

TOWN OF KNIGHTDALE

950 Steeple Square Court Knightdale, NC 27545 KnightdaleNC.gov

ORDINANCE #24-07-17-002 AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE OF THE TOWN OF KNIGHTDALE WHICH INCLUDES THE ZONING DISTRICT MAP

ZMA-2-23 Lyndon Oaks Planned Unit Development

WHEREAS, the Town of Knightdale has received a petition to amend the zoning of the property to Residential Mixed-Use Planned Unit Development; and

WHEREAS, the Town Council finds the proposed Zoning Map Amendment is consistent with the KnightdaleNext 2035 Comprehensive Plan as it addresses several of the guiding principles such as expanding the roadway and greenway network and providing new connections, utilizing compact development patterns, creating a unique community design, and providing expanded home choices for current and future Knightdale residents. Further, it is consistent with the Plan's Growth & Conservation Map's designation as a Mixed-Density Neighborhood Place Type, the Growth Framework Map's designation as a Target Investment Area, the Roadway Network Plan, the Sidepaths & Greenways Plan, and the Mixed-Density Residential Focus Area Study; and

WHEREAS, the request is also reasonable and in the public interest as it aids in developing a vibrant, sustainable, and safe community design which achieves the spirit and intent of the Town's vision for growth;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Knightdale, North Carolina:

SECTION 1: That the Unified Development Ordinance of the Town of Knightdale Code, which includes the Zoning District Map, be amended to rezone approximately ±171.88 acres consisting of seven tracts of land located at 940 Bethlehem Road and Wake County PINs 1743-95-3683, 1743-97-1085, 1753-07-1583, 1743-97-6575, 1753-15-2116, 1743-98-9384, and 1743-98-6356, from Rural Transition and GR3 to Residential Mixed-Use Planned Unit Development to allow for the construction of up to 500 residential lots and approximately 15,000 square feet of neighborhood serving commercial uses.

SECTION 2. That the additional conditions contained within the application identified as ZMA-2-23 and PUD document, and listed below apply as additional zoning conditions to the parcel of land identified above:

- 1. Front-loaded single-family lots shall be a minimum of 60-feet wide and shall have a minimum driveway length of 25-feet.
- 2. Rear-loaded single-family lots, including townhome and duplex lots, shall be a minimum of 20-feet wide and shall have a minimum driveway length of 20-feet
- 3. All 80-foot-wide lots shall not be mass graded and shall remain undisturbed.
- 4. Uses within the development shall be distributed as follows: 9.5% of the development shall be townhomes/duplexes, 25.4% shall be single-family lots, and 1.4% shall be dedicated towards commercial uses.

5. The setbacks for all building types are as follows:

Min	imum Setback	S		
	Front	Side	Corner	Rear
Single-Family Detached (Rear-Loaded)	10'	3'	10'	10'
Single-Family Detached (Front-Loaded)	10'	5'	10'	20'
Townhomes/Duplexes (Rear-Loaded)	0' (min.); 25' (max)	10'		15'
Clubhouse	10'	6'	=	0'
Commercial	10'	6'		0'

- 6. A signalized intersection shall be constructed at the intersection of Old Faison Road and Bethlehem Road, as required by the Transportation Impact Analysis. A mast arm signal design shall be provided. Additional gateway features desired by the Town, including landscaping and/or gateway signage in the right-of-way provided such upgrades fit within the right-of-way required for the signal, do not require additional right-of-way or easements to be acquired, and are approved by NCDOT and Town Staff. The total cost of such gateway features to the Developer shall not exceed \$40,000.
- 7. Site Access A/Tart Farm Road shall be constructed to meet the Urban Avenue Wide Sidewalk roadway cross-section standards.
- 8. The intersection of the Urban Main Street (currently Tart Farm Road) and future Widewaters Parkway shall be constructed as a four-way stop with traffic calming measures such as bump-outs, high-visibility crosswalks, stamped concrete, Rectangular Rapid Flashing Beacons (RRFBs), and pedestrian refuge islands in the Widewaters Parkway median.
- 9. All local street cross-sections shall be constructed as designed and depicted on the Master Plan.
- 10. Road 6, as shown on the Master Plan, shall not be required to be built to a collector road standard. In lieu of this, a two-way local street shall be constructed as depicted on the Master Plan.
- 11. Certain alleys, as shown on the Master Plan, shall be permitted to be designated as 32-foot public rights-of-way to provide utilities to rear-loaded homes that either front public open space rather than a public right-of-way, or do not directly front a public right-of-way. A wider public alley right-of-way may be approved administratively if 32-feet is deemed impractical by the Land Use Administrator on the basis of infrastructure or other identified constraints.
- 12. In lieu of the required fifty feet of open space frontage on at least one public street, a minimum of 34-feet of frontage on either a public street or alley shall be permitted. Sidewalks, benches, and landscaping shall be provided on the front of the units facing these areas, providing a direct connection to the open space.
- 13. Private Greenways shall be credited as active open space, provided that the privately maintained greenways are indistinguishable from the publicly maintained greenways in terms of design, easement area, and included amenities.
- 14. Prior to approval of construction drawings for the first phase of the development, the Developer shall offer a minimum of 100 square feet of site area as a non-exclusive, permanent easement area to be dedicated to the Town for construction, maintenance, and repair of footings for a future pedestrian bridge over I-87.
- 15. At least one of the stormwater control measures located in and around the main amenity center shall include alternative SCM infrastructure, such as cisterns, bioswales, or planted wetlands, along with educational signage.

- 16. The following uses shall be permitted by-right in the 15,000 square foot commercial outparcel building. All other uses listed in UDO Section 3.1.C shall be prohibited. The development of this outparcel shall be subject to all UDO standards unless specified in the PUD Book.
 - a. Child/Adult Day Care Center(6 or more people)
 - b. Personal Services
 - c. Professional Services
 - d. Medical Services
 - e. Neighborhood Retail/Restaurant (2,000 square feet or less)

- f. Accessory Uses Permitted in the RMX zoning district as listed in UDO Section 3.1.C.9
- g. Bar/Tavern/Microbrewery
- h. Studio (arts, dance, martial arts, music)
- 17. The proposed use standards will restrict certain uses otherwise permitted in the RMX zoning district. These standards are intended to encourage more neighborhood oriented and small businesses to better serve residents. The following conditions apply to the commercial outparcel:
 - a. Businesses with operating hours of 24 hours per day are not permitted.
 - b. Vape, Tobacco, and CBD Stores, or businesses that sell these products are not permitted.
 - c. Developer shall stub potable water, sanitary sewer, and storm drainage to commercial outparcel prior to plat recordation.
 - d. Developer shall construct curb, gutter, and sidewalk improvements along commercial outparcel prior to plat recordation.
 - e. The commercial outparcel shall not be owned by the Homeowners Association.
 - f. Developer is responsible for maintaining the commercial outparcel in a manner consistent with Lyndon Oaks Homeowners Association properties, until the commercial property is developed and/or sold by developer.
 - g. A 10-foot landscape buffer shall be planted adjacent to residential lots prior to plat recordation.
 - h. Parking lots shall contain vegetative screening in accordance with Knightdale's UDO.
 - i. Buildings shall be permitted up to two (2) stories.
 - j. Buildings shall meet the design standards for mixed-use buildings in UDO Section 6.8.
 - k. All infrastructure on the residential portion of the project shall be sized appropriately to accommodate a two-story commercial building.
 - 1. Development of the proposed retail outparcel shall be completed within the term of the Development Agreement between the Developer and the Town of Knightdale.
 - m. Food trucks shall be permitted if a Food Truck Permit has been issued by the Town of Knightdale.
 - n. Temporary uses, such as seasonal sales, or other temporary uses and special events like farmers' markets, produce stands, or special social events, shall be permitted for up to forty-five (45) days with a zoning compliance permit approved by the Land Use Administrator.
- 18. Architectural Standards are provided for all buildings as indicated in the PUD document.
- 19. The submitted Planned Unit Development document and submitted Master Plan will serve as the site-specific development plan. The Applicant must submit Construction Drawings to the Town that conform to the approved conditions of the RMX-PUD zoning district, Master Plan comments, the Unified Development Ordinance, and comments from the December 14, 2023 DRC meeting.

SECTION 3. That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.

SECTION 4. That if this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions of this ordinance which can be given separate effect and to the end the provisions of this ordinance are declared to be severable.

SECTION 5. That this ordinance has been adopted following a duly advertised public hearing of the Town Council and following review and recommendation by the Land Use Review Board.

SECTION 6. That this ordinance shall be enforced as provided in G.S. 160D-605 or as provided for in the Knightdale Town Code

SECTION 7. That this ordinance shall become effective upon its adoption by Town Council.

Adopted this 17th day of July, 2024

Jessica Day, Mayor

Heather Smith, Town Clerk



Signage & Marking Plan Sheet List Table C-4.81 Street Sections C-4.9 Connectivity Index C-1.0 Cover Sheet C-4.10 Pedestrian Circulation Existing Conditions ALTA C-5.0 Overall Storm Drainage Plan Existing Conditions TOPO C-6.0 Overall Utility Plan C-6.1 Utility Plan Enlargement 1 C-3.0 Overall Site Plan C-6.2 Utility Plan Enlargement 2 C-3.1 Site Plan Enlargement 1 C-6.3 Utility Plan Enlargement 3 C-3.2 Site Plan Enlargement 2 C-6.4 Utility Plan Enlargement 4 C-3.3 Site Plan Enlargement 3 C-6.5 Utility Plan Enlargement 5 C-3.4 Site Plan Enlargement 4 C-6.6 Utility Plan Enlargement 6 C-3.5 Site Plan Enlargement 5 C-6.7 Utility Plan Enlargement 7 C-3.6 Site Plan Enlargement 6 LS-1.0 Overall Landscape Plan C-3.7 Site Plan Enlargement 7 LS-1.1 Landscape Plan Enlargement 1 C-3.8 Open Space Plan LS-1.2 Landscape Plan Enlargement 2 C-3.9 Phasing Plan LS-1.3 Landscape Plan Enlargement 3 C-4.0 Overall Signage & Marking Plan LS-1.4 Landscape Plan Enlargement 4 Signage & Marking Plan LS-1.5 Landscape Plan Enlargement 5 Signage & Marking Plan LS-1.6 Landscape Plan Enlargement 6 LS-1.7 Landscape Plan Enlargement 7 Signage & Marking Plan LS-2.0 Landscape Details Signage & Marking Plan LS-2.1 Landscape Details Signage & Marking Plan Architectural Elevations Signage & Marking Plan

USE TYPE LOTS TOTAL AREA (SF) SINGLE FAMILY 3,600 183,600 30' LOT 35' LOT 4,200 222,600 4,800 129,600 40' LOT 7,200 489.600 60' LOT 8,400 210,000 80' LOT 9,600 1,350,600 DUPLEX / **TOWNHOUSE** 1,800 | 116 208,800 20' TH 22' TH 1.980 126 249,480 22' DUPLEX 2,160 47,520 505,800 COMM/RETAIL** 77,033 1.77 DISTRIBUTION OF USES ACRES GROSS SITE AREA (PER SURVEY) 171.8 DEDICATED RECREATIONAL OPEN SPACE 21.4 PUBLIC R/W NET AREA*** 122.1 MIN.-MAX. PROV. DIST.

USE AREAS

DISTRIBUTION OF USES

SINGLE FAMILY

DUPLEX / TOWNHOUSE

COMMERCIAL / RETAIL

(AC) DISTRIBUTION(9

15%-60%

10%-40%

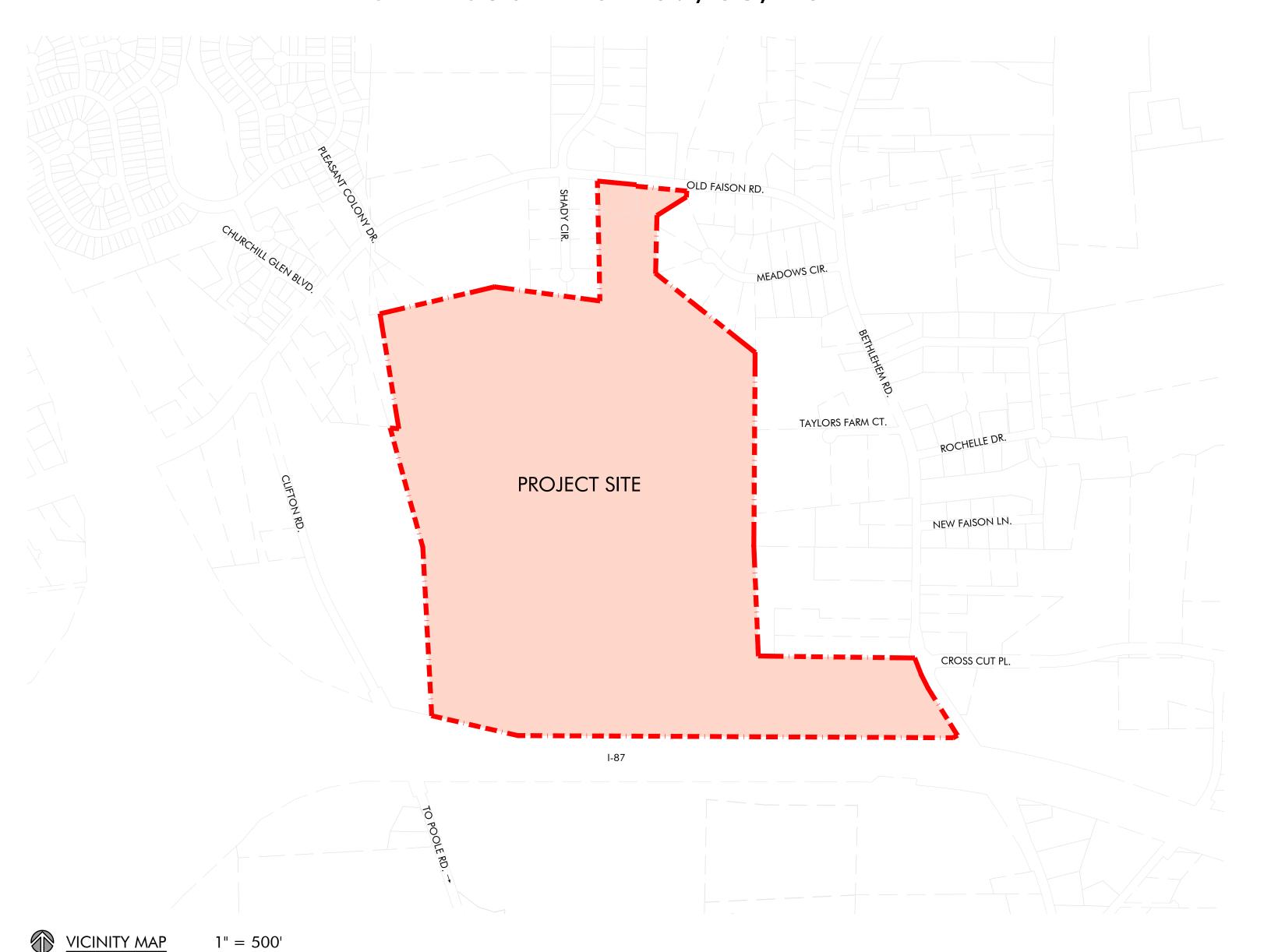
5%-20%

25.4%

9.5%

Lyndon Oaks Master Plan

Town of Knightdale RMX-PUD Master Plan Submittal: ZMA-2-23 Sixth Submittal: 07/05/2024



GENERAL NOTES:

STANDARDS AND SPECIFICATIONS IF APPLICABLE.

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH TOWN OF KNIGHTDALE AND NCDOT
- 2. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN
- 3. NO WORK WILL BE ALLOWED WITHIN NCDOT ROW UNTIL ALL ENCROACHMENT AGREEMENTS ARE APPROVED BY
- 4. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO
- ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY TOWN OF KNIGHTDALE INSPECTOR AS NEEDED DURING
- 6. ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" TOWN OF KNIGHTDALE STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE
- 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS

WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN

- HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28'
- 10. TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE
- PRINCIPAL BUILDING. 11. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT
- ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NO ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- 12. HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.

13. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.

TRAFFIC CONTROL DEVICES (MUTCD).

- 14. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
- 15. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR RESIDENTIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
- 16. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH TOWN OF KNIGHTDALE PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS
- 17. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS. 18. ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS,
- ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- 19. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PPOWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM
- 20. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO NCDOT SPECIFICATIONS AND DETAILS AND CONTACT TOWN OF KNIGHTDALE PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
- 21. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE TOWN OF KNIGHTDALE ENGINEERING DEPARTMENT TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT TOWN OF KNIGHTDALE INSPECTIONS OFFICE AT 919-217-2250 TO SET UP THE MEETING.
- 22. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC. 23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS
- OF THE MUTCD (MOST CURRENT EDITION). 24. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE
- 25. THE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE AT THE TIME OF SITE PLAN/CONSTRUCTION

BUILDING SETBACKS

TOWNHOMES/DU	PLEX (REAR-LOADED):
- FRONT:	0' MIN TO 25' MAX
- SIDE:	10' MIN
SINGLE FAMILY DE	TACHED (REAR-LOADED)
- FRONT:	10' MIN
- REAR:	10' MIN
- SIDE:	3' MIN
- CORNER:	10' MIN
SINGLE FAMILY DE	TACHED (FRONT-LOADED)
- FRONT:	10' MIN
- REAR:	20' MIN
- SIDE:	5' MIN
- CORNER:	10' MIN
COMMERCIAL	
- FRONT:	10' MIN
- REAR:	0' MIN
- SIDE:	6' MIN
<u>CLUBHOUSE</u>	
- FRONT:	10' MIN
- REAR:	0' MIN

ADDRESS: 4325 OLD FASION RD KNIGHTDALE NC 27545-9179 CONTACT: MILTON EDWARD III TART, JANET STANLEY TART ADDRESS: 106 TART FARM RD KNIGHTDALE NC 27545-8134 OWNER: CONTACT: LEE T ALFORD ADDRESS: 4313 OLD FASION RD KNIGHTDALE NC 27545-9179 CONTACT: MILTON E JR TART, PATSY P TART ADDRESS: 4325 OLD FASION RD KNIGHTDALE NC 27545-9179 CIVIL ENGINEER: URBAN DESIGN PARTNERS PLLC CONTACT: SALMAN MOAZZAM, PE ADDRESS: 150 FAYETTEVILLE ST. SUITE 1310 RALEIGH, NC 27601 PHONE: 919-275-5002 SMOAZZAM@URBANDESIGNPARTNERS.COM LANDSCAPE ARCHITECT: URBAN DESIGN PARTNERS PLLC CONTACT: BRIAN RICHARDS, PLA ADDRESS: 150 FAYETTEVILLE ST. SUITE 1310 RALEIGH, NC 27601 BRICHARDS@URBANDESIGNPARTNERS.COM D.R. HORTON CONTACT: REESE BRIDGES , PE ADDRESS: 7208 FALLS OF NEUSE RD. SUITE 201 RALEIGH, NC 27615 984-247-9614 TBRIDGES@DRHORTON.COM SITE DATA: 1743953683; 1743971085; 1753071583; 1743976575; 1743989384; 1743986356;1753152116

CONTACT INFO:

ADDRESS: 26 SAINT JULIANS CT

ADDRESS: 4113 BREWSTER DR

CONTACT: TERRY LANCE FERRELL, RANDAL HUTCHINS FERRELL

PAWLEYS ISLAND, SC 29585-6309

CONTACT: WAYNE L. HARPER, EUGENE J. HARPER

RALEIGH, NC 27606-1711

CONTACT: DEBORAH JANE TART, MELTON E JR

EXISTING ZONING: RT (RURAL TRANSITIONAL) PROPOSED ZONING: **EXISTING USE: RESIDENTIAL & AGRICULTURAL** PROPOSED USE: **RESIDENTIAL & COMMERCIAL OUTPARCEL**

± 171.88 ACRES

TOTAL ACRES:

→ PROPOSED:

→ REQUIRED

TREE PRESERVATION:

PARKING CALCS:

LAND USE TOTALS:

→ TOTAL ACRES:

COMMERCIAL

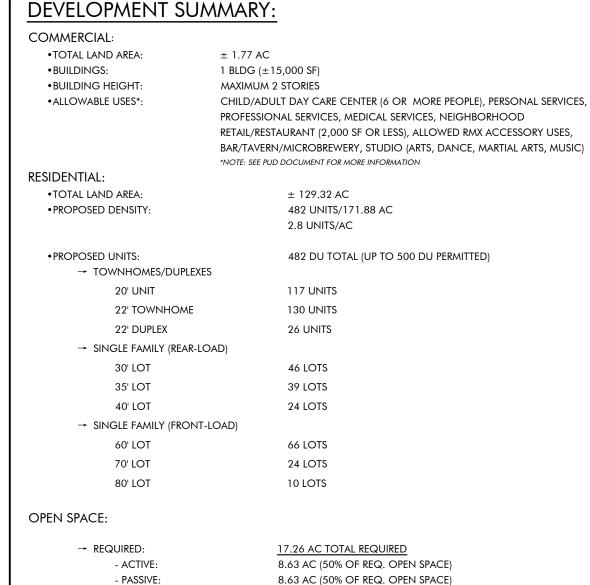
RESIDENTIAL:

RECREATIONAL OPEN SPACE:

TREE PRESERVATION:

- ACTIVE:

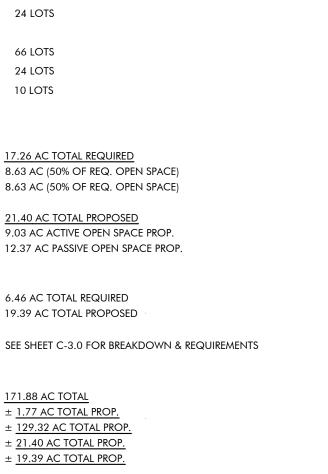
- PASSIVE:



± 1.77 AC TOTAL PROP.

± 21.40 AC TOTAL PROP.

± 19.39 AC TOTAL PROP.

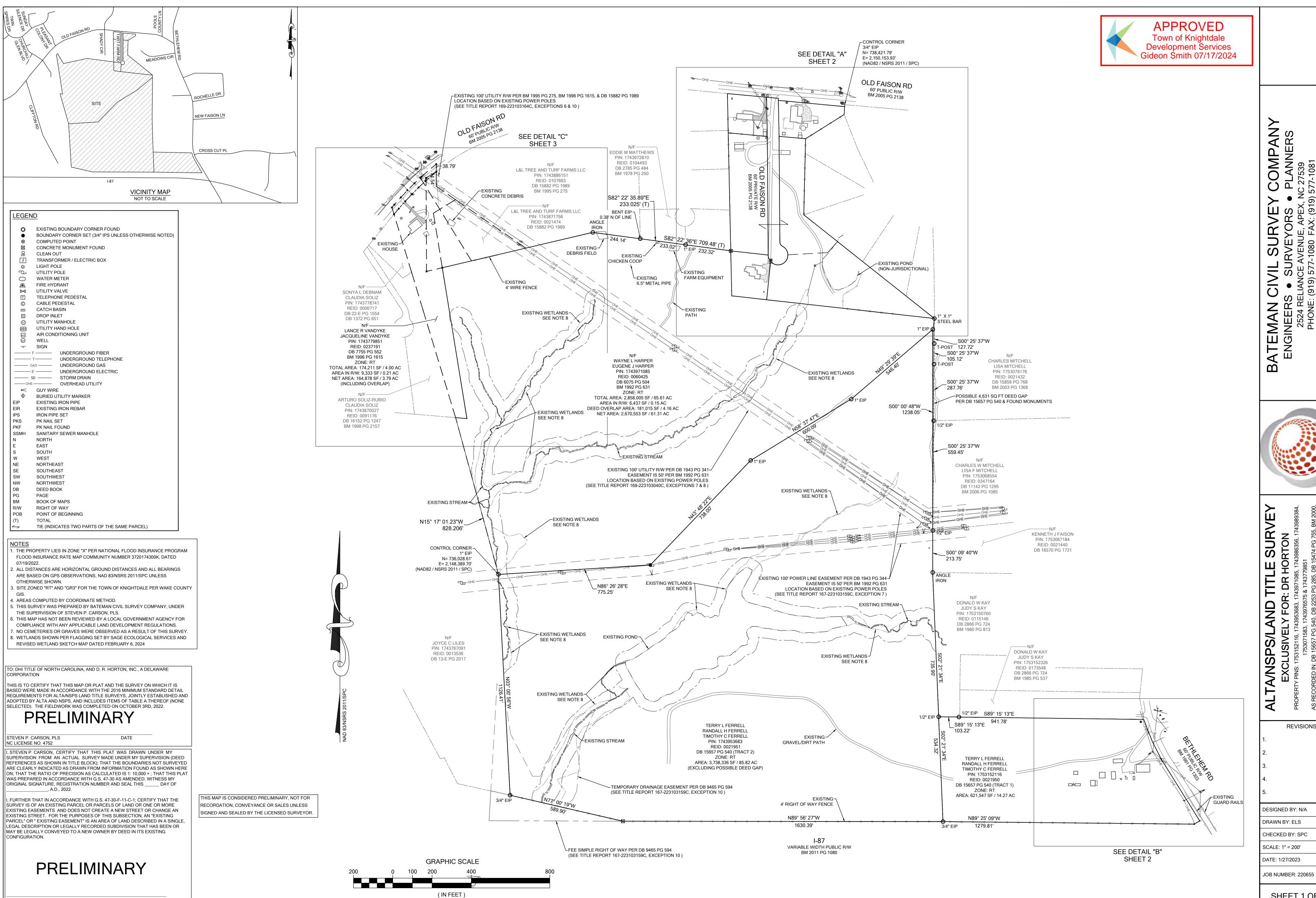




Project No: 22-RDU-083 Date: 07/05/2024

^{**} Retail is not required in Lyndon Oaks because there are no multi-family units being proposed.

^{***} Net area is calculated by removing the area of open space (required amount) and rights-of-way from the total site area. The Town of Knightdale UDO Sec 11.1.B states that the required distribution of uses shall be calculated as the net development area which excludes streets rights-of-way and dedicated open space.



1 inch = 200 ft.

COMPANY PLANNERS NC 27539 S77-1081 ATEMAN (ENGINEERS

TITLE SURVEY TANSPS/LAND FXCLUSIVELY FOR

REVISIONS

DESIGNED BY: N/A

DRAWN BY: ELS CHECKED BY: SPC

SCALE: 1" = 200' DATE: 1/27/2023

SHEET 1 OF 4

NC LICENSE NO. 4752



COMPANY PLANNERS AC 27539 577-1081 SATEMAN CI ENGINEERS • 2524 RELIAN PHONE: (919

REVISIONS

DESIGNED BY: N/A

DRAWN BY: ELS

CHECKED BY: SPC

SCALE: VARIES DATE: 1/27/2023

SHEET 2 OF 4

EXISTING BOUNDARY CORNER FOUND BOUNDARY CORNER SET (3/4" IPS UNLESS OTHERWISE NOTED) COMPUTED POINT CONCRETE MONUMENT FOUND **CLEAN OUT** 4 TRANSFORMER / ELECTRIC BOX LIGHT POLE UTILITY POLE WATER METER FIRE HYDRANT UTILITY VALVE TELEPHONE PEDESTA CABLE PEDESTAL CATCH BASIN DROP INLET UTILITY MANHOLE UTILITY HAND HOLE AIR CONDITIONING UNIT WELL → SIGN —— F — UNDERGROUND FIBER UNDERGROUND TELEPHONE —— GAS —— UNDERGROUND GAS —— E — UNDERGROUND ELECTRIC —— SD ——— STORM DRAIN OVERHEAD UTILITY ✓ GUY WIRE BURIED UTILITY MARKER **EXISTING IRON PIPE** EXISTING IRON REBAR IRON PIPE SET PK NAIL SET PK NAIL FOUND SANITARY SEWER MANHOLE NORTH **EAST** SOUTH WEST NORTHEAST SOUTHEAST SOUTHWEST NORTHWEST DEED BOOK PAGE **BOOK OF MAPS** RIGHT OF WAY POINT OF BEGINNING TIE (INDICATES TWO PARTS OF THE SAME PARCEL)

SURVEY COMMENTS SURVEY MADE BY BATEMAN CIVIL SURVEY COMPANY DATED 12/12/2022, JOB NO. 220655

SCHEDULE A

ISSUING OFFICE: DHI TITLE OF NORTH CAROLINA, 12276 SAN JOSE BLVD, SUITE 739, JACKSONVILLE, FL 32223 COMMITMENT NO.: 167-223103159C

PROPERTY ADDRESS: LOT ACQUISITION FERRELL; MASTER, N/A, NC 00000

. COMMITMENT DATE: NOVEMBER 8, 2022 AT 09:00 AM

PROPOSED POLICY AMOUNT: \$10,000.00

. POLICY TO BE ISSUED:

(A) ALTA OWNER'S POLICY (06-16-07) PROPOSED INSURED: D.R. HORTON, INC., A DELAWARE CORPORATION

. THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT IS: FEE SIMPLE

. THE TITLE IS, AT THE COMMITMENT DATE, VESTED IN:

TIMOTHY CLARENCE FERRELL, RANDALL HUTCHINS FERRELL, AND TERRY LANCE FERRELL AND CHERYL ANNE FERRELL, TRUSTEES OF THE TERRY LANCE FERRELL AND CHERYL ANN FERRELL FAMILY TRUST DATED JULY 26, 2018

. THE LAND IS DESCRIBED AS FOLLOWS: LYING AND BEING IN WAKE COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOCATED ON THE WEST SIDE OF PAVED ROAD NO. 2049 AND BEGINNING AT POINT IN CENTER OF SAID ROAD BEING THE SOUTHEAST CORNER OF TRACT NO. 2 ON MAP HEREINAFTER REFERRED TO, AND RUNS THENCE SOUTH 29 DEG. 00 MIN. EAST 632 FEET TO CORNER IN SAID ROAD; THENCE NORTH 85 DEG. 33. MIN. WEST 1350 FEET TO CORNER; THENCE NORTH 00 DEG. 48 MIN. EAST 551 FEET TO THE SOUTHWEST CORNER OF THE NORTH PORTION OF TRACT NO. L; THENCE A DIVIDING LINE BETWEEN THE NORTH AND SOUTH PORTIONS OF TRACT NO. L, SOUTH 85 DEG. 33 MIN. EAST 1045 FEET TO THE POINT OF BEGINNING, AND BEING THE SOUTH PORTION OF TRACT NO. L OF THE PROPERTY OF THE J. I. FERRELL HEIRS AS SHOWN ON MAP PREPARED BY SMITH AND SMITH, APEX N. C. FROM DEEDS NOTED ON SAID MAP. CONTAINS 14 1/2 ACRES MORE OR LESS.

SECOND TRACT:

BOUNDED ON THE NORTH BY A ROAD: ON THE EAST BY THE FAISON AND FERRELL LAND; ON THE SOUTH BY A. C. SPARKS AND ON THE WEST BY A BRANCH, AND DESCRIBED AS FOLLOWS; BEGINNING AT A FENCE POST, CORNER BETWEEN J. I. FERRELL AND A.C. SPARKS, AND RUNS THENCE NORTH 86 DEG, WEST 2331 FEET TO A BRANCH, SAID POINT BEING WITNESSED BY A STAKE AND POINTERS; THENCE ALONG SAID BRANCH IN A NORTHERLY DIRECTION 1100 FEET TO A ROAD; THENCE ALONG SAID ROAD THE FOLLOWING COURSES AND DISTANCES, N. 88 DEG. 30 MIN. EAST 770 FEET; N. 48 DEG. 10 MIN. E. 758 FEET; N. 63 DEG. E. 600 FEET; N. 53 DEG 50 MIN. E. 546.3 FEET TO A STAKE IN FAISON'S LINE ON SOUTH SIDE OF SAID ROAD; THENCE ALONG FAISON'S LINE S. 4 DEG. 40 MIN. W. 1238.7 FEET TO A STAKE, A CORNER BETWEEN THE FAISON AND FERRELL LANDS; THENCE ALONG THE FERRELL LINE S. L DEG. 45 MIN W. 1295 FEET TO THE BEGINNING, CONTAINING 82 ACRES MORE OR LESS ACCORDING TO A SURVEY AND MAP MADE BY PITTMAN STELL, C.S. DATED DEC. 14. 1944, AND BEING THE NORTHERN END OF TRACT NO. 13 OF "THE OAKS FARM", SEE SURVEY AND MAP MADE G. SAM ROWE, C.E. DATED

LESS AND EXCEPT THAT PROPERTY DESCRIBED IN THE CONSENT JUDGMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION OF RECORD IN BOOK 9465, PAGE 594, WAKE COUNTY REGISTRY.

COMMITMENT NO.: 167-223103159C

(NO MATTER OF SURVEY)

SCHEDULE B, PART II **EXCEPTIONS**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF

. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.

2. TAXES AND ASSESSMENTS FOR THE YEAR 2023, A LIEN NOW DUE AND PAYABLE AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND (NO MATTER OF SURVEY)

3. TITLE TO ANY AREAS WITHIN STREET, HIGHWAY OR RAILROAD RIGHTS OF WAY, IF ANY. (NO MATTER OF SURVEY)

1. THE CREATION OR LOSS OF LAND BY NATURAL OR ARTIFICIAL CHANGES ALONG WATER FORMING PART OF THE BOUNDARY OF THE LAND; AND/OR TITLE TO LAND LYING BELOW THE HIGHER OF THE MEAN HIGH WATER MARK AND/OR THE NORMAL BOUNDS OF ANY BODY OF WATER; AND/OR RIPARIAN RIGHTS INCIDENT TO ANY BRANCHES, CREEKS, STREAMS, LAKES OR OTHER WATERS COURSING OR ABUTTING THE LAND. (NO MATTER OF SURVEY)

5. ANY DISCREPANCY, CONFLICT, ACCESS, SHORTAGE IN AREA OR BOUNDARY LINES, ENCROACHMENT, ENCUMBRANCE, VIOLATION, OVERLAP, SETBACK, EASEMENT OR CLAIMS OF EASEMENT, RIPARIAN RIGHT, AND TITLE TO LAND WITHIN ROADS, WAYS, RAILROADS, WATERCOURSES, BURIAL GROUNDS, MARSHES, DREDGED OR FILLED AREAS OR LAND BELOW THE MEAN HIGHWATER MARK OR WITHIN THE BOUNDS OF ANY ADJOINING BODY OF WATER, OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY A CURRENT INSPECTION AND ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.

(AS SHOWN HEREON)

6. ALL DEFERRED TAXES (NO MATTER OF SURVEY)

EASEMENTS TO CAROLINA POWER & LIGHT RECORDED IN BOOK 1828, PAGE 340; BOOK 1943, PAGE 344; AND BOOK 4023, PAGE 701, WAKE COUNTY REGISTRY. (AS SHOWN HEREON)

3. MEMORANDUM OF CONTRACT DATED JULY 14, 2022, RECORDED IN BOOK 19098, PAGE 869, WAKE COUNTY REGISTRY. (NO MATTER OF SURVEY)

). THE CORRECTNESS OF THE SQUARE FOOTAGE/ACREAGE COMPUTATION CONTAINED IN THE DESCRIPTION OF THE LAND IS NOT (NO MATTER OF SURVEY)

0. CONSENT JUDGMENT IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION FOR 1.193 ACRES, WAKE COUNTY CIVIL ACTION 01-CVS-3306, RECORDED IN BOOK 9465, PAGE 594, WAKE COUNTY REGISTRY. (AS SHOWN HEREON)

1. UTILITY EASEMENTS AFFECTING THE LAND. (NO DOCUMENTS CITED)

2. ACCESS TO SECOND TRACT THE LAND IS AVAILABLE ONLY BY MEANS OF ACCESS OVER FIRST TRACT, AND IS CONDITIONED UPON OWNERSHIP OF SAID ADJOINING PARCEL BY THE INSURED. (NO MATTER OF SURVEY)

3. ACCESS BY WAY OF INTERSTATE 87, A CONTROLLED ACCESS HIGHWAY, IS NOT INSURED. (NO MATTER OF SURVEY)

14. NO CLOSING SERVICES INSURANCE: AS TO THE TRANSACTION FOR WHICH THIS COMMITMENT IS ISSUED, THE COMPANY DOES NOT AFFORD INSURED CLOSING PROTECTION/CLOSING SERVICES INSURANCE ABSENT REVISION OF THIS COMMITMENT TO INCLUDE A STATEMENT THAT COVERAGE IS AFFORDED TO THOSE PARTIES IDENTIFIED IN A SEPARATE CLOSING PROTECTION LETTER ISSUED SIMULTANEOUSLY WITH REVISION OF THE COMMITMENT. ANY CLOSING PROTECTION COVERAGE OR LETTER WHICH HERETOFORE MAY HAVE BEEN ISSUED IS HEREBY RESCINDED AND SHALL NOT BE EFFECTIVE AS TO THIS TRANSACTION. ANY CLOSING PROTECTION LETTER SUBSEQUENTLY ISSUED SHALL NOT BE EFFECTIVE AS TO THIS TRANSACTION ABSENT THE ACCOMPANYING REQUISITE (NO MATTER OF SURVEY)

OMPANY TEMAN

REVISIONS

DESIGNED BY: N/A

DRAWN BY: ELS

CHECKED BY: SPC

SCALE: 1" = 100' DATE: 1/27/2023

JOB NUMBER: 220655

SHEET 3 OF 4

THIS MAP IS CONSIDERED PRELIMINARY, NOT FOR RECORDATION, CONVEYANCE OR SALES UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.

(IN FEET)

1 inch = 100 ft.

Town of Knightdale Development Services Gideon Smith 07/17/2024 PROPERTY ADDRESS: LOT ACQUISITION TRACT 12, N/A, NC 00000

1. COMMITMENT DATE: OCTOBER 28, 2022 AT 12:00 AM 2. POLICY TO BE ISSUED:

(A) ALTA OWNER'S POLICY (06-16-07) PROPOSED INSURED: D.R. HORTON, INC., A DELAWARE CORPORATION PROPOSED POLICY AMOUNT: \$10,000.00

3. THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT IS: FEE SIMPLE

4. THE TITLE IS, AT THE COMMITMENT DATE, VESTED IN: WAYNE L. HARPER AND EUGENE J. HARPER

REFERENCE, INCORPORATED HEREIN AS A PART OF THIS DESCRIPTION.

5. THE LAND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN SAINT MATTHEWS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA, CONTAINING 61.35 ACRES MORE OR LESS, AND BEING MORE PARTICULARLY SHOWN ON THAT CERTAIN PLAT OF SURVEY TITLED, SURVEY OF TRACT #12 OF THE OAKS FARM IN THE D.J. ROBERTSON ESTATE", BY TALLEY AND ASSOCIATES, WHICH PLAT IS RECORDED IN BOOK OF MAPS 1992, PAGE 631, WAKE COUNTY REGISTRY, AND IS BY

COMMITMENT NO.: 169-223103040C

(NO MATTER OF SURVEY)

SCHEDULE B, PART II

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF

. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.

(NO MATTER OF SURVEY) 2. TAXES AND ASSESSMENTS FOR THE YEAR 2023, A LIEN NOW DUE AND PAYABLE AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.

3. TITLE TO ANY AREAS WITHIN STREET, HIGHWAY OR RAILROAD RIGHTS OF WAY, IF ANY. (NO MATTER OF SURVEY)

4. THE CREATION OR LOSS OF LAND BY NATURAL OR ARTIFICIAL CHANGES ALONG WATER FORMING PART OF THE BOUNDARY OF THE LAND: AND/OR TITLE TO LAND LYING BELOW THE HIGHER OF THE MEAN HIGH WATER MARK AND/OR THE NORMAL BOUNDS OF ANY BODY OF WATER; AND/OR RIPARIAN RIGHTS INCIDENT TO ANY BRANCHES, CREEKS, STREAMS, LAKES OR OTHER WATERS COURSING OR ABUTTING THE LAND. (NO MATTER OF SURVEY)

5. ANY DISCREPANCY, CONFLICT, ACCESS, SHORTAGE IN AREA OR BOUNDARY LINES, ENCROACHMENT, ENCUMBRANCE, VIOLATION, OVERLAP, SETBACK, EASEMENT OR CLAIMS OF EASEMENT, RIPARIAN RIGHT, AND TITLE TO LAND WITHIN ROADS, WAYS, RAILROADS, WATERCOURSES, BURIAL GROUNDS, MARSHES, DREDGED OR FILLED AREAS OR LAND BELOW THE MEAN HIGHWATER MARK OR WITHIN THE BOUNDS OF ANY ADJOINING BODY OF WATER, OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY A CURRENT INSPECTION AND ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (AS SHOWN HEREON)

ALL DEFERRED TAXES. (NO MATTER OF SURVEY)

(NO MATTER OF SURVEY)

. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN BOOK OF MAPS 1992, AT PAGE 631 AND MATTERS SHOWN THEREON. (AS SHOWN HEREON)

8. RIGHT OF WAY TO CAROLINA POWER AND LIGHT OF RECORD IN BOOK 1943, PAGE 341, BOOK 4945, PAGE 929, WAKE COUNTY (AS SHOWN HEREON

). RIGHT OF WAY TO THE NC STATE HIGHWAY COMMISSION OF RECORD IN BOOK 1445, PAGE 577, WAKE COUNTY REGISTRY.

10. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER

ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN BOOK OF MAPS 1996, AT PAGE 1615 AND MATTERS SHOWN THEREON. (AS SHOWN HEREON)

11. SUBJECT TO THE CLAIMS OF L&L TREE AND TURF FARMS, LLC BASED UPON THE DEED INTO L&L TREE AND TURF FARMS, LLC IN BOOK 15882 PAGE 1989 (TRACT 3) (AS SHOWN HEREON)

12. THE CORRECTNESS OF THE SQUARE FOOTAGE/ACREAGE COMPUTATION CONTAINED IN THE DESCRIPTION OF THE LAND IS NOT (NO MATTER OF SURVEY)

13. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN BOOK OF MAPS _____, AT PAGE ____ AND MATTERS SHOWN THEREON. (NO DOCUMENT CITED)

14. NO CLOSING SERVICES INSURANCE: AS TO THE TRANSACTION FOR WHICH THIS COMMITMENT IS ISSUED. THE COMPANY DOES NOT AFFORD INSURED CLOSING PROTECTION/CLOSING SERVICES INSURANCE ABSENT REVISION OF THIS COMMITMENT TO INCLUDE A STATEMENT THAT COVERAGE IS AFFORDED TO THOSE PARTIES IDENTIFIED IN A SEPARATE CLOSING PROTECTION LETTER ISSUED SIMULTANEOUSLY WITH REVISION OF THE COMMITMENT. ANY CLOSING PROTECTION COVERAGE OR LETTER WHICH HERETOFORE MAY HAVE BEEN ISSUED IS HEREBY RESCINDED AND SHALL NOT BE EFFECTIVE AS TO THIS TRANSACTION. ANY CLOSING PROTECTION LETTER SUBSEQUENTLY ISSUED SHALL NOT BE EFFECTIVE AS TO THIS TRANSACTION ABSENT THE ACCOMPANYING REQUISITE REVISION OF THIS COMMITMENT.

SURVEY COMMENTS SURVEY MADE BY BATEMAN CIVIL SURVEY COMPANY DATED 12/12/2022, JOB NO. 220655

SCHEDULE A

ISSUING OFFICE: DHI TITLE OF NORTH CAROLINA, 12276 SAN JOSE BLVD, SUITE 739, JACKSONVILLE, FL 32223 COMMITMENT NO.: 167-2231030380

1. COMMITMENT DATE: OCTOBER 27, 2022 AT 12:00 AM

2. POLICY TO BE ISSUED: (A) ALTA OWNER'S POLICY (06-16-07)

PROPOSED INSURED: D.R. HORTON, INC., A DELAWARE CORPORATION PROPOSED POLICY AMOUNT: \$1,800,000.00

PROPERTY ADDRESS: FOUR TRACTS IN WAKE COUNTY TO BE KNOWN AS TART, N/A, NC 00000

3. THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT IS: FEE SIMPLE

. THE TITLE IS, AT THE COMMITMENT DATE, VESTED IN:

DEBORAH JANE TART AND MILTON E. TART, JR. AS TENANTS IN COMMON

MILTON EDWARD TART, III AND WIFE, JANET STANLEY TART

MILTON EDWARD TART, JR. AND WIFE, PATSY PRICE TART

LEE T. ALFORD

. THE LAND IS DESCRIBED AS FOLLOWS:

INCORPORATED HEREIN AS A PART OF THIS DESCRIPTION.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN SAINT MATTHEWS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA, CONTAINING 2.694 ACRES MORE OR LESS, AND BEING MORE PARTICULARLY SHOWN AS LOT 2 ON THAT CERTAIN PLAT OF SURVEY ENTITLED, "FINAL PLAT MINOR FAMILY SUBDIVISION GLADYS F. TART", BY GIL CLARK SURVEYING, WHICH PLAT IS RECORDED IN BOOK OF MAPS 2003, PAGE 1494, WAKE COUNTY REGISTRY, AND IS BY REFERENCE,

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN SAINT MATTHEWS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA, CONTAINING 3.896 ACRES MORE OR LESS, AND BEING MORE PARTICULARLY SHOWN AS LOT 5 ON THAT CERTAIN PLAT OF SURVEY BY GIL CLARK SURVEYING, WHICH PLAT IS RECORDED IN BOOK OF MAPS 2003, PAGE 1494, WAKE COUNTY REGISTRY, AND IS BY REFERENCE, INCORPORATED HEREIN AS A PART OF THIS DESCRIPTION.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN SAINT MATTHEWS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA, CONTAINING 2.166 ACRES MORE OR LESS, AND BEING MORE PARTICULARLY SHOWN AS LOT 3 ON THAT CERTAIN PLAT OF SURVEY BY GIL CLARK SURVEYING, WHICH PLAT IS RECORDED IN BOOK OF MAPS 2005, PAGE 2138, WAKE COUNTY REGISTRY, AND IS BY REFERENCE, INCORPORATED HEREIN AS A PART OF THIS DESCRIPTION.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN SAINT MATTHEWS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA, SHOWN AS "TART FARM RD. NEW 6' PRIVATE R/W" ON THAT CERTAIN PLAT OF SURVEY BY GIL CLARK SURVEYING, WHICH PLAT IS RECORDED IN BOOK OF MAPS 2000, PAGE 1877, WAKE COUNTY REGISTRY, AND IS BY REFERENCE, INCORPORATED HEREIN AS A PART OF THIS DESCRIPTION.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN SAINT MATTHEWS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA, CONTAINING 1.000 ACRE MORE OR LESS, AND BEING MORE PARTICULARLY SHOWN AS LOT 1 ON THAT CERTAIN PLAT OF SURVEY BY GIL CLARK SURVEYING, WHICH PLAT IS RECORDED IN BOOK OF MAPS 2000, PAGE 1877, WAKE COUNTY REGISTRY, AND IS BY REFERENCE, INCORPORATED HEREIN AS A PART OF THIS DESCRIPTION.

