

McADAMS

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CONTACT

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CLIENT

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



PROJECT DIRECTORY

HOPKINS FARM

8501 POOLE ROAD
KNIGHTDALE, NORTH CAROLINA 27545

MASTER PLAN

ZMA-7-24

PROJECT NUMBER: LEN-24015

DATE: APRIL 28, 2025

ZONING CONDITIONS

SITE DEVELOPMENT ALLOWANCES

- 1. HOPKINS FARM WILL INCLUDE UP TO 35% OF ITS SINGLE FAMILY DETACHED UNITS AS FRONT-LOADED LOTS LESS THAN 80' IN WIDTH...
2. REAR-LOADED SINGLE-FAMILY DWELLINGS WILL BE SERVED BY DRIVEWAYS THAT ARE A MINIMUM LENGTH OF 20' RATHER THAN THE UDO REQUIREMENT OF 35'...
3. HOPKINS FARM SHALL BE PERMITTED TO HAVE SINGLE FAMILY DWELLINGS WHICH FRONT ON AN OPEN SPACE ALONG POOLE ROAD...
4. WITHIN HOPKINS FARM, SINGLE FAMILY DWELLING FOUNDATION PLANTINGS (EVERGREEN SHRUBS) WILL BE INSTALLED ALONG THE ENTIRE FRONT ELEVATION...
5. HOPKINS FARM SHALL BE PERMITTED TO MASS GRADE ALL LOTS, WITH THE EXCEPTION THAT NO RESIDENTIAL LOTS SHALL BE MASS GRADED WITHIN 100' OF ANY RIPARIAN STREAM BUFFER...
6. HOPKINS FARM SHALL BE PERMITTED TO DEVIATE FROM THE DISTRIBUTION OF USES RANGE OUTLINED IN SECTION 11.13 OF THE UDO...
7. IN ORDER TO MINIMIZE STREAM AND WETLAND IMPACT, A MODIFIED STREET SECTION FOR STREET "B" WILL BE PERMITTED TO NARROW THE CROSS SECTION...
8. IN ORDER TO PROVIDE AN ENHANCED ALTERNATIVE TO A TRADITIONAL CUL-DE-SAC, THE CUSTOM TURNAROUND PROVIDED AT THE NORTHERN TERMINUS OF STREET F SHALL NOT BE BOUND BY THE TOWN'S CENTERLINE RADII CONTAINED IN SECTION 10.5.A OF THE UDO.

VOLUNTARY ZONING CONDITIONS

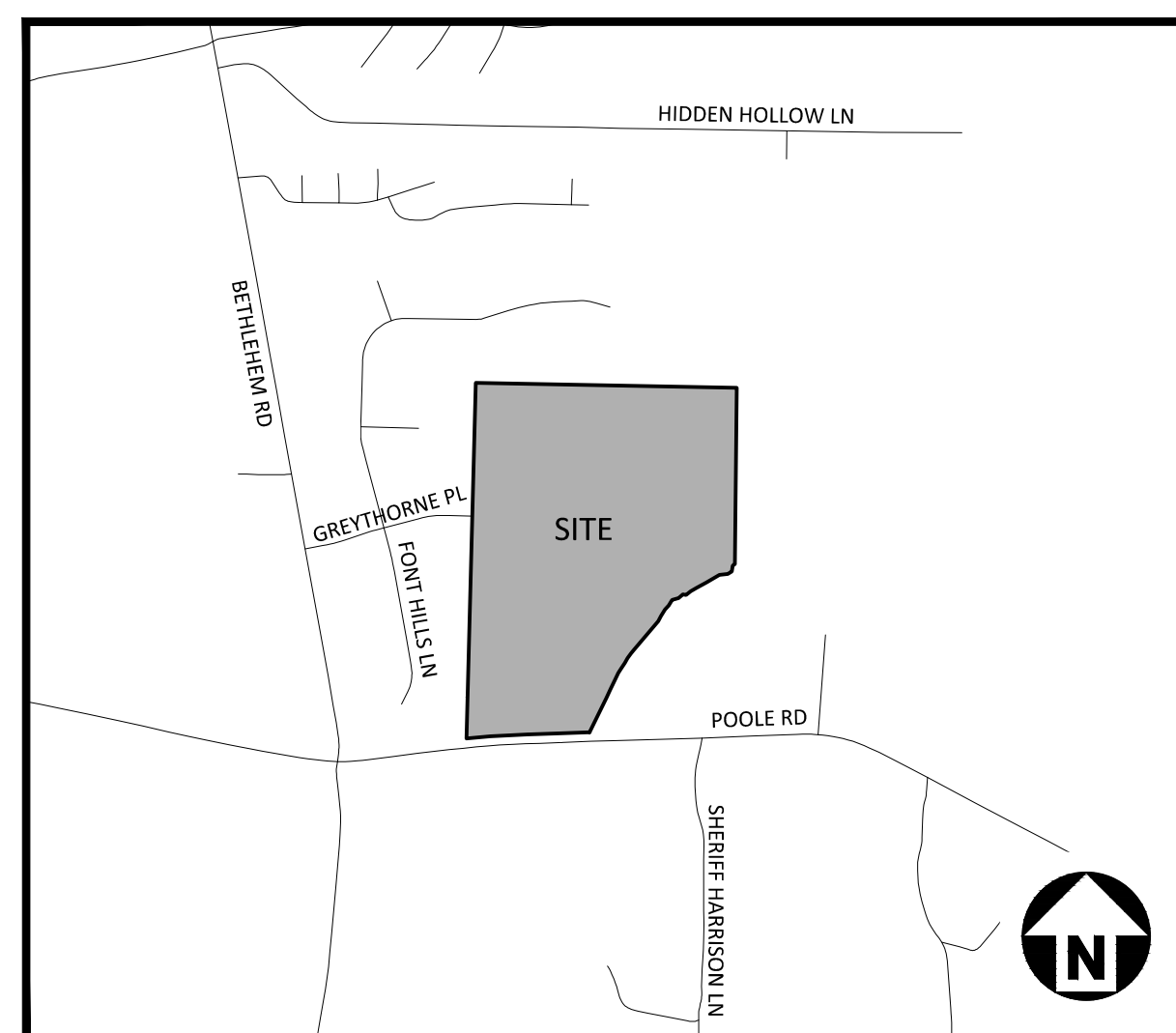
- 1. CONSTRUCTION TRAFFIC WILL NOT UTILIZE THE EXISTING 'GREYTHORNE PLACE' ROADWAY AS A MEANS OF ACCESS TO HOPKINS FARM.
2. THE SITE WILL USE AT LEAST ONE BIORETENTION CELL AS A METHOD OF GREEN STORMWATER INFRASTRUCTURE...
3. ENHANCED ROADSIDE LANDSCAPING AND HARDSCAPING SHALL BE INSTALLED ALONG POOLE ROAD...
4. A MINIMUM OF TYPE B BUFFER WILL BE APPLIED ALONG THE PROJECT'S PERIMETER...
5. HOPKINS FARM WILL PROVIDE A MINIMUM OF 100 GUEST PARKING SPACES...
6. SITE AMENITIES WILL INCLUDE A POLLINATOR GARDEN WITH EDUCATIONAL SIGNAGE...
7. HOPKINS FARM WILL INCLUDE ARCHITECTURAL STANDARDS FOR SINGLE-FAMILY DETACHED HOMES AND TOWNHOMES...
8. ALONG ALLEY #6, THE ELEVATION OF THE ALLEY ON AVERAGE WILL BE 3 FEET BELOW THE ELEVATION OF THE ADJACENT TYPE "B" BUFFER.
9. ALL HOMES WILL BE PRE-WIRED FOR EV CHARGING.
10. TO RECEIVE WATER ALLOCATION POINTS FOR A TOWN WAYFINDING SIGN...
11. RESTRICTIVE COVENANTS WILL NOT PROHIBIT THE CONSTRUCTION OF ADUs WITHIN HOPKINS FARM...

SHEET INDEX

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

RALEIGH WATER CONDITIONS OF APPROVAL

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



VICINITY MAP
N.T.S.

USE DISTRIBUTION SUMMARY

Table with 4 columns: USE TYPE, MINIMUM DISTRIBUTION, MAXIMUM DISTRIBUTION, APPROX. DISTRIBUTION AS SHOWN ON PLAN. Rows include DWELLING - DUPLEX/TOWNHOUSE, DWELLING - MULTIFAMILY, DWELLING - SINGLE FAMILY.

WATER ALLOCATION POINTS

Table with 2 columns: REQUIRED POINTS, 50 POINTS. Lists various amenities like MAJOR SUBDIVISION BASE POINTS, CONSTRUCT A FOUNTAIN OR OTHER STORMWATER AMENITY, ANY OTHER POOL, etc.

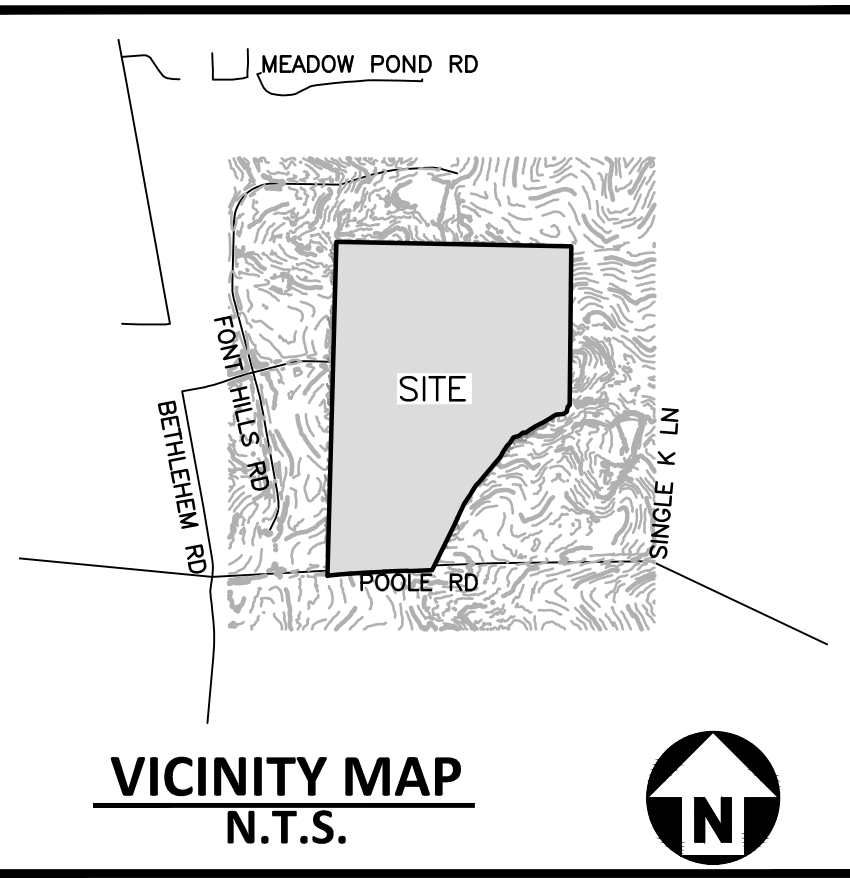
SITE DATA table containing information such as PIN, SITE AREA, GROSS AREA, EXISTING ZONING, PROPOSED ZONING, WATERSHED CLASSIFICATION, RIVER BASIN, FEMA DATA, EXISTING USE, PROPOSED USE, DENSITY, SETBACKS (SFD FRONT LOAD), SETBACKS (SFD REAR LOAD), SETBACKS (TOWNHOMES REAR LOAD - FRONTING STREETS), SETBACKS (TOWNHOMES REAR LOAD - FRONTING OPEN SPACE), TOTAL OPEN SPACE, ACTIVE OPEN SPACE, PASSIVE OPEN SPACE, ADDITIONAL COMMON OPEN SPACE, TREE SAVE, CONNECTIVITY, PARKING DATA, and ADDITIONAL PROPOSED.



REVISIONS

Table with 3 columns: NO., DATE, and description of revisions.

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



**GENERAL NOTES**

1. THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND.
2. BEARINGS FOR THIS SURVEY ARE BASED ON GRID NORTH NAD83 (2011).
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: AS SHOWN.
5. AREA BY COORDINATE GEOMETRY.
6. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #3720175200K DATED JULY 19, 2022.
7. REFERENCES AS SHOWN ON SURVEY.
8. UTILITY STATEMENT  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
9. NO EVIDENCE OF EARTH MOVING ACTIVITIES OCCURRING ON SITE.
10. NO EVIDENCE OF STREET CHANGES.
11. TREE SURVEY RECEIVED BY S&C.

**LEGEND**

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

MELODIE H. BERRY,  
JENNIFER H. SMITH  
PIN: 1752496412  
DB. 2299, PG. 165  
TOTAL AREA  
2,277,219 SF.  
52.28 AC.  
AREA WITHIN RIGHT  
OF WAY  
38,828 SF.  
0.89 AC.

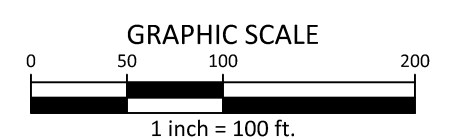
PROPERTY LINE FOLLOWS  
THE CENTERLINE OF THE  
CREEK PER  
DB. 2299, PG. 165  
CALLS ALONG CREEK FOR  
REFERENCE ONLY

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

JAY B. TAYLOR, PLS 5472 DATE

**ADJACENT PROPERTY INFORMATION**

NO.	OWNER	REID	PIN	BOOK	PAGE	ZONING	LAND CLASS
1	CARRERA, LUIS CALEB CARRERA, TRACEY NICOLE	358200	1753401409	19840	2962	RR1	RESIDENTIAL
2	INGRAM, ANTOINE LAMONT SR INGRAM, CINDI SCOTT	359199	1753400249	18579	367	RR1	RESIDENTIAL
3	MCKOY, BRIAN H MCKOY, HIWOT K	359194	1753401049	15884	1356	RR1	RESIDENTIAL
4	COOLEY, REGINALD L SR COOLEY, DANIELLE L	359193	1752491728	15471	1154	RR1	RESIDENTIAL
5	HARRIS, JAMES A JR HARRIS, SHEILAH	359190	1752399663	15730	359	RR1	RESIDENTIAL
6	PERRIGO, TYLER G PERRIGO, TAYLOR R	359189	1752490504	17183	705	RR1	RESIDENTIAL
7	CHESNEY, WILBUR JOVONNIE CHESNEY, LYNNE DARSSELLE	359188	1752490413	17366	1923	RR1	RESIDENTIAL
8	LEWICKI, MATTHEW E	359187	1752490323	15537	994	RR1	RESIDENTIAL
9	BURWELL, WILLIAM GEORGE BURWELL, CARLETHE GILLESPIE	359186	1752490231	16388	1999	RR1	RESIDENTIAL
10	DAVIS, WILLIAM DAVIS, KIMBERLY	359185	1752490140	19858	423	RR1	RESIDENTIAL
11	MORTON, SHERYL PALMER TRUSTEE MORTON, RUDOLPH JR TRUSTEE	359184	1752480937	19382	138	RR1	RESIDENTIAL
12	FONTENOT, ROBERT JR FONTENOT, JO LYNN	359183	1752480803	16132	72	RR1	RESIDENTIAL
13	MARTIN, ELIZABETH ANN	184092	1752481503	5857	374	R-30	RESIDENTIAL
14	BWH III LLC	39834	1752488487	19022	480	R-30	AGRICULTURE
15	TPG AG EHC III (MTH) MULTI STATE 4 LLC	39766	1752597507	19624	1748	GR3 PUD	ACRES GREATER THAN 10 WITH HOUSE
16	ADAMS, CARLETTE N	13263	1753519014	13968	2331	RT	AGRICULTURE



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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



**REVISIONS**

NO. DATE

**PLAN INFORMATION**

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

**SHEET**

EXISTING  
CONDITIONS  
**C1.00**

X:\Projects\LEN\LEN24015\04-Production\Engineering\Production Drawings\Current Drawings\Water Plan\LEN24015-VCL-MK.dwg, 6/26/2025 10:08:54 AM, Cody James



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



**REVISIONS**

NO.	DATE	DESCRIPTION
1	06.26.2025	PER TOWN COMMENTS
2	07.30.2025	PER TOWN COMMENTS
3	08.26.2025	PER TOWN COMMENTS
4		
5		
6		

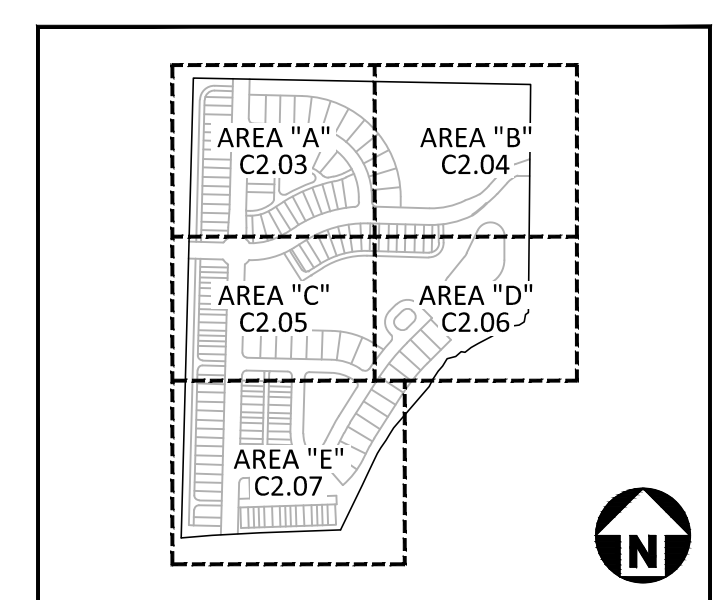
**PLAN INFORMATION**

PROJECT NO. LEN-24015  
FILENAME LEN24015-OAS1  
CHECKED BY WMK  
DRAWN BY RLU  
SCALE 1" = 100'  
DATE 04.28.2025

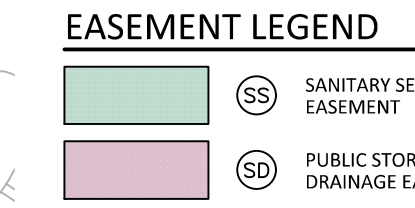
**SHEET**

OVERALL SITE PLAN

**C2.00**

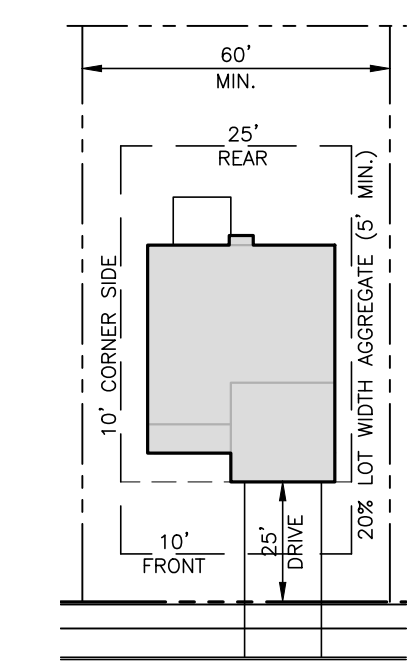
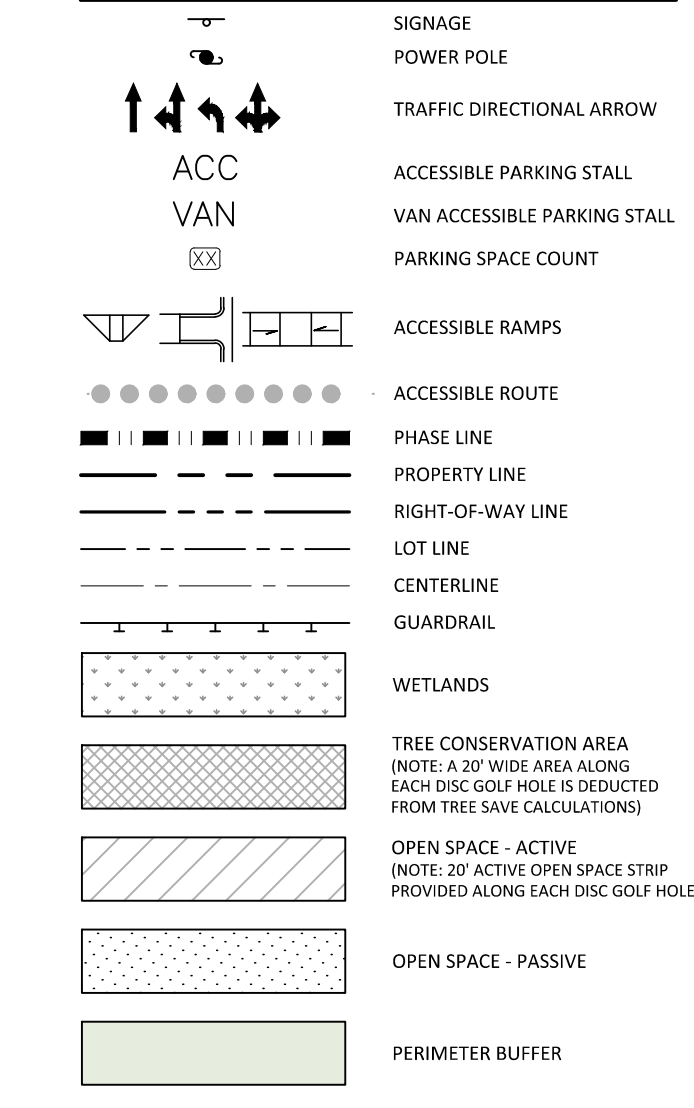


KEY MAP

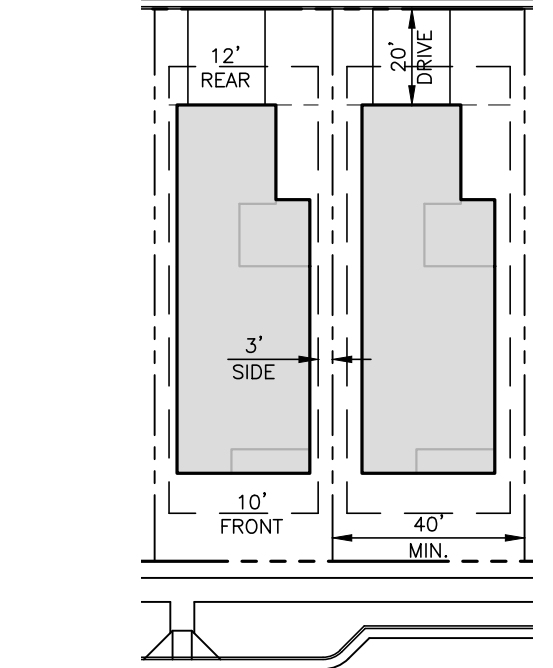


EASEMENT LEGEND

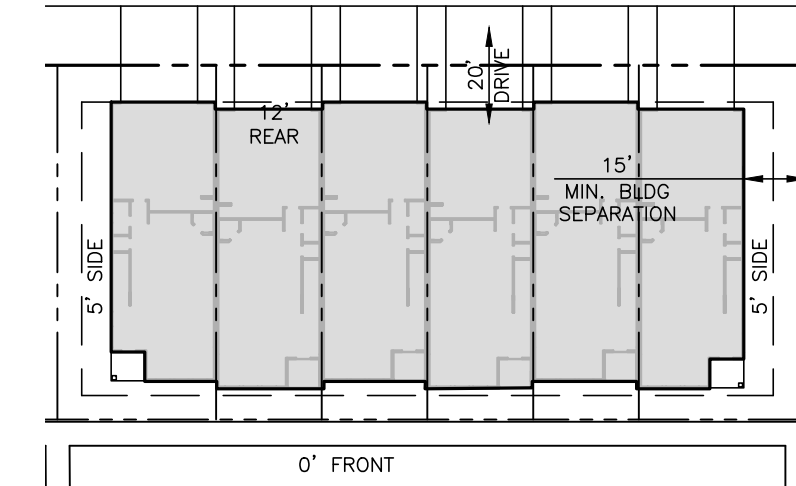
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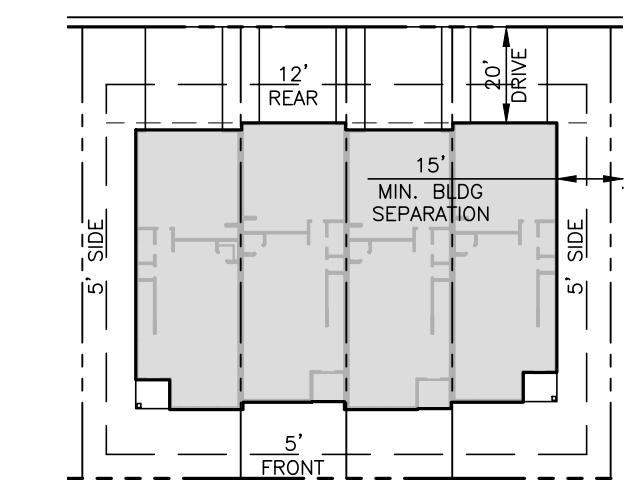
FRONT-LOADED SINGLE FAMILY DWELLING DETAIL  
SCALE: 1"=40'



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



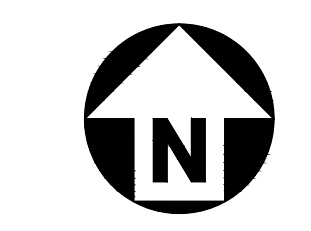
OPEN SPACE FACING REAR-LOADED TOWNHOME DETAIL  
SCALE: 1"=40'



