

TERRAVITA

KNIGHTDALE, NC

SKETCH PLAN REVIEW PLAN DRAWINGS FOR A RESIDENTIAL SUBDIVISION

Z M A - 4 - 2 3

PLANS PREPARED BY:

PRIEST, CRAVEN & ASSOCIATES, INC.

PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS

3803 - B COMPUTER DRIVE, SUITE 104, RALEIGH, N.C. 27609

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EMAIL PCA@PRIESTCRAVEN.COM FIRM#: C-0488

ENTITLEMENT
PRESERVATION
GROUP

GENERAL NOTES:

- THE CONCEPTUAL PLAN WAS PREPARED BY CHARLES R. WALKER, III, PLA AND ENTITLEMENT PRESERVATION GROUP.
- THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AS DESIGN PROGRESSES.
- BOUNDARY INFORMATION IS TAKEN FROM A SURVEY BY THIS OFFICE.
- SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM A COMBINATION OF DATA FROM A SURVEY PERFORMED BY THIS OFFICE AND WAKE COUNTY GIS INFORMATION.
- PLANEMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM WAKE COUNTY GIS INFORMATION.
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE TOWN OF KNIGHTDALE, NCDOT, AND NCDEQ STANDARDS AND SPECIFICATIONS.
- THERE ARE NO FEMA DESIGNATED FLOOD ZONES LOCATED ON THIS PROPERTY
- WETLAND AND STREAM BUFFER LOCATIONS ARE SUBJECT TO FIELD VERIFICATION.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
- NO NEW BUFFER IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NCDEQ.
- STORMWATER CONTROL MEASURES ARE CONCEPTUAL AND ARE SUBJECT TO FUTURE SIZING CALCULATIONS AND DESIGN.

WATER ALLOCATION TABLE:

UDO ALLOWABLE ITEMS	POINTS
MAJOR SUBDIVISION	15
CONSERVATION OF NATURAL HABITATE MEETING ACTIVE OPEN SPACE REQUIREMENTS (OPEN SPACE LOT 1009 PRESERVING EXISTING POND AND WETLANDS)	5
FOUNTAIN WITHIN WET POND SCM (3 SCMs AT 4 POINTS WITH A MAX. OF 10)	4
ON-STREET PUBLIC PARKING	4
RESIDENTIAL ARCHITECTURAL STANDARDS	15
OUTDOOR DISPLAY OF PUBLIC ART (2 ART LOCATIONS AT 4 POINTS WITH MAX. OF 10)	8
IPEMA CERTIFIED PLAYGROUND EQUIPMENT	4
TOTAL UDO ALLOWABLE POINTS	55
ADDITIONAL POTENTIAL ITEMS	POINTS
ABATEMENT OF ANY EXISTING NON-CONFORMING LOTS (EX. LOT 1 - BOM 2018, P 1383) (EX. LOT 1 FROM BM2018, PG1383)	1
CONSTRUCTION OF FULL CROSS SECTION OF EXISTING OFF-SITE STREET (STREET "B" - FROM STREET "H" TO BUFFALO RD.)	5
CONSTRUCTION OF A PARKWAY STREET SECTION (AT 5 POINTS WITH MAX. OF 10) (STREET "A" AVENUE FROM QUIET OAKS TO ROUNDABOUT) (STREET "B" MAIN STREET FROM WELDON VILLAGE TO ROUNDABOUT)	10
GREENWAY (FROM WELDON VILLAGE ALONG STREET "B", ACROSS OPEN SPACE LOT 1009, ALONG STREET "I" AND "J" TO EASTERN PROPERTY LINE)	2
LIGHTED PLAY EQUIPMENT AT PLAY GROUND FOR NIGHTTIME USE	3
TOTAL ADDITIONAL POTENTIAL POINTS	21
TOTAL UDO ALLOWABLE & ADDITIONAL POTENTIAL POINTS	76

CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.

NOTE:
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF KNIGHTDALE AND/OR NCDOT STANDARDS AND SPECIFICATIONS

REVISIONS: SUBMITTAL DATE: 7/21/2023

TOWN COMMENTS 12/14/2023
TOWN COMMENTS 3/18/2024
TOWN COMMENTS 5/17/2024

RELEASED FOR CONSTRUCTION DATE: NOT RELEASED

NOT FOR
CONSTRUCTION
FOR REVIEW
ONLY

811
Know what's below.
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VERTICAL DATUM - NAVD88
HORIZONTAL DATUM - NAD83

SHEET #

C0.00

PROJECT STATISTICS

PROPERTY OWNERS	SITE INVESTMENTS, LLC 933 OLD KNIGHT RD KNIGHTDALE, NC 27545 (919) 710-0669
	12609 RICHMOND, LLC 4601 SIX FORKS RD, SUITE 400 RALEIGH, NC 27609 (919) 625-9681

TABLE C1.1						
PIN	OWNER	DEED BOOK	DEED PAGE	DEEDED ACRES	SURVEY ACRES	ZONING
1755863977	SITE INVESTMENTS LLC	19147	2336	52.99	53.00	RT
1755787080	12609 RICHMOND LLC	17274	2274	10.00	7.68	RT

PROPOSED ZONING	RMX-PUD
RIVER BASIN	NEUSE
WATERSHED	LOWER NEUSE RIVER

FEMA FLOOD PANEL	AREAS OF OFFSITE IMPROVEMENTS CONTAIN FEMA FLOOD ZONES	3720175500K 7/19/2022
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AREA CALCULATIONS		
GROSS SITE AREA		60.68 AC
AREA IN INTERNAL PUBLIC STREET RIGHT-OF-WAY		13.38 AC
AREA IN EXISTING ACCESS EASEMENT		2.72 AC
NET SITE AREA		44.58 AC
AREA IN APPROX. 59'X120' SINGLE FAMILY RESIDENTIAL LOTS		2.91 AC
AREA IN APPROX. 80'X120' SINGLE FAMILY RESIDENTIAL LOTS		1.35 AC
AREA IN APPROX. 30'X140' REAR-LOADED SINGLE FAMILY RESIDENTIAL LOTS		10.56 AC
AREA IN APPROX. 35'X140' REAR-LOADED SINGLE FAMILY RESIDENTIAL LOTS		5.83 AC
AREA IN REAR-LOADED TOWNHOUSE LOTS		5.43 AC
TOTAL AREA IN OPEN SPACE	41.50%	18.50 AC
AREA IN ACTIVE RECREATIONAL OPEN SPACE	9.60%	4.28 AC
AREA IN PASSIVE RECREATIONAL OPEN SPACE	11.23%	5.00 AC
AREA IN COMMON AREA OPEN SPACE	13.82%	6.16 AC
AREA IN PRIVATE ALLEY EASEMENTS		3.06 AC
TOTAL UNITS PROPOSED	245	4.0 UN/AC
"59" SINGLE FAMILY (4 BEDROOM)	17	
"80" SINGLE FAMILY (4 BEDROOM)	6	
"30" REAR-LOADED SINGLE FAMILY (3 BEDROOM)	100	
"35" REAR-LOADED SINGLE FAMILY (3 BEDROOM)	47	
REAR-LOADED TOWNHOUSE (3 BEDROOM)	75	

*DRIVEWAYS/PARKING PADS TO BE 20' MIN.

RECREATIONAL OPEN SPACE CALCULATIONS			
TOTAL NUMBER OF BEDROOMS			758
DEDICATION RATE (520/UNIT)	758 x 520	394160	9.05 AC
CREDITS			
PARKWAY (PUB. ST. "H", 600 LF, 54' RW)	600 x 27	(16200)	(0.37) AC
PARKWAY (PUB. ST. "J", 685 LF, 54' RW)	685 x 27	(18495)	(0.42) AC
TOTAL RECREATIONAL OPEN SPACE REQUIRED		359465	8.25 AC
ACTIVE RECREATIONAL SPACE REQ'D	50.00%		4.13 AC
PASSIVE RECREATIONAL SPACE REQ'D	50.00%		4.13 AC
ACTIVE RECREATIONAL SPACE PROVIDED			4.28 AC
PASSIVE RECREATIONAL SPACE PROVIDED			5.00 AC

PARKING CALCULATIONS			
TOTAL PARKING REQUIRED FOR RESIDENTIAL			490 SPACES
"59" SINGLE FAMILY (4 BEDROOM)	(1 PER BEDROOM UP TO 2)		34 SPACES
"80" SINGLE FAMILY (4 BEDROOM)	(1 PER BEDROOM UP TO 2)		12 SPACES
"30" REAR-LOADED SINGLE FAMILY (3 BEDROOM)	(1 PER BEDROOM UP TO 2)		200 SPACES
"35" REAR-LOADED SINGLE FAMILY (3 BEDROOM)	(1 PER BEDROOM UP TO 2)		94 SPACES
REAR-LOADED TOWNHOUSE (3 BEDROOM)	(1 PER BEDROOM UP TO 2)		150 SPACES
*REAR-LOADED TOWNHOUSE REQUIREMENTS ACCOUNT FOR BOTH "4UN/BLDG OR LESS", AND FOR "GREATER THAN 4UN/BLDG" SINCE THE CALCULATION IS THE SAME PER UDO 10.3.D			
TOTAL PARKING REQUIRED FOR MAIL KIOSK LOCATIONS			13 SPACES
MAIL KIOSK #1 (50 CBU)	(GREATER OF 3 OR 1/2 MAX.)		3 SPACES
MAIL KIOSK #1 (150 CBU)	(GREATER OF 3 OR 1/2 MAX.)		4 SPACES
MAIL KIOSK #1 (50 CBU)	(GREATER OF 3 OR 1/2 MAX.)		3 SPACES
MAIL KIOSK #1 (50 CBU)	(GREATER OF 3 OR 1/2 MAX.)		3 SPACES

