

THE HAVEN AT GRIFFITH MEADOWS

MASTER PLAN

TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

ST. MATTHEW'S TOWNSHIP

ZMA-12-22

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CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.866.4951 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE
01/30/2023
DRAWN BY
C. CLARK
DESIGNED BY
E. ANGE
CHECKED BY
B. BLACKMON
SCALE
N/A

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
THE HAVEN AT GRIFFITH MEADOWS
POOLE ROAD, KNIGHTDALE, NORTH CAROLINA
COVER

JOB NO.
51557
SHEET NO.
C0.0

SITE DATA

PROJECT:	THE HAVEN AT GRIFFITH MEADOWS																									
ENGINEER:	TIMMONS GROUP 5410 TRINITY ROAD, SUITE 102 RALEIGH, NC 27607 PHONE: (919) 866-4509 BETH BLACKMON, PE EMAIL: BETH.BLACKMON@TIMMONS.COM																									
DEVELOPER:	DEACON DEVELOPMENT ANDREW SURIANO PO BOX 1080 WAKE FOREST, NC 27588 PHONE: (919) 608-3542 EMAIL: ANDREW@DEACONCOMPANIES.COM																									
PROPERTY LOCATION:	8613 POOLE ROAD KNIGHTDALE, NC 27545																									
PIN:	1752-59-7507, 1752-59-9261, & 1752-69-3494																									
EXISTING ZONING:	RT																									
PROPOSED ZONING:	GR-3 PUD GENERAL RESIDENTIAL 3																									
TOWNSHIP:	ST. MATTHEWS																									
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL																									
TOTAL DEVELOPED TRACT AREA:	60.15 ACRES																									
AVERAGE LOT SIZES:	8,469 SF (FRONT LOADED LOTS) 4,614 SF (DETACHED REAR LOADED LOTS) 2,032 SF (ATTACHED LOTS)																									
TOTAL PROPOSED UNITS:	180 72 FRONT LOAD SINGLE FAMILY + 55 REAR LOAD SINGLE FAMILY + 53 REAR LOAD TOWNHOMES																									
PROPOSED DENSITY:	2.99 DU/A																									
TOTAL OPEN SPACE:	23.67 ACRES (14.59 AC PASSIVE + 6.25 AC COMMON + 2.83 AC ACTIVE)																									
TOTAL ON STREET PARKING:	81 SPACES																									
CONNECTIVITY INDEX:	1.53																									
TREE SAVE:	259,460 SF																									
SETBACKS:	<table border="0"> <tr> <td>FRONT LOAD SINGLE FAMILY</td> <td>FRONT: 10'</td> <td>REAR LOAD SINGLE FAMILY</td> <td>FRONT: 10'</td> </tr> <tr> <td>DRIVEWAY LENGTH: 25'</td> <td>REAR: 20'</td> <td>DRIVEWAY LENGTH: 20'</td> <td>REAR: 20'</td> </tr> <tr> <td>REAR: 20'</td> <td>SIDE: 5'</td> <td>DRIVEWAY LENGTH: 20'</td> <td>SIDE: 3'</td> </tr> <tr> <td>CORNER: 10'</td> <td>CORNER: 10'</td> <td>REAR LOAD TOWNHOME</td> <td>FRONT: 10'</td> </tr> <tr> <td></td> <td></td> <td>DRIVEWAY LENGTH: 20'</td> <td>REAR: 20'</td> </tr> <tr> <td></td> <td></td> <td>BUILDING SEPARATION: 10'</td> <td></td> </tr> </table>		FRONT LOAD SINGLE FAMILY	FRONT: 10'	REAR LOAD SINGLE FAMILY	FRONT: 10'	DRIVEWAY LENGTH: 25'	REAR: 20'	DRIVEWAY LENGTH: 20'	REAR: 20'	REAR: 20'	SIDE: 5'	DRIVEWAY LENGTH: 20'	SIDE: 3'	CORNER: 10'	CORNER: 10'	REAR LOAD TOWNHOME	FRONT: 10'			DRIVEWAY LENGTH: 20'	REAR: 20'			BUILDING SEPARATION: 10'	
FRONT LOAD SINGLE FAMILY	FRONT: 10'	REAR LOAD SINGLE FAMILY	FRONT: 10'																							
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CORNER: 10'	CORNER: 10'	REAR LOAD TOWNHOME	FRONT: 10'																							
		DRIVEWAY LENGTH: 20'	REAR: 20'																							
		BUILDING SEPARATION: 10'																								



VICINITY MAP
SCALE 1" = 1000'

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER
C1.0	EXISTING CONDITIONS
C2.0	OVERALL SITE PLAN
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C2.3	OPEN SPACE PLAN
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C6.0	OVERALL LANDSCAPE PLAN
C6.1	DETAILED LANDSCAPE PLAN SHEET 1 OF 2
C6.2	DETAILED LANDSCAPE PLAN SHEET 2 OF 2
C7.0	OVERALL SIGNS AND MARKINGS PLAN
C7.1	DETAILED SIGNS AND MARKINGS PLAN SHEET 1 OF 2
C7.2	DETAILED SIGNS AND MARKINGS PLAN SHEET 2 OF 2

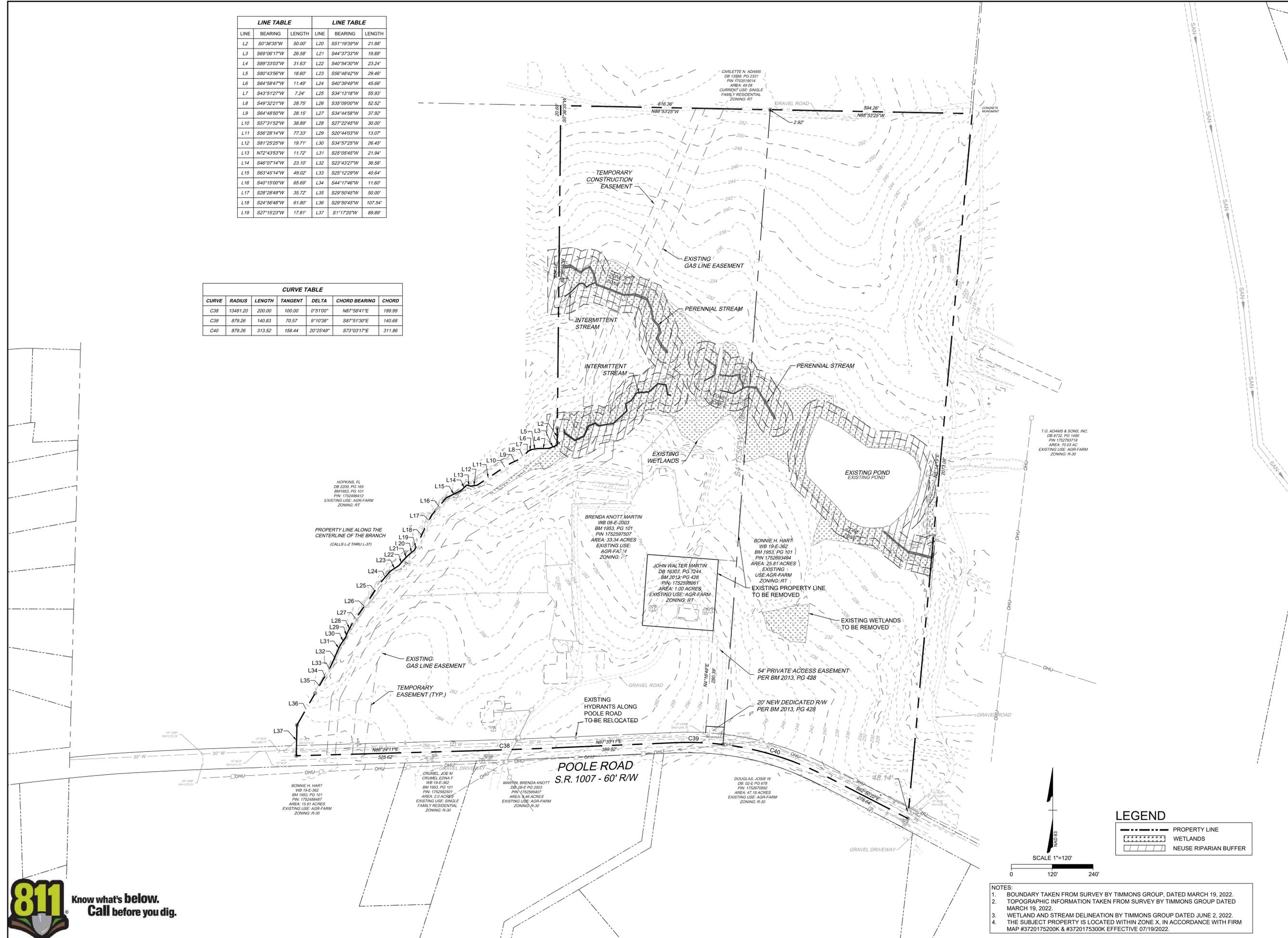
CONSTRUCTION DRAWING APPROVAL
REQUIRED FOR DEVELOPMENT



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LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L2	S0°36'35"W	50.00'	L20	S51°19'39"W	21.88'
L3	S69°06'17"W	26.58'	L21	S44°37'33"W	19.89'
L4	S89°33'03"W	31.63'	L22	S40°54'30"W	23.24'
L5	S80°43'56"W	18.60'	L23	S56°48'42"W	29.46'
L6	S64°58'47"W	11.49'	L24	S40°38'49"W	45.66'
L7	S43°51'27"W	7.24'	L25	S34°13'18"W	55.93'
L8	S49°32'21"W	28.75'	L26	S35°09'00"W	52.52'
L9	S64°48'50"W	28.15'	L27	S34°44'58"W	37.92'
L10	S57°31'52"W	38.89'	L28	S27°22'45"W	30.00'
L11	S56°28'14"W	77.33'	L29	S20°44'03"W	13.07'
L12	S81°25'25"W	19.71'	L30	S34°57'25"W	26.45'
L13	N72°43'53"W	11.72'	L31	S25°05'45"W	21.94'
L14	S46°07'14"W	23.10'	L32	S23°43'27"W	36.58'
L15	S63°45'14"W	49.02'	L33	S25°12'29"W	40.64'
L16	S40°15'00"W	65.69'	L34	S44°17'46"W	11.60'
L17	S28°28'49"W	35.72'	L35	S29°50'45"W	50.00'
L18	S24°56'48"W	61.80'	L36	S29°50'45"W	107.54'
L19	S27°15'23"W	17.81'	L37	S1°17'20"W	89.89'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C38	13481.20	200.00	100.00	0°51'00"	N87°58'41"E	199.99
C39	879.26	140.83	70.57	9°10'38"	S87°51'30"E	140.68
C40	879.26	313.52	158.44	20°25'40"	S73°03'17"E	311.86



LEGEND	
	PROPERTY LINE
	WETLANDS
	NEUSE RIPARIAN BUFFER

- NOTES:
- BOUNDARY TAKEN FROM SURVEY BY TIMMONS GROUP, DATED MARCH 19, 2022.
 - TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY TIMMONS GROUP DATED MARCH 19, 2022.
 - WETLAND AND STREAM DELINEATION BY TIMMONS GROUP DATED JUNE 2, 2022.
 - THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, IN ACCORDANCE WITH FIRM MAP #3720175200K & #3720175300K EFFECTIVE 07/19/2022.



