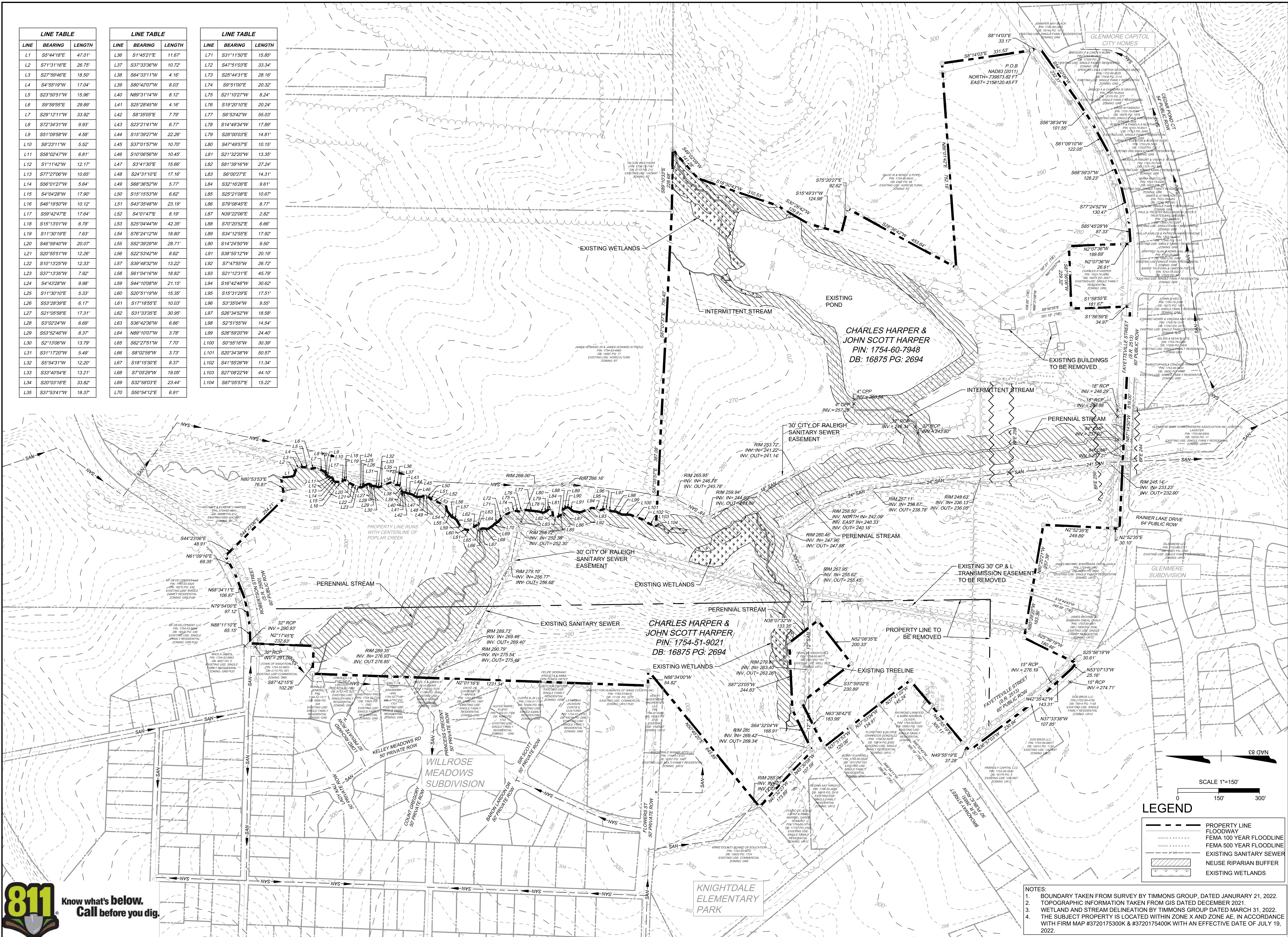


LINE	BEARING	LENGTH
L1	S5°44'18"E	47.01'
L2	S71°31'16"E	26.79'
L3	S27°59'46"E	18.50'
L4	S4°55'19"W	17.04'
L5	S23°50'51"W	15.96'
L6	S9°59'55"E	29.89'
L7	S29°12'11"W	33.92'
L8	S72°34'31"W	9.93'
L9	S51°09'58"W	4.58'
L10	S8°23'11"W	5.52'
L11	S88°02'47"W	6.81'
L12	S11°11'42"W	12.17'
L13	S77°27'06"W	10.65'
L14	S56°01'27"W	5.64'
L15	S4°04'28"W	17.90'
L16	S46°19'50"W	10.12'
L17	S59°42'47"E	17.64'
L18	S15°13'01"W	6.78'
L19	S11°30'19"E	7.63'
L20	S46°59'40"W	20.07'
L21	S20°55'51"W	12.26'
L22	S10°13'25"W	12.33'
L23	S37°13'35"W	7.92'
L24	S4°43'28"W	9.98'
L25	S11°30'10"E	5.33'
L26	S53°28'39"E	6.17'
L27	S21°05'58"E	17.31'
L28	S32°02'24"W	6.69'
L29	S53°52'46"W	8.37'
L30	S2°13'06"W	13.79'
L31	S31°17'20"W	5.49'
L32	S5°54'31"W	12.20'
L33	S33°40'54"E	13.21'
L34	S20°03'18"E	33.82'
L35	S37°53'41"W	18.37'

LINE	BEARING	LENGTH
L36	S1°45'21"E	11.67'
L37	S37°33'36"W	10.72'
L38	S64°33'11"W	4.16'
L39	S80°42'07"W	8.03'
L40	N89°31'14"W	8.12'
L41	S25°28'45"W	4.16'
L42	S8°35'05"E	7.79'
L43	S23°21'41"W	6.77'
L44	S15°39'27"W	22.26'
L45	S37°01'57"W	10.70'
L46	S10°08'56"W	10.45'
L47	S3°41'30"E	15.66'
L48	S24°31'10"E	17.16'
L49	S68°36'52"W	5.77'
L50	S15°15'53"W	6.62'
L51	S43°35'48"W	23.19'
L52	S4°01'47"E	8.19'
L53	S25°04'44"W	42.35'
L54	S78°24'12"W	18.80'
L55	S52°39'29"W	28.71'
L56	S22°53'42"W	8.62'
L57	S39°48'32"W	13.22'
L58	S61°04'16"W	18.82'
L59	S44°10'08"W	21.15'
L60	S20°51'19"W	15.35'
L61	S17°18'55"E	10.03'
L62	S31°33'35"E	30.95'
L63	S36°42'36"W	6.66'
L64	N89°10'01"W	3.78'
L65	S62°27'51"W	7.70'
L66	S8°02'59"W	3.73'
L67	S18°15'30"E	8.37'
L68	S7°05'29"W	19.05'
L69	S2°58'03"E	23.44'
L70	S50°54'12"E	6.91'

LINE	BEARING	LENGTH
L71	S31°11'50"E	15.85'
L72	S47°51'03"E	33.34'
L73	S25°44'31"E	28.16'
L74	S9°51'00"E	20.32'
L75	S21°10'27"W	8.24'
L76	S19°20'10"E	20.24'
L77	S6°53'42"W	55.03'
L78	S14°49'34"W	17.89'
L79	S28°00'03"E	14.81'
L80	S47°49'57"E	10.15'
L81	S21°32'20"W	13.35'
L82	S81°39'16"W	27.24'
L83	S6°00'27"E	14.31'
L84	S32°16'26"E	9.61'
L85	S25°21'08"E	10.67'
L86	S79°08'45"E	8.77'
L87	N39°22'06"E	2.82'
L88	S70°20'52"E	6.66'
L89	S34°12'55"E	17.92'
L90	S14°24'30"W	9.50'
L91	S38°53'12"W	20.19'
L92	S7°47'55"W	26.72'
L93	S21°12'31"E	45.79'
L94	S16°42'48"W	30.62'
L95	S15°31'29"E	17.51'
L96	S3°35'04"W	9.55'
L97	S26°34'52"W	18.58'
L98	S2°51'55"W	14.54'
L99	S26°59'20"W	24.40'
L100	S0°55'16"W	30.39'
L101	S20°34'38"W	60.57'
L102	S41°55'26"W	11.34'
L103	S87°08'22"W	44.10'
L104	S87°05'57"E	15.22'



LEGEND

- PROPERTY LINE
- FLOODWAY
- 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 WITHIN ZONE X AND ZONE AE, IN ACCORDANCE WITH FIRM MAP #3720175400K & #3720175400L WITH AN EFFECTIVE DATE OF JULY 19, 2022.



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DATE
 9/27/2022

DRAWN BY
 C.CLARK

DESIGNED BY
 E.ANGE

CHECKED BY
 B.BLACKMON

SCALE
 1" = 150'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

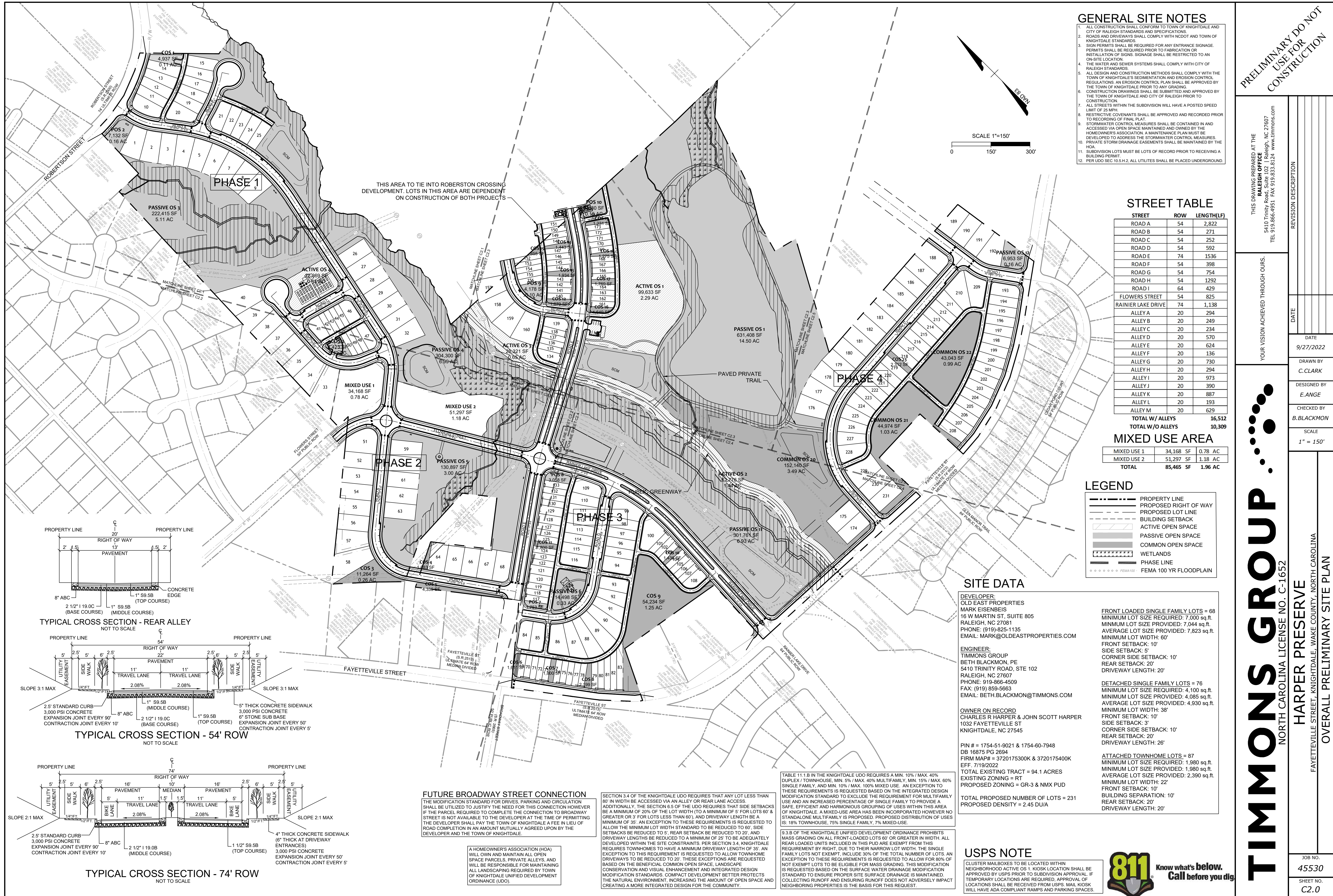
HARPER PRESERVE
 HARPER PRESERVE
 FAYETTEVILLE STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

EXISTING CONDITIONS

JOB NO.
 45530

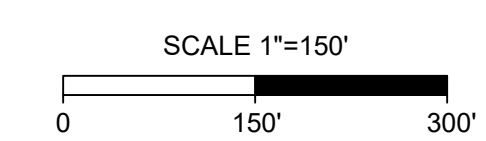
SHEET NO.
 C1.0

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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 NC DOT 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 HOMEOWNER'S 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 LOTS 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	2,822
ROAD B	54	271
ROAD C	54	252
ROAD D	54	592
ROAD E	74	1536
ROAD F	54	398
ROAD G	54	754
ROAD H	54	1292
ROAD I	64	429
FLOWERS STREET	54	825
RAINIER LAKE DRIVE	74	1,138
ALLEY A	20	294
ALLEY B	20	249
ALLEY C	20	234
ALLEY D	20	570
ALLEY E	20	624
ALLEY F	20	136
ALLEY G	20	730
ALLEY H	20	294
ALLEY I	20	973
ALLEY J	20	390
ALLEY K	20	887
ALLEY L	20	193
ALLEY M	20	629
TOTAL W/ ALLEYS		16,512
TOTAL W/O ALLEYS		10,309

MIXED USE AREA

MIXED USE 1	34,168 SF	0.78 AC
MIXED USE 2	51,297 SF	1.18 AC
TOTAL	85,465 SF	1.96 AC

LEGEND

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

SITE DATA

DEVELOPER:
 OLD EAST PROPERTIES
 MARK EISENBEIS
 16 W MARTIN ST, SUITE 805
 RALEIGH, NC 27081
 PHONE: (919)-825-1135
 EMAIL: MARK@OLDEASTPROPERTIES.COM

ENGINEER:
 TIMMONS GROUP
 BETH BLACKMON, PE
 5410 TRINITY ROAD, STE 102
 RALEIGH, NC 27607
 PHONE: 919-866-4509
 FAX: (919) 859-5663
 EMAIL: BETH.BLACKMON@TIMMONS.COM

