

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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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

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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:	FRONT LOAD SINGLE FAMILY REAR LOAD SINGLE FAMILY FRONT: 10' FRONT: 10' DRIVEWAY LENGTH: 25' REAR: 20' REAR: 20' DRIVEWAY LENGTH: 20' SIDE: 5' SIDE: 3' CORNER: 10' CORNER: 10'	
	REAR LOAD TOWNHOME FRONT: 10' DRIVEWAY LENGTH: 20' REAR: 20' BUILDING SEPARATION: 10'	



VICINITY MAP

SCALE 1" = 1000'

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C7.2	DETAILED SIGNS AND MARKINGS PLAN SHEET 2 OF 2

CONSTRUCTION DRAWING APPROVAL
REQUIRED FOR DEVELOPMENT



Know what's below.
Call before you dig.

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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SCALE
1" = 120'

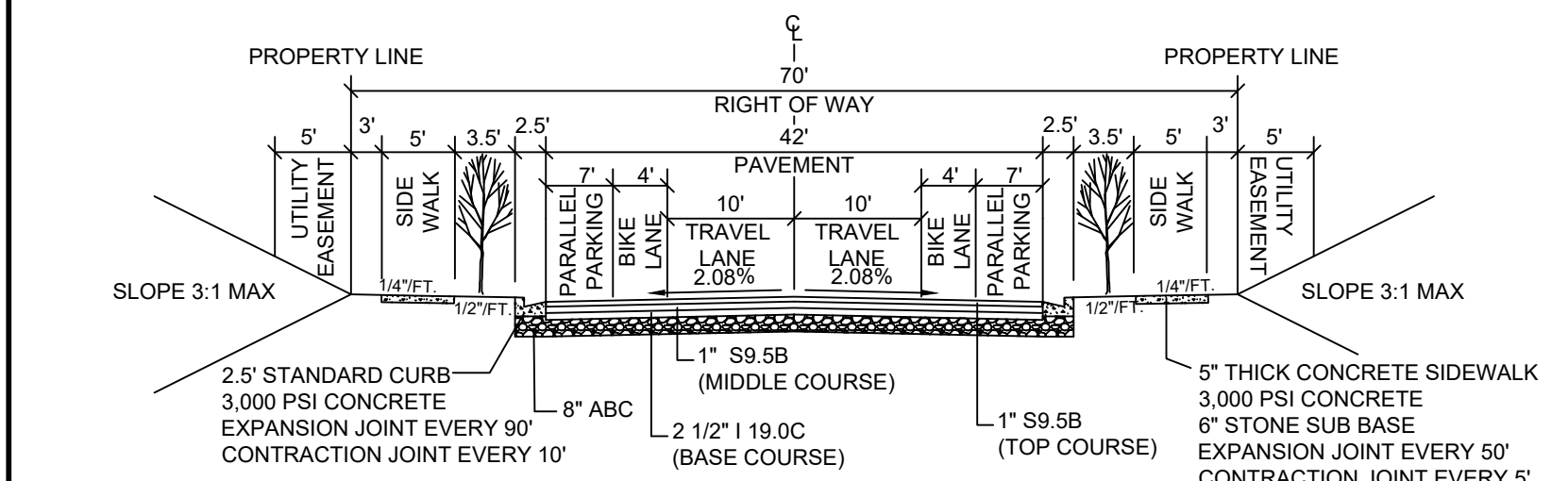
TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

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

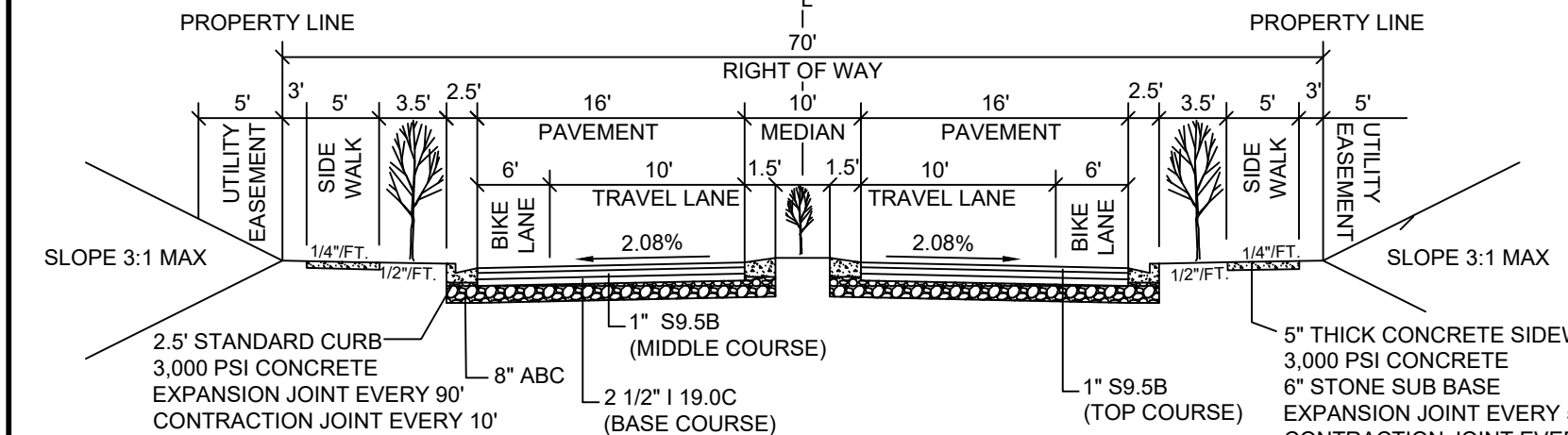
EXISTING CONDITIONS

JOB NO.	51557
SHEET NO.	C1.0

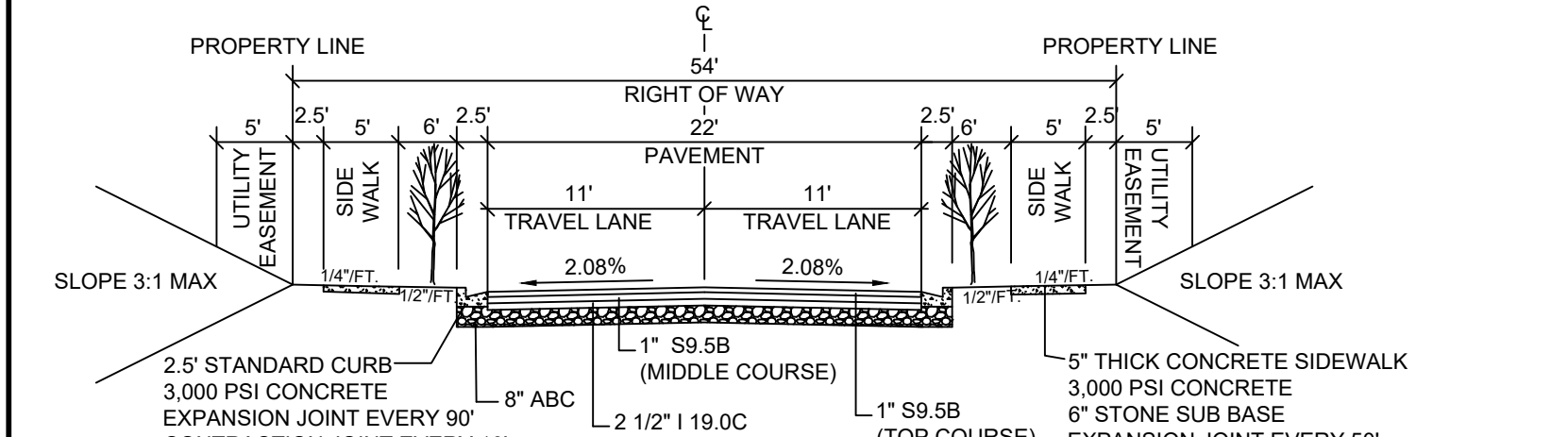
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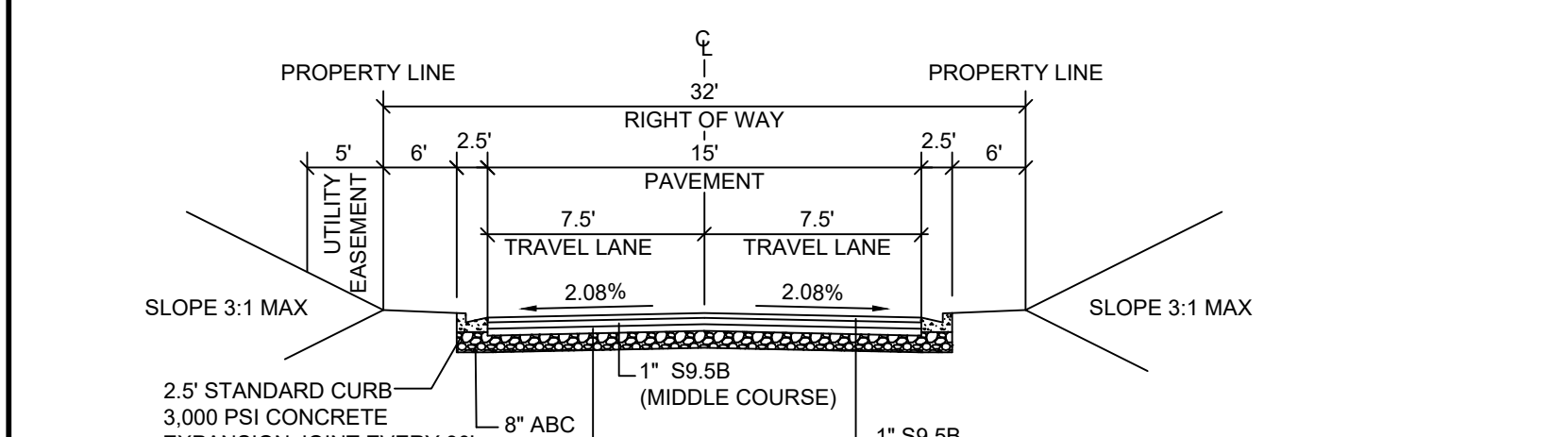
TYPICAL CROSS SECTION - 70' W/ PARALLEL PARKING
NOT TO SCALE



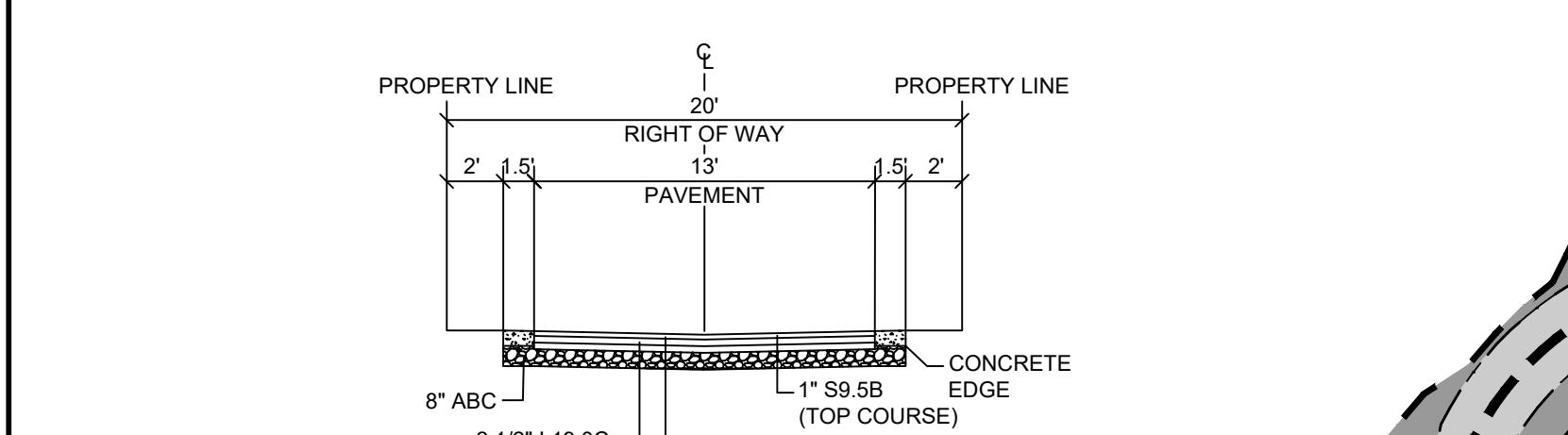
TYPICAL CROSS SECTION - 70' ROW W/ MEDIAN
NOT TO SCALE



TYPICAL CROSS SECTION - 54' ROW
NOT TO SCALE



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



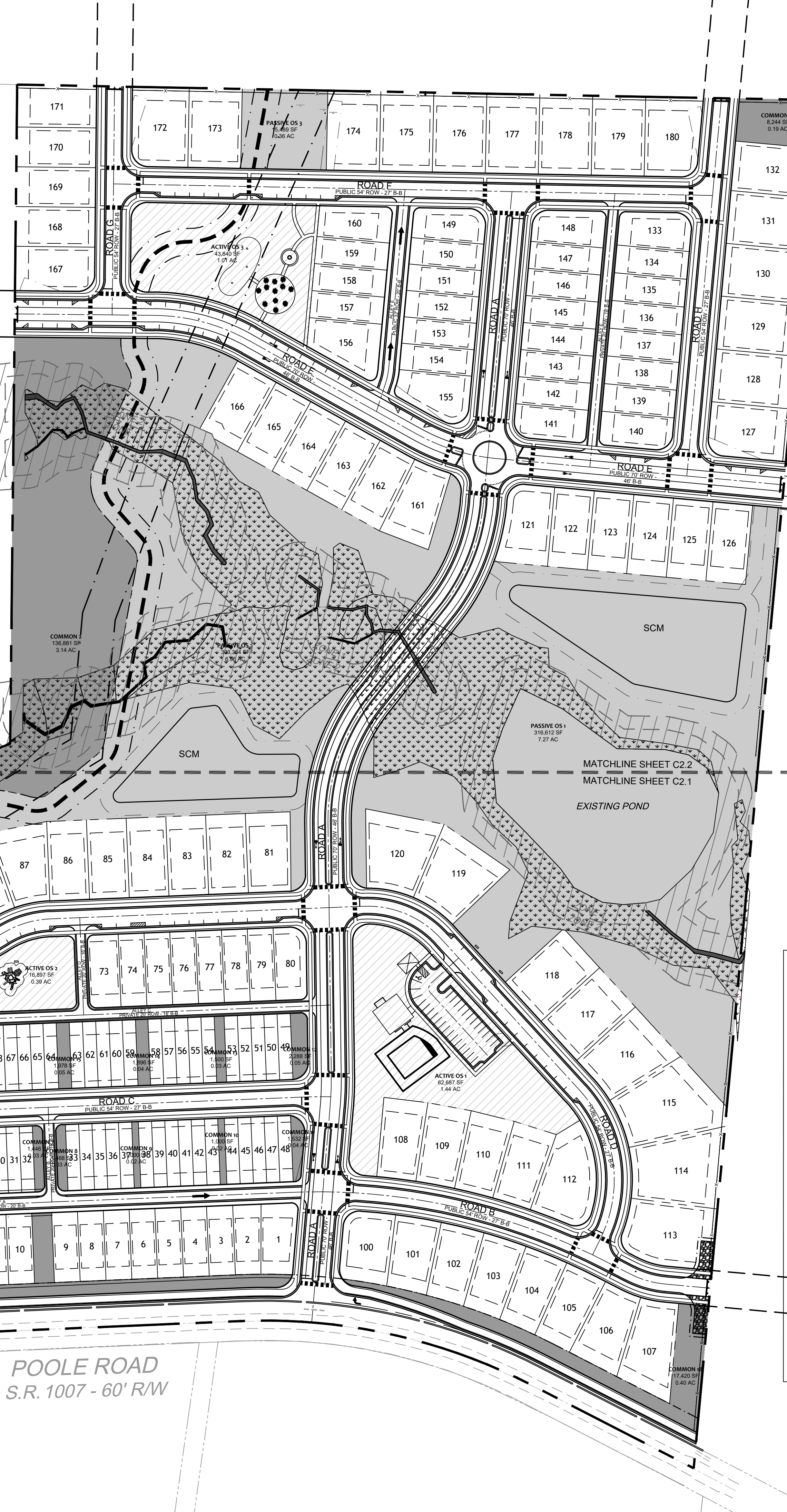
TYPICAL CROSS SECTION - REAR ALLEY
NOT TO SCALE

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.