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 CHECKED BY: B.BLACKMON
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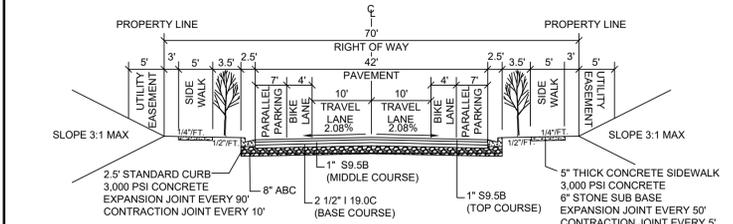
TIMMONS GROUP
 NORTH CAROLINA LICENSE NO. C-1652

THE HAVEN AT GRIFFITH MEADOWS
 POOLE ROAD, KNIGHTDALE, NORTH CAROLINA

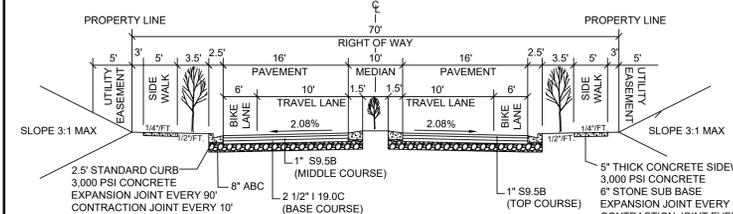
EXISTING CONDITIONS

JOB NO.	51557
SHEET NO.	C1.0

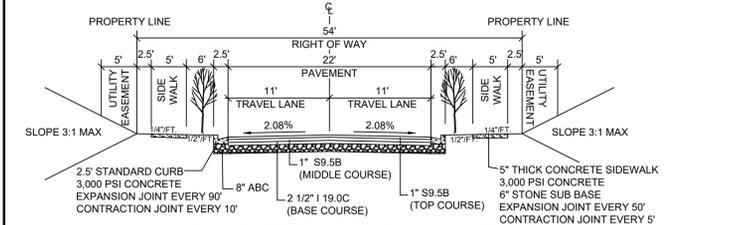
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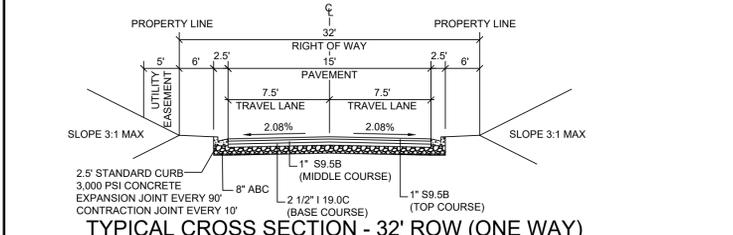
TYPICAL CROSS SECTION - 70' W/ PARALLEL PARKING
NOT TO SCALE



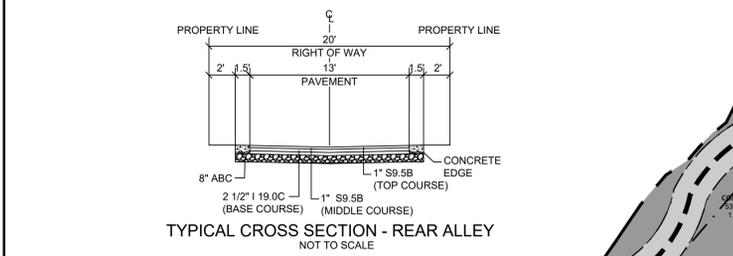
TYPICAL CROSS SECTION - 70' ROW W/ MEDIAN
NOT TO SCALE



TYPICAL CROSS SECTION - 54' ROW
NOT TO SCALE



TYPICAL CROSS SECTION - 32' ROW (ONE WAY)
NOT TO SCALE



TYPICAL CROSS SECTION - REAR ALLEY
NOT TO SCALE

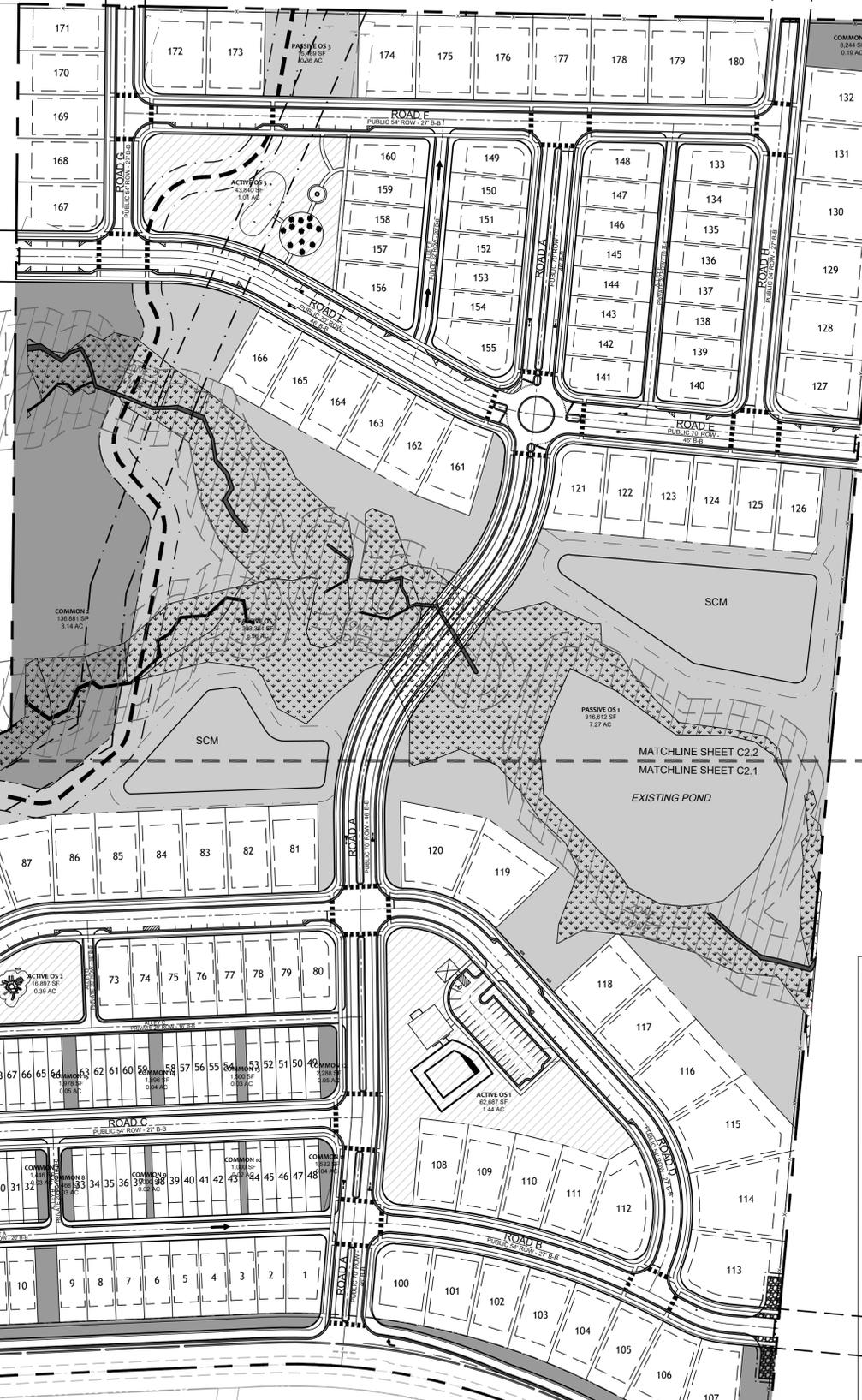
SETBACKS AND DRIVEWAYS
SECTION 3.4 OF THE KNIGHTDALE UDO REQUIRES THAT ANY LOT LESS THAN 80' IN WIDTH BE ACCESSED VIA AN ALLEY OR REAR LOT ACCESS. ADDITIONALLY, THE SECTION 6.5 OF THE UDO REQUIRES THAT SIDE SETBACKS BE A MINIMUM OF 20% OF THE LOT WIDTH (TO A MINIMUM OF 5'), AND DRIVEWAY LENGTH BE A MINIMUM OF 35'. AN EXCEPTION TO THESE REQUIREMENTS IS REQUESTED TO ALLOW THE MINIMUM LOT WIDTH STANDARD TO BE REDUCED TO 60'. SIDE SETBACKS BE REDUCED TO 5', REAR SETBACK BE REDUCED TO 20', AND DRIVEWAY LENGTHS BE REDUCED TO A MINIMUM OF 25' FOR FRONT LOAD AND 20' FOR REAR LOAD TO BE ADEQUATELY DEVELOPED WITH THE SITE CONSTRAINTS. PER SECTION 3.4, KNIGHTDALE REQUIRES TOWNHOMES TO HAVE A MINIMUM DRIVEWAY LENGTH OF 35'. AN EXCEPTION TO THIS REQUIREMENT IS REQUESTED TO ALLOW TOWNHOME DRIVEWAYS TO 20'. THESE EXCEPTIONS ARE REQUESTED BASED ON THE BENEFICIAL COMMON OPEN SPACE, LANDSCAPE CONSERVATION AND VISUAL ENHANCEMENT AND INTEGRATED DESIGN MODIFICATION STANDARDS. COMPACT DEVELOPMENT BETTER PROTECTS THE NATURAL ENVIRONMENT, INCREASES THE AMOUNT OF OPEN SPACE AND CREATING A MORE INTEGRATED DESIGN FOR THE COMMUNITY.

DISTRIBUTION OF USES
TABLE 11.1.B IN THE KNIGHTDALE UDO REQUIRES A MIN. 10% / MAX. 40% DUPLEX / TOWNHOUSE, MIN. 5% / MAX. 40% MULTIFAMILY, MIN. 15% / MAX. 60% SINGLE FAMILY. AN EXCEPTION TO THESE REQUIREMENTS IS REQUESTED TO EXCLUDE THE REQUIREMENT FOR MULTIFAMILY USE AND AN INCREASED PERCENTAGE OF SINGLE FAMILY. THE PROPOSED MIXED OF USES IS 11% TOWNHOUSES, AND 89% SINGLE FAMILY. THE DEVELOPMENT IS LOCATED AT THE EDGE OF KNIGHTDALE'S JURISDICTION WITH PREDOMINATELY EXISTING SINGLE FAMILY USES. THE EXCEPTION TO THE DISTRIBUTION OF USES IS REQUESTED BASED ON INTEGRATED DESIGN AND PLACE MAKING MODIFICATION STANDARDS. THE PUD SHALL BE DEVELOPED IN SUCH A WAY TO BE HARMONIOUS WITH THE SURROUNDINGS.

