

HAYWOOD GLEN - PHASE 3

MASTER PLAN

TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

SITE DATA

PROJECT:	HAYWOOD GLEN PHASE 3	
ENGINEER:	TIMMONS GROUP 5410 TRINITY ROAD, SUITE 102 RALEIGH, NC 27607 PHONE: 919-866-4509 FAX: 919-859-5663 BETH BLACKMON, PE EMAIL: BETH.BLACKMON@TIMMONS.COM	
DEVELOPER:	OLD EAST PROPERTIES 410 N. BOYLAN AVENUE RALEIGH, NC 27603 PHONE: 919-825-1135 MARK EISENBEIS EMAIL: MARK@OLDEASTPROPERTIES.COM	
PROPERTY LOCATION:	OLD KNIGHT ROAD WAKE COUNTY, NORTH CAROLINA	
PIN:	1755-73-7189	
EXISTING ZONING:	RT	
PROPOSED ZONING:	GR3 PUD	
TOWNSHIP:	ST. MATTHEWS	
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL	
TOTAL DEVELOPED TRACT AREA:	23.06 ACRES	
TOTAL PROPOSED UNITS:	78 SINGLE FAMILY	
	17 FRONT LOADED + 61 REAR LOADED	
TOTAL OPEN SPACE:	3.89 ACRES	
TOTAL ON STREET PARKING:	47 SPACES	
SETBACKS:	FRONT LOAD FRONT: 10' DRIVEWAY LENGTH: 20' REAR: 25' SIDE: 5'	REAR LOAD FRONT: 10' REAR: 20' DRIVEWAY LENGTH: 20' SIDE: 3'



VICINITY MAP

OWNERS OF RECORD

1755-73-7189
WAYNE AND EUGENE HARPER
4113 BREWSTER DRIVE
RALEIGH, NC 27606-1711



Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	PRELIMINARY SITE PLAN
C3.0	PRELIMINARY UTILITY PLAN
C4.0	PRELIMINARY STORMWATER MANAGEMENT PLAN
C5.0	PRELIMINARY LIGHTING PLAN
C6.0	LANDSCAPE PLAN
C7.0	SIGNS AND MARKINGS PLAN

PUBLIC INFRASTRUCTURE QUANTITIES TABLE

Sewer	
Manholes	20 EA
8" Public Sanitary Sewer	3,698 LF
Sewer Services	78 EA
Water	
8" Public Watermain	3,733 LF
Water Services	78 EA
Fire Hydrant Assemblies	8 EA
8" Gate Valves	32 EA
8" X 8" Tees	8 EA
8" Blow Off Assemblies	4 EA
Concrete/Asphalt	
Private Streets	2,448 LF
Public Streets	3,763 LF
Public 6' Sidewalk	6,413 LF
30" Curb & Gutter	12,090 LF
Site Data	
Number of Lots	78
GPD Usage Water	37,440
GPD Usage Sewer	23,400
Calculation for GPD Water (per Unit)	480
Calculation for GPD Sewer (per Unit)	300

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YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE
	02/23/2021

DRAWN BY	E. ANGE
DESIGNED BY	B. BLACKMON
CHECKED BY	J. CHANDLER
SCALE	N/A

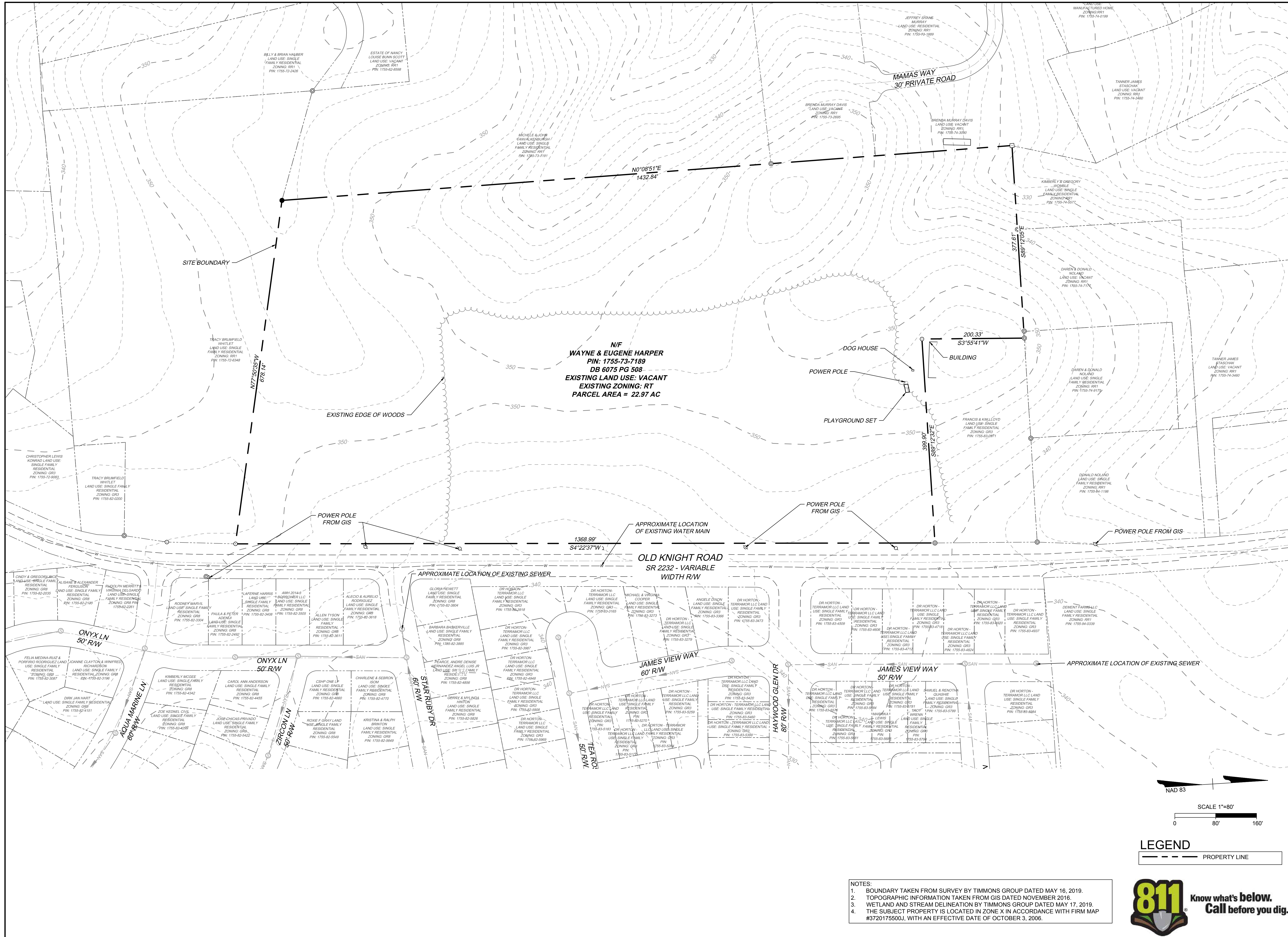
TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
HAYWOOD GLEN PHASE 3
OLD KNIGHT ROAD, WAKE COUNTY, NORTH CAROLINA
COVER SHEET

JOB NO.	43202
SHEET NO.	C0.0



CONSTRUCTION DRAWING APPROVAL
REQUIRED FOR DEVELOPMENT

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E. ANGE

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CHECKED BY
J. CHANDLER

SCALE
1" = 80'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

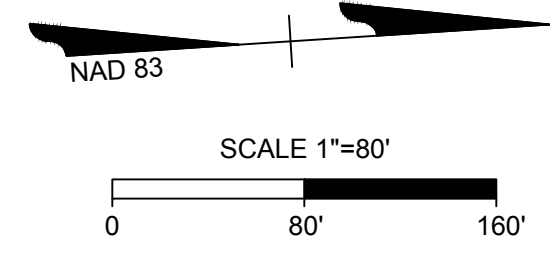
HAYWOOD GLEN PHASE 3

OLD KNIGHT ROAD, WAKE COUNTY, NORTH CAROLINA

EXISTING CONDITIONS

JOB NO.
43202

SHEET NO.
C1.0



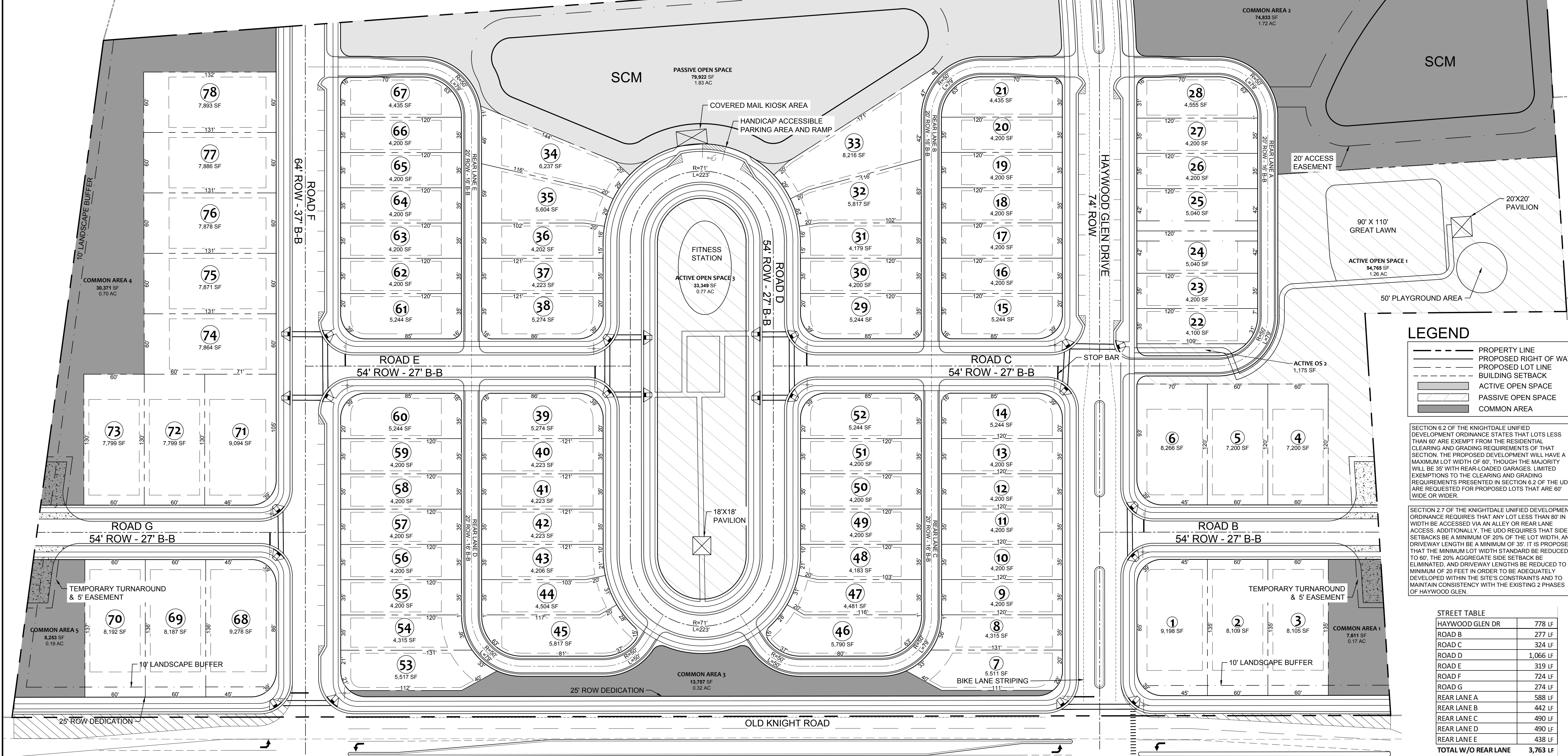
LEGEND

--- PROPERTY LINE

- NOTES:**
- BOUNDARY TAKEN FROM SURVEY BY TIMMONS GROUP DATED MAY 16, 2019.
 - TOPOGRAPHIC INFORMATION TAKEN FROM GIS DATED NOVEMBER 2016.
 - WETLAND AND STREAM DELINEATION BY TIMMONS GROUP DATED MAY 17, 2019.
 - THE SUBJECT PROPERTY IS LOCATED IN ZONE X IN ACCORDANCE WITH FIRM MAP #3720176500J, WITH AN EFFECTIVE DATE OF OCTOBER 3, 2006.



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LEGEND

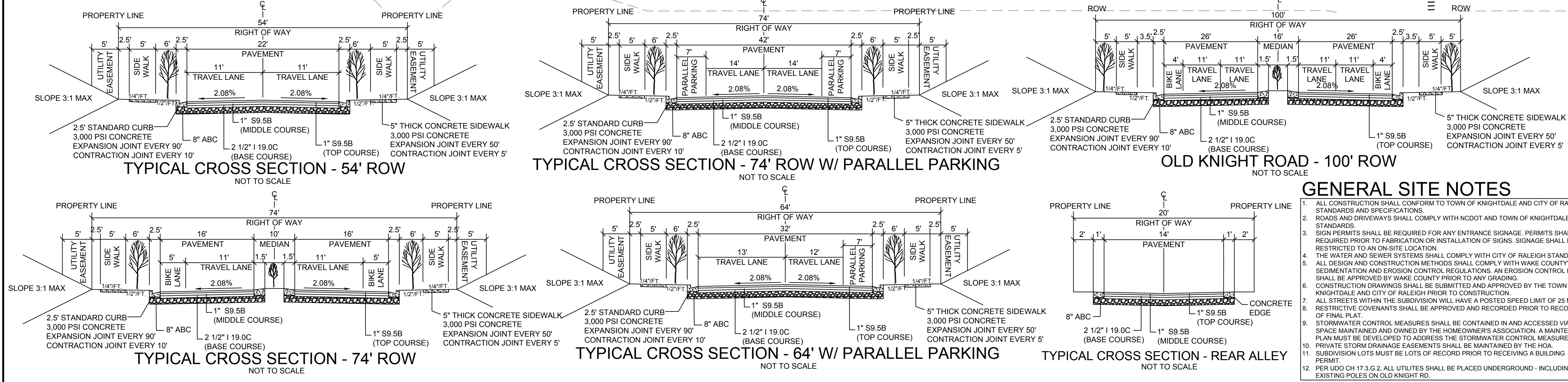
- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- BUILDING SETBACK
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- COMMON AREA

SECTION 6.2 OF THE KNIGHTDALE UNIFIED DEVELOPMENT ORDINANCE STATES THAT LOTS LESS THAN 60' ARE EXEMPT FROM THE RESIDENTIAL CLEARING AND GRADING REQUIREMENTS OF THAT SECTION. THE PROPOSED DEVELOPMENT WILL HAVE A MAXIMUM LOT WIDTH OF 60', THOUGH THE MAJORITY WILL BE 35' WITH REAR-LOADED GARAGES. LIMITED EXEMPTIONS TO THE CLEARING AND GRADING REQUIREMENTS PRESENTED IN SECTION 6.2 OF THE UDO ARE REQUESTED FOR PROPOSED LOTS THAT ARE 60' WIDE OR WIDER.