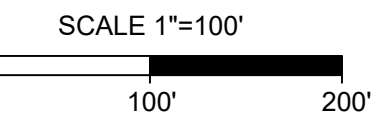
GENERAL SITE MODIFICATIONS
9.3.B OF THE KNIGHTDALE UNIFIED DEVELOPMENT ORDINANCE PROHIBITS MASS GRADING ON ALL FRONT-LOADED LOTS 60' OR GREATER IN WIDTH. ALL REAR LOADED UNITS INCLUDED IN THIS PUD ARE EXEMPT FROM THIS REQUIREMENT BY RIGHT, DUE TO THEIR NARROW LOT WIDTH. THE SINGLE FAMILY LOTS NOT EXEMPT, 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.



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:
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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'

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NORTH CAROLINA LICENSE NO. C-1652

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

OVERALL SITE PLAN

JOB NO. 51557
SHEET NO. C2.0



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DATE
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 DRAWN BY
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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 SITE PLAN SHEET 2 OF 2

JOB NO.
51557
 SHEET NO.
C2.2

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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
OPEN SPACE PLAN

JOB NO.
51557
SHEET NO.
C2.3

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

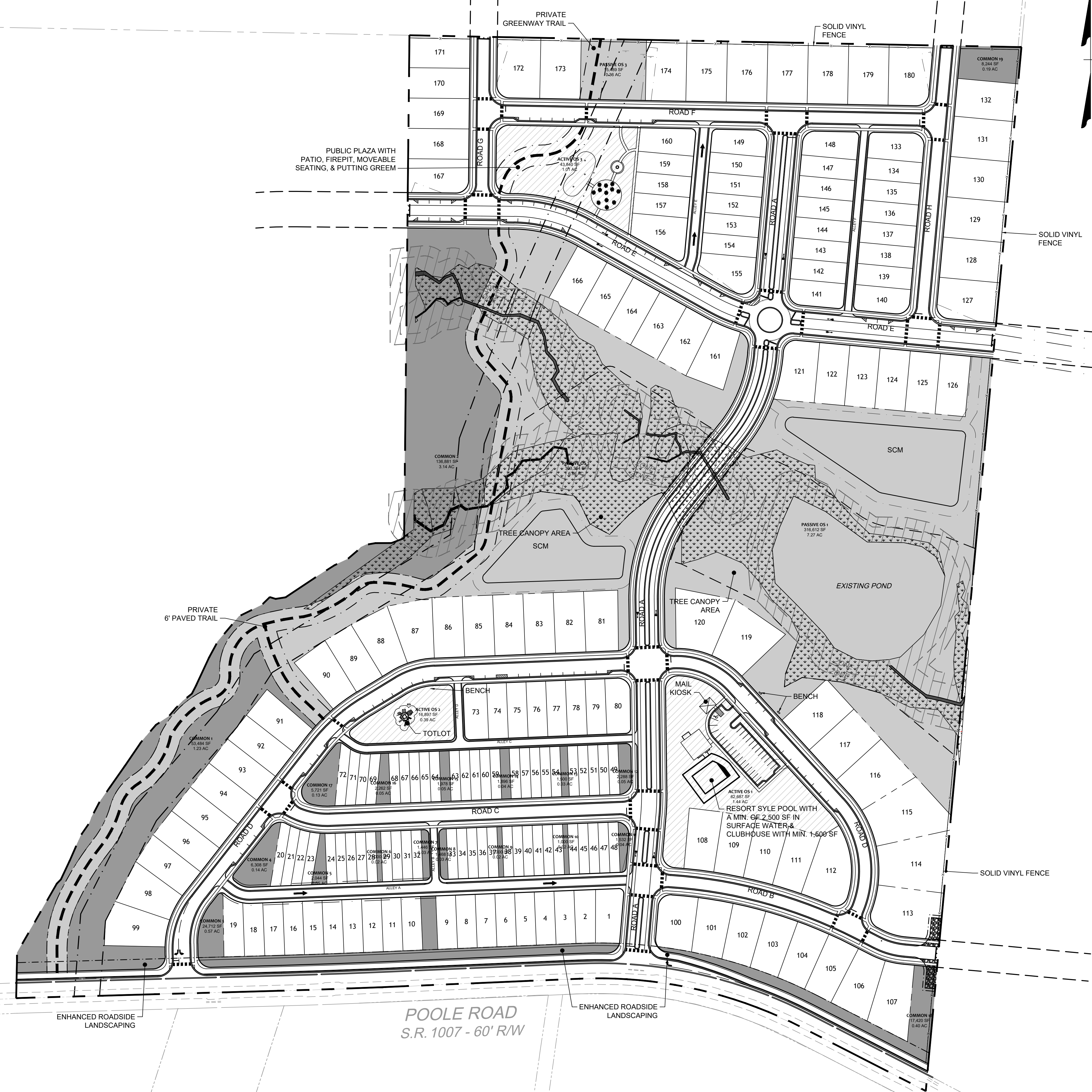
ACTIVE OS 1	62,687 SF	1.44 AC
ACTIVE OS 2	16,897 SF	0.39 AC
ACTIVE OS 3	43,840 SF	1.01 AC
TOTAL	123,424 SF	2.83 AC

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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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



LEGEND

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

UTILITY LEGEND

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

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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	01/30/2023

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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

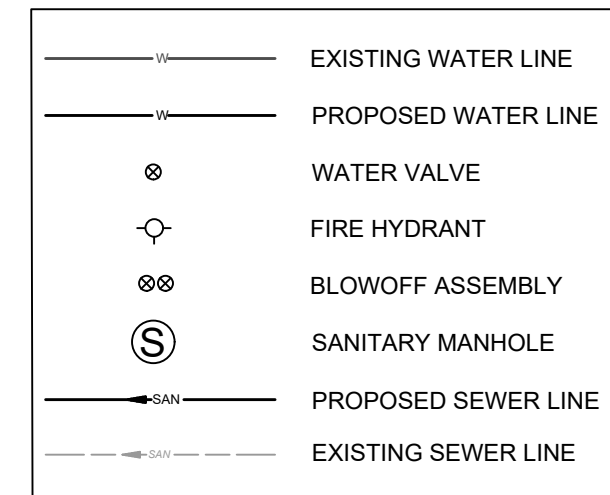
OVERALL PRELIMINARY UTILITY PLAN

JOB NO.	51557
SHEET NO.	C3.0

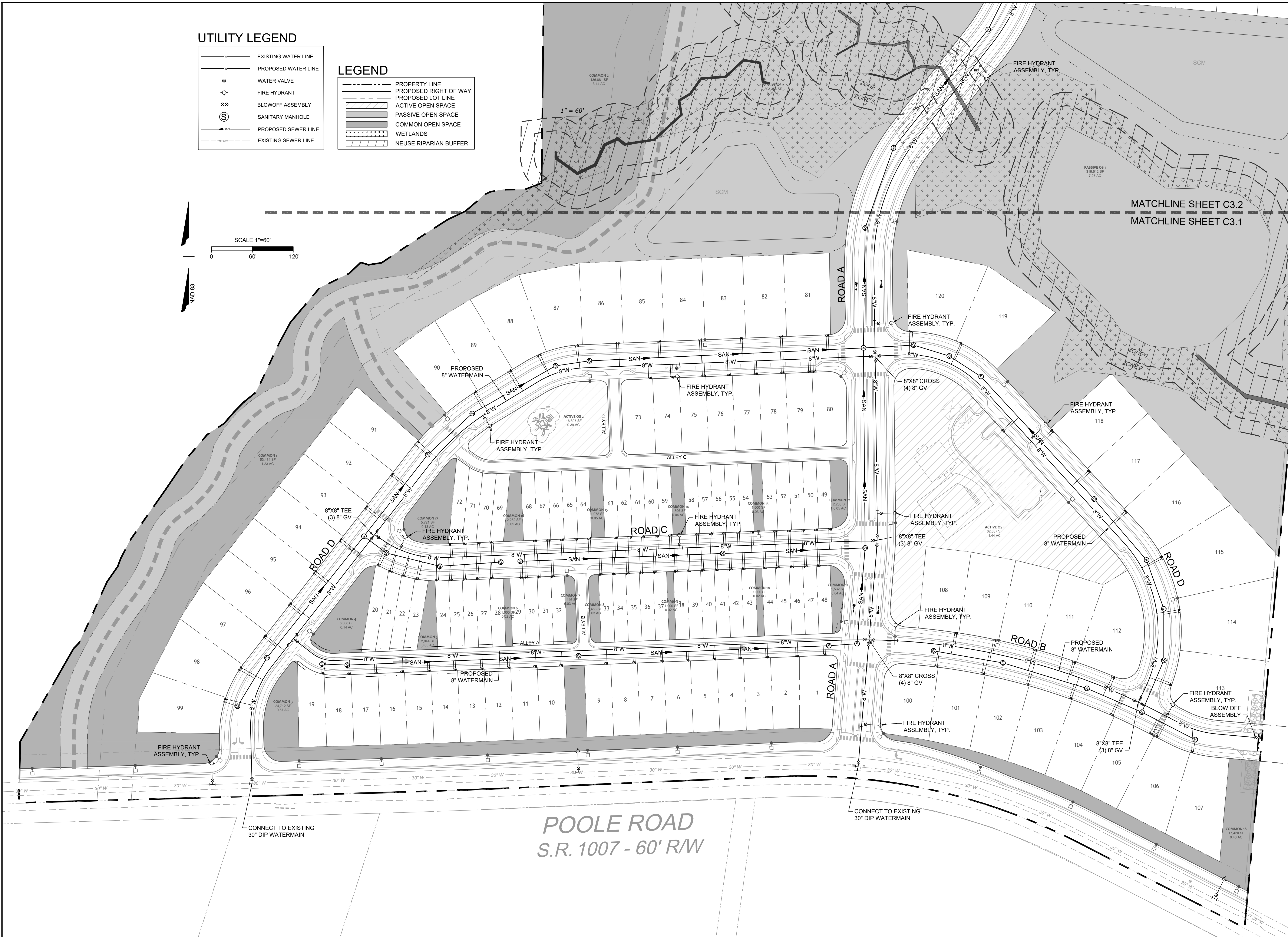
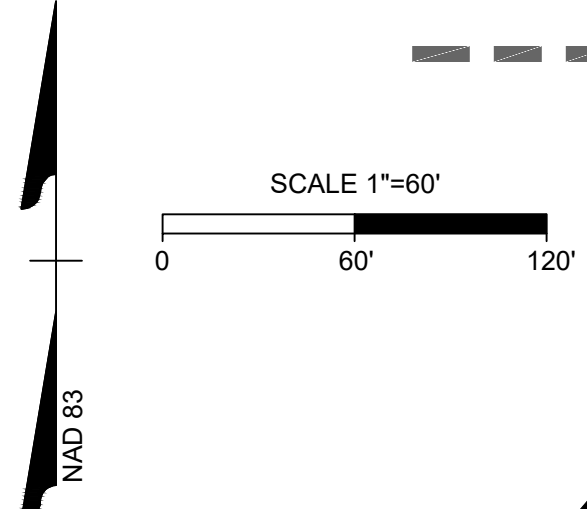
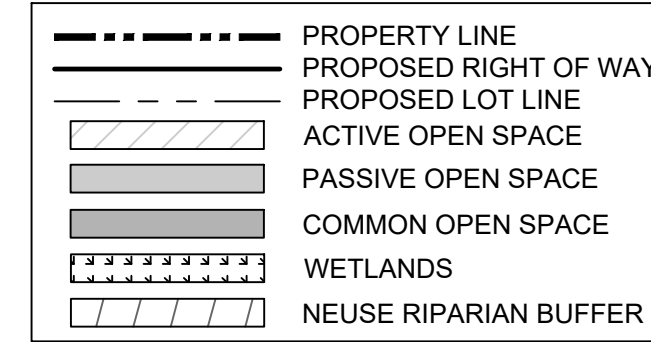
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UTILITY LEGEND



LEGEND



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SCALE
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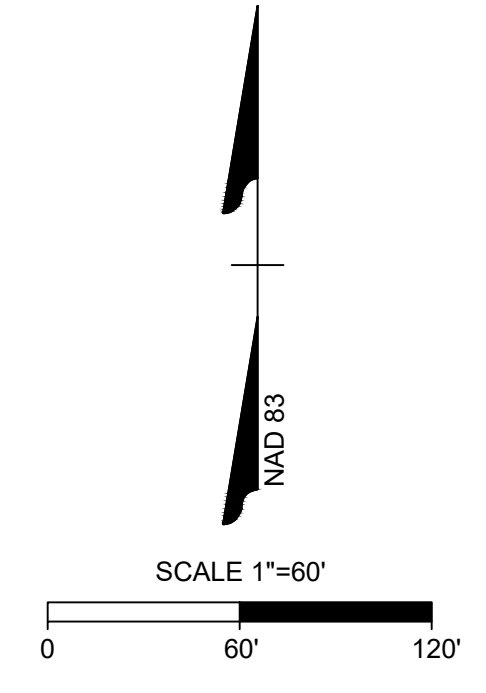
DETAILED PRELIMINARY UTILITY PLAN SHEET 1 OF 2