GENERAL SITE MODIFICATIONS
9.3.B OF THE KNIGHTDALE UNIFIED DEVELOPMENT ORDINANCE PROHIBITS MASS GRADING ON ALL FRONT-LOADED LOTS 60' OR GREATER IN WIDTH. ALL REAR LOADED UNITS INCLUDED IN THIS PUD ARE EXEMPT FROM THIS REQUIREMENT BY RIGHT, DUE TO THEIR NARROW LOT WIDTH. THE SINGLE FAMILY LOTS NOT EXEMPT, INCLUDE 41% OF THE TOTAL NUMBER OF LOTS. PER THE DRAINAGE & GRADING SHEETS INCLUDED WITHIN THIS MASTER PLAN, 1% OF THE TOTAL LOTS WILL NOT BE MASS GRADED. AN EXCEPTION TO THESE REQUIREMENTS IS REQUESTED FOR 27% OF THE LOTS TO BE ELIGIBLE FOR MASS GRADING. THIS EXEMPTION WOULD ALLOW FOR A MORE EFFICIENT CONSTRUCTION PROCESS. THIS MODIFICATION IS REQUESTED BASED ON THE SURFACE WATER DRAINAGE MODIFICATION STANDARD TO ENSURE PROPER SITE SURFACE DRAINAGE IS MAINTAINED. COLLECTING RUNOFF DOES NOT ADVERSELY IMPACT NEIGHBORING PROPERTIES IS THE BASIS FOR THIS REQUEST.

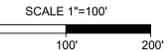
TRANSPORTATION NETWORK
AN EXCEPTION TO ALLOW A 32' PUBLIC RIGHT OF WAY STREET SECTION, A MODIFIED ONE WAY LOCAL STREET, TO SERVE HOMES FRONTING ON OPEN SPACE AREAS IS REQUESTED. CREATING BENEFICIAL COMMON OPEN SPACE IS THE MODIFICATION STANDARD BASIS FOR THIS REQUESTED EXCEPTION. REDUCING THE SIZE OF RIGHT OF WAYS INCREASES THE USABLE OPEN SPACE. PEDESTRIAN CONNECTIVITY WITH A SIDEWALK ALONG THE FRONT OF THESE HOMES WILL STILL BE PROVIDED.

POOLE ROAD
S.R. 1007 - 60' RW



GENERAL SITE NOTES

- ALL CONSTRUCTION SHALL CONFORM TO TOWN OF KNIGHTDALE AND CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- ROADS AND DRIVEWAYS SHALL COMPLY WITH NCDOT AND TOWN OF KNIGHTDALE STANDARDS.
- SIGN PERMITS SHALL BE REQUIRED FOR ANY ENTRANCE SIGNAGE. PERMITS SHALL BE REQUIRED PRIOR TO FABRICATION OR INSTALLATION OF SIGNS. SIGNAGE SHALL BE RESTRICTED TO AN ON-SITE LOCATION.
- THE WATER AND SEWER SYSTEMS SHALL COMPLY WITH CITY OF RALEIGH STANDARDS.
- ALL DESIGN AND CONSTRUCTION METHODS SHALL COMPLY WITH THE TOWN OF KNIGHTDALE'S SEDIMENTATION AND EROSION CONTROL REGULATIONS. AN EROSION CONTROL PLAN SHALL BE APPROVED BY THE TOWN OF KNIGHTDALE PRIOR TO ANY GRADING.
- CONSTRUCTION DRAWINGS SHALL BE SUBMITTED AND APPROVED BY THE TOWN OF KNIGHTDALE AND CITY OF RALEIGH PRIOR TO CONSTRUCTION.
- ALL STREETS WITHIN THE SUBDIVISION WILL HAVE A POSTED SPEED LIMIT OF 25 MPH.
- RESTRICTIVE COVENANTS SHALL BE APPROVED AND RECORDED PRIOR TO RECORDING OF FINAL PLAT.
- STORMWATER CONTROL MEASURES SHALL BE CONTAINED IN AND ACCESSED VIA OPEN SPACE MAINTAINED AND OWNED BY THE HOMEOWNER'S ASSOCIATION. A MAINTENANCE PLAN MUST BE DEVELOPED TO ADDRESS THE STORMWATER CONTROL MEASURES.
- PRIVATE STORM DRAINAGE CASEMENTS SHALL BE MAINTAINED BY THE HOA.
- SUBDIVISION LOTS MUST BE LOTS OF RECORD PRIOR TO RECEIVING A BUILDING PERMIT.
- PER UDO SEC 10.5.H.2. ALL UTILITIES SHALL BE PLACED UNDERGROUND.



STREET TABLE

STREET	LENGTH (LF)	ROW
ROAD A	1,776	64
ROAD B	609	54
ROAD C	751	54
ROAD D	2,039	54
ROAD E	1,212	64
ROAD F	904	54
ROAD G	345	54
ROAD H	573	54
ALLEY A	858	32
ALLEY B	143	20
ALLEY C	639	20
ALLEY D	147	20
ALLEY E	339	32
ALLEY F	414	20
TOTAL	10,749	
TOTAL W/O ALLEYS	8,209	

LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- BUILDING SETBACK
- FENCE
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- COMMON OPEN SPACE
- WETLANDS
- NEUSE RIPARIAN BUFFER

SITE DATA

DEVELOPER:
DEACON DEVELOPMENT
ANDREW SURIANO
PO BOX 1080
WAKE FOREST, NC 27588
PHONE: (919) 608-3542
EMAIL: ANDREW@DEACONCOMPANIES.COM

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EMAIL: BETH.BLACKMON@TIMMONS.COM

OWNER ON RECORD
BRENDA KNOTT MARTIN
567 MAILMAN RD
KNIGHTDALE, NC 27545

JOHN WALTER MARTIN
1620 SINGLE K LN
KNIGHTDALE, NC 27545

BONNIE H HART
1728 BETHLEHEM RD
KNIGHTDALE, NC 27545

PIN # = 1752-59-7507, 1752-59-9261, & 1752-69-3494
DB 08-E PG 2003; DB 16307 PG 1244;
DB 19-E PG 382

FIRM MAP# = 3720175200K & 3720175300K
EFFECTIVE 07/19/2022

TOTAL EXISTING TRACT = 60.15 ACRES
EXISTING ZONING = RT
PROPOSED ZONING = GR-3 PUD

TOTAL PROPOSED NUMBER OF LOTS = 180
PROPOSED DENSITY = 2.99 DU/A

FRONT LOAD SINGLE FAMILY LOTS = 55
MINIMUM LOT SIZE REQUIRED: 7,100 SF
MINIMUM LOT SIZE PROVIDED: 7,102 SF
AVERAGE LOT SIZE PROVIDED: 8,469 SF
LOT WIDTH: 60'
FRONT SETBACK: 10'
DRIVEWAY LENGTH: 25'
SIDE SETBACK: 5'
CORNER SIDE SETBACK: 10'
REAR SETBACK: 20'

REAR LOAD SINGLE FAMILY LOTS = 55
MINIMUM LOT SIZE REQUIRED: 4,100 SF
MINIMUM LOT SIZE PROVIDED: 4,101 SF
AVERAGE LOT SIZE PROVIDED: 4,614 SF
LOT WIDTH: 38'
FRONT SETBACK: 10'
SIDE SETBACK: 3'
CORNER SIDE SETBACK: 10'
REAR SETBACK: 20'
DRIVEWAY LENGTH: 20'

REAR LOAD TOWNHOME LOTS = 53
MINIMUM LOT SIZE REQUIRED: 2,000 SF
MINIMUM LOT SIZE PROVIDED: 2,000 SF
AVERAGE LOT SIZE PROVIDED: 2,032 SF
MINIMUM LOT WIDTH: 20'
FRONT SETBACK: 10'
BUILDING SEPARATION: 10'
REAR SETBACK: 20'
DRIVEWAY LENGTH: 20'

USPS NOTE

CLUSTER MAILBOXES TO BE LOCATED WITHIN NEIGHBORHOOD ACTIVE OS 1. KIOSK LOCATION SHALL BE APPROVED BY USPS PRIOR TO SUBDIVISION APPROVAL. IF TEMPORARY LOCATIONS ARE REQUIRED, APPROVAL OF LOCATIONS SHALL BE RECEIVED FROM USPS. MAIL KIOSK WILL HAVE ADA COMPLIANT RAMPS AND PARKING SPACES.

A HOMEOWNER'S ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL OPEN SPACE PARCELS, PRIVATE ALLEYS, AND WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING REQUIRED BY TOWN OF KNIGHTDALE UNIFIED DEVELOPMENT ORDINANCE (UDO).

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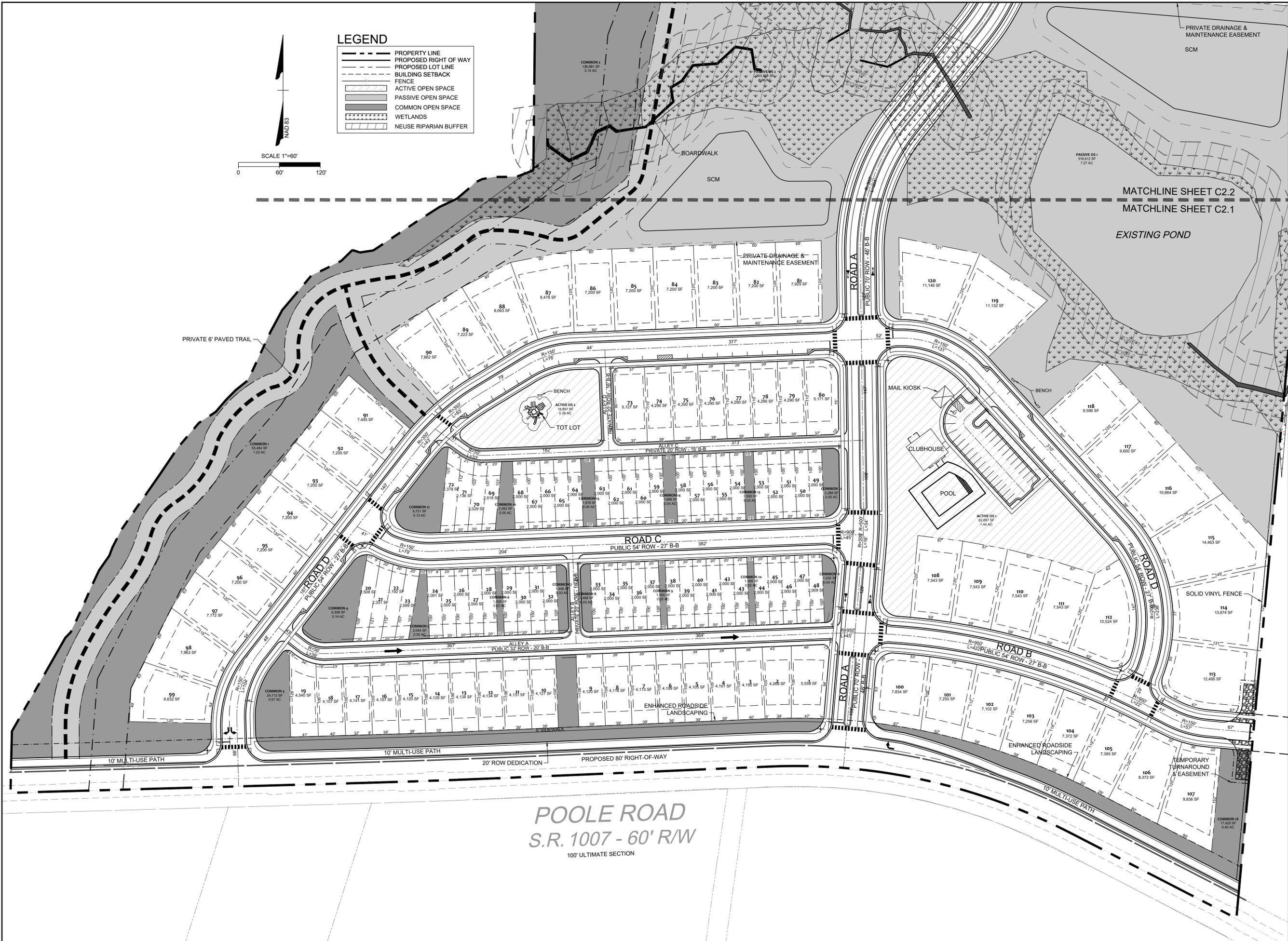
SCALE: 1" = 100'

