PARKSIDE AT WESTLAKE

4001 SOUTH SMITHFIELD ROAD
KNIGHTDALE, NORTH CAROLINA

MASTER PLAN

ZMA-6-24
PROJECT NUMBER: SHD-21001
DATE: OCTOBER 28, 2024

ZONING CONDITIONS

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

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

1. TO CREATE A MORE DIVERSE RANGE OF RESIDENTIAL LOT TYPES, PARKSIDE AT WESTLAKE WILL INCLUDE UP TO 35% OF ITS SINGLE FAMILY DETACHED UNITS AS FRONT-LOADED LOTS 60' WIDE OR LARGER. THESE LOTS SHALL BACK UP TO EITHER A PERIMETER BUFFER OR OPEN SPACE. THE APPLICANT HAS OFFERED TAILORED ARCHITECTURAL STANDARDS FOR THESE UNITS AS A CONDITION OF THE ZONING APPROVAL.

2. FRONT-LOADED SINGLE-FAMILY DWELLINGS IN PARKSIDE AT WESTLAKE WILL BE SERVED BY DRIVEWAYS THAT ARE A MINIMUM LENGTH OF 25' RATHER THAN THE UDO REQUIREMENT OF 35'.

3. REAR-LOADED SINGLE-FAMILY DWELLINGS WILL BE SERVED BY DRIVEWAYS THAT ARE A MINIMUM LENGTH OF 20' RATHER THAN THE UDO REQUIREMENT OF 35'. FURTHERMORE, REAR SETBACKS OF 12' SHALL BE APPLIED RATHER THAN 25' (MIN. 20' MEASURED TO THE EDGE OF ALLEY PAVEMENT).

4. SECTION 6.7 OF THE UDO OUTLINES ARCHITECTURAL STANDARDS FOR APARTMENT BUILDINGS. THERE ARE 3 BUILDING AREAS IDENTIFIED ON THE PUD MASTER PLAN AS 'APARTMENTS - TOWNHOME STYLE' THAT ARE MULTIFAMILY BY USE, BUT THE BUILDINGS ARE DESIGNED AS A TOWNHOME STYLE BUILDING. AS SUCH, BUILDINGS WITHIN THESE AREAS SHALL BE SUBJECT TO THE APARTMENT BUILDING SETBACKS, BUT SHALL ADHERE TO THE DESIGN STANDARDS OUTLINED FOR TOWNHOMES IN THE PUD DOCUMENT.

5. PARKSIDE AT WESTLAKE PROPOSES MODIFICATIONS TO THE TOWN'S ADOPTED ALLEY AND MAIN STREET CROSS-SECTIONS, AS SHOWN IN THE MASTER PLAN.

6. PARKSIDE AT WESTLAKE REQUESTS A SMALL DEVIATION TO THE MINIMUM DISTRIBUTION OF THE “MIXED USE' LAND TYPE, AS OUTLINED IN THE PUD DOCUMENT.

7. WITHIN PARKSIDE AT WESTLAKE, A 20' TYPE B BUFFER WILL BE APPLIED ALONG PORTIONS OF PROPERTY BOUNDARY WHERE PROPOSED SINGLE FAMILY USES ABOUT ADJACENT PROPERTY, IN LIEU OF A 30' TYPE C BUFFER. THE 20' TYPE B BUFFER IS ONLY APPLIED WHERE PROPOSED SFD LOTS OF 60' OR MORE ABUT EXISTING SINGLE-FAMILY LOTS, OR WHERE ALLEYS CREATE ADDITIONAL SEPARATION BETWEEN SINGLE FAMILY USES.

8. ARCHITECTURAL STANDARDS FOR ALL RESIDENTIAL BUILDING TYPES ARE INCLUDED IN THIS PUD DOCUMENT. EXCEPT WHERE OTHERWISE CONDITIONED BY THE PUD DOCUMENT, ALL BUILDING TYPES SHALL ADHERE TO THE TOWN'S ADOPTED BUILDING TYPE STANDARDS.

9. APARTMENT BUILDING CONDITIONS:
   A. THE APPLICANT REQUESTS A MODIFICATION TO THE TOWN'S APARTMENT BUILDING ROOF STANDARDS TO PERMIT ROOF FORMS WITH MINIMAL SLOPES AND UTILITY WELLS (RATHER THAN STRICTLY FLAT ROOFS).

   B. SECTION 5.2A2 OF THE KNIGHTDALE UDO (DWELLING MULTIFAMILY) REQUIRES “ONE HUNDRED (100) SQUARE FEET OF NON-RESIDENTIAL SPACE SHALL BE PROVIDED PER EVERY MULTIFAMILY UNIT.” FOR CLARITY, WITHIN PARKSIDE AT WESTLAKE, THIS TOTAL AMOUNT OF REQUIRED NON-RESIDENTIAL SPACE IS PROVIDED WITHIN A CENTRAL MULTIFAMILY STRUCTURE AND THE ADJACENT MIXED-USE CENTER BUILDINGS, BUT IS NOT REQUIRED TO BE DISTRIBUTED AMONG ALL APARTMENT BUILDINGS PRESENT.

   C. THE MIXED-USE CENTER WILL INCLUDE UPPER-STORY APARTMENT UNITS (INCLUDED WITHIN THE TOTAL 'APARTMENT' FIGURE ON THE SITE DATA TABLE).

   D. FOR ANY TOWNHOME OR 2-OVER-2 STYLE MULTIFAMILY BUILDING, A MINIMUM DRIVEWAY LENGTH OF 20' SHALL BE PROVIDED (MEASURED FROM EDGE OF PARKING LOT DRIVE AISLE).

   E. THE APARTMENT LAYOUT COMMUNICATES DESIGN INTENT AND IS SUBJECT TO CHANGE. APARTMENT LAYOUT MUST UTILIZE PRIVATE AND PUBLIC FRONTAGES TO PRIORITIZE THE PEDESTRIAN EXPERIENCE.

10. COMMERCIAL CONDITIONS
   A. THE IDENTIFIED SELF-STORAGE FACILITY WITHIN THE CORRIDOR COMMERCIAL AREA IS THE ONLY PLACE WHERE A SELF-STORAGE (MINI WAREHOUSE) USE IS PERMITTED. THE PUD DOCUMENT INCLUDES TAILORED DEVELOPMENT AND ARCHITECTURAL STANDARDS FOR THIS USE.

   B. THE COMMERCIAL LAYOUT CONVEYS DESIGN INTENT AND IS SUBJECT TO CHANGE. FINAL COMMERCIAL LAYOUT SHALL ADDRESS PUBLIC FRONTAGES IN ACCORDANCE WITH THE CONCEPTUAL LAYOUT AS SHOWN.

11. DUE TO SURROUNDING EXISTING COUNTY SUBDIVISIONS WITH LIMITED STREET STUBS AND THE SIGNIFICANT NUMBER OF RIPARIAN BUFFERS ON SITE LIMITING STREET CONNECTIONS, PARKSIDE AT WESTLAKE SHALL BE PERMITTED DEVIATIONS FROM MAX BLOCK LENGTH REQUIREMENTS. BLOCK LENGTHS SHALL BE PERMITTED AS SHOWN IN THE ASSOCIATED MASTER PLAN. THE DEVELOPMENT SHALL BE PERMITTED A MINIMUM CONNECTIVITY INDEX OF 1.35, RATHER THAN 1.5.

12. SECTION 9.3.B OF THE UDO PROHIBITS MASS GRADING ON LOTS 60' OR GREATER IN WIDTH. THE APPLICANT HEREBY REQUESTS THE ABILITY TO MASS GRADE SAID LOTS WITHIN PARKSIDE AT WESTLAKE, WITH THE EXCEPTION OF LOTS ALONG ANY EXISTING VOLUNTARY AGRICULTURAL DISTRICT (VAD). NO MASS GRADING WILL OCCUR ON ANY RESIDENTIAL LOT WITHIN 100' OF ANY EXISTING VAD.

13. SECTION 5.9D OF THE UDO REQUIRES ALL CELL TOWERS TO BE SET BACK 200 FT FROM ANY RESIDENTIAL DISTRICT, AS WELL AS SET BACK FROM THE PROPERTY LINE A DISTANCE EQUAL TO THE TOWER'S FALL RADIUS. PARKSIDE AT WESTLAKE REQUESTS TO ALLOW ONE EXISTING TOWER TO REMAIN WITHIN THE PROPOSED NMX PUD WITH A REDUCED SETBACK ON THE SOUTH SIDE TO PERMIT A NEW ROADWAY AND SLIVER OF OPEN SPACE WITHIN THE CELL TOWER'S FALL RADIUS. NO RESIDENTIAL LOTS SHALL BE PERMITTED WITHIN THE FALL ZONE.

14. PARKSIDE AT WESTLAKE SHALL BE PERMITTED TO AUTHORIZE FOOD TRUCKS WITHIN THE PORTION OF THE MIXED USE CENTER IDENTIFIED AS PHASE 1C.

15. SECTION 11.2.C.11 OF THE UDO REQUIRES ALL RECREATIONAL OPEN SPACE TO HAVE AT LEAST 50 FEET OF FRONTAGE ON AT LEAST 1 PUBLIC STREET WITHIN THE SUBDIVISION. IN ORDER TO FACILITATE THE DEVELOPMENTS INCLUSION OF RESIDENTIAL LOTS FRONTING ON OPEN SPACE, THIS REQUIREMENT SHALL NOT APPLY TO OPEN SPACE # 3.

16. DURING CONSTRUCTION DRAWING REVIEW, THE APPLICANT SHALL WORK WITH THE TOWN OF KNIGHTDALE AND LOCAL TRANSIT AGENCIES TO IDENTIFY APPROPRIATE LOCATIONS FOR TRANSIT EASEMENTS TO SERVE THIS DEVELOPMENT AND THE GREATER REGION.

17. DUE TO LOCATION CONSTRAINTS IMPOSED BY THE EXISTING CELL TOWER TO THE WEST AND STREAM CROSSING TO THE THE SOUTH, THE ROUNDABOUT SHOWN ON THE MASTER PLAN WEST OF S. SMITHFIELD ROAD SHALL BE EXEMPT FROM THE 50' MINIMUM TANGENT LENGTH APPROACH STANDARD WHICH WOULD OTHERWISE APPLY AT A TYPICAL INTERSECTION.

18. THE DEVELOPMENT SHALL BE PERMITTED UP TO 40 FRONT-LOADED TOWNHOMES WHERE SAID UNITS BACK UP TO AN ENHANCED STREET YARD ALONG SMITHFIELD ROADS. STANDARDS ARE PROVIDED IN THE PUD DOCUMENT.

19. COMMERCIAL AND MULTIFAMILY STRUCTURES ALONG SMITHFIELD ROAD MAY MEASURE MAX SETBACK TO THE ENHANCED STREET YARD BOUNDARY, RATHER THAN THE ROW OF SMITHFIELD ROAD.

20. AT THE TIME OF MASTER PLAN SUBMITTAL, ALL SFD DETACHED LOTS ARE DRAWN AS 35' OR 38' WIDE LOTS. IN ORDER TO PERMIT FLEXIBILITY AND VARIABILITY IN LOT SIZE FOLLOWING MASTER PLAN APPROVAL, STAFF MAY ADMINISTRATIVELY APPROVE CHANGES TO THE SFD REAR-LOADED LOT WIDTHS AS SHOWN ON THE MASTER PLAN (WITHIN THE CONSTRAINTS OF THE PUD STANDARDS) SO LONG AS PROVIDED OPEN SPACE MEETS OR EXCEEDS UDO REQUIREMENTS BASED ON ANY UNIT INCREASE WHICH MAY OCCUR AS A RESULT OF SMALL DECREASES IN LOT WIDTH WITHIN THE LIMITS OF THE PUD STANDARDS.

21. FOR SINGLE FAMILY DWELLINGS, FOUNDATION PLANTINGS (EVERGREEN SHRUBS) WILL BE INSTALLED ALONG THE ENTIRE FRONT ELEVATION, AS WELL AS ANY ELEVATION DIRECTLY FACING PUBLIC ROW OR IMPROVED OPEN SPACE AND THE FIRST 12' OF THE SIDE ELEVATIONS CLOSEST TO FRONT ELEVATION.

22. AT A MINIMUM, AT LEAST 1 CONSTRUCTED WETLAND AND BIORETENTION CELL WILL BE INCLUDED WITHIN THE PROJECT'S SCM DEVICES.

23. STREET TREES WILL BE INSTALLED A MINIMUM 3" CALIPER DBH (INSTEAD OF 2")

24. NEW DWELLINGS SHALL BE DESIGNED AND CONSTRUCTED SO THAT EACH DWELLING UNIT HAS AT LEAST ONE ELECTRICAL RECEPTACLE WITHIN THE GARAGE OF THE DWELLING WHICH IS SUITABLE FOR ELECTRIC VEHICLE CHARGING WITH MINIMUM VOLTAGE OF 240V.

25. WHERE ANY SFD LOT IS MASS GRADED ALONG THE PERIMETER OF THE DEVELOPMENT, AN ADDITIONAL TREE SHALL BE PLANTED WITHIN THE REAR YARD OF EACH LOT.

26. PERMEABLE PAVERS WILL BE INTEGRATED INTO THE PAVING DESIGN OF AT LEAST 2 PUBLIC GATHERING SPACES.

27. TO ENHANCE PUBLIC RECREATIONAL OPPORTUNITIES, SPORTS COURTS AND SPORTS FIELDS WITHIN PARKSIDE AT WESTLAKE WILL BE MADE AVAILABLE FOR USE FOR TOWN ORGANIZED RECREATION, AS FURTHER OUTLINED IN THE PROJECT'S ASSOCIATED DEVELOPMENT AGREEMENT.

28. WHERE ANY STREET STUB ENDS ALONG THE BORDER OF A VOLUNTARY AGRICULTURAL DISTRICT (VAD), INFORMATIONAL SIGNAGE WILL BE INSTALLED IDENTIFYING THE VAD AND CLARIFYING THAT NO PUBLIC ACCESS IS PERMITTED. FURTHERMORE, A 6' FENCE WILL BE INSTALLED ALONG ANY SHARED BORDER WITH AN EXISTING VAD IN PLACE AT THE TIME OF ZONING APPROVAL.

29. TO HELP PROTECT THE INTEGRITY OF EXISTING FARM PONDS, THE STORMWATER OUTLET FOR SCM J WILL OCCUR DOWNSTREAM OF THE FARM POND LOCATED ON PIN # 1762684326.

SHEET INDEX

C1.00 EXISTING CONDITIONS
C2.00 OVERALL SITE PLAN
C2.01-.14 SITE, SIGNAGE, PAVEMENT MARKING PLAN - AREAS "A" - "N"
C2.15 PHASING PLAN
C2.16 OVERALL OPEN SPACE PLAN
C4.00 OVERALL UTILITY PLAN
C4.01-.14 UTILITY PLAN - AREAS "A - "N"
C8.00 TYPICAL SECTIONS & SITE DETAILS
L5.00 OVERALL LANDSCAPE PLAN
L5.01-.14 LANDSCAPE PLAN - AREAS "A" - "N"
L5.15 LANDSCAPE NOTES AND SCHEDULE
L5.16 LANDSCAPE DETAILS
L6.00 LIGHTING PLAN

RALEIGH WATER CONDITIONS OF APPROVAL

1. ALL WATER, SANITARY SEWER AND REUSE FACILITIES SHALL BE INSTALLED, INSPECTED, TESTED, AND ACCEPTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT FOR OPERATIONS AND MAINTENANCE.

2. 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.

3. 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.

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

5. A DOWNSTREAM SEWER CAPACITY STUDY IN COMPLIANCE WITH CORPUD HANDBOOK SHALL BE SUBMITTED BY THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION DRAWINGS.

6. A DEED SHALL BE RECORDED PRIOR TO CONCURRENT APPROVAL FOR ALL NECESSARY OFFSITE CITY OF RALEIGH SANITARY SEWER EASEMENTS TO ACCOMMODATE FUTURE SEWER LINE CONSTRUCTION.

7. IN COORDINATION WITH THE UNDERGROUND UTILITY SAFETY AND DAMAGE PREVENTION ACT REQUIREMENTS FOR WORKING WITHIN A TOLERANCE ZONE, RALEIGH WATER REQUIRES THAT ALL CONTRACTORS AND UTILITY COMPANIES PROVIDE NOTIFICATION WHEN THEY INTEND TO SPOT ANY CRITICAL INFRASTRUCTURE.

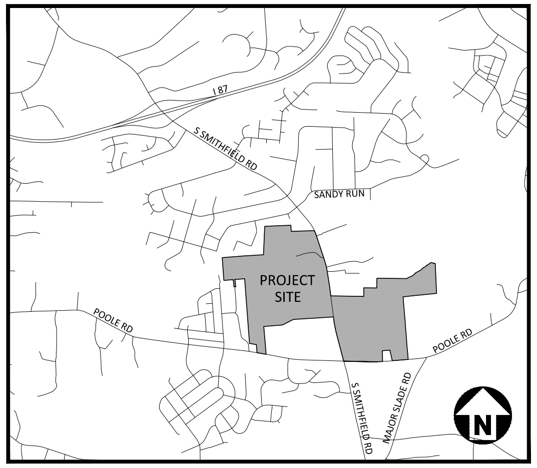
8. A SEVENTY-TWO (72) HOUR ADVANCE NOTIFICATION MUST BE GIVEN WHEN CONSIDERING ANY TYPE OF BLASTING EXCAVATION AND/OR BORING WITHIN THE REGULATED DISTANCES OF CRITICAL INFRASTRUCTURE.

WATER ALLOCATION POINTS

MIXED USE (GREENFIELD) BASE POINTS	50 POINTS
TOTAL MIXED USE DEVELOPMENT POINTS	50 POINTS
MAJOR SUBDIVISION BASE POINTS	15 POINTS
STORMWATER WETLAND	5 POINTS
PRIVATELY MAINTAINED GREENWAY	3 POINTS
INSTALLATION OF WAYFINDING SIGNAGE	3 POINTS
ENHANCED ROADSIDE LANDSCAPING	2 POINTS
STORMWATER FOUNTAIN AMENITY	4 POINTS
NATURAL HABITAT CONSERVATION	5 POINTS
LAP POOL	3 POINTS
2,500+ SF CLUBHOUSE	7 POINTS
SPORTS COURT	5 POINTS
TOTAL MAJOR SUBDIVISION POINTS	52 POINTS
MULTIFAMILY RESIDENTIAL BASE POINTS	20 POINTS
2,500+ SF RESORT STYLE POOL	2 POINTS
3,500+ SF CLUBHOUSE	8 POINTS
STORMWATER FOUNTAIN AMENITY	4 POINTS
IPEMA PLAYGROUND EQUIPMENT	4 POINTS
3,000+ SF PATIO	3 POINTS
ENHANCED ROADSIDE LANDSCAPING	2 POINTS
NATURAL HABITAT CONSERVATION	5 POINTS
WATER PLAYGROUND WITH APPARATUS	2 POINTS
TOTAL MULTIFAMILY RESIDENTIAL POINTS	50 POINTS

PARKING DATA

SFD & TH	MOTOR VEHICLE	REQUIRED	2/UNIT x 916 UNITS = 1,832 SPACES
		PROPOSED	1,362 GARAGE SPACES (892 SFD/470 TH) 1,362 DRIVEWAY SPACES (892 SFD/470 TH) 2,724 TOTAL SPACES
		ADDITIONAL PROPOSED	418 ON-STREET SPACES (EXCLUDING 34 COUNTED TOWARDS MULTI-FAMILY BELOW) 24 ON-ALLEY SPACES 442 TOTAL ADDITIONAL SPACES
MULTI-FAMILY AREA	MOTOR VEHICLE	REQUIRED	RETAIL - 3.5/1,000 SF x 7,000 SF = 25 SPACES 1 BEDROOM - 1/UNIT x 205 UNITS = 205 SPACES 2 BEDROOM - 2/UNIT x 98 UNITS = 196 SPACES 3 BEDROOM - 2/UNIT x 29 UNITS = 58 SPACES TOTAL = 484 SPACES
		PROPOSED	OFF-STREET PARKING = 465 SPACES ON-STREET SPACES ADJACENT TO BUILDINGS (COUNTS TOWARDS OFF-STREET PER PUD DOC) = 23 SPACES TOTAL = 488 SPACES
	ELECTRIC VEHICLE	REQUIRED	1/40 x 484 MOTOR VEHICLE SPACES = 12 SPACES
		PROPOSED	12 SPACES
	BICYCLE	REQUIRED	RETAIL -1/10 x 25 MOTOR VEHICLE SPACES = 3 SPACES MULTI-FAMILY - 1/20 x 459 MOTOR VEHICLE SPACES = 23 SPACES TOTAL = 26 SPACES
		PROPOSED	26 SPACES
MIXED-USE AREA	MOTOR VEHICLE	REQUIRED	RETAIL/OFFICE - 2/1,000 SF x 109,000 SF x 0.9 (10% REDUCTION) OF SHOPPING CENTER = 196 SPACES 1 BEDROOM - 1/UNIT x 12 UNITS = 12 SPACES 2 BEDROOM - 2/UNIT x 10 UNITS = 20 SPACES TOTAL = 228 SPACES 228 SPACES x 10% REDUCTION = 205 SPACES (PER UDO SECTION 7.1.H.1.c)
		PROPOSED	OFF-STREET PARKING = 214 SPACES ON-STREET SPACES ADJACENT TO BUILDINGS (COUNTS TOWARDS OFF-STREET PER PUD DOC) = 11 SPACES TOTAL = 225 SPACES
	ELECTRIC VEHICLE	REQUIRED	1/40 x 228 MOTOR VEHICLE SPACES = 6 SPACES
		PROPOSED	6 SPACES
	BICYCLE	REQUIRED	RETAIL -1/10 x 196 MOTOR VEHICLE SPACES = 20 SPACES MULTI-FAMILY - 1/20 x 32 MOTOR VEHICLE SPACES = 2 SPACES TOTAL = 22 SPACES
		PROPOSED	22 SPACES
SELF STORAGE	MOTOR VEHICLE	REQUIRED	0.125/1,000 SF x 97,500 SF = 12 SPACES
		PROPOSED	17 SPACES
	BICYCLE	REQUIRED	1/10 x 14 MOTOR VEHICLE SPACES = 1 SPACES
		PROPOSED	2 SPACES
RETAIL (BLDG #19)	MOTOR VEHICLE	REQUIRED	3/1,000 SF x 28,800 SF = 86 SPACES
		PROPOSED	117 SPACES
	ELECTRIC VEHICLE	REQUIRED	1/40 x 86 MOTOR VEHICLE SPACES = 2 SPACES
		PROPOSED	2 SPACES
	BICYCLE	REQUIRED	1/10 x 86 MOTOR VEHICLE SPACES = 9 SPACES
		PROPOSED	10 SPACES



VICINITY MAP

N.T.S.

SITE DATA

PIN		1763007038, 1762199668, 1762483243, 1762586718, 1763209410
SITE AREA		GROSS AREA: 280.22 AC NCDOT R/W DEDICATION: 3.36 AC NET AREA: 276.86 AC
EXISTING ZONING		CU-R-10 (10.08 AC), R-30 (193.33 AC), R-40 (73.66 AC)
PROPOSED ZONING		PUD (NMX)
WATERSHED CLASSIFICATION		LOWER NEUSE RIVER MARKS CREEK
RIVER BASIN		NEUSE
FEMA DATA		FIRM PANELS #3720176300K & #3720176200K BOTH DATED 07/19/2022
EXISTING USE		VACANT, >10 ACRES WITH HOUSE, RESIDENTIAL <10 ACRES
PROPOSED USE		MIXED USE (MIXED RESIDENTIAL/COMMERCIAL/MIXED USE)
DENSITY		1,270 UNITS / 276.86 AC = 4.59 DU/AC (MAXIMUM) SINGLE FAMILY = 446 UNITS (35.12%) TOWNHOMES = 470 UNITS (37.01%) APARTMENT = 354 UNITS (27.87%) MIXED-USE AREA = 72,000 SF RETAIL / 44,000 SF OFFICE ADDITIONAL COMMERCIAL = 141,300 SF RETAIL
SETBACKS (SFD FRONT LOAD)	PROPOSED (PER PUD)	MIN. LOT SIZE: 6,000 SF MIN. LOT WIDTH: 60' MIN. FRONT SETBACK: 10' (25' FOR FACE OF GARAGE) MIN. DRIVEWAY LENGTH: 25' SIDE SETBACK: 8' (15' ON CORNER SIDES) REAR SETBACK: 25' MAX. BUILDING HEIGHT: 3 STORIES
SETBACKS (SFD REAR LOAD)	PROPOSED (PER PUD)	MIN. LOT SIZE: 3,000 SF MIN. LOT WIDTH: 32' (AVG. LOT WIDTH OF 35'+) MIN. FRONT SETBACK: 10' (EXCLUDING PORCH/STOOP ENCROACHMENT) MIN. SIDE SETBACK: 3' MIN. SIDE STREET SETBACK: 10' MIN. REAR SETBACK: 12' (20' TO EDGE OF ALLEY PAVEMENT) MIN. DRIVEWAY LENGTH: 20' (MEASURED FROM EDGE OF PAVEMENT) MAX. BUILDING HEIGHT: 3 STORIES
SETBACKS (TOWNHOMES REAR LOAD - FRONTING STREETS)	PROPOSED (PER PUD)	MIN. LOT WIDTH: 19.5' MIN. FRONT SETBACK: 5' MIN. BUILDING SEPARATION: 15' MIN. SIDE SETBACK: 5' (0' IF PARTIWALL EXISTS) MIN. SIDE STREET YARD: 10' MIN. REAR SETBACK: 12' (20' TO EDGE OF ALLEY PAVEMENT) MIN. DRIVEWAY LENGTH: 20' (MEASURED FROM EDGE OF PAVEMENT) MAX. BUILDING HEIGHT: 3 STORIES
SETBACKS (TOWNHOMES REAR LOAD - FRONTING OPEN SPACE)	PROPOSED (PER PUD)	MIN. LOT WIDTH: 19.5' MIN. FRONT SETBACK: 0' MIN. BUILDING SEPARATION: 15' MIN. SIDE SETBACK: 5' (0' IF PARTIWALL EXISTS) MIN. SIDE STREET YARD: 10' MIN. REAR SETBACK: 12' (20' TO EDGE OF ALLEY PAVEMENT) MIN. DRIVEWAY LENGTH: 20' (MEASURED FROM EDGE OF PAVEMENT) MAX. BUILDING HEIGHT: 3 STORIES
SETBACKS (TOWNHOMES FRONT LOAD - FRONTING ALLEY, BACKING UP TO ENHANCED STREET YARD)	PROPOSED (PER PUD)	MIN. LOT WIDTH: 19.5' MIN. FRONT SETBACK: 20' (MEASURED FROM EDGE OF PAVEMENT) MIN. BUILDING SEPARATION: 15' MIN. SIDE SETBACK: 5' (0' IF PARTIWALL EXISTS) MIN. SIDE STREET YARD: 10' MIN. REAR SETBACK: 15' MIN. DRIVEWAY LENGTH: 20' (MEASURED FROM EDGE OF PAVEMENT) MAX. BUILDING HEIGHT: 3 STORIES
TOTAL OPEN SPACE	REQUIRED	29.31 AC (OPEN SPACE CALCULATIONS ACCOUNT FOR 25% REDUCTION FOR NEIGHBORHOOD AMENITY AND ASSUME 1.52 AVERAGE BEDROOMS FOR APARTMENTS)
	PROPOSED	24.65 AC - PASSIVE 15.15 AC - ACTIVE 84.04 AC - COMMON OPEN SPACE 123.84 AC - TOTAL
PASSIVE OPEN SPACE	REQUIRED	14.66AC
	PROPOSED	24.65 AC (SEE OPEN SPACE CALCULATION TABLE ON SHEET C2.16)
ACTIVE OPEN SPACE	REQUIRED	14.66 AC
	PROPOSED	15.15 AC (SEE OPEN SPACE CALCULATION TABLE ON SHEET C2.16)
ADDITIONAL COMMON OPEN SPACE	PROPOSED	84.04 AC
TREE SAVE (PERIMETER OF SITE x 20')	REQUIRED	11.83 AC (25,762 LF x 20' = 515,240 SF)
	PROPOSED	30.5 ACRES
CONNECTIVITY	REQUIRED	1.50
	PROPOSED	1.4 (94 LINKS/67 NODES) [DEVIATION REQUESTED]

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PROJECT DIRECTORY

OWNERS
SMITHFIELD-POOLE HOLDINGS LLC
2310 S MIAMI BLVD STE 238
DURHAM, NC 27703
PIN: 1762483243
PIN: 1762197296
PIN: 1763007038
PIN: P/O 1763204868

OAKLEY, KENNY
700 BETHLEHEM RD
KNIGHTDALE, NC 2754
PIN: 1763209410

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049483 RYAN K. BARKER

PRELIMINARY NOT FOR CONSTRUCTION

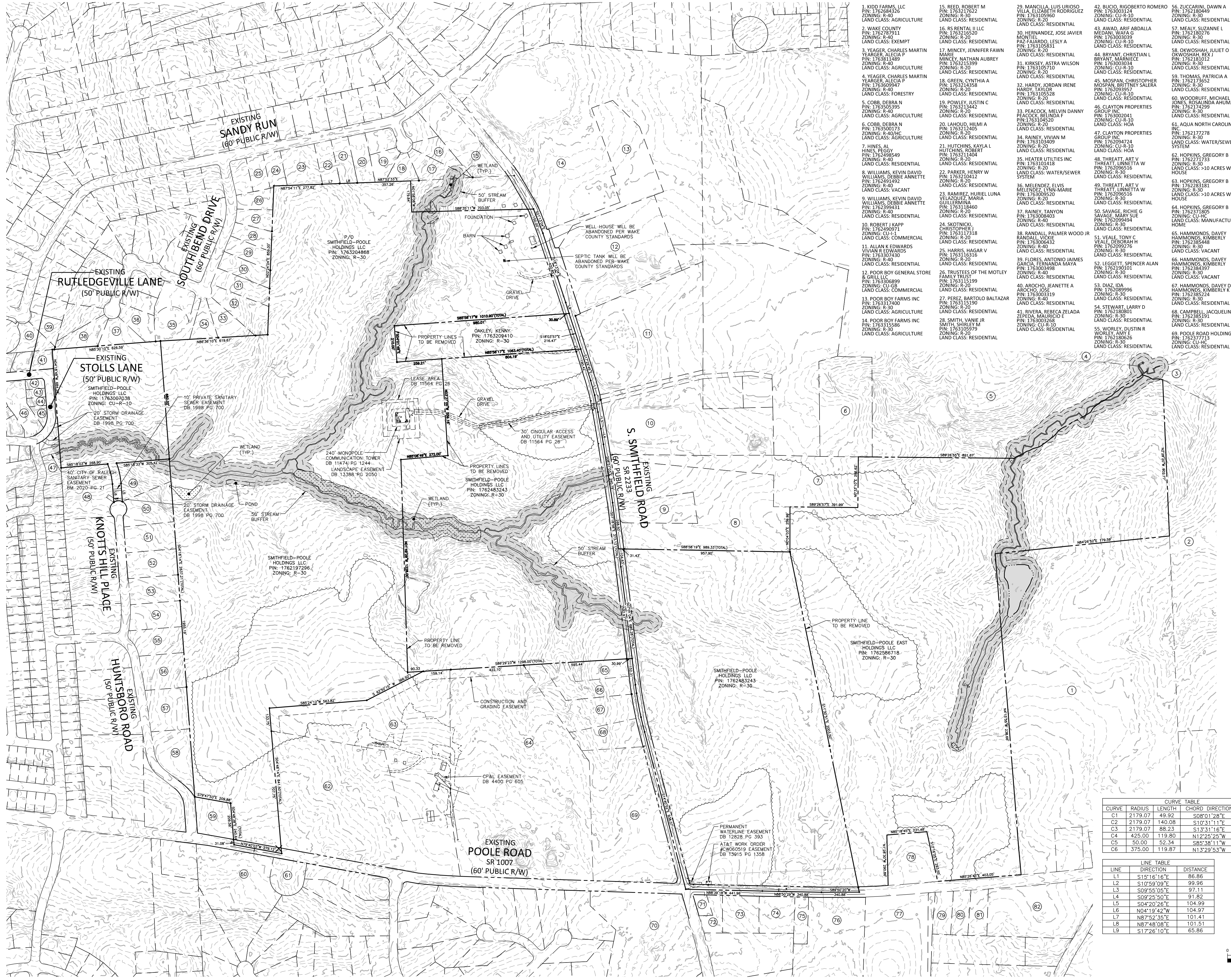
REVISIONS

NO.	DATE	
1	12. 20. 2024	PER TOWN COMMENTS
2	01. 31. 2025	PER TOWN COMMENTS

MASTER PLAN FOR:

PARKSIDE AT WESTLAKE
KNIGHTDALE, NC
PROJECT NUMBER: SHD-21001

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION


EXISTING
SANDY RUN
(60' PUBLIC R/W)
EXISTING
SOUTH BEND DRIVE
(60' PUBLIC R/W)
EXISTING
RUTLEDGEVILLE LANE
(50' PUBLIC R/W)
EXISTING
STOLLS LANE
(50' PUBLIC R/W)
SMITHFIELD–POOLE HOLDINGS LLC
PIN: 1763007038
ZONING: CU–R–10
10' PRIVATE SANITARY SEWER EASEMENT DB 1998 PG 700
20' STORM DRAINAGE EASEMENT DB 1998 PG 700
40' CITY OF RALEIGH SANITARY SEWER EASEMENT BM 2020 PG 21
20' STORM DRAINAGE EASEMENT DB 1998 PG 700
POND
50' STREAM BUFFER
WETLAND (TYP.)
EXISTING
KNOTTS HILL PLACE
(50' PUBLIC R/W)
EXISTING
HUNTSBORO ROAD
(50' PUBLIC R/W)
P/O
SMITHFIELD–POOLE HOLDINGS LLC
PIN: 1763204868
ZONING: R–30
WETLAND (TYP.)
50' STREAM BUFFER
FOUNDATION
BARN
GRAVEL DRIVE
WELL HOUSE WILL BE ABANDONED PER WAKE COUNTY STANDARDS
SEPTIC TANK WILL BE ABANDONED PER WAKE COUNTY STANDARDS
OAKLEY, KENNY
PIN: 1763209410
ZONING: R–30
PROPERTY LINES TO BE REMOVED
LEASE AREA DB 11564 PG 26
GRAVEL DRIVE
30' CINGULAR ACCESS AND UTILITY EASEMENT DB 11564 PG 26
240' MONOPOLE COMMUNICATION TOWER DB 11474 PG 1244
LANDSCAPE EASEMENT DB 13388 PG 2050
PROPERTY LINES TO BE REMOVED
SMITHFIELD–POOLE HOLDINGS LLC
PIN: 1762483243
ZONING: R–30
WETLAND (TYP.)
50' STREAM BUFFER
SMITHFIELD–POOLE HOLDINGS LLC
PIN: 1762197296
ZONING: R–30
PROPERTY LINE TO BE REMOVED
CONSTRUCTION AND GRADING EASEMENT
CP&L EASEMENT DB 4400 PG 605
EXISTING
POOLE ROAD
SR 1007
(60' PUBLIC R/W)
EXISTING
S. SMITHFIELD ROAD
SR 2233
(60' PUBLIC R/W)
SMITHFIELD–POOLE HOLDINGS LLC
PIN: 1762483243
ZONING: R–30
PROPERTY LINE TO BE REMOVED
SMITHFIELD–POOLE EAST HOLDINGS LLC
PIN: 1762586718
ZONING: R–30
PERMANENT WATERLINE EASEMENT DB 12828 PG 393
AT&T WORK ORDER #CW060519 EASEMENT DB 13915 PG 1358
N87°54'11"E 277.82'
N87°52'33"E 357.26'
N01°58'08"W 179.84'
S88°35'11"W 703.05'
N02°24'04"E 859.00'
N86°36'10"E 619.67'
N85°30'10"E 626.59'
N04°18'48"W 684.28'
682.02'
S85°18'03"W 268.90'
S85°18'33"W 305.42'
S04°18'14"E 2637.21'(TOTAL)
1955.19'
S79°47'53"E 209.88'
S04°48'38"E 240.64'(TOTAL)
209.56'
31.08'
N79°40'03"W 279.12'
S04°48'14"E 841.50'(TOTAL)
707.75'
133.75'
S85°24'12"W 563.82'
S 62°50'15" W 366.50'
90.33
159.14'
S86°29'23"W 1298.00'(TOTAL)
422.10'
595.44'
30.99'
N01°49'09"W 1228.00'
N85°08'49"E 272.00'
N03°37'00"W 559.16'
S04°01'48"E 210.00'
259.21'
S85°58'17"W 1010.90'(TOTAL)
980.01'
30.89'
S18°03'57"E 216.47'
N85°58'17"E 1063.40'(TOTAL)
804.19'
S21°13'04"E 150.00'
S18°13'04"E 420.85'
S17°29'46"E 190.42'
S08°57'03"E 340.79'
S07°18'58"E 373.12'(TOTAL)
268.50'
104.63'
S07°01'04"E 685.28'(TOTAL)
152.97'
152.31'
S14°40'52"E 938.07'
S88°58'19"E 989.33'(TOTAL)
957.90'
31.43'
S89°26'55"E 821.67'
N0°33'10"E 292.62'
S89°26'57"E 391.99'
N0°04'03"E 259.99'
S11°30'51"E 2003.50'
N84°26'52"E 179.59'
N2°29'20"W 902.77'
N4°15'55"W 238.66'
N85°18'45"E 231.48'
N1°28'30"W 290.86'
S12°16'05"E 293.55'
N85°26'43"E 403.05'
N88°39'18"W 441.96'
N88°50'29"W 340.88'
S89°50'20"W 340.88'
L1
L2
L3
L4
L5
L6
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L9
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74
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79
80
81
82
N
GRAPHIC SCALE
0
125
250
500
1 inch = 250 ft.

1. KIDD FARMS, LLC	PIN: 1762684326	ZONING: R-40	LAND CLASS: AGRICULTURE
2. WAKE COUNTY	PIN: 1762787911	ZONING: R-40	LAND CLASS: EXEMPT
3. YEAGER, CHARLES MARTIN YEARGER, ALECIA P	PIN: 1763811489	ZONING: R-40	LAND CLASS: AGRICULTURE
4. YEAGER, CHARLES MARTIN YEARGER, ALECIA P	PIN: 1763609947	ZONING: R-40	LAND CLASS: FORESTRY
5. COBB, DEBRA N	PIN: 1763505395	ZONING: R-40	LAND CLASS: AGRICULTURE
6. COBB, DEBRA N	PIN: 1763500173	ZONING: R-40/HC	LAND CLASS: AGRICULTURE
7. HINES, AL HINES, PEGGY	PIN: 1762498549	ZONING: R-40	LAND CLASS: RESIDENTIAL
8. WILLIAMS, KEVIN DAVID WILLIAMS, DEBBIE ANNETTE	PIN: 1762491492	ZONING: R-40	LAND CLASS: VACANT
9. WILLIAMS, KEVIN DAVID WILLIAMS, DEBBIE ANNETTE	PIN: 1762399431	ZONING: R-40	LAND CLASS: RESIDENTIAL
10. ROBERT J KAPP	PIN: 1762490971	ZONING: CU-I-1	LAND CLASS: COMMERCIAL
11. ALLAN K EDWARDS VIVIAN R EDWARDS	PIN: 1763307430	ZONING: R-40	LAND CLASS: RESIDENTIAL
12. POOR BOY GENERAL STORE & GRILL LLC	PIN: 1763306899	ZONING: CU-GB	LAND CLASS: COMMERCIAL
13. POOR BOY FARMS INC	PIN: 1763317400	ZONING: R-30	LAND CLASS: AGRICULTURE
14. POOR BOY FARMS INC	PIN: 1763315586	ZONING: R-30	LAND CLASS: AGRICULTURE
15. REED, ROBERT M	PIN: 1763217622	ZONING: R-30	LAND CLASS: RESIDENTIAL
16. RS RENTAL II LLC	PIN: 1763216520	ZONING: R-20	LAND CLASS: RESIDENTIAL
17. MINCEY, JENNIFER FAWN MARIE MINCEY, NATHAN AUBREY	PIN: 1763215399	ZONING: R-20	LAND CLASS: RESIDENTIAL
18. GREEN, CYNTHIA A	PIN: 1763214358	ZONING: R-20	LAND CLASS: RESIDENTIAL
19. POWLEY, JUSTIN C	PIN: 1763213442	ZONING: R-20	LAND CLASS: RESIDENTIAL
20. LAHOUD, HILMI A	PIN: 1763212405	ZONING: R-20	LAND CLASS: RESIDENTIAL
21. HUTCHINS, KAYLA L HUTCHINS, ROBERT	PIN: 1763211404	ZONING: R-20	LAND CLASS: RESIDENTIAL
22. PARKER, HENRY W	PIN: 1763210412	ZONING: R-20	LAND CLASS: RESIDENTIAL
23. RAMIREZ, HURIEL LUNA VELAZQUEZ, MARIA GUILLERMINA	PIN: 1763118460	ZONING: R-20	LAND CLASS: RESIDENTIAL
24. SKOTNICKI, CHRISTOPHER J	PIN: 1763117318	ZONING: R-20	LAND CLASS: RESIDENTIAL
25. HARRIS, HAGAR V	PIN: 1763116316	ZONING: R-20	LAND CLASS: RESIDENTIAL
26. TRUSTEES OF THE MOTLEY FAMILY TRUST	PIN: 1763115199	ZONING: R-20	LAND CLASS: RESIDENTIAL
27. PEREZ, BARTOLO BALTAZAR	PIN: 1763115190	ZONING: R-20	LAND CLASS: RESIDENTIAL
28. SMITH, VANIE JR SMITH, SHIRLEY M	PIN: 1763105979	ZONING: R-20	LAND CLASS: RESIDENTIAL
29. MANCILLA, LUIS URIOSO VILLA, ELIZABETH RODRIGUEZ	PIN: 1763105960	ZONING: R-20	LAND CLASS: RESIDENTIAL
30. HERNANDEZ, JOSE JAVIER MONTIEL PAZ-FAJARDO, LESLY A	PIN: 1763105831	ZONING: R-20	LAND CLASS: RESIDENTIAL
31. KIRKSEY, ASTRA WILSON	PIN: 1763105710	ZONING: R-20	LAND CLASS: RESIDENTIAL
32. HARDY, JORDAN IRENE HARDY, TAYLOR	PIN: 1763105528	ZONING: R-20	LAND CLASS: RESIDENTIAL
33. PEACOCK, MELVIN DANNY PEACOCK, BELINDA F	PIN:1763104520	ZONING: R-20	LAND CLASS: RESIDENTIAL
34. RAINEY, VIVIAN M	PIN: 1763103409	ZONING: R-20	LAND CLASS: RESIDENTIAL
35. HEATER UTILTIES INC	PIN: 1763101418	ZONING: R-20	LAND CLASS: WATER/SEWER SYSTEM
36. MELENDEZ, ELVIS MELENDEZ, LYNN-MARIE	PIN: 1763009520	ZONING: R-20	LAND CLASS: RESIDENTIAL
37. RAINEY, TANYON	PIN: 1763008403	ZONING: R-40	LAND CLASS: RESIDENTIAL
38. RANDALL, PALMER WOOD JR RANDALL, VICKIE	PIN: 1763006432	ZONING: R-40	LAND CLASS: RESIDENTIAL
39. FLORES, ANTONIO JAIMES GARCIA, FERNANDA MAYA	PIN: 1763003498	ZONING: R-40	LAND CLASS: RESIDENTIAL
40. AROCHO, JEANETTE A AROCHO, JOSE	PIN: 1763003319	ZONING: R-40	LAND CLASS: RESIDENTIAL
41. RIVERA, REBECA ZELADA ZEPEDA, MAURICIO E	PIN: 1763003268	ZONING: CU-R-10	LAND CLASS: RESIDENTIAL
42. BUCIO, RIGOBERTO ROMERO	PIN: 1763003124	ZONING: CU-R-10	LAND CLASS: RESIDENTIAL
43. AWAD, ARIF ABDALLA MEDANI, WAFA G	PIN: 1763003039	ZONING: CU-R-10	LAND CLASS: RESIDENTIAL
44. BRYANT, CHRISTIAN L BRYANT, MARNIECE	PIN: 1763003034	ZONING: CU-R-10	LAND CLASS: RESIDENTIAL
45. MOSPAN, CHRISTOPHER MOSPAN, BRITTNEY SALERA	PIN: 1762093957	ZONING: CU-R-10	LAND CLASS: RESIDENTIAL
46. CLAYTON PROPERTIES GROUP INC	PIN: 1763002041	ZONING: CU-R-10	LAND CLASS: HOA
47. CLAYTON PROPERTIES GROUP INC	PIN: 1762094724	ZONING: CU-R-10	LAND CLASS: HOA
48. THREATT, ART V THREATT, LINNETTA W	PIN: 1762096516	ZONING: R-30	LAND CLASS: RESIDENTIAL
49. THREATT, ART V THREATT, LINNETTA W	PIN: 1762096516	ZONING: R-30	LAND CLASS: RESIDENTIAL
50. SAVAGE, RICHIE G SAVAGE, MARY SUE	PIN: 1762099494	ZONING: R-30	LAND CLASS: RESIDENTIAL
51. VEALE, TONY C VEALE, DEBORAH H	PIN: 1762099276	ZONING: R-30	LAND CLASS: RESIDENTIAL
52. LEGGETT, SPENCER ALAN	PIN: 1762190101	ZONING: R-30	LAND CLASS: RESIDENTIAL
53. DIAZ, IDA	PIN: 1762089996	ZONING: R-30	LAND CLASS: RESIDENTIAL
54. STEWART, LARRY D	PIN: 1762180801	ZONING: R-30	LAND CLASS: RESIDENTIAL
55. WORLEY, DUSTIN R WORLEY, AMY E	PIN: 1762180626	ZONING: R-30	LAND CLASS: RESIDENTIAL
56. ZUCCARINI, DAWN A	PIN: 1762180449	ZONING: R-30	LAND CLASS: RESIDENTIAL
57. MEALY, SUZANNE L	PIN: 1762180276	ZONING: R-30	LAND CLASS: RESIDENTIAL
58. OKWOSHAH, JULIET O OKWOSHAH, REX J	PIN: 1762181012	ZONING: R-30	LAND CLASS: RESIDENTIAL
59. THOMAS, PATRICIA A	PIN: 1762173652	ZONING: R-30	LAND CLASS: RESIDENTIAL
60. WOODRUFF, MICHAEL C JONES, ROSALINDA AHUMADA	PIN: 1762174299	ZONING: R-30	LAND CLASS: RESIDENTIAL
61. AQUA NORTH CAROLINA, INC.	PIN: 1762177278	ZONING: R-30	LAND CLASS: WATER/SEWER SYSTEM
62. HOPKINS, GREGORY B	PIN: 1762271733	ZONING: R-30	LAND CLASS: >10 ACRES WITH HOUSE
63. HOPKINS, GREGORY B	PIN: 1762283181	ZONING: R-30	LAND CLASS: >10 ACRES WITH HOUSE
64. HOPKINS, GREGORY B	PIN: 1762371805	ZONING: CU-HC	LAND CLASS: MANUFACTURED HOME
65. HAMMONDS, DAVEY HAMMONDS, KIMBERLY	PIN: 1762385448	ZONING: R-30	LAND CLASS: VACANT
66. HAMMONDS, DAVEY HAMMONDS, KIMBERLY	PIN: 1762384397	ZONING: R-30	LAND CLASS: VACANT
67. HAMMONDS, DAVEY D HAMMONDS, KIMBERLY K	PIN: 1762385224	ZONING: R-30	LAND CLASS: RESIDENTIAL
68. CAMPBELL, JACQUELINE L S	PIN: 1762385191	ZONING: R-30	LAND CLASS: RESIDENTIAL
69. POOLE ROAD HOLDINGS LLC	PIN: 1762377713	ZONING: CU-HC	LAND CLASS: RESIDENTIAL
70. FOOD LION, INC	PIN: 1762368875	ZONING: CU-GB	LAND CLASS: VACANT
71. KIRK, CLARENCE M JR KIRK, PHILIP G	PIN: 1762471164	ZONING: R-30	LAND CLASS: VACANT
72.KIRK, CLARENCE M JR KIRK, PHILIP G	PIN: 1762472045	ZONING: R-30	LAND CLASS: VACANT
73. EDWARDS, BETTY W JOHNSON, BILLIE W	PIN: 1762473099	ZONING: R-30	LAND CLASS: MANUFACTURED HOME
74. JOHNSON, DOUGLAS LYNN	PIN: 1762476009	ZONING: R-30	LAND CLASS: VACANT
75. KIDD FARMS, LLC	PIN: 1762477044	ZONING: R-30	LAND CLASS: RESIDENTIAL
76. JAMES L CRESIMORE & ASSOC LP	PIN: 1762469609	ZONING: R-30	LAND CLASS: VACANT
77. KIDD FARMS, LLC	PIN: 1762562793	ZONING: R-30	LAND CLASS: AGRICULTURE
78. ETCHELLS, JAMES L ETCHELLS, JUNE S	PIN: 1762574431	ZONING: R-40	LAND CLASS: RESIDENTIAL
79. CURRY, RUTH MCCULLERS	PIN: 1762575059	ZONING: R-30	LAND CLASS: VACANT
80. MCCULLERS, THOMAS D	PIN: 1762576162	ZONING: R-30	LAND CLASS: VACANT
81. JONES, JAMES RALPH	PIN: 1762577069	ZONING: R-30	LAND CLASS: RESIDENTIAL
82. RHONE, KRISTIL L THOMAS ERIC G	PIN: 1762671122	ZONING: R-30	LAND CLASS: RESIDENTIAL

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	2179.07	49.92	S08°01'28"E	49.92
C2	2179.07	140.08	S10°31'11"E	140.05
C3	2179.07	88.23	S13°31'16"E	88.23
C4	425.00	119.80	N12°25'25"W	119.40
C5	50.00	52.34	S85°38'11"W	49.98
C6	375.00	119.87	N13°29'53"W	119.36

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S15°16'16"E	86.86
L2	S10°59'09"E	99.96
L3	S09°55'05"E	97.11
L4	S09°25'50"E	91.82
L5	S04°20'26"E	104.99
L6	N04°19'42"W	104.97
L7	N87°52'35"E	101.41
L8	N87°48'08"E	101.51
L9	S17°26'10"E	65.86

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\SHD\SHD21001\04-Production\Engineering\Master Plan\Current Drawings\SHD21001-XC1.dwg, 1/31/2025 2:46:22 PM, Cody James

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

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

www.mcadamsco.com

CLIENT

GANDER DEVELOPMENT
2310 S MIAMI BLVD, SUITE 235
DURHAM, NC 27703

GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING

PARKSIDE AT WESTLAKE

MASTER PLAN
4001 SOUTH SMITHFIELD ROAD
KNIGHTDALE, NORTH CAROLINA

REVISIONS

N0.	DATE	
1	12. 20. 2024	PER TOWN COMMENTS
2	01. 31. 2025	PER TOWN COMMENTS

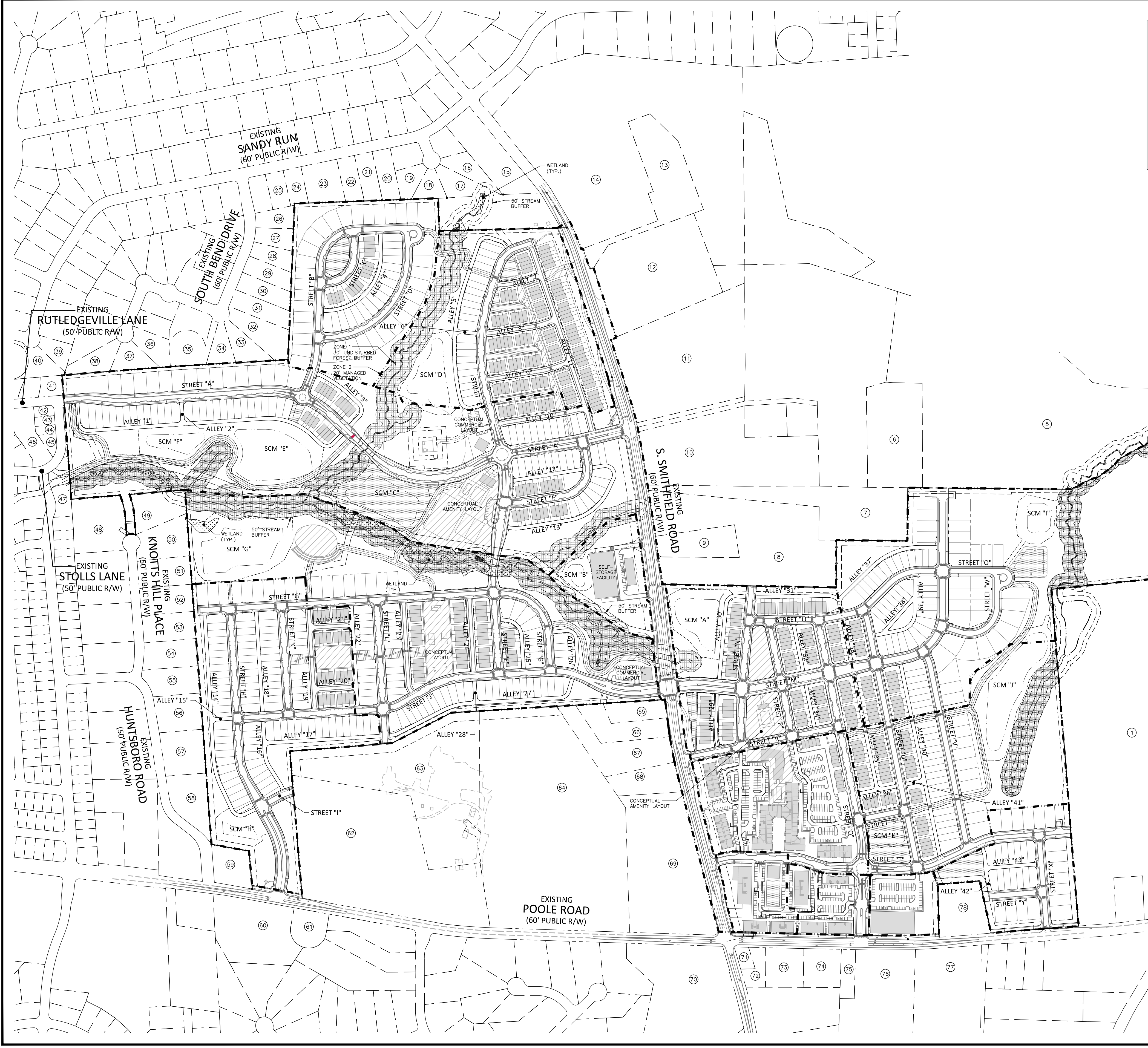
PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-XC1
CHECKED BY	RCA
DRAWN BY	RLU
SCALE	1"=250'
DATE	1. 31. 2025

SHEET

EXISTING CONDITIONS

C1.00


EXISTING SANDY RUN (60' PUBLIC R/W)
EXISTING SOUTH BEND DRIVE (60' PUBLIC R/W)
EXISTING RUTLEDGEVILLE LANE (50' PUBLIC R/W)
EXISTING STOLLS LANE (50' PUBLIC R/W)
EXISTING KNOTTS HILL PLACE (50' PUBLIC R/W)
EXISTING HUNTSBORO ROAD (50' PUBLIC R/W)
EXISTING S. SMITHFIELD ROAD (60' PUBLIC R/W)
EXISTING POOLE ROAD (60' PUBLIC R/W)
WETLAND (TYP.)
50' STREAM BUFFER
ZONE 1 30' UNDISTURBED FOREST BUFFER
ZONE 2 20' MANAGED VEGETATION
STREET "A"
STREET "B"
STREET "C"
STREET "D"
STREET "E"
STREET "F"
STREET "G"
STREET "H"
STREET "I"
STREET "J"
STREET "K"
STREET "L"
STREET "M"
STREET "N"
STREET "O"
STREET "P"
STREET "Q"
STREET "R"
STREET "S"
STREET "T"
STREET "U"
STREET "V"
STREET "W"
STREET "X"
STREET "Y"
ALLEY "1"
ALLEY "2"
ALLEY "3"
ALLEY "4"
ALLEY "5"
ALLEY "6"
ALLEY "7"
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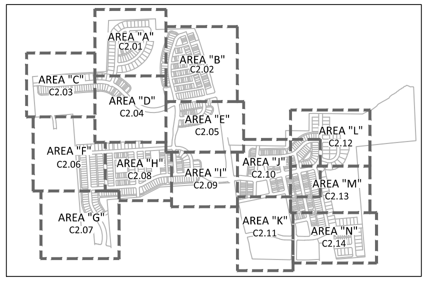
ALLEY "42"
ALLEY "43"
SCM "A"
SCM "B"
SCM "C"
SCM "D"
SCM "E"
SCM "F"
SCM "G"
SCM "H"
SCM "I"
SCM "J"
SCM "K"
CONCEPTUAL COMMERCIAL LAYOUT
CONCEPTUAL AMENITY LAYOUT
CONCEPTUAL LAYOUT
SELF-STORAGE FACILITY
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78


AREA "A" C2.01
AREA "B" C2.02
AREA "C" C2.03
AREA "D" C2.04
AREA "E" C2.05
AREA "F" C2.06
AREA "G" C2.07
AREA "H" C2.08
AREA "I" C2.09
AREA "J" C2.10
AREA "K" C2.11
AREA "L" C2.12
AREA "M" C2.13
AREA "N" C2.14

INDEX MAP

SITE LEGEND

⫯	SIGNAGE
■	YARD LIGHTS
✶	LIGHT POLE
●	POWER POLE
➡	TRAFFIC DIRECTIONAL ARROW
ACC	ACCESSIBLE PARKING STALL
VAN	VAN ACCESSIBLE PARKING STALL
XX	PARKING SPACE COUNT
TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ	ACCESSIBLE RAMPS
▪ ▪ ▪	PHASE LINE
— - - —	PROPERTY LINE
— - - - —	RIGHT-OF-WAY LINE
— - - —	LOT LINE
— — —	EASEMENT LINE
— – —	CENTERLINE
⁙	WETLANDS
▒	OPEN SPACE - PASSIVE
▨	OPEN SPACE - ACTIVE
▦	TREE SAVE AREA

N

GRAPHIC SCALE
0 125 250 500
1 inch = 250 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PARKSIDE AT WESTLAKE

MASTER PLAN

4001 SOUTH SMITHFIELD ROAD

KNIGHTDALE, NORTH CAROLINA

SEAL 049483
RYAN K. BARKER

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	12. 20. 2024	PER TOWN COMMENTS
2	01. 31. 2025	PER TOWN COMMENTS

PLAN INFORMATION

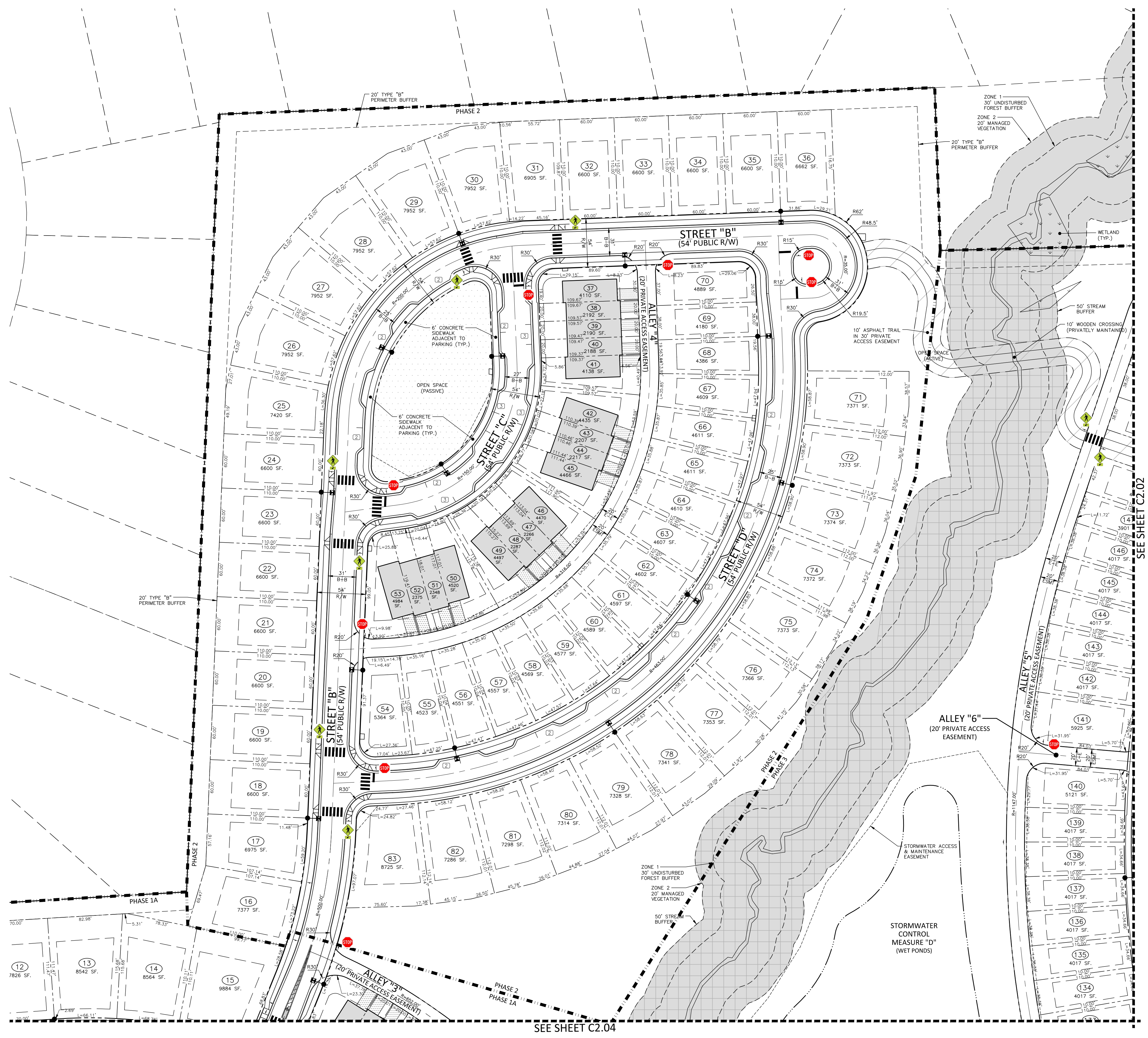
PROJECT NO.	SHD-21001
FILENAME	SHD21001-OAS1
CHECKED BY	RCA
DRAWN BY	RLU
SCALE	1"=250'
DATE	1. 31. 2025

SHEET

OVERALL SITE PLAN

C2.00

X:\Projects\SHD\SHD21001\04-Production\Engineering\Master Plan\Current Drawings\SHD21001-OAS1.dwg, 1/31/2025 2:47:21 PM, Cody James


PHASE 2
20' TYPE "B" PERIMETER BUFFER
STREET "B" (54' PUBLIC R/W)
STREET "C" (54' PUBLIC R/W)
STREET "D" (54' PUBLIC R/W)
ALLEY "4" (20' PRIVATE ACCESS EASEMENT)
ALLEY "5" (20' PRIVATE ACCESS EASEMENT)
ALLEY "6" (20' PRIVATE ACCESS EASEMENT)
ALLEY "3" (20' PRIVATE ACCESS EASEMENT)
6' CONCRETE SIDEWALK ADJACENT TO PARKING (TYP.)
OPEN SPACE (PASSIVE)
OPEN SPACE (ACTIVE)
ZONE 1 30' UNDISTURBED FOREST BUFFER
ZONE 2 20' MANAGED VEGETATION
WETLAND (TYP.)
50' STREAM BUFFER
10' WOODEN CROSSING (PRIVATELY MAINTAINED)
10' ASPHALT TRAIL IN 30' PRIVATE ACCESS EASEMENT
STORMWATER ACCESS & MAINTENANCE EASEMENT
STORMWATER CONTROL MEASURE "D" (WET PONDS)
PHASE 1A
PHASE 2 PHASE 3
SEE SHEET C2.02
SEE SHEET C2.04
STOP
12 7826 SF.
13 8542 SF.
14 8564 SF.
15 9884 SF.
16 7377 SF.
17 6975 SF.
18 6600 SF.
19 6600 SF.
20 6600 SF.
21 6600 SF.
22 6600 SF.
23 6600 SF.
24 6600 SF.
25 7420 SF.
26 7952 SF.
27 7952 SF.
28 7952 SF.
29 7952 SF.
30 7952 SF.
31 6905 SF.
32 6600 SF.
33 6600 SF.
34 6600 SF.
35 6600 SF.
36 6662 SF.
37 4110 SF.
38 2192 SF.
39 2190 SF.
40 2188 SF.
41 4138 SF.
42 4435 SF.
43 2207 SF.
44 2217 SF.
45 4466 SF.
46 4470 SF.
47 2266 SF.
48 2287 SF.
49 4497 SF.
50 4520 SF.
51 2348 SF.
52 2375 SF.
53 4984 SF.
54 5364 SF.
55 4523 SF.
56 4551 SF.
57 4557 SF.
58 4569 SF.
59 4577 SF.
60 4589 SF.
61 4597 SF.
62 4602 SF.
63 4607 SF.
64 4610 SF.
65 4611 SF.
66 4611 SF.
67 4609 SF.
68 4386 SF.
69 4180 SF.
70 4889 SF.
71 7371 SF.
72 7373 SF.
73 7374 SF.
74 7372 SF.
75 7373 SF.
76 7366 SF.
77 7353 SF.
78 7341 SF.
79 7328 SF.
80 7314 SF.
81 7298 SF.
82 7286 SF.
83 8725 SF.
134 4017 SF.
135 4017 SF.
136 4017 SF.
137 4017 SF.
138 4017 SF.
139 4017 SF.
140 5121 SF.
141 5925 SF.
142 4017 SF.
143 4017 SF.
144 4017 SF.
145 4017 SF.
146 4017 SF.
147 3901 SF.