BEGINNING AT A NAIL AND CAP IN THE CENTER OF FAISON ROAD (STATE ROAD 2515) AND THE NORTHEASTERN CORNER OF THE PROPERTY OF JAMES R. FAISON, SOUTHERN LINE OF THE PROPERTY HERETOFORE BELONGING TO OLLIE W. FAISON AND WIFE DAISY P. FAISON AND FROM THE POINT AND PLACE OF BEGINNING SOUTH 00 DEGREES 19 MINUTES WEST 230.74 FEET TO A STAKE IN THE FASTERN LINE OF THE PROPERTY OF JAMES R. FAISON AND THE WESTERN LINE OF GLADYS FAISON TART: THENCE SOUTH 83 DEGREES 4 MINUTES EAST 200 FEET TO A STAKE; THENCE NORTH 00 DEGREES 19 MINUTES EAST 230.74 FEET TO A NAIL AND CAP LOCATES IN THE CENTER OF FAISON ROAD (STATE ROAD 2515): THENCE WITH THE CENTER OF SAID ROAD NORTH 83 DEGREES 4 MINUTES WEST 200 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 1.05 ACRES MORE OR LESS INCLUSIVE OF THE RIGHT OF WAY OF FAISON ROAD (STATE ROAD 2515).

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN SAINT MATTHEWS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA. CONTAINING 1.079 ACRES MORE OR LESS, AND BEING MORE PARTICULARLY SHOWN AS LOT 4 ON THAT CERTAIN PLAT OF SURVEY BY GIL CLARK SURVEYING, WHICH PLAT IS RECORDED IN BOOK OF MAPS 2005, PAGE 2138, WAKE COUNTY REGISTRY, AND IS BY REFERENCE, INCORPORATED HEREIN AS A PART OF THIS DESCRIPTION.

SCHEDULE B, PART II EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I -REQUIREMENTS ARE MET. (NO MATTER OF SURVEY)

. TAXES AND ASSESSMENTS FOR THE YEAR 2023, A LIEN NOW DUE AND PAYABLE AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.

3. TITLE TO ANY AREAS WITHIN STREET, HIGHWAY OR RAILROAD RIGHTS OF WAY, IF ANY.

4. THE CREATION OR LOSS OF LAND BY NATURAL OR ARTIFICIAL CHANGES ALONG WATER FORMING PART OF THE BOUNDARY OF THE LAND; AND/OR TITLE TO LAND LYING BELOW THE HIGHER OF THE MEAN HIGH WATER MARK AND/OR THE NORMAL BOUNDS OF ANY BODY OF WATER; AND/OR RIPARIAN RIGHTS INCIDENT TO ANY BRANCHES, CREEKS, STREAMS, LAKES OR OTHER WATERS COURSING OR ABUTTING THE

5. ANY DISCREPANCY, CONFLICT, ACCESS, SHORTAGE IN AREA OR BOUNDARY LINES, ENCROACHMENT, ENCUMBRANCE, VIOLATION, OVERLAP, SETBACK, EASEMENT OR CLAIMS OF EASEMENT, RIPARIAN RIGHT, AND TITLE TO LAND WITHIN ROADS, WAYS, RAILROADS, WATERCOURSES, BURIAL GROUNDS, MARSHES, DREDGED OR FILLED AREAS OR LAND BELOW THE MEAN HIGHWATER MARK OR WITHIN THE BOUNDS OF ANY ADJOINING BODY OF WATER, OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY A CURRENT INSPECTION AND ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.

(AS SHOWN HEREON) 6. ALL DEFERRED TAXES (NO MATTER OF SURVEY)

(NO MATTER OF SURVEY)

(NO MATTER OF SURVEY)

OMMITMENT NO.: 167-223103038C

A. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIURCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN BOOK MAP 2003, AT PAGE 1494 AND BOOK MAP 2005, PAGE 2138 AND MATTERS SHOWN THEREON. (AS SHOWN HEREON)

A. EASEMENTS TO CAROLINA POWER & LIGHT COMPANY OF RECORD IN BOOK 1946, PAGE 168; BOOK 4327, PAGE 198; AND BOOK 9483, PAGE 792, WAKE COUNTY REGISTRY

(LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENTS) B. ORDER GRANTING A VARIANCE BY THE KNIGHTDALE BOARD OF ADJUSTMENT, DATED JULY 19, 2000, OF RECORD IN BOOK 8647, PAGE 1755, WAKE COUNTY REGISTRY.

ROAD MAINTENANCE AGREEMENT FOR TART FARM ROAD BETWEEN GLADYS F. TART, MILTON EDWARD TART, JR., AND MILTON EDWARD TART, III, OF RECORD IN BOOK 8692, PAGE 161, AND RE-RECORDED IN BOOK 8710, PAGE 2779, WAKE COUNTY REGISTRY. (NO MATTER OF SURVEY)

D. MEMORANDUM OF CONTRACT WITH D.R. HORTON, INC. OF RECORD IN BOOK 19098, PAGE 791, WAKE COUNTY REGISTRY. (NO MATTER OF SURVEY)

A. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIURCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN BOOK MAP 2000, AT PAGE 1877 AND MATTERS SHOWN THEREON. (AS SHOWN HEREON)

A. RIGHT OF WAY AGREEMENT BETWEEN MILTON E. TART, GLADYS F. TART, AND THE STATE HIGHWAY COMMISSION FOR SR# 2515, RECORDED IN BOOK 1445, PAGE 579, WAKE COUNTY REGISTRY.

(NO PLOTTABLE DESCRIPTION FOUND) B. EASEMENTS TO CAROLINA POWER AND LIGHT RECORDED IN BOOK 1946, PAGE 168; BOOK 4327, PAGE 199; AND BOOK 9483, PAGE 790, WAKE

(LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENTS) . ROAD MAINTENANCE AGREEMENT FOR TART FARM ROAD BETWEEN GLADYS F. TART, MILTON EDWARD TART, JR., AND MILTON EDWARD TART, III, OF RECORD IN BOOK 8692, PAGE 161, AND RE-RECORDED IN BOOK 8710, PAGE 2779, WAKE COUNTY REGISTRY.

MEMORANDUM OF CONTRACT WITH D.R. HORTON, INC., DATED JULY 13, 2022, OF RECORD IN BOOK 19098, PAGE 791, WAKE COUNTY REGISTRY.

E. ORDER GRANTING A VARIANCE BY THE KNIGHTDALE BOARD OF ADJUSTMENT, DATED JULY 19, 2000, OF RECORD IN BOOK 8647, PAGE 1755, WAKE COUNTY REGISTRY (NO MATTER OF SURVEY)

11. TRACT 4: A. ANY RIGHT. EASEMENT. SETBACK. INTEREST. CLAIM. ENCROACHMENT. ENCUMBRANCE. VIOLATION. VARIATIONS OR OTHER ADVERS CIURCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN BOOK MAP 2005, AT PAGE 2138 AND MATTERS SHOWN THEREON.

2. THE CORRECTNESS OF THE SQUARE FOOTAGE/ACREAGE COMPUTATION CONTAINED IN THE DESCRIPTION OF THE LAND IS NOT INSURED. (NO MATTER OF SURVEY)

13. NO CLOSING SERVICES INSURANCE: AS TO THE TRANSACTION FOR WHICH THIS COMMITMENT IS ISSUED, THE COMPANY DOES NOT AFFORD INSURED CLOSING PROTECTION/CLOSING SERVICES INSURANCE ABSENT REVISION OF THIS COMMITMENT TO INCLUDE A STATEMENT THAT COVERAGE IS AFFORDED TO THOSE PARTIES IDENTIFIED IN A SEPARATE CLOSING PROTECTION LETTER ISSUED SIMULTANEOUSLY WITH REVISION OF THE COMMITMENT. ANY CLOSING PROTECTION COVERAGE OR LETTER WHICH HERETOFORE MAY HAVE BEEN ISSUED IS HEREBY RESCINDED AND SHALL NOT BE EFFECTIVE AS TO THIS TRANSACTION. ANY CLOSING PROTECTION LETTER SUBSEQUENTLY ISSUED SHALL NOT BE EFFECTIVE AS TO THIS TRANSACTION ABSENT THE ACCOMPANYING REQUISITE REVISION OF THIS COMMITMENT. (NO MATTER OF SURVEY)

SURVEY COMMENTS SURVEY MADE BY BATEMAN CIVIL SURVEY COMPANY DATED 12/12/2022, JOB NO. 220655

SCHEDULE A

ISSUING OFFICE: DHI TITLE OF NORTH CAROLINA, 12276 SAN JOSE BLVD, SUITE 739, JACKSONVILLE, FL 32223 COMMITMENT NO.: 169-223103164C

PROPERTY ADDRESS: ACQUISITION TRACT 4. ED PLUMMER ESTATE PROPERTY, N/A, NC 00000

1. COMMITMENT DATE: NOVEMBER 8, 2022 AT 12:00 AM

(A) ALTA OWNER'S POLICY (06-16-07) PROPOSED INSURED: D.R. HORTON, INC., A DELAWARE CORPORATION PROPOSED POLICY AMOUNT: \$1,400,000.00

3. THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT IS: FEE SIMPLE

4. THE TITLE IS, AT THE COMMITMENT DATE, VESTED IN: LANCE R. VANDYKE AND WIFE, JACQUELINE VANDYKE

5. THE LAND IS DESCRIBED AS FOLLOWS:

BEING ALL OF TRACT 4 OF THE ED PLUMMER ESTATE PROPERTY ON OLD FAISON RD. AS DEPICTED IN MAP BOOK 1996. PAGE 1615. WAKE COUNTY REGISTRY

COMMITMENT NO.: 169-223103164C

SCHEDULE B. PART I-REQUIREMENTS ARE MET.

(NO MATTER OF SURVEY)

SCHEDULE B, PART II **FXCFPTIONS**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE

(NO MATTER OF SURVEY) TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE. (NO MATTER OF SURVEY)

3. TITLE TO ANY AREAS WITHIN STREET, HIGHWAY OR RAILROAD RIGHTS OF WAY, IF ANY.

. THE CREATION OR LOSS OF LAND BY NATURAL OR ARTIFICIAL CHANGES ALONG WATER FORMING PART OF THE BOUNDARY OF THE LAND; AND/OR TITLE TO LAND LYING BELOW THE HIGHER OF THE MEAN HIGH WATER MARK AND/OR THE NORMAL BOUNDS OF ANY BODY OF WATER; AND/OR RIPARIAN RIGHTS INCIDENT TO ANY BRANCHES, CREEKS, STREAMS, LAKES OR OTHER WATERS COURSING OR ABUTTING THE LAND. (NO MATTER OF SURVEY)

5. ANY DISCREPANCY, CONFLICT, ACCESS, SHORTAGE IN AREA OR BOUNDARY LINES, ENCROACHMENT, ENCUMBRANCE, VIOLATION, OVERLAP, SETBACK, EASEMENT OR CLAIMS OF EASEMENT, RIPARIAN RIGHT, AND TITLE TO LAND WITHIN ROADS, WAYS, RAILROADS, WATERCOURSES, BURIAL GROUNDS, MARSHES, DREDGED OR FILLED AREAS OR LAND BELOW THE MEAN HIGHWATER MARK OR WITHIN THE BOUNDS OF ANY ADJOINING BODY OF WATER, OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY A CURRENT INSPECTION AND ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.

3. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN BOOK OF MAPS 1996, AT PAGE 1615, OF THE WAKE COUNTY REGISTRY. (AS SHOWN HEREON)

'. EASEMENT FOR ROADWAY DATED 11/10/1945 IN BOOK 930, PAGE 590, WAKE COUNTY REGISTRY (NO PLOTTABLE DESCRIPTION FOUND)

8. RIGHT OF WAY EASEMENT DATED 4/11/1949 IN BOOK 1018, PAGE 553, WAKE COUNTY REGISTRY. (EASEMENT HAS TERMINATED PER TERMS)

. EASEMENT TO CAROLINA POWER AND LIGHT DATED 9/13/1956 OF RECORD IN BOOK 1252, PAGE 485, WAKE COUNTY REGISTRY (EASEMENT IS BLANKET IN NATURE)

10. RIGHT OF WAY AGREEMENT DATED 12/7/1960 TO THE STATE HIGHWAY COMMISSION IN BOOK 1445. PAGE 575. WAKE COUNTY

(NO PLOTTABLE DESCRIPTION FOUND)

1. EASEMENT TO CAROLINA POWER AND LIGHT DATED 7/14/1970 OF RECORD IN BOOK 1939, PAGE 230, WAKE COUNTY REGISTRY. (AS SHOWN HERON)

12. EASEMENT TO CAROLINA POWER AND LIGHT DATED 1/13/1972 OF RECORD IN BOOK 2052, PAGE 131, WAKE COUNTY REGISTRY. (EASEMENT IS BLANKET IN NATURE) 13. EQUITY LINE DEED OF TRUST TO COASTAL FEDERAL CREDIT UNION DATED 2/14/2022 OF RECORD IN BOOK 18924. PAGE 945. WAKE COUNTY REGISTRY.

(NO MATTER OF SURVEY) . MEMORANDUM OF CONTRACT WITH DR HORTON, INC. OF RECORD IN BOOK 19098, PAGE 653, WAKE COUNTY REGISTRY. (NO MATTER OF SURVEY)

5. SUBJECT TO THE CLAIMS OF PROPERTY OWNERS TO THE EAST BASED UPON THE MAP IN BM 1996, PAGE 1615, WHICH CREATES AN OVERLAP AND SHOWS THE ADJACENT TRACT WITH NO ACCESS AND NOT ADJACENT TO THE PUBLIC ROAD (AS SHOWN HEREON)

16. NO CLOSING SERVICES INSURANCE: AS TO THE TRANSACTION FOR WHICH THIS COMMITMENT IS ISSUED, THE COMPANY DOES NOT AFFORD INSURED CLOSING PROTECTION/CLOSING SERVICES INSURANCE ABSENT REVISION OF THIS COMMITMENT TO INCLUDE A STATEMENT THAT COVERAGE IS AFFORDED TO THOSE PARTIES IDENTIFIED IN A SEPARATE CLOSING PROTECTION LETTER ISSUED SIMULTANEOUSLY WITH REVISION OF THE COMMITMENT. ANY CLOSING PROTECTION COVERAGE OR LETTER WHICH HERETOFORE MAY HAVE BEEN ISSUED IS HEREBY RESCINDED AND SHALL NOT BE EFFECTIVE AS TO THIS TRANSACTION. ANY CLOSING PROTECTION LETTER SUBSEQUENTLY ISSUED SHALL NOT BE EFFECTIVE AS TO THIS TRANSACTION ABSENT THE ACCOMPANYING REQUISITE REVISION OF THIS COMMITMENT

THIS MAP IS CONSIDERED PRELIMINARY, NOT FOR RECORDATION, CONVEYANCE OR SALES UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.

> **Development Services** Gideon Smith 07/17/2024

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REVISIONS

DESIGNED BY: N/A

DRAWN BY: ELS CHECKED BY: SPC

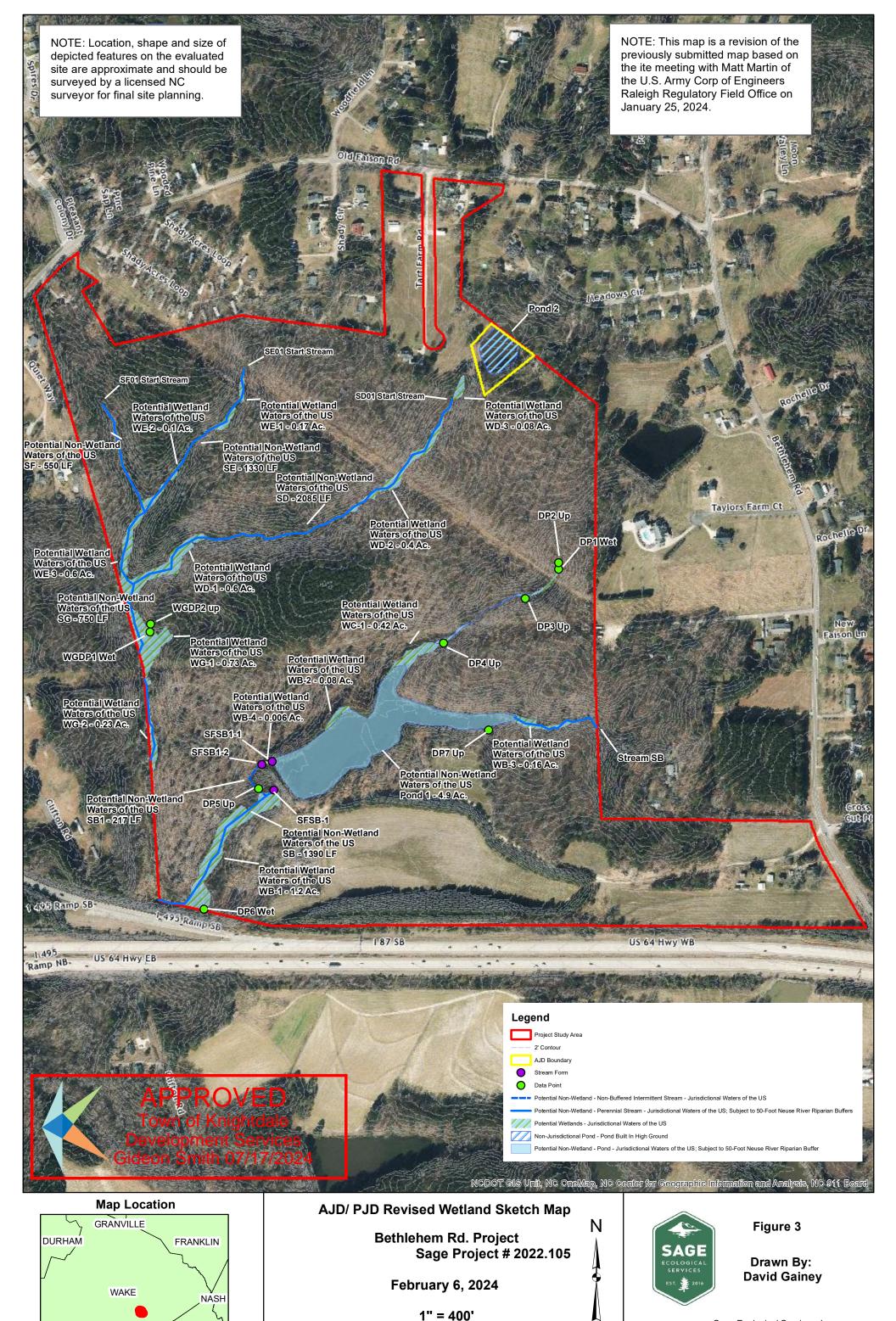
DATE: 1/27/2023

SCALE: VARIES

JOB NUMBER: 220655

SHEET 4 OF 4



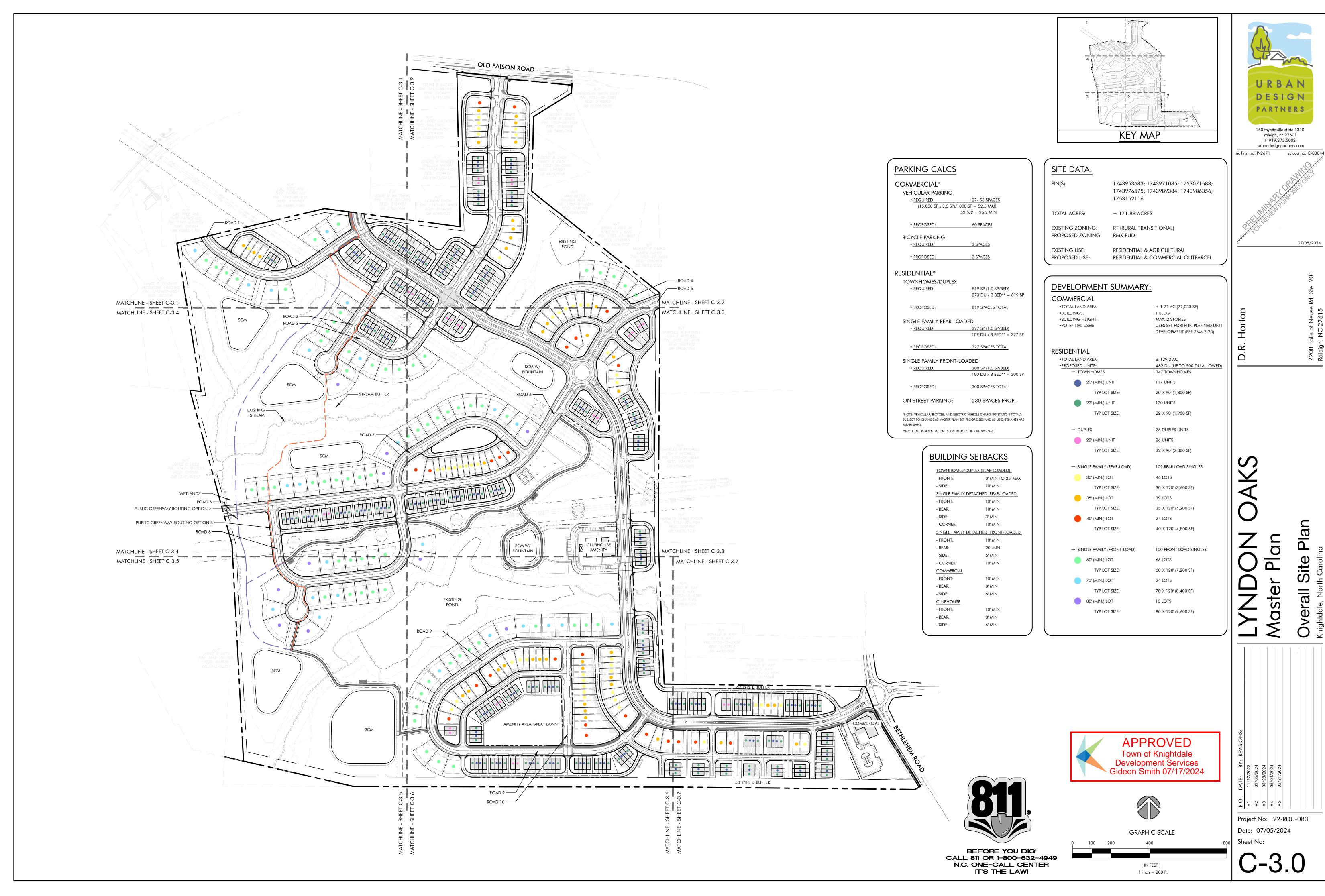


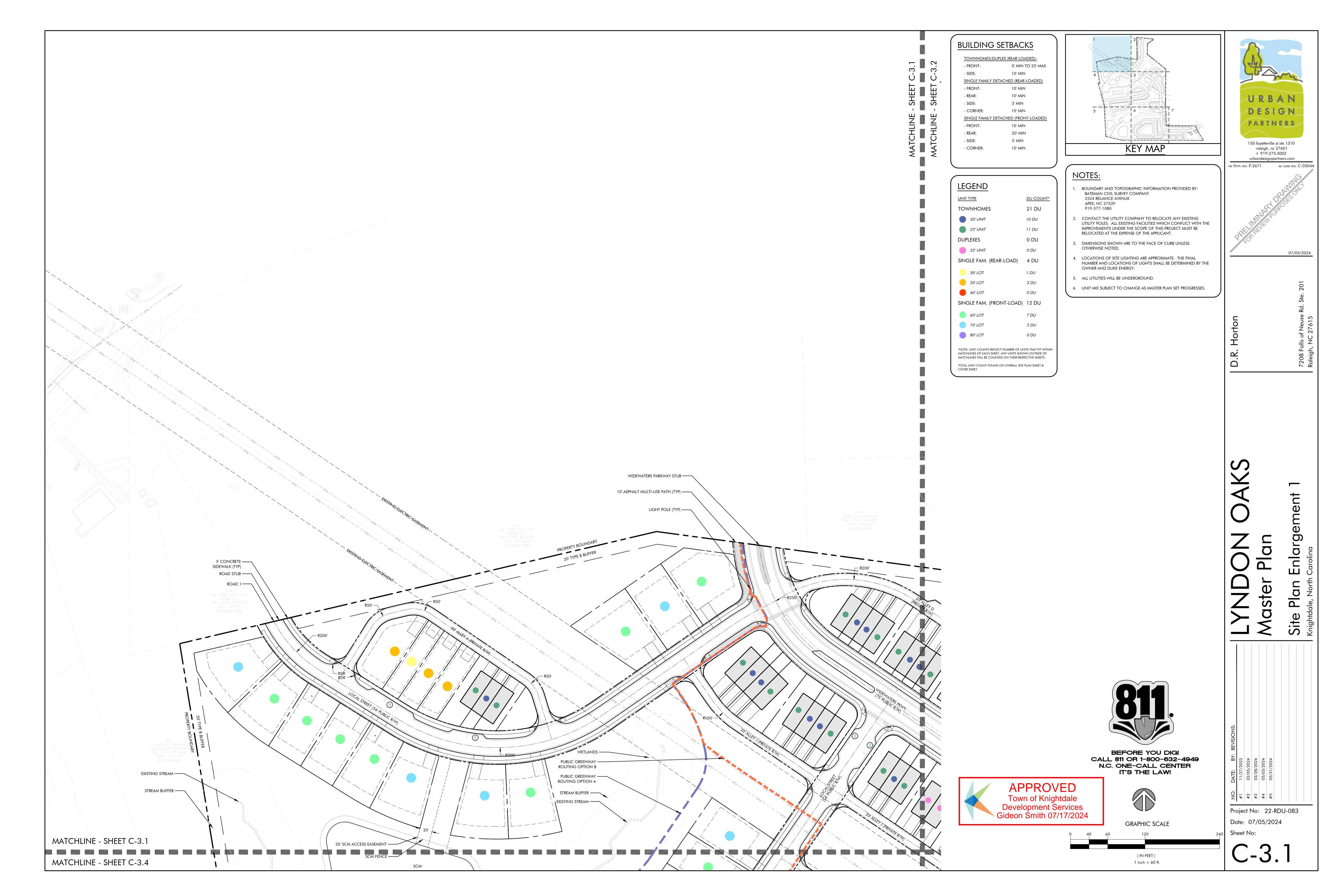
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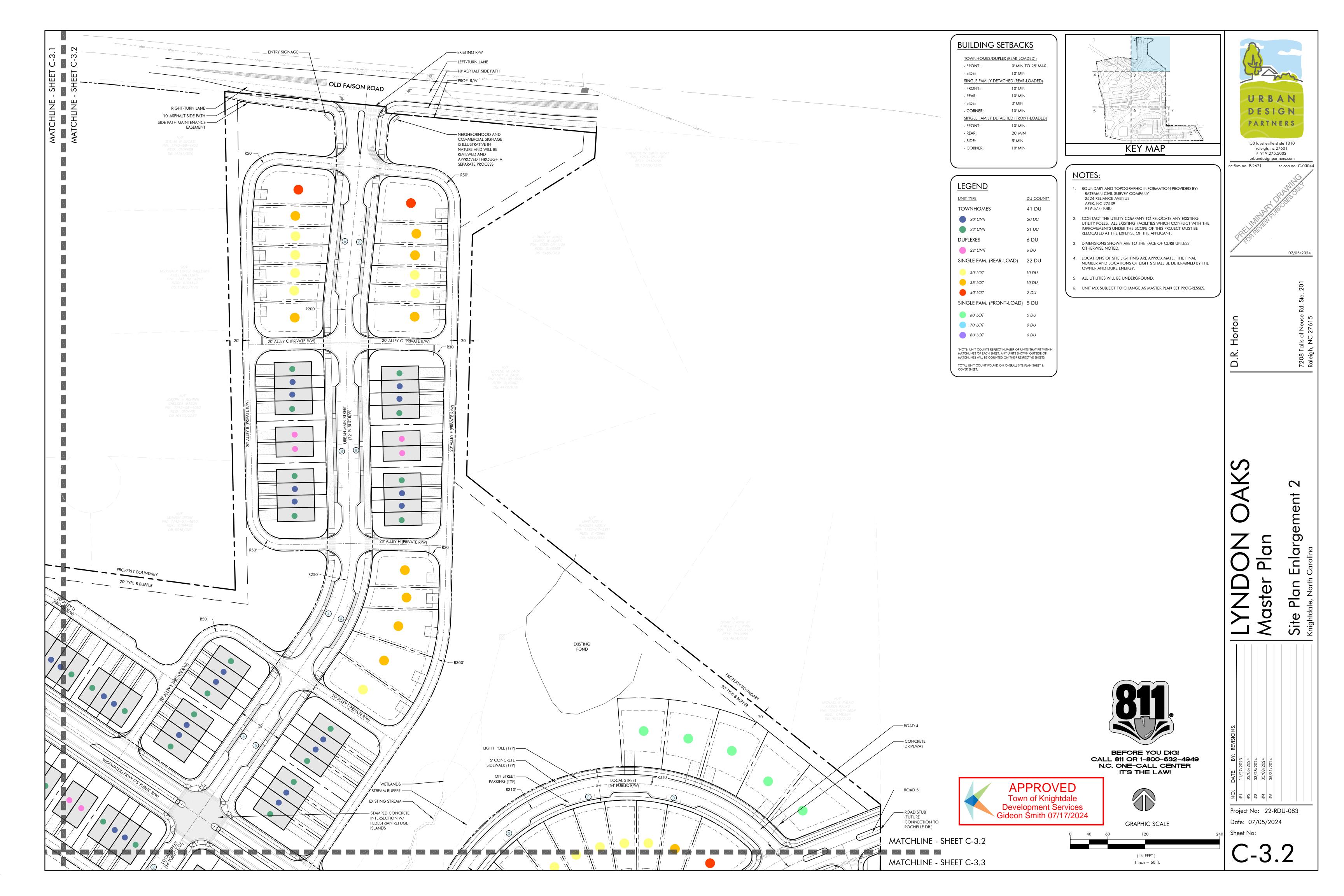
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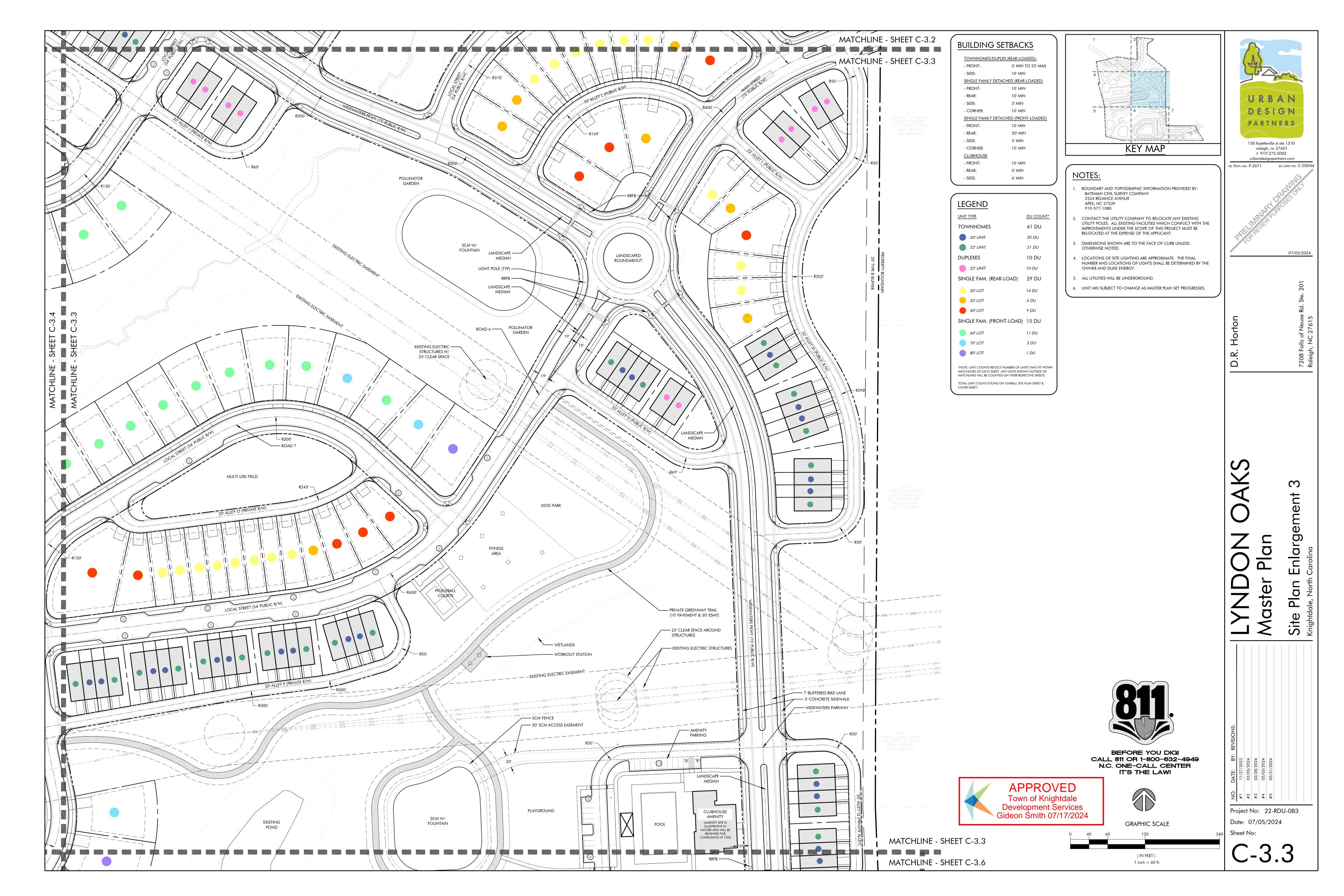
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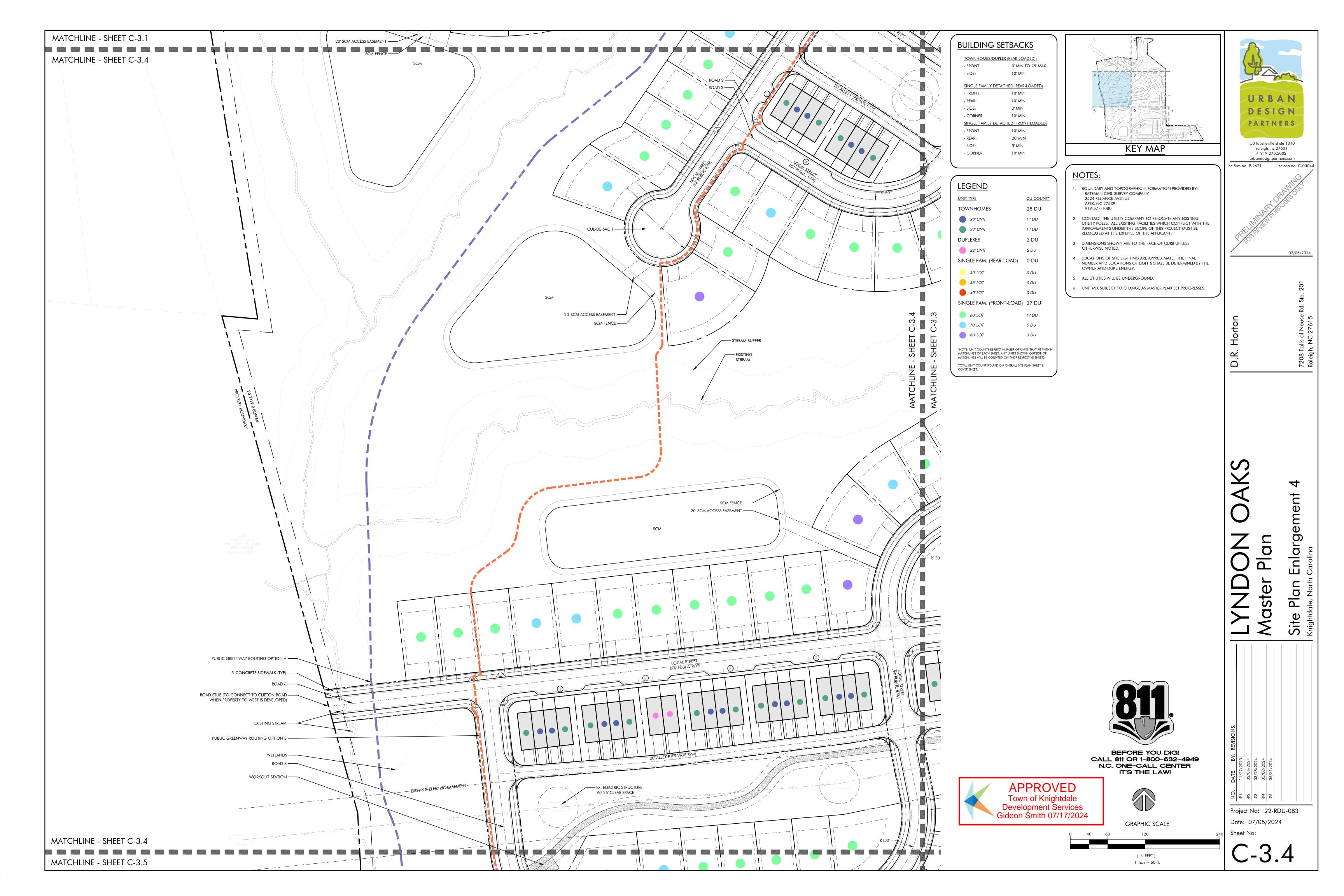
Sage Ecological Services, Inc. Office: 919-335-6757 Cell: 919-559-1537

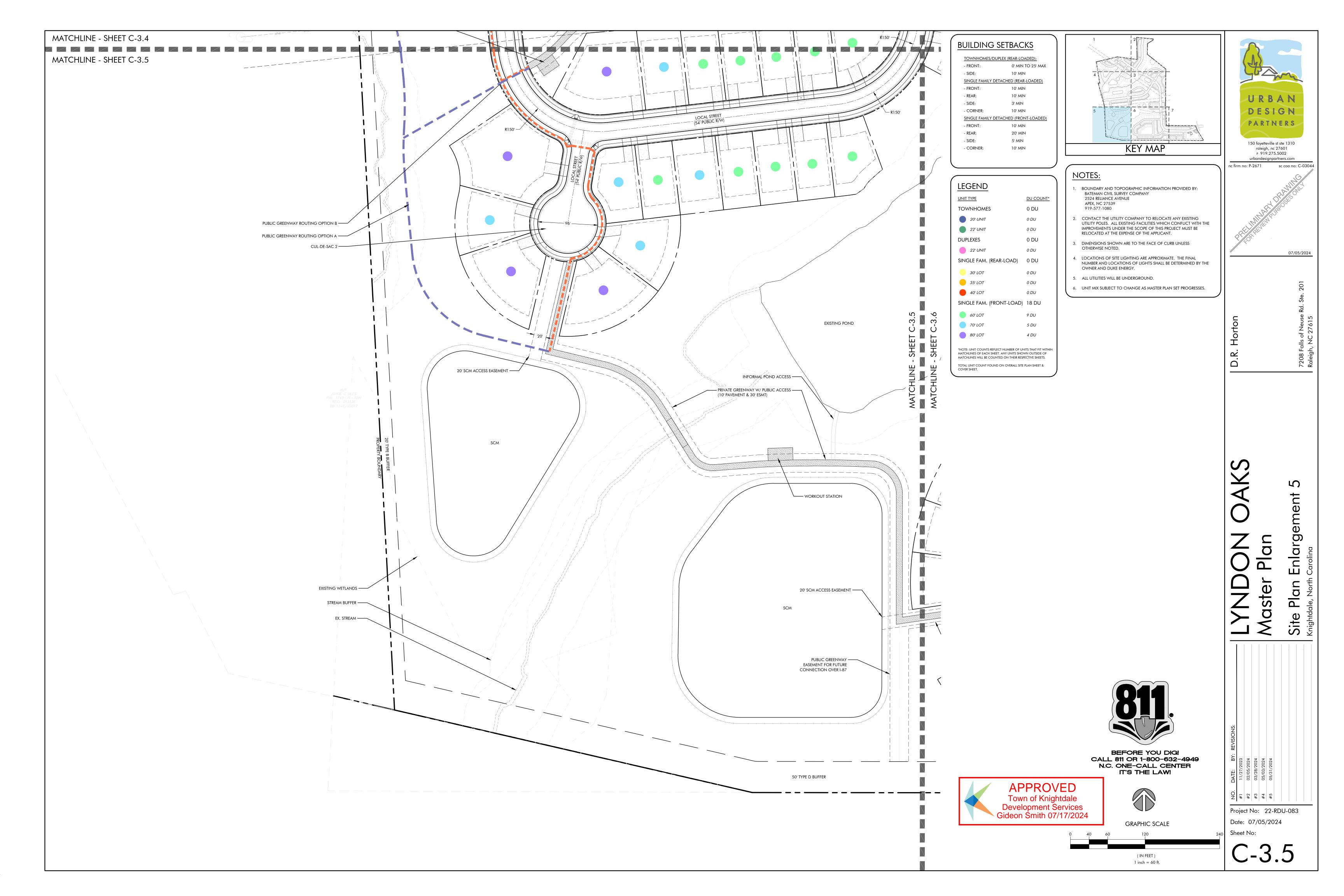


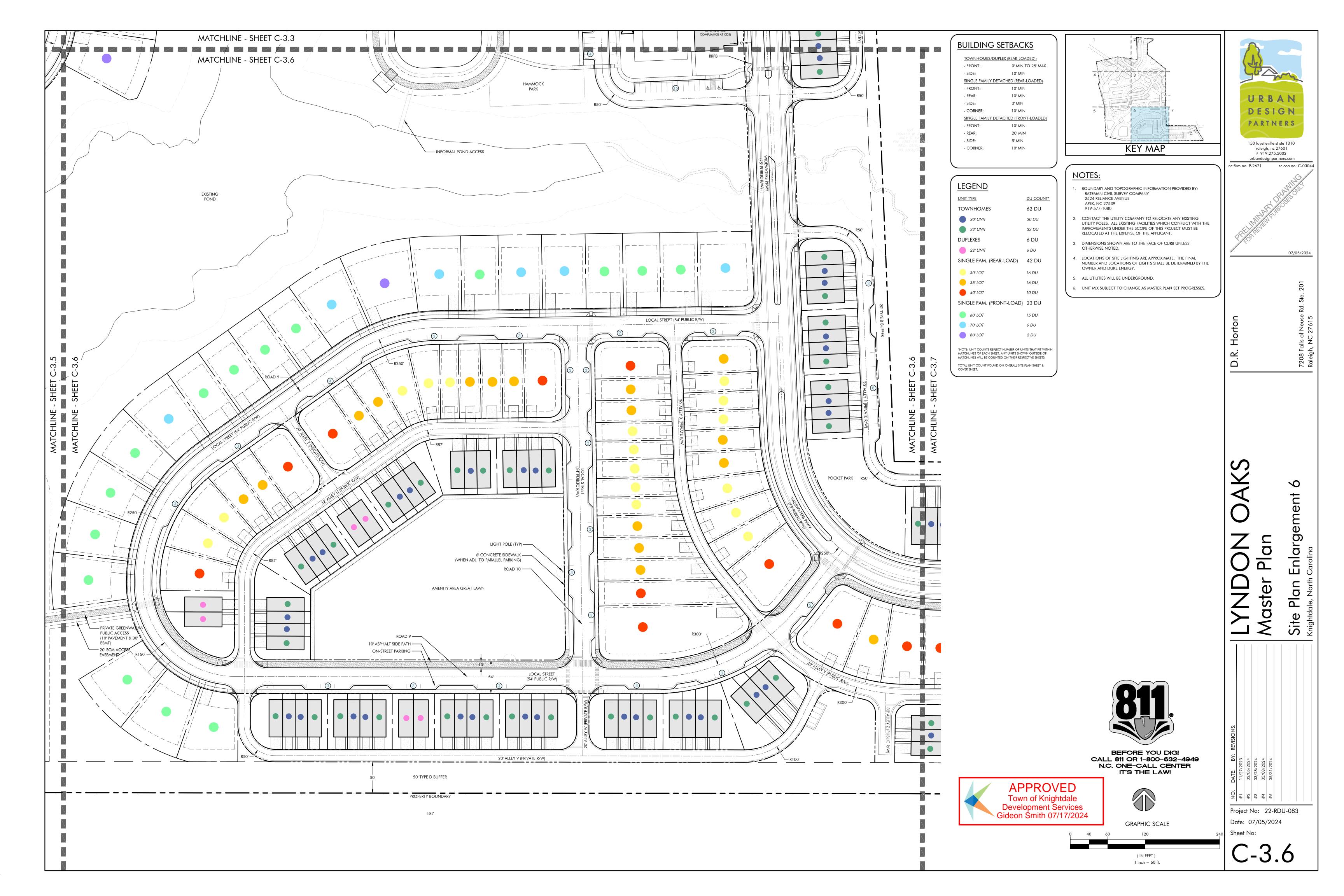


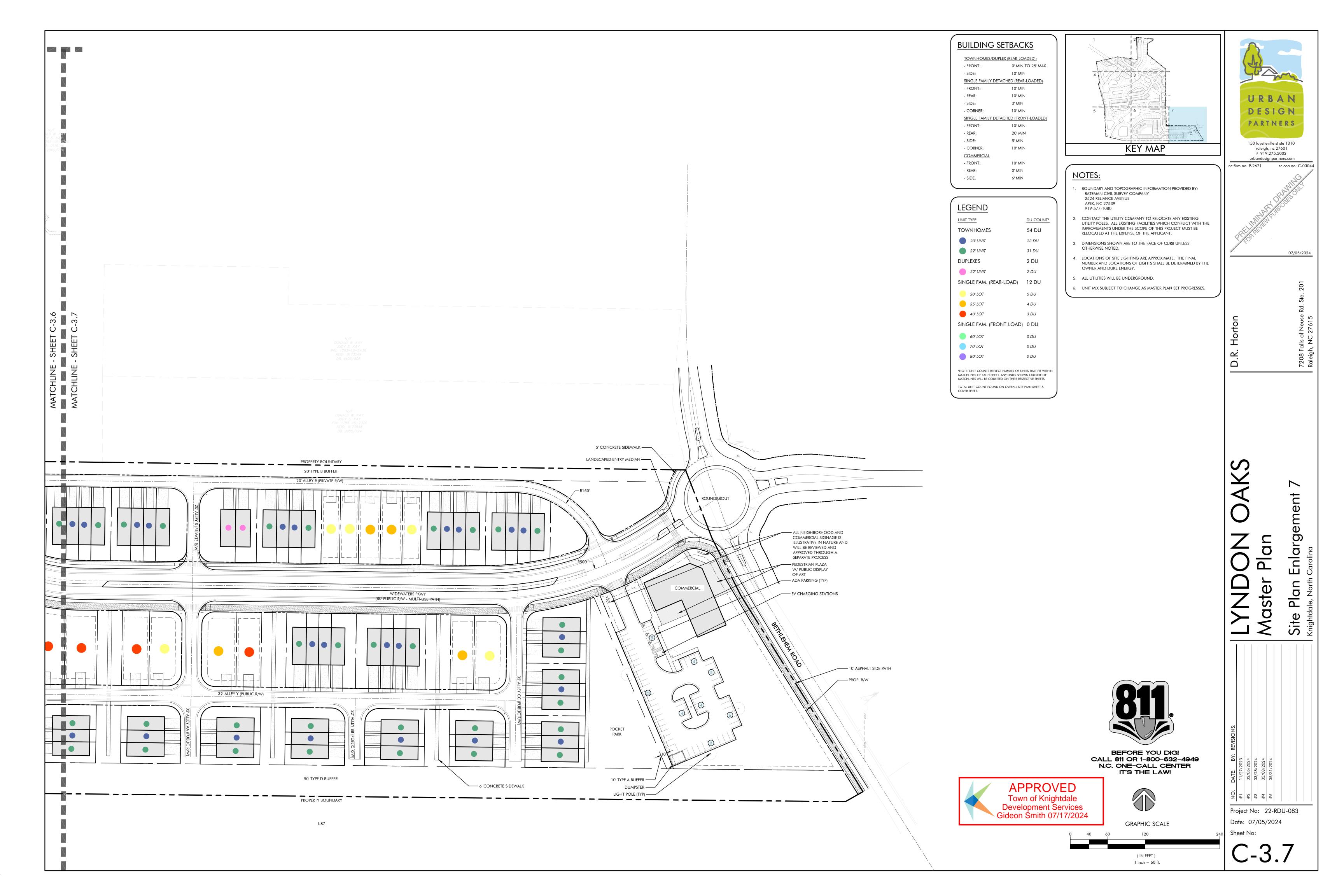


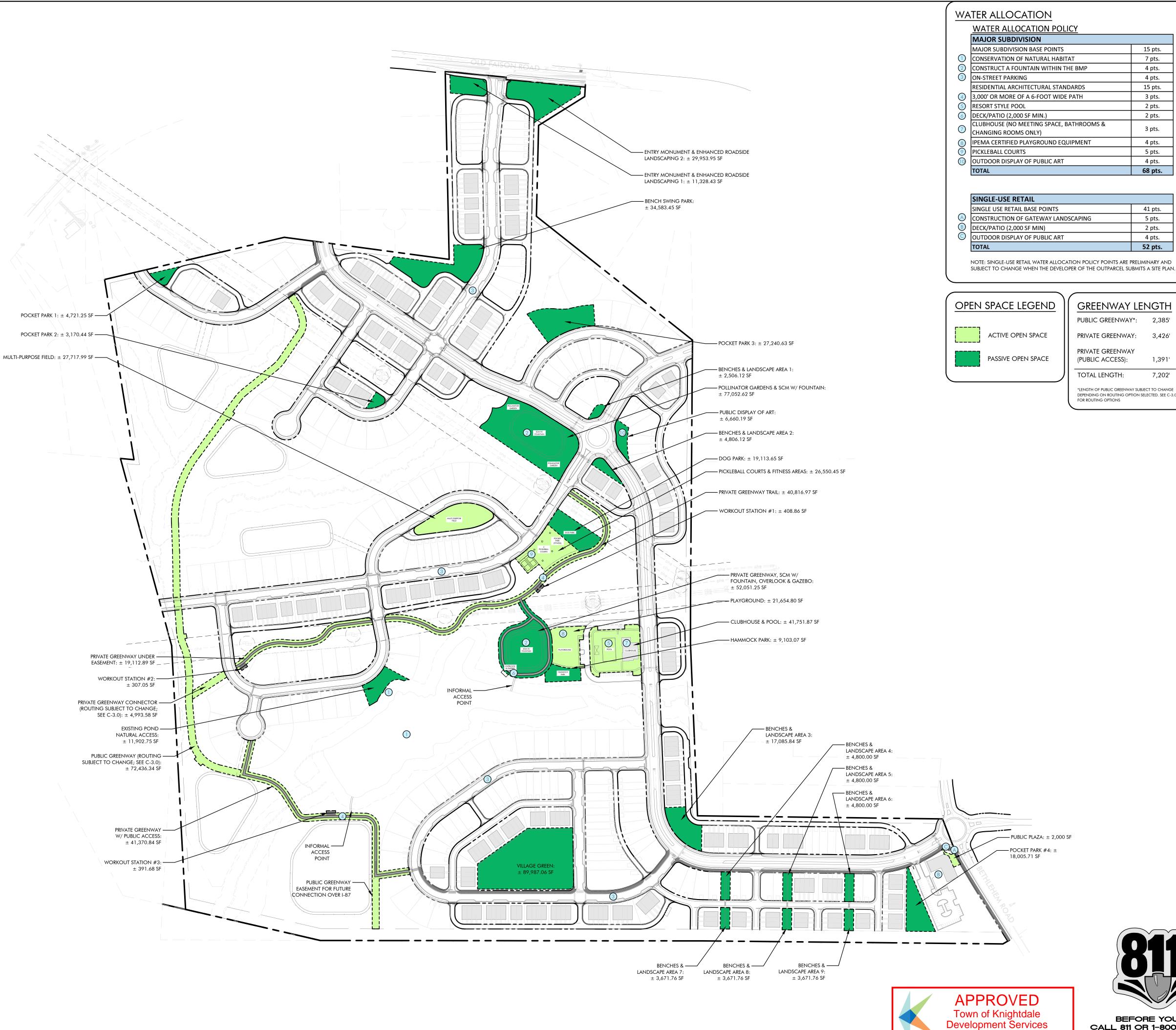












15 pts. 7 pts. 4 pts. 4 pts. 15 pts. 3 pts. 2 pts. 2 pts. 3 pts. 4 pts. 5 pts.