JOB NO.
51557

SHEET NO.
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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

SEE SHEET C3.3 FOR CONTINUATION OF GRAVITY SEWER

30' CITY OF RALEIGH SANITARY SEWER EASEMENT (CORSE)
20' TEMPORARY CONSTRUCTION EASEMENT

MATCHLINE SHEET C3.2
MATCHLINE SHEET C3.1

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THE HAVEN AT GRIFFITH MEADOWS
POOLE ROAD, KNIGHTDALE, NORTH CAROLINA
60
DETAILED PRELIMINARY UTILITY PLAN SHEET 2 OF 2

JOB NO. 51557
SHEET NO. C3.2

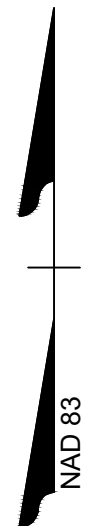
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LEGEND

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

SCALE 1"=100'



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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
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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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DETAILED STORMWATER MANAGEMENT PLAN SHEET 2 OF 2

JOB NO.
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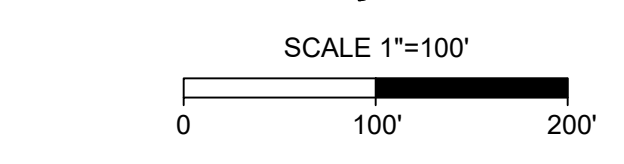
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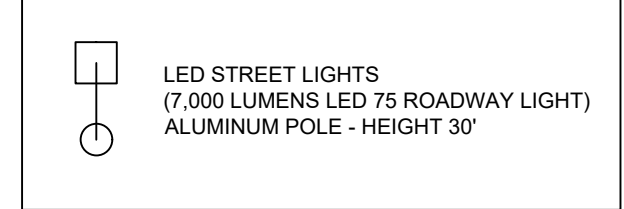
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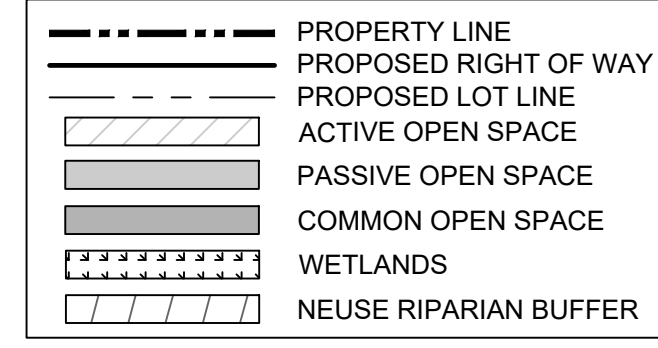
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LIGHTING LEGEND



LEGEND



NOTES

- ALL FIXTURES SHALL HAVE A FULL CUTOFF CLASSIFICATION OR BE FULLY SHIELDED.
- ALL POLE-MOUNTED FIXTURES CANNOT EXCEED 37' IN HEIGHT.
- ALL STREET LIGHT POLES SHALL BE FIBERGLASS WITH A FULLY SHIELDED, ARM-MOUNTED LED FIXTURE.
- AVERAGE SPACING FOR INTERNAL STREETS SHALL BE 250' APART AND 150' ALONG POOLE ROAD.
- BUG RATING CANNOT EXCEED BY U1 G2 FOR LOCAL STREETS AND B2 U2 G3 ON MAINLAN.
- POLES SHALL BE PLACED ON ALTERNATIVE SIDES OF THE STREET.
- LIGHTING FOR THE AMENITY CENTER PARKING LOT SHALL NOT EXCEED A BUG RATING OF B3 U3 G4.

LED Light Fixtures	50' 70' 100' 150' 200' 280' watts
Mounting heights	15, 20, 25, 30, 35'
Colors	Black White Grey
Finish	SSA A, C Wood

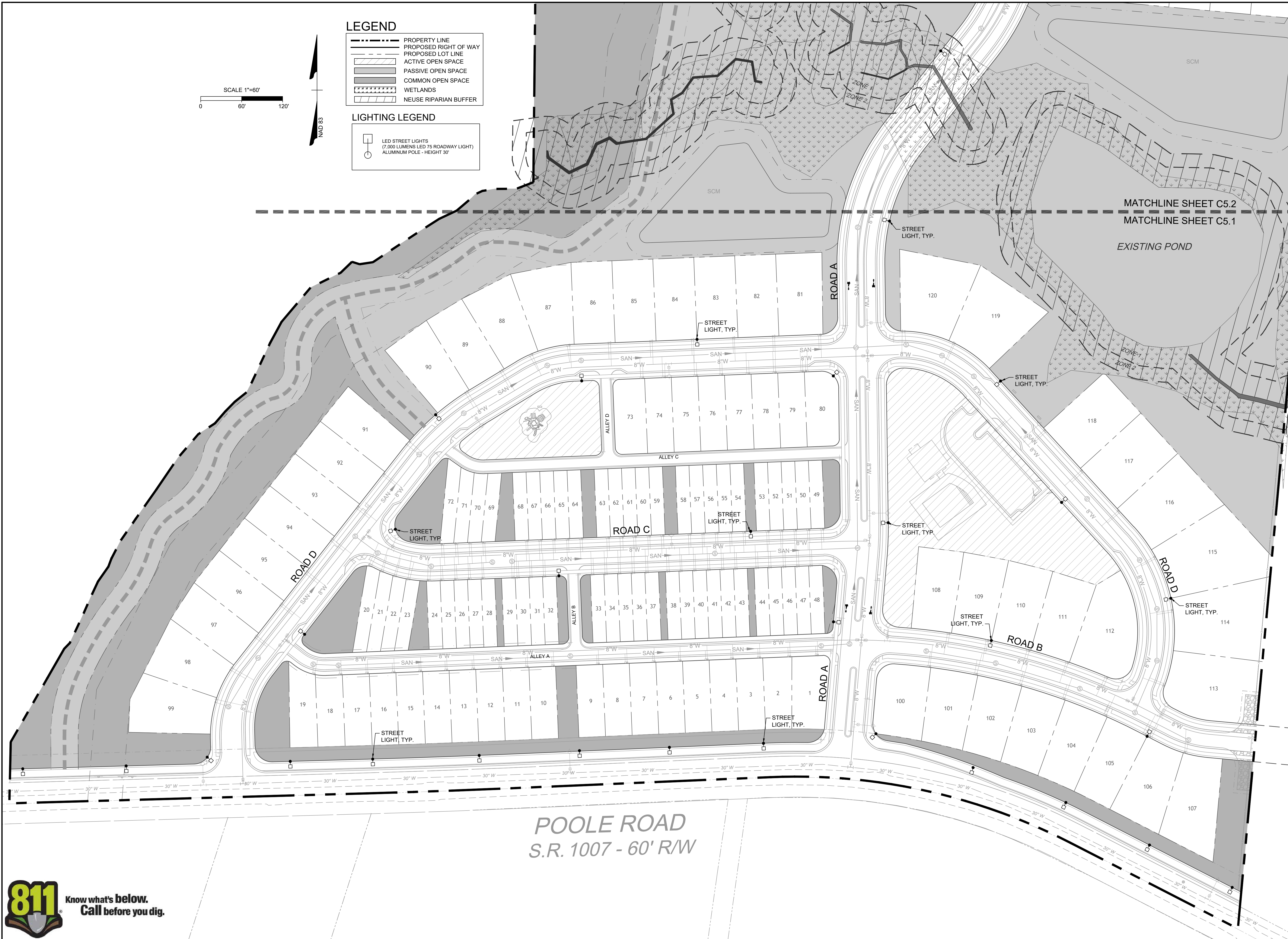
The Roadway LED is a great solution and great fit for streets, walkways, bike lanes, and parking lots. The energy efficient luminaire reduces the light spill to a minimum while increasing visibility and reducing light pollution. Choose from a variety of light output or use of the same poles for a full fixture or pole. Depending on the fixture combination selected.



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

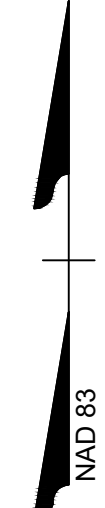
JOB NO.
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SHEET NO.
C5.0

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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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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

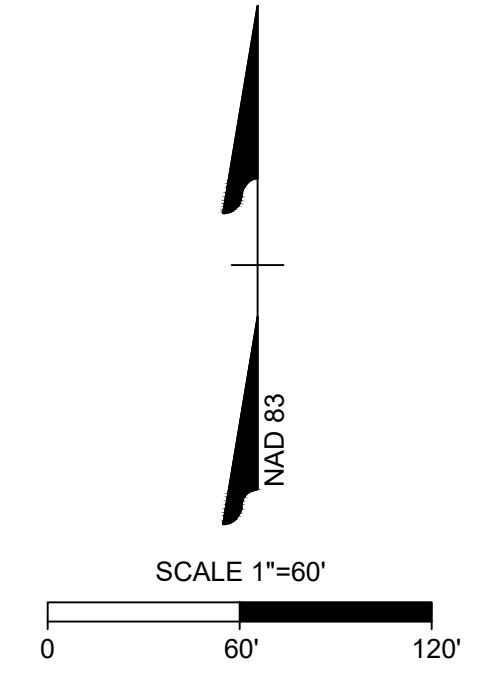
MATCHLINE SHEET C5.2
MATCHLINE SHEET C5.1

EXISTING POND

REVISION DESCRIPTION



- LEGEND**
- PROPERTY LINE
 - PROPOSED RIGHT OF WAY
 - 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'



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

DETAILED PRELIMINARY LIGHTING PLAN SHEET 2 OF 2

JOB NO.
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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.

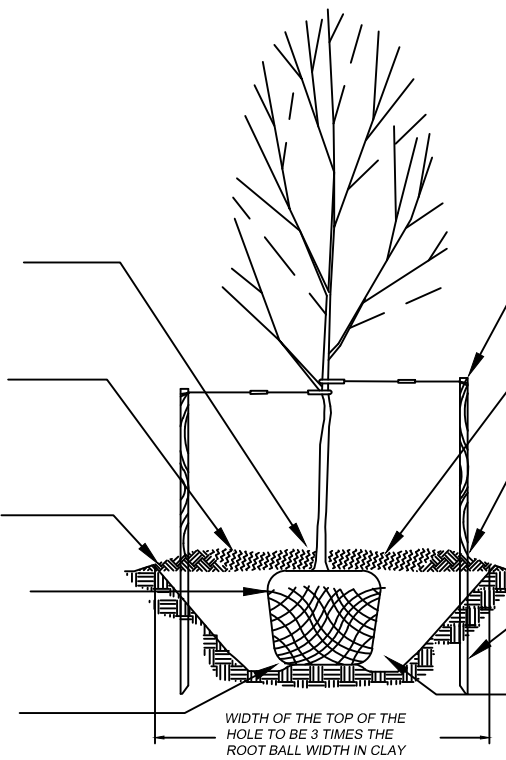
DEPTH OF PLANTING HOLE IS 3 TIMES ROOT BALL DIAMETER IN HEAVILY COMPACTED OR CLAY SOIL. 2 TIMES MINIMUM IN ALL OTHERS.

DIG WIDE PLANTING HOLE WITH TAPERED SIDES.

CUT BURGLAR POLE, 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 TIE, REMOVE STAKING AT END OF FIRST GROWING SEASON.

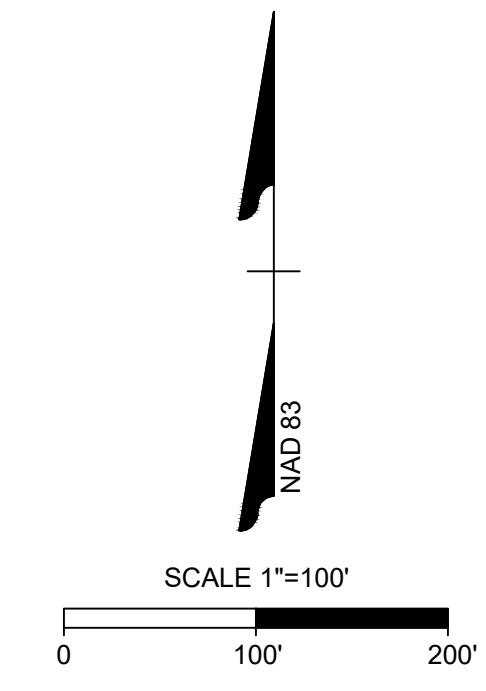
IF 15 CM FINE STRAW MULCH DO NOT PLACE MULCH IN CONTACT WITH TRUNK. BEFORE PLANTING, ADD 50% TO 100% OF WELL-COMPOSTED LEAVES, RECYCLED WOOD CHIPS OR OTHER COMPOST AND TILL INTO TOP 10 CM OF PREPARED SOIL. ADD COMPOST AT 20% BY VOLUME TO BACKFILL.

EXTEND STAKES INTO UNDISTURBED SOIL, 4" TO 10" DEEPER THAN ROOT BALL FOR LOWER STAKES. ALLOW REST OF BACKFILL TO SETTLE NATURALLY OR TAMP LIGHTLY.

