

McADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

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

www.mcadamsco.com

CONTACT

TYLER PROBST, PE
probst@mcadamsco.com
PHONE: 919. 287. 0844

CLIENT

CAROLINA DEVELOPMENT GROUP, LLC
10136 MIZNER LANE
RALEIGH, NC
MARK PURYEAR
PHONE: 919. 931. 2300

PROJECT DIRECTORY

RIVER POINTE

MASTERPLAN

105 AND 107 COLCHESTER DRIVE
KNIGHTDALE, NC 27545

MASTERPLAN

PROJECT NUMBER: CDV21001

DATE: AUGUST 22, 2022

CASE #: 733581

SHEET INDEX

- C1.01 EXISTING CONDITIONS
- C1.02 EXISTING CONDITIONS
- C2.00 OVERALL SITE PLAN
- C2.01 SITE PLAN AREA "A"
- C2.02 SITE PLAN AREA "B"
- C3.00 OVERALL UTILITY PLAN
- C3.01 UTILITY PLAN AREA "A"
- C3.02 UTILITY PLAN AREA "B"
- C8.00 TYPICAL SECTIONS
- L5.00 LANDSCAPE PLAN AREA "A"
- L5.01 LANDSCAPE PLAN AREA "B"
- L5.02 LANDSCAPE DETAILS
- L6.00 OVERALL LIGHTING PLAN

ZONING CONDITIONS

THE PROPOSED MASTER PLAN HAS AN ASSOCIATED PLANNED UNIT DEVELOPMENT (PUD) DOCUMENT (DATED 8-19-22) WHICH DETAILS MODIFICATIONS TO TYPICAL UDO STANDARDS AND BINDING ARCHITECTURAL CONDITIONS WHICH WOULD APPLY TO THE APPROVED MASTER PLAN.

THE FOLLOWING ZONING CONDITIONS SHALL APPLY:

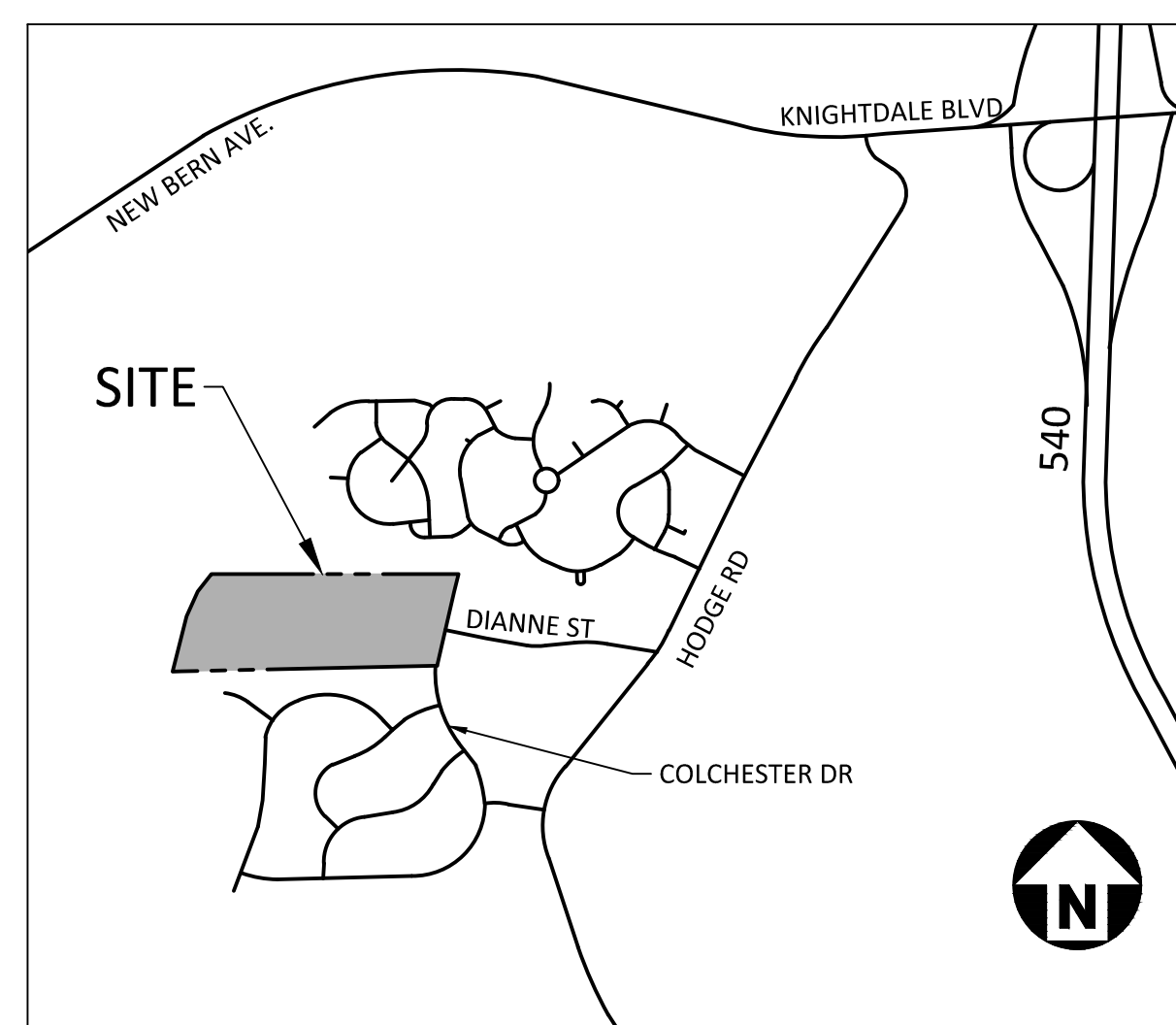
1. TO PERMIT A DENSITY NECESSARY TO SUPPORT THE SITE'S REQUIRED INFRASTRUCTURE AND RECREATIONAL IMPROVEMENTS, RIVER POINTE WILL INCLUDE UP TO 28 SINGLE-FAMILY UNITS AS FRONT-LOADED LOTS WITH A MINIMUM 70' WIDTH (INSTEAD OF 80').
2. FRONT-LOADED SFD DIMENSIONAL MODIFICATIONS: TO CREATE AN INTERESTING STREETScape AND ENCOURAGE INTERACTION BETWEEN THE PUBLIC AND PRIVATE REALM, FRONT-LOADED SINGLE-FAMILY DWELLINGS IN RIVER POINTE 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'. THE MINIMUM SIDE SETBACKS SHALL BE A STANDARD 5 FT.
3. REAR-LOADED SFD DIMENSIONAL MODIFICATIONS: 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'. MINIMUM SIDE SETBACKS SHALL BE 4 FT.
4. DUE TO THIS SITE BEING A RELATIVELY SMALL INFILL PROJECT SURROUNDED BY EXISTING DETACHED SINGLE-FAMILY SUBDIVISIONS, RIVER POINTE SHALL BE PERMITTED TO HAVE 100% SINGLE FAMILY DWELLINGS (RATHER THAN A MIX OF SFD, TOWNHOMES, AND MF PER THE STANDARD DISTRIBUTION OF USE TABLE CONTAINED IN SECTION 11.1B OF THE UDO).
5. SECTION 11.3E7 OF THE KNIGHTDALE UDO WOULD REQUIRE A MINIMUM CONNECTIVITY INDEX OF 1.4 FOR A GR3-PUD. DUE TO ENVIRONMENTAL FEATURES TO THE WEST AND HOA OWNED AND PRESERVED OPEN SPACE TO THE NORTH, RIVER POINTE SHALL BE PERMITTED A MINIMUM CONNECTIVITY INDEX OF 1.3. ADDITIONAL CONNECTIONS ARE INFEASIBLE DUE TO ENVIRONMENTAL SITE CONSTRAINTS.
6. MASS GRADING SHALL BE PERMITTED FOR FRONT-LOADED LOTS 60' OR GREATER. ADDITIONAL DETAILS AND JUSTIFICATION IS PROVIDED IN THE PUD DOCUMENT.
7. ALL STRUCTURES SHALL ADHERE TO THE ADDITIONAL ARCHITECTURAL STANDARDS CONTAINED WITHIN THE ASSOCIATED PUD DOCUMENT.

WATER ALLOCATION POINTS - RALEIGH RESCUE MISSION

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
IPEMA CERTIFIED PLAYGROUND	4 POINTS
PUBLIC ART	4 POINTS
CONSERVATION OF OPEN SPACE BEYOND REQUIREMENT	4 POINTS

SITE DATA

PIN(S)	1734813452, 1734912203
SITE AREA	GROSS AREA: 24.5 AC
EXISTING ZONING	RURAL TRANSITION (RT)
PROPOSED ZONING	GR3 - PUD
WATERSHED CLASSIFICATION	LOWER NEUSE RIVER
RIVER BASIN	NEUSE
FEMA DATA	FIRM PANEL #3720173400K DATED 7/19/2022
EXISTING USE	VACANT
PROPOSED USE	SFD
DENSITY	50 SFD UNITS / 24.50 = 2.04 DU/AC
SETBACKS (SFD FRONT LOAD)	PROPOSED FRONT YARD: 18' (25' FOR FACE OF GARAGE) CORNER YARD: 10' SIDE YARD: 5' REAR YARD: 15'
SETBACKS (SFD REAR LOAD)	PROPOSED FRONT YARD: 10' (20' MIN. DRIVEWAY LENGTH) CORNER YARD: 10' SIDE YARD: 4' REAR YARD: 15'
PARKING (SFD)	REQUIRED 2/UNIT x 50 UNITS = 100 SPACES PROPOSED 100 GARAGE SPACES 100 DRIVEWAY SPACES 200 TOTAL SPACES
ON-STREET (STREET "B")	PROPOSED 14 SPACES
KIOSK/PLAYGROUND	PROPOSED 14 SPACES
TOTAL OPEN SPACE	REQUIRED 2.09 AC PROPOSED 3.22 AC
PASSIVE OPEN SPACE	REQUIRED 1.045 AC PROPOSED 2.12 AC
ACTIVE OPEN SPACE	REQUIRED 1.045 AC PROPOSED 0.60 AC ACTIVE OPEN SPACE AREAS 0.50 AC GREENWAY (730 LF x 30' ESMT = 21,900 SF) 1.10 AC TOTAL (SEE OPEN SPACE PROGRAMMING TABLE ON SHEET C2.00)
TREE SAVE	REQUIRED 2.14 AC PROPOSED 11.12 AC
CONNECTIVITY	REQUIRED 1.4 PROPOSED 1.33



VICINITY MAP
N.T.S.



REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

MASTERPLAN FOR:
RIVER POINTE
MASTERPLAN
105 AND 107 COLCHESTER DRIVE
KNIGHTDALE, NC 27545
PROJECT NUMBER: CDV21001

I HEREBY CERTIFY THAT THE TOPOGRAPHIC SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION AND ACCURATELY REPRESENTS THE PHYSICAL FEATURES THEREON AT THE TIME OF THIS SURVEY.

RONALD T. FREDERICK, P.L.S. L-4720 DATE



PRELIMINARY

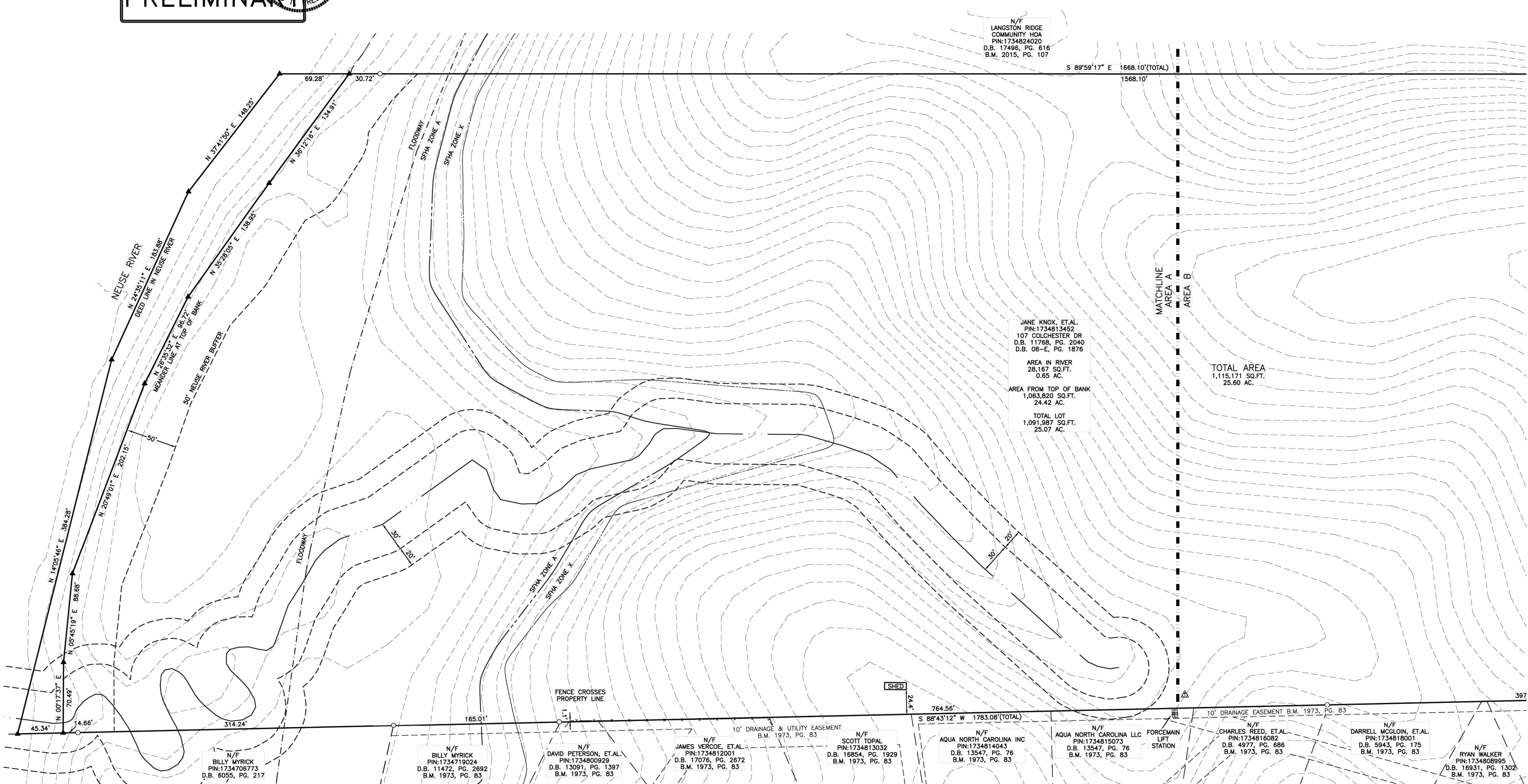


phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

CAROLINA DEVELOPMENT GROUP, LLC
10136 MIZNER LANE, RALEIGH, NC 27617
CITY, STATE ZIP
MARK PURYEAR
PHONE: 919. 931. 2300

**COLCHESTER DRIVE
EXISTING CONDITION TOWNS
105 AND 107 COLCHESTER DRIVE
TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA**



JANE KNOX, ET AL.
PIN:1734813452
107 COLCHESTER DR
D.B. 11768, PG. 2040
D.B. 08-E, PG. 1876

AREA IN RIVER
28,167 SQ.FT.
0.65 AC.

