

CONTACT

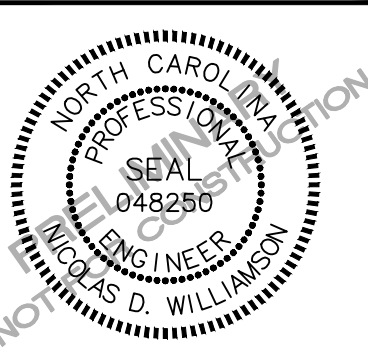
MAX KLIETSCH
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CLIENT

LENNAR
1100 PERIMETER PARK DRIVE
MORRISVILLE, NC 27560
CONTACT: Michael Taylor
PHONE: 919. 465. 5929



PROJECT DIRECTORY



REVISIONS

NO.	DATE	
1	06.26.2025	PER TOWN COMMENTS
2	07.30.2025	PER TOWN COMMENTS
3		
4		
5		
6		

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

HOPKINS FARM

8501 POOLE ROAD
KNIGHTDALE, NORTH CAROLINA 27545

MASTER PLAN ZMA-7-24 PROJECT NUMBER: LEN-24015 DATE: APRIL 28, 2025

SHEET INDEX

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SK-1	SKETCH PLAN ENVIRONMENTAL SURVEY (FOR REFERENCE ONLY)

RALEIGH WATER CONDITIONS OF APPROVAL

- 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.
- 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.
- 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 DOWNSTREAM SEWER CAPACITY STUDY IN COMPLIANCE WITH CORPUD HANDBOOK SHALL BE SUBMITTED BY THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION DRAWINGS.
- 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.
- 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.
- 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	4 POINTS
CONSERVATION OF NATURAL HABITAT MEETING RECREATIONAL OS REQUIREMENTS AS DEFINED IN CH. 11. OF UDO.	
NATURAL HABITAT CONSERVATION	6 POINTS
PUBLIC ART	4 POINTS
STORMWATER BIORETENTION (AT OPEN SPACE #1)	5 POINTS
TOTAL MAJOR SUBDIVISION POINTS	52 POINTS

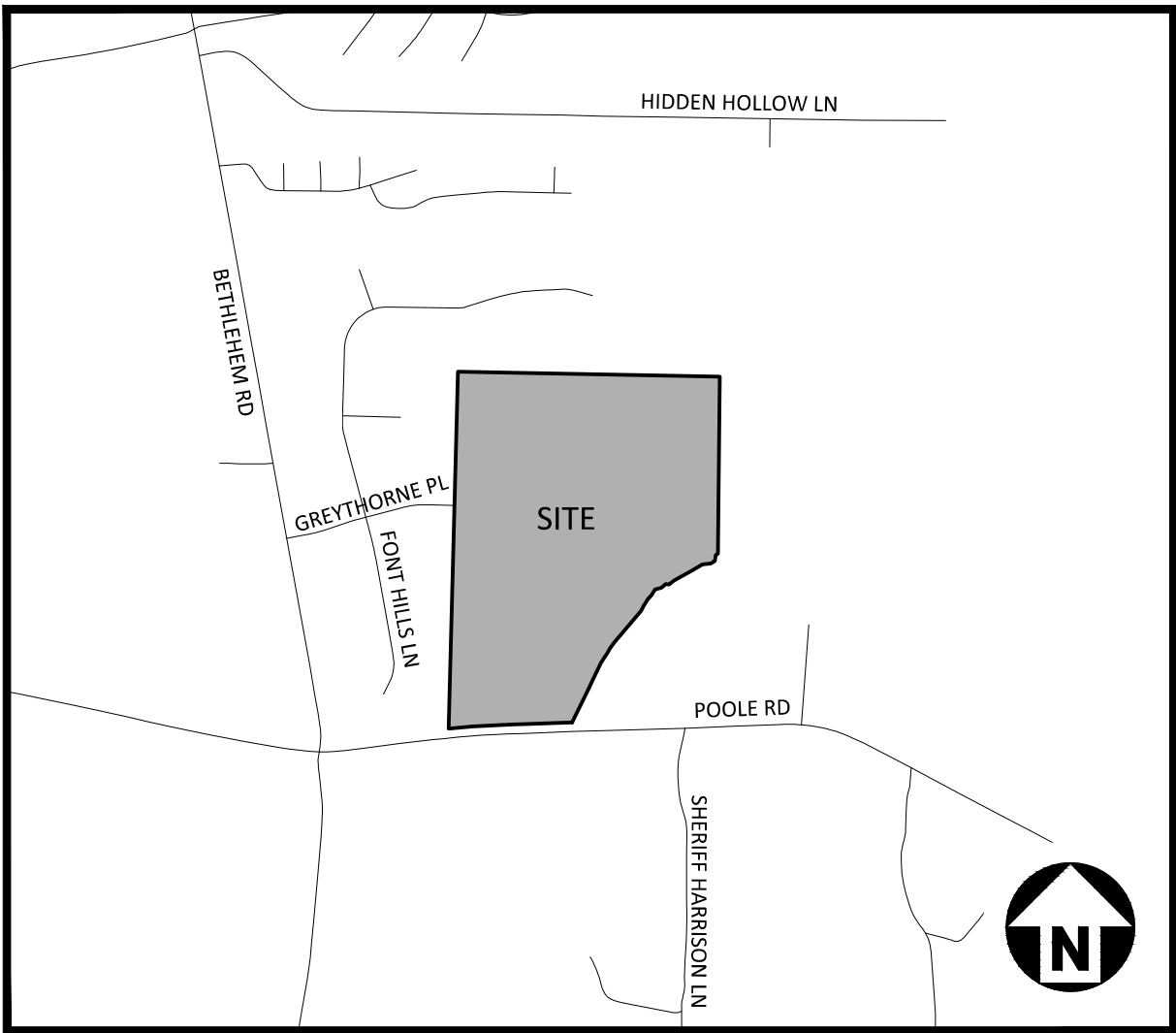
ZONING CONDITIONS

SITE DEVELOPMENT ALLOWANCES

- 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.
- 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'.
- 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.
- WITHIN HOPKINS FARM, 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.
- 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 SPD 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.
- HOPKINS FARM SHALL BE PERMITTED TO DEVIATE FROM THE DISTRIBUTION OF USES RANGE OUTLINED IN SECTION 11.18 OF THE UDO IN ORDER TO PROVIDE THE DISTRIBUTION PROVIDED IN THE ASSOCIATED MASTER PLAN.
- 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.
- 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 RADI CONTAINED IN SECTION 10.5.A OF THE UDO.

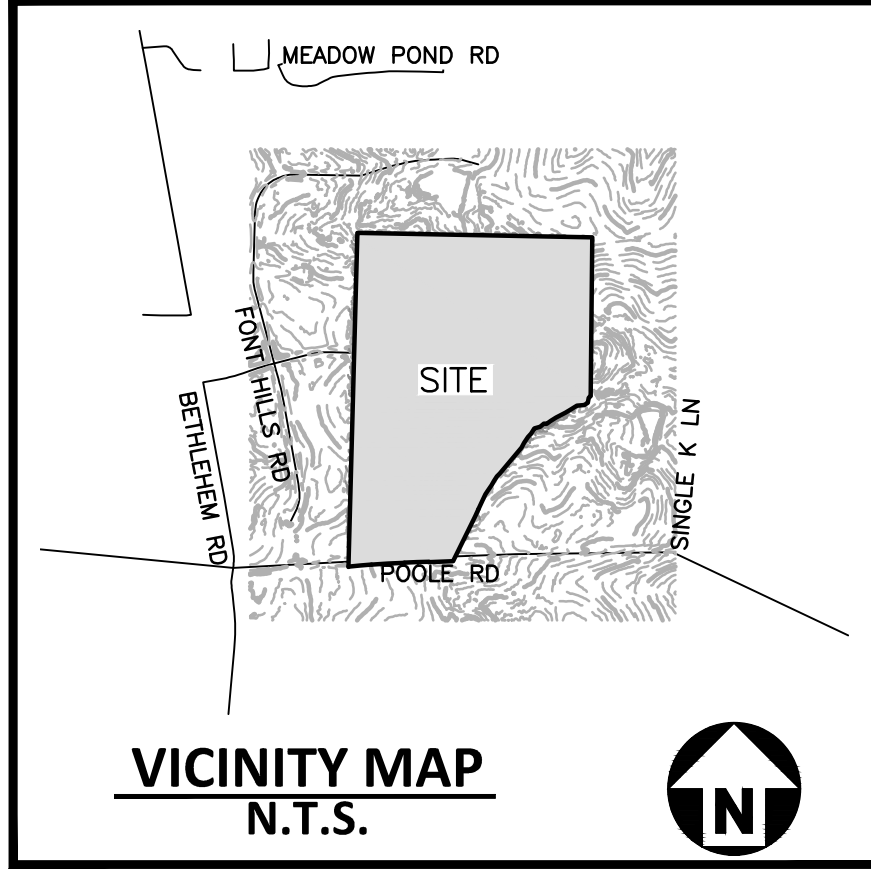
VOLUNTARY ZONING CONDITIONS

- CONSTRUCTION TRAFFIC WILL NOT UTILIZE THE EXISTING 'GREYTHORNE PLACE' ROADWAY AS A MEANS OF ACCESS TO HOPKINS FARM.
- THE SITE WILL USE AT LEAST ONE BIORETENTION CELL AS A METHOD OF GREEN STORMWATER INFRASTRUCTURE. AS CURRENTLY SHOWN ON THE MASTER PLAN, THIS BIORETENTION CELL WOULD BE PROVIDED SOUTH OF THE POOL AND WILL INCLUDE FLOWERING POLLINATOR PLANTS.
- ENHANCED ROADSIDE LANDSCAPING AND HARDSCAPING 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.
- A MINIMUM OF TYPE B BUFFER WILL BE APPLIED ALONG THE PROJECT'S PERIMETER. EXISTING VEGETATION SHALL BE ALLOWED TO BE CREDITED TOWARDS THE PLANTINGS REQUIRED WIT HA 'TYPE B' BUFFER. WHERE EXISTING VEGETATION IS USED TO SATISFY PROPOSED 20' TYPE B BUFFERS, THE DEVELOPER WILL BE RESPONSIBLE FOR SUPPLEMENTING ANY PORTIONS OF THE BUFFERS WITH NEW PLANTINGS WHERE EXISTING VEGETATION DOES NOT MEET PERFORMANCE STANDARDS. THE LAND USE ADMINISTRATOR RESERVES THE RIGHT TO REQUIRE ADDITIONAL VEGETATION TO BE PLANTED PRIOR TO CERTIFICATE OF OCCUPANCY TO MEET THE PERFORMANCE STANDARDS OF THE REQUIRED BUFFERS
- HOPKINS FARM WILL PROVIDE A MINIMUM OF 100 GUEST PARKING SPACES (INCLUDING ON-STREET AND OFF-STREET PARKING).
- SITE AMENITIES WILL INCLUDE A POLLINATOR GARDEN WITH EDUCATIONAL SIGNAGE HIGHLIGHTING THEIR ENVIRONMENTAL BENEFITS. THE BIORETENTION CELL WILL BE PLANTED WITH POLLINATOR-FRIENDLY SPECIES TO SERVE AS A SECOND POLLINATOR GARDEN.
- HOPKINS FARM WILL INCLUDE ARCHITECTURAL STANDARDS FOR SINGLE-FAMILY DETACHED HOMES AND TOWNHOMES, AS OUTLINED IN THE 'DESIGN GUIDELINES' SECTION OF THE PUD DOCUMENT.
- ALONG ALLEY #6, THE ELEVATION OF THE ALLEY ON AVERAGE WILL BE 3 FEET BELOW THE ELEVATION OF THE ADJACENT TYPE "B" BUFFER.
- ALL HOMES WILL BE PRE-WIRED FOR EV CHARGING.



VICINITY MAP

N.T.S.

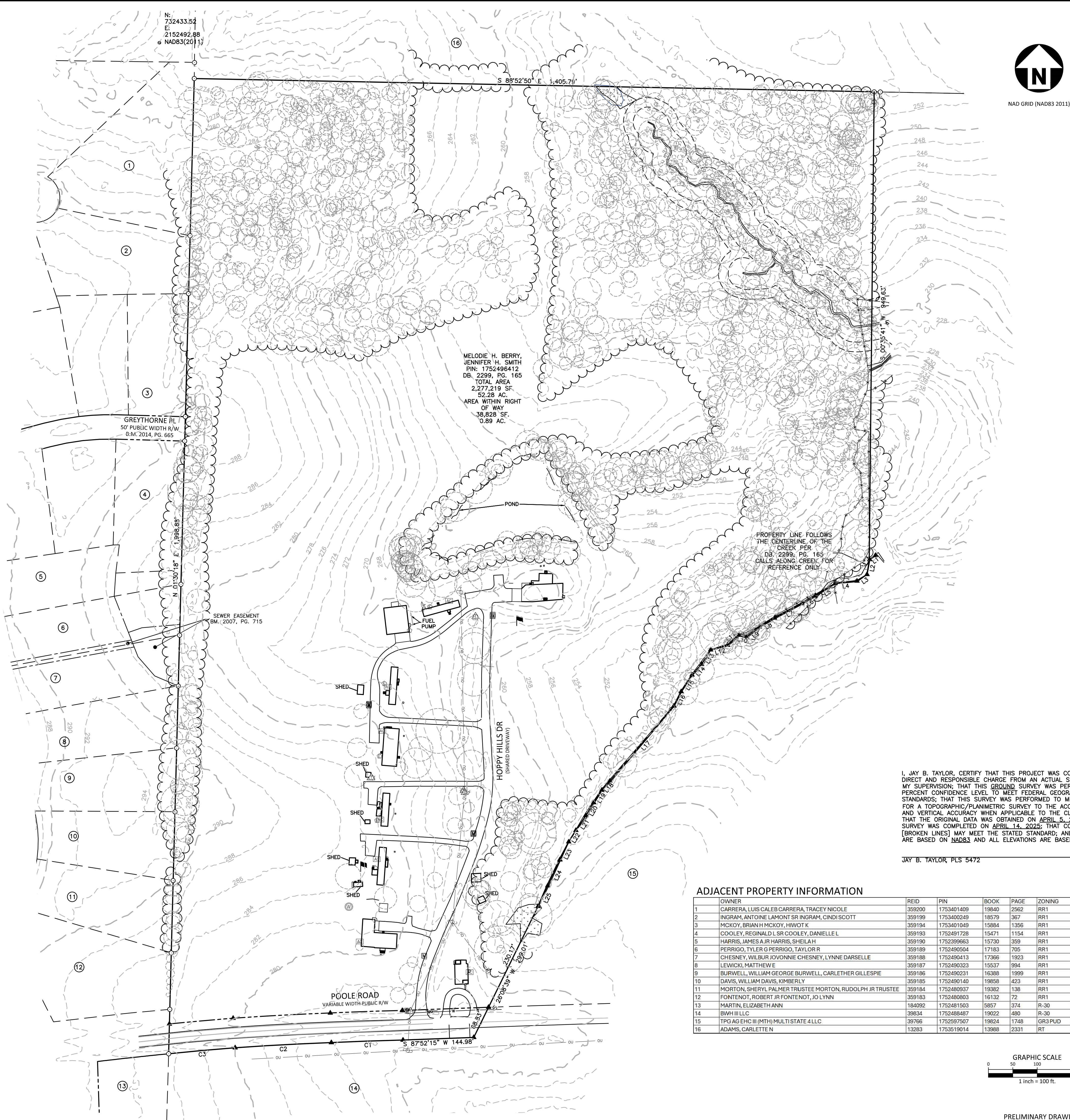


GENERAL NOTES

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



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

ADJACENT PROPERTY INFORMATION

	OWNER	REID	PIN	BOOK	PAGE	ZONING	LAND CLASS
1	CARRERA, LUIS CALEB CARRERA, TRACEY NICOLE	358200	1753401409	19840	2962	RR1	RESIDENTIAL
2	INGRAM, ANTOINE LAMONT SR INGRAM, CINDI SCOTT	358199	1753400249	18579	367	RR1	RESIDENTIAL
3	MCKOY, BRIAN H MCKOY, HIWOT K	358194	1753401049	15884	1356	RR1	RESIDENTIAL
4	COOLEY, REGINALD L SR COOLEY, DANIELLE L	358193	1752491728	15471	1154	RR1	RESIDENTIAL
5	HARRIS, JAMES A JR HARRIS, SHEILAH	358190	1752399663	15730	359	RR1	RESIDENTIAL
6	PERRIGO, TYLER G PERRIGO, TAYLOR R	358189	1752490504	17183	705	RR1	RESIDENTIAL
7	CHESNEY, WILBUR JOVONNIE CHESNEY, LYNNE DARSELLE	358188	1752490413	17366	1823	RR1	RESIDENTIAL
8	LEWICKI, MATTHEW E	358187	1752490323	15537	984	RR1	RESIDENTIAL
9	BURWELL, WILLIAM GEORGE BURWELL, CARLETHA GILLESPIE	358186	1752490231	16388	1999	RR1	RESIDENTIAL
10	DAVIS, WILLIAM DAVIS, KIMBERLY	358185	1752490140	19858	423	RR1	RESIDENTIAL
11	MORTON, SHERYL PALMER TRUSTEE MORTON, RUDOLPH JR TRUSTEE	358184	1752480937	19382	138	RR1	RESIDENTIAL
12	FONTENOT, ROBERT JR FONTENOT, JO LYNN	358183	1752480803	16132	72	RR1	RESIDENTIAL
13	MARTIN, ELIZABETH ANN	184092	1752481503	5857	374	R-30	RESIDENTIAL
14	BWH III LLC	39834	1752488487	19022	480	R-30	AGRICULTURE
15	TPG AG EHC III (MTH) MULTI STATE 4 LLC	39766	1752597507	19624	1748	GR3 PUD	ACRES GREATER THAN 10 WITH HOUSE
16	ADAMS, CARLETTE N	13293	1753519014	13968	2331	RT	AGRICULTURE

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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CLIENT

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MASTER PLAN
8501 POOLE ROAD

KNIGHTDALE, NORTH CAROLINA 27545



REVISIONS

NO. DATE

PLAN INFORMATION

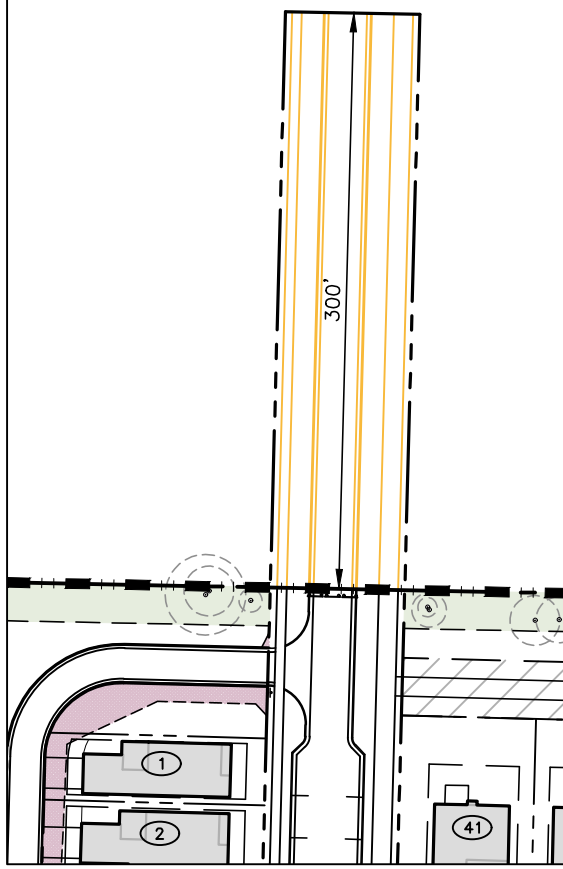
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FILENAME LEN24015-AT1
CHECKED BY JBT
DRAWN BY CBF
SCALE 1"=100'
DATE 04.25.2025

SHEET

EXISTING
CONDITIONS

C1.00

OFFSITE ROADWAY EXTENSION OF STREET "A" IS FOR PLANNING PURPOSES AND WILL NOT BE CONSTRUCTED AS PART OF HOPKINS FARM.



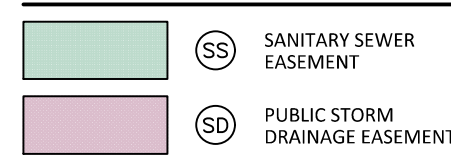
INSET "A"
SCALE: 1" = 100'

EXISTING GREYTHORNE PLACE
(50' PUBLIC R/W)

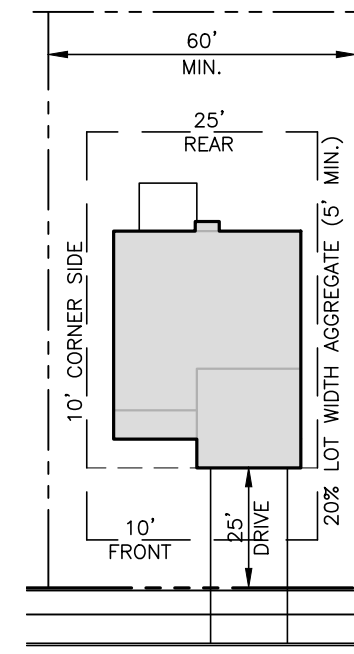
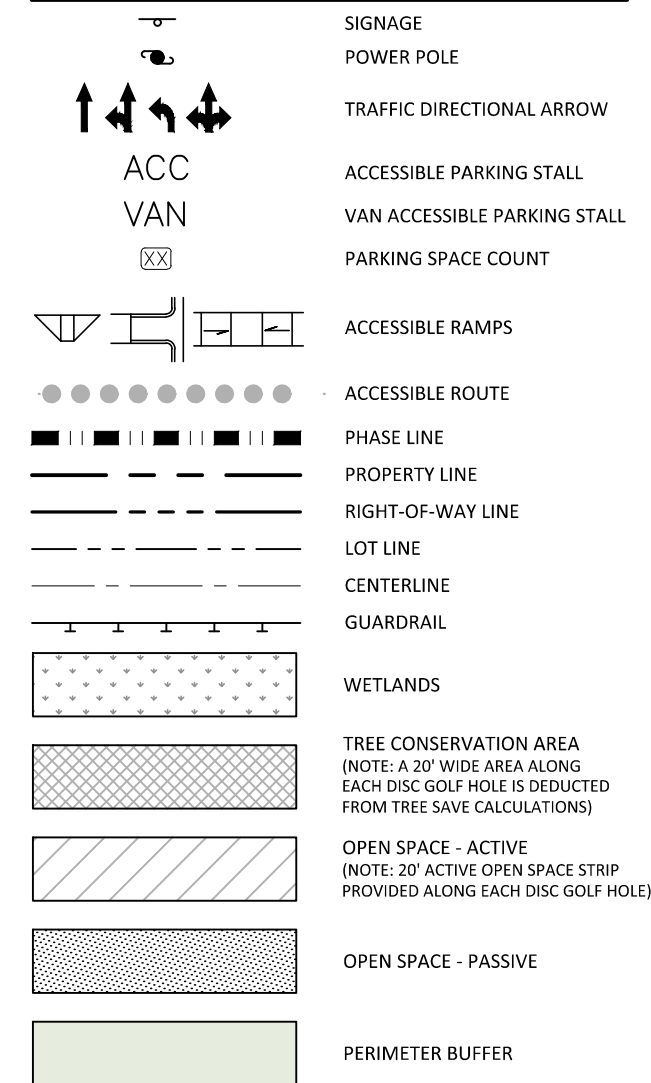
EXISTING FONT HILLS LANE
(50' PUBLIC R/W)



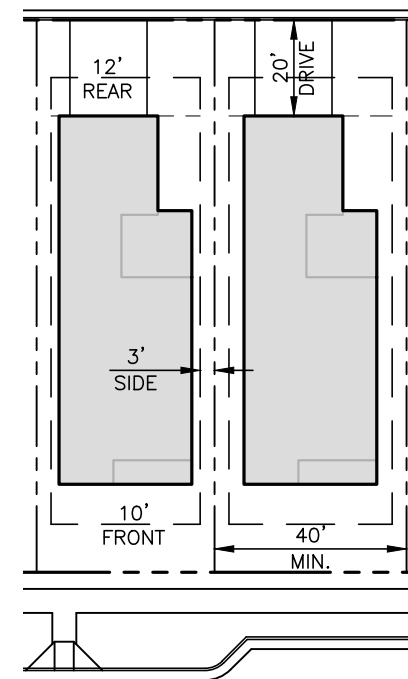
EASEMENT LEGEND



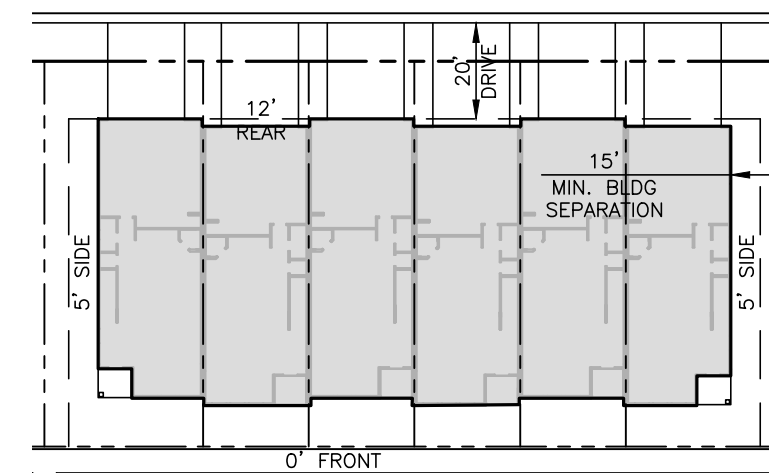
SITE LEGEND



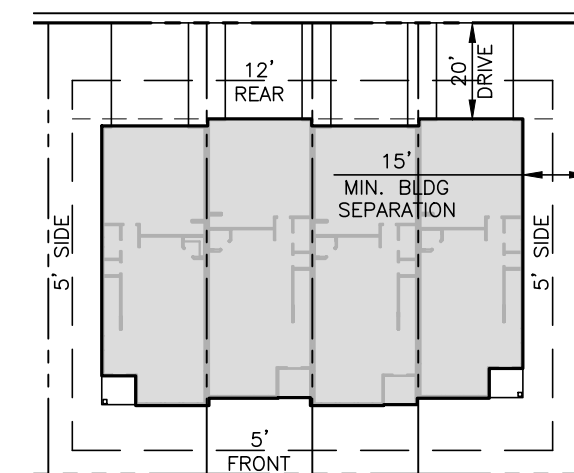
FRONT-LOADED SINGLE
FAMILY DWELLING DETAIL
SCALE: 1"=40'



