TERRAVITA

KNIGHTDALE, NC

MASTER PLAN REVIEW DRAWINGS FOR A RESIDENTIAL SUBDIVISION

PROJECT STATISTICS

PROPERTY OWNERS

SITE INVESTMENTS, LLC
933 OLD KNIGHT RD
KNIGHTDALE, NC 27545
(919) 710-0669

12609 RICHMOND, LLC
4601 SIX FORKS RD, SUITE 400
RALEIGH, NC 27609
(919) 625-9681

TABLE OF LAND OWNERS TABLE C1.1

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

PROPOSED ZONING GR8-PUD
RIVER BASIN NEUSE
WATERSHED LOWER NEUSE RIVER

FEMA FLOOD PANEL 3720175500K
7/19/2022

AREA CALCULATIONS

GROSS SITE AREA		60.68 AC
AREA IN INTERNAL PUBLIC STREET RIGHT-OF-WAY		13.21 AC
AREA IN EXISTING ACCESS EASEMENTS/RIGHT-OF-WAYS		2.72 AC
NET SITE AREA		44.75 AC
AREA IN APPROX. 60'X120' SINGLE FAMILY RESIDENTIAL LOTS	9.89%	2.33 AC
AREA IN APPROX. 80'X120' SINGLE FAMILY RESIDENTIAL LOTS	4.82%	1.13 AC
AREA IN APPROX. 30'X140' REAR-LOADED SINGLE FAMILY RESIDENTIAL LOTS	28.97%	6.82 AC
AREA IN APPROX. 35'X140' REAR-LOADED SINGLE FAMILY RESIDENTIAL LOTS	25.40%	5.98 AC
AREA IN REAR -LOADED TOWNHOUSE LOTS	30.92%	7.28 AC
TOTAL UNITS PROPOSED	234	3.9 UN/AC
"60'" SINGLE FAMILY (4 BEDROOM)	14	
"80'" SINGLE FAMILY (4 BEDROOM)	5	
"30'" REAR-LOADED SINGLE FAMILY (3 BEDROOM)	68	
"35'" REAR-LOADED SINGLE FAMILY (3 BEDROOM)	47	
REAR-LOADED TOWNHOUSE (3 BEDROOM)	100	

**DRIVEWAYS/PARKING PADS TO BE 20' MIN. REAR LOADED/25' MIN. FRONT LOADED*

OPEN SPACE CALCULATIONS

TOTAL NUMBER OF BEDROOMS			721
DEDICATION RATE (520/UNIT)	721 x 520	374920	8.61 AC
TOTAL RECREATIONAL OPEN SPACE REQUIRED (BEFORE CREDITS)		**374920**	**8.61 AC**
CREDITS (PASSIVE OPEN SPACE)			
PARKWAY (PUB. ST. "A", 545 LF, 54' RW)	545 x 27	(14715)	(0.34) AC
TOTAL PASSIVE OPEN SPACE CREDITS		(14715)	(0.34) AC
ACTIVE RECREATIONAL SPACE REQ'D	**50%**		**4.30 AC**
PASSIVE RECREATIONAL SPACE REQ'D	**50% MINUS CREDITS ABOVE**		**3.97 AC**
ACTIVE RECREATIONAL SPACE PROVIDED			**4.87 AC**
PASSIVE RECREATIONAL SPACE PROVIDED			**4.92 AC**
TOTAL RECREATIONAL OPEN SPACE PROVIDED			**9.78 AC**
ADDITIONAL COMMON OPEN SPACE (DOES NOT COUNT TOWARDS REQUIREMENTS)			11.43 AC
AREA IN COMMON AREA OPEN SPACE			7.76 AC
AREA IN PRIVATE ALLEY EASEMENTS			3.67 AC

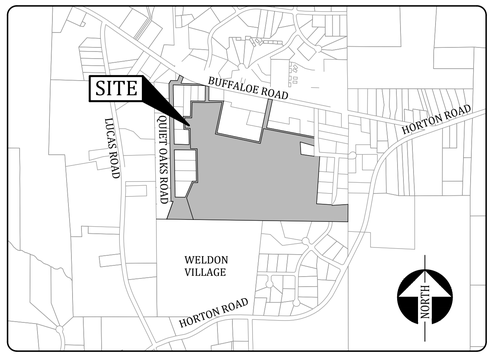
PARKING CALCULATIONS

TOTAL PARKING REQUIRED FOR RESIDENTIAL			**468 SPACES**
"60'" SINGLE FAMILY (4 BEDROOM)	14 UNITS	(1/BEDROOM UP TO 2)	28 SPACES
"80'" SINGLE FAMILY (4 BEDROOM)	5 UNITS	(1/BEDROOM UP TO 2)	10 SPACES
"30'" REAR-LOADED SINGLE FAMILY (3 BEDROOM)	68 UNITS	(1/BEDROOM UP TO 2)	136 SPACES
"35'" REAR-LOADED SINGLE FAMILY (3 BEDROOM)	47 UNITS	(1/BEDROOM UP TO 2)	94 SPACES
REAR-LOADED TOWNHOUSE (3 BEDROOM)	100 UNITS	(1/BEDROOM UP TO 2)	200 SPACES
**REAR-LOADED TOWNHOUSE REQUIREMENTS ACCOUNT FOR BOTH "4UN/BLDG OR LESS", AND FOR "GREATER THAN 4UN/BLDG" SINCE THE CALCULATION IS THE SAME PER UDO 7.1.G.2*			
TOTAL PARKING REQUIRED FOR MAIL KIOSK LOCATIONS			**12 SPACES**
MAIL KIOSK #1 (UP TO 48 SLOTS - 16 PER CBU)	(48 OR FEWER - 3 SPACES)		3 SPACES
MAIL KIOSK #2 (UP TO 128 SLOTS - 16 PER CBU)	(49-304 - GREATER OF 3 OR 1/2 MAX.)		3 SPACES
MAIL KIOSK #3 (UP TO 48 SLOTS - 16 PER CBU)	(48 OR FEWER - 3 SPACES)		3 SPACES
MAIL KIOSK #4 (UP TO 48 SLOTS - 16 PER CBU)	(48 OR FEWER - 3 SPACES)		3 SPACES
TOTAL PARKING PROVIDED FOR RESIDENTIAL			**736 SPACES**
"60'" SINGLE FAMILY (4 BEDROOM)	(2 GARAGE, 2 DRIVEWAY)		56 SPACES
"80'" SINGLE FAMILY (4 BEDROOM)	(2 GARAGE, 2 DRIVEWAY)		20 SPACES
"30'" REAR-LOADED SINGLE FAMILY (3 BEDROOM)	(2 GARAGE, 2 DRIVEWAY)		272 SPACES
"35'" REAR-LOADED SINGLE FAMILY (3 BEDROOM)	(2 GARAGE, 2 DRIVEWAY)		188 SPACES
REAR-LOADED TOWNHOUSE (3 BEDROOM)	(1 GARAGE, 1 DRIVEWAY)		200 SPACES
TOTAL PARKING PROVIDED FOR MAIL KIOSK LOCATIONS			**13 SPACES**
MAIL KIOSK #1			3 SPACES
MAIL KIOSK #2			4 SPACES
MAIL KIOSK #3			3 SPACES
MAIL KIOSK #4			3 SPACES
**QUANTITY SHOWN INCLUDES 1 ADA ACCESSIBLE SPACE PER LOCATION*			
ADDITIONAL PARKING PROVIDED			**183 SPACES**
ON-STREET PARALLEL PARKING			134 SPACES
VISITOR/OPEN SPACE PARKING			49 SPACES
TOTAL PARKING PROVIDED			**932 SPACES**

TREE COVER CALCULATIONS

TOTAL PERIMETER OF SITE			10,120 LF
TREE COVER AREA REQUIRED	(PERIMETER x 20)		202,400 SF
TOTAL TREE COVER AREA PROVIDED		±	202,400 SF
TREE COVER AREA IN PERIMETER BUFFER/ENHANCED ROADWAY PLANTINGS		±	170,620 SF
NEUSE RIVER BUFFER AREA		±	11,040 SF
AREA ADJACENT TO EXISTING POND TO BE PLANTED/SAVED		±	20,740 SF

ZMA-4-23



VICINITY MAP 1"= 500'

SHEET LIST

SHEET #	SHEET TITLE
C0.00	COVER SHEET
C1.00	OVERALL EXISTING CONDITIONS ENVIRONMENTAL SURVEY PLAN
C1.01	EXISTING CONDITIONS PLAN ENLARGED AREA 1
C1.02	EXISTING CONDITIONS PLAN ENLARGED AREA 2
C1.03	EXISTING CONDITIONS PLAN ENLARGED AREA 3
C1.04	EXISTING CONDITIONS PLAN ENLARGED AREA 4
C2.00	OVERALL PRELIMINARY SITE LAYOUT PLAN
C2.01	PRELIMINARY SITE LAYOUT PLAN ENLARGED AREA 1
C2.02	PRELIMINARY SITE LAYOUT PLAN ENLARGED AREA 2
C2.03	PRELIMINARY SITE LAYOUT PLAN ENLARGED AREA 3
C2.04	PRELIMINARY SITE LAYOUT PLAN ENLARGED AREA 4
C2.10	OVERALL PRELIMINARY SITE SIGNAGE AND MARKING PLAN
C2.11	PRELIMINARY SITE SIGNAGE PLAN ENLARGED AREA 1
C2.12	PRELIMINARY SITE SIGNAGE PLAN ENLARGED AREA 2
C2.13	PRELIMINARY SITE SIGNAGE PLAN ENLARGED AREA 3
C2.14	PRELIMINARY SITE SIGNAGE PLAN ENLARGED AREA 4
C2.15	PRELIMINARY ROUNDABOUT SIGNAGE PLAN
C2.20	PRELIMINARY OPEN SPACE PLAN
C2.30	PRELIMNARY PHASING PLAN
C2.40	CONNECTIVITY INDEX EXHIBIT
C2.50	STREET SECTIONS
C3.00	PRELIMINARY OVERALL UTILITY PLAN
C3.01	PRELIMINARY UTILITY PLAN ENLARGED AREA 1
C3.02	PRELIMINARY UTILITY PLAN ENLARGED AREA 2
C3.03	PRELIMINARY UTILITY PLAN ENLARGED AREA 3
C3.04	PRELIMINARY UTILITY PLAN ENLARGED AREA 4
C4.00	PRELIMINARY STORM DRAINAGE PLAN
C5.00	PRELIMINARY POST-DEVELOPMENT STORMWATER MANAGEMENT PLAN
C6.00	SAMPLE UNITS
LS1.00	PRELIMINARY SITE LANDSCAPING PLAN
LS1.01	PRELIMINARY LANDSCAPE PLAN ENLARGED AREA 1
LS1.02	PRELIMINARY LANDSCAPE PLAN ENLARGED AREA 2
LS1.03	PRELIMINARY LANDSCAPE PLAN ENLARGED AREA 3
LS1.04	PRELIMINARY LANDSCAPE PLAN ENLARGED AREA 3
LT1.00	PRELIMINARY LIGHTING PLAN

PLANS PREPARED BY:

PRIEST, CRAVEN & ASSOCIATES, INC.
PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B COMPUTER DRIVE, SUITE 104, RALEIGH, N.C. 27609
PHONE 919 / 781-0300 FAX 919 / 782-1288
EMAIL PCA@PRIESTCRAVEN.COM FIRM#: C-0488

ENTITLEMENT PRESERVATION GROUP
275 NORTH PEA RIDGE ROAD
PITTSBORO, NORTH CAROLINA 27312
PHONE: (919) 625-9760
EMAIL: CWALKER@EPGROUPONLINE.COM

GENERAL NOTES:

1. THE CONCEPTUAL PLAN WAS PREPARED BY CHARLES R. WALKER, III, PLA AND ENTITLEMENT PRESERVATION GROUP.
2. THIS PLAN IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE AS DESIGN PROGRESSES.
3. BOUNDARY INFORMATION IS TAKEN FROM A SURVEY BY THIS OFFICE PER BM2018 PG1383.
4. SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM A COMBINATION OF DATA FROM A SURVEY PERFORMED BY THIS OFFICE AND WAKE COUNTY GIS INFORMATION.
5. PLANEMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM WAKE COUNTY GIS INFORMATION.
6. ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE TOWN OF KNIGHTDALE, CITY OF RALEIGH, NCDOT, AND NCDEQ STANDARDS AND SPECIFICATIONS.
7. THERE ARE NO FEMA DESIGNATED FLOOD ZONES LOCATED ON THIS PROPERTY
8. EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
9. NO NEW BUFFER IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NCDEQ AND TOWN OF KNIGHTDALE.
10. WETLAND AND STREAM BUFFER LOCATIONS ARE BASED INFORMATION PROVIDED BY SOIL & ENVIRONMENTAL CONSULTANTS, PA.
11. STORMWATER CONTROL MEASURES ARE CONCEPTUAL AND ARE SUBJECT TO FUTURE SIZING CALCULATIONS AND DESIGN.

RALEIGH CORPUD CONDITIONS OF APPROVAL

1. ALL WATER, SANITARY SEWER AND REUSE FACILITIES SHALL BE INSTALLED, INSPECTED, TESTED, AND ACCEPTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT FOR OPERATIONS AND MAINTENANCE PRIOR TO 1ST CO.
2. A PETITION FOR ANNEXATION INTO THE CITY LIMITS SHALL BE SUBMITTED IN ACCORDANCE WITH CITY COUNCIL POLICY FOR EXTENSION OF UTILITY SERVICE TO PROPERTIES CURRENTLY OUTSIDE OF THE CITY LIMITS PRIOR TO PLAT RECORDATION.
3. A WATER MODEL IN COMPLIANCE WITH THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT HANDBOOK SHALL BE SUBMITTED BY THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CD APPROVAL.
4. CONSTRUCTION DRAWINGS MUST BE APPROVED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT FOR ALL PUBLIC WATER, PUBLIC SEWER AND/OR PRIVATE SEWER EXTENSIONS PRIOR TO PLAT RECORDATION.
5. A PLAT MUST BE RECORDED AT THE WAKE COUNTY REGISTER OF DEEDS OFFICE FOR ALL UTILITY EASEMENT DEDICATIONS PRIOR TO BUILDING PERMIT ISSUANCE

WATER ALLOCATION TABLE:

BASE POINTS	
MAJOR SUBDIVISION	15
CATEGORY 2 - GREEN DEVELOPMENT STANDARDS	
2A - CONSERVATION OF NATURAL HABITATE MEETING RECREATIONAL OPEN SPACE REQUIREMENTS (OPEN SPACE LOT 1009 PRESERVING EXISTING POND AND WETLANDS)	3
2B - FOUNTAIN WITHIN WET POND SCM	4
2C - IMPLEMENT AFFORDABLE KNIGHTDALE PLAN (EXPANDED HOUSING: TH/COTTAGE COURTS)	10
2C - EXCLUSIVE USE OF NATIVE LANDSCAPE SPECIES	5
CATEGORY 3 - OUTDOOR ENHANCEMENT	
3A - OUTDOOR DISPLAY OF PUBLIC ART (2 ART LOCATIONS)	8
3A - ENHANCED ROADSIDE LANDSCAPING (STREET "H")	2
CATEGORY 4 - AMENITIES	
4C - OUTDOOR DECK (AT GREENWAY & EXISTING POND)	3
4F - IPEMA CERTIFIED PLAYGROUND EQUIPMENT	4
TOTAL UDO ALLOWABLE POINTS	**54**

NOT FOR CONSTRUCTION FOR REVIEW ONLY

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

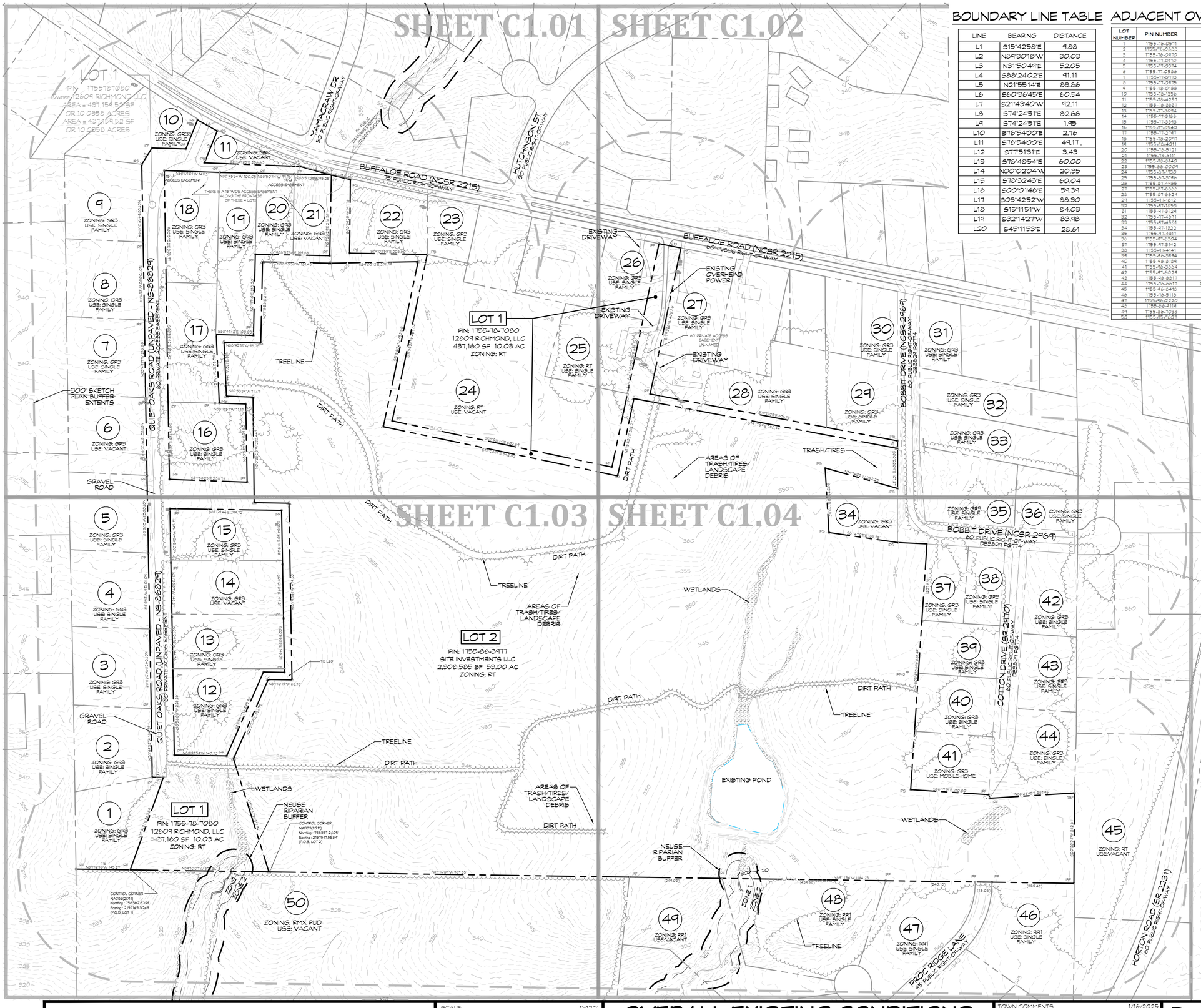
NOTE:
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF KNIGHTDALE, CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS

811 Know what's below. Call before you dig.

VERTICAL DATUM - NAVD88
HORIZONTAL DATUM - NAD83

REVISIONS:	SUBMITTAL DATE:	11/25/2024
TOWN COMMENTS		1/16/2025
TOWN COMMENTS		4/2/2025
TOWN COMMENTS		6/26/2025
TOWN COMMENTS		8/27/2025
RELEASED FOR CONSTRUCTION DATE:		NOT RELEASED

SHEET # C0.00



BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S15°42'58"E	9.88
L2	N84°30'18"W	30.03
L3	N31°50'49"E	52.05
L4	S88°24'02"E	91.11
L5	N21°55'14"E	83.86
L6	S60°36'45"E	60.54
L7	S21°43'40"W	92.11
L8	S74°24'51"E	82.66
L9	S74°24'51"E	1.95
L10	S76°54'00"E	2.76
L11	S76°54'00"E	49.17
L12	S17°51'31"E	3.43
L13	S78°48'54"E	60.00
L14	N00°02'04"W	20.35
L15	S78°32'43"E	60.04
L16	S00°01'46"E	54.34
L17	S03°42'52"W	88.30
L18	S15°11'51"W	84.03
L19	S32°14'27"W	83.95
L20	S45°11'53"E	28.61

ADJACENT OWNERS TABLE:

LOT NUMBER	PIN NUMBER	OWNER	ADDRESS	DEED BOOK	DEED PAGE
1	1755-78-2511	LOGAN, ANNE MAE LOGAN, ERNEST JR	1628 QUIET OAKS RD KNIGHTDALE NC 27545-5312	10155	419
2	1755-78-0833	MANNING, JONATHAN	2022 24TH ST SE WASHINGTON DC 20020-2416	12254	1742
3	1755-78-0970	EDWARDS, PAUL EDWARDS, CYNTHIA S	1616 QUIET OAKS RD KNIGHTDALE NC 27545-5312	3644	295
4	1755-77-0170	BROWN, THEODORE BROWN, DEBRA A	1608 QUIET OAKS RD KNIGHTDALE NC 27545-5312	3353	432
5	1755-77-0374	ROYAL, JEANETTA S	1604 QUIET OAKS RD KNIGHTDALE NC 27545-5312	1295	155
6	1755-77-0586	PERRY, HENRY G	HAL O PERRY 4721 WALDEN POND DR APT D RALEIGH NC 27604-9001	05-E	211
7	1755-77-0713	MIGUEL, MANUEL MIGUEL, HELENA	501 PERCETY WAY PEMBROKE NC 27981-8531	18411	1091
8	1755-77-0815	MONTAGUE, ELLIOTT R MONTAGUE, CASSANDRA S	1508 QUIET OAKS RD KNIGHTDALE NC 27545-5310	4370	347
9	1755-78-0186	KAHELE, WAIMAA KAHELE, TEICHA	8088 REMINGTON HEIGHTS DR RALEIGH NC 27616-4913	14081	1113
10	1755-78-1356	WATSON, JOHN WILLIAM WATSON, SHIRLEY O	8720 BUFFALOE RD KNIGHTDALE NC 27545-5533	11424	2322
11	1755-78-4251	BOWERS, PATRICIA R BOWERS, HARRY T	1505 YAMACRAW DR KNIGHTDALE NC 27545-7410	15901	283
12	1755-78-3331	OCHOA, JOSE L OCHOA, SHIRLEY B	1621 QUIET OAKS RD KNIGHTDALE NC 27545-5313	5017	502
13	1755-77-3044	HAYES, ALPHONSO B	1613 QUIET OAKS RD KNIGHTDALE NC 27545-5313	3284	2192
14	1755-77-3185	FOSTER, WILLIAM FOSTER, SELMA	6032 LORELLA PARK DR FREDERICKSBURG VA 22407-8008	3421	416
15	1755-77-3343	HANNAN, TROY HANNAN, PATRICIA A	1609 QUIET OAKS RD KNIGHTDALE NC 27545-5313	4094	1126
16	1755-77-3540	LEGETTE, WILLIE MOONLEY LEGETTE, CASSANDRA	1601 QUIET OAKS RD KNIGHTDALE NC 27545-5313	17455	1770
17	1755-77-2981	PERRY, HENRY G	HAL O PERRY 4721 WALDEN POND DR APT D RALEIGH NC 27604-9001	05-E	211
18	1755-78-2481	WATKINS, WILLIE JEAN DEWBERRY, BILLY WAYNE	1509 QUIET OAKS RD KNIGHTDALE NC 27545-5311	15481	940
19	1755-78-4011	HINTON, LULA MAE	8724 BUFFALOE RD KNIGHTDALE NC 27545-5535	2328	548
20	1755-78-5121	NAJM, ANDRE NAJM, DORY M	5809 KYLE DR RALEIGH NC 27616-6203	12005	2515
21	1755-78-6111	AED HOME IMPROVEMENT LLC	8203 BRIAR CHAPEL DR RALEIGH NC 27610-1178	17703	2335
22	1755-78-8140	MOORE, HELEN L HEIRS	C/O WILLIE C MOORE 1825 YAMACRAW DR KNIGHTDALE NC 27545-7412	233	00-E
23	1755-88-0004	DEWBERRY, HARVEY LEE DEWBERRY, MILDRED F	8805 BUFFALOE RD KNIGHTDALE NC 27545-5538	1412	48
24	1755-87-1150	HART, ARCHUS L HART, SHARON	8824 BUFFALOE RD KNIGHTDALE NC 27545-5538	19240	1769
25	1755-87-3186	PERRY, BONNIE JONES	PO BOX 1217 KNIGHTDALE NC 27545-1217	19240	1770
26	1755-87-4495	HART, ARCHUS L HART, SHARON	8824 BUFFALOE RD KNIGHTDALE NC 27545-5538	12287	1849
27	1755-87-8888	WINSTON, SHANAE D	5013 ROSEBURG RD ZEBULON NC 27597-7708	17483	2634
28	1755-87-8824	CARPENTER, DOROTHY	8828 BUFFALOE RD KNIGHTDALE NC 27545-5538	11505	1285
29	1755-87-7612	MITCHELL, GWENDOLYN W	1508 BOBBITT DR KNIGHTDALE NC 27545-4804	10-E	3269
30	1755-47-1553	PERRY, BONNIE J	PO BOX 1217 KNIGHTDALE NC 27545-1217	1841	00-E
31	1755-47-3124	POST NC PROPERTIES LLC	3137 SUNCREST VILLAGE LN RALEIGH NC 27616-5582	19274	961
32	1755-47-4491	HARRIS, LINDA S	1509 BOBBITT DR KNIGHTDALE NC 27545-4805	09-E	44
33	1755-47-4531	FERRELL, CHARLES E FERRELL, DOROTHY	1504 BOBBITT DR KNIGHTDALE NC 27545-4805	2011	192
34	1755-47-1322	MITCHELL, GWENDOLYN	1508 BOBBITT DR KNIGHTDALE NC 27545-4804	10-E	3269
35	1755-47-4311	HARRIS, LINDA S	1509 BOBBITT DR KNIGHTDALE NC 27545-4805	09-E	44
36	1755-47-8504	BOBBITT, GLADYS JONES	2313 HORTON RD KNIGHTDALE NC 27545-5542	16-E	4333
37	1755-47-3142	ABERNATHY, CHARLENE SMITH	8100 N HILLS DR RALEIGH NC 27612-4010	12302	1748
38	1755-47-4141	BOBBITT, GLADYS JONES	2313 HORTON RD KNIGHTDALE NC 27545-5542	16-E	4333
39	1755-46-3494	BOBBITT, DOUGLAS WAYNE BOBBITT, ANN J	1609 COTTON DR KNIGHTDALE NC 27545-4800	15334	69
40	1755-46-3704	MACIEL, SERGIO QUINTO-CERVANTES, MARYLIN A	5120 WOOF PL KNIGHTDALE NC 27545-7414	18180	1231
41	1755-46-3884	MACIEL, SERGIO QUINTO-CERVANTES, MARYLIN A	5120 WOOF PL KNIGHTDALE NC 27545-7414	18180	1234
42	1755-47-8024	LING, MARY FRANCES HERS	AARON QUINN, JR 1601 COTTON DR KNIGHTDALE NC 27545-4800	11-E	3261
43	1755-46-6311	BARNES, JAMES B BARNES, JANET D	1609 COTTON DR KNIGHTDALE NC 27545-4800	2223	525
44	1755-46-6811	RUBIO, LUCIO SOLIS CARRASCO RAMIREZ, MARISOL NOELIA	1611 COTTON DR KNIGHTDALE NC 27545-4800	15334	71
45	1755-46-6418	ORMAND, JOHN W DEMENT, ANGELA L	2204 HORTON RD KNIGHTDALE NC 27545-5534	5411	1251
46	1755-46-5110	ABERNATHY, CHARLENE SMITH, N WARREN JR	1101 PROCTOR RIDGE LN KNIGHTDALE NC 27545-7415	14305	1503
47	1755-46-2220	WARNER, MATTHEW E WARNER, TRACY LANE	1104 PROCTOR RIDGE LN KNIGHTDALE NC 27545-5516	15552	524
48	1755-36-8118	RUSSO, JOSEPH L RUSSO, MICHELLE W	9201 HORTON MILL DR KNIGHTDALE NC 27545-5165	12418	1924
49	1755-36-7038	WILLIAMS, WANDA	4348 WINTERWOOD DR RALEIGH NC 27610-8411	16240	2153
50	1755-78-7801	DEMENT FARMS LLC	7117 N 1ST AVE KNIGHTDALE NC 27545-8504	17010	2347