AREA FROM TOP OF BANK
1,063,820 SQ.FT.
24.42 AC.

TOTAL LOT
1,091,987 SQ.FT.
25.07 AC.

TOTAL AREA
1,115,171 SQ.FT.
25.60 AC.

N/F
BILLY MYRICK
PIN:1734719024
D.B. 6055, PG. 217

N/F
BILLY MYRICK
PIN:1734719024
D.B. 11472, PG. 2692
B.M. 1973, PG. 83

N/F
DAVID PETERSON, ET AL.
PIN:1734800929
D.B. 13091, PG. 1397
B.M. 1973, PG. 83

N/F
JAMES VERCOE, ET AL.
PIN:1734812001
D.B. 17076, PG. 2672
B.M. 1973, PG. 83

N/F
SCOTT TOPAL
PIN:1734813032
D.B. 18854, PG. 1929
B.M. 1973, PG. 83

N/F
AQUA NORTH CAROLINA INC
PIN:1734814043
D.B. 13547, PG. 76
B.M. 1973, PG. 83

N/F
AQUA NORTH CAROLINA LLC
PIN:1734815073
D.B. 13547, PG. 76
B.M. 1973, PG. 83

N/F
CHARLES REED, ET AL.
PIN:1734816092
D.B. 4977, PG. 686
B.M. 1973, PG. 83

N/F
DARRELL MCGLOIN, ET AL.
PIN:1734818001
D.B. 5943, PG. 175
B.M. 1973, PG. 83

N/F
RYAN WALKER
PIN:1734808995
D.B. 16931, PG. 1302
B.M. 1973, PG. 83

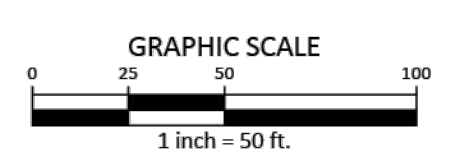
GENERAL NOTES

- 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: KNIGHTDALE, NC ZONING MAP DATED NOVEMBER 5, 2020
- AREA BY COORDINATE GEOMETRY.
- FLOOD NOTE: THIS PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONES "AE" AND "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL 3720173400K DATED 7/19/2022.
- 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.
- THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
- CONTOURS SHOWN TAKEN FROM WAKE COUNTY GIS



LEGEND

○	BENCHMARK	—	SIGN
●	EXISTING IRON PIPE	—	MAILBOX
—	IRON PIPE SET	—	WATER WELL
●	CALCULATED POINT	—	WETLAND FLAGS
—	DRAINAGE INLET/YARD INLET	—	GAS LINE
—	CL CATCH BASIN AT BC	—	WATER LINE
—	STORM DRAIN MANHOLE	—	SEWER LINE
—	JUNCTION BOX	—	STORM LINE
—	FES	—	FENCE
—	ELECTRIC MANHOLE	—	UNDERGROUND TV CABLE
—	ELECTRIC METER	—	UNDERGROUND ELECTRIC LINE
—	ELECTRIC TRANSFORMER	—	UNDERGROUND FIBER OPTIC CABLE
—	ELECTRIC PEDESTAL	—	UNKNOWN UTILITY
—	ELECTRIC HANDHOLE	—	UNDERGROUND TELEPHONE CABLE
—	ELECTRIC BOX	—	OVERHEAD ELECTRIC LINE
—	GUY WIRE		
—	POWER/UTILITY POLE		
—	CLEAN OUT		
—	SEWER MANHOLE		
—	TELEPHONE PEDESTAL		
—	AIR CONDITIONER		



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. CDV21001
FILENAME CDV21001-C1
CHECKED BY RTF
DRAWN BY DJM
SCALE 1"=50'
DATE 8/10/2022

SHEET

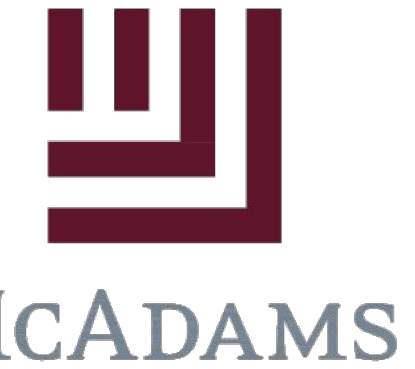
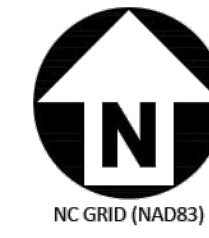
EXISTING CONDITIONS
AREA "A"
C1.01

M:\Projects\CDV\CDV21001\CDV21001-C1.dwg, 8/10/2022 9:47:59 AM, David Mills

I HEREBY CERTIFY THAT THE TOPOGRAPHIC SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION AND ACCURATELY REPRESENTS THE PHYSICAL FEATURES THEREON AT THE TIME OF THIS SURVEY.

RONALD T. FREDERICK, P.L.S. L-4720 DATE

PRELIMINARY



McADAMS

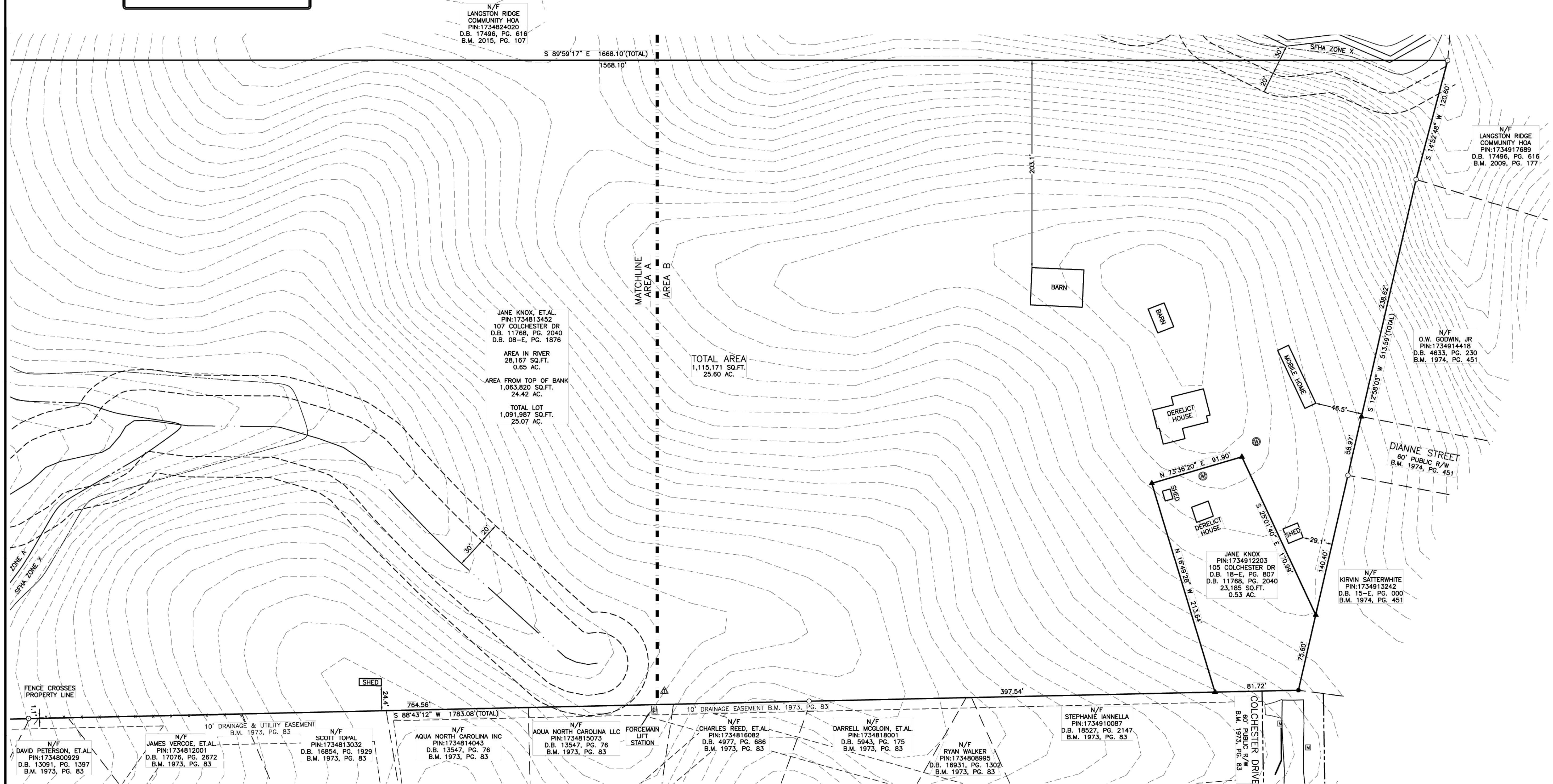
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

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

CLIENT

CAROLINA DEVELOPMENT GROUP, LLC
10136 MIZNER LANE, RALEIGH, NC 27617
CITY, STATE ZIP
MARK PURYEAR
PHONE: 919. 931. 2300

**COLCHESTER DRIVE
EXISTING CONDITIONTOWNS
105 AND 107 COLCHESTER DRIVE
TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA**

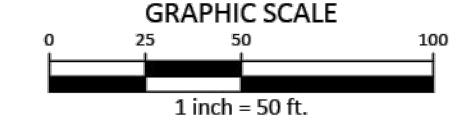


M:\Projects\CDV\CDV21001\CDV21001-01-Geomatics\Survey\DATA\CDV21001-01-ATL.dwg, 8/10/2022 9:47:41 AM, David Mills



LEGEND

●	BENCHMARK	⊕	SIGN
○	EXISTING IRON PIPE	⊞	MAILBOX
—	IRON PIPE SET	⊞	WATER WELL
○	CALCULATED POINT	⊞	WETLAND FLAGS
⊞	DRAINAGE INLET/YARD INLET	—	—
⊞	CL CATCH BASIN AT BC	—	—
⊞	STORM DRAIN MANHOLE	—	—
⊞	JUNCTION BOX	—	—
⊞	FES	—	—
⊞	ELECTRIC MANHOLE	—	—
⊞	ELECTRIC METER	—	—
⊞	ELECTRIC TRANSFORMER	—	—
⊞	ELECTRIC PEDESTAL	—	—
⊞	ELECTRIC HANDHOLE	—	—
⊞	ELECTRIC BOX	—	—
⊞	GUY WIRE	—	—
⊞	POWER/UTILITY POLE	—	—
⊞	CLEAN OUT	—	—
⊞	SEWER MANHOLE	—	—
⊞	TELEPHONE PEDESTAL	—	—
⊞	AIR CONDITIONER	—	—