SECTION 2.7 OF THE KNIGHTDALE UNIFIED DEVELOPMENT ORDINANCE REQUIRES THAT ANY LOT LESS THAN 80' IN WIDTH BE ACCESSED VIA AN ALLEY OR REAR LANE ACCESS. ADDITIONALLY, THE UDO REQUIRES THAT SIDE SETBACKS BE A MINIMUM OF 20% OF THE LOT WIDTH, AND DRIVEWAY LENGTH BE A MINIMUM OF 35'. IT IS PROPOSED THAT THE MINIMUM LOT WIDTH STANDARD BE REDUCED TO 60', THE 20% AGGREGATE SIDE SETBACK BE ELIMINATED, AND DRIVEWAY LENGTHS BE REDUCED TO A MINIMUM OF 20 FEET IN ORDER TO BE ADEQUATELY DEVELOPED WITHIN THE SITE'S CONSTRAINTS AND TO MAINTAIN CONSISTENCY WITH THE EXISTING 2 PHASES OF HAYWOOD GLEN.

STREET TABLE

HAYWOOD GLEN DR	778 LF
ROAD B	277 LF
ROAD C	324 LF
ROAD D	1,066 LF
ROAD E	319 LF
ROAD F	724 LF
ROAD G	274 LF
REAR LANE A	588 LF
REAR LANE B	442 LF
REAR LANE C	490 LF
REAR LANE D	490 LF
REAR LANE E	438 LF
TOTAL W/O REAR LANE	3,763 LF
TOTAL W/ REAR LANE	6,211 LF



SITE DATA

DEVELOPER:
MARK EISENBEIS
OLD EAST PROPERTIES
410 N. BOYLAN AVENUE
RALEIGH, NC 27603
MARK@OLDEASTPROPERTIES.COM
PHONE: 919-825-1135

ENGINEER:
TIMMONS GROUP
BETH BLACKMON, PE
5410 TRINITY ROAD, STE. 102
RALEIGH, NC 27607
PHONE: 919-825-4509

OWNER OF RECORD:
WAYNE AND EUGENE HARPER
4113 BREWSTER DRIVE
RALEIGH, NC 27606-1711

PIN # = 1755-73-7189
DB = 6075, PG = 0508
FIRM MAP# = 3720175500J

TOTAL EXISTING TRACT = 23.06 acres
EXISTING ZONING = RT
PROPOSED ZONING = GR3 PUD

TOTAL PROPOSED NUMBER OF LOTS = 78
ACTIVE LOADED LOTS = 61
FRONT LOADED LOTS = 17
PROPOSED DENSITY = 3.38 du/la

MINIMUM PROVIDED LOT WIDTH = 35'
MINIMUM LOT SIZE REQUIRED = 4,000 sq.ft.
MINIMUM LOT SIZE PROVIDED = 4,100 sq.ft.
AVERAGE LOT SIZE PROVIDED = 5,393 sq.ft.

OPEN SPACE REQUIRED = 3.3 acres
ACTIVE OPEN SPACE REQUIRED = 1.65 acres
TOTAL LENGTH OF ROADS = 6,211 LF

SETBACKS:
FRONT LOAD REAR LOAD
FRONT: 10' FRONT: 10'
DRIVEWAY LENGTH: 20' REAR: 20'
REAR: 25' DRIVEWAY LENGTH: 20'
SIDE: 5' SIDE: 3'

USPS NOTE

CLUSTER MAILBOXES TO BE LOCATED WITHIN NEIGHBORHOOD OPEN SPACE 3. 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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DATE	02/23/2021
DRAWN BY	E. ANGE
DESIGNED BY	B. BLACKMON
CHECKED BY	J. CHANDLER
SCALE	1" = 50'

TIMMONS GROUP

HAYWOOD GLEN PHASE 3
NORTH CAROLINA LICENSE NO. C-1652
OLD KNIGHT ROAD, WAKE COUNTY, NORTH CAROLINA
PRELIMINARY SITE PLAN

JOB NO.
43202

SHEET NO.
C2.0

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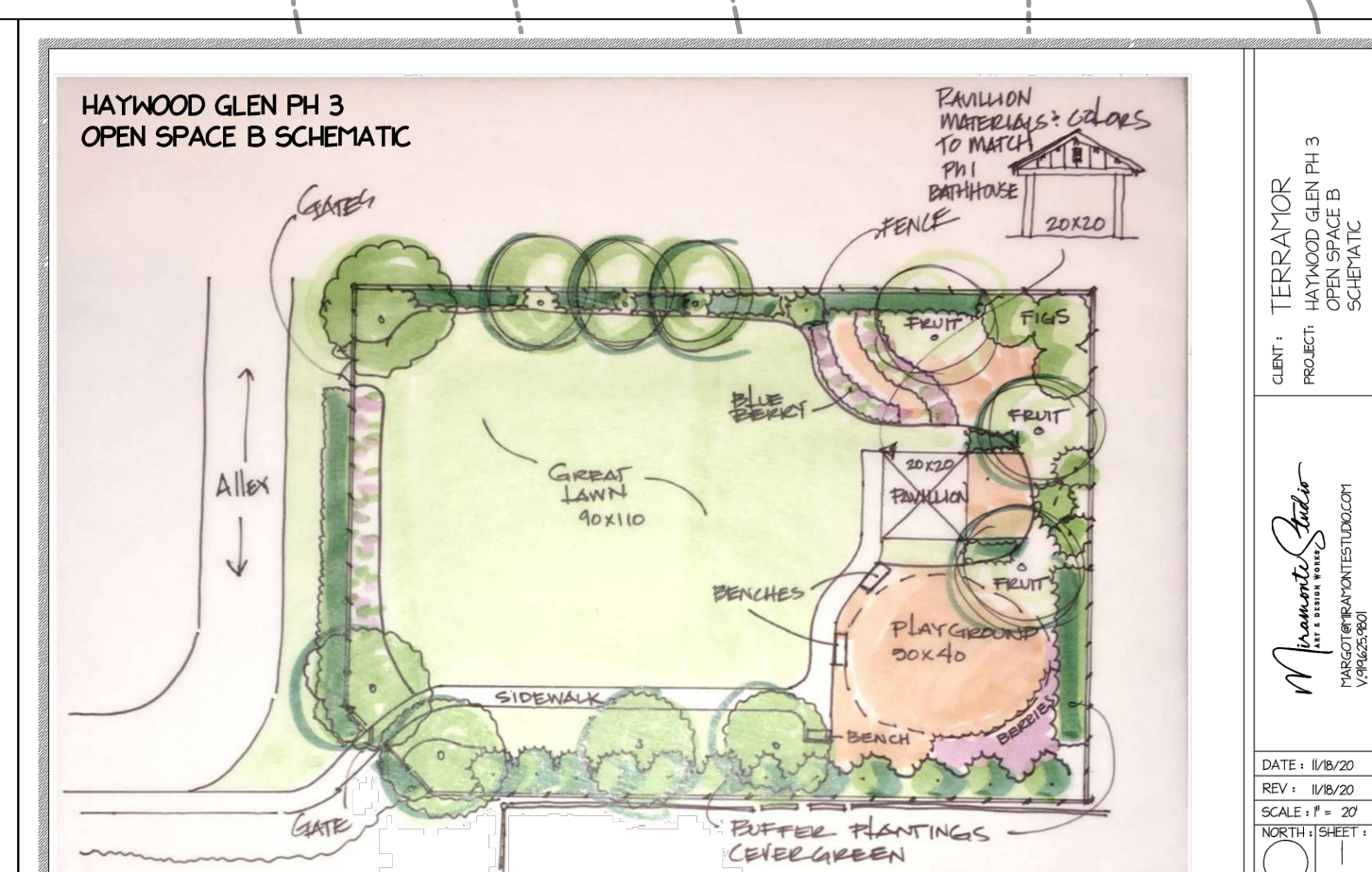
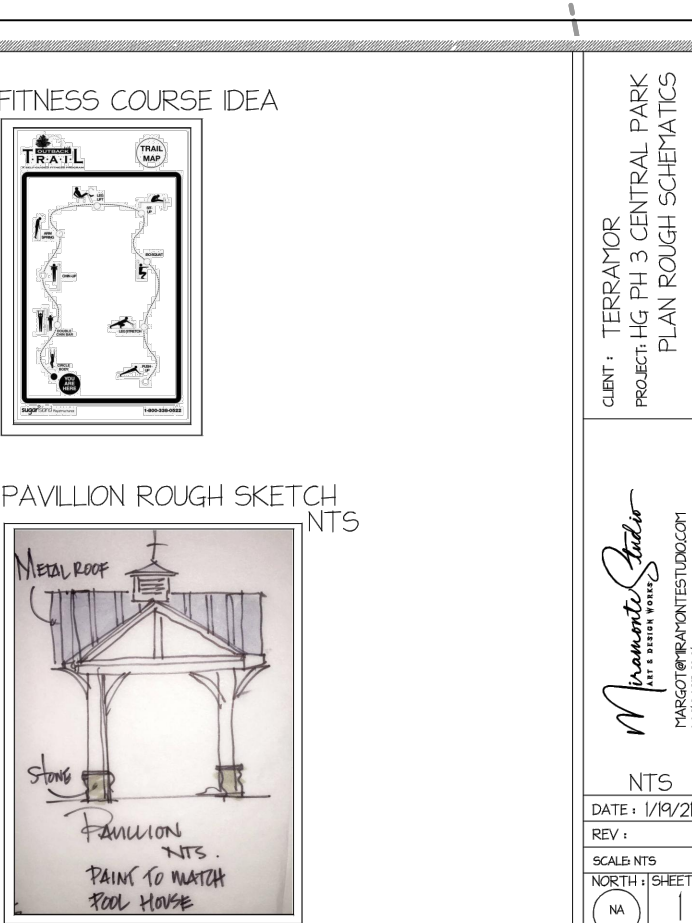
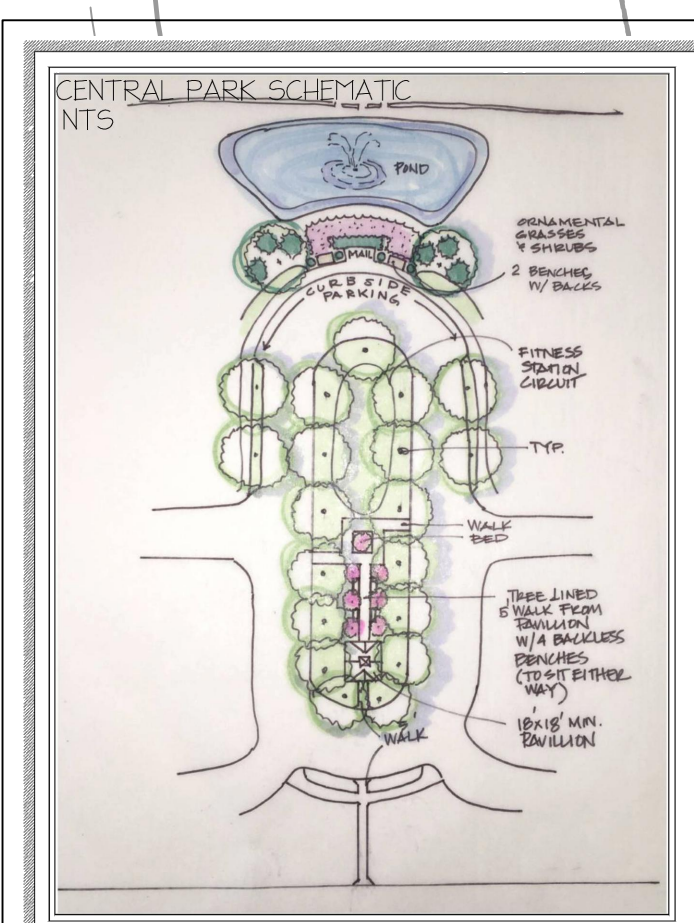
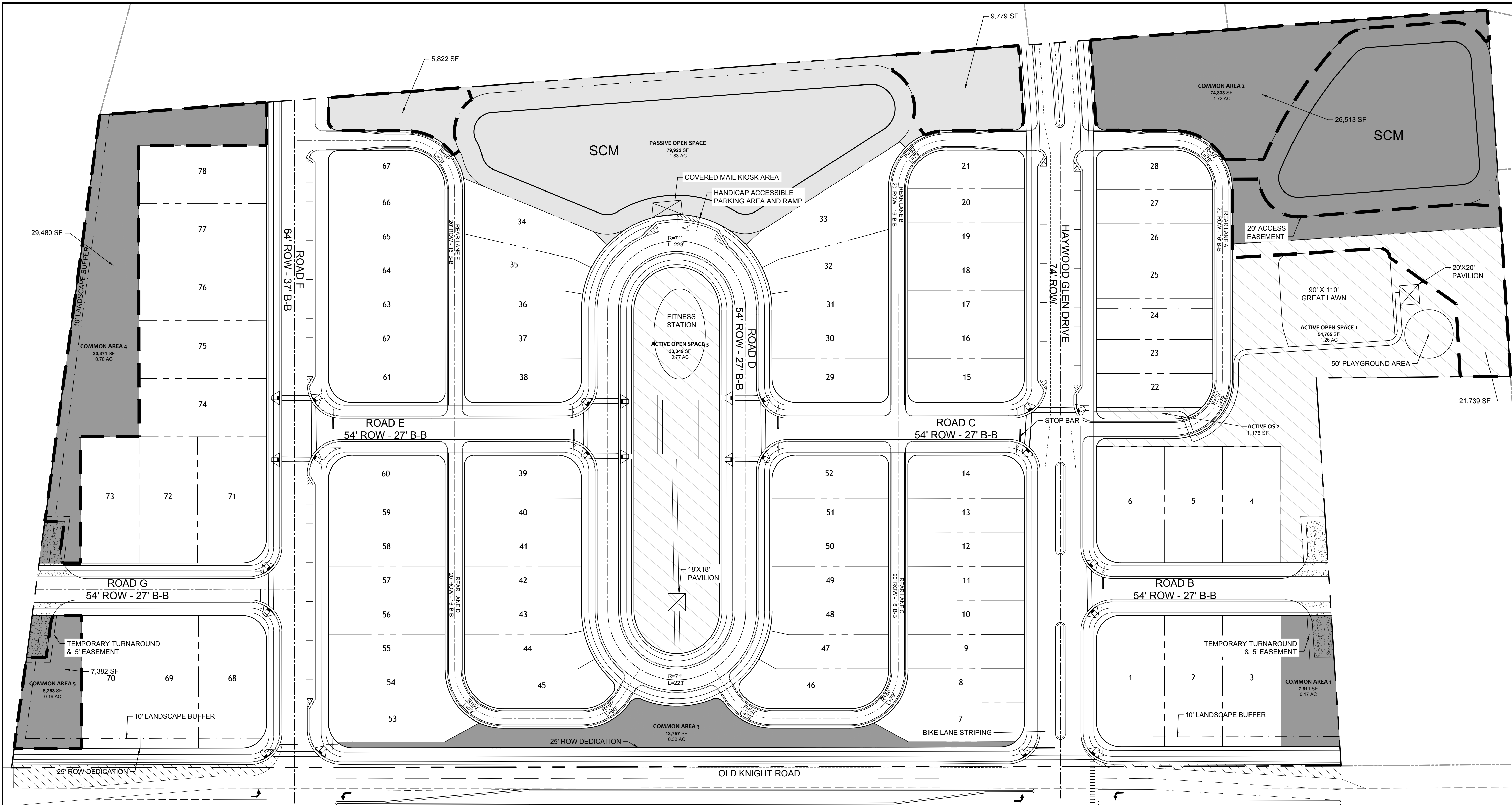
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1" = 50'

