

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 ELINGBURG LAND SURVEY COMPANY.
- TOPOGRAPHIC INFORMATION FOR PHASES 1, 2 AND 3 WERE TAKEN FROM A DIGITAL FILE PROVIDED BY ELINGBURG 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.
- ALL NECESSARY PERMITS SHALL BE OBTAINED FROM NCDENR, DWO, THE ARMY CORPS OF ENGINEERS OR OTHER AUTHORIZED AGENCIES PRIOR TO CONSTRUCTION DRAWING APPROVAL IN THE AFFECTED PHASE.
- THE 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, BERMING, 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, GRADE, EXCAVATE, 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 (DWO) 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.
- THE DEVELOPER SHALL IMPROVE FAYETTEVILLE STREET TO 1/2 OF A LOCAL STREET SECTION PER TOWN OF KNIGHTDALE UDO.
- A 10' WIDE TOWN OF KNIGHTDALE GREENWAY IS PROPOSED TO BE CONSTRUCTED WITHIN THE EXISTING CITY OF RALEIGH SANITARY SEWER EASEMENT. THIS EXISTING EASEMENT SHALL BE RECORDED TO INCLUDE A 30' TOWN OF KNIGHTDALE PUBLIC GREENWAY EASEMENT.
- 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.
- THIS PLAN HAS BEEN REVIEWED FOR COMPLIANCE WITH TOWN OF KNIGHTDALE UNIFIED DEVELOPMENT ORDINANCE. THIS PLAN HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH PRIVATE RESTRICTIVE COVENANTS WHICH MAY REQUIRE A LARGER LOT SIZE AND GREATER SETBACKS THAN THOSE REQUIRED BY THE TOWN OF KNIGHTDALE. THE PROPERTY OWNER IS RESPONSIBLE FOR ENSURING THAT THIS SUBDIVISION COMPLIES WITH ALL PRIVATE RESTRICTIVE COVENANTS.
- PER THE APPROVED GLENMERE MASTER PLAN, PHASE 5 WAS PLANNED FOR 38 UNITS. THREE UNITS ARE BEING TRANSFERRED FROM PHASE 6 TO PHASE 5 DUE TO THOSE LOTS NOT BEING ABLE TO BE FRONTED ON GLEN MANOR TRAIL.
- REMAINING FAYETTEVILLE STREET ROAD IMPROVEMENTS SHALL BE CONCURRENT WITH THE DEVELOPMENT OF PHASE 2.
- MASS GRADING OF DEVELOPMENT IS NOT PERMITTED.
- TOWN OF KNIGHTDALE AND/OR DUKE ENERGY WILL PREPARE THE STREET FIXTURE LIGHTING PLAN. THE DEVELOPER WILL BE RESPONSIBLE FOR ALL COSTS RELATED TO STREET LIGHTING INSTALLATION.
- THE HOME BUILDERS WILL NEED TO ENSURE THAT THEIR BUILDING ELEVATIONS COMPLY WITH THE REQUIREMENTS OF THE APPROVED UAA AND WAP.
- NO DRIVEWAYS ARE ALLOWED ON THE MAIN STREET CROSS SECTION.
- THE FIRST PHASE OF THE ACTIVE OPEN SPACE AMENITY MUST BE COMPLETED BY JUNE 30, 2018.

AASHTO INTERSECTION SIGHT DISTANCE SUMMARY

STOP SIGN CONTROL - LEFT & RIGHT TURNS FROM MINOR STREET CROSS STREET ROADWAY REFLECTIVE SHEETING PER CURRENT MTCUD.

