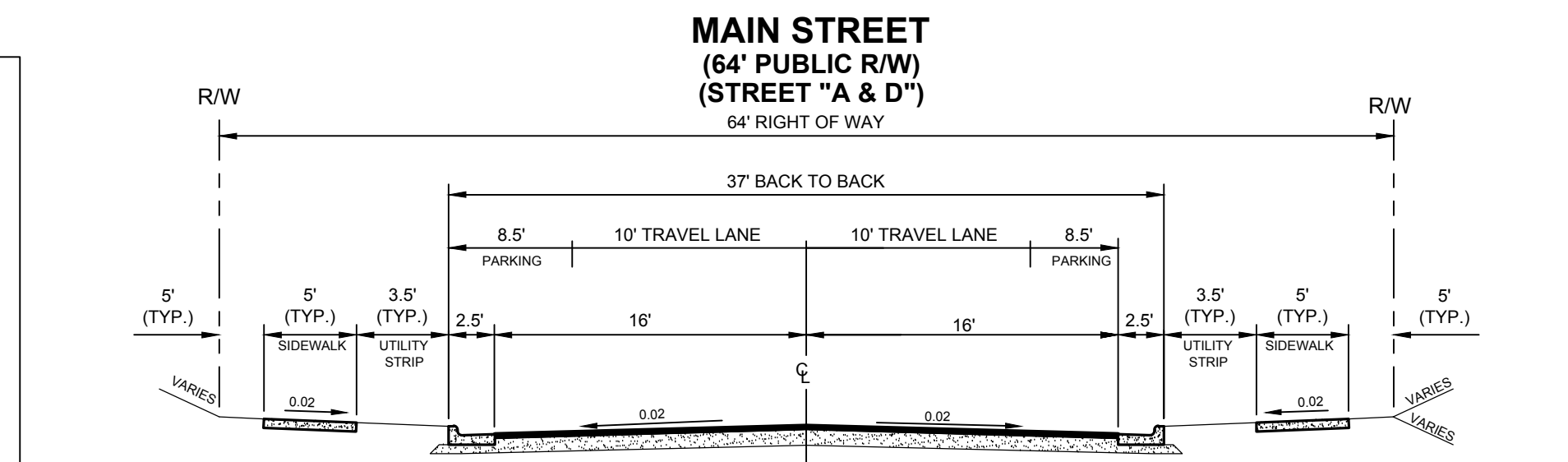
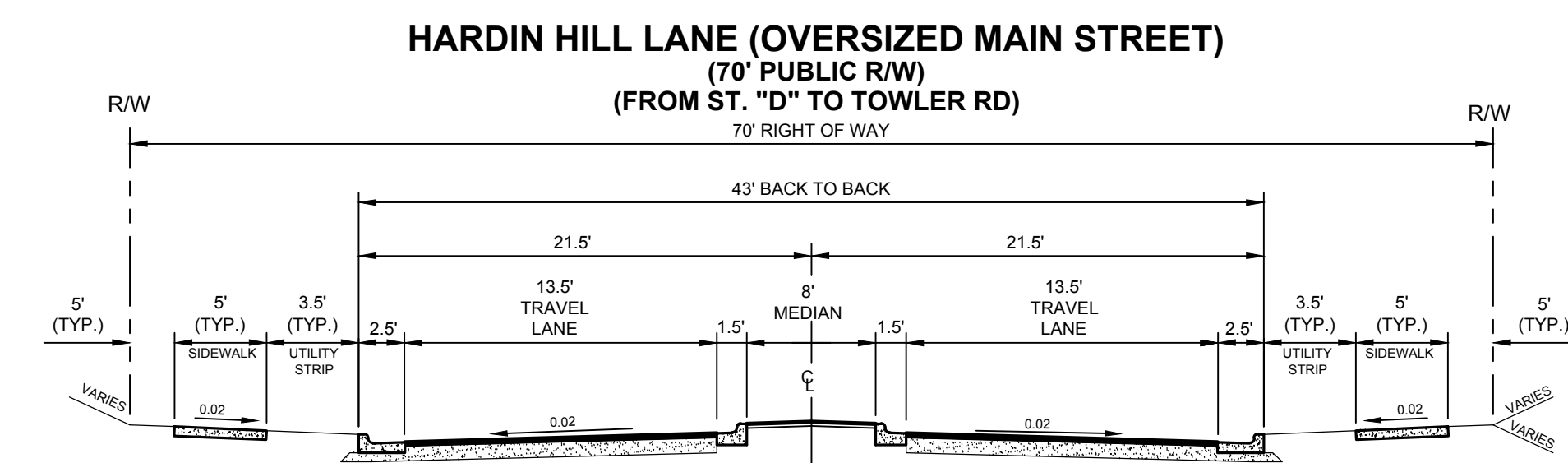