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

**ADJACENT PROPERTY INFORMATION**

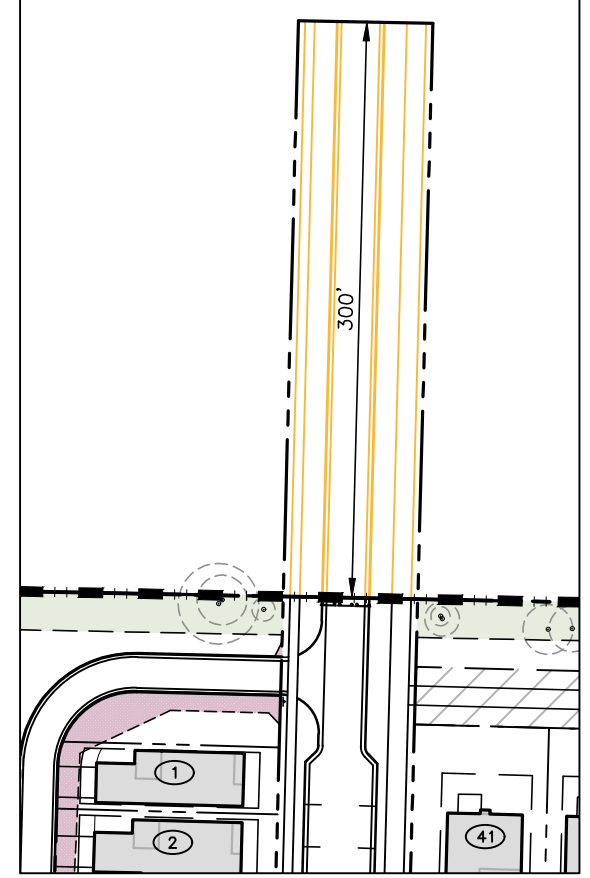
IDWNER	REID	PN	BOOK	PAGE	ZONING	LAND CLASS
1 CARRERA, LUIS CALEB CARRERA, TRACEY NICOLE	3592000	1753401409	19840	2562	RR1	RESIDENTIAL
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4 COOLEY, REGINALD L SR COOLEY, DANIELLE L	3591993	1752491728	15471	1154	RR1	RESIDENTIAL
5 HARRIS, JAMES A JR HARRIS, SHEILA H	3591990	1752399663	15730	359	RR1	RESIDENTIAL
6 PERRIGO, TYLER G PERRIGO, TAYLOR R	3591899	1752490504	17183	705	RR1	RESIDENTIAL
7 CHESNEY, WILBUR JOVONNIE CHESNEY, LYNNE DARSSELLE	3591888	1752490413	17366	1923	RR1	RESIDENTIAL
8 LEWICKI, MATTHEW E	3591877	1752490323	15537	894	RR1	RESIDENTIAL
9 BURWELL, WILLIAM GEORGE BURWELL, CARLETHEA GILLESPIE	3591866	1752490231	16368	1999	RR1	RESIDENTIAL
10 DAVIS, WILLIAM DAVIS, KIMBERLY	3591855	1752490140	19858	423	RR1	RESIDENTIAL
11 MORTON, SHERYL PALMER TRUSTEE MORTON, RUDOLPH JR TRUSTEE	3591844	1752490937	19382	138	RR1	RESIDENTIAL
12 FONTENOT, ROBERT JR FONTENOT, JO LYNN	3591813	1752490803	16132	72	RR1	RESIDENTIAL
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16 ADAMS, CARLETTE N	13283	1753519014	13988	2331	RT	AGRICULTURE



GRAPHIC SCALE  
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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



INSET "A"  
SCALE: 1" = 100'

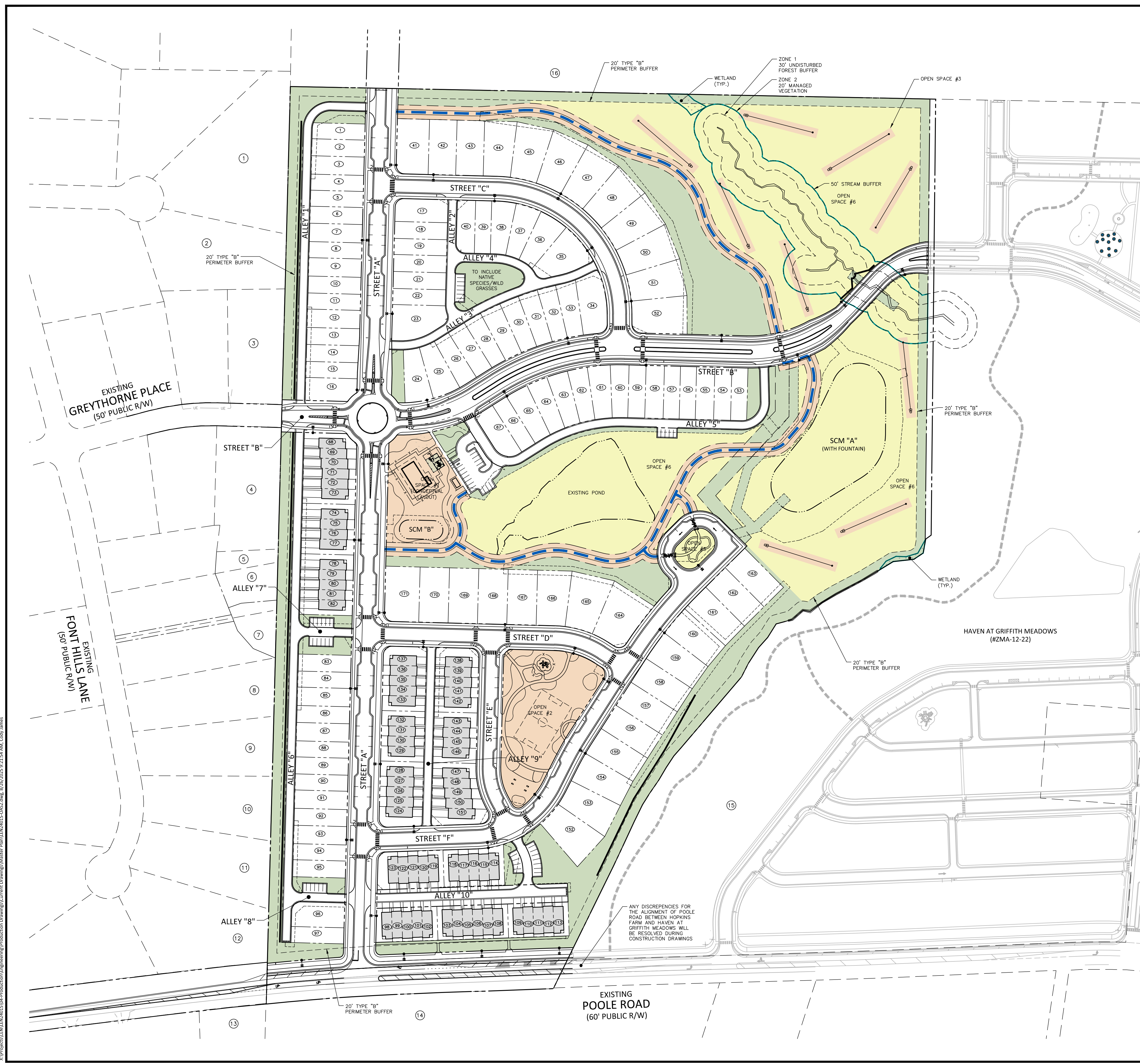
EXISTING GREYTHORNE PLACE (50' PUBLIC R/W)

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

ANY DISCREPANCIES FOR THE ALIGNMENT OF POOLE ROAD BETWEEN HOPKINS FARM AND HAVEN AT GRIFFITH MEADOWS WILL BE RESOLVED DURING CONSTRUCTION DRAWINGS

EXISTING POOLE ROAD (60' PUBLIC R/W)

X:\Projects\LEN\LEN24015\04-Production\Engineering\Production Drawings\Current Drawings\Master Plan\LEN24015-OAS1.dwg, 8/26/2025 9:21:40 AM, Cody James



**ACTIVE & PASSIVE OPEN SPACE SUMMARY**

ACTIVE OPEN SPACE *		
OPEN SPACE 1	AMENITY CENTER (BATHHOUSE & POOL)	0.72 AC
OPEN SPACE 2	PLAYGROUND AND YARD GAMES	1.13 AC
OPEN SPACE 3	9-HOLE DISC GOLF COURSE (20'x 1800 LF)	0.72 AC
OPEN SPACE 4	PUBLIC GREENWAY (30' EASEMENT) **	1.72 AC
<b>TOTAL</b>		<b>4.29 AC</b>
PASSIVE OPEN SPACE **		
OPEN SPACE 5	POLLINATOR GARDEN	0.12 AC
OPEN SPACE 6	PRESERVATION OF NATURAL RESOURCES (INCLUDES SEATING AREAS AS SHOWN ON MASTER PLAN)	10.09 AC
<b>TOTAL</b>		<b>10.21 AC</b>

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

\*\* AT A MINIMUM, PET WASTE STATIONS AND BENCHES SHALL BE PROVIDED ALONG THE PUBLIC GREENWAY EVERY 2000 FT. PET WASTE STATION AND BENCH DESIGN SHALL BE IN ACCORDANCE WITH THE TOWN'S STANDARD SPECIFICATIONS AND DETAILS MANUAL.

**SITE LEGEND**

	ACTIVE OPEN SPACE 4.29 AC 8.45% OF NET AREA 19.65% OF TOTAL OPEN SPACE
	PASSIVE OPEN SPACE 10.21 AC 20.12% OF NET AREA 46.77% OF TOTAL OPEN SPACE
	COMMON OPEN SPACE 7.33 AC 14.44% OF NET AREA 33.44% OF TOTAL OPEN SPACE
	JURISDICTIONAL OPEN SPACE 1.93 AC 3.84% OF NET AREA 8.93% OF TOTAL OPEN SPACE
	PUBLIC GREENWAY** 2,587 LF

OVERALL NET SITE AREA: 50.75 AC  
OVERALL SITE OPEN SPACE: 21.83 AC

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**REVISIONS**

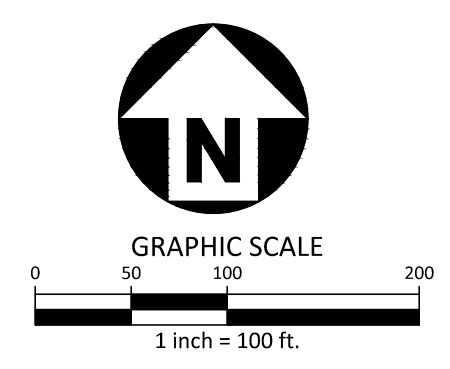
NO.	DATE	DESCRIPTION
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2	07.30.2025	PER TOWN COMMENTS
3	08.26.2025	PER TOWN COMMENTS
4		
5		
6		

**PLAN INFORMATION**

PROJECT NO. LEN-24015  
FILENAME LEN24015-OAS2  
CHECKED BY WMK  
DRAWN BY RLU  
SCALE 1" = 100'  
DATE 04.28.2025

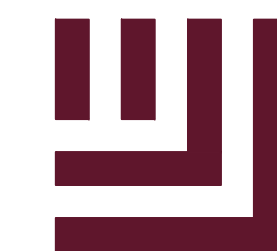
**SHEET**

OVERALL OPEN SPACE PLAN  
**C2.01**



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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CONTACT: Michael Taylor  
PHONE: 919. 465. 5929



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



**REVISIONS**

NO.	DATE	DESCRIPTION
1	06.26.2025	PER TOWN COMMENTS
2	07.30.2025	PER TOWN COMMENTS
3	08.26.2025	PER TOWN COMMENTS
4		
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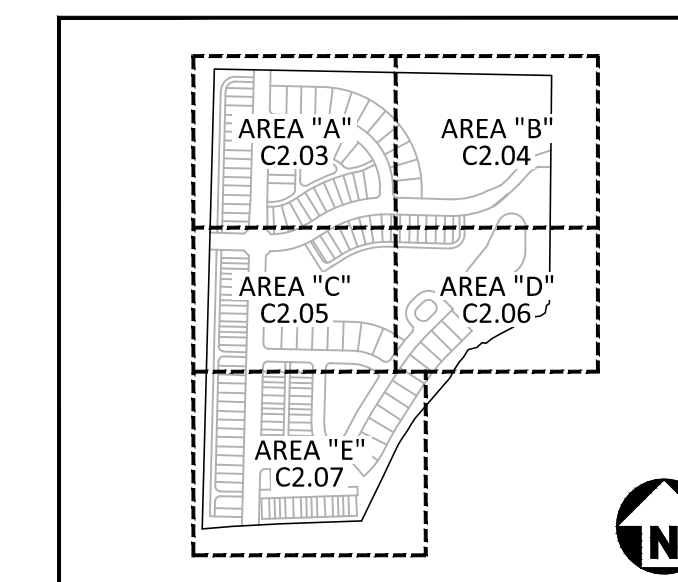
**PLAN INFORMATION**

PROJECT NO. LEN-24015  
FILENAME LEN24015-OAS3  
CHECKED BY WMK  
DRAWN BY RLU  
SCALE 1" = 100'  
DATE 04.28.2025

**SHEET**

**SPECIMEN TREE  
PRESERVATION EXHIBIT**

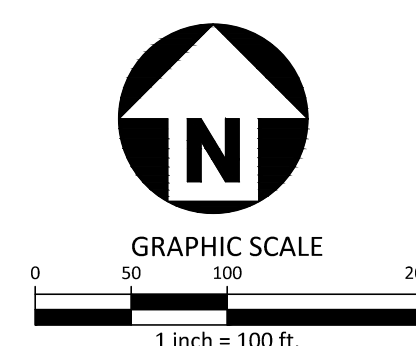
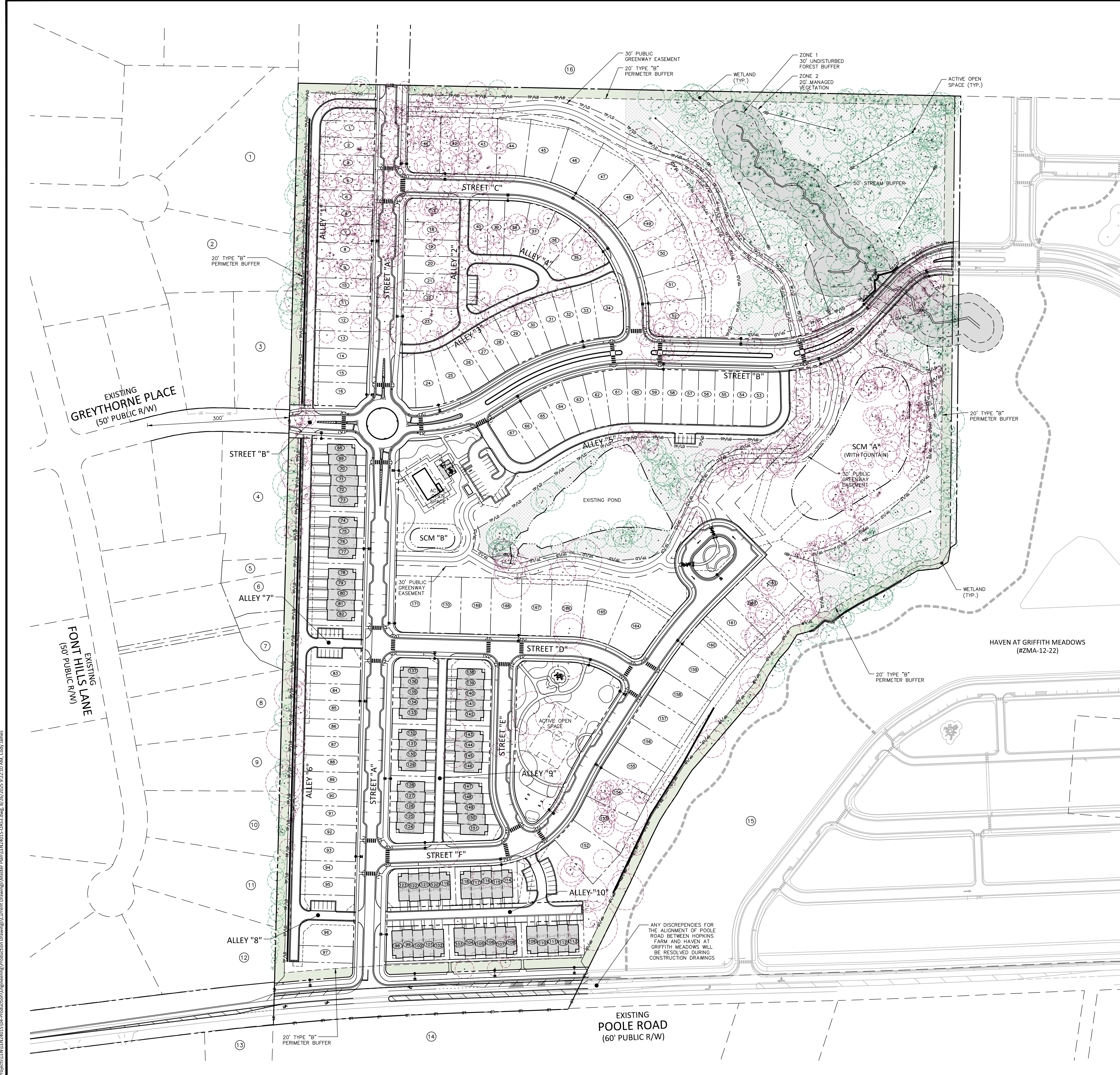
**C2.02**



KEY MAP

**SITE LEGEND**

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



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

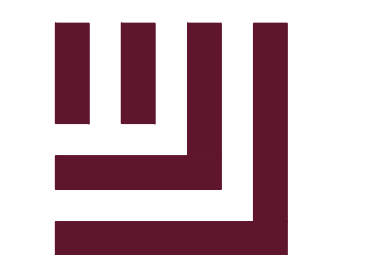
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ANY DISCREPANCIES FOR THE ALIGNMENT OF POOLE ROAD BETWEEN HOPKINS FARM AND HAVEN AT GRIFFITH MEADOWS WILL BE RESOLVED DURING CONSTRUCTION DRAWINGS

EXISTING POOLE ROAD (60' PUBLIC R/W)

EXISTING GREYTHORNE PLACE (50' PUBLIC R/W)

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



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



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6		

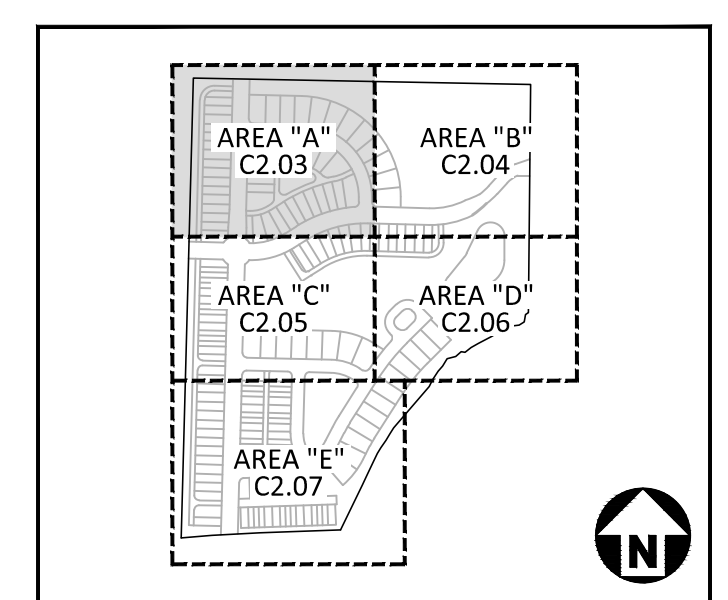
**PLAN INFORMATION**

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

**SHEET**

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

**C2.03**



KEY MAP

**SITE LEGEND**

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

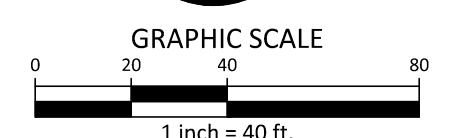
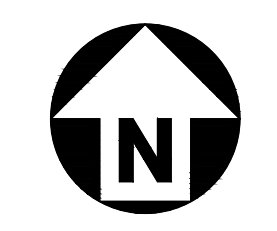
**SITE SIGN KEY**

- R2-1 SPEED LIMIT 25
- R1-1 STOP
- R6-5P NO LEFT TURN
- W11-2 PEDESTRIAN CROSSING
- W16-7P BICYCLE CROSSING
- R4-4 ADVANCE STOP
- R1-2 YIELD
- R1-6 STATE LAW
- R4-7C TURN ARROW
- W2-6 NO U-TURN
- OM4-3 NO RIGHT TURN
- R1-6 STATE LAW

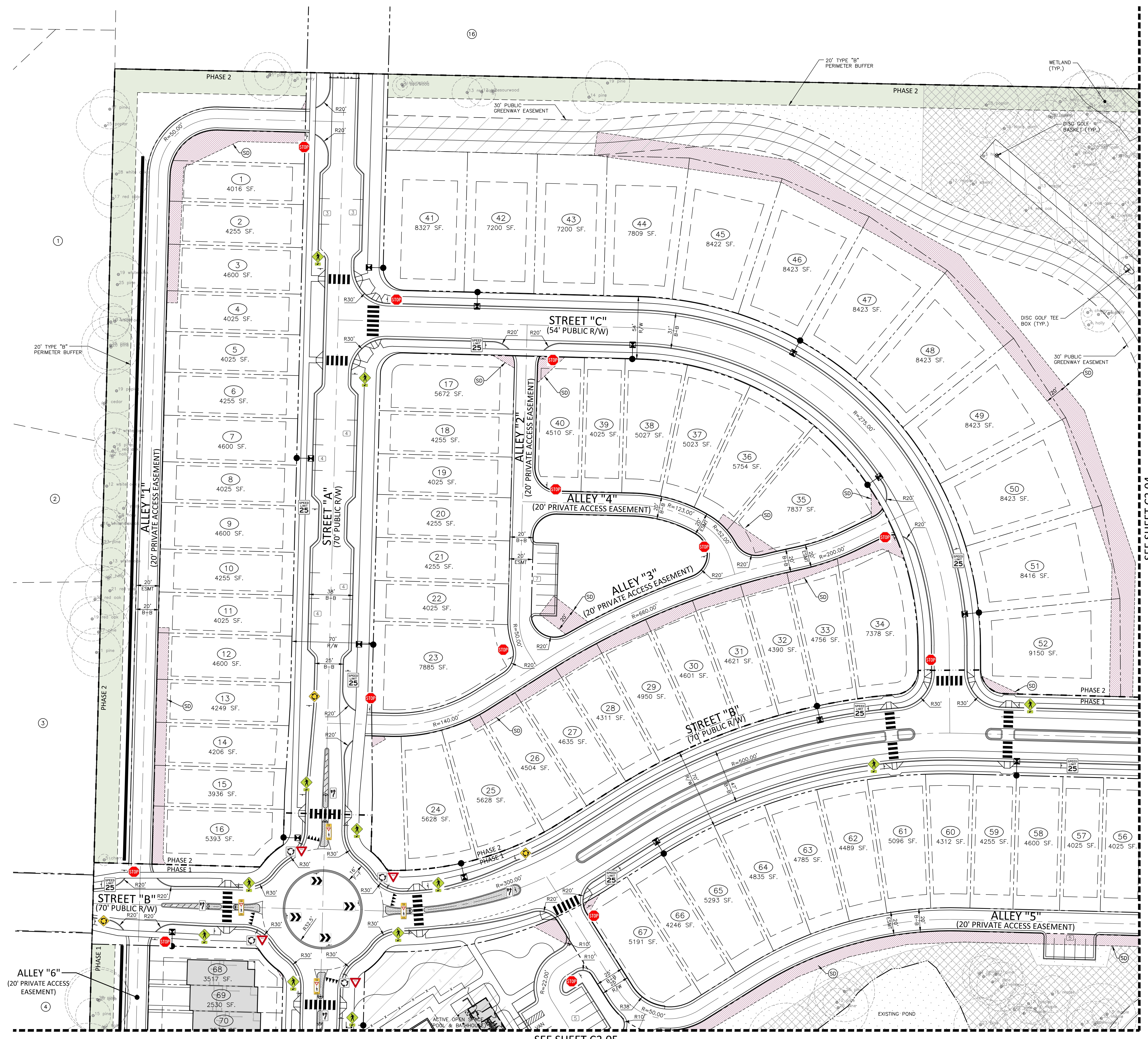
SPEED LIMIT TABLE	
LOCAL STREET	20 MPH
MAIN STREET	25 MPH

**EASEMENT LEGEND**

- SS SANITARY SEWER EASEMENT
- SD PUBLIC STORM DRAINAGE EASEMENT



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



SEE SHEET C2.05

SEE SHEET C2.04

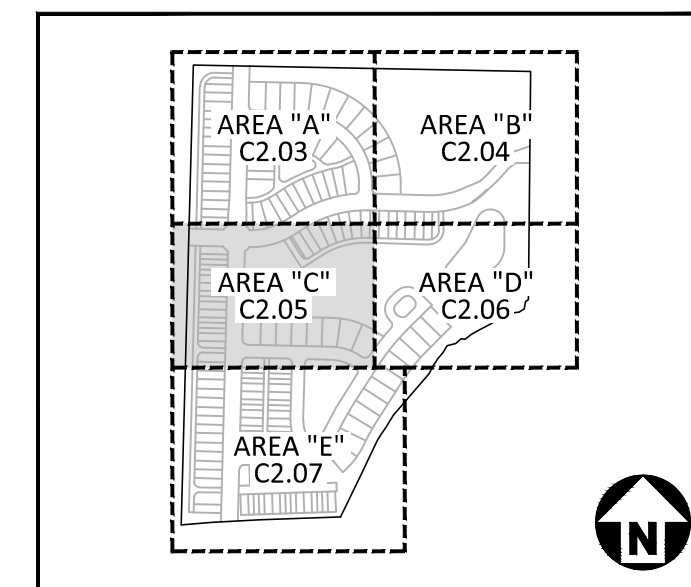
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SEE SHEET C2.03

SEE SHEET C2.06

SEE SHEET C2.07



KEY MAP

SITE LEGEND

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

SITE SIGN KEY

- R2-1 SPEED LIMIT 25
- R1-1 STOP
- R6-SP NO LEFT TURN
- W11-2 PEDESTRIAN CROSSING
- W16-7P PEDESTRIAN CROSSING
- R4-6 ADVANCE STOP
- R1-2 YIELD
- R1-6 STATE LAW
- R4-7C ONE WAY
- W2-6 NO U-TURN
- OM4-3 NO RIGHT TURN

SPEED LIMIT TABLE	
LOCAL STREET	20 MPH
MAIN STREET	25 MPH

EASEMENT LEGEND

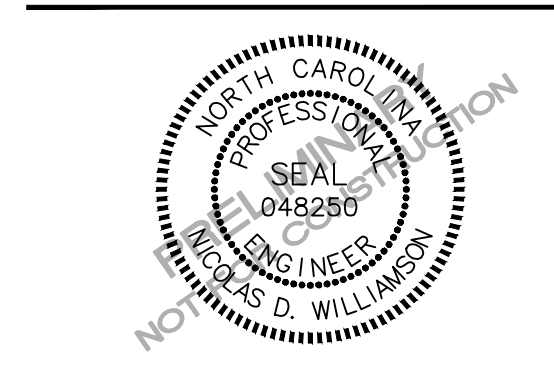
- SS SANITARY SEWER EASEMENT
- SD PUBLIC STORM DRAINAGE EASEMENT

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



**REVISIONS**

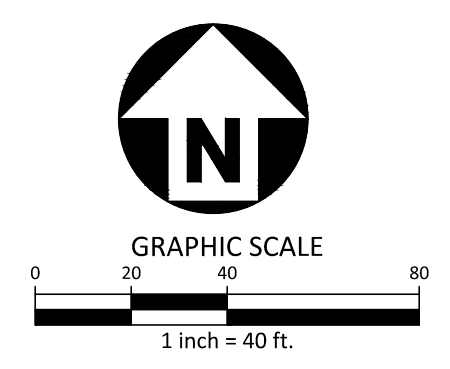
NO.	DATE	DESCRIPTION
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2	07.30.2025	PER TOWN COMMENTS
3	08.26.2025	PER TOWN COMMENTS
4		
5		
6		

