

THE OVERLOOK ON OLD CREWS

MASTER PLAN TOWN OF KNIGHTDALE ST. MATTHEWS TOWNSHIP WAKE COUNTY, NC DATE: MARCH 24, 2026 PERMIT NUMBER: ZMA-4-25

PROJECT DATA:

PROPERTY NAME:	THE OVERLOOK AT OLD CREWS
PROPERTY OWNER:	WT CARY LLC WG PARTNERS PO BOX 31346 RALEIGH NC, 27622-1346
PARCEL NUMBERS:	1755179244
TOTAL SITE AREA:	29.87 ACRES
CURRENT ZONING:	RT (KNIGHTDALE)
WATERSHED/CLASSIFICATION:	BEAVER DAM CREEK/C;NSW
FIRM PANEL #(s):	3720175500K EFFECTIVE 07/19/2022
EXISTING LAND USE:	WOODED/VACANT
PROPOSED LAND USE:	GR-8 PUD
TOTAL LOT AREA:	10.91 ACRES (131 UNITS)
DISTURBED AREA:	20.50 ACRES
NUMBER OF SINGLE FAMILY UNITS:	56
TOWNHOME UNIT COUNT:	75
TOTAL UNIT COUNT:	131
DEPICTED DENSITY (UNITS/ACRE):	4.38 DU/AC
CONNECTIVITY INDEX:	2.00
OPEN SPACE REQUIRED:	4.58 AC. (2.29 AC OF ACTIVE & PASSIVE)
ACTIVE OPEN SPACE PROVIDED:	3.00 AC.
PASSIVE OPEN SPACE PROVIDED:	10.70 AC.
FRONT LOAD TOWNHOME LOTS:	
FRONT SETBACK:	10'
SIDE YARD SETBACK:	0'
REAR SETBACK:	15'
CORNER SETBACK:	8'
DRIVEWAY LENGTH FROM RIGHT OF WAY:	20'
BUILDING SEPARATION:	10'
MAX BUILDING HEIGHT:	3 STORIES
REAR LOAD TOWNHOME LOTS:	
FRONT SETBACK:	5'
REAR SETBACK:	15'
BUILDING SEPARATION:	10'
CORNER SETBACK:	8'
DRIVEWAY LENGTH FROM EDGE OF PAVEMENT:	20'
SIDE YARD SETBACK:	0'
MAX BUILDING HEIGHT:	3 STORIES
REAR LOAD SINGLE FAMILY LOTS:	
FRONT SETBACK:	10'
SIDE YARD SETBACK:	3'
REAR SETBACK:	15'
CORNER SETBACK:	8'
DRIVEWAY LENGTH FROM EDGE OF PAVEMENT:	20'
MINIMUM LOT AREA:	3,000 SF
MINIMUM LOT WIDTH:	30'
TOTAL LENGTH OF PUBLIC ROADS:	3,605 LF
TOTAL LENGTH OF PRIVATE ALLEYS:	1,285 LF
ON-STREET PARKING COUNT:	34

PRODUCT TABLE

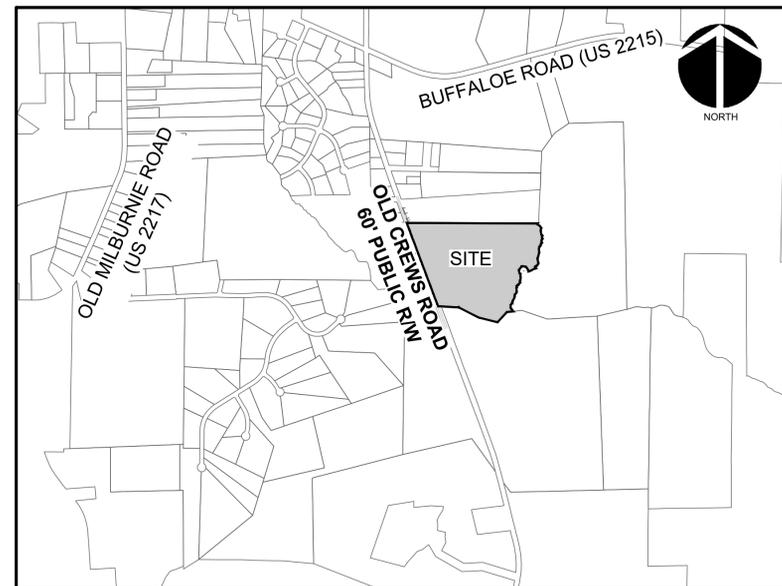
- MAXIMUM DENSITY: 140 LOTS
- ALLOWABLE PRODUCT TYPES:
- TOWNHOMES ALLEY LOAD MIN. 20' WIDE
 - TOWNHOMES FRONT LOAD MIN. 22' WIDE
 - SINGLE FAMILY DETACHED ALLEY LOAD MIN. 30' WIDE LOTS
 - MINIMUM LOT DEPTH OF 80'
- PRODUCT MIX:
- NO FEWER THAN 2 PRODUCTS TYPES TO BE BUILT
 - NO LESS THAN 40% OF UNITS BUILT SHALL BE SINGLE FAMILY DETACHED
 - NO FRONT LOADED GARAGES ALLOWED ON STREET A

OWNER & ENGINEER CONTACT INFORMATION

OWNER:
JMRS One LLC
7208 Falls of Neuse Road, Ste 101
Raleigh, NC 27615
Contact: John Myers
Email: John@jpmrsouth.com
Phone: (919) 306-3330

ENGINEER:
McKim & Creed
4300 Edwards Mill Road, Suite 200
Raleigh, NC 27612
Contact: Luke Turner
Email: KL.Turner@mckimcreed.com
Phone: (919) 233-8091

WATER ALLOCATION STATEMENT: PROJECT IS COMMITTED TO MEETING THE TOWN OF KNIGHTDALE WATER ALLOCATION POLICY USING A VARIETY OF IMPROVEMENT TYPES DETAILED IN THE TOWN OF KNIGHTDALE WATER ALLOCATION ORDINANCE.



VICINITY MAP
SCALE: 1" = 1000'



4300 Edwards Mill Rd, Suite 200
Raleigh, North Carolina 27612
Phone: (919)233-8091, Fax: (919)233-8031
F-1222

www.mckimcreed.com

Sheet Index

Sheet Number	Sheet Title
C1.0	COVER SHEET
--	ALTA SURVEY (BY OTHERS)
C2.0	EXISTING CONDITIONS PLAN
C3.0	SITE PLAN
C3.1	SIGNAGE/PAVEMENT MARKING PLAN
C6.0	LIGHTING PLAN
C7.0	GRADING PLAN
C8.0	UTILITY PLAN
C10.0	LANDSCAPING PLAN
C10.1	LANDSCAPING DETAILS
C11.0	SITE DETAILS
--	DETAILED OPEN SPACE PLANS

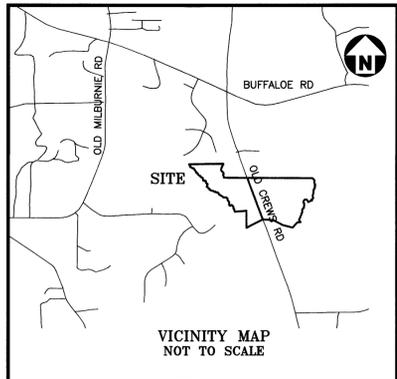
WATER ALLOCATION COMPLIANCE	PTS
BASE POINTS - MAJOR SUBDIVISION	15
CONSERVATION OF NATURAL HABITAT	5
FOUNTAIN IN POND	4
EXCLUSIVE USE OF NATIVE PLANTS	5
USE OF XERISCAPING TECHNIQUES AND DROUGHT TOLERANT SPECIES	3
OUTDOOR PUBLIC DISPLAY OF ART (2)	8
ENHANCED ROADSIDE LANDSCAPING AND HARDSCAPING	2
ENHANCEMENT OF AFFORDABLE KNIGHTDALE PLAN	5
IPEMA CERTIFIED PLAYGROUND EQUIPMENT	4
TOTAL	51

UTILITY QUANTITIES AND USAGE	
LF 8" SEWER MAIN:	3,217 LF
LF 8" DIP WATER:	3,310 LF
# MANHOLES:	15
# FIRE HYDRANTS:	10
# WATER SERVICE STUBS:	131
# SEWER SERVICE STUBS:	131
SEWER USAGE: 393 BEDROOMS X 75 GPD = 29,475 GPD	
WATER USAGE: 131 UNITS X 250 GPD/UNIT = 30,130 GPD	



Know what's below.
Call before you dig.