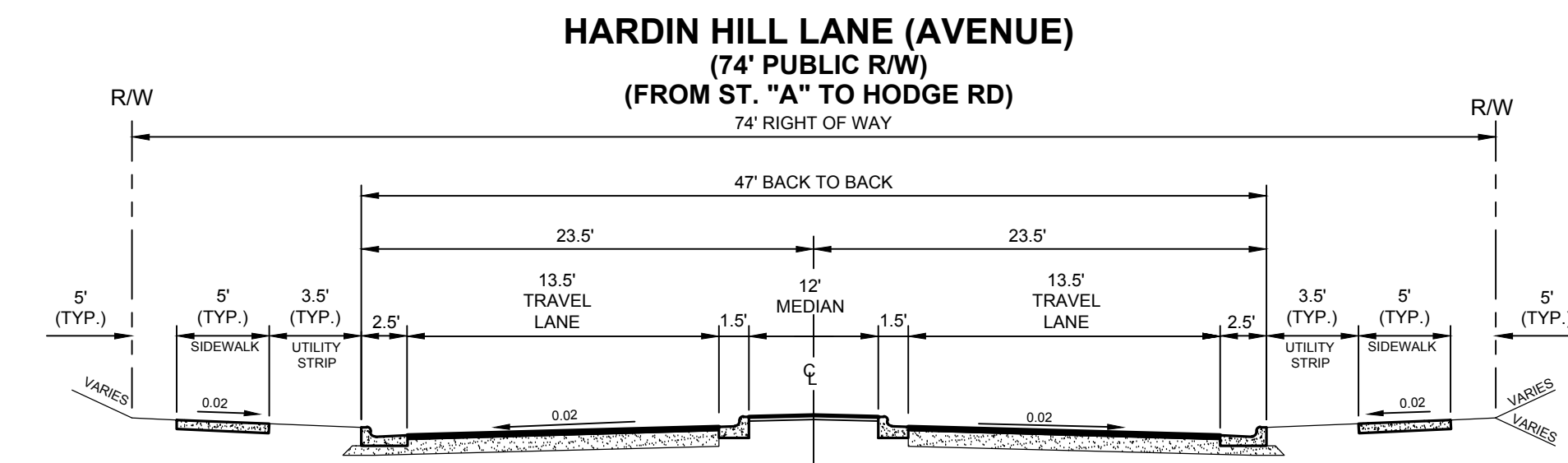
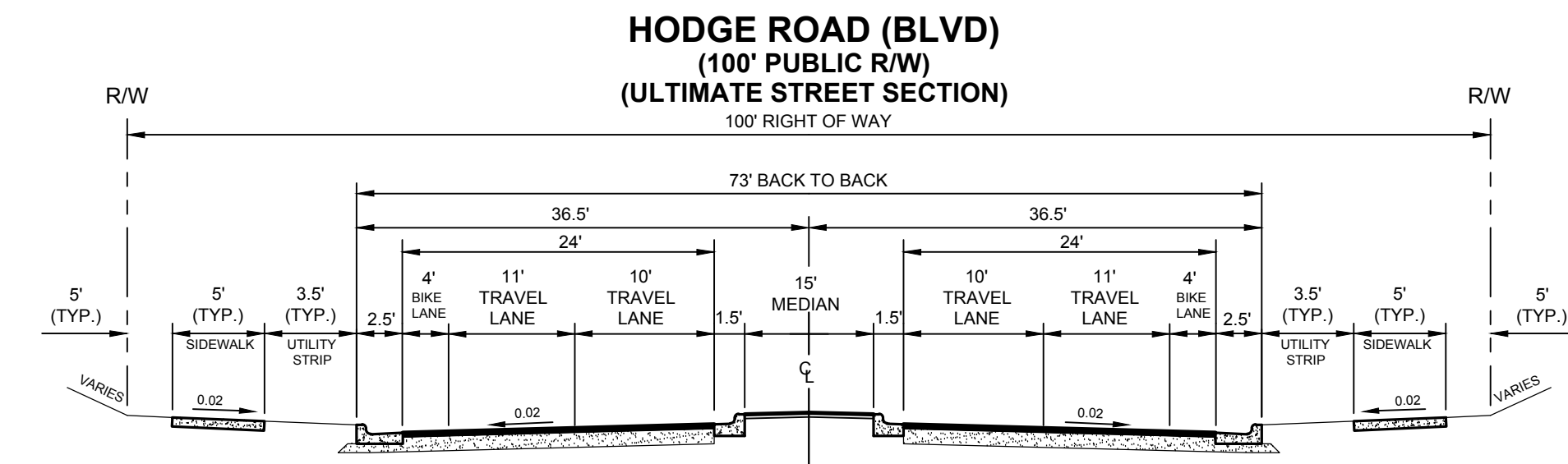


