

HARPER PRESERVE

MASTER PLAN

TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

ZMA-2-22

ST. MATTHEW'S TOWNSHIP

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THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4509 FAX 919.866.4951 WWW.TIMMONS.COM

REVISION DESCRIPTION

DATE

7/29/2022

DRAWN BY

C.CLARK

DESIGNED BY

E.ANGE

CHECKED BY

B.BLACKMON

SCALE

NTS

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
HARPER PRESERVE
FAYETTEVILLE STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
COVER SHEET

SITE DATA

PROJECT:	HARPER PRESERVE	
ENGINEER:	TIMMONS GROUP 5410 TRINITY ROAD, SUITE 102 RALEIGH, NC 27607 PHONE: 919-866-4509 FAX: 919-859-5663 BETH BLACKMON, PE EMAIL: BETH.BLACKMON@TIMMONS.COM	
DEVELOPER:	OLD EAST PROPERTIES MARK EISENBEIS 16 W MARTIN ST, SUITE 805 RALEIGH, NC 27081 PHONE: (919)-825-1135 EMAIL: MARK@OLDEASTPROPERTIES.COM	
PROPERTY LOCATION:	1032 FAYETTEVILLE ST. KNIGHTDALE, NC 27545	
PIN:	1754-51-9021, & 1754-60-7948	
EXISTING ZONING:	RT	
PROPOSED ZONING:	GR-3 PUD	
TOWNSHIP:	ST. MATTHEWS	
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL & MIXED USE	
TOTAL DEVELOPED TRACT AREA:	94.1 ACRES	
AVERAGE LOT SIZES:	8,372 SF (FRONT LOADED LOTS) 5,280 SF (REAR LOADED LOTS) 2,751 SF (ALLEY LOADED LOTS)	
TOTAL PROPOSED UNITS:	219 SINGLE FAMILY 64 FRONT LOADED + 76 REAR LOADED + 79 TOWNHOMES	
PROPOSED DENSITY:	2.33 DU/A	
TOTAL OPEN SPACE:	9.8 ACRES (5.0 PASSIVE + 4.8 ACTIVE)	
TOTAL ON STREET PARKING:	10 SPACES	
CONNECTIVITY INDEX:	1.72	
TREE SAVE:	444,338 SF	
SETBACKS:	FRONT LOAD SINGLE FAMILY FRONT: 10' DRIVEWAY LENGTH: 20' REAR: 20' SIDE: 5'	REAR LOAD SINGLE FAMILY FRONT: 10' REAR: 20' DRIVEWAY LENGTH: 20' SIDE: 3'
	REAR LOAD TOWNHOME FRONT: 10' DRIVEWAY LENGTH: 20' REAR: 20' BUILDING SEPARATION: 10'	



VICINITY MAP

SCALE 1" = 750'

Sheet List Table

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C7.4	DETAILED SIGNS AND MARKINGS PLAN SHEET 4 OF 5
C7.5	DETAILED SIGNS AND MARKINGS PLAN SHEET 5 OF 5

CONSTRUCTION DRAWING APPROVAL
REQUIRED FOR DEVELOPMENT



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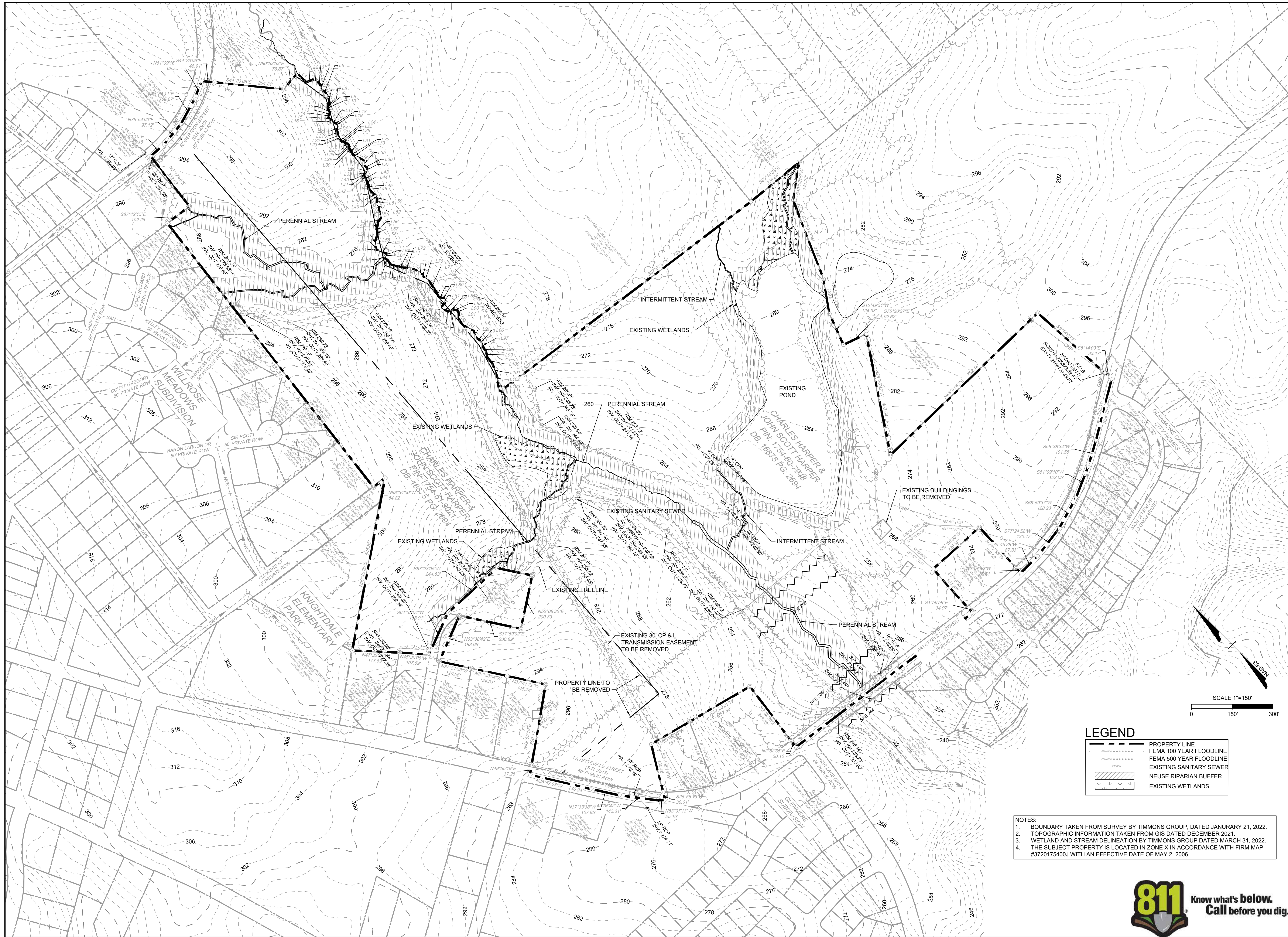
JOB NO.

45530

SHEET NO.

C0.0

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LEGEND

	PROPERTY LINE
	FEMA 100 YEAR FLOODLINE
	FEMA 500 YEAR FLOODLINE
	EXISTING SANITARY SEWER
	NEUSE RIPARIAN BUFFER
	EXISTING WETLANDS

- NOTES:**
- BOUNDARY TAKEN FROM SURVEY BY TIMMONS GROUP, DATED JANUARY 21, 2022.
 - TOPOGRAPHIC INFORMATION TAKEN FROM GIS DATED DECEMBER 2021.
 - WETLAND AND STREAM DELINEATION BY TIMMONS GROUP DATED MARCH 31, 2022.
 - THE SUBJECT PROPERTY IS LOCATED IN ZONE X IN ACCORDANCE WITH FIRM MAP #3720175400J WITH AN EFFECTIVE DATE OF MAY 2, 2006.



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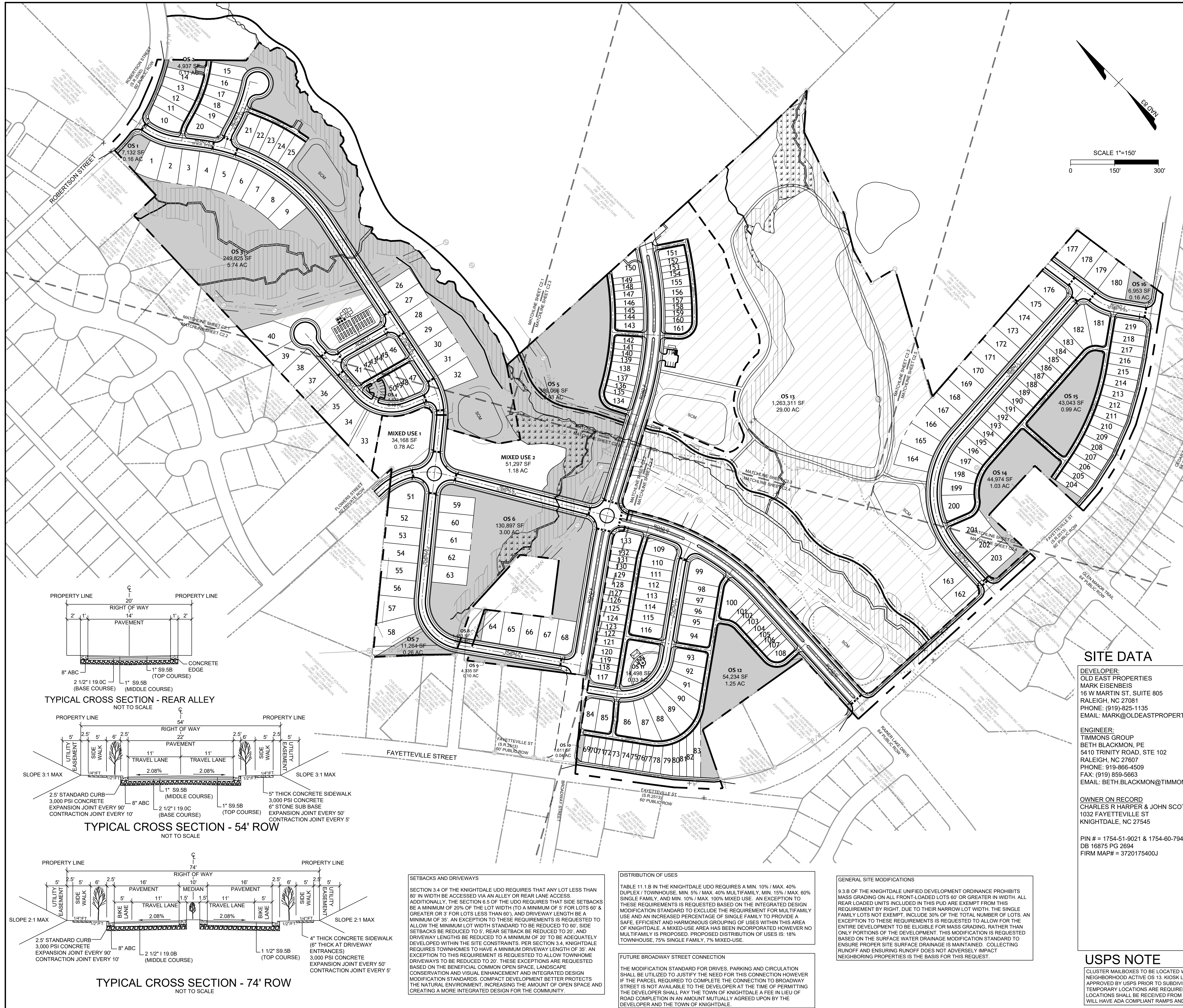
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SCALE	1" = 150'

REVISION DESCRIPTION

TIMMONS GROUP
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FAYETTEVILLE STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
EXISTING CONDITIONS

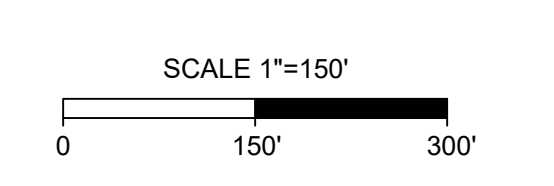
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GENERAL SITE NOTES

- ALL CONSTRUCTION SHALL CONFORM TO TOWN OF KNIGHTDALE AND CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- ROADS AND DRIVEWAYS SHALL COMPLY WITH NCDOT AND TOWN OF KNIGHTDALE STANDARDS.
- SIGN PERMITS SHALL BE REQUIRED FOR ANY ENTRANCE SIGNAGE. PERMITS SHALL BE REQUIRED PRIOR TO FABRICATION OR INSTALLATION OF SIGNS. SIGNAGE SHALL BE RESTRICTED TO AN ON-SITE LOCATION.
- THE WATER AND SEWER SYSTEMS SHALL COMPLY WITH CITY OF RALEIGH STANDARDS.
- ALL DESIGN AND CONSTRUCTION METHODS SHALL COMPLY WITH THE TOWN OF KNIGHTDALE'S SEDIMENTATION AND EROSION CONTROL REGULATIONS. AN EROSION CONTROL PLAN SHALL BE APPROVED BY THE TOWN OF KNIGHTDALE PRIOR TO ANY GRADING.
- CONSTRUCTION DRAWINGS SHALL BE SUBMITTED AND APPROVED BY THE TOWN OF KNIGHTDALE AND CITY OF RALEIGH PRIOR TO CONSTRUCTION.
- ALL STREETS WITHIN THE SUBDIVISION WILL HAVE A POSTED SPEED LIMIT OF 25 MPH.
- RESTRICTIVE COVENANTS SHALL BE APPROVED AND RECORDED PRIOR TO RECORDING OF FINAL PLAT.
- STORMWATER CONTROL MEASURES SHALL BE CONTAINED IN AND ACCESSED VIA OPEN SPACE MAINTAINED AND OWNED BY THE HOMEOWNERS ASSOCIATION. A MAINTENANCE PLAN MUST BE DEVELOPED TO ADDRESS THE STORMWATER CONTROL MEASURES.
- PRIVATE STORM DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOA.
- SUBDIVISION LOTS MUST BE OF RECORD PRIOR TO RECEIVING A BUILDING PERMIT.
- PER UDO SEC 10.5.H.2, ALL UTILITIES SHALL BE PLACED UNDERGROUND.



STREET TABLE

STREET	ROW	LENGTH(LF)
ROAD A	54	2,821
ROAD B	54	271
ROAD C	54	252
ROAD D	54	564
ROAD E	54	825
ROAD F	74	1,514
ROAD G	74	1,101
ROAD H	54	754
ROAD I	54	1,292
ROAD J	64	430
ALLEY A	20	294
ALLEY B	20	249
ALLEY C	20	234
ALLEY D	20	570
ALLEY E	20	593
ALLEY F	20	136
ALLEY G	20	730
ALLEY H	20	294
ALLEY I	20	974
ALLEY J	20	390
ALLEY K	20	887
ALLEY L	20	193
ALLEY M	20	629
TOTAL W/ ALLEYS	15,997	
TOTAL W/O ALLEYS	9,824	

A HOMEOWNERS ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL OPEN SPACE PARCELS, PRIVATE ALLEYS, AND WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING REQUIRED BY TOWN OF KNIGHTDALE UNIFIED DEVELOPMENT ORDINANCE (UDO).

LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- BUILDING SETBACK
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- WETLANDS
- PHASE LINE
- FEMA 100 YR FLOODPLAIN