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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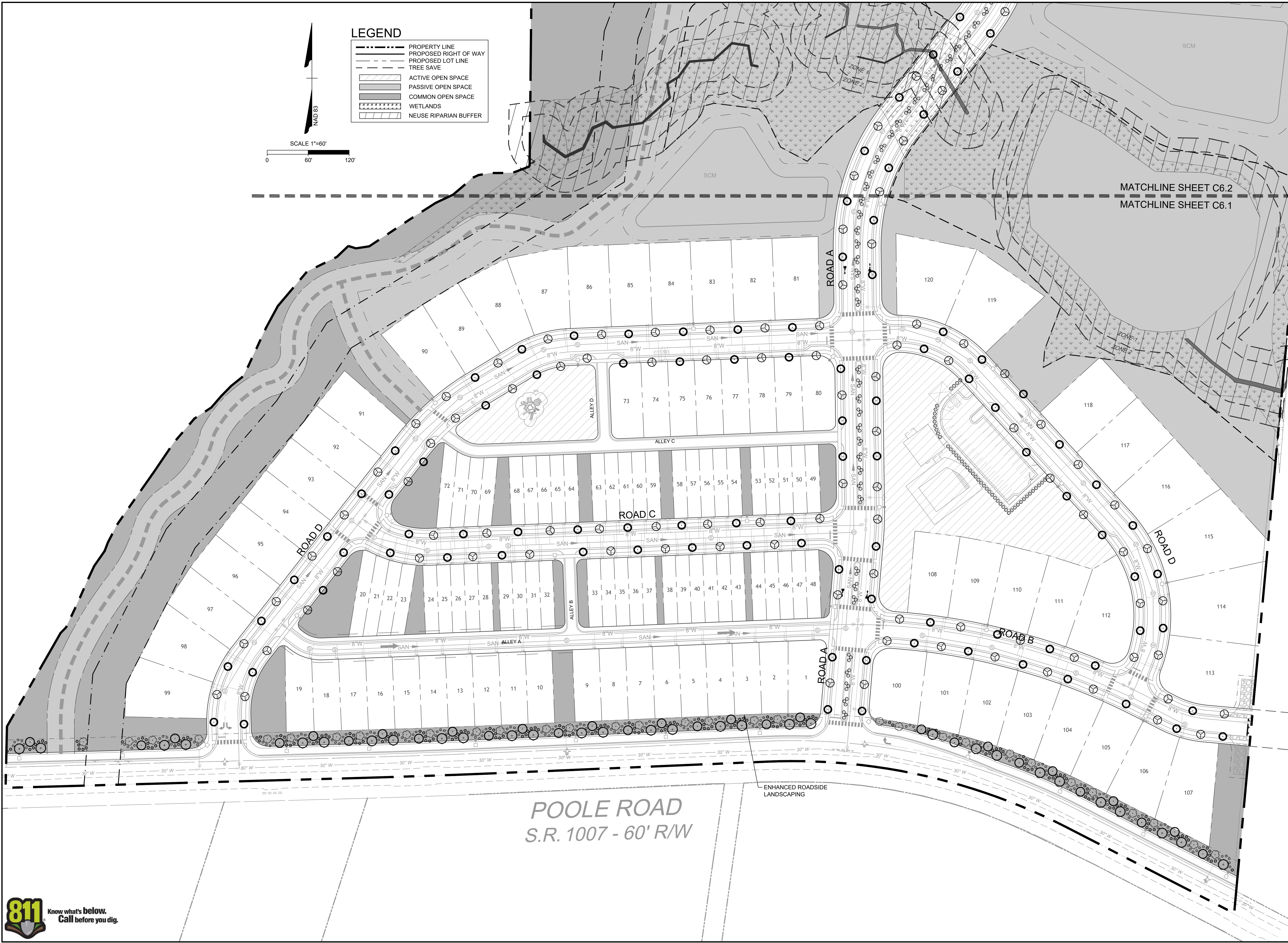
YOUR VISION ACHIEVED THROUGH OURS.

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



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REVISION DESCRIPTION

DATE	DESCRIPTION
01/30/2023	

DRAWN BY
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E. ANGE

CHECKED BY
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SCALE
1" = 60'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

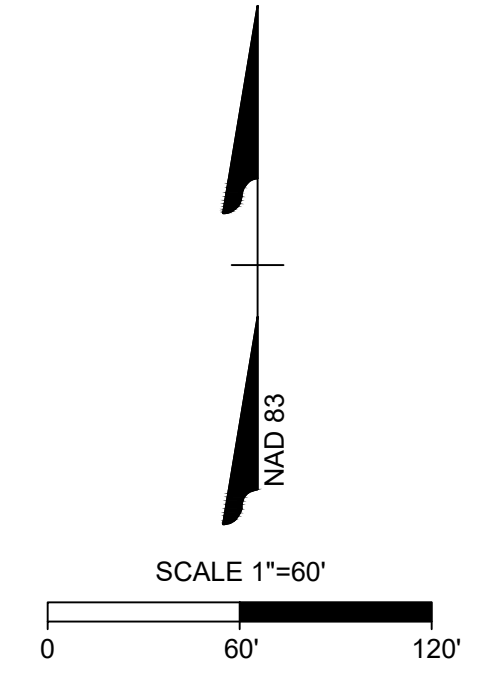
THE HAVEN AT GRIFFITH MEADOWS
POOLE ROAD, KNIGHTDALE, NORTH CAROLINA

DETAILED 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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NORTH CAROLINA LICENSE NO. C-1652

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

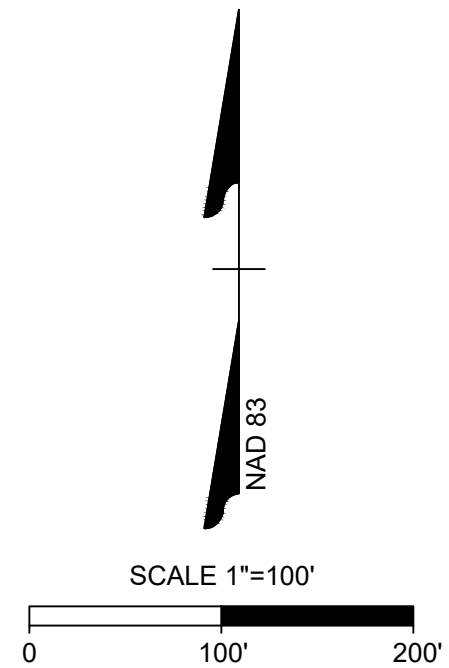
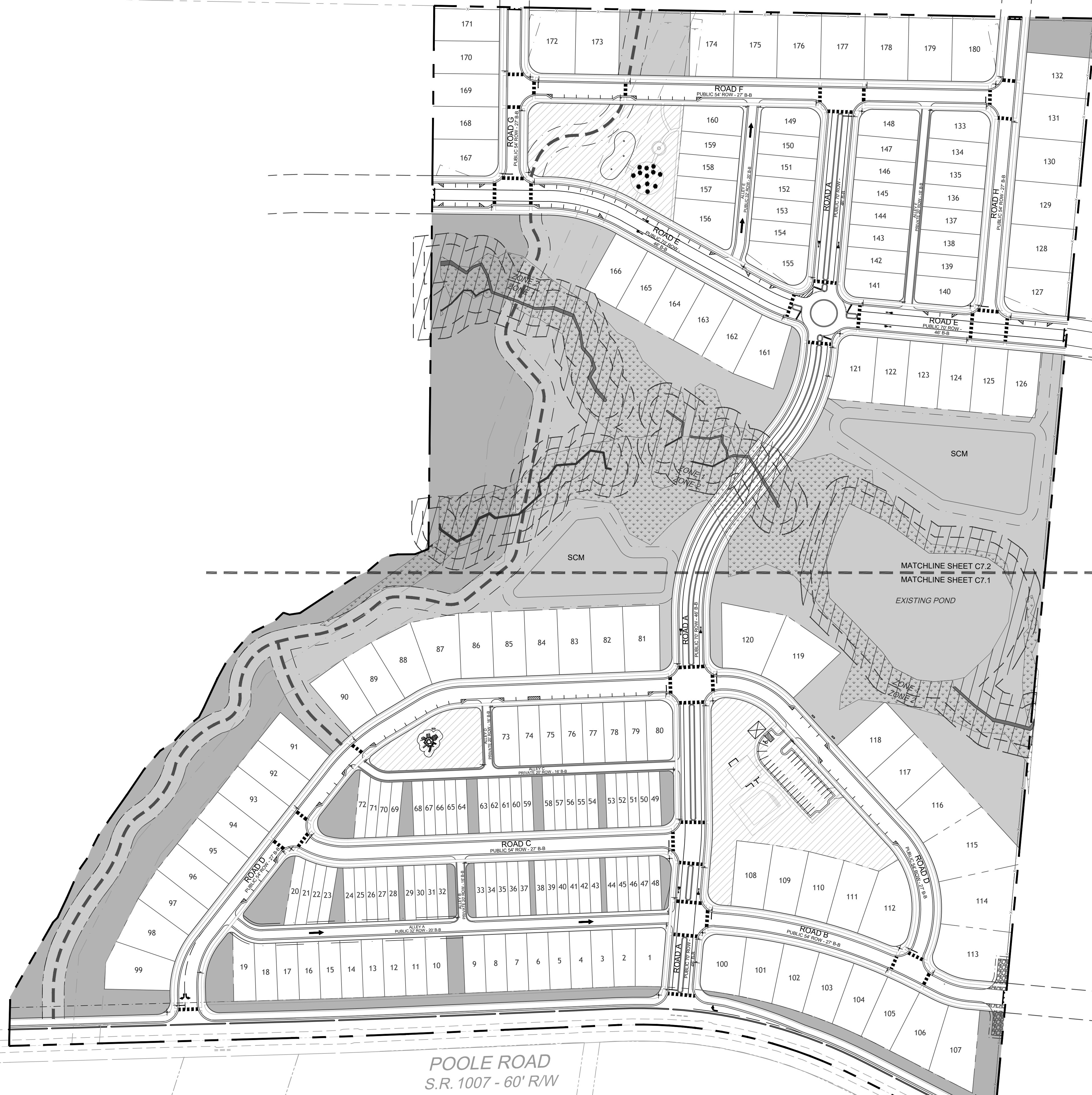
DETAILED LANDSCAPE PLAN SHEET 2 OF 2

JOB NO.
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SHEET NO.
C6.2



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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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DESIGNED BY
E. ANGE

DRAWN BY
C. CLARK

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

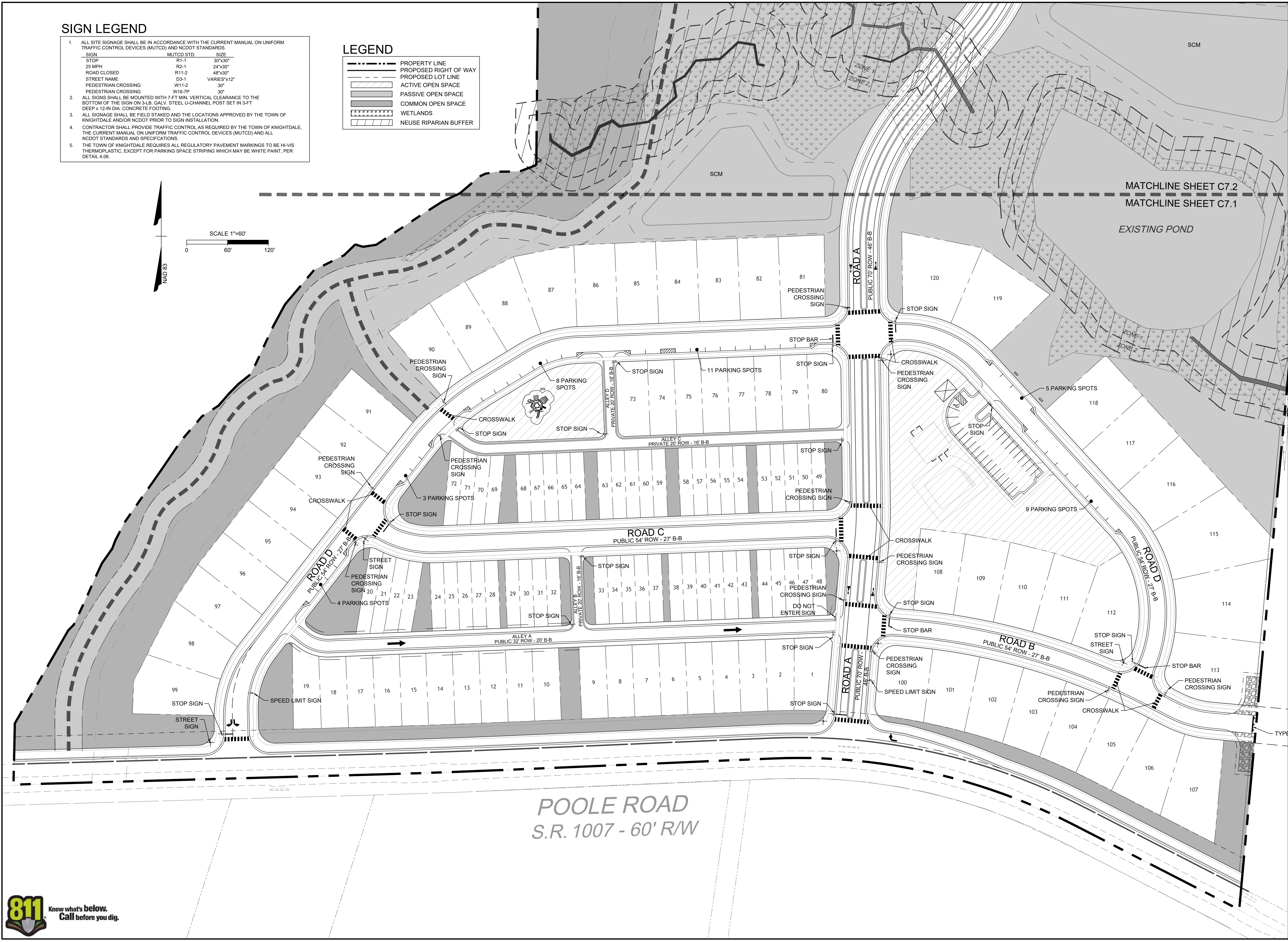
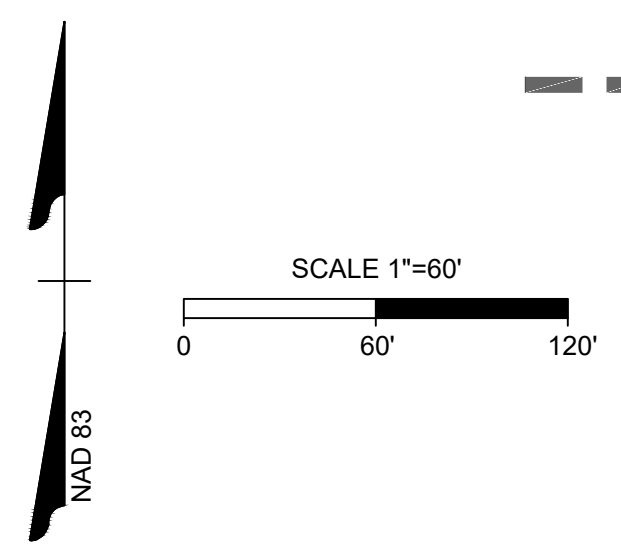
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LEGEND