PRELIMINARY DRAWINGS
NOT RELEASED FOR CONSTRUCTION



GENERAL NOTES

- THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS A BOUNDARY SURVEY.
- BEARINGS FOR THIS SURVEY ARE BASED ON NAD 83.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- ZONING: RT PER WAKE COUNTY GIS
- AREA BY COORDINATE GEOMETRY.
- FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #3720174500 DATED MAY 2ND, 2006.
- UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 08°24'55" W	7.42	L165	S 59°04'23" E	4.04
L2	N 14°08'03" E	20.66	L166	S 16°25'38" E	12.26
L3	N 33°25'23" E	12.86	L167	S 00°44'51" W	16.34
L4	N 70°48'14" E	4.10	L168	S 66°27'42" E	15.03
L5	N 35°42'56" E	11.98	L169	S 29°12'49" E	18.58
L6	N 14°52'26" E	21.37	L170	S 62°19'06" E	13.68
L7	N 69°24'52" E	14.19	L171	N 45°21'32" E	11.51
L8	N 02°03'02" E	6.91	L172	N 37°56'03" E	3.59
L9	N 34°35'05" E	11.35	L173	S 86°12'40" E	3.82
L10	N 39°19'02" E	10.73	L174	S 85°28'16" E	25.06
L11	N 04°24'04" E	7.37	L175	S 27°50'18" E	14.22
L12	N 08°15'42" E	11.59	L176	S 63°58'58" E	4.74
L13	N 10°16'39" E	16.36	L177	N 65°03'16" E	15.13
L14	N 03°40'22" E	6.43	L178	N 26°41'06" E	5.43
L15	N 37°49'09" E	6.93	L179	S 72°22'03" E	5.75
L16	N 32°34'52" W	33.02	L180	S 44°56'42" E	19.08
L17	N 58°03'30" W	16.97	L181	S 58°30'55" E	23.01
L18	N 43°12'54" W	18.25	L182	S 76°43'17" E	32.97
L19	N 23°06'05" W	28.97	L183	S 80°05'30" E	9.52
L20	N 01°23'07" W	2.49	L184	S 41°50'48" E	13.90
L21	N 21°54'46" E	3.44	L185	S 80°43'02" E	18.97
L22	N 36°58'06" E	6.60	L186	S 54°47'22" E	6.72
L23	N 33°07'05" E	11.74	L187	S 09°25'32" W	5.83
L24	N 10°10'51" E	14.86	L188	S 07°11'24" W	12.30
L25	N 25°34'52" W	23.13	L189	S 39°18'31" E	4.69
L26	N 28°16'53" W	19.96	L190	S 72°44'30" E	11.21
L27	N 12°06'35" W	6.67	L191	N 66°12'26" E	1.86
L28	N 41°08'56" E	3.89	L192	N 81°03'06" E	4.64
L29	N 10°59'20" W	2.75	L193	S 23°00'22" E	10.03
L30	N 34°38'20" W	12.42	L194	S 32°26'07" E	12.47
L31	N 40°11'14" E	1.05	L195	S 23°20'18" E	17.04
L32	N 23°50'33" W	8.03	L196	S 73°35'45" E	15.44
L33	N 62°35'22" W	33.53	L197	S 82°32'57" E	10.91
L34	N 36°35'40" W	29.63	L198	S 41°55'44" E	2.47
L35	N 16°16'15" E	20.79	L199	S 41°00'40" W	9.87
L36	N 06°24'53" E	9.89	L200	S 32°41'32" W	7.58
L37	N 04°26'24" W	16.82	L201	S 04°54'25" E	22.63
L38	N 10°15'04" W	27.08	L202	S 34°06'01" W	4.62
L39	N 17°37'01" W	4.42	L203	S 58°50'37" W	12.18
L40	N 47°59'14" W	14.03	L204	S 14°02'19" W	7.60
L41	N 37°32'28" W	6.84	L205	S 23°16'20" E	20.28
L42	N 28°51'29" E	5.74	L206	S 80°01'44" E	10.05
L43	N 19°57'02" E	12.61	L207	S 67°46'35" E	12.28
L44	N 24°08'51" W	17.66	L208	S 26°57'00" E	20.68
L45	N 26°36'34" E	6.35	L209	S 09°48'41" E	21.48
L46	N 33°54'21" E	15.34	L210	S 05°37'05" W	10.55
L47	N 04°03'07" E	20.94	L211	S 29°09'41" E	4.86
L48	N 29°31'27" W	9.58	L212	S 71°57'52" E	14.94
L49	N 17°38'18" E	8.21	L213	S 44°04'56" E	10.54
L50	N 51°27'08" E	12.31	L214	S 42°29'58" E	5.03
L51	N 10°16'28" E	17.82	L215	S 68°24'00" E	4.05
L52	N 20°26'13" E	5.14	L216	N 33°46'52" E	11.05
L53	N 53°02'43" E	10.74	L217	N 86°34'09" E	22.19
L54	N 41°17'23" E	8.73	L218	S 27°26'25" E	10.97
L55	N 07°30'10" E	25.73	L219	N 10°04'24" W	14.37
L56	N 05°49'39" W	35.55	L220	S 40°05'56" E	4.82
L57	N 13°53'29" E	51.85	L221	S 70°20'54" E	3.66
L58	N 23°15'14" E	18.87	L222	S 89°04'19" E	9.21
L59	N 02°26'14" E	13.87	L223	S 44°45'06" E	3.23
L60	N 12°21'35" W	37.13	L224	S 00°05'02" W	5.00
L61	N 11°49'59" W	11.37	L225	S 32°16'11" W	2.87
L62	N 10°54'46" E	6.84	L226	S 16°30'04" E	9.04
L63	N 31°04'28" E	9.99	L227	S 02°24'04" W	2.67
L64	N 49°37'53" E	22.57	L228	S 12°51'06" E	14.52
L65	N 79°51'03" E	26.68	L229	S 25°44'21" E	5.58
L66	N 60°08'28" E	9.20	L230	S 50°44'28" E	19.47
L67	N 02°26'11" E	4.06	L231	N 85°09'08" E	4.64
L68	N 36°26'33" W	14.20	L232	N 84°27'22" E	10.54
L69	N 29°50'48" W	7.33	L233	S 37°28'33" E	16.38
L70	N 72°22'24" E	5.94	L234	S 15°50'23" E	2.85
L71	S 79°05'45" E	8.01	L235	S 86°51'37" E	7.36
L72	N 65°28'31" E	16.79	L236	S 52°13'16" E	8.01
L73	N 59°53'58" E	29.84	L237	S 22°54'35" W	11.03
L74	N 64°50'01" E	29.10	L238	S 17°53'32" E	7.70
L75	N 75°02'58" E	9.86	L239	S 85°53'14" E	14.26
L76	S 12°34'44" E	13.37	L240	S 24°54'15" E	7.08
L77	S 24°55'39" E	4.41	L241	S 43°14'50" E	25.33
L78	S 27°32'42" E	19.97	L242	S 20°16'23" E	27.98
L79	N 38°15'20" E	25.00	L243	S 24°54'15" E	7.08
L80	S 51°46'44" E	3.40	L244	S 62°00'46" E	4.49
L81	S 81°44'04" E	32.27	L245	S 89°43'29" E	5.66
L82	S 86°45'11" E	12.11	L246	N 16°51'27" E	7.16
L83	N 64°51'24" E	3.40	L247	N 86°38'13" E	6.19
L84	N 59°46'06" E	4.59	L248	S 42°24'05" E	5.38
L85	N 29°59'59" E	14.90	L249	S 39°42'08" E	26.38
L86	S 37°37'02" E	17.98	L250	S 05°20'23" E	9.37
L87	N 34°34'42" E	17.11	L251	S 12°56'09" W	17.98
L88	N 03°28'25" E	10.53	L252	S 47°00'04" E	9.08
L89	N 13°04'34" W	30.24	L253	S 38°38'23" E	21.60
L90	N 65°22'33" W	12.19	L254	S 22°01'34" E	12.45
L91	N 36°18'03" W	3.34	L255	S 31°34'16" E	13.63
L92	N 07°33'37" E	21.96	L256	S 27°32'56" E	8.51
L93	N 13°17'47" W	16.28	L257	S 85°44'43" E	4.91
L94	N 08°08'32" E	31.42	L258	S 37°25'22" E	6.39
L95	N 38°04'09" E	9.42	L259	S 19°31'49" E	2.31
L96	N 01°34'02" W	14.25	L260	S 27°56'50" E	17.51
L97	N 13°27'18" W	9.39	L261	S 23°08'51" E	4.19
L98	N 26°37'49" E	3.21	L262	S 88°51'50" E	4.07
L99	N 42°57'02" E	17.77	L263	N 74°29'27" E	5.47
L100	N 32°47'35" E	13.44	L264	N 69°43'41" E	9.77
L101	N 71°17'54" E	74.47	L265	S 78°06'01" E	6.51
L102	N 70°31'49" E	8.31	L266	S 47°50'39" E	28.62
L103	N 47°41'54" E	4.00	L267	S 51°56'55" E	10.70
L104	N 25°08'51" E	2.89	L268	N 88°49'26" E	20.48
L105	N 01°52'54" W	12.70	L269	S 37°18'43" E	3.44
L106	N 08°04'46" E	5.97	L270	S 38°20'47" E	5.42
L107	N 19°49'58" E	11.44	L271	S 07°02'32" E	4.38
L108	N 05°20'01" W	33.85	L272	S 74°30'57" E	3.44
L109	N 07°03'47" E	12.13	L273	S 36°18'09" W	5.83
L110	N 21°52'06" E	13.28	L274	S 00°12'38" W	3.54
L111	N 43°13'05" E	25.02	L275	S 39°29'07" E	3.33
L112	N 01°47'50" W	15.82	L276	S 40°24'33" E	21.73
L113	N 06°34'58" W	4.41	L277	S 17°18'49" E	8.65
L114	N 15°04'38" E	17.77	L278	S 10°12'58" E	15.22
L115	N 30°15'53" E	38.25	L279	S 55°12'54" E	9.31
L116	N 07°27'15" E	22.93	L280	S 45°14'57" E	3.42
L117	N 39°01'14" E	6.19	L281	N 20°59'22" W	3.48
L118	N 32°35'34" E	4.97	L282	N 19°50'02" W	26.78
L119	N 37°55'34" E	24.77	L283	N 21°38'39" W	26.91
L120	N 01°20'23" E	26.58	L284	N 19°25'20" W	25.56
L121	N 16°17'41" W	15.06	L285	N 21°58'46" W	24.28
L122	N 48°49'05" W	19.60	L286	N 19°55'59" W	26.56
L123	N 36°24'54" W	25.02	L287	N 20°04'06" W	25.16
L124	N 85°19'37" E	76.57	L288	N 20°00'02" W	28.40
L125	S 31°25'55" E	2.24	L289	N 21°37'18" W	27.13
L126	S 18°14'18" E	24.71	L290	N 19°56'14" W	26.76
L127	S 17°22'10" E	24.42	L291	N 20°59'19" W	27.07
L128	S 12°00'10" W	10.16	L292	N 21°12'01" W	24.90
L129	S 20°29'13" E	6.71	L293	N 20°37'05" W	23.28
L130	S 47°41'02" E	9.10	L294	N 20°02'00" W	26.05
L131	S 74°20'31" E	7.38	L295	N 21°26'49" W	25.34
L132	S 10°16'04" E	31.65	L296	N 19°49'53" W	23.13
L133	S 22°27'08" W	15.19	L297	N 20°48'42" W	49.35
L134	S 17°43'12" E	9.45	L298	N 20°06'54" W	25.35
L135	S 42°33'50" E	33.54	L299	N 21°13'40" W	24.83
L136	S 65°16'26" E	24.92	L300	N 20°19'01" W	31.20
L137	N 88°28'42" E	21.38	L301	N 19°49'59" W	23.61
L138	N 19°17'16" E	8.88	L302	N 20°36'30" W	26.68
L139	N 83°57'40" E	8.10	L303	N 21°11'28" W	27.72
L140	S 66°55'20" E	5.33	L304	N 20°22'49" W	24.51
L141	S 36°58'02" E	24.88	L305	N 20°46'42" W	27.25
L142	S 34°40'57" E	5.15	L306	N 21°05'48" W	26.24
L143	S 00°47'04" W	30.33	L307	N 21°08'25" W	28.27
L144	S 04°29'04" E	33.20	L308	N 20°04'40" W	26.51
L145	S 27°09'24" E	23.86	L309	N 20°48'47" W	29.35
L146	S 61°39'03" E	15.30	L310	N 20°33'32" W	25.67
L147	S 24°51'17" E	14.94	L311	N 20°51'32" W	26.70
L148	S 10°22'31" E	21.51	L312	N 21°09'14" W	24.86
L149	S 03°37'23" W	21.98	L313	N 20°10'52" W	27.12
L150	S 21°03'58" E	16.63	L314	N 20°09'36" W	24.90
L151	S 48°38'07" E	15.02	L315	N 20°56'42" W	25.92
L152	S 21°28'48" E	10.30	L316	N 20°33'49" W	24.50
L153	S 84°44'14" E	17.69	L317	N 21°10'23" W	25.11
L154	S 65°30'20" E	10.79	L318	N 21°22'23" W	27.77
L155	S 84°44'48" E	40.35	L319	N 20°38'46" W	24.90
L156	S 48°28'30" E	5.49	L320	N 22°08'53" W	24.83
L157	S 35°02'25" E	9.53	L321	N 19°48'46" W	1.26
L158	S 48°45'07" E	32.39			
L159	S 79°11'30" E	15.63			
L160	S 42°10'46" E	10.60			
L161	S 63°25'25" E	10.16			
L162	S 38°11'34" E	12.89			
L163	S 65°33'49" E	10.74			
L164	S 73°47'21" E	19.02			

REVIEW OFFICER CERTIFICATE
WAKE COUNTY, NORTH CAROLINA

I, _____ REVIEW OFFICER FOR THE ABOVE COUNTY AND STATE, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER



TREE PRESERVATION			
	Total Tree Inches	Applicable Tree Inches	Number of Trees Required for Replacement
Tier 1	38	38	4
Tier 2	0	0	0
Tier 3	2678	1339	112
		Total	116

NOTE: SEE LANDSCAPING PLANS FOR LOCATION OF REPLACEMENT TREES.

TREE COVER AREA CALCULATIONS (ALL PHASES):

NOTE:
 1. OVERALL TREE CANOPY SHALL MEET TOWN OF KNIGHTDALE U.D.O. SECTION 7.4.H REQUIREMENTS.

TOTAL DEVELOPMENT PERIMETER = 4,990 LF.
 TOTAL DEVELOPMENT AREA = 29.87 AC.
 REQUIRED TREE COVER AREA:
 4,990 LF. X 20 = 99,800 S.F. = 2.29 AC. (7.67% = 10% MAX.)

PROVIDED TREE COVER AREA:
 TREE SAVE = 5.99 AC.
 LANDSCAPE BUFFER = 0.69 AC.
 TOTAL TREE COVER PROVIDED = 6.68 AC. (% > 7.67%)

NOTE:
 REQUIRED STREET TREES, PARKING LOT LANDSCAPING, RESIDENTIAL LANDSCAPING AND BUFFER YARD PLANTINGS MAY NOT BE COUNTED TOWARDS REPLACEMENT REQUIREMENT. REPLACEMENT TREES SHALL BE PLANTED AT A RATE OF 1 TREE PER 12' DBH, AND SHOULD BE INCORPORATED INTO OPEN SPACE AMENITIES WHEREVER POSSIBLE.

***** NOTICE TO CONTRACTOR *****

THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL AND VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR.

SURVEY REFERENCES:
 DEED BOOK 19690, PAGE 88

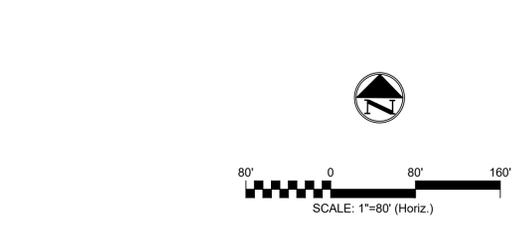
- NOTES:**
- BOUNDARY TAKEN FROM SURVEY BY THE JOHN R. MCADAMS COMPANY, INC. DATED MAY 25, 2022.
 - TOPOGRAPHIC INFORMATION FROM SURVEY BY MCKIM & CREED, INC. DATED DECEMBER 15, 2025.
 - WETLAND AND STREAM DELINEATION BY SOIL & ENVIRONMENTAL CONSULTANTS DATED APRIL 4, 2025.
 - THE SUBJECT PROPERTY IS LOCATED IN ZONE X IN ACCORDANCE WITH FIRM MAPS #3720175500K EFFECTIVE DATE OF JULY 19, 2022.
 - KNIGHTDALE FIRE DEPARTMENT OFFERS CONTROLLED BURNS OF BUILDINGS FOR TRAINING OF STAFF. CONTRACTOR TO CONTACT FIRE CHIEF LOREN CONE PHONE: (919)-217-2294. EMAIL: LOREN.CONE@KNIGHTDALENC.GOV
 - CONTRACTOR MUST ACQUIRE A WAKE COUNTY DEMOLITION PERMIT FOR REMOVAL OF BUILDINGS.
 - ANY WELL ABANDONMENT WILL ALSO REQUIRE A WAKE COUNTY PERMIT. IF THIS SITE FEATURES A SEPTIC SYSTEM, A SIMILAR PERMIT WILL BE NEEDED AS WELL.

PROPERTY OWNERS:

JMRS ONE LLC
 7208 FALLS OF NEUSE ROAD, SUITE 101
 RALEIGH, NC 27615

LEGEND:

	PROJECT BOUNDARY
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING RW
	EXISTING CONTOUR
	CREEK CENTERLINE
	EXISTING WATER MAIN
	EXISTING SEWER
	POWER POLE
	FIRE HYDRANT
	RIPARIAN BUFFER LINE
	WETLANDS



REV. NO.	DESCRIPTION	DATE
1	REVISION TO MASTER PLAN	03/24/2026
0	INITIAL SUBMITTAL	02/09/2026

This electronic document is the property of
 McKim & Creed, Inc.
 and is not to be used for any purpose without the written consent of the engineer whose seal appears on the original certified document.

DO NOT REMOVE FROM ELECTRONIC FILE

4300 Edwards Mill Road
 Suite 200, Raleigh, NC 27612
 Phone: (919) 233-8091, Fax: (919) 233-8031
 NC License# F-1222

THE OVERLOOK ON OLD CREWS
TOWN OF KNIGHTDALE
WAKE COUNTY, NC

EXISTING CONDITIONS PLAN

DATE:	MARCH 24, 2026
MCE PROJ. #	10355-0002
DRAWN	JFS
DESIGNED	KLT
CHECKED	KLT
PROJ. MGR.	KLT

SCALE:
 HORIZONTAL: 1" = 60'
 VERTICAL: N/A

C2.0
 DRAWING NUMBER

REVISION

STATUS:
REVIEW DRAWINGS ONLY
NOT FOR CONSTRUCTION



SITE DATA

DEVELOPER:
JMRS ONE LLC
7208 FALLS OF NEUSE ROAD, STE 101
RALEIGH, NC 27615
CONTACT: JOHN MYERS
EMAIL: John@jpmsoth.com
PHONE: (919) 306-3330

APPLICANT/ENGINEER:
MCKIM & CREED, INC.
4300 EDWARDS MILL ROAD, SUITE 200
RALEIGH, NC 27612
CONTACT: K. LUKE TURNER, PE
EMAIL: KLTurner@mckimcreed.com
PHONE: (919) 233-8091

CURRENT ZONING: GR-8 PUD
PARCEL PIN: 1755-17-9244
PROPERTY ADDRESS: 1820 OLD CREWS ROAD, KNIGHTDALE, NC 27545
EXISTING USE: VACANT
PROPOSED USE: MIXED-USE RESIDENTIAL
TOTAL SITE AREA: 29.87 ACRES
TOTAL HOUSING UNITS AS DEPICTED: 131
22' WIDE REAR LOAD TH LOTS: 45
24' WIDE FRONT LOAD TH LOTS: 30
33' WIDE REAR LOAD SF LOTS: 56
NOTE: HOUSING UNITS MAY VARY BASED ON PRODUCT AVAILABLE
PASSIVE OPEN SPACE REQUIRED: 2.29 ACRES
PASSIVE OPEN SPACE AS SHOWN: 10.70 AC.
ACTIVE OPEN SPACE REQUIRED: 2.29 ACRES
ACTIVE OPEN SPACE AS SHOWN: 3.00 AC.
NOTE: ACTIVE OPEN SPACE USES ARE PLANNED BUT SUBJECT TO CHANGE.

