HOPKINS FARM

8501 POOLE ROAD
KNIGHTDALE, NORTH CAROLINA 27545

MASTER PLAN

ZMA-_-25
PROJECT NUMBER: LEN-24015
DATE: APRIL 28, 2025

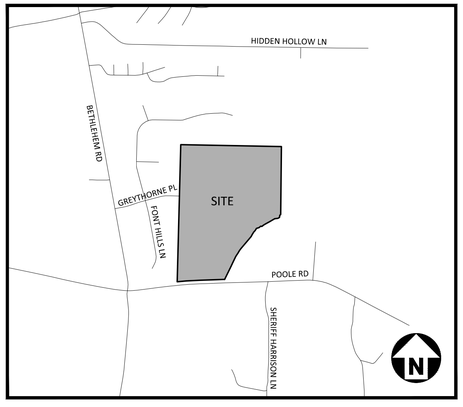
ZONING CONDITIONS

SITE DEVELOPMENT ALLOWANCES

1. HOPKINS FARM WILL INCLUDE UP TO 35% OF ITS SINGLE FAMILY DETACHED UNITS AS FRONT-LOADED LOTS LESS THAN 80' IN WIDTH. THE APPLICANT HAS OFFERED TAILORED ARCHITECTURAL STANDARDS FOR THESE UNITS AS A CONDITION OF THE ZONING APPROVAL.
2. REAR-LOADED SINGLE-FAMILY DWELLINGS WILL BE SERVED BY DRIVEWAYS THAT ARE A MINIMUM LENGTH OF 20' RATHER THAN THE UDO REQUIREMENT OF 35'. FURTHERMORE, REAR SETBACKS OF 12' SHALL BE APPLIED RATHER THAN 25' (MIN. 20' MEASURED TO THE EDGE OF ALLEY PAVEMENT). MINIMUM SIDE SETBACKS OF 3'.
3. HOPKINS FARM SHALL BE PERMITTED TO HAVE SINGLE FAMILY DWELLINGS WHICH FRONT ON AN OPEN SPACE ALONG POOLE ROAD TO PROVIDE PRIVATELY MAINTAINED ENHANCED ROADSIDE LANDSCAPING.
4. WITHIN PARKSIDE AT WESTLAKE, SINGLE FAMILY DWELLING FOUNDATION PLANTINGS (EVERGREEN SHRUBS) WILL BE INSTALLED ALONG THE ENTIRE FRONT ELEVATION, AS WELL AS ANY ELEVATION DIRECTLY FACING PUBLIC ROW OR IMPROVED OPEN SPACE AND THE FIRST 12' OF THE SIDE ELEVATIONS CLOSEST TO THE FRONT ELEVATION.
5. HOPKINS FARM SHALL BE PERMITTED TO MASS GRADE ALL LOTS, WITH THE EXCEPTION THAT NO RESIDENTIAL LOTS SHALL BE MASS GRADED WITHIN 100' OF ANY RIPARIAN STREAM BUFFER. ALL SFD LOTS GREATER THAN OR EQUAL TO 60' IN WIDTH ARE LOCATED ALONG THE PROJECT PERIMETER (WHERE THEY BACK UP TO A LANDSCAPED BUFFER) OR BACK UP TO OPEN SPACE.
6. HOPKINS FARM SHALL BE PERMITTED TO DEVIATE FROM THE DISTRIBUTION OF USES RANGE OUTLINED IN SECTION 11.1B OF THE UDO IN ORDER TO PROVIDE THE DISTRIBUTION PROVIDED IN THE ASSOCIATED MASTER PLAN.
7. IN ORDER TO MINIMIZE STREAM AND WETLAND IMPACT, A MODIFIED STREET SECTION FOR STREET "B" WILL BE PERMITTED TO NARROW THE CROSS SECTION, AS SHOWN ON PAGE C8.00 OF THE MASTER PLAN.
8. IN ORDER TO PROVIDE AN ENHANCED ALTERNATIVE TO A TRADITIONAL CUL-DE-SAC, THE CUSTOM TURNAROUND PROVIDED AT THE NORTHERN TERMINUS OF STREET F SHALL NOT BE BOUND BY THE TOWN'S CENTERLINE RADII CONTAINED IN SECTION 10.5.A OF THE UDO.

VOLUNTARY ZONING CONDITIONS

1. CONSTRUCTION TRAFFIC WILL NOT UTILIZE THE EXISTING 'GREYTHORNE PLACE' ROADWAY AS A MEANS OF ACCESS TO HOPKINS FARM.
2. THE SITE WILL USE AT LEAST ONE BIORETENTION CELL AS A METHOD OF GREEN STORMWATER INFRASTRUCTURE.
3. ENHANCED ROADSIDE LANDSCAPING SHALL BE INSTALLED ALONG POOLE ROAD (COMPARABLE WITH THE ENHANCED LANDSCAPING APPLIED ON THE ADJACENT 'HAVEN AT GRIFFITH MEADOWS' PUD TO THE EAST). MONUMENT SIGNAGE AT THE NEIGHBORHOOD ENTRANCE ON POOLE ROAD MAY BE LOCATED WITHIN THE ENHANCED ROADSIDE LANDSCAPING BUFFER.
4. A MINIMUM OF TYPE B BUFFER WILL BE APPLIED ALONG THE PROJECT'S PERIMETER.
5. HOPKINS FARM WILL PROVIDE A MINIMUM OF 100 GUEST PARKING SPACES (INCLUDING ON-STREET AND OFF-STREET PARKING).
6. SITE AMENITIES WILL INCLUDE A POLLINATOR GARDEN WITH EDUCATIONAL SIGNAGE HIGHLIGHTING THEIR ENVIRONMENTAL BENEFITS.
7. HOPKINS FARM WILL INCLUDE ARCHITECTURAL STANDARDS FOR SINGLE-FAMILY DETACHED HOMES AND TOWNHOMES, AS OUTLINED IN THE 'DESIGN GUIDELINES' SECTION OF THE PUD DOCUMENT.



VICINITY MAP

N.T.S.

SHEET INDEX

C1.00	EXISTING CONDITIONS
C2.00	OVERALL SITE PLAN
C2.01	OPEN SPACE PLAN
C2.02	SPECIMEN TREE PRESERVATION EXHIBIT
C2.03-.07	SITE STORMWATER, SIGNAGE, PAVEMENT MARKING PLAN - AREAS "A" - "E"
C4.00	OVERALL UTILITY PLAN
C4.01-.05	UTILITY PLAN - AREAS "A" - "E"
C8.00	TYPICAL SECTIONS & SITE DETAILS
L5.00	OVERALL LANDSCAPE PLAN
L5.01-.05	LANDSCAPE PLAN - AREAS "A" - "E"
L5.06	LANDSCAPE NOTES & DETAILS
L6.00	PRELIMINARY LIGHTING PLAN
SK-1	SKETCH PLAN ENVIRONMENTAL SURVEY (FOR REFERENCE ONLY)

RALEIGH WATER 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.
2. A PETITION FOR ANNEXATION INTO THE TOWN OF KNIGHTDALE SHALL BE SUBMITTED IN ACCORDANCE WITH CITY COUNCIL POLICY FOR EXTENSION OF UTILITY SERVICE TO PROPERTIES CURRENTLY OUTSIDE OF THE CITY LIMITS OF MERGER COMMUNITIES.
3. 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.
4. A PLAT MUST BE RECORDED AT THE WAKE COUNTY REGISTER OF DEEDS OFFICE FOR ALL UTILITY EASEMENT DEDICATIONS.
5. A DOWNSTREAM SEWER CAPACITY STUDY IN COMPLIANCE WITH CORPUD HANDBOOK SHALL BE SUBMITTED BY THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION DRAWINGS.
6. A DEED SHALL BE RECORDED PRIOR TO CONCURRENT APPROVAL FOR ALL NECESSARY OFFSITE CITY OF RALEIGH SANITARY SEWER EASEMENTS TO ACCOMMODATE FUTURE SEWER LINE CONSTRUCTION.
7. IN COORDINATION WITH THE UNDERGROUND UTILITY SAFETY AND DAMAGE PREVENTION ACT REQUIREMENTS FOR WORKING WITHIN A TOLERANCE ZONE, RALEIGH WATER REQUIRES THAT ALL CONTRACTORS AND UTILITY COMPANIES PROVIDE NOTIFICATION WHEN THEY INTEND TO SPOT ANY CRITICAL INFRASTRUCTURE.
8. A SEVENTY-TWO (72) HOUR ADVANCE NOTIFICATION MUST BE GIVEN WHEN CONSIDERING ANY TYPE OF BLASTING EXCAVATION AND/OR BORING WITHIN THE REGULATED DISTANCES OF CRITICAL INFRASTRUCTURE.

USE DISTRIBUTION SUMMARY

USE TYPE	MINIMUM DISTRIBUTION	MAXIMUM DISTRIBUTION	APPROX. DISTRIBUTION AS SHOWN ON PLAN
DWELLING - DUPLEX/TOWNHOUSE	10%	40%	±8.5 AC
DWELLING - MULTIFAMILY	N/A	N/A	N/A
DWELLING - SINGLE FAMILY	15%	85%	±21 AC

WATER ALLOCATION POINTS

REQUIRED POINTS	50 POINTS
MAJOR SUBDIVISION BASE POINTS	15 POINTS
CONSTRUCT A FOUNTAIN OR OTHER STORMWATER AMENITY WITHIN THE SCM	4 POINTS
ANY OTHER POOL	2 POINTS
INSTALLATION OF WAYFINDING / TOWN SIGNAGE	3 POINTS
ENHANCED ROADSIDE LANDSCAPING AND HARDSCAPING	2 POINTS
DISC GOLF COURSE (9 HOLE COURSE)	4 POINTS
CLUBHOUSE - NO MEETING SPACE, BATHROOM & CHANGING ROOMS ONLY	3 POINTS
IPEMA CERTIFIED PLAYGROUND EQUIPMENT CONSERVATION OF NATURAL HABITAT MEETING RECREATIONAL OS REQUIREMENTS AS DEFINED IN CH. 11 OF UDO.	4 POINTS
NATURAL HABITAT CONSERVATION	6 POINTS
PUBLIC ART	4 POINTS
STORMWATER BIORETENTION (AT OPEN SPACE #1)	5 POINTS
TOTAL MAJOR SUBDIVISION POINTS	52 POINTS

SITE DATA

PIN	1752496412	
SITE AREA	GROSS AREA:	51.11 AC
	NCDOT R/W DEDICATION:	0.30 AC
	NET AREA:	50.81 AC
EXISTING ZONING	RT	
PROPOSED ZONING	PUD (GR8 BASE DISTRICT)	
WATERSHED CLASSIFICATION	LOWER NEUSE RIVER	
RIVER BASIN	NEUSE	
FEMA DATA	FIRM PANELS #3720175300K & #3720175200K, BOTH DATED 07/19/22.	
EXISTING USE	AGRICULTURE / RESIDENTIAL	
PROPOSED USE	RESIDENTIAL	
DENSITY	171 UNITS / 50.81 AC = 3.36 DU/AC (MAXIMUM) SINGLE FAMILY = 102 UNITS (60%) [32 FL UNITS; 70 RL UNITS] TOWNHOMES = 69 UNITS (40%) [53 TH FRONTING R/W; 16 TH FRONTING OPEN SPACE]	
SETBACKS (SFD FRONT LOAD)	PROPOSED (PER PUD)	MIN. LOT SIZE: 6,000 SF MIN. LOT WIDTH: 60' MIN. FRONT SETBACK: 10' (25' FOR FACE OF GARAGE) MIN. DRIVEWAY LENGTH: 25' SIDE SETBACK: 20% LOT WIDTH AGGREGATE (5' MIN.) CORNER SIDE SETBACK: 10' REAR SETBACK: 25' MAX. BUILDING HEIGHT: 3 STORIES
SETBACKS (SFD REAR LOAD)	PROPOSED (PER PUD)	MIN. LOT SIZE: 3,500 SF MIN. LOT WIDTH: 34' MIN. FRONT SETBACK: 10' (EXCLUDING PORCH/STOOP ENCROACHMENT) MIN. SIDE SETBACK: 3' MIN. SIDE STREET SETBACK: 10' MIN. REAR SETBACK: 12' (20' TO EDGE OF ALLEY PAVEMENT) MIN. DRIVEWAY LENGTH: 20' (MEASURED FROM EDGE OF PAVEMENT) MAX. BUILDING HEIGHT: 3 STORIES
SETBACKS (TOWNHOMES REAR LOAD - FRONTING STREETS)	PROPOSED (PER PUD)	MIN. LOT WIDTH: 20' MIN. FRONT SETBACK: 5' MIN. BUILDING SEPARATION: 15' MIN. SIDE SETBACK: 5' (0' IF PARTIWALL EXISTS) MIN. SIDE STREET YARD: 10' MIN. REAR SETBACK: 12' (20' TO EDGE OF ALLEY PAVEMENT) MIN. DRIVEWAY LENGTH: 20' (MEASURED FROM EDGE OF PAVEMENT) MAX. BUILDING HEIGHT: 3 STORIES
SETBACKS (TOWNHOMES REAR LOAD - FRONTING OPEN SPACE)	PROPOSED (PER PUD)	MIN. LOT WIDTH: 20' MIN. FRONT SETBACK: 0' MIN. BUILDING SEPARATION: 15' MIN. SIDE SETBACK: 5' (0' IF PARTIWALL EXISTS) MIN. SIDE STREET YARD: 10' MIN. REAR SETBACK: 12' (20' TO EDGE OF ALLEY PAVEMENT) MIN. DRIVEWAY LENGTH: 20' (MEASURED FROM EDGE OF PAVEMENT) MAX. BUILDING HEIGHT: 3 STORIES
TOTAL OPEN SPACE	REQUIRED	6.32 AC ([102x3.5x520] + [69x2.5x520] / 43560 = 6.32 AC)
	PROPOSED	4.29 AC - ACTIVE 10.57 AC - PASSIVE 6.97 AC - COMMON OPEN SPACE 21.83 AC - TOTAL (42.96% OF NET SITE)
ACTIVE OPEN SPACE	REQUIRED	3.16 AC
	PROPOSED	4.29 AC (SEE OPEN SPACE SUMMARY TABLE ON SHEET C2.01)
PASSIVE OPEN SPACE	REQUIRED	3.16 AC
	PROPOSED	10.57 AC (SEE OPEN SPACE SUMMARY TABLE ON SHEET C2.01)
ADDITIONAL COMMON OPEN SPACE	PROPOSED	6.97 AC
TREE SAVE	REQUIRED	1.96 AC
	PROPOSED	6.0+ AC
CONNECTIVITY	REQUIRED	1.4
	PROPOSED	1.5 (15 LINKS/10 NODES)
PARKING DATA	REQUIRED	2/UNIT x 171 UNITS = 342 SPACES
	PROPOSED	342 GARAGE SPACES (204 SFD/137 TH) 342 DRIVEWAY SPACES (204 SFD/137 TH) 684 TOTAL SPACES
	ADDITIONAL PROPOSED	79 ON-STREET SPACES 19 AMENITY SPACES 51 ON-ALLEY SPACES 149 TOTAL ADDITIONAL SPACES

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MORRISVILLE, NC 27560
CONTACT: Michael Taylor
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LENNAR

PROJECT DIRECTORY

NORTH CAROLINA PROFESSIONAL SEAL 048280 ENGINEER NICHOLAS D. WILLIAMSON
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	06. 26. 2025	PER TOWN COMMENTS
2		
3		
4		
5		
6		

MASTER PLAN FOR:
HOPKINS FARM
8501 POOLE ROAD
KNIGHTDALE, NORTH CAROLINA 27545
PROJECT NUMBER: LEN-24015

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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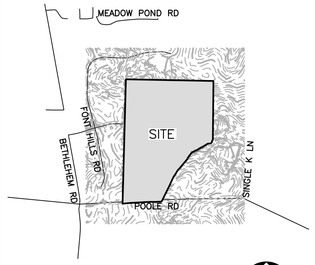

VICINITY MAP
N.T.S.

GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND.
2. BEARINGS FOR THIS SURVEY ARE BASED ON GRID NORTH NAD83 (2011).
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: AS SHOWN.
5. AREA BY COORDINATE GEOMETRY.
6. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #3720175200K DATED JULY 19, 2022.
7. REFERENCES AS SHOWN ON SURVEY.
8. 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.
9. NO EVIDENCE OF EARTH MOVING ACTIVITIES OCCURRING ON SITE.
10. NO EVIDENCE OF STREET CHANGES.
11. TREE SURVEY RECEIVED BY S&EC.

LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- FIRE HYDRANT
- WATER VALVE
- WELL
- ELECTRIC METER
- GUY WIRE
- LIGHT POLE
- POWER/UTILITY POLE
- CABLE TV BOX
- TELEPHONE PEDESTAL
- AIR CONDITIONER
- MAIL BOX
- SIGN
- SATELLITE DISH
- FLAG POLE
- STORM DRAIN LINE
- FENCE LINE
- WOOD LINE/LANDSCAPING
- BM. 1985, PG. 1852
- RIGHT OF WAY

ADJACENT PROPERTY INFORMATION

	OWNER	REID	PIN	BOOK	PAGE	ZONING	LAND CLASS
1	CARRERA, LUIS CALEB CARRERA, TRACEY NICOLE	359200	1753401409	19840	2562	RR1	RESIDENTIAL
2	INGRAM, ANTOINE LAMONT SR INGRAM, CINDI SCOTT	359199	1753400249	18579	367	RR1	RESIDENTIAL
3	MCKOY, BRIAN H MCKOY, HIWOT K	359194	1753401049	15884	1356	RR1	RESIDENTIAL
4	COOLEY, REGINALD L SR COOLEY, DANIELLE L	359193	1752491728	15471	1154	RR1	RESIDENTIAL
5	HARRIS, JAMES A JR HARRIS, SHEILA H	359190	1752399663	15730	359	RR1	RESIDENTIAL
6	PERRIGO, TYLER G PERRIGO, TAYLOR R	359189	1752490504	17183	705	RR1	RESIDENTIAL
7	CHESNEY, WILBUR JOVONNIE CHESNEY, LYNNE DARSELLE	359188	1752490413	17366	1923	RR1	RESIDENTIAL
8	LEWICKI, MATTHEW E	359187	1752490323	15537	994	RR1	RESIDENTIAL
9	BURWELL, WILLIAM GEORGE BURWELL, CARLETHER GILLESPIE	359186	1752490231	16388	1999	RR1	RESIDENTIAL
10	DAVIS, WILLIAM DAVIS, KIMBERLY	359185	1752490140	19858	423	RR1	RESIDENTIAL
11	MORTON, SHERYL PALMER TRUSTEE MORTON, RUDOLPH JR TRUSTEE	359184	1752480937	19382	138	RR1	RESIDENTIAL
12	FONTENOT, ROBERT JR FONTENOT, JO LYNN	359183	1752480803	16132	72	RR1	RESIDENTIAL
13	MARTIN, ELIZABETH ANN	184092	1752481503	5857	374	R-30	RESIDENTIAL
14	BWH II LLC	39834	1752488487	19022	480	R-30	AGRICULTURE
15	TPG AG EHC III (MTH) MULTI STATE 4 LLC	39766	1752597507	19824	1748	GR3 PUD	ACRES GREATER THAN 10 WITH HOUSE
16	ADAMS, CARLETTE N	13283	1753519014	13988	2331	RT	AGRICULTURE

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

I, JAY B. TAYLOR, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS A AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS A STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED ON APRIL 5, 2025; THAT THE SURVEY WAS COMPLETED ON APRIL 14, 2025; THAT CONTOURS SHOWN AS [BROKEN LINES] MAY MEET THE STATED STANDARD; AND ALL COORDINATES ARE BASED ON NAD83 AND ALL ELEVATIONS ARE BASED ON NAVD88.

JAY B. TAYLOR, PLS 5472 DATE

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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MASTER PLAN
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KNIGHTDALE, NORTH CAROLINA 27545

NORTH CAROLINA PROFESSIONAL SEAL L-5472 SURVEYOR JAY B. TAYLOR PRELIMINARY

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	LEN24015
FILENAME	LEN24015-AT1
CHECKED BY	JBT
DRAWN BY	CBF
SCALE	1"=100'
DATE	04.25.2025

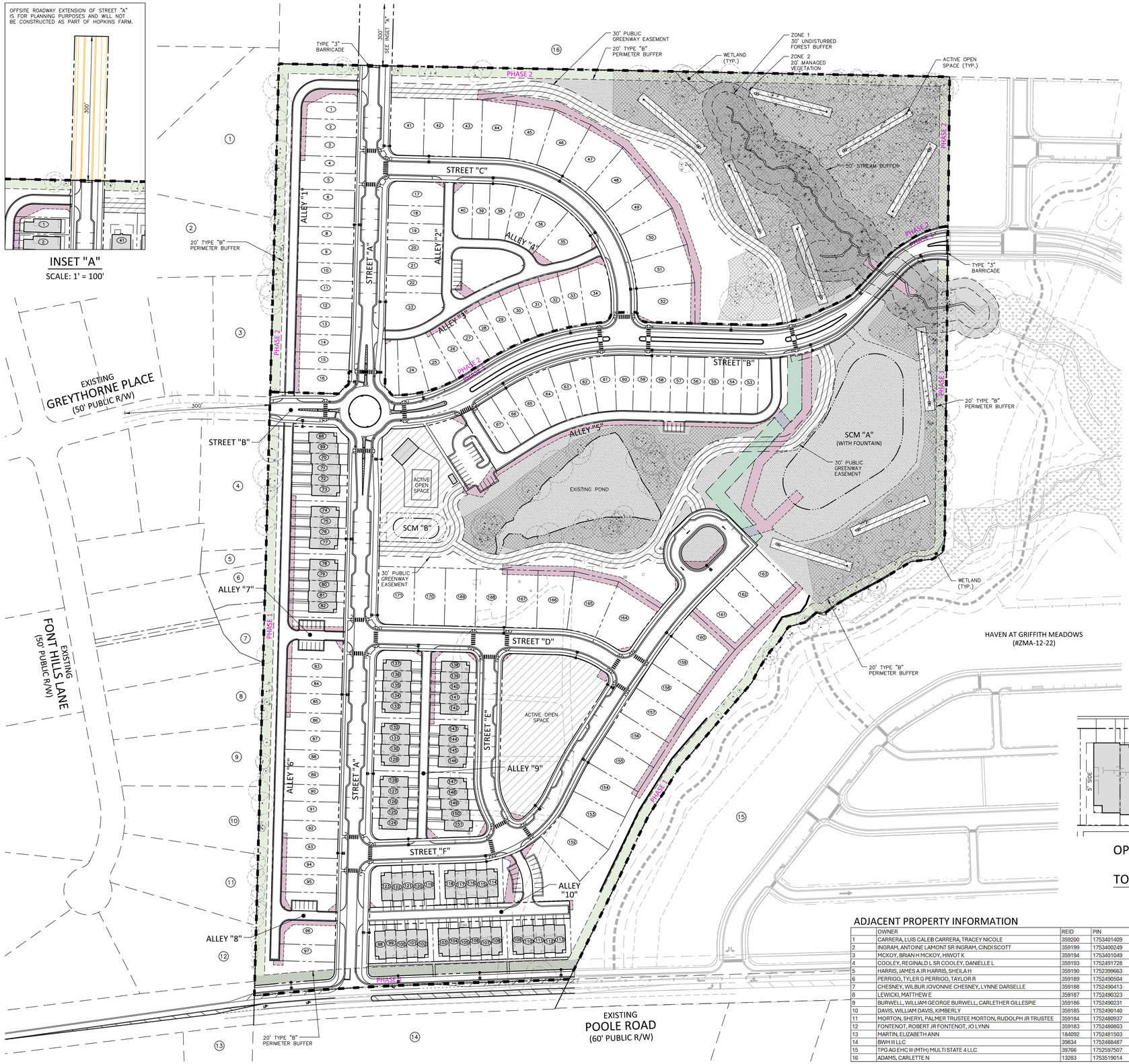
SHEET

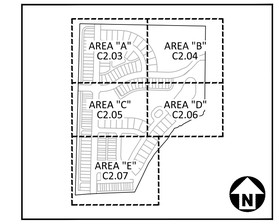
EXISTING CONDITIONS

C1.00

X:\Projects\LEN\LEN24015\04-Production\Engineering\Production Drawings\Current Drawings\Master Plan\LEN24015-XC1-MP.dwg, 6/26/2025 10:08:58 AM, Cody James

INSET "A"
SCALE: 1' = 100'





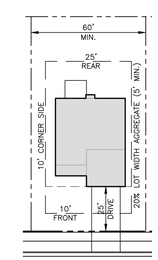
KEY MAP

EASEMENT LEGEND

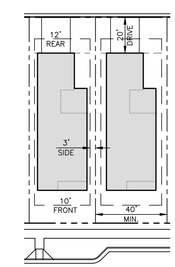
- SS — SANITARY SEWER EASEMENT
- SD — PUBLIC STORM DRAINAGE EASEMENT

SITE LEGEND

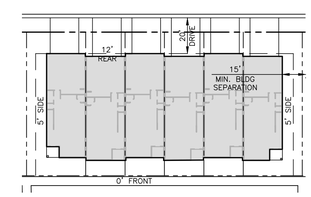
- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC VAN — ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- GUARDRAIL
- WETLANDS
- TREE CONSERVATION AREA (NOTE: A 20' WIDE AREA ALONG EACH DISC GOLF HOLE IS DEDUCTED FROM TREE SAVE CALCULATIONS)
- OPEN SPACE - ACTIVE (NOTE: 20' ACTIVE OPEN SPACE STRIP PROVIDED ALONG EACH DISC GOLF HOLE)
- OPEN SPACE - PASSIVE
- PERIMETER BUFFER



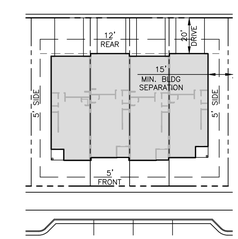
FRONT-LOADED SINGLE FAMILY DWELLING DETAIL
SCALE: 1"=40'



REAR-LOADED SINGLE DWELLING FAMILY DETAIL
SCALE: 1"=40'



OPEN SPACE FACING REAR-LOADED TOWNHOME DETAIL
SCALE: 1"=40'



STREET FACING REAR-LOADED TOWNHOME DETAIL
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ADJACENT PROPERTY INFORMATION

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1	CARRERA, LUIS CALEB CARRERA, TRACEY NICOLE	359200	1753401409	19840	2562	RR1	RESIDENTIAL
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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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CONTACT: Michael Taylor
PHONE: 919. 465. 5929

LENNAR

HOPKINS FARM
MASTER PLAN
8501 POOLE ROAD
KNIGHTDALE, NORTH CAROLINA 27545

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 048250 THOMAS D. WILLIAMSON
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	06. 26. 2025	PER TOWN COMMENTS
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PLAN INFORMATION

PROJECT NO.	LEN-24015
FILENAME	LEN24015-OAS1
CHECKED BY	WMK
DRAWN BY	RLU
SCALE	1" = 100'
DATE	04. 28. 2025

SHEET

OVERALL SITE PLAN

C2.00

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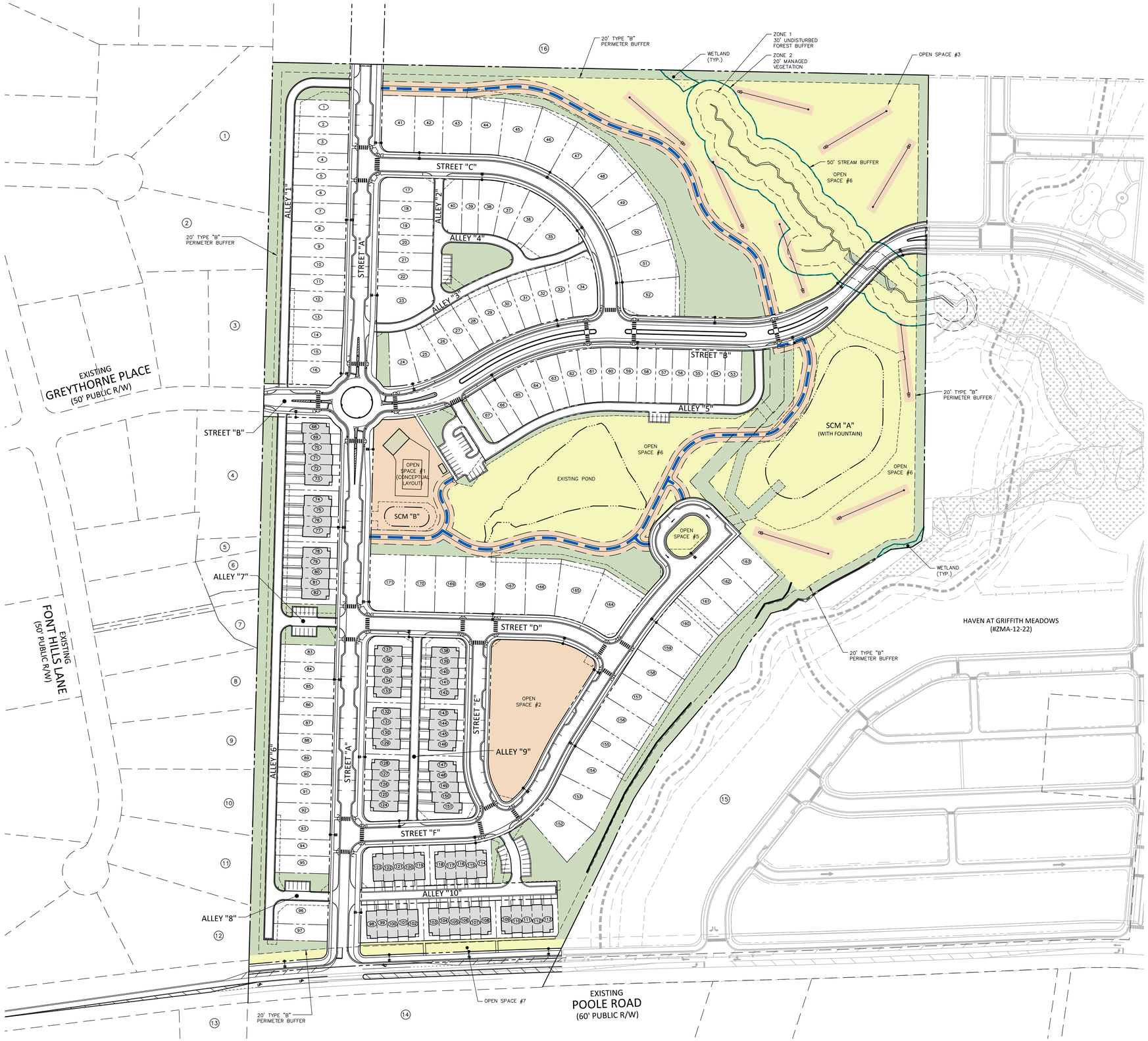

ACTIVE & PASSIVE OPEN SPACE SUMMARY

ACTIVE OPEN SPACE *		
OPEN SPACE 1	AMENITY CENTER (BATHHOUSE & POOL)	0.72 AC
OPEN SPACE 2	PLAYGROUND AND YARD GAMES	1.13 AC
OPEN SPACE 3	9-HOLE DISC GOLF COURSE (20'x 1800 LF)	0.72 AC
OPEN SPACE 4	PUBLIC GREENWAY (30' EASEMENT)	1.72 AC
	TOTAL	4.29 AC
PASSIVE OPEN SPACE *		
OPEN SPACE 5	POLLINATOR GARDEN	0.12 AC
OPEN SPACE 6	PRESERVATION OF NATURAL RESOURCES (INCLUDES SEATING AREAS AS SHOWN ON MASTER PLAN)	10.12 AC
OPEN SPACE 7	ENHANCED ROADSIDE LANDSCAPING & HARDSCAPING	0.33 AC
	TOTAL	10.57 AC

*FEATURED OPEN SPACE AMENITIES LISTED IN THE TABLE ABOVE (EXCLUDING POOL AND BATHHOUSE) MAY BE TRANSFERRED FROM ONE DEFINED OPEN SPACE TO ANOTHER, OR SWAPPED WITH AN EQUIVALENT OPEN SPACE FEATURE (WITH PLANNING STAFF APPROVAL) WITHOUT NECESSITATING AN AMENDMENT TO THE APPROVED MASTER PLAN.

SITE LEGEND

OVERALL NET SITE AREA: 50.81 AC
OVERALL SITE OPEN SPACE: 21.83 AC

ACTIVE OPEN SPACE
4.29 AC
8.44% OF NET AREA
19.65% OF TOTAL OPEN SPACE

PASSIVE OPEN SPACE
10.57 AC
20.80% OF NET AREA
48.42% OF TOTAL OPEN SPACE

COMMON OPEN SPACE
6.97 AC
13.72% OF NET AREA
31.93% OF TOTAL OPEN SPACE

JURISDICTIONAL OPEN SPACE
1.93 AC
3.84% OF NET AREA
8.93% OF TOTAL OPEN SPACE

PRIVATE GREENWAY
2,587 LF

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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NORTH CAROLINA PROFESSIONAL SEAL 048280 ENGINEER NICOLAS D. WILLIAMSON
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PLAN INFORMATION

PROJECT NO.	LEN-24015
FILENAME	LEN24015-OAS2
CHECKED BY	WMK
DRAWN BY	RLU
SCALE	1" = 100'
DATE	04. 28. 2025

SHEET

OVERALL OPEN SPACE PLAN

C2.01

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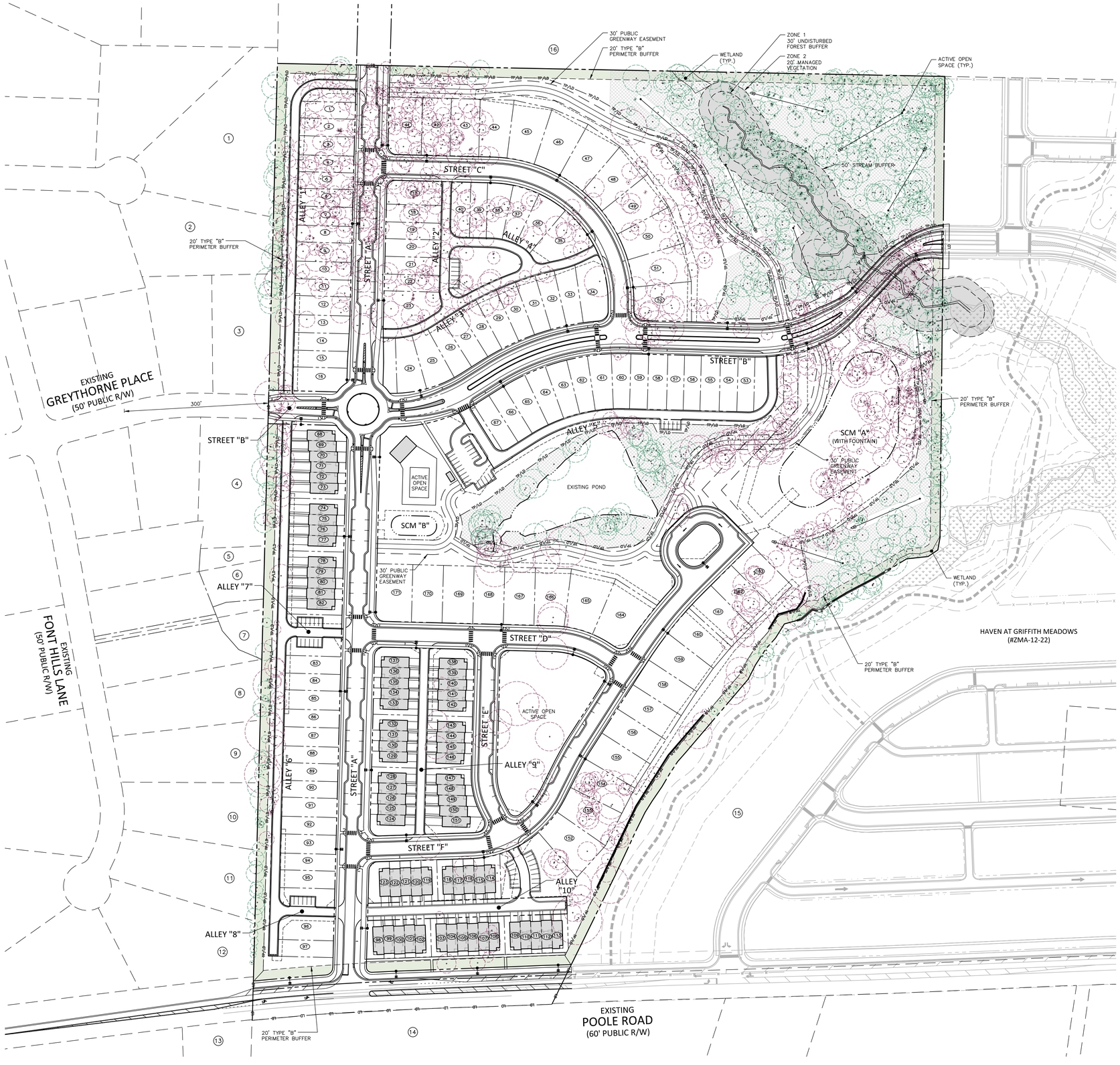