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



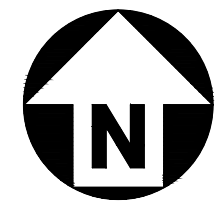
OPEN SPACE FACING
REAR-LOADED
TOWNHOME DETAIL
SCALE: 1"=40'



STREET FACING REAR-LOADED
TOWNHOME DETAIL
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GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

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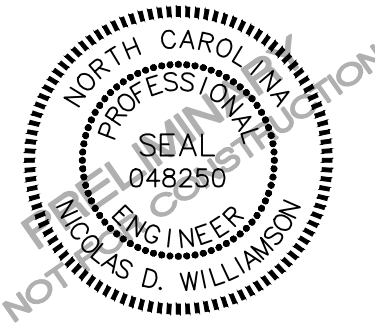


HOPKINS FARM

MASTER PLAN

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REVISIONS

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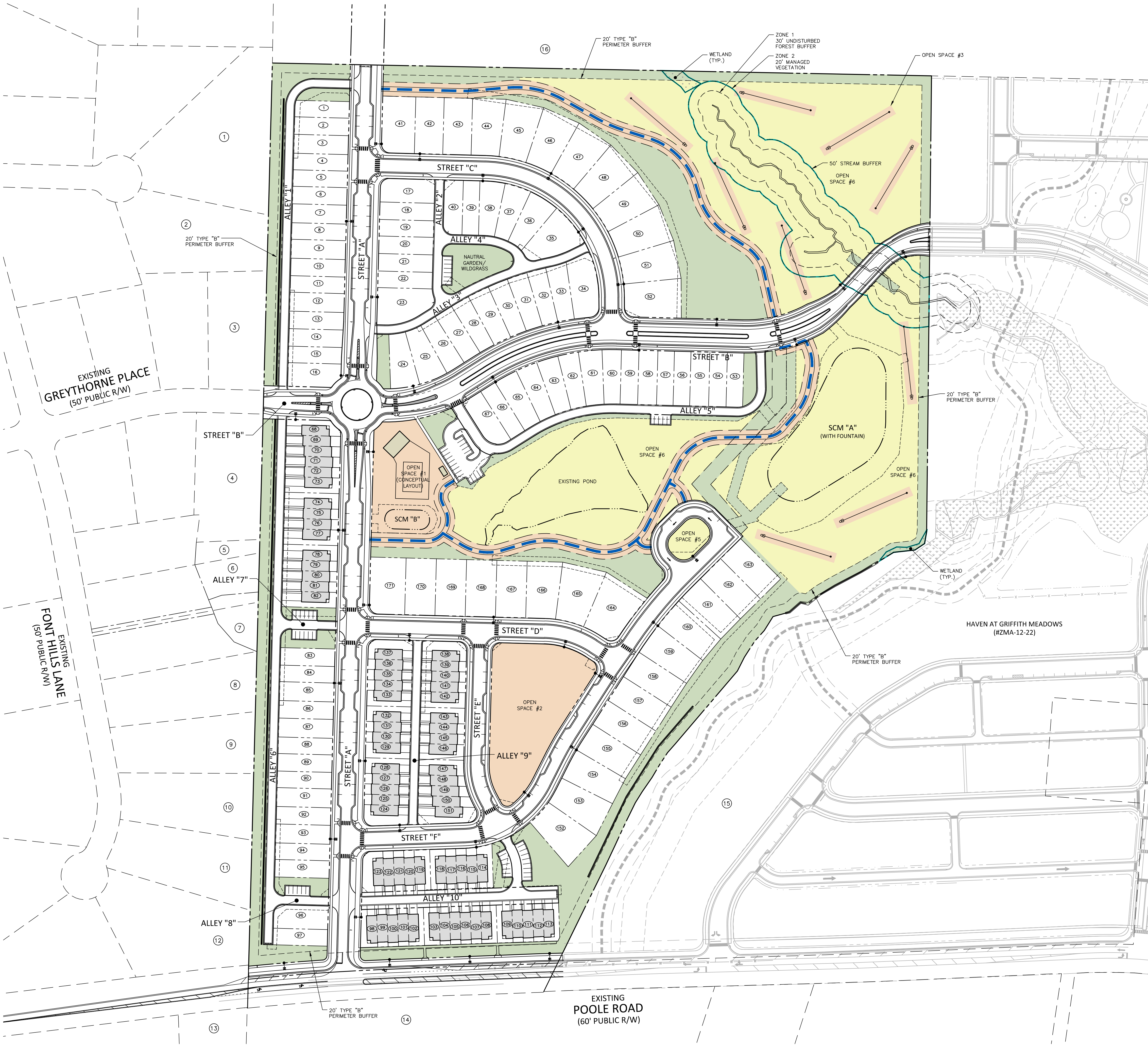
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FILENAME LEN24015-OAS1
CHECKED BY WMK
DRAWN BY RLU
SCALE 1" = 100'
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SHEET

OVERALL SITE PLAN

C2.00

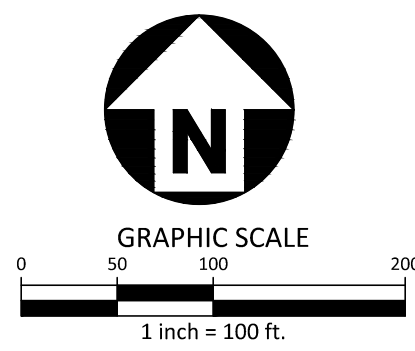
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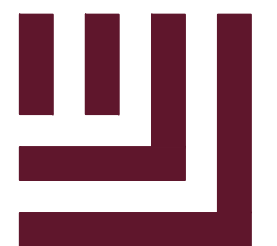


ACTIVE & PASSIVE OPEN SPACE SUMMARY		
ACTIVE OPEN SPACE *		
OPEN SPACE 1	AMENITY CENTER (BATHHOUSE & POOL)	0.72 AC
OPEN SPACE 2	PLAYGROUND AND YARD GAMES	1.13 AC
OPEN SPACE 3	9-HOLE DISC GOLF COURSE (20'x1800 LF)	0.72 AC
OPEN SPACE 4	PUBLIC GREENWAY (30' EASEMENT)	1.72 AC
TOTAL		4.29 AC
PASSIVE OPEN SPACE *		
OPEN SPACE 5	POLLINATOR GARDEN	0.12 AC
OPEN SPACE 6	PRESERVATION OF NATURAL RESOURCES (INCLUDES SEATING AREAS AS SHOWN ON MASTER PLAN)	10.09 AC
TOTAL		10.21 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: 50.75 AC
		OVERALL SITE OPEN SPACE: 21.83 AC
	ACTIVE OPEN SPACE	4.29 AC
	8.45% OF NET AREA	
	19.65% OF TOTAL OPEN SPACE	
	PASSIVE OPEN SPACE	10.21 AC
	20.12% OF NET AREA	
	46.77% OF TOTAL OPEN SPACE	
	COMMON OPEN SPACE	7.33 AC
	14.44% OF NET AREA	
	33.44% 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
Revise to Public		





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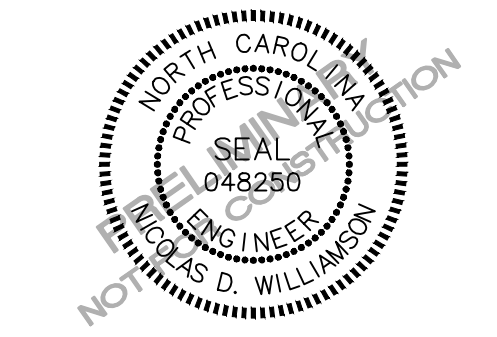
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2	07.30.2025	PER TOWN COMMENTS
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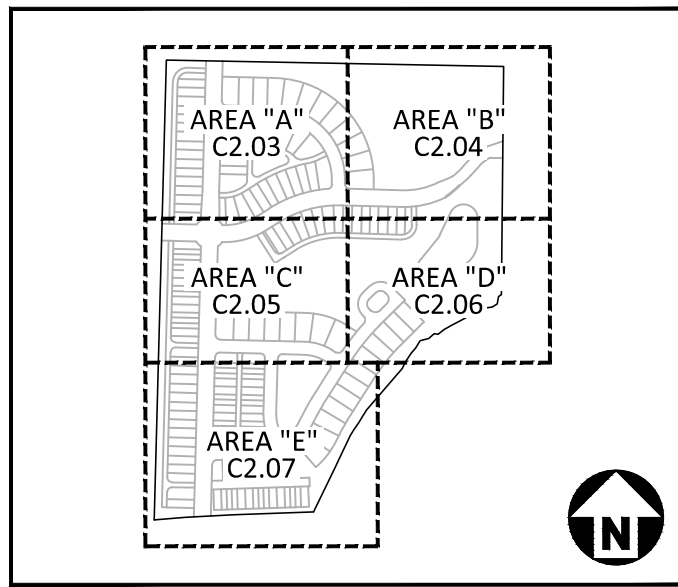
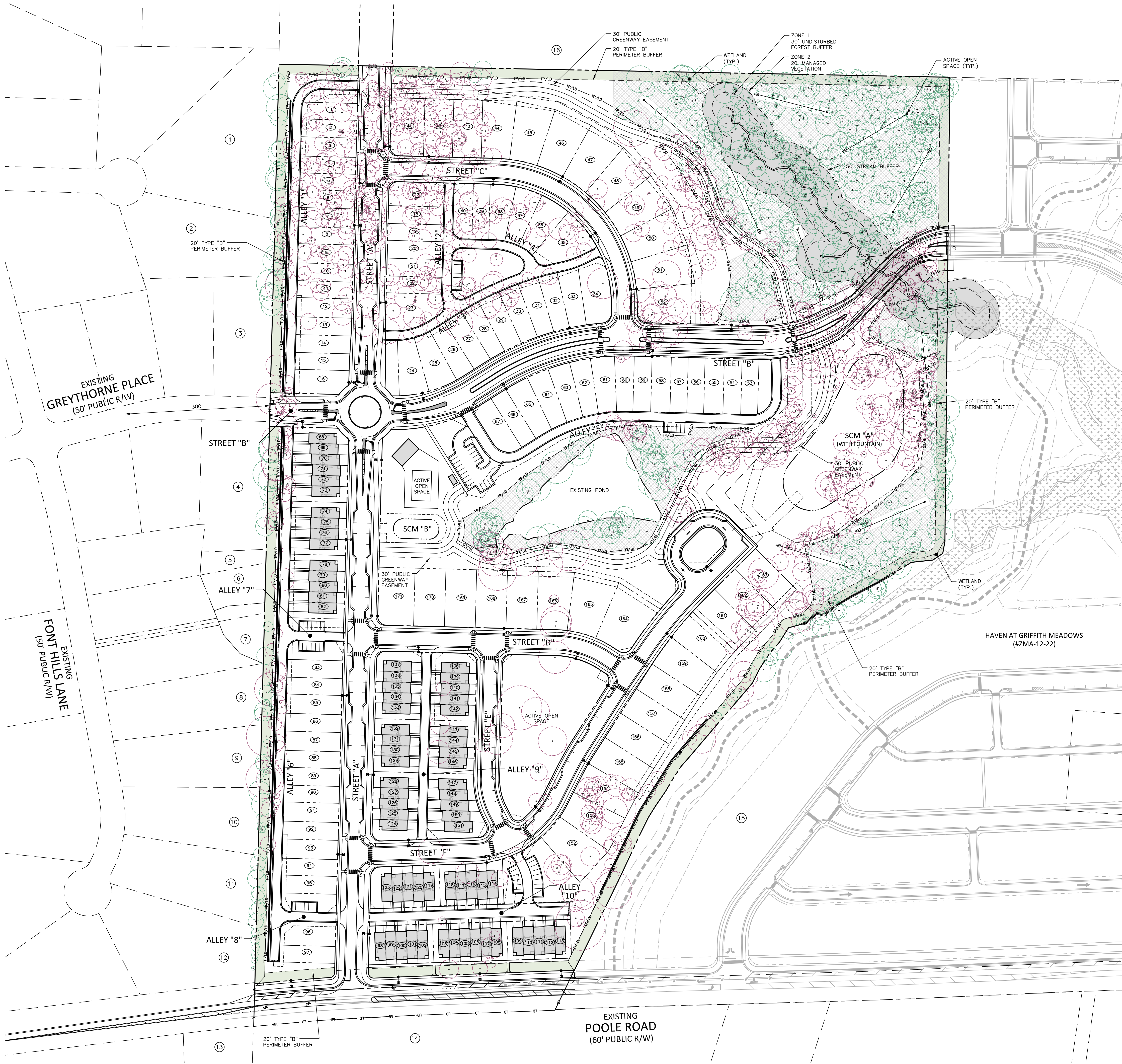
PLAN INFORMATION

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**

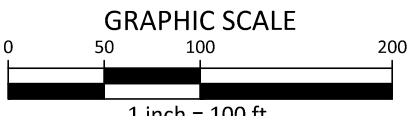
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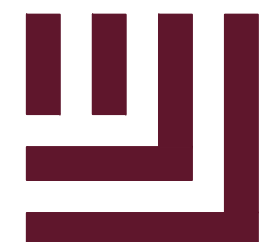
KEY MAP

SITE LEGEND

- | | |
|--|---|
| | SIGNAGE |
| | POWER POLE |
| | TRAFFIC DIRECTIONAL ARROW |
| | ACCESSIBLE PARKING STALL |
| | VAN ACCESSIBLE PARKING STALL |
| | 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 |



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



REVISIONS

NO.	DATE	
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6		

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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**HOPKINS FARM
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KNIGHTDALE, NORTH CAROLINA 27545**



REVISIONS

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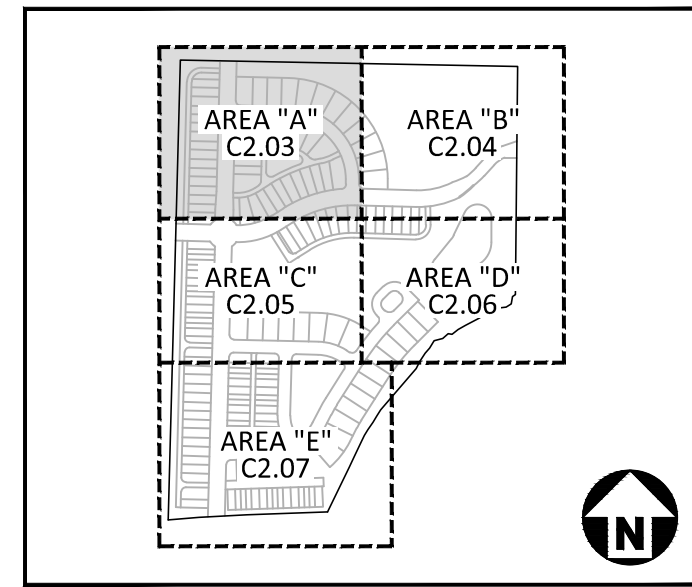
PLAN INFORMATION

PROJECT NO. LEN-24015
FILENAME LEN24015-S1
CHECKED BY WMK
DRAWN BY RLU
SCALE 1" = 40'
DATE 04.28.2025

SHEET

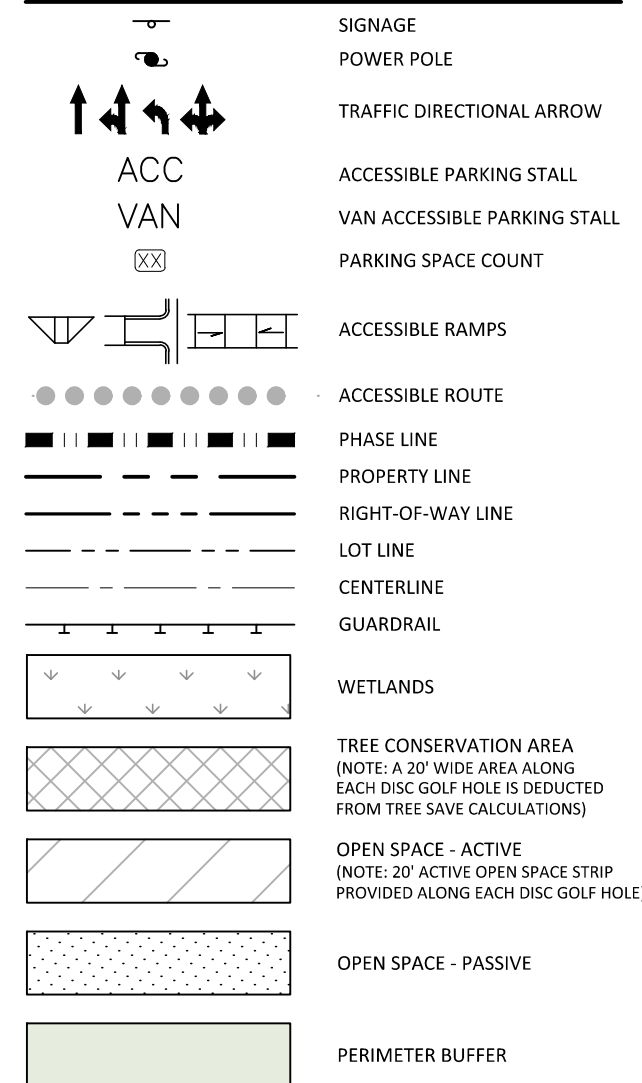
**SITE, SIGNAGE, PAVEMENT
MARKING PLAN - AREA "A"**

C2.03

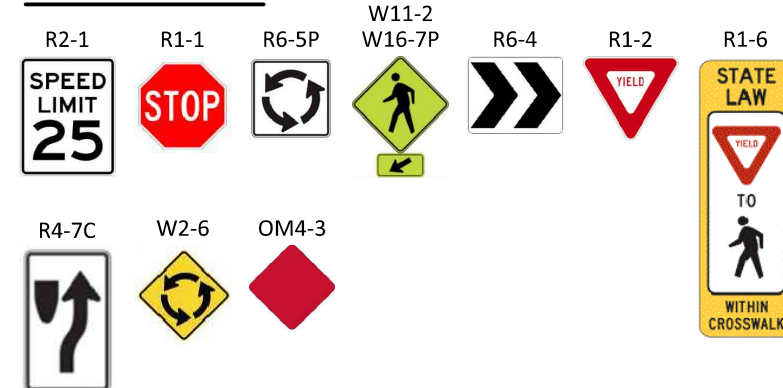


KEY MAP

SITE LEGEND

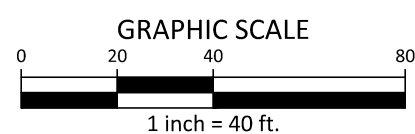
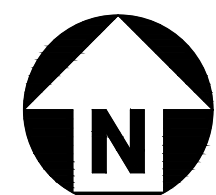
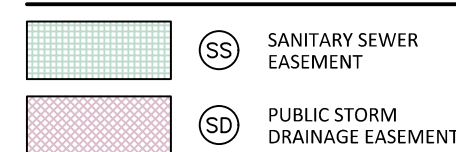


SITE SIGN KEY

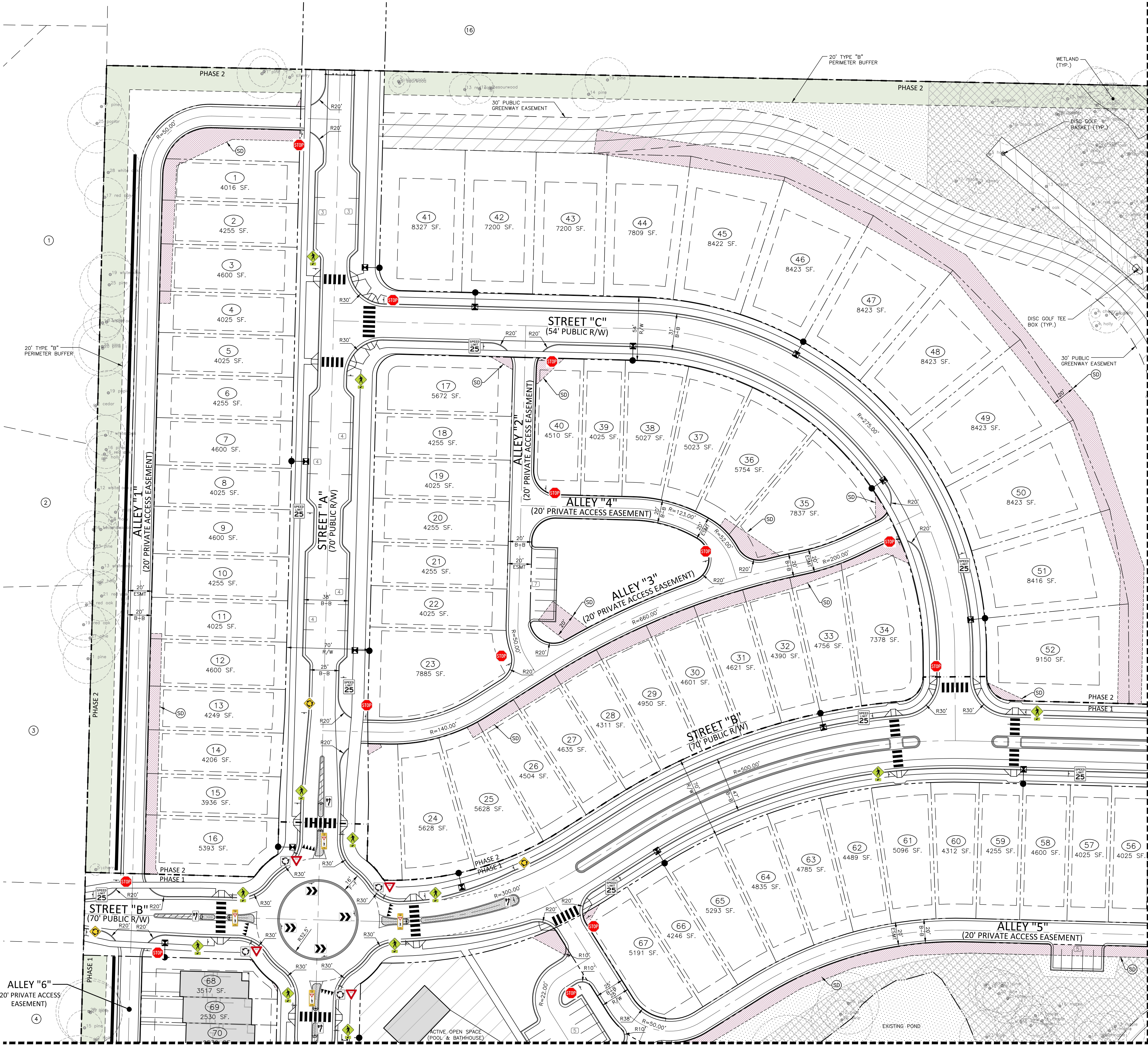


SPEED LIMIT TABLE	
LOCAL STREET	20 MPH
MAIN STREET	25 MPH

EASEMENT LEGEND



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



SEE SHEET C2.05

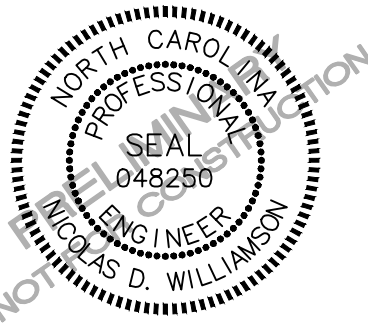
SEE SHEET C2.04

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



REVISIONS

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1	06.26.2025	PER TOWN COMMENTS
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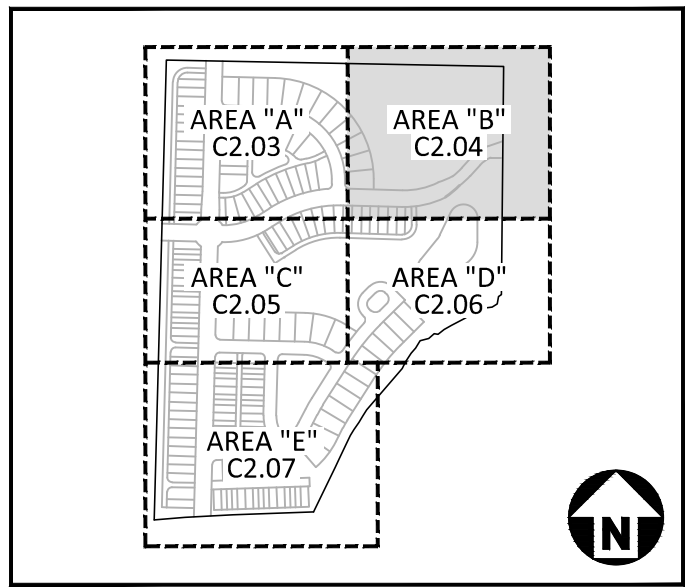
PLAN INFORMATION

PROJECT NO. LEN-24015
FILENAME LEN24015-S1
CHECKED BY WMK
DRAWN BY RLU
SCALE 1" = 40'
DATE 04.28.2025

SHEET

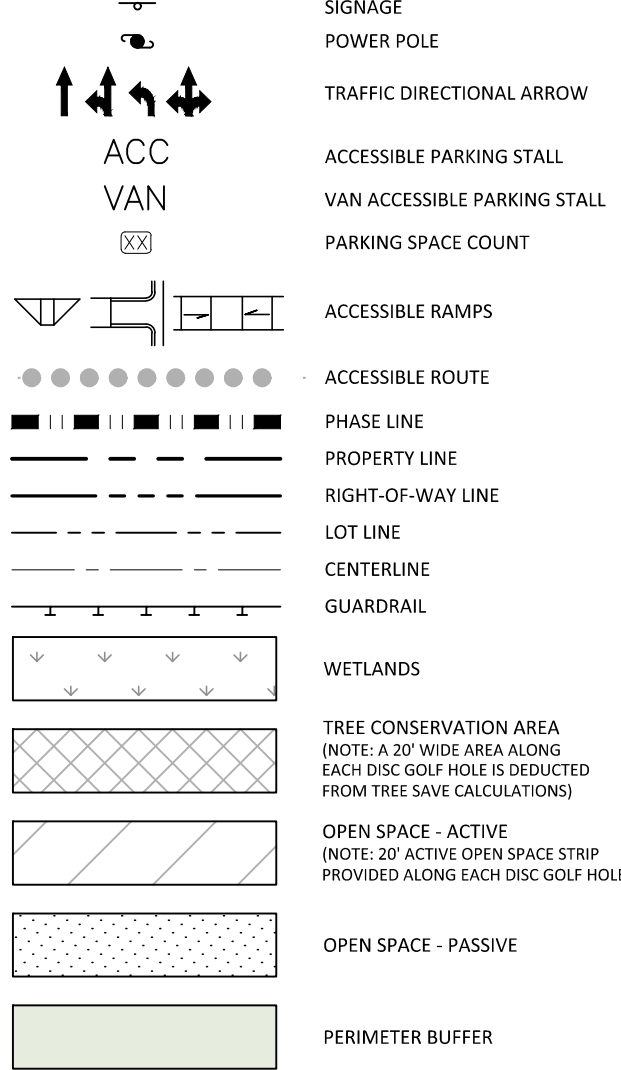
SITE, SIGNAGE, PAVEMENT
MARKING PLAN - AREA "B"