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NORTH CAROLINA LICENSE NO. C-1652
HAYWOOD GLEN PHASE 3
OLD KNIGHT ROAD, WAKE COUNTY, NORTH CAROLINA
OPEN SPACE PLAN

JOB NO.
43202
SHEET NO.
C2.1



ACTIVE OPEN SPACE TABLE

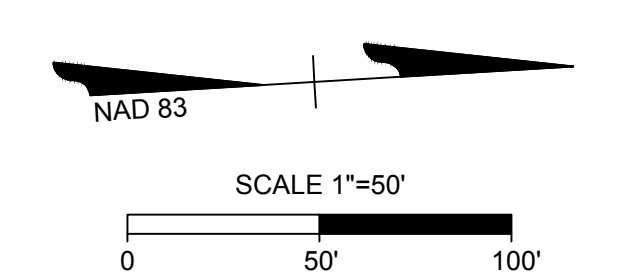
ACTIVE OPEN SPACE 1	54,765 SF	1.26 AC
ACTIVE OPEN SPACE 2	1,175 SF	0.03 AC
ACTIVE OPEN SPACE 3	33,349 SF	0.77 AC
TOTAL	89,289 SF	2.05 AC

PASSIVE OPEN SPACE TABLE

PASSIVE OPEN SPACE	79,922 SF	1.84 AC
TOTAL	79,922 SF	1.84 AC

COMMON AREA TABLE

COMMON AREA 1	7,611 SF	0.17 AC
COMMON AREA 2	74,833 SF	1.72 AC
COMMON AREA 3	13,757 SF	0.32 AC
COMMON AREA 4	30,371 SF	0.70 AC
COMMON AREA 5	8,253 SF	0.19 AC
TOTAL	127,214 SF	2.92 AC

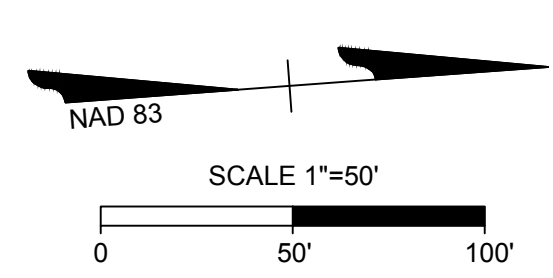
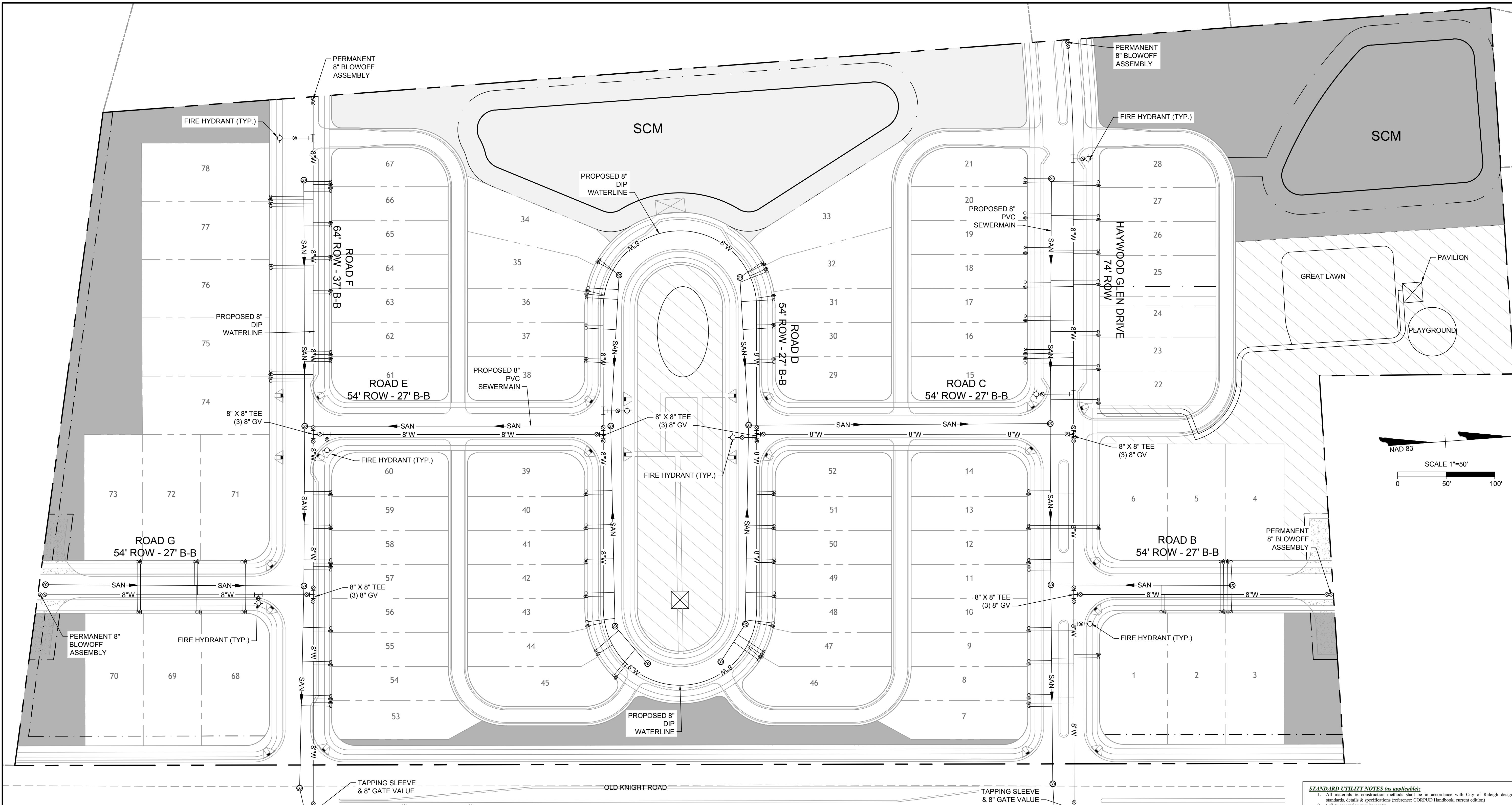


LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- TREE SAVE AREA
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- COMMON AREA



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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 AREA

UTILITY NOTES

1. ALL UTILITY DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES (CORDPU) STANDARDS AND SPECIFICATIONS. UTILITY DESIGN SHALL ALSO MEET FIRE FLOW REQUIREMENTS OF NCFC.
2. UTILITY SIZES AND LOCATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN AND CONSTRUCTION DRAWING APPROVAL. THIS SHALL INCLUDE BUT NOT LIMITED TO FIRE HYDRANT LOCATIONS.
3. ANY EXISTING WATER AND SEWER LINES TO BE USED AS PART OF THE FINAL DESIGN OF THE PROJECT, SHALL BE LOCATED BY SURVEY, TESTED BY A LICENSED CONTRACTOR AND APPROVED BY THE CITY OF RALEIGH INSPECTOR PRIOR TO SUBMITTAL OF CONSTRUCTION DRAWINGS.
4. AS PART OF CONSTRUCTION DRAWING SUBMITTAL, FIRE FLOW CALCULATIONS SHALL BE PROVIDED SHOWING COMPLIANCE WITH NCFC. PROJECT MAY BE DEVELOPED IN PHASES AND ALL PHASES SHALL BE REQUIRED TO MEET THE MINIMUM REQUIRED FIRE FLOWS PER OCCUPANCY PROPOSED IN EACH PHASE.
5. AN APPROVED WATER SUPPLY FOR FIRE SUPPRESSION (TEMPORARY OR PERMANENT) SHALL BE PROVIDED AS SOON AS COMBUSTIBLE MATERIALS ARRIVE ON SITE.
6. UTILITY CONSTRUCTION APPROVAL IS REQUIRED FOR THIS PROJECT. PLANS TO BE PREPARED BY NC PROFESSIONAL ENGINEER.
7. RIGHT OF WAY AND/OR EASEMENT DEDICATION PLAT IS REQUIRED FOR THIS PROJECT (PRIOR TO CITY ACCEPTANCE OF UTILITIES).
8. ALL NECESSARY WETLAND, RIPARIAN BUFFER AND FLOODPLAIN PERMITS FROM USACE, NCDWQ & FEMA SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
9. PROJECT SHALL EXTEND PUBLIC WATER MAINS ALONG ALL INTERIOR AND ABUTTING RIGHT OF WAYS OF DEVELOPMENT.
10. FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED AT EVERY INTERSECTION AND AT 500' (RESIDENTIAL) MAX INTERVALS ALONG SITE FRONTAGE.
11. ALL MAINS UP TO 12 INCHES IN SIZE SHALL BE DESIGNED WITH A BLOW-OFF ASSEMBLY THE SAME SIZE AS THE DIAMETER OF THE PIPE.
12. ALL WATER MAINS SHALL BE PRESSURE CLASS OR THICKNESS CLASS DUCTILE IRON PIPE DESIGNED IN ACCORDANCE WITH AWWA STANDARD C-150.
13. PROJECT SHALL EXTEND PUBLIC GRAVITY SEWER TO PERIPHERY OF DEVELOPMENT BASED ON NATURAL TOPOGRAPHY.
14. ALL CITY OF RALEIGH SANITARY SEWER EASEMENTS SHALL BE A MINIMUM OF 30 FEET.
15. THE SANITARY SEWER DESIGN SHALL BE EVALUATED DURING THE CONSTRUCTION DRAWING REVIEW TO ENSURE ADJACENT PROPERTIES HAVE ACCESS TO SANITARY SEWER WHERE FEASIBLE AND IN COMPLIANCE WITH THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT STANDARDS AND SPECIFICATIONS.
16. ALL OFF-SITE EASEMENTS SHALL BE ACQUIRED BY THE DEVELOPER. THESE OFF-SITE EASEMENTS SHALL BE RECORDED BY MAP AND BY DEED OF EASEMENT PRIOR TO CONSTRUCTION APPROVAL. THE EASEMENTS SHALL BE DEDICATED TO THE CITY OF RALEIGH AND ENTITLED "CITY OF RALEIGH SANITARY SEWER EASEMENT".
17. MAINTAIN APPROPRIATE COVER AND SEPARATION ON UTILITIES AND LABEL IN PROFILES; ANY UTILITY CROSSINGS ARE SUBJECT TO MINIMUM REQUIREMENTS.
18. CONSTRUCTION APPROVAL WILL BE REQUIRED FOR ANY EXTENSIONS OF PUBLIC WATER OR SEWER MAINS.
19. PLAT RECORDATION REQUIRED AFTER CONSTRUCTION APPROVAL PRIOR TO BUILDING PERMIT.
20. DOT ENCROACHMENT AGREEMENT REQUIRED.
21. PRIVATE WATER SERVICES SIZED 3/4" - 2" SHOULD BE TYPE "K" SOFT COPPER AND IN ACCORDANCE WITH PU HANDBOOK, APP. B, STANDARD WATER DETAIL W-23 AND W-25. IF WATER METERS CANNOT BE LOCATED WITHIN THE RIGHT-OF-WAY THEY MUST BE WITHIN RECORDED "CITY OF RALEIGH WATERLINE EASEMENTS."
22. EXISTING POLES ON OLD KNIGHT RD TO BE RELOCATED UNDERGROUND.

- STANDARD UTILITY NOTES (as applicable):**
1. All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition).
 2. Utility separation requirements:
 - a) 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 watertight specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
 - b) 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.
 - c) 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 watertight specifications.
 - d) 5/8" minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer.
 - e) Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 24" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separation cannot be achieved, specify DIP materials with a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-49).
 - f) All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
 3. 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.
 4. 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.
 5. 3/8" minimum cover is required on all water mains & sewer force mains. 4.0" minimum cover is required on all sewer mains.
 6. 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.
 7. Install 1/2" copper water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent. *NOTE: It is the applicant's responsibility to properly size the water service for the CORPUD 100 Program Coordinator prior to issuance of a Building Permit.* Contact Tim Beasley at (919) 996-2334 or timothy.beasley@raleighnc.gov for more information.
 8. Install 4" PVC sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 feet maximum.
 9. 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.
 10. 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.
 11. NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
 12. Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD 100 Program Coordinator prior to issuance of a Building Permit. Contact Tim Beasley at (919) 996-2334 or timothy.beasley@raleighnc.gov for more information.
 13. 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. Contact source: Harry at harry@pccw.com or joanne.harley@raleighnc.gov for more information.