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

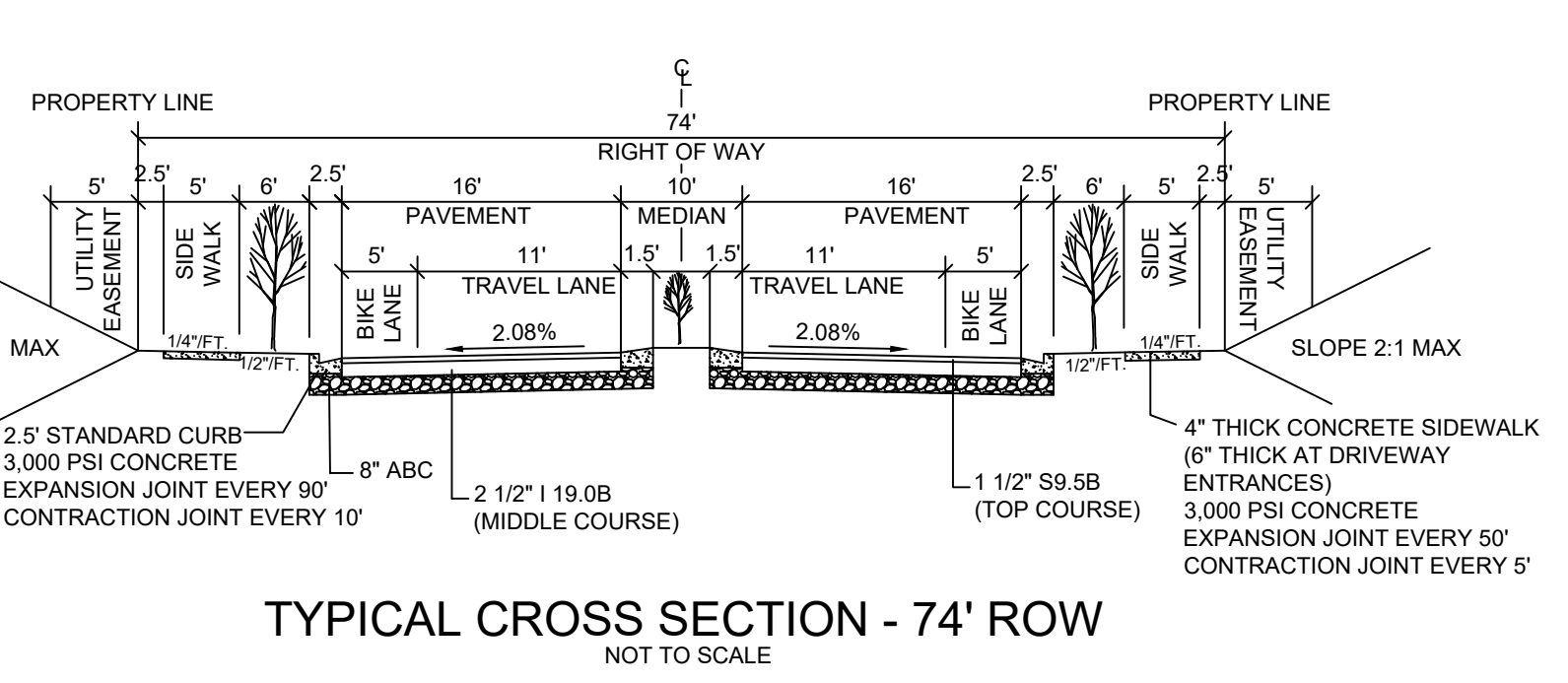
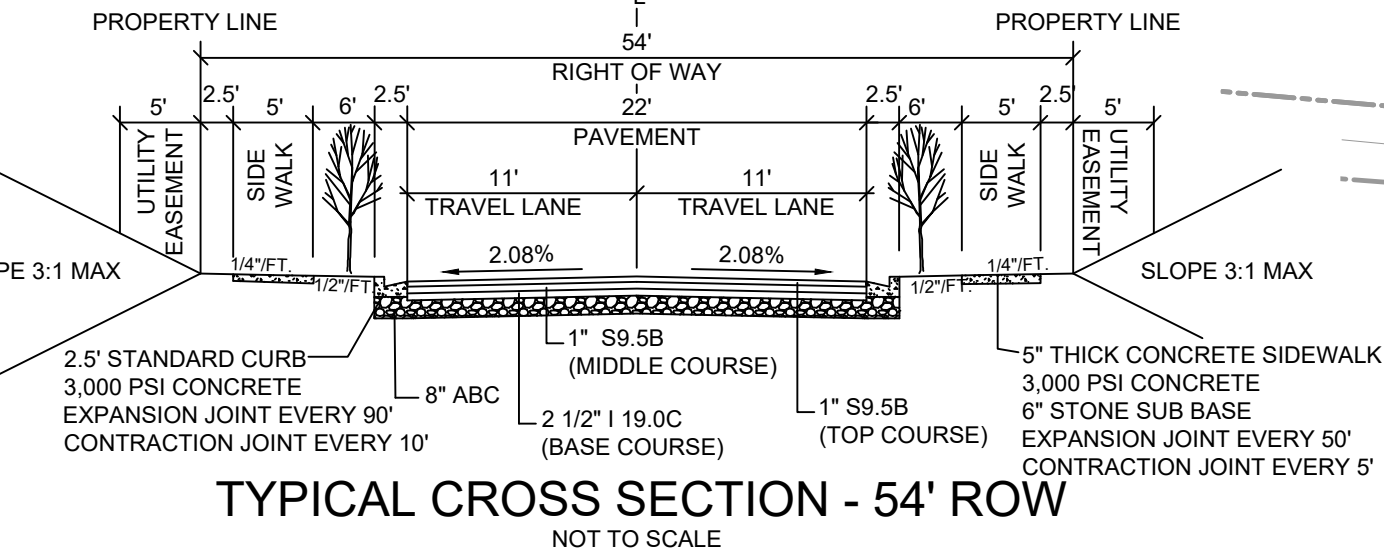
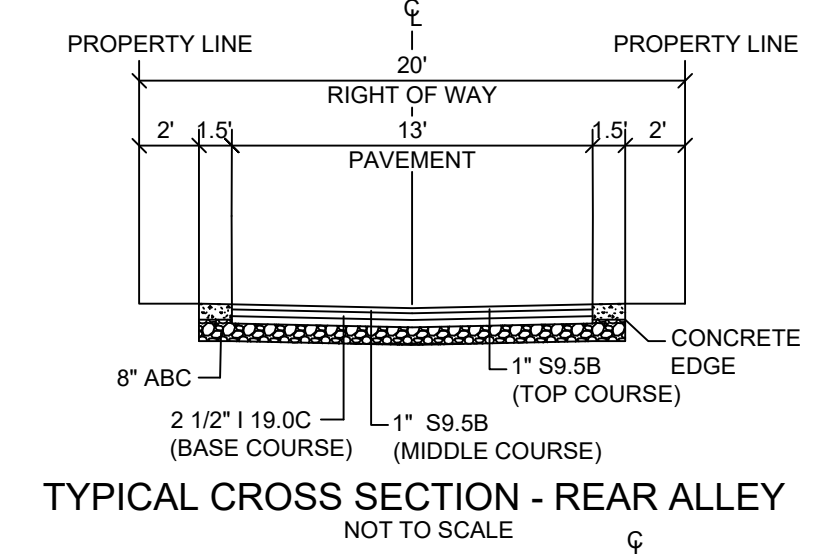
PIN # = 1754-51-9021 & 1754-60-7948
 DB 16875 PG 2694
 FIRM MAP# = 3720175300K & 3720175400K
 EFF: 7/19/2022
 TOTAL EXISTING TRACT = 94.1 ACRES
 EXISTING ZONING = RT
 PROPOSED ZONING = GR-3 & NMX PUD

TOTAL PROPOSED NUMBER OF LOTS = 231
PROPOSED DENSITY = 2.45 DU/A

FRONT LOADED SINGLE FAMILY LOTS = 68
 MINIMUM LOT SIZE REQUIRED: 7,000 sq.ft.
 MINIMUM LOT SIZE PROVIDED: 7,044 sq.ft.
 AVERAGE LOT SIZE PROVIDED: 7,823 sq.ft.
 MINIMUM LOT WIDTH: 60'
 FRONT SETBACK: 10'
 SIDE SETBACK: 5'
 CORNER SIDE SETBACK: 10'
 REAR SETBACK: 20'
 DRIVEWAY LENGTH: 20'

DETACHED SINGLE FAMILY LOTS = 76
 MINIMUM LOT SIZE REQUIRED: 4,100 sq.ft.
 MINIMUM LOT SIZE PROVIDED: 4,085 sq.ft.
 AVERAGE LOT SIZE PROVIDED: 4,930 sq.ft.
 MINIMUM LOT WIDTH: 38'
 FRONT SETBACK: 10'
 SIDE SETBACK: 5'
 CORNER SIDE SETBACK: 10'
 REAR SETBACK: 20'
 DRIVEWAY LENGTH: 26'

ATTACHED TOWNHOME LOTS = 87
 MINIMUM LOT SIZE REQUIRED: 1,980 sq.ft.
 MINIMUM LOT SIZE PROVIDED: 1,980 sq.ft.
 AVERAGE LOT SIZE PROVIDED: 2,390 sq.ft.
 MINIMUM LOT WIDTH: 22'
 FRONT SETBACK: 10'
 BUILDING SEPARATION: 10'
 REAR SETBACK: 20'
 DRIVEWAY LENGTH: 20'



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.

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 25' 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.

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 STANDALONE MULTIFAMILY IS PROPOSED. PROPOSED DISTRIBUTION OF USES IS: 18% TOWNHOUSE, 75% SINGLE FAMILY, 7% MIXED-USE.

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 80% OF NOT EXEMPT LOTS TO BE ELIGIBLE FOR MASS GRADING. 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.

A HOMEOWNER'S 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).

USPS NOTE

CLUSTER MAILBOXES TO BE LOCATED WITHIN NEIGHBORHOOD ACTIVE OS 1. 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.

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

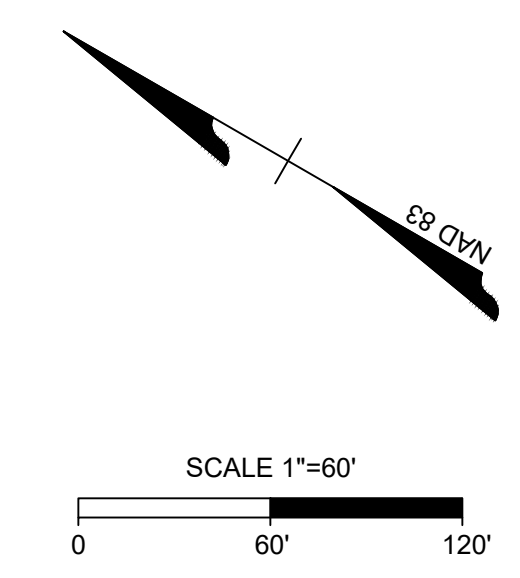
TIMMONS GROUP
 NORTH CAROLINA LICENSE NO. C-1652

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
	COMMON OPEN SPACE
	WETLANDS
	PHASE LINE
	FEMA 100 YR FLOODPLAIN

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REVISION DESCRIPTION	DATE
	9/27/2022

DRAWN BY
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DESIGNED BY
E.ANGE

CHECKED BY
B.BLACKMON

SCALE
1" = 60'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

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DETAILED SITE PLAN SHEET 1 OF 5

JOB NO.	45530
SHEET NO.	C2.1

MIXED USE 1
34,168 SF

PASSIVE OS 4
304,300 SF
6.99 AC

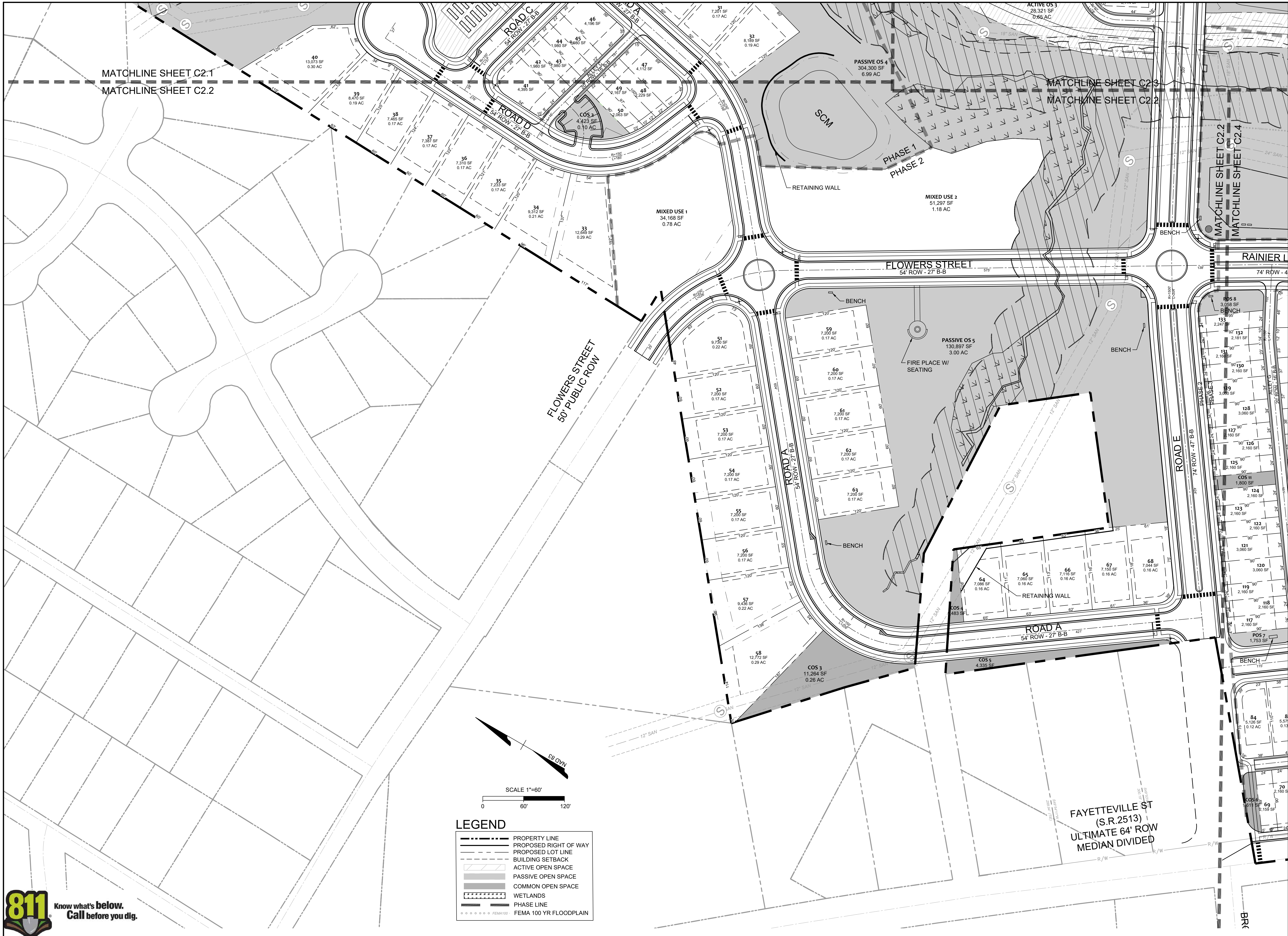
ACTIVE OS 4
22,369 SF
0.51 AC

PASSIVE OS 3
222,415 SF
5.11 AC

POS 2
7,132 SF
0.16 AC

COS 1
4,937 SF
0.11 AC

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MATCHLINE SHEET C2.1
MATCHLINE SHEET C2.2