TIMMONS GROUP

THE HAVEN AT GRIFFITH MEADOWS
POOLE ROAD, KNIGHTDALE, NORTH CAROLINA
NORTH CAROLINA LICENSE NO. C-1652
OVERALL SITE PLAN

JOB NO. 51557
SHEET NO. C2.0

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- LEGEND**
- PROPERTY LINE
 - - - PROPOSED RIGHT OF WAY
 - - - PROPOSED LOT LINE
 - - - BUILDING SETBACK
 - ▬ FENCE
 - ▨ ACTIVE OPEN SPACE
 - ▩ PASSIVE OPEN SPACE
 - ▧ COMMON OPEN SPACE
 - ▦ WETLANDS
 - ▤ NEUSE RIPARIAN BUFFER

SCALE 1"=60'
0 60' 120'



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POOLE ROAD, KNIGHTDALE, NORTH CAROLINA

DETAILED SITE PLAN SHEET 1 OF 2

JOB NO.
51557

SHEET NO.
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REVISION DESCRIPTION

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 1" = 60'

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THE HAVEN AT GRIFFITH MEADOWS
 POOLE ROAD, KNIGHTDALE, NORTH CAROLINA
 DETAILED SITE PLAN SHEET 2 OF 2

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JOB NO.
51557
 SHEET NO.
C2.2

PRELIMINARY DO NOT
USE FOR
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SCALE 1"=100'
0 100' 200'

OPEN SPACE CALCULATIONS

TOTAL BEDROOMS
53 TOWNHOME UNITS * 2.5 = 133 BEDROOMS
127 SINGLE FAMILY UNITS * 3.5 = 445 BEDROOMS
TOTAL BEDROOMS = 578

OPEN SPACE CALCULATIONS:
578 BEDROOMS * 520 = 300,560 SF REQUIRED
W/ CLUBHOUSE & POOL CREDIT 225,420 SF (5.17 AC)
(RESORT STYLE POOL WITH A MIN. OF 2,500 SF IN SURFACE WATER & CLUBHOUSE WITH A MIN. OF 1,500 SF)

PASSIVE OPEN SPACE REQUIRED 112,710 SF (2.59 AC)
PASSIVE OPEN SPACE PROVIDED 635,455 SF (14.59 AC)

ACTIVE OPEN SPACE REQUIRED 112,710 SF (2.59 AC)
ACTIVE OPEN SPACE PROVIDED 123,424 SF (2.83 AC)

PASSIVE OS TABLE

PASSIVE OS 1	316,612 SF	7.27 AC
PASSIVE OS 2	303,354 SF	6.96 AC
PASSIVE OS 3	15,489 SF	0.36 AC
TOTAL	635,455 SF	14.59 AC

ACTIVE OS TABLE

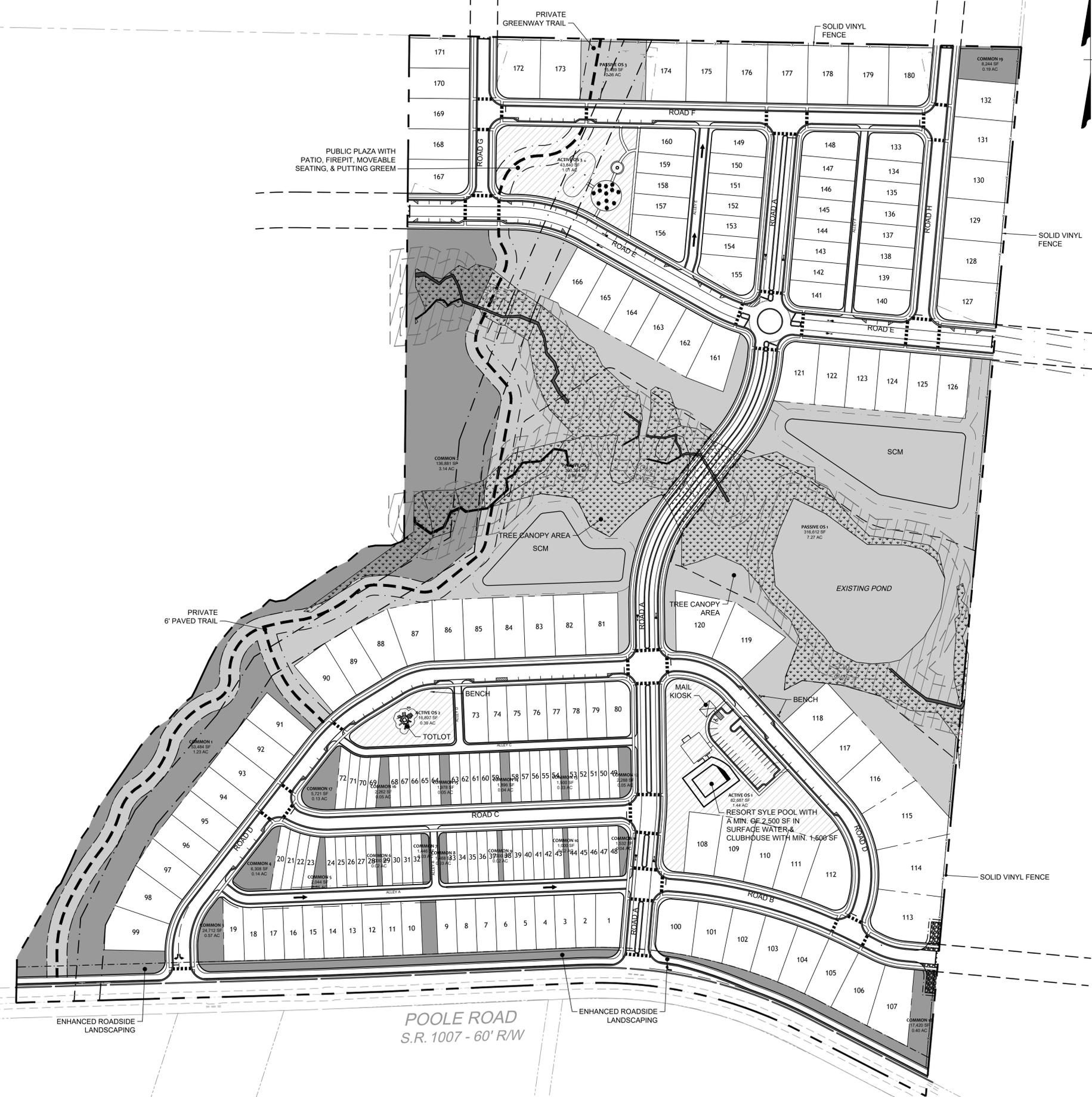
ACTIVE OS 1	62,687 SF	1.44 AC
ACTIVE OS 2	16,897 SF	0.39 AC
ACTIVE OS 3	43,840 SF	1.01 AC
TOTAL	123,424 SF	2.83 AC

COMMON OS TABLE

COMMON 1	53,484 SF	1.23 AC
COMMON 2	136,881 SF	3.14 AC
COMMON 3	24,712 SF	0.57 AC
COMMON 4	6,308 SF	0.14 AC
COMMON 5	2,044 SF	0.05 AC
COMMON 6	1,000 SF	0.02 AC
COMMON 7	1,446 SF	0.03 AC
COMMON 8	1,468 SF	0.03 AC
COMMON 9	1,000 SF	0.02 AC
COMMON 10	1,000 SF	0.02 AC
COMMON 11	1,532 SF	0.04 AC
COMMON 12	2,288 SF	0.05 AC
COMMON 13	1,500 SF	0.03 AC
COMMON 14	1,896 SF	0.04 AC
COMMON 15	1,978 SF	0.05 AC
COMMON 16	2,262 SF	0.05 AC
COMMON 17	5,721 SF	0.13 AC
COMMON 18	17,420 SF	0.40 AC
COMMON 19	8,244 SF	0.19 AC
TOTAL	272,184 SF	6.25 AC

LEGEND

	PROPERTY LINE
	FENCE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON OPEN SPACE
	WETLANDS
	NEUSE RIPARIAN BUFFER



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01/30/2023

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C. CLARK

DESIGNED BY
E. ANGE

CHECKED BY
B. BLACKMON

SCALE
1" = 100'

REVISION DESCRIPTION

DATE

DATE

DATE

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
THE HAVEN AT GRIFFITH MEADOWS
POOLE ROAD, KNIGHTDALE, NORTH CAROLINA
OPEN SPACE PLAN

JOB NO.
51557

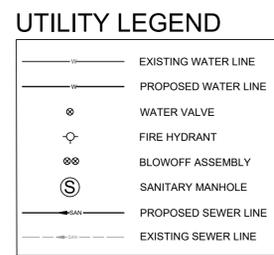
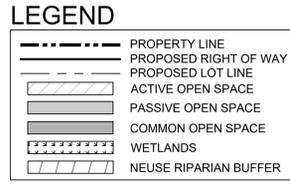
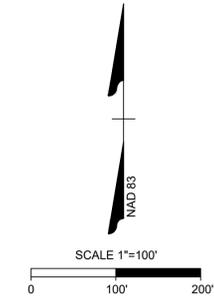
SHEET NO.
C2.3

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CITY OF RALEIGH GENERAL NOTES

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- 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 &/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 WATERMAIN, 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 WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" 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
- DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
- 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 FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE 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 3/4" COPPER* WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
- INSTALL 4" 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 &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN CAVERLEY AT (919) 966-2334 OR STEPHEN.CAVERLEY@RALEIGHNC.GOV FOR MORE INFORMATION
- 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. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FOR EACH DEVICE PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION



CONSTRUCTION DRAWING APPROVAL IS REQUIRED FOR PROJECT DEVELOPMENT.
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF KNIGHTDALE, CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.