TOTAL PARKING PROVIDED FOR RESIDENTIAL			830 SPACES
"59" SINGLE FAMILY (4 BEDROOM)	(2 GARAGE, 2 DRIVEWAY)		68 SPACES
"80" SINGLE FAMILY (4 BEDROOM)	(2 GARAGE, 2 DRIVEWAY)		24 SPACES
"30" REAR-LOADED SINGLE FAMILY (3 BEDROOM)	(2 GARAGE, 2 DRIVEWAY)		400 SPACES
"35" REAR-LOADED SINGLE FAMILY (3 BEDROOM)	(2 GARAGE, 2 DRIVEWAY)		188 SPACES
REAR-LOADED TOWNHOUSE (3 BEDROOM)	(1 GARAGE, 1 DRIVEWAY)		150 SPACES

TOTAL PARKING PROVIDED FOR MAIL KIOSK LOCATIONS			13 SPACES
MAIL KIOSK #1 (50 CBU)	(GREATER OF 3 OR 1/2 MAX.)		3 SPACES
MAIL KIOSK #1 (150 CBU)	(GREATER OF 3 OR 1/2 MAX.)		4 SPACES
MAIL KIOSK #1 (50 CBU)	(GREATER OF 3 OR 1/2 MAX.)		3 SPACES
MAIL KIOSK #1 (50 CBU)	(GREATER OF 3 OR 1/2 MAX.)		3 SPACES

*QUANTITY SHOWN INCLUDES 1 ADA ACCESSIBLE SPACE PER LOCATION

ADDITIONAL PARKING PROVIDED	176 SPACES
ON-STREET PARALLEL PARKING	139 SPACES
VISITOR/OPEN SPACE PARKING	37 SPACES

TOTAL PARKING PROVIDED	1019 SPACES
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BOUNDARY LINE TABLE ADJACENT OWNERS TABLE:





















































LINE	BEARING	DISTANCE
L1	S15°42'58"E	9.88
L2	N8°30'18"W	30.03
L3	N31°50'44"E	52.05
L4	S88°24'02"E	91.11
L5	N21°55'14"E	83.86
L6	S60°36'45"E	60.54
L7	S21°14'30"W	92.11
L8	S74°24'51"E	82.66
L9	S74°24'51"E	1.95
L10	S76°54'00"E	2.76
L11	S76°54'00"E	49.17
L12	S77°51'31"E	3.43
L13	S78°48'54"E	60.00
L14	N00°02'04"W	20.35
L15	S78°32'43"E	20.04
L16	S00°01'46"E	53.39
L17	S03°42'52"W	88.30
L18	S15°11'51"W	84.03
L19	S32°14'27"W	83.96
L20	S45°11'53"E	28.61

LOT NUMBER	PIN NUMBER	OWNER	ADDRESS	DEED BOOK	DEED PAGE
1	1755-18-0511	LOGAN, ANNE MAE LOGAN, ERNEST JR	1626 QUIET OAKS RD KNIGHTDALE NC 2745-45312	19189	235
2	1755-18-0533	PIANING, JOHN	622 24TH ST SEED KNIGHTDALE NC 2745-43112	12114	244
3	1755-18-0410	EDWARDS, PAUL, EDWARDS, CYNTHIA S	1616 QUIET OAKS RD KNIGHTDALE NC 2745-45312	19646	235
4	1755-18-0110	BROWN, THEODORE BROWN, DEBRA	1605 QUIET OAKS RD KNIGHTDALE NC 2745-45312	3393	452
5	1755-18-0314	ROYAL, JEAN	1624 QUIET OAKS RD KNIGHTDALE NC 2745-45312	751	211
6	1755-17-0586	PERLEY, HENRY O	HAL O PERLEY 4721 WALDEN DRAPT O RALEIGH NC 27604-4001	05	211
7	1755-17-0113	MIGUEL, MANUEL, MIGUEL, HELENA	501 BROOKLYN WAY ZEBLON NC 27841-5551	1641	105
8	1755-17-0181	MONTAGUE, ELLIOTT S MONTAGUE, CASSANDRA S	1904 QUIET OAKS RD KNIGHTDALE NC 2745-45312	1801	105
9	1755-18-0166	KABIEL, WAFKA KABEL, MEDHAT	2086 REMINGTON HEIGHTS DR RALEIGH NC 27616-4915	19061	1115
10	1755-18-1356	WATSON, JOHN WILLIAM WATSON, SHERGEO O	1620 BURFORD RD KNIGHTDALE NC 2745-45333	1184	252
11	1755-18-0138	BOUWERS PATRICK S BOUWERS, JENNIFER	808 YAMACRAW DR KNIGHTDALE NC 2745-45312	19061	1115
12	1755-18-0331	OGCHOA JOSE, OGCHOA SHERLYN	1621 QUIET OAKS RD KNIGHTDALE NC 2745-45312	5011	502
13	1755-17-3094	KING ALPHONZA	1613 QUIET OAKS RD KNIGHTDALE NC 2745-45313	3392	562
14	1755-18-0108	ROSTER, WILLIAM ROSTER, JUDITH BELMA	6032 BELLA AVE KNIGHTDALE NC 2745-45312	24721	1126
15	1755-17-3343	HAWKINS, TODEJ HAWKINS, PATRACIA	605 QUIET OAKS RD KNIGHTDALE NC 2745-45312	3392	562
16	1755-17-5540	LEGETTE WILLIE MCNALLY, LEGETTE, CASSANDRA	1601 QUIET OAKS RD KNIGHTDALE NC 2745-45313	17485	1107
17	1755-17-0147	PERLEY, HENRY O	HAL O PERLEY 4721 WALDEN DRAPT O RALEIGH NC 27604-4001	05	210
18	1755-18-0241	WATKINS, WILLIE JEAN WATKINS, BILLY WAYNE	505 QUIET OAKS RD KNIGHTDALE NC 2745-45312	194	240
19	1755-18-0401	HINTON, LULAMAE	8724 B PAFORD RD KNIGHTDALE NC 2745-45335	2524	544
20	1755-18-0512	NAM, ANDRE NAM, DORY M	8609 LANE DR RALEIGH NC 27616-6835	12008	2578
21	1755-18-0411	ROD, HOSE HIRSH, JONAS LUC	8005 PAQUIN DR RALEIGH NC 27616-1116	19061	1115
22	1755-18-0140	MOORE, HELEN L MOORE	C/O WILLIE C MOORE 1805 YAMACRAW DR KNIGHTDALE NC 2745-45312	239	205E
23	1755-18-0004	DWIBERRY, HARVEY LEE DWIBERRY, MURPHY F	8805 BURFORD RD KNIGHTDALE NC 2745-45335	1819	46
24	1755-17-1132	HART, ARCHULUS, HART, MARJORIE J	2024 BURFORD RD KNIGHTDALE NC 2745-45335	19061	1115
25	1755-18-0136	PERLEY, BONNIE JONES	PO BOX 1211 KNIGHTDALE NC 2745-45111	19240	1107
26	1755-17-4465	HART, ARCHULUS L, HART, SHARON	8824 BURFORD RD KNIGHTDALE NC 2745-45335	12241	1660
27	1755-18-0134	WATKINS, CHARLES E	3013 BOSNOR RD KNIGHTDALE NC 2745-45312	2634	2634
28	1755-18-0624	CARPENTER, DOROTHY	8526 BURFORD RD KNIGHTDALE NC 2745-45335	1105	1268
29	1755-17-1612	MITCHELL, GWENDOLYN W	1502 BOBBITT DR KNIGHTDALE NC 2745-46364	1505	3260
30	1755-17-1385	POWELL, BONNIE	20 BOBBITT DR KNIGHTDALE NC 2745-46364	1505	3260
31	1755-17-3128	POST, N R, POST, SUE LILC	3197 SENECA WEST VILLAGE IN SALEM NC 27165-3562	19274	661
32	1755-17-4641	HARRIS, LINDA S	1505 BOBBITT DR KNIGHTDALE NC 2745-46365	05	44
33	1755-17-4651	FERRELL, CHARLES E FERRELL, DOROTHY	1504 BOBBITT DR KNIGHTDALE NC 2745-46365	2011	152
34	1755-17-1392	MITCHELL, GWENDOLYN W	1503 BOBBITT DR KNIGHTDALE NC 2745-46364	1505	3260
35	1755-17-4231	HARRIS, LINDA S	1505 BOBBITT DR KNIGHTDALE NC 2745-46365	05	44
36	1755-17-6304	BOBBITT, GLADYS JONES	2133 HORTON RD KNIGHTDALE NC 2745-45342	19061	1115
37	1755-17-3142	ARRINGTON, CHARLENE JONES	3100 N HILLS RD KNIGHTDALE NC 2745-45312	12302	4393
38	1755-17-4141	BOBBITT, GLADYS JONES	2313 HORTON RD KNIGHTDALE NC 2745-45342	19061	1115
39	1755-18-3444	BOBBITT, DOUGLAS WAYNE BOBBITT, ANN	1600 GOTTEN DR KNIGHTDALE NC 2745-46360	19394	64
40	1755-18-0138	MAGIEL, SERGIO QUINTO-CERVANTES, MARY K	8128 WOOLF LN KNIGHTDALE NC 2745-45314	16124	1234
41	1755-18-3664	MAGIEL, SERGIO QUINTO-CERVANTES, MARY K	8128 WOOLF LN KNIGHTDALE NC 2745-45314	16124	1234
42	1755-17-6024	KING, MARY CAROL HARRIS	AARON DUNN, 8160 GOTTEN DR KNIGHTDALE NC 2745-46360	11	3261
43	1755-18-6041	BARNES, JAYNE S BARNES, GLENN D	1104 GOTTEN DR KNIGHTDALE NC 2745-46360	19394	11
44	1755-18-6611	RUBIO, LILLO SOLIS CARACROSSA, RAYMET, NAROLIA	1617 GOTTEN DR KNIGHTDALE NC 2745-46360	19394	11
45	1755-18-6641	ORDMAN, JOHN W, DEHENT, ANGELA L	2204 HORTON RD KNIGHTDALE NC 2745-45354	8411	1251
46	1755-18-0110	ARRINGTON, WALTER	1700 PROOF RD KNIGHTDALE NC 2745-45312	1833	1833
47	1755-18-2230	WARNER, MATTHEW E WARNER, TRACY LANE	1704 PROOF RD KNIGHTDALE NC 2745-45316	15602	251
48	1755-18-6411	JOSEPH, WILLIAM L, JOSE, MICHELLE W	4001 HORTON MILL DR KNIGHTDALE NC 2745-5165	14214	1404
49	1755-18-7010	WATSON, JOHN WILLIAM WATSON, SHERGEO O	4944 WATSON RD KNIGHTDALE NC 2745-45312	18640	235
50	1755-18-0201	POWELL, BONNIE	11111 AVE KNIGHTDALE NC 2745-45305	1010	234