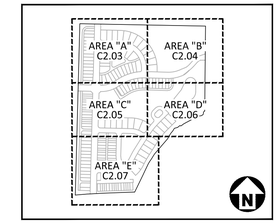

KEY MAP

SITE LEGEND

- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC / VAN — ACCESSIBLE PARKING STALL / VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- GUARDRAIL
- WETLANDS
- TREE CONSERVATION AREA (NOTE: A 20' WIDE AREA ALONG EACH DISC GOLF HOLE IS DEDUCTED FROM TREE SAVE CALCULATIONS)
- PERIMETER BUFFER
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PLAN INFORMATION

PROJECT NO.	LEN-24015
FILENAME	LEN24015-OAS3
CHECKED BY	WMK
DRAWN BY	RLU
SCALE	1" = 100'
DATE	04. 28. 2025

SHEET

SPECIMEN TREE PRESERVATION EXHIBIT

C2.02

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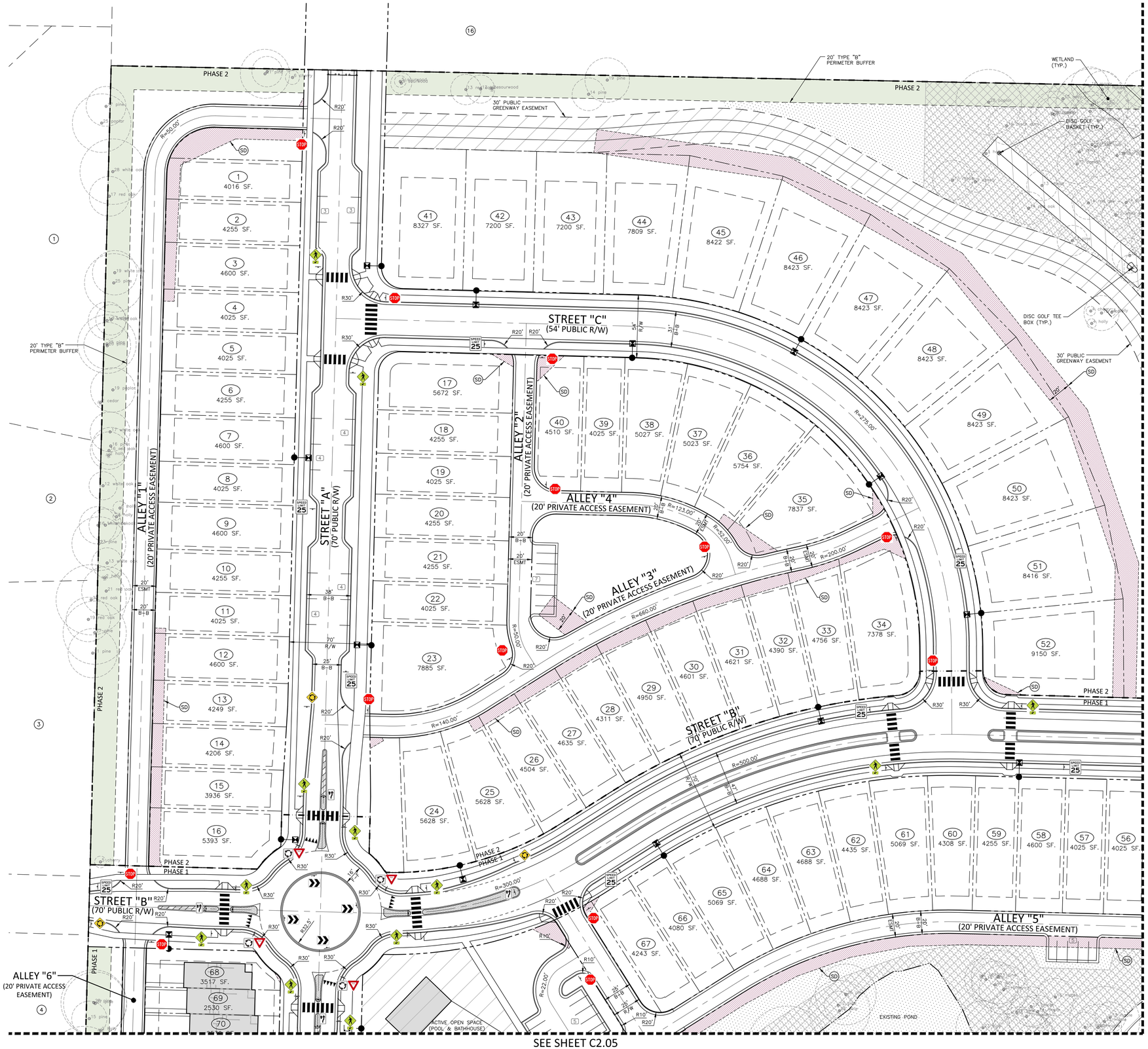

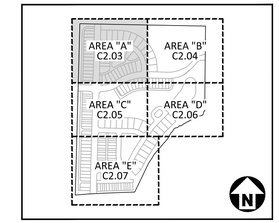

KEY MAP

SITE LEGEND

- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC / VAN — ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
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- GUARDRAIL
- WETLANDS
- TREE CONSERVATION AREA (NOTE: A 20' WIDE AREA ALONG EACH DISC GOLF HOLE IS DEDUCTED FROM TREE SAVE CALCULATIONS)
- OPEN SPACE - ACTIVE (NOTE: 20' ACTIVE OPEN SPACE STRIP PROVIDED ALONG EACH DISC GOLF HOLE)
- OPEN SPACE - PASSIVE
- PERIMETER BUFFER

SITE SIGN KEY

R2-1 SPEED LIMIT 25 · R1-1 STOP · R6-5P · W11-2 W16-7P · R6-4 · R1-2 YIELD · R1-6 · R4-7C · W2-6 · OM4-3

SPEED LIMIT TABLE	
LOCAL STREET	20 MPH
MAIN STREET	25 MPH

EASEMENT LEGEND

- SS — SANITARY SEWER EASEMENT
- SD — PUBLIC STORM DRAINAGE EASEMENT

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

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PLAN INFORMATION

PROJECT NO.	LEN-24015
FILENAME	LEN24015-S1
CHECKED BY	WMK
DRAWN BY	RLU
SCALE	1" = 40'
DATE	04. 28. 2025

SHEET

SITE, SIGNAGE, PAVEMENT MARKING PLAN - AREA "A"

C2.03

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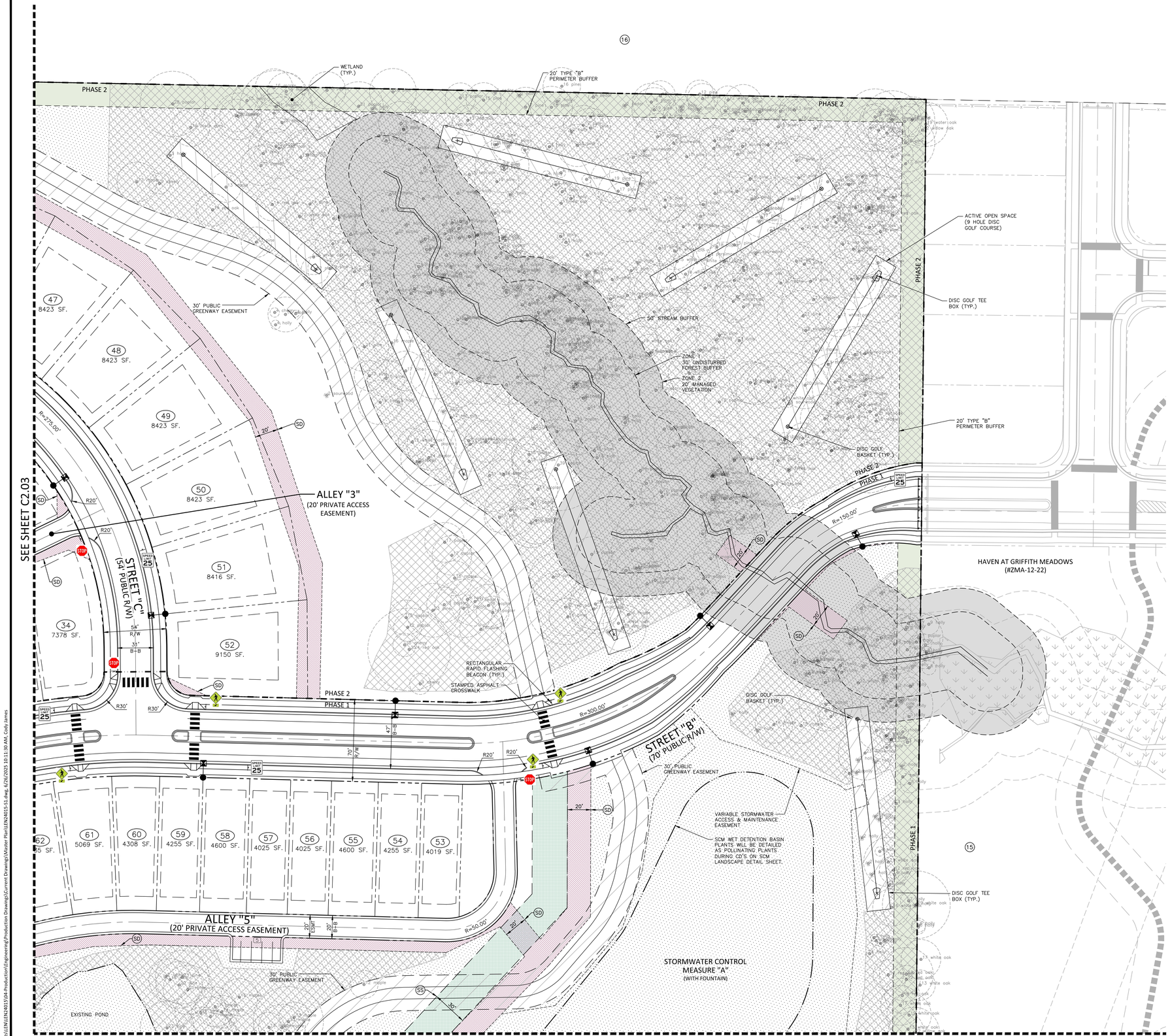

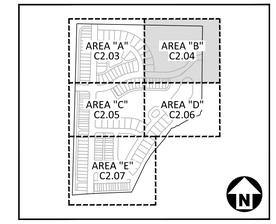

KEY MAP

SITE LEGEND

- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC / VAN — ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
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- OPEN SPACE - ACTIVE (NOTE: 20' ACTIVE OPEN SPACE STRIP PROVIDED ALONG EACH DISC GOLF HOLE)
- OPEN SPACE - PASSIVE
- PERIMETER BUFFER

SITE SIGN KEY

R2-1 SPEED LIMIT 25 · R1-1 STOP · R6-5P · W11-2 W16-7P · R6-4 · R1-2 YIELD · R1-6 · R4-7C · W2-6 · OM4-3

SPEED LIMIT TABLE	
LOCAL STREET	20 MPH
MAIN STREET	25 MPH

EASEMENT LEGEND

- SS — SANITARY SEWER EASEMENT
- SD — PUBLIC STORM DRAINAGE EASEMENT

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

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PLAN INFORMATION

PROJECT NO.	LEN-24015
FILENAME	LEN24015-S1
CHECKED BY	WMK
DRAWN BY	RLU
SCALE	1" = 40'
DATE	04. 28. 2025

SHEET

SITE, SIGNAGE, PAVEMENT MARKING PLAN - AREA "B"

C2.04

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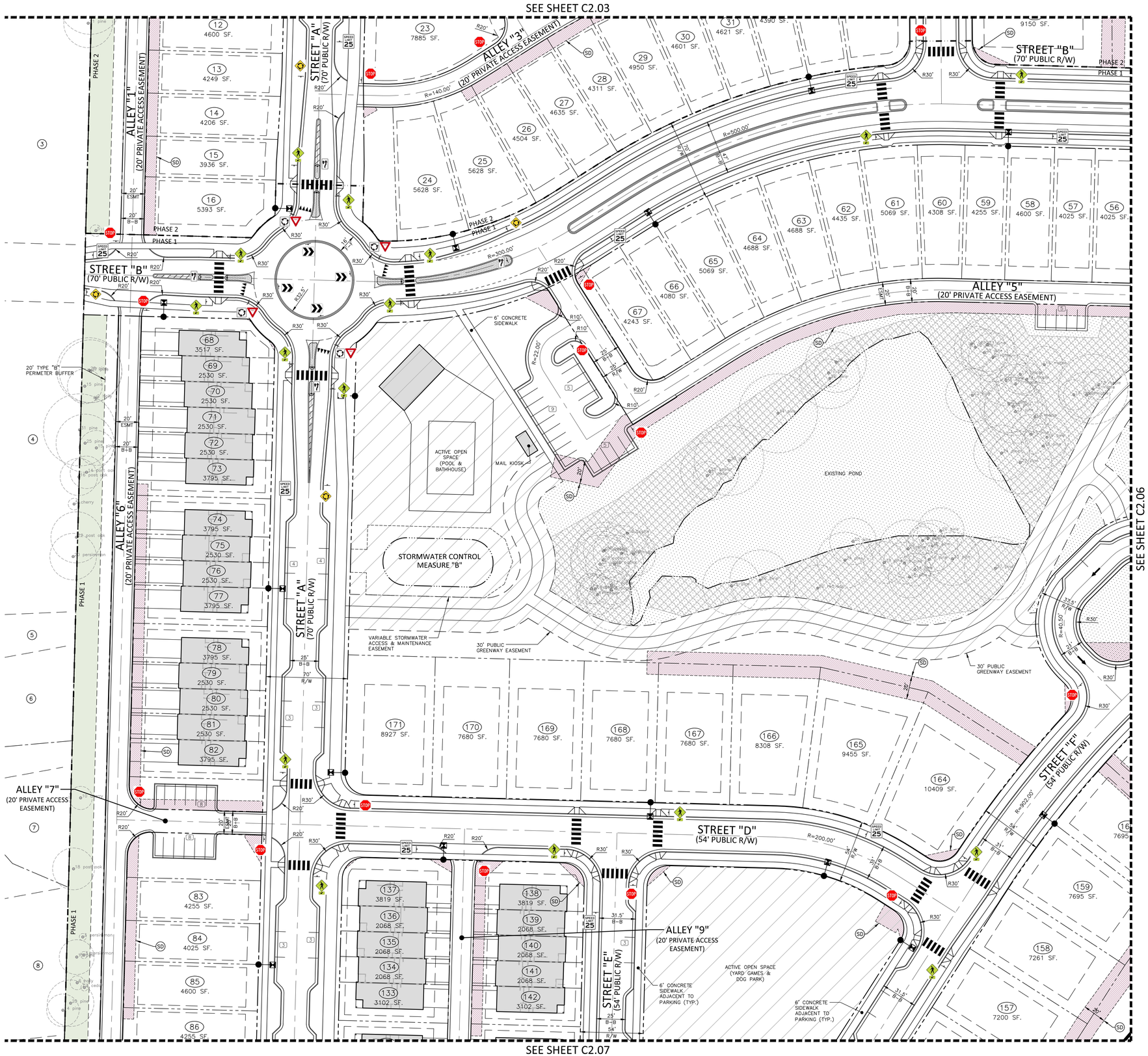

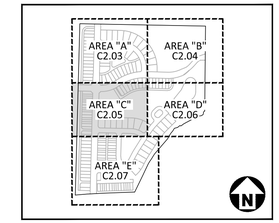

KEY MAP

SITE LEGEND

- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC / VAN — ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- (XX) PARKING SPACE COUNT
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- ACCESSIBLE ROUTE
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- OPEN SPACE - ACTIVE (NOTE: 20' ACTIVE OPEN SPACE STRIP PROVIDED ALONG EACH DISC GOLF HOLE)
- OPEN SPACE - PASSIVE
- PERIMETER BUFFER

SITE SIGN KEY

R2-1, R1-1, R6-5P, W11-2 / W16-7P, R6-4, R1-2, R1-6, R4-7C, W2-6, OM4-3

SPEED LIMIT TABLE	
LOCAL STREET	20 MPH
MAIN STREET	25 MPH

EASEMENT LEGEND

- SS — SANITARY SEWER EASEMENT
- SD — PUBLIC STORM DRAINAGE EASEMENT

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

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PLAN INFORMATION

PROJECT NO.	LEN-24015
FILENAME	LEN24015-S1
CHECKED BY	WMK
DRAWN BY	RLU
SCALE	1" = 40'
DATE	04. 28. 2025

SHEET

SITE, SIGNAGE, PAVEMENT MARKING PLAN - AREA "C"