**PLAN INFORMATION**

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

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

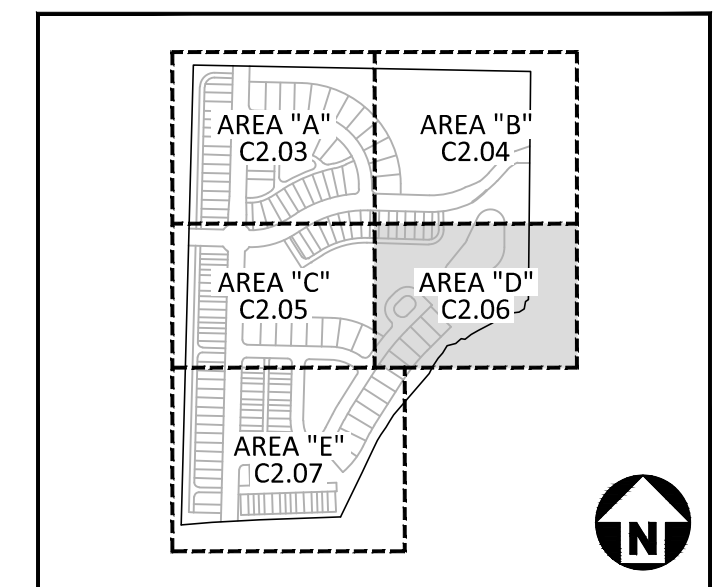
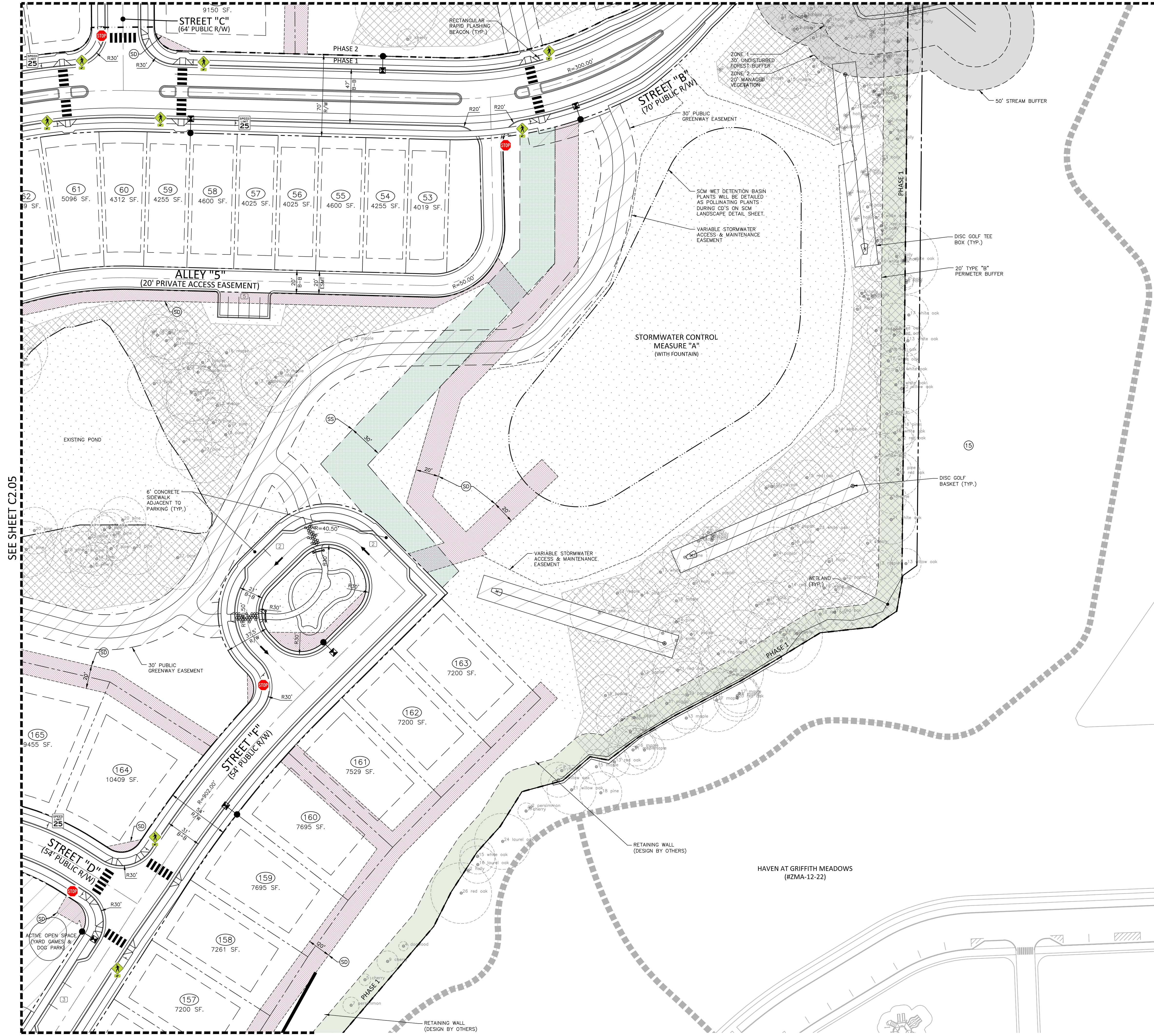
**C2.05**



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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SEE SHEET C2.04



KEY MAP

SITE LEGEND

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

SITE SIGN KEY

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

SPEED LIMIT TABLE	
LOCAL STREET	20 MPH
MAIN STREET	25 MPH

EASEMENT LEGEND

- SS SANITARY SEWER EASEMENT
- SD PUBLIC STORM DRAINAGE EASEMENT

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**HOPKINS FARM  
MASTER PLAN  
8501 POOLE ROAD  
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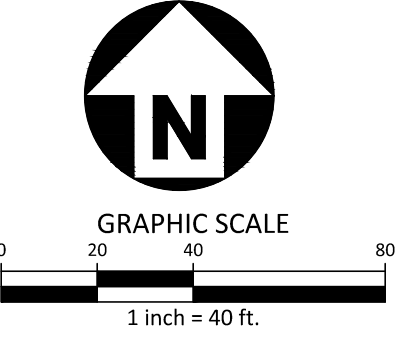
**REVISIONS**

NO.	DATE	DESCRIPTION
1	06.26.2025	PER TOWN COMMENTS
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3	08.26.2025	PER TOWN COMMENTS
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5		
6		

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

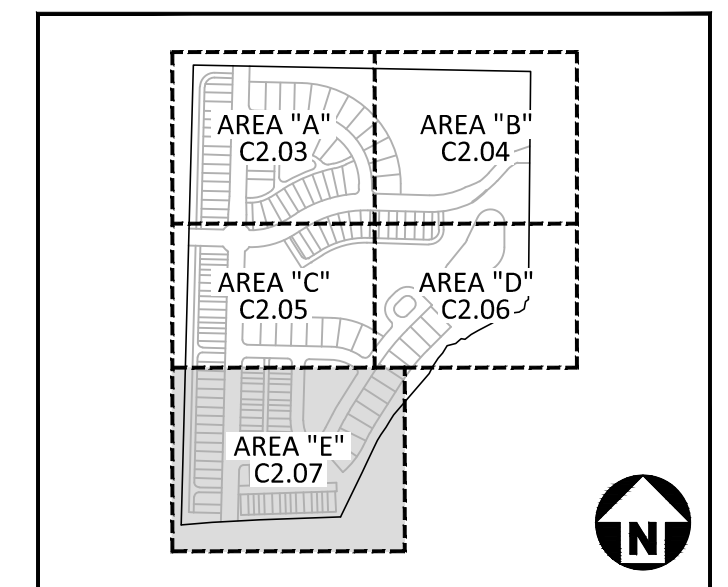
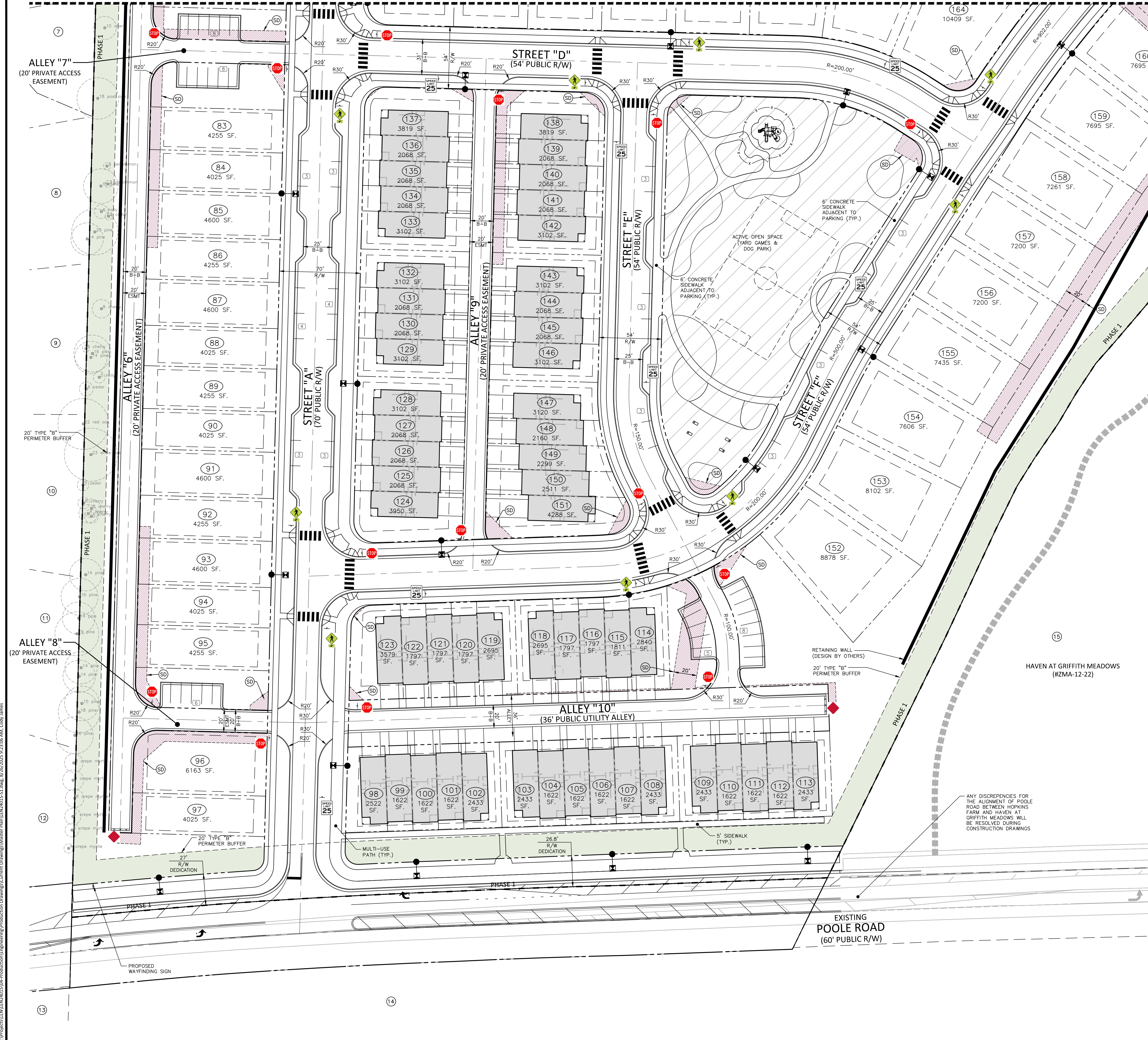
**SHEET**  
SITE, SIGNAGE, PAVEMENT MARKING PLAN - AREA "D"

**C2.06**



X:\Projects\LENNAR\24015\04-Production\Engineering\Production Drawings\Current Drawings\Water Plan\LEN24015-S1.dwg, 8/26/2025 9:22:56 AM, Cody James

SEE SHEET C2.05



KEY MAP

SITE LEGEND

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

SITE SIGN KEY

- R2-1 SPEED LIMIT 25
- R1-1 STOP
- R6-5P NO LEFT TURN
- W11-2 PEDESTRIAN CROSSING
- W16-7P NO RIGHT TURN
- R4-4 RIGHT TURN YIELD
- R1-2 YIELD
- R1-6 STATE LAW
- R4-7C NO U-TURN
- W2-6 NO U-TURN
- OM4-3 NO U-TURN

SPEED LIMIT TABLE	
LOCAL STREET	20 MPH
MAIN STREET	25 MPH

EASEMENT LEGEND

- SS SANITARY SEWER EASEMENT
- SD PUBLIC STORM DRAINAGE EASEMENT

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



REVISIONS

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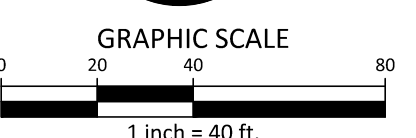
PLAN INFORMATION

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

SHEET

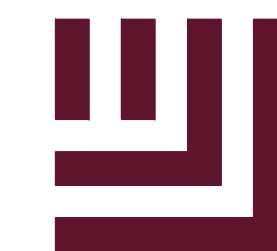
SITE, SIGNAGE, PAVEMENT MARKING PLAN - AREA "E"

**C2.07**



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\LEN\LEN24015\04-Production\Engineering\Production Drawings\Current Drawings\Master Plan\LEN24015-S1.dwg, 8/26/2025 9:23:06 AM, Cody James



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**HOPKINS FARM  
MASTER PLAN  
8501 POOLE ROAD**

KNIGHTDALE, NORTH CAROLINA 27545



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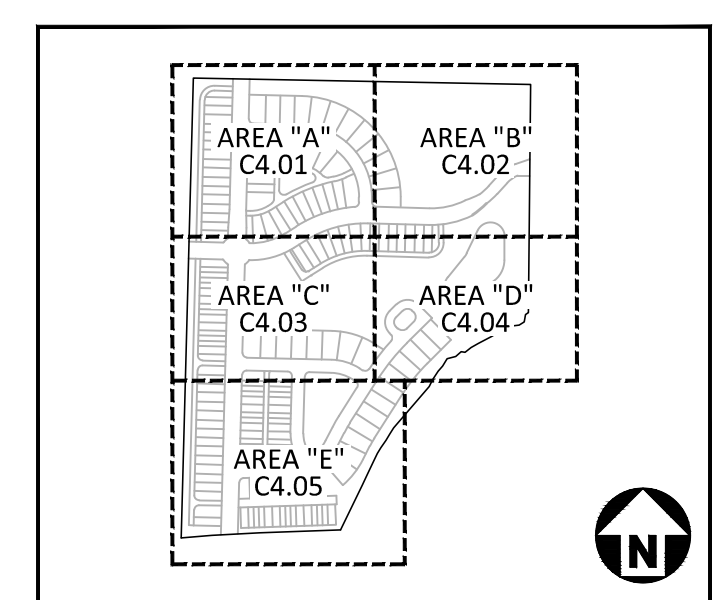
**PLAN INFORMATION**

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

**SHEET**

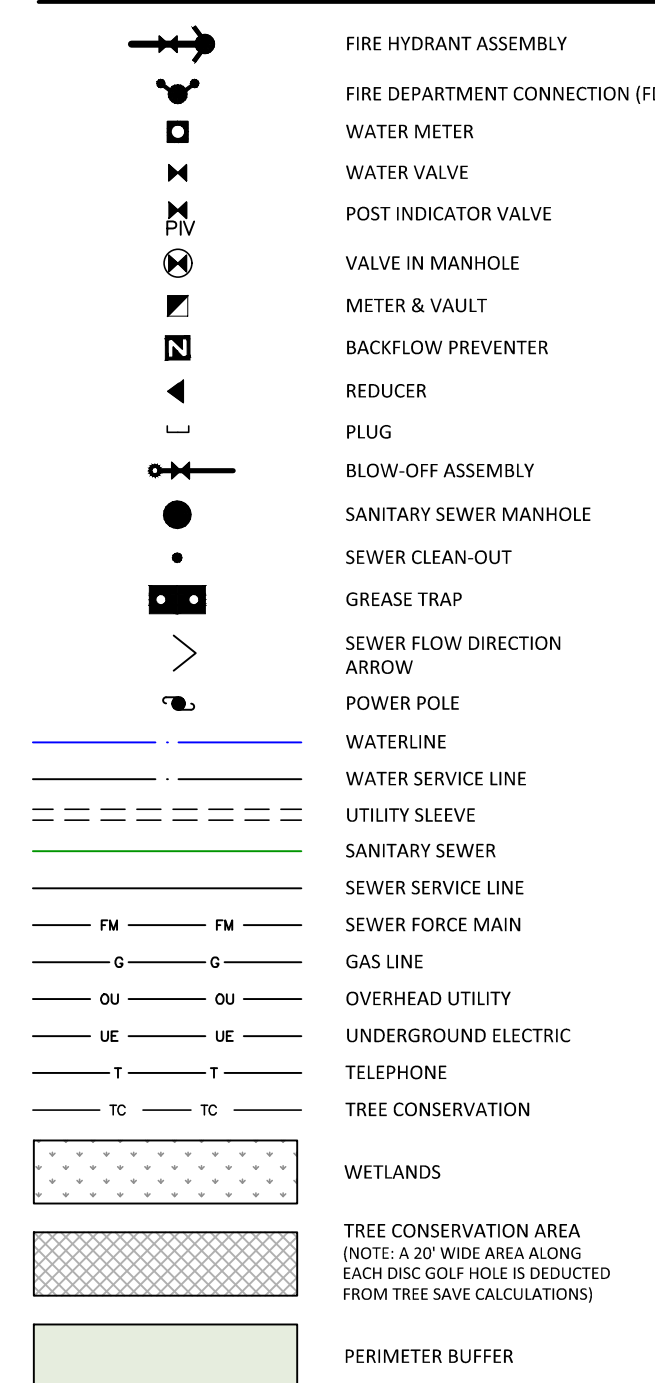
OVERALL  
UTILITY PLAN

**C4.00**

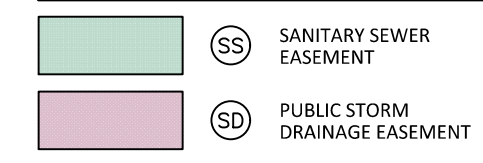


KEY MAP

**UTILITY LEGEND**

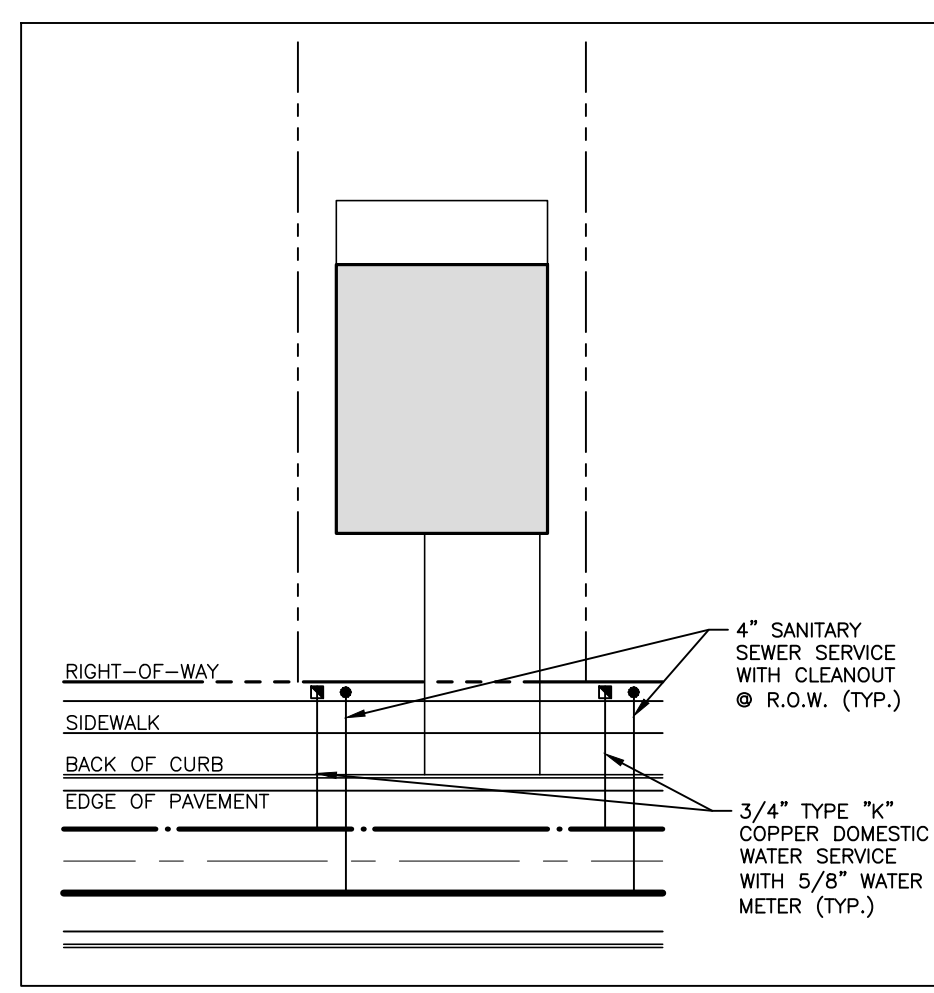


**EASEMENT LEGEND**



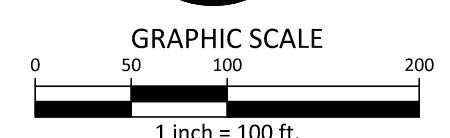
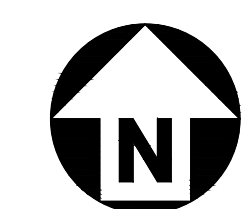
**STANDARD UTILITY NOTES:**

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
  - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
  - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IN THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
  - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
  - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
  - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
  - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
  - ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
  - DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
  - CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
  - SEWER BYPASS PUMPING - A BYPASS PLAN SEALED BY AN NC PROFESSIONAL ENGINEER SHALL BE PROVIDED TO RALEIGH WATER PRIOR TO PUMPING OPERATIONS FOR APPROVAL. THE OPERATIONS AND EQUIPMENT SHALL COMPLY TO THE PUBLIC UTILITIES HANDBOOK.
  - 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
  - IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
  - INSTALL WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE. INSPECTIONS OF 4" AND LARGER WATER MAINS OF THE PRIVATE DISTRIBUTION SYSTEM WILL BE INSPECTED AS PART OF THE INFRASTRUCTURE PERMIT.
  - PRIVATE SEWER MAINS AS PART OF A COLLECTION SYSTEM ARE PERMITTED AND INSPECTED UNDER THE PRIVATE INFRASTRUCTURE PERMIT. ANY WATER OR SEWER SERVICES ON PRIVATE PROPERTY THAT WILL BE INSTALLED UNDER CONSTRUCTION DRAWINGS MAY REQUIRE A PLUMBING UTILITY PERMIT IN THE CITY OF RALEIGH. CONSULT WITH THE ENGINEERING INSPECTION COORDINATOR DURING THE PRE-CONSTRUCTION MEETING ON THE NECESSARY PERMITS.
  - INSTALL SEWER SERVICES WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED PER THE CURRENT NC PLUMBING CODE.
  - PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
  - ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
  - NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
  - GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
  - CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA.
  - THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
  - THE DEVICE AND INSTALLATION SHALL MEET THE GUIDELINES OF APPENDIX A- GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.
  - THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
  - NOTICE FOR PROJECTS THAT INVOLVE AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT. ANY CITY REIMBURSEMENT GREATER THAN \$250,000.00 MUST UNDERGO THE PUBLIC BIDDING PROCESS.
  - PRIVATE SUB-METERING - NO REUSE OF WATER SHALL OCCUR WITHOUT APPROVAL OF THE NORTH CAROLINA UTILITY COMMISSION. SUB-METERING SHALL BE IN ACCORDANCE WITH SECTION 1400 OF THE "SAFE DRINKING WATER ACT".
  - WHERE SCM ACCESS EASEMENTS CONNECT TO PUBLIC ALLEYS, ALLEYS MAY BE USED FOR SCM ACCESS.