SURVEY LINETYPES

— — — — —	PROPERTY LINE	— UPL	UNDERGROUND POWER
— — — — —	P/L NOT SURVEYED	— XFO	FIBER OPTIC COMMUNICATION
— — — — —	EASEMENT	— TS	TRAFFIC SIGNAL
— — — — —	ADJOINER	— XLWL	WATERLINE
— X — — — — X	FENCE LINE	— UT	UNDERGROUND TELEPHONE
— XSS	SANITARY SEWER	— —	100 YR FLOODPLAIN
— XST	STORM SEWER	— 0 — 0 — 0 — 0 —	GUARD RAIL

SURVEY SYMBOL LEGEND

	AC UNIT		GUY WIRE		WATER LINE
	BACK FLOW VALVE		IRRIGATION VALVE		WATER LINE HOTBOX
	BOLLARD		LIGHT POLE		WATER LINE MANHOLE
	CABLE PEDESTAL		OVERHANG		WATER METER
	CABLE VAULT		OVERHEAD ELECTRIC		WATER VALVE
	CATCH BASIN		REINFORCED CONCRETE DRAINAGE PIPE		WELL
	CLEAN OUT		SEWER MANHOLE		YARD INLET
	COMMUNICATION BOX		STORM MANHOLE	<u>PROPERTY CORNERS</u>	
	CURB INLET		STORM JUNCTION BOX		CONC MONUMENT SET
	ELECTRIC BOX		SWAMP		CONC MONUMENT FOUND
	ELECTRICAL VAULT		TELEPHONE PEDESTAL		PROP CORNER FOUND
	FIRE HYDRANT		TELEPHONE MANHOLE		COMPUTED POINT
	FENCE LINE		TEMPORARY BENCHMARK		CONTROL CORNER
	FIBER OPTIC		TREE		IRON PIPE SET
	FIBER OPTIC VAULT		UNDERGROUND ELECTRIC		IRON PIPE FOUND
	FLARED END SECTION		UNDERGROUND POWER	<u>HATCH LEGEND</u>	
	GAS		UNDERGROUND TELEPHONE		
	GAS VALVE		UTILITY POLE		
	GRATED INLET				

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7. WETLAND AND STREAM BUFFER LOCATIONS ARE SUBJECT TO FIELD VERIFICATION.
8. STORMWATER CONTROL MEASURES ARE CONCEPTUAL AND ARE SUBJECT TO FUTURE SIZING CALCULATIONS AND DESIGN.



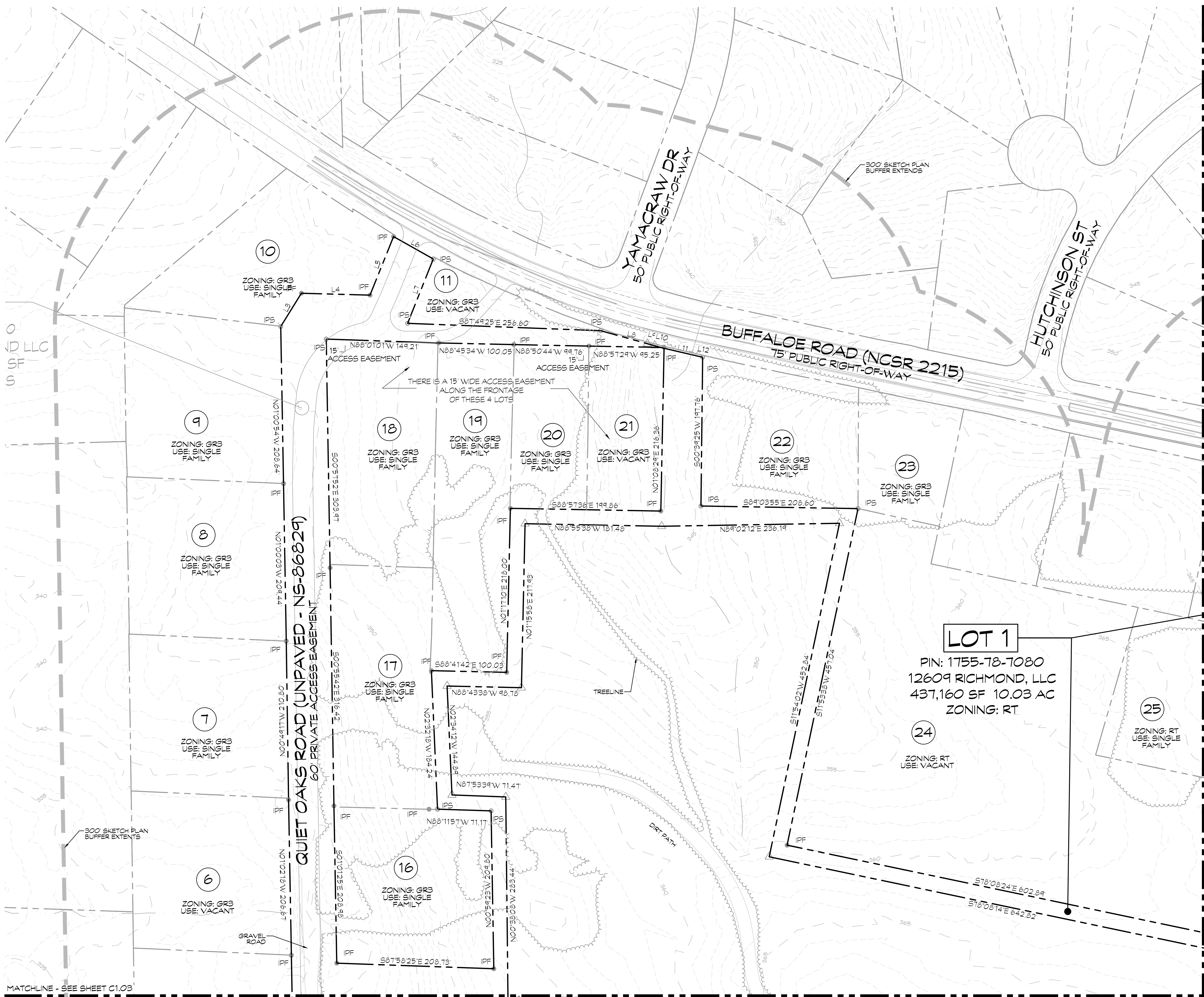
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











































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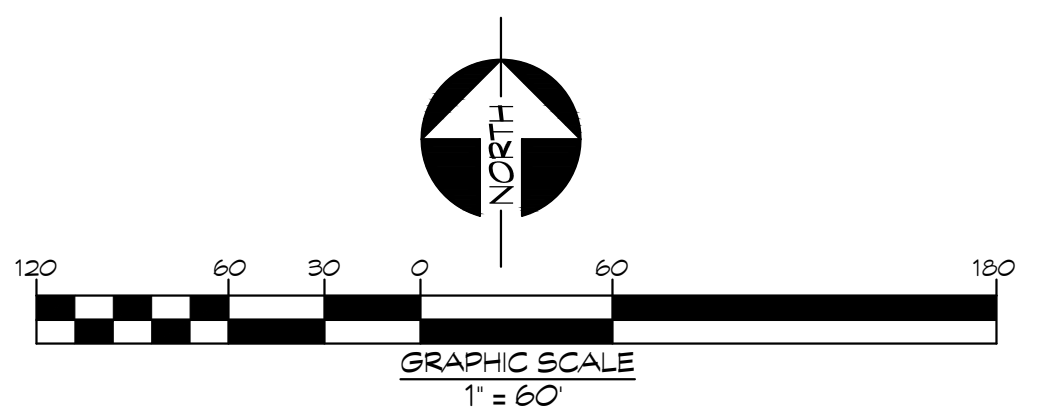