MATCHLINE SHEET C2.3
MATCHLINE SHEET C2.2

MATCHLINE SHEET C2.2
MATCHLINE SHEET C2.4

LEGEND

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



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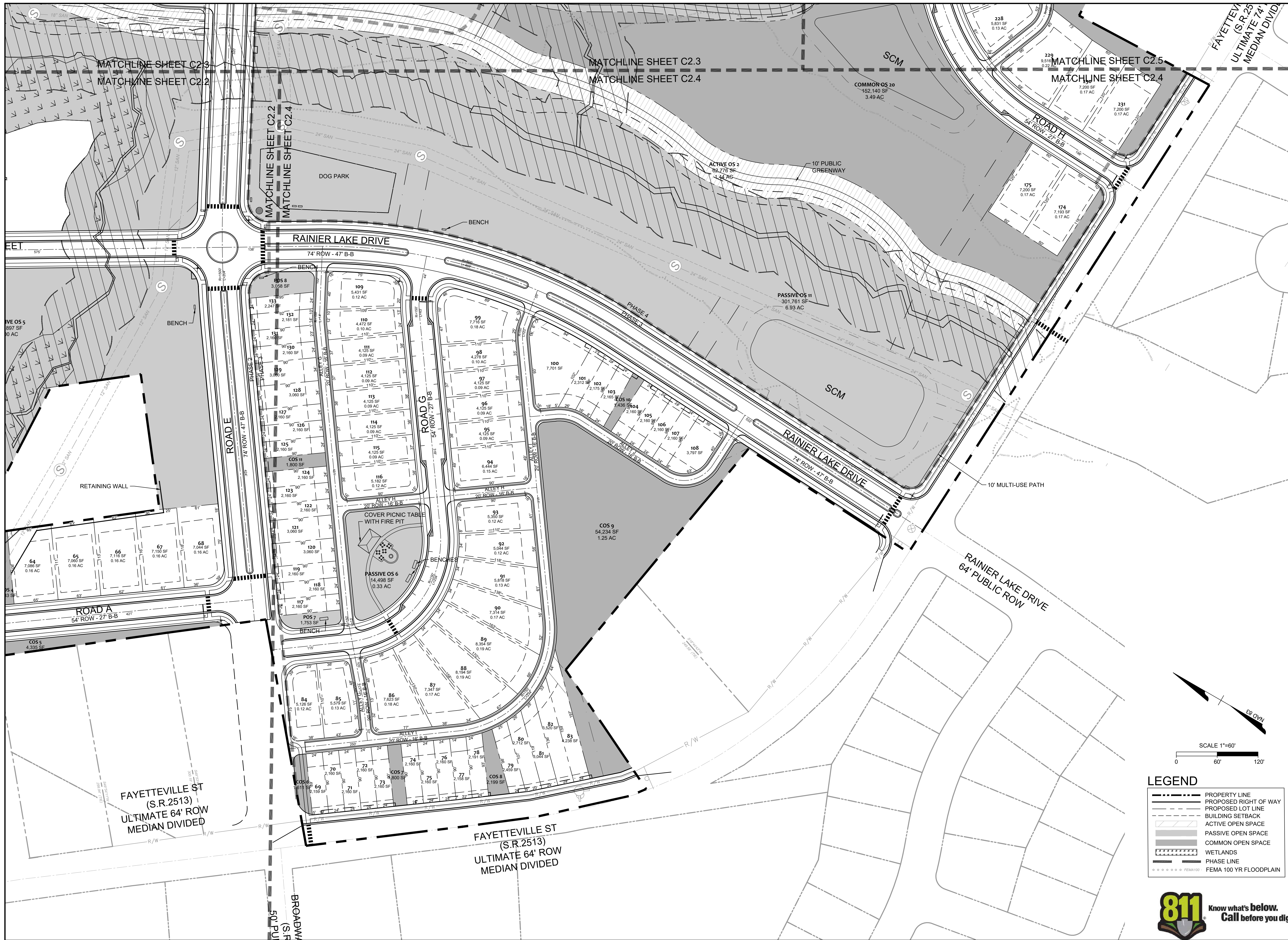
DATE	REVISION DESCRIPTION
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DATE	9/27/2022
DRAWN BY	C.CLARK
DESIGNED BY	E.ANGE
CHECKED BY	B.BLACKMON
SCALE	1" = 60'

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NORTH CAROLINA LICENSE NO. C-1652
HARPER PRESERVE
FAYETTEVILLE STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
DETAILED SITE PLAN SHEET 2 OF 5

JOB NO.	45530
SHEET NO.	C2.2

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DATE	DESCRIPTION
9/27/2022	

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DESIGNED BY
E. ANGE

CHECKED BY
B. BLACKMON

SCALE
1" = 60'

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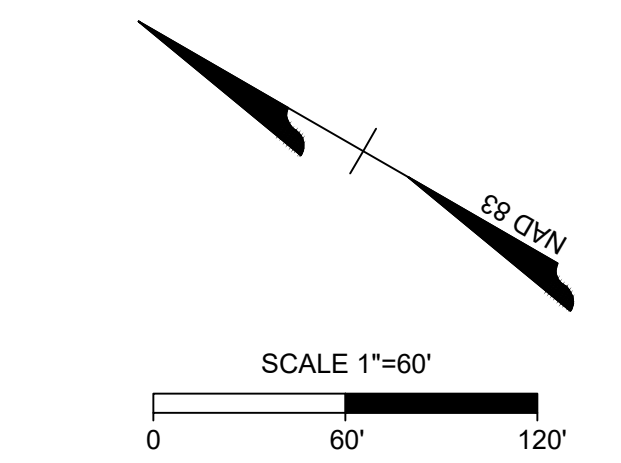
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DETAILED SITE PLAN SHEET 4 OF 5

JOB NO.
45530

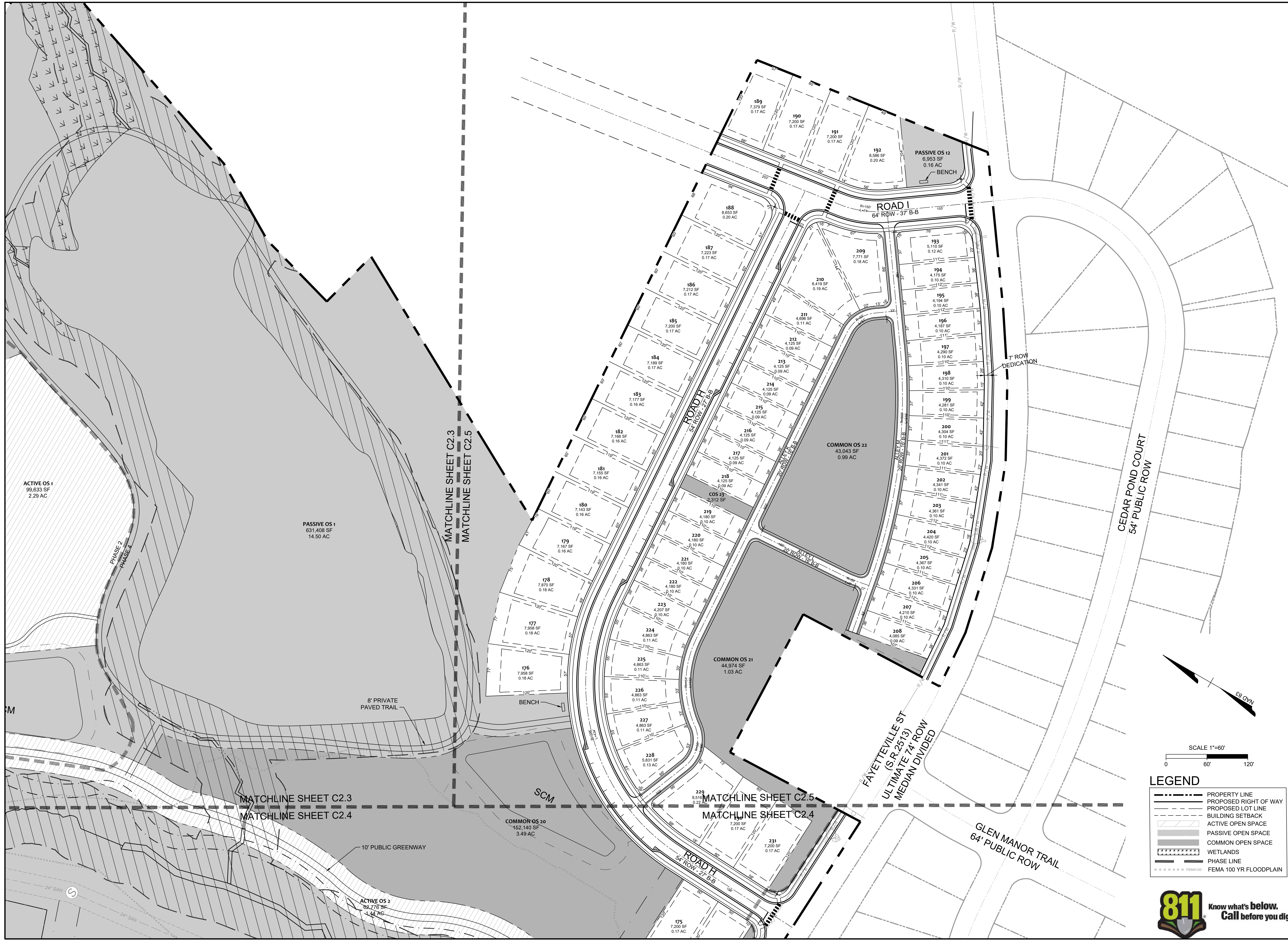
SHEET NO.
C2.4



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



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LEGEND

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

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REVISION DESCRIPTION

DATE	DESCRIPTION
9/27/2022	

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 DESIGNED BY: E.ANGE
 CHECKED BY: B.BLACKMON

SCALE
 1" = 60'

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

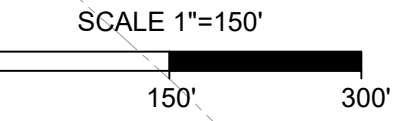
JOB NO. 45530
 SHEET NO. C2.5

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LEGEND

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



MIXED USE AREA

MIXED USE 1	34,168 SF	0.78 AC
MIXED USE 2	51,297 SF	1.18 AC
TOTAL	85,465 SF	1.96 AC

COMMON OPEN SPACE

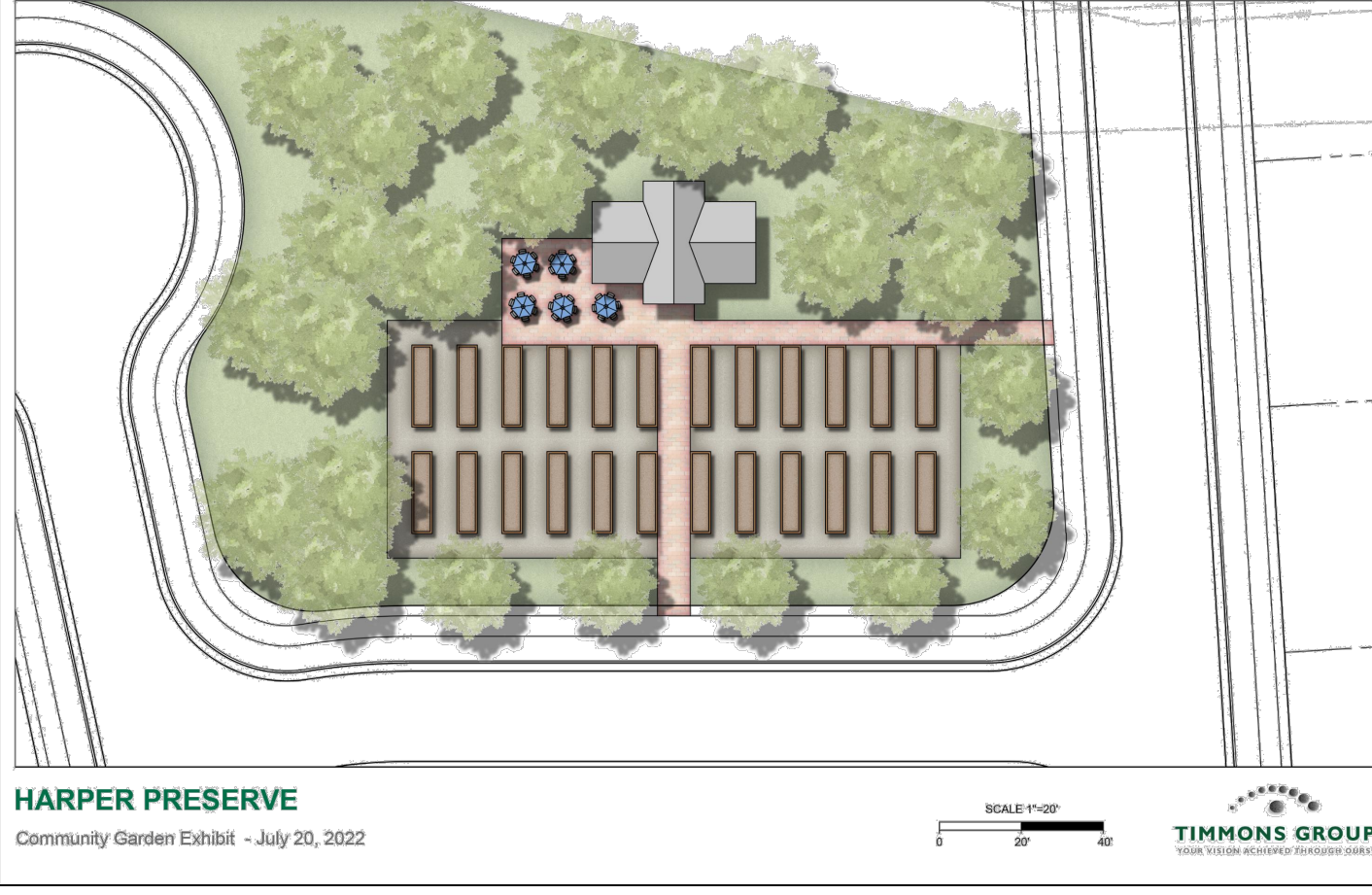
COMMON OS 1	4,937 SF	0.11 AC
COMMON OS 2	4,423 SF	0.10 AC
COMMON OS 3	11,264 SF	0.26 AC
COMMON OS 4	1,483 SF	0.03 AC
COMMON OS 5	4,335 SF	0.10 AC
COMMON OS 6	1,611 SF	0.04 AC
COMMON OS 7	1,800 SF	0.04 AC
COMMON OS 8	2,199 SF	0.05 AC
COMMON OS 9	54,234 SF	1.25 AC
COMMON OS 10	1,436 SF	0.03 AC
COMMON OS 11	1,800 SF	0.04 AC
COMMON OS 12	1,679 SF	0.04 AC
COMMON OS 13	1,934 SF	0.04 AC
COMMON OS 14	1,443 SF	0.03 AC
COMMON OS 15	855 SF	0.02 AC
COMMON OS 16	1,649 SF	0.04 AC
COMMON OS 17	1,769 SF	0.04 AC
COMMON OS 18	1,275 SF	0.03 AC
COMMON OS 19	1,231 SF	0.03 AC
COMMON OS 20	152,140 SF	3.49 AC
COMMON OS 21	44,974 SF	1.03 AC
COMMON OS 22	43,043 SF	0.99 AC
COMMON OS 23	2,312 SF	0.05 AC
TOTAL	343,826 SF	7.89 AC

ACTIVE OPEN SPACE

ACTIVE OS 1	99,633 SF	2.29 AC
ACTIVE OS 2	62,776 SF	1.44 AC
ACTIVE OS 3	28,321 SF	0.65 AC
ACTIVE OS 4	22,369 SF	0.51 AC
TOTAL	213,099 SF	4.89 AC

PASSIVE OPEN SPACE

PASSIVE OS 1	631,408 SF	14.50 AC
PASSIVE OS 2	7,132 SF	0.16 AC
PASSIVE OS 3	222,415 SF	5.11 AC
PASSIVE OS 4	304,300 SF	6.99 AC
PASSIVE OS 5	130,897 SF	3.01 AC
PASSIVE OS 6	14,498 SF	0.33 AC
PASSIVE OS 7	1,753 SF	0.04 AC
PASSIVE OS 8	3,058 SF	0.07 AC
PASSIVE OS 9	4,178 SF	0.10 AC
PASSIVE OS 10	6,380 SF	0.15 AC
PASSIVE OS 11	301,761 SF	6.93 AC
PASSIVE OS 12	6,953 SF	0.16 AC
TOTAL	1,634,733 SF	37.53 AC