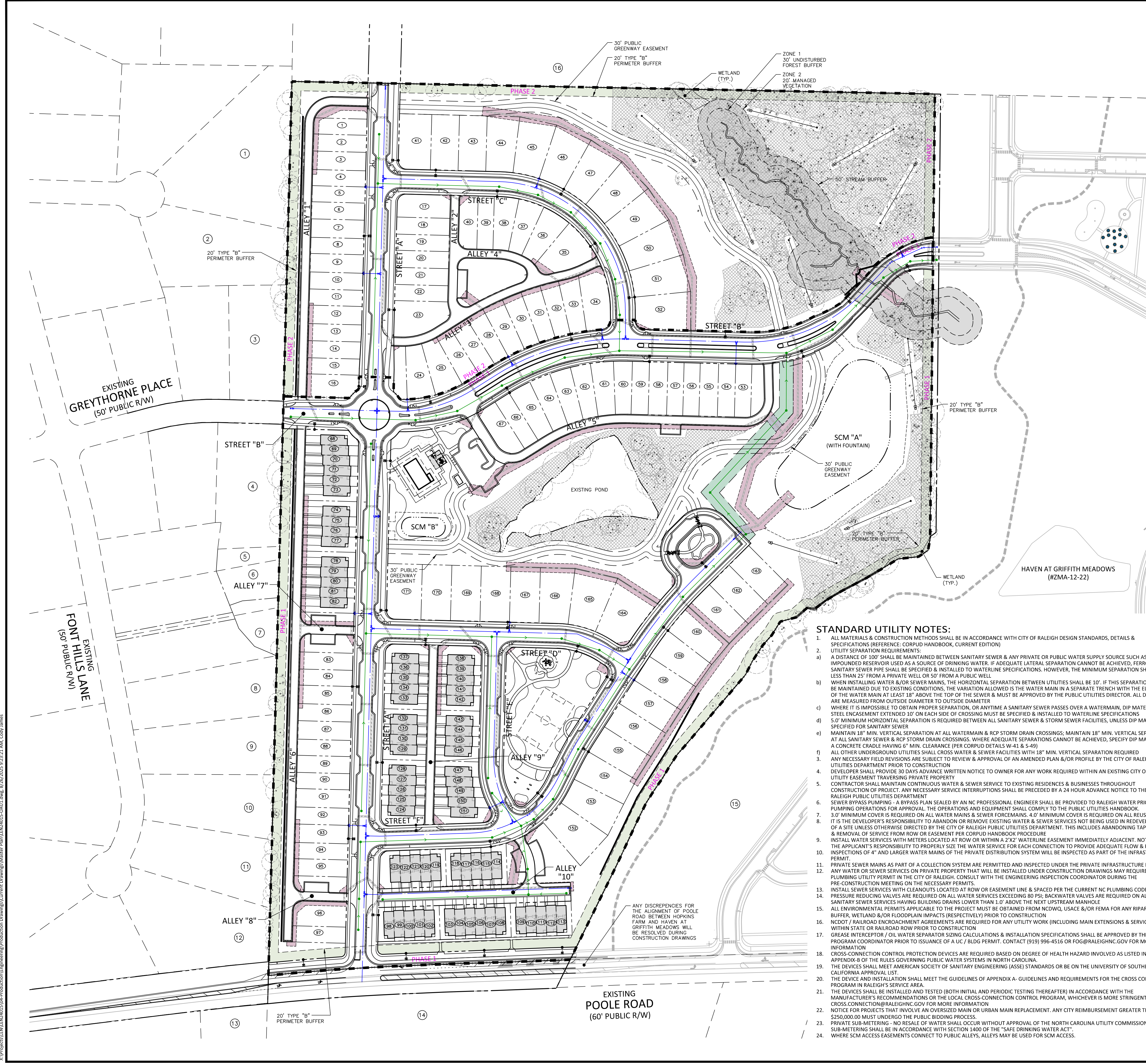


TYPICAL UTILITY SERVICE DETAIL

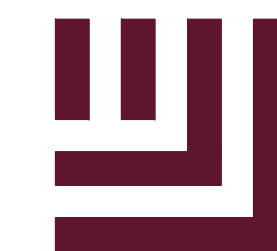
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HOPKINS FARM  
MASTER PLAN  
8501 POOLE ROAD  
KNIGHTDALE, NORTH CAROLINA 27545



REVISIONS

NO.	DATE	DESCRIPTION
1	06.26.2025	PER TOWN COMMENTS
2	07.30.2025	PER TOWN COMMENTS
3	08.26.2025	PER TOWN COMMENTS
4		
5		
6		

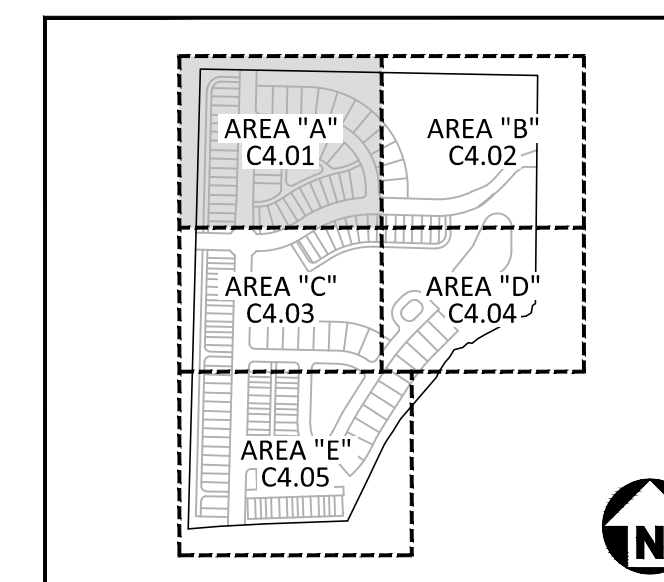
PLAN INFORMATION

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

SHEET

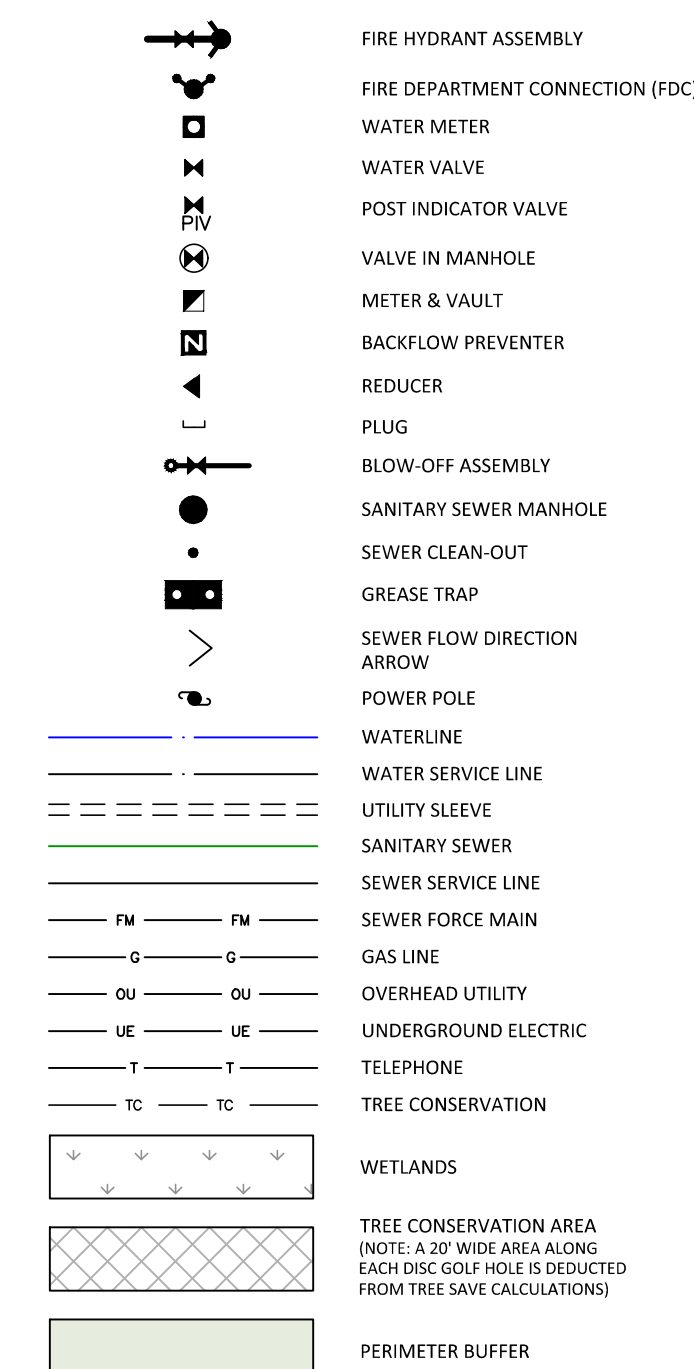
UTILITY PLAN -  
AREA "A"

C4.01

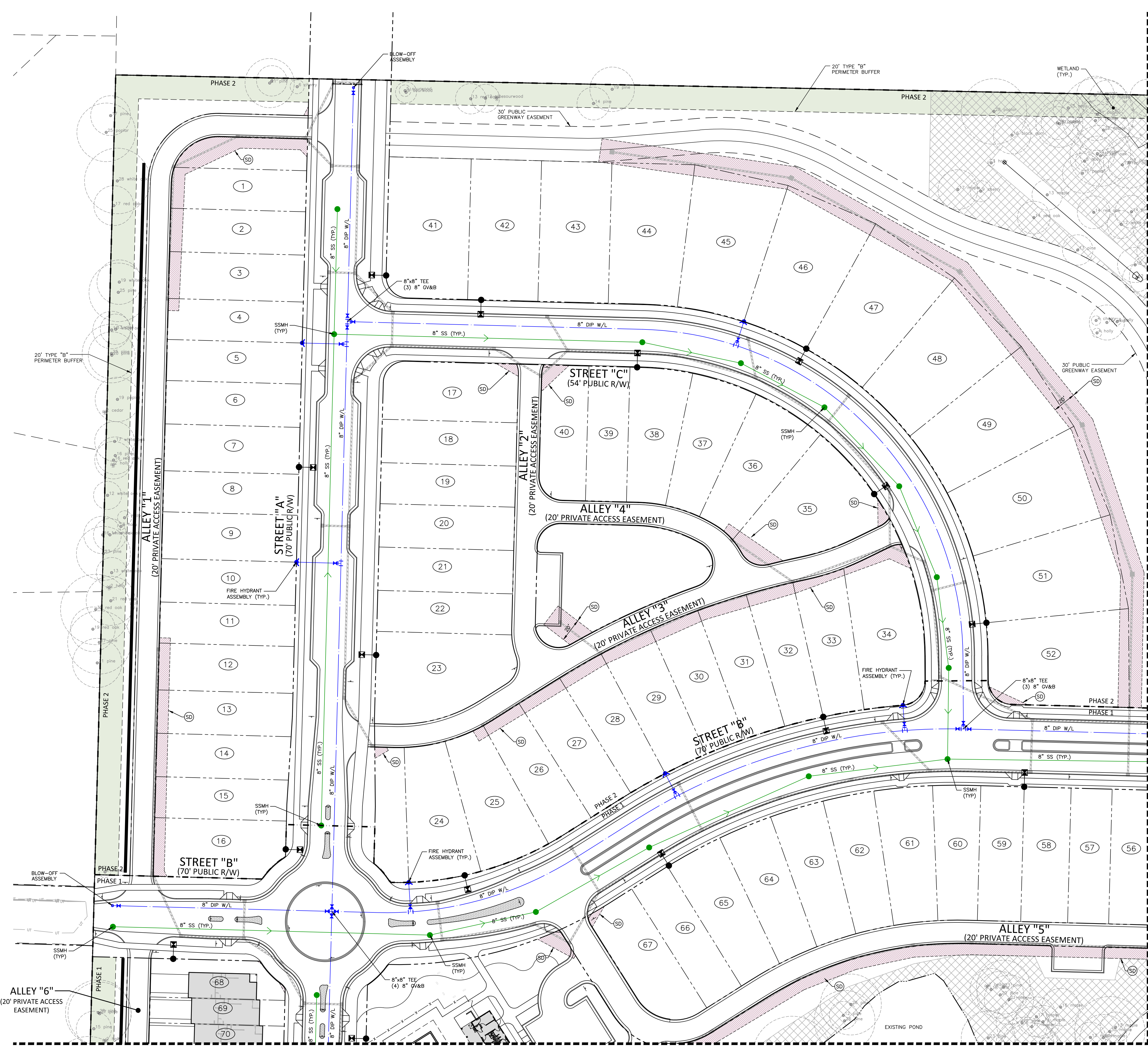


KEY MAP

UTILITY LEGEND

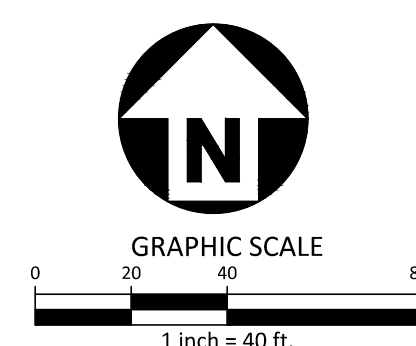


EASEMENT LEGEND



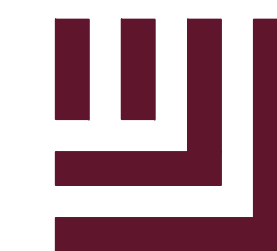
SEE SHEET C4.03

SEE SHEET C4.02



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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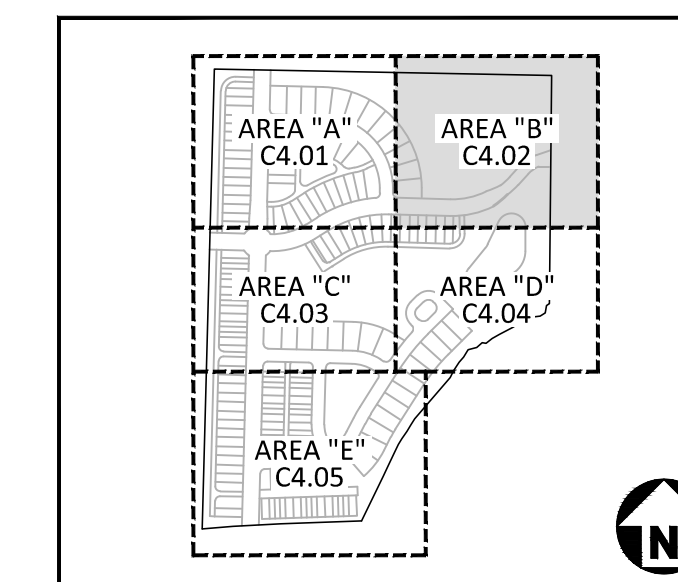
PLAN INFORMATION

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FILENAME LEN24015-U1  
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SCALE 1" = 40'  
DATE 04.28.2025

SHEET

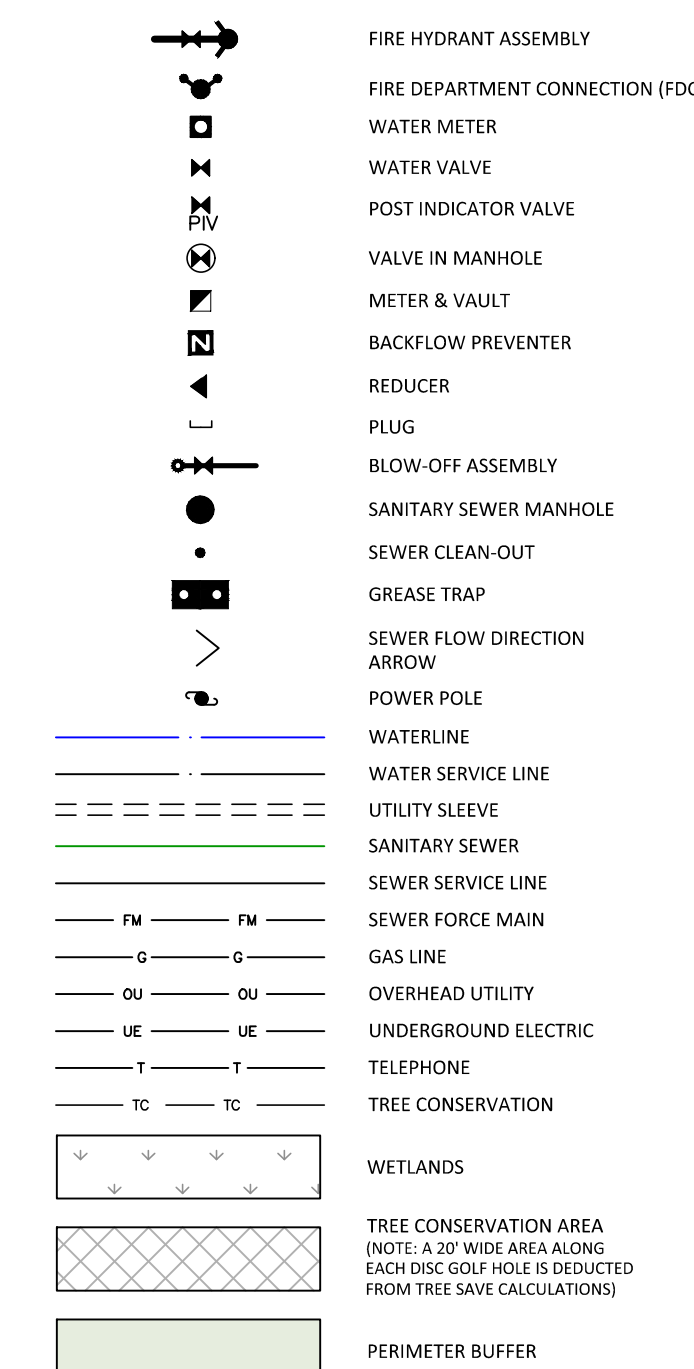
UTILITY PLAN -  
AREA "B"

C4.02

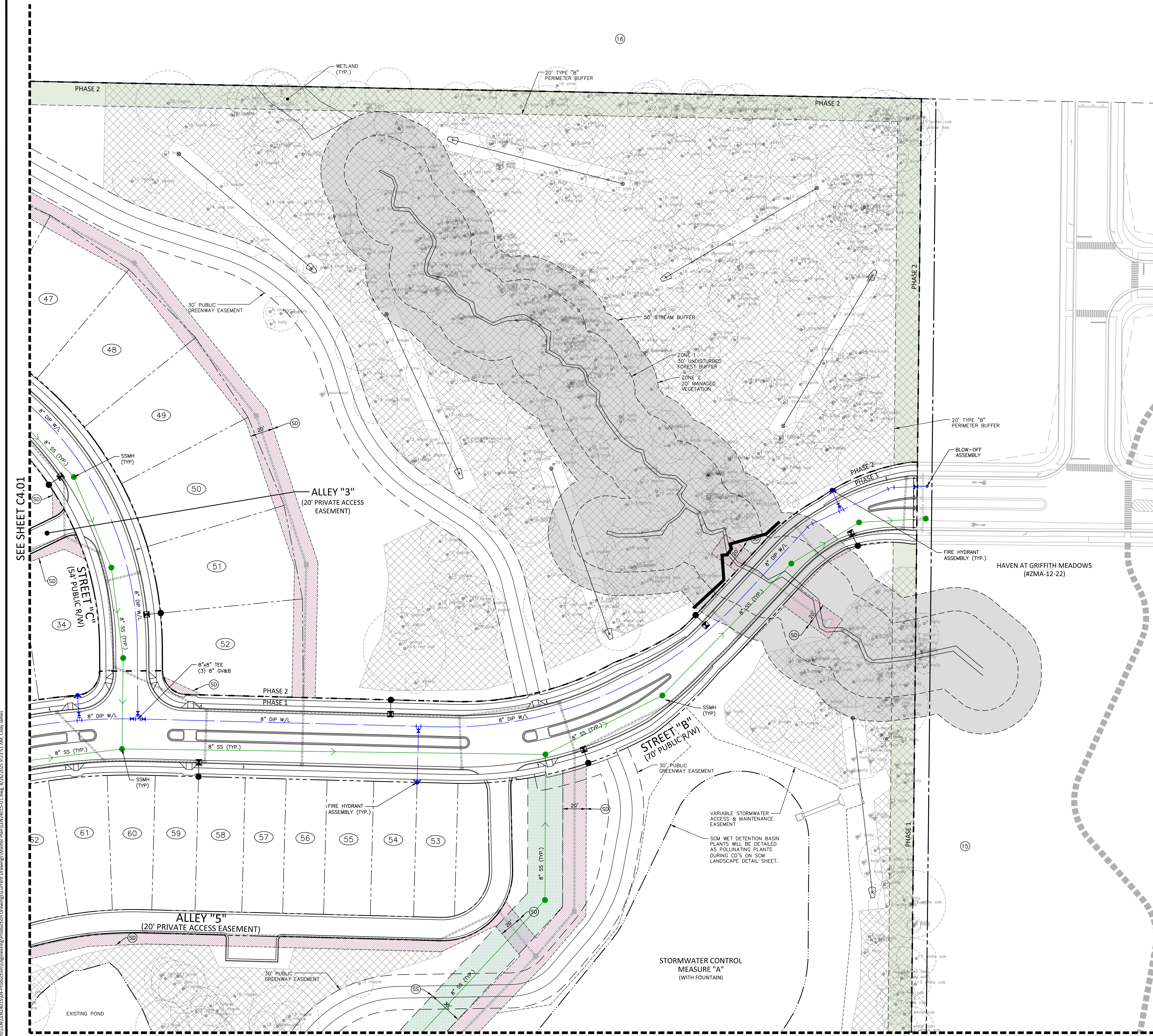
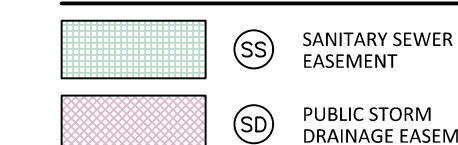


KEY MAP

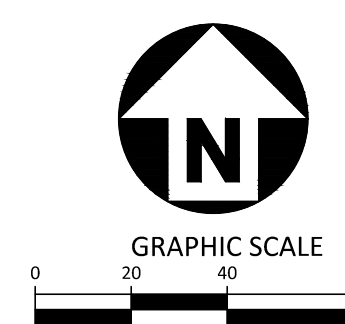
UTILITY LEGEND



EASEMENT LEGEND



SEE SHEET C4.04



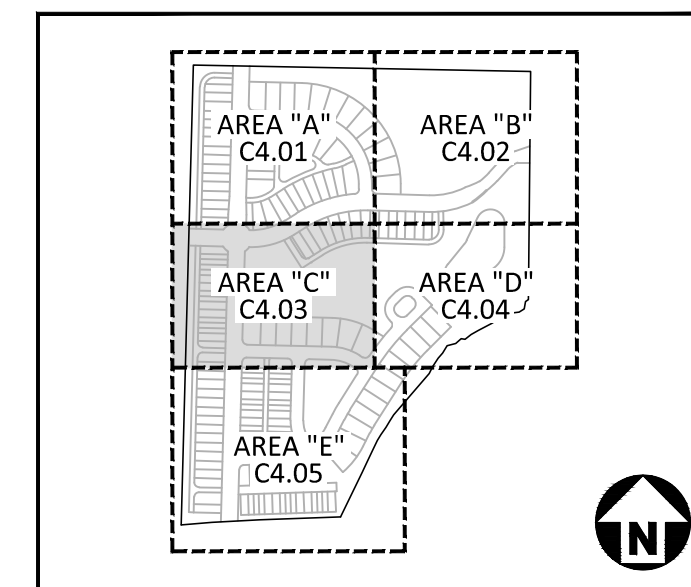
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SEE SHEET C4.01

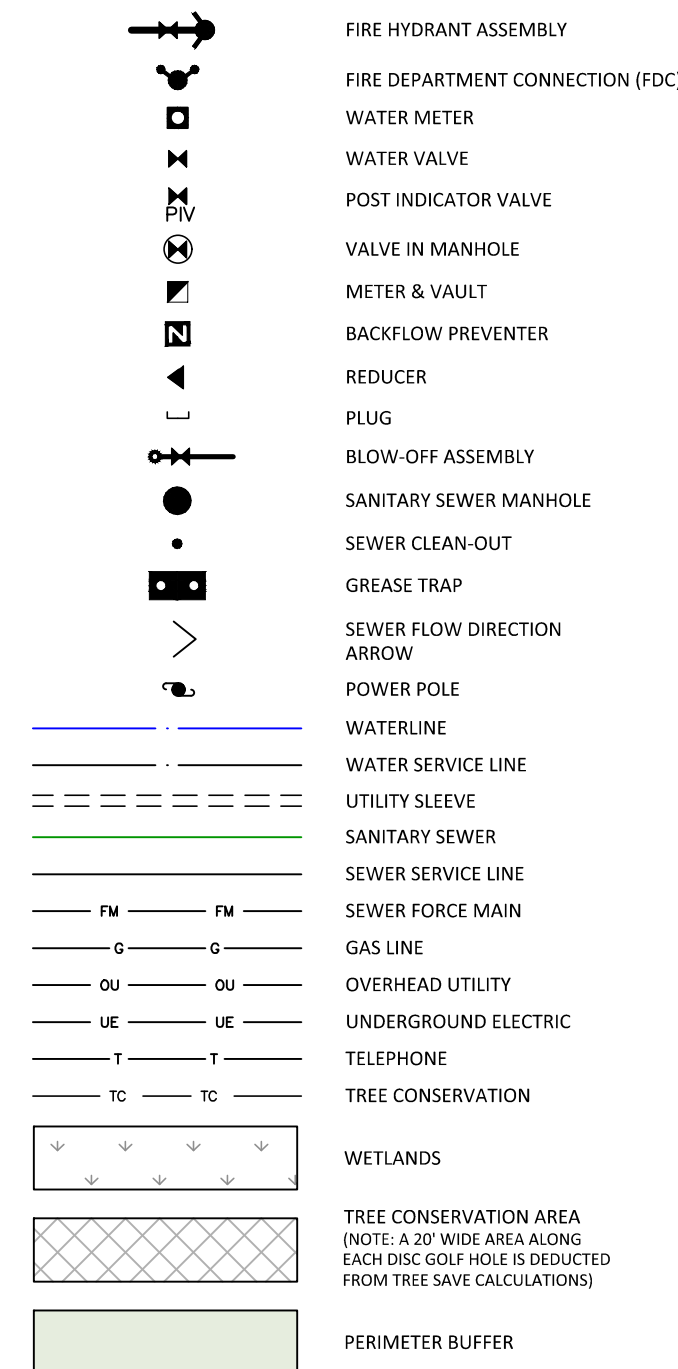
SEE SHEET C4.04

SEE SHEET C4.05



KEY MAP

UTILITY LEGEND



EASEMENT LEGEND



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



REVISIONS

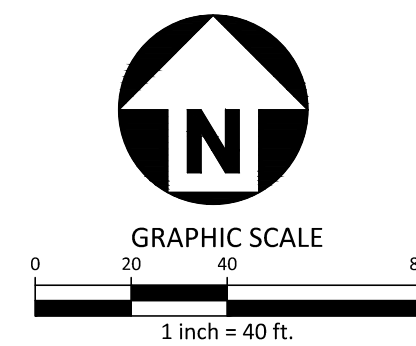
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5		
6		

PLAN INFORMATION

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

SHEET

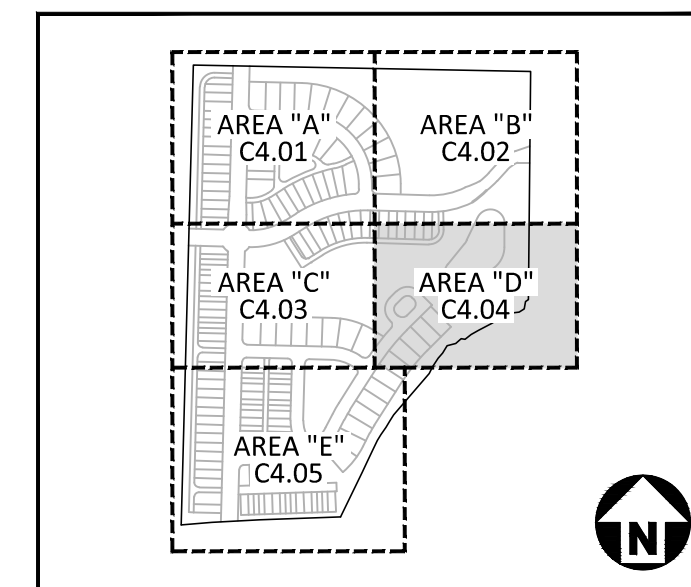
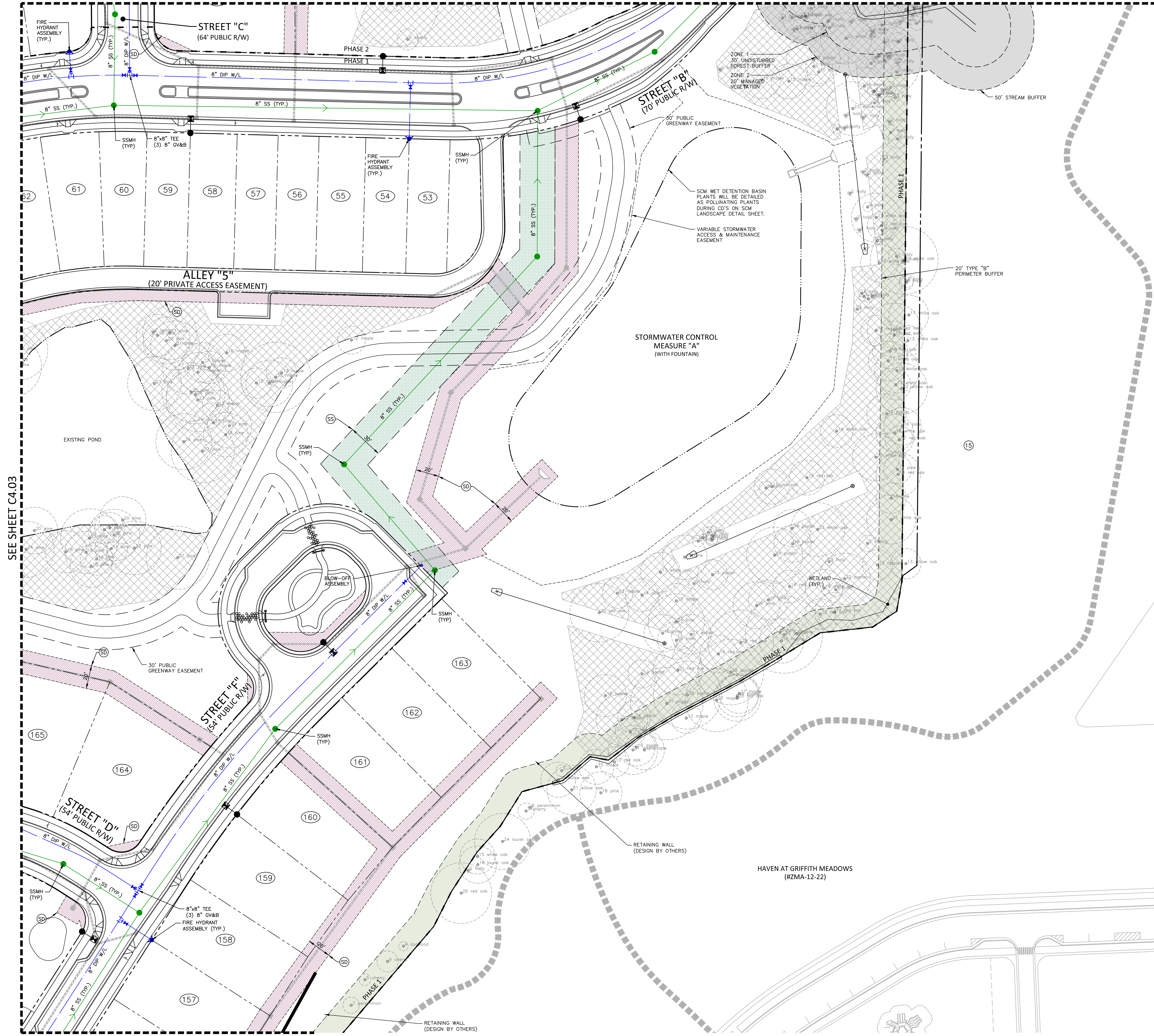
UTILITY PLAN -  
AREA "C"  
**C4.03**



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SEE SHEET C4.02



**UTILITY LEGEND**

[Symbol]	FIRE HYDRANT ASSEMBLY
[Symbol]	FIRE DEPARTMENT CONNECTION (FDC)
[Symbol]	WATER METER
[Symbol]	WATER VALVE
[Symbol]	POST INDICATOR VALVE
[Symbol]	VALVE IN MANHOLE
[Symbol]	METER & VAULT
[Symbol]	BACKFLOW PREVENTER
[Symbol]	REDUCER
[Symbol]	PLUG
[Symbol]	BLOW-OFF ASSEMBLY
[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	SEWER CLEAN-OUT
[Symbol]	GREASE TRAP
[Symbol]	SEWER FLOW DIRECTION ARROW
[Symbol]	POWER POLE
[Symbol]	WATERLINE
[Symbol]	WATER SERVICE LINE
[Symbol]	UTILITY SLEEVE
[Symbol]	SANITARY SEWER
[Symbol]	SEWER SERVICE LINE
[Symbol]	SEWER FORCE MAIN
[Symbol]	GAS LINE
[Symbol]	OVERHEAD UTILITY
[Symbol]	UNDERGROUND ELECTRIC
[Symbol]	TELEPHONE
[Symbol]	TREE CONSERVATION
[Symbol]	WETLANDS
[Symbol]	TREE CONSERVATION AREA (NOTE: A 20' WISE AREA AROUND EACH DISC GOLF HOLE IS DEDUCTED FROM TREE SAVE CALCULATIONS)
[Symbol]	PERIMETER BUFFER

**EASEMENT LEGEND**

[Symbol]	SS SANITARY SEWER EASEMENT
[Symbol]	SD PUBLIC STORM DRAINAGE EASEMENT

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



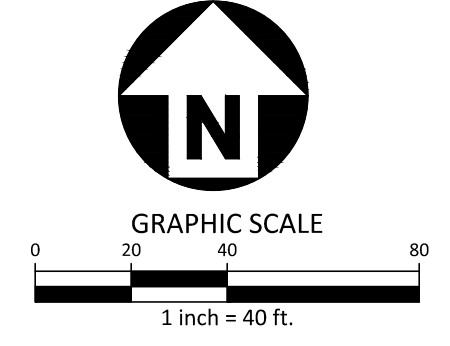
**REVISIONS**

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3	08.26.2025	PER TOWN COMMENTS
4		
5		
6		

**PLAN INFORMATION**

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

**UTILITY PLAN - AREA "D"**  
**C4.04**



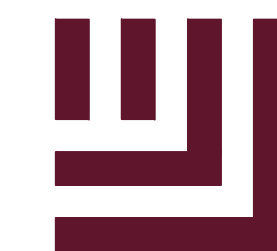
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SEE SHEET C4.03

SEE SHEET C4.05





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



REVISIONS

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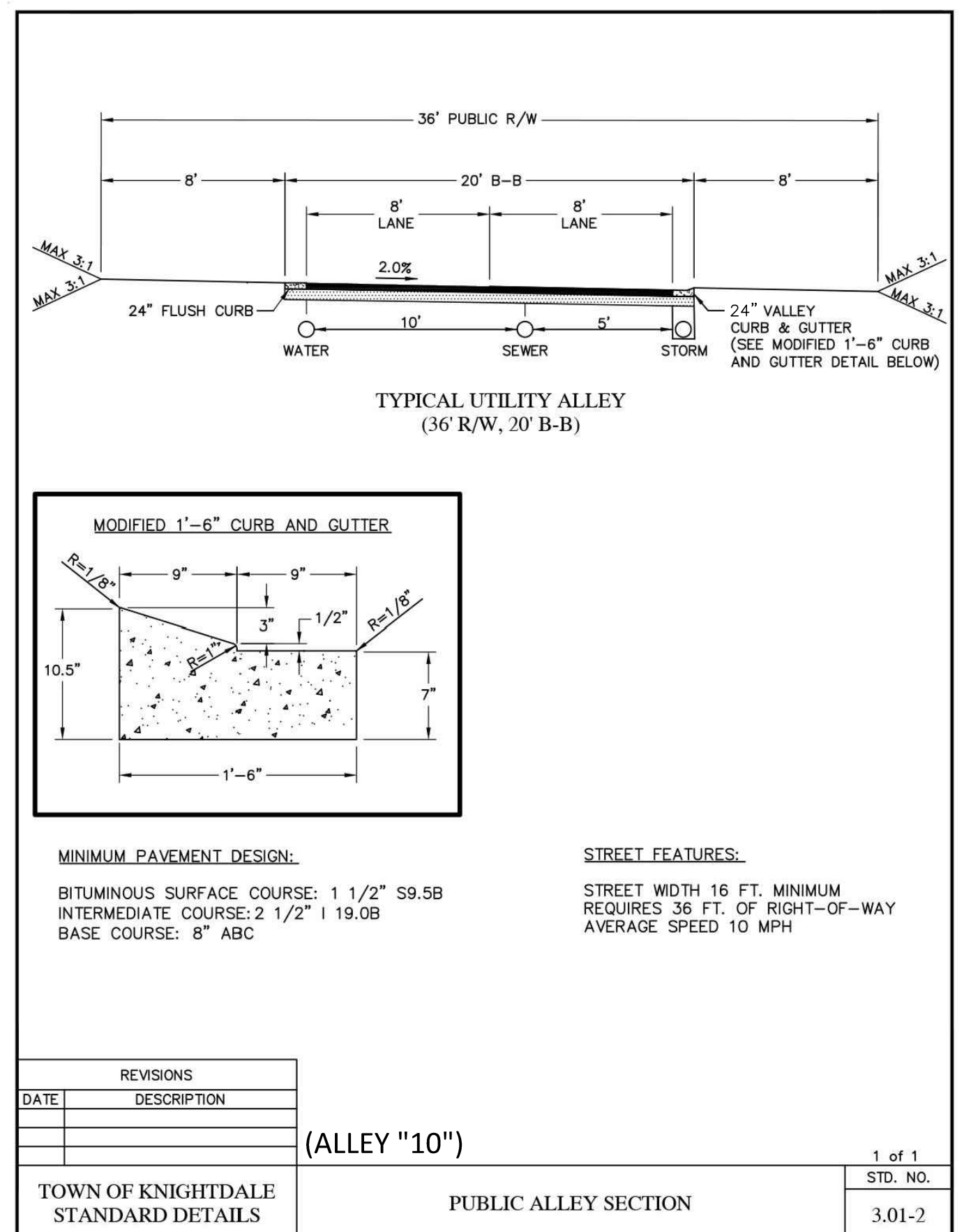
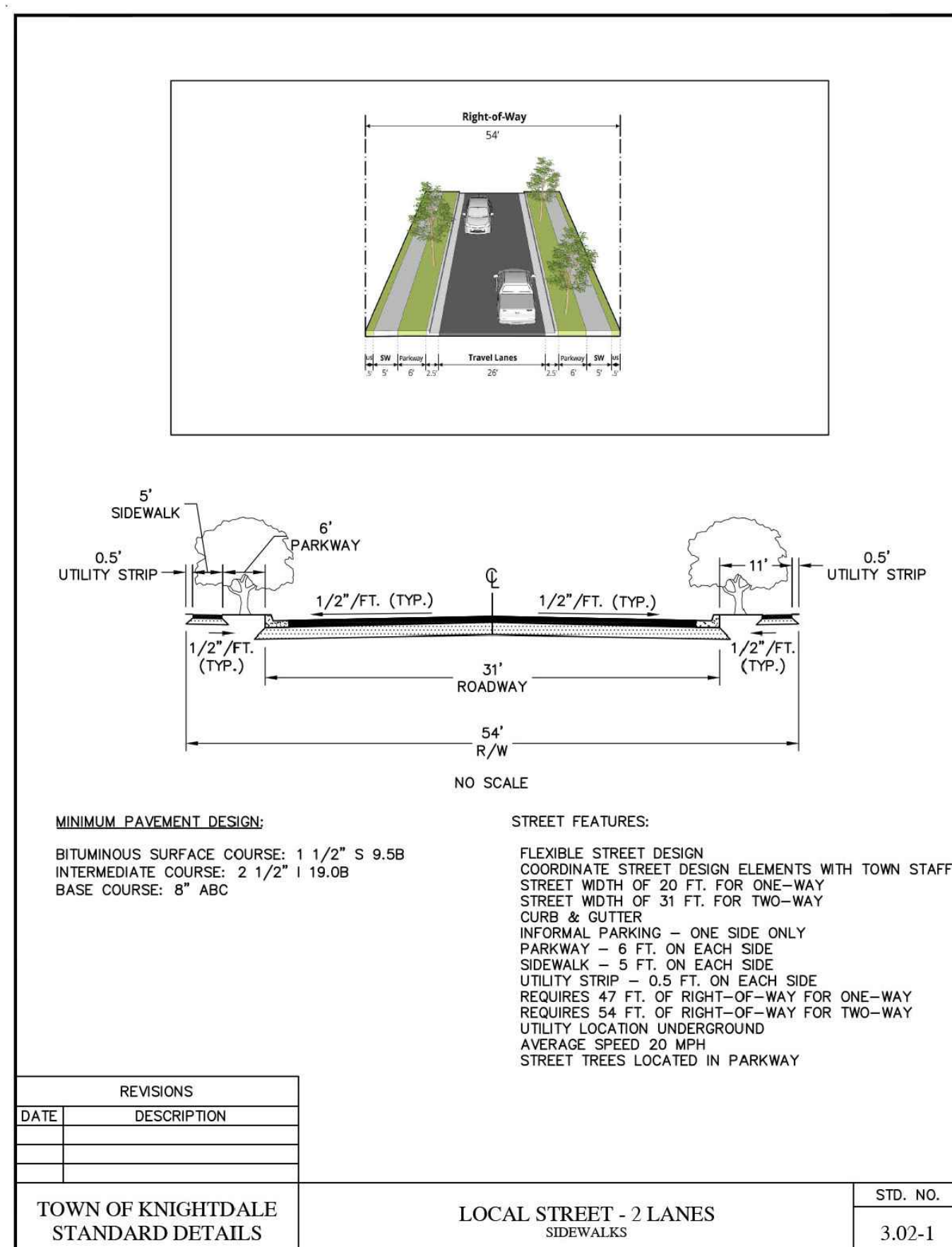
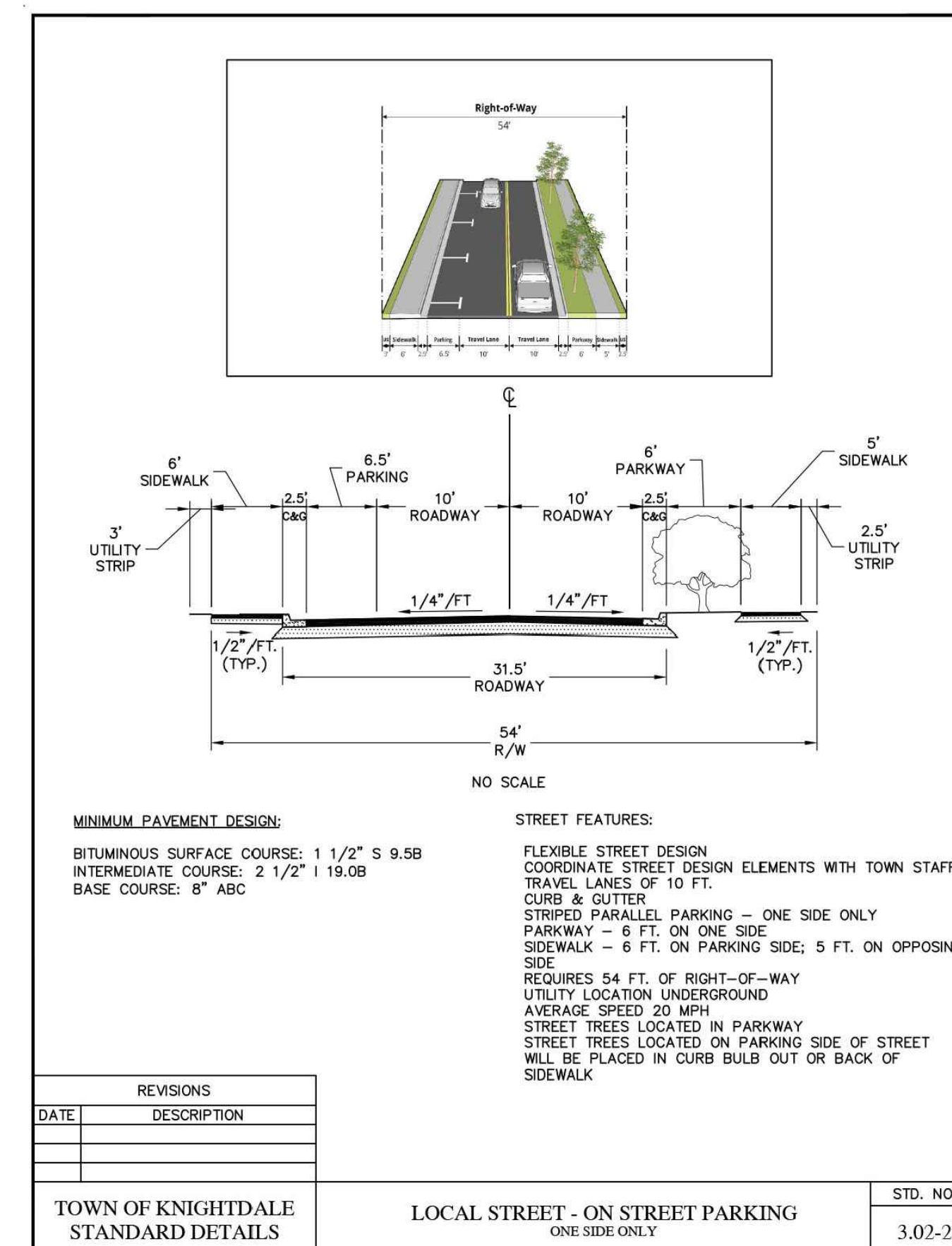
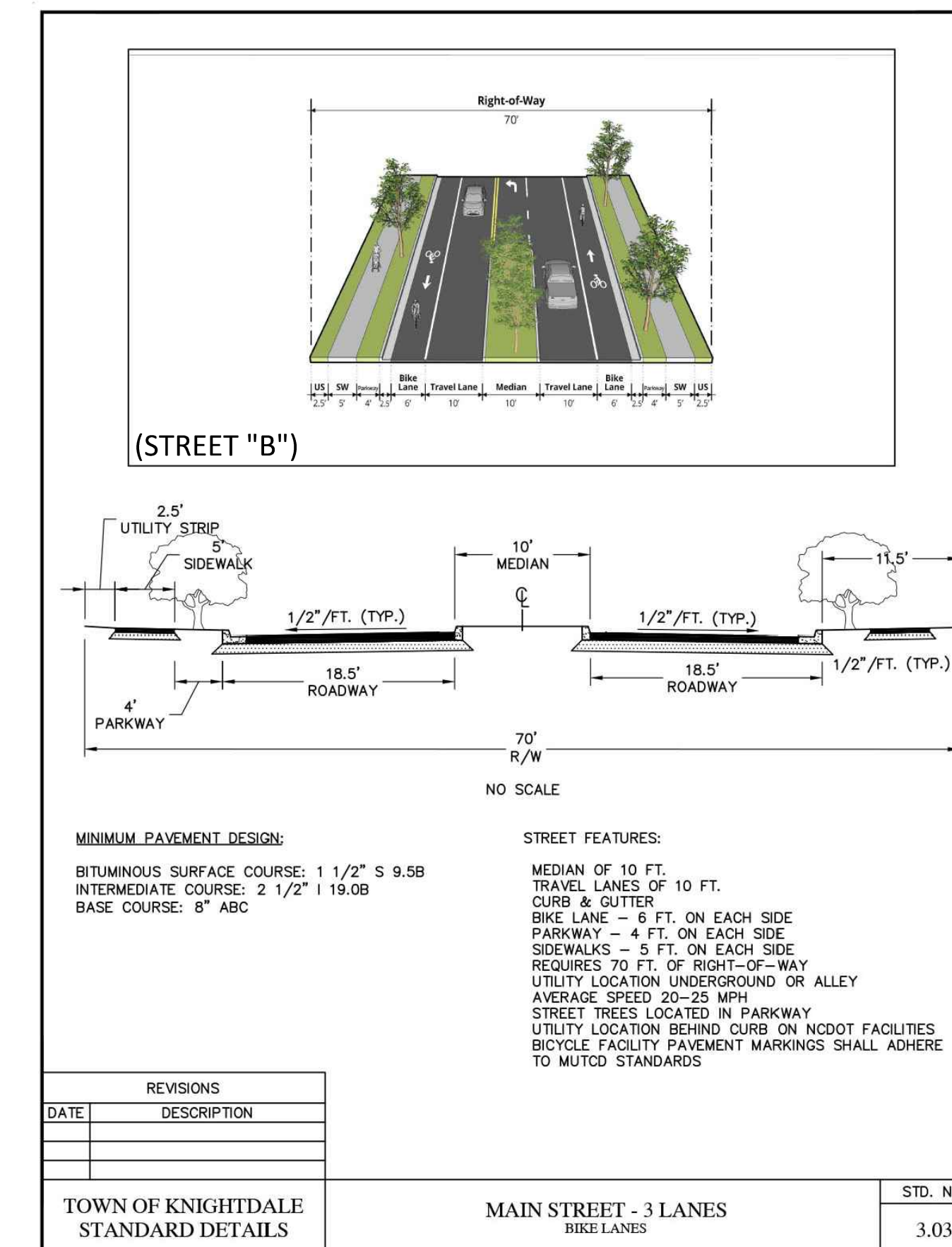
PLAN INFORMATION

PROJECT NO. LEN-24015  
FILENAME LEN24015-D1  
CHECKED BY WMK  
DRAWN BY RLU  
SCALE NTS  
DATE 04.28.2025

SHEET

TYPICAL SECTIONS & SITE DETAILS

C8.00



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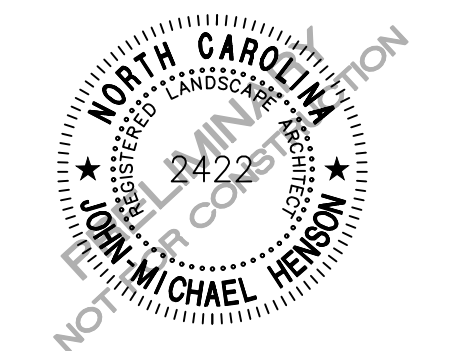
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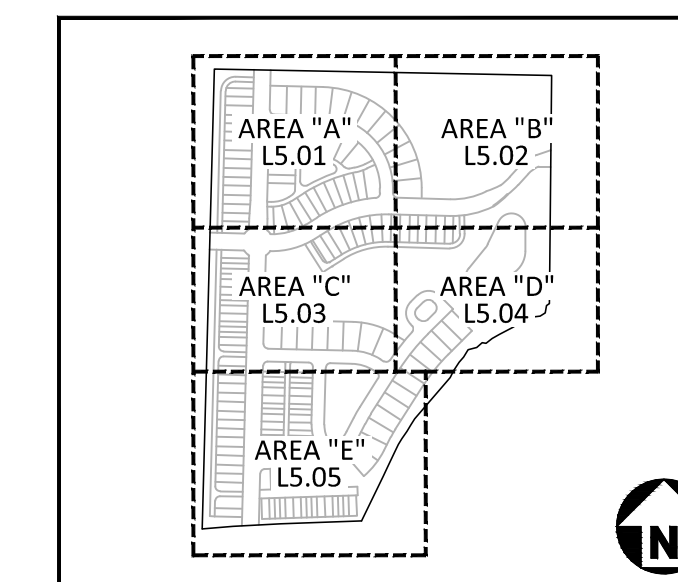
PLAN INFORMATION

PROJECT NO. LEN-24015  
FILENAME LEN24015-L51  
CHECKED BY WMK  
DRAWN BY RLU  
SCALE 1" = 100'  
DATE 04.28.2025

SHEET

OVERALL  
LANDSCAPE PLAN

L5.00



KEY MAP

SITE LEGEND

	SIGNAGE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	CENTERLINE
	GUARDRAIL
	WETLANDS
	TREE CONSERVATION AREA (NOTE: A 30' WIDE AREA AROUND EACH DISC GOLF HOLE IS DEDUCTED FROM TREE SAVE CALCULATIONS)
	20' TYPE 'B' BUFFER
	10' TYPE 'A' BUFFER
	GROUNDCOVER AND SMALL SHRUBS NOT TO EXCEED 2' HT.

EASEMENT LEGEND

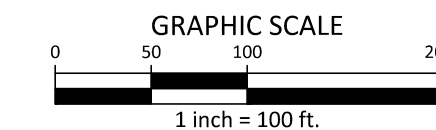
	SS SANITARY SEWER EASEMENT
	SD PUBLIC STORM DRAINAGE EASEMENT

PLANT SCHEDULE

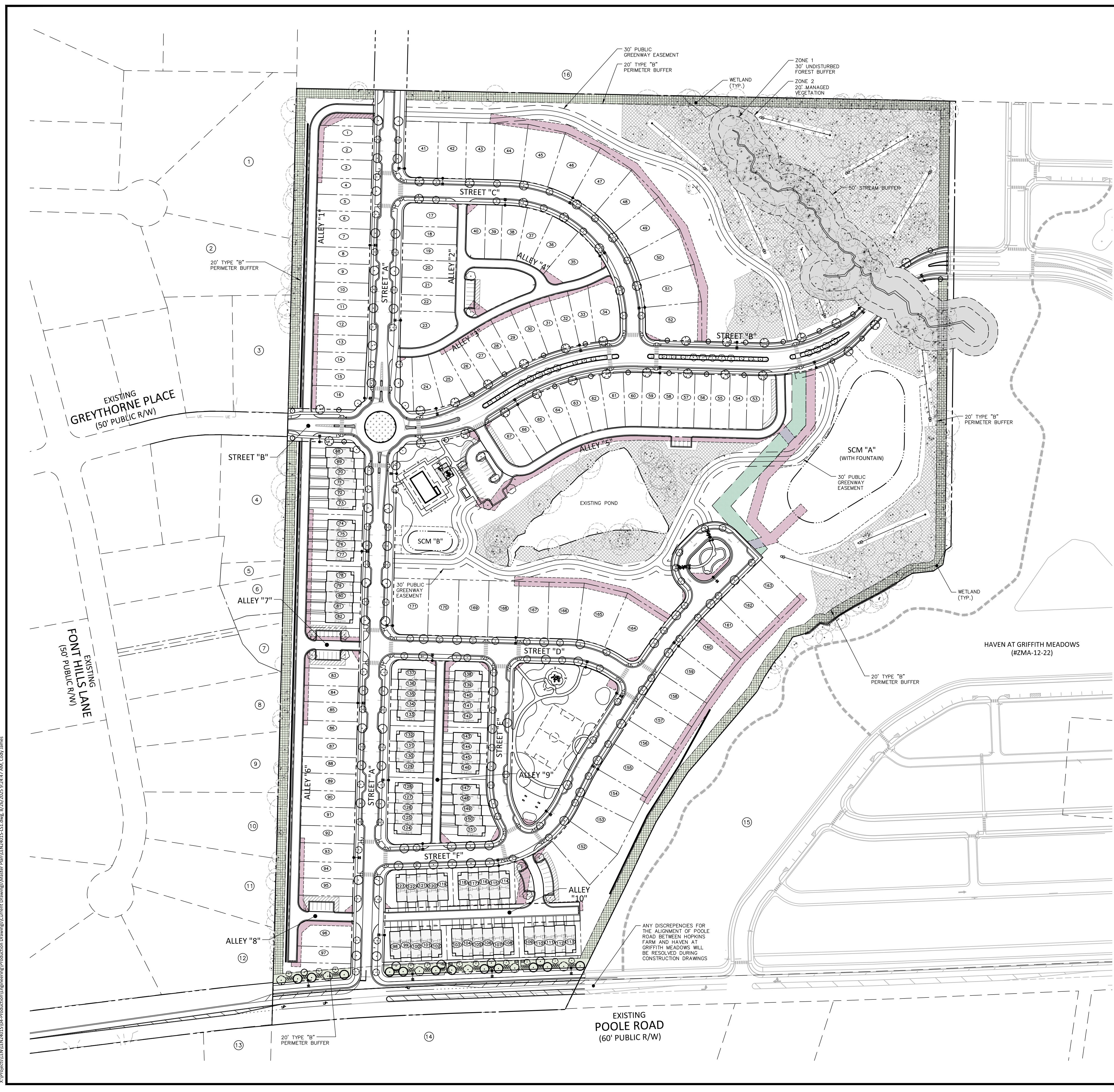
SYMBOL	CODE	TYPE	QTY	BOTANICAL / COMMON NAME	CAL	HEIGHT	NATIVE
<b>MEDIAN TREES</b>							
	MP	U	12	MAGNOLIA X SOULANGIANA 'ALEXANDRINA' / ALEXANDRINA SAUCER MAGNOLIA 'SINGLE TRUNK'	1.5" MIN	6' MIN	N
	ML	U	14	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA	1.5" MIN	6' MIN	Y
<b>VUA TREES</b>							
	QS	C	15	QUERCUS STELLATA / POST OAK	2" MIN	8' MIN	Y
<b>BUFFER TREE</b>							
	CV	U	9	CHONANTHUS VIRGINICUS / WHITE FRINGETREE	1.5" MIN	6' MIN	Y
	JB	C	4	PINKUS TAEDA 'NANA' / DWARF LOBLOLLY PINE	2" MIN	8' MIN	Y
	MB	C	10	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' / D.D. BLANCHARD SOUTHERN MAGNOLIA	2" MIN	8' MIN	Y
	TA	C	5	TILIA AMERICANA / AMERICAN LINDEN	2" MIN	8' MIN	Y
<b>STREET TREE</b>							
	AO	C	43	ACER SACCHARUM 'LEGACY' / LEGACY SUGAR MAPLE	2" MIN	8' MIN	Y
	LH	U	25	LAGERSTROEMIA INDICA 'NEAR EAST' / NEAR EAST CRAPE MYRTLE	1.5" MIN	6' MIN	N
	PS	U	48	PRUNUS SERRULATA / JAPANESE FLOWERING CHERRY	1.5" MIN	6' MIN	N
	UE	C	66	ULMUS PARVIFOLIA 'EMER II' / ALLEE LACEBARK ELM	2" MIN	8' MIN	N
	ZG	C	37	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA	2" MIN	8' MIN	N
<b>BUFFER SHRUBS</b>							
	II		28	ILEX GLABRA 'COMPACTA' / COMPACT INKBERRY	3 GAL	18" MIN.	Y
	MC		29	MYRTICA CERIFERA / BARK MYRTLE	3 GAL	18" MIN.	Y
	VD		28	VIBURNUM DENTATUM 'ARROWWOOD' / ARROWWOOD VIBURNUM	3 GAL	18" MIN.	Y

GENERAL NOTES

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



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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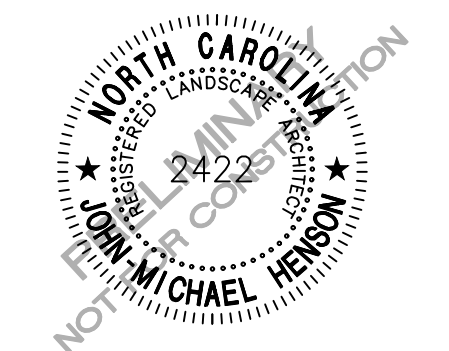
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HOPKINS FARM  
MASTER PLAN  
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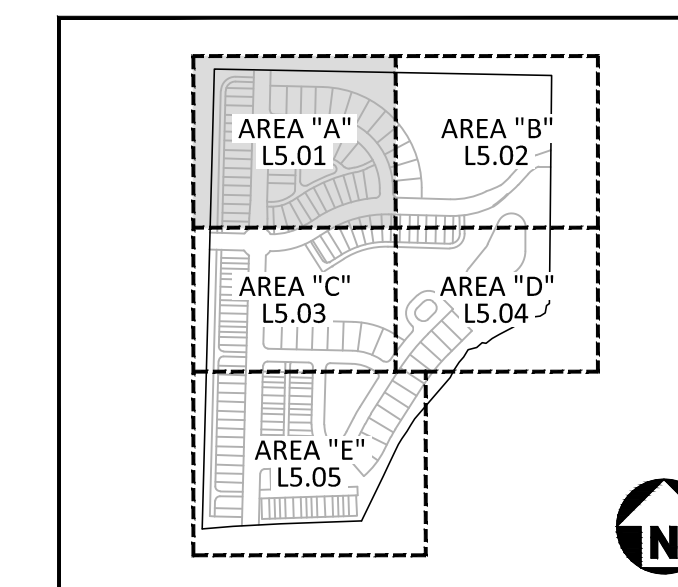
PLAN INFORMATION

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

SHEET

LANDSCAPE PLAN -  
AREA "A"

L5.01



KEY MAP

SITE LEGEND

- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- GUARDRAIL
- WETLANDS
- TREE CONSERVATION AREA (NOTE: A 30' WIDE AREA ALONG EACH DISC GOLF HOLE IS DEDUCTED FROM TREE SAVE CALCULATIONS)
- 20' TYPE "B" BUFFER
- 10' TYPE "A" BUFFER

EASEMENT LEGEND

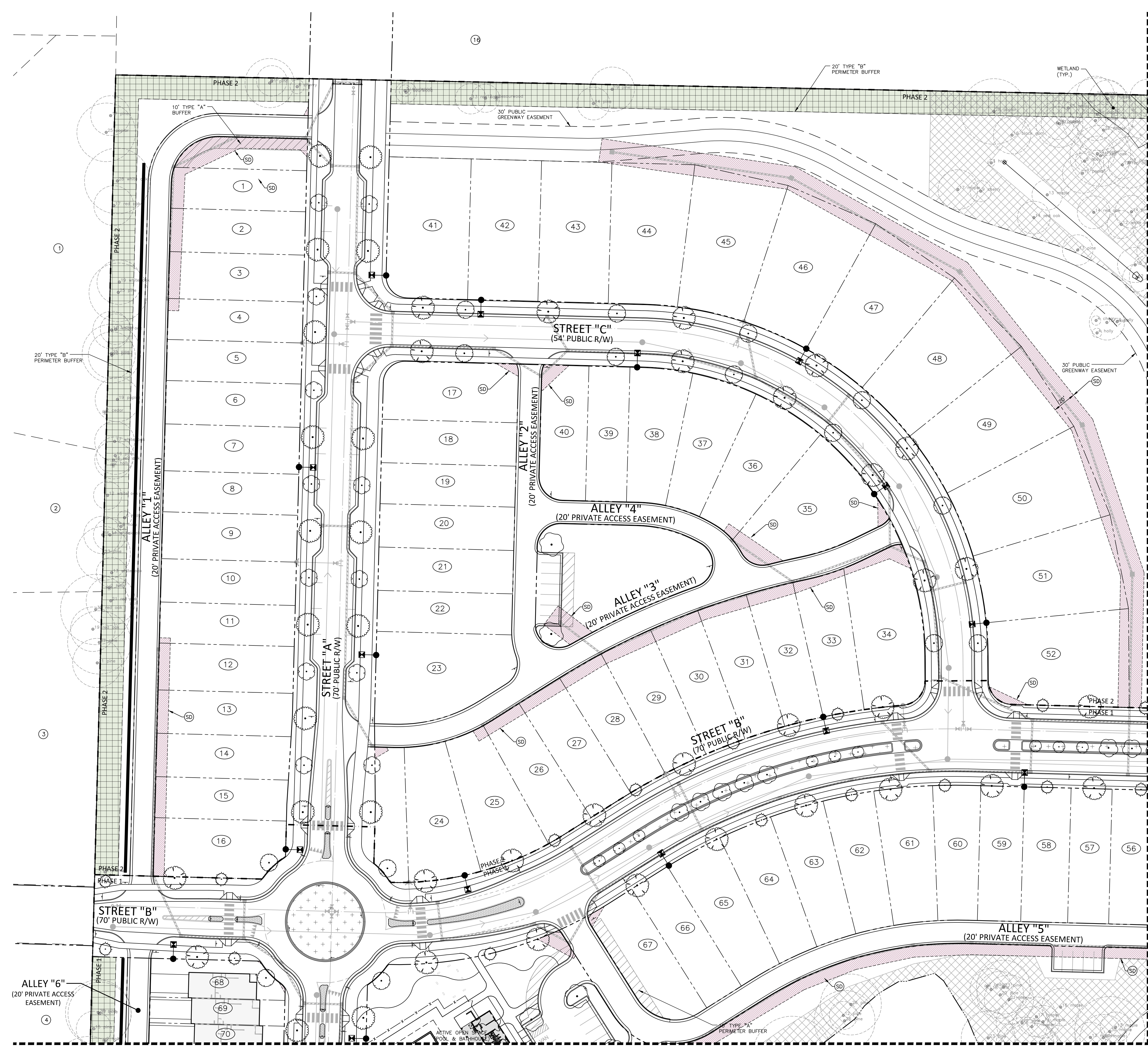
- SANITARY SEWER EASEMENT
- PUBLIC STORM DRAINAGE EASEMENT

PLANT SCHEDULE

SYMBOL	CODE	TYPE	QTY	BOTANICAL / COMMON NAME	CAL	HEIGHT	NATIVE
<b>MEDIAN TREES</b>							
MP	U	12	MAGNOLIA X SOULANGEANA 'ALEXANDRINA'	1.5" MIN	6' MIN	N	
ML	U	14	ALEXANDRINA SAUCER MAGNOLIA SINGLE TRUNK	1.5" MIN	6' MIN	Y	
<b>VUA TREES</b>							
QS	C	15	QUERCUS STELLATA POST OAK	2" MIN	8' MIN	Y	
<b>BUFFER TREE</b>							
CV	U	9	CHIONANTHUS VIRGINICUS WHITE FRINGETREE	1.5" MIN	6' MIN	Y	
JB	C	4	PINUS TAEDA 'NANA' DWARF LOBLOLLY PINE	2" MIN	8' MIN	Y	
MB	C	10	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'	2" MIN	8' MIN	Y	
TA	C	5	TILIA AMERICANA AMERICAN LINDEN	2" MIN	8' MIN	Y	
<b>STREET TREE</b>							
AO	C	43	ACER SACCHARUM 'LEGACY' LEGACY SUGAR MAPLE	2" MIN	8' MIN	Y	
LN	U	25	LAGERSTROEMIA INDICA 'NEAR EAST' NEAR EAST CRABE MYRTLE	1.5" MIN	6' MIN	N	
PS	U	48	PRUNUS SERRULATA JAPANESE FLOWERING CHERRY	1.5" MIN	6' MIN	N	
UE	C	66	ULMUS PARVIFOLIA 'EMER II' ALLEE LACEBARK ELM	2" MIN	8' MIN	N	
ZG	C	37	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE JAPANESE ZELKOVA	2" MIN	8' MIN	N	
<b>BUFFER SHRUBS</b>							
II	C	28	ILEX GLABRA 'COMPACTA' COMPACT HIBERNY	3 GAL	18" MIN.	Y	
MC	C	29	MYRICA CERIFERA WAX MYRTLE	3 GAL	18" MIN.	Y	
VD	C	28	VIBURNUM DENTATUM 'ARROWWOOD' ARROWWOOD VIBURNUM	3 GAL	18" MIN.	Y	



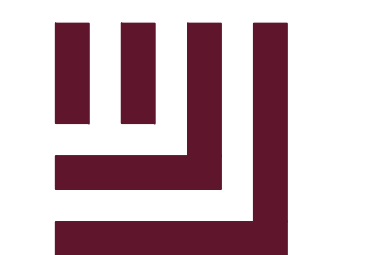
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



SEE SHEET L5.03

SEE SHEET L5.02

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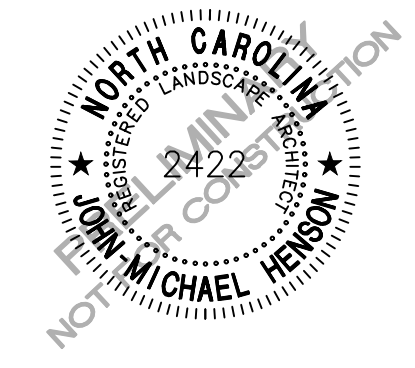
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**CLIENT**

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CONTACT: Michael Taylor  
PHONE: 919. 465. 5929



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



**REVISIONS**

NO.	DATE	PER TOWN COMMENTS
1	06.26.2025	PER TOWN COMMENTS
2	07.30.2025	PER TOWN COMMENTS
3	08.26.2025	PER TOWN COMMENTS
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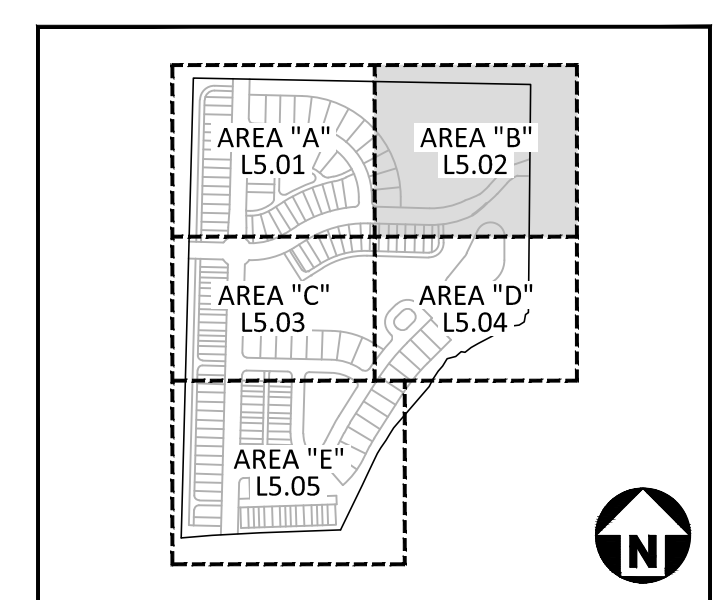
**PLAN INFORMATION**

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

**SHEET**

LANDSCAPE PLAN -  
AREA "B"

**L5.02**



KEY MAP

**SITE LEGEND**

- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- GUARDRAIL
- WETLANDS
- TREE CONSERVATION AREA (NOTE: A 30' WIDE AREA ALONG EACH DISC GOLF HOLE IS DEDUCTED FROM TREE SAVE CALCULATIONS)
- 20' TYPE 'B' BUFFER
- 10' TYPE 'A' BUFFER

**EASEMENT LEGEND**

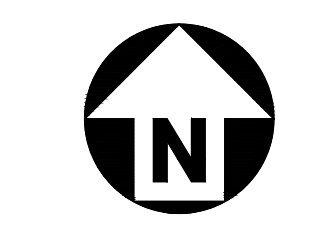
- SANITARY SEWER EASEMENT
- PUBLIC STORM DRAINAGE EASEMENT

**PLANT SCHEDULE**

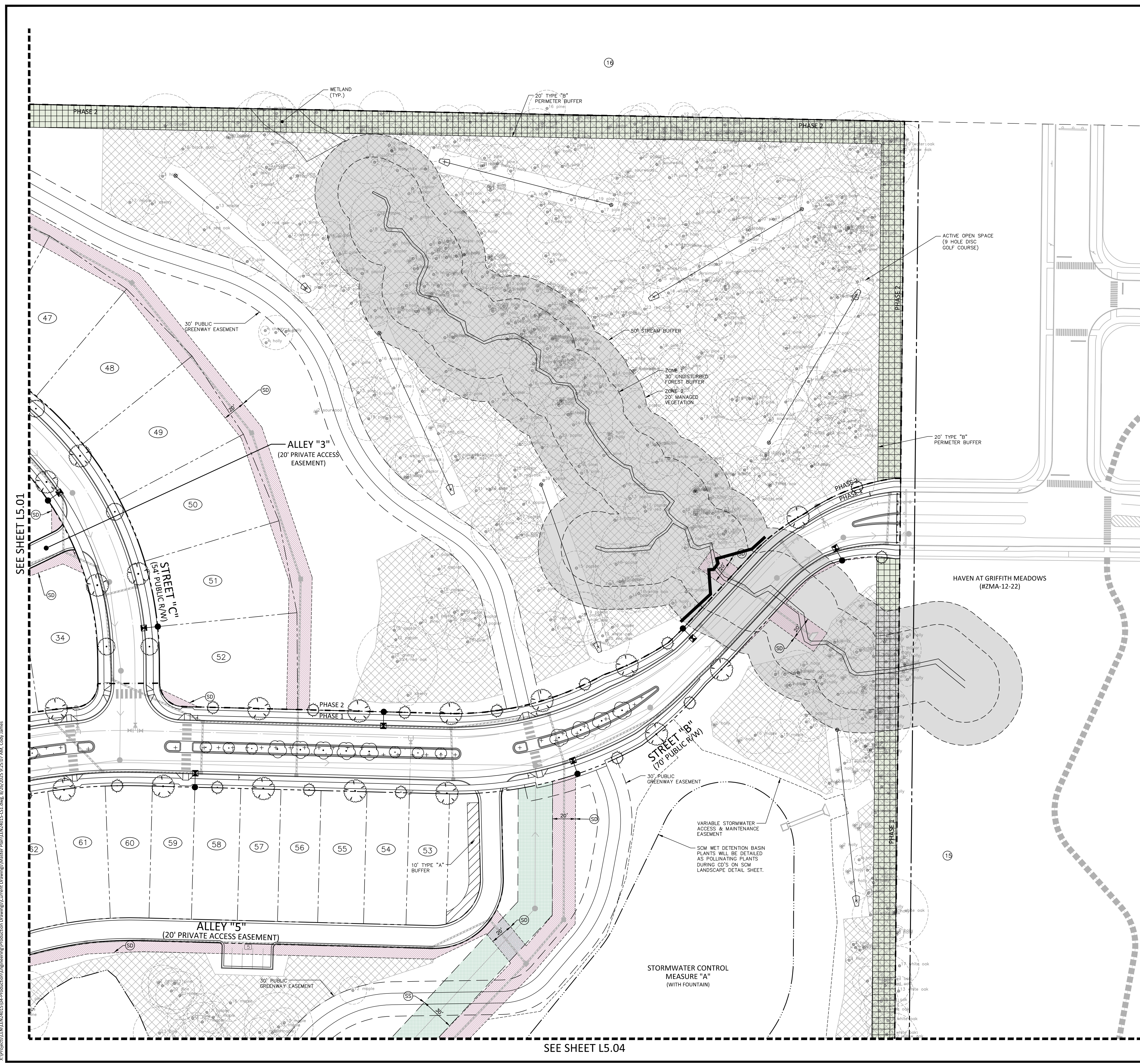
SYMBOL	CODE	TYPE	QTY	BOTANICAL / COMMON NAME	CAL	HEIGHT	NATIVE
<b>MEDIAN TREES</b>							
	MP	U	12	MAGNOLIA X SOULANGIANA 'ALEXANDRINA'	1.5" MIN	6' MIN	N
	ML	U	14	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	1.5" MIN	6' MIN	Y
<b>VIA TREES</b>							
	OS	C	15	QUERCUS STELLATA 'POST OAK'	2" MIN	8' MIN	Y
<b>BUFFER TREE</b>							
	CV	U	9	CHIONANTHUS VIRGINICUS 'WHITE FRINGETREE'	1.5" MIN	6' MIN	Y
	JB	C	4	PINUS TAEDA 'NANA' DWARF LOBLOLLY PINE	2" MIN	8' MIN	Y
	MB	C	10	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'	2" MIN	8' MIN	Y
	TA	C	5	TILIA AMERICANA 'AMERICAN LINDEN'	2" MIN	8' MIN	Y
<b>STREET TREE</b>							
	AO	C	43	ACER SACCHARUM 'LEGACY' SUGAR MAPLE	2" MIN	8' MIN	Y
	LN	U	25	LAGERSTROEMIA INDICA 'NEAR EAST' NEAR EAST CRAPE MYRTLE	1.5" MIN	6' MIN	N
	PS	U	48	PRUNUS SERRULATA 'JAPANESE FLOWERING CHERRY'	1.5" MIN	6' MIN	N
	UE	C	66	ULMUS PARVIFOLIA 'EMER II' ALLELE LACEBARK ELM	2" MIN	8' MIN	N
	ZG	C	37	ZELKOVA SERRATA 'GREEN VASE' JAPANESE ZELKOVA	2" MIN	8' MIN	N

**SYMBOL CODE**

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



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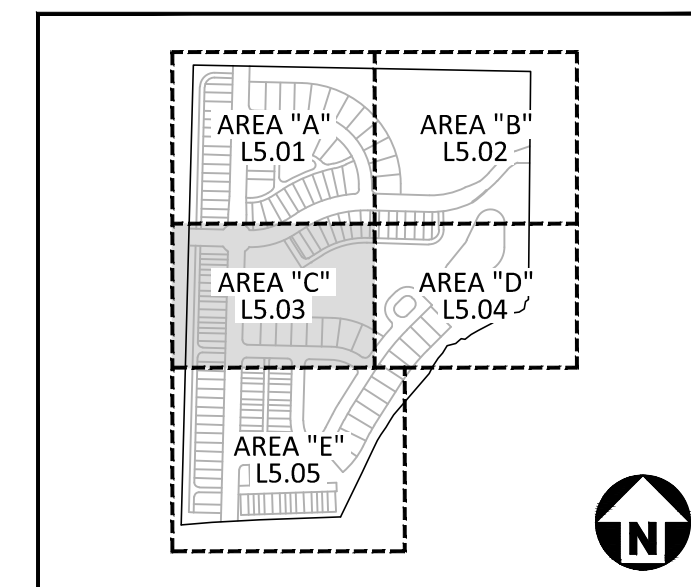


SEE SHEET L5.01

SEE SHEET L5.04

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SEE SHEET L5.01



KEY MAP

SITE LEGEND

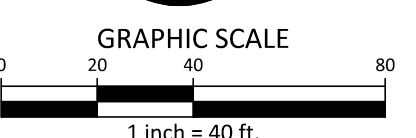
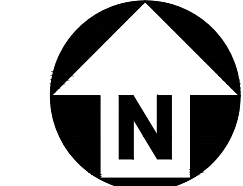
- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
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- 20' TYPE 'B' BUFFER
- 10' TYPE 'A' BUFFER

EASEMENT LEGEND

- SS SANITARY SEWER EASEMENT
- SD PUBLIC STORM DRAINAGE EASEMENT

PLANT SCHEDULE

SYMBOL	CODE	TYPE	QTY	BOTANICAL / COMMON NAME	CAL	HEIGHT	NATIVE
<b>MEDIAN TREES</b>							
MP	U	12	MAGNOLIA X SOULANGEANA 'ALEXANDRINA'	1.5" MIN	6' MIN	N	
ML	U	14	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	1.5" MIN	6' MIN	Y	
<b>VUA TREES</b>							
QS	C	15	QUERCUS STELLATA POST OAK	2" MIN	8' MIN	Y	
<b>BUFFER TREE</b>							
CV	U	9	CHONANTHUS VIRGINICUS WHITE FRINGETREE	1.5" MIN	6' MIN	Y	
JB	C	4	PINUS TAEDA 'NANA' DWARF LOBLOLLY PINE	2" MIN	8' MIN	Y	
MB	C	10	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'	2" MIN	8' MIN	Y	
TA	C	5	TILIA AMERICANA AMERICAN LINDEN	2" MIN	8' MIN	Y	
<b>STREET TREE</b>							
AO	C	43	ACER SACCHARUM 'LEGACY' LEGACY SUGAR MAPLE	2" MIN	8' MIN	Y	
LN	U	25	LAGERSTROEMIA INDICA 'NEAR EAST' NEAR EAST CRAPE MYRTLE	1.5" MIN	6' MIN	N	
PS	U	48	PRUNUS SERRULATA JAPANESE FLOWERING CHERRY	1.5" MIN	6' MIN	N	
UE	C	66	ULMUS PARVIFOLIA 'EMER II' ALLEEB LACEBARK ELM	2" MIN	8' MIN	N	
ZG	C	37	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE JAPANESE ZELKOVA	2" MIN	8' MIN	N	
<b>BUFFER SHRUBS</b>							
II		28	ILEX GLABRA 'COMPACTA' COMPACT INKBERRY	3 GAL	18" MIN.	Y	
MC		29	MYRICA CERIFERA WAX MYRTLE	3 GAL	18" MIN.	Y	
VD		28	VIBURNUM DENTATUM 'ARROWWOOD' ARROWWOOD VIBURNUM	3 GAL	18" MIN.	Y	



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



REVISIONS

NO.	DATE	DESCRIPTION
1	06.26.2025	PER TOWN COMMENTS
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3	08.26.2025	PER TOWN COMMENTS
4		
5		
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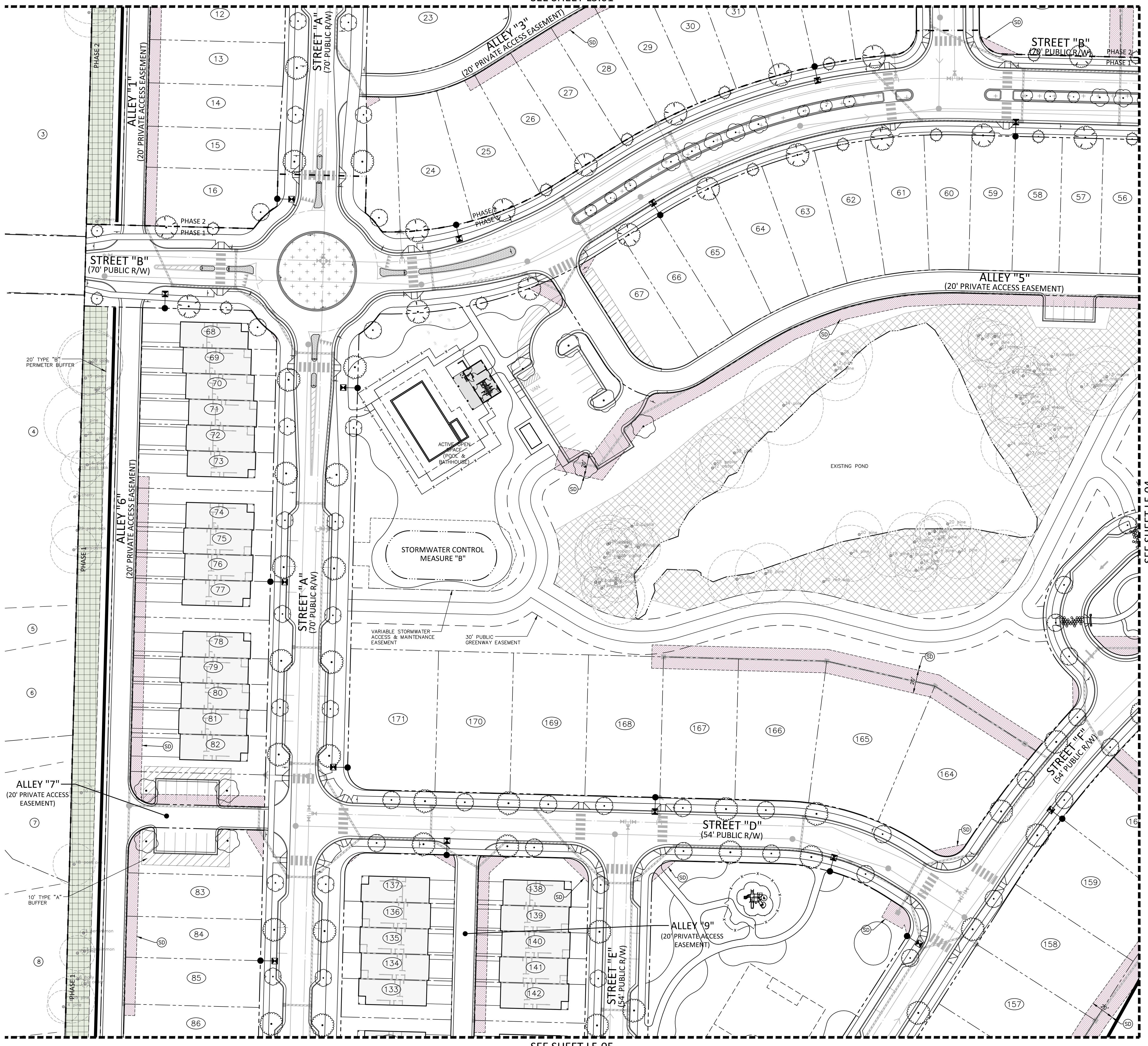
PLAN INFORMATION