SURVEY LINETYPES

- PROPERTY LINE
- P/L NOT SURVEYED
- EASEMENT
- ADJOINER
- FENCE LINE
- SANITARY SEWER (XGS)
- STORM SEWER (XGT)
- UNDERGROUND POWER (UPL)
- FIBER OPTIC/COMMUNICATION (XFO)
- TRAFFIC SIGNAL (TS)
- WATERLINE (XWL)
- UNDERGROUND TELEPHONE (UT)
- 100 YR FLOODPLAIN
- GUARD RAIL

SURVEY SYMBOL LEGEND

- AC UNIT
- BFV — BACK FLOW VALVE
- BOLLARD
- CABLE PEDESTAL
- CV — CABLE VAULT
- CATCH BASIN
- CLEAN OUT
- CB — COMMUNICATION BOX
- CURB INLET
- ELECTRIC BOX
- EV — ELECTRICAL VAULT
- FIRE HYDRANT
- FL — FENCE LINE
- FO — FIBER OPTIC
- FOV — FIBER OPTIC VAULT
- FLARED END SECTION
- G — GAS
- GAS VALVE
- GRATED INLET
- GW — GUY WIRE
- IV — IRRIGATION VALVE
- LIGHT POLE
- OH — OVERHANG
- OE — OVERHEAD ELECTRIC
- RCP — REINFORCED CONCRETE DRAINAGE PIPE
- SEWER MANHOLE
- STORM MANHOLE
- SJB — STORM JUNCTION BOX
- SWAMP
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- TEMPORARY BENCHMARK
- TREE
- UE — UNDERGROUND ELECTRIC
- UP — UNDERGROUND POWER
- UT — UNDERGROUND TELEPHONE
- UTILITY POLE
- WL — WATER LINE
- HB — WATER LINE HOTBOX
- WATER LINE MANHOLE
- WATER METER
- WATER VALVE
- W — WELL
- YARD INLET

PROPERTY CORNERS

- CONC MONUMENT SET
- CONC MONUMENT FOUND
- PROP CORNER FOUND
- COMPUTED POINT
- CONTROL CORNER
- IRON PIPE SET
- IPF — IRON PIPE FOUND

HATCH LEGEND

- TRASH/DEBRIS
- EXISTING RIPRAP

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240 120 60 0 120 360

GRAPHIC SCALE
1" = 120'

811 Know what's below. Call before you dig.

NORTH

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NOT FOR CONSTRUCTION FOR REVIEW ONLY

TERRAVITA
MASTER PLAN REVIEW DRAWINGS
TOWN OF KNIGHTDALE NORTH CAROLINA

SCALE:	1"=120
DATE:	NOVEMBER 25, 2024
PROJECT NUMBER:	2023-002.001
CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	MASTER PLAN REVIEW

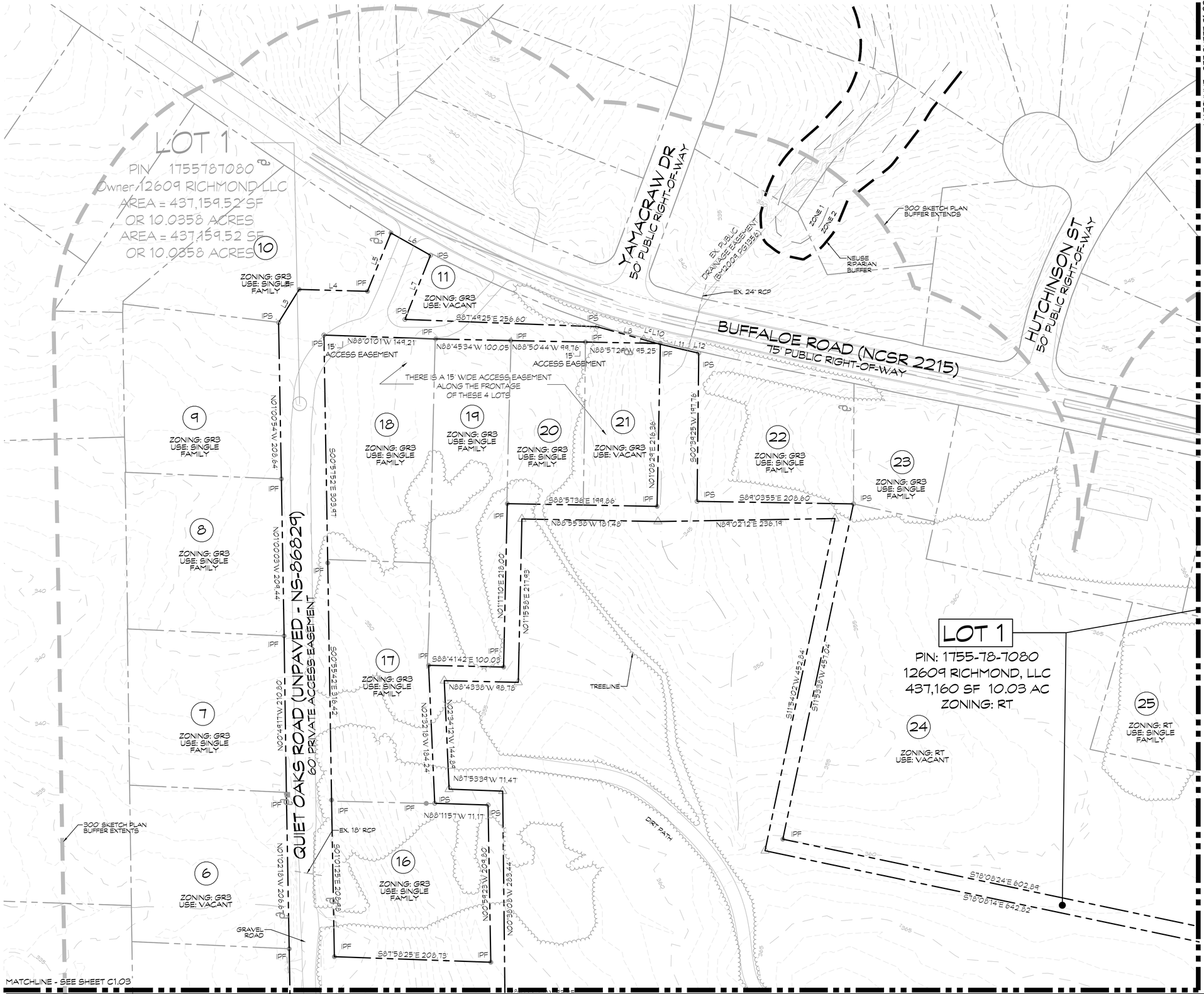
OVERALL EXISTING CONDITIONS ENVIRONMENTAL SURVEY PLAN

TOWN COMMENTS	1/16/2025
TOWN COMMENTS	4/2/2025
TOWN COMMENTS	6/26/2025
TOWN COMMENTS	8/21/2025

RELEASED FOR CONSTRUCTION DATE (SEE COVER) ■ NO □ YES

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

SHEET # C1.00



SURVEY LINETYPES

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

SURVEY SYMBOL LEGEND

- AC UNIT
- BACK FLOW VALVE (BFV)
- BOLLARD
- CABLE PEDESTAL
- CABLE VAULT (CV)
- CATCH BASIN
- CLEAN OUT
- COMMUNICATION BOX (CB)
- CURB INLET
- ELECTRIC BOX
- ELECTRICAL VAULT (EV)
- FIRE HYDRANT
- FENCE LINE (FL)
- FIBER OPTIC (FO)
- FIBER OPTIC VAULT (FOV)
- FLARED END SECTION
- GAS (G)
- GAS VALVE
- GRATED INLET
- GUY WIRE (GW)
- IRRIGATION VALVE (IV)
- LIGHT POLE
- OVERHANG (OH)
- OVERHEAD ELECTRIC (OE)
- REINFORCED CONCRETE DRAINAGE PIPE (RCP)
- SEWER MANHOLE (S)
- STORM MANHOLE (D)
- STORM JUNCTION BOX (JB)
- SWAMP
- TELEPHONE PEDESTAL (T)
- TELEPHONE MANHOLE (T)
- TEMPORARY BENCHMARK
- TREE
- UNDERGROUND ELECTRIC (UE)
- UNDERGROUND POWER (UP)
- UNDERGROUND TELEPHONE (UT)
- UTILITY POLE
- WATER LINE (WL)
- WATER LINE HOTBOX (HB)
- WATER LINE MANHOLE (W)
- WATER METER
- WATER VALVE
- WELL (W)
- YARD INLET

PROPERTY CORNERS

- CONC MONUMENT SET
- CONC MONUMENT FOUND
- PROP CORNER FOUND
- COMPUTED POINT
- CONTROL CORNER (CA)
- IRON PIPE SET
- IRON PIPE FOUND (IPF)

HATCH LEGEND

- TRASH/DEBRIS
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NORTH

120 60 30 0 60 180

GRAPHIC SCALE
1" = 60'

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MASTER PLAN REVIEW DRAWINGS
TOWN OF KNIGHTDALE NORTH CAROLINA

SCALE:	1"=60'
DATE:	NOVEMBER 25, 2024
PROJECT NUMBER:	2023-002.001
CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	MASTER PLAN REVIEW

EXISTING CONDITIONS PLAN
ENLARGED AREA 1

TOWN COMMENTS	1/16/2025
TOWN COMMENTS	4/2/2025
TOWN COMMENTS	6/26/2025
TOWN COMMENTS	8/27/2025

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES

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SHEET # C1.01



SURVEY LINETYPES

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

SURVEY SYMBOL LEGEND

- AC UNIT
- BFV — BACK FLOW VALVE
- O — BOLLARD
- CABLE PEDESTAL
- CV — CABLE VAULT
- CATCH BASIN
- Ø — CLEAN OUT
- CB — COMMUNICATION BOX
- CURB INLET
- ELECTRIC BOX
- EV — ELECTRICAL VAULT
- FIRE HYDRANT
- FL — FENCE LINE
- FO — FIBER OPTIC
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- FLARED END SECTION
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- GAS VALVE
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- TREE
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- WL — WATER LINE
- HB — WATER LINE HOTBOX
- WATER LINE MANHOLE
- WATER METER
- WATER VALVE
- W — WELL
- YARD INLET

PROPERTY CORNERS

- CONC MONUMENT SET
- CONC MONUMENT FOUND
- PROP CORNER FOUND
- COMPUTED POINT
- CONTROL CORNER
- IRON PIPE SET
- IPF — IRON PIPE FOUND

HATCH LEGEND

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TOWN OF KNIGHTDALE NORTH CAROLINA

SCALE:	1"=60'
DATE:	NOVEMBER 25, 2024
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CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	MASTER PLAN REVIEW

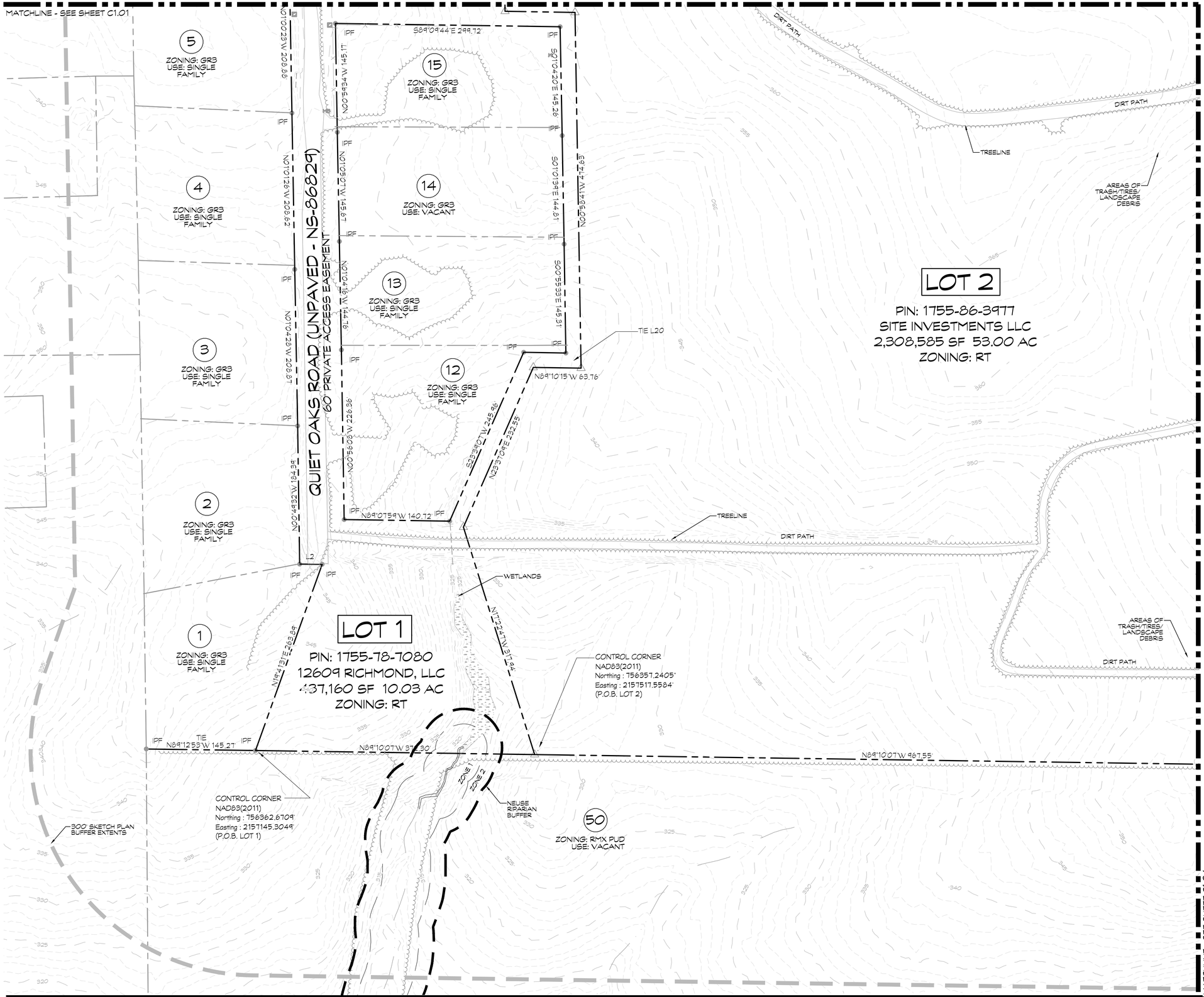
EXISTING CONDITIONS PLAN
ENLARGED AREA 2

TOWN COMMENTS	1/16/2025
TOWN COMMENTS	4/2/2025
TOWN COMMENTS	6/26/2025
TOWN COMMENTS	8/27/2025

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES

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SHEET # C1.02



SURVEY LINETYPES

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MASTER PLAN REVIEW DRAWINGS
TOWN OF KNIGHTDALE NORTH CAROLINA

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CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	MASTER PLAN REVIEW

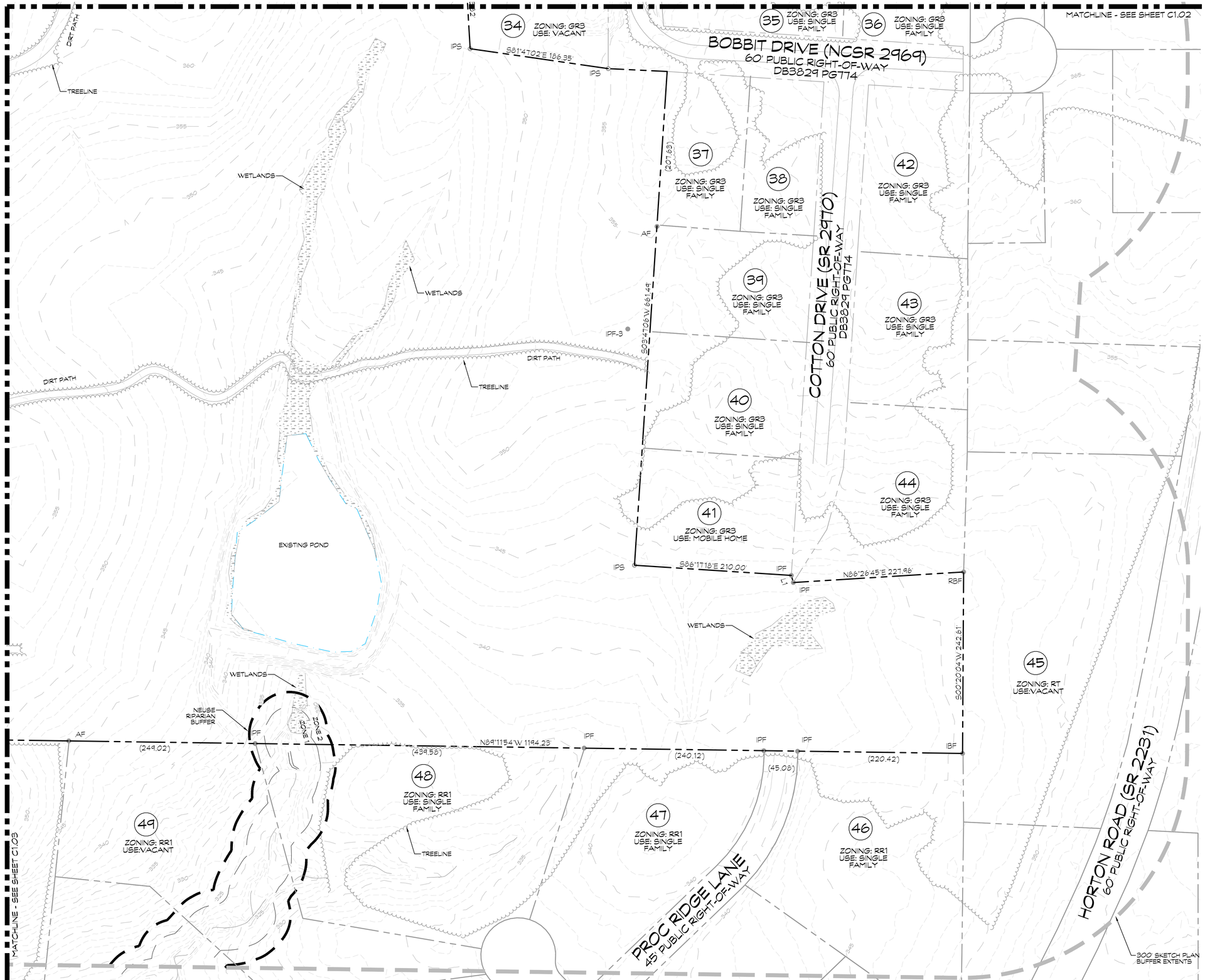
EXISTING CONDITIONS PLAN
ENLARGED AREA 3

TOWN COMMENTS	1/16/2025
TOWN COMMENTS	4/2/2025
TOWN COMMENTS	6/26/2025
TOWN COMMENTS	8/27/2025

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES

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SHEET # C1.03



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TERRAVITA
MASTER PLAN REVIEW DRAWINGS

TOWN OF KNIGHTDALE NORTH CAROLINA

SCALE:	1"=60'
DATE:	NOVEMBER 25, 2024
PROJECT NUMBER:	2023-002.001
CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	MASTER PLAN REVIEW

EXISTING CONDITIONS PLAN
ENLARGED AREA 4

TOWN COMMENTS	1/16/2025
TOWN COMMENTS	4/2/2025
TOWN COMMENTS	6/26/2025
TOWN COMMENTS	8/27/2025
RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES	

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SHEET # C1.04

SHEET C2.01 SHEET C2.02

SHEET C2.03 SHEET C2.04

BUILDING SETBACK TABLE

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

*20% OF LOT WIDTH, SIDE SETBACK SHALL BE CALCULATED AS AN AGGREGATE. LOTS GREATER THAN OR EQUAL TO 60' IN WIDTH SHALL HAVE MINIMUM SETBACK OF 5'. LOTS LESS THAN 60' IN WIDTH SHALL HAVE A MINIMUM SETBACK OF 3'. SIDE YARDS OF CORNER LOTS SHALL BE A MINIMUM OF 10'
*IF PARTIWALL EXISTS, 0' SIDE YARD MIN.

LOT AREA CALCULATIONS

GROSS SITE AREA			60.68 AC
AREA IN INTERNAL PUBLIC STREET RIGHT-OF-WAY			13.21 AC
AREA IN EXISTING ACCESS EASEMENTS/RIGHT-OF-WAYS			2.72 AC
NET SITE AREA			44.75 AC
AREA IN APPROX. 60X120' SINGLE FAMILY RESIDENTIAL LOTS		9.94%	2.39 AC
AREA IN APPROX. 50X120' SINGLE FAMILY RESIDENTIAL LOTS		4.82%	1.13 AC
AREA IN APPROX. 30X140' REAR-LOADED SINGLE FAMILY RESIDENTIAL LOTS		28.97%	6.82 AC
AREA IN APPROX. 35X140' REAR-LOADED SINGLE FAMILY RESIDENTIAL LOTS		25.40%	5.98 AC
AREA IN REAR -LOADED TOWNHOUSE LOTS		30.92%	7.28 AC
TOTAL UNITS PROPOSED	234		9.41 UN/AC
'60' SINGLE FAMILY (4 BEDROOM)	14		
'60' SINGLE FAMILY (4 BEDROOM)	5		
'30' REAR-LOADED SINGLE FAMILY (3 BEDROOM)	66		
'35' REAR-LOADED SINGLE FAMILY (3 BEDROOM)	47		
REAR-LOADED TOWNHOUSE (3 BEDROOM)	100		
DEDICATION RATE ($320/UNIT)	721 x 520	374920	8.61 AC
TOTAL RECREATIONAL OPEN SPACE REQUIRED (BEFORE CREDITS)		374920	8.61 AC
CREDITS (PASSIVE OPEN SPACE)			
PARKWAY (PUB. ST. 'A', 545 LF, 54' RW)	545 x 27	(14715)	(0.34) AC
TOTAL PASSIVE OPEN SPACE CREDITS		(14715)	(0.34) AC
ACTIVE RECREATIONAL SPACE REQD	50%		4.30 AC
PASSIVE RECREATIONAL SPACE REQD	50% MINUS CREDITS ABOVE		3.97 AC
ACTIVE RECREATIONAL SPACE PROVIDED			4.87 AC
PASSIVE RECREATIONAL SPACE PROVIDED			4.92 AC
TOTAL RECREATIONAL OPEN SPACE PROVIDED			9.78 AC
ADDITIONAL COMMON OPEN SPACE (DOES NOT COUNT TOWARDS REQUIREMENTS)			11.49 AC
AREA IN COMMON AREA OPEN SPACE			7.76 AC
AREA IN PRIVATE ALLEY EASEMENTS	FIRE LANE		3.67 AC

OPEN SPACE AREA TABLE

LOT NO.	TOTAL OPEN SPACE AREA (SF)	ACTIVE OPEN SPACE AREA (SF)	MINIMUM ACTIVE OPEN SPACE ELEMENTS	PASSIVE OPEN SPACE AREA (SF)	MINIMUM PASSIVE OPEN SPACE ELEMENTS	COMMON OPEN SPACE AREA (SF)
1000	61,875	0		49,767	PRIVATE GREENWAY, BENCH, TRASH CAN PERM. LAWN GAMES	38,108
1001	5,300	4,537	OPEN PLAY FIELD, BENCH, TRASH CAN	0		763
1002	33,235	18,174	PUBLIC PLAZA	0		15,054
1003	5,518	0		5,518	1 BENCH/SEATWALL, 1 TRASH CAN	0
1004	174,050	58,518	PUBLIC PLAZA & OPEN PLAY FIELD	16,604	PRESERVATION OF NATURAL RESOURCES	98,928
1005	11,372	0		11,372	3 BENCHES/SEATWALLS, 1 TRASH CAN	0
1006	13,354	13,354	PLAY EQUIPMENT	0		0
1007	9,386	0		9,386	3 BENCHES/SEATWALLS, 1 TRASH CAN	0
1008	14,931	14,931	DOG PARK	0		0
1009	5,875	0		5,875	1 BENCH/SEATWALL, 1 TRASH CAN	0
1010	3,734	0		3,734	PUBLIC ART DISPLAY	0
1011	3,795	0		3,795	1 BENCH/SEATWALL, 1 TRASH CAN	0
1012	3,568	0		3,568	1 BENCH/SEATWALL, 1 TRASH CAN	0
1013	554	0		0		554
1014	910	0		0		910
1015	15,265	0		0		15,265
1016	600	0		0		600
1017	1,656	0		0		1,656
1018	62,672	9,425	PUBLIC GREENWAY, TOT LOT PLAY EQUIPMENT, 1 BENCH, 1 TRASH CAN	6,058	GAZEBO, 1 BENCH, 1 TRASH CAN	50,884
1019	9,233	9,233	OPEN PLAY FIELD, 1 BENCH, 1 TRASH CAN	0		0
1020	2,931	0		0		2,931
1021	8,941	1,998	PUBLIC GREENWAY	0		6,943
1022	8,650	0		0		8,650
1023	290,465	85,285	CENTRAL PARK, OPEN PLAY FIELD, PUBLIC PLAZA, GREENWAY	104,375	PRESERVATION OF NAT. RESOURCES, PUB. ART, OBSERVATION DECK, 2 BENCHES, 2 TRASH CANS	100,805
TOTALS (SF)	764,010	211,960		214,117		337,941
TOTALS (AC)	17.54	4.87		4.92		7.76

SIGHT DISTANCE

SITE DISTANCE TRIANGLE

STREET TYPE:	LENGTH:
AVENUE	350
MAIN STREET	250
LOCAL	250

GENERAL NOTES:

1. THE CONCEPTUAL PLAN WAS PREPARED BY CHARLES R. WALKER, II, PLA AND ENTITLEMENT PRESERVATION GROUP.
2. THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AS DESIGN PROGRESSES.
3. BOUNDARY INFORMATION IS TAKEN FROM A SURVEY BY THIS OFFICE PER BM2018 PG13383.
4. SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM A COMBINATION OF DATA FROM A SURVEY PERFORMED BY THIS OFFICE AND WAKE COUNTY GIS INFORMATION.
5. PLANIMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM WAKE COUNTY GIS INFORMATION.
6. ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE TOWN OF KNIGHTDALE, NCDOT, AND NCDEQ STANDARDS AND SPECIFICATIONS.
7. THERE ARE NO FEMA DESIGNATED FLOOD ZONES LOCATED ON THIS PROPERTY.
8. EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
9. NO NEW BUFFER IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NCDEQ.
10. WETLAND AND STREAM BUFFER LOCATIONS ARE BASED INFORMATION PROVIDED BY SOIL & ENVIRONMENTAL CONSULTANTS, PA.
11. STORMWATER CONTROL MEASURES ARE CONCEPTUAL AND ARE SUBJECT TO FUTURE SIZING CALCULATIONS AND DESIGN.