C2.04

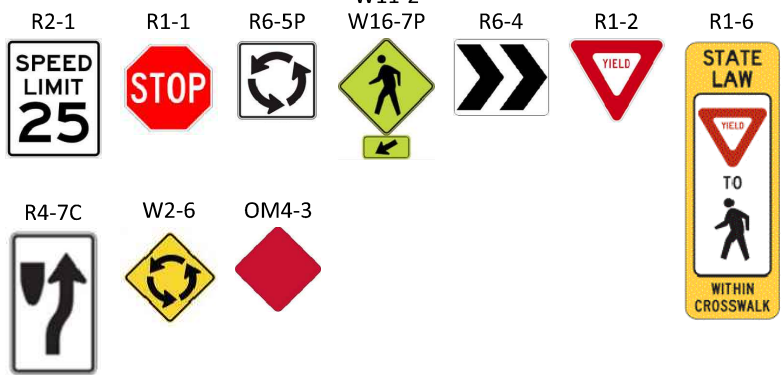


KEY MAP

SITE LEGEND

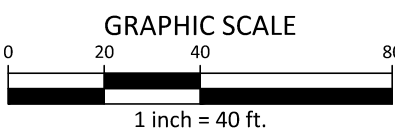
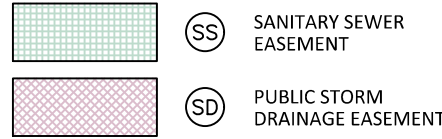


SITE SIGN KEY



SPEED LIMIT TABLE	
LOCAL STREET	20 MPH
MAIN STREET	25 MPH

EASEMENT LEGEND



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

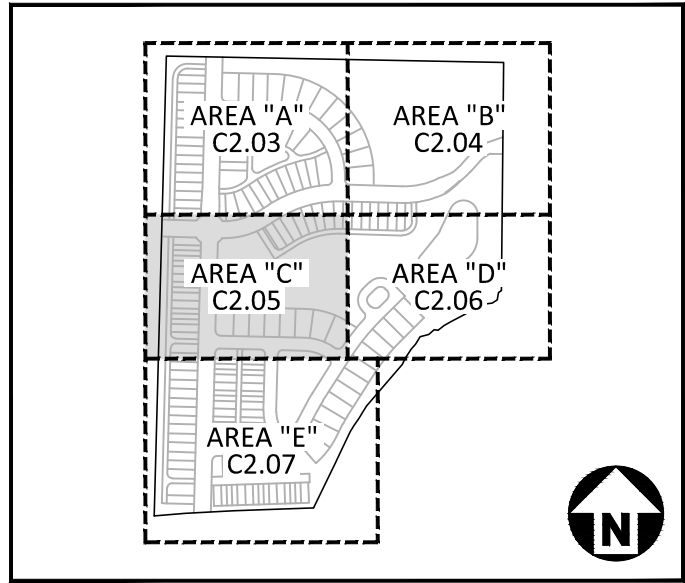
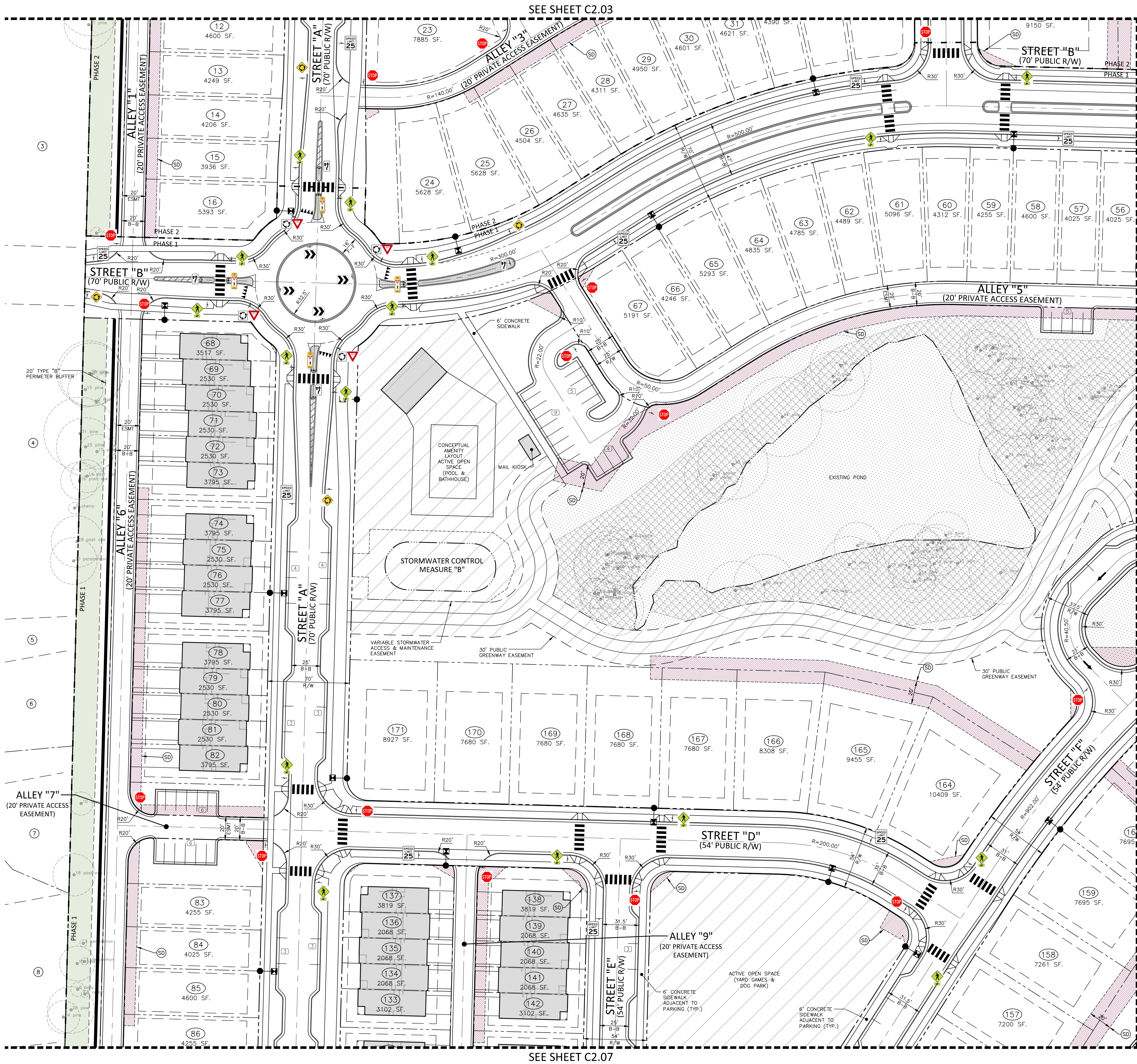
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SEE SHEET C2.06

SEE SHEET C2.03

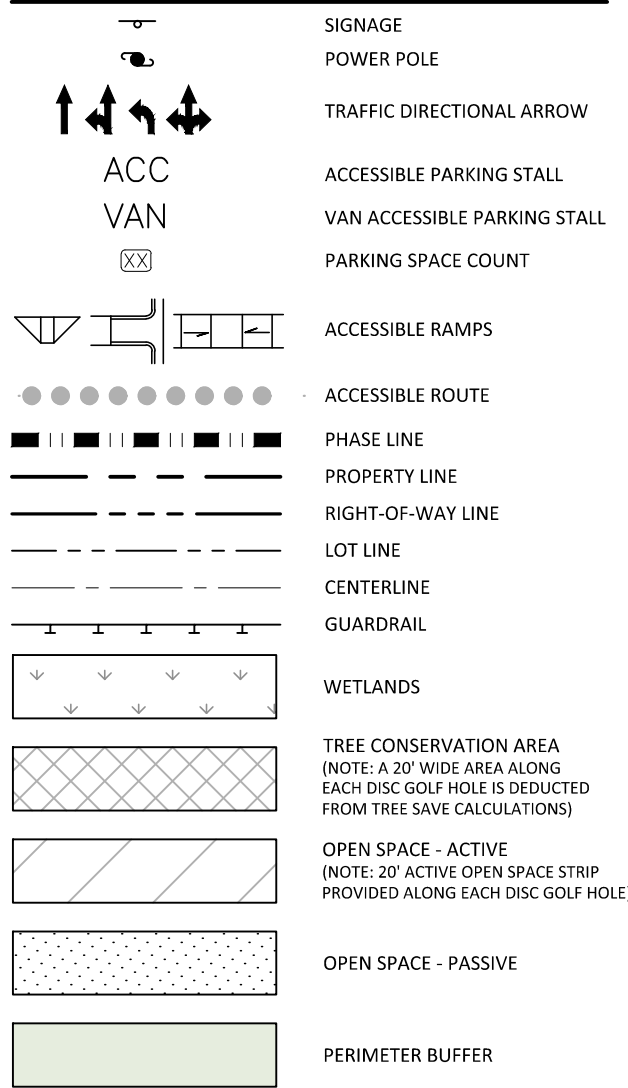
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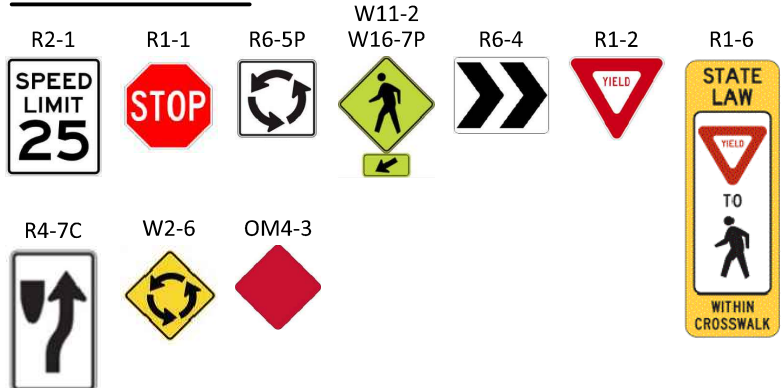


KEY MAP

SITE LEGEND

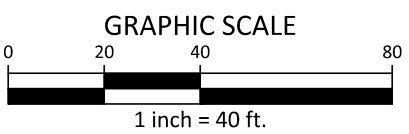
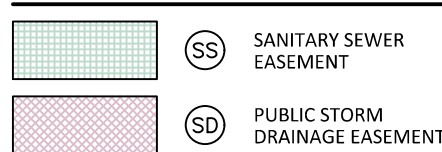


SITE SIGN KEY



SPEED LIMIT TABLE	
LOCAL STREET	20 MPH
MAIN STREET	25 MPH

EASEMENT LEGEND



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HOPKINS FARM
MASTER PLAN

8501 POOLE ROAD
KNIGHTDALE, NORTH CAROLINA 27545



REVISIONS

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1	06.26.2025	PER TOWN COMMENTS
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PLAN INFORMATION

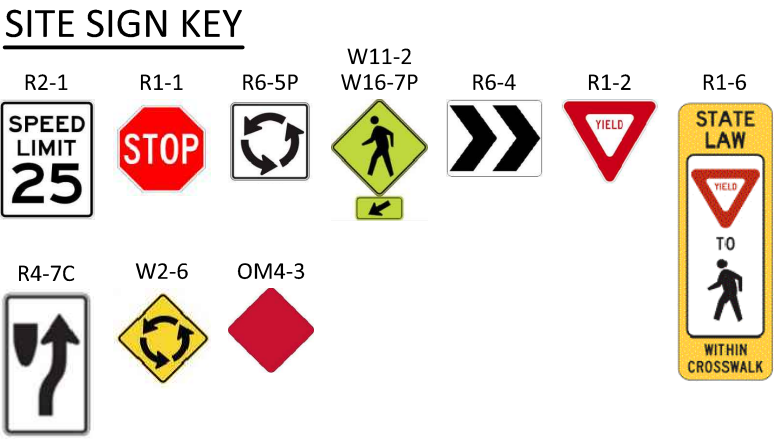
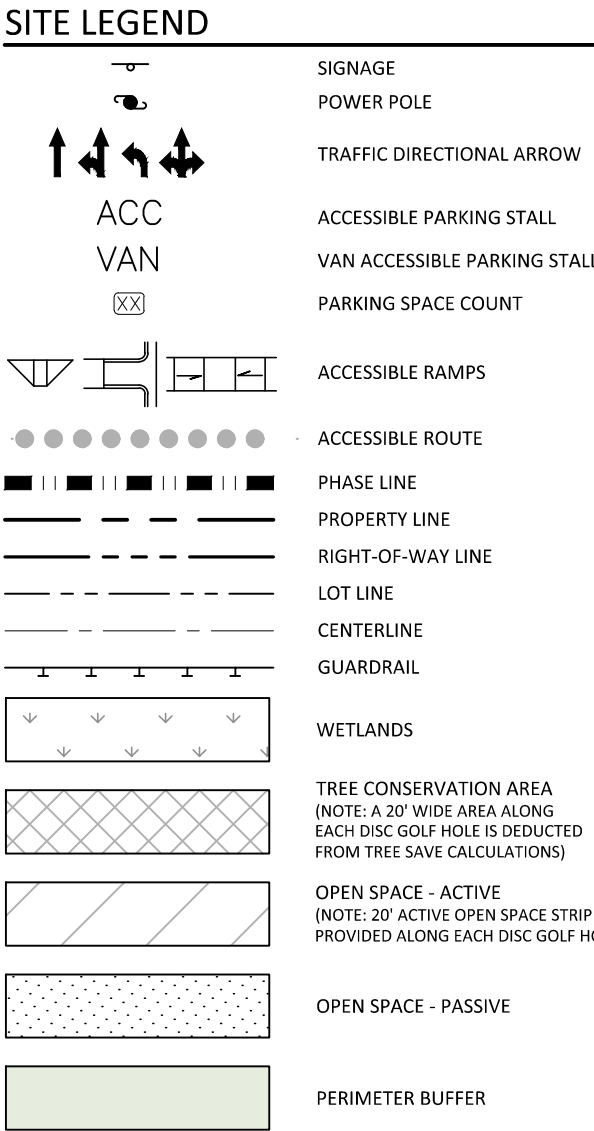
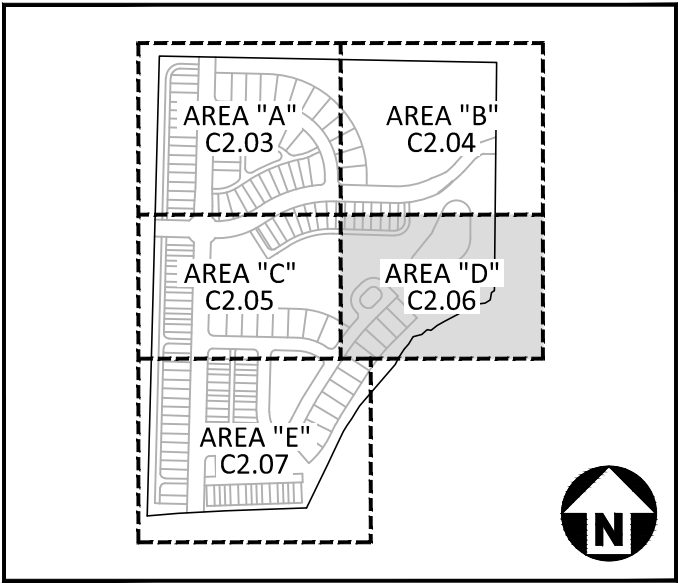
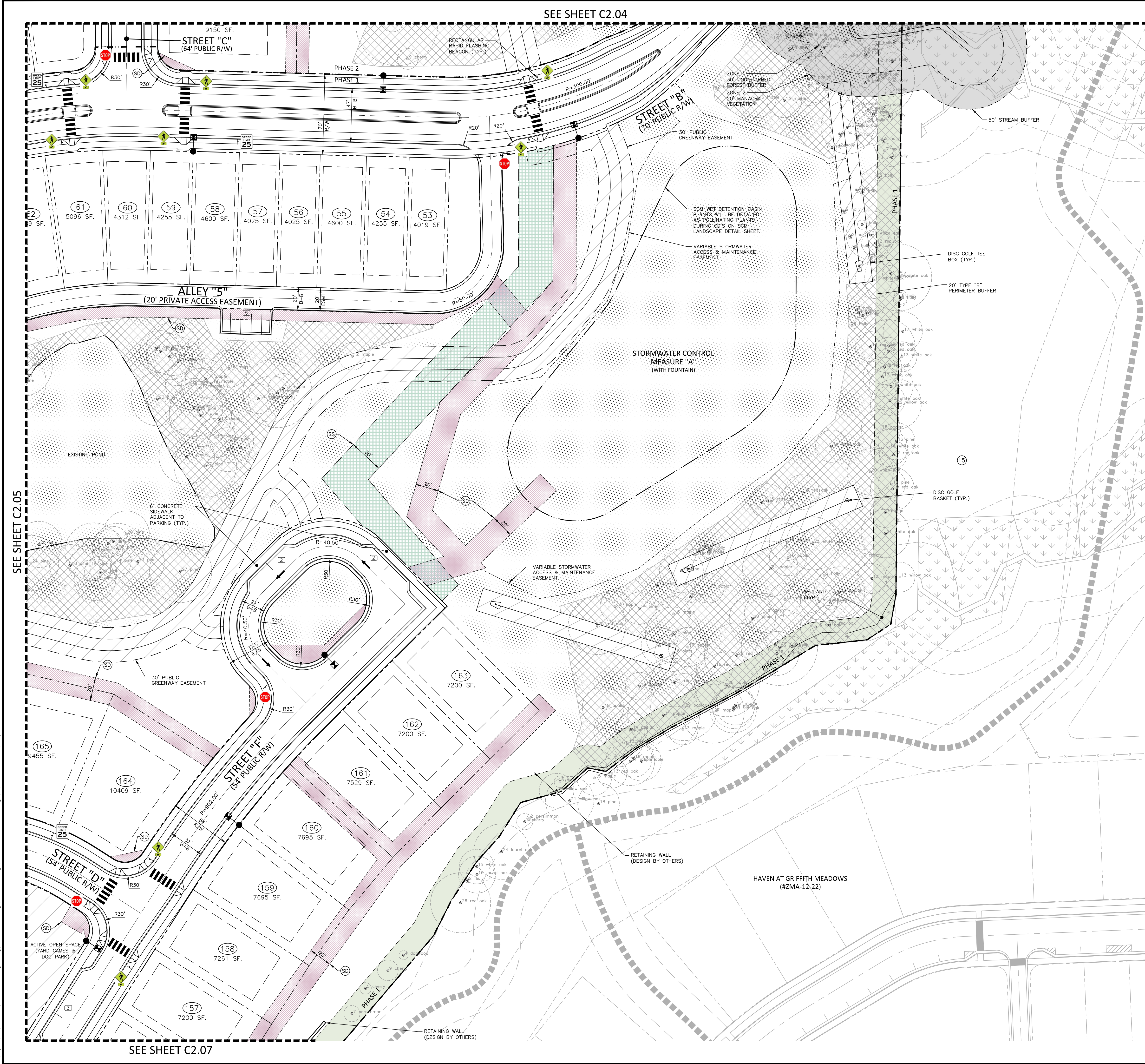
PROJECT NO.	LEN-24015
FILENAME	LEN24015-S1
CHECKED BY	WMK
DRAWN BY	RLU
SCALE	1" = 40'
DATE	04.28.2025

SHEET

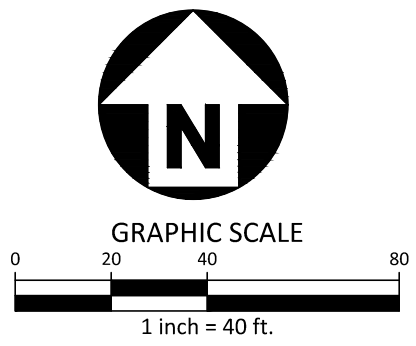
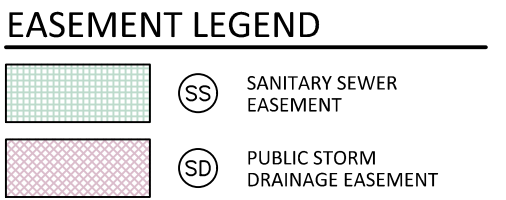
SITE, SIGNAGE, PAVEMENT
MARKING PLAN - AREA "C"

C2.05

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SPEED LIMIT TABLE	
LOCAL STREET	20 MPH
MAIN STREET	25 MPH



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



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 "D"
C2.06

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



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

ITE, SIGNAGE, PAVEMENT
MARKING PLAN - AREA "

C2.07



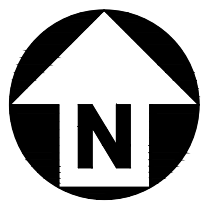
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	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	CENTERLINE
	GUARDRAIL
	WETLANDS
	TREE CONSERVATION AREA (NOTE: A 30' WIDE AREA ALONG EACH DISC GOLF HOLE IS DEDUCTED FROM TREE SAVE CALCULATIONS)
	OPEN SPACE - ACTIVE (NOTE: 30' ACTIVE OPEN SPACE STRIP PROVIDED ALONG EACH DISC GOLF HOLE)
	OPEN SPACE - PASSIVE
	PERIMETER BUFFER

R2-1 	R1-1 	R6-5P 	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

 SANITARY SEWER EASEMENT

 PUBLIC STORM DRAINAGE EASEMENT



GRAPHIC SCALE

0 20 40 80

1 inch = 40 ft.

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HOPKINS FARM MASTER PLAN

8501 POOLE ROAD
KNIGHTDALE, NORTH CAROLINA 27545



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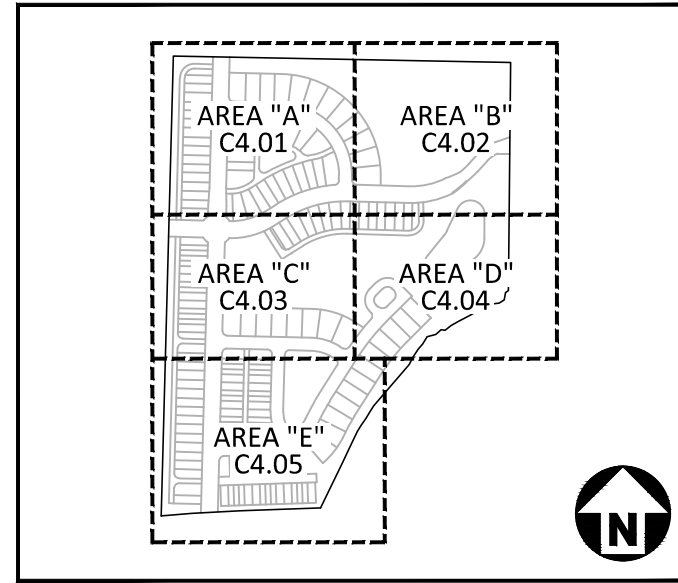
PLAN INFORMATION