C2.05

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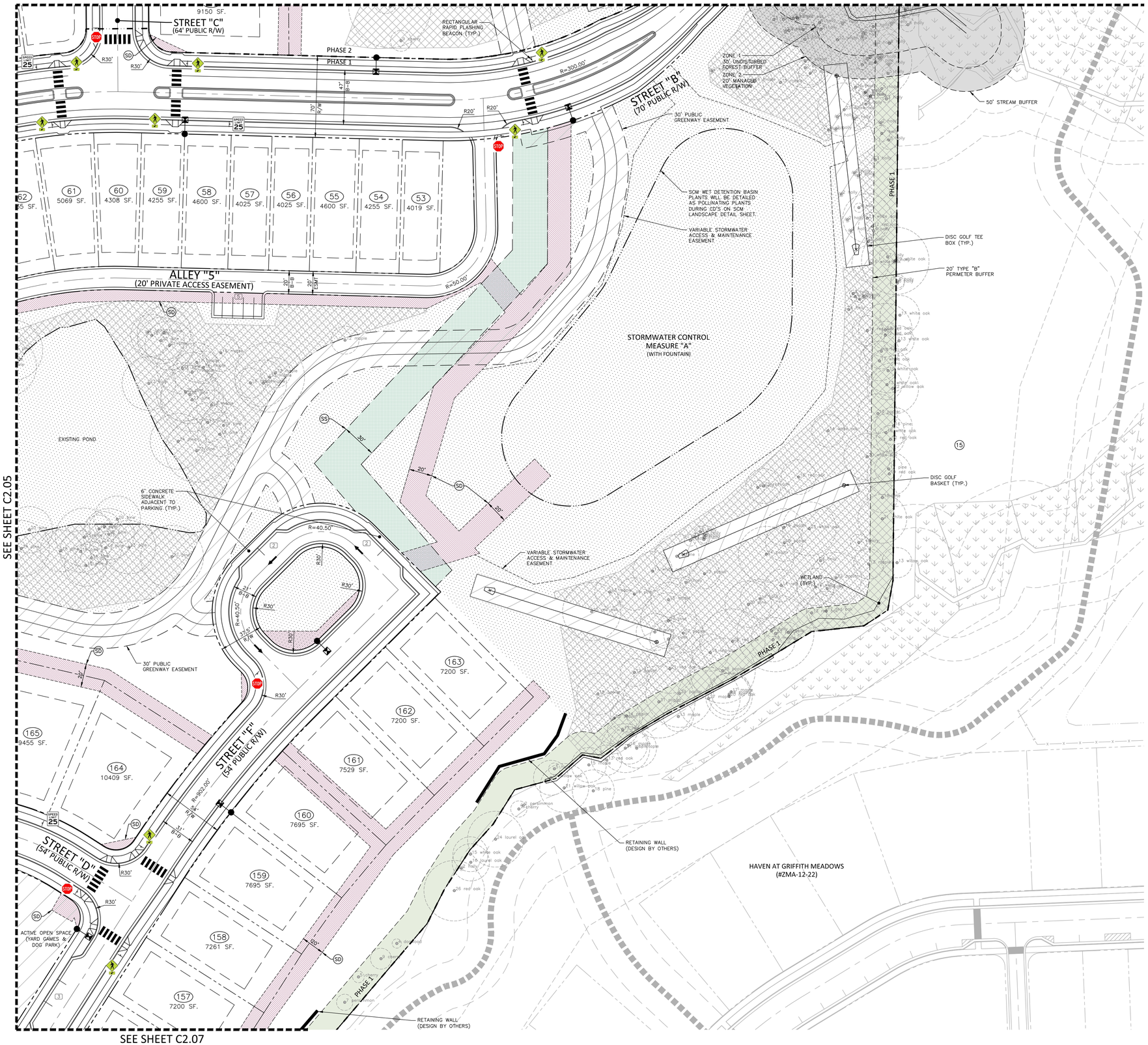

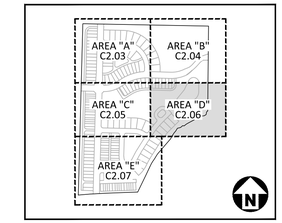

KEY MAP

SITE LEGEND

- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
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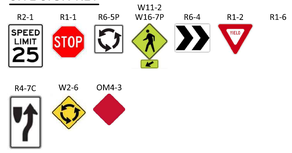
- OPEN SPACE - PASSIVE
- PERIMETER BUFFER

SITE SIGN KEY



SPEED LIMIT TABLE	
LOCAL STREET	20 MPH
MAIN STREET	25 MPH

EASEMENT LEGEND

- SS — SANITARY SEWER EASEMENT
- SD — PUBLIC STORM DRAINAGE EASEMENT

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

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PLAN INFORMATION

PROJECT NO.	LEN-24015
FILENAME	LEN24015-S1
CHECKED BY	WMK
DRAWN BY	RLU
SCALE	1" = 40'
DATE	04. 28. 2025

SHEET

SITE, SIGNAGE, PAVEMENT MARKING PLAN - AREA "D"

C2.06

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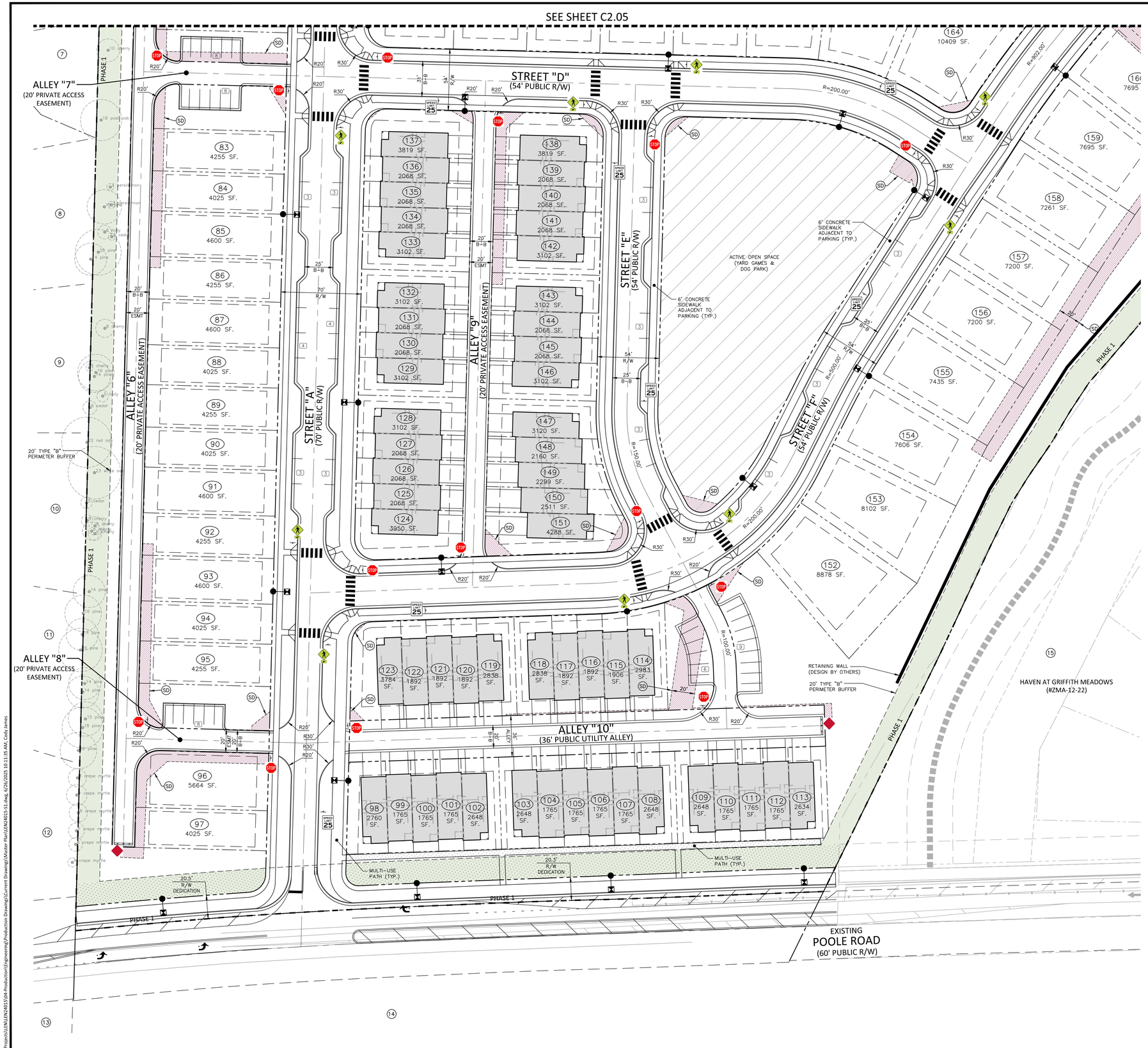

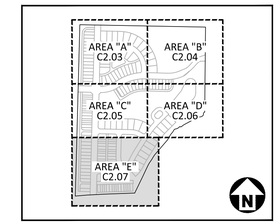

KEY MAP

SITE LEGEND

- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC / VAN — ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- (XX) PARKING SPACE COUNT
- ACCESSIBLE RAMPS
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- OPEN SPACE - ACTIVE (NOTE: 20' ACTIVE OPEN SPACE STRIP PROVIDED ALONG EACH DISC GOLF HOLE)
- OPEN SPACE - PASSIVE
- PERIMETER BUFFER

SITE SIGN KEY

R2-1 SPEED LIMIT 25 · R1-1 STOP · R6-5P · W11-2 W16-7P · R6-4 · R1-2 YIELD · R1-6 · R4-7C · W2-6 · OM4-3

SPEED LIMIT TABLE	
LOCAL STREET	20 MPH
MAIN STREET	25 MPH

EASEMENT LEGEND

- SS — SANITARY SEWER EASEMENT
- SD — PUBLIC STORM DRAINAGE EASEMENT

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

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REVISIONS

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PLAN INFORMATION

PROJECT NO.	LEN-24015
FILENAME	LEN24015-S1
CHECKED BY	WMK
DRAWN BY	RLU
SCALE	1" = 40'
DATE	04. 28. 2025

SHEET

SITE, SIGNAGE, PAVEMENT MARKING PLAN - AREA "E"

C2.07

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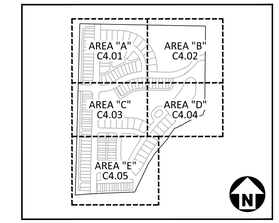

KEY MAP

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
- POWER POLE
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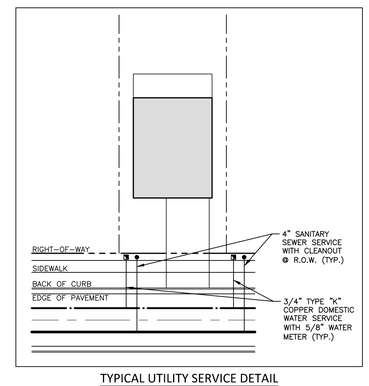
- TC — TREE CONSERVATION
- WETLANDS
- TREE CONSERVATION AREA (NOTE: A 20' WIDE AREA ALONG EACH DISC GOLF HOLE IS DEDUCTED FROM TREE SAVE CALCULATIONS)
- PERIMETER BUFFER

EASEMENT LEGEND

- SS — SANITARY SEWER EASEMENT
- SD — PUBLIC STORM DRAINAGE EASEMENT

STANDARD UTILITY 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 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 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 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
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
4. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY
5. 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
6. SEWER BYPASS PUMPING - A BYPASS PLAN SEALED BY AN NC PROFESSIONAL ENGINEER SHALL BE PROVIDED TO RALEIGH WATER PRIOR TO PUMPING OPERATIONS FOR APPROVAL. THE OPERATIONS AND EQUIPMENT SHALL COMPLY TO THE PUBLIC UTILITIES HANDBOOK.
7. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
8. 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
9. 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
10. INSPECTIONS OF 4" AND LARGER WATER MAINS OF THE PRIVATE DISTRIBUTION SYSTEM WILL BE INSPECTED AS PART OF THE INFRASTRUCTURE PERMIT.
11. PRIVATE SEWER MAINS AS PART OF A COLLECTION SYSTEM ARE PERMITTED AND INSPECTED UNDER THE PRIVATE INFRASTRUCTURE PERMIT.
12. 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.
13. INSTALL SEWER SERVICES WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED PER THE CURRENT NC PLUMBING CODE.
14. 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
15. 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
16. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
17. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION
18. 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.
19. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
20. THE DEVICE AND INSTALLATION SHALL MEET THE GUIDELINES OF APPENDIX A- GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.
21. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION
22. 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.
23. PRIVATE SUB-METERING - NO RESALE OF WATER SHALL OCCUR WITHOUT APPROVAL OF THE NORTH CAROLINA UTILITY COMMISSION. SUB-METERING SHALL BE IN ACCORDANCE WITH SECTION 1400 OF THE "SAFE DRINKING WATER ACT".
24. WHERE SCM ACCESS EASEMENTS CONNECT TO PUBLIC ALLEYS, ALLEYS MAY BE USED FOR SCM ACCESS.



TYPICAL UTILITY SERVICE DETAIL

SCALE: NTS

N

GRAPHIC SCALE

0 50 100 200

1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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KNIGHTDALE, NORTH CAROLINA 27545

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 048250 DOUGLAS D. WILLIAMSON

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	06. 26. 2025	PER TOWN COMMENTS
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PLAN INFORMATION

PROJECT NO.	LEN-24015
FILENAME	LEN24015-OAU1
CHECKED BY	WMK
DRAWN BY	RLU
SCALE	1" = 100'
DATE	04. 28. 2025

SHEET

OVERALL UTILITY PLAN

C4.00

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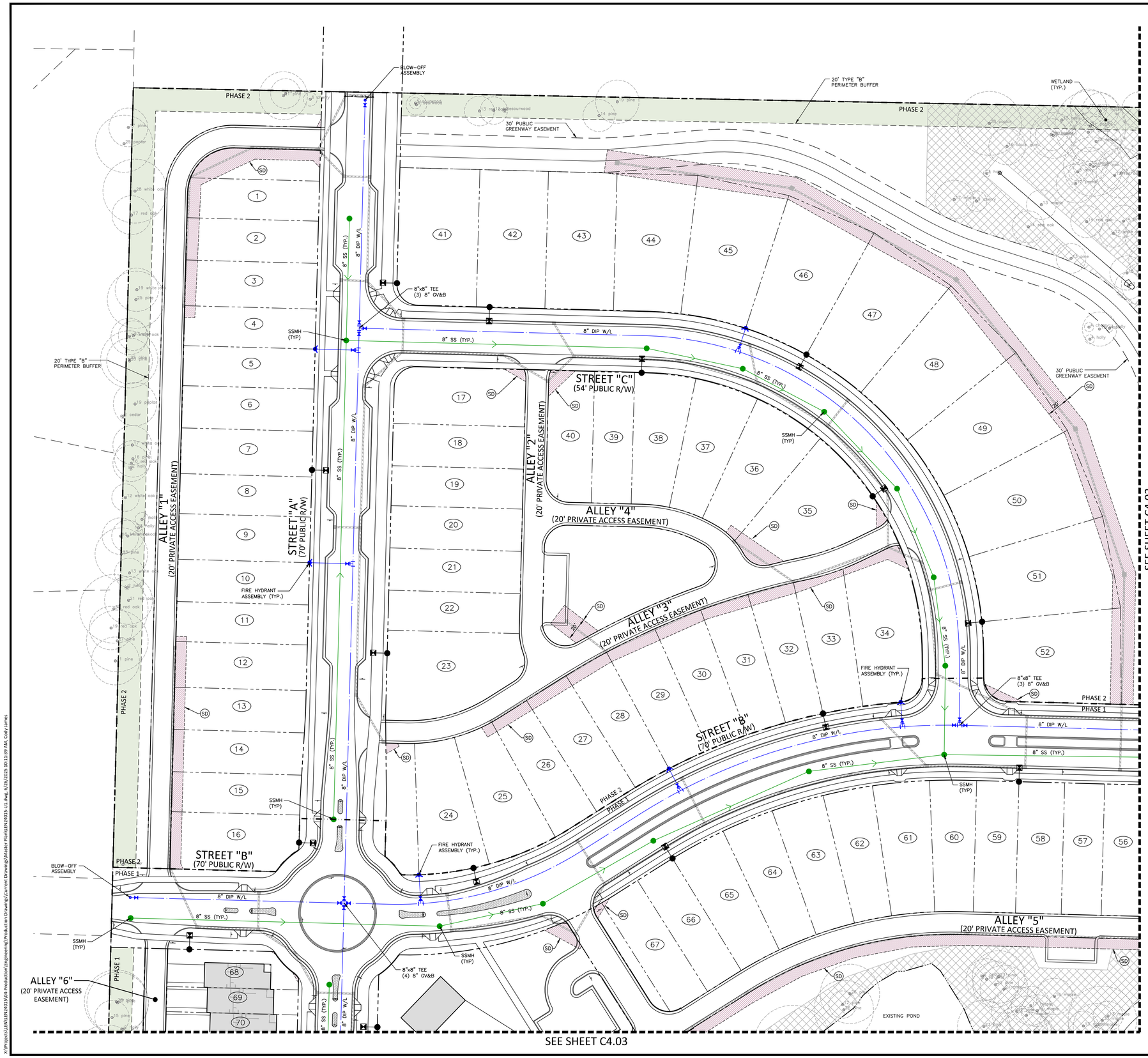

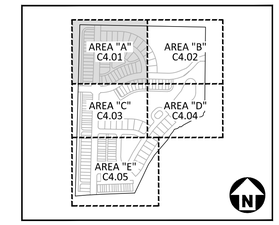

KEY MAP

UTILITY LEGEND

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- SS — SANITARY SEWER EASEMENT
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GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