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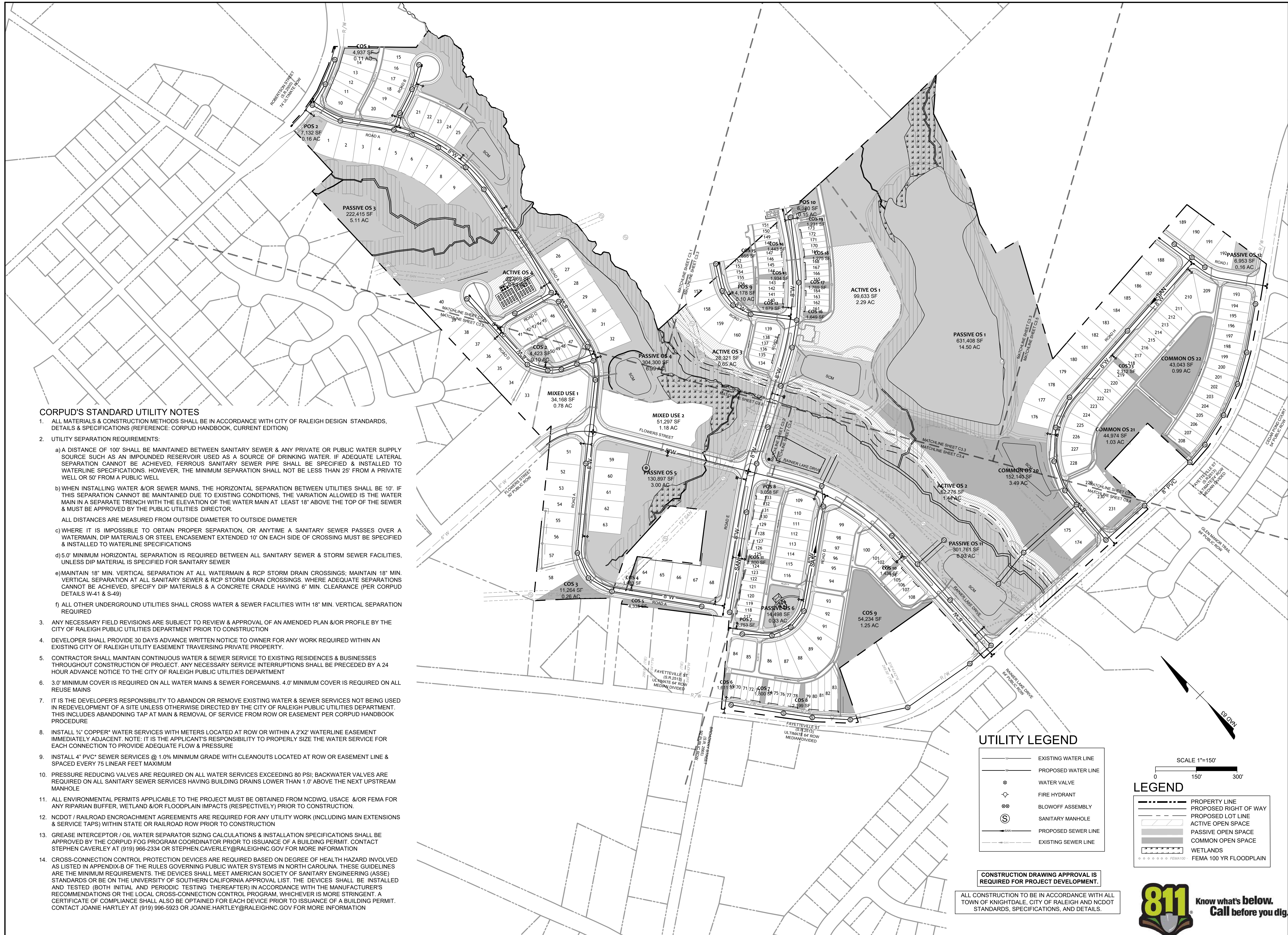
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 DESIGNED BY: E.ANGE
 CHECKED BY: B.BLACKMON
 SCALE: 1" = 150'

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HARPER PRESERVE
 FAYETTEVILLE STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
OPEN SPACE PLAN

JOB NO. 45530
 SHEET NO. C2.6



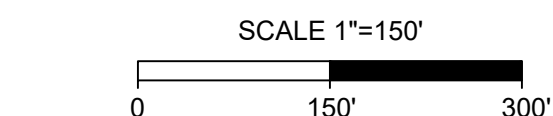
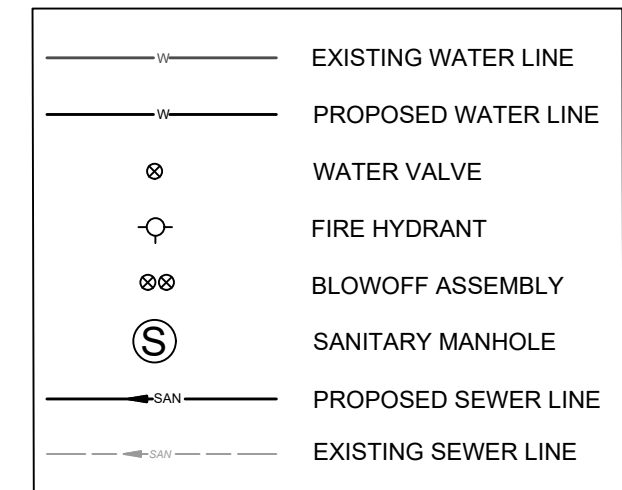
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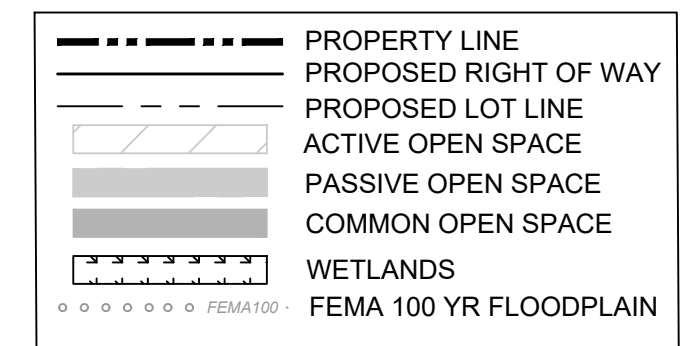
CORPUD'S STANDARD UTILITY NOTES

- 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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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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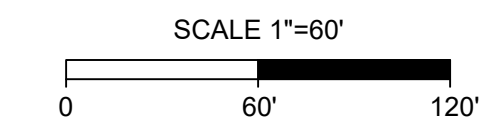
UTILITY CONSTRUCTION APPROVAL IS REQUIRED FOR PROJECT DEVELOPMENT.

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
- ▧ COMMON OPEN SPACE
- ▨ WETLANDS
- ◊ FEMA 100 YR FLOODPLAIN



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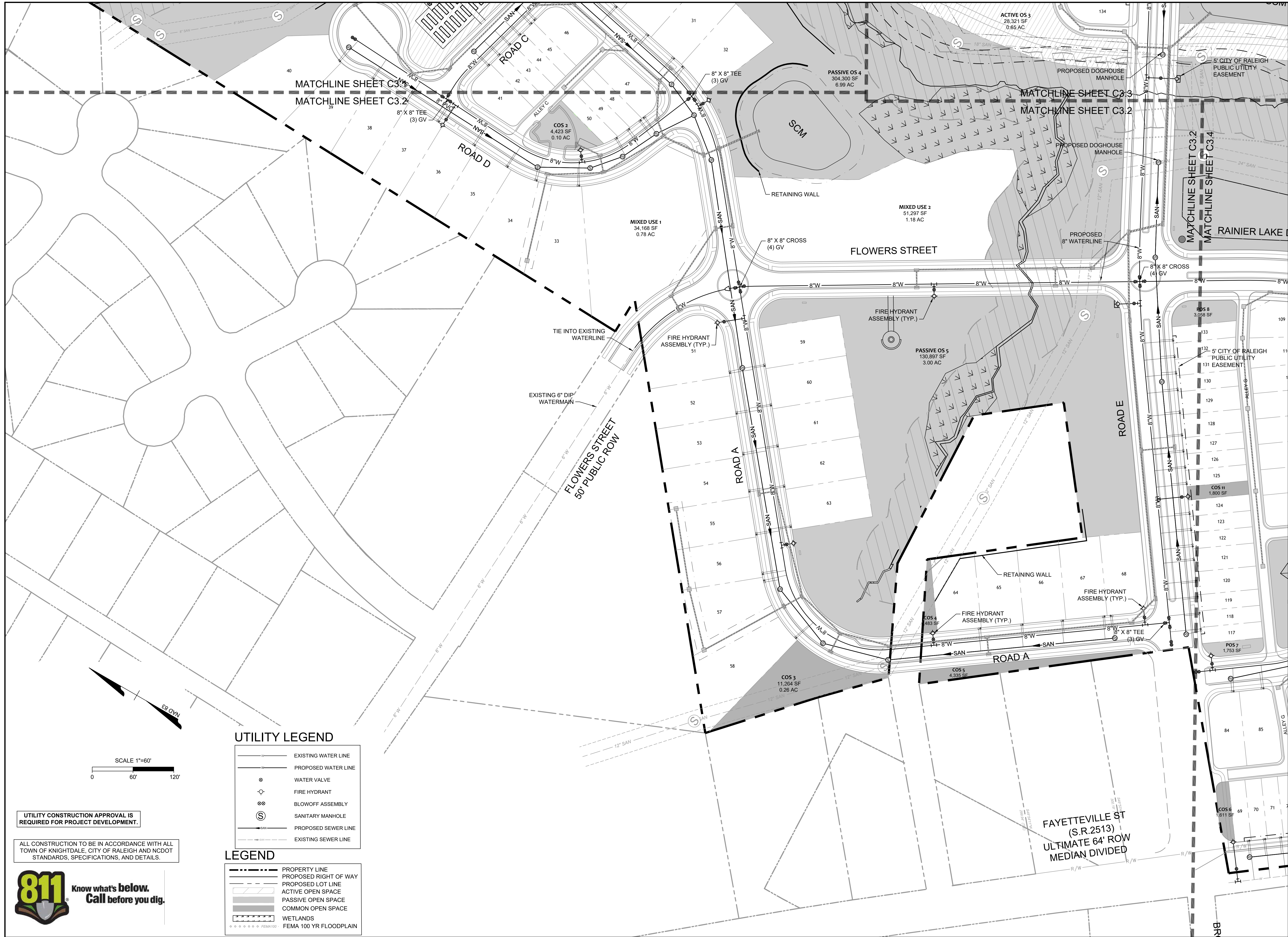
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DESIGNED BY
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CHECKED BY
B.BLACKMON
SCALE
1" = 60'

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

JOB NO.
45530
SHEET NO.
C3.1



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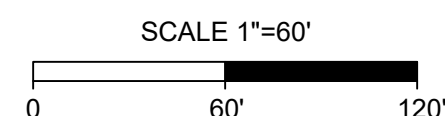
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DETAILED UTILITY PLAN SHEET 2 OF 5

JOB NO.
45530

SHEET NO.
C3.2



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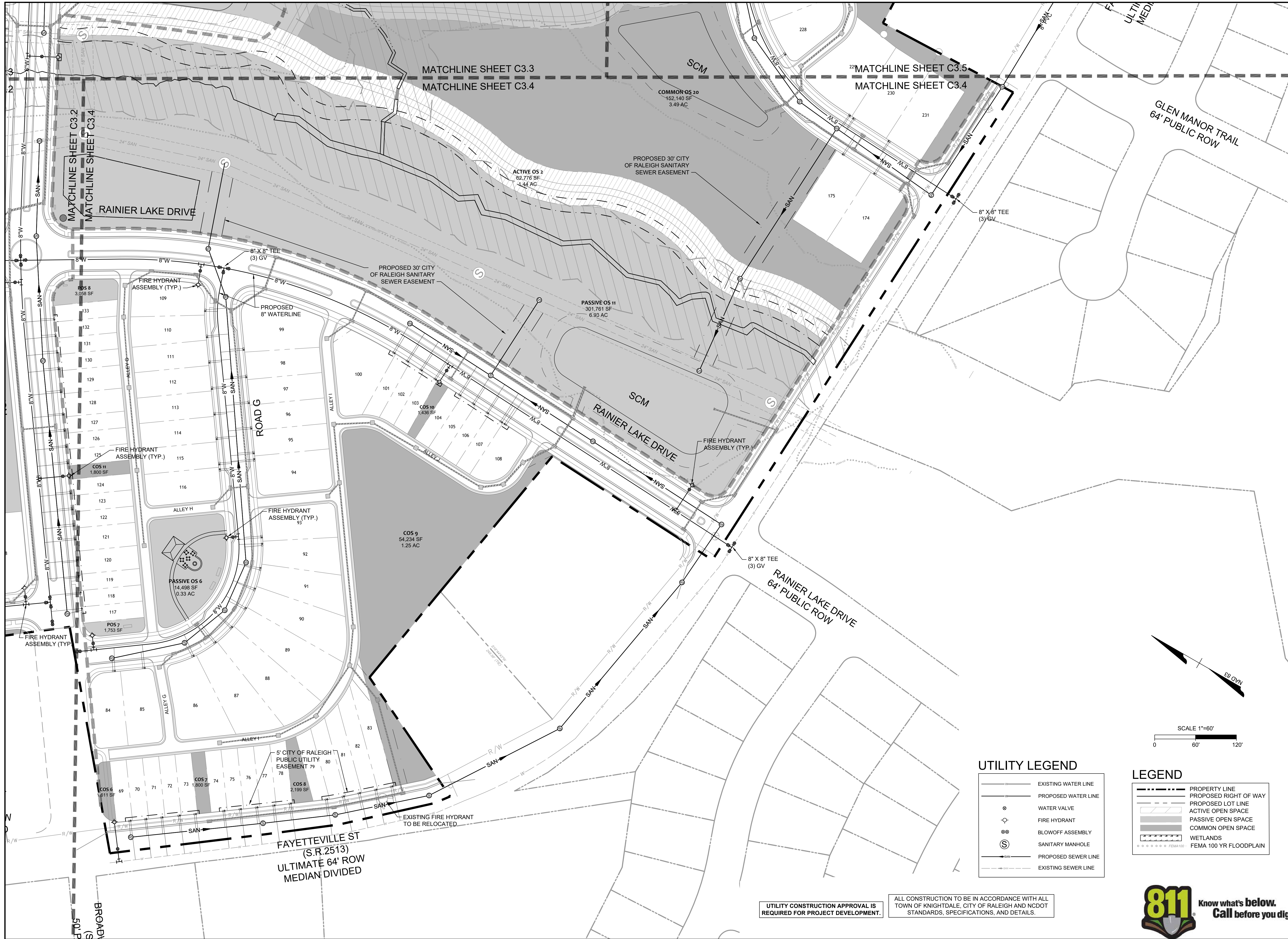
UTILITY LEGEND

- 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
- Common Open Space
- WETLANDS
- FEMA 100 YR FLOODPLAIN

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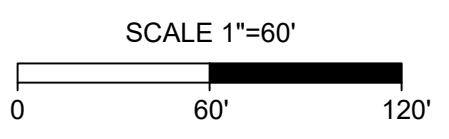


UTILITY LEGEND

	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
	COMMON OPEN SPACE
	WETLANDS
	FEMA 100 YR FLOODPLAIN



UTILITY CONSTRUCTION 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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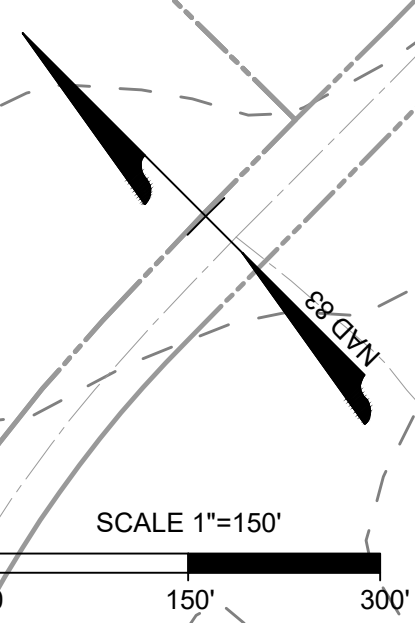
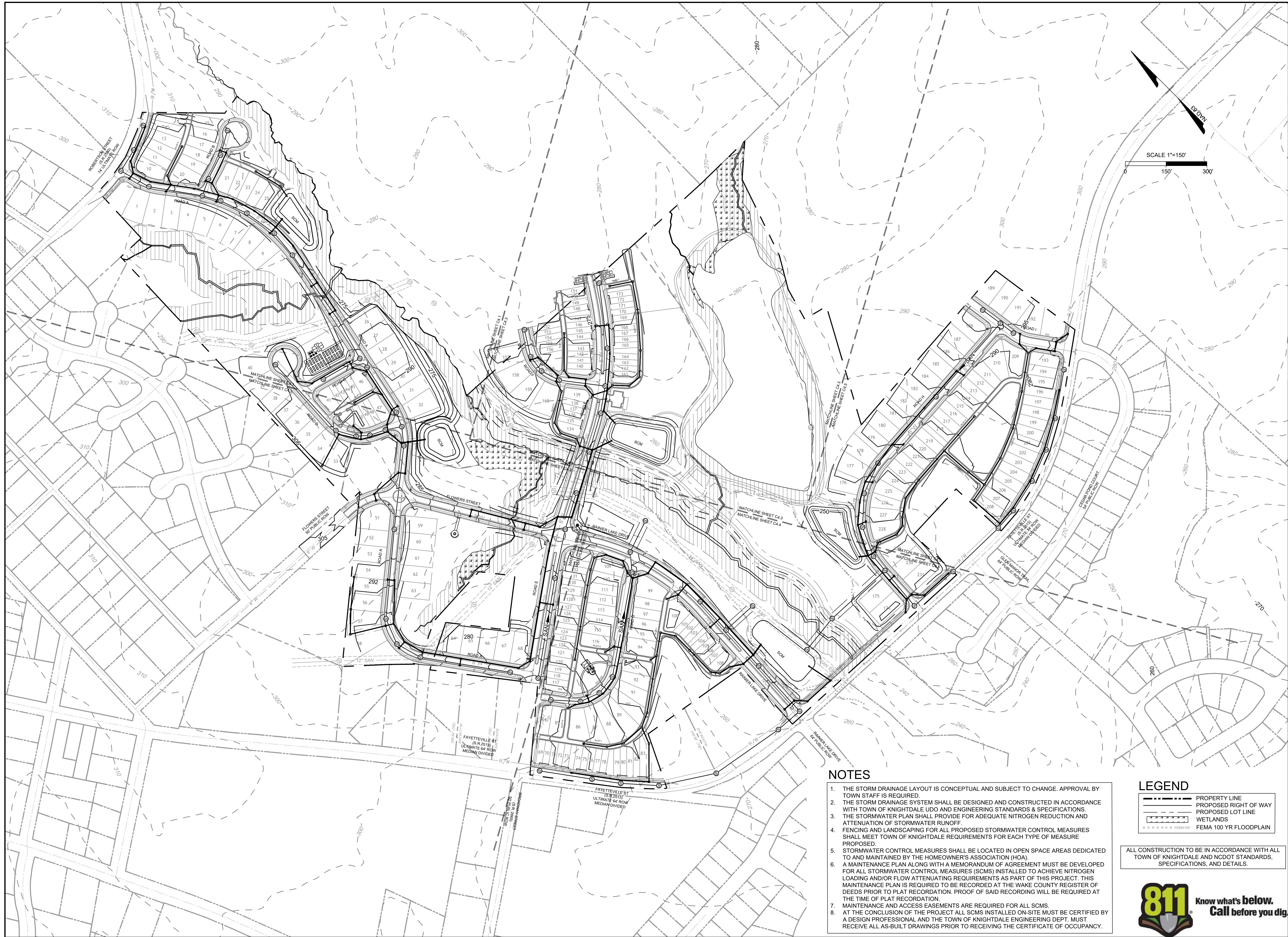
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DETAILED UTILITY PLAN SHEET 4 OF 5

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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

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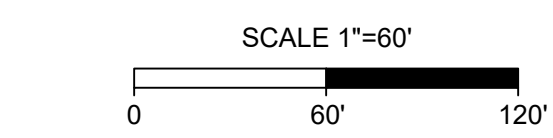
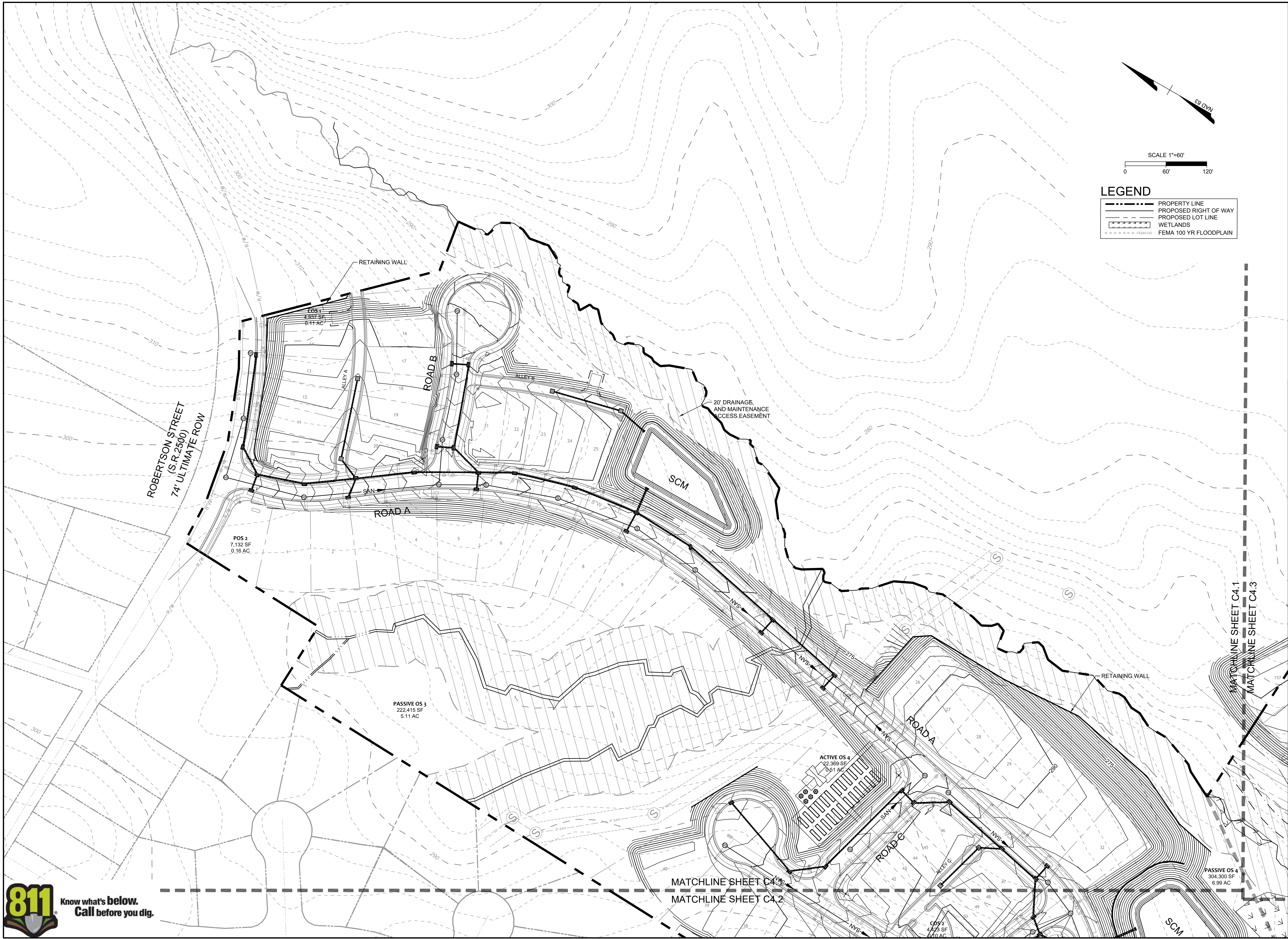
SCALE
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 OVERALL PRELIMINARY STORMWATER MANAGEMENT PLAN

JOB NO.
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LEGEND

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

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SCALE
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FAYETTEVILLE STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

DETAILED STORMWATER MANAGEMENT PLAN SHEET 1 OF 5

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SHEET NO.	C4.1





LEGEND

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



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DETAILED STORMWATER MANAGEMENT PLAN SHEET 2 OF 5

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JOB NO.	45530
SHEET NO.	C4.2



LEGEND

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

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1" = 60'

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NORTH CAROLINA LICENSE NO. C-1652

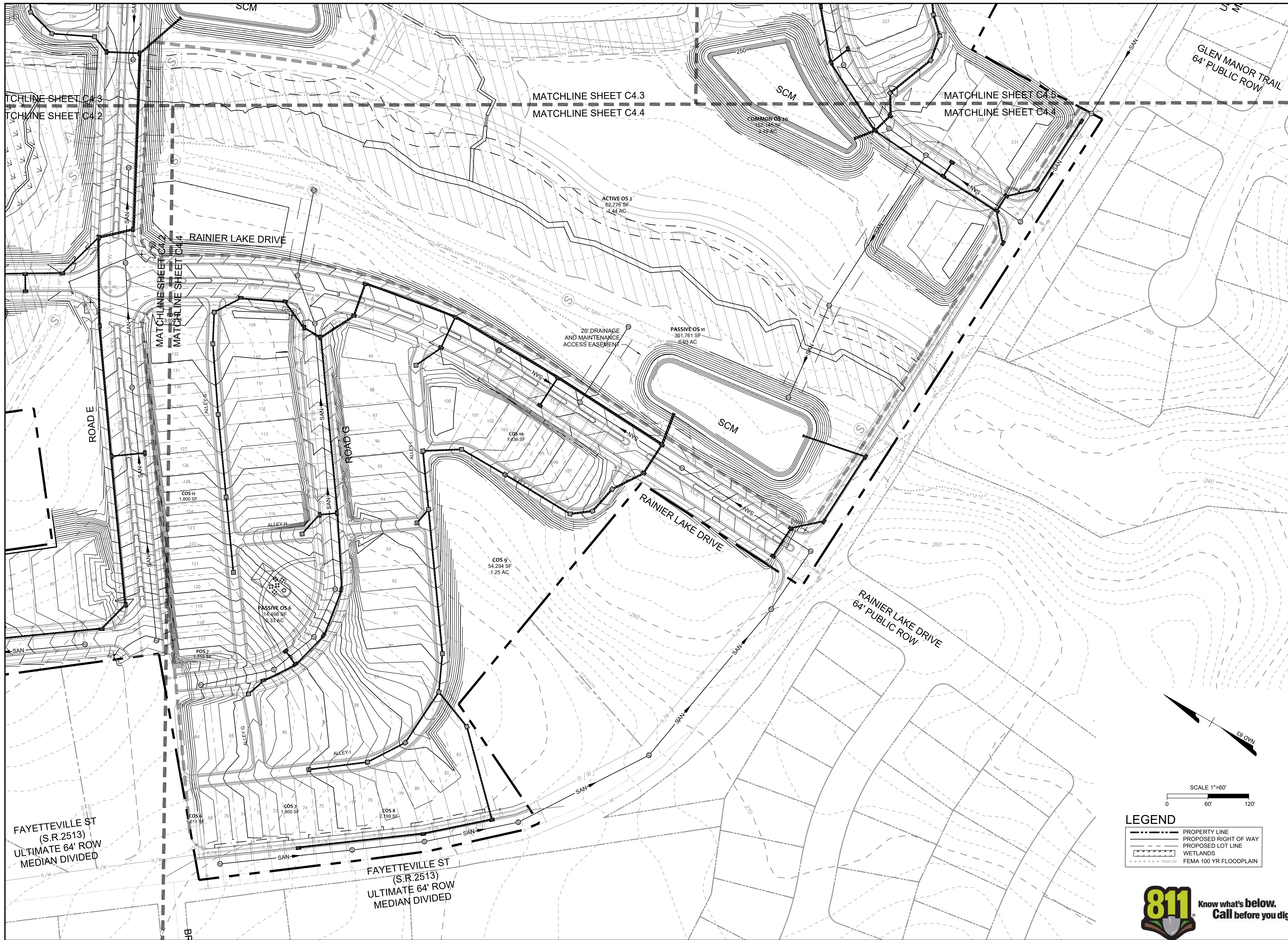
HARPER PRESERVE
FAYETTEVILLE STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

DETAILED STORMWATER MANAGEMENT PLAN SHEET 3 OF 5

JOB NO.
45530

SHEET NO.
C4.3

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

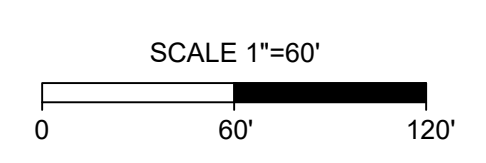
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DETAILED STORMWATER MANAGEMENT PLAN SHEET 4 OF 5

JOB NO.
45530
SHEET NO.
C4.4



LEGEND

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



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PASSIVE OS 1
631,408 SF
14.50 AC

PASSIVE OS 12
6,853 SF
0.16 AC

COMMON OS 22
23,043 SF
0.99 AC

COMMON OS 21
44,974 SF
1.03 AC

COS 23
2,312 SF

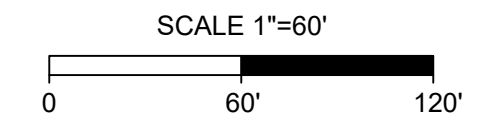
COMMON OS 20
152,140 SF
3.48 AC

ACTIVE OS 1
82,776 SF
1.88 AC

MATCHLINE SHEET C4.3
MATCHLINE SHEET C4.5

MATCHLINE SHEET C4.3
MATCHLINE SHEET C4.4

MATCHLINE SHEET C4.5
MATCHLINE SHEET C4.6



LEGEND

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



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SCALE
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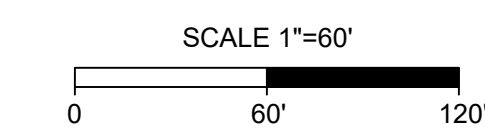
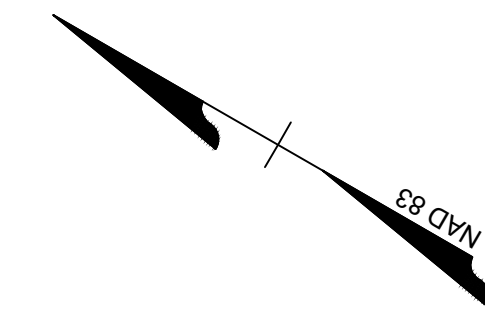
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FAYETTEVILLE STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

DETAILED STORMWATER MANAGEMENT PLAN SHEET 5 OF 5

JOB NO.	45530
SHEET NO.	C4.5

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LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- COMMON 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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CHECKED BY	B.BLACKMON
SCALE	1" = 60'

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DETAILED PRELIMINARY LIGHTING PLAN SHEET 1 OF 5

JOB NO.	45530
SHEET NO.	C5.1

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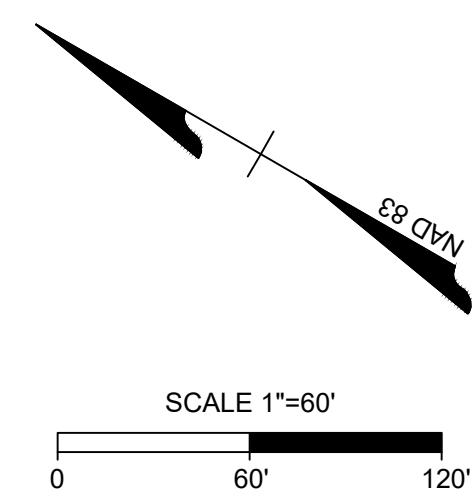


LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- COMMON 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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DESIGNED BY
E. ANGE

CHECKED BY
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SCALE
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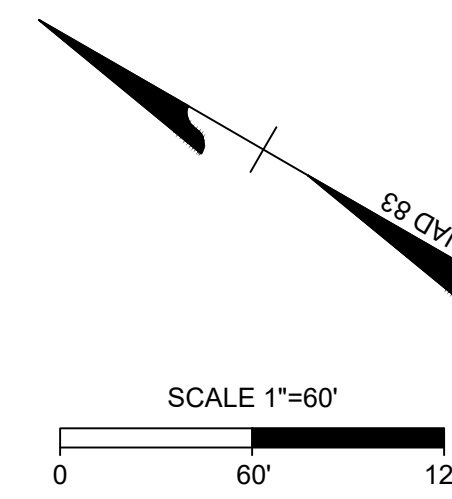
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DETAILED PRELIMINARY LIGHTING PLAN SHEET 2 OF 5

JOB NO.	45530
SHEET NO.	C5.2

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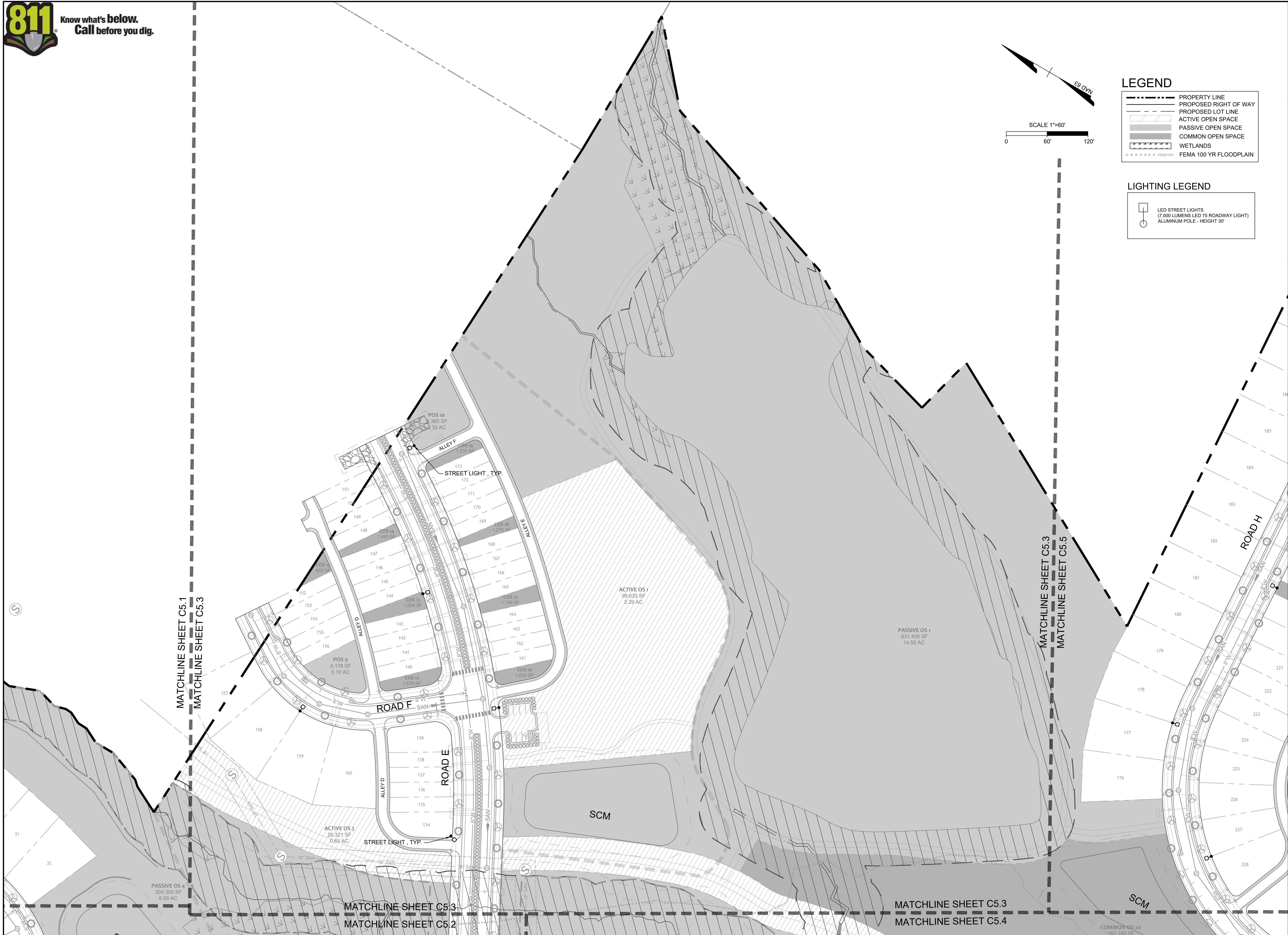


LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
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- ACTIVE OPEN SPACE
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- COMMON OPEN SPACE
- WETLANDS
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LIGHTING LEGEND

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



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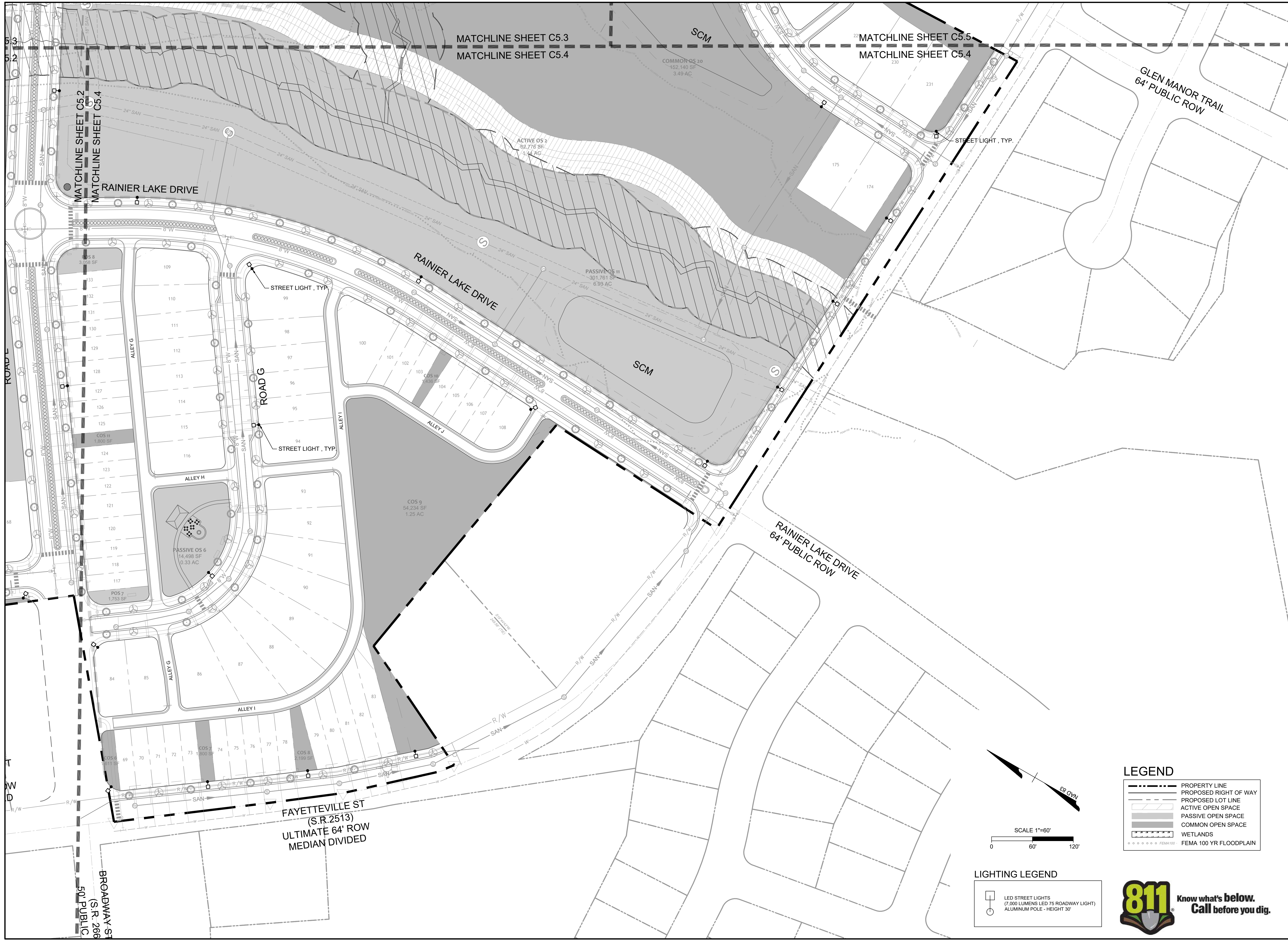
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NORTH CAROLINA LICENSE NO. C-1652

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FAYETTEVILLE STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

DETAILED PRELIMINARY LIGHTING PLAN SHEET 3 OF 5

JOB NO.	45530
SHEET NO.	C5.3

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CHECKED BY
B. BLACKMON

SCALE
1" = 60'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

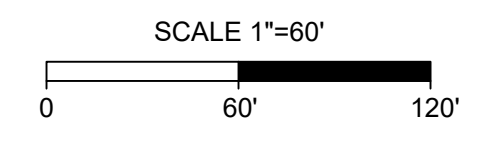
HARPER PRESERVE
FAYETTEVILLE STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

DETAILED PRELIMINARY LIGHTING PLAN SHEET 4 OF 5

JOB NO.
45530

SHEET NO.
C5.4

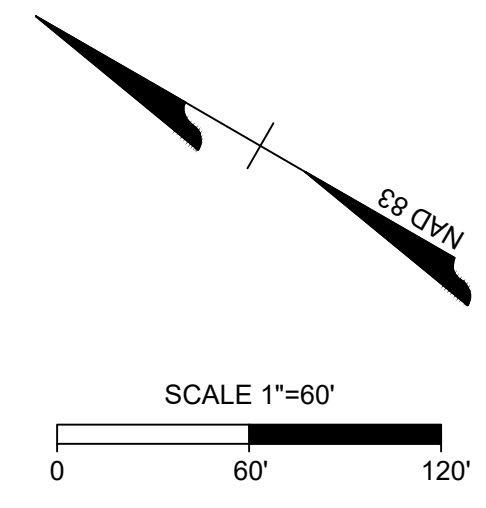
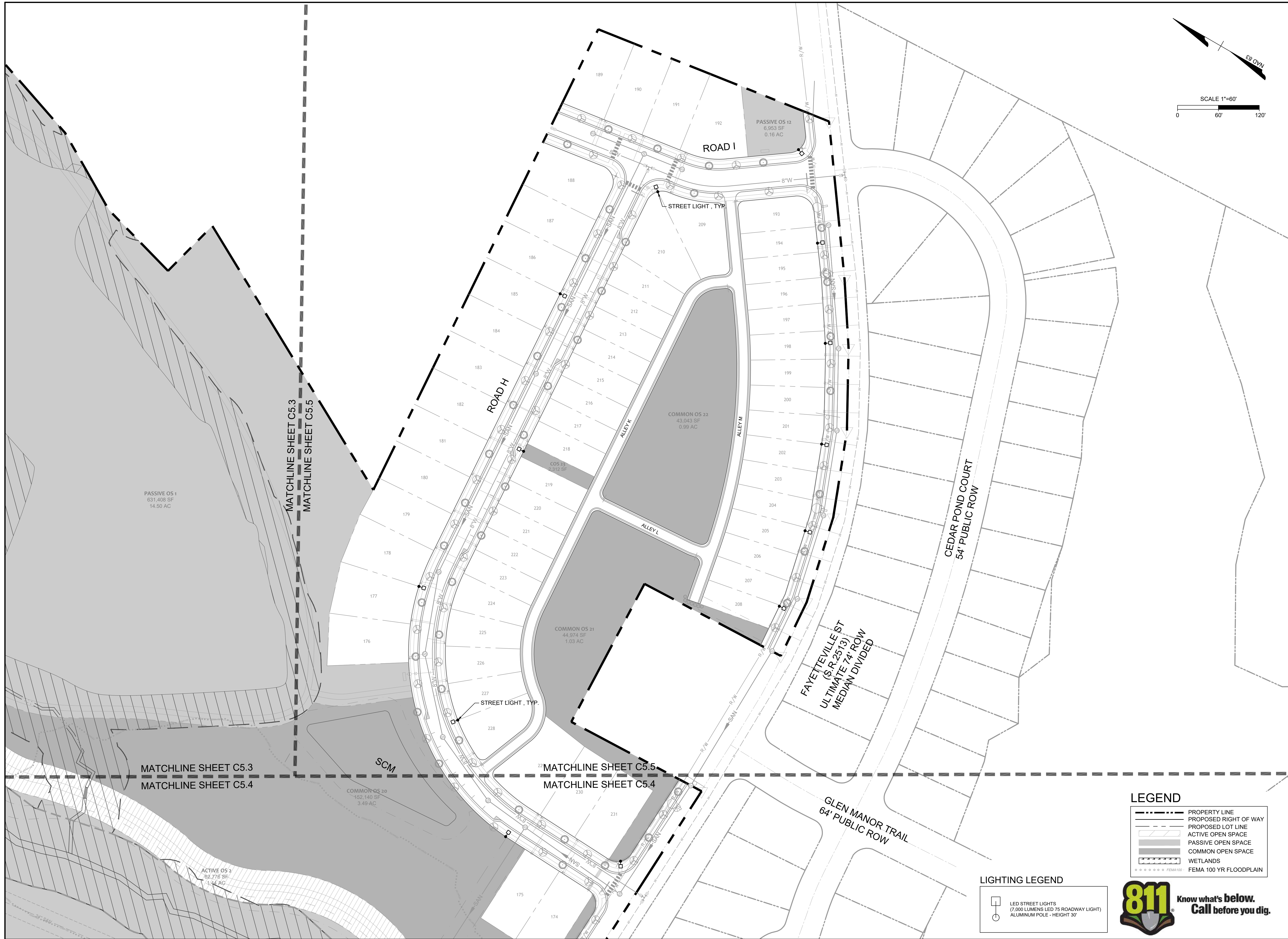
- LEGEND**
- PROPERTY LINE
 - PROPOSED RIGHT OF WAY
 - PROPOSED LOT LINE
 - ACTIVE OPEN SPACE
 - PASSIVE OPEN SPACE
 - COMMON OPEN SPACE
 - WETLANDS
 - FEMA 100 YR FLOODPLAIN



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



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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 5 OF 5

JOB NO.	45530
SHEET NO.	C5.5

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LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON 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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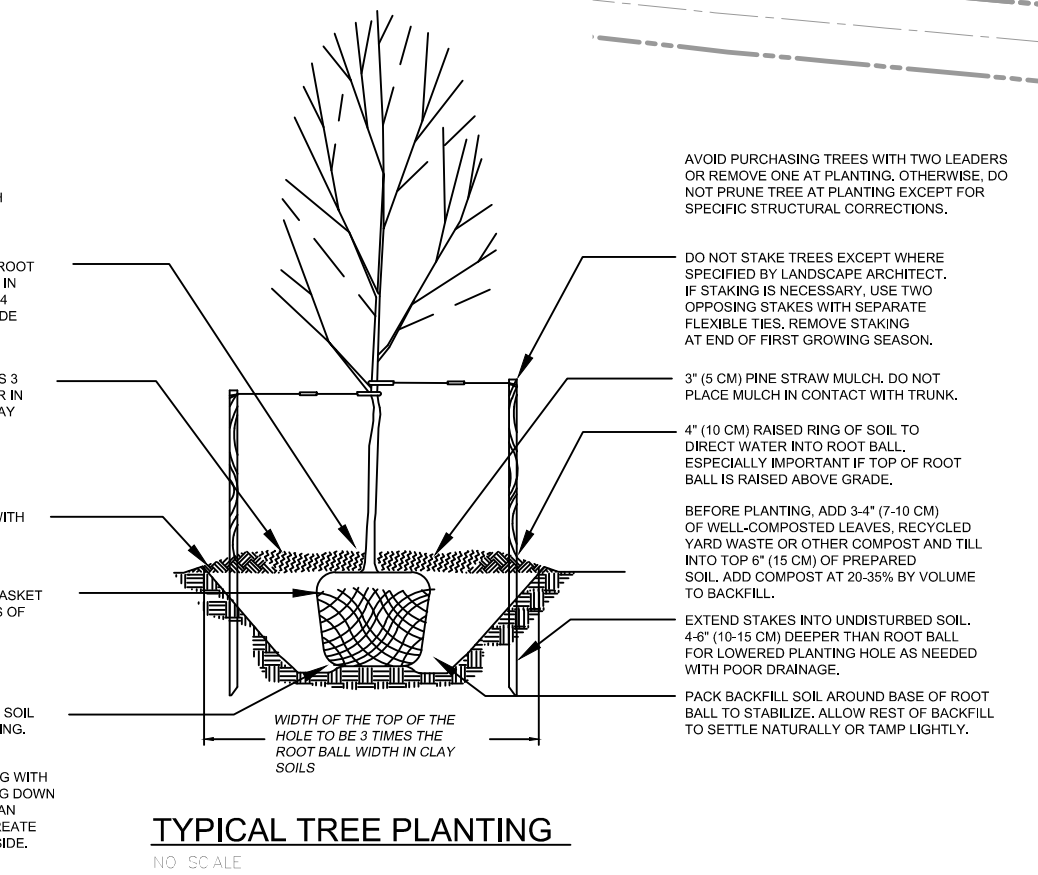
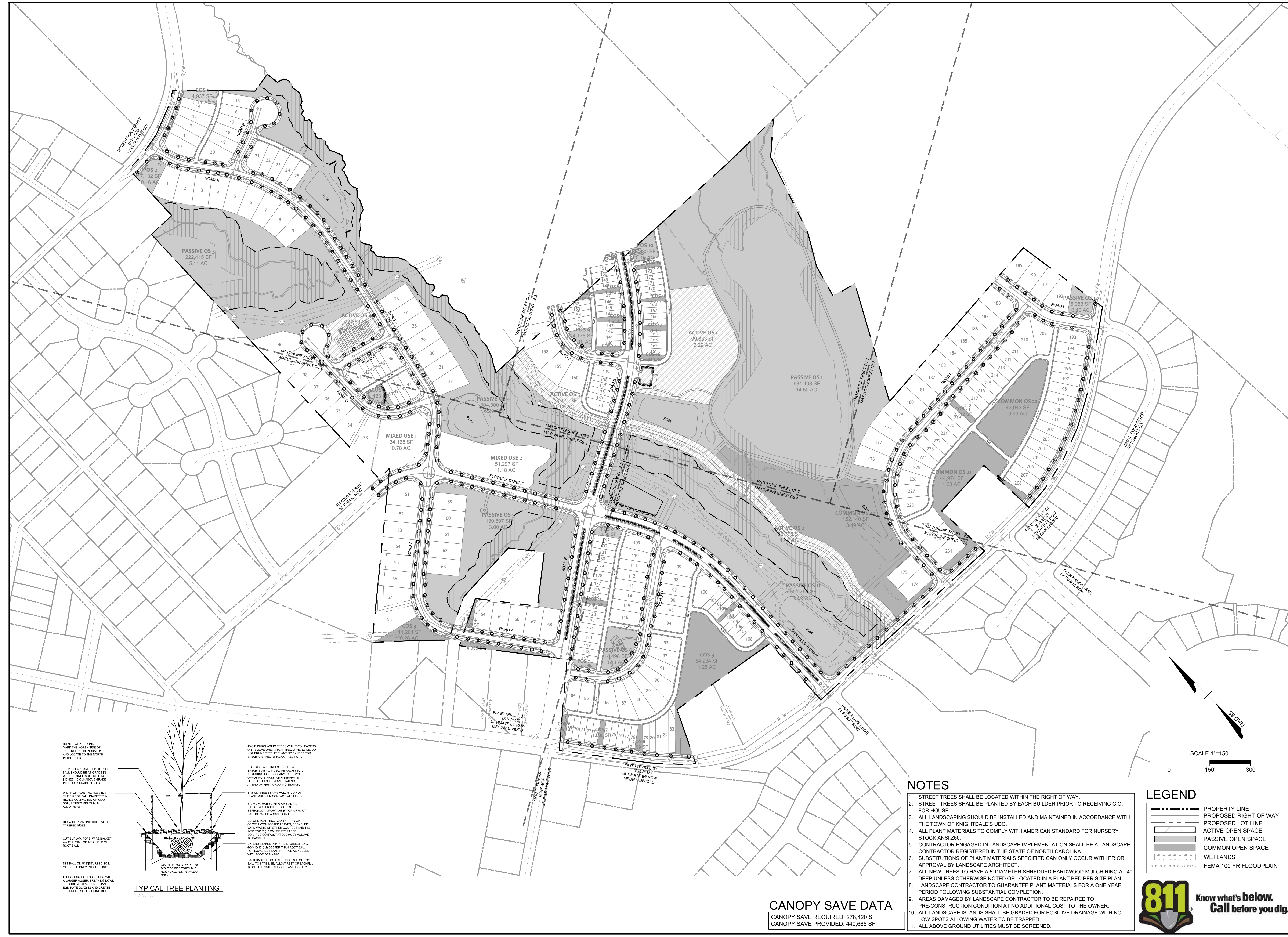
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CHECKED BY
B. BLACKMON
SCALE
1" = 150'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
HARPER PRESERVE
FAYETTEVILLE STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
OVERALL LANDSCAPE PLAN

JOB NO.
45530
SHEET NO.
C6.0

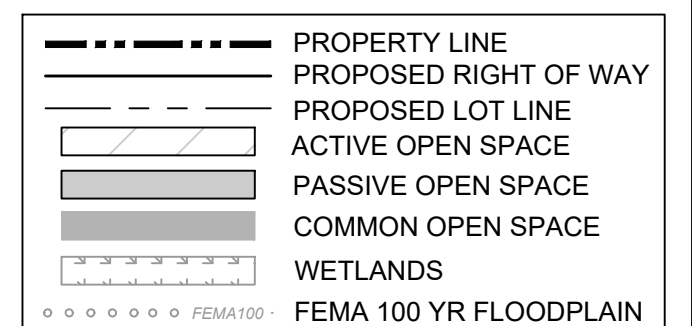


TYPICAL TREE PLANTING

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 SHALL 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

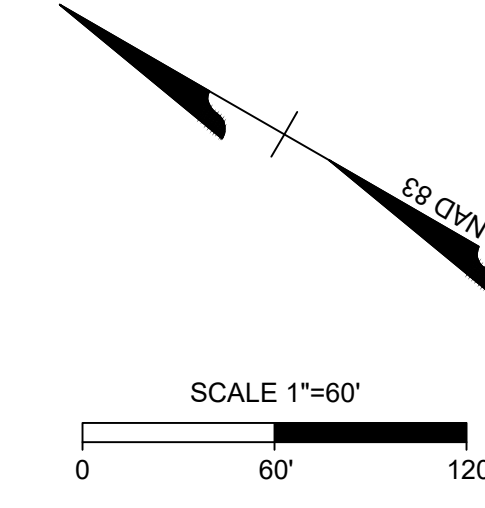
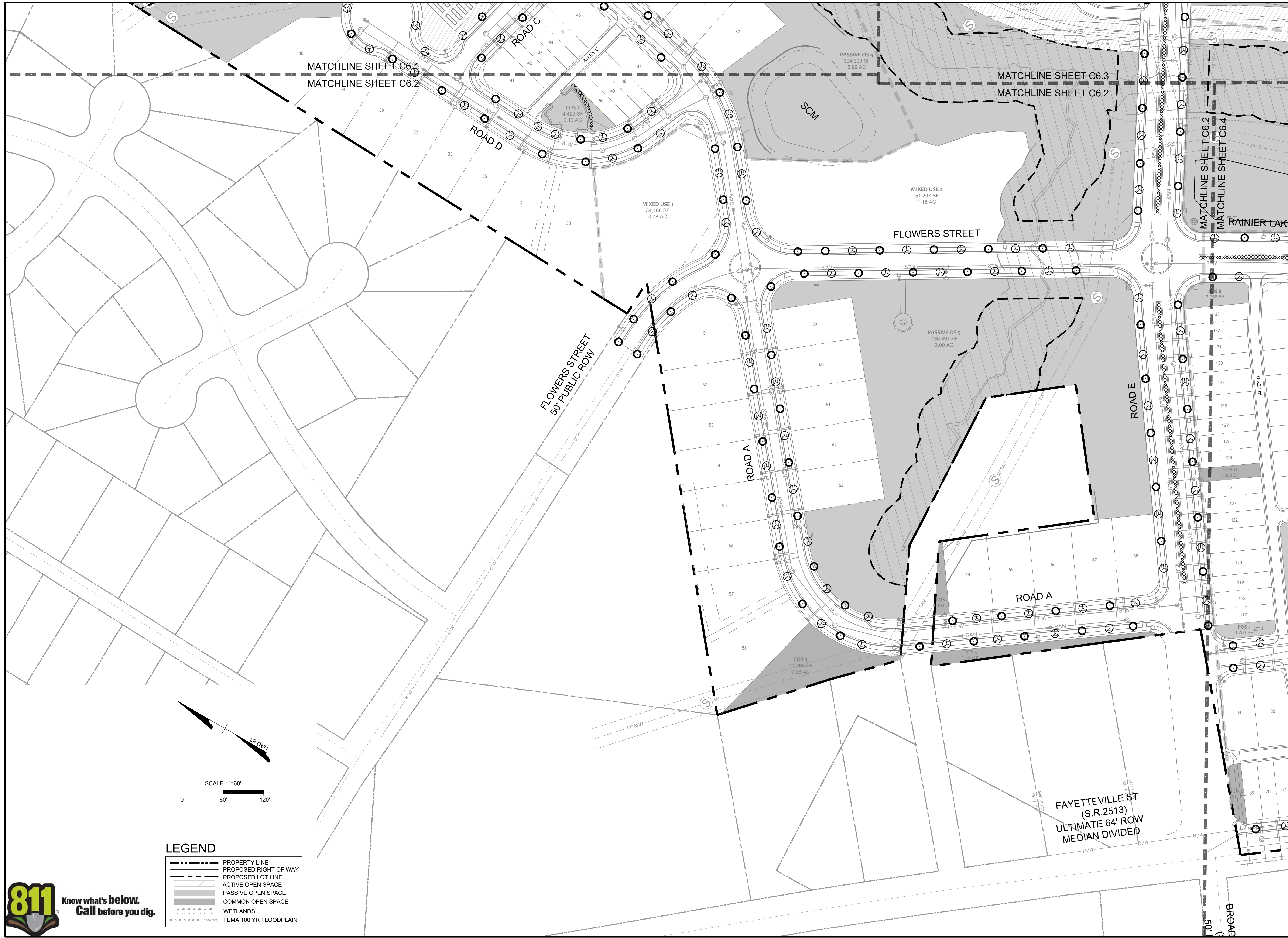


CANOPY SAVE DATA

CANOPY SAVE REQUIRED: 278,420 SF
CANOPY SAVE PROVIDED: 440,668 SF



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LEGEND

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



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CHECKED BY
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SCALE
1" = 60'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

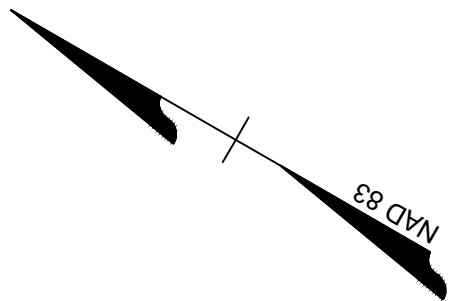
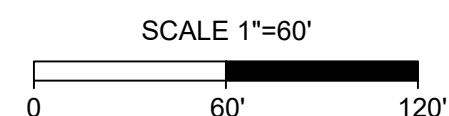
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FAYETTEVILLE STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

DETAILED LANDSCAPE PLAN SHEET 2 OF 5

JOB NO.
45530

SHEET NO.
C6.2

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	PROPOSED LOT LINE
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	WETLANDS
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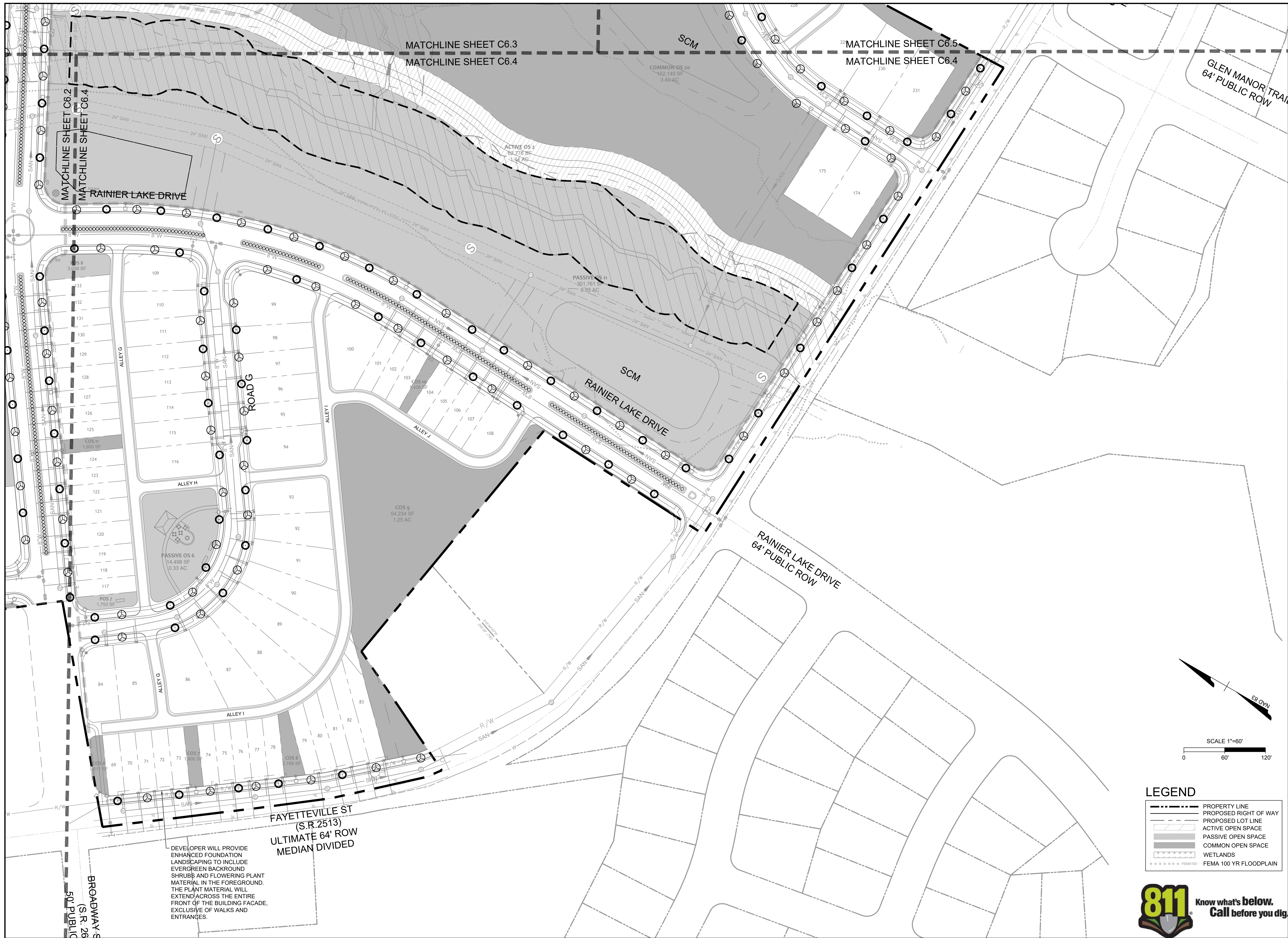
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TIMMONS GROUP
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HARPER PRESERVE
FAYETTEVILLE STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
DETAILED LANDSCAPE PLAN SHEET 3 OF 5

JOB NO.
45530
SHEET NO.
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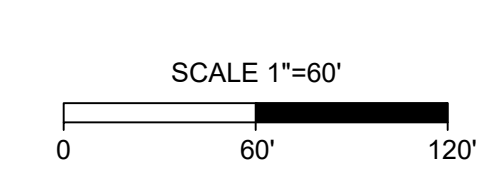
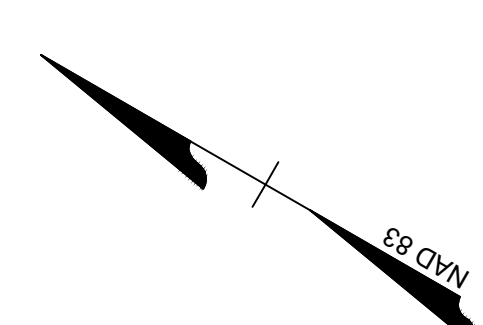
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FAYETTEVILLE STREET, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

DETAILED LANDSCAPE PLAN SHEET 4 OF 5

JOB NO.
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SHEET NO.
C6.4



LEGEND

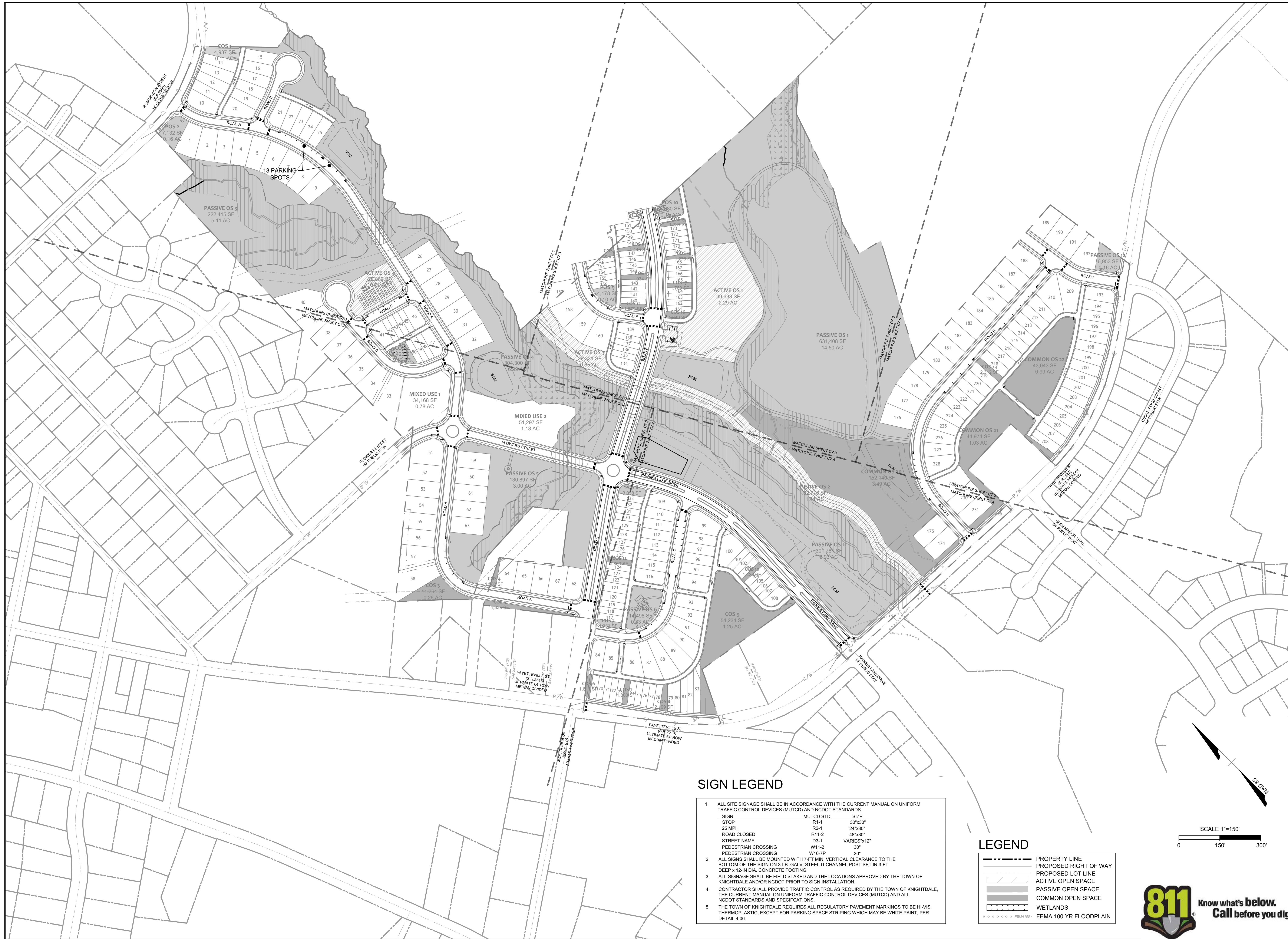
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	PASSIVE OPEN SPACE
	COMMON OPEN SPACE
	WETLANDS
	FEMA 100 YR FLOODPLAIN

DEVELOPER WILL PROVIDE ENHANCED FOUNDATION LANDSCAPING TO INCLUDE EVERGREEN BACKGROUND SHRUBS AND FLOWERING PLANT MATERIAL IN THE FOREGROUND. THE PLANT MATERIAL WILL EXTEND ACROSS THE ENTIRE FRONT OF THE BUILDING FACADE, EXCLUSIVE OF WALKS AND ENTRANCES.

FAYETTEVILLE ST
(S.R.2513)
ULTIMATE 64' ROW
MEDIAN DIVIDED

BROADWAY ST
(S.R. 28)
50' PUBLIC ROW





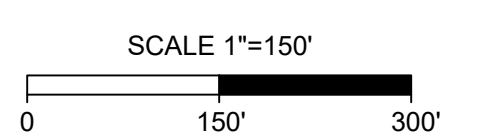
SIGN LEGEND

- 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-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
- COMMON OPEN SPACE
- WETLANDS
- FEMA 100 YR FLOODPLAIN



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DATE
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 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 SIGNS AND MARKINGS PLAN

JOB NO.
45530
 SHEET NO.
C7.0

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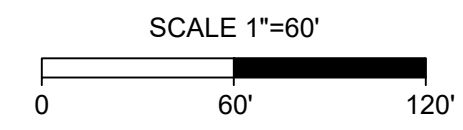
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25 MPH	R2-1	24"x30"
ROAD CLOSED	R11-2	48"x30"
STREET NAME	D3-1	VARIES*x12"
PEDESTRIAN CROSSING	W11-2	30"
PEDESTRIAN CROSSING	W16-7P	30"
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- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AS REQUIRED BY THE TOWN OF KNIGHTDALE, THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ALL NCDOT STANDARDS AND SPECIFICATIONS.
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LEGEND

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



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DATE
 9/27/2022
 DRAWN BY
 C.CLARK
 DESIGNED BY
 E.ANGE
 CHECKED BY
 B.BLACKMON
 SCALE
 1" = 60'

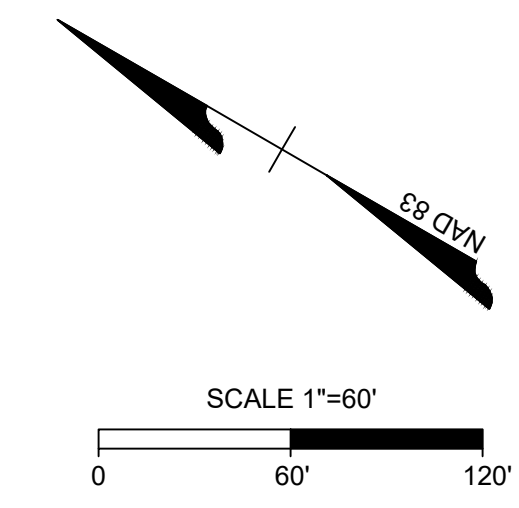
TIMMONS GROUP
 NORTH CAROLINA LICENSE NO. C-1652

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

DETAILED SIGNS AND MARKINGS PLAN SHEET 1 OF 5

JOB NO.
 45530
 SHEET NO.
 C7.1

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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	VARIABLES"x12"
PEDESTRIAN CROSSING	W11-2	30"
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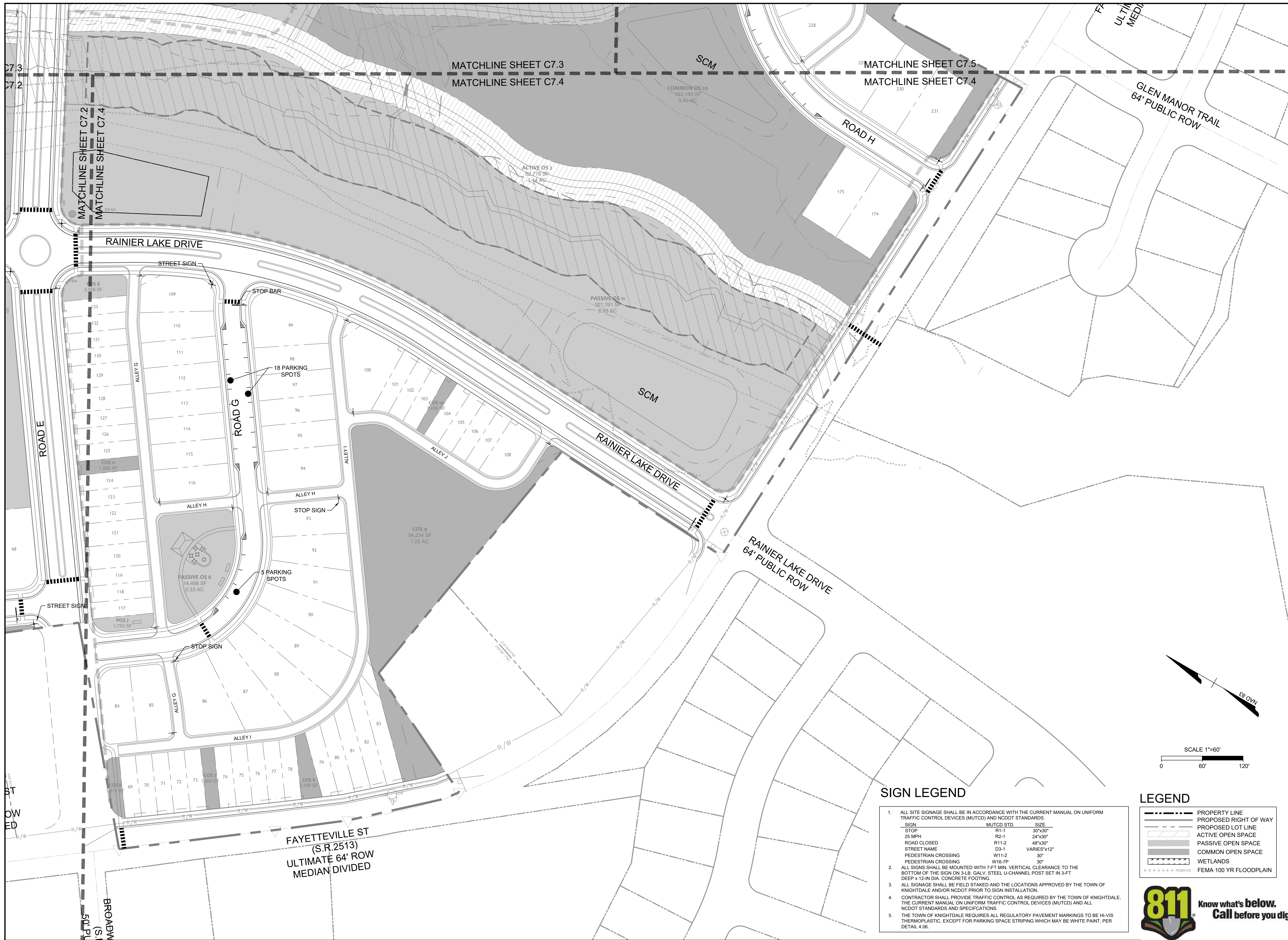
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DETAILED SIGNS AND MARKINGS PLAN SHEET 3 OF 5

JOB NO.
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MATCHLINE SHEET C7.5
MATCHLINE SHEET C7.4

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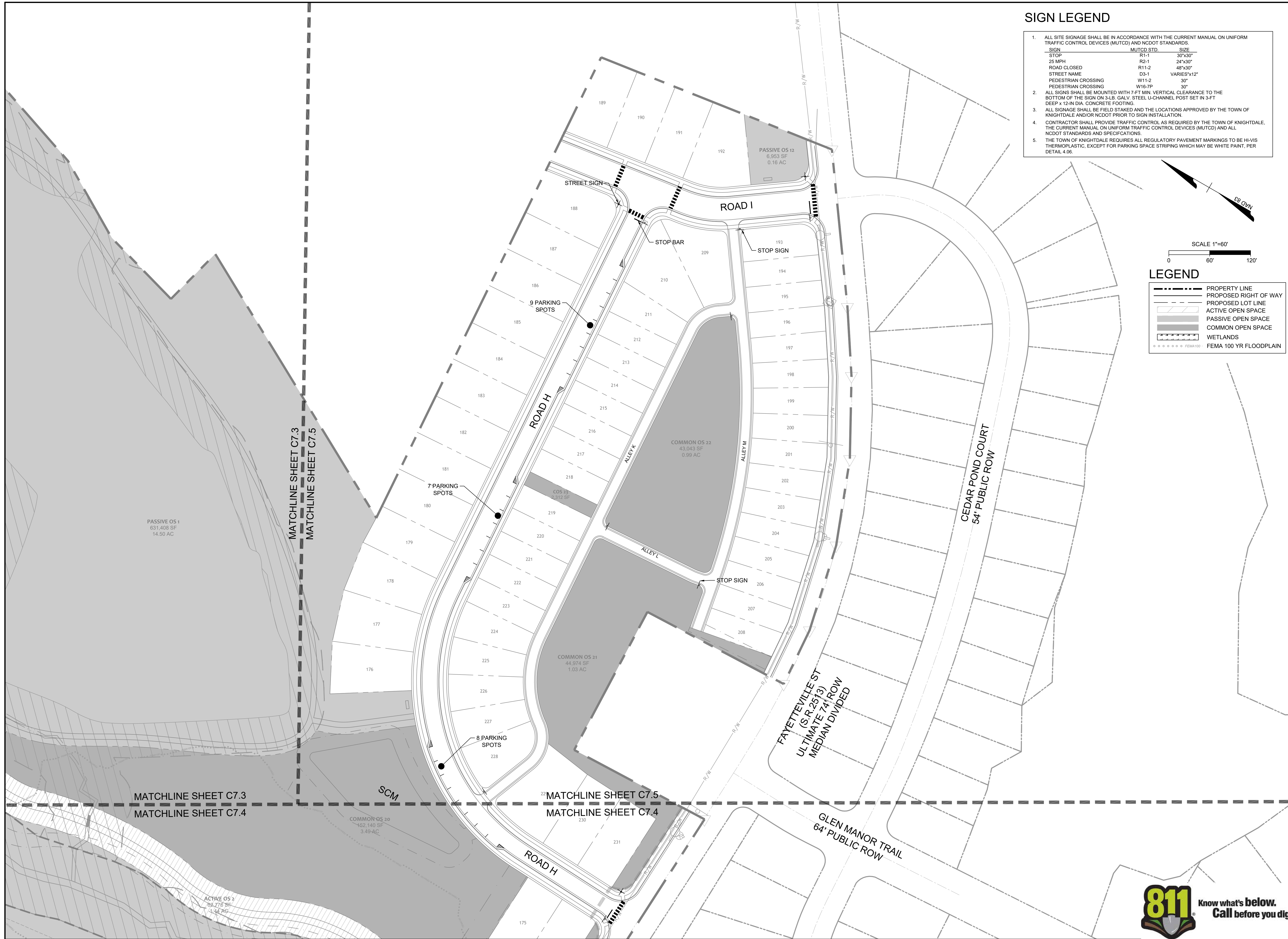
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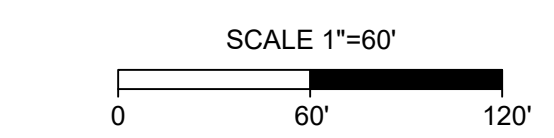
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DETAILED SIGNS AND MARKINGS PLAN SHEET 5 OF 5



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