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

SHEET

LANDSCAPE PLAN - AREA 'C'

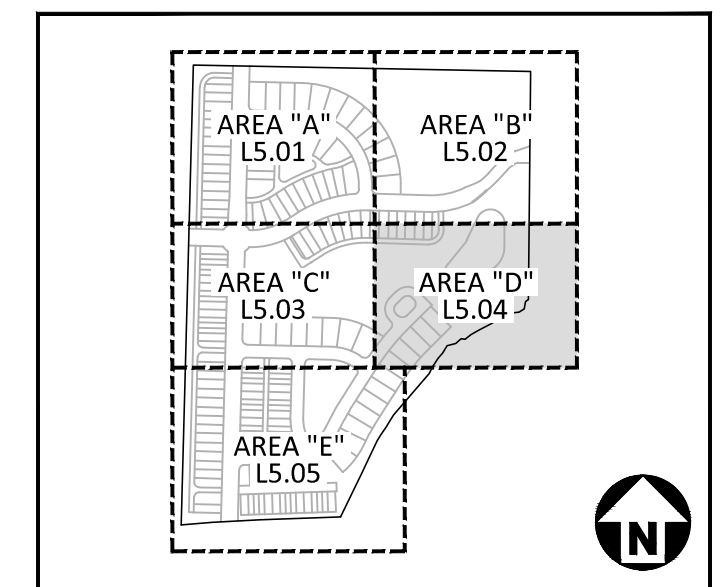
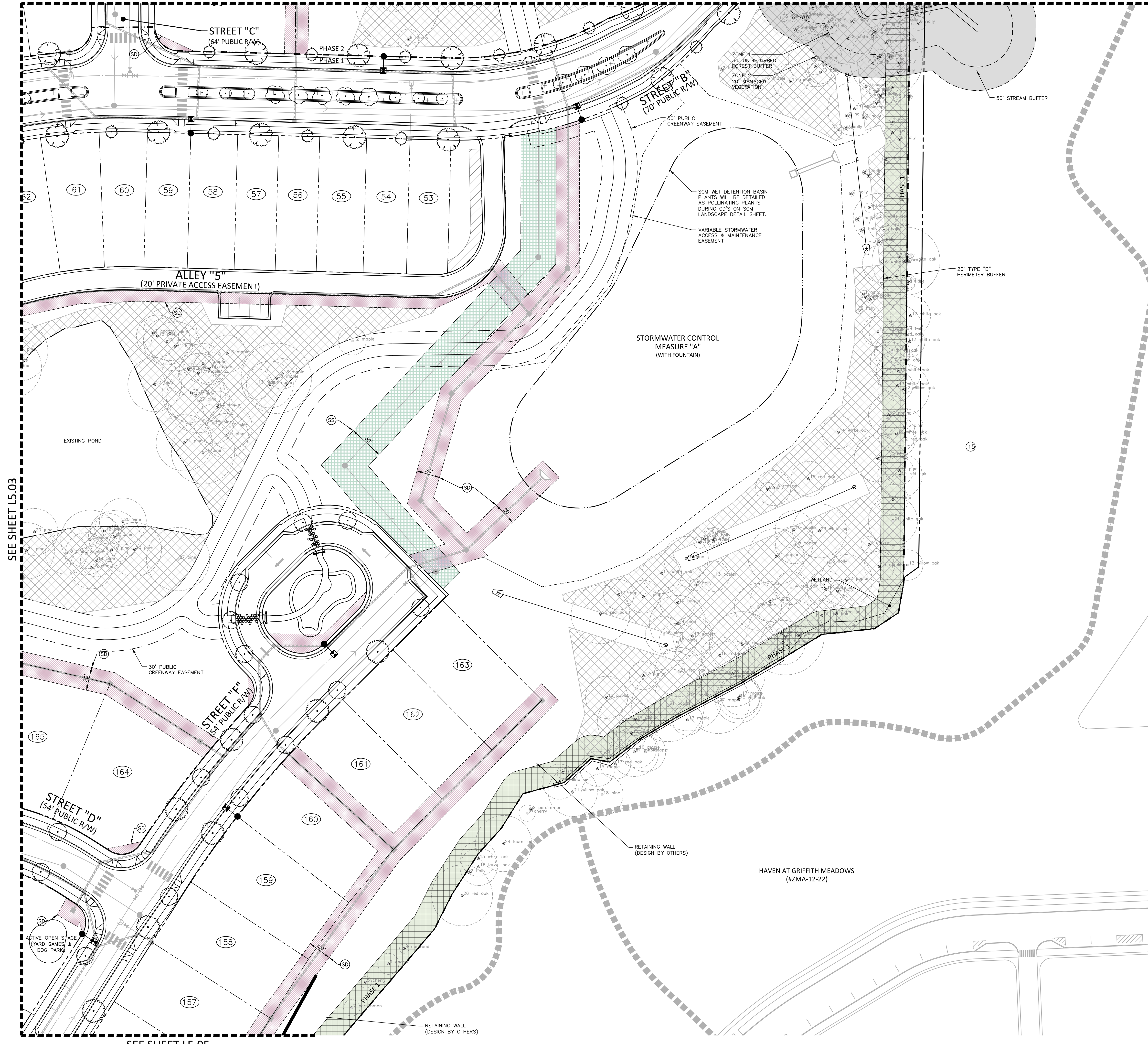
L5.03



SEE SHEET L5.05

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SEE SHEET L5.02



KEY MAP

SITE LEGEND

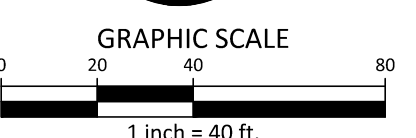
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- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC VAN
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- GUARDRAIL
- WETLANDS
- TREE CONSERVATION AREA  
(NOTE: A 30' WIDE AREA ALONG EACH DISC GOLF HOLE IS DEDUCTED FROM TREE SAVE CALCULATIONS)
- 20' TYPE 'B' BUFFER
- 10' TYPE 'A' BUFFER

EASEMENT LEGEND

- SANITARY SEWER EASEMENT
- PUBLIC STORM DRAINAGE EASEMENT

PLANT SCHEDULE

SYMBOL	CODE	TYPE	QTY	BOTANICAL / COMMON NAME	CAL	HEIGHT	NATIVE
<b>MEDIAN TREES</b>							
	MP	U	12	MAGNOLIA X SOULANGIANA 'ALEXANDRINA' ALEXANDRINA SAUCER MAGNOLIA SINGLE TRUNK	1.5" MIN	6' MIN	N
	ML	U	14	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM DWARF SOUTHERN MAGNOLIA	1.5" MIN	6' MIN	Y
<b>VUA TREES</b>							
	QS	C	15	QUERCUS STELLATA POST OAK	2" MIN	8' MIN	Y
<b>BUFFER TREE</b>							
	CV	U	9	CHIONANTHUS VIRGINICUS WHITE FRINGETREE	1.5" MIN	6' MIN	Y
	JB	C	4	PINUS TAEDA 'NANA' DWARF LOBLOLLY PINE	2" MIN	8' MIN	Y
	MB	C	10	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' D.D. BLANCHARD SOUTHERN MAGNOLIA	2" MIN	8' MIN	Y
	TA	C	5	TILIA AMERICANA AMERICAN LINDEN	2" MIN	8' MIN	Y
<b>STREET TREE</b>							
	AO	C	43	ACER SACCHARUM 'LEGACY' LEGACY SUGAR MAPLE	2" MIN	8' MIN	Y
	LN	U	25	LAGERSTROEMIA INDICA 'NEAR EAST' NEAR EAST CRAPE MYRTLE	1.5" MIN	6' MIN	N
	PS	U	48	PRUNUS SERRULATA JAPANESE FLOWERING CHERRY	1.5" MIN	6' MIN	N
	UE	C	66	ULMUS PARVIFOLIA 'EMER II' ALLEE LACEBARK ELM	2" MIN	8' MIN	N
	ZG	C	37	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE JAPANESE ZELKOVA	2" MIN	8' MIN	N
<b>BUFFER SHRUBS</b>							
	II		28	ILEX GLABRA 'COMPACTA' COMPACT INKBERRY	3 GAL	18" MIN.	Y
	MC		29	MYRICA CERIFERA WAX MYRTLE	3 GAL	18" MIN.	Y
	VD		28	VIBURNUM DENTATUM 'ARROWWOOD' ARROWWOOD VIBURNUM	3 GAL	18" MIN.	Y



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SEE SHEET L5.03

SEE SHEET L5.05

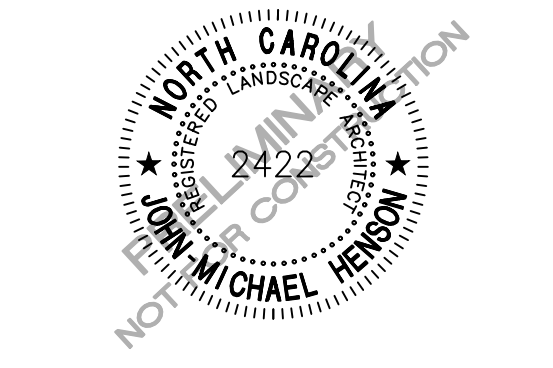
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**HOPKINS FARM  
 MASTER PLAN  
 8501 POOLE ROAD  
 KNIGHTDALE, NORTH CAROLINA 27545**



**REVISIONS**

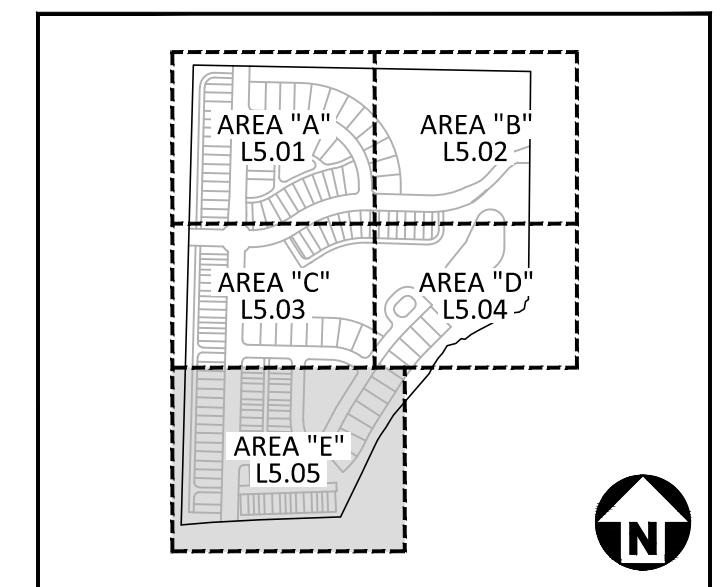
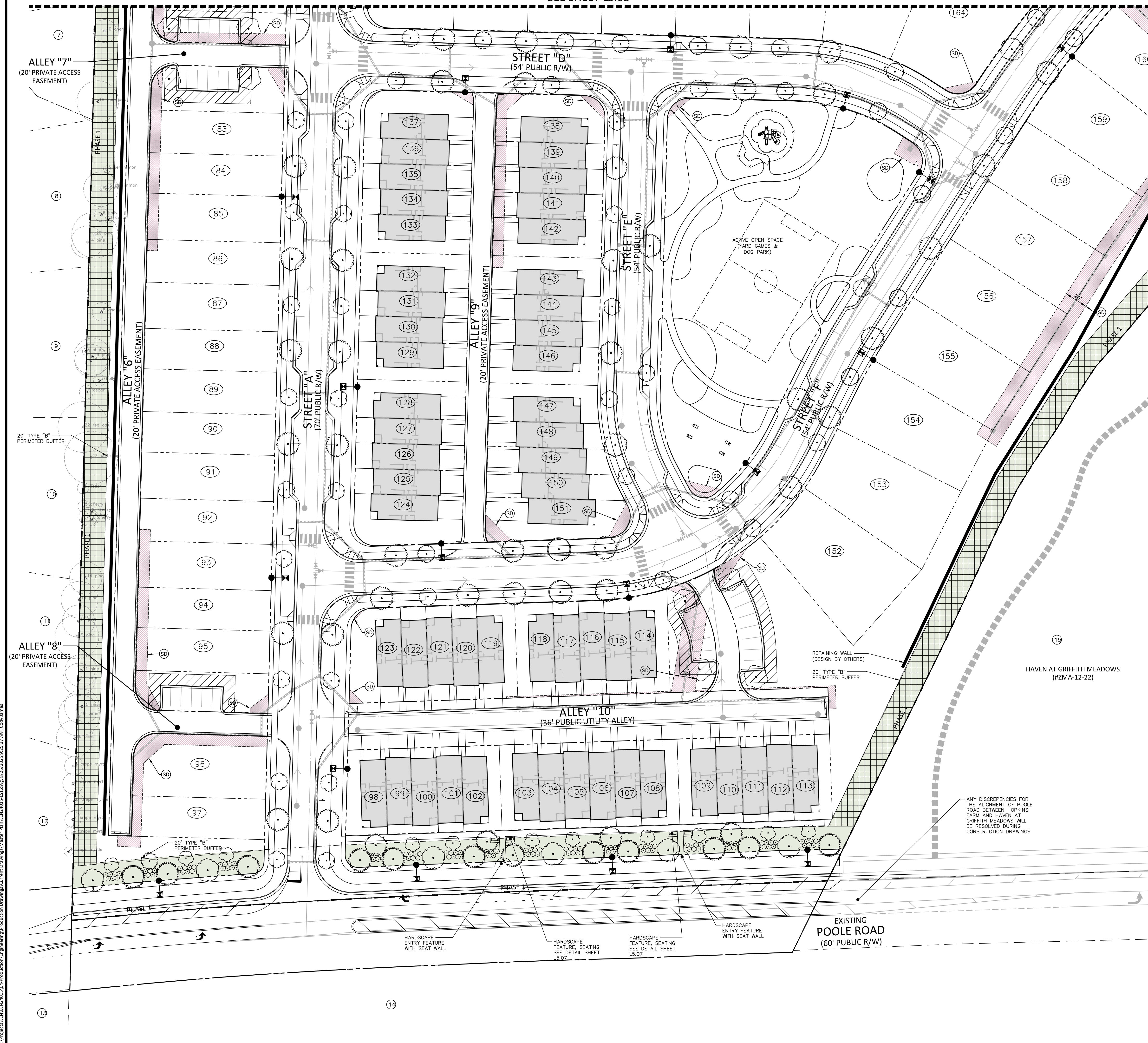
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2	07.30.2025	PER TOWN COMMENTS
3	08.26.2025	PER TOWN COMMENTS
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5		
6		

**PLAN INFORMATION**

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

**LANDSCAPE PLAN -  
 AREA "D"  
 L5.04**

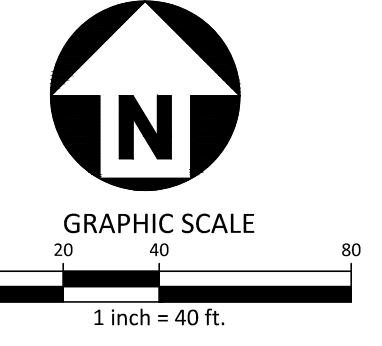
SEE SHEET L5.03



- SITE LEGEND**
- SIGNAGE
  - POWER POLE
  - TRAFFIC DIRECTIONAL ARROW
  - ACCESSIBLE PARKING STALL
  - VAN ACCESSIBLE PARKING STALL
  - PARKING SPACE COUNT
  - ACCESSIBLE RAMPS
  - ACCESSIBLE ROUTE
  - PHASE LINE
  - PROPERTY LINE
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  - WETLANDS
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  - 20' TYPE 'B' BUFFER
  - 10' TYPE 'A' BUFFER
- EASEMENT LEGEND**
- SS SANITARY SEWER EASEMENT
  - SD PUBLIC STORM DRAINAGE EASEMENT

**PLANT SCHEDULE**

SYMBOL	CODE	TYPE	QTY	BOTANICAL / COMMON NAME	CAL	HEIGHT	NATIVE
<b>MEDIAN TREES</b>							
MP	U	12	MAGNOLIA X SOULANGEANA 'ALEXANDRINA'	ALEXANDRINA SAUCER MAGNOLIA 'SINGLE TRUNK'	1.5" MIN	6' MIN	N
ML	U	14	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	1.5" MIN	6' MIN	Y
<b>VUA TREES</b>							
QS	C	15	QUERCUS STELLATA	POST OAK	2" MIN	8' MIN	Y
<b>BUFFER TREE</b>							
CV	U	9	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	1.5" MIN	6' MIN	Y
JB	C	4	PRINUS THEDA 'NANA'	DWARF LOBLOLLY PINE	2" MIN	8' MIN	Y
MB	C	10	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'	D.D. BLANCHARD SOUTHERN MAGNOLIA	2" MIN	8' MIN	Y
TA	C	5	TILIA AMERICANA	AMERICAN LINDEN	2" MIN	8' MIN	Y
<b>STREET TREE</b>							
AD	C	43	ACER SACCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	2" MIN	8' MIN	Y
LN	U	25	LAGERSTROEMIA INDICA 'NEAR EAST'	NEAR EAST CRABE MYRTLE	1.5" MIN	6' MIN	N
PS	U	48	PRUNUS SERRULATA	JAPANESE FLOWERING CHERRY	1.5" MIN	6' MIN	N
UE	C	66	ULMUS PARVIFOLIA 'EMER II'	ALLEE LACEBARK ELM	2" MIN	8' MIN	N
ZG	C	37	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	2" MIN	8' MIN	N
<b>BUFFER SHRUBS</b>							
II		28	ILEX GLABRA 'COMPACTA'	COMPACT HEDGE BERRY	3 GAL	18" MIN.	Y
MC		29	MYRTICA CERIFERA	WAX MYRTLE	3 GAL	18" MIN.	Y
VD		28	VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	3 GAL	18" MIN.	Y



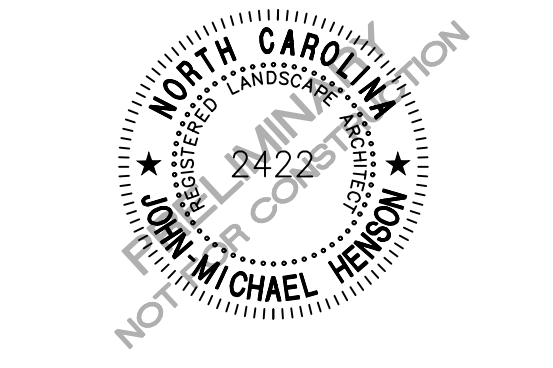
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**HOPKINS FARM  
MASTER PLAN  
8501 POOLE ROAD  
KNIGHTDALE, NORTH CAROLINA 27545**



**REVISIONS**

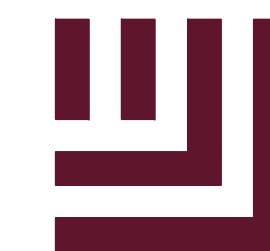
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**PLAN INFORMATION**

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

**LANDSCAPE PLAN -  
AREA "E"  
L5.05**

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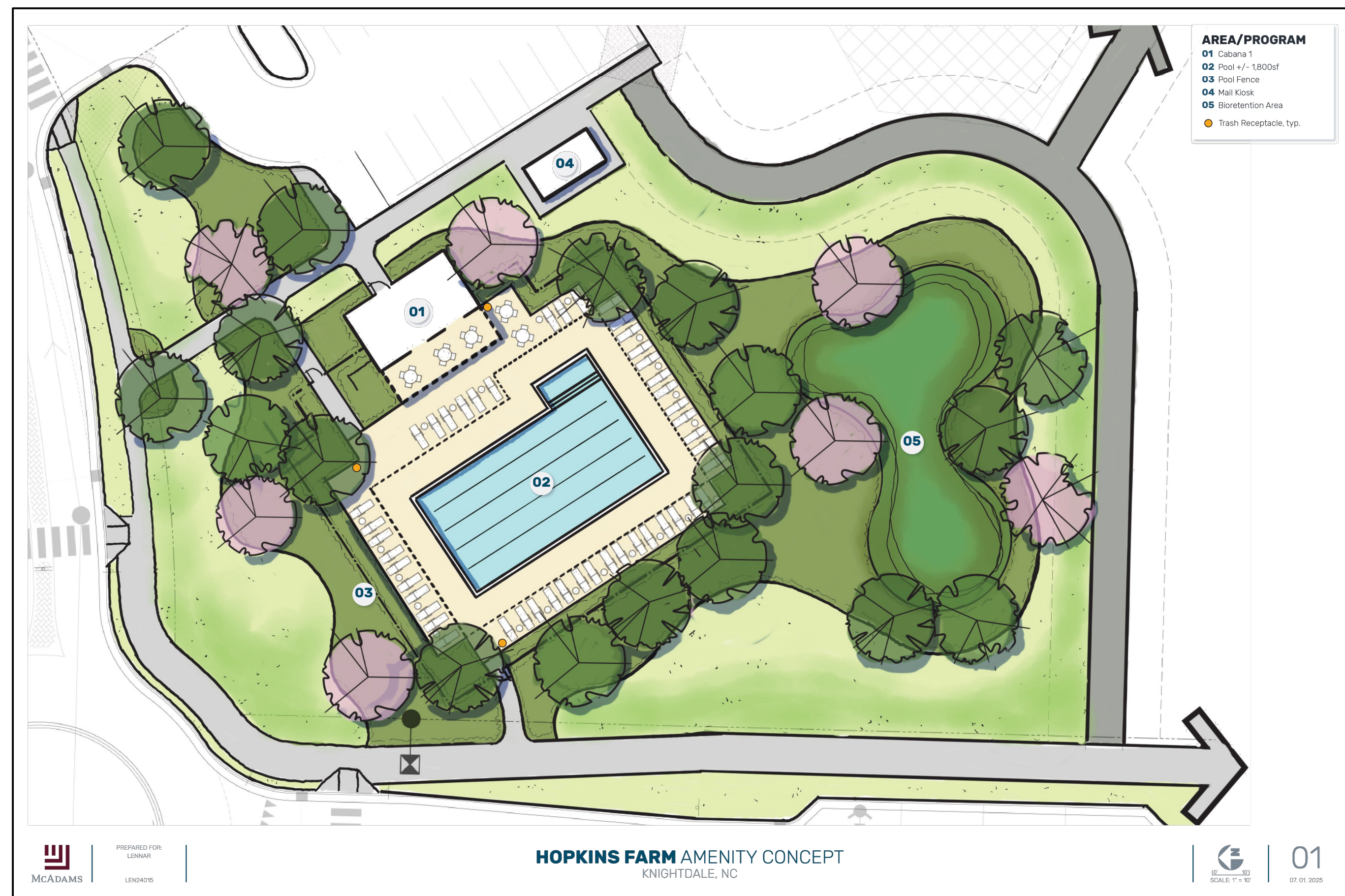
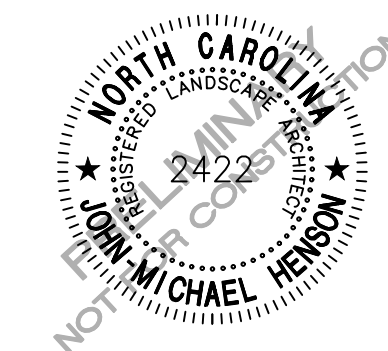
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HOPKINS FARM  
MASTER PLAN  
8501 POOLE ROAD  
KNIGHTDALE, NORTH CAROLINA 27545



X:\Projects\LEN\LEN24015\04-Production\Engineering\Production Drawings\Current Drawings\Water Plan\LEN24015-L5.dwg, 8/26/2025 9:25:44 AM, Copy James

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. LEN-24015  
FILENAME LEN24015-L5  
CHECKED BY WMK  
DRAWN BY RLU  
SCALE NTS  
DATE 04.28.2025

