

I:\Projects\CDV\CDV21001\04-Production\Engineering\Construction Drawings\Current Drawings\MASTERPLAN.PUD\CDV21001\_CSI.DWG, 11/4/2022 9:46:04 AM, Tyler Probst

# RIVER POINTE

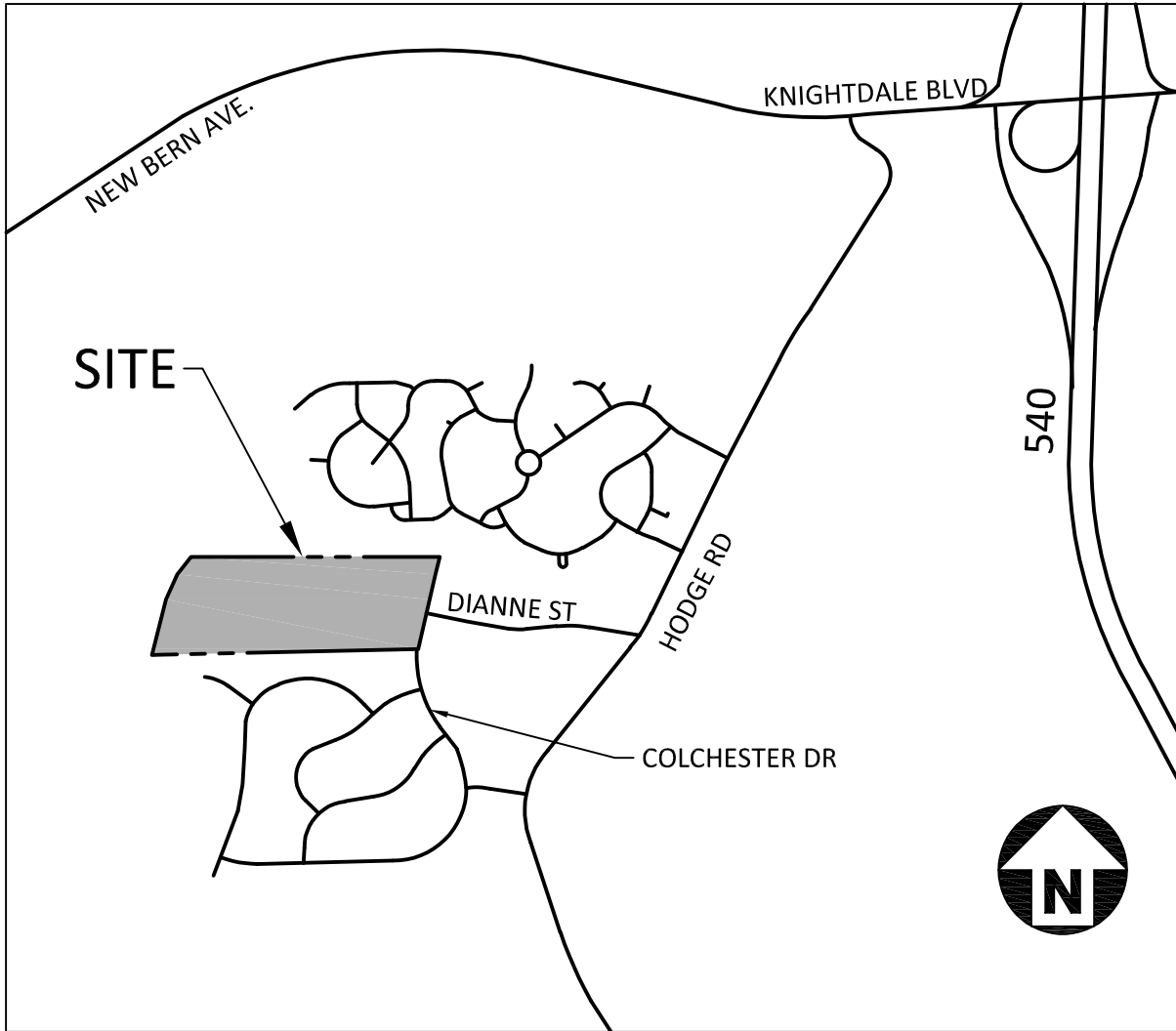
105 AND 107 COLCHESTER DRIVE  
KNIGHTDALE, NC 27545

## MASTER PLAN

PROJECT NUMBER: CDV21001  
DATE: AUGUST 22, 2022  
CASE #: 733581  
ZMA-7-22

### ZONING CONDITIONS:

1. TO PERMIT A DENSITY NECESSARY TO SUPPORT THE SITE'S REQUIRED INFRASTRUCTURE AND RECREATIONAL IMPROVEMENTS, RIVER POINTE WILL INCLUDE UP TO 28 SINGLE-FAMILY UNITS AS FRONT-LOADED LOTS WITH A MINIMUM 70' WIDTH (INSTEAD OF 80').
2. FRONT-LOADED SFD DIMENSIONAL MODIFICATIONS: TO CREATE AN INTERESTING STREETScape AND ENCOURAGE INTERACTION BETWEEN THE PUBLIC AND PRIVATE REALM, FRONT-LOADED SINGLE-FAMILY DWELLINGS IN RIVER POINTE WILL BE SERVED BY DRIVEWAYS THAT ARE A MINIMUM LENGTH OF 25' RATHER THAN THE UDO REQUIREMENT OF 35'. FURTHERMORE, REAR SETBACKS OF 15' SHALL BE APPLIED RATHER THAN 25'. THE MINIMUM SIDE SETBACKS SHALL BE A STANDARD 5 FT.
3. REAR-LOADED SFD DIMENSIONAL MODIFICATIONS: REAR-LOADED SINGLE-FAMILY DWELLINGS IN PROJECT HOPE WILL BE SERVED BY DRIVEWAYS THAT ARE A MINIMUM LENGTH OF 20' RATHER THAN THE UDO REQUIREMENT OF 35'. FURTHERMORE, REAR SETBACKS OF 15' SHALL BE APPLIED RATHER THAN 25'. MINIMUM SIDE SETBACKS SHALL BE 4 FT.
4. DUE TO THIS SITE BEING A RELATIVELY SMALL INFILL PROJECT SURROUNDED BY EXISTING DETACHED SINGLE-FAMILY SUBDIVISIONS, RIVER POINTE SHALL BE PERMITTED TO HAVE 100% SINGLE FAMILY DWELLINGS (RATHER THAN A MIX OF SFD, TOWNHOMES, AND MF PER THE STANDARD DISTRIBUTION OF USE TABLE CONTAINED IN SECTION 11.1B OF THE UDO).
5. SECTION 11.3E7 OF THE KNIGHTDALE UDO WOULD REQUIRE A MINIMUM CONNECTIVITY INDEX OF 1.4 FOR A GR3-PUD. DUE TO ENVIRONMENTAL FEATURES TO THE WEST AND HOA OWNED AND PRESERVED OPEN SPACE TO THE NORTH, RIVER POINTE SHALL BE PERMITTED A MINIMUM CONNECTIVITY INDEX OF 1.3. ADDITIONAL CONNECTIONS ARE INFEASIBLE DUE TO ENVIRONMENTAL SITE CONSTRAINTS.
6. MASS GRADING SHALL BE PERMITTED FOR FRONT-LOADED LOTS 60' OR GREATER. ADDITIONAL DETAILS AND JUSTIFICATION IS PROVIDED IN THE PUD DOCUMENT.
7. ALL STRUCTURES SHALL ADHERE TO THE ADDITIONAL ARCHITECTURAL STANDARDS CONTAINED WITHIN THE ASSOCIATED PUD DOCUMENT.



VICINITY MAP  
N.T.S.

### WATER ALLOCATION POINTS - RIVER POINTE

PROPOSED POINTS	50 POINTS (15 BASE POINTS + 35 BONUS POINTS)
ARCHITECTURAL DESIGN STANDARDS	15 POINTS
FOUNTAIN IN SCM	4 POINTS
ON-STREET PUBLIC PARKING	4 POINTS
IPEMA CERTIFIED PLAYGROUND	4 POINTS
PUBLIC ART	4 POINTS
CONSERVATION OF OPEN SPACE BEYOND REQUIREMENT	4 POINTS

### OPEN SPACE DATA

SEATING AREA	PROPOSED	6,864 SF 1 TABLE / 1,700 SF (6,864 / 1,700 SF = 4 TABLES MIN.) 1 SEAT / 215 SF (6864 / 215 SF = 32 SEATS MIN.) 60 SF OF SHADED AREA / TABLE (60 X 4 = 240 SF MIN.)
PLAYGROUND AREA	PROPOSED	7,650 SF * PLAY AREA REQUIREMENTS CAN BE WITH A COMBINATION OF PLAY STRUCTURES, NATURAL PLAY, AND PLAY LAWN. (MIN. OF 1 PLAY STRUCTURE WITHIN PLAY AREA) 2 LF OF SEATING / 450 SF (7,650 / 450 SF = 17 LF TOTAL) (3 X 6' BENCHES = 18 LF)

### SITE DATA

PIN(S)	1734813452, 1734912203
SITE AREA	GROSS AREA: 24.5 AC
EXISTING ZONING	RURAL TRANSITION (RT)
PROPOSED ZONING	GR3 - PUD
WATERSHED CLASSIFICATION	LOWER NEUSE RIVER
RIVER BASIN	NEUSE
FEMA DATA	FIRM PANEL #3720173400K DATED 7/19/2022
EXISTING USE	VACANT
PROPOSED USE	SFD
DENSITY	50 SFD UNITS / 24.50 = 2.04 DU/AC
SETBACKS (SFD FRONT LOAD)	PROPOSED (PER PUD) FRONT YARD: 18" (25' FOR FACE OF GARAGE) CORNER YARD: 10' SIDE YARD: 5' REAR YARD: 20'
SETBACKS (SFD REAR LOAD)	PROPOSED (PER PUD) FRONT YARD: 10' (20' MIN. DRIVEWAY LENGTH) CORNER YARD: 10' SIDE YARD: 4' REAR YARD: 15'
PARKING (SFD)	REQUIRED 2/UNIT x 50 UNITS = 100 SPACES PROPOSED 100 GARAGE SPACES 100 DRIVEWAY SPACES 200 TOTAL SPACES
ON-STREET (STREET "B")	PROPOSED 14 SPACES
KIOSK/PLAYGROUND	PROPOSED 14 SPACES
PASSIVE OPEN SPACE	REQUIRED 1.045 AC PROPOSED 1.91 AC
ACTIVE OPEN SPACE	REQUIRED 1.045 AC PROPOSED 0.22 AC ACTIVE OPEN SPACE AREAS 0.86 AC GREENWAY (1,263 LF x 30' ESMT = 37,890 SF) 1.08 AC TOTAL (SEE OPEN SPACE PROGRAMMING TABLE ON SHEET C2.00)
TOTAL OPEN SPACE	REQUIRED 2.09 AC PROPOSED 3.10 AC
TREE SAVE	REQUIRED 2.14 AC PROPOSED 11.12 AC
CONNECTIVITY	REQUIRED 1.4 PROPOSED 1.33

### SHEET INDEX

C1.01	EXISTING CONDITIONS
C1.02	EXISTING CONDITIONS
C2.00	OVERALL SITE PLAN
C2.01	SITE PLAN AREA "A"
C2.02	SITE PLAN AREA "B"
C2.10	PAVEMENT MARKING AND SIGNAGE PLAN AREA "A"
C2.11	PAVEMENT MARKING AND SIGNAGE PLAN AREA "B"
C3.00	OVERALL UTILITY PLAN
C3.01	UTILITY PLAN AREA "A"
C3.02	UTILITY PLAN AREA "B"
C8.00	TYPICAL SECTIONS
L5.00	LANDSCAPE PLAN AREA "A"
L5.01	LANDSCAPE PLAN AREA "B"
L5.02	LANDSCAPE DETAILS
L6.00	OVERALL LIGHTING PLAN

### CONDITIONS OF APPROVAL:

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

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 MAP RECORDATION.

A PLAT MUST BE RECORDED AT THE WAKE COUNTY REGISTER OF DEEDS OFFICE FOR ALL UTILITY EASEMENT DEDICATIONS

A PLAT MUST BE RECORDED FOR ALL NECESSARY OFFSITE RIGHT-OF-WAY TO ACCOMMODATE FUTURE WATERLINE CONSTRUCTION

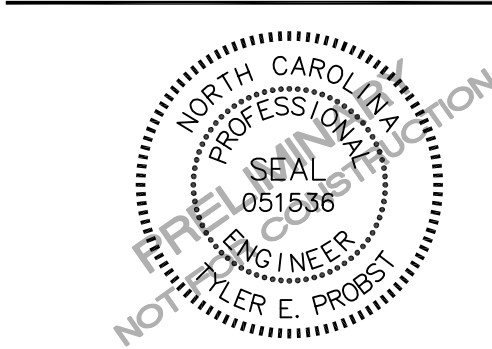
### CONTACT

TYLER PROBST, PE  
probst@mcadamsco.com  
PHONE: 919. 287. 0844

### CLIENT

CAROLINA DEVELOPMENT GROUP, LLC  
10136 MIZNER LANE  
RALEIGH, NC  
MARK PURYEAR  
PHONE: 919. 931. 2300

### PROJECT DIRECTORY



### REVISIONS

NO.	DATE	
1	09.30.2022	REV PER DRC COMMENT
2	11.04.2022	REV PER PUBLIC HEARING
3		
4		
5		
6		

### MASTER PLAN FOR: RIVER POINTE

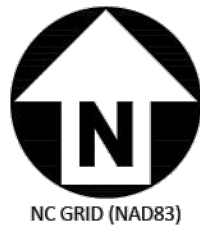
105 AND 107 COLCHESTER DRIVE  
KNIGHTDALE, NC 27545  
PROJECT NUMBER: CDV21001



I HEREBY CERTIFY THAT THE TOPOGRAPHIC SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION AND ACCURATELY REPRESENTS THE PHYSICAL FEATURES THEREON AT THE TIME OF THIS SURVEY.

RONALD T. FREDERICK, P.L.S. L-4720 DATE

PRELIMINARY



McAdams

The John R. McAdams Company, Inc.  
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license number: C-0293, C-187

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#### CLIENT

CAROLINA DEVELOPMENT GROUP, LLC  
10136 MIZNER LANE, RALEIGH, NC 27617  
CITY, STATE ZIP  
MARK PURYEAR  
PHONE: 919. 931. 2300

## COLCHESTER DRIVE EXISTING CONDITIONTOWNS 105 AND 107 COLCHESTER DRIVE TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

#### REVISIONS

NO. DATE

#### PLAN INFORMATION

PROJECT NO. CDV21001  
FILENAME CDV21001-C1  
CHECKED BY RTF  
DRAWN BY DJM  
SCALE 1"=50'  
DATE 8/10/2022

#### SHEET

EXISTING CONDITIONS  
AREA "A"

C1.01

#### GENERAL NOTES

- THIS IS AN EXISTING CONDITIONS SURVEY.
- BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83(2011).
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- ZONING: KNIGHTDALE, NC ZONING MAP DATED NOVEMBER 5, 2020
- AREA BY COORDINATE GEOMETRY
- FLOOD NOTE: THIS PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONES "AE" AND "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL 3720173400K DATED 7/19/2022.
- REFERENCES: AS SHOWN
- UTILITY STATEMENT  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
- CONTOURS SHOWN TAKEN FROM WAKE COUNTY GIS



#### LEGEND

	BENCHMARK		SIGN
	EXISTING IRON PIPE		MAILBOX
	IRON PIPE SET		WATER WELL
	CALCULATED POINT		WETLAND FLAGS
	DRAINAGE INLET/YARD INLET		GAS LINE
	CL CATCH BASIN AT BC		WATER LINE
	STORM DRAIN MANHOLE		SEWER LINE
	JUNCTION BOX		STORM LINE
	FES		FENCE
	ELECTRIC MANHOLE		UNDERGROUND TV CABLE
	ELECTRIC METER		UNDERGROUND ELECTRIC LINE
	ELECTRIC TRANSFORMER		UNDERGROUND FIBER OPTIC CABLE
	ELECTRIC PEDESTAL		UNKNOWN UTILITY
	ELECTRIC HANDHOLE		UNDERGROUND TELEPHONE CABLE
	ELECTRIC BOX		OVERHEAD ELECTRIC LINE
	GUY WIRE		
	POWER/UTILITY POLE		
	CLEAN OUT		
	SEWER MANHOLE		
	TELEPHONE PEDESTAL		
	AIR CONDITIONER		

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





**CLIENT**

CAROLINA DEVELOPMENT GROUP, LLC  
10136 MIZNER LANE, RALEIGH, NC 27617  
CITY, STATE ZIP  
MARK PURYEAR  
PHONE: 919. 931. 2300

**COLCHESTER DRIVE  
EXISTING CONDITIONTOWNS  
105 AND 107 COLCHESTER DRIVE  
TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA**

**REVISIONS**

NO. DATE

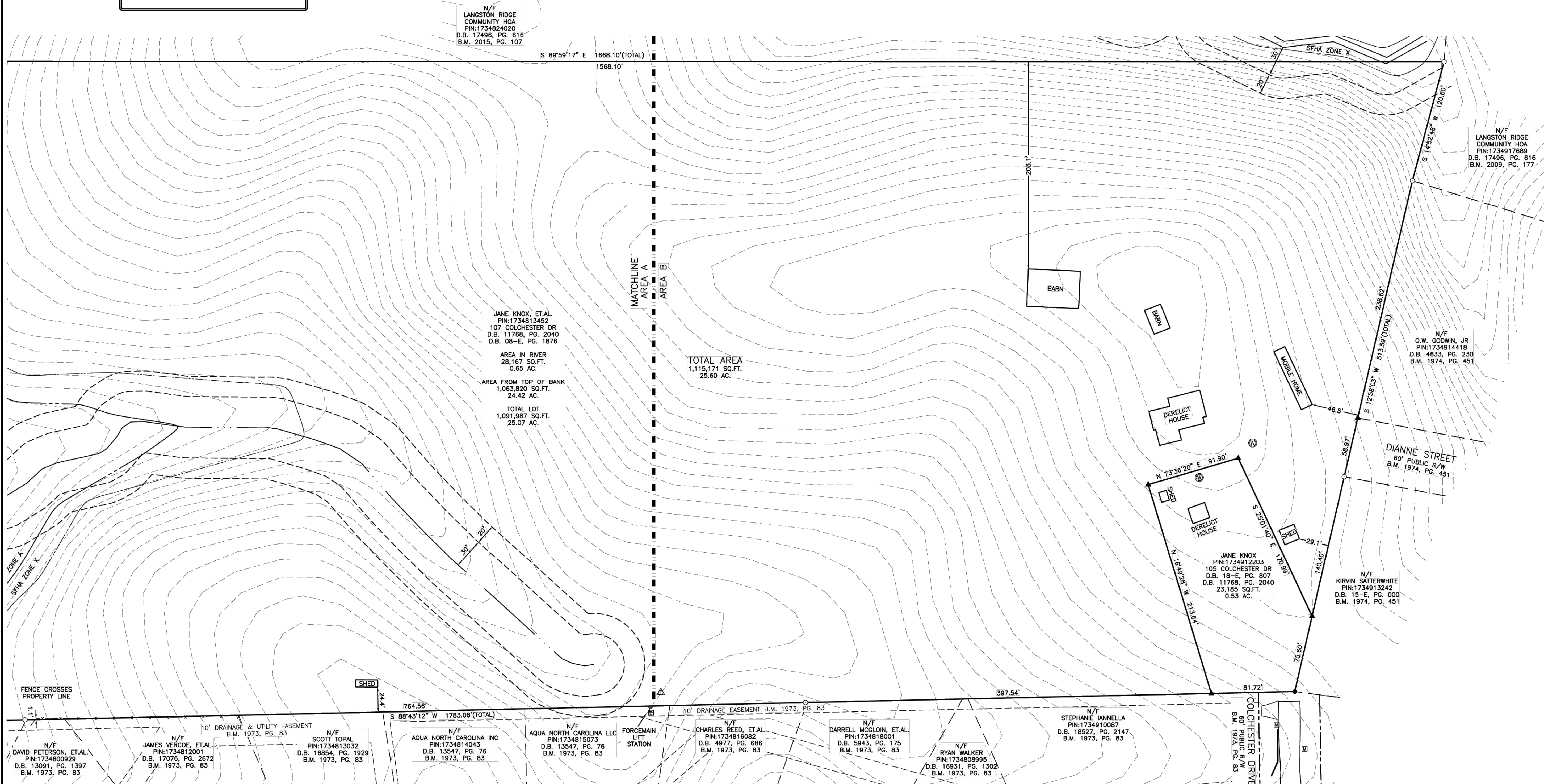
**PLAN INFORMATION**

PROJECT NO. CDV21001  
FILENAME CDV21001-C1  
CHECKED BY RTF  
DRAWN BY DJM  
SCALE 1"=50'  
DATE 8/10/2022

**SHEET**

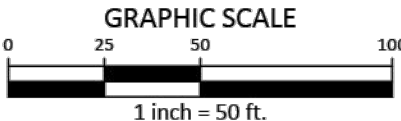
**EXISTING CONDITIONS  
AREA "B"**

**C1.02**



**LEGEND**

	BENCHMARK		SIGN
	EXISTING IRON PIPE		MAILBOX
	IRON PIPE SET		WATER WELL
	CALCULATED POINT		WETLAND FLAGS
	DRAINAGE INLET/YARD INLET		GAS LINE
	CL CATCH BASIN AT BC		WATER LINE
	STORM DRAIN MANHOLE		SEWER LINE
	JUNCTION BOX		STORM LINE
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	GUY WIRE		
	POWER/UTILITY POLE		
	CLEAN OUT		
	SEWER MANHOLE		
	TELEPHONE PEDESTAL		
	AIR CONDITIONER		



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**RIVER POINTE  
MASTER PLAN  
105 AND 107 COLCHESTER DRIVE  
KNIGHTDALE, NC 27545**



## REVISIONS

NO.	DATE	
1	09. 30. 2022	REV PER DRC COMMENT
2	11. 04. 2022	REV PER PUBLIC HEARING
3		
4		
5		
6		

## PLAN INFORMATION

PROJECT NO.	CDV21001
FILENAME	CDV21001-OAS1
CHECKED BY	JCM
DRAWN BY	RJF/CNM
SCALE	1" = 100'
DATE	08. 22. 2022

**SHEET**

## OVERALL SITE PLAN

# C2.00



SIGNAGE

YARD LIGHTS

LIGHT POLE

POWER POLE

TRAFFIC DIRECTIONAL ARROW

ACCESSIBLE PARKING STALL

VAN ACCESSIBLE PARKING STALL

PARKING SPACE COUNT

### ACCESSIBLE RAMP:

PHASE LINE

PROPERTY LINE

RIGHT-OF-WAY LINE

LOT LINE

EASEMENT LINE

CENTERLINE

PRIVATE TRAIL

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1

OPEN SPACE BASE

## OPEN SPACE - ACTIVITY

## PROPERTY OWNER INFORMATION

1. LANGSTON RIDGE COMMUNITY HOMEDOWNERS ASSOCIATION PIN: 1734824020 ZONING: GR8	10. AQUA NORTH CAROLINA INC PIN: 1734814043 ZONING: OSP
2. LANGSTON RIDGE COMMUNITY HOMEDOWNERS ASSOCIATION PIN: 1734917689 ZONING: GR8	11. TOPAL SCOTT PIN: 1734813032 ZONING: GR3
3. GOWIN, W O JR PIN: 1734914818 ZONING: GR8	12. VERCOE, JAMES VERCOE, MELISSA PIN: 1734812001 ZONING: GR3
4. SATTERWHITE, KIRVIN HEIRS PIN: 1734911242 ZONING: GR8	13. PETERSON, DAVID A JR PETERSON, SUSAN M PIN: 1734809029 ZONING: GR3
5. LANNELLA, STEPHANIE A PIN: 1734910087 ZONING: GR3	14. MYRRICK, BILLY S PIN: 1734719024 ZONING: GR8
6. WALKER, RYAN I WALKER, ABBY J PIN: 1734809095 ZONING: GR3	15. MYRRICK, BILLY S PIN: 1734706773 ZONING: OSP
7. MCGLOIN, DARRELL S MCGLOIN, STACY L PIN: 1734818001 ZONING: GR3	
8. REED, CHARLES JR REED, VIVIAN M PIN: 1734816082 ZONING: GR3	
9. AQUA NORTH CAROLINA INC PIN: 1734815073 ZONING: OSP	

## OPEN SPACE PROGRAMMING

	AMENITY OPTIONS
OPEN SPACE 1	10' GREENWAY TRAIL (ACTIVE - 0.86 AC)
OPEN SPACE 2	PLAYGROUND & ACTIVITY LAWN (ACTIVE - 0.22 AC)
OPEN SPACE 3	PARK SEATING AREA (PASSIVE - 0.16 AC)
OPEN SPACE 4	SCM A, LANDSCAPING, BENCHES (PASSIVE - 1.75 AC)

GRAPHIC SCAL

0 50 100 200

1 inch = 100 ft.

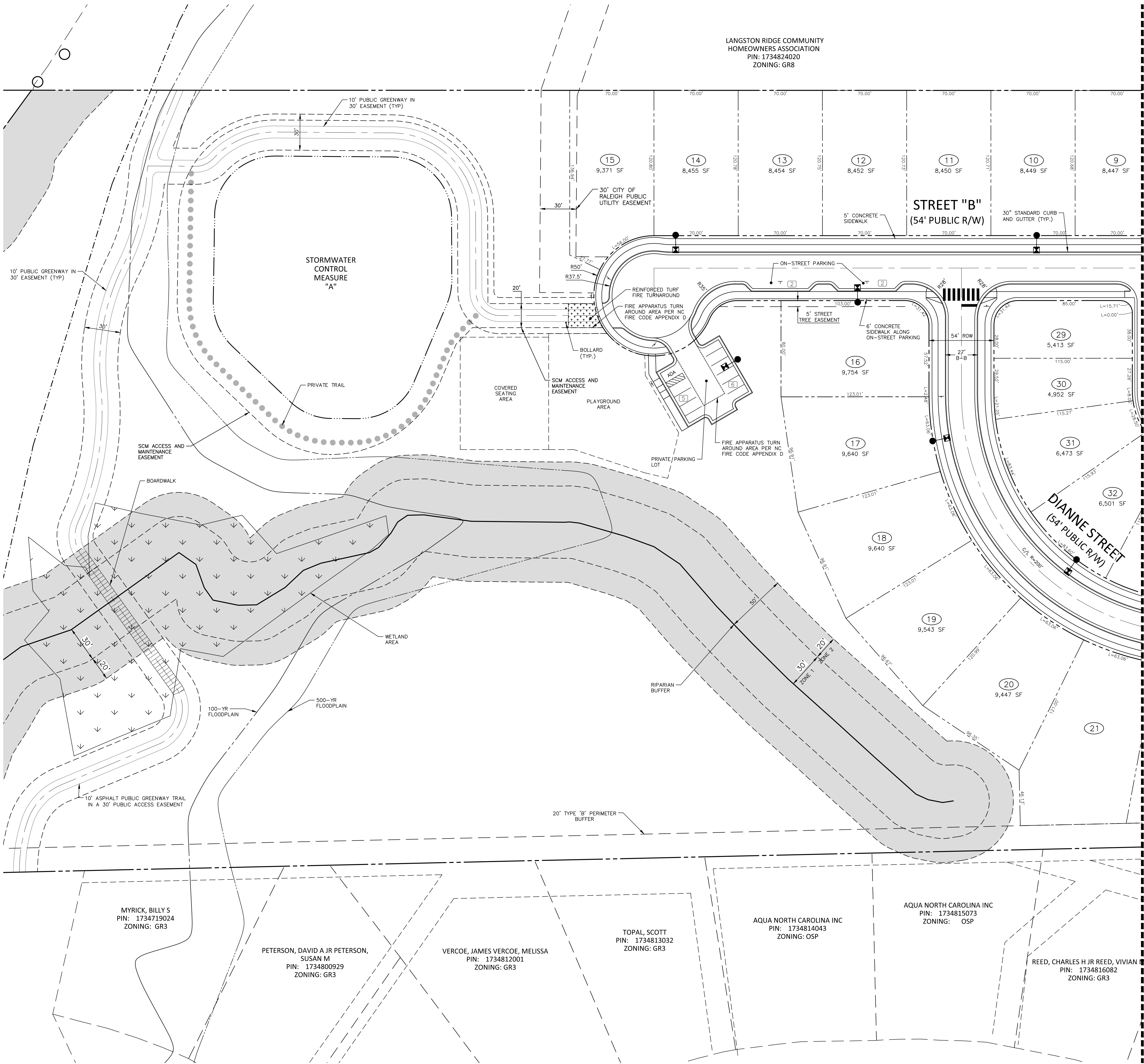
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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

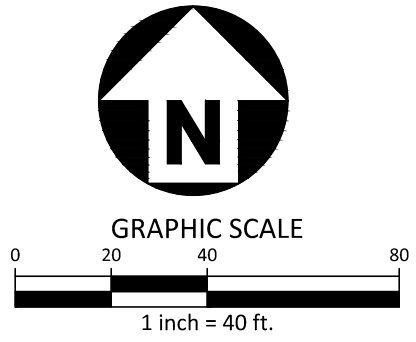
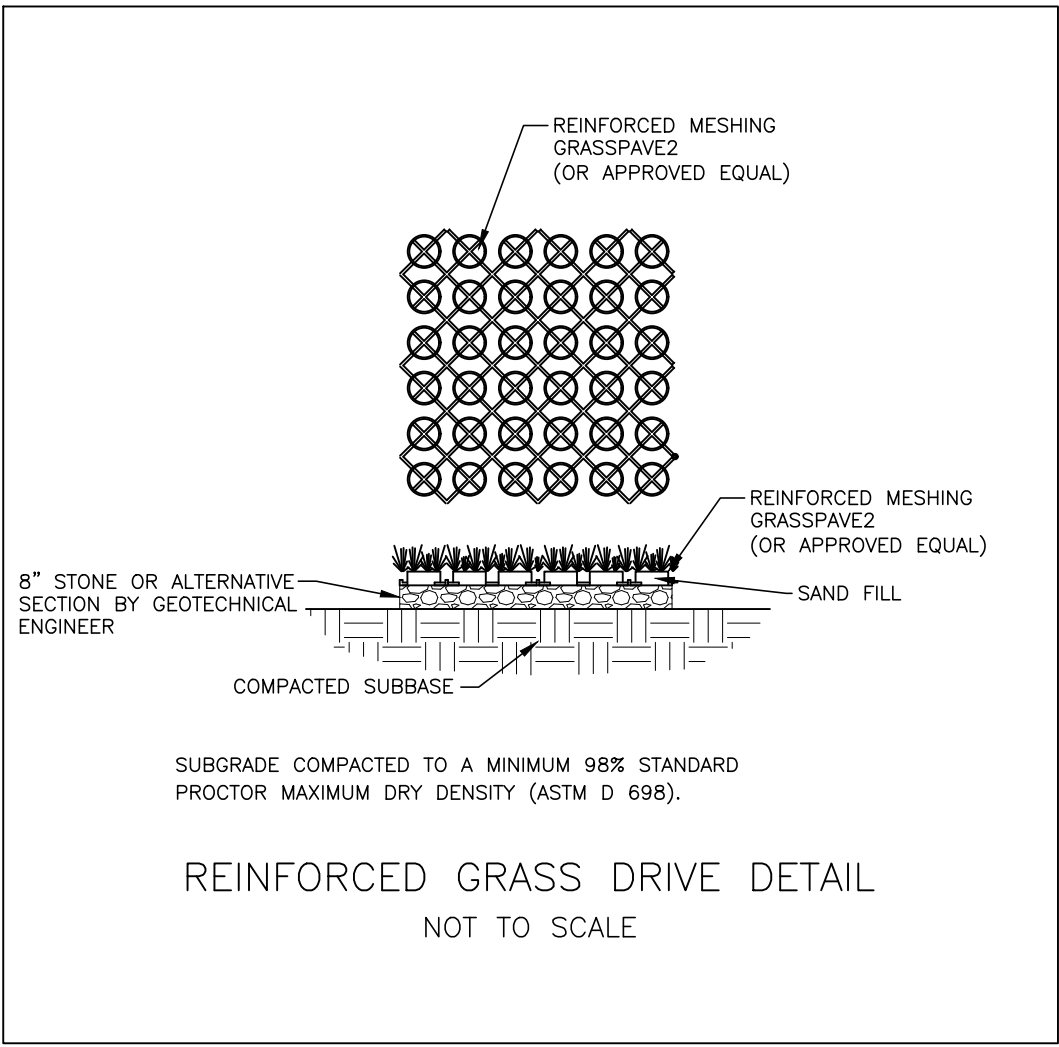
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I:\Projects\CDV\CDV21001\04-Production\Engineering\Construction Drawings\Current Drawings\MASTERPLAN PUD\CDV21001-S1.dwg, 11/2/2022 10:26:37 AM, Tyler Probst



SITE LEGEND	
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	PRIVATE TRAIL
	WETLANDS



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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105 AND 107 COLCHESTER DRIVE  
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**PLAN INFORMATION**

PROJECT NO.	CDV21001
FILENAME	CDV21001-S1
CHECKED BY	JCM
DRAWN BY	RJF/CNM
SCALE	1" = 40'
DATE	08.22.2022

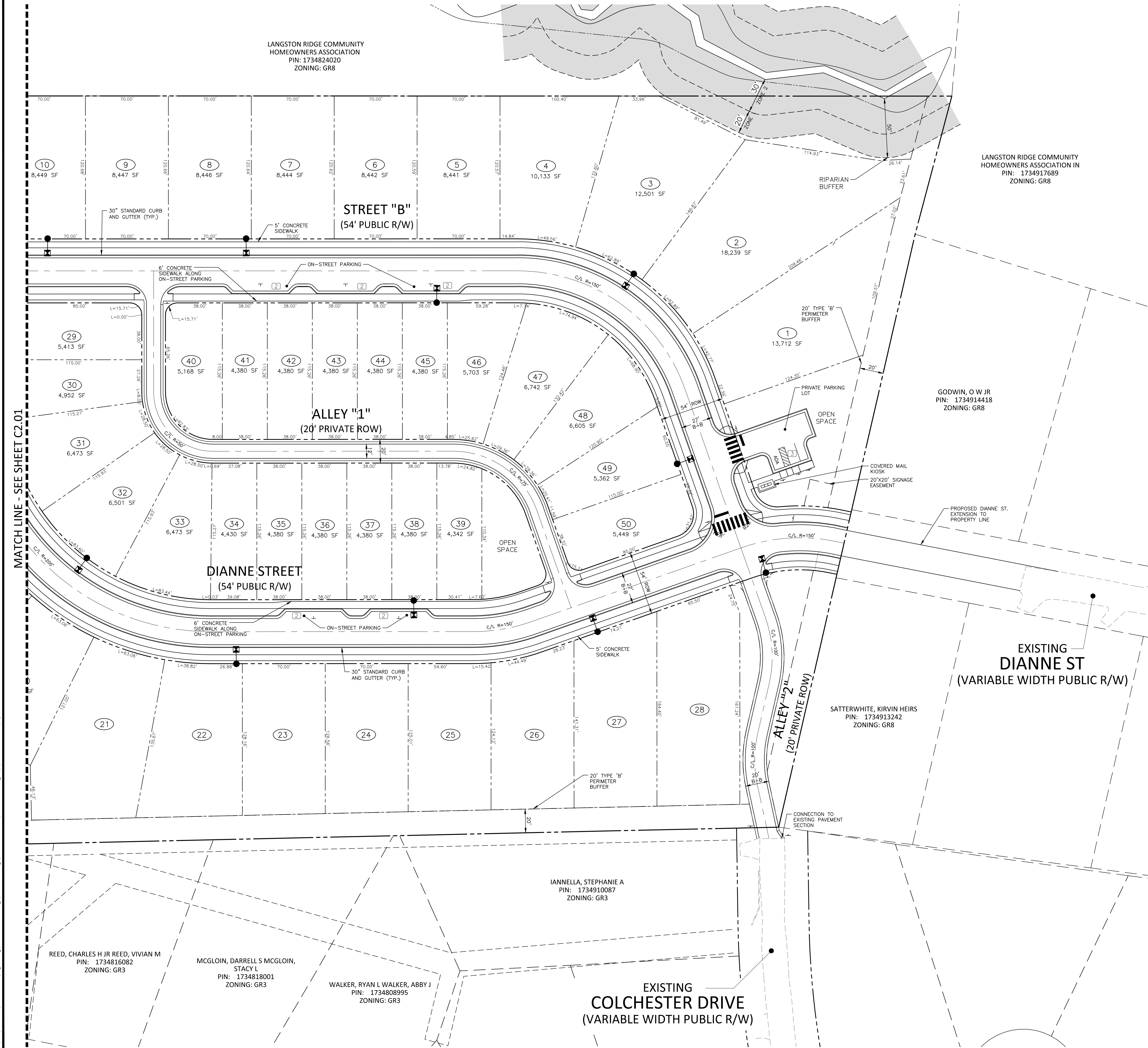
**SHEET**

**SITE PLAN AREA "A"**

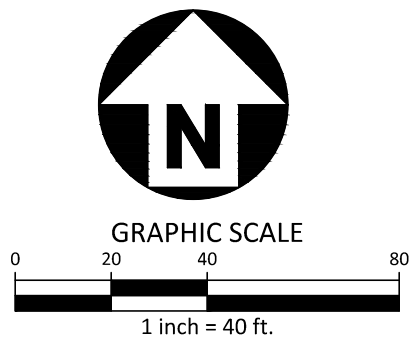
**C2.01**



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SITE LEGEND	
	SIGNAGE
	YARD LIGHTS
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	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	TRAIL
	WETLANDS



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The John R. McAdams Company, Inc.  
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10136 MIZNER LANE  
RALEIGH, NC  
MARK PURYEAR  
PHONE: 919. 931. 2300

RIVER POINTE  
MASTER PLAN  
105 AND 107 COLCHESTER DRIVE  
KNIGHTDALE, NC 27545



REVISIONS		
NO.	DATE	REV PER DRC COMMENT
1	09.30.2022	REV PER DRC COMMENT
2	11.04.2022	REV PER PUBLIC HEARING
3		
4		
5		
6		

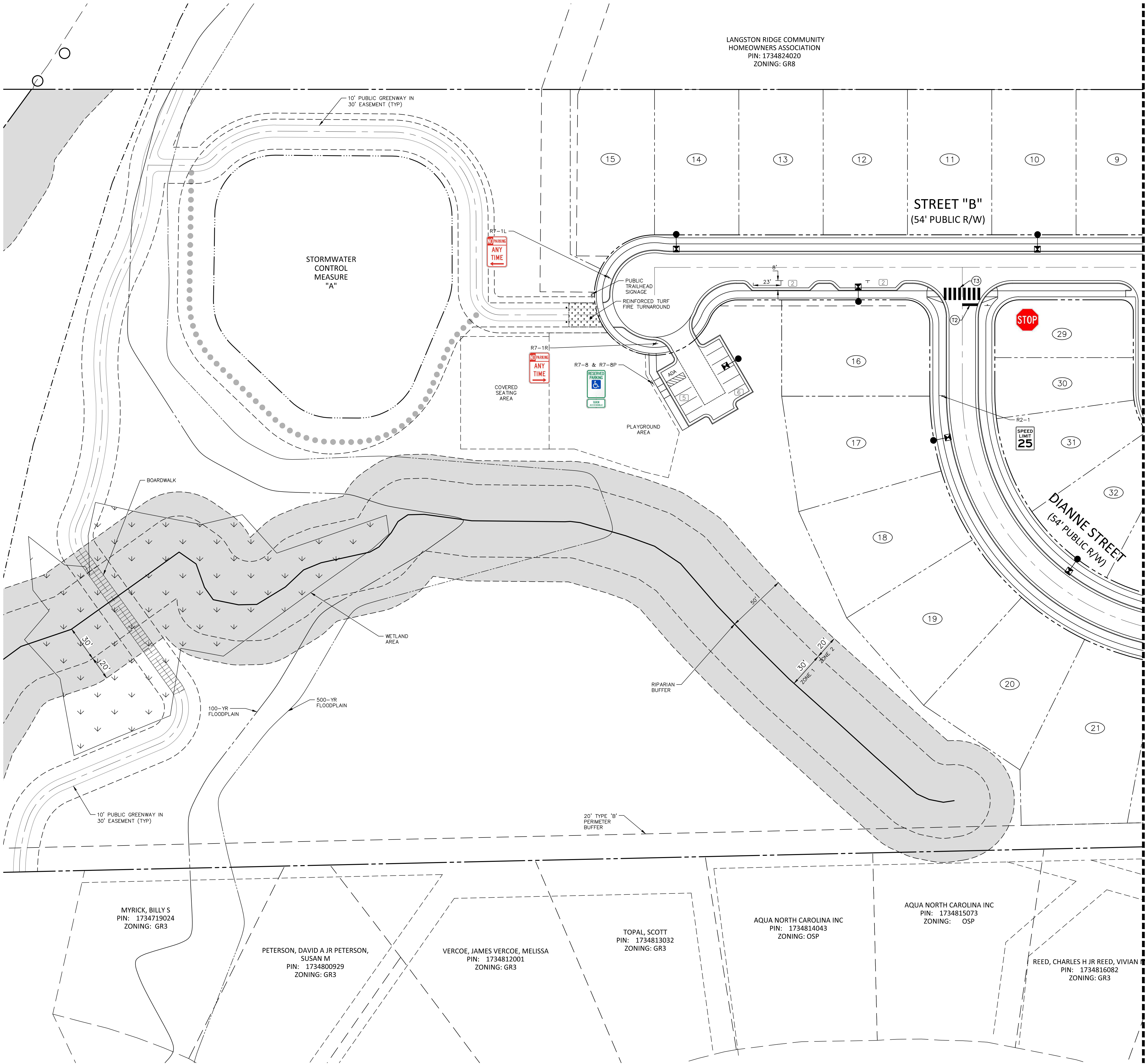
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PROJECT NO.	CDV21001
FILENAME	CDV21001-S1
CHECKED BY	JCM
DRAWN BY	RJF/CNM
SCALE	1" = 40'
DATE	08.22.2022

SHEET	
SITE PLAN AREA "B"	

C2.02



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POSTED SPEED = 25 MPH  
DESIGN SPEED = 30 MPH

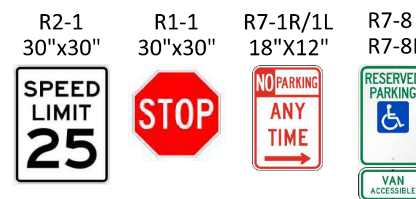
1. ALL NEW SIGNS WILL INCLUDE PRISMATIC SHEETING AND WILL CONFORM TO THE LATEST RETROREFLECTIVITY STANDARDS FOUND IN THE LATEST EDITION OF THE MUTCD.
2. ALL SIGNS MUST MEET MUTCD GUIDELINES FOR LETTER HEIGHT, LETTER CASE AND SIGN COLOR.

#### PAVEMENT MARKING LEGEND

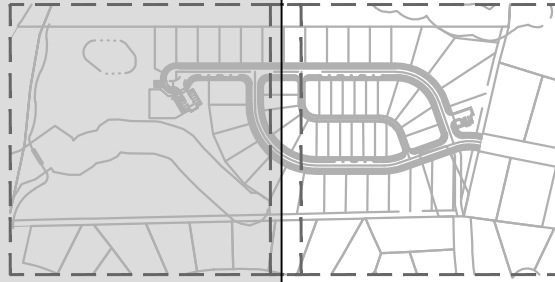
##### LANE LINES/MARKINGS

- |    |  |
|----|--|
| T2 | 24" WHITE STOPBAR                          |
| T3 | 24" WHITE CROSSWALK LINE (HIGH VISIBILITY) |

#### SITE SIGN KEY



AREA "A" AREA "B"



GRAPHIC SCALE  
0 20 40 80  
1 inch = 40 ft.

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1	09. 30. 2022	REV PER DRC COMMENT
2	11. 04. 2022	REV PER PUBLIC HEARING
3		
4		
5		
6		

#### PLAN INFORMATION

PROJECT NO. CDV21001  
FILENAME CDV21001-S1  
CHECKED BY JCM  
DRAWN BY RJF/CNM  
SCALE 1" = 40'  
DATE 08. 22. 2022

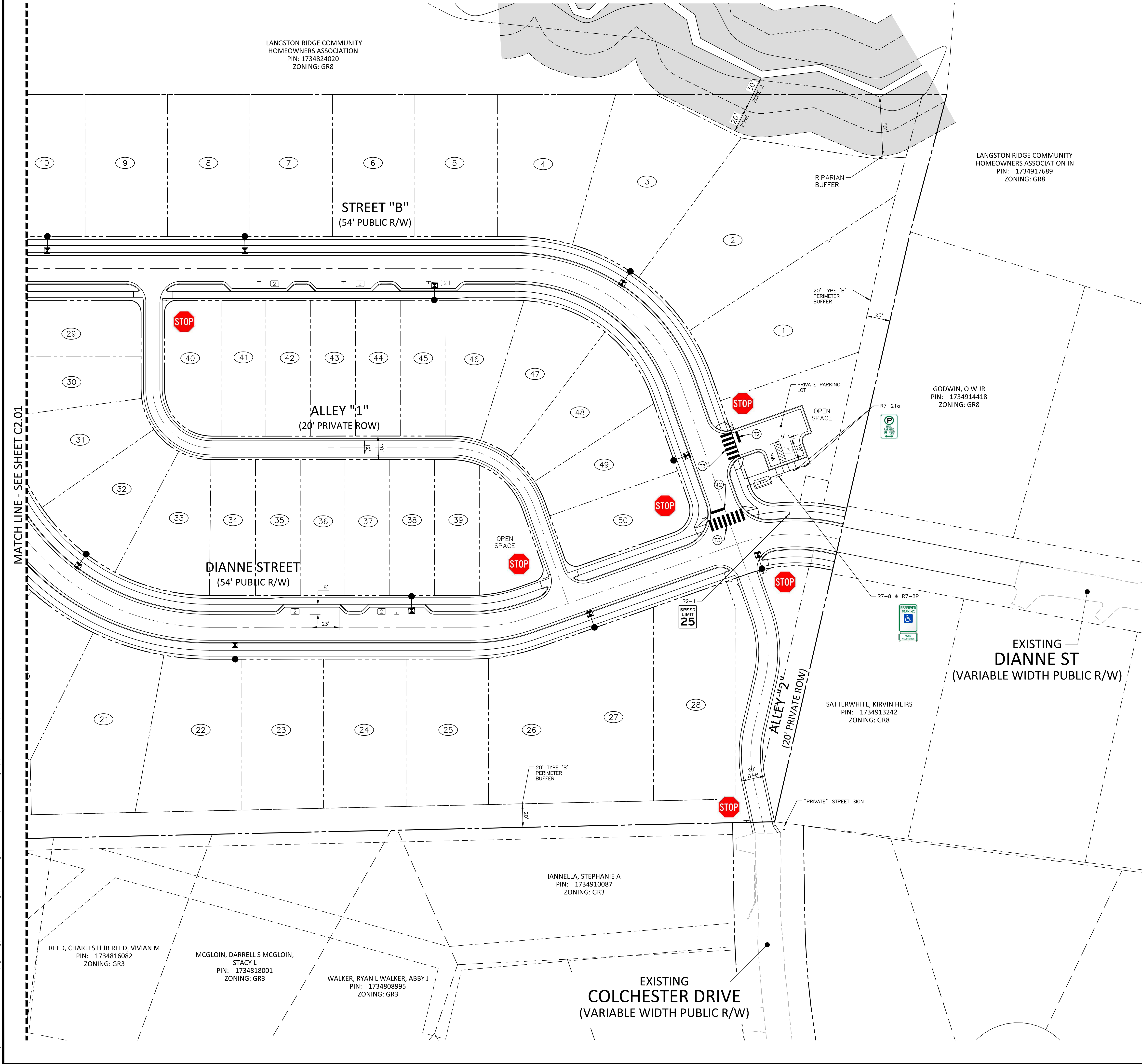
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PAVEMENT MARKING AND  
SIGNAGE PLAN AREA "A"

**C2.10**



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POSTED SPEED = 25 MPH  
DESIGN SPEED = 30 MPH

1. ALL NEW SIGNS WILL INCLUDE PRISMATIC SHEETING AND WILL CONFORM TO THE LATEST RETROREFLECTIVITY STANDARDS FOUND IN THE LATEST EDITION OF THE MUTCD.
2. ALL SIGNS MUST MEET MUTCD GUIDELINES FOR LETTER HEIGHT, LETTER CASE AND SIGN COLOR.

PAVEMENT MARKING LEGEND

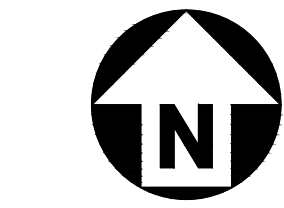
LANE LINES/MARKINGS

- T2 24" WHITE STOPBAR  
T3 24" WHITE CROSSWALK LINE (HIGH VISIBILITY)

SITE SIGN KEY

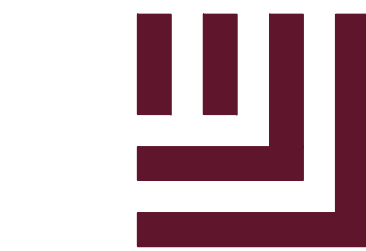


AREA "A" AREA "B"



GRAPHIC SCALE  
1 inch = 40 ft.

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REVISIONS

NO.	DATE	
1	09.30.2022	REV PER DRC COMMENT
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3		
4		
5		
6		

PLAN INFORMATION

PROJECT NO. CDV21001  
FILENAME CDV21001-S1  
CHECKED BY JCM  
DRAWN BY RJF/CNM  
SCALE 1" = 40'  
DATE 08.22.2022

SHEET

PAVEMENT MARKING AND  
SIGNAGE PLAN AREA "B"

C2.11



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3		
4		
5		
6		

**PLAN INFORMATION**

PROJECT NO. CDV21001  
FILENAME CDV21001-OAU1  
CHECKED BY JCM  
DRAWN BY RJF/CNM  
SCALE 1" = 100'  
DATE 08.22.2022

**SHEET**

**OVERALL UTILITY PLAN**

**C3.00**

**UTILITY LEGEND**

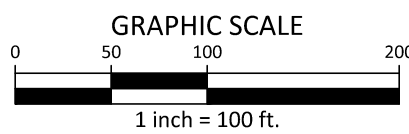
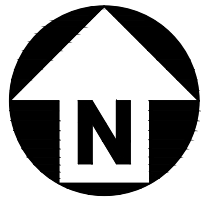
	FIRE HYDRANT ASSEMBLY
	FIRE DEPARTMENT CONNECTION (FDC)
	WATER METER
	POST INDICATOR VALVE
	VALVE IN MANHOLE
	METER & VAULT
	BACKFLOW PREVENTER
	REDUCER
	PLUG
	BLOW-OFF ASSEMBLY
	SANITARY SEWER MANHOLE
	SEWER CLEAN-OUT
	GREASE TRAP
	SEWER FLOW DIRECTION ARROW
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	LINE BREAK SYMBOL
	WATERLINE
	WATER SERVICE LINE
	UTILITY SLEEVE
	SANITARY SEWER
	SEWER SERVICE LINE
	SEWER FORCE MAIN
	GAS LINE
	OVERHEAD UTILITY
	UNDERGROUND ELECTRIC
	TELEPHONE
	EASEMENT LINE

**STANDARD UTILITY NOTES (AS APPLICABLE):**

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:  
A) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS; HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL  
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 ENCASMENT 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 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)  
F) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE
- INSTALL 1/2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN

**OFFSITE UTILITY CONNECTION NOTES:**

- ALL EXISTING INFORMATION SHOWN IS VIA IMAPS GIS AND IS NOT SURVEYED INFORMATION.
- IT IS UNDERSTOOD VIA COORDINATION WITH CORPUD THAT THE WATER LOOP CONNECTION IS NECESSARY TO OBTAIN REQUIRED FIRE FLOW ON SITE.
- PROPOSED UTILITIES SHALL BE PLACED A MINIMUM 5' OFF EDGE OF PAVEMENT WHERE SHOWN.

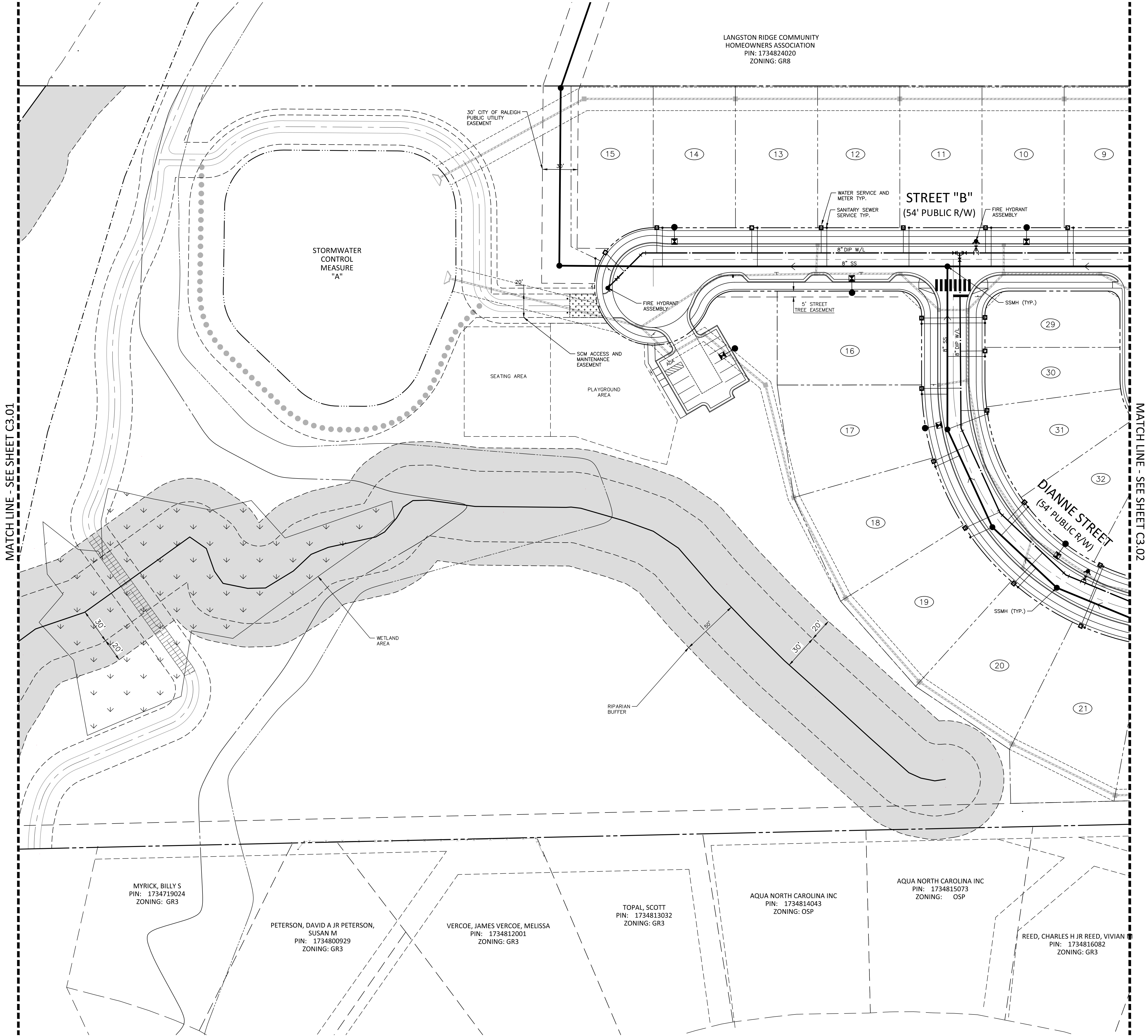


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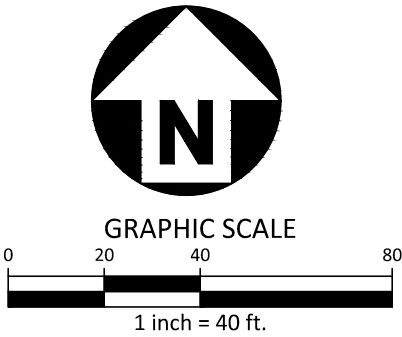
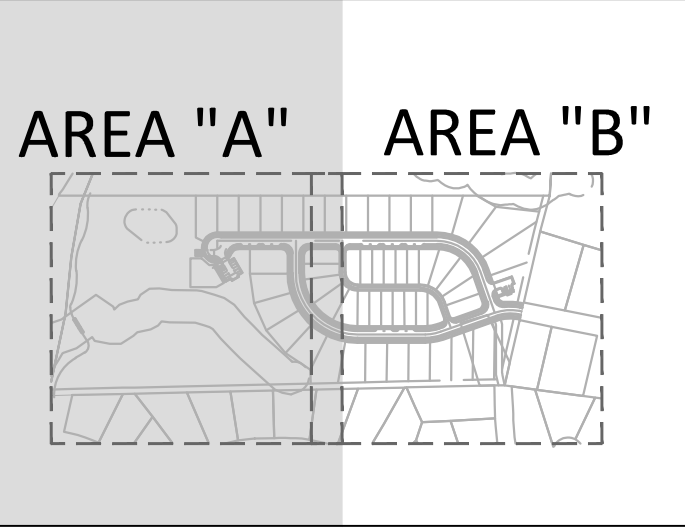
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UTILITY LEGEND	
	FIRE HYDRANT ASSEMBLY
	FIRE DEPARTMENT CONNECTION (FDC)
	WATER METER
	WATER VALVE
	POST INDICATOR VALVE
	VALVE IN MANHOLE
	METER & VAULT
	BACKFLOW PREVENTER
	REDUCER
	PLUG
	BLOW-OFF ASSEMBLY
	SANITARY SEWER MANHOLE
	SEWER CLEAN-OUT
	GREASE TRAP
	SEWER FLOW DIRECTION ARROW
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	LINE BREAK SYMBOL
	WATERLINE
	WATER SERVICE LINE
	UTILITY SLEEVE
	SANITARY SEWER
	SEWER SERVICE LINE
	SEWER FORCE MAIN
	GAS LINE
	OVERHEAD UTILITY
	UNDERGROUND ELECTRIC
	TELEPHONE
	EASEMENT LINE



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105 AND 107 COLCHESTER DRIVE  
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REVISIONS			
NO.	DATE	REV	PER DRC COMMENT
1	09. 30. 2022	REV PER DRC COMMENT	
2	11. 04. 2022	REV PER PUBLIC HEARING	
3			
4			
5			
6			

PLAN INFORMATION	
PROJECT NO.	CDV21001
FILENAME	CDV21001-UI
CHECKED BY	JCM
DRAWN BY	RJF/CNM
SCALE	1" = 40'
DATE	08. 22. 2022

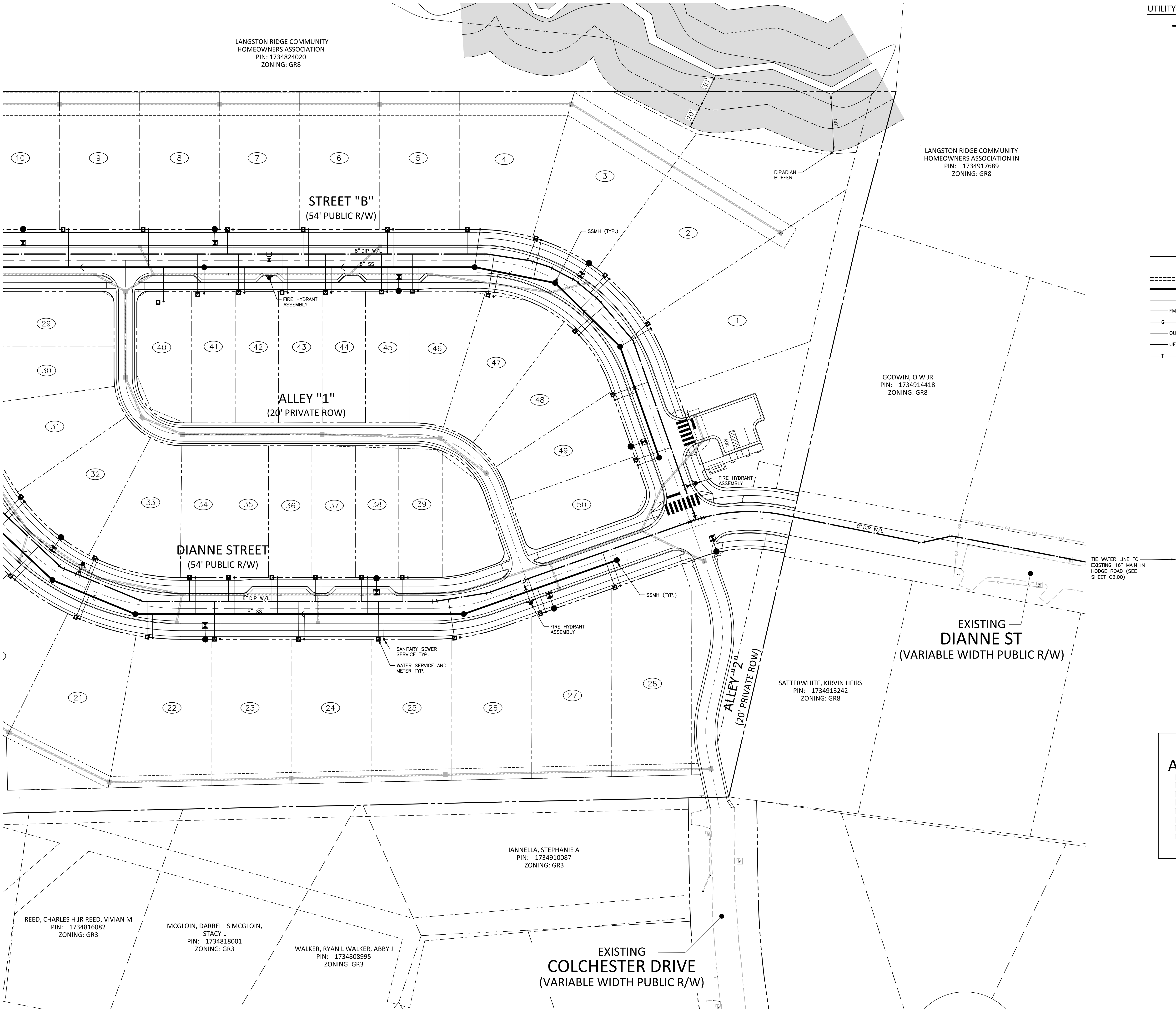
**SHEET**

**UTILITY PLAN AREA "A"**

**C3.01**

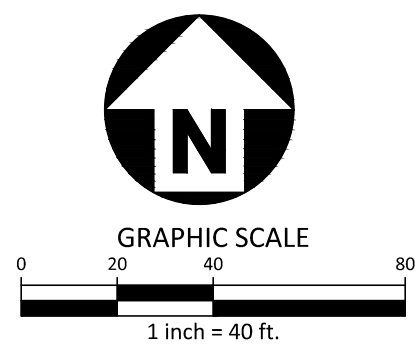


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**UTILITY LEGEND**

	FIRE HYDRANT ASSEMBLY
	FIRE DEPARTMENT CONNECTION (FDC)
	WATER METER
	WATER VALVE
	POST INDICATOR VALVE
	VALVE IN MANHOLE
	METER & VAULT
	BACKFLOW PREVENTER
	REDUCER
	PLUG
	BLOW-OFF ASSEMBLY
	SANITARY SEWER MANHOLE
	SEWER CLEAN-OUT
	GREASE TRAP
	SEWER FLOW DIRECTION ARROW
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
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	WATERLINE
	WATER SERVICE LINE
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	TELEPHONE
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4		
5		
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**PLAN INFORMATION**

PROJECT NO.	CDV21001
FILENAME	CDV21001-U1
CHECKED BY	XOM
DRAWN BY	RXP/CNM
SCALE	#####
DATE	08.22.2022

**SHEET**

UTILITY PLAN AREA "B"

**C3.02**



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RIVER POINTE  
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105 AND 107 COLCHESTER DRIVE  
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REVISIONS

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5		
6		

PLAN INFORMATION

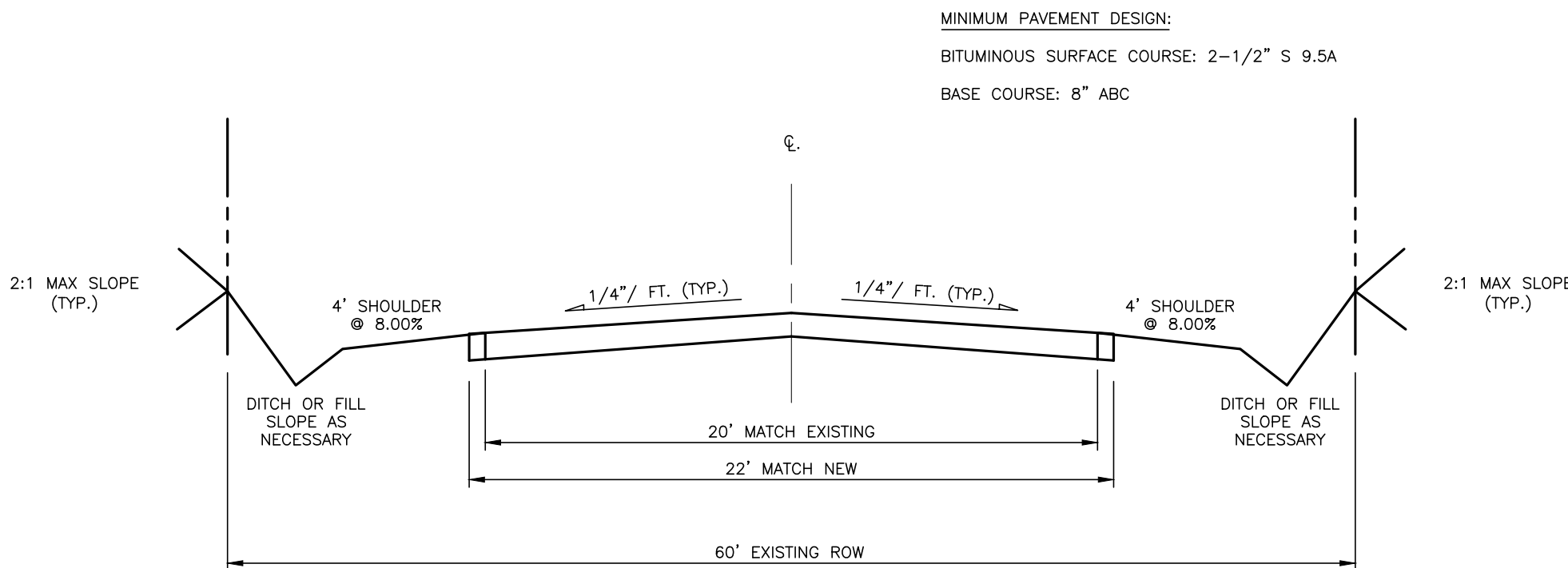
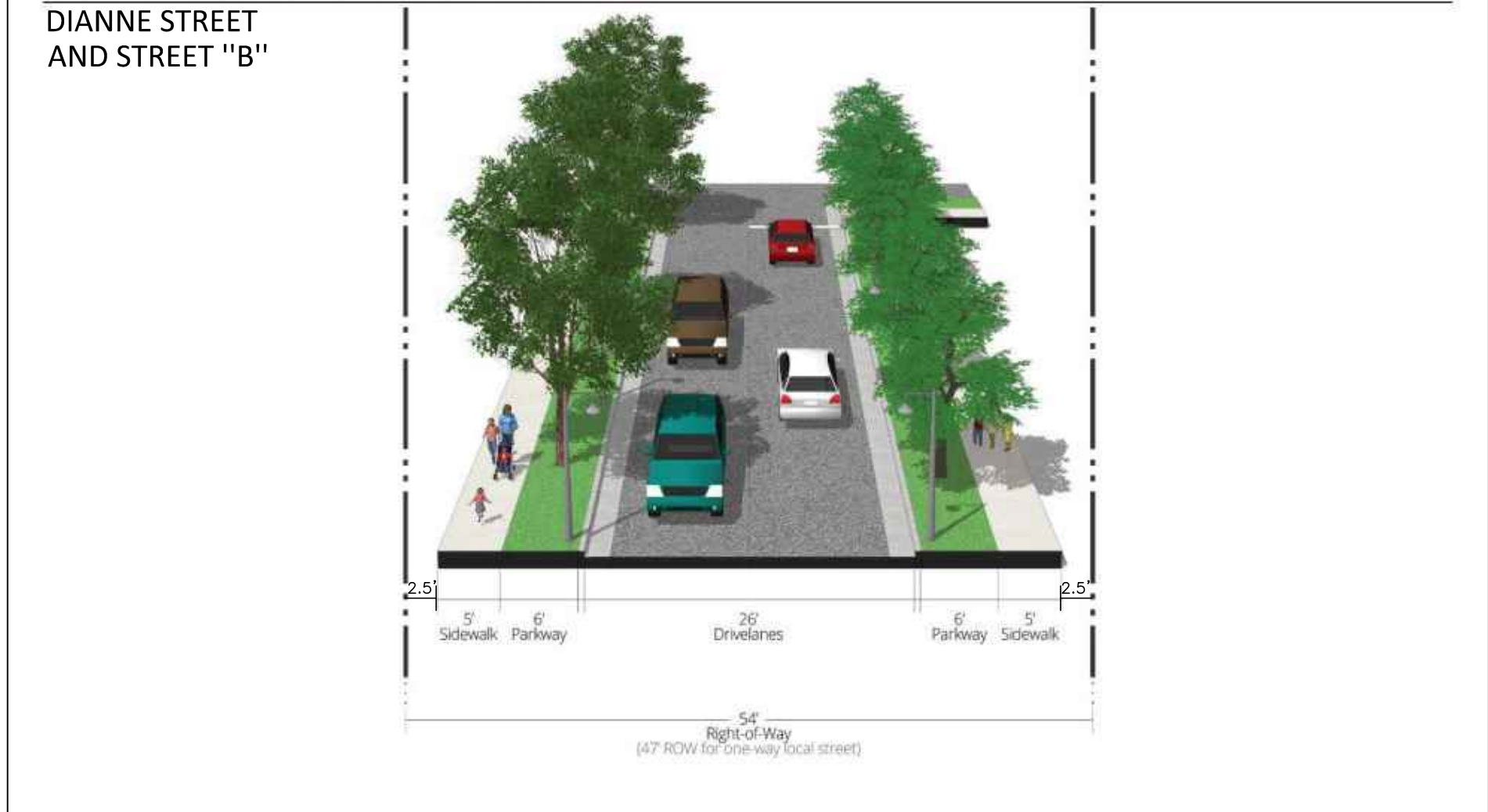
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SCALE NTS  
DATE 08.22.2022

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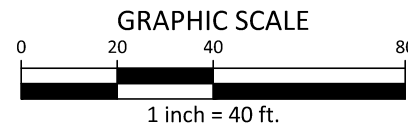
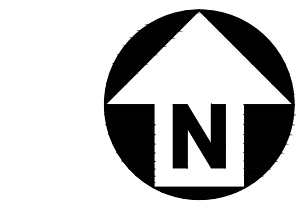
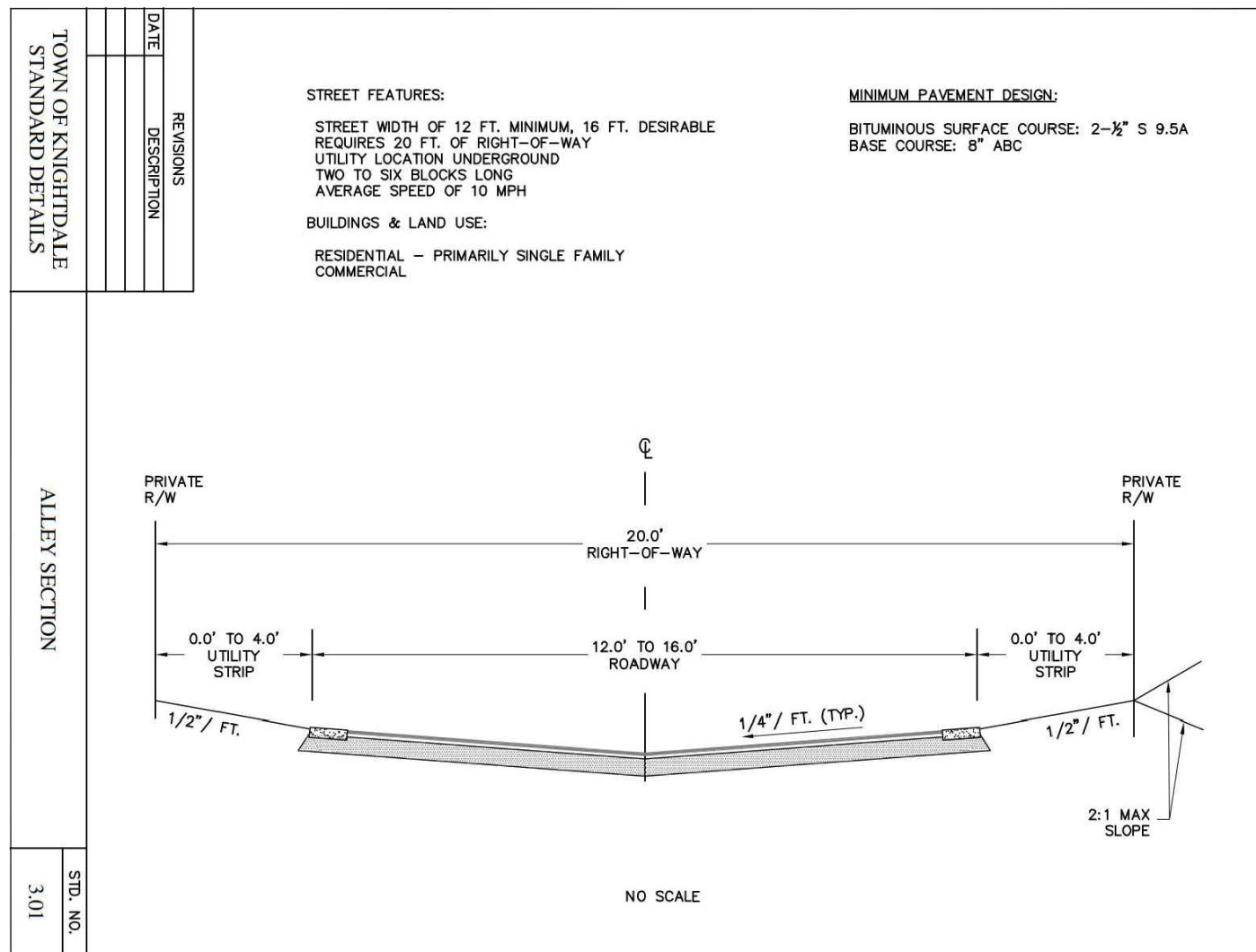
TYPICAL SECTIONS

C8.00

Figure 10.2: Local Street Cross Section Standards



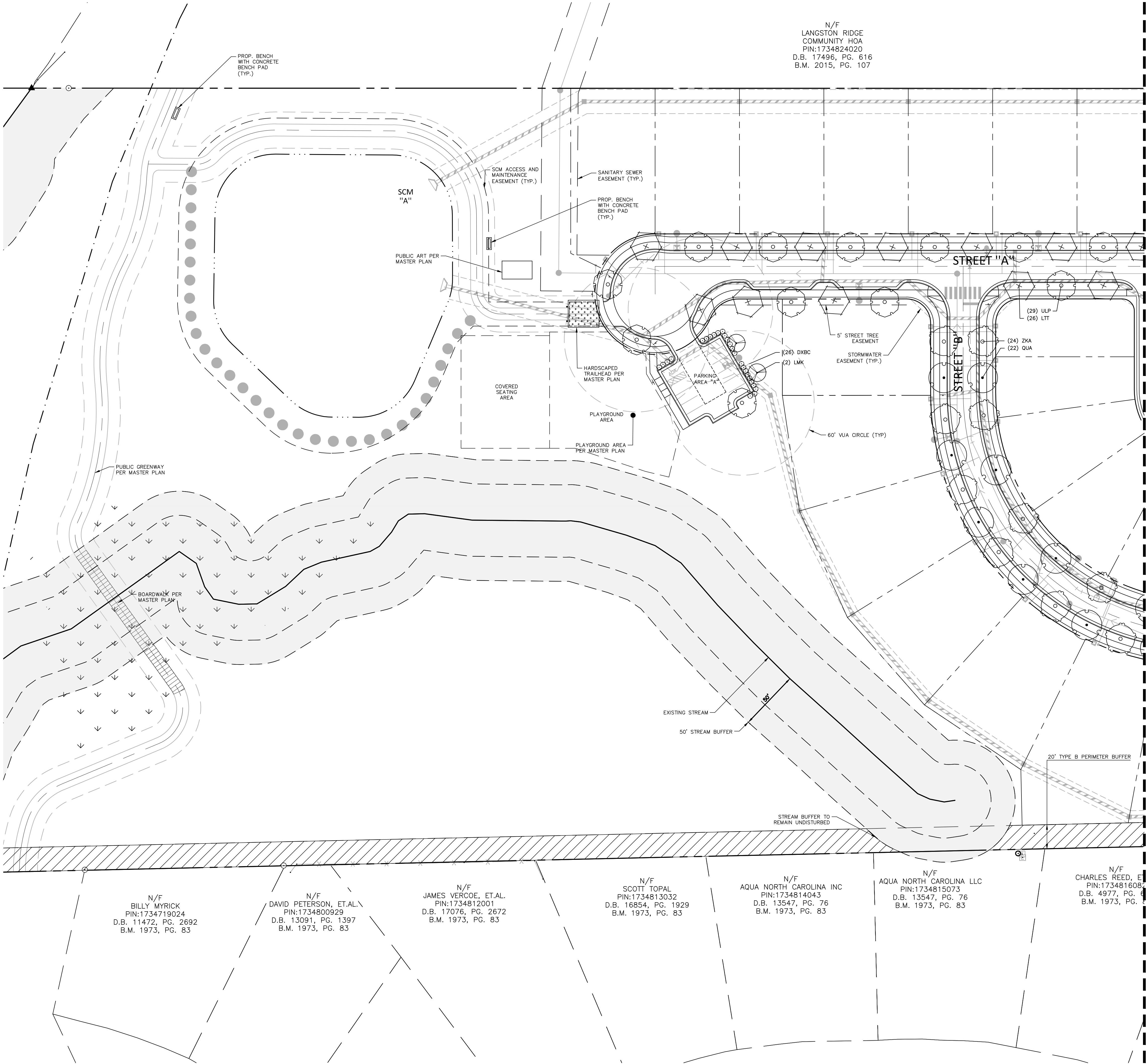
DIANNE STREET EXTENSION



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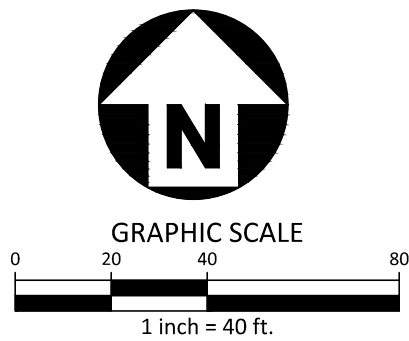


SITE LEGEND	
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE

PLANT SCHEDULE		
TREES	CODE	BOTANICAL / COMMON NAME
	QUA	Quercus acutissima Sawtooth Oak
	QSS	Quercus shumardii Shumard Red Oak
	ULP	Ulmus parvifolia Lacebark Elm
	ZKA	Zelkova serrata Sawleaf Zelkova
		20' TYPE B PERIMETER BUFFER

NOTES:  
1. SEE LANDSCAPE DETAILS SHEET L5.02 FOR STREET TREE AND PARKING BUFFER CALCULATIONS.

OPEN SPACE DATA		
SEATING AREA	PROPOSED	6,864 SF 1 TABLE / 1,700 SF (6,864 / 1,700 SF = 4 TABLES MIN.) 1 SEAT / 215 SF (6864 / 215 SF = 32 SEATS MIN.) 60 SF OF SHADED AREA / TABLE (60 X 4 = 240 SF MIN.)
PLAYGROUND AREA	PROPOSED	7,650 SF * PLAY AREA REQUIREMENTS CAN BE WITH A COMBINATION OF PLAY STRUCTURES, NATURAL PLAY, AND PLAY LAWN. (MIN. OF 1 PLAY STRUCTURE WITHIN PLAY AREA) 2 LF OF SEATING / 450 SF (7,650 / 450 SF = 17 LF TOTAL) (3 X 6' BENCHES = 18 LF)



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

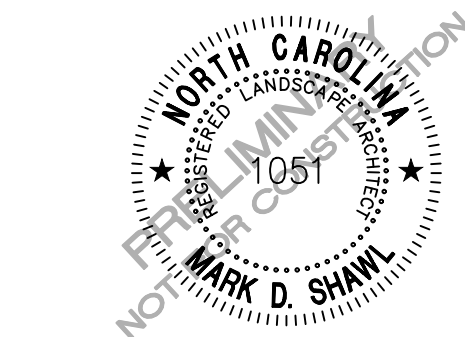
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5	
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PLAN INFORMATION	
PROJECT NO.	CDV21001
FILENAME	CDV21001-L51
CHECKED BY	XKDS
DRAWN BY	XKDS
SCALE	1" = 40'
DATE	08.22.2022
SHEET	
LANDSCAPE PLAN AREA "A"	
L5.00	





license number: C-0293, C-187

[www.mcadamsco.com](http://www.mcadamsco.com)

## CLIENT

CAROLINA DEVELOPMENT GROUP, LLC  
10136 MIZNER LANE  
RALEIGH, NC  
MARK PURYEAR  
PHONE: 919. 931. 2300

**RIVER POINTE  
MASTER PLAN  
105 AND 107 COLCHESTER DRIVE  
KNIGHTDALE, NC 27545**



## REVISIONS

NO.	DATE	
1	09. 30. 2022	REV PER DRC COMMENT
2	11. 04. 2022	REV PER PUBLIC HEARING
3		
4		
5		
6		

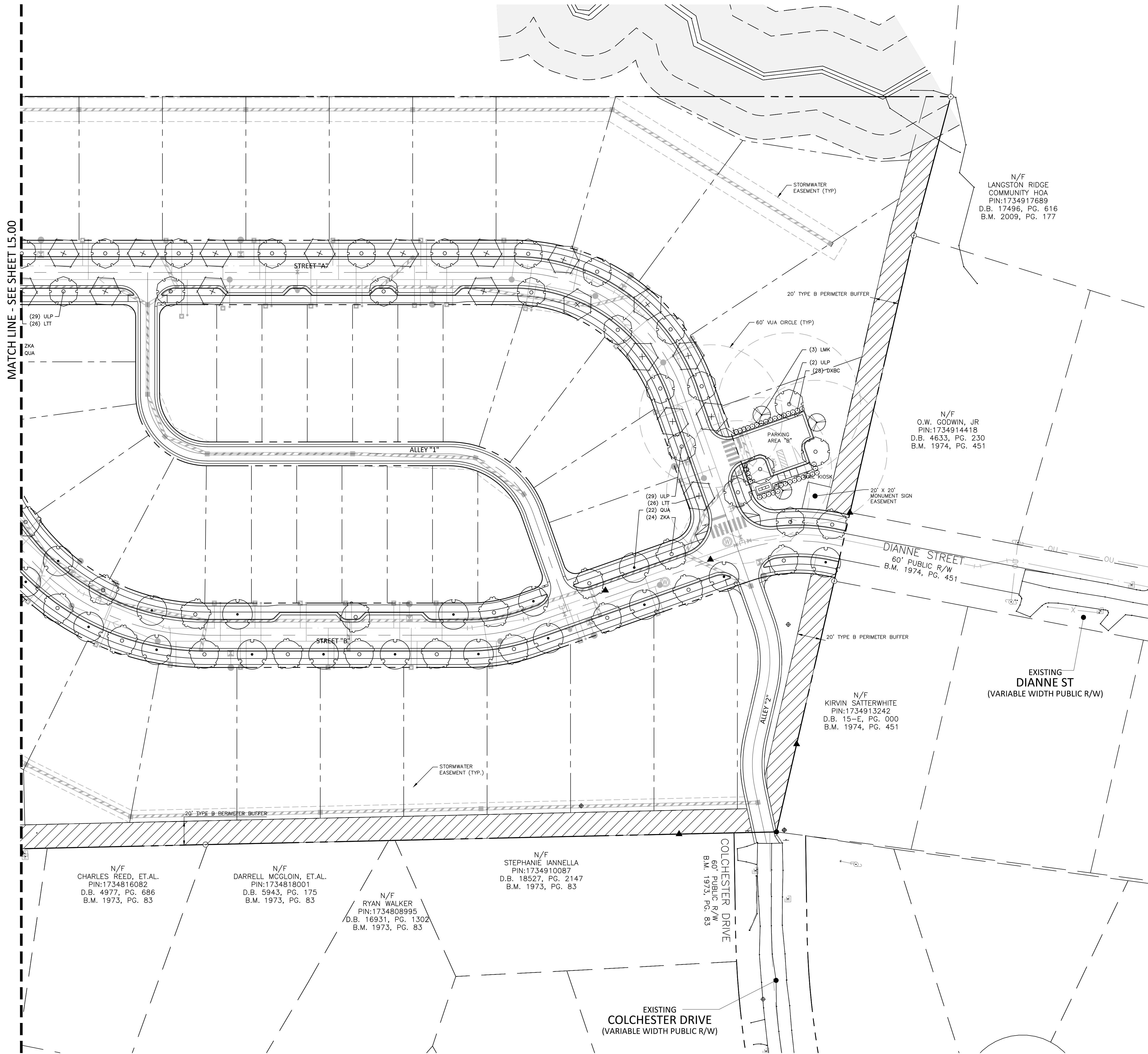
## PLAN INFORMATION

PROJECT NO.	CDV21001
FILENAME	CDV21001-LS
CHECKED BY	MDS
DRAWN BY	JJB
SCALE	1" = 40'
DATE	08. 22. 2022













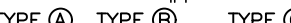


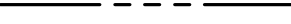


**SHEET**

**LANDSCAPE PLAN AREA**  
**"B"**






# L5.01



## SITE LEGEND

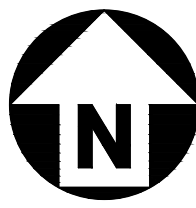
	SIGNAL
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	
	
	
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE

## PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	QUA	<i>Quercus acutissima</i> Sawtooth Oak
	QSS	<i>Quercus shumardii</i> Shumard Red Oak
	ULP	<i>Ulmus parvifolia</i> Lacebark Elm
	ZKA	<i>Zelkova serrata</i> Sawleaf Zelkova
		20' TYPE B PERIMETER BUFFER

NOTES:

1. SEE LANDSCAPE DETAILS SHEET L5.02 FOR STREET TREE AND PARKING BUFFER CALCULATIONS.



**GRAPHIC SCALE**

0 20 40 80

1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\CDV\CDV21001\04-Production\Engineering\Construction Drawings\Current Drawings\MASTERPLAN PUD\CDV21001-LS1.dwg, 11/3/2022 10:27:55 AM, Tyler Probst



GENERAL LANDSCAPE NOTES:

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF KNIGHTDALE AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
- ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCRPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- SUBSTITUTIONS OF SPECIFIC PLANTS CAN ONLY OCCUR WITH PRIOR WRITTEN PERMISSION OF BOTH OWNER AND LANDSCAPE ARCHITECT.
- CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY AMERICAN HORT - AMERICANHORT.ORG.
- ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
- ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
- ALL TREES MUST BE PLANTED AFTER OCTOBER 1 AND BEFORE MARCH 31.
- CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
- PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
- PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
- ALL TREE PLANTINGS SHALL BE MULCHED WITH 3 INCHES OF SHREDDED BARK OR 4 INCHES OF PINE STRAW IN A 3 FOOT RADIUS AROUND THE TREE, OR TO THE DRUPLINE, WHICHEVER IS GREATER. THE MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE THEREAFTER. MULCH SHALL NOT COVER THE ROOT COLLAR.

MAINTENANCE NOTES:

- WARRANTY: INSTALLER SHALL REPAIR OR REPLACE ANY PLANTINGS THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION. FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
  - DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT, ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
  - STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER.
- THE OWNERS OF PROPERTY SHALL BE RESPONSIBLE FOR ALL NATURAL AND PHYSICAL FEATURES REQUIRED BY CODE AND SHALL PRESERVE AND MAINTAIN THESE FEATURES IN HEALTHY GROWING CONDITIONS, REPLACE THEM WHEN NECESSARY, AND KEEP THE AREAS AROUND THEM FREE OF REFUSE AND DEBRIS IN A MANNER THAT PREVENTS REFUSE AND DEBRIS FROM WASHING ONTO PUBLIC RIGHTS-OF-WAY. FAILURE TO MAINTAIN ALL PLANTINGS IN ACCORDANCE WITH THIS PLAN MAY CONSTITUTE A VIOLATION OF THIS ORDINANCE AND MAY RESULT IN FINES. THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE VEGETATION, INCLUDING BUT NOT LIMITED TO:
  - FERTILIZATION
  - PRUNING WITHIN LIMITS
  - PEST CONTROL
  - MULCHING
  - MOWING
  - PROTECTION OF THE ROOT ZONES FROM EQUIPMENT, CONSTRUCTION AND RELATED MATERIALS, ETC.
  - METHOD OF IRRIGATION
  - OTHER CONTINUING MAINTENANCE OPERATIONS

RESIDENTIAL LANDSCAPING NOTES:

- EACH SINGLE-FAMILY OR DUPLEX LOT SHALL CONTAIN A MINIMUM OF ONE CANOPY TREE FOR EVERY 2,000 SF OF LOT AREA OR FRACTION THEREOF UP TO 20,000 SF IN LOT AREA. ANY PORTION OF THE RESIDENTIAL LOT OCCUPIED BY A RECORDED UTILITY EASEMENT SHALL NOT BE INCLUDED AS PART OF THE TOTAL LOT AREA. THE LOCATION OF PLANTING TO ACCOUNT FOR PHYSICAL CONDITIONS MAY BE ADJUSTED BY THE ADMINISTRATOR.
- THE USE OF EXISTING TREES MEETING THE FOLLOWING STANDARDS TO SATISFY THIS REQUIREMENT IS ENCOURAGED. EXISTING LARGE SHADE TREES MEASURING MORE THAN 6 INCHES IN DBH MAY BE COUNTED TOWARDS FULFILLING THIS REQUIREMENT.
- REQUIRED STREET TREES MAY NOT BE COUNTED TOWARDS THE FULFILLMENT OF THE RESIDENTIAL LANDSCAPING REQUIREMENT. APART FROM REQUIRED STREET TREES, ALL OTHER TREES REQUIRED FOR RESIDENTIAL LANDSCAPING SHALL BE PLANTED WITHIN THE PRIVATE LOT.
- 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 FEET IN HEIGHT PLANTED AT FOUR FOOT INTERVALS.

LANDSCAPE CALCULATIONS

PERIMETER BUFFERS

SOUTHERN PROPERTY LINE	1,783 LF*
20" TYPE B BUFFER	
CANOPY TREES	
REQUIRED:	53 (3/100 LF)
PROVIDED:	53**
UNDERSTORY TREES	
REQUIRED:	89 (5/100 LF)
PROVIDED:	89**
SHRUBS	
REQUIRED:	356 (20/100 LF)
PROVIDED:	356**
EASTERN PROPERTY LINE	580 LF*
20" TYPE B BUFFER	
634 TOTAL LF SUBTRACTING, 54 LF STREET ROW	
CANOPY TREES	
REQUIRED:	17 (3/100 LF)
PROVIDED:	17**
UNDERSTORY TREES	
REQUIRED:	29 (5/100 LF)
PROVIDED:	29**
SHRUBS	
REQUIRED:	116 (20/100 LF)
PROVIDED:	116**

\*BUFFER PLANTS TO BE INSTALLED PER STANDARD BUFFER DETAILS THIS SHEET. FINAL LOCATIONS OF PLANTINGS TO BE COORDINATED WHEN ENHANCED LANDSCAPE PLANS ARE DEVELOPED.  
\*\*EXISTING PLANT MATERIAL TO BE PRESERVED IN ALL BUFFER AREAS AS PRIORITY TIER 1 TREE SAVE AREAS. WHERE SUFFICIENT MATERIAL DOES NOT MEET REQUIREMENTS, SUPPLEMENTAL PLANT MATERIAL WILL BE REQUIRED FOR BUFFER TO MEET TYPE B BUFFER OPACITY STANDARDS.

LANDSCAPE CALCULATIONS

STREET TREES

STREET "A"	1908 LF
CANOPY TREES	
REQUIRED:	47 (1/40 LF)
PROVIDED:	47
STREET "B"	2104 LF
CANOPY TREES	
REQUIRED:	52 (1/40 LF)
PROVIDED:	52

PARKING LOT LANDSCAPING

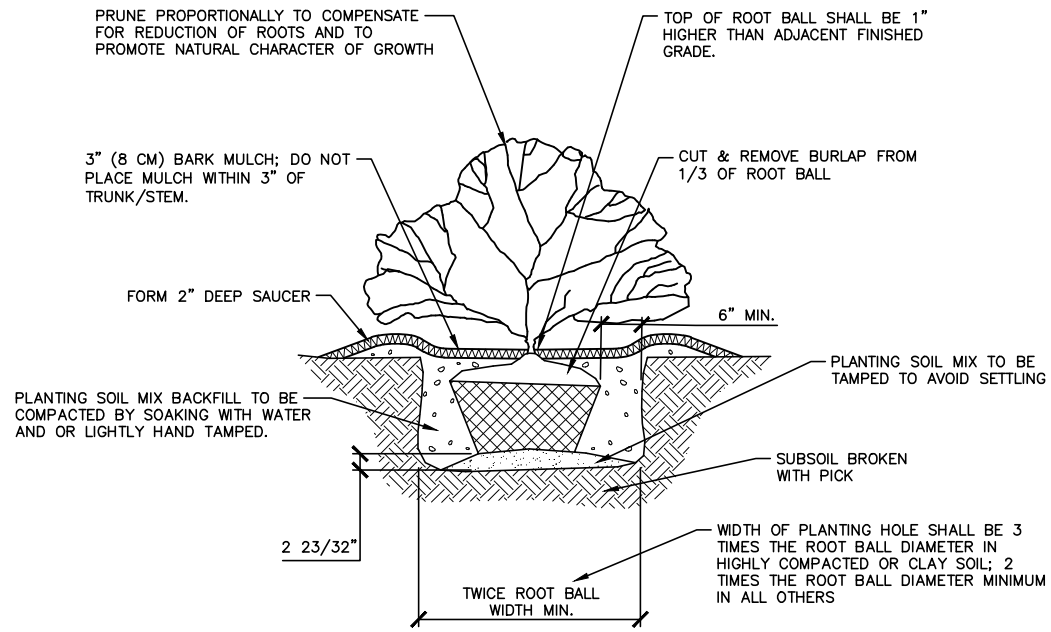
PARKING AREA "A"	10 SPACES
CANOPY TREES	
REQUIRED:	ALL SPACES WITHIN 60' OF CANOPY TREE
PROVIDED:	1
PARKING AREA "B"	3 SPACES
CANOPY TREES	
REQUIRED:	ALL SPACES WITHIN 60' OF CANOPY TREE
PROVIDED:	1

PARKING LOT BUFFER

PARKING AREA "A"	93 LF
CANOPY TREES	(3 PER 100 LF OF FRONTAGE)
REQUIRED:	3
PROVIDED:	3
UNDERSTORY TREES	(2 PER 100 LF OF FRONTAGE)
REQUIRED:	2
PROVIDED:	2
UNDERSTORY TREES	(20 PER 100 LF OF FRONTAGE)
REQUIRED:	20
PROVIDED:	25
PARKING AREA "B"	146 LF
CANOPY TREES	(3 PER 100 LF OF FRONTAGE)
REQUIRED:	5
PROVIDED:	5
UNDERSTORY TREES	(2 PER 100 LF OF FRONTAGE)
REQUIRED:	3
PROVIDED:	3
UNDERSTORY TREES	(20 PER 100 LF OF FRONTAGE)
REQUIRED:	30
PROVIDED:	38

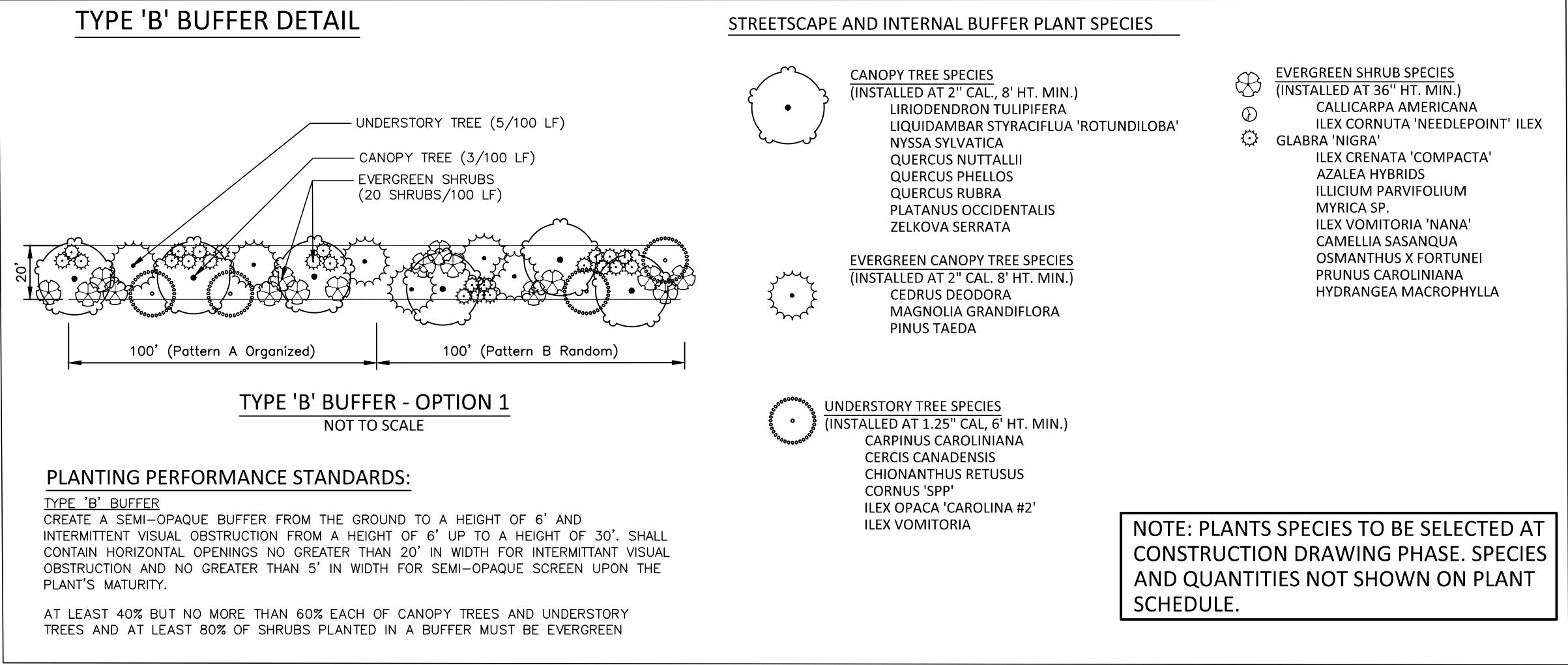
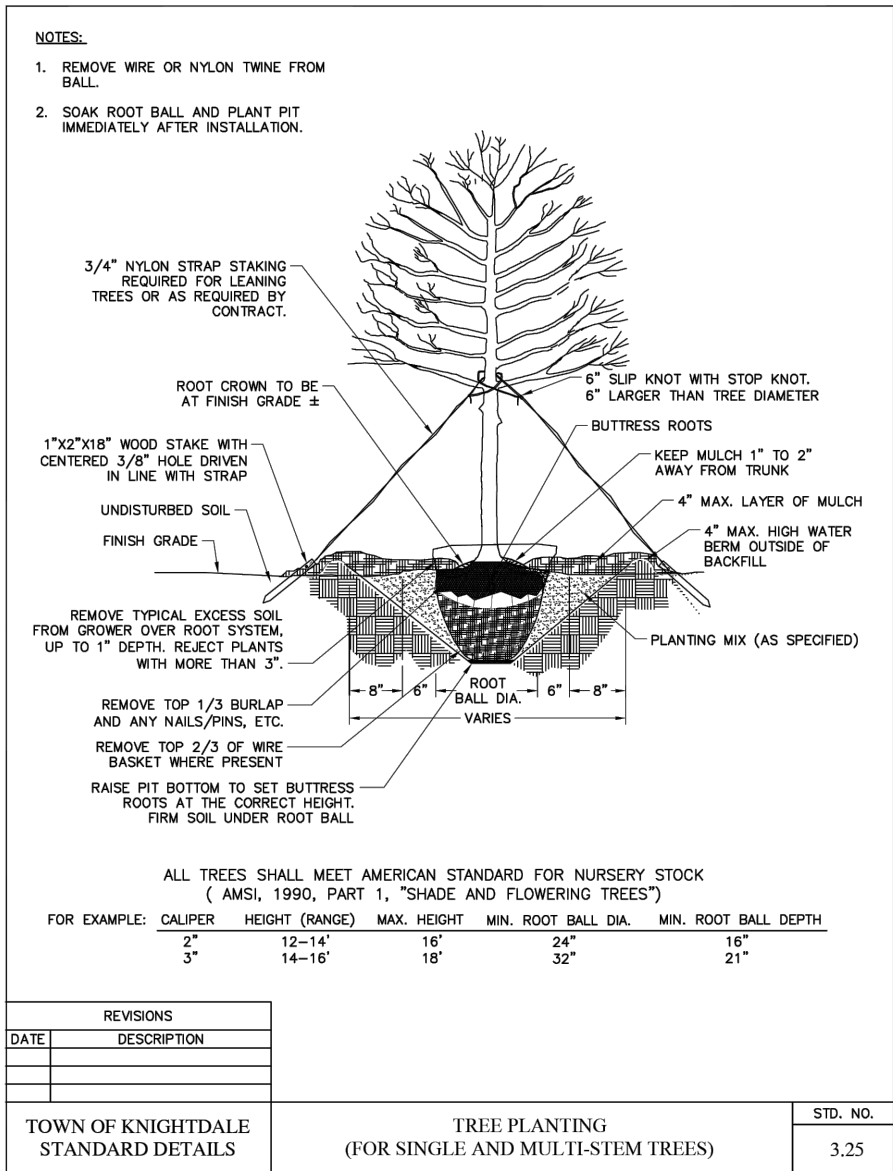
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL	HEIGHT	CONT	REMARKS
	LMK	5	Lagerstroemia indica x fauriei 'Muskogee'	1.5" min.	10' Min.		Muskogee Crape Myrtle
	QUA	22	Quercus acutissima	2" min	8' min		Sawtooth Oak
CANOPY TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL	HEIGHT	CONT	REMARKS
	LTT	26	Liriodendron tulipifera	2" min	8' min		Tulip Tree
	ULP	31	Ulmus parvifolia	2" min	8' min		Lacebark Elm
	ZKA	24	Zelkova serrata	2" min	8' min		Sawleaf Zelkova
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPACING	CONT	REMARKS
	DXBC	46	Distylium x 'PIDIST-II'	18" min		3 gal	Blue Cascade® Distylium



01 SHRUB INSTALLATION

SCALE: 3/8"=1'-0"





# McAdams

The John R. McAdams Company, Inc.  
2905 Meridian Parkway  
Durham, NC 27713

phone 919. 361. 5000  
fax 919. 361. 2269  
license number: C-0293, C-187

www.mcadamsco.com

## CLIENT


CAROLINA DEVELOPMENT GROUP, LLC  
10136 MIZNER LANE  
RALEIGH, NC  
MARK PURYEAR  
PHONE: 919. 931. 2300

# RIVER POINTE

## MASTER PLAN

### 105 AND 107 COLCHESTER DRIVE

KNIGHTDALE, NC 27545



NOTED FOR CONSTRUCTION  
MARK D. SHAW

## REVISIONS

NO.	DATE	REV PER DRC COMMENT
1	09.30.2022	REV PER DRC COMMENT
2	11.04.2022	REV PER PUBLIC HEARING
3		
4		
5		
6		

## PLAN INFORMATION

PROJECT NO.	CDV21001
FILENAME	CDV21001-L51
CHECKED BY	MD5
DRAWN BY	JJB
SCALE	AS SHOWN
DATE	08.22.2022

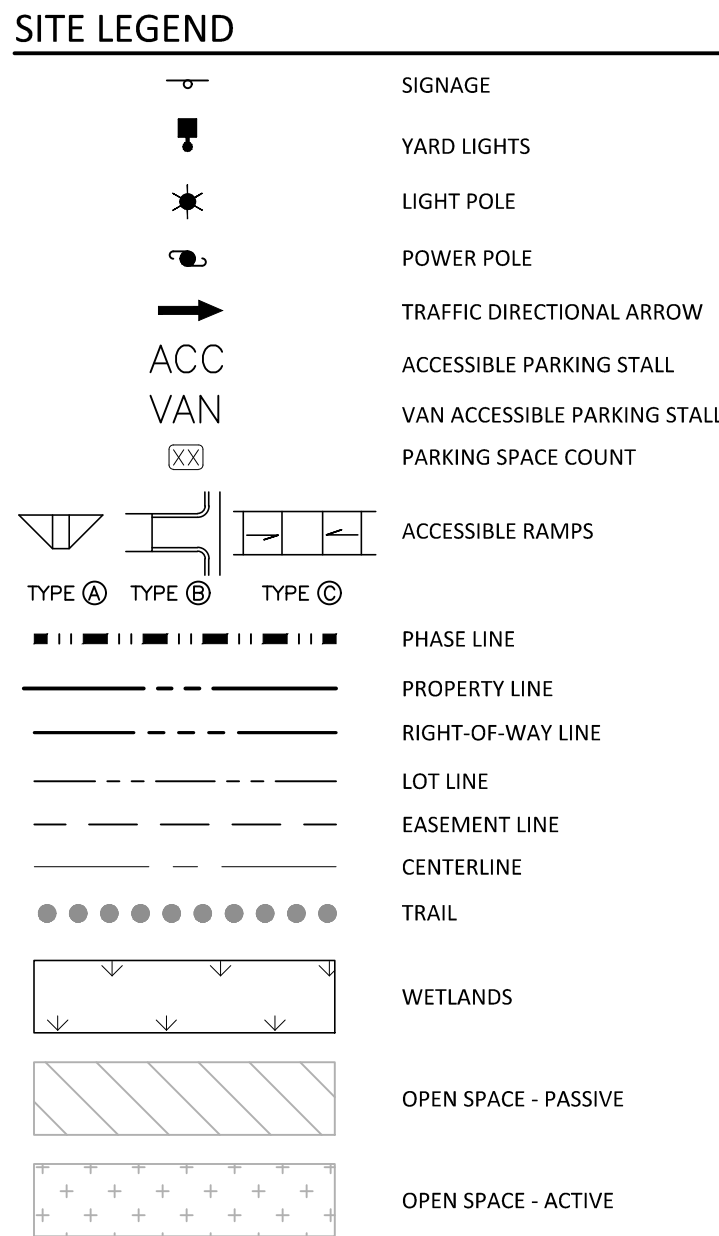
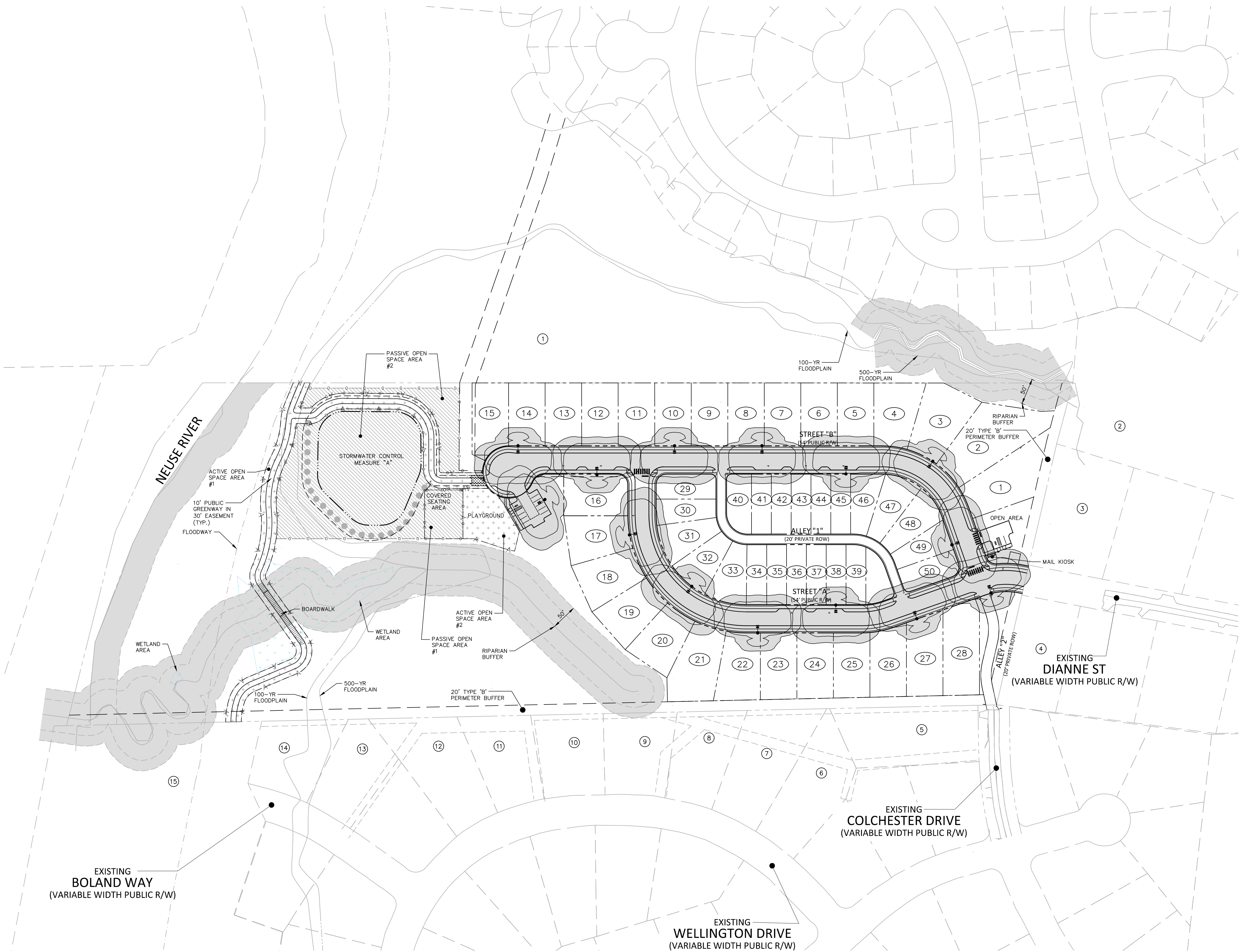
## SHEET

# LANDSCAPE DETAILS

# L5.02



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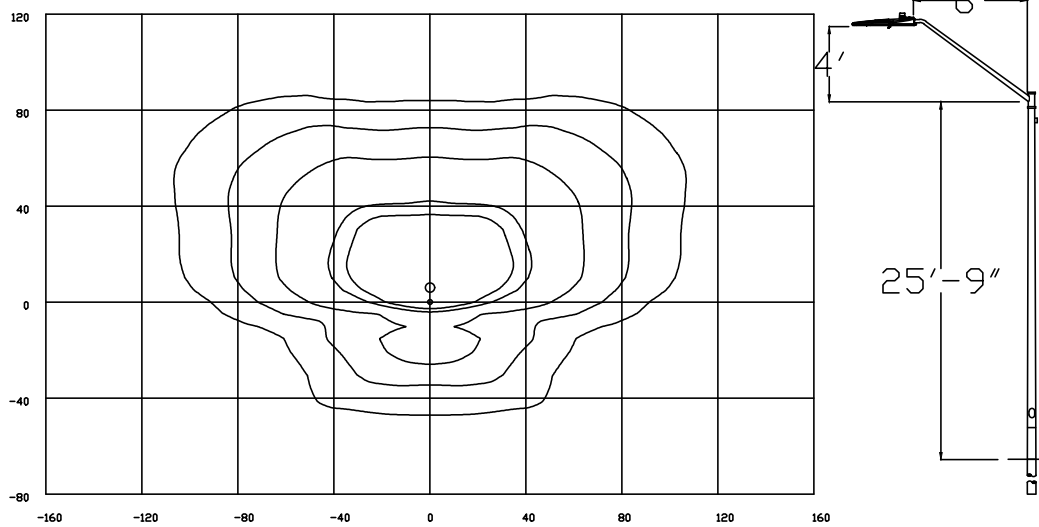
**PROPERTY OWNER INFORMATION**

- |   |  |
|---|--|
| 1. LANGSTON RIDGE COMMUNITY HOMEOWNERS ASSOCIATION IN PIN: 1734824020 ZONING: GR8 | 10. AQUA NORTH CAROLINA INC PIN: 1734814043 ZONING: OSP                |
| 2. LANGSTON RIDGE COMMUNITY HOMEOWNERS ASSOCIATION IN PIN: 1734917689 ZONING: GR8 | 11. TOPAL, SCOTT PIN: 1734813032 ZONING: GR3                           |
| 3. GODWIN, O W JR PIN: 1734914418 ZONING: GR8                                     | 12. VERCOE, JAMES VERCOE, MELISSA PIN: 1734812001 ZONING: GR3          |
| 4. SATTERWHITE, KIRVIN HEIRS PIN: 1734913242 ZONING: GR8                          | 13. PETERSON, DAVID A JR PETERSON, SUSAN M PIN: 1734800029 ZONING: GR3 |
| 5. IANNELLA, STEPHANIE A PIN: 1734910087 ZONING: GR8                              | 14. MYRICK, BILLY S PIN: 1734719024 ZONING: GR3                        |
| 6. WALKER, RYAN L WALKER, ABBY J PIN: 1734808995 ZONING: GR3                      | 15. MYRICK, BILLY S PIN: 1734706773 ZONING: OSP                        |
| 7. MCGLOIN, DARRELL S MCGLOIN, STACY L PIN: 1734818001 ZONING: GR3                |  |
| 8. REED, CHARLES H JR REED, VIVIAN M PIN: 1734816082 ZONING: GR3                  |  |
| 9. AQUA NORTH CAROLINA INC PIN: 1734815073 ZONING: OSP                            |  |

**ISDFOOTCANDLE CURVES**

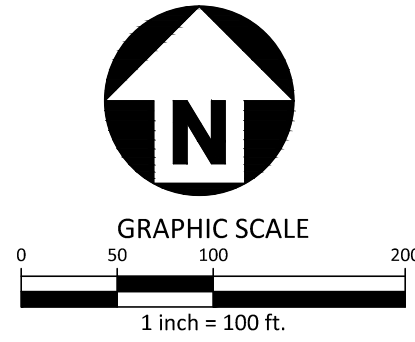
FIXTURE: LED 150 - AEL  
MOUNTING HEIGHT: 28 FT  
LIGHT SOURCES: 40 LFP'S, 4000K, 70 CRI  
LUMENS = 16192  
PATTERN: TYPE III, B3-U0-G3zero light at or above 90 degrees  
NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LED LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION. FOR INITIAL FOOTCANDLES, DIVIDE THE READINGS BELOW BY .85.

ASSY# LFIX-RW-LED-150-GRAY-III-MULTIV-...-P  
POLE ASSY# LPOL-88-FG-30FT-GRAY-...-P (GRAY)



LEGEND (OUTER to INNER): 0.10 , 0.25 , 0.50 , 1.00 , 1.25

Schedule						
Symbol	Label	Quantity	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor
	150A	48	LED 150w Roadway - Type III - 4000K	1	16192	0.85



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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Durham, NC 27713

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**RIVER POINTE  
MASTER PLAN  
105 AND 107 COLCHESTER DRIVE  
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**REVISIONS**

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**PLAN INFORMATION**

PROJECT NO. CDV21001  
FILENAME CDV21001-L11  
CHECKED BY JCM  
DRAWN BY RJF/CNM  
SCALE 1" = 100'  
DATE 08.22.2022

**SHEET**

OVERALL LIGHTING  
PLAN  
**L6.00**

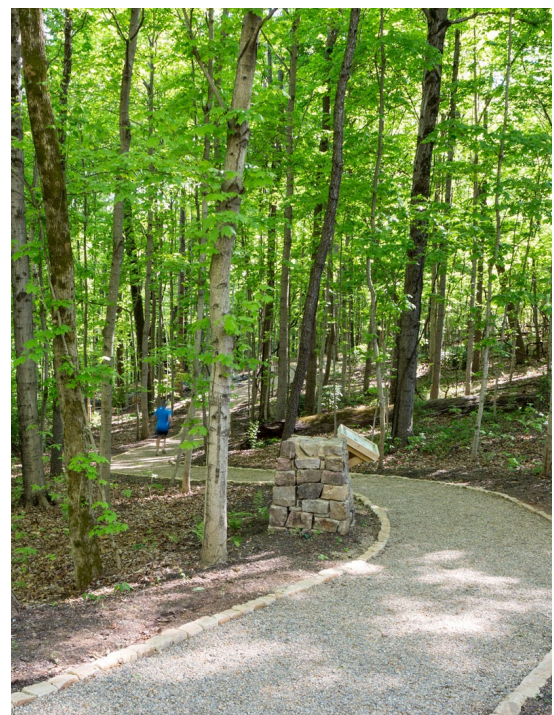




# RIVER POINTE

## Planned Unit Development

Town of Knightdale  
AUGUST 22, 2022





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- Vicinity Map
- Environmental Survey
- Current Zoning Map

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- Front Loaded Single-Family Dwellings (Dimensional Standards)
- Rear Loaded Single-Family Dwellings (Dimensional Standards)

## 4. UNIFIED DEVELOPMENT ORDINANCE + KNIGHTDALENEXT 2035 COMPREHENSIVE PLAN CONSISTENCY

- Modifications
- Comprehensive Plan Consistency

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- Streets + Sidewalks
- Stormwater
- Water + Sewer

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- Meeting Summary
- Question Log



# RIVER POINTE

---

Planned Unit Development (GR3)  
Prepared for The Town of Knightdale

## Submittal Dates

First Submittal:	8/22/22
Second Submittal:	9/30/22
Third Submittal:	11/4/22

## Developer

Carolina Development Group  
10136 Mizner Lane  
Raleigh, North Carolina

*McAdams Company, Design Lead*  
2905 Meridian Parkway  
Durham NC 27113







1

## VISION + INTENT



## VISION + INTENT

As stated in §2.4 (C) and 12.2 (F)(3)(g) of the Knightdale Unified Development Ordinance, the Planned Unit Development District is designed to encourage master planning of development so as to coordinate and manage the impacts of the development on the provision of Town Services and infrastructure. The Planned unit Development encourages creativity and innovation in the design of development, but in return for this flexibility the expectation is for communities to:

- > Provide exceptional design, character, and quality
- > Provide high quality community amenities with an emphasis on place making
- > Incorporate a creative and integrated design in the layout of buildings
- > Ensure compatibility with surrounding land uses and neighborhood character
- > Further the goals of the Comprehensive Plan including the growth framework and growth and conservation map
- > Provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure.



## THE RIVER POINTE PLANNED UNIT DEVELOPMENT MEETS THE STATED VISION AND INTENT OF THE PLANNED UNIT DEVELOPMENT AND GOALS OF ADOPTED PLANS AS FOLLOWS:

### Provide exceptional design, character, and quality:

Homes within the proposed PUD will follow a set of prescribed architectural design standards which preserve the spirit and intent of the design requirements previously applicable in Chapter 5 of the Knightdale UDO (archived version). The proposed development provides exceptional site design, character, and quality through its mix of lot sizes and driveway access and the incorporation of its opens pace into the larger open space network to be created along the Neuse River. The design of signage and amenities shall embrace the 'River District' which Knightdale is in the process of developing.

### Provide high quality community amenities:

This project is anchored by a HOA owned and maintained park nestled against the Neuse River public greenway. As proposed, this park space would provide a mixture of active and passive uses, while providing greater access to preserved natural open space and the Neuse River greenway trail. Planned amenities include an IPEMA certified playground, a picnic area with shade sails, public art, a play lawn, and both private and public greenway trails. Given the site's minimal number of lots (50 total), this represents a sizable amenity package.

### Incorporate creative design in the layout of buildings:

The location of the proposed single family lots are designed to maximize preservation along the western portion of the site, and accommodate improved open spaces backing up to this preserved space. The internal block is designed as alley-loaded lots to create a more pleasing streetscape with less driveway breaks, as well as to accommodate limited on-street parking.

### Ensure compatibility with surrounding land uses and neighborhood character:

In addition to providing perimeter buffers against abutting neighborhoods to the south and east, the proposed layout strategically locates it's largest lots (70' SFD lots) along it's perimeter while internalizing its narrower rear loaded product. This layout will create a more gradual transition of density from the proposed development to neighboring subdivisions.

### Further the goals of the Comprehensive Plan including the growth framework and growth & conservation map:

The proposed development is identified by the Comprehensive Plan as being located within a Target Investment Area. Target investment areas are described as being within the existing corporate limits or ETJ with relatively easy potential access to both sewer and water. Future growth should be guided into more compact and efficient development patterns that will help manage the timing, location, and magnitude of expensive infrastructure investments. The adopted 'Growth and Framework' Map identifies this area as a 'Mixed-Density Neighborhood'. Both designations support a more compact and denser development pattern than the surrounding neighborhoods constructed under county regulations. However, to be sensitive to surrounding neighborhoods and based on staff feedback, we have limited this development to single-family detached homes.

### Provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure:

River Pointe is designed to be compact and efficient in its provision of infrastructure. While environmental features limit its external connections, this project will construct a portion of the Neuse River greenway trail and support greater access to this future pedestrian network.





# 2

## EXISTING CONDITIONS



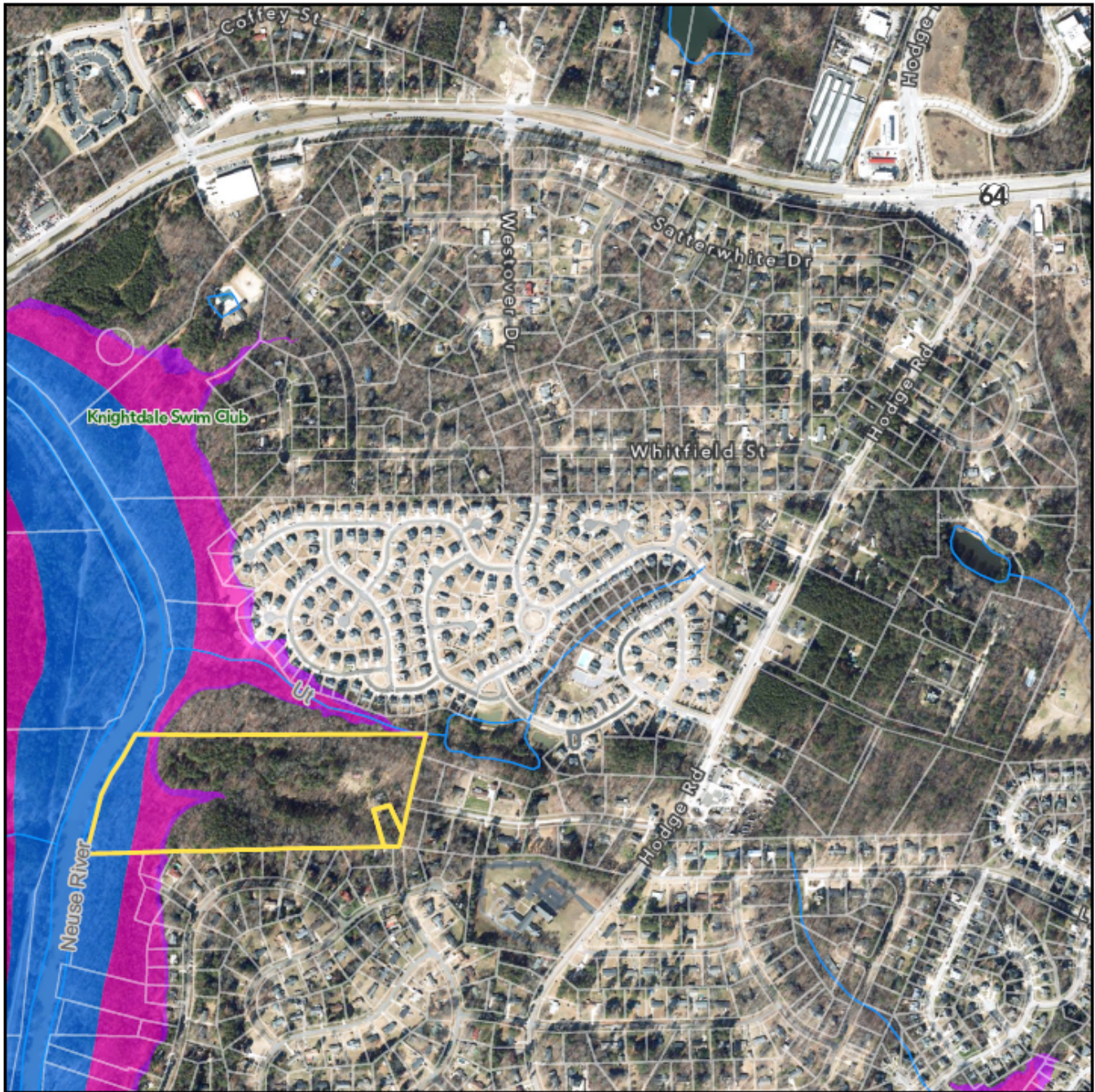
## EXISTING CONDITIONS SUMMARY

River Pointe is located on two parcels owned by Jane and Charles Knox, at the terminus of Dianne Street as it approaches the Neuse River to the west. (PIN # 1734813452 & 1734912203). The site is bordered by the Neuse River to the west, and a tributary of the Neuse river to the north. As such, the site is subject to floodplain, riparian buffers, and limited wetlands. The site borders existing subdivisions built under Wake County regulation to the south and east. Stands of trees occupy the majority of the site. In general, the site slopes to the west towards the Neuse river, but multiple streams (both on and off-site) create divergent drainage patterns to the north and internal to the site. The site has an existing Right-of-way stub in the form of Dianne Street to the east, as well as a partial stub to Colchester Drive to the south.



## VICINITY MAP

EXISTING  
CONDITIONS



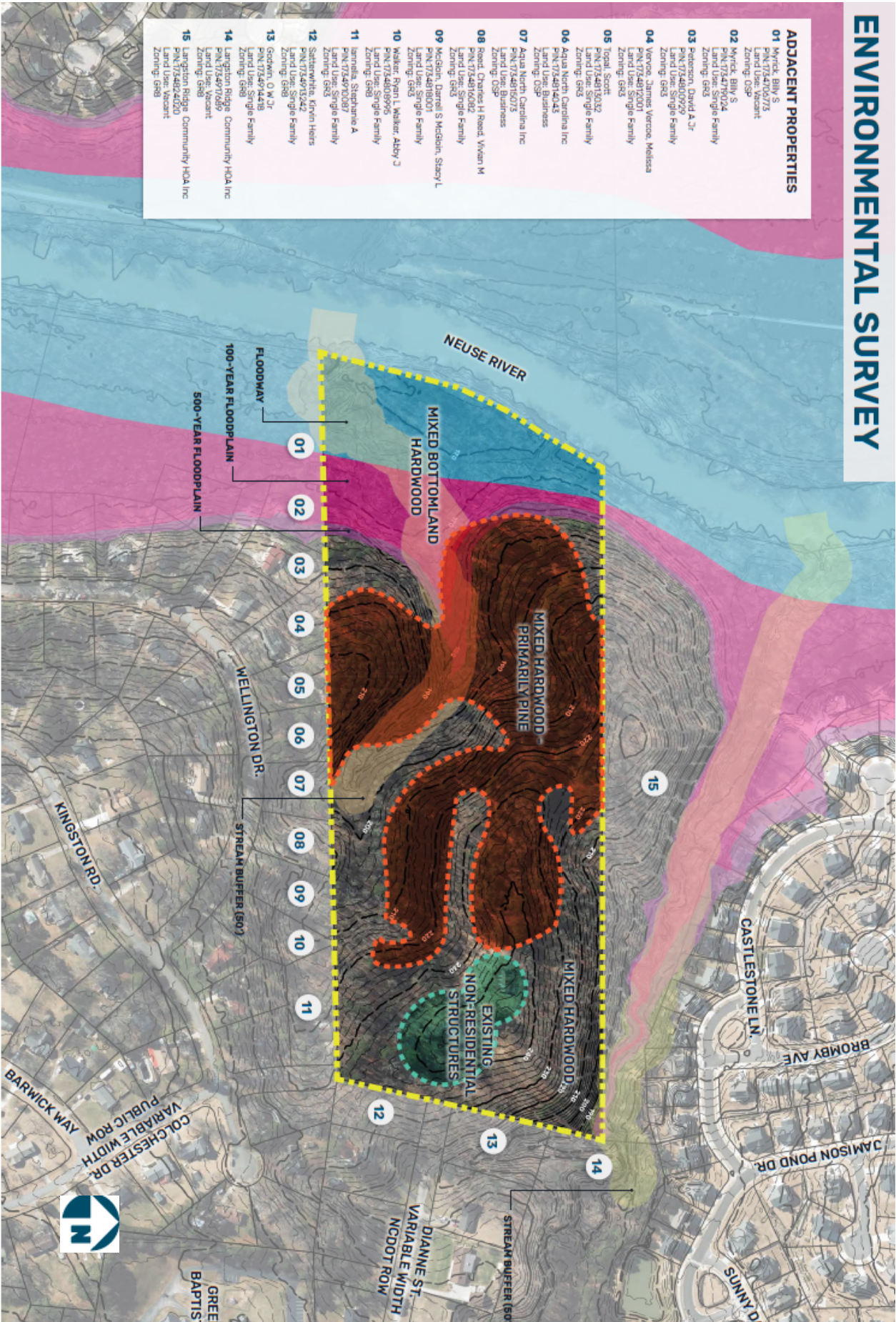
**Disclaimer**

*IMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*



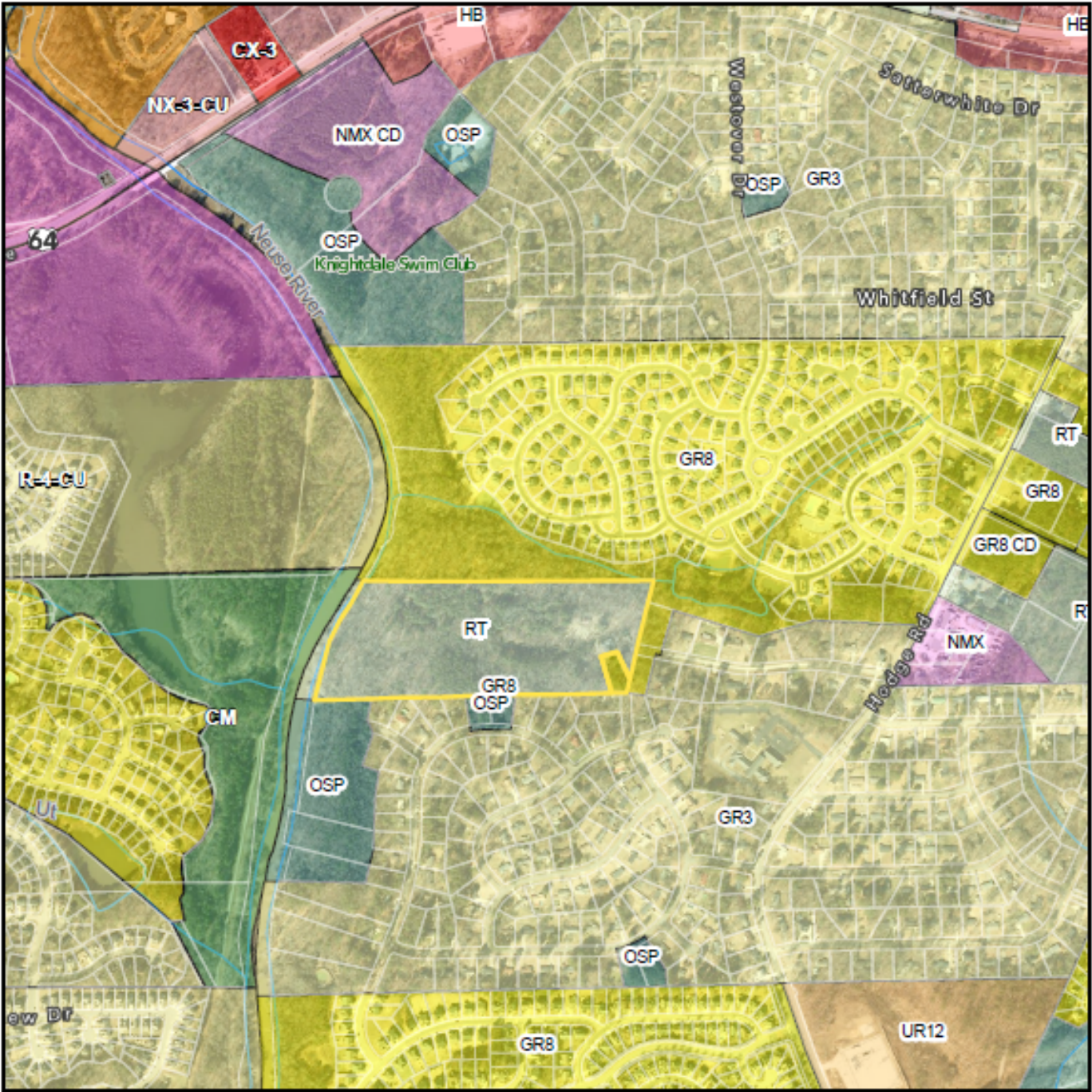
ENVIRONMENTAL SURVEY

- ADJACENT PROPERTIES**
- 01 Myrick, Billy S  
PIN: 7348106773  
Land Use: Vacant  
Zoning: OS-2
  - 02 Myrick, Billy S  
PIN: 7348106773  
Land Use: Single Family  
Zoning: GS-3
  - 03 Peterson, David A Jr  
PIN: 7348000929  
Land Use: Single Family  
Zoning: GS-3
  - 04 Vercos, James Vercos, Melissa  
PIN: 734812001  
Land Use: Single Family  
Zoning: GS-3
  - 05 Tocal, Scott  
PIN: 734815012  
Land Use: Single Family  
Zoning: GS-3
  - 06 Aqua North Carolina Inc  
PIN: 7348140143  
Land Use: Business  
Zoning: OS-2
  - 07 Aqua North Carolina Inc  
PIN: 734815013  
Land Use: Business  
Zoning: OS-2
  - 08 Reed, Charles H Reed, Vivian M  
PIN: 734810682  
Land Use: Single Family  
Zoning: GS-3
  - 09 McGee, Darrell S McGee, Stacy L  
PIN: 734818001  
Land Use: Single Family  
Zoning: GS-3
  - 10 Walker, Ryan L Walker, Abby J  
PIN: 734808996  
Land Use: Single Family  
Zoning: GS-3
  - 11 Iannella, Stephanie A  
PIN: 734900087  
Land Use: Single Family  
Zoning: GS-3
  - 12 Satterwhite, Green Hiers  
PIN: 734915442  
Land Use: Single Family  
Zoning: GS-3
  - 13 Godwin, O W Jr  
PIN: 734914418  
Land Use: Single Family  
Zoning: GS-3
  - 14 Langston Ridge Community HOA Inc  
PIN: 734917089  
Land Use: Vacant  
Zoning: GS-3
  - 15 Langston Ridge Community HOA Inc  
PIN: 734917089  
Land Use: Vacant  
Zoning: GS-3





CURRENT ZONING MAP



EXISTING  
CONDITIONS





# 3

## PUD MASTER PLAN



# PLANNED UNIT DEVELOPMENT MASTER PLAN

## DEVELOPMENT DETAILS

River Pointe is a small residential community nestled against the Neuse River, consisting of 50 detached single homes. This development would be designed to the GR3 and Planned Unit Development standards of the Town of Knightdale Unified Development Ordinance. River Pointe will provide a mixture of large lot, front loaded homes along the exterior of the site and narrower rear-loaded single family homes within the interior of the site. River Pointe will provide a mixture of housing choices for Knightdale citizens, as well as well-designed and multi-functional recreational amenities positioned against the Neuse River Greenway trail.

PUD  
MASTER PLAN

## DEVELOPMENT MIX

	Number of Units	Percentage of Development
• Front loaded Single Family Dwellings	28	56%
• Rear loaded Single Family Dwellings	22	44%



## A photograph of a stone wall with a yellow sign that reads "WALL" and "05". The wall is constructed from irregular stones and has a rough, textured appearance. The sign is rectangular and yellow with black text. The background shows some greenery and a fence.

COLCHESTER DR.  
VARIABLE WIDTH  
PUBLIC ROW

70' FRONT LOADED SINGLE FAMILY (28 LOTS)

38' REAR LOADED SINGLE FAMILY (22 LOTS)

03  
09.29.2022



## FRONT LOADED SINGLE-FAMILY DWELLINGS

### MODIFICATIONS TO UDO STANDARDS

Section 3.4K of the Knightdale Unified Development Ordinance requires that any lot less than 80' in width be accessed via an alley or rear lane access. In order to reach a density needed support the required amenities and site improvements, Rive Point requests that this requirement be reduced to lots less than 70' in width. To ensure that the homes are of high-quality and add to the vitality of River Pointe and Knightdale as a whole, the applicant has offered tailored architectural standards as a condition of the zoning approval.

To create an interesting streetscape and encourage interaction between the public and private realm, front-loaded single-family dwellings in River Pointe will be served by driveways that are a minimum length of 25' rather than the UDO requirement of 35'. Furthermore, rear setbacks of 20' shall be applied rather than 25'.

### FRONT LOADED SFD STANDARDS

- |                           |                              |
|---------------------------|------------------------------|
| › Minimum lot size        | 7700 sf                      |
| › Lot width (min.)        | 70'                          |
| › Front setback (min)     | 18' (25' for face of garage) |
| › Minimum driveway length | 25'                          |
| › Side setback (min)      | 5' (10' on corner sides)     |
| › Rear setback (min)      | 20'                          |
| › Maximum building height | 3 stories                    |



*Images are illustrative in nature and subject to change based on review and approval by the Land Use Administrator.*



# REAR LOADED SINGLE-FAMILY DWELLINGS

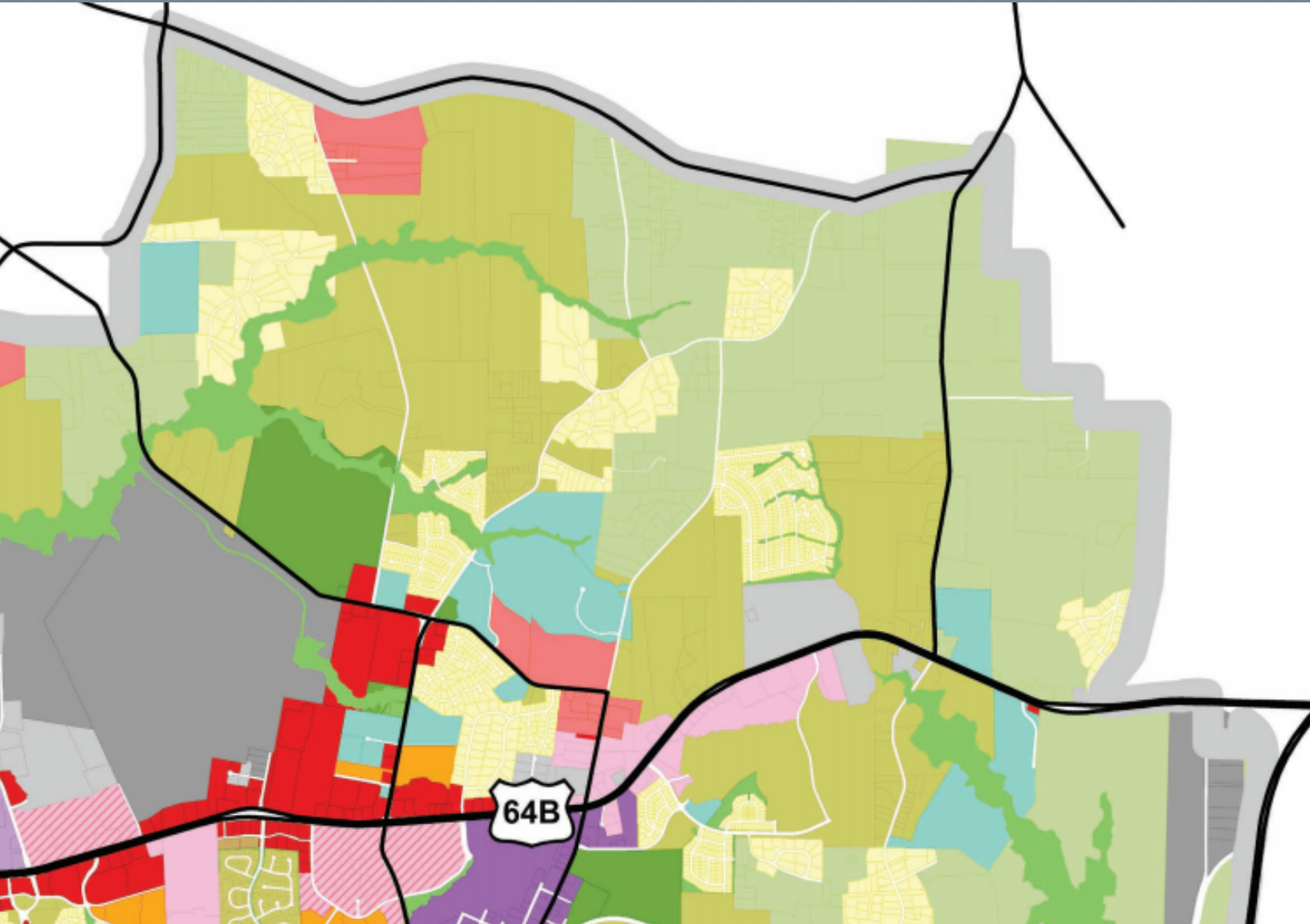
## MODIFICATIONS TO UDO STANDARDS

In an effort to reduce the amount of impervious surface on the lots, and to increase the developable area on each parcel, rear-loaded single-family dwellings in River Pointe will be served by driveways that are a minimum length of 20' rather than the UDO requirement of 35'. Furthermore, rear setbacks of 15' shall be applied rather than 25'.

## REAR LOADED SINGLE FAMILY DWELLING STANDARDS

- › Min Lot Size 3800 SF
- › Min Lot Width 38'
- › Front Setback (min) 10'
- › Minimum Driveway length 20' (measured to edge of alley pavement)
- › Side Setback (min) 4' (10' corner side)
- › Side Setback aggregate (min) 8'
- › Rear setback (min) 15'
- › Min Building Height 3 stories





4

## UDO + COMPREHENSIVE PLAN CONSISTENCY



## UNIFIED DEVELOPMENT ORDINANCE CONSISTENCY

The River Pointe PUD has been designed to meet the requirements of the Unified Development Ordinance where practical and achievable. There are some instances where, due to site constraints or developer needs, it is not possible to meet the specific requirement of the Ordinance. In those instances, the applicant is proposing site development allowances that will meet the intent of the Ordinance while providing necessary flexibility. The requested modifications to the requirements of the UDO, and the proposed alternative methods of compliance, are listed below.

**SITE DEV. ALLOWANCE FOR FRONT LOADED SINGLE-FAMILY DWELLINGS [INTEGRATED DESIGN]** Section 3.4K of the Knightdale Unified Development Ordinance requires that any lot less than 80' in width be accessed via an alley or rear lane access. In order to permit a density necessary to support the site's required infrastructure and recreational improvements, River Pointe will include up to 28 single family units as front-loaded lots with a minimum 70' width (instead of 80'). The applicant has offered tailored architectural standards for these units as a condition of the zoning approval.

To create an interesting streetscape and encourage interaction between the public and private realm, front-loaded single-family dwellings in River Pointe will be served by driveways that are a minimum length of 25' rather than the UDO requirement of 35'. The proposed driveway length will still ensure that parked vehicles do not obstruct pedestrian movement on the adjacent sidewalk. The minimum front setback shall be 18' (or 25' at the garage). Furthermore, rear setbacks of 15' shall be applied rather than 25'. Minimum side setbacks shall be a standard 5' rather than a variable percentage in order to create consistency and easier administrative enforcement.

### **SITE DEV. ALLOWANCE TO REAR LOADED SINGLE-FAMILY DWELLINGS [INTEGRATED DESIGN]**

In an effort to reduce the amount of impervious surface on the lots, and to increase the developable area on each parcel, rear-loaded single-family dwellings in River Pointe will be served by driveways that are a minimum length of 20' rather than the UDO requirement of 35'. Furthermore, rear setbacks of 15' shall be applied rather than 25'. Minimum side setbacks shall be a standard 4' rather than a variable percentage.

### **SITE DEVELOPMENT ALLOWANCE TO DISTRIBUTION OF USES [INTEGRATED DESIGN]**

Section 11.1B of the Knightdale Unified Development Ordinance establishes a minimum and maximum required distribution of uses, calculated as the net development area which excludes street ROW and dedicated open space. Due to this site being a relatively small infill project surrounded by existing single-family subdivisions, Knightdale planning staff instructed the applicant to only propose single family detached homes. Earlier iterations of the sketch plan also included townhomes. As a result of this feedback, River Pointe requires an exception to the standard distribution of use requirement, to allow 100% single family dwellings.

### **SITE DEVELOPMENT ALLOWANCE TO CONNECTIVITY INDEX [INTEGRATED DESIGN]**

Section 11.3E7 of the Knightdale UDO requires a minimum connectivity index of 1.4 for a GR3-PUD. Due to environmental features to the west and HOA owned and preserved open space to the north, River Pointe shall be permitted a minimum connectivity index of 1.3. Additional connections are infeasible due to environmental site constraints.



## UNIFIED DEVELOPMENT ORDINANCE CONSISTENCY

### SITE DEV. ALLOWANCE TO MASS GRADING (LOTS 60' WIDE OR MORE) [SURFACE WATER DRAINAGE]

Section 9.3 of the Knightdale UDO prohibits mass grading on all single family lots 60' or greater in width. As part of the PUD approval, River Pointe shall be permitted an exemption to this rule and will be allowed to mass grade all of its front-loaded lots. All rear-loaded lots within River Pointe are already exempt from this rule by code. Of the 28 front-loaded lots, 26 of them back up to a 20' Type B buffer, a natural riparian buffer, or an HOA owned and maintained natural open space. The remaining 2 lots back up to recreational open space within River Pointe.

This exemption would allow for a far more efficient construction process and support more consistent grading and drainage management between adjacent lots, while still offering significant vegetation near the site's largest lots. The exhibit below illustrates those areas where the deviation to the Town's mass grading rules would apply.





# KNIGHTDALENEXT 2035 COMPREHENSIVE PLAN CONSISTENCY

River Pointe is generally consistent with the Town of Knightdale's Growth Framework Map and Growth and Conservation Map.

Currently, the Growth Framework map included in the KnightdaleNext 2035 Comprehensive Plan identifies the project site as falling within the Target Investment Area. Target Investment Areas are defined within the Comprehensive Plan as land within the current Town limits as well as closely surrounding land in the current ETJ that has existing or relatively easy potential access to both sewer and water.

The Growth and Conservation map identifies this area as falling within the Mixed Density Neighborhood place-type category. Mixed Density Neighborhoods call for a mix of housing types and densities. Lots along the perimeter of a new neighborhood should be sensitive to the density observed along the perimeter of an adjacent neighborhood in terms of size and scale. River Pointe provides this housing mix through a combination of smaller rear-loaded homes within the project center and larger front-loaded homes along the project perimeter.

Furthermore, River Pointe is consistent with the following Guiding Principles in the KnightdaleNext 2035 Comprehensive Plan ("KCP"):

- 1. Great Neighborhoods and Expanded Home Choices:** This principle aims to promote vibrant neighborhoods that "provide greater access to a range of housing choices people need at different stages of their life." (KCP p. 17). This principle also notes that "new neighborhoods should mix two or more housing choices into one community." (KCP p. 17). River Pointe provides a mix of narrow alley-loaded homes and larger front-loaded homes to accommodate different housing needs.
- 2. Transportation:** This guiding principle aims to "provide a safe, reliable, and integrated transportation system that balances all modes of transportation, including walking, biking, public transit, and cars" (KCP p. 15). This project includes a proposed public greenway along the Neuse River, representing a critical link in a future comprehensive greenway system to be established as part of Knightdale's desired River District.
- 3. Natural Environment:** This principle seeks to promote and expand opportunities for people to experience natural settings in Knightdale, increase their proximity to multiple recreational opportunities, and enjoy a safe and healthy lifestyle. It further aims to safeguard the Town's natural resources including lakes, streams, wetlands, woodlands, trails, agricultural lands, tree canopy, and the services they provide. River Pointe preserves a significant amount of riparian buffer, floodplain, wetlands, and tree canopy. The proposed layout is designed to avoid vehicular stream crossings. Furthermore, this site will facilitate access to the Neuse River and a future greenway trail extension for residents and neighboring community members alike.
- 4. Community Design:** This principle aims to celebrate a distinct brand and sense of place that is uniquely Knightdale by creating a certain vibe, identity, and reputation for Knightdale as a place for pedestrians and active public spaces. Through its trail system, signage, proposed artwork, and branding, River Pointe seeks to cultivate a design and feel that is rooted within the 'River District' theme with the Town is looking to establish along the Neuse.
- 5. Parks and Recreation:** This principle aims to "promote and expand opportunities where people can be more involved in an active community lifestyle represented, in part, by the presence of high quality parks, public spaces and recreation facilities located near where people live." (KCP p.15). As illustrated in the conceptual master plan, River Pointe will incorporate both public and private pedestrian trails, a playground, recreational lawn, and a covered seating area all nestled against the future Neuse River Greenway trail.



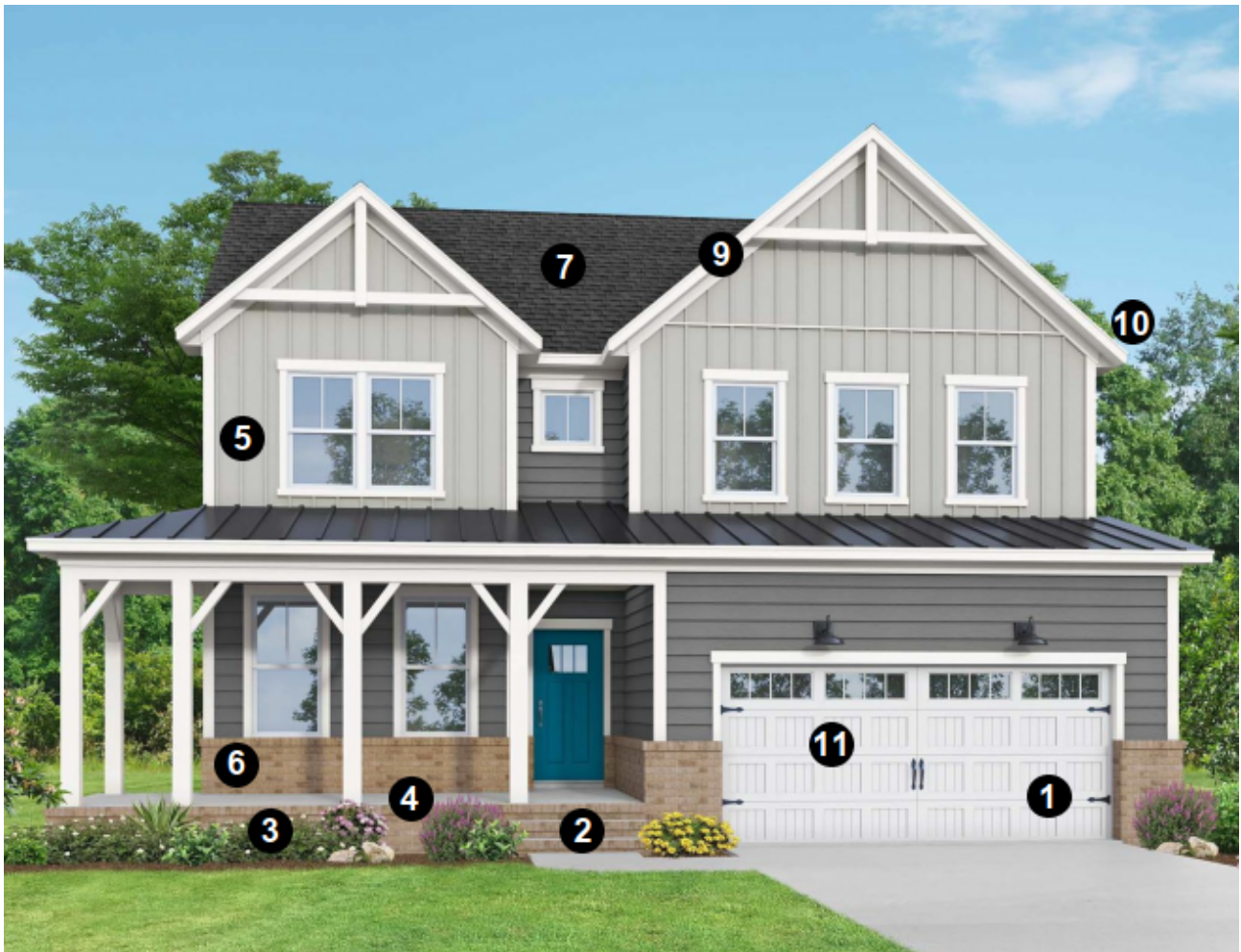


# 5

## DESIGN GUIDELINES



## SINGLE-FAMILY DWELLING ARCHITECTURAL STANDARDS



Note: Image above is an example elevation of a front-loaded home, which fits the architectural standards below. Actual elevations to be built as part of this project are pending and will be provided once a builder is under contract.

1. All Single Family houses shall have a 2 car garage.
2. All front entrances shall be raised from the finished grade (at the frontage line) a minimum of 18 inches in height and be wrapped in masonry veneer.
3. Foundations shall be raised slabs, stem wall, or crawls 18" in height and wrapped on all sides in masonry veneer.
4. All single-family houses shall have either a usable front porch or stoop with a minimum depth of 6 feet.
5. Wall materials shall be limited to a combination of wood clapboard, cementitious fiber board, shingle/shake, drop siding, primed board, wood board and batten, brick and/or stone.
6. Front facades shall be comprised of a minimum of two (2) of the listed wall materials, one of which shall be brick or stone (not including foundation).
7. Roof Materials may be comprised of the following: standing seam metal, asphalt shingles, copper, or wood shingles. Roofs shall feature multiple breaks.
8. No vinyl siding shall be permitted. Vinyl trim and soffit are permitted.
9. Principle roofs shall have a pitch between 6:12 and 12:12
10. Eaves shall project 8-12".
11. On front-loaded units, garage doors shall not exceed 45% of the corresponding facade's total width. All front-loading garage doors shall contain window inserts and carriage style adornments.
12. The following minimum square footages shall apply to all homes:
  - a. Front-loaded homes: 2200 sq. ft min.
  - b. Rear-loaded homes: 1700 sq. ft min.

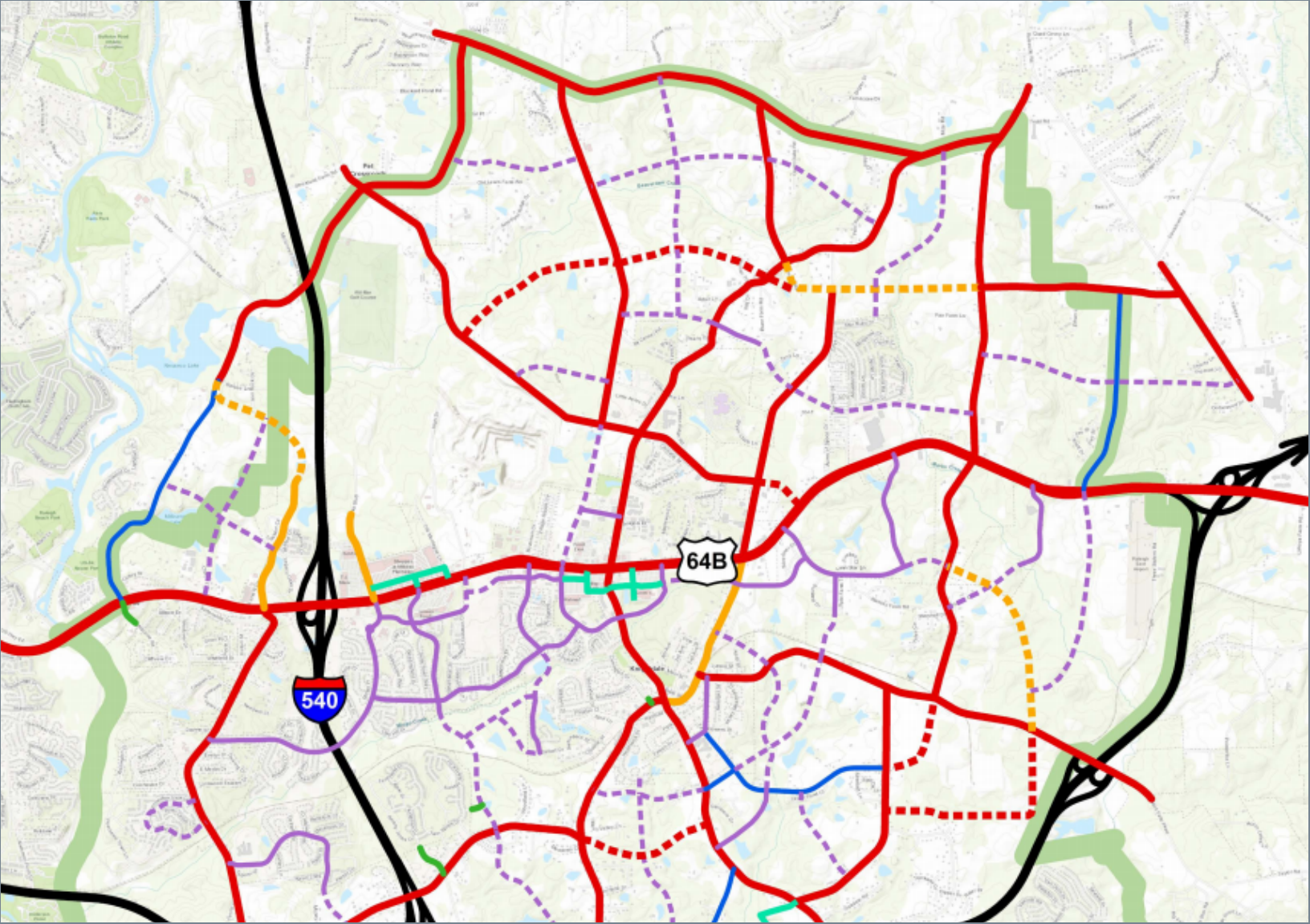


## REAR LOADED SFD EXAMPLE ELEVATION



Note: The image above is an example elevation of a rear-loaded home which fits the architectural standards included in this application. Actual elevations to be built as part of this project are pending and will be provided once a builder is under contract.





# 6

## TRANSPORTATION ANALYSIS



## TRANSPORTATION IMPACT SUMMARY

The Town of Knightdale requires a Traffic Impact Analysis (TIA) to be conducted for any development which generates 150 peak hour trips. With only 50 SFD lots, the proposed River Pointe development only generates 33 weekday PM peak hour trips - well shy of the required threshold. However, due to this site's location behind an existing subdivision accessed via Dianne Street, the applicant voluntarily had a traffic assessment memo prepared by Ramey Kemp estimating the trip generation and providing a planning level review of existing roadways and anticipated site impacts. A full copy of the Traffic Assessment memo will be submitted for review and approval with the PUD submittal. A summary of that analysis is provided below for reference.

### Trip Generation

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single-Family Detached Housing (210)	50 units	533	10	30	33	19

Road Name	Route Number	Typical Cross Section	Speed Limit	Maintained By	2019 AADT (vpd)	Daily % Added Traffic by Colchester Drive Development
I-495		6-lane divided	70 mph	NCDOT	88,500	<1%
I-540		6-lane divided	70 mph	NCDOT	55,000	<1%
Knightdale Boulevard	US 64 BUS	6-lane divided	45 mph	NCDOT	31,500	<1%
Hodge Road	SR 2516	2-lane undivided	35 mph / 45 mph	NCDOT	9,900	~3%

### Transportation Findings

Based on the trip generation and planning level review of the surrounding network results, it is expected that the proposed River Pointe residential development will have minimal impact on the surrounding roadway network. Based on the low anticipated turning movements volumes and based on other developments in the area of similar size, no turn lanes are recommended to be provided by the developer. The existing roadway network is expected to accommodate the future traffic volumes associated with the proposed River Pointe residential development.





# 7

## RECREATIONAL OPEN SPACE + AMENITIES



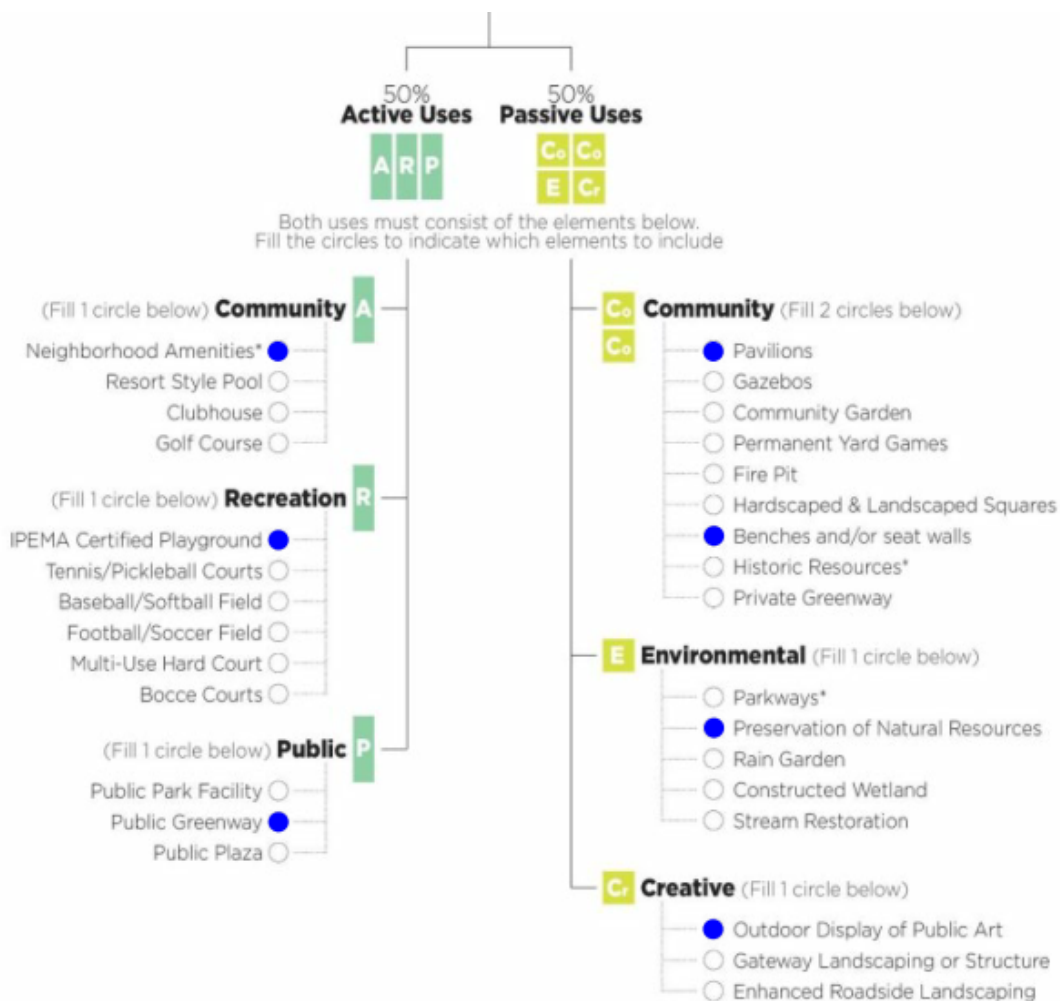
## RECREATIONAL OPEN SPACE AND AMENITIES

River Pointe will provide a diverse offering of active and passive recreation areas within the development as detailed below, linked by a network of private and public greenway trails.

### Open Space Standards

- › Total recreation open space required: 2.09 Acres
- › Active recreation space required: 1.045 Acres
- › Active recreation space provided: 1.10 Acres
- › Passive recreation space required: 1.045 Acres
- › Passive recreation space provided: 2.12 Acres
- › Additional common open space: 7 Acres

River Pointe's programmed open space will be anchored by neighborhood park nestled against the future neuse river greenway extension. This development will construct the first leg of the neuse river greenway trail in this area along it's western boundary, including a pedestrian stream crossing of a smaller tributary. This neighborhood park, which shall be designed to adhere to the Town's desired 'River District' theme, shall include a playground/tot lot, a covered seating area with shade sails, private and public pedestrian trails, parking, an amenitized SCM with a fountain, public art, and a recreational lawn.





## Public Greenway Wayfinding

Since River Pointe will provide a new connection to the Town's desired Neuse River Greenway Trail, effective wayfinding will be needed to direct residents and visitors to this important public amenity.

Final greenway signage designs will be coordinated with Town of Knightdale staff during the construction drawing phase of this project. However, the images below represent the applicant's vision of effective wayfinding signage which complements established greenway signage, while applying Knightdale's unique branding.

### Trail Head Sign Concept



### Directional Sign Concept







# 8

## INFRASTRUCTURE



## STREETS + SIDEWALKS

Streets and alleys within River Pointe are designed to meet the standards of the Town of Knightdale.

- The extension of Dianne Street will be constructed per the Town of Knightdale's Local Street Standards. A transition area will be required where the existing DOT road terminates and the new local road extension begins.
- To improve emergency access, a 30 ft. wide access easement shall be provided between River Pointe's internal road network and the existing Colchester Drive ROW.

## STORMWATER

River Pointe is located within the Neuse River basin with the site's stormwater runoff draining towards the Neuse River to the west. The proposed development shall be subject to stormwater management requirements found in Chapter 9: Environmental Protection Standards of the Town of Knightdale's Unified Development Ordinance (UDO). Per regulations established in Chapter 9 of the Town of Knightdale's UDO, stormwater runoff provisions shall address peak flow mitigation and water quality management.

One above ground stormwater control measure (SCM) is proposed to meet regulations established Chapter 9 of the Town of Knightdale's UDO by providing peak flow mitigation and water quality management for the site. Additionally, this SCMs will be designed to have a minimum of 85% avg. annual removal for Total Suspended Solids (TSS).

## WATER + SEWER

- › Water and sewer within River Pointe are designed to meet the standards of the City of Raleigh.
  - All sewer mains within the development will be 8" diameter minimum
  - A water system analysis will be submitted at the time of construction drawing submittal to determine water main sizes within the development.





# 9

## **NEIGHBORHOOD MEETING REPORT**



## RIVER POINT NEIGHBORHOOD MEETING

July 28, 2022, 6:00 pm

Online Zoom Webinar Format

A neighborhood meeting was held on June 28, 2022 at 6:00pm . Due to Covid-19, this meeting was held remotely via a Zoom Webinar. There were 25 total attendees (including presenters) representing adjacent property owners. A complete log of the participants and questions posed are contained on the following pages. A summary of the number of comments received by category is also provided, with questions related to traffic and utilities being the only categories receiving 3 or more comments.

### Presenters:

1. David Bergmark (McAdams)
2. Tyler Probst (McAdams)
3. Kevin Lewis (Town of Knightdale)
4. Mary Lynn Smith (Ramey Kemp)

### Additional Attendees:

1. Mark Puryear (Developer)
2. Heather Mosesso (Knightdale Planner)
3. Jennifer Brady [105 Dianne St]
4. Derek and Stacey Thompson [109 Dianne St]
5. Scott and Stacy McGloin [213 Wellington Dr]
6. Timothy Ballard [217 Wellington Dr]
7. Dianne Thompson [112 Dianne St]
8. Patricia & Steven Bauer [109 Wellington Dr in Barclay Downs]
9. Joe Foster
10. Sean and Joanna Sanford [101 Dianne St]
11. Presley [201 Barwick Way]
12. Duane Smith
13. Trisha
14. Stephanie Iannella [100 Colchester Drive]
15. Kathy Prue
16. Dan McVay
17. Robyn



## 7/28/22 RIVER POINTE NEIGHBORHOOD MEETING QUESTION LOG

- **Scott** – have any soil borings been done? Concerned about rock. Lots of well water here and concerned about impacts to the aquifer. [Environmental Impact]
  - Response: there have been preliminary borings conducted on site. The report did not highlight anything glaring, and construction teams would have to follow all professional standards.
- **Jennifer Brady** – asked about home sales price for the proposed development [Home Price/Value]
  - Response: though this could be subject to change, the developer is expecting rear loaded homes to sell in the lower to mid \$400k and front-loaded homes to sell in the mid to high \$400k.
- **Patricia & Steven Bauer** - asked to receive notice of any additional neighborhood or public meetings. [Communication]
  - Response: adjacent property owners will receive notice from the Town at the time of the public hearing. Also, public meeting agendas will be posted, so you can watch out for that. Finally, if you want to email me and request notification, I can put a reminder on my calendar to email you notice of the meeting.
- **Jennifer Brady** – will a turn lane be added to Hodge Road? [Traffic]
  - Response: we conducted a preliminary analysis of traffic and did not find a turn lane warranted in our opinion. However, our analysis is subject to review by the Town and that review is still pending.
- **Duane** – expressed concerns about traffic. [Traffic]
  - Response: David Bergmark referenced the applicant's response to Jennifer Brady's question about traffic above.
- **Dianne Thompson** – how will Dianne street hold up to construction traffic [Traffic]
  - Response: There will be field visits by DOT as construction goes on, including post-construction inspections.
- **Trisha** – asked if the site was not in the floodplain [Environmental Impact]
  - Response: the western portion closest to the Neuse is in the floodplain, but not the area we would be developing for lots or using as improved park space.
- **Stephanie Iannella** - does this mean Colchester Drive will not be used for Construction Access? [Traffic]
  - Response: Correct. There are no plans to use Colchester Drive for Construction Access. Currently we only have an emergency access point shown there for EMS/fire access post-construction.
- **Denita** - which street will be used as a construction entrance and staging construction equipment and materials? [Traffic]
  - Response: Dianne St would be used for access. Staging would occur internal to our site.

- **Jennifer Brady** – will you be running city water down Dianne street? **[Water/Sewer]**
  - Response: One option is to bring water down Dianne street along the right-of-way (ROW). If we were to bring water down Dianne street, that would be within the ROW. There is a 60' ROW existing from DOT, so our goal is for everything to be within that. In terms of dry utilities, we would have to work with them, but that would be entirely within the ROW.
- **Sanford** – asked if utilities will run down Dianne street. **[Water/Sewer]**
  - Response: The applicant referenced the response provided to Jennifer Brady above.
- **Denita** – Are there plans for the city of Knightdale to annex Barclay Downs **[Annexation]**
  - Response: No. No forcible annexation is proposed. Someone could petition for annexation if they wished (if wells went bad, etc.), but only voluntary annexation is proposed.
- **Jennifer brady** – What about sewer? Would sewer run down Dianne Street? **[Water/Sewer]**
  - Response: Our project would be on municipal sewer. Since our site is lower than Dianne Street, we would be looking at downhill options (not using Dianne St).
- **Derek and Stacey** – would there be any planned improvements to Dianne St **[Traffic]**
  - Response: Dianne street is a DOT owned and maintained street. Any improvements would have to be both approved by and maintained by DOT. We have no planned improvements to Dianne Street.
- **Sanford** - Who is going to run this by DOT? **[Traffic]**
  - Response: Knightdale would coordinate with DOT as development review occurs.
- **Derek and Stacey** – What are the proposed lot size in acreage? **[Density]**
  - Response: approximately 0.2 acres for the front-loaded lots and 0.1 acres for the rear-loaded lots.
- **Denita** – is any trail going to connect to Barclay downs? **[Amenities]**
  - Response: our plan only has the public greenway trail extending to our property line. We are not proposing any off-site trails.
- **Scott** – there are four houses impacted by this type "b" buffer. One on Colchester and three on Wellington. This really needs to be a type "c" or "d" buffer. Twenty foot is not enough in my opinion. **[Buffers/Landscaping]**
  - Response: per Knightdale's code, no landscaped buffer is required. However, we are proposing a 20' buffer as that is typical for a planned unit development. We can discuss your concerns with the developer.
- **Sanford** - What are the plans for school buses to enter Dianne St? None currently do, but I can see how this will change since children would have a lot further to walk to the closest bus stop. **[Traffic]**
  - Response: that would be a school board decision. We are required to notify the school system of our development so that they can make any necessary adjustments to their plans or facilities, but the school board would make decisions about bus stop locations.



- **Jennifer Construction** – asked when construction would start, under the best-case scenario. [Timing]
  - Response: The schedule is still subject to change, but we envision site work beginning next Summer (summer of 2023) and homes going vertical in the summer of 2024.
- **Derek** – expressed traffic concerns to the Town of Knightdale given the additional traffic this site would generate. [Traffic]
- **Sanford** - expressed concerned about noise. Stated he could already hear vehicular noise from existing traffic. [Traffic/Noise]
  - Response: if annexed, this property would be subject to the Town’s noise ordinance.
- **Trisha** – I wonder if the speed limit may need to be dropped lower since the # of accidents is high [Traffic]
  - Response: Kevin Lewis stated that Knightdale is reviewing roads across town to see if any speed reductions are needed.
- **David Peterson** – Are there any plan for a second phase in the woods? [Phasing/Additional Development]
  - Response: there are no plans for a second phase in the woods. Most of the woods are in the floodplain, so development there would not be possible. Furthermore, our development plan approval would lock in the expectations of areas to be developed vs. preserved. A change of that magnitude would require a new development proposal, public hearing, and approval by the Town.

## NEIGHBORHOOD MEETING MAILING LIST (200 FT BUFFER)

Property Owner	Address 1	Address 2
AGUILAR, TEODULO MEJORADO, KIMBERLY	1104 EMERSON LAKE DR	KNIGHTDALE NC 27545-6398
AQUA NORTH CAROLINA INC	202 MACKENAN DR	CARY NC 27511-6447
BALLARD, TIMOTHY R	217 WELLINGTON DR	KNIGHTDALE NC 27545-9542
CLARK, KIMBERLY	103 KINGSTON RD	KNIGHTDALE NC 27545-9548
DREYER, ERICH ANTHONY	1004 EMERSON LAKE DR	KNIGHTDALE NC 27545-6397
FUNSHO, ZAINAB FUNSHO, HAMMID	1106 EMERSON LAKE DR	KNIGHTDALE NC 27545-6398
GARRIS, JENNIFER	102 COLCHESTER DR	KNIGHTDALE NC 27545-9536
GODWIN, O W JR	1714 LAKESHORE DR	DUNN NC 28334-2614
HENRY, MEAGAN BRIANNE	103 BOLAND WAY	KNIGHTDALE NC 27545-9559
HOLLOWAY, DAVID K HOLLOWAY, JULIA D	1008 EMERSON LAKE DR	KNIGHTDALE NC 27545-6397
IANNELLA, STEPHANIE A	100 COLCHESTER DR	KNIGHTDALE NC 27545-9536
KELLEY, JOHN C KELLEY, SUSAN C	1006 EMERSON LAKE DR	KNIGHTDALE NC 27545-6397
KNOX, JANE H	1509 CASWELL ST	RALEIGH NC 27608-2309
KNOX, JANE H KNOX, CHARLES R	1509 CASWELL ST	RALEIGH NC 27608-2309
LANGSTON RIDGE COMMUNITY HOMEOWNERS ASSOCIATION	PO BOX 99657	RALEIGH NC 27624-9657
LAUORE, JOSHUA EMMANUEL CAMARON LAUORE, AD	1008 JAMISON POND DR	KNIGHTDALE NC 27545-6395
LI, GUOGANG	13605 POSSUM TRACK RD	RALEIGH NC 27614-9375
MATTOX, JILL WILSON, WAYNE W	101 KINGSTON RD	KNIGHTDALE NC 27545-9548
MCGLOIN, DARRELL S MCGLOIN, STACY L	213 WELLINGTON DR	KNIGHTDALE NC 27545-9542
MYRICK, BILLY S	3120 HODGERD	KNIGHTDALE NC 27545-8700
OWENS, CHRISTOPHER RYAN OWENS, AMANDA	1102 CASTLESTONE LN	KNIGHTDALE NC 27545-5116
PETERSON, DAVID A JR PETERSON, SUSAN M	102 BOLAND WAY	KNIGHTDALE NC 27545-9559
PRUE, BENJAMIN C PRUE, JOHN C	100 BOLAND WAY	KNIGHTDALE NC 27545-9559
RALEIGH CITY OF	PO BOX 590	RALEIGH NC 27602-0590
REED, CHARLES H JR REED, VIVIAN M	211 WELLINGTON DR	KNIGHTDALE NC 27545-9542
RILEY, DANNY W RILEY, AURORA S	202 KINGSTON RD	KNIGHTDALE NC 27545-9549
SATTERWHITE, KIRVIN HEIRS	115 DIANNE ST	KNIGHTDALE NC 27545-9530
SIMPSON, MELISSA ANN SIMPSON, TERRON HORATIUS	1102 EMERSON LAKE DR	KNIGHTDALE NC 27545-6398
SMITH, FRANZ DUANE	113 DIANNE ST	KNIGHTDALE NC 27545-9530
TOPAL, SCOTT	205 WELLINGTON DR	KNIGHTDALE NC 27545-9542
VERCOE, JAMES VERCOE, MELISSA	203 WELLINGTON DR	KNIGHTDALE NC 27545-9542
WALKER, RYAN L WALKER, ABBY J	215 WELLINGTON DR	KNIGHTDALE NC 27545-9542
WILLIAMS, DENNIS WILLIAMS, ADELYA J	1104 CASTLESTONE LN	KNIGHTDALE NC 27545-5116
WRIGHT, STEPHEN N.	1010 JAMISON POND DR	KNIGHTDALE NC 27545-6395