LOT AREA TABLE

LOT #	(AC)	(SF)	LOT #	(AC)	(SF)	LOT #	(AC)	(SF)	LOT #	(AC)	(SF)	LOT #	(AC)	(SF)
1	0.12	5,235	56	0.12	5,341	111	0.10	4,180	166	0.09	3,965	221	0.18	8,038
2	0.11	4,906	57	0.10	4,380	112	0.13	5,748	167	0.09	3,901	222	0.17	7,228
3	0.13	5,742	58	0.10	4,383	113	0.16	6,785	168	0.06	2,583	223	0.17	7,261
4	0.09	3,862	59	0.10	4,385	114	0.13	5,745	169	0.06	2,594	224	0.16	7,176
5	0.09	3,982	60	0.10	4,382	115	0.13	5,543	170	0.06	2,611	225	0.17	7,207
6	0.09	3,980	61	0.10	4,440	116	0.12	5,438	171	0.06	2,614	226	0.17	7,188
7	0.09	3,990	62	0.12	5,247	117	0.12	5,353	172	0.08	3,580	227	0.17	7,215
8	0.11	4,578	63	0.17	7,304	118	0.12	5,318	173	0.08	3,545	228	0.17	7,214
9	0.16	6,988	64	0.10	4,200	119	0.12	5,320	174	0.09	3,910	229	0.17	7,213
10	0.10	4,380	65	0.10	4,200	120	0.14	6,308	175	0.09	3,776	230	0.17	7,212
11	0.10	4,241	66	0.10	4,200	121	0.13	5,746	176	0.09	3,941	231	0.17	7,211
12	0.10	4,230	67	0.10	4,200	122	0.11	4,900	177	0.09	4,136	232	0.17	7,210
13	0.10	4,230	68	0.10	4,200	123	0.11	4,900	178	0.10	4,232	233	0.17	7,207
14	0.12	5,083	69	0.10	4,200	124	0.11	4,900	179	0.09	4,005	234	0.16	6,781
15	0.11	4,976	70	0.10	4,200	125	0.11	4,900	180	0.06	2,671			
16	0.10	4,170	71	0.15	6,474	126	0.11	4,751	181	0.08	3,764			
17	0.10	4,170	72	0.16	6,862	127	0.12	5,413	182	0.08	3,312			
18	0.10	4,170	73	0.10	4,200	128	0.11	4,884	183	0.05	2,288			
19	0.13	5,383	74	0.10	4,200	129	0.11	4,941	184	0.08	3,328			
20	0.13	5,774	75	0.10	4,200	130	0.14	5,903	185	0.07	3,208			
21	0.11	4,885	76	0.10	4,200	131	0.14	5,938	186	0.05	2,288			
22	0.16	6,800	77	0.10	4,198	132	0.11	4,900	187	0.05	2,288			
23	0.09	3,840	78	0.10	4,175	133	0.11	4,900	188	0.05	2,288			
24	0.06	2,641	79	0.10	4,148	134	0.11	4,900	189	0.08	3,328			
25	0.06	2,684	80	0.10	4,149	135	0.11	4,900	190	0.09	3,902			
26	0.06	2,765	81	0.10	4,150	136	0.13	5,870	191	0.05	2,174			
27	0.06	2,791	82	0.10	4,184	137	0.11	4,900	192	0.05	2,112			
28	0.10	4,274	83	0.15	6,446	138	0.11	4,900	193	0.05	2,100			
29	0.12	5,323	84	0.14	6,306	139	0.11	4,900	194	0.05	2,111			
30	0.06	2,818	85	0.10	4,184	140	0.08	3,371	195	0.07	3,228			
31	0.06	2,618	86	0.10	4,153	141	0.06	2,416	196	0.08	3,620			
32	0.06	2,618	87	0.10	4,148	142	0.06	2,416	197	0.06	2,542			
33	0.06	2,686	88	0.10	4,149	143	0.06	2,429	198	0.11	4,606			
34	0.10	4,537	89	0.10	4,186	144	0.08	3,556	199	0.11	4,812			
35	0.13	5,862	90	0.10	4,198	145	0.08	3,534	200	0.06	2,682			
36	0.12	5,178	91	0.10	4,200	146	0.06	2,417	201	0.09	3,826			
37	0.12	5,178	92	0.10	4,200	147	0.06	2,408	202	0.09	3,820			
38	0.12	5,178	93	0.10	4,200	148	0.08	3,460	203	0.06	2,621			
39	0.12	5,178	94	0.10	4,200	149	0.08	3,883	204	0.09	3,820			
40	0.12	5,180	95	0.10	4,200	150	0.06	2,640	205	0.09	3,820			
41	0.13	5,811	96	0.10	4,200	151	0.06	2,640	206	0.06	2,621			
42	0.10	4,400	97	0.10	4,211	152	0.06	2,640	207	0.06	2,621			
43	0.13	5,838	98	0.16	6,838	153	0.06	2,640	208	0.09	3,820			
44	0.09	3,760	99	0.14	6,224	154	0.09	3,840	209	0.09	3,820			
45	0.06	2,596	100	0.10	4,200	155	0.09	3,840	210	0.06	2,621			
46	0.06	2,596	101	0.10	4,200	156	0.06	2,640	211	0.06	2,621			
47	0.06	2,596	102	0.10	4,200	157	0.06	2,640	212	0.09	3,820			
48	0.06	2,596	103	0.10	4,200	158	0.06	2,640	213	0.09	3,820			
49	0.09	3,774	104	0.10	4,200	159	0.06	2,640	214	0.06	2,621			
50	0.09	3,760	105	0.10	4,200	160	0.09	3,864	215	0.09	3,758			
51	0.06	2,596	106	0.10	4,197	161	0.12	5,012	216	0.22	9,521			
52	0.06	2,596	107	0.10	4,168	162	0.08	3,368	217	0.25	10,931			
53	0.06	2,596	108	0.10	4,148	163	0.07	3,184	218	0.22	9,521			
54	0.06	2,602	109	0.10	4,149	164	0.07	3,013	219	0.22	9,528			
55	0.09	4,038	110	0.10	4,193	165	0.07	2,873	220	0.23	9,901			

OPEN SPACE

LOT #	(AC)	(SF)
1000	1.88	81,875
1001	0.12	5,300
1002	0.76	33,235
1003	0.13	5,518
1004	4.00	174,050
1005	0.26	11,372
1006	0.31	13,354
1007	0.22	9,386
1008	0.34	14,931
1009	0.13	5,875
1010	0.09	3,734
1011	0.09	3,745
1012	0.08	3,568
1013	0.01	554
1014	0.02	910
1015	0.36	15,865
1016	0.01	600
1017	0.04	1,656
1018	1.44	62,843
1019	0.21	9,233
1020	0.06	2,931
1021	0.15	6,591
1022	0.15	8,650
1023	6.67	290,465

GRAPHIC SCALE 1" = 100'

NOT FOR CONSTRUCTION FOR REVIEW ONLY

TERRAVITA
MASTER PLAN REVIEW DRAWINGS
TOWN OF KNIGHTDALE NORTH CAROLINA

SCALE:	1"=100'
DATE:	NOVEMBER 25, 2024
PROJECT NUMBER:	2023-002.001
CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	MASTER PLAN REVIEW

OVERALL PRELIMINARY SITE LAYOUT PLAN

TOWN COMMENTS	1/16/2025
TOWN COMMENTS	4/2/2025
TOWN COMMENTS	6/26/2025
TOWN COMMENTS	8/21/2025

RELEASED FOR CONSTRUCTION DATE (SEE COVER) ■ NO □ YES

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

SHEET # C2.00



HATCH LEGEND:

- INTERNAL PUBLIC STREET RIGHT-OF-WAY
- PUBLIC STREET RIGHT-OF-WAY DEDICATION
- EXISTING ACCESS EASEMENT
- 60'X120' SINGLE FAMILY RESIDENTIAL LOT
- 80'X120' SINGLE FAMILY RESIDENTIAL LOT
- 30'X140' REAR-LOADED SINGLE FAMILY RESIDENTIAL LOT
- 35'X140' REAR-LOADED SINGLE FAMILY RESIDENTIAL LOT
- REAR-LOADED TOWNHOUSE LOT
- ACTIVE RECREATIONAL OPEN SPACE
- PASSIVE RECREATIONAL OPEN SPACE
- COMMON OPEN SPACE
- PRIVATE ALLEY EASEMENT (FIRE LANE)
- PRIVATE ALLEY EASEMENT
- ENHANCED ROADSIDE PLANTED AREA
- 20' TYPE 'B' LANDSCAPE BUFFER
- STORMWATER CONTROL MEASURE
- STORMWATER MAINTENANCE & ACCESS EASEMENT
- DRAINAGE EASEMENT
- CORPUD PUBLIC SEWER EASEMENT

GENERAL NOTES:

1. THE CONCEPTUAL PLAN WAS PREPARED BY CHARLES R. WALKER, III, PLA AND ENTITLEMENT PRESERVATION GROUP.
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10. WETLAND AND STREAM BUFFER LOCATIONS ARE SUBJECT TO FIELD VERIFICATION.
11. STORMWATER CONTROL MEASURES ARE CONCEPTUAL AND ARE SUBJECT TO FUTURE SIZING CALCULATIONS AND DESIGN.

NORTH

100 50 25 0 50 150

GRAPHIC SCALE
1" = 50

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

NOTE:
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NOT FOR CONSTRUCTION FOR REVIEW ONLY

TERRAVITA
MASTER PLAN REVIEW DRAWINGS
TOWN OF KNIGHTDALE NORTH CAROLINA

SCALE:	1:50
DATE:	NOVEMBER 25, 2024
PROJECT NUMBER:	2023-002.001
CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	MASTER PLAN REVIEW

PRELIMINARY SITE LAYOUT PLAN
ENLARGED AREA 1

TOWN COMMENTS	1/16/2025
TOWN COMMENTS	4/2/2025
TOWN COMMENTS	6/26/2025
TOWN COMMENTS	8/27/2025

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES

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

SHEET # C2.01

MATCHLINE - SEE SHEET C2.01

BUFFALO ROAD (SR 2215)

150

100

500

EXISTING BUFFALOE RD. TO BE IMPROVED ACCORDING TO TIA

R30

R25

36

54

31.5

60

31

6'
6'

5' SIDEWALK TO BE LOCATED BETWEEN 0' MIN. AND 3' MAX. FROM BACK OF CURB ALONG THIS SECTION OF ROADWAY

BOBBIT DRIVE TO BE RESURFACED WITH (1) TOP LAYER OF ASPHALT PER NCDOT STANDARDS BETWEEN BUFFALOE ROAD AND PUB. STREET 'H'

26
ZONING: GR3
USE: SINGLE FAMILY

27
ZONING: GR3
USE: SINGLE FAMILY

30
ZONING: GR3
USE: SINGLE FAMILY

31
ZONING: GR3
USE: SINGLE FAMILY

25
ZONING: RT
USE: SINGLE FAMILY

29
ZONING: GR3
USE: SINGLE FAMILY

28
ZONING: GR3
USE: SINGLE FAMILY

32
ZONING: GR3
USE: SINGLE FAMILY

33
ZONING: GR3
USE: SINGLE FAMILY

34
ZONING: GR3
USE: VACANT

35
ZONING: GR3
USE: SINGLE FAMILY

36
ZONING: GR3
USE: SINGLE FAMILY

OLD KNIGHT ROAD
60 R/W - 31 B-B

BOBBIT DRIVE (NCSR 2969)

MOUNTABLE ISLANDS (TYP.)

20' TYPE 'B' LANDSCAPE BUFFER (ENHANCED ROADWAY PLANTINGS)

PUBLIC STREET 'H'
LOCAL - 54' R/W - 31.5 B-B

362.00

153.81

23

0.9 1014

0.5 1016

0.5 1013

0.5 1017

ALLEY

20
22

148
147
146
145
144
143
142
141
140
149
150
151
152
153
154
155
156
157
158
159
160

REAR-LOADED TOWNHOUSE LOTS (TYP.)

OPEN SPACE 1015

OPEN SPACE 1018

20' TYPE 'B' LANDSCAPE BUFFER

PUBLIC STREET 'H' TO CONNECT TO EXISTING BOBBIT DR. (NCSR 2969) IN ACCORDANCE WITH NCDOT SECONDARY ROAD STANDARDS

PASSIVE OPEN SPACE
GAZEBO, BENCH, TRASH CAN
6,058 SF 0.14 ac

47
10
10
10

MATCHLINE - SEE SHEET C2.04

HATCH LEGEND:

- INTERNAL PUBLIC STREET RIGHT-OF-WAY
- PUBLIC STREET RIGHT-OF-WAY DEDICATION
- EXISTING ACCESS EASMENT
- 60X120' SINGLE FAMILY RESIDENTIAL LOT
- 80X120' SINGLE FAMILY RESIDENTIAL LOT
- 30X140' REAR-LOADED SINGLE FAMILY RESIDENTIAL LOT
- 35X140' REAR-LOADED SINGLE FAMILY RESIDENTIAL LOT
- REAR-LOADED TOWNHOUSE LOT
- ACTIVE RECREATIONAL OPEN SPACE
- PASSIVE RECREATIONAL OPEN SPACE
- COMMON OPEN SPACE
- PRIVATE ALLEY EASEMENT (FIRE LANE)
- PRIVATE ALLEY EASEMENT
- ENHANCED ROADSIDE PLANTED AREA
- 20' TYPE 'B' LANDSCAPE BUFFER
- STORMWATER CONTROL MEASURE
- STORMWATER MAINTENANCE & ACCESS EASEMENT
- DRAINAGE EASEMENT
- CORPUD PUBLIC SEWER EASEMENT

GENERAL NOTES:

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NORTH

100 50 25 0 50 150

GRAPHIC SCALE
1" = 50

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TERRAVITA
MASTER PLAN REVIEW DRAWINGS

TOWN OF KNIGHTDALE NORTH CAROLINA

SCALE:	1:50
DATE:	NOVEMBER 25, 2024
PROJECT NUMBER:	2023-002.001
CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	MASTER PLAN REVIEW

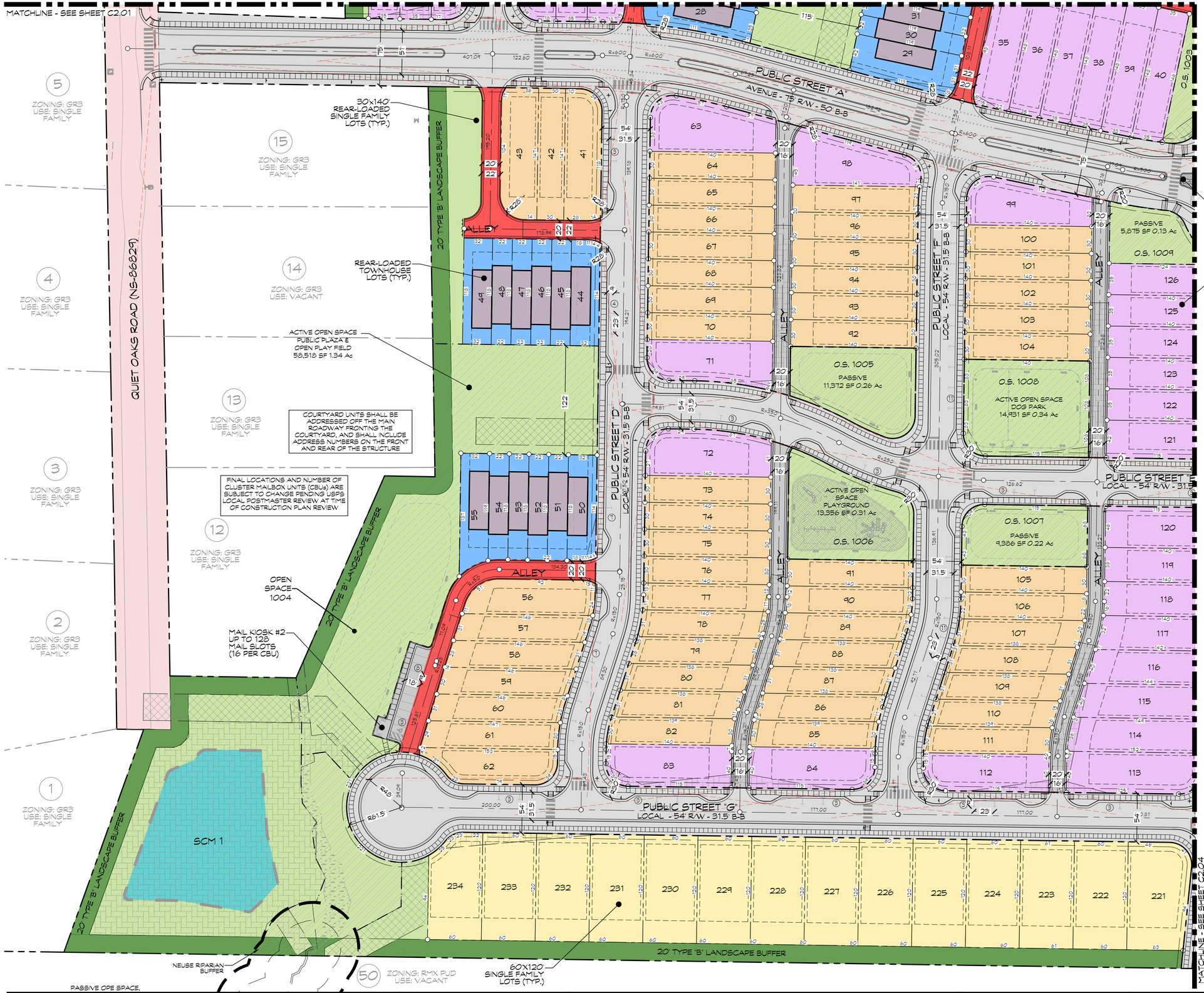
PRELIMINARY SITE LAYOUT PLAN
ENLARGED AREA 2

TOWN COMMENTS	1/16/2025
TOWN COMMENTS	4/2/2025
TOWN COMMENTS	6/26/2025
TOWN COMMENTS	8/27/2025

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES

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

SHEET #
C2.02



HATCH LEGEND:

- INTERNAL PUBLIC STREET RIGHT-OF-WAY
- PUBLIC STREET RIGHT-OF-WAY DEDICATION
- EXISTING ACCESS EASEMENT
- 60'X120' SINGLE FAMILY RESIDENTIAL LOT
- 80'X120' SINGLE FAMILY RESIDENTIAL LOT
- 30'X140' REAR-LOADED SINGLE FAMILY RESIDENTIAL LOT
- 35'X140' REAR-LOADED SINGLE FAMILY RESIDENTIAL LOT
- REAR-LOADED TOWNHOUSE LOT
- ACTIVE RECREATIONAL OPEN SPACE
- PASSIVE RECREATIONAL OPEN SPACE
- COMMON OPEN SPACE
- PRIVATE ALLEY EASEMENT (FIRE LANE)
- PRIVATE ALLEY EASEMENT
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- 20' TYPE 'B' LANDSCAPE BUFFER
- STORMWATER CONTROL MEASURE
- STORMWATER MAINTENANCE & ACCESS EASEMENT
- DRAINAGE EASEMENT
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NORTH

100 50 25 0 50 150

GRAPHIC SCALE
1" = 50'

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TERRAVITA
MASTER PLAN REVIEW DRAWINGS
TOWN OF KNIGHTDALE NORTH CAROLINA

SCALE:	1=50'
DATE:	NOVEMBER 25, 2024
PROJECT NUMBER:	2023-002.001
CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	MASTER PLAN REVIEW

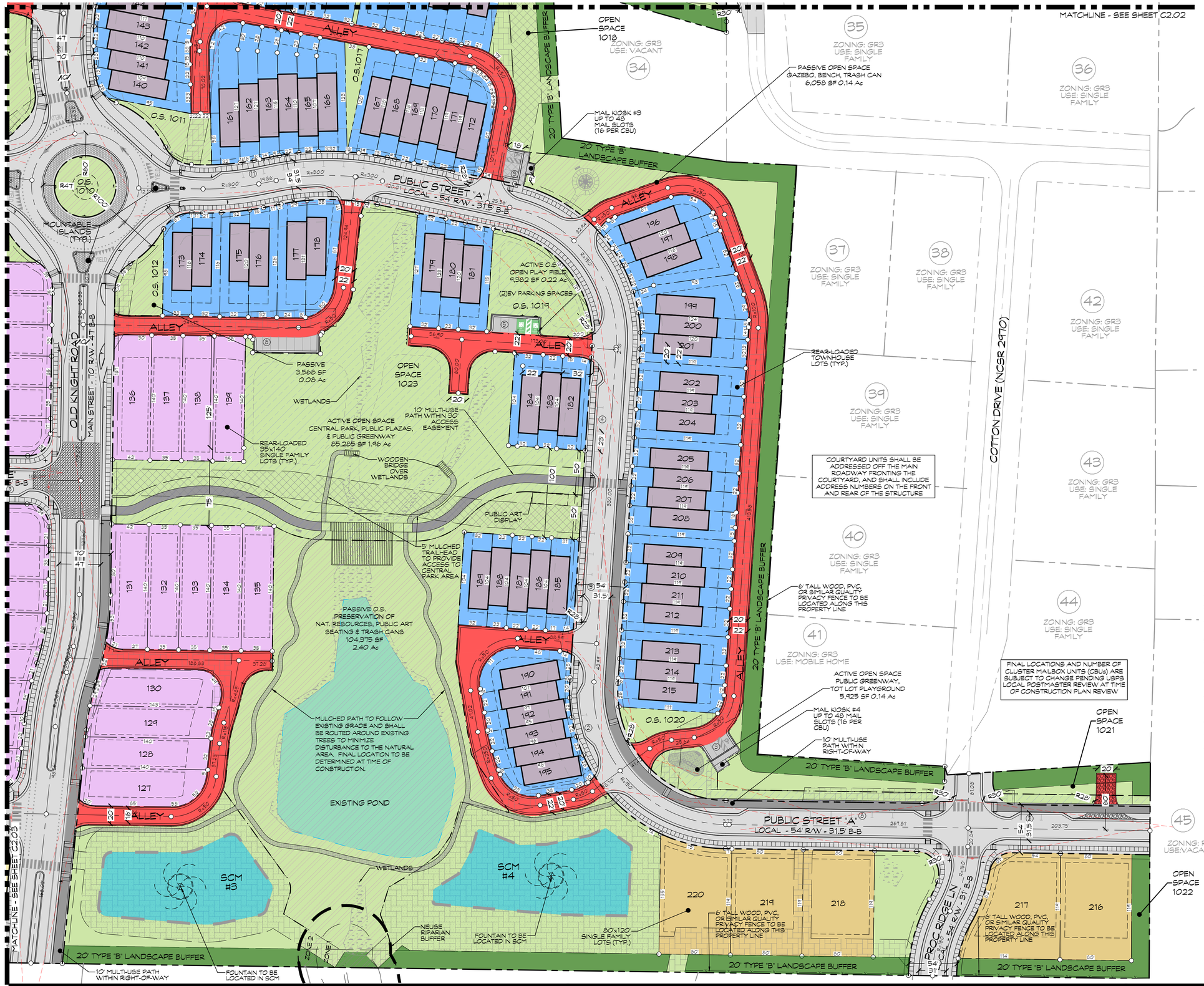
PRELIMINARY SITE LAYOUT PLAN
ENLARGED AREA 3

TOWN COMMENTS	1/16/2025
TOWN COMMENTS	4/2/2025
TOWN COMMENTS	6/26/2025
TOWN COMMENTS	8/27/2025

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES

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

SHEET # C2.03



HATCH LEGEND:

- INTERNAL PUBLIC STREET RIGHT-OF-WAY
- PUBLIC STREET RIGHT-OF-WAY DEDICATION
- EXISTING ACCESS EASEMENT
- 60'X120' SINGLE FAMILY RESIDENTIAL LOT
- 80'X120' SINGLE FAMILY RESIDENTIAL LOT
- 30'X140' REAR-LOADED SINGLE FAMILY RESIDENTIAL LOT
- 35'X140' REAR-LOADED SINGLE FAMILY RESIDENTIAL LOT
- REAR-LOADED TOWNHOUSE LOT
- ACTIVE RECREATIONAL OPEN SPACE
- PASSIVE RECREATIONAL OPEN SPACE
- COMMON OPEN SPACE
- PRIVATE ALLEY EASEMENT (FIRE LANE)
- PRIVATE ALLEY EASEMENT
- ENHANCED ROADSIDE PLANTED AREA
- 20' TYPE 'B' LANDSCAPE BUFFER
- STORMWATER CONTROL MEASURE
- STORMWATER MAINTENANCE & ACCESS EASEMENT
- DRAINAGE EASEMENT
- CORPUD PUBLIC SEWER EASEMENT

GENERAL NOTES:

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

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NORTH

100 50 25 0 50 150

GRAPHIC SCALE
1" = 50'

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PRELIMINARY SITE LAYOUT PLAN
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SHEET # C2.04



SIGN LEGEND:

1	STOP / ALL WAY — R1-1, R1-3P (TO BE USED ONLY AT ALL WAY INTERSECTIONS AS INDICATED ON PLAN)	7	VAN ACCESSIBLE / RESERVED PARKING / MAXIMUM PENALTY $250 — R7-8A (TO BE USED WITH SPACES INDICATED AS VAN ACCESSIBLE), R7-8E
2	YIELD — R1-2	8	TYPE III BARRICADE PER MUTCD 6F.7
3	SPEED LIMIT 25 — R2-1	9	FUTURE ROAD EXTENSION / ROAD CLOSED — R11-2; TEMPORARY BARRICADE FOR DEAD END ROADS PER T.O.K. STD. DETAIL 3.18
4	STREET NAME AVE 1000 / STREET NAME 1 ST / STREET NAME 2 ND — PER T.O.K. 3.17	10	12" / 18" / ELECTRIC VEHICLE PARKING ONLY WHILE CHARGING — ELECTRIC VEHICLE PARKING SIGN
5	W11-2; W16-7pL — RECTANGULAR RAPID FLASHING BEACON (RRFB) WHERE SHOWN ON PLAN		
6	W11-2; W16-9P AHEAD — RECTANGULAR RAPID FLASHING BEACON (RRFB) WHERE SHOWN ON PLAN		