UTILITY CONSTRUCTION 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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TIMMONS GROUP

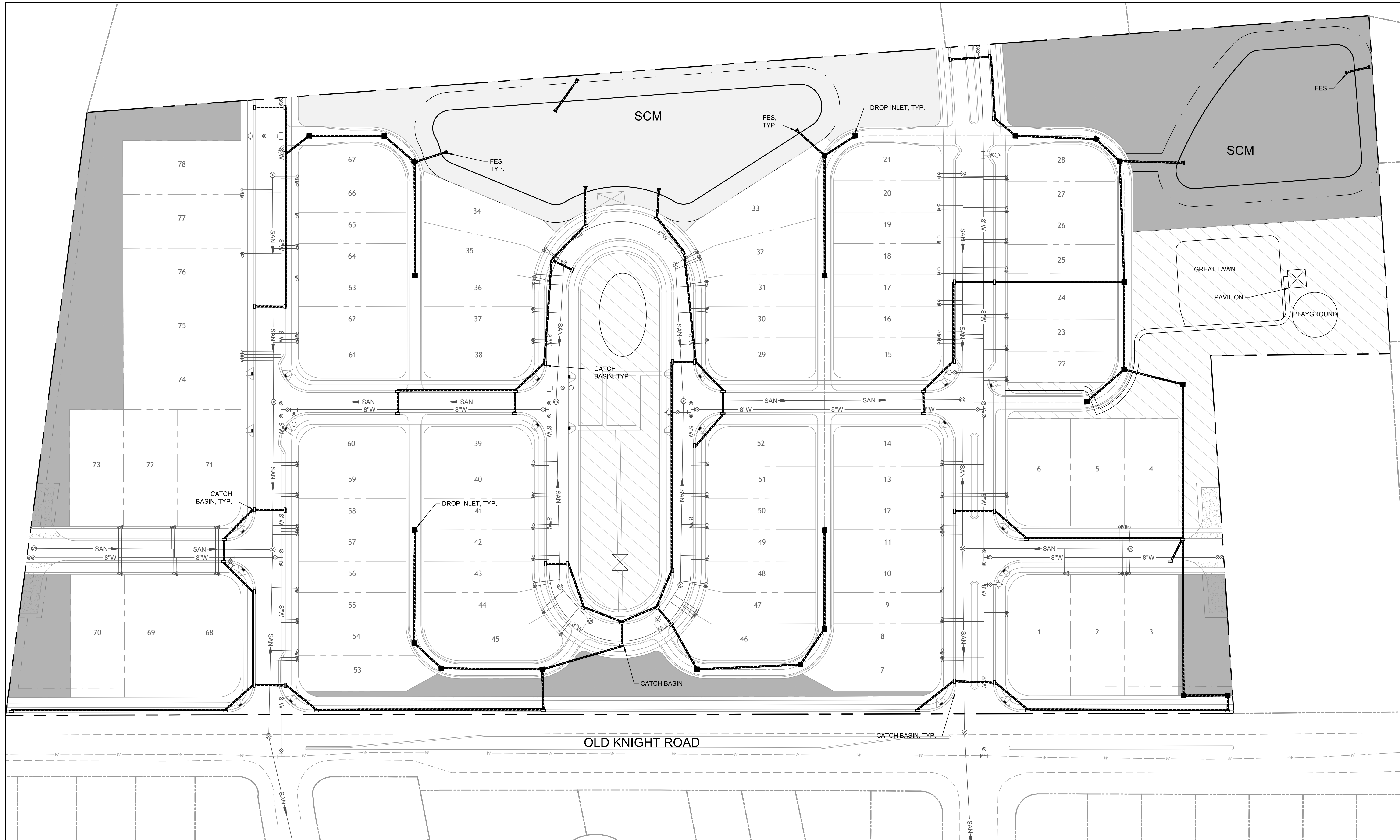
NORTH CAROLINA LICENSE NO. C-1652

HAYWOOD GLEN PHASE 3
OLD KNIGHT ROAD, WAKE COUNTY, NORTH CAROLINA

PRELIMINARY UTILITY PLAN

JOB NO.	43202
SHEET NO.	C3.0

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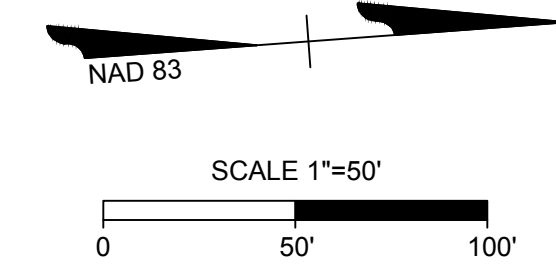
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NORTH CAROLINA LICENSE NO. C-1652
HAYWOOD GLEN PHASE 3
OLD KNIGHT ROAD, WAKE COUNTY, NORTH CAROLINA
PRELIMINARY STORMWATER MANAGEMENT PLAN

JOB NO.
43202
SHEET NO.
C4.0

NOTES

1. THE STORM DRAINAGE LAYOUT IS CONCEPTUAL AND SUBJECT TO CHANGE. APPROVAL BY TOWN STAFF IS REQUIRED.
2. THE STORM DRAINAGE SYSTEM SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH TOWN OF KNIGHTDALE UDO AND ENGINEERING STANDARDS & SPECIFICATIONS.
3. THE STORMWATER PLAN SHALL PROVIDE FOR ADEQUATE NITROGEN REDUCTION AND ATTENUATION OF STORMWATER RUNOFF.
4. FENCING AND LANDSCAPING FOR ALL PROPOSED STORMWATER CONTROL MEASURES SHALL MEET TOWN OF KNIGHTDALE REQUIREMENTS FOR EACH TYPE OF MEASURE PROPOSED.
5. STORMWATER CONTROL MEASURES SHALL BE LOCATED IN OPEN SPACE AREAS DEDICATED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).
6. A MAINTENANCE PLAN ALONG WITH A MEMORANDUM OF AGREEMENT MUST BE DEVELOPED FOR ALL STORMWATER CONTROL MEASURES (SCMS) INSTALLED TO ACHIEVE NITROGEN LOADING AND/OR FLOW ATTENUATING REQUIREMENTS AS PART OF THIS PROJECT. THIS MAINTENANCE PLAN IS REQUIRED TO BE RECORDED AT THE WAKE COUNTY REGISTER OF DEEDS PRIOR TO PLAT RECORDATION. PROOF OF SAID RECORDING WILL BE REQUIRED AT THE TIME OF PLAT RECORDATION.
7. MAINTENANCE AND ACCESS EASEMENTS ARE REQUIRED FOR ALL SCMS.
8. AT THE CONCLUSION OF THE PROJECT ALL SCMS INSTALLED ON-SITE MUST BE CERTIFIED BY A DESIGN PROFESSIONAL AND THE TOWN OF KNIGHTDALE ENGINEERING DEPT. MUST RECEIVE ALL AS-BUILT DRAWINGS PRIOR TO RECEIVING THE CERTIFICATE OF OCCUPANCY.



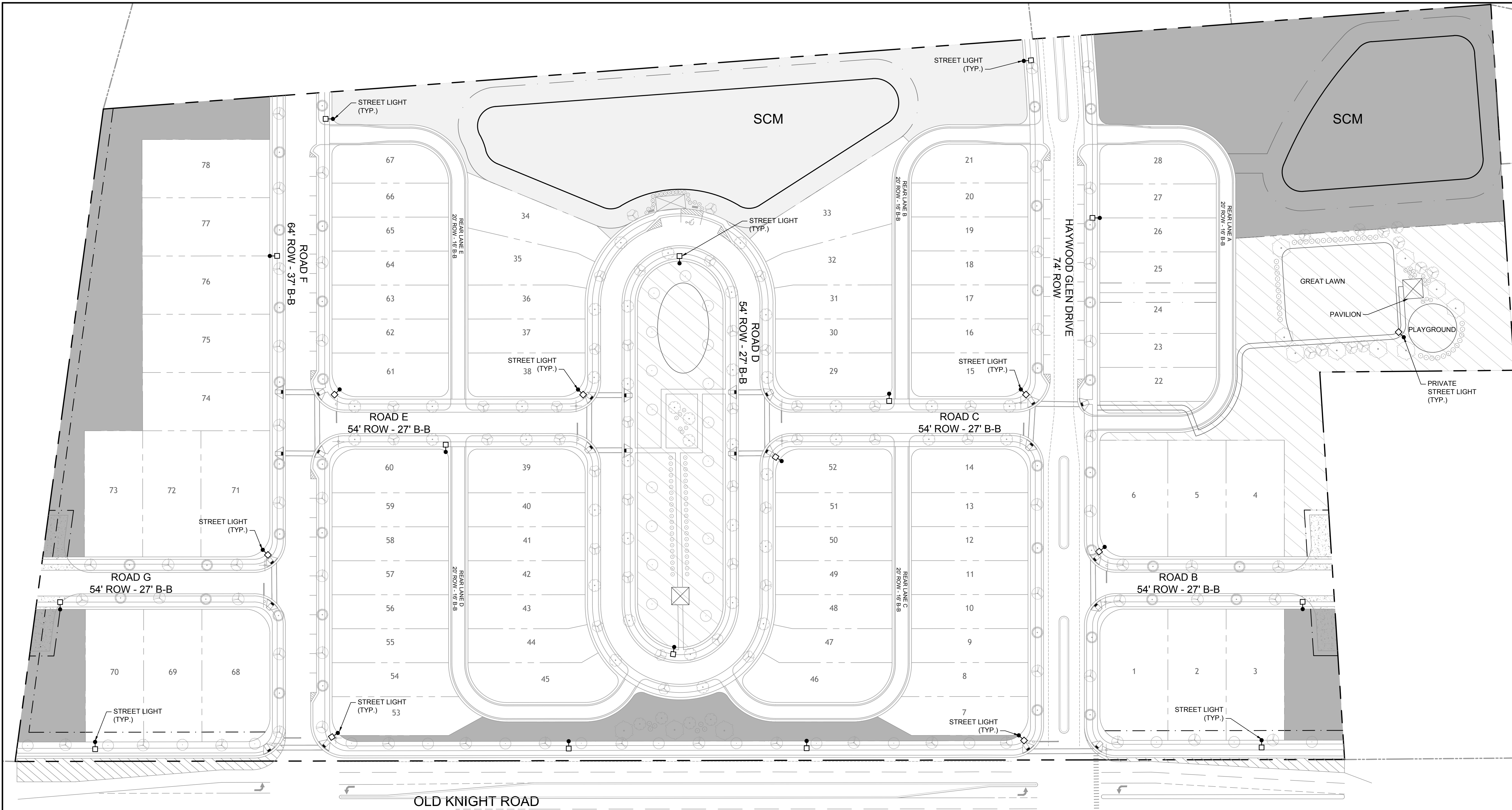
LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON AREA

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF KNIGHTDALE AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.



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RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.9511 FAX 919.853.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE
02/23/2021
DRAWN BY
E. ANGE
DESIGNED BY
B. BLACKMON
CHECKED BY
J. CHANDLER
SCALE
1" = 50'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
HAYWOOD GLEN PHASE 3
OLD KNIGHT ROAD, WAKE COUNTY, NORTH CAROLINA
PRELIMINARY LIGHTING PLAN

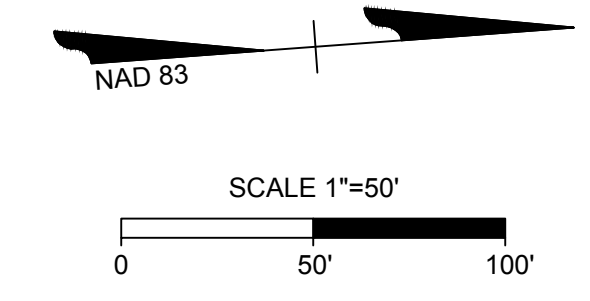
JOB NO.
43202
SHEET NO.
C5.0

Outdoor Lighting
Roadway LED

The Roadway LED is a green solution and great fit for streets, roads, long, narrow areas and parking lots. This energy efficient luminaire delivers the light where it is needed while increasing visibility and reducing spill light to adjoining properties. Choose from 15 mounting heights, light colors and finishes to meet your needs on an existing pole. Available with one to four fixtures per pole, depending on the fixture/pole combination selected.

LED Light Emitting Diodes	50 70 110 150 200 280 watts
Mounting heights	15, 20, 25, 30, 35'
Colors	Brown Black Grey Green
Fixtures	Style A, C Wood

For additional information, visit dke.com/OutdoorLighting or call us at 1-800-544-8900 (T1 and T11) 800-521-2222 (T11)



- LEGEND**
- PROPERTY LINE
 - PROPOSED RIGHT OF WAY
 - PROPOSED LOT LINE
 - ACTIVE OPEN SPACE
 - PASSIVE OPEN SPACE
 - COMMON AREA

- LIGHTING LEGEND**
- LED STREET LIGHTS (7,000 LUMENS LED 75 ROADWAY LIGHT) ALUMINUM POLE - HEIGHT 30'



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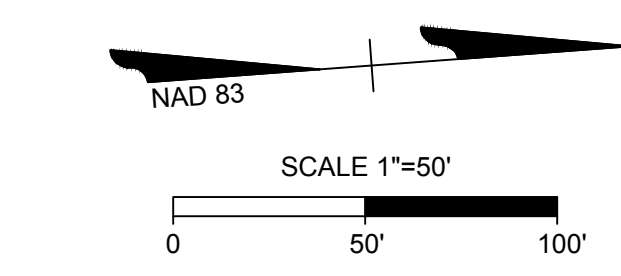
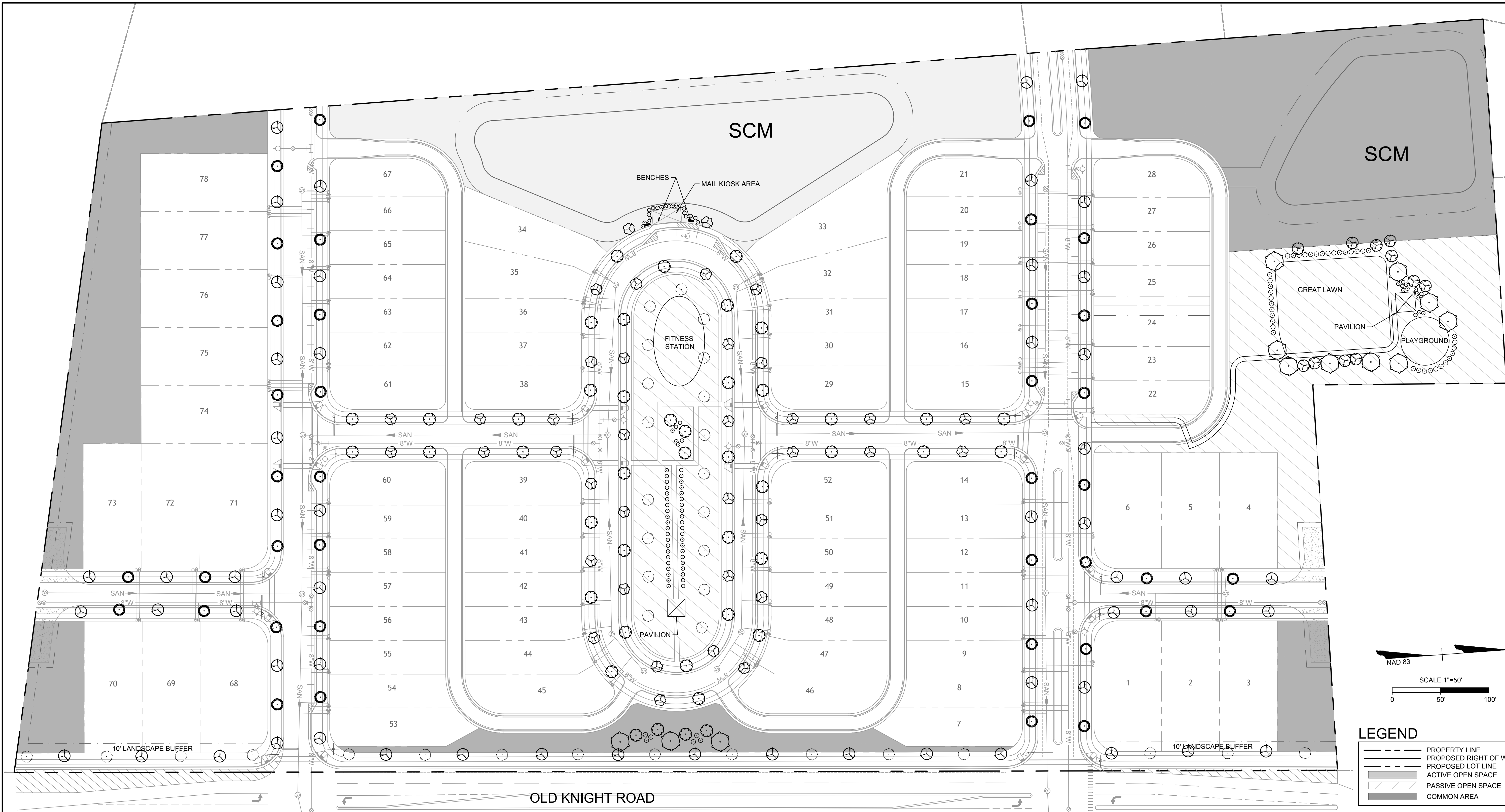
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DATE
02/23/2021
DRAWN BY
E. ANGE
DESIGNED BY
B. BLACKMON
CHECKED BY
J. CHANDLER
SCALE
1" = 50'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
HAYWOOD GLEN PHASE 3
OLD KNIGHT ROAD, WAKE COUNTY, NORTH CAROLINA
LANDSCAPE PLAN