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REVISIONS

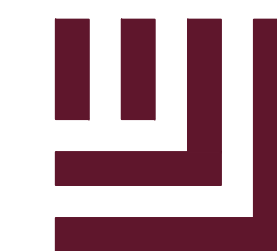
NO.	DATE
-----	------

PLAN INFORMATION

PROJECT NO.	CDV21001
FILENAME	CDV21001-C1
CHECKED BY	RTF
DRAWN BY	DJM
SCALE	1"=50'
DATE	8/10/2022

EXISTING CONDITIONS

AREA "B"
C1.02



McADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

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

www.mcadamsco.com

CLIENT

CAROLINA DEVELOPMENT GROUP, LLC
10136 MIZNER LANE
RALEIGH, NC
MARK PURYEAR
PHONE: 919. 931. 2300

**RIVER POINTE
MASTERPLAN
105 AND 107 COLCHESTER DRIVE
KNIGHTDALE, NC 27545**

SITE LEGEND

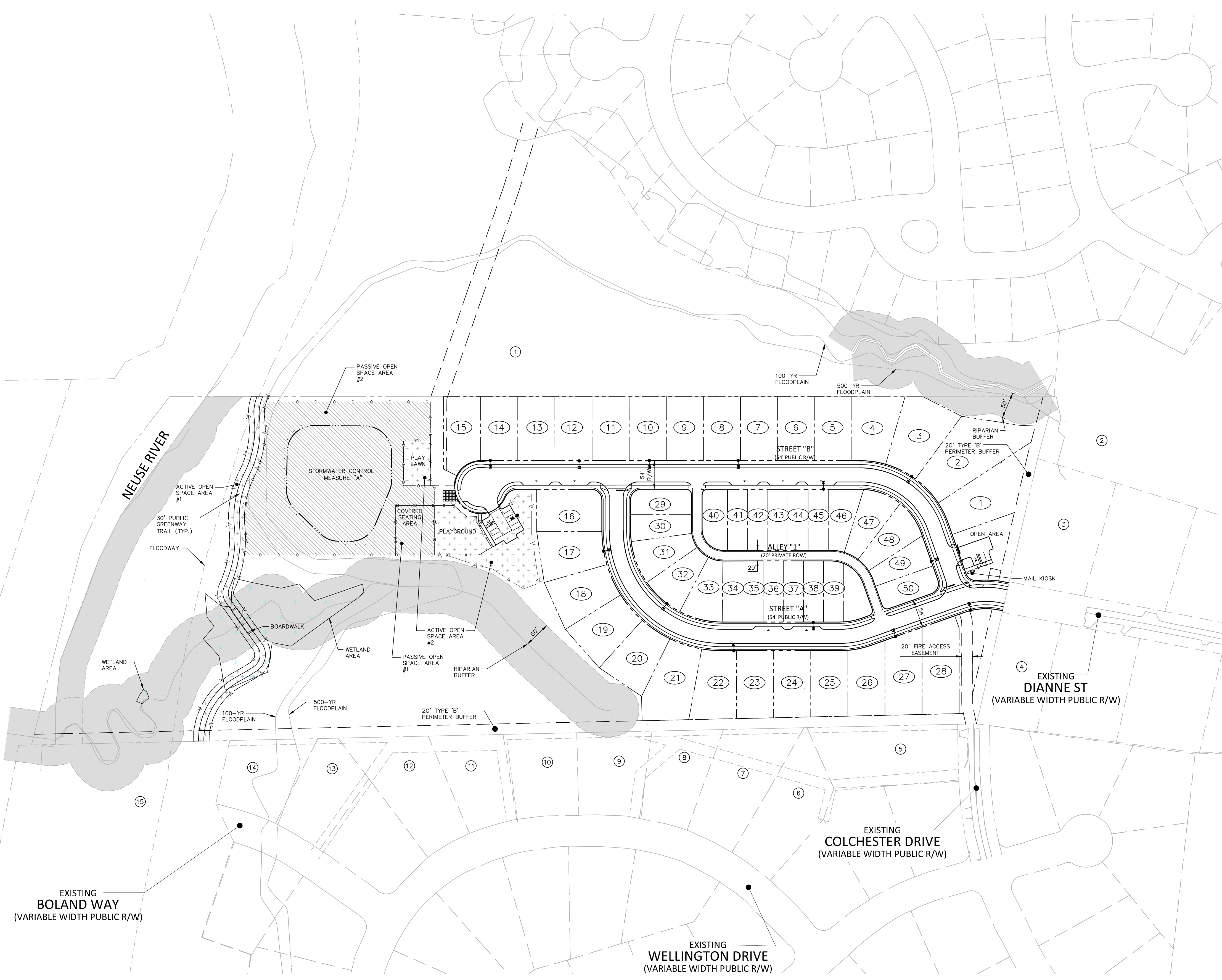
- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMP
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- TRAIL
- WETLANDS
- OPEN SPACE - PASSIVE
- OPEN SPACE - ACTIVE

PROPERTY OWNER INFORMATION

- | | |
|---|--|
| 1. LANGSTON RIDGE COMMUNITY HOMEOWNERS ASSOCIATION IN
PIN: 1734814000
ZONING: GR8 | 10. AQUA NORTH CAROLINA INC
PIN: 1734814043
ZONING: OSP |
| 2. LANGSTON RIDGE COMMUNITY HOMEOWNERS ASSOCIATION IN
PIN: 1734917689
ZONING: GR8 | 11. TOPAL, SCOTT
PIN: 1734813032
ZONING: GR3 |
| 3. GODWIN, O W JR
PIN: 1734914418
ZONING: GR8 | 12. VERCOE, JAMES VERCOE, MELISSA
PIN: 1734812001
ZONING: GR3 |
| 4. SATTERWHITE, KIRVIN HEIRS
PIN: 1734913242
ZONING: GR8 | 13. PETERSON, DAVID A JR PETERSON, SUSAN M
PIN: 1734809929
ZONING: GR3 |
| 5. IANNELLA, STEPHANIE A
PIN: 1734910087
ZONING: GR8 | 14. MYRICK, BILLY S
PIN: 1734719024
ZONING: GR3 |
| 6. WALKER, RYAN L WALKER, ABBY J
PIN: 1734808995
ZONING: GR3 | 15. MYRICK, BILLY S
PIN: 1734706773
ZONING: OSP |
| 7. MCGLOIN, DARRELL S MCGLOIN, STACY L
PIN: 1734818001
ZONING: GR3 | |
| 8. REED, CHARLES H JR REED, VIVIAN M
PIN: 1734816082
ZONING: GR3 | |
| 9. AQUA NORTH CAROLINA INC
PIN: 1734815073
ZONING: OSP | |

OPEN SPACE PROGRAMMING

	AMENITY OPTIONS
OPEN SPACE 1	10' GREENWAY TRAIL (ACTIVE - 0.50 AC)
OPEN SPACE 2	PARK SEATING & ACTIVITY LAWN (ACTIVE - 0.60 AC)
OPEN SPACE 3	PARK SEATING AREA (PASSIVE - 0.15 AC)
OPEN SPACE 4	SCM A, LANDSCAPING, BENCHES (PASSIVE - 1.97 AC)



M:\Projects\CDV\CDV21001\04-Production\Engineering\Construction Drawings\Masterplan\CDV21001-OAS1.dwg, 8/22/2022 9:22:01 AM, Ron Terry



REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

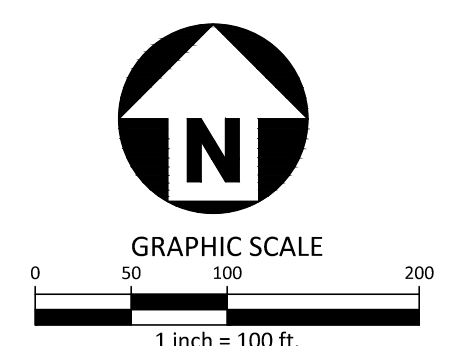
PLAN INFORMATION

PROJECT NO. CDV21001
 FILENAME CDV21001-OAS1
 CHECKED BY JCM
 DRAWN BY RJF/CNM
 SCALE 1" = 100'
 DATE 08. 22. 2022

SHEET

OVERALL SITE PLAN

C2.00



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

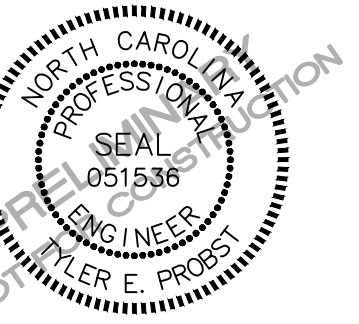
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

CAROLINA DEVELOPMENT GROUP, LLC
10136 MIZNER LANE
RALEIGH, NC
MARK PURYEAR
PHONE: 919. 931. 2300

**RIVER POINTE
MASTERPLAN
105 AND 107 COLCHESTER DRIVE
KNIGHTDALE, NC 27545**



REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

PLAN INFORMATION

PROJECT NO. CDV21001
FILENAME CDV21001-S1
CHECKED BY JCM
DRAWN BY RJF/CNM
SCALE 1" = 40'
DATE 08. 22. 2022

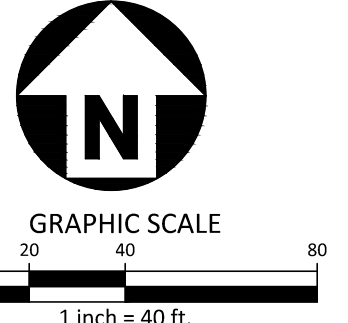
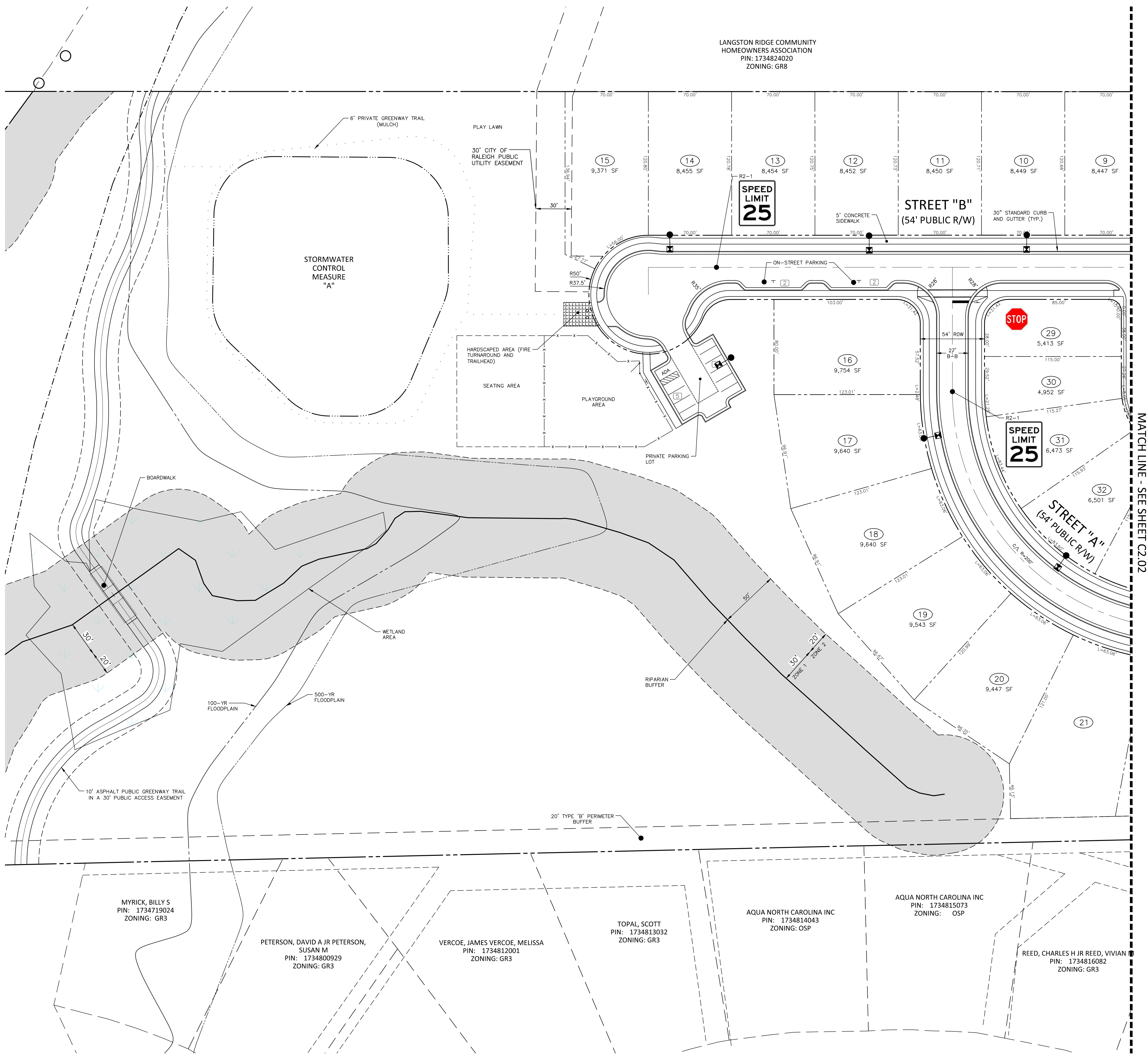
SHEET

SITE PLAN AREA "A"

C2.01

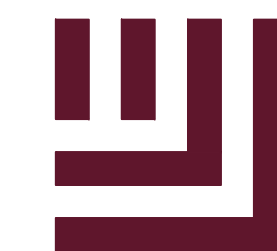
SITE LEGEND

	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
	TRAIL
	WETLANDS



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

I:\Projects\CDV\21001\04-Production\Engineering\Construction Drawings\Current Drawings\Current Drawings\WASTEPLAN_PUD\CDV21001-S1.dwg, 8/22/2022 9:22:07 AM, Ron Hoy



McADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

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

www.mcadamsco.com

CLIENT

CAROLINA DEVELOPMENT GROUP, LLC
10136 MIZNER LANE
RALEIGH, NC
MARK PURYEAR
PHONE: 919. 931. 2300

**RIVER POINTE
MASTERPLAN
105 AND 107 COLCHESTER DRIVE**
KNIGHTDALE, NC 27545



REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

PLAN INFORMATION

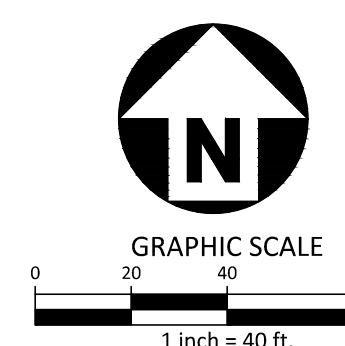
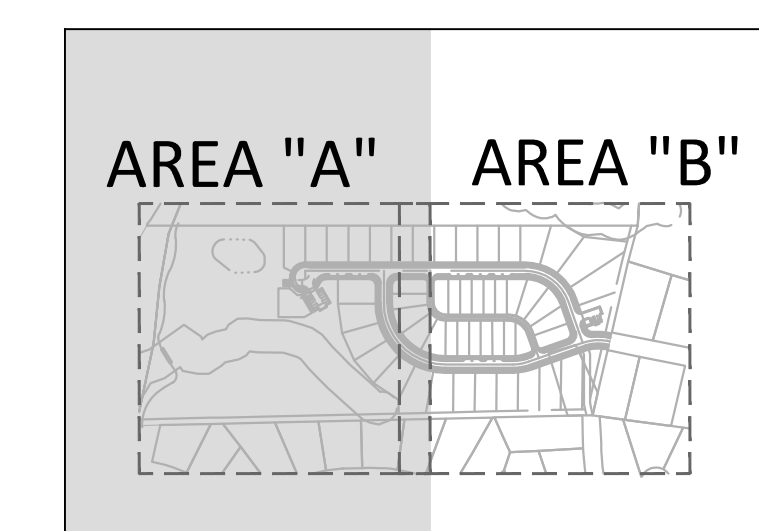
PROJECT NO. CDV21001
FILENAME CDV21001-S1
CHECKED BY JCM
DRAWN BY RJF/CNM
SCALE 1" = 40'
DATE 08.22.2022

SHEET

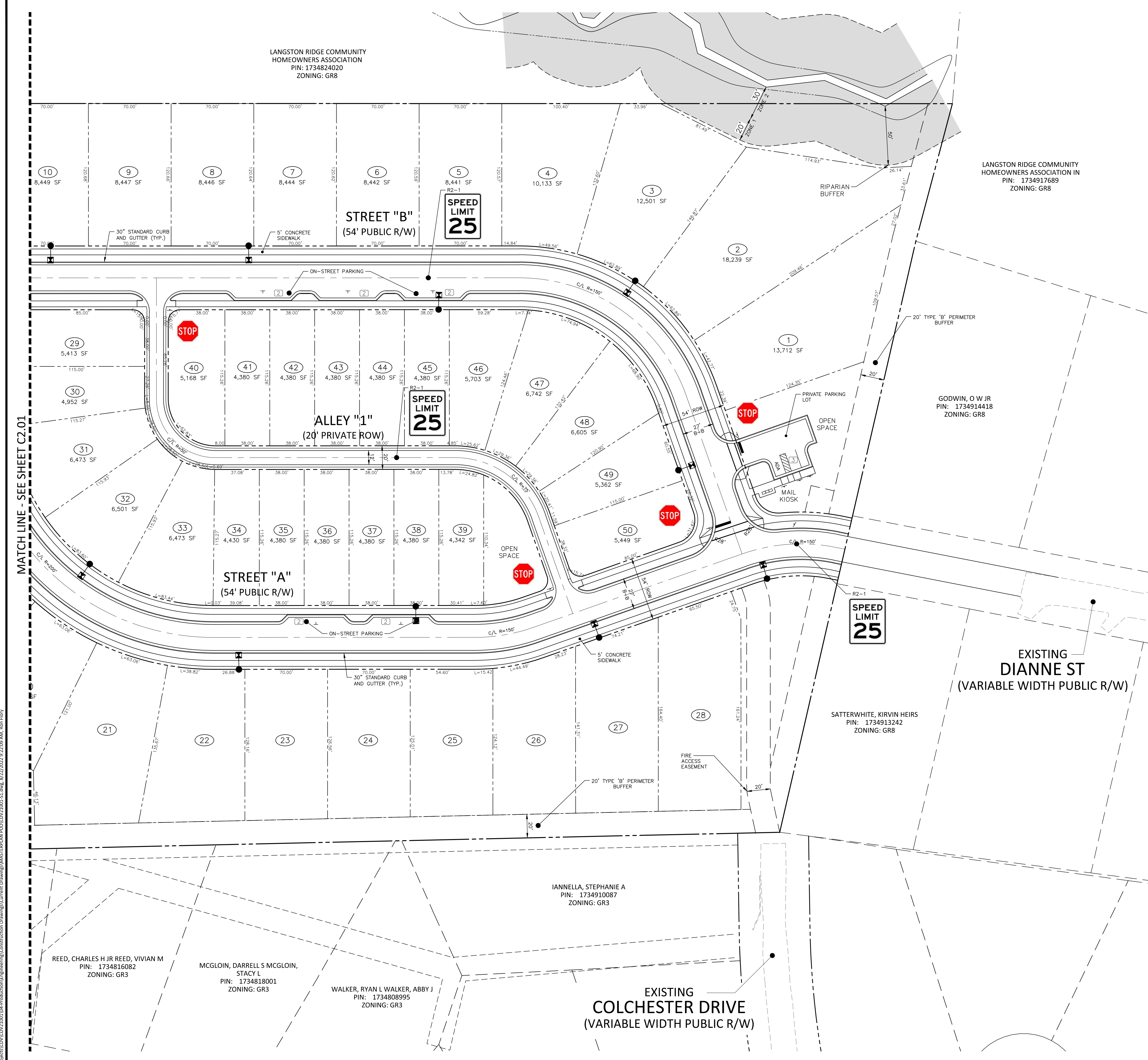
SITE PLAN AREA "B"

C2.02

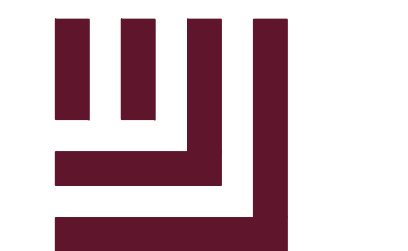
SITE LEGEND	
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	TRAIL
	WETLANDS



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



M:\Projects\CDV\21001\04-Production\Engineering\Construction Drawings\Current Drawings\Masterplan\CDV\21001-S1.dwg, 8/22/2022 9:22:09 AM, Ron Flory



McADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

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

www.mcadamsco.com

CLIENT

CAROLINA DEVELOPMENT GROUP, LLC
10136 MIZNER LANE
RALEIGH, NC
MARK PURYEAR
PHONE: 919. 931. 2300

**RIVER POINTE
MASTERPLAN
105 AND 107 COLCHESTER DRIVE
KNIGHTDALE, NC 27545**



REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

PLAN INFORMATION

PROJECT NO. CDV21001
FILENAME CDV21001-OAU1
CHECKED BY JCM
DRAWN BY RJF/CNM
SCALE 1" = 100'
DATE 08. 22. 2022

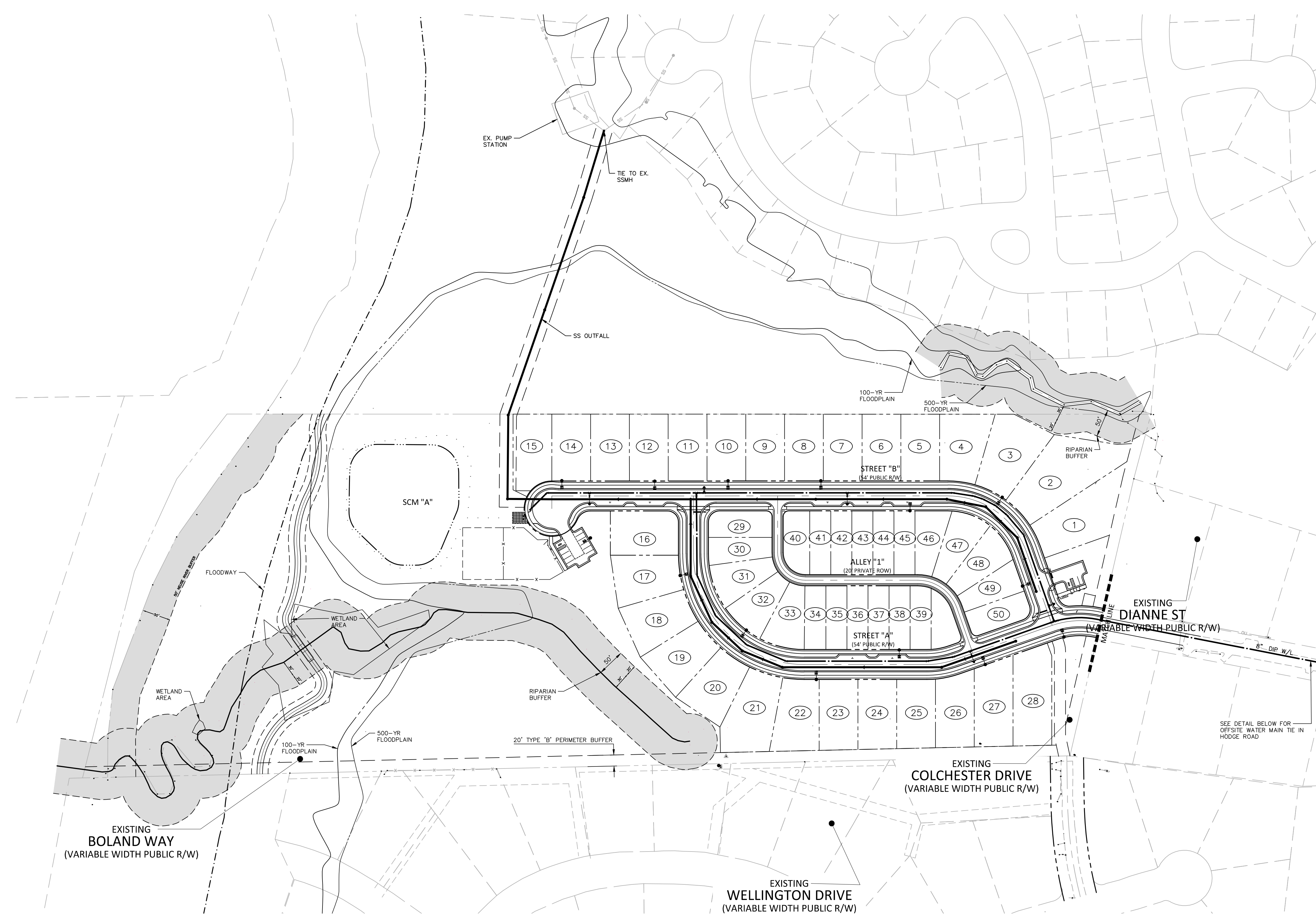
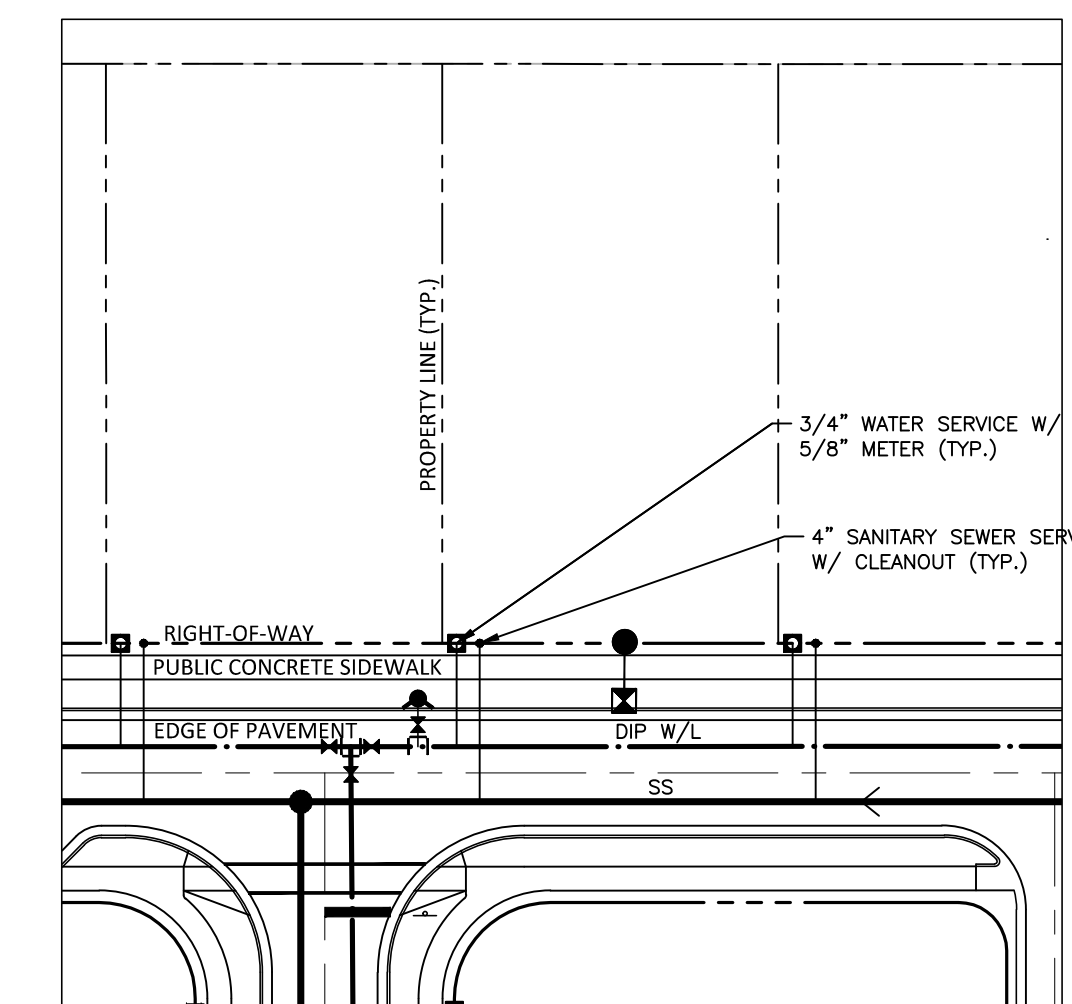
SHEET

OVERALL UTILITY PLAN

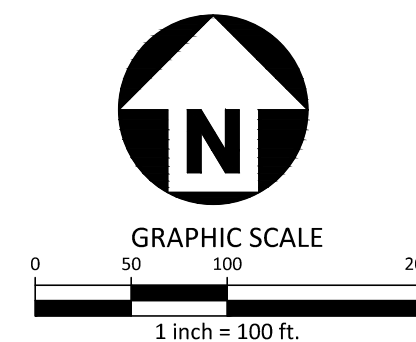
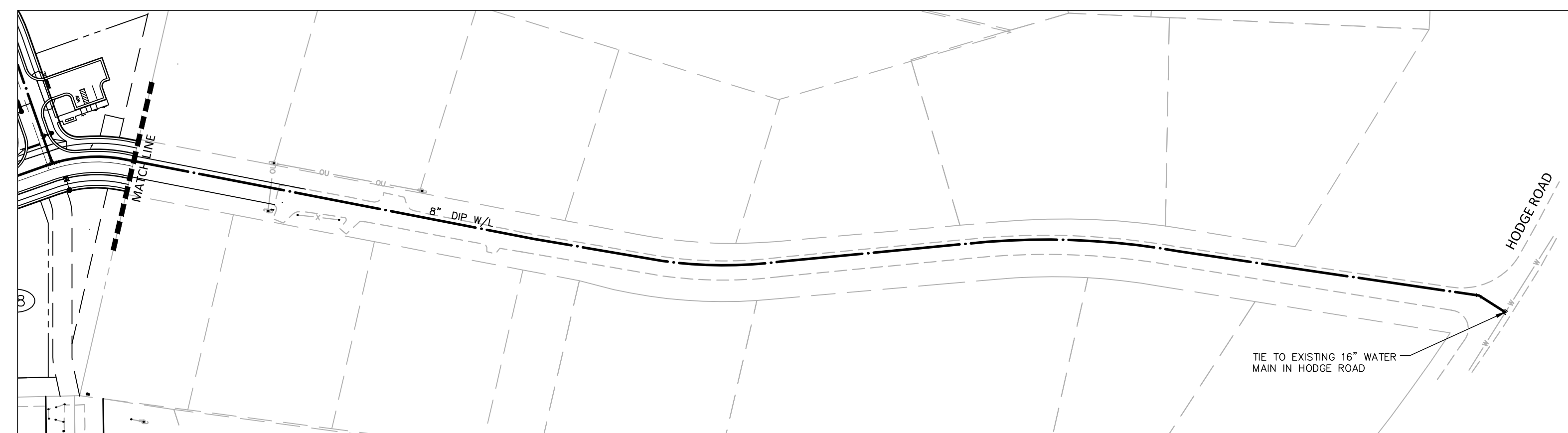
C3.00

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

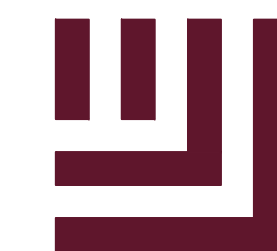


DIANNE STREET WATER LINE EXTENSION



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\CDV\CDV21001\04-Production\Engineering\Construction Drawings\Current Drawings\Masterplan\CDV\CDV21001-OAU1.dwg, 8/22/2022 9:22:16 AM, Ron Fry



McADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

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

www.mcadamsco.com

CLIENT

CAROLINA DEVELOPMENT GROUP, LLC
10136 MIZNER LANE
RALEIGH, NC
MARK PURYEAR
PHONE: 919. 931. 2300

**RIVER POINTE
MASTERPLAN
105 AND 107 COLCHESTER DRIVE
KNIGHTDALE, NC 27545**



REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

PLAN INFORMATION

PROJECT NO. CDV21001
FILENAME CDV21001-U1
CHECKED BY JCM
DRAWN BY RJF/CNM
SCALE 1" = 40'
DATE 08. 22. 2022

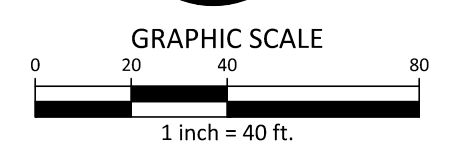
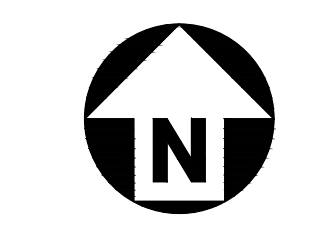
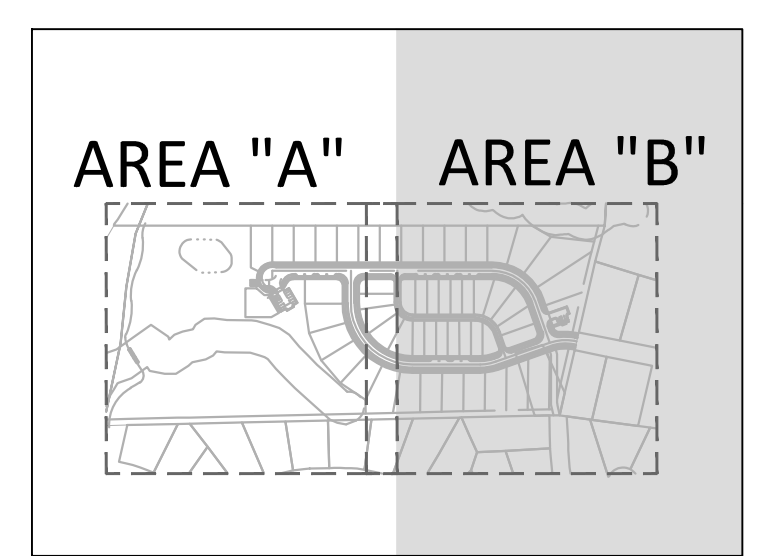
SHEET

UTILITY PLAN AREA "A"

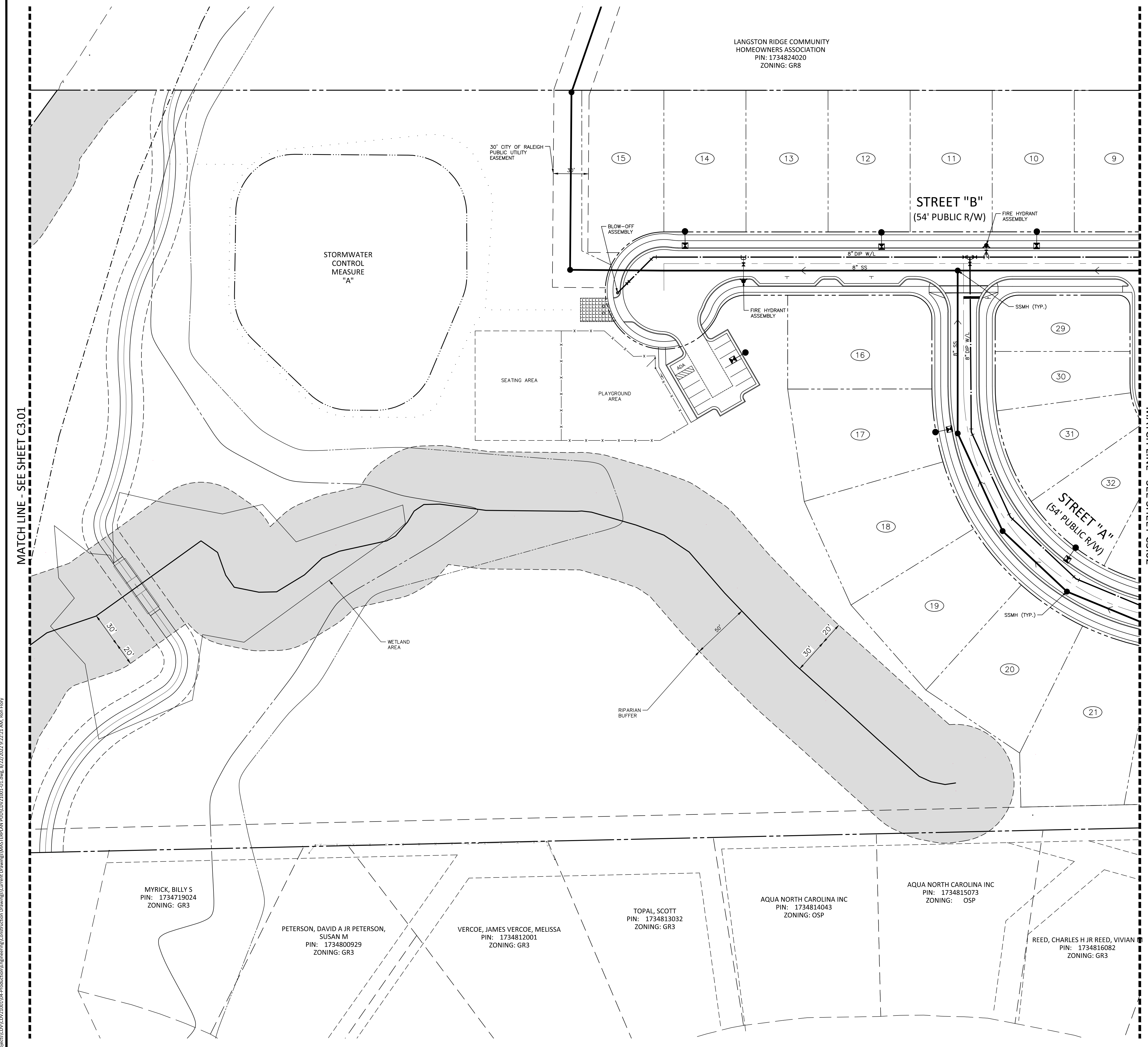
C3.01

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



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



MATCH LINE - SEE SHEET C3.01

MATCH LINE - SEE SHEET C3.02

M:\Projects\CDV\CDV21001\04-Production\Engineering\Construction Drawings\Current Drawings\Utility\CDV21001-U1.dwg, 8/22/2022 9:22:21 AM, Ron Eby

MYRICK, BILLY S
PIN: 1734719024
ZONING: GR3

PETERSON, DAVID A JR PETERSON,
SUSAN M
PIN: 1734800929
ZONING: GR3

VERCOE, JAMES VERCOE, MELISSA
PIN: 1734812001
ZONING: GR3

TOPAL, SCOTT
PIN: 1734813032
ZONING: GR3

AQUA NORTH CAROLINA INC
PIN: 1734814043
ZONING: OSP

AQUA NORTH CAROLINA INC
PIN: 1734815073
ZONING: OSP

REED, CHARLES H JR REED, VIVIAN
PIN: 1734816082
ZONING: GR3

LANGSTON RIDGE COMMUNITY
HOMEOWNERS ASSOCIATION
PIN: 1734824020
ZONING: GR8

30' CITY OF RALEIGH
PUBLIC UTILITY
EASEMENT

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

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

STORMWATER
CONTROL
MEASURE
"A"

SEATING AREA

PLAYGROUND
AREA

WETLAND
AREA

RIPARIAN
BUFFER



McADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919.361.5000
fax 919.361.2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

CAROLINA DEVELOPMENT GROUP, LLC
10136 MIZNER LANE
RALEIGH, NC
MARK PURYEAR
PHONE: 919.931.2300

**RIVER POINTE
MASTERPLAN
105 AND 107 COLCHESTER DRIVE
KNIGHTDALE, NC 27545**



REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

PLAN INFORMATION

PROJECT NO. CDV21001
 FILENAME CDV21001-U1
 CHECKED BY JOM
 DRAWN BY RXP/CNM
 SCALE #####
 DATE 08.22.2022

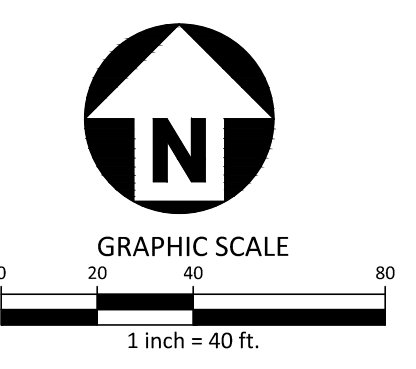
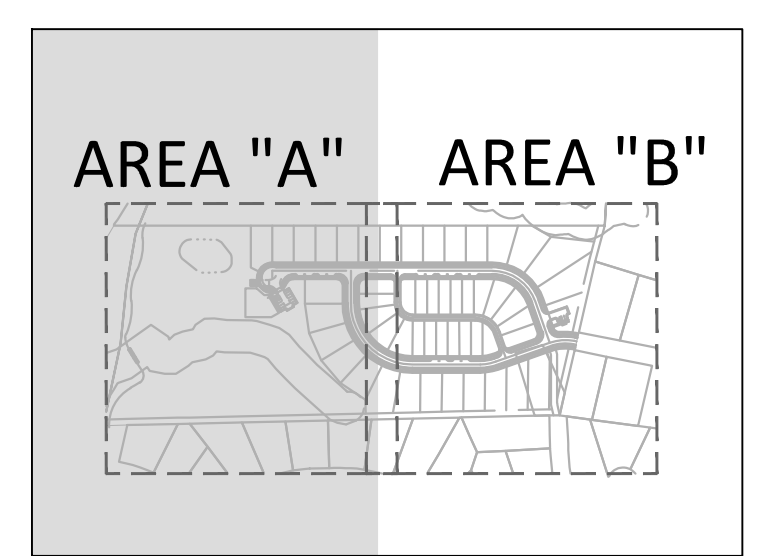
SHEET

UTILITY PLAN AREA "B"

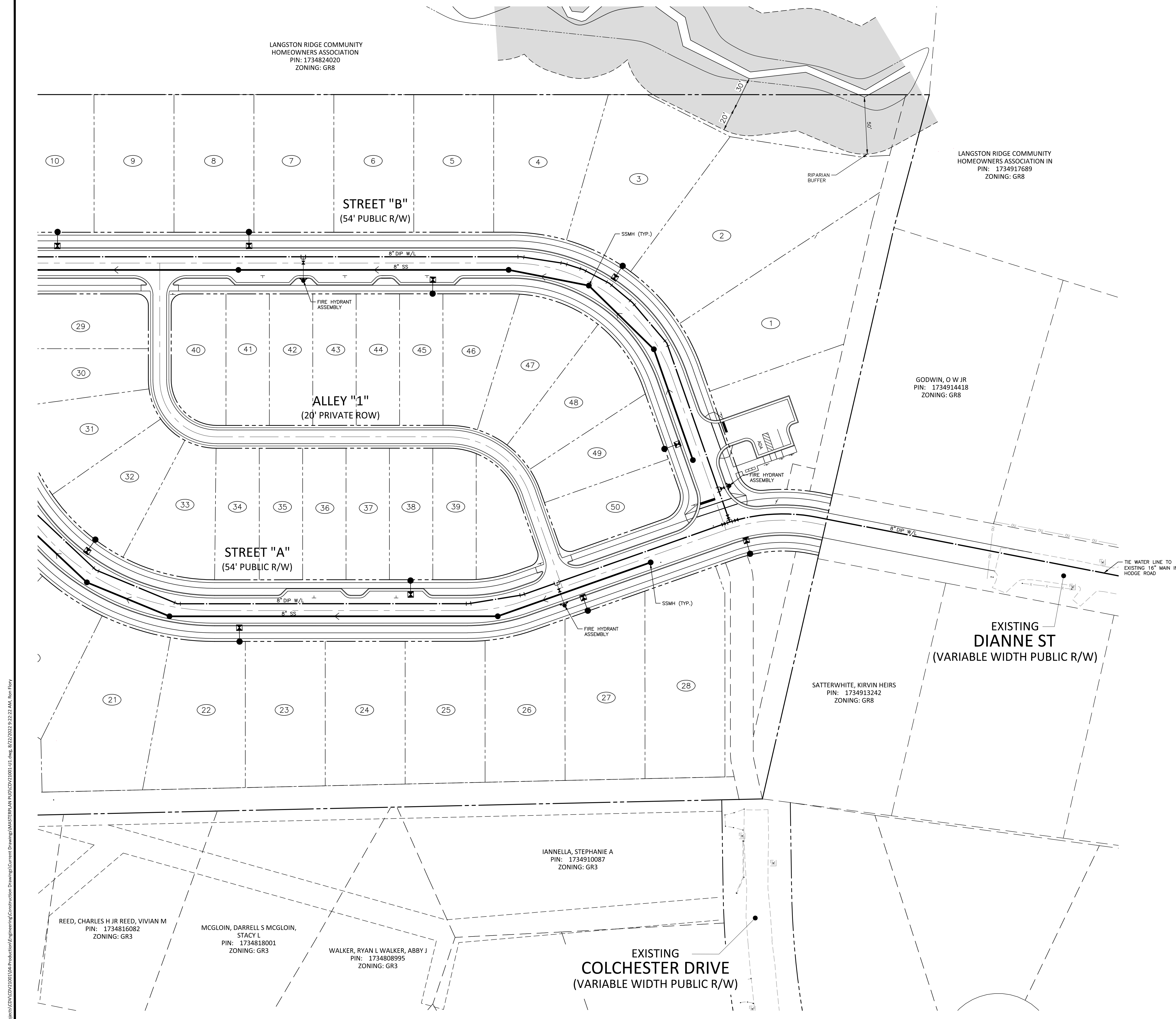
C3.02

UTILITY LEGEND

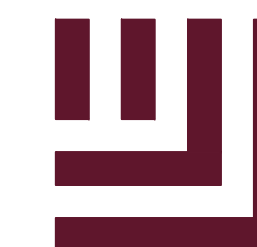
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- 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