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NORTH CAROLINA PROFESSIONAL SEAL 048256 ENGINEER NICHOLAS D. WILLIAMS
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REVISIONS

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PLAN INFORMATION

PROJECT NO.	LEN-24015
FILENAME	LEN24015-U1
CHECKED BY	WMK
DRAWN BY	RLU
SCALE	1" = 40'
DATE	04. 28. 2025

SHEET

UTILITY PLAN - AREA "A"

C4.01

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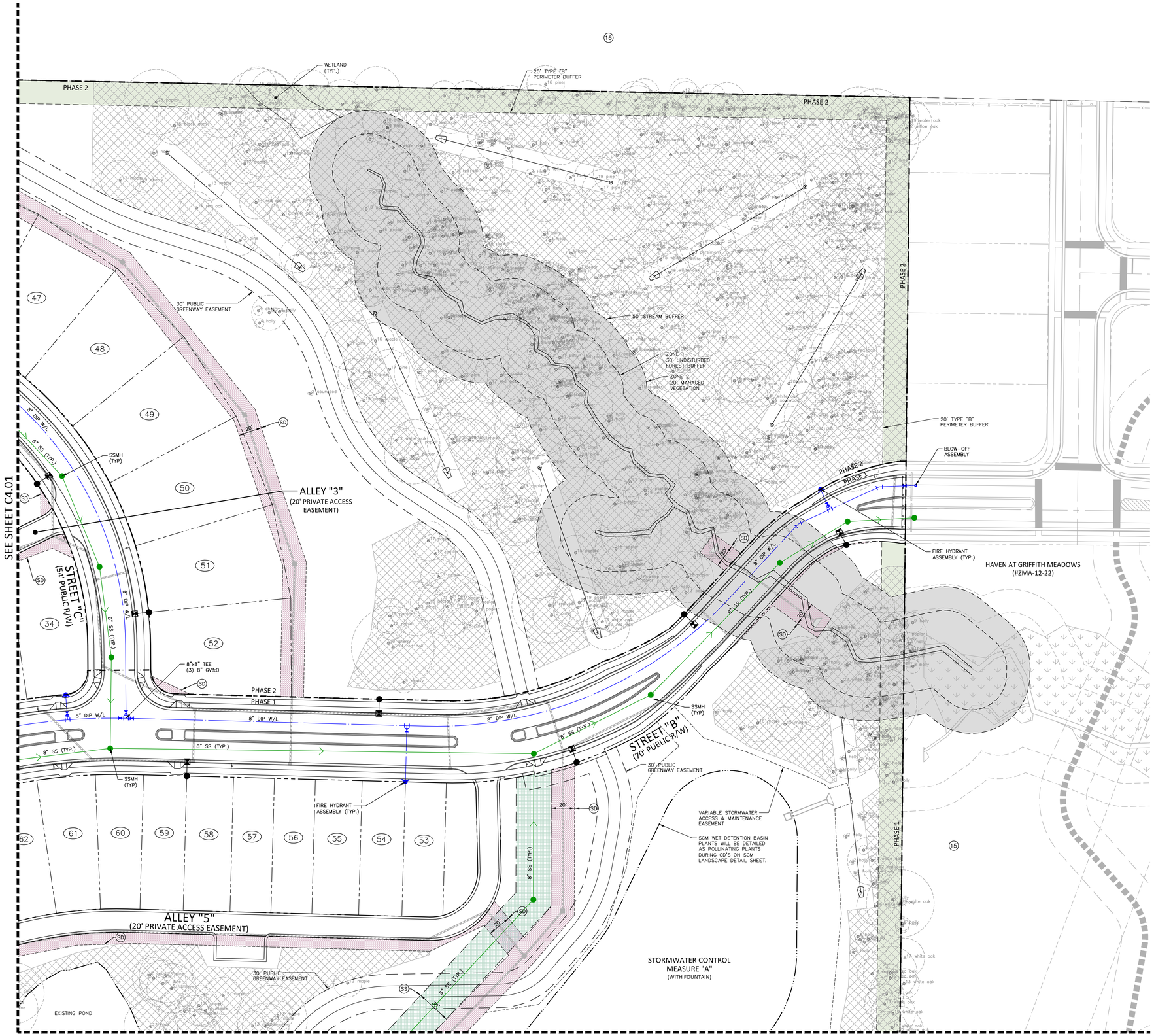

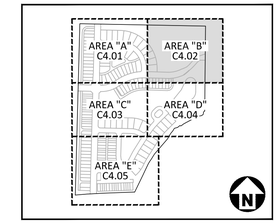

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EASEMENT LEGEND

- SS SANITARY SEWER EASEMENT
- SD PUBLIC STORM DRAINAGE EASEMENT

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PLAN INFORMATION

PROJECT NO.	LEN-24015
FILENAME	LEN24015-U1
CHECKED BY	WMK
DRAWN BY	RLU
SCALE	1" = 40'
DATE	04. 28. 2025

SHEET

UTILITY PLAN - AREA "B"

C4.02

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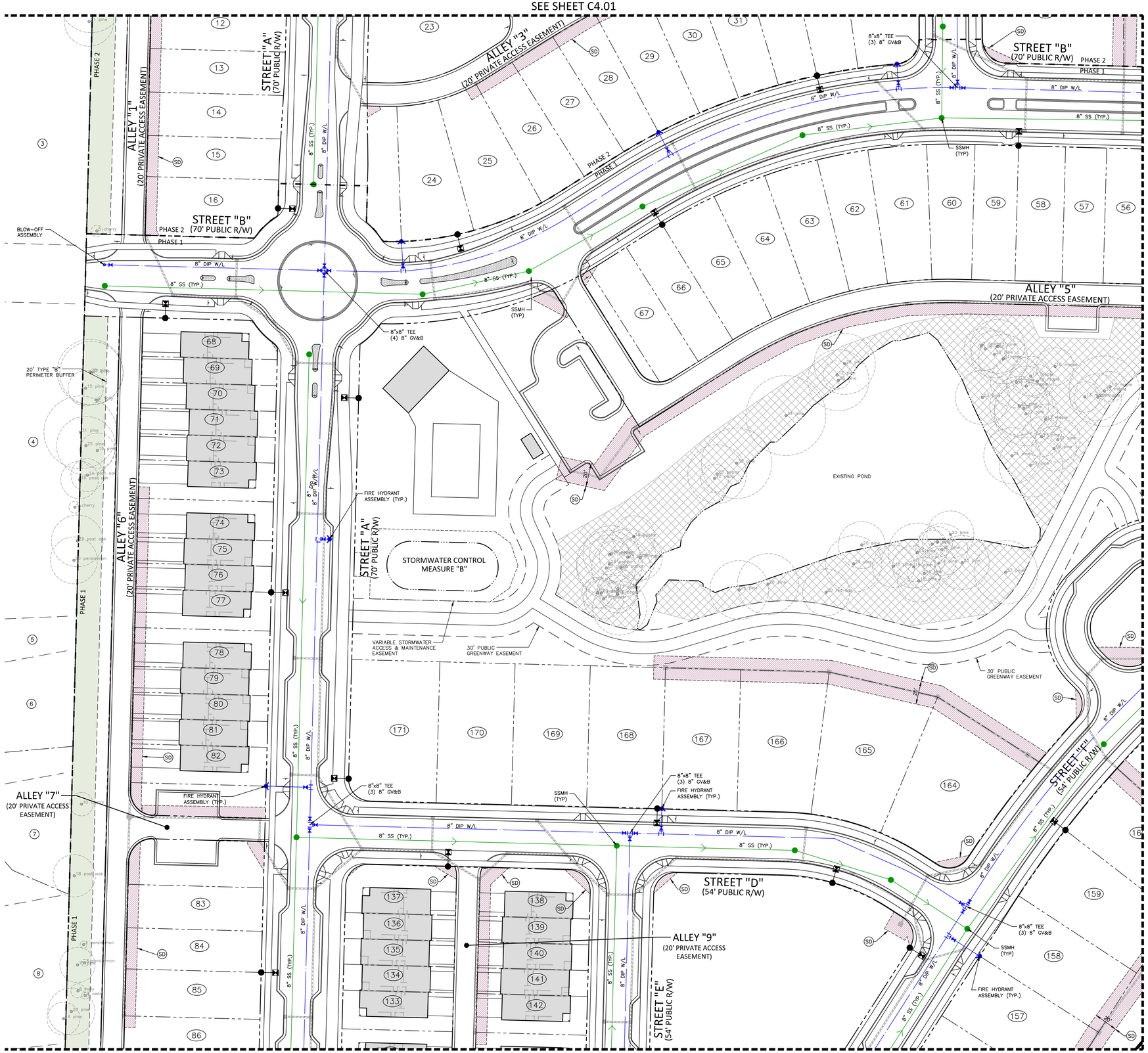

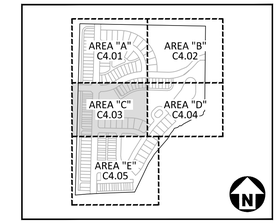

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GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PLAN INFORMATION

PROJECT NO.	LEN-24015
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SHEET

UTILITY PLAN - AREA "C"

C4.03

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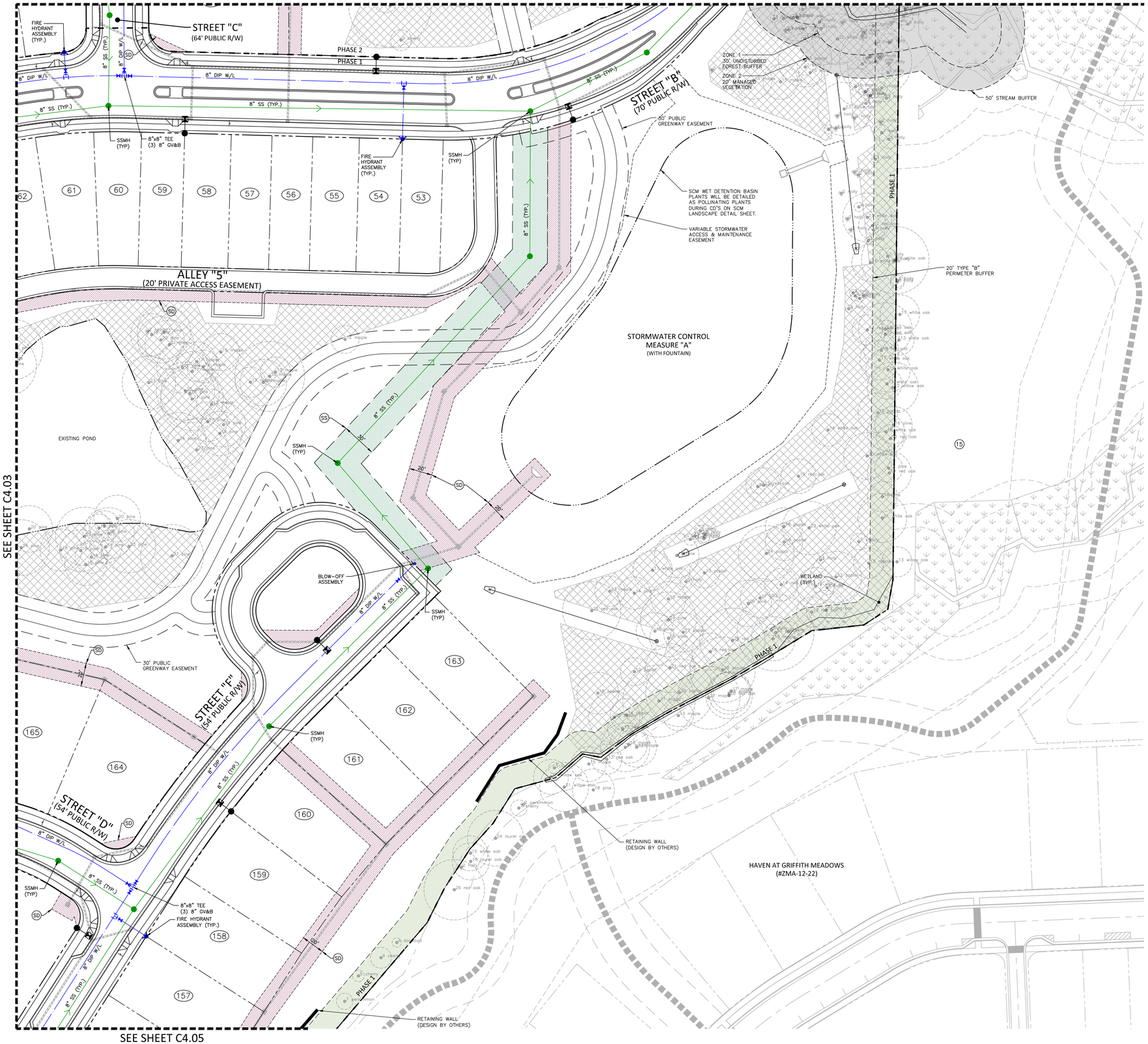

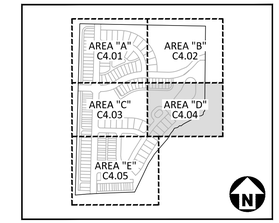

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GRAPHIC SCALE
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PLAN INFORMATION

PROJECT NO.	LEN-24015
FILENAME	LEN24015-U1
CHECKED BY	WMK
DRAWN BY	RLU
SCALE	1" = 40'
DATE	04. 28. 2025

SHEET

UTILITY PLAN - AREA "D"

C4.04

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SEE SHEET C4.03

ALLEY "7"
(20' PRIVATE ACCESS EASEMENT)

ALLEY "6"
(20' PRIVATE ACCESS EASEMENT)

STREET "A"
(70' PUBLIC R/W)

ALLEY "9"
(20' PRIVATE ACCESS EASEMENT)

STREET "D"
(54' PUBLIC R/W)

STREET "E"
(54' PUBLIC R/W)

STREET "F"
(54' PUBLIC R/W)

ALLEY "8"
(20' PRIVATE ACCESS EASEMENT)

ALLEY "10"
(36' PUBLIC UTILITY ALLEY)

EXISTING
POOLE ROAD
(60' PUBLIC R/W)

HAVEN AT GRIFFITH MEADOWS
(#ZMA-12-22)

PHASE 1

20' TYPE "B" PERIMETER BUFFER

RETAINING WALL
(DESIGN BY OTHERS)

BLOW-OFF ASSEMBLY

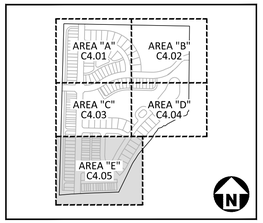
FIRE HYDRANT ASSEMBLY (TYP.)

8"x8" TEE
(3) 8" GV&B

8" DIP W/L

8" SS (TYP.)

SSMH
(TYP)



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CLIENT

LENNAR
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CONTACT: Michael Taylor
PHONE: 919. 465. 5929

LENNAR

HOPKINS FARM
MASTER PLAN
8501 POOLE ROAD
KNIGHTDALE, NORTH CAROLINA 27545

NORTH CAROLINA PROFESSIONAL SEAL 048280 ENGINEER NICHOLAS D. WILLIAMSON
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	06. 26. 2025	PER TOWN COMMENTS
2		
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PLAN INFORMATION

PROJECT NO.	LEN-24015
FILENAME	LEN24015-U1
CHECKED BY	WMK
DRAWN BY	RLU
SCALE	1" = 40'
DATE	04. 28. 2025

SHEET

UTILITY PLAN - AREA "E"

C4.05

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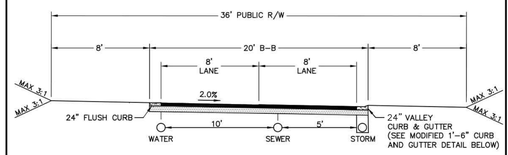
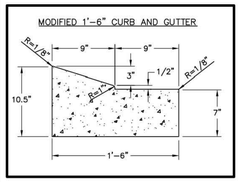


TYPICAL UTILITY ALLEY
(36' R/W, 20' B-B)



MINIMUM PAVEMENT DESIGN:

BITUMINOUS SURFACE COURSE: 1 1/2" S9.5B
INTERMEDIATE COURSE: 2 1/2" I 19.0B
BASE COURSE: 8" ABC

STREET FEATURES:

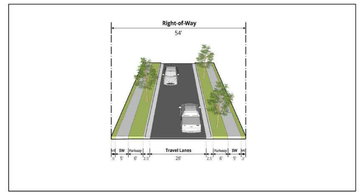
STREET WIDTH 16 FT. MINIMUM
REQUIRES 36 FT. OF RIGHT-OF-WAY
AVERAGE SPEED 10 MPH

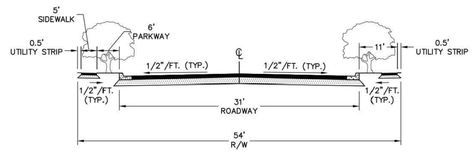
REVISIONS	
DATE	DESCRIPTION

(ALLEY "10")

1 of 1

TOWN OF KNIGHTDALE STANDARD DETAILS | PUBLIC ALLEY SECTION | STD. NO. 3.01-2





NO SCALE

MINIMUM PAVEMENT DESIGN:

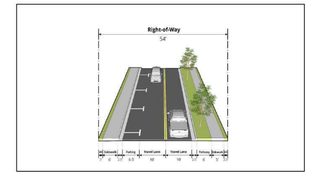
BITUMINOUS SURFACE COURSE: 1 1/2" S 9.5B
INTERMEDIATE COURSE: 2 1/2" I 19.0B
BASE COURSE: 8" ABC

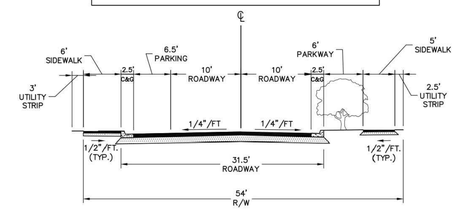
STREET FEATURES:

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:

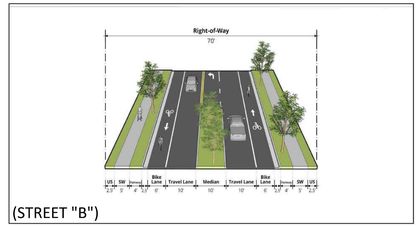
BITUMINOUS SURFACE COURSE: 1 1/2" S 9.5B
INTERMEDIATE COURSE: 2 1/2" I 19.0B
BASE COURSE: 8" ABC

STREET FEATURES:

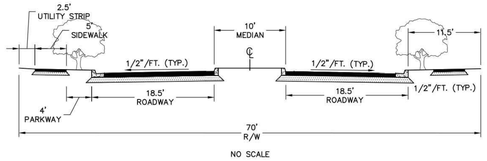
FLEXIBLE STREET DESIGN
COORDINATE STREET DESIGN ELEMENTS WITH TOWN STAFF
TRAVEL LANES OF 10 FT.
CURB & GUTTER
STRIPED PARALLEL PARKING – ONE SIDE ONLY
PARKWAY – 6 FT. ON ONE SIDE
SIDEWALK – 6 FT. ON PARKING SIDE; 5 FT. ON OPPOSING SIDE
REQUIRES 54 FT. OF RIGHT-OF-WAY
UTILITY LOCATION UNDERGROUND
AVERAGE 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



(STREET "B")



NO SCALE

MINIMUM PAVEMENT DESIGN:

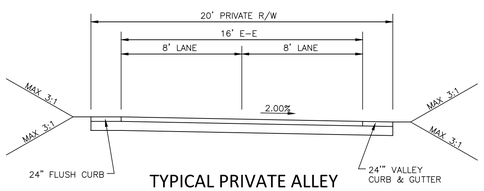
BITUMINOUS SURFACE COURSE: 1 1/2" S 9.5B
INTERMEDIATE COURSE: 2 1/2" I 19.0B
BASE COURSE: 8" ABC

STREET FEATURES:

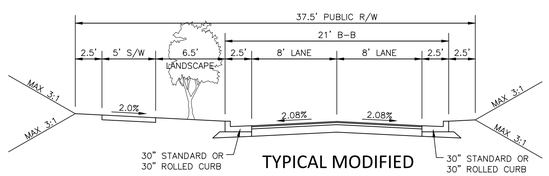
MEDIAN OF 10 FT.
TRAVEL LANES OF 10 FT.
CURB & GUTTER
BIKE LANE – 6 FT. ON EACH SIDE
PARKWAY – 4 FT. ON EACH SIDE
SIDEWALKS – 5 FT. ON EACH SIDE
REQUIRES 70 FT. OF RIGHT-OF-WAY
UTILITY LOCATION UNDERGROUND OR ALLEY
AVERAGE SPEED 20–25 MPH
STREET TREES LOCATED IN PARKWAY
UTILITY LOCATION BEHIND CURB ON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

REVISIONS	
DATE	DESCRIPTION

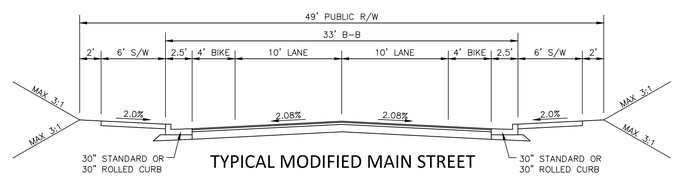
TOWN OF KNIGHTDALE STANDARD DETAILS | MAIN STREET - 3 LANES BIKE LANES | STD. NO. 3.03



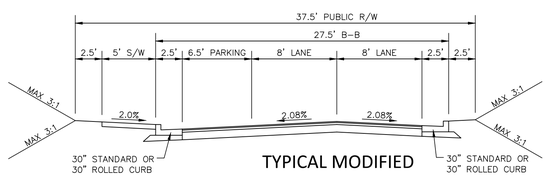
TYPICAL PRIVATE ALLEY
(20' R/W, 16' B-B)
(APPLIED AT ALLEY "1" - "9")



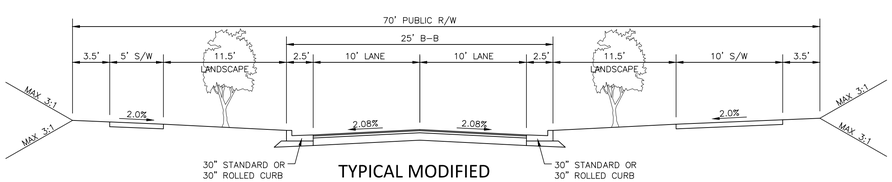
TYPICAL MODIFIED
ONE-WAY LOCAL STREET*
(37.5' R/W, 21' B-B)
(APPLIED AT END OF STREET "F")



TYPICAL MODIFIED MAIN STREET
AT STREAM CROSSING
(49' R/W, 33' B-B)
(APPLIED TO STREET "B")

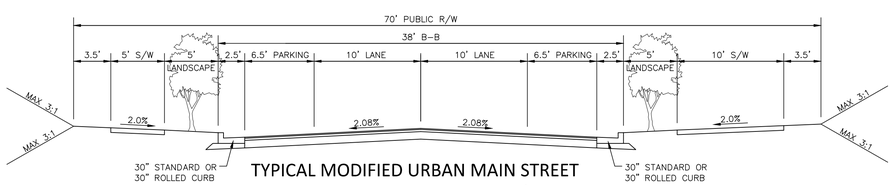


TYPICAL MODIFIED
ONE-WAY LOCAL STREET
WITH PARKING ON ONE-SIDE
(37.5' R/W, 27.5' B-B)
(APPLIED AT END OF STREET "F")



TYPICAL MODIFIED
URBAN MAIN STREET*
(70' R/W, 25' B-B)
(STREET "A" - WITHOUT PARKING)

*MODIFIED URBAN MAIN STREET WILL HAVE A GRASSED PLANTING AREA WITH STREET TREES



TYPICAL MODIFIED URBAN MAIN STREET
WITH PARKING BOTH SIDES*
(70' R/W, 38' B-B)
(STREET "A" - WITH PARKING)

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

MCADAMS
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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 048250 NICHOLAS D. WILLIAMSON
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	06. 26. 2025	PER TOWN COMMENTS
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PLAN INFORMATION

PROJECT NO.	LEN-24015
FILENAME	LEN24015-D1
CHECKED BY	WMK
DRAWN BY	RLU
SCALE	NTS
DATE	04. 28. 2025

SHEET

TYPICAL SECTIONS & SITE DETAILS

C8.00

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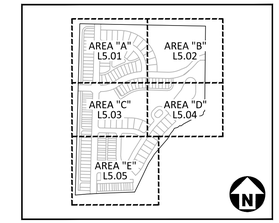

KEY MAP

SITE LEGEND

- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC / VAN — ACCESSIBLE PARKING STALL / VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- GUARDRAIL
- WETLANDS
- TREE CONSERVATION AREA (NOTE: A 20' WIDE AREA ALONG EACH DISC GOLF HOLE IS DEDUCTED FROM TREE SAVE CALCULATIONS)
- 20' TYPE 'B' BUFFER
- 10' TYPE 'A' BUFFER
- GROUNDCOVER AND SMALL SHRUBS NOT TO EXCEED 2' HT.

EASEMENT LEGEND

- SS — SANITARY SEWER EASEMENT
- SD — PUBLIC STORM DRAINAGE EASEMENT

PLANT SCHEDULE

SYMBOL	CODE	TYPE	QTY	BOTANICAL / COMMON NAME	CAL	HEIGHT	NATIVE
MEDIAN TREES							
	MP	U	12	MAGNOLIA STELLATA 'PINK STARDUST' PINK STARDUST STAR MAGNOLIA	1.5" MIN	6' MIN	N
	ML	U	14	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM DWARF SOUTHERN MAGNOLIA	1.5" MIN	6' MIN	Y
VUA TREES							
	QS	C	15	QUERCUS STELLATA POST OAK	2" MIN	8' MIN	Y
BUFFER TREE							
	CV	U	9	CHIONANTHUS VIRGINICUS WHITE FRINGETREE	1.5" MIN	6' MIN	Y
	JB	C	4	JUNIPERUS VIRGINIANA 'BRODIE' BRODIE EASTERN REDCEDAR	2" MIN	8' MIN	Y
	MB	C	10	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' D.D BLANCHARD SOUTHERN MAGNOLIA	2" MIN	8' MIN	Y
	TA	C	5	TILIA AMERICANA AMERICAN LINDEN	2" MIN	8' MIN	Y
STREET TREE							
	AO	C	43	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2" MIN	8' MIN	Y
	LN	U	25	LAGERSTROEMIA INDICA 'NEAR EAST' NEAR EAST CRAPE MYRTLE	1.5" MIN	6' MIN	N
	PS	U	48	PRUNUS SERRULATA JAPANESE FLOWERING CHERRY	1.5" MIN	6' MIN	N
	UE	C	66	ULMUS PARVIFOLIA 'EMER II' ALLEE® LACEBARK ELM	2" MIN	8' MIN	N
	ZG	C	37	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE JAPANESE ZELKOVA	2" MIN	8' MIN	N

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	NATIVE
BUFFER SHRUBS						
	II	28	ILEX GLABRA 'COMPACTA' COMPACT INKBERRY	3 GAL	18" MIN.	Y
	MC	29	MYRICA CERIFERA WAX MYRTLE	3 GAL	18" MIN.	Y
	VD	28	VIBURNUM DENTATUM 'ARROWWOOD' ARROWWOOD VIBURNUM	3 GAL	18" MIN.	Y

GENERAL NOTES

1. STREET TREES SHALL BE LOCATED WITHIN THE RIGHT OF WAY.
2. STREET TREES SHALL BE PLANTED BY EACH BUILDER PRIOR TO RECEIVING C.O. FOR HOUSE.
3. ALL LANDSCAPING SHOULD BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TOWN OF KNIGHTDALE'S UDO.
4. ALL ABOVE GROUND UTILITIES MUST BE SCREENED.

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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NORTH CAROLINA PROFESSIONAL LANDSCAPE ARCHITECT 2422 JOHN MICHAEL HENSON
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	06. 26. 2025	PER TOWN COMMENTS
2		
3		
4		
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6		

PLAN INFORMATION

PROJECT NO.	LEN-24015
FILENAME	LEN24015-LS1
CHECKED BY	WMK
DRAWN BY	RLU
SCALE	1" = 100'
DATE	04. 28. 2025

SHEET

OVERALL LANDSCAPE PLAN

L5.00

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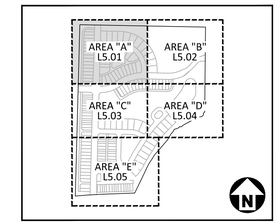

KEY MAP

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- WETLANDS
- TREE CONSERVATION AREA (NOTE: A 20' WIDE AREA ALONG EACH DISC GOLF HOLE IS DEDUCTED FROM TREE SAVE CALCULATIONS)
- 20' TYPE 'B' BUFFER
- 10' TYPE 'A' BUFFER

EASEMENT LEGEND

- SS — SANITARY SEWER EASEMENT
- SD — PUBLIC STORM DRAINAGE EASEMENT

PLANT SCHEDULE

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VUA TREES							
	QS	C	15	QUERCUS STELLATA POST OAK	2" MIN	8' MIN	Y
BUFFER TREE							
	CV	U	9	CHIONANTHUS VIRGINICUS WHITE FRINGETREE	1.5" MIN	6' MIN	Y
	JB	C	4	JUNIPERUS VIRGINIANA 'BRODIE' BRODIE EASTERN REDCEDAR	2" MIN	8' MIN	Y
	MB	C	10	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' D.D BLANCHARD SOUTHERN MAGNOLIA	2" MIN	8' MIN	Y
	TA	C	5	TILIA AMERICANA AMERICAN LINDEN	2" MIN	8' MIN	Y
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	LN	U	25	LAGERSTROEMIA INDICA 'NEAR EAST' NEAR EAST CRAPE MYRTLE	1.5" MIN	6' MIN	N
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GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

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NORTH CAROLINA PROFESSIONAL LANDSCAPE ARCHITECT 2422 JOHN MICHAEL HENSON
NOT A LICENSED CONSTRUCTION DOCUMENT

REVISIONS

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PLAN INFORMATION

PROJECT NO.	LEN-24015
FILENAME	LEN24015-LS1
CHECKED BY	WMK
DRAWN BY	RLU
SCALE	1" = 40'
DATE	04. 28. 2025

SHEET

LANDSCAPE PLAN - AREA "A"

L5.01

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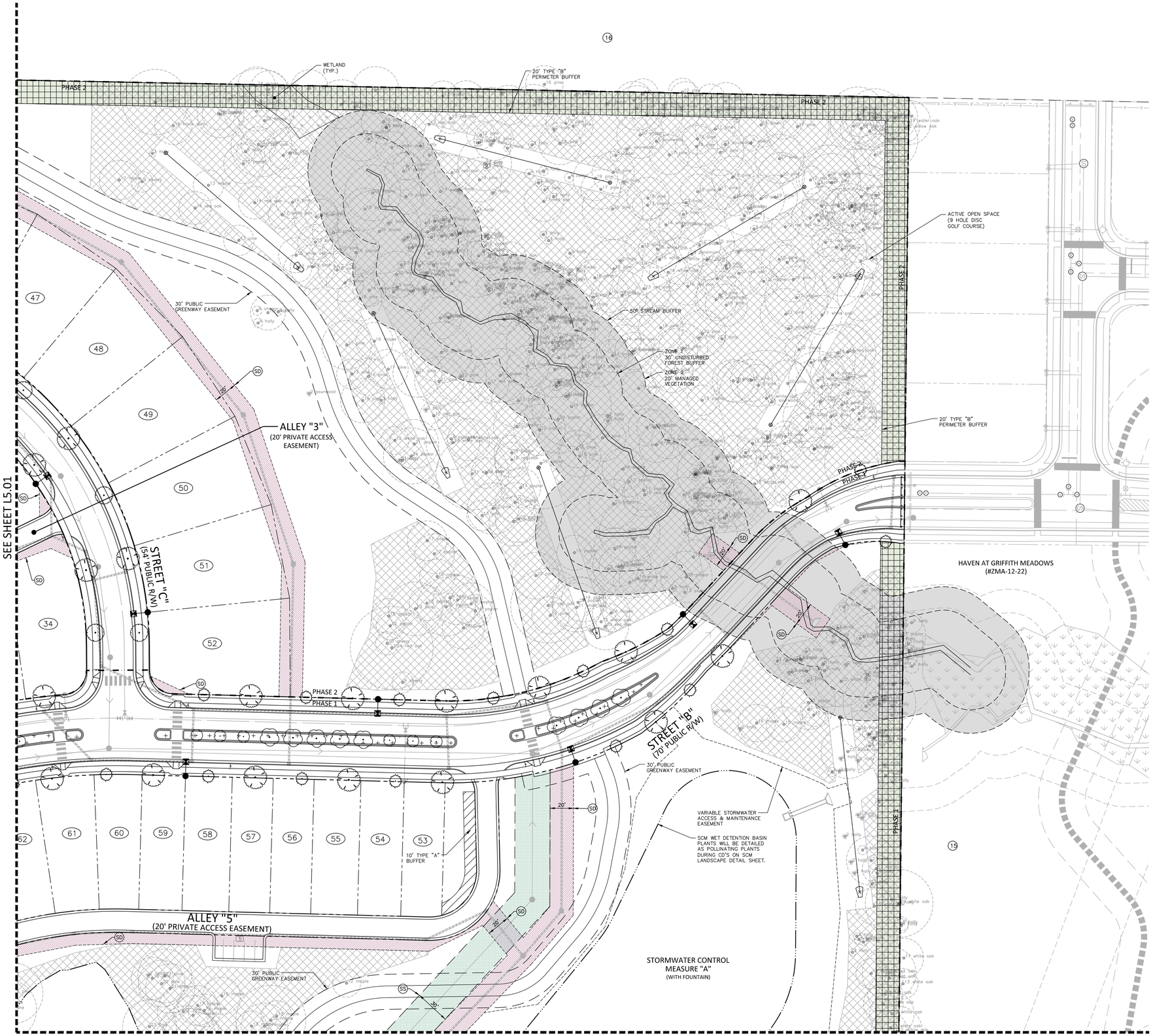

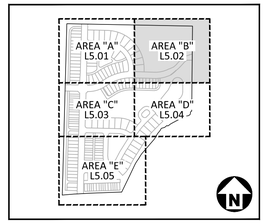

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VUA TREES							
	QS	C	15	QUERCUS STELLATA POST OAK	2" MIN	8' MIN	Y
BUFFER TREE							
	CV	U	9	CHIONANTHUS VIRGINICUS WHITE FRINGETREE	1.5" MIN	6' MIN	Y
	JB	C	4	JUNIPERUS VIRGINIANA 'BRODIE' BRODIE EASTERN REDCEDAR	2" MIN	8' MIN	Y
	MB	C	10	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' D.D BLANCHARD SOUTHERN MAGNOLIA	2" MIN	8' MIN	Y
	TA	C	5	TILIA AMERICANA AMERICAN LINDEN	2" MIN	8' MIN	Y
STREET TREE							
	AO	C	43	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2" MIN	8' MIN	Y
	LN	U	25	LAGERSTROEMIA INDICA 'NEAR EAST' NEAR EAST CRAPE MYRTLE	1.5" MIN	6' MIN	N
	PS	U	48	PRUNUS SERRULATA JAPANESE FLOWERING CHERRY	1.5" MIN	6' MIN	N
	UE	C	66	ULMUS PARVIFOLIA 'EMER II' ALLEE® LACEBARK ELM	2" MIN	8' MIN	N
	ZG	C	37	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE JAPANESE ZELKOVA	2" MIN	8' MIN	N