JOB NO.
43202
SHEET NO.
C6.0

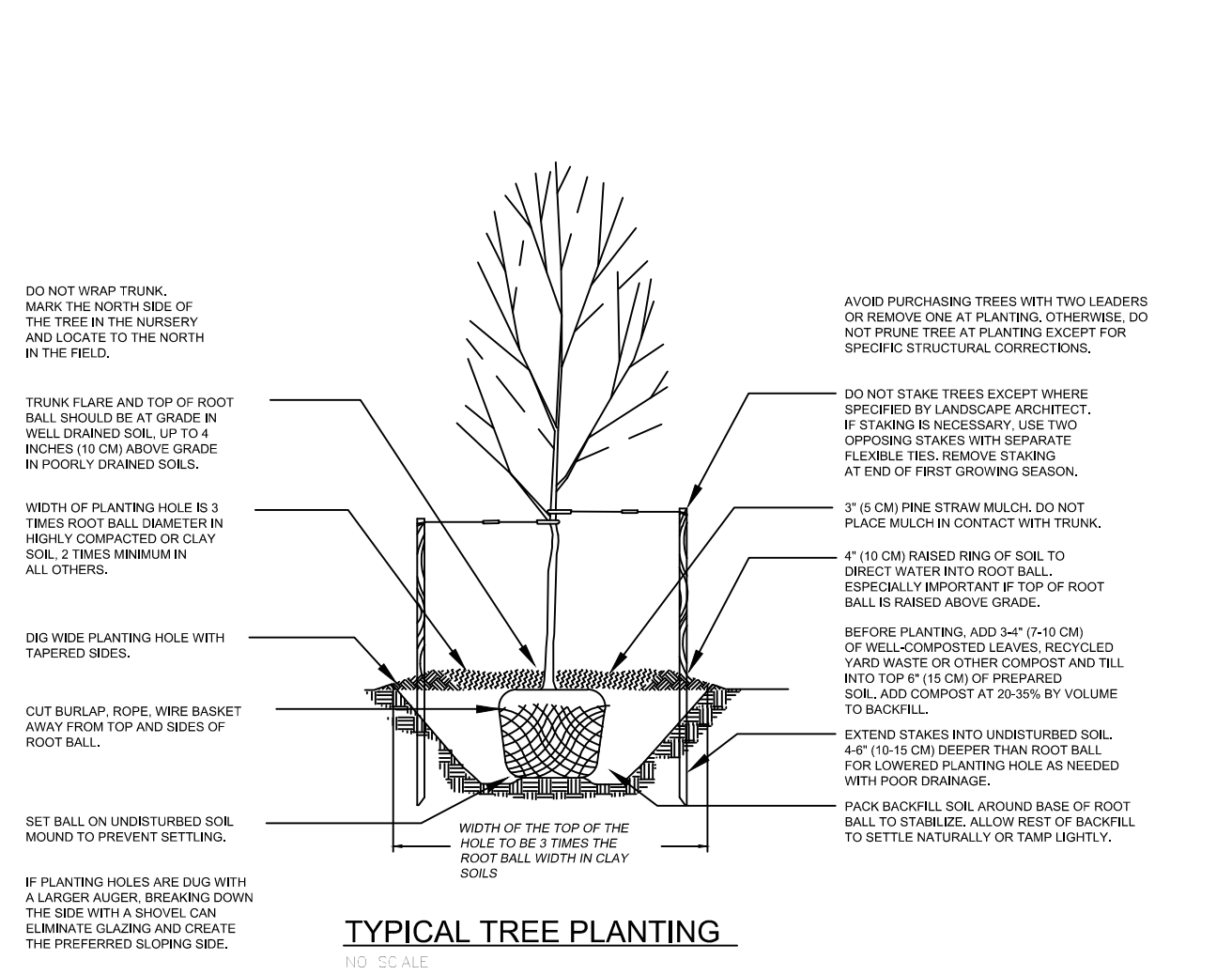


LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON AREA

PLANTING SCHEDULE

DECIDUOUS OVERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	TYPE	REMARKS
AS	40	ACER SACCHARUM	SUGAR MAPLE	2.5" CAL., 12' MIN.	B&B	STREET TREES	SINGLE STRAIGHT LEADER. FULL & HEAVY.
UP	37	ULMUS PARVIFOLIA	LACEBARK ELM	2.5" CAL., 12' MIN.	B&B	STREET TREES	SINGLE STRAIGHT LEADER. FULL & HEAVY.
UNDERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	TYPE	REMARKS
CF	12	CERCIS CANADENSIS 'FOREST PANSY' TM	FOREST PANSY REDBUD	1.5" CAL., 8' HT MIN.	B&B	PERIMETER BUFFER	SINGLE STRAIGHT LEADER. FULL & HEAVY.
CV	11	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	1.5" CAL., 8' HT MIN.	B&B	PERIMETER BUFFER	SINGLE STRAIGHT LEADER. FULL & HEAVY.
MS	44	MAGNOLIA X SOLANGIANA	SAUCER MAGNOLIA	1.5" CAL., 8' HT MIN.	B&B	STREET TREES	
LI	56	LAGERSTROEMIA INDICA	CRAPE MYTLE	1.5" CAL., 8' HT MIN.	B&B	STREET TREES	
PS	34	PRUNUS SERULLATA	JAPANESE FLOWING CHERRY	1.5" CAL., 8' HT MIN.	B&B	STREET TREES	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	TYPE	REMARKS
IG	81	ILEX GLABRA	INKBERRY HOLLY	24" HT.	5 GAL.	PERIMETER BUFFER	FULL & HEAVY. HEIGHT: 4' AFTER 2 YEARS.
IN	44	ILEX X 'NELLIE R STEVENS'	NELLIE STEVENS HOLLY	24" HT.	5 GAL.	PERIMETER BUFFER	FULL & HEAVY. HEIGHT: 3' AFTER 2 YEARS.



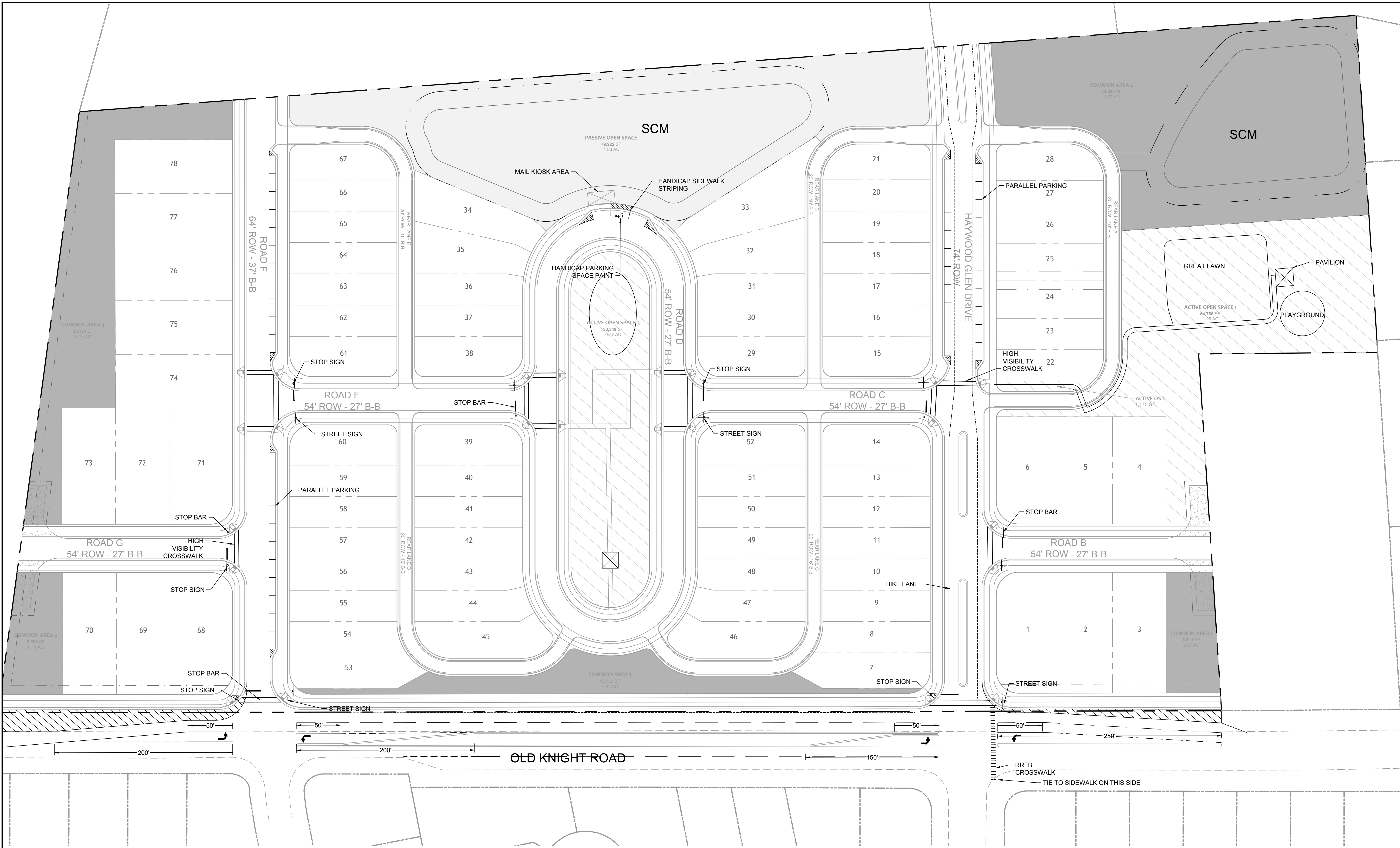
NOTES

- 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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TEL 919.866.4951 FAX 919.866.9124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE

DATE: 02/23/2021
DRAWN BY: E. ANGE
DESIGNED BY: B. BLACKMON
CHECKED BY: J. CHANDLER
SCALE: 1" = 50'

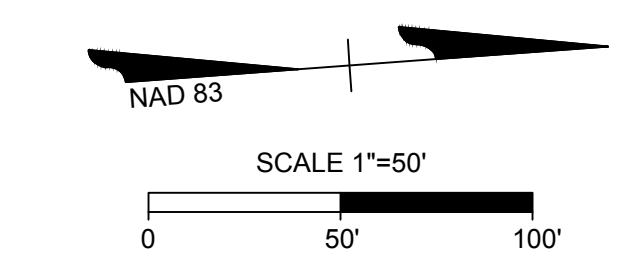
TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
HAYWOOD GLEN PHASE 3
OLD KNIGHT ROAD, WAKE COUNTY, NORTH CAROLINA
SIGNS AND MARKINGS PLAN

JOB NO. 43202
SHEET NO. C7.0

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	VARIABLES*12"
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 FOOTING
- 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 H-VIS THERMOPLASTIC, EXCEPT FOR PARKING SPACE STRIPING WHICH MAY BE WHITE PAINT, PER DETAIL 4.06.



LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
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	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON AREA



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ENGINEERING FIRM:
TIMMONS GROUP
5401 TRINITY RD, SUITE 102
RALEIGH | NC 27607

PUD SUBMITTAL
PREPARED FOR:
TOWN OF KNIGHTDALE
FEBRUARY, 2021



HAYWOOD GLEN - PHASE 3

Haywood Glen – phase 3, a residential development, will be a neighborhood that brings people together while providing connections to the broader community and Knightdale’s history. As part of an outstanding master-planned community, residents will be just minutes from great shopping, dining, and schools, with easy access to I-540 and I-440. The total of 78 residential units is comprised of 17 single family detached homes, and 61 alley fed detached dwellings.

Affordability is a goal, but it will not be at the expense of aesthetics, interior features, or energy efficiency. Architecture will acknowledge Knightdale’s growth and desire for more density while paying homage to the town’s rural roots. Most garages will be located in the rear of homes, making the people and the land, not the automobile, the focus of the neighborhood. Single family detached homes surrounding an active open space will promote a sense of community.

The layout is based on a principals of infill development with an emphasis on common gathering spaces rather than private individual yards. Amenities will be extensive. Being part of the Haywood Glen master-planned community provides access to a resort-style pool, water playground and clubhouse. Amenities are planned as part of phase 3 to bring people together and stimulate communication and personal interaction including playground equipment, picnic area, and improved play field.

The project is inconsistent with some components of the 2035 Comprehensive Plan however with recent development in the area, a Mixed-Density Neighborhood or Single Family neighborhood Placetype is more appropriate for the growing area.

The KnightdaleNext Playbook Approach provides guidance and a mechanism for when a parcel may be considered for revisions to the Growth and Conservation Map. The approach describes new realities that may support an amendment : “Any changes considered to the Map should be evaluated against the community vision, guiding principals, and the Growth Framework Map to determine if they are in the best long-term interests of the Town and its residents, businesses, and property owners.”