- Common Street Features (Section 2.2):**
- Curb & Gutter and Informal Parking
  - Street Tree Planting strips – 5 ft. minimum on each side (see introduction of Section 17.3.A for further notes about NCDOT maintained streets)
  - Sidewalks – 5 ft. on each side
- Buildings & Land Use:**
- Residential Land Use
  - Many residential types brought close to sidewalk with a consistent building line recommended and front porches encouraged.

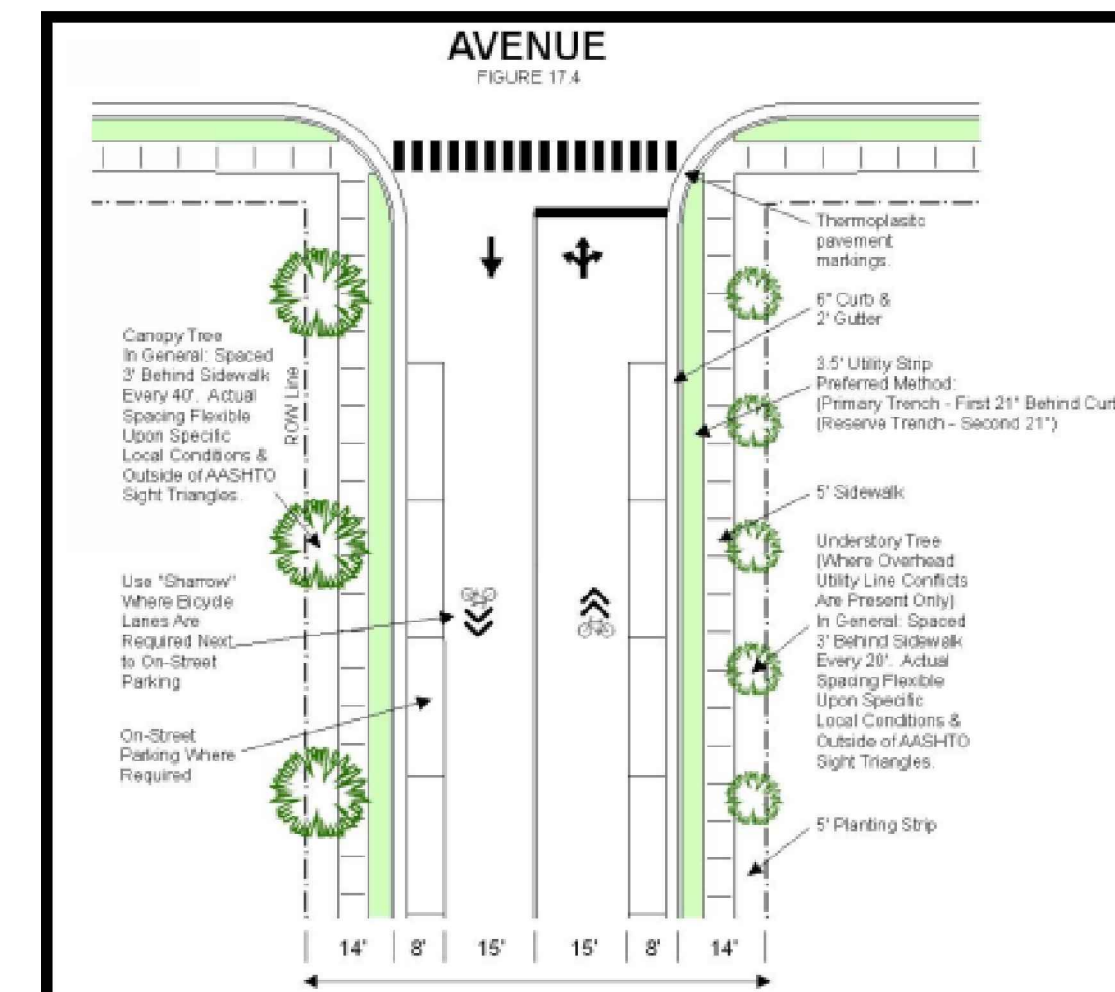
3. **Main Street:** Main streets are “transitional” roadways that provide access to neighborhoods, as well as, places for neighborhood commercial and mixed-use buildings. On street parking is very desirable, so a low speed environment is preferred (20-25 mph). Main streets usually do not have medians, but medians with low shrubs are acceptable if they do not detract from terminating vista and attractive storefronts. To help pedestrians across the street and calm traffic, “bulbouts” – wider sidewalks that extend into the roadway – should be provided at intersections and, if blocks are long, at mid-block crossings.