PROJECT NO. LEN-24015
FILENAME LEN24015-OAU1
CHECKED BY WMK
DRAWN BY RLU
SCALE 1" = 100'
DATE 04.28.2025

SHEET

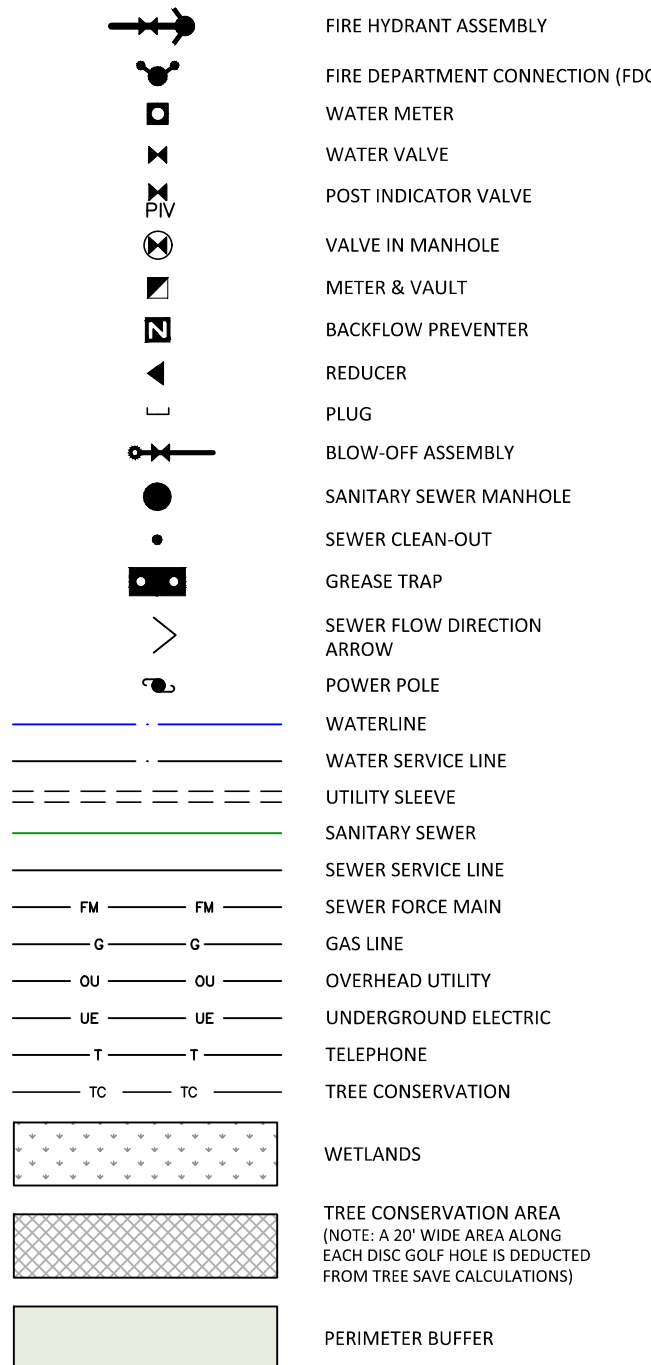
OVERALL UTILITY PLAN

C4.00



KEY MAP

UTILITY LEGEND

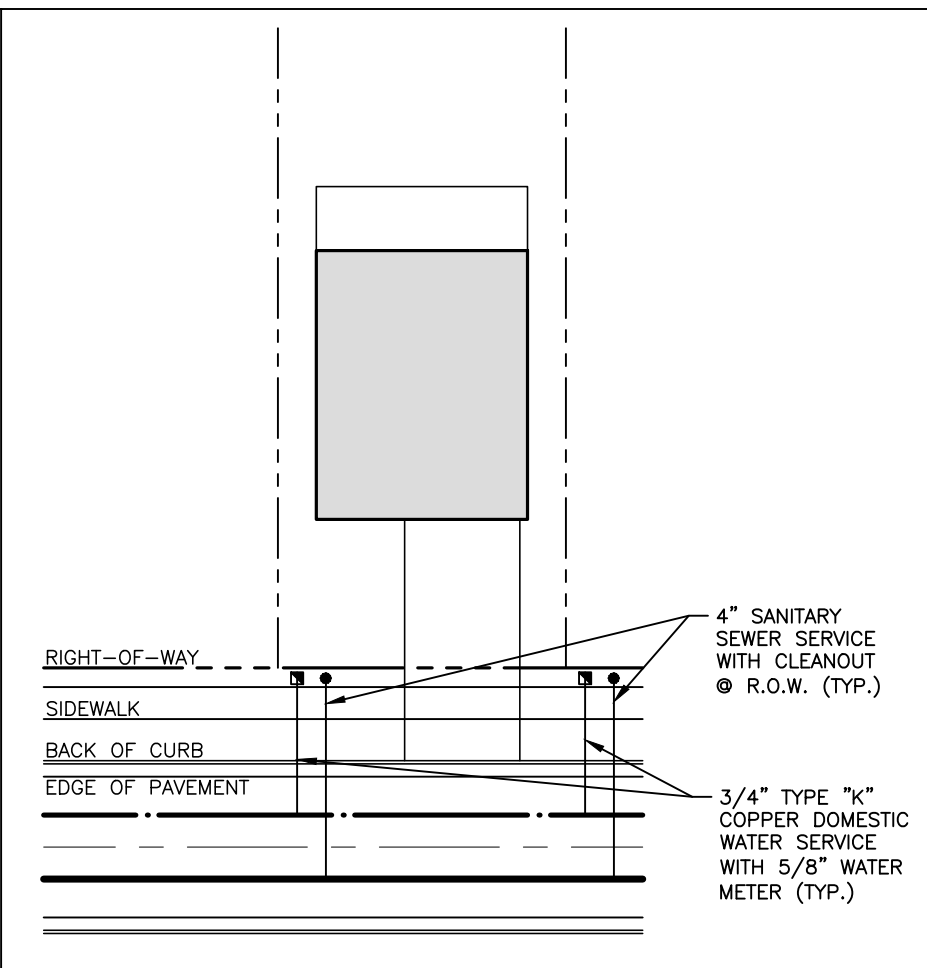


EASEMENT LEGEND



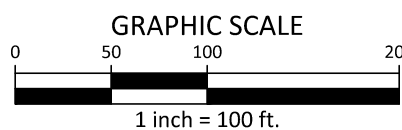
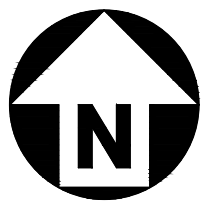
STANDARD UTILITY NOTES:

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUS DETAILS W-41 & S-49).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
 - ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
 - DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
 - CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
 - 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.
 - 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 CORPUS HANDBOOK PROCEDURE.
 - 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. INSPECTIONS OF 4" AND LARGER WATER MAINS OF THE PRIVATE DISTRIBUTION SYSTEM WILL BE INSPECTED AS PART OF THE INFRASTRUCTURE PERMIT.
 - PRIVATE SEWER MAINS AS PART OF A COLLECTION SYSTEM ARE PERMITTED AND INSPECTED UNDER THE PRIVATE INFRASTRUCTURE PERMIT. 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.
 - INSTALL SEWER SERVICES WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED PER THE CURRENT NC PLUMBING CODE.
 - 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 NCDOW, 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 RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A U/C / BLOG PERMIT. CONTACT (919) 996-4516 OR FOG@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.
 - THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
 - THE DEVICE AND INSTALLATION SHALL MEET THE GUIDELINES OF APPENDIX A- GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.
 - 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.
 - 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.
 - 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".
 - WHERE SCM ACCESS EASEMENTS CONNECT TO PUBLIC ALLEYS, ALLEYS MAY BE USED FOR SCM ACCESS.

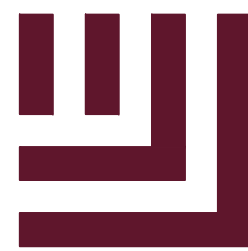


TYPICAL UTILITY SERVICE DETAIL

SCALE: NTS



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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

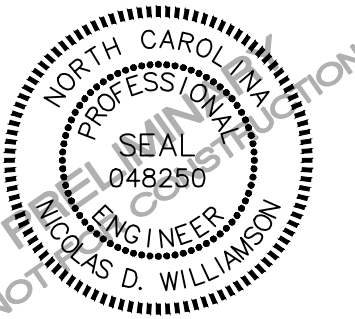
www.mcadamsco.com

CLIENT

LENNAR
1100 PERIMETER PARK DRIVE
MORRISVILLE, NC 27560
CONTACT: Michael Taylor
PHONE: 919. 465. 5929



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



REVISIONS

NO.	DATE	DESCRIPTION
1	06.26.2025	PER TOWN COMMENTS
2	07.30.2025	PER TOWN COMMENTS
3		
4		
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6		

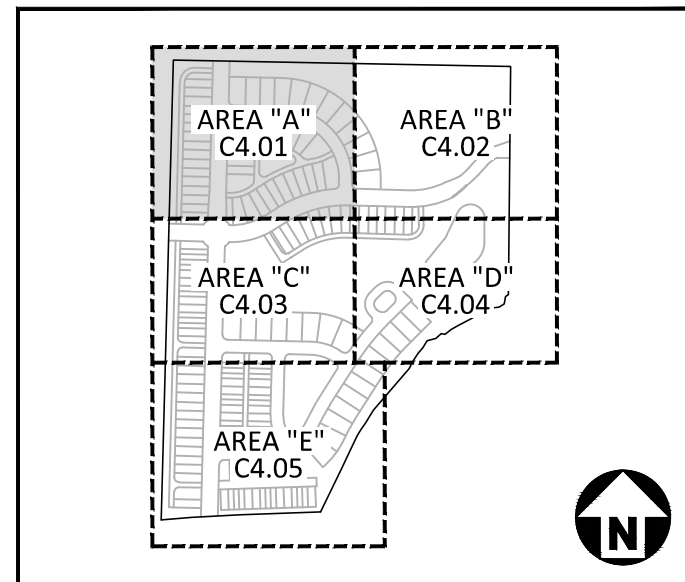
PLAN INFORMATION

PROJECT NO. LEN-24015
FILENAME LEN24015-U1
CHECKED BY WMK
DRAWN BY RLU
SCALE 1" = 40'
DATE 04.28.2025

SHEET

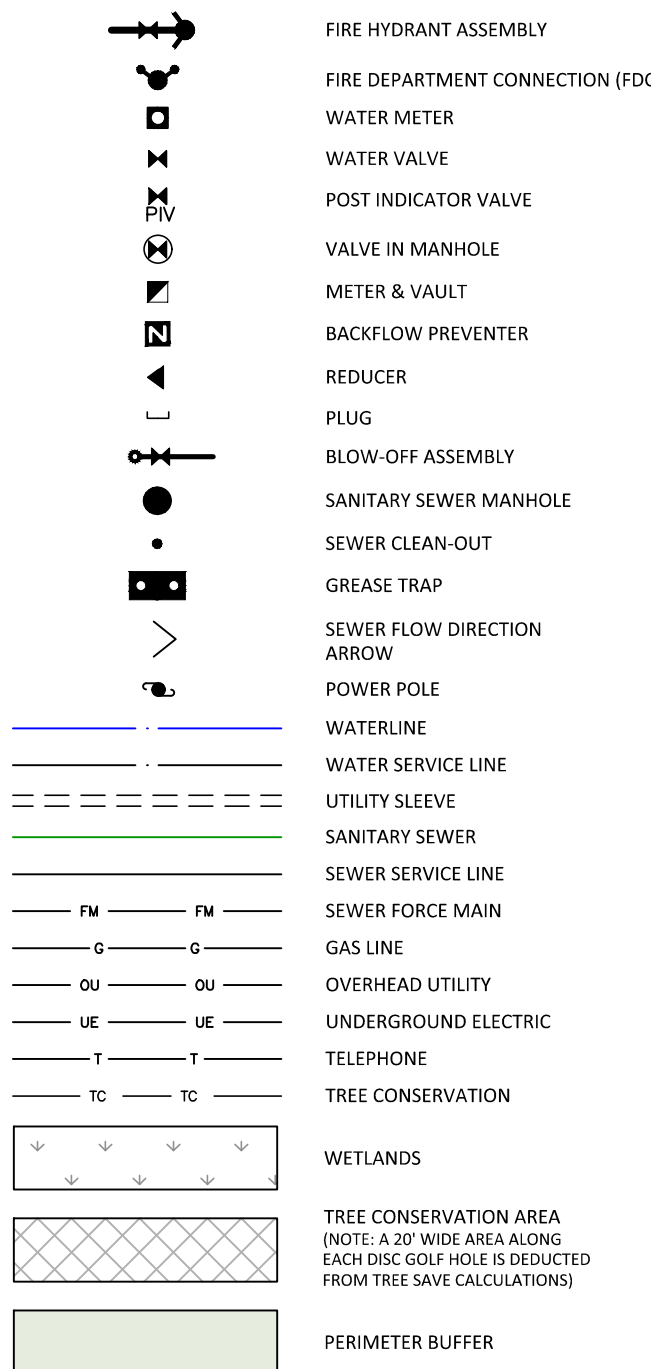
UTILITY PLAN -
AREA "A"

C4.01



KEY MAP

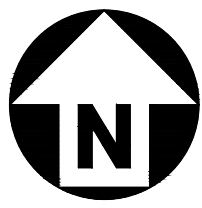
UTILITY LEGEND



EASEMENT LEGEND



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

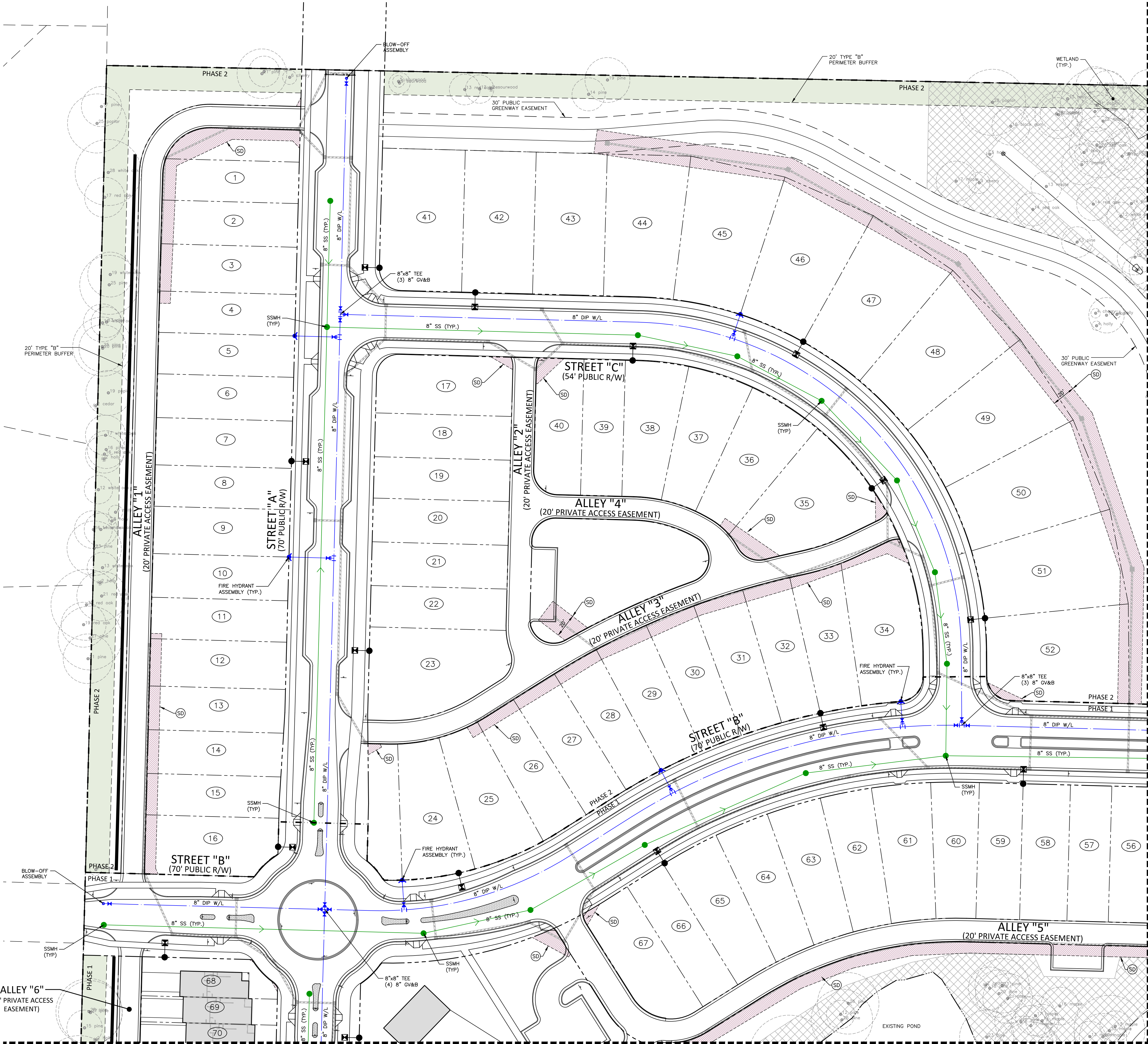


GRAPHIC SCALE

1 inch = 40 ft.

SEE SHEET C4.03

SEE SHEET C4.02



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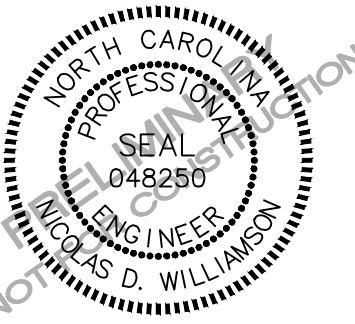
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HOPKINS FARM
MASTER PLAN
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KNIGHTDALE, NORTH CAROLINA 27545



REVISIONS

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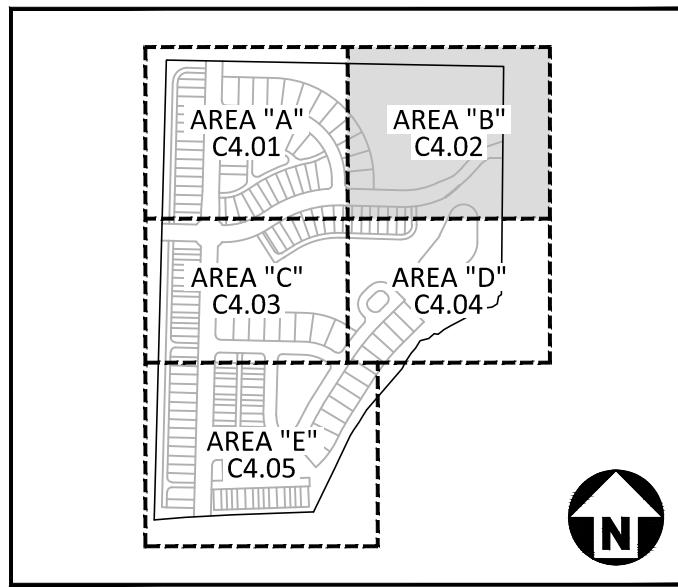
PLAN INFORMATION

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DRAWN BY RLU
SCALE 1" = 40'
DATE 04.28.2025

SHEET

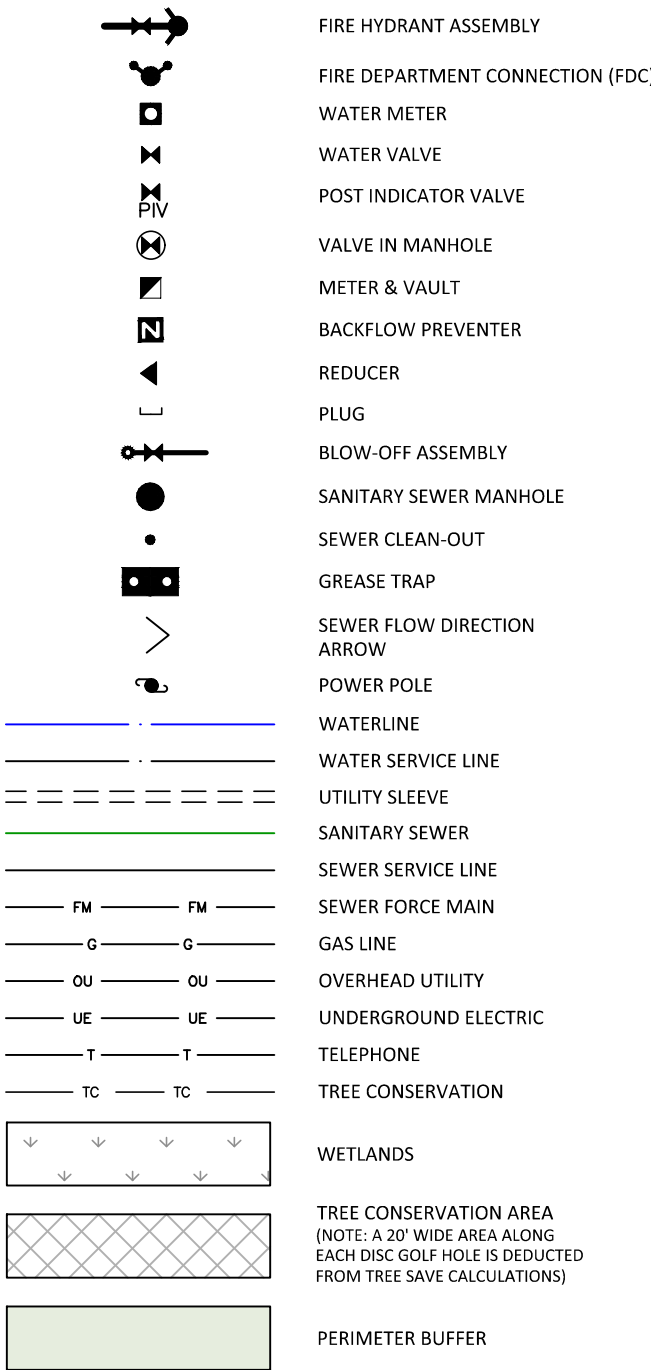
UTILITY PLAN -
AREA "B"

C4.02

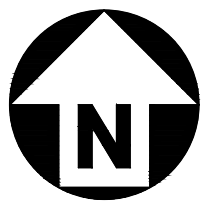


KEY MAP

UTILITY LEGEND



EASEMENT LEGEND



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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

16

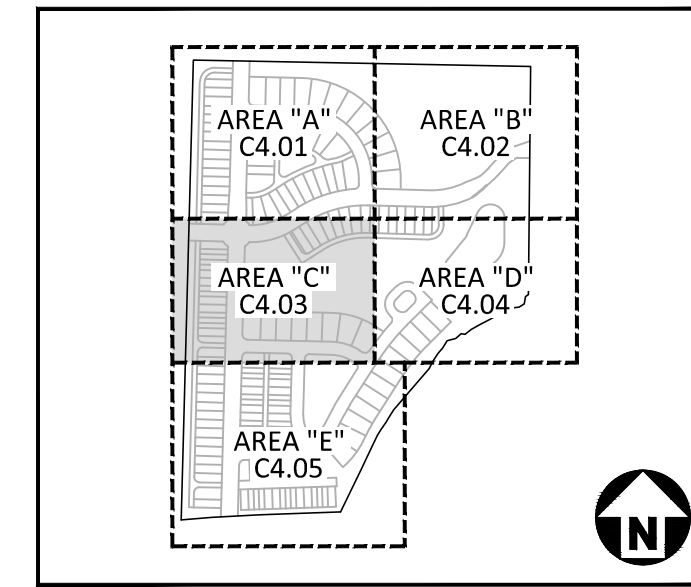
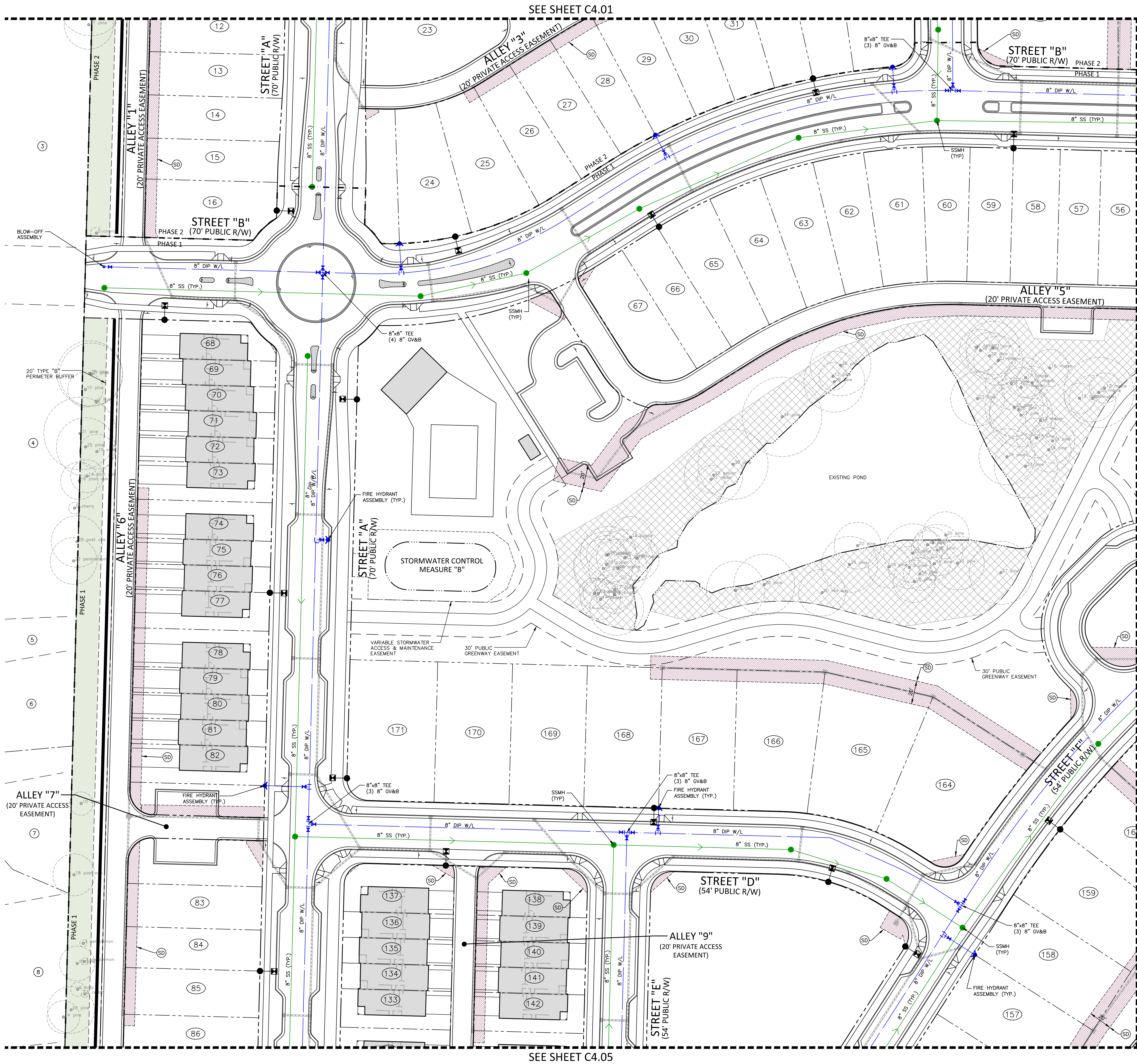
SEE SHEET C4.04

SEE SHEET C4.01

SEE SHEET C4.04

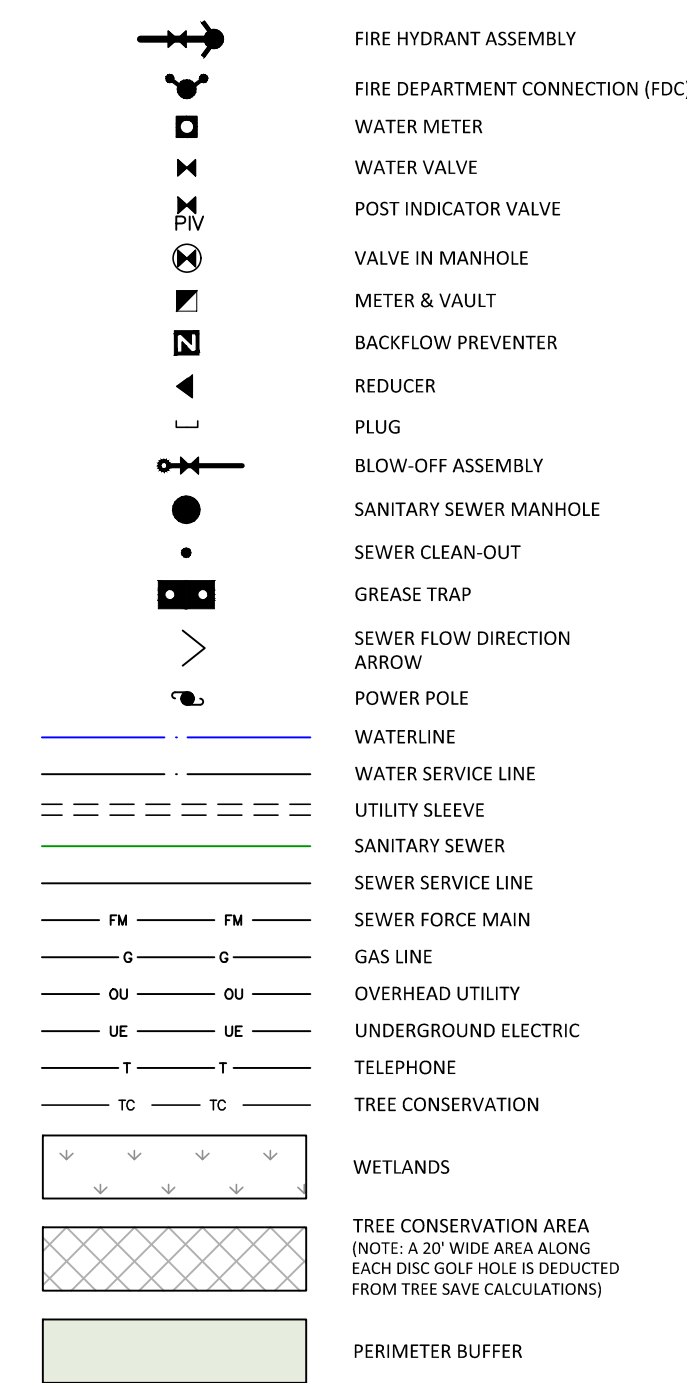
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KEY MAP