Community Vision

The vision for Knightdale includes neighborhoods that will feel a sense of connection by traditions, family, roads, greenways, bicycle routes and walkways, and the shared history of Knightdale’s uniqueness. Haywood Glen West is a literal extension of the Haywood Glen subdivision. Terramor, the builder of Haywood Glen, will be the builder in Haywood Glen West, offering the same 2 home series on the same size lots with the same house plans, ensuring an aesthetic continuity along Old Knight Road. The collector road running through Haywood Glen will extend across Old Knight Road and through Haywood Glen West, completing another segment of road construction as called for by Knightdale’s Transportation Plan. In addition, road stubs to the north, south, and west will enable future connectivity as development of the surrounding parcels continues.

Guiding Principals

Infill Development and Redevelopment – The grid layout and predominant use of alleys represents classic infill design language, which is particularly appropriate for a small parcel.

Parks and Recreation – This new phase contains multiple parks for its residents and those in the first 2 phases of Haywood Glen to enjoy. The proposed design includes 20% open space, almost double the percentage as the original Haywood Glen development (12%).

Transportation – The plan for Haywood Glen West emphasizes several modes of transportation. It extends a major east-west collector from Haywood Glen across Old Knight Road. Sidewalks along Old Knight Road that link to the first 2 phases provide pedestrian connectivity. Narrow front streets encourage walking and biking throughout the community.

Compact Development Patterns – The proposed development continues the usage of the 2 different lot sizes in Haywood Glen, but utilizes more of the smaller, alley-loaded lots to make the 23-acre site more efficient.

Community Design – Haywood Glen has proven to be a hit with buyers, Town officials, and Knightdale constituents with a uniquely Knightdale look and feel. Haywood Glen will continue the same aesthetic as Haywood Glen. The applicant, Old East Properties has already contracted with Terramor Homes to continue their award-winning designs in this new phase.

Great Neighborhoods and Expanded Home Choices – With 2 different series of plans, homes ranging from almost 1,600 square feet to almost 3,000 square feet across a broad array of prices, and a diverse set of amenities that compliments those in the first 2 phases, Haywood Glen West will be able to meet the needs of young professionals, downsizers, single parents, and other home buyer segments.

Growth Framework Map

The property has a Placetype of Rural Living, which is the same Placetype that phases 1 & 2 of Haywood Glen had when they were reclassified as Single Family Neighborhood and rezoned GR-3. The subject property is contiguous to Single Family Neighborhood Placetypes on both the east and west sides with Mixed Density Neighborhoods beyond that. The vision outlined in KnightdaleNext is based on following a cohesive development pattern of decreased intensity out from Old Town. Assigning a Placetype of Single Family Neighborhood to this parcel will help to create a circle of similar residential development a set distance from Old Town.



SITE DATA TABLE

PROJECT:	HAYWOOD GLEN - PHASE 3
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:	OLD EAST PROPERTIES 410 N BOYLAN AVE RALEIGH, NC 27603 PHONE: (919) 825-1135 EMAIL: MARK@OLDEASTPROPERTIES.COM
LAND OWNER:	WAYNE & EUGENE HARPER 4113 BREWSTER DR RALEIGH, NC 27606-1711
PIN:	1755-73-7189
DEED REFERENCE:	DB 6075 PG. 0508
TOWNSHIP:	ST. MATTHEWS
ZONING:	RT
CURRENT USE:	AGRICULTURE
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL
PROPOSED ZONING:	GR-3 PUD, GENERAL RESIDENTIAL-3 PLANNED UNIT DEVELOPMENT
TOTAL PROJECT AREA:	22.9 ACRES
PROPOSED DENSITY:	3.41 DU/AC
RIVER BASIN:	NEUSE
WATERSHED:	NONE
FIRM PANEL #:	3720175500J

FRONT LOAD SINGLE FAMILY LOT STANDARDS

- LOT WIDTH 60'
- FRONT SETBACK 10'
- SIDE SETBACK 5'
- REAR SETBACK 25'
- MIN. DRIVEWAY LENGTH 20'

REAR LOAD SINGLE FAMILY LOT STANDARDS

- LOT WIDTH 35'
- FRONT SETBACK 10'
- SIDE SETBACK 3'
- REAR SETBACK 20'
- MIN. DRIVEWAY LENGTH 20'

DENSITY DEVIATION

Proposed density is higher than GR-3 district. This deviation is minor when looking at the haywood glen neighborhood as a whole. The entire neighborhood has a density of 3.07 dwelling units per acre

GENERAL SITE MODIFICATIONS

Section 6.2 of the Knightdale Unified Development Ordinance states that lots less than 60' are exempt from the Residential Clearing and Grading Requirements of that section. The proposed development will have a maximum lot width of 60', though the majority will be 35' with rear-loaded garages. Limited exemptions to the clearing and grading requirements presented in Section 6.2 of the UDO are requested for proposed lots that are 60' wide or wider.

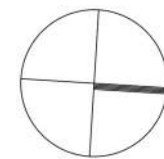
SETBACKS AND DRIVEWAYS

Section 2.7 of the Knightdale Unified Development Ordinance requires that any lot less than 80' in width be accessed via an alley or rear lane access. Additionally, the UDO requires that side setbacks be a minimum of 20% of the lot width, and driveway length be a minimum of 35'. It is proposed that the minimum lot width standard be reduced to 60', the 20% aggregate side setback be eliminated, and driveway lengths be reduced to a minimum of 20' in order to be adequately developed within the sites constraints and to maintain consistency with the existing 2 phases of Haywood Glen.



LOT BREAKDOWN FOR HAYWOOD GLEN

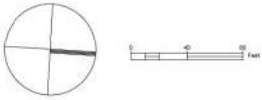
Phase	Total Lots	Front	Alley
I	65	30	35
II	65	58	7
III	78	17	61
TOTAL	208	105	103
% Phase 1		46.2%	53.8%
% Phase 2		89.2%	10.8%
% Phase 3		21.8%	78.2%
% Phases 1-3		50.5%	49.5%



COMMUNITY MASTER PLAN



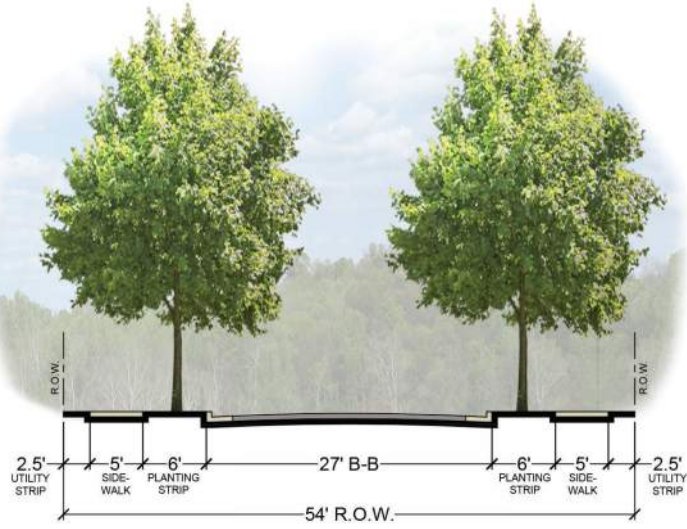
HAYWOOD GLEN PHASE 3 - KNIGHTDALE, NC
 Conceptual Development Plan - February 23, 2021



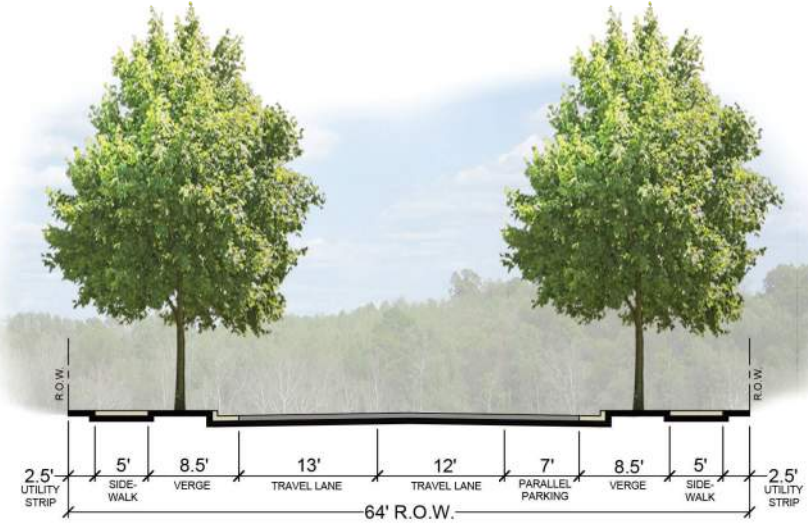


CANOPY SAVE EXHIBIT

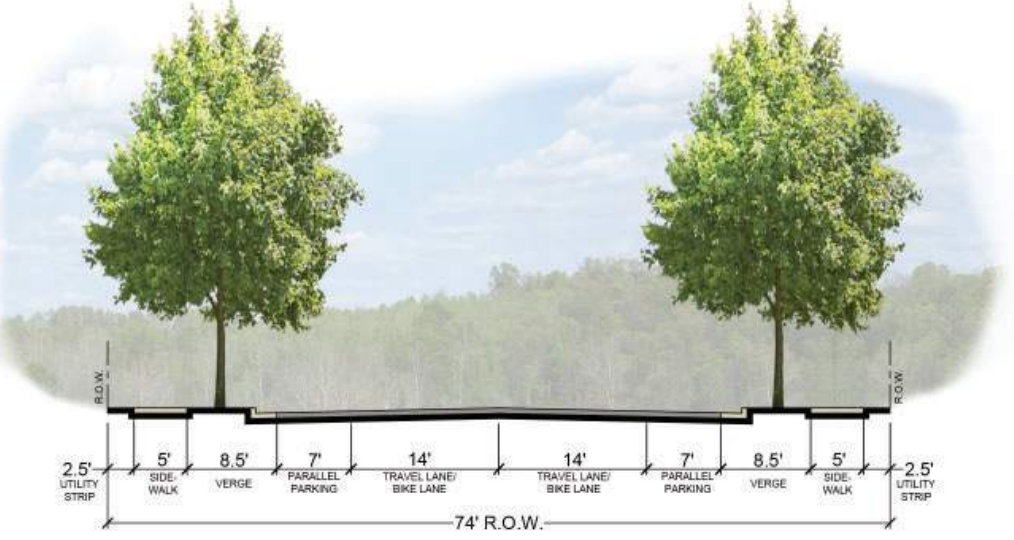
SECTION A



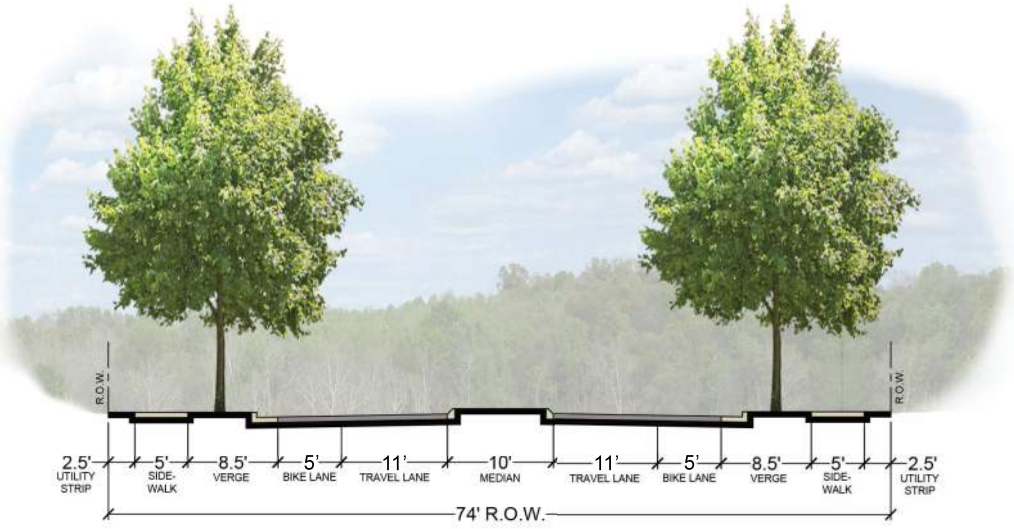
SECTION B



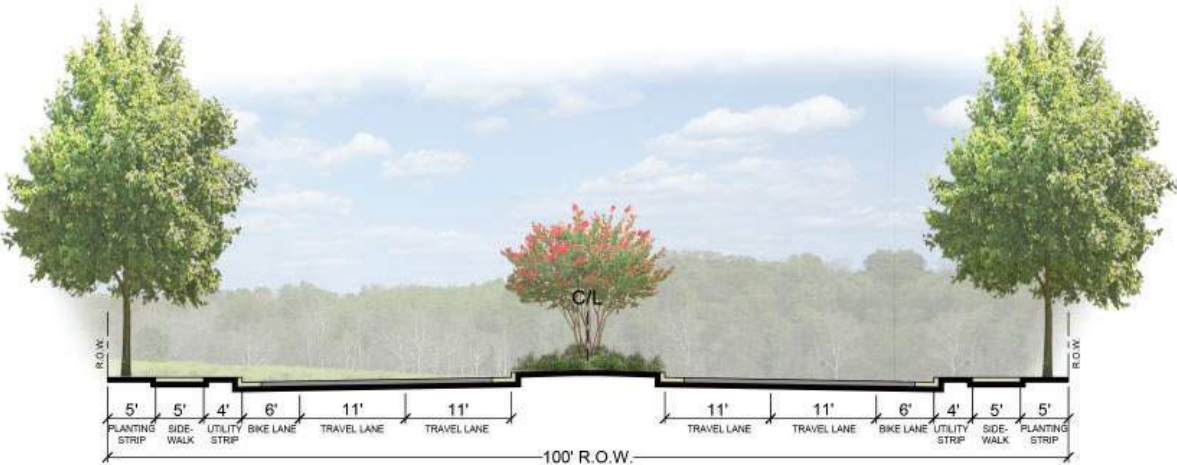
SECTION C



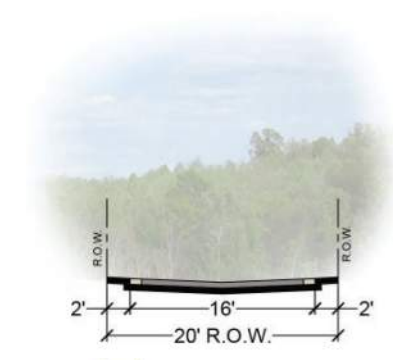
SECTION D



OLD KNIGHT ROAD IMPROVEMENTS



TYP. RESIDENTIAL ALLEY



STREET SECTIONS

SINGLE FAMILY HOMES - 35' X 110' LOTS

**Final elevations will be the same as the final approved elevations from phases 1 & 2. Building standards not reflected in these elevations include: 12" overhangs, masonry on front facades, and additional roof breaks.