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



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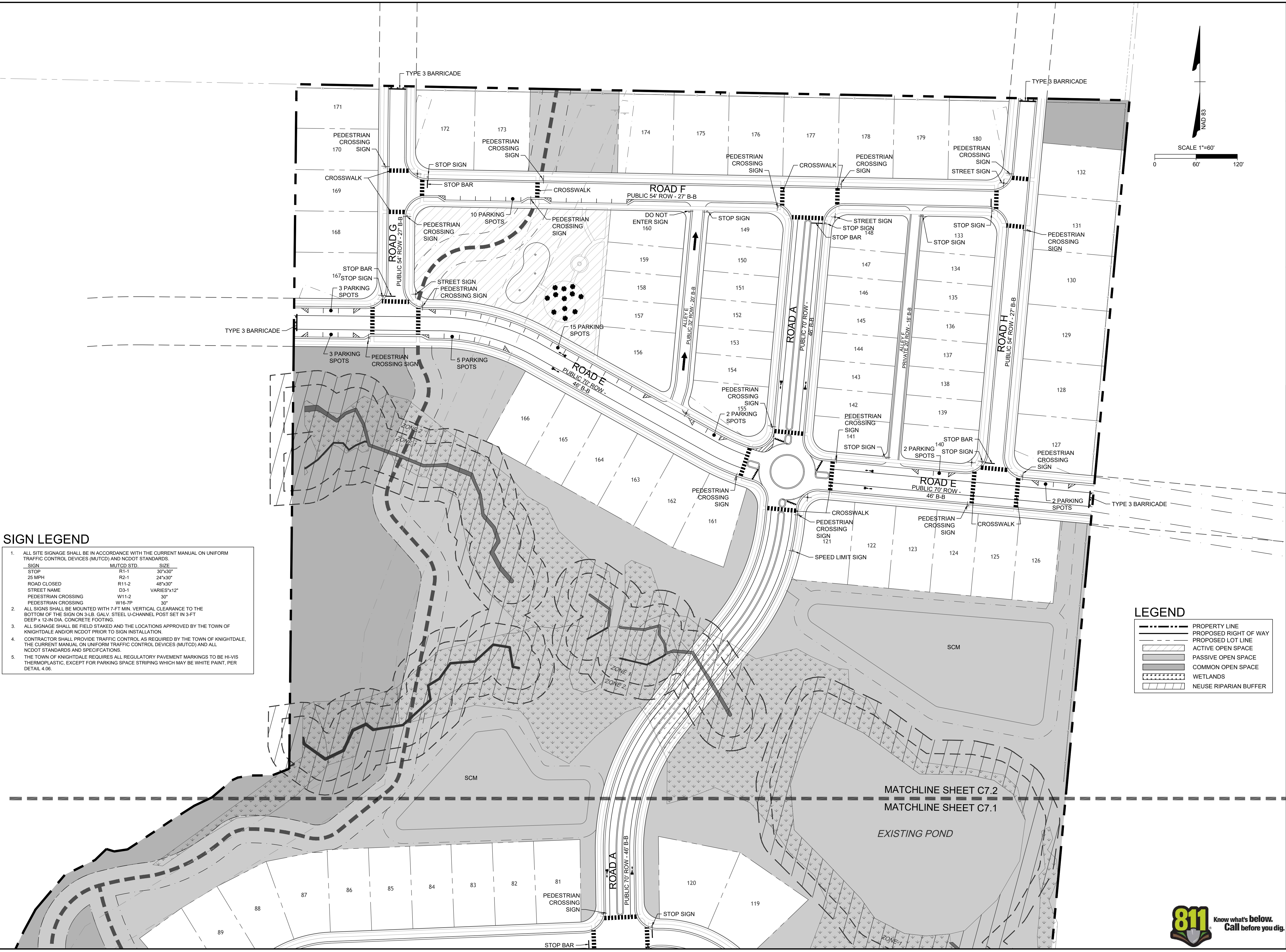
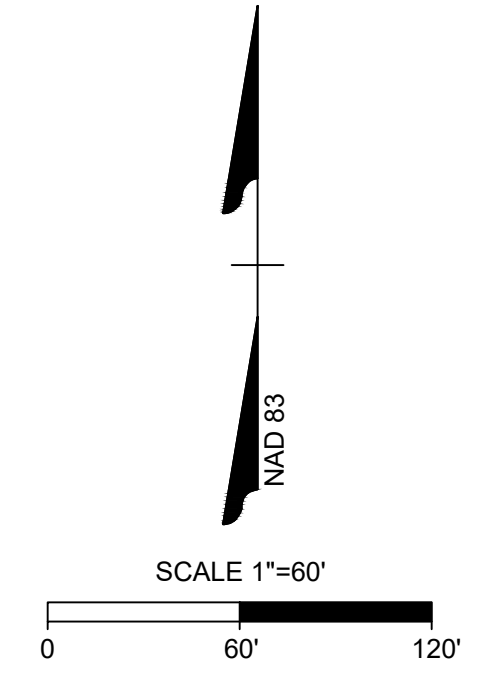
SCALE
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THE HAVEN AT GRIFFITH MEADOWS
POOLE ROAD, KNIGHTDALE, NORTH CAROLINA

DETAILED SIGNS AND MARKINGS PLAN SHEET 2 OF 2

JOB NO.
51557
SHEET NO.
C7.2



SIGN LEGEND

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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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TIMMONS GROUP

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ENGINEERING FIRM:

TIMMONS GROUP

5401 TRINITY RD, SUITE 102
RALEIGH | NC 27607



PUD SUBMITTAL
PREPARED FOR:
TOWN OF KNIGHTDALE
JANUARY, 2023

THE HAVEN AT GRIFFITH MEADOWS

Vision & Intent

Section I2.2.F.3.g of the Knightdale Unified Development Ordinance states that a Planned Unit Development Overlay district rezoning is a privilege and shall be considered by the Town based on the aggregated incremental benefits that the specific subdivision plans provide that over and above the standard zoning requirements. In return for the flexibility that the Planned Unit Development designation The Haven at Griffith Meadows design has been based on the following:

KnightdaleNext 2035 Comprehensive Plan

- The Haven at Griffith Meadows is located within the Rural Living Placetype on the Growth Framework Map in the 2035 Comprehensive Plan. With the recent growth and upcoming development along Poole Road both in Knightdale and towards Wendell, a Mixed-Density Neighborhood Placetype is a more appropriate placetype for this area. Several intersections along Poole Road are being developed with a mixture of non-residential uses. Providing residential housing in the areas between those north south intersections increases the housing opportunities and locates residents in close proximity to upcoming non-residential development.
- While inconsistent with the Growth and Conservation Map designation of Rural Living, the KnightdaleNext 2035 Comprehensive Plan adopts a playbook approach to reflect new realities. The Haven at Griffith Meadows is designed to fit a Mixed-Density Neighborhood Placetype with multiple dwelling types, lot sizes and price points to ensure diversity and appeal to a broad array of home buyers. The neighborhood contains a network of open spaces, trails, and natural preservation areas, a primary feature of Mixed-Density Neighborhoods.

Public Welfare

- Maintaining generous natural buffers and untouched green spaces, The Haven at Griffith Meadows is designed to not impair the supply of light and air to adjacent properties and will not substantially increase the danger of fire or otherwise endanger the public health, safety and welfare.

Impact on Other Property

- The Haven at Griffith Meadows will ensure compatibility with surrounding land uses as a residential development located in a residential area at the edge of the Town of Knightdale. The development will not impede the use and future development of surrounding properties nor will it diminish property values of the area.

Impact on Public Facilities and Resources

- The Haven at Griffith Meadows is designed to ensure adequate utilities, road connections, drainage and other facilities are existing or will be constructed with the development. Public water is currently located within the site frontage on Poole Road. Gravity sanitary sewer is located along Poplar Creek within an adjacent property. An easement agreement has been worked out to extend gravity sewer to The Haven at Griffith Meadows. This gravity sewer extension will naturally open additional parcels for development.

Archaeological, Historical or Cultural Impact

- Numerous natural features found on the property will be conserved. The existing pond will remain so wildlife will continue to flourish. Stream buffers and connected wetland areas provide a conduit for continued wildlife movement. Tree canopy will be preserved, saving almost double the number of required trees. Not only are these elements retained for the enjoyment of the residents, but they are also fully integrated into the design of the development, creating a sense of space unique to Knightdale.
- The Haven at Griffith Meadows includes traditional modern high-end amenities such as pool, clubhouse, playground, putting green, lawn areas and fire pit, but also preserves and incorporates natural features found on the property like wetlands, streams, and an existing pond. Trails not only enable pedestrian connectivity throughout various sections of the community but serve as conduits for residents to enjoy the natural elements distributed throughout. Active open spaces are flexible community gathering spaces accommodating a wide array of uses.

Parking and Traffic

- Necessary parking and road connections are proposed with The Haven at Griffith Meadows to minimize traffic congestion on existing public streets and provide adequate access for emergency vehicles. The Haven at Griffith Meadows includes a pedestrian multiuse path along Poole Road in accordance with Knightdale's Trails and Greenway plan. The trail will help Knightdale move closer towards making their vision for a pedestrian-friendly community a reality and will create a healthier and more dynamic community by improving pedestrian safety and connectivity. One day this multiuse path along Poole Road will connect residents to future non-residential development.
- A 64' collector will be built running east to west on site per the Transportation Plan. This road will eventually extend to Bethlehem Road by connecting to Greythorne Place. A north south 64' collector is also proposed with a roundabout planned at the intersection of these two collectors. Significant on-street parking is provided along these collector streets. Two stub streets are proposed to the north for future growth and connectivity. These roads connect with the east west collector directing travelers to the roundabout and then out to Poole Road. With the completion of these roads, Knightdale is one step closer to the intended transportation system of integrated grid street network for major roads and local streets.

Adequate Buffering

- Landscaping and open space areas are proposed throughout The Haven at Griffith Meadows for the enjoyment of residents and passerby. Adjacent property is largely agricultural in use. Preserved natural areas and the gas line easement provide separation and buffering. The site is divided by streams and wetlands creating a natural break and decreasing the proposed number of homes backing up to the east and west project boundaries.

Performance

- The applicant has a successful history developing projects throughout the Triangle and North Carolina. The applicant is working closely with potential builders to ensure that The Haven at Griffith Meadows is the highest quality development.

SITE DATA TABLE

PROJECT:	THE HAVEN AT GRIFFITH MEADOWS
ENGINEER:	TIMMONS GROUP BETH BLACKMON, PE 5410 TRINITY ROAD, STE. 102 RALEIGH, NC 27607 PHONE: (919) 866-4509 FAX: (919) 859-5663 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
LAND OWNER:	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
TAX ID:	1752-59-7507, 1752-59-9261, & 1752-69-3494
DEED REFERENCE:	DB 08-E PG 2003; DB 16307 PG 1244; DB 19-E PG 362
TOWNSHIP:	ST. MATTHEWS
EXISTING ZONING:	RT
CURRENT USE:	SINGLE-FAMILY RESIDENTIAL & AGRICULTURE
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL
PROPOSED ZONING:	GR-3 PUD GENERAL RESIDENTIAL-3 (GR-3), PUD (PLANNED UNIT DEVELOPMENT)
TOTAL PROJECT AREA:	60.15 ACRES
PROPOSED DENSITY:	2.99 DU/A
RIVER BASIN:	NEUSE
SURFACE WATER CLASSIFICATION:	C; NSW
WATERSHED:	NONE
FIRM PANEL #:	3720175200K EFF. 06/19/2020 & 3720175300K EFF. 03/31/2015

FRONT LOAD SINGLE FAMILY LOT STANDARDS:	MINIMUM LOT SIZE: 7,100 SF LOT WIDTH: 60' FRONT SETBACK: 10' DRIVEWAY LENGTH: 25' SIDE SETBACK: 5' CORNER SIDE SETBACK: 10' REAR SETBACK: 20'
REAR LOAD SINGLE FAMILY LOT STANDARDS:	MINIMUM LOT SIZE: 4,100 SF LOT WIDTH: 38' FRONT SETBACK: 10' SIDE SETBACK: 3' CORNER SIDE SETBACK: 10' REAR SETBACK: 20' DRIVEWAY LENGTH: 20'
REAR LOAD TOWNHOME LOT STANDARDS:	MINIMUM LOT SIZE: 2,000 SF LOT WIDTH: 20' FRONT SETBACK: 10' BUILDING SEPARATION: 10' REAR SETBACK: 20' DRIVEWAY LENGTH: 20'

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 lane 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 within 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 be reduced 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, increasing the amount of open space and creating a more integrated design for the community.

GENERAL SITE MODIFICATIONS

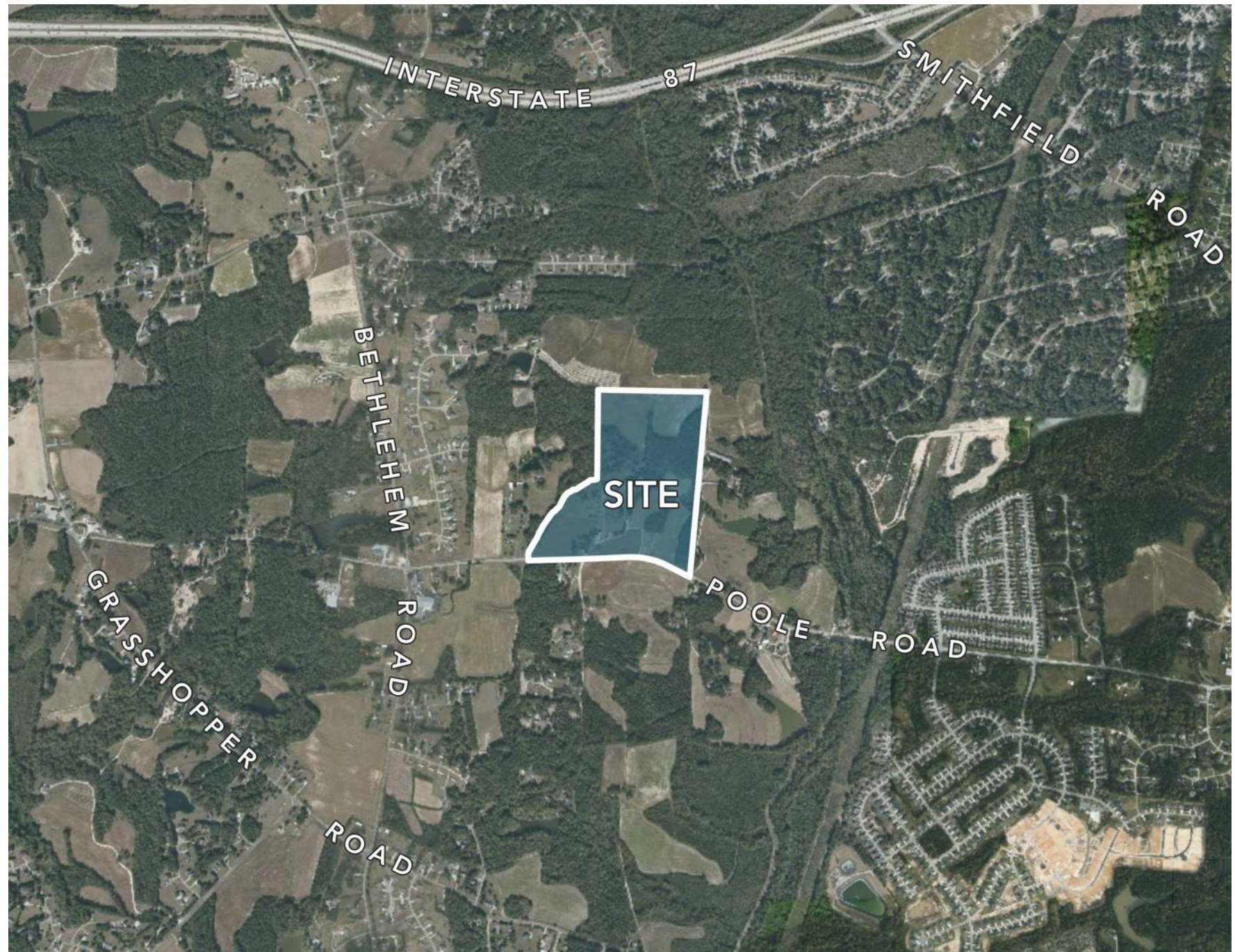
9.3.B of the Knightdale Unified Development Ordinance prohibits mass grading on all front-loaded lots 60' or greater in width. All rear loaded units included in this PUD are exempt from this requirement by right, due to their narrow lot width. The single family lots not exempt, include 41% of the total number of lots. Per the Mass Grading Exhibit included within this document, 11% 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.