SIGNAGE AND MARKING NOTES:

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL STREET IDENTIFICATION (NAME) AND REGULATORY SIGNS. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR STRIPING ON ALL PUBLIC STREETS CONSTRUCTED WITH DEVELOPMENT AS FOLLOWS:
   - STOP BARS AND CROSSWALKS - ALL STREETS - PER DETAIL 4.06
   - CONTINUOUS CENTERLINE STRIPING - DOUBLE YELLOW LINE ON CATEGORY TWO AND CATEGORY THREE STREETS.
   - PARKING STALLS - WHERE APPLICABLE (ON-STREET).
2. ALL PAVEMENT MARKINGS INCLUDING TRAFFIC CONTROL, STOP BARS FIRE LANES AND CROSS WALKS SHALL BE MADE WITH REFLECTORIZED THERMOPLASTIC STRIPING WITH A MINIMUM THICKNESS IN ACCORDANCE WITH NCDOT STANDARD SPECIFICATIONS FOR ROADS & STRUCTURES. ALL MARKINGS SHALL BE 120 MIL THICK WITH THE EXCEPTION OF SYMBOLS WHICH SHALL BE 90 MIL THICK. PARKING STALL STRIPING IN A PRIVATE PARKING LOT IS EXEMPT FROM USE OF THERMOPLASTICS. THE THERMOPLASTIC STRIPING TYPE OF MARKING MATERIAL SHALL BE APPLIED BY FUSING TO THE PAVEMENT SURFACE BY APPLICATION OF HEAT. MATERIALS SHALL COMPLY FULLY WITH THE REQUIREMENTS SET FORTH IN SECTION 1087 OF THE STANDARD SPECIFICATIONS FOR ROADS & STRUCTURES, LATEST EDITION, AS PUBLISHED BY NCDOT. APPLICATION OF MARKINGS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS SET FORTH IN SECTION 1205 OF THE STANDARD SPECIFICATIONS FOR ROADS & STRUCTURES, LATEST EDITION, AS PUBLISHED BY NCDOT FOR PERMANENT MARKING.
3. STREET IDENTIFICATION SIGNS SHALL IDENTIFY ALL STREETS AT EACH INTERSECTION. SUCH SIGNS SHALL BE CONSTRUCTED OF ALUMINUM SHEETS, SIX (6) INCH HIGH, 0.063 INCH THICK AND LENGTH AS NEEDED TO HAVE A TWO (2) INCH MARGIN BEFORE AND AFTER THE LETTERING. THE BACKGROUND SHALL BE REFLECTORIZED GREEN MEETING THE REQUIREMENTS SET FORTH IN SECTION 1093 THE STANDARD SPECIFICATIONS FOR ROADS & STRUCTURES, LATEST EDITION, AS PUBLISHED BY NCDOT. STREET NAME LETTERING SHALL BE WHITE, UPPER CASE, BLOCK LETTERS FOUR (4) INCHES IN HEIGHT. STREET CLASSIFICATION (I.E. STREET, AVENUE, ETC.) SHALL BE WHITE, UPPER CASE BLOCK LETTERING, TWO (2) INCHES IN HEIGHT. STREET SIGNS SHALL BE MOUNTED AT A NOMINAL HEIGHT OF EIGHT (8) FEET ABOVE GRADE. THE SIGN SHALL COMPLY WITH THE TOWN OF KNIGHTDALE STANDARD DETAIL 3.16 AND 17.
4. REGULATORY SIGNS SHALL MEET THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ANY MODIFICATIONS THERETO ESTABLISHED BY NCDOT. MATERIALS SHALL MEET THE REQUIREMENTS SET FORTH IN SECTIONS 1092 AND 1093 OF THE STANDARD SPECIFICATIONS FOR ROADS & STRUCTURES, LATEST EDITION, AS PUBLISHED BY NCDOT. THE LOCATION AND TYPES OF REGULATORY SIGNS SHALL BE INDICATED ON THE CONSTRUCTION DRAWINGS.
5. ALL SIGNS SHALL BE MOUNTED ON A GALVANIZED STEEL SQUARE TUBE POST WITH A MINIMUM 14 GAUGE STEEL AS SPECIFIED IN SECTION 1094 OF THE STANDARD SPECIFICATIONS FOR ROADS & STRUCTURES.
6. REFER TO TOWN OF KNIGHTDALE DETAILS 3.16 & 3.17 FOR TYPICAL STREET SIGN LOCATIONS AND INFORMATION.
7. TWO STREET NAME MARKERS ARE REQUIRED IF THE MAJOR STREET HAS 3 OR MORE LANES.
8. ALL STREET NAME SIGNS ARE SUBJECT TO APPROVAL BY THE TOWN. BLOCK NUMBERS SHALL BE PROVIDED ON SIGNS AND CORRESPOND TO OFFICIALLY APPROVED ADDRESSES.

200 100 50 0 100 300
GRAPHIC SCALE
1" = 100'

NORTH

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TOWN OF KNIGHTDALE NORTH CAROLINA

SCALE:	1"=100'
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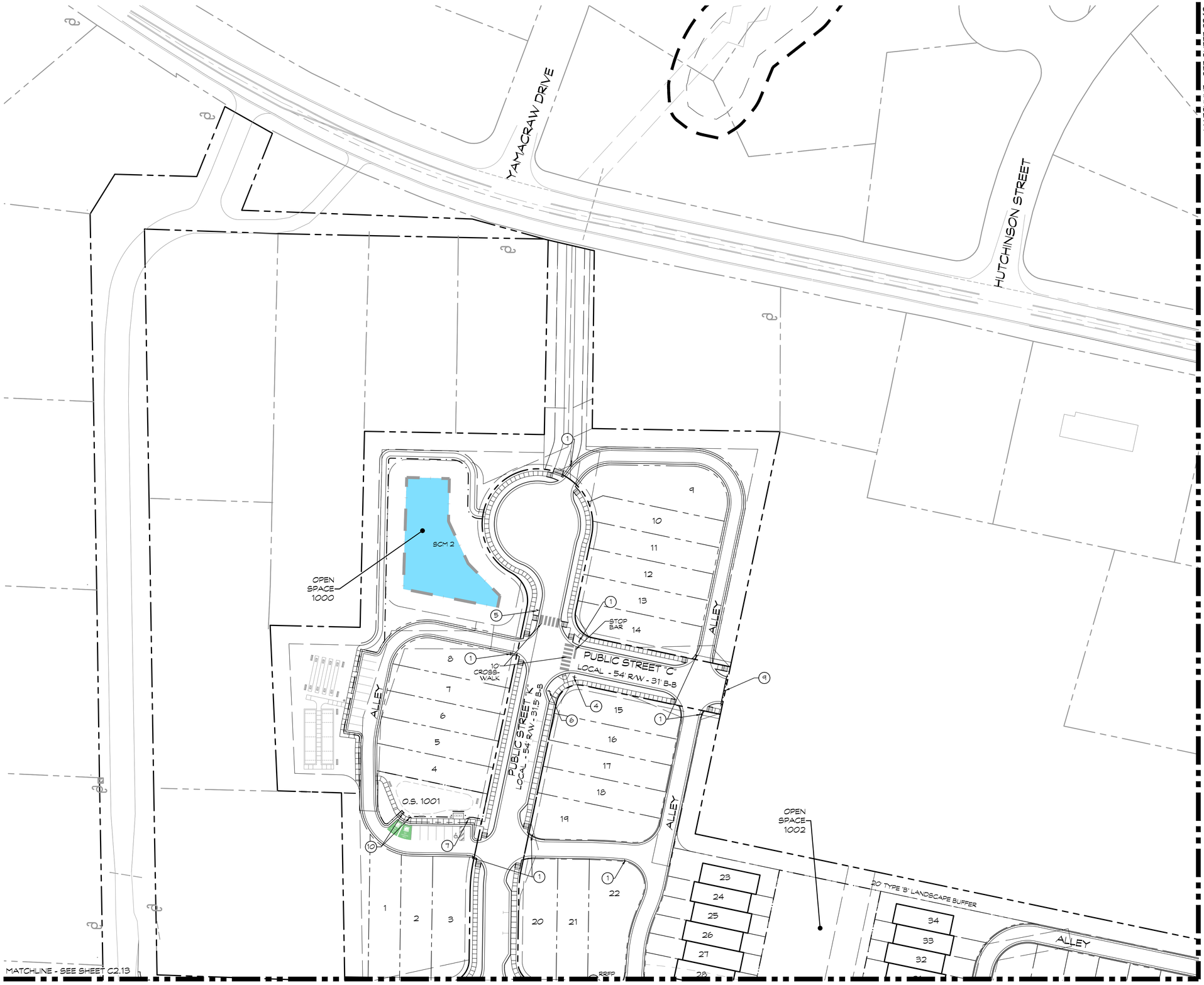
OVERALL PRELIMINARY SITE SIGNAGE AND MARKING PLAN

TOWN COMMENTS	1/16/2025
TOWN COMMENTS	4/2/2025
TOWN COMMENTS	6/26/2025
TOWN COMMENTS	8/27/2025

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES

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SHEET # C2.10



SIGN LEGEND:

1	R1-1 R1-3P (TO BE USED ONLY AT ALL WAY INTERSECTIONS AS INDICATED ON PLAN)	7	R7-8A (TO BE USED WITH SPACES INDICATED AS VAN ACCESSIBLE) R7-8E
2	R1-2	8	TYPE III BARRICADE PER MUTCD 6F.7
3	R2-1	9	R11-2 TEMPORARY BARRICADE FOR DEAD END ROADS PER T.O.K. STD. DETAIL 3.18
4	PER T.O.K. 3.17	10	ELECTRIC VEHICLE PARKING SIGN
5	W11-2 W16-7pL RECTANGULAR RAPID FLASHING BEACON (RRFB) WHERE SHOWN ON PLAN		
6	W11-2 W16-9P RECTANGULAR RAPID FLASHING BEACON (RRFB) WHERE SHOWN ON PLAN		

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2. ALL PAVEMENT MARKINGS INCLUDING TRAFFIC CONTROL, STOP BARS FIRE LANES AND CROSS WALKS SHALL BE MADE WITH REFLECTORIZED THERMOPLASTIC STRIPING WITH A MINIMUM THICKNESS IN ACCORDANCE WITH NCDOT STANDARD SPECIFICATIONS FOR ROADS & STRUCTURES, ALL MARKINGS SHALL BE 120 MIL THICK WITH THE EXCEPTION OF SYMBOLS WHICH SHALL BE 90 MIL THICK. PARKING STALL STRIPING IN A PRIVATE PARKING LOT IS EXEMPT FROM USE OF THERMOPLASTICS. THE THERMOPLASTIC STRIPING TYPE OF MARKING MATERIAL SHALL BE APPLIED BY FUSING TO THE PAVEMENT SURFACE BY APPLICATION OF HEAT. MATERIALS SHALL COMPLY FULLY WITH THE REQUIREMENTS SET FORTH IN SECTION 1087 OF THE STANDARD SPECIFICATIONS FOR ROADS & STRUCTURES, LATEST EDITION, AS PUBLISHED BY NCDOT. APPLICATION OF MARKINGS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS SET FORTH IN SECTION 1205 OF THE STANDARD SPECIFICATIONS FOR ROADS & STRUCTURES, LATEST EDITION, AS PUBLISHED BY NCDOT FOR PERMANENT MARKING.
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NORTH

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100 50 25 0 50 150
1" = 50'

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TOWN OF KNIGHTDALE NORTH CAROLINA

SCALE:	1=50
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CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	MASTER PLAN REVIEW

PRELIMINARY SITE SIGNAGE PLAN
ENLARGED AREA 1

TOWN COMMENTS	1/16/2025
TOWN COMMENTS	4/2/2025
TOWN COMMENTS	6/26/2025
TOWN COMMENTS	8/27/2025

RELEASED FOR CONSTRUCTION DATE (SEE COVER) ■ NO □ YES

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SHEET # C2.11

MATCHLINE - SEE SHEET C2.11

BUFFALO ROAD (SR 2215)

10 HIGH VISIBILITY CROSS-WALK (TYP.)

FIRE LANE

STOP BAR

OLD KNIGHT ROAD
60' R/W - 31' B-B

STOP BAR

PUBLIC STREET "H"
LOCAL - 54' R/W - 31.5' B-B

OPEN SPACE 1015

BOBBIT DRIVE (NCSR 2169)

STOP BAR

10 HIGH VISIBILITY CROSS-WALK (TYP.)

ALLEY

D.S.1016

D.S.1013

148 147 146 145 144

149 150 151 152 153 154 155 156 157 158 159 160

26 27 28 29 30 31 32 33 25

MATCHLINE - SEE SHEET C2.14

SIGN LEGEND:

1. R1-1 STOP; R1-3P ALL WAY (TO BE USED ONLY AT ALL WAY INTERSECTIONS AS INDICATED ON PLAN)
2. R1-2 YIELD
3. R2-1 SPEED LIMIT 25
4. STREET NAME AVE 1000; STREET NAME 1ST / STREET NAME 2ND — PER T.O.K. 3.17
5. W11-2; W16-7pL — RECTANGULAR RAPID FLASHING BEACON (RRFB) WHERE SHOWN ON PLAN
6. W11-2; W16-9P AHEAD — RECTANGULAR RAPID FLASHING BEACON (RRFB) WHERE SHOWN ON PLAN
7. VAN ACCESSIBLE; RESERVED PARKING; MAXIMUM PENALTY $250 — R7-8A (TO BE USED WITH SPACES INDICATED AS VAN ACCESSIBLE); R7-8E
8. TYPE III BARRICADE PER MUTCD 6F.7
9. FUTURE ROAD EXTENSION; ROAD CLOSED R11-2 — TEMPORARY BARRICADE FOR DEAD END ROADS PER T.O.K. STD. DETAIL 3.18
10. 12" x 18" ELECTRIC VEHICLE PARKING ONLY WHILE CHARGING — ELECTRIC VEHICLE PARKING SIGN

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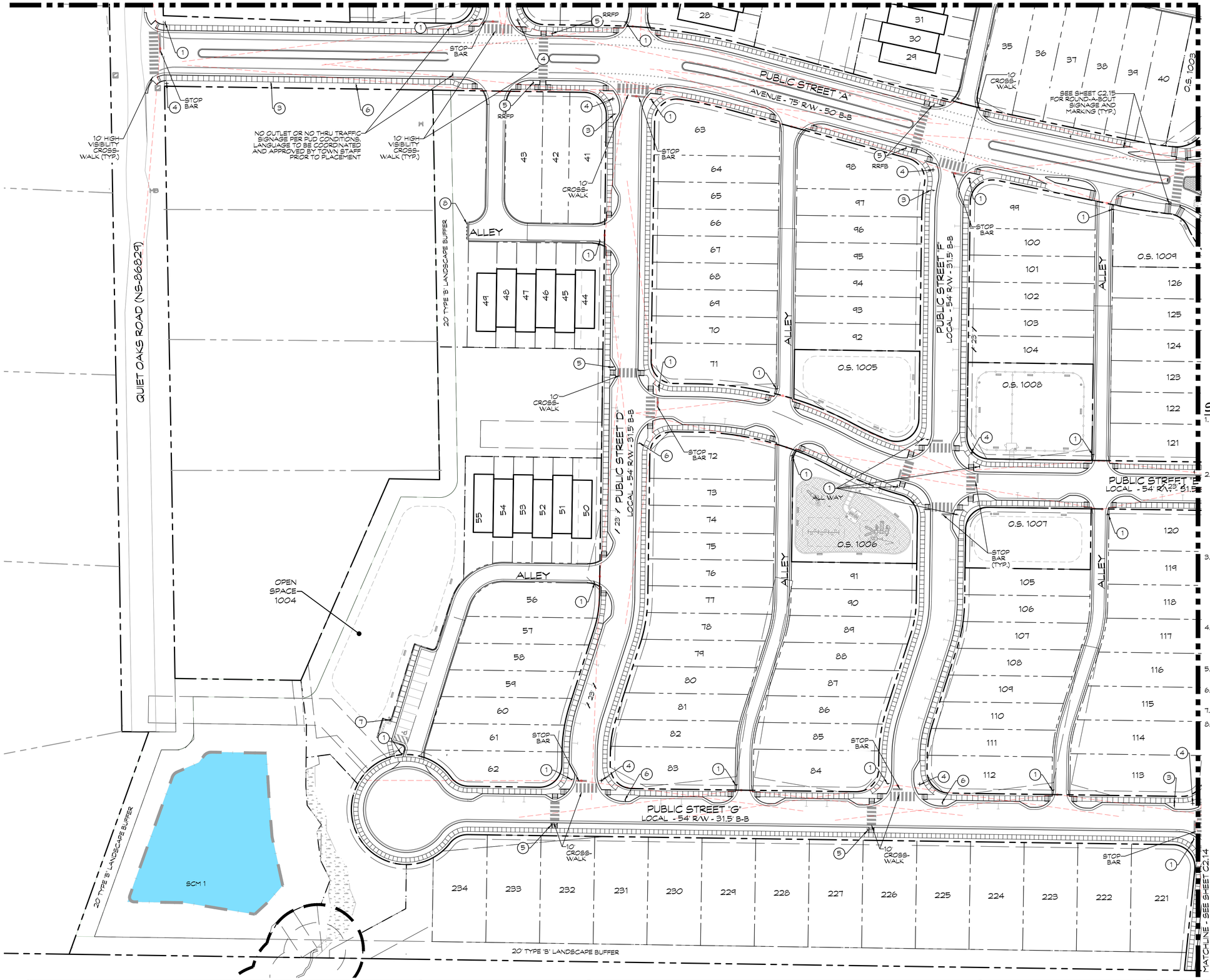
PRELIMINARY SITE SIGNAGE PLAN
ENLARGED AREA 2

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SHEET # C2.12



SIGN LEGEND:

1	STOP / ALL WAY — R1-1, R1-3P (TO BE USED ONLY AT ALL WAY INTERSECTIONS AS INDICATED ON PLAN)	7	VAN ACCESSIBLE / RESERVED PARKING / MAXIMUM PENALTY $250 — R7-8A (TO BE USED WITH SPACES INDICATED AS VAN ACCESSIBLE), R7-8E
2	YIELD — R1-2	8	TYPE III BARRICADE PER MUTCD 6F.7
3	SPEED LIMIT 25 — R2-1	9	FUTURE ROAD EXTENSION / ROAD CLOSED — R11-2; TEMPORARY BARRICADE FOR DEAD END ROADS PER T.O.K. STD. DETAIL 3.18
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6	RECTANGULAR RAPID FLASHING BEACON (RRFB) WHERE SHOWN ON PLAN — W11-2, W16-9P (AHEAD)		

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   - CONTINUOUS CENTERLINE STRIPING - DOUBLE YELLOW LINE ON CATEGORY TWO AND CATEGORY THREE STREETS.
   - PARKING STALLS - WHERE APPLICABLE (ON-STREET).
2. ALL PAVEMENT MARKINGS INCLUDING TRAFFIC CONTROL, STOP BARS FIRE LANES AND CROSS WALKS SHALL BE MADE WITH REFLECTORIZED THERMOPLASTIC STRIPING WITH A MINIMUM THICKNESS IN ACCORDANCE WITH NCDOT STANDARD SPECIFICATIONS FOR ROADS & STRUCTURES, ALL MARKINGS SHALL BE 120 MIL THICK WITH THE EXCEPTION OF SYMBOLS WHICH SHALL BE 90 MIL THICK. PARKING STALL STRIPING IN A PRIVATE PARKING LOT IS EXEMPT FROM USE OF THERMOPLASTICS. THE THERMOPLASTIC STRIPING TYPE OF MARKING MATERIAL SHALL BE APPLIED BY FUSING TO THE PAVEMENT SURFACE BY APPLICATION OF HEAT. MATERIALS SHALL COMPLY FULLY WITH THE REQUIREMENTS SET FORTH IN SECTION 1087 OF THE STANDARD SPECIFICATIONS FOR ROADS & STRUCTURES, LATEST EDITION, AS PUBLISHED BY NCDOT. APPLICATION OF MARKINGS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS SET FORTH IN SECTION 1205 OF THE STANDARD SPECIFICATIONS FOR ROADS & STRUCTURES, LATEST EDITION, AS PUBLISHED BY NCDOT FOR PERMANENT MARKING.
3. STREET IDENTIFICATION SIGNS SHALL IDENTIFY ALL STREETS AT EACH INTERSECTION. SUCH SIGNS SHALL BE CONSTRUCTED OF ALUMINUM SHEETS, SIX (6) INCH HIGH, 0.063 INCH THICK AND LENGTH AS NEEDED TO HAVE A TWO (2) INCH MARGIN BEFORE AND AFTER THE LETTERING. THE BACKGROUND SHALL BE REFLECTORIZED GREEN MEETING THE REQUIREMENTS SET FORTH IN SECTION 1093 THE STANDARD SPECIFICATIONS FOR ROADS & STRUCTURES, LATEST EDITION, AS PUBLISHED BY NCDOT. STREET NAME LETTERING SHALL BE WHITE, UPPER CASE, BLOCK LETTERS FOUR (4) INCHES IN HEIGHT. STREET CLASSIFICATION (I.E. STREET, AVENUE, ETC.) SHALL BE WHITE, UPPER CASE BLOCK LETTERING, TWO (2) INCHES IN HEIGHT. STREET SIGNS SHALL BE MOUNTED AT A NOMINAL HEIGHT OF EIGHT (8) FEET ABOVE GRADE. THE SIGN SHALL COMPLY WITH THE TOWN OF KNIGHTDALE STANDARD DETAIL 3.16 AND 17.
4. REGULATORY SIGNS SHALL MEET THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ANY MODIFICATIONS THERETO ESTABLISHED BY NCDOT. MATERIALS SHALL MEET THE REQUIREMENTS SET FORTH IN SECTIONS 1092 AND 1093 OF THE STANDARD SPECIFICATIONS FOR ROADS & STRUCTURES, LATEST EDITION, AS PUBLISHED BY NCDOT. THE LOCATION AND TYPES OF REGULATORY SIGNS SHALL BE INDICATED ON THE CONSTRUCTION DRAWINGS.
5. ALL SIGNS SHALL BE MOUNTED ON A GALVANIZED STEEL SQUARE TUBE POST WITH A MINIMUM 14 GAUGE STEEL AS SPECIFIED IN SECTION 1094 OF THE STANDARD SPECIFICATIONS FOR ROADS & STRUCTURES.
6. REFER TO TOWN OF KNIGHTDALE DETAILS 3.16 & 3.17 FOR TYPICAL STREET SIGN LOCATIONS AND INFORMATION.
7. TWO STREET NAME MARKERS ARE REQUIRED IF THE MAJOR STREET HAS 3 OR MORE LANES.
8. ALL STREET NAME SIGNS ARE SUBJECT TO APPROVAL BY THE TOWN. BLOCK NUMBERS SHALL BE PROVIDED ON SIGNS AND CORRESPOND TO OFFICIALLY APPROVED ADDRESSES.