	SINGLE-USE RETAIL	
	SINGLE USE RETAIL BASE POINTS	41 pts.
\bigcirc	CONSTRUCTION OF GATEWAY LANDSCAPING	5 pts.
B	DECK/PATIO (2,000 SF MIN)	2 pts.
0	OUTDOOR DISPLAY OF PUBLIC ART	4 pts.
	TOTAL	52 pts.

SUBJECT TO CHANGE WHEN THE DEVELOPER OF THE OUTPARCEL SUBMITS A SITE PLAN.

GREENWAY LENGTH PUBLIC GREENWAY*: 2,385' PRIVATE GREENWAY: 3,426' PRIVATE GREENWAY (PUBLIC ACCESS): 1,391'

> *LENGTH OF PUBLIC GREENWAY SUBJECT TO CHANGE DEPENDING ON ROUTING OPTION SELECTED. SEE C-3.0

7,202'

4 pts.

68 pts.

OPEN SPACE CALCULATIONS

TOTAL SITE AREA: ± 171.88 ACRES

482 DU PROP. TOTAL (UP TO 500 DU ALLOWED) DWELLING UNITS: SINGLE FAM. DETACHED: 209 DU

 TOWNHOMES/DUPLEXES: 273 DU

DENSITY: 2.8 DU/AC

RECREATIONAL OPEN SPACE DEDICATION: PROXIMITY ZONE: OUTSIDE $\frac{1}{2}$ MILE

 BEDROOM ESTIMATE: →SINGLE FAMILY DETACHED: 209 DU x 3 BEDS = 627 BEDS

→TOWNHOMES/DUPLEXES: 273 DU x 3 BEDS = 819 BEDS DEDICATION RATE*:

→SINGLE FAMILY DETACHED: 627 BEDS x 520 SF = 326,040 SF →TOWNHOMES/DUPLEXES: 819 BEDS x 520 SF = 425,880 SF

CALCS: 326,040 SF + 425,880 SF = 751,920 SF \pm 751,920 SF (17.26 AC) TOTAL OPEN SPACE REQ.

• REQUIRED OPEN SPACE: 17.26 AC TOTAL REQUIRED → REQ. ACTIVE: 8.63 AC (50% OF REQ. OPEN SPACE) \rightarrow REQ. PASSIVE: 8.63 AC (50% OF REQ. OPEN SPACE)

• PROPOSED OPEN SPACE: 21.40 AC TOTAL PROPOSED (4.14 AC EXTRA PROV.)

→ PROP. ACTIVE: 9.03 AC ACTIVE OPEN SPACE PROPOSED 8.63 AC (TO MEET 50% OF TOTAL REQ. OPEN SPACE) - REQUIRED: 2.16 AC CREDIT DUE TO PROP. NEIGHBORHOOD - CREDIT: AMENITIES**

- PROPOSED (W/ CREDIT): 9.03 AC ACTIVE OPEN SPACE PROP. 0.4 AC EXTRA PROVIDED

- REQ. AFTER CREDIT: 6.47 AC REQ. AFTER CREDIT

12.37 AC PASSIVE OPEN SPACE PROPOSED 8.63 AC (TO MEET 50% OF TOTAL REQ. OPEN SPACE) - REQUIRED: 2.16 AC CREDIT DUE TO PROP. NEIGHBORHOOD - CREDIT:

- REQ. AFTER CREDIT: 6.47 AC REQ. AFTER CREDIT - PROPOSED (W/ CREDIT): 12.37 AC PASSIVE OPEN SPACE PROP. 3.74 AC EXTRA PROVIDED * PER DEDICATION MATRIX LOCATED IN TOWN OF KNIGHTDALE UDO SEC. 11.2.C.4

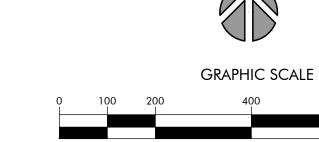
** PER TOWN OF KNIGHTDALE UDO SECTION 11.2.D.3, "DEVELOPMENTS THAT PROVIDE NEIGHBORHOOD AMENITY FACILITIES WILL RECEIVE A CREDIT OF TWENTY-FIVE (25) PERCENT OF THE REQUIRED PASSIVE OPEN SPACE, AND TWENTY-FIVE (25) PERCENT OF THE REQUIRED ACTIVE OPEN SPACE TO BE EQUALLY DIVIDED.

ACTIVE OPEN SPACE TA	ARLE			
NAME	AREA	AREA		
IVAVIL	SF	AC		
PUBLIC PLAZA	2,000.0	0.05		
CLUBHOUSE & POOL *	41,751.87	0.96		
PICKLEBALL COURTS & FITNESS AREAS	26,550.45	0.61		
PLAYGROUND	21,654.80	0.50		
WORKOUT STATION #1	408.86	0.01		
WORKOUT STATION #2	307.05	0.01		
WORKOUT STATION #3	391.68	0.01		
PUBLIC GREENWAY TRAIL**	72,436.34	1.66		
PRIVATE GREENWAY W/ PUBLIC ACCESS	41,370.84	0.95		
PRIVATE GREENWAY TRAIL	40,816.97	0.94		
PRIVATE GREENWAY UNDER EASEMENT	19,112.89	0.44		
PRIVATE GREENWAY CONNECTOR	4,993.58	0.11		
MULTI-PURPOSE FIELD	27,717.99	0.64		
OPEN SPACE CREDIT	93,990.00	2.16		
TOTAL	393,503.31	9.03		

JAME	AREA			
NAME	SF	AC		
SCM W/ FOUNTAIN & POLLINATOR GARDENS	77,052.62	1.77		
PRIVATE GREENWAY, SCM W/ FOUNTAIN, OVERLOOK & GAZEBO	52,051.25	1.19		
VILLAGE GREEN	89,987.06	2.07		
EXISTING POND NATURAL ACCESS AREA	11,902.75	0.27		
DOG PARK	19,113.65	0.44		
BENCHES & LANDSCAPE AREA 1	2,506.12	0.06		
BENCHES & LANDSCAPE AREA 2	4,806.12	0.11		
BENCHES & LANDSCAPE AREA 3	17,085.84	0.39		
BENCHES & LANDSCAPE AREA 4	4,800.00	0.11		
BENCHES & LANDSCAPE AREA 5	4,800.00	0.11		
BENCHES & LANDSCAPE AREA 6	4,800.00	0.11		
BENCHES & LANDSCAPE AREA 7	3,671.76	0.08		
BENCHES & LANDSCAPE AREA 8	3,671.76	0.08		
BENCHES & LANDSCAPE AREA 9	3,671.76	0.08		
HAMMOCK PARK	9,103.07	0.21		
POCKET PARK 1	4,721.25	0.11		
POCKET PARK 2	3,170.44	0.07		
POCKET PARK 3	27,240.63	0.63		
POCKET PARK 4	18,005.71	0.41		
BENCH SWING PARK	34,583.45	0.79		
PUBLIC DISPLAY OF ART	6,660.19	0.15		
ENTRY MONUMENT & LANDSCAPING 1	11,328.43	0.26		
ENTRY MONUMENT & LANDSCAPING 2	29,953.95	0.69		
OPEN SPACE CREDIT	93,990.00	2.16		
TOTAL	538,677.83	12.37		

BEFORE YOU DIG! CALL 811 OR 1-800-632-4949 N.C. ONE-CALL CENTER IT'S THE LAW!

Gideon Smith 07/17/2024

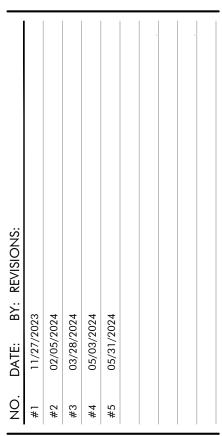


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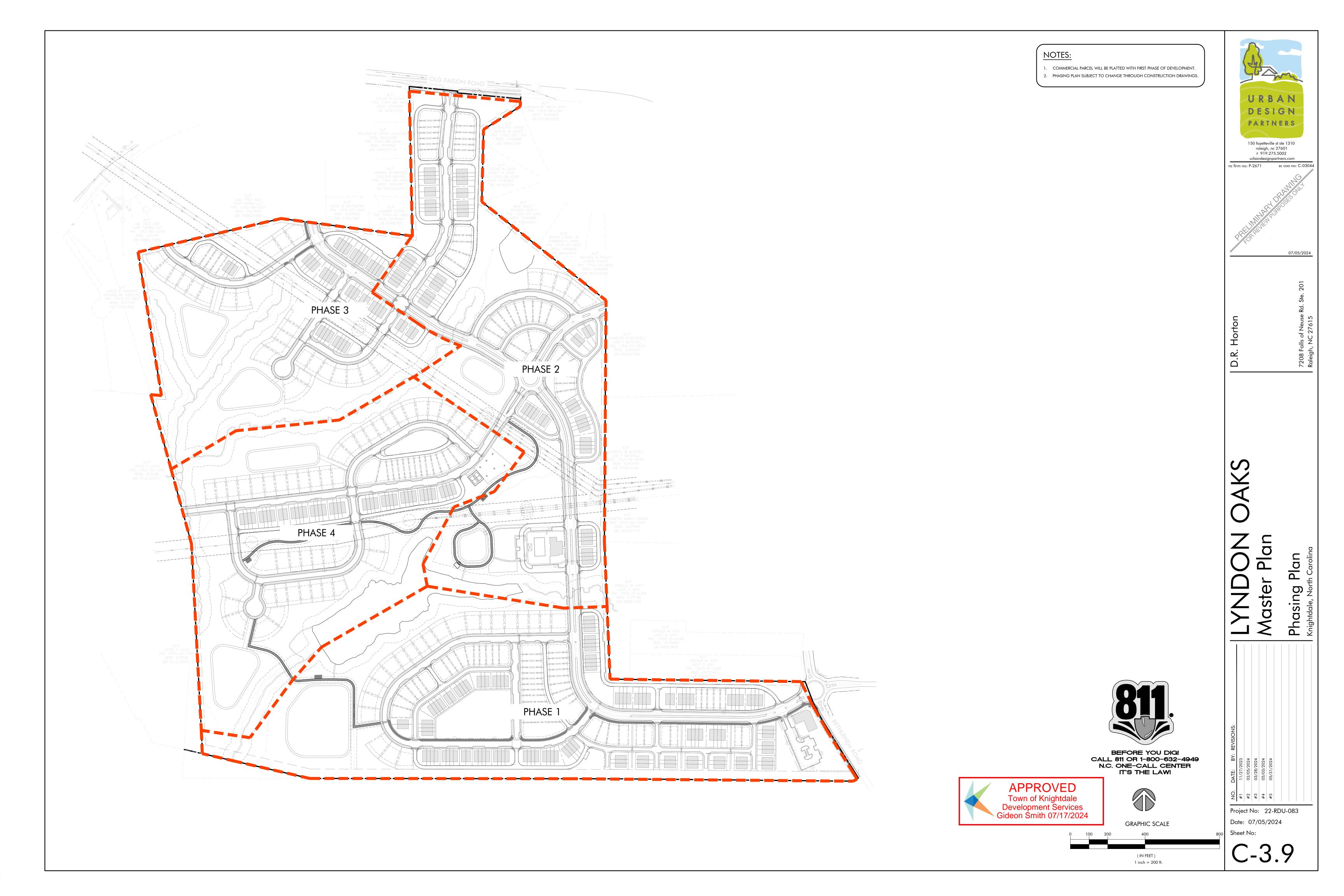
1 inch = 200 ft.

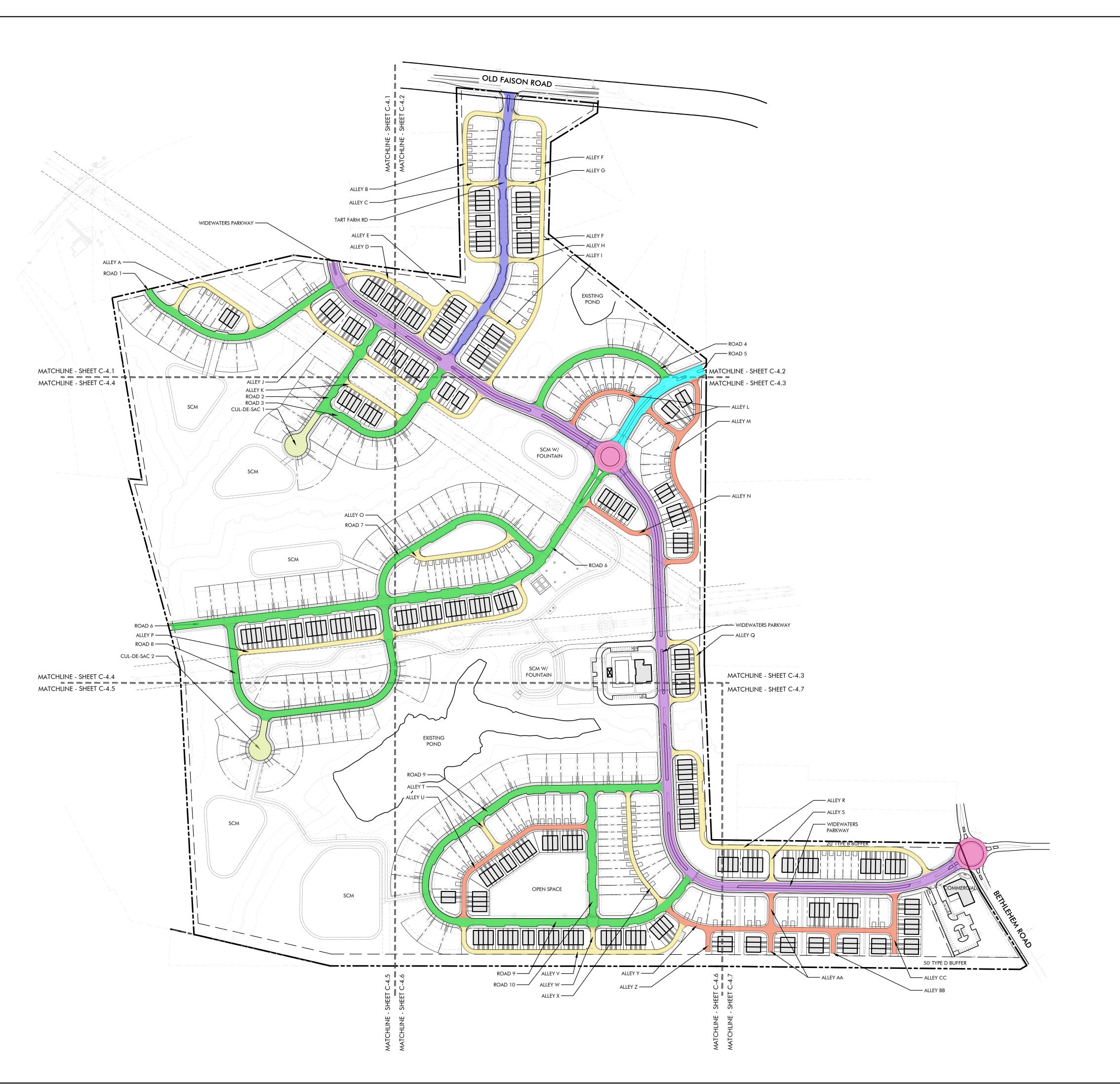


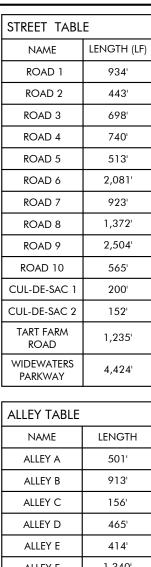
07/05/2024



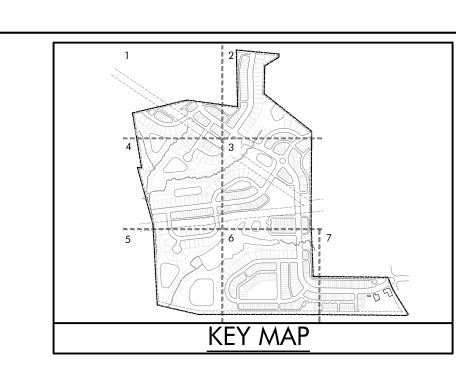
Project No: 22-RDU-083 Date: 07/05/2024 Sheet No:

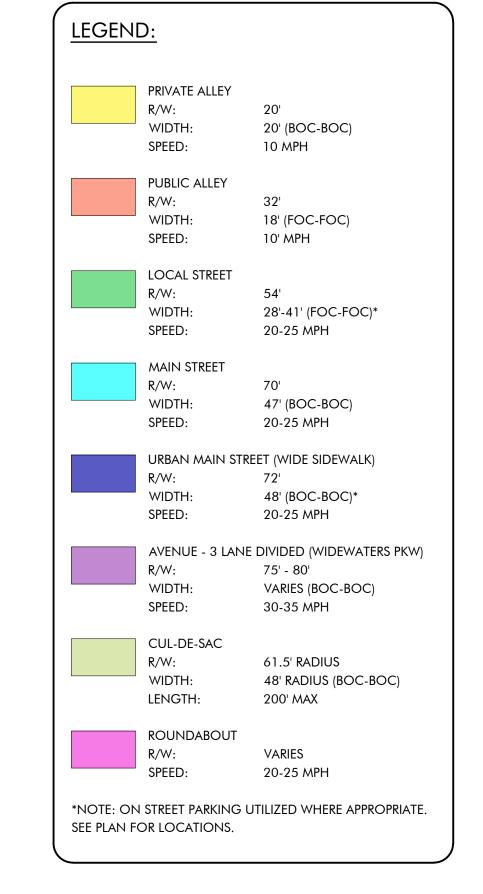






ROAD	1,235'			
WIDEWATERS PARKWAY	4,424'			
ALLEY TABLE				
NAME	LENGTH			
ALLEY A	501'			
	913'			
ALLEY B				
ALLEY C	156'			
ALLEY D	465'			
ALLEY E	414'			
ALLEY F	1,340'			
ALLEY G	169'			
ALLEY H	154'			
ALLEY I	191'			
ALLEY J	981'			
ALLEY K	324'			
ALLEY L	614'			
ALLEY M	986'			
ALLEY N	353'			
ALLEY O	473'			
ALLEY P	1,372'			
ALLEY Q	486'			
ALLEY R	1,477'			
ALLEY S	165'			
ALLEY T	163'			
ALLEY U	788'			
ALLEY V	1,104'			
ALLEY W	127'			
ALLEY X	543'			
ALLEY Y	997'			
ALLEY Z	111'			
ALLEY AA	287'			
ALLEY BB	108'			
ALLEY CC	289'			







BEFORE YOU DIG! CALL 811 OR 1-800-632-4949 N.C. ONE-CALL CENTER IT'S THE LAW!





GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

URBAN

DESIGN

PARTNERS

150 fayetteville st ste 1310

raleigh, nc 27601 P 919.275.5002

urbandesignpartners.com
nc firm no: P-2671 sc coa no: C-03044

07/05/2024

Plan

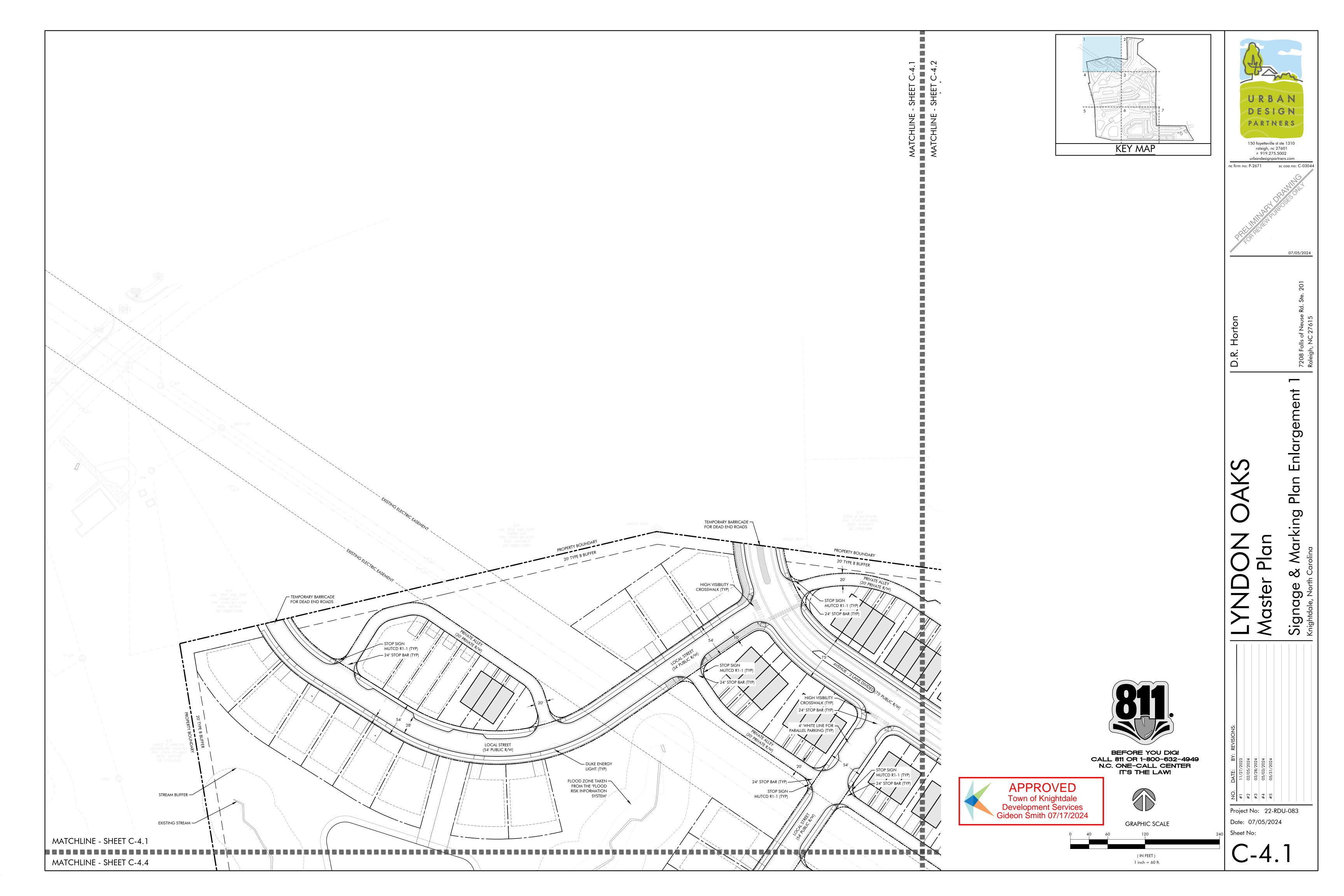
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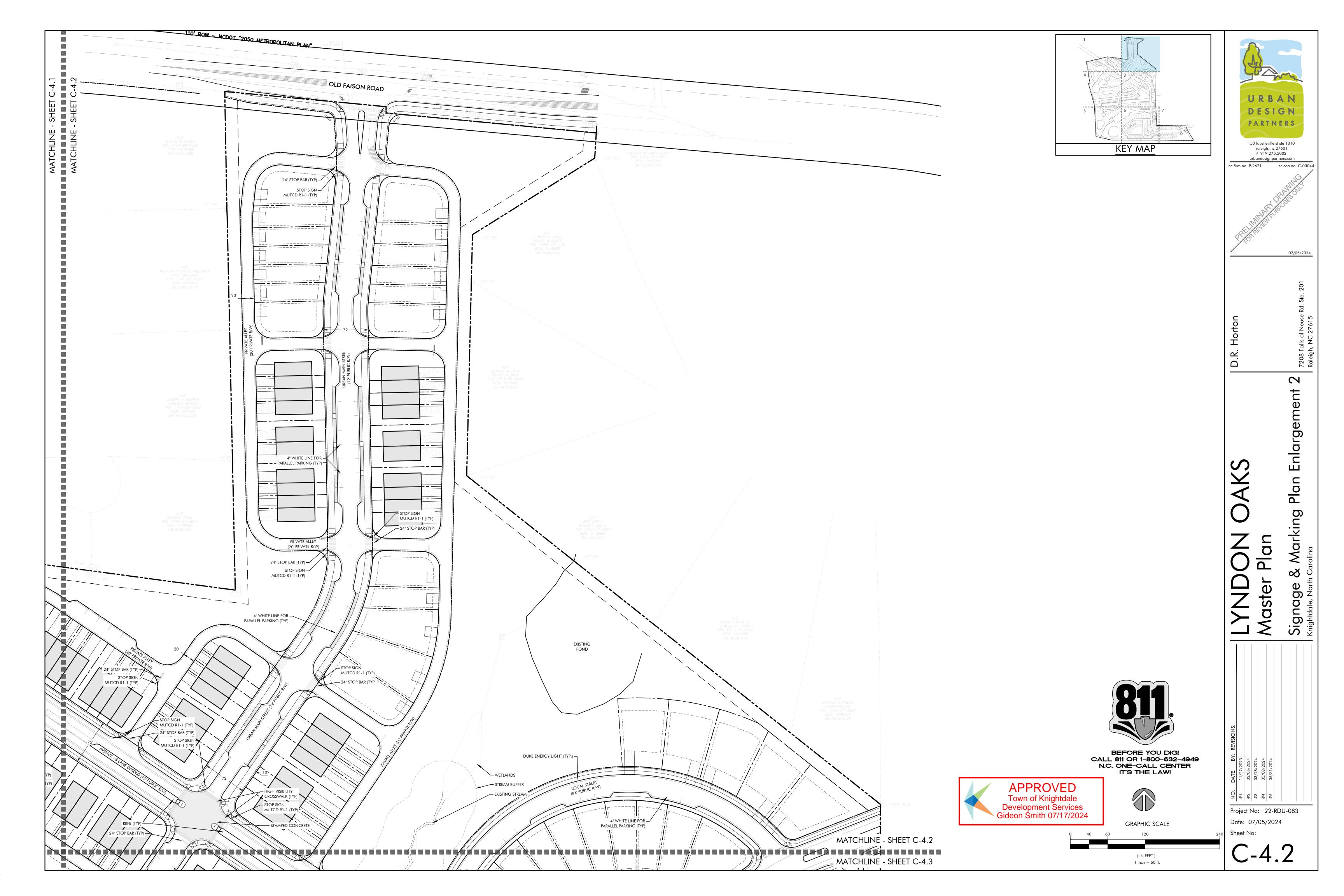
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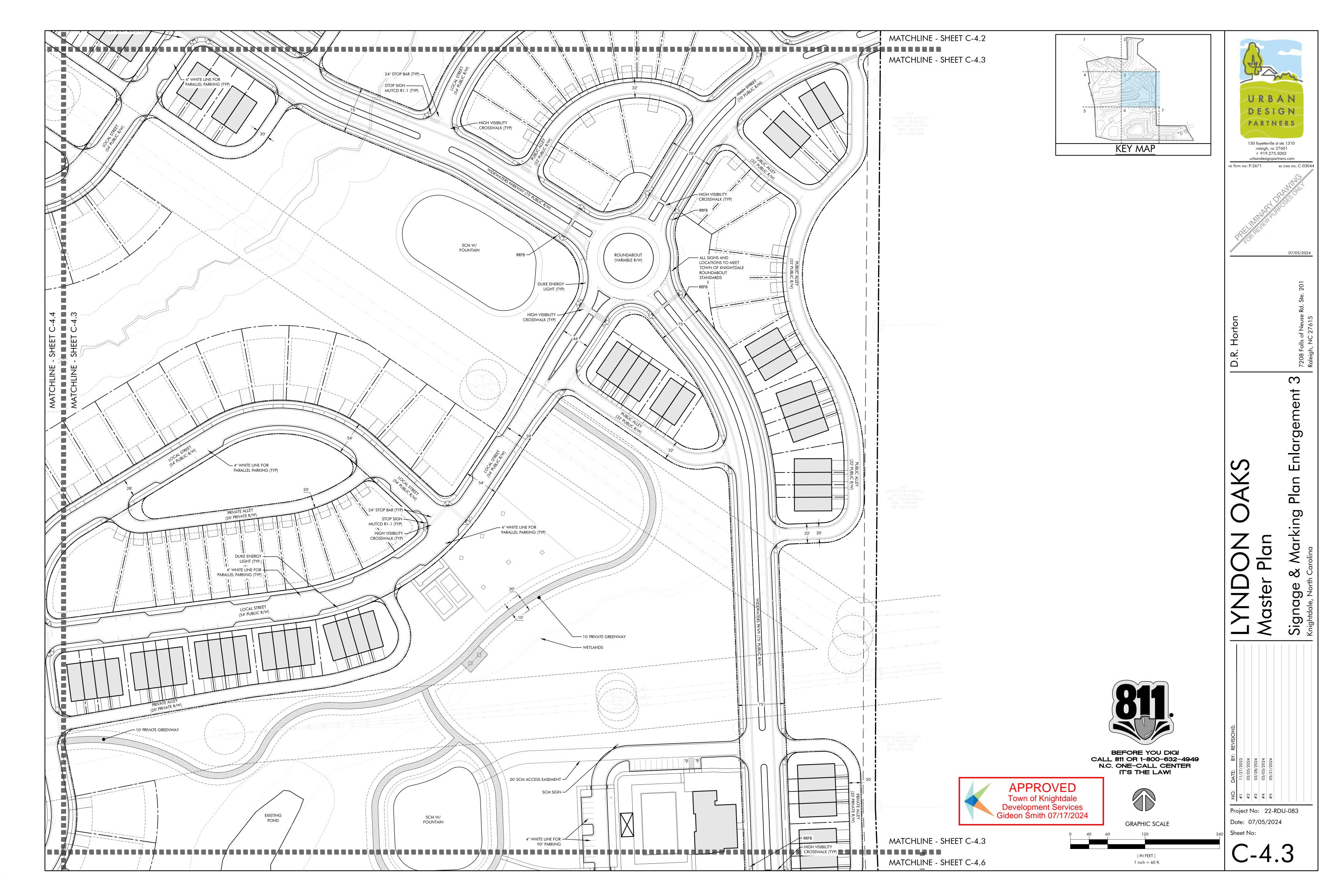
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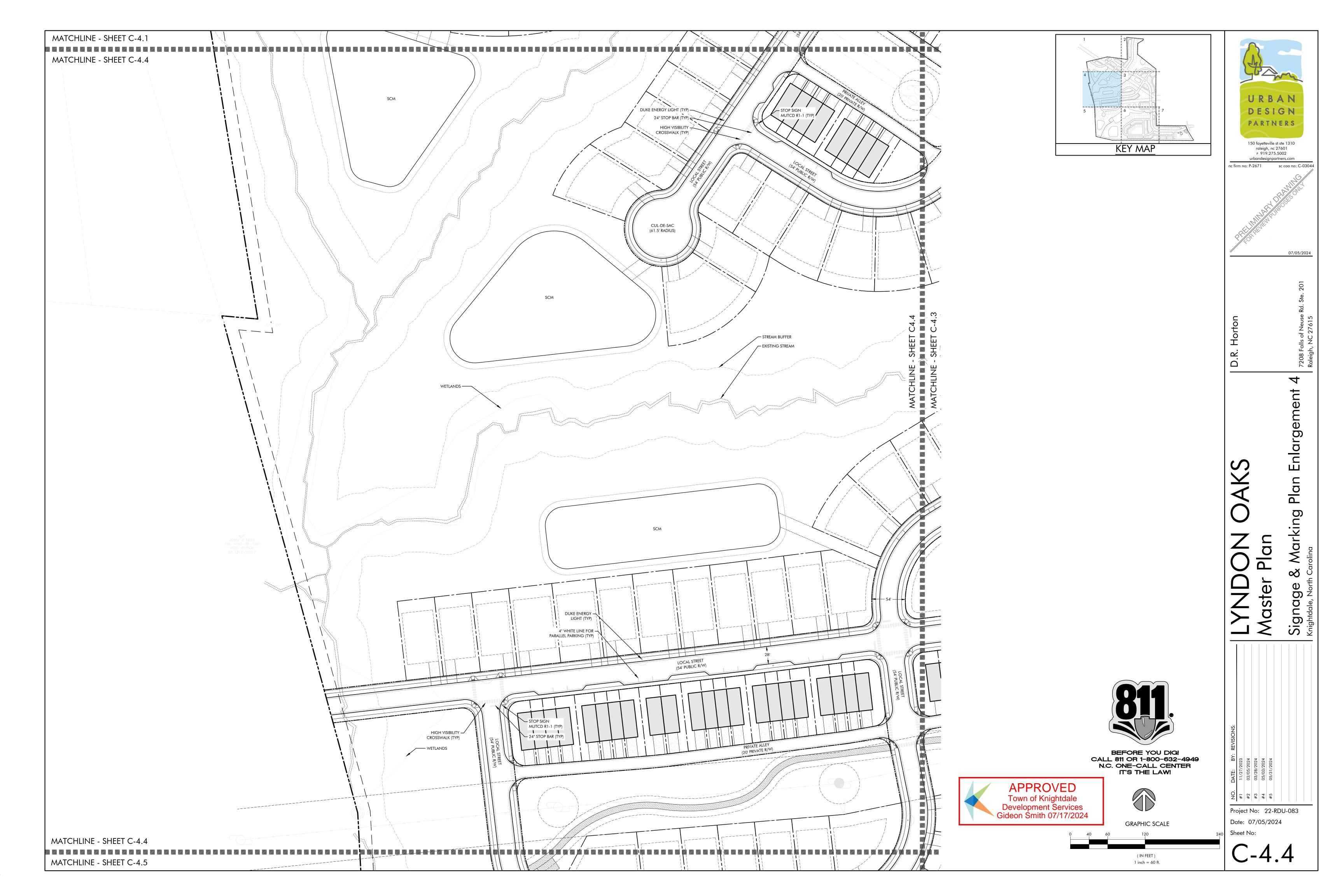
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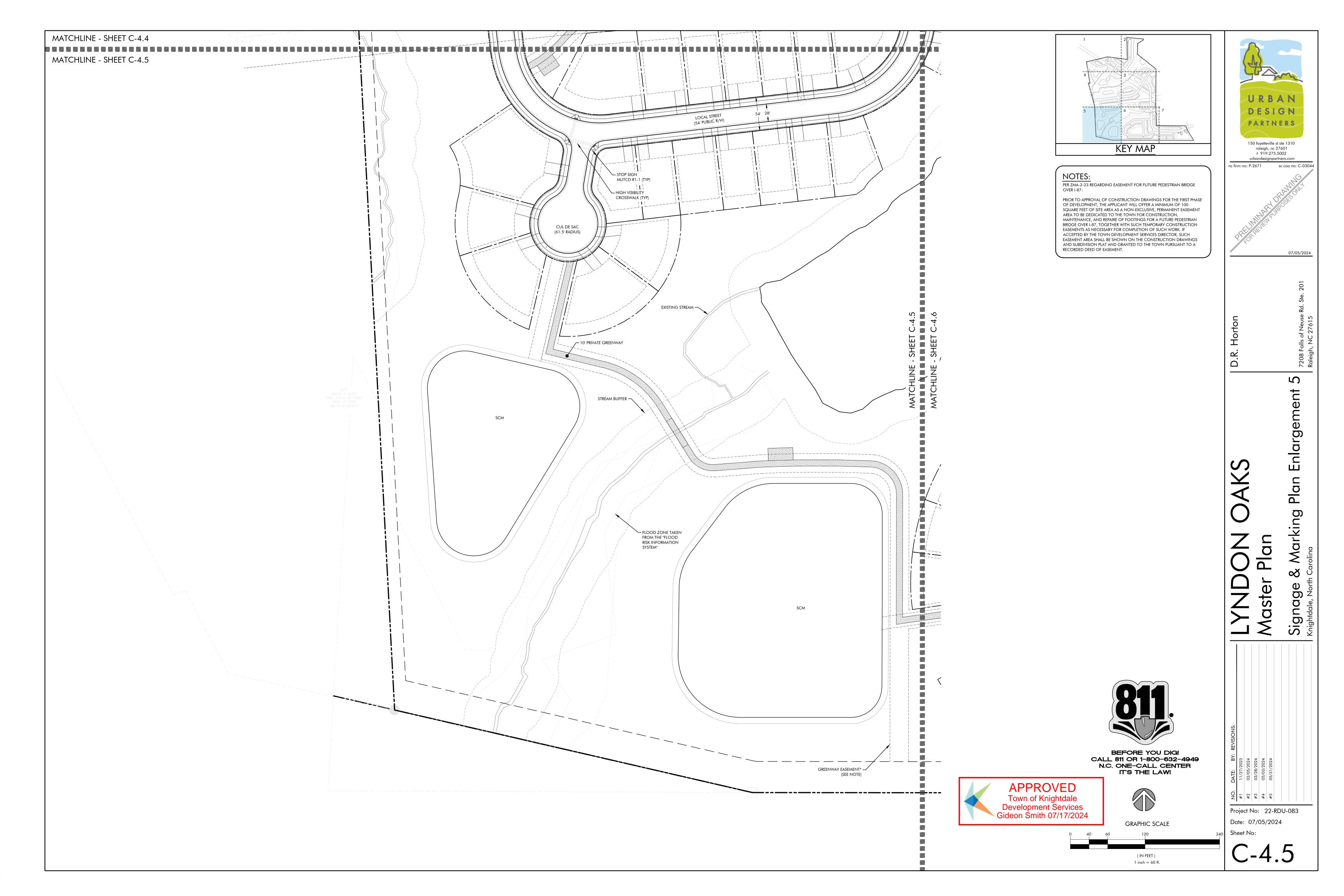
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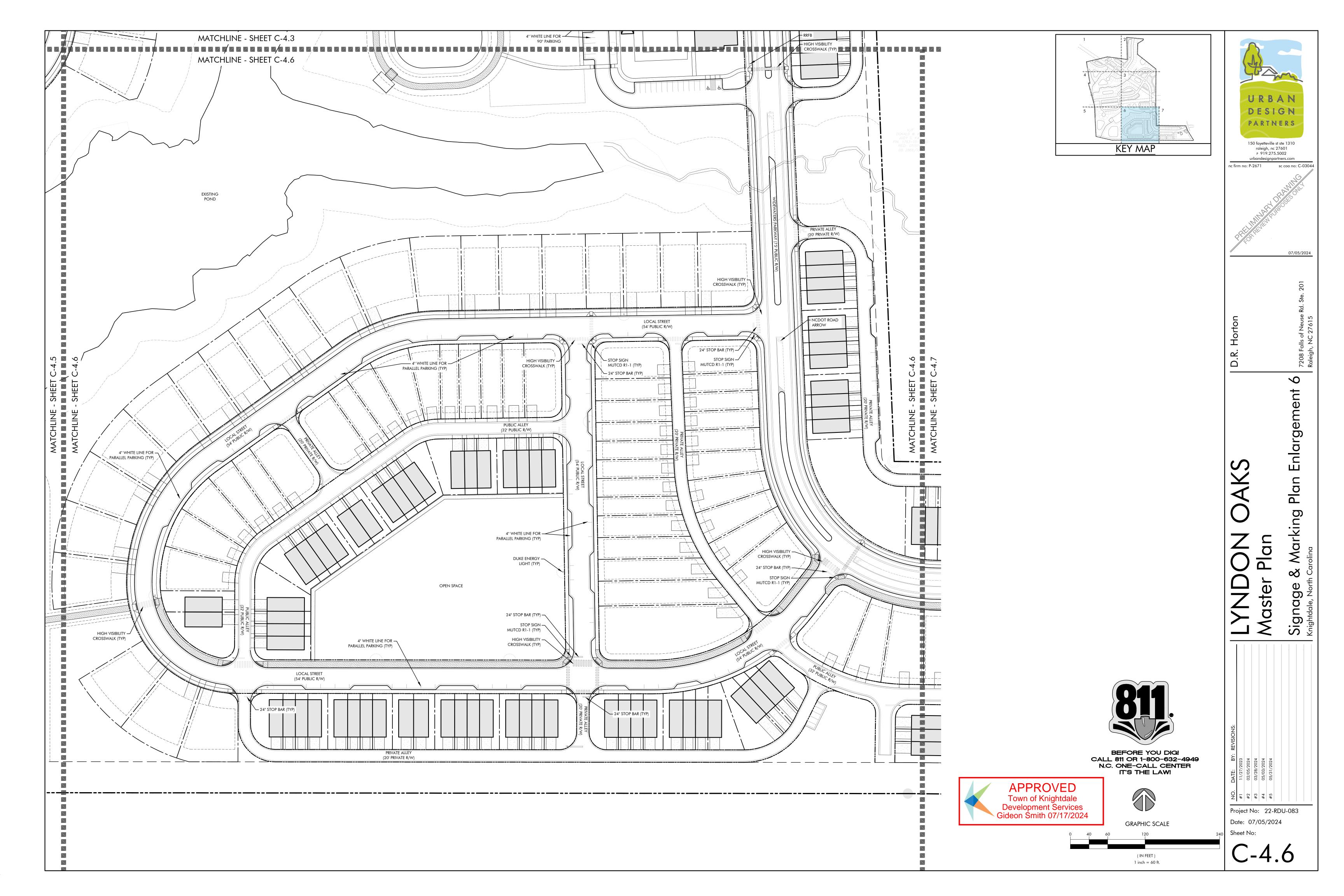