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	NATIVE
BUFFER SHRUBS						
	Il	28	ILEX GLABRA 'COMPACTA' COMPACT INKBERRY	3 GAL	18" MIN.	Y
	MC	29	MYRICA CERIFERA WAX MYRTLE	3 GAL	18" MIN.	Y
	VD	28	VIBURNUM DENTATUM 'ARROWWOOD' ARROWWOOD VIBURNUM	3 GAL	18" MIN.	Y

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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MASTER PLAN
8501 POOLE ROAD
KNIGHTDALE, NORTH CAROLINA 27545

NORTH CAROLINA LANDSCAPE ARCHITECT 2422 JOHN MICHAEL HENSON
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	06. 26. 2025	PER TOWN COMMENTS
2		
3		
4		
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6		

PLAN INFORMATION

PROJECT NO.	LEN-24015
FILENAME	LEN24015-LS1
CHECKED BY	WMK
DRAWN BY	RLU
SCALE	1" = 40'
DATE	04. 28. 2025

SHEET

LANDSCAPE PLAN - AREA "B"

L5.02

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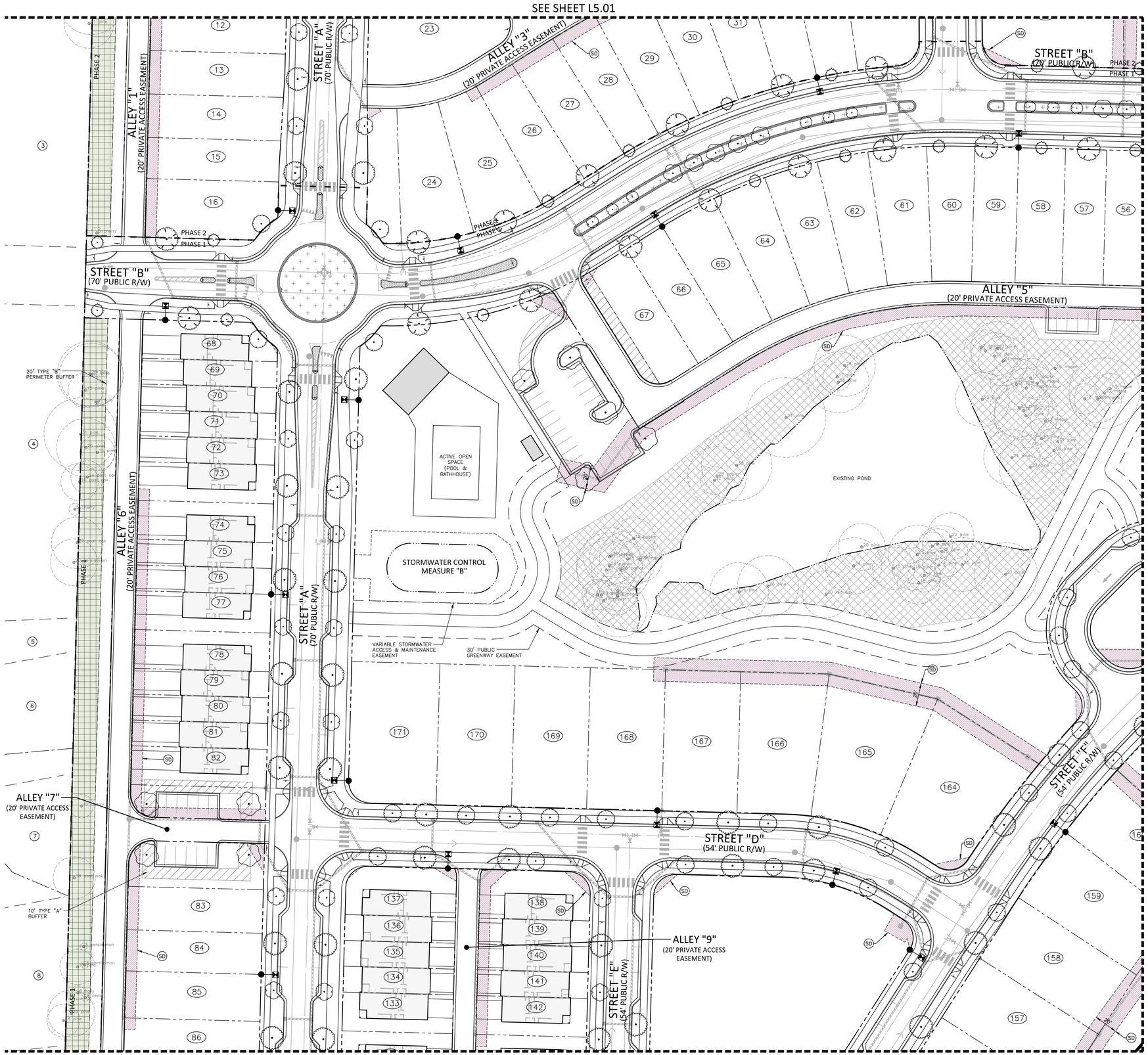

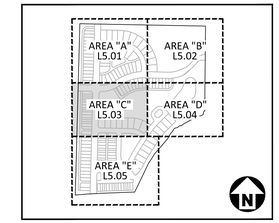

KEY MAP

SITE LEGEND

- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- GUARDRAIL
- WETLANDS
- TREE CONSERVATION AREA (NOTE: A 20' WIDE AREA ALONG EACH DISC GOLF HOLE IS DEDUCTED FROM TREE SAVE CALCULATIONS)
- 20' TYPE 'B' BUFFER
- 10' TYPE 'A' BUFFER

EASEMENT LEGEND

- SS — SANITARY SEWER EASEMENT
- SD — PUBLIC STORM DRAINAGE EASEMENT

PLANT SCHEDULE

SYMBOL	CODE	TYPE	QTY	BOTANICAL / COMMON NAME	CAL	HEIGHT	NATIVE
MEDIAN TREES							
	MP	U	12	MAGNOLIA STELLATA 'PINK STARDUST' PINK STARDUST STAR MAGNOLIA	1.5" MIN	6' MIN	N
	ML	U	14	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM DWARF SOUTHERN MAGNOLIA	1.5" MIN	6' MIN	Y
VUA TREES							
	QS	C	15	QUERCUS STELLATA POST OAK	2" MIN	8' MIN	Y
BUFFER TREE							
	CV	U	9	CHIONANTHUS VIRGINICUS WHITE FRINGETREE	1.5" MIN	6' MIN	Y
	JB	C	4	JUNIPERUS VIRGINIANA 'BRODIE' BRODIE EASTERN REDCEDAR	2" MIN	8' MIN	Y
	MB	C	10	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' D.D BLANCHARD SOUTHERN MAGNOLIA	2" MIN	8' MIN	Y
	TA	C	5	TILIA AMERICANA AMERICAN LINDEN	2" MIN	8' MIN	Y
STREET TREE							
	AO	C	43	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2" MIN	8' MIN	Y
	LN	U	25	LAGERSTROEMIA INDICA 'NEAR EAST' NEAR EAST CRAPE MYRTLE	1.5" MIN	6' MIN	N
	PS	U	48	PRUNUS SERRULATA JAPANESE FLOWERING CHERRY	1.5" MIN	6' MIN	N
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SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	NATIVE
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GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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NORTH CAROLINA LANDSCAPE ARCHITECT 2422 JOHN MICHAEL HENSON
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REVISIONS

NO.	DATE	
1	06. 26. 2025	PER TOWN COMMENTS
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3		
4		
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6		

PLAN INFORMATION

PROJECT NO.	LEN-24015
FILENAME	LEN24015-LS1
CHECKED BY	WMK
DRAWN BY	RLU
SCALE	1" = 40'
DATE	04. 28. 2025

SHEET

LANDSCAPE PLAN - AREA "C"

L5.03

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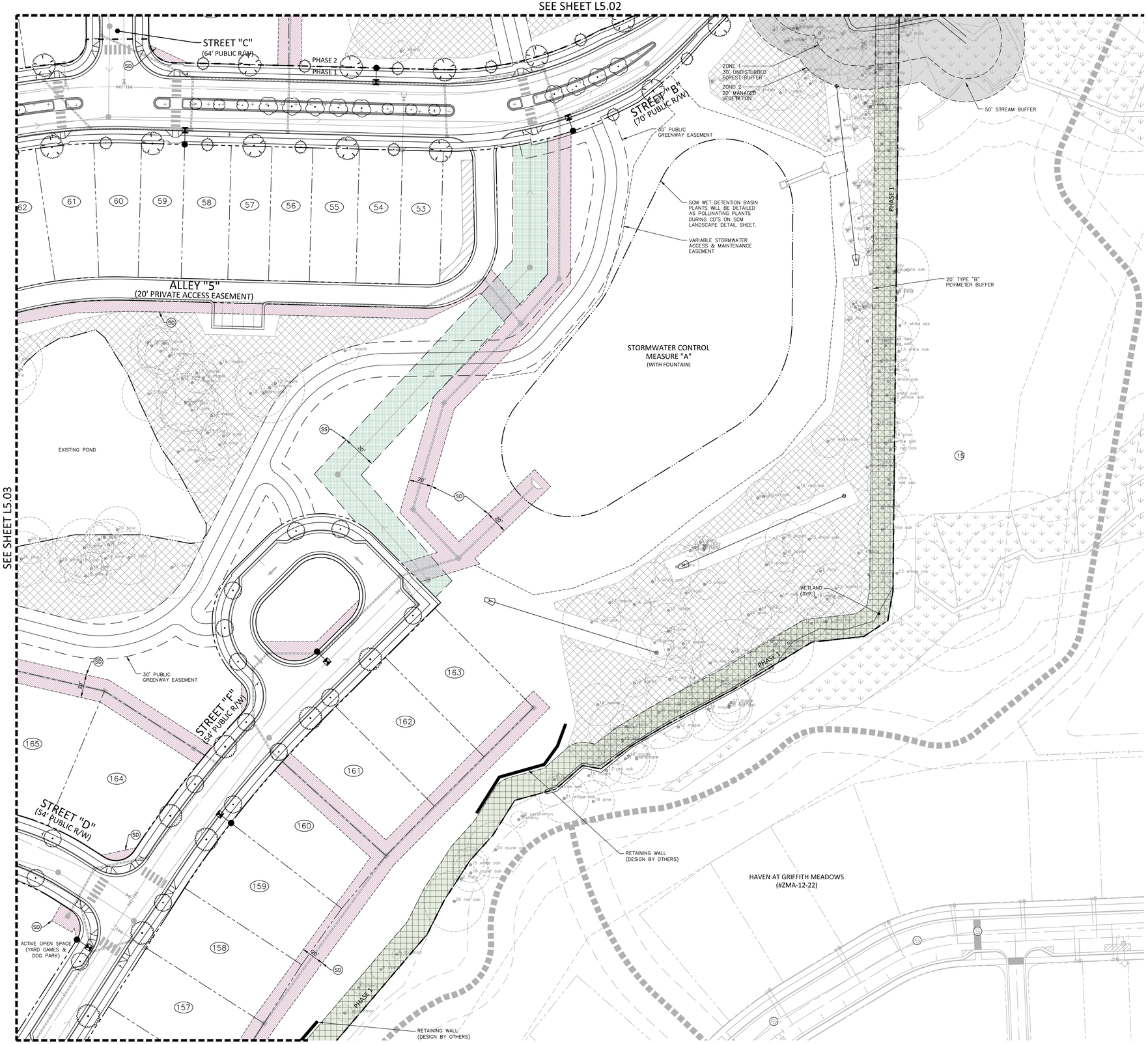

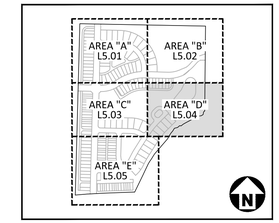

KEY MAP

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- 20' TYPE 'B' BUFFER
- 10' TYPE 'A' BUFFER

EASEMENT LEGEND

- SS — SANITARY SEWER EASEMENT
- SD — PUBLIC STORM DRAINAGE EASEMENT

PLANT SCHEDULE

SYMBOL	CODE	TYPE	QTY	BOTANICAL / COMMON NAME	CAL	HEIGHT	NATIVE
MEDIAN TREES							
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VUA TREES							
	QS	C	15	QUERCUS STELLATA POST OAK	2" MIN	8' MIN	Y
BUFFER TREE							
	CV	U	9	CHIONANTHUS VIRGINICUS WHITE FRINGETREE	1.5" MIN	6' MIN	Y
	JB	C	4	JUNIPERUS VIRGINIANA 'BRODIE' BRODIE EASTERN REDCEDAR	2" MIN	8' MIN	Y
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STREET TREE							
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	LN	U	25	LAGERSTROEMIA INDICA 'NEAR EAST' NEAR EAST CRAPE MYRTLE	1.5" MIN	6' MIN	N
	PS	U	48	PRUNUS SERRULATA JAPANESE FLOWERING CHERRY	1.5" MIN	6' MIN	N
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SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	NATIVE
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N

GRAPHIC SCALE

0 20 40 80

1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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NORTH CAROLINA LICENSED LANDSCAPE ARCHITECT 2422 JOHN MICHAEL HENSON
FINAL DRAWING NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	06. 26. 2025	PER TOWN COMMENTS
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PLAN INFORMATION

PROJECT NO.	LEN-24015
FILENAME	LEN24015-LS1
CHECKED BY	WMK
DRAWN BY	RLU
SCALE	1" = 40'
DATE	04. 28. 2025

SHEET

LANDSCAPE PLAN - AREA "D"

L5.04

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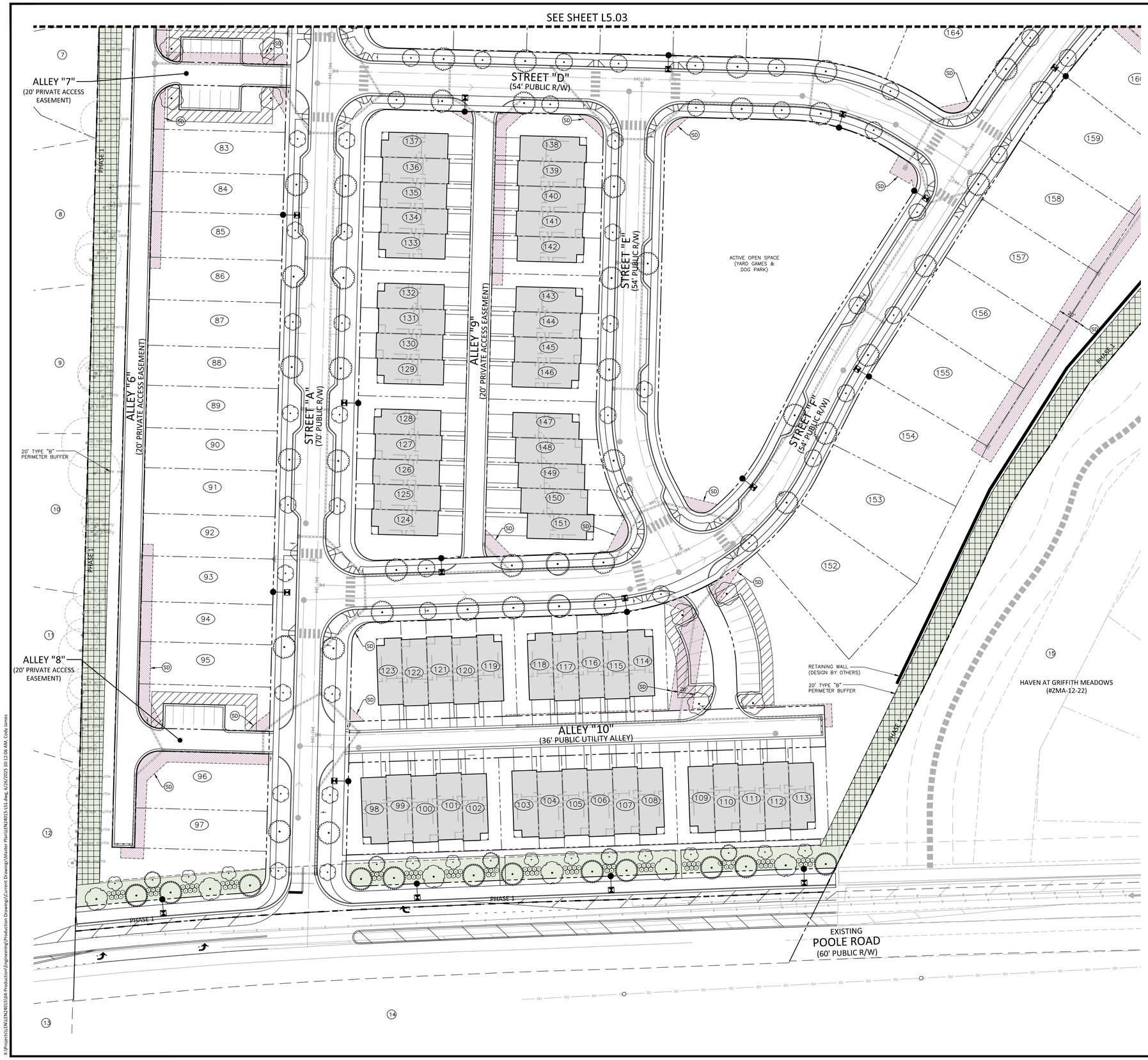

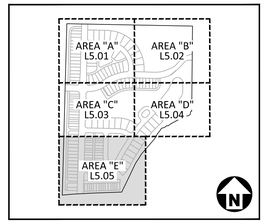

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- 20' TYPE 'B' BUFFER
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EASEMENT LEGEND