NORTH

GRAPHIC SCALE
100 50 25 0 50 150
1" = 50'

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

NOTE:
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NOT FOR CONSTRUCTION FOR REVIEW ONLY

TERRAVITA
MASTER PLAN REVIEW DRAWINGS
TOWN OF KNIGHTDALE NORTH CAROLINA

SCALE:	1"=100'
DATE:	NOVEMBER 25, 2024
PROJECT NUMBER:	2023-002.001
CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	MASTER PLAN REVIEW

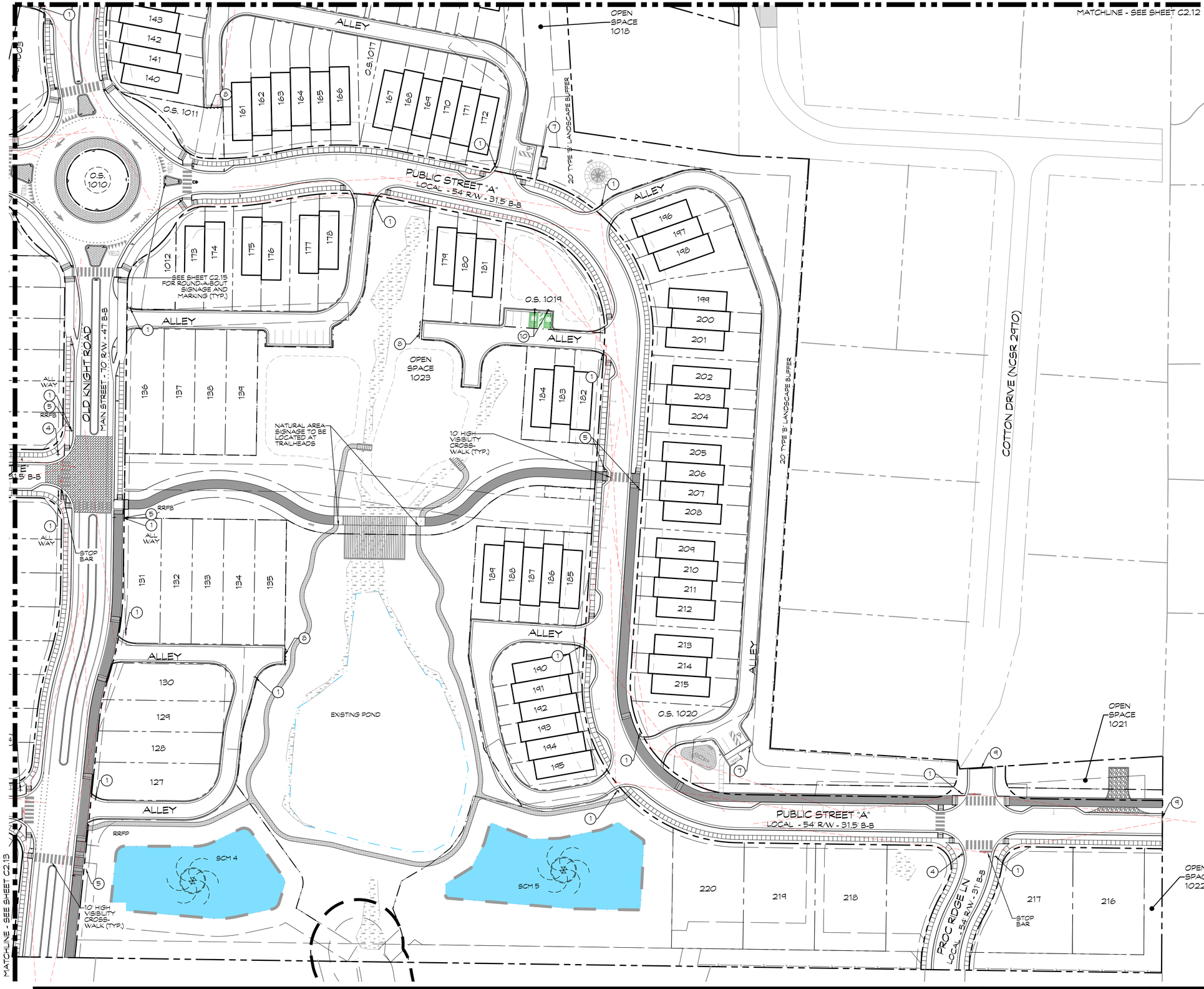
PRELIMINARY SITE SIGNAGE PLAN
ENLARGED AREA 3

TOWN COMMENTS	1/16/2025
TOWN COMMENTS	4/2/2025
TOWN COMMENTS	6/26/2025
TOWN COMMENTS	8/27/2025

RELEASED FOR CONSTRUCTION DATE (SEE COVER) ■ NO □ YES

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

SHEET # C2.13



SIGN LEGEND:

1	R1-1 STOP; R1-3P ALL WAY (TO BE USED ONLY AT ALL WAY INTERSECTIONS AS INDICATED ON PLAN)	7	R7-8A (VAN ACCESSIBLE / RESERVED PARKING / MAXIMUM PENALTY $250) (TO BE USED WITH SPACES INDICATED AS VAN ACCESSIBLE); R7-8E
2	R1-2 YIELD	8	TYPE III BARRICADE PER MUTCD 6F.7
3	R2-1 SPEED LIMIT 25	9	R11-2 FUTURE ROAD EXTENSION / ROAD CLOSED; TEMPORARY BARRICADE FOR DEAD END ROADS PER T.O.K. STD. DETAIL 3.18
4	STREET NAME AVE 1000; STREET NAME 1ST / STREET NAME 2ND; PER T.O.K. 3.17	10	12" x 18" ELECTRIC VEHICLE PARKING ONLY WHILE CHARGING; ELECTRIC VEHICLE PARKING SIGN
5	W11-2; W16-7pL; RECTANGULAR RAPID FLASHING BEACON (RRFB) WHERE SHOWN ON PLAN		
6	W11-2; W16-9P AHEAD; RECTANGULAR RAPID FLASHING BEACON (RRFB) WHERE SHOWN ON PLAN		

SIGNAGE AND MARKING NOTES:

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL STREET IDENTIFICATION (NAME) AND REGULATORY SIGNS. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR STRIPING ON ALL PUBLIC STREETS CONSTRUCTED WITH DEVELOPMENT AS FOLLOWS:
   - STOP BARS AND CROSSWALKS - ALL STREETS - PER DETAIL 4.06
   - CONTINUOUS CENTERLINE STRIPING - DOUBLE YELLOW LINE ON CATEGORY TWO AND CATEGORY THREE STREETS.
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NORTH

100 50 25 0 50 150

GRAPHIC SCALE
1" = 50'

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TERRAVITA
MASTER PLAN REVIEW DRAWINGS
TOWN OF KNIGHTDALE NORTH CAROLINA

SCALE:	1"=100'
DATE:	NOVEMBER 25, 2024
PROJECT NUMBER:	2023-002.001
CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	MASTER PLAN REVIEW

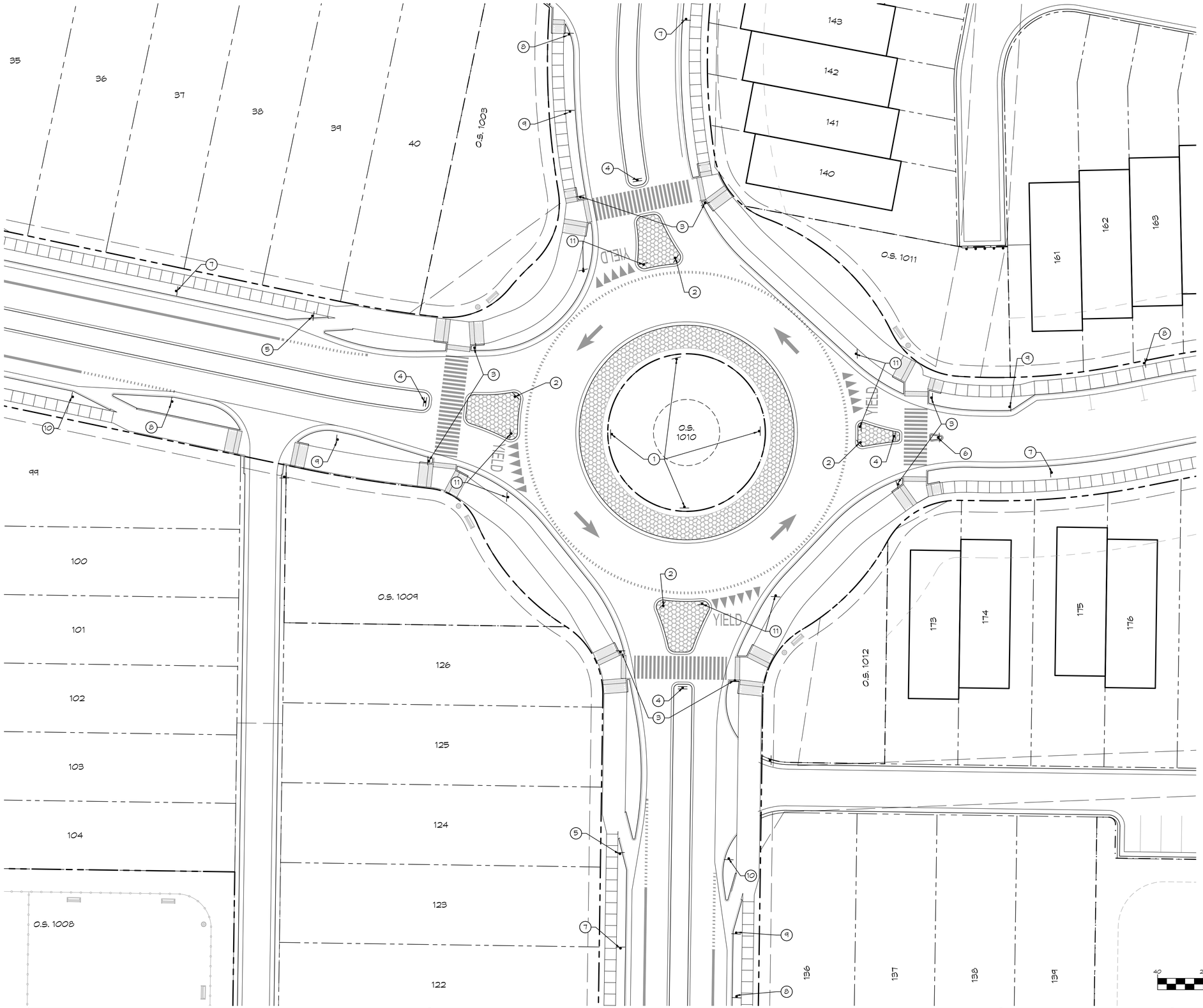
PRELIMINARY SITE SIGNAGE PLAN ENLARGED AREA 4

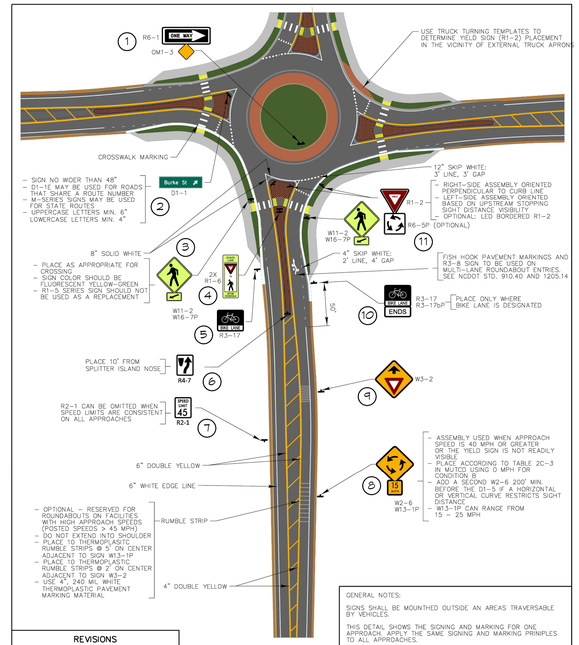
TOWN COMMENTS	1/16/2025
TOWN COMMENTS	4/2/2025
TOWN COMMENTS	6/26/2025
TOWN COMMENTS	8/27/2025

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES

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

SHEET # C2.14





SIGNAGE AND MARKING NOTES:

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NOT FOR CONSTRUCTION FOR REVIEW ONLY

NORTH

GRAPHIC SCALE
40 20 10 0 20 60
1" = 20'

TERRAVITA
MASTER PLAN REVIEW DRAWINGS
TOWN OF KNIGHTDALE NORTH CAROLINA

SCALE:	1"=20'
DATE:	NOVEMBER 25, 2024
PROJECT NUMBER:	2023-002.001
CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	MASTER PLAN REVIEW

PRELIMINARY ROUNDABOUT SIGNAGE PLAN

TOWN COMMENTS	1/16/2025
TOWN COMMENTS	4/2/2025
TOWN COMMENTS	6/26/2025
TOWN COMMENTS	8/27/2025

RELEASED FOR CONSTRUCTION DATE (SEE COVER) ■ NO □ YES

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

SHEET # C2.15



OPEN SPACE AREA TABLE

LOT NO.	TOTAL OPEN SPACE AREA (SF)	ACTIVE OPEN SPACE AREA (SF)	MINIMUM ACTIVE SPACE ELEMENTS OPEN	PASSIVE OPEN SPACE AREA (SF)	MINIMUM PASSIVE SPACE ELEMENTS OPEN	COMMON OPEN SPACE AREA (SF)
1000	81,875	0		43,767	PRIVATE GREENWAY, BENCH, TRASH CAN PERM. LAWN GAMES	38,108
1001	5,300	4,537	OPEN PLAY FIELD, BENCH, TRASH CAN	0		763
1002	33,238	18,174	PUBLIC PLAZA	0		15,064
1003	5,578	0		5,578	1 BENCH/SEATWALL, 1 TRASH CAN	0
1004	174,050	58,518	PUBLIC PLAZA & OPEN PLAY FIELD	16,604	PRESERVATION OF NATURAL RESOURCES	98,928
1005	11,372	0		11,372	3 BENCHES/SEATWALLS, 1 TRASH CAN	0
1006	13,354	13,354	PLAY EQUIPMENT	0		0
1007	9,386	0		9,386	3 BENCHES/SEATWALLS, 1 TRASH CAN	0
1008	14,931	14,931	DOG PARK	0		0
1009	5,875	0		5,875	1 BENCH/SEATWALL, 1 TRASH CAN	0
1010	3,734	0		3,734	PUBLIC ART DISPLAY	0
1011	3,745	0		3,745	1 BENCH/SEATWALL, 1 TRASH CAN	0
1012	3,566	0		3,566	1 BENCH/SEATWALL, 1 TRASH CAN	0
1013	554	0		0		554
1014	410	0		0		410
1015	15,065	0		0		15,065
1016	600	0		0		600
1017	1,656	0		0		1,656
1018	62,872	5,925	PUBLIC GREENWAY,TOT LOT PLAY EQUIPMENT, 1 BENCH, 1 TRASH CAN	6,058	GAZEBO, 1 BENCH, 1 TRASH CAN	50,884
1019	4,233	4,233	OPEN PLAY FIELD, 1 BENCH, 1 TRASH CAN	0		0
1020	2,531	0		0		2,531
1021	6,541	1,948	PUBLIC GREENWAY	0		4,593
1022	6,880	0		0		6,880
1023	240,465	85,285	CENTRAL PARK, OPEN PLAY FIELD, PUBLIC PLAZA, GREENWAY	104,375	PRESERVATION OF NAT. RESOURCES, PUB. ART, OBSERVATION DECK, 2 BENCHES, 2 TRASH CANS	100,805
TOTALS (SF)	784,018	211,460		214,117		337,741
TOTALS (AC)	17.54	4.87		4.92		7.76

OPEN SPACE CALCULATIONS

TOTAL NUMBER OF BEDROOMS			721	
DEDICATION RATE (520/UNIT)	721 x 520		374920	8.61 AC
TOTAL RECREATIONAL OPEN SPACE REQUIRED (BEFORE CREDITS)			374920	8.61 AC
CREDITS (PASSIVE OPEN SPACE)				
PARKWAY (PUB. ST. 'A'; 545 LF, 54' RW)	545 x 27		(14715)	(0.34) AC
TOTAL PASSIVE OPEN SPACE CREDITS			(14715)	(0.34) AC
ACTIVE RECREATIONAL SPACE REQ'D	50%			4.30 AC
PASSIVE RECREATIONAL SPACE REQ'D	50%	MINUS CREDITS ABOVE		3.97 AC
ACTIVE RECREATIONAL SPACE PROVIDED				4.87 AC
PASSIVE RECREATIONAL SPACE PROVIDED				4.92 AC
TOTAL RECREATIONAL OPEN SPACE PROVIDED				9.78 AC
ADDITIONAL COMMON OPEN SPACE (DOES NOT COUNT TOWARDS REQUIREMENTS)				11.43 AC
AREA IN COMMON AREA OPEN SPACE				7.76 AC
AREA IN PRIVATE ALLEY EASEMENTS		FIRE LANE		3.67 AC

OPEN SPACE UDO NOTES:

1. ALL DEVELOPMENTS WITH MORE THAN EIGHT (8) RESIDENTIAL UNITS SHALL BE REQUIRED TO DEDICATE RECREATIONAL OPEN SPACE.
2. ALL SINGLE FAMILY DEVELOPMENTS WILL DEDICATE OPEN SPACE AT A RATE OF THREE AND ONE-HALF BEDROOMS PER UNIT UNLESS OTHERWISE STIPULATED. IN ABSENCE OF KNOWN BUILDING SPECIFICATIONS, DUPLEXES, TOWNHOMES, AND MULTIFAMILY WILL DEDICATE OPEN SPACE AT A RATE OF TWO AND ONE HALF BEDROOMS PER UNIT.

NORTH

200 100 50 0 100 300
GRAPHIC SCALE
1" = 100

NOT FOR CONSTRUCTION FOR REVIEW ONLY

TERRAVITA
MASTER PLAN REVIEW DRAWINGS
TOWN OF KNIGHTDALE NORTH CAROLINA

SCALE:	1"=100'
DATE:	NOVEMBER 25, 2024
PROJECT NUMBER:	2023-002.001
CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	MASTER PLAN REVIEW

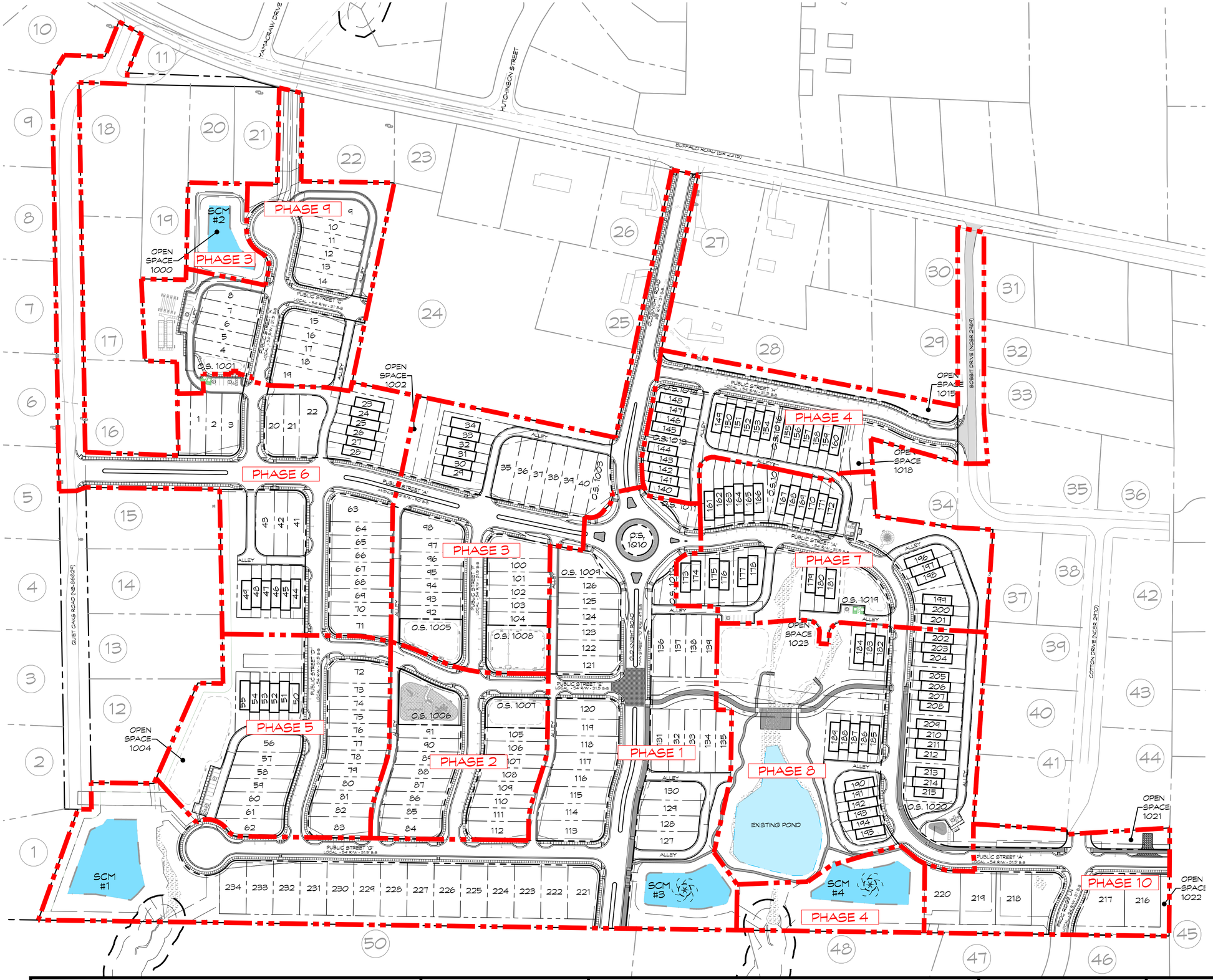
PRELIMINARY OPEN SPACE PLAN

TOWN COMMENTS	1/16/2025
TOWN COMMENTS	4/2/2025
TOWN COMMENTS	6/26/2025
TOWN COMMENTS	8/27/2025

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
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SHEET # C2.20



PROVIDED THAT UDO 11.3.E.6.a REQUIREMENTS ARE MET, PHASING SEQUENCE MAY BE REVISED AT OWNER'S DISCRETION

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200 100 50 0 100 300
GRAPHIC SCALE
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MASTER PLAN REVIEW DRAWINGS
TOWN OF KNIGHTDALE NORTH CAROLINA

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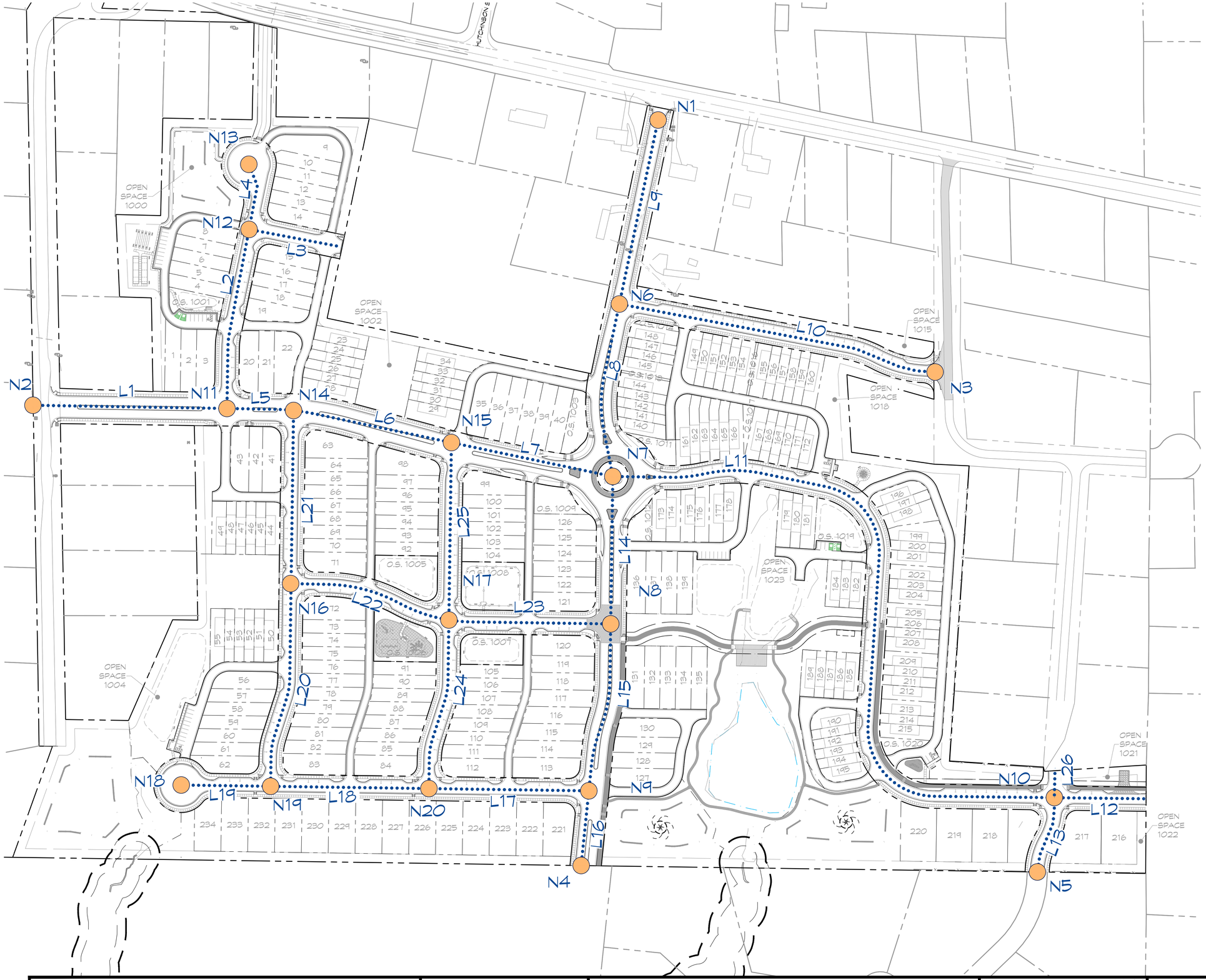
PRELIMNARY PHASING PLAN

TOWN COMMENTS	1/16/2025
TOWN COMMENTS	4/2/2025
TOWN COMMENTS	6/26/2025
TOWN COMMENTS	8/27/2025

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES

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SHEET # C2.30



CONNECTIVITY INDEX (CI) CALCULATIONS

REQUIRED	
LINKS	1.40
REDUCTION FOR 4 SIDES WITH LIMITED ACCESS	(0.20)
CONNECTIVITY INDEX REQUIRED	1.20
PROVIDED	
LINKS	26
NODES	20
CONNECTIVITY INDEX PROVIDED (25/20)	1.30

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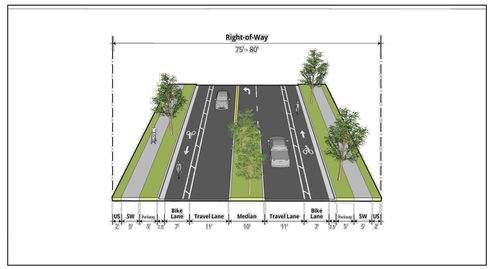
CONNECTIVITY INDEX EXHIBIT

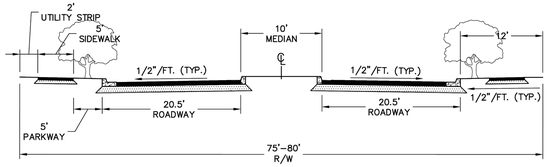
TOWN COMMENTS	1/16/2025
TOWN COMMENTS	4/2/2025
TOWN COMMENTS	6/26/2025
TOWN COMMENTS	8/27/2025

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES

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

SHEET # C2.40





NO SCALE

MINIMUM PAVEMENT DESIGN:

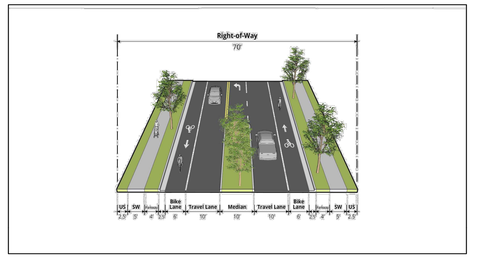
BITUMINOUS SURFACE COURSE: 1 1/2" S 9.5B
INTERMEDIATE COURSE: 2 1/2" I 19.0B
BASE COURSE: 8" ABC

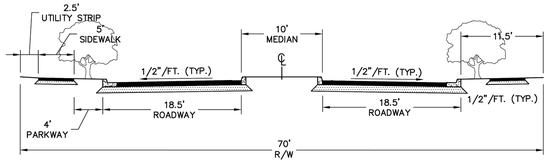
STREET FEATURES:

MEDIAN OF 10 FT.
TRAVEL LANES OF 11 FT.
BIKE LANE OF 7 FT.
CURB & GUTTER
PARKWAY – 5 FT. ON EACH SIDE
SIDEWALKS – 5 FT. ON EACH SIDE
REQUIRES 75 FT. OF RIGHT-OF-WAY
WHEN UDO APPENDIX B CALLS FOR A 10 FT. SIDEPATH, RIGHT-OF-WAY WIDTH INCREASES TO 80 FT.
UTILITY LOCATION UNDERGROUND OR ALLEY
AVERAGE SPEED 35-45 MPH
STREET TREES LOCATED IN PARKWAY
UTILITY LOCATION BEHIND CURB ON NCDOT FACILITIES
BICYCLE FACILITY PAVEMENT MARKINGS SHALL ADHERE TO MUTCD STANDARDS
PROVIDE ELEMENTS PER URBAN STREETSCAPE DESIGN FEATURES DETAIL

REVISIONS	
DATE	DESCRIPTION

TOWN OF KNIGHTDALE STANDARD DETAILS	AVENUE - 3 LANES BUFFERED BIKE LANES	STD. NO. 3.05





NO SCALE

MINIMUM PAVEMENT DESIGN:

BITUMINOUS SURFACE COURSE: 1 1/2" S 9.5B
INTERMEDIATE COURSE: 2 1/2" I 19.0B
BASE COURSE: 8" ABC

STREET FEATURES:

MEDIAN OF 10 FT.
TRAVEL LANES OF 10 FT.
CURB & GUTTER
BIKE LANE – 6 FT. ON EACH SIDE
PARKWAY – 4 FT. ON EACH SIDE
SIDEWALKS – 5 FT. ON EACH SIDE
REQUIRES 70 FT. OF RIGHT-OF-WAY
UTILITY LOCATION UNDERGROUND OR ALLEY
AVERAGE SPEED 20-25 MPH
STREET TREES LOCATED IN PARKWAY
UTILITY LOCATION BEHIND CURB ON NCDOT FACILITIES
BICYCLE FACILITY PAVEMENT MARKINGS SHALL ADHERE TO MUTCD STANDARDS

REVISIONS	
DATE	DESCRIPTION

TOWN OF KNIGHTDALE STANDARD DETAILS	MAIN STREET - 3 LANES BIKE LANES	STD. NO. 3.03

TOWN OF KNIGHTDALE STANDARD DETAILS

REVISIONS	
DATE	DESCRIPTION

STREET FEATURES:

STREET WIDTH OF 12 FT. MINIMUM, 16 FT. DESIRABLE
REQUIRES 20 FT. OF RIGHT-OF-WAY
UTILITY LOCATION UNDERGROUND
TWO TO SIX BLOCKS LONG
AVERAGE SPEED OF 10 MPH

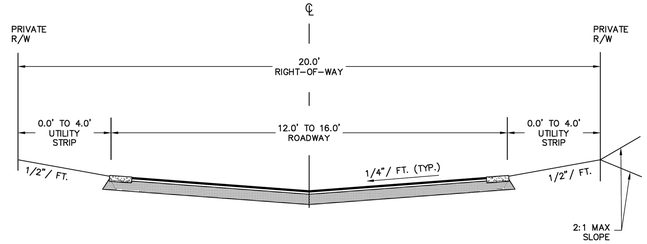
BUILDINGS & LAND USE:

RESIDENTIAL – PRIMARILY SINGLE FAMILY
COMMERCIAL

MINIMUM PAVEMENT DESIGN:

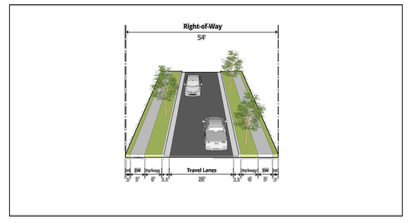
BITUMINOUS SURFACE COURSE: 2-½" S 9.5A
BASE COURSE: 8" ABC

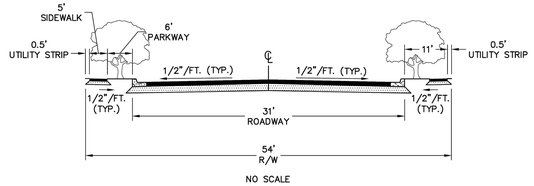
ALLEY SECTION



NO SCALE

STD. NO.
3.01-1





NO SCALE

MINIMUM PAVEMENT DESIGN:

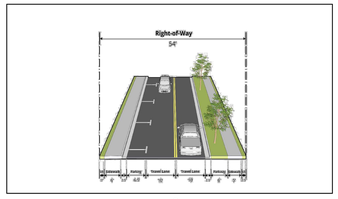
BITUMINOUS SURFACE COURSE: 1 1/2" S 9.5B
INTERMEDIATE COURSE: 2 1/2" I 19.0B
BASE COURSE: 8" ABC

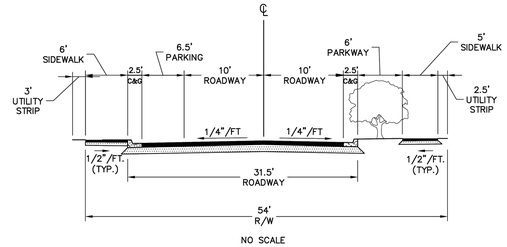
STREET FEATURES:

FLEXIBLE STREET DESIGN
COORDINATE STREET DESIGN ELEMENTS WITH TOWN STAFF
STREET WIDTH OF 20 FT. FOR ONE-WAY
STREET WIDTH OF 31 FT. FOR TWO-WAY
CURB & GUTTER
INFORMAL PARKING – ONE SIDE ONLY
PARKWAY – 6 FT. ON EACH SIDE
SIDEWALK – 5 FT. ON EACH SIDE
UTILITY STRIP – 0.5 FT. ON EACH SIDE
REQUIRES 47 FT. OF RIGHT-OF-WAY FOR ONE-WAY
REQUIRES 54 FT. OF RIGHT-OF-WAY FOR TWO-WAY
UTILITY LOCATION UNDERGROUND
AVERAGE SPEED 20 MPH
STREET TREES LOCATED IN PARKWAY

REVISIONS	
DATE	DESCRIPTION

TOWN OF KNIGHTDALE STANDARD DETAILS	LOCAL STREET - 2 LANES SIDEWALKS	STD. NO. 3.02-1





NO SCALE

MINIMUM PAVEMENT DESIGN:

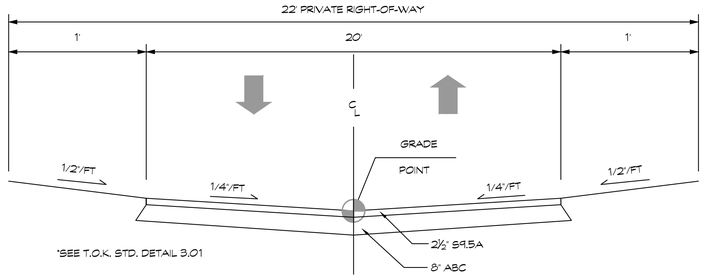
BITUMINOUS SURFACE COURSE: 1 1/2" S 9.5B
INTERMEDIATE COURSE: 2 1/2" I 19.0B
BASE COURSE: 8" ABC

STREET FEATURES:

FLEXIBLE STREET DESIGN
COORDINATE STREET DESIGN ELEMENTS WITH TOWN STAFF
TRAVEL LANES OF 10 FT.
CURB & GUTTER
STRIPED PARALLEL PARKING – ONE SIDE ONLY
PARKWAY – 6 FT. ON ONE SIDE
SIDEWALK – 6 FT. ON PARKING SIDE; 5 FT. ON OPPOSING SIDE
REQUIRES 54 FT. OF RIGHT-OF-WAY
UTILITY LOCATION UNDERGROUND
AVERAGE SPEED 20 MPH
STREET TREES LOCATED IN PARKWAY
STREET TREES LOCATED ON PARKING SIDE OF STREET WILL BE PLACED IN CURB BULB OUT OR BACK OF SIDEWALK

REVISIONS	
DATE	DESCRIPTION

TOWN OF KNIGHTDALE STANDARD DETAILS	LOCAL STREET - ON STREET PARKING ONE SIDE ONLY	STD. NO. 3.02-2



TYPICAL FIRE LANE SECTION
NOT TO SCALE

PAVEMENT DESIGN SHOWN IS MINIMUM PER TOWN OF KNIGHTDALE STANDARDS. FINAL DESIGN MUST BE CONFIRMED BY GEOTECHNICAL REPORT PRIOR TO CONSTRUCTION

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

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

NOT FOR CONSTRUCTION FOR REVIEW ONLY

TERRAVITA
MASTER PLAN REVIEW DRAWINGS
TOWN OF KNIGHTDALE NORTH CAROLINA

SCALE:	1"=100'
DATE:	NOVEMBER 25, 2024
PROJECT NUMBER:	2023-002.001
CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	MASTER PLAN REVIEW

STREET SECTIONS

TOWN COMMENTS	1/16/2025
TOWN COMMENTS	4/2/2025
TOWN COMMENTS	6/26/2025
TOWN COMMENTS	8/27/2025

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES

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

SHEET # C2.50



UTILITY SYMBOL LEGEND

- FLARED END SECTION
- HEADWALL
- NCDOT CATCH BASIN
- OPEN THROATED CURB INLET
- STORM MANHOLE
- YARD INLET
- GRATED INLET
- SWALE / DITCH
- STORM DRAINAGE PIPE
- POND - NORMAL POOL
- FIRE HYDRANT
- GATE VALVE
- BLOW OFF & GATE VALVE
- WATER SERVICE
- WATER MAIN
- SEWER MANHOLE
- SEWER SERVICE
- SEWER MAIN
- SCM — STORMWATER MANGEMENT AREA
- UTILITY EASEMENT LINETYPE

CORPUD STANDARD NOTES:

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 RAW 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.
   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 WATERLINE SPECIFICATIONS.
   d) 5.0' 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 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATION CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & 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 DEPMENT PRIOR TO CONSTRUCTION. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH PUBLIC UTILITIES EASEMENT TRAVERSING PRIVATE PROPERTY.
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 DEPMENT. SEWER BYPASS PUMPING - A BYPASS PLAN SEALED BY AN NC PROFESSIONAL ENGINEER SHALL BE PROVIDED TO RALEIGH WATER PRIOR TO PUMPING OPERATION FOR APPROVAL. THE OPERATIONS AND EQUIPMENT SHALL COMPLY WITH THE PUBLIC UTILITIES HANDBOOK.
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE 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 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 EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
8. INSPECTIONS OF ANY LARGER WATER MAINS OF THE PRIVATE DISTRIBUTION SYSTEM WILL BE INSPECTED AS PART OF THE PRIVATE INFRASTRUCTURE.
9. PRIVATE SEWER MAINS AS PART OF A COLLECTION SYSTEM ARE PERMITTED AND INSPECTED UNDER THE PRIVATE INFRASTRUCTURE PERMIT FOR THE SITE.
10. ANY WATER OR SEWER SERVICES ON PRIVATE PROPERTY THAT WILL BE INSTALLED UNDER CONSTRUCTION DRAWINGS MAY REQUIRE A PLUMBING UTILITY PERMIT IN THE CITY OF RALEIGH. CONSULT WITH THE ENGINEERING INSPECTION COORDINATOR DURING THE PRE-CONSTRUCTION MEETING ON THE NECESSARY PERMITS.
11. INSTALL SEWER SERVICES WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED PER THE CURRENT NC PLUMBING CODE
12. 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.
13. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED PRIOR TO CONSTRUCTION.
14. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE LINES) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
15. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UG AND/OR BUILDING PERMIT. CONTACT (919) 996-4540 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
16. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON THE DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA.
17. THE DEVICES SHALL MEET THE AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS AND BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
18. THE DEVICE AND INSTALLATION SHALL MEET THE GUIDELINES OF APPENDIX A - GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.
19. THE DEVICE 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 CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
20. NOTICE FOR PROJECTS THAT INVOLVE AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT. ANY CITY REIMBURSEMENT GREATER THAN $250,000.00 MUST UNDERGO THE PUBLIC BIDDING PROCESS.
21. PRIVATE SUB-METERING - NO RESALE OF WATER SHALL OCCUR WITHOUT APPROVAL OF THE NORTH CAROLINA UTILITIES COMMISSION. SUB-METERING SHALL BE IN ACCORDANCE WITH SECTION 1400 OF THE 'SAFE DRINKING WATER ACT.'

EXISTING UTILITIES NOTES:

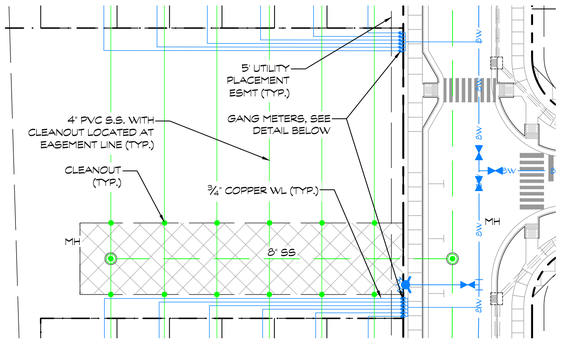
CONTRACTOR TO WORK CLOSELY WITH ALL UTILITY COMPANIES TO ENSURE THAT ONCE FINAL GRADES HAVE BEEN ESTABLISHED, PROPER DEPTH AND COVER IS MAINTAINED ON ALL EXISTING UTILITY LINES. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ANY NECESSARY RELOCATIONS OF EXISTING UTILITIES.

BACKWATER VALVE NOTE:

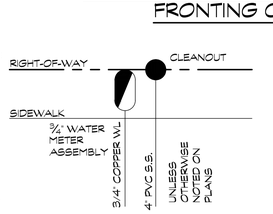
MANY OF THESE LOTS WILL NEED SANITARY SEWER SERVICE BACKWATER VALVES. THE BUILDERS PLUMBER WILL BE RESPONSIBLE FOR CHECKING THE UPSTREAM MANHOLE ELEVATION AND ELEVATION OF THE LOWEST DRAIN IN EACH BUILDING TO DETERMINE IF A SEWER SERVICE BACKWATER VALVE IS REQUIRED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENTS STANDARDS. PLEASE SEE DETAILS S-38 AND S-42 ON THE SANITARY SEWER DETAIL SHEETS OF CITY OF RALEIGH UTILITY NOTE 9 ON THE OVERALL SITE UTILITY PLAN, AND THE CITY OF RALEIGH PUBLIC UTILITIES HANDBOOK FOR FURTHER INFORMATION.

GENERAL UTILITY NOTES

1. ALL UTILITIES SHOWN ON THESE PLANS ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLAN REVIEW.
2. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND ALL MAY NOT BE SHOWN. CONTRACTOR SHALL VERIFY EXACT LOCATION AND GRADE OF ALL EXISTING UTILITIES AND COORDINATE ANY REQUIRED RELOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT, TOWN OF KNIGHTDALE, AND NCDOT.
4. NO NEW IMPACTS TO EXISTING WETLANDS AND EXISTING NEUSE RIVER BUFFERS SHALL TAKE PLACE WITHOUT APPROVAL BY THE U.S. ARMY CORPS OF ENGINEERS, NCDWR, AND THE TOWN OF KNIGHTDALE. NO DISTURBANCE SHALL TAKE PLACE WITHIN JURISDICTIONAL WETLANDS AND NEUSE RIVER BUFFERS PRIOR TO RECEIPT OF ALL U.S. ARMY CORPS OF ENGINEERS & N.C. DIVISION OF WATER RESOURCES PERMITS. THESE AREAS WILL BE FLAGGED AS 'DO NOT ENTER' AREAS PRIOR TO RECEIPT OF PERMITS.
5. ALL LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH AN APPROVED EROSION CONTROL PLAN.

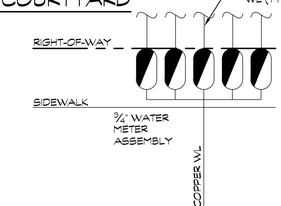


TYPICAL SERVICE LAYOUT FOR LOTS FRONTING COURTYARD



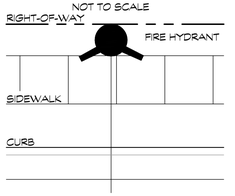
TYPICAL SERVICE DETAIL FOR LOTS FRONTING STREETS

NOT TO SCALE



TYPICAL GANG METER DETAIL

NOT TO SCALE



TYPICAL FIRE HYDRANT LOCATION DETAIL

NOT TO SCALE

HATCH LEGEND

- PUDE = PUBLIC DRAINAGE EASEMENT
- PRDE = PRIVATE DRAINAGE EASEMENT
- PRIVATE SCM MAINTENANCE & ACCESS ESMT
- SEWER EASEMENT
- TREE SAVE OR PRESERVED WOODED AREA
- STREAM BUFFER
- WETLANDS

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

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

NORTH

200 100 50 0 100 300

GRAPHIC SCALE
1" = 100'

NOT FOR CONSTRUCTION FOR REVIEW ONLY

TERRAVITA

MASTER PLAN REVIEW DRAWINGS

TOWN OF KNIGHTDALE NORTH CAROLINA

SCALE:	1"=100'
DATE:	NOVEMBER 25, 2024
PROJECT NUMBER:	2023-002.001
CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	MASTER PLAN REVIEW

PRELIMINARY OVERALL UTILITY PLAN

TOWN COMMENTS	1/16/2025
TOWN COMMENTS	4/2/2025
TOWN COMMENTS	6/26/2025
TOWN COMMENTS	8/27/2025

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES

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

SHEET # C3.00



EXST. UTILITIES NOTES:

CONTRACTOR TO WORK CLOSELY WITH ALL UTILITY COMPANIES TO ENSURE THAT ONCE FINAL GRADES HAVE BEEN ESTABLISHED, PROPER DEPTH AND COVER IS MAINTAINED ON ALL EXISTING UTILITY LINES. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ANY NECESSARY RELOCATIONS OF EXISTING UTILITIES.

BACKWATER VALVE NOTE:

MANY OF THESE LOTS WILL NEED SANITARY SEWER SERVICE BACKWATER VALVES. THE BUILDERS PLUMBER WILL BE RESPONSIBLE FOR CHECKING THE UPSTREAM MANHOLE ELEVATION AND ELEVATION OF THE LOWEST DRAIN IN EACH BUILDING TO DETERMINE IF A SEWER SERVICE BACKWATER VALVE IS REQUIRED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENTS STANDARDS. PLEASE SEE DETAILS S-35 AND S-42 ON THE SANITARY SEWER DETAIL SHEET, CITY OF RALEIGH UTILITY NOTE 9 ON THE OVERALL SITE UTILITY PLAN, AND THE CITY OF RALEIGH PUBLIC UTILITIES HANDBOOK FOR FURTHER INFORMATION.

GENERAL UTILITY NOTES

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HATCH LEGEND

- PU.DE = PUBLIC DRAINAGE EASEMENT
- PR.DE = PRIVATE DRAINAGE EASEMENT
- PRIVATE SCM MAINTENANCE & ACCESS ESMT
- SEWER EASEMENT
- TREE SAVE OR PRESERVED WOODED AREA
- STREAM BUFFER
- WETLANDS

100 50 25 0 50 150

GRAPHIC SCALE
1" = 50'

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NOT FOR CONSTRUCTION FOR REVIEW ONLY

TERRAVITA
MASTER PLAN REVIEW DRAWINGS
TOWN OF KNIGHTDALE NORTH CAROLINA

SCALE:	1"=50'
DATE:	NOVEMBER 25, 2024
PROJECT NUMBER:	2023-002.001
CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	MASTER PLAN REVIEW

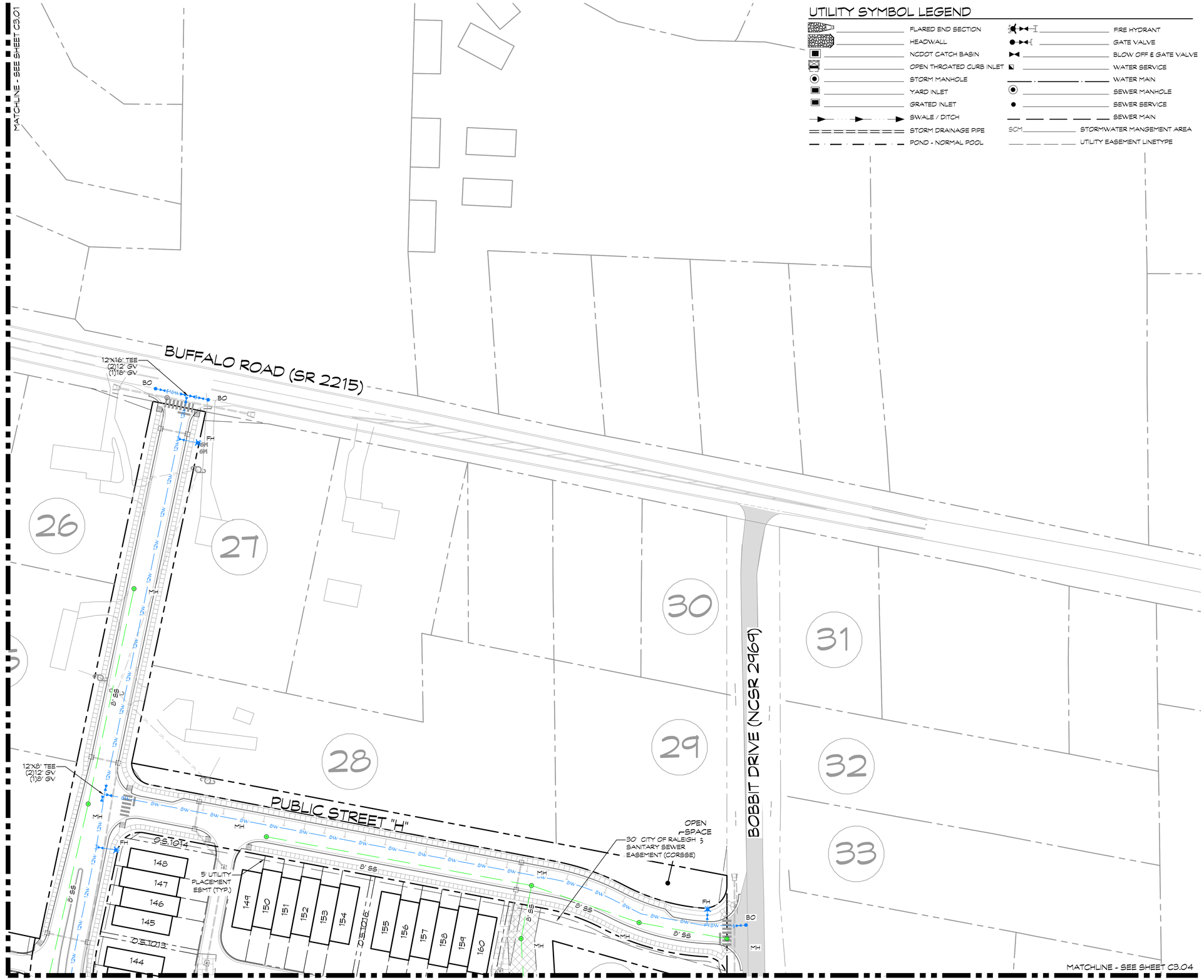
PRELIMINARY UTILITY PLAN
ENLARGED AREA 1

TOWN COMMENTS	1/16/2025
TOWN COMMENTS	4/2/2025
TOWN COMMENTS	6/26/2025
TOWN COMMENTS	8/27/2025

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
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SHEET # C3.01



UTILITY SYMBOL LEGEND

- FLARED END SECTION
- HEADWALL
- NCDOT CATCH BASIN
- OPEN THROATED CURB INLET
- STORM MANHOLE
- YARD INLET
- GRATED INLET
- SWALE / DITCH
- STORM DRAINAGE PIPE
- POND - NORMAL POOL
- FIRE HYDRANT
- GATE VALVE
- BLOW OFF & GATE VALVE
- WATER SERVICE
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- SEWER MAIN
- SCM — STORMWATER MANGEMENT AREA
- UTILITY EASEMENT LINETYPE

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BACKWATER VALVE NOTE:

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- SEWER EASEMENT
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- STREAM BUFFER
- WETLANDS

100 50 25 0 50 150
GRAPHIC SCALE
1" = 50'

NORTH

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TERRAVITA
MASTER PLAN REVIEW DRAWINGS
TOWN OF KNIGHTDALE NORTH CAROLINA

SCALE:	1=50'
DATE:	NOVEMBER 25, 2024
PROJECT NUMBER:	2023-002.001
CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	MASTER PLAN REVIEW

PRELIMINARY UTILITY PLAN
ENLARGED AREA 2

TOWN COMMENTS	1/16/2025
TOWN COMMENTS	4/2/2025
TOWN COMMENTS	6/26/2025
TOWN COMMENTS	8/27/2025

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
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SHEET # C3.02

MATCHLINE - SEE SHEET C3.01



UTILITY SYMBOL LEGEND

- FLARED END SECTION
- HEADWALL
- NCDOT CATCH BASIN
- OPEN THROATED CURB INLET
- STORM MANHOLE
- YARD INLET
- GRATED INLET
- FIRE HYDRANT
- GATE VALVE
- BLOW OFF & GATE VALVE
- WATER SERVICE
- WATER MAIN
- SEWER MANHOLE
- SEWER SERVICE
- SEWER MAIN
- SCM — STORMWATER MANGEMENT AREA
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- SWALE / DITCH
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- POND - NORMAL POOL

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- STREAM BUFFER
- WETLANDS

100 50 25 0 50 150

GRAPHIC SCALE
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NORTH

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NOT FOR CONSTRUCTION FOR REVIEW ONLY

MATCHLINE - SEE SHEET C3.04

TERRAVITA
MASTER PLAN REVIEW DRAWINGS
TOWN OF KNIGHTDALE NORTH CAROLINA

SCALE:	1=50'
DATE:	NOVEMBER 25, 2024
PROJECT NUMBER:	2023-002.001
CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	MASTER PLAN REVIEW

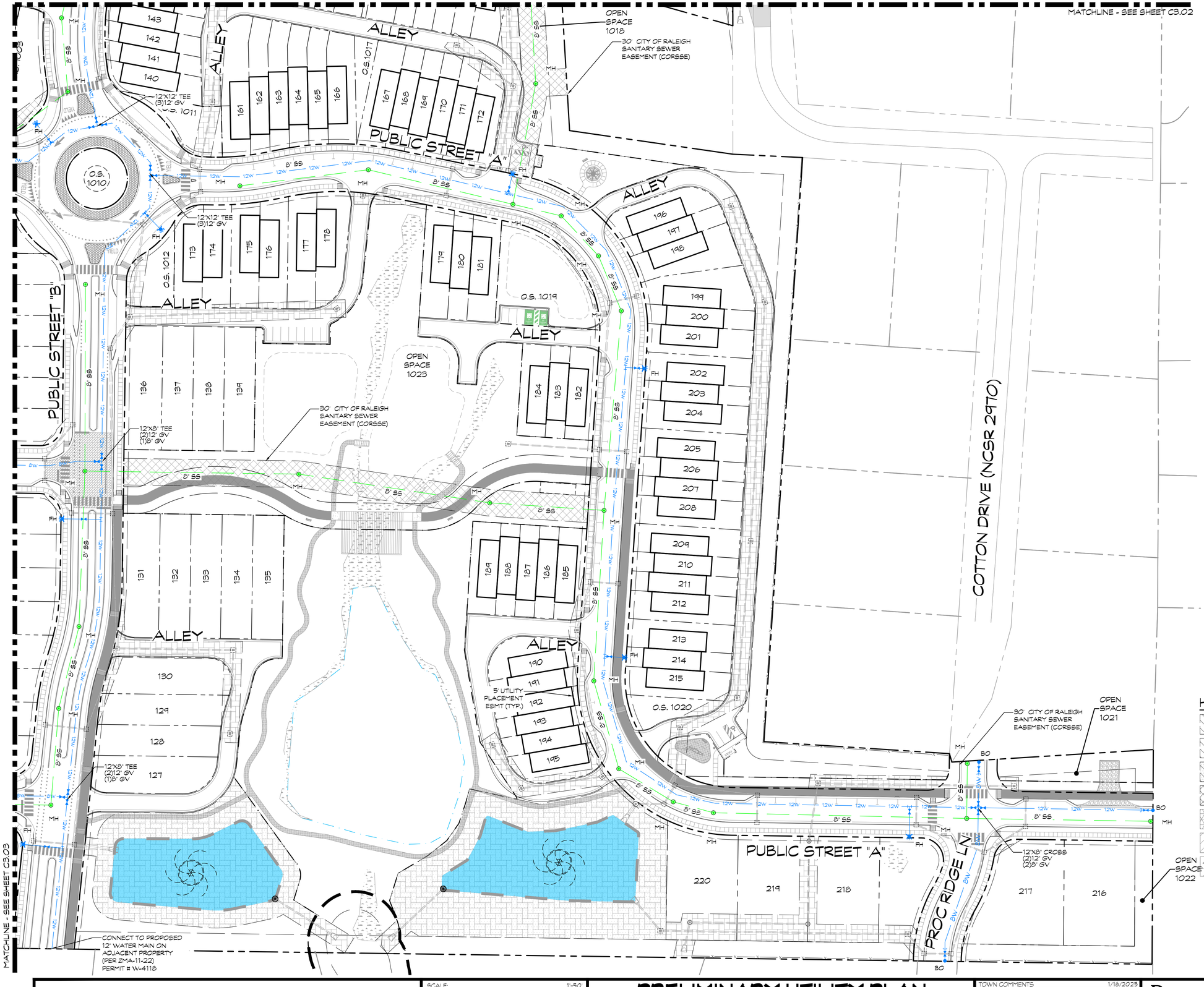
PRELIMINARY UTILITY PLAN
ENLARGED AREA 3

TOWN COMMENTS	1/16/2025
TOWN COMMENTS	4/2/2025
TOWN COMMENTS	6/26/2025
TOWN COMMENTS	8/27/2025

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
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SHEET # C3.03



UTILITY SYMBOL LEGEND

- FLARED END SECTION
- HEADWALL
- NCDOT CATCH BASIN
- OPEN THROATED CURB INLET
- STORM MANHOLE
- YARD INLET
- GRATED INLET
- FIRE HYDRANT
- GATE VALVE
- BLOW OFF & GATE VALVE
- WATER SERVICE
- WATER MAIN
- SEWER MANHOLE
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- SEWER EASEMENT
- TREE SAVE OR PRESERVED WOODED AREA
- STREAM BUFFER
- WETLANDS

100 50 25 0 50 150

GRAPHIC SCALE
1" = 50'

NORTH

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TERRAVITA
MASTER PLAN REVIEW DRAWINGS
TOWN OF KNIGHTDALE NORTH CAROLINA

SCALE:	1"=50'
DATE:	NOVEMBER 25, 2024
PROJECT NUMBER:	2023-002.001
CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	MASTER PLAN REVIEW

PRELIMINARY UTILITY PLAN
ENLARGED AREA 4

TOWN COMMENTS	1/16/2025
TOWN COMMENTS	4/2/2025
TOWN COMMENTS	6/26/2025
TOWN COMMENTS	8/27/2025

RELEASED FOR CONSTRUCTION DATE (SEE COVER) ■ NO □ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
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SHEET # C3.04

HATCH LEGEND

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- PRIVATE SCM MAINTENANCE & ACCESS ESMT
- SEWER EASEMENT
- TREE SAVE OR PRESERVED WOODED AREA
- STREAM BUFFER
- WETLANDS

UTILITY SYMBOL LEGEND

- FLARED END SECTION
- HEADWALL
- NCDOT CATCH BASIN
- OPEN THROATED CURB INLET
- STORM MANHOLE
- YARD INLET
- GRATED INLET
- FIRE HYDRANT
- GATE VALVE
- BLOW OFF & GATE VALVE
- WATER SERVICE
- WATER MAIN
- SEWER MANHOLE
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- SEWER MAIN
- SCM — STORMWATER MANGEMENT AREA
- UTILITY EASEMENT LINETYPE
- SWALE / DITCH
- STORM DRAINAGE PIPE
- POND - NORMAL POOL

EXISTING UTILITIES NOTES:

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811 Know what's below. Call before you dig.

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NORTH

200 100 50 0 100 300
GRAPHIC SCALE
1" = 100'

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TERRAVITA
MASTER PLAN REVIEW DRAWINGS
TOWN OF KNIGHTDALE NORTH CAROLINA

SCALE:	1"=100
DATE:	NOVEMBER 25, 2024
PROJECT NUMBER:	2023-002.001
CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	MASTER PLAN REVIEW

PRELIMINARY STORM DRAINAGE PLAN

TOWN COMMENTS	1/16/2025
TOWN COMMENTS	4/2/2025
TOWN COMMENTS	6/26/2025
TOWN COMMENTS	8/21/2025

RELEASED FOR CONSTRUCTION DATE (SEE COVER) ■ NO □ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
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SHEET # C4.00



GENERAL NOTES:

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

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MASTER PLAN REVIEW DRAWINGS
TOWN OF KNIGHTDALE NORTH CAROLINA

SCALE:	1"=100'
DATE:	NOVEMBER 25, 2024
PROJECT NUMBER:	2023-002.001
CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	MASTER PLAN REVIEW

PRELIMINARY POST-DEVELOPMENT STORMWATER MANAGEMENT PLAN

TOWN COMMENTS	1/16/2025
TOWN COMMENTS	4/2/2025
TOWN COMMENTS	6/26/2025
TOWN COMMENTS	8/27/2025
RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES	

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SHEET # C5.00

TOWNHOMES (REAR LOADING) - PRODUCT RENDERS

Render Disclaimers - The architectural renderings provided are for illustrative purposes only and are intended to represent the overall architectural integrity and style of the proposed townhome product. The building string shown features a range of our available plans and elevations in a 6-unit configuration. Actual building strings throughout the community may differ in size, unit mix, and elevation combinations based on site-specific layout and planning. Colors and surrounding features such as landscaping are conceptual and may vary in the final build. Horizontal and vertical façade variations ("push/pulls") may also differ based on grading, utility placement, and other field-determined conditions.



Additional Plan Options for Series:

**Additional plan options not depicted in these renderings may be available at the discretion of the builder and/or homebuyer and are not guaranteed. Availability of options will vary by elevation, and not all options are offered with all elevations. The following list of architectural options is subject to change at any time without notice:

- Brick Accent
- Metal Roof Accent
- Transoms
- Dormer

***Dormer shown in renders are NOT included in Base Package (not guaranteed)*



Example of Side Unit

- Public-facing side units to contain at least 3 decorative elements from condition 13 of Architectural Design Standards. Example shows (1) trim around the windows, (2) Two or more building materials (horizontal lap siding & board & batten siding), and 3) Decorative Trim.

The side façade renderings are provided to convey the general architectural intent and massing of the product. Exact window count, size, and placement will vary depending on the specific plan, elevation, and selected options.
Certain plan or elevation options may result in the addition or removal of side windows, and window configurations are subject to change based on interior layout and code requirements. Optional features—such as 7th story rear decks shown extending from the side view—are not included in the base package, and not guaranteed and may only be included at the builder's discretion.

Additional Notes:

**Architectural Design Standards Compliance

- Fiber Cement Siding

***vinyl acceptable for windows, window trim, decorative elements, shutters, soffits, fascia, and/or corner boards*

- When 2 materials are used, the materials shall be different but complimentary colors. Varied color palettes to be used (min of 3 color families for siding)
- Architectural Shingles
- >1500 Square Feet House Plans
- Rooflines to be broken up horizontally and vertically

***no more than 2 continuous units in a row*

- Rear Loading Garages to include windows, decorative details, OR carriage style adornments

***no more than 2 continuous units in a row*

SINGLE FAMILY DEATCHED (REAR LOADING) - PRODUCT RENDERS



Renderings are artist depictions intended to illustrate the general architectural concept of the rear-loading single-family detached homes. They are not intended to be exact representations of the final home or its surroundings. Colors, materials, features, and architectural details are subject to change and may vary from what is shown. Window and door placement, garage design, and elevation features will vary by plan, elevation type, and selected options. Optional design elements are not guaranteed and may be included at the builder's discretion. Final design is subject to site conditions & grading. Refer to the full architectural design standards for additional details.

Additional Plan Options for Series:

**Additional plan options not depicted in these renderings may be available at the discretion of the builder and/or homebuyer and are not guaranteed. Availability of options will vary by elevation, and not all options are offered with all elevations. The following list of architectural options is subject to change at any time without notice:

- Brick Accent
- Alternate Front Porches
- Enhanced Trim Options
- Bump Outs & Window Canopy Options

Additional Notes:

**Architectural Design Standards Compliance

- Fiber Cement Siding

***vinyl acceptable for windows, window trim, decorative elements, shutters, soffits, fascia, and/or corner boards*

- Architectural Shingles
- >1600+ Square Feet House Plans
- When 2 materials are used, the materials shall be different but complimentary colors. Exterior schemes & elevations cannot be repeated side by side. Varied color palettes to be used (min of 3 color families for siding)
- Min Size of 5' Front Porches (Depths)
- Rear Loading Garages to include windows, decorative details, OR carriage style adornments

TOWNHOMES (REAR LOADING) - PRODUCT RENDERS

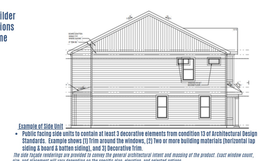
Render Disclaimers - The architectural renderings provided are for illustrative purposes only and are intended to represent the overall architectural integrity and style of the proposed townhome product. The building string shown features a range of our available plans and elevations in a 6-unit configuration. Actual building strings throughout the community may differ in size, unit mix, and elevation combinations based on site-specific layout and planning. Colors and surrounding features such as landscaping are conceptual and may vary in the final build. Horizontal and vertical façade variations ("push/pulls") may also differ based on grading, utility placement, and other field-determined conditions.



Additional Plan Options for Series:

**Additional plan options not depicted in these renderings may be available at the discretion of the builder and/or homebuyer and are not guaranteed. Availability of options will vary by elevation, and not all options are offered with all elevations. The following list of architectural options is subject to change at any time without notice:

- Brick Accent
- Metal Roof Accent



Example of Side Unit

- Public-facing side units to contain at least 3 decorative elements from condition 13 of Architectural Design Standards. Example shows (1) trim around the windows, (2) Two or more building materials (horizontal lap siding & board & batten siding), and 3) Decorative Trim.

The side façade renderings are provided to convey the general architectural intent and massing of the product. Exact window count, size, and placement will vary depending on the specific plan, elevation, and selected options.
Certain plan or elevation options may result in the addition or removal of side windows, and window configurations are subject to change based on interior layout and code requirements. Optional features—such as 7th story rear decks shown extending from the side view—are not included in the base package, and not guaranteed and may only be included at the builder's discretion.

Additional Notes:

**Architectural Design Standards Compliance

- Fiber Cement Siding

***vinyl acceptable for windows, window trim, decorative elements, shutters, soffits, fascia, and/or corner boards*

- When 2 materials are used, the materials shall be different but complimentary colors. Varied color palettes to be used (min of 3 color families for siding)
- Architectural Shingles
- >1500 Square Feet House Plans
- Rooflines to be broken up horizontally and vertically

***no more than 2 continuous units in a row*

- Rear Loading Garages to include windows, decorative details, OR carriage style adornments

***no more than 2 continuous units in a row*

SINGLE FAMILY DETACHED (FRONT LOADING) - PRODUCT RENDERS



Renderings shown are artist depictions provided for conceptual purposes only and are not intended to depict the exact home or its surroundings. Colors, finishes, and features shown may vary and are subject to change. Architectural elements, window and door layouts, and garage treatments will differ based on plan type, elevation selection, and available options. Optional features may be offered at the builder's discretion and are not standard. Final homes will reflect site conditions and grading. Refer to the full architectural design standards for additional details.

Additional Plan Options for Series:

**Additional plan options not depicted in these renderings may be available at the discretion of the builder and/or homebuyer and are not guaranteed. Availability of options will vary by elevation, and not all options are offered with all elevations. The following list of architectural options is subject to change at any time without notice:

- Masonry Accents (Brick or Stone)
- Metal Roof Accent
- 9' Ceilings on 2nd Story
- Alternate Front Porch
- Side Loading Garages

Additional Notes:

**Architectural Design Standards Compliance

- Fiber Cement Siding

***vinyl acceptable for windows, window trim, decorative elements, shutters, soffits, fascia, and/or corner boards*

- Architectural Shingles
- >1600+ Square Feet House Plans
- When 2 materials are used, the materials shall be different but complimentary colors. Exterior schemes & elevations cannot be repeated side by side. Varied color palettes to be used (min of 3 color families for siding)
- Min Size of 5' Front Porches (Depths)
- Garages to include decorative hardware & windows

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

NOT FOR CONSTRUCTION FOR REVIEW ONLY

TERRAVITA
MASTER PLAN REVIEW DRAWINGS
TOWN OF KNIGHTDALE NORTH CAROLINA

SCALE:	N/A
DATE:	NOVEMBER 25, 2024
PROJECT NUMBER:	2023-002.001
CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	MASTER PLAN REVIEW

SAMPLE UNITS

TOWN COMMENTS	1/16/2025
TOWN COMMENTS	4/2/2025
TOWN COMMENTS	6/26/2025
TOWN COMMENTS	8/27/2025

RELEASED FOR CONSTRUCTION DATE (SEE COVER) ■ NO □ YES

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

SHEET # C6.00

SHEET LS1.01

SHEET LS1.02

SHEET LS1.03

SHEET LS1.04

STREET TREE PLANTINGS (PER UDO 7.4.L)

1. ALL DEVELOPMENT SHALL BE REQUIRED TO HAVE STREET TREES ALONG ALL PUBLIC RIGHTS-OF-WAY IN ACCORDANCE WITH THE ILLUSTRATIONS OF STREET CLASSIFICATION AND DESIGN FOUND IN SECTION 10.4 (A). STREET TREES ARE NOT REQUIRED ALONG PUBLIC RIGHTS-OF-WAY IN THE OPEN SPACE PRESERVE (OSP) ZONING DISTRICT.
2. THE SPECIES OF EVERY OTHER TREE ALONG A STREET FRONTAGE SHALL ALTERNATE IN ORDER TO MAXIMIZE SPECIES DIVERSITY.
3. STREET TREES SHALL BE CANOPY TREES AND SHALL BE INSTALLED AT A MINIMUM AVERAGE DISTANCE OF FORTY (40) FEET ON CENTER IN A PLANTING STRIP A MINIMUM OF FIVE (5) FEET IN WIDTH. WHERE OVERHEAD UTILITIES EXIST PRIOR TO DEVELOPMENT, UNDERSTORY TREES MAY BE SUBSTITUTED, AS APPROVED BY THE LAND USE ADMINISTRATOR. THE PLANTING STRIP SHALL BE LOCATED AS DETAILED BELOW:
   A. TOWN OF KNIGHTDALE ROADWAYS. ON ROADWAYS UNDER TOWN OF KNIGHTDALE JURISDICTION, THE PLANTING STRIP SHALL BE LOCATED BETWEEN THE SIDEWALK AND ROADWAY.
   B. NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) ROADWAYS. ON ROADWAYS UNDER NCDOT JURISDICTION, THE PLANTING STRIP SHALL BE LOCATED IN ACCORDANCE WITH APPLICABLE NCDOT SPECIFICATIONS.
4. STREET TREES SHALL BE PLACED AT LEAST TEN (10) FEET FROM LIGHT POLES AND TWELVE (12) FEET FROM ELECTRICAL TRANSFORMERS IN ORDER TO ALLOW THESE UTILITIES TO BE SAFELY SERVICED. UNDERSTORY TREES MAY BE PLACED WITHIN FIVE (5) FEET OF SUCH DEVICES).
5. STREET TREES SHALL BE DECIDUOUS HARDWOODS AND SHALL MEET THE CRITERIA SET FORTH IN SECTION 7.4 (C).
6. STREET TREE MAINTENANCE. STREET TREES SHALL BE MAINTAINED IN GOOD, TRIMMED, AND NEAT CONDITION, AND AT MATURITY SHOULD PROVIDE THIRTEEN AND ONE-HALF (13.5) FEET OF CLEARANCE TO ACCOMMODATE EMERGENCY RESPONSE VEHICLES.

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

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

PROPOSED CANOPY TREE LEGEND:

- NYSSA SYLVATICA WILDFIRE (NS) — BLACK GUM
- QUERCUS RUBRA (QR) — EASTERN RED OAK
- QUERCUS ALBA (QA) — WHITE OAK
- CARPINUS CAROLINIANA (CB) — AMERICAN HORNBEAM
- ACER RUBRUM (AR) — RED MAPLE
- ULMUS AMERICANA (UA) — AMERICAN ELM
- ADDITIONAL CANOPY TREE TO BE DETERMINED AT CONSTRUCTION PLAN REVIEW

PROPOSED UNDERSTORY TREE LEGEND:

- PRUNUS CAROLINIANA (PR) — CHERRY LAUREL
- MAGNOLIA VIRGINIANA (MV) — SWEETBAY MAGNOLIA
- ILEX CASSINE (IL) — DAHOON HOLLY

PROPOSED SHRUB LEGEND:

- ILEX GLABRA (IG) — INKBERRY HOLLY
- MYRICA CERIFERA (MC) — WAX MYRTLE
- HYDRANGEA ARBORESCENS (HA) — HYDRANGEA

LEGEND

- PROPOSED LIGHT
- NEUSE RIVER BUFFER BOUNDARY LINE
- TP — TREE PROTECTION FENCING

HATCH LEGEND

- PUDE = PUBLIC DRAINAGE EASEMENT
- PRDE = PRIVATE DRAINAGE EASEMENT
- PRIVATE SCM MAINTENANCE & ACCESS ESMT
- SEWER EASEMENT
- TREE SAVE/ REPLANTED AREA
- STREAM BUFFER
- WETLANDS

200 100 50 0 100 300
GRAPHIC SCALE
1" = 100'

NORTH

TYPE B BUFFER TYPICAL PLANTING

100

(20) SHRUBS
(3) CANOPY TREES
(5) UNDERSTORY TREES
(TYP. 100' SECTION)

LANDSCAPE MATERIAL
3 CANOPY TREES @ MIN. 3" CAL/10' HEIGHT AT PLANTING
5 UNDERSTORY TREES @ MIN. 1.25" CAL/6' HEIGHT AT PLANTING
20 SHRUBS (12'-15' SPREAD) @ MIN. 3 GAL/18" HT AT PLANTING

PERIMETER BUFFER PLANT TOTALS ARE THE MAXIMUM REQUIRED TO REPLANT EACH BUFFER IN THEIR ENTIRETY IF EXISTING VEGETATION CANNOT BE USED. FINAL PROPOSED SUPPLEMENTAL PLANTINGS TO BE DETERMINED AT THE DIRECTION OF THE FIELD INSPECTOR AT TIME OF PLANTING.

PLAN SHALL UTILIZE NATIVE SPECIES EXCLUSIVELY. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ANY SUBSTITUTIONS TO THE PLANTINGS LISTED ON THESE PLANS ARE NATIVE

PLAN IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE PENDING REVISIONS TO THE FINAL DESIGN DURING CONSTRUCTION PLAN REVIEWS.

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

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

811 Know what's below. Call before you dig.

LANDSCAPING CALCULATIONS

STREET TREE CALCULATIONS & PLANT LIST (PLANTED AT 40' INTERVALS PER UDO 7.4.L)		
CANOPY STREET TREES PROVIDED:		**419 TREES**
ACER RUBRUM (AR)	RED MAPLE	71 TREES
CARPINUS CAROLINIANA (CB)	AMERICAN HORNBEAM	70 TREES
NYSSA SYLVATICA 'WILDFIRE' (NS)	BLACK GUM	71 TREES
QUERCUS ALBA (QA)	WHITE OAK	71 TREES
QUERCUS RUBRA (QR)	EASTERN RED OAK	68 TREES
ULMUS AMERICANA (UA)	AMERICAN ELM	68 TREES
20' TYPE B BUFFER		
TOTAL LENGTH OF TYPE BUFFER TO BE PLANTED		8550 LF
CANOPY TREES REQUIRED (3 PER 100 LF):		257 TREES
UNDERSTORY TREES REQUIRED (5 PER 100 LF):		428 TREES
SHRUBS REQUIRED (20 PER 100 LF):		1710 SHRUBS
CANOPY TREES PROVIDED:		**257 TREES**
ACER RUBRUM (AR)	RED MAPLE	128 TREES
ULMUS AMERICANA (UA)	AMERICAN ELM	129 TREES
UNDERSTORY TREES PROVIDED:		**428 TREES**
PRUNUS CAROLINIANA (PR)	CHERRY LAUREL	143 TREES
MAGNOLIA VIRGINIANA (MV)	SWEETBAY MAGNOLIA	143 TREES
ILEX CASSINE (IL)	DAHOON HOLLY	142 TREES
SHRUBS PROVIDED:		**1710 SHRUBS**
HYDRANGEA ARBORESCENS (HA)	HYDRANGEA	570 SHRUBS
ILEX GLABRA (IG)	INKBERRY HOLLY	570 SHRUBS
MYRICA CERIFERA (MC)	WAX MYRTLE	570 SHRUBS
PARKING LOT TREES PROVIDED		
CANOPY PARKING AREA TREES PROVIDED:		**6 TREES**
ACER RUBRUM (AR)	RED MAPLE	3 TREES
ULMUS AMERICANA (UA)	AMERICAN ELM	3 TREES
ADDITIONAL OPEN SPACE TREES TO BE PROVIDED		
CANOPY TREES PROVIDED:		**25 TREES**
SPECIES TO BE DETERMINED AT CONSTRUCTION PLAN REVIEW DEPENDING ON LOCATION		25 TREES

TREE COVER CALCULATIONS

TOTAL PERIMETER OF SITE			10,120 LF
TREE COVER AREA REQUIRED	(PERIMETER x 20)		202,400 SF
TOTAL TREE COVER AREA PROVIDED		±	202,400 SF
TREE COVER AREA IN PERIMETER BUFFER/ENHANCED ROADWAY PLANTINGS		±	170,620 SF
NEUSE RIVER BUFFER AREA		±	11,040 SF
AREA ADJACENT TO EXISTING POND TO BE PLANTED/SAVED		±	20,740 SF

PLANT LIST:

CANOPY TREES

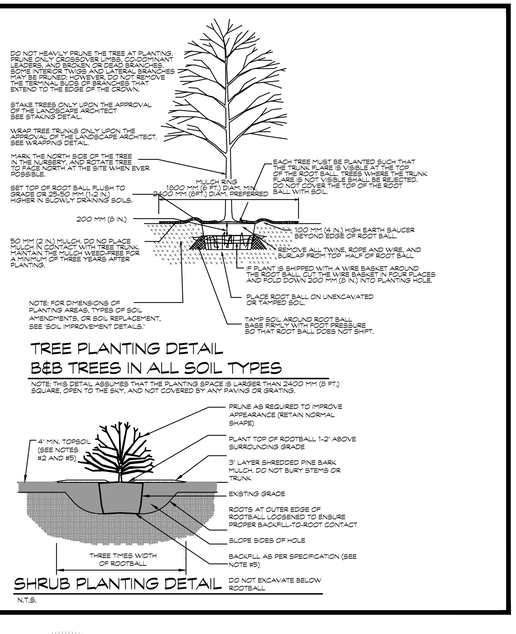
KEY	BOTANICAL NAME	COMMON NAME	MIN. CAL/HT	MATURE HT/SPREAD	NATIVE?	QTY.
AR	ACER RUBRUM	RED MAPLE	3"/10' MIN.	55'/40'	YES	202
CB	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	3"/10' MIN.	50'/40'	YES	70
NS	NYSSA SYLVATICA 'WILDFIRE'	BLACK GUM	3"/10' MIN.	50'/30'	YES	71
QA	QUERCUS ALBA	WHITE OAK	3"/10' MIN.	70'/50'	YES	71
QR	QUERCUS RUBRA	EASTERN RED OAK	3"/10' MIN.	70'/50'	YES	68
UP	ULMUS AMERICANA	AMERICAN ELM	3"/10' MIN.	70'/50'	YES	200
TBD	SPECIES TO BE DETERMINED AT CONSTRUCTION PLAN REVIEW		3"/10' MIN.	70'/50'	YES	25
				TOTAL		**707**

UNDERSTORY TREES

KEY	BOTANICAL NAME	COMMON NAME	MIN. CAL/HT	MATURE HT/SPREAD	QTY.	QTY.
IL	ILEX CASSINE	DAHOON HOLLY	1"/6' MIN.	20'/15'	YES	142
MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	1"/6' MIN.	20'/20'	YES	143
PR	PRUNUS CAROLINIANA	CHERRY LAUREL	1"/6' MIN.	20'/15'	YES	143
				TOTAL		**428**

SHRUBS

KEY	BOTANICAL NAME	COMMON NAME	MIN. HT	MATURE HT/SPREAD	QTY.	QTY.
HA	HYDRANGEA ARBORESCENS	HYDRANGEA	36" MIN.	6'/6'	YES	570
IG	ILEX GLABRA	INKBERRY HOLLY	36" MIN.	8'/8'	YES	570
MC	MYRICA CERIFERA	WAX MYRTLE	36" MIN.	10'/8'	YES	570
				TOTAL		**1710**



TREE PLANTING DETAIL
B&B TREES IN ALL SOIL TYPES

NOTE: THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 2400 MM (8 FT.) SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.

SHRUB PLANTING DETAIL
N.T.S.

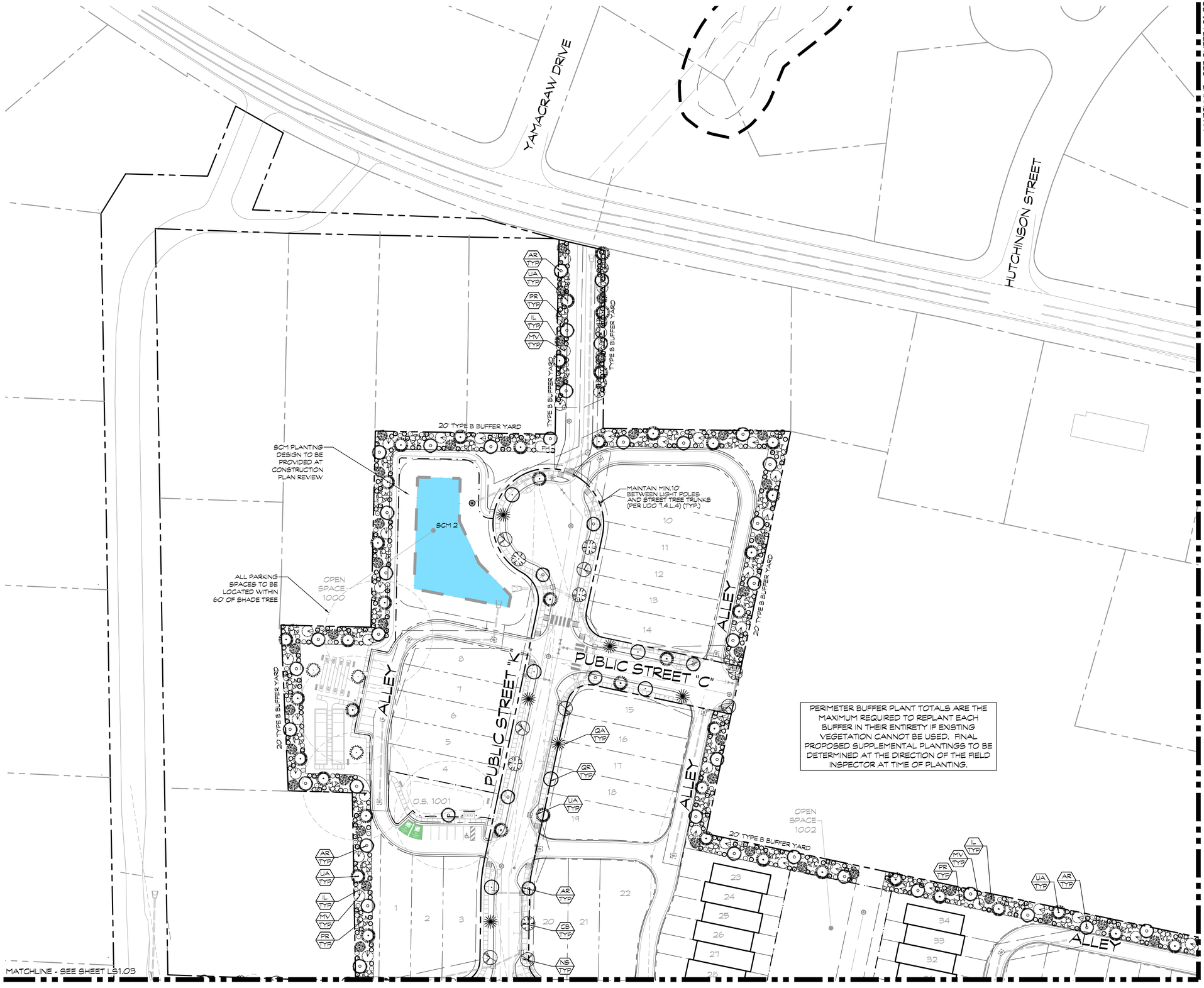
NOT FOR CONSTRUCTION FOR REVIEW ONLY

TERRAVITA	SCALE:	1"=100'	TOWN COMMENTS 1/16/2025
MASTER PLAN REVIEW DRAWINGS	DATE:	NOVEMBER 25, 2024	TOWN COMMENTS 4/2/2025
TOWN OF KNIGHTDALE NORTH CAROLINA	PROJECT NUMBER:	2023-002.001	TOWN COMMENTS 6/26/2025
	CLIENT:	SITE INVESTMENTS, LLC	TOWN COMMENTS 8/21/2025
	PLAN TYPE:	MASTER PLAN REVIEW	RELEASED FOR CONSTRUCTION DATE (SEE COVER) ■ NO □ YES

PRELIMINARY SITE LANDSCAPING PLAN

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

SHEET # LS1.00

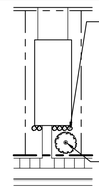


NORTH

100 50 25 0 50 150

GRAPHIC SCALE
1" = 50

TYPICAL LOT PLANTING DETAIL



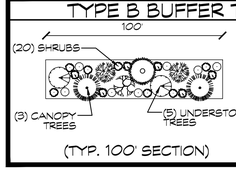
FOUNDATION PLANTINGS CONSISTING OF EVERGREEN SHRUBS SHALL BE INSTALLED ALONG THE ENTIRE FOUNDATION WALL OF THE BUILDING. PLANT INSTALLATION SHALL BE A MINIMUM OF TWO (2) FEET IN HEIGHT PLANTED AT FOUR (4) FOOT INTERVALS.

(1) TREE PER 2000 SF OF LOT AREA

LOT PLANTING TYPE/SPECIES TO BE DETERMINED AT TIME OF INDIVIDUAL LOT CONSTRUCTION. AMOUNTS SHOWN HEREIN ARE BASED ON THE MINIMUM REQUIREMENTS SET FORTH IN THE TOWN OF KNIGHTDALE UDO SECTION 7.4.K. LOT PLANTING QUANTITIES ARE NOT INCLUDED IN THE CALCULATIONS SHOWN ON THESE PLANS.

ALL TREE SPECIES SHALL BE NATIVE TO NC AND CHOSEN BASED ON THE TOWNS APPROVED LIST AT THE TIME OF PLANTING.

TYPE B BUFFER TYPICAL PLANTING



(TYP. 100' SECTION)

LANDSCAPE MATERIAL
3 CANOPY TREES @ MIN. 3" CAL/10' HEIGHT AT PLANTING
5 UNDERSTORY TREES @ MIN. 1.25" CAL/6' HEIGHT AT PLANTING
20 SHRUBS (12'-15' SPREAD) @ MIN. 3 GAL/18" HT AT PLANTING

STREET TREE PLANTINGS (PER UDO 7.4.L)

1. ALL DEVELOPMENT SHALL BE REQUIRED TO HAVE STREET TREES ALONG ALL PUBLIC RIGHTS-OF-WAY IN ACCORDANCE WITH THE ILLUSTRATIONS OF STREET CLASSIFICATION AND DESIGN FOUND IN SECTION 10.4.1.(A). STREET TREES ARE NOT REQUIRED ALONG PUBLIC RIGHTS-OF-WAY IN THE OPEN SPACE PRESERVE (OSP) ZONING DISTRICT.
2. THE SPECIES OF EVERY OTHER TREE ALONG A STREET FRONTAGE SHALL ALTERNATE IN ORDER TO MAXIMIZE SPECIES DIVERSITY.
3. STREET TREES SHALL BE CANOPY TREES AND SHALL BE INSTALLED AT A MINIMUM AVERAGE DISTANCE OF FORTY (40) FEET ON CENTER IN A PLANTING STRIP A MINIMUM OF FIVE (5) FEET IN WIDTH, WHERE OVERHEAD UTILITIES EXIST PRIOR TO DEVELOPMENT, UNDERSTORY TREES MAY BE SUBSTITUTED, AS APPROVED BY THE LAND USE ADMINISTRATOR. THE PLANTING STRIP SHALL BE LOCATED AS DETAILED BELOW:
   A. TOWN OF KNIGHTDALE ROADWAYS. ON ROADWAYS UNDER TOWN OF KNIGHTDALE JURISDICTION, THE PLANTING STRIP SHALL BE LOCATED BETWEEN THE SIDEWALK AND ROADWAY.
   B. NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) ROADWAYS. ON ROADWAYS UNDER NCDOT JURISDICTION, THE PLANTING STRIP SHALL BE LOCATED IN ACCORDANCE WITH APPLICABLE NCDOT SPECIFICATIONS.
4. STREET TREES SHALL BE PLACED AT LEAST TEN (10) FEET FROM LIGHT POLES AND TWELVE (12) FEET FROM ELECTRICAL TRANSFORMERS IN ORDER TO ALLOW THESE UTILITIES TO BE SAFELY SERVICED (UNDERSTORY TREES MAY BE PLACED WITHIN FIVE (5) FEET OF SUCH DEVICES).
5. STREET TREES SHALL BE DECIDUOUS HARDWOODS AND SHALL MEET THE CRITERIA SET FORTH IN SECTION 7.4 (C).
6. STREET TREE MAINTENANCE. STREET TREES SHALL BE MAINTAINED IN GOOD, TRIMMED, AND NEAT CONDITION, AND AT MATURITY SHOULD PROVIDE THIRTEEN AND ONE-HALF (13.5) FEET OF CLEARANCE TO ACCOMMODATE EMERGENCY RESPONSE VEHICLES.

PROPOSED CANOPY TREE LEGEND:

- NYSSA SYLVATICA WILDFIRE (NS) — BLACK GUM
- QUERCUS RUBRA (QR) — EASTERN RED OAK
- QUERCUS ALBA (QA) — WHITE OAK
- CARPINUS CAROLINIANA (CB) — AMERICAN HORNBEAM
- ACER RUBRUM (AR) — RED MAPLE
- ULMUS AMERICANA (UA) — AMERICAN ELM

PROPOSED UNDERSTORY TREE LEGEND:

- PRUNUS CAROLINIANA (PR) — CHERRY LAUREL
- MAGNOLIA VIRGINIANA (MV) — SWEETBAY MAGNOLIA
- ILEX CASSINE (IL) — DAHOON HOLLY

PROPOSED SHRUB LEGEND:

- ILEX GLABRA (IG) — INKBERRY HOLLY
- MYRICA CERIFERA (MC) — WAX MYRTLE
- HYDRANGEA ARBORESCENS (HA) — HYDRANGEA

LEGEND

- PROPOSED LIGHT
- NEUSE RIVER BUFFER BOUNDARY LINE
- TP — TREE PROTECTION FENCING

HATCH LEGEND

- PUDE = PUBLIC DRAINAGE EASEMENT
- PRDE = PRIVATE DRAINAGE EASEMENT
- PRIVATE SCM MAINTENANCE & ACCESS ESMT
- SEWER EASEMENT
- TREE SAVE/ REPLANTED AREA
- STREAM BUFFER
- WETLANDS

PLAN SHALL UTILIZE NATIVE SPECIES EXCLUSIVELY. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ANY SUBSTITUTIONS TO THE PLANTINGS LISTED ON THESE PLANS ARE NATIVE

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

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

NOT FOR CONSTRUCTION FOR REVIEW ONLY

TERRAVITA
MASTER PLAN REVIEW DRAWINGS
TOWN OF KNIGHTDALE NORTH CAROLINA

SCALE:	1=50'
DATE:	NOVEMBER 25, 2024
PROJECT NUMBER:	2023-002.001
CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	MASTER PLAN REVIEW

PRELIMINARY LANDSCAPE PLAN ENLARGED AREA 1

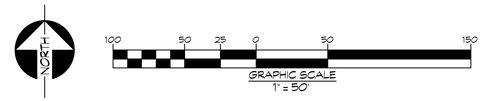
TOWN COMMENTS	1/16/2025
TOWN COMMENTS	4/2/2025
TOWN COMMENTS	6/26/2025
TOWN COMMENTS	8/27/2025

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO ☐ YES

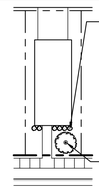
PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # LS1.01





TYPICAL LOT PLANTING DETAIL



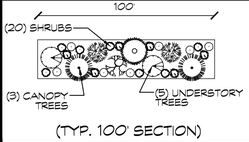
FOUNDATION PLANTINGS CONSISTING OF EVERGREEN SHRUBS SHALL BE INSTALLED ALONG THE ENTIRE FOUNDATION WALL OF THE BUILDING. PLANT INSTALLATION SHALL BE A MINIMUM OF TWO (2) FEET IN HEIGHT PLANTED AT FOUR (4) FOOT INTERVALS.

(1) TREE PER 2000 SF OF LOT AREA

LOT PLANTING TYPE/SPECIES TO BE DETERMINED AT TIME OF INDIVIDUAL LOT CONSTRUCTION. AMOUNTS SHOWN HEREIN ARE BASED ON THE MINIMUM REQUIREMENTS SET FORTH IN THE TOWN OF KNIGHTDALE UDO SECTION 7.4.K. LOT PLANTING QUANTITIES ARE NOT INCLUDED IN THE CALCULATIONS SHOWN ON THESE PLANS.

ALL TREE SPECIES SHALL BE NATIVE TO NC AND CHOSEN BASED ON THE TOWNS APPROVED LIST AT THE TIME OF PLANTING.

TYPE B BUFFER TYPICAL PLANTING



(TYP. 100' SECTION)

LANDSCAPE MATERIAL
3 CANOPY TREES @ MIN. 3" CAL/10' HEIGHT AT PLANTING
5 UNDERSTORY TREES @ MIN. 1.25" CAL/6' HEIGHT AT PLANTING
20 SHRUBS (12'-15' SPREAD) @ MIN. 3 GAL/18" HT AT PLANTING

STREET TREE PLANTINGS (PER UDO 7.4.L)

1. ALL DEVELOPMENT SHALL BE REQUIRED TO HAVE STREET TREES ALONG ALL PUBLIC RIGHTS-OF-WAY IN ACCORDANCE WITH THE ILLUSTRATIONS OF STREET CLASSIFICATION AND DESIGN FOUND IN SECTION 10.4.1.A. STREET TREES ARE NOT REQUIRED ALONG PUBLIC RIGHTS-OF-WAY IN THE OPEN SPACE PRESERVE (OSP) ZONING DISTRICT.
2. THE SPECIES OF EVERY OTHER TREE ALONG A STREET FRONTAGE SHALL ALTERNATE IN ORDER TO MAXIMIZE SPECIES DIVERSITY.
3. STREET TREES SHALL BE CANOPY TREES AND SHALL BE INSTALLED AT A MINIMUM AVERAGE DISTANCE OF FORTY (40) FEET ON-CENTER IN A PLANTING STRIP A MINIMUM OF FIVE (5) FEET IN WIDTH. WHERE OVERHEAD UTILITIES EXIST PRIOR TO DEVELOPMENT, UNDERSTORY TREES MAY BE SUBSTITUTED, AS APPROVED BY THE LAND USE ADMINISTRATOR. THE PLANTING STRIP SHALL BE LOCATED AS DETAILED BELOW:
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   B. NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) ROADWAYS. ON ROADWAYS UNDER NCDOT JURISDICTION, THE PLANTING STRIP SHALL BE LOCATED IN ACCORDANCE WITH APPLICABLE NCDOT SPECIFICATIONS.
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PROPOSED CANOPY TREE LEGEND:

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- QUERCUS RUBRA (QR) — EASTERN RED OAK
- QUERCUS ALBA (QA) — WHITE OAK
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- PRUNUS CAROLINIANA (PR) — CHERRY LAUREL
- MAGNOLIA VIRGINIANA (MV) — SWEETBAY MAGNOLIA
- ILEX CASSINE (IL) — DAHOON HOLLY

PROPOSED SHRUB LEGEND:

- ILEX GLABRA (IG) — INKBERRY HOLLY
- MYRICA CERIFERA (MC) — WAX MYRTLE
- HYDRANGEA ARBORESCENS (HA) — HYDRANGEA

LEGEND

- PROPOSED LIGHT
- NEUSE RIVER BUFFER BOUNDARY LINE
- TP — TREE PROTECTION FENCING

HATCH LEGEND

- PUDE = PUBLIC DRAINAGE EASEMENT
- PRDE = PRIVATE DRAINAGE EASEMENT
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- STREAM BUFFER
- WETLANDS

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NOTE:
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NOT FOR CONSTRUCTION FOR REVIEW ONLY

TERRAVITA
MASTER PLAN REVIEW DRAWINGS
TOWN OF KNIGHTDALE NORTH CAROLINA

SCALE:	1"=50'
DATE:	NOVEMBER 25, 2024
PROJECT NUMBER:	2023-002.001
CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	MASTER PLAN REVIEW

PRELIMINARY LANDSCAPE PLAN ENLARGED AREA 2

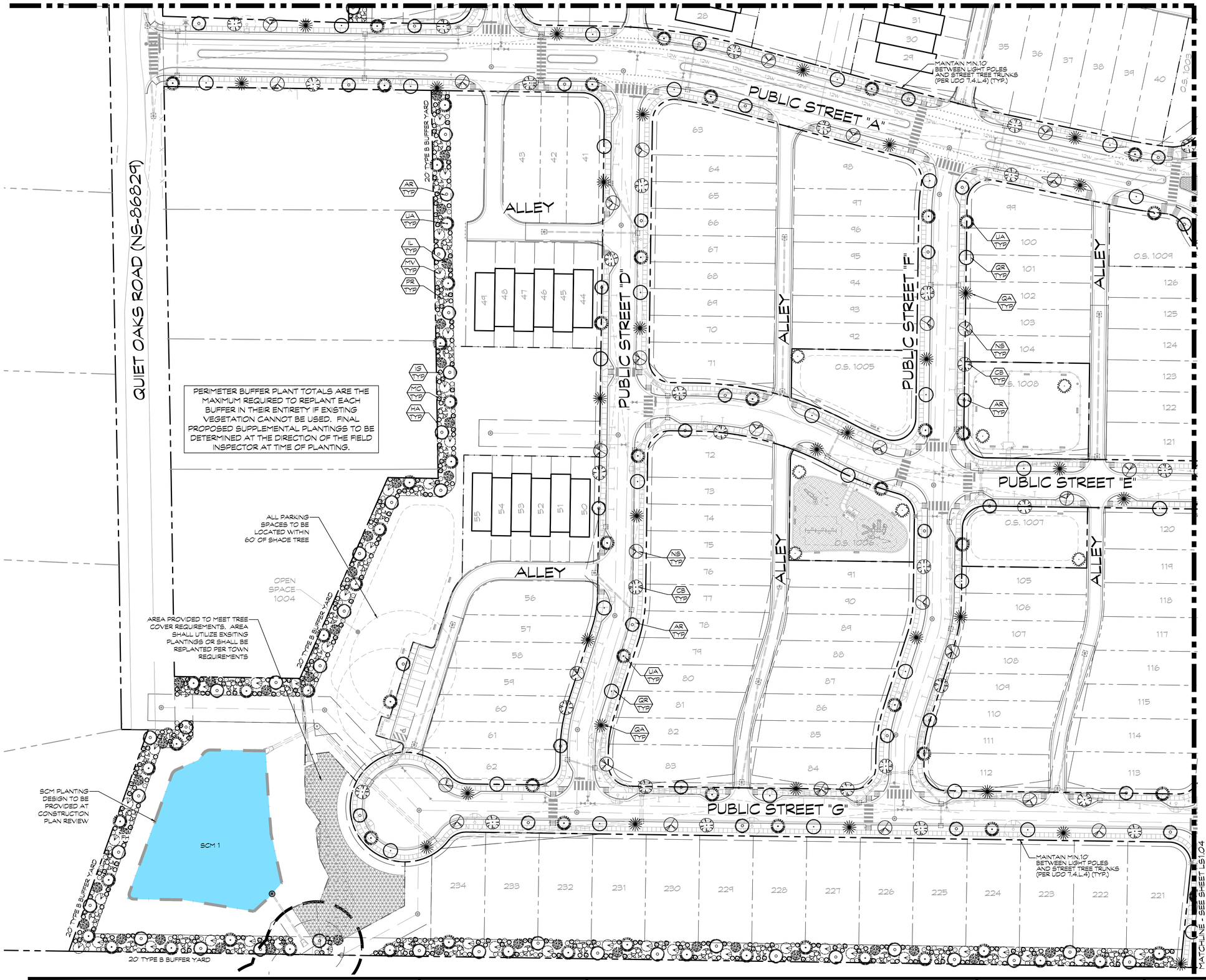
TOWN COMMENTS	1/16/2025
TOWN COMMENTS	4/2/2025
TOWN COMMENTS	6/26/2025
TOWN COMMENTS	8/27/2025

RELEASED FOR CONSTRUCTION DATE (SEE COVER) ■ NO □ YES

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SHEET # LS1.02

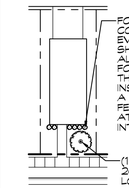
MATCHLINE - SEE SHEET LS1.01



NORTH

GRAPHIC SCALE
100 50 25 0 50 150
1" = 50

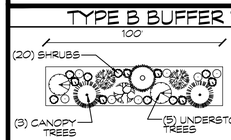
TYPICAL LOT PLANTING DETAIL



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TYPE B BUFFER TYPICAL PLANTING



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MASTER PLAN REVIEW DRAWINGS
TOWN OF KNIGHTDALE NORTH CAROLINA

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DATE:	NOVEMBER 25, 2024
PROJECT NUMBER:	2023-002.001
CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	MASTER PLAN REVIEW

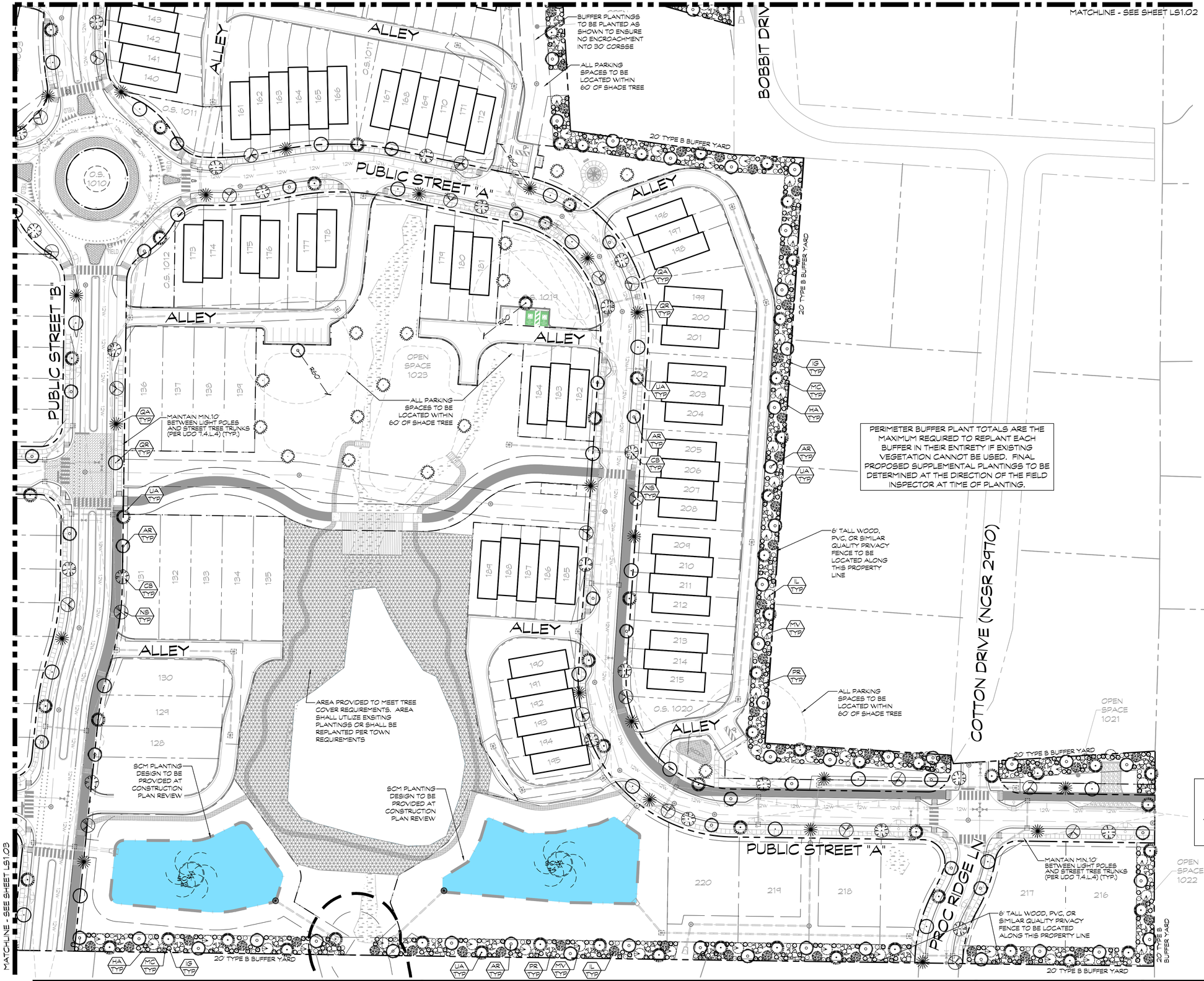
PRELIMINARY LANDSCAPE PLAN ENLARGED AREA 3

TOWN COMMENTS	1/16/2025
TOWN COMMENTS	4/2/2025
TOWN COMMENTS	6/26/2025
TOWN COMMENTS	8/27/2025

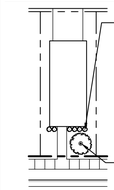
RELEASED FOR CONSTRUCTION DATE (SEE COVER) ■ NO □ YES

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SHEET # LS1.03



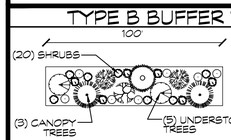
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(TYP. 100' SECTION)

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- PROPOSED LIGHT
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TERRAVITA
MASTER PLAN REVIEW DRAWINGS
TOWN OF KNIGHTDALE NORTH CAROLINA

SCALE:	1=50'
DATE:	NOVEMBER 25, 2024
PROJECT NUMBER:	2023-002.001
CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	MASTER PLAN REVIEW

PRELIMINARY LANDSCAPE PLAN ENLARGED AREA 4

TOWN COMMENTS	1/16/2025
TOWN COMMENTS	4/2/2025
TOWN COMMENTS	6/26/2025
TOWN COMMENTS	8/27/2025

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
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SHEET # LS1.04

LUMINAIRE SCHEDULE

SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	QUANTITY	LUMENS
○—□	220W LED	COOPER LIGHTING - STREETWORKS, GAN-AE-04-LED-U-T4W	ELECTRONIC	25' BLACK POLE, UNLESS OTHERWISE NOTED	69	18,500

Outdoor Lighting



SHOEBOX LED
(Meets Dark Sky Criteria)

LED (Light-emitting diode)	150 | 220 | 420 | 530 watts
Mounting height	25', 30', 35'
Color	Black | Bronze | Gray | White
Pole	Fiberglass *(1 or 2 fixtures per pole)* Decorative tapered metal Decorative square metal
Applications	Neighborhoods Roadways Shopping centers

Light source: LED *(white)*

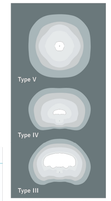
Wattage: 150 | 220 | 420 | 530 watts

Light pattern: IES Type V | Type IV (forward throw) | Type III

IESNA cutoff classification: Full-cutoff

BUG rating: 150W Type III = B2U0G3 / Type IV = B3U0G4 / Type V = B5U0G3
220W Type III = B2U0G4 / Type IV = B3U0G4 / Type V = B4U0G3
420W Type IV = B3U0G5 / Type V = B5U0G5
530W Type IV = B3U0G5 / Type V = B5U0G5

Color temperature: 4,000K



light distribution pattern

POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Round tapered decorative metal*	35'	Black, Bronze
Decorative square metal*	25' and 30'	Black, Bronze, Gray, White
Fiberglass	25' and 30'	Black *(1 or 2 fixtures per pole)* Gray *(1 or 2 fixtures per pole)*

FEATURES	BENEFITS
Turnkey operation	Provides hassle-free installation and service
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance, electricity & warranty included	Eliminates high and unexpected repair bills
One low monthly cost on your electric bill	Convenience and savings for you

For additional information, email us at **ODLCarolinas@duke-energy.com**.

DUKE ENERGY. PROGRESS
BUILDING A SMARTER ENERGY FUTURE®

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NORTH

200 100 50 0 100 300
GRAPHIC SCALE
1" = 100'

PLAN IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE PENDING REVISIONS TO THE FINAL DESIGN DURING CONSTRUCTION PLAN REVIEWS.

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TERRAVITA
MASTER PLAN REVIEW DRAWINGS
TOWN OF KNIGHTDALE NORTH CAROLINA

SCALE:	1"=100'
DATE:	NOVEMBER 25, 2024
PROJECT NUMBER:	2023-002.001
CLIENT:	SITE INVESTMENTS, LLC
PLAN TYPE:	MASTER PLAN REVIEW

PRELIMINARY LIGHTING PLAN

TOWN COMMENTS	1/16/2025
TOWN COMMENTS	4/2/2025
TOWN COMMENTS	6/26/2025
TOWN COMMENTS	8/27/2025

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) ■ NO □ YES

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SHEET # LT1.00