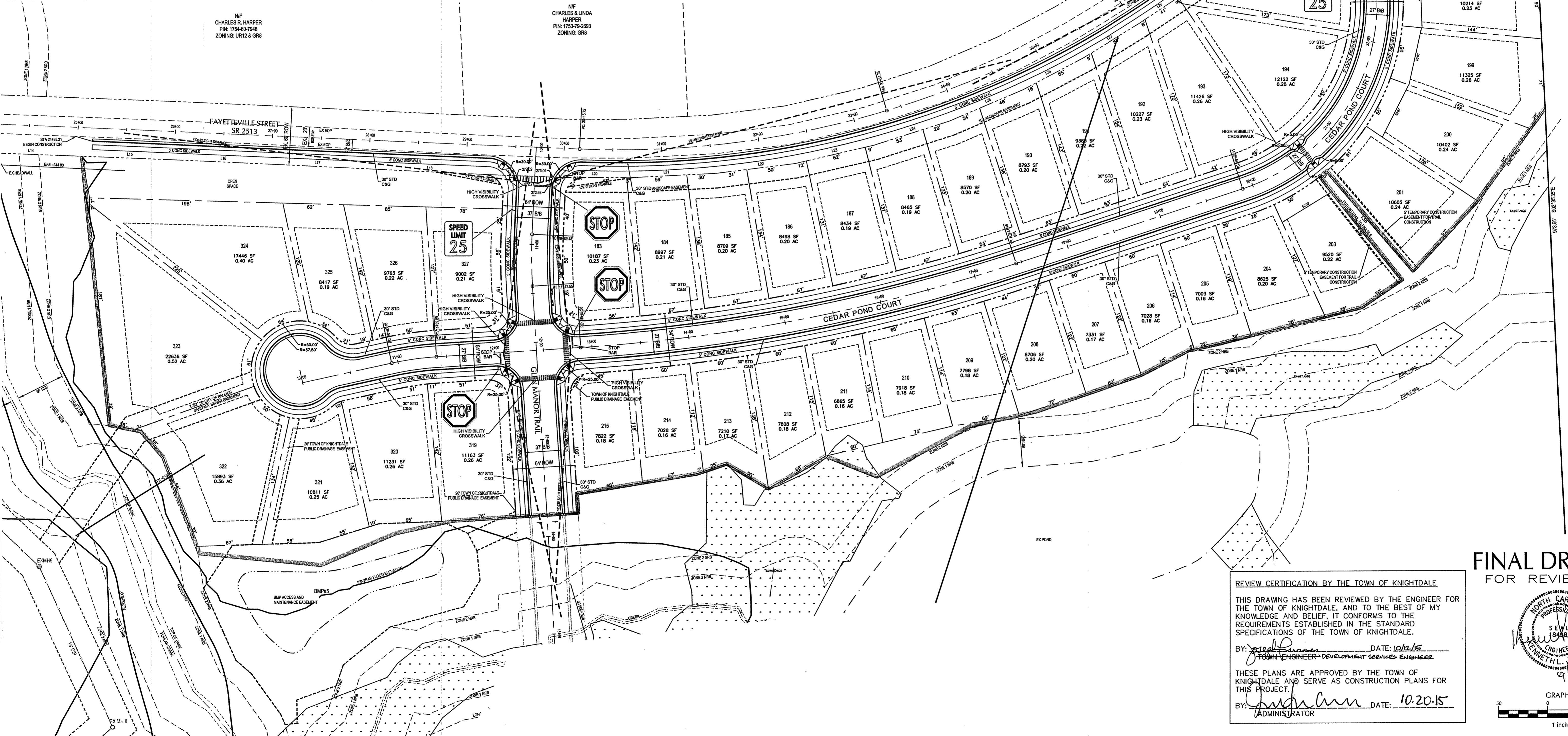
Glenmere Subdivision, Phase 5

7/15/2015

Minor Street Name	Major Street Name	Design Speed of Major Street (mph)	Approach grade of minor street (%)	Left Turn Time Gap (sec.)	Right Turn Time Gap (sec.)	Left Turn Sight Distance (ft.)	Right Turn Sight Distance (ft.)
Glen Manor Trail	Fayetteville Street	45	-1.00	7.50	6.50	496	430
Cedar Pond Court	Fayetteville Street	45	-1.00	7.50	6.50	496	430
Cedar Pond Court	Glen Manor Trail	25	0.80	7.50	6.50	276	239

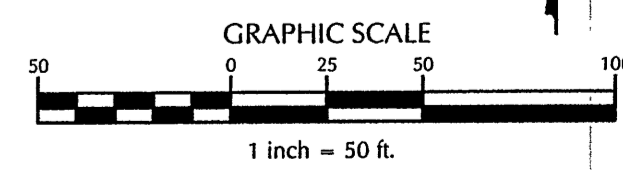
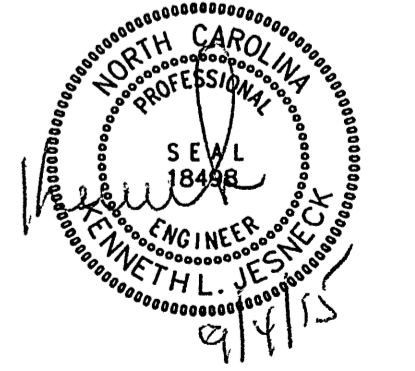
TRAFFIC CONTROL LEGEND

- R1-1 STOP SIGN (30"x30")
- R2-1 SPEED LIMIT SIGN (24"x30")



FINAL DRAWING FOR REVIEW ONLY

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: 10/20/15
 TOWN ENGINEER - DEVELOPMENT SERVICES ENGINEER
 THESE PLANS ARE APPROVED BY THE TOWN OF KNIGHTDALE AND SERVE AS CONSTRUCTION PLANS FOR THIS PROJECT.
 BY: [Signature] DATE: 10.20.15
 ADMINISTRATOR



No.	Revision	Date	By
1	AS PER TOK AND COR REVIEW COMMENTS	9/4/15	KLJ

Designer	Scale
KLJ	AS NOTED
Drawn By	Date
JET	6/24/15
Checked By	Job No.
KLJ	02150059.0

GLENMERE SUBDIVISION, PHASE 5
 Town of Knightdale Wake County North Carolina

SUBDIVISION PLAN

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