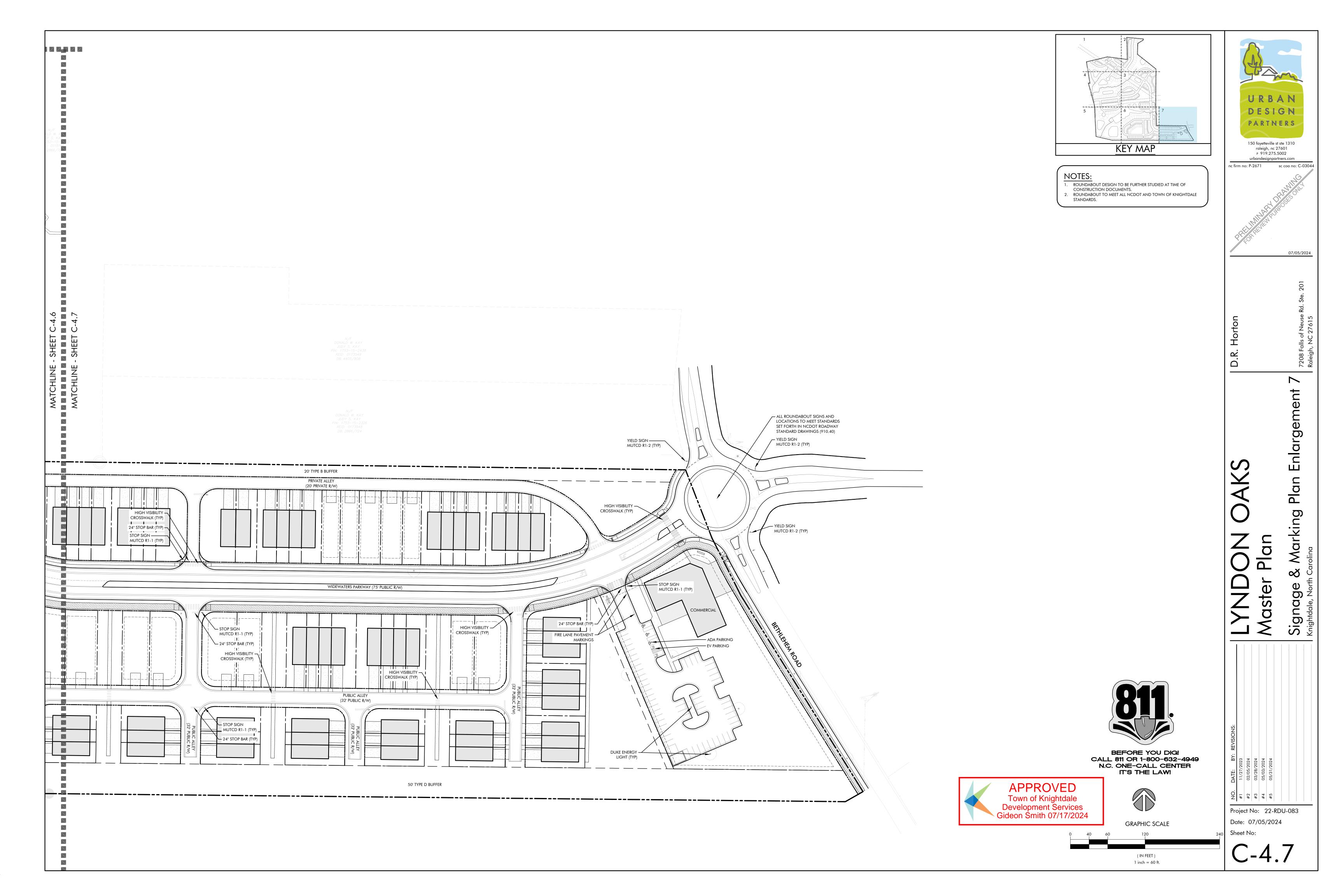


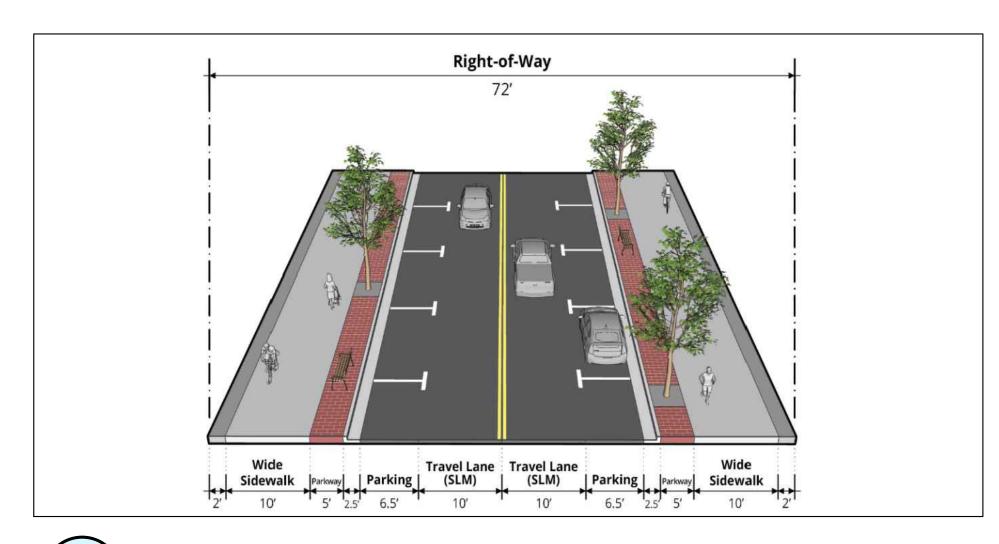






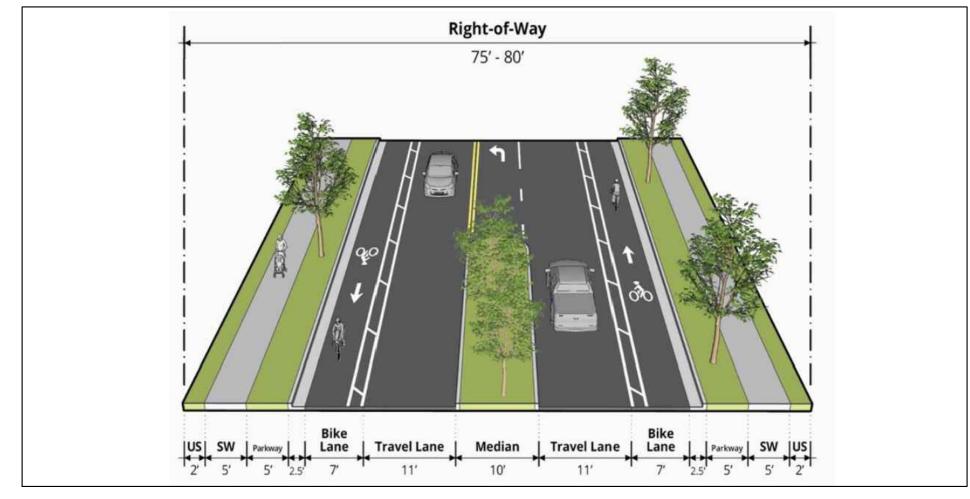






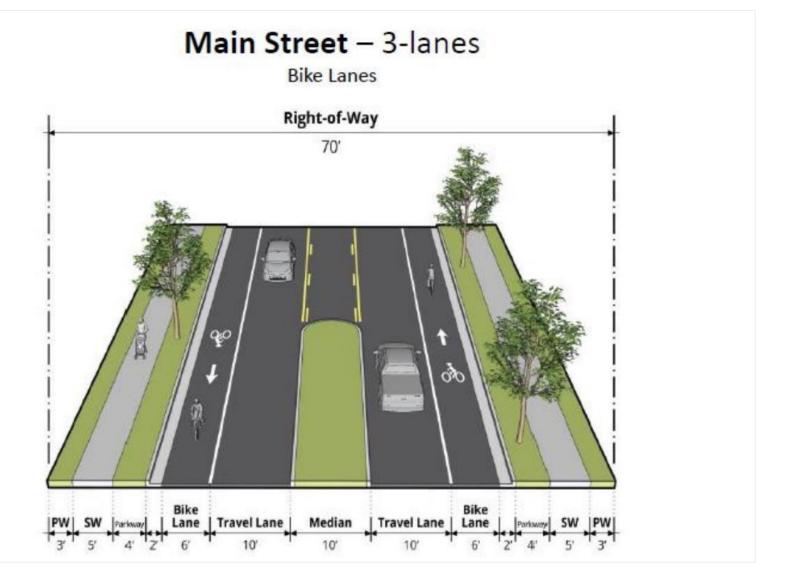
URBAN MAIN STREET - WIDE SIDEWALK

SCALE: NTS

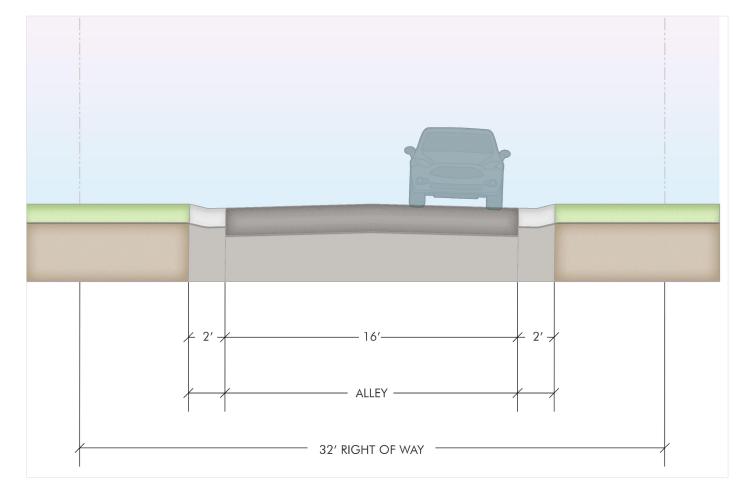


AVENUE - BUFFERED BIKE LANES

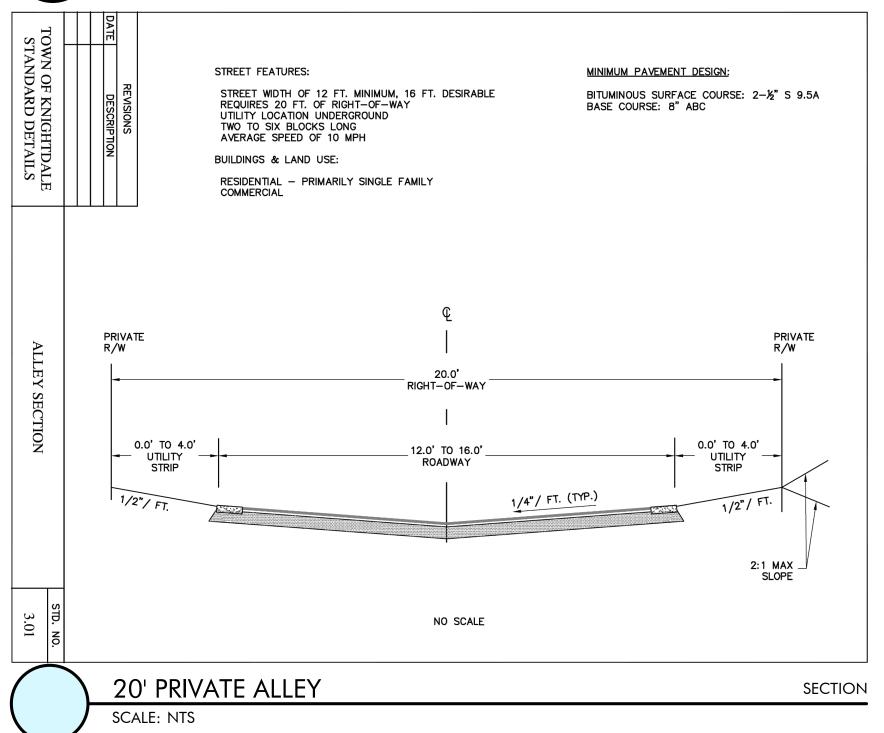
SCALE: NTS

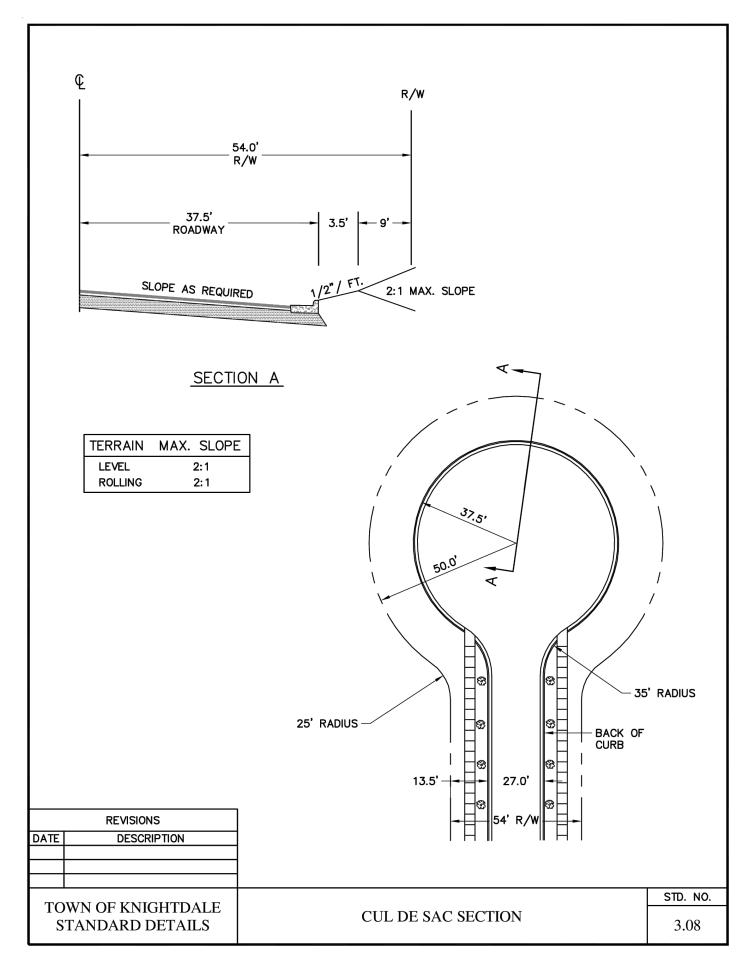


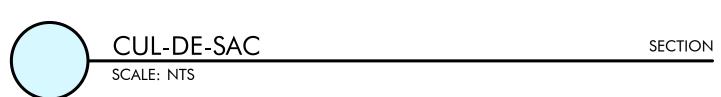
70' MAIN STREET SECTION
SCALE: NTS













NOTE:

TOWN OF KNIGHTDALE IS CURRENTLY UPDATING THEIR STANDARD DETAILS AND THE STREET SECTIONS SHOWN ON TOWN OF KNIGHTDALE TITLEBLOCKS WILL BE UPDATED TO MEET NEW REQUIREMENTS PER THE UDO.

STREET SECTIONS USED IN PLAN REFLECT THE DIMENSIONS SET FORTH IN THE

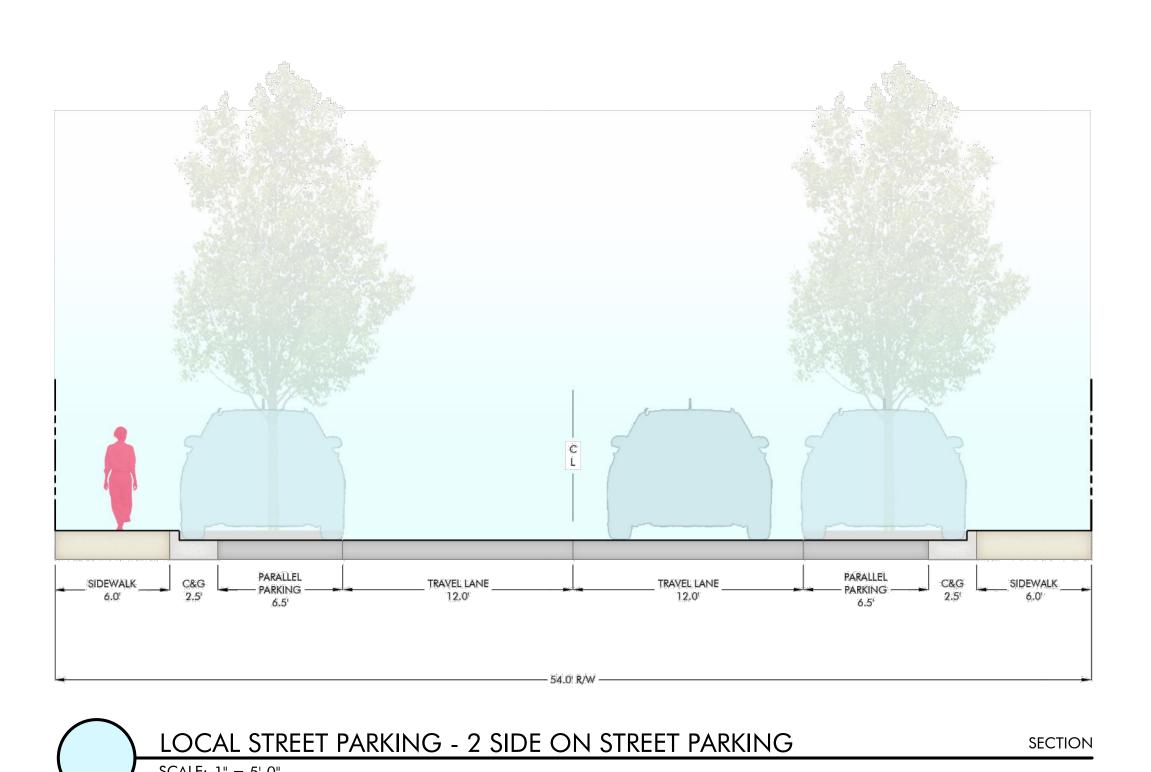


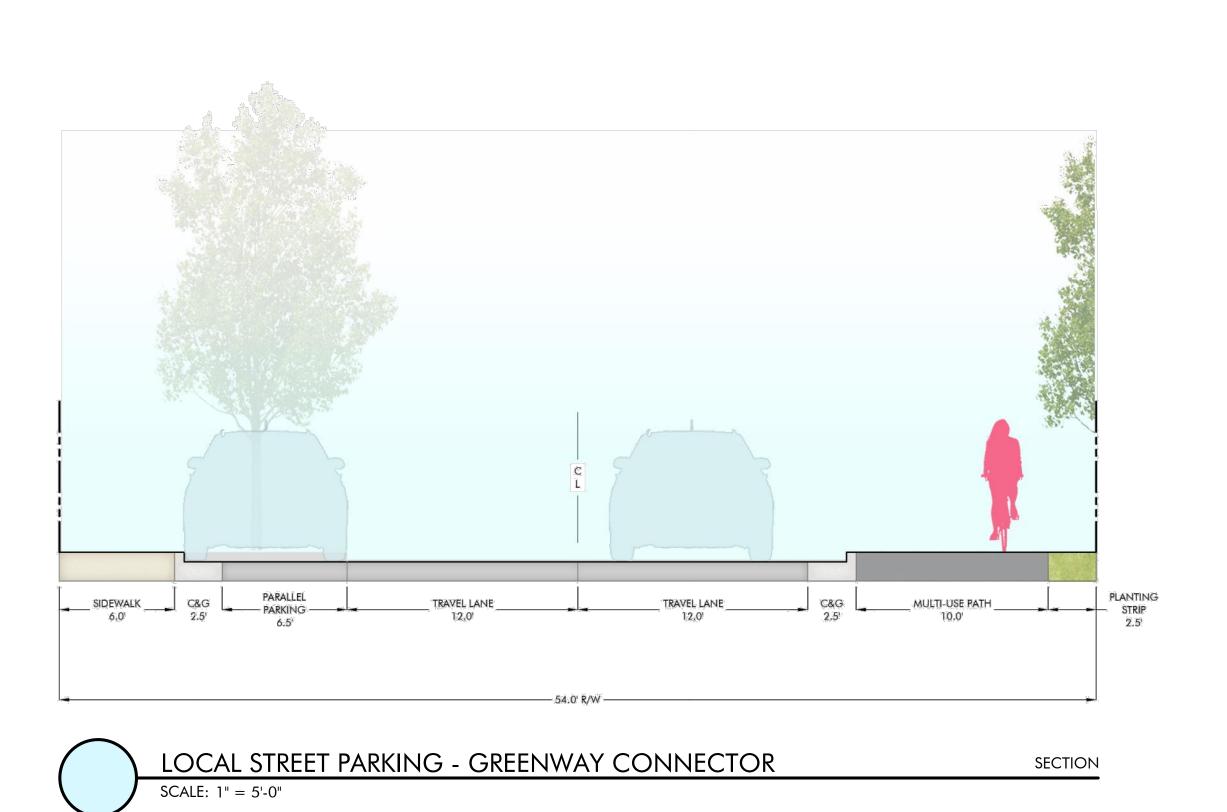
| LYNDON OAKS | Master Plan | Plan |

C-4 8







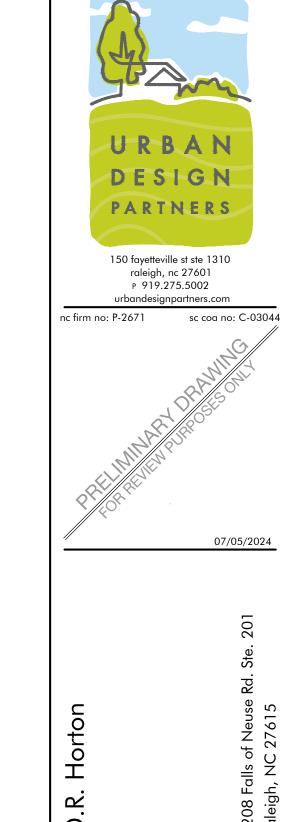


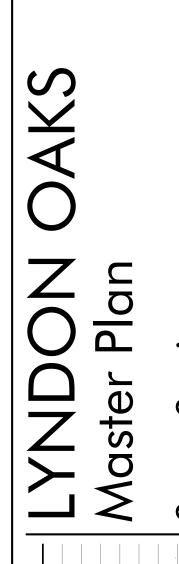


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STREET SECTIONS USED IN PLAN REFLECT THE DIMENSIONS SET FORTH IN THE

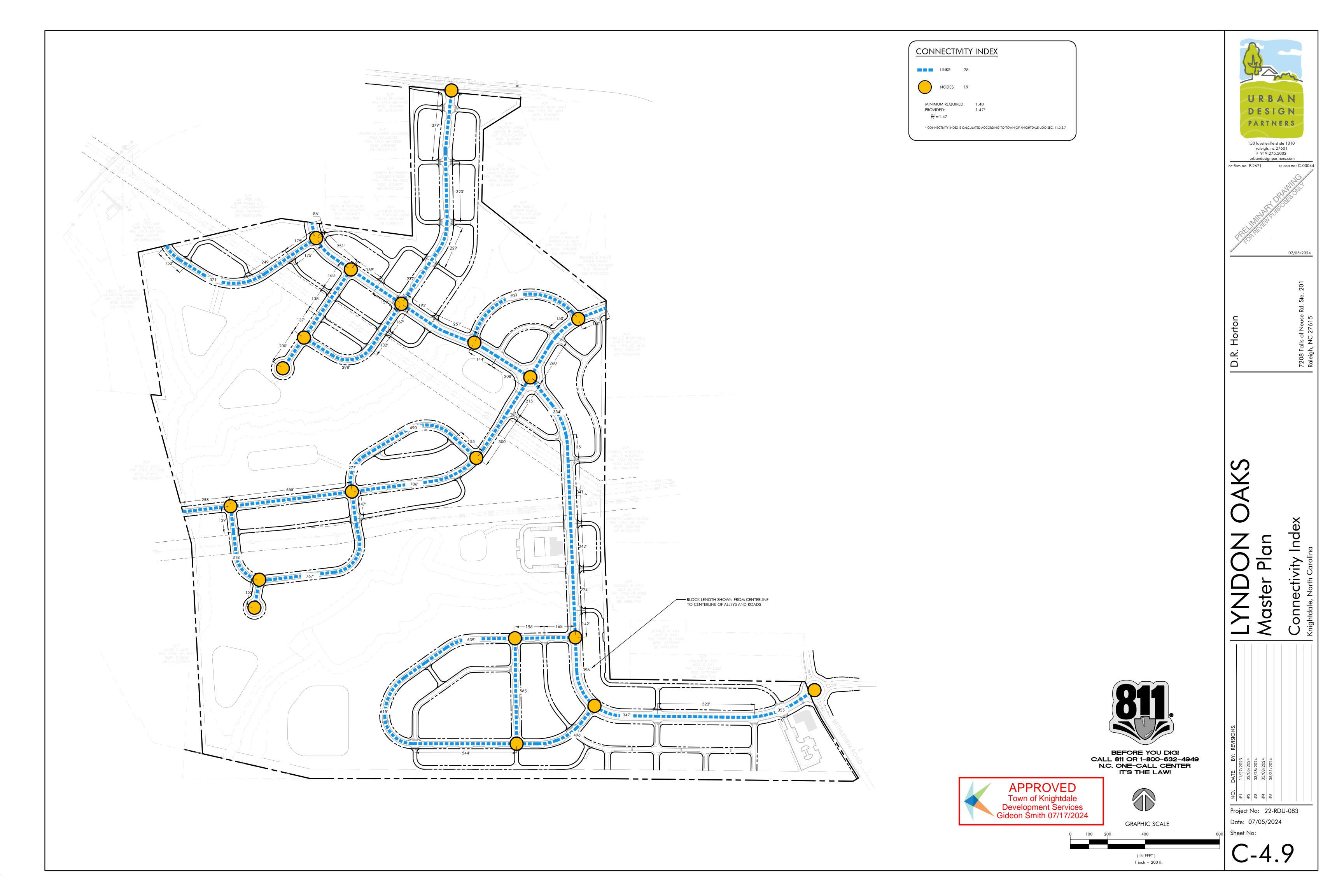


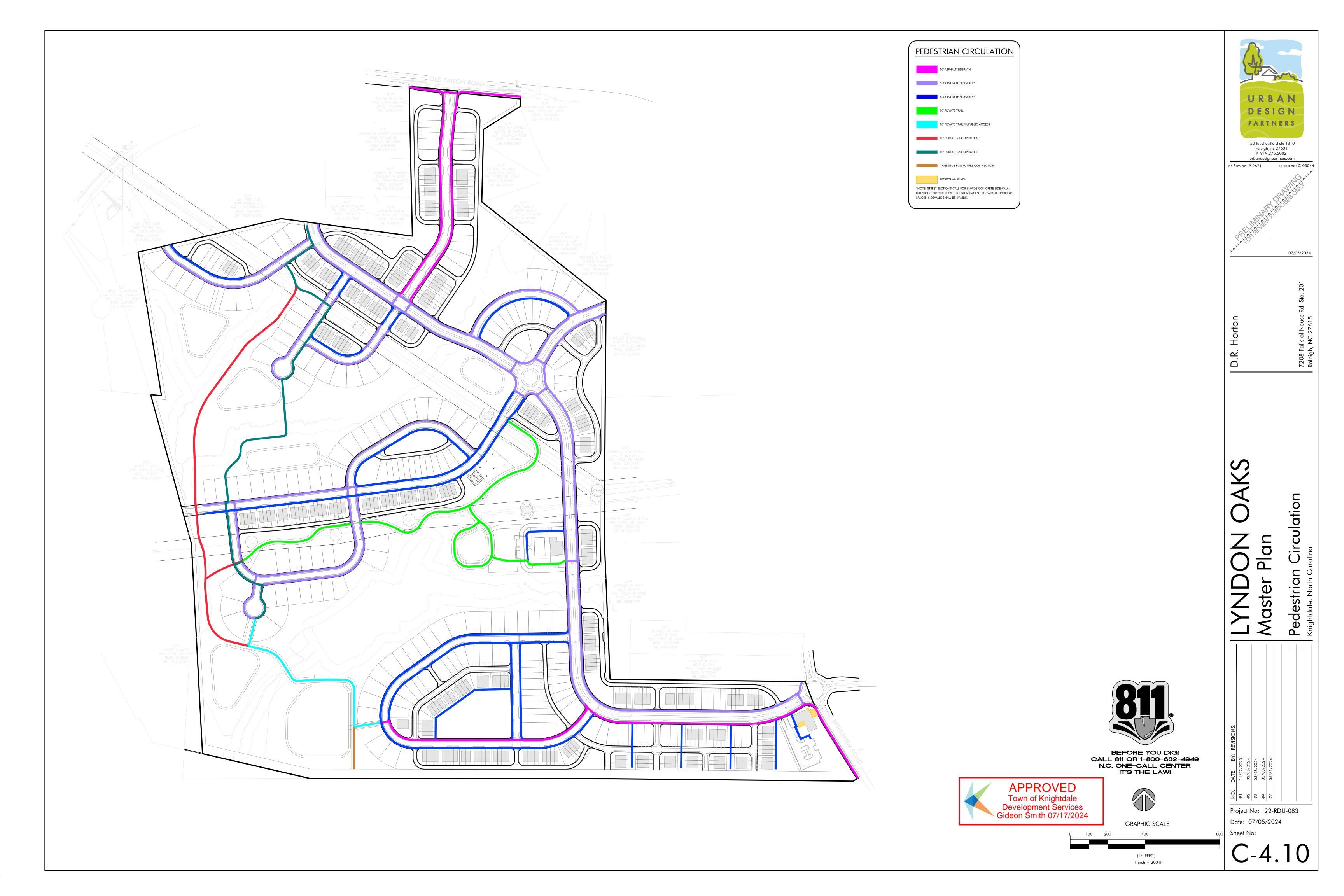


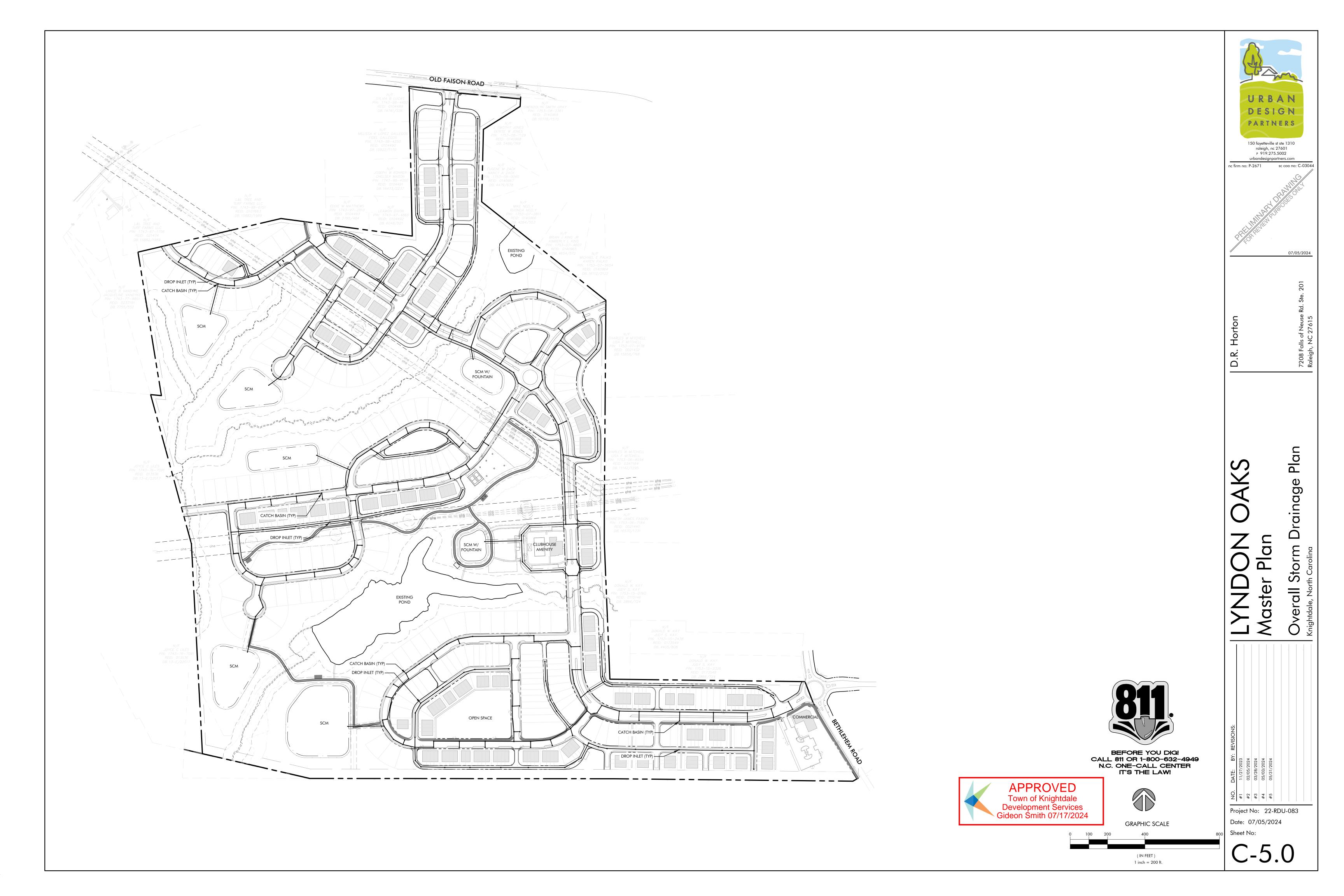
BY: REVISIONS:									
	023)24	024)24)24				
NO. DATE:	11/27/2023	02/05/2024	03/28/2024	05/03/2024	05/31/2024				
ON	#1	#2	#3	#4	#2				
Project No: 22-RDU-083									

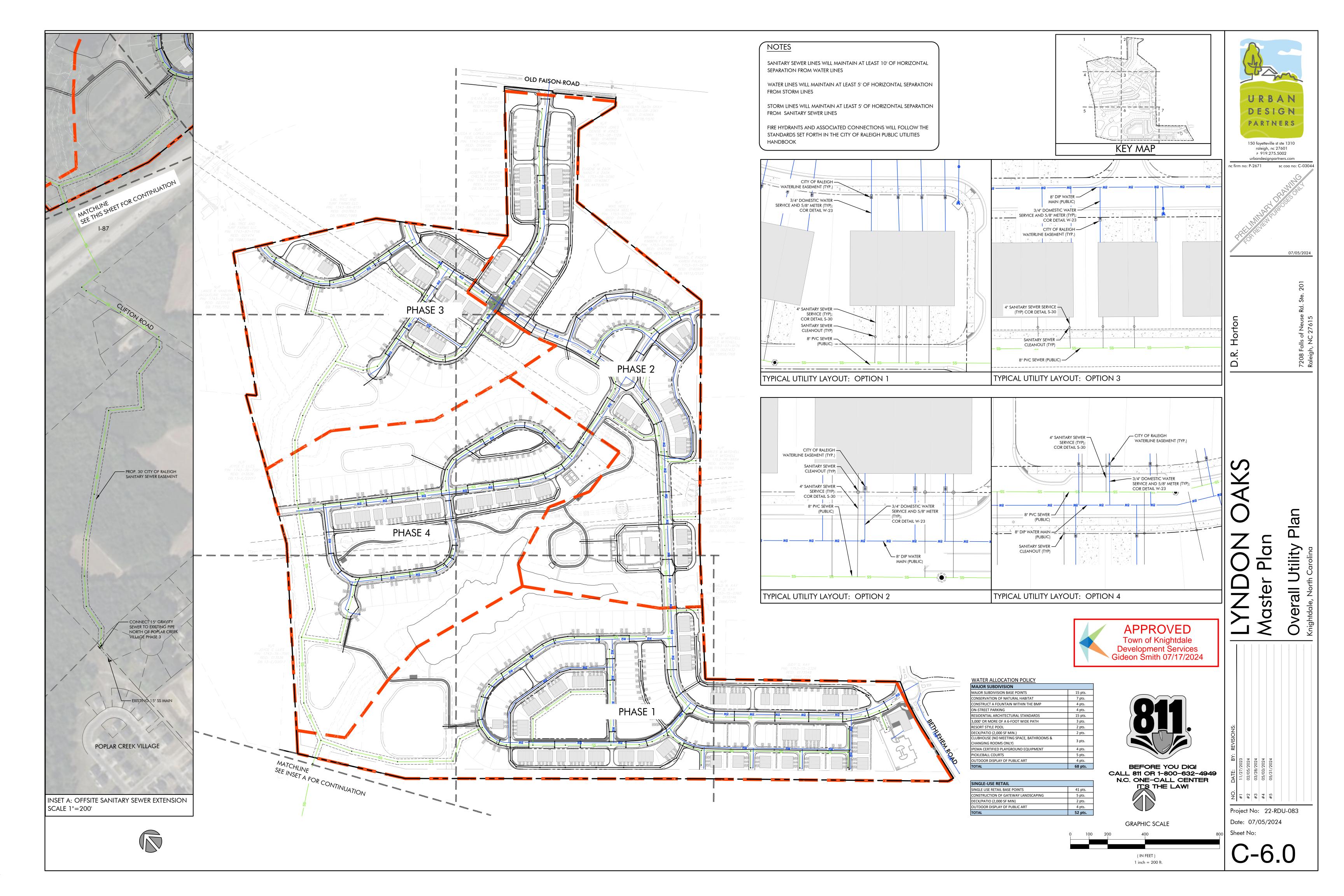
Date: 07/05/2024 Sheet No:

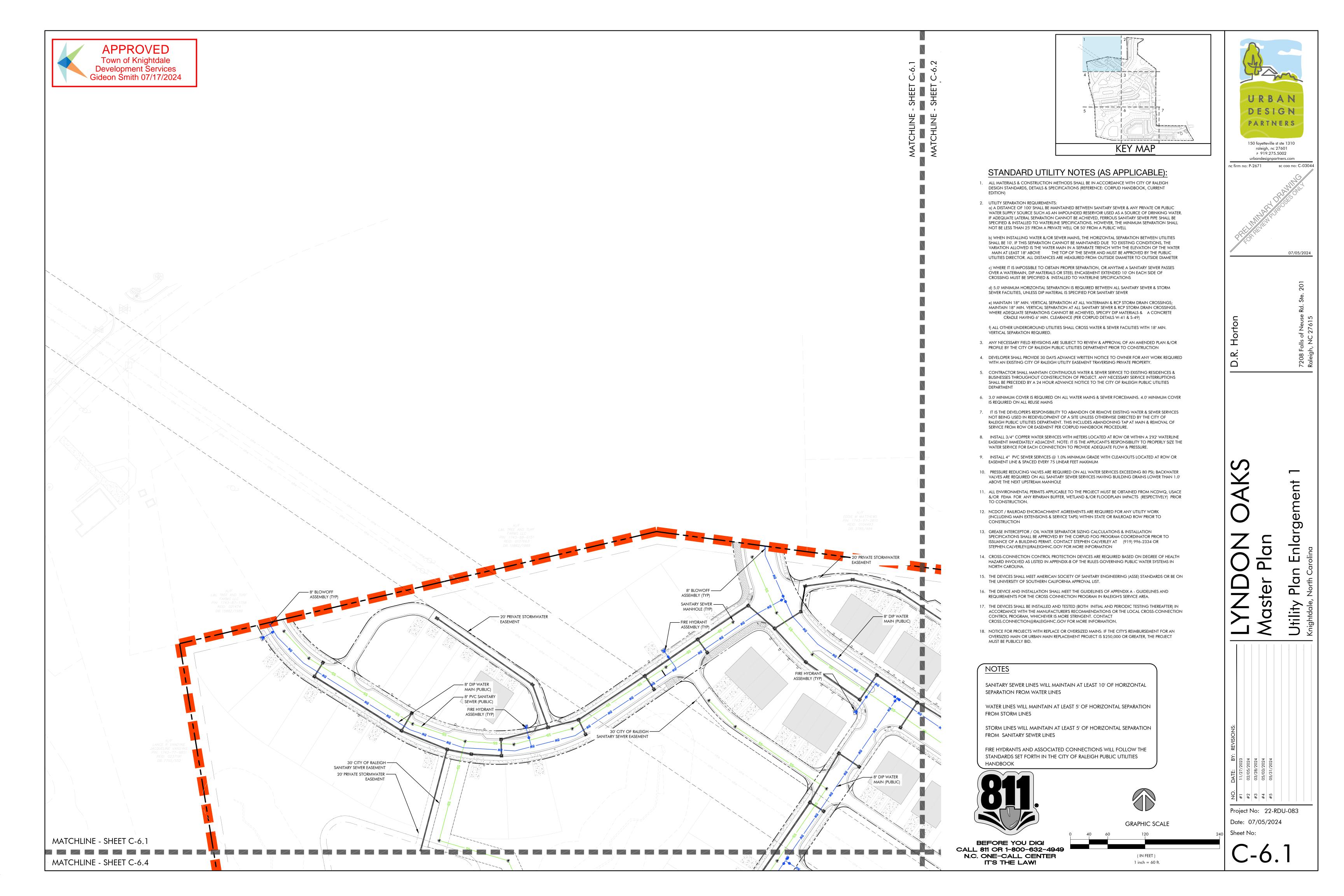
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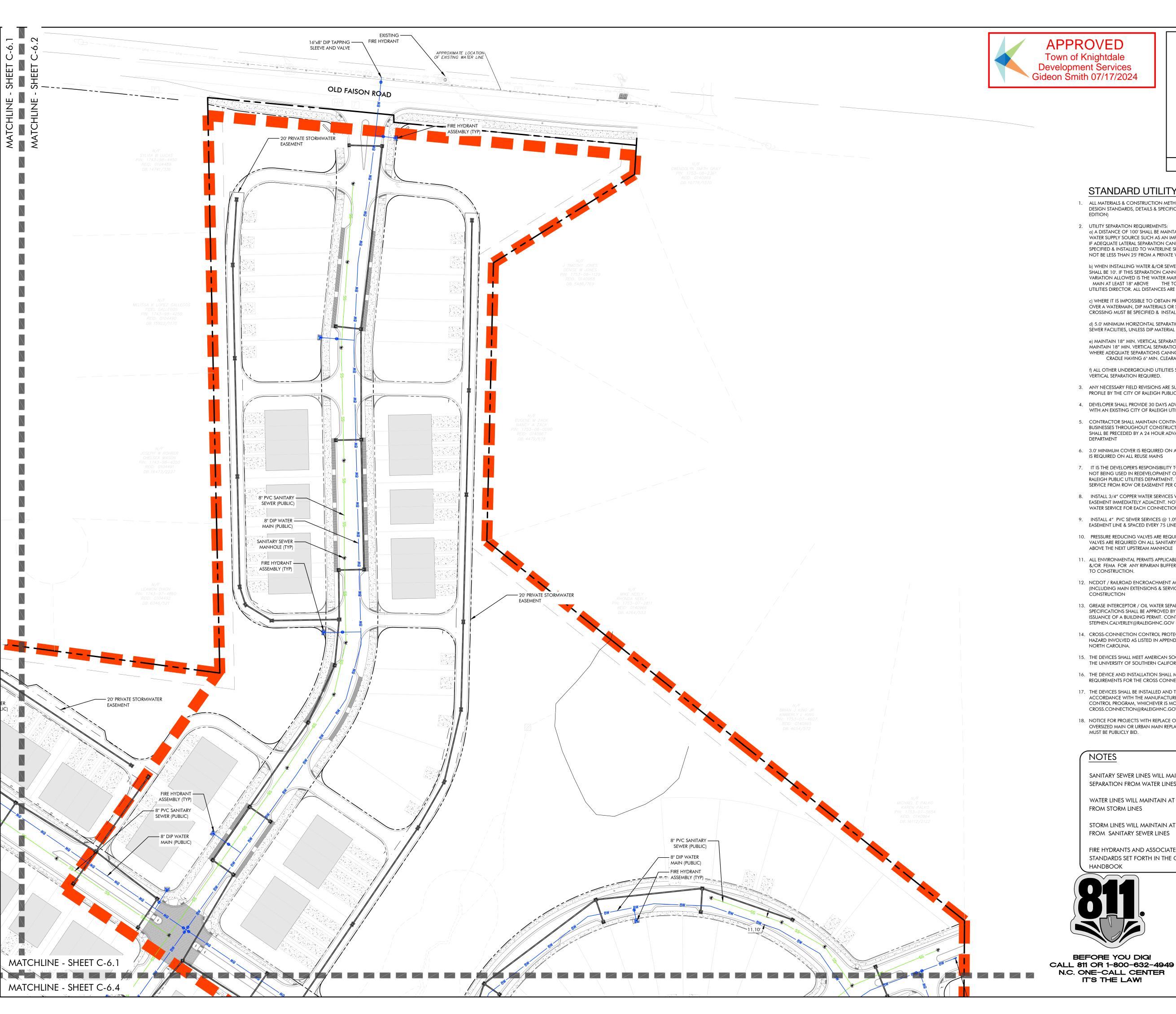


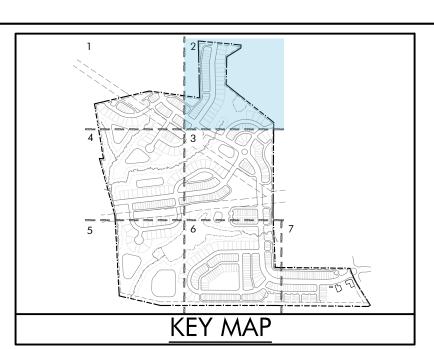












STANDARD UTILITY NOTES (AS APPLICABLE):

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT

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 AND 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 WITH 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
- 6. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
- 7. 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.
- 8. INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- 9. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
- 10. 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
- 11. 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
- 12. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
- 13. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN CALVERLEY AT (919) 996-2334 OR STEPHEN.CALVERLEY@RALEIGHNC.GOV FOR MORE INFORMATION
- 14. 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
- 15. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
- 16. THE DEVICE AND INSTALLATION SHALL MEET THE GUIDELINES OF APPENDIX A GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.
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NOTES

SANITARY SEWER LINES WILL MAINTAIN AT LEAST 10' OF HORIZONTAL SEPARATION FROM WATER LINES

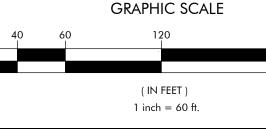
WATER LINES WILL MAINTAIN AT LEAST 5' OF HORIZONTAL SEPARATION FROM STORM LINES

STORM LINES WILL MAINTAIN AT LEAST 5' OF HORIZONTAL SEPARATION FROM SANITARY SEWER LINES

FIRE HYDRANTS AND ASSOCIATED CONNECTIONS WILL FOLLOW THE STANDARDS SET FORTH IN THE CITY OF RALEIGH PUBLIC UTILITIES



BEFORE YOU DIG!

