

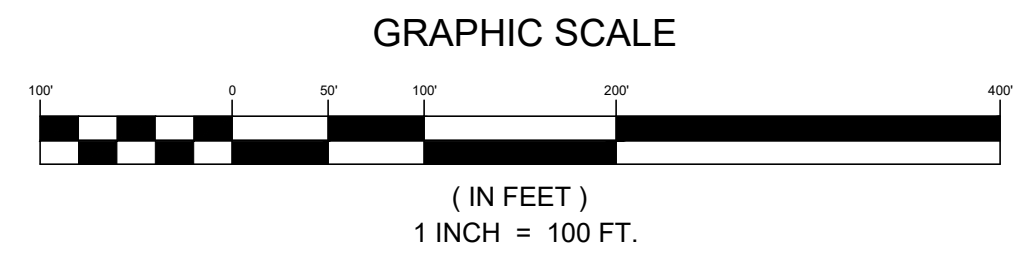
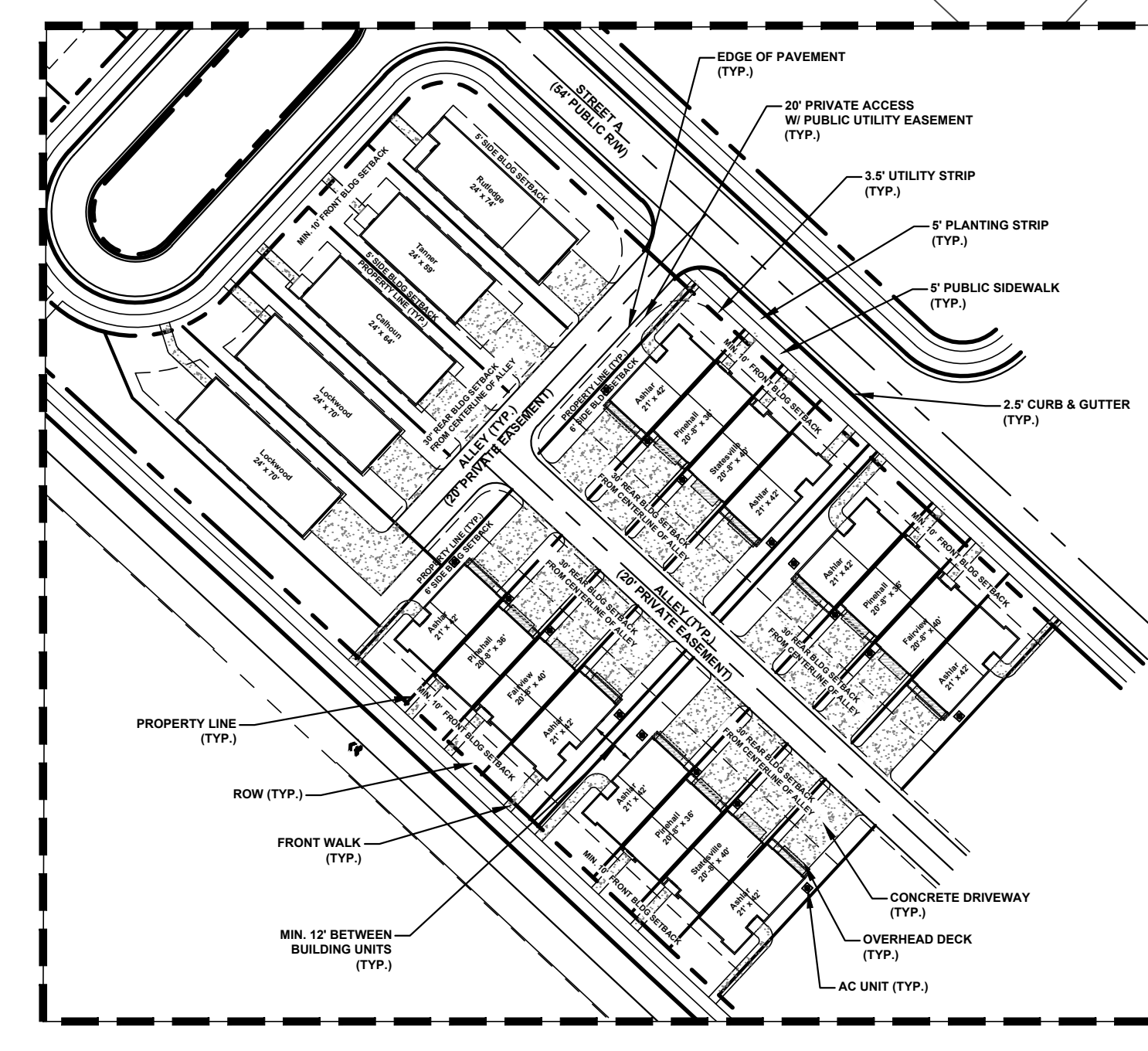
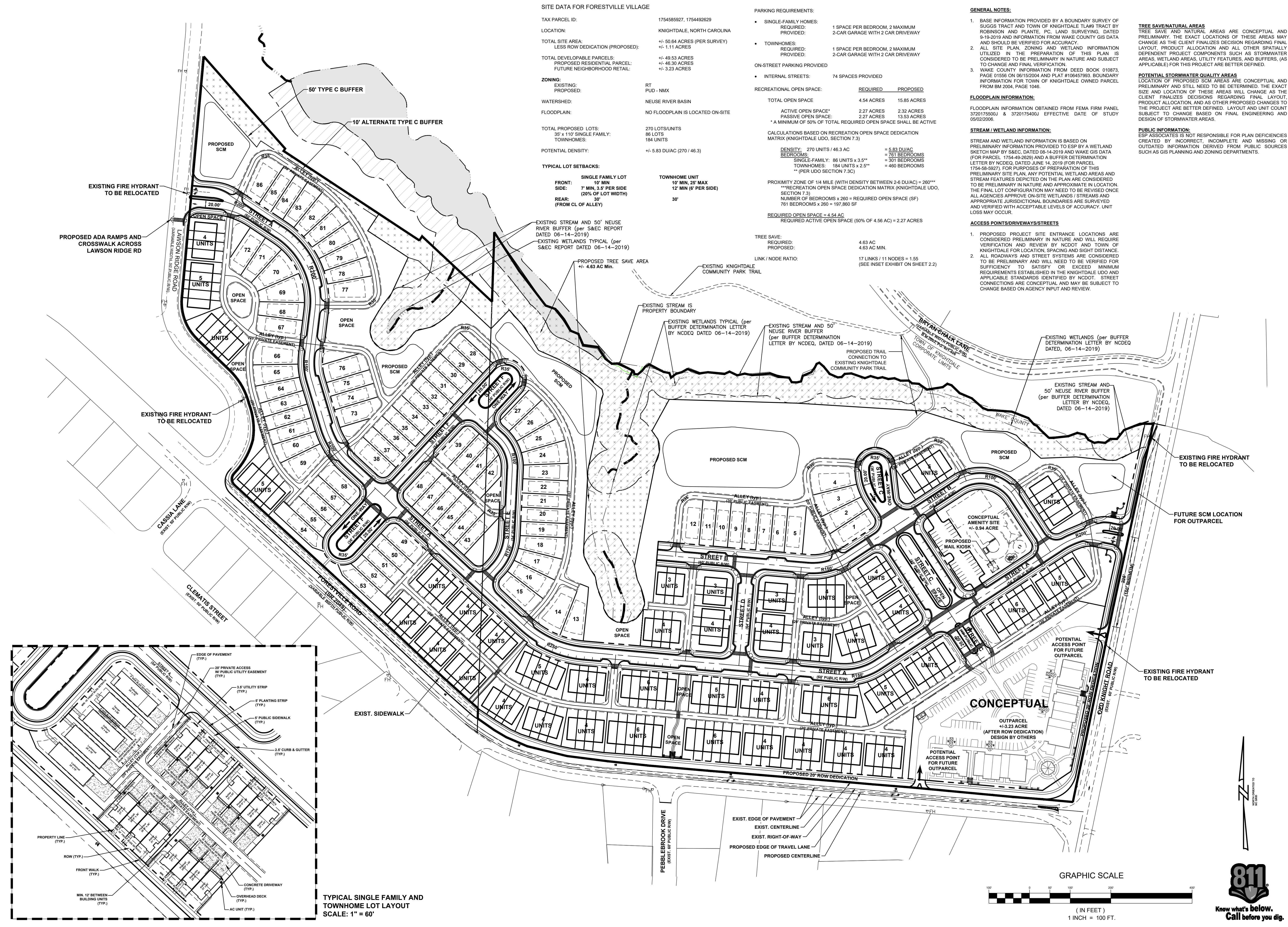
SITE DATA FOR FORESTVILLE VILLAGE

TAX PARCEL ID: 175458927, 1754492629
 LOCATION: KNIGHTDALE, NORTH CAROLINA
 TOTAL SITE AREA: +/- 60.64 ACRES (PER SURVEY)
 LESS ROW DEDICATION (PROPOSED): +/- 1.11 ACRES
 TOTAL DEVELOPABLE PARCELS: +/- 49.53 ACRES
 PROPOSED RESIDENTIAL PARCEL: +/- 46.30 ACRES
 FUTURE NEIGHBORHOOD RETAIL: +/- 3.23 ACRES
 ZONING: RT
 EXISTING: PUD - NMX
 PROPOSED: RT
 WATERSHED: NEUSE RIVER BASIN
 FLOODPLAIN: NO FLOODPLAIN IS LOCATED ON-SITE
 TOTAL PROPOSED LOTS: 270 LOTS/UNITS
 35 x 110' SINGLE FAMILY: 86 LOTS
 TOWNHOMES: 184 UNITS
 POTENTIAL DENSITY: +/- 5.83 DU/AC (270 / 46.3)
 TYPICAL LOT SETBACKS:
 SINGLE FAMILY LOT: 10' MIN
 FRONT: 7' MIN, 3.5' PER SIDE (20% OF LOT WIDTH)
 REAR: 30' (FROM CL OF ALLEY)
 TOWNHOME UNIT: 10' MIN, 25' MAX
 12' MIN (R PER SIDE)
 30'

PARKING REQUIREMENTS:
 SINGLE-FAMILY HOMES: 1 SPACE PER BEDROOM, 2 MAXIMUM
 2-CAR GARAGE WITH 2 CAR DRIVEWAY
 TOWNHOMES: 1 SPACE PER BEDROOM, 2 MAXIMUM
 2-CAR GARAGE WITH 2 CAR DRIVEWAY
 ON-STREET PARKING PROVIDED
 INTERNAL STREETS: 74 SPACES PROVIDED
 RECREATIONAL OPEN SPACE:
 TOTAL OPEN SPACE: 4.54 ACRES 15.85 ACRES
 ACTIVE OPEN SPACE*: 2.27 ACRES 2.32 ACRES
 PASSIVE OPEN SPACE: 2.27 ACRES 13.53 ACRES
 * A MINIMUM OF 50% OF TOTAL REQUIRED OPEN SPACE SHALL BE ACTIVE
 CALCULATIONS BASED ON RECREATION OPEN SPACE DEDICATION MATRIX (KNIGHTDALE UDO, SECTION 7.3)
 DENSITY: 270 UNITS / 46.3 AC = 5.83 DU/AC
 BEDROOMS: 761 BEDROOMS
 SINGLE-FAMILY: 86 UNITS x 3.5** = 301 BEDROOMS
 TOWNHOMES: 184 UNITS x 2.5*** = 460 BEDROOMS
 ** (PER UDO SECTION 7.3C)
 PROXIMITY ZONE OF 1/4 MILE (WITH DENSITY BETWEEN 2-6 DU/AC) = 260'***
 *** RECREATION OPEN SPACE DEDICATION MATRIX (KNIGHTDALE UDO, SECTION 7.3)
 NUMBER OF BEDROOMS x 260 = REQUIRED OPEN SPACE (SF)
 761 BEDROOMS x 260 = 197,860 SF
 REQUIRED OPEN SPACE = 4.54 AC
 REQUIRED ACTIVE OPEN SPACE (50% OF 4.56 AC) = 2.27 ACRES
 TREE SAVE:
 REQUIRED: 4.63 AC
 PROPOSED: 4.63 AC MIN.
 LINK / NODE RATIO:
 17 LINKS / 11 NODES = 1.55
 (SEE INSET EXHIBIT ON SHEET 2.2)

GENERAL NOTES:
 1. BASE INFORMATION PROVIDED BY A BOUNDARY SURVEY OF SUGGS TRACT AND TOWN OF KNIGHTDALE TLA#9 TRACT BY ROBINSON AND PLANTE, PC, LAND SURVEYING, DATED 9-19-2019 AND INFORMATION FROM WAKE COUNTY GIS DATA AND SHOULD BE VERIFIED FOR ACCURACY.
 2. ALL SITE PLAN, ZONING AND WETLAND INFORMATION UTILIZED IN THE PREPARATION OF THIS PLAN IS CONSIDERED TO BE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE AND FINAL VERIFICATION.
 3. WAKE COUNTY INFORMATION FROM DEED BOOK 010873, PAGE 01556 ON 06/15/2004 AND PLAT #105457993, BOUNDARY INFORMATION FOR TOWN OF KNIGHTDALE OWNED PARCEL FROM BM 2004, PAGE 1046.
FLOODPLAIN INFORMATION:
 FLOODPLAIN INFORMATION OBTAINED FROM FEMA FIRM PANEL 372017550J & 372017540J EFFECTIVE DATE OF STUDY 09/02/2009.
STREAM / WETLAND INFORMATION:
 STREAM AND WETLAND INFORMATION IS BASED ON PRELIMINARY INFORMATION PROVIDED TO ESP BY A WETLAND SKETCH MAP BY S&EC, DATED 08-14-2019 AND WAKE GIS DATA (FOR PARCEL: 1754-49-2629) AND A BUFFER DETERMINATION LETTER BY NCDEQ, DATED JUNE 14, 2019 (FOR PARCEL 1754-58-8927), FOR PURPOSES OF PREPARATION OF THIS PRELIMINARY SITE PLAN. ANY POTENTIAL WETLAND AREAS AND STREAM FEATURES DEPICTED ON THE PLAN ARE CONSIDERED TO BE PRELIMINARY IN NATURE AND APPROXIMATE IN LOCATION. THE FINAL LOT CONFIGURATION MAY NEED TO BE REVISED ONCE ALL AGENCIES APPROVE ON-SITE WETLANDS / STREAMS AND APPROPRIATE JURISDICTIONAL BOUNDARIES ARE SURVEYED AND VERIFIED WITH ACCEPTABLE LEVELS OF ACCURACY. UNIT LOSS MAY OCCUR.
ACCESS POINTS/DRIVEWAYS/STREETS
 1. PROPOSED PROJECT SITE ENTRANCE LOCATIONS ARE CONSIDERED PRELIMINARY IN NATURE AND WILL REQUIRE VERIFICATION AND REVIEW BY NCDOT AND TOWN OF KNIGHTDALE FOR LOCATION, SPACING AND SIGHT DISTANCE.
 2. ALL ROADWAYS AND STREET SYSTEMS ARE CONSIDERED TO BE PRELIMINARY AND WILL NEED TO BE VERIFIED FOR SUFFICIENCY TO SATISFY OR EXCEED MINIMUM REQUIREMENTS ESTABLISHED IN THE KNIGHTDALE UDO AND APPLICABLE STANDARDS IDENTIFIED BY NCDOT. STREET CONNECTIONS ARE CONCEPTUAL AND MAY BE SUBJECT TO CHANGE BASED ON AGENCY INPUT AND REVIEW.

TREE SAVE/NATURAL AREAS
 TREE SAVE AND NATURAL AREAS ARE CONCEPTUAL AND PRELIMINARY. THE EXACT LOCATIONS OF THESE AREAS MAY CHANGE AS THE CLIENT FINALIZES DECISION REGARDING FINAL LAYOUT, PRODUCT ALLOCATION AND ALL OTHER SPATIALLY DEPENDENT PROJECT COMPONENTS SUCH AS STORMWATER AREAS, WETLAND AREAS, UTILITY FEATURES, AND BUFFERS, (AS APPLICABLE) FOR THIS PROJECT ARE BETTER DEFINED.
POTENTIAL STORMWATER QUALITY AREAS
 LOCATION OF PROPOSED SCM AREAS ARE CONCEPTUAL AND PRELIMINARY AND STILL NEED TO BE DETERMINED. THE EXACT SIZE AND LOCATION OF THESE AREAS WILL CHANGE AS THE CLIENT FINALIZES DECISIONS REGARDING FINAL LAYOUT, PRODUCT ALLOCATION, AND AS OTHER PROPOSED CHANGES TO THE PROJECT ARE BETTER DEFINED. LAYOUT AND UNIT COUNT SUBJECT TO CHANGE BASED ON FINAL ENGINEERING AND DESIGN OF STORMWATER AREAS.
PUBLIC INFORMATION:
 ESP ASSOCIATES IS NOT RESPONSIBLE FOR PLAN DEFICIENCIES CREATED BY INCORRECT, INCOMPLETE AND MISSING OR OUTDATED INFORMATION DERIVED FROM PUBLIC SOURCES SUCH AS GIS PLANNING AND ZONING DEPARTMENTS.



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PRELIMINARY NOT FOR CONSTRUCTION

NO.	DATE	REVISION	FIRST REVIEW COMMENTS
1	08/29/2020		

SITE PLAN FORESTVILLE VILLAGE
 KNIGHTDALE, NC

JPM South

PROJECT INFORMATION
 PROJECT MANAGER: AA
 DESIGNED BY: KM
 DRAWN BY: SM
 PROJECT NUMBER:
 ORIGINAL DATE: 11-13-2020
 SHEET: **C2.1**

S:\RP1_Proposals\2020 Proposals\RP1-20735 - Old Knight Road-Forestville Village (JPM South)\Submittal\2 - L SKETCH PLAN.dwg, SITE PLAN, I:\mcp\mcp