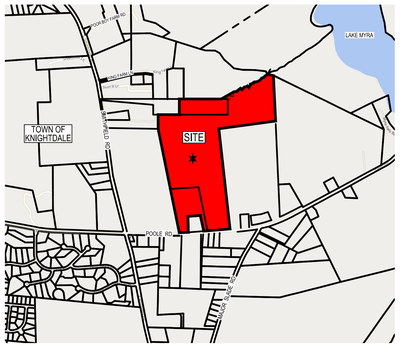


MASTER PLAN FOR

SANCTUARY AT POOLE

PLANNED UNIT DEVELOPMENT

MARK'S CREEK TOWNSHIP, TOWN OF KNIGHDALE, WAKE COUNTY, NC

SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C1.0	EXISTING CONDITION / ENVIRONMENTAL SURVEY (ALTA-NSPS LAND TITLE SURVEY) P1
C1.1	EXISTING CONDITION / ENVIRONMENTAL SURVEY (ALTA-NSPS LAND TITLE SURVEY) P2
C1.2	EXISTING CONDITIONS SURVEY
C2.1	SUBDIVISION SITE PLAN
C2.2	PHASING PLAN
C3.0	TRANSPORTATION PLAN
C3.1	SIGNAGE PLAN
C4.0	UTILITY PLAN
C5.0	STORMWATER MANAGEMENT PLAN
C6.0	OPEN SPACE PLAN
C7.0	CONCEPTUAL OPEN SPACE RENDERINGS
L1.1	LANDSCAPE & LIGHTING PLAN
L1.2	LANDSCAPE & LIGHTING DETAILS

SITE DATA TABLE

PIN #/SITE AREA:		
PIN #	AREA (AC)	AREA (SF)
TRACT 1A (1762582868)	58.50	2,548,190
TRACT 2 (1762572715)	8.23	358,710
TRACT 3 (1762595569)	6.10	263,952
OFFSITE ROW ACQUISITION (1762483243)	0.79	34,586
SUBTOTAL GROSS AREA	73.62	3,205,438
LESS DEED OVERLAP (TRACT 1A)	0.30	13,240
FINAL GROSS AREA	**73.32**	**3,192,198**
STREET ROW DEDICATION (POOLE ROAD)	0.31	13,252
NET SITE AREA	**73.01**	**3,178,946**
ZONING:		
EXISTING USE	VACANT/RURAL	
PROPOSED ZONING	PUD GR8	
PROPOSED USE	SINGLE-FAMILY DETACHED, TOWNHOMES, RECREATIONAL AMENITIES	
RESIDENTIAL LOT COUNT:		
60' WIDE SINGLE FAMILY (FRONT LOAD)	85	
35' WIDE SINGLE-FAMILY (REAR/ALLEY LOAD)	115	
TOWNHOMES (REAR/ALLEY LOAD)	38	
TOTAL LOTS	**238**	
DENSITY:		
MAXIMUM DENSITY	(238/73.01) = 3.25 D.U./ACRE +/-	
BUILDING SETBACKS (60' WIDE SINGLE-FAMILY - FRONT LOAD):		
FRONT (FT)	20	
INTERIOR SIDE (FT)	5	
STREET SIDE (FT)	10	
REAR (FT)	25	
MINIMUM LOT WIDTH (FT)	60	
BUILDING SETBACKS (35' WIDE SINGLE-FAMILY - REAR LOAD):		
FRONT (FT)	10	
INTERIOR SIDE (FT)	3	
STREET SIDE (FT)	8	
REAR (FT)	20 FROM CENTER OF PRIVATE ALLEY	
MINIMUM LOT WIDTH (FT)	35	
BUILDING SETBACKS (TOWNHOMES - REAR LOAD):		
FRONT (FT)	5	
BUILDING SEPARATION (FT)	10	
STREET SIDE (FT)	15	
REAR (FT)	20 FROM CENTER OF PRIVATE ALLEY	
OPEN SPACE REQUIREMENT:		
REQUIRED PASSIVE OPEN SPACE (ACRES/SF)	3.73	
REQUIRED ACTIVE OPEN SPACE (ACRES/SF)	3.73	
PROPOSED PASSIVE OPEN SPACE (ACRES/SF)	12.84	
PROPOSED ACTIVE OPEN SPACE (ACRES/SF)	6.76	
TOTAL OPEN SPACE PROVIDED (ACRES/SF)	19.60	
TREE SAVE AREA:		
10% OF GROSS AREA (AC)	7.30	
PROVIDED (AC)	8.11	

NOTES:

1) A PORTION OF THE SITE IS LOCATED WITHIN LOWER NEUSE RIVER WATERSHED AND NEUSE RIVER BASIN. A PORTION OF THE SITE IS LOCATED WITHIN THE MARKS CREEK WATERSHED AND NEUSE RIVER BASIN.
2) ALL SURVEY INFORMATION PROVIDED TO BGE, SPECIFICALLY THE ALTA/NSPS LAND TITLE SURVEY COMPLETED BY BATEMAN CIVIL SURVEY COMPANY ON FEBRUARY 25, 2022 UNDER THE SUPERVISION OF LICENSED LAND SURVEYOR STEVEN P CARSON, PLS. ANY SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS.
3) ALL PROPERTIES SHOWN AND INCLUDED WITH THE MASTER PLAN ARE SITUATED WITHIN ZONE "X" PER NATIONAL INSURANCE PROGRAM FLOOD INSURANCE RATE MAP #3720176200J, DATED 05/02/2006. IN ADDITION, THE PROPERTIES SHOWN HEREON ARE NOT SUBJECT TO ANY FEMA FLOOD HAZARD AREAS.
4) PIN #1762582868, PIN #1762572715, & PIN #1762483243 ARE SUBJECT TO FLOOD PRONE SOILS ACCORDING TO WAKE COUNTY GIS.
5) DELINEATION OF POTENTIAL JURISDICTIONAL STREAMS AND WETLANDS WAS COMPLETED BY S&EC ON DECEMBER 30, 2021.
6) ENVIRONMENTAL IMPACT STATEMENT

ACCORDING TO NORTH CAROLINA GENERAL STATUTE, CHAPTER 113A, 113A-4:

EVERY STATE AGENCY SHALL INCLUDE IN EVERY RECOMMENDATION OR REPORT ON ANY ACTION INVOLVING SIGNIFICANT EXPENDITURE OF PUBLIC MONEYS OR USE OF PUBLIC LAND FOR PROJECTS AND PROGRAMS SIGNIFICANTLY AFFECTING THE QUALITY OF THE ENVIRONMENT OF THIS STATE, A DETAILED STATEMENT BY THE RESPONSIBLE OFFICIAL SETTING FORTH THE FOLLOWING:

A. THE DIRECT ENVIRONMENTAL IMPACT OF THE PROPOSED ACTION;
B. ANY SIGNIFICANT ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED SHOULD THE PROPOSAL BE IMPLEMENTED;
C. MITIGATION MEASURES PROPOSED TO MINIMIZE THE IMPACT;
D. ALTERNATIVES TO THE PROPOSED ACTION;
E. THE RELATIONSHIP BETWEEN THE SHORT-TERM USES OF THE ENVIRONMENT INVOLVED IN THE PROPOSED ACTION AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY; AND
F. ANY IRREVERSIBLE AND IRRETRIEVABLE ENVIRONMENTAL CHANGES WHICH WOULD BE INVOLVED IN THE PROPOSED ACTION SHOULD IT BE IMPLEMENTED.

BASED ON THE ABOVE, THE TOWN OF KNIGHTDALE SHALL DETERMINE IF AN ENVIRONMENTAL IMPACT STATEMENT IS REQUIRED.

7) FLOODPLAIN DEVELOPMENT PERMIT (UNIFIED DEVELOPMENT ORDINANCE - CHAPTER 9 – ENVIRONMENTAL PROTECTION STANDARDS)

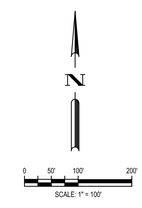
A FLOODPLAIN DEVELOPMENT PERMIT SHALL BE REQUIRED IN CONFORMANCE WITH THE PROVISIONS OF THIS ORDINANCE PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ACTIVITIES WITHIN SPECIAL FLOOD HAZARD AREAS AND FUTURE CONDITIONS FLOOD HAZARD AREAS DETERMINED IN SECTION 9.5 (B)(1)

THE SPECIAL FLOOD HAZARD AREAS AND FUTURE CONDITIONS FLOOD HAZARD AREAS ARE THOSE IDENTIFIED UNDER THE COOPERATING TECHNICAL STATE (CTS) AGREEMENT BETWEEN THE STATE OF NORTH CAROLINA AND FEMA IN ITS FIS DATED JULY 19, 2022, FOR WAKE COUNTY AND ASSOCIATED DFIRM PANELS, INCLUDING ANY DIGITAL DATA DEVELOPED AS PART OF THE FIS, AND ANY REVISION THERETO, WHICH ARE ADOPTED BY REFERENCE AND DECLARED A PART OF THIS ORDINANCE. THE SPECIAL FLOOD HAZARD AREAS AND FUTURE CONDITIONS FLOOD HAZARD AREAS ALSO INCLUDE THOSE DEFINED THROUGH STANDARD ENGINEERING ANALYSIS FOR PRIVATE DEVELOPMENTS OR BY GOVERNMENTAL AGENCIES, BUT WHICH HAVE NOT YET BEEN INCORPORATED IN THE FIRM. THIS INCLUDES, BUT IS NOT LIMITED TO, DETAILED FLOOD DATA:

A. GENERATED AS A REQUIREMENT OF THIS ORDINANCE;
B. PRELIMINARY FIRMS WHERE MORE STRINGENT THAN THE EFFECTIVE FIRM; OR
C. POST-DISASTER FLOOD RECOVERY MAPS.

THE TRACTS OF LAND SHOWN ON THESE PLANS ARE SITUATED WITHIN ZONE "X" PER THE NATIONAL INSURANCE PROGRAM FLOOD INSURANCE RATE MAP #3720176200J, DATED MAY 2, 2006 AND NOT SUBJECT TO FEMA SPECIAL FLOOD HAZARD AREAS.

PROPERTY OWNER:	DEVELOPER:	CIVIL ENGINEER:	SURVEYOR:	ENVIRONMENTAL SURVEY CONSULTANT:
KEVIN D. WILLIAMS & DEBBIE A. WILLIAMS 3833 S SMITHFIELD RD KNIGHTDALE, NC, 27545-9345	DR HORTON - TERRAMOR, LLC 7208 FALLS OF NEUSE ROAD SUITE 201 RALEIGH, NC 27615 (919) 809-4207 CONTACT: JON HOLTVEDT, P.E.	BGE, INC 5440 WADE PARK BLVD SUITE 102 RALEIGH, NC 27607 (919) 276-0111 CONTACT: JAVIER D. JARAMILLO, P.E.	BATEMAN CIVIL SURVEY COMPANY 2524 RELIANCE AVENUE APEX, NC, 27539 (919) 577-1080 CONTACT: STEVEN P. CARSON, PLS	8412 FALLS OF NEUSE ROAD SUITE 102 RALEIGH, NC 27615 (919) 846-5900 CONTACT: STEVEN BALL, RF, PWS



REV	DATE	DESCRIPTION

DESIGNED BY: BZ
DRAWN BY: DJ
REVIEWED BY: BZ

BGE
5440 WADE PARK BLVD, SUITE 102
RALEIGH, NC 27607
WWW.BGEINC.COM
NC LICENSE #C-4397
©2021

DR HORTON - TERRAMOR, LLC
7208 FALLS OF NEUSE ROAD
SUITE 201
RALEIGH, NC 27615
(919) 809 - 4207

SANCTUARY AT POOLE
9701 POOLE ROAD (S.R.1907)
TOWN OF KNIGHTDALE
WAKE COUNTY, NC

COVER SHEET

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 051656 JAVIER D. JARAMILLO

NOT FOR CONSTRUCTION

FILE NUMBER: 9318-01

DATE: 10/24/2022

C0.0

CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.06'
TYPE OF GPS FIELD PROCEDURE: NC REAL TIME NETWORK
DATES OF SURVEY: FEBRUARY 2022
DATUM/EPOCH: NAD83/NSRS2011/SPC
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 0.99990987
UNITS: US SURVEY FEET

SURVEY COMMENTS
SURVEY MADE BY BATEMAN CIVIL SURVEY COMPANY
DATED 03/08/2022, JOB NO. 220127

SCHEDULE A

TRANSACTION IDENTIFICATION DATA FOR REFERENCE ONLY:
ISSUING OFFICE: DHI TITLE OF NORTH CAROLINA, 12276 SAN JOSE BLVD, SUITE 739, JACKSONVILLE, FL 32223
COMMITMENT NO.: 167-22310470C
PROPERTY ADDRESS: MASTER COMMITMENT FOR POOLE ROAD, N/A, NC 00000

1. COMMITMENT DATE: FEBRUARY 15, 2022 AT 09:00 AM

2. POLICY TO BE ISSUED:
(A) ALTA OWNER'S POLICY (06-16-07)
PROPOSED INSURED: D.R. HORTON, INC., A DELAWARE CORPORATION
PROPOSED POLICY AMOUNT: $10,000.00

3. THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT IS:
FEE SIMPLE

4. THE TITLE IS, AT THE COMMITMENT DATE, VESTED IN:
KEVIN DAVID WILLIAMS AND WIFE, DEBBIE ANNETTE WILLIAMS

5. THE LAND IS DESCRIBED AS FOLLOWS:

TRACT 1

TRACT #1: BEGINNING AT A STAKE IN WADE SEALEY'S LINE, THE NORTHEAST CORNER OF LOT NO. 7, RUNS THENCE SOUTH 87 DEGREES WEST WITH THE NORTH LINE OF LOTS NOS. 7 AND 6, 2190 FEET TO A STAKE IN THE WILLIAMSON LINE; THENCE NORTH 150 FEET TO AN IRON PIN, A CORNER OF THE WILLIAMSON FARM; THENCE NORTH 84 DEGREES WEST 883 FEET TO A STAKE IN THE KNIGHTDALE ROAD (SMITHFIELD); THENCE NORTH 3 DEGREES WEST THENCE SOUTH 85 DEGREES 30 MINUTES EAST 2240 FEET TO AN IRON STAKE AND PINE STUMP; THENCE NORTH 65 DEGREES EAST 272 FEET; THENCE WITH THE BRANCH NORTH 83 DEGREES EAST 350 FEET, SOUTH 77 DEGREES 30 MINUTES EAST 279 FEET, NORTH 42 DEGREES EAST 210 FEET TO A STAKE; THENCE SOUTH 80 DEGREES 30 MINUTES EAST 125 FEET TO A STAKE, IN THE WADE SEALEY LINE, THENCE SOUTH 2 DEGREES WEST 686 FEET TO A STAKE, THE POINT OF BEGINNING, CONTAINING 43.3 ACRES MORE OR LESS.

AND

TRACT #2: BEGINNING AT A POINT IN THE POOLE ROAD, THE SOUTHWEST CORNER OF LOT NO. 7, RUNS WEST WITH THE CENTER OF SAID ROAD, 948 FEET TO THE EAST LINE OF THE WILLIAMSON FARM; THENCE NORTH 7 DEGREES 15 MINUTES WEST 1854 FEET TO CORNER OF THIS TRACT WITH TRACT NO. 5; THENCE WITH THE SOUTHERN LINE OF LOT 5, NORTH 87 DEGREES EAST 1110 TO A STAKE, THE NORTHWEST CORNER OF LOT NO. 7; THENCE SOUTH 2 DEGREES 30 MINUTES EAST 1903 FEET TO THE CENTER OF THE POOLE ROAD, THE POINT OF BEGINNING, CONTAINING 43.3 ACRES, MORE OF LESS.

LESS AND EXCEPT THE TEN-ACRE TRACT WHICH HAS HERETOFORE BEEN CONVEYED TO HERMAN C. WILLIAMS AND WIFE, JOANNE K. WILLIAMS BY DEED DATED APRIL 28, 1958, AND RECORDED IN BOOK 1315, AT PAGE 339, WAKE COUNTY REGISTRY.

LESS AND EXCEPT ALL OF THAT 10.0003 ACRE TRACT OF LAND AS IS SHOWN BY MAP RECORDED IN BOOK OF MAPS 1989, PAGE 1197, WAKE COUNTY REGISTRY.

LESS AND EXCEPT THAT .882 ACRE TRACT OF LAND SHOWN ON THAT MAP RECORDED IN RECORDED IN BOOK OF MAPS 2004, PAGE 78, WAKE COUNTY REGISTRY, THAT WAS CONVEYED TO KEVIN D. WILLIAMS AND WIFE, DEBBIE A WILLIAMS, VIA THAT DEED RECORDED IN BOOK 10726, PAGE 1095, WAKE COUNTY REGISTRY.

LESS AND EXCEPT THAT CERTAIN 1.575 ACRE TRACT OF LAND AS THE SAME IS SHOWN BY MAP RECORDED IN BOOK OF MAPS 1991, PAGE 186, WAKE COUNTY REGISTRY, TOGETHER WITH THE PERPETUAL RIGHT AND EASEMENT OF INGRESS, EGRESS AND REGRESS, OVER AND TO THAT CERTAIN THIRTY (30) FOOT WIDE JOINT DRIVEWAY ACCESS EASEMENT AS SAID EASEMENT IS SHOWN ON MAP RECORDED IN BOOK OF MAPS 1991, PAGE 186, WAKE COUNTY REGISTRY.