SURVEY LINETYPES	
	PROPERTY LINE
	P/L NOT SURVEYED
	EASEMENT
	ADJOINER
	FENCE LINE
	SANITARY SEWER
	STORM SEWER
	UNDERGROUND POWER
	FIBER OPTIC/COMMUNICATION
	TRAFFIC SIGNAL
	WATERLINE
	UNDERGROUND TELEPHONE
	100 YR FLOODPLAIN
	GUARD RAIL

SURVEY SYMBOL LEGEND

	AC UNIT		GUY WIRE		WATER LINE
	BACK FLOW VALVE		IRRIGATION VALVE		WATER LINE HOTBOX
	BOLLARD		LIGHT POLE		WATER LINE MANHOLE
	CABLE PEDESTAL		OVERHANG		WATER METER
	CABLE VAULT		OVERHEAD ELECTRIC		WATER VALVE
	CATCH BASIN		REINFORCED CONCRETE DRAINAGE PIPE		WELL
	CLEAN OUT		SEWER MANHOLE		YARD INLET
	COMMUNICATION BOX		STORM MANHOLE	<u>PROPERTY CORNERS</u>	
	CURB INLET		STORM JUNCTION BOX		CONC MONUMENT SET
	ELECTRIC BOX		SWAMP		CONC MONUMENT FOUND
	ELECTRICAL VAULT		TELEPHONE PEDESTAL		PROP CORNER FOUND
	FIRE HYDRANT		TELEPHONE MANHOLE		COMPUTED POINT
	FENCE LINE		TEMPORARY BENCHMARK		CONTROL CORNER
	FIBER OPTIC		TREE		IRON PIPE SET
	FIBER OPTIC VAULT		UNDERGROUND ELECTRIC		IRON PIPE FOUND
	FLARED END SECTION		UNDERGROUND POWER	<u>HATCH LEGEND</u>	
	GAS		UNDERGROUND TELEPHONE		TRASH/DEBRIS
	GAS VALVE		UTILITY POLE		EXISTING RIPRAP
	GRATED INLET				

- GENERAL NOTES:
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NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF KNIGHTDALE AND/OR NCDDOT STANDARDS AND SPECIFICATIONS

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SURVEY LINETYPES

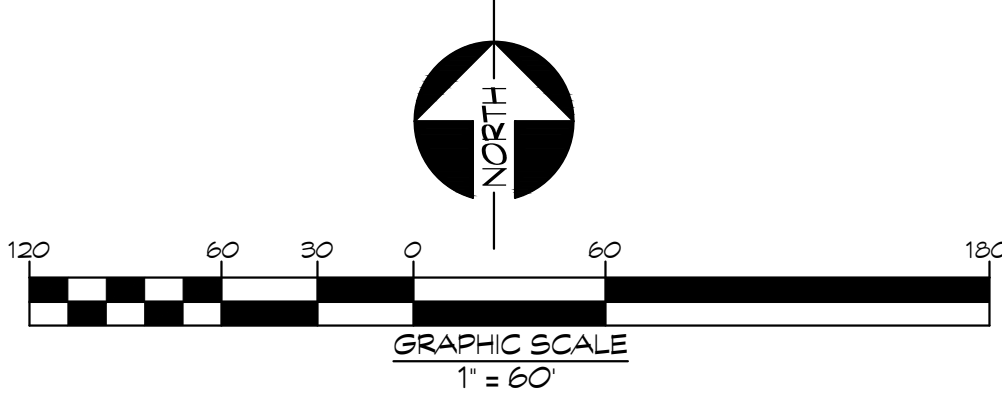
—	PROPERTY LINE
- - -	P/L NOT SURVEYED
- - -	EASEMENT
- - -	ADJOINER
- X - X -	FENCE LINE
- X S S -	SANITARY SEWER
- X S T -	STORM SEWER
- U P L -	UNDERGROUND POWER
- X F O -	FIBER OPTIC/COMMUNICATION
- T S -	TRAFFIC SIGNAL
- X W L -	WATERLINE
- U T -	UNDERGROUND TELEPHONE
- - -	100 YR FLOODPLAIN
- 0 0 0 0 -	GUARD RAIL

SURVEY SYMBOL LEGEND

AC UNIT	GUY WIRE	WATER LINE
BACK FLOW VALVE	IRRIGATION VALVE	WATER LINE HOTBOX
BOLLARD	LIGHT POLE	WATER LINE MANHOLE
CABLE PEDESTAL	OVERHANG	WATER METER
CABLE VAULT	OVERHEAD ELECTRIC	WATER VALVE
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CLEAN OUT	SEWER MANHOLE	YARD INLET
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FIBER OPTIC	TREE	IRON PIPE SET
FIBER OPTIC VAULT	UNDERGROUND ELECTRIC	IRON PIPE FOUND
FLARED END SECTION	UNDERGROUND POWER	HATCH LEGEND
GAS	UNDERGROUND TELEPHONE	TRASH/DEBRIS
GAS VALVE	UTILITY POLE	EXISTING RIPRAP
GRATED INLET		

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NOT FOR
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TERRAVITA

EXISTING CONDITIONS PLAN

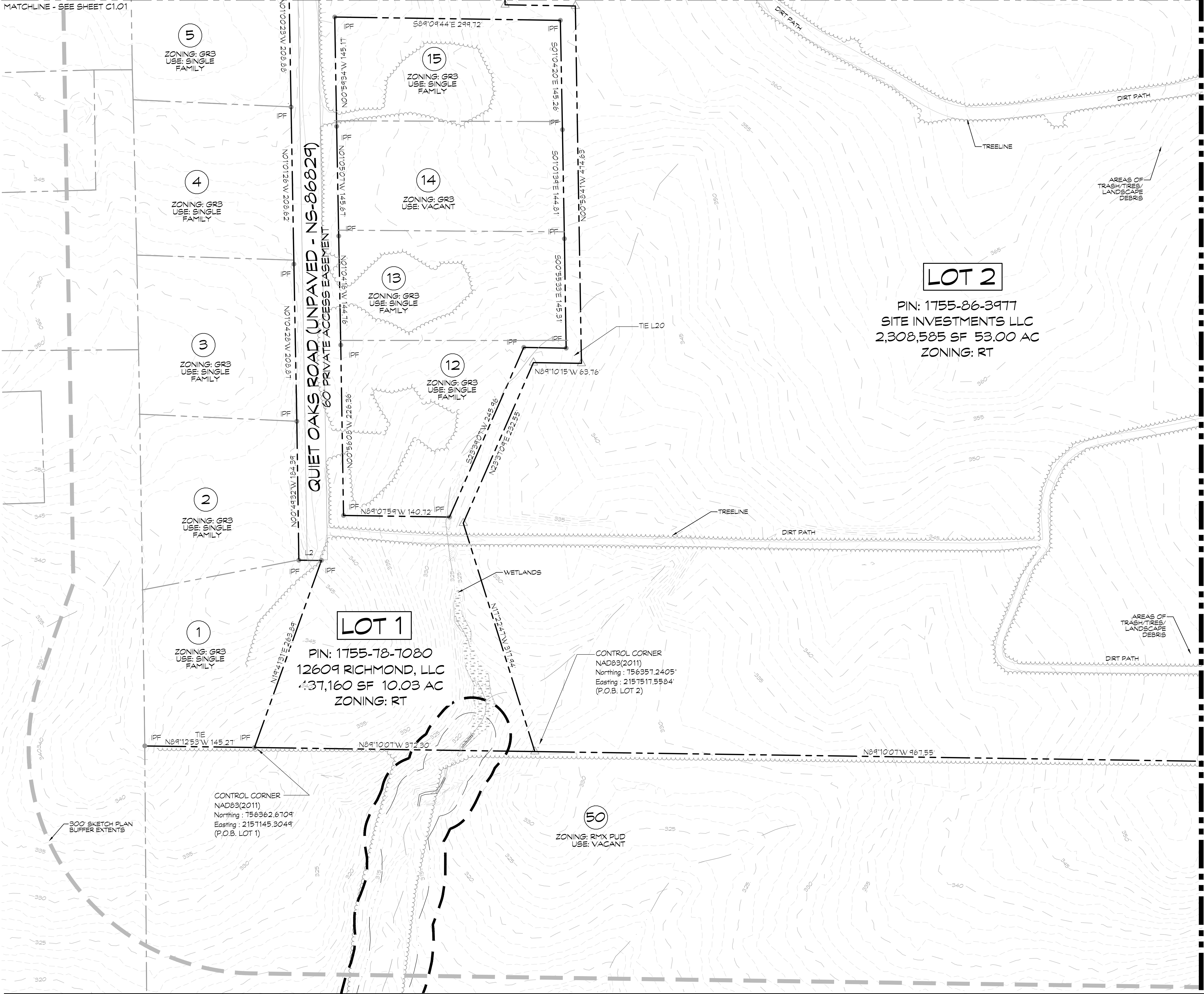
PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS

SHEET #
C1.02

SCALE:	1"=60'
DATE:	JULY 21, 2023
PROJECT NUMBER:	2016-012.004
CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	SKETCH PLAN REVIEW