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



M:\Projects\CDV\21001\04-Production\Engineering\Construction Drawings\Current Drawings\MasterPlan_PUD\CDV21001-U1.dwg, 8/22/2022 9:22:22 AM, Ron Ebery



McADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

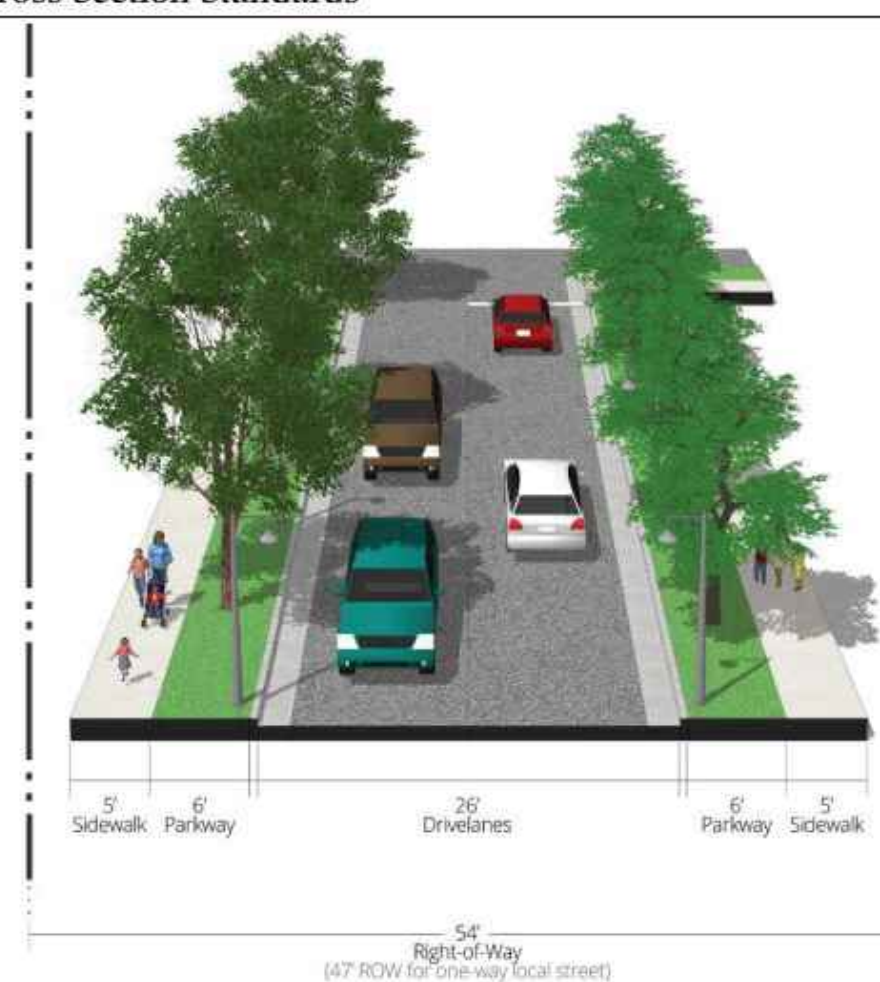
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

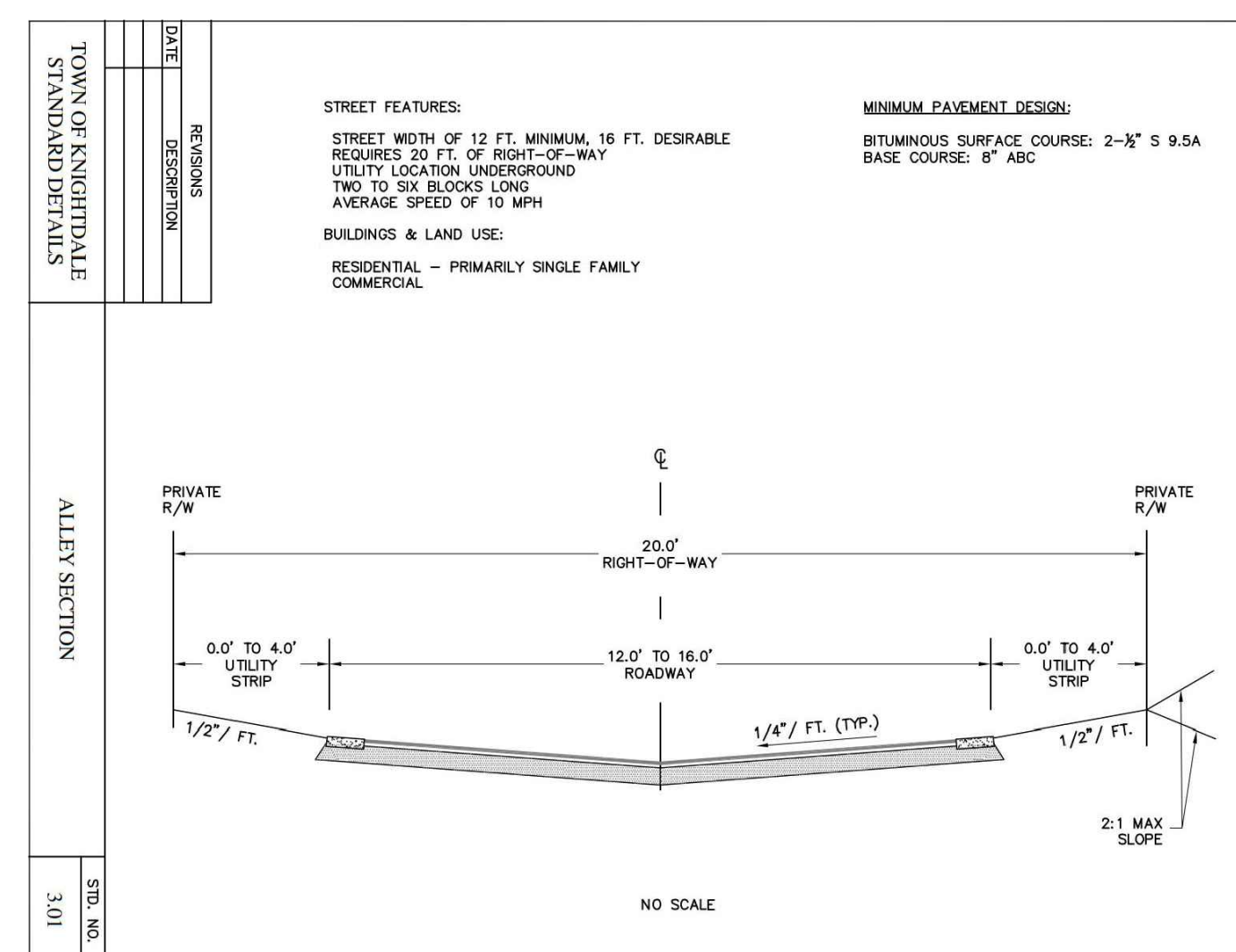
CLIENT

CAROLINA DEVELOPMENT GROUP, LLC
10136 MIZNER LANE
RALEIGH, NC
MARK PURYEAR
PHONE: 919. 931. 2300

**Figure 10.2: Local Street Cross Section Standards
STREETS "A" AND "B"**



**RIVER POINTE
MASTERPLAN
105 AND 107 COLCHESTER DRIVE**
KNIGHTDALE, NC 27545



REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

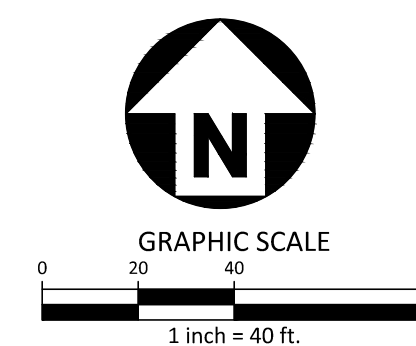
PLAN INFORMATION

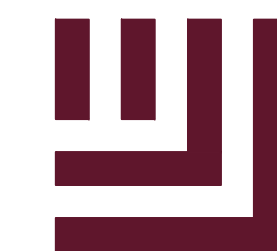
PROJECT NO. CDV21001
FILENAME CDV21001-D1
CHECKED BY JCM
DRAWN BY RJF/CNM
SCALE NTS
DATE 08. 22. 2022

SHEET

TYPICAL SECTIONS

C8.00





McADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

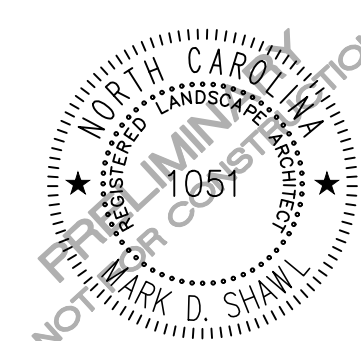
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

CAROLINA DEVELOPMENT GROUP, LLC
10136 MIZNER LANE
RALEIGH, NC
MARK PURYEAR
PHONE: 919. 931. 2300

**RIVER POINTE
MASTERPLAN
105 AND 107 COLCHESTER DRIVE
KNIGHTDALE, NC 27545**



REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

PLAN INFORMATION

PROJECT NO. CDV21001
FILENAME CDV21001-L5.1
CHECKED BY XOX
DRAWN BY XOX
SCALE 1" = 40'
DATE 08. 22. 2022

SHEET

**LANDSCAPE PLAN AREA
"A"**

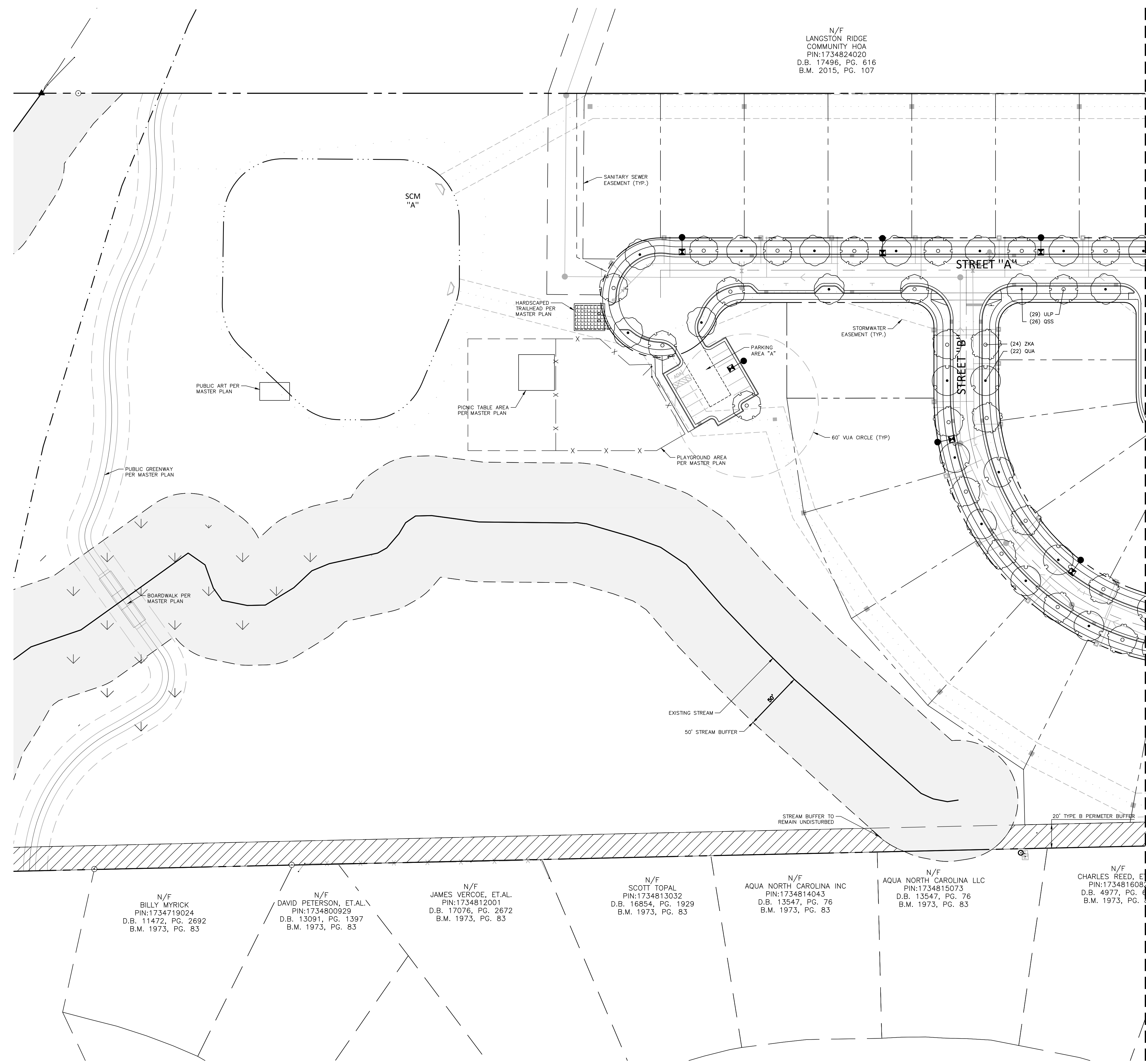
L5.00

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

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	QUA	Quercus acutissima Sawtooth Oak
	QSS	Quercus shumardii Shumard Red Oak
	ULP	Ulmus parvifolia Lacebark Elm
	ZKA	Zelkova serrata Sawleaf Zelkova
		20' TYPE B PERIMETER BUFFER