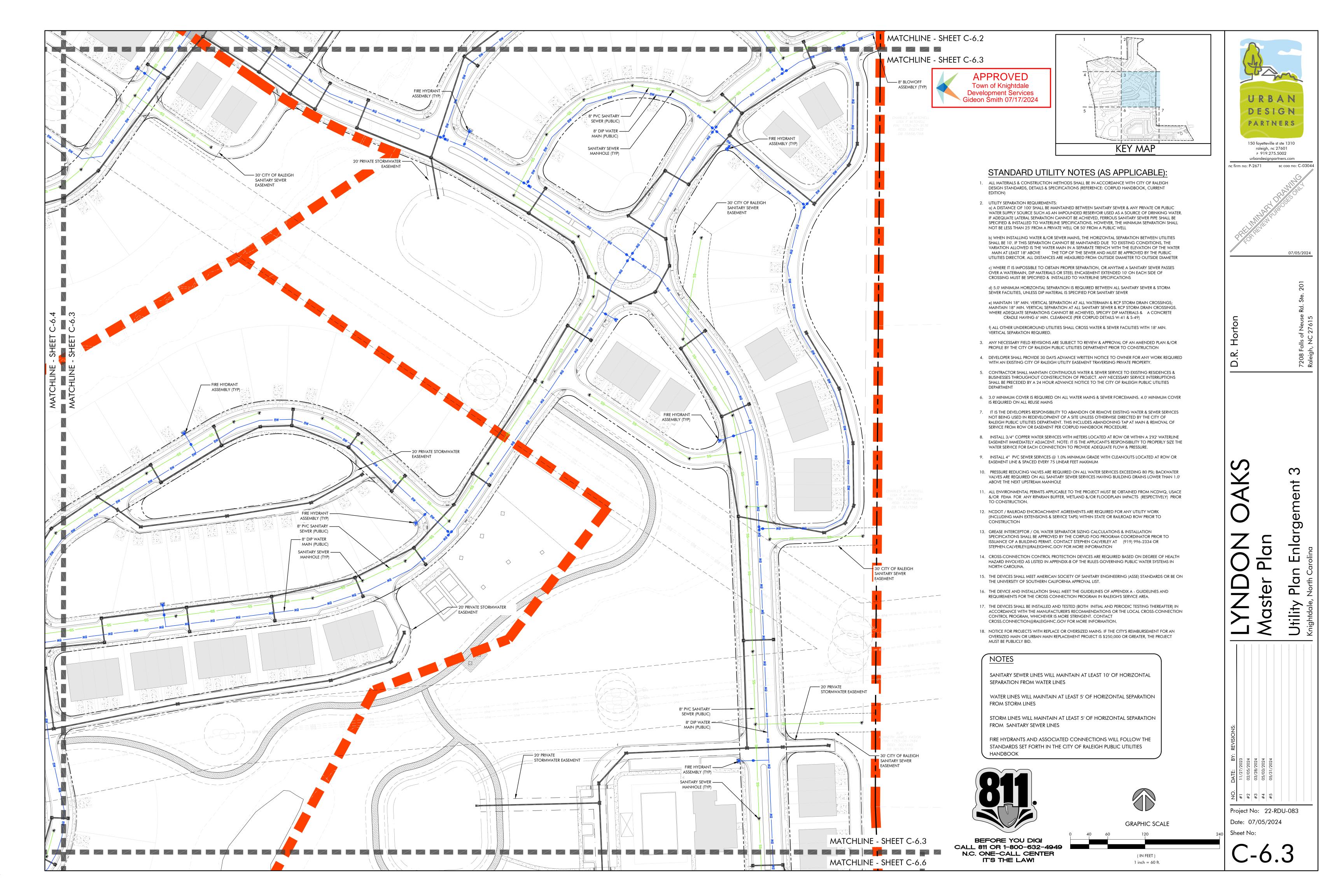


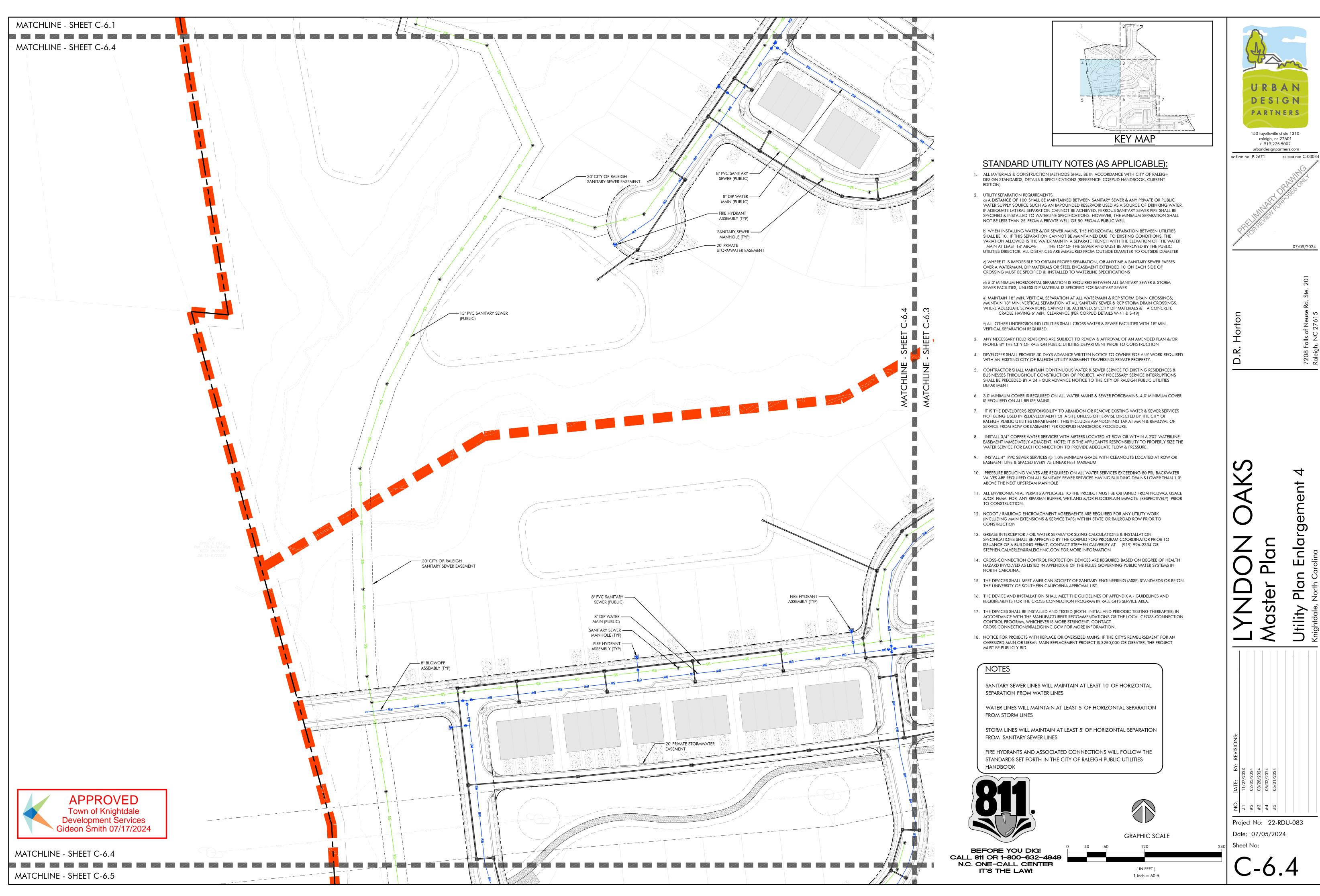


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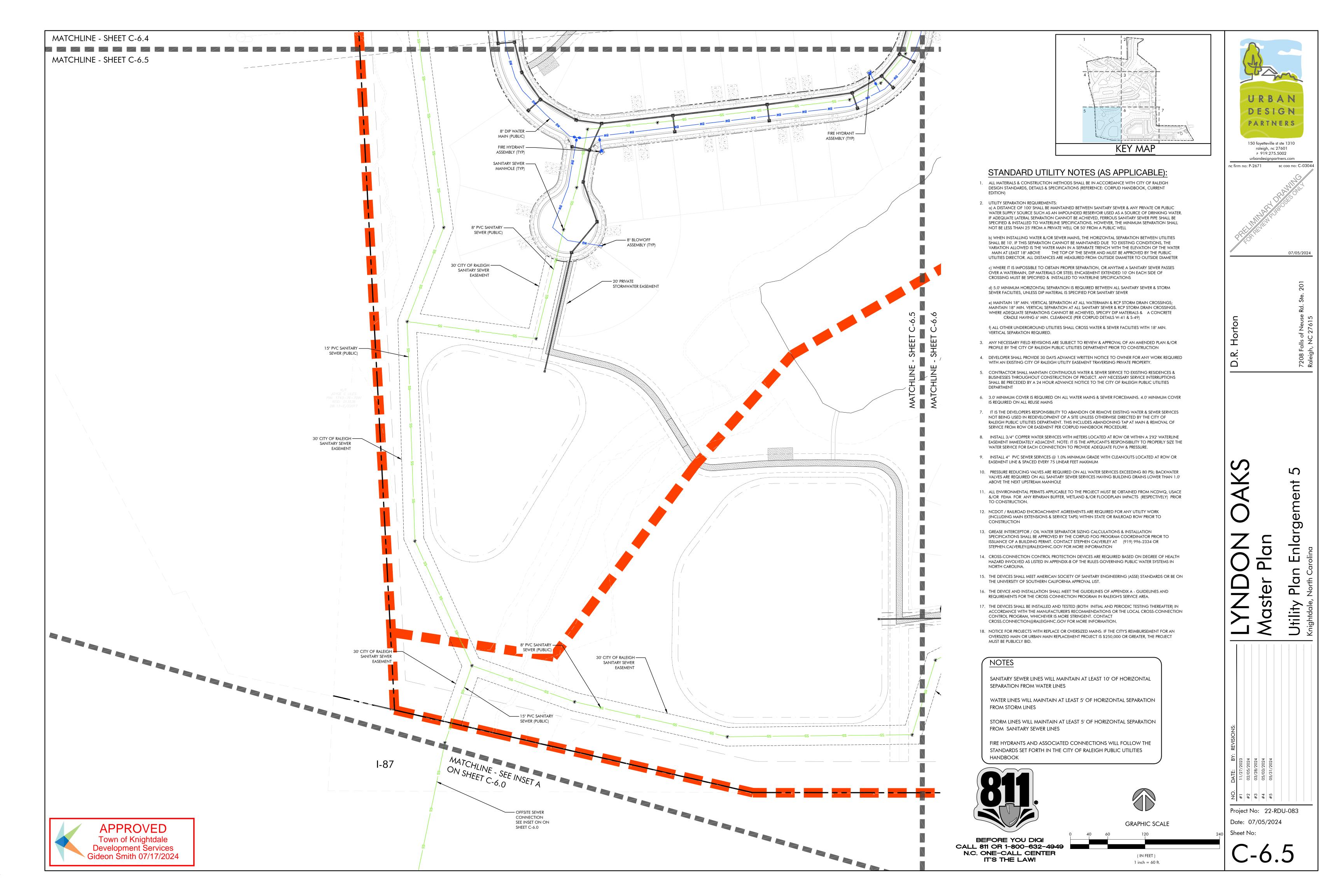
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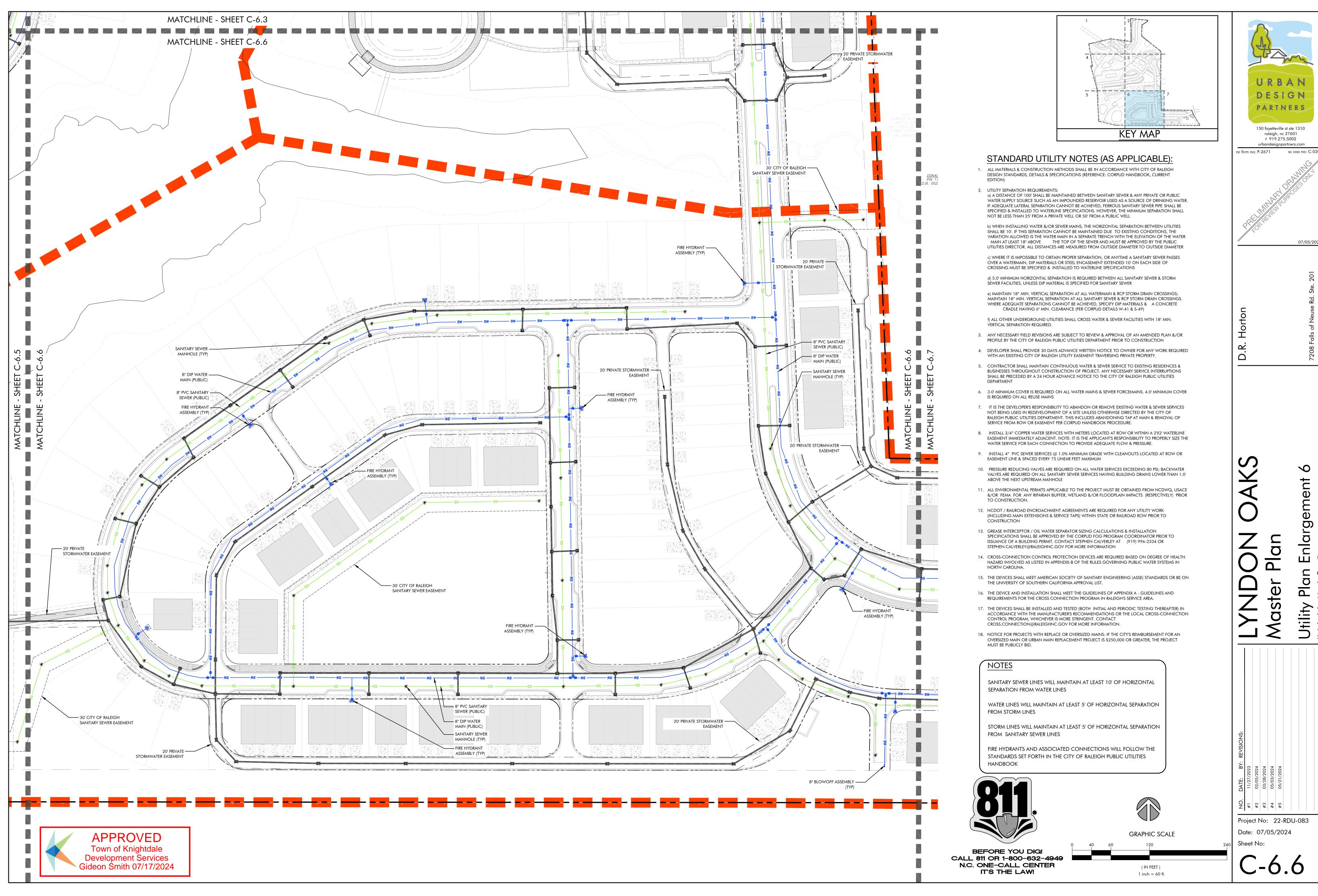
Project No: 22-RDU-083 Date: 07/05/2024





07/05/2024



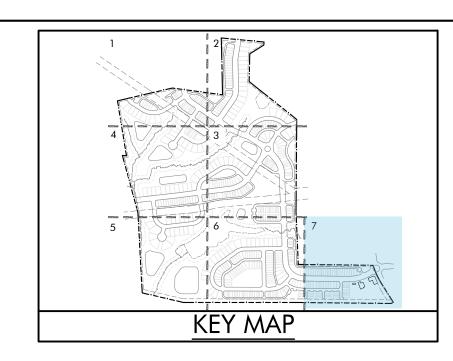


nc firm no: P-2671 sc coa no: C-03044

07/05/2024

N/F ALD W. k DY S. KA 753-15- D: 01151 2866/7.			SING COM DEC	GLE-USE RETAIL LE USE RETAIL BASE POINTS STRUCTION OF GATEWAY LANDSCAPING S pts. (/PATIO (2,000 SF MIN) DOOR DISPLAY OF PUBLIC ART 4 pts. AL 52 pts.
MATCHLINE - SHEET C-6.6	MATCHLINE - SHEFT C-6.7			EXISTING FIRE
		PIN: 1753–15–2326 REID: 0173548 DB. 2866/724 20' PRIV EASEME	FIRE HYDI ASSEMBLY	16"X8" DIP TAPPING SLEEVE AND VALVE
ete ja	SANITARY SEWER MANHOLE (TYP) 8" PVC SANITARY SEWER (PUBLIC) 8" DIP WATER MAIN (PUBLIC)	6.30' 7.30' 8W	PROPOSED FDC LOCATION	RITHER AND DO THE SEMBLY
	APPROVED		8" BLOWOFF ASSEMBLY (TYP)	

Gideon Śmith 07/17/2024



STANDARD UTILITY NOTES (AS APPLICABLE):

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT

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 AND 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
- WITH 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
- 6. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS, 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
- 7. 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.
- 8. INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- 9. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
- 10. 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
- 11. 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.
- 12. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
- 13. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN CALVERLEY AT (919) 996-2334 OR STEPHEN.CALVERLEY@RALEIGHNC.GOV FOR MORE INFORMATION
- 14. 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
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BEFORE YOU DIG! CALL 811 OR 1-800-632-4949 N.C. ONE-CALL CENTER IT'S THE LAW!

GRAPHIC SCALE 1 inch = 60 ft.



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07/05/2024

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Project No: 22-RDU-083 Date: 07/05/2024

Sheet No:



- EXISTING PLANT MATERIAL TO BE PRESERVED IN ALL BUFFER AREAS AS PRIORITY TIER 1 TREE SAVE AREAS. WHERE SUFFICIENT MATERIAL DOES NOT MEET REQUIREMENTS, SUPPLEMENTAL PLANT MATERIAL WILL BE REQUIRED TO MEET BUFFER OPACITY STANDARDS.
- FINAL LOCATION OF SUPPLEMENTAL BUFFER PLANTINGS TO BE COORDINATED WHEN CONSTRUCTION DOCUMENTS ARE DEVELOPED. SEE SHEET LS-2.0 FOR TYPICAL BUFFER
- ANY REQUIRED SCREENING AREAS THAT OVERLAP WITH SIGHT DISTANCE TRIANGLES WILL WAIVE PLANTING REQUIREMENTS AND USE GROUNDCOVER PLANTINGS.
- 4. ALL SIDES OF PARKING LOTS FRONTING RIGHT-OF-WAYS WILL BE SCREENED WITH A TYPE B
- IF GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS DO NOT MATCH QUANTITIES IN PLANT
- SCHEDULE, GRAPHIC REPRESENTATION OF PLANTINGS WILL GOVERN.
- TREES NOT IN A LANDSCAPE BED SHALL RECEIVE A 6' DIAMETER MULCH RING.
- LIMITS OF IRRIGATION INCLUDE DENOTED LANDSCAPE BEDS, ALL SOD/SEED AREAS, AND TREES NOT LOCATED IN A LANDSCAPE BED.
- FULL LANDSCAPE SCHEDULE ON SHEET LS-2.0
- LANDSCAPE SPECIES, LOCATION, AND QUANTITY IS SUBJECT TO CHANGE AT TIME OF CONSTRUCTION DOCUMENTS.
- 0. 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.
- 2. REQUIRED STREET TREES (UDO SECTION 7.4 (L)) MAY NOT BE COUNTED TOWARDS THE FULFILLMENT OF THE RESIDENTIAL LANDSCAPING REQUIREMENT. APART FROM REQUIRED STREET TREES, ALL OTHER TREES SHALL BE PLANTED WITHIN THE PRIVATE LOT.
- 13. FOUNDATION PLANTINGS CONSISTING OF EVERGREEN SHRUBS SHALL BE INSTALLED ALONG THE ENTIRE FOUNDATION WALL OF THE BUILDING. PLANT INSTALLATION SHALL BE A MINIMUM OF TWO (2) FEET IN HEIGHT PLANTED AT FOUR (4) FOOT INTERVALS.

LANDSCAPE REQUIREMENTS:

- BUFFER TYPE - WIDTH REQ'D: - WIDTH PROV: ± 12,730 LF TOTAL - LENGTH: - REQUIRED PLANTINGS: CANOPY TREES: 3 TREES/100 LF • UNDERSTORY TREES: 5 TREES/100 LF

20 SHRUBS/100 LF (12,730 LF/ 100 LF)(3) =382 CANOPY TREES REQ'D (12,730 LF/ 100 LF)(5) =637 UNDERSTORY TREES REQ'D (12,730 LF/ 100 LF)(20) =2,546 SHRUBS REQ'D

- PROPOSED PLANTINGS: EXISTING PLANT MATERIAL IN BUFFERS TO REMAIN AND BE SUPPLEMENTED TO MEET REQUIREMENTS AS STATED ABOVE

BUFFER YARD TYPE D (PERIMETER BUFFER

- WIDTH REQ'D: - WIDTH PROV:

- LENGTH: - MIN WALL HT & OPACITY: A FULLY OPAQUE, MASONRY WALL WITH A MINIMUM HEIGHT OF SIX (6) FEET AND A MAXIMUM HEIGHT OF EIGHT

(8) FEET SHALL BE PROVIDED. - REQUIRED PLANTINGS: CANOPY TREES: 5 TREES/100 LF

 UNDERSTORY TREES: 8 TREES/100 LF 35 SHRUBS/100 LF (3,486 LF/ 100 LF)(5) =175 CANOPY TREES REQ'D (3,486 LF/ 100 LF)(8) =

279 UNDERSTORY TREES REQ'D (3,486 LF/100 LF)(35) =1,221 SHRUBS REQ'D EXISTING PLANT MATERIAL IN BUFFERS TO - PROPOSED PLANTINGS: REMAIN AND BE SUPPLEMENTED TO MEET REQUIREMENTS AS STATED ABOVE

40' O.C. (CANOPY) 30' O.C. (UNDERSTORY) SPECIES OF EVERY OTHER TREE ALONG THE STREET

FRONTAGE SHALL ALTERNATE OVERALL TREE CANOPY/TREE PRESERVATION (UDO SEC 7.4.M)

A TREE COVER AREA EQUAL TO THE PERIMETER OF THE DEVELOPMENT IN FEET MULTIPLIED BY 20 SHALL BE MAINTAINED ON SITE.

(14,079 LF)(20) = 281,580 SF (6.46 AC) REQUIRED

6.46 AC / 171.88 AC = 3.7% OF SITE

844,604 SF (19.39 AC) TREE PRESERVATION PROV. • PERIMETER BUFFERS: 32,524 SF (0.75 AC) WITHIN PERIMETER BUFFERS* 812,080 SF (18.64 AC) WITHIN STREAM BUFFERS

* SUPPLEMENTAL PERIMETER BUFFER TREES TO BE STUDIED AT TIME OF CDs

LEGEND:



TREE PRESERVATION

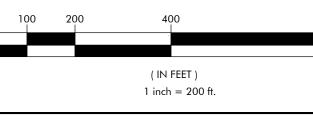


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GRAPHIC SCALE



Project No: 22-RDU-083

PARTNERS

150 fayetteville st ste 1310

raleigh, nc 27601 P 919.275.5002

sc coa no: C-03044

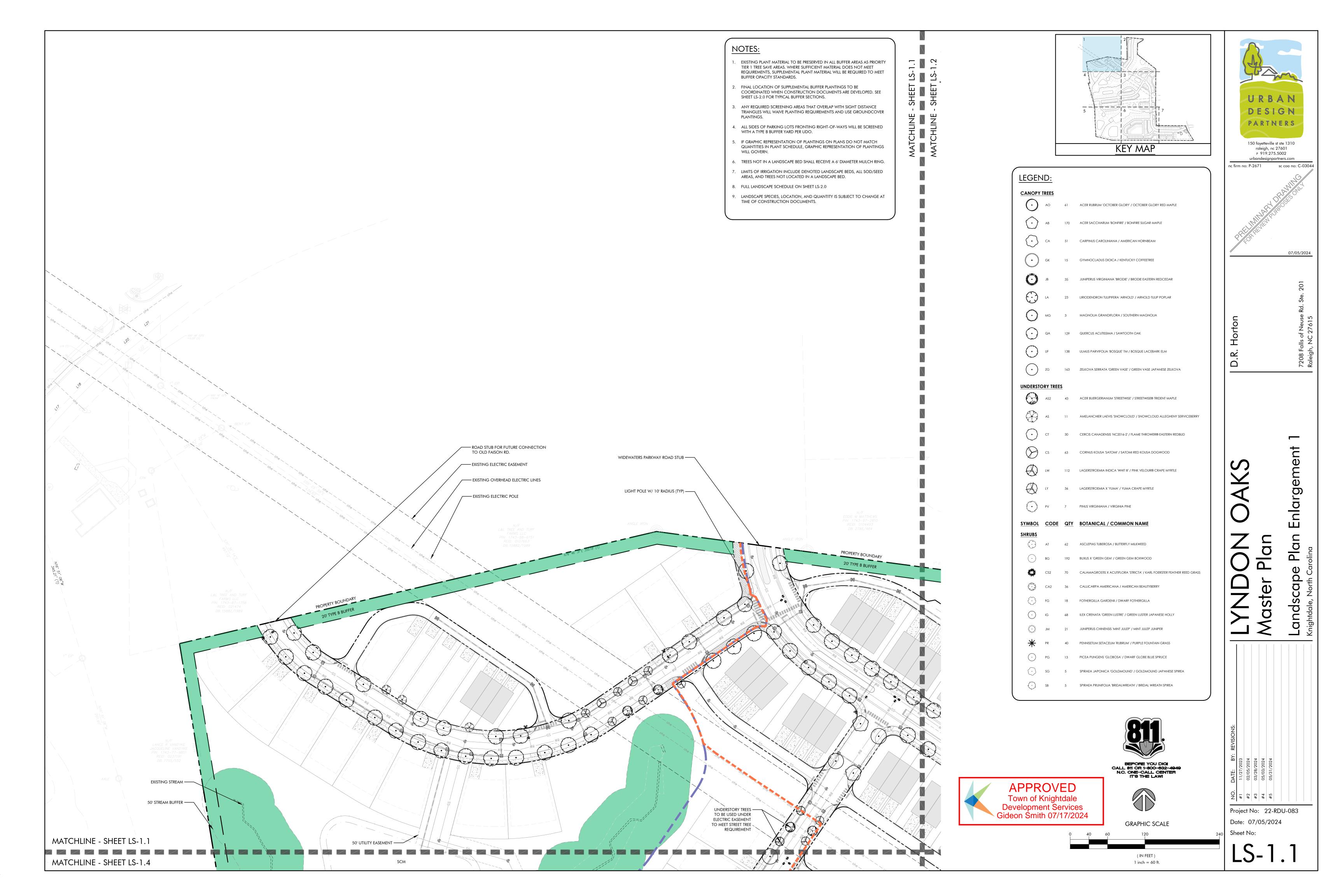
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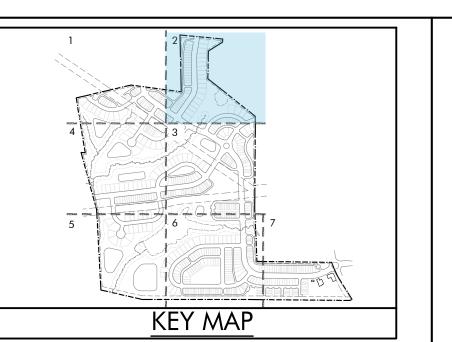
nc firm no: P-2671

Date: 07/05/2024

Sheet No:







61 ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE

51 CARPINUS CAROLINIANA / AMERICAN HORNBEAM

15 GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE

35 JUNIPERUS VIRGINIANA 'BRODIE' / BRODIE EASTERN REDCEDAR

3 MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA

163 ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA

ACER BUERGERIANUM 'STREETWISE' / STREETWISE® TRIDENT MAPLE

30 CERCIS CANADENSIS 'NC2016-2' / FLAME THROWER® EASTERN REDBUD

63 CORNUS KOUSA 'SATOMI' / SATOMI RED KOUSA DOGWOOD

LW 112 LAGERSTROEMIA INDICA 'WHIT III' / PINK VELOUR® CRAPE MYRTLE

36 LAGERSTROEMIA X 'YUMA' / YUMA CRAPE MYRTLE

62 ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED

192 BUXUS X 'GREEN GEM' / GREEN GEM BOXWOOD

70 CALAMAGROSTIS X ACUTIFLORA 'STRICTA' / KARL FOERSTER FEATHER REED GRASS

36 CALLICARPA AMERICANA / AMERICAN BEAUTYBERRY

68 ILEX CRENATA 'GREEN LUSTRE' / GREEN LUSTER JAPANESE HOLLY

21 JUNIPERUS CHINENSIS 'MINT JULEP' / MINT JULEP JUNIPER

40 PENNISETUM SETACEUM 'RUBRUM' / PURPLE FOUNTAIN GRASS

5 SPIRAEA JAPONICA 'GOLDMOUND' / GOLDMOUND JAPANESE SPIREA

SB 5 SPIRAEA PRUNIFOLIA 'BRIDALWREATH' / BRIDAL WREATH SPIREA

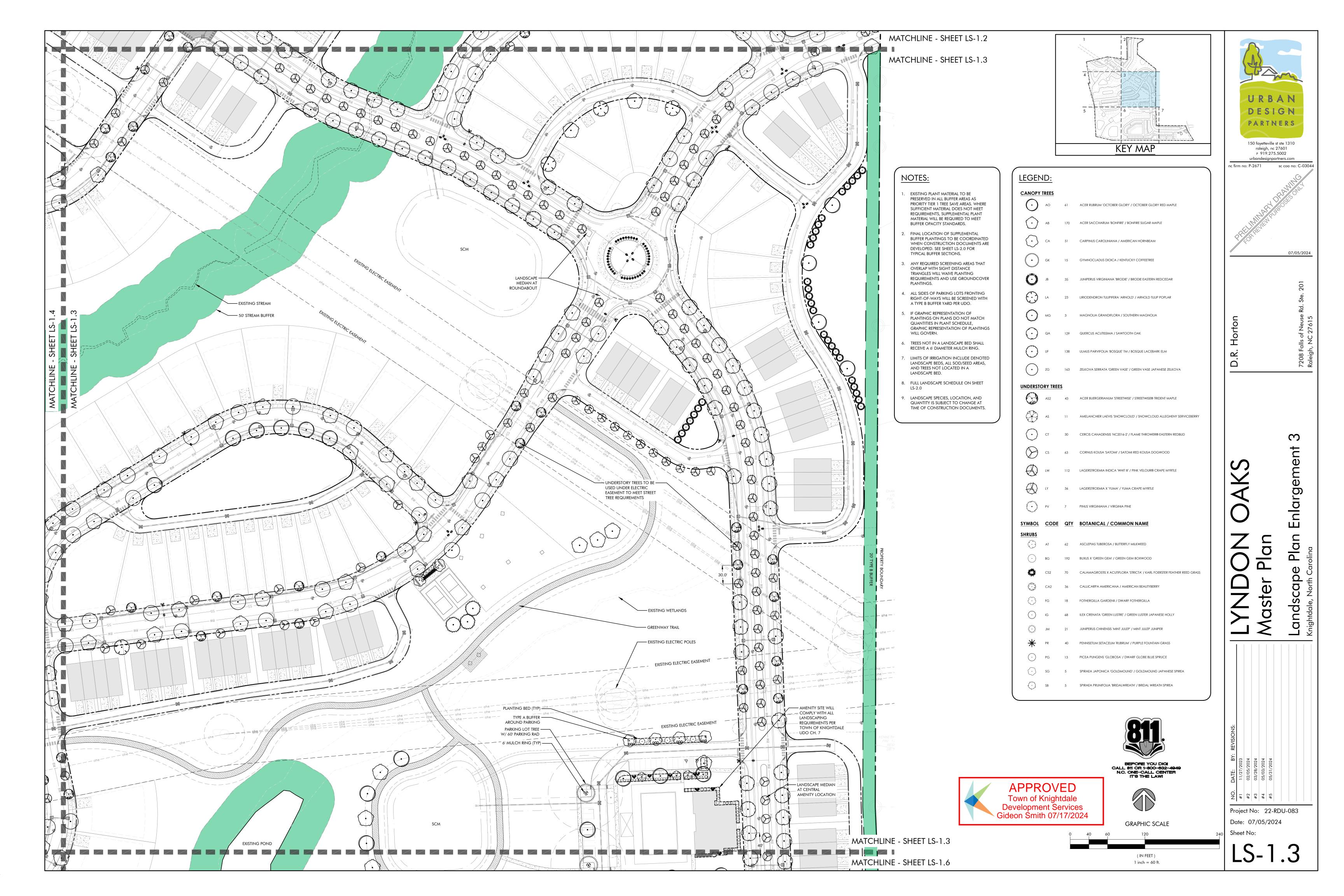


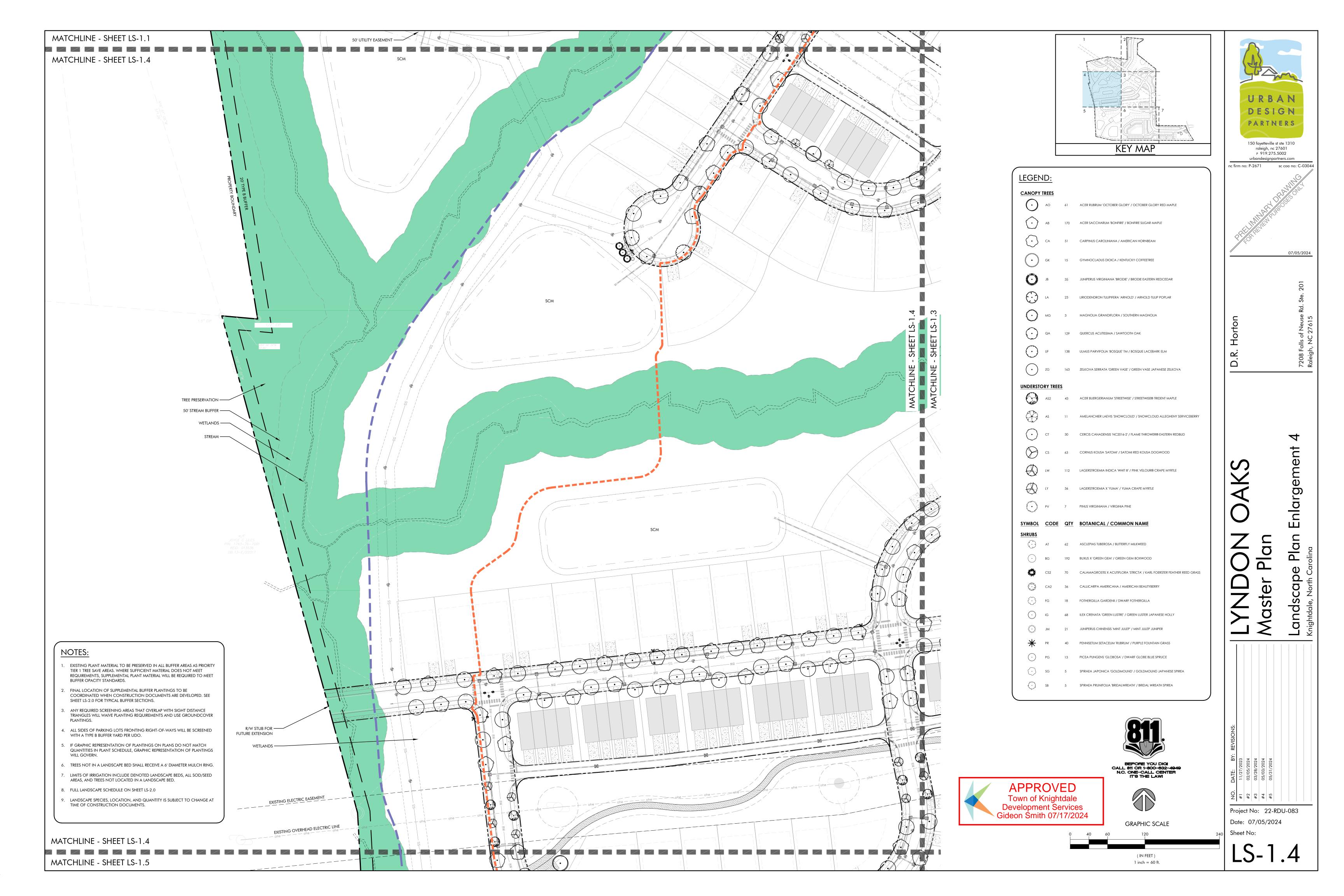
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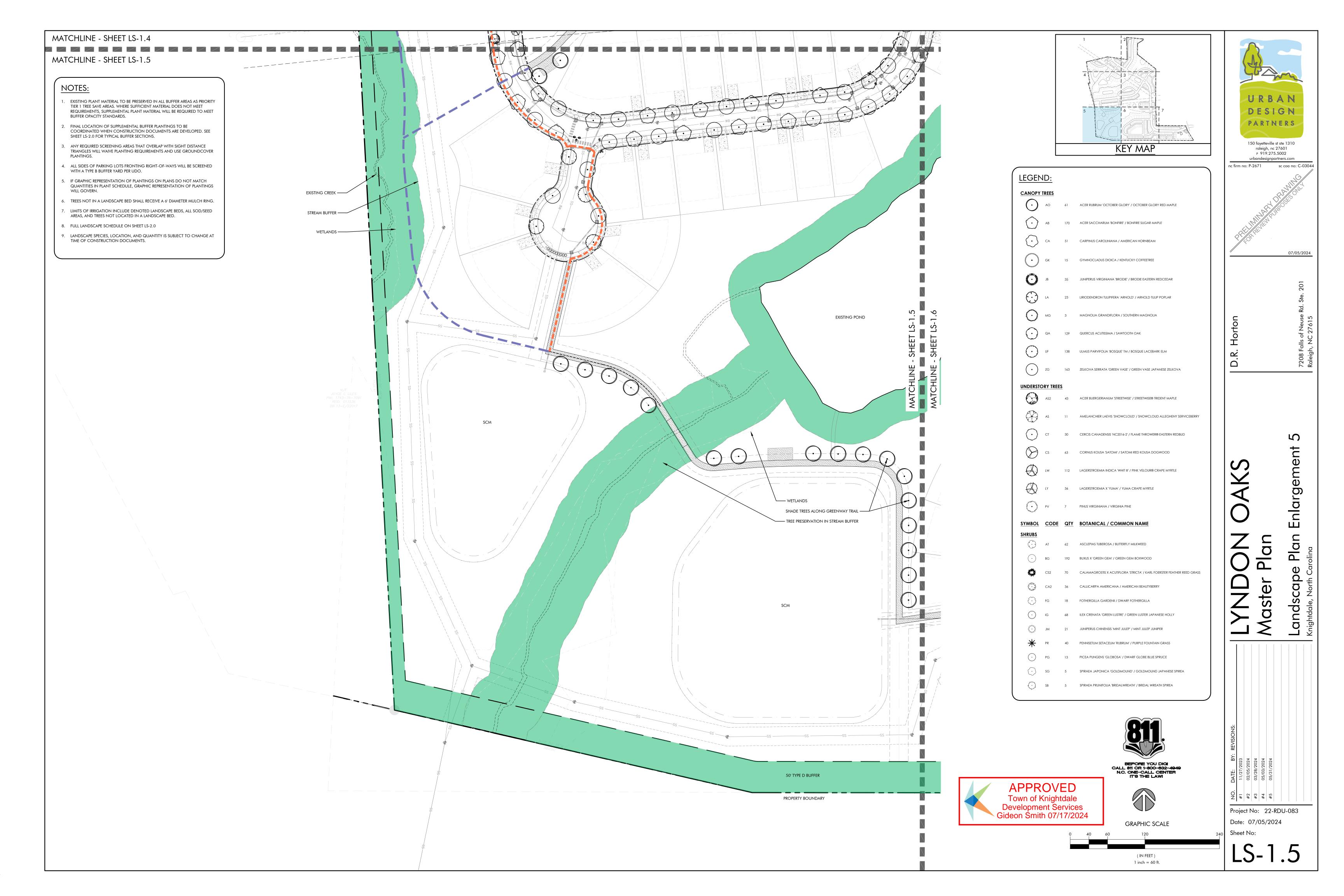


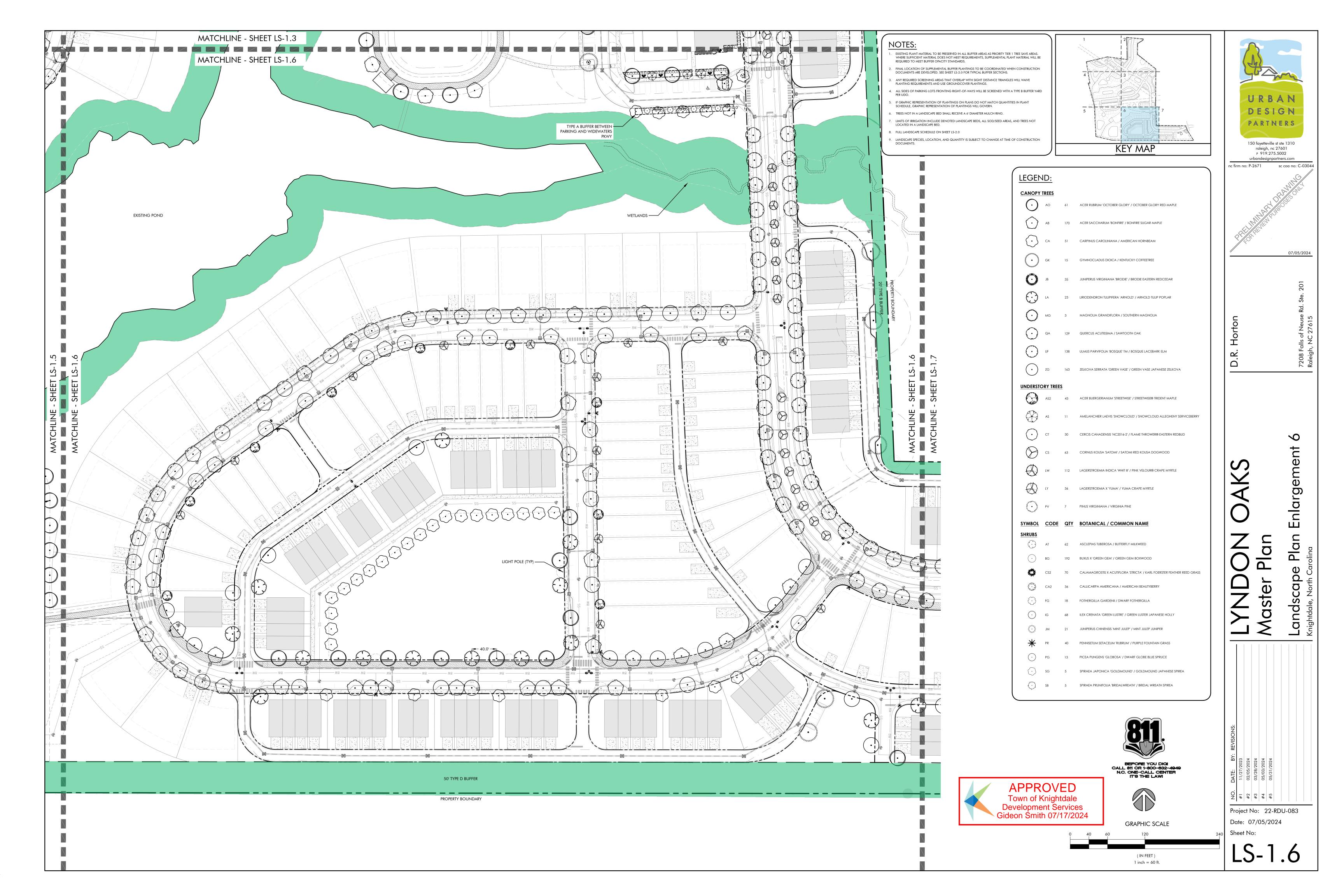
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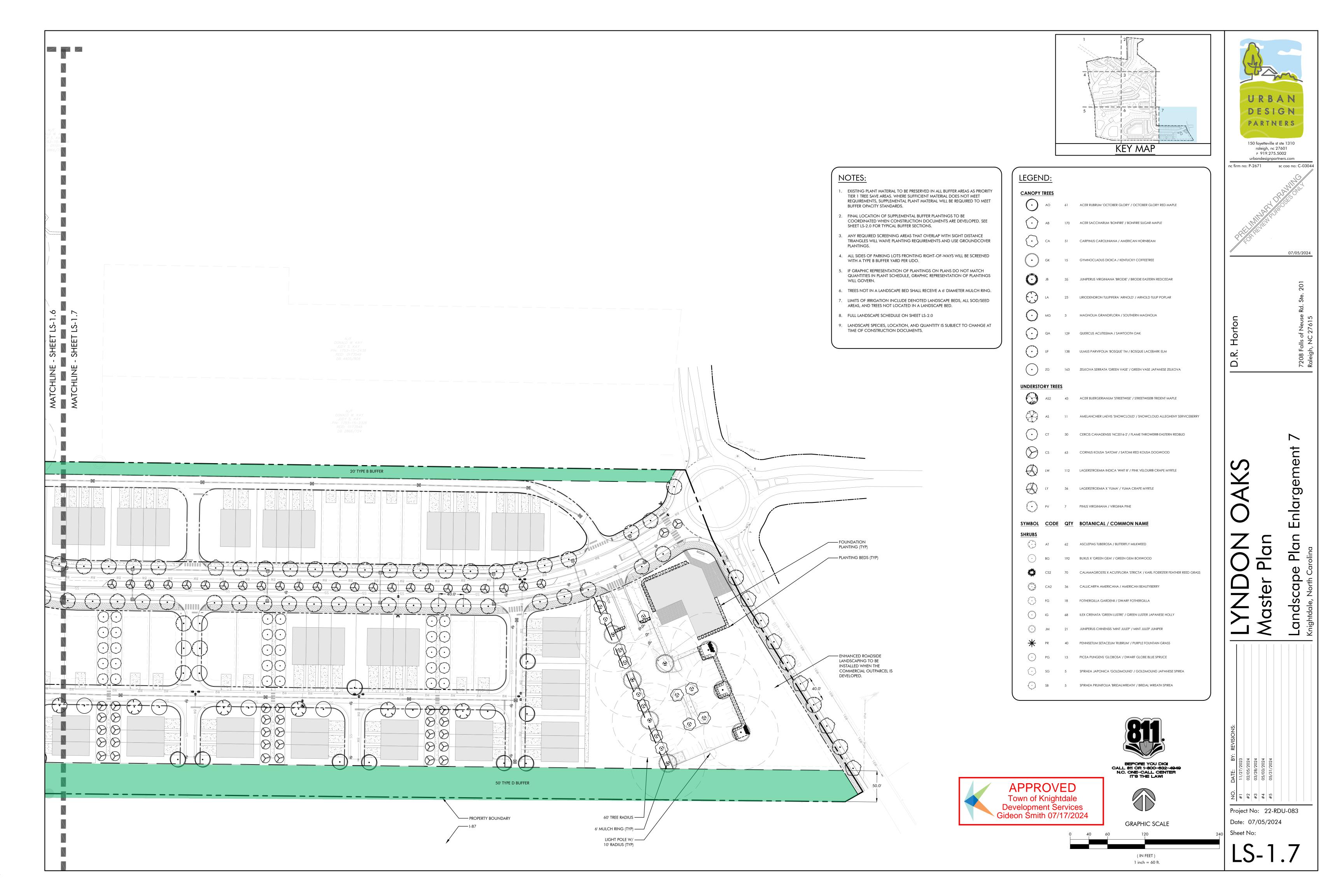
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GENERAL PLANTING NOTES

PLANT MATERIAL

- REQUIRED PLANTINGS SHALL MEET ALL REQUIREMENTS SET FORTH IN THE TOWN OF KNIGHTDALE UDO.
- 2. ALL NEW TREES MUST HAVE <u>STRAIGHT TRUNKS WITH STRONG CENTRAL</u>
 <u>LEADERS INTACT TO THE TOP OF THE CROWN</u> UNLESS MULTI-STEM TREES ARE SPECIFIED. ALL REQUIRED TREES SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, HAVE WELL-DEVELOPED BRANCHES, BE VIGOROUS AND HAVE FIBROUS ROOT SYSTEMS. TREES WITH MAJOR GIRDLING ROOTS WILL NOT BE ACCEPTED. TREES WITH CO-DOMINANT BRANCHING WILL NOT BE ACCEPTED. TREES THAT HAVE BEEN SHEARED, TOPPED OR CUT BACK TO MULTIPLY THE BRANCHING STRUCTURE WILL NOT BE ACCEPTED. TREES SHALL BE FREE OF ABRASIONS, DAMAGE, DISEASE, PESTS AND CRACKS, ALL PRUNING CUTS GREATER THAN 1/2 INCH DIAMETER SHALL HAVE CALLUS TISSUE FORMED PRIOR TO PLANTING. NO PRUNING CUT ON THE TRUNK SHALL BE MORE THAN ONE-HALF THE DIAMETER OF THE CENTRAL LEADER AT THE HEIGHT WHERE THE CUT WAS MADE. ROOT FLARES SHALL BE LOCATED AT GRADE. TREES WITH MORE THAN 2" OF SOIL COVERING THE ROOT BALL/FLARE FROM WILL NOT BE ACCEPTED.
- SIZE OF REQUIRED PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (LATEST EDITION) AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, EXCEPT WHERE SPECIFIED/AUTHORIZED BY THE UDO.
- 4. ALL REQUIRED TREES OF A PARTICULAR SPECIES AND VARIETY SHALL BE UNIFORM IN SIZE AND CONFIGURATION.
- 5. A MINIMUM OF 50% OF NEW TREES MUST BE NATIVE SPECIES, AND SITES WITH MORE THAN 20 TREES REQUIRED WILL HAVE TO INSTALL MULTIPLE (3 OR MORE) SPECIES PURSUANT TO THE TREE ORDINANCE GUIDELINES.
- 75% OF REQUIRED TREES MUST BE LARGE MATURE SPECIES EXCEPT IN SITUATIONS WITH OVERHEAD POWER LINE CONFLICTS.
- ALL STRAPPING, AND TOP 1/3 OF WIRE BASKET AND BURLAP MUST BE CUT AWAY AND REMOVED FROM ROOT BALL WHEN PLANTING.
- 8. TREES PLANTED ON PUBLIC PROPERTY WILL NEED APPROVAL FROM THE TOWN ARBORIST AND/OR NCDOT

TOWN OF KNIGHTDALE RESIDENTIAL LANDSCAPING & PLAT NOTES (UDO 7.4.K.)

- EACH SINGLE FAMILY OR DUPLEX LOT SHALL CONTAIN A MINIMUM OF 1 CANOPY TREE FOR EVERY 2 000 SQUARE FEET OF LOT AREA OR FRACTION THEREOF UP TO 20,000 SF IN LOT AREA. ANY PORTION OF THE RESIDENTIAL LOT OCCUPIED BY A RECORDED UTILITY EASEMENT SHALL NOT BE INCLUDED AS PART OF THE TOTAL LOT AREA. THE LOCATION OF PLANTING TO ACCOUNT FOR PHYSICAL CONDITIONS MAY BE ADJUSTED BY THE 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 6 INCHES IN DBH MAY BE COUNTED TOWARDS FULFILLING THIS REQUIREMENT.
- REQUIRED STREET TREES MAY NOT BE COUNTED TOWARDS THE FULFILLMENT OF THE RESIDENTIAL LANDSCAPING REQUIREMENT. APART FROM REQUIRED STREET TREES, ALL OTHER TREES REQUIRED UNDER THIS CHAPTER SHALL BE PLANTED WITHIN THE PRIVATE LOT.
- FOUNDATION PLANTINGS CONSISTING OF EVERGREEN SHRUBS SHALL BE INSTALLED ALONG THE ENTIRE FOUNDATION WALL OF THE BUILDING. PLANT INSTALLATION SHALL BE A MINIMUM OF 2 FEET IN HEIGHT PLANTED AT 4 FOOT INTERVALS

TOWN OF KNIGHTDALE INSTALLATION AND MAINTENANCE STANDARDS

- LANDSCAPING SHOULD BE OF SUFFICIENT SIZE SO THAT MATURE APPEARANCE WILL BE ACHIEVED WITHIN THREE (3) YEARS OF INSTALLATION FOR SHRUBS AND WITHIN FIVE (5) YEARS OF INSTALLATION FOR TREES.
- 2. MINIMUM SIZE OF PLANTINGS AS FOLLOWING:

EVERGREEN TREES: 6' HEIGHT MIN. & 2" CAL. MIN. MULTI-STEMMED TREES: 8' HEIGHT MIN. & 3 STALK MIN. 8' HEIGHT MIN. & 2" CAL. MIN. UNDERSTORY TREES: 6' HEIGHT MIN. & 1.25" CAL. MIN. 18" HEIGHT MIN. & 12" SPREAD MIN. (3 GAL) SHRUBS: GROUNDCOVERS: 4" SPREAD MIN. (1.5"-2.5" POTS)

- AT A MINIMUM, THE SPECIES OF EVERY OTHER TREE ALONG THE STREET FRONTAGE SHALL ALTERNATE IN ORDER TO MAXIMIZE DIVERSITY AS DEEMED APPROPRIATE BY THE LAND USE ADMINISTRATOR.
- A MINIMUM OF 75% OF THE LANDSCAPE FEATURES UTILIZED ON A PARCEL THAT IS GREATER THAN 5 ACRES SHALL BE DROUGHT AND SALT TOLERANT
- TOTAL LANDSCAPE FEATURES, EXCLUDING TURF, SHALL NOT BE COMPRISED OF MORE THAN 20% OF ANY SINGLE SPECIES OR 25% OF ANY GENUS.
- 6. ALL NEW TREES SHALL BE PROPERLY GUYED AND STAKED AT THE TIME OF PLANTING.

WHERE A CANOPY TREE IS REQUIRED AND OVERHEAD UTILITY LINES EXIST TWO (2) UNDERSTORY TREES SHALL BE SUBSTITUTED WITH THE APPROVAL OF THE LAND USE ADMINSTRATOR.

- IF ANY UTILITY IS BEING INSTALLED IN OR NEAR ANY REQUIRED TREE(S) OR TREE SAVE AREA(S), CALL URBAN FORESTRY SPECIALIST TO RESOLVE PRIOR TO UTILITY INSTALLATION.
- IF TREES CONFLICT WITH ANY UTILITIES OR SIGNS; CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
- ADJUST TREE PLANTING LOCATIONS TO AVOID EXISTING OR PROPOSED UNDERGROUND UTILITIES. CANOPY TREES SHALL BE PLACED AT LEAST 10 FEET FROM LIGHT POLES, AND 12 FEET FROM ELECTRICAL TRANSFORMERS IN ORDER TO ALLOW THESE UTILITIES TO BE SAFELY SERVICED. UNDERSTORY
- NOTHING SHALL BE PLANTED OR INSTALLED WITHIN AN UNDERGROUND OR OVERHEAD UTILITY EASEMENT WITHOUT CONSENT OF THE TOWN.
- ALL UNDERGROUND UTILITIES SHALL BE LOCATED BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF

UNDERGROUND OR OVERHEAD UTILITY LINES.

TREES MAY BE PLACED WITHIN 5 FEET OF SUCH DEVICES.

- TOPSOIL/PLANTING MIX MINIMUM REQUIREMENTS:

 1. WHERE PAVEMENT CUTOUTS ON RENOVATED SITES ARE REQUIRED AND/OR WHERE NEW PLANTING STRIPS OR ISLANDS ARE REQUIRED, ALL PAVEMENT, CONSTRUCTION DEBRIS AND GRAVEL SUB-BASE MUST BE REMOVED BEFORE PREPARING SOIL AND PLANTING TREES. EXISTING COMPACTED SOIL MUST BE REMOVED AND REPLACED WITH 24" OF TOPSOIL/PLANTING MIX -OR-EXISTING SOIL MAY BE UNCOMPACTED TO A DEPTH OF 24" AND AMENDED TO MEET TOPSOIL STANDARDS FOR THE ENTIRE PLANTING AREA.
- 2. SOIL IN ALL PLANTING STRIPS OR ISLANDS, WHETHER EXISTING OR NEW(ON NEW OR RENOVATED SITES), MUST MEET THE MINIMUM TOPSOIL/PLANTING MIX SPECIFICATIONS, SOIL AMENDMENTS OR FRESH TOPSOIL/PLANTING MIX ARE OFTEN NEEDED FOR PLANTING AREAS AT SITES WHERE ORIGINAL TOPSOIL IS OF POOR QUALITY. HEAVILY COMPACTED OR WHERE TOPSOIL HAS BEEN COMPLETELY REMOVED DURING GRADING.
- TOPSOIL/PLANTING MIX SHOULD BE NATURAL, FERTILE, AGRICULTURAL SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, IT SHOULD BE UNIFORM COMPOSITION THROUGHOUT, WITH ADMIXTURE OF SUBSOIL, IT SHOULD BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS AND OTHER EXTRANEOUS MATTER. TOPSOIL SHOULD NOT BE USED WHILE IN A FROZEN OR MUDDY CONDITION.
- 4. TOPSOIL/PLANTING MIX SHALL HAVE AN ACIDITY RANGE OF PH 5.5-7.0 AND THE FOLLOWING COMPOSITION: •CLAY (RED CLAY, WELL PULVERIZED) MIN 10%; MAX 35% • COMPOST*/ORGANIC MIN 5%; MAX 10% • SILT MINIMUM 30%: MAX 50%
 - *ORGANIC MATERIAL SUCH AS SAWDUST OR LEAF MOLD THAT HAS COMPLETED THE DECOMPOSITION PROCESS.

•COARSE SAND (FREE OF ROCKS, 0.5 TO 1.0 MM F) MIN 30%; MAX 45%

5. ALL PLANTING AREAS SHOULD BE TESTED FOR PROPER DRAINAGE. DRAINAGE SHOULD BE CORRECTED AS NECESSARY TO INSURE PROPER TREE GROWTH AND SURVIVAL. THE FOLLOWING LEVEL OF NUTRIENT ELEMENTS IS RECOMMENDED FOR PROPER GROWTH: •CALCIUM 55 - 80% •MAGNESIUM 10 - 30%

• POTASSIUM 5 - 8%

GENERAL PLANTING NOTES:

- 1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF PLANT MATERIALS ACCORDING TO THE DRAWINGS AND PLANT SCHEDULE. CONTRACTOR SHALL PROVIDE SPECIFIC CULTIVARS AND/OR VARIETIES AS INDICATED ON THE PLANT SCHEDULE. ANY SUBSTITUTIONS INSTALLED WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT WILL BE REJECTED AND SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE
- PLANTING PLANS INDICATE DIAGRAMMATIC LOCATIONS ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIALS DUE TO ON SITE CONDITIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANTS INSTALLED PRIOR TO LANDSCAPE ARCHITECT'S APPROVAL ARE SUBJECT TO RELOCATION BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- 4. PLANTS SHALL BE SPECIMEN QUALITY AND SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL-BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF. PLANT MATERIAL SHALL BE FIRST QUALITY STOCK AND SHALL CONFORM TO THE CODE OF STANDARDS SET FORTH IN THE CURRENT EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- HEIGHT AND SPREAD DIMENSION SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND NOT LESS THAN 50% OF THE PLANTS SHALL BE AS LARGE AS THE MAXIMUM SIZE
- 6. SHADE TREES SHALL HAVE A STRONG CENTRAL LEADER UNLESS OTHERWISE SPECIFIED.
- 7. LEAVES MUST BE OF MEDIUM FOLIAGE, ALL GOOD LEAVES, MAXIMUM OF 10% CHLOROSIS ALLOWED, WITH NO EXTREME SUCCULENCE PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
- 8. ROOTS MUST BE STURDILY ESTABLISHED IN BALL THAT HAS BEEN TIGHTLY WRAPPED AND SECURELY TIED WITH TWINE OR WIRE, OR PINNED.
- 9. PROVIDE 4" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH SHALL BE SINGLE HAMMERED HARDWOOD MULCH (UNLESS NOTED OTHERWISE). IT SHALL BE CLEAN, FRESH, AND FREE OF STICKS, BRANCHES, SOIL OR OTHER FOREIGN MATERIAL.
- 10. BACKFILL PLANTING MIXTURE SHALL BE ONE PART APPROVED PLANTING SOIL MIXED WITH ONE PART NATIVE SOIL FROM THE TREE PIT OR SHRUB BED AREA. LANDSCAPE CONTRACTOR SHALL SUBMIT SAMPLES OF PLANTING SOIL TO BE USED TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- 11. PLANTS SHALL BE SUBJECT TO REVIEW BY LANDSCAPE ARCHITECT AT NURSERY OR ON SITE PRIOR TO PLANTING. LANDSCAPE ARCHITECT WILL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT CONTRACTOR SHALL SUBMIT PHOTOS OF ALL TREES WITH BID SUBMITTAL IF REQUESTED BY LANDSCAPE ARCHITECT OR OWNER.
- 12. THE LANDSCAPE CONTRACTOR SHALL TAKE SOIL SAMPLES FROM ALL PARTS OF THE SITE AND SHALL HAVE THEM TESTED BY THE LOCAL COUNTY AGENT. THE CONTRACTOR SHALL PROVIDE ONE COPY OF THE TEST RESULTS TO THE LANDSCAPE ARCHITECT PRIOR TO ORDERING PLANT MATERIALS OR MAKING ANY AMENDMENTS TO THE ON SITE SOIL. ANY SOIL AMENDMENTS REQUIRED AS INDICATED BY THE SOIL TEST SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF AMENDMENTS AND OBTAIN A WRITTEN APPROVAL FOR PROPOSED AMENDMENTS.
- 13. FERTILIZER SHALL BE A COMPLETE FERTILIZER; 50% OF NITROGEN OF WHICH IS DERIVED FROM NATURAL ORGANIC SOURCES OR UREAFORM. FERTILIZER

SHALL BE DELIVERED TO THE SITE IN STANDARD SIZE UNOPENED CONTAINERS
WHICH SHOW THE WEIGHT, CHEMICAL ANALYSIS, AND MANUFACTURER. IT
SHALL BE STORED IN A DRY LOCATION UNTIL ITS USE. FERTILIZER FOR TREES,
SHRUBS, AND GROUNDCOVER AREAS SHALL BE A SLOW RELEASE TYPE AND
SHALL BE APPLIED AS FOLLOWS:

JUNE-OCTOBER 6-10-10 NOVEMBER-FEBRUARY 6-12-12

SHRUBS: ½ LB / INCH HEIGHT TREES: 1 LB / INCH OF CALIPER

- 14. LANDSCAPE CONTRACTOR SHALL PERFORM PERCOLATION TESTS IN ALL TREE PITS. IF PITS DO NOT DRAIN WITHIN 30 MINUTES, CONTACT LANDSCAPE ARCHITECT AND DO NOT PLANT THE TREE WITHOUT ON SITE INSPECTION OF DRAINAGE. LANDSCAPE ARCHITECT MAY REQUIRE ADDITIONAL SUBSURFACE DRAIN LINES FROM THE TREE PITS.
- 15. IF SURFACE DRAINAGE IS NOT SUFFICIENT (STANDING WATER) NOTIFY LANDSCAPE ARCHITECT IN WRITING BEFORE INSTALLING THE PLANTS. OTHERWISE CONTRACTOR SHALL BE TOTALLY REPONSIBLE FOR THE GUARANTEE AND LIVABILITY OF THE PLANTS.
- 16. CERTIFICATE OF INSPECTION AS MAY BE REQUIRED BY LAW FOR TRANSPORTATION OF PLANT MATERIALS SHALL ACCOMPANY EACH INVOICE FOR EACH SHIPMENT OF PLANTS. CERTIFICATES SHALL BE FILED WITH LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE OF MATERIAL. INSPECTION BY STATE OR FEDERAL AUTHORITIES AT THE PLACE OF GROWTH DOES NOT PRECLUDE REJECTION OF THE MATERIAL BY THE LANDSCAPE ARCHITECT.
- 17. ALL PLANT MATERIALS AND INSTALLED LANDSCAPE SUPPLIES SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF THIS
- 18. CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE WORK (i.e. MULCH, PLANTING, SOIL MIX, WOOD AND WIRE STAKING MATERIAL, ETC.).
- 19. THE COMPLETION OF THE CONTRACT WILL BE ACCEPTED AND NOTICE OF COMPLETION RECORDED ONLY WHEN THE ENTIRE CONTRACT IS COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT, OWNER, AND THE OWNER'S CONSTRUCTION REPRESENTATIVE. WITHIN TEN DAYS NOTICE BY THE CONTRACTOR OF SUBSTANTIAL COMPLETION THE LANDSCAPE ARCHITECT WILL INSPECT THE PROPERTY. HE WILL EITHER APPROVE THE WORK FOR THE OWNER'S ACCEPTANCE OR WILL ISSUE A "PUNCH LIST" OF ITEMS TO BE COMPLETED OR CORRECTED. IF A PUNCH LIST IS ISSUED, FINAL ACCEPTANCE WILL BE DONE AS SOON AS THE CONTRACTOR COMPLETES ALL PUNCH LIST ITEMS.
- AMENDED SOIL MEDIA REQUIREMENTS*: A PLANTING MIX MAY BE DEVELOPED AT WILL BE AN ACCEPTABLE PLANTING MEDIA BY AMENDING THE EXISTING SOIL OR BY REMOVING THE EXISTING SOIL AND REPLACING IT WITH NEW PLANTING MIX. THE PLANTING MIX SHALL HAVE UNIFORM COMPOSITION THROUGHOUT, WITH A MIXTURE OF SUBSOIL. IT SHALL BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS, AND OTHER EXTRANEOUS MATTER. IT SHALL CONTAIN NO MANMADE MATERIALS UNLESS OTHERWISE SPECIFIED. PLANTING MIX SHALL NOT BE USED WHILE IN A FROZEN OR MUDDY CONDITION.
- *NOTE: CONTRACTOR TO PROVIDE TEST SAMPLES OF AMENDED SOIL WITH TESTING DATA FOR ALL BED AREAS AMENDED ON SITE, TEST SAMPLES SHALL FALL WITHIN TOLERANCES SHOWN ABOVE, PLANTING SHALL NOT BEGIN UNTIL SOIL HAS BEEN AMENDED AND SOIL TEST SAMPLES HAVE BEEN REVIEWED AND APPROVED BY OWNER AND LANDSCAPE

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY	SITE PLANTING	STREET TREES	CONT	CAL	SIZE	MATURE HEIGHT
CANOPY T	REES								
\odot	AO	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	63	47	16	B & B	2'CAL	8` HT	25 - 40ft. ht.
\bigcirc	AB	ACER SACCHARUM 'BONFIRE' / BONFIRE SUGAR MAPLE	170	10	160	B & B	2"CAL	8` HT	
\odot	CA	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	51	42	9	B & B	2'CAL	8` HT	15 - ' ht.
00000000000000000000000000000000000000	GK	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	15	15		B & B	2'CAL	8` HT	40 - f' ht.
ALL THE PARTY OF T	JB	JUNIPERUS VIRGINIANA 'BRODIE' / BRODIE EASTERN REDCEDAR	35	35		B & B	2'CAL	8` HT	25 - ' ht.
0	LA	LIRIODENDRON TULIPIFERA 'ARNOLD' / ARNOLD TULIP POPLAR	24	10	14	B & B	2'CAL	8` HT	40 - 65ft. ht.
\odot	MG	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	3	3		B & B	2'CAL	8` HT	> 65ft. ht.
\odot	QA	QUERCUS ACUTISSIMA / SAWTOOTH OAK	129		129	B & B	2'CAL	8` HT	40 - 65ft. ht.
\odot	UF	ULMUS PARVIFOLIA 'BOSQUE' TM / BOSQUE LACEBARK ELM	138	3	135	B & B	2'CAL	8` HT	
\odot	ZG	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA	164	14	150	B & B	2'CAL	8` HT	40 - 65ft. ht.
INDERSTO	RY TREES	8	'	1					
	AS2	ACER BUERGERIANUM 'STREETWISE' / STREETWISE® TRIDENT MAPLE	43		43	B & B	1.25"CAL	6` HT	15 - ' ht.
	AS	AMELANCHIER LAEVIS 'SNOWCLOUD' / SNOWCLOUD ALLEGHENY SERVICEBERRY	11	6	5	B & B	1.25"CAL	6` HT	15 - ' ht.
\odot	СТ	CERCIS CANADENSIS 'NC2016-2' / FLAME THROWER® EASTERN REDBUD	30	30		B & B	1.25"CAL	6` HT	15 - 25ft. ht.
	CS	CORNUS KOUSA 'SATOMI' / SATOMI RED KOUSA DOGWOOD	63	30	33	B & B	1.25"CAL	6` HT	15 - 25ft. ht.
	LW	LAGERSTROEMIA INDICA "WHIT III" / PINK VELOUR® CRAPE MYRTLE	112	5	107	B & B	MULTI-STEM (3 STALKS MIN.)	8` HT	6 - ' ht.
	LY	LAGERSTROEMIA X 'YUMA' / YUMA CRAPE MYRTLE	35	6	29	B & B	MULTI-STEM (3 STALKS MIN.)	8` HT	15 - 25ft. ht.
Mary Comment of the state of th	PV	PINUS VIRGINIANA / VIRGINIA PINE	7	7		B & B	2"CAL	6` HT	25 - 40ft. ht.
SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY	SITE PLANTING	STREET TREES	SIZE	MINIMUM REQUIREMENTS		MATURE HEIGHT
SHRUBS		,							
	AT	ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED	41	38	3	3 GAL	18" HEIGHT & 12"-15" SPREAD		18 - 36in. ht.
	BG CS2	BUXUS X 'GREEN GEM' / GREEN GEM BOXWOOD CALAMAGROSTIS X ACUTIFLORA 'STRICTA' / KARL FOERSTER FEATHER REED GRASS	192	31	43	3 GAL	18" HEIGHT & 12"-15" SPREAD		3 - 6ft. ht.
6. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2.	CA2	CALLICARPA AMERICANA / AMERICAN BEAUTYBERRY	36	36		3 GAL	18" HEIGHT & 12"-15" SPREAD		3 - 6ft. ht.
	FG	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	18	18		3 GAL	18" HEIGHT & 12"-15" SPREAD		18 - 36in. ht.
	IG	ILEX CRENATA 'GREEN LUSTRE' / GREEN LUSTER JAPANESE HOLLY	59	59		3 GAL	18" HEIGHT & 12"-15" SPREAD		6 - ' ht.
· · · · · · · · · · · · · · · · · · ·	JM	JUNIPERUS CHINENSIS 'MINT JULEP' / MINT JULEP JUNIPER	17	17		3 GAL	18" HEIGHT & 12"-15" SPREAD		0-111.
**************************************	PR	PENNISETUM SETACEUM 'RUBRUM' / PURPLE FOUNTAIN GRASS	40	40		3 GAL	18" HEIGHT & 12"-15" SPREAD		18 - 6' ht.
$oldsymbol{\wedge}$		PICEA PUNGENS 'GLOBOSA' / DWARF GLOBE BLUE SPRUCE	13	13		3 GAL	18" HEIGHT & 12"-15" SPREAD		3 - 6ft. ht.
	PC-		. 1.2	110	1	JOAL	1.5 ILLOIN & IZ TO SEKLAD	1	0 - 011.111.
	PG SG	SPIRAEA JAPONICA 'GOLDMOUND' / GOLDMOUND JAPANESE SPIREA	5	5		3 GAL	18" HEIGHT & 12"-15" SPREAD		18 - 36in. ht.



BUFFER INFORMATION

- 1. EXISTING PLANT MATERIAL TO BE PRESERVED IN ALL BUFFER AREAS AS PRIORITY TIER 1 TREE SAVE AREAS. WHERE SUFFICIENT MATERIAL DOES NOT MEET REQUIREMENTS, SUPPLEMENTAL PLANT MATERIAL WILL BE REQUIRED TO MEET BUFFER OPACITY STANDARDS.
- 2. FINAL LOCATION OF SUPPLEMENTAL BUFFER PLANTINGS TO BE COORDINATED WHEN CONSTRUCTION DOCUMENTS ARE DEVELOPED.
- 3. ALL SIDES OF PARKING LOTS FRONTING RIGHT-OF-WAYS WILL BE SCREENED WITH A TYPE B BUFFER YARD PER UDO.
- 4. TYPICAL SECTIONS SHOWN BELOW ARE GRAPHIC IN NATURE AND SUBJECT TO CHANGE AT THE TIME OF CONSTRUCTION DOCUMENTS, PLANT LAYOUT AND QUANTITIES WILL BE DETERMINED WHEN CONSTRUCTION DOCUMENTS ARE DEVELOPED.

80% MIN. MUST BE EVERGREEN

40% MIN. - 60% MAX. MUST BE EVERGREEN UNDERSTORY TREES: 40% MIN. - 60% MAX. MUST BE EVERGREEN TYPE B BUFFER YARD STANDARDS (UDO SEC. 7.4.I.2) HEIGHT/OPACITY

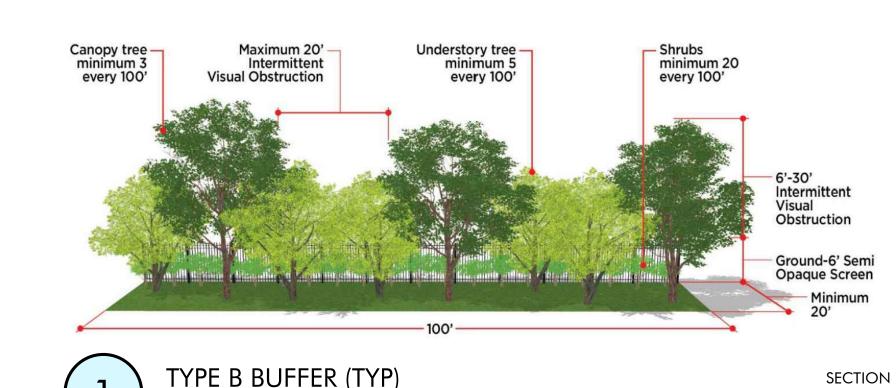
→GROUND TO 6' SEMI-OPAQUE SCREEN INTERMITTENT VISUAL OBSTRUCTION →6'-30' • REQUIRED PLANTINGS:

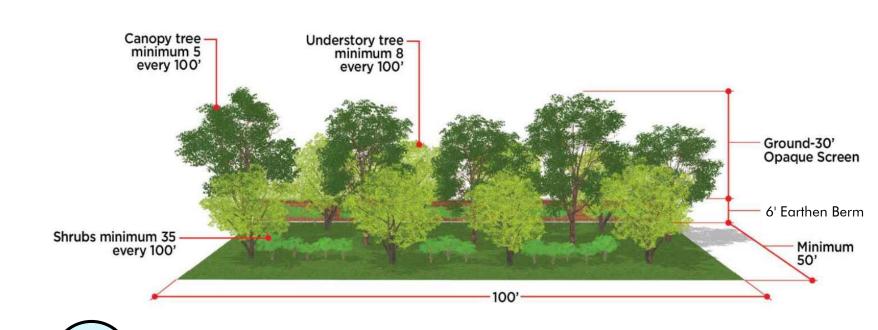
→CANOPY TREES: 3 TREES/100 LF →UNDERSTORY TREES: 5 TREES/100 LF 20 SHRUBS/100 LF → REQUIRED SHRUBS:

TYPE D BUFFER YARD STANDARDS (UDO SEC. 7.4.I.2) 50' MIN.

• HEIGHT/OPACITY: →GROUND TO 30' OPAQUE SCREEN →GROUND TO 6" EARTHEN BERM W/ LANDSCAPING REQUIRED PLANTINGS: 5 TREES/100 LF →CANOPY TREES:

→UNDERSTORY TREES: 8 TREES/100 LF →REQUIRED SHRUBS: 35 SHRUBS/100 LF





TYPE D BUFFER (TYP

Date: 07/05/2024 SECTION Sheet No:

PARTNERS

150 fayetteville st ste 1310

raleigh, nc 27601

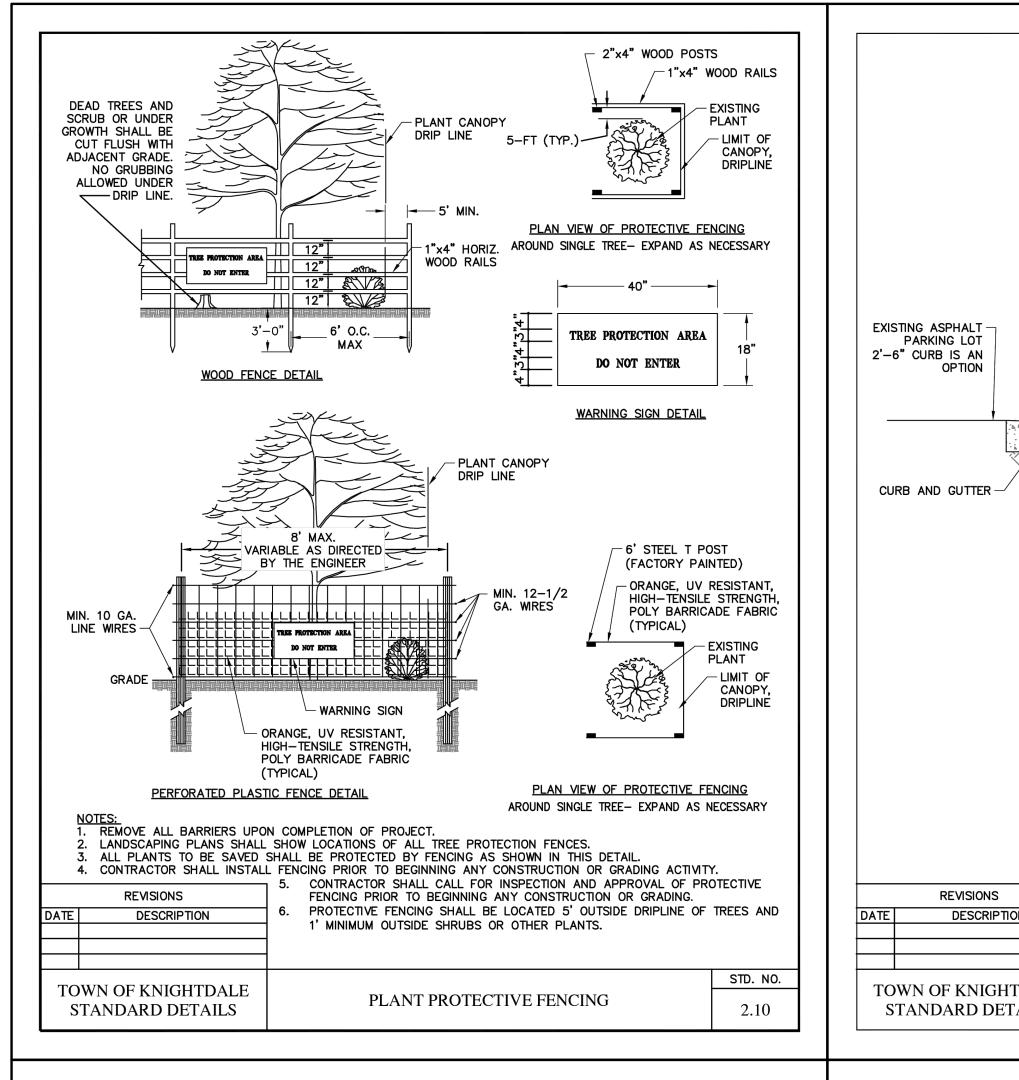
sc coa no: C-03044

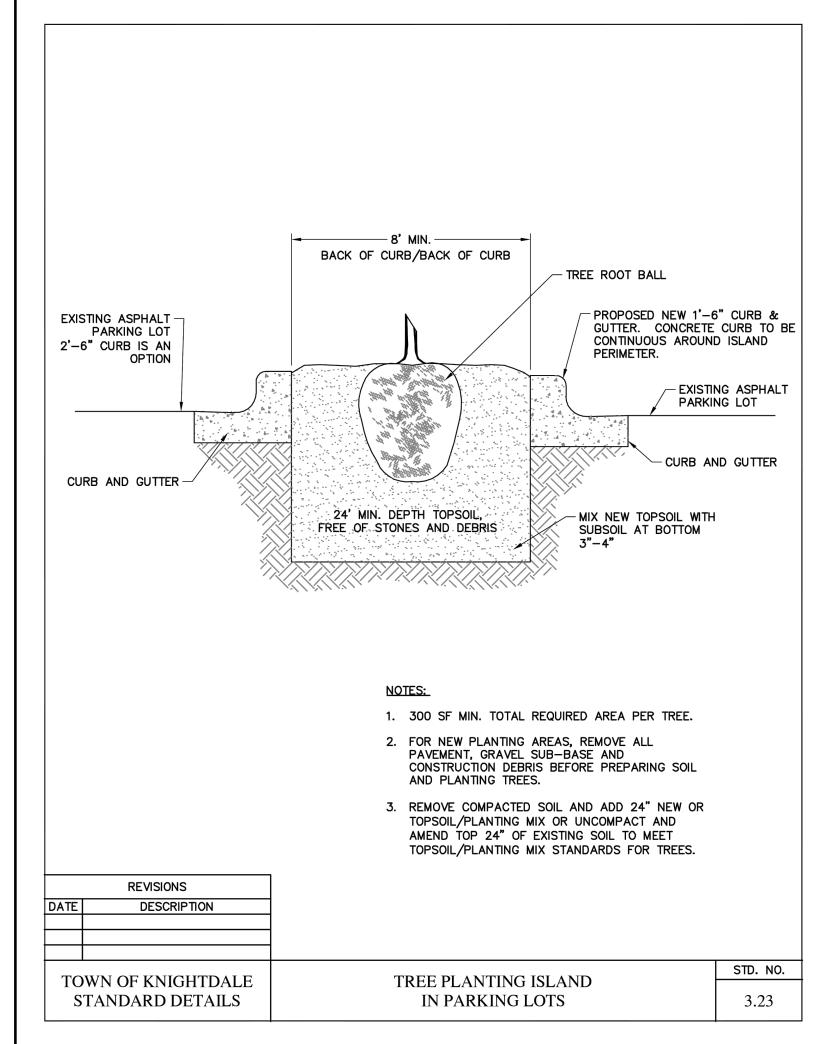
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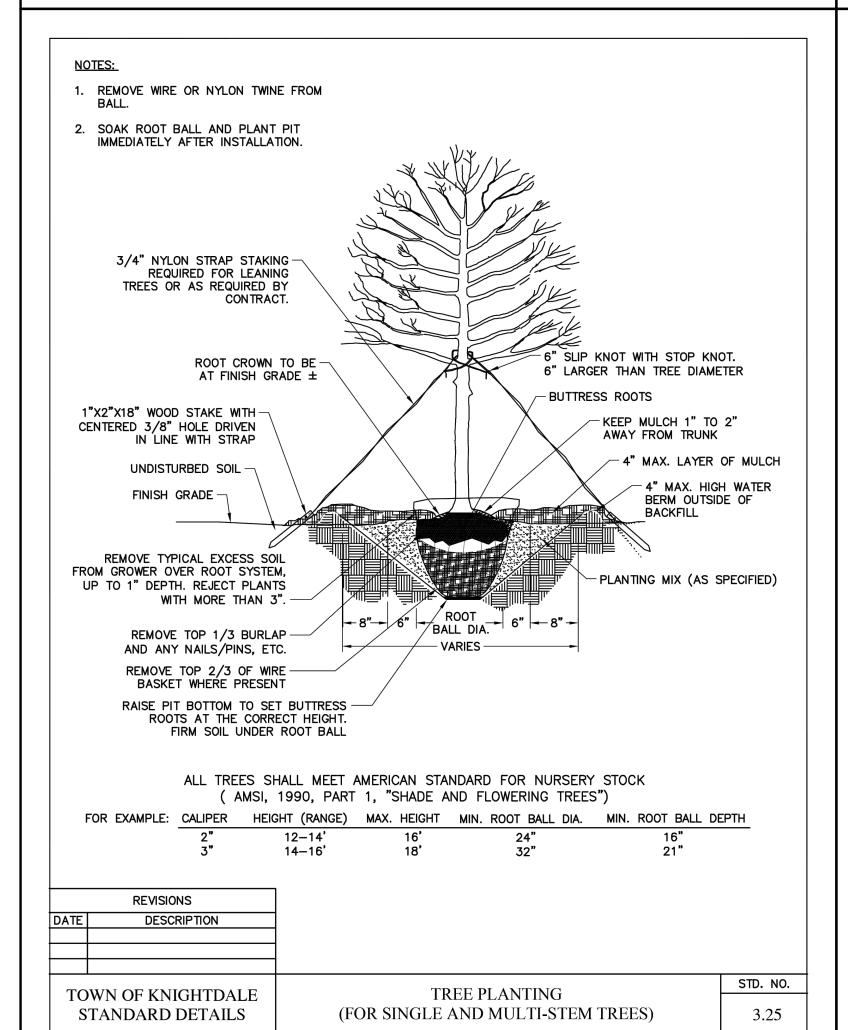
Р 919.275.5002

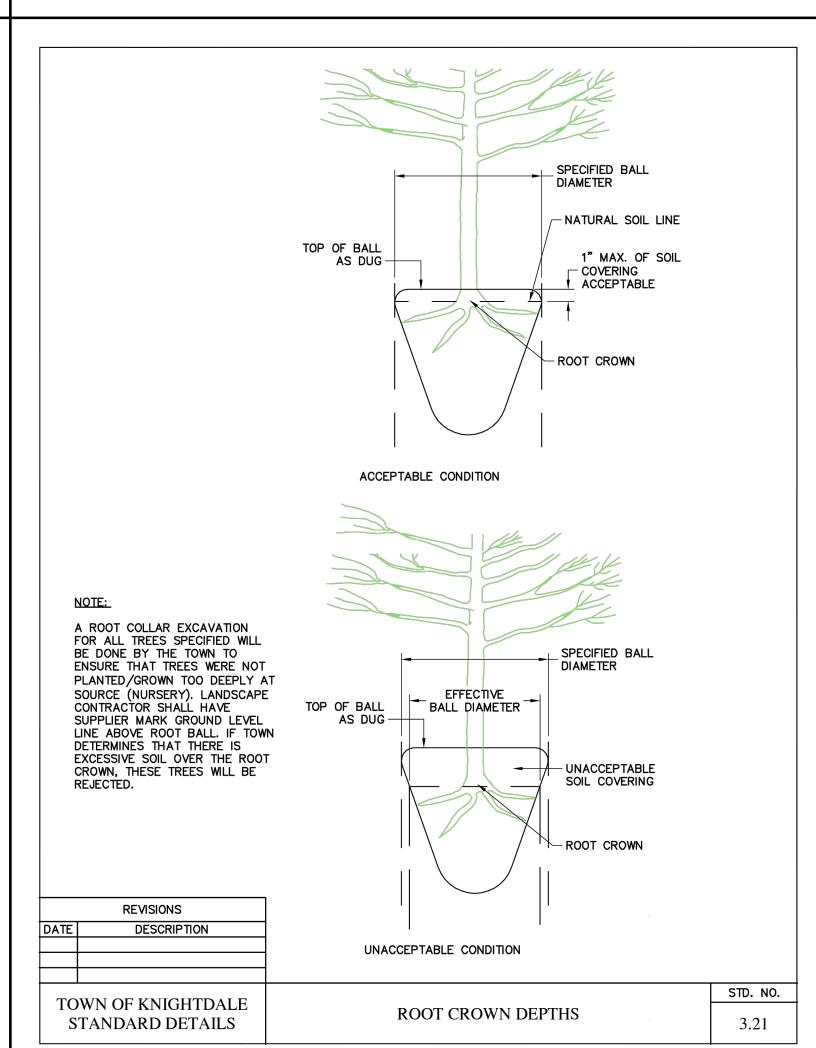
nc firm no: P-2671

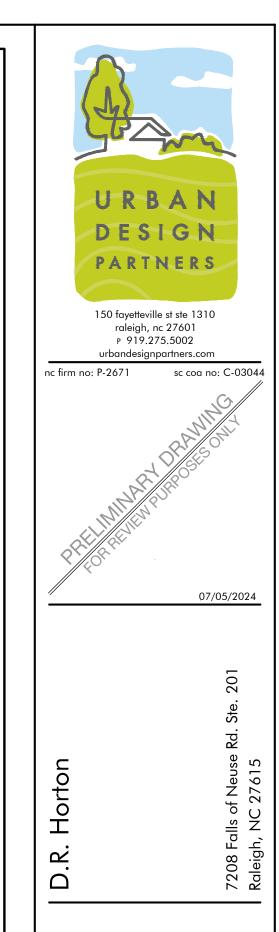
Project No: 22-RDU-083











 NO. DATE:
 BY: REVISIONS:

 #1 11/27/2023
 LYNDDON OAKS

 #2 02/05/2024
 Master Plan

 #3 03/28/2024
 Master Plan

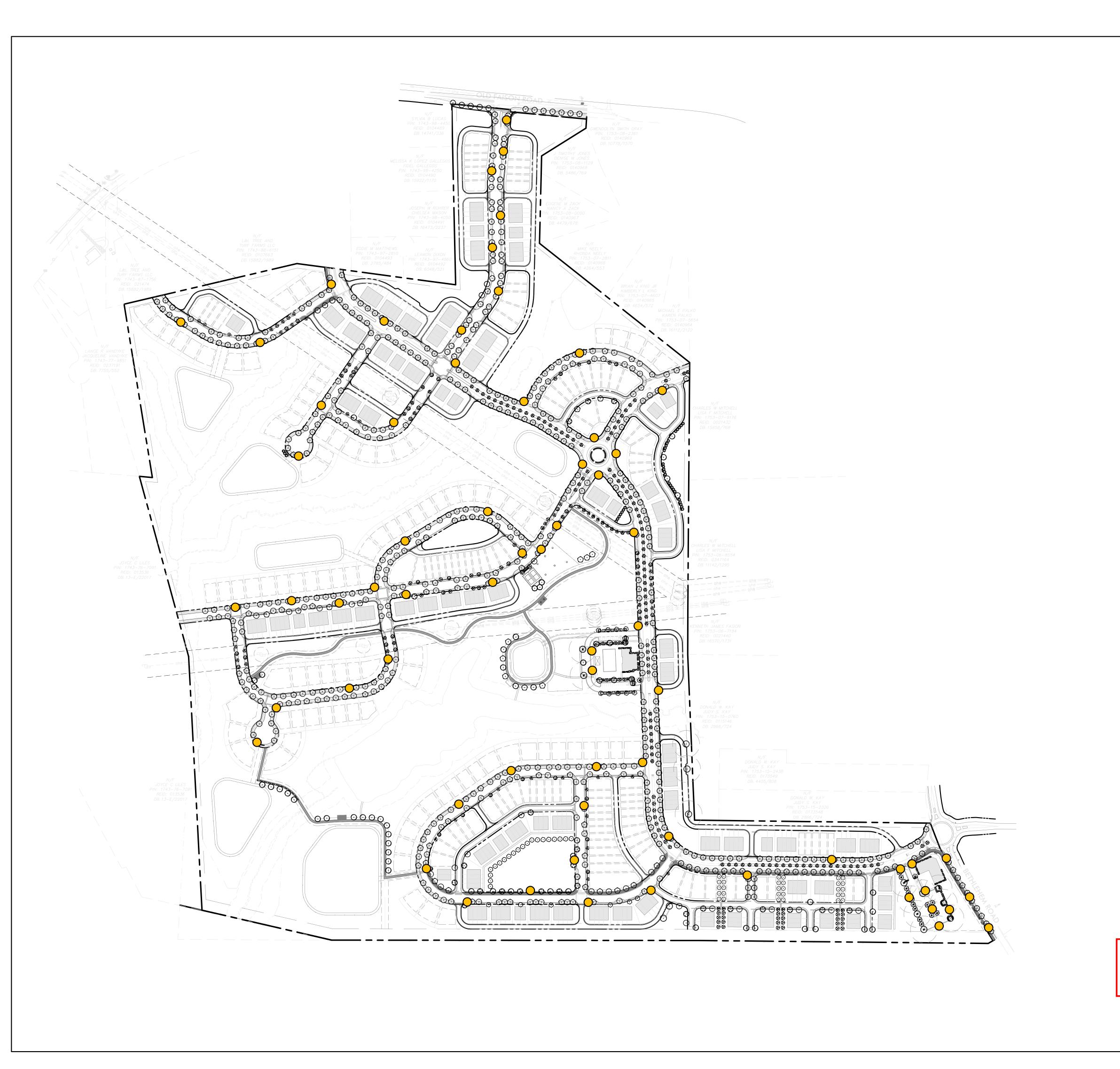
 #5 05/31/2024
 Landscape Details

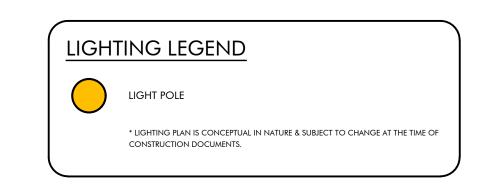
Project No: 22-RDU-083

Date: 07/05/2024

Sheet No:







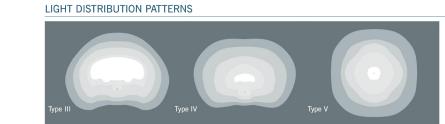
Outdoor Lighting SHOEBOX LED



LED (Light-emitting diode)	150/220/420/530 watts
Mounting height	25' – 35'
Color	Black Bronze Gray (Special conditions)
Pole	Wood Style A

IESNA cutoff classification: Full-cutoff Color temperature: 3,000K Primary 4,000K Available

FIXTURE	WATTS	LUMENS	PATTERN	BUG RATING
Shoebox	150	19,007 18,460 19,580	III IV V	B2-U0-G3 B3-U0-G4 B5-U0-G3
Shoebox	220	23,744 23,061 24,461	III IV V	B3-U0-G4 B3-U0-G4 B5-U0-G3
Shoebox	420	41,379 45,868	IV V	B3-U0-G5 B5-U0-G5
Shoebox	530	51,429	IV V	B3-U0-G5



POLE AVAILABLE	MOUNTING HEIGHT	FOUNDATION
Style A	25', 30', 35'	Direct Bury, Anchor Base
Wood	25', 30', 35'	Direct Bury

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

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GRAPHIC SCALE

(IN FEET) 1 inch = 200 ft. LS-3.0

Date: 07/05/2024

Project No: 22-RDU-083

LYNDON OAKS Master Plan

DESIGN

PARTNERS

150 fayetteville st ste 1310 raleigh, nc 27601 p 919.275.5002

urbandesignpartners.com
nc firm no: P-2671 sc coa no: C-03044

07/05/2024

Master

| Continued | Continue



SINGLE FAMILY DETACHED SCALE: NTS

ELEVATION

150 fayetteville st ste 1310 raleigh, nc 27601 P 919.275.5002

07/05/2024

Architectural Elevations
Knightdale, North Carolina

Plan

Master

NO # # 4 # 4 # 85

Date: 07/05/2024

Project No: 22-RDU-083







ELEVATION

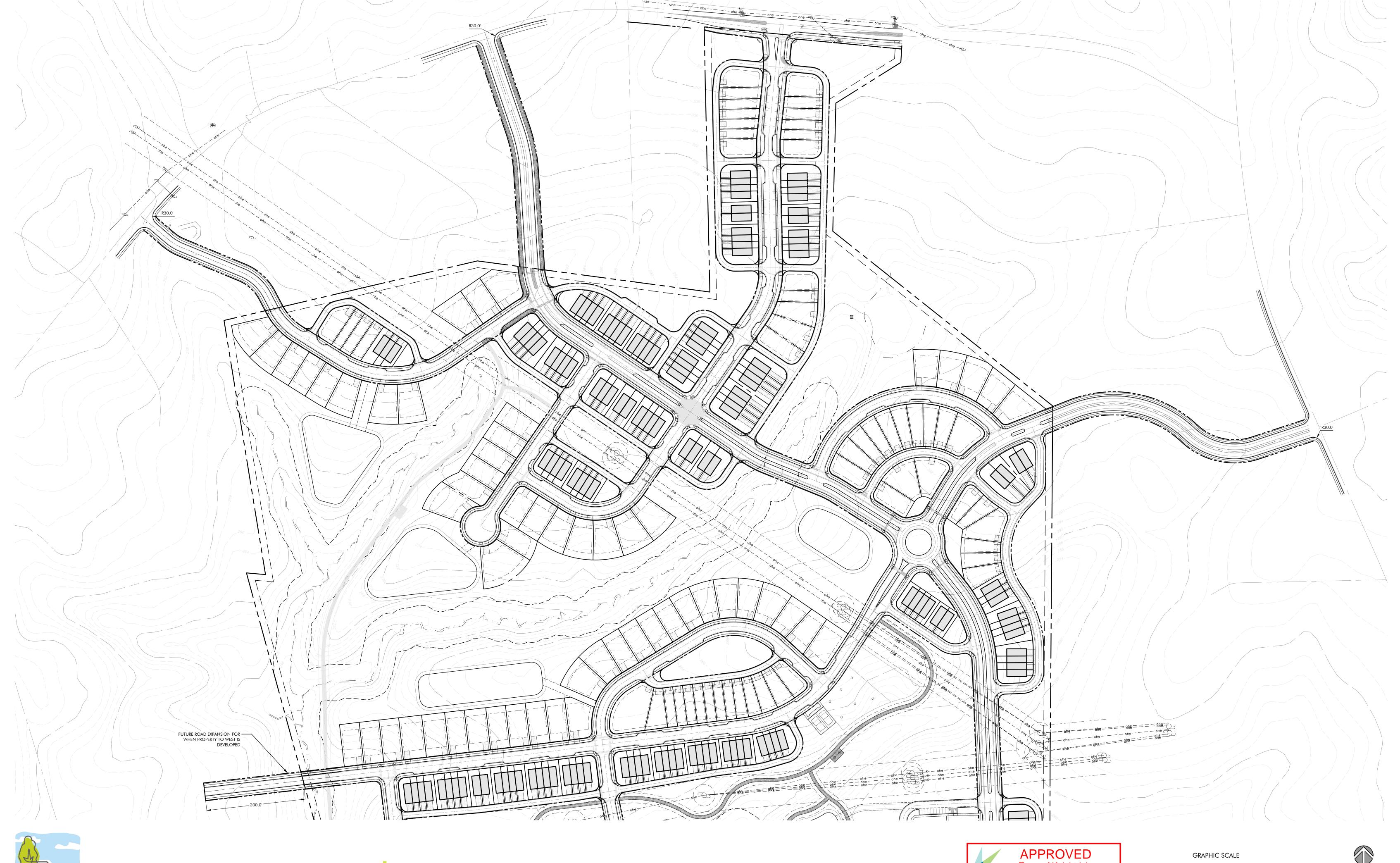


NOTES:

ELEVATIONS SHOWN ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. SEE ZMA-2-23 FOR LIST OF ARCHITECTURAL STANDARDS.

TOWNHOMES

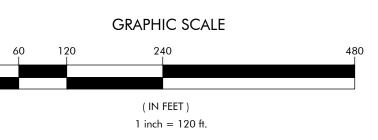
Sheet No:





LYNDON OAKS FUTURE ROAD CONNECTION EXHIBIT

















RMX PLANNED UNIT DEVELOPMENT

The Town of Knightdale Case Number: ZMA-2-23 July 5, 2024









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Community Vision

Lyndon Oaks is envisioned as a place of community. The development team believes that through quality placemaking, a mix of uses, and a variety of housing options, will arise a place of creativity and diversity that will reveal a vibrant and active community. Lyndon Oaks will be a community that both embraces and engages nature by providing a network of trails and open space that encourages social interactions and physical activity.













Community Intent

Section 2.4.C. of the Town of Knightdale Unified Development Ordinance states that, "the Planned" » Archaeological, Historical, or Cultural Impact Unit Development Overlay District process encourages creativity and innovation in the design of developments through a master planning process that allows for flexibility from underlying zoning as approved by the Town Council." These developments bring "tangible benefits" to the Town, including "exceptional amenities, outstanding environmental, landscape, architectural, or site design, or conservation of special man-made or natural features of the site."

Lyndon Oaks meets the intent of the **Planned Unit Development Overlay District** requirements per Town of Knightdale UDO Section 12.2.G.3.g.ii.a. through the following findings:

» Comprehensive Plan

• Lyndon Oaks conforms to the planning policies of the Town as laid out in the KnightdaleNext2035 Comprehensive Plan. The site is designated as a Mixed-Density Neighborhood place type, in a Target Investment Area, and the planned variety of residential densities and neighborhood-serving commercial meet the Town's future planned growth. In addition, Lyndon Oaks is a neighborhood that exemplifies many of the Guiding Principles for growth and development in Knightdale (Guiding Principles found on page 9).

» Public Welfare

• Lyndon Oaks is maintaining the riparian buffer that bisects the site and large existing pond to allow for maximized preservation of natural features that will be not only preserved, but amenitized through walking trails and greenways to be enjoyed by residents and the surrounding community on public greenways and sidepaths. The supply of light and air to adjacent properties will not be negatively impacted due to the tree preservation, preserved open space, and buffer plantings around the perimeter of the site. There will be no increased danger of fire to current or future residents in the area, and the public health, safety, and welfare will not only be protected but will increase through the new pedestrian and vehicular connectivity, intersection design and improvements that prioritize safety, ample behind-the-curb multi-use paths for cyclists, fountains in the SCMs to keep water aerated, and new public utilities being brought to the area.

» Impact on Other Property

• Lyndon Oaks is primarily a mixed-density residential community. The adjacent land uses consist of existing single family residences and vacant wooded lots. Lyndon Oaks consists of like uses and helps to provide increased connectivity and access to amenities like the greenway trail and a future neighborhood-serving commercial amenity on Bethlehem Road.

» Impact on Public Facilities & Resources

• Lyndon Oaks will provide adequate utilities, road access, drainage, and other necessary facilities to properly serve residents of the site. The project will dedicate a large section of the planned Widewaters Parkway extension to the Town, and plans to provide the greenway connectivity as well.

• Lyndon Oaks is maintaining the riparian buffer that bisects the site and large existing pond to allow for preservation of natural features on the property. No archaeological, historical, or cultural resources will be adversely impacted in the development. Lyndon Oaks will preserve and enhance existing natural resources on site for the benefit of the residents and surrounding community that utilizes the greenway.

» Parking & Traffic

• Lyndon Oaks is a pedestrian friendly community. The mix of housing types and rear-loaded units minimizes pedestrian-vehicular conflicts and creates a safer, more appealing streetscape. Proper sight distance triangles are also used at intersections to prevent conflicts when turning a vehicle. All street radii are adequate for emergency vehicle access. There is ample guest parking through the use of on-street parking. Traffic impacts from Lyndon Oaks have been studied and will be mitigated through TIA recommended improvements that will benefit the entire area and alleviate some existing congestion issues. Furthermore, the public roads running through the site will create additional connectivity and routes on local, multimodal streets to existing roads in the area. The public and private trails also provide a safe public pedestrian connection throughout Lyndon Oaks.

» Appropriate Buffering

- A 20' Type B Buffer is proposed along the perimeter of Lyndon Oaks to provide visual and acoustical privacy between Lyndon Oaks and the surrounding neighbors. A Type B Buffer is also provided between the parking lot at the commercial parcel and Bethlehem Rd. per requirements set forth in the UDO.
- A 50' Type D Buffer with a 6' earthen berm and dense plantings is proposed along I-87 to provide visual and acoustical privacy between Lyndon Oaks and the adjacent interstate. The maintained riparian buffers in the center of the site will also create a buffer within the community itself to allow for a greater sense of privacy between houses and a sense of place, such that each section of the neighborhood, each home, is a stone's throw from the natural environment and open space.

» Performance

• D.R. Horton is America's largest homebuilder, and the local team that have proposed this project have a proven track record of building successful residential neighborhoods in surrounding communities, as well as in Knightdale, most recently with the Haywood Glen community. The D.R. Horton team is excited to bring a new neighborhood to the Town that reflects the Town's plans and aligns with the Town's and D.R. Horton's shared vision for great neighborhoods.









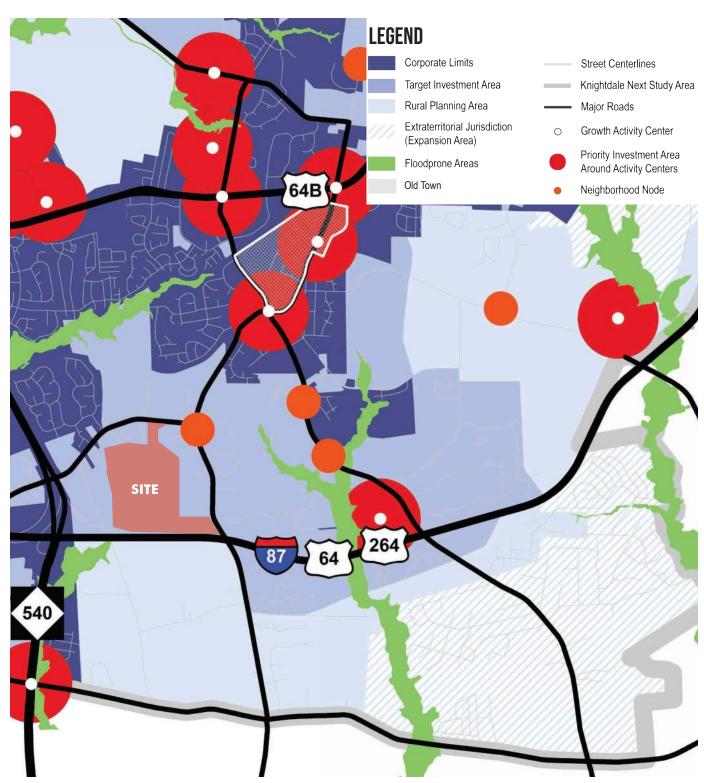


Figure 1: Growth Framework Map from KnightdaleNext2035 Comprehensive Plan

APPROVED Town of Knightdale Development Services Gideon Smith 07/17/2024

Growth Framework

This PUD request is proposing a **rezoning from RT to RMX-PUD** to better meet the desired outcome laid out in the KnightdaleNext2035 Comprehensive Plan.

On the Growth Framework Map, Lyndon Oaks is located near a Neighborhood Node at the intersection of Old Faison and Bethlehem Roads, and the site is within a Target Investment Area as identified in the Growth Framework Plan. Target Investment Areas are areas with existing or relatively easy potential access to water and sewer, where growth is supported, and the development will bring additional water and gravity sewer lines to this area to support continued growth and development. The plan says growth in these areas should encourage active living with a complete and comprehensive network of walkable streets in a general grid pattern. It also says that growth in these areas should be guided into more compact and efficient development patterns to justify infrastructure investments. Thus, Lyndon Oaks, which proposes compact residential growth at less than 3 units per acre and neighborhood-oriented commercial uses, in an area that will only continue to feel more growth pressure with the forthcoming I-540 extension, is supported by the Growth Framework Map.

Lyndon Oaks aligns with Knightdale's vision of neighborhoods throughout the Town feeling a sense of connection. A public greenway trail will be added throughout the site. This aligns with the Sidepaths & Greenways Plan plan found in UDO Appendix B and incorporated into the comprehensive plan. Sidewalks and greenway trails promote pedestrian walkability and connection for the community.

The proposed plan for Lyndon Oaks provides a mix of housing types to promote a diverse and walkable community. The mixed-use community will act as a transition for residential neighborhoods while providing a community-serving commercial outparcel

Comprehensive Plan - Guiding Principles

- 1. Natural Environment: Lyndon Oaks promotes and expands opportunities for community residents to enjoy Knightdale's greenways and activates the site's many streams, wetlands, and natural features by preserving them and giving residents access to enjoy those resources.
- 2. Parks and Recreation: Lyndon Oaks will provide the Town's planned pedestrian and cyclist public greenway connectivity from Old Faison Road to Bethlehem Road.
- 3. Transportation: Lyndon Oaks will provide a significant portion of the planned Widewaters Parkway extension, which will eventually provide an important connection from US-64 Business to Bethlehem Road and Crosscut Place. In addition, all of the streets in the neighborhood have been designed with multiple modes of transportation in mind—the project will provide ample bicycle and pedestrian facilities for destination and recreation- focused trips.
- **4. Compact Development Patterns:** The proposed community provides appropriate residential density and neighborhood-serving commercial in a Target Investment Area, near I-87 and I-540, which will become an even more convenient regional access route when the I-540 extension is built.
- 5. Community Design: Lyndon Oaks is a significant private investment that incorporates the distinctive elements of Knightdale. Roundabouts at intersections, strict architectural standards and commitments to beautiful and quality homes, pedestrian prioritization, preservation of open space and unique public and private recreational amenities dominate the community design.
- 6. Great Neighborhoods and Expanded Home Choices: Lyndon Oaks offers a wide variety of housing choices and lot sizes, mixed throughout the neighborhood, and not segregated to certain portions. This will provide opportunities for people and families at all ages and stages, with many different housing price-points, to find a place in this beautiful, heavily-amenitized community.











Growth and Conservation Map

On the Growth and Conservation Map, Lyndon Oaks is designated as a "Mixed-Density Neighborhood." These are described as "subdivisions or communities with a mix of housing types and densities." These Neighborhoods should "incorporate a comprehensive network of open space throughout to accommodate small parks, gathering places and community gardens; preserve tree stands; and help reduce stormwater runoff."

Lyndon Oaks is consistent with this vision. The community will have a variety of housing options and price points, with six different lot sizes for single-family detached homes, both front and rear loaded, as well as three lot sizes for rear-loaded townhomes. These housing types are not segregated to their own distinct sections of the neighborhood; rather, they have been mixed in throughout the design. Beautiful gathering spaces and amenities will be programmed throughout the community, and the most sensitive natural areas will be preserved and activated.

It is also close to and will help support the planned desired land uses around the subject site. The retail and commercial amenities desired at the "Neighborhood Node" located at the intersection of Bethlehem and Old Faison Road will be much more viable with a new residential community so close, and the road improvements that will come with the project will help support desired development patterns in this area as well.

PLACETYPE CATEGORIES



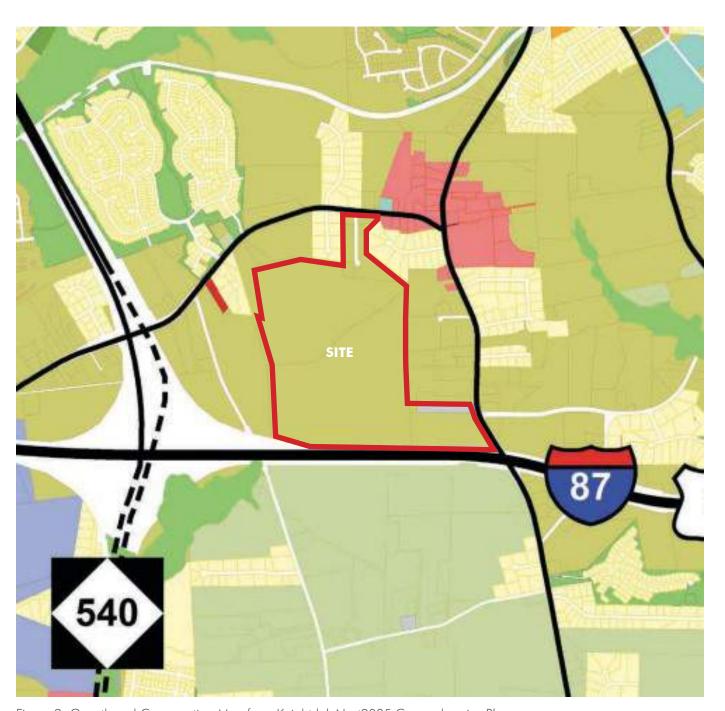


Figure 2: Growth and Conservation Map from KnightdaleNext2035 Comprehensive Plan

Transportation

Lyndon Oaks furthers the goals of **Knightdale's Comprehensive Transportation Plan (CTP)** in several ways.

First, with this project, an additional road connection will be made between Old Faison Road (at Tart Farm Road) and Bethlehem Road (at Crosscut Place), creating instant additional connectivity in the area. Additional road connections create more routes for drivers and ease congestion at nearby intersections, and create local streets that are safer for walking and biking, making these more viable forms of transportation. These are just a few of the reasons the CTP encourages additional local connector streets like those planned in Lyndon Oaks.

Second, Lyndon Oaks will construct ± 0.8 miles of the planned Widewaters Parkway extension through the project area, which is a key part of a larger planned connection of Widewaters Parkway to Cross Cut Place on the Roadway Network Plan. When completed across Old Faison Road to the north, this road will make it much easier for residents traveling to and from US 64. The Master Plan has placed the Widewaters Parkway stub in a location that will make it easy to angle in a way that will sync with the alignment of the extension to the north.

Lyndon Oaks also supports the CTP goal of making new streets multimodal and accessible for pedestrians and cyclists. Sidewalks will line both sides of every planned street to enhance pedestrian safety and connectivity in the neighborhood, many of them wider 6' and 10' sidewalks. Buffered bike lanes will line both sides of Widewaters Parkway and additional pedestrian safety infrastructure will be provided at pedestrian crossings across Widewaters Parkway. Lyndon Oaks will also make pedestrian crossings on Widewaters Parkway safer by providing Rectangular Rapid Flash Beacons (RRFBs) at the private trail crossing and the entrance road (Tart Farm Road) intersection.

Finally, Lyndon Oaks has studied the projected transportation impact of the development on numerous roads and intersections, and will implement recommended improvements to mitigate those impacts and improve area roads, consistent with the CTP policy of "account[ing] for broader impacts of development on the surrounding mobility networks." See TIA summary in the Infrastructure section of this document.

Legend



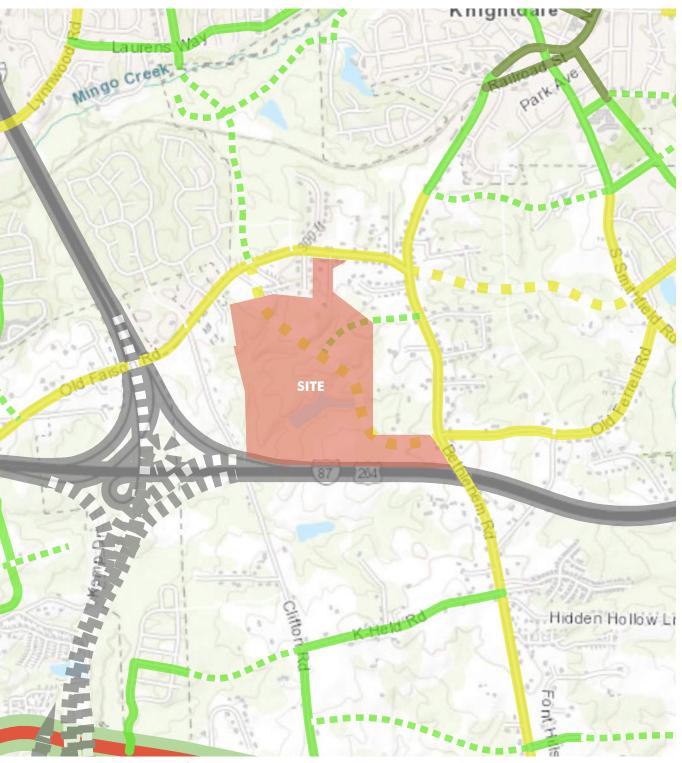


Figure 3: Roadway Network Plan from the Knightdale UDO



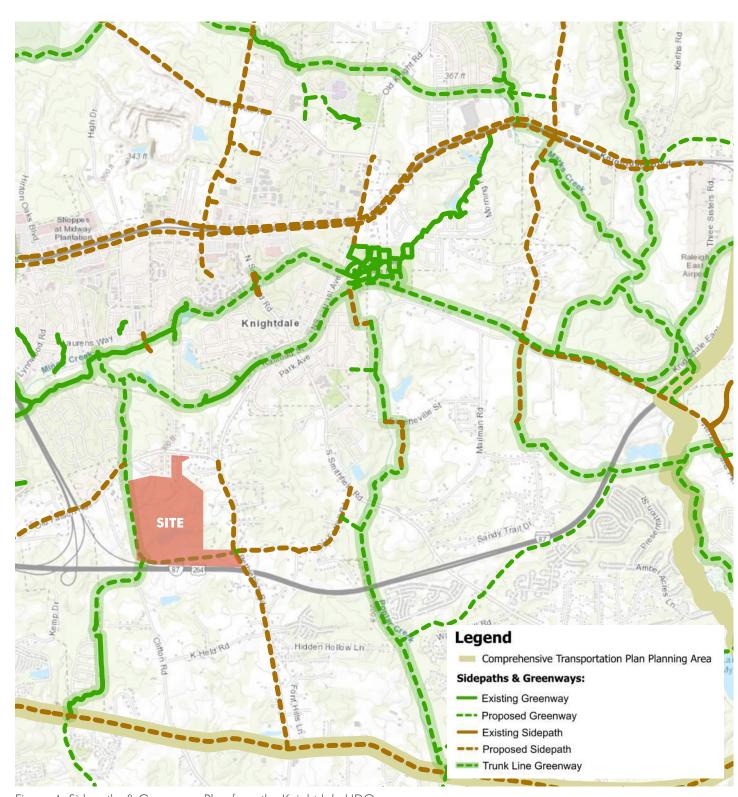


Figure 4: Sidepaths & Greenways Plan from the Knightdale UDO

Trails & Greenways

Lyndon Oaks will provide a network of public greenways and private trails in its open space, as well as recreational amenities while maintaining existing natural features. The plan also provides safe and convenient pedestrian and bicycle access for nearby residents through the use of sidewalks, buffered bike lanes on both sides of Widewaters Parkway, and 10' sidewalks on Tart Farm Road as well, and public and private trails in the natural areas to connect the neighborhood's residential sections.

Pet waste stations and benches will be provided along public greenways and private greenways with public access easements every 2,000 linear feet. Signage shall be provided where the public greenway intersects with other greenways. Signage, bench design, and pet waste station design shall adhere to applicable Town Standard Specifications.

Environmental Impacts and Permitting: The Town of Knightdale has planned substantial street and public greenway improvements on a site with many environmentally-sensitive streams and wetlands that will require extensive permitting through state and federal agencies at the next stage of development, and developer will provide the Town's desired public improvements to enhance vehicular and pedestrian connectivity in this area. Developer will provide and will facilitate environmental permitting for the stream and wetlands impacts of the planned Widewaters Parkway extension. Developer will also pursue environmental permitting for a greenway alignment that is substantially similar to the "Option A" alignment of the greenway shown on the Master Plan. If the US Army Corps of Engineers (USACE) defines the "project" in such a way that the project will cause a cumulative stream and wetland impact of 0.5 acres or more, the developer may adjust plans to reduce stream and wetlands impacts by the following:

- » Providing the greenway alignment shown in Option B
- Providing boardwalks instead of paved bridges over streams and wetlands
- » Removing the turn lane and narrowing the Widewaters Parkway section in the areas where it crosses streams and wetlands
- » Providing the planned public greenway connection from Old Faison Road to Bethlehem Road as a side path on Widewaters Parkway, with private natural trails in the natural areas that connect residential areas of the neighborhood
- Any other minor plan adjustments approved by Town staff that do not include impacts to planned residential lots.





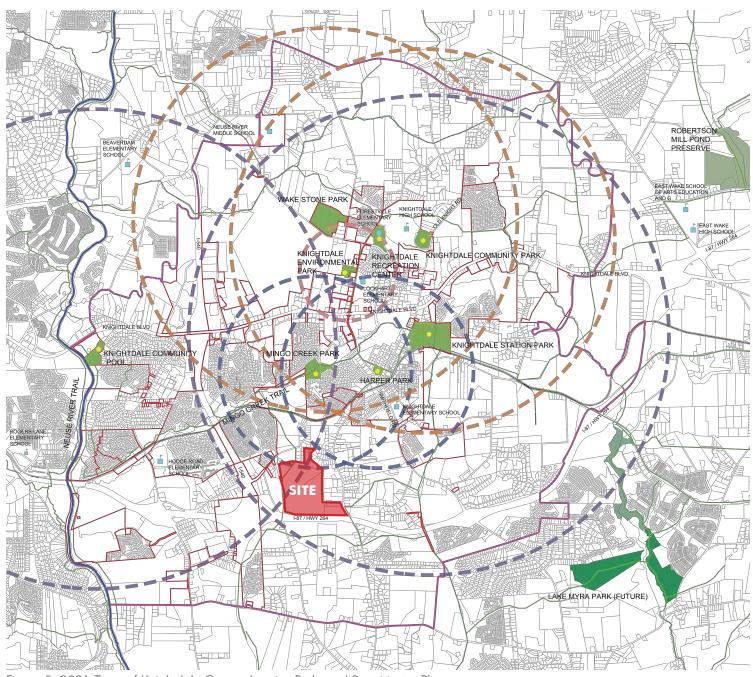


Figure 5: 2021 Town of Knightdale Comprehensive Parks and Rec. Master Plan

Parks and Recreation

Consistent with the Comprehensive Parks and Recreation Master Plan, Lyndon Oaks is within the two-and-a-half mile service area of Knightdale Station Park, and part of the neighborhood will be in the one-mile service area of Mingo Creek Park. When the Widewaters Parkway extension is completed to the north, Lyndon Oaks residents will be able to easily walk or bike to this park. The ample amenities, open space, and approximately \pm 6.5 miles of trails and sidewalks within the planned community will also provide recreational opportunities for residents.









Vicinity Map

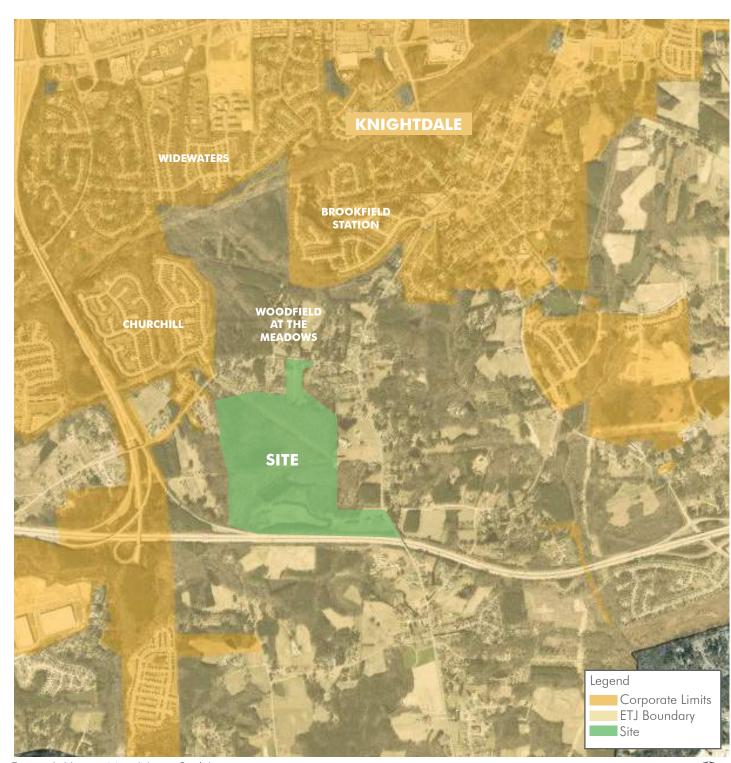


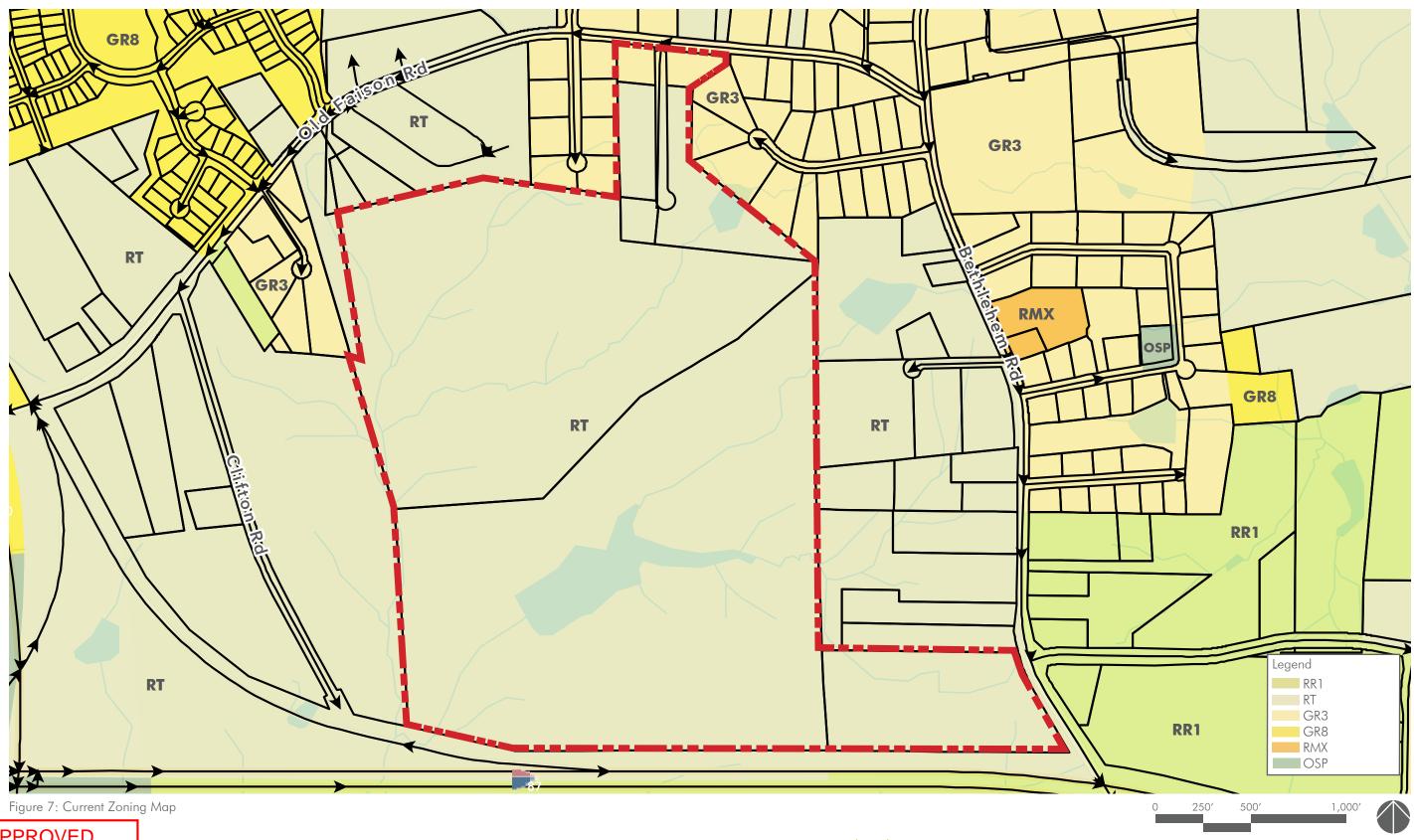
Figure 6: Vicinity Map (Not to Scale)

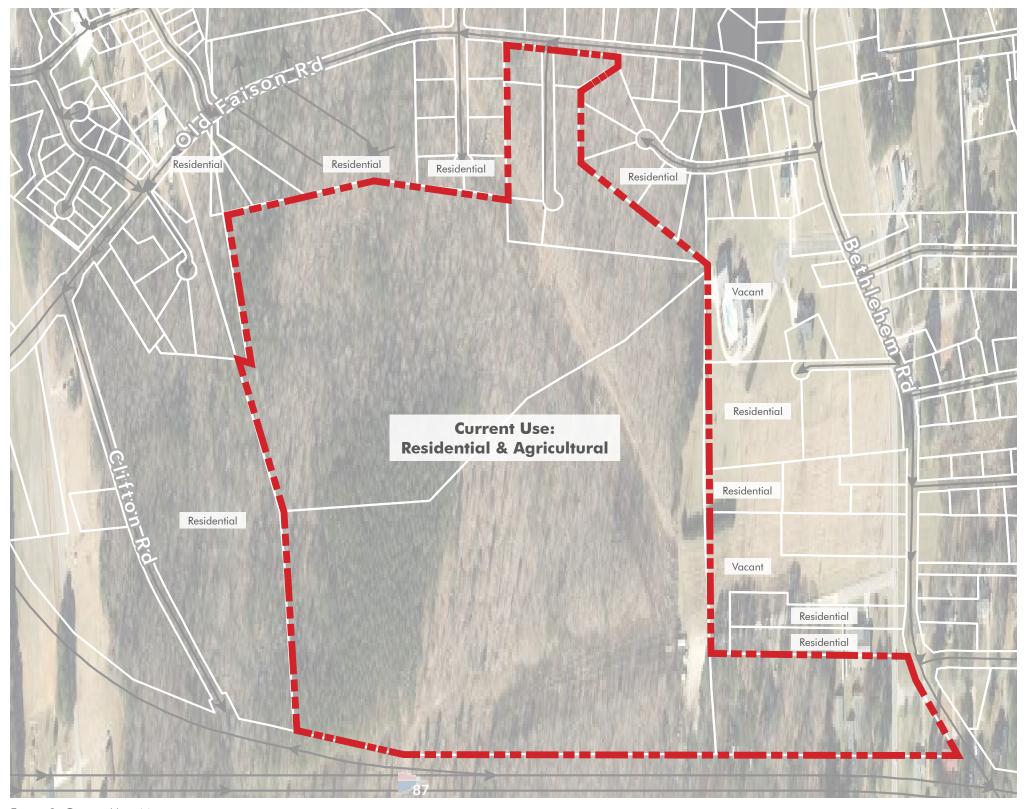


Vicinity Map

The site is within **Knightale's ETJ**, and approximately 150 feet from the primary corporate limits at the northwest corner. Most of the site is undeveloped, except for a few larger homes on the portions of the site that front Old Faison Road and Bethlehem Road. The largest portion of the property is bisected by multiple streams and wetlands, and features a large natural pond. Two overhead utility easements also run from east to west through the property.

Uses in the vicinity are almost exclusively residential, as is the current Knightdale ETJ zoning. Residential uses vary in size and housing type. Immediately to the north on Bethlehem Road is a mobile home park. Very large residential lots lie to the to the east, and the parcel immediately to the west on Clifton Road is vacant. Churchill, an established Knightdale neighborhood, is located to the northwest of the site across Old Faison Road, and it is zoned GR8.



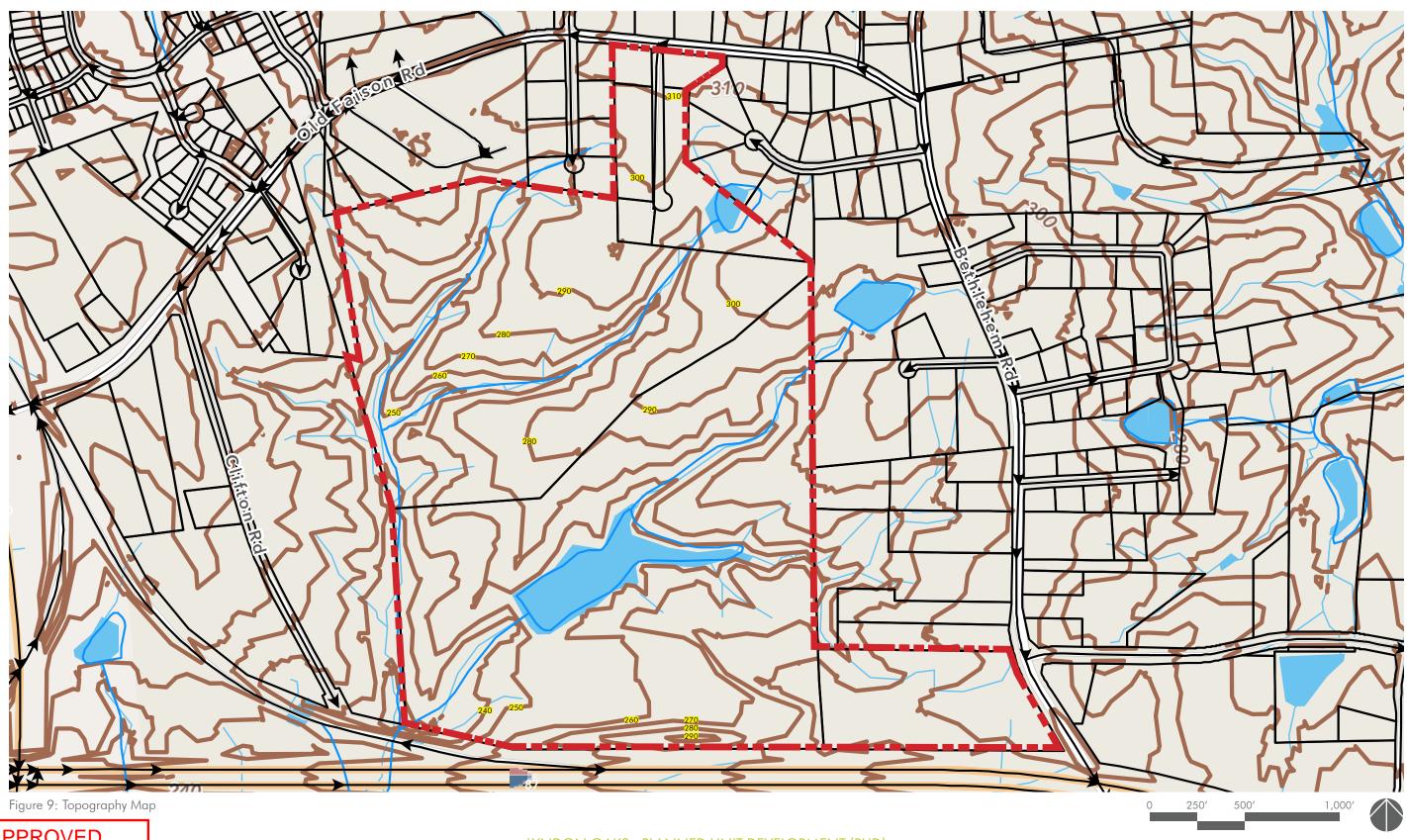


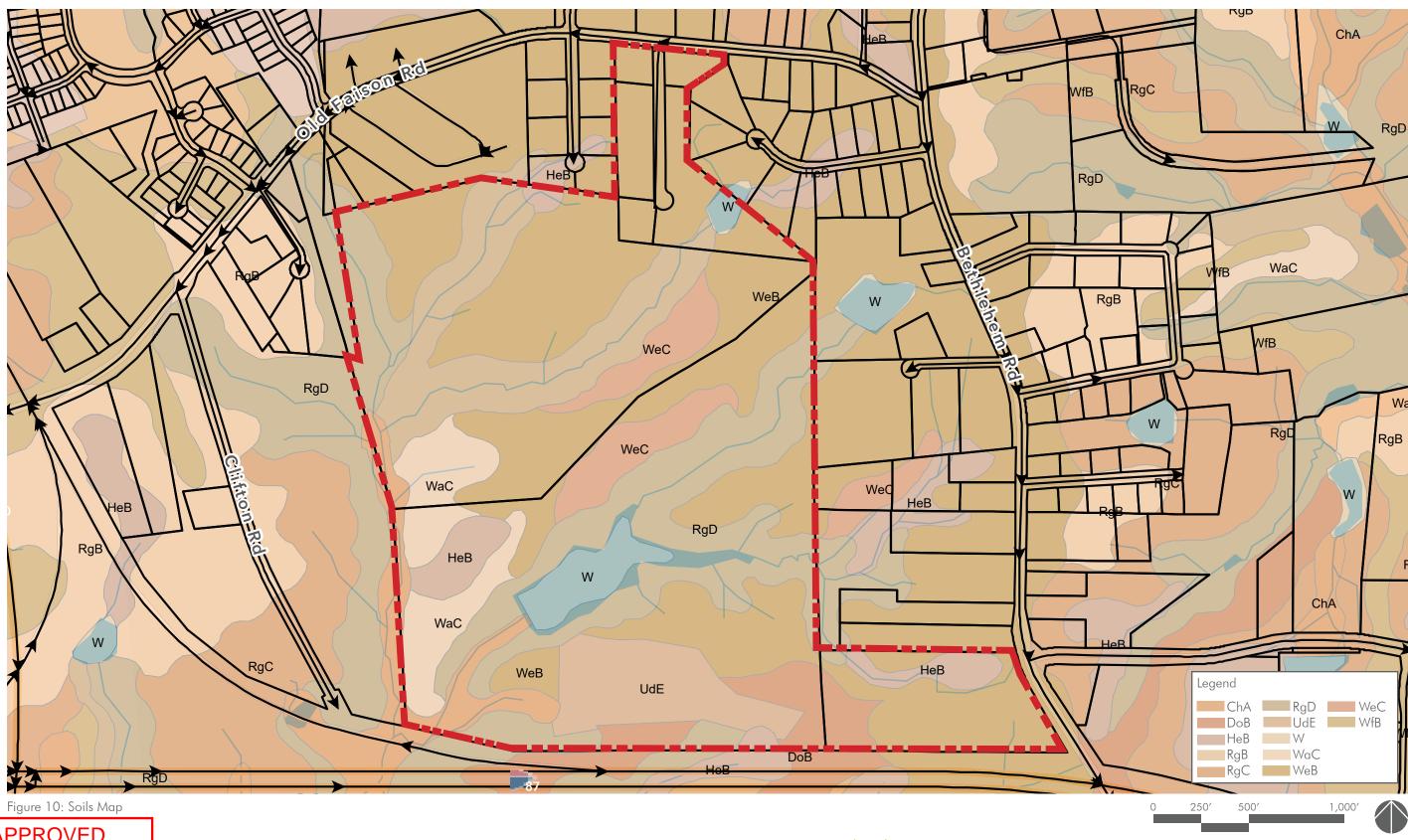




0 250′ 500′ 1,000′







Vegetation Map



The site currently consists of mainly vacant land, two existing ponds, four perennial streams, two large electric easements, and several single family homes.

Figure 11: Vegetation Map



0 250′ 500′ 1,000′



Preliminary Wetland & Stream Map



Figure 12: Wetland Sketch Map from Sage Ecological Services





Pond - Jurisdictional Waters of the US: Subject to 50-Foot Neuse River Riparian Buffer

Non-Jurisdictional Pond - Pond Built In High Ground

Detailed Delineation of Waters of the US

S&EC reserves the right to modify this map based on more fieldwork, and any other additional information. Approximations were mapped using topographic maps, air photos and ground truthing. If the site is going to be disturbed, S&EC's detailed delineation should be approved and permitted by the U.S. Army Corps of Engineers as required. If the user of this work desires an accurate map of the regulated features flagged by S&EC, they should retain a NC Registered Professional Land Surveyor to locate S&EC's flagging.



Figure 3

Drawn By: David Gainey

Sage Ecological Services, Inc. Office: 919-335-6757 Cell: 919-559-1537

NOTE: Location, shape and size of depicted features on the evaluated site are approximate and should be surveyed by a licensed NC surveyor for final site planning.

0 250′ 500′ 1,000′









Lyndon Oaks - Master Plan



Figure 13: Lyndon Oaks Master Plan



» ACRES: ± 171.88 AC TOTAL

» PINS: 1753-15-2116; 1743-95-3683;

1743-97-1085; 1743-98-6356; 1743-98-9384; 1753-07-1583;

1743-97-6575

» EXISTING ZONING:

» PROPOSED ZONING: RMX-PUD

DEVELOPMENT SUMMARY

COMMERCIAL: ± 15,000 SF

RESIDENTIAL:

FRONT LOADED (SINGLE FAM. DETACHED)

60' LOTS 66 DU 70' LOTS 24 DU 80' LOTS 10 DU

REAR LOADED (SINGLE FAM. DETACHED)

30' LOTS 46 DU 35' LOTS 39 DU 40' LOTS 24 DU

TOWNHOMES (REAR LOADED)

20' UNITS22' UNITS130 DU

DUPLEXES (REAR LOADED)

22' UNITS 26 DU

TOTAL: 482 DU(UP TO 500 DU)

REQ. PARKING (MINIMUM):

SINGLE FAMILY: 627 SPACES
TOWNHOMES: 819 SPACES
COMMERCIAL: 27 SPACES
• EV 2 SPACES
• BICYCLE 3 SPACES

NOTES

- 1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
- 2. THIS EXHIBIT WAS PREPARED USING AVAILABLE RECORD INFORMATION, ALTA SURVEY, GIS MAPS, RECORD PLANS, AERIAL IMAGERY, AND LAND RECORDS.
- 3. THIS PLAN WILL BE SUBJECT TO REVIEW AND APPROVAL BY LOCAL AND STATE PLANNING AND ENGINEERING REVIEW AGENCIES.
- 4. THE WORK OF THIS PRODUCT IS THE PROPERTY OF URBAN DESIGN PARTNERS, PLLC. NO USE OR REPRODUCTION OF THIS PLAN IS PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM URBAN DESIGN PARTNERS, PLLC.





Lyndon Oaks - Distribution of Uses

LICE ADEAC							
USE AREAS							
USE TYPE	TYP. LOT SIZE (SF)	# OF LOTS	TOTAL AREA (SF)	ACRES			
SINGLE FAMILY							
30' LOT	3,600	51	183,600				
35' LOT	4,200	53	222,600				
40' LOT	4,800	27	129,600				
60' LOT	7,200	68	489,600				
70' LOT	8,400	25	210,000				
80' LOT	9,600	12	115,200				
1,350,6				31.0			
DUPLEX / TOWNHOUSE							
20' TH	1,800	116	208,800				
22' TH	1,980	126	249,480				
22' DUPLEX	2,160	22	47,520				
	<u> </u>		505,800	11.6			
COMM/RETAIL**			77,033	1.77			
	DISTRIBU	LION C	OF USES				
				ACRES			
GROSS SITE AREA (PER	171.8						
DEDICATED RECREATI	ONAL OPEN SPA	ACE		21.4			
PUBLIC R/W		28.3					
NET AREA***	122.1						
USE TYPE		PROP. (AC)	MINMAX. DISTRIBUTION(%)	PROV. DIST. (%)			
SINGLE FAMILY 31.0			15%-60%	25.4%			
DUPLEX / TOWNHOUSE 11.			10%-40%	9.5%			
COMMERCIAL / RETAIL			5%-20% 1.4%				

^{**} Retail is not required in Lyndon Oaks because there are no multi-family units being proposed.

Lyndon Oaks is proposing a development density of ± 3 dwelling units per acre. The maximum density for RMX zoning is 18 dwelling units per acre. Density is calculated by dividing the amount of dwelling units by the total site area. Knightdale requires use distribution minimum and maximum percentages (based on use areas) for subdivisions with both residential and non residential uses (Section 11.1.B of the UDO). The distribution of uses is calculated by dividing the use areas by the net site area. In this PUD, we are proposing an allowance on the distribution of uses for both duplex/townhomes, and retail. See site allowances page for more information.



^{***} Net area is calculated by removing the area of open space (required amount) and rights-of-way from the total site area. The Town of Knightdale UDO Sec 11.1.B states that the required distribution of uses shall be calculated as the net development area which excludes streets rights-of-way and dedicated open space.





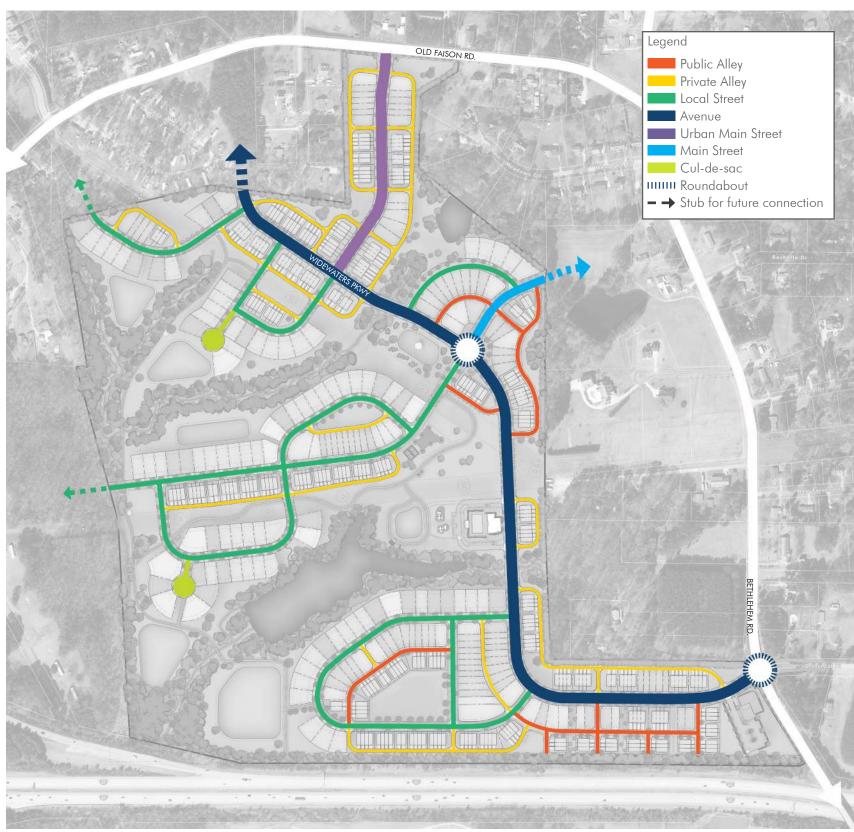


Figure 14: Vehicular Circulation

TOWN OF KNIGHTDALE STREET TYPES

PRIVATE ALLEY

» RIGHT OF WAY: 20'

» STREET WIDTH: 20' (BOC-BOC)

» DESIGN SPEED: 10 MPH

PUBLIC ALLEY

» RIGHT OF WAY: 32'

» STREET WIDTH: 18' (FOC-FOC)

» DESIGN SPEED: 10 MPH

LOCAL STREET

» RIGHT OF WAY: 54'

» STREET WIDTH: 28'- 41' (FOC-FOC)

» DESIGN SPEED: 20 - 25 MPH

URBAN MAIN STREET

» RIGHT OF WAY: 72'

» STREET WIDTH: 48' (BOC-BOC)» DESIGN SPEED: 20 - 25 MPH

CUL-DE-SAC

» RIGHT OF WAY: 61.5′
» STREET WIDTH: 48′ RADIUS
» DESIGN SPEED: 20 - 25 MPH

MAIN STREET

» RIGHT OF WAY: 70'» STREET WIDTH: 47'

» DESIGN SPEED: 20 - 25 MPH

WIDEWATERS PARKWAY AVENUE (3 LANE - SIDEPATHS)

» RIGHT OF WAY: 75'-80'
 » STREET WIDTH: VARIES
 » DESIGN SPEED: 30 - 35 MPH





Connectivity Index



Figure 15: Connectivity Index for Lyndon Oaks



TOWN OF KNIGHTDALE CONNECTIVITY INDEX*

REQUIRED SCORE: 1.40 MIN.

PROVIDED SCORE: 1.47

— — LINKS: 28 LINKS

NODES: 19 NODES

 $\frac{28 \text{ LINKS}}{19 \text{ NODES}} = 1.47 \text{ CONNECTIVITY INDEX SCORE}$

*Connectivity index is calculated according to Town of Knightdale UDO Sec. 11.3.E.7
** Block lengths shown are the lengths of the links. Block lengths are all under 800 LF when alleys are included. See Master Plan ZMA-2-23.



Pedestrian Circulation Plan



Figure 16: Pedestrian Network for Lyndon Oaks



PEDESTRIAN CIRCULATION

Lyndon Oaks is proposing a connected network of amenity spaces and dwelling units through the use of sidewalks, sidepaths, and greenway trails to create a walkable, pedestrian-friendly community as seen in Figure 16.

» The plan shown is preliminary and subject to change at the time of site plan.

SIDEWALK NETWORK

» WIDTH: 5'-6' wide

SIDE PATH

10' wide » WIDTH:

GREENWAY TRAIL

10' pavement width (30' easement) » WIDTH:

PLAZA

» PROVIDED SIZE: ± 2,000 SF

AMENITY SPACES

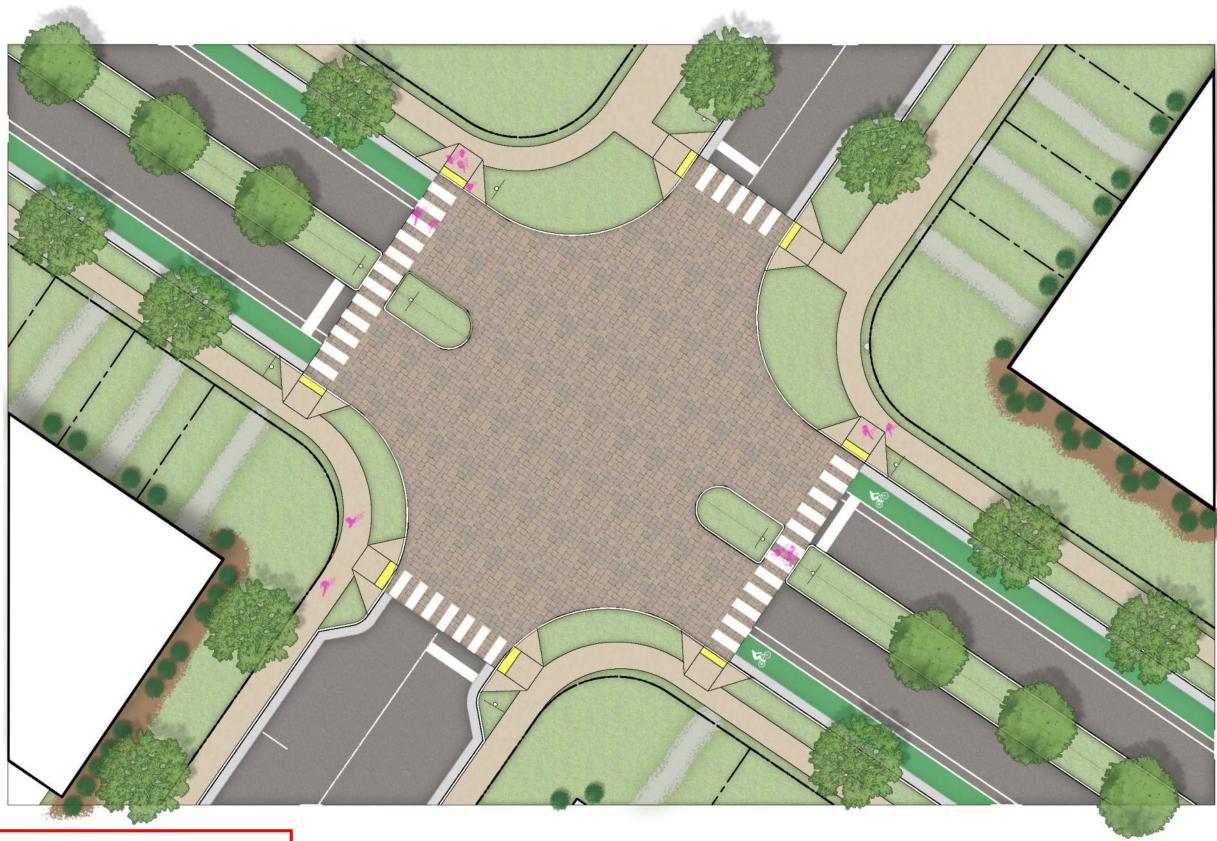
» See Open Space Plan

Easement for future pedestrian bridge over I-87: Prior to approval of construction drawings for the first phase of development, the applicant will offer a minimum of 100 square feet of site area as a non-exclusive, permanent easement area to be dedicated to the Town for construction, maintenance, and repair of footings for a future pedestrian bridge over 1-87, together with such temporary construction easements as are necessary for completion of such work. If accepted by the Development Services Director, such easement area shall be shown on the construction drawings and subdivision plat and granted to the Town pursuant to a recorded Deed of Easement.



INTRAVIRUCIURI

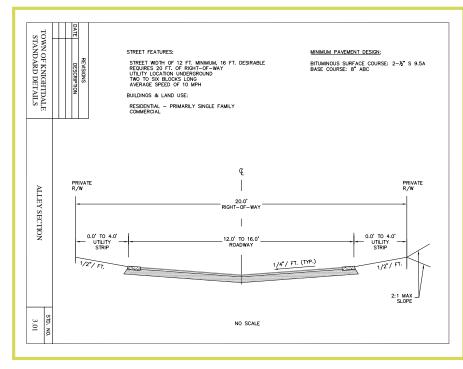
Urban Main St (Tart Farm Rd) & Widewaters Parkway Intersection Design

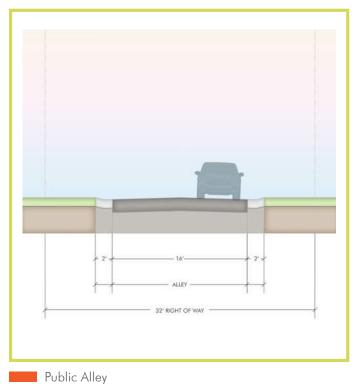


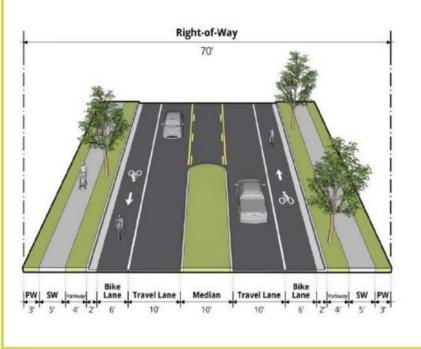
PEDESTRIAN CIRCULATION

Lyndon Oaks proposes a fourway stop with traffic calming measures, including high-visibility crosswalks, stamped concrete, Rectangular Rapid Flash Beacons (RRFBs), and pedestrian refuges in the Widewaters Parkway median at the intersection of the Urban Main Street and Widewaters Parkway.



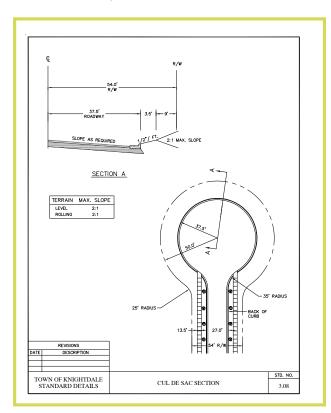






Main Street

Private Alley



Right-of-Way
75' - 80'

US SW Parkousy Bike Lane Travel Lane Median Travel Lane Lane Parkousy SW US
21 5' 5' 25' 7' 111' 10' 11' 7' 25' 5' 5' 2'

Right-of-Way
72'

Wide Sidewalk Parking (SLM) (SLM) Parking (SLM) (SLM)

Cul-de-sac

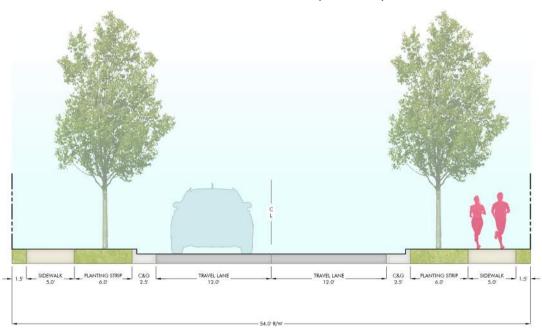
Avenue 3 Lane Divided

*Note: Staff is developing updated sections and details. Sections to be updated once updates received from Town of Knightdale



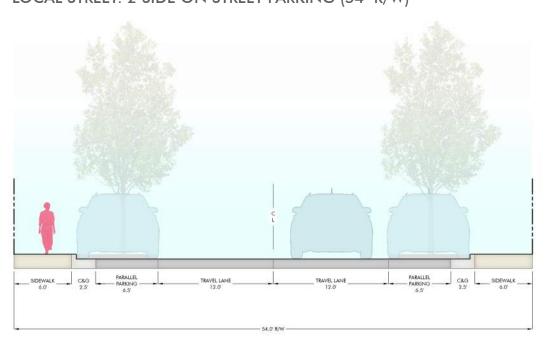
Local Street Sections

LOCAL STREET: NO ON STREET PARKING (54' R/W)

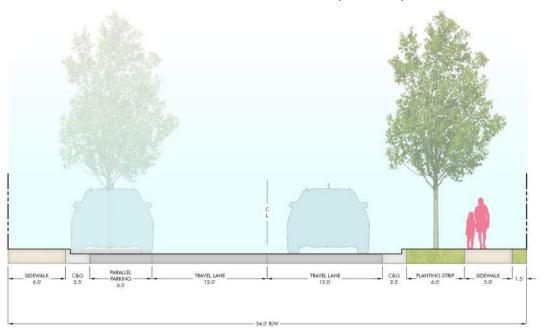


^{*}Note: "No Parking" signage shall be provided where on-street parking is not present to prevent parking in the travel lane.

LOCAL STREET: 2 SIDE ON STREET PARKING (54' R/W)

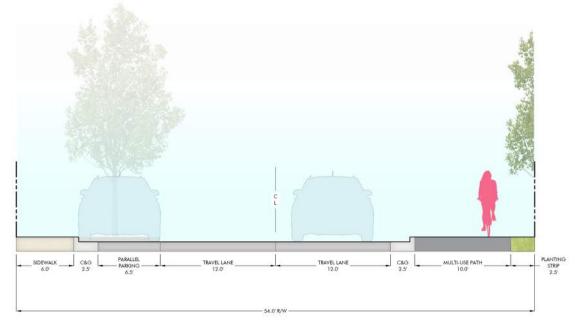


LOCAL STREET: 1 SIDE ON STREET PARKING (54' R/W)



*Note: "No Parking" signage shall be provided where on-street parking is not present to prevent parking in the travel lane.

LOCAL STREET: GREENWAY CONNECTOR (54' R/W)



*Note: "No Parking" signage shall be provided where on-street parking is not present to prevent parking in the travel lane.



Preliminary Stormwater Plan



Figure 17a: Stormwater Plan for Lyndon Oaks

STORMWATER

The property is located within the Neuse River Basin. The site consists of two existing ponds, and 4 perennial streams which create four unique drainage areas. Stormwater runoff within these areas will be controlled by multiple SCMs as seen in Figure 17a. The outfall is located at the southwest corner of the property. All stormwater shall be subject to the stormwater management requirements set forth in Chapter 9 of The Town of Knightdale Unified Development Ordinance. The stormwater treatment shall adhere to guidelines established in the NCDEQ Stormwater Design Manual.

The SCM in the center of the site and near the central roundabout will have a fountain installed to create a water amenity. See Figure 17b for an example of a pond fountain. One of the stormwater management devices located in and around the main amenity center shall include alternative SCM infrastructure such as cisterns, bioswales, or planted wetlands, with educational signage (Figure 17c).

The developer will work will Town staff during the construction drawing phase on SCM design if any "additional safety structures such as fences, vegetative buffers, landscaping elements, or any combination of the three" are needed, pursuant to UDO Sec. 7.3.J, and shall look for ways to incorporate elements into the design that mimic nature, reduce maintenance burdens, and/or provide natural aesthetic value.

» The plan shown is preliminary and subject to change per direction from Knightdale staff.

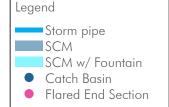






Figure 17b: SCM fountain example

Figure 17c: Alternative SCM infrastructure examples









Preliminary Utility Plan



Figure 18: Utility Plan for Lyndon Oaks



WATER & SEWER

Lyndon Oaks will design all water and sewer to meet the standards of the City of Raleigh. Water allocation points will be met for the Major Subdivision through the use of many site elements that listed in the tables below. Precedent images of these elements can be found in the Site Programming section of this PUD.

» The plan shown is preliminary and subject to change per direction from City of Raleigh staff.

WATER ALLOCATION POLICY

Required amount: 50 pts.

Major Subdivision (Base points)	15 pts.	
Conservation of Natural Habitat	7 pts.	
Construct a fountain within the SCM		
On Street Parking	4 pts.	
Residential Architectural Standards	15 pts.	
3,000' or more of 6-foot wide path	3 pts.	
Resort Style Pool	2 pts.	
Deck/Patio (2,000 SF minimum)	2 pts.	
Clubhouse (No Meeting Space, bathrooms and changing rooms only)	3 pts.	
Pickleball Courts	5 pts.	
Outdoor display of public art	4 pts	
IPEMA Certified Playground Equipment	4 pts.	
TOTAL PROVIDED	68 pts.	
TOTAL MIN. REQUIRED	50 pts.	
SINGLE-USE RETAIL		
Single Use Retail Base Points	41 pts.	
Construction of Gateway Landscaping		
Deck/Patio (2,000 SF minimum)		
Outdoor Display of Public Art		
TOTAL PROVIDED	52 pts.	
TOTAL MIN. REQUIRED	50 pts.	

Note: Any combination of features listed above can be used to meet the 50 point minimum requirement. Single-Use Retail Water Allocation Policy points are preliminary and subject to change when the developer of the commercial outparcel submits a site plan.



Transportation Impact Analysis Summary

A Traffic Impact Analysis (TIA) was conducted by Ramey Kemp Associates in accordance with the Knightdale Unified Development Ordinance (UDO) and the North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. A full copy of the TIA was submitted for review and approval with the PUD submittal. The listed recommended improvements are subject to further review and final approval by NCDOT, and shall be phased with the development.

Study Area

The study area for the TIA was determined through coordination with the Town and NCDOT and consists of the following existing intersections:

- » Old Faison Road & Bethlehem Road
- » Old Faison Road & Tart Farm Road
- » Old Faison Road & Pleasant Colony Drive
- » Old Faison Road & Quiet Way
- » Bethlehem Road & Crosscut Place
- » US 64 EB Ramps & Hodge Road
- » US 64 WB Ramps & Old Faison Road
- » Smithfield Road & Old Ferrell Road
- » Bethlehem Road & Poole Road

Recommended Improvements

Based on the analysis of the TIA (including improvements to be installed by the Lyndon Oaks development), the following improvements have been recommended to be constructed to mitigate traffic impacts by the proposed development.

Westbound I-87 Ramps & Hodge Road (Improvements by STIP W-5705AK)

- Construct a westbound right turn lane with 100 feet of storage and appropriate decel and taper.
- Construct a westbound left turn lane with 100 feet of storage and appropriate decel and taper.
- Modify signal timings and signal phasing.

Old Faison Road & Bethlehem Road (Improvements by Developer)

- Construct a signal. A mast arm signal design will be provided if a transportation impact fee credit term is included in the Development Agreement between the Developer and the Town of Knightdale.
- Developer will provide additional gateway features desired by the Town, including landscaping and/or gateway signage in the right-of-way, if these upgrades fit within the right-of-way required for the signal, do not require additional right-of-way or easements to be acquired, and are approved by NCDOT and Town staff. The total cost of these gateway features to the Developer shall not exceed \$40,000.
- Construct a northbound left turn lane with 250 feet of storage.
- Construct a westbound right turn lane with 250 feet of storage.
- Construct a westbound left turn lane with 175 feet of storage.
- Roundabout improvement may be provided in lieu of the signal and turn lanes recommended by the TIA if later requested by the Town, sufficient right-of-way is available, and this improvement is approved by NCDOT.

Old Faison Road & Tart Farm Road / Site Access A (Improvements by Developer)

- Construct an eastbound right turn lane with 75 feet of storage and appropriate decel and taper.
- Construct exclusive northbound left turn lane with full storage.
- Provide stop control for northbound approach.

Bethlehem Road & Crosscut Place / Site Access B (Improvements by Developer)

- Construct a single-lane roundabout.
- Construct eastbound approach with one ingress and one egress lane.
- Provide yield control for eastbound approach.

Westbound I-87 Ramps & Hodge Road (Improvements by Developer)

- Extend westbound left turn lane to contain 175 feet of storage and appropriate decel and taper.
- Extend southbound left turn lane to contain 275 feet of storage and appropriate decel and taper.
- Extend eastbound left-through lane to contain 275 feet of storage and appropriate decel and taper.

Bethlehem Road & Poole Road (Improvements by Developer)

• Construct left turn lanes with 100 feet of storage.





Site Programming



















Lyndon Oaks will provide a variety of amenities to promote a healthy lifestyle, opportunities to enjoy the outdoors, and foster a sense of community. The site is proposing a network of ± 20 acres of open space and recreational amenities. The proposed amenities may include but are not limited to the following:

1 Greenway Trail

» Public and private greenway trails will be located throughout Lyndon Oaks and will be 10' wide asphalt paths. In addition to the 10' multi-use paths along Widewaters Parkway, there are many pedestrian routes through the community.

2 Village Green

» The Village Green will be a large open green space that can be used for a variety of activities by the community.

3 Playground

» The IPEMA certified playground will be located in two open spaces to allow for greater access for families in Lyndon Oaks

4 Dog Park

» The playground will be located in one of the active open space areas and will provide a place for residents to let their dogs run.

5 SCM Fountains

The pond fountains will amenitize the stormwater ponds located in both the center of the site, and near the central roundabout active open space.

6 Neighborhood Serving Commercial

» The commercial outparcel will be low-intensity, and will meet the needs of nearby residents.

7 Pickleball Court

» Two Pickleball courts will allow for additional active recreational opportunities for the neighborhood



Site Programming



















1 Pocket Park

» Pocket parks will be located in several places throughout Lyndon Oaks and may include benches, open play lawn, landscaping, exercise equipment, and other recreational opportunities.

2 Bench Swing Park

» A bench Swing Park will be located in one of the open spaces for the community and will provide a fun seating alternative for people of all ages.

3 Hammock Park

» A Hammock Park will be located in Lyndon Oaks to add an additional type of open space that will allow residents of all ages to relax and unwind.

4 Pollinator Garden

» A pollinator garden will be provided around the SCM nearest to the central roundabout to create a habitat for pollinators in the community.

5 Overlook with Gazebo

» The central pond will have an overlook plaza and gazebo to allow for a community gathering focal point.

6 Benches

» Benches will be provided in open spaces around Lyndon Oaks to provide spaces for the community to relax & rest.

7 Public Display of Art

» An art installation and roadside landscaping may be provided near the central roundabout for enjoyment from both vehicular and pedestrian users of the site.

Workout Stations

» Workout stations will be provided in several areas throughout Lyndon Oaks.







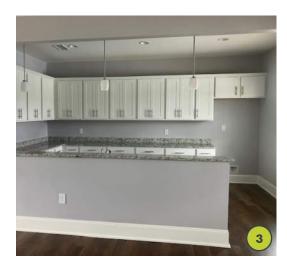
*Note: Signage is conceptual in nature and subject to change at time of construction documents.



Clubhouse Programming









Lyndon Oaks will have a Clubhouse for the residents that will include community amenities and a resort-style pool.



The Clubhouse will include an outdoor resort-style pool for the neighborhood residents.

3 Clubhouse Amenities

The Clubhouse may include a kitchen, outdoor area, and community room.











Open Space Plan



Lyndon Oaks provides both active and passive recreation areas throughout the development. All recreation spaces are located in places that are accessible to all residents of the community. The network of public Greenway Trails and private trails create additional connection opportunities between all of the provided open spaces.

Active open space areas may include but are not limited to the following uses: A Clubhouse, Resort-style Pool, (2) Playgrounds, (2) Pickleball courts, Greenway Trails with fitness equipment, and and additional pocket parks with exercise equipment.

Passive open space areas may include but are not limited to the following uses: Village Green, Pollinator Gardens, Public Display of Art, Path & Benches, a Bench Swing Park, a Hammock Park, Open Lawns, and entry landscaping and hardscaping.

Enhanced landscaping, hardscaping, and unique signage will be provided at both neighborhood entrances.

A minimum of three (3) pieces of exercise equipment shall be provided along the public and private trails for more active recreational opportunities for users.

Please see Site programming page for example imagery.

RECREATIONAL OPEN SPACE STANDARDS*

PROXIMITY ZONE: All outside 1/2 mile distance

 REQ. OPEN SPACE:
 \pm 751,920 sf (17.26 ac)

 » REQ. ACTIVE SPACE (50%):
 \pm 8.63 ac (50% of req.)

 » REQ. PASSIVE SPACE (50%):
 \pm 8.63 ac (50% of req.)

PROP. OPEN SPACE: ± 21.40 ac total

» PROP. ACTIVE SPACE: \pm 9.03 ac (0.4 ac over req.) » PROP. PASSIVE SPACE: \pm 12.37 ac (3.74 ac over req.)

^{**}According to Town of Knightdale UDO Sec. 11.2.A, Recreational Open Space can not include areas covered by buildings, structures, parking lots, dry ponds, required setbacks, or public R/W.









^{*} Open space is calculated according to Town of Knightdale UDO Sec. 11.2.c.



Preliminary Landscape Plan



Lyndon Oaks will design all landscape areas according to the Knightdale Unified Development Ordinance. The site is surrounded by a 20' Type B Buffer yard as required in Section 7.4.1.1. of the UDO. The preliminary plan only shows typical buffer plantings and street tree plantings as seen in Figure 20. The riparian buffer will consist of tree preservation to maintain the natural qualities of the site.

- » The plan shown is preliminary and subject to change per direction from Town of Knightdale staff.
- » More detailed landscape plans with planting details and species list will be provided at the time of site plan and are subject to review from Town of Knightdale Staff.
- » Location and amounts of trees are conceptual in nature and subject to change.











Landscape Buffers

The perimeter Lyndon Oaks contains a Type B Buffer Yard per Town of Knightdale Unified Development Ordinance Chapter 7. Figure 21 shows a typical 100' section of the Type B buffer for Lyndon Oaks.

TYPE B BUFFER YARD STANDARDS (UDO Sec. 7.4.I.3)

Minimum width: 20

Minimum landscape height/opacity:

» Ground to 6' Semi-opaque screen

» 6' - 30' Intermittent visual obstruction

Maximum landscape horizontal openings:

» 5' Semi-opaque screen

» 20' Intermittent visual obstruction

Required plantings:

» Canopy Trees
» Understory Trees
» Shrubs
3 per 100 linear feet
5 per 100 linear feet
20 per 100 linear feet

» Evergreen vs. deciduous

Canopy trees: A minimum of 40% / maximum 60% must be evergreen
Understory trees: A minimum of 40% / maximum 60% must be evergreen

• Shrubs: At least 80% must be evergreen

Canopy tree – minimum 3 Maximum 20' Understory tree -Shrubs minimum 20 Intermittent minimum 5 every 100' every 100' Visual Obstruction every 100' 6'-30' Intermittent Visual Obstruction Ground-6' Semi **Opaque Screen** Minimum 20'

Figure 21: Type B Buffer

The southern property line of Lyndon Oaks contains a Type D Buffer Yard per Town of Knightdale Unified Development Ordinance Chapter 7. Figure 22 shows a typical 100' section of the Type D buffer for Lyndon Oaks.

TYPE D BUFFER YARD STANDARDS (UDO Sec. 7.4.1.5)

Minimum width: 50'

Minimum landscape height/opacity:

» Ground to 30'
 » Ground to 6'
 Maximum landscape horizontal openings:

» None permitted

Required plantings:

» Canopy Trees
» Understory Trees
» Shrubs
5 per 100 linear feet
8 per 100 linear feet
35 per 100 linear feet

» Evergreen vs. deciduous

Canopy trees: A minimum of 40% / maximum 60% must be evergreen
 Understory trees: A minimum of 40% / maximum 60% must be evergreen

• Shrubs: At least 80% must be evergreen

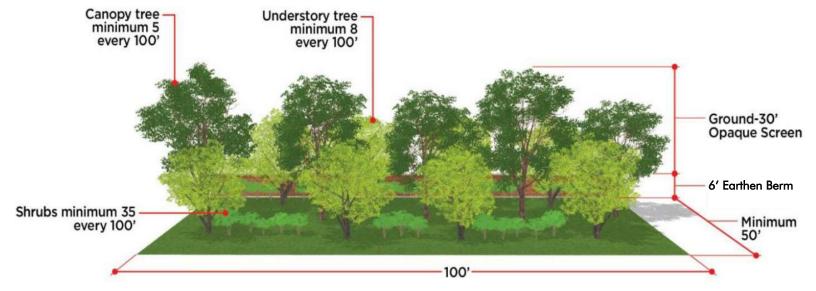
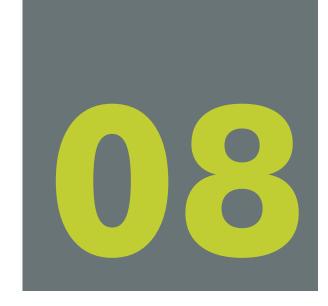


Figure 22: Type D Buffer









Architectural Elevations - Single Family Detached



















Note: Elevations shown are conceptual in nature and subject to change.
See page 45 for list of architectural standards.



































ARCHITECTURAL DESIGN STANDARI

Architectural Elevations - Single Family Attached (Townhomes)







Elevations shown are conceptual in nature and subject to change. Individual townhome units will be combined into duplexes, triplexes, and quadplexes. (See images in upper middle and upper right.) See page 45 for list of architectural standards.

Architectural Design Standards

STANDARDS FOR ALL HOMES

- 1. All homes will have a combination of two or more of the following materials on the front facade (not including foundation) unless the home is only stone or brick:
 - » stone
 - » brick
 - » lap siding
 - » Shakes
 - » board and batten
 - » window pediments
 - » recessed windows
 - » side and/or front window box bays
 - » roof gables
 - » roof dormers
 - » roofline cornices
 - » metal roofing as accent
 - » column
 - » shutters
 - » fiber cement siding
- 2. The exterior siding material on the side and rear facades will be fiber cement. When two materials are used, the materials shall be different but complimentary colors.
- 3. Vinyl is prohibited except for window trim, soffits, fascia, and/or corner boards.
- 4. Main roof pitches (excluding porches) will be at least 6:12
- 5. For every 30 feet (or fraction) of continuous side elevation (calculated on a per floor basis), there shall be one window or door added to the side elevations. Any siding break on the side of the home such as a fireplace, side porch, wall offsets could be used as an alternative to windows.
- 6. Anti-monotony provisions: in order to promote variation in home appearances,

- no home located adjacent, across the street, or diagonal shall have the same elevation and color combination.
- 7. All front doors shall have glass inserts, transoms, or glazing.
- 8. There shall be a minimum 12" overhang on every gable end.
- 9. Each front entrance shall contain a covered stoop or porch.
- 10. Foundation shall be raised to a minimum height of 18 inches above finished yard grade in the front and shall contain a minimum of 2 stair risers up to the front porch. Foundations will be wrapped in brick or stone on all sides. Areas under front porches may be enclosed with lattice or other decorative form of screening to match architectural style.

STANDARDS FOR SINGLE-FAMILY DETACHED FRONT-LOADED HOMES

- 1. Single-family 2 story homes will have a minimum heated area of 1,900 square feet.
- 2. Single-family 1 or 1.5 story homes will have a minimum heated area of 1,600 square feet.
- 3. All homes will have a front porch with a minimum depth of 6 feet, which may encroach up to 6 feet in the front setback. Front porch posts will be at least 6"x6".
- 4. Garages will not protrude more than 6 feet from the front porch stoop, unless an alternative is approved by staff.
- 5. All garage doors shall contain window inserts and decorative hardware.
- 6. Garages will not exceed 50% of the front façade width or will be split into two bays.
- 7. All homes shall have a minimum 100 square foot patio, deck, terrace, or courtyard.
- 8. A minimum of 33% of homes shall include stone or brick as a front facade material.



Architectural Design Standards (cont.)

STANDARDS FOR SINGLE-FAMILY DETACHED REAR-LOADED HOMES

- 1. Homes will have a minimum heated area of 1,500 square feet, except up to 50% of rear-loaded single-family detached homes may have a minimum heated area of 800 square feet.
- 2. All homes will have a front porch with a minimum depth of 5 feet, which may encroach up to 6 feet in the front setback. Front porch posts will be at least 6"x6".

STANDARDS FOR TOWNHOMES AND DUPLEXES

- 1. Townhomes shall be at least 2 stories with rear loaded garages and a with a minimum heated area of 1,100 square feet.
- 2. All townhouse units shall provide detailed design elements using at least one (1) of the features from each of the four categories below:
 - a. Entrance
 - i. Recessed entry with 6" minimum width door trim
 - ii. Covered porch with 6" minimum width pillars/posts/columns
 - b. Building Offset
 - i. Facade offset
 - ii. Roofline offset

- c. Roof
- i. Dormer
- ii. Gable
- iii. Cupola/Tower/Chimney
- iv. Decorative cornice of roof line (flat roof only)
- d. At least two (2) of the following facade elements:
 - v. Bay window
 - vi. Balcony
 - vii. Porch
 - viii. Shutters
 - ix. Window trim with 4" minimum width
- x. Patterned finish (scales, shakes, wainscoting, brick, or stone)
- 3. Townhomes shall have a front porch with a minimum depth of 4 feet.



Development Conditions - Commercial Outparcel













- 1. Use Standards: The proposed use standards will restrict certain uses otherwise permitted in the RMX zoning district. This will encourage more neighborhood oriented and small businesses to better serve residents.
 - » Businesses with operating hours of 24 hours per day are not permitted.
 - Vape, Tobacco, and CBD Stores, or businesses that sell these products are
 - The following principal uses shall be the only allowable uses, and shall be permitted by-right:

 Child/Adult Day Care Center (6 or more people)

 Personal Services

 - Professional Services

 - Medical Services
 Neighborhood Retail/Restaurant (2,000 sf or less)
 - Allowed RMX district accessory uses
 - Bar/Tavern/Microbrewery
 - Studio (Arts, dance, martial arts, music)
- 2. Developer shall stub potable water, sanitary sewer, and storm drainage to commercial outparcel prior to plat recordation.
- 3. Developer shall construct curb, gutter, and sidewalk improvements along commercial outparcel prior to plat recordation.
- 4. The commercial outparcel shall not be owned by the Homeowners Association.
- 5. Developer is responsible for maintaining the commercial outparcel in a manner consistent with Lyndon Oaks Homeowners Association properties, until the commercial property is developed and/or sold by developer.
- 6. A 10' landscape buffer shall be planted adjacent to residential lots prior to plat
- 7. Parking lots shall contain vegetative screening in accordance with Knightdale's UDO.
- 8. Buildings shall be permitted up to two (2) stories.
- 9. Buildings shall meet the design standards for mixed-use buildings in UDO Sec 6.8.
- 10. All infrastructure on the residential portion of the project shall be sized appropriately to accommodate a two story commercial building.
- 11. Development of the proposed retail outparcel shall be completed within the term of the Development Agreement between the Developer and the Town of Knightdale.
- 12. Food trucks shall be permitted if a Food Truck Permit has been issued by the Town of Knightdale.
- 13. Temporary uses, such as seasonal sales, or other temporary uses and special events like farmers' markets, produce stands, or special events, shall be permitted for up to forty-five (45) days with a zoning compliance permit approved by the Land Use Administrator.









Lyndon Oaks - Site Development Allowances

The proposed zoning for Lyndon Oaks is RMX-PUD. Lyndon Oaks meets all standards set forth in the Town of Knightdale's Unified Development Ordinance with the exception of a few conditions. Due to primarily environmental and other site constraints, and in order to provide more landscape conservation and beneficial common open space for an overall better-integrated design, the applicant is requesting the following site development allowances:

Bulk and Dimensional Standards (UDO Sec. 3.4)

- Lot width (street loaded)
 - » In the RMX base district, the minimum required lot width for a street loaded single-family lot is 80', and the minimum lot width for an alley-loaded single-family lot is 30'.
 - » In order to create a variety of housing types and price-points, and a more walkable community, we are proposing single family detached front-loaded homes with lot widths of less than 80′, and single family attached alley-loaded homes with lot widths of less than 30′.
- Driveway length
 - » In the RMX base district, the minimum required driveway length is 35' for a residential lot.
 - » For front-loaded residential types, we are proposing a 25' minimum driveway length, and a 20' minimum driveway length for rear-loaded. This is mitigated by ample on-street guest parking, and the proposed driveway lengths allow for homeowners or guests to park a car in the driveways without blocking pedestrian facilities.
- Setbacks
 - » For the House building type, the minimum required rear setback is 25' and the side setbacks can be a minimum of 20% of the lot width (to a minimum of 5' for lots over 60' wide and 3' for lots less than 60' wide).
 - » For front-loaded single family lots, we are proposing a 20' rear minimum setback and 5' minimum side setback, and for a rear-loaded single family lots, we are proposing a 10' rear minimum setback and a 3' side minimum setback, in order to adequately develop all lots within site constraints.

Standard Street Sections (UDO Sec. 10.4.A.1.b & Town Standard Details)

- Local Street Section Two Way
 - » The standard detail calls for a 54.0' right-of-way, and allows for informal parking.
 - » Lyndon Oaks is proposing on-street parking along sections of road where there are no residential driveways. On street parking will allow for guest parking near units. We are not providing onstreet parking on street with front-loaded units to avoid any potential sight triangle conflicts as residents exit their driveways. Trees will be provided on residential lots adjacent to on-street parking and sidepaths at the same planting rate required for street trees.

Proposed Distribution (UDO Sec. 11.1.B)

• Lyndon Oaks is providing residential uses and nonresidential space, and thus has a required distribution of uses listed in Knightdale's UDO Sec. 11.1.B. Lyndon Oaks will meet the required distribution ranges for single-family homes, but will <u>not</u> be providing a multifamily component, and the commercial component, which is not at a planned Neighborhood Node and will likely be small-scale neighborhood-serving commercial or office use(s), is smaller than the minimum 5%. The proposed distribution range for townhomes is also smaller than the minimum of 10%. The proposed use distribution is as follows:

>>	Dwelling - Single Family	25.4%
>>	Dwelling - Townhouse	9.5%
>>	Retail/Restaurant/Entertainment/Office/Service	1.4%

Residential Clearing & Grading (UDO Sec. 9.3.B)

- Lyndon Oaks will require a site development allowance pertaining to Residential Clearing and Grading as specified in Section 9.3.B of the UDO in order to provide more efficient utility infrastructure and effective stormwater design.
 - » Currently, mass grading is prohibited on lots 60' in width or greater.
 - » Lyndon Oaks requests to mass grade 60' and 70' single-family lots (an additional 96 lots, 19.2% of the lots being developed). Any lot 80' in width or greater shall not be mass graded.

Street Section for Neighborhood Streets (UDO Sec. 11.3.B.3.)

• The project places residential development in pods to avoid additional impacts to the site's many streams and wetlands, and the pod at the center of the site is greater than 20 acres and can only be accessed by the street to the west of the Widewaters Parkway roundabout without creating additional undue environmental impacts. Because the street provides access from Widewaters Parkway to a residential area of over 20 acres, UDO 11.3.B.3 would require a Main Street section; however, Lyndon Oaks proposes a modified Local Street Section - Two Way, which is 16' feet narrower than the Main Street section, and will allow for more green space on the site. The proposed modified Local Street Section - Two Way would not require a median, which would cause the residential sections to the north and south of the road to be disconnected and makes pedestrian crossings more difficult. The project does not wish to build a larger street section than what is needed to access this pod of residential development, and that will not be needed to connect to what is planned to be Mixed Density Residential development on the approximately 20 vacant acres to the east on Clifton Road, which is a dead-end road and is not planned to connect over I-87 on the Roadway Network Plan. Thus, this future street connection will likely only serve to connect two residential neighborhoods and will not collect regional trips, so a more neighborhood-friendly, slower street section is more appropriate.



Lyndon Oaks - Site Development Allowances Continued

Rear-Loaded Homes that Front a Public Green with Pedestrian Facilities (UDO Sec. 11.2.C.11)

• In order to provide flexibility for the proposed neighborhood design that includes small groups of rear-loaded townhomes that front passive open space areas with pedestrian facilities to encourage community gathering and use of alternative forms of transportation, Lyndon Oaks requests a site development allowance for open space areas that have a minimum of 34' of frontage on either a public street or alley, rather than 50' of frontage.

Public Alleys for Utilities (UDO Sec. 10.4.A.1.b)

• Lyndon Oaks requests 32' public rights-of-way widths for alleys, as shown in the Master Plan, in order to provide utilities to rear-loaded homes that either front public open space rather than a public right-of-way, or do not directly front a public right-of-way, and alley access provides a more-direct route to connect homes to public utilities (particularly around the Widewaters Parkway roundabout). A wider public alley right-of-way may be approved administratively if 32' is deemed impractical by the Land Use Administrator on the basis of infrastructure or other identified constraints.

Modified Avenue (currently called Tart Farm Rd) and Widewaters Parkway Intersection Design (UDO 11.3.B.4)

• Lyndon Oaks proposes a four-way stop with traffic calming measures, including high-visibility crosswalks, stamped concrete, Rectangular Rapid Flash Beacons (RRFBs), and pedestrian refuges in the Widewaters Parkway median at the intersection of the Urban Main Street, and Widewaters Parkway. These measures will slow down traffic and ensure pedestrian safety at this intersection, which is very close to the intersection of Widewaters Parkway and the Roadway Network Plan's planned Main Street connection to a future Neighborhood Node at the intersection of Bethlehem and Old Faison Roads, where the development will be providing a roundabout to calm traffic as well.

Active Private Greenways (UDO Sec. 11.2.C.7)

• The Open Space Menu in Figure 11.1 lists "Private Greenways" as a passive open space use and "Public Greenways" as an active open space use. Lyndon Oaks proposes a network of privately-maintained greenways that will be indistinguishable from publicly-maintained greenways. They will have the same design and easement area, and Lyndon Oaks has committed to further activating the private trails by providing benches, dog waste stations, and fitness equipment along the trails. Thus, the proposed private trails provide the same active recreational opportunities for residents (and likely nonresidents) as the public trails, and Lyndon Oaks proposes to count its private trails as an active open space feature.







Meeting Information



Figure 23: Hampton Inn & Suites Knightdale Vicinity Map (Not to scale)

A neighborhood meeting was held on November 14th, 2023 at 6:00 pm at the Hampton Inn & Suites Knightdale. See Figure 23 for a map of the meeting location. There were approximately 40 neighbors in attendance, along with a member of the development team, four members of the design team, and one Senior Planner from the Town of Knightdale.

Date of meeting: Tuesday Nov. 14, 2023

Time of meeting: 6:00 pm EST

Meeting address: Hampton Inn & Suites Knightdale

405 Hinton Oaks Blvd. Knightdale, NC 27545

Developer:

» DR Horton: Reese Bridges, PE, Entitlements Manager

Cameron Jones

Design consultants:

» Urban Design Partners:» Ramey Kemp Associates:Brian Richards, PLACaroline Cheeves, PE

» Parker Poe: Ashley Honeycutt Terrazas, Land Use Attorney

Town of Knightdale: Gideon Smith, AICP, Senior Planner

Neighborhood Meeting Questions

At the neighborhood meeting for Lyndon Oaks, the neighbors had questions about stormwater, density, renter vs. owner housing, traffic, number of new children in schools, forced annexation, construction timeline, target price for homes, quality of residents moving, wildlife habitat, and property values. Their questions are as follows:

» Question/Concern #1: Stormwater, Runoff, and Grading

 Applicant clarified that grading is not complete but the goal is for the site to be balanced (no import, no export dirt) but ultimately the site will tie into the grade along the perimeter of the site. Stormwater runoff is state-regulated and cannot be increased on adjacent properties. SCMs are monitored yearly.

» Question/Concern #2: How Is Density Calculated?

• Applicant clarified that density is calculated based on total gross acreage, it does not exclude amenity areas, thus residential density on the site is less than 3 units/acre.

» Question/Concern #3: Renter vs. Owner-Occupied Housing

• Applicant clarified that North Carolina law prohibits regulating occupancy in a zoning ordinance.

» Question/Concern #4: Traffic on Bethlehem Road & Roundabouts Being Dangerous for Large Emergency Vehicles

 Applicant clarified that roundabouts are designed such that emergency vehicles can drive over the center island. Roundabouts are safer because they eliminated left turns which are the most dangerous at an intersection. Knightdale UDO has been prioritizing roundabouts to improve community safety.

» Question/Concern #5: Traffic in General, TIA Process, Intersections Studied

• Applicant's transportation engineer clarified the Traffic Impact Analysis process and highlighted that focus is on weekday peak hours, 7AM-9AM and 4PM-6PM. She clarified that all of the traffic counts and turning movements are taken into account. She listed the intersections that would be studied. She clarified that the goal of TIA is to determine worst-case scenario (maximum trip generation at buildout). Town requires study of roadway network considering compounded growth until 2042. TIA would be submitted with the application.

» Question/Concern #6: Number of New Children in Schools & Strain on Emergency Services

• Applicant clarified information will be submitted to Wake County Public Schools and emergency services.

» Question/Concern #7: Taking Neighbors Land, Forced Annexation

 Applicant clarifies that it is giving land to Knightdale to make roadway improvements. Applicant clarified that roadway improvements will be within the already existing public right of way, but if property needed to be acquired to make an improvement, the Town and NCDOT cannot use eminent domain to take property for a private development. NC law now requires voluntary annexation.

» Question/Concern #8: Timeline of Construction of Development

 Applicant clarified estimated timing: Zoning process through Spring and Summer of 2024; Design drawings (water, sewer, grading, traffic) 12 months later (end of 2024); At least a year to a year and a half to develop the first phase (end of 2025, beginning 2026); begin wrapping up houses at end of 2026; Early 2027 moving first customers into first phase



Neighborhood Meeting Questions (Continued)

» Question/Concern #9: Target Price for the Homes

• Applicant clarified that sizes ranged from 1,500 square feet for townhouses and smaller houses to 3,000+ square feet for single family homes; in today's terms, pricing would range from \$200,000 to \$600,000+, but could not commit to pricing for future market rates.

» Question/Concern #10: Quality of Residents Moving

• Town is strict about architectural standards, and the plan is to provide a high quality product.

» Question/Concern #11: Wildlife and Native Habitat

• Applicant clarified that natural vegetation will be retained around pond, lake, and streams and there will be a walking trail as a natural amenity onsite and they are doing their homework to develop consistently with the history of the land. Approximately 17 acres of preserved area.

» Question/Concern #12: Decrease in Property Values

• Applicant clarified they have never seen property values decrease due to development with exception of some industrial projects.



GHBORHOOD MEETING

Attendance Sheet

Neighborhood Meeting for Lyndon Oaks Planned Unit Development

Hampton Inn & Suites, 405 Hinton Oaks Blvd, Knightdale, NC 27545

Date: November 14, 2023

Name	Address	Name	Address
Karen Palke	121 Meadows Cr Knightdale	Kenny Holley	307 Rochelle Dr. Knightdale
Leamon Dixon	107 Shady Circle Knightdale	Donald Kay	932 Bethlehem Rd Knightdale
Eddie Matthews	106 Shady Circle Knightdale	Barbara & Dick Sossomon	1124 Poplar Circle Knightdale
Joyce Liles (Gayle)	4040 Clifton Rd	Brad Pope	1008 Bethlehem Rd. Knightdale
Tim Ferrell	3033 Churchill Road	Carrie Gray	1940 Bethlehem Rd. Raleigh
Kristin Trent	5309 Crosscut Pl	Michael & Karen Palko	121 Meadows Circle Knightdale
Don Curtis Jr.	5309 Crosscut Pl	Laurie Pope	116 Bethlehem Rd Knightdale
Carole & Kenny Faison	802 Bethlehem Rd Knightdale	Sam Maise	203 Robertson St. Knightdale
Chris Posh	4308 Old Faison Rd Knightdale	Patricia Loftin	1044 Stone Eagle Lane Raleigh 27610
Trey Tart	106 Tart Farm Rd Knightdale	Sara Hauser	4228 K Held Rd Knightdale
EC Tart	4325 Old Faison Rd		
Sonya Debnam	4521 Old Faison Rd		
Wesley Knapp	919-740-9955 Churchill HOA		
Nanay & Gene Zack	133 Meadows Circle Knightdale		
Caster Kennemer			
Gwen Gray	4275 Old Faison Rd Knightdale		
Don & Doris Curtis	5309 Cross Cut Place Knightdale		
Annette Miltz	128 Meadows Circle Knightdale		
Trudy Guffey	5101 Woodfield Ln Knightdale		
Rhonda Neely	129 Meadows Circle Knightdale		
Brian & Kim King	125 Meadows Circle Knightdale		
Tim & Denise Jones	132 Meadows Circle Knightdale		
Jack & Angela Worden	4407 Omaha Dr. Knightdale		
Gerald & Ann Akland	112 Old Ferrell Rd		