- SS — SANITARY SEWER EASEMENT
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PLANT SCHEDULE

SYMBOL	CODE	TYPE	QTY	BOTANICAL / COMMON NAME	CAL	HEIGHT	NATIVE
MEDIAN TREES							
	MP	U	12	MAGNOLIA STELLATA 'PINK STARDUST' PINK STARDUST STAR MAGNOLIA	1.5" MIN	6' MIN	N
	ML	U	14	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM DWARF SOUTHERN MAGNOLIA	1.5" MIN	6' MIN	Y
VUA TREES							
	QS	C	15	QUERCUS STELLATA POST OAK	2" MIN	8' MIN	Y
BUFFER TREE							
	CV	U	9	CHIONANTHUS VIRGINICUS WHITE FRINGETREE	1.5" MIN	6' MIN	Y
	JB	C	4	JUNIPERUS VIRGINIANA 'BRODIE' BRODIE EASTERN REDCEDAR	2" MIN	8' MIN	Y
	MB	C	10	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' D.D BLANCHARD SOUTHERN MAGNOLIA	2" MIN	8' MIN	Y
	TA	C	5	TILIA AMERICANA AMERICAN LINDEN	2" MIN	8' MIN	Y
STREET TREE							
	AO	C	43	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2" MIN	8' MIN	Y
	LN	U	25	LAGERSTROEMIA INDICA 'NEAR EAST' NEAR EAST CRAPE MYRTLE	1.5" MIN	6' MIN	N
	PS	U	48	PRUNUS SERRULATA JAPANESE FLOWERING CHERRY	1.5" MIN	6' MIN	N
	UE	C	66	ULMUS PARVIFOLIA 'EMER II' ALLEE® LACEBARK ELM	2" MIN	8' MIN	N
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SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	NATIVE
BUFFER SHRUBS						
	Il	28	ILEX GLABRA 'COMPACTA' COMPACT INKBERRY	3 GAL	18" MIN.	Y
	MC	29	MYRICA CERIFERA WAX MYRTLE	3 GAL	18" MIN.	Y
	VD	28	VIBURNUM DENTATUM 'ARROWWOOD' ARROWWOOD VIBURNUM	3 GAL	18" MIN.	Y

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
2422
JOHN MICHAEL HENSON
NOT VALID WITHOUT ORIGINAL SEAL OR SIGNATURE

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	LEN-24015
FILENAME	LEN24015-LS1
CHECKED BY	WMK
DRAWN BY	RLU
SCALE	1" = 40'
DATE	04. 28. 2025

SHEET

LANDSCAPE PLAN - AREA "E"

L5.05

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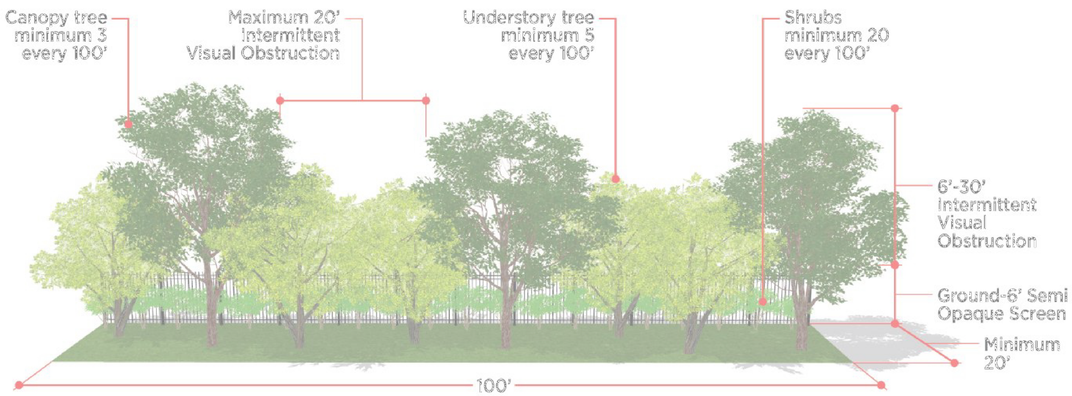
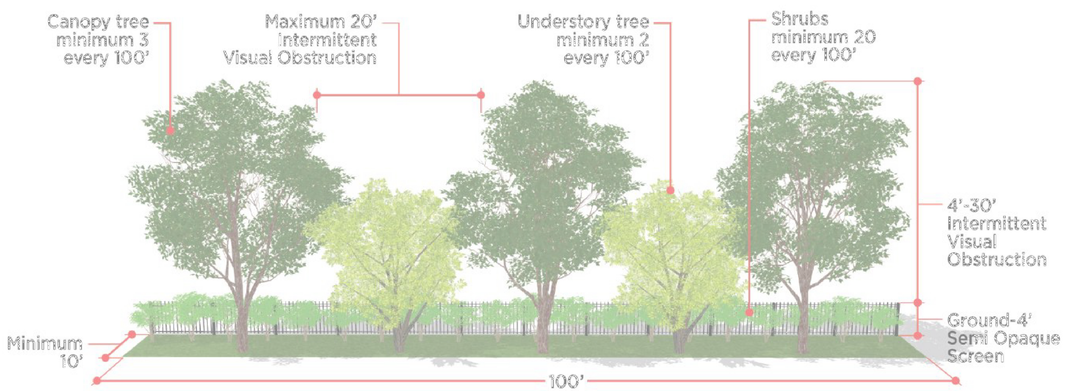


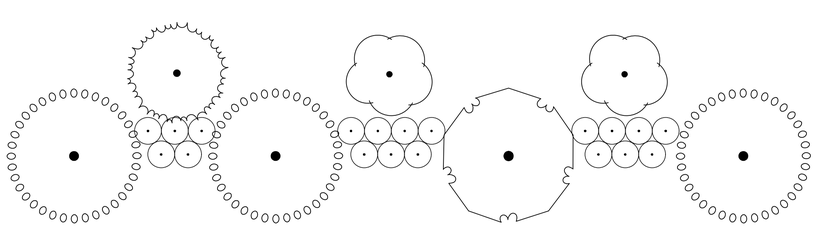
20' TYPE B PERIMETER BUFFER

TYPE "B" BUFFER IS TO BE LEFT IN IT'S NATURAL CONDITION. EXISTING PLANT MATERIAL TO BE FIELD VERIFIED BY LANDSCAPE ARCHITECT OR OTHER QUALIFIED PROFESSIONAL. SEE BUFFER DETAIL FOR REQUIREMENTS.

WHERE EXISTING BUFFER DOES NOT MEET THE MINIMUM BUFFER REQUIREMENTS, ADDITIONAL PLANT MATERIAL WILL BE ADDED.



10' TYPE A BUFFER



TYPICAL POOLE ROAD BUFFER

4 CANOPY TREES PER 100'
3 UNDERSTORY TREES PER 100'
24 SHRUBS PER 100'

PLANT SCHEDULE

SYMBOL	CODE	TYPE	QTY	BOTANICAL / COMMON NAME	CAL	HEIGHT	NATIVE
MEDIAN TREES							
	MP	U	12	MAGNOLIA STELLATA 'PINK STARDUST' PINK STARDUST STAR MAGNOLIA	1.5" MIN	6' MIN	N
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	CV	U	9	CHIONANTHUS VIRGINICUS WHITE FRINGETREE	1.5" MIN	6' MIN	Y
	JB	C	4	JUNIPERUS VIRGINIANA 'BRODIE' BRODIE EASTERN REDCEDAR	2" MIN	8' MIN	Y
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	VD	28	VIBURNUM DENTATUM 'ARROWWOOD' ARROWWOOD VIBURNUM	3 GAL	18" MIN.	Y

LOT TREE REQUIRMENTS

1. Each single-family or duplex lot shall contain a minimum of one (1) canopy tree for every two thousand (2,000) square feet of lot area or fraction thereof up to twenty-thousand (20,000) square feet 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 Land Use Administrator.
2. The use of existing trees meeting the following standards to satisfy this requirement is encouraged. Existing large shade trees measuring more than six (6) inches in DBH may be counted towards fulfilling this requirement.
3. Required street trees (Section 7.4 (L)) may not be counted towards the fulfillment of the residential landscaping requirement. Apart from required street trees, all other trees required under this Chapter shall be planted within the private lot.
4. Within the development, single family dwelling foundation plantings (Evergreen Shrubs) will be installed along the entire front elevation, as well as any elevation directly facing public Right of Way or improved open space and the first 12' of the side elevations closes to the front elevation.

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2422 JOHN MICHAEL HENSON
FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	LEN-24015
FILENAME	LEN24015-LS1
CHECKED BY	WMK
DRAWN BY	RLU
SCALE	NTS
DATE	04. 28. 2025

SHEET

DETAILS & NOTES

L5.06

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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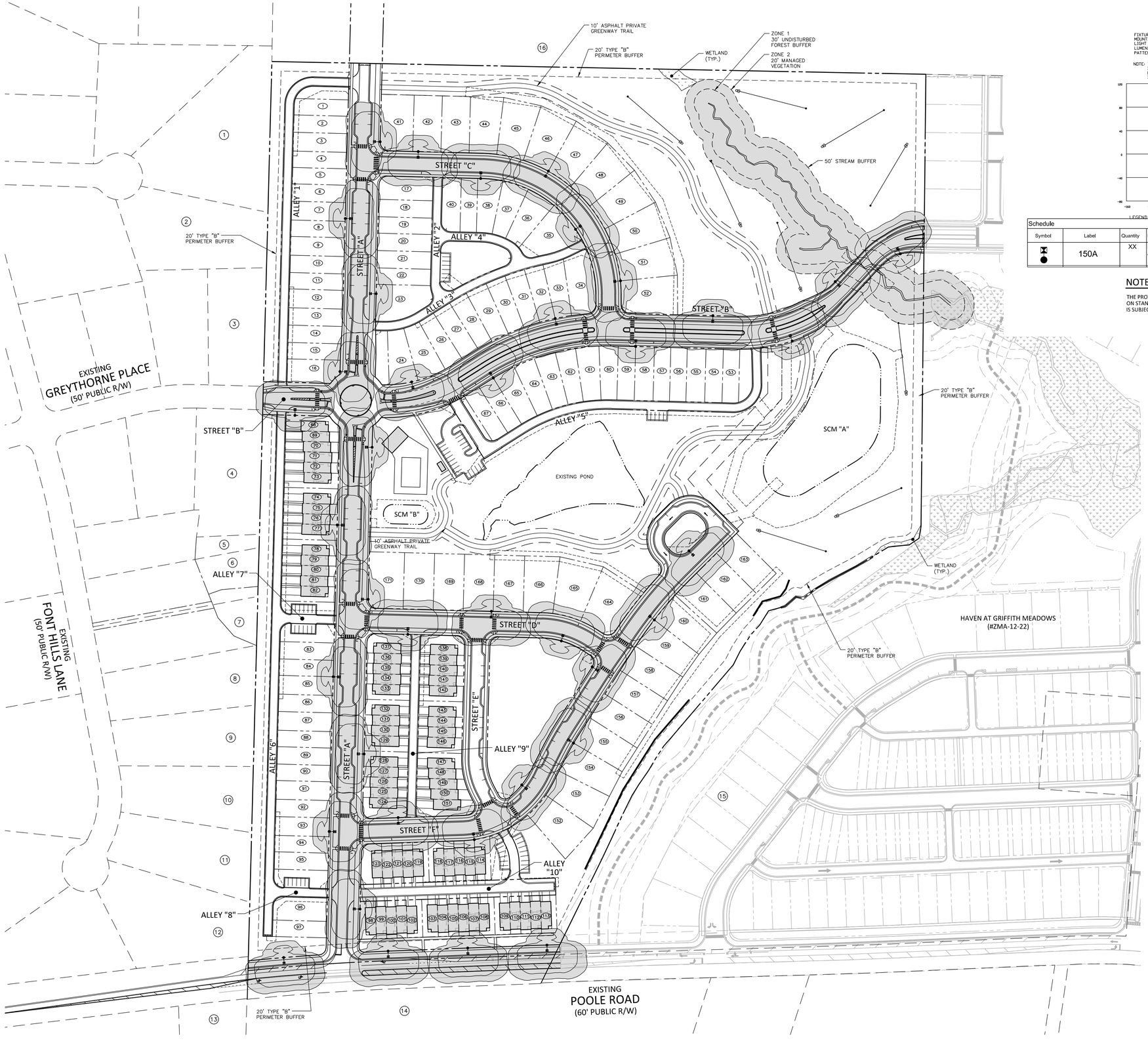

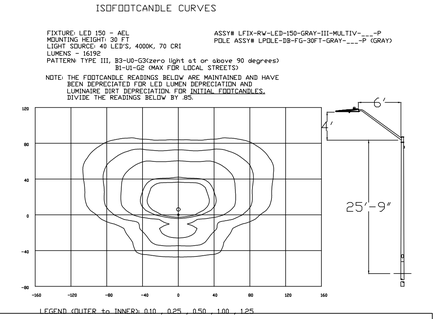

Schedule						
Symbol	Label	Quantity	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor
	150A	XX	LED 150w Roadway - Type III - 4000K	1	16192	0.85

NOTE:

THE PROVIDED LIGHTING PLAN REPRESENTS A PRELIMINARY DESIGN BASED ON STANDARD KNIGHTDALE SPACING AND LIGHTING REQUIREMENTS AND IS SUBJECT TO CHANGE BASED ON FUTURE DESIGN BY DUKE ENERGY.

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
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HOPKINS FARM
MASTER PLAN
8501 POOLE ROAD
KNIGHTDALE, NORTH CAROLINA 27545

NORTH CAROLINA PROFESSIONAL SEAL 048280 ENGINEER NICHOLAS D. WILLIAMSON
NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

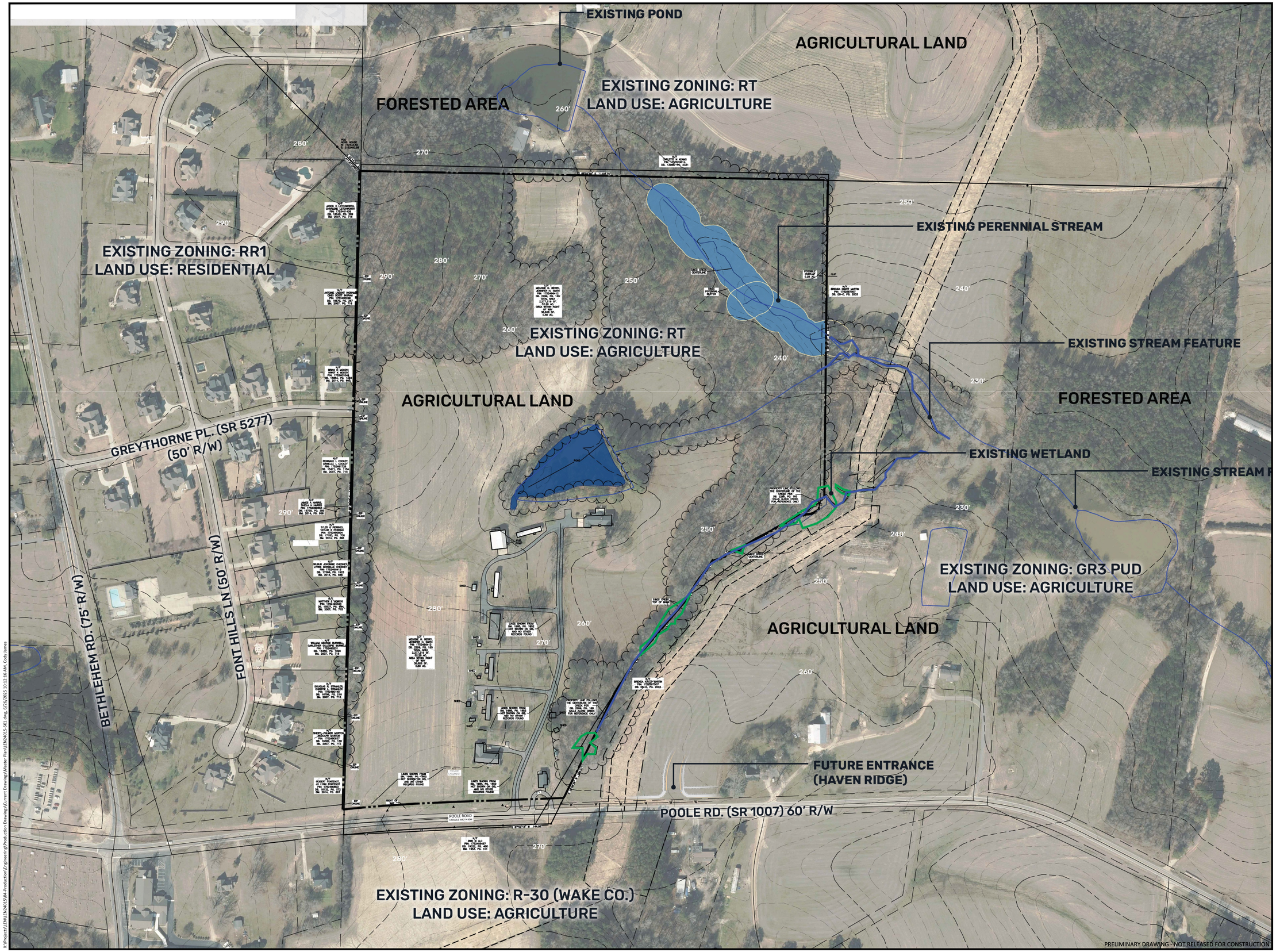
PROJECT NO.	LEN-24015
FILENAME	LEN24015-LI1
CHECKED BY	WMK
DRAWN BY	RLU
SCALE	1" = 100'
DATE	04. 28. 2025

SHEET

PRELIMINARY LIGHTING PLAN

L6.00

X:\Projects\LEN\LEN24015\04-Production\Engineering\Production Drawings\Current Drawings\Master Plan\LEN24015-LI1.dwg, 6/26/2025 10:12:10 AM, Cody James



X:\Projects\LEN\LEN24015\04-Production\Engineering\Production Drawings\Current Drawings\Master Plan\LEN24015-SK1.dwg, 6/26/2025 10:12:16 AM, Cody James

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NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	06. 26. 2025	PER TOWN COMMENTS
2		
3		
4		
5		
6		

PLAN INFORMATION

PROJECT NO.	LEN-24015
FILENAME	LEN24015-SK1
CHECKED BY	WMK
DRAWN BY	RLU
SCALE	NTS
DATE	04. 28. 2025

SHEET

SKETCH PLAN
ENVIRONMENTAL SURVEY
(FOR REFERENCE ONLY)

SK-1