N/F
LANGSTON RIDGE
COMMUNITY HOA
PIN:1734824020
D.B. 17496, PG. 616
B.M. 2015, PG. 107

MATCH LINE - SEE SHEET L5.01

N/F
BILLY MYRICK
PIN:1734719024
D.B. 11472, PG. 2692
B.M. 1973, PG. 83

N/F
DAVID PETERSON, ET.AL.
PIN:1734800929
D.B. 13091, PG. 1397
B.M. 1973, PG. 83

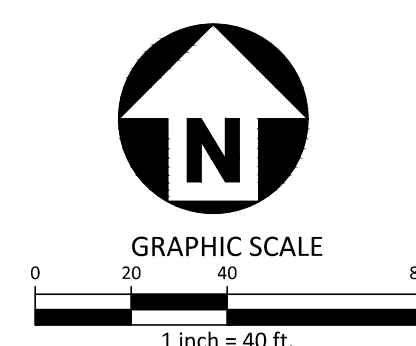
N/F
JAMES VERCOE, ET.AL.
PIN:1734812001
D.B. 17076, PG. 2672
B.M. 1973, PG. 83

N/F
SCOTT TOPAL
PIN:1734813032
D.B. 16854, PG. 1929
B.M. 1973, PG. 83

N/F
AQUA NORTH CAROLINA INC
PIN:1734814043
D.B. 13547, PG. 76
B.M. 1973, PG. 83

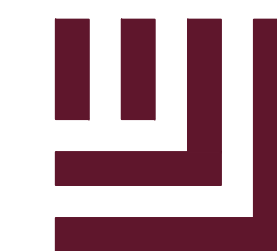
N/F
AQUA NORTH CAROLINA LLC
PIN:1734815073
D.B. 13547, PG. 76
B.M. 1973, PG. 83

N/F
CHARLES REED, ET.
PIN:1734816082
D.B. 4977, PG. 8
B.M. 1973, PG. 8



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\CDV\21001\04-Production\Engineering\Construction Drawings\Current Drawings\Masterplan\CDV\21001-L5.1.dwg, 8/22/2022 9:23:34 AM, Ron Rios



McADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

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

www.mcadamsco.com

CLIENT

CAROLINA DEVELOPMENT GROUP, LLC
10136 MIZNER LANE
RALEIGH, NC
MARK PURYEAR
PHONE: 919. 931. 2300

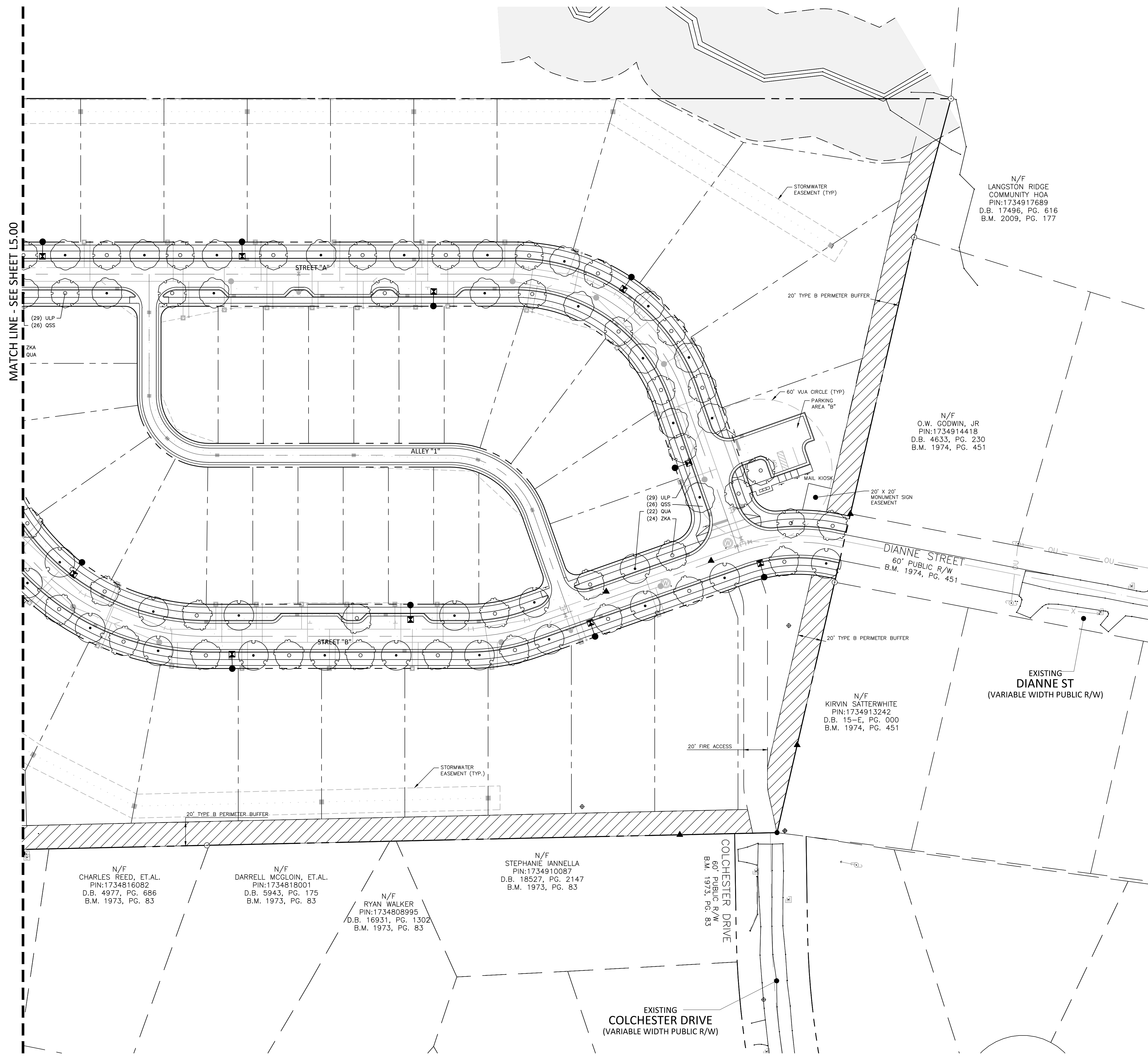
**RIVER POINTE
MASTERPLAN
105 AND 107 COLCHESTER DRIVE
KNIGHTDALE, NC 27545**

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

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	QUA	Quercus acutissima Sawtooth Oak
	QSS	Quercus shumardii Shumard Red Oak
	ULP	Ulmus parvifolia Lacebark Elm
	ZKA	Zelkova serrata Sawleaf Zelkova
		20' TYPE B PERIMETER BUFFER



MATCH LINE - SEE SHEET L5.00

N/F
LANGSTON RIDGE
COMMUNITY HOA
PIN:1734917689
D.B. 17496, PG. 616
B.M. 2009, PG. 177

N/F
O.W. GODWIN, JR
PIN:1734914418
D.B. 4633, PG. 230
B.M. 1974, PG. 451

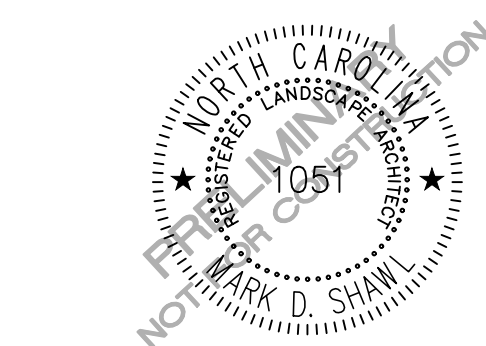
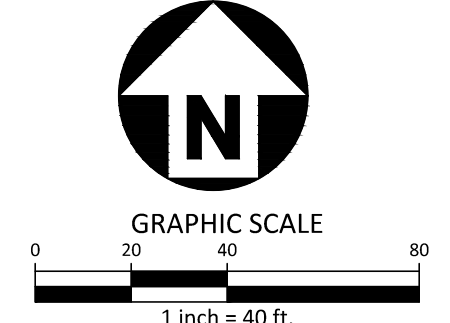
N/F
KIRVIN SATTERWHITE
PIN:1734913242
D.B. 15-E, PG. 000
B.M. 1974, PG. 451

N/F
STEPHANIE IANNELLA
PIN:1734910087
D.B. 18527, PG. 2147
B.M. 1973, PG. 83

N/F
RYAN WALKER
PIN:1734808995
D.B. 16931, PG. 1302
B.M. 1973, PG. 83

N/F
DARRELL MCGLOIN, ET.AL.
PIN:1734818001
D.B. 5943, PG. 175
B.M. 1973, PG. 83

N/F
CHARLES REED, ET.AL.
PIN:1734816082
D.B. 4977, PG. 686
B.M. 1973, PG. 83



REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

PLAN INFORMATION

PROJECT NO.	CDV21001
FILENAME	CDV21001-L51
CHECKED BY	MDS
DRAWN BY	JJB
SCALE	1" = 40'
DATE	08. 22. 2022

**LANDSCAPE PLAN AREA
"B"**

L5.01

M:\Projects\CDV\21001\04-Production\Engineering\Construction Drawings\Current Drawings\MASTERPLAN_PUD\CDV21001-L51.dwg, 8/22/2022 9:22:36 AM, Ron Rivo

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 HORT - AMERICANHORT.ORG.
- 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 WEEF 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, NEGLECT, 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.

LANDSCAPE CALCULATIONS

PERIMETER BUFFERS	
SOUTHERN PROPERTY LINE	1,783 LF*
20' TYPE B BUFFER	
CANOPY TREES REQUIRED:	53 (3/100 LF)
PROVIDED:	53**
UNDERSTORY TREES REQUIRED:	89 (5/100 LF)
PROVIDED:	89**
SHRUBS REQUIRED:	356 (20/100 LF)
PROVIDED:	356**
EASTERN PROPERTY LINE	
20' TYPE B BUFFER	580 LF*
634 TOTAL LF SUBTRACTING .54LF STREET ROW	
CANOPY TREES REQUIRED:	17 (3/100 LF)
PROVIDED:	17**
UNDERSTORY TREES REQUIRED:	29 (5/100 LF)
PROVIDED:	29**
SHRUBS REQUIRED:	116 (20/100 LF)
PROVIDED:	116**

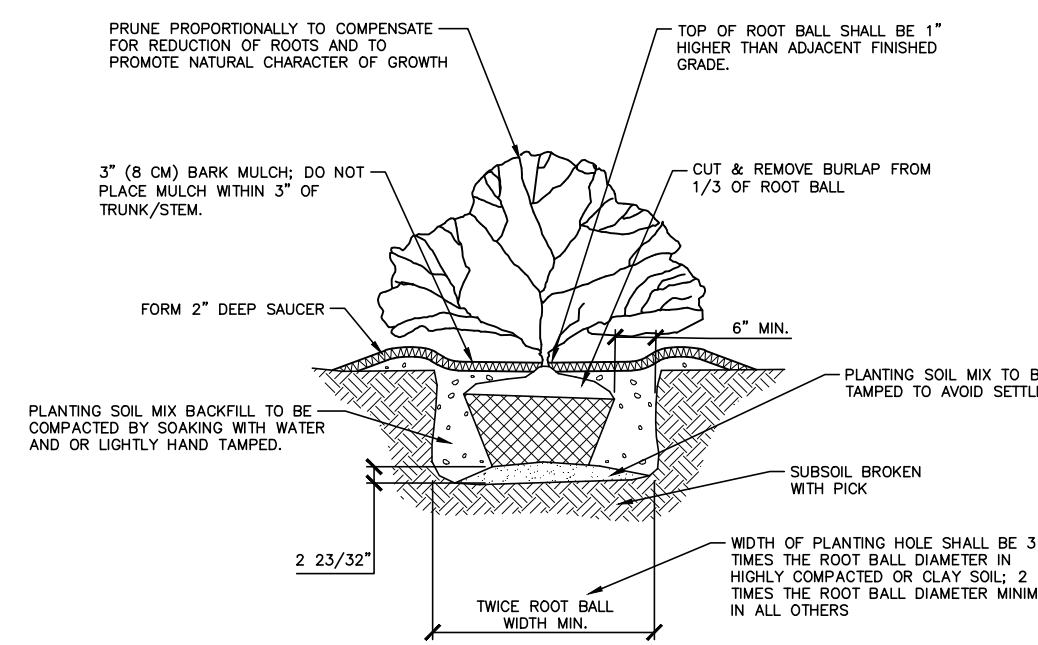
*BUFFER PLANTS TO BE INSTALLED PER STANDARD BUFFER DETAILS THIS SHEET. FINAL LOCATIONS OF PLANTINGS TO BE COORDINATED WHEN ENHANCED LANDSCAPE PLANS ARE DEVELOPED.
 **EXISTING PLANT MATERIAL TO BE PRESERVED IN ALL BUFFER AREAS AS PRIORITY TIER 1 TREE SAVE AREAS, WHERE SUFFICIENT MATERIAL DOES NOT MEET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

LANDSCAPE CALCULATIONS

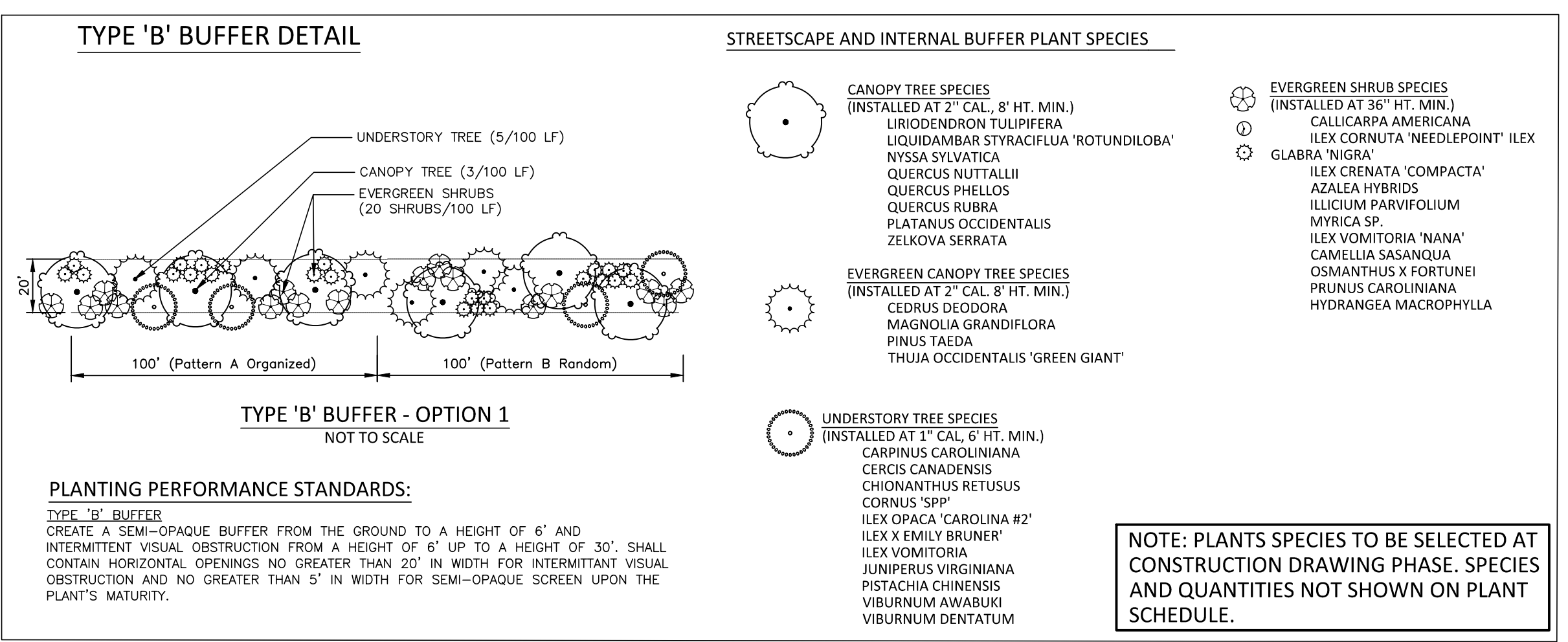
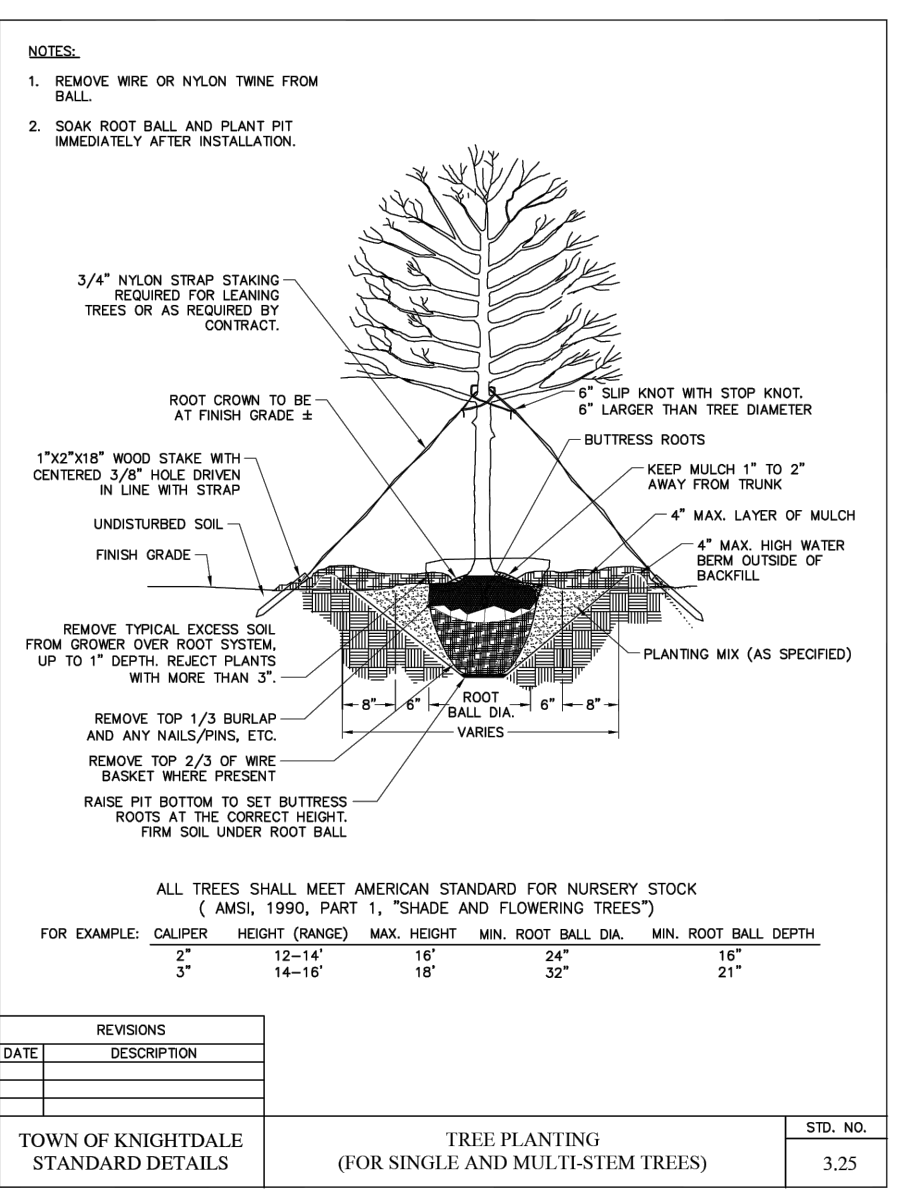
STREET TREES	
STREET "A"	1908 LF
CANOPY TREES REQUIRED:	47 (1/40 LF)
PROVIDED:	47
STREET "B"	2104 LF
CANOPY TREES REQUIRED:	52 (1/40 LF)
PROVIDED:	52
PARKING LOT LANDSCAPING	
PLAYGROUND PARKING LOT	10 SPACES
CANOPY TREES REQUIRED:	ALL SPACES WITHIN 60' OF CANOPY TREE
PROVIDED:	1
MAIL PARKING LOT	3 SPACES
CANOPY TREES REQUIRED:	ALL SPACES WITHIN 60' OF CANOPY TREE
PROVIDED:	1

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL	HEIGHT
	QUA	22	Quercus acutissima Sawtooth Oak	2" min	8' min
	QSS	26	Quercus shumardii Shumard Red Oak	2" min	8' min
	ULP	29	Ulmus parvifolia Lacebark Elm	2" min	8' min
	ZKA	24	Zelkova serrata Sawleaf Zelkova	2" min	8' min



01 SHRUB INSTALLATION
SCALE: 3/8"=1'-0"



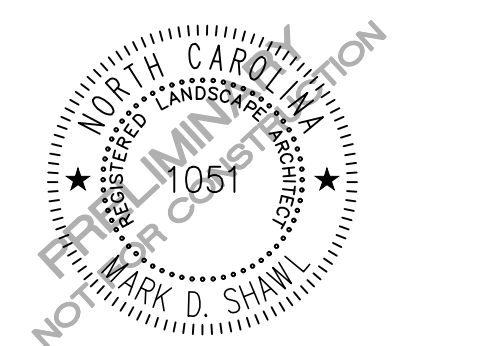
NOTE: PLANTS SPECIES TO BE SELECTED AT CONSTRUCTION DRAWING PHASE. SPECIES AND QUANTITIES NOT SHOWN ON PLANT SCHEDULE.



The John R. McAdams Company, Inc.
 2905 Meridian Parkway
 Durham, NC 27713
 phone 919. 361. 5000
 fax 919. 361. 2269
 license number: C-0293, C-187
 www.mcadamsco.com

CLIENT
 CAROLINA DEVELOPMENT GROUP, LLC
 10136 MIZNER LANE
 RALEIGH, NC
 MARK PURYEAR
 PHONE: 919. 931. 2300

**RIVER POINTE
 MASTERPLAN
 105 AND 107 COLCHESTER DRIVE
 KNIGHTDALE, NC 27545**

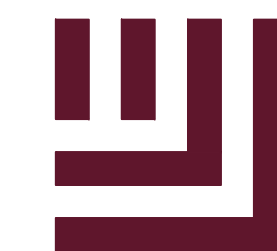


REVISIONS	
NO.	DATE
1	
2	
3	
4	
5	
6	

PLAN INFORMATION	
PROJECT NO.	CDV21001
FILENAME	CDV21001-L51
CHECKED BY	MDS
DRAWN BY	JJB
SCALE	AS SHOWN
DATE	08. 22. 2022

LANDSCAPE DETAILS

L5.02



McADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

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

www.mcadamsco.com

CLIENT

CAROLINA DEVELOPMENT GROUP, LLC
10136 MIZNER LANE
RALEIGH, NC
MARK PURYEAR
PHONE: 919. 931. 2300

**RIVER POINTE
MASTERPLAN
105 AND 107 COLCHESTER DRIVE
KNIGHTDALE, NC 27545**



REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

PLAN INFORMATION

PROJECT NO. CDV21001
FILENAME CDV21001-L11
CHECKED BY JCM
DRAWN BY RJF/CNM
SCALE 1" = 100'
DATE 08.22.2022

SHEET

**OVERALL LIGHTING
PLAN**

L6.00

SITE LEGEND

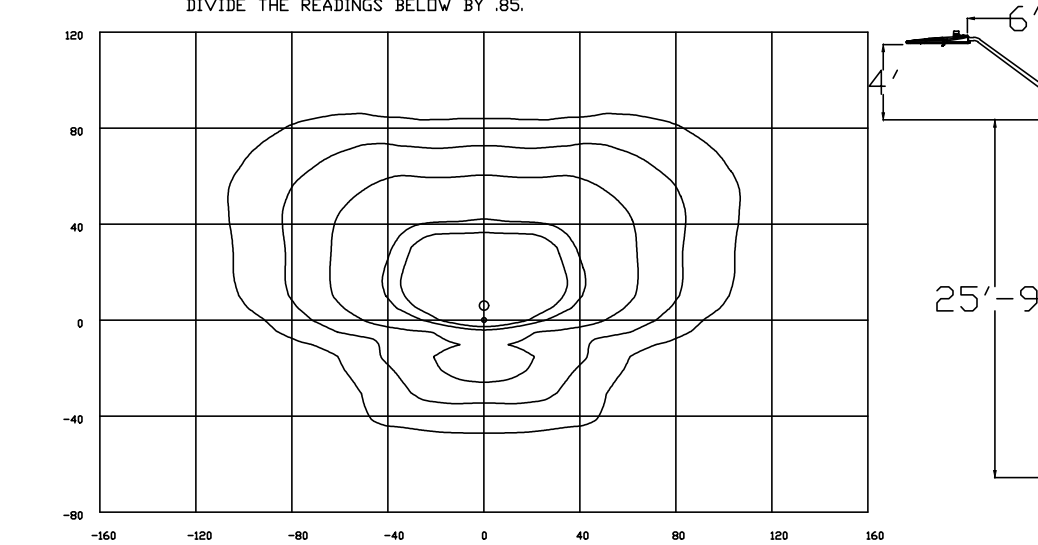
- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMP
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- TRAIL
- WETLANDS
- OPEN SPACE - PASSIVE
- OPEN SPACE - ACTIVE

PROPERTY OWNER INFORMATION

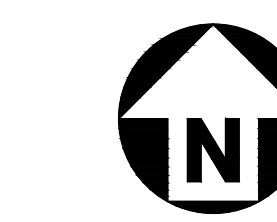
1. LANGSTON RIDGE COMMUNITY HOMEOWNERS ASSOCIATION IN PIN: 1734814043 ZONING: OSP
2. LANGSTON RIDGE COMMUNITY HOMEOWNERS ASSOCIATION IN PIN: 1734817689 ZONING: GR8
3. GODWIN, O W JR PIN: 1734914418 ZONING: GR8
4. SATTERWHITE, KIRVIN HEIRS PIN: 1734932242 ZONING: GR8
5. IANNELLA, STEPHANIE A PIN: 1734910087 ZONING: GR8
6. WALKER, RYAN L WALKER, ABBY J PIN: 1734808955 ZONING: GR3
7. MCGLOIN, DARRELL S MCGLOIN, STACY L PIN: 1734818801 ZONING: GR3
8. REED, CHARLES H JR REED, VIVIAN M PIN: 1734816082 ZONING: GR3
9. AQUA NORTH CAROLINA INC PIN: 1734815073 ZONING: OSP
10. AQUA NORTH CAROLINA INC PIN: 1734814043 ZONING: OSP
11. TOPAL, SCOTT PIN: 1734813032 ZONING: GR3
12. VERCOE, JAMES VERCOE, MELISSA PIN: 1734812001 ZONING: GR3
13. PETERSON, DAVID A JR PETERSON, SUSAN M PIN: 1734809929 ZONING: GR3
14. MYRICK, BILLY S PIN: 1734719024 ZONING: GR3
15. MYRICK, BILLY S PIN: 1734706773 ZONING: OSP

ISDFOOTCANDLE CURVES

FIXTURE: LED 150 - AEL
MOUNTING HEIGHT: 30 FT
LIGHT SOURCE: 40 LEP'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.



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



GRAPHIC SCALE
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\CDV\CDV21001\04-Production\Drawings\Construction\Drawings\CDV21001-L11.dwg, 8/22/2022 9:22:40 AM, Ron Flory