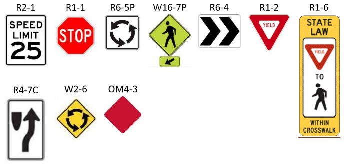
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\SHD\SHD21001\04-Production\Engineering\Master Plan\Current Drawings\SHD21001-S1.dwg, 1/31/2025 2:41:16 PM, Cody James

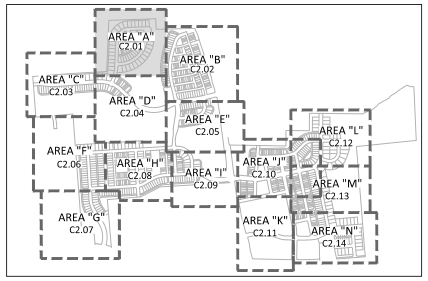
SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
→	TRAFFIC DIRECTIONAL ARROW
ACC	ACCESSIBLE PARKING STALL
VAN	VAN ACCESSIBLE PARKING STALL
XX	PARKING SPACE COUNT
TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ	ACCESSIBLE RAMPS
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	WETLANDS
	OPEN SPACE - PASSIVE (SEE OPEN SPACE TABLE SHEET C2.00)
	OPEN SPACE - ACTIVE (SEE OPEN SPACE TABLE SHEET C2.00)
	TREE SAVE AREA

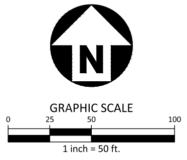
SITE SIGN KEY


R2-1
SPEED LIMIT 25
R1-1
STOP
R6-5P
W11-2
W16-7P
R6-4
R1-2
YIELD
R1-6
STATE LAW
YIELD
TO
WITHIN CROSSWALK
R4-7C
W2-6
OM4-3

SPEED LIMIT TABLE	
LOCAL STREET	25 MPH
MAIN STREET/AVENUE	25 MPH


AREA "A" C2.01
AREA "B" C2.02
AREA "C" C2.03
AREA "D" C2.04
AREA "E" C2.05
AREA "F" C2.06
AREA "G" C2.07
AREA "H" C2.08
AREA "I" C2.09
AREA "J" C2.10
AREA "K" C2.11
AREA "L" C2.12
AREA "M" C2.13
AREA "N" C2.14

INDEX MAP


N
GRAPHIC SCALE
0
25
50
100
1 inch = 50 ft.

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GANDER DEVELOPMENT
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PARKSIDE AT WESTLAKE

MASTER PLAN
4001 SOUTH SMITHFIELD ROAD
KNIGHTDALE, NORTH CAROLINA

SEAL 049483
RYAN K. BARKER

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

N0.	DATE	
1	12. 20. 2024	PER TOWN COMMENTS
2	01. 31. 2025	PER TOWN COMMENTS

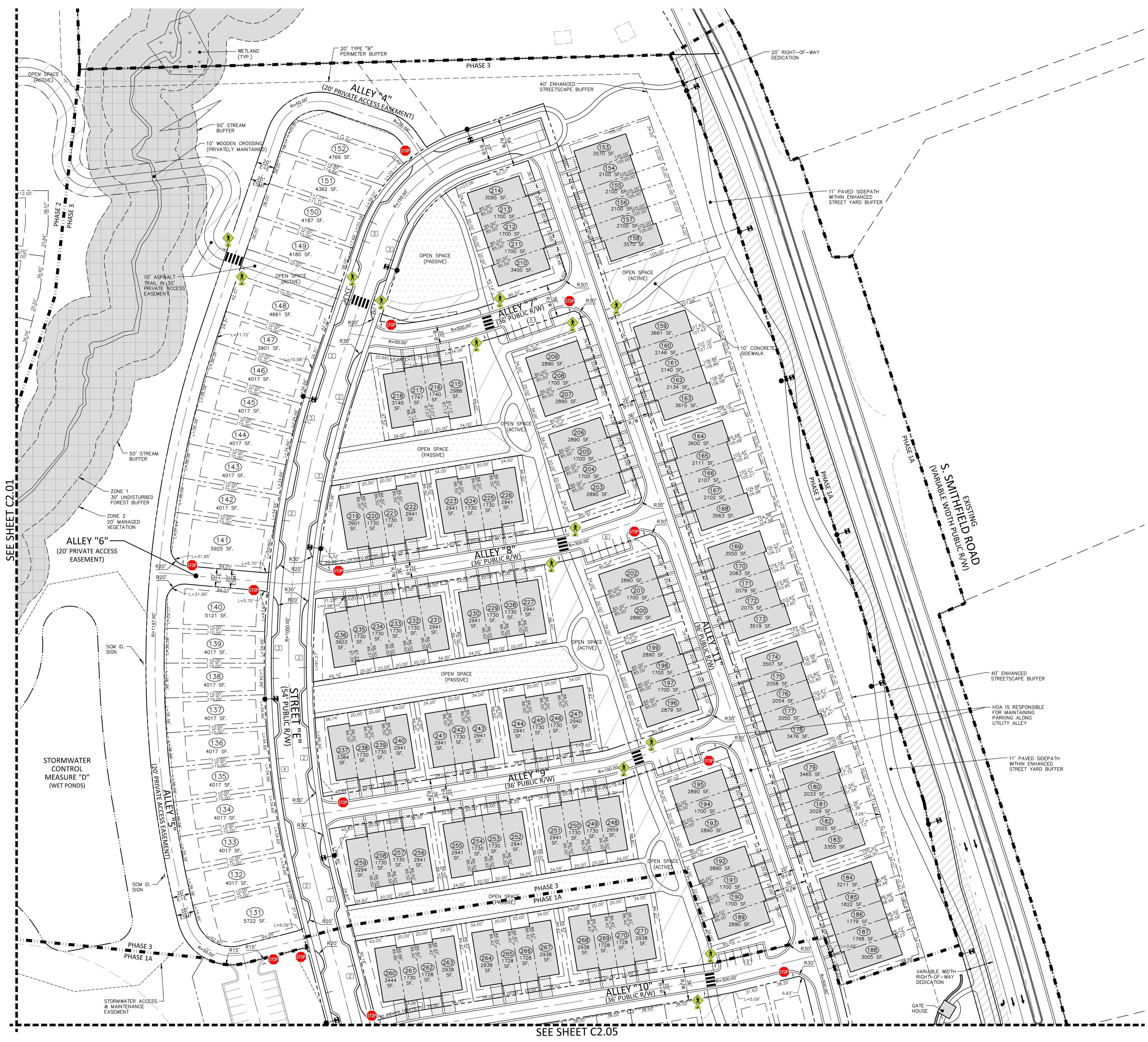
PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-S1
CHECKED BY	RCA
DRAWN BY	RLU
SCALE	1"=50'
DATE	1. 31. 2025

SHEET

SITE, SIGNAGE,PAVEMENT MARKING PLAN-AREA "A"

C2.01


PHASE 3
20' TYPE "B" PERIMETER BUFFER
WETLAND (TYP.)
OPEN SPACE (ACTIVE)
ALLEY "4" (20' PRIVATE ACCESS EASEMENT)
50' STREAM BUFFER
10' WOODEN CROSSING (PRIVATELY MAINTAINED)
PHASE 2
PHASE 3
10' ASPHALT TRAIL IN 30' PRIVATE ACCESS EASEMENT
40' ENHANCED STREETSCAPE BUFFER
20' RIGHT-OF-WAY DEDICATION
11' PAVED SIDEPATH WITHIN ENHANCED STREET YARD BUFFER
OPEN SPACE (PASSIVE)
OPEN SPACE (ACTIVE)
ALLEY "7" (36' PUBLIC R/W)
10' CONCRETE SIDEWALK
50' STREAM BUFFER
ZONE 1 30' UNDISTURBED FOREST BUFFER
ZONE 2 20' MANAGED VEGETATION
ALLEY "6" (20' PRIVATE ACCESS EASEMENT)
ALLEY "8" (36' PUBLIC R/W)
ALLEY "11" (36' PUBLIC R/W)
PHASE 1A
PHASE 1A
PHASE 3
S. SMITHFIELD ROAD (VARIABLE WIDTH PUBLIC R/W)
EXISTING
SEE SHEET C2.01
SCM ID. SIGN
STREET "E" (54' PUBLIC R/W)
OPEN SPACE (PASSIVE)
OPEN SPACE (ACTIVE)
40' ENHANCED STREETSCAPE BUFFER
HOA IS RESPONSIBLE FOR MAINTAINING PARKING ALONG UTILITY ALLEY
11' PAVED SIDEPATH WITHIN ENHANCED STREET YARD BUFFER
STORMWATER CONTROL MEASURE "D" (WET PONDS)
ALLEY "5" (20' PRIVATE ACCESS EASEMENT)
ALLEY "9" (36' PUBLIC R/W)
SCM ID. SIGN
OPEN SPACE (ACTIVE)
PHASE 3
PHASE 1A
OPEN SPACE (PASSIVE)
PHASE 3
PHASE 1A
STORMWATER ACCESS & MAINTENANCE EASEMENT
ALLEY "10" (36' PUBLIC R/W)
VARIABLE WIDTH RIGHT-OF-WAY DEDICATION
GATE HOUSE
SEE SHEET C2.05
152 4766 SF.
151 4362 SF.
150 4187 SF.
149 4180 SF.
148 4661 SF.
147 3901 SF.
146 4017 SF.
145 4017 SF.
144 4017 SF.
143 4017 SF.
142 4017 SF.
141 5925 SF.
140 5121 SF.
139 4017 SF.
138 4017 SF.
137 4017 SF.
136 4017 SF.
135 4017 SF.
134 4017 SF.
133 4017 SF.
132 4017 SF.
131 5722 SF.
153 3570 SF.
154 2100 SF.
155 2100 SF.
156 2100 SF.
157 2100 SF.
158 3570 SF.
214 3095 SF.
213 1700 SF.
212 1700 SF.
211 1700 SF.
210 3400 SF.
159 3661 SF.
160 2146 SF.
161 2140 SF.
162 2134 SF.
163 3615 SF.
209 2890 SF.
208 1700 SF.
207 2890 SF.
218 3145 SF.
217 1747 SF.
216 1740 SF.
215 2988 SF.
164 3600 SF.
165 2111 SF.
166 2107 SF.
167 2102 SF.
168 3563 SF.
206 2890 SF.
205 1700 SF.
204 1700 SF.
203 2890 SF.
219 3901 SF.
220 1730 SF.
221 1730 SF.
222 2941 SF.
223 2941 SF.
224 1730 SF.
225 1730 SF.
226 2941 SF.
169 3550 SF.
170 2083 SF.
171 2079 SF.
172 2075 SF.
173 3519 SF.
202 2890 SF.
201 1700 SF.
200 2890 SF.
236 3603 SF.
235 1730 SF.
234 1730 SF.
233 1730 SF.
232 1730 SF.
231 2941 SF.
230 2941 SF.
229 1730 SF.
228 1730 SF.
227 2941 SF.
199 2890 SF.
198 1700 SF.
197 1700 SF.
196 2879 SF.
174 3507 SF.
175 2058 SF.
176 2054 SF.
177 2050 SF.
178 3476 SF.
237 3384 SF.
238 1730 SF.
239 1730 SF.
240 2941 SF.
241 2941 SF.
242 1730 SF.
243 2941 SF.
244 2941 SF.
245 1730 SF.
246 1730 SF.
247 2940 SF.
179 3465 SF.
180 2033 SF.
181 2029 SF.
182 2025 SF.
183 3355 SF.
195 2890 SF.
194 1700 SF.
193 2890 SF.
259 3294 SF.
258 1730 SF.
257 1730 SF.
256 2941 SF.
255 2941 SF.
254 1730 SF.
253 1730 SF.
252 2941 SF.
251 2941 SF.
250 1730 SF.
249 1730 SF.
248 2959 SF.
192 2890 SF.
191 1700 SF.
190 1700 SF.
189 2890 SF.
184 3211 SF.
185 1822 SF.
186 1779 SF.
187 1768 SF.
188 3005 SF.
260 3444 SF.
261 1730 SF.
262 1728 SF.
263 2938 SF.
264 2938 SF.
265 1728 SF.
266 1728 SF.
267 2938 SF.
268 2938 SF.
269 1728 SF.
270 1728 SF.
271 2938 SF.
STOP

X:\Projects\SHD\SHD21001\04-Production\Engineering\Master Plan\Current Drawings\SHD21001-S1.dwg, 1/31/2025 2:41:27 PM, Cody James

SITE LEGEND

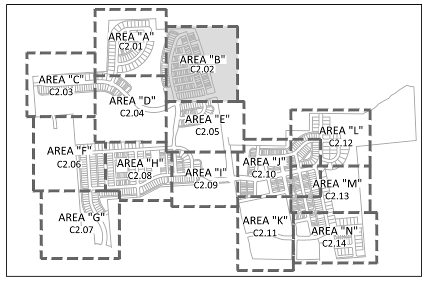
⊸	SIGNAGE
▪	YARD LIGHTS
✷	LIGHT POLE
●	POWER POLE
→	TRAFFIC DIRECTIONAL ARROW
ACC	ACCESSIBLE PARKING STALL
VAN	VAN ACCESSIBLE PARKING STALL
XX	PARKING SPACE COUNT
TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ	ACCESSIBLE RAMPS
▬ ╎╎ ▬ ╎╎ ▬	PHASE LINE
——— – – ———	PROPERTY LINE
——— – – – ———	RIGHT-OF-WAY LINE
—— - - —— - - ——	LOT LINE
— — — — —	EASEMENT LINE
——— — ———	CENTERLINE
▨	WETLANDS
▨	OPEN SPACE - PASSIVE (SEE OPEN SPACE TABLE SHEET C2.00)
▨	OPEN SPACE - ACTIVE (SEE OPEN SPACE TABLE SHEET C2.00)
▦	TREE SAVE AREA

SITE SIGN KEY

R2-1	R1-1	R6-5P	W11-2 W16-7P	R6-4	R1-2	R1-6
SPEED LIMIT 25	STOP				YIELD	STATE LAW YIELD TO WITHIN CROSSWALK

R4-7C	W2-6	OM4-3

SPEED LIMIT TABLE	
LOCAL STREET	25 MPH
MAIN STREET/AVENUE	25 MPH


AREA "A" C2.01
AREA "B" C2.02
AREA "C" C2.03
AREA "D" C2.04
AREA "E" C2.05
AREA "F" C2.06
AREA "G" C2.07
AREA "H" C2.08
AREA "I" C2.09
AREA "J" C2.10
AREA "K" C2.11
AREA "L" C2.12
AREA "M" C2.13
AREA "N" C2.14

INDEX MAP

N

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049483 RYAN K. BARKER

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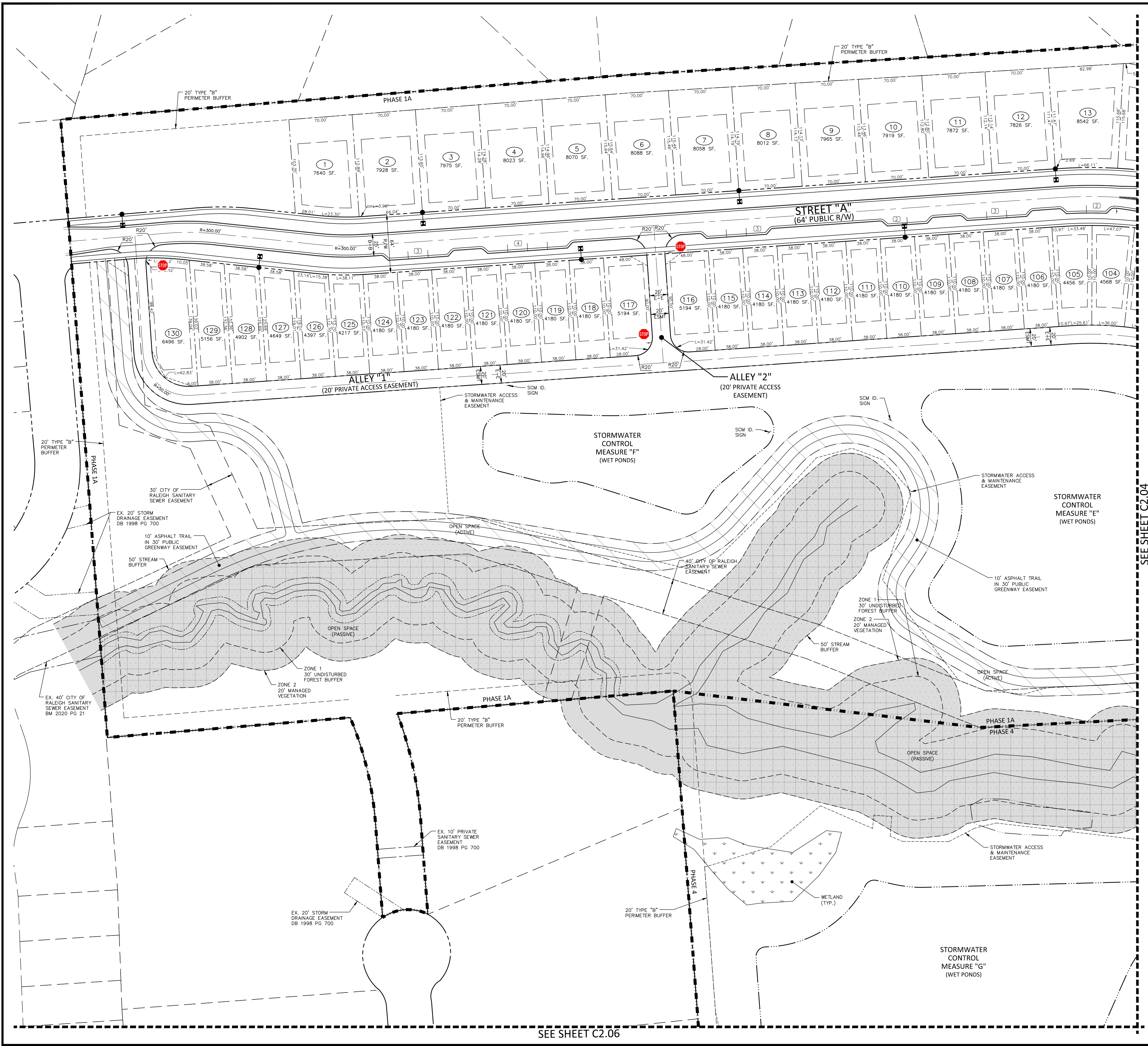
PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-S1
CHECKED BY	RCA
DRAWN BY	RLU
SCALE	1"=50'
DATE	1. 31. 2025

SHEET

SITE, SIGNAGE,PAVEMENT MARKING PLAN-AREA "B"

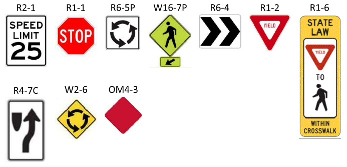
C2.02


20' TYPE "B" PERIMETER BUFFER
PHASE 1A
1 7640 SF.
2 7928 SF.
3 7975 SF.
4 8023 SF.
5 8070 SF.
6 8088 SF.
7 8058 SF.
8 8012 SF.
9 7965 SF.
10 7919 SF.
11 7872 SF.
12 7826 SF.
13 8542 SF.
STREET "A"
(64' PUBLIC R/W)
R=300.00'
R20'
64' R/W
25' B-B
130 6496 SF.
129 5156 SF.
128 4902 SF.
127 4649 SF.
126 4397 SF.
125 4217 SF.
124 4180 SF.
123 4180 SF.
122 4180 SF.
121 4180 SF.
120 4180 SF.
119 4180 SF.
118 4180 SF.
117 5194 SF.
116 5194 SF.
115 4180 SF.
114 4180 SF.
113 4180 SF.
112 4180 SF.
111 4180 SF.
110 4180 SF.
109 4180 SF.
108 4180 SF.
107 4180 SF.
106 4180 SF.
105 4456 SF.
104 4568 SF.
STOP
ALLEY "1"
(20' PRIVATE ACCESS EASEMENT)
R=50.00'
ALLEY "2"
(20' PRIVATE ACCESS EASEMENT)
20' E-E
20' ESMT
SCM ID. SIGN
STORMWATER ACCESS & MAINTENANCE EASEMENT
STORMWATER CONTROL MEASURE "F" (WET PONDS)
STORMWATER CONTROL MEASURE "E" (WET PONDS)
STORMWATER CONTROL MEASURE "G" (WET PONDS)
30' CITY OF RALEIGH SANITARY SEWER EASEMENT
EX. 20' STORM DRAINAGE EASEMENT DB 1998 PG 700
10' ASPHALT TRAIL IN 30' PUBLIC GREENWAY EASEMENT
50' STREAM BUFFER
OPEN SPACE (ACTIVE)
OPEN SPACE (PASSIVE)
40' CITY OF RALEIGH SANITARY SEWER EASEMENT
ZONE 1 30' UNDISTURBED FOREST BUFFER
ZONE 2 20' MANAGED VEGETATION
EX. 40' CITY OF RALEIGH SANITARY SEWER EASEMENT BM 2020 PG 21
PHASE 1A
PHASE 4
EX. 10' PRIVATE SANITARY SEWER EASEMENT DB 1998 PG 700
WETLAND (TYP.)
SEE SHEET C2.04
SEE SHEET C2.06

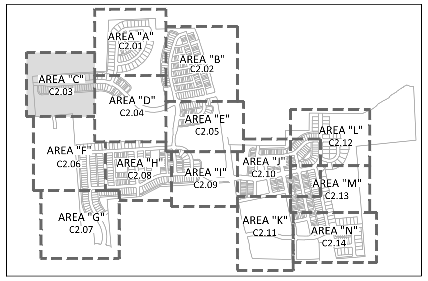
SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
ACC	ACCESSIBLE PARKING STALL
VAN	VAN ACCESSIBLE PARKING STALL
XX	PARKING SPACE COUNT
TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ	ACCESSIBLE RAMPS
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	WETLANDS
	OPEN SPACE - PASSIVE (SEE OPEN SPACE TABLE SHEET C2.00)
	OPEN SPACE - ACTIVE (SEE OPEN SPACE TABLE SHEET C2.00)
	TREE SAVE AREA

SITE SIGN KEY


R2-1
SPEED LIMIT 25
R1-1
STOP
R6-5P
W11-2
W16-7P
R6-4
R1-2
YIELD
R1-6
STATE LAW
YIELD
TO
WITHIN CROSSWALK
R4-7C
W2-6
OM4-3

SPEED LIMIT TABLE	
LOCAL STREET	25 MPH
MAIN STREET/AVENUE	25 MPH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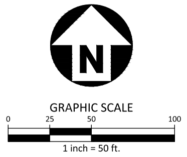
AREA "B" C2.02
AREA "C" C2.03
AREA "D" C2.04
AREA "E" C2.05
AREA "F" C2.06
AREA "G" C2.07
AREA "H" C2.08
AREA "I" C2.09
AREA "J" C2.10
AREA "K" C2.11
AREA "L" C2.12
AREA "M" C2.13
AREA "N" C2.14

INDEX MAP


N
GRAPHIC SCALE
0
25
50
100
1 inch = 50 ft.

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PLAN INFORMATION

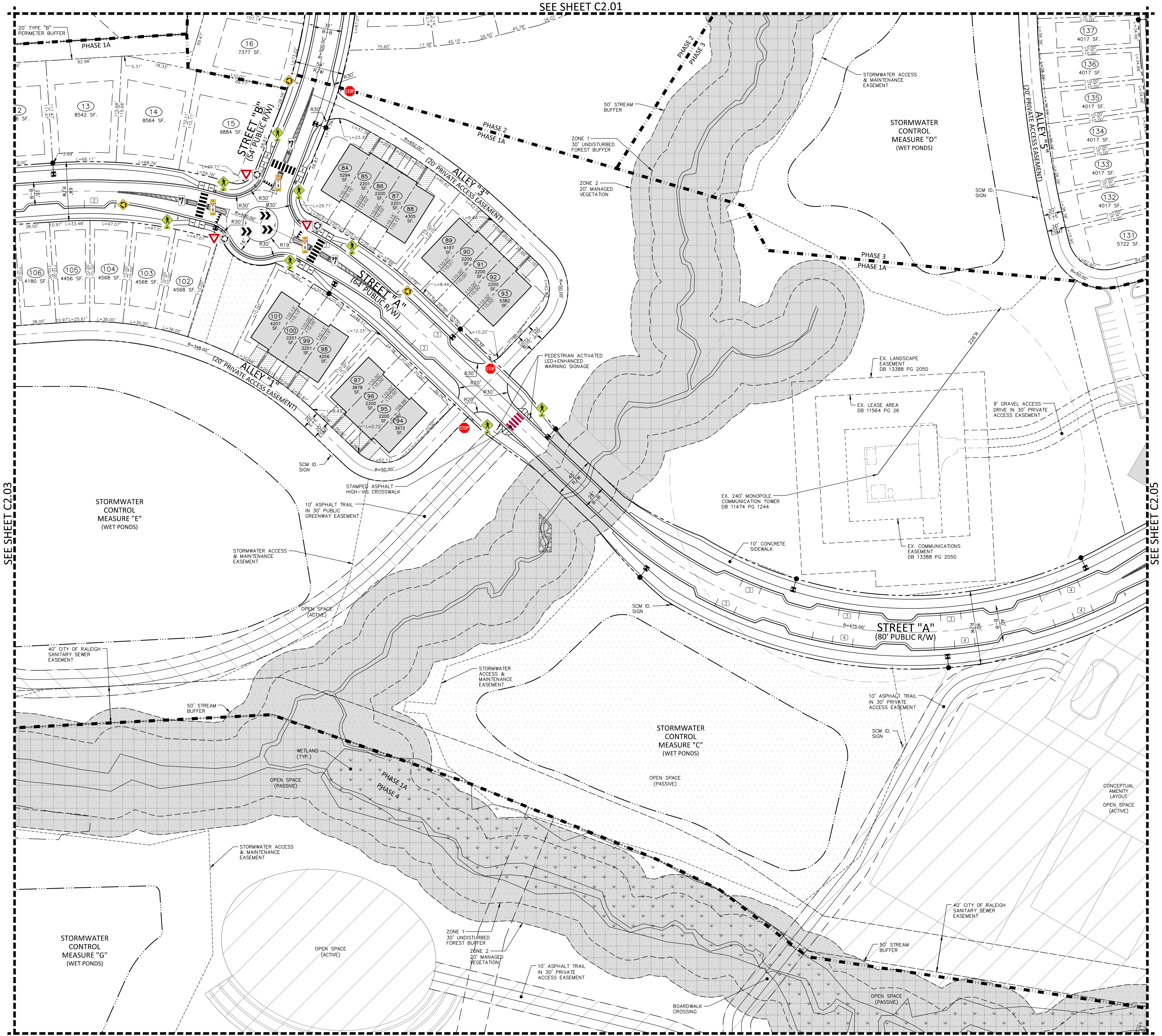
PROJECT NO.	SHD-21001
FILENAME	SHD21001-S1
CHECKED BY	RCA
DRAWN BY	RLU
SCALE	1"=50'
DATE	1. 31. 2025

SHEET

SITE, SIGNAGE,PAVEMENT MARKING PLAN-AREA "C"

C2.03

X:\Projects\SHD\SHD21001\04-Production\Engineering\Master Plan\Current Drawings\SHD21001-S1.dwg, 1/31/2025 2:41:37 PM, Cody James


SEE SHEET C2.01
SEE SHEET C2.03
SEE SHEET C2.05
SEE SHEET C2.08
20' TYPE "B" PERIMETER BUFFER
PHASE 1A
PHASE 2
PHASE 1A
PHASE 2
PHASE 3
PHASE 3
PHASE 1A
PHASE 1A
PHASE 4
STREET "B" (54' PUBLIC R/W)
STREET "A" (64' PUBLIC R/W)
STREET "A" (80' PUBLIC R/W)
ALLEY "3" (20' PRIVATE ACCESS EASEMENT)
ALLEY "1" (20' PRIVATE ACCESS EASEMENT)
ALLEY "5" (20' PRIVATE ACCESS EASEMENT)
13 8542 SF.
14 8564 SF.
15 9884 SF.
16 7377 SF.
84 5294 SF.
85 2201 SF.
86 2200 SF.
87 2201 SF.
88 4305 SF.
89 4197 SF.
90 2200 SF.
91 2200 SF.
92 2200 SF.
93 5382 SF.
94 3972 SF.
95 2200 SF.
96 2200 SF.
97 3878 SF.
98 4256 SF.
99 2201 SF.
100 2201 SF.
101 4207 SF.
102 4568 SF.
103 4568 SF.
104 4568 SF.
105 4456 SF.
106 4180 SF.
131 5722 SF.
132 4017 SF.
133 4017 SF.
134 4017 SF.
135 4017 SF.
136 4017 SF.
137 4017 SF.
50' STREAM BUFFER
ZONE 1 30' UNDISTURBED FOREST BUFFER
ZONE 2 20' MANAGED VEGETATION
STORMWATER ACCESS & MAINTENANCE EASEMENT
STORMWATER CONTROL MEASURE "D" (WET PONDS)
STORMWATER CONTROL MEASURE "E" (WET PONDS)
STORMWATER CONTROL MEASURE "C" (WET PONDS)
STORMWATER CONTROL MEASURE "G" (WET PONDS)
SCM ID. SIGN
PEDESTRIAN ACTIVATED LED+ENHANCED WARNING SIGNAGE
STAMPED ASPHALT HIGH-VIS CROSSWALK
10' ASPHALT TRAIL IN 30' PUBLIC GREENWAY EASEMENT
10' ASPHALT TRAIL IN 30' PRIVATE ACCESS EASEMENT
10' CONCRETE SIDEWALK
EX. LANDSCAPE EASEMENT DB 13388 PG 2050
EX. LEASE AREA DB 11564 PG 26
EX. 240' MONOPOLE COMMUNICATION TOWER DB 11474 PG 1244
EX. COMMUNICATIONS EASEMENT DB 13388 PG 2050
9' GRAVEL ACCESS DRIVE IN 30' PRIVATE ACCESS EASEMENT
226'R
OPEN SPACE (ACTIVE)
OPEN SPACE (PASSIVE)
40' CITY OF RALEIGH SANITARY SEWER EASEMENT
WETLAND (TYP.)
CONCEPTUAL AMENITY LAYOUT
BOARDWALK CROSSING
R=500.00'
R=652.00'
R=348.00'
R=475.00'
R=50.00'
R30'
R20'
R19'
STOP
YIELD

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- ACCESSIBLE RAMPS: TYPE Ⓐ, TYPE Ⓑ, TYPE Ⓒ
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
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- CENTERLINE
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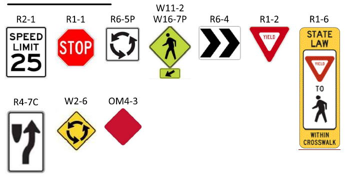
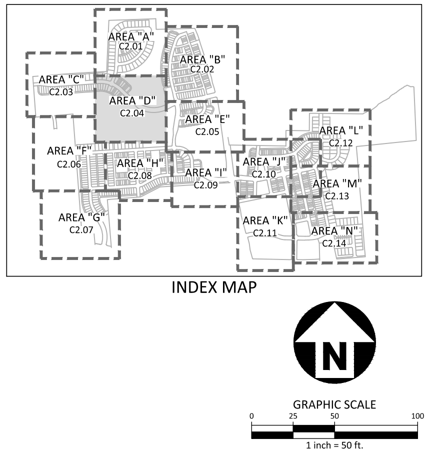
- OPEN SPACE - PASSIVE (SEE OPEN SPACE TABLE SHEET C2.00)
- OPEN SPACE - ACTIVE (SEE OPEN SPACE TABLE SHEET C2.00)
- TREE SAVE AREA

SITE SIGN KEY


R2-1
SPEED LIMIT 25
R1-1
STOP
R6-5P
W11-2
W16-7P
R6-4
R1-2
YIELD
R1-6
STATE LAW
YIELD
TO
WITHIN CROSSWALK
R4-7C
W2-6
OM4-3

SPEED LIMIT TABLE	
LOCAL STREET	25 MPH
MAIN STREET/AVENUE	25 MPH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AREA "C" C2.03
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AREA "H" C2.08
AREA "I" C2.09
AREA "J" C2.10
AREA "K" C2.11
AREA "L" C2.12
AREA "M" C2.13
AREA "N" C2.14
N
0
25
50
100

INDEX MAP

GRAPHIC SCALE

1 inch = 50 ft.

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2	01. 31. 2025	PER TOWN COMMENTS

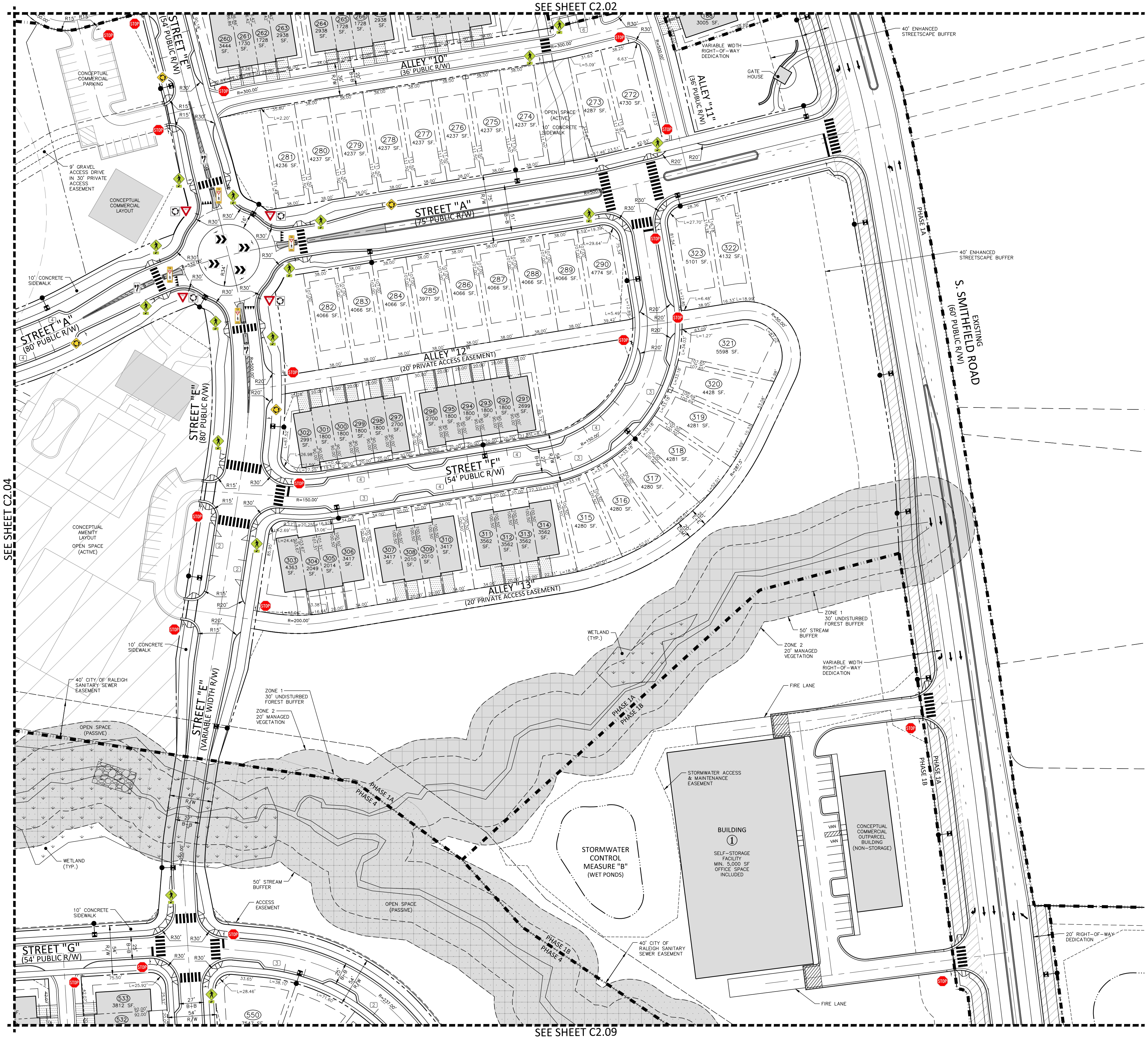
PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-S1
CHECKED BY	RCA
DRAWN BY	RLU
SCALE	1"=50'
DATE	1. 31. 2025

SHEET

SITE, SIGNAGE,PAVEMENT MARKING PLAN-AREA "D"

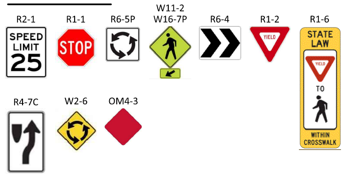
C2.04


SEE SHEET C2.02
SEE SHEET C2.04
SEE SHEET C2.09
STREET "E" (54' PUBLIC R/W)
STREET "E" (80' PUBLIC R/W)
STREET "E" (VARIABLE WIDTH R/W)
STREET "A" (80' PUBLIC R/W)
STREET "A" (75' PUBLIC R/W)
STREET "F" (54' PUBLIC R/W)
STREET "G" (54' PUBLIC R/W)
ALLEY "10" (36' PUBLIC R/W)
ALLEY "11" (36' PUBLIC R/W)
ALLEY "12" (20' PRIVATE ACCESS EASEMENT)
ALLEY "13" (20' PRIVATE ACCESS EASEMENT)
S. SMITHFIELD ROAD (60' PUBLIC R/W) EXISTING
CONCEPTUAL COMMERCIAL PARKING
CONCEPTUAL COMMERCIAL LAYOUT
9' GRAVEL ACCESS DRIVE IN 30' PRIVATE ACCESS EASEMENT
10' CONCRETE SIDEWALK
CONCEPTUAL AMENITY LAYOUT
OPEN SPACE (ACTIVE)
OPEN SPACE (PASSIVE)
40' ENHANCED STREETSCAPE BUFFER
VARIABLE WIDTH RIGHT-OF-WAY DEDICATION
GATE HOUSE
PHASE 1A
PHASE 1B
PHASE 4
ZONE 1 30' UNDISTURBED FOREST BUFFER
ZONE 2 20' MANAGED VEGETATION
50' STREAM BUFFER
WETLAND (TYP.)
40' CITY OF RALEIGH SANITARY SEWER EASEMENT
ACCESS EASEMENT
FIRE LANE
STORMWATER ACCESS & MAINTENANCE EASEMENT
BUILDING ① SELF-STORAGE FACILITY MIN. 5,000 SF OFFICE SPACE INCLUDED
CONCEPTUAL COMMERCIAL OUTPARCEL BUILDING (NON-STORAGE)
STORMWATER CONTROL MEASURE "B" (WET PONDS)
20' RIGHT-OF-WAY DEDICATION
STOP
ACC
VAN

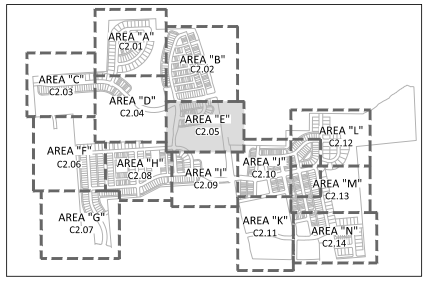
SITE LEGEND

⊸	SIGNAGE
▼	YARD LIGHTS
✷	LIGHT POLE
●	POWER POLE
→	TRAFFIC DIRECTIONAL ARROW
ACC	ACCESSIBLE PARKING STALL
VAN	VAN ACCESSIBLE PARKING STALL
XX	PARKING SPACE COUNT
TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ	ACCESSIBLE RAMPS
▬ ╍ ▬	PHASE LINE
── ‒ ‒ ──	PROPERTY LINE
── ‒ ‒ ‒ ──	RIGHT-OF-WAY LINE
── ‒ ‒ ── ‒ ‒ ──	LOT LINE
‒ ‒ ‒ ‒	EASEMENT LINE
── ‒ ──	CENTERLINE
▨	WETLANDS
▨	OPEN SPACE - PASSIVE (SEE OPEN SPACE TABLE SHEET C2.00)
▨	OPEN SPACE - ACTIVE (SEE OPEN SPACE TABLE SHEET C2.00)
▦	TREE SAVE AREA

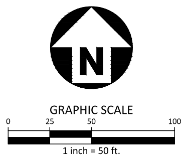
SITE SIGN KEY


R2-1
SPEED LIMIT 25
R1-1
STOP
R6-5P
W11-2
W16-7P
R6-4
R1-2
YIELD
R1-6
STATE LAW
YIELD TO
WITHIN CROSSWALK
R4-7C
W2-6
OM4-3

SPEED LIMIT TABLE	
LOCAL STREET	25 MPH
MAIN STREET/AVENUE	25 MPH


AREA "A" C2.01
AREA "B" C2.02
AREA "C" C2.03
AREA "D" C2.04
AREA "E" C2.05
AREA "F" C2.06
AREA "G" C2.07
AREA "H" C2.08
AREA "I" C2.09
AREA "J" C2.10
AREA "K" C2.11
AREA "L" C2.12
AREA "M" C2.13
AREA "N" C2.14

INDEX MAP


N
0
25
50
100
1 inch = 50 ft.

GRAPHIC SCALE

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS

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GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING

PARKSIDE AT WESTLAKE

MASTER PLAN
4001 SOUTH SMITHFIELD ROAD
KNIGHTDALE, NORTH CAROLINA

SEAL 049483
RYAN K. BARKER

REVISIONS

NO.	DATE	
1	12. 20. 2024	PER TOWN COMMENTS
2	01. 31. 2025	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-S1
CHECKED BY	RCA
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SCALE	1"=50'
DATE	1. 31. 2025

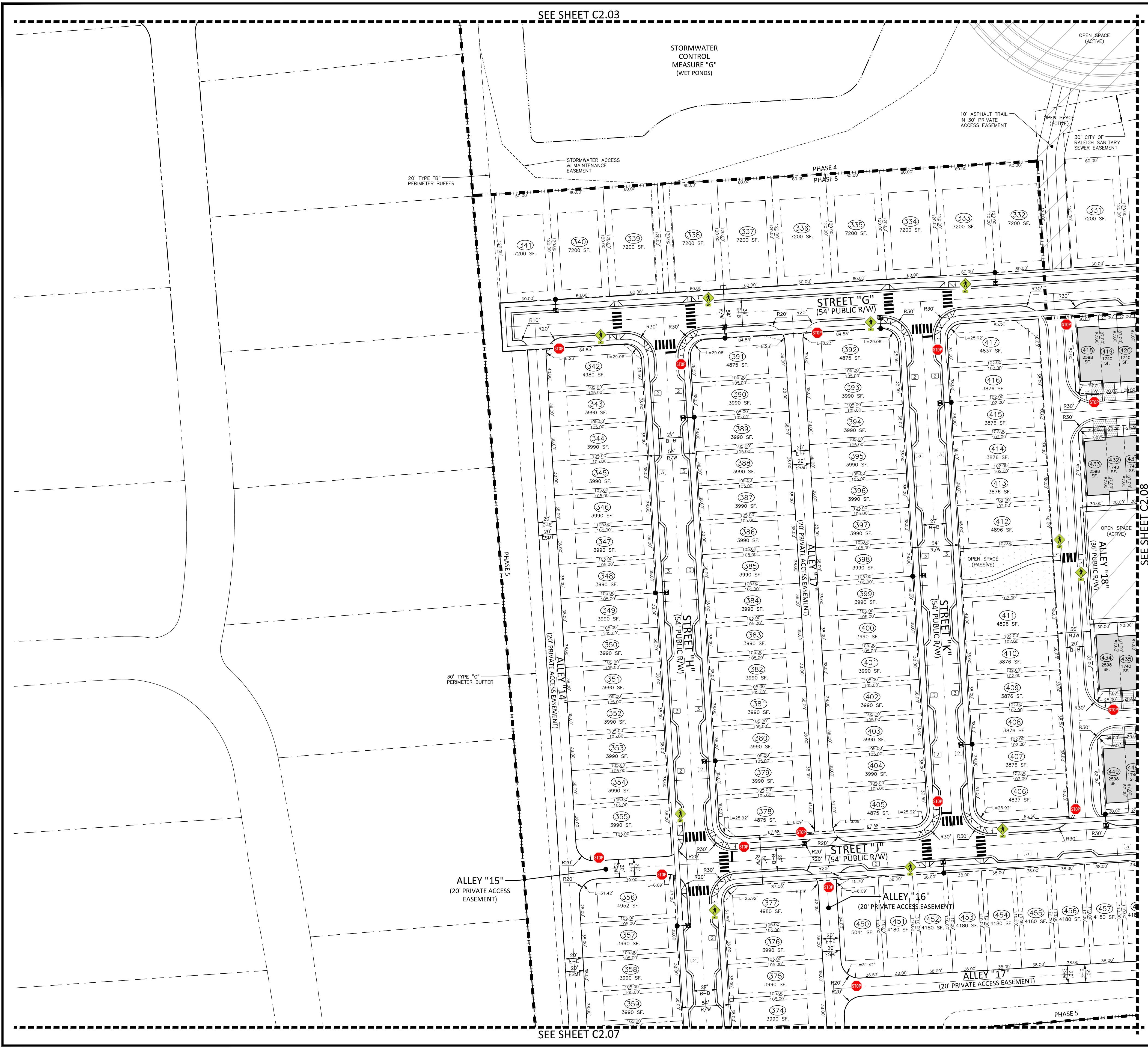
SHEET

SITE, SIGNAGE,PAVEMENT MARKING PLAN-AREA "E"

C2.05

X:\Projects\SHD\SHD21001\04-Production\Engineering\Master Plan\Current Drawings\SHD21001-S1.dwg, 1/31/2025 2:41:57 PM, Cody James

SEE SHEET C2.03


STORMWATER CONTROL MEASURE "G" (WET PONDS)
OPEN SPACE (ACTIVE)
10' ASPHALT TRAIL IN 30' PRIVATE ACCESS EASEMENT
OPEN SPACE (ACTIVE)
30' CITY OF RALEIGH SANITARY SEWER EASEMENT
STORMWATER ACCESS & MAINTENANCE EASEMENT
20' TYPE "B" PERIMETER BUFFER
PHASE 4
PHASE 5
341 7200 SF.
340 7200 SF.
339 7200 SF.
338 7200 SF.
337 7200 SF.
336 7200 SF.
335 7200 SF.
334 7200 SF.
333 7200 SF.
332 7200 SF.
331 7200 SF.
STREET "G" (54' PUBLIC R/W)
STOP
342 4980 SF.
343 3990 SF.
344 3990 SF.
345 3990 SF.
346 3990 SF.
347 3990 SF.
348 3990 SF.
349 3990 SF.
350 3990 SF.
351 3990 SF.
352 3990 SF.
353 3990 SF.
354 3990 SF.
355 3990 SF.
391 4875 SF.
390 3990 SF.
389 3990 SF.
388 3990 SF.
387 3990 SF.
386 3990 SF.
385 3990 SF.
384 3990 SF.
383 3990 SF.
382 3990 SF.
381 3990 SF.
380 3990 SF.
379 3990 SF.
378 4875 SF.
392 4875 SF.
393 3990 SF.
394 3990 SF.
395 3990 SF.
396 3990 SF.
397 3990 SF.
398 3990 SF.
399 3990 SF.
400 3990 SF.
401 3990 SF.
402 3990 SF.
403 3990 SF.
404 3990 SF.
405 4875 SF.
417 4837 SF.
416 3876 SF.
415 3876 SF.
414 3876 SF.
413 3876 SF.
412 4896 SF.
411 4896 SF.
410 3876 SF.
409 3876 SF.
408 3876 SF.
407 3876 SF.
406 4837 SF.
418 2598 SF.
419 1740 SF.
420 1740 SF.
433 2598 SF.
432 1740 SF.
434 2598 SF.
435 1740 SF.
449 2598 SF.
ALLEY "14" (20' PRIVATE ACCESS EASEMENT)
STREET "H" (54' PUBLIC R/W)
ALLEY "13" (20' PRIVATE ACCESS EASEMENT)
STREET "K" (54' PUBLIC R/W)
ALLEY "18" (36' PUBLIC R/W)
OPEN SPACE (PASSIVE)
OPEN SPACE (ACTIVE)
PHASE 5
30' TYPE "C" PERIMETER BUFFER
STREET "J" (54' PUBLIC R/W)
ALLEY "15" (20' PRIVATE ACCESS EASEMENT)
ALLEY "16" (20' PRIVATE ACCESS EASEMENT)
ALLEY "17" (20' PRIVATE ACCESS EASEMENT)
356 4952 SF.
357 3990 SF.
358 3990 SF.
359 3990 SF.
377 4980 SF.
376 3990 SF.
375 3990 SF.
374 3990 SF.
450 5041 SF.
451 4180 SF.
452 4180 SF.
453 4180 SF.
454 4180 SF.
455 4180 SF.
456 4180 SF.
457 4180 SF.
SEE SHEET C2.08
PHASE 5

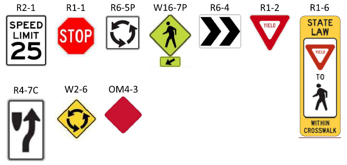
SEE SHEET C2.07

X:\Projects\SHD\SHD21001\04-Production\Engineering\Master Plan\Current Drawings\SHD21001-S1.dwg, 1/31/2025 2:42:07 PM, Cody James

SITE LEGEND

SIGNAGE
YARD LIGHTS
LIGHT POLE
POWER POLE
→ TRAFFIC DIRECTIONAL ARROW
ACC ACCESSIBLE PARKING STALL
VAN VAN ACCESSIBLE PARKING STALL
XX PARKING SPACE COUNT
TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ ACCESSIBLE RAMPS
PHASE LINE
PROPERTY LINE
RIGHT-OF-WAY LINE
LOT LINE
EASEMENT LINE
CENTERLINE
WETLANDS
OPEN SPACE - PASSIVE (SEE OPEN SPACE TABLE SHEET C2.00)
OPEN SPACE - ACTIVE (SEE OPEN SPACE TABLE SHEET C2.00)
TREE SAVE AREA

SITE SIGN KEY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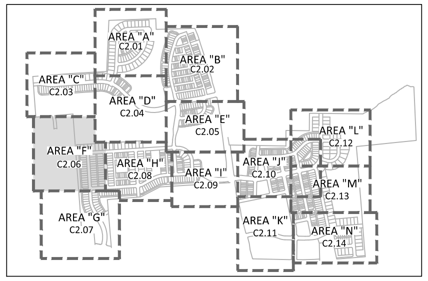
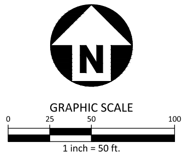
SPEED LIMIT 25
R1-1
STOP
R6-5P
W11-2
W16-7P
R6-4
R1-2
YIELD
R1-6
STATE LAW
YIELD
TO
WITHIN CROSSWALK
R4-7C
W2-6
OM4-3

SPEED LIMIT TABLE	
LOCAL STREET	25 MPH
MAIN STREET/AVENUE	25 MPH


AREA "A" C2.01
AREA "B" C2.02
AREA "C" C2.03
AREA "D" C2.04
AREA "E" C2.05
AREA "F" C2.06
AREA "G" C2.07
AREA "H" C2.08
AREA "I" C2.09
AREA "J" C2.10
AREA "K" C2.11
AREA "L" C2.12
AREA "M" C2.13
AREA "N" C2.14

INDEX MAP


N
GRAPHIC SCALE
0
25
50
100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PARKSIDE AT WESTLAKE
MASTER PLAN
4001 SOUTH SMITHFIELD ROAD
KNIGHTDALE, NORTH CAROLINA

049483
RYAN K. BARKER

REVISIONS

N0.	DATE	
1	12. 20. 2024	PER TOWN COMMENTS
2	01. 31. 2025	PER TOWN COMMENTS

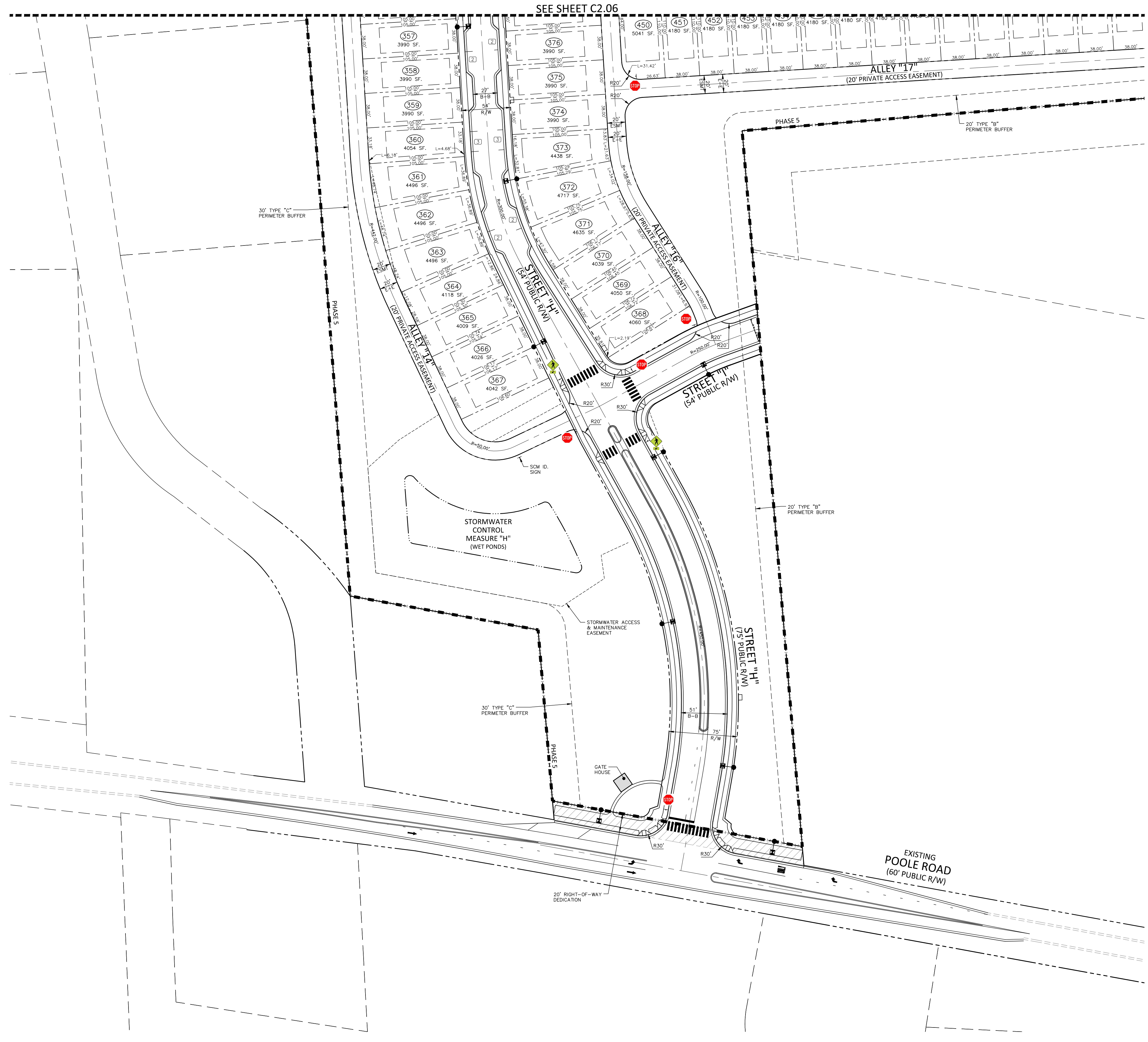
PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-S1
CHECKED BY	RCA
DRAWN BY	RLU
SCALE	1"=50'
DATE	1. 31. 2025

SHEET

SITE, SIGNAGE,PAVEMENT MARKING PLAN-AREA "F"

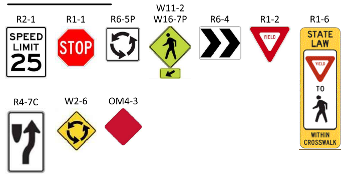
C2.06


SEE SHEET C2.06
STREET "H"
(54' PUBLIC R/W)
STREET "H"
(75' PUBLIC R/W)
STREET "I"
(54' PUBLIC R/W)
ALLEY "14"
(20' PRIVATE ACCESS EASEMENT)
ALLEY "16"
(20' PRIVATE ACCESS EASEMENT)
ALLEY "17"
(20' PRIVATE ACCESS EASEMENT)
357 3990 SF.
358 3990 SF.
359 3990 SF.
360 4054 SF.
361 4496 SF.
362 4496 SF.
363 4496 SF.
364 4118 SF.
365 4009 SF.
366 4026 SF.
367 4042 SF.
376 3990 SF.
375 3990 SF.
374 3990 SF.
373 4438 SF.
372 4717 SF.
371 4635 SF.
370 4039 SF.
369 4050 SF.
368 4060 SF.
450 5041 SF.
451 4180 SF.
452 4180 SF.
453 4180 SF.
27' B-B
54' R/W
51' B-B
75' R/W
R=300.00'
R=442.00'
R=450.00'
R=250.00'
R=158.00'
R=100.00'
R=50.00'
R20'
R30'
20' ESMT
20' E-E
STOP
30' TYPE "C" PERIMETER BUFFER
20' TYPE "B" PERIMETER BUFFER
PHASE 5
SCM ID. SIGN
STORMWATER CONTROL MEASURE "H" (WET PONDS)
STORMWATER ACCESS & MAINTENANCE EASEMENT
GATE HOUSE
20' RIGHT-OF-WAY DEDICATION
EXISTING
POOLE ROAD
(60' PUBLIC R/W)

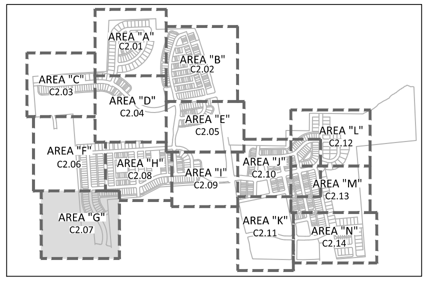
SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
➡	TRAFFIC DIRECTIONAL ARROW
ACC	ACCESSIBLE PARKING STALL
VAN	VAN ACCESSIBLE PARKING STALL
XX	PARKING SPACE COUNT
TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ	ACCESSIBLE RAMPS
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	WETLANDS
	OPEN SPACE - PASSIVE (SEE OPEN SPACE TABLE SHEET C2.00)
	OPEN SPACE - ACTIVE (SEE OPEN SPACE TABLE SHEET C2.00)
	TREE SAVE AREA

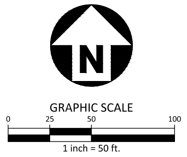
SITE SIGN KEY


R2-1
SPEED LIMIT 25
R1-1
STOP
R6-5P
W11-2
W16-7P
R6-4
R1-2
YIELD
R1-6
STATE LAW
YIELD
TO
WITHIN CROSSWALK
R4-7C
W2-6
OM4-3

SPEED LIMIT TABLE	
LOCAL STREET	25 MPH
MAIN STREET/AVENUE	25 MPH


AREA "A"
C2.01
AREA "B"
C2.02
AREA "C"
C2.03
AREA "D"
C2.04
AREA "E"
C2.05
AREA "F"
C2.06
AREA "G"
C2.07
AREA "H"
C2.08
AREA "I"
C2.09
AREA "J"
C2.10
AREA "K"
C2.11
AREA "L"
C2.12
AREA "M"
C2.13
AREA "N"
C2.14

INDEX MAP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GRAPHIC SCALE
0
25
50
100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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MASTER PLAN
4001 SOUTH SMITHFIELD ROAD
KNIGHTDALE, NORTH CAROLINA

049483
RYAN K. BARKER

REVISIONS

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PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-S1
CHECKED BY	RCA
DRAWN BY	RLU
SCALE	1"=50'
DATE	1. 31. 2025

SHEET

SITE, SIGNAGE,PAVEMENT MARKING PLAN-AREA "G"

C2.07

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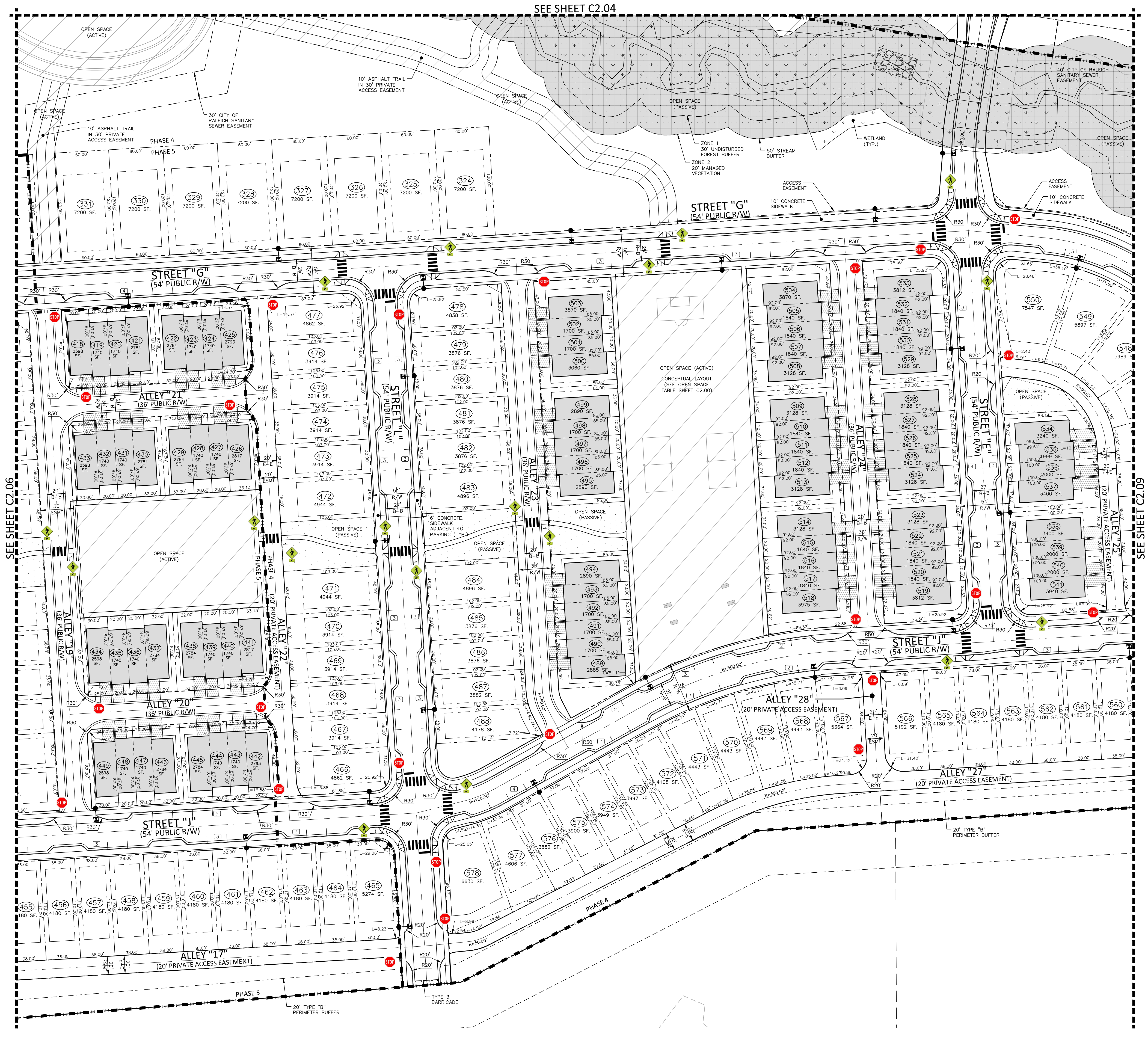
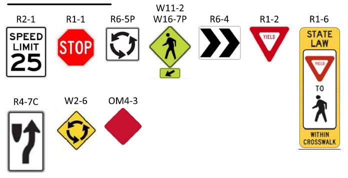

SEE SHEET C2.04
SEE SHEET C2.06
SEE SHEET C2.09
STREET "G" (54' PUBLIC R/W)
STREET "L" (54' PUBLIC R/W)
STREET "E" (54' PUBLIC R/W)
STREET "J" (54' PUBLIC R/W)
ALLEY "19" (36' PUBLIC R/W)
ALLEY "20" (36' PUBLIC R/W)
ALLEY "21" (36' PUBLIC R/W)
ALLEY "22" (20' PRIVATE ACCESS EASEMENT)
ALLEY "23" (36' PUBLIC R/W)
ALLEY "24" (36' PUBLIC R/W)
ALLEY "25" (20' PRIVATE ACCESS EASEMENT)
ALLEY "27" (20' PRIVATE ACCESS EASEMENT)
ALLEY "28" (20' PRIVATE ACCESS EASEMENT)
ALLEY "17" (20' PRIVATE ACCESS EASEMENT)
OPEN SPACE (ACTIVE)
OPEN SPACE (PASSIVE)
OPEN SPACE (ACTIVE) CONCEPTUAL LAYOUT (SEE OPEN SPACE TABLE SHEET C2.00)
10' ASPHALT TRAIL IN 30' PRIVATE ACCESS EASEMENT
30' CITY OF RALEIGH SANITARY SEWER EASEMENT
40' CITY OF RALEIGH SANITARY SEWER EASEMENT
ZONE 1 30' UNDISTURBED FOREST BUFFER
ZONE 2 20' MANAGED VEGETATION
50' STREAM BUFFER
WETLAND (TYP.)
ACCESS EASEMENT
10' CONCRETE SIDEWALK
6' CONCRETE SIDEWALK ADJACENT TO PARKING (TYP.)
20' TYPE "B" PERIMETER BUFFER
TYPE 3 BARRICADE
PHASE 4
PHASE 5
STOP

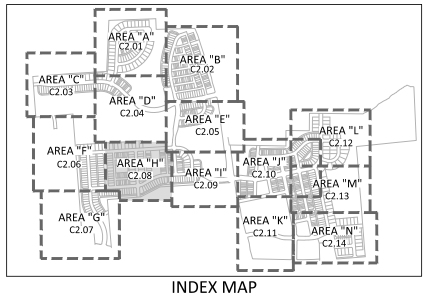
SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC ACCESSIBLE PARKING STALL
- VAN VAN ACCESSIBLE PARKING STALL
- XX PARKING SPACE COUNT
- TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ ACCESSIBLE RAMPS
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- WETLANDS
- OPEN SPACE - PASSIVE (SEE OPEN SPACE TABLE SHEET C2.00)
- OPEN SPACE - ACTIVE (SEE OPEN SPACE TABLE SHEET C2.00)
- TREE SAVE AREA

SITE SIGN KEY


R2-1
SPEED LIMIT 25
R1-1
STOP
R6-5P
W11-2
W16-7P
R6-4
R1-2
YIELD
R1-6
STATE LAW
YIELD TO
WITHIN CROSSWALK
R4-7C
W2-6
OM4-3

SPEED LIMIT TABLE	
LOCAL STREET	25 MPH
MAIN STREET/AVENUE	25 MPH


AREA "A" C2.01
AREA "B" C2.02
AREA "C" C2.03
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AREA "F" C2.06
AREA "G" C2.07
AREA "H" C2.08
AREA "I" C2.09
AREA "J" C2.10
AREA "K" C2.11
AREA "L" C2.12
AREA "M" C2.13
AREA "N" C2.14

INDEX MAP

N

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

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DRAWN BY	RLU
SCALE	1"=50'
DATE	1. 31. 2025

SHEET

SITE, SIGNAGE,PAVEMENT MARKING PLAN-AREA "H"

C2.08

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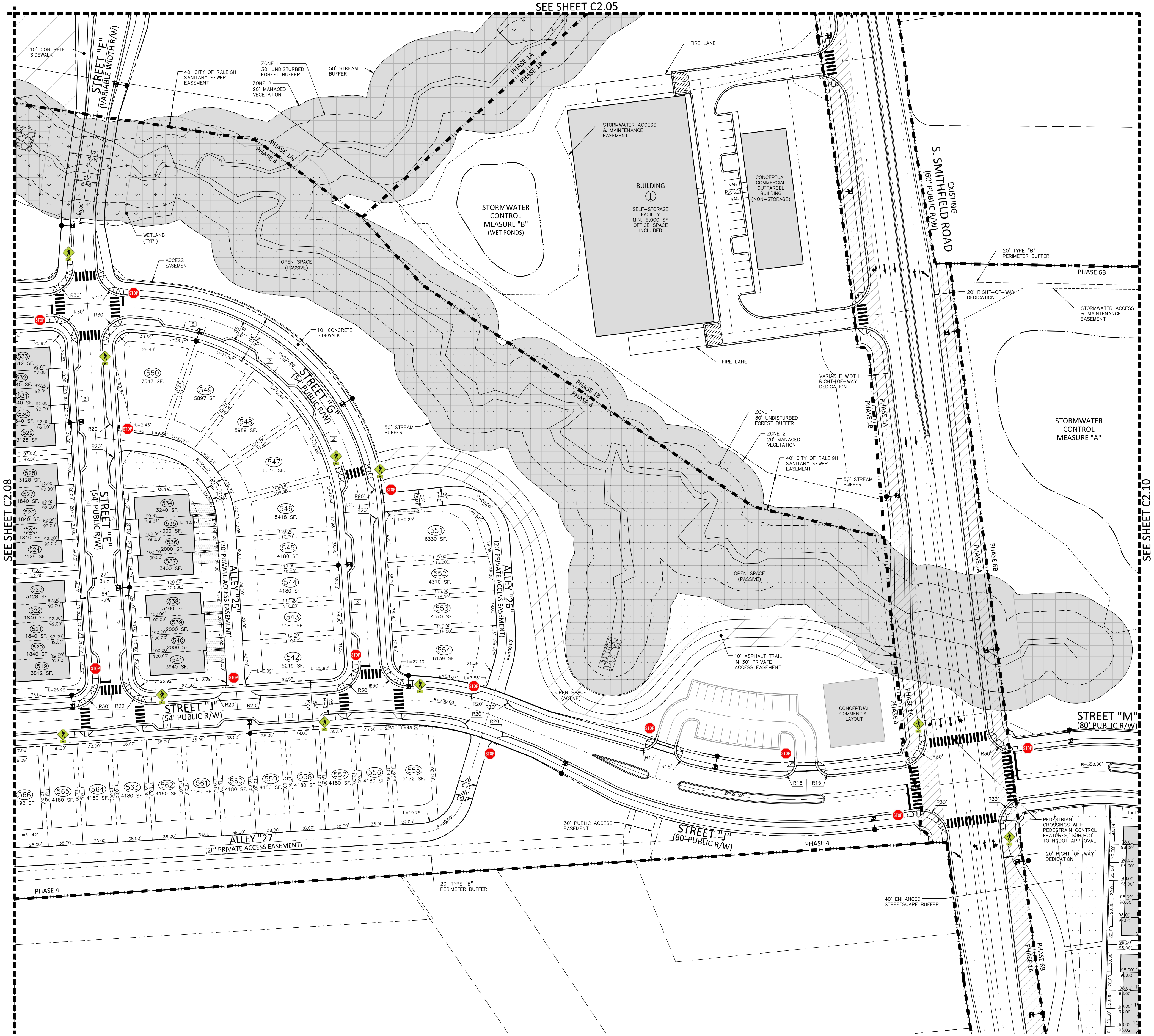

SEE SHEET C2.05
SEE SHEET C2.08
SEE SHEET C2.10
STREET "E" (VARIABLE WIDTH R/W)
STREET "E" (54' PUBLIC R/W)
STREET "G" (54' PUBLIC R/W)
STREET "J" (54' PUBLIC R/W)
STREET "J" (80' PUBLIC R/W)
STREET "M" (80' PUBLIC R/W)
S. SMITHFIELD ROAD (60' PUBLIC R/W) EXISTING
ALLEY "25" (20' PRIVATE ACCESS EASEMENT)
ALLEY "26" (20' PRIVATE ACCESS EASEMENT)
ALLEY "27" (20' PRIVATE ACCESS EASEMENT)
10' CONCRETE SIDEWALK
40' CITY OF RALEIGH SANITARY SEWER EASEMENT
ZONE 1 30' UNDISTURBED FOREST BUFFER
ZONE 2 20' MANAGED VEGETATION
50' STREAM BUFFER
PHASE 1A
PHASE 1B
PHASE 4
PHASE 6B
FIRE LANE
STORMWATER ACCESS & MAINTENANCE EASEMENT
BUILDING ① SELF–STORAGE FACILITY MIN. 5,000 SF OFFICE SPACE INCLUDED
CONCEPTUAL COMMERCIAL OUTPARCEL BUILDING (NON–STORAGE)
VAN
STORMWATER CONTROL MEASURE "B" (WET PONDS)
STORMWATER CONTROL MEASURE "A"
WETLAND (TYP.)
ACCESS EASEMENT
OPEN SPACE (PASSIVE)
OPEN SPACE (ACTIVE)
20' TYPE "B" PERIMETER BUFFER
20' RIGHT–OF–WAY DEDICATION
VARIABLE WIDTH RIGHT–OF–WAY DEDICATION
10' ASPHALT TRAIL IN 30' PRIVATE ACCESS EASEMENT
CONCEPTUAL COMMERCIAL LAYOUT
30' PUBLIC ACCESS EASEMENT
40' ENHANCED STREETSCAPE BUFFER
PEDESTRIAN CROSSINGS WITH PEDESTRAIN CONTROL FEATURES, SUBJECT TO NCDOT APPROVAL
STOP
R30'
R20'
R15'
R=300.00'
R=100.00'
R=90.00'
47' R/W
27' B–B
54' R/W
550 7547 SF.
549 5897 SF.
548 5989 SF.
547 6038 SF.
546 5418 SF.
545 4180 SF.
544 4180 SF.
543 4180 SF.
542 5219 SF.
551 6330 SF.
552 4370 SF.
553 4370 SF.
554 6139 SF.
534 3240 SF.
535 1999 SF.
536 2000 SF.
537 3400 SF.
538 3400 SF.
539 2000 SF.
540 2000 SF.
541 3940 SF.
533
532
531
530
529 3128 SF.
528 3128 SF.
527 1840 SF.
526 1840 SF.
525 1840 SF.
524 3128 SF.
523 3128 SF.
522 1840 SF.
521 1840 SF.
520 1840 SF.
519 3812 SF.
566
565 4180 SF.
564 4180 SF.
563 4180 SF.
562 4180 SF.
561 4180 SF.
560 4180 SF.
559 4180 SF.
558 4180 SF.
557 4180 SF.
556 4180 SF.
555 5172 SF.
38.00'
92.00'
110.00'
115.00'
100.00'

SITE LEGEND

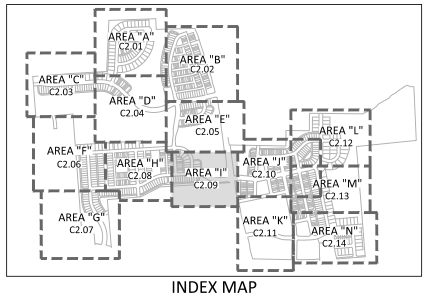
─o─	SIGNAGE
▪	YARD LIGHTS
✹	LIGHT POLE
●	POWER POLE
➡	TRAFFIC DIRECTIONAL ARROW
ACC	ACCESSIBLE PARKING STALL
VAN	VAN ACCESSIBLE PARKING STALL
XX	PARKING SPACE COUNT
TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ	ACCESSIBLE RAMPS
▬ ▬ ▬	PHASE LINE
─── ─ ─ ───	PROPERTY LINE
─── ─ ─ ───	RIGHT-OF-WAY LINE
── ─ ─ ──	LOT LINE
─ ─ ─ ─	EASEMENT LINE
─── ─ ───	CENTERLINE
↓ ↓ ↓	WETLANDS
⋯	OPEN SPACE - PASSIVE (SEE OPEN SPACE TABLE SHEET C2.00)
▨	OPEN SPACE - ACTIVE (SEE OPEN SPACE TABLE SHEET C2.00)
▦	TREE SAVE AREA

SITE SIGN KEY

R2-1	R1-1	R6-5P	W11-2 W16-7P	R6-4	R1-2	R1-6
SPEED LIMIT 25	STOP	⟳	🚶 ↙	❯❯	YIELD	STATE LAW YIELD TO 🚶 WITHIN CROSSWALK

R4-7C	W2-6	OM4-3
↰	⟳	◆

SPEED LIMIT TABLE	
LOCAL STREET	25 MPH
MAIN STREET/AVENUE	25 MPH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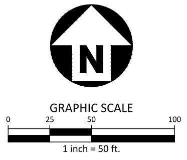
AREA "B" C2.02
AREA "C" C2.03
AREA "D" C2.04
AREA "E" C2.05
AREA "F" C2.06
AREA "G" C2.07
AREA "H" C2.08
AREA "I" C2.09
AREA "J" C2.10
AREA "K" C2.11
AREA "L" C2.12
AREA "M" C2.13
AREA "N" C2.14

INDEX MAP


N
GRAPHIC SCALE
0
25
50
100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\SHD\SHD21001\04-Production\Engineering\Master Plan\Current Drawings\SHD21001-S1.dwg, 1/31/2025 2:42:41 PM, Cody James

McADAMS

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GANDER DEVELOPMENT
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DURHAM, NC 27703

GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING

PARKSIDE AT WESTLAKE

MASTER PLAN
4001 SOUTH SMITHFIELD ROAD
KNIGHTDALE, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049483 RYAN K. BARKER

REVISIONS

NO.	DATE	
1	12. 20. 2024	PER TOWN COMMENTS
2	01. 31. 2025	PER TOWN COMMENTS

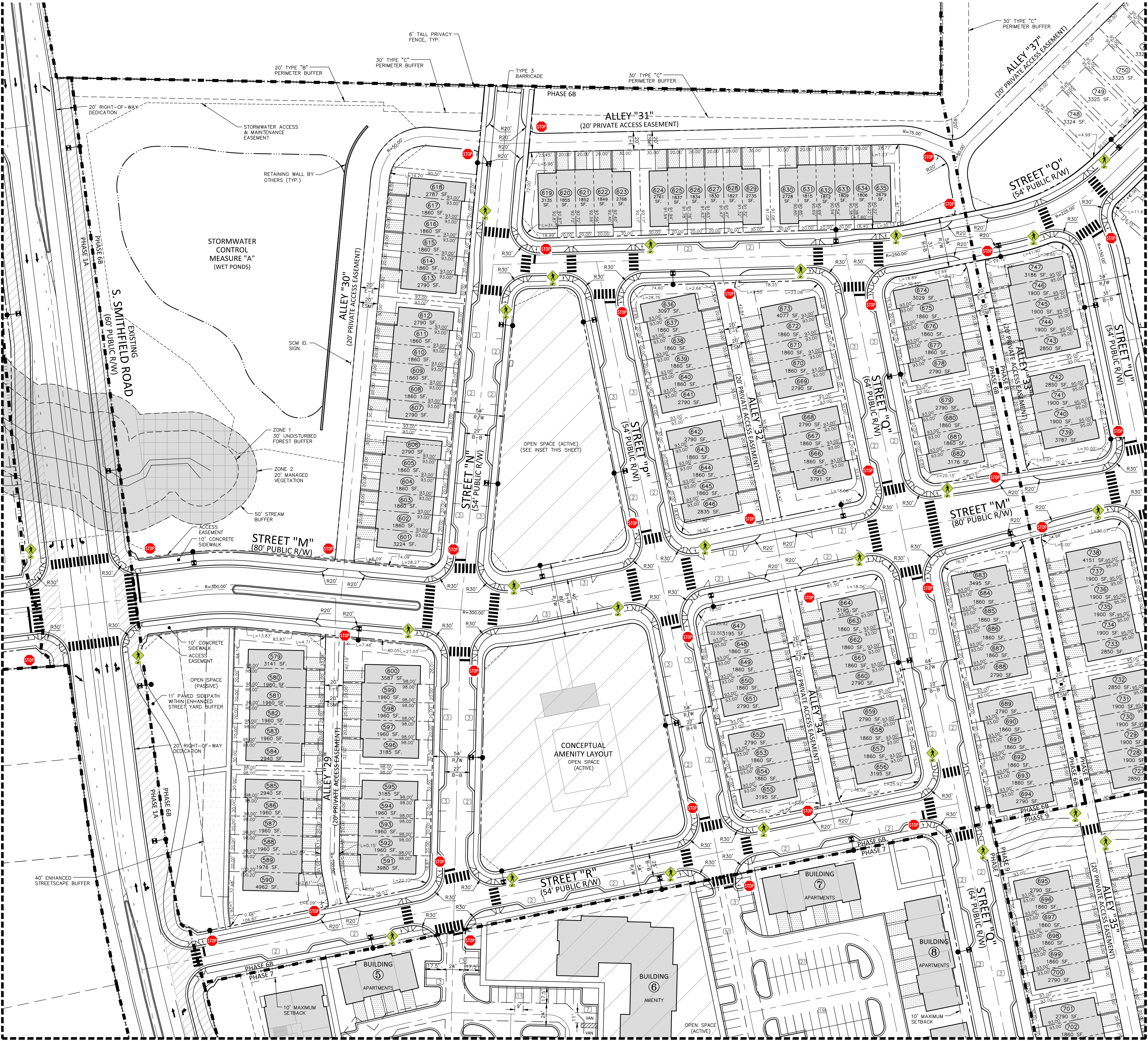
PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-S1
CHECKED BY	RCA
DRAWN BY	RLU
SCALE	1"=50'
DATE	1. 31. 2025

SHEET

SITE, SIGNAGE,PAVEMENT MARKING PLAN-AREA "I"

C2.09


STREET "M" (80' PUBLIC R/W)
STREET "N" (54' PUBLIC R/W)
STREET "O" (54' PUBLIC R/W)
STREET "P" (54' PUBLIC R/W)
STREET "Q" (64' PUBLIC R/W)
STREET "R" (54' PUBLIC R/W)
STREET "U" (54' PUBLIC R/W)
ALLEY "29" (20' PRIVATE ACCESS EASEMENT)
ALLEY "30" (20' PRIVATE ACCESS EASEMENT)
ALLEY "31" (20' PRIVATE ACCESS EASEMENT)
ALLEY "32" (20' PRIVATE ACCESS EASEMENT)
ALLEY "33" (20' PRIVATE ACCESS EASEMENT)
ALLEY "34" (20' PRIVATE ACCESS EASEMENT)
ALLEY "35" (20' PRIVATE ACCESS EASEMENT)
ALLEY "37" (20' PRIVATE ACCESS EASEMENT)
S. SMITHFIELD ROAD (60' PUBLIC R/W) EXISTING
STORMWATER CONTROL MEASURE "A" (WET PONDS)
SCM ID. SIGN
STORMWATER ACCESS & MAINTENANCE EASEMENT
RETAINING WALL BY OTHERS (TYP.)
20' RIGHT-OF-WAY DEDICATION
20' TYPE "B" PERIMETER BUFFER
30' TYPE "C" PERIMETER BUFFER
6' TALL PRIVACY FENCE, TYP.
TYPE 3 BARRICADE
ZONE 1 30' UNDISTURBED FOREST BUFFER
ZONE 2 20' MANAGED VEGETATION
50' STREAM BUFFER
ACCESS EASEMENT
10' CONCRETE SIDEWALK
OPEN SPACE (PASSIVE)
11' PAVED SIDEPATH WITHIN ENHANCED STREET YARD BUFFER
40' ENHANCED STREETSCAPE BUFFER
10' MAXIMUM SETBACK
OPEN SPACE (ACTIVE) (SEE INSET THIS SHEET)
CONCEPTUAL AMENITY LAYOUT OPEN SPACE (ACTIVE)
OPEN SPACE (ACTIVE)
BUILDING 5 APARTMENTS
BUILDING 6 AMENITY
BUILDING 7 APARTMENTS
BUILDING 8 APARTMENTS
PHASE 1A
PHASE 6B
PHASE 7
PHASE 8
PHASE 9
SEE SHEET C2.09
SEE SHEET C2.11
SEE SHEET C2.12
SEE SHEET C2.13
STOP
601 3224 SF.
602 1860 SF.
603 1860 SF.
604 1860 SF.
605 1860 SF.
606 2790 SF.
607 2790 SF.
608 1860 SF.
609 1860 SF.
610 1860 SF.
611 1860 SF.
612 2790 SF.
613 2790 SF.
614 1860 SF.
615 1860 SF.
616 1860 SF.
617 1860 SF.
618 2787 SF.
619 3135 SF.
620 1855 SF.
621 1852 SF.
622 1849 SF.
623 2768 SF.
624 2761 SF.
625 1837 SF.
626 1834 SF.
627 1830 SF.
628 1827 SF.
629 2735 SF.
630 2728 SF.
631 1815 SF.
632 1812 SF.
633 1809 SF.
634 1806 SF.
635 2679 SF.
636 3097 SF.
637 1860 SF.
638 1860 SF.
639 1860 SF.
640 1860 SF.
641 2790 SF.
642 2790 SF.
643 1860 SF.
644 1860 SF.
645 1860 SF.
646 2835 SF.
647 3195 SF.
648 1860 SF.
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652 2790 SF.
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655 3195 SF.
656 3195 SF.
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659 2790 SF.
660 2790 SF.
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663 1860 SF.
664 3195 SF.
665 3791 SF.
666 1860 SF.
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668 2790 SF.
669 2790 SF.
670 1860 SF.
671 1860 SF.
672 1860 SF.
673 4077 SF.
674 3029 SF.
675 1860 SF.
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678 2790 SF.
679 2790 SF.
680 1860 SF.
681 1860 SF.
682 3176 SF.
683 3495 SF.
684 1860 SF.
685 1860 SF.
686 1860 SF.
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688 2790 SF.
689 2790 SF.
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692 1860 SF.
693 1860 SF.
694 2790 SF.
695 2790 SF.
696 1860 SF.
697 1860 SF.
698 1860 SF.
699 1860 SF.
700 2790 SF.
701 2790 SF.
702 1860 SF.
727 2850
728 1900
729 1900 SF.
730 1900 SF.
731 1900 SF.
732 2850 SF.
733 2850 SF.
734 1900 SF.
735 1900 SF.
736 1900 SF.
737 1900 SF.
738 4151 SF.
739 3787 SF.
740 1900 SF.
741 1900 SF.
742 2850 SF.
743 2850 SF.
744 1900 SF.
745 1900 SF.
746 1900 SF.
747 3186 SF.
748 3324 SF.
749 3325 SF.
750 3325 SF.
579 3141 SF.
580 1960 SF.
581 1960 SF.
582 1960 SF.
583 1960 SF.
584 2940 SF.
585 2940 SF.
586 1960 SF.
587 1960 SF.
588 1960 SF.
589 1976 SF.
590 4962 SF.
591 3980 SF.
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595 3185 SF.
596 3185 SF.
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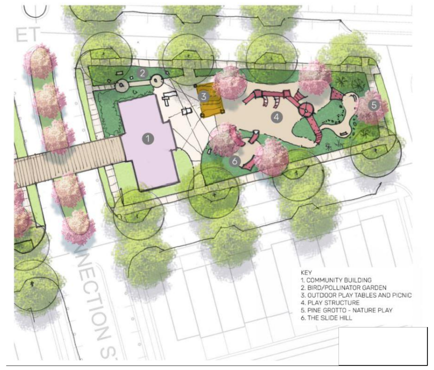
598 1960 SF.
599 1960 SF.
600 3587 SF.


CONNECTIONS

KEY
1. COMMUNITY BUILDING
2. BIRD/POLLINATOR GARDEN
3. OUTDOOR PLAY TABLES AND PICNIC
4. PLAY STRUCTURE
5. PINE GROTTO - NATURE PLAY
6. THE SLIDE HILL

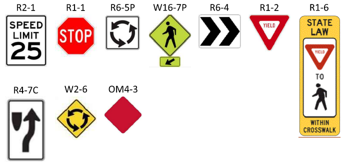
CONCEPTUAL ACTIVE OPEN SPACE LAYOUT

NOT TO SCALE

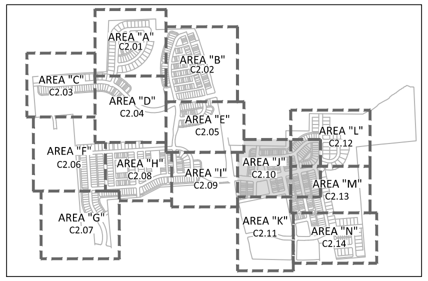
SITE LEGEND

⊸	SIGNAGE
	YARD LIGHTS
✷	LIGHT POLE
	POWER POLE
→	TRAFFIC DIRECTIONAL ARROW
ACC	ACCESSIBLE PARKING STALL
VAN	VAN ACCESSIBLE PARKING STALL
XX	PARKING SPACE COUNT
TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ	ACCESSIBLE RAMPS
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	WETLANDS
	OPEN SPACE - PASSIVE (SEE OPEN SPACE TABLE SHEET C2.00)
▨	OPEN SPACE - ACTIVE (SEE OPEN SPACE TABLE SHEET C2.00)
▦	TREE SAVE AREA

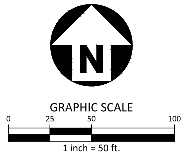
SITE SIGN KEY


R2-1
SPEED LIMIT 25
R1-1
STOP
R6-5P
W11-2
W16-7P
R6-4
R1-2
YIELD
R1-6
STATE LAW
YIELD
TO
WITHIN CROSSWALK
R4-7C
W2-6
OM4-3

SPEED LIMIT TABLE	
LOCAL STREET	25 MPH
MAIN STREET/AVENUE	25 MPH


AREA "A" C2.01
AREA "B" C2.02
AREA "C" C2.03
AREA "D" C2.04
AREA "E" C2.05
AREA "F" C2.06
AREA "G" C2.07
AREA "H" C2.08
AREA "I" C2.09
AREA "J" C2.10
AREA "K" C2.11
AREA "L" C2.12
AREA "M" C2.13
AREA "N" C2.14

INDEX MAP


N
GRAPHIC SCALE
0
25
50
100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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049483
RYAN K. BARKER
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	12. 20. 2024	PER TOWN COMMENTS
2	01. 31. 2025	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-S1
CHECKED BY	RCA
DRAWN BY	RLU
SCALE	1"=50'
DATE	1. 31. 2025

SHEET

SITE, SIGNAGE,PAVEMENT MARKING PLAN-AREA "J"

C2.10

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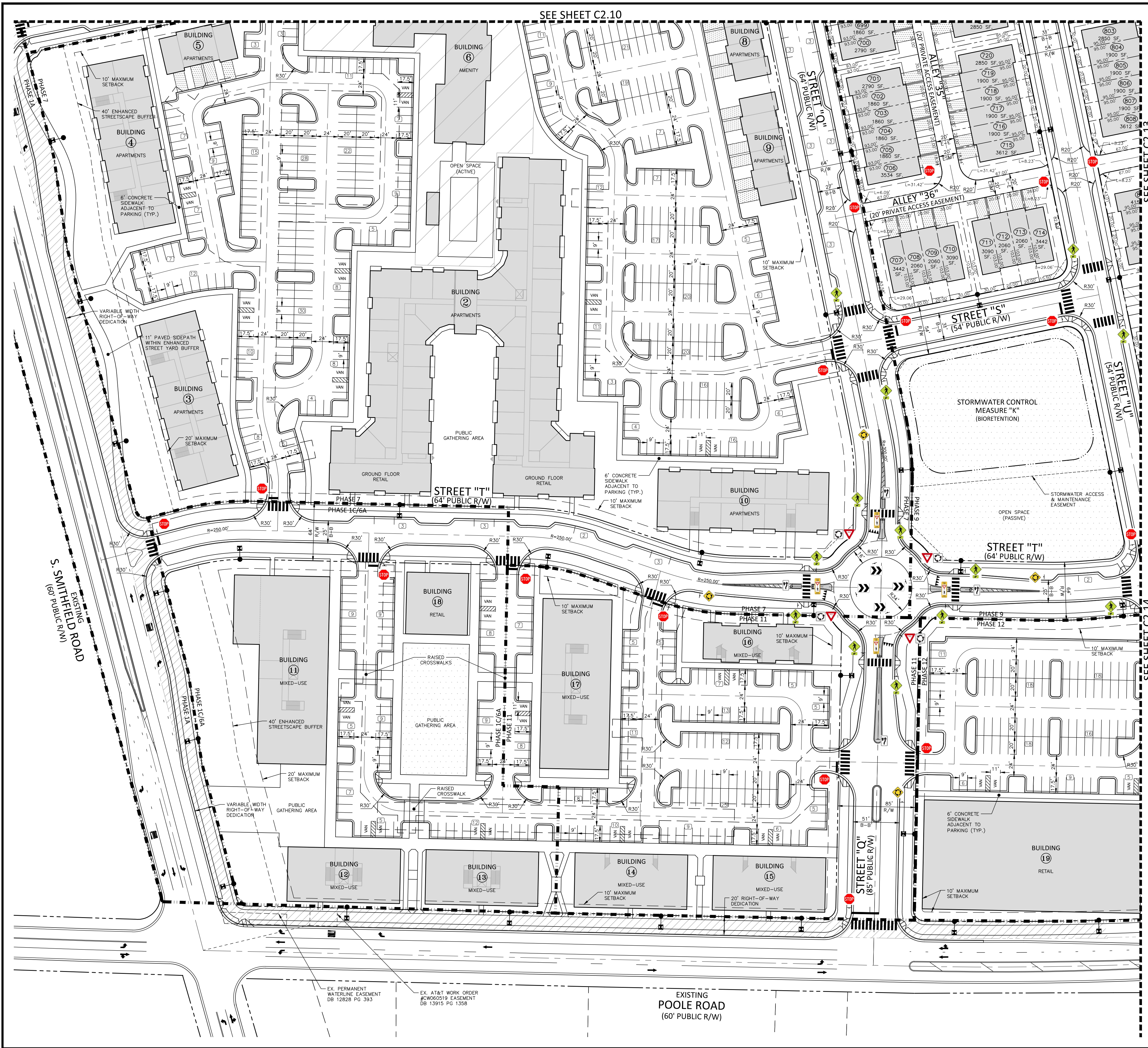

SEE SHEET C2.10
SEE SHEET C2.13
SEE SHEET C2.14
BUILDING 5 APARTMENTS
BUILDING 6 AMENITY
BUILDING 8 APARTMENTS
BUILDING 9 APARTMENTS
BUILDING 4 APARTMENTS
BUILDING 2 APARTMENTS
BUILDING 3 APARTMENTS
BUILDING 10 APARTMENTS
BUILDING 11 MIXED-USE
BUILDING 18 RETAIL
BUILDING 17 MIXED-USE
BUILDING 16 MIXED-USE
BUILDING 12 MIXED-USE
BUILDING 13 MIXED-USE
BUILDING 14 MIXED-USE
BUILDING 15 MIXED-USE
BUILDING 19 RETAIL
OPEN SPACE (ACTIVE)
PUBLIC GATHERING AREA
GROUND FLOOR RETAIL
STREET "T" (64' PUBLIC R/W)
STREET "Q" (64' PUBLIC R/W)
STREET "Q" (85' PUBLIC R/W)
STREET "S" (54' PUBLIC R/W)
STREET "U" (54' PUBLIC R/W)
ALLEY "35" (20' PRIVATE ACCESS EASEMENT)
ALLEY "36" (20' PRIVATE ACCESS EASEMENT)
STORMWATER CONTROL MEASURE "K" (BIORETENTION)
STORMWATER ACCESS & MAINTENANCE EASEMENT
OPEN SPACE (PASSIVE)
PHASE 7
PHASE 1A
PHASE 1C/6A
PHASE 9
PHASE 11
PHASE 12
10' MAXIMUM SETBACK
40' ENHANCED STREETSCAPE BUFFER
6' CONCRETE SIDEWALK ADJACENT TO PARKING (TYP.)
VARIABLE WIDTH RIGHT-OF-WAY DEDICATION
11' PAVED SIDEPATH WITHIN ENHANCED STREET YARD BUFFER
20' MAXIMUM SETBACK
RAISED CROSSWALKS
RAISED CROSSWALK
20' RIGHT-OF-WAY DEDICATION
EXISTING S. SMITHFIELD ROAD (60' PUBLIC R/W)
EXISTING POOLE ROAD (60' PUBLIC R/W)
EX. PERMANENT WATERLINE EASEMENT DB 12828 PG 393
EX. AT&T WORK ORDER #CW060519 EASEMENT DB 13915 PG 1358
STOP
VAN

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ — ACCESSIBLE RAMPS
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- WETLANDS
- OPEN SPACE - PASSIVE (SEE OPEN SPACE TABLE SHEET C2.00)
- OPEN SPACE - ACTIVE (SEE OPEN SPACE TABLE SHEET C2.00)
- TREE SAVE AREA

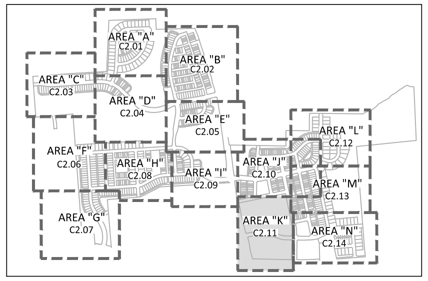
SITE SIGN KEY

- R2-1 SPEED LIMIT 25
- R1-1 STOP
- R6-5P
- W11-2 W16-7P
- R6-4
- R1-2 YIELD
- R1-6 STATE LAW YIELD TO [pedestrian] WITHIN CROSSWALK
- R4-7C
- W2-6
- OM4-3

SPEED LIMIT TABLE	
LOCAL STREET	25 MPH
MAIN STREET/AVENUE	25 MPH

GENERAL NOTES:

1. ALL MULTI-FAMILY, MIXED-USE, AND COMMERCIAL BUILDINGS WILL HAVE AN ENTRANCE LOCATED ON THE FAÇADE OF THE BUILDING FACING THE PRIMARY STREET TO WHICH IT ABUTS. PEDESTRIAN WALKWAYS SHALL CONNECT THESE ENTRYWAYS TO THE ADJACENT PUBLIC ROW.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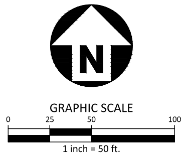
AREA "K" C2.11
AREA "L" C2.12
AREA "M" C2.13
AREA "N" C2.14

INDEX MAP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049483
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PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-S1
CHECKED BY	RCA
DRAWN BY	RLU
SCALE	1"=50'
DATE	1. 31. 2025

SHEET

SITE, SIGNAGE,PAVEMENT MARKING PLAN-AREA "K"

C2.11

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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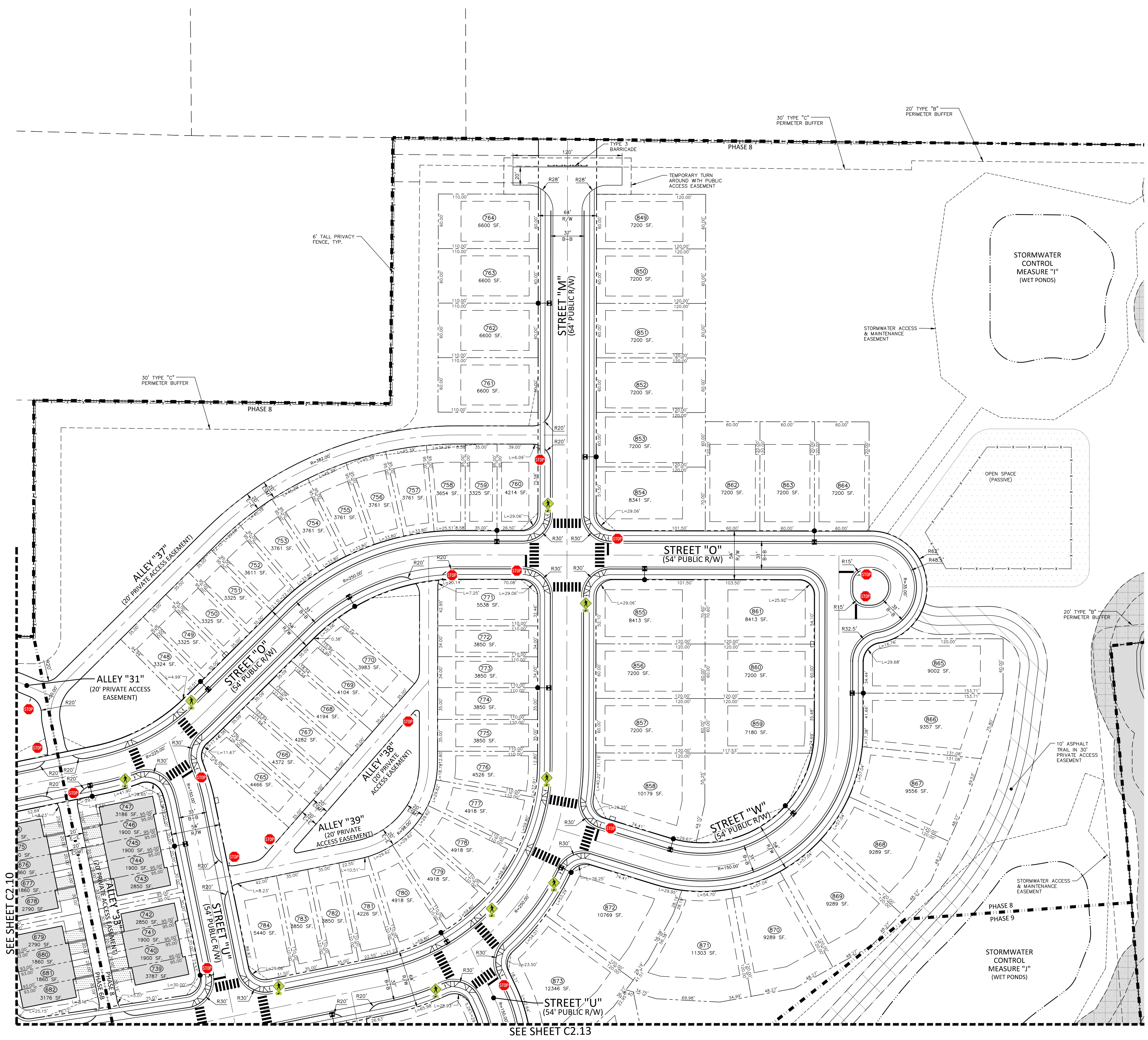
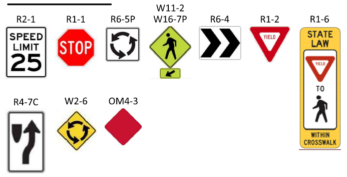

STREET "M"
(54' PUBLIC R/W)
STREET "O"
(54' PUBLIC R/W)
STREET "U"
(54' PUBLIC R/W)
STREET "W"
(54' PUBLIC R/W)
ALLEY "37"
(20' PRIVATE ACCESS EASEMENT)
ALLEY "31"
(20' PRIVATE ACCESS EASEMENT)
ALLEY "38"
(20' PRIVATE ACCESS EASEMENT)
ALLEY "39"
(20' PRIVATE ACCESS EASEMENT)
ALLEY "33"
(20' PRIVATE ACCESS EASEMENT)
TYPE 3 BARRICADE
TEMPORARY TURN AROUND WITH PUBLIC ACCESS EASEMENT
30' TYPE "C" PERIMETER BUFFER
20' TYPE "B" PERIMETER BUFFER
6' TALL PRIVACY FENCE, TYP.
PHASE 8
PHASE 9
STORMWATER CONTROL MEASURE "I" (WET PONDS)
STORMWATER CONTROL MEASURE "J" (WET PONDS)
STORMWATER ACCESS & MAINTENANCE EASEMENT
OPEN SPACE (PASSIVE)
10' ASPHALT TRAIL IN 30' PRIVATE ACCESS EASEMENT
STOP
SEE SHEET C2.10
SEE SHEET C2.13
764 6600 SF.
763 6600 SF.
762 6600 SF.
761 6600 SF.
849 7200 SF.
850 7200 SF.
851 7200 SF.
852 7200 SF.
853 7200 SF.
854 8341 SF.
862 7200 SF.
863 7200 SF.
864 7200 SF.
855 8413 SF.
861 8413 SF.
856 7200 SF.
860 7200 SF.
857 7200 SF.
859 7180 SF.
858 10179 SF.
865 9002 SF.
866 9357 SF.
867 9556 SF.
868 9289 SF.
869 9289 SF.
870 9289 SF.
871 11303 SF.
872 10769 SF.
873 12346 SF.
771 5538 SF.
772 3850 SF.
773 3850 SF.
774 3850 SF.
775 3850 SF.
776 4526 SF.
777 4918 SF.
778 4918 SF.
779 4918 SF.
780 4918 SF.
781 4226 SF.
782 3850 SF.
783 3850 SF.
784 5440 SF.
760 4214 SF.
759 3325 SF.
758 3654 SF.
757 3761 SF.
756 3761 SF.
755 3761 SF.
754 3761 SF.
753 3761 SF.
752 3611 SF.
751 3325 SF.
750 3325 SF.
749 3325 SF.
748 3324 SF.
770 3983 SF.
769 4104 SF.
768 4194 SF.
767 4282 SF.
766 4372 SF.
765 4466 SF.
747 3186 SF.
746 1900 SF.
745 1900 SF.
744 1900 SF.
743 2850 SF.
742 2850 SF.
741 1900 SF.
740 1900 SF.
739 3787 SF.
676 1860 SF.
677 1860 SF.
678 2790 SF.
679 2790 SF.
680 1860 SF.
681 1860 SF.
682 3176 SF.

SITE LEGEND

⊸	SIGNAGE
	YARD LIGHTS
✹	LIGHT POLE
	POWER POLE
➡	TRAFFIC DIRECTIONAL ARROW
ACC	ACCESSIBLE PARKING STALL
VAN	VAN ACCESSIBLE PARKING STALL
XX	PARKING SPACE COUNT
TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ	ACCESSIBLE RAMPS
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	WETLANDS
	OPEN SPACE - PASSIVE (SEE OPEN SPACE TABLE SHEET C2.00)
	OPEN SPACE - ACTIVE (SEE OPEN SPACE TABLE SHEET C2.00)
	TREE SAVE AREA

SITE SIGN KEY


R2-1
SPEED LIMIT 25
R1-1
STOP
R6-5P
W11-2
W16-7P
R6-4
R1-2
YIELD
R1-6
STATE LAW
YIELD
TO
WITHIN CROSSWALK
R4-7C
W2-6
OM4-3

SPEED LIMIT TABLE	
LOCAL STREET	25 MPH
MAIN STREET/AVENUE	25 MPH

GENERAL NOTES:

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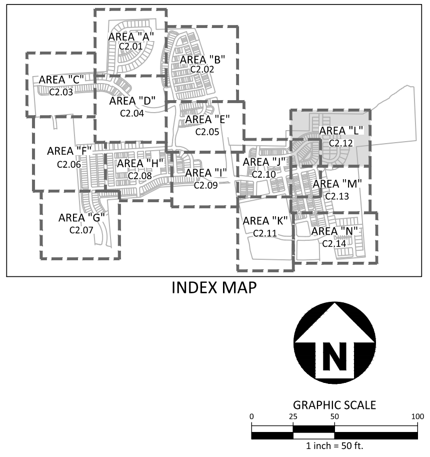
AREA "A"
C2.01
AREA "B"
C2.02
AREA "C"
C2.03
AREA "D"
C2.04
AREA "E"
C2.05
AREA "F"
C2.06
AREA "G"
C2.07
AREA "H"
C2.08
AREA "I"
C2.09
AREA "J"
C2.10
AREA "K"
C2.11
AREA "L"
C2.12
AREA "M"
C2.13
AREA "N"
C2.14
N
GRAPHIC SCALE
0
25
50
100
1 inch = 50 ft.

INDEX MAP

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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2905 Meridian Parkway
Durham, NC 27713

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4001 SOUTH SMITHFIELD ROAD
KNIGHTDALE, NORTH CAROLINA

SEAL 049483
RYAN K. BARKER
PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

N0.	DATE	
1	12. 20. 2024	PER TOWN COMMENTS
2	01. 31. 2025	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-S1
CHECKED BY	RCA
DRAWN BY	RLU
SCALE	1"=50'
DATE	1. 31. 2025

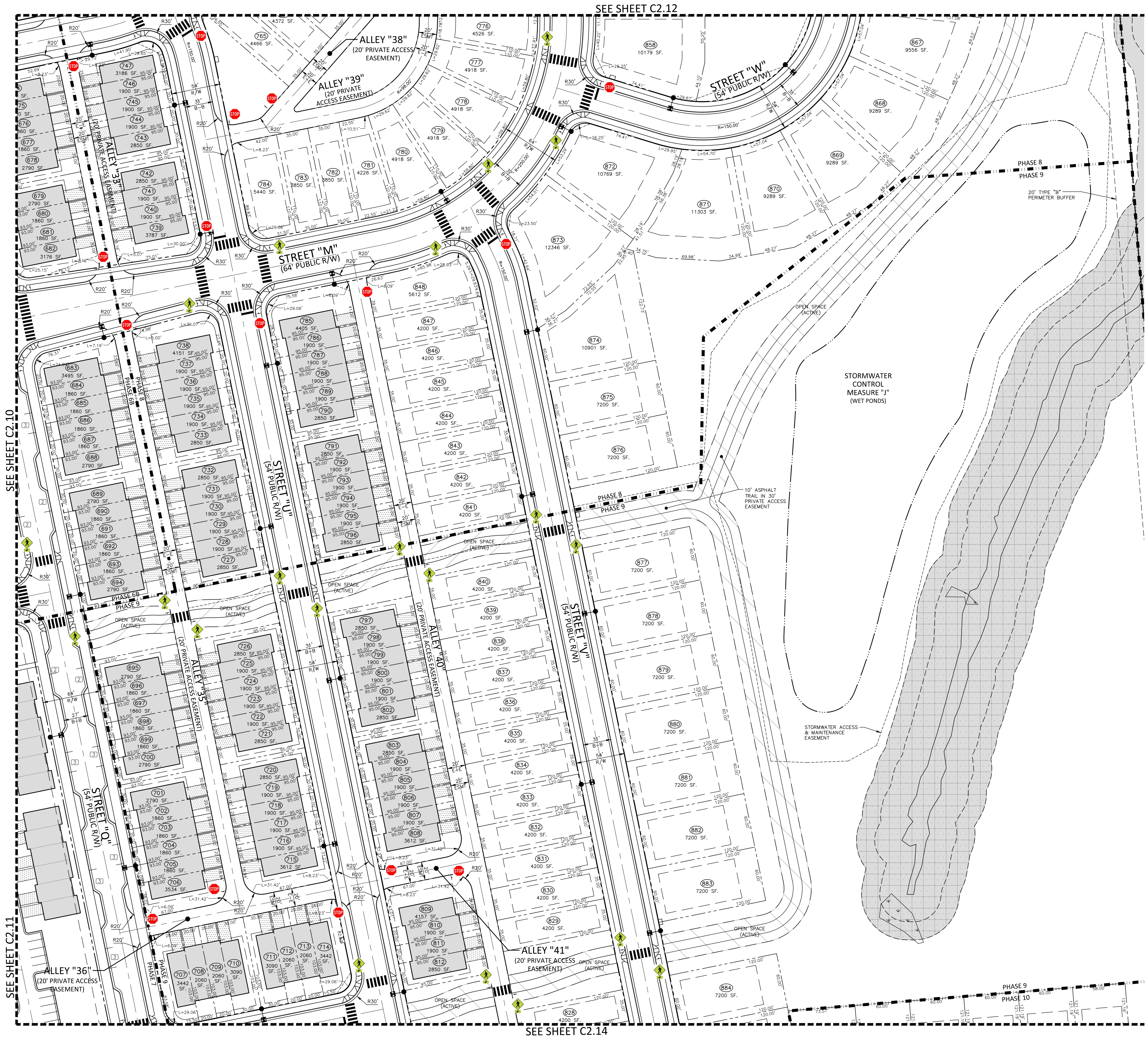
SHEET

SITE, SIGNAGE,PAVEMENT MARKING PLAN-AREA "L"

C2.12

X:\Projects\SHD\SHD21001\04-Production\Engineering\Master Plan\Current Drawings\SHD21001-S1.dwg, 1/31/2025 2:43:54 PM, Cody James

SEE SHEET C2.12


SEE SHEET C2.10
SEE SHEET C2.11
SEE SHEET C2.14
STREET "M" (64' PUBLIC R/W)
STREET "W" (54' PUBLIC R/W)
STREET "U" (54' PUBLIC R/W)
STREET "V" (54' PUBLIC R/W)
STREET "Q" (54' PUBLIC R/W)
ALLEY "38" (20' PRIVATE ACCESS EASEMENT)
ALLEY "39" (20' PRIVATE ACCESS EASEMENT)
ALLEY "33" (20' PRIVATE ACCESS EASEMENT)
ALLEY "35" (20' PRIVATE ACCESS EASEMENT)
ALLEY "40" (20' PRIVATE ACCESS EASEMENT)
ALLEY "41" (20' PRIVATE ACCESS EASEMENT)
ALLEY "36" (20' PRIVATE ACCESS EASEMENT)
STORMWATER CONTROL MEASURE "J" (WET PONDS)
STORMWATER ACCESS & MAINTENANCE EASEMENT
10' ASPHALT TRAIL IN 30' PRIVATE ACCESS EASEMENT
20' TYPE "B" PERIMETER BUFFER
OPEN SPACE (ACTIVE)
PHASE 8
PHASE 9
PHASE 6B
PHASE 10
STOP
765 4466 SF.
776 4526 SF.
777 4918 SF.
778 4918 SF.
779 4918 SF.
780 4918 SF.
781 4226 SF.
782 3850 SF.
783 3850 SF.
784 5440 SF.
858 10179 SF.
867 9556 SF.
868 9289 SF.
869 9289 SF.
870 9289 SF.
871 11303 SF.
872 10769 SF.
873 12346 SF.
874 10901 SF.
875 7200 SF.
876 7200 SF.
877 7200 SF.
878 7200 SF.
879 7200 SF.
880 7200 SF.
881 7200 SF.
882 7200 SF.
883 7200 SF.
884 7200 SF.
848 5612 SF.
847 4200 SF.
846 4200 SF.
845 4200 SF.
844 4200 SF.
843 4200 SF.
842 4200 SF.
841 4200 SF.
840 4200 SF.
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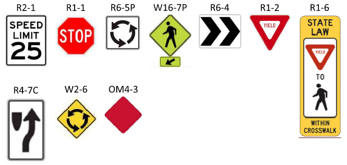
831 4200 SF.
830 4200 SF.
829 4200 SF.
828 4200 SF.
747 3186 SF.
746 1900 SF.
745 1900 SF.
744 1900 SF.
743 2850 SF.
742 2850 SF.
741 1900 SF.
740 1900 SF.
739 3787 SF.
785 4405 SF.
786 1900 SF.
787 1900 SF.
788 1900 SF.
789 1900 SF.
790 2850 SF.
791 2850 SF.
792 1900 SF.
793 1900 SF.
794 1900 SF.
795 1900 SF.
796 2850 SF.
738 4151 SF.
737 1900 SF.
736 1900 SF.
735 1900 SF.
734 1900 SF.
733 2850 SF.
732 2850 SF.
731 1900 SF.
730 1900 SF.
729 1900 SF.
728 1900 SF.
727 2850 SF.
683 3495 SF.
684 1860 SF.
685 1860 SF.
686 1860 SF.
687 1860 SF.
688 2790 SF.
689 2790 SF.
690 1860 SF.
691 1860 SF.
692 1860 SF.
693 1860 SF.
694 2790 SF.
679 2790 SF.
680 1860 SF.
681 1860 SF.
682 3176 SF.
695 2790 SF.
696 1860 SF.
697 1860 SF.
698 1860 SF.
699 1860 SF.
700 2790 SF.
701 2790 SF.
702 1860 SF.
703 1860 SF.
704 1860 SF.
705 1860 SF.
706 3534 SF.
726 2850 SF.
725 1900 SF.
724 1900 SF.
723 1900 SF.
722 1900 SF.
721 2850 SF.
720 2850 SF.
719 1900 SF.
718 1900 SF.
717 1900 SF.
716 1900 SF.
715 3612 SF.
797 2850 SF.
798 1900 SF.
799 1900 SF.
800 1900 SF.
801 1900 SF.
802 2850 SF.
803 2850 SF.
804 1900 SF.
805 1900 SF.
806 1900 SF.
807 1900 SF.
808 3612 SF.
809 4157 SF.
810 1900 SF.
811 1900 SF.
812 2850 SF.
707 3442 SF.
708 2060 SF.
709 2060 SF.
710 3090 SF.
711 3090 SF.
712 2060 SF.
713 2060 SF.
714 3442 SF.

SEE SHEET C2.14

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC ACCESSIBLE PARKING STALL
- VAN VAN ACCESSIBLE PARKING STALL
- XX PARKING SPACE COUNT
- TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ ACCESSIBLE RAMPS
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- WETLANDS
- OPEN SPACE - PASSIVE (SEE OPEN SPACE TABLE SHEET C2.00)
- OPEN SPACE - ACTIVE (SEE OPEN SPACE TABLE SHEET C2.00)
- TREE SAVE AREA

SITE SIGN KEY


R2-1
SPEED LIMIT 25
R1-1
STOP
R6-5P
W11-2
W16-7P
R6-4
R1-2
YIELD
R1-6
STATE LAW
YIELD
TO
WITHIN CROSSWALK
R4-7C
W2-6
OM4-3

SPEED LIMIT TABLE	
LOCAL STREET	25 MPH
MAIN STREET/AVENUE	25 MPH

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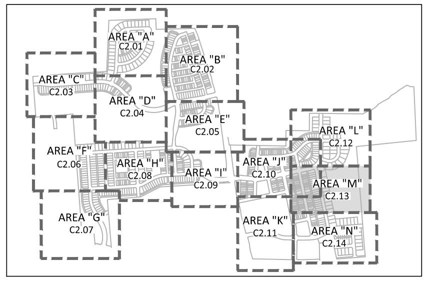
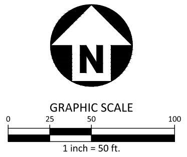

AREA "A" C2.01
AREA "B" C2.02
AREA "C" C2.03
AREA "D" C2.04
AREA "E" C2.05
AREA "F" C2.06
AREA "G" C2.07
AREA "H" C2.08
AREA "I" C2.09
AREA "J" C2.10
AREA "K" C2.11
AREA "L" C2.12
AREA "M" C2.13
AREA "N" C2.14

INDEX MAP


N
GRAPHIC SCALE
0
25
50
100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\SHD\SHD21001\04-Production\Engineering\Master Plan\Current Drawings\SHD21001-S1.dwg, 1/31/2025 2:44:03 PM, Cody James

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049483
RYAN K. BARKER

REVISIONS

NO.	DATE	
1	12. 20. 2024	PER TOWN COMMENTS
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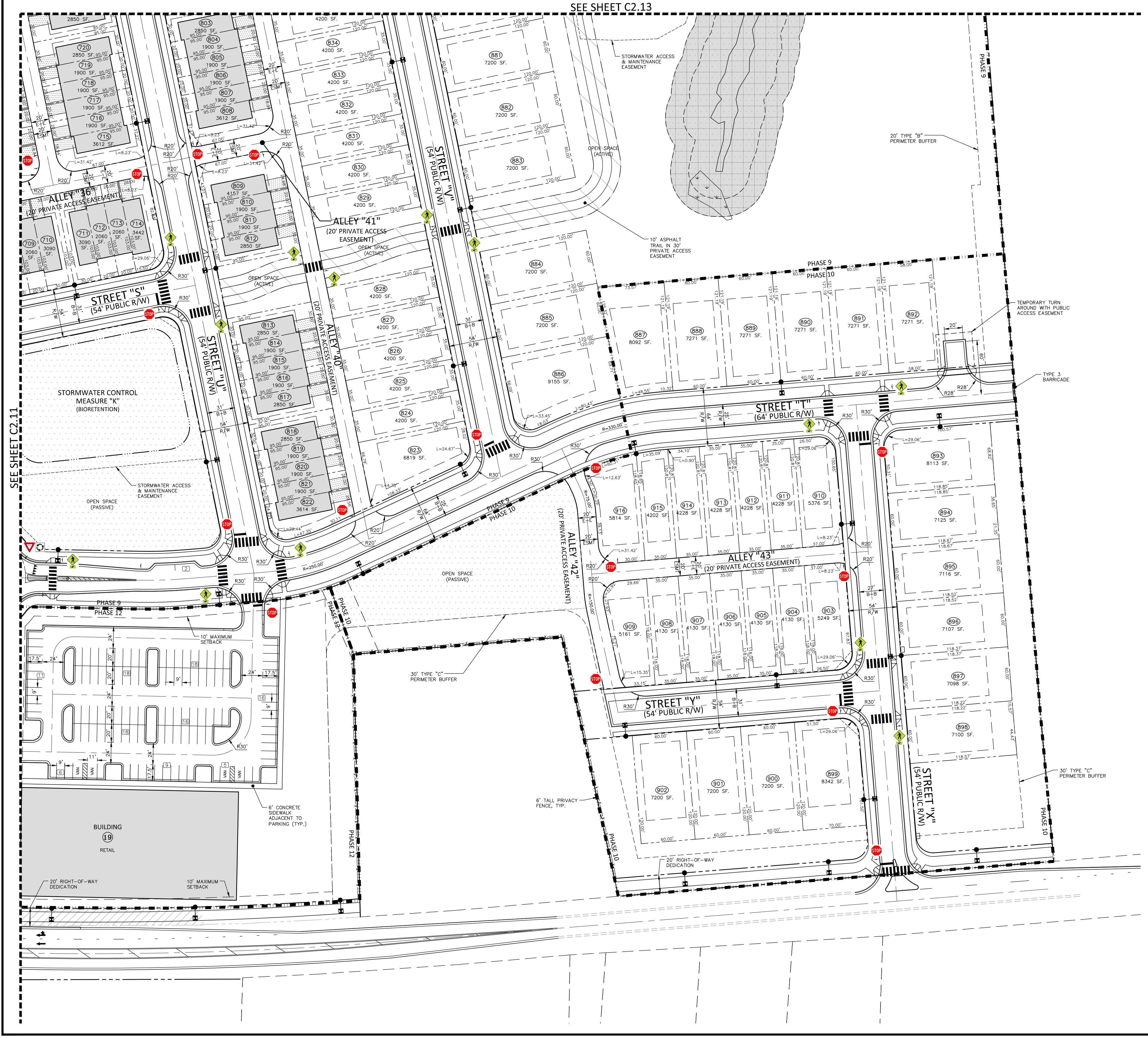
PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-S1
CHECKED BY	RCA
DRAWN BY	RLU
SCALE	1"=50'
DATE	1. 31. 2025

SHEET

SITE, SIGNAGE,PAVEMENT MARKING PLAN-AREA "M"

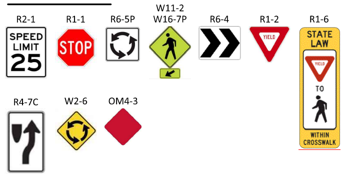
C2.13


SEE SHEET C2.13
SEE SHEET C2.11
STREET "S" (54' PUBLIC R/W)
STREET "T" (64' PUBLIC R/W)
STREET "U" (54' PUBLIC R/W)
STREET "V" (54' PUBLIC R/W)
STREET "X" (54' PUBLIC R/W)
STREET "Y" (54' PUBLIC R/W)
ALLEY "36" (20' PRIVATE ACCESS EASEMENT)
ALLEY "40" (20' PRIVATE ACCESS EASEMENT)
ALLEY "41" (20' PRIVATE ACCESS EASEMENT)
ALLEY "42" (20' PRIVATE ACCESS EASEMENT)
ALLEY "43" (20' PRIVATE ACCESS EASEMENT)
STORMWATER CONTROL MEASURE "K" (BIORETENTION)
STORMWATER ACCESS & MAINTENANCE EASEMENT
OPEN SPACE (PASSIVE)
OPEN SPACE (ACTIVE)
10' ASPHALT TRAIL IN 30' PRIVATE ACCESS EASEMENT
20' TYPE "B" PERIMETER BUFFER
30' TYPE "C" PERIMETER BUFFER
TEMPORARY TURN AROUND WITH PUBLIC ACCESS EASEMENT
TYPE 3 BARRICADE
10' MAXIMUM SETBACK
6' CONCRETE SIDEWALK ADJACENT TO PARKING (TYP.)
6' TALL PRIVACY FENCE, TYP.
20' RIGHT-OF-WAY DEDICATION
BUILDING 19 RETAIL
PHASE 9
PHASE 10
PHASE 12
720 2850 SF
719 1900 SF
718 1900 SF
717 1900 SF
716 1900 SF
715 3612 SF
709 2060 SF
710 3090 SF
711 3090 SF
712 2060 SF
713 2060 SF
714 3442 SF
803 2850 SF
804 1900 SF
805 1900 SF
806 1900 SF
807 1900 SF
808 3612 SF
809 4157 SF
810 1900 SF
811 1900 SF
812 2850 SF
813 2850 SF
814 1900 SF
815 1900 SF
816 1900 SF
817 2850 SF
818 2850 SF
819 1900 SF
820 1900 SF
821 1900 SF
822 3614 SF
823 6819 SF
824 4200 SF
825 4200 SF
826 4200 SF
827 4200 SF
828 4200 SF
829 4200 SF
830 4200 SF
831 4200 SF
832 4200 SF
833 4200 SF
834 4200 SF
881 7200 SF
882 7200 SF
883 7200 SF
884 7200 SF
885 7200 SF
886 9155 SF
887 8092 SF
888 7271 SF
889 7271 SF
890 7271 SF
891 7271 SF
892 7271 SF
893 8113 SF
894 7125 SF
895 7116 SF
896 7107 SF
897 7098 SF
898 7100 SF
899 8342 SF
900 7200 SF
901 7200 SF
902 7200 SF
903 5249 SF
904 4130 SF
905 4130 SF
906 4130 SF
907 4130 SF
908 4130 SF
909 5161 SF
910 5376 SF
911 4228 SF
912 4228 SF
913 4228 SF
914 4228 SF
915 4202 SF
916 5814 SF
R=330.00'
R=250.00'
STOP

SITE LEGEND

SIGNAGE
YARD LIGHTS
LIGHT POLE
POWER POLE
TRAFFIC DIRECTIONAL ARROW
ACC ACCESSIBLE PARKING STALL
VAN VAN ACCESSIBLE PARKING STALL
XX PARKING SPACE COUNT
ACCESSIBLE RAMPS TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ
PHASE LINE
PROPERTY LINE
RIGHT-OF-WAY LINE
LOT LINE
EASEMENT LINE
CENTERLINE
WETLANDS
OPEN SPACE - PASSIVE (SEE OPEN SPACE TABLE SHEET C2.00)
OPEN SPACE - ACTIVE (SEE OPEN SPACE TABLE SHEET C2.00)
TREE SAVE AREA

SITE SIGN KEY


R2-1
SPEED LIMIT 25
R1-1
STOP
R6-5P
W11-2
W16-7P
R6-4
R1-2
YIELD
R1-6
STATE LAW
YIELD
TO
WITHIN CROSSWALK
R4-7C
W2-6
OM4-3

SPEED LIMIT TABLE	
LOCAL STREET	25 MPH
MAIN STREET/AVENUE	25 MPH

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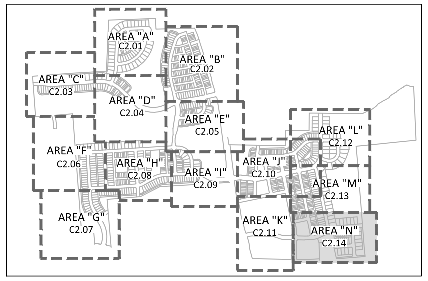
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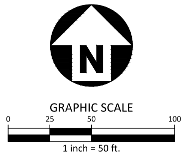
AREA "B" C2.02
AREA "C" C2.03
AREA "D" C2.04
AREA "E" C2.05
AREA "F" C2.06
AREA "G" C2.07
AREA "H" C2.08
AREA "I" C2.09
AREA "J" C2.10
AREA "K" C2.11
AREA "L" C2.12
AREA "M" C2.13
AREA "N" C2.14

INDEX MAP


N
GRAPHIC SCALE
0
25
50
100
1 inch = 50 ft.

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SEAL 049483 RYAN K. BARKER
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

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PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-S1
CHECKED BY	RCA
DRAWN BY	RLU
SCALE	1"=50'
DATE	1. 31. 2025

SHEET

SITE, SIGNAGE,PAVEMENT MARKING PLAN-AREA "N"

C2.14

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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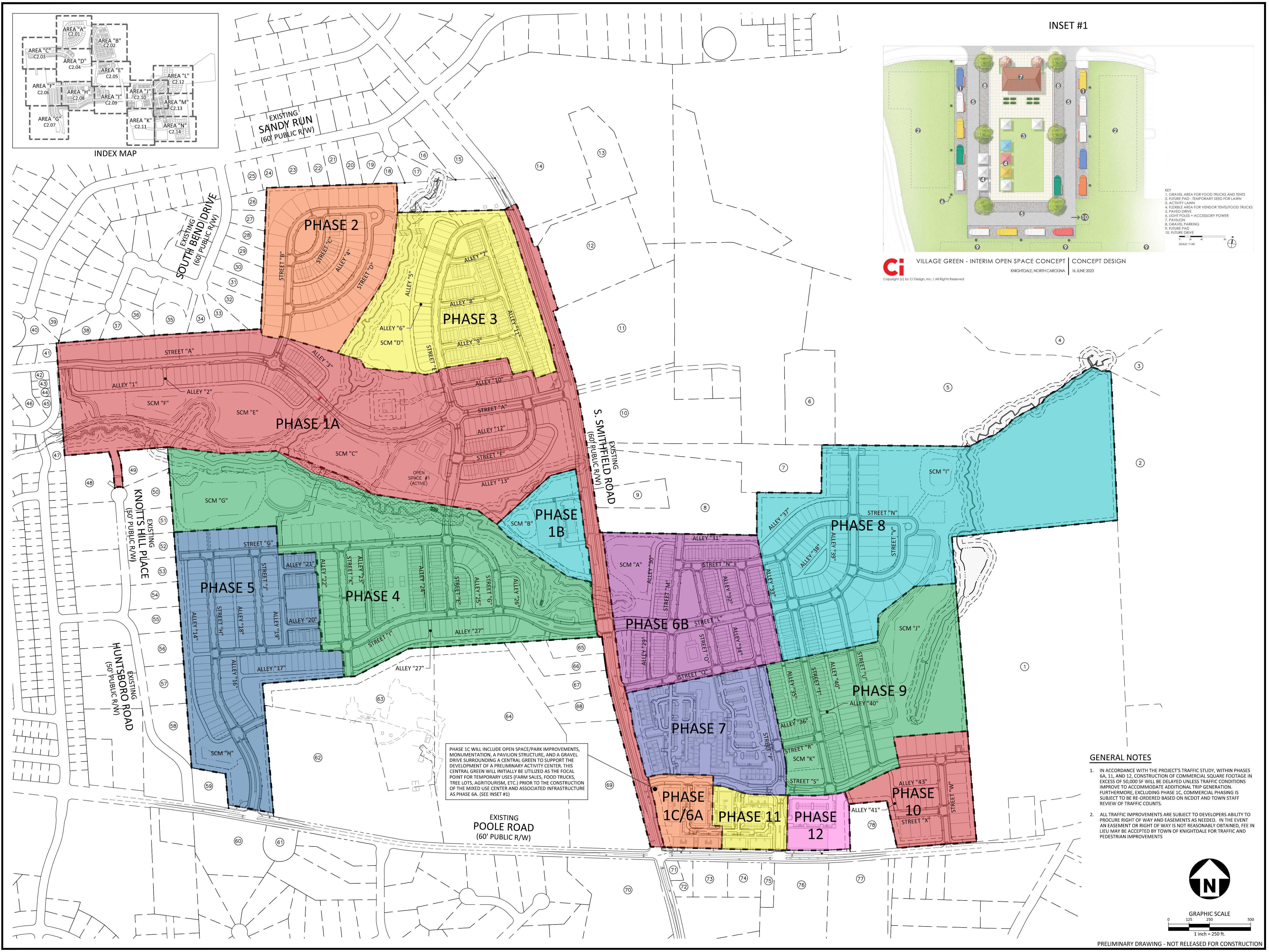
INDEX MAP
AREA "A" C2.01
AREA "B" C2.02
AREA "C" C2.03
AREA "D" C2.04
AREA "E" C2.05
AREA "F" C2.06
AREA "G" C2.07
AREA "H" C2.08
AREA "I" C2.09
AREA "J" C2.10
AREA "K" C2.11
AREA "L" C2.12
AREA "M" C2.13
AREA "N" C2.14
EXISTING SANDY RUN (60' PUBLIC R/W)
EXISTING SOUTH BEND DRIVE (60' PUBLIC R/W)
EXISTING KNOTTS HILL PLACE (50' PUBLIC R/W)
EXISTING HUNTSBORO ROAD (50' PUBLIC R/W)
EXISTING S. SMITHFIELD ROAD (60' PUBLIC R/W)
EXISTING POOLE ROAD (60' PUBLIC R/W)
PHASE 1A
PHASE 1B
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6B
PHASE 7
PHASE 8
PHASE 9
PHASE 10
PHASE 1C/6A
PHASE 11
PHASE 12
STREET "A"
STREET "B"
STREET "C"
STREET "D"
STREET "E"
STREET "F"
STREET "G"
STREET "H"
STREET "I"
STREET "J"
STREET "K"
STREET "L"
STREET "M"
STREET "N"
STREET "O"
STREET "P"
STREET "R"
STREET "S"
STREET "T"
STREET "U"
STREET "V"
STREET "W"
STREET "X"
ALLEY "1"
ALLEY "2"
ALLEY "3"
ALLEY "4"
ALLEY "5"
ALLEY "6"
ALLEY "7"
ALLEY "8"
ALLEY "9"
ALLEY "10"
ALLEY "11"
ALLEY "12"
ALLEY "13"
ALLEY "14"
ALLEY "16"
ALLEY "17"
ALLEY "18"
ALLEY "19"
ALLEY "20"
ALLEY "21"
ALLEY "22"
ALLEY "23"
ALLEY "24"
ALLEY "25"
ALLEY "26"
ALLEY "27"
ALLEY "29"
ALLEY "30"
ALLEY "31"
ALLEY "32"
ALLEY "33"
ALLEY "34"
ALLEY "35"
ALLEY "36"
ALLEY "37"
ALLEY "38"
ALLEY "39"
ALLEY "40"
ALLEY "41"
ALLEY "43"
SCM "A"
SCM "B"
SCM "C"
SCM "D"
SCM "E"
SCM "F"
SCM "G"
SCM "H"
SCM "I"
SCM "J"
SCM "K"
OPEN SPACE #1 (ACTIVE)
INSET #1
GRAPHIC SCALE
0 125 250 500
1 inch = 250 ft.

PHASE 1C WILL INCLUDE OPEN SPACE/PARK IMPROVEMENTS, MONUMENTATION, A PAVILION STRUCTURE, AND A GRAVEL DRIVE SURROUNDING A CENTRAL GREEN TO SUPPORT THE DEVELOPMENT OF A PRELIMINARY ACTIVITY CENTER. THIS CENTRAL GREEN WILL INITIALLY BE UTILIZED AS THE FOCAL POINT FOR TEMPORARY USES (FARM SALES, FOOD TRUCKS, TREE LOTS, AGRITOURISM, ETC.) PRIOR TO THE CONSTRUCTION OF THE MIXED USE CENTER AND ASSOCIATED INFRASTRUCTURE AS PHASE 6A. (SEE INSET #1)

INSET #1

KEY
1. GRAVEL AREA FOR FOOD TRUCKS AND TENTS
2. FUTURE PAD - TEMPORARY SEED FOR LAWN
3. ACTIVITY LAWN
4. FLEXIBLE AREA FOR VENDOR TENTS/FOOD TRUCKS
5. PAVED DRIVE
6. LIGHT POLES + ACCESSORY POWER
7. PAVILION
8. GRAVEL PARKING
9. FUTURE PAD
10. FUTURE DRIVE

SCALE: 1"=40'

VILLAGE GREEN - INTERIM OPEN SPACE CONCEPT | CONCEPT DESIGN
KNIGHTDALE, NORTH CAROLINA | 16 JUNE 2023

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GENERAL NOTES

1. IN ACCORDANCE WITH THE PROJECT'S TRAFFIC STUDY, WITHIN PHASES 6A, 11, AND 12, CONSTRUCTION OF COMMERCIAL SQUARE FOOTAGE IN EXCESS OF 50,000 SF WILL BE DELAYED UNLESS TRAFFIC CONDITIONS IMPROVE TO ACCOMMODATE ADDITIONAL TRIP GENERATION. FURTHERMORE, EXCLUDING PHASE 1C, COMMERCIAL PHASING IS SUBJECT TO BE RE-ORDERED BASED ON NCDOT AND TOWN STAFF REVIEW OF TRAFFIC COUNTS.
2. ALL TRAFFIC IMPROVEMENTS ARE SUBJECT TO DEVELOPERS ABILITY TO PROCURE RIGHT OF WAY AND EASEMENTS AS NEEDED. IN THE EVENT AN EASEMENT OR RIGHT OF WAY IS NOT REASONABLY OBTAINED, FEE IN LIEU MAY BE ACCEPTED BY TOWN OF KNIGHTDALE FOR TRAFFIC AND PEDESTRIAN IMPROVEMENTS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\SHD\SHD21001\04-Production\Engineering\Master Plan\Current Drawings\SHD21001-S2.dwg, 1/31/2025 2:48:54 PM, Cody James

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RYAN K. BARKER

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REVISIONS

NO.	DATE	
1	12. 20. 2024	PER TOWN COMMENTS
2	01. 31. 2025	PER TOWN COMMENTS

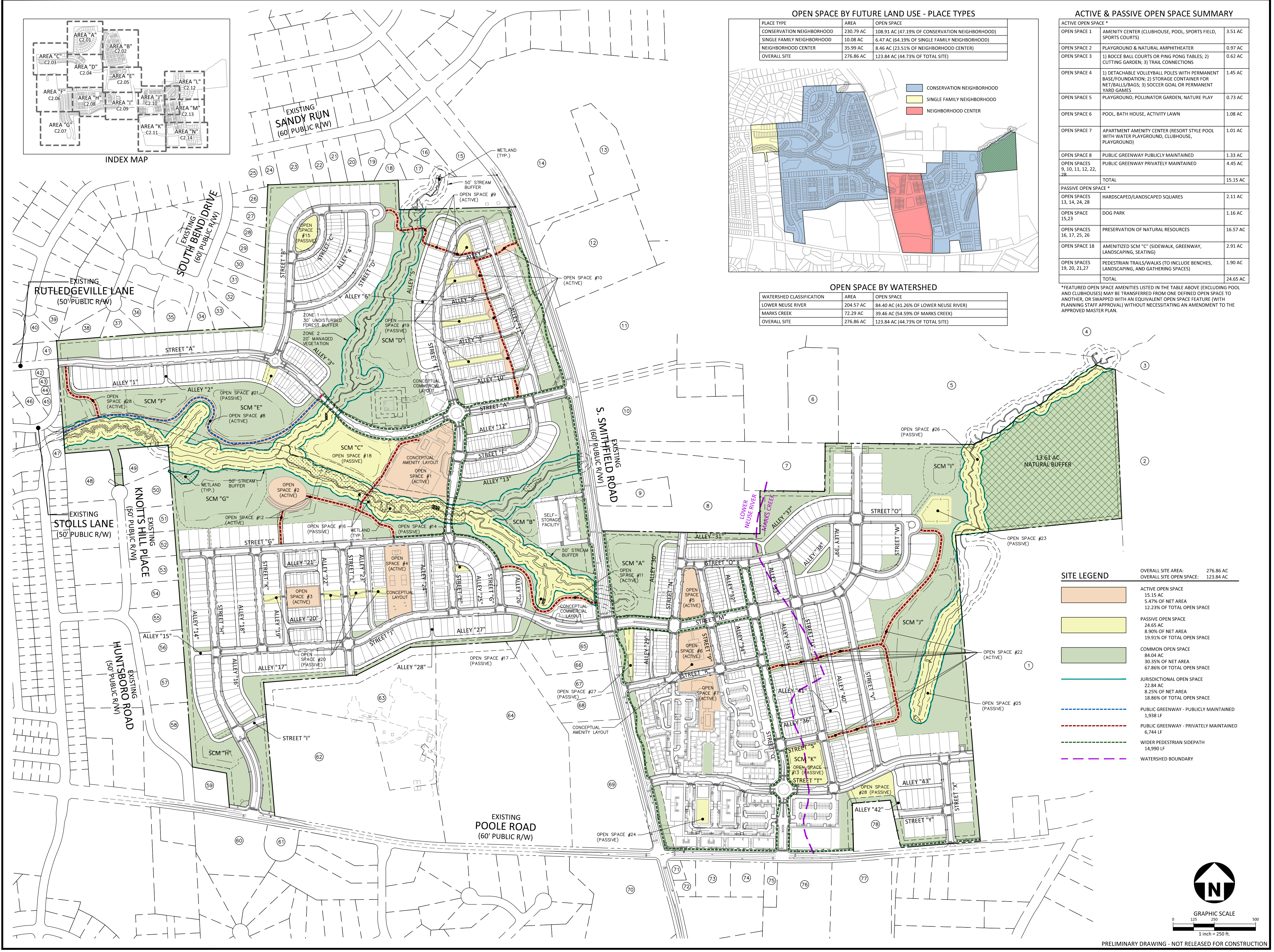
PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-S2
CHECKED BY	RCA
DRAWN BY	RLU
SCALE	1"=250'
DATE	1. 31. 2025

SHEET

PHASING PLAN

C2.15


INDEX MAP
AREA "A" C2.01
AREA "B" C2.02
AREA "C" C2.03
AREA "D" C2.04
AREA "E" C2.05
AREA "F" C2.06
AREA "G" C2.07
AREA "H" C2.08
AREA "I" C2.09
AREA "J" C2.10
AREA "K" C2.11
AREA "L" C2.12
AREA "M" C2.13
AREA "N" C2.14
CONSERVATION NEIGHBORHOOD
SINGLE FAMILY NEIGHBORHOOD
NEIGHBORHOOD CENTER
EXISTING SANDY RUN (60' PUBLIC R/W)
EXISTING SOUTH BEND DRIVE (60' PUBLIC R/W)
EXISTING RUTLEDGEVILLE LANE (50' PUBLIC R/W)
EXISTING STOLLS LANE (50' PUBLIC R/W)
EXISTING KNOTTS HILL PLACE (50' PUBLIC R/W)
EXISTING HUNTSBORO ROAD (50' PUBLIC R/W)
EXISTING S. SMITHFIELD ROAD (60' PUBLIC R/W)
EXISTING POOLE ROAD (60' PUBLIC R/W)
STREET "A"
STREET "B"
STREET "C"
STREET "D"
STREET "E"
STREET "F"
STREET "G"
STREET "H"
STREET "I"
STREET "J"
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STREET "L"
STREET "M"
STREET "N"
STREET "O"
STREET "P"
STREET "Q"
STREET "R"
STREET "S"
STREET "T"
STREET "U"
STREET "V"
STREET "W"
STREET "X"
STREET "Y"
WETLAND (TYP.)
50' STREAM BUFFER
ZONE 1 30' UNDISTURBED FOREST BUFFER
ZONE 2 20' MANAGED VEGETATION
SCM "A"
SCM "B"
SCM "C"
SCM "D"
SCM "E"
SCM "F"
SCM "G"
SCM "H"
SCM "I"
SCM "J"
SCM "K"
OPEN SPACE #1 (ACTIVE)
OPEN SPACE #2 (ACTIVE)
OPEN SPACE #3 (ACTIVE)
OPEN SPACE #4 (ACTIVE)
OPEN SPACE #5 (ACTIVE)
OPEN SPACE #6 (ACTIVE)
OPEN SPACE #7 (ACTIVE)
OPEN SPACE #8 (ACTIVE)
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OPEN SPACE #10 (ACTIVE)
OPEN SPACE #11 (ACTIVE)
OPEN SPACE #12 (ACTIVE)
OPEN SPACE #13 (PASSIVE)
OPEN SPACE #14 (PASSIVE)
OPEN SPACE #15 (PASSIVE)
OPEN SPACE #16 (PASSIVE)
OPEN SPACE #17 (PASSIVE)
OPEN SPACE #18 (PASSIVE)
OPEN SPACE #19 (PASSIVE)
OPEN SPACE #20 (PASSIVE)
OPEN SPACE #21 (PASSIVE)
OPEN SPACE #22 (ACTIVE)
OPEN SPACE #23 (PASSIVE)
OPEN SPACE #24 (PASSIVE)
OPEN SPACE #25 (PASSIVE)
OPEN SPACE #26 (PASSIVE)
OPEN SPACE #27 (PASSIVE)
OPEN SPACE #28 (PASSIVE)
OPEN SPACE #28 (ACTIVE)
CONCEPTUAL AMENITY LAYOUT
CONCEPTUAL COMMERCIAL LAYOUT
CONCEPTUAL LAYOUT
SELF-STORAGE FACILITY
13.61 AC NATURAL BUFFER
LOWER NEUSE RIVER
MARKS CREEK
GRAPHIC SCALE
0
125
250
500
1 inch = 250 ft.

OPEN SPACE BY FUTURE LAND USE - PLACE TYPES

PLACE TYPE	AREA	OPEN SPACE
CONSERVATION NEIGHBORHOOD	230.79 AC	108.91 AC (47.19% OF CONSERVATION NEIGHBORHOOD)
SINGLE FAMILY NEIGHBORHOOD	10.08 AC	6.47 AC (64.19% OF SINGLE FAMILY NEIGHBORHOOD)
NEIGHBORHOOD CENTER	35.99 AC	8.46 AC (23.51% OF NEIGHBORHOOD CENTER)
OVERALL SITE	276.86 AC	123.84 AC (44.73% OF TOTAL SITE)

OPEN SPACE BY WATERSHED

WATERSHED CLASSIFICATION	AREA	OPEN SPACE
LOWER NEUSE RIVER	204.57 AC	84.40 AC (41.26% OF LOWER NEUSE RIVER)
MARKS CREEK	72.29 AC	39.46 AC (54.59% OF MARKS CREEK)
OVERALL SITE	276.86 AC	123.84 AC (44.73% OF TOTAL SITE)

ACTIVE & PASSIVE OPEN SPACE SUMMARY

ACTIVE OPEN SPACE *		
OPEN SPACE 1	AMENITY CENTER (CLUBHOUSE, POOL, SPORTS FIELD, SPORTS COURTS)	3.51 AC
OPEN SPACE 2	PLAYGROUND & NATURAL AMPHITHEATER	0.97 AC
OPEN SPACE 3	1) BOCCE BALL COURTS OR PING PONG TABLES; 2) CUTTING GARDEN; 3) TRAIL CONNECTIONS	0.62 AC
OPEN SPACE 4	1) DETACHABLE VOLLEYBALL POLES WITH PERMANENT BASE/FOUNDATION; 2) STORAGE CONTAINER FOR NET/BALLS/BAGS; 3) SOCCER GOAL OR PERMANENT YARD GAMES	1.45 AC
OPEN SPACE 5	PLAYGROUND, POLLINATOR GARDEN, NATURE PLAY	0.73 AC
OPEN SPACE 6	POOL, BATH HOUSE, ACTIVITY LAWN	1.08 AC
OPEN SPACE 7	APARTMENT AMENITY CENTER (RESORT STYLE POOL WITH WATER PLAYGROUND, CLUBHOUSE, PLAYGROUND)	1.01 AC
OPEN SPACE 8	PUBLIC GREENWAY PUBLICLY MAINTAINED	1.33 AC
OPEN SPACES 9, 10, 11, 12, 22, 28	PUBLIC GREENWAY PRIVATELY MAINTAINED	4.45 AC
	TOTAL	15.15 AC
PASSIVE OPEN SPACE *		
OPEN SPACES 13, 14, 24, 28	HARDSCAPED/LANDSCAPED SQUARES	2.11 AC
OPEN SPACE 15,23	DOG PARK	1.16 AC
OPEN SPACES 16, 17, 25, 26	PRESERVATION OF NATURAL RESOURCES	16.57 AC
OPEN SPACE 18	AMENITIZED SCM "C" (SIDEWALK, GREENWAY, LANDSCAPING, SEATING)	2.91 AC
OPEN SPACES 19, 20, 21,27	PEDESTRIAN TRAILS/WALKS (TO INCLUDE BENCHES, LANDSCAPING, AND GATHERING SPACES)	1.90 AC
	TOTAL	24.65 AC

*FEATURED OPEN SPACE AMENITIES LISTED IN THE TABLE ABOVE (EXCLUDING POOL AND CLUBHOUSES) MAY BE TRANSFERRED FROM ONE DEFINED OPEN SPACE TO ANOTHER, OR SWAPPED WITH AN EQUIVALENT OPEN SPACE FEATURE (WITH PLANNING STAFF APPROVAL) WITHOUT NECESSITATING AN AMENDMENT TO THE APPROVED MASTER PLAN.

SITE LEGEND

OVERALL SITE AREA: 276.86 AC
OVERALL SITE OPEN SPACE: 123.84 AC

🟧	ACTIVE OPEN SPACE 15.15 AC 5.47% OF NET AREA 12.23% OF TOTAL OPEN SPACE
🟨	PASSIVE OPEN SPACE 24.65 AC 8.90% OF NET AREA 19.91% OF TOTAL OPEN SPACE
🟩	COMMON OPEN SPACE 84.04 AC 30.35% OF NET AREA 67.86% OF TOTAL OPEN SPACE
─	JURISDICTIONAL OPEN SPACE 22.84 AC 8.25% OF NET AREA 18.86% OF TOTAL OPEN SPACE
- - -	PUBLIC GREENWAY - PUBLICLY MAINTAINED 1,938 LF
- - -	PUBLIC GREENWAY - PRIVATELY MAINTAINED 6,744 LF
- - -	WIDER PEDESTRIAN SIDEPATH 14,990 LF
— —	WATERSHED BOUNDARY

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SHEET

OVERALL
OPEN SPACE PLAN

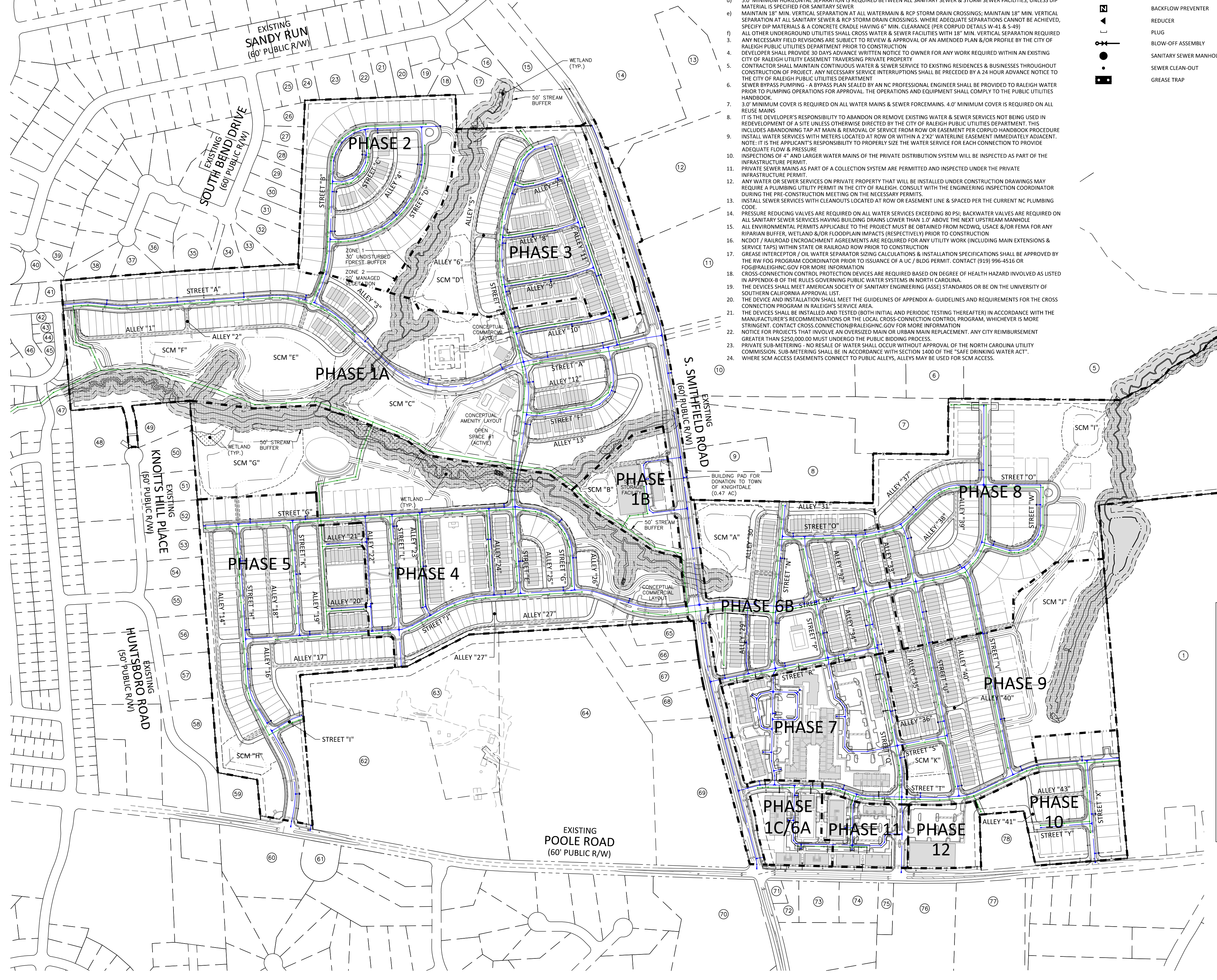
C2.16

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 SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL
   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 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
   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. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY
5. 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
6. SEWER BYPASS PUMPING - A BYPASS PLAN SEALED BY AN NC PROFESSIONAL ENGINEER SHALL BE PROVIDED TO RALEIGH WATER PRIOR TO PUMPING OPERATIONS FOR APPROVAL. THE OPERATIONS AND EQUIPMENT SHALL COMPLY TO THE PUBLIC UTILITIES HANDBOOK.
7. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
8. 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
9. INSTALL 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
10. INSPECTIONS OF 4" AND LARGER WATER MAINS OF THE PRIVATE DISTRIBUTION SYSTEM WILL BE INSPECTED AS PART OF THE INFRASTRUCTURE PERMIT.
11. PRIVATE SEWER MAINS AS PART OF A COLLECTION SYSTEM ARE PERMITTED AND INSPECTED UNDER THE PRIVATE INFRASTRUCTURE PERMIT.
12. ANY WATER OR SEWER SERVICES ON PRIVATE PROPERTY THAT WILL BE INSTALLED UNDER CONSTRUCTION DRAWINGS MAY REQUIRE A PLUMBING UTILITY PERMIT IN THE CITY OF RALEIGH. CONSULT WITH THE ENGINEERING INSPECTION COORDINATOR DURING THE PRE-CONSTRUCTION MEETING ON THE NECESSARY PERMITS.
13. INSTALL SEWER SERVICES WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED PER THE CURRENT NC PLUMBING CODE.
14. 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
15. 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
16. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
17. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION
18. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA.
19. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
20. THE DEVICE AND INSTALLATION SHALL MEET THE GUIDELINES OF APPENDIX A- GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.
21. 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 CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION
22. NOTICE FOR PROJECTS THAT INVOLVE AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT. ANY CITY REIMBURSEMENT GREATER THAN $250,000.00 MUST UNDERGO THE PUBLIC BIDDING PROCESS.
23. PRIVATE SUB-METERING - NO RESALE OF WATER SHALL OCCUR WITHOUT APPROVAL OF THE NORTH CAROLINA UTILITY COMMISSION. SUB-METERING SHALL BE IN ACCORDANCE WITH SECTION 1400 OF THE "SAFE DRINKING WATER ACT".
24. WHERE SCM ACCESS EASEMENTS CONNECT TO PUBLIC ALLEYS, ALLEYS MAY BE USED FOR SCM ACCESS.

UTILITY LEGEND

⊣⋈→●	FIRE HYDRANT ASSEMBLY	>	SEWER FLOW DIRECTION ARROW
●	FIRE DEPARTMENT CONNECTION (FDC)	■	YARD LIGHTS
◘	WATER METER	✷	LIGHT POLE
⋈	WATER VALVE	●	POWER POLE
⋈ PIV	POST INDICATOR VALVE	~	LINE BREAK SYMBOL
⊗	VALVE IN MANHOLE	━━ · ━━	WATERLINE
◩	METER & VAULT	—— · ——	WATER SERVICE LINE
N	BACKFLOW PREVENTER	═══════	UTILITY SLEEVE
◀	REDUCER	━━━━	SANITARY SEWER
⊔	PLUG	————	SEWER SERVICE LINE
o⋈—	BLOW-OFF ASSEMBLY	—FM—FM—	SEWER FORCE MAIN
●	SANITARY SEWER MANHOLE	—G—G—G—G—	GAS LINE
•	SEWER CLEAN-OUT	—OU—OU—	OVERHEAD UTILITY
■••	GREASE TRAP	—UE—UE—	UNDERGROUND ELECTRIC
		—T—T—T—T—	TELEPHONE
		— — — — —	EASEMENT LINE
		▨	WETLANDS
		▦	TREE SAVE AREA


EXISTING
SANDY RUN
(60' PUBLIC R/W)
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(50' PUBLIC R/W)
EXISTING
S. SMITHFIELD ROAD
(60' PUBLIC R/W)
EXISTING
POOLE ROAD
(60' PUBLIC R/W)
PHASE 1A
PHASE 1B
PHASE 1C/6A
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6B
PHASE 7
PHASE 8
PHASE 9
PHASE 10
PHASE 11
PHASE 12
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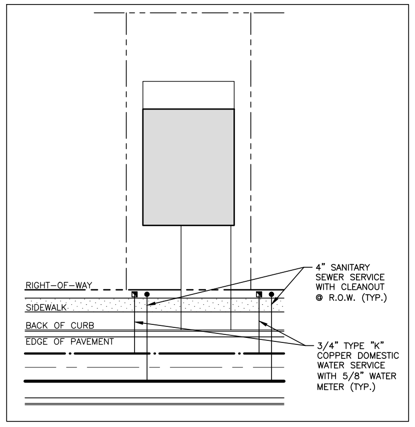
50' STREAM BUFFER
WETLAND (TYP.)
ZONE 1 30' UNDISTURBED FOREST BUFFER
ZONE 2 20' MANAGED VEGETATION
CONCEPTUAL COMMERCIAL LAYOUT
CONCEPTUAL AMENITY LAYOUT
OPEN SPACE #1 (ACTIVE)
STORAGE FACILITY
BUILDING PAD FOR DONATION TO TOWN OF KNIGHTDALE (0.47 AC)
GRAPHIC SCALE
0
125
250
500
1 inch = 250 ft.


RIGHT-OF-WAY
SIDEWALK
BACK OF CURB
EDGE OF PAVEMENT
4" SANITARY SEWER SERVICE WITH CLEANOUT @ R.O.W. (TYP.)
3/4" TYPE "K" COPPER DOMESTIC WATER SERVICE WITH 5/8" WATER METER (TYP.)

TYPICAL UTILITY SERVICE DETAIL
SCALE: NTS

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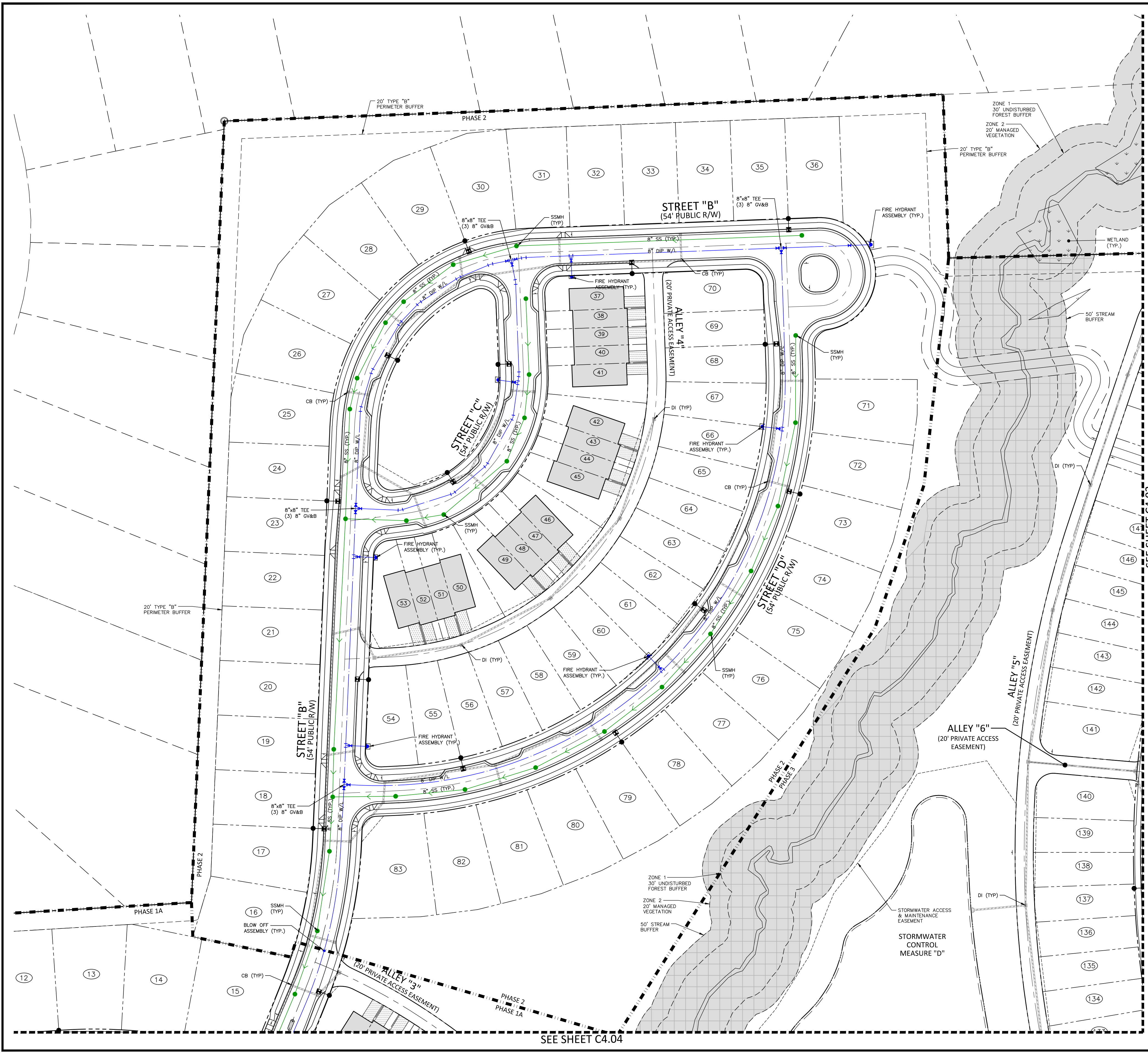
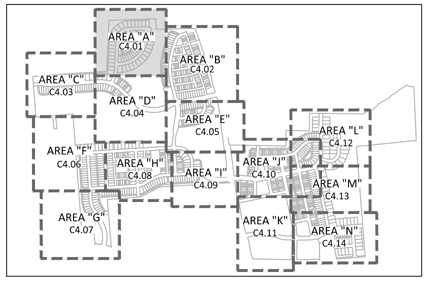
C4.00


20' TYPE "B" PERIMETER BUFFER
PHASE 2
STREET "B" (54' PUBLIC R/W)
STREET "C" (54' PUBLIC R/W)
STREET "D" (54' PUBLIC R/W)
ALLEY "4" (20' PRIVATE ACCESS EASEMENT)
ALLEY "3" (20' PRIVATE ACCESS EASEMENT)
ALLEY "5" (20' PRIVATE ACCESS EASEMENT)
ALLEY "6" (20' PRIVATE ACCESS EASEMENT)
8"x8" TEE (3) 8" GV&B
SSMH (TYP)
FIRE HYDRANT ASSEMBLY (TYP.)
CB (TYP)
DI (TYP)
BLOW OFF ASSEMBLY (TYP.)
8" SS (TYP.)
8" DIP W/L
ZONE 1 30' UNDISTURBED FOREST BUFFER
ZONE 2 20' MANAGED VEGETATION
50' STREAM BUFFER
WETLAND (TYP.)
STORMWATER ACCESS & MAINTENANCE EASEMENT
STORMWATER CONTROL MEASURE "D"
PHASE 1A
PHASE 2 PHASE 3
SEE SHEET C4.02
SEE SHEET C4.04
12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36
37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53
54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83
134 135 136 137 138 139 140 141 142 143 144 145 146 147

UTILITY LEGEND

	FIRE HYDRANT ASSEMBLY
	FIRE DEPARTMENT CONNECTION (FDC)
	WATER METER
	WATER VALVE
PIV	POST INDICATOR VALVE
	VALVE IN MANHOLE
	METER & VAULT
N	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
—FM—FM—	SEWER FORCE MAIN
—G—G—G—G—	GAS LINE
—OU—OU—	OVERHEAD UTILITY
—UE—UE—	UNDERGROUND ELECTRIC
—T—T—T—T—	TELEPHONE
— — — — —	EASEMENT LINE
	WETLANDS
	TREE SAVE AREA

FOR ALL MANHOLES LOCATED IN UTILITY ALLEYS: CONTRACTOR SHALL ADJUST CONE TOP TO ENSURE SEWER MANHOLE FRAME AND COVER ARE INSIDE THE ASPHALT NOT THE 2' CONCRETE FLUSH CURB.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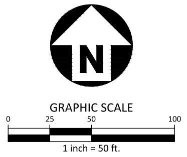
AREA "B" C4.02
AREA "C" C4.03
AREA "D" C4.04
AREA "E" C4.05
AREA "F" C4.06
AREA "G" C4.07
AREA "H" C4.08
AREA "I" C4.09
AREA "J" C4.10
AREA "K" C4.11
AREA "L" C4.12
AREA "M" C4.13
AREA "N" C4.14

INDEX MAP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0
25
50
100
1 inch = 50 ft.

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KNIGHTDALE, NORTH CAROLINA

SEAL 049483 RYAN K. BARKER

REVISIONS

NO.	DATE	
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2	01. 31. 2025	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-U1
CHECKED BY	RCA
DRAWN BY	RLU
SCALE	1"=50'
DATE	1. 31. 2025

SHEET

UTILITY PLAN
AREA "A"

C4.01

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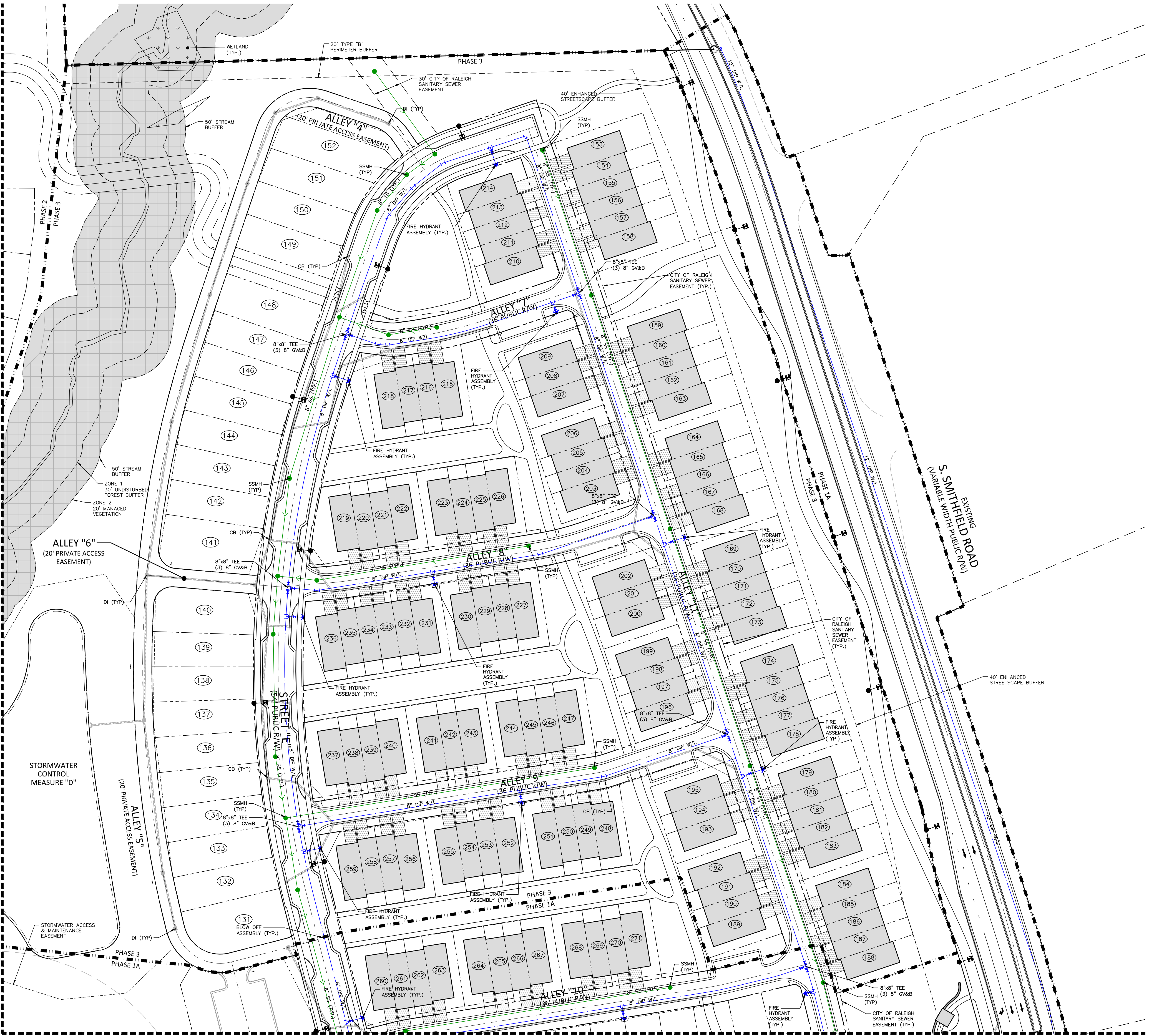
SEE SHEET C4.01


WETLAND (TYP.)
20' TYPE "B" PERIMETER BUFFER
PHASE 3
30' CITY OF RALEIGH SANITARY SEWER EASEMENT
40' ENHANCED STREETSCAPE BUFFER
DI (TYP)
SSMH (TYP)
50' STREAM BUFFER
ALLEY "4" (20' PRIVATE ACCESS EASEMENT)
PHASE 2
PHASE 3
152
151
150
149
148
147
146
145
144
143
142
141
140
139
138
137
136
135
134
133
132
131
153 154 155 156 157 158
214 213 212 211 210
FIRE HYDRANT ASSEMBLY (TYP.)
8" SS (TYP.)
8" DIP W/L
CB (TYP)
8"x8" TEE (3) 8" GV&B
CITY OF RALEIGH SANITARY SEWER EASEMENT (TYP.)
ALLEY "7" (36' PUBLIC R/W)
218 217 216 215
209 208 207
159 160 161 162 163
206 205 204 203
164 165 166 167 168
12" DIP W/L
EXISTING
S. SMITHFIELD ROAD (VARIABLE WIDTH PUBLIC R/W)
PHASE 1A
PHASE 3
50' STREAM BUFFER
ZONE 1 30' UNDISTURBED FOREST BUFFER
ZONE 2 20' MANAGED VEGETATION
219 220 221 222
223 224 225 226
ALLEY "6" (20' PRIVATE ACCESS EASEMENT)
ALLEY "8" (36' PUBLIC R/W)
169 170 171 172 173
202 201 200
ALLEY "11" (36' PUBLIC R/W)
DI (TYP)
236 235 234 233 232 231
230 229 228 227
CITY OF RALEIGH SANITARY SEWER EASEMENT (TYP.)
199 198 197 196
174 175 176 177 178
40' ENHANCED STREETSCAPE BUFFER
FIRE HYDRANT ASSEMBLY (TYP.)
STREET "E" (54' PUBLIC R/W)
237 238 239 240
241 242 243
244 245 246 247
STORMWATER CONTROL MEASURE "D"
ALLEY "5" (20' PRIVATE ACCESS EASEMENT)
ALLEY "9" (36' PUBLIC R/W)
195 194 193
179 180 181 182 183
SSMH (TYP)
259 258 257 256
255 254 253 252
251 250 249 248
CB (TYP)
192 191 190 189
184 185 186 187 188
PHASE 3
PHASE 1A
BLOW OFF ASSEMBLY (TYP.)
STORMWATER ACCESS & MAINTENANCE EASEMENT
260 261 262 263
264 265 266 267
268 269 270 271
ALLEY "10" (36' PUBLIC R/W)
8"x8" TEE (3) 8" GV&B
CITY OF RALEIGH SANITARY SEWER EASEMENT (TYP.)

SEE SHEET C4.05

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UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- —FM—FM— SEWER FORCE MAIN
- —G—G—G—G— GAS LINE
- —OU—OU— OVERHEAD UTILITY
- —UE—UE— UNDERGROUND ELECTRIC
- —T—T—T—T— TELEPHONE
- EASEMENT LINE
- WETLANDS
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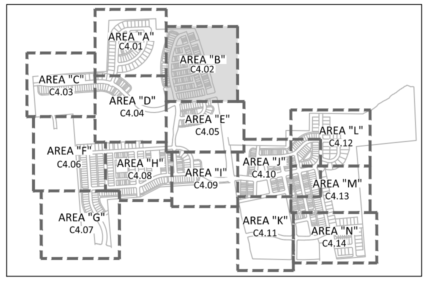
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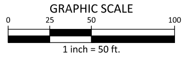
AREA "B" C4.02
AREA "C" C4.03
AREA "D" C4.04
AREA "E" C4.05
AREA "F" C4.06
AREA "G" C4.07
AREA "H" C4.08
AREA "I" C4.09
AREA "J" C4.10
AREA "K" C4.11
AREA "L" C4.12
AREA "M" C4.13
AREA "N" C4.14

INDEX MAP



GRAPHIC SCALE

1 inch = 50 ft.

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049483
RYAN K. BARKER

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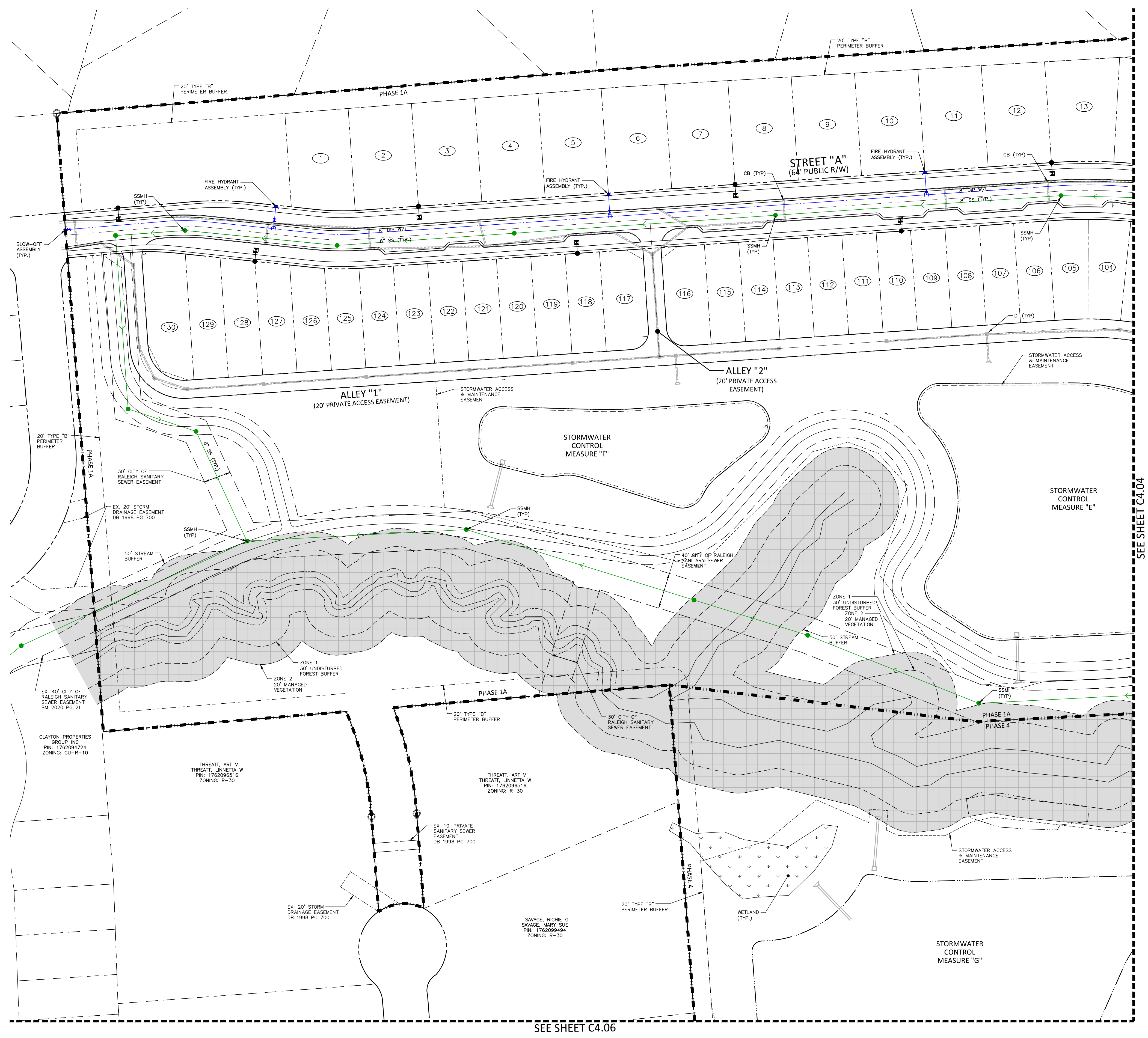
SHEET

UTILITY PLAN
AREA "B"

C4.02


20' TYPE "B" PERIMETER BUFFER
PHASE 1A
1
2
3
4
5
6
7
8
9
10
11
12
13
STREET "A"
(64' PUBLIC R/W)
FIRE HYDRANT ASSEMBLY (TYP.)
CB (TYP)
SSMH (TYP)
8" DIP W/L
8" SS (TYP.)
BLOW-OFF ASSEMBLY (TYP.)
130
129
128
127
126
125
124
123
122
121
120
119
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117
116
115
114
113
112
111
110
109
108
107
106
105
104
DI (TYP)
ALLEY "1"
(20' PRIVATE ACCESS EASEMENT)
ALLEY "2"
(20' PRIVATE ACCESS EASEMENT)
STORMWATER ACCESS & MAINTENANCE EASEMENT
STORMWATER CONTROL MEASURE "F"
STORMWATER CONTROL MEASURE "E"
SEE SHEET C4.04
PHASE 1A
30' CITY OF RALEIGH SANITARY SEWER EASEMENT
EX. 20' STORM DRAINAGE EASEMENT DB 1998 PG 700
50' STREAM BUFFER
40' CITY OF RALEIGH SANITARY SEWER EASEMENT
ZONE 1 30' UNDISTURBED FOREST BUFFER
ZONE 2 20' MANAGED VEGETATION
EX. 40' CITY OF RALEIGH SANITARY SEWER EASEMENT BM 2020 PG 21
CLAYTON PROPERTIES GROUP INC PIN: 1762094724 ZONING: CU-R-10
THREATT, ART V THREATT, LINNETTA W PIN: 1762096516 ZONING: R-30
THREATT, ART V THREATT, LINNETTA W PIN: 1762096516 ZONING: R-30
EX. 10' PRIVATE SANITARY SEWER EASEMENT DB 1998 PG 700
EX. 20' STORM DRAINAGE EASEMENT DB 1998 PG 700
SAVAGE, RICHIE G SAVAGE, MARY SUE PIN: 1762099494 ZONING: R-30
PHASE 4
PHASE 1A
PHASE 4
WETLAND (TYP.)
STORMWATER ACCESS & MAINTENANCE EASEMENT
STORMWATER CONTROL MEASURE "G"
SEE SHEET C4.06

UTILITY LEGEND

	FIRE HYDRANT ASSEMBLY
	FIRE DEPARTMENT CONNECTION (FDC)
	WATER METER
	WATER VALVE
PIV	POST INDICATOR VALVE
	VALVE IN MANHOLE
	METER & VAULT
N	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
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	SANITARY SEWER
	SEWER SERVICE LINE
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—T—T—T—T—	TELEPHONE
— — —	EASEMENT LINE
	WETLANDS
▦	TREE SAVE AREA

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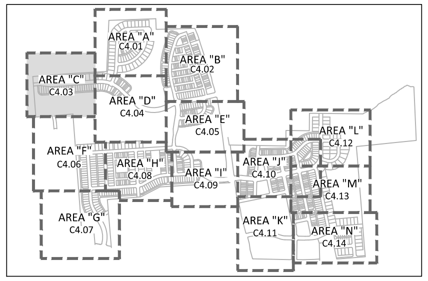
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AREA "B" C4.02
AREA "C" C4.03
AREA "D" C4.04
AREA "E" C4.05
AREA "F" C4.06
AREA "G" C4.07
AREA "H" C4.08
AREA "I" C4.09
AREA "J" C4.10
AREA "K" C4.11
AREA "L" C4.12
AREA "M" C4.13
AREA "N" C4.14

INDEX MAP

N

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

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RYAN K. BARKER

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REVISIONS

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PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-U1
CHECKED BY	RCA
DRAWN BY	RLU
SCALE	1"=50'
DATE	1. 31. 2025

SHEET

UTILITY PLAN
AREA "C"

C4.03

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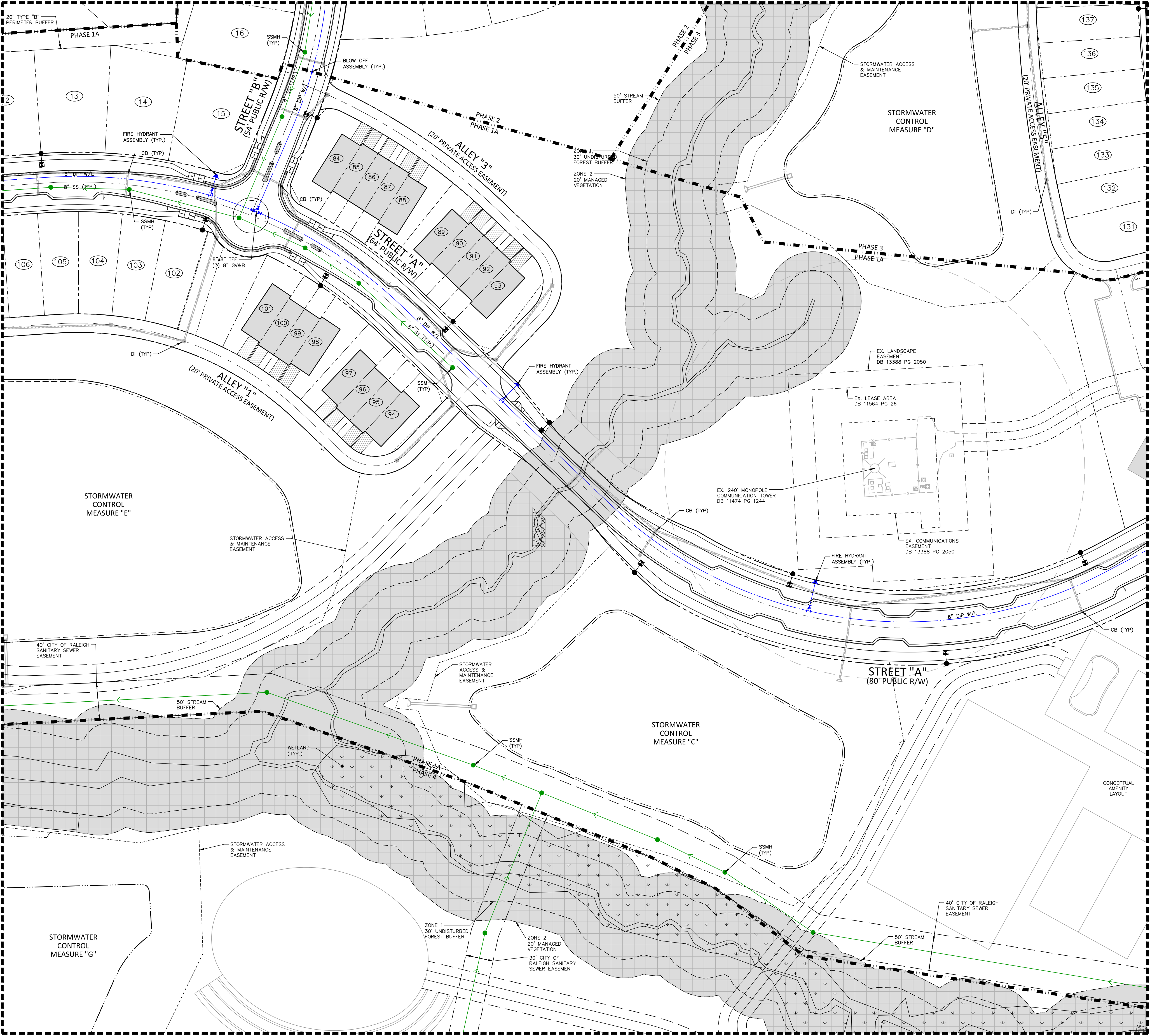
SEE SHEET C4.01


20' TYPE "B" PERIMETER BUFFER
PHASE 1A
16
SSMH (TYP)
BLOW OFF ASSEMBLY (TYP.)
2
13
14
15
STREET "B" (54' PUBLIC R/W)
8" SS (TYP)
8" DIP W/L
PHASE 2
PHASE 1A
ALLEY "3" (20' PRIVATE ACCESS EASEMENT)
FIRE HYDRANT ASSEMBLY (TYP.)
CB (TYP)
8" DIP W/L
8" SS (TYP.)
SSMH (TYP)
84
85
86
87
88
CB (TYP)
89
90
91
92
93
STREET "A" (64' PUBLIC R/W)
106
105
104
103
102
8"x8" TEE
(3) 8" GV&B
101
100
99
98
8" DIP W/L
8" SS (TYP.)
DI (TYP)
ALLEY "1" (20' PRIVATE ACCESS EASEMENT)
97
96
95
94
SSMH (TYP)
FIRE HYDRANT ASSEMBLY (TYP.)
PHASE 2
PHASE 3
50' STREAM BUFFER
ZONE 1 30' UNDISTURBED FOREST BUFFER
ZONE 2 20' MANAGED VEGETATION
STORMWATER ACCESS & MAINTENANCE EASEMENT
STORMWATER CONTROL MEASURE "D"
ALLEY "5" (20' PRIVATE ACCESS EASEMENT)
137
136
135
134
133
132
131
DI (TYP)
PHASE 3
PHASE 1A
EX. LANDSCAPE EASEMENT DB 13388 PG 2050
EX. LEASE AREA DB 11564 PG 26
EX. 240' MONOPOLE COMMUNICATION TOWER DB 11474 PG 1244
EX. COMMUNICATIONS EASEMENT DB 13388 PG 2050
CB (TYP)
FIRE HYDRANT ASSEMBLY (TYP.)
8" DIP W/L
CB (TYP)
STREET "A" (80' PUBLIC R/W)
SEE SHEET C4.03
SEE SHEET C4.05
STORMWATER CONTROL MEASURE "E"
STORMWATER ACCESS & MAINTENANCE EASEMENT
40' CITY OF RALEIGH SANITARY SEWER EASEMENT
STORMWATER ACCESS & MAINTENANCE EASEMENT
50' STREAM BUFFER
WETLAND (TYP.)
PHASE 1A
PHASE 4
SSMH (TYP)
STORMWATER CONTROL MEASURE "C"
CONCEPTUAL AMENITY LAYOUT
STORMWATER ACCESS & MAINTENANCE EASEMENT
SSMH (TYP)
STORMWATER CONTROL MEASURE "G"
ZONE 1 30' UNDISTURBED FOREST BUFFER
ZONE 2 20' MANAGED VEGETATION
30' CITY OF RALEIGH SANITARY SEWER EASEMENT
40' CITY OF RALEIGH SANITARY SEWER EASEMENT
50' STREAM BUFFER

SEE SHEET C4.08

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UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- FM — FM SEWER FORCE MAIN
- G — G — G — G GAS LINE
- OU — OU OVERHEAD UTILITY
- UE — UE UNDERGROUND ELECTRIC
- T — T — T — T TELEPHONE
- EASEMENT LINE
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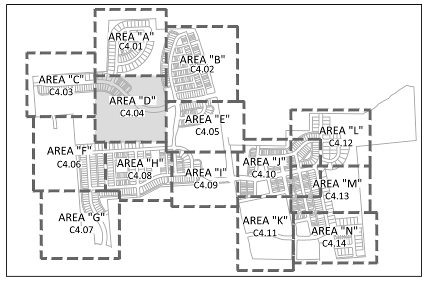
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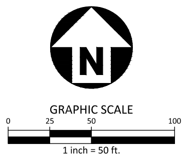
AREA "J" C4.10
AREA "L" C4.12
AREA "M" C4.13
AREA "G" C4.07
AREA "K" C4.11
AREA "N" C4.14

INDEX MAP



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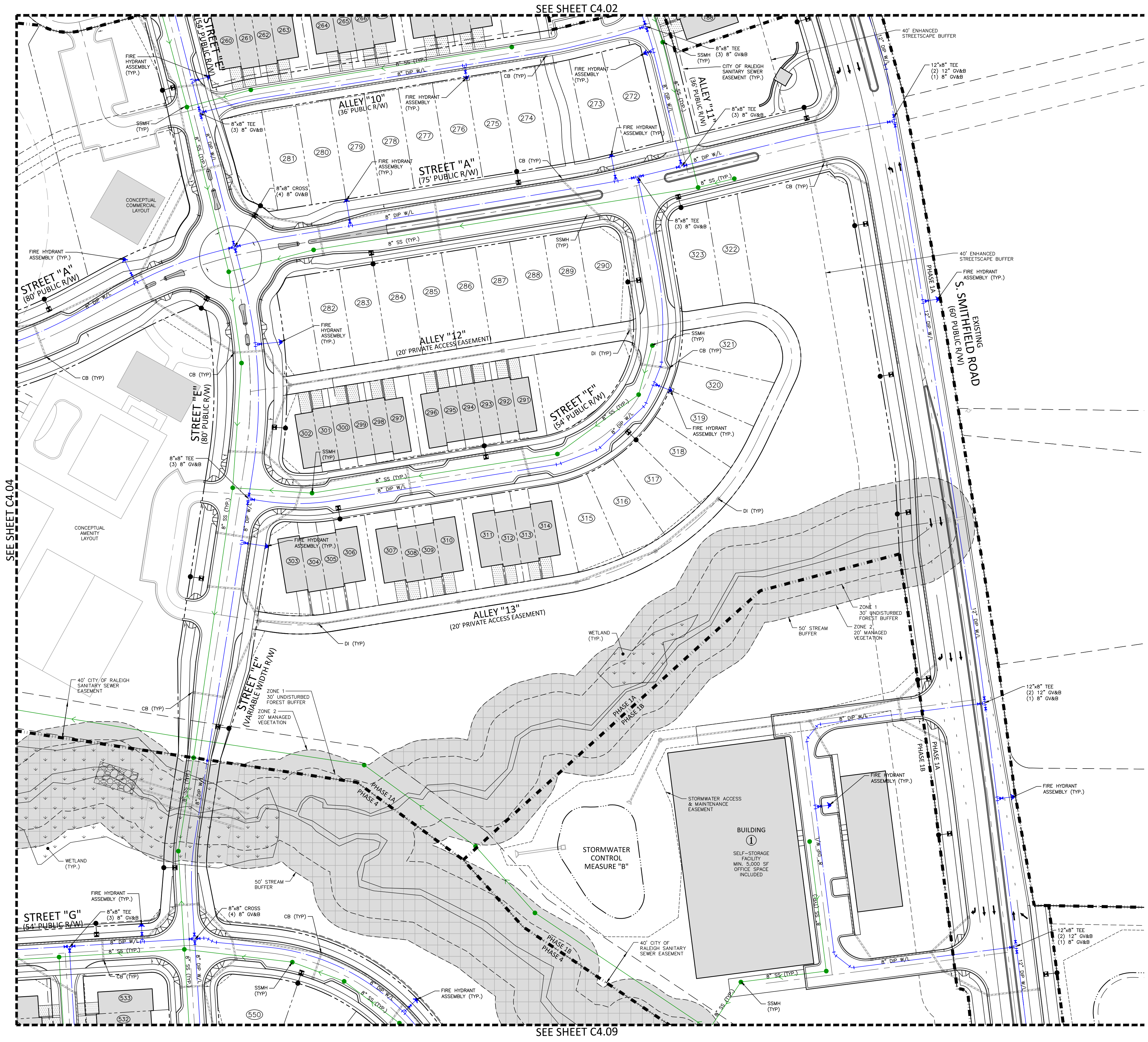
SHEET

UTILITY PLAN
AREA "D"

C4.04

SEE SHEET C4.02

SEE SHEET C4.04


STREET "E" (54' PUBLIC R/W)
260
261
262
263
264
265
266
FIRE HYDRANT ASSEMBLY (TYP.)
SSMH (TYP)
8"x8" TEE (3) 8" GV&B
ALLEY "10" (36' PUBLIC R/W)
8" SS (TYP.)
8" DIP W/L
CB (TYP)
281
280
279
278
277
276
275
274
273
272
STREET "A" (75' PUBLIC R/W)
SSMH (TYP)
CITY OF RALEIGH SANITARY SEWER EASEMENT (TYP.)
ALLEY "11" (36' PUBLIC R/W)
40' ENHANCED STREETSCAPE BUFFER
12"x8" TEE (2) 12" GV&B (1) 8" GV&B
8"x8" CROSS (4) 8" GV&B
CONCEPTUAL COMMERCIAL LAYOUT
STREET "A" (80' PUBLIC R/W)
8"x8" TEE (3) 8" GV&B
CB (TYP)
282
283
284
285
286
287
288
289
290
323
322
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320
319
318
317
316
315
ALLEY "12" (20' PRIVATE ACCESS EASEMENT)
DI (TYP)
302
301
300
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297
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295
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293
292
291
STREET "F" (54' PUBLIC R/W)
S. SMITHFIELD ROAD (60' PUBLIC R/W) EXISTING
PHASE 1A
12" DIP W/L
STREET "E" (80' PUBLIC R/W)
CONCEPTUAL AMENITY LAYOUT
303
304
305
306
307
308
309
310
311
312
313
314
ALLEY "13" (20' PRIVATE ACCESS EASEMENT)
WETLAND (TYP.)
ZONE 1 30' UNDISTURBED FOREST BUFFER
ZONE 2 20' MANAGED VEGETATION
50' STREAM BUFFER
STREET "E" (VARIABLE WIDTH R/W)
40' CITY OF RALEIGH SANITARY SEWER EASEMENT
PHASE 1A
PHASE 1B
PHASE 4
STORMWATER ACCESS & MAINTENANCE EASEMENT
BUILDING ①
SELF-STORAGE FACILITY MIN. 5,000 SF OFFICE SPACE INCLUDED
STORMWATER CONTROL MEASURE "B"
STREET "G" (54' PUBLIC R/W)
8"x8" CROSS (4) 8" GV&B
533
532
550
40' CITY OF RALEIGH SANITARY SEWER EASEMENT
SSMH (TYP)

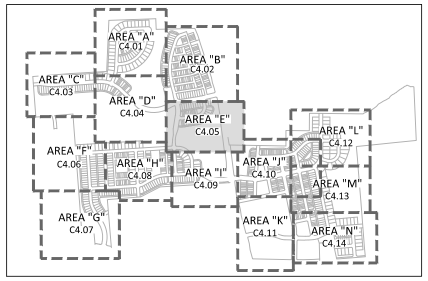
SEE SHEET C4.09

X:\Projects\SHD\SHD21001\04-Production\Engineering\Master Plan\Current Drawings\SHD21001-U1.dwg, 1/31/2025 2:49:16 PM, Sofie Fitzwilliam

UTILITY LEGEND

→⋈●	FIRE HYDRANT ASSEMBLY
●	FIRE DEPARTMENT CONNECTION (FDC)
▣	WATER METER
⋈	WATER VALVE
⋈ PIV	POST INDICATOR VALVE
⊗	VALVE IN MANHOLE
◩	METER & VAULT
N	BACKFLOW PREVENTER
◀	REDUCER
⊔	PLUG
o⋈—	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
—FM—FM—	SEWER FORCE MAIN
—G—G—G—G—	GAS LINE
—OU—OU—	OVERHEAD UTILITY
—UE—UE—	UNDERGROUND ELECTRIC
—T—T—T—T—	TELEPHONE
— — — —	EASEMENT LINE
↓ ↓ ↓ ↓	WETLANDS
▦	TREE SAVE AREA

FOR ALL MANHOLES LOCATED IN UTILITY ALLEYS: CONTRACTOR SHALL ADJUST CONE TOP TO ENSURE SEWER MANHOLE FRAME AND COVER ARE INSIDE THE ASPHALT NOT THE 2' CONCRETE FLUSH CURB.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AREA "B" C4.02
AREA "C" C4.03
AREA "D" C4.04
AREA "E" C4.05
AREA "F" C4.06
AREA "G" C4.07
AREA "H" C4.08
AREA "I" C4.09
AREA "J" C4.10
AREA "K" C4.11
AREA "L" C4.12
AREA "M" C4.13
AREA "N" C4.14

INDEX MAP

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

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MASTER PLAN
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KNIGHTDALE, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049483 RYAN K. BARKER
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REVISIONS

NO.	DATE	
1	12. 20. 2024	PER TOWN COMMENTS
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PLAN INFORMATION

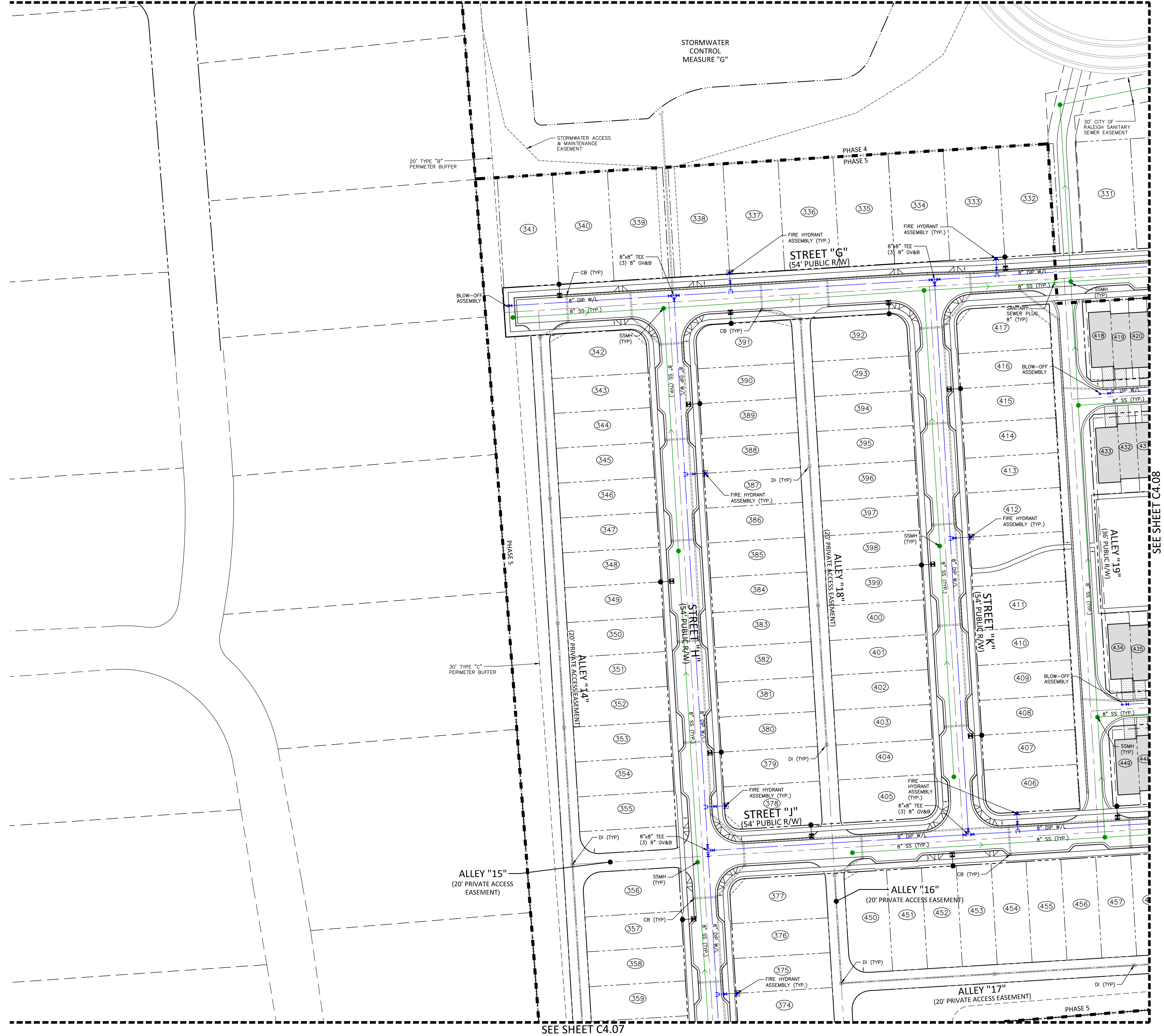
PROJECT NO.	SHD-21001
FILENAME	SHD21001-U1
CHECKED BY	RCA
DRAWN BY	RLU
SCALE	1"=50'
DATE	1. 31. 2025

SHEET

UTILITY PLAN
AREA "E"

C4.05

SEE SHEET C4.03


STORMWATER CONTROL MEASURE "G"
STORMWATER ACCESS & MAINTENANCE EASEMENT
20' TYPE "B" PERIMETER BUFFER
PHASE 4
PHASE 5
30' CITY OF RALEIGH SANITARY SEWER EASEMENT
341
340
339
338
337
336
335
334
333
332
331
FIRE HYDRANT ASSEMBLY (TYP.)
8"x8" TEE (3) 8" GV&B
STREET "G" (54' PUBLIC R/W)
CB (TYP)
BLOW-OFF ASSEMBLY
8" DIP W/L
8" SS (TYP.)
SSMH (TYP)
SANITARY SEWER PLUG 8" (TYP)
342
343
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433
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434
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449
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DI (TYP)
PHASE 5
ALLEY "14" (20' PRIVATE ACCESS EASEMENT)
STREET "H" (54' PUBLIC R/W)
ALLEY "18" (20' PRIVATE ACCESS EASEMENT)
STREET "K" (54' PUBLIC R/W)
ALLEY "19" (36' PUBLIC R/W)
30' TYPE "C" PERIMETER BUFFER
STREET "J" (54' PUBLIC R/W)
ALLEY "15" (20' PRIVATE ACCESS EASEMENT)
ALLEY "16" (20' PRIVATE ACCESS EASEMENT)
ALLEY "17" (20' PRIVATE ACCESS EASEMENT)
356
357
358
359
377
376
375
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450
451
452
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455
456
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PHASE 5

SEE SHEET C4.08

SEE SHEET C4.07

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- PIV 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
- —FM—FM— SEWER FORCE MAIN
- —G—G—G—G— GAS LINE
- —OU—OU— OVERHEAD UTILITY
- —UE—UE— UNDERGROUND ELECTRIC
- —T—T—T—T— TELEPHONE
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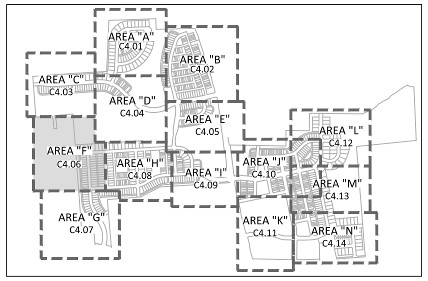
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AREA "G" C4.07
AREA "H" C4.08
AREA "I" C4.09
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AREA "K" C4.11
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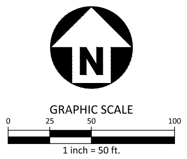
AREA "M" C4.13
AREA "N" C4.14

INDEX MAP



GRAPHIC SCALE

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049483

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SHEET

UTILITY PLAN
AREA "F"

C4.06

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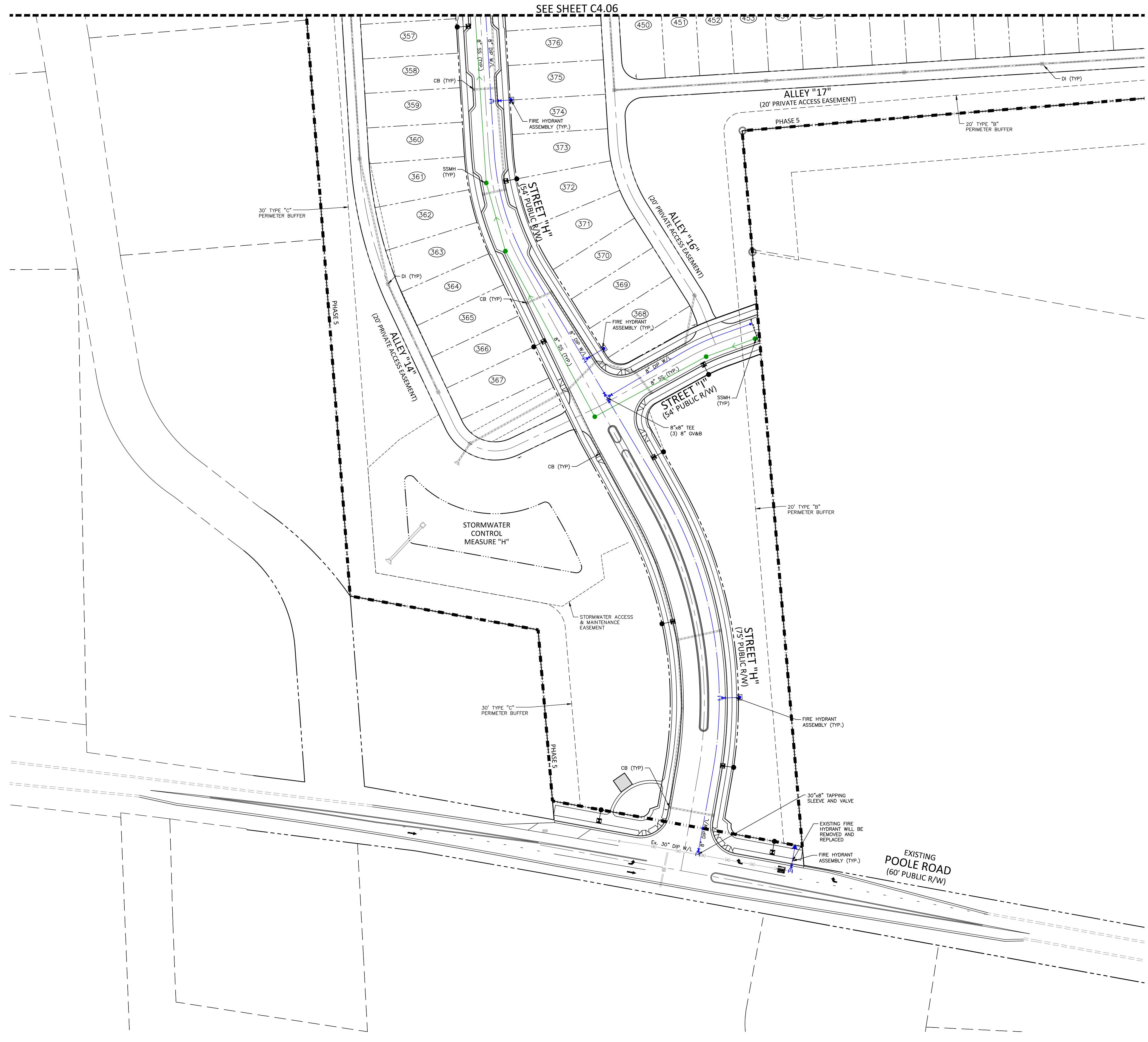
SEE SHEET C4.06
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CB (TYP)
8" SS (TYP.)
8" DIP W/L
FIRE HYDRANT ASSEMBLY (TYP.)
SSMH (TYP)
STREET "H" (54' PUBLIC R/W)
ALLEY "16" (20' PRIVATE ACCESS EASEMENT)
ALLEY "17" (20' PRIVATE ACCESS EASEMENT)
DI (TYP)
PHASE 5
20' TYPE "B" PERIMETER BUFFER
30' TYPE "C" PERIMETER BUFFER
DI (TYP)
PHASE 5
ALLEY "14" (20' PRIVATE ACCESS EASEMENT)
CB (TYP)
FIRE HYDRANT ASSEMBLY (TYP.)
8" DIP W/L
8" SS (TYP.)
8" DIP W/L
8" SS (TYP.)
STREET "I" (54' PUBLIC R/W)
SSMH (TYP)
8"x8" TEE
(3) 8" GV&B
CB (TYP)
20' TYPE "B" PERIMETER BUFFER
STORMWATER CONTROL MEASURE "H"
STORMWATER ACCESS & MAINTENANCE EASEMENT
STREET "H" (75' PUBLIC R/W)
30' TYPE "C" PERIMETER BUFFER
FIRE HYDRANT ASSEMBLY (TYP.)
PHASE 5
CB (TYP)
30"x8" TAPPING SLEEVE AND VALVE
EXISTING FIRE HYDRANT WILL BE REMOVED AND REPLACED
FIRE HYDRANT ASSEMBLY (TYP.)
Ex. 30" DIP W/L
8" DIP W/L
EXISTING POOLE ROAD (60' PUBLIC R/W)

UTILITY LEGEND

	FIRE HYDRANT ASSEMBLY
	FIRE DEPARTMENT CONNECTION (FDC)
◘	WATER METER
⋈	WATER VALVE
⋈ PIV	POST INDICATOR VALVE
⊗	VALVE IN MANHOLE
◪	METER & VAULT
N	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
—FM—FM—	SEWER FORCE MAIN
—G—G—G—G—	GAS LINE
—OU—OU—	OVERHEAD UTILITY
—UE—UE—	UNDERGROUND ELECTRIC
—T—T—T—T—	TELEPHONE
— — — — —	EASEMENT LINE
	WETLANDS
	TREE SAVE AREA

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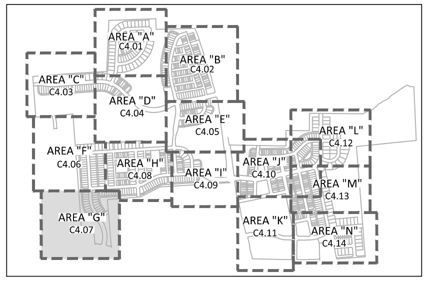
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C4.01
AREA "B"
C4.02
AREA "C"
C4.03
AREA "D"
C4.04
AREA "E"
C4.05
AREA "F"
C4.06
AREA "G"
C4.07
AREA "H"
C4.08
AREA "I"
C4.09
AREA "J"
C4.10
AREA "K"
C4.11
AREA "L"
C4.12
AREA "M"
C4.13
AREA "N"
C4.14

INDEX MAP

N

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

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049483
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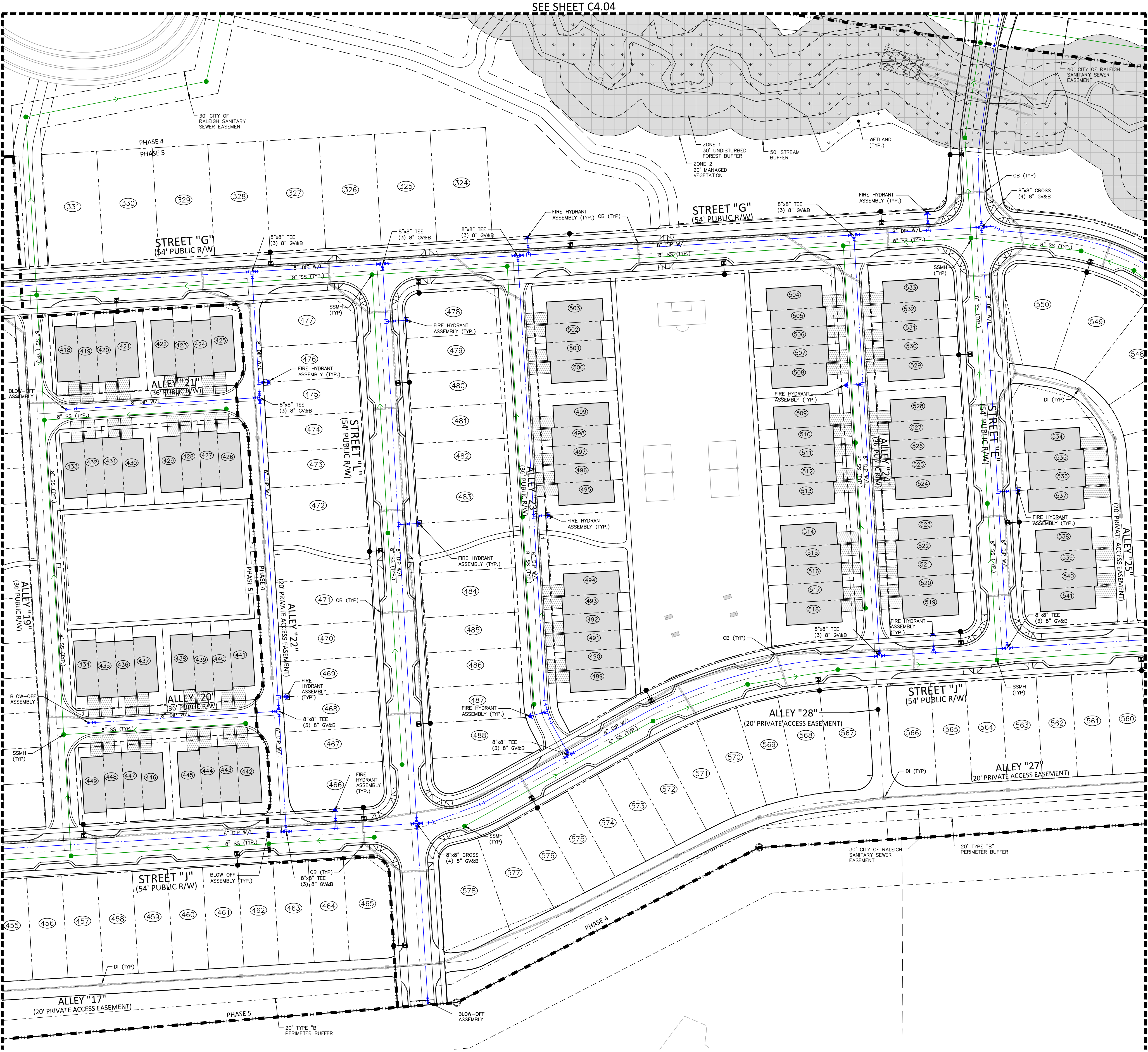
SHEET

UTILITY PLAN
AREA "G"

C4.07


SEE SHEET C4.04
SEE SHEET C4.06
SEE SHEET C4.09
30' CITY OF RALEIGH SANITARY SEWER EASEMENT
PHASE 4
PHASE 5
ZONE 1 30' UNDISTURBED FOREST BUFFER
ZONE 2 20' MANAGED VEGETATION
50' STREAM BUFFER
WETLAND (TYP.)
40' CITY OF RALEIGH SANITARY SEWER EASEMENT
STREET "G" (54' PUBLIC R/W)
STREET "L" (54' PUBLIC R/W)
STREET "E" (54' PUBLIC R/W)
STREET "J" (54' PUBLIC R/W)
ALLEY "19" (36' PUBLIC R/W)
ALLEY "20" (36' PUBLIC R/W)
ALLEY "21" (36' PUBLIC R/W)
ALLEY "22" (20' PRIVATE ACCESS EASEMENT)
ALLEY "23" (36' PUBLIC R/W)
ALLEY "24" (36' PUBLIC R/W)
ALLEY "25" (20' PRIVATE ACCESS EASEMENT)
ALLEY "27" (20' PRIVATE ACCESS EASEMENT)
ALLEY "28" (20' PRIVATE ACCESS EASEMENT)
ALLEY "17" (20' PRIVATE ACCESS EASEMENT)
FIRE HYDRANT ASSEMBLY (TYP.)
8"x8" TEE (3) 8" GV&B
8"x8" CROSS (4) 8" GV&B
8" DIP W/L
8" SS (TYP.)
CB (TYP)
DI (TYP)
SSMH (TYP)
BLOW-OFF ASSEMBLY
20' TYPE "B" PERIMETER BUFFER
30' CITY OF RALEIGH SANITARY SEWER EASEMENT
324 325 326 327 328 329 330 331
418 419 420 421 422 423 424 425
426 427 428 429 430 431 432 433
434 435 436 437 438 439 440 441
442 443 444 445 446 447 448 449
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466 467 468 469 470 471 472 473 474 475 476 477
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UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- PIV 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
- FM FM SEWER FORCE MAIN
- G G G G GAS LINE
- OU OU OVERHEAD UTILITY
- UE UE UNDERGROUND ELECTRIC
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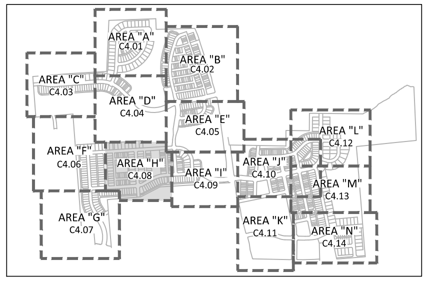
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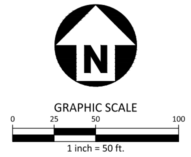
AREA "J" C4.10
AREA "K" C4.11
AREA "L" C4.12
AREA "M" C4.13
AREA "N" C4.14

INDEX MAP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50
100
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SHEET

UTILITY PLAN
AREA "H"

C4.08

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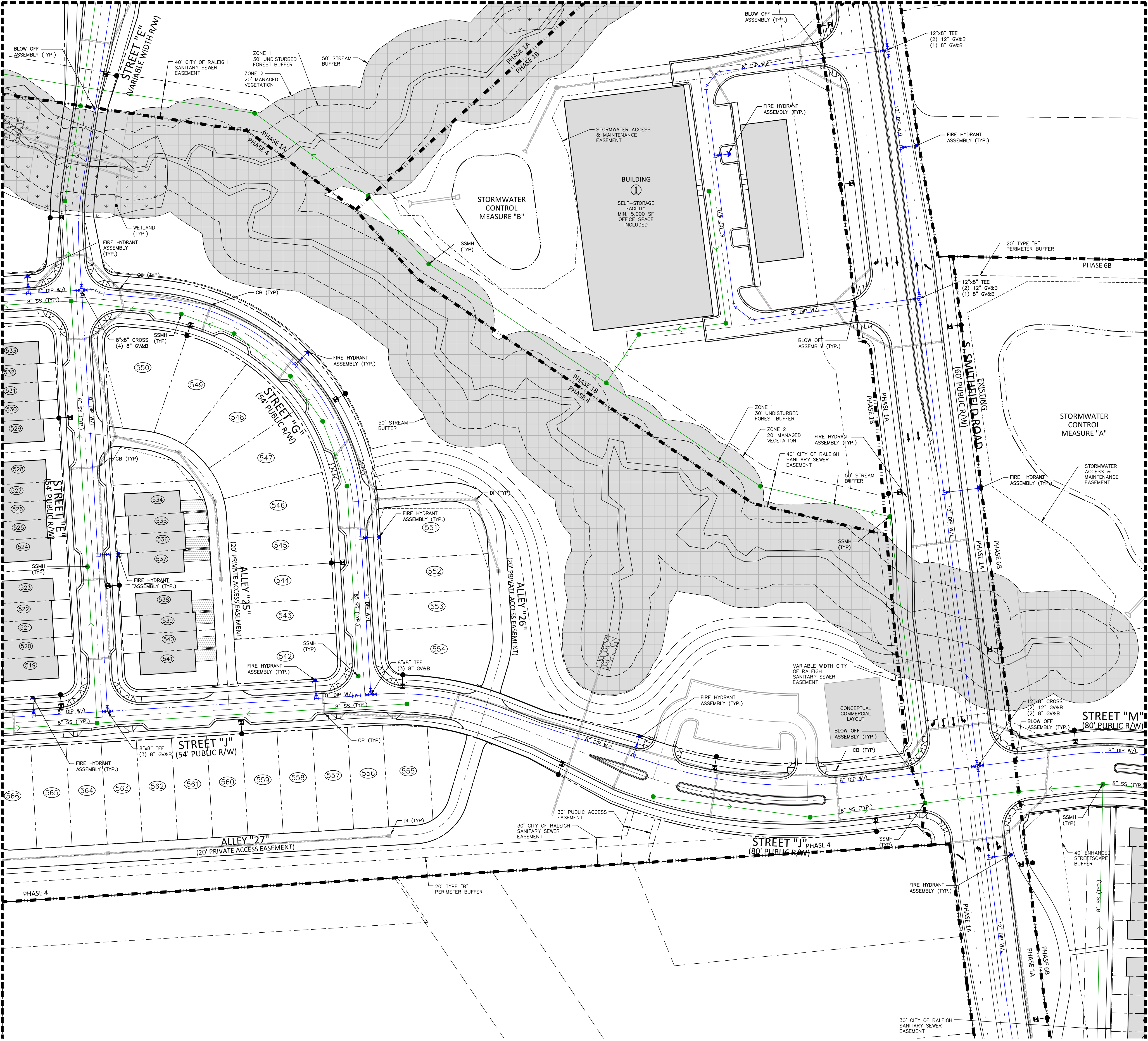

BLOW OFF ASSEMBLY (TYP.)
STREET "E" (VARIABLE WIDTH R/W)
40' CITY OF RALEIGH SANITARY SEWER EASEMENT
ZONE 1 30' UNDISTURBED FOREST BUFFER
ZONE 2 20' MANAGED VEGETATION
50' STREAM BUFFER
PHASE 1A
PHASE 1B
PHASE 4
WETLAND (TYP.)
FIRE HYDRANT ASSEMBLY (TYP.)
STORMWATER CONTROL MEASURE "B"
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12"x8" TEE (2) 12" GV&B (1) 8" GV&B
8" DIP W/L
12" DIP W/L
20' TYPE "B" PERIMETER BUFFER
PHASE 6B
CB (TYP)
8" SS (TYP.)
8"x8" CROSS (4) 8" GV&B
STREET "G" (54' PUBLIC R/W)
STREET "E" (54' PUBLIC R/W)
ALLEY "25" (20' PRIVATE ACCESS EASEMENT)
ALLEY "26" (20' PRIVATE ACCESS EASEMENT)
ALLEY "27" (20' PRIVATE ACCESS EASEMENT)
DI (TYP)
8"x8" TEE (3) 8" GV&B
S. SMITHFIELD ROAD (60' PUBLIC R/W) EXISTING
STORMWATER CONTROL MEASURE "A"
STORMWATER ACCESS & MAINTENANCE EASEMENT
VARIABLE WIDTH CITY OF RALEIGH SANITARY SEWER EASEMENT
CONCEPTUAL COMMERCIAL LAYOUT
STREET "J" (54' PUBLIC R/W)
STREET "J" (80' PUBLIC R/W)
STREET "M" (80' PUBLIC R/W)
12"x8" CROSS (2) 12" GV&B (2) 8" GV&B
30' PUBLIC ACCESS EASEMENT
30' CITY OF RALEIGH SANITARY SEWER EASEMENT
40' ENHANCED STREETSCAPE BUFFER
20' TYPE "B" PERIMETER BUFFER
SEE SHEET C4.08
SEE SHEET C4.10
519 520 521 522 523 524 525 526 527 528 529 530 531 532 533
534 535 536 537 538 539 540 541
542 543 544 545 546 547 548 549 550
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UTILITY LEGEND

⟶	FIRE HYDRANT ASSEMBLY
	FIRE DEPARTMENT CONNECTION (FDC)
◘	WATER METER
⋈	WATER VALVE
⋈ PIV	POST INDICATOR VALVE
⊗	VALVE IN MANHOLE
◩	METER & VAULT
N	BACKFLOW PREVENTER
◀	REDUCER
⊔	PLUG
	BLOW-OFF ASSEMBLY
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▦	TREE SAVE AREA

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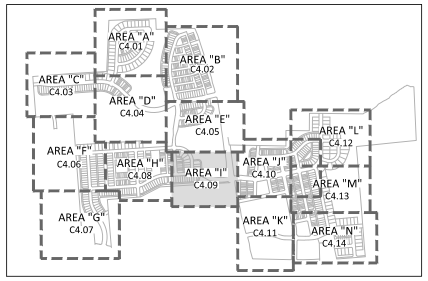

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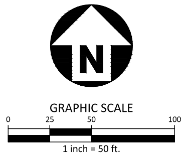
AREA "B" C4.02
AREA "C" C4.03
AREA "D" C4.04
AREA "E" C4.05
AREA "F" C4.06
AREA "G" C4.07
AREA "H" C4.08
AREA "I" C4.09
AREA "J" C4.10
AREA "K" C4.11
AREA "L" C4.12
AREA "M" C4.13
AREA "N" C4.14

INDEX MAP



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GRAPHIC SCALE
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25
50
100
1 inch = 50 ft.

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MASTER PLAN
4001 SOUTH SMITHFIELD ROAD
KNIGHTDALE, NORTH CAROLINA

SEAL 049483
RYAN K. BARKER

REVISIONS

NO.	DATE	
1	12. 20. 2024	PER TOWN COMMENTS
2	01. 31. 2025	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-U1
CHECKED BY	RCA
DRAWN BY	RLU
SCALE	1"=50'
DATE	1. 31. 2025

SHEET

UTILITY PLAN
AREA "I"

C4.09

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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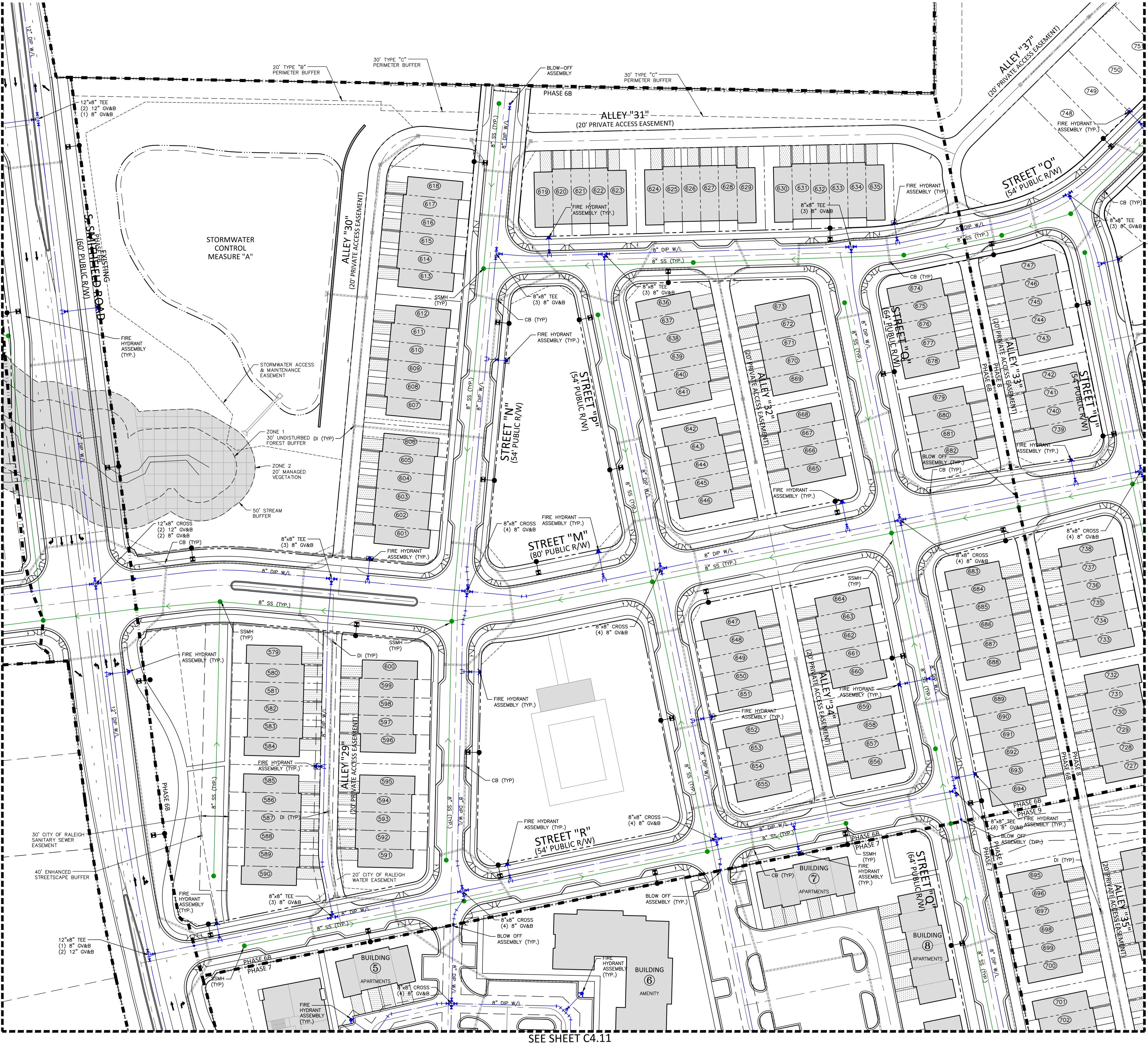
SEE SHEET C4.09
SEE SHEET C4.13
SEE SHEET C4.11
EXISTING S. SMITHFIELD ROAD (60' PUBLIC R/W)
STORMWATER CONTROL MEASURE "A"
STORMWATER ACCESS & MAINTENANCE EASEMENT
ZONE 1 30' UNDISTURBED FOREST BUFFER
ZONE 2 20' MANAGED VEGETATION
50' STREAM BUFFER
20' TYPE "B" PERIMETER BUFFER
30' TYPE "C" PERIMETER BUFFER
BLOW-OFF ASSEMBLY
PHASE 6B
ALLEY "31" (20' PRIVATE ACCESS EASEMENT)
ALLEY "37" (20' PRIVATE ACCESS EASEMENT)
ALLEY "30" (20' PRIVATE ACCESS EASEMENT)
ALLEY "32" (20' PRIVATE ACCESS EASEMENT)
ALLEY "33" (20' PRIVATE ACCESS EASEMENT)
ALLEY "34" (20' PRIVATE ACCESS EASEMENT)
ALLEY "29" (20' PRIVATE ACCESS EASEMENT)
ALLEY "35" (20' PRIVATE ACCESS EASEMENT)
STREET "O" (54' PUBLIC R/W)
STREET "N" (54' PUBLIC R/W)
STREET "P" (54' PUBLIC R/W)
STREET "Q" (54' PUBLIC R/W)
STREET "U" (54' PUBLIC R/W)
STREET "M" (80' PUBLIC R/W)
STREET "R" (54' PUBLIC R/W)
12" DIP W/L
8" DIP W/L
8" SS (TYP.)
12"x8" TEE (2) 12" GV&B (1) 8" GV&B
12"x8" CROSS (2) 12" GV&B (2) 8" GV&B
12"x8" TEE (1) 8" GV&B (2) 12" GV&B
8"x8" TEE (3) 8" GV&B
8"x8" CROSS (4) 8" GV&B
FIRE HYDRANT ASSEMBLY (TYP.)
SSMH (TYP)
CB (TYP)
DI (TYP)
BLOW OFF ASSEMBLY (TYP.)
30' CITY OF RALEIGH SANITARY SEWER EASEMENT
40' ENHANCED STREETSCAPE BUFFER
20' CITY OF RALEIGH WATER EASEMENT
PHASE 6B
PHASE 7
PHASE 8
PHASE 9
BUILDING 5 APARTMENTS
BUILDING 6 AMENITY
BUILDING 7 APARTMENTS
BUILDING 8 APARTMENTS
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613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629
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665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682
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727 728 729 730 731 732 733 734 735 736 737 738
739 740 741 742 743 744 745 746 747 748 749 750 751

UTILITY LEGEND

⟶⋈●	FIRE HYDRANT ASSEMBLY
●	FIRE DEPARTMENT CONNECTION (FDC)
◘	WATER METER
⋈	WATER VALVE
⋈ PIV	POST INDICATOR VALVE
⊗	VALVE IN MANHOLE
◩	METER & VAULT
N	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
— FM — FM —	SEWER FORCE MAIN
— G — G — G — G —	GAS LINE
— OU — OU —	OVERHEAD UTILITY
— UE — UE —	UNDERGROUND ELECTRIC
— T — T — T — T —	TELEPHONE
— — — —	EASEMENT LINE
▭	WETLANDS
▦	TREE SAVE AREA

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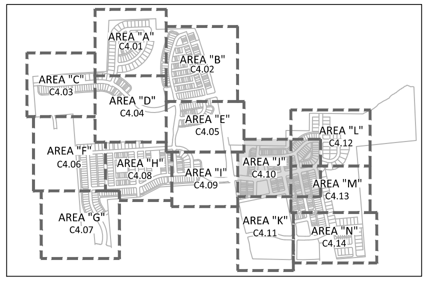
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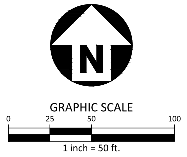
AREA "D" C4.04
AREA "E" C4.05
AREA "F" C4.06
AREA "G" C4.07
AREA "H" C4.08
AREA "I" C4.09
AREA "J" C4.10
AREA "K" C4.11
AREA "L" C4.12
AREA "M" C4.13
AREA "N" C4.14

INDEX MAP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SHEET

UTILITY PLAN
AREA "J"

C4.10

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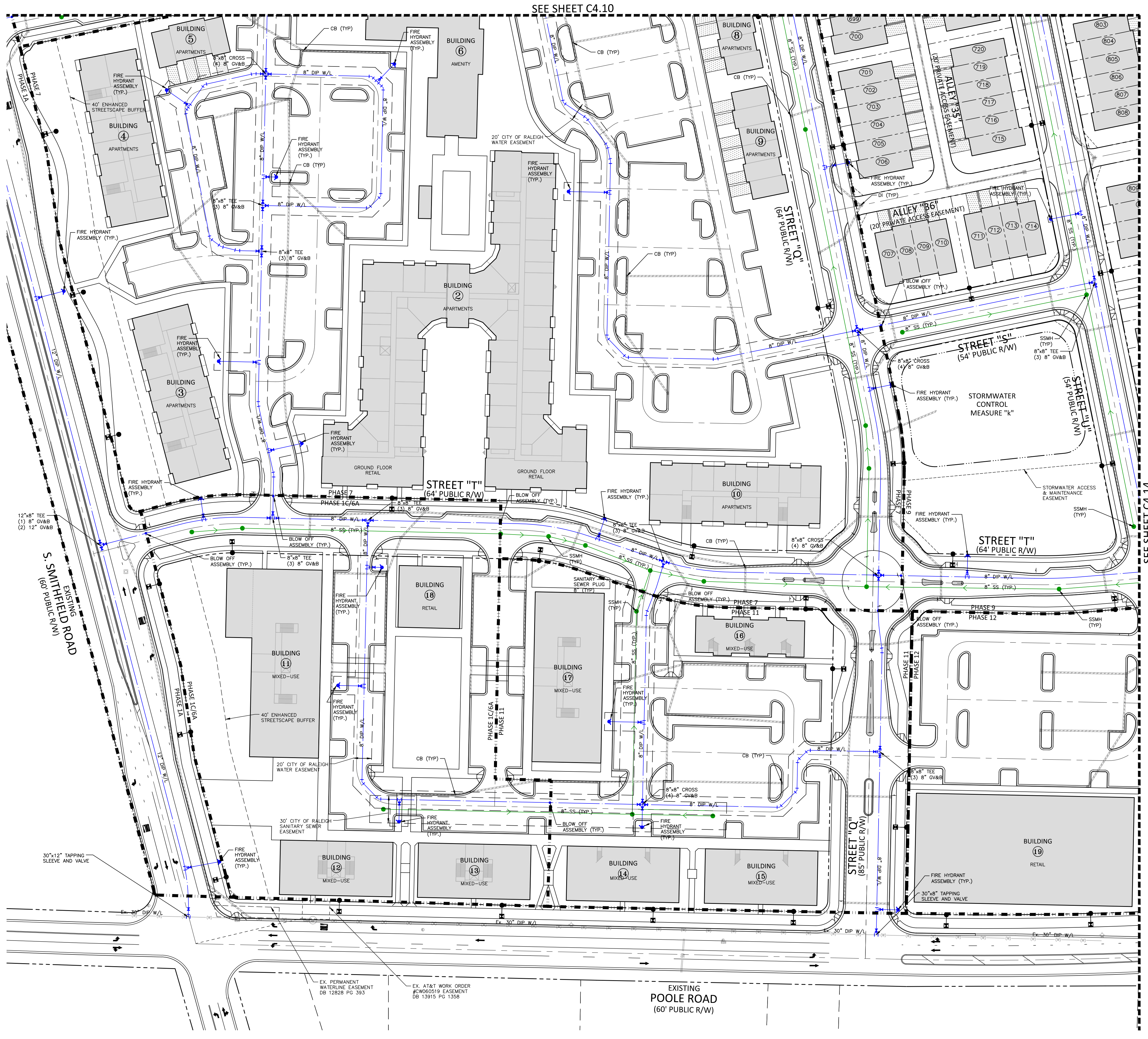
SEE SHEET C4.10
SEE SHEET C4.14
BUILDING 5 APARTMENTS
BUILDING 6 AMENITY
BUILDING 4 APARTMENTS
BUILDING 2 APARTMENTS
BUILDING 3 APARTMENTS
BUILDING 8 APARTMENTS
BUILDING 9 APARTMENTS
BUILDING 10 APARTMENTS
BUILDING 11 MIXED-USE
BUILDING 18 RETAIL
BUILDING 17 MIXED-USE
BUILDING 16 MIXED-USE
BUILDING 12 MIXED-USE
BUILDING 13 MIXED-USE
BUILDING 14 MIXED-USE
BUILDING 15 MIXED-USE
BUILDING 19 RETAIL
GROUND FLOOR RETAIL
STREET "T" (64' PUBLIC R/W)
STREET "Q" (64' PUBLIC R/W)
STREET "Q" (85' PUBLIC R/W)
STREET "S" (54' PUBLIC R/W)
STREET "U" (54' PUBLIC R/W)
ALLEY "35" (20' PRIVATE ACCESS EASEMENT)
ALLEY "36" (20' PRIVATE ACCESS EASEMENT)
STORMWATER CONTROL MEASURE "k"
STORMWATER ACCESS & MAINTENANCE EASEMENT
EXISTING S. SMITHFIELD ROAD (60' PUBLIC R/W)
EXISTING POOLE ROAD (60' PUBLIC R/W)
40' ENHANCED STREETSCAPE BUFFER
20' CITY OF RALEIGH WATER EASEMENT
30' CITY OF RALEIGH SANITARY SEWER EASEMENT
EX. PERMANENT WATERLINE EASEMENT DB 12828 PG 393
EX. AT&T WORK ORDER #CW060519 EASEMENT DB 13915 PG 1358
30"x12" TAPPING SLEEVE AND VALVE
30"x8" TAPPING SLEEVE AND VALVE
12"x8" TEE (1) 8" GV&B (2) 12" GV&B
8"x8" CROSS (4) 8" GV&B
8"x8" TEE (3) 8" GV&B
FIRE HYDRANT ASSEMBLY (TYP.)
BLOW OFF ASSEMBLY (TYP.)
CB (TYP)
SSMH (TYP)
SANITARY SEWER PLUG 8" (TYP)
8" DIP W/L
8" SS (TYP.)
12" DIP W/L
EX. 30" DIP W/L
PHASE 1A
PHASE 1C/6A
PHASE 7
PHASE 9
PHASE 11
PHASE 12

UTILITY LEGEND

	FIRE HYDRANT ASSEMBLY
	FIRE DEPARTMENT CONNECTION (FDC)
◘	WATER METER
⧓	WATER VALVE
⧓ PIV	POST INDICATOR VALVE
⨂	VALVE IN MANHOLE
◩	METER & VAULT
N	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
—FM—FM—	SEWER FORCE MAIN
—G—G—G—G—	GAS LINE
—OU—OU—	OVERHEAD UTILITY
—UE—UE—	UNDERGROUND ELECTRIC
—T—T—T—T—	TELEPHONE
— — — — —	EASEMENT LINE
	WETLANDS
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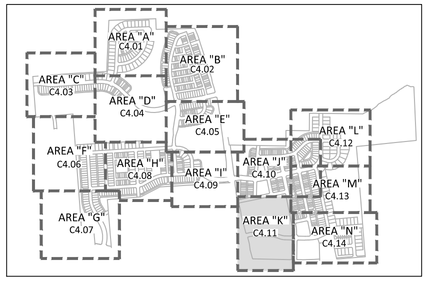
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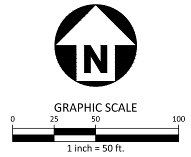
AREA "G" C4.07
AREA "H" C4.08
AREA "I" C4.09
AREA "J" C4.10
AREA "K" C4.11
AREA "L" C4.12
AREA "M" C4.13
AREA "N" C4.14
INDEX MAP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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049483 RYAN K. BARKER

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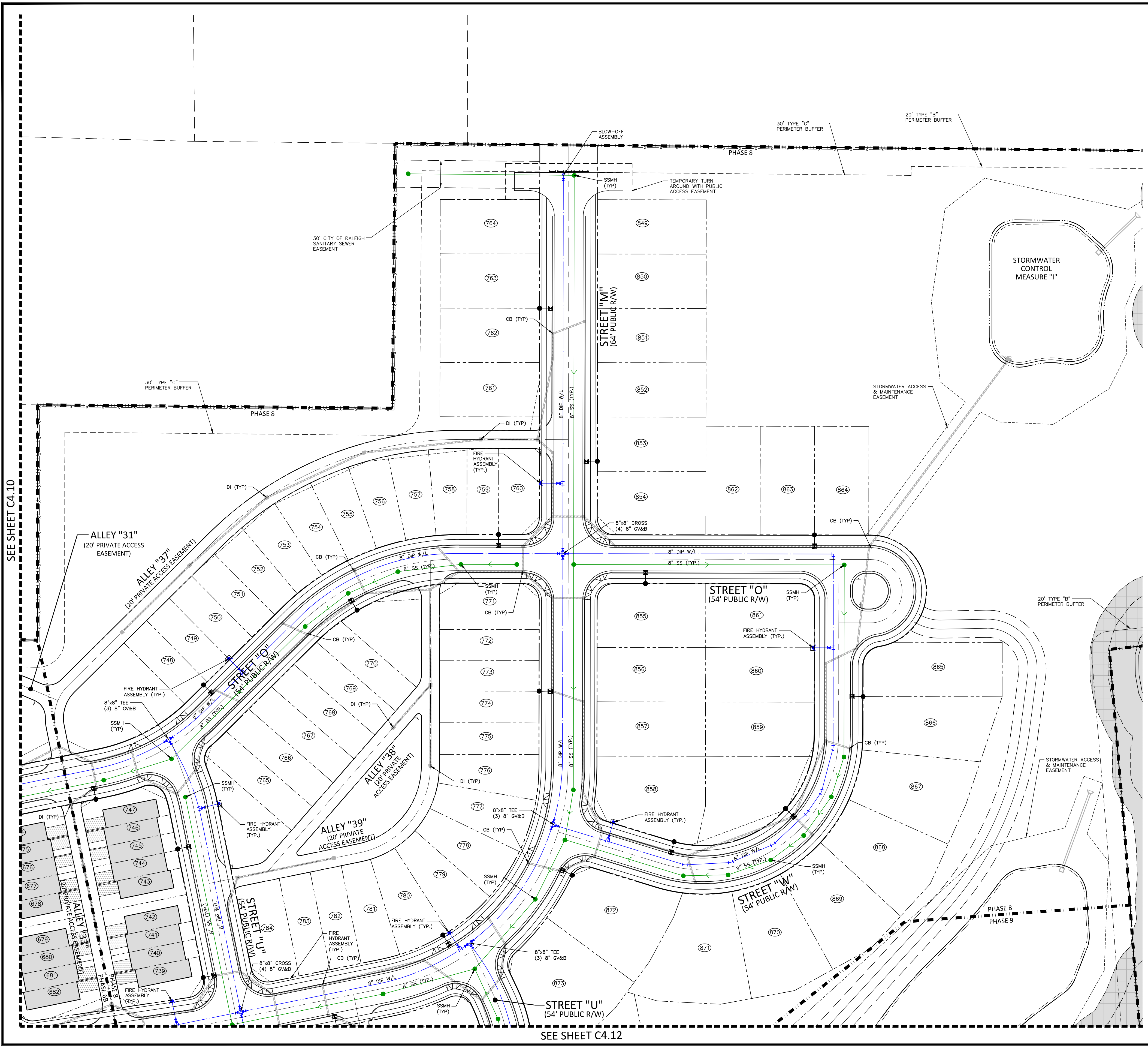
SHEET

UTILITY PLAN
AREA "K"

C4.11


BLOW-OFF ASSEMBLY
SSMH (TYP)
30' TYPE "C" PERIMETER BUFFER
20' TYPE "B" PERIMETER BUFFER
PHASE 8
TEMPORARY TURN AROUND WITH PUBLIC ACCESS EASEMENT
30' CITY OF RALEIGH SANITARY SEWER EASEMENT
STORMWATER CONTROL MEASURE "I"
STREET "M" (64' PUBLIC R/W)
8" DIP W/L
8" SS (TYP.)
CB (TYP)
DI (TYP)
FIRE HYDRANT ASSEMBLY (TYP.)
8"x8" CROSS (4) 8" GV&B
STORMWATER ACCESS & MAINTENANCE EASEMENT
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ALLEY "33" (20' PRIVATE ACCESS EASEMENT)
STREET "U" (54' PUBLIC R/W)
STREET "W" (54' PUBLIC R/W)
PHASE 8
PHASE 9
PHASE 6B
SEE SHEET C4.10
SEE SHEET C4.12
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UTILITY LEGEND

─⋈─●	FIRE HYDRANT ASSEMBLY
●	FIRE DEPARTMENT CONNECTION (FDC)
◘	WATER METER
⋈	WATER VALVE
⋈ PIV	POST INDICATOR VALVE
⊗	VALVE IN MANHOLE
◪	METER & VAULT
N	BACKFLOW PREVENTER
◀	REDUCER
⊔	PLUG
o⋈─	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
── FM ── FM ──	SEWER FORCE MAIN
─G─G─G─G─	GAS LINE
── OU ── OU ──	OVERHEAD UTILITY
── UE ── UE ──	UNDERGROUND ELECTRIC
─T─T─T─T─	TELEPHONE
─ ─ ─ ─	EASEMENT LINE
▨	WETLANDS
▦	TREE SAVE AREA

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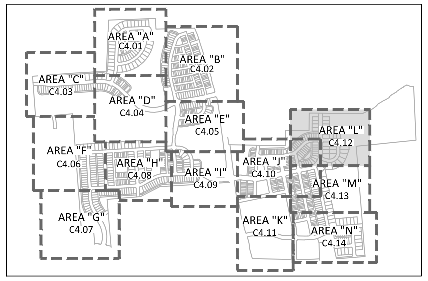
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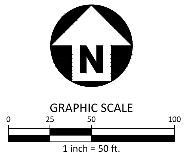
C4.13
AREA "N"
C4.14

INDEX MAP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SHEET

UTILITY PLAN
AREA "L"

C4.12

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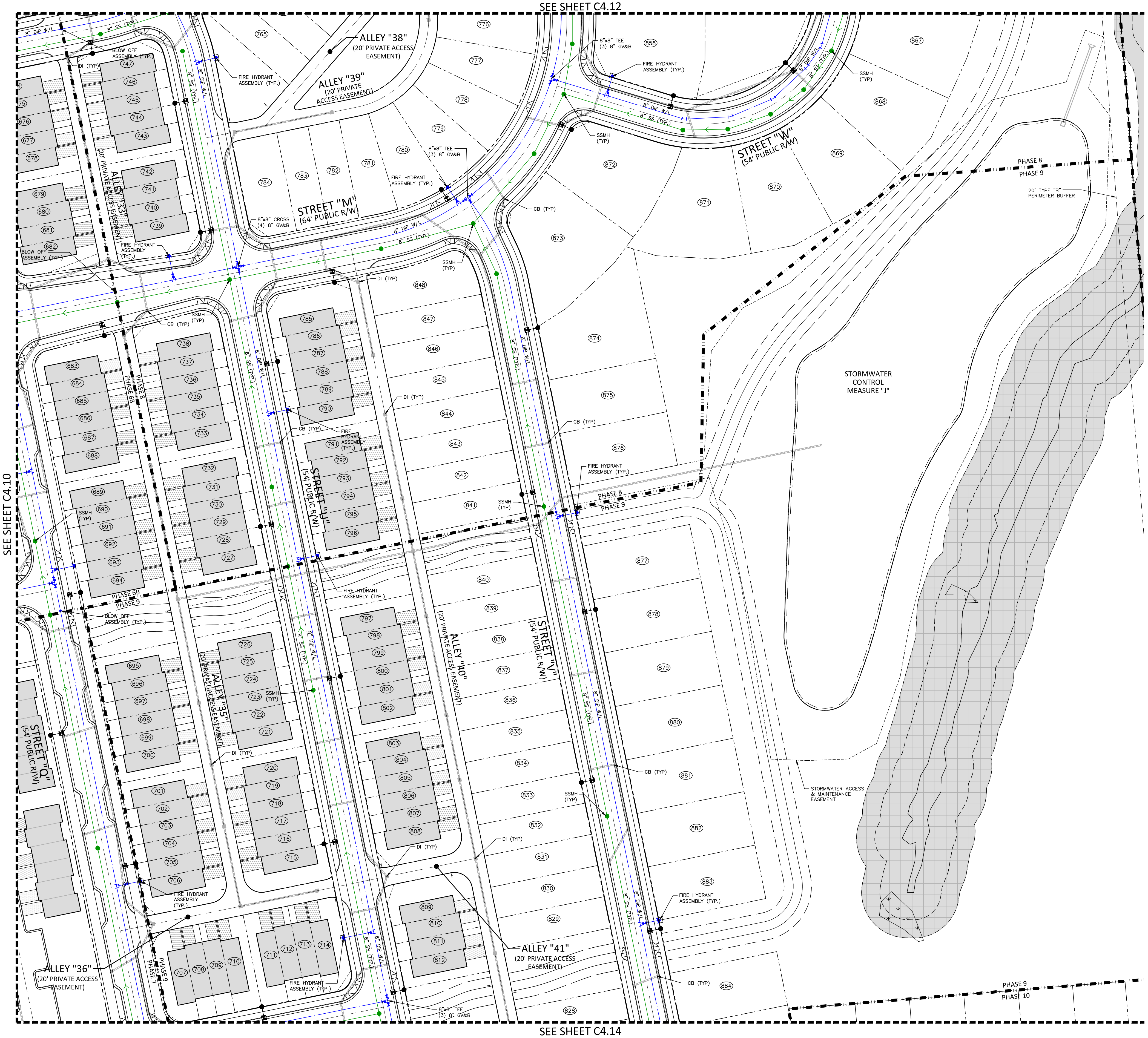
SEE SHEET C4.10
SEE SHEET C4.14
ALLEY "38"
(20' PRIVATE ACCESS EASEMENT)
ALLEY "39"
(20' PRIVATE ACCESS EASEMENT)
STREET "M"
(64' PUBLIC R/W)
STREET "W"
(54' PUBLIC R/W)
STREET "U"
(54' PUBLIC R/W)
STREET "V"
(54' PUBLIC R/W)
STREET "Q"
(54' PUBLIC R/W)
ALLEY "33"
(20' PRIVATE ACCESS EASEMENT)
ALLEY "35"
(20' PRIVATE ACCESS EASEMENT)
ALLEY "36"
(20' PRIVATE ACCESS EASEMENT)
ALLEY "40"
(20' PRIVATE ACCESS EASEMENT)
ALLEY "41"
(20' PRIVATE ACCESS EASEMENT)
STORMWATER CONTROL MEASURE "J"
STORMWATER ACCESS & MAINTENANCE EASEMENT
20' TYPE "B" PERIMETER BUFFER
PHASE 8
PHASE 9
PHASE 6B
PHASE 7
PHASE 10
8" DIP W/L
8" SS (TYP.)
8"x8" TEE
(3) 8" GV&B
8"x8" CROSS
(4) 8" GV&B
FIRE HYDRANT ASSEMBLY (TYP.)
BLOW OFF ASSEMBLY (TYP.)
SSMH (TYP)
CB (TYP)
DI (TYP)
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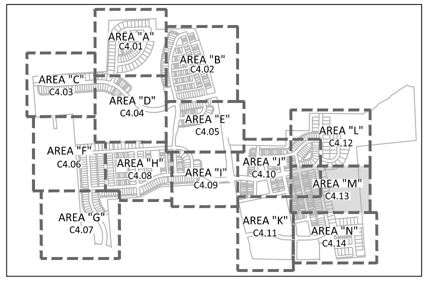
SEE SHEET C4.14

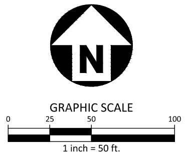
UTILITY LEGEND

⟶⋈●	FIRE HYDRANT ASSEMBLY
⚲	FIRE DEPARTMENT CONNECTION (FDC)
▣	WATER METER
⋈	WATER VALVE
⋈ PIV	POST INDICATOR VALVE
⊗	VALVE IN MANHOLE
◪	METER & VAULT
N	BACKFLOW PREVENTER
◀	REDUCER
⊔	PLUG
o⋈—	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
—FM—FM—	SEWER FORCE MAIN
—G—G—G—G—	GAS LINE
—OU—OU—	OVERHEAD UTILITY
—UE—UE—	UNDERGROUND ELECTRIC
—T—T—T—T—	TELEPHONE
— — — —	EASEMENT LINE
▨	WETLANDS
▦	TREE SAVE AREA

FOR ALL MANHOLES LOCATED IN UTILITY ALLEYS: CONTRACTOR SHALL ADJUST CONE TOP TO ENSURE SEWER MANHOLE FRAME AND COVER ARE INSIDE THE ASPHALT NOT THE 2' CONCRETE FLUSH CURB.


AREA "A"
C4.01
AREA "B"
C4.02
AREA "C"
C4.03
AREA "D"
C4.04
AREA "E"
C4.05
AREA "F"
C4.06
AREA "G"
C4.07
AREA "H"
C4.08
AREA "I"
C4.09
AREA "J"
C4.10
AREA "K"
C4.11
AREA "L"
C4.12
AREA "M"
C4.13
AREA "N"
C4.14

INDEX MAP


N
GRAPHIC SCALE
0
25
50
100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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

phone 919. 361. 5000
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2310 S MIAMI BLVD, SUITE 235
DURHAM, NC 27703

PARKSIDE AT WESTLAKE

MASTER PLAN
4001 SOUTH SMITHFIELD ROAD
KNIGHTDALE, NORTH CAROLINA

SEAL
049483
RYAN K. BARKER

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NOT FOR CONSTRUCTION

REVISIONS

N0.	DATE	
1	12. 20. 2024	PER TOWN COMMENTS
2	01. 31. 2025	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-S1
CHECKED BY	RCA
DRAWN BY	RLU
SCALE	1"=50'
DATE	1. 31. 2025

SHEET

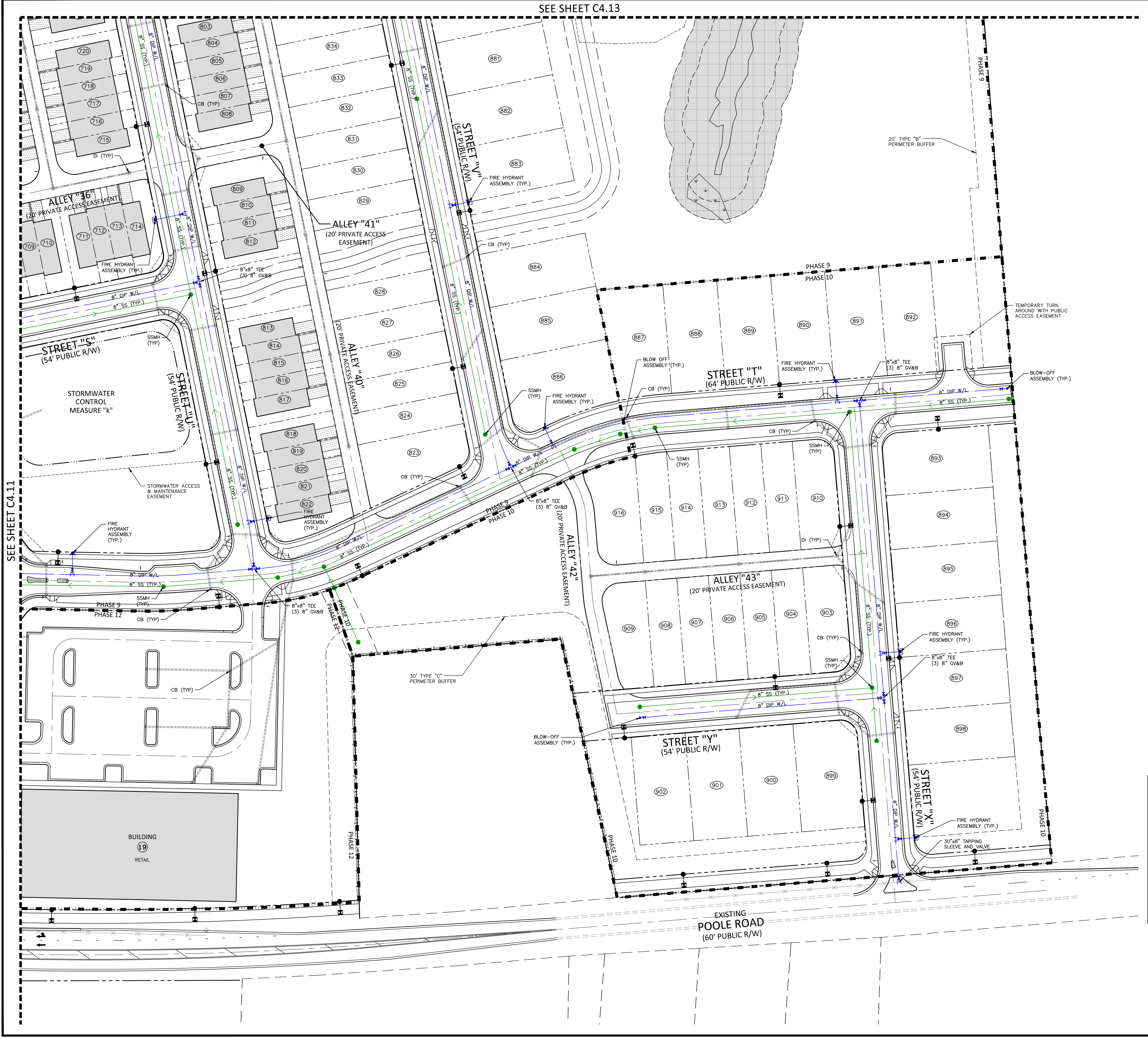
UTILITY PLAN
AREA "M"

C4.13

X:\Projects\SHD\SHD21001\04-Production\Engineering\Master Plan\Current Drawings\SHD21001-U1.dwg, 1/31/2025 2:57:51 PM, Sofie Fitzwilliam

SEE SHEET C4.13

SEE SHEET C4.11


STREET "V"
(54' PUBLIC R/W)
STREET "S"
(54' PUBLIC R/W)
STREET "U"
(54' PUBLIC R/W)
STREET "T"
(64' PUBLIC R/W)
STREET "X"
(54' PUBLIC R/W)
STREET "Y"
(54' PUBLIC R/W)
ALLEY "36"
(20' PRIVATE ACCESS EASEMENT)
ALLEY "41"
(20' PRIVATE ACCESS EASEMENT)
ALLEY "40"
(20' PRIVATE ACCESS EASEMENT)
ALLEY "42"
(20' PRIVATE ACCESS EASEMENT)
ALLEY "43"
(20' PRIVATE ACCESS EASEMENT)
EXISTING
POOLE ROAD
(60' PUBLIC R/W)
STORMWATER CONTROL MEASURE "k"
STORMWATER ACCESS & MAINTENANCE EASEMENT
BUILDING
19
RETAIL
20' TYPE "B" PERIMETER BUFFER
30' TYPE "C" PERIMETER BUFFER
TEMPORARY TURN AROUND WITH PUBLIC ACCESS EASEMENT
PHASE 9
PHASE 10
PHASE 12
8" DIP W/L
8" SS (TYP.)
8"x8" TEE (3) 8" GV&B
30"x8" TAPPING SLEEVE AND VALVE
FIRE HYDRANT ASSEMBLY (TYP.)
BLOW-OFF ASSEMBLY (TYP.)
SSMH (TYP)
CB (TYP)
DI (TYP)
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705
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916

UTILITY LEGEND

	FIRE HYDRANT ASSEMBLY
	FIRE DEPARTMENT CONNECTION (FDC)
◘	WATER METER
⋈	WATER VALVE
⋈ PIV	POST INDICATOR VALVE
⊗	VALVE IN MANHOLE
◩	METER & VAULT
N	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
—FM—FM—	SEWER FORCE MAIN
—G—G—G—G—	GAS LINE
—OU—OU—	OVERHEAD UTILITY
—UE—UE—	UNDERGROUND ELECTRIC
—T—T—T—T—	TELEPHONE
— — — —	EASEMENT LINE
	WETLANDS
▦	TREE SAVE AREA

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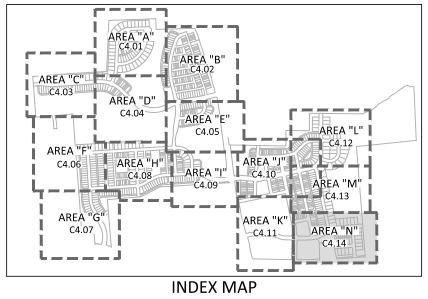
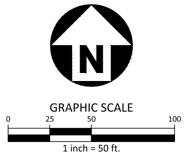

AREA "A"
C4.01
AREA "B"
C4.02
AREA "C"
C4.03
AREA "D"
C4.04
AREA "E"
C4.05
AREA "F"
C4.06
AREA "G"
C4.07
AREA "H"
C4.08
AREA "I"
C4.09
AREA "J"
C4.10
AREA "K"
C4.11
AREA "L"
C4.12
AREA "M"
C4.13
AREA "N"
C4.14

INDEX MAP


N
GRAPHIC SCALE
0
25
50
100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\SHD\SHD21001\04-Production\Engineering\Master Plan\Current Drawings\SHD21001-U1.dwg, 1/31/2025 2:58:42 PM, Sofie Fitzwilliam

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SEAL 049483
RYAN K. BARKER

REVISIONS

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PLAN INFORMATION

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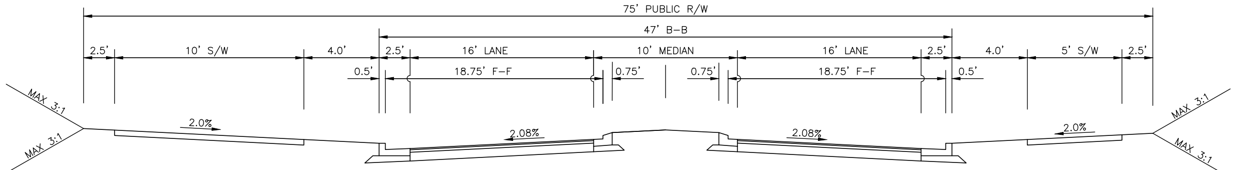
FILENAME	SHD21001-S1
CHECKED BY	RCA
DRAWN BY	RLU
SCALE	1"=50'
DATE	1. 31. 2025

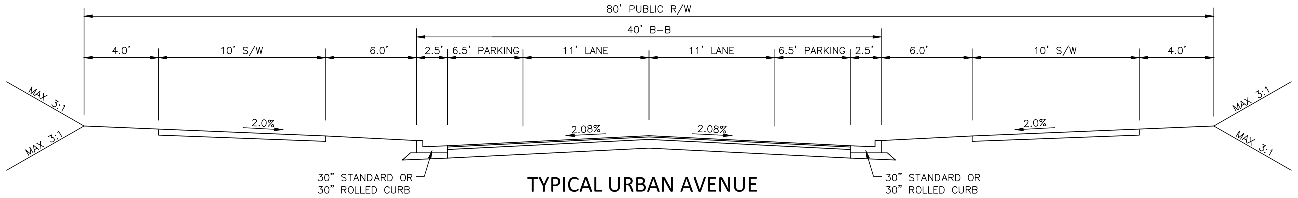
SHEET

UTILITY PLAN
AREA "N"

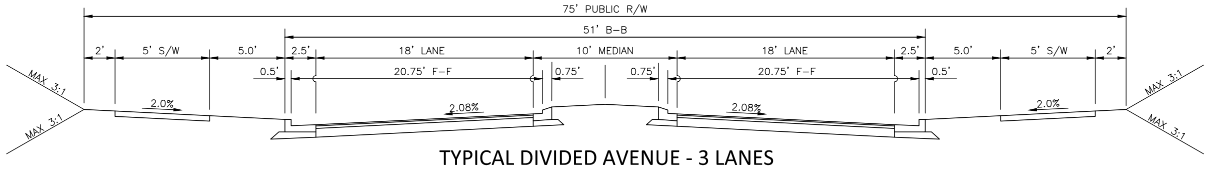
C4.14


75' PUBLIC R/W
47' B-B
2.5'
10' S/W
4.0'
2.5'
16' LANE
10' MEDIAN
16' LANE
2.5'
4.0'
5' S/W
2.5'
0.5'
18.75' F-F
0.75'
0.75'
18.75' F-F
0.5'
MAX 3:1
MAX 3:1
2.0%
2.08%
2.08%
2.0%
MAX 3:1
MAX 3:1

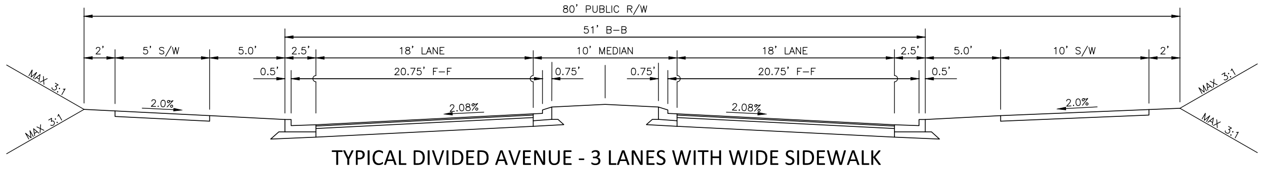
TYPICAL DIVIDED MAIN STREET WITH WIDE SIDEWALK
(75' R/W, 47' B-B)


80' PUBLIC R/W
40' B-B
4.0'
10' S/W
6.0'
2.5'
6.5' PARKING
11' LANE
11' LANE
6.5' PARKING
2.5'
6.0'
10' S/W
4.0'
MAX 3:1
MAX 3:1
2.0%
2.08%
2.08%
2.0%
MAX 3:1
MAX 3:1
30" STANDARD OR 30" ROLLED CURB
30" STANDARD OR 30" ROLLED CURB

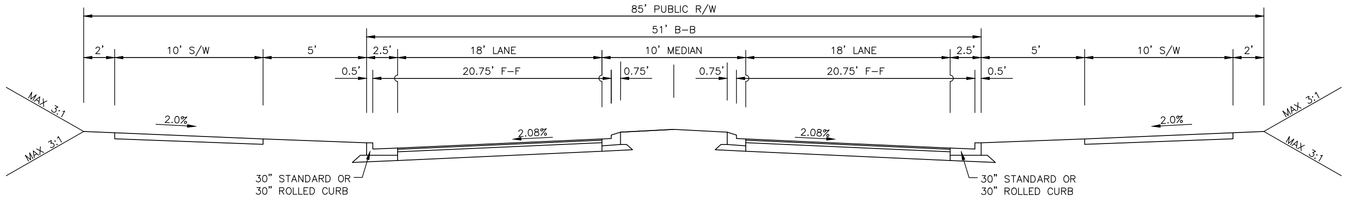
TYPICAL URBAN AVENUE
2 LANES, WIDE SIDEWALKS
(80' R/W, 40' B-B)


75' PUBLIC R/W
51' B-B
2'
5' S/W
5.0'
2.5'
18' LANE
10' MEDIAN
18' LANE
2.5'
5.0'
5' S/W
2'
0.5'
20.75' F-F
0.75'
0.75'
20.75' F-F
0.5'
MAX 3:1
MAX 3:1
2.0%
2.08%
2.08%
2.0%
MAX 3:1
MAX 3:1

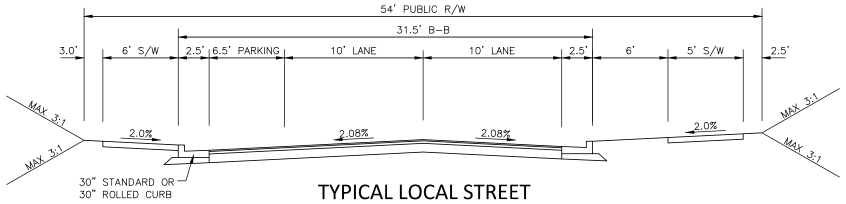
TYPICAL DIVIDED AVENUE - 3 LANES
(75' R/W, 51' B-B)


80' PUBLIC R/W
51' B-B
2'
5' S/W
5.0'
2.5'
18' LANE
10' MEDIAN
18' LANE
2.5'
5.0'
10' S/W
2'
0.5'
20.75' F-F
0.75'
0.75'
20.75' F-F
0.5'
MAX 3:1
MAX 3:1
2.0%
2.08%
2.08%
2.0%
MAX 3:1
MAX 3:1

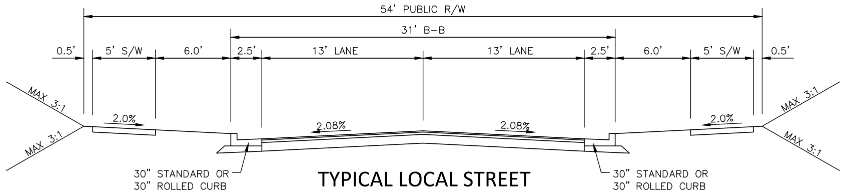
TYPICAL DIVIDED AVENUE - 3 LANES WITH WIDE SIDEWALK
(80' R/W, 51' B-B)


85' PUBLIC R/W
51' B-B
2'
10' S/W
5'
2.5'
18' LANE
10' MEDIAN
18' LANE
2.5'
5'
10' S/W
2'
0.5'
20.75' F-F
0.75'
0.75'
20.75' F-F
0.5'
MAX 3:1
MAX 3:1
2.0%
2.08%
2.08%
2.0%
MAX 3:1
MAX 3:1
30" STANDARD OR 30" ROLLED CURB
30" STANDARD OR 30" ROLLED CURB

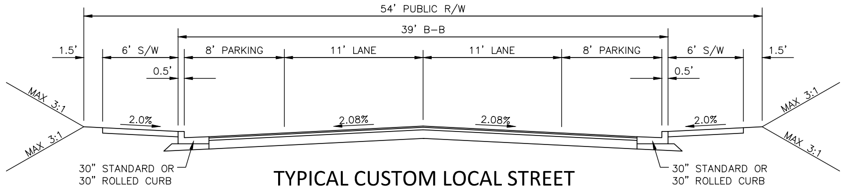
TYPICAL DIVIDED AVENUE - 3 LANES WITH WIDE SIDEWALKS
(85' R/W, 51' B-B)


54' PUBLIC R/W
31.5' B-B
3.0'
6' S/W
2.5'
6.5' PARKING
10' LANE
10' LANE
2.5'
6'
5' S/W
2.5'
MAX 3:1
MAX 3:1
2.0%
2.08%
2.08%
2.0%
MAX 3:1
MAX 3:1
30" STANDARD OR 30" ROLLED CURB

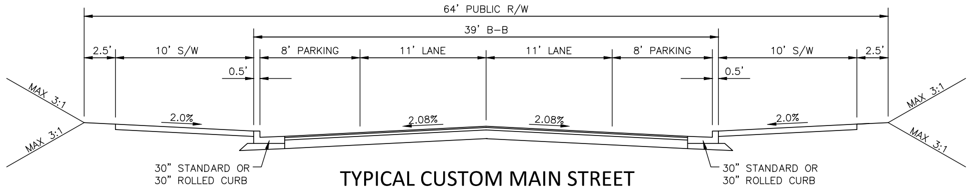
TYPICAL LOCAL STREET
WITH ON-STREET PARKING ONE SIDE
(54' R/W, 31.5' B-B)


54' PUBLIC R/W
31' B-B
0.5'
5' S/W
6.0'
2.5'
13' LANE
13' LANE
2.5'
6.0'
5' S/W
0.5'
MAX 3:1
MAX 3:1
2.0%
2.08%
2.08%
2.0%
MAX 3:1
MAX 3:1
30" STANDARD OR 30" ROLLED CURB
30" STANDARD OR 30" ROLLED CURB

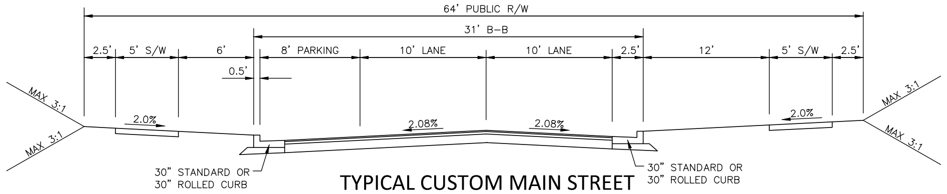
TYPICAL LOCAL STREET
(54' R/W, 31' B-B)


54' PUBLIC R/W
39' B-B
1.5'
6' S/W
8' PARKING
11' LANE
11' LANE
8' PARKING
6' S/W
1.5'
0.5'
0.5'
MAX 3:1
MAX 3:1
2.0%
2.08%
2.08%
2.0%
MAX 3:1
MAX 3:1
30" STANDARD OR 30" ROLLED CURB
30" STANDARD OR 30" ROLLED CURB

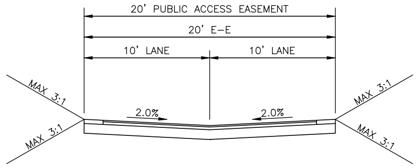
TYPICAL CUSTOM LOCAL STREET
WITH ON-STREET PARKING BOTH SIDES
(54' R/W, 39' B-B)


64' PUBLIC R/W
39' B-B
2.5'
10' S/W
8' PARKING
11' LANE
11' LANE
8' PARKING
10' S/W
2.5'
0.5'
0.5'
MAX 3:1
MAX 3:1
2.0%
2.08%
2.08%
2.0%
MAX 3:1
MAX 3:1
30" STANDARD OR 30" ROLLED CURB
30" STANDARD OR 30" ROLLED CURB

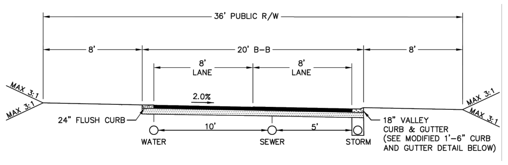
TYPICAL CUSTOM MAIN STREET
WITH ON-STREET PARKING BOTH SIDES
(64' R/W, 37' B-B)


64' PUBLIC R/W
31' B-B
2.5'
5' S/W
6'
8' PARKING
10' LANE
10' LANE
2.5'
12'
5' S/W
2.5'
0.5'
MAX 3:1
MAX 3:1
2.0%
2.08%
2.08%
2.0%
MAX 3:1
MAX 3:1
30" STANDARD OR 30" ROLLED CURB
30" STANDARD OR 30" ROLLED CURB

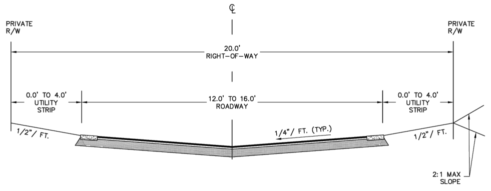
TYPICAL CUSTOM MAIN STREET
WITH ON-STREET PARKING ONE SIDE
(64' R/W, 31' B-B)


20' PUBLIC ACCESS EASEMENT
20' E-E
10' LANE
10' LANE
MAX 3:1
MAX 3:1
2.0%
2.0%
MAX 3:1
MAX 3:1

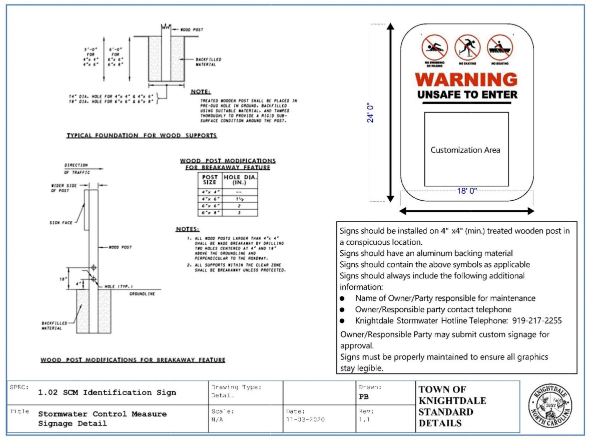
TYPICAL ALLEY
(20' ESMT, 20' E-E)
(WHERE FIRE ACCESS IS REQUIRED)


36' PUBLIC R/W
8'
20' B-B
8'
8' LANE
8' LANE
MAX 3:1
MAX 3:1
2.0%
MAX 3:1
MAX 3:1
24" FLUSH CURB
10'
5'
WATER
SEWER
STORM
18" VALLEY CURB & GUTTER (SEE MODIFIED 1'-6" CURB AND GUTTER DETAIL BELOW)

TYPICAL UTILITY ALLEY
(36' R/W, 20' B-B)


℄
PRIVATE R/W
PRIVATE R/W
20.0' RIGHT-OF-WAY
0.0' TO 4.0' UTILITY STRIP
12.0' TO 16.0' ROADWAY
0.0' TO 4.0' UTILITY STRIP
1/2"/ FT.
1/4"/ FT. (TYP.)
1/2"/ FT.
2:1 MAX SLOPE

TYPICAL ALLEY
(20' ESMT, 16' E-E)


TYPICAL FOUNDATION FOR WOOD SUPPORTS
WOOD POST MODIFICATIONS FOR BREAKAWAY FEATURE
NOTE:
NOTES:
HOLE (TYP.)
GROUNDLINE
BACKFILLED MATERIAL
WARNING
UNSAFE TO ENTER
Customization Area
24' 0"
18' 0"

Signs should be installed on 4" x4" (min.) treated wooden post in a conspicuous location.
Signs should have an aluminum backing material
Signs should contain the above symbols as applicable
Signs should always include the following additional information:

- Name of Owner/Party responsible for maintenance
- Owner/Responsible party contact telephone
- Knightdale Stormwater Hotline Telephone: 919-217-2255

Owner/Responsible Party may submit custom signage for approval.
Signs must be properly maintained to ensure all graphics stay legible.

SPEC: 1.02 SCM Identification Sign	Drawing Type: Detail		Drawn: PB	TOWN OF KNIGHTDALE STANDARD DETAILS
Title Stormwater Control Measure Signage Detail	Scale: N/A	Date: 11-03-2020	Rev: 1.1	

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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CLIENT

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DURHAM, NC 27703

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A PARTNER IN COMMUNITY BUILDING

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MASTER PLAN
4001 SOUTH SMITHFIELD ROAD
KNIGHTDALE, NORTH CAROLINA

SEAL 33828
RYAN C. AKERS

REVISIONS

NO.	DATE	
1	12. 20. 2024	PER TOWN COMMENTS
2	01. 31. 2025	PER TOWN COMMENTS

PLAN INFORMATION

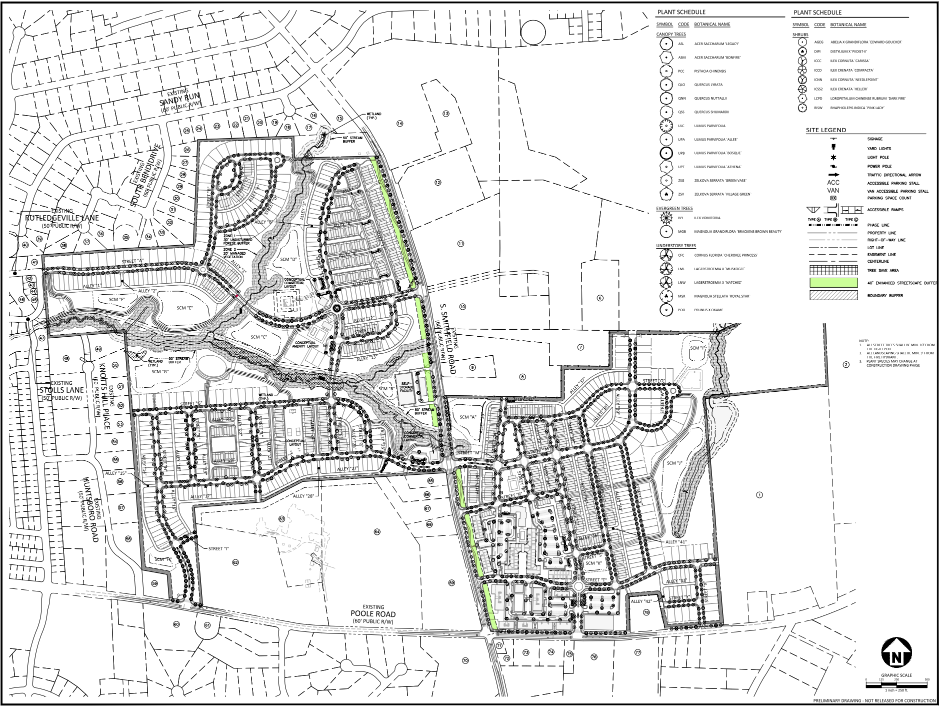
PROJECT NO.	SHD-21001
FILENAME	SHD21001-D1
CHECKED BY	RCA
DRAWN BY	RLU
SCALE	NTS
DATE	1. 31. 2025

SHEET

TYPICAL SECTIONS & SITE DETAILS

C8.00

X:\Projects\SHD\SHD21001\04-Production\Engineering\Master Plan\Current Drawings\SHD21001-D1.dwg, 1/31/2025 4:20:26 PM, Rich Updegrove


EXISTING
SANDY RUN
(60' PUBLIC R/W)
EXISTING
SOUTH BEND DRIVE
(60' PUBLIC R/W)
EXISTING
RUTLEDGEVILLE LANE
(50' PUBLIC R/W)
EXISTING
STOLLS LANE
(50' PUBLIC R/W)
EXISTING
KNOTTS HILL PLACE
(60' PUBLIC R/W)
EXISTING
HUNTSBORO ROAD
(50' PUBLIC R/W)
EXISTING
POOLE ROAD
(60' PUBLIC R/W)
EXISTING
S. SMITHFIELD ROAD
(60' PUBLIC R/W)
WETLAND (TYP.)
50' STREAM BUFFER
ZONE 1 30' UNDISTURBED FOREST BUFFER
ZONE 2 20' MANAGED VEGETATION
CONCEPTUAL COMMERCIAL LAYOUT
CONCEPTUAL AMENITY LAYOUT
SELF-STORAGE FACILITY
CONCEPTUAL LAYOUT
STREET "A"
STREET "B"
STREET "C"
STREET "I"
STREET "M"
STREET "O"
STREET "T"
STREET "V"
STREET "X"
ALLEY "1"
ALLEY "2"
ALLEY "3"
ALLEY "5"
ALLEY "12"
ALLEY "13"
ALLEY "15"
ALLEY "17"
ALLEY "20"
ALLEY "21"
ALLEY "27"
ALLEY "28"
ALLEY "37"
ALLEY "41"
ALLEY "42"
ALLEY "43"
SCM "A"
SCM "B"
SCM "C"
SCM "D"
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SCM "H"
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SCM "J"
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GRAPHIC SCALE
0
125
250
500
1 inch = 250 ft.
N

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME
CANOPY TREES		
⊙	ASL	ACER SACCHARUM 'LEGACY'
⬡	ASM	ACER SACCHARUM 'BONFIRE'
○	PCC	PISTACIA CHINENSIS
⊙	QLO	QUERCUS LYRATA
⊙	QNN	QUERCUS NUTTALLII
⊙	QSS	QUERCUS SHUMARDII
○	ULC	ULMUS PARVIFOLIA
⊙	UPA	ULMUS PARVIFOLIA 'ALLEE'
⊙	UPB	ULMUS PARVIFOLIA 'BOSQUE'
○	UPT	ULMUS PARVIFOLIA 'ATHENA'
○	ZSG	ZELKOVA SERRATA 'GREEN VASE'
⊙	ZSV	ZELKOVA SERRATA 'VILLAGE GREEN'
EVERGREEN TREES		
✳	IVY	ILEX VOMITORIA
⊙	MGB	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'
UNDERSTORY TREES		
⊛	CFC	CORNUS FLORIDA 'CHEROKEE PRINCESS'
⊛	LML	LAGERSTROEMIA X 'MUSKOGEE'
⊛	LNW	LAGERSTROEMIA X 'NATCHEZ'
⊙	MSR	MAGNOLIA STELLATA 'ROYAL STAR'
○	POO	PRUNUS X OKAME

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME
SHRUBS		
⊙	AGEG	ABELIA X GRANDIFLORA 'EDWARD GOUCHER'
⊙	DIPI	DISTYLIUM X 'PIIDIST-II'
⊛	ICCC	ILEX CORNUTA 'CARISSA'
⊛	ICCD	ILEX CRENATA 'COMPACTA'
⊛	ICNN	ILEX CORNUTA 'NEEDLEPOINT'
⊗	ICSS2	ILEX CRENATA 'HELLERI'
⬡	LCPD	LOROPETALUM CHINENSE RUBRUM 'DARK FIRE'
⊕	RISW	RHAPHIOLEPIS INDICA 'PINK LADY'

SITE LEGEND

⊸	SIGNAGE
▪	YARD LIGHTS
✱	LIGHT POLE
●	POWER POLE
➡	TRAFFIC DIRECTIONAL ARROW
ACC	ACCESSIBLE PARKING STALL
VAN	VAN ACCESSIBLE PARKING STALL
XX	PARKING SPACE COUNT
TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ	ACCESSIBLE RAMPS
▬ ▪ ▪ ▬	PHASE LINE
—— - - ——	PROPERTY LINE
—— - - - ——	RIGHT-OF-WAY LINE
—— - - ——	LOT LINE
— — — —	EASEMENT LINE
—— – ——	CENTERLINE
▦	TREE SAVE AREA
🟩	40' ENHANCED STREETSCAPE BUFFER
▨	BOUNDARY BUFFER

NOTE:
1. ALL STREET TREES SHALL BE MIN. 10' FROM THE LIGHT POLE.
2. ALL LANDSCAPING SHALL BE MIN. 3' FROM THE FIRE HYDRANT.
3. PLANT SPECIES MAY CHANGE AT CONSTRUCTION DRAWING PHASE

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\SHD\SHD21001\04-Production\Engineering\Master Plan\Current Drawings\SHD21001-LS1.dwg, 1/31/2025 3:03:11 PM, Cody James

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DURHAM, NC 27703

GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING

PARKSIDE AT WESTLAKE
MASTER PLAN
4001 SOUTH SMITHFIELD ROAD
KNIGHTDALE, NORTH CAROLINA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
1977
JOHN A. RITCHIE III
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	12. 20. 2024	PER TOWN COMMENTS
2	01. 31. 2025	PER TOWN COMMENTS

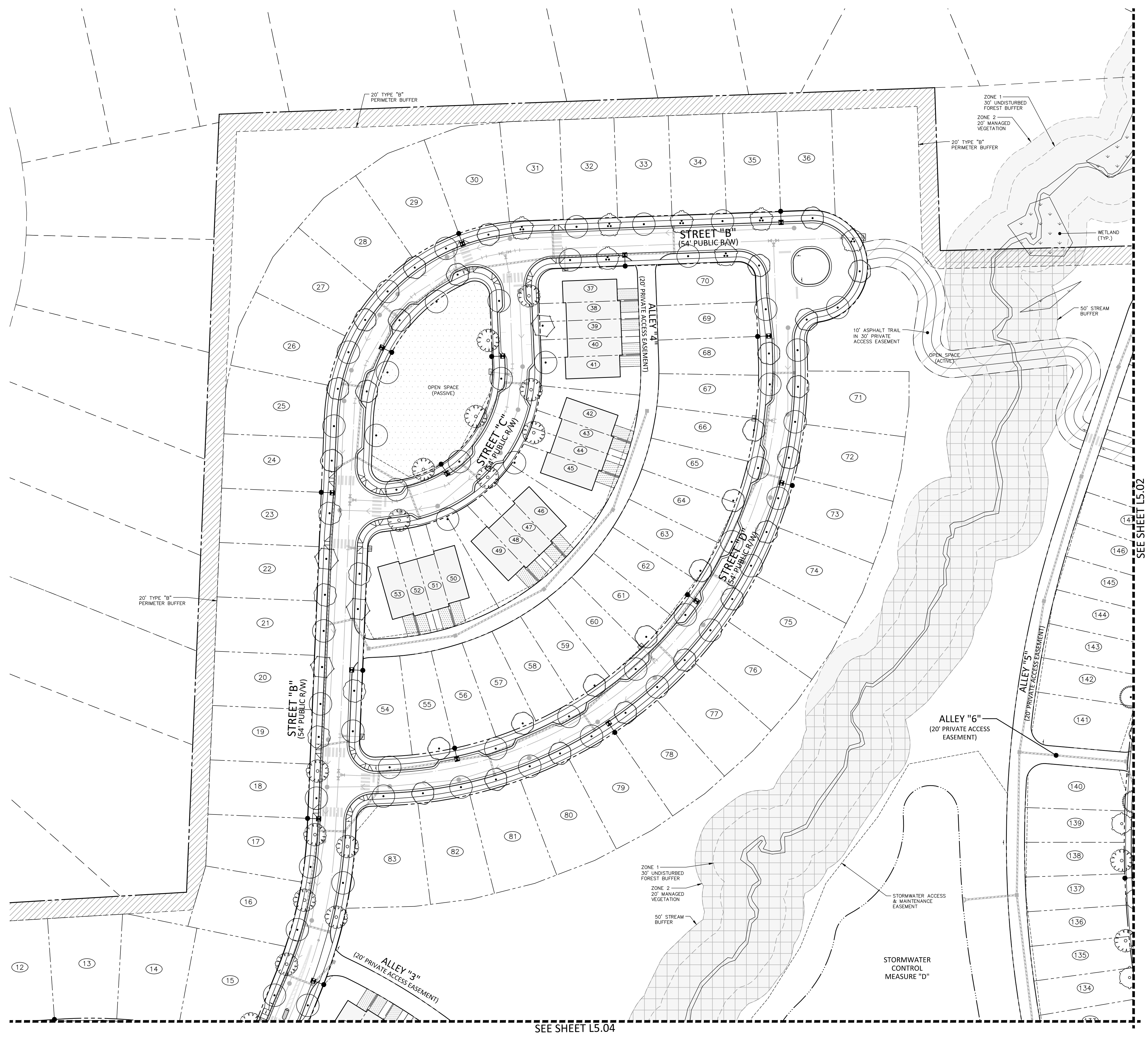
PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-LS1
CHECKED BY	JAR
DRAWN BY	SM
SCALE	1"=250'
DATE	1. 31. 2025

SHEET

OVERALL LANDSCAPE PLAN

L5.00


20' TYPE "B" PERIMETER BUFFER
20' TYPE "B" PERIMETER BUFFER
20' TYPE "B" PERIMETER BUFFER
ZONE 1 30' UNDISTURBED FOREST BUFFER
ZONE 2 20' MANAGED VEGETATION
WETLAND (TYP.)
50' STREAM BUFFER
10' ASPHALT TRAIL IN 30' PRIVATE ACCESS EASEMENT
OPEN SPACE (ACTIVE)
STREET "B" (54' PUBLIC R/W)
STREET "B" (54' PUBLIC R/W)
STREET "C" (54' PUBLIC R/W)
STREET "D" (54' PUBLIC R/W)
ALLEY "4" (20' PRIVATE ACCESS EASEMENT)
ALLEY "3" (20' PRIVATE ACCESS EASEMENT)
ALLEY "5" (20' PRIVATE ACCESS EASEMENT)
ALLEY "6" (20' PRIVATE ACCESS EASEMENT)
OPEN SPACE (PASSIVE)
ZONE 1 30' UNDISTURBED FOREST BUFFER
ZONE 2 20' MANAGED VEGETATION
50' STREAM BUFFER
STORMWATER ACCESS & MAINTENANCE EASEMENT
STORMWATER CONTROL MEASURE "D"
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SEE SHEET L5.02

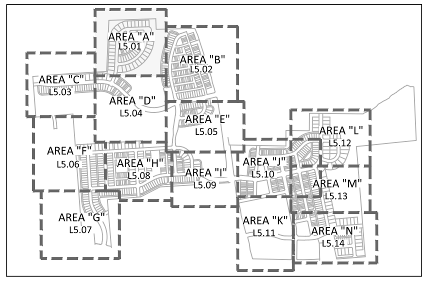
SEE SHEET L5.04

SITE LEGEND

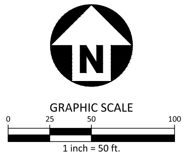
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
→	TRAFFIC DIRECTIONAL ARROW
ACC	ACCESSIBLE PARKING STALL
VAN	VAN ACCESSIBLE PARKING STALL
XX	PARKING SPACE COUNT
TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ	ACCESSIBLE RAMPS
	PHASE LINE
	PROPERTY LINE
	RIGHT–OF–WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
▦	TREE SAVE AREA
🟩	40' ENHANCED STREETSCAPE BUFFER
▨	BOUNDARY BUFFER

PLANT SCHEDULE AREA A

SYMBOL	CODE	BOTANICAL NAME
CANOPY TREES		
○	ASL	ACER SACCHARUM 'LEGACY'
⬡	ASM	ACER SACCHARUM 'BONFIRE'
○	QSS	QUERCUS SHUMARDII
○	ULC	ULMUS PARVIFOLIA
○	UPA	ULMUS PARVIFOLIA `ALLEE`
○	UPB	ULMUS PARVIFOLIA `BOSQUE`
○	ZSG	ZELKOVA SERRATA `GREEN VASE`
○	ZSV	ZELKOVA SERRATA `VILLAGE GREEN`


AREA "A"
L5.01
AREA "B"
L5.02
AREA "C"
L5.03
AREA "D"
L5.04
AREA "E"
L5.05
AREA "F"
L5.06
AREA "G"
L5.07
AREA "H"
L5.08
AREA "I"
L5.09
AREA "J"
L5.10
AREA "K"
L5.11
AREA "L"
L5.12
AREA "M"
L5.13
AREA "N"
L5.14

INDEX MAP



GRAPHIC SCALE

1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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GANDER DEVELOPMENT
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PARKSIDE AT WESTLAKE
MASTER PLAN
4001 SOUTH SMITHFIELD ROAD
KNIGHTDALE, NORTH CAROLINA

JOHN A. RITCHIE III
1977
PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	12. 20. 2024	PER TOWN COMMENTS
2	01. 31. 2025	PER TOWN COMMENTS

PLAN INFORMATION

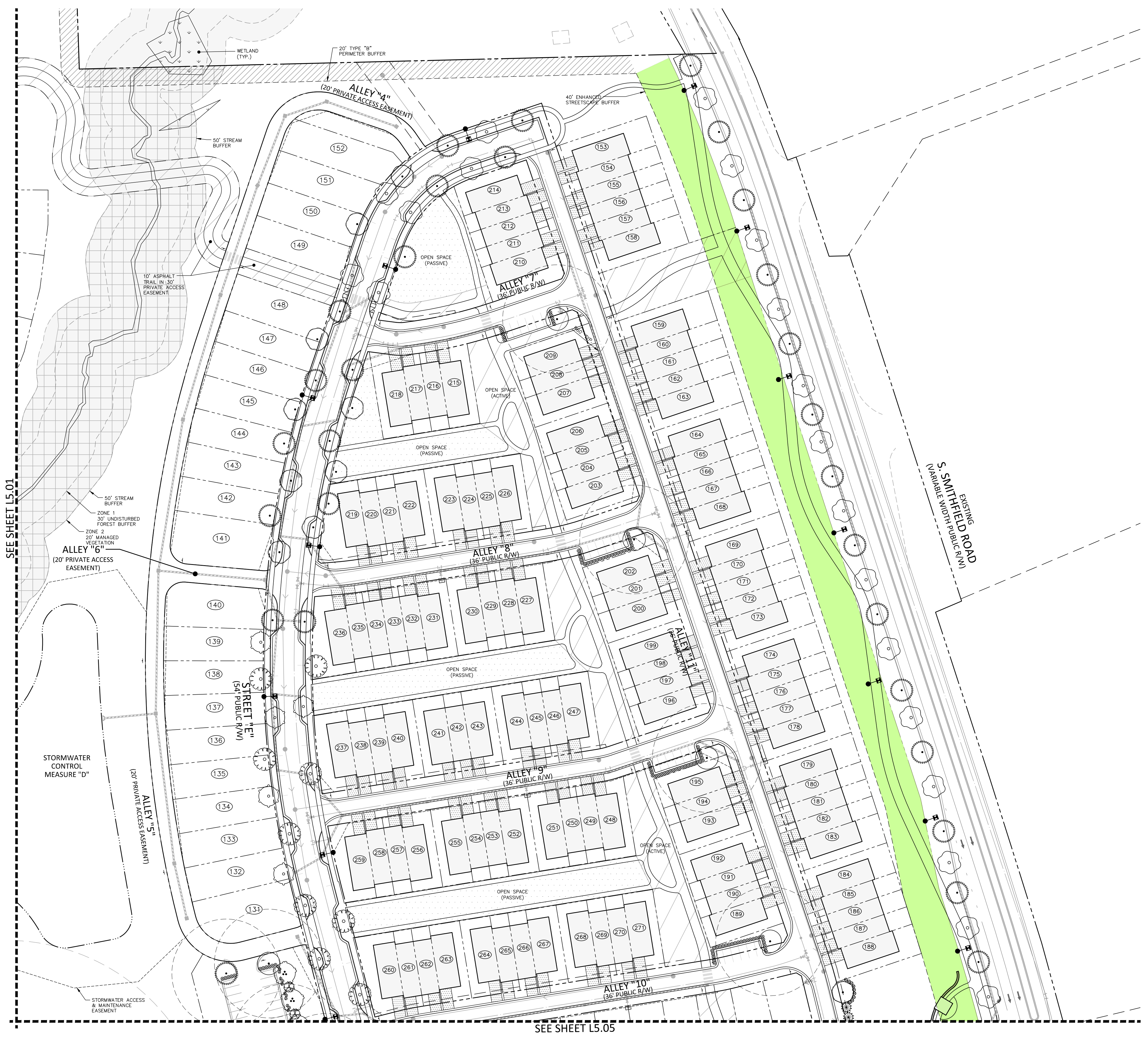
PROJECT NO.	SHD-21001
FILENAME	SHD21001-LS1
CHECKED BY	JAR
DRAWN BY	SM
SCALE	1"=50'
DATE	1. 31. 2025

SHEET

LANDSCAPE PLAN AREA "A"

L5.01

X:\Projects\SHD\SHD21001\04-Production\Engineering\Master Plan\Current Drawings\SHD21001-LS1.dwg, 1/31/2025 3:03:37 PM, Cody James


WETLAND (TYP.)
20' TYPE "B" PERIMETER BUFFER
ALLEY "4" (20' PRIVATE ACCESS EASEMENT)
40' ENHANCED STREETSCAPE BUFFER
50' STREAM BUFFER
10' ASPHALT TRAIL IN 30' PRIVATE ACCESS EASEMENT
OPEN SPACE (PASSIVE)
OPEN SPACE (ACTIVE)
ALLEY "7" (36' PUBLIC R/W)
ALLEY "8" (36' PUBLIC R/W)
ALLEY "9" (36' PUBLIC R/W)
ALLEY "10" (36' PUBLIC R/W)
ALLEY "11" (36' PUBLIC R/W)
ALLEY "6" (20' PRIVATE ACCESS EASEMENT)
ALLEY "5" (20' PRIVATE ACCESS EASEMENT)
STREET "E" (54' PUBLIC R/W)
50' STREAM BUFFER
ZONE 1 30' UNDISTURBED FOREST BUFFER
ZONE 2 20' MANAGED VEGETATION
STORMWATER CONTROL MEASURE "D"
STORMWATER ACCESS & MAINTENANCE EASEMENT
EXISTING S. SMITHFIELD ROAD (VARIABLE WIDTH PUBLIC R/W)
SEE SHEET L5.01
SEE SHEET L5.05
131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152
153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188
189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214
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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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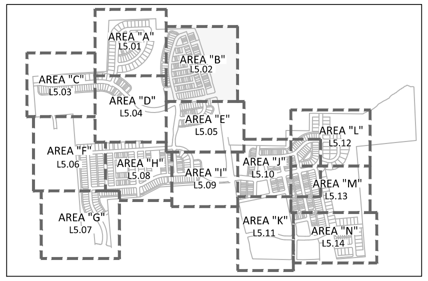
SITE LEGEND

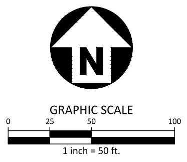
—○—	SIGNAGE
■	YARD LIGHTS
✷	LIGHT POLE
●	POWER POLE
➡	TRAFFIC DIRECTIONAL ARROW
ACC	ACCESSIBLE PARKING STALL
VAN	VAN ACCESSIBLE PARKING STALL
XX	PARKING SPACE COUNT
TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ	ACCESSIBLE RAMPS
▬ ╎╎ ▬	PHASE LINE
——— - - ———	PROPERTY LINE
——— - - - ———	RIGHT-OF-WAY LINE
—— - - ——	LOT LINE
— — — —	EASEMENT LINE
——— — ———	CENTERLINE
▦	TREE SAVE AREA
🟩	40' ENHANCED STREETSCAPE BUFFER
▨	BOUNDARY BUFFER

PLANT SCHEDULE AREA B

SYMBOL	CODE	BOTANICAL NAME
CANOPY TREES		
●	ASL	ACER SACCHARUM 'LEGACY'
○	ULC	ULMUS PARVIFOLIA
●	UPA	ULMUS PARVIFOLIA `ALLEE`
●	UPB	ULMUS PARVIFOLIA `BOSQUE`
○	UPT	ULMUS PARVIFOLIA `ATHENA`
○	ZSG	ZELKOVA SERRATA `GREEN VASE`


AREA "A" L5.01
AREA "B" L5.02
AREA "C" L5.03
AREA "D" L5.04
AREA "E" L5.05
AREA "F" L5.06
AREA "G" L5.07
AREA "H" L5.08
AREA "I" L5.09
AREA "J" L5.10
AREA "K" L5.11
AREA "L" L5.12
AREA "M" L5.13
AREA "N" L5.14

INDEX MAP



GRAPHIC SCALE

1 inch = 50 ft.

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PARKSIDE AT WESTLAKE

MASTER PLAN

4001 SOUTH SMITHFIELD ROAD
KNIGHTDALE, NORTH CAROLINA

JOHN A. RITCHIE, III
1977
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	12. 20. 2024	PER TOWN COMMENTS
2	01. 31. 2025	PER TOWN COMMENTS

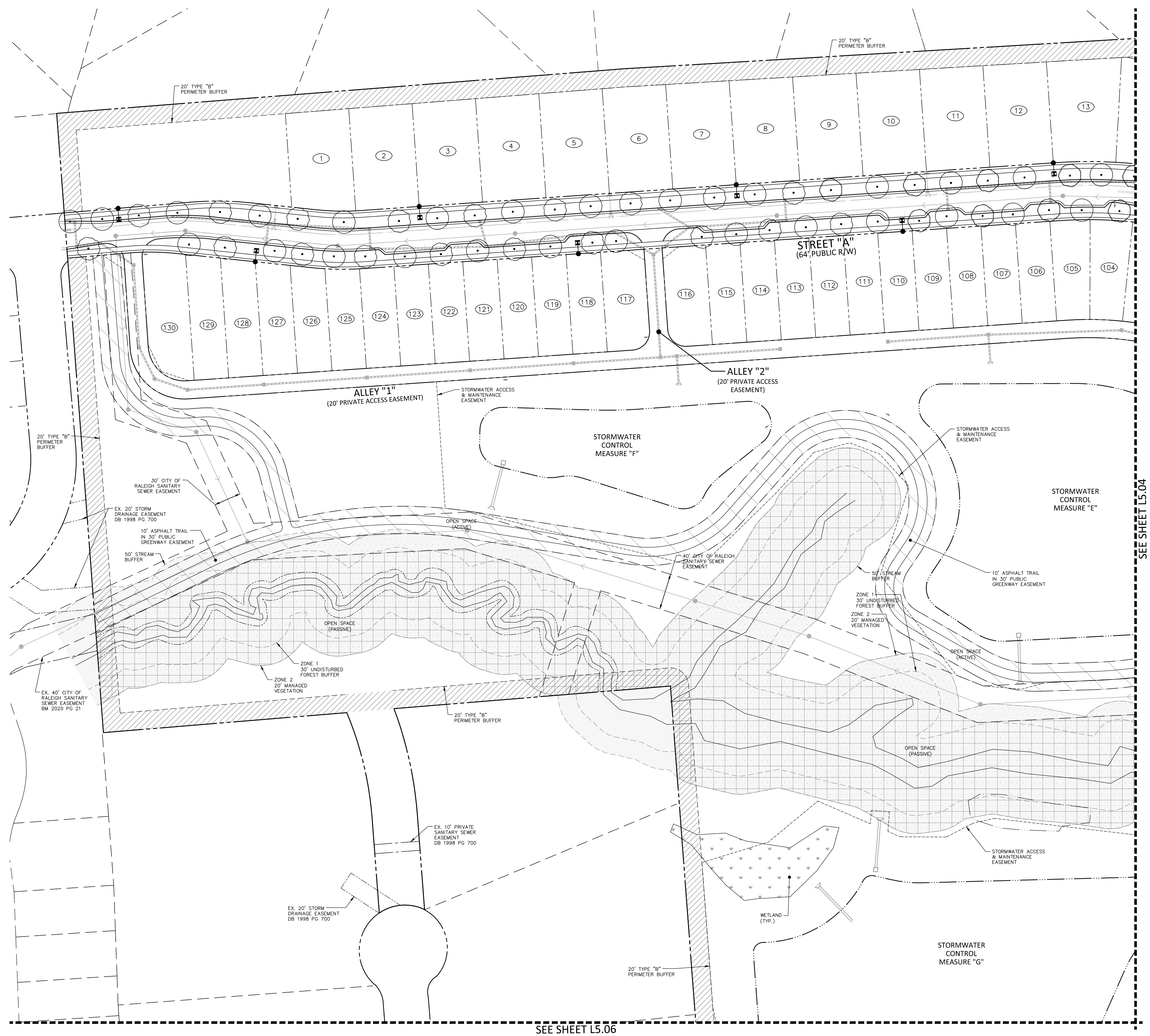
PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-LS1
CHECKED BY	JAR
DRAWN BY	SM
SCALE	1"=50'
DATE	1. 31. 2025

SHEET

LANDSCAPE PLAN
AREA "B"

L5.02


20' TYPE "B" PERIMETER BUFFER
20' TYPE "B" PERIMETER BUFFER
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STREET "A"
(64' PUBLIC R/W)
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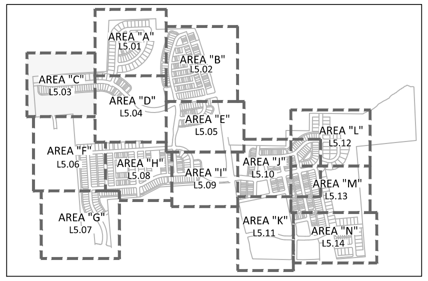
ALLEY "1"
(20' PRIVATE ACCESS EASEMENT)
ALLEY "2"
(20' PRIVATE ACCESS EASEMENT)
STORMWATER ACCESS & MAINTENANCE EASEMENT
STORMWATER CONTROL MEASURE "F"
STORMWATER ACCESS & MAINTENANCE EASEMENT
STORMWATER CONTROL MEASURE "E"
SEE SHEET L5.04
20' TYPE "B" PERIMETER BUFFER
30' CITY OF RALEIGH SANITARY SEWER EASEMENT
EX. 20' STORM DRAINAGE EASEMENT DB 1998 PG 700
10' ASPHALT TRAIL IN 30' PUBLIC GREENWAY EASEMENT
50' STREAM BUFFER
OPEN SPACE (ACTIVE)
40' CITY OF RALEIGH SANITARY SEWER EASEMENT
50' STREAM BUFFER
ZONE 1 30' UNDISTURBED FOREST BUFFER
ZONE 2 20' MANAGED VEGETATION
10' ASPHALT TRAIL IN 30' PUBLIC GREENWAY EASEMENT
OPEN SPACE (ACTIVE)
OPEN SPACE (PASSIVE)
ZONE 1 30' UNDISTURBED FOREST BUFFER
ZONE 2 20' MANAGED VEGETATION
EX. 40' CITY OF RALEIGH SANITARY SEWER EASEMENT BM 2020 PG 21
20' TYPE "B" PERIMETER BUFFER
OPEN SPACE (PASSIVE)
EX. 10' PRIVATE SANITARY SEWER EASEMENT DB 1998 PG 700
EX. 20' STORM DRAINAGE EASEMENT DB 1998 PG 700
STORMWATER ACCESS & MAINTENANCE EASEMENT
WETLAND (TYP.)
STORMWATER CONTROL MEASURE "G"
20' TYPE "B" PERIMETER BUFFER
SEE SHEET L5.06

SITE LEGEND

⊸	SIGNAGE
▪	YARD LIGHTS
✷	LIGHT POLE
●	POWER POLE
→	TRAFFIC DIRECTIONAL ARROW
ACC	ACCESSIBLE PARKING STALL
VAN	VAN ACCESSIBLE PARKING STALL
XX	PARKING SPACE COUNT
TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ	ACCESSIBLE RAMPS
▬ ▪ ▪ ▬	PHASE LINE
—— - - ——	PROPERTY LINE
—— - - - ——	RIGHT—OF—WAY LINE
—— - - ——	LOT LINE
— — —	EASEMENT LINE
—— — ——	CENTERLINE
▦	TREE SAVE AREA
🟩	40' ENHANCED STREETSCAPE BUFFER
▨	BOUNDARY BUFFER

PLANT SCHEDULE AREA C

SYMBOL	CODE	BOTANICAL NAME
CANOPY TREES		
⊙	ASL	ACER SACCHARUM 'LEGACY'
⬡	ASM	ACER SACCHARUM 'BONFIRE'
⊙	QSS	QUERCUS SHUMARDII
⊙	UPA	ULMUS PARVIFOLIA `ALLEE`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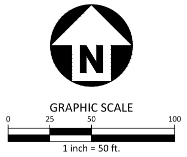
AREA "B" L5.02
AREA "C" L5.03
AREA "D" L5.04
AREA "E" L5.05
AREA "F" L5.06
AREA "G" L5.07
AREA "H" L5.08
AREA "I" L5.09
AREA "J" L5.10
AREA "K" L5.11
AREA "L" L5.12
AREA "M" L5.13
AREA "N" L5.14

INDEX MAP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GRAPHIC SCALE
0
25
50
100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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1977
PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	12. 20. 2024	PER TOWN COMMENTS
2	01. 31. 2025	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-LS1
CHECKED BY	JAR
DRAWN BY	SM
SCALE	1"=50'
DATE	1. 31. 2025

SHEET

LANDSCAPE PLAN
AREA "C"

L5.03

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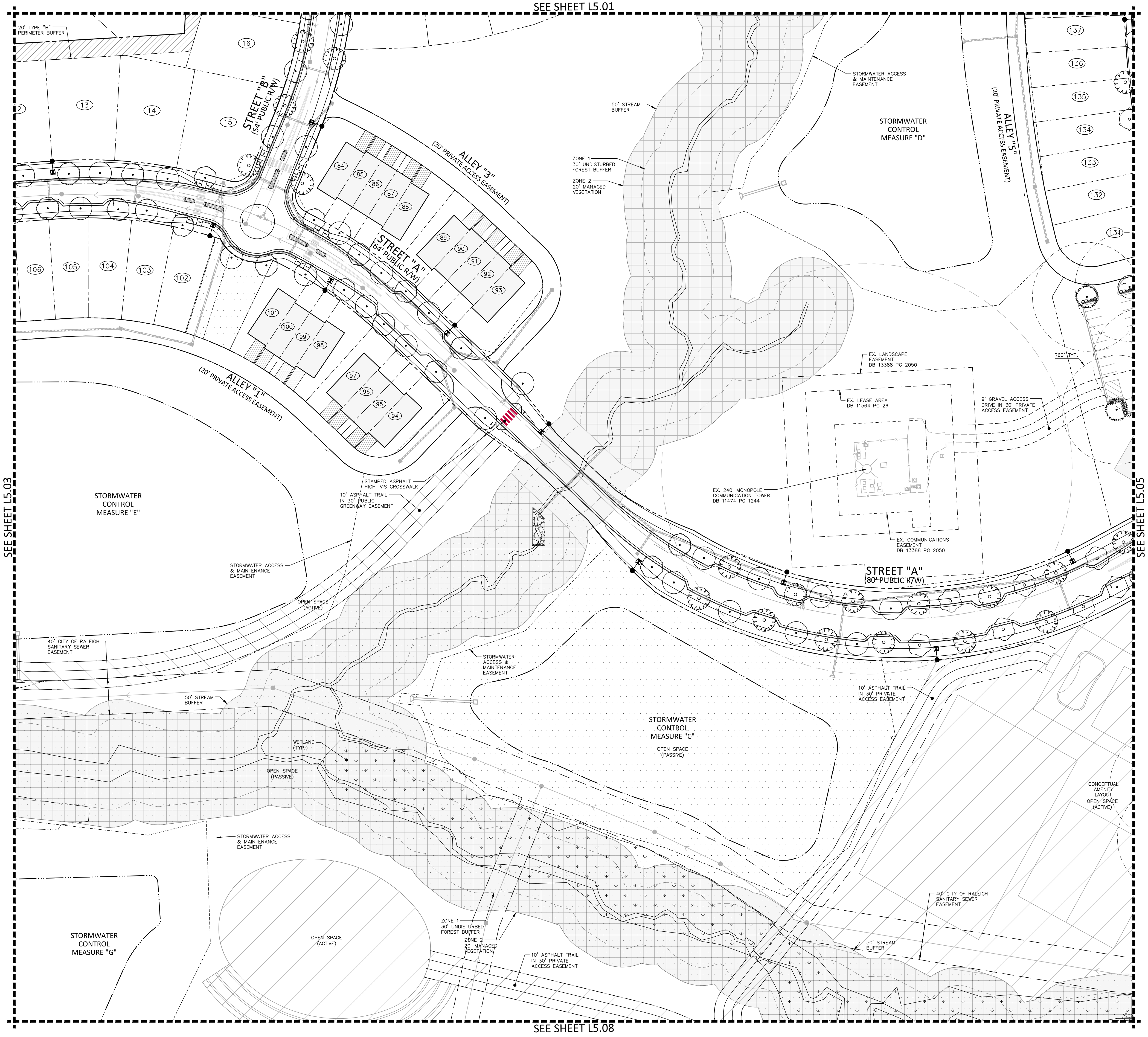
SEE SHEET L5.01
SEE SHEET L5.03
SEE SHEET L5.05
SEE SHEET L5.08
20' TYPE "B" PERIMETER BUFFER
STREET "B" (54' PUBLIC R/W)
STREET "A" (64' PUBLIC R/W)
STREET "A" (80' PUBLIC R/W)
ALLEY "3" (20' PRIVATE ACCESS EASEMENT)
ALLEY "1" (20' PRIVATE ACCESS EASEMENT)
ALLEY "5" (20' PRIVATE ACCESS EASEMENT)
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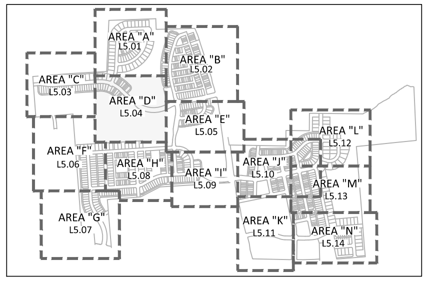
97
98
99
100
101
102
103
104
105
106
131
132
133
134
135
136
137
50' STREAM BUFFER
ZONE 1 30' UNDISTURBED FOREST BUFFER
ZONE 2 20' MANAGED VEGETATION
STORMWATER ACCESS & MAINTENANCE EASEMENT
STORMWATER CONTROL MEASURE "D"
EX. LANDSCAPE EASEMENT DB 13388 PG 2050
EX. LEASE AREA DB 11564 PG 26
9' GRAVEL ACCESS DRIVE IN 30' PRIVATE ACCESS EASEMENT
R60' TYP.
EX. 240' MONOPOLE COMMUNICATION TOWER DB 11474 PG 1244
EX. COMMUNICATIONS EASEMENT DB 13388 PG 2050
STAMPED ASPHALT HIGH-VIS CROSSWALK
10' ASPHALT TRAIL IN 30' PUBLIC GREENWAY EASEMENT
STORMWATER CONTROL MEASURE "E"
STORMWATER ACCESS & MAINTENANCE EASEMENT
OPEN SPACE (ACTIVE)
40' CITY OF RALEIGH SANITARY SEWER EASEMENT
STORMWATER ACCESS & MAINTENANCE EASEMENT
STORMWATER CONTROL MEASURE "C"
OPEN SPACE (PASSIVE)
10' ASPHALT TRAIL IN 30' PRIVATE ACCESS EASEMENT
50' STREAM BUFFER
WETLAND (TYP.)
OPEN SPACE (PASSIVE)
STORMWATER ACCESS & MAINTENANCE EASEMENT
STORMWATER CONTROL MEASURE "G"
OPEN SPACE (ACTIVE)
ZONE 1 30' UNDISTURBED FOREST BUFFER
ZONE 2 20' MANAGED VEGETATION
10' ASPHALT TRAIL IN 30' PRIVATE ACCESS EASEMENT
CONCEPTUAL AMENITY LAYOUT OPEN SPACE (ACTIVE)
40' CITY OF RALEIGH SANITARY SEWER EASEMENT
50' STREAM BUFFER

SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
→	TRAFFIC DIRECTIONAL ARROW
ACC	ACCESSIBLE PARKING STALL
VAN	VAN ACCESSIBLE PARKING STALL
XX	PARKING SPACE COUNT
TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ	ACCESSIBLE RAMPS
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
▦	TREE SAVE AREA
🟩	40' ENHANCED STREETSCAPE BUFFER
▨	BOUNDARY BUFFER

PLANT SCHEDULE AREA D

SYMBOL	CODE	BOTANICAL NAME
CANOPY TREES		
	ASL	ACER SACCHARUM 'LEGACY'
	ASM	ACER SACCHARUM 'BONFIRE'
	ULC	ULMUS PARVIFOLIA
	UPA	ULMUS PARVIFOLIA `ALLEE`
	UPB	ULMUS PARVIFOLIA `BOSQUE`
	UPT	ULMUS PARVIFOLIA `ATHENA`
SHRUBS		
	DIPI	DISTYLIUM X 'PIIDIST-II'
	ICSS2	ILEX CRENATA `HELLERI`
	LCPD	LOROPETALUM CHINENSE RUBRUM `DARK FIRE`
	RISW	RHAPHIOLEPIS INDICA `PINK LADY`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AREA "B" L5.02
AREA "C" L5.03
AREA "D" L5.04
AREA "E" L5.05
AREA "F" L5.06
AREA "G" L5.07
AREA "H" L5.08
AREA "I" L5.09
AREA "J" L5.10
AREA "K" L5.11
AREA "L" L5.12
AREA "M" L5.13
AREA "N" L5.14

INDEX MAP

N

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

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MASTER PLAN
4001 SOUTH SMITHFIELD ROAD
KNIGHTDALE, NORTH CAROLINA

JOHN A. RITCHIE III
1977
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REVISIONS

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PLAN INFORMATION

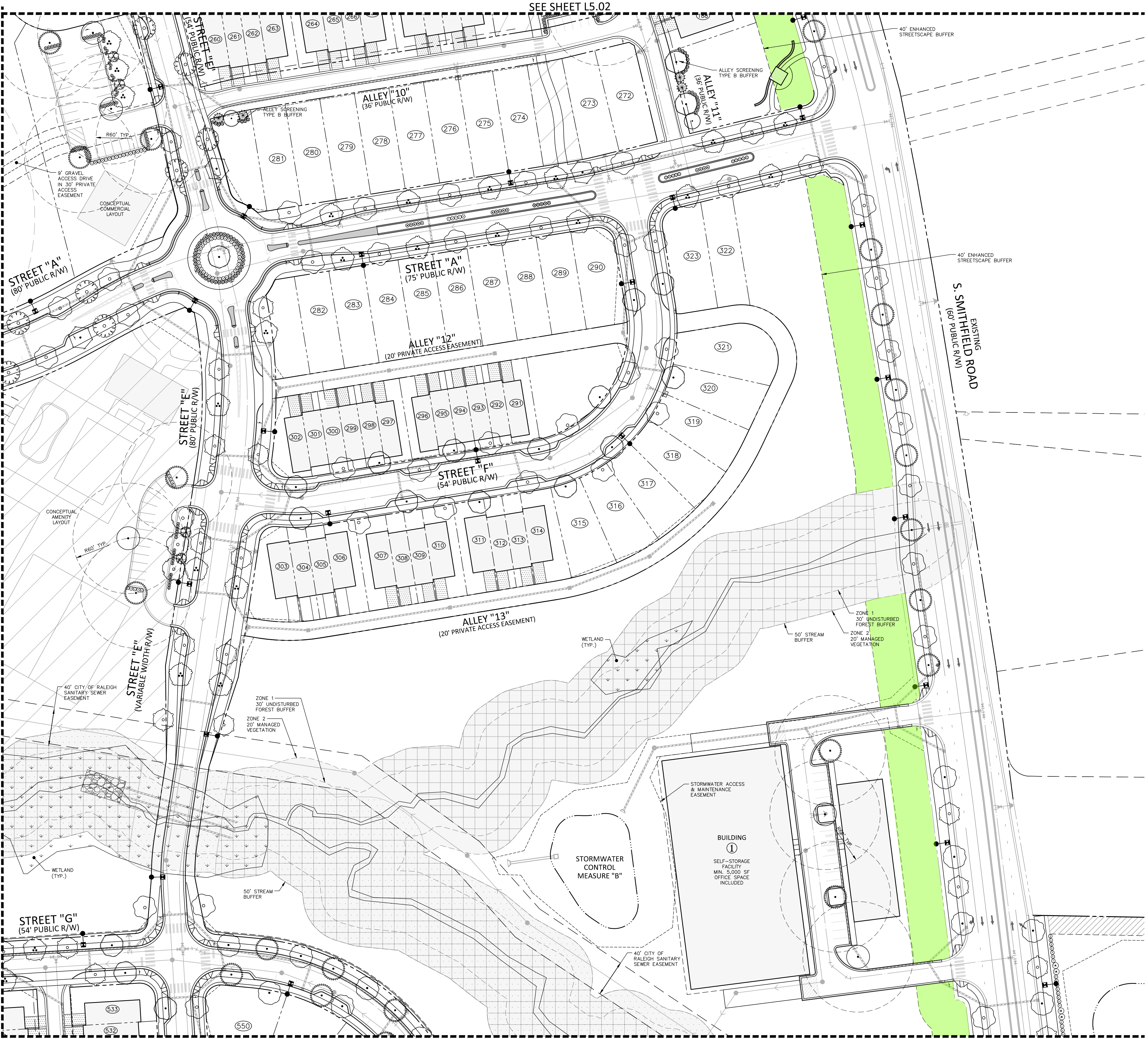
PROJECT NO.	SHD-21001
FILENAME	SHD21001-LS1
CHECKED BY	JAR
DRAWN BY	SM
SCALE	1"=50'
DATE	1. 31. 2025

SHEET

LANDSCAPE PLAN AREA "D"

L5.04

SEE SHEET L5.02


STREET "E"
(54' PUBLIC R/W)
ALLEY "10"
(36' PUBLIC R/W)
ALLEY "11"
(36' PUBLIC R/W)
ALLEY SCREENING
TYPE B BUFFER
ALLEY SCREENING
TYPE B BUFFER
40' ENHANCED
STREETSCAPE BUFFER
R60' TYP.
9' GRAVEL
ACCESS DRIVE
IN 30' PRIVATE
ACCESS
EASEMENT
CONCEPTUAL
COMMERCIAL
LAYOUT
STREET "A"
(80' PUBLIC R/W)
STREET "A"
(75' PUBLIC R/W)
ALLEY "12"
(20' PRIVATE ACCESS EASEMENT)
STREET "F"
(54' PUBLIC R/W)
ALLEY "13"
(20' PRIVATE ACCESS EASEMENT)
STREET "E"
(80' PUBLIC R/W)
STREET "E"
(VARIABLE WIDTH R/W)
EXISTING
S. SMITHFIELD ROAD
(60' PUBLIC R/W)
40' ENHANCED
STREETSCAPE BUFFER
CONCEPTUAL
AMENITY
LAYOUT
R60' TYP.
ZONE 1
30' UNDISTURBED
FOREST BUFFER
ZONE 2
20' MANAGED
VEGETATION
50' STREAM
BUFFER
WETLAND
(TYP.)
40' CITY OF RALEIGH
SANITARY SEWER
EASEMENT
ZONE 1
30' UNDISTURBED
FOREST BUFFER
ZONE 2
20' MANAGED
VEGETATION
WETLAND
(TYP.)
50' STREAM
BUFFER
STORMWATER
CONTROL
MEASURE "B"
STORMWATER ACCESS
& MAINTENANCE
EASEMENT
BUILDING
①
SELF-STORAGE
FACILITY
MIN. 5,000 SF
OFFICE SPACE
INCLUDED
40' CITY OF
RALEIGH SANITARY
SEWER EASEMENT
R60' TYP.
VAN
VAN
STREET "G"
(54' PUBLIC R/W)
260 261 262 263 264 265 266
272 273 274 275 276 277 278 279 280 281
282 283 284 285 286 287 288 289 290
291 292 293 294 295 296 297 298 299 300 301 302
303 304 305 306 307 308 309 310 311 312 313 314
315 316 317 318 319 320 321 322 323
533 532 550

SEE SHEET L5.04

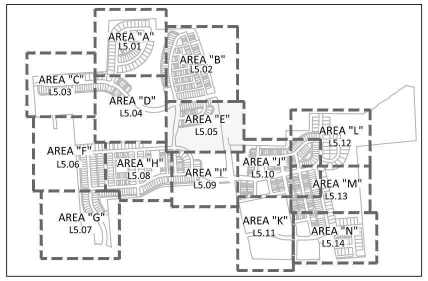
SEE SHEET L5.09

SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
➡	TRAFFIC DIRECTIONAL ARROW
ACC	ACCESSIBLE PARKING STALL
VAN	VAN ACCESSIBLE PARKING STALL
XX	PARKING SPACE COUNT
TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ	ACCESSIBLE RAMPS
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
▦	TREE SAVE AREA
🟩	40' ENHANCED STREETSCAPE BUFFER
▨	BOUNDARY BUFFER

PLANT SCHEDULE AREA E

SYMBOL	CODE	BOTANICAL NAME
CANOPY TREES		
	ASL	ACER SACCHARUM 'LEGACY'
	ASM	ACER SACCHARUM 'BONFIRE'
	PCC	PISTACIA CHINENSIS
	QNN	QUERCUS NUTTALLII
	QSS	QUERCUS SHUMARDII
	ULC	ULMUS PARVIFOLIA
	UPA	ULMUS PARVIFOLIA `ALLEE`
	UPB	ULMUS PARVIFOLIA `BOSQUE`
	UPT	ULMUS PARVIFOLIA `ATHENA`
	ZSG	ZELKOVA SERRATA `GREEN VASE`
	ZSV	ZELKOVA SERRATA `VILLAGE GREEN`
EVERGREEN TREES		
	IVY	ILEX VOMITORIA
	MGB	MAGNOLIA GRANDIFLORA `BRACKENS BROWN BEAUTY`
UNDERSTORY TREES		
	LML	LAGERSTROEMIA X `MUSKOGEE`
SHRUBS		
	DIPI	DISTYLIUM X 'PIIDIST-II'
	ICCC	ILEX CORNUTA `CARISSA`
	ICCD	ILEX CRENATA `COMPACTA`
	ICNN	ILEX CORNUTA `NEEDLEPOINT`
	ICSS2	ILEX CRENATA `HELLERI`
	LCPD	LOROPETALUM CHINENSE RUBRUM `DARK FIRE`
	MCWM	MYRICA CERIFERA
	OFSO	OSMANTHUS FRAGRANS
	RISW	RHAPHIOLEPIS INDICA `PINK LADY`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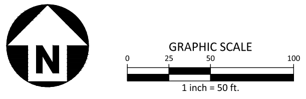
L5.01
AREA "B"
L5.02
AREA "C"
L5.03
AREA "D"
L5.04
AREA "E"
L5.05
AREA "F"
L5.06
AREA "G"
L5.07
AREA "H"
L5.08
AREA "I"
L5.09
AREA "J"
L5.10
AREA "K"
L5.11
AREA "L"
L5.12
AREA "M"
L5.13
AREA "N"
L5.14

INDEX MAP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GRAPHIC SCALE
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25
50
100
1 inch = 50 ft.

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PLAN INFORMATION

PROJECT NO.	SHD-21001
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SHEET

LANDSCAPE PLAN
AREA "E"

L5.05

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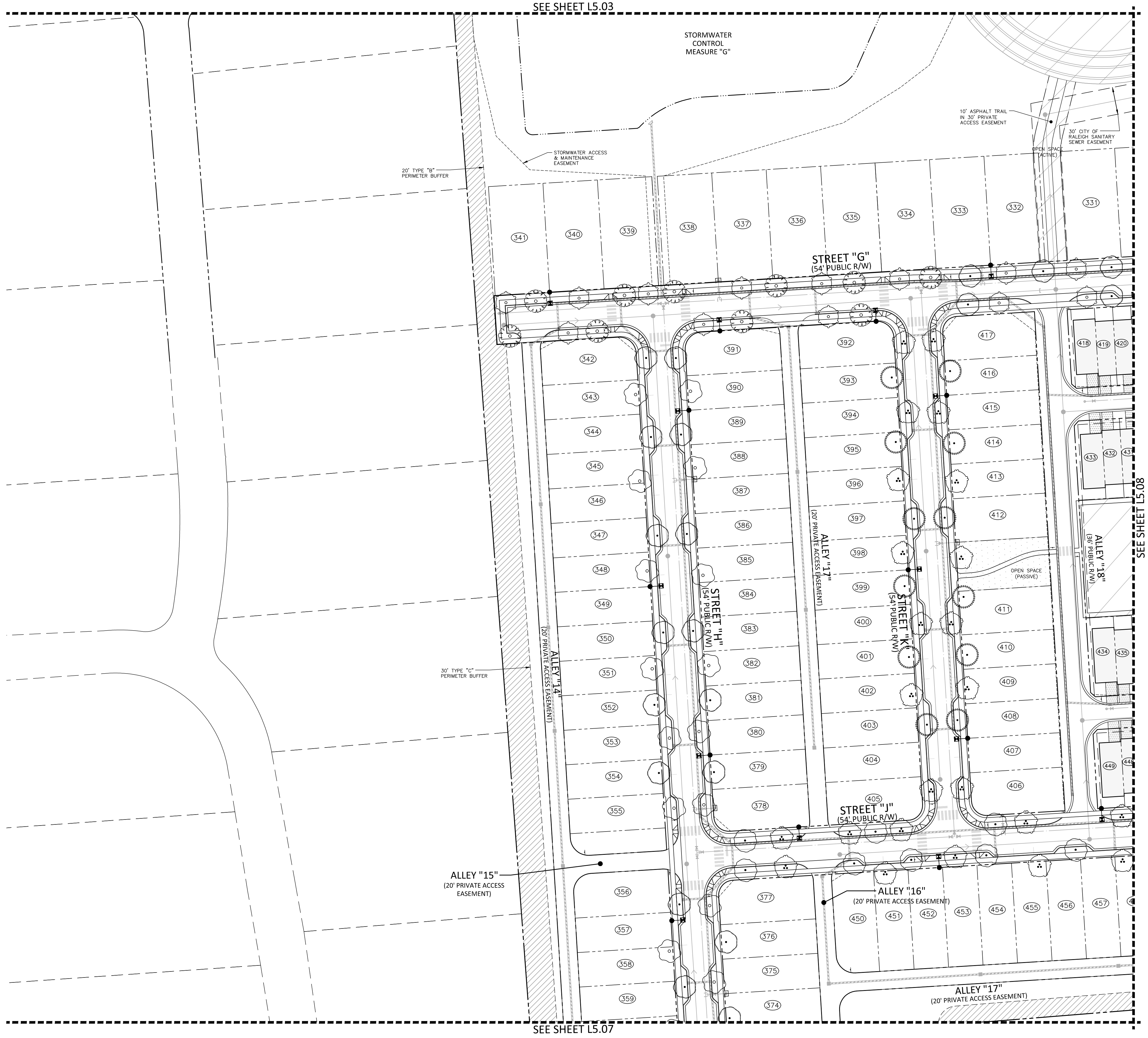
SEE SHEET L5.03
STORMWATER CONTROL MEASURE "G"
STORMWATER ACCESS & MAINTENANCE EASEMENT
20' TYPE "B" PERIMETER BUFFER
10' ASPHALT TRAIL IN 30' PRIVATE ACCESS EASEMENT
30' CITY OF RALEIGH SANITARY SEWER EASEMENT
OPEN SPACE (ACTIVE)
331
332
333
334
335
336
337
338
339
340
341
STREET "G"
(54' PUBLIC R/W)
342
343
344
345
346
347
348
349
350
351
352
353
354
355
ALLEY "14"
(20' PRIVATE ACCESS EASEMENT)
30' TYPE "C" PERIMETER BUFFER
STREET "H"
(54' PUBLIC R/W)
391
390
389
388
387
386
385
384
383
382
381
380
379
378
ALLEY "17"
(20' PRIVATE ACCESS EASEMENT)
392
393
394
395
396
397
398
399
400
401
402
403
404
405
STREET "K"
(54' PUBLIC R/W)
STREET "J"
(54' PUBLIC R/W)
417
416
415
414
413
412
411
410
409
408
407
406
OPEN SPACE (PASSIVE)
418
419
420
433
432
434
435
449
448
ALLEY "18"
(36' PUBLIC R/W)
SEE SHEET L5.08
ALLEY "15"
(20' PRIVATE ACCESS EASEMENT)
356
357
358
359
377
376
375
374
ALLEY "16"
(20' PRIVATE ACCESS EASEMENT)
450
451
452
453
454
455
456
457
ALLEY "17"
(20' PRIVATE ACCESS EASEMENT)
SEE SHEET L5.07

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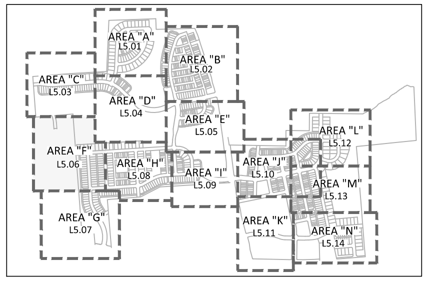
SITE LEGEND

⊸	SIGNAGE
▪	YARD LIGHTS
✱	LIGHT POLE
●	POWER POLE
➡	TRAFFIC DIRECTIONAL ARROW
ACC	ACCESSIBLE PARKING STALL
VAN	VAN ACCESSIBLE PARKING STALL
XX	PARKING SPACE COUNT
TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ	ACCESSIBLE RAMPS
▬ ▬	PHASE LINE
— —	PROPERTY LINE
— —	RIGHT—OF—WAY LINE
— —	LOT LINE
— —	EASEMENT LINE
— —	CENTERLINE
▦	TREE SAVE AREA
🟩	40' ENHANCED STREETSCAPE BUFFER
▨	BOUNDARY BUFFER

PLANT SCHEDULE AREA F

SYMBOL	CODE	BOTANICAL NAME
CANOPY TREES		
⊙	ASL	ACER SACCHARUM 'LEGACY'
⊙	QSS	QUERCUS SHUMARDII
○	ULC	ULMUS PARVIFOLIA
⊙	UPB	ULMUS PARVIFOLIA `BOSQUE`
○	UPT	ULMUS PARVIFOLIA `ATHENA`
○	ZSG	ZELKOVA SERRATA `GREEN VASE`
○	ZSV	ZELKOVA SERRATA `VILLAGE GREEN`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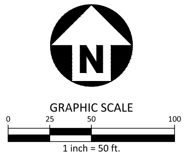
AREA "B"
L5.02
AREA "C"
L5.03
AREA "D"
L5.04
AREA "E"
L5.05
AREA "F"
L5.06
AREA "H"
L5.08
AREA "I"
L5.09
AREA "J"
L5.10
AREA "L"
L5.12
AREA "M"
L5.13
AREA "G"
L5.07
AREA "K"
L5.11
AREA "N"
L5.14

INDEX MAP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25
50
100
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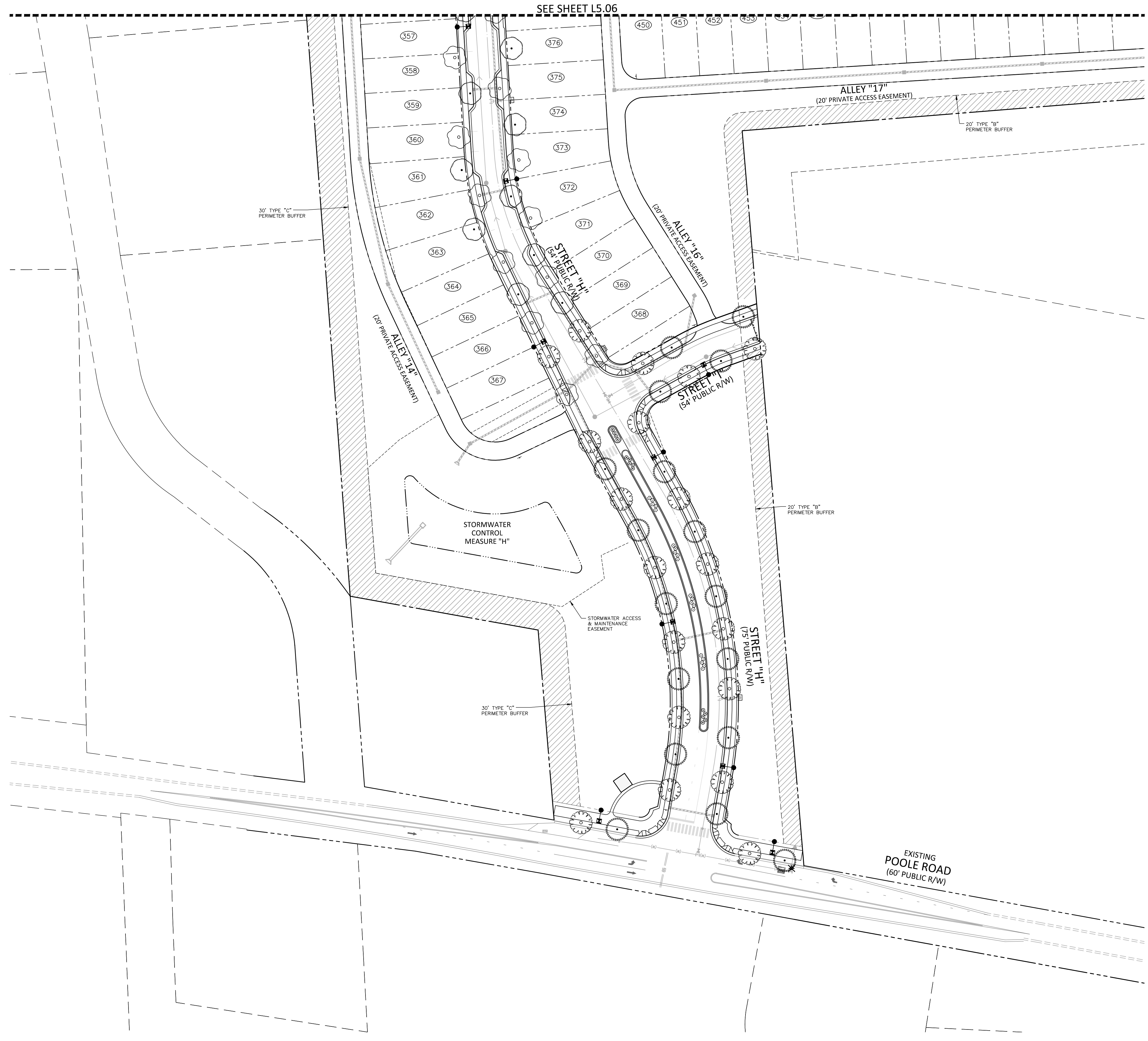
SHEET

LANDSCAPE PLAN
AREA "F"

L5.06

SEE SHEET L5.06



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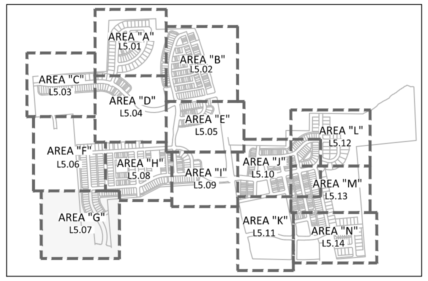
369
368
450
451
452
453
ALLEY "17"
(20' PRIVATE ACCESS EASEMENT)
20' TYPE "B" PERIMETER BUFFER
ALLEY "16"
(20' PRIVATE ACCESS EASEMENT)
30' TYPE "C" PERIMETER BUFFER
STREET "H"
(54' PUBLIC R/W)
ALLEY "14"
(20' PRIVATE ACCESS EASEMENT)
STREET "I"
(54' PUBLIC R/W)
STORMWATER CONTROL MEASURE "H"
20' TYPE "B" PERIMETER BUFFER
STORMWATER ACCESS & MAINTENANCE EASEMENT
STREET "H"
(75' PUBLIC R/W)
30' TYPE "C" PERIMETER BUFFER
EXISTING
POOLE ROAD
(60' PUBLIC R/W)

SITE LEGEND

─○─	SIGNAGE
▪	YARD LIGHTS
✱	LIGHT POLE
●	POWER POLE
➡	TRAFFIC DIRECTIONAL ARROW
ACC	ACCESSIBLE PARKING STALL
VAN	VAN ACCESSIBLE PARKING STALL
XX	PARKING SPACE COUNT
TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ	ACCESSIBLE RAMPS
▬ ▬	PHASE LINE
── - - ──	PROPERTY LINE
── - - - ──	RIGHT-OF-WAY LINE
── - - ──	LOT LINE
— — —	EASEMENT LINE
── — ──	CENTERLINE
▦	TREE SAVE AREA
🟩	40' ENHANCED STREETSCAPE BUFFER
▨	BOUNDARY BUFFER

PLANT SCHEDULE AREA G

SYMBOL	CODE	BOTANICAL NAME
CANOPY TREES		
○	ASL	ACER SACCHARUM 'LEGACY'
○	QNN	QUERCUS NUTTALLII
○	ULC	ULMUS PARVIFOLIA
○	UPB	ULMUS PARVIFOLIA `BOSQUE`
○	UPT	ULMUS PARVIFOLIA `ATHENA`
EVERGREEN TREES		
✳	IVY	ILEX VOMITORIA
○	MGB	MAGNOLIA GRANDIFLORA `BRACKENS BROWN BEAUTY`
UNDERSTORY TREES		
○	CFC	CORNUS FLORIDA `CHEROKEE PRINCESS`
○	MSR	MAGNOLIA STELLATA `ROYAL STAR`
○	POO	PRUNUS X OKAME
SHRUBS		
○	DIPI	DISTYLIUM X 'PIIDIST-II'
○	ICCD	ILEX CRENATA `COMPACTA`
○	ICNN	ILEX CORNUTA `NEEDLEPOINT`
○	ICSS2	ILEX CRENATA `HELLERI`
⬡	LCPD	LOROPETALUM CHINENSE RUBRUM `DARK FIRE`



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L5.01
AREA "B"
L5.02
AREA "C"
L5.03
AREA "D"
L5.04
AREA "E"
L5.05
AREA "F"
L5.06
AREA "G"
L5.07
AREA "H"
L5.08
AREA "I"
L5.09
AREA "J"
L5.10
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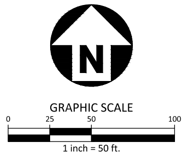
L5.11
AREA "L"
L5.12
AREA "M"
L5.13
AREA "N"
L5.14

INDEX MAP



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SHEET

LANDSCAPE PLAN
AREA "G"

L5.07

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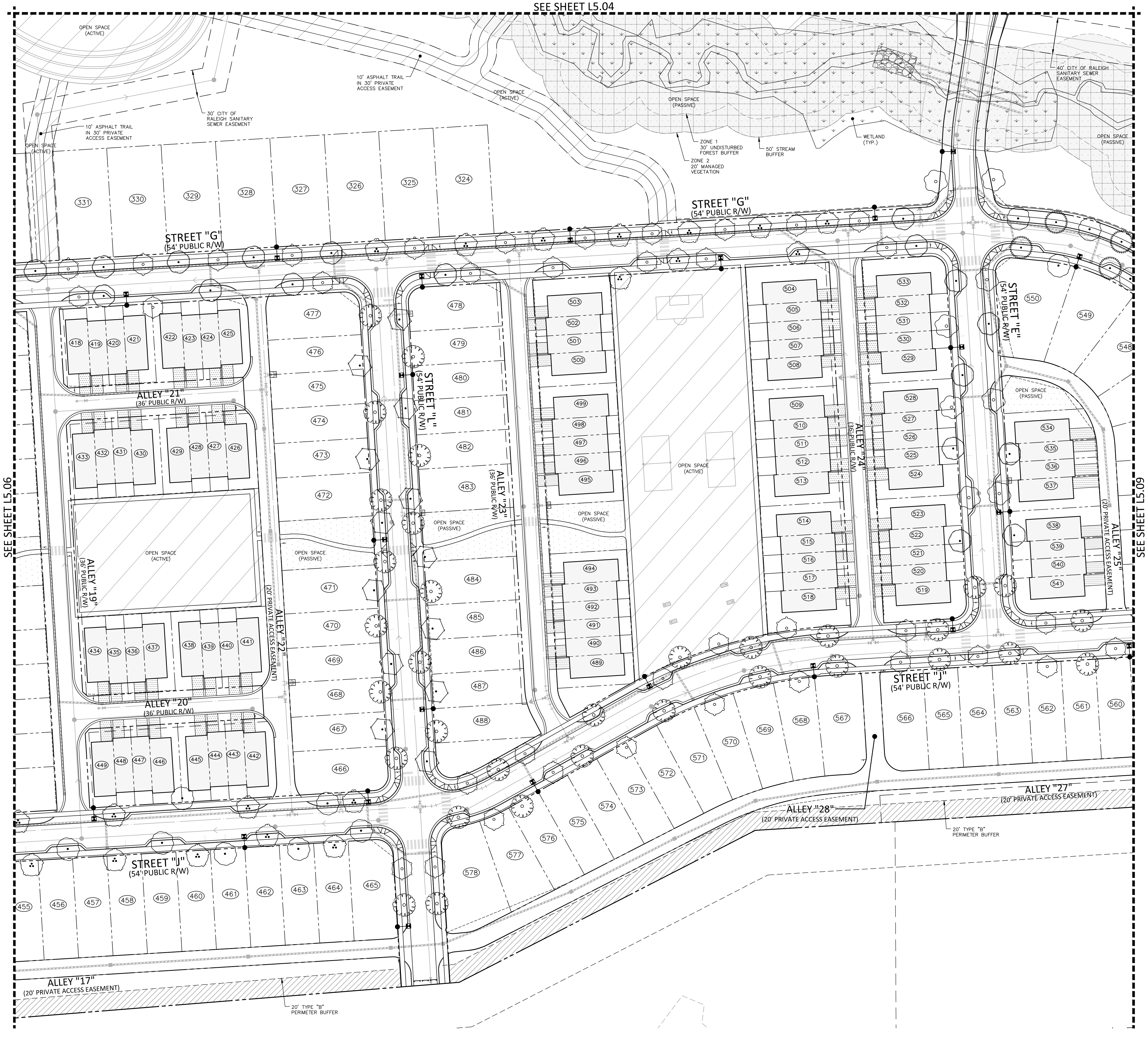
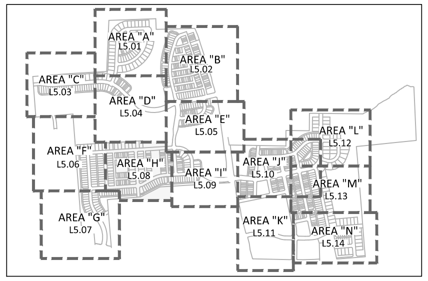

SEE SHEET L5.04
SEE SHEET L5.06
SEE SHEET L5.09
OPEN SPACE (ACTIVE)
10' ASPHALT TRAIL IN 30' PRIVATE ACCESS EASEMENT
30' CITY OF RALEIGH SANITARY SEWER EASEMENT
10' ASPHALT TRAIL IN 30' PRIVATE ACCESS EASEMENT
OPEN SPACE (ACTIVE)
OPEN SPACE (ACTIVE)
OPEN SPACE (PASSIVE)
ZONE 1 30' UNDISTURBED FOREST BUFFER
ZONE 2 20' MANAGED VEGETATION
50' STREAM BUFFER
WETLAND (TYP.)
40' CITY OF RALEIGH SANITARY SEWER EASEMENT
OPEN SPACE (PASSIVE)
331 330 329 328 327 326 325 324
STREET "G" (54' PUBLIC R/W)
STREET "G" (54' PUBLIC R/W)
418 419 420 421 422 423 424 425
ALLEY "21" (36' PUBLIC R/W)
433 432 431 430 429 428 427 426
OPEN SPACE (ACTIVE)
ALLEY "19" (36' PUBLIC R/W)
434 435 436 437 438 439 440 441
ALLEY "20" (36' PUBLIC R/W)
449 448 447 446 445 444 443 442
ALLEY "22" (20' PRIVATE ACCESS EASEMENT)
477 476 475 474 473 472
OPEN SPACE (PASSIVE)
471 470 469 468 467 466
STREET "L" (54' PUBLIC R/W)
478 479 480 481 482 483
OPEN SPACE (PASSIVE)
484 485 486 487 488
ALLEY "23" (36' PUBLIC R/W)
503 502 501 500
499 498 497 496 495
OPEN SPACE (PASSIVE)
494 493 492 491 490 489
OPEN SPACE (ACTIVE)
504 505 506 507 508
509 510 511 512 513
514 515 516 517 518
ALLEY "24" (36' PUBLIC R/W)
533 532 531 530 529
528 527 526 525 524
523 522 521 520 519
STREET "E" (54' PUBLIC R/W)
550 549 548
OPEN SPACE (PASSIVE)
534 535 536 537
538 539 540 541
ALLEY "25" (20' PRIVATE ACCESS EASEMENT)
STREET "J" (54' PUBLIC R/W)
566 565 564 563 562 561 560
569 568 567
578 577 576 575 574 573 572 571 570
ALLEY "27" (20' PRIVATE ACCESS EASEMENT)
ALLEY "28" (20' PRIVATE ACCESS EASEMENT)
20' TYPE "B" PERIMETER BUFFER
STREET "J" (54' PUBLIC R/W)
455 456 457 458 459 460 461 462 463 464 465
ALLEY "17" (20' PRIVATE ACCESS EASEMENT)
20' TYPE "B" PERIMETER BUFFER

SITE LEGEND

⊸	SIGNAGE
▪	YARD LIGHTS
✱	LIGHT POLE
●	POWER POLE
→	TRAFFIC DIRECTIONAL ARROW
ACC	ACCESSIBLE PARKING STALL
VAN	VAN ACCESSIBLE PARKING STALL
XX	PARKING SPACE COUNT
TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ	ACCESSIBLE RAMPS
▬ ╎╎ ▬ ╎╎ ▬	PHASE LINE
——— - - ———	PROPERTY LINE
——— - - - ———	RIGHT-OF-WAY LINE
—— - - ——	LOT LINE
— — — —	EASEMENT LINE
——— — ———	CENTERLINE
▦	TREE SAVE AREA
🟩	40' ENHANCED STREETSCAPE BUFFER
▨	BOUNDARY BUFFER

PLANT SCHEDULE AREA H

SYMBOL	CODE	BOTANICAL NAME
CANOPY TREES		
●	ASL	ACER SACCHARUM 'LEGACY'
●	ASM	ACER SACCHARUM 'BONFIRE'
●	QSS	QUERCUS SHUMARDII
○	ULC	ULMUS PARVIFOLIA
●	UPB	ULMUS PARVIFOLIA `BOSQUE`
○	UPT	ULMUS PARVIFOLIA `ATHENA`
○	ZSG	ZELKOVA SERRATA `GREEN VASE`
●	ZSV	ZELKOVA SERRATA `VILLAGE GREEN`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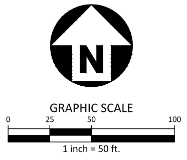
AREA "B" L5.02
AREA "C" L5.03
AREA "D" L5.04
AREA "E" L5.05
AREA "F" L5.06
AREA "G" L5.07
AREA "H" L5.08
AREA "I" L5.09
AREA "J" L5.10
AREA "K" L5.11
AREA "L" L5.12
AREA "M" L5.13
AREA "N" L5.14

INDEX MAP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GRAPHIC SCALE
0
25
50
100
1 inch = 50 ft.

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MASTER PLAN
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KNIGHTDALE, NORTH CAROLINA

JOHN A. RITCHIE III
1977
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PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-LS1
CHECKED BY	JAR
DRAWN BY	SM
SCALE	1"=50'
DATE	1. 31. 2025

SHEET

**LANDSCAPE PLAN
AREA "H"**

L5.08

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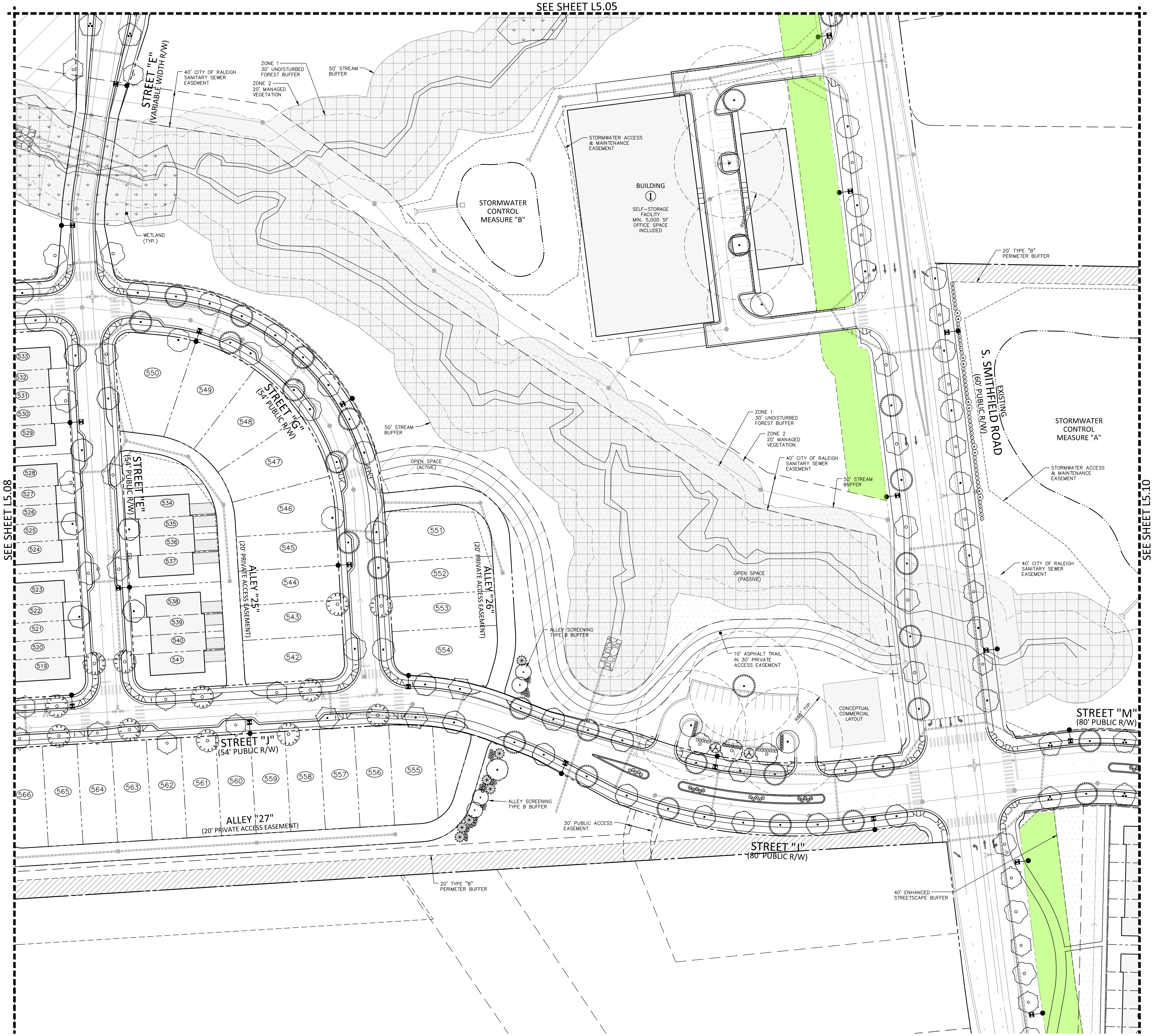
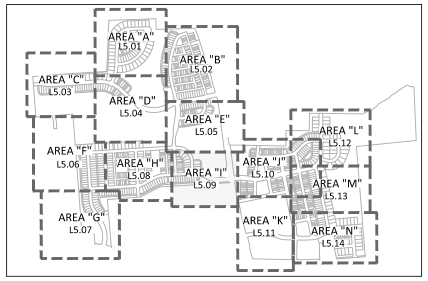

SEE SHEET L5.05
SEE SHEET L5.08
SEE SHEET L5.10
STREET "E"
(VARIABLE WIDTH R/W)
40' CITY OF RALEIGH SANITARY SEWER EASEMENT
ZONE 1 30' UNDISTURBED FOREST BUFFER
ZONE 2 20' MANAGED VEGETATION
50' STREAM BUFFER
WETLAND (TYP.)
STORMWATER ACCESS & MAINTENANCE EASEMENT
STORMWATER CONTROL MEASURE "B"
BUILDING
①
SELF–STORAGE FACILITY MIN. 5,000 SF OFFICE SPACE INCLUDED
VAN
R60' TYP.
20' TYPE "B" PERIMETER BUFFER
EXISTING
S. SMITHFIELD ROAD
(60' PUBLIC R/W)
STORMWATER CONTROL MEASURE "A"
STORMWATER ACCESS & MAINTENANCE EASEMENT
ZONE 1 30' UNDISTURBED FOREST BUFFER
ZONE 2 20' MANAGED VEGETATION
40' CITY OF RALEIGH SANITARY SEWER EASEMENT
50' STREAM BUFFER
40' CITY OF RALEIGH SANITARY SEWER EASEMENT
50' STREAM BUFFER
OPEN SPACE (ACTIVE)
OPEN SPACE (PASSIVE)
STREET "G"
(54' PUBLIC R/W)
STREET "E"
(54' PUBLIC R/W)
ALLEY "25"
(20' PRIVATE ACCESS EASEMENT)
ALLEY "26"
(20' PRIVATE ACCESS EASEMENT)
533
532
531
530
529
528
527
526
525
524
523
522
521
520
519
550
549
548
547
546
545
544
543
542
534
535
536
537
538
539
540
541
551
552
553
554
ALLEY SCREENING TYPE B BUFFER
10' ASPHALT TRAIL IN 30' PRIVATE ACCESS EASEMENT
R60' TYP.
CONCEPTUAL COMMERCIAL LAYOUT
STREET "M"
(80' PUBLIC R/W)
STREET "J"
(54' PUBLIC R/W)
566
565
564
563
562
561
560
559
558
557
556
555
ALLEY "27"
(20' PRIVATE ACCESS EASEMENT)
ALLEY SCREENING TYPE B BUFFER
30' PUBLIC ACCESS EASEMENT
STREET "J"
(80' PUBLIC R/W)
20' TYPE "B" PERIMETER BUFFER
40' ENHANCED STREETSCAPE BUFFER

SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
➔	TRAFFIC DIRECTIONAL ARROW
ACC	ACCESSIBLE PARKING STALL
VAN	VAN ACCESSIBLE PARKING STALL
XX	PARKING SPACE COUNT
TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ	ACCESSIBLE RAMPS
	PHASE LINE
	PROPERTY LINE
	RIGHT–OF–WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
▦	TREE SAVE AREA
🟩	40' ENHANCED STREETSCAPE BUFFER
▨	BOUNDARY BUFFER

PLANT SCHEDULE AREA I

SYMBOL	CODE	BOTANICAL NAME
CANOPY TREES		
	ASL	ACER SACCHARUM 'LEGACY'
	ASM	ACER SACCHARUM 'BONFIRE'
	PCC	PISTACIA CHINENSIS
	QNN	QUERCUS NUTTALLII
	QSS	QUERCUS SHUMARDII
	ULC	ULMUS PARVIFOLIA
	UPA	ULMUS PARVIFOLIA `ALLEE`
	UPB	ULMUS PARVIFOLIA `BOSQUE`
	UPT	ULMUS PARVIFOLIA `ATHENA`
	ZSG	ZELKOVA SERRATA `GREEN VASE`
	ZSV	ZELKOVA SERRATA `VILLAGE GREEN`
EVERGREEN TREES		
	IVY	ILEX VOMITORIA
	MGB	MAGNOLIA GRANDIFLORA `BRACKENS BROWN BEAUTY`
UNDERSTORY TREES		
	LML	LAGERSTROEMIA X `MUSKOGEE`
SHRUBS		
	AGEG	ABELIA X GRANDIFLORA `EDWARD GOUCHER`
	DIPI	DISTYLIUM X 'PIIDIST-II'
	ICCC	ILEX CORNUTA `CARISSA`
	ICCD	ILEX CRENATA `COMPACTA`
	ICNN	ILEX CORNUTA `NEEDLEPOINT`
	ICSS2	ILEX CRENATA `HELLERI`
	MCWM	MYRICA CERIFERA
	OFSO	OSMANTHUS FRAGRANS
	RISW	RHAPHIOLEPIS INDICA `PINK LADY`


AREA "A"
L5.01
AREA "B"
L5.02
AREA "C"
L5.03
AREA "D"
L5.04
AREA "E"
L5.05
AREA "F"
L5.06
AREA "G"
L5.07
AREA "H"
L5.08
AREA "I"
L5.09
AREA "J"
L5.10
AREA "K"
L5.11
AREA "L"
L5.12
AREA "M"
L5.13
AREA "N"
L5.14

INDEX MAP

N

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1977 JOHN A. RITCHIE III
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REVISIONS

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PLAN INFORMATION

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CHECKED BY	JAR
DRAWN BY	SM
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SHEET

LANDSCAPE PLAN AREA "I"

L5.09

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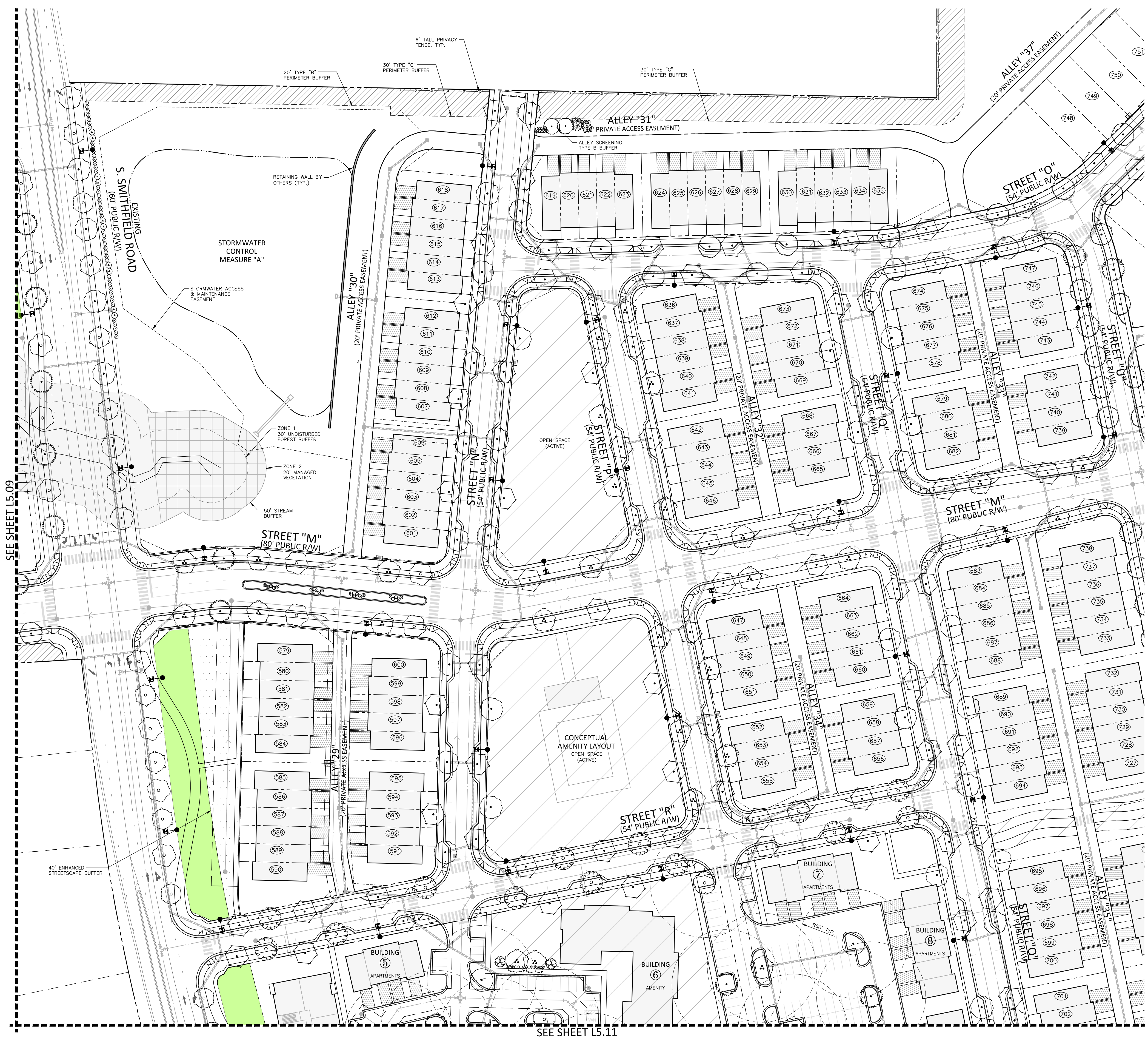
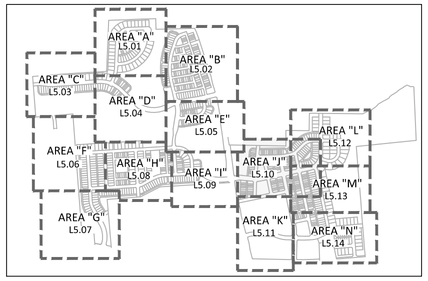

6' TALL PRIVACY FENCE, TYP.
20' TYPE "B" PERIMETER BUFFER
30' TYPE "C" PERIMETER BUFFER
30' TYPE "C" PERIMETER BUFFER
ALLEY "31" (20' PRIVATE ACCESS EASEMENT)
ALLEY SCREENING TYPE B BUFFER
ALLEY "37" (20' PRIVATE ACCESS EASEMENT)
RETAINING WALL BY OTHERS (TYP.)
EXISTING S. SMITHFIELD ROAD (60' PUBLIC R/W)
STORMWATER CONTROL MEASURE "A"
STORMWATER ACCESS & MAINTENANCE EASEMENT
ZONE 1 30' UNDISTURBED FOREST BUFFER
ZONE 2 20' MANAGED VEGETATION
50' STREAM BUFFER
ALLEY "30" (20' PRIVATE ACCESS EASEMENT)
STREET "N" (54' PUBLIC R/W)
STREET "P" (54' PUBLIC R/W)
OPEN SPACE (ACTIVE)
STREET "O" (54' PUBLIC R/W)
ALLEY "32" (20' PRIVATE ACCESS EASEMENT)
STREET "Q" (54' PUBLIC R/W)
ALLEY "33" (20' PRIVATE ACCESS EASEMENT)
STREET "U" (54' PUBLIC R/W)
STREET "M" (80' PUBLIC R/W)
STREET "M" (80' PUBLIC R/W)
CONCEPTUAL AMENITY LAYOUT
OPEN SPACE (ACTIVE)
ALLEY "34" (20' PRIVATE ACCESS EASEMENT)
ALLEY "29" (20' PRIVATE ACCESS EASEMENT)
STREET "R" (54' PUBLIC R/W)
40' ENHANCED STREETSCAPE BUFFER
BUILDING 5 APARTMENTS
BUILDING 6 AMENITY
BUILDING 7 APARTMENTS
BUILDING 8 APARTMENTS
R60' TYP.
STREET "Q" (54' PUBLIC R/W)
ALLEY "35" (20' PRIVATE ACCESS EASEMENT)
SEE SHEET L5.09
SEE SHEET L5.11

SITE LEGEND

—o—	SIGNAGE
■	YARD LIGHTS
✱	LIGHT POLE
●	POWER POLE
➡	TRAFFIC DIRECTIONAL ARROW
ACC	ACCESSIBLE PARKING STALL
VAN	VAN ACCESSIBLE PARKING STALL
XX	PARKING SPACE COUNT
TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ	ACCESSIBLE RAMPS
▬ ▪ ▪ ▬	PHASE LINE
—— - - ——	PROPERTY LINE
—— - - - ——	RIGHT–OF–WAY LINE
—— - - ——	LOT LINE
— — — —	EASEMENT LINE
—— – ——	CENTERLINE
▦	TREE SAVE AREA
🟩	40' ENHANCED STREETSCAPE BUFFER
▨	BOUNDARY BUFFER

PLANT SCHEDULE AREA J

SYMBOL	CODE	BOTANICAL NAME
CANOPY TREES		
○	ASL	ACER SACCHARUM 'LEGACY'
⬡	ASM	ACER SACCHARUM 'BONFIRE'
○	PCC	PISTACIA CHINENSIS
○	QLO	QUERCUS LYRATA
○	QNN	QUERCUS NUTTALLII
○	QSS	QUERCUS SHUMARDII
○	ULC	ULMUS PARVIFOLIA
○	UPA	ULMUS PARVIFOLIA `ALLEE`
○	UPB	ULMUS PARVIFOLIA `BOSQUE`
○	UPT	ULMUS PARVIFOLIA `ATHENA`
○	ZSG	ZELKOVA SERRATA `GREEN VASE`
○	ZSV	ZELKOVA SERRATA `VILLAGE GREEN`
EVERGREEN TREES		
✳	IVY	ILEX VOMITORIA
○	MGB	MAGNOLIA GRANDIFLORA `BRACKENS BROWN BEAUTY`
UNDERSTORY TREES		
○	CFC	CORNUS FLORIDA `CHEROKEE PRINCESS`
○	LML	LAGERSTROEMIA X `MUSKOGEE`
○	MSR	MAGNOLIA STELLATA `ROYAL STAR`
○	POO	PRUNUS X OKAME
SHRUBS		
○	AGEG	ABELIA X GRANDIFLORA `EDWARD GOUCHER`
○	ICCC	ILEX CORNUTA `CARISSA`
○	ICCD	ILEX CRENATA `COMPACTA`
○	ICNN	ILEX CORNUTA `NEEDLEPOINT`
○	ICSS2	ILEX CRENATA `HELLERI`
⬡	LCPD	LOROPETALUM CHINENSE RUBRUM `DARK FIRE`
⊕	RISW	RHAPHIOLEPIS INDICA `PINK LADY`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AREA "B" L5.02
AREA "C" L5.03
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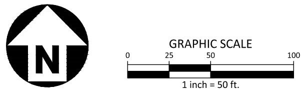
AREA "E" L5.05
AREA "F" L5.06
AREA "G" L5.07
AREA "H" L5.08
AREA "I" L5.09
AREA "J" L5.10
AREA "K" L5.11
AREA "L" L5.12
AREA "M" L5.13
AREA "N" L5.14

INDEX MAP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GRAPHIC SCALE
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25
50
100
1 inch = 50 ft.

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DRAWN BY	SM
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SHEET

LANDSCAPE PLAN
AREA "J"

L5.10

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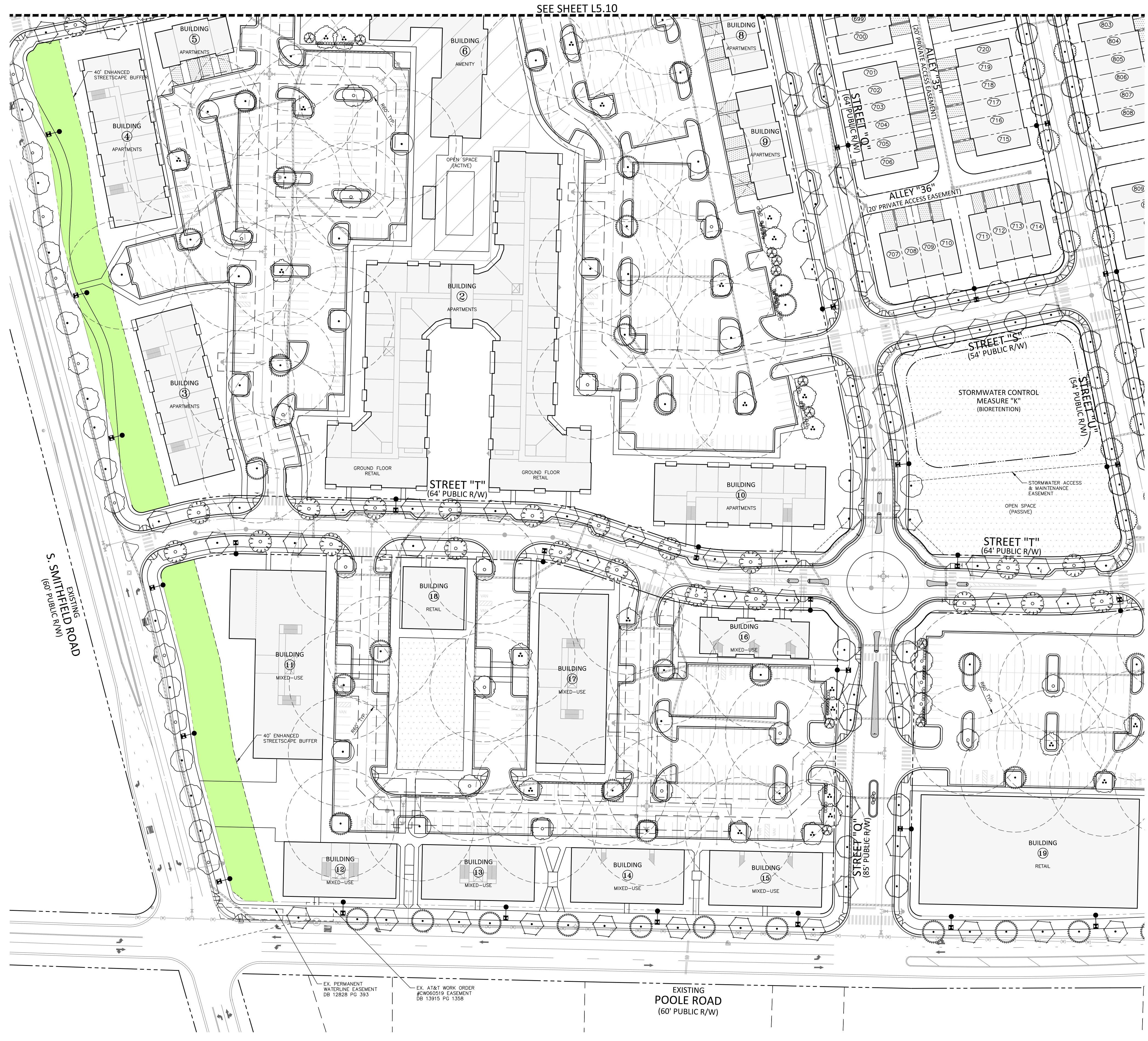
SEE SHEET L5.10

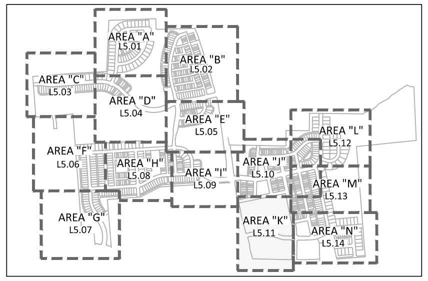

BUILDING 5 APARTMENTS
BUILDING 6 AMENITY
BUILDING 8 APARTMENTS
BUILDING 4 APARTMENTS
40' ENHANCED STREETSCAPE BUFFER
OPEN SPACE (ACTIVE)
BUILDING 9 APARTMENTS
ALLEY "35" (20' PRIVATE ACCESS EASEMENT)
STREET "Q" (64' PUBLIC R/W)
ALLEY "36" (20' PRIVATE ACCESS EASEMENT)
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
803
804
805
806
807
808
809
R60' TYP.
BUILDING 2 APARTMENTS
BUILDING 3 APARTMENTS
GROUND FLOOR RETAIL
GROUND FLOOR RETAIL
STREET "T" (64' PUBLIC R/W)
BUILDING 10 APARTMENTS
STREET "S" (54' PUBLIC R/W)
STORMWATER CONTROL MEASURE "K" (BIORETENTION)
STREET "U" (54' PUBLIC R/W)
STORMWATER ACCESS & MAINTENANCE EASEMENT
OPEN SPACE (PASSIVE)
STREET "T" (64' PUBLIC R/W)
EXISTING S. SMITHFIELD ROAD (60' PUBLIC R/W)
BUILDING 18 RETAIL
BUILDING 11 MIXED-USE
BUILDING 17 MIXED-USE
BUILDING 16 MIXED-USE
40' ENHANCED STREETSCAPE BUFFER
R60' TYP.
R60' TYP.
BUILDING 12 MIXED-USE
BUILDING 13 MIXED-USE
BUILDING 14 MIXED-USE
BUILDING 15 MIXED-USE
STREET "Q" (85' PUBLIC R/W)
BUILDING 19 RETAIL
EX. PERMANENT WATERLINE EASEMENT DB 12828 PG 393
EX. AT&T WORK ORDER #CW060519 EASEMENT DB 13915 PG 1358
EXISTING POOLE ROAD (60' PUBLIC R/W)

SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
→	TRAFFIC DIRECTIONAL ARROW
ACC	ACCESSIBLE PARKING STALL
VAN	VAN ACCESSIBLE PARKING STALL
XX	PARKING SPACE COUNT
TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ	ACCESSIBLE RAMPS
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
▦	TREE SAVE AREA
🟩	40' ENHANCED STREETSCAPE BUFFER
▨	BOUNDARY BUFFER

PLANT SCHEDULE K

SYMBOL	CODE	BOTANICAL NAME
CANOPY TREES		
	ASL	ACER SACCHARUM 'LEGACY'
	ASM	ACER SACCHARUM 'BONFIRE'
	PCC	PISTACIA CHINENSIS
	QLO	QUERCUS LYRATA
	QNN	QUERCUS NUTTALLII
	QSS	QUERCUS SHUMARDII
	ULC	ULMUS PARVIFOLIA
	UPA	ULMUS PARVIFOLIA `ALLEE`
	UPB	ULMUS PARVIFOLIA `BOSQUE`
	UPT	ULMUS PARVIFOLIA `ATHENA`
	ZSG	ZELKOVA SERRATA `GREEN VASE`
	ZSV	ZELKOVA SERRATA `VILLAGE GREEN`
UNDERSTORY TREES		
	LML	LAGERSTROEMIA X `MUSKOGEE`
	LNW	LAGERSTROEMIA X `NATCHEZ`
	MSR	MAGNOLIA STELLATA `ROYAL STAR`
	POO	PRUNUS X OKAME
SHRUBS		
	AGEG	ABELIA X GRANDIFLORA `EDWARD GOUCHER`
	ICCC	ILEX CORNUTA `CARISSA`
	ICSS2	ILEX CRENATA `HELLERI`
	RISW	RHAPHIOLEPIS INDICA `PINK LADY`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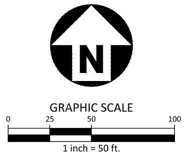
AREA "B" L5.02
AREA "C" L5.03
AREA "D" L5.04
AREA "E" L5.05
AREA "F" L5.06
AREA "G" L5.07
AREA "H" L5.08
AREA "I" L5.09
AREA "J" L5.10
AREA "K" L5.11
AREA "L" L5.12
AREA "M" L5.13
AREA "N" L5.14

INDEX MAP



GRAPHIC SCALE

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SHEET

LANDSCAPE PLAN
AREA "K"

L5.11

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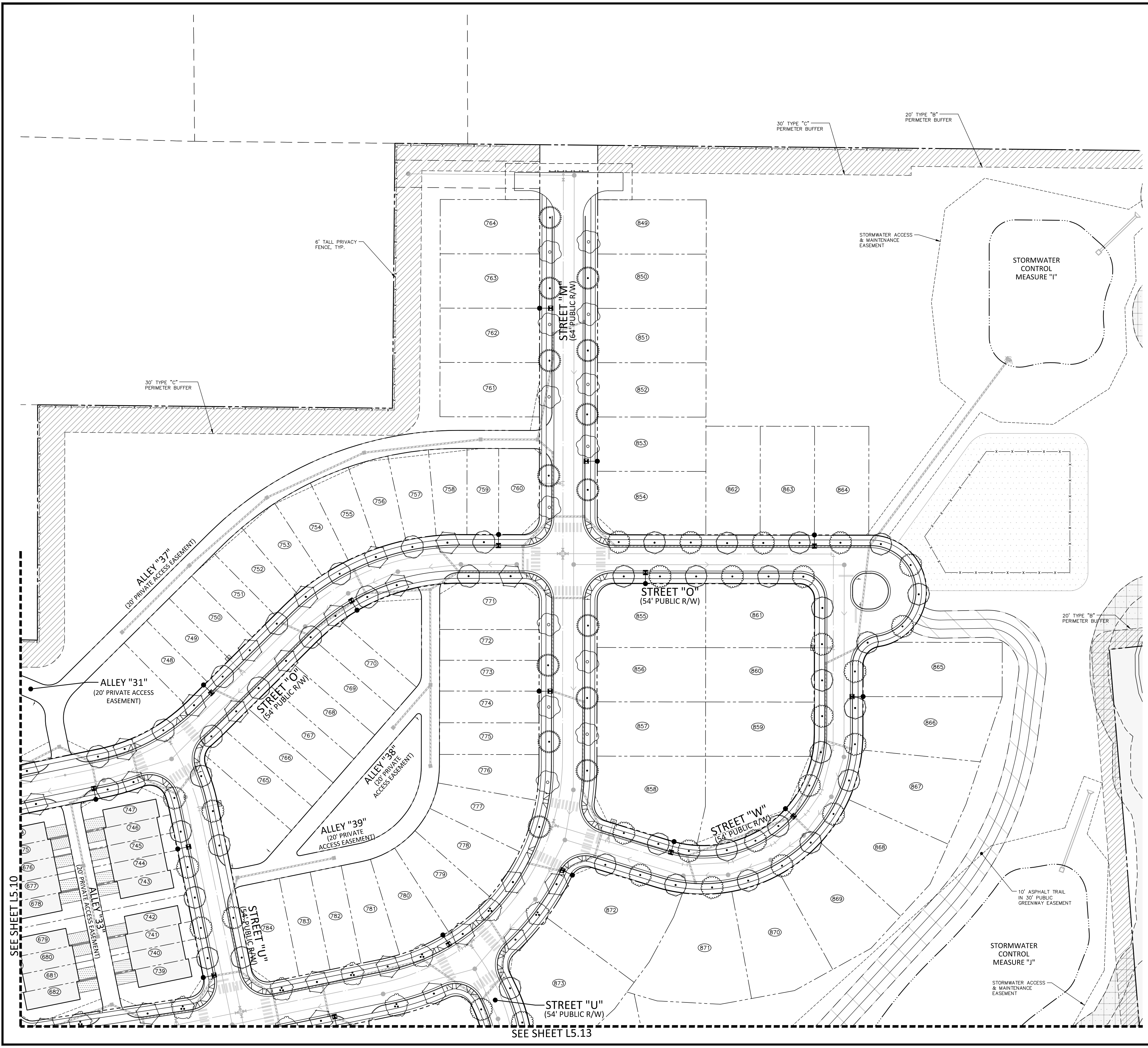
30' TYPE "C" PERIMETER BUFFER
20' TYPE "B" PERIMETER BUFFER
6' TALL PRIVACY FENCE, TYP.
STORMWATER ACCESS & MAINTENANCE EASEMENT
STORMWATER CONTROL MEASURE "I"
STREET "M" (64' PUBLIC R/W)
STREET "O" (54' PUBLIC R/W)
STREET "W" (54' PUBLIC R/W)
STREET "U" (54' PUBLIC R/W)
ALLEY "37" (20' PRIVATE ACCESS EASEMENT)
ALLEY "31" (20' PRIVATE ACCESS EASEMENT)
ALLEY "38" (20' PRIVATE ACCESS EASEMENT)
ALLEY "39" (20' PRIVATE ACCESS EASEMENT)
ALLEY "33" (20' PRIVATE ACCESS EASEMENT)
10' ASPHALT TRAIL IN 30' PUBLIC GREENWAY EASEMENT
STORMWATER CONTROL MEASURE "J"
SEE SHEET L5.10
SEE SHEET L5.13
764
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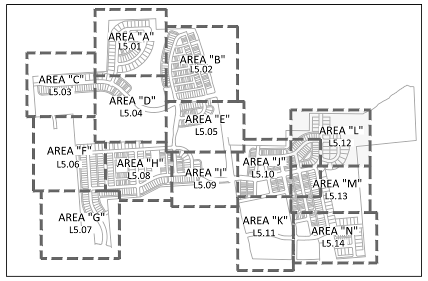
682

SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
ACC	ACCESSIBLE PARKING STALL
VAN	VAN ACCESSIBLE PARKING STALL
XX	PARKING SPACE COUNT
TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ	ACCESSIBLE RAMPS
	PHASE LINE
	PROPERTY LINE
	RIGHT–OF–WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
▦	TREE SAVE AREA
🟩	40' ENHANCED STREETSCAPE BUFFER
▨	BOUNDARY BUFFER

PLANT SCHEDULE L

SYMBOL	CODE	BOTANICAL NAME
CANOPY TREES		
	ASL	ACER SACCHARUM 'LEGACY'
	ASM	ACER SACCHARUM 'BONFIRE'
	QLO	QUERCUS LYRATA
	QNN	QUERCUS NUTTALLII
	UPB	ULMUS PARVIFOLIA `BOSQUE`
	UPT	ULMUS PARVIFOLIA `ATHENA`
	ZSV	ZELKOVA SERRATA `VILLAGE GREEN`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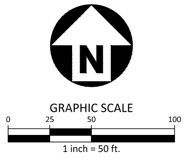
AREA "B" L5.02
AREA "C" L5.03
AREA "D" L5.04
AREA "E" L5.05
AREA "F" L5.06
AREA "G" L5.07
AREA "H" L5.08
AREA "I" L5.09
AREA "J" L5.10
AREA "K" L5.11
AREA "L" L5.12
AREA "M" L5.13
AREA "N" L5.14

INDEX MAP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GRAPHIC SCALE
0
25
50
100
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MASTER PLAN
4001 SOUTH SMITHFIELD ROAD
KNIGHTDALE, NORTH CAROLINA

1977
JOHN A. RITCHIE III
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REVISIONS

NO.	DATE	
1	12. 20. 2024	PER TOWN COMMENTS
2	01. 31. 2025	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-LS1
CHECKED BY	JAR
DRAWN BY	SM
SCALE	1"=50'
DATE	1. 31. 2025

SHEET

LANDSCAPE PLAN AREA "L"

L5.12

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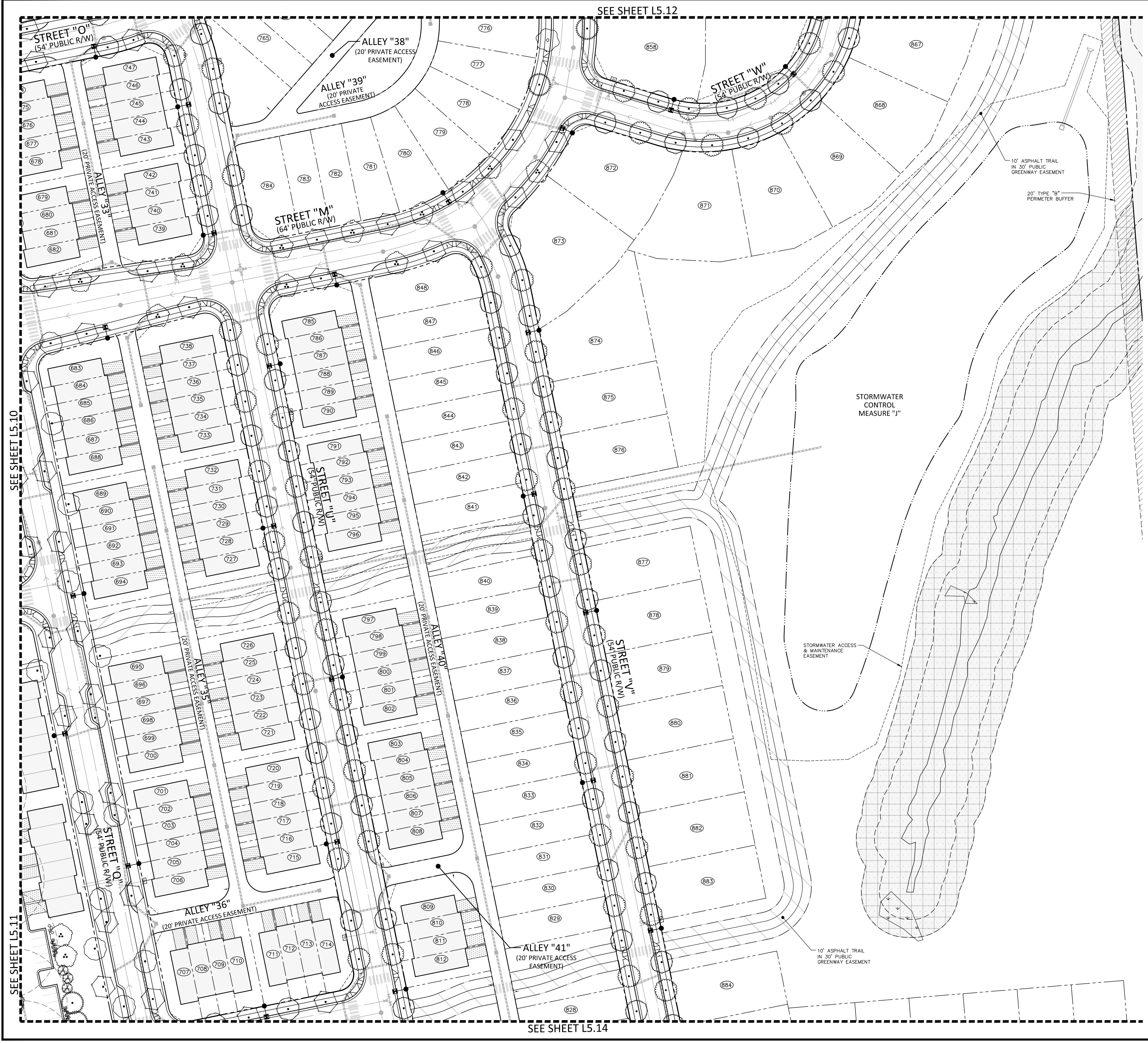
SEE SHEET L5.12
SEE SHEET L5.10
SEE SHEET L5.11
SEE SHEET L5.14
STREET "O" (54' PUBLIC R/W)
ALLEY "38" (20' PRIVATE ACCESS EASEMENT)
ALLEY "39" (20' PRIVATE ACCESS EASEMENT)
STREET "W" (54' PUBLIC R/W)
STREET "M" (64' PUBLIC R/W)
ALLEY "33" (20' PRIVATE ACCESS EASEMENT)
STREET "U" (54' PUBLIC R/W)
ALLEY "40" (20' PRIVATE ACCESS EASEMENT)
STREET "V" (54' PUBLIC R/W)
ALLEY "35" (20' PRIVATE ACCESS EASEMENT)
STREET "Q" (54' PUBLIC R/W)
ALLEY "36" (20' PRIVATE ACCESS EASEMENT)
ALLEY "41" (20' PRIVATE ACCESS EASEMENT)
10' ASPHALT TRAIL IN 30' PUBLIC GREENWAY EASEMENT
20' TYPE "B" PERIMETER BUFFER
STORMWATER CONTROL MEASURE "J"
STORMWATER ACCESS & MAINTENANCE EASEMENT
10' ASPHALT TRAIL IN 30' PUBLIC GREENWAY EASEMENT
675–884

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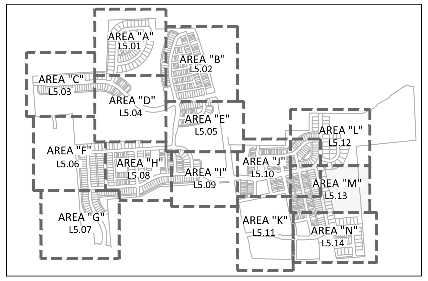
SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
→	TRAFFIC DIRECTIONAL ARROW
ACC	ACCESSIBLE PARKING STALL
VAN	VAN ACCESSIBLE PARKING STALL
XX	PARKING SPACE COUNT
TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ	ACCESSIBLE RAMPS
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
▦	TREE SAVE AREA
🟩	40' ENHANCED STREETSCAPE BUFFER
▨	BOUNDARY BUFFER

PLANT SCHEDULE M

SYMBOL	CODE	BOTANICAL NAME
CANOPY TREES		
	ASM	ACER SACCHARUM 'BONFIRE'
	QLO	QUERCUS LYRATA
	QNN	QUERCUS NUTTALLII
	QSS	QUERCUS SHUMARDII
	ZSV	ZELKOVA SERRATA `VILLAGE GREEN`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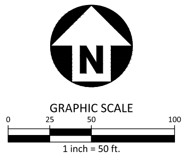
AREA "B" L5.02
AREA "C" L5.03
AREA "D" L5.04
AREA "E" L5.05
AREA "F" L5.06
AREA "G" L5.07
AREA "H" L5.08
AREA "I" L5.09
AREA "J" L5.10
AREA "K" L5.11
AREA "L" L5.12
AREA "M" L5.13
AREA "N" L5.14

INDEX MAP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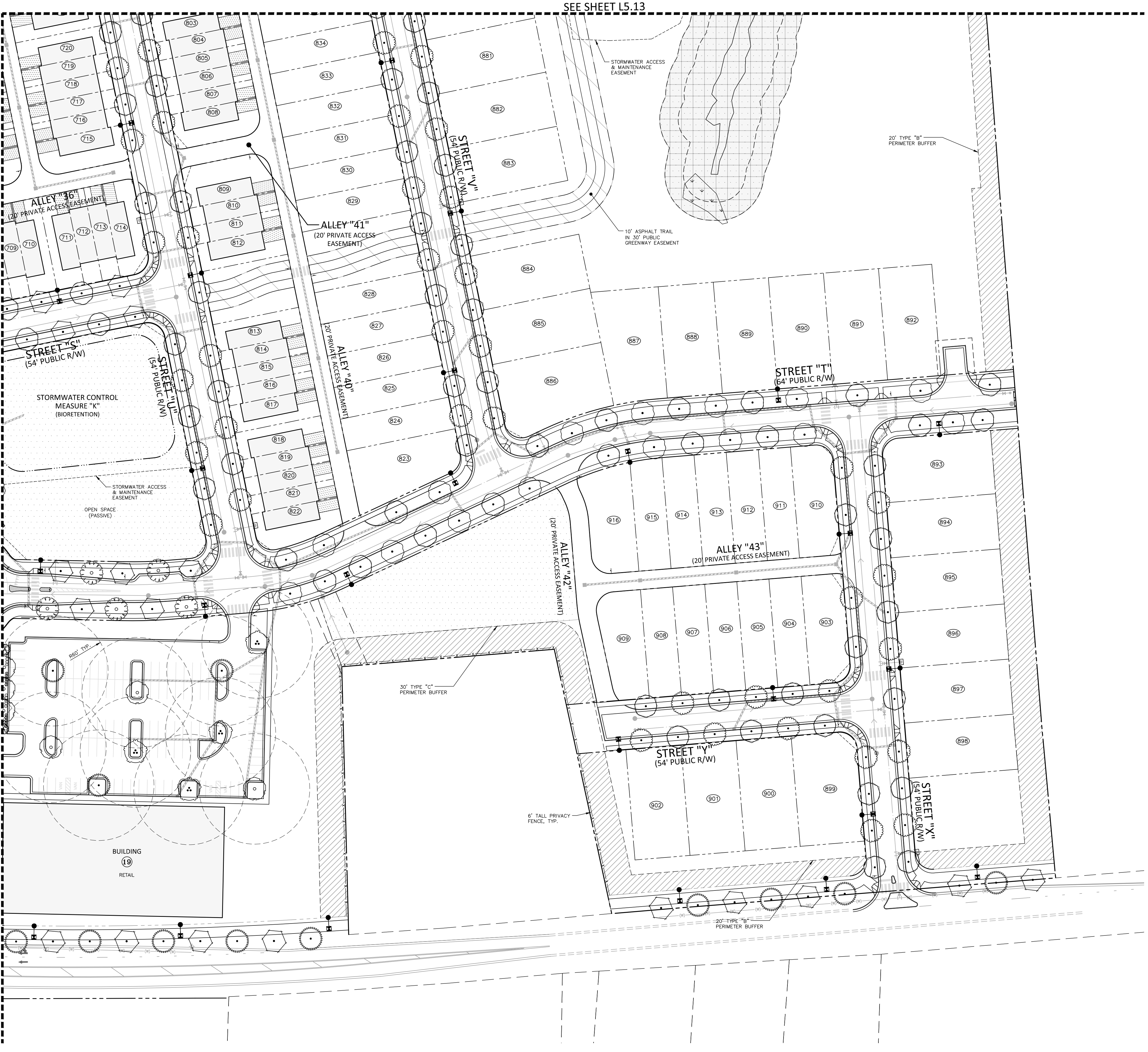
SHEET

LANDSCAPE PLAN
AREA "M"

L5.13


SEE SHEET L5.13
SEE SHEET L5.11
STREET "S"
(54' PUBLIC R/W)
STREET "U"
(54' PUBLIC R/W)
STREET "V"
(54' PUBLIC R/W)
STREET "T"
(64' PUBLIC R/W)
STREET "Y"
(54' PUBLIC R/W)
STREET "X"
(54' PUBLIC R/W)
ALLEY "36"
(20' PRIVATE ACCESS EASEMENT)
ALLEY "40"
(20' PRIVATE ACCESS EASEMENT)
ALLEY "41"
(20' PRIVATE ACCESS EASEMENT)
ALLEY "42"
(20' PRIVATE ACCESS EASEMENT)
ALLEY "43"
(20' PRIVATE ACCESS EASEMENT)
STORMWATER CONTROL MEASURE "K"
(BIORETENTION)
STORMWATER ACCESS & MAINTENANCE EASEMENT
OPEN SPACE (PASSIVE)
STORMWATER ACCESS & MAINTENANCE EASEMENT
10' ASPHALT TRAIL IN 30' PUBLIC GREENWAY EASEMENT
20' TYPE "B" PERIMETER BUFFER
30' TYPE "C" PERIMETER BUFFER
6' TALL PRIVACY FENCE, TYP.
20' TYPE "B" PERIMETER BUFFER
BUILDING
19
RETAIL
R60' TYP.
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SITE LEGEND

⊸	SIGNAGE
●	YARD LIGHTS
✷	LIGHT POLE
●	POWER POLE
➡	TRAFFIC DIRECTIONAL ARROW
ACC	ACCESSIBLE PARKING STALL
VAN	VAN ACCESSIBLE PARKING STALL
XX	PARKING SPACE COUNT
TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ	ACCESSIBLE RAMPS
▬ ▪ ▪ ▬	PHASE LINE
─── ‑ ‑ ───	PROPERTY LINE
─── ‑ ‑ ‑ ───	RIGHT–OF–WAY LINE
── ‑ ‑ ──	LOT LINE
── ── ──	EASEMENT LINE
──── ─ ────	CENTERLINE
▦	TREE SAVE AREA
🟩	40' ENHANCED STREETSCAPE BUFFER
▨	BOUNDARY BUFFER

PLANT SCHEDULE N

SYMBOL	CODE	BOTANICAL NAME
CANOPY TREES		
⊙	ASL	ACER SACCHARUM 'LEGACY'
⊙	ASM	ACER SACCHARUM 'BONFIRE'
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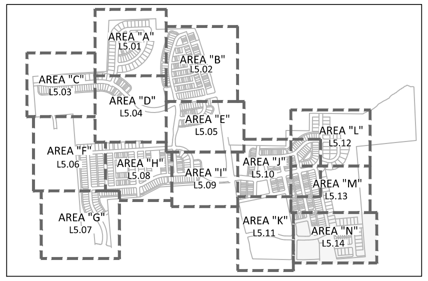
⊙	QLO	QUERCUS LYRATA
⊙	QNN	QUERCUS NUTTALLII
⊙	QSS	QUERCUS SHUMARDII
⊙	UPB	ULMUS PARVIFOLIA `BOSQUE`
⊙	ZSV	ZELKOVA SERRATA `VILLAGE GREEN`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AREA "B"
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AREA "D"
L5.04
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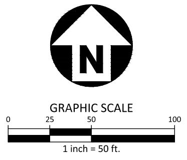
AREA "F"
L5.06
AREA "G"
L5.07
AREA "H"
L5.08
AREA "I"
L5.09
AREA "J"
L5.10
AREA "K"
L5.11
AREA "L"
L5.12
AREA "M"
L5.13
AREA "N"
L5.14

INDEX MAP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SHEET

LANDSCAPE PLAN
AREA "N"
L5.14

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LANDSCAPE CALCULATIONS

STREET TREES

STREET A 5,350 LF
TREES
REQUIRED: 134 (1/40 LF)
PROVIDED: 134

STREET B 2,173 LF
TREES
REQUIRED: 55 (1/40 LF)
PROVIDED: 55

STREET C 629 LF
TREES
REQUIRED: 16 (1/40 LF)
PROVIDED: 16

STREET D 1,559 LF
TREES
REQUIRED: 39 (1/40 LF)
PROVIDED: 39

STREET E 3,196 LF
TREES
REQUIRED: 80 (1/40 LF)
PROVIDED: 80

STREET F 1,032 LF
TREES
REQUIRED: 26 (1/40 LF)
PROVIDED: 26

STREET G 3,479 LF
TREES
REQUIRED: 87 1/40 LF)
PROVIDED: 87

STREET H 2,818 LF
TREES
REQUIRED: 71 (1/40 LF)
PROVIDED: 72

STREET I 246 LF
TREES
REQUIRED: 7 (1/40 LF)
PROVIDED: 7

STREET J 3,595 LF
TREES
REQUIRED: 90 (1/40 LF)
PROVIDED: 90

STREET K 1,024 LF
TREES
REQUIRED: 26 (1/40 LF)
PROVIDED: 26

STREET L 1,193 LF
TREES
REQUIRED: 30 (1/40 LF)
PROVIDED: 30

STREET M 2,944 LF
TREES
REQUIRED: 74 (1/40 LF)
PROVIDED: 74

STREET N 1,151 LF
TREES
REQUIRED: 29 (1/40 LF)
PROVIDED: 29

STREET O 2,133 LF
TREES
REQUIRED: 54 (1/40 LF)
PROVIDED: 54

STREET P 875 LF
TREES
REQUIRED: 22 (1/40 LF)
PROVIDED: 22

STREETQ 2,464 LF
TREES
REQUIRED: 62 (1/40 LF)
PROVIDED: 62

STREET R 1,089 LF
TREES
REQUIRED: 28 (1/40 LF)
PROVIDED: 28

STREET S 350 LF
TREES
REQUIRED: 9 (1/40 LF)
PROVIDED: 9

STREET T 2,901 LF
TREES
REQUIRED: 73 (1/40 LF)
PROVIDED: 73

STREET U 2,315 LF
TREES
REQUIRED: 58 (1/40 LF)
PROVIDED: 58

STREET V 2,047 LF
TREES
REQUIRED: 52 (1/40 LF)
PROVIDED: 52

STREET W 1,133 LF
TREES
REQUIRED: 29 (1/40 LF)
PROVIDED: 29

STREET X 759 LF
TREES
REQUIRED: 19 (1/40 LF)
PROVIDED: 19

STREET Y 478 LF
TREES
REQUIRED: 12 (1/40 LF)
PROVIDED: 12

POOLE RD 1,314 LF
TREES
REQUIRED: 33 (1/40 LF)
PROVIDED: 33

S. SMITHFIELD RD 3,944 LF
TREES
REQUIRED: 99 (1/40 LF)
PROVIDED: 99

LANDSCAPE CALCULATIONS

MEDIAN PLANTING

STREET A 340 LF
SHRUBS
REQUIRED: 34 (2/20 LF)
PROVIDED: 34

STREET H 338 LF
SHRUBS
REQUIRED: 34 (2/20 LF)
PROVIDED: 34

STREET J 198 LF
SHRUBS
REQUIRED: 20 (2/20 LF)
PROVIDED: 20

STREET M 200 LF
SHRUBS
REQUIRED: 20 (2/20 LF)
PROVIDED: 20

STREET Q 37 LF
SHRUBS
REQUIRED: 4 (2/20 LF)
PROVIDED: 4

PARKING LOT LANDSCAPING

REQUIRED: ALL SPACES WITHIN 60' OF CANOPY TREE
PROVIDED: ALL SPACES WITHIN 60' OF CANOPY TREE

ALL SIDES OF PARKING LOT FRONTING THE STREET ROW SHALL BE SCREENED WITH A TYPE A BUFFER YARD.

CANOPY TREE	3/100 LF
UNDERSTORY TREE	2/100 LF
SHRUBS	20/100 LF

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL	HEIGHT
CANOPY TREES						
⊙	ASL	174	ACER SACCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	2" MIN	8` MIN
⊙	ASM	177	ACER SACCHARUM 'BONFIRE'	BONFIRE SUGAR MAPLE	2" MIN	8` MIN
◎	PCC	26	PISTACIA CHINENSIS	CHINESE PISTACHE	2" MIN	8` MIN
⊙	QLO	91	QUERCUS LYRATA	OVERCUP OAK	2" MIN	8` MIN
⊙	QNN	96	QUERCUS NUTTALLII	NUTTALL OAK	2" MIN	8` MIN
⊙	QSS	125	QUERCUS SHUMARDII	SHUMARD RED OAK	2" MIN	8` MIN
◎	ULC	142	ULMUS PARVIFOLIA	LACEBARK ELM	2" MIN	8` MIN
⊙	UPA	122	ULMUS PARVIFOLIA `ALLEE`	ALLEE LACEBARK ELM	2" MIN	8` MIN
⊙	UPB	152	ULMUS PARVIFOLIA `BOSQUE`	BOSQUE ELM	2" MIN	8` MIN
◎	UPT	121	ULMUS PARVIFOLIA `ATHENA`	ATHENA ELM	2" MIN	8` MIN
◎	ZSG	83	ZELKOVA SERRATA `GREEN VASE`	GREEN VASE ZELKOVA	2" MIN	8` MIN
⊙	ZSV	126	ZELKOVA SERRATA `VILLAGE GREEN`	VILLAGE GREEN ZELKOVA	2" MIN	8` MIN
EVERGREEN TREES						
✳	IVY	13	ILEX VOMITORIA	YAUPON HOLLY	-	8`
⊙	MGB	8	MAGNOLIA GRANDIFLORA `BRACKENS BROWN BEAUTY`	BRACKEN`S SOUTHERN MAGNOLIA	-	8`
UNDERSTORY TREES						
✳	LML	17	LAGERSTROEMIA X `MUSKOGEE`	LAVENDER CRAPE MYRTLE MULTI-TRUNK	MULTI	8`

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT
SHRUBS						
⊙	AGEG	55	ABELIA X GRANDIFLORA `EDWARD GOUCHER`	GLOSSY ABELIA	-	18" MIN
⊙	DIPI	33	DISTYLIUM X 'PIIDIST-II'	BLUE CASCADE® DISTYLIUM	-	18`` MIN
⊙	ICCC	85	ILEX CORNUTA `CARISSA`	CARISSA HOLLY	-	18" MIN
⊙	ICCD	169	ILEX CRENATA `COMPACTA`	DWARF JAPANESE HOLLY	-	18" MIN
⊙	ICNN	38	ILEX CORNUTA `NEEDLEPOINT`	NEEDLEPOINT HOLLY	-	18" MIN
⊙	ICSS2	68	ILEX CRENATA `HELLERI`	HELER JAPANESE HOLLY	-	18" MIN
⊙	LCPD	88	LOROPETALUM CHINENSE RUBRUM `DARK FIRE`	DARK FIRE FRINGE FLOWER	-	18" MIN
⊕	MCWM	44	MYRICA CERIFERA	WAX MYRTLE	-	18" MIN
⊙	OFSO	10	OSMANTHUS FRAGRANS	SWEET OLIVE	-	24" MIN
⊕	RISW	29	RHAPHIOLEPIS INDICA `PINK LADY`	PINK LADY INDIAN HAWTHORN	-	18`` MIN

NOTE:

- PLANTS SPECIES MAY CHANGE AT CONSTRUCTION DRAWING PHASE.
- PLANT SCHEDULE DOES NOT INCLUDE ANY PERIMETER BUFFER PLANTINGS - SEE BUFFER DETAILS ON L5.16 FOR ADDITIONAL NOTES.
- STREET TREE CALIPER MAY INCREASE PER ZONING CONDITIONS.

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DRAWN BY	SM
SCALE	AS SHOWN
DATE	1. 31. 2025

SHEET

**LANDSCAPE
NOTES & SCHEDULE**

L5.15

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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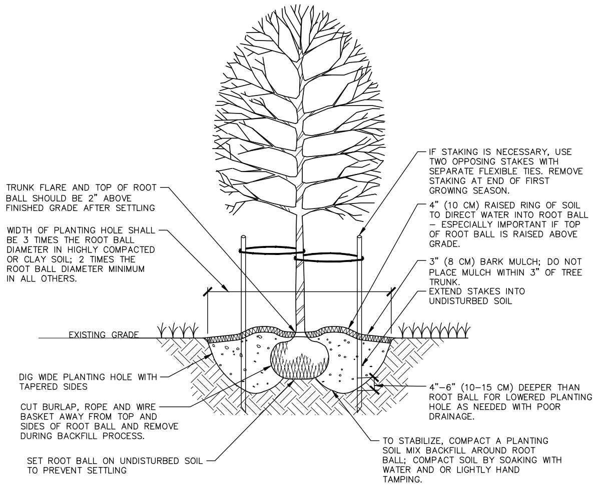
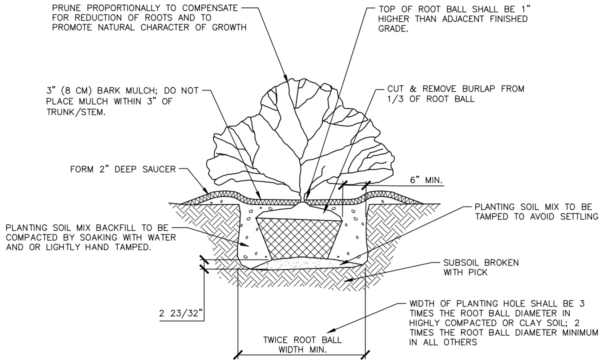

TRUNK FLARE AND TOP OF ROOT BALL SHOULD BE 2" ABOVE FINISHED GRADE AFTER SETTLING
WIDTH OF PLANTING HOLE SHALL BE 3 TIMES THE ROOT BALL DIAMETER IN HIGHLY COMPACTED OR CLAY SOIL; 2 TIMES THE ROOT BALL DIAMETER MINIMUM IN ALL OTHERS.
EXISTING GRADE
DIG WIDE PLANTING HOLE WITH TAPERED SIDES
CUT BURLAP, ROPE AND WIRE BASKET AWAY FROM TOP AND SIDES OF ROOT BALL AND REMOVE DURING BACKFILL PROCESS.
SET ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLING
IF STAKING IS NECESSARY, USE TWO OPPOSING STAKES WITH SEPARATE FLEXIBLE TIES. REMOVE STAKING AT END OF FIRST GROWING SEASON.
4" (10 CM) RAISED RING OF SOIL TO DIRECT WATER INTO ROOT BALL – ESPECIALLY IMPORTANT IF TOP OF ROOT BALL IS RAISED ABOVE GRADE.
3" (8 CM) BARK MULCH; DO NOT PLACE MULCH WITHIN 3" OF TREE TRUNK.
EXTEND STAKES INTO UNDISTURBED SOIL
4"–6" (10–15 CM) DEEPER THAN ROOT BALL FOR LOWERED PLANTING HOLE AS NEEDED WITH POOR DRAINAGE.
TO STABILIZE, COMPACT A PLANTING SOIL MIX BACKFILL AROUND ROOT BALL; COMPACT SOIL BY SOAKING WITH WATER AND OR LIGHTLY HAND TAMPING.

NOTES:

1. SELECT TREES THAT HAVE: STRONG CENTRAL LEADER; CROWN WITH FULL FOLIAGE; ARE GROWN IN HEAVY CLAY SOIL WITH DRIP IRRIGATION.
2. BEFORE INSTALLING PLANTING SOIL MIX BACKFILL AROUND ROOT BALL, BE SURE TO SOAK HOLE TO CONFIRM WATER FILTERS THROUGH UNDISTURBED SOIL. DESIGN ALTERNATIVE DRAINAGE SYSTEM IF REQUIRED.
3. A SOIL EXPERT CAN BE CONSULTED TO HELP MODIFY AND FERTILIZE TOPSOIL TO CREATE AN ACCEPTABLE PLANTING SOIL MIX FOR THE SITE CONDITIONS AND SPECIFIC TREE SPECIES.
4. IF USING CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
5. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND DURING DRY PERIODS.

01 TREE INSTALLATION

SCALE: 3/8"=1'-0"


PRUNE PROPORTIONALLY TO COMPENSATE FOR REDUCTION OF ROOTS AND TO PROMOTE NATURAL CHARACTER OF GROWTH
3" (8 CM) BARK MULCH; DO NOT PLACE MULCH WITHIN 3" OF TRUNK/STEM.
FORM 2" DEEP SAUCER
PLANTING SOIL MIX BACKFILL TO BE COMPACTED BY SOAKING WITH WATER AND OR LIGHTLY HAND TAMPED.
2 23/32"
TWICE ROOT BALL WIDTH MIN.
TOP OF ROOT BALL SHALL BE 1" HIGHER THAN ADJACENT FINISHED GRADE.
CUT & REMOVE BURLAP FROM 1/3 OF ROOT BALL
6" MIN.
PLANTING SOIL MIX TO BE TAMPED TO AVOID SETTLING
SUBSOIL BROKEN WITH PICK
WIDTH OF PLANTING HOLE SHALL BE 3 TIMES THE ROOT BALL DIAMETER IN HIGHLY COMPACTED OR CLAY SOIL; 2 TIMES THE ROOT BALL DIAMETER MINIMUM IN ALL OTHERS

02 SHRUB INSTALLATION

SCALE: 3/8"=1'-0"

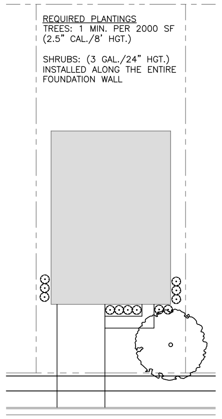
RESIDENTIAL LANDSCAPING NOTES:

1. EACH SINGLE-FAMILY OR DUPLEX LOT SHALL CONTAIN A MINIMUM OF 1 CANOPY TREE FOR EVERY 2,000 SQUARE FEET OF LOT AREA OR FRACTION THEREOF 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 LAND USE ADMINISTRATOR.

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 REQUIREMENT.

3. REQUIRED STREET TREES (SECTION 7.4 (J)) 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 FRONT ELEVATION, AS WELL AS ANY ELEVATION DIRECTLY FACING PUBLIC ROW OR IMPROVED OPEN SPACE AND A MINIMUM OF THE FIRST 12 FEET OF THE SIDE ELEVATIONS CLOSEST TO FRONT ELEVATION. PLANT INSTALLATION SHALL BE A MINIMUM OF 2 FEET IN HEIGHT PLANTED AT 4 FOOT INTERVALS.



REQUIRED PLANTINGS
TREES: 1 MIN. PER 2000 SF
(2.5" CAL./8' HGT.)

SHRUBS: (3 GAL./24" HGT.)
INSTALLED ALONG THE ENTIRE FOUNDATION WALL

TYPICAL RESIDENTIAL LOT LANDSCAPE DETAIL
SCALE: NTS

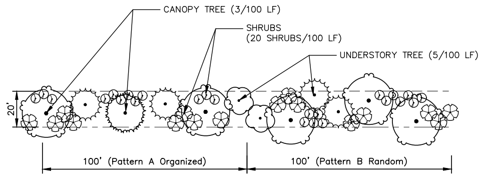
CANOPY TREE SPECIES
(INSTALLED AT 2'' CAL., 8' HT. MIN.)
- LIRIODENDRON TULIPIFERA
- LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'
- NYSSA SYLVATICA
- QUERCUS NUTTALLII
- QUERCUS PHELLOS
- QUERCUS RUBRA
- PLATANUS OCCIDENTALIS
- ZELKOVA SERRATA

EVERGREEN SHRUB SPECIES
(INSTALLED AT 24'' HT. MIN.)
- CALLICARPA AMERICANA
- ILEX CORNUTA 'NEEDLEPOINT'
- ILEX GLABRA 'NIGRA'
- ILEX CRENATA 'COMPACTA'
- AZALEA HYBRIDS
- ILLICIUM PARVIFOLIUM
- MYRICA SP.
- ILEX VOMITORIA 'NANA'
- CAMELLIA SASANQUA
- OSMANTHUS X FORTUNEI
- PRUNUS CAROLINIANA
- HYDRANGEA MACROPHYLLA

NOTES:

1. PLANTING LOCATIONS AND SPECIES MAY VARY AND MAY BE FIELD ADJUSTED AS NECESSARY.
2. ALL TREES AND SHRUBS TO BE INSTALLED SHALL BE ON THE TOWN OF KNIGHTDALE APPROVED CANOPY TREE LIST.
3. SHRUBS SHALL BE LOCATED WITHIN 12' FEET OF THE BUILDING FOUNDATION BUT NO CLOSER THEN 4' MEASURED FROM CENTER OF SHRUB TO BUILDING.
4. TREES AND/OR SHRUBS MAY NOT BE PLANTED WITHIN ANY UNDERGROUND UTILITY EASEMENT WHEN A MUNICIPALITY IS THE HOLDER OF THE EASEMENT.
5. THE LOCATION OF LOT LANDSCAPING SHOWN MAY BE ADJUSTED WITHIN THE LOT PROVIDED IT DOES NOT CONFLICT WITH THE RIGHT-OF-WAY OR ANY UTILITY EASEMENTS.

TYPE 'B' BUFFER DETAIL


CANOPY TREE (3/100 LF)
SHRUBS (20 SHRUBS/100 LF)
UNDERSTORY TREE (5/100 LF)
20'
100' (Pattern A Organized)
100' (Pattern B Random)

TYPE 'B' BUFFER - OPTION 1
NOT TO SCALE

PLANTING PERFORMANCE STANDARDS:

TYPE 'B' BUFFER
CREATE A SEMI–OPAQUE BUFFER FROM THE GROUND TO A HEIGHT OF 6' AND INTERMITTENT VISUAL OBSTRUCTION FROM A HEIGHT OF 6' UP TO A HEIGHT OF 30'. SHALL CONTAIN HORIZONTAL OPENINGS NO GREATER THAN 20' IN WIDTH FOR INTERMITTANT VISUAL OBSTRUCTION AND NO GREATER THAN 5' IN WIDTH FOR SEMI–OPAQUE SCREEN UPON THE PLANT'S MATURITY.

STREETSCAPE AND INTERNAL BUFFER PLANT SPECIES

CANOPY TREE SPECIES
(INSTALLED AT 2'' CAL., 8' HT. MIN.)
- LIRIODENDRON TULIPIFERA
- LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'
- NYSSA SYLVATICA
- QUERCUS NUTTALLII
- QUERCUS PHELLOS
- QUERCUS RUBRA
- PLATANUS OCCIDENTALIS
- ZELKOVA SERRATA

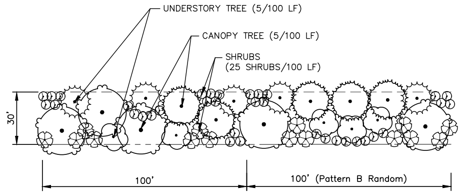
EVERGREEN CANOPY TREE SPECIES
(INSTALLED AT 2" CAL. 8' HT. MIN.)
- CEDRUS DEODORA
- MAGNOLIA GRANDIFLORA
- PINUS TAEDA
- THUJA OCCIDENTALIS 'GREEN GIANT'

UNDERSTORY TREE SPECIES
(INSTALLED AT 1" CAL, 6' HT. MIN.)
- CARPINUS CAROLINIANA
- CHIONANTHUS RETUSUS
- CORNUS 'SPP'
- ILEX OPACA 'CAROLINA #2'
- ILEX X EMILY BRUNER'
- ILEX VOMITORIA
- JUNIPERUS VIRGINIANA
- PISTACHIA CHINENSIS
- VIBURNUM AWABUKI
- VIBURNUM DENTATUM

SHRUB SPECIES
(INSTALLED AT 18'' HT. MIN.)
- CALLICARPA AMERICANA
- ILEX CORNUTA 'NEEDLEPOINT'
- ILEX GLABRA 'NIGRA'
- ILEX CRENATA 'COMPACTA'
- AZALEA HYBRIDS
- ILLICIUM PARVIFOLIUM
- MYRICA SP.
- ILEX VOMITORIA 'NANA'
- CAMELLIA SASANQUA
- OSMANTHUS X FORTUNEI
- PRUNUS CAROLINIANA
- HYDRANGEA MACROPHYLLA

NOTE:
- ADDITIONAL PLANTINGS TO BE ADDED IF PROVIDED PERFORMANCE STANDARD IS NOT ACHIEVED
- PLANTS SPECIES TO BE SELECTED AT CONSTRUCTION DRAWING PHASE. SPECIES AND QUANTITIES NOT SHOWN ON PLANT SCHEDULE. ADDITIONAL SPECIES OR SUBSTITUTIONS MAY BE PROPOSED PENDING ON PLANT AVAILABILITY.

TYPE 'C' BUFFER DETAIL


UNDERSTORY TREE (5/100 LF)
CANOPY TREE (5/100 LF)
SHRUBS (25 SHRUBS/100 LF)
30'
100'
100' (Pattern B Random)

TYPE 'C' BUFFER - OPTION 1
NOT TO SCALE

PLANTING PERFORMANCE STANDARDS:

TYPE 'C' BUFFER
CREATE A SEMI–OPAQUE BUFFER FROM THE GROUND TO A HEIGHT OF 6' AND INTERMITTENT VISUAL OBSTRUCTION FROM A HEIGHT OF 6' UP TO A HEIGHT OF 30'. SHALL CONTAIN HORIZONTAL OPENINGS NO GREATER THAN 20' IN WIDTH FOR INTERMITTANT VISUAL OBSTRUCTION AND NO GREATER THAN 5' IN WIDTH FOR SEMI–OPAQUE SCREEN UPON THE PLANT'S MATURITY.

STREETSCAPE AND INTERNAL BUFFER PLANT SPECIES

CANOPY TREE SPECIES
(INSTALLED AT 2'' CAL., 8' HT. MIN.)
- LIRIODENDRON TULIPIFERA
- LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'
- NYSSA SYLVATICA
- QUERCUS NUTTALLII
- QUERCUS PHELLOS
- QUERCUS RUBRA
- PLATANUS OCCIDENTALIS
- ZELKOVA SERRATA

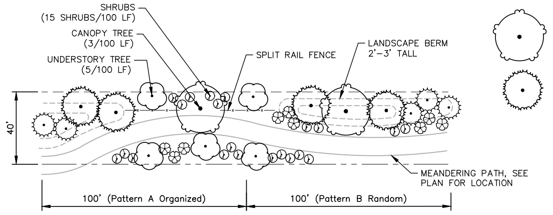
EVERGREEN CANOPY TREE SPECIES
(INSTALLED AT 2" CAL. 8' HT. MIN.)
- CEDRUS DEODORA
- MAGNOLIA GRANDIFLORA
- PINUS TAEDA
- THUJA OCCIDENTALIS 'GREEN GIANT'

UNDERSTORY TREE SPECIES
(INSTALLED AT 1" CAL, 6' HT. MIN.)
- CARPINUS CAROLINIANA
- CHIONANTHUS RETUSUS
- CORNUS 'SPP'
- ILEX OPACA 'CAROLINA #2'
- ILEX X EMILY BRUNER'
- ILEX VOMITORIA
- JUNIPERUS VIRGINIANA
- PISTACHIA CHINENSIS
- VIBURNUM AWABUKI
- VIBURNUM DENTATUM

SHRUB SPECIES
(INSTALLED AT 18'' HT. MIN.)
- CALLICARPA AMERICANA
- ILEX CORNUTA 'NEEDLEPOINT'
- ILEX GLABRA 'NIGRA'
- ILEX CRENATA 'COMPACTA'
- AZALEA HYBRIDS
- ILLICIUM PARVIFOLIUM
- MYRICA SP.
- ILEX VOMITORIA 'NANA'
- CAMELLIA SASANQUA
- OSMANTHUS X FORTUNEI
- PRUNUS CAROLINIANA
- HYDRANGEA MACROPHYLLA

NOTE:
- ADDITIONAL PLANTINGS TO BE ADDED IF PROVIDED PERFORMANCE STANDARD IS NOT ACHIEVED
- PLANTS SPECIES TO BE SELECTED AT CONSTRUCTION DRAWING PHASE. SPECIES AND QUANTITIES NOT SHOWN ON PLANT SCHEDULE. ADDITIONAL SPECIES OR SUBSTITUTIONS MAY BE PROPOSED PENDING ON PLANT AVAILABILITY.

40' ENHANCED STREETSCAPE BUFFER DETAIL


SHRUBS (15 SHRUBS/100 LF)
CANOPY TREE (3/100 LF)
UNDERSTORY TREE (5/100 LF)
SPLIT RAIL FENCE
LANDSCAPE BERM 2'–3' TALL
40'
MEANDERING PATH, SEE PLAN FOR LOCATION
100' (Pattern A Organized)
100' (Pattern B Random)

ENHANCED STREETSCAPE BUFFER
NOT TO SCALE

SPLIT RAIL FENCE
REFERENCE ONLY

STREETSCAPE AND INTERNAL BUFFER PLANT SPECIES

CANOPY TREE SPECIES
(INSTALLED AT 2'' CAL., 8' HT. MIN.)
- LIRIODENDRON TULIPIFERA
- LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'
- NYSSA SYLVATICA
- QUERCUS NIGRA
- QUERCUS PHELLOS
- QUERCUS FALCATA
- QUERCUS SHUMARDII
- CARYA GLABRA

EVERGREEN CANOPY TREE SPECIES
(INSTALLED AT 2" CAL. 8' HT. MIN.)
- TSUGA CANADENSIS
- MAGNOLIA GRANDIFLORA
- PINUS TAEDA

UNDERSTORY TREE SPECIES
(INSTALLED AT 1" CAL, 6' HT. MIN.)
- CARPINUS CAROLINIANA
- ILEX OPACA 'CAROLINA #2'
- ILEX X EMILY BRUNER'
- ILEX VOMITORIA
- JUNIPERUS VIRGINIANA
- AMELANCHIER ARBOREA

SHRUB SPECIES
(INSTALLED AT 18'' HT. MIN.)
- CALLICARPA AMERICANA
- ILEX GLABRA 'NIGRA'
- MYRICA CERIFERA
- ARONIA MELANOCARPA
- LINDERA BENZOIN
- PHYSOCARPUS OPULIFOLIUS
- CALYCANTHUS FLORIDUS

NOTE:
- ADDITIONAL PLANTINGS TO BE ADDED IF PROVIDED PERFORMANCE STANDARD IS NOT ACHIEVED
- PLANTS SPECIES TO BE SELECTED AT CONSTRUCTION DRAWING PHASE. SPECIES AND QUANTITIES NOT SHOWN ON PLANT SCHEDULE. ADDITIONAL SPECIES OR SUBSTITUTIONS MAY BE PROPOSED PENDING ON PLANT AVAILABILITY.
- ALL PLANTINGS TO BE NATIVE

McADAMS
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PARKSIDE AT WESTLAKE
MASTER PLAN
4001 SOUTH SMITHFIELD ROAD
KNIGHTDALE, NORTH CAROLINA

1977
JOHN A. RITCHIE, III
PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

N0.	DATE	
1	12. 20. 2024	PER TOWN COMMENTS
2	01. 31. 2025	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-LS1
CHECKED BY	JAR
DRAWN BY	SM
SCALE	AS SHOWN
DATE	1. 31. 2025

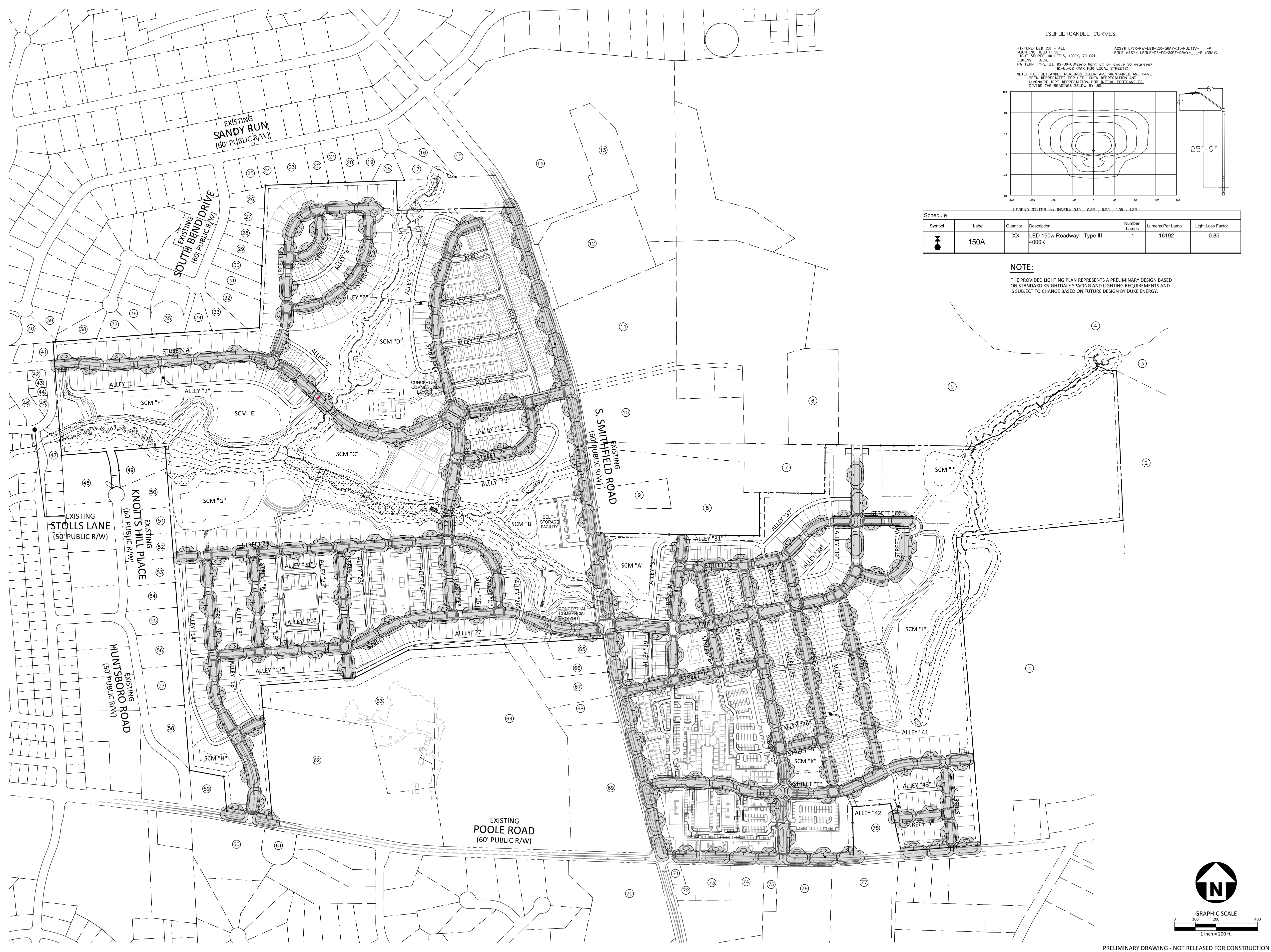
SHEET

LANDSCAPE DETAILS

L5.16

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\SHD\SHD21001\04-Production\Engineering\Master Plan\Current Drawings\SHD21001-LS1.dwg, 1/31/2025 3:08:32 PM, Cody James


ISOFOOTCANDLE CURVES
FIXTURE: LED 150 - AEL
MOUNTING HEIGHT: 30 FT
LIGHT SOURCE: 40 LED'S, 4000K, 70 CRI
LUMENS - 16192
PATTERN: TYPE III, B3-U0-G3(zero light at or above 90 degrees)
B1-U1-G2 (MAX FOR LOCAL STREETS)
ASSY# LFIX-RW-LED-150-GRAY-III-MULTIV-___-P
POLE ASSY# LPOLE-DB-FG-30FT-GRAY-___-P (GRAY)
NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LED LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION. FOR INITIAL FOOTCANDLES, DIVIDE THE READINGS BELOW BY .85.
120
80
40
0
-40
-80
-160
-120
-80
-40
0
40
80
120
160
6'
4'
25'-9"
LEGEND (OUTER to INNER): 0.10 , 0.25 , 0.50 , 1.00 , 1.25
EXISTING SANDY RUN (60' PUBLIC R/W)
EXISTING SOUTH BEND DRIVE (60' PUBLIC R/W)
EXISTING STOLLS LANE (50' PUBLIC R/W)
EXISTING KNOTTS HILL PLACE (50' PUBLIC R/W)
EXISTING HUNTSBORO ROAD (50' PUBLIC R/W)
EXISTING S. SMITHFIELD ROAD (60' PUBLIC R/W)
EXISTING POOLE ROAD (60' PUBLIC R/W)
STREET "A"
STREET "B"
STREET "C"
STREET "D"
STREET "E"
STREET "F"
STREET "G"
STREET "H"
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SCM "I"
SCM "J"
SCM "K"
CONCEPTUAL COMMERCIAL LAYOUT
SELF-STORAGE FACILITY
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74
75
76
77
78
N
GRAPHIC SCALE
0
100
200
400
1 inch = 200 ft.

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

NOTE:

THE PROVIDED LIGHTING PLAN REPRESENTS A PRELIMINARY DESIGN BASED ON STANDARD KNIGHTDALE SPACING AND LIGHTING REQUIREMENTS AND IS SUBJECT TO CHANGE BASED ON FUTURE DESIGN BY DUKE ENERGY.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PARKSIDE AT WESTLAKE
MASTER PLAN
4001 SOUTH SMITHFIELD ROAD
KNIGHTDALE, NORTH CAROLINA

SEAL 33828
RYAN C. AKERS
PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	12. 20. 2024	PER TOWN COMMENTS
2	01. 31. 2025	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-LI1
CHECKED BY	RCA
DRAWN BY	RLU
SCALE	1"=200'
DATE	1. 31. 2025

SHEET

LIGHTING PLAN

L6.00