TOWN COMMENTS	12/14/2023
TOWN COMMENTS	3/18/2024
TOWN COMMENTS	5/17/2024
RELEASED FOR CONSTRUCTION DATE: (SEE COVER)	NO DYES

MATCHLINE - SEE SHEET C1.01



SURVEY LINETYPES

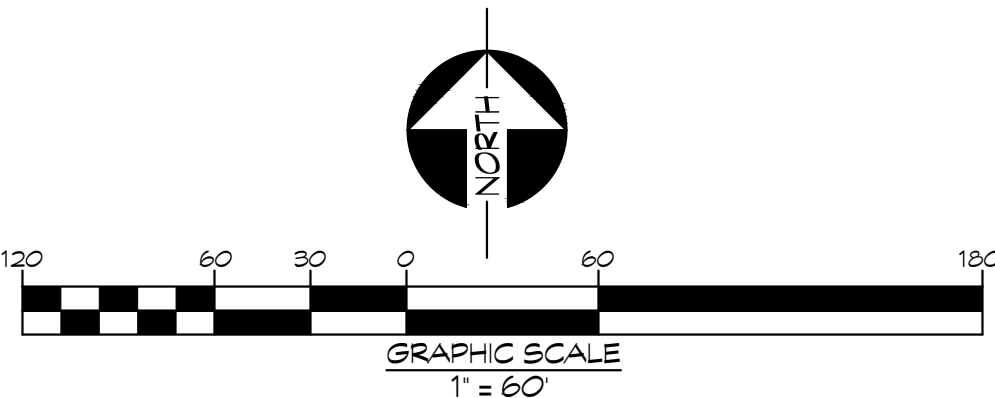
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---	EASEMENT
---	ADJOINER
-X-X-	FENCE LINE
-XSS-	SANITARY SEWER
-XST-	STORM SEWER
-UPL-	UNDERGROUND POWER
-XFO-	FIBER OPTIC/COMMUNICATION
-TS-	TRAFFIC SIGNAL
-XWL-	WATERLINE
-UT-	UNDERGROUND TELEPHONE
- - -	100 YR FLOODPLAIN
-O-O-O-	GUARD RAIL

SURVEY SYMBOL LEGEND

AC UNIT	GUY WIRE	WATER LINE
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NORTH CAROLINA

SCALE:	1"=60'
DATE:	JULY 21, 2023
PROJECT NUMBER:	2016-012.004
CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	SKETCH PLAN REVIEW

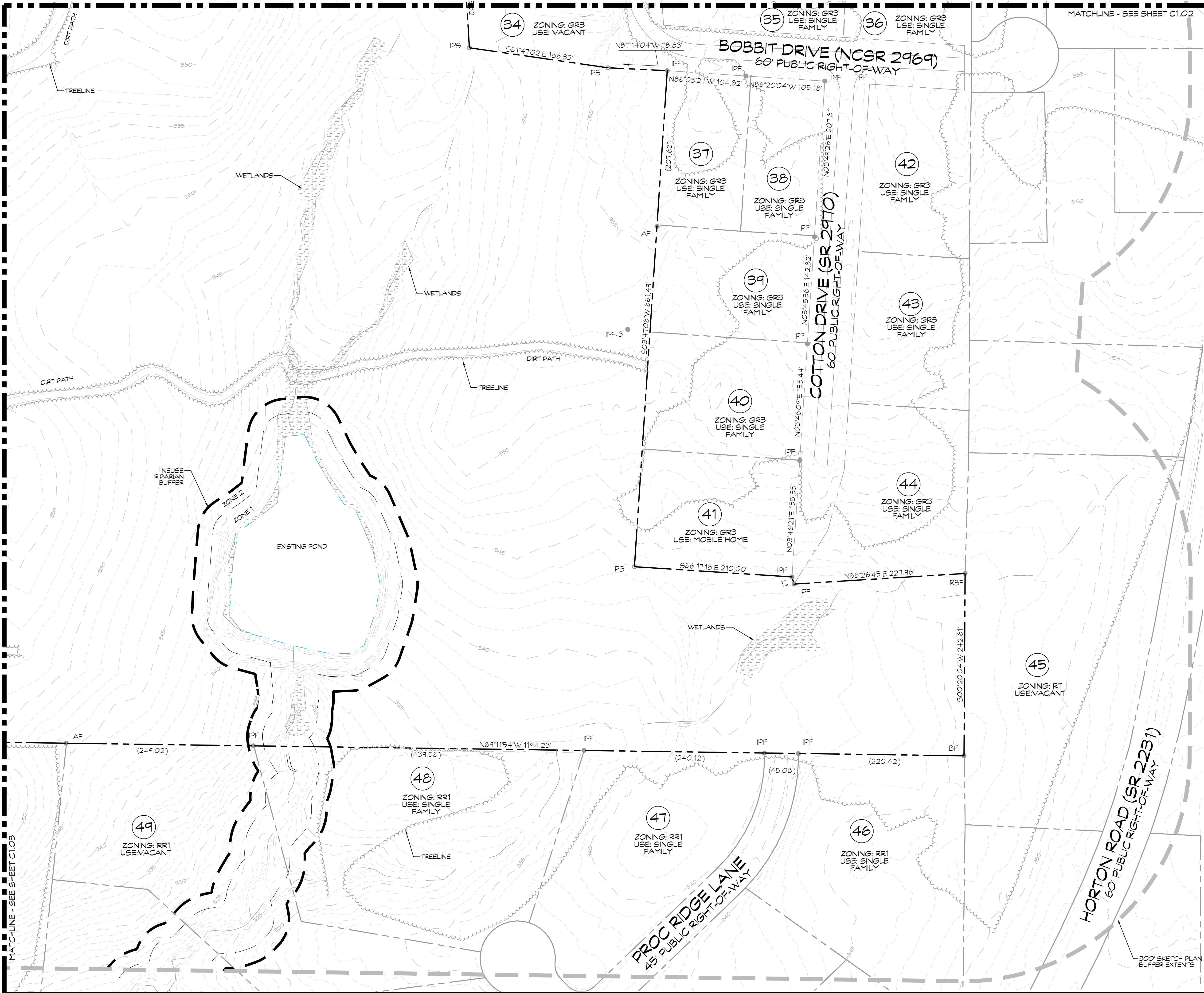
EXISTING CONDITIONS PLAN

TOWN COMMENTS:	12/14/2023
TOWN COMMENTS:	3/18/2024
TOWN COMMENTS:	5/17/2024
RELEASED FOR CONSTRUCTION DATE: (SEE COVER)	NO DYES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS

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SHEET #
C1.03



SURVEY LINETYPES

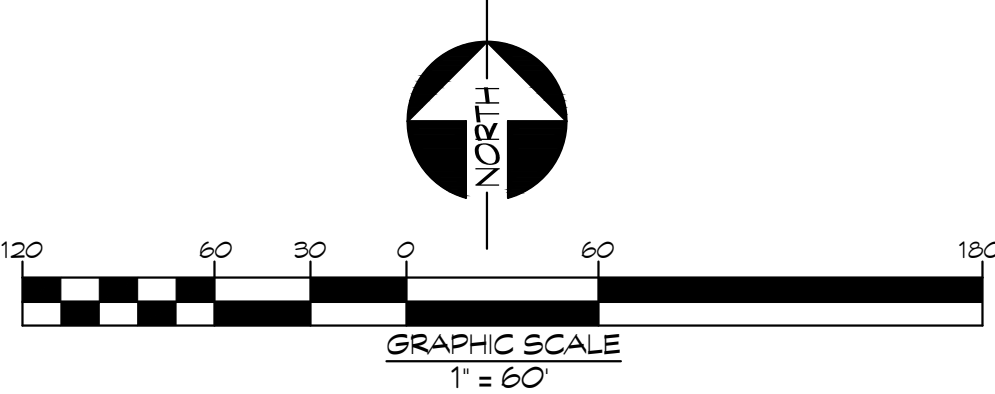
---	PROPERTY LINE
- - - -	P/L NOT SURVEYED
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EXISTING CONDITIONS PLAN

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS

SHEET #
C1.04

TOWN OF KNIGHTDALE	NORTH CAROLINA
SCALE: 1"=60'	DATE: JULY 21, 2023
PROJECT NUMBER: 2016-012.004	CLIENT: SITE INVESTMENTS, LLC
PLAN TYPE: SKETCH PLAN REVIEW	

TOWN COMMENTS	12/14/2023
TOWN COMMENTS	3/18/2024
TOWN COMMENTS	5/17/2024
RELEASED FOR CONSTRUCTION DATE: (SEE COVER)	NO DYES

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BUILDING SETBACK TABLE

SINGLE FAMILY BUILDING SETBACKS	MIN	MAX
FRONT	10 FT	N/A
CORNER SIDE	10 FT	N/A
SIDE YARD SETBACK	20%	N/A
REAR YARD SETBACK	25 FT	N/A
TOWNHOME BUILDING SETBACKS	MIN	MAX
FRONT	0 FT	25 FT
SIDE YARD SETBACK	10 FT	N/A
REAR YARD SETBACK	15 FT	N/A