SHEET

OPEN SPACE  
CONCEPTUAL DESIGN

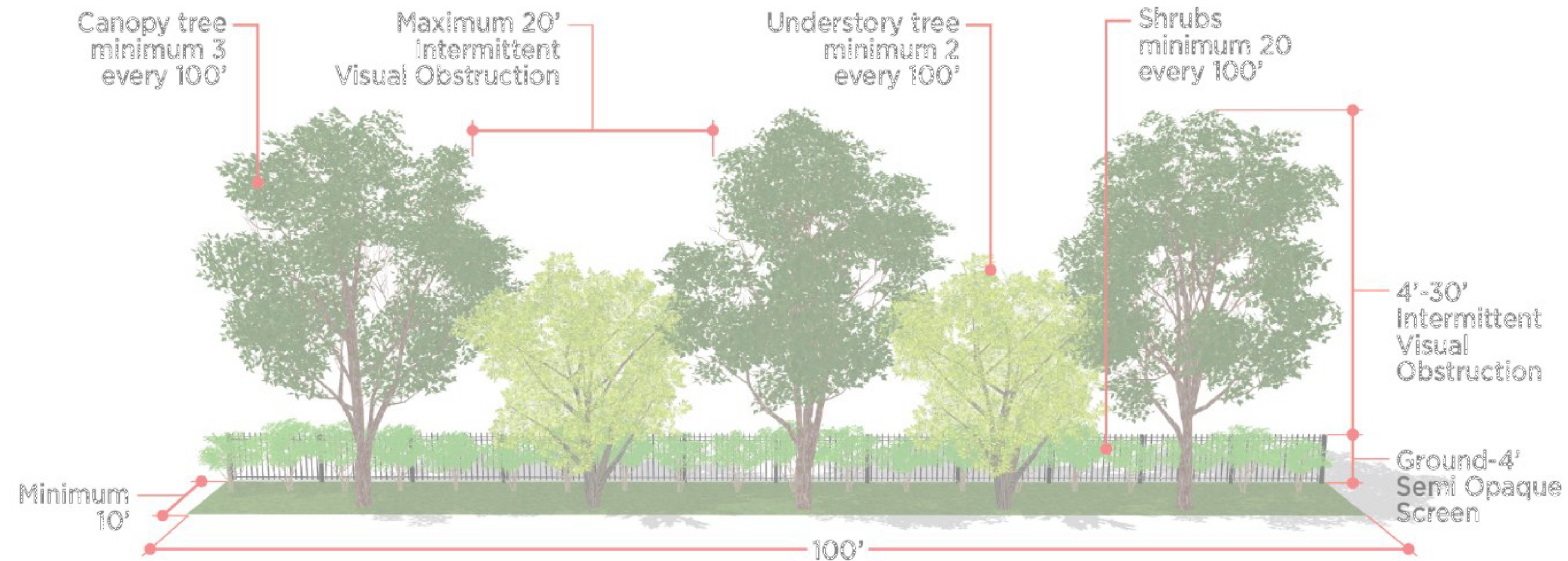
L5.06



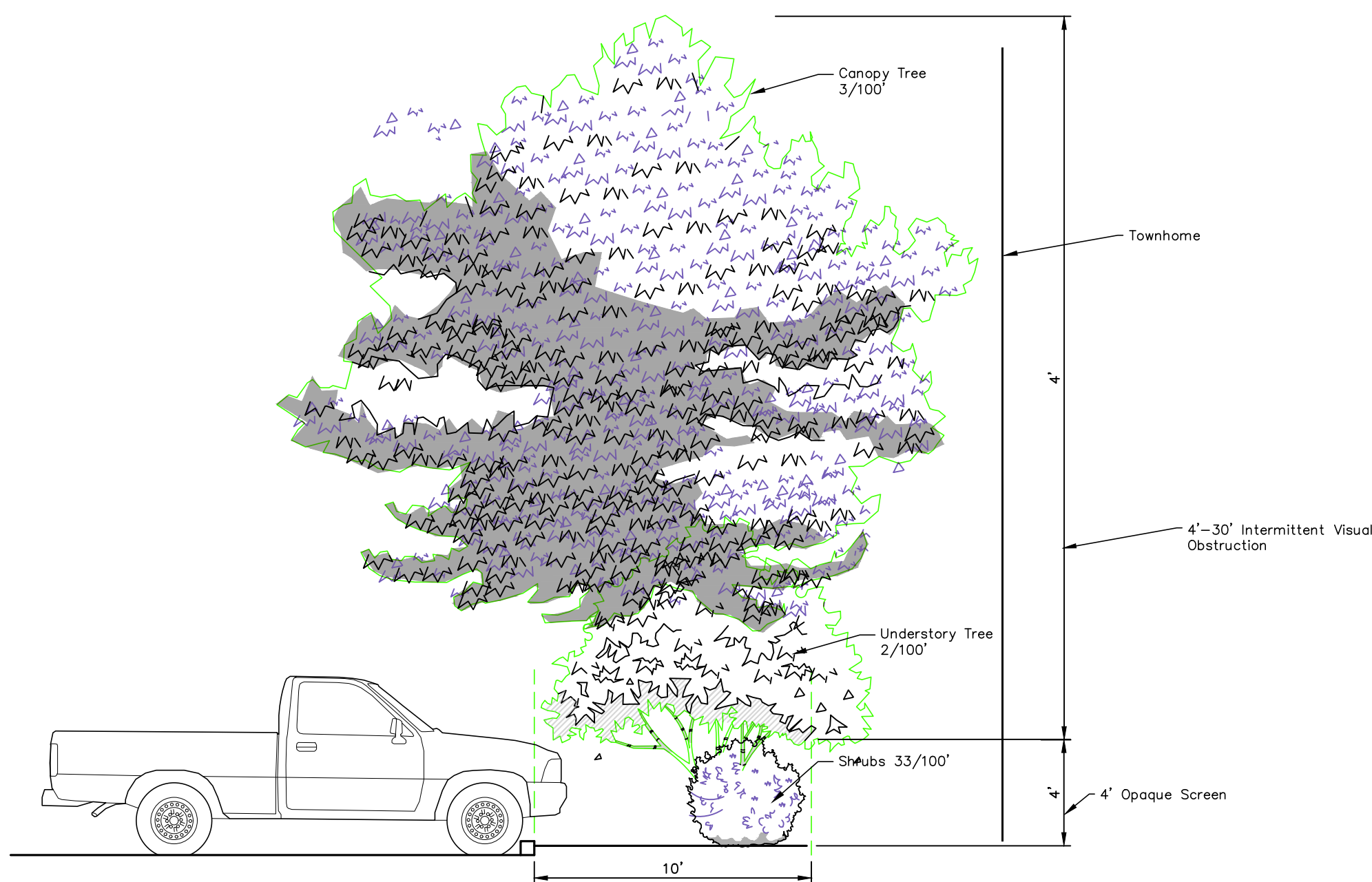
20' TYPE B PERIMETER BUFFER

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

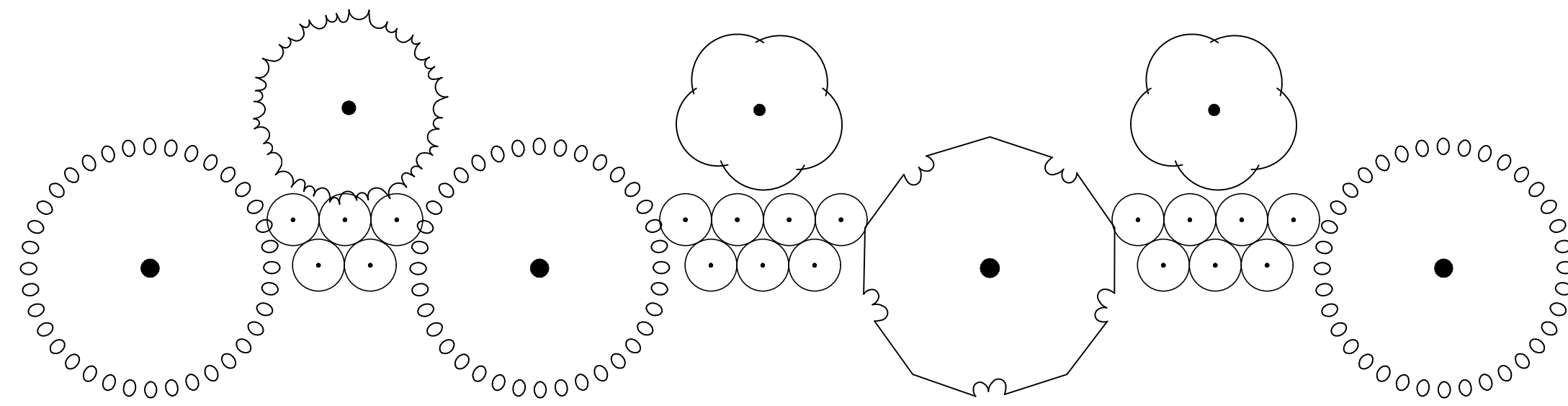
WHERE EXISTING BUFFER DOES NOT MEET THE MINIMUM BUFFER REQUIREMENTS, ADDITIONAL PLANT MATERIAL WILL BE ADDED.



10' TYPE A BUFFER



10' TYPE A BUFFER BETWEEN PARKING & TOWNHOME  
SCALE: NTS

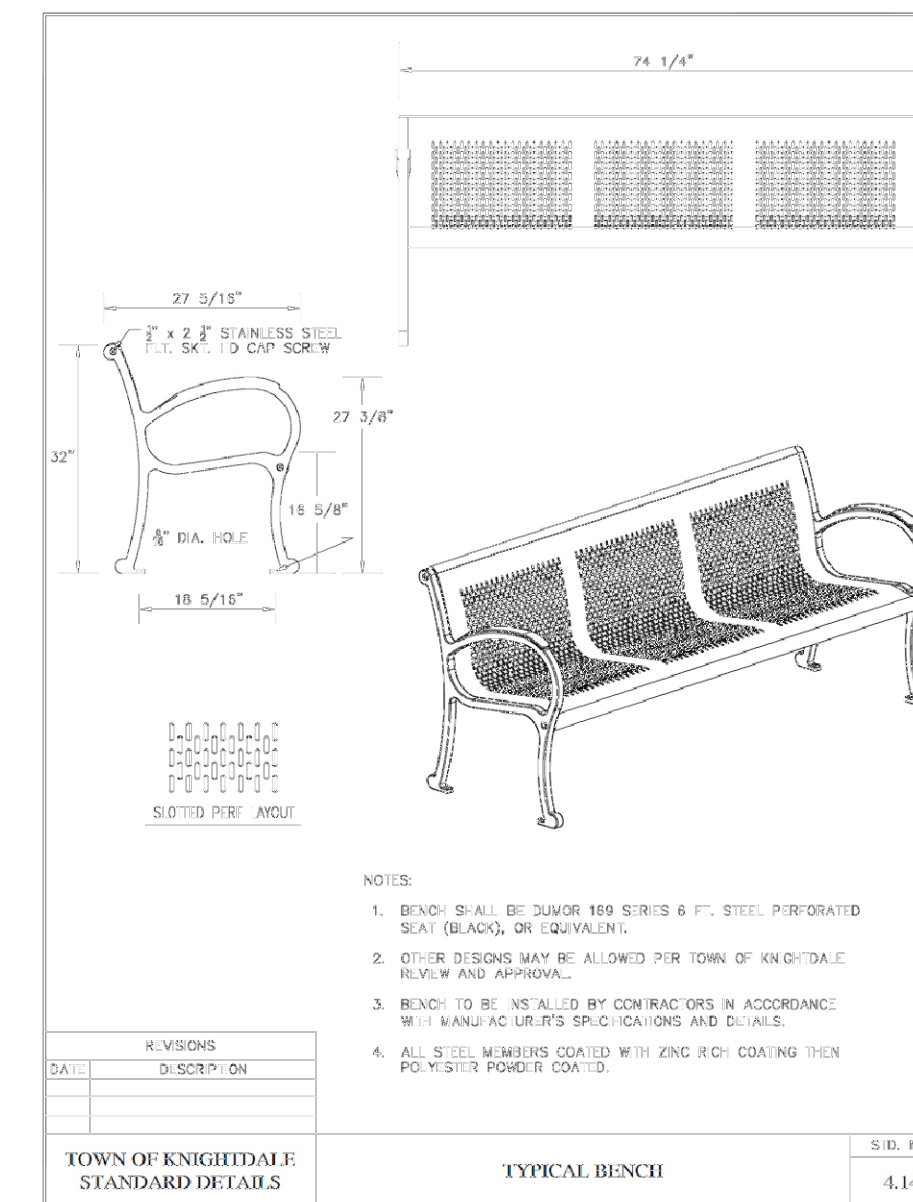


TYPICAL POOLE ROAD BUFFER

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

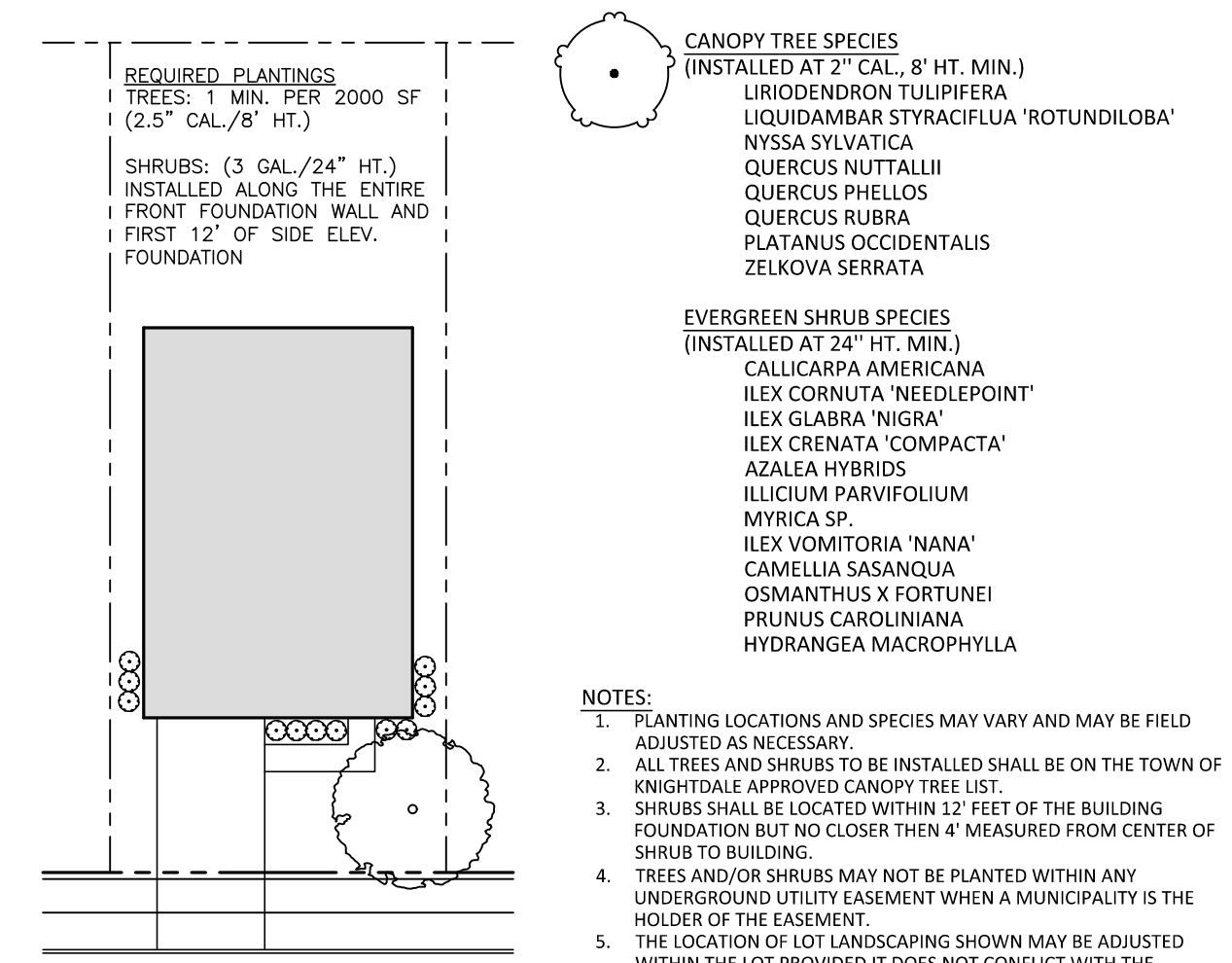
**NOTE:**

STREET/YARD BUFFER WILL INCLUDE A HARDSCAPED ENTRY FEATURE (BENCH) ALONG EITHER SIDE OF THE 2 PEDESTRIAN CONNECTIONS LINKING THE TOWHOMES TO POOLE RD. SEE SHEET C2.00.



LOT TREE REQUIREMENTS

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



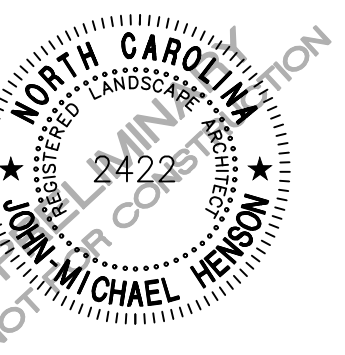
TYPICAL RESIDENTIAL LOT LANDSCAPE DETAIL  
SCALE: NTS

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



**REVISIONS**

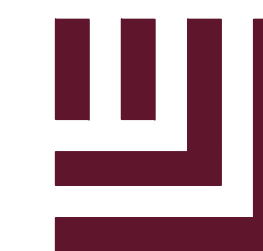
NO. DATE

**PLAN INFORMATION**

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

**SHEET**

**DETAILS & NOTES  
L5.07**



McADAMS

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



REVISIONS

NO. DATE

PLAN INFORMATION

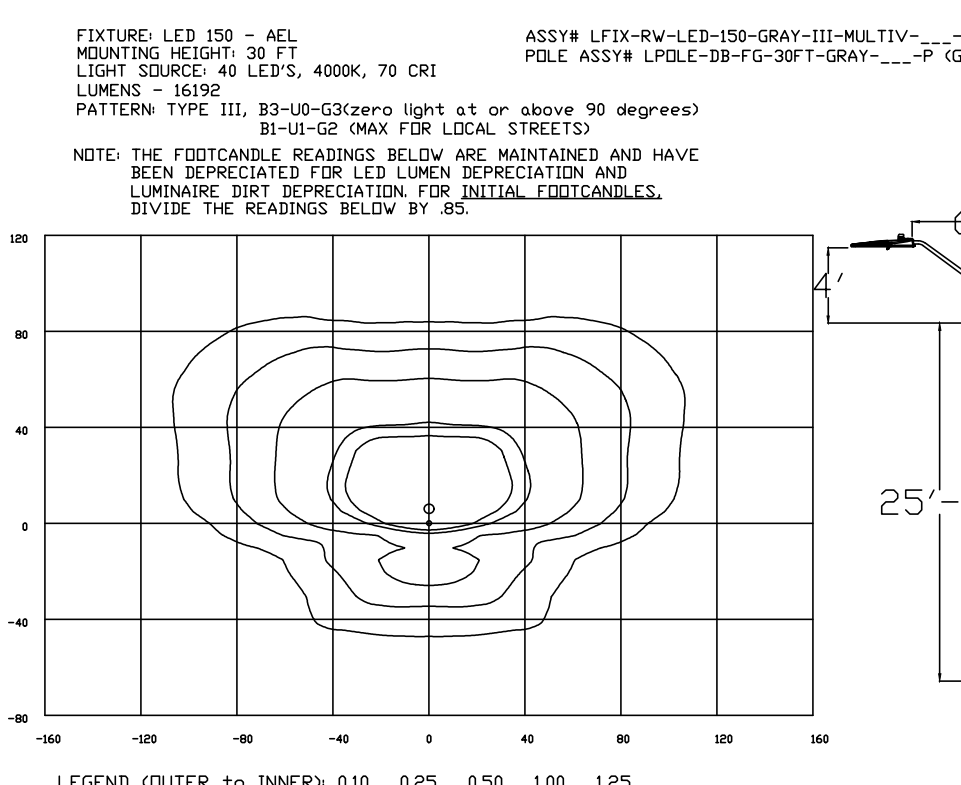
PROJECT NO. LEN-24015  
FILENAME LEN24015-L11  
CHECKED BY WMK  
DRAWN BY RLU  
SCALE 1" = 100'  
DATE 04.28.2025

SHEET

PRELIMINARY  
LIGHTING PLAN

L6.00

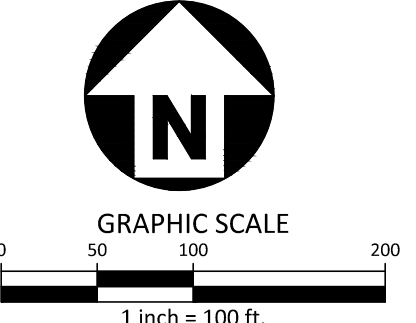
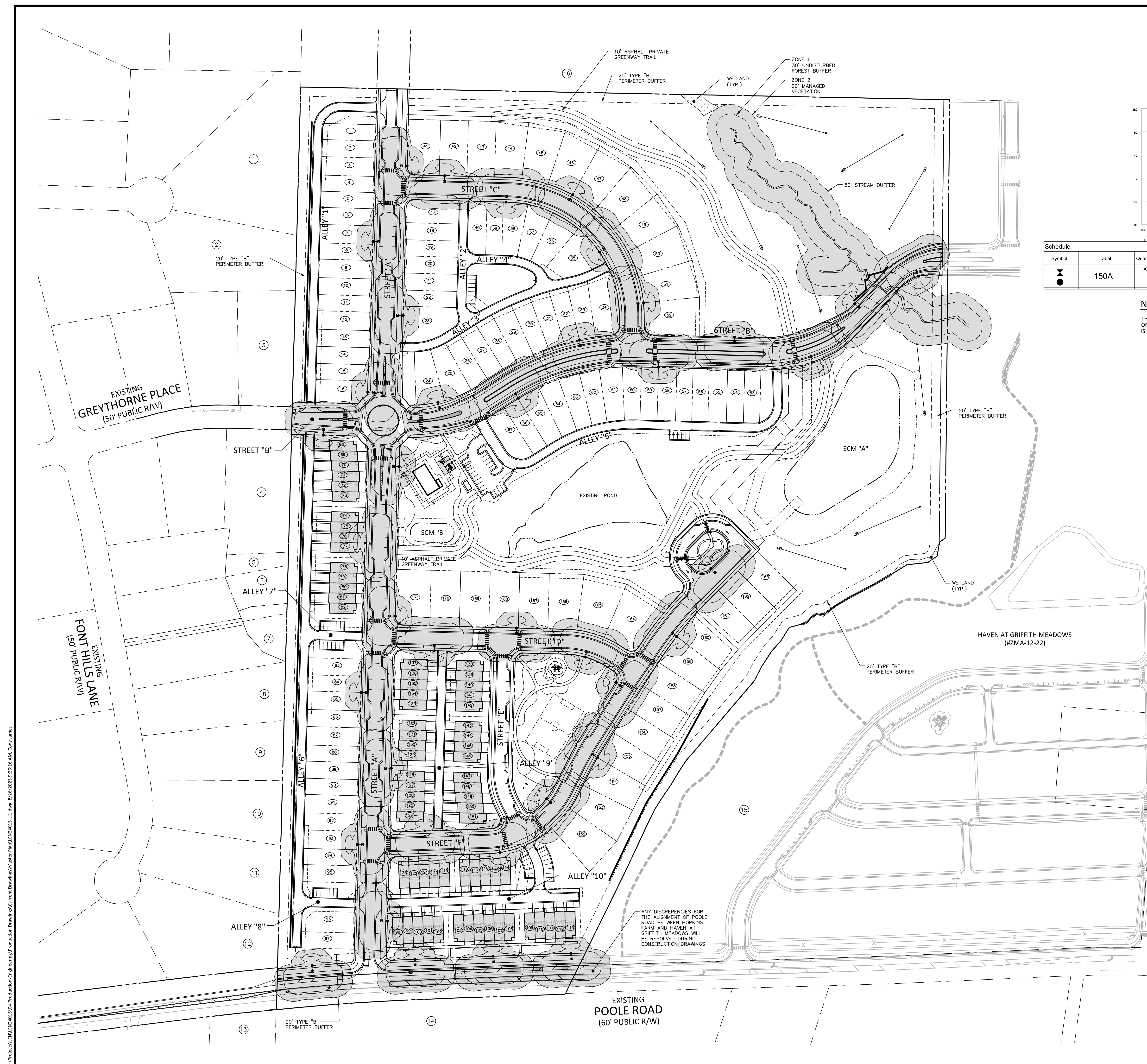
ISOFOTOCANDLE CURVES



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

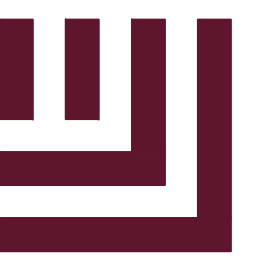
NOTE:

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



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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



**REVISIONS**

NO.	DATE	COMMENTS
1	06.26.2025	PER TOWN COMMENTS
2	07.30.2025	PER TOWN COMMENTS
3	08.26.2025	PER TOWN COMMENTS
4		
5		
6		

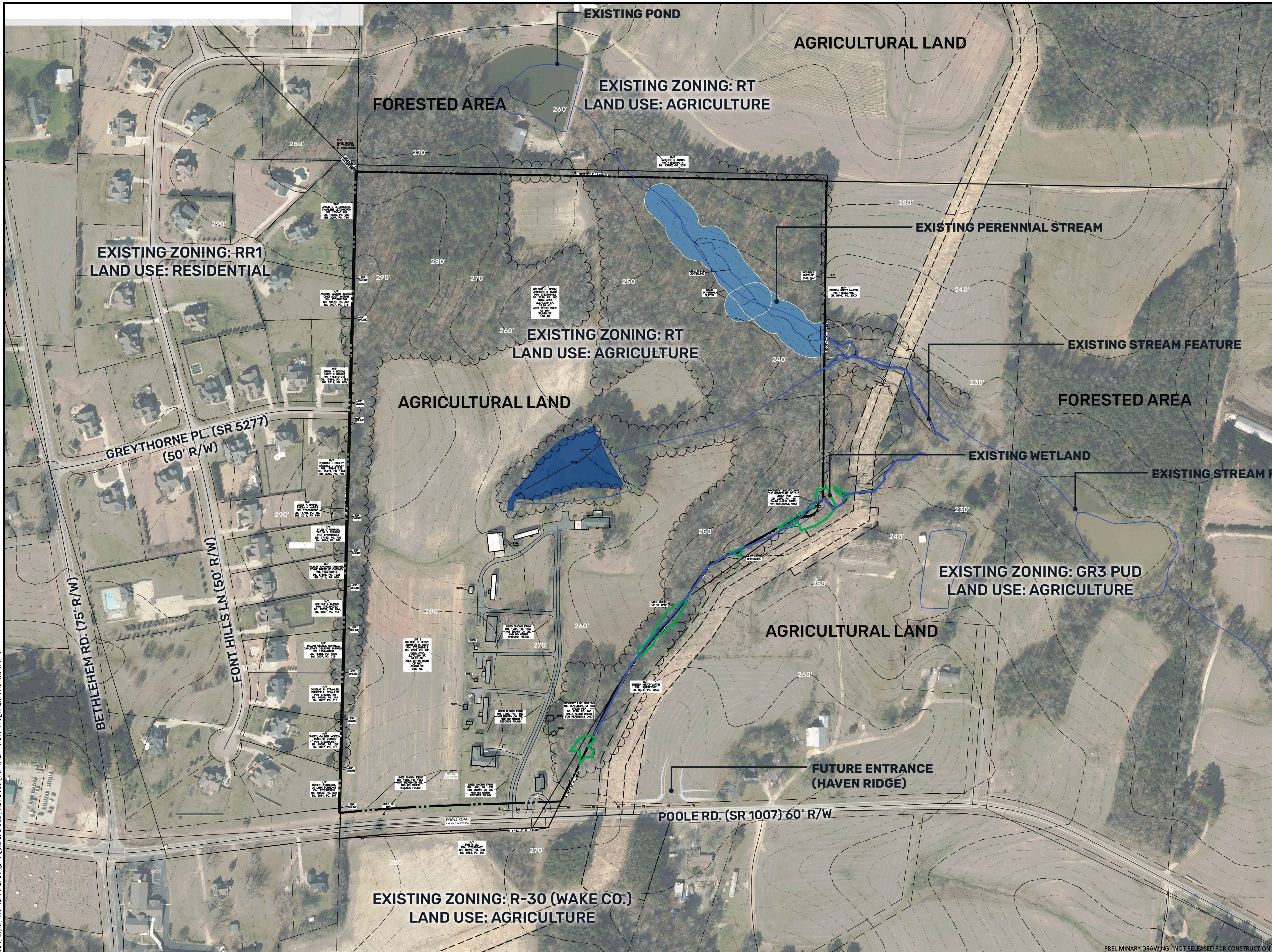
**PLAN INFORMATION**

PROJECT NO. LEN-24015  
FILENAME LEN24015-SK1  
CHECKED BY WMK  
DRAWN BY RLU  
SCALE NTS  
DATE 04.28.2025

**SHEET**

SKETCH PLAN  
ENVIRONMENTAL SURVEY  
(FOR REFERENCE ONLY)

**SK-1**



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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION