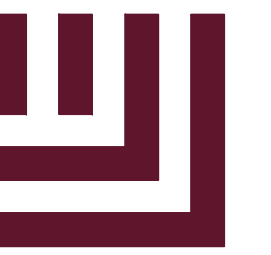


ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF KNIGHTDALE, CITY OF RALEIGH PUBLIC UTILITIES, AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



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PROJECT DIRECTORY

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PHONE: 919.828.9014

ARCHITECT (RALEIGH RESCUE MISSION)
CLINE DESIGN ASSOCIATES
125 N. HARRINGTON ST.
RALEIGH, NC 27603
PHONE: 919.833.6413

PROJECT HOPE

5200 KNIGHTDALE-EAGLE ROCK ROAD
KNIGHTDALE, NC 27545

MASTER PLAN

PROJECT NUMBER: LEN21006

DATE: AUGUST 22, 2022

CASE NUMBER: 710023

ZONING CONDITIONS

THE PROPOSED MASTER PLAN HAS AN ASSOCIATED PLANNED UNIT DEVELOPMENT (PUD) DOCUMENT (DATED 8-22-22) WHICH DETAILS MODIFICATIONS TO TYPICAL UDO STANDARDS AND BINDING ARCHITECTURAL CONDITIONS WHICH WOULD APPLY TO THE APPROVED MASTER PLAN.

IN ADDITION TO PRESCRIBED ARCHITECTURAL STANDARDS CONTAINED WITHIN THE PUD DOCUMENT, THE FOLLOWING ZONING CONDITIONS SHALL APPLY:

- THE +/- 2-ACRE COMMERCIAL/MIXED-USE TRACT SHOWN ON THE PROJECT HOPE MASTER PLAN SHALL BE LIMITED TO THOSE USES PERMITTED IN THE NEIGHBORHOOD MIXED USE DISTRICT, WITH ADDITIONAL USES MODIFIED, AS SHOWN IN THE ASSOCIATED PUD DOCUMENT.
- WITHIN THE +/- 2 ACRE PLANNED COMMERCIAL/MIXED-USE POD, AT LEAST 2500 SQ. FT OF COMMERCIAL SQUARE FOOTAGE SHALL BE PROVIDED. ANY PROPOSED COMMERCIAL TENANT SPACE SHALL BE LIMITED TO NO MORE THAN 10,000 SQ. FT IN SIZE.
- TO CREATE AN INTERESTING STREETScape AND ENCOURAGE INTERACTION BETWEEN THE PUBLIC AND PRIVATE REALM, FRONT-LOADED SINGLE-FAMILY DWELLINGS IN PROJECT HOPE WILL BE SERVED BY DRIVEWAYS THAT ARE A MINIMUM LENGTH OF 25' RATHER THAN THE UDO REQUIREMENT OF 35'. FURTHERMORE, REAR SETBACKS OF 15' SHALL BE APPLIED RATHER THAN 25'. MINIMUM SIDE SETBACKS SHALL BE A STANDARD 5 FT.
- TO REDUCE THE AMOUNT OF IMPERVIOUS SURFACE ON THE LOTS, AND TO INCREASE THE DEVELOPABLE AREA ON EACH PARCEL, REAR-LOADED SINGLE-FAMILY DWELLINGS IN PROJECT HOPE WILL BE SERVED BY DRIVEWAYS THAT ARE A MINIMUM LENGTH OF 20' RATHER THAN THE UDO REQUIREMENT OF 35'. FURTHERMORE, REAR SETBACKS OF 15' SHALL BE APPLIED RATHER THAN 25'.
- SECTION 6.4B OF THE UDO REQUIRES THAT ALL BUILDINGS SHALL SHARE A FRONTAGE LINE (PRIMARY FACADE) WITH A STREET OR SQUARE. TO CREATE A MORE SECURE FACILITY, THE RALEIGH RESCUE MISSION FACILITY WILL INCLUDE BUILDINGS THAT FRONT ON AN INTERNAL DRIVE RATHER THAN A PUBLIC STREET.
- SECTION 6.7 AND 6.8 OF THE UDO APPLIES A MAXIMUM FRONT SETBACK OF 10 FEET TO APARTMENT AND MIXED-USE BUILDING TYPES. TO ACCOMMODATE CONVENIENT VISITOR PARKING AND CREATE A MORE SECURE FACILITY SERVED BY AN INTERNAL DRIVE AISLE, THIS MAXIMUM FRONT SETBACK SHALL NOT APPLY TO RALEIGH RESCUE MISSION PORTION OF THE SITE. THESE STANDARDS WILL APPLY TO THE COMMERCIAL/MIXED USE POD.
- SECTION 6.7 AND 6.8 OF THE UDO PROHIBITS FRONT YARD PARKING FOR MIXED-USE AND APARTMENT BUILDING TYPES. TO ACCOMMODATE A LIMITED AMOUNT OF CONVENIENT VISITOR PARKING AND FACILITATE SECURE ENTRY INTO THE RALEIGH RESCUE MISSION, THE PRIMARY FACILITY SHALL BE PERMITTED A SINGLE DRIVE AISLE WITH PARKING ON ONE SIDE IN FRONT OF THE BUILDING. THIS WILL ACCOMMODATE THE FACILITY'S OPERATIONS AND HELP PROTECT THE RESCUE MISSION'S MORE SENSITIVE POPULATION THROUGH CONTROLLED ACCESS, WHILE MAINTAINING A STRONG VISUAL STREET PRESENCE.
- PROJECT HOPE SHALL BE PERMITTED AN ALTERNATIVE DISTRIBUTION OF USES, AS OUTLINED IN THE ASSOCIATED PUD DOCUMENT.
- DUE TO ITS SUPPLEMENTAL NON-RESIDENTIAL FUNCTIONS, THE PRIMARY RALEIGH RESCUE MISSION FACILITY SHALL ADHERE TO THE TOWN OF KNIGHTDALE'S MIXED USE BUILDING TYPE STANDARDS (EXCEPT AS OTHERWISE MODIFIED IN THE ARCHITECTURAL STANDARDS SECTION OF THE ASSOCIATED PUD DOCUMENT).
- PROJECT HOPE SHALL BE PERMITTED TO USE A 20' TYPE B BUFFER (INSTEAD OF A 30' TYPE C BUFFER) ALONG THE SOUTHERN AND WESTERN PROPERTY BOUNDARIES, WHERE SINGLE FAMILY DWELLINGS BORDER THE PROJECT PERIMETER INSTEAD OF COMMERCIAL OR MULTIFAMILY USES.
- PROJECT HOPE SHALL BE PERMITTED A REDUCE MIN. CURVE RADIUS ALONG THE SMALL LOOP ROAD IN THE NORTHWEST CORNER OF THE PROJECT - IN LIEU OF A STANDARD CUL-DE-SAC. WHILE THE PROPOSED STREET LAYOUT DOES NOT MEET THE STANDARDS MINIMUM CENTERLINE RADIUS OF 150 FT, ITS DESIGN PROVIDES AN IMPROVED OPEN SPACE ISLAND WITH THE PROPOSED LOOP WHICH ENHANCES THE PROJECT WHILE UTILIZING A CENTERLINE RADIUS OF 50 FT.
- ALL STRUCTURES SHALL ADHERE TO THE ADDITIONAL ARCHITECTURAL STANDARDS CONTAINED WITHIN THE ASSOCIATED PUD DOCUMENT.

SITE DATA

PIN	1764016221	
SITE AREA	GROSS AREA:	62.19 AC
	NCDOT R/W DEDICATION:	2.68 AC
	NET AREA:	59.51 AC
EXISTING ZONING	RURAL TRANSITION (RT)	
PROPOSED ZONING	PUD (MMX)	
WATERSHED CLASSIFICATION	LOWER NEUSE RIVER	
RIVER BASIN	NEUSE	
FEMA DATA	FIRM PANEL #3720175400K & #3720176400K, DATED 7/19/2022	
EXISTING USE	VACANT	
PROPOSED USE	SFD, MULTIFAMILY (RALEIGH RESCUE MISSION), COMMERCIAL	
DENSITY	291 UNITS / 62.19 = 4.67 DU/AC SINGLE FAMILY = 157 UNITS (53.95%) MULTIFAMILY = 134 UNITS (46.05%) COMMERCIAL = 2.64 AC	
SETBACKS (SFD FRONT LOAD)	PROPOSED (PER PUD)	FRONT YARD: 20' (25' FOR FACE OF GARAGE) CORNER YARD: 10' SIDE YARD: 5' REAR YARD: 15'
	PROPOSED (PER PUD)	FRONT YARD: 10' (20' MIN. DRIVEWAY LENGTH) CORNER YARD: 10' SIDE YARD: 3' REAR YARD: 15'
	REQUIRED	2/UNIT x 157 UNITS = 314 SPACES
	PROPOSED	314 GARAGE SPACES 314 DRIVEWAY SPACES 628 TOTAL SPACES
PARKING (RALEIGH RESCUE MISSION)	PROPOSED	71 STANDARD 72 OVERFLOW
	PROPOSED	14 SPACES
ON-STREET (STREET "B")	PROPOSED	8 SPACES
KIOSK/PLAYGROUND	PROPOSED	8 SPACES
TOTAL OPEN SPACE	REQUIRED	8.43AC (520 SQ. FT PER BEDROOM)
	PROPOSED	10.05 AC
PASSIVE OPEN SPACE	REQUIRED	4.22 AC (1/2 OF TOTAL)
	PROPOSED	6.80 AC
ACTIVE OPEN SPACE	REQUIRED	4.22 AC
	PROPOSED	2.82 AC ACTIVE OPEN SPACE AREAS 2.02 AC GREENWAY (4,415 LF x 20' ESMT = 88,300 SF) 4.84 AC TOTAL (SEE OPEN SPACE PROGRAMMING TABLE ON SHEET C2.00)
	PROPOSED	3.03 AC (6,593 LF x 20' = 131,860 SF)
TREE SAVE (PERIMETER OF SITE x 20')	REQUIRED	3.80 AC
CONNECTIVITY	REQUIRED	1.5
	PROPOSED	1.59 (27 LINKS/17 NODES)

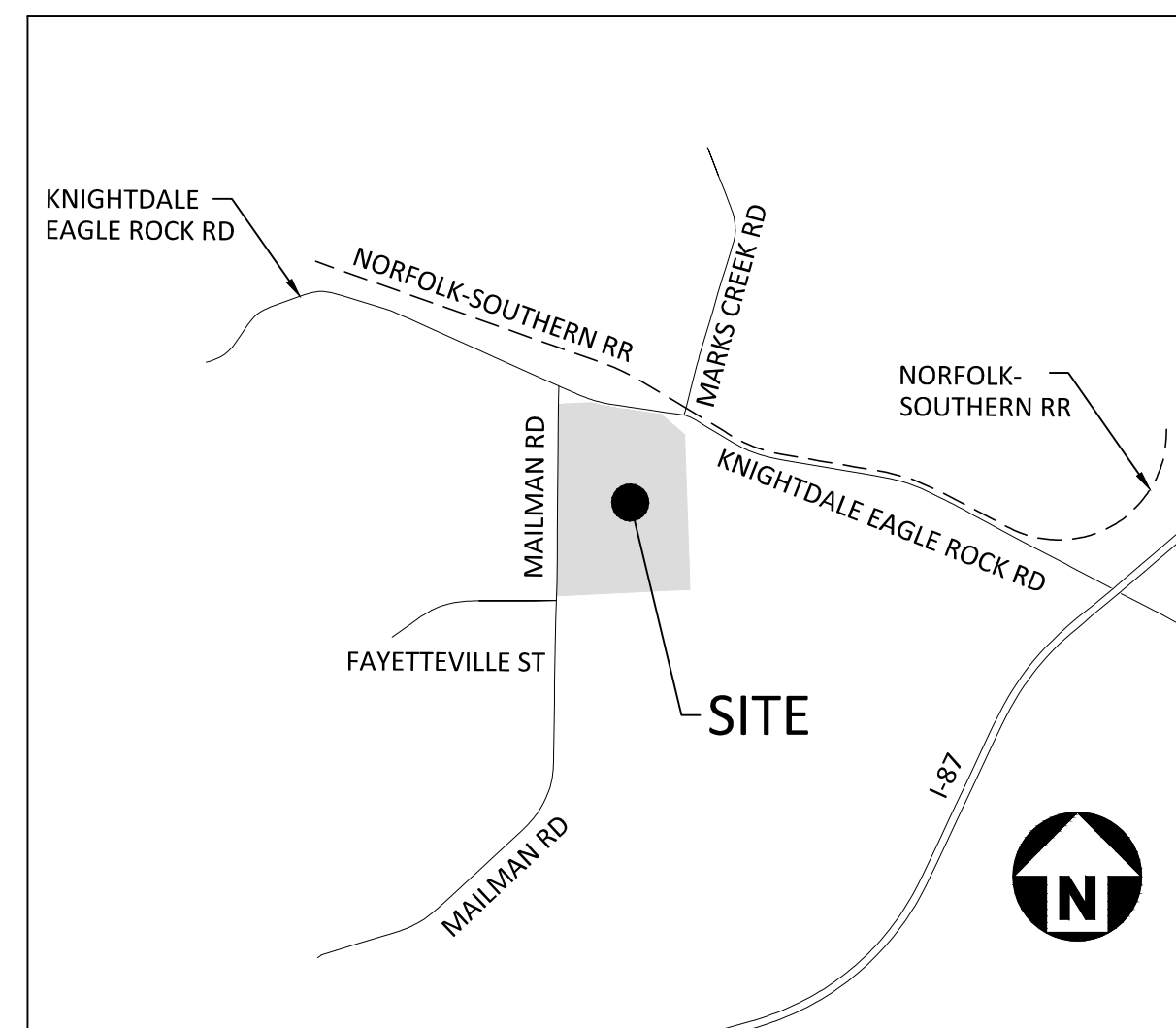
WATER ALLOCATION POINTS - RALEIGH RESCUE MISSION

PROPOSED POINTS	51 POINTS (20 BASE POINTS + 31 BONUS POINTS)
GYMNASIUM	6 POINTS
FOUNTAIN IN SCM	4 POINTS
ON-STREET PUBLIC PARKING	4 POINTS (SHARED)
IPEMA CERTIFIED PLAYGROUND	4 POINTS (SHARED)
CLUBHOUSE WITH FULL KITCHEN AND OVER 4,000 SQ. FT OF MEETING SPACE	10 POINTS
PATIO MORE THAN 3,000 SQ. FT	3 POINTS (SHARED)

WATER ALLOCATION POINTS - RESIDENTIAL SINGLE FAMILY

PROPOSED POINTS	50 POINTS (15 BASE POINTS + 35 BONUS POINTS)
ARCHITECTURAL DESIGN STANDARDS	15 POINTS
FOUNTAIN IN SCM	4 POINTS
ON-STREET PUBLIC PARKING	4 POINTS (SHARED)
IPEMA CERTIFIED PLAYGROUND	4 POINTS (SHARED)
AMPHITHEATER	5 POINTS*
PATIO MORE THAN 3,000 SQ. FT	3 POINTS (SHARED)

*PENDING TOWN APPROVAL



VICINITY MAP

1"=2000'

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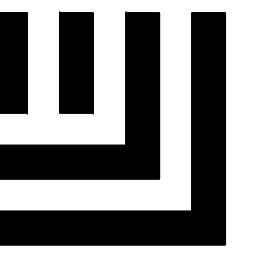
REVISIONS

NO.	DATE
1	
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MASTER PLAN FOR:

PROJECT HOPE
5200 KNIGHTDALE-EAGLE ROCK ROAD
KNIGHTDALE, NC 27545
PROJECT NUMBER: LEN21006

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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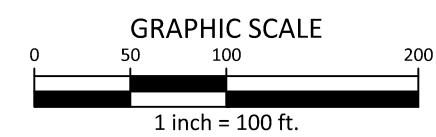
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STEPHEN DORN
PHONE: 919. 224. 9922



PROJECT HOPE MASTER PLAN 5200 KNIGHTDALE-EAGLE ROCK ROAD KNIGHTDALE, NC 27545



NC GRID (NAD83)



Know what's below.
Call before you dig.

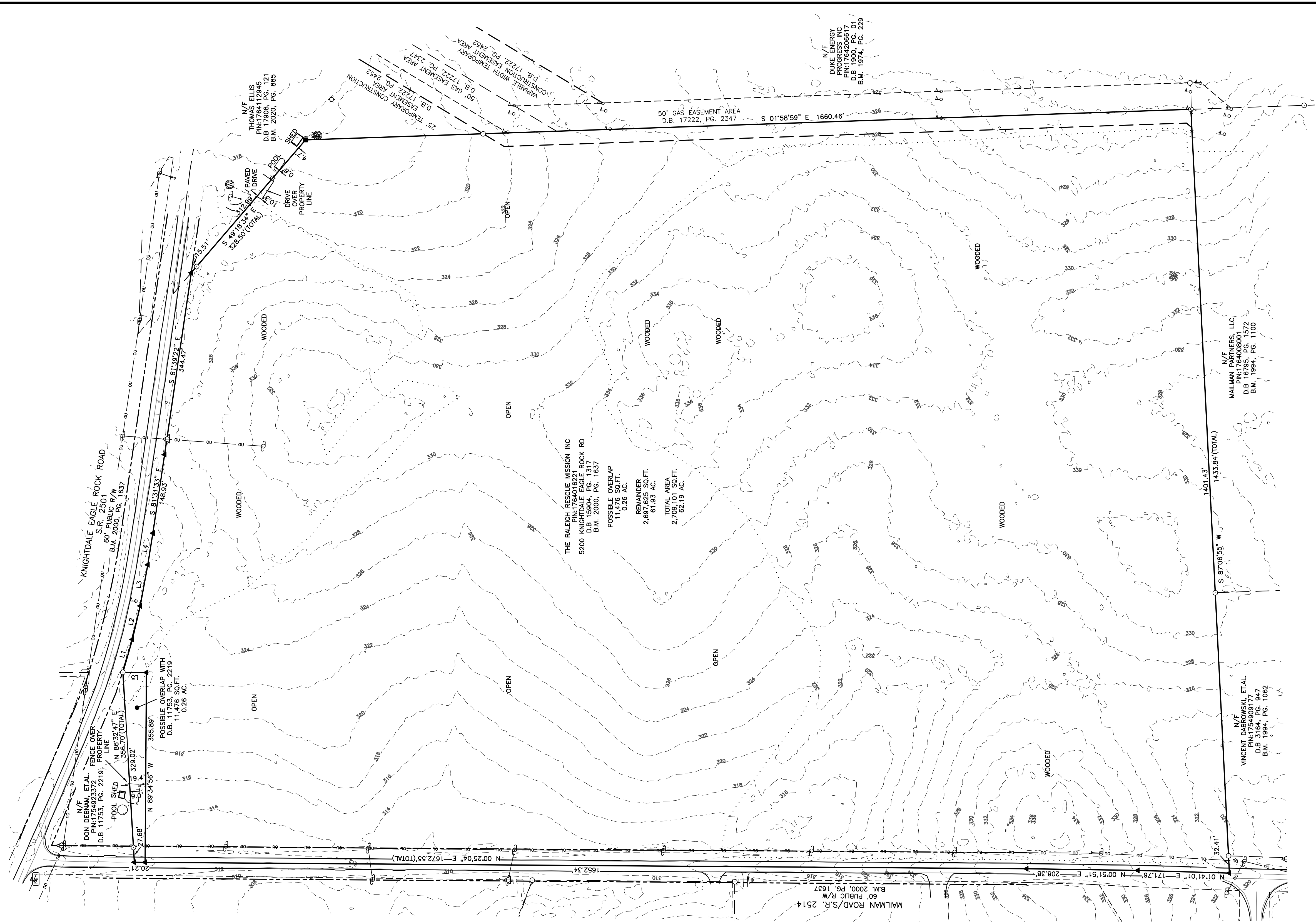
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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

LEGEND

- CONCRETE MONUMENT
 - EXISTING IRON PIPE
 - IRON PIPE SET
 - CALCULATED POINT
 - DRAINAGE INLET/YARD INLET
 - STORM DRAIN MANHOLE
 - JUNCTION BOX
 - FES
 - ELECTRIC BOX
 - CUT WIRE
 - POWER/UTILITY POLE
 - CLEAN OUT
 - GAS SERVICE METER
 - GAS MARKER
 - GAS REGULATOR
 - GAS TEST STATION
 - GAS VALVE
 - CABLE TV BOX
 - CATV HANDHOLE
 - TELEPHONE HANDHOLE
 - TELEPHONE BOX
 - TELEPHONE PEDESTAL
 - FIBER OPTIC MARKER
 - FIBER OPTIC HANDHOLE
 - SIGN
 - MAILBOX
 - WATER WELL
- GAS LINE
 - WATER LINE
 - SEWER LINE
 - STORM LINE
 - FENCE
 - UNDERGROUND TV CABLE
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND FIBER OPTIC CABLE
 - OVERHEAD ELECTRIC LINE
 - WOOD LINE/LANDSCAPING

LINE	BEARING	DISTANCE
L1	S 73°46'18" E	64.17'
L2	S 76°33'21" E	64.59'
L3	S 79°33'46" E	78.35'
L4	S 80°53'26" E	60.10'
L5	S 00°25'04" W	44.29'



GENERAL NOTES

- THIS IS AN EXISTING CONDITIONS SURVEY.
- BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83(2011).
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- ZONING: RT, RURAL TRANSITION PER WAKE COUNTY GISAREA BY COORDINATE GEOMETRY.
- 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 PANELS 3720175400J AND 3720178400J DATED 5/02/2006
- REFERENCES: AS SHOWN
- UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- CONTOURS SHOWN PER WAKE COUNTY GIS

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PROJECT HOPE
MASTER PLAN
5200 KNIGHTDALE-EAGLE ROCK ROAD
KNIGHTDALE, NC 27545



REVISIONS

NO.	DATE
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PLAN INFORMATION

PROJECT NO. LEN21006
 FILENAME LEN21006-OAS1
 CHECKED BY TEP
 DRAWN BY RF
 SCALE 1" = 100'
 DATE 08-22-2022

SHEET

OVERALL SITE PLAN

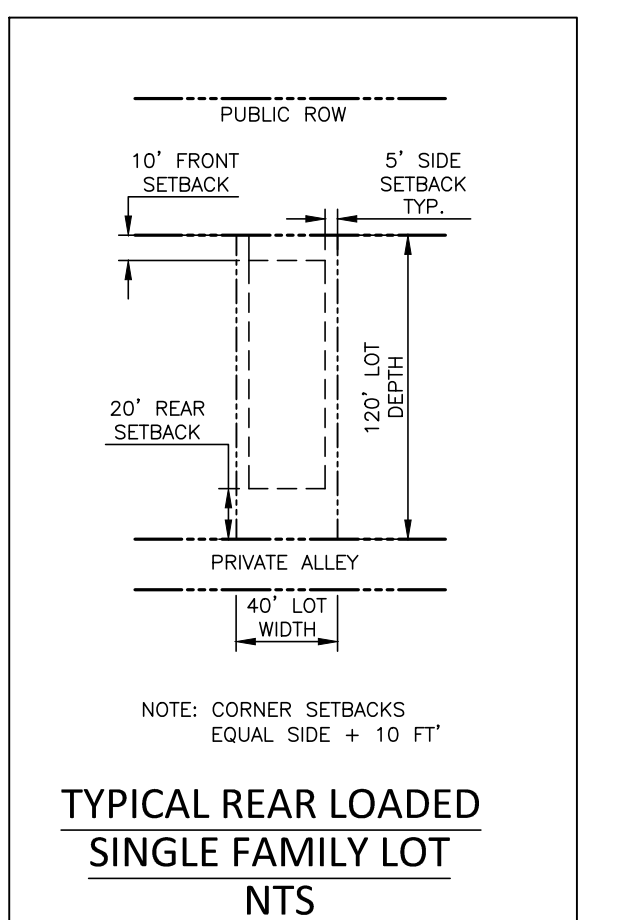
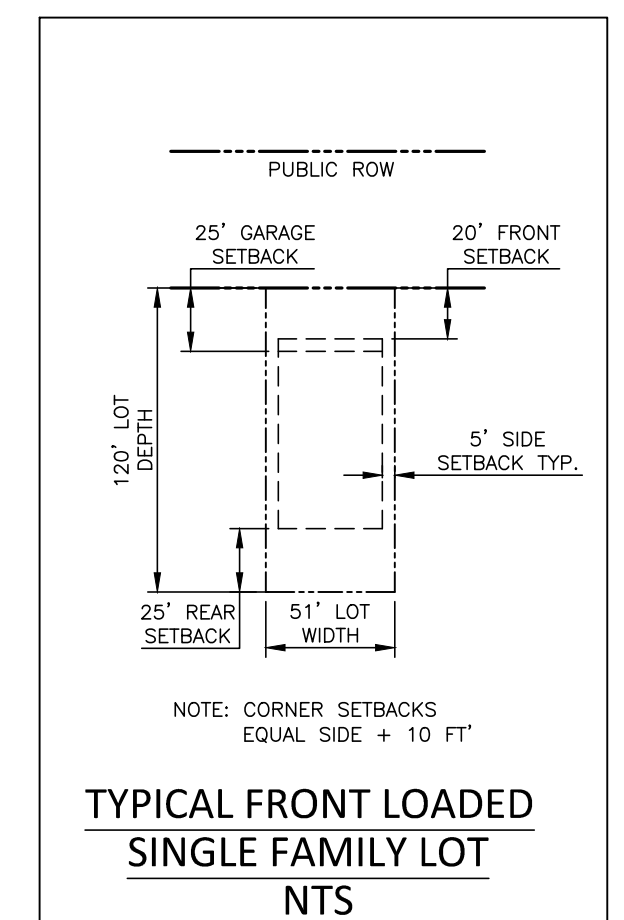
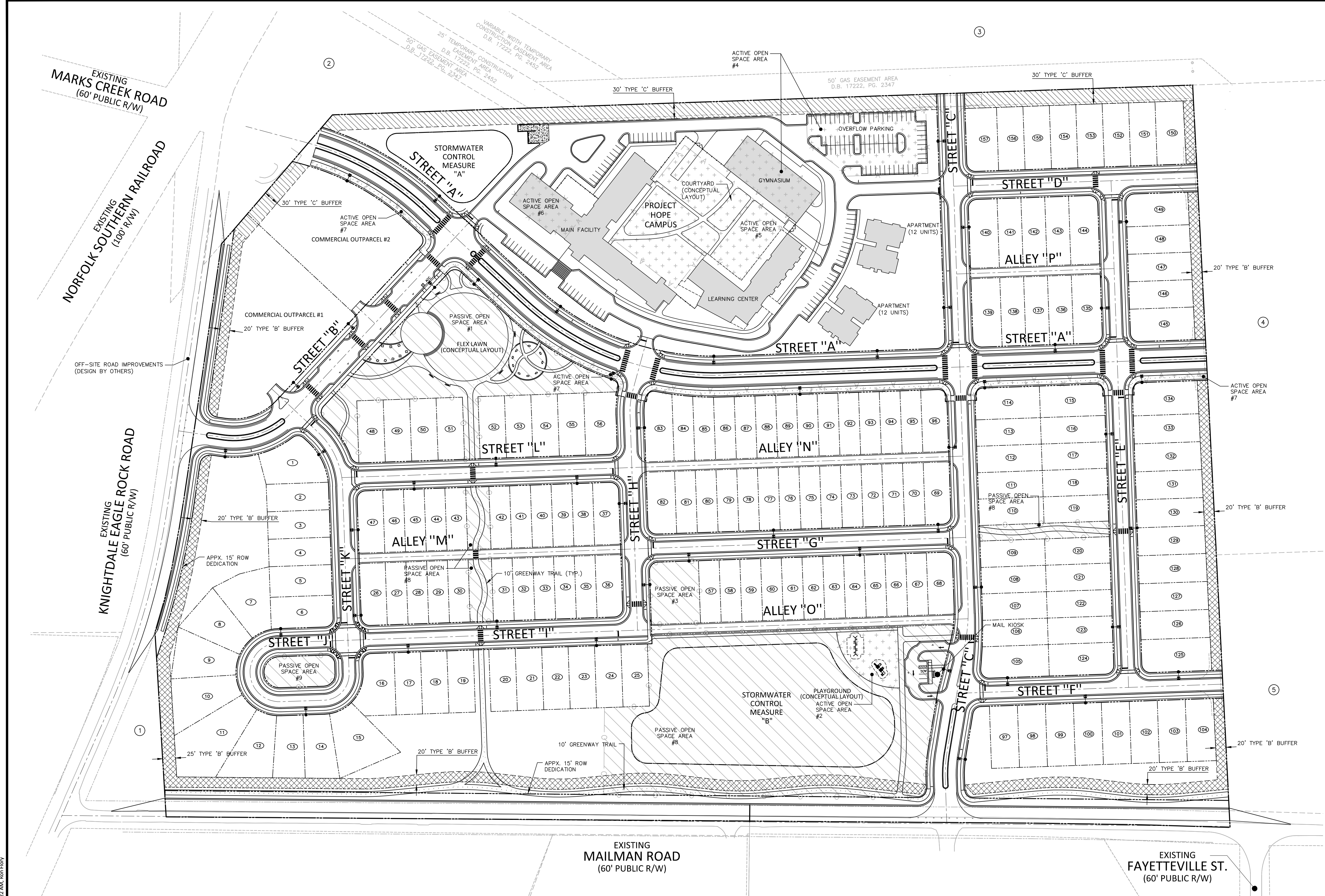
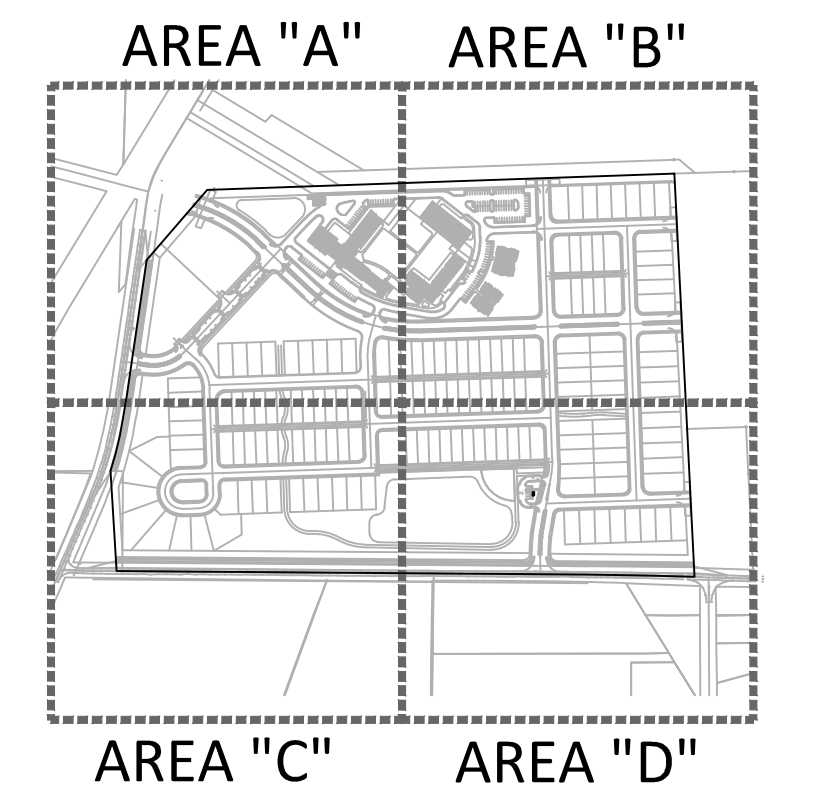
C2.00

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- TYPE A
- TYPE B
- TYPE C
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- PUBLIC GREENWAY/STREETSIDE TRAIL
- PRIVATE GREENWAY/STREETSIDE TRAIL
- OPEN SPACE - PASSIVE
- OPEN SPACE - ACTIVE
- TYPE 'B' BUFFER
- TYPE 'C' BUFFER

ADJACENT PROPERTY OWNER INFORMATION

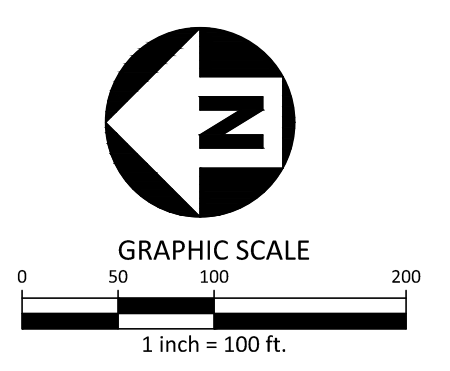
1. DOON DEBNAK, ET AL.
PIN: 1754923372
ZONING: RT, RURAL TRANSITION
D.B. 1753, PG. 2219
2. THOMAS ELLIS
PIN: 176412945
ZONING: RT, RURAL TRANSITION
D.B. 1798, PG. 121
3. DUKE ENERGY PROGRESS INC
PIN: 1764206617
ZONING: M
D.B. 1900, PG. 01
4. MAILMAN PARTNERS, LLC
PIN: 176408001
ZONING: RT, RURAL TRANSITION
D.B. 1975, PG. 1572
5. VINCENT DABROWSKI, ET AL.
PIN: 1754909177
ZONING: GR
D.B. 3164, PG. 947



OPEN SPACE PROGRAMMING

OPEN SPACE	AMENITY OPTIONS
OPEN SPACE 1	COMMUNITY PARK (PASSIVE - 1.76 AC)
OPEN SPACE 2	PLAYGROUND (ACTIVE - 0.23 AC)
OPEN SPACE 3	COMMUNITY SQUARE (PASSIVE - 0.26 AC)
OPEN SPACE 4	GYMNASIUM + PARKING (ACTIVE - 0.88 AC)
OPEN SPACE 5	RECREATIONAL LAWN (ACTIVE - 1.11 AC)
OPEN SPACE 6	RALEIGH RESCUE MISSION CLUBHOUSE (ACTIVE - 0.60 AC)
OPEN SPACE 7	PUBLIC GREENWAY (ACTIVE - 2.02 AC)
OPEN SPACE 8	SCM "B" AND PRIVATE GREENWAY SYSTEM (PASSIVE - 4.60 AC)
OPEN SPACE 9	STREET "J" INFILL LAWN (PASSIVE - 0.18 AC)

ONLY AREAS #2, 4, 5, 6, & 7 COUNTED TOWARDS PROPOSED ACTIVE OPEN SPACE AREA (SEE SITE DATA TABLE ON COVER SHEET).



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PROJECT HOPE
MASTER PLAN
5200 KNIGHTDALE-EAGLE ROCK ROAD
KNIGHTDALE, NC 27545



REVISIONS

NO.	DATE
1	
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PLAN INFORMATION

PROJECT NO. LEN21006
FILENAME LEN21006-U1
CHECKED BY TEP
DRAWN BY RJF
SCALE 1" = 50'
DATE 08-22-2022

SHEET

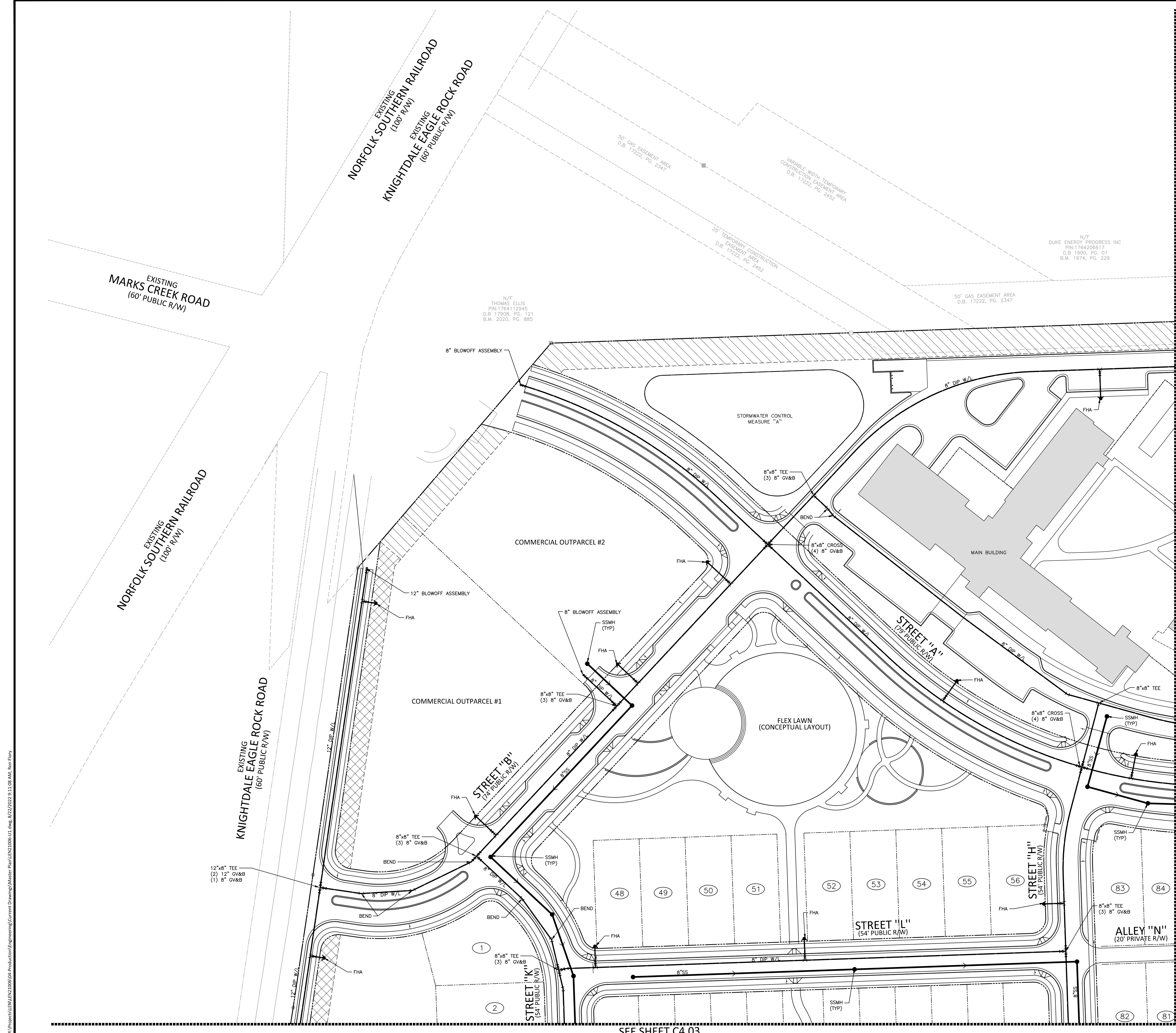
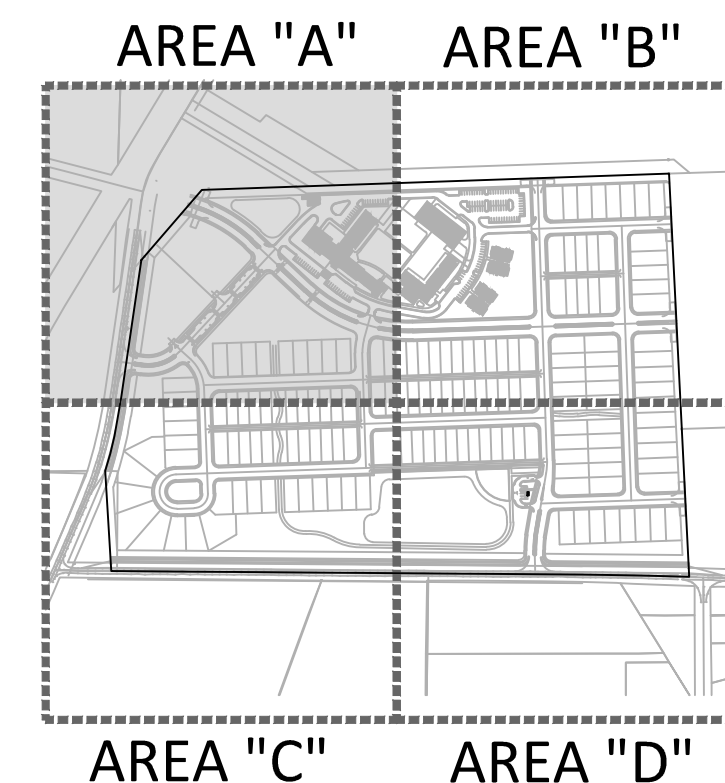
UTILITY PLAN AREA "A"

C4.01

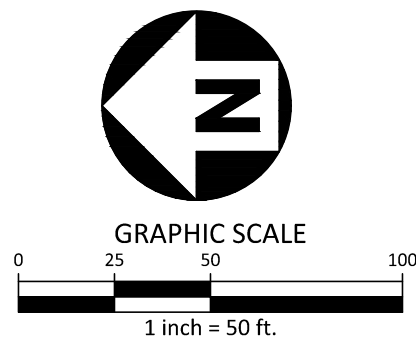
UTILITY LEGEND

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

SEE SHEET C4.02



SEE SHEET C4.03



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**PROJECT HOPE
MASTER PLAN
5200 KNIGHTDALE-EAGLE ROCK ROAD
KNIGHTDALE, NC 27545**



REVISIONS

NO.	DATE
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PLAN INFORMATION

PROJECT NO. LEN21006
FILENAME LEN21006-U1
CHECKED BY TEP
DRAWN BY RJF
SCALE 1" = 50'
DATE 08-22-2022

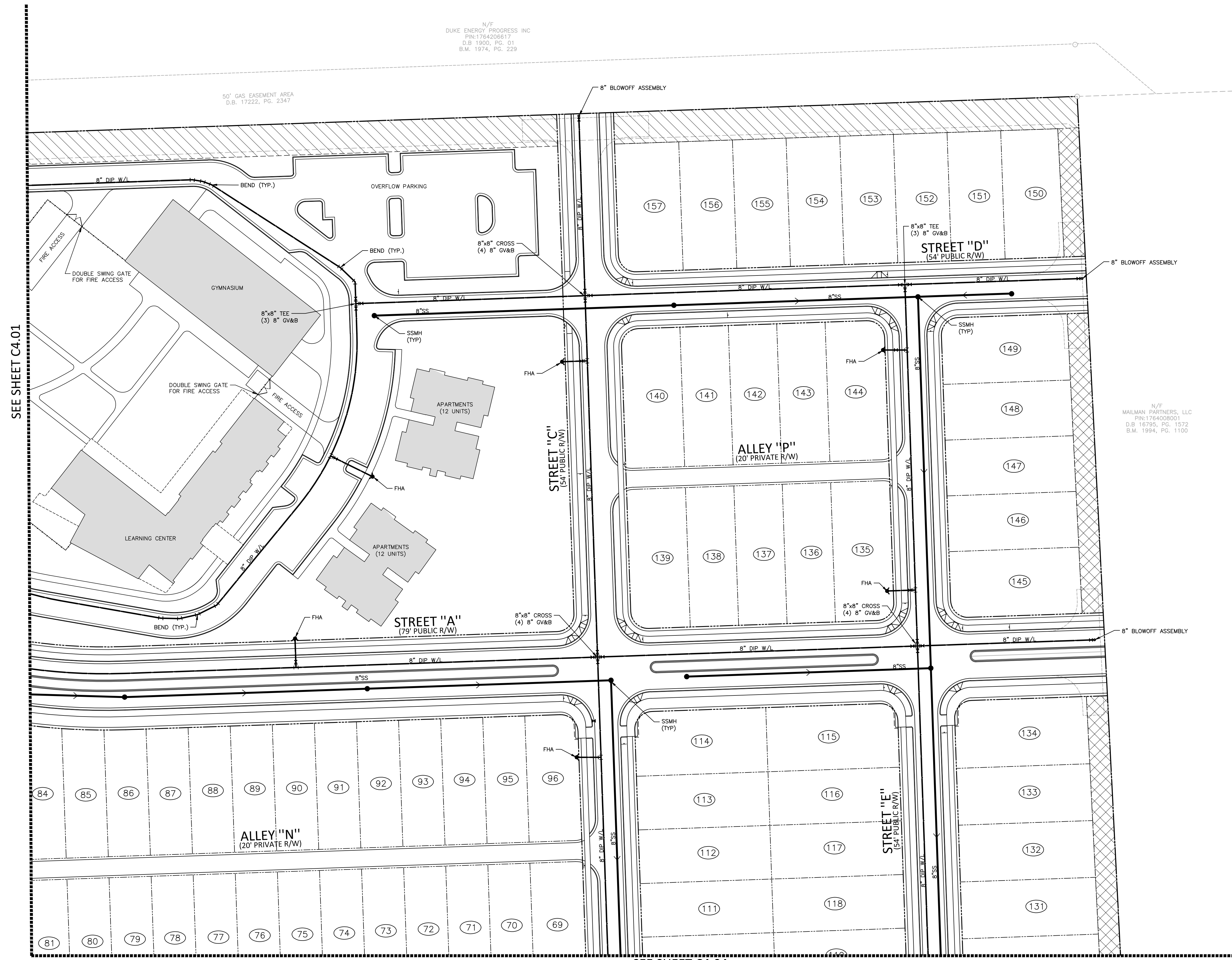
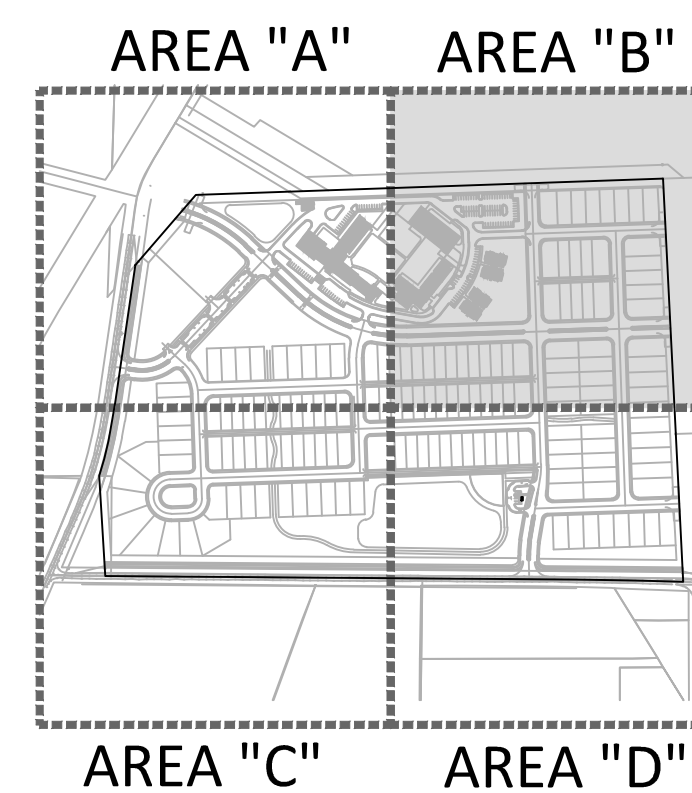
SHEET

UTILITY PLAN AREA "B"

C4.02

UTILITY LEGEND

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



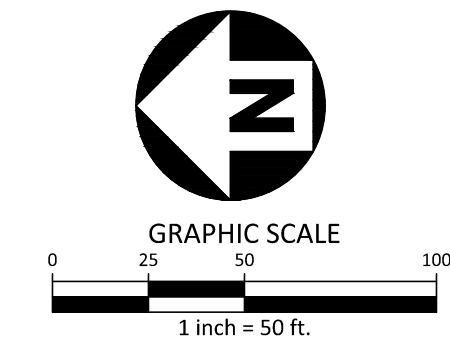
N/F
DUKE ENERGY PROGRESS INC
PIN:1764206617
D.B. 1900, PG. 01
B.M. 1974, PG. 229

N/F
MAILMAN PARTNERS, LLC
PIN:1764008001
D.B. 1979, PG. 1572
B.M. 1994, PG. 1100

50' GAS EASEMENT AREA
D.B. 17222, PG. 2347

SEE SHEET C4.01

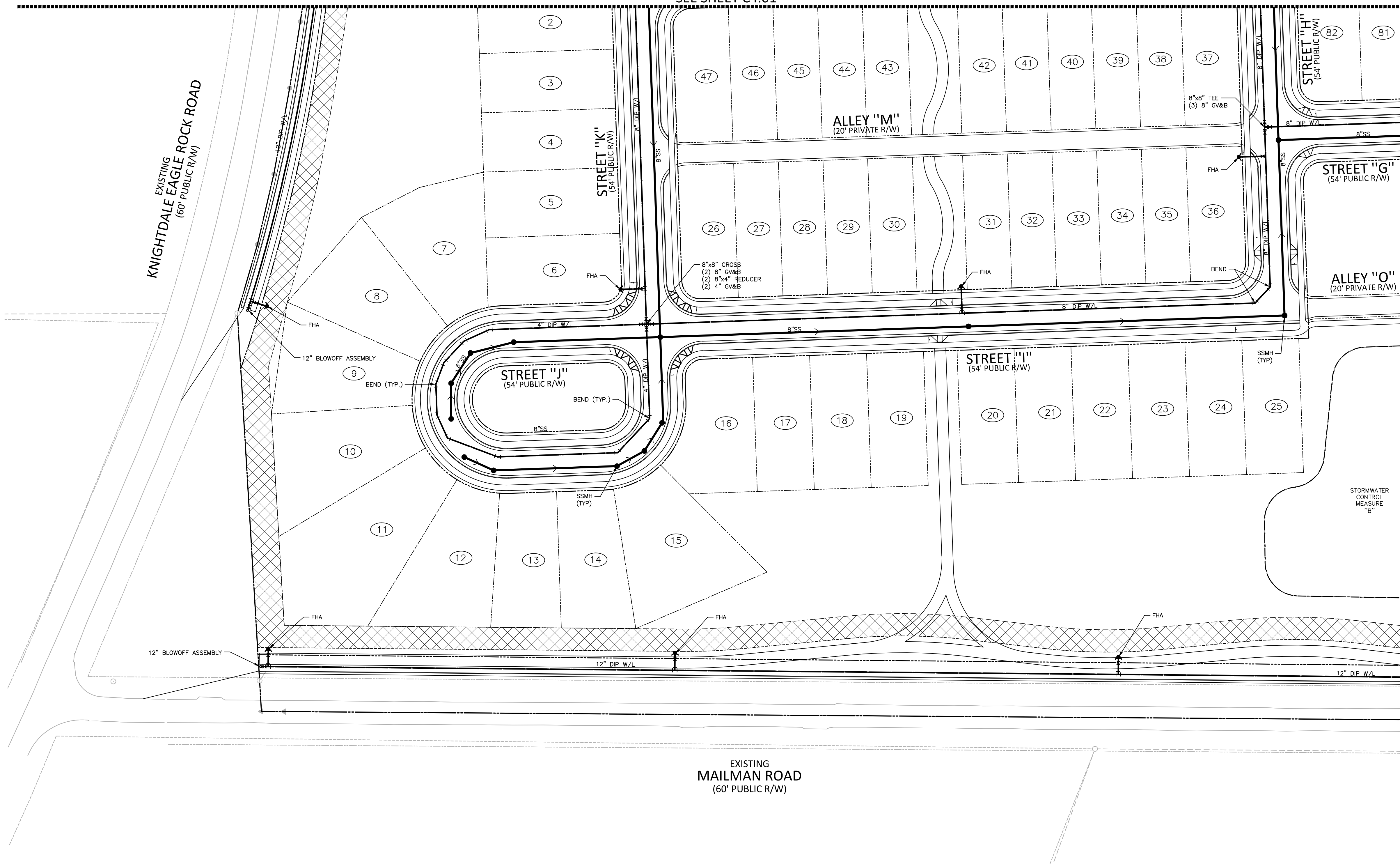
SEE SHEET C4.04



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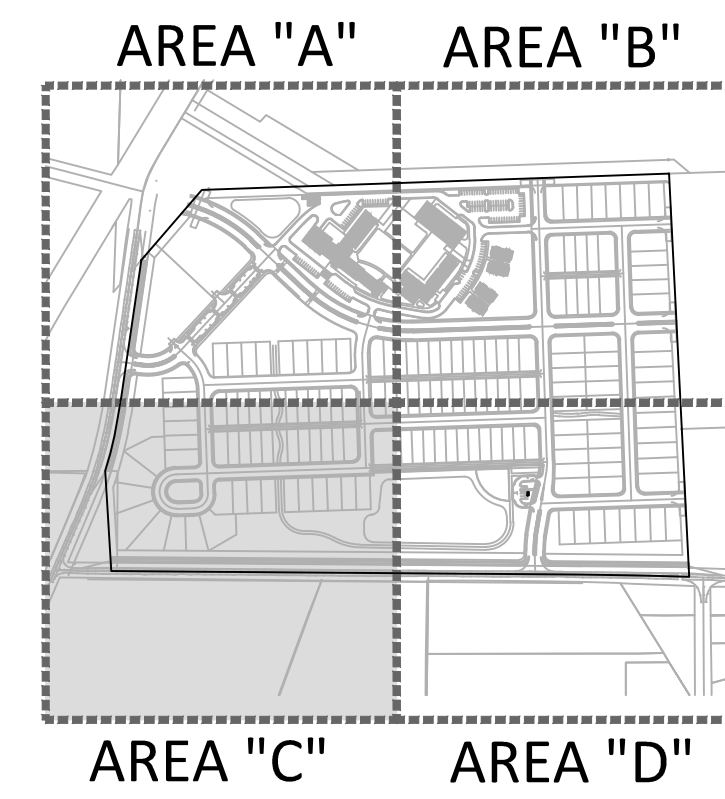
SEE SHEET C4.01



UTILITY LEGEND

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

SEE SHEET C4.04



KNIGHTDALE EXISTING EAGLE ROCK ROAD (60' PUBLIC R/W)

EXISTING MAILMAN ROAD (60' PUBLIC R/W)

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MORRISVILLE, NC 27560
STEPHEN DORN
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PROJECT HOPE
MASTER PLAN
5200 KNIGHTDALE-EAGLE ROCK ROAD
KNIGHTDALE, NC 27545



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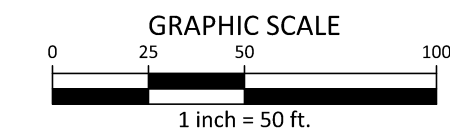
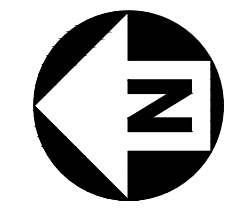
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DATE 08-22-2022

SHEET

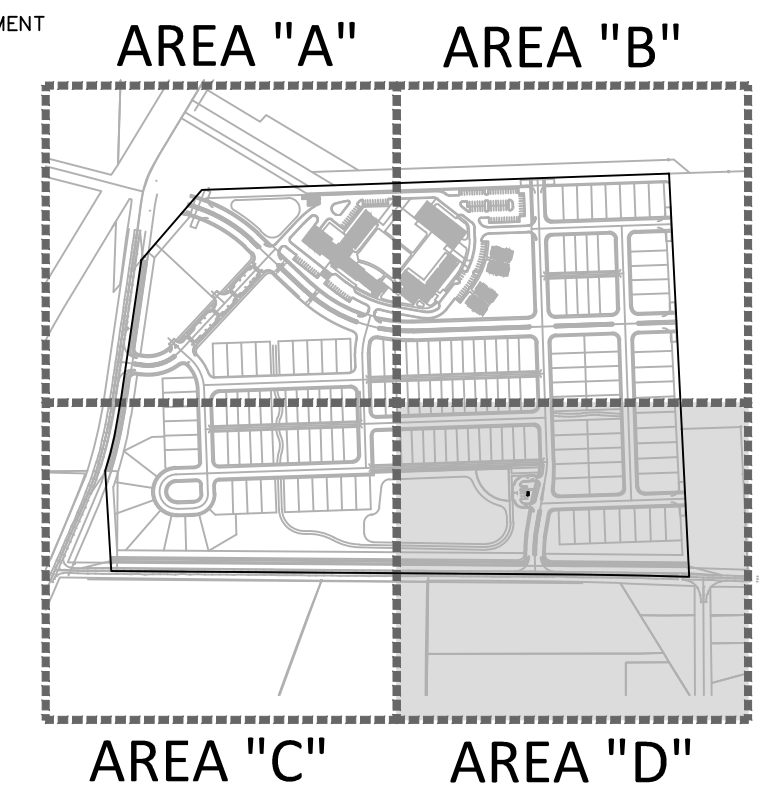
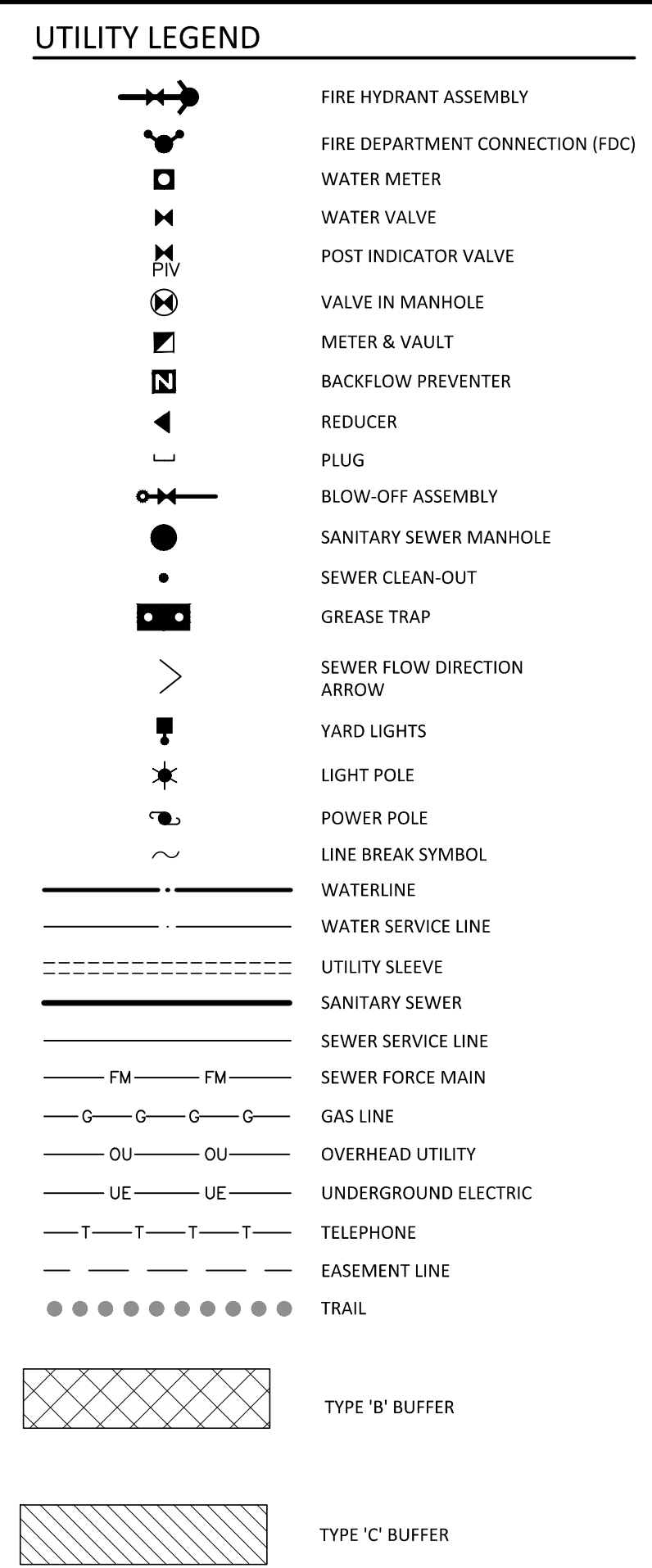
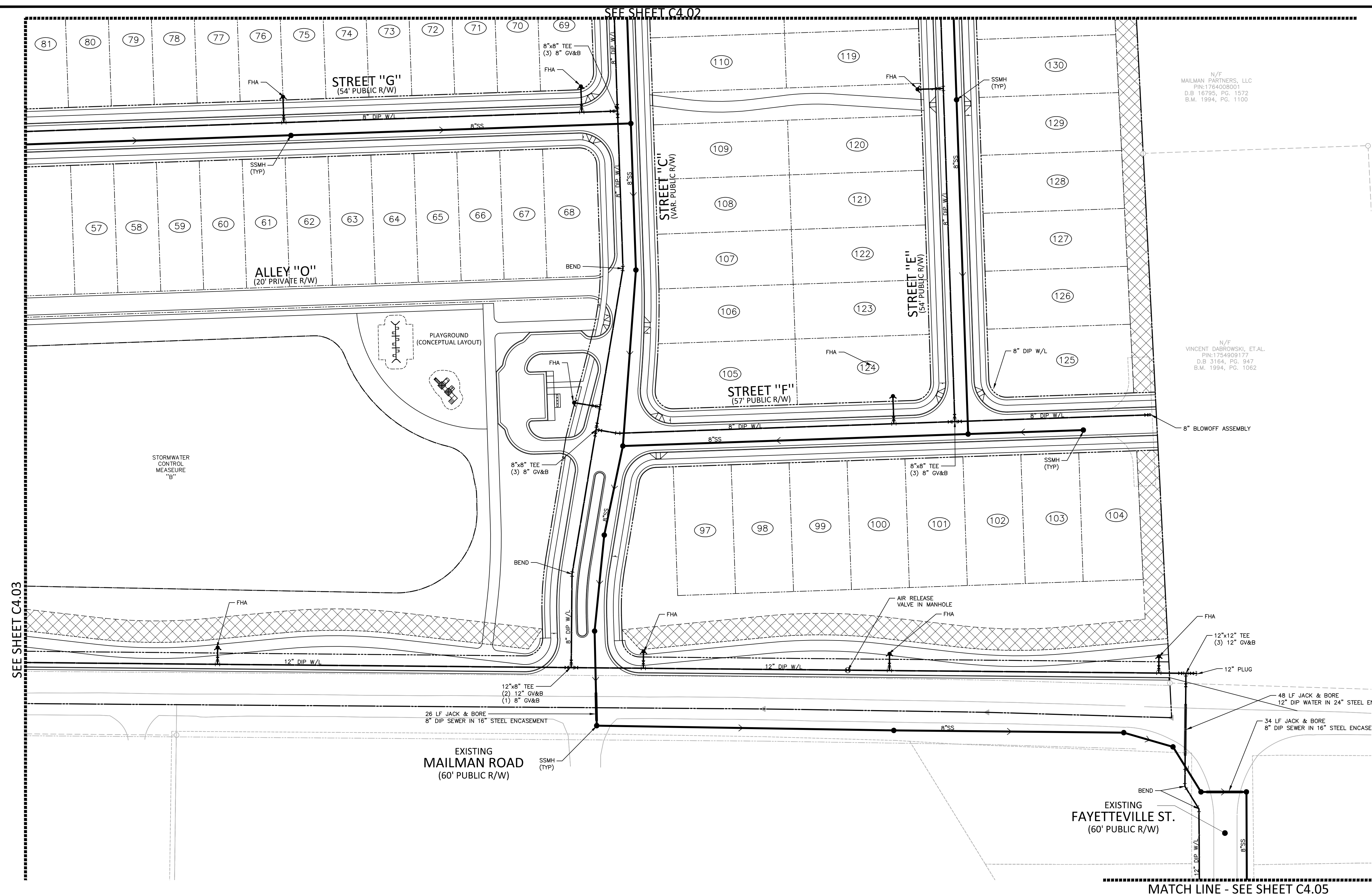
UTILITY PLAN AREA "C"

C4.03



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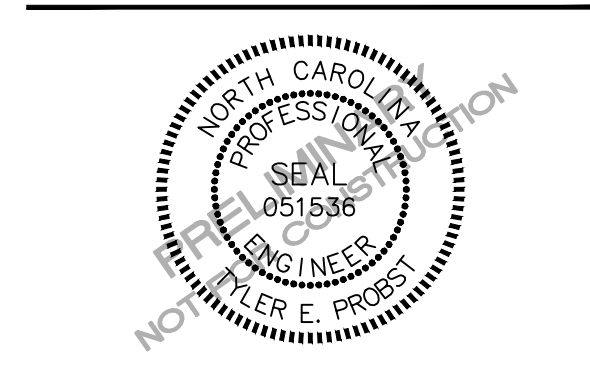


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PROJECT HOPE
MASTER PLAN
5200 KNIGHTDALE-EAGLE ROCK ROAD
 KNIGHTDALE, NC 27545



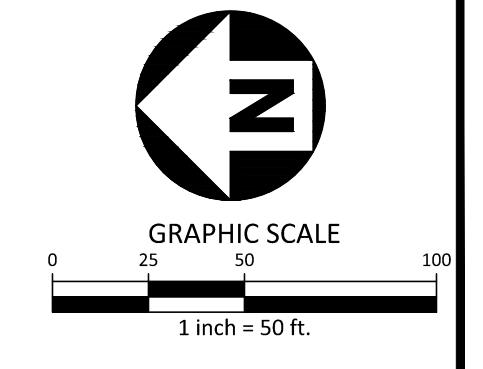
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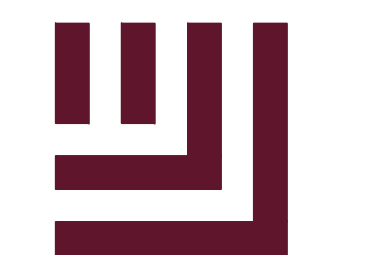
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CHECKED BY	TEP
DRAWN BY	RJF
SCALE	1" = 50'
DATE	08-22-2022

SHEET
UTILITY PLAN AREA "D"



C4.04

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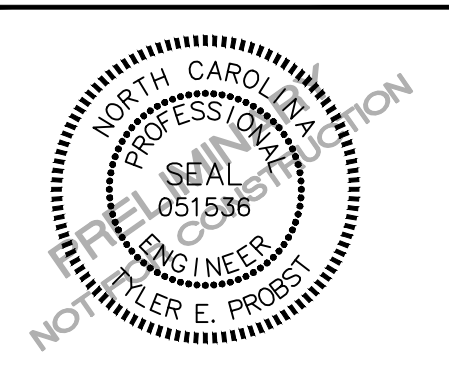
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**PROJECT HOPE
MASTER PLAN
5200 KNIGHTDALE-EAGLE ROCK ROAD
KNIGHTDALE, NC 27545**



REVISIONS

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PLAN INFORMATION

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DRAWN BY RJF
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DATE 08-22-2022

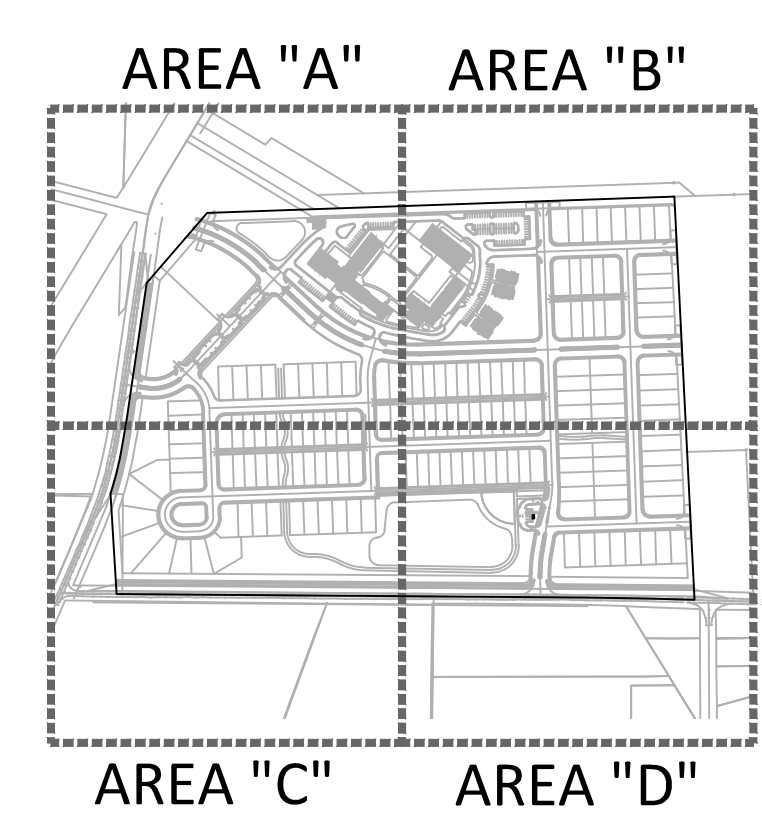
SHEET

OVERALL UTILITY PLAN

C4.00

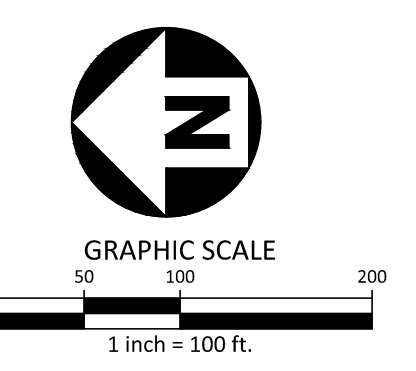
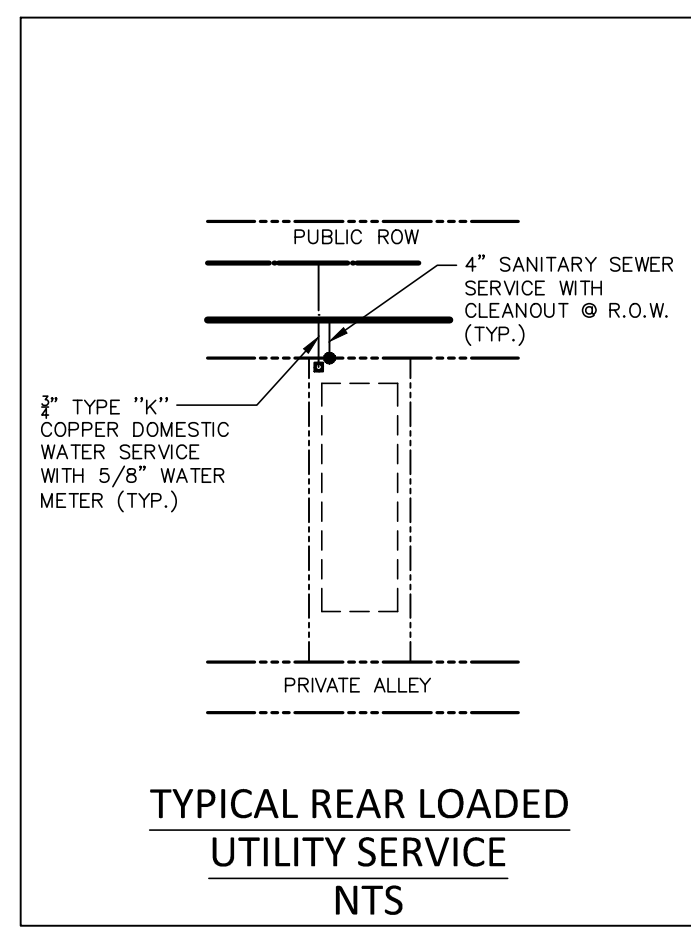
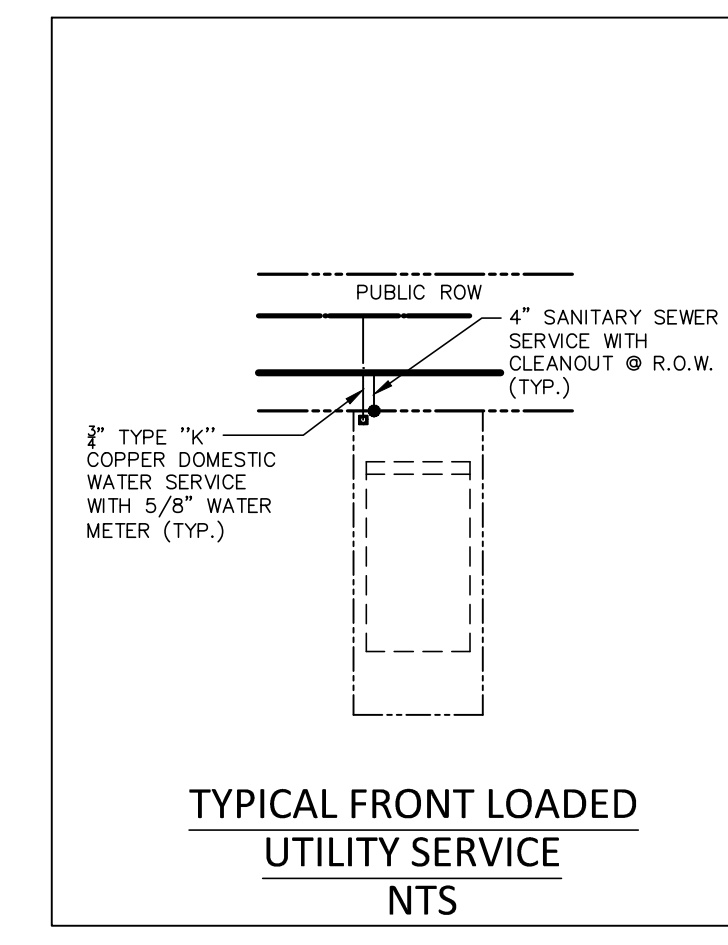
UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
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- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE
- TRAIL
- TYPE 'B' BUFFER
- TYPE 'C' BUFFER



NOTE: SANITARY SEWER AND WATER UTILITIES CONTINUE OFFSITE. SEE SHEET C4.05

SEE SHEET C4.05



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**PROJECT HOPE
MASTER PLAN
5200 KNIGHTDALE-EAGLE ROCK ROAD
KNIGHTDALE, NC 27545**



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PLAN INFORMATION

PROJECT NO. LEN21006
FILENAME LEN21006-S1
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DRAWN BY RJF
SCALE 1"=50' _XREF
DATE 08-22-2022

SHEET

SITE PLAN AREA "A"

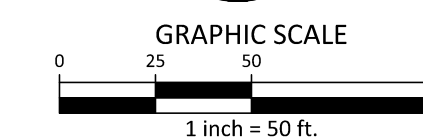
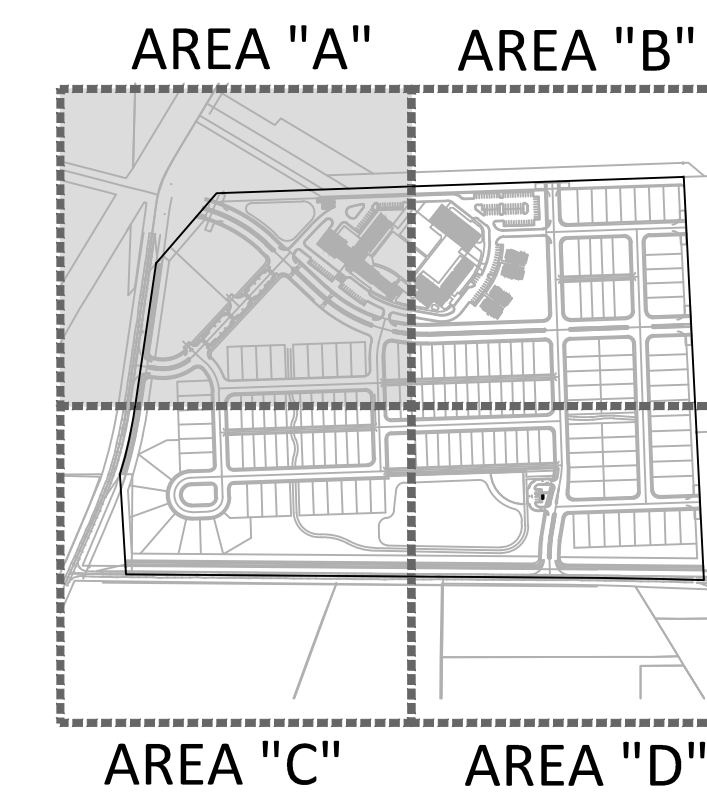
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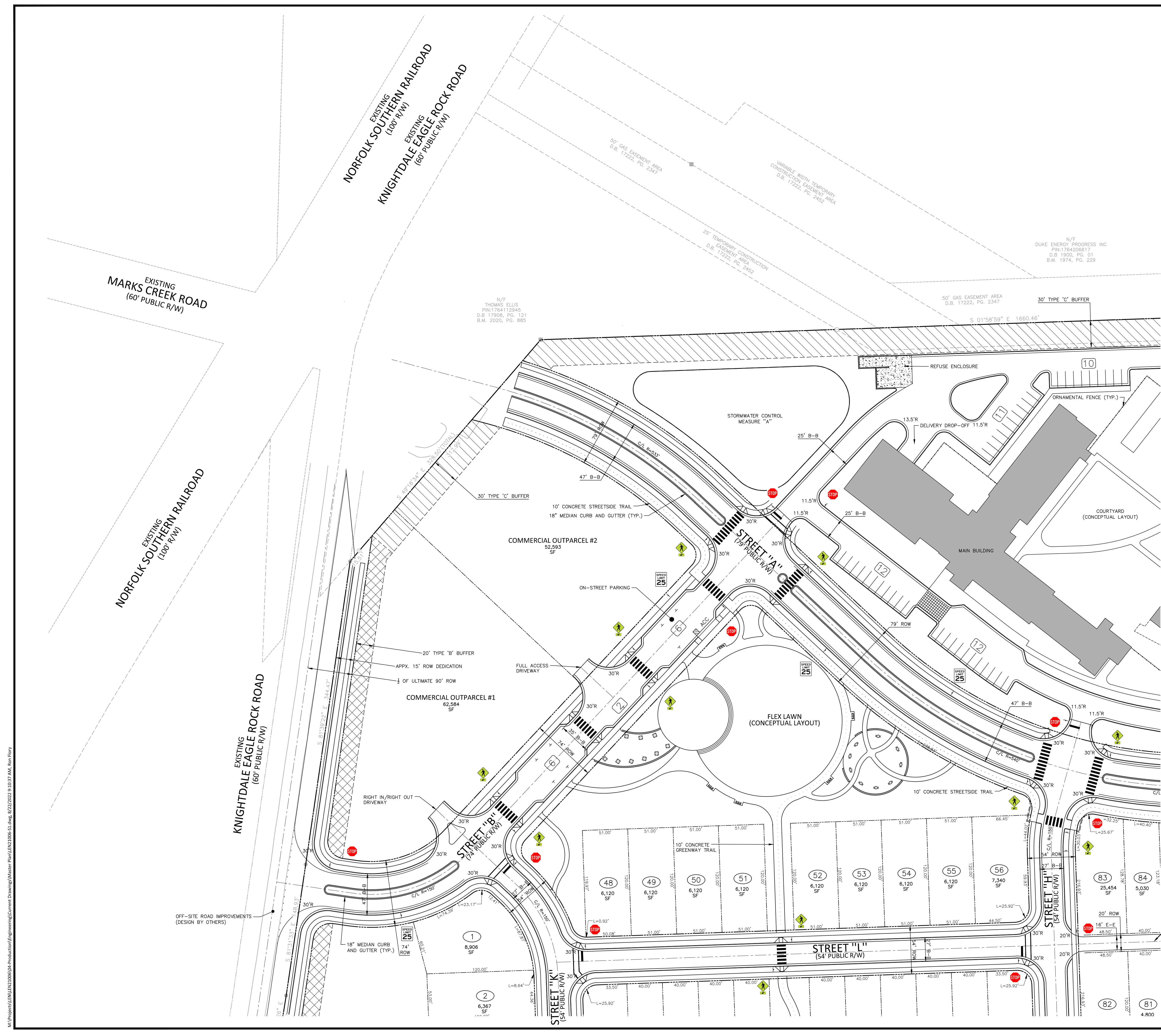
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- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- PUBLIC GREENWAY/STREETSIDE TRAIL
- PRIVATE GREENWAY/STREETSIDE TRAIL
- TYPE 'B' BUFFER
- TYPE 'C' BUFFER

SITE SIGN KEY

R2-1 30"x30"	R1-1 30"x30"	W11-2 W16-7P 30"x30"
SPEED LIMIT TABLE		
54' LOCAL STREET	25 MPH	
74' AVENUE	25 MPH	



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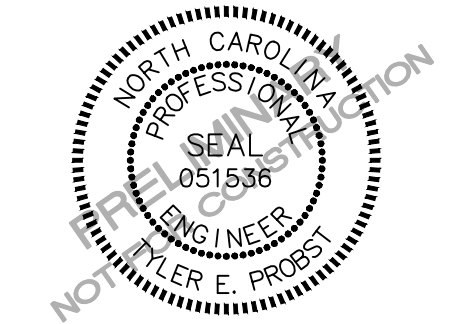
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MASTER PLAN
5200 KNIGHTDALE-EAGLE ROCK ROAD
KNIGHTDALE, NC 27545

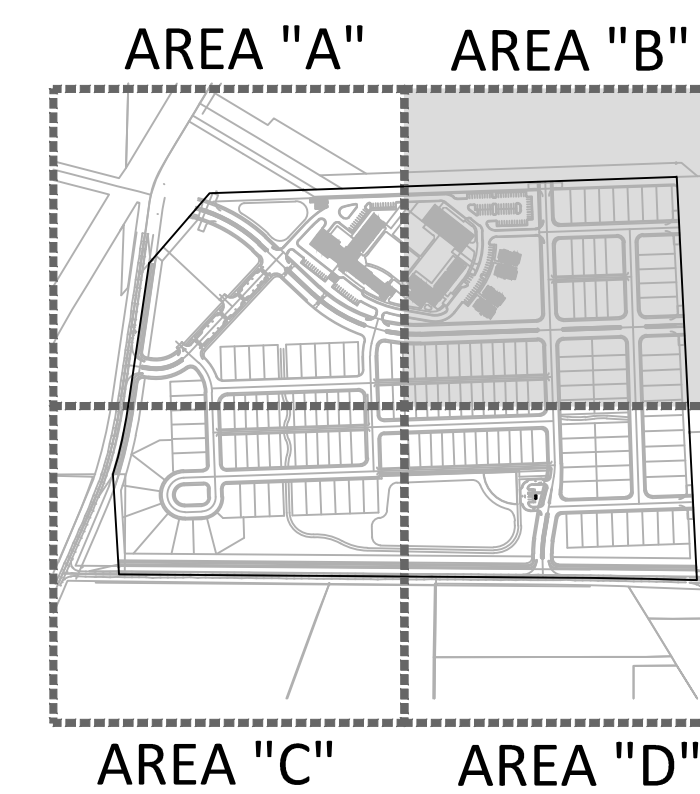


SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- PHASE LINE
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- PUBLIC GREENWAY/STREETSIDE TRAIL
- PRIVATE GREENWAY/STREETSIDE TRAIL
- TYPE 'B' BUFFER
- TYPE 'C' BUFFER

SITE SIGN KEY

R2-1 30"x30"	R1-1 30"x30"	W11-2 W16-7P 30"x30"
SPEED LIMIT TABLE		
54' LOCAL STREET	25 MPH	
74' AVENUE	25 MPH	



REVISIONS

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PLAN INFORMATION

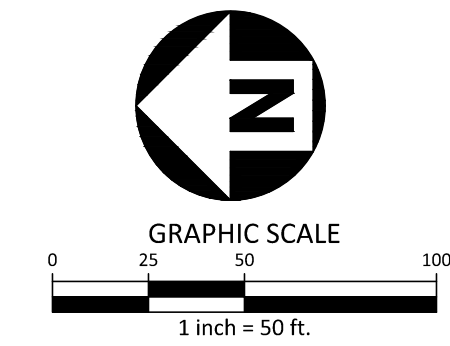
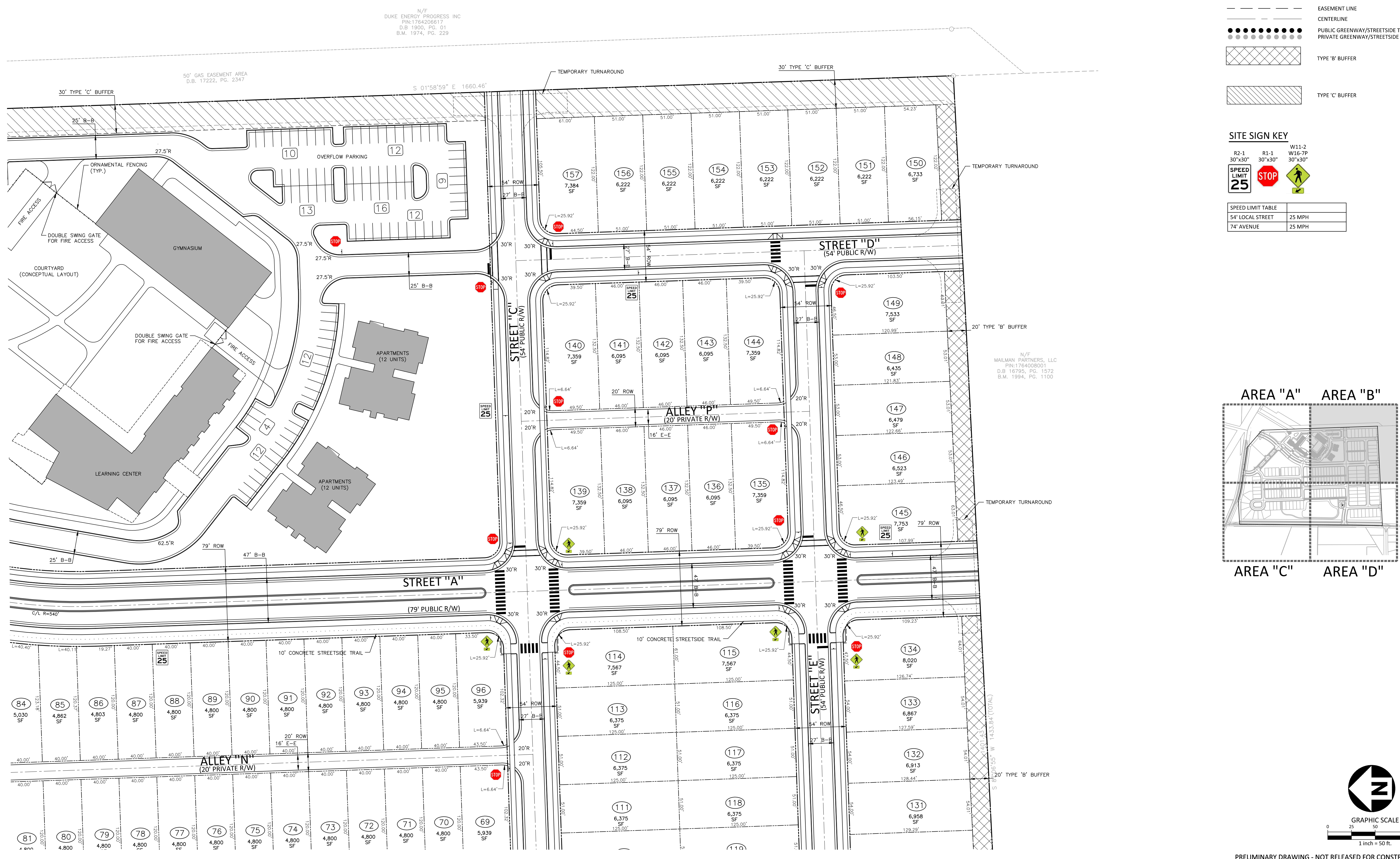
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 DRAWN BY RJF
 SCALE 1"=50' XREF
 DATE 08-22-2022

SHEET

SITE PLAN AREA "B"

C2.02

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5200 KNIGHTDALE-EAGLE ROCK ROAD
KNIGHTDALE, NC 27545



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PLAN INFORMATION

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SITE PLAN AREA "C"

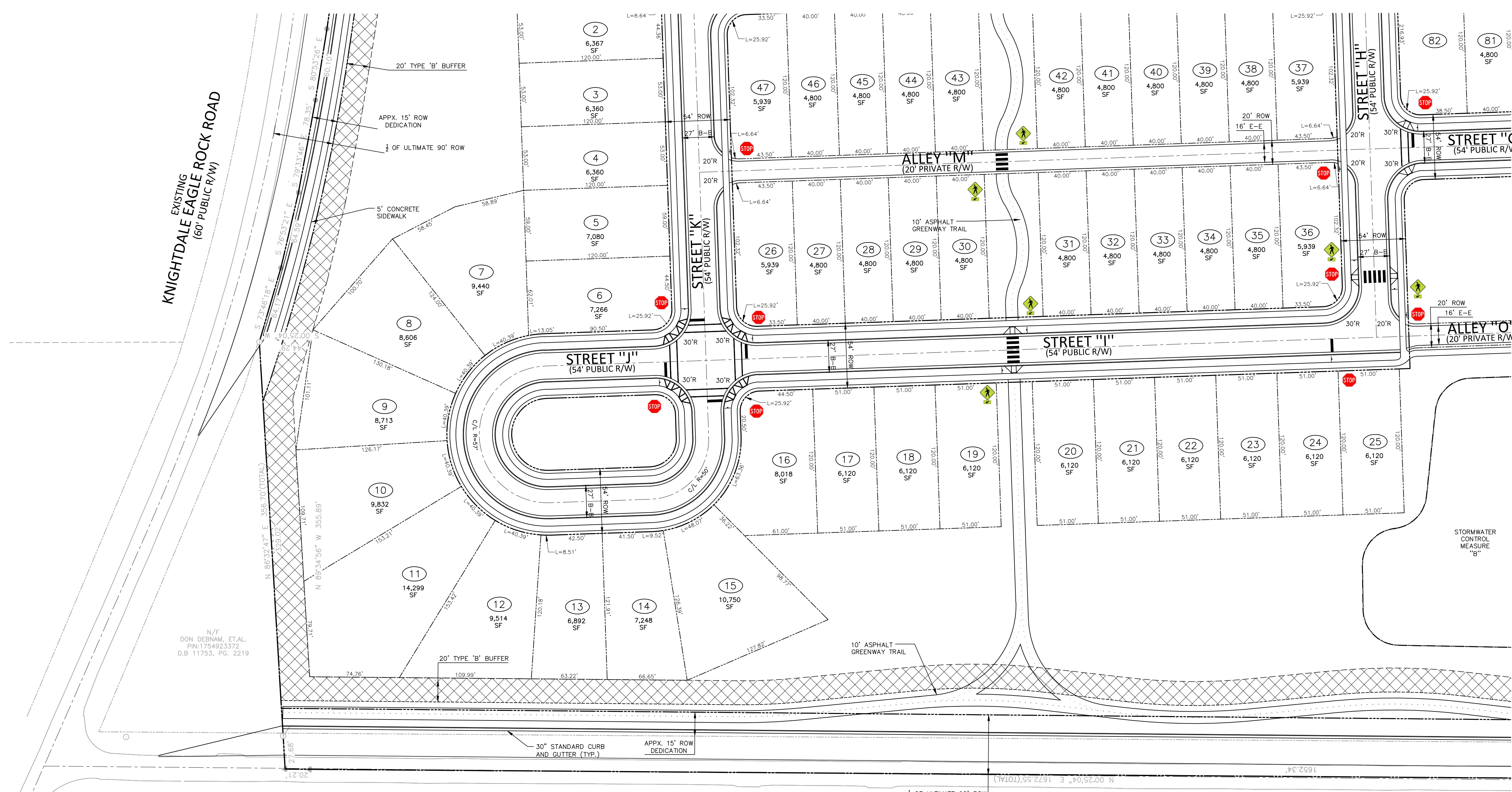
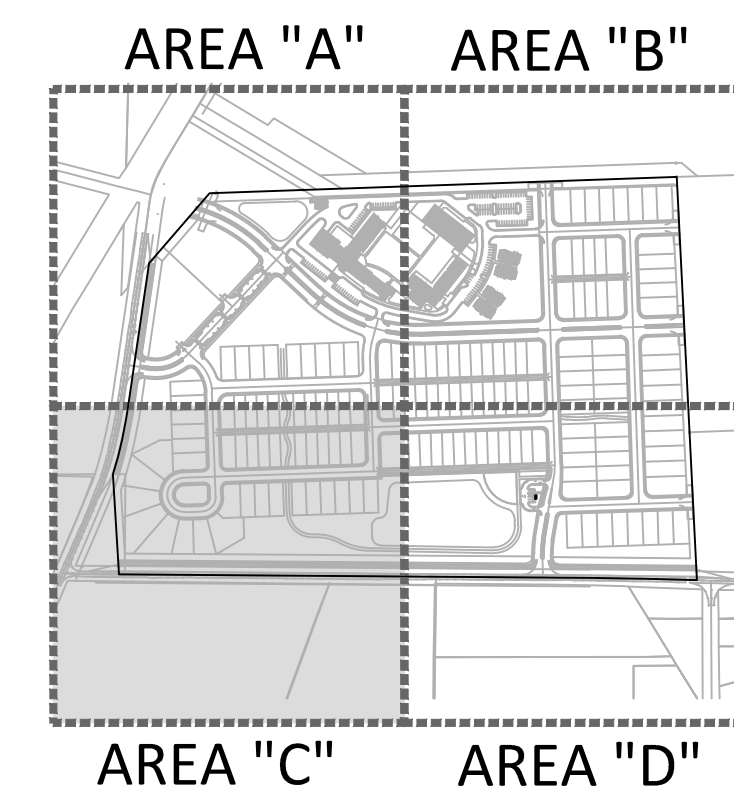
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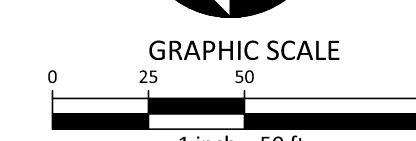
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- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
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- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMP
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- PUBLIC GREENWAY/STREETSIDE TRAIL
- PRIVATE GREENWAY/STREETSIDE TRAIL
- TYPE 'B' BUFFER
- TYPE 'C' BUFFER

SITE SIGN KEY

SPEED LIMIT	STOP	WALKER	W11-2	W16-7P	W30-30P
R2-1 30'x30'	R1-1 30'x30'				
SPEED LIMIT TABLE					
54' LOCAL STREET		25 MPH			
74' AVENUE		25 MPH			



EXISTING
MAILMAN ROAD
(60' PUBLIC R/W)



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KNIGHTDALE, NC 27545**



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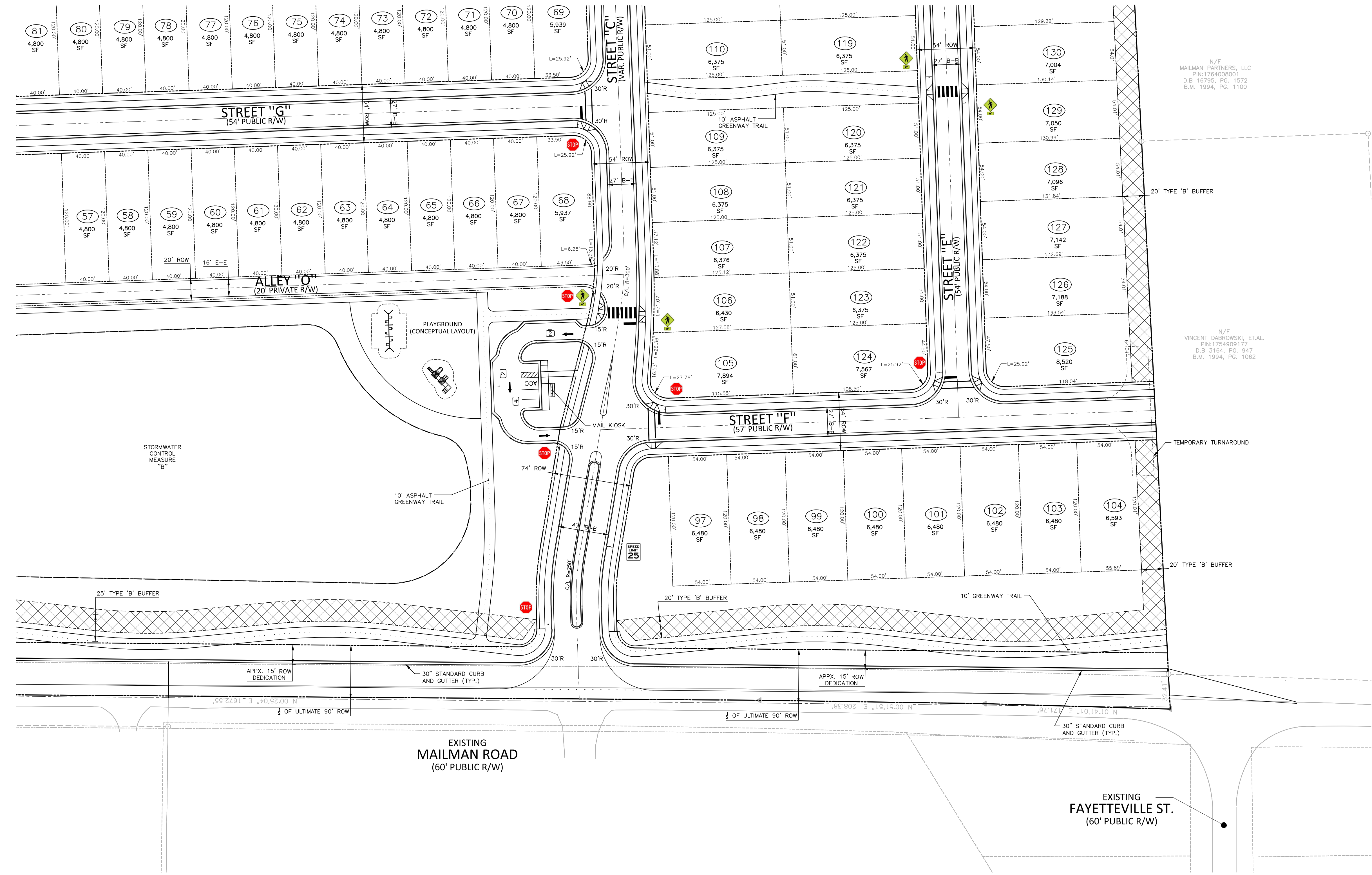
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 SCALE 1"=50'_XREF
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SHEET

SITE PLAN AREA "D"

C2.04



SITE LEGEND

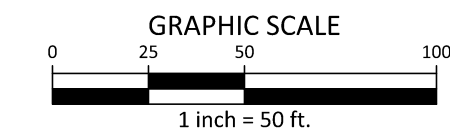
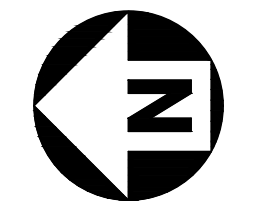
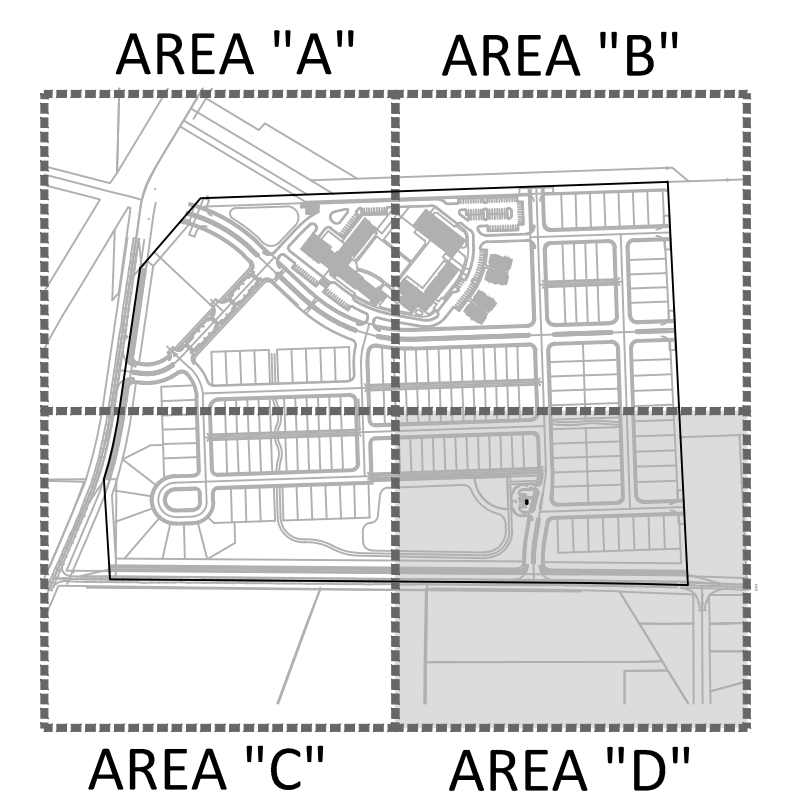
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- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
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- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- PUBLIC GREENWAY/STREETSIDE TRAIL
- PRIVATE GREENWAY/STREETSIDE TRAIL
- TYPE 'B' BUFFER
- TYPE 'C' BUFFER

SITE SIGN KEY

R2-1 30"x30" W11-2
 R1-1 30"x30" W16-7P
 W11-2 30"x30"

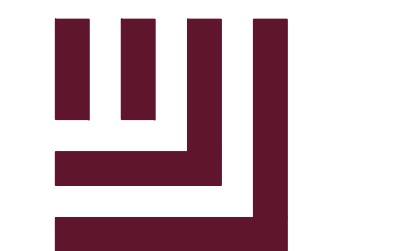
SPEED LIMIT 25
 STOP
 WALKING

SPEED LIMIT TABLE	
54' LOCAL STREET	25 MPH
74' AVENUE	25 MPH



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PROJECT HOPE
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KNIGHTDALE, NC 27545



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PLAN INFORMATION

PROJECT NO. LEN21006
 FILENAME LEN21006-U1
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SHEET

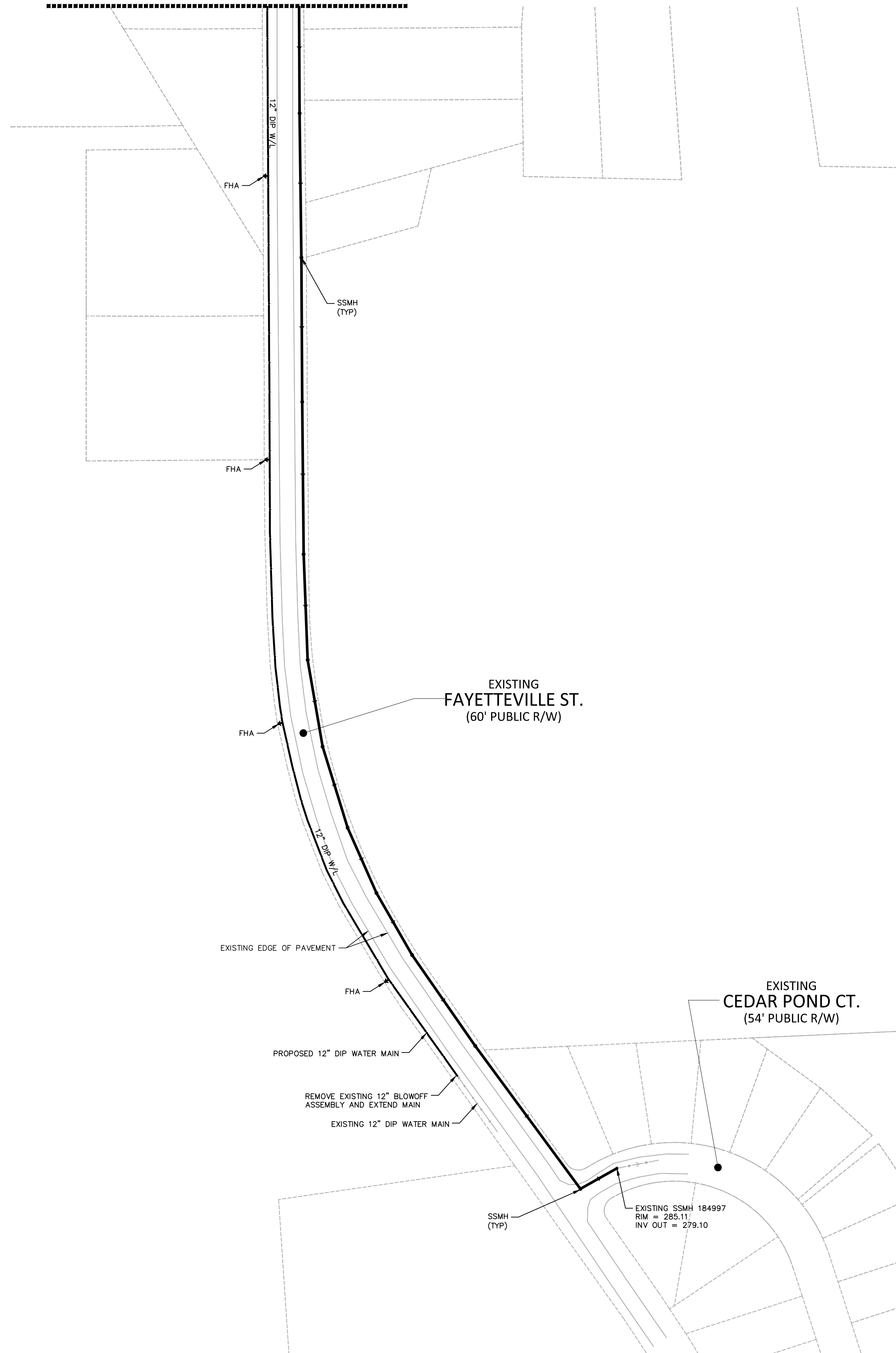
OFFSITE UTILITY PLAN

C4.05

UTILITY LEGEND

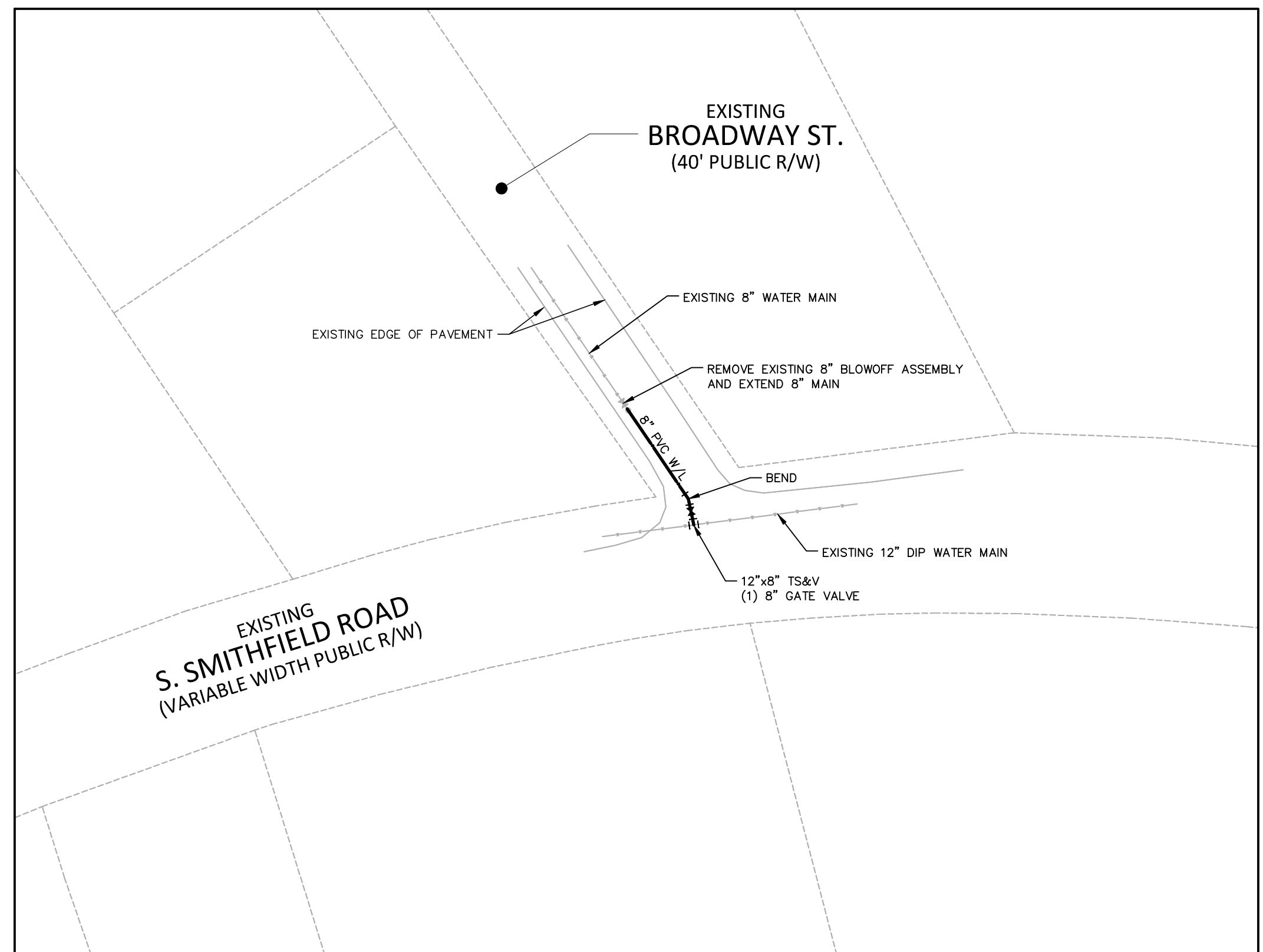
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	POST INDICATOR VALVE
	VALVE IN MANHOLE
	METER & VAULT
	BACKFLOW PREVENTER
	REDUCER
	PLUG
	BLOW-OFF ASSEMBLY
	SANITARY SEWER MANHOLE
	SEWER CLEAN-OUT
	GREASE TRAP
	SEWER FLOW DIRECTION ARROW
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	UTILITY SLEEVE
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	SEWER SERVICE LINE
	SEWER FORCE MAIN
	GAS LINE
	OVERHEAD UTILITY
	UNDERGROUND ELECTRIC
	TELEPHONE
	EASEMENT LINE
	TRAIL

MATCH LINE - SEE SHEET C4.04



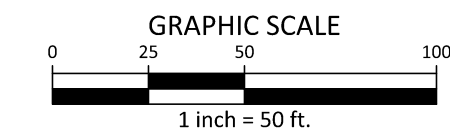
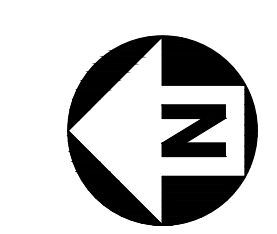
OFFSITE UTILITY CONNECTION NOTES:

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

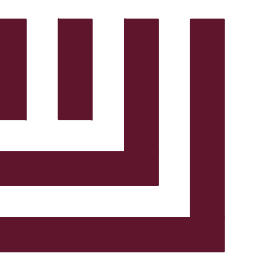


OFFSITE WATER LOOP CONNECTION

SCALE: 1"=50'



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5200 KNIGHTDALE-EAGLE ROCK ROAD
KNIGHTDALE, NC 27545



Figure 10.2: Local Street Cross Section Standards

INTERNAL LOCAL STREETS

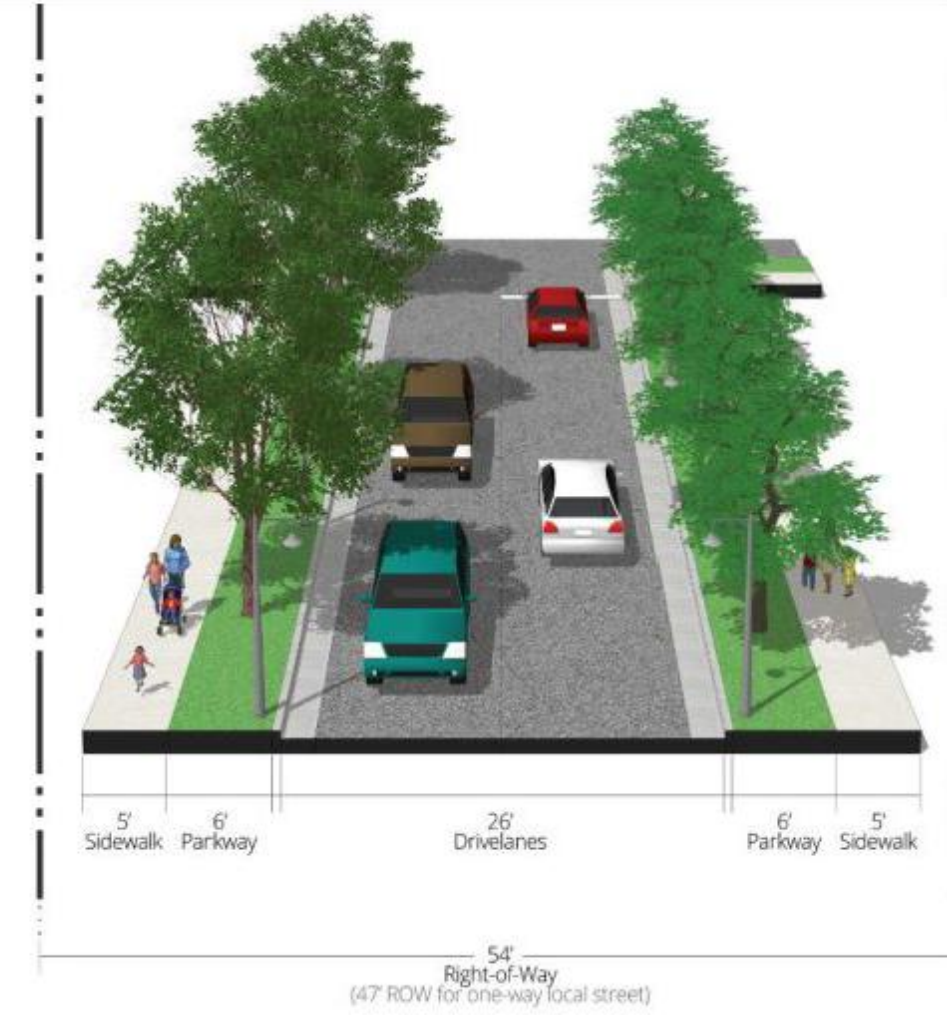


Figure 10.8: Urban Avenue Cross Section Standards - Version 2

KNIGHTDALE EAGLE ROCK RD & MAILMAN RD



Figure 10.6: Avenue Cross Section Standards - Version 2

STREET "A" & STREET "B", INTERNAL AVENUES

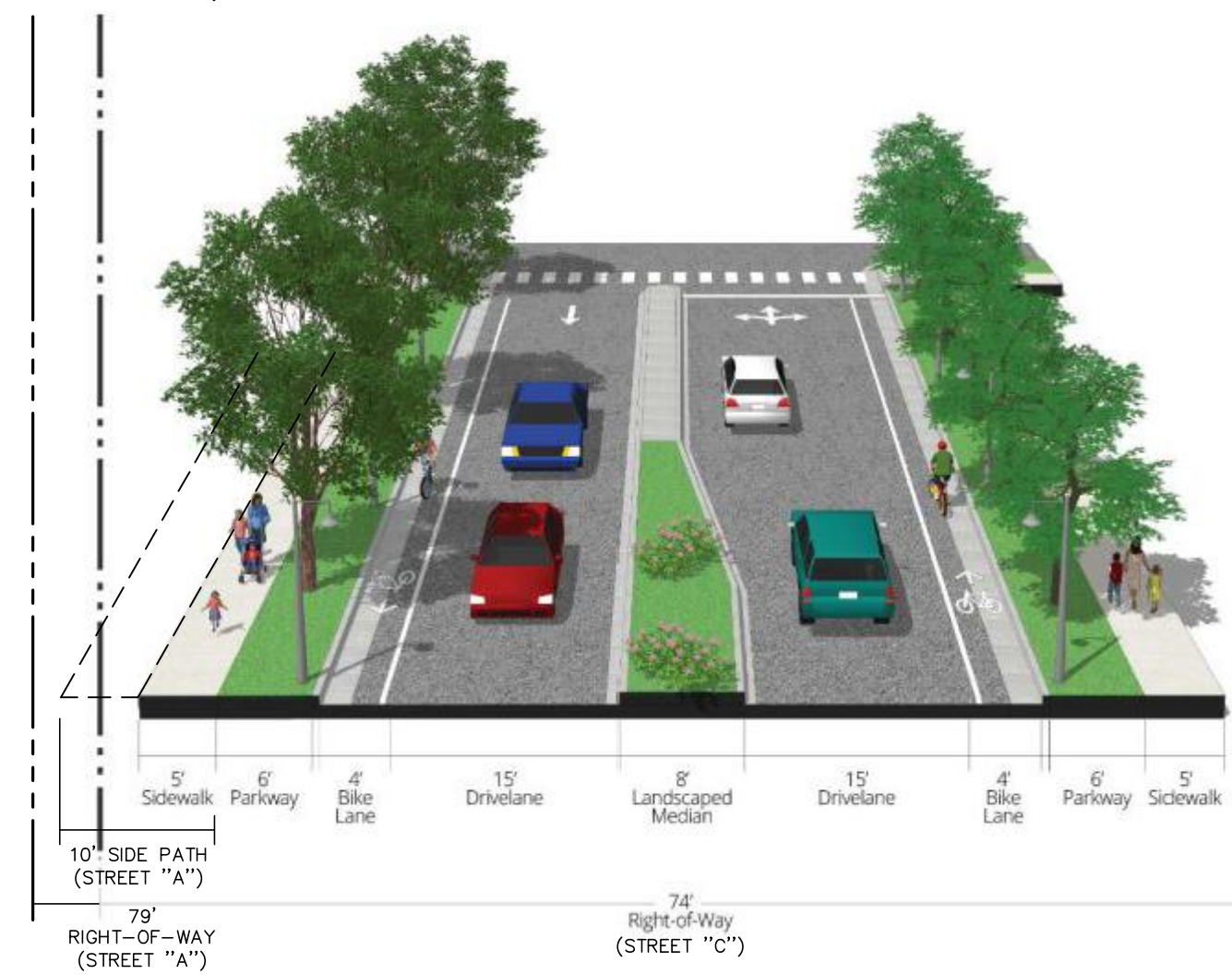
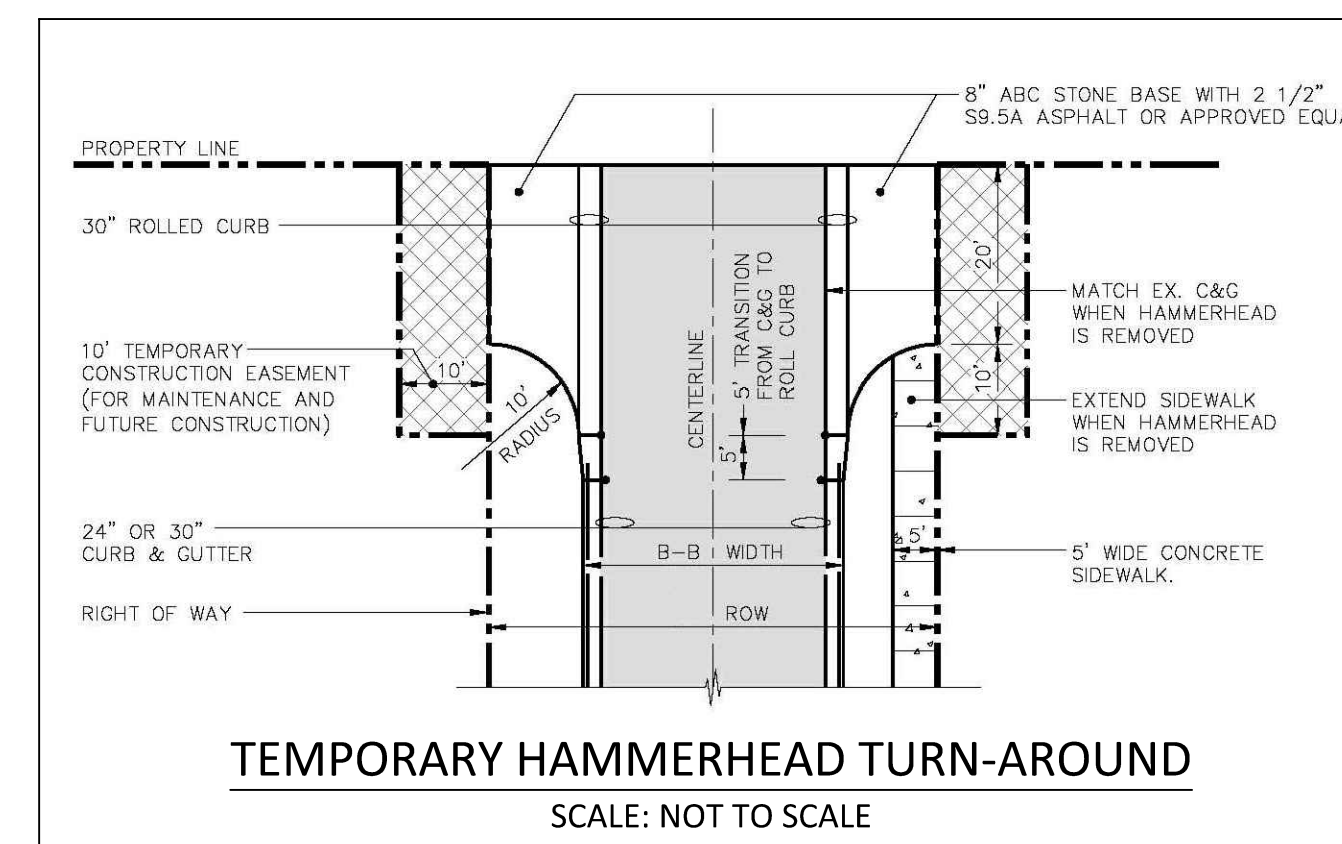
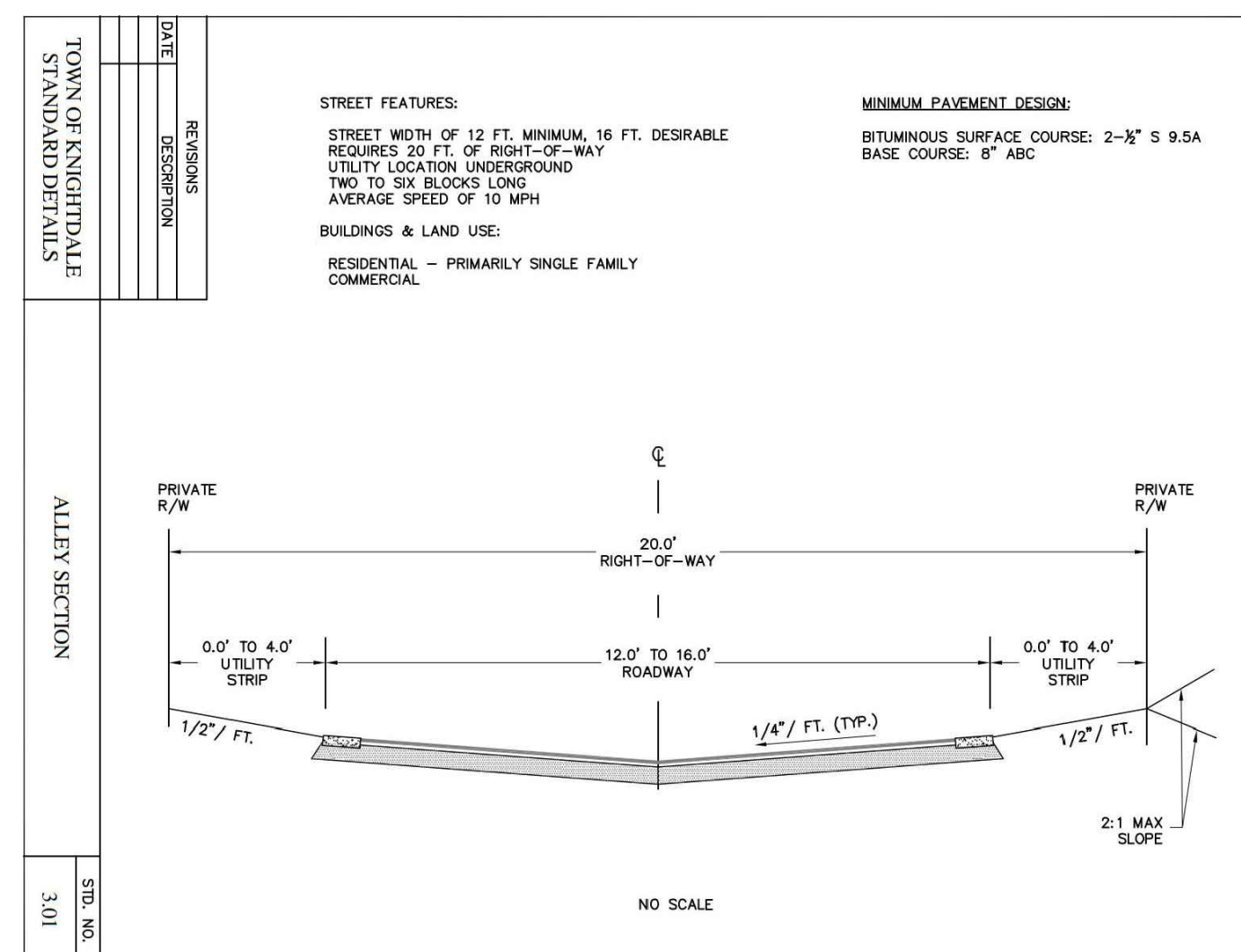


Figure 10.11: Avenue Cross Section Standards - Version 1

STREET "B" AT COMMERCIAL OUTPARCELS



REVISIONS

NO.	DATE
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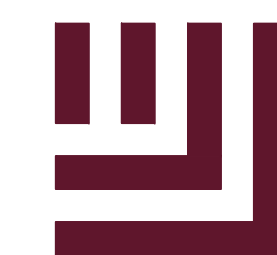
PLAN INFORMATION

PROJECT NO. LEN21006
FILENAME LEN21006-D1
CHECKED BY JCM
DRAWN BY RJF
SCALE NTS
DATE 08-22-2022

SHEET

TYPICAL SECTIONS

C8.00



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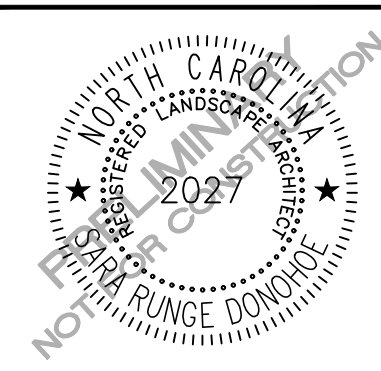
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CLIENT

LENNAR
1100 PERIMETER PARK DRIVE, SUITE 112
MORRISVILLE, NC 27560
STEPHEN DORN
PHONE: 919. 224. 9922



**PROJECT HOPE
MASTER PLAN
5200 KNIGHTDALE-EAGLE ROCK ROAD
KNIGHTDALE, NC 27545**



REVISIONS

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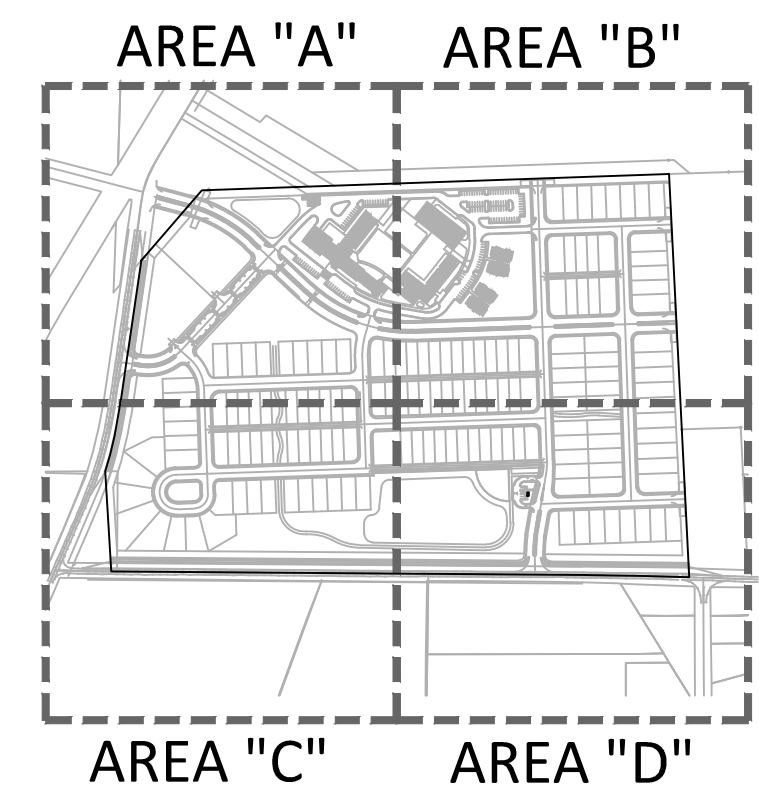
PLAN INFORMATION

PROJECT NO. LEN21006
 FILENAME LEN21006-LS1
 CHECKED BY SRD
 DRAWN BY CTM
 SCALE 1" = 100'
 DATE 08-22-2022

SHEET

OVERALL LANDSCAPE PLAN

L5.00



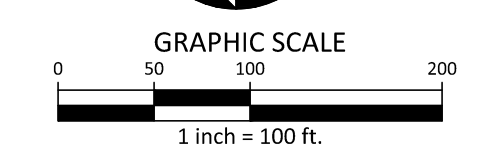
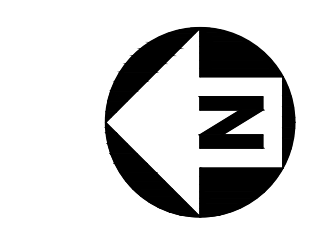
SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMP
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- PUBLIC GREENWAY/STREETSIDE TRAIL
- PRIVATE GREENWAY/STREETSIDE TRAIL
- TYPE 'B' BUFFER
- TYPE 'C' BUFFER

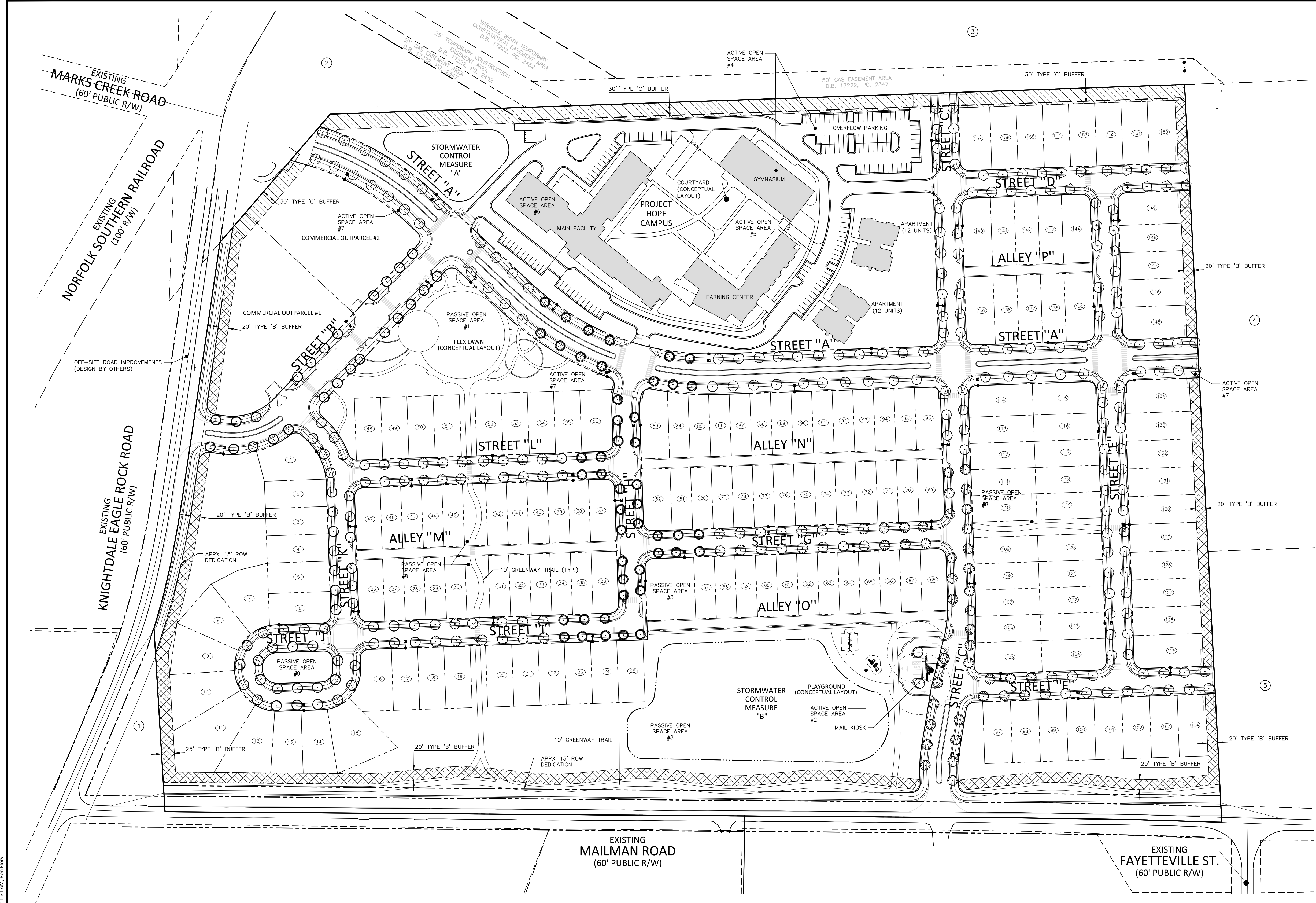
PLANT SCHEDULE

CANOPY TREES	CODE	COMMON NAME
	LTT	Tulip Tree
	NSS	Sour Gum
	PSC	Chinese Pistache
	QUA	Sawtooth Oak
	QLO	Overcup Oak
	QNN	Nuttall Oak
	QPW	Willow Oak
	QSS	Shumard Red Oak
	TIA	American Linden
	ULP	Lacebark Elm
	ZKA	Sawleaf Zelkova

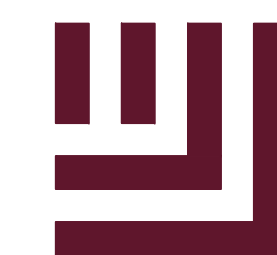
SHRUBS	CODE	COMMON NAME
	AGEG	Glossy Abelia
	ICST	Steeds Japanese Holly



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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**PROJECT HOPE
MASTER PLAN
5200 KNIGHTDALE-EAGLE ROCK ROAD
KNIGHTDALE, NC 27545**



REVISIONS

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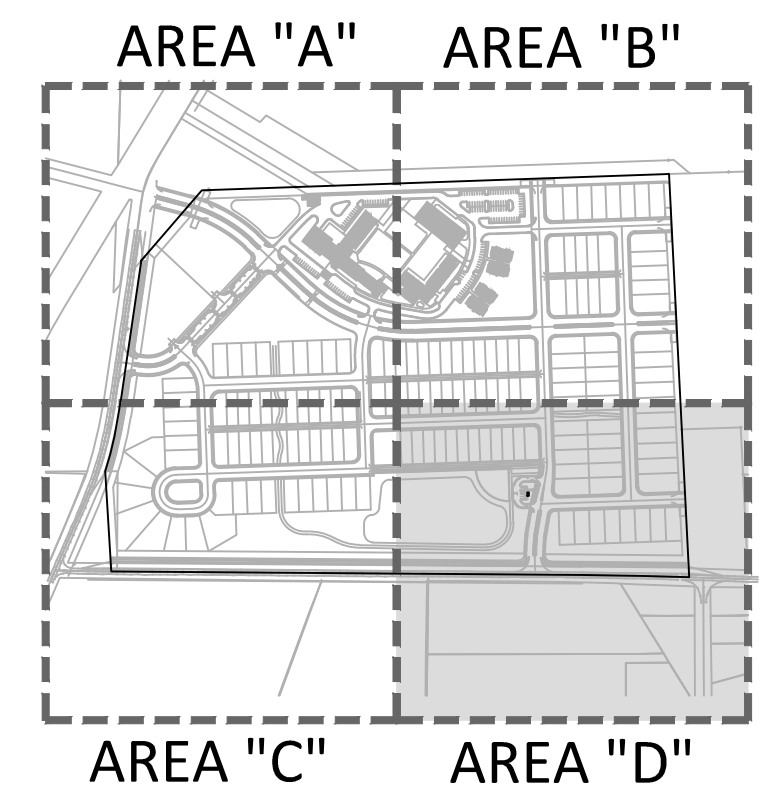
PLAN INFORMATION

PROJECT NO.	LEN21006
FILENAME	LEN21006-L51
CHECKED BY	SRD
DRAWN BY	CTM
SCALE	1" = 50'
DATE	08-22-2022

SHEET

LANDSCAPE PLAN AREA "A"

L5.01

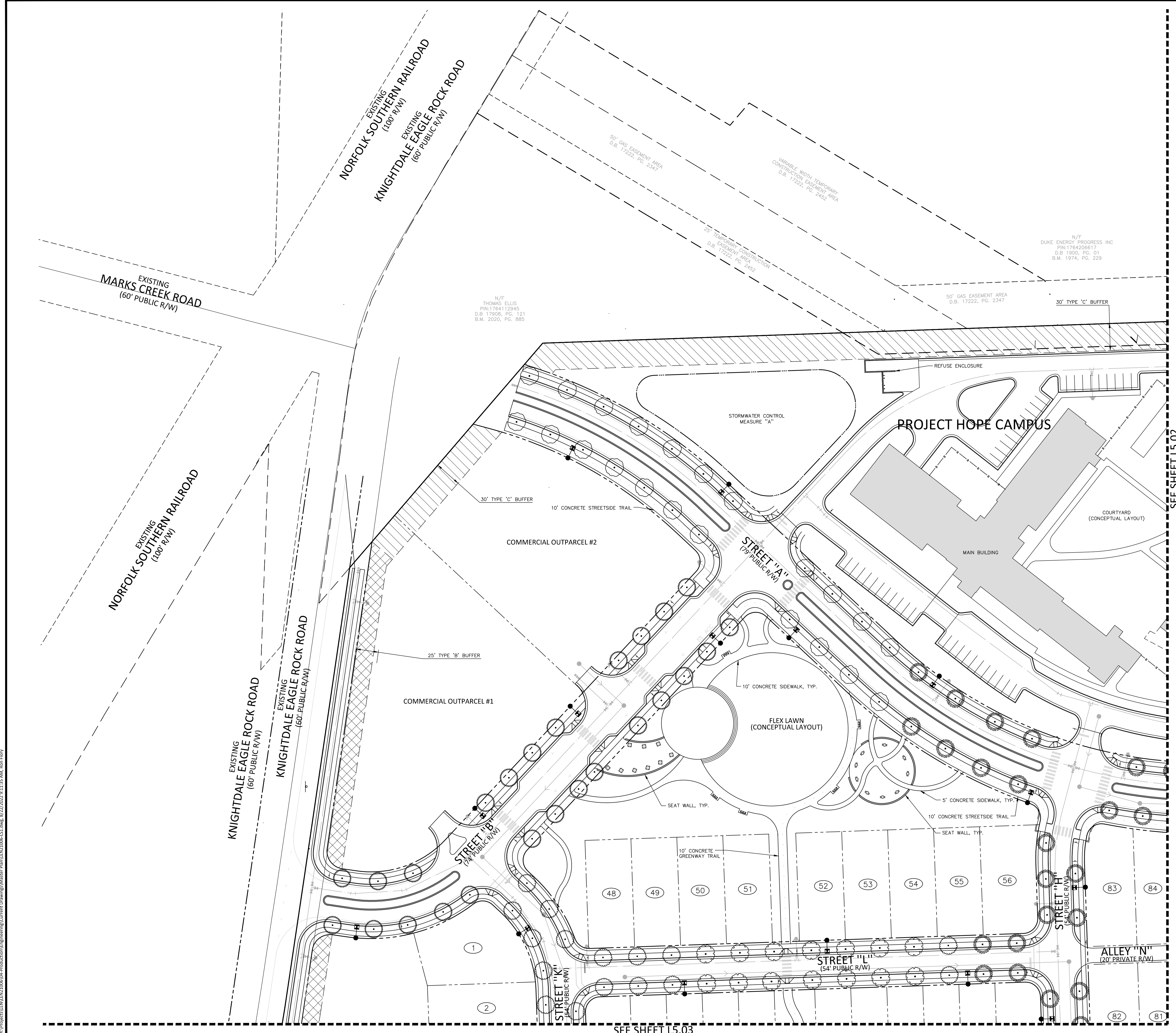
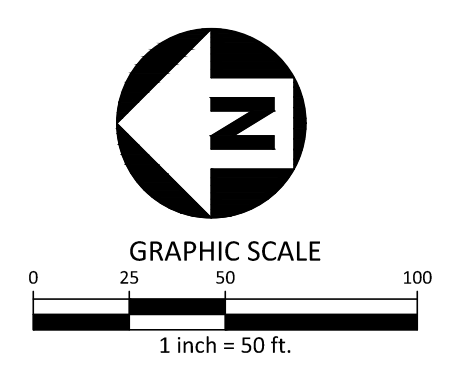


SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
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- LOT LINE
- EASEMENT LINE
- CENTERLINE
- PUBLIC GREENWAY/STREETSIDE TRAIL
- PRIVATE GREENWAY/STREETSIDE TRAIL
- TYPE 'B' BUFFER
- TYPE 'C' BUFFER

PLANT SCHEDULE AREA A

CANOPY TREES	CODE	COMMON NAME
	NSS	Sour Gum
	PSC	Chinese Pistache
	QLO	Overcup Oak
	QSS	Shumard Red Oak
	ULP	Lacebark Elm



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SEE SHEET L5.03

SEE SHEET L5.02

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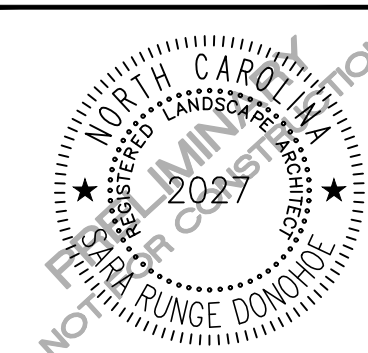
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PROJECT HOPE
MASTER PLAN
5200 KNIGHTDALE-EAGLE ROCK ROAD
KNIGHTDALE, NC 27545



REVISIONS

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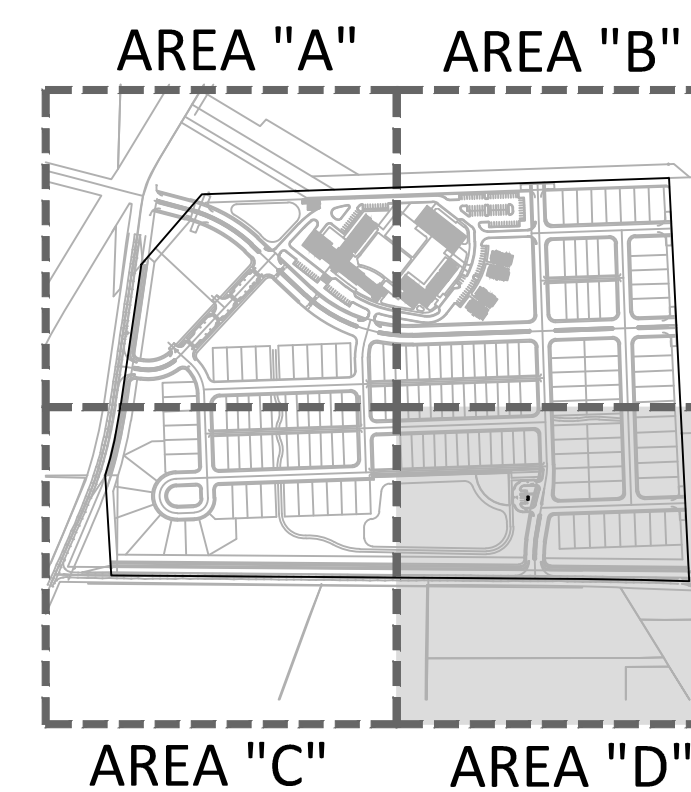
PLAN INFORMATION

PROJECT NO. LEN21006
FILENAME LEN21006-L51
CHECKED BY SRD
DRAWN BY CTM
SCALE 1" = 50'
DATE 08-22-2022

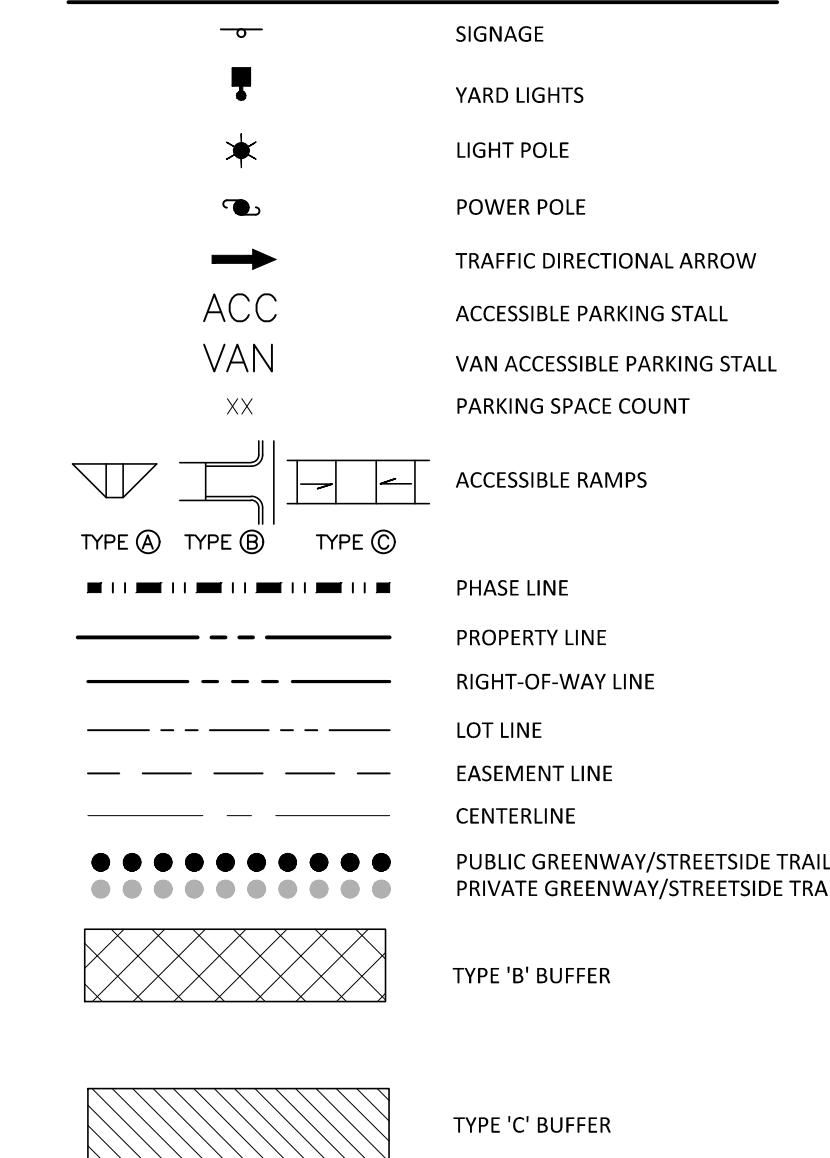
SHEET

LANDSCAPE PLAN AREA
"B"

L5.02

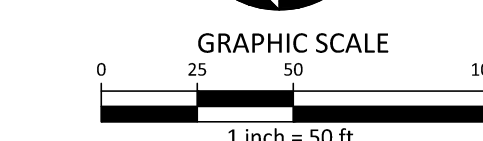
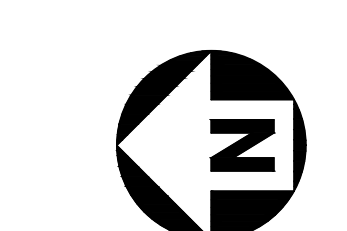


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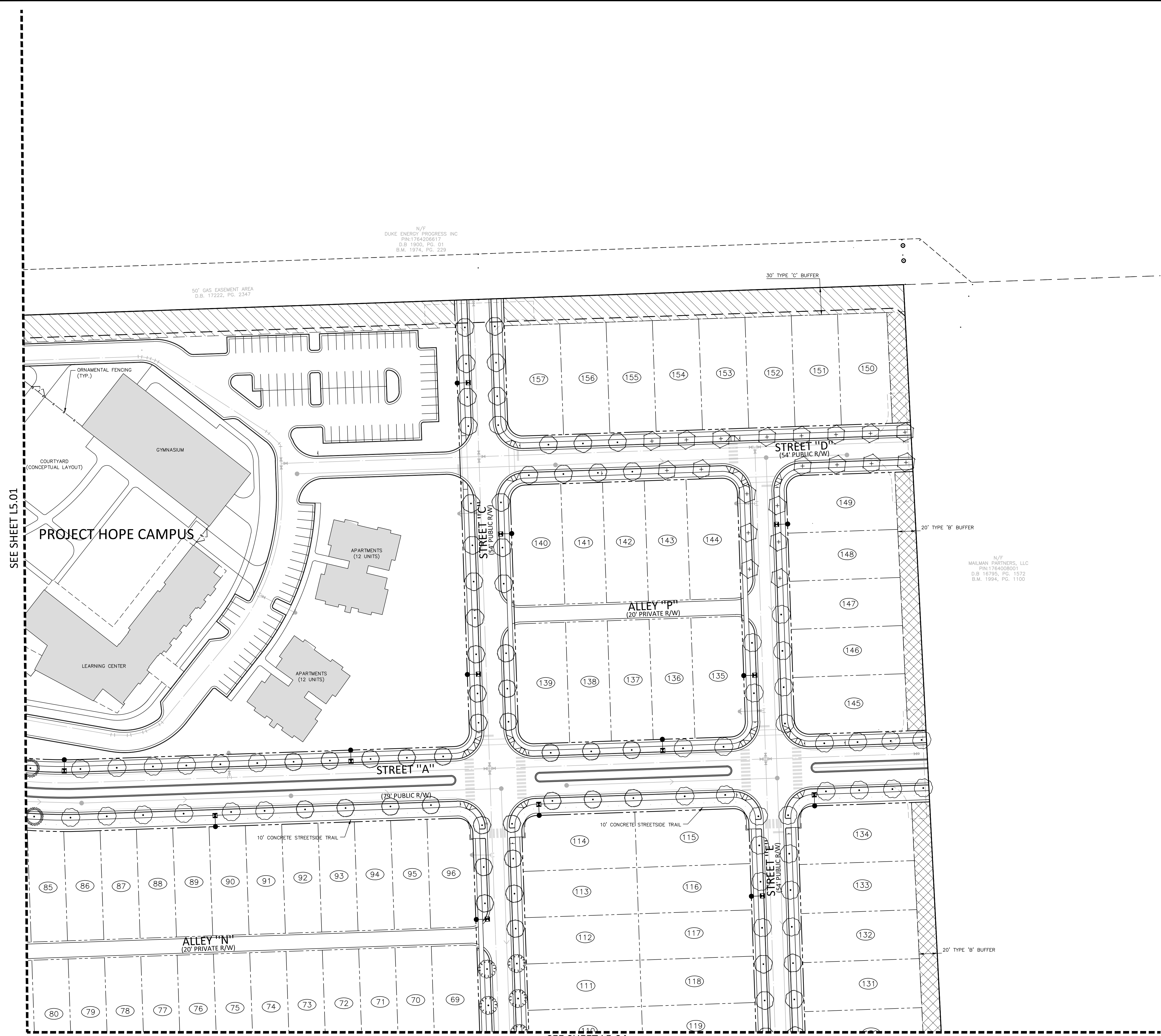


PLANT SCHEDULE AREA B

CANOPY TREES	CODE	COMMON NAME
	LTT	Tulip Tree
	NSS	Sour Gum
	QNN	Nuttall Oak
	TIA	American Linden
	ULP	Lacebark Elm
	ZKA	Sawleaf Zelnova



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



N/F
DUKE ENERGY PROGRESS INC
PIN: 1764206617
D.B. 1900, PG. 01
B.M. 1874, PG. 229

50' GAS EASEMENT AREA
D.B. 17222, PG. 2347

30' TYPE 'C' BUFFER

N/F
MALLMAN PARTNERS, LLC
PIN: 1764008001
D.B. 18798, PG. 1572
B.M. 1994, PG. 1100

SEE SHEET L5.01

SEE SHEET L5.04

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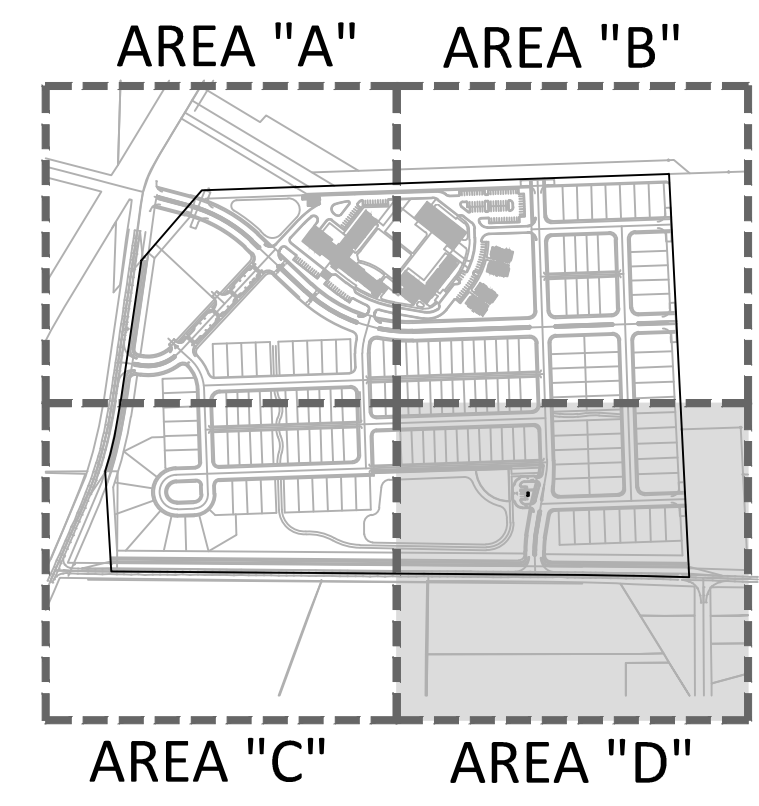
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STEPHEN DORN
PHONE: 919. 224. 9922



**PROJECT HOPE
MASTER PLAN
5200 KNIGHTDALE-EAGLE ROCK ROAD
KNIGHTDALE, NC 27545**

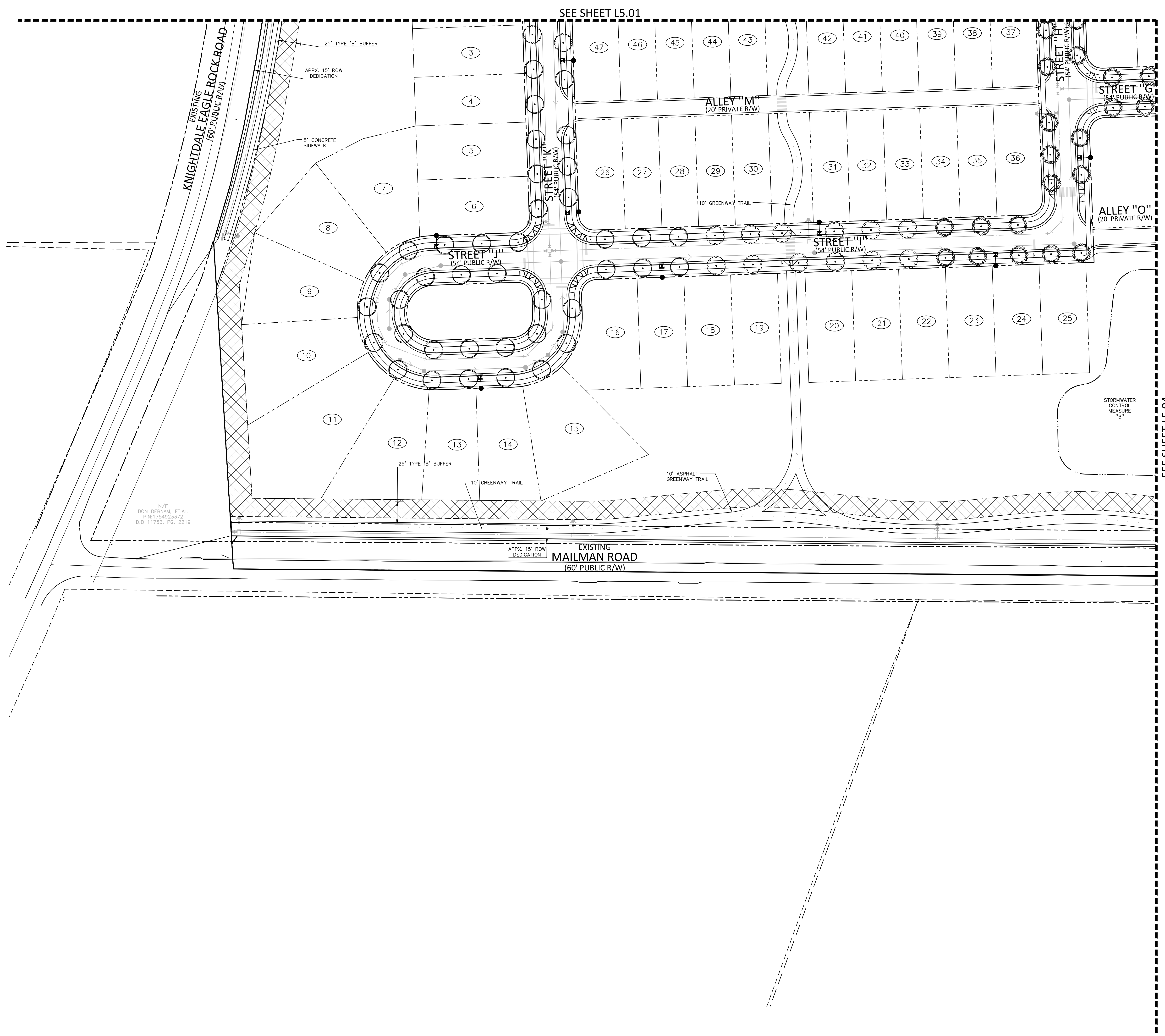


SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- PUBLIC GREENWAY/STREETSIDE TRAIL
- PRIVATE GREENWAY/STREETSIDE TRAIL
- TYPE 'B' BUFFER
- TYPE 'C' BUFFER

PLANT SCHEDULE AREA C

CANOPY TREES	CODE	COMMON NAME
	NSS	Sour Gum
	QLO	Overcup Oak
	QPW	Willow Oak
	QSS	Shumard Red Oak

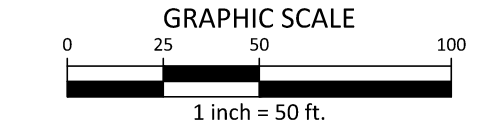
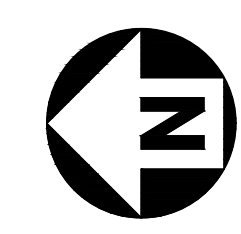


SEE SHEET L5.04

SEE SHEET L5.01

N/F
DON DEBNAM, ET-AL
PIN:1754823372
D.B. 11763, PG. 2219

EXISTING
MAILMAN ROAD
(60' PUBLIC R/W)



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REVISIONS

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PLAN INFORMATION

PROJECT NO. LEN21006
FILENAME LEN21006-L51
CHECKED BY SRD
DRAWN BY CTM
SCALE 1" = 50'
DATE 08-22-2022

SHEET

LANDSCAPE PLAN AREA
"C"

L5.03

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**PROJECT HOPE
MASTER PLAN
5200 KNIGHTDALE-EAGLE ROCK ROAD
KNIGHTDALE, NC 27545**



REVISIONS

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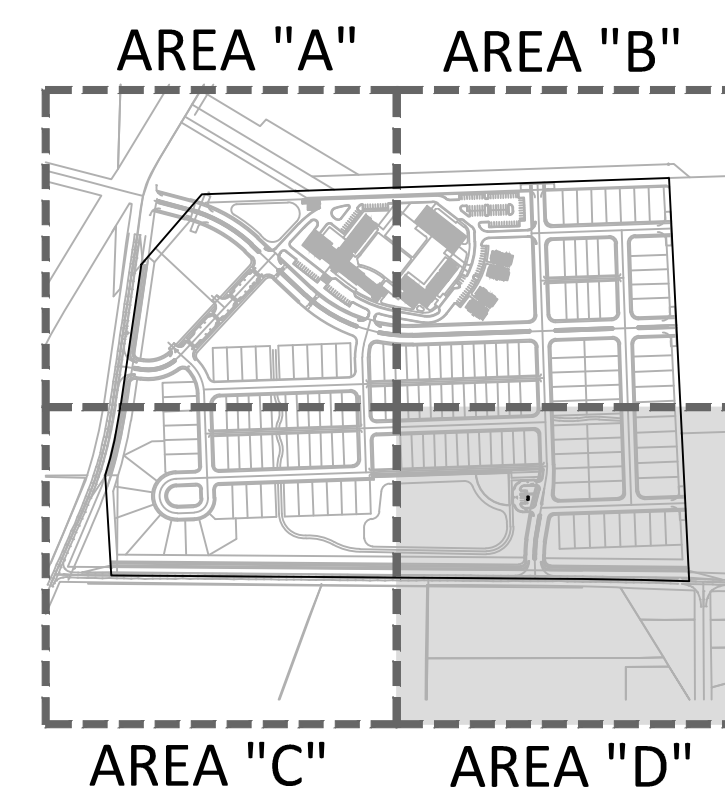
PLAN INFORMATION

PROJECT NO. LEN21006
FILENAME LEN21006-L51
CHECKED BY SRD
DRAWN BY CTM
SCALE 1" = 50'
DATE 08-22-2022

SHEET

**LANDSCAPE PLAN AREA
"D"**

L5.04



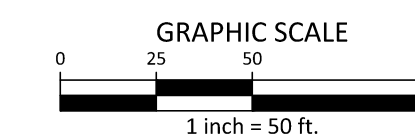
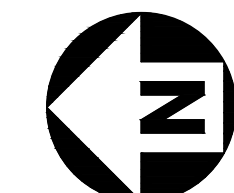
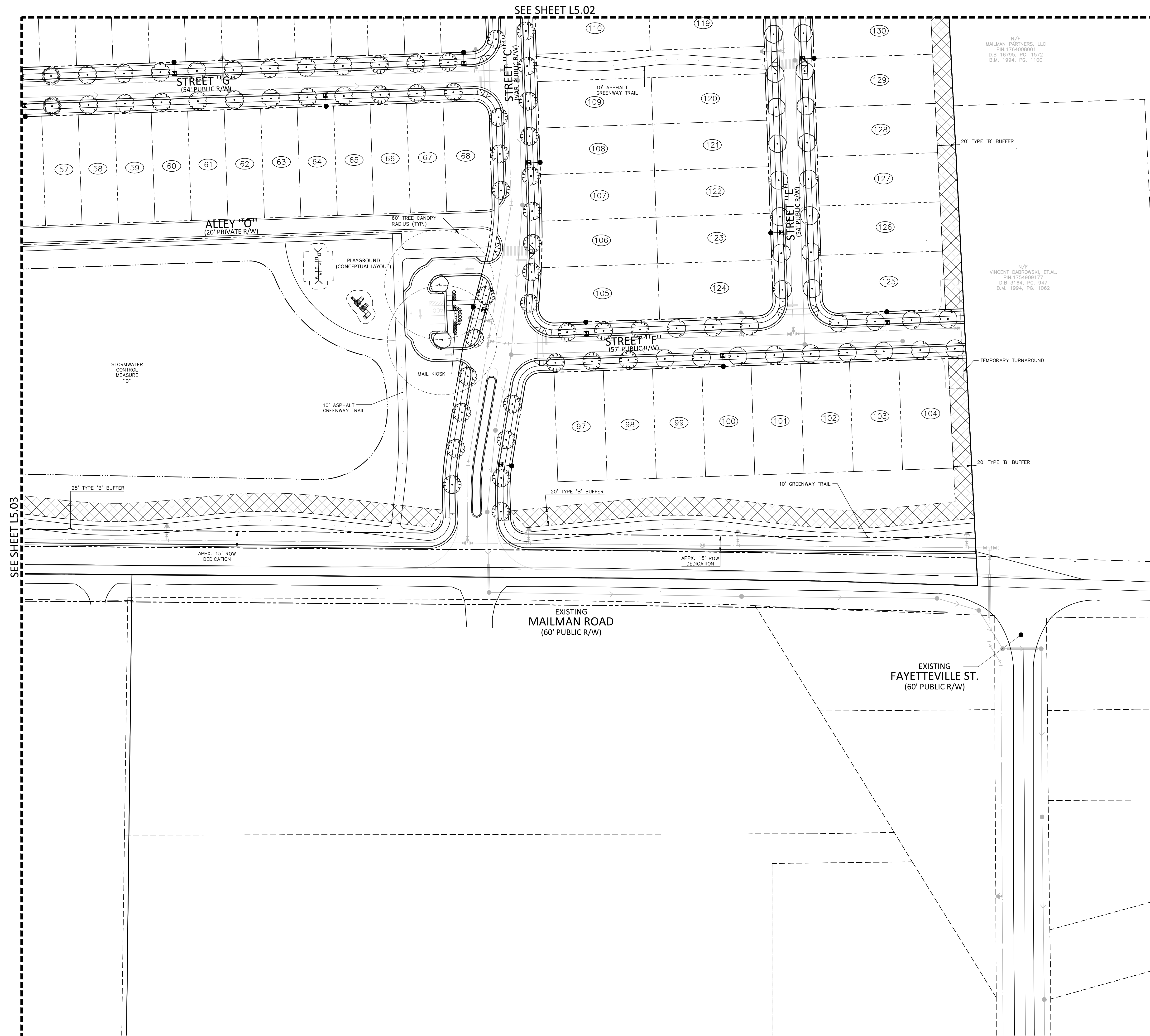
SITE LEGEND

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|--|-----------------------------------|
| | SIGNAGE |
| | YARD LIGHTS |
| | LIGHT POLE |
| | POWER POLE |
| | TRAFFIC DIRECTIONAL ARROW |
| | ACCESSIBLE PARKING STALL |
| | VAN ACCESSIBLE PARKING STALL |
| | PARKING SPACE COUNT |
| | ACCESSIBLE RAMPS |
| | TYPE A |
| | TYPE B |
| | TYPE C |
| | PHASE LINE |
| | PROPERTY LINE |
| | RIGHT-OF-WAY LINE |
| | LOT LINE |
| | EASEMENT LINE |
| | CENTERLINE |
| | PUBLIC GREENWAY/STREETSIDE TRAIL |
| | PRIVATE GREENWAY/STREETSIDE TRAIL |
| | TYPE 'B' BUFFER |
| | TYPE 'C' BUFFER |

PLANT SCHEDULE AREA D

CANOPY TREES	CODE	COMMON NAME
	NSS	Sour Gum
	QUA	Sawtooth Oak
	QSS	Shumard Red Oak
	TIA	American Linden
	ZKA	Sawleaf Zelkova
	AGEG	Glossy Abelia
	ICST	Steeds Japanese Holly

SHRUBS	CODE	COMMON NAME
	AGEG	Glossy Abelia
	ICST	Steeds Japanese Holly



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

LANDSCAPE CALCULATIONS

PERIMETER BUFFERS		1,939 LF
WESTERN PROPERTY 20' TYPE B BUFFER		
CANOPY TREES REQUIRED: 59 (3/100 LF)	PROVIDED: 59	
UNDERSTORY TREES REQUIRED: 97 (5/100 LF)	PROVIDED: 97	
SHRUBS REQUIRED: 388 (20/100 LF)	PROVIDED: 388	
NORTHERN PROPERTY 20' 25' TYPE B BUFFER: 968 LF		
CANOPY TREES REQUIRED: 30 (3/100 LF)	PROVIDED: 30	
UNDERSTORY TREES REQUIRED: 49 (5/100 LF)	PROVIDED: 49	
SHRUBS REQUIRED: 194 (20/100 LF)	PROVIDED: 194	
EASTERN PROPERTY 30' TYPE C BUFFER: 1,777 LF*		
CANOPY TREES REQUIRED: 89 (5/100 LF)	PROVIDED: 89	
UNDERSTORY TREES REQUIRED: 89 (5/100 LF)	PROVIDED: 89	
SHRUBS REQUIRED: 445 (25/100 LF)	PROVIDED: 445	
SOUTHERN PROPERTY 20' TYPE B BUFFER: 1,122 LF*		
CANOPY TREES REQUIRED: 34 (3/100 LF)	PROVIDED: 34	
UNDERSTORY TREES REQUIRED: 57 (5/100 LF)	PROVIDED: 57	
SHRUBS REQUIRED: 225 (20/100 LF)	PROVIDED: 225	

BUFFER PLANTING NOTES:

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

LANDSCAPE CALCULATIONS

STREET TREES		2925 LF
CANOPY TREES REQUIRED: 74 (1/40 LF)	PROVIDED: 74	
STREET "B" 1000 LF		
CANOPY TREES REQUIRED: 25 (1/40 LF)	PROVIDED: 25	
STREET "C" 2082 LF		
CANOPY TREES REQUIRED: 53 (1/40 LF)	PROVIDED: 55	
STREET "D" 788 LF		
CANOPY TREES REQUIRED: 20 (1/40 LF)	PROVIDED: 21	
STREET "E" 1600 LF		
CANOPY TREES REQUIRED: 40 (1/40 LF)	PROVIDED: 40	
STREET "F" 822 LF		
CANOPY TREES REQUIRED: 21 (1/40 LF)	PROVIDED: 22	
STREET "G" 1096 LF		
CANOPY TREES REQUIRED: 28 (1/40 LF)	PROVIDED: 28	
STREET "H" 624 LF		
CANOPY TREES REQUIRED: 16 (1/40 LF)	PROVIDED: 16	
STREET "I" 994 LF		
CANOPY TREES REQUIRED: 25 (1/40 LF)	PROVIDED: 26	
STREET "J" 923 LF		
CANOPY TREES REQUIRED: 24 (1/40 LF)	PROVIDED: 24	
STREET "K" 722 LF		
CANOPY TREES REQUIRED: 19 (1/40 LF)	PROVIDED: 19	
STREET "L" 980 LF		
CANOPY TREES REQUIRED: 25 (1/40 LF)	PROVIDED: 25	

GENERAL LANDSCAPE NOTES:

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

MAINTENANCE NOTES:

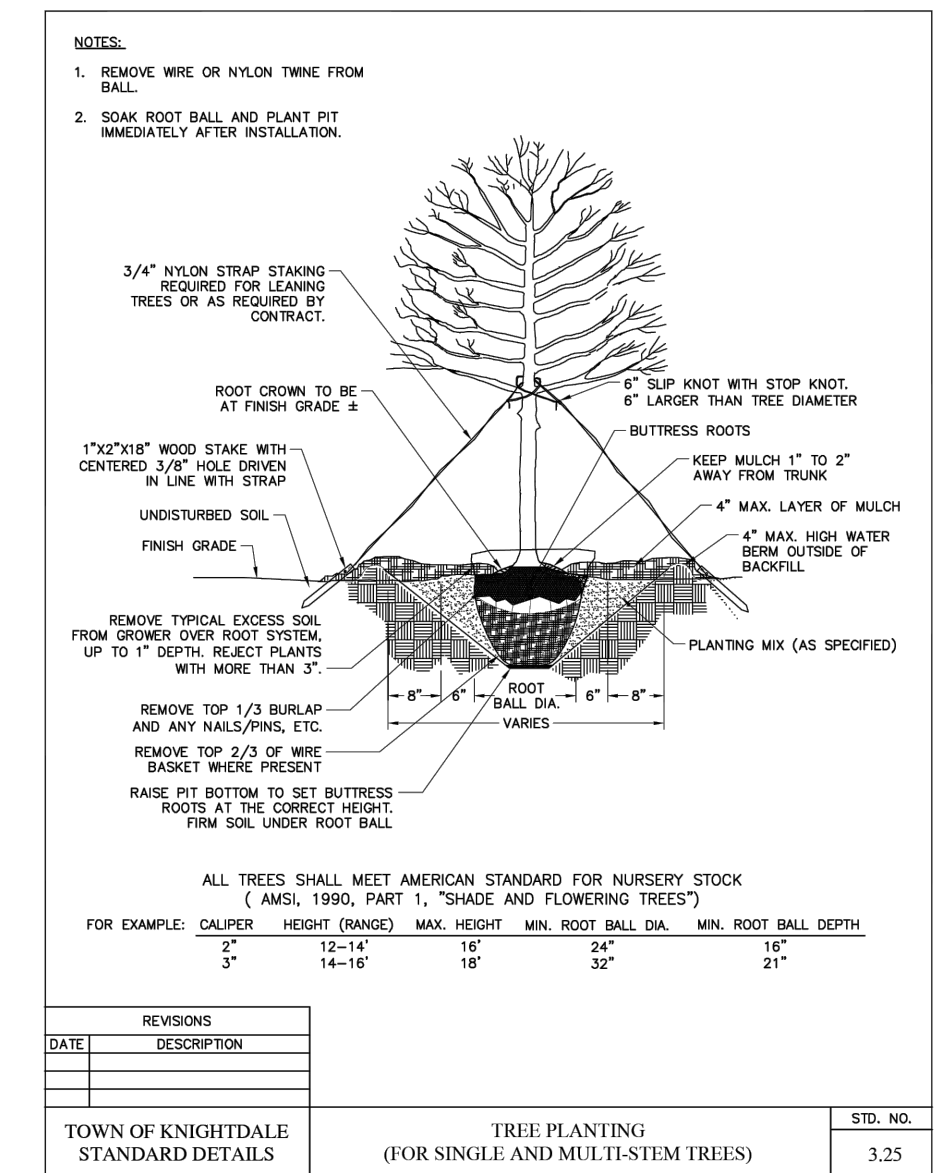
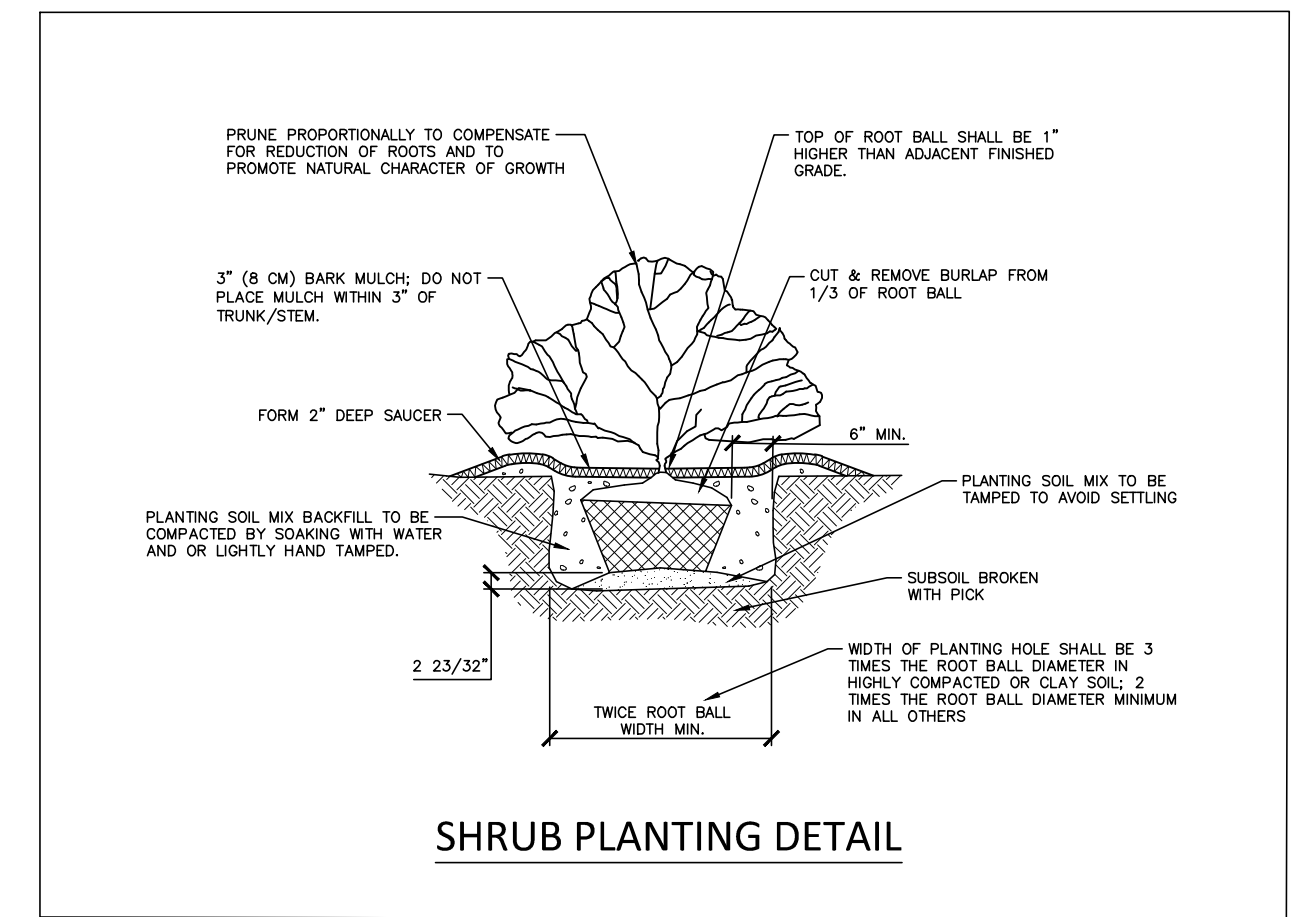
- WARRANTY: INSTALLER SHALL REPAIR OR REPLACE ANY PLANTINGS THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION. FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
 - DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE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

RESIDENTIAL LANDSCAPING NOTES:

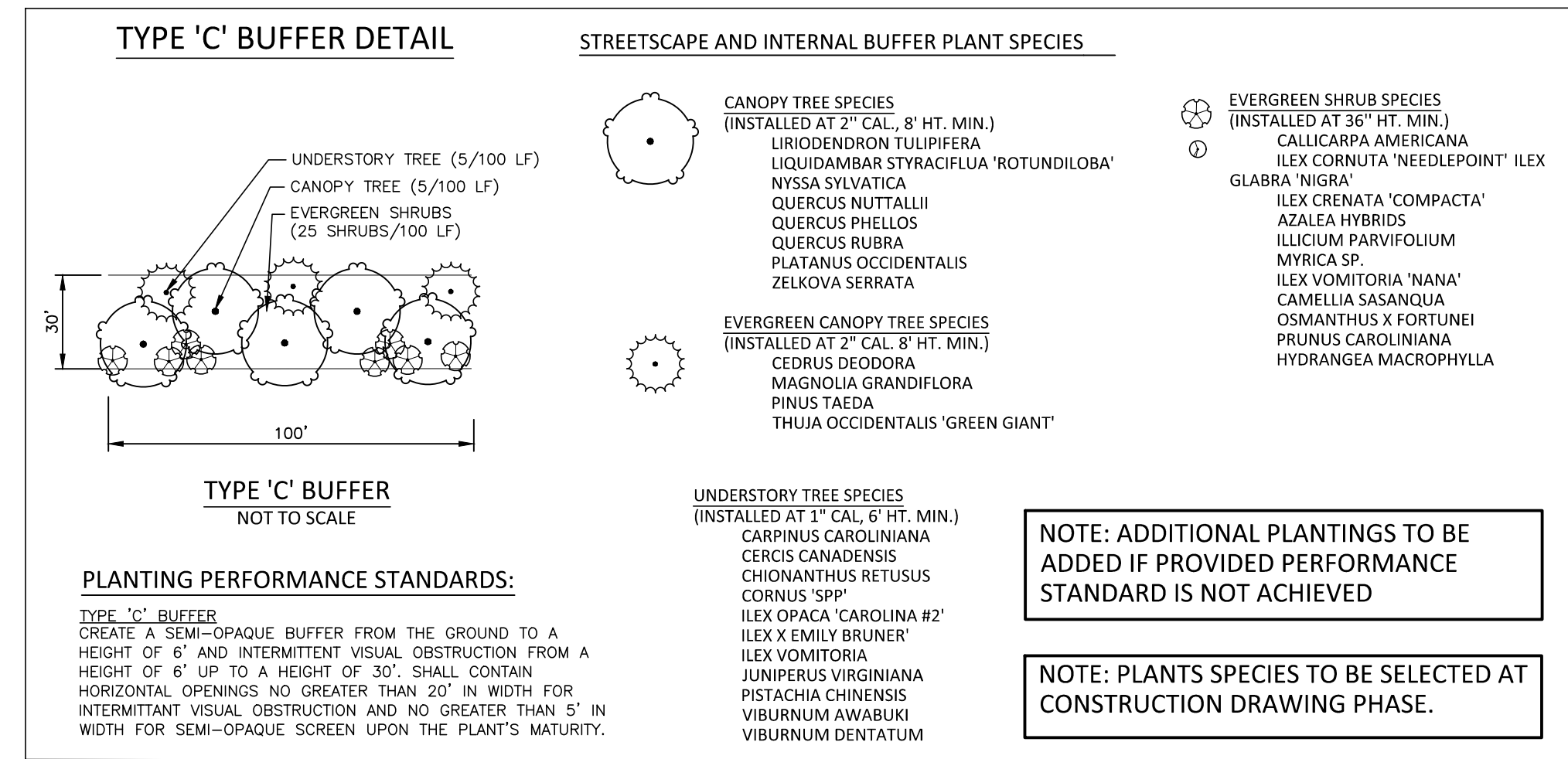
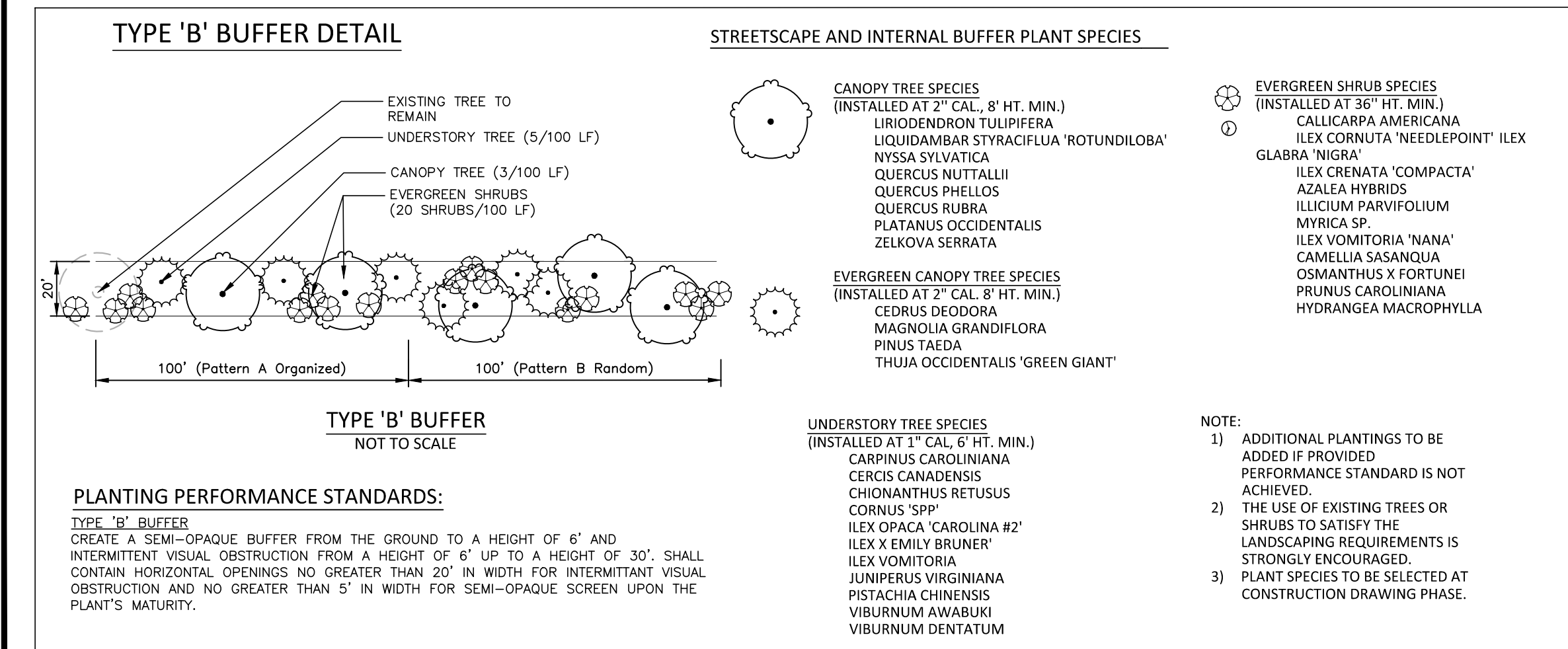
- EACH SINGLE-FAMILY OR DUPLEX LOT SHALL CONTAIN A MINIMUM OF ONE CANOPY TREE FOR EVERY 2,000 SF OF LOT AREA OR FRACTION THEREOF UP TO 20,000 SF IN LOT AREA. ANY PORTION OF THE RESIDENTIAL LOT OCCUPIED BY A RECORDED UTILITY EASEMENT SHALL NOT BE INCLUDED AS PART OF THE TOTAL LOT AREA. THE LOCATION OF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

PLANT SCHEDULE

CANOPY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT
	LTT	20	Tulip Tree	Liriodendron tulipifera	2"	min
	NSS	47	Sour Gum	Nyssa sylvatica	2"	min
	PSC	25	Chinese Pistache	Pistacia chinensis	2"	min
	QUA	24	Sawtooth Oak	Quercus acutissima	2"	min
	QLO	18	Overcup Oak	Quercus lyrata	2"	min
	QNN	28	Nuttall Oak	Quercus nuttallii	2"	min
	QPW	39	Willow Oak	Quercus phellos	2"	min
	QSS	42	Shumard Red Oak	Quercus shumardii	2"	min
	TIA	36	American Linden	Tilia americana	2"	min
	ULP	60	Lacebark Elm	Ulmus parvifolia	2"	min
	ZKA	39	Sawleaf Zelkova	Zelkova serrata	2"	min
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPREAD	HEIGHT
	AGEG	9	Glossy Abelia	Abelia x grandiflora 'Edward Goucher'	-	18"
	ICST	6	Steeds Japanese Holly	Ilex crenata 'Steeds'	-	24"



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

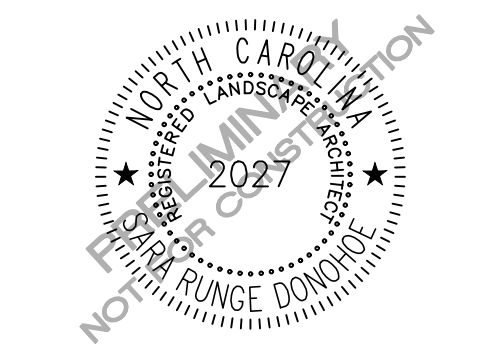
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CLIENT

LENNAR
 1100 PERIMETER PARK DRIVE, SUITE 112
 MORRISVILLE, NC 27560
 STEPHEN DORN
 PHONE: 919. 224. 9922



PROJECT HOPE
MASTER PLAN
5200 KNIGHTDALE-EAGLE ROCK ROAD
KNIGHTDALE, NC 27545



REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

PLAN INFORMATION

PROJECT NO. LEN21006
 FILENAME LEN21006-L51
 CHECKED BY SRD
 DRAWN BY CTM
 SCALE NTS
 DATE 08-22-2022

SHEET

LANDSCAPE NOTES & DETAILS
L5.05



McADAMS

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Durham, NC 27713

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fax 919. 361. 2269
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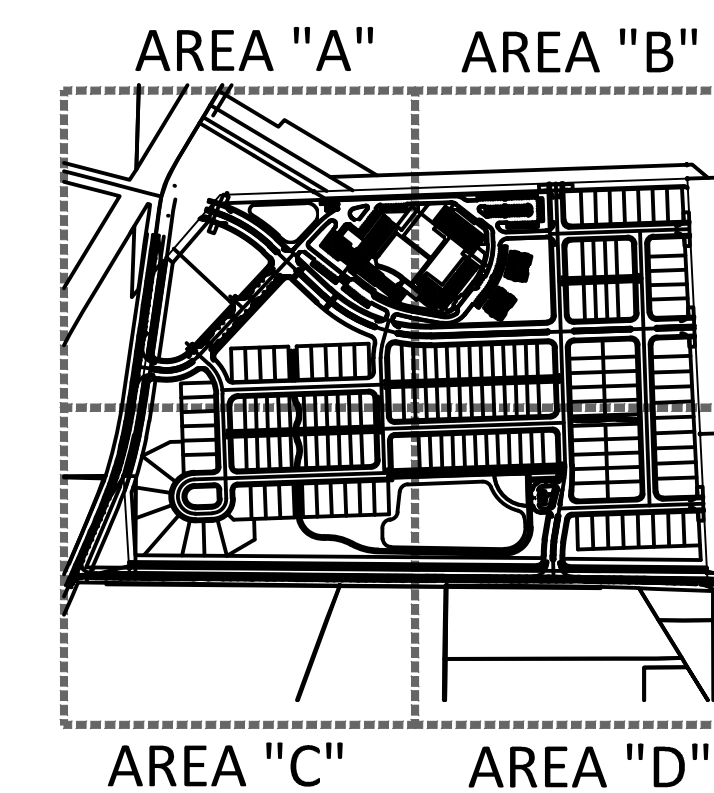
LENNAR
1100 PERIMETER PARK DRIVE, SUITE 112
MORRISVILLE, NC 27560
STEPHEN DORN
PHONE: 919. 224. 9922



**PROJECT HOPE
MASTER PLAN
5200 KNIGHTDALE-EAGLE ROCK ROAD
KNIGHTDALE, NC 27545**

ADJACENT PROPERTY OWNER INFORMATION

1. DON DEBNAK, ET AL.
PIN: 1754923372
ZONING: RT, RURAL TRANSITION
D.B. 1753, PG. 2219
2. THOMAS ELLIS
PIN: 176412945
ZONING: RT, RURAL TRANSITION
D.B. 1798, PG. 121
3. DUKE ENERGY PROGRESS INC
PIN: 1764206617
ZONING: M1
D.B. 1900, PG. 01
4. MAILMAN PARTNERS, LLC
PIN: 176408001
ZONING: RT, RURAL TRANSITION
D.B. 1975, PG. 1572
5. VINCENT DABROWSKI, ET AL.
PIN: 1754909177
ZONING: GR5
D.B. 3164, PG. 947



REVISIONS

NO.	DATE
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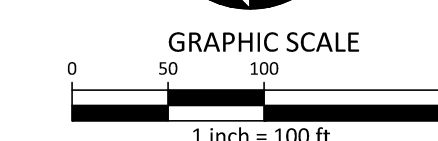
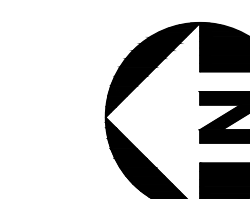
PLAN INFORMATION

PROJECT NO. LEN21006
 FILENAME LEN21006-L11
 CHECKED BY JCM
 DRAWN BY CTM
 SCALE 1" = 100'
 DATE 08-22-2022

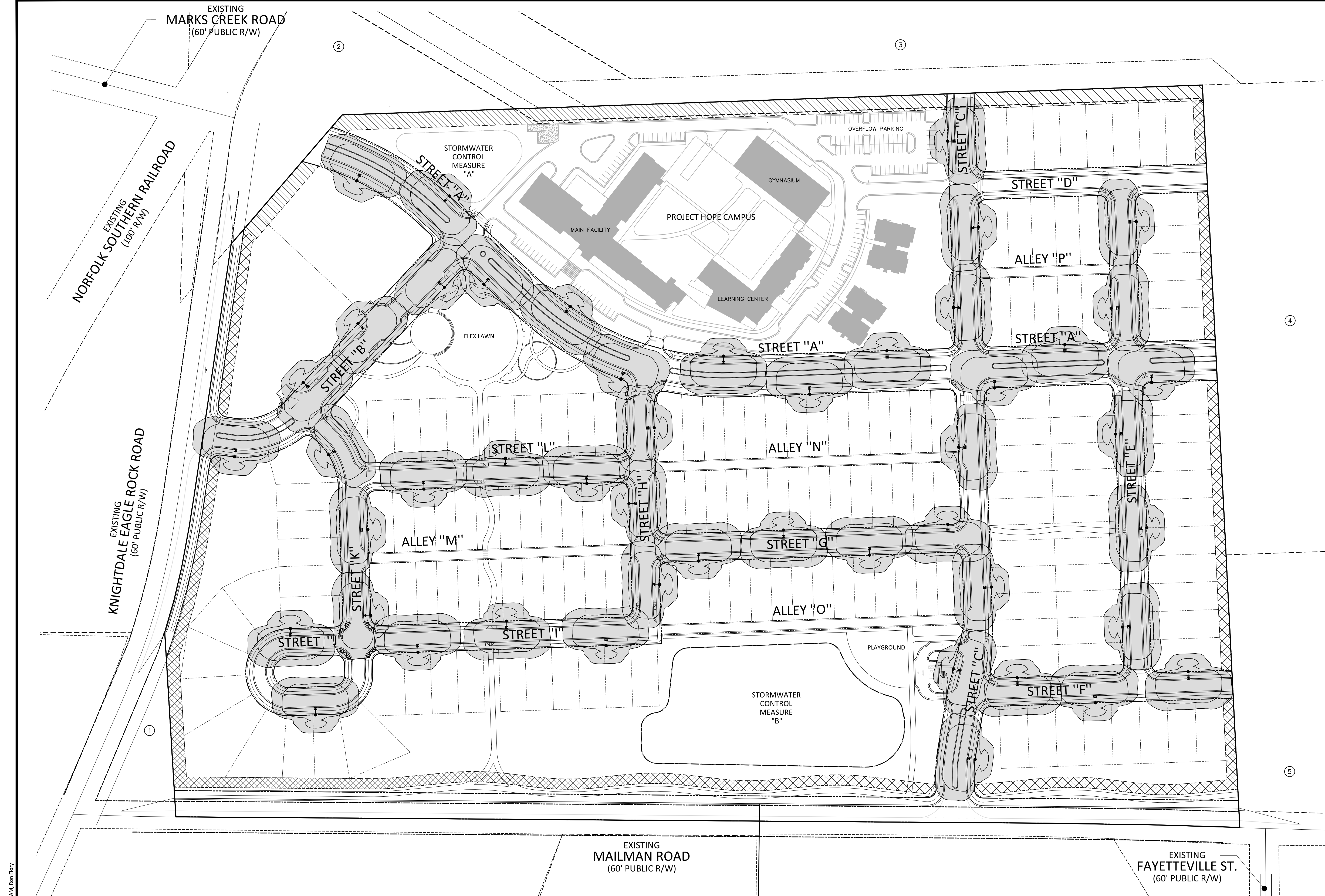
SHEET

LIGHTING PLAN

L6.00



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

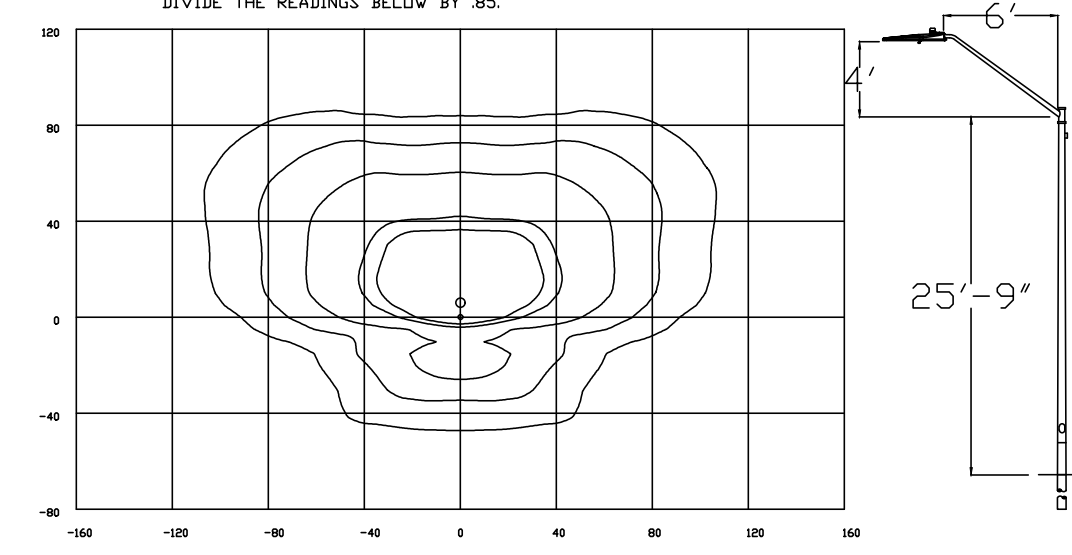


EXISTING MAILMAN ROAD (60' PUBLIC R/W)

EXISTING FAYETTEVILLE ST. (60' PUBLIC R/W)

150FOOTCANDLE CURVES

FIXTURE: LED 150 - AEL
 MOUNTING HEIGHT: 30 FT
 LIGHT SOURCE: 40 LED'S, 4000K, 70 CRI
 LUMENS = 16192
 PATTERN: TYPE III, B3-U0-G3zero light at or above 90 degrees
 NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LED LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION FOR INITIAL FOOTCANDLES. DIVIDE THE READINGS BELOW BY .85.



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

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

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