UTILITY LEGEND



EASEMENT LEGEND



CLIENT

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1100 PERIMETER PARK DRIVE
MORRISVILLE, NC 27560
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PHONE: 919. 465. 5929



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



REVISIONS

NO.	DATE	DESCRIPTION
1	06.26.2025	PER TOWN COMMENTS
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PLAN INFORMATION

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FILENAME LEN24015-U1
CHECKED BY WMK
DRAWN BY RLU
SCALE 1" = 40'
DATE 04.28.2025

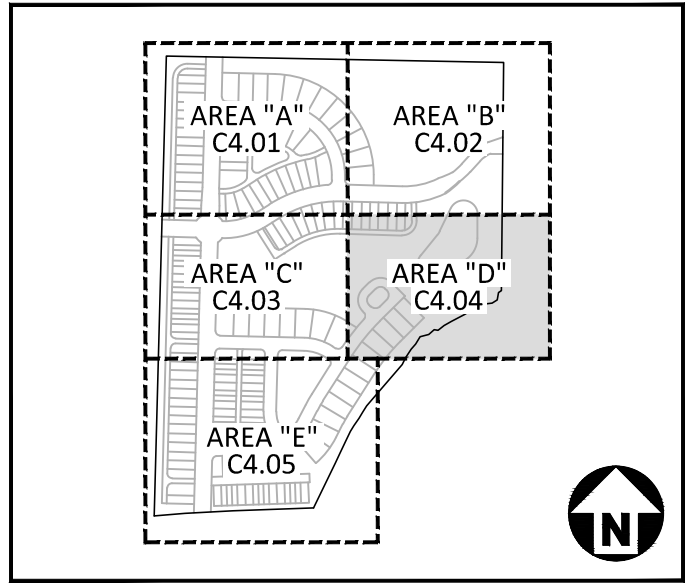
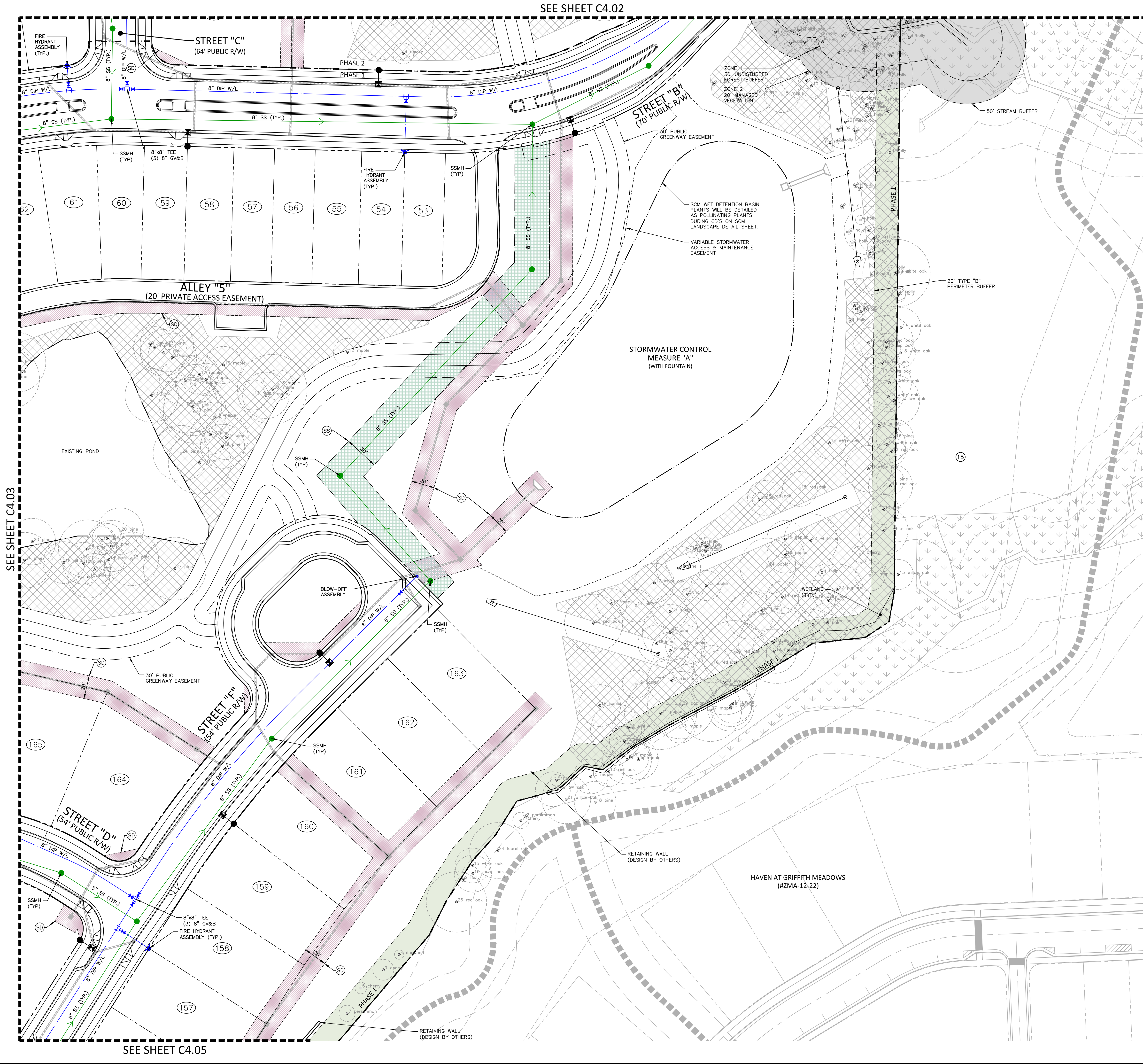
SHEET

UTILITY PLAN -
AREA "C"

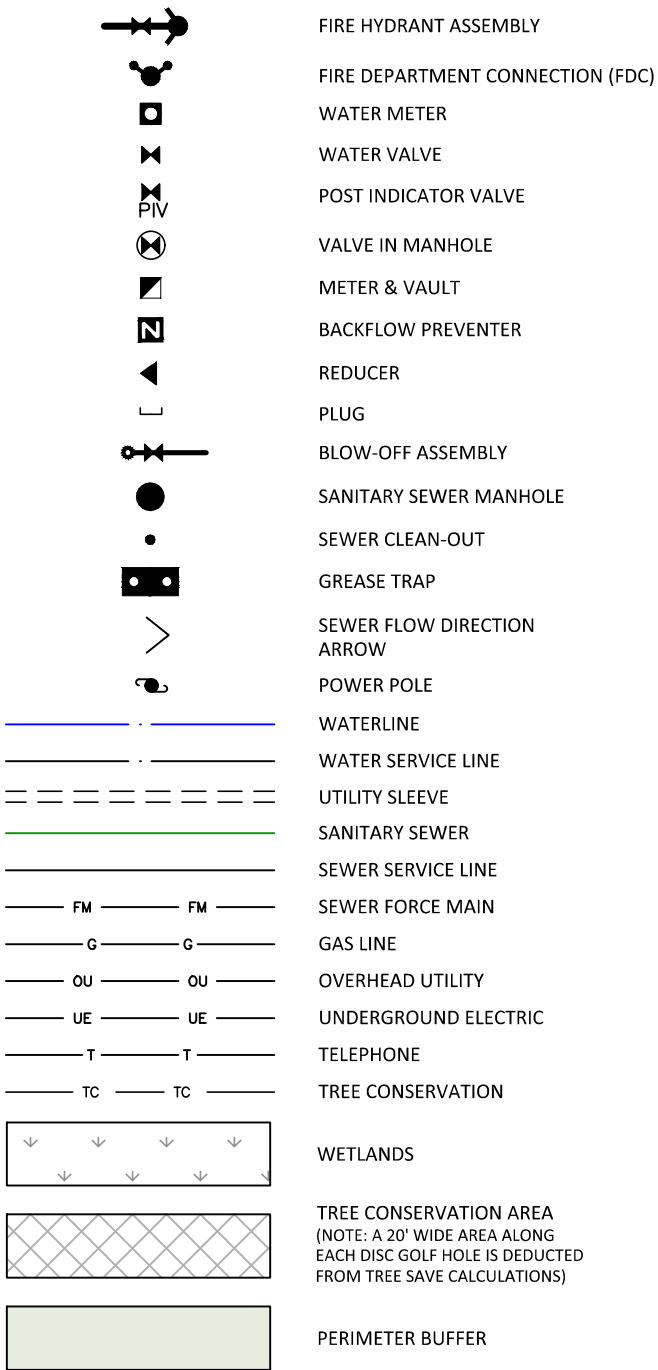
C4.03

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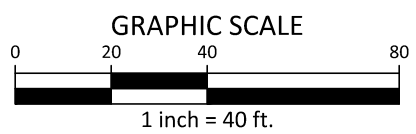
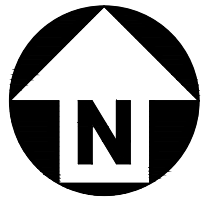
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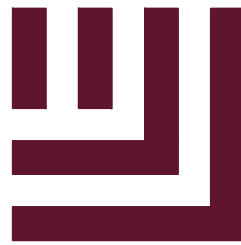
UTILITY LEGEND



EASEMENT LEGEND



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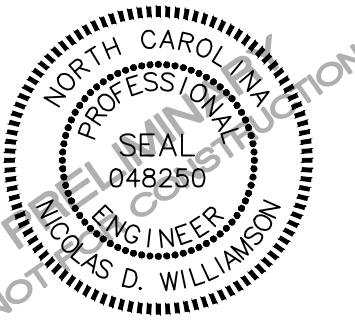
CLIENT

LENNAR
1100 PERIMETER PARK DRIVE
MORRISVILLE, NC 27560
CONTACT: Michael Taylor
PHONE: 919. 465. 5929



HOPKINS FARM
MASTER PLAN
8501 POOLE ROAD

KNIGHTDALE, NORTH CAROLINA 27545



REVISIONS

NO.	DATE	
1	06.26.2025	PER TOWN COMMENTS
2	07.30.2025	PER TOWN COMMENTS
3		
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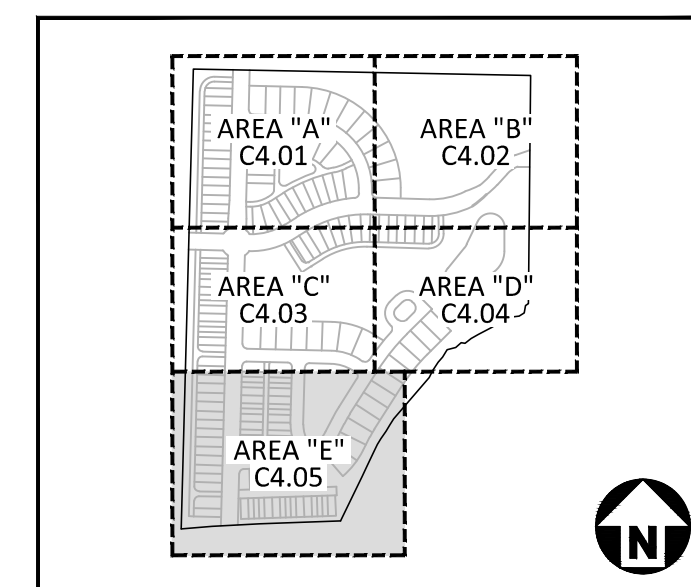
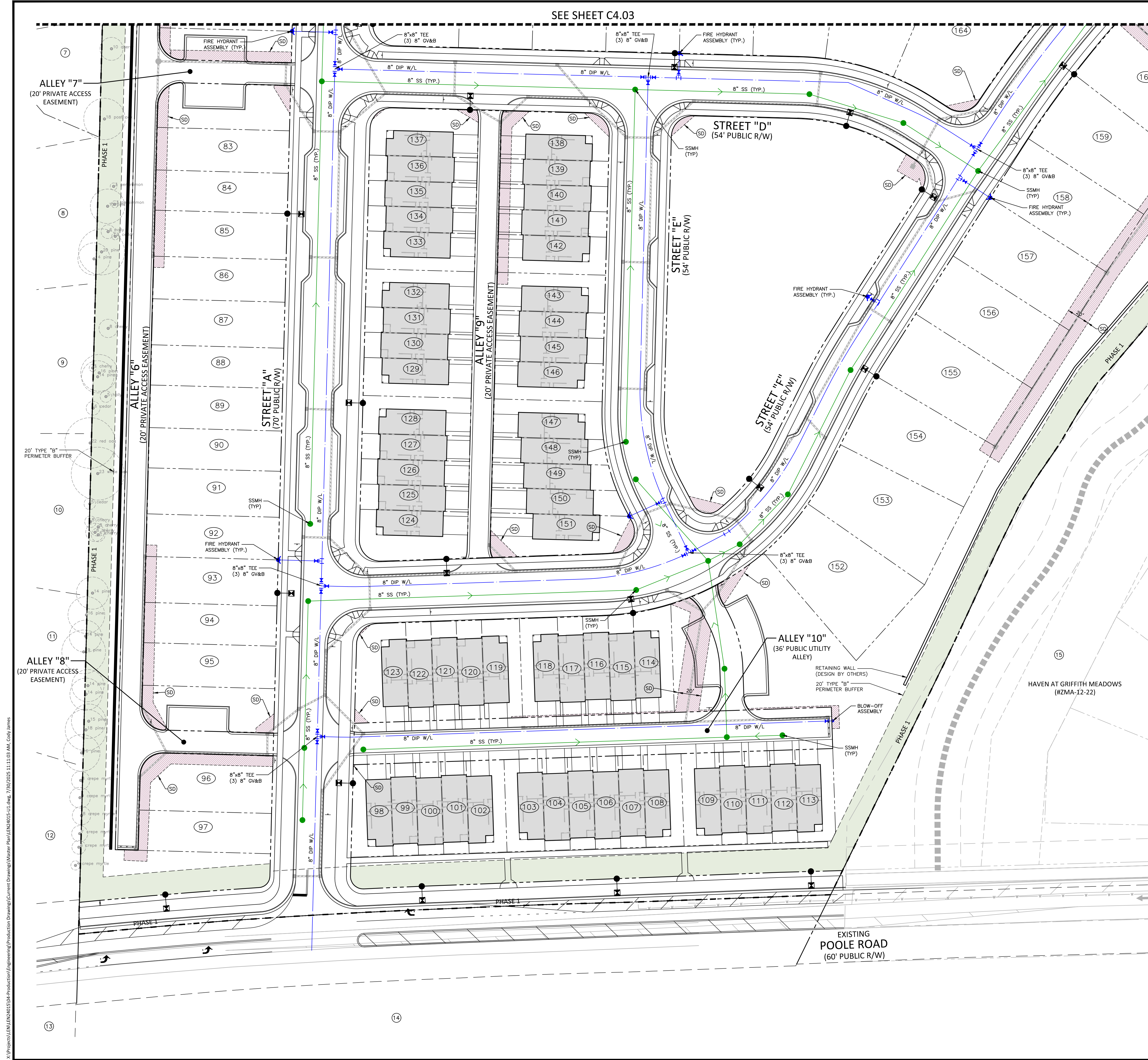
PLAN INFORMATION

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



KEY MAP



CLIENT

LENNAR
1100 PERIMETER PARK DRIVE
MORRISVILLE, NC 27560
CONTACT: Michael Taylor
PHONE: 919. 465. 5929



**HOPKINS FARM
MASTER PLAN
8501 POOLE ROAD
KNIGHTSDALE, NORTH CAROLINA 27550**



REVISIONS

NO.	DATE	
1	06. 26. 2025	PER TOWN COMMENTS
2	07. 30. 2025	PER TOWN COMMENTS
3		
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PLAN INFORMATION

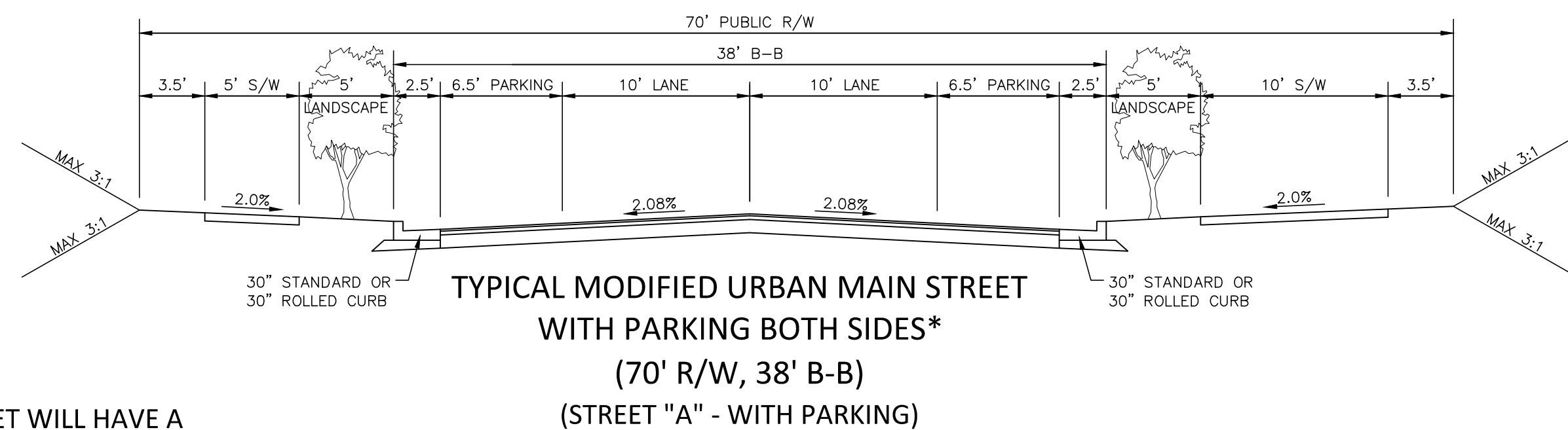
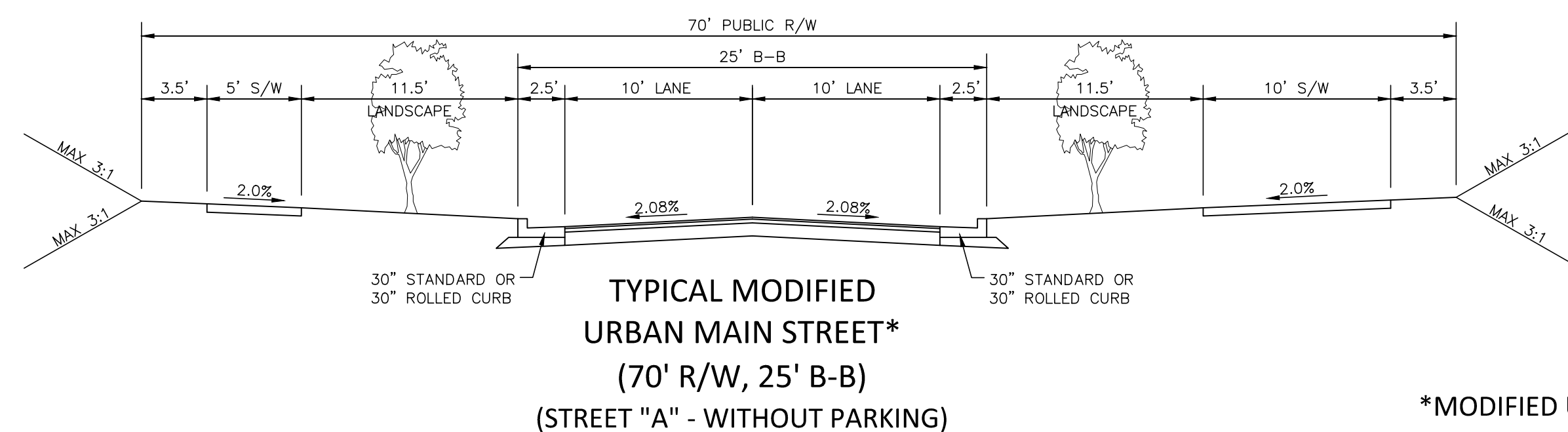
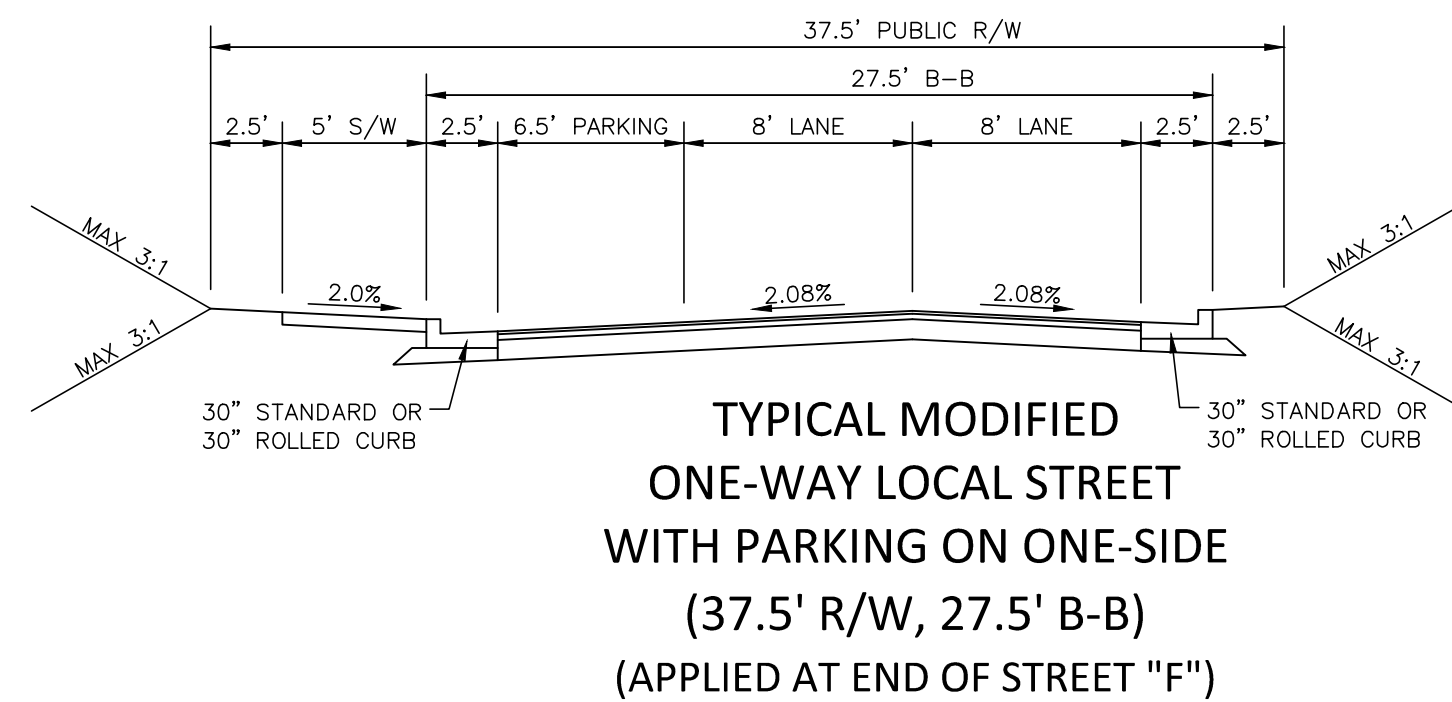
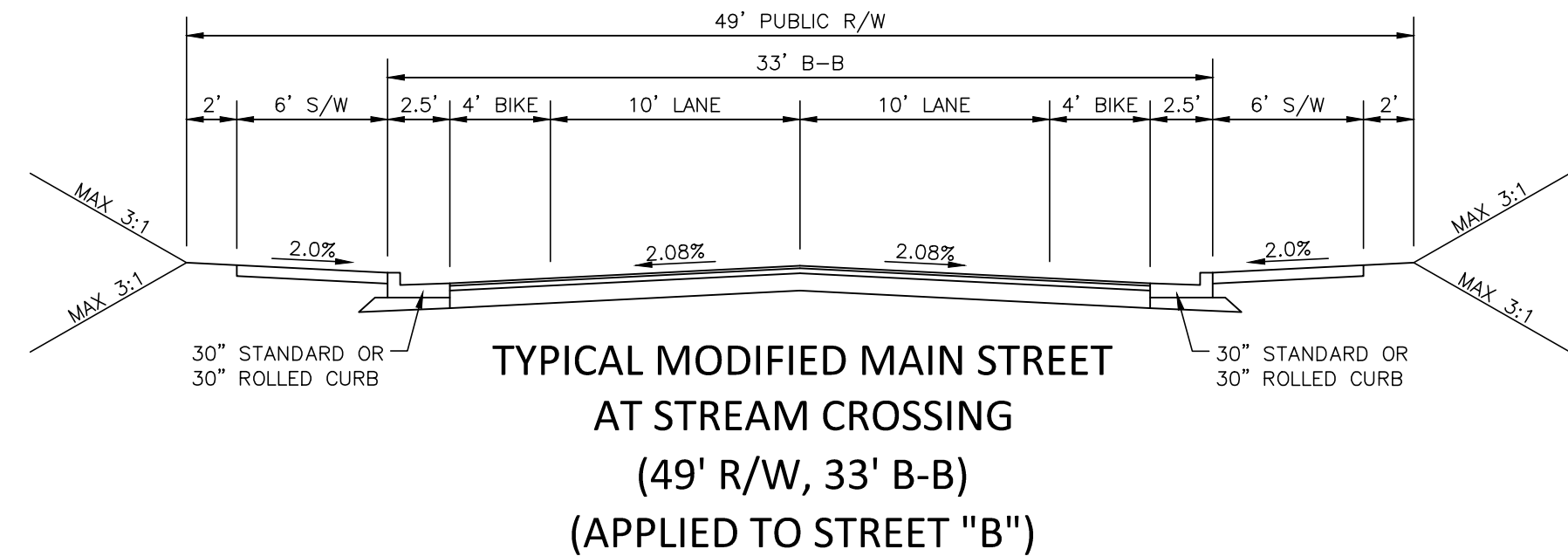
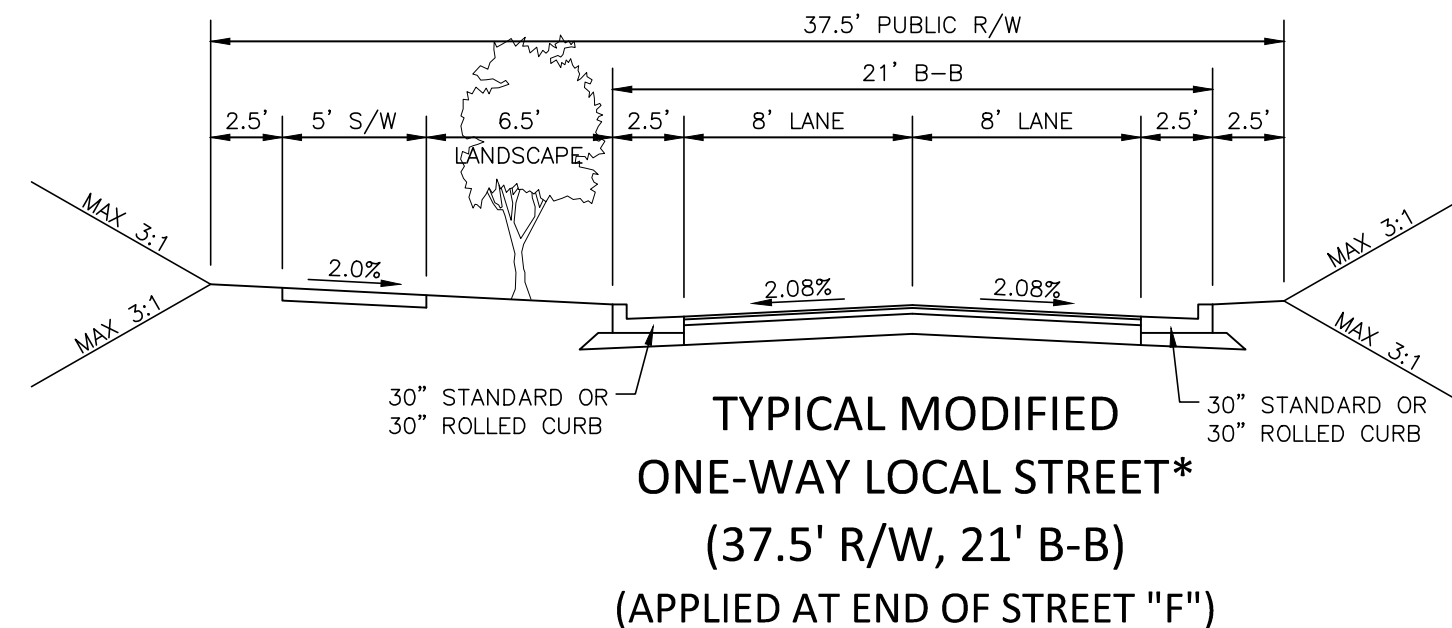
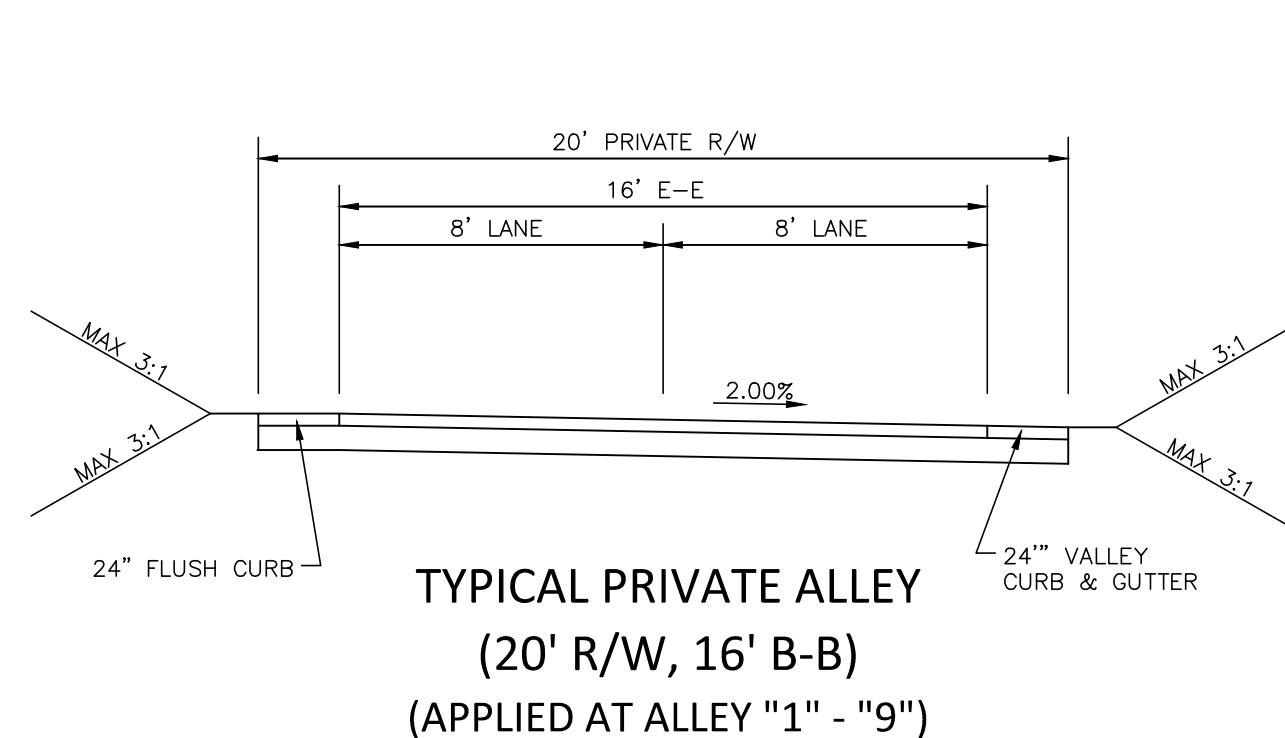
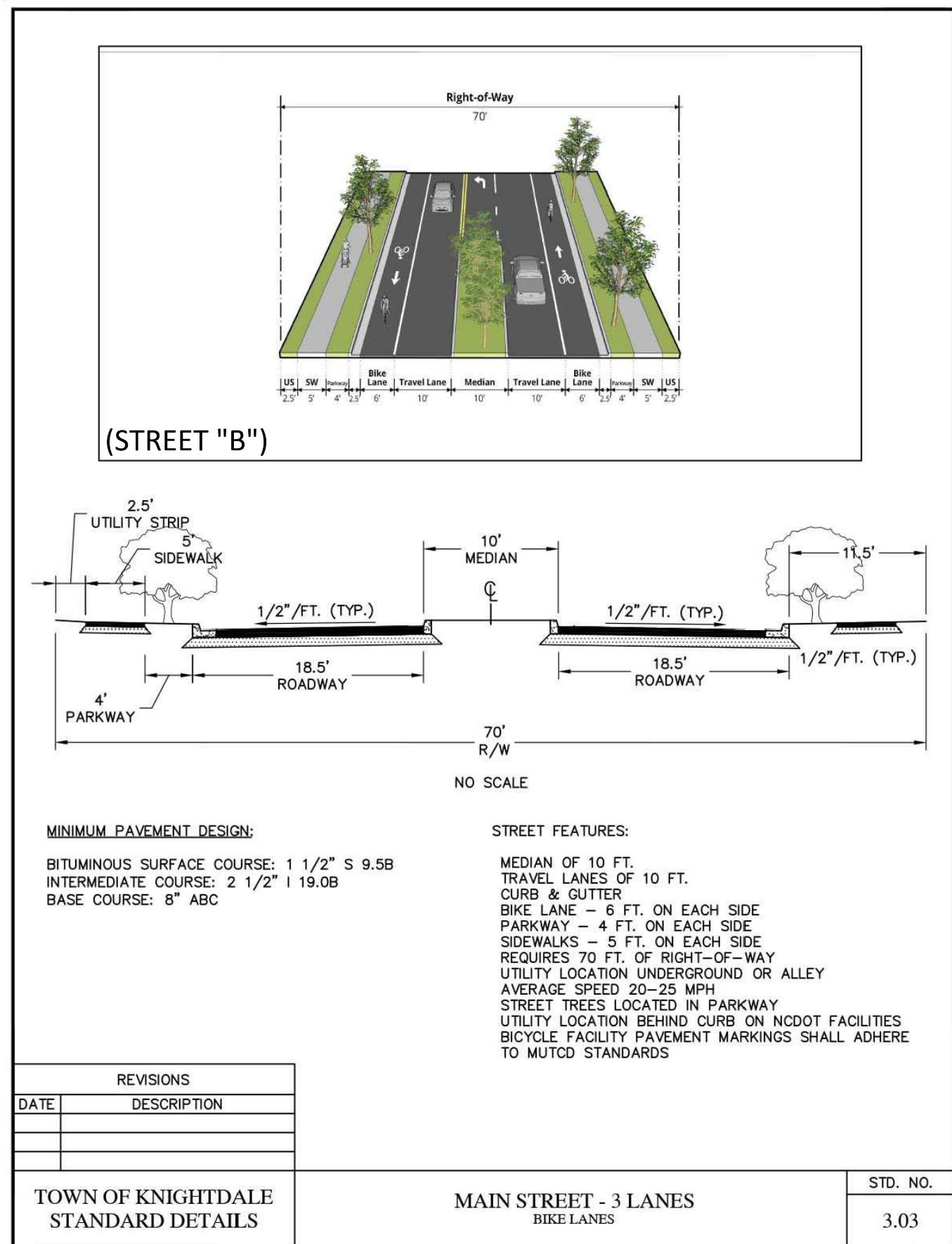
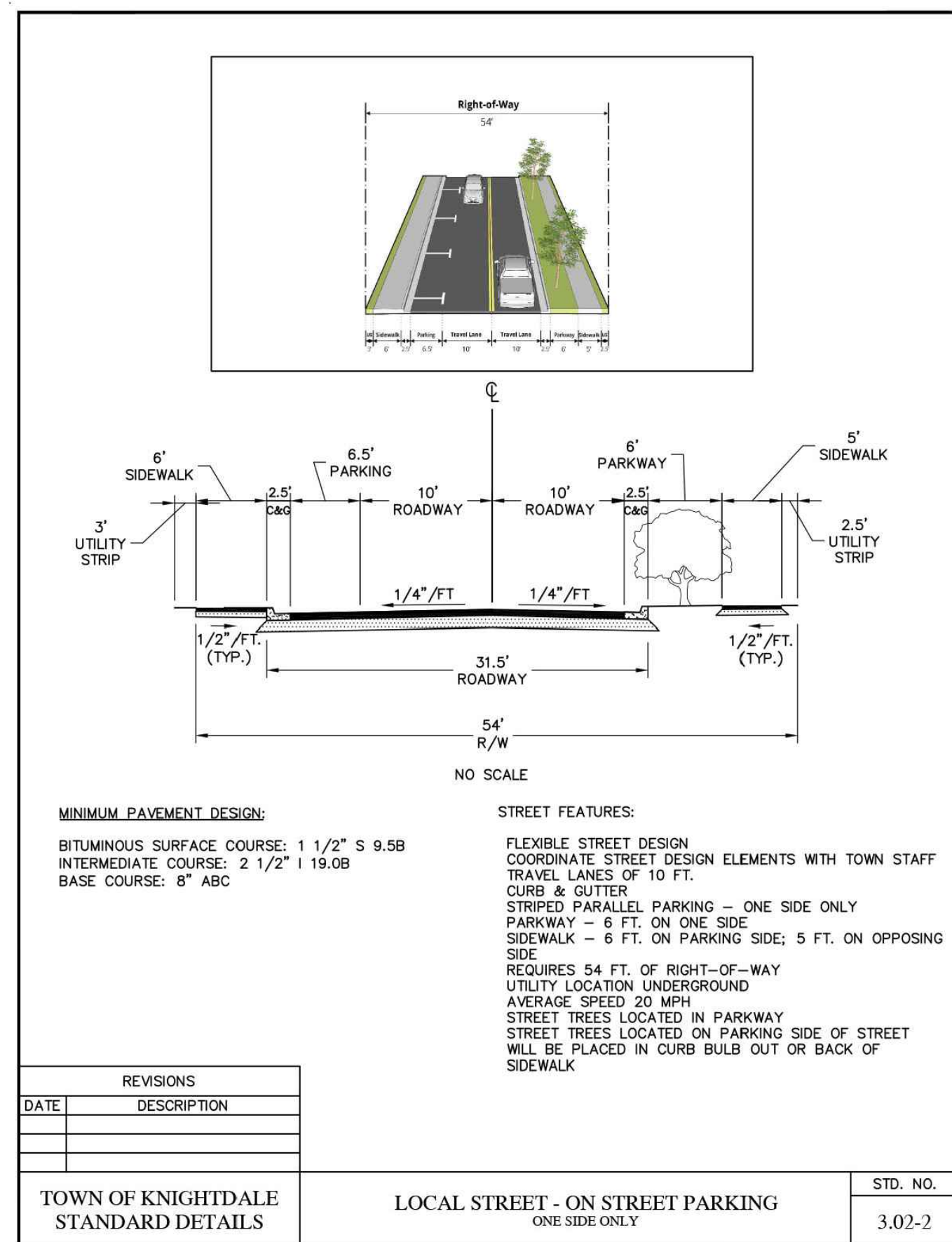
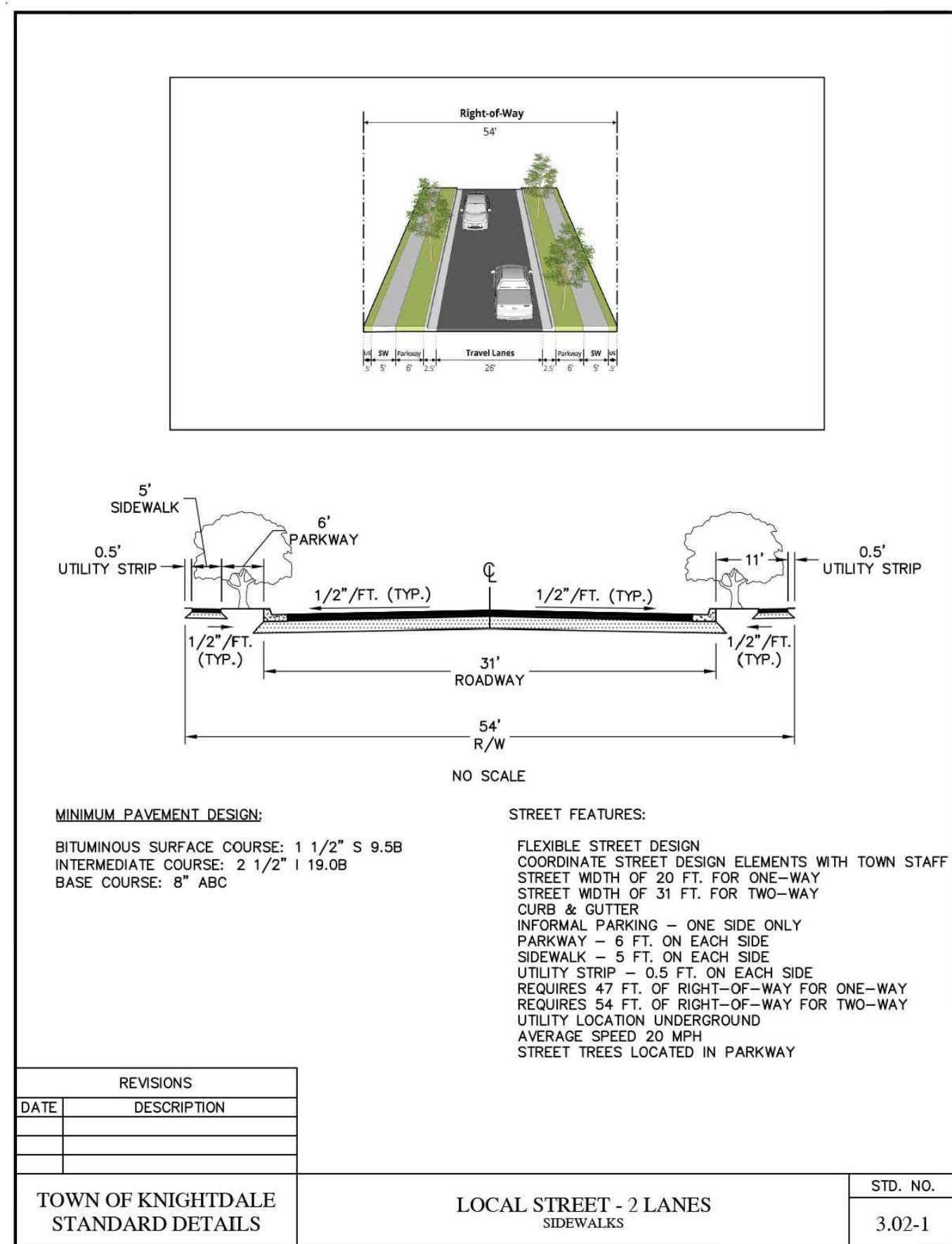
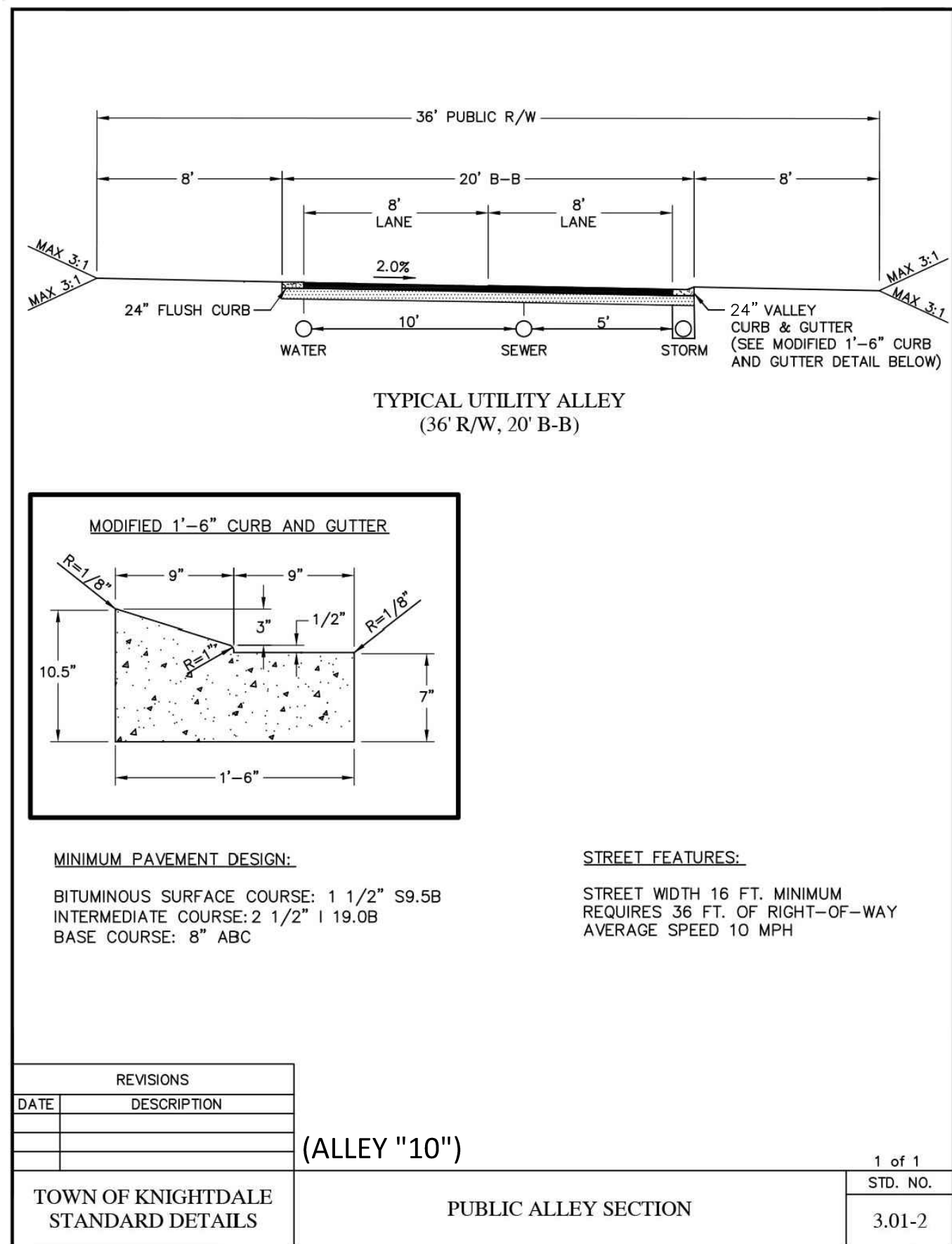
PROJECT NO.	LEN-24015
FILENAME	LEN24015-U1
CHECKED BY	WMK
DRAWN BY	RLU
SCALE	1" = 40'
DATE	04. 28. 2025

SHEET

**UTILITY PLAN -
AREA "E"**

C4.05

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

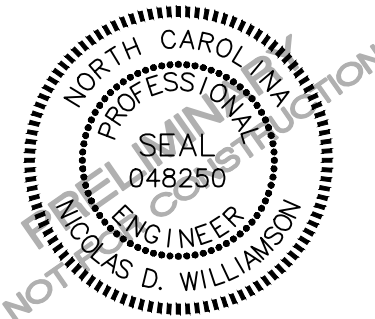
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LENNAR
1100 PERIMETER PARK DRIVE
MORRISVILLE, NC 27560
CONTACT: Michael Taylor
PHONE: 919. 465. 5929



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



REVISIONS

NO.	DATE	DESCRIPTION
1	06.26.2025	PER TOWN COMMENTS
2	07.30.2025	PER TOWN COMMENTS
3		
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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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MORRISVILLE, NC 27560
CONTACT: Michael Taylor
PHONE: 919. 465. 5929



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



REVISIONS

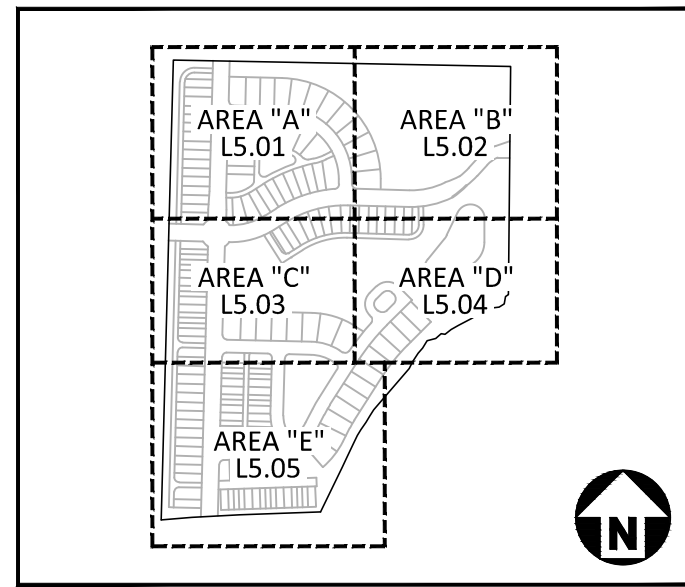
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2	07.30.2025	PER TOWN COMMENTS
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PLAN INFORMATION

PROJECT NO. LEN-24015
FILENAME LEN24015-LS1
CHECKED BY WMK
DRAWN BY RLU
SCALE 1" = 100'
DATE 04.28.2025

SHEET

OVERALL
LANDSCAPE PLAN
L5.00



KEY MAP

SITE LEGEND

	SIGNAGE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	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

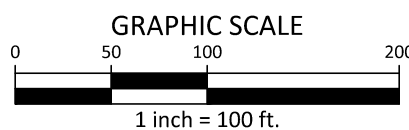
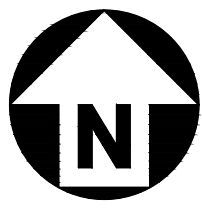
	SANITARY SEWER EASEMENT
	PUBLIC STORM DRAINAGE EASEMENT

PLANT SCHEDULE

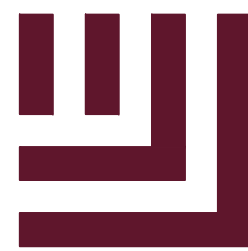
SYMBOL	CODE	TYPE	QTY	BOTANICAL / COMMON NAME	CAL	HEIGHT	NATIVE
MEDIAN TREES							
	MP	U	12	MAGNOLIA STELLATA "PINK STARDUST" PINK STARDUST STAR MAGNOLIA	1.5" MIN	6' MIN	N
	ML	U	14	MAGNOLIA GRANDIFLORA "LITTLE GEM" LITTLE GEM DWARF SOUTHERN MAGNOLIA	1.5" MIN	6' MIN	Y
VUA TREES							
	QS	C	15	QUERCUS 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	6' 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
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

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



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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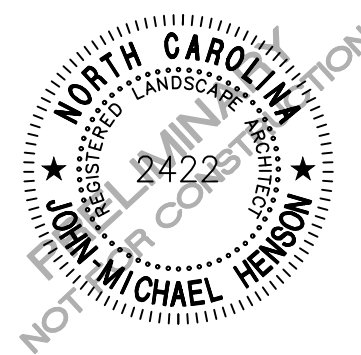
www.mcadamsco.com

CLIENT

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



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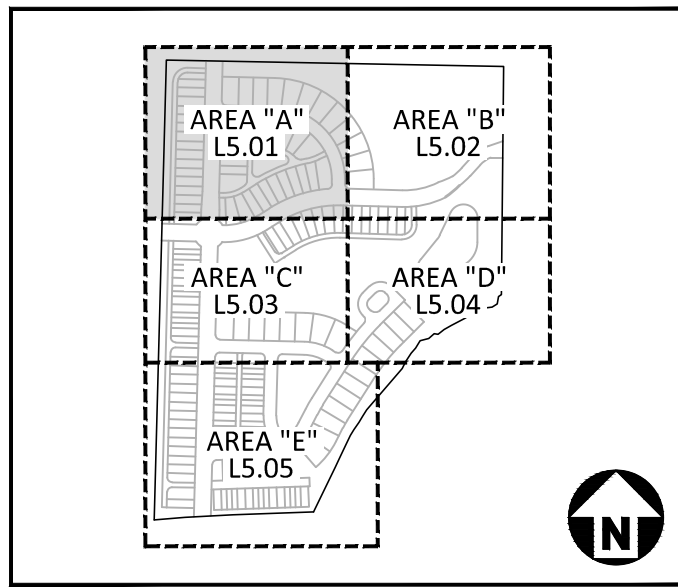
PLAN INFORMATION