- Common Street Features (Section 2.2):**
- Curb & gutter with striped parking in mixed use and commercial areas
  - Street Tree Planting strips – 5 ft. minimum on each side (see introduction of Section 17.3.A for further notes about NCDOT maintained streets)
  - Sidewalks – 5 to 13.5 ft. on each side (Where sidewalk, utility and planting strips combined in commercial use areas, approved tree grates must be used and trees planted according to standard specification location.)
  - Bicycle Markings: (If no on-street parking is required and this section is identified for use with a designated bikeway, a minimum 4-foot striped outside bicycle lane excluding gutter shall be provided – see Appendix C.)
- Buildings & Land Use:**
- Commercial and mixed use street or a major roadway in neighborhoods
  - Consistent building line recommended with buildings next to sidewalk
  - Pedestrian awnings and arcades recommended except in MI District

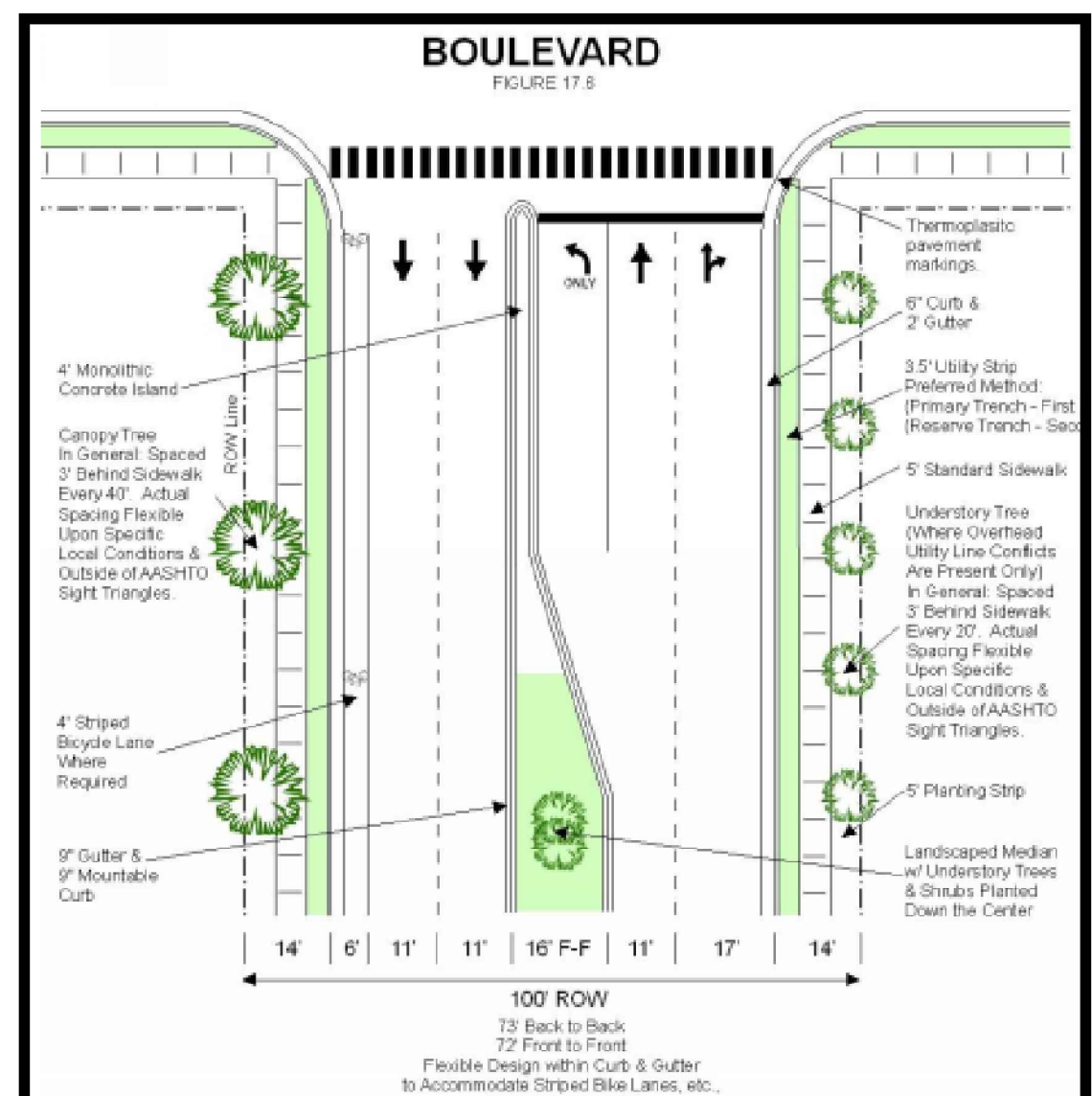


4. **Avenue:** Avenues connect neighborhoods to town centers, and as such can extend up to one mile. Two-lane roadways contain sufficient pavement for bicyclists and motorists. On-street parking is available. Avenues are richly landscaped, since they are civic spaces that serve as gateways to the town center. Avenues should have the tallest tree canopies. Since avenues serve as the transition between the town and the neighborhoods, speeds should be kept low, typically 30-35 mph. Avenues may also serve as major transit routes.

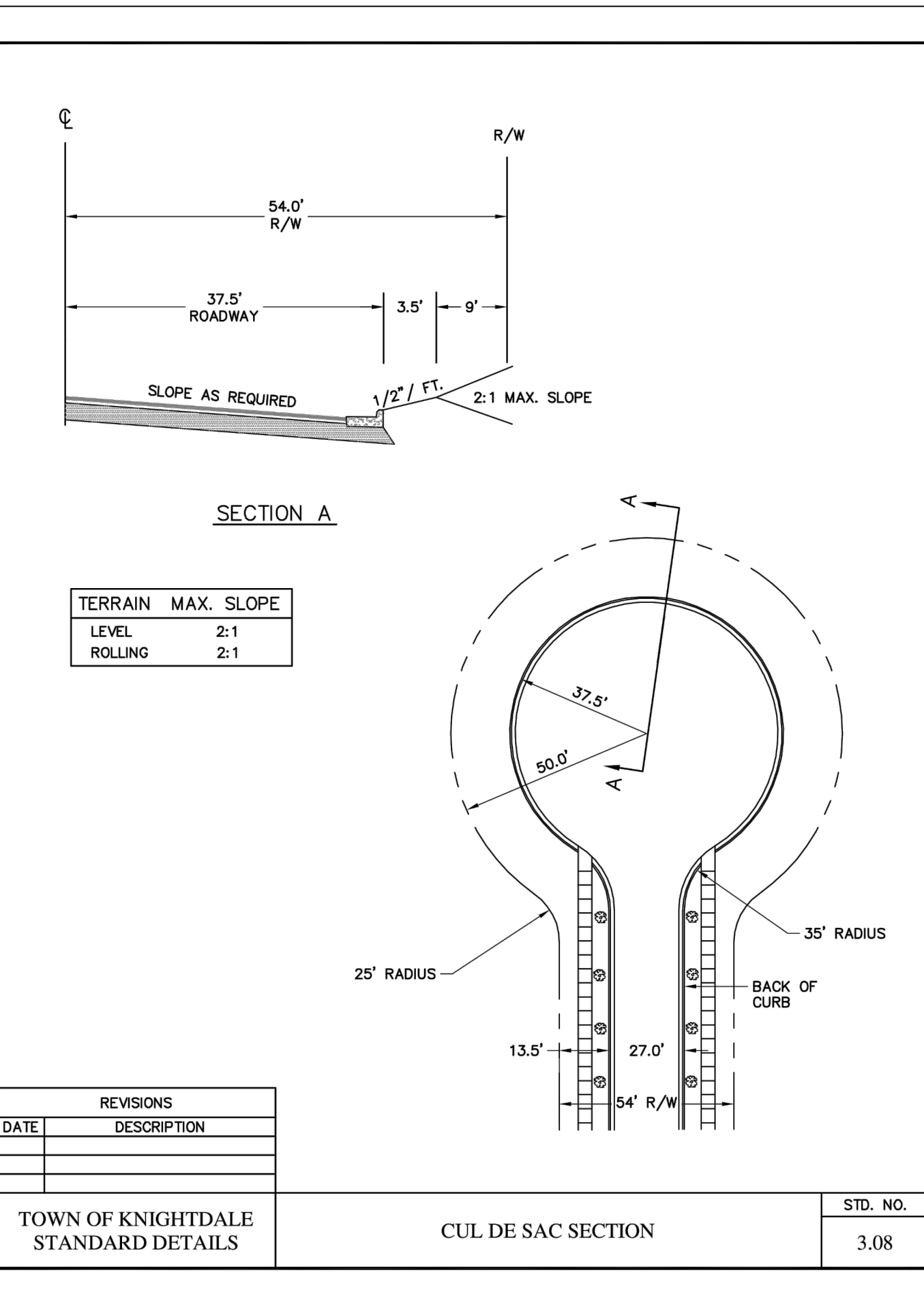


- Common Street Features (Section 2.2):**
- Bicycle Markings – (Sharrow pavement markings to be included on designated bikeways where on-street parking is provided – see Appendix C; otherwise if on-street parking is not required, a minimum 4-foot striped outside bicycle lane excluding gutter shall be provided)
  - Curb & gutter with striped parking in commercial and mixed use areas
  - Street Tree Planting strips – 5 ft. minimum on each side (see introduction of Section 17.3.A for further notes about NCDOT maintained streets)
  - Sidewalks – 5 to 13.5 ft. on each side (Where sidewalk, utility and planting strips combined in commercial use areas, approved tree grates must be used and trees planted according to standard specification location.)
- Buildings & Land Use:**
- Residential, Industrial, and Commercial areas
  - Consistent building line recommended with buildings next to sidewalk
  - Place prominent public buildings and plazas at end of vista

6. **Boulevard:** Boulevards also bring people into Town, or they carry traffic through natural areas. They are not designed to accommodate adjoining development. Roadway speeds are usually 45 mph. When boulevards enter the town, they become urban boulevards, and speeds are reduced to 30-35 mph. Bike facilities are found on the edge of boulevards.



- Common Street Features (Section 2.2):**
- Wide outside travel lanes of 13 ft. to accommodate bicyclists (otherwise, on designated bikeways, a minimum 4-foot striped outside bicycle lane excluding gutter shall be provided – see Appendix C)
  - Curb & gutter
  - Landscaped Medians – 16 ft. minimum in width
  - Street Tree Planting strips – 5 ft. minimum on each side (see introduction of Section 17.3.A for further notes about NCDOT maintained streets)
  - Sidewalks – 5 ft. on each side
- Buildings & Land Use:**
- Mixed residential and commercial use areas



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DESIGNED BY: JBW  
CHECKED BY: JFC  
SCALE: AS NOTED

**TIMMONS GROUP**  
NORTH CAROLINA LICENSE NO. C-1652  
**SILVERSTONE SUBDIVISION**  
TOWN OF KNIGHTDALE - WAKE COUNTY - NORTH CAROLINA  
DETAILS

JOB NO. 37910  
SHEET NO. MP-11.0

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