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DESIGNED BY E.ANGE
CHECKED BY B.BLACKMON
SCALE 1" = 100'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

THE HAVEN AT GRIFFITH MEADOWS
POOLE ROAD, KNIGHTDALE, NORTH CAROLINA

OVERALL PRELIMINARY UTILITY PLAN

JOB NO.	51557
SHEET NO.	C3.0

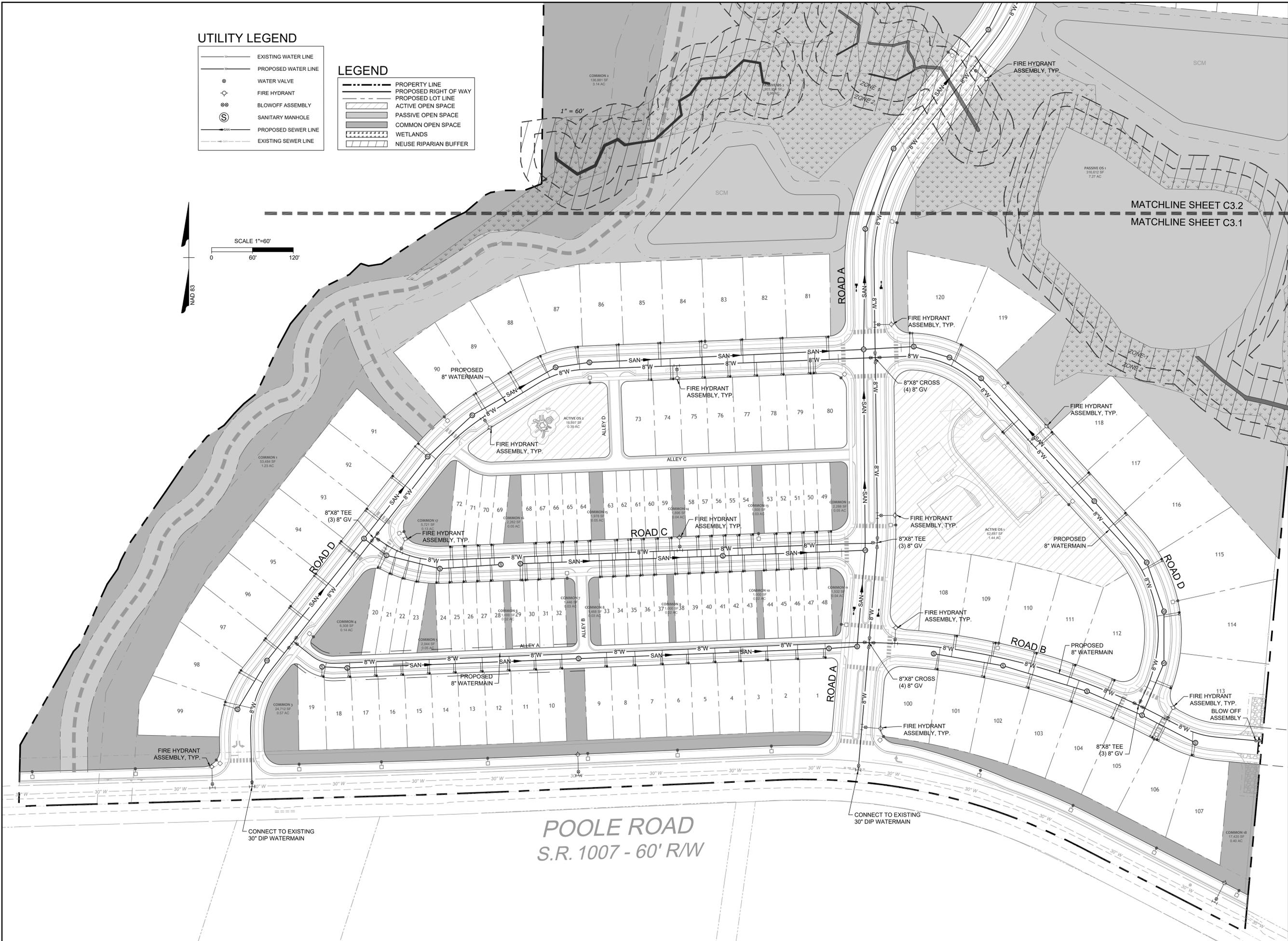
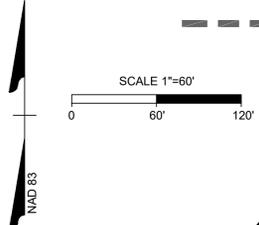
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UTILITY LEGEND

	EXISTING WATER LINE
	PROPOSED WATER LINE
	WATER VALVE
	FIRE HYDRANT
	BLOWOFF ASSEMBLY
	SANITARY MANHOLE
	PROPOSED SEWER LINE
	EXISTING SEWER LINE

LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON OPEN SPACE
	WETLANDS
	NEUSE RIPARIAN BUFFER



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SCALE
1" = 60'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

THE HAVEN AT GRIFFITH MEADOWS
POOLE ROAD, KNIGHTDALE, NORTH CAROLINA

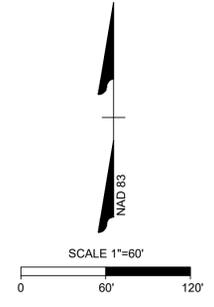
DETAILED PRELIMINARY UTILITY PLAN SHEET 1 OF 2

JOB NO.
51557

SHEET NO.
C3.1

REVISION DESCRIPTION

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UTILITY LEGEND

	EXISTING WATER LINE
	PROPOSED WATER LINE
	WATER VALVE
	FIRE HYDRANT
	BLOWOFF ASSEMBLY
	SANITARY MANHOLE
	PROPOSED SEWER LINE
	EXISTING SEWER LINE

LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON OPEN SPACE
	WETLANDS
	NEUSE RIPARIAN BUFFER

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 DESIGNED BY: E.ANGE
 CHECKED BY: B.BLACKMON
 SCALE: 1" = 60'

TIMMONS GROUP
 NORTH CAROLINA LICENSE NO. C-1652

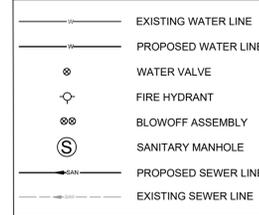
THE HAVEN AT GRIFFITH MEADOWS
 POOLE ROAD, KNIGHTDALE, NORTH CAROLINA
 DETAILED PRELIMINARY UTILITY PLAN SHEET 2 OF 2

JOB NO. 51557
 SHEET NO. C3.2

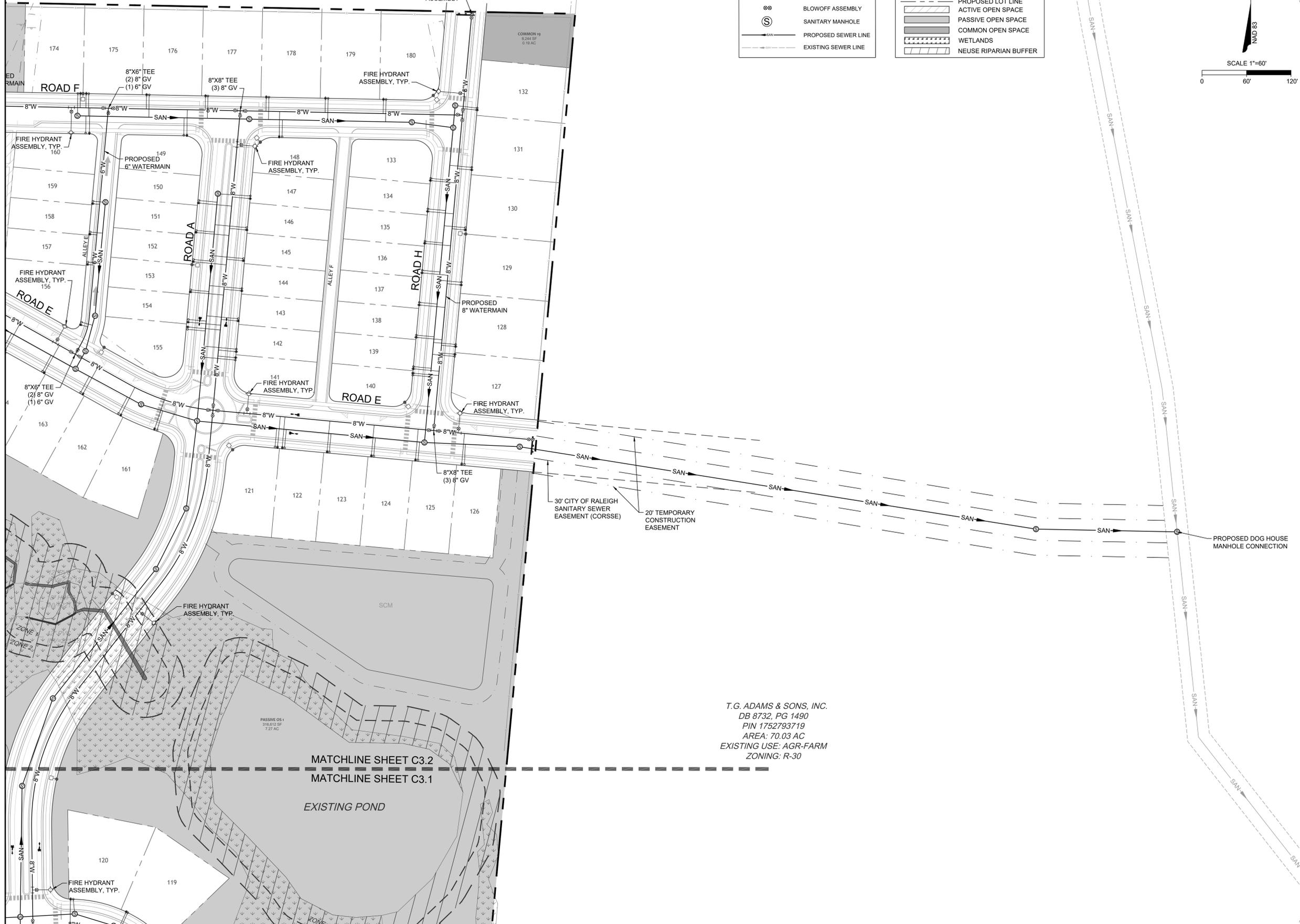
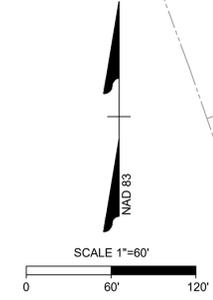
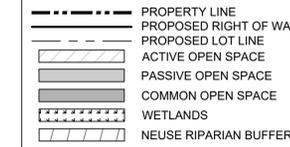
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CARLETTE N. ADAMS
 DB 13988, PG 2331
 PIN 1753519014
 AREA: 49.08
 CURRENT USE: SINGLE
 FAMILY RESIDENTIAL
 ZONING: RT

UTILITY LEGEND



LEGEND



T.G. ADAMS & SONS, INC.
 DB 8732, PG 1490
 PIN 1752793719
 AREA: 70.03 AC
 EXISTING USE: AGR-FARM
 ZONING: R-30

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 DESIGNED BY
 E. ANGE
 CHECKED BY
 B. BLACKMON
 SCALE
 1" = 60'