DISTRIBUTION OF USES

Table 11.1.B in the Knightdale UDO requires a Min. 10% / Max. 40% Duplex / Townhouse, Min. 5% / Max. 40% Multifamily, and 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 the Integrated Design and Place Making Modification Standards. The PUD shall be developed in such a way to be harmonious with the surroundings.

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.

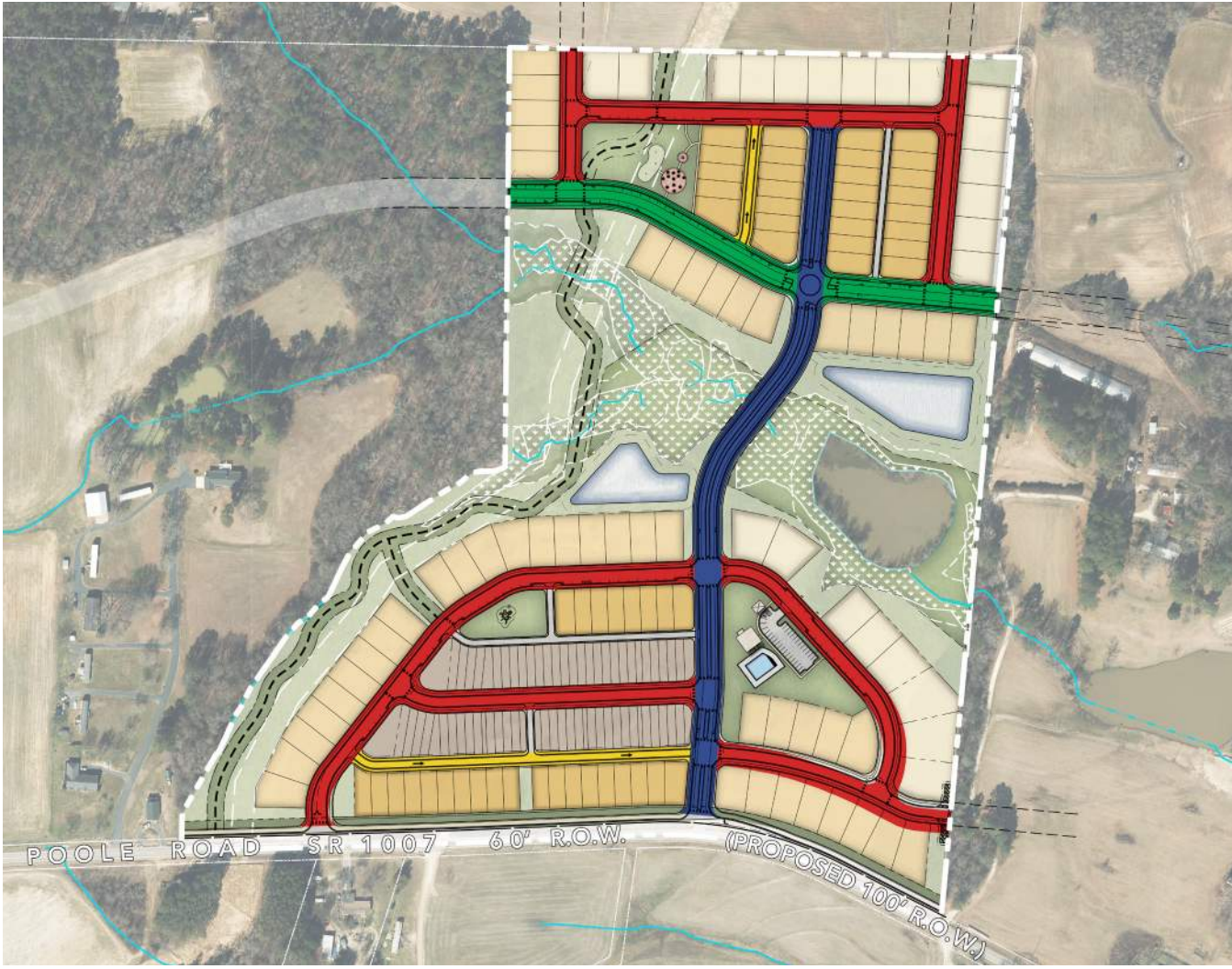
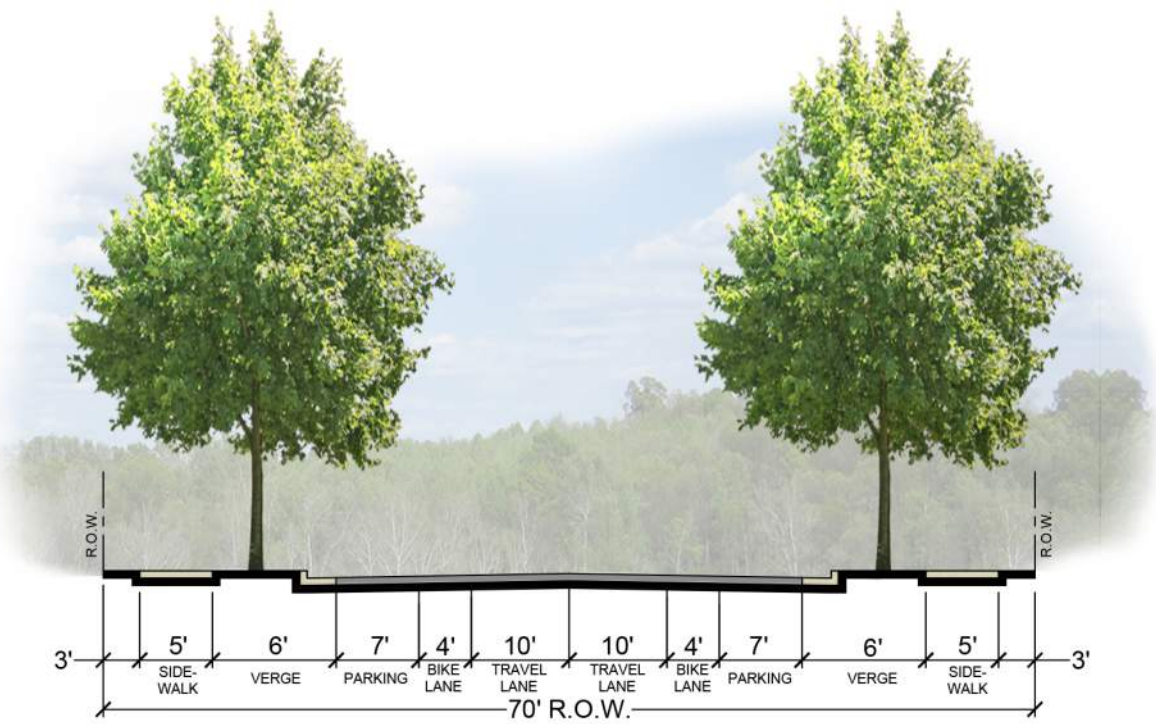


COMMUNITY MASTER PLAN

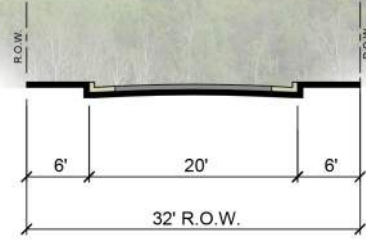


SITE DATA:	
TOTAL AREA	60.1 +/- AC
20' X 100' REAR-LOAD TOWNHOMES	53
38' X 110' REAR-LOAD SINGLE FAMILY	55
60' X 120' FRONT-LOAD SINGLE FAMILY	49
80' X 120' FRONT-LOAD SINGLE FAMILY	23
TOTAL UNITS	180
TOTAL OPEN SPACE REQUIRED **WITH 25% CLUBHOUSE & POOL CREDIT	5.2 +/- AC
PASSIVE OPEN SPACE REQUIRED	2.6 +/- AC
PASSIVE OPEN SPACE PROVIDED	14.6 +/- AC
ACTIVE OPEN SPACE REQUIRED	2.6 +/- AC
ACTIVE OPEN SPACE PROVIDED	2.8 +/- AC
STORMWATER MANAGEMENT	1.8 +/- AC
CONNECTIVITY RATIO	1.53

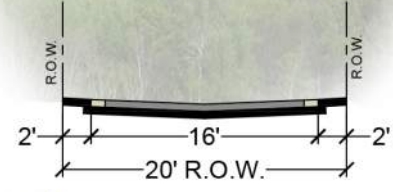
SECTION A



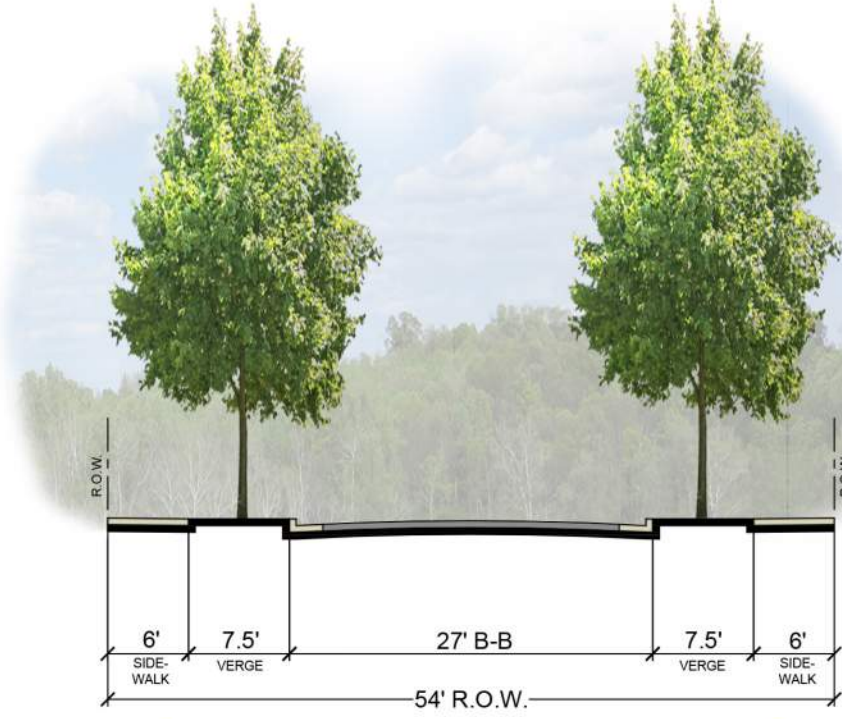
SECTION D



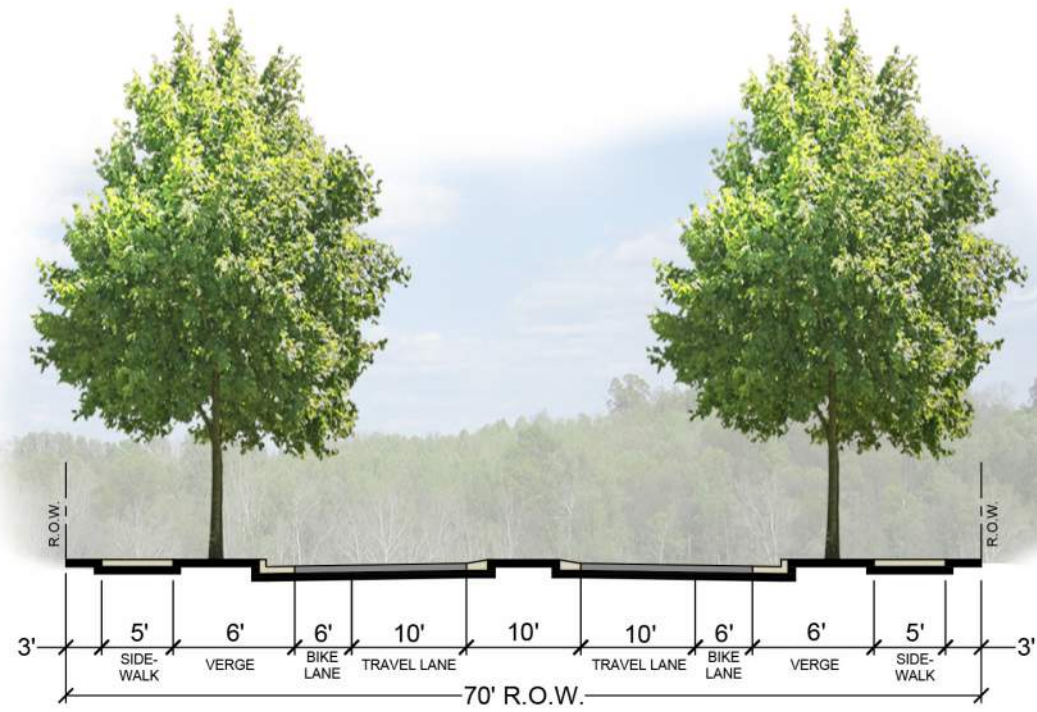
TYP. RESIDENTIAL ALLEY



SECTION C



SECTION B





MASS GRADING EXHIBIT

REAR-LOAD TOWNHOMES - 20' X 100' LOTS



NOTE:
PROPOSED ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY. FRONT
ENTRANCES WILL HAVE COVERINGS/ PORCHES.