HAYWOOD



SPENCER



BECKETT



BECKETT

RESIDENTIAL PRODUCT

SINGLE FAMILY HOMES - 60' X 120' LOTS

**Final elevations will be the same as the final approved elevations from phases 1 & 2. Building standards not reflected in these elevations include: 12" overhangs, masonry on front facades, and additional roof breaks.



CARSON



ANNIE



SOPHIE



LUCAS



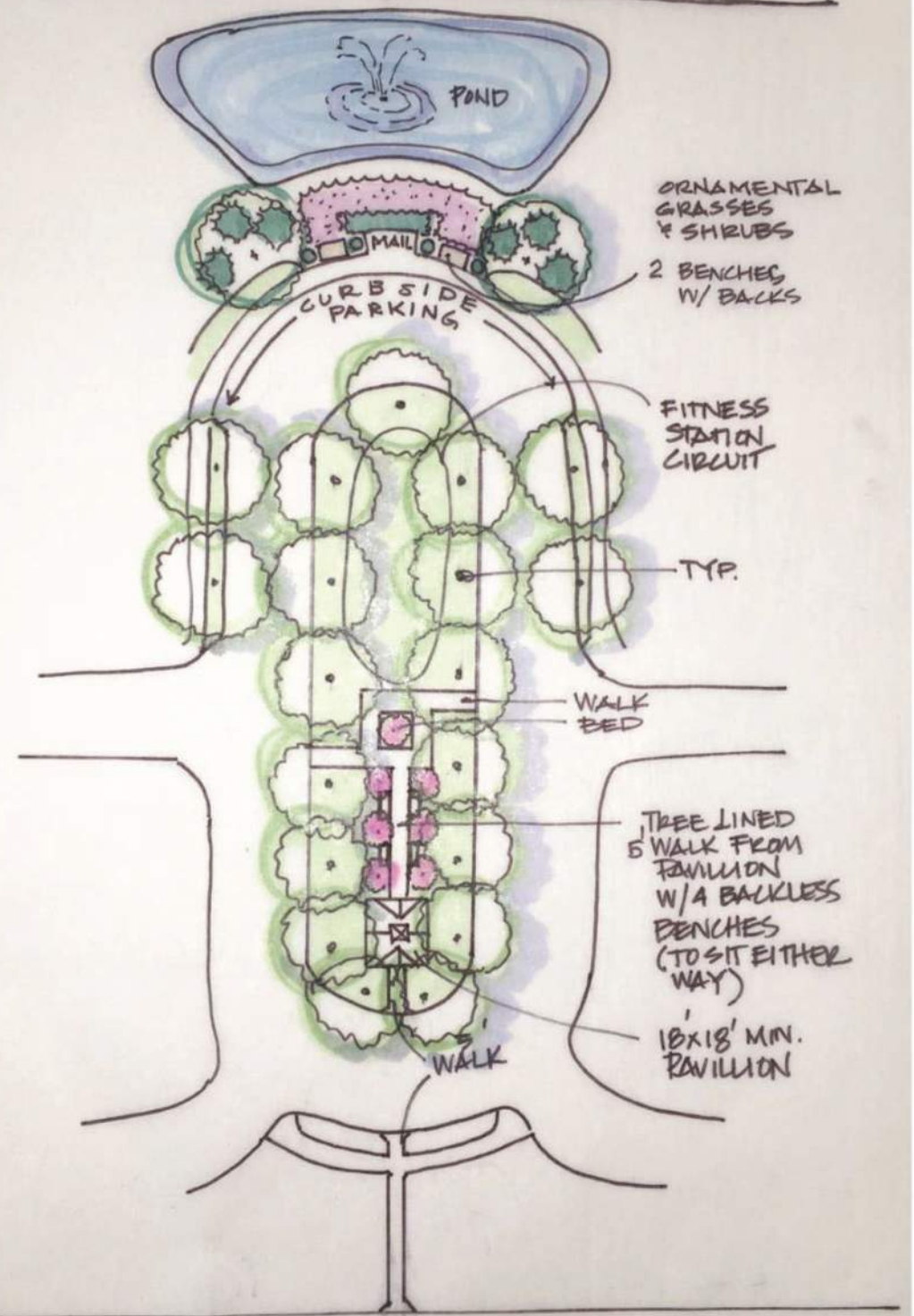
OLIVIA



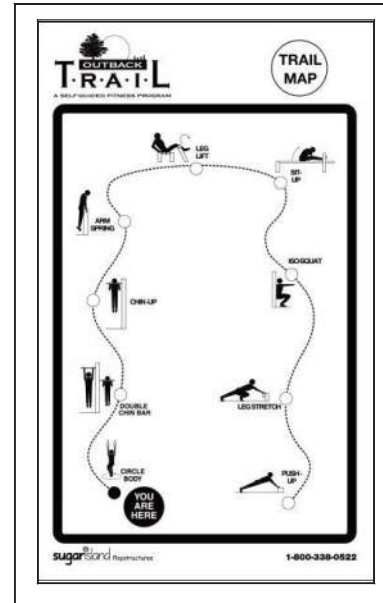
MILLIE

1. Single-family 2 story homes built on lots at least 60-feet wide will have a minimum heated area of 2,000 square feet.
2. Single-family 1 or 1.5 story homes built on lots at least 60-feet wide will have a minimum heated area of 1,600 square feet.
3. Single-family homes built on lots less than 60-feet wide will have a minimum heated area of 1,600 square feet.
4. Ninety percent (90%) of the single-family homes built on lots at least 60-feet wide will have a minimum house width of 40-feet. Ten percent (10%) of the single-family homes built on lots at least 60-feet wide will have a minimum house width of 35-feet.
5. All single-family homes with crawl spaces will be wrapped in brick or stone on all sides.
6. All single-family homes with stem wall or slab foundations will be a minimum of 2 stair risers (14 inches) above finished grade and will be wrapped in either brick or stone on all sides.
7. All single-family homes will have a combination of two or more of the following materials on the front façade (not counting foundation): stone, brick, lap siding, fiber cement siding, shakes or board and batten unless the home is only stone or brick. The exterior siding material on the side and rear facades will be fiber cement. When two materials are used, the materials shall be different but complementary colors. Vinyl may be used only for soffits, fascia and corner boards.
8. All single-family homes will have a front porch with a minimum depth of five feet. Front porch posts will be at least 6"x6".
9. Main roof pitches (excluding porches) fronting the street for 2-story homes will be at least 8:12.
10. Main roof pitches (excluding porches) fronting the street for 1-story and 1.5-story homes will be at least 6:12 unless an alternate is approved by staff.
11. Garages will not protrude more than 6 feet from the front porch or stoop, and all garage doors shall contain window inserts.
12. For every 30 feet (or fraction) of continuous side elevation (calculated on a per floor basis), there shall be one window or door added to the side elevations. Any siding break on the side of the home such as a fireplace, side porch, wall offsets could be used as an alternate to windows.
13. There shall be a minimum 12" overhang on every gable end for every single-family home.

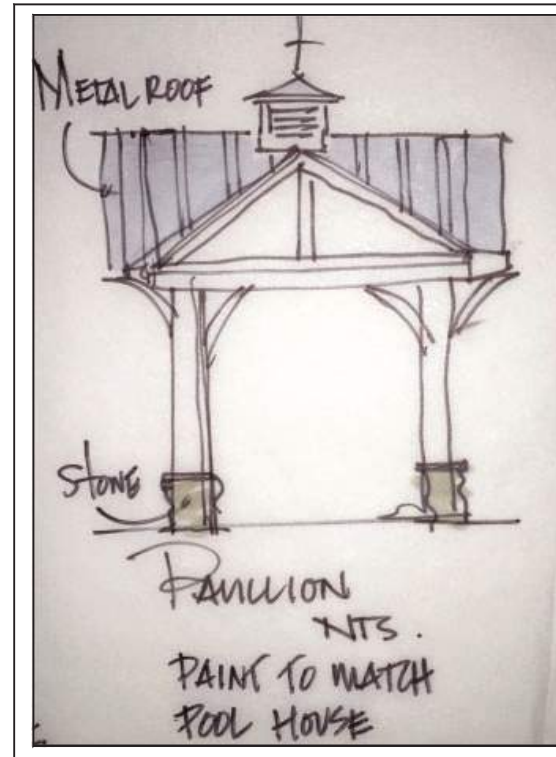
CENTRAL PARK SCHEMATIC
NTS



FITNESS COURSE IDEA



PAVILLION ROUGH SKETCH
NTS



CLIENT: TERRAMOR
PROJECT: HG PH 3 CENTRAL PARK
PLAN ROUGH SCHEMATICS

Miramonte Studio
ART & DESIGN WORKS
MARGOT@MIRAMONTESTUDIO.COM
V.919.625.9801

NTS

DATE: 1/19/21

REV:

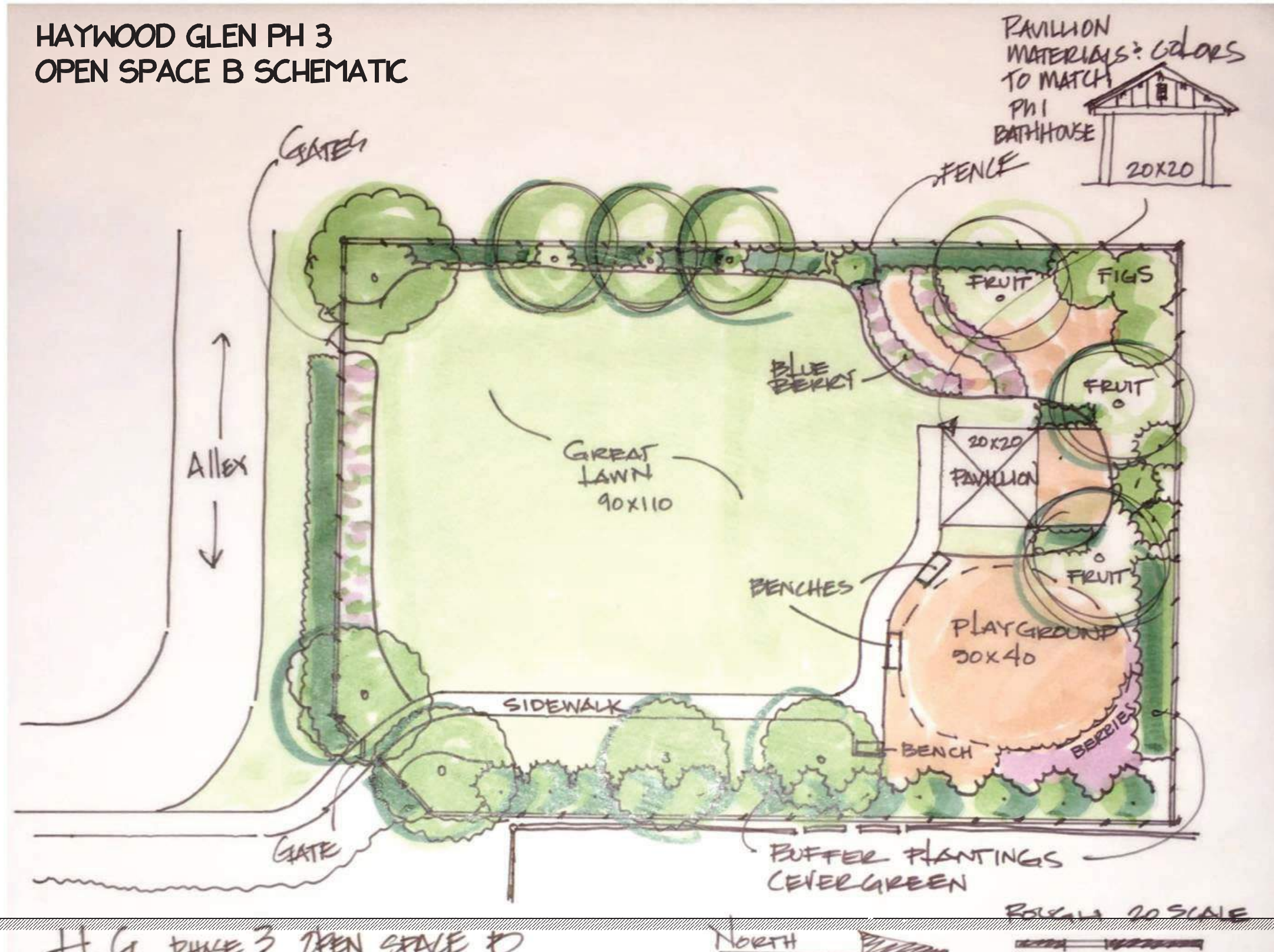
SCALE: NTS

NORTH: SHEET:

NA

1

HAYWOOD GLEN PH 3
OPEN SPACE B SCHEMATIC



PAVILLION
MATERIALS? colors
TO MATCH
PH1
BATHHOUSE
20x20

CLIENT: TERRAMOR
PROJECT: HAYWOOD GLEN PH 3
OPEN SPACE B
SCHEMATIC

Miramonte Studio
ART & DESIGN WORKS
MARGOT@MIRAMONTESTUDIO.COM
V.919.625.9801

DATE: 11/18/20
REV: 11/18/20
SCALE: 1" = 20'
NORTH: SHEET:

HAYWOOD GLEN PH 3 OPEN SPACE B

NORTH

SCALE 20 SCALE

HAYWOOD GLEN - AREA 1



HAYWOOD GLEN - AREA 1 - Site View

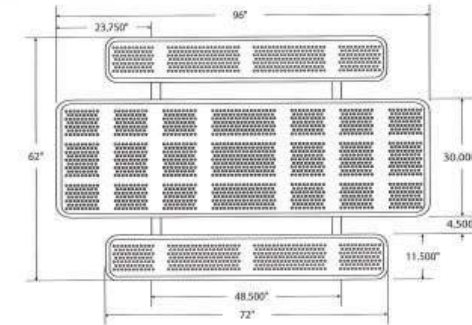


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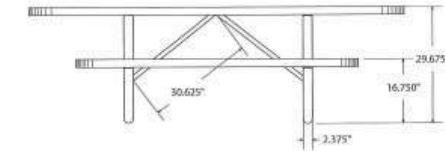
SPEC SHEET: T8XPP-ADA-PERF
8' STANDARD PERFORATED ADA PICNIC TABLE portable **Wt. 360 lbs**
photo



top view



front view

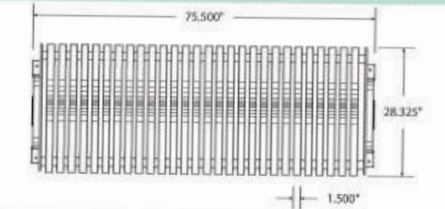


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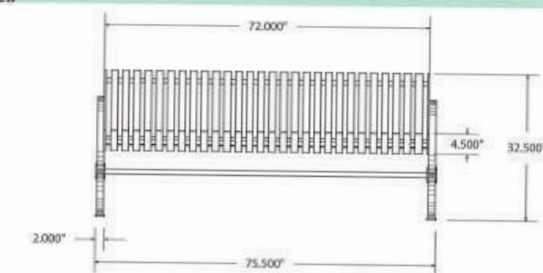
SPEC SHEET: HP6NB
6' HIGH POINT BENCH WITH BACK portable/surface-mount **Wt. 245 lbs**
photo



top view



front view



WATER ALLOCATION POLICY

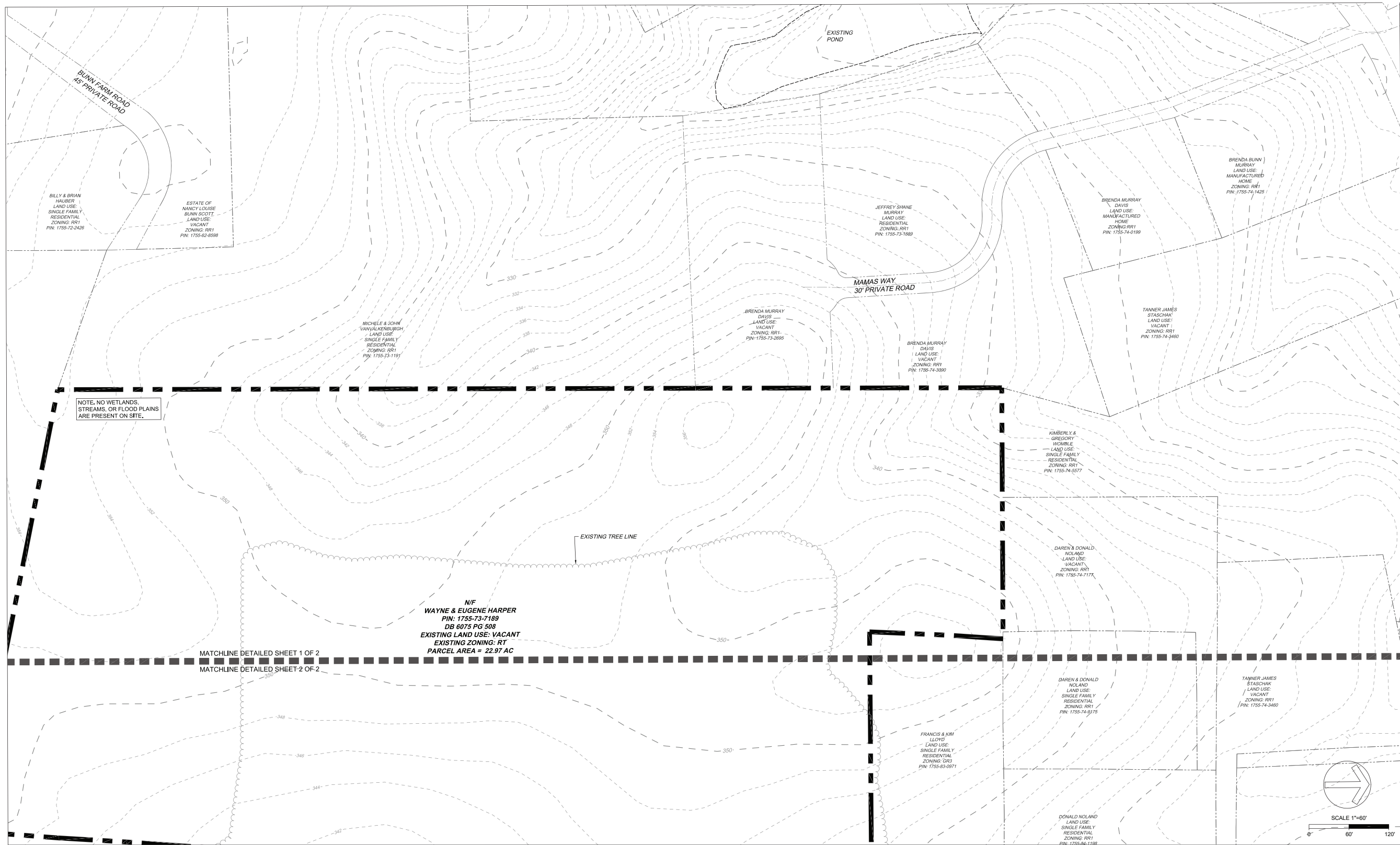
Haywood Glen – Phase 3 Water Allocation Points:

<u>ITEM</u>	<u>POINTS</u>
4 On-Street Parking Spaces	4
Resort-Style Pool (phase 1 & 2)	2
Deck/Patio Greater than 3,000 SF (phase 1 & 2)	3
Water Playground with Apparatus (phase 1 & 2)	2
Clubhouse with Bathrooms Only (phase 1 & 2)	3
IPEMA Certified Playground Equipment	4
Fountain	4
Total	22

Haywood Glen – Phase 1&2 Water Allocation Points:

<u>ITEM</u>	<u>POINTS</u>
3 Acres of Conservation of Natural Habitat	3
4 On-Street Parking Spaces	4
Exclusive Use of Xeriscaping Techniques	3
More than 2,000 LF of Paths	2
Resort-Style Pool	2
Deck/Patio Greater than 3,000 SF	3
Water Playground with Apparatus	2
Clubhouse with Bathrooms Only	3
IPEMA Certified Playground Equipment	4
Dog Park	4
Improved Play Field	5
Total	35





EXISTING CONDITIONS

Meeting Sign-in Sheet			
Project:	Haywood Glen Phase 3	Meeting Date:	12/17/2020 6:00 PM
Faciliator:	Timmons Group/ Knightdale	Place/ Room:	Virtual Zoom

Name	Address	Phone	Email
Beth Blackmon	5410 Trinity Road, Raleigh, NC 27607	919-866-4509	beth.blackmon@timmons.com
Mark Eisenbeis	410 N Boylan Ave, Raleigh	919-825-1135	mark@oldeastproperties.com
Jim Chandler	5412 Trinity Road, Raleigh, NC 27607	919-866-4507	jim.chandler@timmons.com
Elizabeth Ange	5413 Trinity Road, Raleigh, NC 27607	987-255-2366	elizabeth.ange@timmons.com
Cliff Lawson	5414 Trinity Road, Raleigh, NC 27607	919-866-4946	cliff.lawson@timmons.com
Dustin Tripp	Town of Knightdale: 950 Steeple Square Ct, Knightdale, NC 27545	919-217-2201	dustin.tripp@knightdalenc.gov
Michael Birch	2235 Gateway Access Point STE 201, Raleigh, NC 27307	919-208-9427	mbirch@longleafLP.com
Chris Hills	Town of Knightdale: 950 Steeple Square Ct, Knightdale, NC 27545	919-217-2240	chris.hills@knightdalenc.gov
Tracy Whitley	1421 Old Knight Rd, Knightdale	919-880-4372	trawhtl@aol.com
Michael Cowan	524 Sweet Pine, Knightdale		michaelcow@gmail.com
John Van Valkenburgh	1500 Bunn Farm Rd, Knightdale	919-669-8185	jvan@pobox.com
Shane Murray	1309 Mamas Way, Knightdale		shanemurray922@gmail.com

Adjacent Property Owner Notices 200'	
Project:	Haywood Glen Phase 3

Name	Street	City/State/Zip
Peters C Adeniji and Paula B Adeniji	303 Onyx Ln	Knightdale, NC 27545-7875
AMH 2014-3 Borrower LLC	American Homes 4 Rent	30601 Agoura Rd Ste 200
Barbara Baskerville	502 Star Ruby Dr	Knightdale, NC 27545-7240
Michael D Cooper and Virginia Y Cooper	1113 Jasmine View Way	Knightdale, NC 27545-6679
Louis Joseph Bauduy, Jr and Lorene B Cotoia	1233 Jasmine View Way	Knightdale, NC 27545-6680
Brenda B Murray Davis	1332 Mamas Way	Knightdale, NC 27545-6742
Angele F Dixon	1121 Jasmine View Way	Knightdale, NC 27545-6679
Dr Horton - Terramor LLC	160 Mine Lake Ct Ste 200	Raleigh, NC 27615-6417
Wayne L Harper and Eugene J Harper	4113 Brewster Dr	Raleigh, NC 27606-1711
Laferne Harris	305 Onyx Ln	Knightdale, NC 27545-7875
Gloria L Hewett	504 Star Ruby Dr	Knightdale, NC 27545-7240
Kim L Lloyd and Francis A Lloyd	1601 Old Knight Rd	Knightdale, NC 27545-9080
Rodney A Marvil	301 Onyx Ln	Knightdale, NC 27545-7875
Jeffrey Shane Murray	1309 Mamas Way	Knightdale, NC 27545-6741
Donald P Nolan	1609 Old Knight Rd	Knightdale, NC 27545-9080
Donald P Nolan and Daren Dean Nolan	1615 Old Knight Rd	Knightdale, NC 27545-9080
Prince Peter Uduanze and Jovita Nkechi Ogbonna	1117 Jasmine View Way	Knightdale, NC 27545-6679
Victor M Corte Alas and Gabriela M Peraza	1221 Jasmine View Way	Knightdale, NC 27545-6680
Aurelio Rodriguez, Alecio Rodriguiz	405 Onyx Ln	Knightdale, NC 27545-7246
Kenya Spivey and Bernard Spivey, Jr	1225 Jasmine View Way	Knightdale, NC 27545-6680
Tanner James Staschak	1324 Mamas Way	Knightdale, NC 27545-6742
Allen J Tyson	403 Onyx Ln	Knightdale, NC 27545-7246
John D Vanvalkenburgh and Michele Clark Vanvalkenburgh	1500 Bunn Farm Rd	Knightdale, NC 27545-9085
Tracy Brumfield Whitley	1421 Old Knight Rd	Knightdale, NC 27545-7892
Gregory A Womble and Kimberly M Womble	1908 Horton Rd	Knightdale, NC 27545-8583
Donna Tierny	950 Steeple Square Ct	Knightdale, NC 27545



Summary of Discussion From the Neighborhood Meeting			
Project:	Haywood Glen- Phase 3	Meeting Date:	16-Dec-20
Applicant:	Timmons Group	Place/ Room:	Virtual Zoom meeting
Contact Information:	Beth Blackmon, beth.blackmon@timmons.com	Time:	6:00 PM

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

Questions/ Concern #1:

Theres an underground spring in the top left, near the collector stub out that further down because an active above ground spring. What will be done to preserve this, if any?

Applicant Response:

An environmental evaluation was done on the site and nothing was found. This was an above ground evaluation but they do look at historical data as well. Soils will be tested on site.

Questions/ Concern #2:

The westward stubs go towards an existing open area, towards "my" property, what will the further collector entail? Knightdale has not approached me about this. How does this play out in the future?

Applicant Response:

(Knightdale) The town does not actively build roads but has a plan for future road alignments. The only way the stub would be built out is if you sold your property to build the road extension

Questions/ Concern #3:

Are you planning on keeping the line of bushes that border the South of the property. Can you add a privacy fence in the corner?

Applicant Response:

Anything on your property will stay, anything on the property line will stay. We have not graded the site at this time but the goal would be to keep the bushes and leave all trees around the edge of the property because we don't typically grade right up to the property line, there is normally a buffer area. If some of what's already there gets disturbed, we would be happy to replace it or consider a privacy fence.

Questions/ Concern #4:

Have there been adjustments or considerations made to the design of the alleys that service the rear load homes? It seems there are issues in providing waste services in particular to homes with these tight alleys?

Applicant Response:

(Knightdale) The alleys are a Knightdale standard. We have not heard this before and will need to look into this more. We will evaluate the radius at the turn in and could increase it during our review cycle. That is very helpful, that is a great questions. Thank you

MEMORANDUM

TO: James Chandler
FROM: Timmons Group
DATE: 5/17/19
RE: Harper Property
Knightdale, North Carolina
Wake County
Preliminary Waters of the U.S. Evaluation
Project Number: 43202

On behalf of the Old East Properties, Timmons Group conducted a Preliminary Jurisdictional Waters of the U.S. Evaluation on May 7, 2019, to determine the presence and approximate extent of wetlands or surface waters that are subject to jurisdiction under Sections 404 and 401 of the Clean Water Act within the project study limits of the West End Station project (Site). The Site encompasses approximately 23 acres and is located in Knightdale, North Carolina, within Wake County. The Site is further described as Wake County Parcel Identification Numbers (PIN) 1755737189. The Site is bound by single-family homes and mixed hardwood forest to the north and west. To the east, the Site is bound by Old Knight Road and a single-family home to the south.

The Site is located within the Neuse River Basin (HUC 030202011102 and 030202010705) within the Mango Creek and Mars Creek sub-watersheds. The Site drains northwest to Beaverdam Creek which has a NC Division of Water Resources Stream Index Number of 27-29 and a Stream Classification of Class C and NSW. The Site does not contain a floodplain or floodway according to NC FIRM Maps 372017550J (effective May 2, 2006). The Site is comprised of agricultural land, young pine plantation, and mixed hardwood forest.

The Site was evaluated for potential jurisdictional Waters of the U.S. based on the methodology outlined in the 1987 U.S. Army Corps of Engineers (USACE) Wetland Delineation Manual and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Eastern Mountains and Piedmont Region (Version 2.0) and subsequently issued USACE regulatory guidance regarding the identification of jurisdictional stream channels through the recognition of field indicators of an ordinary high-water mark within drainage features (Environmental Laboratory, 1987; USACE 2012; USACE 2005). In addition, streams were evaluated based upon the methodology outlined in the North Carolina Division of Water Resources (NC DWR) Methodology for Identification of Intermittent and Perennial Stream and Their Origins (Version 4.11). Flagging or marking of the potential wetland and stream boundaries was not conducted in the field during this effort.

Based on the on-site field visit, the Site is characterized by mixed hardwood forest communities dominated by *Liquidambar styraciflua* (sweetgum), *Pinus taeda* (loblolly pine) and *Acer rubrum* (red maple). Other notable species observed within this community include, but are not limited to, the following: *Juglans nigra* (black walnut), *Liriodendron tulipifera* (tulip poplar), *Carya tomentosa* (mockernut hickory), *Quercus alba* (white oak), and *Quercus rubra* (northern red oak). The shrub stratus is dominated by sweetgum and *Lindera benzoin* (spice bush). The herb and vine stratus are dominated by *Lonicera japonica* (Japanese honeysuckle), *Parthenocissus quinquefolia* (Virginia creeper), *Asplenium trichomanes* (maidenhair spleenwort), and *Vitis rotundifolia* (muscadine). The soil was observed to be sandy clay loam at a color spectrum of 2.5Y 5/4 (light olive brown) to 10YR 3/3 (dark brown). No hydric soil or surface hydrology were observed.

Based on the Preliminary Jurisdictional Waters of the U.S. Evaluation, no potential Waters of the U.S. were identified within the Site; and therefore, no further work or delineations are recommended.