SITE DATA

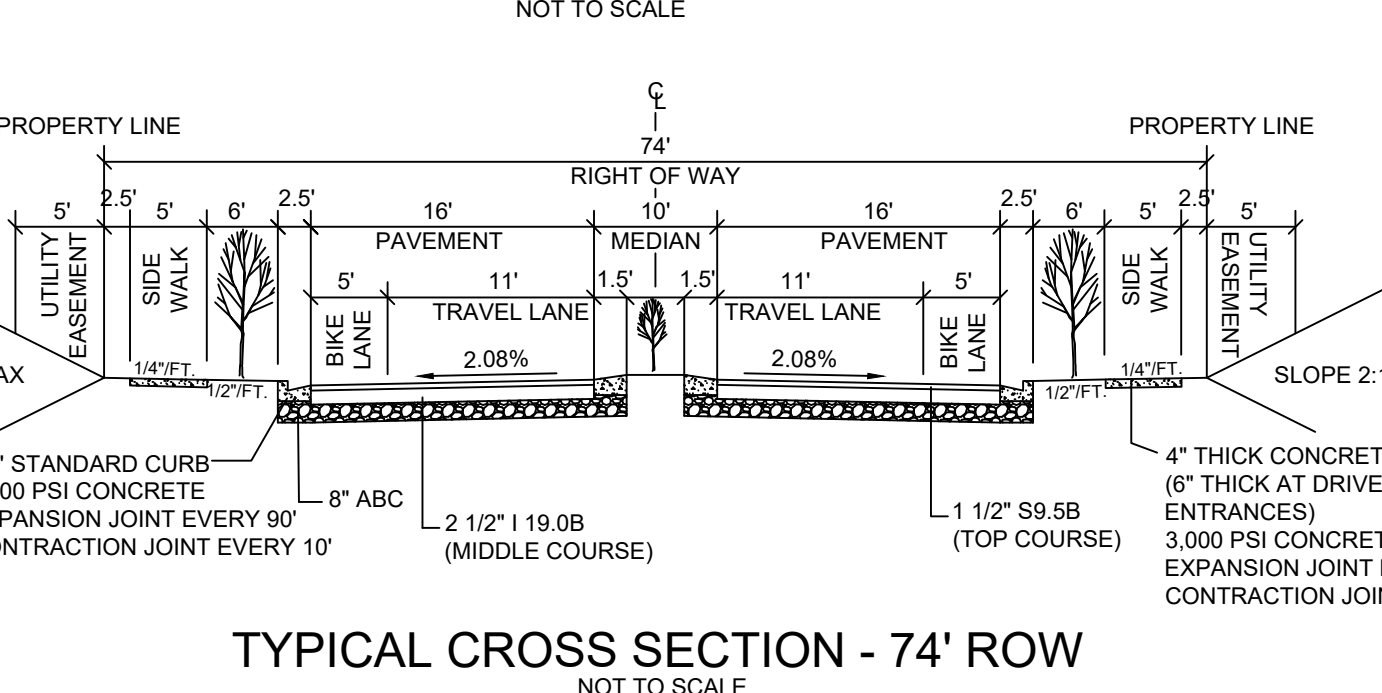
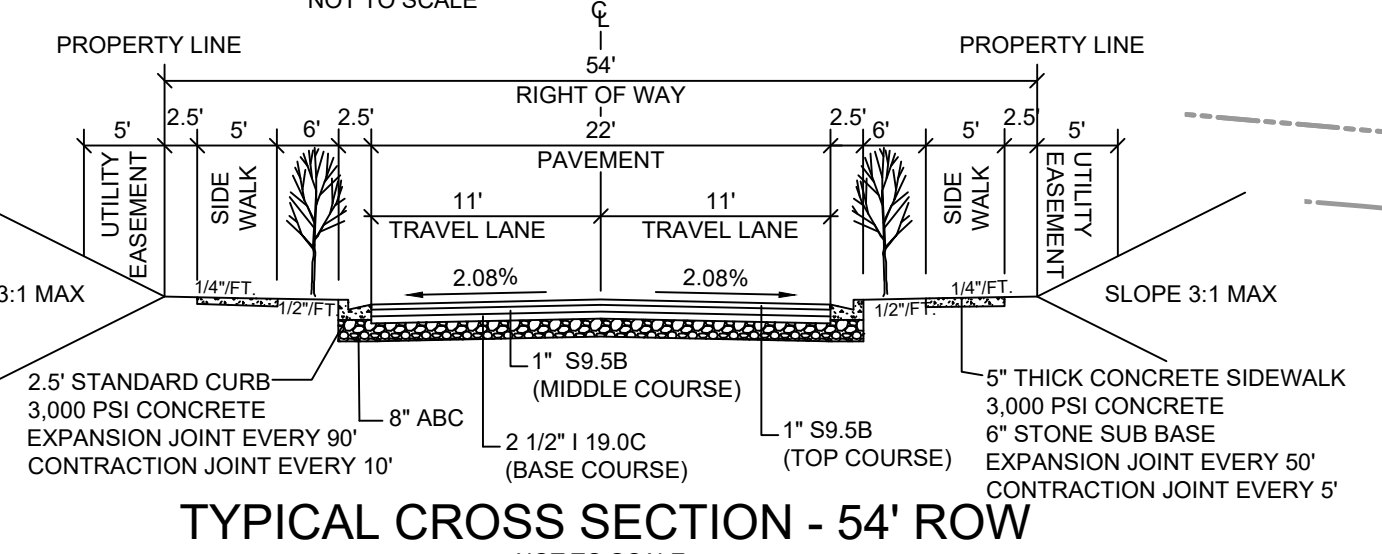
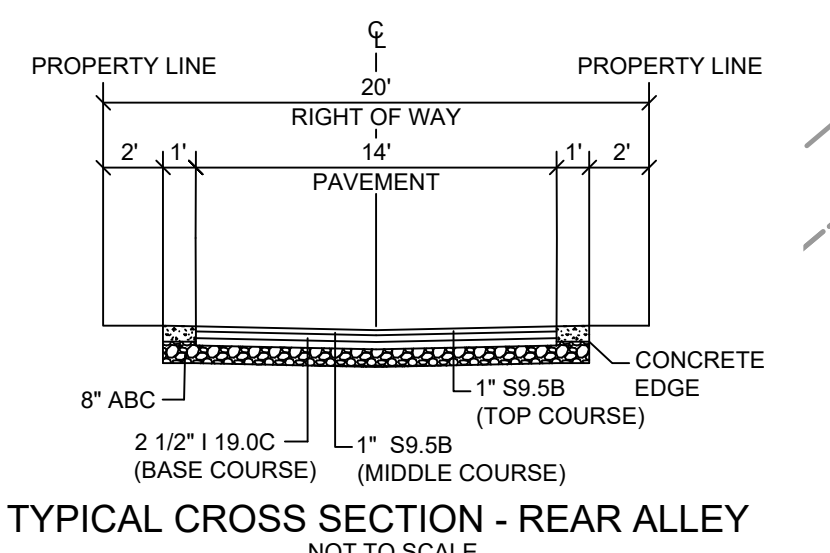
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OWNER ON RECORD
 CHARLES R HARPER & JOHN SCOTT HARPER
 1032 FAYETTEVILLE ST
 KNIGHTDALE, NC 27545

USPS NOTE
 CLUSTER MAILBOXES TO BE LOCATED WITHIN NEIGHBORHOOD ACTIVE OS 13. KIOSK LOCATION SHALL BE APPROVED BY USPS PRIOR TO SUBDIVISION APPROVAL. IF TEMPORARY LOCATIONS ARE REQUIRED, APPROVAL OF LOCATIONS SHALL BE RECEIVED FROM USPS. MAIL KIOSK WILL HAVE ADA COMPLIANT RAMPS AND PARKING SPACES.

811 Know what's below. Call before you dig.



SETBACKS AND DRIVEWAYS
 SECTION 3.4 OF THE KNIGHTDALE UDO REQUIRES THAT ANY LOT LESS THAN 80' IN WIDTH BE ACCESSED VIA AN ALLEY OR REAR LANE ACCESS. ADDITIONALLY, THE SECTION 6.5 OF THE UDO REQUIRES THAT SIDE SETBACKS BE A MINIMUM OF 20% OF THE LOT WIDTH (TO A MINIMUM OF 5' FOR LOTS 60' & GREATER OR 3' FOR LOTS LESS THAN 60'), AND DRIVEWAY LENGTH BE A MINIMUM OF 35'. AN EXCEPTION TO THESE REQUIREMENTS IS REQUESTED TO ALLOW THE MINIMUM LOT WIDTH STANDARD TO BE REDUCED TO 60', SIDE SETBACKS BE REDUCED TO 5', REAR SETBACK BE REDUCED TO 20', AND DRIVEWAY LENGTHS BE REDUCED TO A MINIMUM OF 20' TO BE ADEQUATELY DEVELOPED WITHIN THE SITE CONSTRAINTS. PER SECTION 3.4, KNIGHTDALE REQUIRES TOWNHOMES TO HAVE A MINIMUM DRIVEWAY LENGTH OF 35'. AN EXCEPTION TO THIS REQUIREMENT IS REQUESTED TO ALLOW TOWNHOME DRIVEWAYS TO BE REDUCED TO 20'. THESE EXCEPTIONS ARE REQUESTED BASED ON THE BENEFICIAL COMMON OPEN SPACE, LANDSCAPE CONSERVATION AND VISUAL ENHANCEMENT AND INTEGRATED DESIGN MODIFICATION STANDARDS. COMPACT DEVELOPMENT BETTER PROTECTS THE NATURAL ENVIRONMENT, INCREASING THE AMOUNT OF OPEN SPACE AND CREATING A MORE INTEGRATED DESIGN FOR THE COMMUNITY.

DISTRIBUTION OF USES
 TABLE 11.1.B IN THE KNIGHTDALE UDO REQUIRES A MIN. 10% / MAX. 40% DUPLEX / TOWNHOUSE, MIN. 5% / MAX. 40% MULTIFAMILY, MIN. 15% / MAX. 60% SINGLE FAMILY, AND MIN. 10% / MAX. 100% MIXED USE. AN EXCEPTION TO THESE REQUIREMENTS IS REQUESTED BASED ON THE INTEGRATED DESIGN MODIFICATION STANDARD TO EXCLUDE THE REQUIREMENT FOR MULTIFAMILY USE AND AN INCREASED PERCENTAGE OF SINGLE FAMILY TO PROVIDE A SAFE, EFFICIENT AND HARMONIOUS GROUPING OF USES WITHIN THIS AREA OF KNIGHTDALE. A MIXED-USE AREA HAS BEEN INCORPORATED HOWEVER NO MULTIFAMILY IS PROPOSED. PROPOSED DISTRIBUTION OF USES IS: 10% TOWNHOUSE, 75% SINGLE FAMILY, 7% MIXED-USE.

GENERAL SITE MODIFICATIONS
 9.3.B OF THE KNIGHTDALE UNIFIED DEVELOPMENT ORDINANCE PROHIBITS MASS GRADING ON ALL FRONT-LOADED LOTS 60' OR GREATER IN WIDTH. ALL REAR LOADED UNITS INCLUDED IN THIS PUD ARE EXEMPT FROM THIS REQUIREMENT BY RIGHT, DUE TO THEIR NARROW LOT WIDTH. THE SINGLE FAMILY LOTS NOT EXEMPT, INCLUDE 30% OF THE TOTAL NUMBER OF LOTS. AN EXCEPTION TO THESE REQUIREMENTS IS REQUESTED TO ALLOW FOR THE ENTIRE DEVELOPMENT TO BE ELIGIBLE FOR MASS GRADING, RATHER THAN ONLY PORTIONS OF THE DEVELOPMENT. THIS MODIFICATION IS REQUESTED BASED ON THE SURFACE WATER DRAINAGE MODIFICATION STANDARD TO ENSURE PROPER SITE SURFACE DRAINAGE IS MAINTAINED, COLLECTING RUNOFF AND ENSURING RUNOFF DOES NOT ADVERSELY IMPACT NEIGHBORING PROPERTIES IS THE BASIS FOR THIS REQUEST.

FUTURE BROADWAY STREET CONNECTION
 THE MODIFICATION STANDARD FOR DRIVES, PARKING AND CIRCULATION SHALL BE UTILIZED TO JUSTIFY THE NEED FOR THIS CONNECTION HOWEVER IF THE PARCEL REQUIRED TO COMPLETE THE CONNECTION TO BROADWAY STREET IS NOT AVAILABLE TO THE DEVELOPER AT THE TIME OF PERMITTING THE DEVELOPER SHALL PAY THE TOWN OF KNIGHTDALE A FEE IN LIEU OF ROAD COMPLETION IN AN AMOUNT MUTUALLY AGREED UPON BY THE DEVELOPER AND THE TOWN OF KNIGHTDALE.

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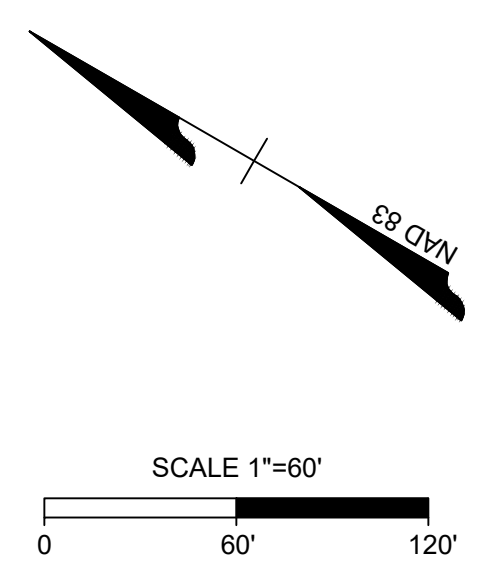
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 DRAWN BY: C. CLARK
 DESIGNED BY: E. ANGE
 CHECKED BY: B. BLACKMON
 SCALE: 1" = 150'

TIMMONS GROUP
 NORTH CAROLINA LICENSE NO. C-1652

HARPER PRESERVE
 FAYETTEVILLE STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

OVERALL PRELIMINARY SITE PLAN

JOB NO. 45530
 SHEET NO. C2.0



LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	BUILDING SETBACK
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	WETLANDS
	PHASE LINE
	FEMA 100 YR FLOODPLAIN

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SCALE
1" = 60'

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NORTH CAROLINA LICENSE NO. C-1652

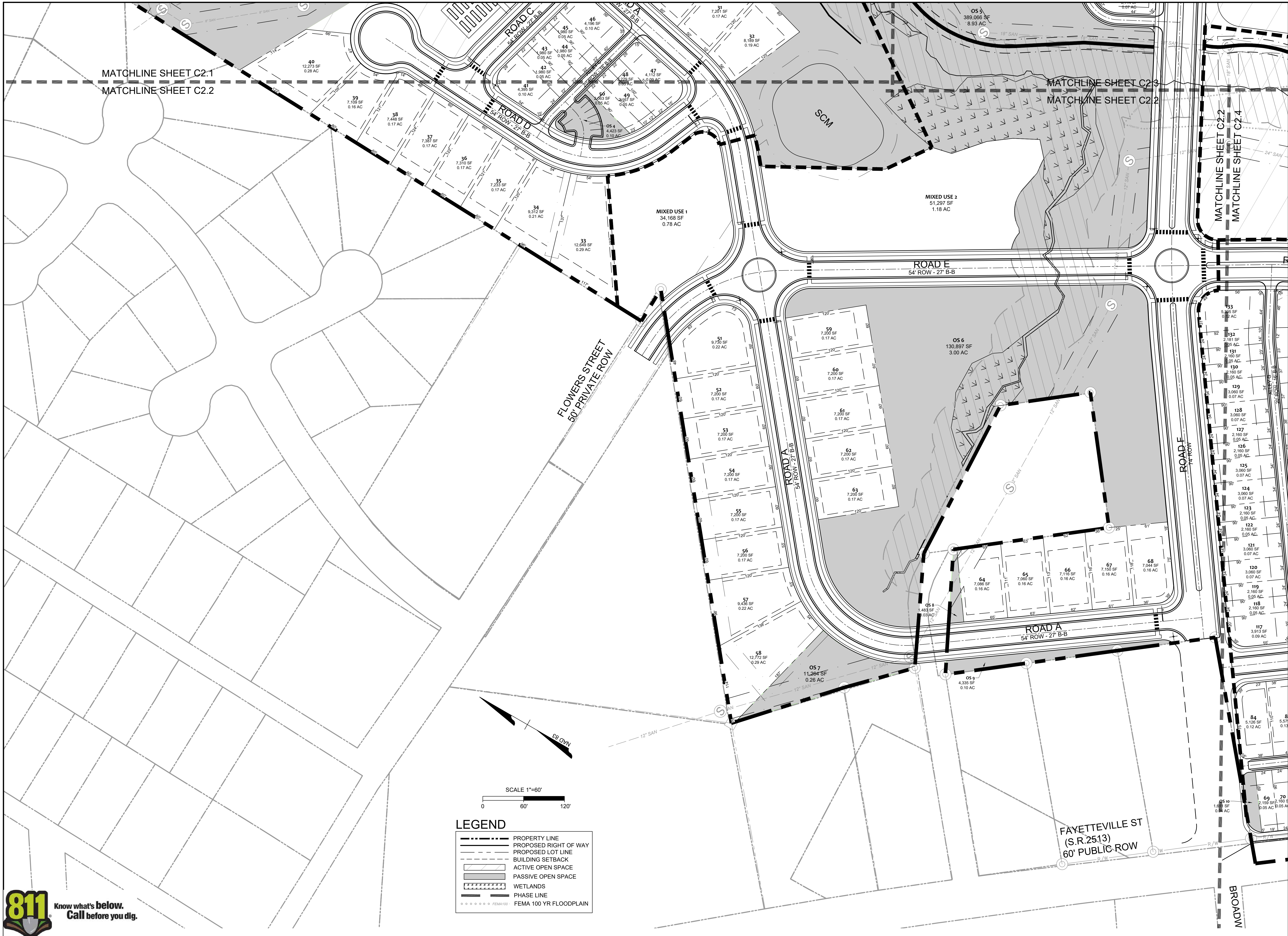
HARPER PRESERVE
FAYETTEVILLE STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

DETAILED SITE PLAN SHEET 1 OF 5

JOB NO.	45530
SHEET NO.	C2.1

MIXED USE
51,297 SF
1.18 AC

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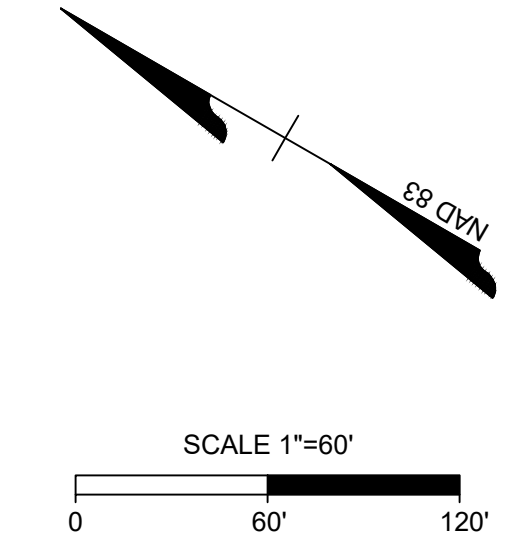
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HARPER PRESERVE
FAYETTEVILLE STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
DETAILED SITE PLAN SHEET 2 OF 5

JOB NO.
45530
SHEET NO.
C2.2



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LEGEND

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	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	BUILDING SETBACK
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
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	PHASE LINE
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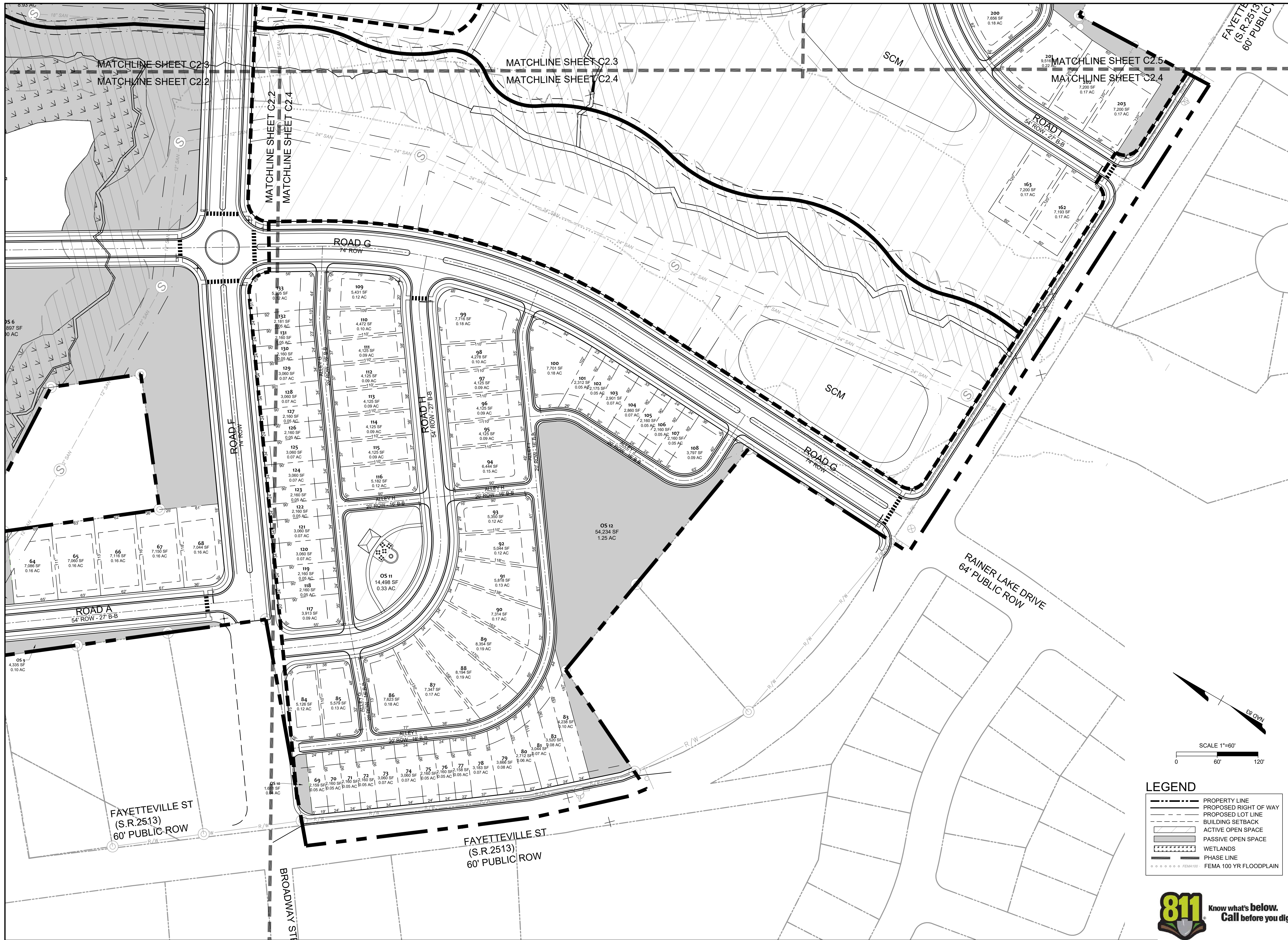
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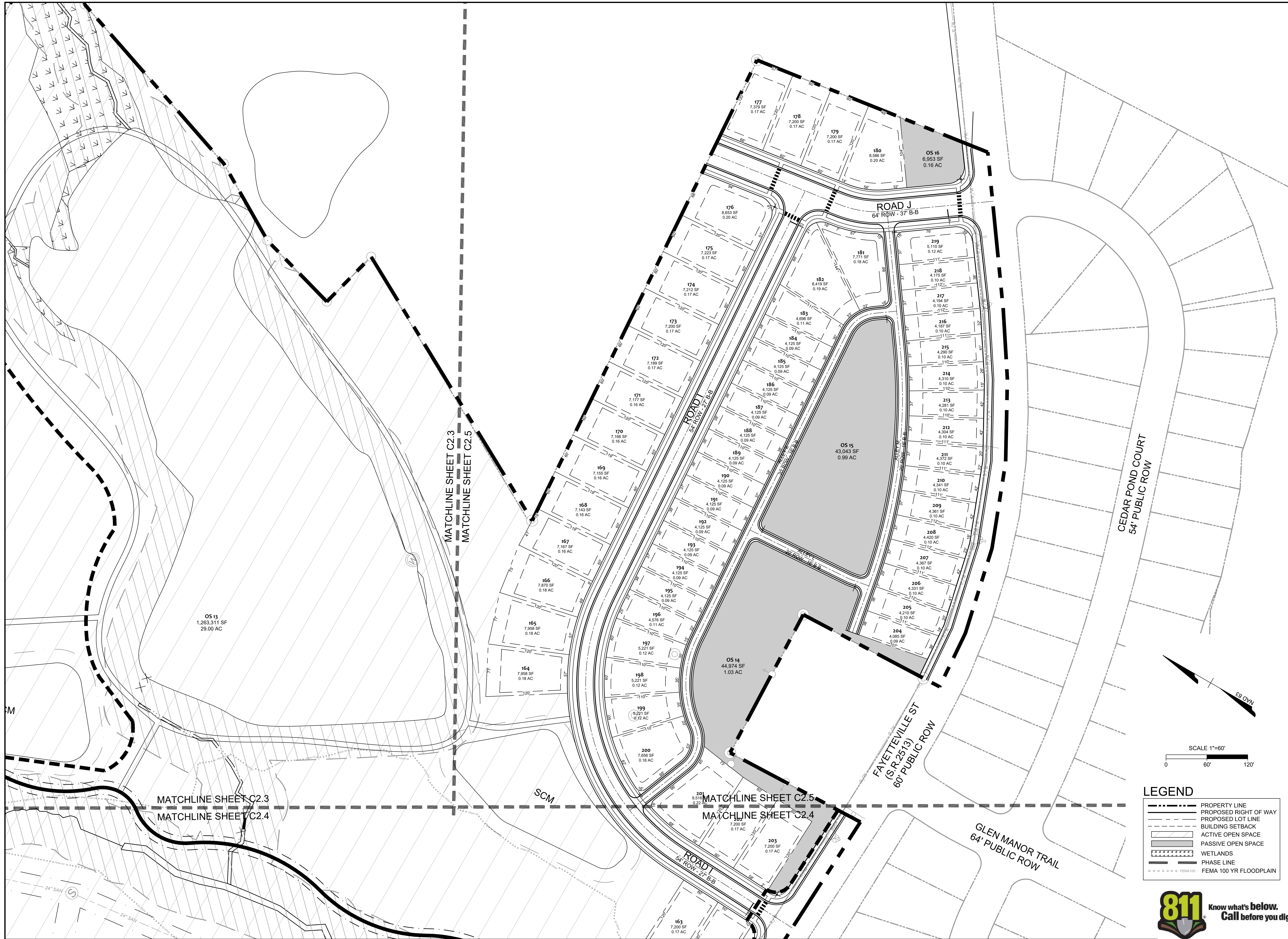
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DETAILED SITE PLAN SHEET 3 OF 5

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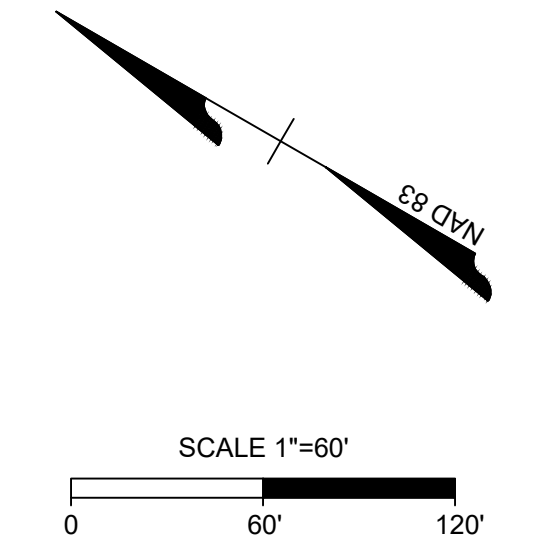
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LEGEND

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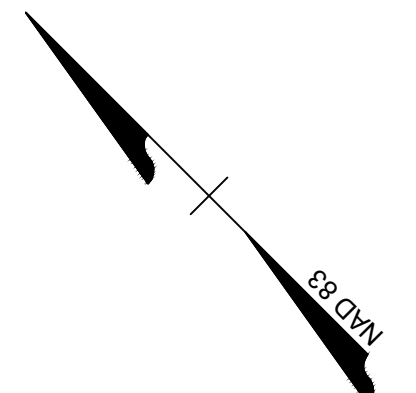


MIXED USE AREA

MIXED USE AREA 1	34,168 SF	0.78 AC
MIXED USE AREA 2	51,297 SF	1.2 AC
TOTAL	85,465 SF	1.98 AC

OPEN SPACE

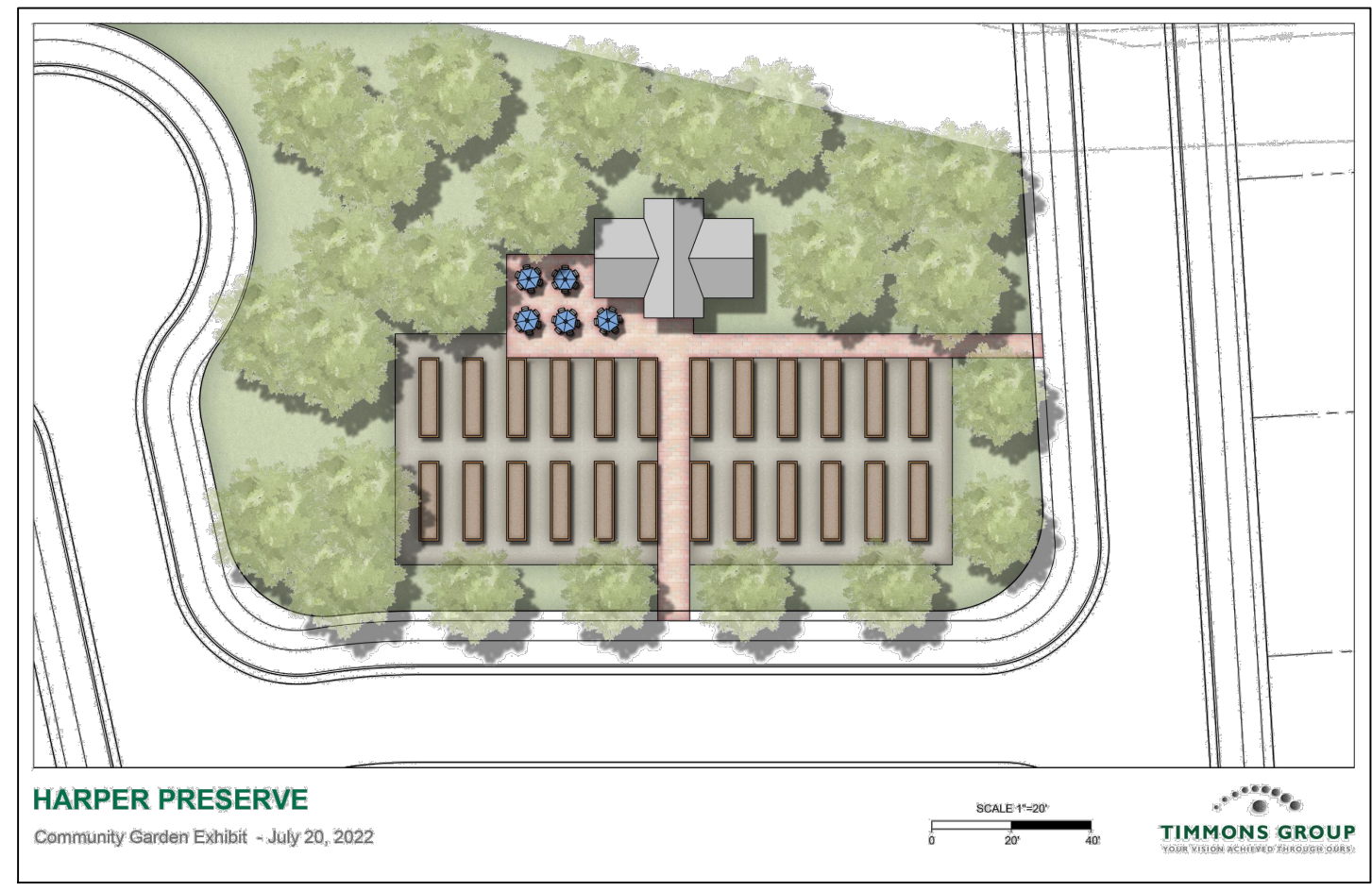
OPEN SPACE 1	7,132 SF	0.16 AC
OPEN SPACE 2	4,937 SF	0.11 AC
OPEN SPACE 3	24,982 SF	5.7 AC
OPEN SPACE 4	4,423 SF	0.10 AC
OPEN SPACE 5	389,066 SF	8.9 AC
OPEN SPACE 6	130,897 SF	3.0 AC
OPEN SPACE 7	11,264 SF	0.26 AC
OPEN SPACE 8	1,483 SF	0.03 AC
OPEN SPACE 9	4,335 SF	0.10 AC
OPEN SPACE 10	1,611 SF	0.04 AC
OPEN SPACE 11	14,498 SF	0.33 AC
OPEN SPACE 12	54,234 SF	1.20 AC
OPEN SPACE 13	1,263,311 SF	29.0 AC
OPEN SPACE 14	44,974 SF	1.03 AC
OPEN SPACE 15	43,043 SF	0.98 AC
OPEN SPACE 16	6,953 SF	0.16 AC
TOTAL	2,233,266 SF	51.10 AC



SCALE 1"=150'
0 150' 300'

LEGEND

	PROPERTY LINE
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	PASSIVE OPEN SPACE
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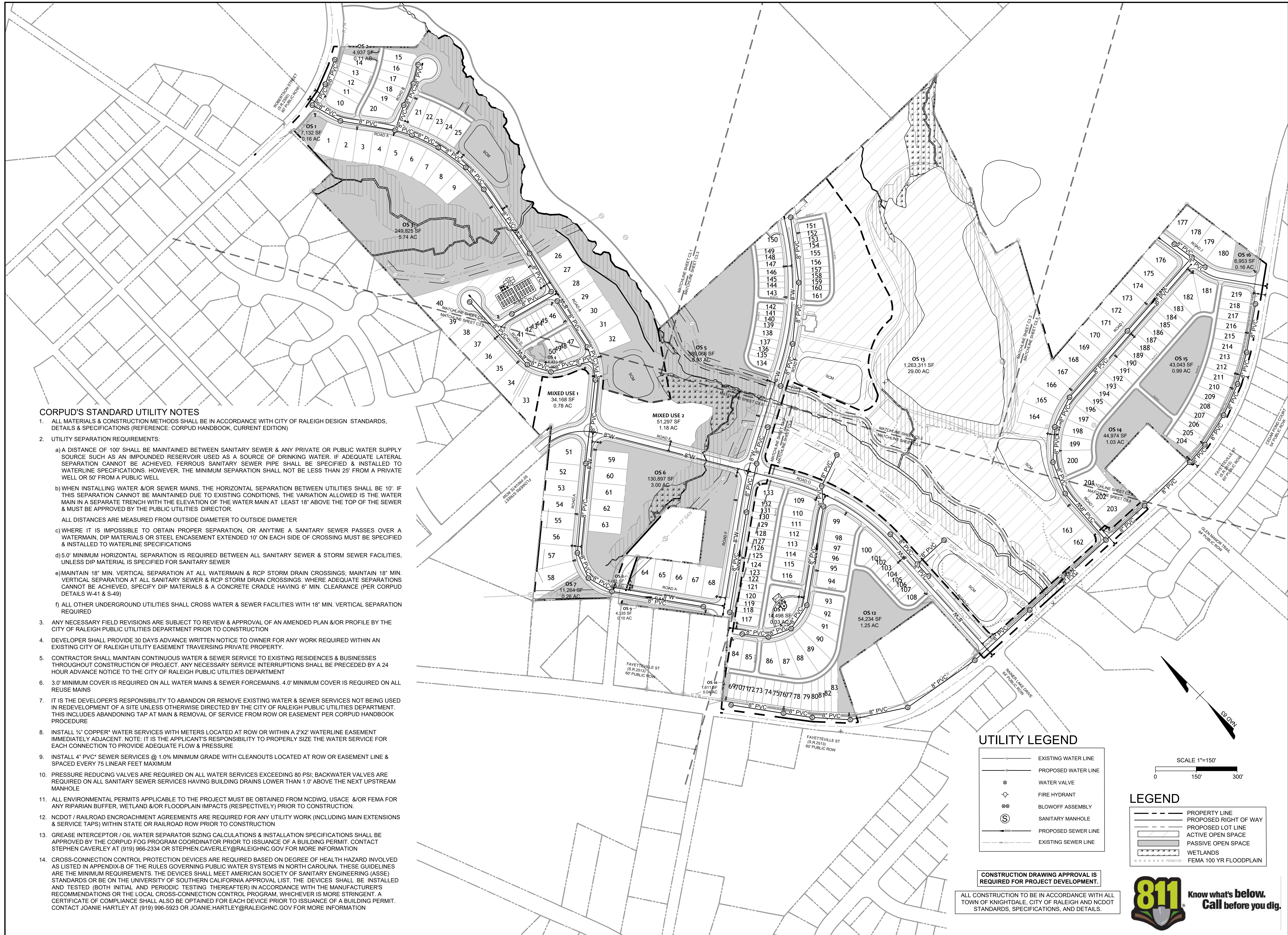
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TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
HARPER PRESERVE
FAYETTEVILLE STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
OPEN SPACE PLAN

JOB NO.
45530
SHEET NO.
C2.6

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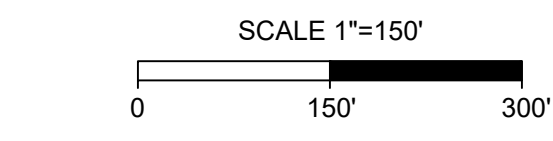
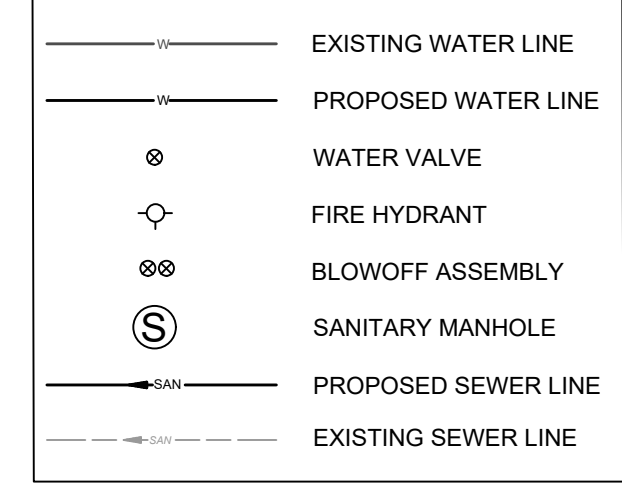




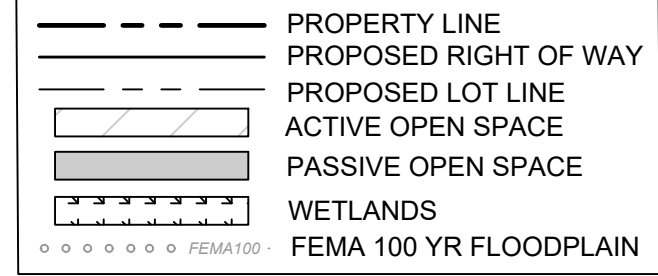
CORPUD'S STANDARD UTILITY NOTES

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL
 - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR.
ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
- DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE
- INSTALL 1/2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN CAVERLEY AT (919) 966-2334 OR STEPHEN.CAVERLEY@RALEIGHNC.GOV FOR MORE INFORMATION
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FOR EACH DEVICE PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION

UTILITY LEGEND



LEGEND



CONSTRUCTION DRAWING APPROVAL IS REQUIRED FOR PROJECT DEVELOPMENT.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF KNIGHTDALE, CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.



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DATE	7/29/2022
DRAWN BY	C.CLARK
DESIGNED BY	E.ANGE
CHECKED BY	B.BLACKMON
SCALE	1" = 150'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

HARPER PRESERVE
 FAYETTEVILLE STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

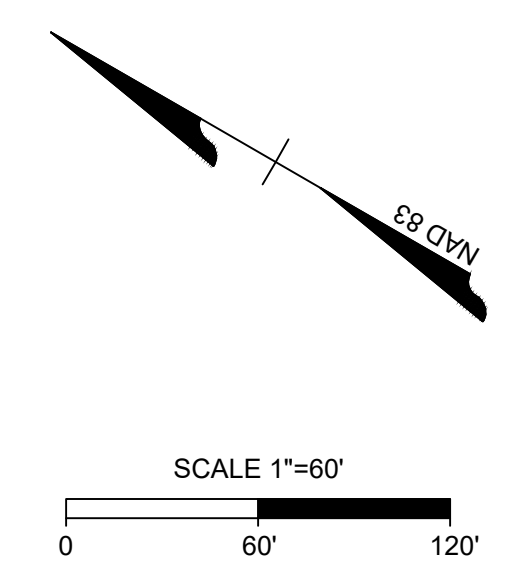
OVERALL PRELIMINARY UTILITY PLAN

JOB NO.	45530
SHEET NO.	C3.0

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UTILITY CONSTRUCTION APPROVAL IS REQUIRED FOR PROJECT DEVELOPMENT.



UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- WATER VALVE
- FIRE HYDRANT
- BLOWOFF ASSEMBLY
- SANITARY MANHOLE
- PROPOSED SEWER LINE
- EXISTING SEWER LINE

LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- WETLANDS
- FEMA 100 YR FLOODPLAIN



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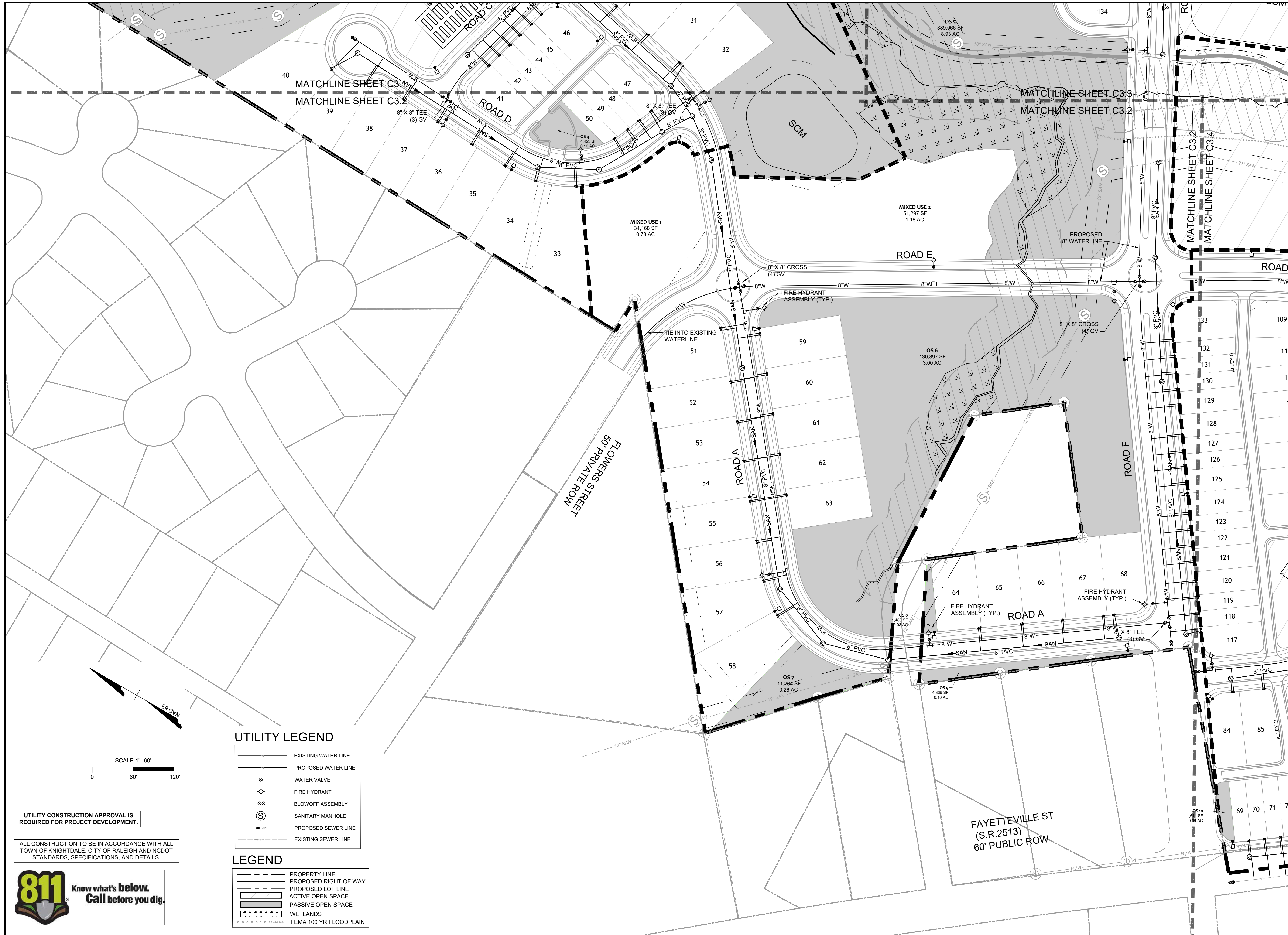
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NORTH CAROLINA LICENSE NO. C-1652

DETAILED UTILITY PLAN SHEET 1 OF 5

JOB NO.	45530
SHEET NO.	C3.1



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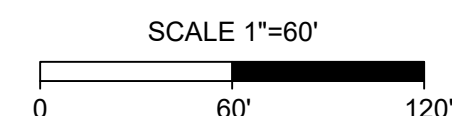
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DETAILED UTILITY PLAN SHEET 2 OF 5

JOB NO.
45530
SHEET NO.
C3.2

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STANDARDS, SPECIFICATIONS, AND DETAILS.



UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- ⊙ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊖ BLOWOFF ASSEMBLY
- ⊙ SANITARY MANHOLE
- PROPOSED SEWER LINE
- EXISTING SEWER LINE

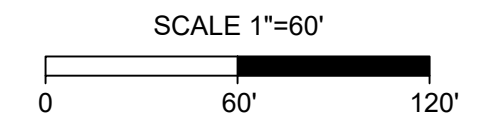
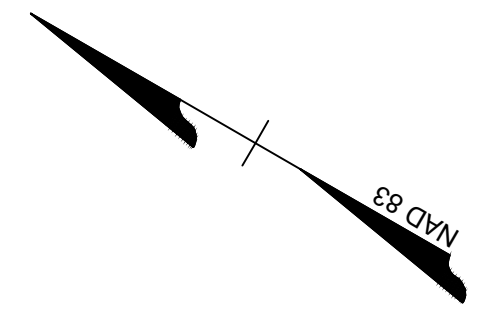
LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- WETLANDS
- FEMA 100 YR FLOODPLAIN



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF KNIGHTDALE, CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.

UTILITY CONSTRUCTION APPROVAL IS REQUIRED FOR PROJECT DEVELOPMENT.



UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
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LEGEND

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DESIGNED BY
E. ANGE

CHECKED BY
B. BLACKMON

SCALE
1" = 60'

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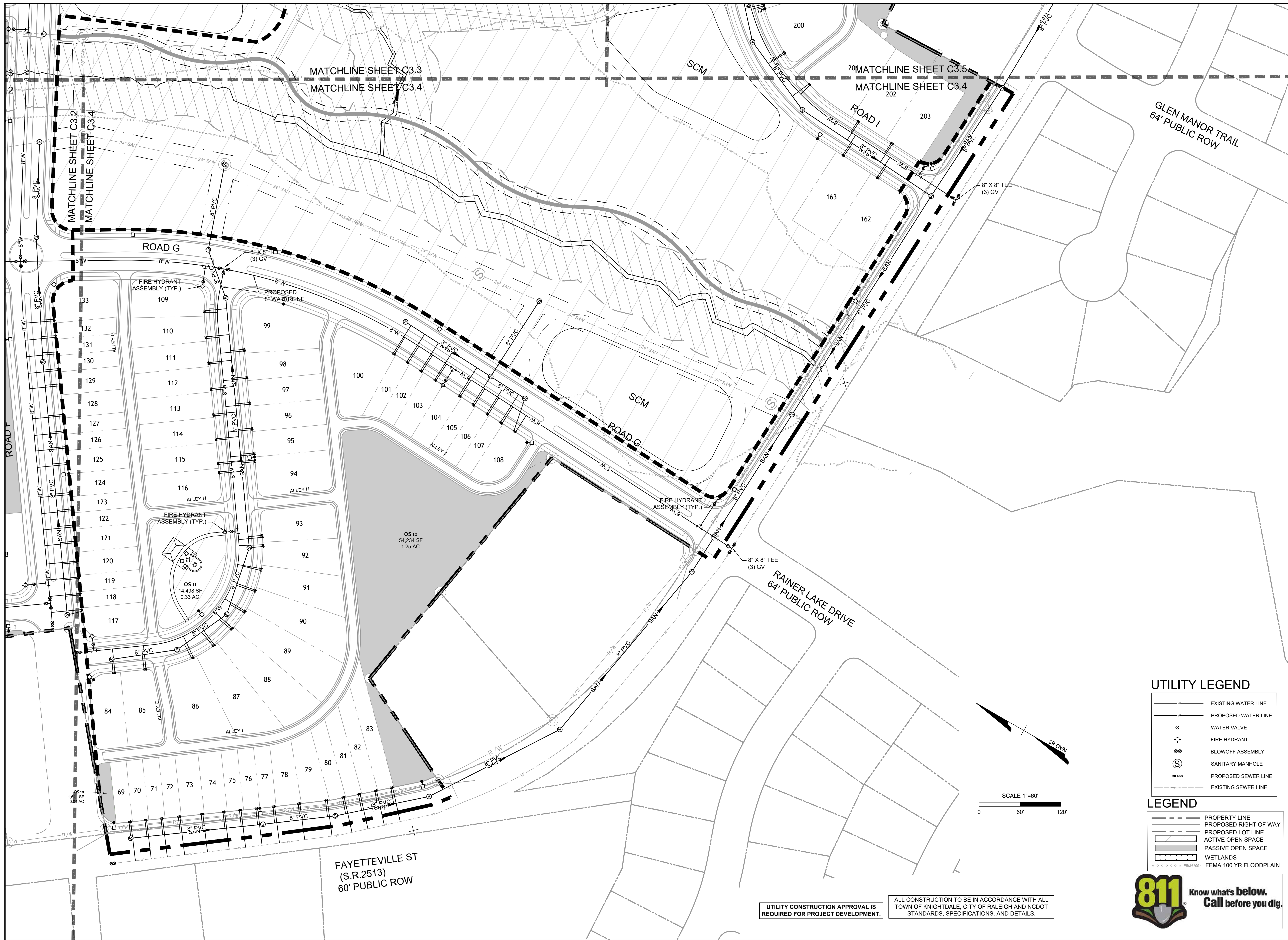
HARPER PRESERVE
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DETAILED UTILITY PLAN SHEET 3 OF 5

JOB NO.	45530
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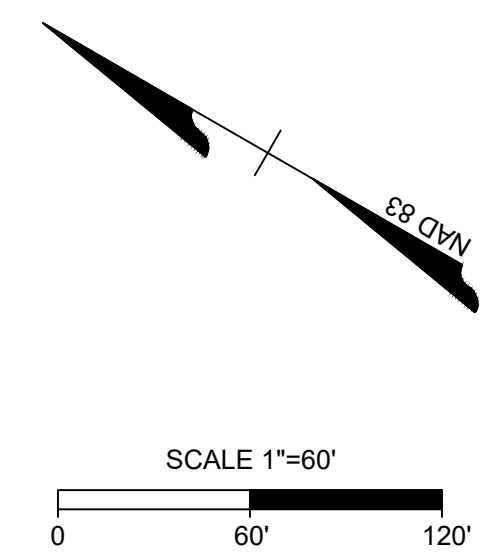
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DETAILED UTILITY PLAN SHEET 4 OF 5

JOB NO.
45530
SHEET NO.
C3.4

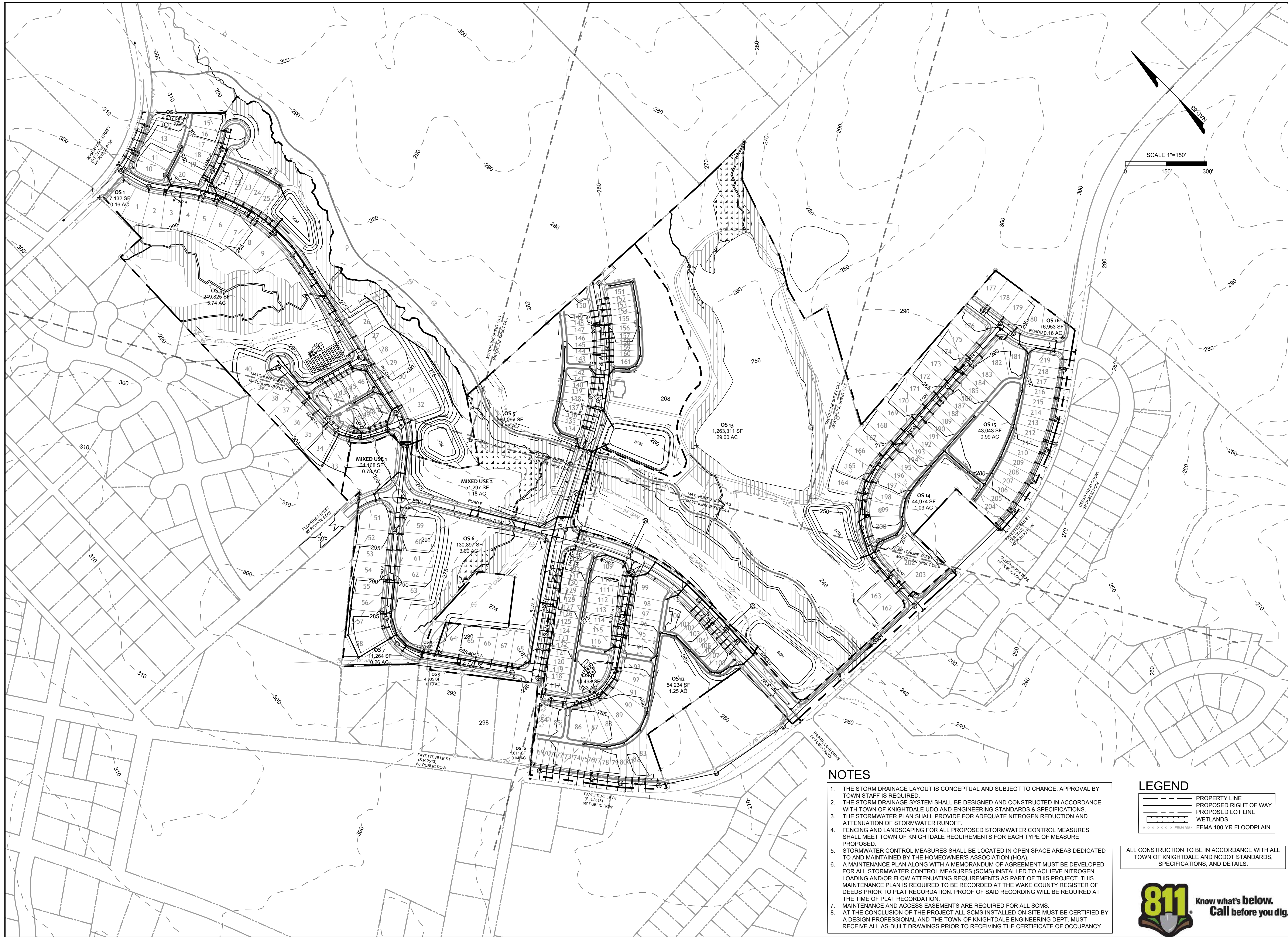
- UTILITY LEGEND**
- EXISTING WATER LINE
 - PROPOSED WATER LINE
 - WATER VALVE
 - FIRE HYDRANT
 - BLOWOFF ASSEMBLY
 - SANITARY MANHOLE
 - PROPOSED SEWER LINE
 - EXISTING SEWER LINE

- LEGEND**
- PROPERTY LINE
 - PROPOSED RIGHT OF WAY
 - PROPOSED LOT LINE
 - ACTIVE OPEN SPACE
 - PASSIVE OPEN SPACE
 - WETLANDS
 - FEMA 100 YR FLOODPLAIN



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HARPER PRESERVE
FAYETTEVILLE STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

OVERALL PRELIMINARY STORMWATER MANAGEMENT PLAN

JOB NO.
45530
SHEET NO.
C4.0

NOTES

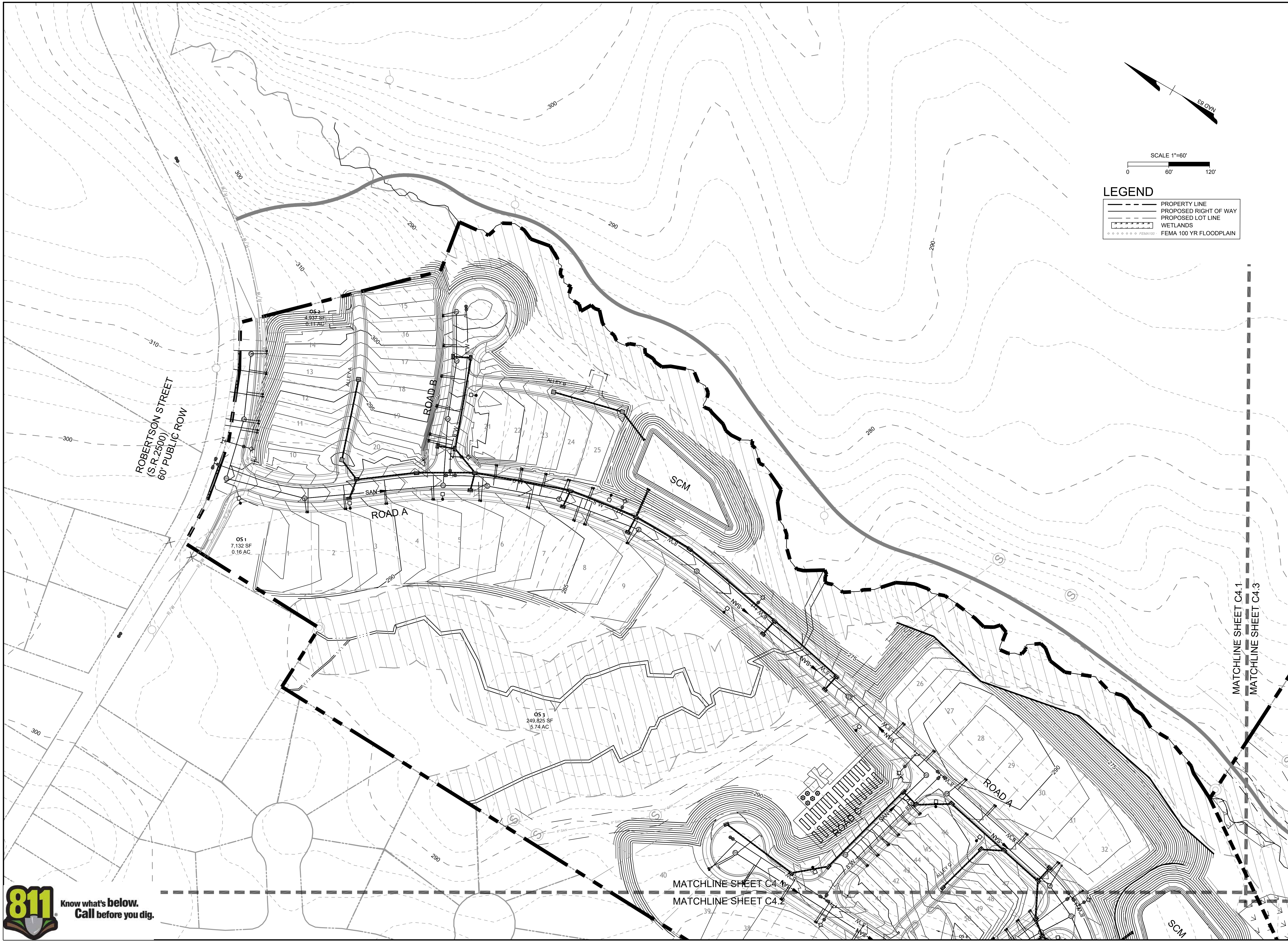
1. THE STORM DRAINAGE LAYOUT IS CONCEPTUAL AND SUBJECT TO CHANGE. APPROVAL BY TOWN STAFF IS REQUIRED.
2. THE STORM DRAINAGE SYSTEM SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH TOWN OF KNIGHTDALE UDO AND ENGINEERING STANDARDS & SPECIFICATIONS.
3. THE STORMWATER PLAN SHALL PROVIDE FOR ADEQUATE NITROGEN REDUCTION AND ATTENUATION OF STORMWATER RUNOFF.
4. FENCING AND LANDSCAPING FOR ALL PROPOSED STORMWATER CONTROL MEASURES SHALL MEET TOWN OF KNIGHTDALE REQUIREMENTS FOR EACH TYPE OF MEASURE PROPOSED.
5. STORMWATER CONTROL MEASURES SHALL BE LOCATED IN OPEN SPACE AREAS DEDICATED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).
6. A MAINTENANCE PLAN ALONG WITH A MEMORANDUM OF AGREEMENT MUST BE DEVELOPED FOR ALL STORMWATER CONTROL MEASURES (SCMS) INSTALLED TO ACHIEVE NITROGEN LOADING AND/OR FLOW ATTENUATING REQUIREMENTS AS PART OF THIS PROJECT. THIS MAINTENANCE PLAN IS REQUIRED TO BE RECORDED AT THE WAKE COUNTY REGISTER OF DEEDS PRIOR TO PLAT RECORDATION. PROOF OF SAID RECORDING WILL BE REQUIRED AT THE TIME OF PLAT RECORDATION.
7. MAINTENANCE AND ACCESS EASEMENTS ARE REQUIRED FOR ALL SCMS.
8. AT THE CONCLUSION OF THE PROJECT ALL SCMS INSTALLED ON-SITE MUST BE CERTIFIED BY A DESIGN PROFESSIONAL AND THE TOWN OF KNIGHTDALE ENGINEERING DEPT. MUST RECEIVE ALL AS-BUILT DRAWINGS PRIOR TO RECEIVING THE CERTIFICATE OF OCCUPANCY.

LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	WETLANDS
	FEMA 100 YR FLOODPLAIN

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF KNIGHTDALE AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.





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CHECKED BY
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SCALE
1" = 60'

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NORTH CAROLINA LICENSE NO. C-1652
HARPER PRESERVE
FAYETTEVILLE STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
DETAILED STORMWATER MANAGEMENT PLAN SHEET 1 OF 5

JOB NO.
45530
SHEET NO.
C4.1



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LEGEND

	PROPERTY LINE
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	WETLANDS
	FEMA 100 YR FLOODPLAIN



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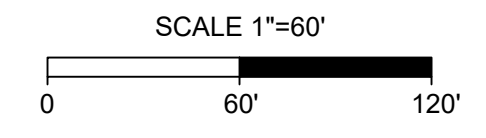
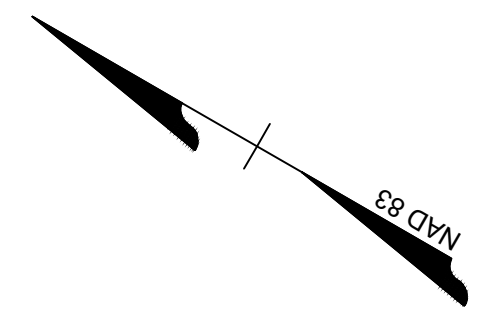
DETAILED STORMWATER MANAGEMENT PLAN SHEET 2 OF 5

JOB NO.
45530

SHEET NO.
C4.2

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LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	WETLANDS
	FEMA 100 YR FLOODPLAIN

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DETAILED STORMWATER MANAGEMENT PLAN SHEET 3 OF 5

JOB NO.	45530
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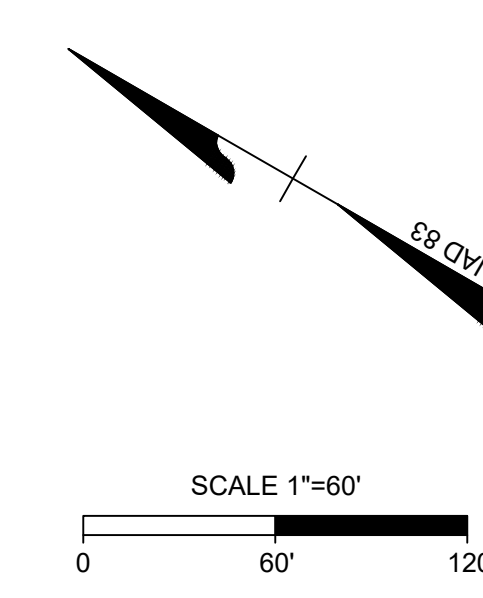
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DETAILED STORMWATER MANAGEMENT PLAN SHEET 5 OF 5

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C4.5

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LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	WETLANDS
	FEMA 100 YR FLOODPLAIN



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HARPER PRESERVE
FAYETTEVILLE STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

OVERALL PRELIMINARY LIGHTING PLAN

JOB NO.
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DUKE ENERGY

Outdoor Lighting
Roadway LED



The Roadway LED is a green solution and great fit for streets, walk, bike, carter areas and parking lots. The energy efficient luminaire delivers the light where it is needed while increasing visibility and reducing spill light to enhance safety. Check for the luminaire light output or view at www.timmons.com for more information. Available in various colors to meet or exceed your needs. Available in various pole heights per pole, depending on the luminaire configuration selected.

LED Light Color/Candela	100' 75' 50' 30' 20' 15' 10' 5' 3' 2' 1' 0.5' 0.25' 0.125'
Mounting Height	15', 20', 25', 30', 35'
Colors	Black White Green
Poles	Steel, A, C Wood

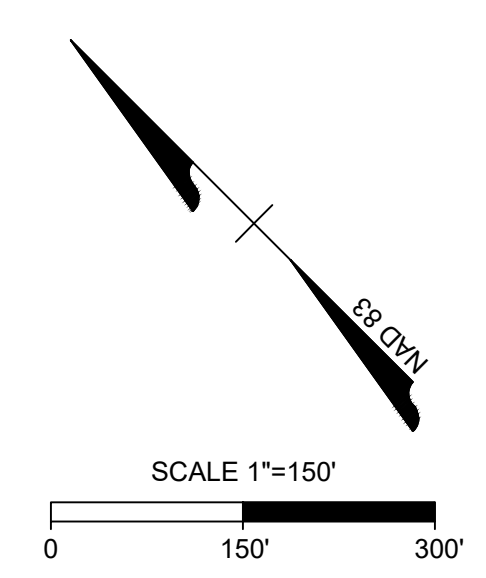
For additional information, call
1-800-444-4444
www.timmons.com/lighting
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080,000,000 011 and 010
080,000,000 011

LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- WETLANDS
- FEMA 100 YR FLOODPLAIN

LIGHTING LEGEND

- LED STREET LIGHTS (7,000 LUMENS LED 75 ROADWAY LIGHT)
- ALUMINUM POLE - HEIGHT 30'



- NOTES**
- ALL FIXTURES SHALL HAVE A FULL CUTOFF CLASSIFICATION OR BE FULLY SHIELDED.
 - ALL POLE-MOUNTED FIXTURES CANNOT EXCEED 37' IN HEIGHT.
 - ALL STREET LIGHT POLES SHALL BE FIBERGLASS WITH A FULLY SHIELDED, ARM-MOUNTED LED FIXTURE.
 - AVERAGE SPACING FOR INTERNAL STREETS SHALL BE 250' APART AND 150' ALONG FAYETTEVILLE ST & ROBERTSON ST
 - BUG RATING CANNOT EXCEED B1 U1 Q2 FOR LOCAL STREETS AND B2 U2 Q3 ON MALLMAN
 - POLES SHALL BE PLACED ON ALTERNATIVE SIDES OF THE STREET.
 - LIGHTING FOR THE AMENITY CENTER PARKING LOT SHALL NOT EXCEED A BUG RATING OF B3 U1 Q4.

811 Know what's below.
Call before you dig.

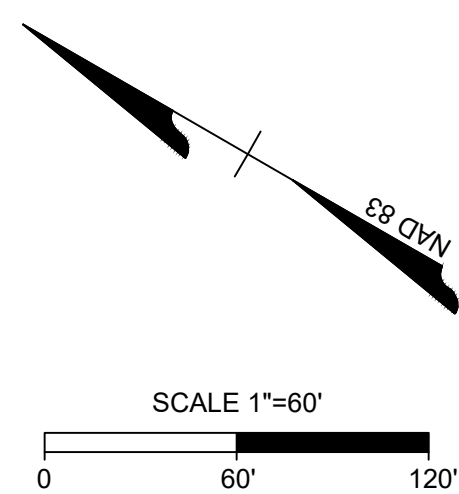


LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	WETLANDS
	FEMA 100 YR FLOODPLAIN

LIGHTING LEGEND

	LED STREET LIGHTS (7,000 LUMENS LED 75 ROADWAY LIGHT) ALUMINUM POLE - HEIGHT 30'
--	--



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DATE
7/29/2022
DRAWN BY
C.CLARK
DESIGNED BY
E.ANGE
CHECKED BY
B.BLACKMON
SCALE
1" = 60'

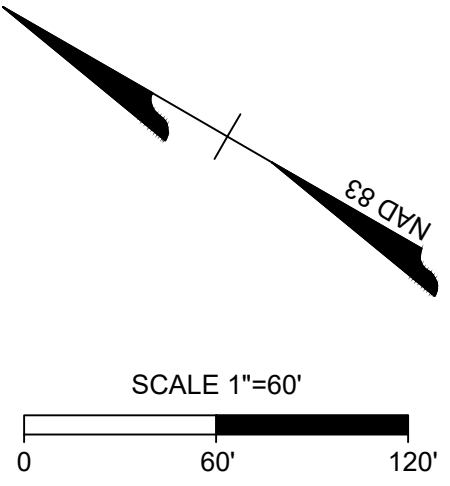
TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

HARPER PRESERVE
FAYETTEVILLE STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

DETAILED PRELIMINARY LIGHTING PLAN SHEET 2 OF 5

JOB NO.
45530
SHEET NO.
C5.2

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LEGEND

- PROPERTY LINE
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- PROPOSED LOT LINE
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- WETLANDS
- FEMA 100 YR FLOODPLAIN

LIGHTING LEGEND

- LED STREET LIGHTS (7,000 LUMENS LED 75 ROADWAY LIGHT)
- ALUMINUM POLE - HEIGHT 30'

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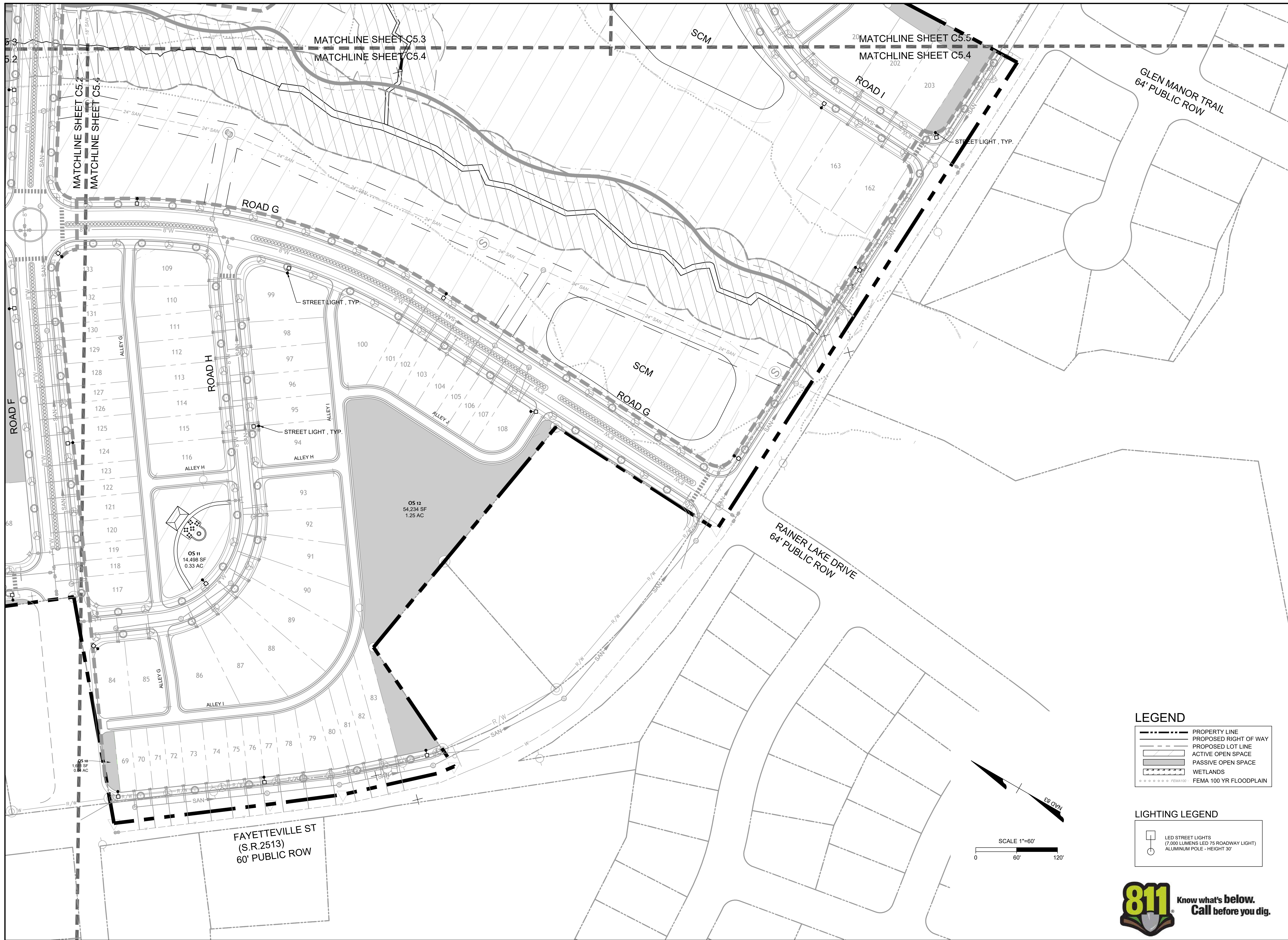
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DETAILED PRELIMINARY LIGHTING PLAN SHEET 3 OF 5

JOB NO.	45530
SHEET NO.	C5.3

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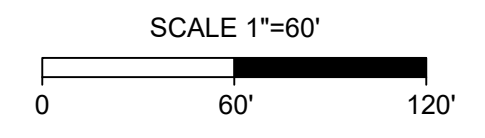


LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	WETLANDS
	FEMA 100 YR FLOODPLAIN

LIGHTING LEGEND

	LED STREET LIGHTS (7,000 LUMENS LED 75 ROADWAY LIGHT)
	ALUMINUM POLE - HEIGHT 30'



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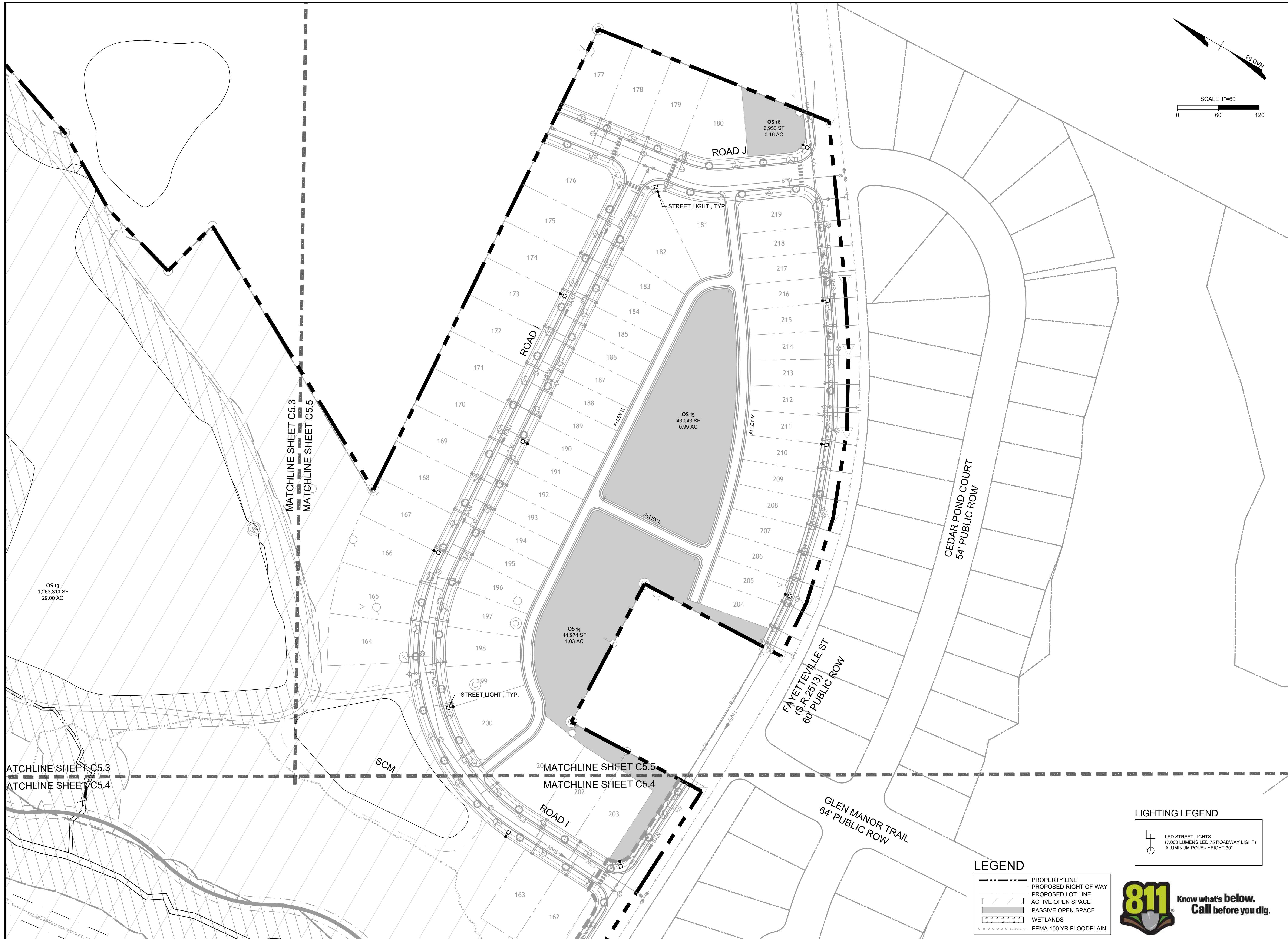
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DETAILED PRELIMINARY LIGHTING PLAN SHEET 4 OF 5

JOB NO.	45530
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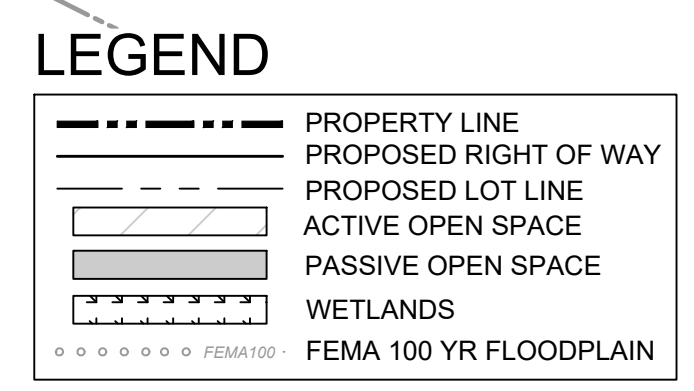
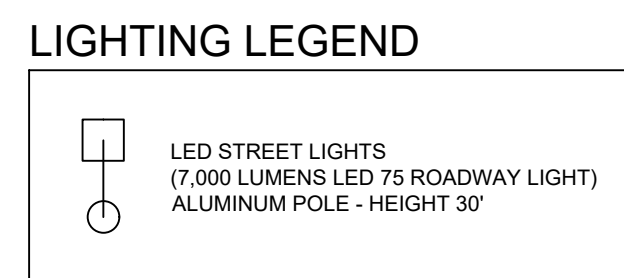
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DETAILED PRELIMINARY LIGHTING PLAN SHEET 5 OF 5

JOB NO.
45530
SHEET NO.
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SCALE
1" = 150'

REVISION DESCRIPTION

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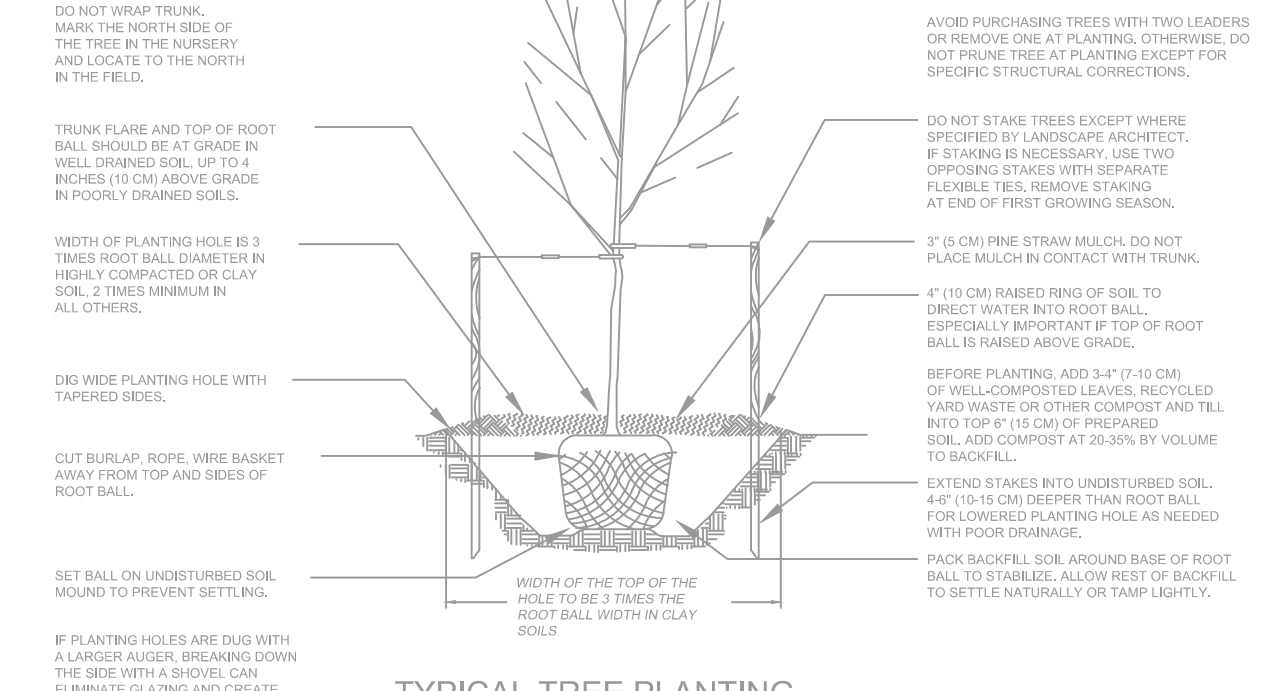
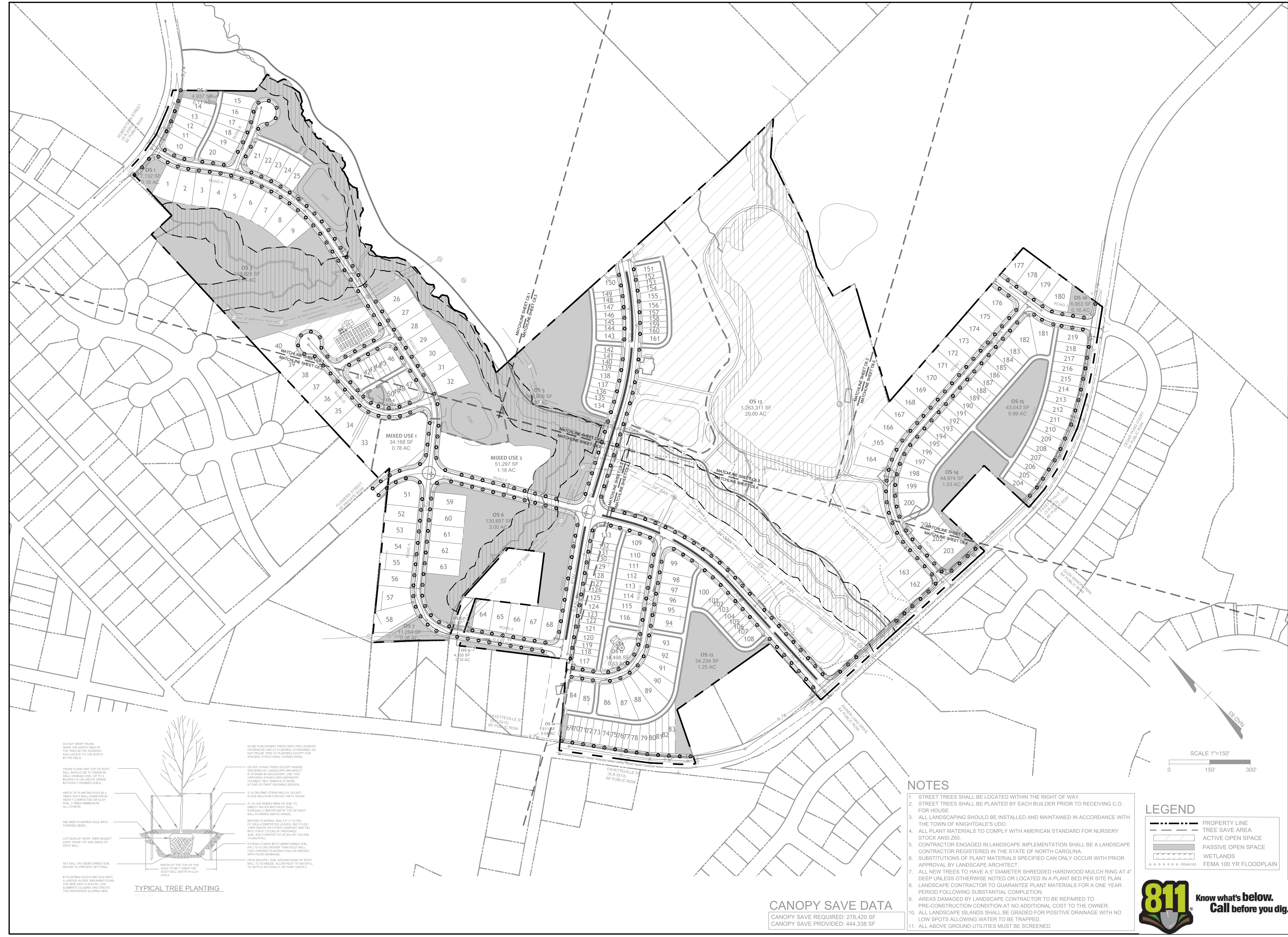
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OVERALL LANDSCAPE PLAN

JOB NO.
45530

SHEET NO.
C6.0

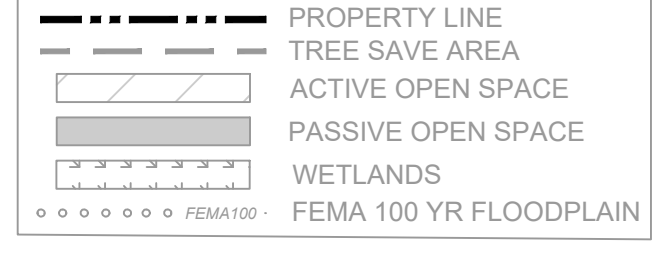


TYPICAL TREE PLANTING

NOTES

- STREET TREES SHALL BE LOCATED WITHIN THE RIGHT OF WAY.
- STREET TREES SHALL BE PLANTED BY EACH BUILDER PRIOR TO RECEIVING C.O. FOR HOUSE.
- ALL LANDSCAPING SHOULD BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TOWN OF KNIGHTDALE'S UDO.
- ALL PLANT MATERIALS TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.
- CONTRACTOR ENGAGED IN LANDSCAPE IMPLEMENTATION SHALL BE A LANDSCAPE CONTRACTOR REGISTERED IN THE STATE OF NORTH CAROLINA.
- SUBSTITUTIONS OF PLANT MATERIALS SPECIFIED CAN ONLY OCCUR WITH PRIOR APPROVAL BY LANDSCAPE ARCHITECT.
- ALL NEW TREES TO HAVE A 5' DIAMETER SHREDDED HARDWOOD MULCH RING AT 4" DEEP UNLESS OTHERWISE NOTED OR LOCATED IN A PLANT BED PER SITE PLAN.
- LANDSCAPE CONTRACTOR TO GUARANTEE PLANT MATERIALS FOR A ONE YEAR PERIOD FOLLOWING SUBSTANTIAL COMPLETION.
- AREAS DAMAGED BY LANDSCAPE CONTRACTOR TO BE REPAIRED TO PRE-CONSTRUCTION CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- ALL LANDSCAPE ISLANDS SHALL BE GRADED FOR POSITIVE DRAINAGE WITH NO LOW SPOTS ALLOWING WATER TO BE TRAPPED.
- ALL ABOVE GROUND UTILITIES MUST BE SCREENED.

LEGEND

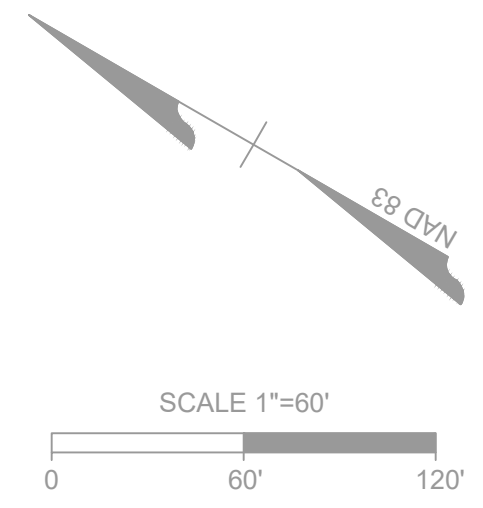


CANOPY SAVE DATA

CANOPY SAVE REQUIRED: 278,420 SF
CANOPY SAVE PROVIDED: 444,338 SF



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LEGEND

	PROPERTY LINE
	TREE SAVE AREA
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	WETLANDS
	FEMA 100 YR FLOODPLAIN



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CHECKED BY
B. BLACKMON

SCALE
1" = 60'

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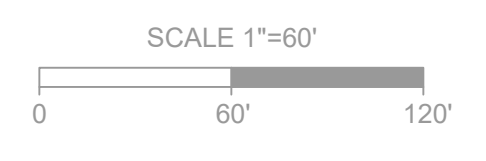
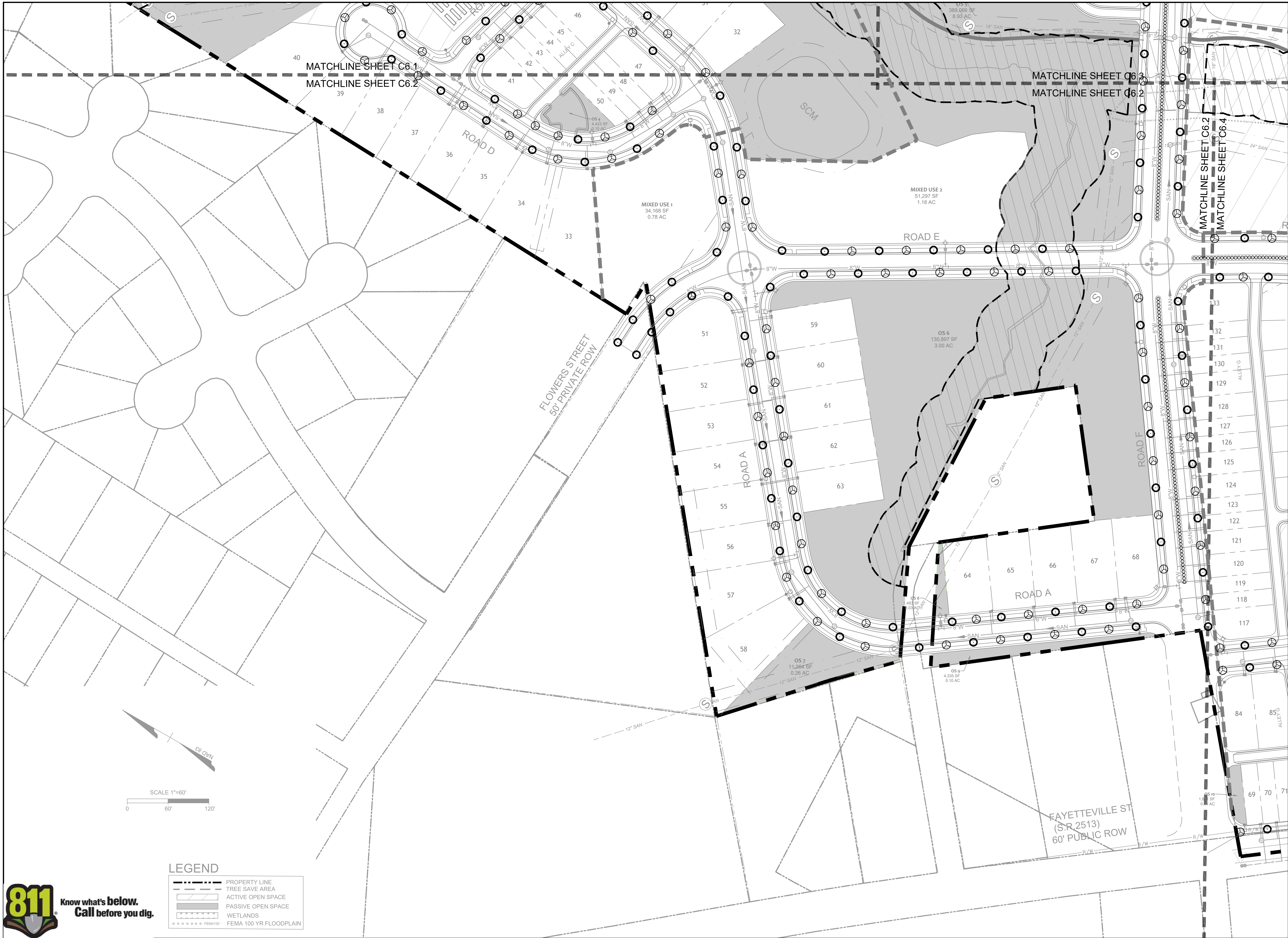
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DETAILED LANDSCAPE PLAN SHEET 1 OF 5

JOB NO.	45530
SHEET NO.	C6.1

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	PROPERTY LINE
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	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	WETLANDS
	FEMA 100 YR FLOODPLAIN



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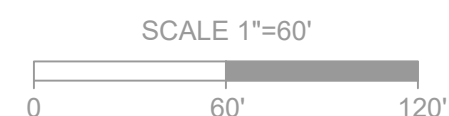
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DRAWN BY
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DESIGNED BY
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CHECKED BY
B.BLACKMON
SCALE
1" = 60'

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NORTH CAROLINA LICENSE NO. C-1652

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FAYETTEVILLE STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
DETAILED LANDSCAPE PLAN SHEET 2 OF 5

JOB NO.
45530
SHEET NO.
C6.2

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LEGEND

- PROPERTY LINE
- TREE SAVE AREA
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- WETLANDS
- FEMA 100 - FEMA 100 YR FLOODPLAIN

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SCALE
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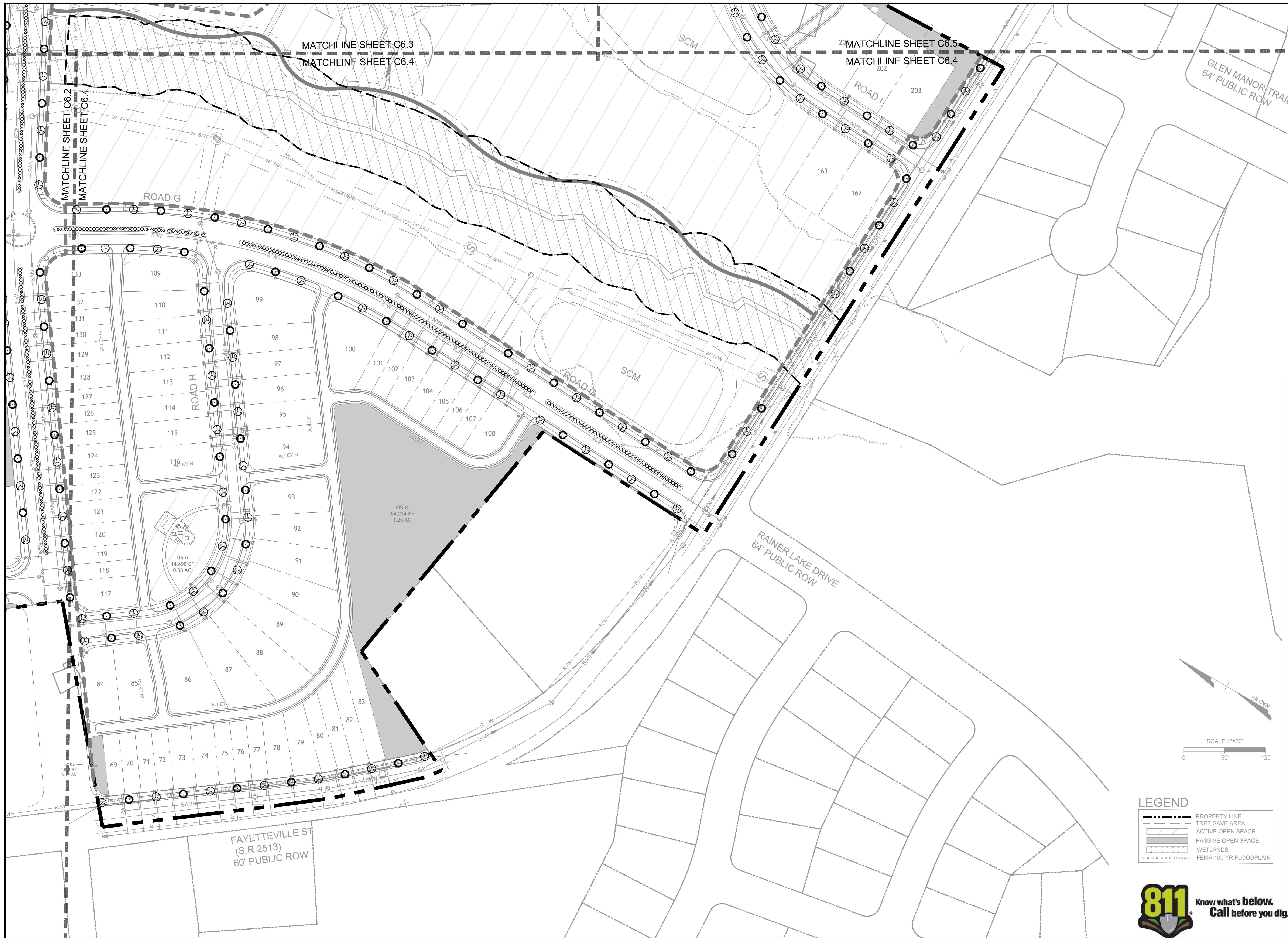
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DETAILED LANDSCAPE PLAN SHEET 3 OF 5

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LEGEND

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	PASSIVE OPEN SPACE
	WETLANDS
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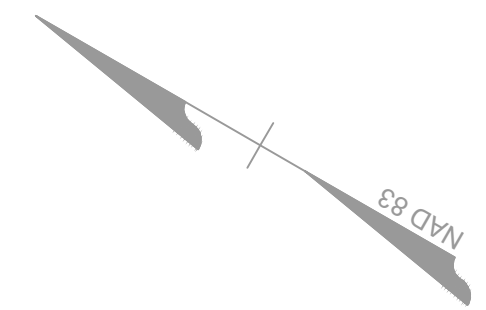
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FAYETTEVILLE STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

DETAILED LANDSCAPE PLAN SHEET 4 OF 5

JOB NO.
45530

SHEET NO.
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SCALE 1"=60'
0 60' 120'

LEGEND

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	TREE SAVE AREA
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	WETLANDS
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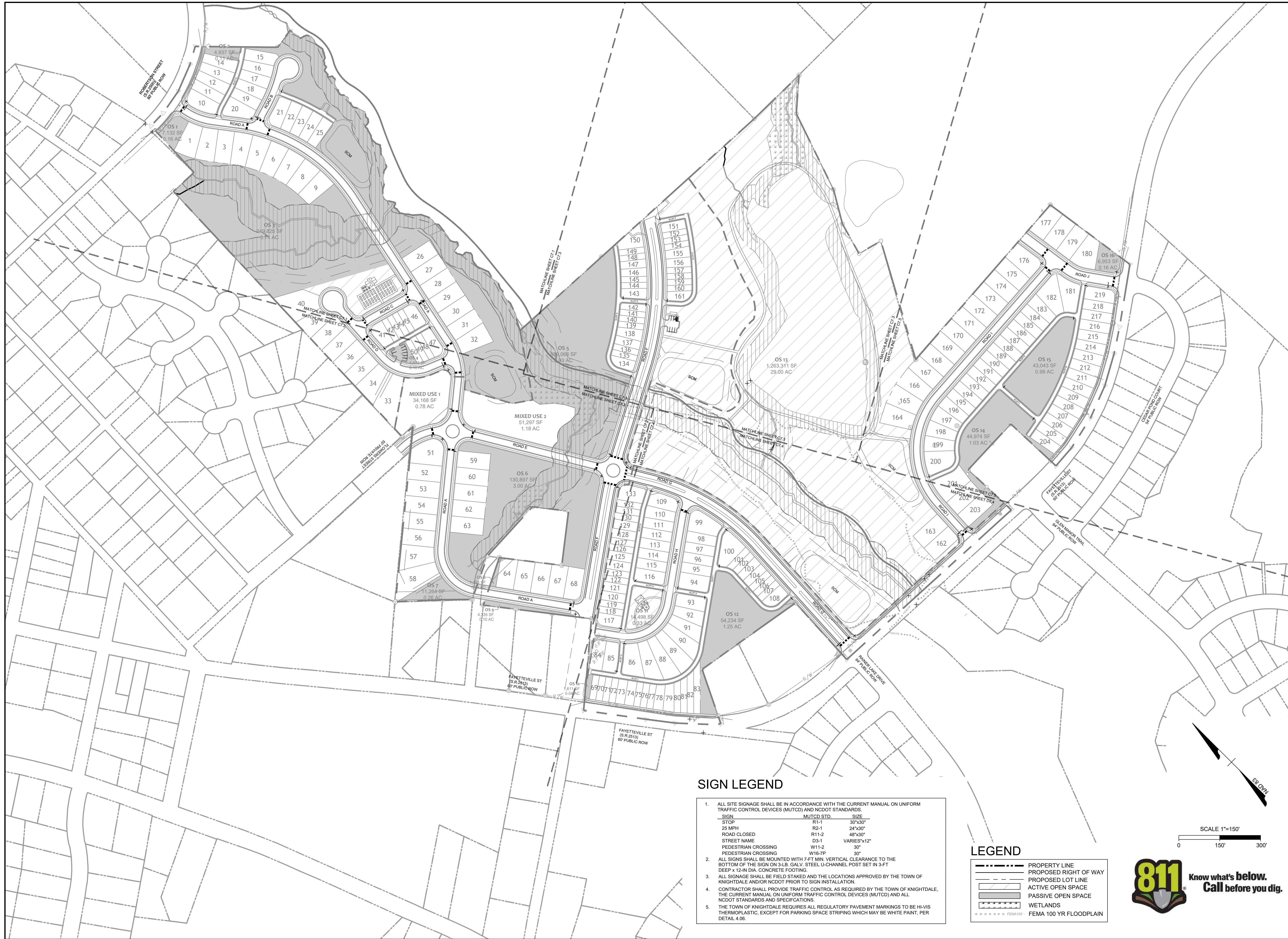
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DETAILED LANDSCAPE PLAN SHEET 5 OF 5

JOB NO. 45530
SHEET NO. C6.5



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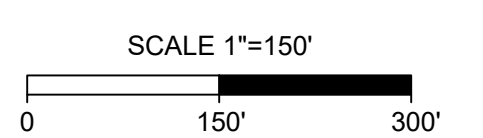
SIGN LEGEND

- ALL SITE SIGNAGE SHALL BE IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.

SIGN	MUTCD STD.	SIZE
STOP	R1-1	30"x30"
25 MPH	R2-1	24"x30"
ROAD CLOSED	R11-2	48"x30"
STREET NAME	D3-1	VARIABLES"x12"
PEDESTRIAN CROSSING	W11-2	30"
PEDESTRIAN CROSSING	W16-7P	30"
- ALL SIGNS SHALL BE MOUNTED WITH 7-FT MIN. VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN ON 3-LB. GALV. STEEL U-CHANNEL POST SET IN 3-FT DEEP x 12-IN DIA. CONCRETE FOOTINGS.
- ALL SIGNAGE SHALL BE FIELD STAKED AND THE LOCATIONS APPROVED BY THE TOWN OF KNIGHTDALE AND/OR NCDOT PRIOR TO SIGN INSTALLATION.
- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AS REQUIRED BY THE TOWN OF KNIGHTDALE, THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ALL NCDOT STANDARDS AND SPECIFICATIONS.
- THE TOWN OF KNIGHTDALE REQUIRES ALL REGULATORY PAVEMENT MARKINGS TO BE HI-VIS THERMOPLASTIC, EXCEPT FOR PARKING SPACE STRIPING WHICH MAY BE WHITE PAINT, PER DETAIL 4.06.

LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- WETLANDS
- FEMA 100 YR FLOODPLAIN



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CHECKED BY
B.BLACKMON
SCALE
1" = 150'

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OVERALL SIGNS AND MARKINGS PLAN

JOB NO.
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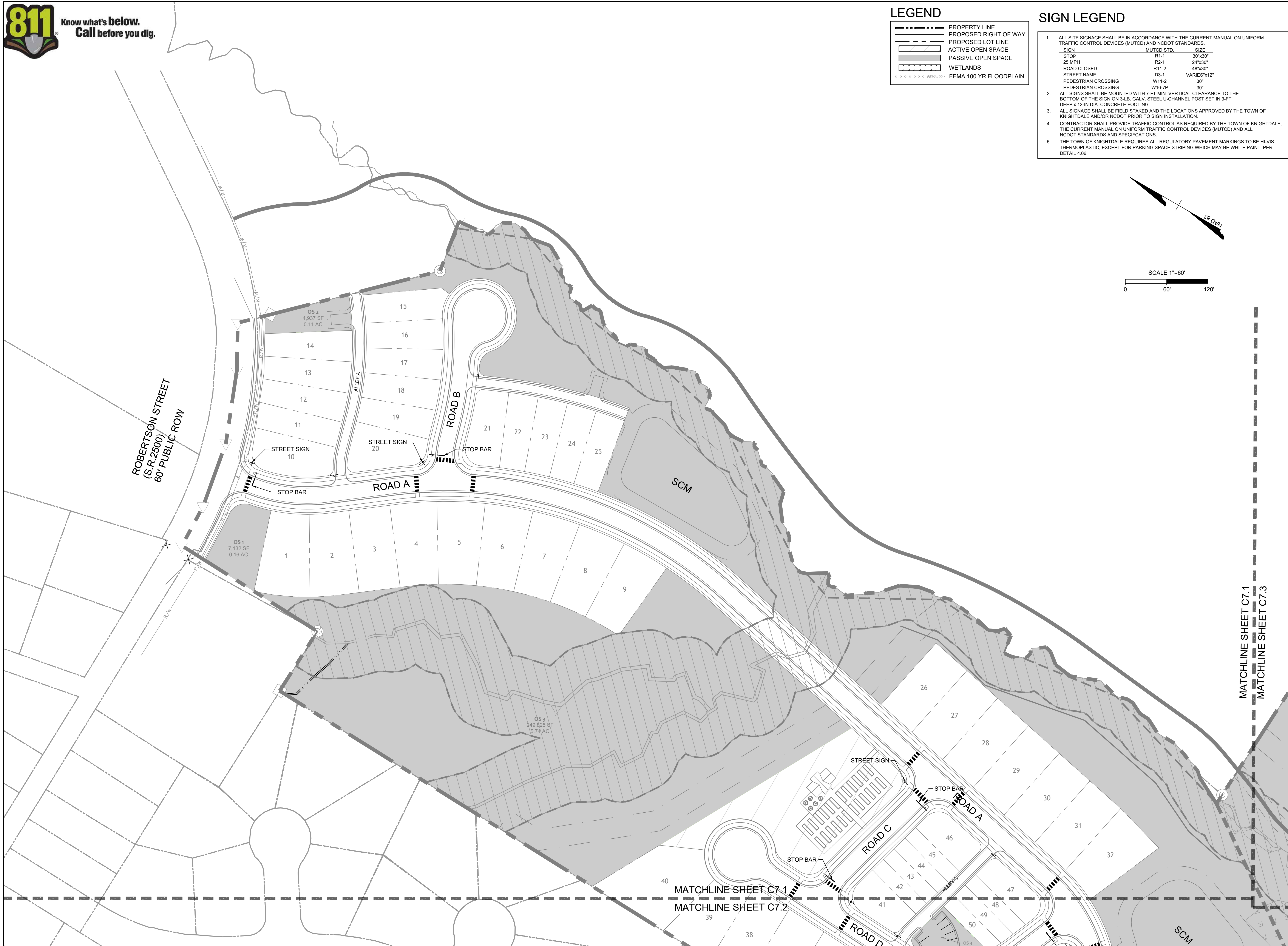
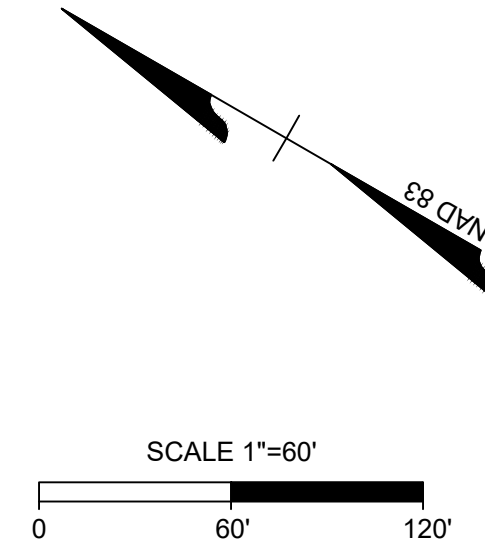
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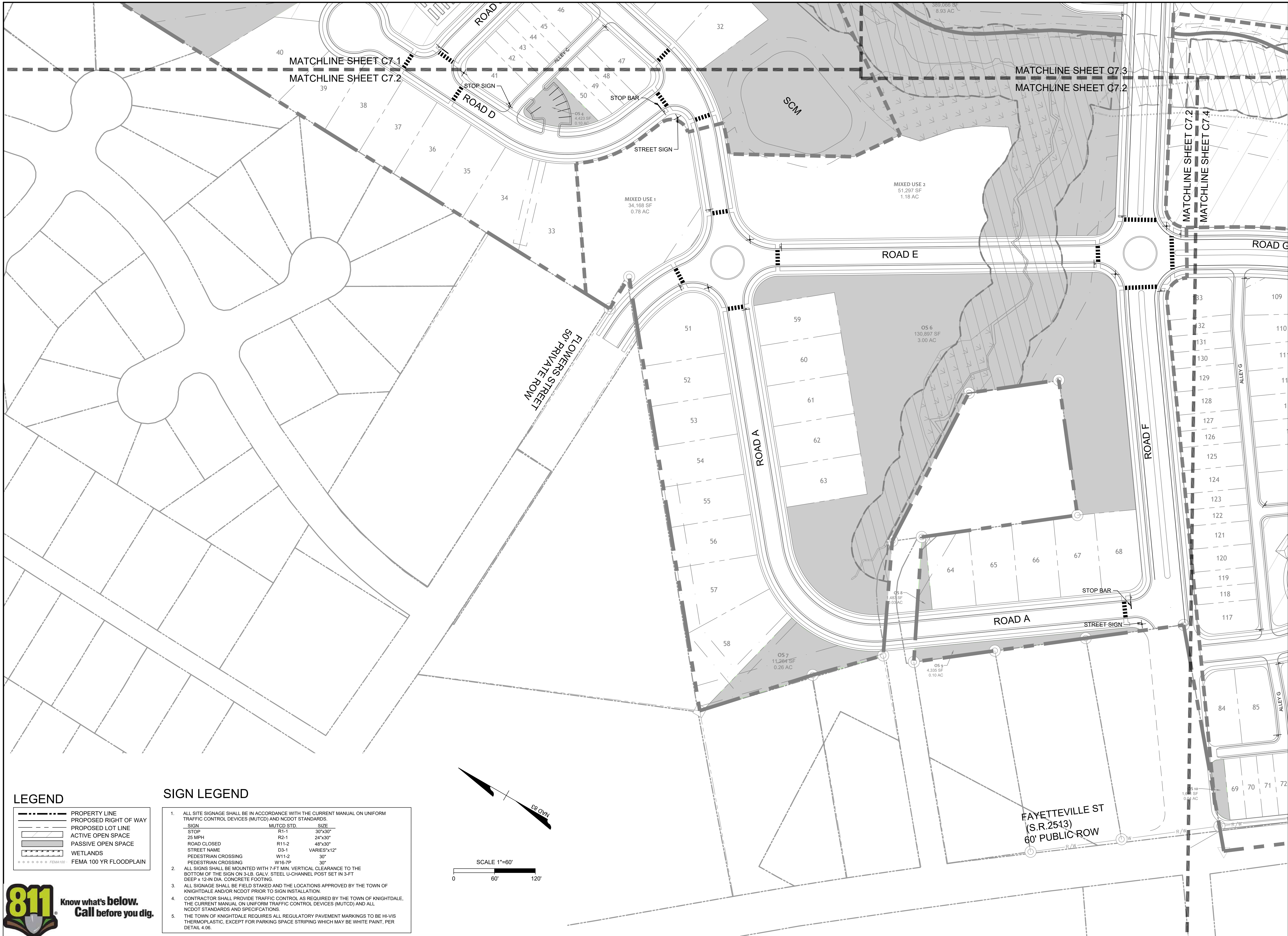
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DETAILED SIGNS AND MARKINGS PLAN SHEET 1 OF 5

JOB NO.
45530
SHEET NO.
C7.1

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DATE
7/29/2022
DRAWN BY
C. CLARK
DESIGNED BY
E. ANGE
CHECKED BY
B. BLACKMON
SCALE
1" = 60'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
HARPER PRESERVE
FAYETTEVILLE STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
DETAILED SIGNS AND MARKINGS PLAN SHEET 2 OF 5

JOB NO.
45530
SHEET NO.
C7.2

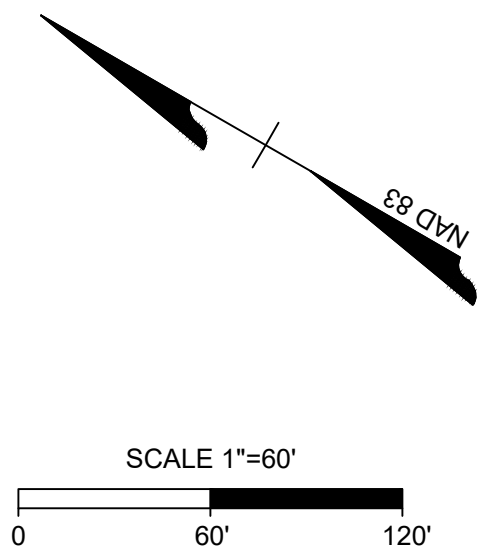
LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- WETLANDS
- FEMA 100 YR FLOODPLAIN

SIGN LEGEND

- ALL SITE SIGNAGE SHALL BE IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.

SIGN	MUTCD STD.	SIZE
STOP	R1-1	30"x30"
25 MPH	R2-1	24"x30"
ROAD CLOSED	R11-2	48"x30"
STREET NAME	D3-1	VARIES"x12"
PEDESTRIAN CROSSING	W11-2	30"
PEDESTRIAN CROSSING	W16-7P	30"
- ALL SIGNS SHALL BE MOUNTED WITH 7-FT MIN. VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN ON 3-LB. GALV. STEEL U-CHEMEL POST SET IN 3-FT DEEP x 12-IN DIA. CONCRETE FOOTING.
- ALL SIGNAGE SHALL BE FIELD STAKED AND THE LOCATIONS APPROVED BY THE TOWN OF KNIGHTDALE AND/OR NCDOT PRIOR TO SIGN INSTALLATION.
- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AS REQUIRED BY THE TOWN OF KNIGHTDALE, THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ALL NCDOT STANDARDS AND SPECIFICATIONS.
- THE TOWN OF KNIGHTDALE REQUIRES ALL REGULATORY PAVEMENT MARKINGS TO BE HI-VIS THERMOPLASTIC, EXCEPT FOR PARKING SPACE STRIPING WHICH MAY BE WHITE PAINT, PER DETAIL 4.06.



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LEGEND

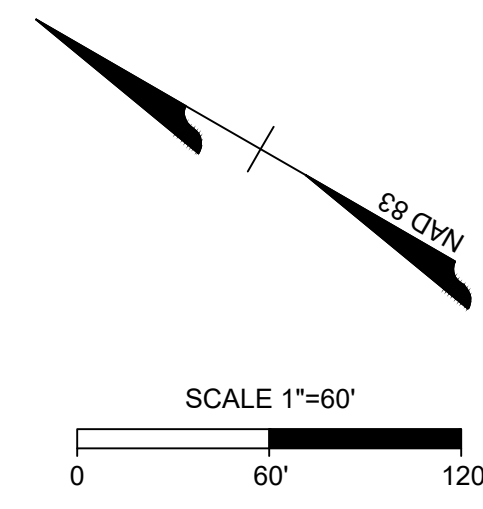
	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	WETLANDS
	FEMA 100 YR FLOODPLAIN

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7/29/2022	

DRAWN BY	C.CLARK
DESIGNED BY	E.ANGE
CHECKED BY	B.BLACKMON
SCALE	1" = 60'

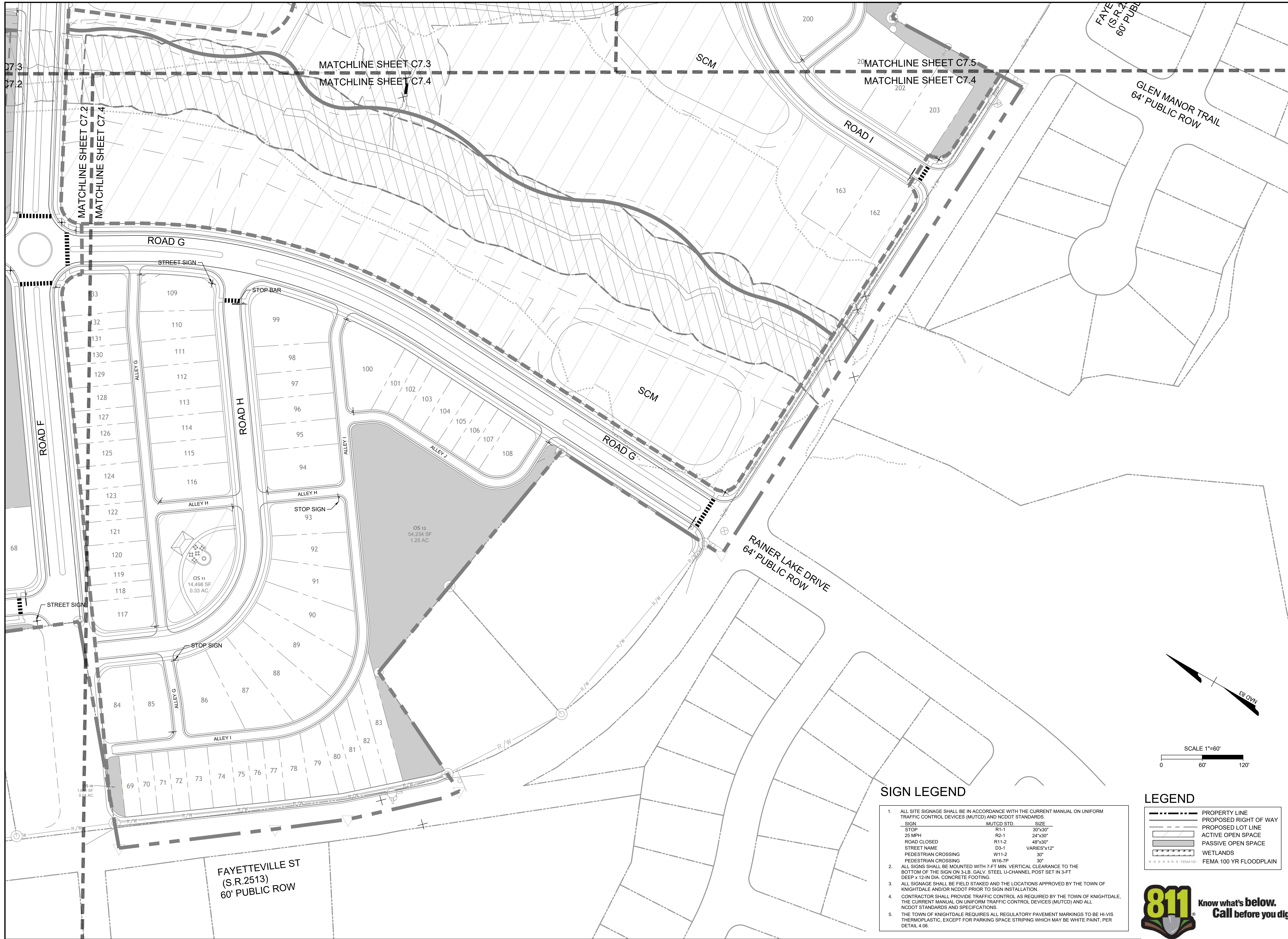
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HARPER PRESERVE
FAYETTEVILLE STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

DETAILED SIGNS AND MARKINGS PLAN SHEET 3 OF 5

JOB NO.	45530
SHEET NO.	C7.3

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REVISION DESCRIPTION

DATE	DESCRIPTION
7/29/2022	

DESIGNED BY
E. ANGE

CHECKED BY
B. BLACKMON

SCALE
1" = 60'

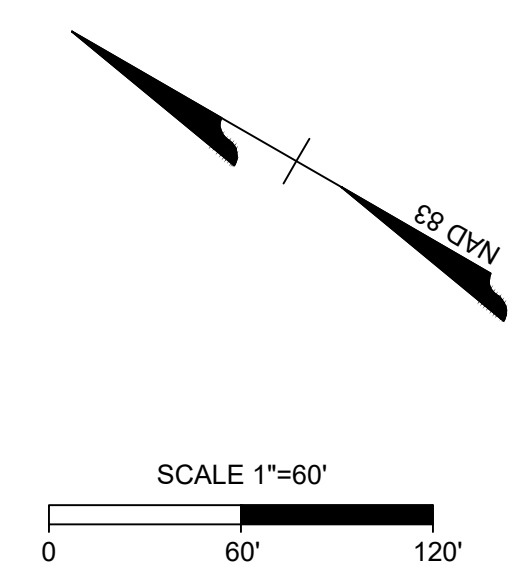
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FAYETTEVILLE STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

DETAILED SIGNS AND MARKINGS PLAN SHEET 4 OF 5

JOB NO.
45530

SHEET NO.
C7.4



SIGN LEGEND

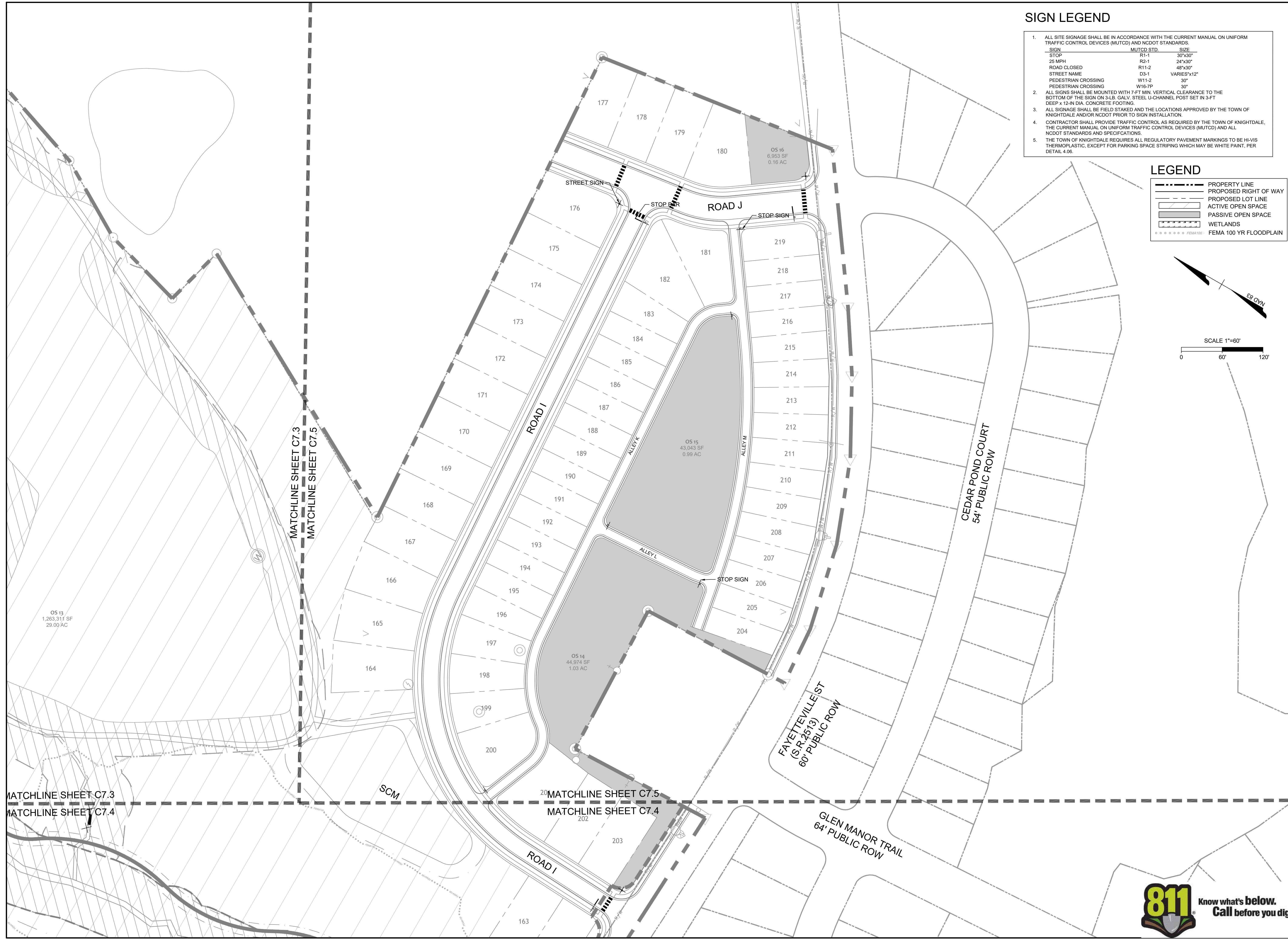
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SIGN	MUTCD STD.	SIZE
STOP	R1-1	30"x30"
25 MPH	R2-1	24"x30"
ROAD CLOSED	R11-2	48"x30"
STREET NAME	D3-1	VARIES*12"
PEDESTRIAN CROSSING	W11-2	30"
PEDESTRIAN CROSSING	W16-7P	30"
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LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	WETLANDS
	FEMA 100 YR FLOODPLAIN





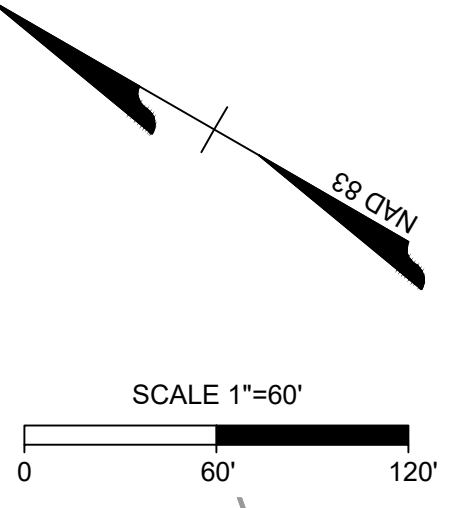
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LEGEND

	PROPERTY LINE
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	ACTIVE OPEN SPACE
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HARPER PRESERVE
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 DETAILED SIGNS AND MARKINGS PLAN SHEET 5 OF 5

JOB NO. 45530
 SHEET NO. C7.5



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