RESIDENTIAL PRODUCT

REAR-LOAD SINGLE FAMILY HOMES - 39' X 110' LOTS



RESIDENTIAL PRODUCT

FRONT-LOAD SINGLE FAMILY HOMES - 60'/80' X 120' LOTS



RESIDENTIAL PRODUCT

Townhouse Architectural Standards

- All townhouse units will have alley-loaded, 2-car garages.
- All townhouses built shall be at least 2-stories with a minimum of 1,700 square feet.
- All townhouse units shall be raised from the finished grade a minimum of 18" and have stem wall or raised slab foundations that shall be covered on all sides with brick or stone. Areas under porches may be enclosed with lattice.
- All townhouse units shall have either brick or stone and all townhomes units will have a combination of two or more of the following materials on the front facade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten. All siding will be fiber cement. Vinyl may be used for trim elements, soffits, fascias, and corner boards.
- All townhouse units shall have usable front porches that shall be at least five (5) feet deep and extend more than 25% of the primary facade.
- All townhouse units shall provide detailed design elements using at least one (1) of the features from each of the four categories below:

Entrance

- Recessed entry with 6" minimum width door trim
- Covered porch with 6" minimum width pillars/posts/columns

Building Offset

- Facade offset
- Roofline offset

Roof

- Dormer
- Gable
- Cupola/Tower/Chimney
- Decorative cornice of roof line (flat roof only)

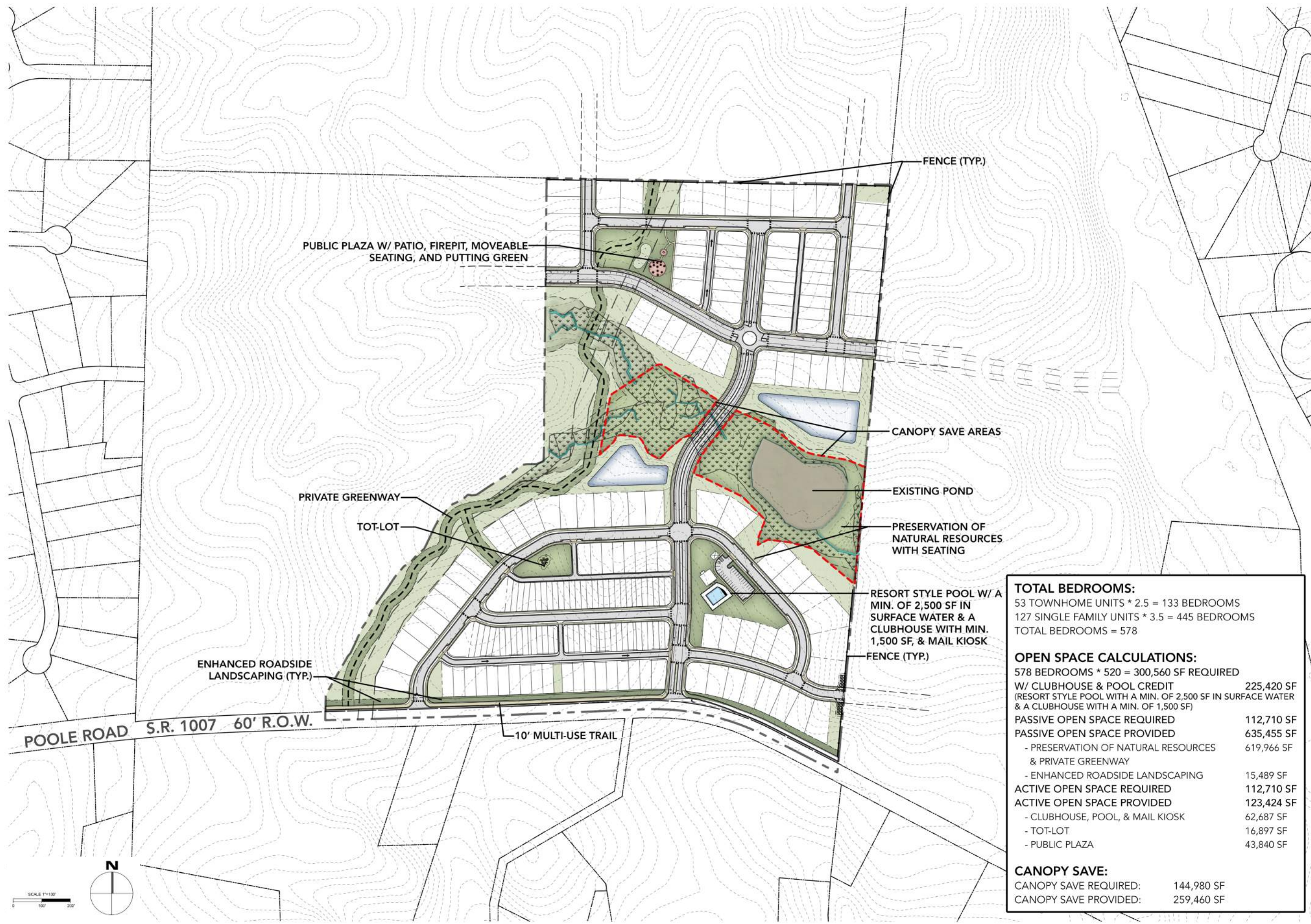
Facade - at least two (2) of the following elements:

- Bay window
- Balcony
- Porch
- Shutters
- Window trim with 4" minimum width
- Patterned finish (scales, shakes, wainscoting, brick, or stone)

- There shall be a 12" overhang on every gable roof end.
- Main roofs on townhouse buildings shall have 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. Monopitch roofs shall have a pitch of at least 3:12.
- For every 30-feet (or fraction) of continuous side elevation (calculated on a per floor basis), there shall be a window, door, or "closed shutter assembly" added to the side elevations. Any siding break on the side of the home such as a fireplace, side porch, wall offsets may be used as an alternate to windows.
- The second and third stories of the rear elevation shall have either a balcony and door(s) or windows making up a minimum of 25% of the length of the rear elevation. The percentage is measured as the horizontal plane (lineal feet) containing a balcony and door(s) or windows divided by the total horizontal plane length.
- No two townhouse units in a building shall have the same exterior paint color scheme.
- Garage doors will be carriage style with windows and decorative hardware.

Single Family Architectural Standards

- Single-family 2-story homes built on lots at least 60-feet wide will have a minimum of 2,000 square feet and 1-story homes on such lots will be a minimum of 1,600 square feet. Lots that are at least 60-feet wide will have front-loaded two car garages.
- Single-family homes built on lots less than 60 feet wide will have a minimum of 1,450 square feet and have alley-loaded two-car garages.
- All single-family homes shall be raised from the finished grade a minimum of 18" and shall have stem wall or raised slab foundations that shall be covered on all sides with brick or stone. Areas under porches may be enclosed with lattice.
- All single-family homes with a crawl space will be wrapped in brick or stone on all sides.
- All single-family homes shall have either brick or stone and all single-family homes will have a combination of two or more of the following materials on the front facade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten. All siding will be fiber cement. Vinyl may only be used for trim elements, soffits, fascia, and corner boards.
- All single-family homes will have a front porch with a minimum depth of five (5) feet. Front porch posts will be at least 6"x6".
- Main roof pitches (excluding porches) for 2-story homes shall be at least 8:12.
- There shall be a 12" overhang on every gable roof end.
- Main roof pitches for 1-story and 1.5-story homes will be at least 6:12.
- Garages for lots that are at least 60-feet wide will not protrude more than six (6) feet from the front porch or stoop and all garage doors shall have window inserts and hardware.
- For every linear 30 feet (or fraction) of continuous side elevation, there shall be one window, door, or "closed shutter assembly" added to the side elevation. Any siding break on the side of the home such as a fireplace, porch, wall offset can be used as an alternative to a window or door. This shall be calculated on a per floor basis.
- Garages will not exceed 45% of the front facade width.



PUBLIC PLAZA W/ PATIO, FIREPIT, MOVEABLE SEATING, AND PUTTING GREEN

FENCE (TYP.)

CANOPY SAVE AREAS

EXISTING POND

PRESERVATION OF NATURAL RESOURCES WITH SEATING

PRIVATE GREENWAY

TOT-LOT

RESORT STYLE POOL W/ A MIN. OF 2,500 SF IN SURFACE WATER & A CLUBHOUSE WITH MIN. 1,500 SF, & MAIL KIOSK

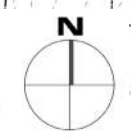
FENCE (TYP.)

ENHANCED ROADSIDE LANDSCAPING (TYP.)

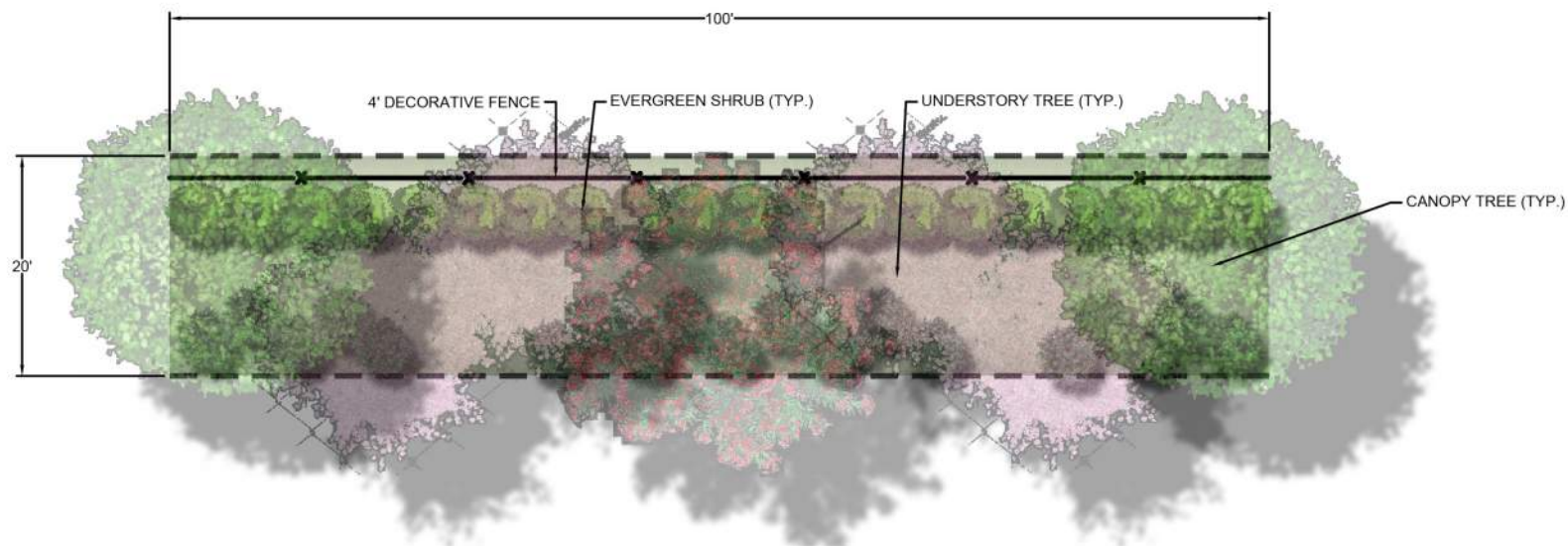
POOLE ROAD S.R. 1007 60' R.O.W.

10' MULTI-USE TRAIL

SCALE 1"=100'

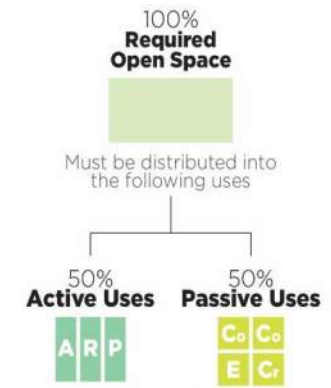


TOTAL BEDROOMS:	
53 TOWNHOME UNITS * 2.5 =	133 BEDROOMS
127 SINGLE FAMILY UNITS * 3.5 =	445 BEDROOMS
TOTAL BEDROOMS = 578	
OPEN SPACE CALCULATIONS:	
578 BEDROOMS * 520 =	300,560 SF REQUIRED
W/ CLUBHOUSE & POOL CREDIT	225,420 SF
(RESORT STYLE POOL WITH A MIN. OF 2,500 SF IN SURFACE WATER & A CLUBHOUSE WITH A MIN. OF 1,500 SF)	
PASSIVE OPEN SPACE REQUIRED	112,710 SF
PASSIVE OPEN SPACE PROVIDED	635,455 SF
- PRESERVATION OF NATURAL RESOURCES & PRIVATE GREENWAY	619,966 SF
- ENHANCED ROADSIDE LANDSCAPING	15,489 SF
ACTIVE OPEN SPACE REQUIRED	112,710 SF
ACTIVE OPEN SPACE PROVIDED	123,424 SF
- CLUBHOUSE, POOL, & MAIL KIOSK	62,687 SF
- TOT-LOT	16,897 SF
- PUBLIC PLAZA	43,840 SF
CANOPY SAVE:	
CANOPY SAVE REQUIRED:	144,980 SF
CANOPY SAVE PROVIDED:	259,460 SF



The Haven at Griffith Meadows Allocation Points:

ITEM	POINTS
Major Subdivision:	15
Residential Architectural Standards	15
Clubhouse without kitchen 1500-2499 sf	5
Resort Style Pool	2
IPEMA Certified Playground Equipment	4
Construct more than 2000 linear feet of 6' wide path	2
Enhanced Roadside landscaping	2
On-street parking	4
Deck/Patio - More than 1000 sqft	1
Total	50



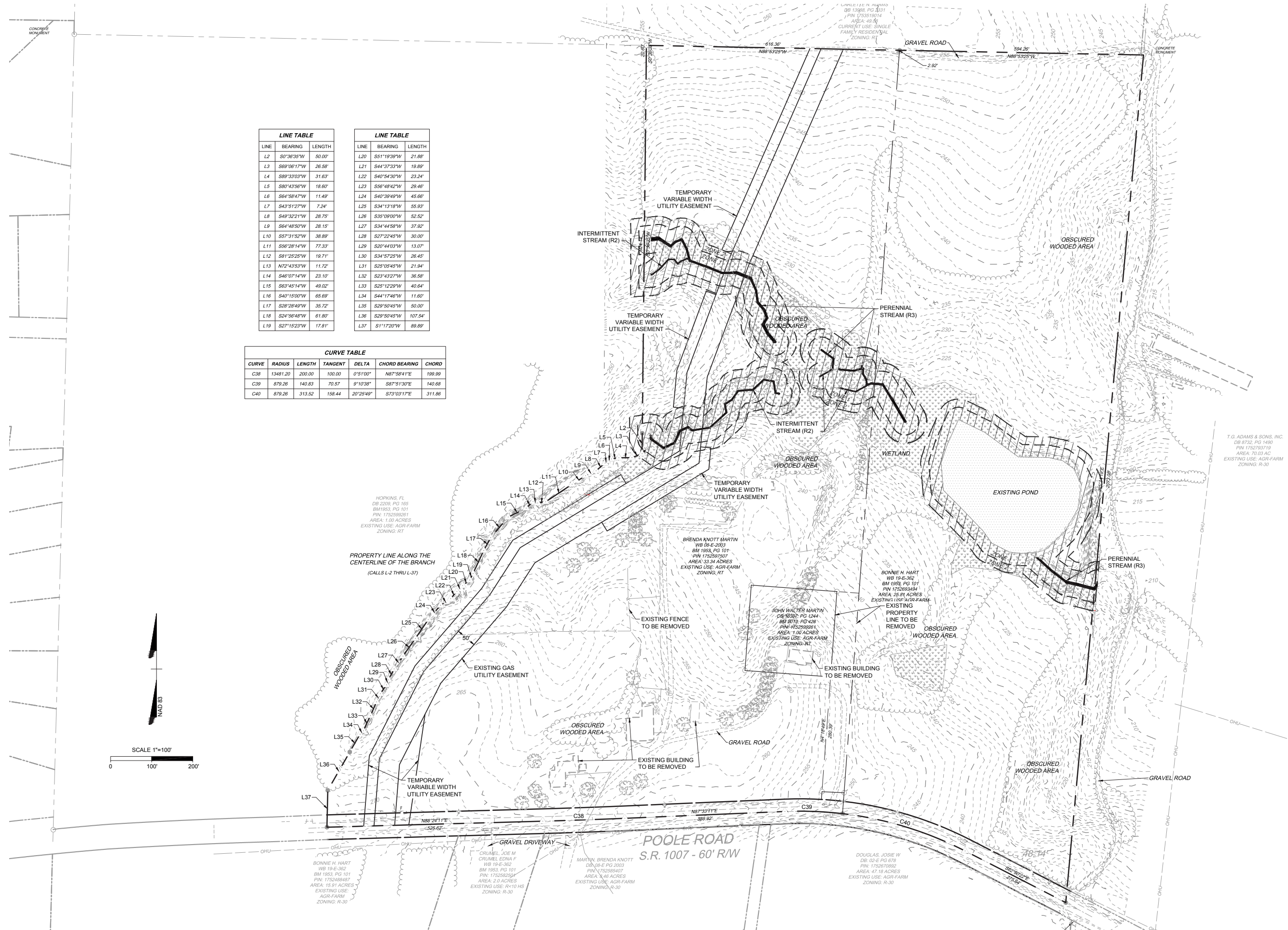
Both uses must consist of the elements below. Fill the circles to indicate which elements to include.

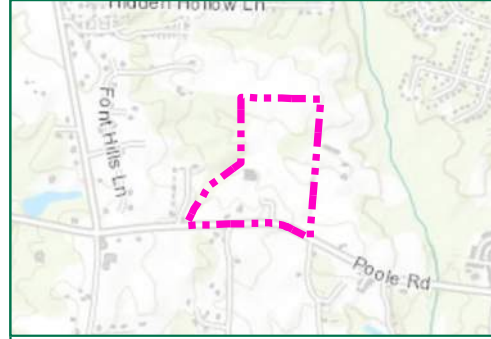
- (Fill 1 circle below) **Community A**
 - Neighborhood Amenities*
 - Resort Style Pool
 - Clubhouse
 - Golf Course
- (Fill 1 circle below) **Recreation R**
 - IPEMA Certified Playground
 - Tennis/Pickleball Courts
 - Baseball/Softball Field
 - Football/Soccer Field
 - Multi-Use Hard Court
 - Bocce Courts
- (Fill 1 circle below) **Public P**
 - Public Park Facility
 - Public Greenway
 - Public Plaza
- Co Community** (Fill 2 circles below)
 - Pavilions
 - Gazebos
 - Community Garden
 - Permanent Yard Games
 - Fire Pit
 - Hardscaped & Landscaped Squares
 - Benches and/or seat walls
 - Historic Resources*
 - Private Greenway
- E Environmental** (Fill 1 circle below)
 - Parkways*
 - Preservation of Natural Resources
 - Rain Garden
 - Constructed Wetland
 - Stream Restoration
- C Creative** (Fill 1 circle below)
 - Outdoor Display of Public Art
 - Gateway Landscaping or Structure
 - Enhanced Roadside Landscaping



COMMUNITY AMENITIES

EXISTING CONDITIONS



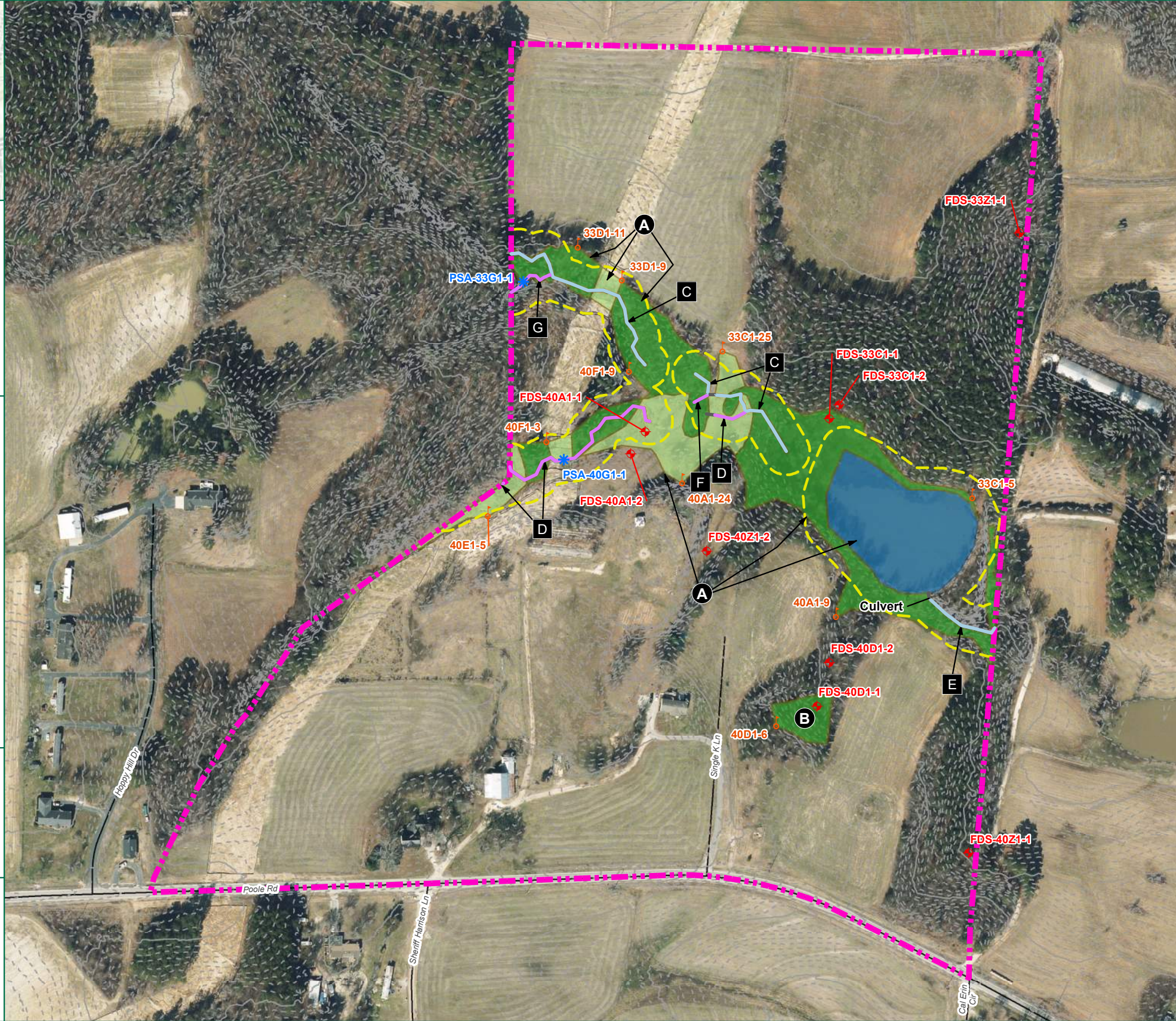
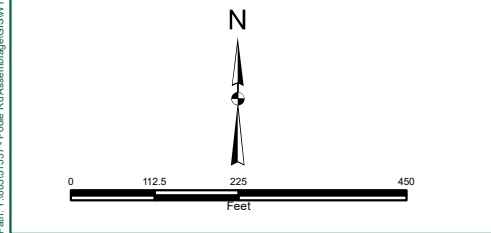


Resource Identification	Confirmation							Stream (sq ft)	Resource Description Notes*
	PFO (sq ft)	PSS (sq ft)	PEM (sq ft)	POW (sq ft)	R3 (ft)	R4 (ft)	R6 (ft)		
A	149,804		53,948	69,641					NTV & NTVN
B	10,872								NTV
C					782			3,434	NTV
D						517		1,635	NTV
E					178			672	NTV
F						33		69	NTV
G							113	226	NTV
Total	160,676	0	53,948	69,641	960	663	0	6,236	
Total Wetland Area =								284,265 sq ft	6.53 ac
Total Stream Area =								6,236 sq ft	0.14 ac
Total Stream Length =								1,623 ft	

* T=Tidal, N=Non-tidal, V=Vegetated, NV=Non-Vegetated, PFO=Palustrine Forested Wetland, PSS=Palustrine Scrub-Shrub Wetland, PEM=Palustrine Emergent Wetland, POW= Palustrine Open Water, EW= Estuarine Intertidal Wetlands, R3= Upper Perennial Streams, R4=Intermittent Streams, R6 = Ephemeral Streams

- Legend**
- Project Study Limits- 59.5 Acres
 - Stream Buffer
 - X Stream Identifier
 - X Wetland Identifier
 - o Flag
 - + Field Data Station
 - * PSA Point
 - Perennial Stream (R3)
 - Intermittent Stream (R4)
 - Culvert
 - Palustrine Emergent (PEM) Wetland
 - Palustrine Forested (PFO) Wetland
 - Palustrine Open Water (POW)
- Topographic Contours**
- Major- 10 Foot
 - Minor- 1 Foot

1. Waters of the U.S. within the project study limits have been located using submeter, Bluetooth GPS antennas by Timmons Group.
2. Waters of the U.S. have not been confirmed by the U.S. Army Corps of Engineers until stamped.
3. Project limits are approximate.
4. Topography based on USGS LiDAR.
5. Cowardin Stream Classifications are based on NC DWQ Stream Identification form version 4.11.



TIMMONS GROUP

POOLE ROAD ASSEMBLAGE

WAKE COUNTY, NORTH CAROLINA

FIGURE 6: WETLANDS AND WATERS DELINEATION MAP

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
1007 Boulders Parkway, Suite 300 | Richmond, VA 23225
TEL 804.200.6500 FAX 804.560.7648 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS

Site Development | Residential | Infrastructure | Technology | Environmental

DATE	REVISION DESCRIPTION
03/14/2022	

DATE: 03/14/2022

DRAWN BY: M.COOLEY

DESIGNED BY: M.COOLEY

CHECKED BY: S.LAW

SCALE: 1" = 225'

JOB NUMBER: 51557

SHEET NO.: 1 OF 1

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WETLAND EXHIBIT



Meeting Sign-in Sheet			
Project:	The Haven at Griffith Meadows	Meeting Date:	21-Nov-22
Faciliator:	Timmons Group	Place/ Room:	Zoom 5pm

Name	Address	Phone	Email
Beth Blackmon	5410 Trinity Rd, Suite 102, Raleigh NC 27607	919-866-4509	beth.blackmon@timmons.com
Elizabeth Ange	5410 Trinity Rd, Suite 102, Raleigh NC 27607	984-255-2366	elizabeth.ange@timmons.com
Kevin Lewis	Town of Knightdale Planning Department	919-217-2243	kevin.lewis@knightdalenc.gov
Jeff Hochanadel	5410 Trinity Rd, Suite 102, Raleigh NC 27607	919-866-4511	jeff.hochanadel@timmons.com
Patrick Goetze	PO Box 1080 Wake Forest NC 27588	984-202-0909	patrick@deaconcompanies.com
Andrew Suriano	PO Box 1080 Wake Forest NC 27588	919-608-3542	andrew@deaconcompanies.com
Erica Martin	1620 Single K lane, Knightdale, NC 27545		singlekfarms@aol.com
Brenda Pope			singlek.brenda@gmail.com
Melodie Smith	8501 Poole Road, Knightdale NC 27545		melodie.smith1982@gmail.com
Beth Trahos	301 Hillsborough St, suite 1400 Raleigh NC 27603	919-329-3884	beth.trahos@nelsonmullins.com
Sharon Murray	8700 Poole Rd, Knightdale NC 27545		
John Martin	1620 Single K lane, Knightdale, NC 27545	919-291-4792	



Summary of Discussion From the Neighborhood Meeting			
Project:	The Haven at Griffith Meadows	Meeting Date:	11/21/2022
Applicant:	Timmons Group - Beth Blackmon	Place/ Room:	Zoom
Contact Information:	beth.blackmon@timmons.com 919-866-4509	Time:	5:00 PM

Summary of questions/ comments and responses from the neighborhood meeting:

Questions/ Concern #1: What is the plan for water and sewer?

Applicant Response: There is an existing water line within Poole road that we can tap. COR Sewer is existing to the east. And we plan to connect through the adjacent property to get to connect to sewer.

Questions/ Concern #2: Once approved, what would be the timeline for complete development?

Applicant Response: If the master plan gets approved in March, then we have to get CD approval, erosion control permit, wetland impact permits, water and sewer permits, that would be 6-12 months before the project had all permits. And then you build roads and infrastructure. You wouldn't see houses until after that.

Questions/ Concern #3: Traffic, what is the plan for the additional traffic load this will cause?

Applicant Response: We have done a TIA. Traffic impact analysis, counts were conducted with school in session. The TIA recommended a left turn lane at the western entrance on Poole Road and a right and left turn lane at the eastern entrance. The TIA also recommended a couple of turn lanes at existing intersections further from the site.

Questions/ Concern #4: Are you required to widen Poole Road?

Applicant Response: Yes, the site would have to widened the frontage on Poole Road. Poole Rd is a proposed 100' right-of-way and we are required to do half of that. The turn lanes would be built into that. There is also a 10' multi-use path along Poole road that could be shared with bikes and pedestrians.

Questions/ Concern #5: Work hour restrictions for construction?

Applicant Response: That is normally governed by the Town's ordinance and would restricted by the Town of Knightdale. Any work in Poole Road would be governed by NCDOT schedule.

Questions/ Concern #6: How will this affect surrounding property values?

Applicant Response: Its residential zoning and should not have a negative effect.

Questions/ Concern #7: What are the price ranges of the homes planned for the community?

Applicant Response: This will be solely based on the market at the time. The houses will not be started for a while.

Questions/ Concern #8: Who is the builder?

Applicant Response: No builder has been picked at this time but they must comply with the architecture standards set in the PUD.