TIMMONS GROUP
 NORTH CAROLINA LICENSE NO. C-1652
THE HAVEN AT GRIFFITH MEADOWS
 POOLE ROAD, KNIGHTDALE, NORTH CAROLINA
OFFSITE UTILITY PLAN

JOB NO.
51557
 SHEET NO.
C3.3

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SCALE 1"=100'



LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	CANOPY SAVE
	WETLANDS
	NEUSE RIPARIAN BUFFER

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SCALE
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TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

THE HAVEN AT GRIFFITH MEADOWS
POOLE ROAD, KNIGHTDALE, NORTH CAROLINA

OVERALL PRELIMINARY STORMWATER MANAGEMENT PLAN

JOB NO.
51557

SHEET NO.
C4.0

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SCALE
1" = 60'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

THE HAVEN AT GRIFFITH MEADOWS
POOLE ROAD, KNIGHTDALE, NORTH CAROLINA

DETAILED STORMWATER MANAGEMENT PLAN SHEET 1 OF 2

JOB NO.
51557

SHEET NO.
C4.1

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- LEGEND**
- PROPERTY LINE
 - - - PROPOSED RIGHT OF WAY
 - - - PROPOSED LOT LINE
 - ▨ ACTIVE OPEN SPACE
 - ▩ PASSIVE OPEN SPACE
 - ▧ COMMON OPEN SPACE
 - ▤ WETLANDS
 - ▥ NEUSE RIPARIAN BUFFER
- LIGHTING LEGEND**
- LED STREET LIGHTS
(7,000 LUMENS LED 75 ROADWAY LIGHT)
ALUMINUM POLE - HEIGHT 30'

SCALE 1"=60'
0 60' 120'



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NORTH CAROLINA LICENSE NO. C-1652

THE HAVEN AT GRIFFITH MEADOWS
POOLE ROAD, KNIGHTDALE, NORTH CAROLINA

DETAILED PRELIMINARY LIGHTING PLAN SHEET 1 OF 2

JOB NO.
51557

SHEET NO.
C5.1

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POOLE ROAD
S.R. 1007 - 60' R/W

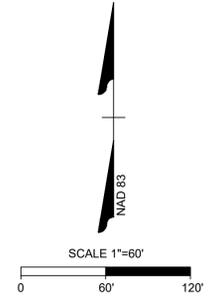
MATCHLINE SHEET C5.2
MATCHLINE SHEET C5.1

EXISTING POND

REVISION DESCRIPTION



- LEGEND**
- PROPERTY LINE
 - PROPOSED RIGHT OF WAY
 - ACTIVE OPEN SPACE
 - PASSIVE OPEN SPACE
 - COMMON OPEN SPACE
 - WETLANDS
 - NEUSE RIPARIAN BUFFER
- LIGHTING LEGEND**
- LED STREET LIGHTS
(7,000 LUMENS LED 75 ROADWAY LIGHT)
ALUMINUM POLE - HEIGHT 30'



**PRELIMINARY DO NOT
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TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

THE HAVEN AT GRIFFITH MEADOWS
POOLE ROAD, KNIGHTDALE, NORTH CAROLINA

DETAILED PRELIMINARY LIGHTING PLAN SHEET 2 OF 2

JOB NO.
51557

SHEET NO.
C5.2



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DO NOT WEEP TRUNK. MARK THE NORTH SIDE OF THE TREE IN THE HANDS AND LOCATE TO THE NORTH IN THE FIELD.

TRUNK FLARE AND TOP OF ROOT BALL SHOULD BE AT GRADE IN WELL DRAINED SOIL. UP TO 4 INCHES IN SOIL ABOVE GRADE IN POORLY DRAINED SOIL.

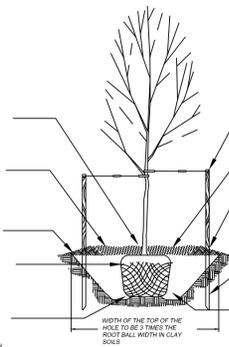
DEPTH OF PLANTING HOLE IS 3 TIMES ROOT BALL DIAMETER IN HEAVILY COMPACTED OR CLAY SOIL. 2 TIMES MINIMUM IN ALL OTHERS.

DIG WIDE PLANTING HOLE WITH TAPERED SIDES.

CUT BURDAP, ROOT, WIRE BASKET AWAY FROM TOP AND SIDES OF ROOT BALL.

SET BALL ON UNDISTURBED SOIL FOUND TO PREVENT SETTLING.

IF PLANTING HOLES ARE DUG WITH A LARGE RIGID SHOVEL, DOWN THE SIDE WITH A SHOVEL CAN ELIMINATE SLIDING AND DISOBTAIN THE PREFERRED SLOPING SIDE.



TYPICAL TREE PLANTING

AVOID PURCHASING TREES WITH TWO LEADERS OR REMOVE ONE AT PLANTING. OTHERWISE, DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS.

DO NOT STAKE TREES EXCEPT WHERE SPECIFIED BY LANDSCAPE ARCHITECT. IF STAKING IS NECESSARY, USE TWO OPPOSING STAKES WITH SEPARATE FLEXIBLE TIEES, REMOVE STAKING AT END OF FIRST GROWING SEASON.

IF 15 CM FINE STRAW MULCH DO NOT PLACE MULCH IN CONTACT WITH TRUNK. BEFORE PLANTING, ADD 50% TO 100% OF WELL-COMPOSTED LEAVES, RECYCLED WOOD CHIPS OR OTHER COMPOST AND TILL INTO TOP 10 CM OF PREPARED SOIL. ADD COMPOST AT 20% BY VOLUME TO BACKFILL.

EXTEND STAKES INTO UNDISTURBED SOIL, 4" TO 10" DEEPER THAN ROOT BALL. FOR LOWER STAKES WITH HOLE AS NEEDED WITH POOR DRAINAGE.

PACK BACKFILL SOIL AROUND BASE OF ROOT BALL TO STABILIZE. ALLOW REST OF BACKFILL TO SETTLE NATURALLY OR TAMP LIGHTLY.

ALLOWABLE STREET TREE PLANT LIST

PLANT NAME	SIZE
SUGAR MAPLE	2" CAL
ACER SACCHARUM	10 - 12' HT
SAWTOOTH OAK	2" CAL
QUERCUS ACUTISSIMA	10 - 12' HT
CHINESE PISTACHIA	2" CAL
PISTACIA CHINENSIS	10 - 12' HT
JAPANESE ZELKOVA	2" CAL
ZELKOVA SERRATA	10 - 12' HT
LACEBARK ELM	2" CAL
ULMUS PARVIFOLIA 'LACEBARK'	10 - 12' HT
JAPANESE CHERRY FLOWERING	2" CAL
PRUNUS SERULLATA	10 - 12' HT
CRAPPE MYRTLE	2" CAL
LAGERSTROEMIA INDICA	10 - 12' HT

CANOPY SAVE DATA

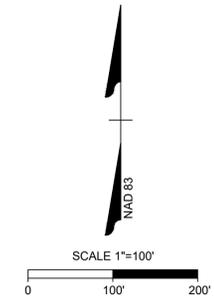
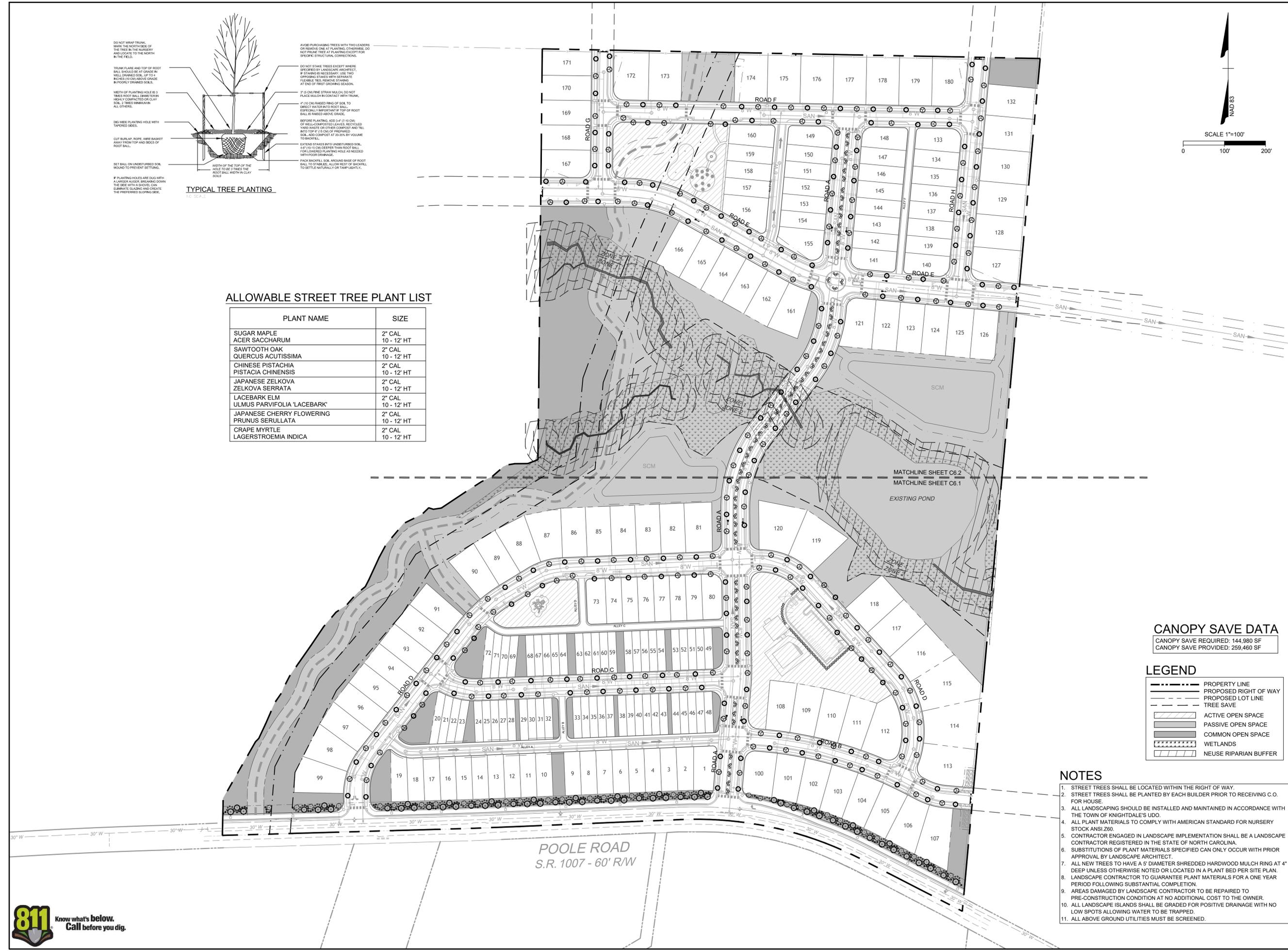
CANOPY SAVE REQUIRED: 144,980 SF
CANOPY SAVE PROVIDED: 259,460 SF

LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- TREE SAVE
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- COMMON OPEN SPACE
- WETLANDS
- NEUSE RIPARIAN BUFFER

NOTES

- STREET TREES SHALL BE LOCATED WITHIN THE RIGHT OF WAY.
- STREET TREES SHALL BE PLANTED BY EACH BUILDER PRIOR TO RECEIVING C.O. FOR HOUSE.
- ALL LANDSCAPING SHOULD BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TOWN OF KNIGHTDALE'S UDO.
- ALL PLANT MATERIALS TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK ANSI.Z60.
- CONTRACTOR ENGAGED IN LANDSCAPE IMPLEMENTATION SHALL BE A LANDSCAPE CONTRACTOR REGISTERED IN THE STATE OF NORTH CAROLINA.
- SUBSTITUTIONS OF PLANT MATERIALS SPECIFIED CAN ONLY OCCUR WITH PRIOR APPROVAL BY LANDSCAPE ARCHITECT.
- ALL NEW TREES TO HAVE A 5' DIAMETER SHREDDED HARDWOOD MULCH RING AT 4" DEEP UNLESS OTHERWISE NOTED OR LOCATED IN A PLANT BED PER SITE PLAN.
- LANDSCAPE CONTRACTOR TO GUARANTEE PLANT MATERIALS FOR A ONE YEAR PERIOD FOLLOWING SUBSTANTIAL COMPLETION.
- AREAS DAMAGED BY LANDSCAPE CONTRACTOR TO BE REPAIRED TO PRE-CONSTRUCTION CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- ALL LANDSCAPE ISLANDS SHALL BE GRADED FOR POSITIVE DRAINAGE WITH NO LOW SPOTS ALLOWING WATER TO BE TRAPPED.
- ALL ABOVE GROUND UTILITIES MUST BE SCREENED.



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YOUR VISION ACHIEVED THROUGH OURS.

DATE: 01/30/2023
DRAWN BY: C.CLARK
DESIGNED BY: E.ANGE
CHECKED BY: B.BLACKMON
SCALE: 1" = 100'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

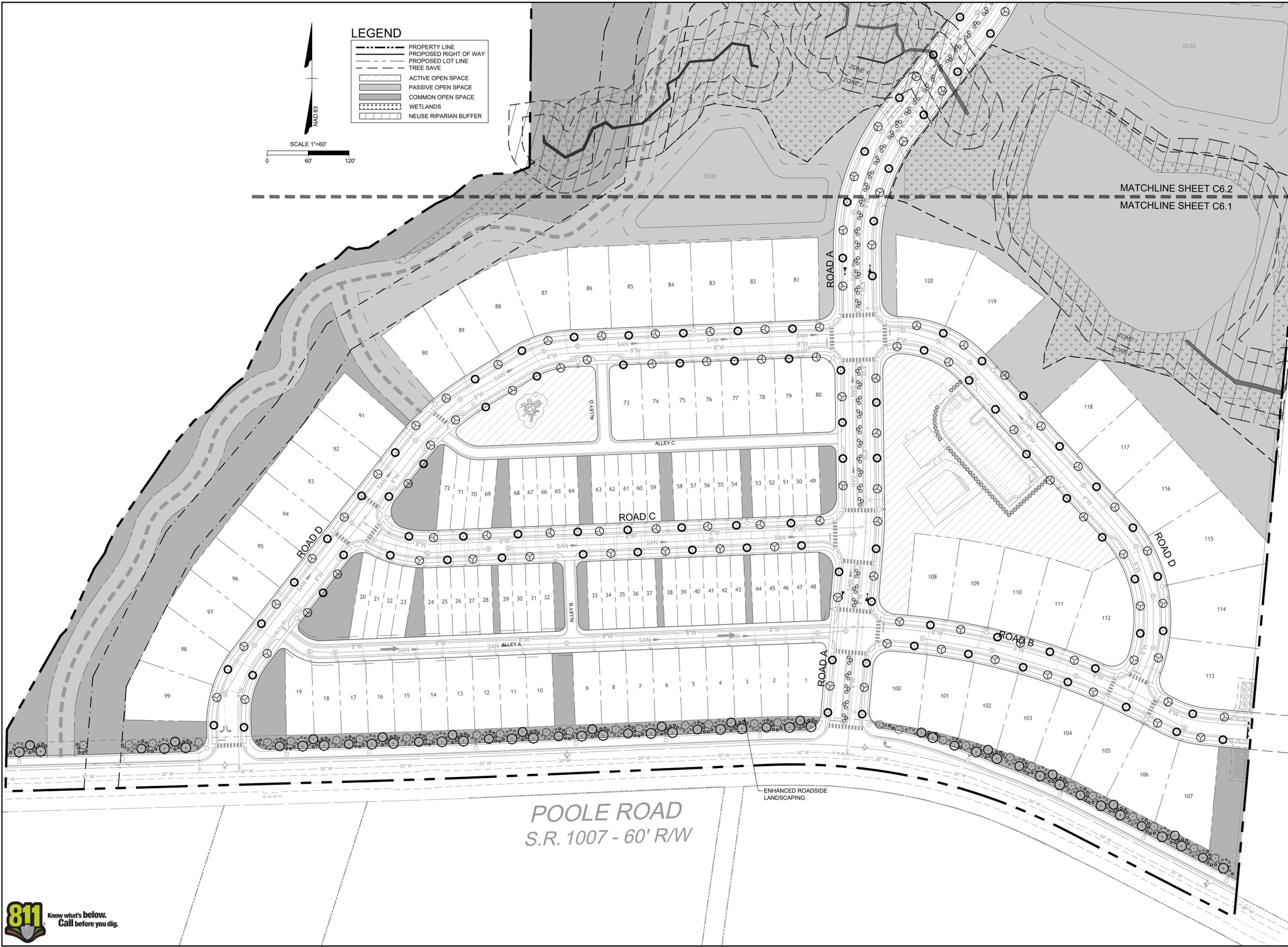
THE HAVEN AT GRIFFITH MEADOWS
POOLE ROAD, KNIGHTDALE, NORTH CAROLINA

OVERALL LANDSCAPE PLAN

JOB NO. 51557
SHEET NO. C6.0



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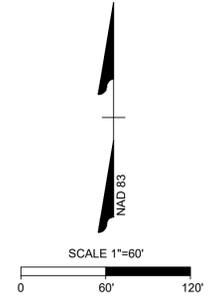
THE HAVEN AT GRIFFITH MEADOWS
POOLE ROAD, KNIGHTDALE, NORTH CAROLINA

DETAILED LANDSCAPE PLAN SHEET 1 OF 2

JOB NO.
51557

SHEET NO.
C6.1

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LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	TREE SAVE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON OPEN SPACE
	WETLANDS
	NEUSE RIPARIAN BUFFER

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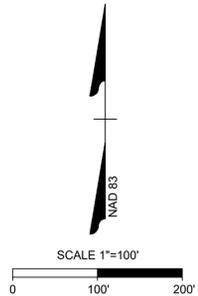
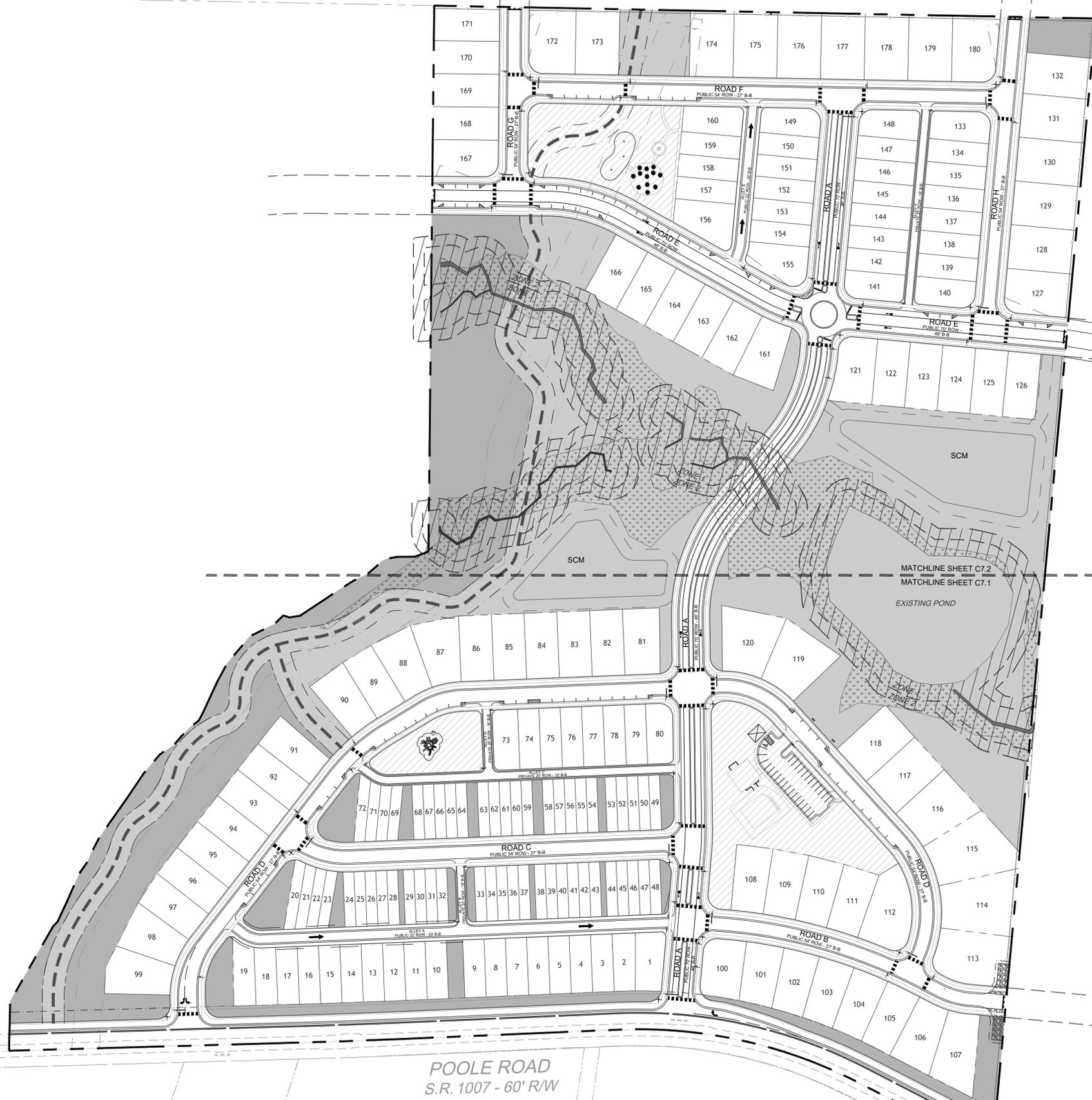
DETAILED LANDSCAPE PLAN SHEET 2 OF 2

JOB NO.
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SHEET NO.
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LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON OPEN SPACE
	WETLANDS
	NEUSE RIPARIAN BUFFER

SIGN LEGEND

- ALL SITE SIGNAGE SHALL BE IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.

SIGN	MUTCD STD.	SIZE
STOP	R1-1	30"x30"
25 MPH	R2-1	24"x30"
ROAD CLOSED	R11-2	48"x30"
STREET NAME	D3-1	VARIES"x12"
PEDESTRIAN CROSSING	W11-2	30"
PEDESTRIAN CROSSING	W16-7P	30"
- ALL SIGNS SHALL BE MOUNTED WITH 7-FT MIN. VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN ON 3-LB. GALV. STEEL U-CHANNEL POST SET IN 3-FT DEEP x 12-IN DIA. CONCRETE FOOTINGS.
- ALL SIGNAGE SHALL BE FIELD STAKED AND THE LOCATIONS APPROVED BY THE TOWN OF KNIGHTDALE AND/OR NCDOT PRIOR TO SIGN INSTALLATION.
- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AS REQUIRED BY THE TOWN OF KNIGHTDALE, THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ALL NCDOT STANDARDS AND SPECIFICATIONS.
- THE TOWN OF KNIGHTDALE REQUIRES ALL REGULATORY PAVEMENT MARKINGS TO BE HI-VIS THERMOPLASTIC, EXCEPT FOR PARKING SPACE STRIPING WHICH MAY BE WHITE PAINT, PER DETAIL 4.06.

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	DRAWN BY C.CLARK
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	SCALE 1" = 100'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

THE HAVEN AT GRIFFITH MEADOWS
POOLE ROAD, KNIGHTDALE, NORTH CAROLINA
OVERALL SIGNS AND MARKINGS PLAN

JOB NO.	51557
SHEET NO.	C7.0

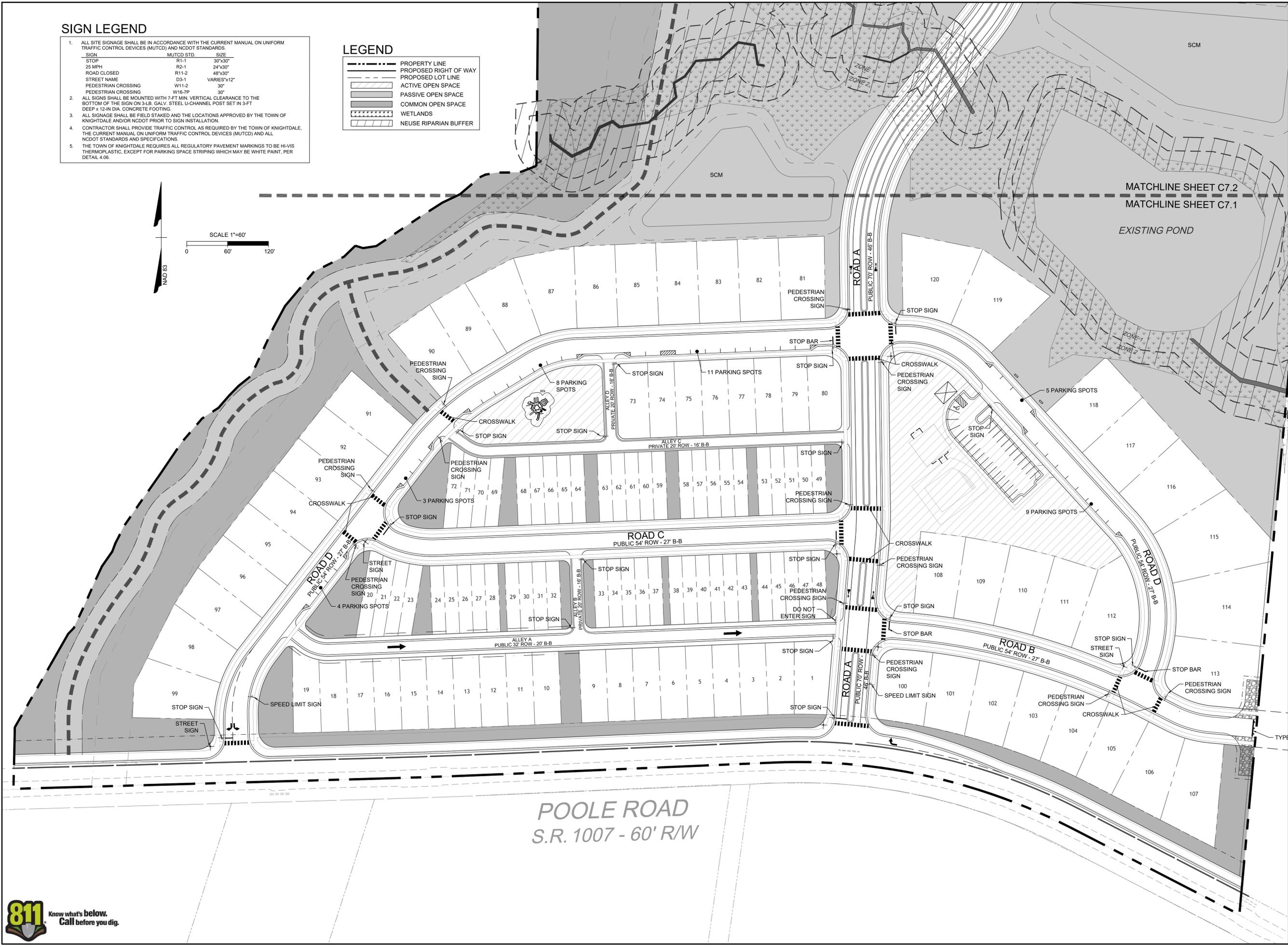
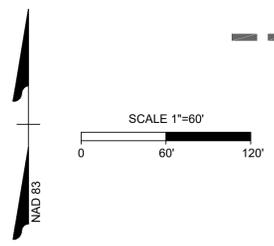
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LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
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- WETLANDS
- NEUSE RIPARIAN BUFFER



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 DESIGNED BY: E.ANGE
 CHECKED BY: B.BLACKMON
 SCALE: 1" = 60'

TIMMONS GROUP
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THE HAVEN AT GRIFFITH MEADOWS
 POOLE ROAD, KNIGHTDALE, NORTH CAROLINA

DETAILED SIGNS AND MARKINGS PLAN SHEET 1 OF 2

JOB NO. 51557
 SHEET NO. C7.1



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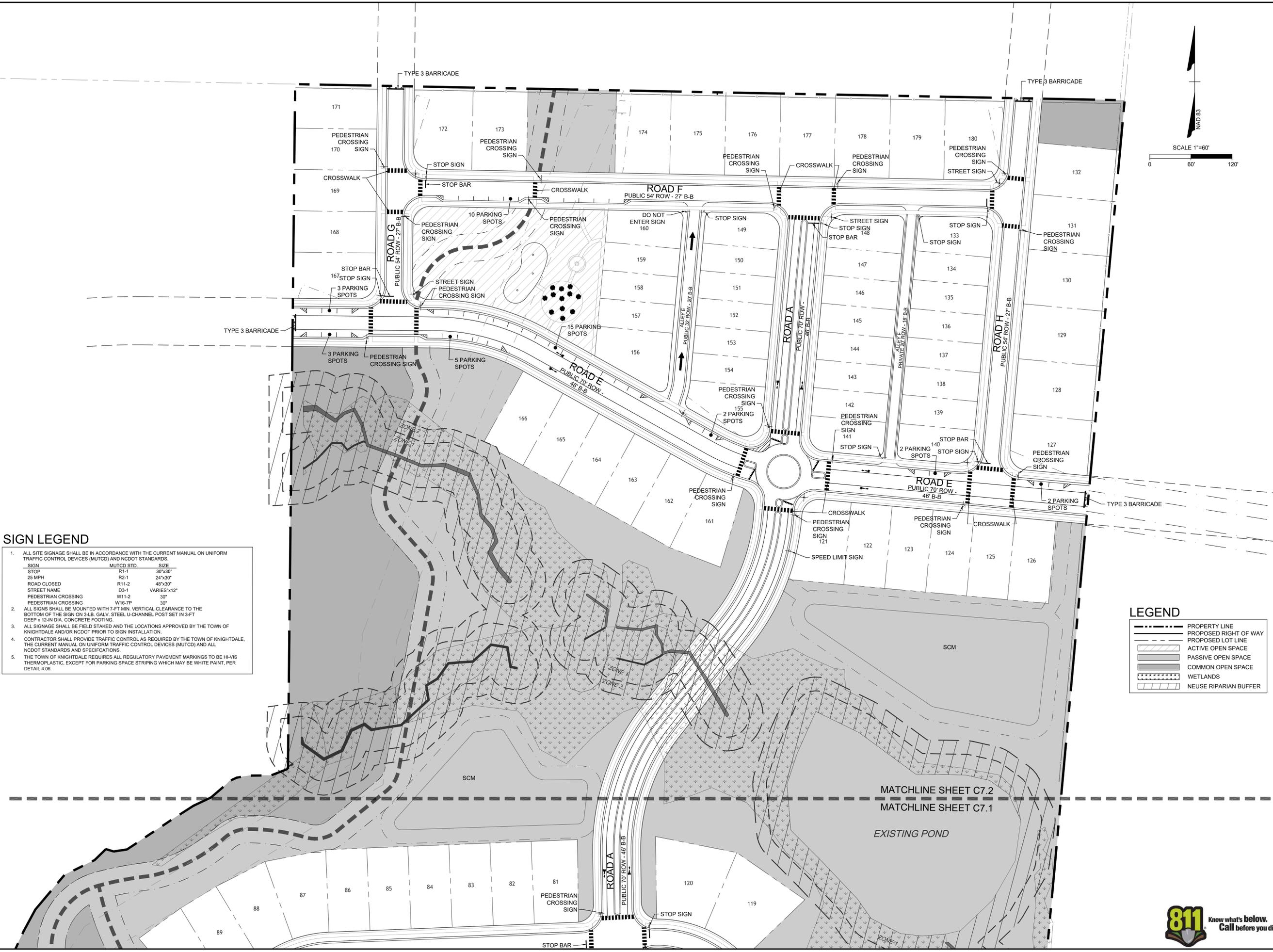
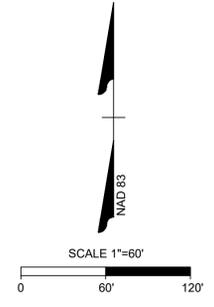
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NORTH CAROLINA LICENSE NO. C-1652

THE HAVEN AT GRIFFITH MEADOWS
POOLE ROAD, KNIGHTDALE, NORTH CAROLINA

DETAILED SIGNS AND MARKINGS PLAN SHEET 2 OF 2

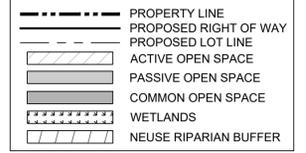
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51557
SHEET NO.
C7.2



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 - ALL SIGNS SHALL BE MOUNTED WITH 7-FT MIN. VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN ON 3/4\"/>
- | SIGN | MUTCD STD. | SIZE |
|---------------------|------------|-------------|
| STOP | R1-1 | 30"x30" |
| 25 MPH | R2-1 | 24"x30" |
| ROAD CLOSED | R11-2 | 48"x30" |
| STREET NAME | D3-1 | VARIES"x12" |
| PEDESTRIAN CROSSING | W11-2 | 30" |
| PEDESTRIAN CROSSING | W16-7P | 30" |
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LEGEND



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