GROSS SITE AREA	60.68 AC
AREA IN INTERNAL PUBLIC STREET RIGHT-OF-WAY	13.58 AC
AREA IN EXISTING ACCESS EASEMENT	2.12 AC
NET SITE AREA	44.98 AC
AREA IN APPROX. 59X120' SINGLE FAMILY RESIDENTIAL LOTS	2.91 AC
AREA IN APPROX. 30X140' REAR-LOADED SINGLE FAMILY RESIDENTIAL LOTS	1.35 AC
AREA IN APPROX. 35X140' REAR-LOADED SINGLE FAMILY RESIDENTIAL LOTS	10.56 AC
AREA IN REAR-LOADED TOWNHOUSE LOTS	5.83 AC
TOTAL AREA IN OPEN SPACE	5.43 AC
AREA IN PASSIVE RECREATIONAL OPEN SPACE	4.28 AC
AREA IN COMMON AREA OPEN SPACE	9.00 AC
AREA IN PRIVATE ALLEY ACCESS EASEMENTS	6.16 AC
TOTAL UNITS PROPOSED	3,066 UNITS
59' SINGLE FAMILY (4 BEDROOM)	17
180' SINGLE FAMILY (4 BEDROOM)	6
30' REAR-LOADED SINGLE FAMILY (3 BEDROOM)	100
35' REAR-LOADED SINGLE FAMILY (3 BEDROOM)	47
REAR-LOADED TOWNHOUSE (3 BEDROOM)	75

60.69 AC

13.39 AC

44.59 AC

2.41 AC

1.35 AC

10.56 AC

5.89 AC

5.43 AC

18.50 AC

4.28 AC

5.00 AC

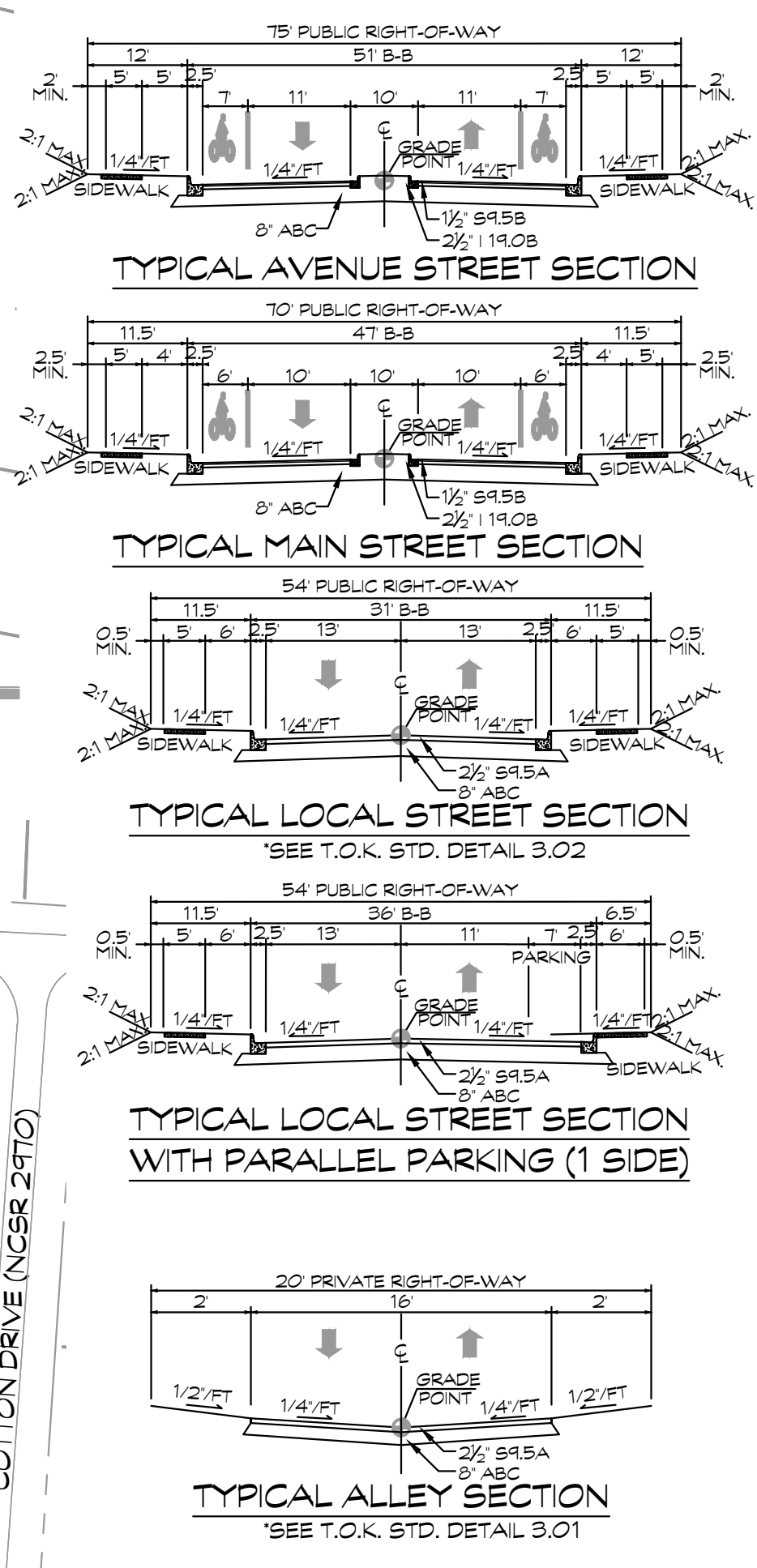
6.16 AC

5.06 AC

4.02 UNAC

0.02

OPEN SPACE AREA TABLE					LOT AREA TABLE											
LOT NO.	TOTAL OPEN SPACE AREA (SF)	ACTIVE OPEN SPACE AREA (SF)	PASSIVE OPEN SPACE AREA (SF)	COMMON OPEN SPACE AREA (SF)	LOT #	(AC)	(SF)	LOT #	(AC)	(SF)	LOT #	(AC)	(SF)	LOT #	(AC)	(SF)
1000	72,786	15,535	12,410	44,841	13	0.10	4,211	78	0.10	4,149	140	0.11	4,900	229	0.16	6,932
1001	7,617	7,617	0	0	14	0.10	4,199	79	0.10	4,149	141	0.11	4,900	230	0.16	7,080
1002	24,063	11,299	0	17,764	15	0.10	4,199	80	0.10	4,150	142	0.11	4,900	231	0.16	7,080
1003	5,824	0	5,824	0	16	0.10	4,198	81	0.10	4,184	143	0.11	4,900	232	0.16	7,080
1004	138,843	34,908	27,162	76,773	17	0.12	5,043	82	0.15	6,446	144	0.13	5,880	233	0.16	7,080
1005	3,739	0	3,739	0	18	0.12	5,046	83	0.14	6,306	145	0.11	4,900	234	0.16	7,080
1006	5,875	0	5,875	0	19	0.10	4,200	84	0.10	4,189	146	0.11	4,900	235	0.16	7,080
1007	6,502	0	6,502	0	20	0.10	4,200	85	0.10	4,153	147	0.11	4,881	236	0.16	7,080
1008	11,507	0	11,507	0	21	0.10	4,200	86	0.10	4,148	148	0.06	2,540	237	0.16	7,080
1009	291,942	84,301	124,119	73,522	22	0.13	5,621	87	0.10	4,144	150	0.06	2,645	238	0.16	7,080
1010	619	0	619	0	23	0.15	5,677	88	0.10	4,168	151	0.06	2,708	239	0.16	7,080
1011	1,049	0	1,049	0	24	0.11	4,900	89	0.10	4,195	152	0.04	3,971	240	0.16	7,080
1012	1,123	0	1,123	0	25	0.11	5,001	90	0.10	4,200	153	0.04	3,950	241	0.16	7,080
1013	600	0	600	0	26	0.11	4,898	91	0.10	4,200	154	0.06	2,703	242	0.16	7,080
1014	1,823	0	1,823	0	30	0.11	7,266	92	0.21	9,170	155	0.06	2,694	243	0.16	7,136
1015	18,191	0	18,191	0	31	0.11	4,900	93	0.11	7,842	156	0.04	3,876	244	0.23	10,012
1016	15,265	0	15,265	0	32	0.11	4,900	94	0.10	4,200	158	0.06	2,640	245	0.22	9,670
1017	46,168	24,299	0	21,869	33	0.11	4,900	95	0.10	4,200	159	0.06	2,640	1007	0.15	6,502
1018	3,466	3,466	0	0	34	0.14	6,128	96	0.10	4,200	160	0.06	2,640			
1019	9,668	0	9,668	0												
TOTALS (SF)	672,270	186,425	218,003	485,845												
TOTALS (AC)	15.43	4.28	5.00	11.15												



- GENERAL NOTES:
- THE CONCEPTUAL PLAN WAS PREPARED BY CHARLES R. WALKER, III, PLA AND ENTITLEMENT PRESERVATION GROUP.
 - THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AS DESIGN PROGRESSES.
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TERRAVITA

SCALE: 1"=100'
DATE: JULY 21, 2023
PROJECT NUMBER: 2016-012.004
CLIENT: SITE INVESTMENTS, LLC
PLAN TYPE: SKETCH PLAN REVIEW

OVERALL PRELIMINARY SITE
LAYOUT PLAN

TOWN COMMENTS: 12/14/2023
TOWN COMMENTS: 3/18/2024
TOWN COMMENTS: 5/17/2024
RELEASED FOR CONSTRUCTION DATE: (SEE COVER) NO CHANGES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

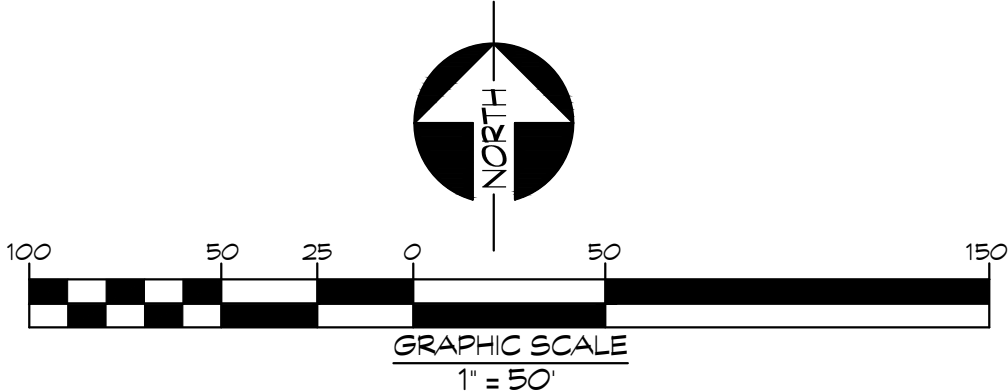
SHEET #
C2.00



HATCH LEGEND:

[Hatch Pattern]	INTERNAL PUBLIC STREET RIGHT-OF-WAY
[Hatch Pattern]	PUBLIC STREET RIGHT-OF-WAY DEDICATION
[Hatch Pattern]	EXISTING ACCESS EASEMENT
[Hatch Pattern]	59X120' SINGLE FAMILY RESIDENTIAL LOT
[Hatch Pattern]	80X120' SINGLE FAMILY RESIDENTIAL LOT
[Hatch Pattern]	30X140' REAR-LOADED SINGLE FAMILY RESIDENTIAL LOT
[Hatch Pattern]	35X140' REAR-LOADED SINGLE FAMILY RESIDENTIAL LOT
[Hatch Pattern]	REAR-LOADED TOWNHOUSE LOT
[Hatch Pattern]	ACTIVE RECREATIONAL OPEN SPACE
[Hatch Pattern]	PASSIVE RECREATIONAL OPEN SPACE
[Hatch Pattern]	COMMON OPEN SPACE
[Hatch Pattern]	PRIVATE ALLEY EASEMENT
[Hatch Pattern]	STORMWATER CONTROL MEASURE

- GENERAL NOTES:**
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 2. THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AS DESIGN PROGRESSES.
 3. BOUNDARY INFORMATION IS TAKEN FROM A SURVEY BY THIS OFFICE.
 4. SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM A COMBINATION OF DATA FROM A SURVEY PERFORMED BY THIS OFFICE AND WAKE COUNTY GIS INFORMATION.
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 6. ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE TOWN OF KNIGHTDALE, NCDOT, AND NCDEQ STANDARDS AND SPECIFICATIONS.
 7. THERE ARE NO FEMA DESIGNATED FLOOD ZONES LOCATED ON THIS PROPERTY.
 8. EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
 9. NO NEW BUFFER IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NCDEQ.
 10. WETLAND AND STREAM BUFFER LOCATIONS ARE SUBJECT TO FIELD VERIFICATION.
 11. STORMWATER CONTROL MEASURES ARE CONCEPTUAL AND ARE SUBJECT TO FUTURE SIZING CALCULATIONS AND DESIGN.






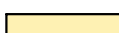
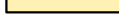








CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.

NOTE:
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NOT FOR
CONSTRUCTION
FOR REVIEW
ONLY

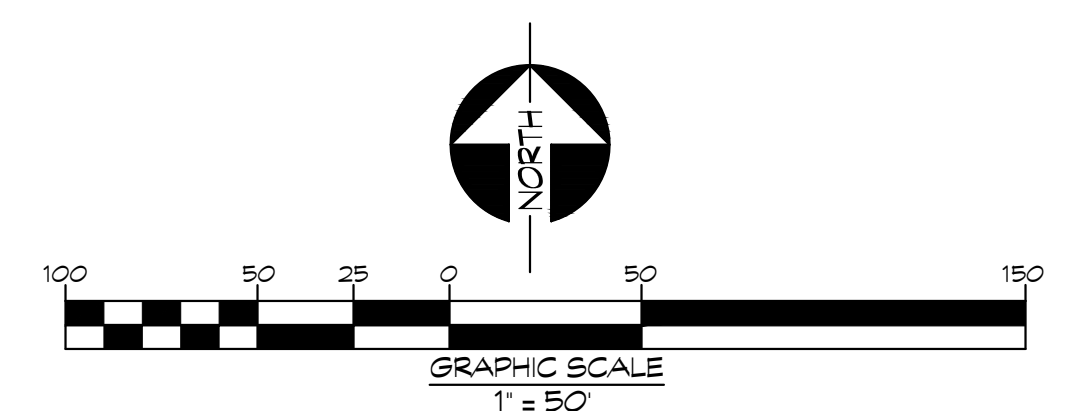


HATCH LEGEND:

	INTERNAL PUBLIC STREET RIGHT-OF-WAY
	PUBLIC STREET RIGHT-OF-WAY DEDICATION
	EXISTING ACCESS EASEMENT
	59'X120' SINGLE FAMILY RESIDENTIAL LOT
	80'X120' SINGLE FAMILY RESIDENTIAL LOT
	30'X140' REAR-LOADED SINGLE FAMILY RESIDENTIAL LOT
	35'X140' REAR-LOADED SINGLE FAMILY RESIDENTIAL LOT
	REAR-LOADED TOWNHOUSE LOT
	ACTIVE RECREATIONAL OPEN SPACE
	PASSIVE RECREATIONAL OPEN SPACE
	COMMON OPEN SPACE
	PRIVATE ALLEY EASEMENT
	STORMWATER CONTROL MEASURE

GENERAL NOTES:

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TERRAVITA

TOWN OF KNIGHTDALE

NORTH CAROLINA

SCALE:	1"=50'
DATE:	JULY 21, 2023
PROJECT NUMBER:	2016-012.00-0
CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	SKETCH PLAN REVIEW

PRELIMINARY SITE LAYOUT PLAN

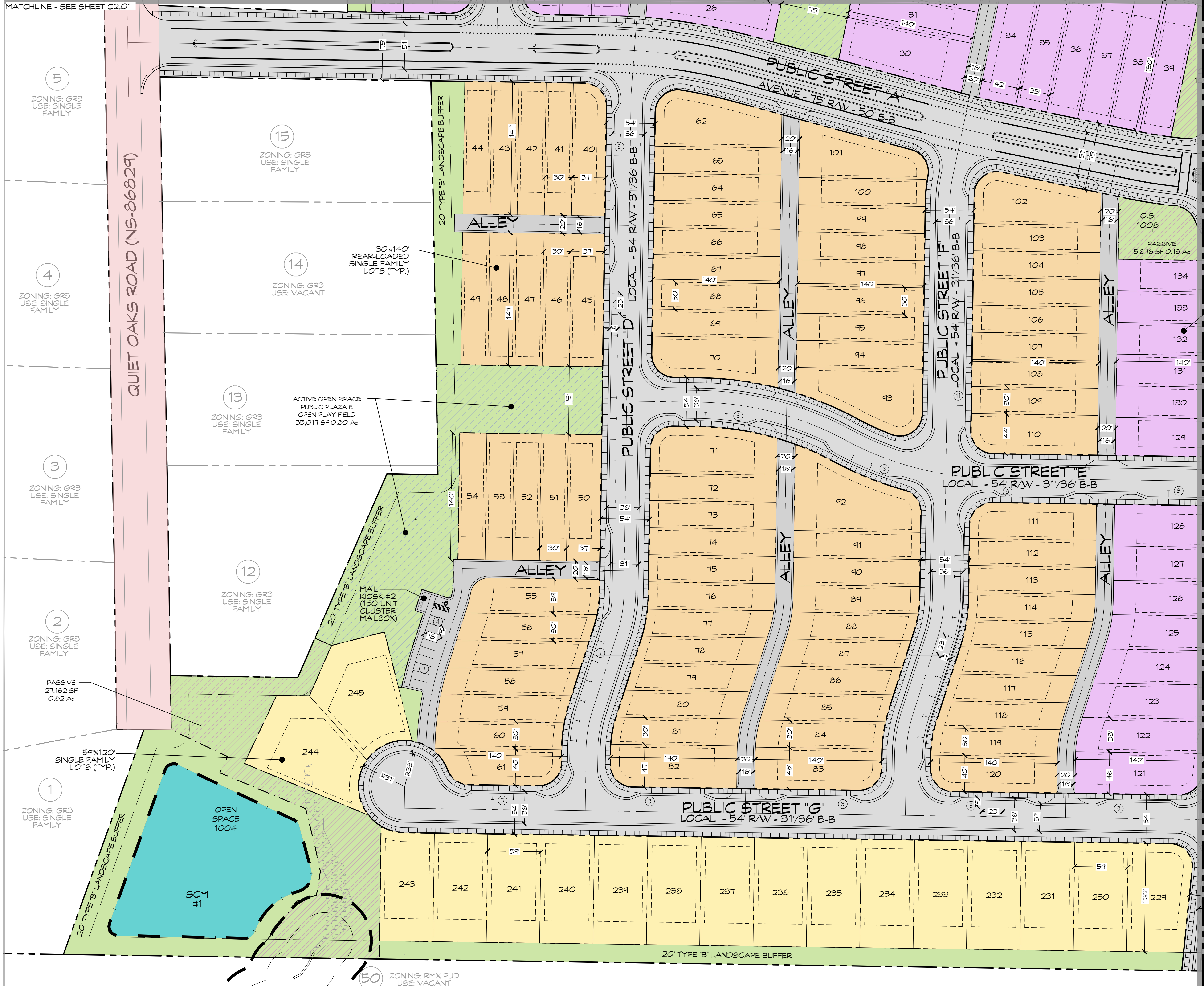
TOWN COMMENTS	12/14/2023
TOWN COMMENTS	3/18/2024
TOWN COMMENTS	5/17/2024
RELEASED FOR CONSTRUCTION DATE: (SEE COVER) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS

3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609. Phone 919 / 781-0300. Fax 919 / 782-1288. Email PCA@PriestCraven.com / Firm #: C-0488

SHEET #
C2.02

MATCHLINE - SEE SHEET C2.01

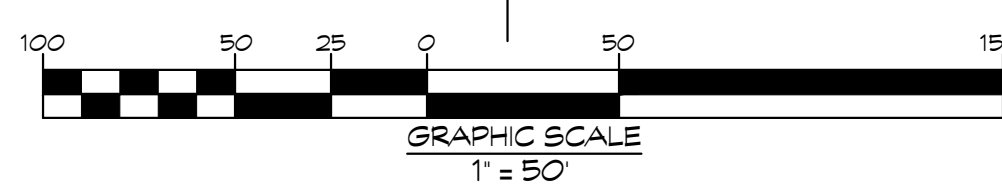
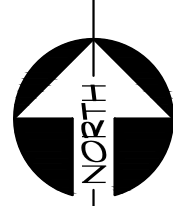


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	PUBLIC STREET RIGHT-OF-WAY DEDICATION
	EXISTING ACCESS EASEMENT
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PRELIMINARY SITE LAYOUT PLAN

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS

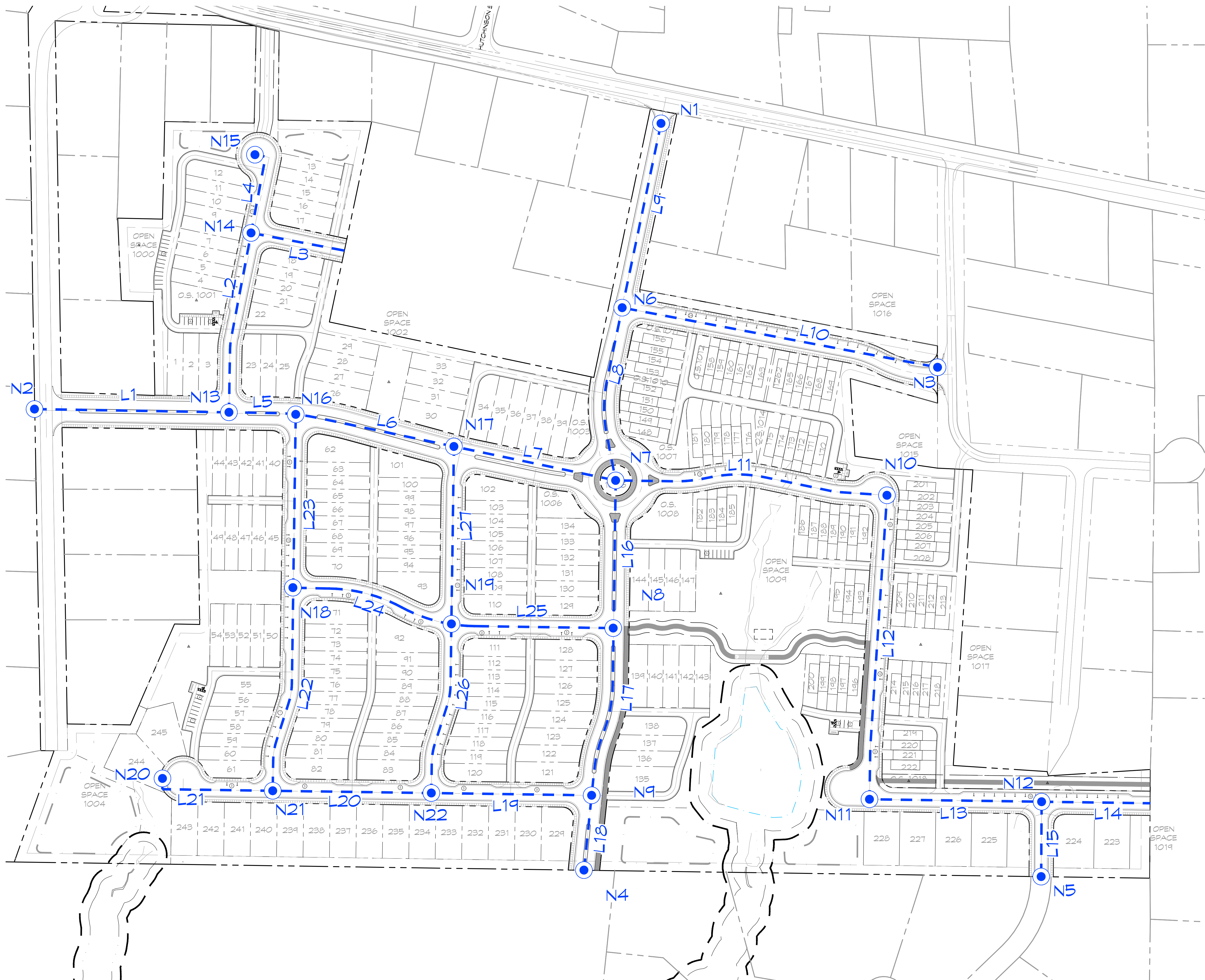
SHEET #
C2.03

TOWN OF KNIGHTDALE NORTH CAROLINA

SCALE:	1"=50'
DATE:	JULY 21, 2023
PROJECT NUMBER:	2016-012.004
CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	SKETCH PLAN REVIEW

TOWN COMMENTS:	12/14/2023
TOWN COMMENTS:	3/18/2024
TOWN COMMENTS:	5/17/2024
RELEASED FOR CONSTRUCTION DATE: (SEE COVER)	NO DYES

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**CONNECTIVITY INDEX (CI)
CALCULATIONS**

REQUIRED	
REDUCTION FOR 4 SIDES WITH LIMITED ACCESS	1.40
CONNECTIVITY INDEX REQUIRED	(0.20)
	1.20
PROVIDED	
LINKS	21
NODES	22
CI = LINKS / NODES = 21/22 =	1.23
BONUS FOR ST. K. CUL-DE-SAC LINK TO BUFFALO E	0.03
CONNECTIVITY INDEX PROVIDED	1.26

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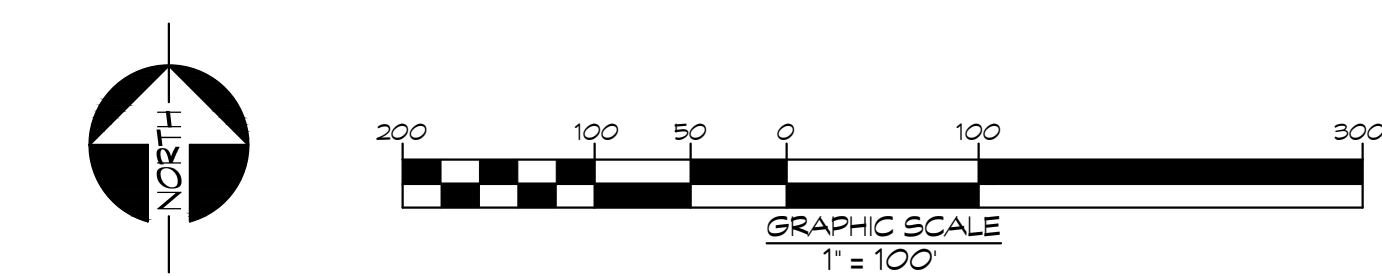
CONNECTIVITY INDEX EXHIBIT

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
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SHEET #
C2.10

TOWN OF KNIGHTDALE	NORTH CAROLINA
SCALE: 1"=100'	DATE: JULY 21, 2023
PROJECT NUMBER: 2016-012.004	CLIENT: SITE INVESTMENTS, LLC
PLAN TYPE: SKETCH PLAN REVIEW	

TOWN COMMENTS	12/14/2023
TOWN COMMENTS	3/18/2024
TOWN COMMENTS	5/17/2024
RELEASED FOR CONSTRUCTION DATE: (SEE COVER)	NO DYES



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TOWN OF KNIGHTDALE

NORTH CAROLINA

SCALE:	1"=100'
DATE:	JULY 21, 2023
PROJECT NUMBER:	2016-012.004
CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	SKETCH PLAN REVIEW

**PRELIMINARY POST-DEVELOPMENT
STORMWATER MANAGEMENT PLAN**

TOWN COMMENTS	12/14/2023
TOWN COMMENTS	3/18/2024
TOWN COMMENTS	5/17/2024
RELEASED FOR CONSTRUCTION DATE: (SEE COVER)	NO DYES

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SHEET #
C5.00



NOTE: UNIT PLANS ARE ILLUSTRATIVE OF THE FORM AND SCALE OF THE PROPOSED HOMES. PLANS ARE SUBJECT TO CHANGE AS THE PROJECT PROGRESSES.

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