TRACT 2

LYING AND BEING ON THE NORTH SIDE OF THE POOL ROAD AND BEGINNING IN THE NORTHERN BOUNDARY OF THE POOL ROAD IN THE WILLIAMSON LINE, SAID BEGINNING POINT BEING 948 FEET WEST FROM AN OLD IRON CORNER OF LOTS NOS. 6 AND 7 IN THE DIVISION OF THE LANDS OF MRS. IDDIE KNOTT; THENCE NORTH 7 DEGREES 20 MIN. WEST 832.1 FEET TO A POINT IN SAID WILLIAMSON LINE, SAID POINT BEING SOUTH 7 DEGREES 20 MINUTES EAST 1148.5 FEET FROM AN OLD IRON, CORNER OF WILLIAMSON LAND IN KNOTT LAND; THENCE SOUTH 89 DEGREES 48 MIN. EAST 526 FEET TO A POINT, CORNER OF THIS TRACT IN KNOTT LAND; THENCE SOUTH 7 DEGREES 20 MIN. EAST 832.1 FEET TO THE NORTHERN BOUNDARY OF SAID POOL ROAD; THENCE NORTH 89 DEGREES 48 MIN. WEST 526 FEET ALONG THE NORTHERN BOUNDARY OF THE POOL ROAD TO THE POINT OF BEGINNING, CONTAINING TEN (10) ACRES AND BEING A PORTION OF TRACT NO. 6 OF THE DIVISION OF THE LANDS OF MRS. IDDIE KNOTT AS SHOWN ON A MAP OF SAID DIVISION RECORDED #5247 IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF WAKE COUNTY, AND SAID TRACT NO. 6 WAS CONVEYED TO D. GRAHAM KNOTT AND MYRTLE C. KNOTT, HIS WIFE, BY J. WESLEY KNOTT AND WIFE BY DEED RECORDED IN THE REGISTER OF DEEDS OFFICE FOR WAKE COUNTY IN BOOK 769, PAGE 228.

LESS AND EXCEPT THE FOLLOWING PROPERTY:
BEGINNING AT A POINT IN THE NORTHERN EDGE OF THE RIGHT OF WAY OF STATE ROAD 1007 (ALSO REFERRED TO AS POOLE ROAD), SAID POINT BEING THE SOUTHEASTERN CORNER OF THE PROPERTY OF H.C. WILLIAMS; THENCE ALONG THE EASTERN LINE OF H.C. WILLIAMS NORTH 3 DEG. 30 MIN. EAST 297.75 FEET TO A POINT, A NEW CORNER OF H.C. WILLIAMS; THENCE ALONG THE SOUTHERN LINE OF THE SAID H.C. WILLIAMS PROPERTY SOUTH 89 DEG. 43 MIN. EAST 231.48 FEET TO A POINT, ANOTHER NEW CORNER OF H.C. WILLIAMS; THENCE ALONG THE WESTERN LINE OF THE PROPERTY OF H.C. WILLIAMS SOUTH 7DEG. 20 MIN. EAST 300 FEET TO A POINT IN THE NORTHERN EDGE OF THE RIGHT OF WAY OF THE AFORESAID STATE ROAD NO. 1007; THENCE ALONG SAID RIGHT OF WAY NORTH 89 DEG. 43 MIN. WEST287.52 FEET TO THE POINT OF BEGINNING, CONTAINING 1.77 ACRES, AND BEING THE SAME PROPERTY AS SHOWN ON PLAT ENTITLED "PROPERTY OF JAMES L. ETCHELLS AND WIFE, JUNE B ETCHELLS", DATED JULY 24, 1972, AND PREPARED BY JESSE J. PARRISH, REGISTERED LAND SURVEYOR.

TRACT 3
BEING ALL OF THAT 10.0003 ACRE TRACT OF LAND AS SHOWN ON THAT MAP RECORDED IN BOOK OF MAPS 1989, PAGE 1197, WAKE COUNTY REGISTRY, LESS AND EXCEPT THAT PORTION OF THE SAID PROPERTY CONTAINED WITHIN THAT 4.782 ACRE TRACT OF LAND SHOWN ON THAT MAP ENTITLED "RECOMBINATION SURVEY FOR KEVIN D. WILLIAMS AND WIFE DEBBIE A. WILLIAMS," RECORDED IN BOOK OF MAPS 2004, PAGE 78, WAKE COUNTY REGISTRY.

COMMITMENT NO.: 167-22310470C

SCHEDULE B, PART II
EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.
(NO MATTER OF SURVEY)

2. TAXES AND ASSESSMENTS FOR THE YEAR 2022, A LIEN NOW DUE AND PAYABLE AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.
(NO MATTER OF SURVEY)

3. TITLE TO ANY AREAS WITHIN STREET, HIGHWAY OR RAILROAD RIGHTS OF WAY, IF ANY.
(NO MATTER OF SURVEY)

4. THE CREATION OR LOSS OF LAND BY NATURAL OR ARTIFICIAL CHANGES ALONG WATER FORMING PART OF THE BOUNDARY OF THE LAND; AND/OR TITLE TO LAND LYING BELOW THE HIGHER OF THE MEAN HIGH WATER MARK AND/OR THE NORMAL BOUNDS OF ANY BODY OF WATER; AND/OR RIPARIAN RIGHTS INCIDENT TO ANY BRANCHES, CREEKS, STREAMS, LAKES OR OTHER WATERS COURSING OR ABUTTING THE LAND.
(NO MATTER OF SURVEY)

5. ANY DISCREPANCY, CONFLICT, ACCESS, SHORTAGE IN AREA OR BOUNDARY LINES, ENCROACHMENT, ENCUMBRANCE, VIOLATION, OVERLAP, SETBACK, EASEMENT OR CLAIMS OF EASEMENT, RIPARIAN RIGHT, AND TITLE TO LAND WITHIN ROADS, WAYS, RAILROADS, WATERCOURSES, BURIAL GROUNDS, MARSHES, DREDGED OR FILLED AREAS OR LAND BELOW THE MEAN HIGHWATER MARK OR WITHIN THE BOUNDS OF ANY ADJOINING BODY OF WATER, OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY A CURRENT INSPECTION AND ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
(AS SHOWN ON SURVEY)

6. ALL DEFERRED TAXES.
(NO MATTER OF SURVEY)

7. EASEMENT TO CAROLINA POWER AND LIGHT OF RECORD IN BOOK 2752, PAGE 940.
(EASEMENT IS BLANKET IN NATURE)

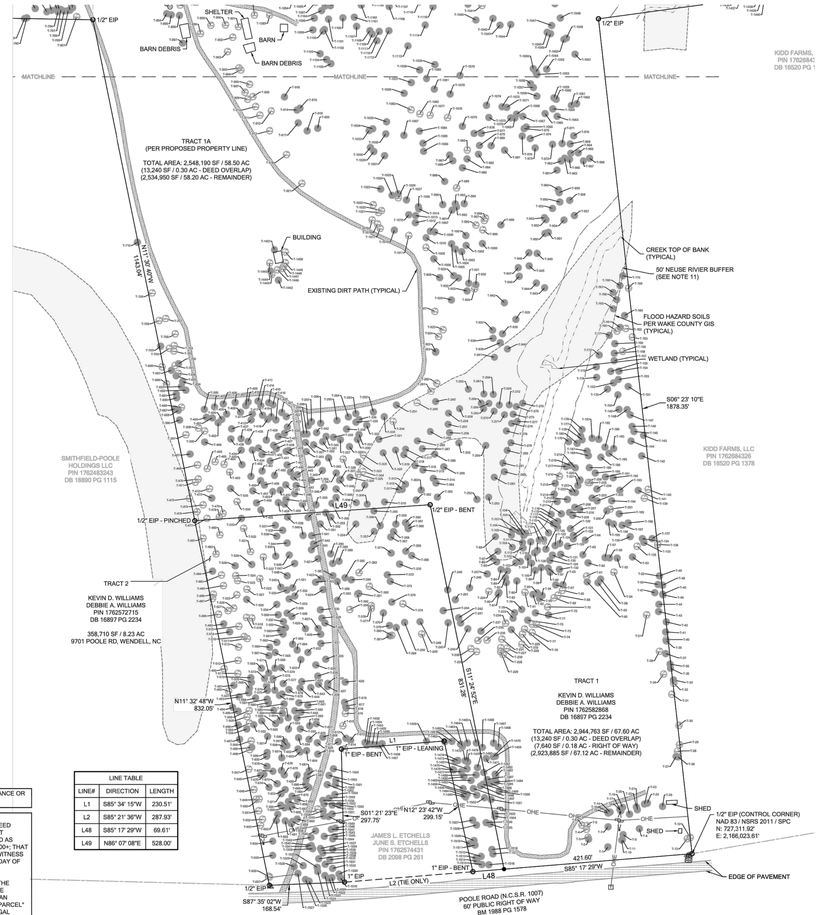
8. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN BOOK OF MAPS 1989, PAGE 1197, BOOK OF MAPS 1991, PAGE 186 AND BOOK OF MAPS 2004, PAGE 78.
(AS SHOWN ON SURVEY)

9. MEMORANDUM OF CONTRACT WITH D.R. HORTON-TERRAMOR, LLC OF RECORD IN BOOK 18865, PAGE 60.
(NO MATER OF SURVEY)

10. TITLE TO ANY PORTION OF THE LAND LYING WITHIN THE RIGHT OF WAY OF S. SMITHFIELD RD AND POOLE RD.
(NO MATTER OF SURVEY)

11. LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND. (TRACT 3)
(SEE NOTE 10)

12. NO CLOSING SERVICES INSURANCE. AS TO THE TRANSACTION FOR WHICH THIS COMMITMENT IS ISSUED, THE COMPANY DOES NOT AFFORD INSURED CLOSING PROTECTION.CLOSING SERVICES INSURANCE ABSENT REVISION OF THIS COMMITMENT TO INCLUDE A STATEMENT THAT COVERAGE IS AFFORDED TO THOSE PARTIES IDENTIFIED IN A SEPARATE CLOSING PROTECTION LETTER ISSUED SIMULTANEOUSLY WITH REVISION OF THE COMMITMENT. ANY CLOSING PROTECTION COVERAGE OR LETTER WHICH HERETOFORE MAY HAVE BEEN ISSUED IS HEREBY RESCINDED AND SHALL NOT BE EFFECTIVE AS TO THIS TRANSACTION. ANY CLOSING PROTECTION LETTER SUBSEQUENTLY ISSUED SHALL NOT BE EFFECTIVE AS TO THIS TRANSACTION ABSENT THE ACCOMPANYING REQUISITE REVISION OF THIS COMMITMENT.
(NO MATTER OF SURVEY)



LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	S85° 34' 15"W	230.51'
L2	S85° 21' 36"W	287.63'
L48	S85° 17' 29"W	69.61'
L49	N86° 07' 08"E	528.00'

THIS MAP IS CONSIDERED PRELIMINARY, NOT FOR RECORDATION, CONVEYANCE OR SALES UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.

I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DB 16897, PG 2234); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS SHOWN HERE ON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF _____, A.D., 2022.

I, FURTHER THAT IN ACCORDANCE WITH G.S. 47-30-F-11-C-1; CERTIFY THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSE OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

PRELIMINARY

STEVEN P. CARSON, PLS DATE
NC LICENSE NO. L-4752

TO D.R. HORTON, INC., A DELAWARE CORPORATION (I) & DHI TITLE AGENCY (II):

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS OF TABLE A THEREOF (NONE SELECTED). THE FIELDWORK WAS COMPLETED ON FEBRUARY 15TH, 2022.

STEVEN P. CARSON, PLS DATE
NC LICENSE NO. L-4752

PRELIMINARY

GRAPHIC SCALE
120 0 60 120 240 480
(IN FEET)
1 inch = 120 ft.

LEGEND
- BOUNDARY CORNER FOUND
- BOUNDARY CORNER SET
- COMPUTED POINT
- MONUMENT
- CLEAN OUT
- TRANSFORMER
- LIGHT POLE
- UTILITY POLE / TOWER
- UTILITY METER
- FIRE HYDRANT
- WATER VALVE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- UTILITY HAND HOLE
- MANHOLE
- WELL
- GAS PUMP
- SPIGOT
- GUY WIRE
- UTILITY MARKER
- EASEMENT / BUFFER
- CREEK TOP OF BANK
- OHE OVERHEAD UTILITY LINE
- WETLAND
- PAVEMENT
- SOIL PATH
- GRAVEL
- FLOOD SOILS

BM BOOK OF MAPS
DB DEED BOOK
PG PAGE
EIP EXISTING IRON PIPE
EIR EXISTING IRON REBAR

NOTES
1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. ALL DISTANCE ARE HORIZONTAL GROUND DISTANCE AND ALL BEARINGS ARE BASED ON GPS OBSERVATIONS, NAD83 / NSRS 2011 / SPC, UNLESS OTHERWISE SHOWN.
3. PROPERTY LIES IN ZONE "X" PER NATIONAL INSURANCE PROGRAM FLOOD INSURANCE RATE MAP #3720176200J, DATED 05/02/2006.
4. SITE ZONED "R-40" PER WAKE COUNTY GIS.
5. AREAS COMPUTED BY COORDINATE METHOD.
6. THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
7. ALL BUILDINGS AND STRUCTURES ARE AS SHOWN ON THIS SURVEY.
8. NO CEMETERIES WERE OBSERVED AS A RESULT OF THIS SURVEY.
9. WETLAND REPORT FROM SOIL & ENVIRONMENTAL CONSULTANTS, DATED 12/30/2021.
10. NO PHYSICAL ACCESS TO A PUBLIC WAY WAS OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK FOR TRACT 3.

NAD 83 / NSRS 2011 / SPC

BATEMAN CIVIL SURVEY COMPANY
ENGINEERS • SURVEYORS • PLANNERS
2524 RELIANCE AVENUE, APEX, NC 27539
PHONE: (919) 577-1080 FAX: (919) 577-1081
INFO@BATEMANCIVILSURVEY.COM
NCBELS FIRM# C-2378

ALTA / NSPS LAND TITLE SURVEY
EXCLUSIVELY FOR BGE, INC
AS RECORDED IN DEED BOOK 16897, PAGE 2234
PIN: 1762572715, 1762582868, & 1762595569
MARKS CREEK TWSP • WAKE COUNTY • NORTH CAROLINA

REVISIONS
1. ADDED PROPOSED PROPERTY LINE ELS (6/7/2022)
2. ADDED TREES ELS (8/15/2022)
3.
4.
5.

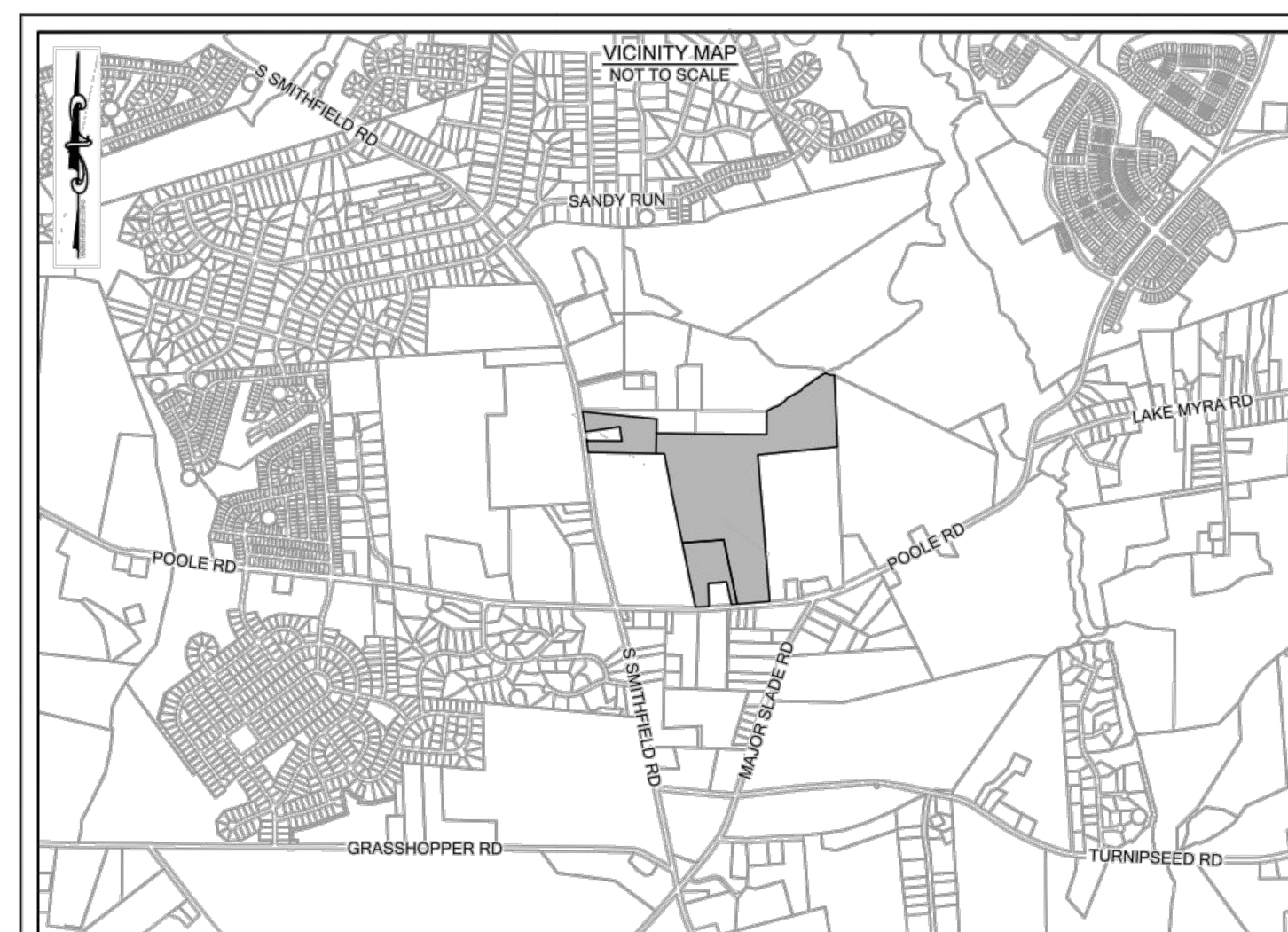
DESIGNED BY: N/A
DRAWN BY: CJM
CHECKED BY: SPC
SCALE: 1" = 120'
DATE: 02/25/2022
JOB NUMBER: 220127

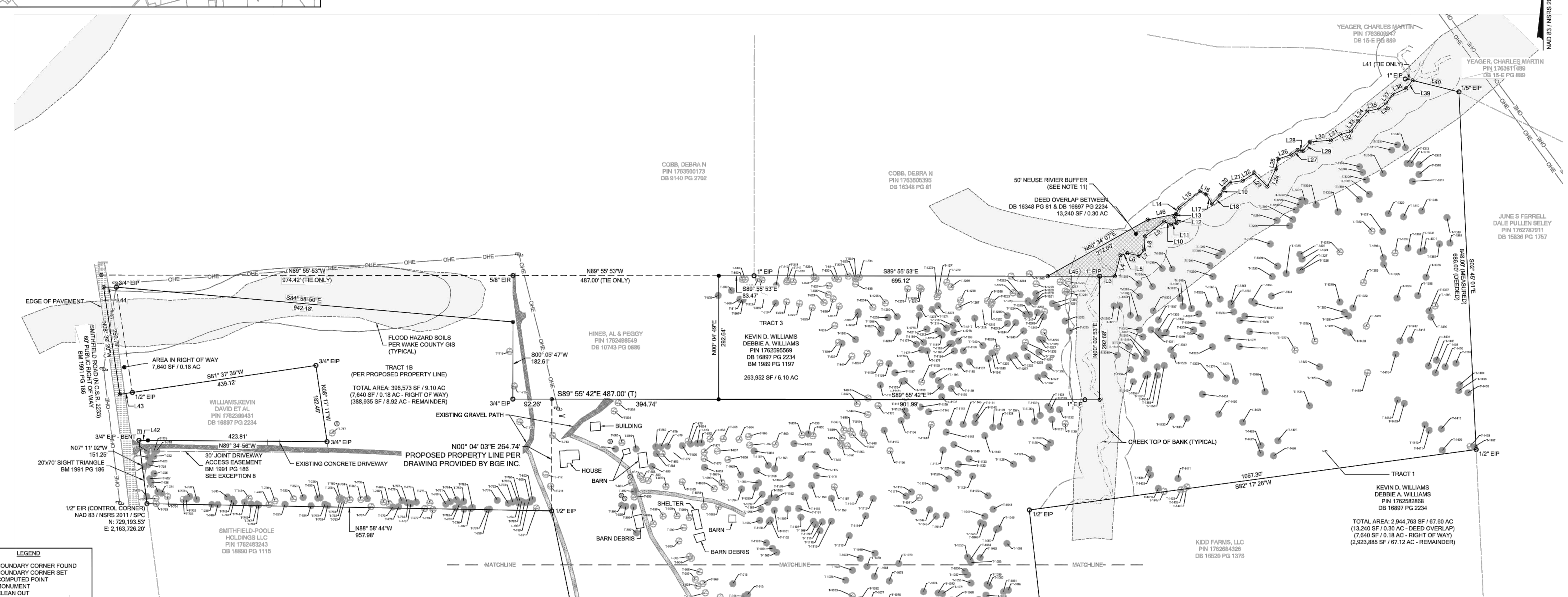
SHEET 1 OF 3

C1.0

TREES

[illegible]	[illegible]





LEGEND

- BOUNDARY CORNER FOUND
- BOUNDARY CORNER SET
- COMPUTED POINT
- MONUMENT
- CLEAN OUT
- TRANSFORMER
- LIGHT POLE
- UTILITY POLE / TOWER
- UTILITY METER
- FIRE HYDRANT
- WATER VALVE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- UTILITY HAND HOLE
- MANHOLE
- WELL
- GAS PUMP
- SPIGOT
- GUY WIRE
- UTILITY MARKER

- EASEMENT / BUFFER
- CREEK TOP OF BANK
- OHE OVERHEAD UTILITY LINE

- WETLAND
- PAVEMENT
- SOIL PATH
- GRAVEL
- FLOOD SOILS

BM BOOK OF MAPS
DB DEED BOOK
PG PAGE
EIP EXISTING IRON PIPE
EIR EXISTING IRON REBAR

NOTES

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. ALL DISTANCE ARE HORIZONTAL GROUND DISTANCE AND ALL BEARINGS ARE BASED ON GPS OBSERVATIONS, NAD83 / NSRS 2011 / SPC, UNLESS OTHERWISE SHOWN.
3. PROPERTY LIES IN ZONE "X" PER NATIONAL INSURANCE PROGRAM FLOOD INSURANCE RATE MAP #3720176200J, DATED 05/02/2006.
4. SITE ZONED "R-40" PER WAKE COUNTY GIS.
5. AREAS COMPUTED BY COORDINATE METHOD.
6. THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
7. BUILDINGS AND STRUCTURES ARE AS SHOWN ON THIS SURVEY.
8. NO CEMETERIES WERE OBSERVED AS A RESULT OF THIS SURVEY.
9. WETLAND REPORT FROM SOIL & ENVIRONMENTAL CONSULTANTS, DATED 12/30/2021.
10. NO PHYSICAL ACCESS TO A PUBLIC WAY WAS OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK FOR TRACT 3.

LINE TABLE

LINE#	DIRECTION	LENGTH
L3	S89° 55' 53"E	35.83'
L4	N15° 08' 20"E	51.16'
L5	N72° 38' 54"E	16.91'
L6	S78° 04' 23"E	28.64'
L7	N42° 43' 54"E	17.33'
L8	N04° 08' 38"E	33.38'
L9	N51° 59' 58"E	56.94'
L10	S67° 12' 42"E	18.26'
L11	N76° 01' 54"E	12.79'
L12	N16° 39' 09"W	16.17'
L13	N28° 04' 51"E	7.07'

LINE TABLE

LINE#	DIRECTION	LENGTH
L14	N28° 04' 51"E	17.10'
L15	N51° 32' 31"E	63.66'
L16	S62° 38' 19"E	15.27'
L17	S31° 05' 07"E	27.23'
L18	N43° 48' 43"E	27.46'
L19	N28° 21' 51"E	19.68'
L20	N45° 24' 00"E	19.00'
L21	N82° 17' 10"E	30.71'
L22	N57° 51' 38"E	33.08'
L23	S44° 21' 23"E	44.03'
L24	N25° 41' 49"E	46.45'

LINE TABLE

LINE#	DIRECTION	LENGTH
L25	N11° 18' 59"E	23.79'
L26	N71° 54' 40"E	33.56'
L27	N53° 10' 24"E	18.53'
L28	S81° 58' 09"E	13.36'
L29	N38° 05' 54"E	26.48'
L30	N85° 13' 22"E	48.93'
L31	N59° 51' 17"E	26.63'
L32	N73° 26' 36"E	25.65'
L33	N35° 43' 22"E	29.53'
L34	N41° 53' 58"E	32.00'
L35	N77° 05' 34"E	29.23'

LINE TABLE

LINE#	DIRECTION	LENGTH
L36	N53° 55' 39"E	20.23'
L37	N35° 22' 35"E	25.88'
L38	N65° 15' 39"E	35.80'
L39	N39° 05' 09"E	24.24'
L40	S75° 59' 32"E	113.00'
L41	N79° 44' 15"W	17.81'
L42	N89° 34' 56"W	21.30'
L43	S81° 37' 39"W	29.94'
L44	S89° 49' 03"E	30.44'
L45	S89° 55' 53"E	123.24'
L46	N78° 34' 07"E	68.03'

GRAPHIC SCALE
120 0 60 120 240 480
(IN FEET)
1 inch = 120 ft.

BATEMAN CIVIL SURVEY COMPANY

ENGINEERS • SURVEYORS • PLANNERS
2524 RELIANCE AVENUE, APEX, NC 27539
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ALTA / NSPS LAND TITLE SURVEY

EXCLUSIVELY FOR BGE, INC
AS RECORDED IN DEED BOOK 16897, PAGE 2234
PIN: 1762572715, 1762582868, & 1762595569
MARKS CREEK TWSP • WAKE COUNTY • NORTH CAROLINA

REVISIONS
1. ADDED PROPOSED PROPERTY LINE ELS (6/7/2022)
2. ADDED TREES ELS (8/15/2022)
3.
4.
5.

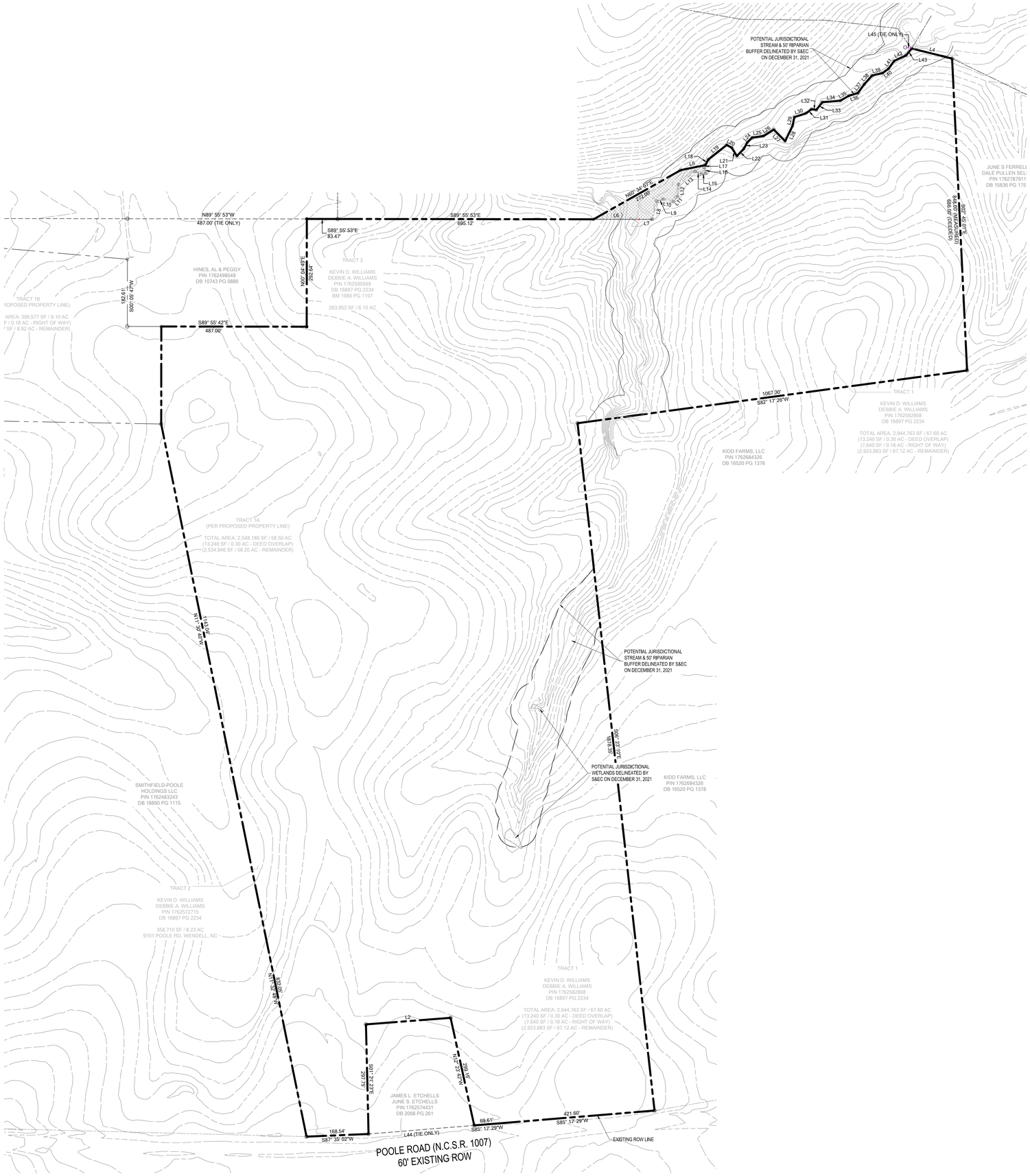
DESIGNED BY: N/A
DRAWN BY: CJM
CHECKED BY: SPC
SCALE: 1" = 120'
DATE: 02/25/2022
JOB NUMBER: 220127

SHEET 2 OF 3

C1.1

GENERAL NOTES:

1) THE CONTOUR INTERVALS SHOWN ON THIS PLAN WERE OBTAINED FROM WAKE COUNTY GIS.
2) BOUNDARY DATA SHOWN ON THIS PLAN IS BASED ON THE ALTA/NSPS LAND TITLE SURVEY COMPLETED BY BATEMAN CIVIL SURVEY COMPANY.



N

0 50' 100' 200'
SCALE: 1" = 100'

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5440 WADE PARK BLVD, SUITE 102
RALEIGH, NC 27607
WWW.BGENC.COM
NC LICENSE #C-4397

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REV	DATE	DESCRIPTION

DESIGNED BY: BZ
DRAWN BY: DJ
REVIEWED BY: BZ

DR HORTON - TERRAMOR, LLC
7208 FALLS OF NEUSE ROAD
SUITE 201
RALEIGH, NC 27615
(919) 869 - 4207

SANCTUARY AT POOLE
9701 POOLE ROAD (SR # 1007)
TOWN OF KNIGHTDALE
WAKE COUNTY, NC

EXISTING CONDITIONS SURVEY PLAN

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055656 JAVIER D. JARAMILLO

NOT FOR CONSTRUCTION

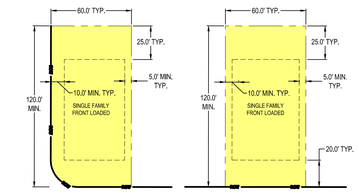
FILE NUMBER: 9318-01

DATE: 10/24/2022

C1.2

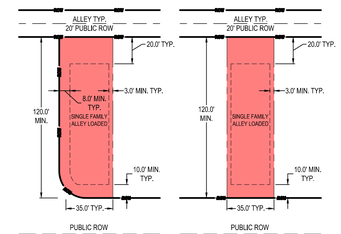
NOTES

1. HOA SHALL MAINTAIN ALL AREAS OF COMMON OPEN SPACE INCLUDING LANDSCAPE MEDIANS AT ENTRANCES.
2. ALL SQUARE FOOTAGES AND ACREAGE SHOWN ARE APPROXIMATE. ACTUAL NUMBERS TO BE DETERMINED DURING FINAL PLAT REVIEW AND APPROVAL.
3. ACTIVE RECREATION USES MAY INCLUDE BUT ARE NOT LIMITED TO: POOL AND CLUBHOUSE, PLAY AREAS, GATHERING SPACES, MULTI-USE TRAILS AND TRAIL CONNECTIONS TO COMMUNITY PARK.



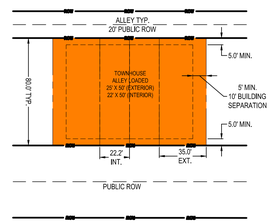
TYPICAL SINGLE-FAMILY CORNER LOT DETAIL
SCALE: 1" = 40'

TYPICAL SINGLE-FAMILY INTERIOR LOT DETAIL
SCALE: 1" = 40'



TYPICAL SINGLE-FAMILY ALLEY ACCESS CORNER LOT DETAIL
SCALE: 1" = 40'

TYPICAL SINGLE-FAMILY ALLEY ACCESS INTERIOR LOT DETAIL
SCALE: 1" = 40'



TYPICAL TOWNHOME LOT DETAIL
SCALE: 1" = 40'

SCALE: 1" = 100'

	DESCRIPTION	DATE	REV

DESIGNED BY: BZ
DRAWN BY: DJ
REVIEWED BY: BZ

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SANCTUARY AT POOLE
9701 POOLE ROAD (S.R.1007)
TOWN OF KNIGHTDALE
WAKE COUNTY, NC

MASTER PLAN RENDERING

NORTH CAROLINA PROFESSIONAL SEAL 051656 ENGINEER DAVID J. JARMUSCH

NOT FOR CONSTRUCTION

FILE NUMBER: 9318-01

DATE: 10/24/2022

C2.0

GENERAL NOTES:

1) A PORTION OF THE SITE IS LOCATED WITHIN LOWER NEUSE RIVER WATERSHED AND NEUSE RIVER BASIN. A PORTION OF THE SITE IS LOCATED WITHIN THE MARKS CREEK WATERSHED AND NEUSE RIVER BASIN.

2) ALL SURVEY INFORMATION PROVIDED TO BGE, SPECIFICALLY THE ALTA/NSPS LAND TITLE SURVEY COMPLETED BY BATEMAN CIVIL SURVEY COMPANY ON FEBRUARY 25, 2022 UNDER THE SUPERVISION OF LICENSED LAND SURVEYOR STEVEN P CARSON, PLS. ANY SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS.

3) ALL PROPERTIES SHOWN AND INCLUDED WITH THE MASTER PLAN ARE SITUATED WITHIN ZONE "X" PER NATIONAL INSURANCE PROGRAM FLOOD INSURANCE RATE MAP #3720176200J, DATED 05/02/2006. IN ADDITION, THE PROPERTIES SHOWN HEREON ARE NOT SUBJECT TO ANY FEMA FLOOD HAZARD AREAS.

4) PIN #1762582868, PIN #1762572715, & PIN #1762483243 ARE SUBJECT TO FLOOD PRONE SOILS ACCORDING TO WAKE COUNTY GIS.

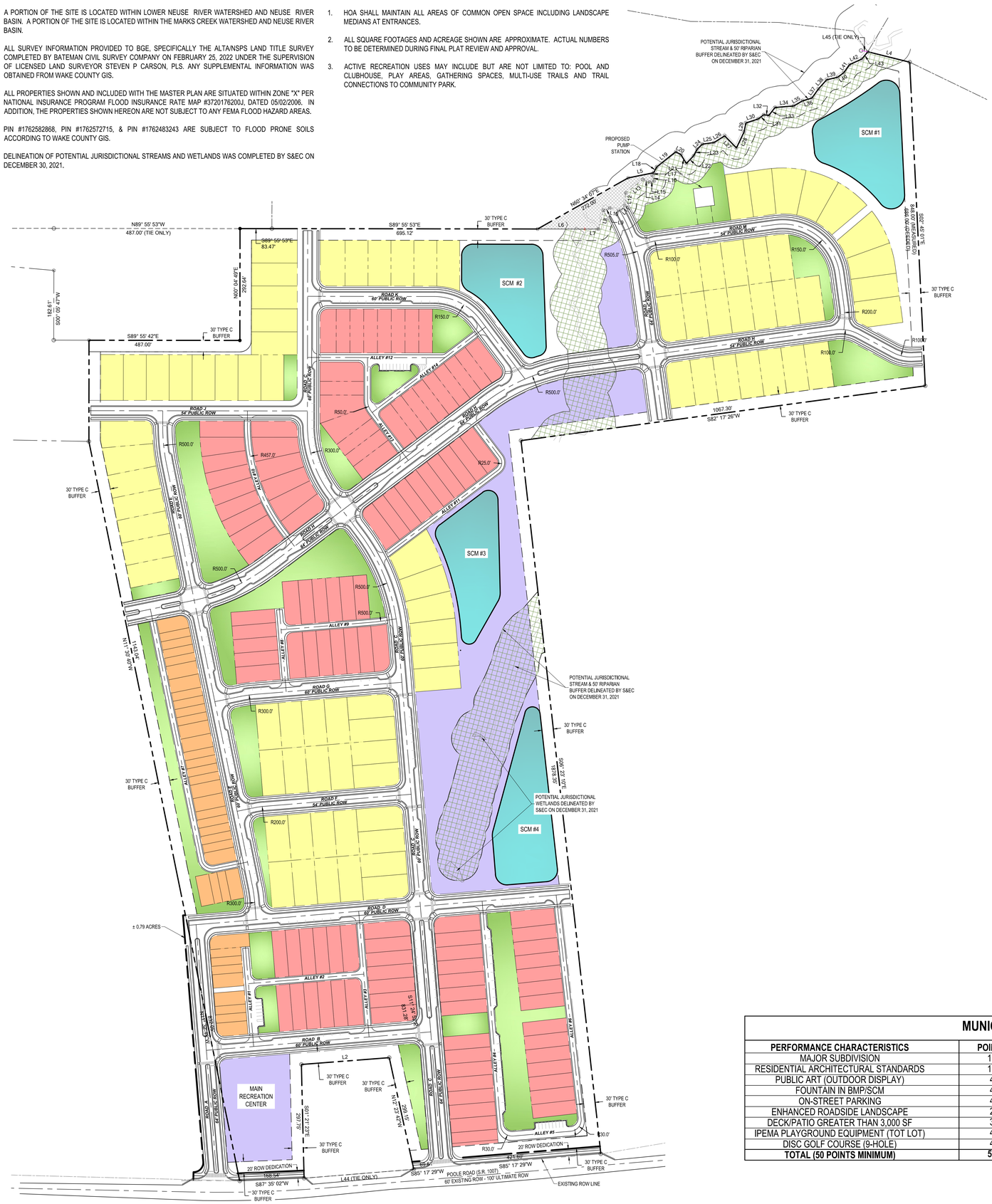
5) DELINEATION OF POTENTIAL JURISDICTIONAL STREAMS AND WETLANDS WAS COMPLETED BY S&EC ON DECEMBER 30, 2021.

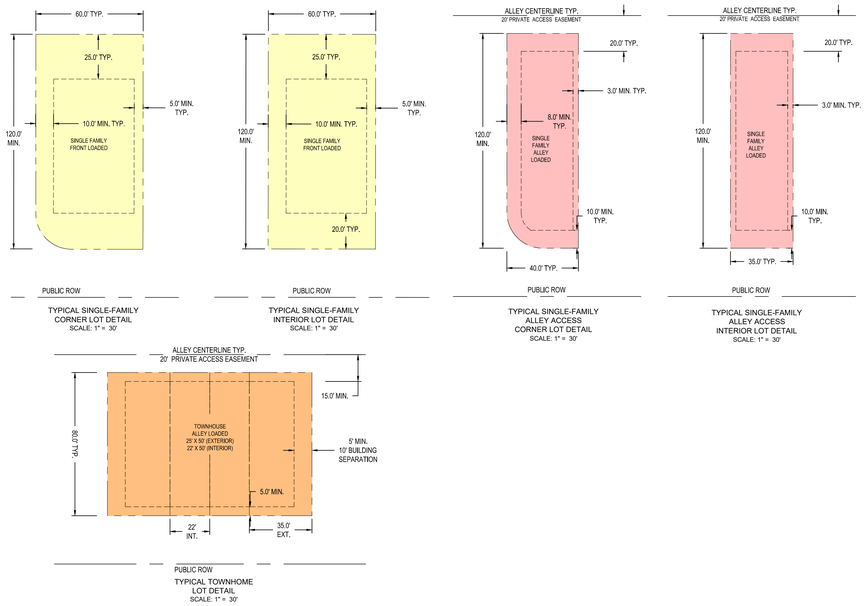
MASTER PLAN NOTES:

1. HOA SHALL MAINTAIN ALL AREAS OF COMMON OPEN SPACE INCLUDING LANDSCAPE MEDIANS AT ENTRANCES.

2. ALL SQUARE FOOTAGES AND ACREAGE SHOWN ARE APPROXIMATE. ACTUAL NUMBERS TO BE DETERMINED DURING FINAL PLAT REVIEW AND APPROVAL.

3. ACTIVE RECREATION USES MAY INCLUDE BUT ARE NOT LIMITED TO: POOL AND CLUBHOUSE, PLAY AREAS, GATHERING SPACES, MULTI-USE TRAILS AND TRAIL CONNECTIONS TO COMMUNITY PARK.





SITE DATA TABLE

PIN #/SITE AREA:		
PIN #	AREA (AC)	AREA (SF)
TRACT 1A (1762582868)	58.50	2,548,190
TRACT 2 (1762572715)	8.23	358,710
TRACT 3 (1762595569)	6.10	263,952
OFFSITE ROW ACQUISITION (1762483243)	0.79	34,586
SUBTOTAL GROSS AREA	73.62	3,205,438
LESS DEED OVERLAP (TRACT 1A)	0.30	13,240
FINAL GROSS AREA	**73.32**	**3,192,198**
STREET ROW DEDICATION (POOLE ROAD)	0.31	13,252
NET SITE AREA	**73.01**	**3,178,946**
ZONING:		
EXISTING USE	VACANT/RURAL	
PROPOSED ZONING	PUD GR8	
PROPOSED USE	SINGLE-FAMILY DETACHED, TOWNHOMES, RECREATIONAL AMENITIES	
RESIDENTIAL LOT COUNT:		
60' WIDE SINGLE FAMILY (FRONT LOAD)	85	
35' WIDE SINGLE-FAMILY (REAR/ALLEY LOAD)	115	
TOWNHOMES (REAR/ALLEY LOAD)	38	
TOTAL LOTS	**238**	
DENSITY:		
MAXIMUM DENSITY	(238/73.01) = 3.25 D.U./ACRE +/-	
BUILDING SETBACKS (60' WIDE SINGLE-FAMILY - FRONT LOAD):		
FRONT (FT)	20	
INTERIOR SIDE (FT)	5	
STREET SIDE (FT)	10	
REAR (FT)	25	
MINIMUM LOT WIDTH (FT)	60	
BUILDING SETBACKS (35' WIDE SINGLE-FAMILY - REAR LOAD):		
FRONT (FT)	10	
INTERIOR SIDE (FT)	3	
STREET SIDE (FT)	8	
REAR (FT)	20 FROM CENTER OF PRIVATE ALLEY	
MINIMUM LOT WIDTH (FT)	35	
BUILDING SETBACKS (TOWNHOMES - REAR LOAD):		
FRONT (FT)	5	
BUILDING SEPARATION (FT)	10	
STREET SIDE (FT)	15	
REAR (FT)	20 FROM CENTER OF PRIVATE ALLEY	
OPEN SPACE REQUIREMENT:		
REQUIRED PASSIVE OPEN SPACE (ACRES/SF)	3.73	
REQUIRED ACTIVE OPEN SPACE (ACRES/SF)	3.73	
PROPOSED PASSIVE OPEN SPACE (ACRES/SF)	12.84	
PROPOSED ACTIVE OPEN SPACE (ACRES/SF)	6.76	
TOTAL OPEN SPACE PROVIDED (ACRES/SF)	19.60	
TREE SAVE AREA:		
10% OF GROSS AREA (AC)	7.30	
PROVIDED (AC)	8.11	

MUNICIPAL WATER ALLOCATION POLICY

PERFORMANCE CHARACTERISTICS	POINTS	TYPE / DESCRIPTION OF POINTS
MAJOR SUBDIVISION	15	**BASE**
RESIDENTIAL ARCHITECTURAL STANDARDS	15	BASE (CATEGORY 2 - GREEN DEVELOPMENT STANDARDS)
PUBLIC ART (OUTDOOR DISPLAY)	4	BASE (CATEGORY 2 - GREEN DEVELOPMENT STANDARDS - SECTION 2C)
FOUNTAIN IN BMP/SCM	4	BONUS (CATEGORY 3 - OUTDOOR ENHANCED & TRANSIT IMPROVEMENTS - SECTION 3A)
ON-STREET PARKING	4	BONUS (CATEGORY 3 - OUTDOOR ENHANCED & TRANSIT IMPROVEMENTS - SECTION 3A)
ENHANCED ROADSIDE LANDSCAPE	2	BONUS - (CATEGORY 4 - AMENITIES - PROJECTS WITH RESIDENTIAL COMPONENTS - SECTION 4B)
DECK/PATIO GREATER THAN 3,000 SF	3	BONUS - (CATEGORY 4 - AMENITIES - PROJECTS WITH RESIDENTIAL COMPONENTS - SECTION 4E)
IPEMA PLAYGROUND EQUIPMENT (TOT LOT)	4	BONUS - (CATEGORY 4 - AMENITIES - SECTION 4F)
DISC GOLF COURSE (9-HOLE)	4	BONUS - (CATEGORY 4 - AMENITIES - SECTION 4F)
TOTAL (50 POINTS MINIMUM)	**55**	**BASED ON TOWN OF KNIGHTDALE WATER ALLOCATION ORDINANCE**

N

0 50' 100' 200'
SCALE: 1" = 100'

REV	DATE	DESCRIPTION

DESIGNED BY: BZ
DRAWN BY: DJ
REVIEWED BY: BZ

BGE
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RALEIGH, NC 27607
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7208 FALLS OF NEUSE ROAD
SUITE 201
RALEIGH, NC 27615
(919) 808 - 4207

SANCTUARY AT POOLE
9701 POOLE ROAD (S.R.1007)
TOWN OF KNIGHTDALE
WAKE COUNTY, NC

SUBDIVISION SITE PLAN

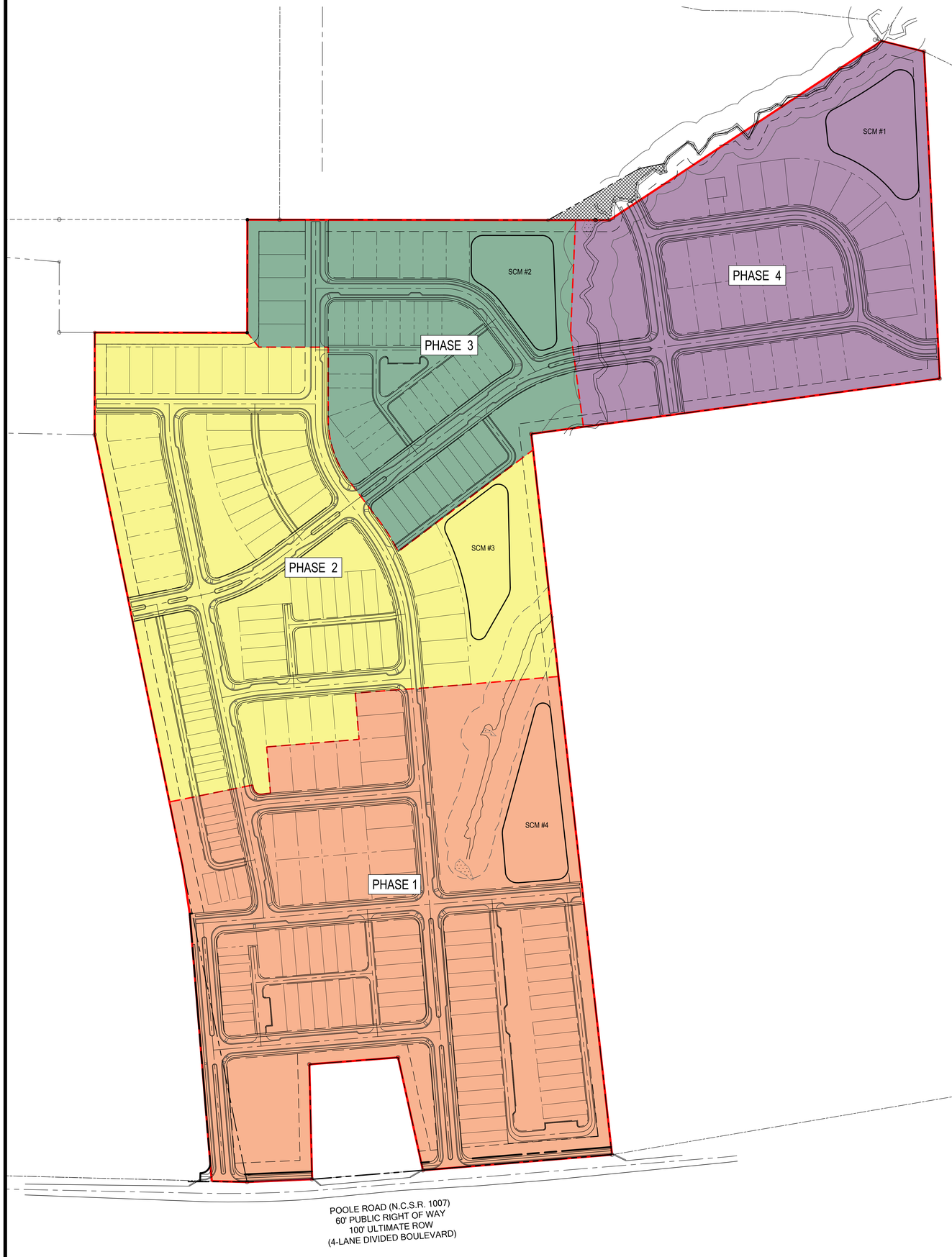
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 05 1656 JAMES D. JARAMILLO

NOT FOR CONSTRUCTION

FILE NUMBER: 9318-01

DATE: 10/24/2022

C2.1



PHASE ONE:

+/- 25.7 ACRES
+/- 20 SINGLE FAMILY HOMES
+/- 48 SINGLE FAMILY HOMES (ALLEY ACCESS)
+/- 19 TOWNHOMES

PHASE TWO:

+/- 20.5 ACRES
+/- 25 SINGLE FAMILY HOMES
+/- 33 SINGLE FAMILY HOMES (ALLEY ACCESS)
+/- 18 TOWNHOMES

PHASE THREE:

+/- 11.8 ACRES
+/- 11 SINGLE FAMILY HOMES
+/- 34 SINGLE FAMILY HOMES (ALLEY ACCESS)

PHASE FOUR:

+/- 15.1 ACRES
+/- 29 SINGLE FAMILY HOMES

NOTES:

1. PHASING PLAN IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.

N

0 50' 100' 200'
SCALE: 1" = 100'

REV	DATE	DESCRIPTION

DESIGNED BY: BZ
DRAWN BY: DJ
REVIEWED BY: BZ

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SANCTUARY AT POOLE
9701 POOLE ROAD (S.R.1007)
TOWN OF KNIGHTDALE
WAKE COUNTY, NC

PHASING PLAN

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 035656 JARED JARAMILLO

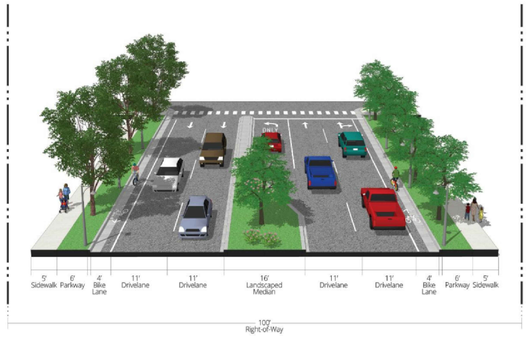
NOT FOR CONSTRUCTION

FILE NUMBER: 9318-01

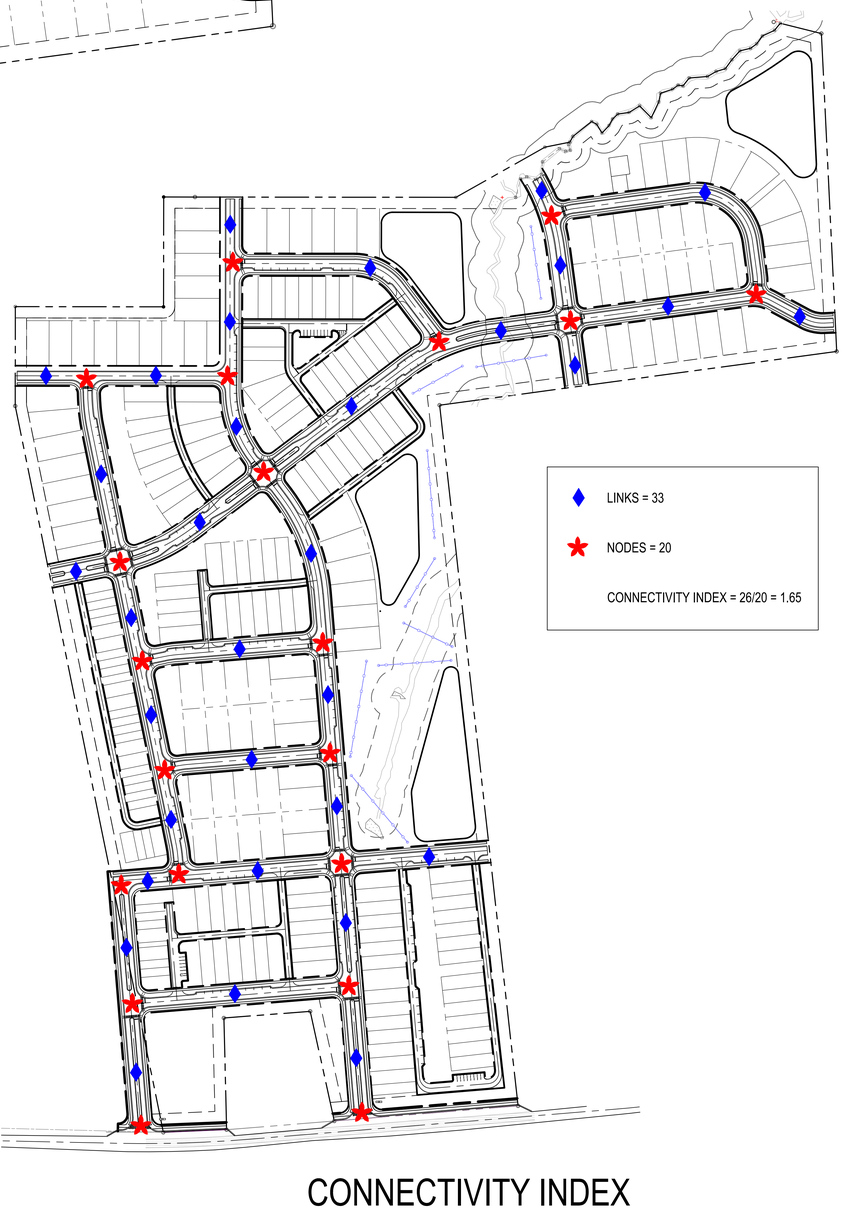
DATE: 10/24/2022

C2.2

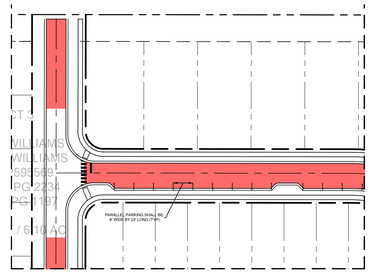
Figure 10.9: Boulevard Cross Section Standards



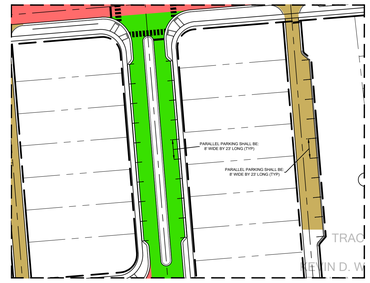
POOLE ROAD (N.C.S.R. 1007)
100' ULTIMATE ROW
(4-LANE DIVIDED BOULEVARD)



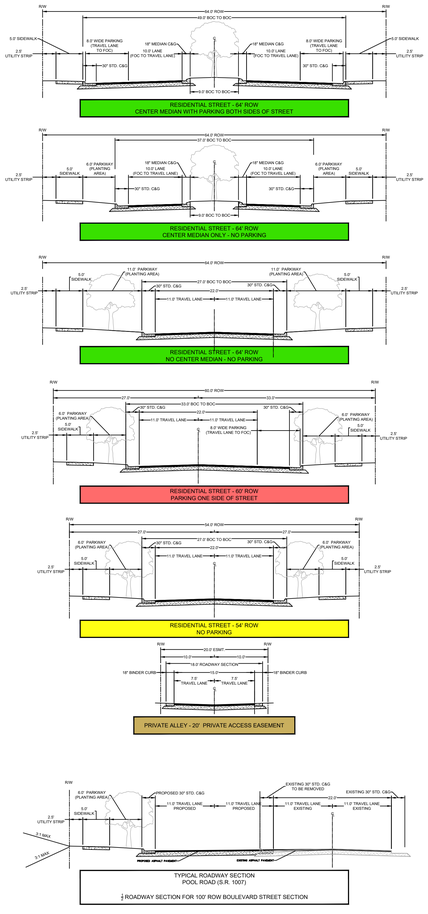
CONNECTIVITY INDEX
(NOT TO SCALE)



DETAIL 1 - ON-SITE PARKING PLAN VIEW
SCALE: 1" = 60'



DETAIL 2 - ON-SITE PARKING PLAN VIEW
SCALE: 1" = 60'



ILLUSTRATIVE STREET SECTIONS ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.

POINTS OF ACCESS FOR RESIDENTIAL DEVELOPMENT

1. VEHICULAR ACCESS POINTS AND TURNING MOVEMENTS SHOWN ON THE MASTER PLAN ARE PRELIMINARY AND SUBJECT TO A TRAFFIC IMPACT ANALYSIS, FINAL DESIGN, AND TOWN OF KNIGHTDALE AND NCDOT REVIEW AND APPROVAL.
2. GENERAL STREET LAYOUT AND STREET CLASSIFICATION IS PRELIMINARY AND SUBJECT TO FINAL DESIGN AND REVIEW AND APPROVAL BY TOWN OF KNIGHTDALE.
3. ALL PUBLIC STREETS SHALL BE CONSTRUCTED TO TOWN OF KNIGHTDALE STANDARDS AND SPECIFICATIONS. POOLE ROAD (S.R. 1007) SHALL BE DESIGNED AND CONSTRUCTED TO NCDOT STANDARDS AND SPECIFICATIONS.
4. ALLEYS SHALL BE PRIVATE AND SITUATED IN A 20' WIDE PRIVATE ACCESS EASEMENT.

N

0 50' 100' 200'
SCALE: 1" = 100'

REV	DATE	DESCRIPTION

DESIGNED BY: BZ
DRAWN BY: DJ
REVIEWED BY: BZ

BGE
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SUITE 201
RALEIGH, NC 27615
(919) 808 - 4207

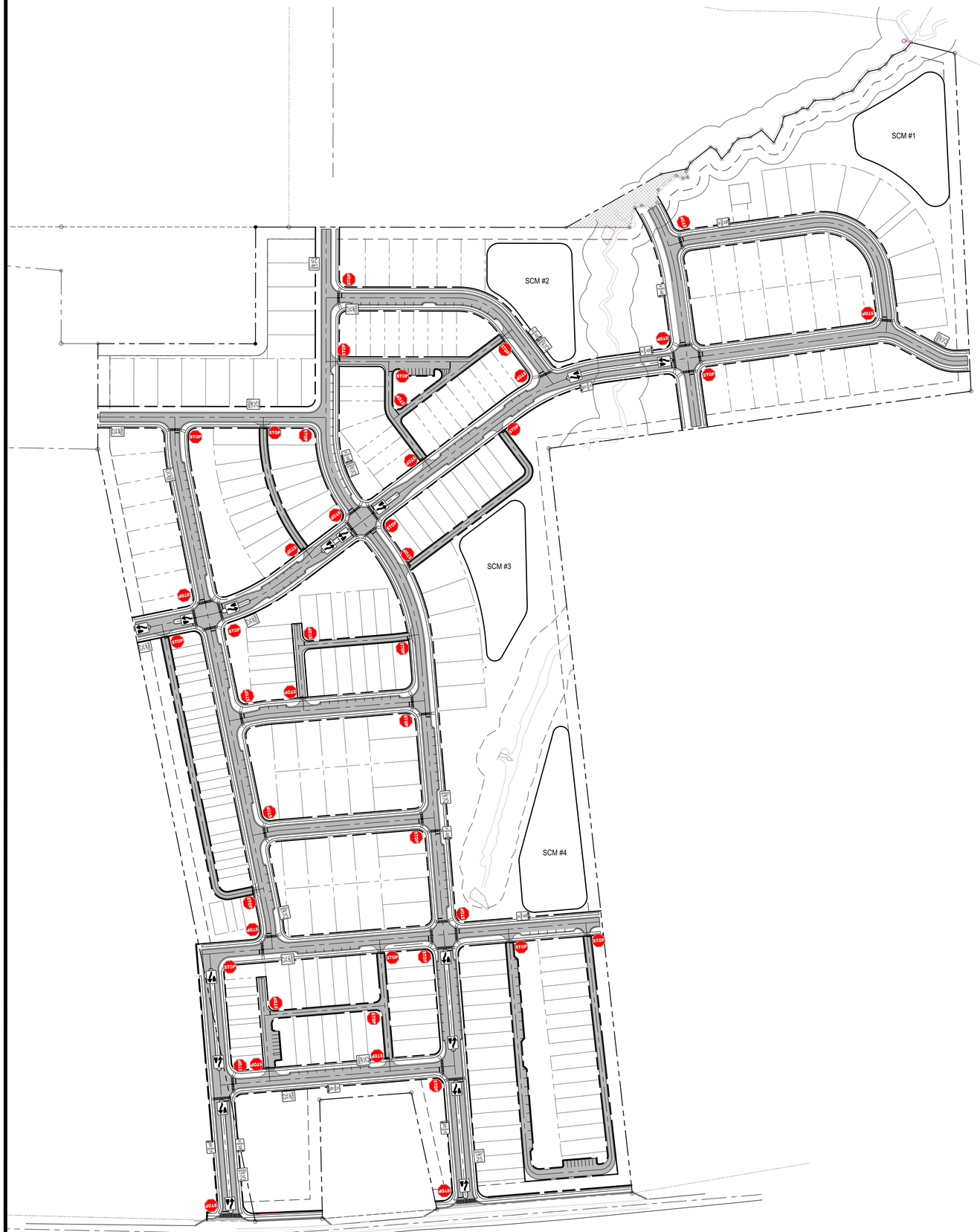
SANCTUARY AT POOLE
9701 POOLE ROAD (S.R.1007)
TOWN OF KNIGHTDALE
WAKE COUNTY, NC

TRANSPORTATION PLAN

JOHN C.H. CASSADY
PROFESSIONAL ENGINEER
SEAL 051656
JAVIER D. JARAMILLO

NOT FOR CONSTRUCTION

FILE NUMBER: 9318-01
DATE: 10/24/2022
C3.0



R2-1 SPEED LIMIT SIGN

R1-1 STOP SIGN

R5-1 DO NOT ENTER SIGN

R4-7 STAY RIGHT SIGN

R7-1 NO PARKING SIGN

N

0 50' 100' 200'

SCALE: 1" = 100'

REV	DATE	DESCRIPTION

DESIGNED BY: BZ

DRAWN BY: DJ

REVIEWED BY: BZ

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SANCTUARY AT POOLE

9701 POOLE ROAD (SR 1007)
TOWN OF KNIGHTDALE
WAKE COUNTY, NC

SIGNAGE & PAVEMENT MARKING PLAN

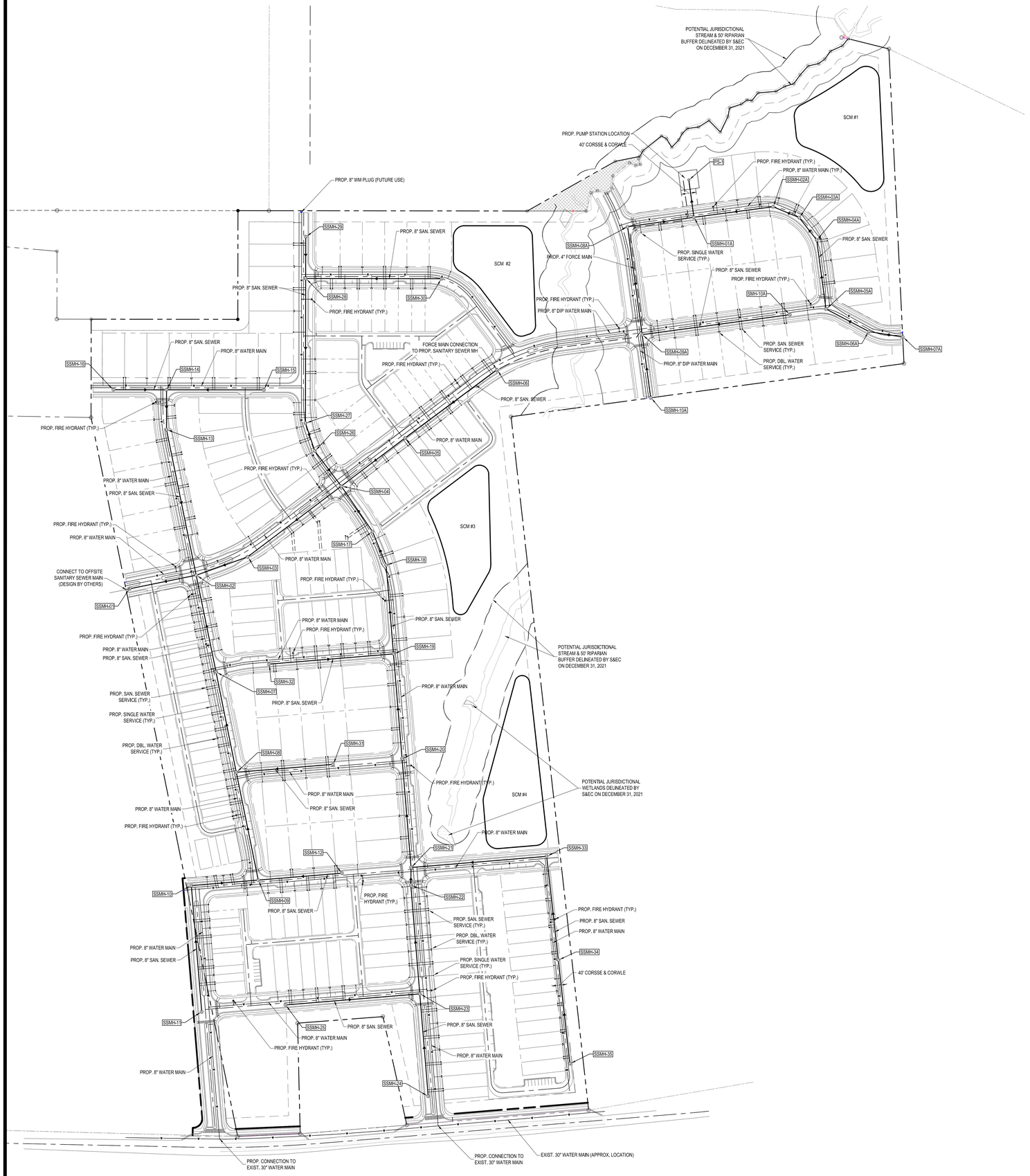
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 053656 JAHED JARAMILLO

NOT FOR CONSTRUCTION

FILE NUMBER: 9318-01

DATE: 10/24/2022

C3.1



PROPOSED UTILITY LEGEND

- PROPOSED DOMESTIC WATER
- PROPOSED SANITARY
- PROPOSED FORCE MAIN
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED DOUBLE WATER SERVICE
- PROPOSED SINGLE WATER SERVICE
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED BLOW OFF VALVE

STANDARD UTILITY NOTES:
1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)

2. UTILITY SEPARATION REQUIREMENTS:
   a) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY 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.
   b) 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.
   c) 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.
   d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
   e) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" 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)
   f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.

3. 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.

4. 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.

5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAIN & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.

6. 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.

7. INSTALL 3/4" 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.

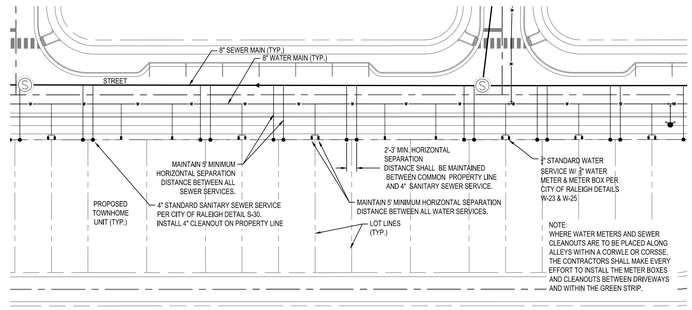
8. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.

9. 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.

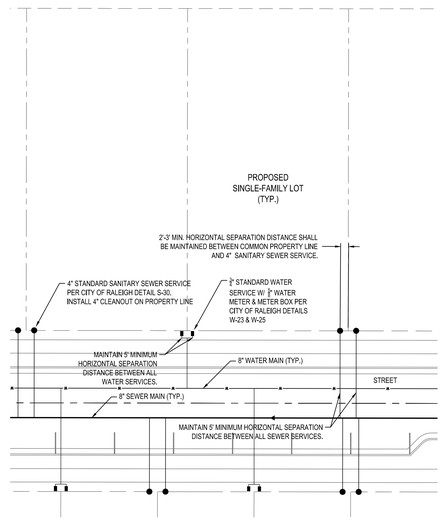
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.

11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.

12. CROSS-CONNECTION CONTROL PROTECTIONS 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. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.



TYPICAL TOWNHOME LOT WATER/SEWER SERVICE LAYOUT PLAN
1" = 20'



TYPICAL SINGLE-FAMILY LOT WATER/SEWER SERVICE LAYOUT PLAN
1" = 20'

N

0 50' 100' 200'
SCALE: 1" = 100'

REV	DATE	DESCRIPTION

DESIGNED BY: BZ
DRAWN BY: DJ
REVIEWED BY: BZ

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RALEIGH, NC 27607
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7208 FALLS OF NEUSE ROAD
SUITE 201
RALEIGH, NC 27615
(919) 808 - 4207

SANCTUARY AT POOLE
9701 POOLE ROAD (S.R.1007)
TOWN OF KNIGHTDALE
WAKE COUNTY, NC

OVERALL UTILITY PLAN

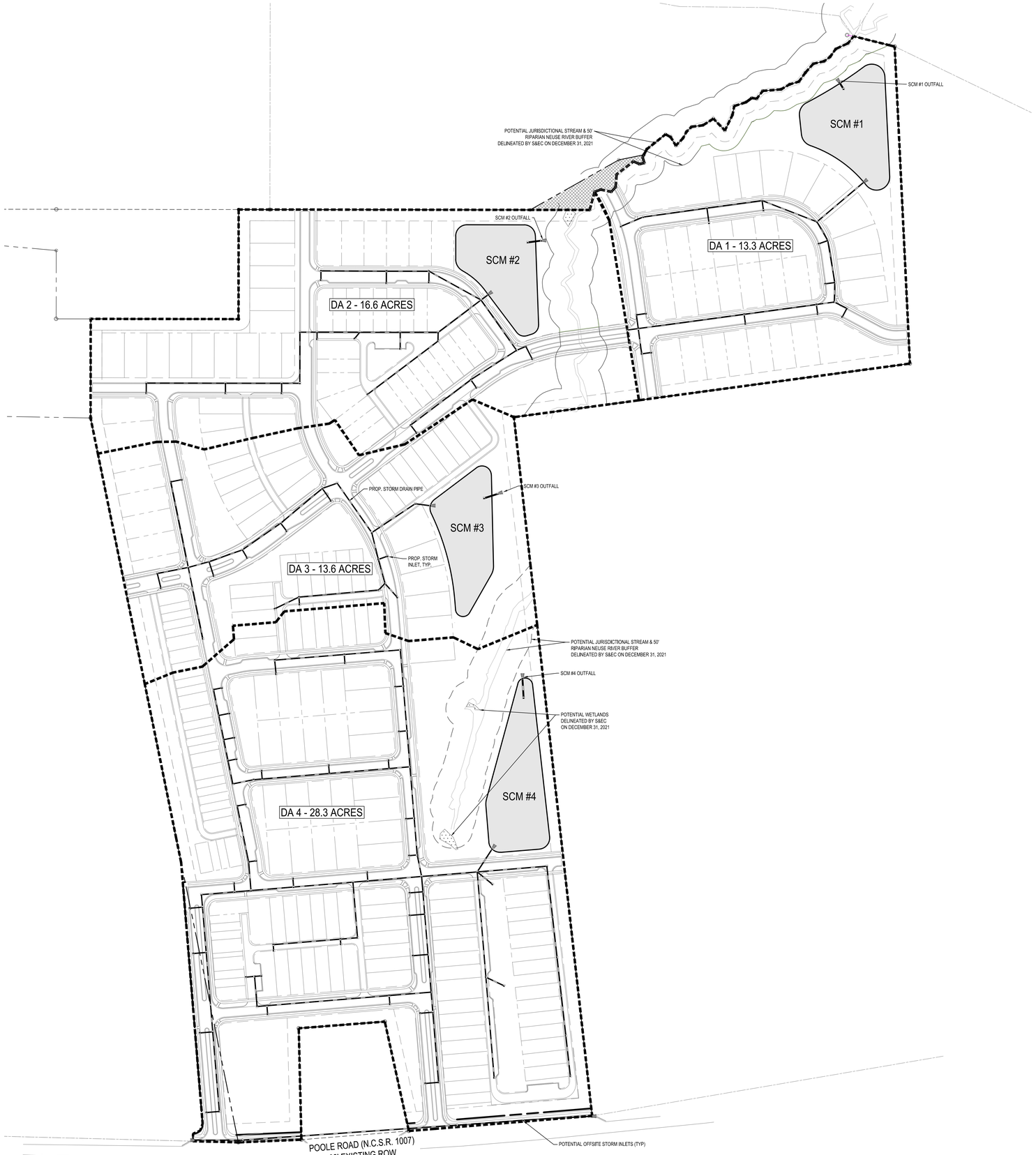
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 051656 JARED JARMUSCH

NOT FOR CONSTRUCTION

FILE NUMBER: 9318-01

DATE: 10/24/2022

C4.0



PROPOSED STORMWATER MANAGEMENT PLAN LEGEND

PROP. DRAINAGE BASIN BOUNDARY

PROP. STORM DRAINAGE PIPE

PROP. STORM INLET

EXIST. WETLANDS

NOTES

1. PROPOSED STORMWATER CONTROL MEASURES SHALL BE DESIGNED TO PROVIDE POST-CONSTRUCTION STORMWATER MANAGEMENT AND REDUCING THE RUNOFF TO PRE-DEVELOPED CONDITIONS FOR THE 10-YEAR, 24-HOUR STORM EVENT.
2. PROPOSED STORMWATER CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED TO NCDEQ'S STORMWATER BEST MANAGEMENT PRACTICES MANUAL.

N

0 50' 100' 200'

SCALE: 1" = 100'

REV	DATE	DESCRIPTION

DESIGNED BY: BZ

DRAWN BY: DJ

REVIEWED BY: BZ

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SUITE 201
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(919) 869 - 4207

SANCTUARY AT POOLE
9701 POOLE ROAD (S.R.1007)
TOWN OF KNIGHTDALE
WAKE COUNTY, NC

STORMWATER MANAGEMENT PLAN

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 035656 JAVIER D. JARAMILLO

NOT FOR CONSTRUCTION

FILE NUMBER: 9318-01

DATE: 10/24/2022

C5.0

RECREATIONAL OPEN SPACE:

CALCULATIONS BASED ON RECREATION OPEN SPACE DEDICATION MATRIX (KNIGHTDALE UDO, SECTION 7.3)

DENSITY: 238 UNITS / 73.01 AC = 3.25 DU/AC
BEDROOMS: 238 UNITS X 3.5** = 833 BEDROOMS
** (PER UDO SECTION 7.3C)

PROXIMITY ZONE OUTSIDE OF 1/2 MILE (WITH DENSITY BETWEEN 2-6 DU/AC) = 520***
***RECREATION OPEN SPACE DEDICATION MATRIX (KNIGHTDALE UDO, SECTION 7.3)

NUMBER OF BEDROOMS X 520 = REQUIRED OPEN SPACE (SF)
833 BEDROOMS X 520 = 433,160 SF / 9.94 AC
REDUCTION FOR CLUBHOUSE (X 0.75) = 324,870 SF / 7.46 AC

	REQUIRED	PROPOSED
TOTAL OPEN SPACE:	7.46 ACRES	19.60 ACRES
ACTIVE OPEN SPACE:	3.73 ACRES	6.76 MIN ACRES
PASSIVE OPEN SPACE:	3.73 ACRES	12.84 MIN ACRES

*A MINIMUM OF 50% OF THE TOTAL REQUIRED OPEN SPACE SHALL BE ACTIVE
REQUIRED ACTIVE OPEN SPACE (50% OF 7.46 AC) = 3.73 ACRES

REQUIRED ACTIVE SPACE:	3.73 ACRES
REQUIRED PASSIVE SPACE:	3.73 ACRES
REQUIRED TOTAL OPEN SPACE:	**7.46 ACRES**
PROPOSED ACTIVE SPACE:	6.76 ACRES
PROPOSED PASSIVE SPACE:	12.84 ACRES
TOTAL OPEN SPACE PROVIDED:	19.60 ACRES
PROPOSED PASSIVE SPACE BREAKDOWN:	
PASSIVE:	6.05 ACRES
STREAM BUFFER:	2.34 ACRES
SCM:	4.45 ACRES

KEY OPEN SPACE NOTES:

1. THE ACTIVE OPEN SPACE AREAS MAY INCLUDE PROGRAM ELEMENTS SUCH AS PLAY AREA(S), PICNIC AREA(S), AND FLEX LAWN SPACE.
2. THE MAXIMUM AVERAGE GRADIENT WITHIN THE ACTIVE OPEN SPACE AREAS WILL NOT EXCEED 7.5%
3. OPEN SPACE CALCULATIONS AND PERCENTAGES WILL COMPLY WITH THE APPROVED MASTER PLAN

ENVIRONMENTAL FEATURES LEGEND

- PASSIVE OPEN SPACE
- PASSIVE OPEN SPACE - NON-DISTURBED (STREAM BUFFER / TREE SAVE)
- PASSIVE OPEN SPACE - SCM
- ACTIVE OPEN SPACE

OPEN SPACE KEY

1. MAIN RECREATION AREA
2. CONCEPTUAL MONUMENT SIGNAGE
3. LINEAR SWING PARK
4. LINEAR PARK
5. PAVILION PARK
6. LINEAR PARK
7. FIRE PLAZA PARK
8. POLLINATOR PARK
9. NATURAL PLAYGROUND PARK
10. ENHANCED LANDSCAPE SCREENING
11. PUBLIC ART

NOTES:

1) A PORTION OF THE SITE IS LOCATED WITHIN LOWER NEUSE RIVER WATERSHED AND NEUSE RIVER BASIN. A PORTION OF THE SITE IS LOCATED WITHIN THE MARKS CREEK WATERSHED AND NEUSE RIVER BASIN,
2) ALL SURVEY INFORMATION PROVIDED TO BGE, SPECIFICALLY THE ALTA/NSPS LAND TITLE SURVEY COMPLETED BY BATEMAN CIVIL SURVEY COMPANY ON FEBRUARY 25, 2022 UNDER THE SUPERVISION OF LICENSED LAND SURVEYOR STEVEN P CARSON, PLS. ANY SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS.
3) ALL PROPERTIES SHOWN AND INCLUDED WITH THE MASTER PLAN ARE SITUATED WITHIN ZONE "X" PER NATIONAL INSURANCE PROGRAM FLOOD INSURANCE RATE MAP #3720176200J, DATED 05/02/2006. IN ADDITION, THE PROPERTIES SHOWN HEREON ARE NOT SUBJECT TO ANY FEMA FLOOD HAZARD AREAS.
4) PIN #1762582868, PIN #1762572715, & PIN #1762483243 ARE SUBJECT TO FLOOD PRONE SOILS ACCORDING TO WAKE COUNTY GIS.
5) DELINEATION OF POTENTIAL JURISDICTIONAL STREAMS AND WETLANDS WAS COMPLETED BY S&EC ON DECEMBER 30, 2021.

N

0 50' 100' 200'
SCALE: 1" = 100'

REV	DATE	DESCRIPTION

DESIGNED BY: BZ
DRAWN BY: DJ
REVIEWED BY: BZ

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DR HORTON - TERRAMOR, LLC
7208 FALLS OF NEUSE ROAD
SUITE 201
RALEIGH, NC 27615
(919) 889 - 4201

SANCTUARY AT POOLE
9701 POOLE ROAD (S.R.1007)
TOWN OF KNIGHTDALE
WAKE COUNTY, NC

OPEN SPACE PLAN

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No.2085 WILLIAM S. MOYER

NOT FOR CONSTRUCTION

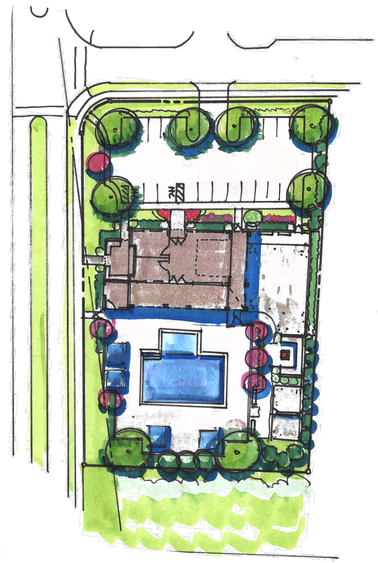
FILE NUMBER: 9318-01

DATE: 10/24/2022

C6.0

OPEN SPACE NOTES:

1) ALL RENDERINGS ARE CONCEPTUAL AND SUBJECT TO CHANGE AT THE TIME OF CONSTRUCTION DRAWINGS.
2) FINAL DESIGN WILL BE SUBSTANTIALLY SIMILAR BUT MAY BE CONFIGURED DIFFERENTLY TO RESPOND TO GRADING AND UTILITY NEEDS.



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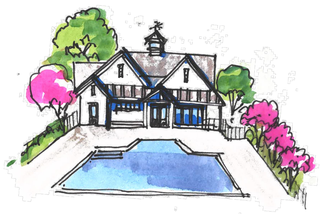
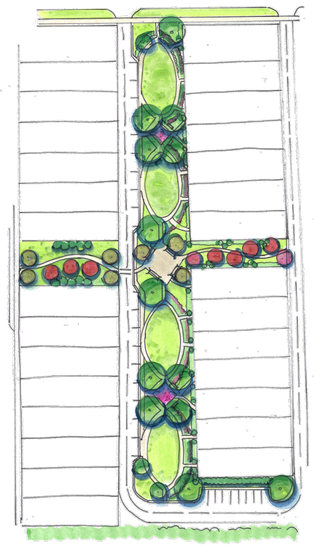


MAIN RECREATION AREA
- CLUBHOUSE (1,500 SF)
- POOL (2,500 SF)
- BIKE RACKS

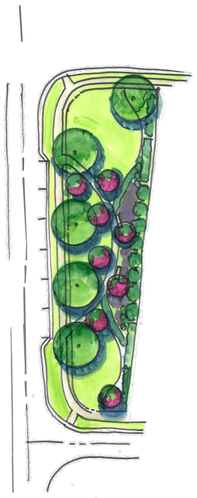
2

CONCEPTUAL MONUMENT SIGNAGE



3

LINEAR SWING PARK
- BENCH SWINGS
- PLAZA SPACE
- WALKING TRAILS
- ENHANCED LANDSCAPING



4

LINEAR PARK
- BENCHES
- WALKING TRAILS
- ENHANCED LANDSCAPING

5

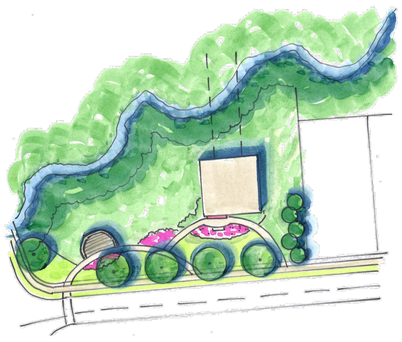
PAVILION PARK
- PAVILION STRUCTURE
- BENCHES
- WALKING TRAILS
- ENHANCED LANDSCAPING

6

LINEAR PARK
- BENCHES
- WALKING TRAILS
- ENHANCED LANDSCAPING

7

FIRE PLAZA PARK
- FIRE PIT
- ADIRONDACK CHAIRS / BENCHES
- WALKING TRAILS
- OPEN LAWN
- ENHANCED LANDSCAPING

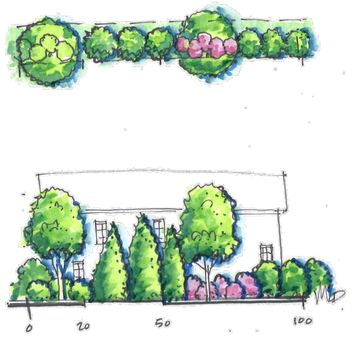


8

POLLINATOR GARDEN
- BUTTERFLY / POLLINATOR GARDENS
- OBSERVATION AREA
- BENCH
- PLAZA SPACE
- WALKING TRAILS
- ENHANCED LANDSCAPING

NATURAL PLAYGROUND PARK
- NATURAL PLAY STRUCTURE
- PLAY LAWN
- BENCHES
- WALKING TRAILS
- ENHANCED LANDSCAPING
- POLLINATOR GARDEN

9



10

ENHANCED LANDSCAPE SCREENING

11

PUBLIC ART

DESCRIPTION | DATE | REV

DESIGNED BY: BZ
DRAWN BY: DJ
REVIEWED BY: BZ

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DR HORTON - TERRAMOR, LLC
7208 FALLS OF NEUSE ROAD
SUITE 201
RALEIGH, NC 27615
(919) 609 - 4207

SANCTUARY AT POOLE
9701 POOLE ROAD (S.R.1907)
TOWN OF KNIGHTDALE
WAKE COUNTY, NC

CONCEPTUAL OPEN SPACE RENDERINGS

FILE NUMBER: 9318-01
DATE: 10/24/2022

C7.0

PLANT SCHEDULE							
LARGE SHADE TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CALIPER	NOTES
	AS	75	SUGAR MAPLE	ACER SACCHARUM	8' MIN.	2" CAL. MIN.	WELL MATCHED SPECIMENS / FULL CROWN
	QA	106	SAWTOOTH OAK	QUERCUS ACUTISSIMA	8' MIN.	2" CAL. MIN.	WELL MATCHED SPECIMENS / FULL CROWN
	PC	48	CHINESE PISTACHIO	PISTACIA CHINENSIS	8' MIN.	2" CAL. MIN.	WELL MATCHED SPECIMENS / FULL CROWN
	ZS	54	SAWLEAF ZELKOVA	ZLEKOVA SERRATA 'VILLAGE GREEN'	8' MIN.	2" CAL. MIN.	WELL MATCHED SPECIMENS / FULL CROWN
	UP	112	LACEBARK ELM	ULMUS PARVIFOLIA	8' MIN.	2" CAL. MIN.	WELL MATCHED SPECIMENS / FULL CROWN
	QR	117	RED OAK	QUERCUS RUBRA	8' MIN.	2" CAL. MIN.	WELL MATCHED SPECIMENS / FULL CROWN
	AB	77	TRIDENT MAPLE	ACER BUERGERANUM	8' MIN.	2" CAL. MIN.	WELL MATCHED SPECIMENS / FULL CROWN
UNDERSTORY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CALIPER	NOTES
	AA	46	DOWNY SERVICEBERRY	AMELANCHIER ARBOREA	6' MIN.	1.5" CAL. MIN.	WELL MATCHED SPECIMENS / FULL CROWN
PLANTING SYMBOLS	(0) XX — QUANTITY; PLANT CODE			NOTE TO CONTRACTOR: IF GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS DOES NOT MATCH QUANTITIES IN PLANT LIST, GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS WILL GOVERN.			

ENVIRONMENTAL FEATURES LEGEND

TREE SAVE AREA

TREE SAVE AREA

TOTAL SITE AREA	3,178,946 SF / 73.01 AC
REQUIRED TREE SAVE AREA (10% OF SITE)	317,895 SF / 7.30 AC
TOTAL TREE COVERAGE PROVIDED:	322,344 SF / 7.40 AC

KNIGHTSDALE RESIDENTIAL LANDSCAPING AND PLAT NOTES
(NOT SHOWN IN PLANS)

1. EACH SINGLE-FAMILY OR TOWNHOME LOT SHALL CONTAIN A MINIMUM OF ONE (1) CANOPY TREE FOR EVERY 2,000 SQUARE FEET OF LOT AREA OR FRACTION THERE OF UP TO 20,000 SQUARE FEET IN LOT AREA. ANY PORTION OF THE RESIDENTIAL LOT OCCUPIED BY A RECORDED UTILITY EASEMENT SHALL NOT BE INCLUDED AS PART OF THE TOTAL LOT AREA. THE LOCATION OF PLANTING TO ACCOUNT FOR PHYSICAL CONDITIONS MAY BE ADJUSTED BY THE ADMINISTRATOR.
2. THE USE OF EXISTING TREES MEETING THE FOLLOWING STANDARDS TO SATISFY THIS REQUIREMENT IS ENCOURAGED. EXISTING LARGE SHADE TREES MEASURING MORE THAN SIX (6) INCHES IN DBH MAY BE COUNTED TOWARDS FULFILLING THIS REQUIREMENT.
3. REQUIRED STREET TREES (SECTION 6.8) MAY NOT BE COUNTED TOWARDS THE FULFILLMENT OF THE RESIDENTIAL LANDSCAPING REQUIREMENT, APART FROM REQUIRED STREET TREES, ALL OTHER TREES REQUIRED UNDER THIS CHAPTER SHALL BE PLANTED WITHIN THE PRIVATE LOT.
4. FOUNDATION PLANTINGS CONSISTING OF EVERGREEN SHRUBS SHALL BE INSTALLED ALONG THE ENTIRE FOUNDATION WALL OF THE BUILDING. PLANT INSTALLATION SHALL BE A MINIMUM OF TWO FEET IN HEIGHT PLANTED AT FOUR-FOOT INTERVALS.

STREET LIGHTING NOTES:

1. STREET LIGHTING SHALL FOLLOW CHAPTER 11 OF THE UNIFIED DEVELOPMENT ORDINANCE (UDO) FOR LIGHTING.
2. ALL EXTERIOR LIGHTING FIXTURES SHALL HAVE A FIXTURE CUTOFF CLASSIFICATION OF "FULL CUTOFF" OR BE FULLY SHIELDED (NO LIGHT AT OR ABOVE HORIZONTAL).
3. ALL STREET LIGHTING SHALL UTILIZE AN LED FIXTURE (50 WATT MINIMUM) WITH A COLOR RENDERING INDEX (CRI) VALUE OF 70 OR BETTER AND HAVE A "WHITE LIGHT" CORRELATED COLOR TEMPERATURE NOT EXCEEDING 4,000 KELVIN.
4. STREET LIGHT POLES SHALL BE FIBERGLASS (GRAY OR BLACK) WITH A MAXIMUM MOUNTING HEIGHT NOT EXCEEDING 37 FEET.
5. MAXIMUM AVERAGE SPACING BETWEEN STREET LIGHTS SHALL BE 250 FEET FOR LOCAL STREETS (SUBDIVISION), 150 FEET FOR FORESTVILLE ROAD/OLDKNIGHT ROAD.
6. STREET LIGHT POLES SHALL BE LOCATED OUTSIDE UTILITY EASEMENTS & DESIGNED IN COORDINATION WITH LANDSCAPE PLAN TO AVOID SHADE TREES.
7. MINIMUM INITIAL DELIVERED LUMEN LEVELS SHALL BE 4,800 LUMENS FOR LOCAL STREETS, 18,500 LUMENS FOR ARTERIAL STREETS.
8. ALL STREET LIGHTS SHALL BE FULLY-SHIELDED AND NOT EXCEED THE FOLLOWING BUG RATINGS:
   * * LOCAL STREETS: B1, U1, G1
   * * * ARTERIAL STREETS: B3, U3, G3
9. STREET LIGHTING SHALL BE PLACED AT ALL STREET INTERSECTIONS, STREET CURVES, AND END OF ANY STREETS OR CUL-DE-SACS.
10. STREET LIGHTING INSTALLED BY DEVELOPER SHALL INCLUDE LOCAL STREETS AND ARTERIAL STREETS.
11. THE MINIMUM LIGHT LEVEL FOR PARKING LOTS SHALL BE 0.20 FOOT CANDLES.
12. POST-TOP PEDESTRIAN LIGHTING SHALL BE UTILIZED ALONG PEDESTRIAN FACILITIES, SUCH AS PEDESTRIAN WALKWAYS AND PUBLIC GATHERING SPACES AND SHALL MEET THE FOLLOWING:
    MAXIMUM MOUNTING HEIGHT: 18 FEET
    BUG RATING: LED LIGHT FIXTURES SHALL NOT EXCEED A RATING OF B3, U1, AND G1
    LUMENS: INITIAL DELIVERED LUMENS SHALL NOT EXCEED 7,250
13. THE LIGHTING PLAN SHALL BE SUBMITTED TO DUKE ENERGY FOR FINAL DESIGN AND APPROVAL.

N

0 50' 100' 200'
SCALE: 1" = 100'

REV	DATE	DESCRIPTION

DESIGNED BY: BZ
DRAWN BY: DJ
REVIEWED BY: BZ

BCE
5440 WADE PARK BLVD, SUITE 102
RALEIGH, NC 27607
WWW.BGENC.COM
NC LICENSE #C-4397
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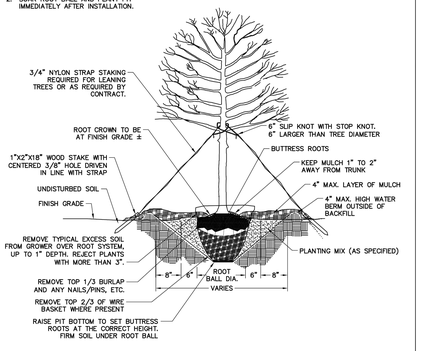
DR HORTON - TERRAMOR, LLC
7208 FALLS OF NEUSE ROAD
SUITE 201
RALEIGH, NC 27615
(919) 889 - 4201

SANCTUARY AT POOLE
9701 POOLE ROAD (SR 1007)
TOWN OF KNIGHTDALE
WAKE COUNTY, NC

LANDSCAPE & LIGHTING PLAN

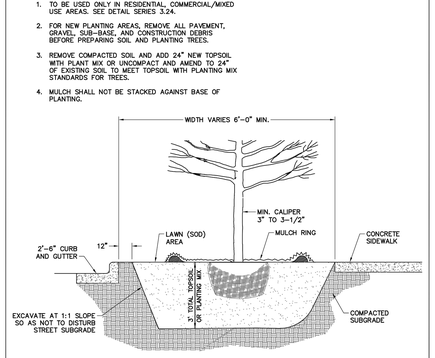
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No.2085 WILLIAM S. MOSS

FILE NUMBER: 9318-01
DATE: 10/24/2022
L1.1



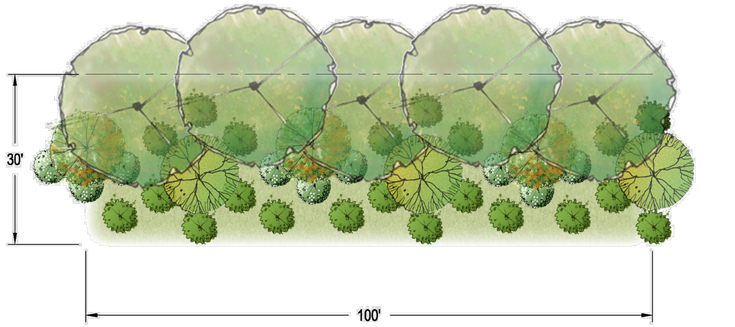
REVISIONS	
DATE	DESCRIPTION

TOWN OF KNIGHTDALE STANDARD DETAILS	TREE PLANTING (FOR SINGLE AND MULTI-STEM TREES)	STD. NO. 3.25



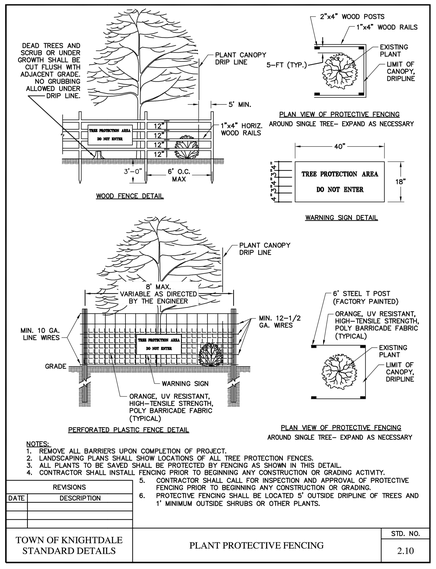
REVISIONS	
DATE	DESCRIPTION

TOWN OF KNIGHTDALE STANDARD DETAILS	6' TREE PLANTING MIXED USE AREAS	STD. NO. 3.26



30' TYPE C PERIMETER BUFFER

REQUIRED PLANTINGS PER 100 LF OF BUFFER
5 CANOPY SHADE TREES
5 UNDERSTORY TREES
25 EVERGREEN SHRUBS



REVISIONS	
DATE	DESCRIPTION

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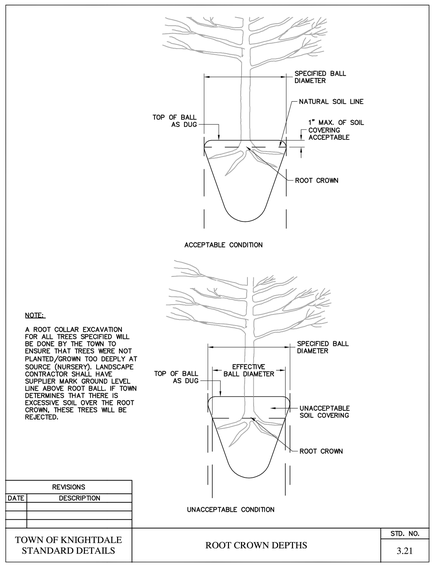
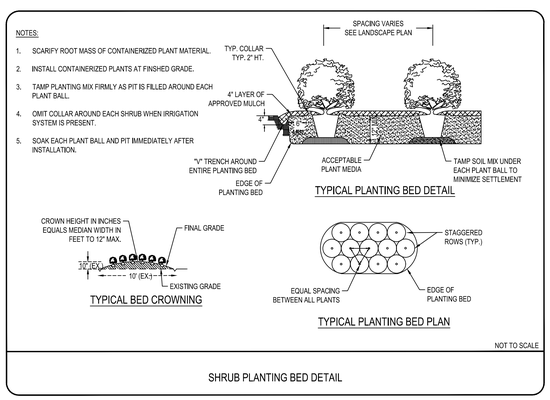


REVISIONS	
DATE	DESCRIPTION

TOWN OF KNIGHTDALE STANDARD DETAILS	ROOT CROWN DEPTHS	STD. NO. 3.21



SHRUB PLANTING BED DETAIL

DESIGNED BY:	BZ
DRAWN BY:	DJ
REVIEWED BY:	BZ

REV	DATE	DESCRIPTION

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DR HORTON - TERRAMOR, LLC
7208 FALLS OF NEUSE ROAD
SUITE 201
RALEIGH, NC 27615
(919) 669 - 4201

SANCTUARY AT POOLE
9701 POOLE ROAD (S.R. 1927)
TOWN OF KNIGHTDALE
WAKE COUNTY, NC

LANDSCAPE & LIGHTING DETAILS

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No.2085 WILLIAM S. MCKEE

FILE NUMBER: 9318-01

DATE: 10/24/2022

L1.2

Sanctuary at Poole

Planned Unit Development

Statement of Consistency and Design Guidelines

Case Number:
Date: October 24, 2022

TABLE OF CONTENTS

PROJECT TEAM

Developer:
D.R. Horton Inc.
7208 Falls of Neuse Rd.
Suite 201
Raleigh, NC 27615

Land use Counselors:
Smith Anderson
150 Fayetteville Street, Suite 2300
Raleigh, NC 27601

Planning/Engineering:
BGE Inc
5440 Wade Park Blvd, Suite 102
Raleigh, NC 27607

COMMUNITY VISION

COMMUNITY VISION

The Sanctuary at Poole Planned Unit Development is a new residential development with a variety of housing products ranging from townhomes to larger single-family homes. In recognition of the rural heritage of this part of the Town south of US 64/I-87, the new neighborhood will be integrated into the landscape with various types of usable green space, including small greens, pocket parks, and trails. The Sanctuary at Poole PUD will:

Provide exceptional design, character, and quality in a context-sensitive way

Sanctuary at Poole PUD is in a fast-changing part of eastern Wake County located less than a mile west of Wendell Falls and 1.5 miles south of the U.S.64/I-87 interchange with S. Smithfield Road. To help preserve the rural feel of the area, the neighborhood utilizes intersperses compact, pedestrian-friendly development to preserve open space and natural features that characterize areas designated as Rural Living in the Town's Growth & Conservation Map. A mix of townhomes and single-family homes at different sizes are provided within the interior of the neighborhood and adjacent to the property to the west, which is slated for multifamily development. Significant buffers and open amenity features buffer the other surrounding properties and Poole Road, helping to preserve the rural feel of the area.

Incorporate creative design in the layout of the neighborhood

Homes will be clustered into neighborhoods in a pedestrian-focused layout with significant open spaces that will encourage walking and create a cohesive development. The majority of homes shall be alley-loaded, de-emphasizing vehicles and placing a strong emphasis on front porches and covered entries.

Ensure compatibility with surrounding land uses and neighborhood character

Sanctuary at Poole PUD will create a neighborhood consistent in density with the surrounding residential subdivisions while thoughtfully preserving the open space so that residents can access and experience nature as part of their daily lives. To further preserve the rural characteristics of the area, there will be landscaped buffers along Poole Road and between the neighborhood and more rural properties. Denser development types will be located closer to the western property line, where multifamily development is proposed.

Improve and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure

The project will construct nearly a mile of "Main Street" road sections within the project, as well as make improvements to portions of Poole Road along the project frontage. The neighborhood's internal sidewalks and roads will allow residents to walk and bike throughout the community, and a stub to the planned greenway to the north of the neighborhood will connect the neighborhood to Lake Myra Park and the surrounding areas.

COMMUNITY VISION

Provide high quality community amenities

The community will provide a diverse range of spaces to support a variety of activities, including:

- Clubhouse and pool amenity
- 9-hole private disc golf course
- Public art
- Playground
- Pavilion/Pergola
- Monarch butterfly way station
- Swing Park
- Multiple pocket parks programmed with sidewalks, benches and enhanced landscaping
- Bike racks
- Native planting areas with educational signage
- Pedestrian connections to adjoining planned communities to east and west

In keeping with the rural heritage of the area, open space is at the forefront of the amenity plans.

STATEMENTS OF CONSISTENCY

KnightdaleNext 2035 COMPREHENSIVE PLAN CONSISTENCY

The Sanctuary at Poole PUD is located in the Rural Planning Area on the Growth Framework Map because it is not directly adjacent to municipal water and sewer utilities and would be expensive for the Town to extend the utilities to this area. According to the General Growth Framework, development proposals are appropriate for these areas when reviewed by Town Council with public input.

The proposal for the Sanctuary at Poole PUD is appropriate in this area. It will be located in an area that will see increased development in the coming years, with this development and others paying to extend municipal water and sewer utilities.

The proposal is inconsistent with the property's designation of Rural Living on the Growth and Conservation Map. However, in light of the increased development activity in this area, the proposed development is consistent in terms of density with the Single-Family Neighborhood designation, while retaining open spaces characteristic of the Rural Living designation.

The Sanctuary at Poole PUD is consistent with the following Guiding Principles in the KnightdaleNext 2035 Comprehensive Plan:

1. Natural Environment: This principle aims to ensure that open spaces and amenity areas provided as part of the development to promote and expand opportunities for people to experience natural settings, increase their proximity to multiple recreational activities, and help them enjoy a healthy lifestyle. The Sanctuary at Poole PUD provides active and passive open space along with a mix of amenity areas that residents can enjoy. The stream buffers safeguard the Town's natural resources. The neighborhood will have trails connecting green spaces within the neighborhood and will have a stub to a future greenway trail that will link the neighborhood to Lake Myra Park.

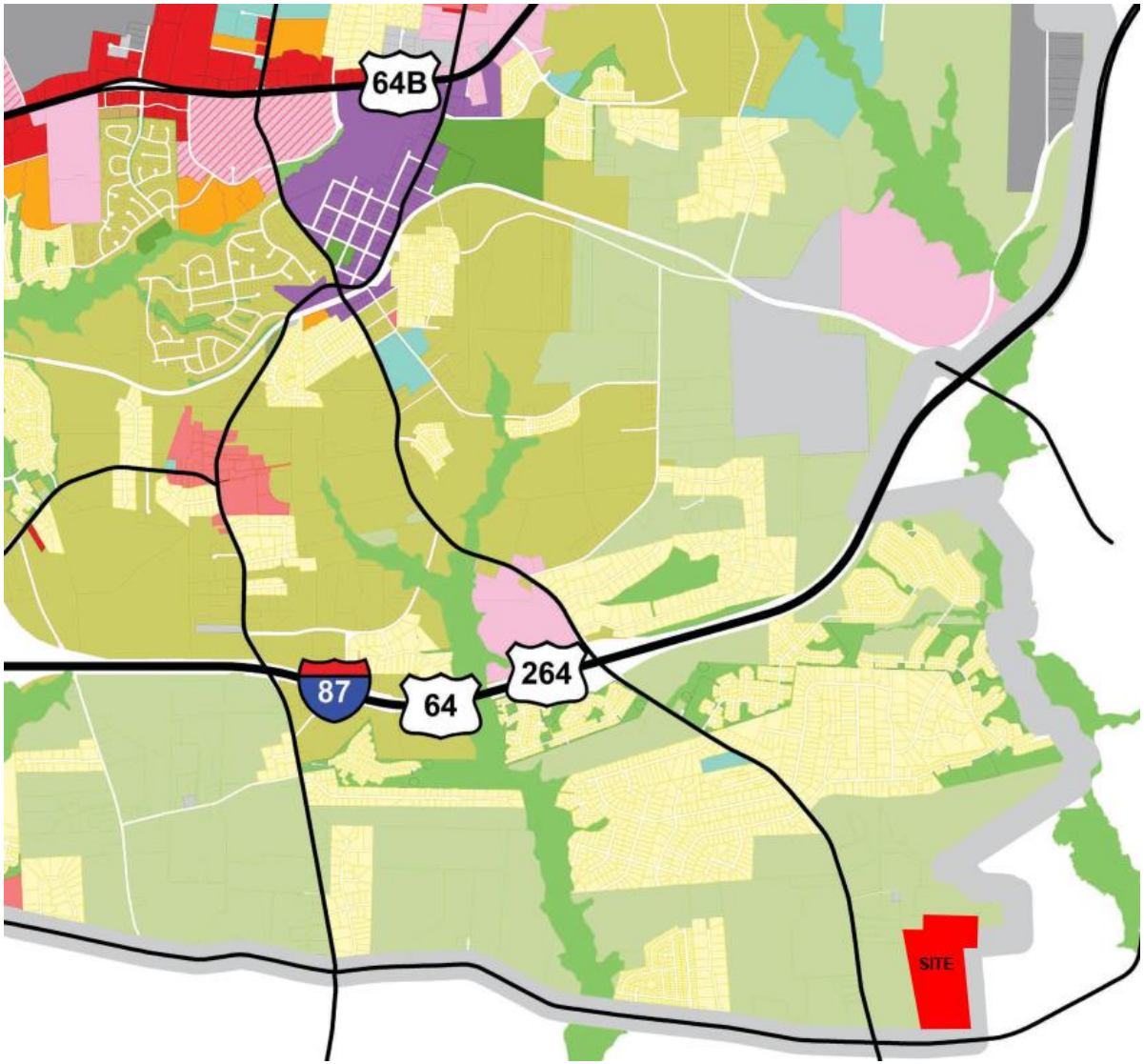
2. Parks and Recreation: This principle aims to promote and expand opportunities where people can be more involved in active lifestyle represented bythe presence of high-quality parks locate near where people live. Sanctuary at Poole PUD's various pocket parks, playground, and disc-golf course achieves this principle in a variety of ways.

3. Community Design: This principle aims to encourage the creation of places that are unique to Knightdale. Sanctuary at Poole's unique balance of compact residential development patterns with open space that both honors the area's rural heritage while meeting the needs of modern-day residents helps enhance Knightdale's reputation as a place for pedestrians and active public spaces. The development will include investments in the public realm in the form of public art, leveraging greater investment and interaction with the public realm.

4. Great Neighborhoods and Expanded Home Choices: This principle aims to promote vibrant neighborhoods that provide greater access to a range of housing choices that people need at various stages of life. The Sanctuary at Poole PUD will provide a diversity of housing sizes and types that will achieve this principle.

STATEMENTS OF CONSISTENCY

KnightdaleNext 2035 COMPREHENSIVE PLAN



PLACETYPE CATEGORIES

- Preserved Open Space
- Rural Living
- Recreation Open Space
- Single Family Neighborhood
- Mixed-Density Neighborhood
- Multifamily Community
- Neighborhood Node
- Retail
- Business Office
- Light Industrial
- Heavy Industrial
- Civic & Institutional
- Old Town
- Mixed-Use Center
- Mixed-Use Center (Suburban Retrofit)
- Transit-Oriented Development (BRT)
- Regional Mixed-Use Center

STATEMENTS OF CONSISTENCY

UNIFIED DEVELOPMENT PLAN CONSISTENCY

The Sanctuary at Poole PUD is designed to meet the requirements of the UDO where practical and achievable.

The applicant is seeking four modifications to provisions of the UDO as part of this PUD. The requested modifications are listed below:

Modification to Permit "Dwelling—Townhome" Uses

Section 3.1.C.1 of the UDO provides that "Dwelling—Townhome" uses are not permitted in the GR8 zoning district. Therefore, "Dwelling—Townhome" uses are permitted in the Sanctuary at Poole PUD.

Modification to GR8 Lot Standards and Building Standards

Section 3.4 of the UDO establishes the following Minimum Lot Standards and Maximum Building Standards:

Lot Standards (Minimum)

- Lot Width/DU – Street Loaded: 80 feet
- Lot Width/DU – Alley Loaded: 30 feet

Building Standards (Maximum)

- Height: 42 feet
- Height: 3 stories

TOWN OF KNIGHTDALE, NC

UNIFIED DEVELOPMENT ORDINANCE

STATEMENTS OF CONSISTENCY

In order to preserve greater open space and achieve the design intent articulated in the UDO and the Comprehensive Plan, the PUD clusters residences on smaller lots to preserve open space.

Accordingly, the Minimum Lot Standards and Maximum Building Standards shall be:

Lot Standards (Minimum)

- Lot Width/Home Building Type – Street Loaded: 60 feet
- Lot Width/Home Building Type – Alley Loaded: 30 feet
- Lot Width/Townhome Building Type: 20 feet

Building Standards (Maximum)

- Height: 42 feet
- Height: 3 stories

Modification to Yard Setbacks for Home Building Type

Section 6.5 requires the Home Building type to have the following Yard Setbacks:

Yard Setbacks

- Front Minimum: 10 feet
- Corner Side Minimum: 10 feet
- Side Minimum: 20% lot width*
- Rear Minimum: 25 feet

  *Side setback shall be calculated on an aggregate. Lots greater than or equal to 60 feet in width shall have minimum setback of 5 feet. Lots of less than 60 feet in width shall have a minimum setback of 3 feet. Side yards of corner lots shall be a minimum of 10 feet.

STATEMENTS OF CONSISTENCY

To permit a more compact development with larger open spaces, the Yard Setbacks for the Home Building type shall be:

Yard Setbacks for lots greater than or equal to 60 feet in width
- Front Minimum: 10 feet
- Corner Side Minimum: 10 feet
- Side Minimum: 5 feet
- Rear Minimum: 25 feet

Yard Setbacks for lots less than 60 feet in width
- Front Minimum: 10 feet
- Corner Side Minimum: 8 feet
- Side Minimum: 3 feet
- Rear Minimum: 20 feet from centerline of alley

Modification to Rear Yard Setbacks for Townhome Building Type

Section 6.6 requires the Townhome Building type to have the following Yard Setbacks:

Yard Setbacks
- Front Minimum: 0 feet
- Front Maximum: 25 feet
- Side Minimum: 10 feet*
- Rear Minimum: 15 feet

  *If firewall exists, 0-foot side yard minimum

To permit a more compact development with larger open spaces, the Yard Setbacks for the Home Building type shall be:

Yard Setbacks
- Front Minimum: 0 feet
- Front Maximum: 25 feet
- Corner Side Minimum: 15 feet
- Side Minimum: 5 feet
- Rear Minimum (alley loaded): 15 feet from centerline of alley

DESIGN GUIDELINES

DESIGN GUIDELINES

The Sanctuary at Poole PUD is a neighborhood with +/- 250 homes spread over a 73.01-acre site. Sanctuary at Poole PUD will provide a variety of housing choices for current and future town residents as well as several amenities for residents in the neighborhood, including a pool, disc golf course, and multiple parks. The provision of a mix of housing types integrated with public and private open spaces will provide housing for a variety of residents, from young families to senior citizens looking to age in place.

All homes and townhomes within the community shall be built consistent with the Design Guidelines contained herein.

Proposed Uses and Maximum Densities

Maximum Density: 3.5 units per acre

Residential Uses:	**Maximum Density: 250 Units**
• Single Family Detached Homes (60' x 115' min. lots; garage front)	~90 Lots
• Single Family Detached Cottage Homes (35' x 115' min. lots; alley access only)	~120 Lots
• Townhomes (20'-22' x 80' interior lots) (22'-25' x 80' end lots)	~40 Units

Restricted Uses

The following uses, although allowed under the zoning district GR8 in the Town of Knightdale UDO, are hereby prohibited by condition of approval for the Sanctuary at Poole Planned Development District: PUD-GR8:

- Family Care Home (6 or Less residents)
- Housing Service for the Elderly
- Bed and Breakfast Inns
- Child/Adult Day Care Home (Fewer than 6 people)
- Government Services
- Public Safety Facility
- Religious Institutions

DESIGN GUIDELINES

DEVELOPMENT STANDARDS

Single Family Detached Homes:
(60' x 115' lots)

Minimum Lot Size:	60' x 115'
Access:	Lots may be front loaded
Mass Grading:	Permitted
Setbacks:	
Front Minimum:	20'
Interior Side Minimum:	5'
Street Side Minimum:	10'
Rear Minimum:	25'
Building Height:	3-Stories, Max. 45'
Front Driveway Length:	20' Min.

Single Family Detached Homes:
(35' x 115' lots)

Minimum Lot Size:	35' x 115'
Access:	Lots shall be alley loaded
Mass Grading:	Permitted
Setbacks:	
Front Minimum:	10'
Interior Side Minimum:	3'
Street Side Minimum:	8'
Rear Alley Minimum:	20' from centerline of alley
Building Height:	3-Stories, Max. 45'
Rear Driveway Length:	5' Min.

Townhomes:

Minimum Lot Size:	
End Lots:	25' x 80'
Internal Lots:	20' x 80'
Access:	Lots shall be alley loaded
Mass Grading:	Permitted
Setbacks:	
Front Minimum:	5'
Building Separation:	10'
Street Side:	15'
Rear Minimum:	15' from centerline of alley
Building Height:	3-Stories, Max. 45'
Rear Driveway Length:	5' Min.

Distribution of Uses:

Townhouse:	10% min – 20% max
Single-Family:	40% min – 85% max

Roadway Standards:
All streets within the Sanctuary at Poole Planned Unit Development shall conform to the street sections as illustrated in the Masterplan. Where minimum standards deviate from Town of Knightdale Ordinance, streets shall accommodate turning movements for fire safety apparatus (Quantum 105).
Minimum centerline radii shall be as follows:

- Main Street: 250'
- Local Street: 100'
- Alley: 25'

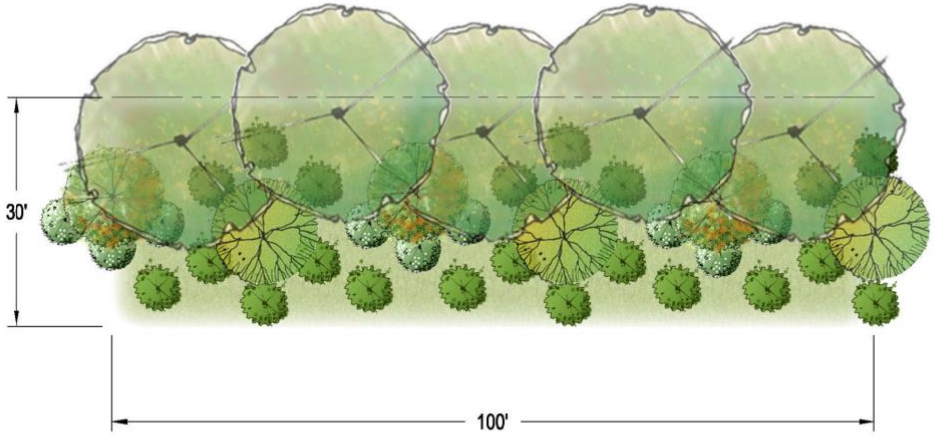
LANDSCAPE/COMMUNITY GATHERING STANDARDS

LANDSCAPE STANDARDS

The following Landscape Standards shall apply:

Perimeter Buffer:

- A thirty-foot (30) Type 'C' Buffer shall be provided around the entire perimeter of the site. The buffer may incorporate portions of existing wetlands and stream buffers and existing vegetation shall be counted toward the Type 'C' Buffer requirements.
- No buffer shall be required at utility crossings and cross-access pedestrian connections.
- The perimeter buffer may be averaged with a minimum depth of 15 feet in order to accommodate minor encroachments by the private disc golf course.
- Disturbed areas within the buffer shall be planted with a minimum of:
  - Three (5) canopy shade trees,
  - Five (5) understory trees and
  - Twenty (25) evergreen shrubs per 100 LF of buffer.



30' TYPE C PERIMETER BUFFER

REQUIRED PLANTINGS PER 100 LF OF BUFFER
5 CANOPY SHADE TREES
5 UNDERSTORY TREES
25 EVERGREEN SHRUBS

LANDSCAPE/COMMUNITY GATHERING STANDARDS

Enhanced Landscape Areas

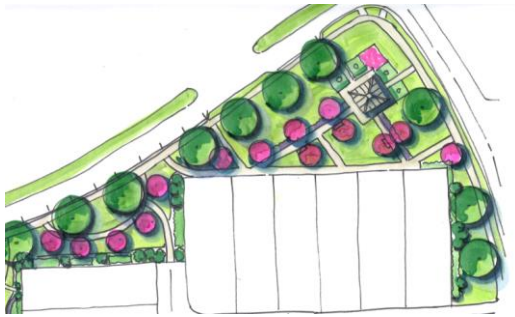
Open Space areas throughout the Sanctuary at Poole Planned Unit Development shall be landscaped with a combination of hardscape materials and landscape plantings to enhance the visual and functional values of these areas. Areas include, but are not limited to:

- Entrance drives at Poole Road.
- Disc Golf course
- Medians in roadways
- Amenity Center and Mail Kiosk
- Public gathering locations and pocket parks

All Enhanced Landscape Areas shall be maintained by the homeowner's association.
All landscape plantings, hardscape elements and details shall be designed and reviewed during construction drawing review process.

Community Gathering Areas

The masterplan includes conceptual sketches that are intended to demonstrate the level and types of finishes proposed within the community. Design of these spaces will be finalized at the time of construction documents and will be substantially similar to the images depicted on the masterplan.



ARCHITECTURAL STANDARDS

ARCHITECTURAL

The streetscapes at Sanctuary at Poole are designed to promote a sense of community, security, and connectedness. The majority of homes shall be alley-loaded allowing structures to be placed closer to the fronting street with garages and driveways in the rear thereby de-emphasizing the vehicle. A strong emphasis on front porches and covered entries, each with a lead walk extending out to the public sidewalk, encouraging interaction amongst the residents of the community as well as providing walkways to the many open spaces within Sanctuary at Poole . Architectural controls for the homes will be an integral part of the vision for the community. Creating stimulating streetscapes that balance functionality with aesthetics is an important component of the lifestyle to be created at Sanctuary at Poole . While final elevations to be constructed will be available in the future, the plans shall include the following elements to ensure consistency and quality throughout the community and the following architectural conditions shall apply:

Architectural Conditions

1. Single-family 2-story homes on 60-feet wide lots will have a minimum heated area of 1,800 square feet.

2. Single-family 1 or 1.5-story homes on 60-feet wide lots will have a minimum heated area of 1,600 square feet.

3. Single-family homes built on lots less than 60-feet wide will have a minimum heated area of 1,600 square feet.

4. All Single-family homes on 35-feet wide lots will take access via alleys from the rear.

5. Townhomes will have a maximum height of 3-stories (45 feet).

6. All townhomes will take access via alleys from the rear.

7. Townhomes will have a minimum heated area of 1,400 square feet.

8. Ninety percent (90%) of the single-family homes built on lots at least 60-feet wide will have a minimum house width of 40-feet. Ten percent (10%) of the single-family homes built on lots at least 60- feet wide will have a minimum house width of 35-feet.

9. All single-family homes with crawl spaces will be wrapped in brick or stone on all sides.

10. All single-family homes with stem wall or slab foundations will contain a minimum of 2 stair risers (14 inches) up to the front porch and will be wrapped in either brick or stone on all sides.

ARCHITECTURAL STANDARDS

Architectural Conditions Continued

11. All single-family homes and townhomes will have a combination of two or more of the following materials on the front facade (not including foundation): stone, brick, lap siding, cementitious siding, shakes or board and batten unless the home is only stone or brick. The exterior siding material on the side and rear facades will be fiber cement. When two materials are used, the materials shall be different but complementary colors. Vinyl may be used only for soffits, fascia and corner boards.

13. All single-family homes and townhomes will have a front porch with a minimum depth of five feet. Front porch posts will be at least 6"x6".

14. Single Family main roof pitches (excluding porches) fronting the street for 2-story homes will be at least 8:12.

15. Single family main roof pitches (excluding porches) fronting the street for 1-story and 1.5-story homes will be at least 6: 12 unless an alternate is approved by staff.

16. Townhome roof pitches will be at least 6:12.

17. Garages will not protrude more than 6 feet from the front porch or stoop, and all garage doors shall contain window inserts.

18. For single family homes, every 40 linear feet (or fraction) of continuous side elevation (calculated on a per floor basis), there shall be one window or door added to the side elevations. Any siding break on the side of the home such as a fireplace, side porch, wall offsets could be used as an alternate to windows.

19. Eaves, front and rear, shall project a minimum of 12". Side eaves shall be a min of 4". Eaves will be allowed to encroach setbacks.

REPRESENTATIVE BUILDING ELEVATIONS

TOWNHOME BUILDING ELEVATIONS

Note: Building elevations are provided to demonstrate the intended character and quality of the homes. Final elevations may vary at the time of construction drawings but will remain substantially similar to those depicted. In addition, all final building elevations will comply with the Architectural Conditions provided within this guidebook.

REPRESENTATIVE BUILDING ELEVATIONS

35’ SINGLE-FAMILY DETACHED BUILDING ELEVATIONS (ALLEY LOAD)

Note: Building elevations are provided to demonstrate the intended character and quality of the homes. Final elevations may vary at the time of construction drawings but will remain substantially similar to those depicted. In addition, all final building elevations will comply with the Architectural Conditions provided within this guidebook.

REPRESENTATIVE BUILDING ELEVATIONS

60’ SINGLE-FAMILY DETACHED BUILDING ELEVATIONS (FRONT LOAD)

Note: Building elevations are provided to demonstrate the intended character and quality of the homes. Final elevations may vary at the time of construction drawings but will remain substantially similar to those depicted. In addition, all final building elevations will comply with the Architectural Conditions provided within this guidebook.

REPRESENTATIVE BUILDING ELEVATIONS

60’ SINGLE-FAMILY DETACHED BUILDING ELEVATIONS (FRONT LOAD)

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