PROJECT NO. LEN-24015
FILENAME LEN24015-L51
CHECKED BY WMK
DRAWN BY RLU
SCALE 1" = 40'
DATE 04.28.2025

SHEET

LANDSCAPE PLAN -
AREA "A"

L5.01



KEY MAP

SITE LEGEND

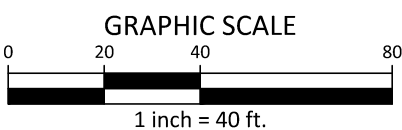
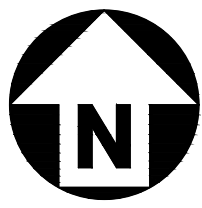
	SIGNAGE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
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	TREE CONSERVATION AREA (NOTE: A 20' WIDE AREA ALONG EACH DISC GOLF HOLE IS DEDUCTED FROM TREE SAVE CALCULATIONS)
	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
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							
BUFFER SHRUBS							
	II	28	ILEX GLABRA 'COMPACTA' COMPACT HICKBERRY	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	



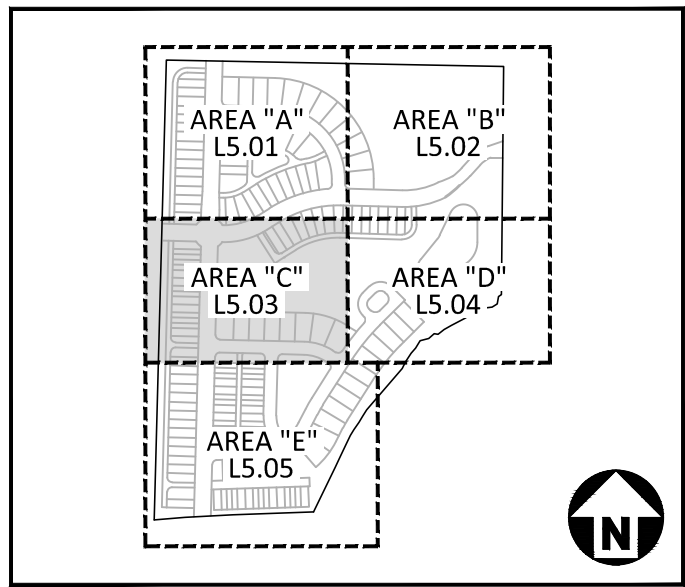
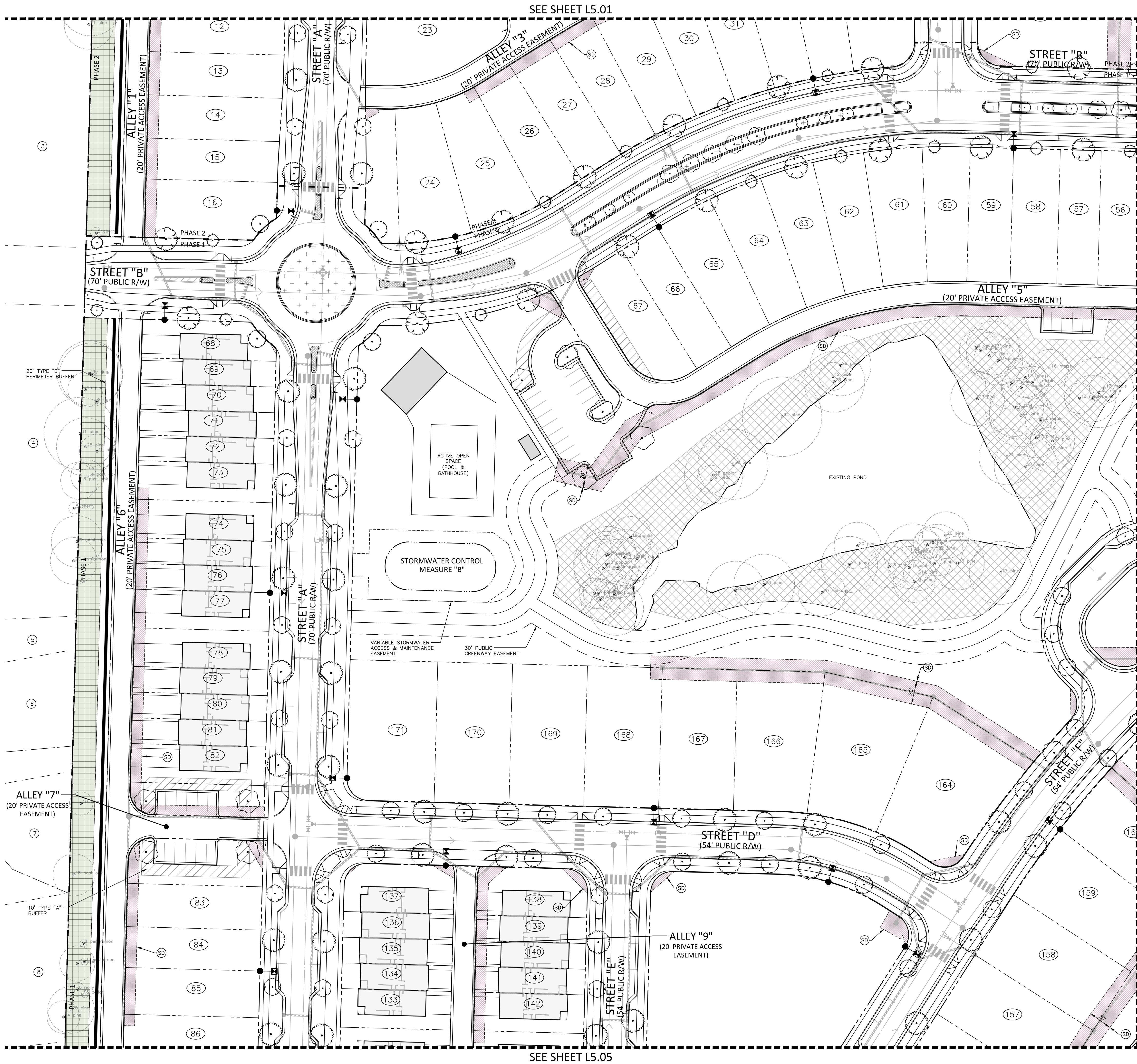
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

SEE SHEET L5.03

SEE SHEET L5.02

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KEY MAP

SITE LEGEND

- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT

- ACCESSIBLE RAMP
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- GUARDRAIL

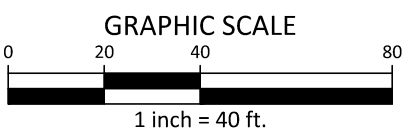
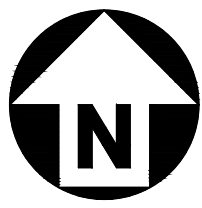
- WETLANDS
- TREE CONSERVATION AREA
(NOTE: A 20' WIDE AREA ALONG EACH DISC GOLF HOLE IS DEDUCTED FROM TREE SAVE CALCULATIONS)
- 20' TYPE 'B' BUFFER
- 10' TYPE 'A' BUFFER

EASEMENT LEGEND

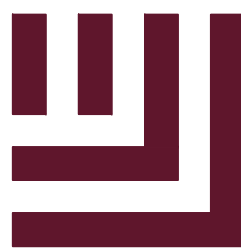
- SS SANITARY SEWER EASEMENT
- SD PUBLIC STORM DRAINAGE EASEMENT

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	LACDESTRODIA 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							
BUFFER SHRUBS							
	II	28	ILEX GLABRA 'COMPACTA' COMPACT INKBERRY	3 GAL	18" MIN.	Y	
	MC	29	MYRTICA CERIFERA WAX MYRTLE	3 GAL	18" MIN.	Y	
	VD	28	VIBURNUM DENTATUM 'ARROWWOOD' ARROWWOOD VIBURNUM	3 GAL	18" MIN.	Y	



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PHONE: 919. 465. 5929



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



REVISIONS

NO.	DATE	PER TOWN COMMENTS
1	06.26.2025	PER TOWN COMMENTS
2	07.30.2025	PER TOWN COMMENTS
3		
4		
5		
6		

PLAN INFORMATION

PROJECT NO. LEN-24015
FILENAME LEN24015-L51
CHECKED BY WMK
DRAWN BY RLU
SCALE 1" = 40'
DATE 04.28.2025

SHEET

LANDSCAPE PLAN -
AREA "C"

L5.03

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



REVISIONS

NO.	DATE	
1	06. 26. 2025	PER TOWN COMMENTS
2	07. 30. 2025	PER TOWN COMMENTS
3		
4		
5		
6		

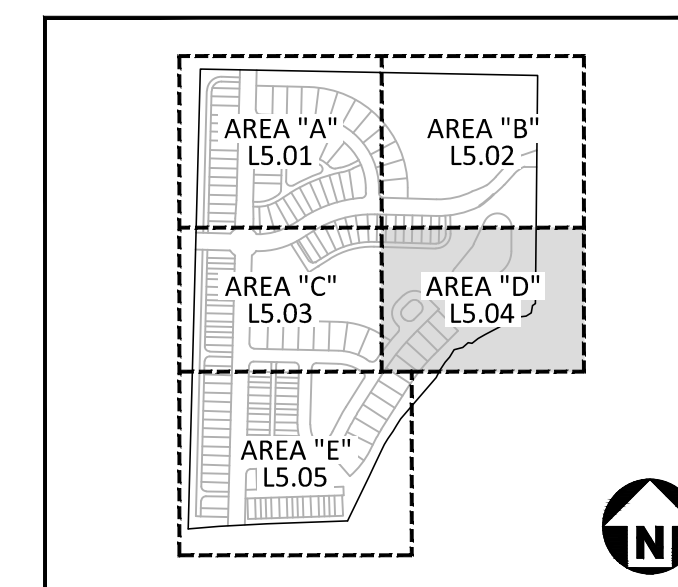
PLAN INFORMATION

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

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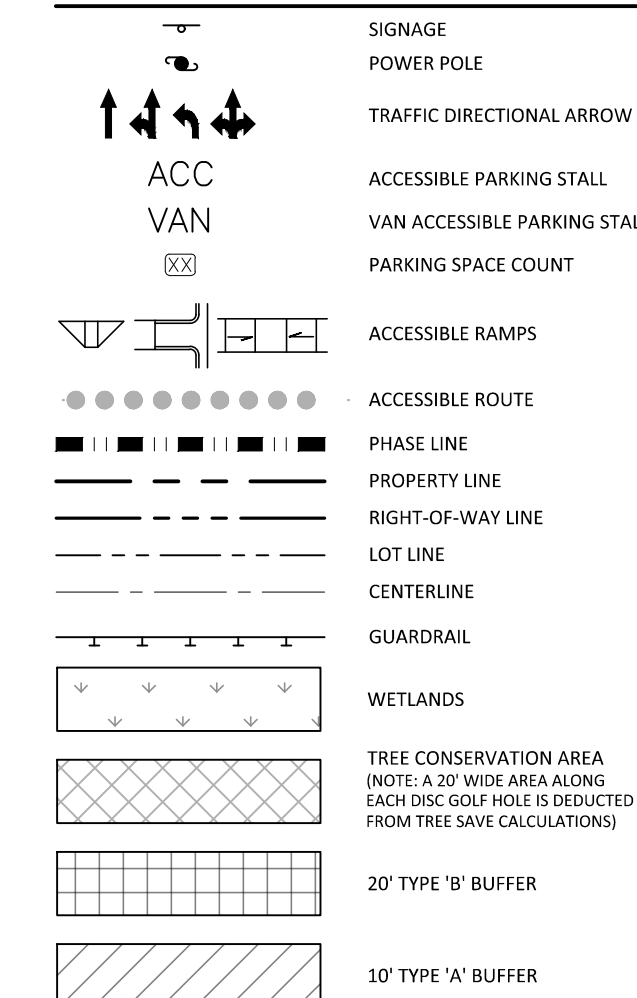
**LANDSCAPE PLAN -
AREA "D"**

L5.04



KEY MAP

SITE LEGEND



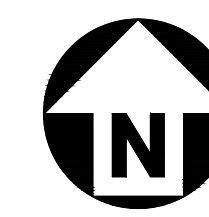
EASEMENT LEGEND



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

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>HEIGHT</u>	<u>NATIVE</u>
<u>BUFFER SHRUBS</u>						
	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	3 GAL	18" MIN.	Y



GRAPHIC SCALE

A horizontal number line is shown with tick marks at intervals of 20, labeled 0, 20, 40, 60, 80, and 100. The region between the tick marks for 20 and 40 is shaded in black.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

SEE SHEET L5.02

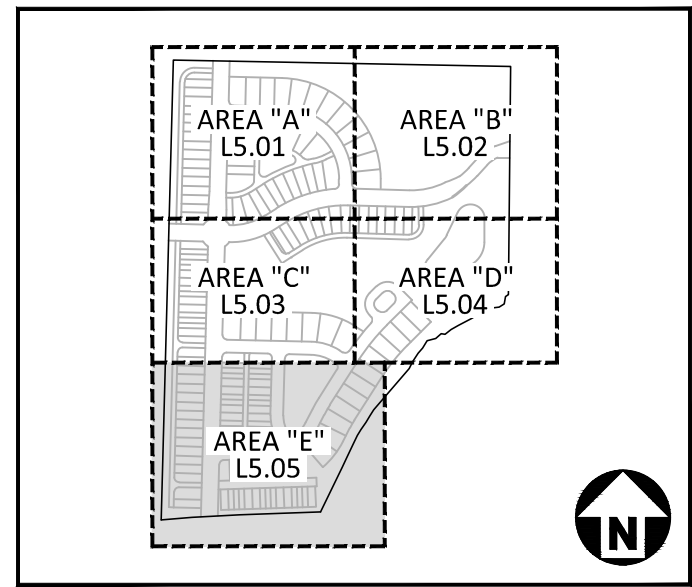
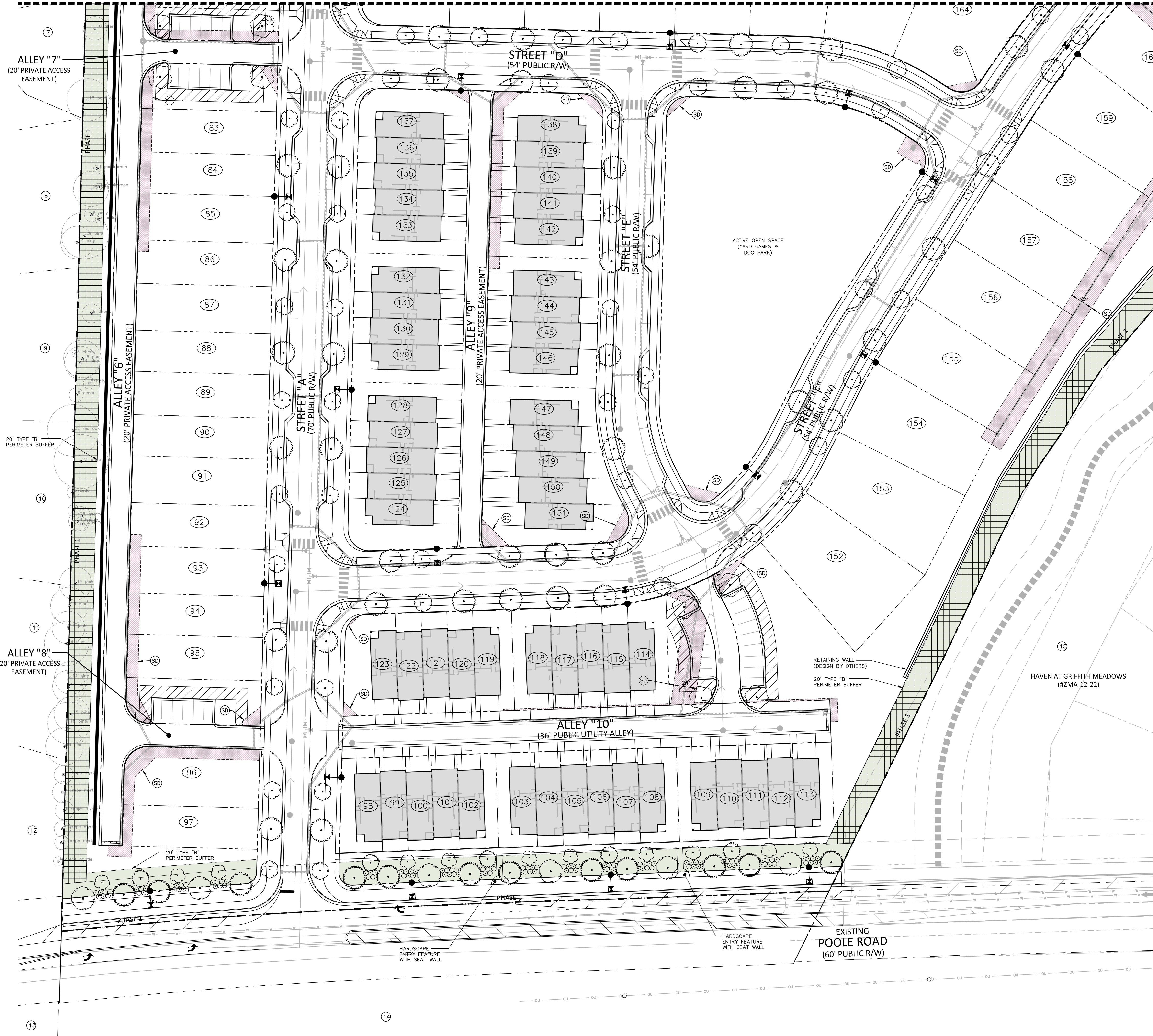
SEE SHEET L5.03

SEE SHEET L5.05

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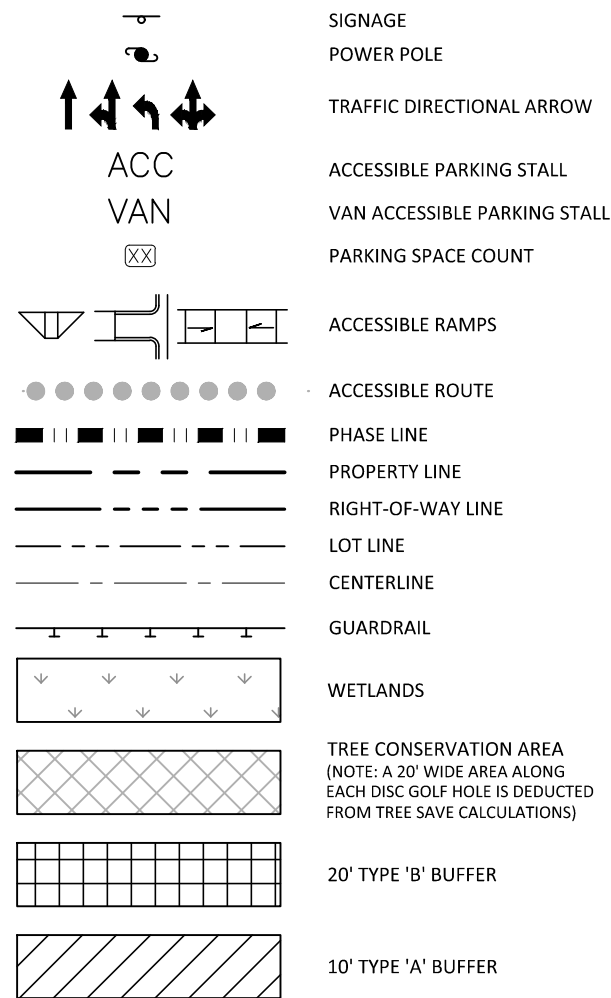
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SEE SHEET L5.03

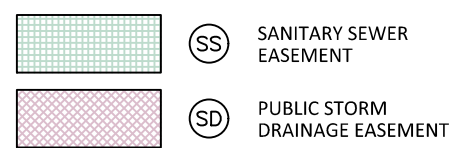


KEY MAP

SITE LEGEND

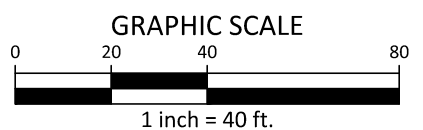
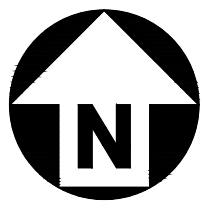


EASEMENT LEGEND



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
VIA TREES							
	QS	C	15	QUERCUS STELLATA POST OAK	2" MIN	8' MIN	Y
BUFFER TREE							
	CV	U	9	CHONANTHUS 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
BUFFER SHRUBS							
	II		28	ILEX GLABRA 'COMPACTA' COMPACT INKBERRY	3 GAL	18" MIN.	Y
	MC		29	MYRTICA CERIFERA WAX MYRTLE	3 GAL	18" MIN.	Y
	VD		28	VIBURNUM DENTATUM 'ARROWWOOD' ARROWWOOD VIBURNUM	3 GAL	18" MIN.	Y



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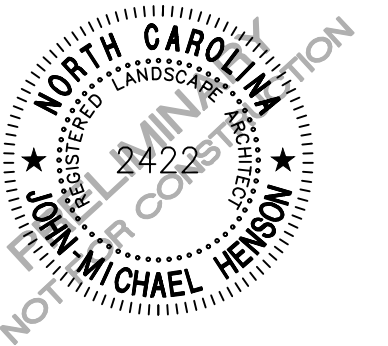
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HOPKINS FARM
MASTER PLAN
8501 POOLE ROAD
KNIGHTDALE, NORTH CAROLINA 27545



REVISIONS

NO. DATE

PLAN INFORMATION

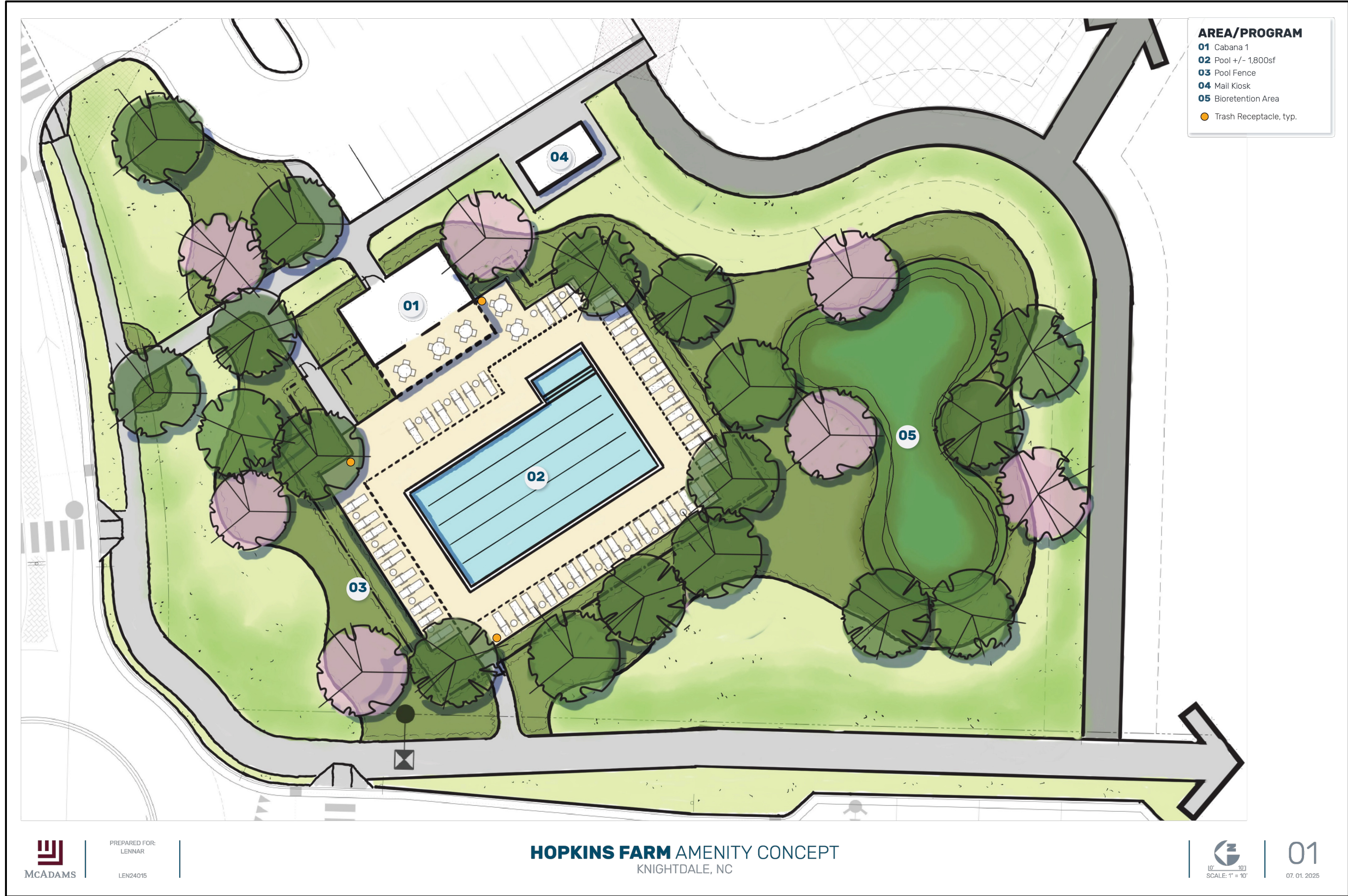
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FILENAME LEN24015-L51
CHECKED BY WMK
DRAWN BY RLU
SCALE 1" = 40'
DATE 04.28.2025

SHEET

LANDSCAPE PLAN -
AREA "E"

L5.05

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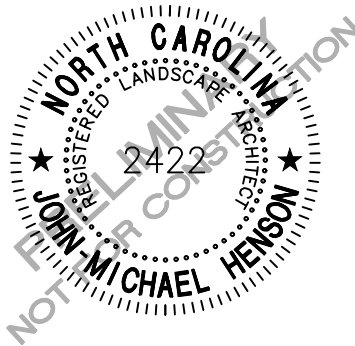


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**HOPKINS FARM
MASTER PLAN
8501 POOLE ROAD
KNIGHTDALE, NORTH CAROLINA 27545**



REVISIONS

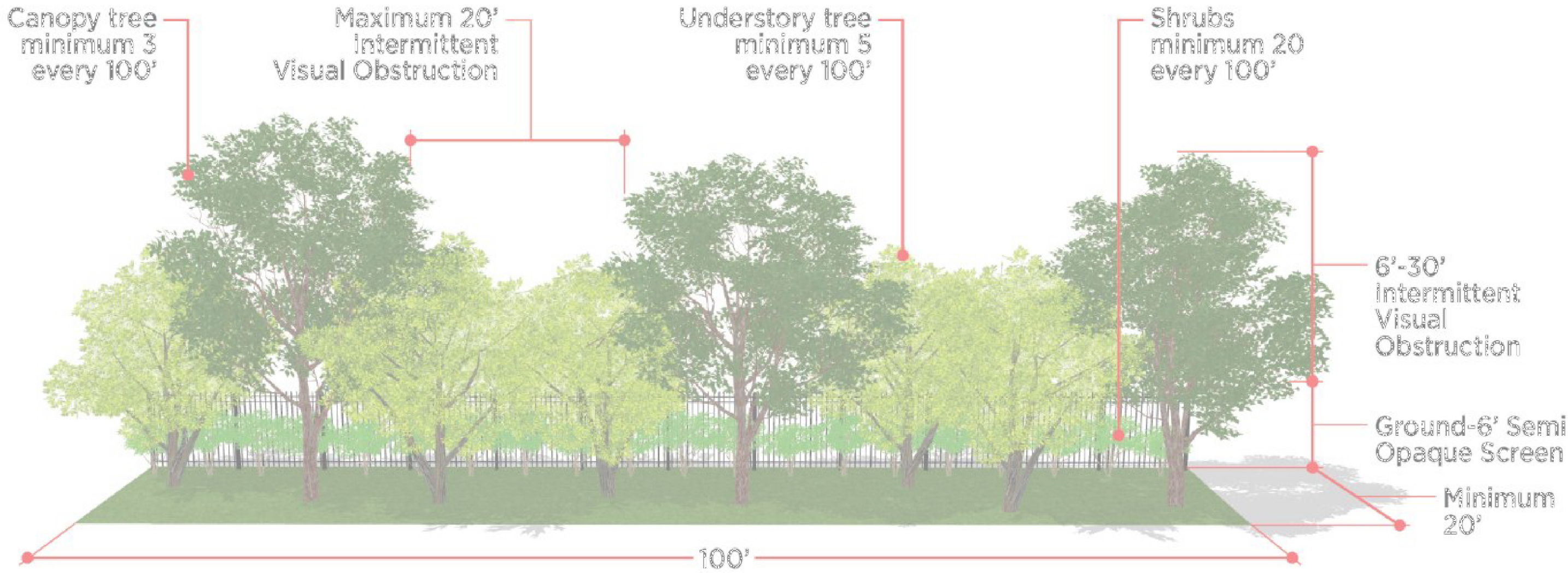
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DATE 04. 28. 2025

SHEET

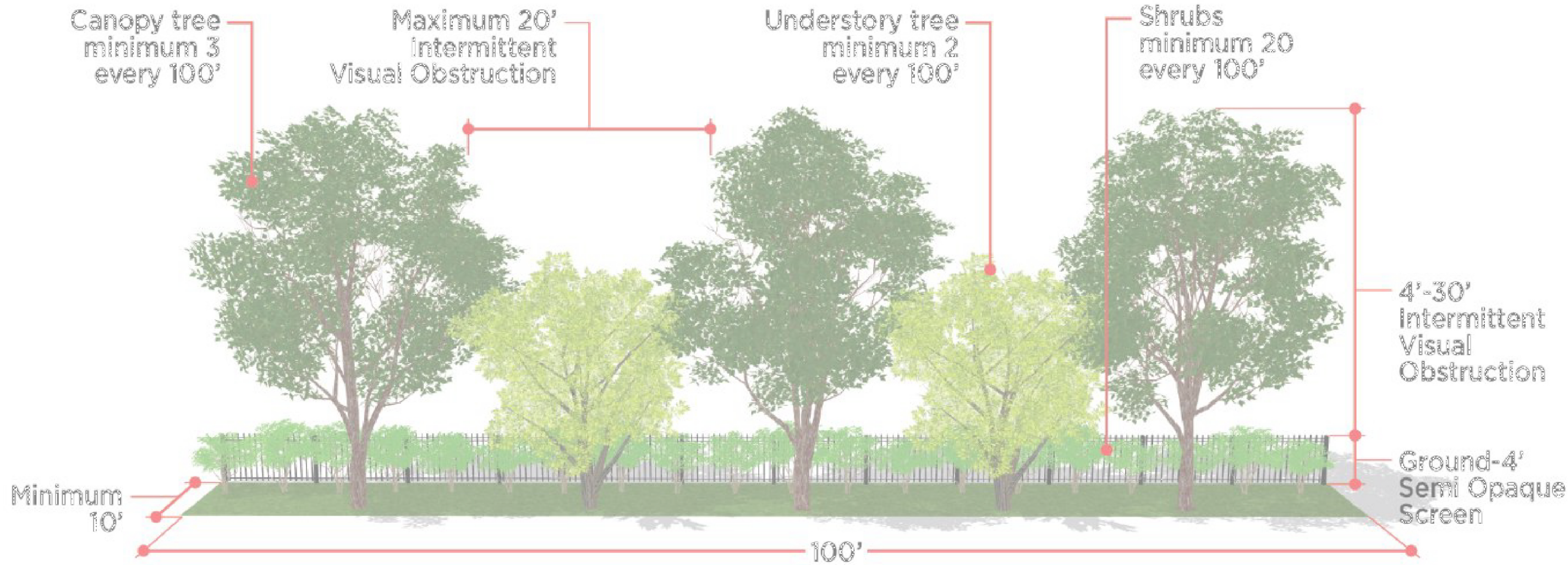
**OPEN SPACE
CONCEPTUAL DESIGN
L5.06**



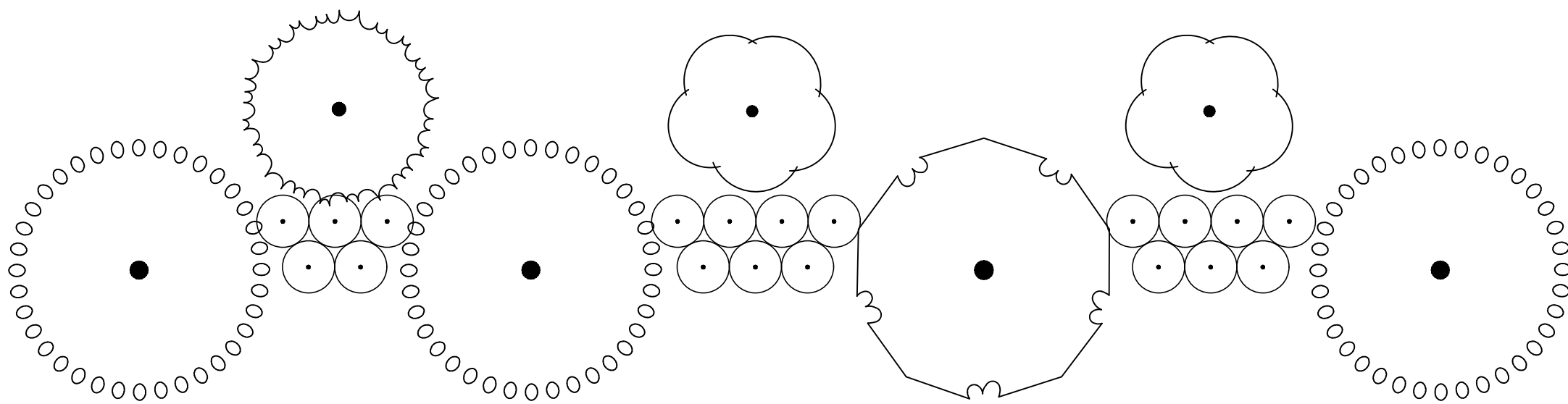
20' TYPE B PERIMETER BUFFER

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'

NOTE:

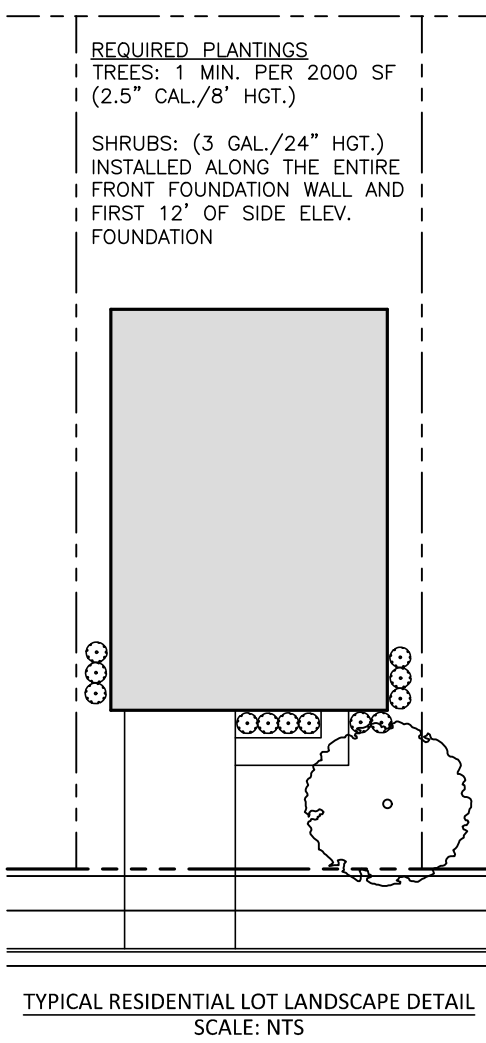
STREETYARD BUFFER WILL INCLUDE A HARDSCAPED ENTRY FEATURE ALONG EITHER SIDE OF THE 2 PEDESTRIAN CONNECTIONS LINKING THE TOWNHOMES TO POOLE RD. SEE SHEET C2.00.

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
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	II		28	ILEX GLABRA 'COMPACTA' COMPACT INKBERRY	3 GAL	18" MIN.	Y
	MC		29	MYRICA CERIFERA WAX MYRTLE	3 GAL	18" MIN.	Y
	VO		28	VIBURNUM DENTATUM 'ARROWWOOD' ARROWWOOD VIBURNUM	3 GAL	18" MIN.	Y

LOT TREE REQUIRMENTS

- 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.
- 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.
- 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.
- 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.



REQUIRED PLANTINGS	
TREES: 1 MIN. PER 2000 SF (2.5" CAL./8" HGT.)	
SHRUBS: (3 GAL./24" HGT.)	
INSTALLED ALONG THE ENTIRE FRONT FOUNDATION WALL AND FIRST 12' OF SIDE ELEV. FOUNDATION	
CANOPY TREE SPECIES (INSTALLED AT 2" CAL., 8' HT. MIN.)	
LIRIODENDRON TULIPIFERA	
LIQUIDAMBAR STYRACIFLUA 'ROTUNDOLOBA'	
NYSSA SYLVATICA	
QUERCUS NUTTALLII	
QUERCUS PHELLOS	
QUERCUS RUBRA	
PLATANUS OCCIDENTALIS	
ZELKOVA SERRATA	
EVERGREEN SHRUB SPECIES (INSTALLED AT 24" HT. MIN.)	
CALLICARPA AMERICANA	
ILEX CORNUTA 'NEEDLEPOINT'	
ILEX GLABRA 'NIGRA'	
ILEX CRENATA 'COMPACTA'	
AZALEA HYBRIDS	
ILICUM PARVIFOLIUM	
MYRICA SP.	
ILEX VOMITORIA 'NANA'	
CAMELLIA SASANKUA	
OSMANTHUS X FORTUNEI	
PRUNUS CAROLINIANA	
HYDRANGEA MACROPHYLLA	

- NOTES:
- PLANTING LOCATIONS AND SPECIES MAY VARY AND MAY BE FIELD ADJUSTED AS NECESSARY.
 - ALL TREES AND SHRUBS TO BE INSTALLED SHALL BE ON THE TOWN OF KNIGHTDALE APPROVED CANOPY TREE LIST.
 - SHRUBS SHALL BE LOCATED WITHIN 12' FEET OF THE BUILDING FOUNDATION BUT NO CLOSER THEN 4" MEASURED FROM CENTER OF SHRUB TO BUILDING.
 - TREES AND/OR SHRUBS MAY NOT BE PLANTED WITHIN ANY UNDERGROUND UTILITY EASEMENT WHEN A MUNICIPALITY IS THE HOLDER OF THE EASEMENT.
 - THE LOCATION OF LOT LANDSCAPING SHOWN MAY BE ADJUSTED WITHIN THE LOT PROVIDED IT DOES NOT CONFLICT WITH THE RIGHT-OF-WAY OR ANY UTILITY EASEMENTS.



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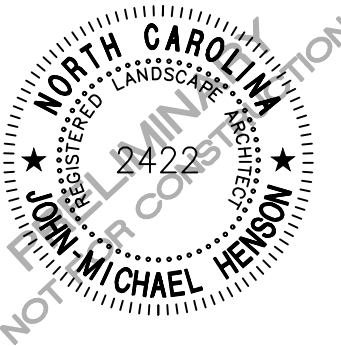
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HOPKINS FARM

MASTER PLAN

8501 POOLE ROAD

KNIGHTDALE, NORTH CAROLINA 27545



REVISIONS

NO. DATE

PLAN INFORMATION

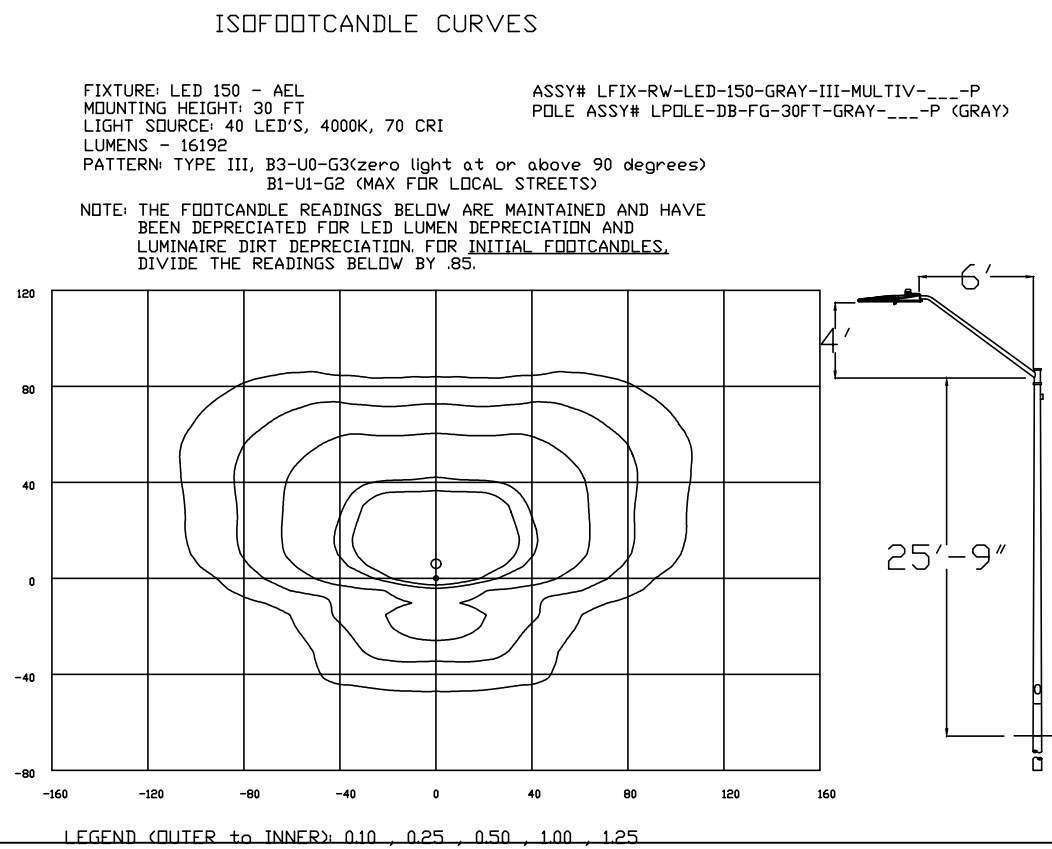
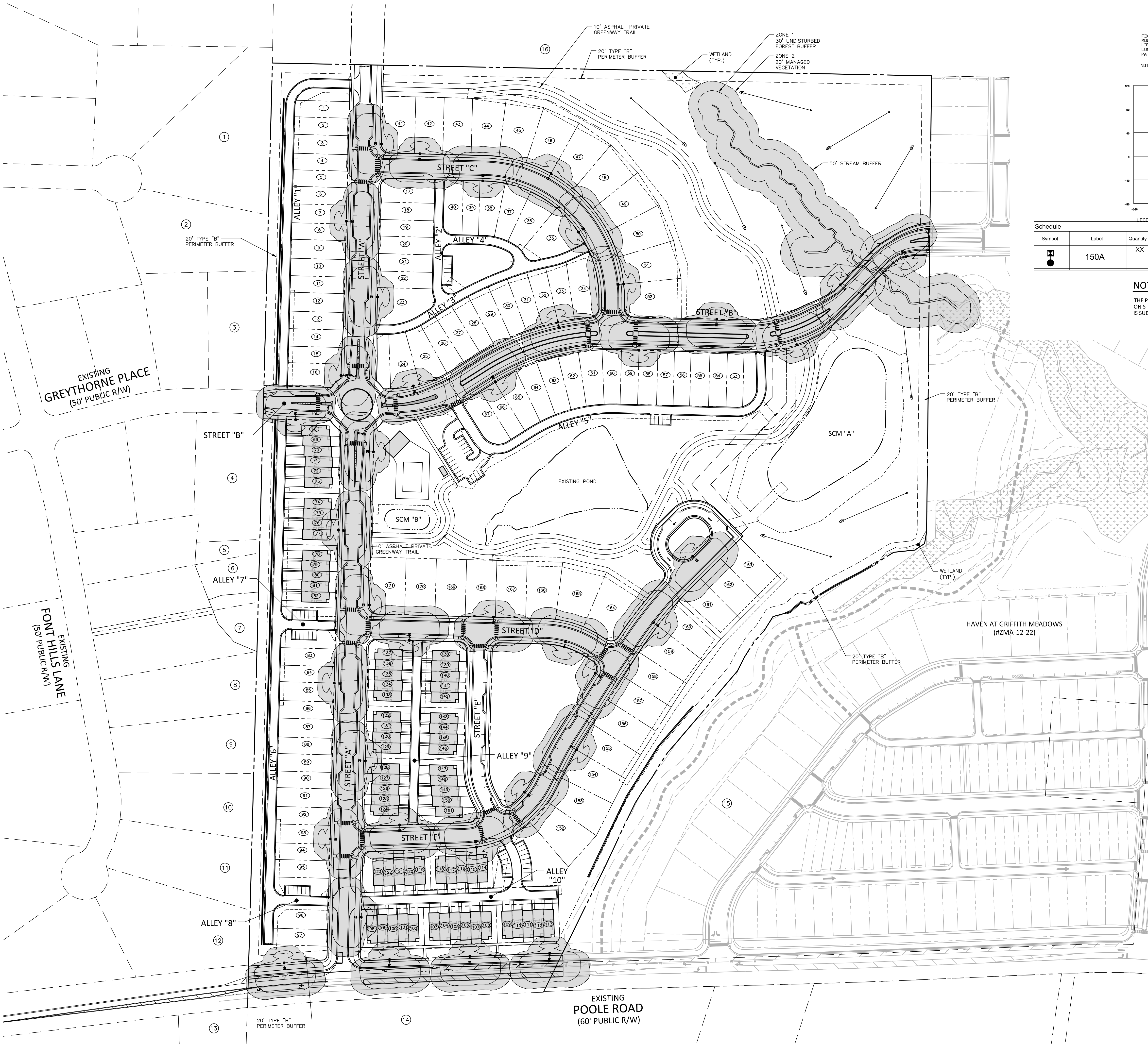
PROJECT NO. LEN-24015
FILENAME LEN24015-LS1
CHECKED BY WMK
DRAWN BY RLU
SCALE NTS
DATE 04. 28. 2025

SHEET

DETAILS & NOTES

L5.07

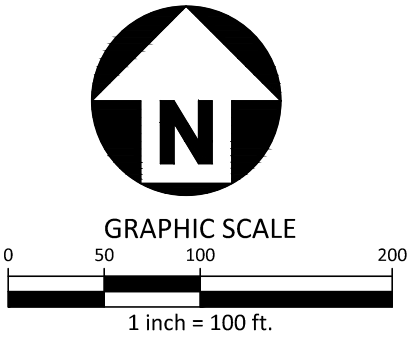
X:\Projects\LEN\LEN24015\04-Production\Engineering\Production Drawings\Current Drawings\Master Plan\LEN24015-L1.dwg, 7/30/2025 11:12:56 AM, Cody James



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.



McADAMS

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Suite 500
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phone 919. 361. 5000
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license number: C-0293, C-187

www.mcadamsco.com

CLIENT

LENNAR
1100 PERIMETER PARK DRIVE
MORRISVILLE, NC 27560
CONTACT: Michael Taylor
PHONE: 919. 465. 5929



**HOPKINS FARM
MASTER PLAN
8501 POOLE ROAD**

KNIGHTDALE, NORTH CAROLINA 27545



REVISIONS

NO. DATE

PLAN INFORMATION

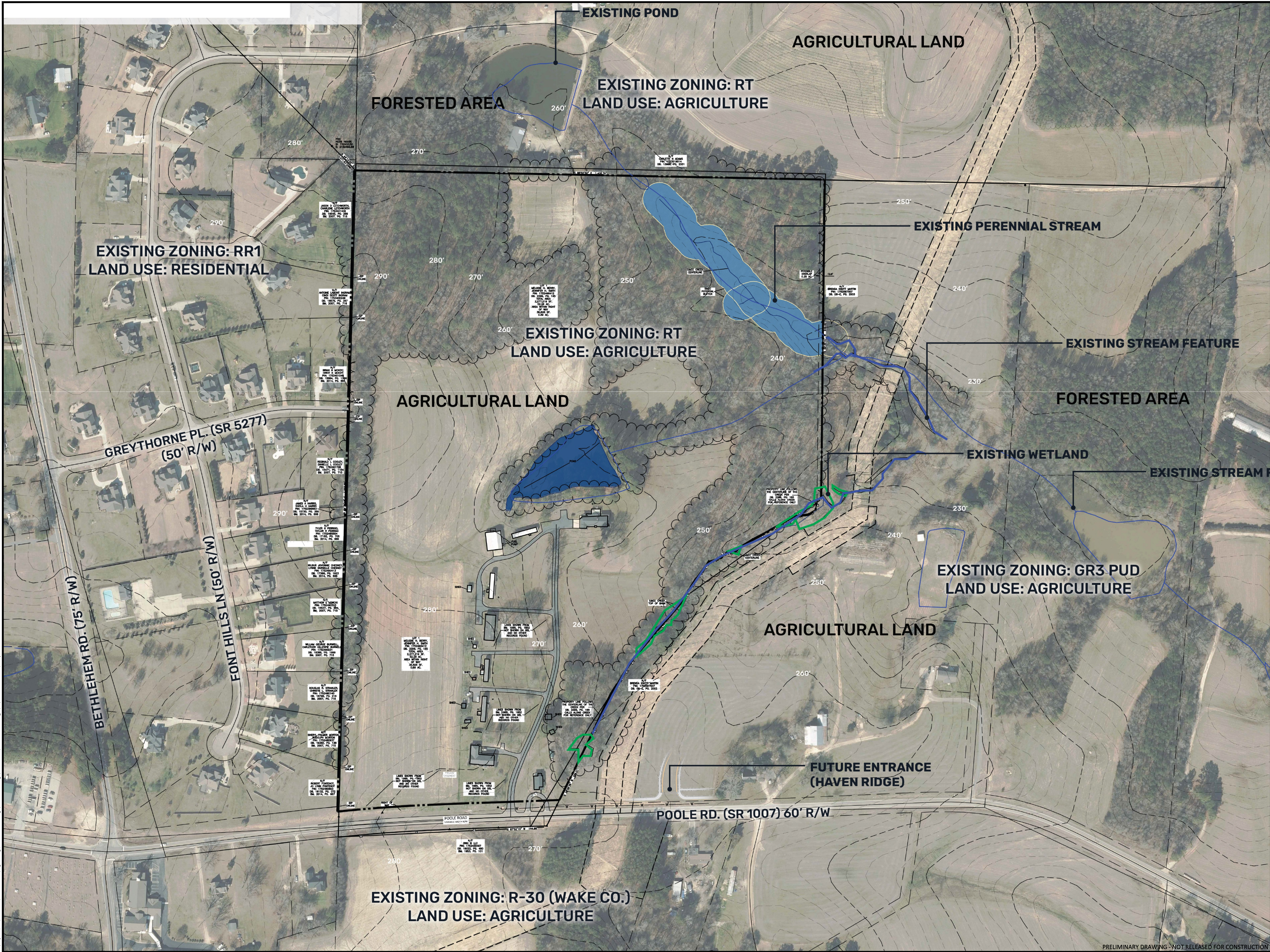
PROJECT NO. LEN-24015
FILENAME LEN24015-L11
CHECKED BY WMK
DRAWN BY RLU
SCALE 1" = 100'
DATE 04.28.2025

SHEET

**PRELIMINARY
LIGHTING PLAN**

L6.00

X:\Projects\LEN\LEN24015\04-Production\Engineering\Production Drawings\Current Drawings\Master Plan\LEN24015-SK1.dwg, 7/30/2025 11:13:11 AM, Cody James



McAdams

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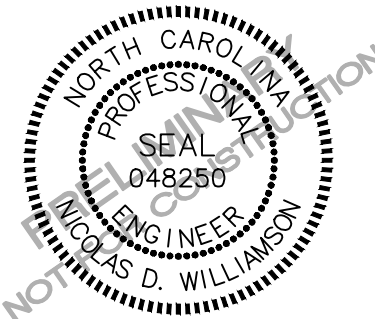
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**HOPKINS FARM
MASTER PLAN
8501 POOLE ROAD
KNIGHTDALE, NORTH CAROLINA 27545**



REVISIONS

NO.	DATE	
1	06.26.2025	PER TOWN COMMENTS
2	07.30.2025	PER TOWN COMMENTS
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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION