

#### **ON-STREET PUBLIC F** IPEMA CERTIFIED PL CLUBHOUSE WITH F 4,000 SQ. FT OF MEE PATIO MORE THAN 3 WATER ALLOC PROPOSED POINTS ARCHITECTURAL DES FOUNTAIN IN SCM ON-STREET PUBLIC P IPEMA CERTIFIED PL

10. PROJECT HOPE SHALL BE PERMITTED TO USE A 20' TYPE B BUFFER (INSTEAD OF A 30' TYPE C BUFFER) ALONG THE SOUTHERN AND WESTERN PROPERTY BOUNDARIES, WHERE SINGLE FAMILY DWELLINGS BORDER THE PROJECT

9. DUE TO ITS SUPPLEMENTAL NON-RESIDENTIAL FUNCTIONS, THE PRIMARY RALEIGH RESCUE MISSION FACILITY SHALL ADHERE TO THE TOWN OF KNIGHTDALE'S MIXED USE BUILDING TYPE STANDARDS (EXCEPT AS OTHERWISE

HELP PROTECT THE RESCUE MISSION'S MORE SENSITIVE POPULATION THROUGH CONTROLLED ACCESS, WHILE MAINTAINING A STRONG VISUAL STREET PRESENCE.

5. SECTION 6.4B OF THE UDO REQUIRES THAT ALL BUILDINGS SHALL SHARE A FRONTAGE LINE (PRIMARY FACADE) WITH A STREET OR SQUARE. TO CREATE A MORE SECURE FACILITY, THE RALEIGH RESCUE MISSION FACILITY WILL INCLUDE BUILDINGS THAT FRONT ON AN INTERNAL DRIVE RATHER THAN A PUBLIC STREET. 6. SECTION 6.7 AND 6.8 OF THE UDO APPLIES A MAXIMUM FRONT SETBACK OF 10 FEET TO APARTMENT AND MIXED-USE BUILDING TYPES. TO ACCOMMODATE CONVENIENT VISITOR PARKING AND CREATE A MORE SECURE FACILITY SERVED BY AN INTERNAL DRIVE AISLE, THIS MAXIMUM FRONT SETBACK SHALL NOT APPLY TO RALEIGH RESCUE MISSION PORTION OF THE SITE. THESE STANDARDS WILL APPLY TO THE COMMERCIAL/MIXED USE POD. 7. SECTION 6.7 AND 6.8 OF THE UDO PROHIBITS FRONT YARD PARKING FOR MIXED-USE AND APARTMENT BUILDING TYPES. TO ACCOMMODATE A LIMITED AMOUNT OF CONVENIENT VISITOR PARKING AND FACILITATE SECURE ENTRY INTO THE RALEIGH RESCUE MISSION. THE PRIMARY FACILITY SHALL BE PERMITTED A SINGLE DRIVE AISLE WITH PARKING ON ONE-SIDE IN FRONT OF THE BUILDING. THIS WILL ACCOMMODATE THE FACILITY'S OPERATIONS AND

MINIMUM LENGTH OF 25' RATHER THAN THE UDO REQUIREMENT OF 35'. FURTHERMORE, REAR SETBACKS OF 15' SHALL BE APPLIED RATHER THAN 25'. MINIMUM SIDE SETBACKS SHALL BE A STANDARD 5 FT. 4. TO REDUCE THE AMOUNT OF IMPERVIOUS SURFACE ON THE LOTS, AND TO INCREASE THE DEVELOPABLE AREA ON EACH PARCEL, REAR-LOADED SINGLE-FAMILY DWELLINGS IN PROJECT HOPE WILL BE SERVED BY DRIVEWAYS THAT ARE A MINIMUM LENGTH OF 20' RATHER THAN THE UDO REQUIREMENT OF 35'. FURTHERMORE, REAR SETBACKS OF 15' SHALL BE APPLIED RATHER THAN 25'.

SHOWN IN THE ASSOCIATED PUD DOCUMENT. 2. WITHIN THE +/- 2 ACRE PLANNED COMMERCIAL/MIXED-USE POD, AT LEAST 2500 SQ. FT OF COMMERCIAL SQUARE FOOTAGE SHALL BE PROVIDED. ANY PROPOSED COMMERCIAL TENANT SPACE SHALL BE LIMITED TO NO MORE THAN 10,000 SQ. FT IN SIZE. 3. TO CREATE AN INTERESTING STREETSCAPE AND ENCOURAGE INTERACTION BETWEEN THE PUBLIC AND PRIVATE REALM, FRONT-LOADED SINGLE-FAMILY DWELLINGS IN PROJECT HOPE WILL BE SERVED BY DRIVEWAYS THAT ARE A

THE +/- 2-ACRE COMMERCIAL/MIXED-USE TRACT SHOWN ON THE PROJECT HOPE MASTER PLAN SHALL BE LIMITED TO THOSE USES PERMITTED IN THE NEIGHBORHOOD MIXED USE DISTRICT, WITH ADDITIONAL USES MODIFIED, AS

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

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

ZONING CONDITIONS

# **PROJECT HOPE**

## 5200 KNIGHTDALE-EAGLE ROCK ROAD KNIGHTDALE, NC 27545

## **MASTER PLAN** PROJECT NUMBER: LEN21006 DATE: AUGUST 22, 2022 **CASE NUMBER: 710023** ZMA-4-22

#### WATER ALLOCATION POINTS - RALEIGH RESCUE MISSION

PROPOSED POINTS	51 POINTS (20 BASE POINTS + 31 BONUS POINTS)
GYMNASIUM	6 POINTS
FOUNTAIN IN SCM	4 POINTS
ON-STREET PUBLIC PARKING	4 POINTS (SHARED)
IPEMA CERTIFIED PLAYGROUND	4 POINTS (SHARED)
CLUBHOUSE WITH FULL KITCHEN AND OVER 4,000 SQ. FT OF MEETING SPACE	10 POINTS
PATIO MORE THAN 3,000 SQ. FT	3 POINTS (SHARED)
VATER ALLOCATION POINTS	
VAILINALLOCATION POINTS	- RESIDENTIAL SINGLE FAIVIL
PROPOSED POINTS	50 POINTS (15 BASE POINTS + 35 BONUS POINTS)
	50 POINTS
PROPOSED POINTS	50 POINTS (15 BASE POINTS + 35 BONUS POINTS)
PROPOSED POINTS ARCHITECTURAL DESIGN STANDARDS	50 POINTS (15 BASE POINTS + 35 BONUS POINTS) 15 POINTS
PROPOSED POINTS ARCHITECTURAL DESIGN STANDARDS FOUNTAIN IN SCM	50 POINTS (15 BASE POINTS + 35 BONUS POINTS) 15 POINTS 4 POINTS
PROPOSED POINTS ARCHITECTURAL DESIGN STANDARDS FOUNTAIN IN SCM ON-STREET PUBLIC PARKING	50 POINTS (15 BASE POINTS + 35 BONUS POINTS) 15 POINTS 4 POINTS 4 POINTS (SHARED)
PROPOSED POINTS ARCHITECTURAL DESIGN STANDARDS FOUNTAIN IN SCM ON-STREET PUBLIC PARKING IPEMA CERTIFIED PLAYGROUND	50 POINTS (15 BASE POINTS + 35 BONUS POINTS) 15 POINTS 4 POINTS 4 POINTS (SHARED) 4 POINTS (SHARED)
PROPOSED POINTS ARCHITECTURAL DESIGN STANDARDS FOUNTAIN IN SCM ON-STREET PUBLIC PARKING IPEMA CERTIFIED PLAYGROUND AMPITHEATER	50 POINTS (15 BASE POINTS + 35 BONUS POINTS) 15 POINTS 4 POINTS 4 POINTS (SHARED) 4 POINTS (SHARED) 5 POINTS*

-22		SITE D	ΑΤΑ
PIN	1764016221		
SITE AREA	GROSS AREA	.:	62.19 AC
	NCDOT R/W	DEDICATION:	2.68 AC
	NET AREA: 59.51 AC		
EXISTING ZONING	RURAL TRAN	SITION (RT)	
PROPOSED ZONING	PUD (NMX)		
WATERSHED CLASSIFICATION	LOWER NEU	SE RIVER	
RIVER BASIN	NEUSE		
FEMA DATA	FIRM PANEL	#3720175400k	& #3720176400K, DATED 7/19/2022
EXISTING USE	VACANT		
PROPOSED USE	SFD, MULTIF	AMILY (RALEIG	GH RESCUE MISSION), COMMERCIAL
DENSITY	291 UNITS /	62.19 = 4.67 D	U/AC
	SINGLE FAM	ILY = 157 UNIT	<sup>-</sup> S (53.95%)
	MULTIFAMIL	Y = 134 UNITS	(46.05%)
	COMMERCIA	AL = 2.64 AC	
SETBACKS	PROPOSED	FRONT YARD:	20' (25' FOR FACE OF GARAGE)
(SFD FRONT LOAD)	(PER PUD)	CORNER YARI	D: 10'
		SIDE YARD:	5'
		REAR YARD:	15'
SETBACKS	PROPOSED	FRONT YARD:	10' (20' MIN. DRIVEWAY LENGTH)
(SFD REAR LOAD)	(PER PUD)	CORNER YARI	
		SIDE YARD:	3'
		REAR YARD:	15'
PARKING (SFD)	REQUIRED		UNITS = 314 SPACES
	PROPOSED 314 GARAGE SPACES		
		314 DRIVEWA	
		628 TOTAL SPACES	
PARKING (RALEIGH	PROPOSED	118 STANDAR	
RESCUE MISSION)			
			PT UNITS - 48 SPACES // FACILITY TENANTS - 25 SPACES
			/ISITORS/VOLUNTEERS - 45 SPACES
ON-STREET	PROPOSED	68 SPACES	
KIOSK/PLAYGROUND	PROPOSED	20 SPACES	
TOTAL OPEN SPACE	REQUIRED		GQ. FT PER BEDROOM)
	PROPOSED	10.05 AC	
PASSIVE OPEN SPACE	REQUIRED	4.22 AC (1/2 (	OF TOTAL)
	PROPOSED	9.47 AC	
ACTIVE OPEN SPACE	REQUIRED	4.22 AC	
	PROPOSED	2.24 AC ACTI\	/E OPEN SPACE AREAS
		2.02 AC GREE	NWAY (4,415 LF x 20' ESMT = 88,300 SF)
		4.26 AC TOTA	۰L
		(SEE OPEN SP	ACE PROGRAMMING TABLE ON SHEET C2.00)
TREE SAVE (PERIMETER OF	REQUIRED	3.03 AC (6,59	3 LF x 20' = 131,860 SF)
SITE x 20')	PROPOSED	3.80 AC	
CONNECTIVITY	REQUIRED	IRED 1.5	
	PROPOSED 1.59 (27 LINKS/17 NODES)		
ESTIMATED WASTEWATER	SINGLE FAM	ILY HOMES	157 UNITS X 250 GPD = <b>39,250 GPD</b>
FLOW RATES		RA	LEIGH RESCUE MISSION
	MULTI-FAMI	LY UNITS	134 UNITS X 2 BEDS (240 GPD) = 32,160 GPD
	BANQUET/D	INING HALL	30 GAL/SEAT X 150 SEATS = 4,500 GPD
	GENERAL OF	FICE	25 GAL/EMPLOYEE X 153 = 3,825 GPD
	GYMNASIUN	1	50 GAL/100 SF X 13,200 SF = 6,600 GPD
	SCHOOL W/	) CAFE	10 GAL/STUDENT X 414 = 4,140 GPD
	·		

RALEIGH RESCUE MISSION TOTAL = 51,225 GPD

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

#### SHEET INDEX

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C0.00	COVER
C1.00	EXISTING CONDITIONS
C2.00	OVERALL SITE PLAN
C2.01	SITE PLAN AREA ''A''
C2.02	SITE PLAN AREA ''B''
C2.03	SITE PLAN AREA ''C''
C2.04	SITE PLAN AREA "D"
C2.10	SIGNAGE AND STRIPING PLAN AREA ''A''
C2.11	SIGNAGE AND STRIPING PLAN AREA "B"
C2.12	SIGNAGE AND STRIPING PLAN AREA "C"
C2.13	SIGNAGE AND STRIPING PLAN AREA "D"
C4.00	OVERALL UTILITY PLAN
C4.01	UTILITY PLAN AREA "A"
C4.02	UTILITY PLAN AREA "B"
C4.03	UTILITY PLAN AREA "C"
C4.04	UTILITY PLAN AREA "D"
C4.05	OFFSITE UTILITY PLAN
C8.00	TYPICAL SECTIONS
L5.00	OVERALL LANDSCAPE PLAN
L5.01	LANDSCAPE PLAN AREA ''A''
L5.02	LANDSCAPE PLAN AREA ''B''
L5.03	LANDSCAPE PLAN AREA ''C''
L5.04	LANDSCAPE PLAN AREA "D"
L5.05	LANDSCAPE NOTES & DETAILS
L6.00	LIGHTING PLAN
LP1.00	PRELIMINARY LANDSCAPE PLAN
SD1.00	PRELIMINARY SITE PLAN
	PRELIMINARY LAYOUT PLAN
A21	ELEVATIONS-RESIDENTIAL-ADMIN BUILDING
A22	ELEVATIONS-STUDENT CENTER
A23	ELEVATIONS-GYMNASIUM

#### CONDITIONS OF APPROVAL:

A PETITION FOR ANNEXATION INTO THE CITY LIMITS SHALL BE SUBMITTED IN ACCORDANCE WITH CITY COUNCIL POLICY FOR EXTENSION OF UTILITY SERVICE TO PROPERTIES CURRENTLY OUTSIDE OF THE CITY LIMITS

CONSTRUCTION DRAWINGS MUST BE APPROVED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT FOR ALL PUBLIC WATER, PUBLIC SEWER AND/OR PRIVATE SEWER EXTENSIONS PRIOR TO MAP RECORDATION.

A PLAT MUST BE RECORDED AT THE WAKE COUNTY REGISTER OF DEEDS OFFICE FOR ALL UTILITY EASEMENT DEDICATIONS

A PLAT MUST BE RECORDED FOR ALL NECESSARY OFFSITE RIGHT-OF-WAY TO ACCOMMODATE FUTURE WATERLINE CONSTRUCTION

ERTAIN ITEMS WITHIN THESE PLANS HAVE BEEN PRODUCEI N COLOR FOR CLARITY OF THE PLANS. THESE PLANS MUST B OTTED IN COLOR TO BE VALID.



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

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

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#### CONTACT

TYLER PROBST, PE probst@mcadamsco.com PHONE: 919.287.0844

#### CLIENT

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

#### **PROJECT DIRECTORY**

**RALEIGH RESCUE MISSION** 314 E. HARGETT ST. RALEIGH, NC 27601 PHONE: 919.828.9014

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



#### REVISIONS

NO. DATE 1 09. 30. 2022 REVISED PER DRC COMMENTS

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

**PROJECT NUMBER: LEN21006** 



	CONCRETE MONUMENT EXISTING IRON PIPE IRON PIPE SET CALCULATED POINT DRAINAGE INLET/YARD INLET STORM DRAIN MANHOLE	w	G
	JUNCTION BOX		— FO ———
E	FES ELECTRIC BOX GUY WIRE		- 00
⊡ X§ X¦¦ X¦ 0^ Ø Ø Ø	POWER/UTILITY POLE CLEAN OUT GAS SERVICE METER GAS MARKER GAS REGULATOR GAS TEST STATION GAS VALVE CABLE TV BOX		
гүн	CATV HANDHOLE		PROPER
	TELEPHONE HANDHOLE	LI	NE BEARING
	TELEPHONE BOX	Ľ	1 S 73°46
₫ <u></u>	TELEPHONE PEDESTAL	L	
5	FIBER OPTIC MARKER	L	
он)	FIBER OPTIC HANDHOLE	L4	
。 ⊠ Ŵ	SIGN MAILBOX WATER WELL		5   S 00°25

WATER LINE
SEWER LINE
STORM LINE
FENCE
UNDERGROUND TV CABLE
UNDERGROUND ELECTRIC LINE
UNDERGROUND FIBER OPTIC CABL
OVERHEAD ELECTRIC LINE
WOOD LINE/LANDSCAPING

#### GENERAL NOTES

- THIS IS AN EXISTING CONDITIONS SURVEY.
   BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83(2011).
   ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
   ZONING: RT, RURAL TRANSITION PER WAKE COUNTY GISAREA BY COORDINATE GEOMETRY.
   FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANELS 3720175400J AND 3720176400J DATED 5 (02/2006)

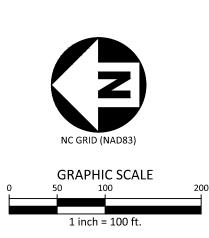
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- F.I.R.M COMMUNITY PANELS 3720175400J AND 3720176400J DATED 5/02/2006
  6. REFERENCES: AS SHOWN
  7. <u>UTILITY STATEMENT</u>
  THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT <u>PHYSICALLY</u> LOCATED THE UNDERGROUND UTILITIES.
  8. CONTOURS SHOWN PER WAKE COUNTY GIS
  9. ZONING AND USE OF ADJOINING PROPERTIES SHOWN PER WAKE COUNTY GIS





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

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



STEPHEN DORN

MORRISVILLE, NC 27560

CLIENT

LENNAR



MCADAMS

The John R. McAdams Company, Inc. 2905 Meridian Parkway

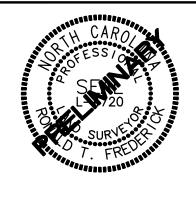
Durham, NC 27713

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1100 PERIMETER PARK DRIVE, SUITE 112



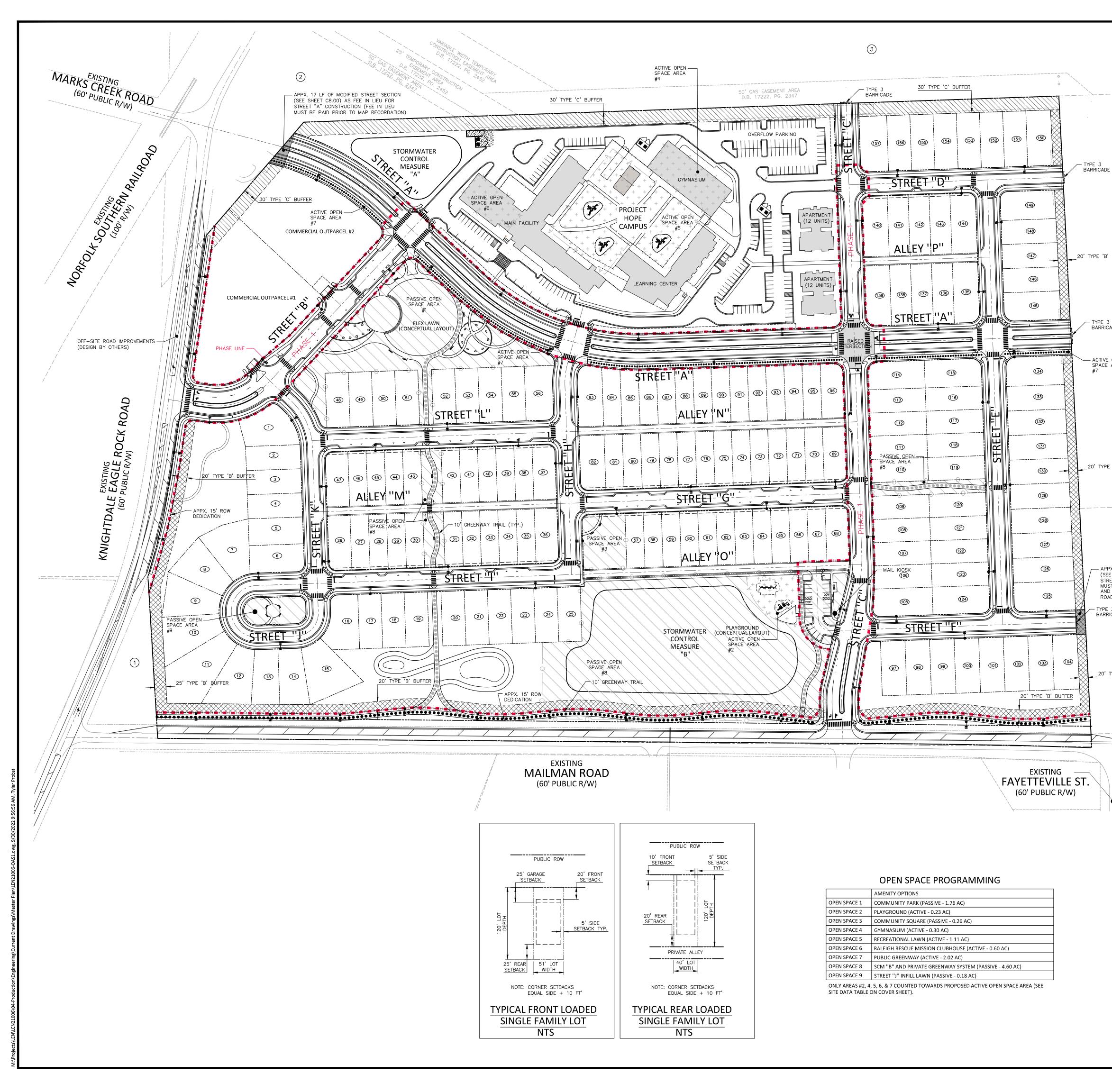
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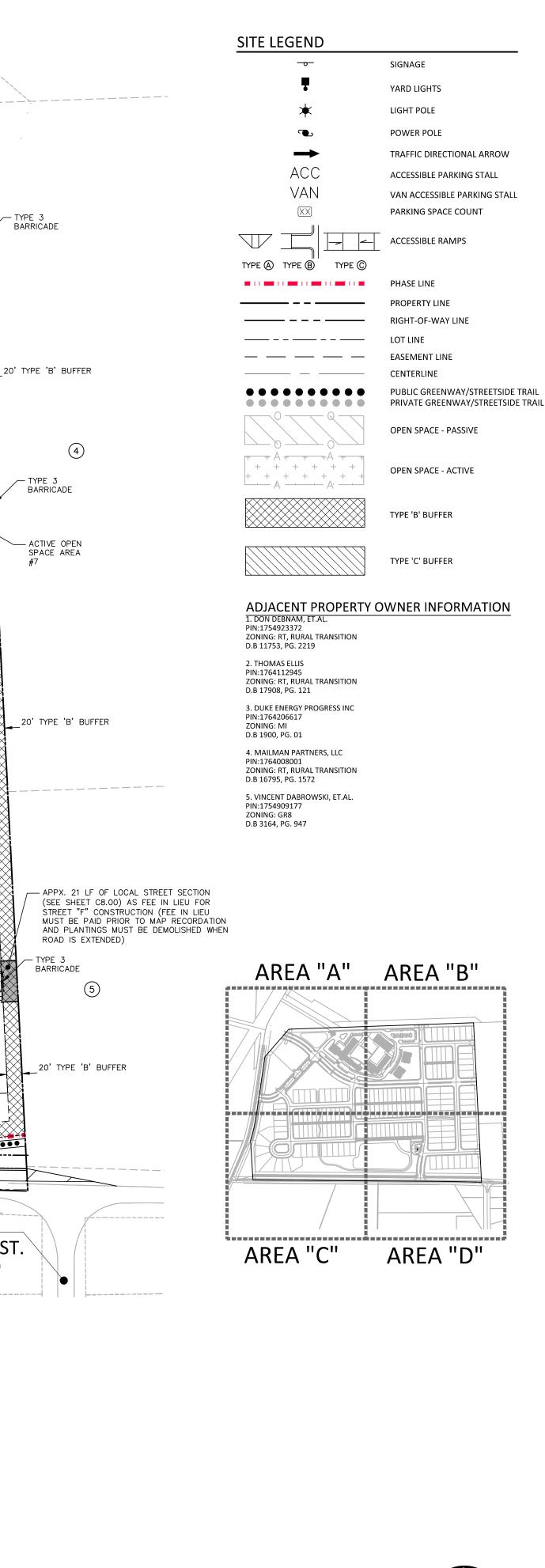
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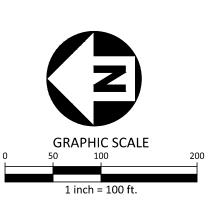
#### PLAN INFORMATION

CHEET	
DATE	08-22-2022
SCALE	1"=100'
DRAWN BY	RJF
CHECKED BY	ТР
FILENAME	LEN21006-C1
PROJECT NO.	LEN21006











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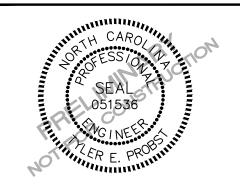
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#### REVISIONS

 NO.
 DATE

 1
 09. 30. 2022
 REVISED PER DRC COMMENTS

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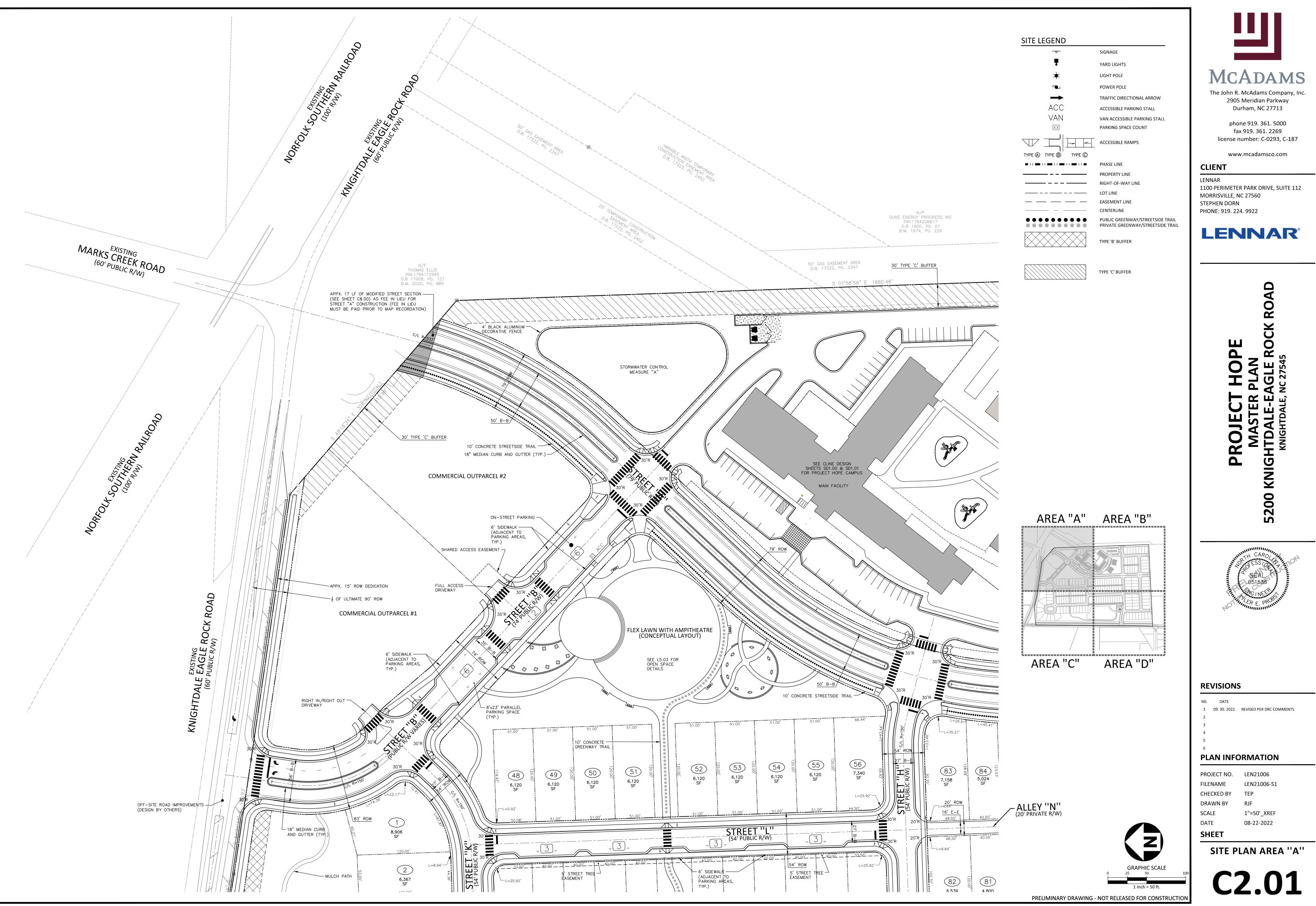
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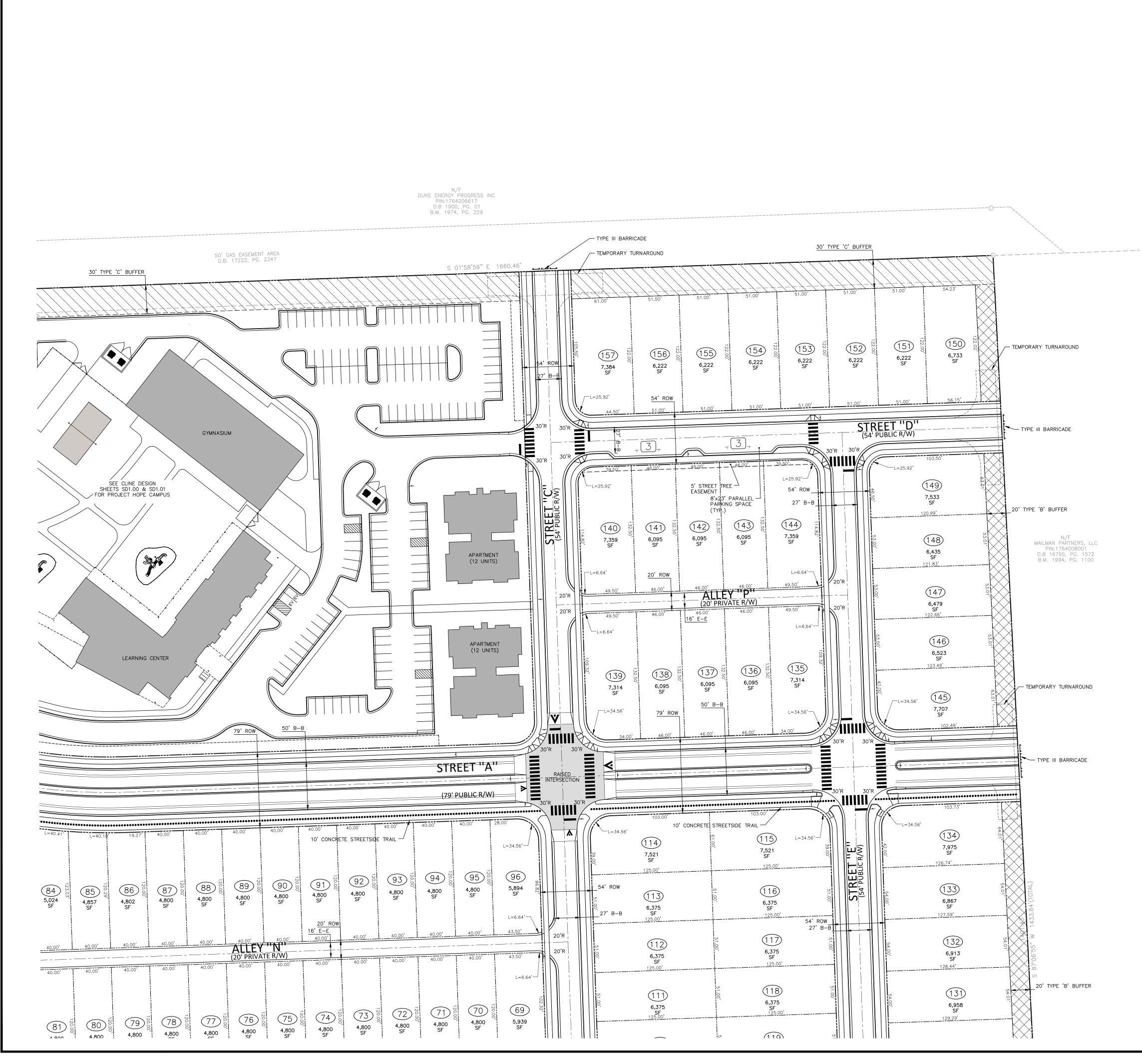
#### **PLAN INFORMATION**

SHEET	
DATE	08-22-2022
CALE	1" = 100'
DRAWN BY	RF
HECKED BY	TEP
ILENAME	LEN21006-OAS1
ROJECT NO.	LEN21006

**OVERALL SITE PLAN** 







LEN\LEN21006\04-Production\Engineering\Current Drawings\Master Plan\LEN21006-51.dwg, 9/30/2022 9:57:45 AM, Tyler Probst

<del>- 0 -</del>	SIGNAGE
7	YARD LIGHTS
*	LIGHT POLE
	POWER POLE
$\rightarrow$	TRAFFIC DIRECTIONAL ARROW
ACC	ACCESSIBLE PARKING STALL
VAN	VAN ACCESSIBLE PARKING STALL
XX	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	PUBLIC GREENWAY/STREETSIDE TRA PRIVATE GREENWAY/STREETSIDE TRA
	TYPE 'B' BUFFER
	TYPE 'C' BUFFER



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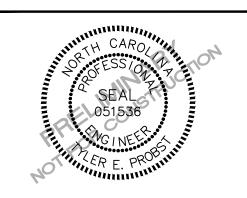
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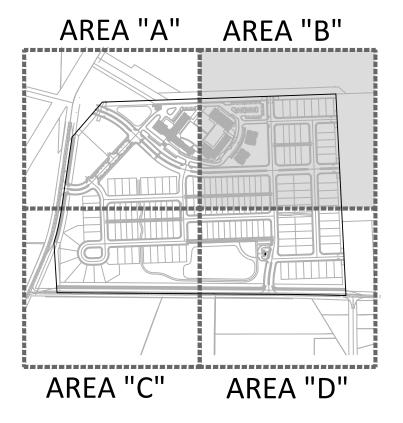
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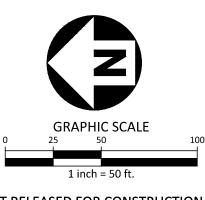
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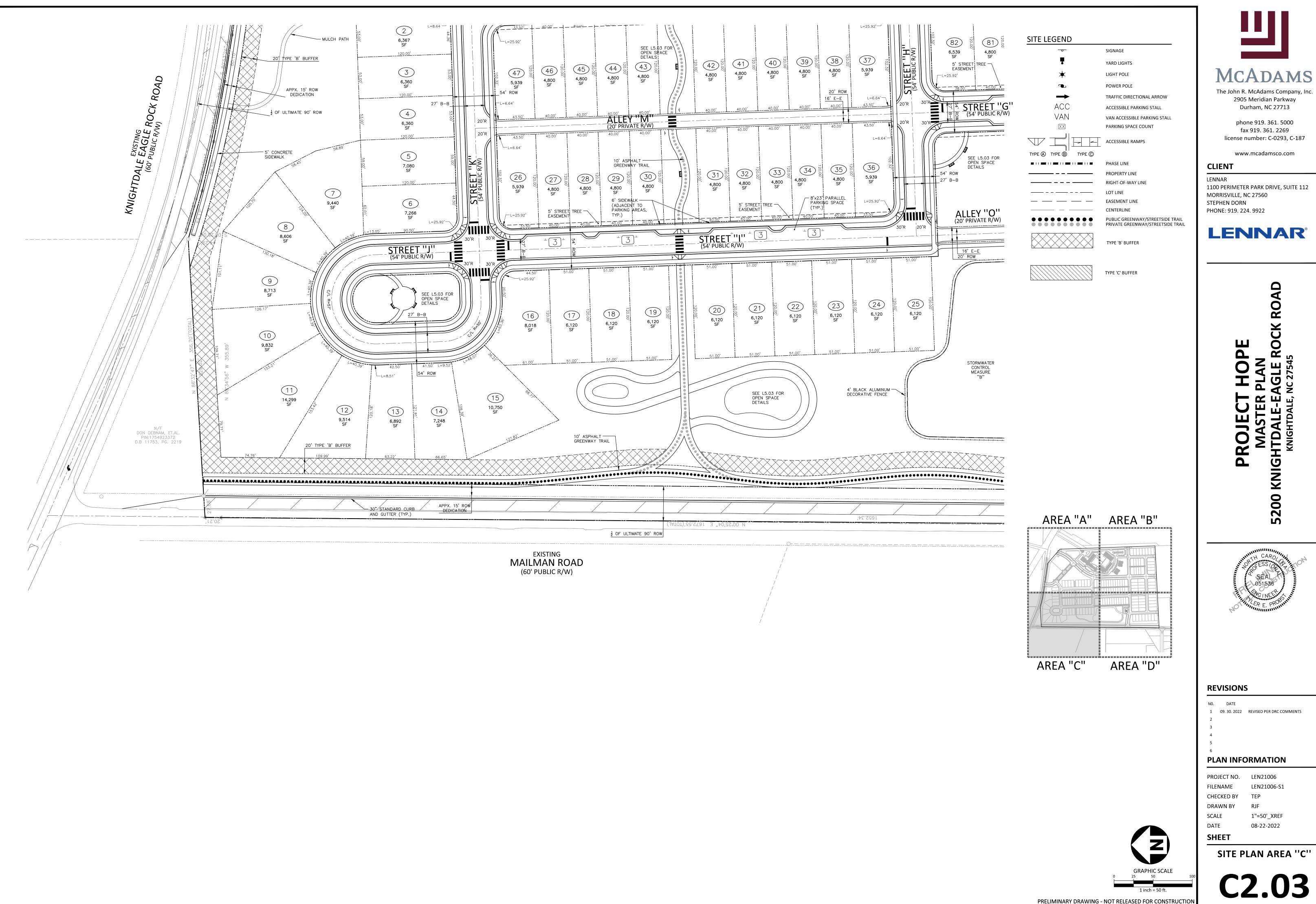
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SCALE	1"=50'_XREF
DRAWN BY	RJF
CHECKED BY	TEP
FILENAME	LEN21006-S1
PROJECT NO.	LEN21006

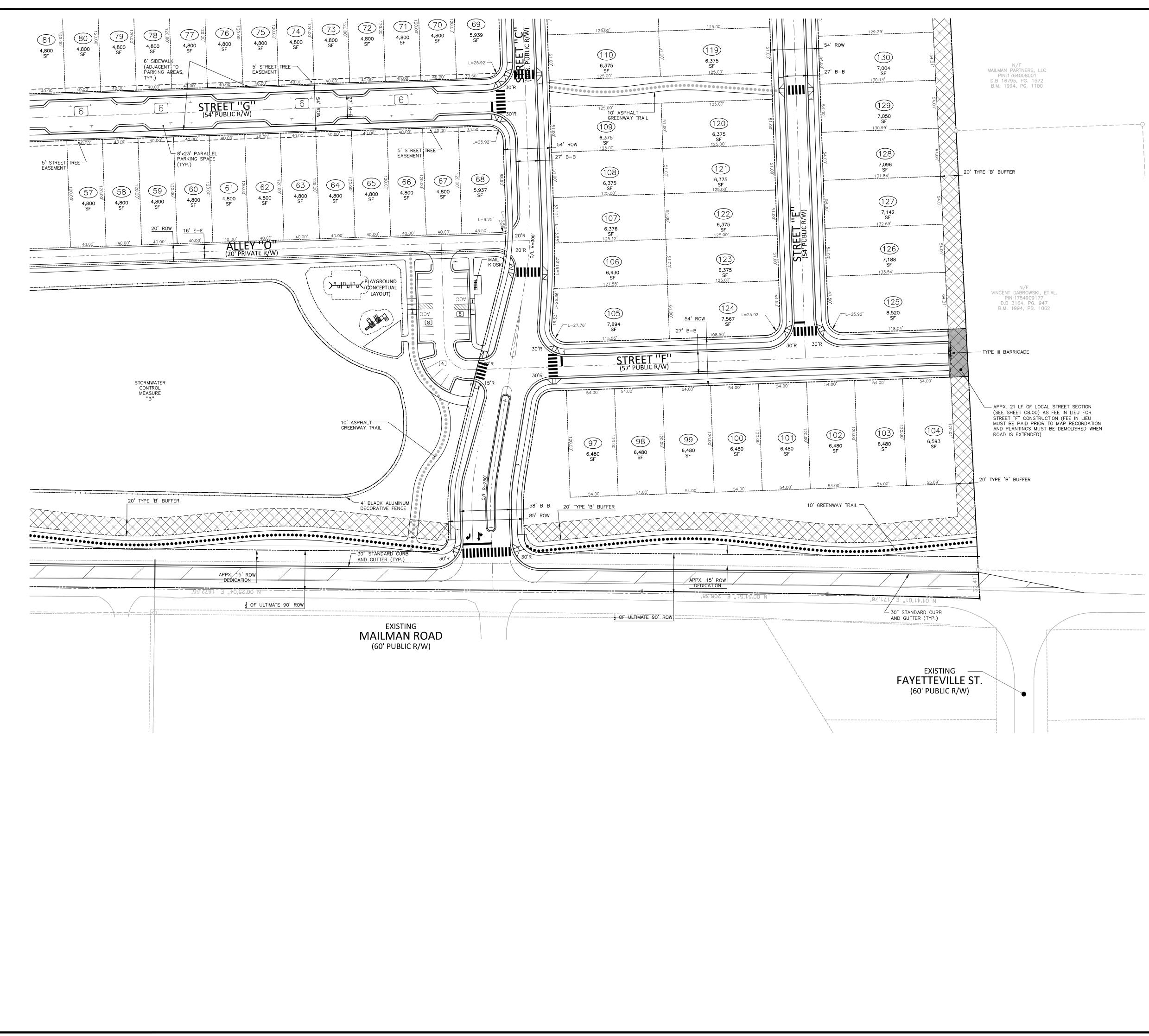
SITE PLAN AREA "B"





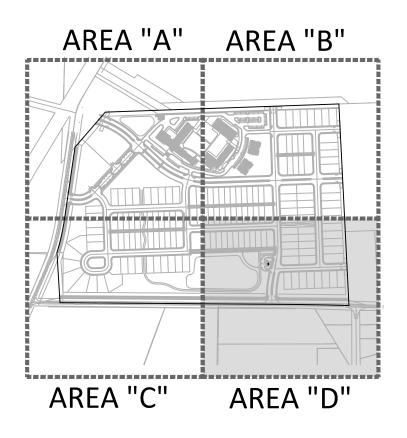


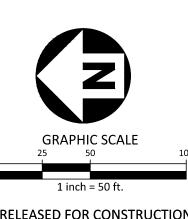




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	SITE LEGEND	
	<del>- 0 -</del>	SIGNAGE
		YARD LIGHTS
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		POWER POLE
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	TYPE (A) TYPE (B) TYPE (C)	
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#### REVISIONS

10.	DATE	
1	09. 30. 2022	REVISED PER DRC COMMENTS
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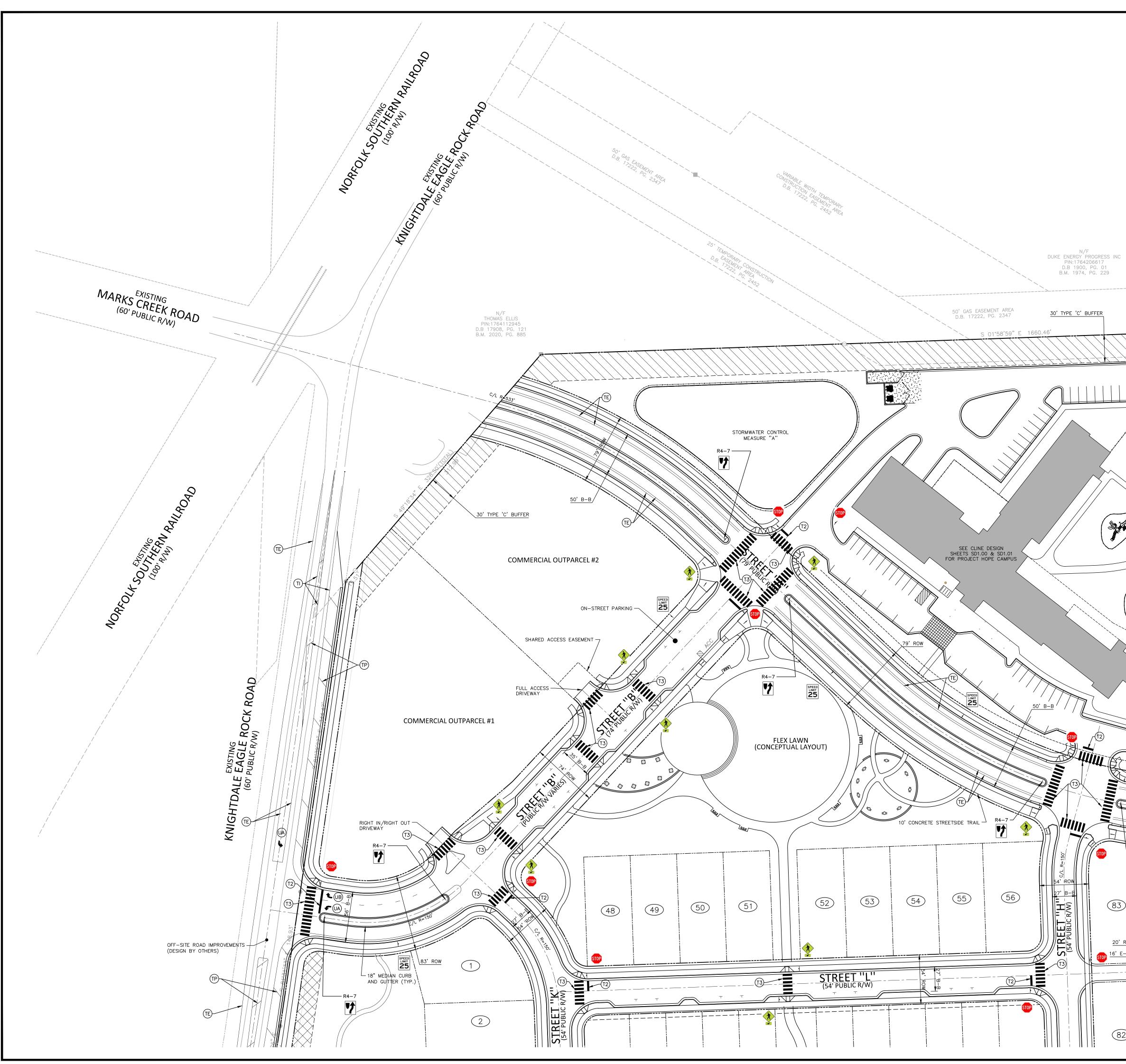
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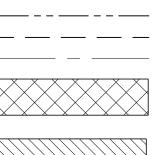
SITE PLAN AREA "D"





#### SITE LEGEND -0-

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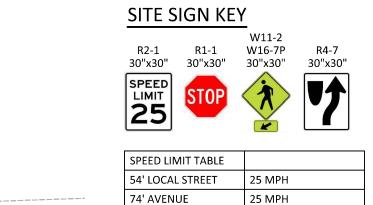
PHASE LINE PROPERTY LINE RIGHT-OF-WAY LINE LOT LINE EASEMENT LINE CENTERLINE TYPE 'B' BUFFER

TYPE 'C' BUFFER

SIGNAGE



## SITE SIGN KEY



#### POSTED SPEED = 25 MPH DESIGN SPEED = 30 MPH

- ALL NEW SIGNS WILL INCLUDE PRISMATIC SHEETING AND WILL CONFORM TO THE LATEST RETROREFLECTIVITY STANDARDS FOUND IN THE LATEST EDITION OF THE MUTCD.
- ALL SIGNS MUST MEET MUTCD GUIDELINES FOR LETTER HEIGHT, LETTER CASE AND SIGN COLOR.

## PAVEMENT MARKING LEGEND

- TD 4" WHITE MINISKIP (3' 9' SP.) TE 4" WHITE SOLID LANE LINE
- TI 4" YELLOW DOUBLE CENTER
- TP 8" YELLOW DIAGONAL T2 24" WHITE STOPBAR
- T3 24" WHITE CROSSWALK LINE (HIGH VISIBILITY)

#### ARROWS/CHARACTERS

— R4–7

84

81

← ALLEY ''N'' (20' PRIVATE R/W)

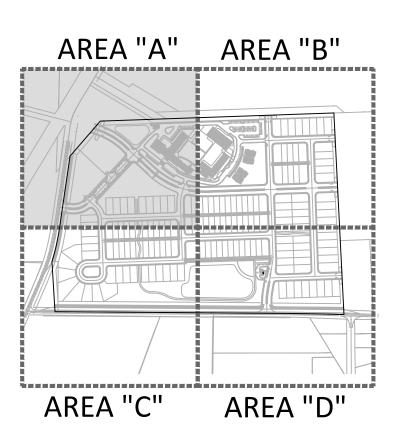
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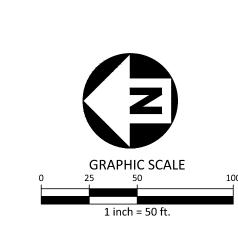
20' ROW

82

<u>16'E-E</u>

- UA LEFT TURN ARROW UB RIGHT TURN ARROW
- UE COMBINATION STRAIGHT/RIGHT TURN ARROW





PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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

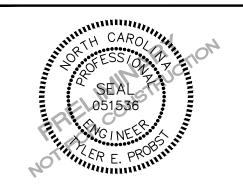
www.mcadamsco.com

## CLIENT

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

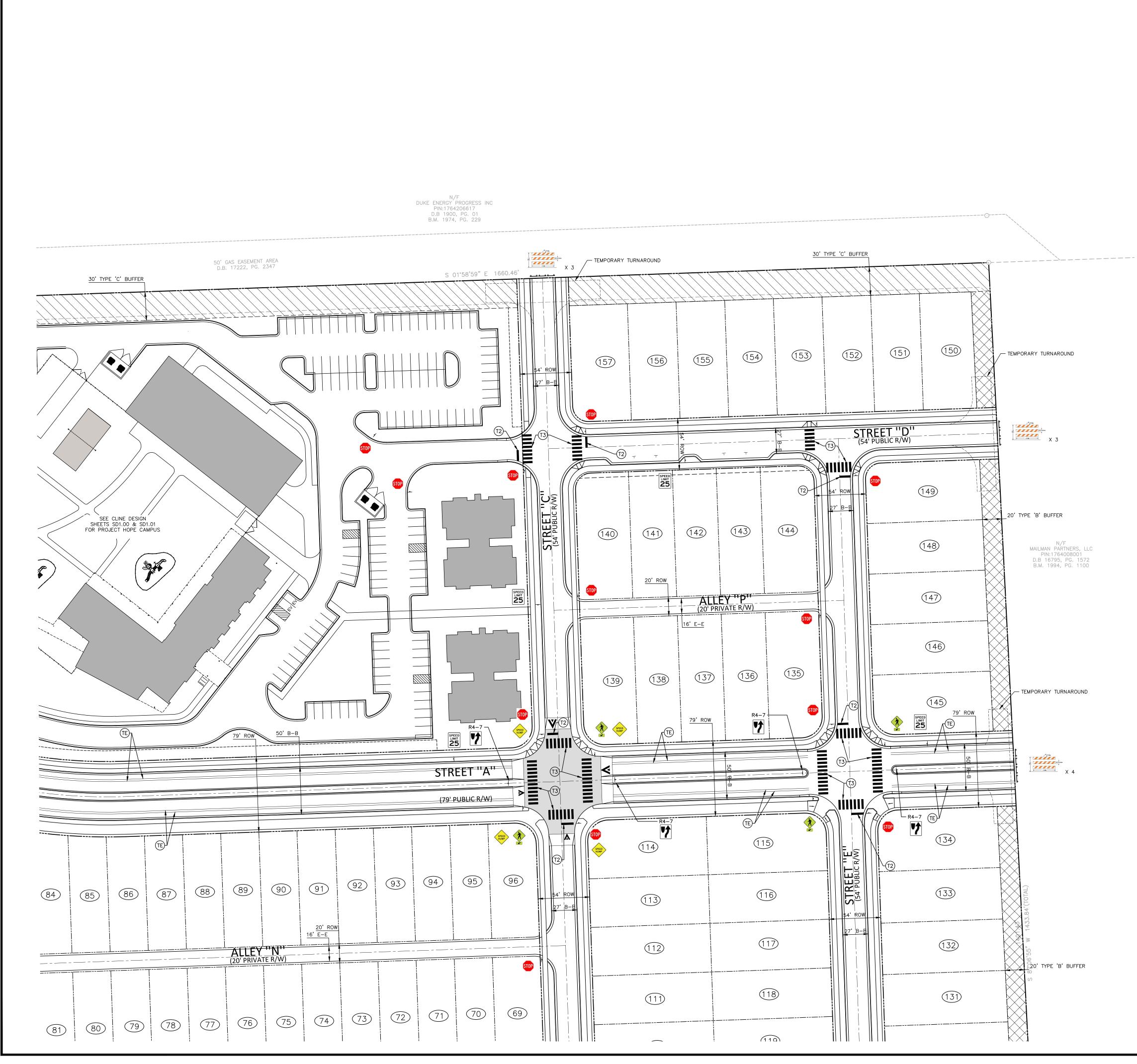


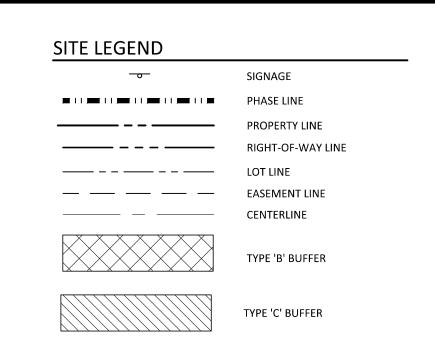




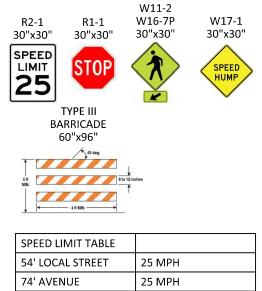
### REVISIONS

- NO. DATE 1 09. 30. 2022 REVISED PER DRC COMMENTS PLAN INFORMATION PROJECT NO. LEN21006 LEN21006-S1 FILENAME CHECKED BY TEP DRAWN BY RJF
- SCALE 1"=50'\_XREF 08-22-2022 DATE SHEET SIGNAGE AND STRIPING PLAN AREA "A"





#### SITE SIGN KEY



#### POSTED SPEED = 25 MPH DESIGN SPEED = 30 MPH

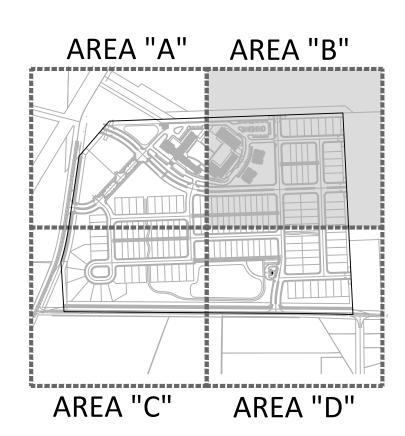
- 1. ALL NEW SIGNS WILL INCLUDE PRISMATIC SHEETING AND WILL CONFORM TO THE LATEST RETROREFLECTIVITY STANDARDS FOUND IN THE LATEST EDITION OF THE MUTCD.
- 2. ALL SIGNS MUST MEET MUTCD GUIDELINES FOR LETTER HEIGHT, LETTER CASE AND SIGN COLOR.

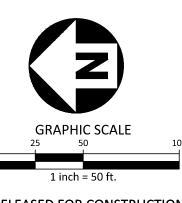
#### PAVEMENT MARKING LEGEND LANE LINES/MARKINGS

- TD 4" WHITE MINISKIP (3' 9' SP.) TE 4" WHITE SOLID LANE LINE
- TI 4" YELLOW DOUBLE CENTER TP 8" YELLOW DIAGONAL
- T2 24" WHITE STOPBAR
- T3 24" WHITE CROSSWALK LINE (HIGH VISIBILITY)

#### ARROWS/CHARACTERS UA LEFT TURN ARROW

- UB RIGHT TURN ARROW UE COMBINATION STRAIGHT/RIGHT TURN ARROW







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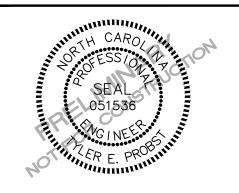
www.mcadamsco.com

#### CLIENT

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







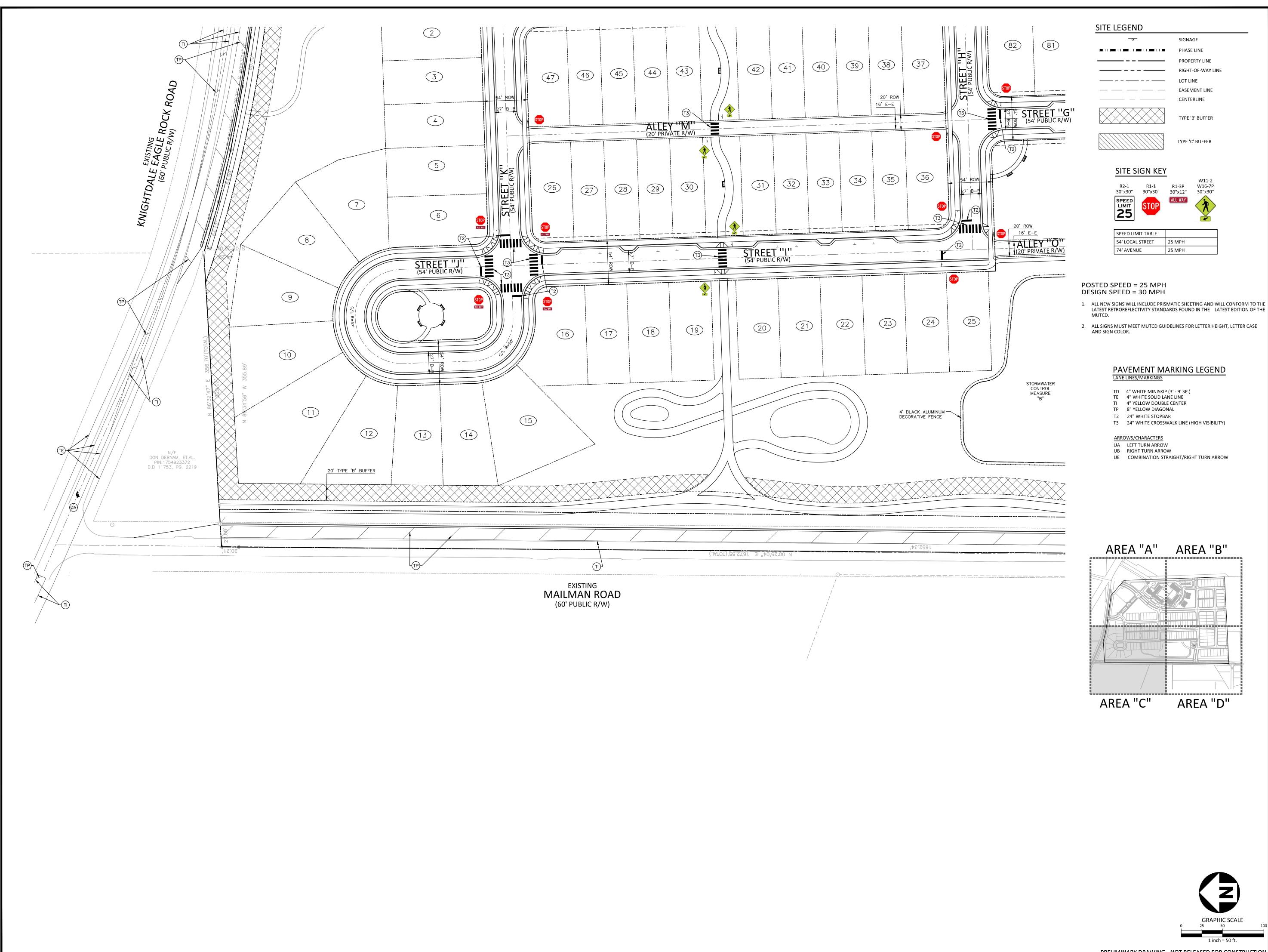
#### REVISIONS

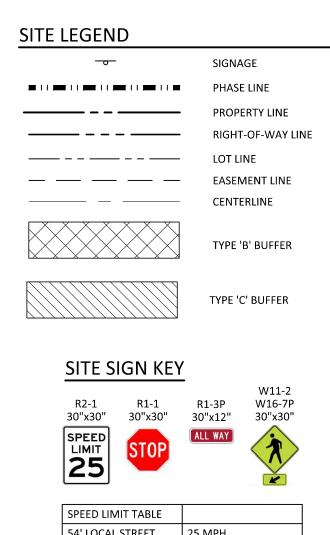
١0.	DATE		
1	09. 30. 2022	REVISED PER DRC COMMENTS	
2			
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#### PLAN INFORMATION

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









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### CLIENT

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







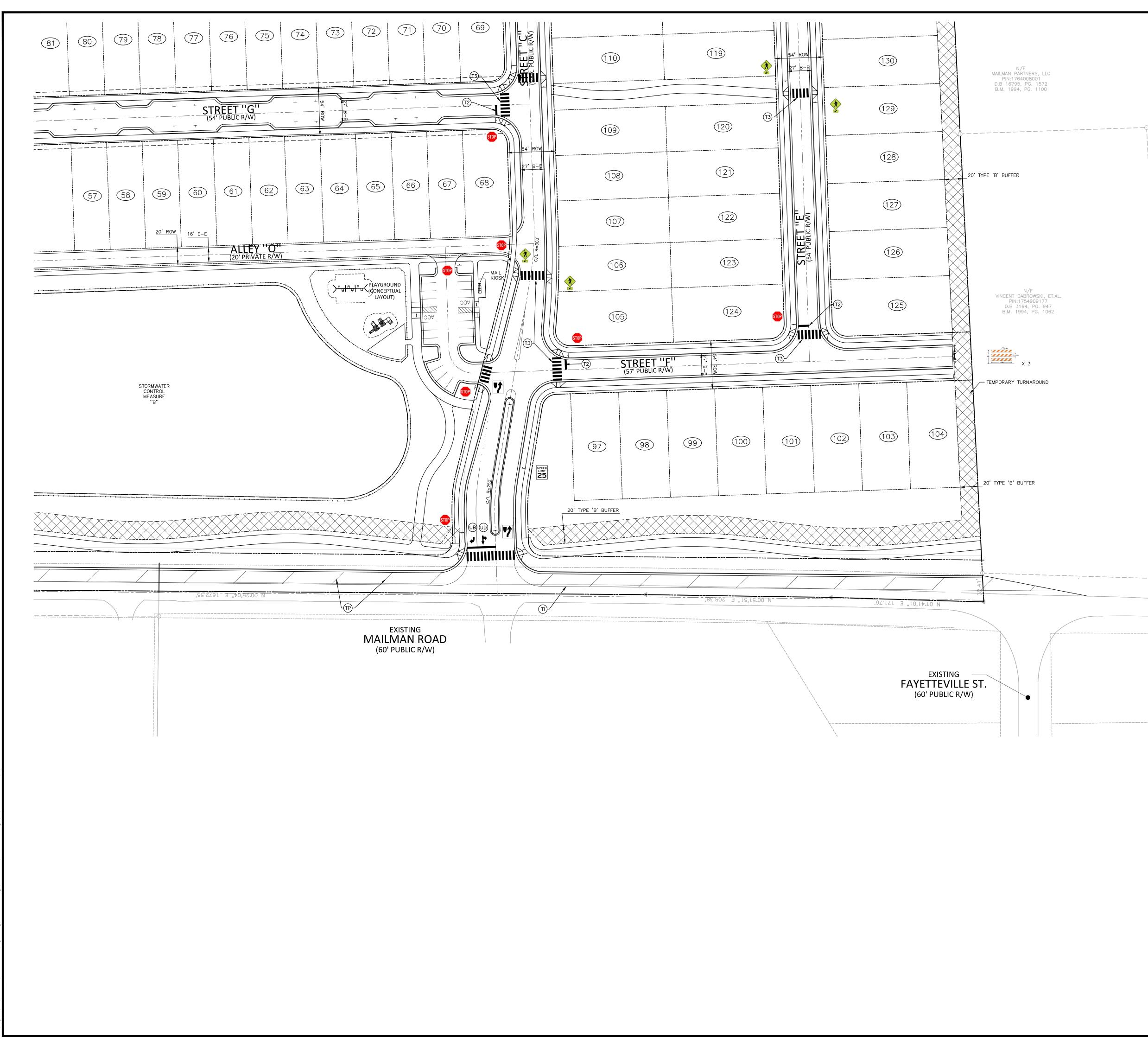
#### REVISIONS

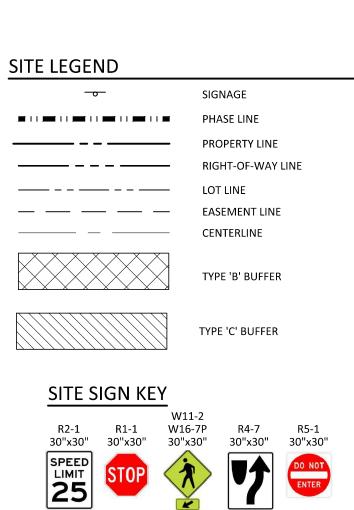
NO. DATE 1 09. 30. 2022 REVISED PER DRC COMMENTS

#### PLAN INFORMATION

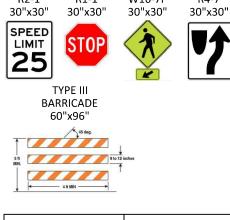
ROJECT NO.	LEN21006
ILENAME	LEN21006-S1
HECKED BY	TEP
RAWN BY	RJF
CALE	1"=50'_XREF
DATE	08-22-2022
HEET	







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#### POSTED SPEED = 25 MPH DESIGN SPEED = 30 MPH

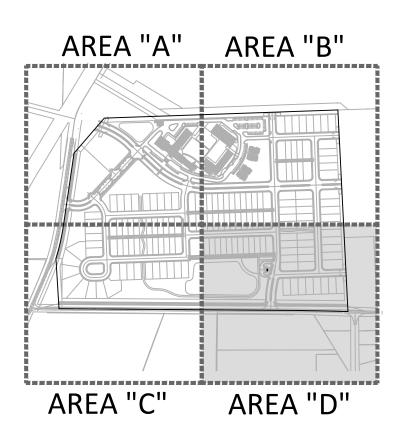
- 1. ALL NEW SIGNS WILL INCLUDE PRISMATIC SHEETING AND WILL CONFORM TO THE LATEST RETROREFLECTIVITY STANDARDS FOUND IN THE LATEST EDITION OF THE MUTCD.
- 2. ALL SIGNS MUST MEET MUTCD GUIDELINES FOR LETTER HEIGHT, LETTER CASE AND SIGN COLOR.

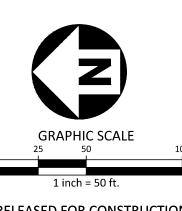
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- UB RIGHT TURN ARROW
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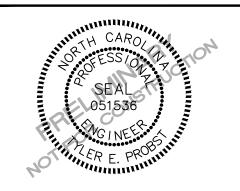
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### CLIENT

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







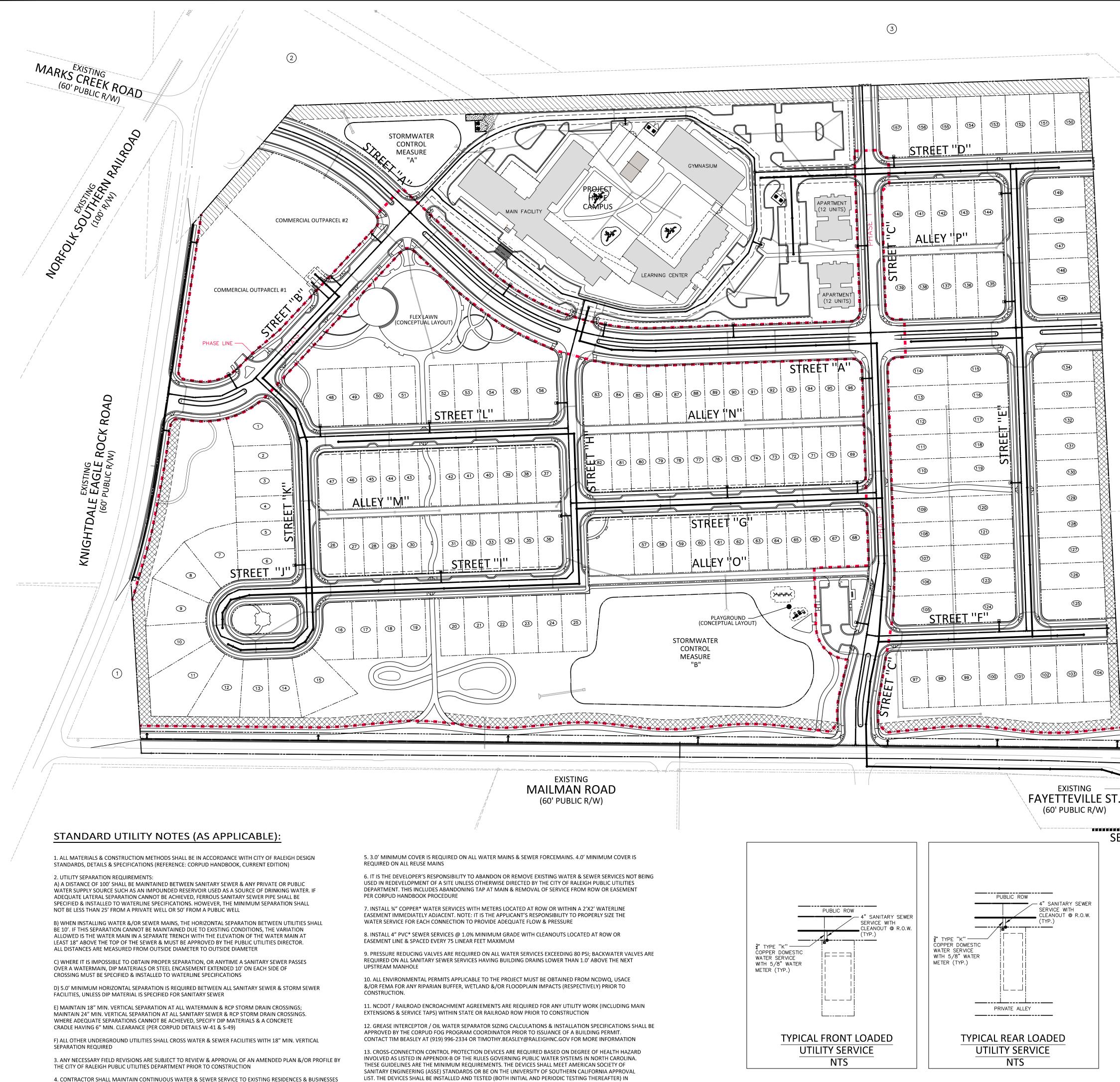
#### REVISIONS

10.	DATE		
1	09. 30. 2022	REVISED PER DRC COMMENTS	
2			
3			

#### PLAN INFORMATION

SHEET	
DATE	08-22-2022
SCALE	1"=50'_XREF
ORAWN BY	RJF
CHECKED BY	TEP
ILENAME	LEN21006-S1
PROJECT NO.	LEN21006





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

#### UTILITY LEGEND

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— FM — FM — SEWER FORCE MAIN —— G—— G—— G—— GAS LINE ------ OU------- OU------- OVERHEAD UTILITY

UNDERGROUND ELECTRIC ---- EASEMENT LINE TRAIL

PLUG BLOW-OFF ASSEMBLY SANITARY SEWER MANHOLE SEWER CLEAN-OUT GREASE TRAP SEWER FLOW DIRECTION ARROW YARD LIGHTS LIGHT POLE POWER POLE LINE BREAK SYMBOL WATERLINE WATER SERVICE LINE UTILITY SLEEV SANITARY SEWER SEWER SERVICE LINI

FIRE HYDRANT ASSEMBLY

POST INDICATOR VALVE

VALVE IN MANHOLE

BACKFLOW PREVENTER

**METER & VAULT** 

REDUCER

WATER METER WATER VALVE

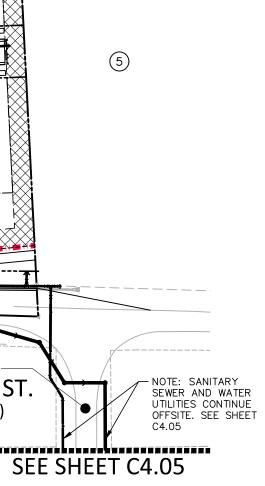
FIRE DEPARTMENT CONNECTION (FDC)

TYPE 'B' BUFFER

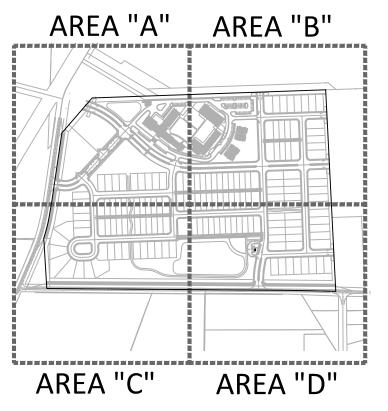
TYPE 'C' BUFFER

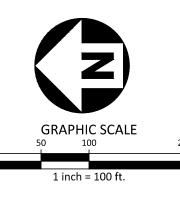
#### NOTES:

#### 1. PROJECT HOPE FINAL UTILITY LAYOUT SUBJECT TO CHANGE DURING CONSTRUCTION DRAWING REVIEW. UTILITY DESIGN SHALL MEET CITY OF RALEIGH AND TOWN OF KNIGHTDALE STANDARDS AND SPECIFICATIONS.



4







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

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

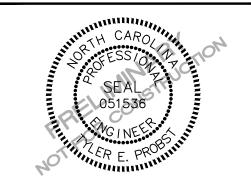
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#### CLIENT

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



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#### REVISIONS



NO. DATE

1 09. 30. 2022 REVISED PER DRC COMMENTS

SCALE

DATE

**PLAN INFORMATION** 

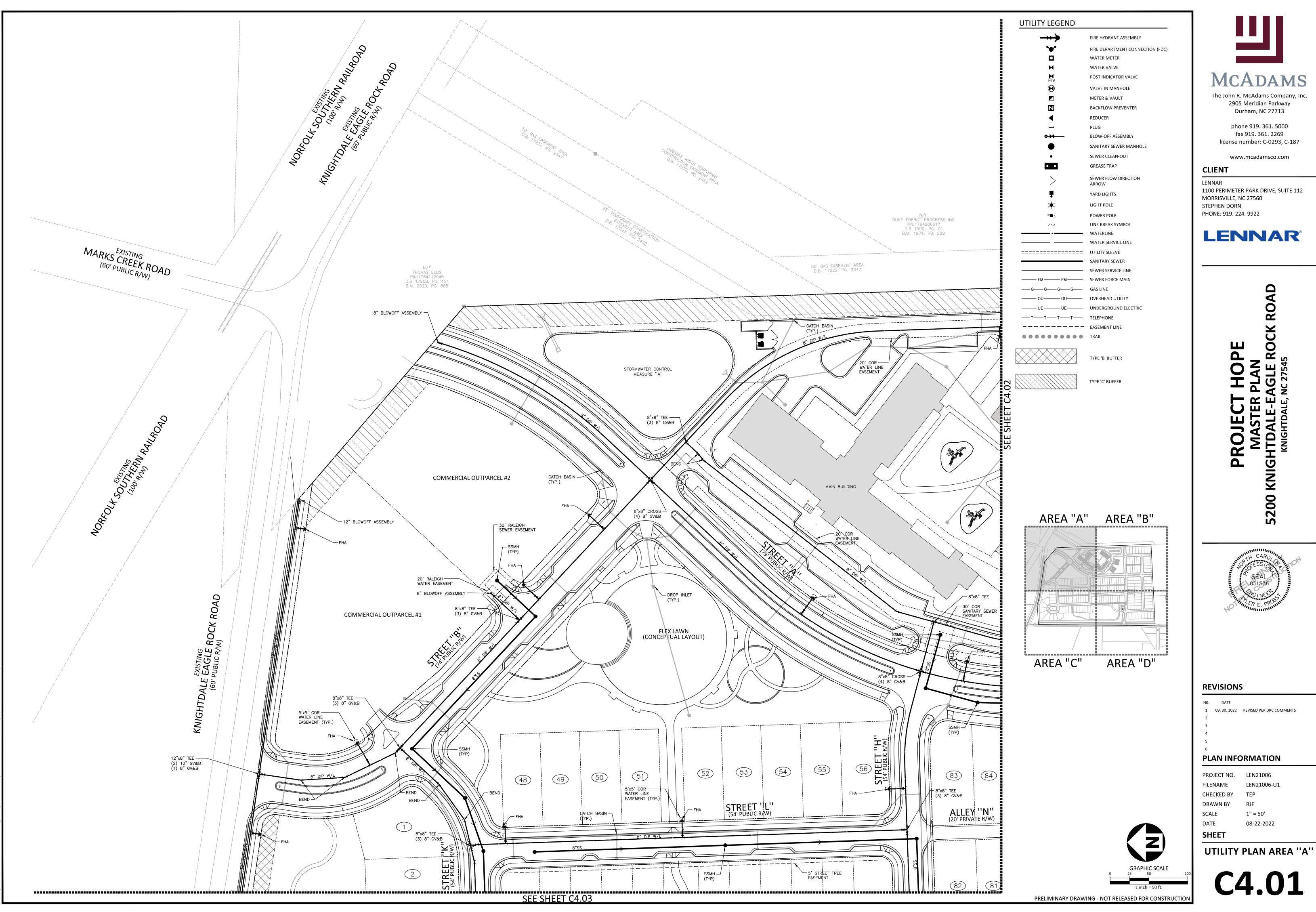
PROJECT NO. LEN21006 FILENAME LEN21006-OAU1 CHECKED BY DLP RJF DRAWN BY

1" = 100' 08-22-2022

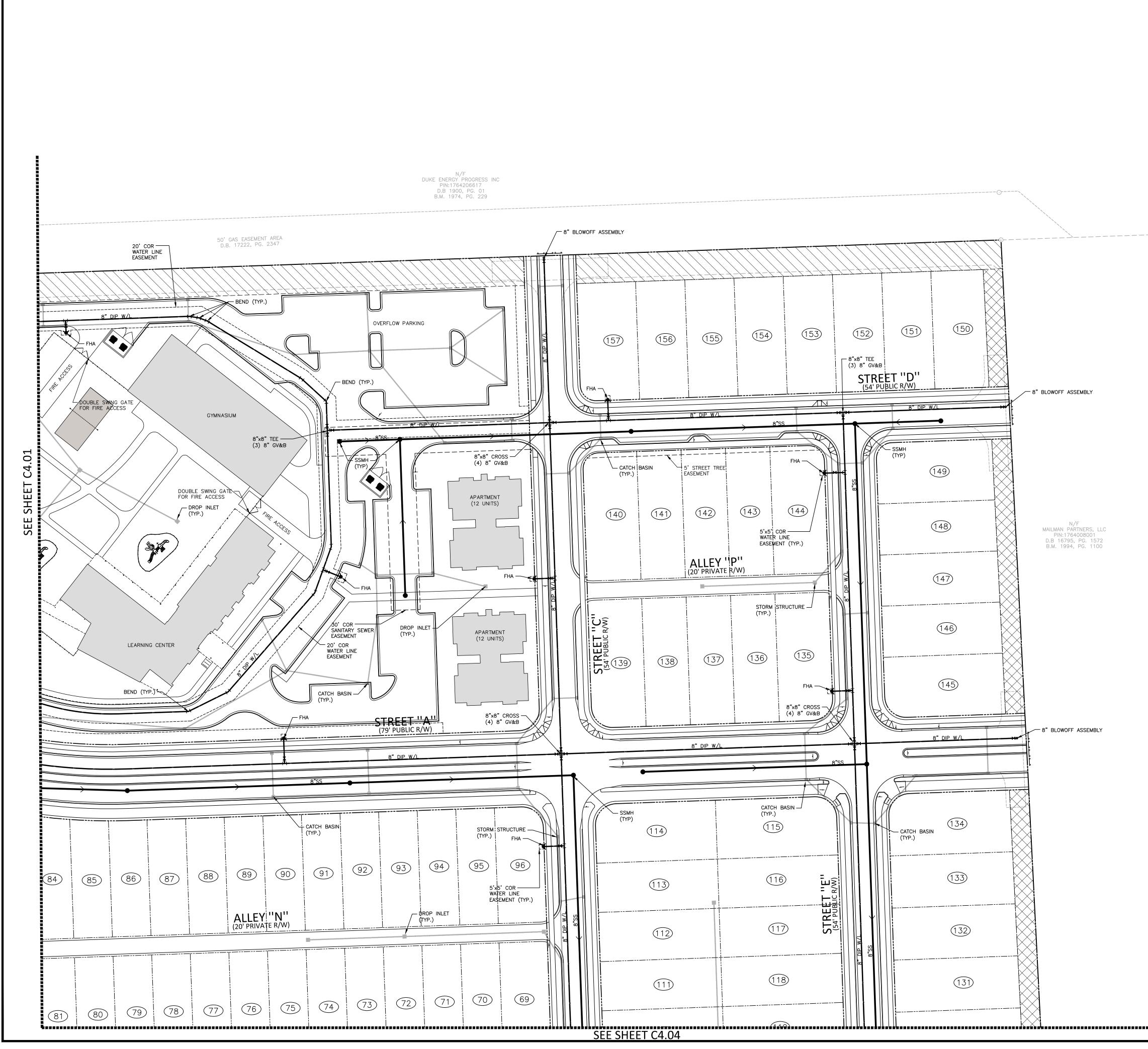
SHEET

**OVERALL UTILITY PLAN** 

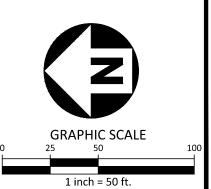




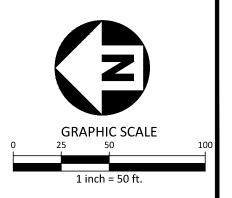
rojects\LEN\LEN21006\04-Production\Engineering\Current Drawings\Master Plan\LEN21006-U1.dwg, 9/30/2022 10:00:18 AM, Tyler Prob

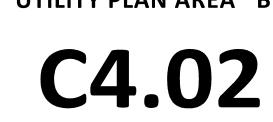


PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



AREA "D"





## UTILITY PLAN AREA "B"

ROJECT NO.	LEN21006
ILENAME	LEN21006-U1
HECKED BY	TEP
RAWN BY	RJF
CALE	1'' = 50'
ATE	08-22-2022
HEET	

### PLAN INFORMATION

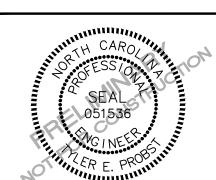
1 09. 30. 2022 REVISED PER DRC COMMENTS

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REVISIONS

NO. DATE





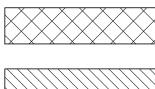
<b>T</b>	YARD LIG
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	POWER P
$\sim$	LINE BREA
·	WATERLII
	WATER SI
	UTILITY S
	SANITARY
	SEWER SE
FM FM	SEWER FO
G G G	GAS LINE
OU OU	OVERHEA
UE UE	UNDERG
TTTT	TELEPHO
	EASEMEN
•••••	TRAIL

UTILITY LEGEND

----->

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

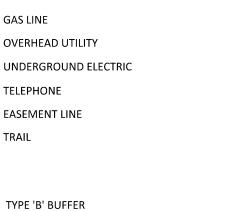
FIRE HYDRANT ASSEMBLY



AREA "C"

TYPE 'C' BUFFER

AREA "A" AREA "B"



MCADAMS

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

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## CLIENT

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



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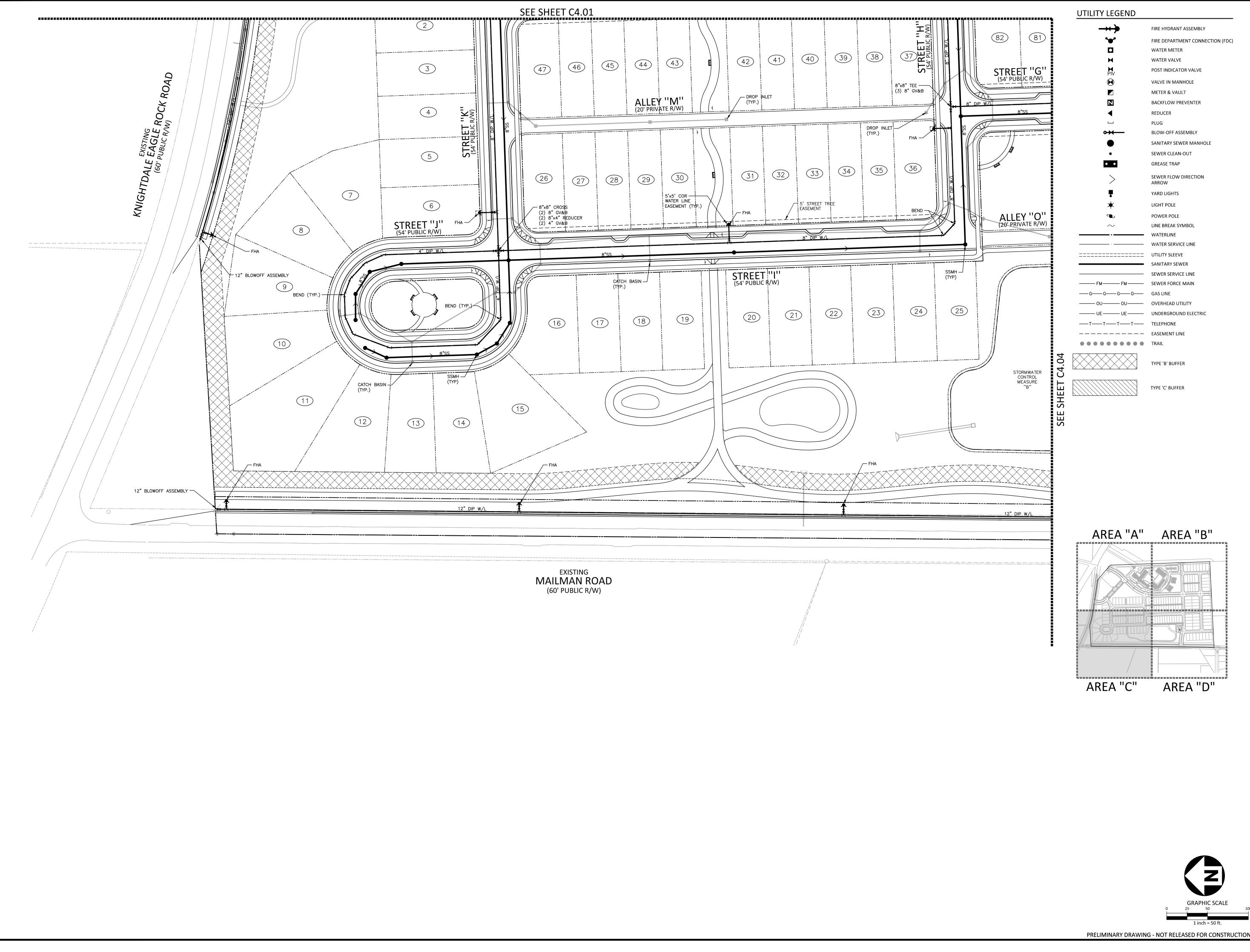
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UTILITY PLAN AREA "C"

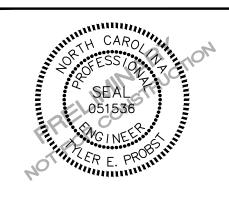
PROJECT NO. LEN21006 LEN21006-U1 FILENAME CHECKED BY TEP RJF DRAWN BY 1" = 50' SCALE DATE 08-22-2022 SHEET

## PLAN INFORMATION

1 09. 30. 2022 REVISED PER DRC COMMENTS

NO. DATE

REVISIONS



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**MCADAMS** 

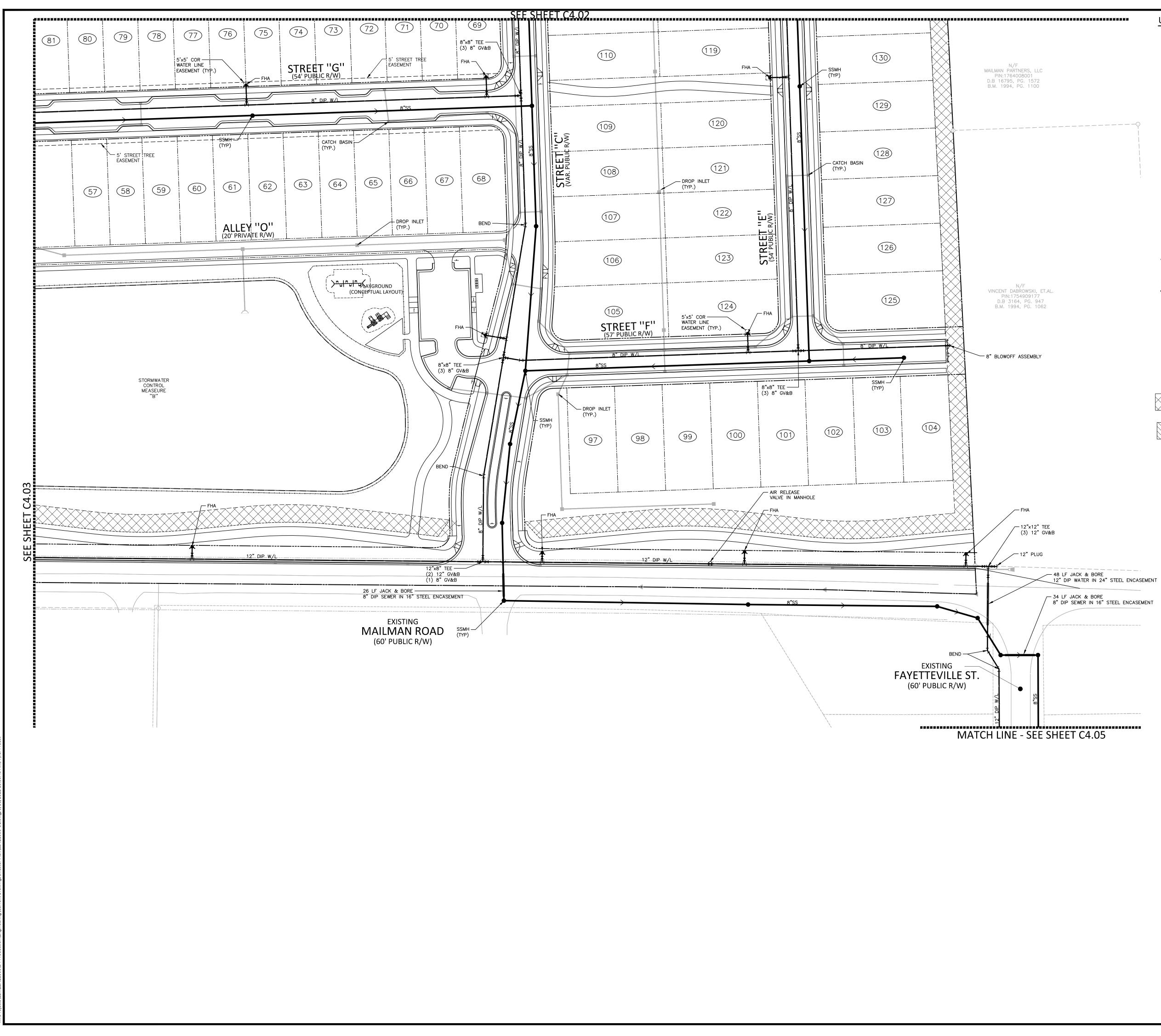
The John R. McAdams Company, Inc.

2905 Meridian Parkway

Durham, NC 27713

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





### UTILITY LEGEND

UTILITY LEGEND	
<b>&gt;</b>	FIRE HYDRANT ASSEMBLY
<b>*</b>	FIRE DEPARTMENT CONNECTION (FDC
	WATER METER
M	WATER VALVE
PIV	POST INDICATOR VALVE
	VALVE IN MANHOLE
	METER & VAULT
N	BACKFLOW PREVENTER
4	REDUCER
	PLUG
•₩	BLOW-OFF ASSEMBLY
	SANITARY SEWER MANHOLE
•	SEWER CLEAN-OUT
	GREASE TRAP
>	SEWER FLOW DIRECTION ARROW
7	YARD LIGHTS
*	LIGHT POLE
	POWER POLE
$\sim$	LINE BREAK SYMBOL
	- WATERLINE
	— WATER SERVICE LINE
	UTILITY SLEEVE
	SANITARY SEWER
	SEWER SERVICE LINE
FM FM	- SEWER FORCE MAIN
G G G	— GAS LINE
OU OU	— OVERHEAD UTILITY
UE UE	— UNDERGROUND ELECTRIC
—TTT	— TELEPHONE
	- EASEMENT LINE
	TRAIL
	TYPE 'B' BUFFER
	TYPE 'B' BUFFER



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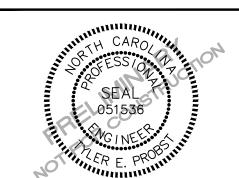
www.mcadamsco.com

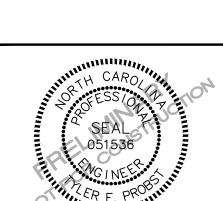
#### CLIENT

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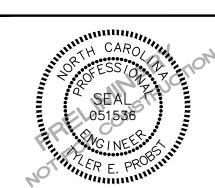


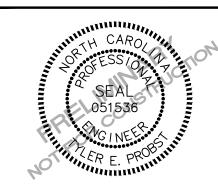


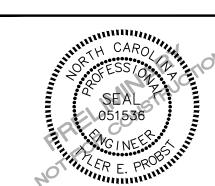


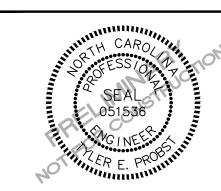








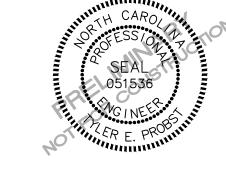














NO. DATE

FILENAME

DRAWN BY

SCALE

DATE

SHEET





1 09. 30. 2022 REVISED PER DRC COMMENTS

PLAN INFORMATION

PROJECT NO. LEN21006

CHECKED BY TEP

LEN21006-U1

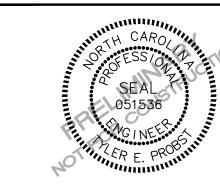
RJF

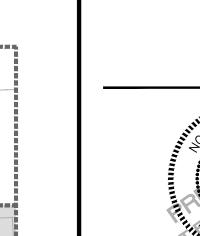
1" = 50'

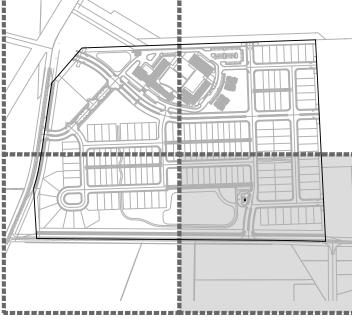
08-22-2022

UTILITY PLAN AREA "D"

**C4.04** 



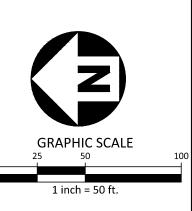


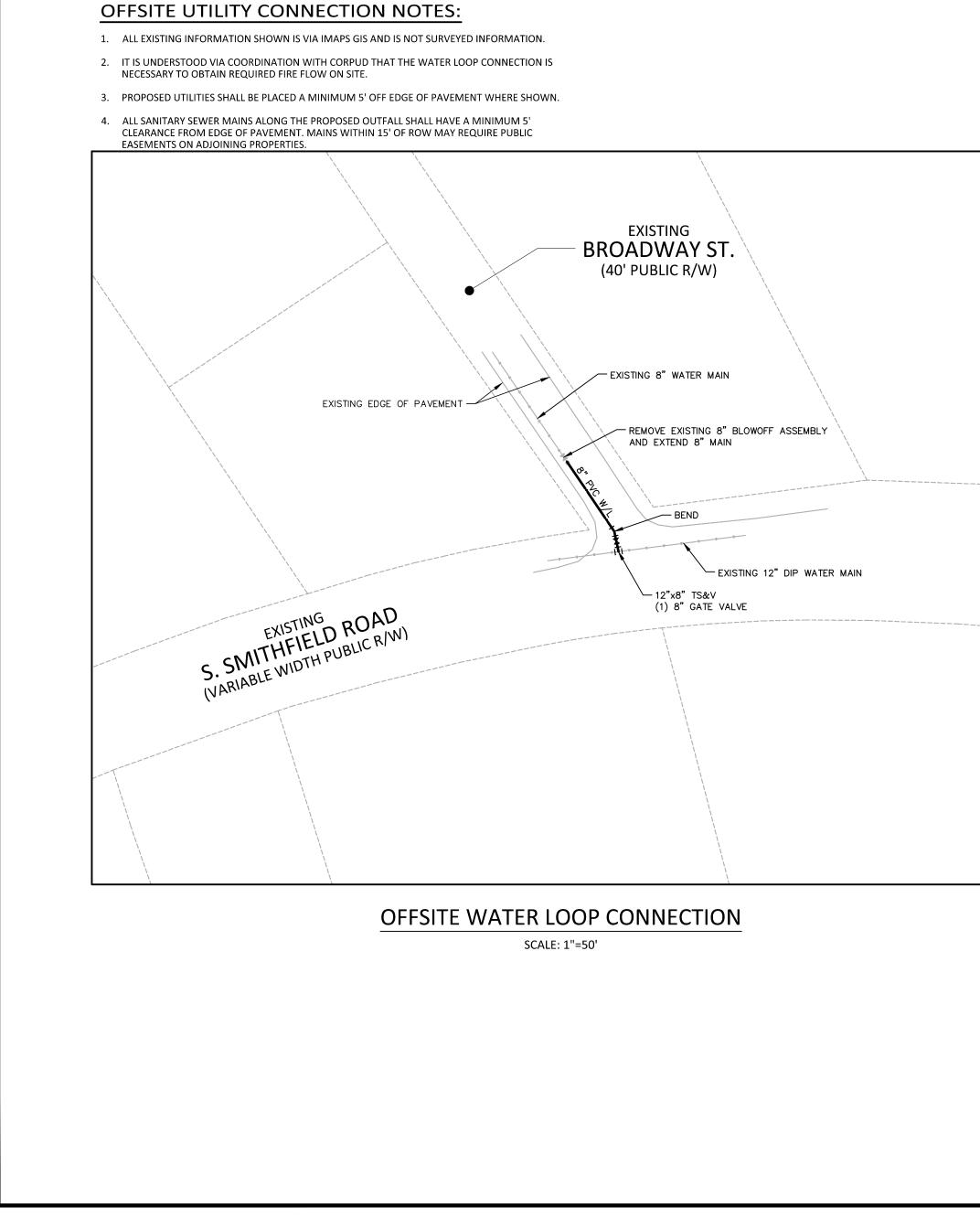


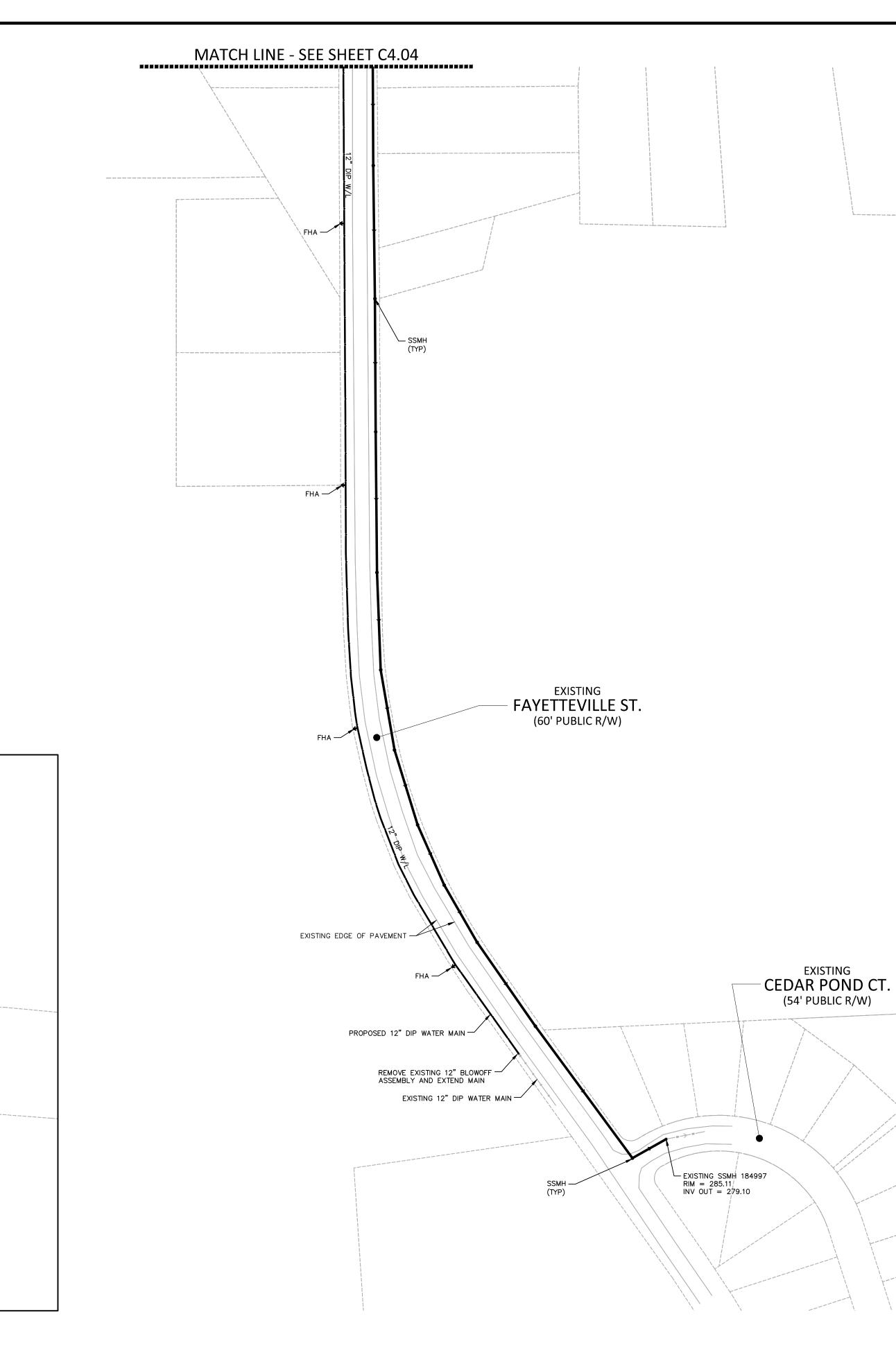
AREA "A" AREA "B"

TYPE 'C' BUFFER

AREA "C" AREA "D"







#### UTILITY LEGEND

— — — — — — — — — — EASEMENT LINE

TRAIL

>	FIRE HYDRANT ASSEMBLY
<b>**</b>	FIRE DEPARTMENT CONNECTION (FDC)
	WATER METER
M	WATER VALVE
PIV	POST INDICATOR VALVE
$\mathbf{\Theta}$	VALVE IN MANHOLE
	METER & VAULT
N	BACKFLOW PREVENTER
•	REDUCER
	PLUG
•₩	BLOW-OFF ASSEMBLY
$\bullet$	SANITARY SEWER MANHOLE
•	SEWER CLEAN-OUT
• •	GREASE TRAP
>	SEWER FLOW DIRECTION ARROW
•	YARD LIGHTS
*	LIGHT POLE
	POWER POLE
$\sim$	LINE BREAK SYMBOL
	WATERLINE
·	WATER SERVICE LINE
	UTILITY SLEEVE
	SANITARY SEWER
	SEWER SERVICE LINE
——— FM——— FM———	SEWER FORCE MAIN
GGG	GAS LINE
OU OU	OVERHEAD UTILITY
UE	UNDERGROUND ELECTRIC
TTT	TELEPHONE

М	CAI	

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#### CLIENT

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#### REVISIONS

1 09. 30. 2022 REVISED PER DRC COMMENTS

NO. DATE

PLAN INFORMATION

SCALE

PROJECT NO. LEN21006

FILENAME CHECKED BY TEP

LEN21006-U1 RJF DRAWN BY 1" = 100'

DATE SHEET

OFFSITE UTILITY PLAN

08-22-2022

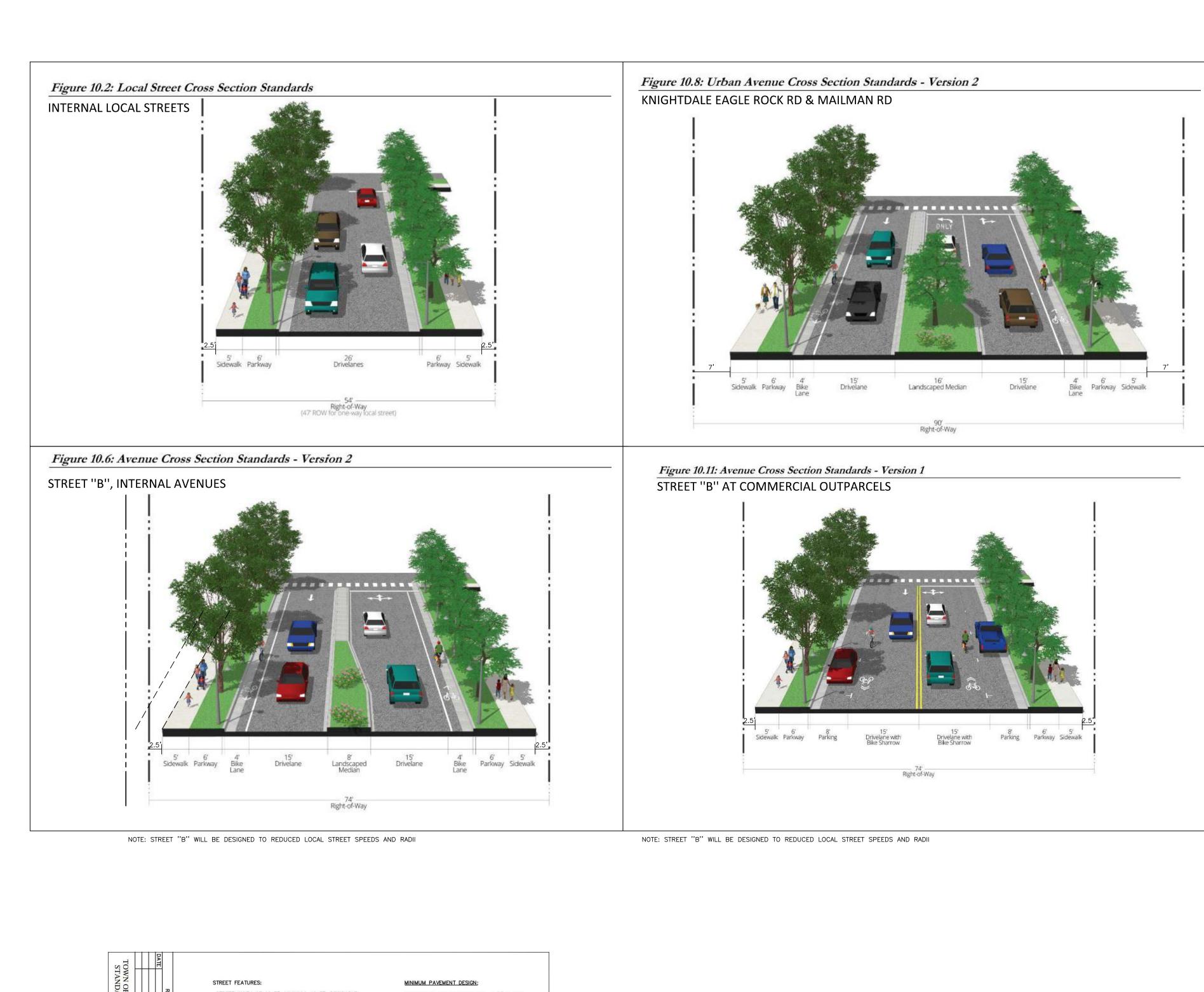


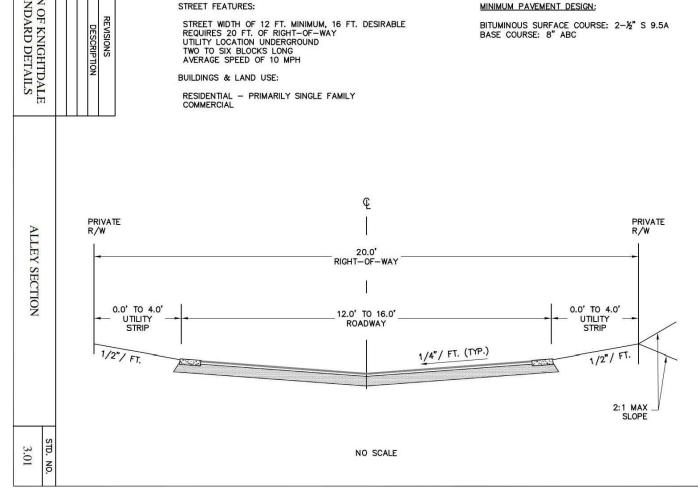
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

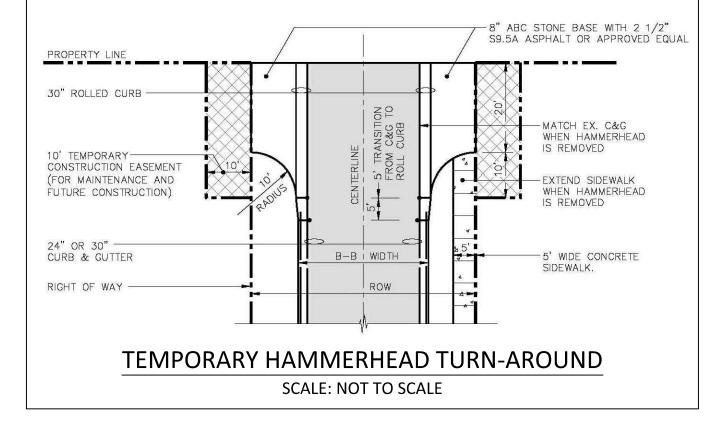
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GRAPHIC SCALE

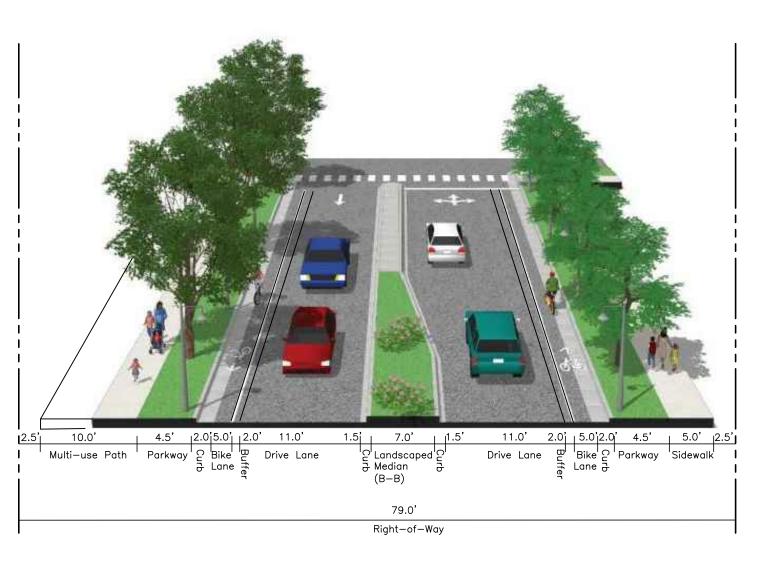
1 inch = 50 ft.

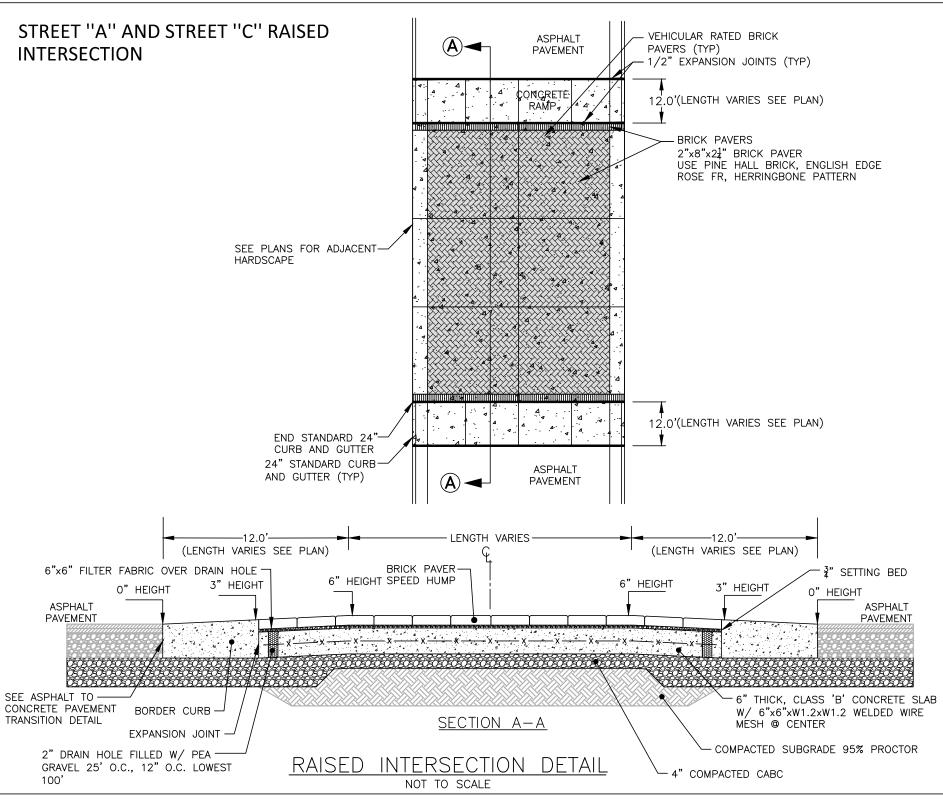






## STREET ''A''





#### FUTURE COMPREHENSIVE PLAN STREET SECTION

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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

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

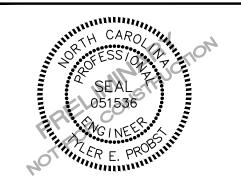
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### CLIENT

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



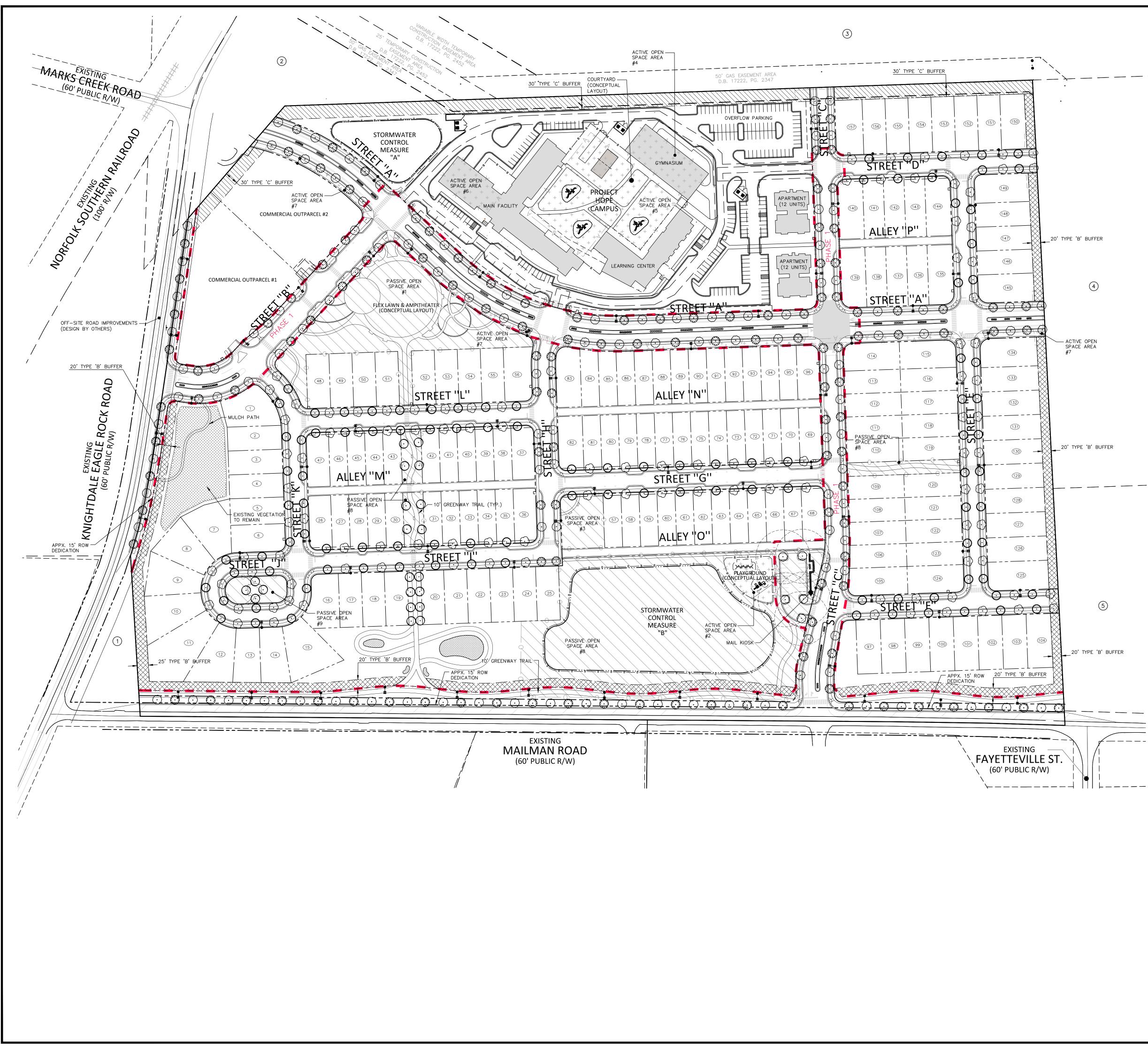
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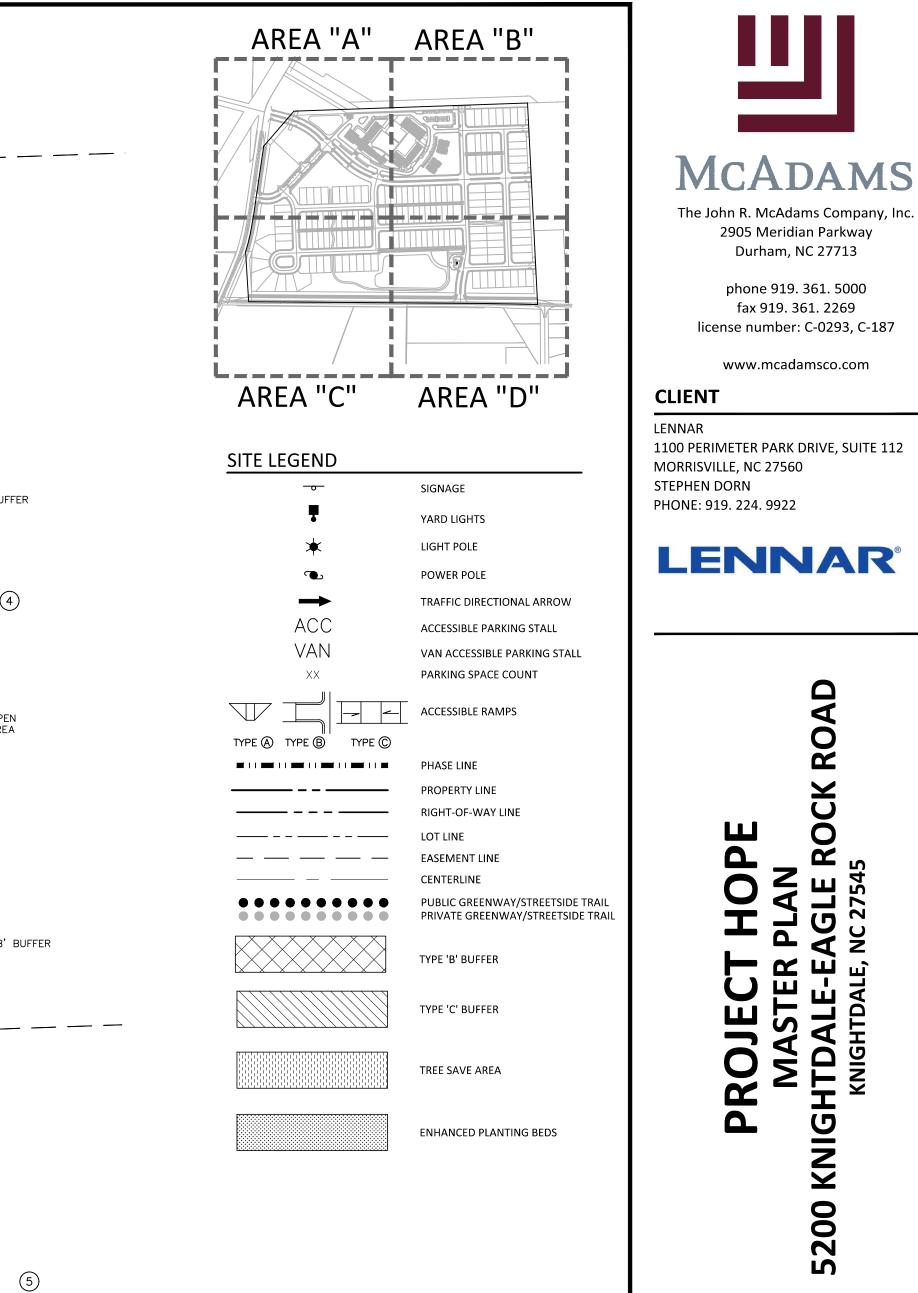
#### REVISIONS

N0.	DATE							
1	09. 30. 2022	REVISED PER DRC COMMENTS						
2								
3								
4								
5								
6								
PL	AN INFO	DRMATION						
PRC	JECT NO.	LEN21006						
FILE	NAME	LEN21006-D1						
CHE	CKED BY	JCM						
DRA	WN BY	RJF						
SCA	LE	NTS						
DAT	E	08-22-2022						
SH	EET							
	TYPICAL SECTIONS							



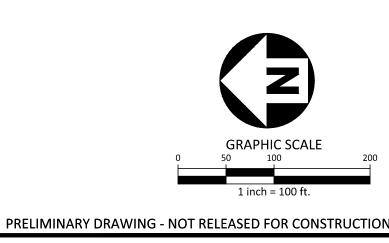


rojects\LEN\LEN21006\04-Production\Engineering\Current Drawings\Master Plan\LEN21006-LS1.dwg, 9/30/2022 10:01:53 AM, Tyler Probst



CANOPY TREES	CODE	COMMON NAME
	ASM	Sugar Maple
00000000000000000000000000000000000000	PSC	Chinese Pistache
$\bigcirc$	QPW	Willow Oak
$\odot$	TIA	American Linden
$(\cdot)$	ULP	Lacebark Elm
	ZKA	Sawleaf Zelkova
SHRUBS	CODE	COMMON NAME
2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	AGEG	Glossy Abelia
$\bigcirc$	ICCA	Carissa Holly
$\bigotimes$	ICST	Steeds Japanese Holly
$\odot$	JCPC	Compacta Pfitzer

PLANT SCHEDULE



× 2027

#### REVISIONS

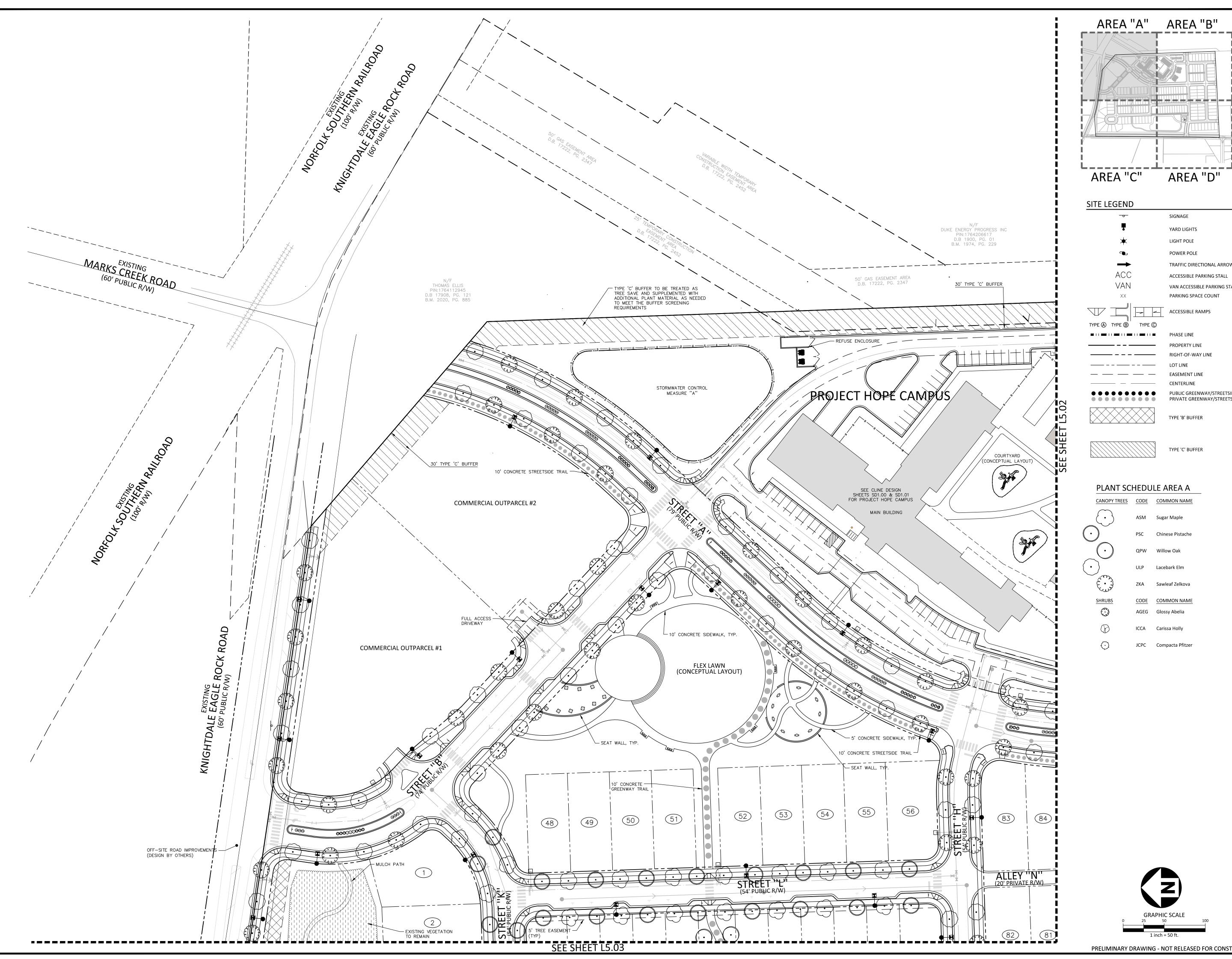
NO.	DATE		
1	09. 30. 2022	REVISED PER DRC COMMENTS	
2			
3			

4 5

#### PLAN INFORMATION

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





PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

MCADAMS

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

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

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#### CLIENT

AREA "D"

SIGNAGE

YARD LIGHTS

LIGHT POLE

POWER POLE

PHASE LINE

LOT LINE

CENTERLINE

\_\_\_\_

PROPERTY LINE RIGHT-OF-WAY LINE

EASEMENT LINE

TYPE 'B' BUFFER

TYPE 'C' BUFFER

Willow Oak

Lacebark Elm

Sawleaf Zelkova

COMMON NAME

PUBLIC GREENWAY/STREETSIDE TRAIL

PRIVATE GREENWAY/STREETSIDE TRAIL

TRAFFIC DIRECTIONAL ARROW

VAN ACCESSIBLE PARKING STALL

ACCESSIBLE PARKING STALL

PARKING SPACE COUNT

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



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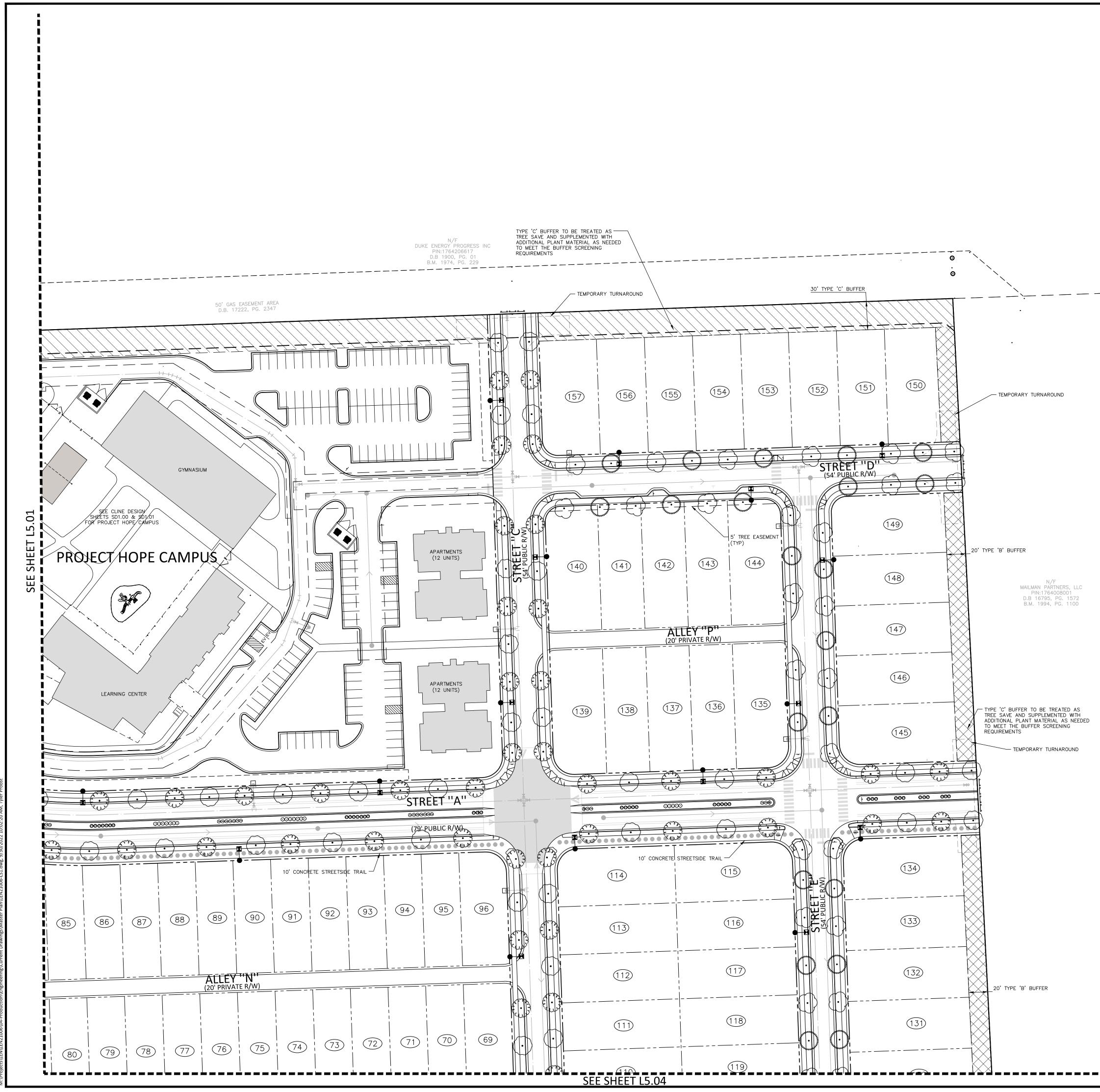
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#### REVISIONS

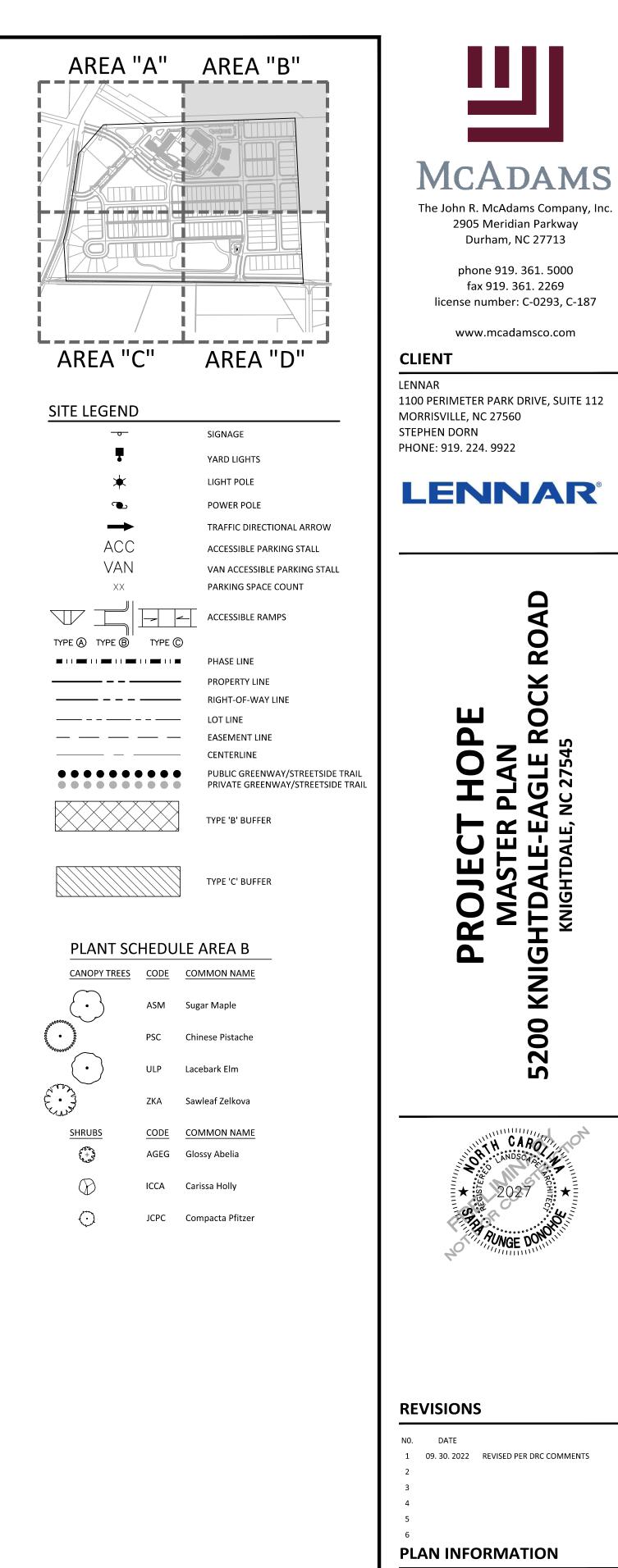
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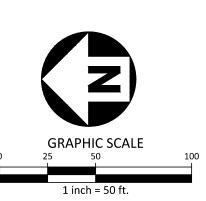
### PLAN INFORMATION

- PROJECT NO. LEN21006 FILENAME LEN21006-LS1 CHECKED BY SRD DRAWN BY CTM SCALE 1" = 50' DATE 08-22-2022 SHEET
- LANDSCAPE PLAN AREA ''A'' **\_5.01**



cts\LEN\LEN21006\04-Production\Engineering\Current Drawings\Master Plan\LEN21006-LS1.dwg, 9/30/2022 10:02:20 AM, Tyler F





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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

LANDSCAPE PLAN AREA

PROJECT NO. LEN21006

LEN21006-LS1

SRD

CTM

1" = 50'

08-22-2022

FILENAME

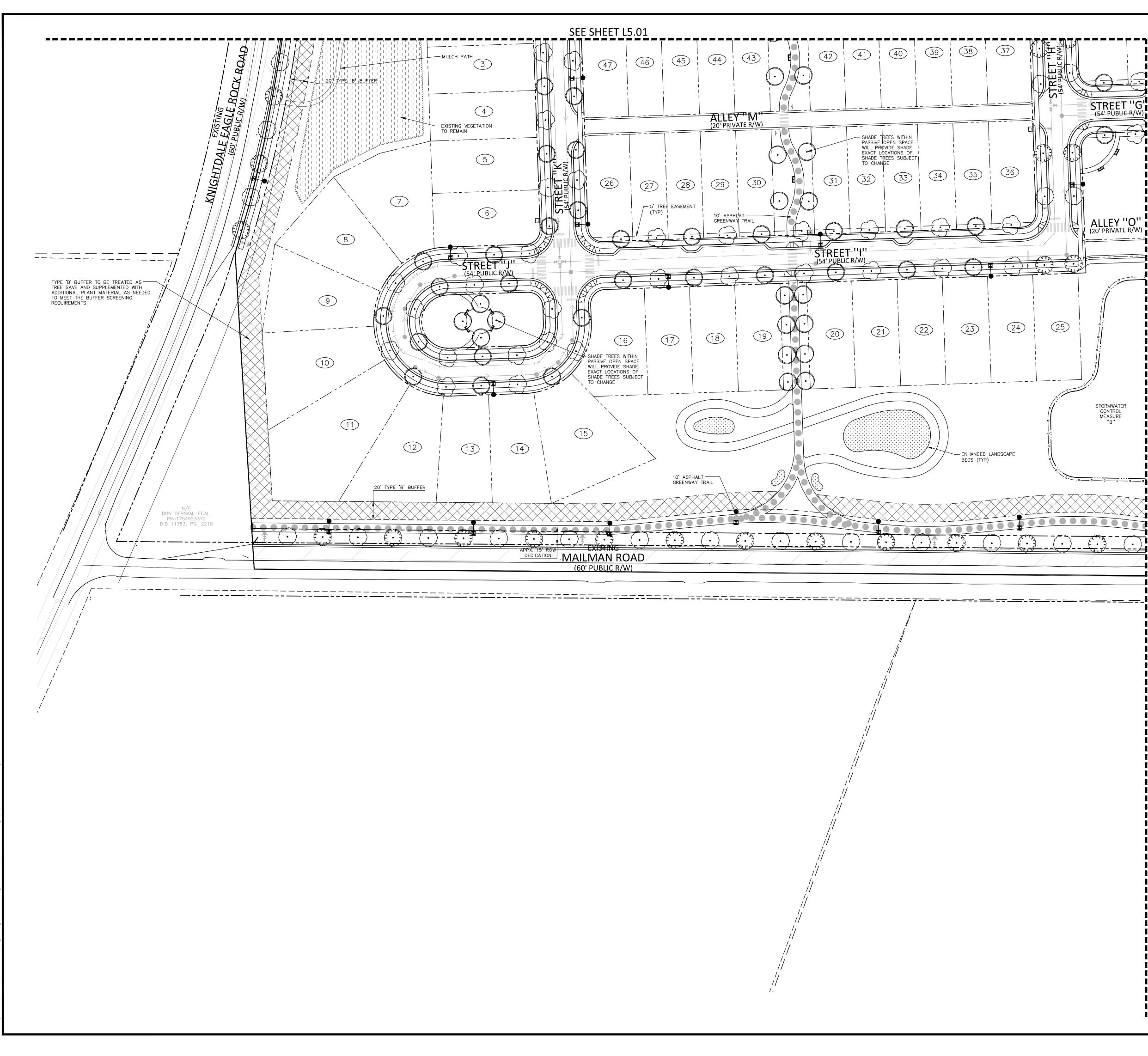
DRAWN BY

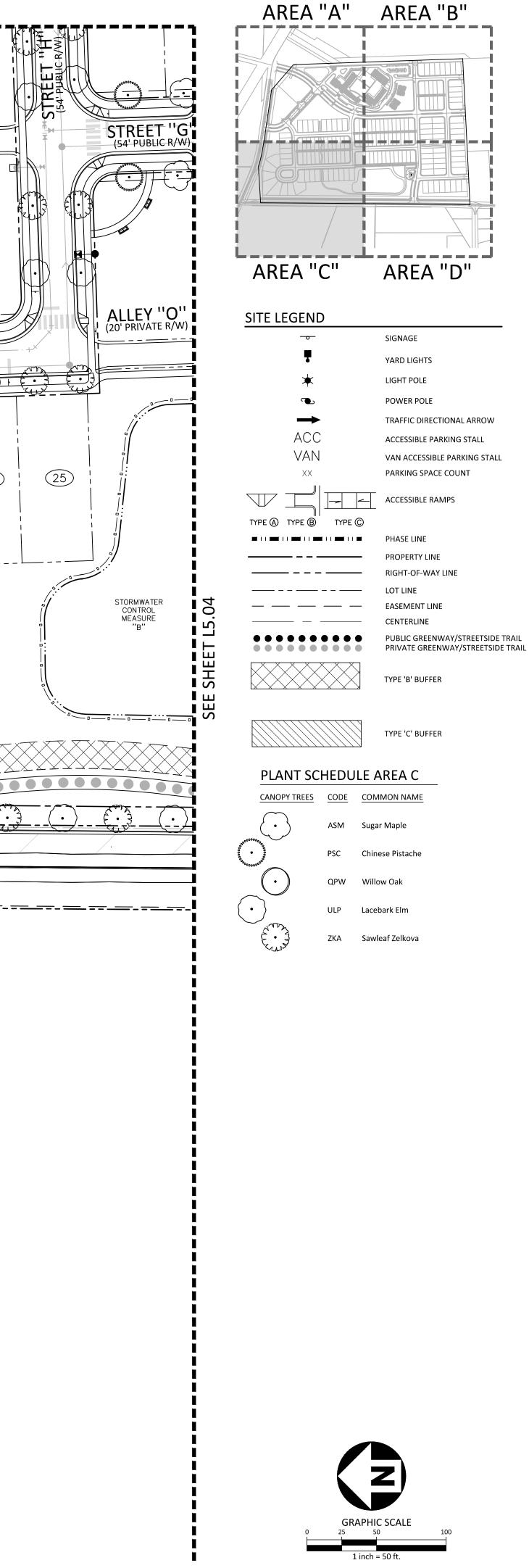
SCALE

DATE

SHEET

CHECKED BY







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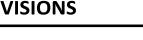


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#### REVISIONS



NO. DATE

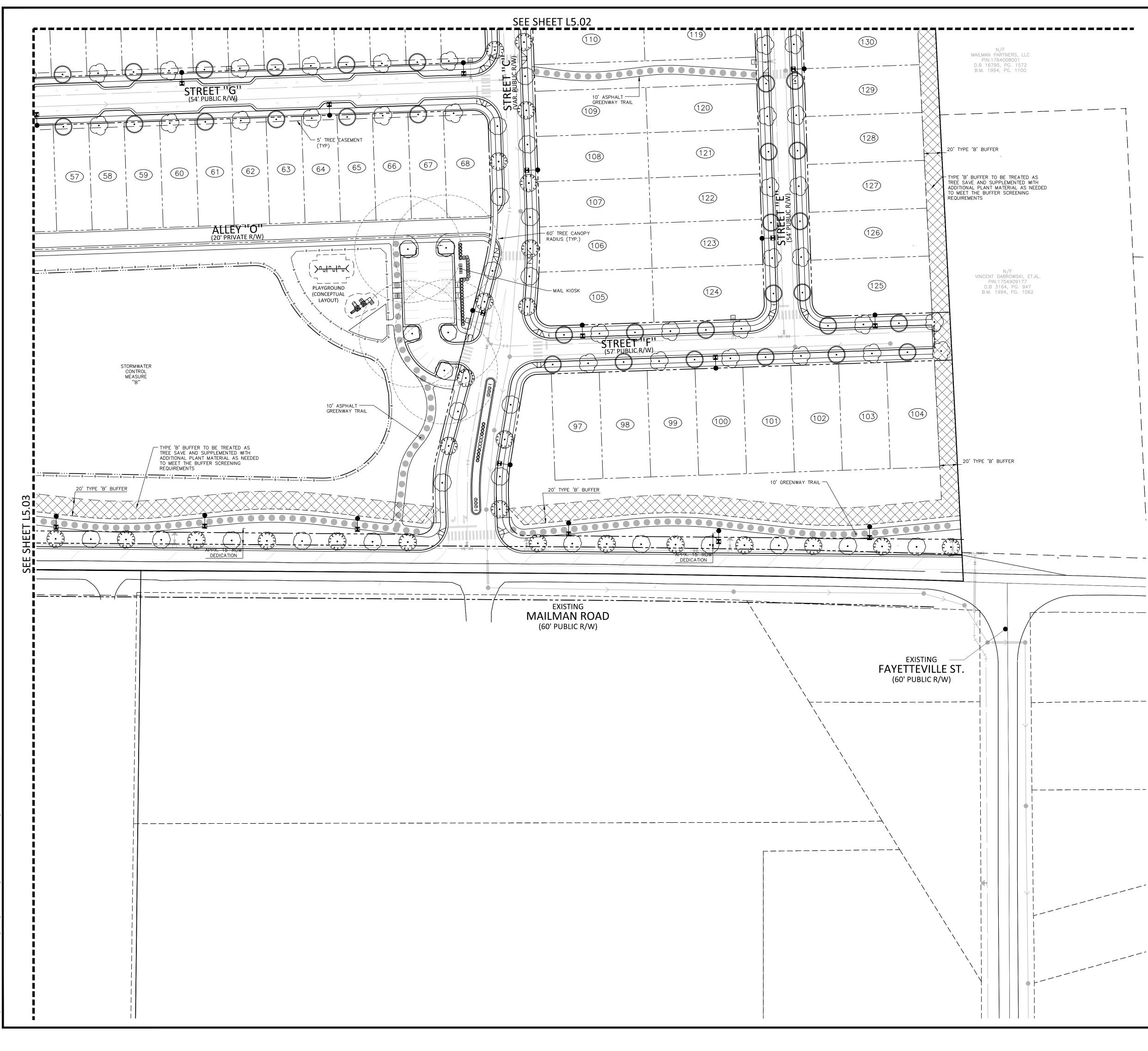
1 09. 30. 2022 REVISED PER DRC COMMENTS

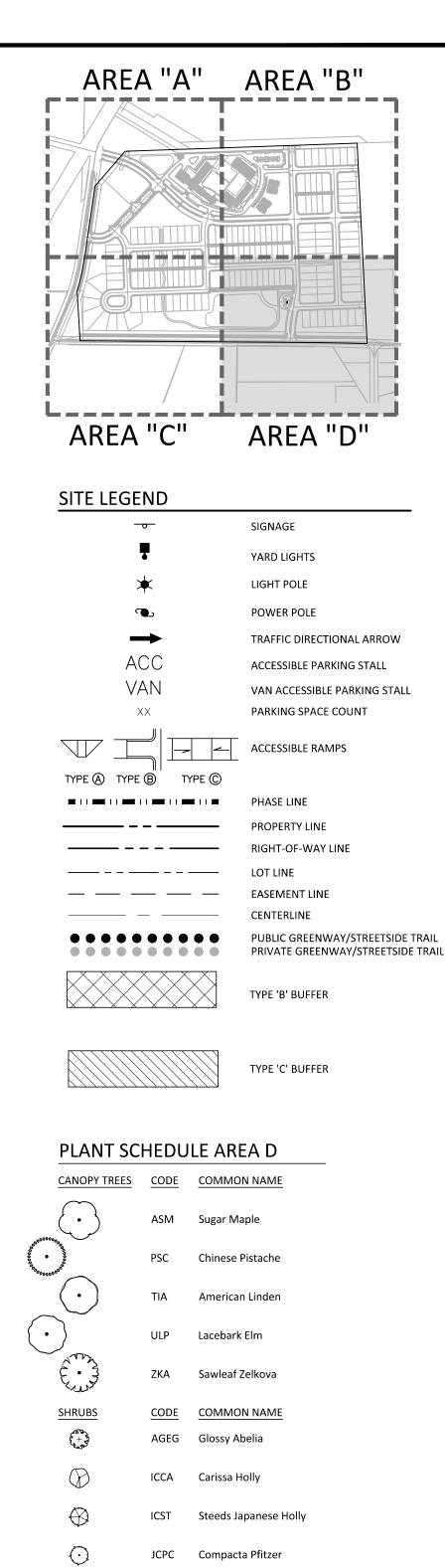
PLAN INFORMATION

PROJECT NO. LEN21006 FILENAME LEN21006-LS1 CHECKED BY SRD DRAWN BY CTM SCALE 1" = 50' DATE 08-22-2022

SHEET

LANDSCAPE PLAN AREA "C" L5.03





\_\_\_\_\_



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#### CLIENT

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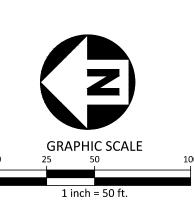
#### REVISIONS

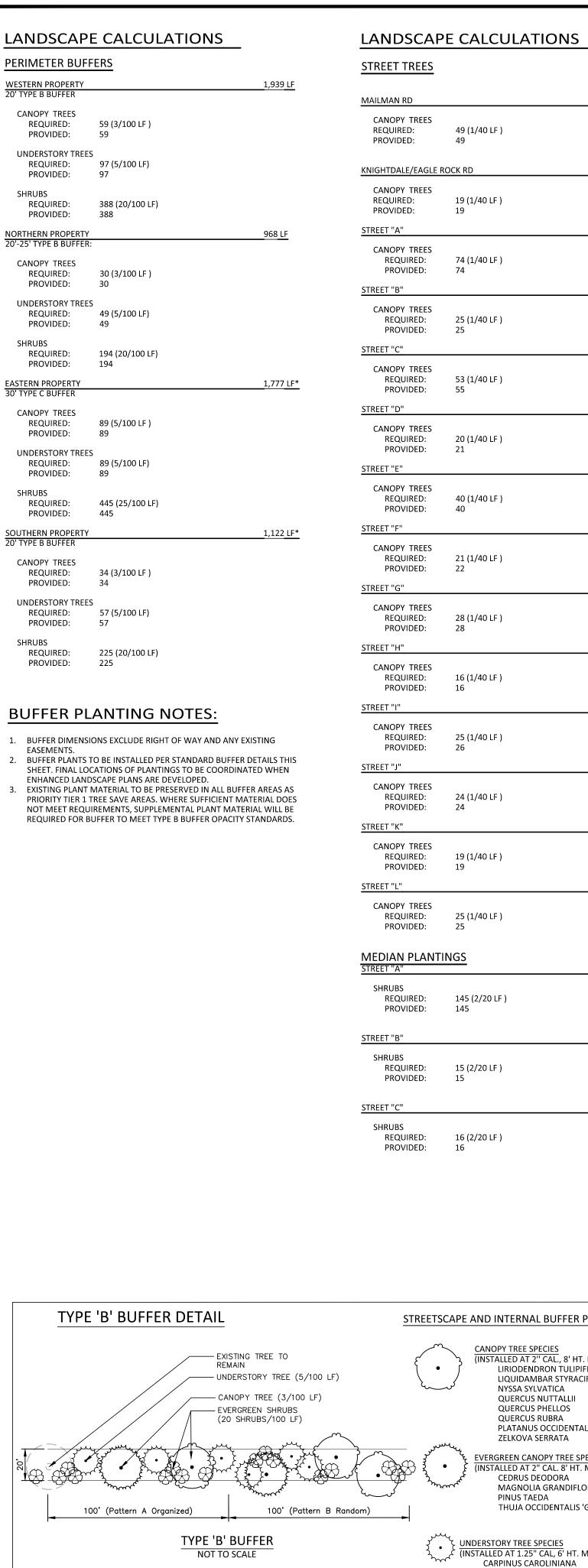
#### NO. DATE 1 09. 30. 2022 REVISED PER DRC COMMENTS

## PLAN INFORMATION

PROJECT NO.	LEN21006
FILENAME	LEN21006-LS1
CHECKED BY	SRD
DRAWN BY	CTM
SCALE	1" = 50'
DATE	08-22-2022
SHEET	







1AN RD		1,937 LF
NOPY TREES QUIRED: DVIDED:	49 (1/40 LF ) 49	
TDALE/EAGLE RO	CK RD	730 LF
NOPY TREES QUIRED: DVIDED:	19 (1/40 LF ) 19	
Г "А"		2,925 LF
NOPY TREES REQUIRED: PROVIDED:	74 (1/40 LF ) 74	
Г "В"		1,000 LF
PROVIDED:	25 (1/40 LF ) 25	
Г "С"		2,082 LF
PROVIDED:	53 (1/40 LF ) 55	
T "D"		788 LF
NOPY TREES REQUIRED: PROVIDED:	20 (1/40 LF ) 21	
Г "Е"		1,600 LF
NOPY TREES REQUIRED: PROVIDED:	40 (1/40 LF ) 40	
T "F"		822 LF
NOPY TREES REQUIRED: PROVIDED:	21 (1/40 LF ) 22	
T "G"		1,096 LF
NOPY TREES REQUIRED: PROVIDED:	28 (1/40 LF ) 28	
Г "Н"		624 LF
NOPY TREES REQUIRED: PROVIDED:	16 (1/40 LF ) 16	
Γ "Ι"		994 LF
NOPY TREES REQUIRED: PROVIDED:	25 (1/40 LF ) 26	
Г "Ј"		923 LF
NOPY TREES REQUIRED: PROVIDED:	24 (1/40 LF ) 24	
Г "К"		722 LF
NOPY TREES REQUIRED: PROVIDED:	19 (1/40 LF ) 19	
Γ "L"		980 LF
NOPY TREES REQUIRED: PROVIDED:	25 (1/40 LF ) 25	
IAN PLANTIN	IGS	1,450 LF
RUBS REQUIRED:	145 (2/20 LF )	
PROVIDED:	145	145 15
<u>T "B"</u>		145 LF
	15 (2/20 LF ) 15	
Г "С"		155 LF

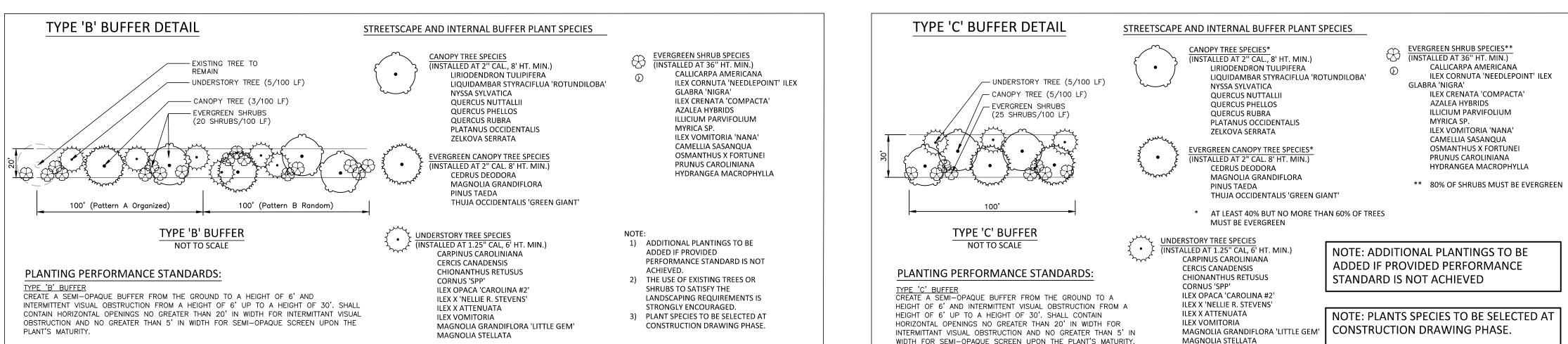
#### ALL MATERIALS AND METHODS OF CONSTRU OF KNIGHTDALE AND THE STATE OF NORTH CA

- 2. CONTRACTOR IS RESPONSIBLE FOR THE SITE IN AND INSTALLATION IN ORDER TO BECOME FAI 3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR
- BEFORE BEGINNING DEMOLITION OR INSTALLA 4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCH NOTES, SPECIFICATIONS, DRAWINGS OR SITE C
- INSTALLATION. 5. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED
- 6. VERIFICATION OF TOTAL PLANT QUANTITIES A RESPONSIBILITY OF THE LANDSCAPE CONTRAC THE ATTENTION OF THE LANDSCAPE ARCHITED
- 13. SUBSTITUTIONS OF SPECIFIC PLANTS CAN ONL BOTH OWNER AND LANDSCAPE ARCHITECT. 14. CONTRACTOR TO ENSURE PROPER STABILIZAT
- WITH APPLICABLE REGULATIONS. 15. LANDSCAPE MATERIAL SHALL BE WELL FORME GROWTH TYPICAL OF VARIETIES SPECIFIED AN DISEASES. MATERIAL SHALL EQUAL OR SURPA OF "AMERICAN STANDARD FOR NURSERY STOP AMERICANHORT.ORG.
- 16. ALL PLANT MATERIAL IS TO BE CAREFULLY HA BRANCHES AND/OR FOLIAGE OF THE PLANT. BY THE LANDSCAPE ARCHITECT.
- 17. ALL PLANT MATERIAL IS TO BE WELL ROOTED, REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER. 18. ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES
- OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG. 19. ALL TREES MUST BE PLANTED AFTER OCTOBER 1 AND BEFORE MARCH 31.
- 20. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
- 21. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS. 22. PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY LIGHT POLE AS MEASURED
- FROM TRUNK OF THE TREE TO THE POLE. 23. PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED
- FROM TRUNK OF THE TREE TO THE HYDRANT. 24. ALL TREE PLANTINGS SHALL BE MULCHED WITH 3 INCHES OF SHREDDED BARK OR 4 INCHES OF PINE STRAW IN A 3 FOOT RADIUS AROUND THE TREE, OR TO THE DRIPLINE, WHICHEVER IS GREATER. THE MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE THEREAFTER. MULCH SHALL NOT COVER THE ROOT COLLAR

## MAINTENANCE NOTES:

- FOLLOWING:
- THAT ARE BEYOND CONTRACTOR'S CONTROL.
- INCLUDING BUT NOT LIMITED TO:
- FERTILIZATION PRUNING WITHIN LIMITS
- PEST CONTROL MULCHING
- MOWING
- RELATED MATERIALS, ETC. METHOD OF IRRIGATION

- ADJUSTED BY THE ADMINISTRATOR.
- REQUIREMENT.
- PLANTED WITHIN THE PRIVATE LOT.



### GENERAL LANDSCAPE NO

NOTES:	PLANT SC	HEDU	LE					
RUCTION SHALL BE IN ACCORDANCE WITH THE TOWN I CAROLINA STANDARDS AND SPECIFICATIONS.	CANOPY TREES	CODE	<u>QTY</u>	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT	REMARKS
E INSPECTION BEFORE LANDSCAPE CONSTRUCTION FAMILIAR WITH THE EXISTING CONDITIONS.	$\left( \cdot \right)$	ASM	105	Sugar Maple	Acer saccharum	2" min	8` min	Street Tree
FOR LOCATING ALL UNDERGROUND UTILITIES	00000000000000000000000000000000000000	PSC	103	Chinese Pistache	Pistacia chinensis	2" min	8` min	Street Tree
RCHITECT OF ANY DISCREPANCIES BETWEEN THE E CONDITIONS FOR RESOLUTION PRIOR TO	-000000 <sup>0</sup>	QPW	20	Willow Oak	Quercus phellos	2" min		
RED AT THE CONTRACTOR'S EXPENSE.	$(\cdot)$	TIA	5	American Linden	Tilia americana	2" min	8` min	Parking Lot Tree
S AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RACTOR. ANY DISCRPANCIES SHALL BE BROUGHT TO TECT.		ULP	115	Lacebark Elm	Ulmus parvifolia	2" min	8` min	Street Tree
ONLY OCCUR WITH PRIOR WRITTEN PERMISSION OF		ZKA	123	Sawleaf Zelkova	Zelkova serrata	2" min	8` min	Street Tree
ATION AND SEEDING OF THE SITE IN ACCORDANCE	SHRUBS	CODE	<u>QTY</u>	COMMON NAME	BOTANICAL NAME	SPREAD	HEIGHT	REMARKS
MED, VIGOROUS, GROWING SPECIMENS WITH AND SHALL BE FREE FROM DAMAGE, INSECTS AND	2 + 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 -	AGEG	104	Glossy Abelia	Abelia x grandiflora `Edward Goucher`	-	12" min.	Median Planting/ Parking Lot
RPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE TOCK" AS PUBLISHED BY AMERICAN HORT -	$\bigcirc$	ICCA	64	Carissa Holly	Ilex cornuta `Carissa`	-	18" min.	Median Plantings
HANDLED BY THE ROOT BALL, NOT THE TRUNK, F. MISHANDLED PLANT MATERIAL MAY BE REJECTED	$\bigotimes$	ICST	6	Steeds Japanese Holly	Ilex crenata `Steeds`	-	24" min	Parking Lot
ED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL	$\odot$	JCPC	36	Compacta Pfitzer	Juniperus chinensis `Pfitzeriana Compacta`	-	18" min.	Median Planting

1. WARRANTY: INSTALLER SHALL REPAIR OR REPLACE ANY PLANTINGS THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN ONE YEAR AFTER THE DATE OF

SUBSTANTIAL COMPLETION. FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT, ABUSE BY OWNER, OR INCIDENTS

• STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER.

2. THE OWNERS OF PROPERTY SHALL BE RESPONSIBLE FOR ALL NATURAL AND PHYSICAL FEATURES REQUIRED BY CODE AND SHALL PRESERVE AND MAINTAIN THESE FEATURES IN HEALTHY GROWING CONDITIONS, REPLACE THEM WHEN NECESSARY, AND KEEP THE AREAS AROUND THEM FREE OF REFUSE AND DEBRIS IN A MANNER THAT PREVENTS REFUSE AND DEBRIS FROM WASHING ONTO PUBLIC RIGHTS-OF-WAY. FAILURE TO MAINTAIN ALL PLANTINGS IN ACCORDANCE WITH THIS PLAN MAY CONSTITUTE A VIOLATION OF THIS ORDINANCE AND MAY RESULT IN FINES. THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE VEGETATION,

• PROTECTION OF THE ROOT ZONES FROM EQUIPMENT, CONSTRUCTION AND

OTHER CONTINUING MAINTENANCE OPERATIONS

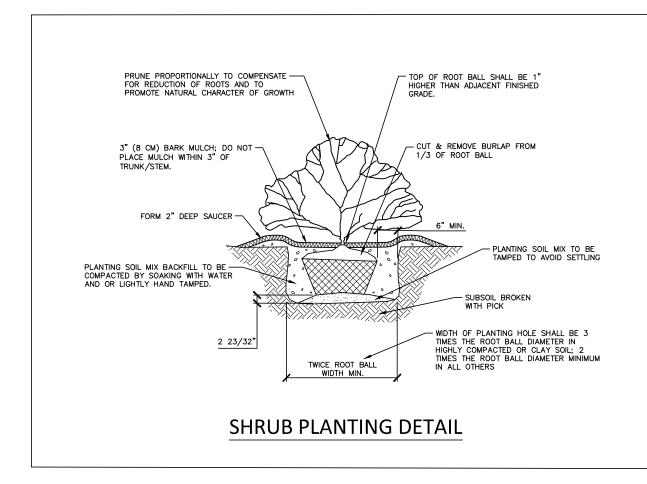
**RESIDENTIAL LANDSCAPING NOTES:** 

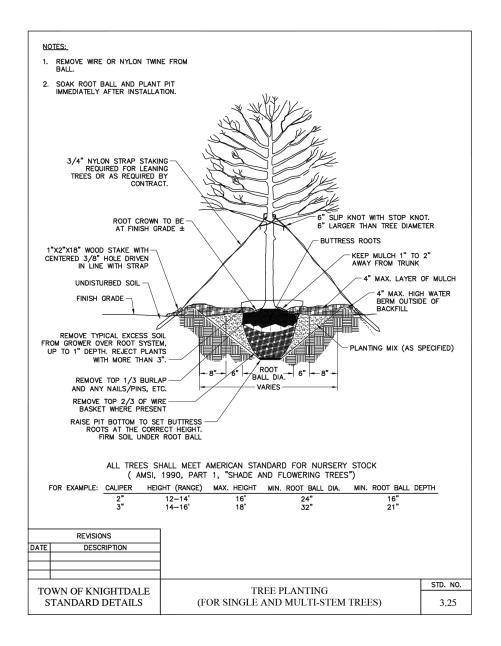
1. EACH SINGLE-FAMILY OR DUPLEX LOT SHALL CONTAIN A MINIMUM OF ONE CANOPY TREE FOR EVERY 2,000 SF OF LOT AREA OR FRACTION THEREOF UP TO 20,000 SF IN LOT AREA. ANY PORTION OF THE RESIDENTIAL LOT OCCUPIED BY A RECORDED UTILITY EASEMENT SHALL NOT BE INCLUDED AS PART OF THE TOTAL LOT AREA. THE LOCATION OF PLANTING TO ACCOUNT FOR PHYSICAL CONDITIONS MAY BE

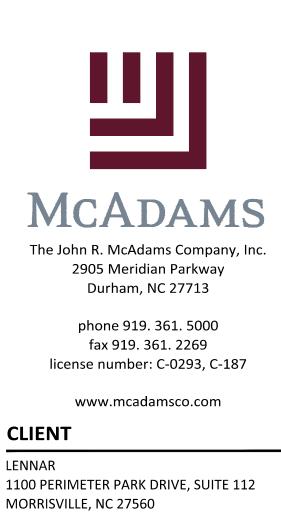
2. THE USE OF EXISTING TREES MEETING THE FOLLOWING STANDARDS TO SATISFY THIS REQUIREMENT IS ENCOURAGED. EXISTING LARGE SHADE TREES MEASURING MORE THAN 6 INCHES IN DBH MAY BE COUNTED TOWARDS FULFILLING THIS

3. REQUIRED STREET TREES MAY NOT BE COUNTED TOWARDS THE FULFILLMENT OF THE RESIDENTIAL LANDSCAPING REQUIREMENT. APART FROM REQUIRED STREET TREES, ALL OTHER TREES REQUIRED FOR RESIDENTIAL LANDSCAPING SHALL BE

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.







STEPHEN DORN PHONE: 919. 224. 9922



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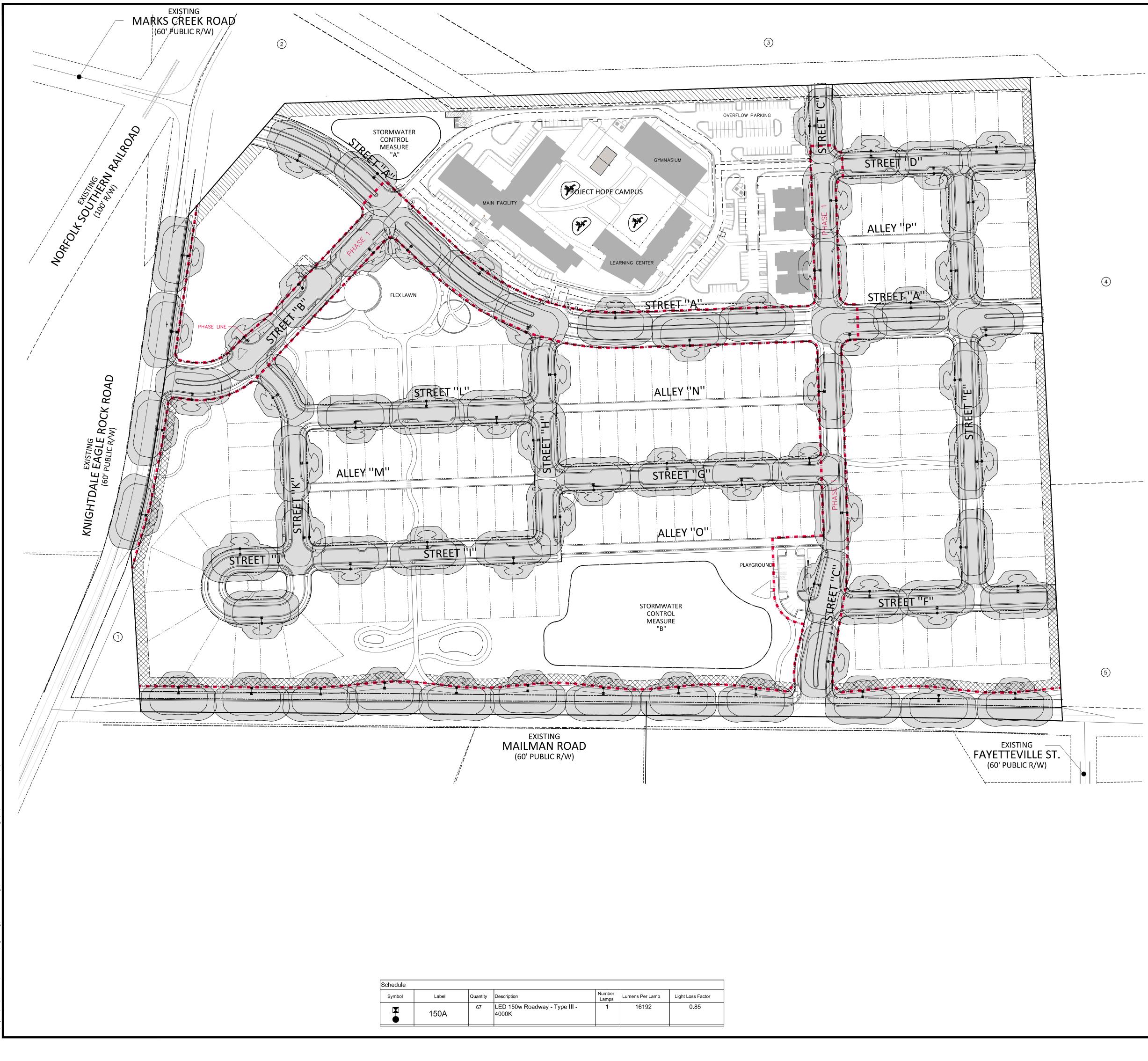
## REVISIONS

NO. DATE 1 09. 30. 2022 REVISED PER DRC COMMENTS

### PLAN INFORMATION

SHEET	
DATE	08-22-2022
SCALE	NTS
DRAWN BY	СТМ
CHECKED BY	SRD
FILENAME	LEN21006-LS1
PROJECT NO.	LEN21006

LANDSCAPE NOTES & DETAILS



DescriptionNumber LampsLumens Per LampLight Loss FactorLED 150w Roadway - Type III - 4000K1161920.85				
	Description		Lumens Per Lamp	Light Loss Factor
		1	16192	0.85



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## CLIENT

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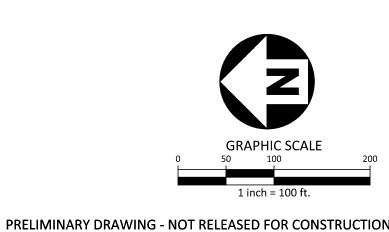
ADJACENT PROPERTY OWNER INFORMATION 1. DON DEBNAM, ET.AL. PIN:1754923372 ZONING: RT, RURAL TRANSITION D. D. 1172- DC. 2010

D.B 11753, PG. 2219 2. THOMAS ELLIS PIN:1764112945 ZONING: RT, RURAL TRANSITION D.B 17908, PG. 121 3. DUKE ENERGY PROGRESS INC PIN:1764206617 ZONING: MI D.B 1900, PG. 01 4. MAILMAN PARTNERS, LLC

PIN:1764008001 ZONING: RT, RURAL TRANSITION D.B 16795, PG. 1572

5. VINCENT DABROWSKI, ET.AL. PIN:1754909177 ZONING: GR8 D.B 3164, PG. 947

AREA "A" AREA "B" AREA "D" AREA "C"



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#### REVISIONS

NO. DATE 1 09. 30. 2022 REVISED PER DRC COMMENTS

#### PLAN INFORMATION

PROJECT NO. LEN21006 LEN21006-LI1 FILENAME CHECKED BY JCM DRAWN BY CTM SCALE 1" = 100' DATE 08-22-2022 SHEET

LIGHTING PLAN

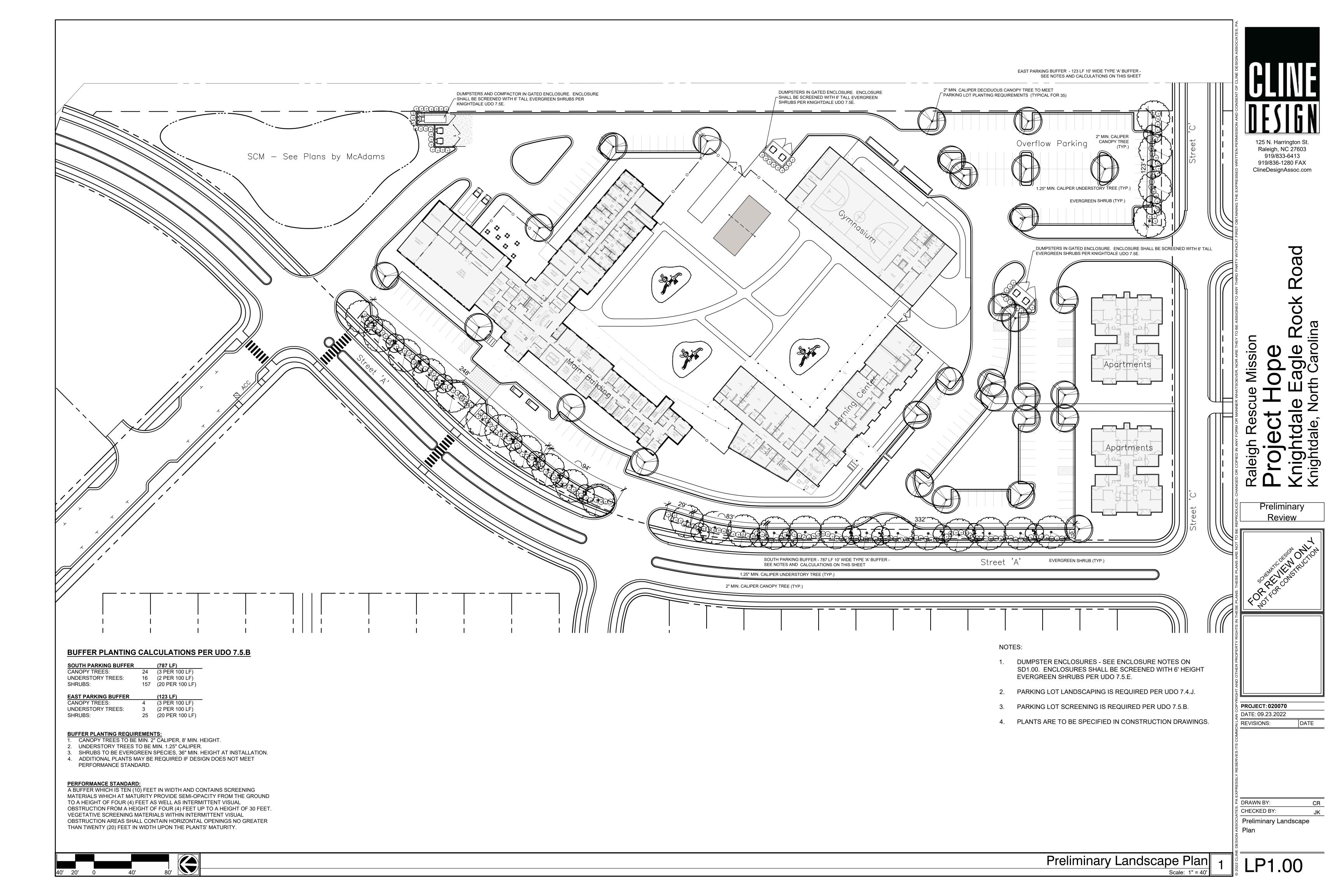


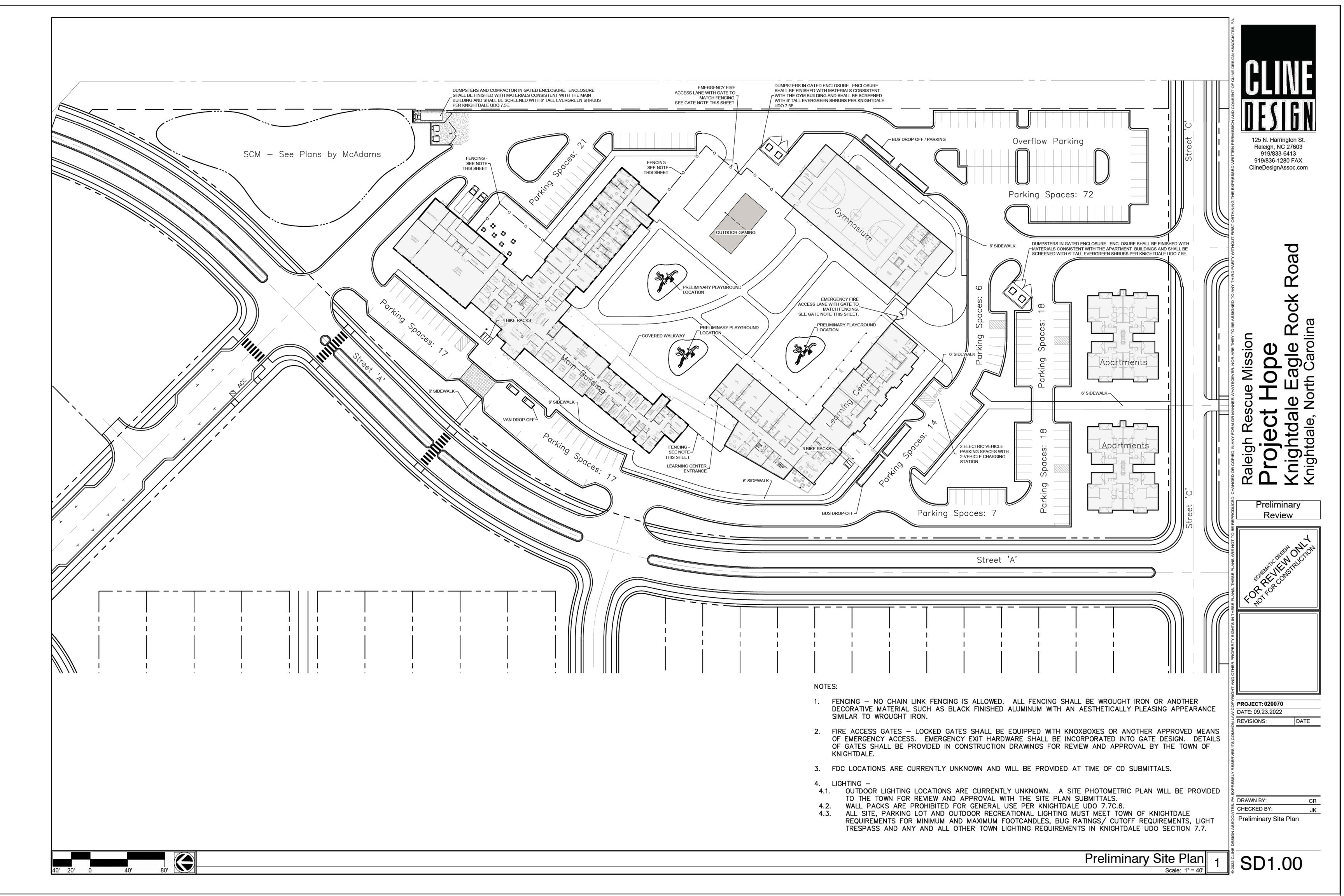
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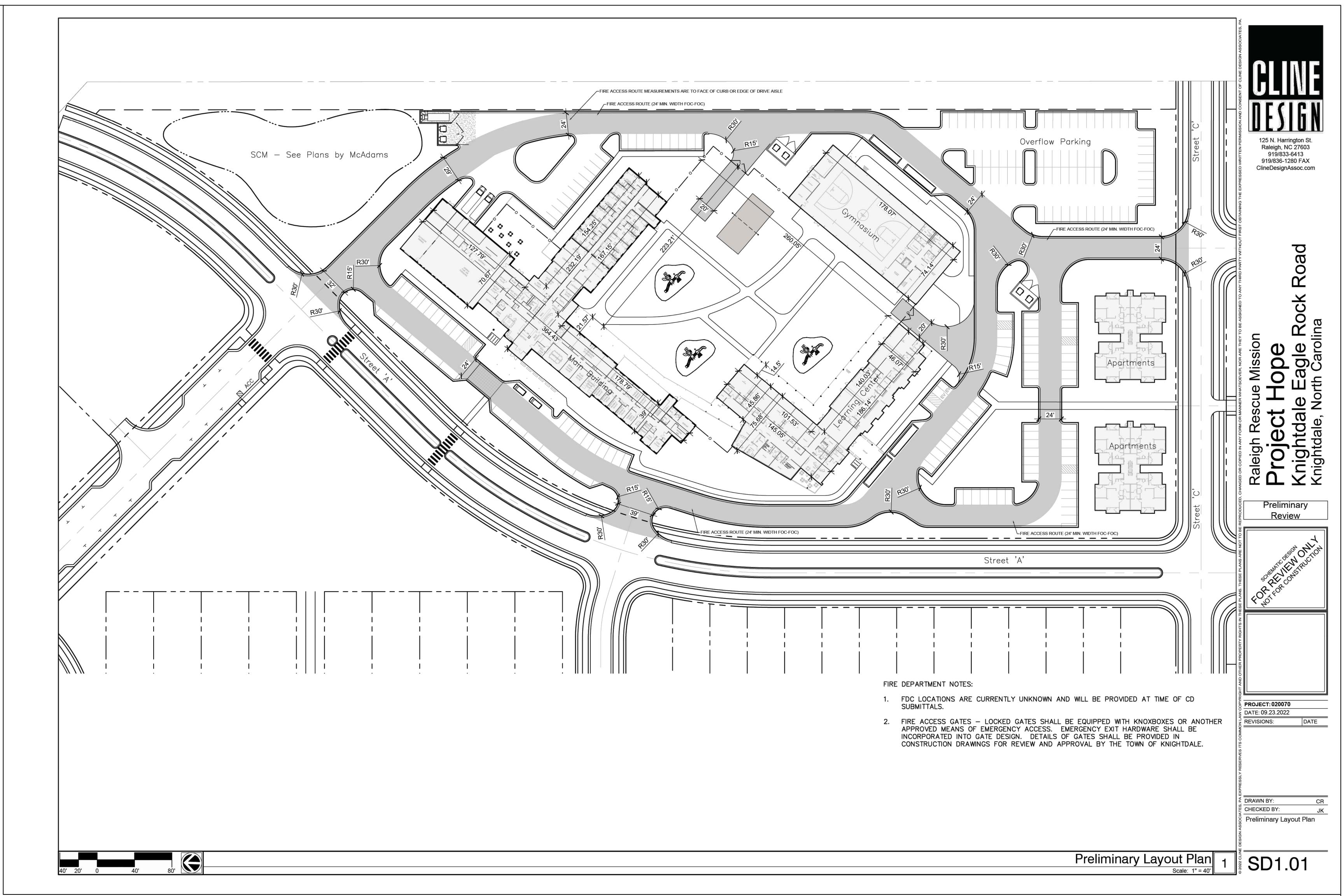
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Raleigh, North Carolina

## NORTH ELEVATION

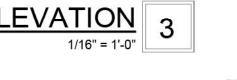
PRE-FABRICATED METAL CANOPY

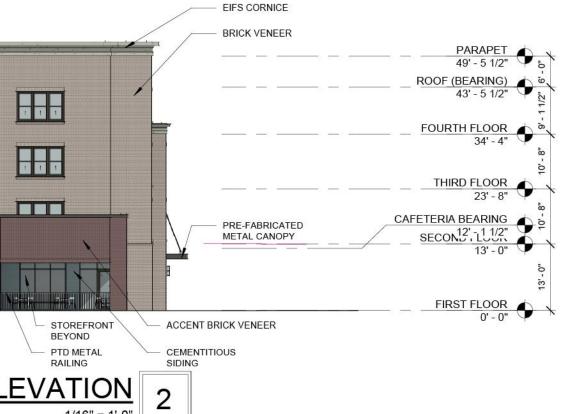
BRICK HEADER	W/FASCIA - BRIC	K VENEER					~	— PTD METAL I	FENCE		
										<u>EAST</u>	ELE
					PTD METAL CO SQUARE CHAN CEMENTITIOU ALUMINUM CL WINDOW	NNEL		EIFS CORNICE BRICK VENEE ALUMINUM CL WINDOW	R _\		
	CEMENTITIOUS SIDING						f \ \				
	ALUMINUM CLAD WINDOW		1 1					1 1			
	BRICK HEADER		1	1 1		1		1			
	BRICK ROWLOCK			<u>, 1</u>							
	DRICK VENEER	1	1 1	F T		1		1 1		intra	
METAL FENCE – စ် ဖ်		<b>E1</b> 7	1	1				F		7	

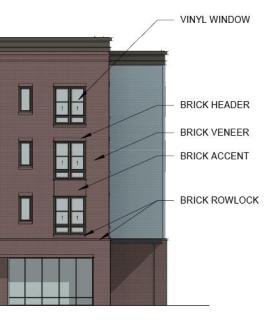
- PTD METAL FENCE

#### SQUARE CHANNEL CEMENTITIOUS SIDING -ALUMINUM CLAD WINDOW — EIFS CORNICE — STOREFRONT EIFS CORNICE PTD METAL EIFS CORNICE -COPING -BRICK ACCENT -ALUMINUM CEMENTITIOUS CLAD WINDOW SIDING -----1. 1 ALUMINUM CLAD WINDOW -BRICK VENEER -F 1 15 1 1 1 -3 9 , , 1 1 1 1 8 8

- 2/4		— EIFS CORNICE	PARAPET 49' - 5 1/2"
		CEMENTITIOUS SIDING	
		CEMENTITIOUS CORNER TRIM	FOURTH FLOOR
		SQUARE CHANNEL CEMENTITIOUS SIDING	34' - 4"
		BRICK VENEER	
		- ALUMINUM CLAD WINDOW	SECOND FLOOR
		— METAL FENCE	
		0	







1/16" = 1'-0"



SITE PLAN SUBMITTAL ELEVATIONS - RESIDENTIAL/ ADMIN BUILDING



1/16" = 1'-0" | 020070 | 06.02.2022





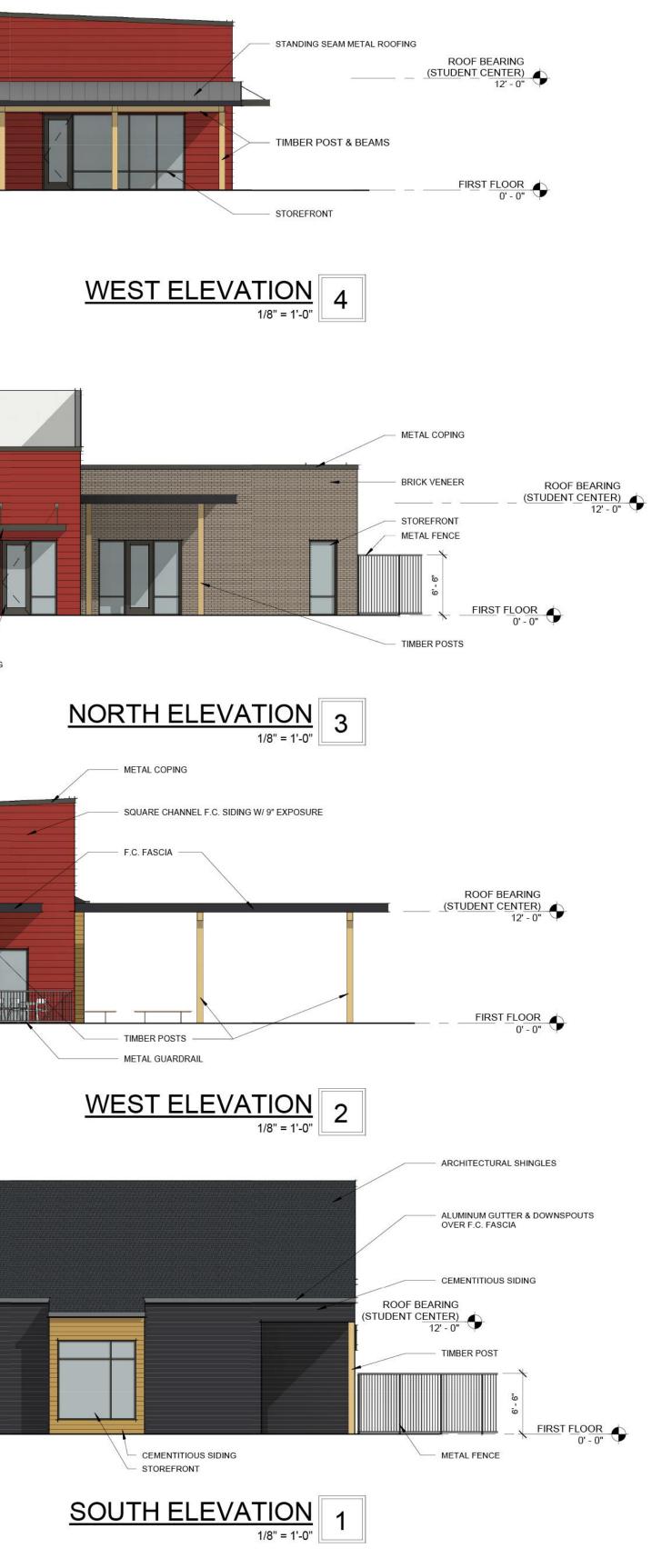






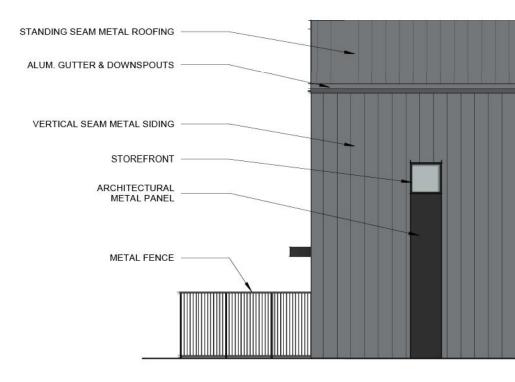


Raleigh, North Carolina

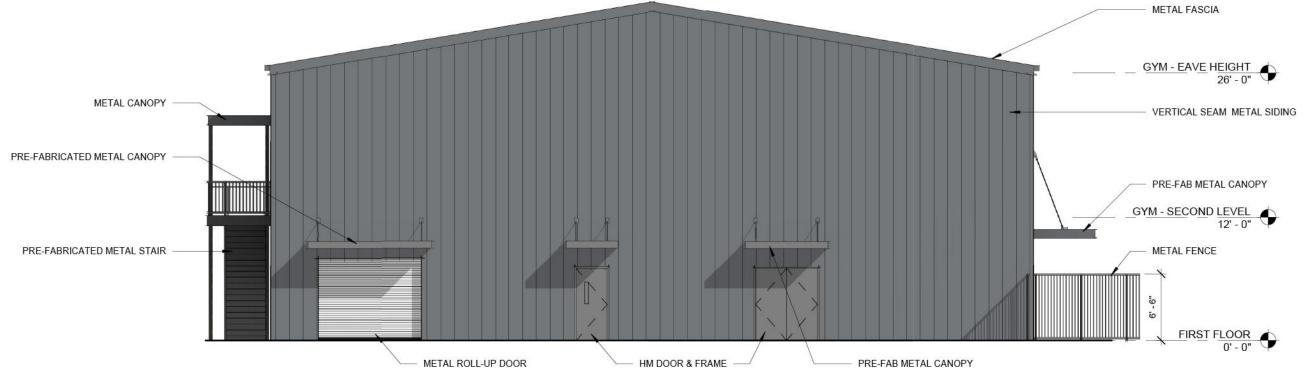


SITE PLAN SUBMITTAL ELEVATIONS - STUDENT CENTER











## NORTH ELEVATION 3





SITE PLAN SUBMITTAL ELEVATIONS - GYMNASIUM