OPEN SPACE PROGRAMMING:

A. SEATING AREA OVERLOOKING POND AND WETLANDS
B. FISHING PIER, COVERED SHELTER, AND PICNIC AREA WITH GRILLS
C. NATURAL TRAIL WITH FITNESS, PROMINENTLY LOCATED SEATING WITH SMALL SHELTER
D. IPEMA CERTIFIED PLAYGROUND

NOTE: SEE DETAILED AMENITY PLANS

PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L1	246.32	S69° 22' 55"W
L2	1218.13	N89° 40' 34"W
L3	184.52	S0° 19' 26"W
L4	647.69	S20° 40' 47"E
L6	68.12	S69° 22' 55"W
L7	954.05	N89° 40' 34"W
L8	68.31	S69° 22' 55"W
L9	966.91	N89° 40' 34"W
L10	155.00	N0° 19' 26"E
L11	147.00	N0° 19' 26"E
L12	155.00	N0° 19' 26"E
L13	147.00	N0° 19' 26"E

PARCEL CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CH. DIRECTION	CH. LENGTH
C1	194.82	533.00	20°56'31"	S79°51'11"W	193.73
C2	138.16	378.00	20°56'31"	S79°51'11"W	137.39
C3	73.32	200.00	21°00'13"	S10°10'40"E	72.91
C4	248.54	680.00	20°56'31"	S79°51'11"W	247.16

LEGEND:

- — — — — PROPERTY LINE
- — — — — ADJACENT PROPERTY LINE
- — — — — EXISTING R/W
- — — — — PROPOSED R/W
- — — — — ROAD CENTERLINE
- — — — — PROPOSED LOT LINE
- — — — — SCM
- — — — — RIPARIAN BUFFER LINE
- WETLANDS
- PEDESTRIAN PATH
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE

60' 0 60' 120'
SCALE: 1"=60' (Horiz.)

REV. NO.	DESCRIPTION	DATE
1	REVISION TO MASTER PLAN	03/24/2026
0	INITIAL SUBMITTAL	02/09/2026

This electronic document is the property of
McKim & Creed, Inc.
and is not to be used for any purpose without the written consent of the engineer whose seal appears on the original certified document.
DO NOT REMOVE FROM ELECTRONIC FILE

MCKIM & CREED
4300 Edwards Mill Road
Suite 200, Raleigh, NC 27612
Phone: (919) 233-8091, Fax: (919) 233-8031
NC License# F-1222

THE OVERLOOK ON OLD CREWS
TOWN OF KNIGHTDALE
WAKE COUNTY, NC

SITE PLAN

DATE: MARCH 24, 2026
MCE PROJ. # 10355-0002
DRAWN: JFS
DESIGNED: KLT
CHECKED: KLT
PROJ. MGR: KLT

SCALE: HORIZONTAL: 1" = 60'
VERTICAL: N/A

C3.0
DRAWING NUMBER

REVISION

STATUS: **REVIEW DRAWINGS ONLY NOT FOR CONSTRUCTION**



PIN 1755076493
TPG AG EHC III (PHM) MULTI STATE S, LLC
ESSENTIAL HOUSING ASSET MANAGEMENT
DB 018821, PG 02423
ZONING: GR3 PUD
LAND USE: VACANT

PIN 1755179849
COPART OF CONNECTICUT INC
DB 018064, PG 00667
ZONING: MI
LAND USE: INDUSTRIAL

PIN 1755179849
COPART OF CONNECTICUT INC
DB 018064, PG 00667
ZONING: MI
LAND USE: INDUSTRIAL

PIN 1755371757
FRED L. PURYEAR
DB 010853, PG 02727
ZONING: RT
LAND USE: AGRICULTURE

PIN 1755076493
TPG AG EHC III (PHM) MULTI STATE S, LLC
ESSENTIAL HOUSING ASSET MANAGEMENT
DB 018821, PG 02423
ZONING: GR3 PUD
LAND USE: VACANT

PIN 1755371757
FRED L. PURYEAR
DB 010853, PG 02727
ZONING: RT
LAND USE: AGRICULTURE

PIN 1755254643
DRB GROUP NORTH CAROLINA
DB 019834, PG 00708
ZONING: NMX PUD
LAND USE: VACANT

PIN 1755254643
DRB GROUP NORTH CAROLINA
DB 019834, PG 00708
ZONING: NMX PUD
LAND USE: VACANT

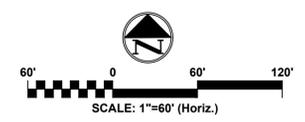
- LEGEND:**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EXISTING RW
 - PROPOSED RW
 - ROAD CENTERLINE
 - PROPOSED LOT LINE
 - SCM
 - RIPARIAN BUFFER LINE
 - WETLANDS

- SIGN LEGEND:**
- SPEED LIMIT 20 R2-1
 - STOP R1-1
 - NO OUTLET W14-2
 - ALL WAY R1-1
 - NO PARKING ANY TIME R1-3P
 - NO RIGHT TURN R3-2L
 - BICYCLIST W11-2

PAVEMENT MARKING NOTES:
STOP BARS: 24" SOLID WHITE THERMOPLASTIC PER NCDOT STANDARDS. STOP BAR SHALL BE WHITE THERMOPLASTIC. SEE DETAIL NCDOT 1205.01

HIGH-VISIBILITY CROSSWALK: LINES SHALL BE 24" WIDE X 6' LONG WHITE THERMOPLASTIC PER NCDOT STANDARDS. SEE NCDOT DETAIL 1205.07

PARKING STRIPING: 4" SOLID WHITE PARKING SPACE STRIPING. USE WHITE THERMOPLASTIC MARKINGS.



REV. NO.	DESCRIPTIONS	DATE
1	REVISION TO MASTER PLAN	03/24/2026
0	INITIAL SUBMITTAL	02/09/2026

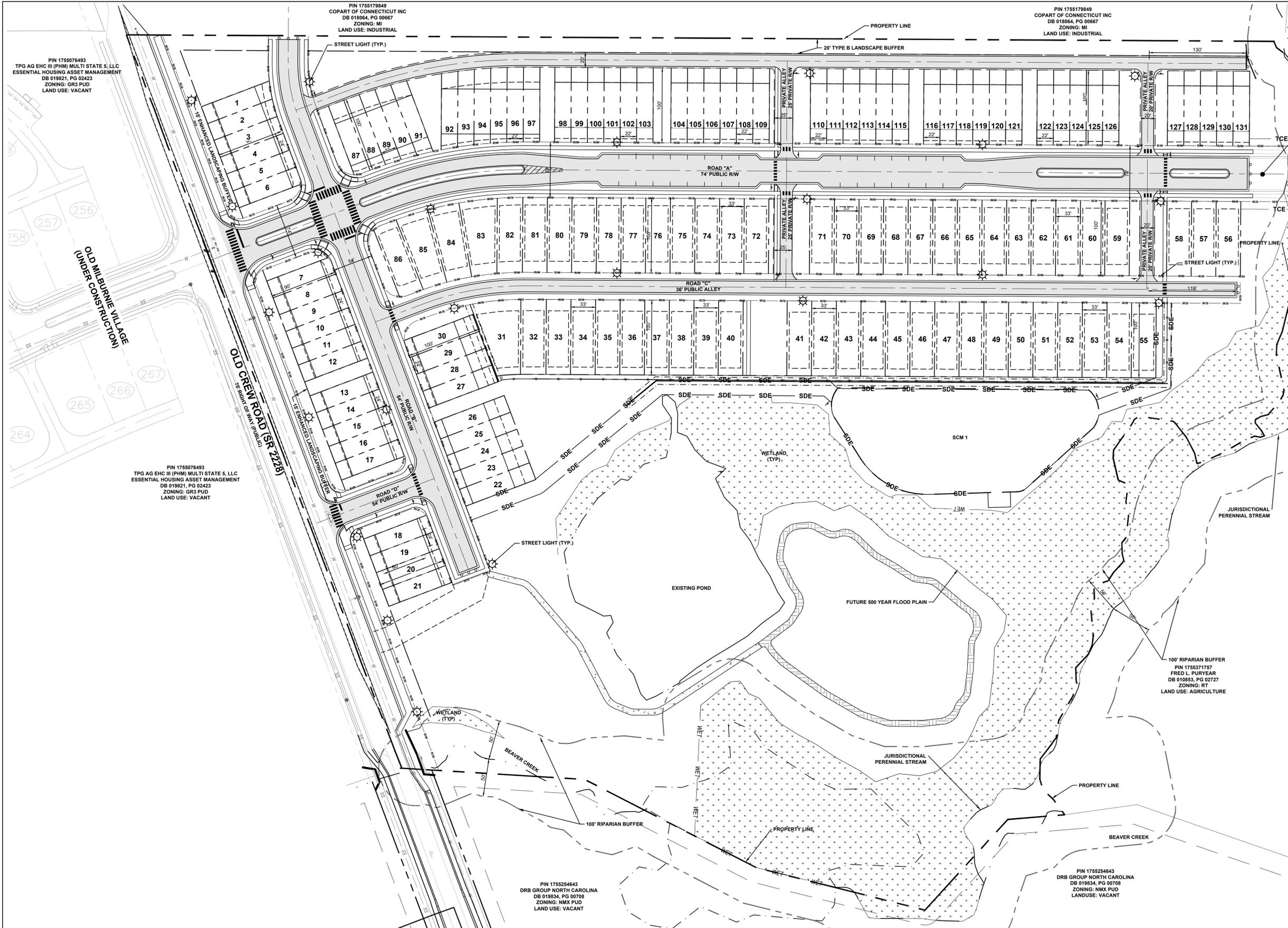
This electronic document is the property of
McKim & Creed, Inc.
and is not to be used for any purpose without the written consent of the engineer whose seal appears on the original certified document.
DO NOT REMOVE FROM ELECTRONIC FILE

4300 Edwards Mill Road
Suite 200, Raleigh, NC 27612
Phone: (919) 233-8091, Fax: (919) 233-8031
NC License# F-1222

THE OVERLOOK ON OLD CREWS
TOWN OF KNIGHTDALE
WAKE COUNTY, NC

SIGNAGE/PAVEMENT MARKING PLAN

DATE:	MARCH 24, 2026	SCALE:	1" = 60'
MCE PROJ. #	10355-0002	HORIZONTAL:	C3.1
DRAWN	JFS	VERTICAL:	N/A
DESIGNED	KLT	PROJ. MGR.	KLT
CHECKED	KLT	STATUS:	REVIEW DRAWINGS ONLY NOT FOR CONSTRUCTION
PROJ. MGR.	KLT		



PIN 1755076493
TPG AG EHC III (PHM) MULTI STATE S, LLC
ESSENTIAL HOUSING ASSET MANAGEMENT
DB 01824, PG 02423
ZONING: GR3 PUD
LAND USE: VACANT

PIN 1755179849
COPART OF CONNECTICUT INC
DB 018064, PG 00667
ZONING: MI
LAND USE: INDUSTRIAL

PIN 1755179849
COPART OF CONNECTICUT INC
DB 018064, PG 00667
ZONING: MI
LAND USE: INDUSTRIAL

PIN 1755179849
COPART OF CONNECTICUT INC
DB 018064, PG 00667
ZONING: MI
LAND USE: INDUSTRIAL

PIN 1755179849
COPART OF CONNECTICUT INC
DB 018064, PG 00667
ZONING: MI
LAND USE: INDUSTRIAL

PIN 1755179849
COPART OF CONNECTICUT INC
DB 018064, PG 00667
ZONING: MI
LAND USE: INDUSTRIAL

PIN 1755371757
FRED L. PURYEAR
DB 010853, PG 02727
ZONING: RT
LAND USE: AGRICULTURE

PIN 1755371757
FRED L. PURYEAR
DB 010853, PG 02727
ZONING: RT
LAND USE: AGRICULTURE

PIN 1755076493
TPG AG EHC III (PHM) MULTI STATE S, LLC
ESSENTIAL HOUSING ASSET MANAGEMENT
DB 01824, PG 02423
ZONING: GR3 PUD
LAND USE: VACANT

PIN 1755254643
DRB GROUP NORTH CAROLINA
DB 019834, PG 00708
ZONING: NMX PUD
LAND USE: VACANT

PIN 1755254643
DRB GROUP NORTH CAROLINA
DB 019834, PG 00708
ZONING: NMX PUD
LAND USE: VACANT

Outdoor Lighting
Cutoff Enclosed
(Flat glass cobra head)

Light source: High pressure sodium (golden yellow)
Wattage: 100, 150, 250, 400
Lumens: 9,000, 16,000, 28,000, 50,000

Light source: Metal halide (white)
Wattage: 250, 350
Lumens: 20,000, 33,000

Light pattern: IESNA Type III (road)
IESNA cutoff classification: Full cutoff

Poles available:

Name	Mounting height	Color
Fiberglass	25', 30', 35'	Gray
Fiberglass	25', 30', 35'	Black (additional cost)
Wood	25', 30', 35'	Standard
Metal (special conditions)	25', 30', 35'	Gray

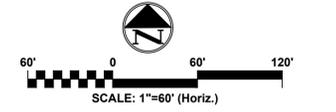
Features

Features	Benefits
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than metered service
Warranty included	Worry-free
One low monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 40 years of experience	A name you can trust today ... and tomorrow

- LIGHTING NOTES:**
- TOTAL PUBLIC STREET LIGHTS: 23 LIGHTS
 - ALL STREET LIGHTS INSTALLED SHALL BE LED STREET LIGHTS (8500 LUMEN LED 75W ROADWAY LIGHTS)
 - THE TOWN WILL BE RESPONSIBLE FOR PAYMENT OF THE MONTHLY COSTS FOR PUBLIC STREET LIGHTING AND THE DEVELOPER WILL BE RESPONSIBLE FOR ALL INITIAL FEES CHARGED WITH THE LIGHT INSTALLATION. ALL INSTALLATION FEES ARE REQUIRED TO BE PAID UP FRONT AT THE TIME OF INSTALLATION.
 - PER SECTION 7.7, THE FOLLOWING STANDARDS SHALL BE MET:
- ALL POLES MUST BE FIBERGLASS.
- POLES CANNOT EXCEED 37'.
- COLOR RENDERING INDEX OF 70 OR BETTER.
- "WHITE LIGHT" CORRELATED COLOR TEMP SHALL NOT EXCEED 4,000 K.
- 250' AVERAGE MAXIMUM SPACING INTERNAL TO THE SITE. 150' ALONG OLD CREWS ROAD.
- 4,800 MINIMUM INITIAL LUMENS FOR LOCAL STREETS; 12,500 FOR COLLECTOR; 18,500 FOR ARTERIAL.
- LOCAL: B1, U1, O2; COLLECTOR: B2, U2, O3; ARTERIAL: B3, U3, G4.
- STREET LIGHTS SHALL BE PLACED ON ALTERNATE SIDES OF THE STREET.
 - CONTRACTOR TO COORDINATE WITH DUKE ENERGY FOR FINAL LIGHTING LOCATION.

LEGEND:

---	LOT LINE
---	RIGHT-OF-WAY LINE
---	CENTER LINE
---	PROPERTY LINE
---	SETBACK LINE
---	EASEMENT LINE
---	CONCRETE SIDEWALK
☼	PROPOSED LIGHTING



REV. NO.	DESCRIPTIONS	DATE
1	REVISION TO MASTER PLAN	03/24/2026
0	INITIAL SUBMITTAL	02/09/2026

REVISIONS

This electronic document is the property of
McKim & Creed, Inc.
and is not to be used for any purpose without the written consent of the engineer whose seal appears on the original certified document.
DO NOT REMOVE FROM ELECTRONIC FILE

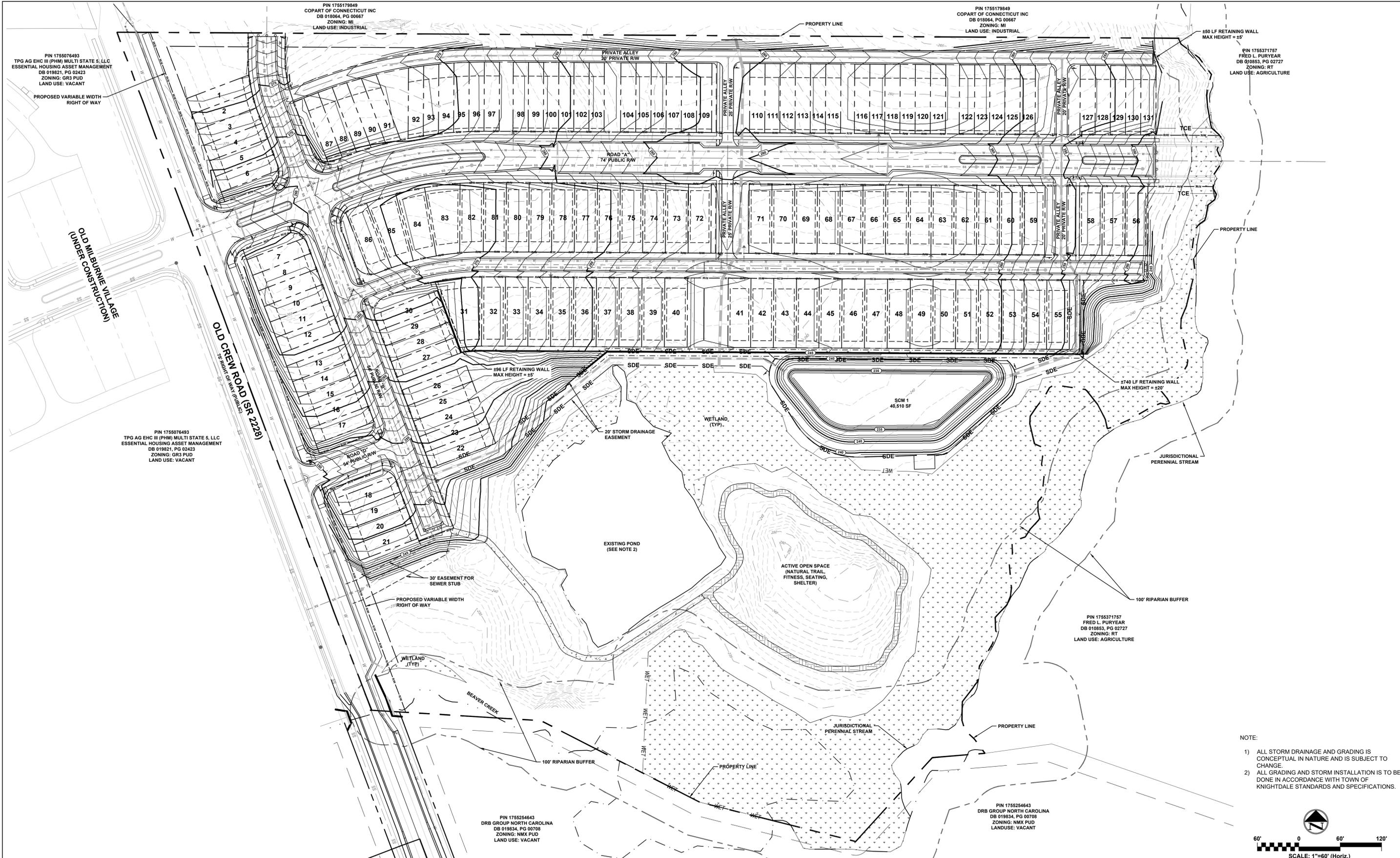
4300 Edwards Mill Road
Suite 200, Raleigh, NC 27612
Phone: (919) 233-8091, Fax: (919) 233-8031
NC License# F-1222

THE OVERLOOK ON OLD CREWS
TOWN OF KNIGHTDALE
WAKE COUNTY, NC

LIGHTING PLAN

DATE:	MARCH 24, 2026	SCALE:	C6.0
MCE PROJ. #	10355-0002	HORIZONTAL:	1" = 60'
DRAWN:	JFS	VERTICAL:	N/A
DESIGNED:	KLT	REVISION:	
CHECKED:	KLT		
PROJ. MGR.	KLT		

STATUS: **REVIEW DRAWINGS ONLY**
NOT FOR CONSTRUCTION



PIN 1755076493
TPG AG EHC III (PHM) MULTI STATE S, LLC
ESSENTIAL HOUSING ASSET MANAGEMENT
DB 018821, PG 02423
ZONING: GR3 PUD
LAND USE: VACANT

PIN 1755179849
COPART OF CONNECTICUT INC
DB 018064, PG 00667
ZONING: MI
LAND USE: INDUSTRIAL

PIN 1755179849
COPART OF CONNECTICUT INC
DB 018064, PG 00667
ZONING: MI
LAND USE: INDUSTRIAL

PIN 1755371757
FRED L. PURYEAR
DB 010853, PG 02727
ZONING: RT
LAND USE: AGRICULTURE

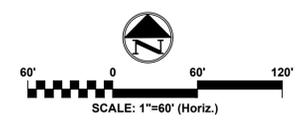
PIN 1755076493
TPG AG EHC III (PHM) MULTI STATE S, LLC
ESSENTIAL HOUSING ASSET MANAGEMENT
DB 018821, PG 02423
ZONING: GR3 PUD
LAND USE: VACANT

PIN 1755371757
FRED L. PURYEAR
DB 010853, PG 02727
ZONING: RT
LAND USE: AGRICULTURE

PIN 1755254643
DRB GROUP NORTH CAROLINA
DB 019834, PG 00708
ZONING: NMX PUD
LAND USE: VACANT

PIN 1755254643
DRB GROUP NORTH CAROLINA
DB 019834, PG 00708
ZONING: NMX PUD
LAND USE: VACANT

- NOTE:
- 1) ALL STORM DRAINAGE AND GRADING IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
 - 2) ALL GRADING AND STORM INSTALLATION IS TO BE DONE IN ACCORDANCE WITH TOWN OF KNIGHTDALE STANDARDS AND SPECIFICATIONS.



REV. NO.	DESCRIPTIONS	DATE
1	REVISION TO MASTER PLAN	03/24/2026
0	INITIAL SUBMITTAL	02/09/2026
	REVISIONS	

This electronic document is the property of
McKim & Creed, Inc.
and is not to be used for any purpose without the written consent of the engineer whose seal appears on the original certified document.
DO NOT REMOVE FROM ELECTRONIC FILE

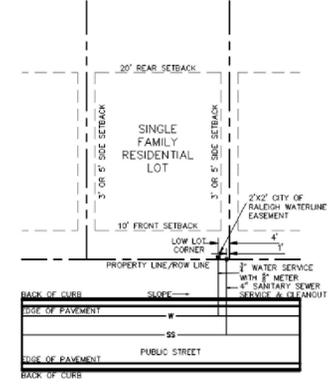
4300 Edwards Mill Road
Suite 200, Raleigh, NC 27612
Phone: (919) 233-8091, Fax: (919) 233-8031
NC License# F-1222

THE OVERLOOK ON OLD CREWS
TOWN OF KNIGHTDALE
WAKE COUNTY, NC

GRADING PLAN

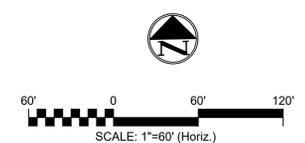
DATE:	MARCH 24, 2026	SCALE:	1" = 60'
MCE PROJ. #	10355-0002	HORIZONTAL:	KLT
DRAWN	JFS	VERTICAL:	N/A
DESIGNED	KLT		
CHECKED	KLT		
PROJ. MGR.	KLT		

STATUS: **REVIEW DRAWINGS ONLY**
NOT FOR CONSTRUCTION



- UTILITY LEGEND:**
- EXISTING WATERLINE
 - - - PROPOSED WATER LINE
 - - - PROPOSED SANITARY SEWER
 - SEWER MANHOLE
 - ⊙ EXISTING SEWER MANHOLE
 - SEWER LATERAL
 - ⊞ WATER METER
 - ⊞ FIRE HYDRANT ASSEMBLY (FHA)
 - ⊞ WATER VALVE
 - ⊞ BLOW OFF ASSEMBLY
 - HOSE PULL LENGTH

- LEGEND:**
- - - PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - - - EXISTING RW
 - - - PROPOSED RW
 - - - PROPOSED LOT LINE
 - - - GAS EASEMENT
 - - - PERIMETER BUFFER
 - - - STORM DRAINAGE EASEMENT
 - - - PHASE LINE
 - - - RETAINING WALL
 - - - RIPARIAN BUFFER LINE
 - WETLANDS
 - COMMON OPEN SPACE
 - ACTIVE OPEN SPACE



REV. NO.	DESCRIPTIONS	DATE
1	REVISION TO MASTER PLAN	03/24/2026
0	INITIAL SUBMITTAL	02/09/2026

This electronic document is the property of
McKim & Creed, Inc.
and is not to be used for any purpose without the written consent of the engineer whose seal appears on the original certified document.
DO NOT REMOVE FROM ELECTRONIC FILE

4300 Edwards Mill Road
Suite 200, Raleigh, NC 27612
Phone: (919) 233-8091, Fax: (919) 233-8031
NC License# F-1222

THE OVERLOOK ON OLD CREWS
TOWN OF KNIGHTDALE
WAKE COUNTY, NC

UTILITY PLAN

DATE:	MARCH 24, 2026
MCE PROJ. #	10355-0002
DRAWN	JFS
DESIGNED	KLT
CHECKED	KLT
PROJ. MGR.	KLT

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

SCALE: HORIZONTAL: 1" = 60'
VERTICAL: N/A

C8.0
DRAWING NUMBER

REVISION

STATUS: **REVIEW DRAWINGS ONLY NOT FOR CONSTRUCTION**



PIN 1755076493
TPG AG EHC III (PHM) MULTI STATE S, LLC
ESSENTIAL HOUSING ASSET MANAGEMENT
DB 018021, PG 02423
ZONING: GR3 PUD
LAND USE: VACANT

PIN 1755179849
COPART OF CONNECTICUT INC
DB 018064, PG 00667
ZONING: MI
LAND USE: INDUSTRIAL

PIN 1755179849
COPART OF CONNECTICUT INC
DB 018064, PG 00667
ZONING: MI
LAND USE: INDUSTRIAL

PIN 1755371757
FRED L. PURYEAR
DB 010853, PG 02727
ZONING: RT
LAND USE: AGRICULTURE

PIN 1755076493
TPG AG EHC III (PHM) MULTI STATE S, LLC
ESSENTIAL HOUSING ASSET MANAGEMENT
DB 018021, PG 02423
ZONING: GR3 PUD
LAND USE: VACANT

PIN 1755371757
FRED L. PURYEAR
DB 010853, PG 02727
ZONING: RT
LAND USE: AGRICULTURE

PIN 1755254643
DRB GROUP NORTH CAROLINA
DB 019834, PG 00708
ZONING: NMX PUD
LAND USE: VACANT

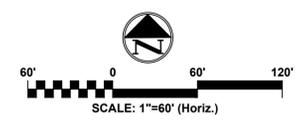
PIN 1755254643
DRB GROUP NORTH CAROLINA
DB 019834, PG 00708
ZONING: NMX PUD
LAND USE: VACANT

- OPEN SPACE PROGRAMMING:**
- A. SEATING AREA OVERLOOKING POND AND WETLANDS
 - B. FISHING PIER, COVERED SHELTER, AND PICNIC AREA WITH GRILLS
 - C. NATURAL TRAIL WITH FITNESS, PROMINENTLY LOCATED SEATING WITH SMALL SHELTER
 - D. IPEMA CERTIFIED PLAYGROUND

NOTE: ALL RESIDENTIAL LOTS ARE REQUIRED TO PROVIDE ONE CANOPY TREE AND EVERGREEN FOUNDATION PLANTING.

LEGEND:

- LOT LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- CONCRETE SIDEWALK
- UNDISTURBED AREA(10.72 AC)
- PROPOSED LIGHTING
- LACEBARK ELM
- SUGAR MAPLE
- SAWTOOTH OAK
- CHINESE PISTACHIO
- JAPANESE ZELKOVA
- SCHNEIDER ZELKOVA



REV. NO.	DESCRIPTIONS	DATE
1	REVISION TO MASTER PLAN	03/24/2026
0	INITIAL SUBMITTAL	02/09/2026
	REVISIONS	

This electronic document is the property of
McKim & Creed, Inc.
and is not to be used for any purpose without the written consent of the engineer whose seal appears on the original certified document.
DO NOT REMOVE FROM ELECTRONIC FILE

4300 Edwards Mill Road
Suite 200, Raleigh, NC 27612
Phone: (919) 233-8091, Fax: (919) 233-8031
NC License# F-1222

THE OVERLOOK ON OLD CREWS
TOWN OF KNIGHTDALE
WAKE COUNTY, NC

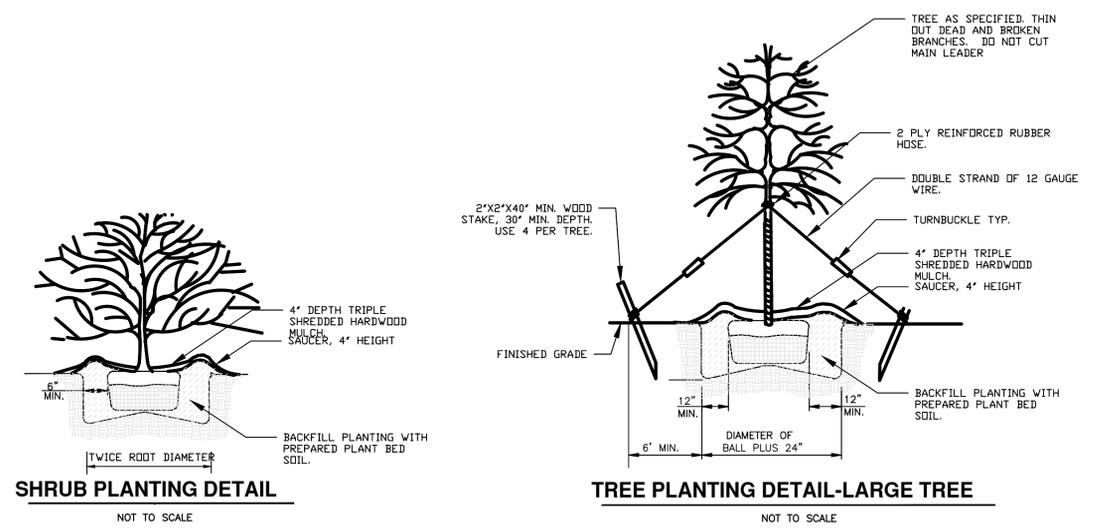
LANDSCAPING PLAN

DATE:	MARCH 24, 2026	SCALE:	1" = 60'
MCE PROJ. #	10355-0002	HORIZONTAL:	C10.0
DRAWN:	JFS	VERTICAL:	N/A
DESIGNED:	KLT	REVISION:	
CHECKED:	KLT		
PROJ. MGR.	KLT		

STATUS: **REVIEW DRAWINGS ONLY NOT FOR CONSTRUCTION**

Botanical Name	Common Name	Qty.	Caliper	Height	Spread	Comments
Canopy Trees						
Ulmus parvifolia	Lacebark Elm	0	2.5"	10'-12'	---	BB, Evenly Branched, Matched, Limbed Up
Ulmus parvifolia	Lacebark Elm	0	3.0"	10'-12'	---	BB, Evenly Branched, Matched, Limbed Up
Acer saccharum	Sugar Maple	27	2.5"	10'-12'	---	BB, Evenly Branched, Matched, Limbed Up
Acer saccharum	Sugar Maple	0	3.0"	10'-12'	---	BB, Evenly Branched, Matched, Limbed Up
Quercus acutissima	Sawtooth Oak	24	2.5"	10'-12'	---	BB, Evenly Branched, Matched, Limbed Up
Quercus acutissima	Sawtooth Oak	0	3.0"	10'-12'	---	BB, Evenly Branched, Matched, Limbed Up
Pistacia chinensis	Chinese Pistachio	0	2.5"	10'-12'	---	BB, Evenly Branched, Matched, Limbed Up
Pistacia chinensis	Chinese Pistachio	0	3.0"	10'-12'	---	BB, Evenly Branched, Matched, Limbed Up
Zelkova serrata	Japanese Zelkova	26	2.5"	10'-12'	---	BB, Evenly Branched, Matched, Limbed Up
Zelkova serrata	Japanese Zelkova	0	3.0"	10'-12'	---	BB, Evenly Branched, Matched, Limbed Up
Zelkova schneideriana	Schneider Zelkova	28	2.5"	10'-12'	---	BB, Evenly Branched, Matched, Limbed Up
Zelkova schneideriana	Schneider Zelkova	0	3.0"	10'-12'	---	BB, Evenly Branched, Matched, Limbed Up
Understory Trees						
Acer buergerianum	Trident Maple	0	*	8'-10'	---	BB, Evenly Branched, Matched, Limbed Up
Prunus serotina	Kwanzan Cherry	0	*	7'-8'	---	BB, Evenly Branched, Matched, Limbed Up
Shrubs						
Ilex comuta 'Rotundifolia'	Chinese Holly	0	---	18"-24"	---	3 gal. container, 3' o.c.

NOTE: QUANTITIES SUBJECT TO CHANGE DURING CONSTRUCTION DRAWINGS WAS NEEDED FOR NOTED MINIMUM PLANTING HEIGHT



GENERAL NOTES - APPLY TO ALL LANDSCAPE SHEETS

- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR ADHERENCE TO ORDINANCES, REGULATIONS, LAWS AND CODES HAVING JURISDICTION OVER THE PROPERTY PRIOR TO COMMENCING WORK.
- ALL MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL MEET THE TOWN OF WENDELL UNIFIED DEVELOPMENT ORDINANCE (UDO) STANDARDS.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR SHALL CONTACT NC ONE CALL CENTER AT 1-800-632-4949 FOR LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING AROUND EXISTING UTILITIES TO REMAIN.
- ALL WORK WITHIN THE NCDOT ROW SHALL CONFORM TO NCDOT STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL OBTAIN ALL NEEDED PERMITS, AGREEMENTS AND SUPPLY NOTIFICATIONS OF CLOSURES FROM THE NCDOT.
- CONSTRUCTION STAKEOUT FOR THIS PROJECT SHALL BE PROVIDED BY THE CONTRACTOR USING A DIGITAL (CADD) FILE PROVIDED THROUGH THE CLIENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FOUND BETWEEN THE DIGITAL FILE AND THE STAKING DIMENSIONS SHOWN ON THE PLAN OR DISCREPANCIES FOUND BETWEEN THE LAYOUT AND THE SITE. ANY MODIFICATIONS MADE BY OTHERS TO THE DIGITAL FILE PROVIDED SHALL RENDER IT VOID. IN THE EVENT OF DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND THE DESIGN LAYOUT OR EXISTING CONDITIONS, THE CONTRACT DOCUMENTS TAKE PRECEDENCE OVER THE DIGITAL FILE.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING SLEEVES FOR ELECTRIC, DRAINAGE, AND UTILITIES PRIOR TO THE INSTALLATION OF COMPACTED SUB-GRADE, SUB-BASE AND PAVEMENT AS NECESSARY. SLEEVES TO BE INSTALLED AT A MINIMUM DEPTH BELOW GRADE AS PER LOCAL CODES.
- UTILITIES ARE SHOWN FOR COORDINATION AND REFERENCE ONLY. CONTRACTOR TO REFER TO CIVIL DRAWINGS FOR ALL UTILITY INFORMATION.

SITE PLANNING NOTES

- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION AS AMENDED, AND ARE THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK ZONE TRAFFIC CONTROL IN OR ADJACENT TO NCDOT OR CITY RIGHT-OF-WAY. ALL METHODS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.
- UNLESS NOTED ON THE DRAWINGS ALL BUFFERS, WETLANDS, STREAM CHANNELS, SETBACKS AND TREE PROTECTION AREAS SHALL BE PROTECTED WITH NO CONSTRUCTION ACCESS, STORAGE OR USE OF ANY KIND. THE CONTRACTOR SHALL KEEP CONSTRUCTION ACTIVITIES OUTSIDE OF THE BUFFERS INDICATED ON THE PLANS.
- ALL DIMENSIONS INDICATING "VERIFY" SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO STARTING CONSTRUCTION. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
- THE CONTRACTOR SHALL PROVIDE SMOOTH LAYOUT ALIGNMENTS BETWEEN EXISTING CONDITIONS AND PROPOSED SITE IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL EXISTING JOB CONDITIONS. ANY ADVERSE EXISTING CONDITIONS AFFECTING THE WORK SHOWN ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR POSSIBLE CLARIFICATION OR RECONCILIATION.
- ITEMS LABELED AS "BY OTHERS" OR "NIC" ARE FOR COORDINATION ONLY. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ANY SUCH ITEMS WITH THE OWNER'S REPRESENTATIVE.
- REFER TO THE TOWN OF WENDELL UDO CHAPTER 8 TREE PROTECTION AND LANDSCAPING SECTION 8.6 BUFFERS AND SCREENING AND SECTION 8.8 STREET TREE PLANTINGS FOR PLANNING REQUIREMENTS FOR PLANTINGS.

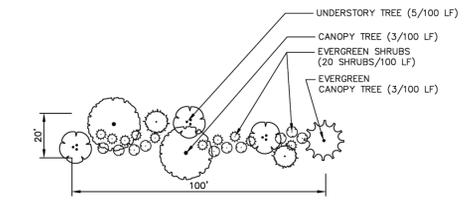
PLANTING NOTES

- EXISTING UTILITIES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR SHALL CONTACT NC ONE CALL CENTER AT 1-800-632-4949 FOR LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING AROUND EXISTING UTILITIES TO REMAIN.
- PLANT LIST IS PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF DISCREPANCIES BETWEEN THE PLAN AND PLANT LIST QUANTITIES, THE PLAN SHALL TAKE PRECEDENCE.
- AFTER THE SITE IS STABILIZED AND FREE OF SEDIMENTATION, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES, SILT, RIP RAP, AND TEMPORARY STONE STAGING AREAS FOR REPLACEMENT WITH PLANTING SOIL. PROVIDE PLANTING ACCORDING TO THE LANDSCAPE PLAN.
- TEMPORARY EROSION CONTROL SEED MUST BE FULLY REMOVED PRIOR TO PREPARATION OF PERMANENT SEED, SOD OR LANDSCAPE BEDS.
- UNLESS OTHERWISE NOTED IN THE PLANT LIST, THE CONTRACTOR SHALL OBTAIN AND INSTALL ONLY PLANT MATERIAL THAT IS GROWN ON ITS OWN ROOT. ALL GRAFTED OR BUDDED PLANT MATERIAL WILL BE REJECTED.
- ALL TREES SHALL BE OBTAINED FROM THE NURSERY WITH EXPOSED ROOT CROWNS. B&B MATERIAL DELIVERED TO SITE WITH BURIED OR RECENTLY BURIED ROOT CROWNS WILL BE REJECTED.
- FURNISHED PLANT MATERIAL SHALL MEET THE MINIMUM HEIGHT OR MINIMUM SPREAD DIMENSIONS SHOWN IN THE PLANT LIST HEADINGS. THE CONTRACTOR SHALL UTILIZE THE MOST STRINGENT DIMENSION SHOWN ON THE PLANT LIST.
- DO NOT PLANT IN STORM WATER CONVEYANCE SWALES OR PROVIDE FINE GRADING THAT DISRUPTS FLOW OR CHANGES LONGITUDINAL SLOPES.
- PLANT THE OUTER EDGES OF EACH PLANTING GROUP FOLLOWING THE BED OUTLINE ACCORDING TO THE PLAN. ONCE A SATISFACTORY MATCHED OUTLINE SHAPE IS OBTAINED, FILL THE CENTER OF EACH AREA WITH PLANTS ACCORDING TO THE PLAN AND SPACING NOTES.
- THE PLANTING LAYOUT WITHIN PLANTING BEDS SHOULD BE SHIFTED TO MINIMIZE CONFLICTS WITH EXISTING TREE ROOTS.
- THE CONTRACTOR SHALL SEED ALL DISTURBED AREAS INCLUDING CONSTRUCTION ACCESS OUTSIDE PROJECT LIMITS.
- SPACING OF TREES SHOULD ALLOW FOR A CLEAR VIEW OF BUILDINGS AND LAND USE.

PLANTING NOTES

- STREET TREES SHALL BE PLANTED AS CANOPY TREES INSTALLED AT AN AVERAGE DISTANCE OF 40' O.C.; YET IN SOME LOCATIONS, FACTORS SUCH AS EASEMENTS, UTILITIES, UTILITY COORDINATION, DRIVEWAYS, BLOCK LENGTHS ETC. MAY RESULT IN A +/- DEVIATION. ANY TREE LOCATIONS CONFLICTING WITH PROPOSED UTILITIES SHALL BE RESOLVED IN THE FIELD.
- NO MORE THAN 40% OF ONE TREE SPECIES SHALL BE USED THROUGHOUT THE PROJECT.
- STREET TREES SHALL BE PLACED AT LEAST 8' FROM LIGHT POLES AND 10' FROM ELECTRICAL TRANSFORMERS FOR SERVICE; CONTRACTOR TO FIELD VERIFY ALL LIGHT AND UTILITY LOCATIONS PRIOR TO INSTALLATION.
- STREET TREES SHALL BE PLANTED INSIDE OF THE RIGHT-OF-WAY, BETWEEN THE CURB AND THE SIDEWALK, AND ARE TO BE LOCATED WITHIN THE PROVIDED PLANTING EASEMENT.
- WHERE PLANTINGS ARE NOT REQUIRED BY THE TOWN OF WENDELL UDO, BUT ARE SHOWN ON THE PLAN FOR REFERENCE ONLY WITH THE NOTATION "NIC (NOT IN CONTRACT)", DESIGN IS SUBJECT TO CHANGE WITHOUT NOTIFICATION.
- ALL MEDIANS SHALL BE SEEDED AND STABILIZED USING A COMMON BERMUDA TURF.

ENHANCED LANDSCAPING BUFFER



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 INTERMITTENT VISUAL OBSTRUCTION AND NO GREATER THAN 5' IN WIDTH FOR SEMI-OPAQUE SCREEN UPON THE PLANT'S MATURITY.

NOTE: EXISTING PLANTINGS TO BE USED ON THE PERIMETER BUFFER AREAS WHERE PRACTICAL

REV. NO.	DESCRIPTIONS	DATE
1	REVISION TO MASTER PLAN	03/24/2026
0	INITIAL SUBMITTAL	02/09/2026

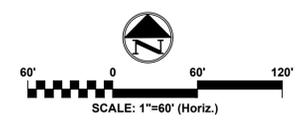
This electronic document is the property of
McKim & Creed, Inc.
and is not to be used for any purpose without the written consent of the engineer whose seal appears on the original certified document.
DO NOT REMOVE FROM ELECTRONIC FILE

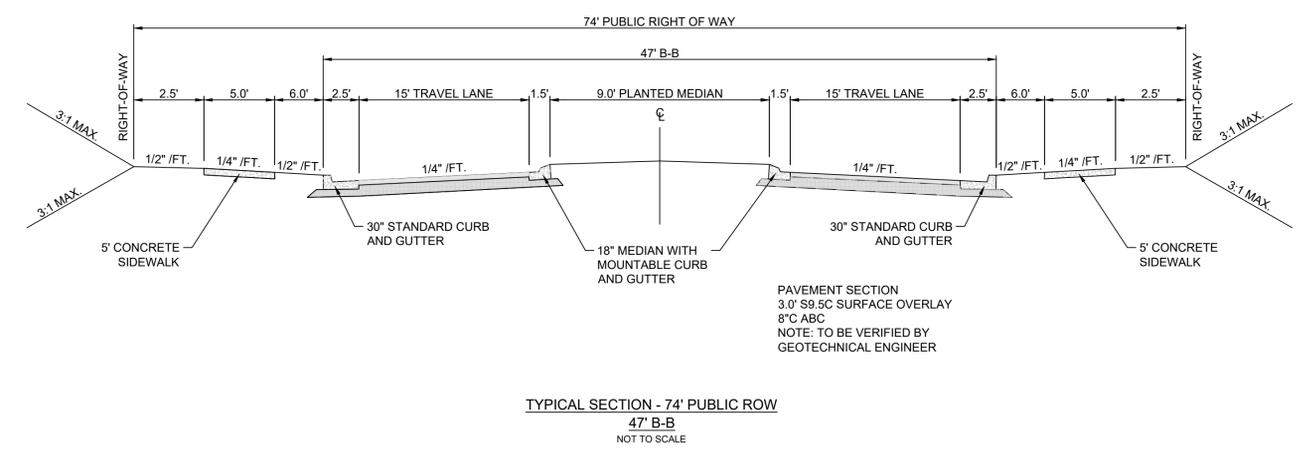
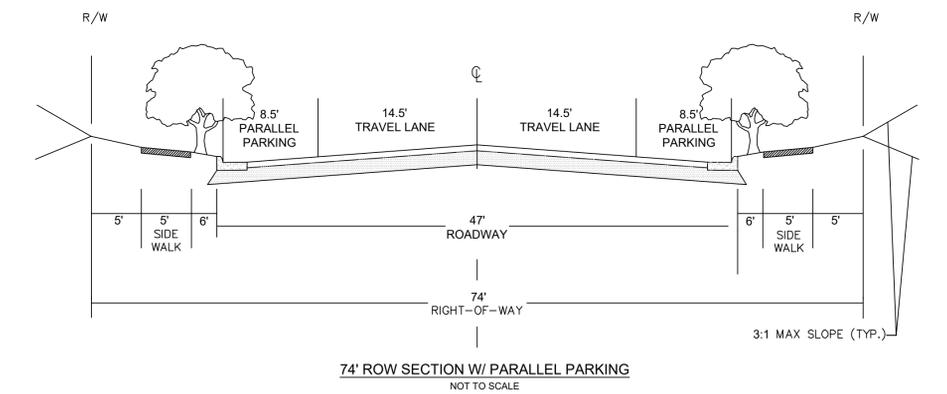
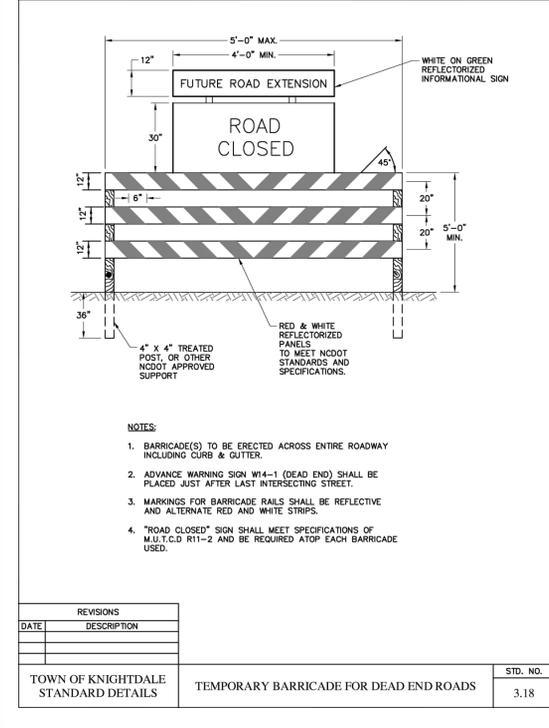
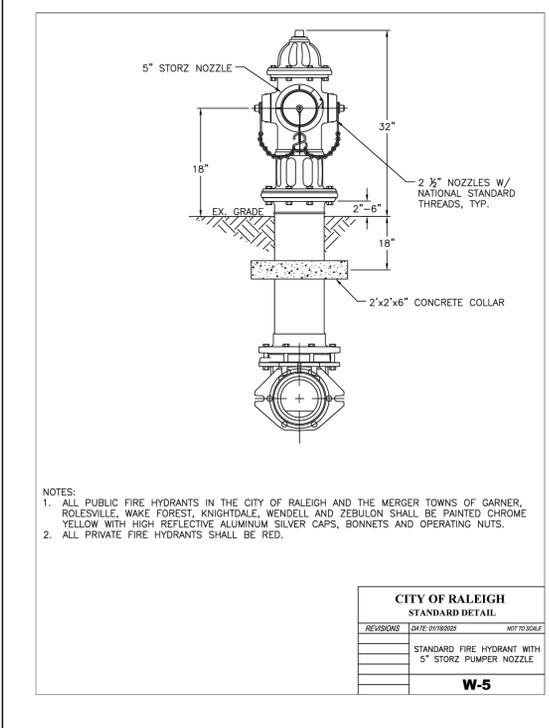
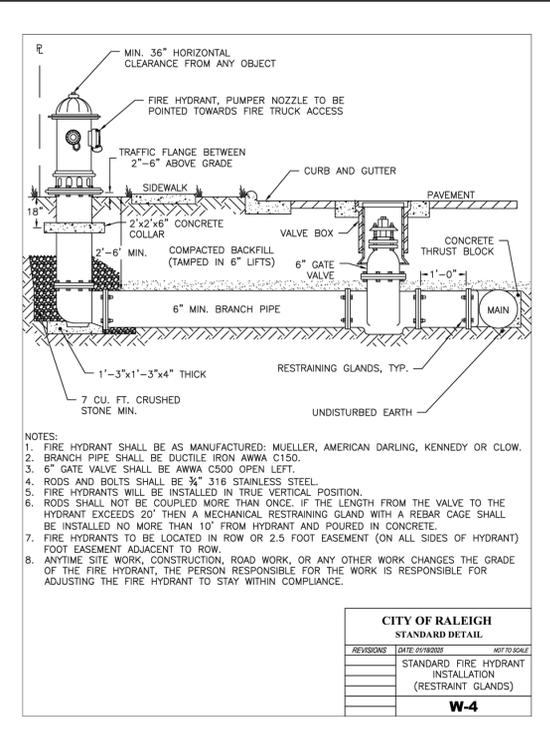
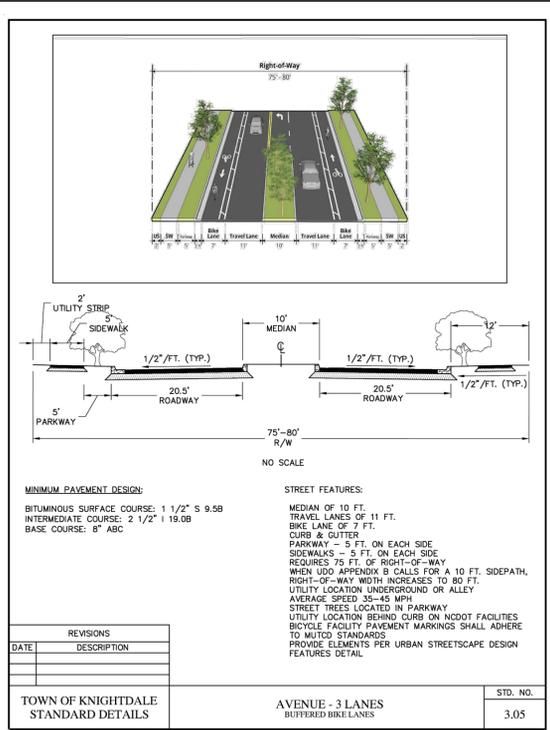
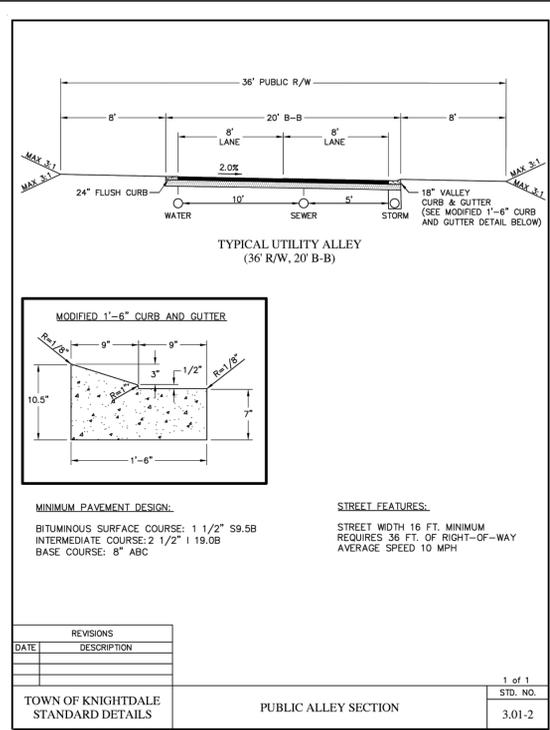
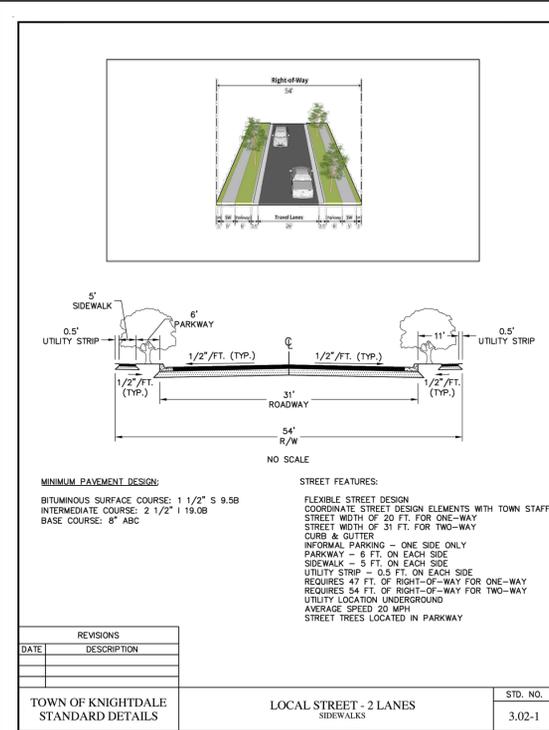
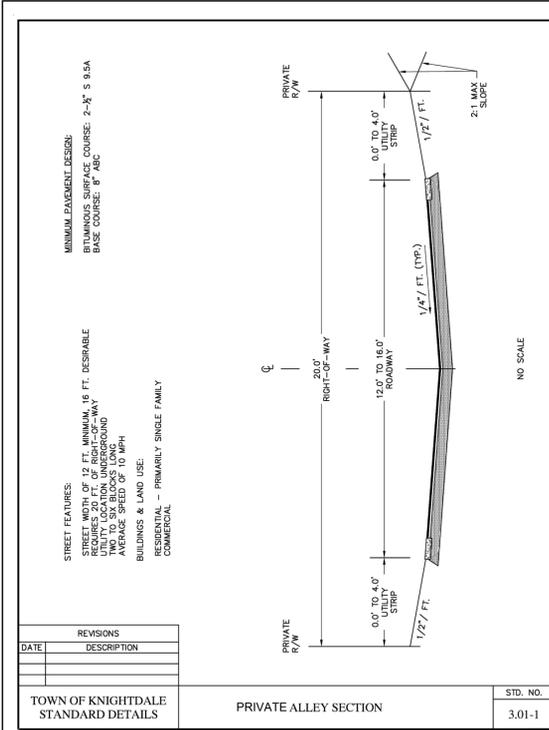
4300 Edwards Mill Road
Suite 200, Raleigh, NC 27612
Phone: (919) 233-8091, Fax: (919) 233-8031
NC License# F-1222

**THE OVERLOOK ON OLD CREWS
TOWN OF KNIGHTDALE
WAKE COUNTY, NC**

LANDSCAPING DETAILS

DATE: MARCH 24, 2026	SCALE: N/A	C10.1 DRAWING NUMBER
MCE PROJ. # 10355-0002	HORIZONTAL: N/A	
DRAWN: JFS	VERTICAL: N/A	
DESIGNED: KLT	REVISION	
CHECKED: KLT	STATUS: REVIEW DRAWINGS ONLY NOT FOR CONSTRUCTION	
PROJ. MGR: KLT		





REV. NO.	DESCRIPTIONS	REVISIONS
1	REVISION TO MASTER PLAN	03/24/2026
0	INITIAL SUBMITTAL	02/09/2026

This electronic document is the property of
McKim & Creed, Inc.
and is not to be used for any
purpose without the written consent
of the engineer whose seal appears
on the original certified document.

DO NOT REMOVE FROM
ELECTRONIC FILE

4300 Edwards Mill Road
Suite 200, Raleigh, NC 27612
Phone: (919) 233-8091, Fax: (919) 233-8031
NC License# F-1222

THE OVERLOOK ON OLD CREWS
TOWN OF KNIGHTDALE
WAKE COUNTY, NC

SITE DETAILS

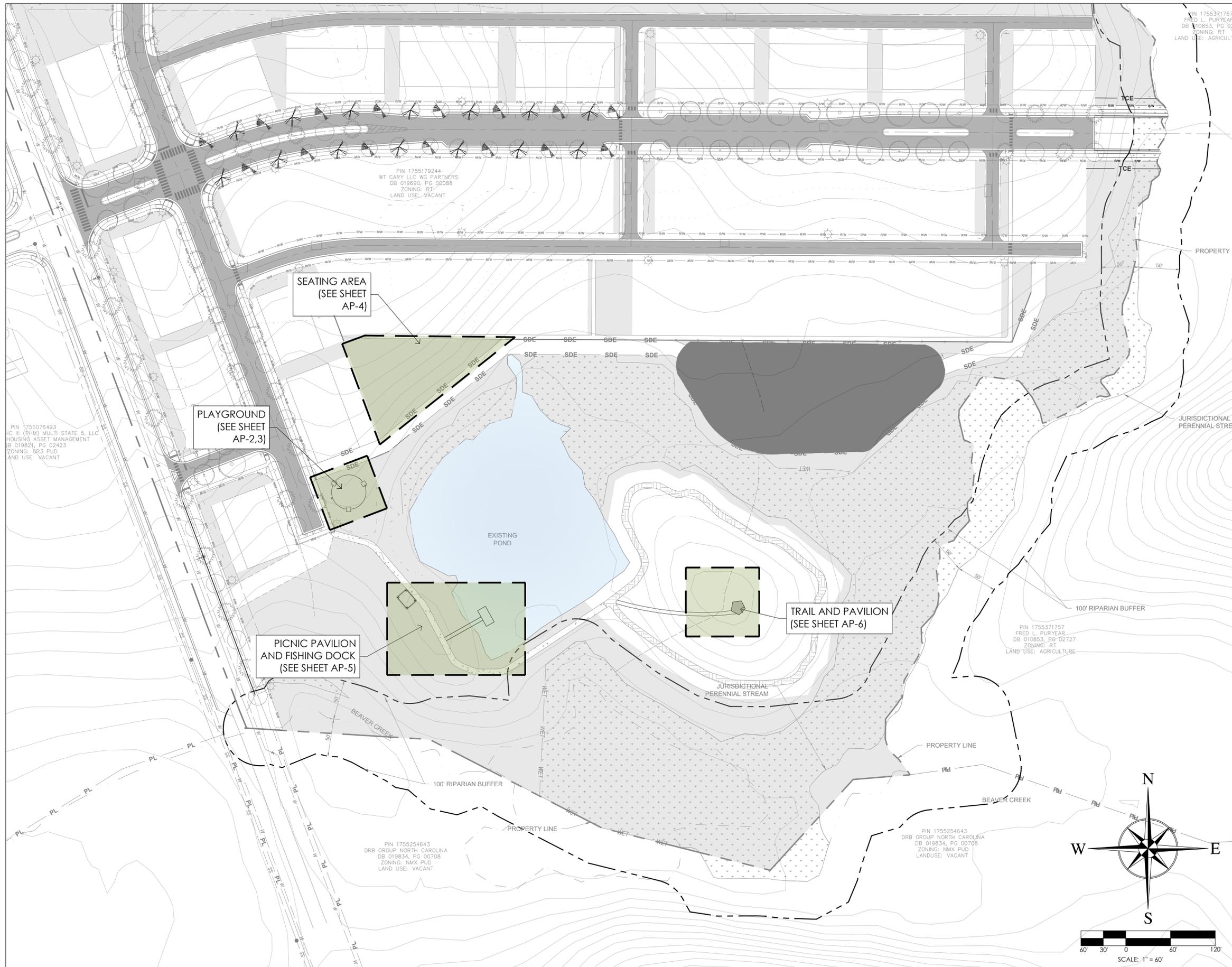
DATE: MARCH 24, 2026
MCE PROJ. #: 10355-0002
DRAWN: JFS
DESIGNED: KLT
CHECKED: KLT
PROJ. MGR.: KLT

SCALE:
HORIZONTAL: AS NOTED
VERTICAL: N/A

C11.0
DRAWING NUMBER

REVISION

STATUS: REVIEW DRAWINGS ONLY
NOT FOR CONSTRUCTION



PIN 1755371757
FRED L. FURYEAR
DB 010853, PG 0272
ZONING: RT
LAND USE: AGRICULTURE

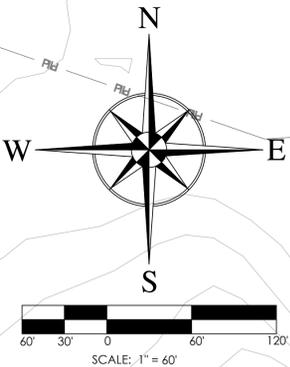
PIN 1755179244
WT CARY LLC WQ PARTNERS
DB 019690, PG 00088
ZONING: RT
LAND USE: VACANT

PIN 1755076493
HC III (PHM) MULTI STATE S, LLC
HOUSING ASSET MANAGEMENT
DB 019821, PG 02423
ZONING: GR3 PUD
LAND USE: VACANT

PIN 1755371757
FRED L. FURYEAR
DB 010853, PG 02727
ZONING: RT
LAND USE: AGRICULTURE

PIN 1755254643
DRB GROUP NORTH CAROLINA
DB 019834, PG 00708
ZONING: NMX PUD
LAND USE: VACANT

PIN 1755254643
DRB GROUP NORTH CAROLINA
DB 019834, PG 00708
ZONING: NMX PUD
LAND USE: VACANT



1 AMENITY LOCATION PLAN
AP-1 SCALE: 1"=60'



**FOR REVIEW
NOT FOR
CONSTRUCTION**

REVISIONS:

AMENITY LOCATION PLAN
OVERLOOK AT OLD CREWS
Old Crews Road, Knightdale, NC 27622
JPM SOUTH

SCALE:
AS NOTED
DRAWN BY:
RLM
PROJECT #
26021
DATE:
2026-03-19
SHEET
AP-1
OF

Slatted Steel Contoured Bench with Arms

Product Specifications
Model number: BCAD6-F-43-000
Product Options
Select your finish: Standard
Select your mount: In-Ground
Select your options: 6' Length Standard Bench

MEETS NATIONAL STANDARDS FOR: ASTM F1487-21 CPSC GUIDELINES #325

Similar Products
 Playground Rubber Mat in Bulk (2,000...
 Funnel Ball Game
 Get Physical Series Saddle Slide
 2 Seat Elite High Back Soccer Package with...
 Solid Top Round Neous Pedestal Table with...

Source: <https://www.playgroundequipment.com/slatted-steel-contoured-bench-with-arms/>

6' BENCH

32 Gallon Skyline Trash Receptacle with Flared Top and Liner

Product Specifications
Model number: RSL32-M-00-000
Product Options
Select your finish: Standard
Select your top: Flat

MEETS NATIONAL STANDARDS FOR: ASTM F1487-21 CPSC GUIDELINES #325

Similar Products
 9-foot Straight Balance Beam
 Get Physical Series Twisted Nut Climber
 Flare Bridge / Free Standing Piral Climbers |...
 Maximum Series 4-Sided Rock Hoop Climber
 Applition | Playgroundequipment.com

Source: <https://www.playgroundequipment.com/32-gallon-skyline-trash-receptacle-with-flared-top-and-liner/>

TRASH RECEPTACLE

32 Gallon Rain Bonnet Top \$257.00

Product Specifications
Model number: RB32-F-02-000
Product Options
Select your finish: Powder Coat

MEETS NATIONAL STANDARDS FOR: ASTM F1487-21 CPSC GUIDELINES #325

Similar Products
 Station
 Gray Peak
 Richardson
 Curve-Ring Horizontal Ladder | Traditional...
 78-foot High Elite Cantilever Swing - 2 Bags 1...

Source: <https://www.playgroundequipment.com/32-gallon-rain-bonnet-top/>

RAIN BONNET FOR TRASH RECEPT.

Rectangular Portable Picnic Table with Perforated Steel \$1,296.00

Product Specifications
Model number: TRT66-D-01-000
Product Options
Select your finish: Standard
Select your options: 6' Length Standard Table

MEETS NATIONAL STANDARDS FOR: ASTM F1487-21 CPSC GUIDELINES #325

Similar Products
 Spring Softball Fun Bouncer
 Royal Triple Station Podium Swing Fitness...
 Arlington
 Woodland Run
 Jungle Climber

Source: <https://www.playgroundequipment.com/rectangular-portable-picnic-table-with-perforated-steel/>

PICNIC TABLE

4500-113 FEATURES:

- SPIRAL SLIDE CHUTE
- WIDE SLIDE CHUTE
- PANEL WITH HOLE
- SHIPS WHEEL

PLAN VIEW
 SCALE: 3/16"=1'-0"

NOTE:
 CONCRETE FOOTING AND NO. 4 REBAR (BY OTHERS) PER LOCAL SOIL CONDITIONS. CONSULT PROJECT ENGINEER FOR EXACT REQUIREMENTS.

Scale: 0' 2' 4' 6' 8' 10'

Date	Revision	By

1-19-22 NOTES REV AC/JH
 NOTED Drawn by: WW 02-27-20
 ck'd by: JK 02-27-20

4500-113-W1 1:64

EQUIPMENT ONLY:
 22'-6" x 24'-6" (6.9m x 7.5m)

MINIMUM SAFE USE ZONE:
 34'-6" x 36'-6" (10m x 11m)

PLAN VIEW WITH USE ZONE
 SCALE: 3/16"=1'-0"

COLUMBIA CASCADE COMPANY
 Makers of TimberForm®, PipeLine®, RePlay®, TimberForm®-2 and CycLoops® Products.
 www.TimberForm.com
 Phone: 503-223-1157 Email: HQ@TimberForm.com

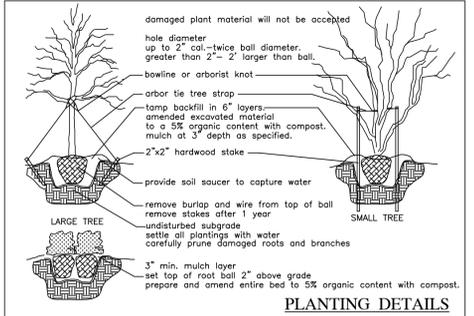
Title: TIMBERFORM
MODEL NO. 4500-113
PLAY AREA

Drawing No. W-4500-113 **Sheet** 1 of 1

1 PLAYSTRUCTURE
 AP-3 SCALE: NOTED

LANDSCAPE SCOPE OF WORK

- FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED OR INDICATED BY THE DRAWINGS AND SPECIFICATIONS TO COMPLETE THE WORK INCLUDING INSTALLATION OF ALL TREES, SHRUBS, GROUND COVER, ANNUALS, SEED, SOD AND MULCH.
- MATERIALS AND WORK:**
 THE SELECTION OF ALL MATERIALS AND THE EXECUTION OF ALL WORK REQUIRED UNDER THE CONTRACT SHALL BE SUBJECT TO APPROVAL BY THE OWNER. THE OWNER SHALL HAVE THE RIGHT TO REJECT ANY AND ALL MATERIALS AND ANY AND ALL WORK, WHICH IN HIS OPINION, DOES NOT MEET THE REQUIREMENTS OF THE CONTRACT.
- PLANT MATERIALS:**
 ALL PLANT MATERIALS SHALL BE NURSERY GROWN, FRESHLY DUG IN THE FIELD, NATURALLY SHAPED, WELL BRANCHED, FULLY FOLIATED WHEN IN LEAF WITH FULLY DEVELOPED ROOT SYSTEMS. TREES MUST BE SELF-SUPPORTING, WITH STRAIGHT TRUNKS AND LEADERS INTACT. ALL PLANTS MUST BE FREE OF DISEASE, INSECT INFESTATION OR THEIR EGGS AND SHALL HAVE BEEN GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
- PLANT SIZE:**
 SPECIFIED SIZES INDICATES THE MINIMUM ALLOWABLE SIZE AT PLANTING. WHERE CONTAINER AND HEIGHT/SPREADS ARE INDICATED FOR A SINGLE SPECIES, BOTH SIZE REQUIREMENTS SHALL BE MET WHEN ONLY PLANT HEIGHT OR SPREAD ARE INDICATED. CONTAINER SIZE SHALL BE BASED ON "AMERICAN STANDARDS FOR NURSERY STOCK" STANDARDS.
- ORGANIC MATTER:**
 AGED MANURE, COMPOST OR PINE BARK FINES, AT THE OPTION OF THE CONTRACTOR, MATERIAL SHALL BE AIR DRIED, FINELY SHREDDED AND SUITABLE FOR HORTICULTURAL PURPOSES AND SHALL CONTAIN NO MORE THAN 35% MOISTURE CONTENT BY WEIGHT.
- PINE BARK MULCH:**
 ALL PINE BARK MULCH SHALL BE CLEAN, DOUBLE GROUND, FINE TEXTURED NUGGET MULCH WITH MINIMAL AMOUNTS OF SAPWOOD CONTENT.
- TURF AREAS:**
 PRIOR TO ANY SEEDING OR SOD APPLICATION, VERIFY THAT ALL TRENCHING AND LAND DISTURBING ACTIVITIES HAVE BEEN COMPLETED. ENSURE ALL AREAS ARE FREE OF STONES, LARGE SOIL CLODS AND ANY OTHER CONSTRUCTION DEBRIS.



- ### GENERAL PLANTING NOTES
- INSTALLATION OF TOTAL QUANTITIES AS SHOWN ON THE PLANTING PLAN SHALL BE THE RESPONSIBILITY OF THE PLANTING CONTRACTOR.
 - ALL TREES, SHRUBS, AND BEDDING PLANTS SHALL CONFORM TO THE ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN.
 - ALL PLANTINGS AND SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING INSTALLATION.
 - SET TOP OF TREE ROOT BALL 3" ABOVE GRADE, SHRUBS 2" ABOVE GRADE.
 - THE SIZE OF ALL ROOT BALLS SHALL CONFORM TO AAS STANDARDS.
 - FERTILIZE ALL PLANTS WITH AGRIFORM FERTILIZER TABLETS OR EQUAL APPLIED AT MANUFACTURERS RECOMMENDED RATE PER SOIL TEST REPORT.
 - GUYING AND STAKING, IF NECESSARY, SHALL BE REMOVED AFTER ONE GROWING SEASON.
 - ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
 - ALL TREES HAVE BEEN LOCATED WITH RESPECT TO PROPOSED OR EXISTING FACILITIES AND STRUCTURES. VERIFY ANY FIELD ADJUST WITH OWNER OR AGENT.
 - REPORT ANY DISCREPANCIES TO THE PROJECT OWNER OR AGENT.
 - SUBSTITUTIONS OR ALTERATIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN NOTIFICATION BY THE OWNER OR GOVERNING AUTHORITY.
 - APPLY 1" OF TRIPLE SHREDED HARDWOOD MULCH TO ALL PLANTING AREAS.
 - IF ADVERSE PLANTING CONDITION EXIST, REPORT ISSUES TO PROJECT OWNER OR AGENT.
 - ALL NEWLY INSTALLED TREES, SHRUBS AND BEDDING PLANTS SHALL BE GUARANTEED FOR ONE YEAR.

TOP VIEW
 SCALE: 1/4"=1'-0"
 8'-9 1/2" [2590mm] TOP OF POST
 8'-3 1/2" [2438mm] TOP OF POST
 6'-6" [1828mm] BOTTOM OF BEAM

FRONT VIEW
 SCALE: 1/4"=1'-0"
 0'-0" [0mm] FINISHED GRADE
 (-5'-0") [1524mm] BOTTOM OF POST

NOTE:
 CONCRETE FOOTING AND NO. 4 REBAR (BY OTHERS) PER LOCAL SOIL CONDITIONS. CONSULT PROJECT ENGINEER FOR EXACT REQUIREMENTS.

SAFE USE ZONE

PLAN VIEW WITH USE ZONE
 SCALE: 1/8"=1'-0"
 EQUIPMENT ONLY:
 2'-6" x 13'-4 1/2" (3.7m x 3.7m)
 MINIMUM SAFE USE ZONE:
 30' x 25'-6" (9.1m x 9.m)

COLUMBIA CASCADE COMPANY
 Makers of TimberForm®, PipeLine®, RePlay®, TimberForm®-2 and CycLoops® Products.
 1300 S.W. Sixth Avenue, Suite 310 Telephone 503-223-1157
 Portland, Oregon 97201-3464 Facsimile 503-223-4630
 U.S.A. WWW.TIMBERFORM.COM

Title: TIMBERCRAFT
MODEL NO. 4500-153-ADA
SINGLE BELT SWING WITH ADA SWING

Drawing No. W-4500-153-ADA **Sheet** 1 of 1

2 SWING SET
 AP-3 SCALE: NOTED

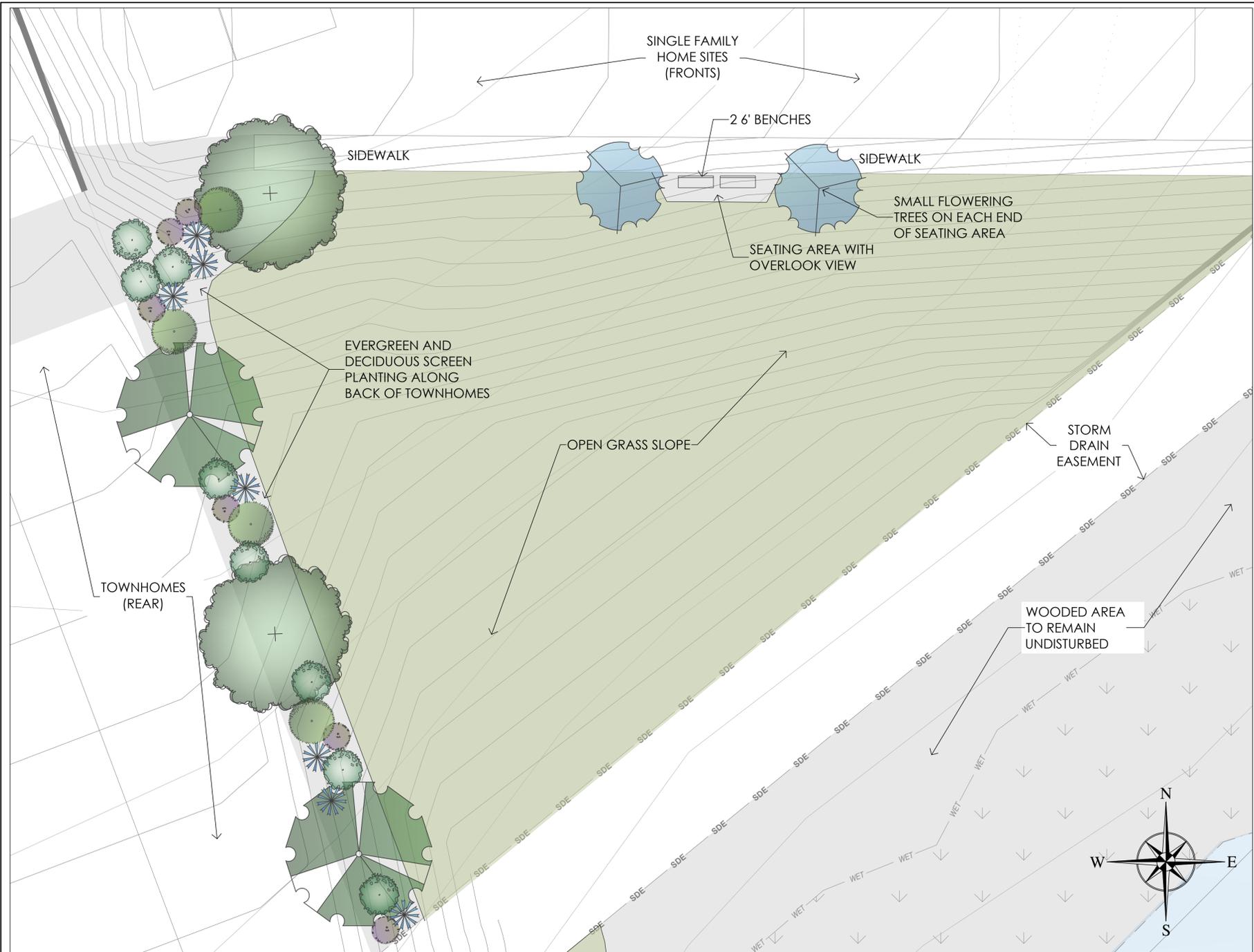


**FOR REVIEW
 NOT FOR
 CONSTRUCTION**

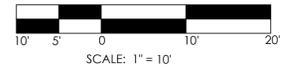
REVISIONS:

PLAYGROUND DETAILS
 OVERLOOK AT OLD CREWS
 Old Crews Road, Knightdale, NC 27622
 JPM SOUTH

SCALE: AS NOTED
 DRAWN BY: RLM
 PROJECT # 26021
 DATE: 2026-03-19
 SHEET AP-3
 OF

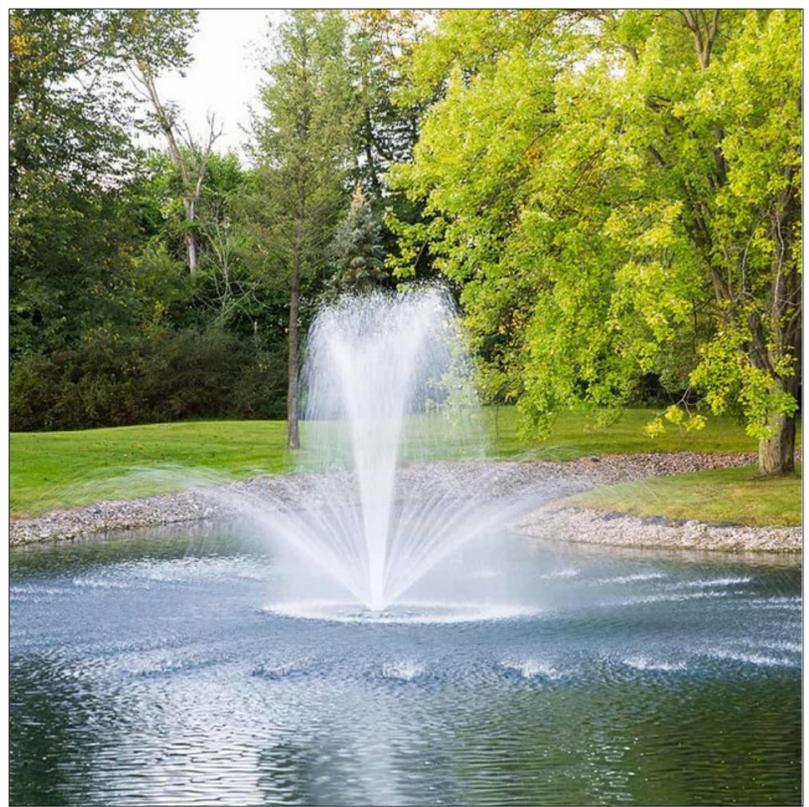


1 SEATING AREA - LAYOUT PLAN
 AP-4 SCALE: 1"=10'



LEGEND:

- Scarlet Oak (QS)
Quercus coccinea
- Southern Magnolia (MG)
Magnolia grandiflora
- Princeton Elm (UP)
Ulmus americana 'Princeton'
- Wildfire Black Gum
Nyssa sylvatica 'Wildfire'
- Green Giant Arborvitae (GG)
Thuja plicata 'Green Giant'
- Eastern Red Cedar (LV)
Juniperus virginiana
- Loblolly Pine (PT)
Pinus taeda
- Eastern Redbud (CC)
Cercis canadensis
- Crepe Myrtle (LU)
Lagerstroemia indica
- Flowering Dogwood (CF)
Cornus florida
- Blue Holly (IM)
Ilex x meserveae
- Oakland Holly (OH)
Ilex x 'Maglana' 'Oakland'
- Emily Bruner Holly (IE)
Ilex 'Emily Bruner'
- Inkberry (IG)
Ilex glabra
- Carissa Holly (IC)
Ilex cornuta 'Carissa'
- Flame Azalea (RC)
Rhododendron calendulaceum
- Virginia Sweetpire (IV)
Itea virginica
- Dwarf Fothergilla (FG)
Fothergilla gardenii
- Cinnamon Girl Distylium (DM)
Distylium 'Cinnamon Girl'
- Soft Touch Holly (ICST)
Ilex crenata 'Soft Touch'
- Pink Muhly Grass (MC)
Muhlenbergia capillaris
- Southern Wood Fern (DU)
Dryopteris ludoviciana
- Jazz Hands Loropetalum Dwarf Pink
Loropetalum 'Jazz Hands-Dwarf Pink (LO-P)
- Jazz Hands Loropetalum Dwarf White
Loropetalum 'Jazz Hands-Dwarf White (LO-W)



2 SCM POND FOUNTAIN - SAMPLE STYLE
 AP-4 SCALE: NTS

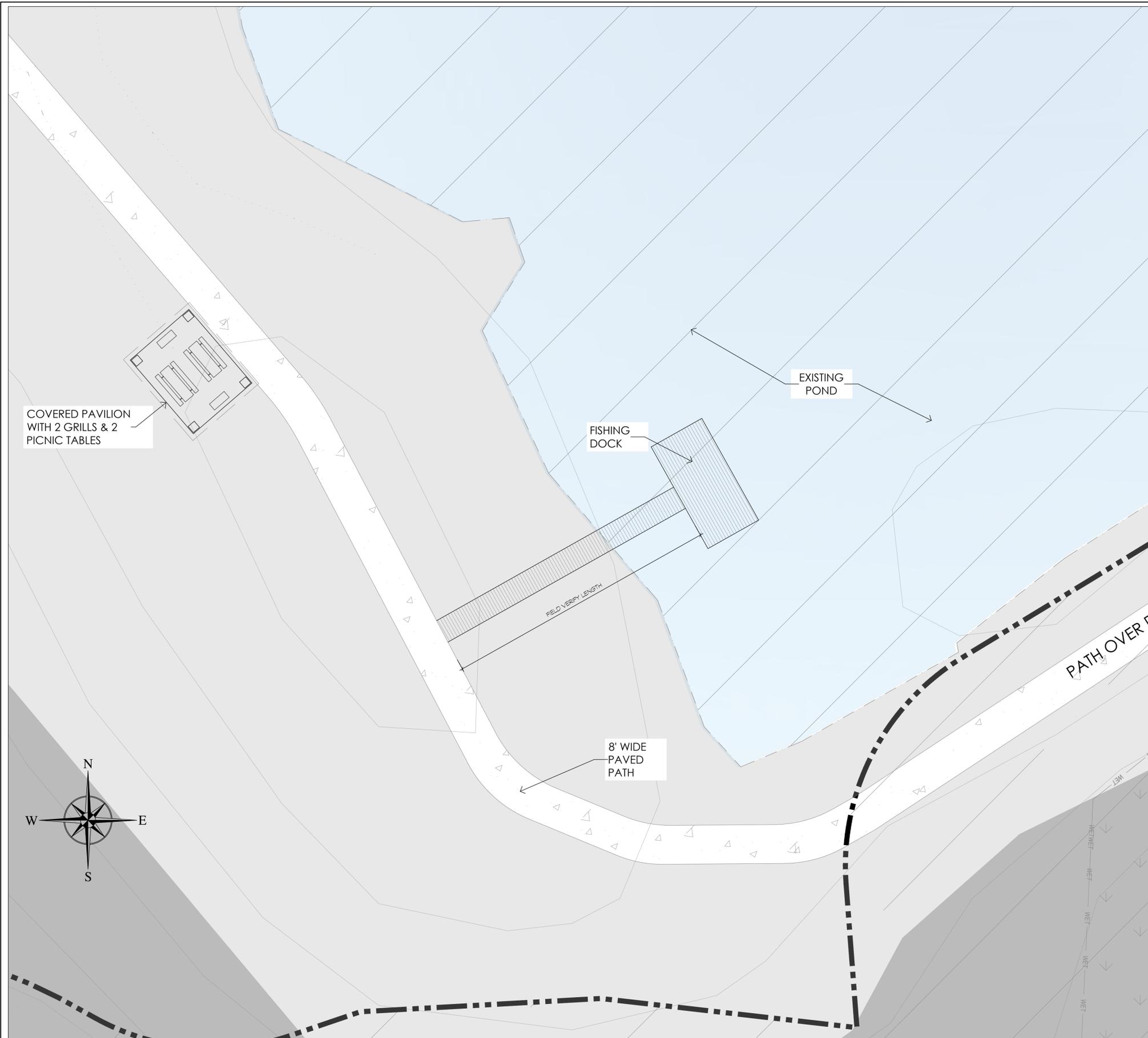


**FOR REVIEW
 NOT FOR
 CONSTRUCTION**

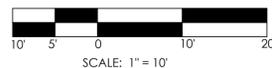
REVISIONS:

SEATING AREA
 OVERLOOK AT OLD CREWS
 Old Crews Road, Knightdale, NC 27622
 JPM SOUTH

SCALE:
 AS NOTED
 DRAWN BY:
 RLM
 PROJECT #
 26021
 DATE:
 2026-03-19
 SHEET
 AP-4
 OF



1 FISHING DOCK - LAYOUT PLAN
 AP-5 SCALE: 1"=10'



2 FISHINGDOCK - SAMPLE STYLE
 AP-3 SCALE: NTS



3 PAVILION SAMPLE STYLE
 AP-4 SCALE: NTS



**FOR REVIEW
 NOT FOR
 CONSTRUCTION**

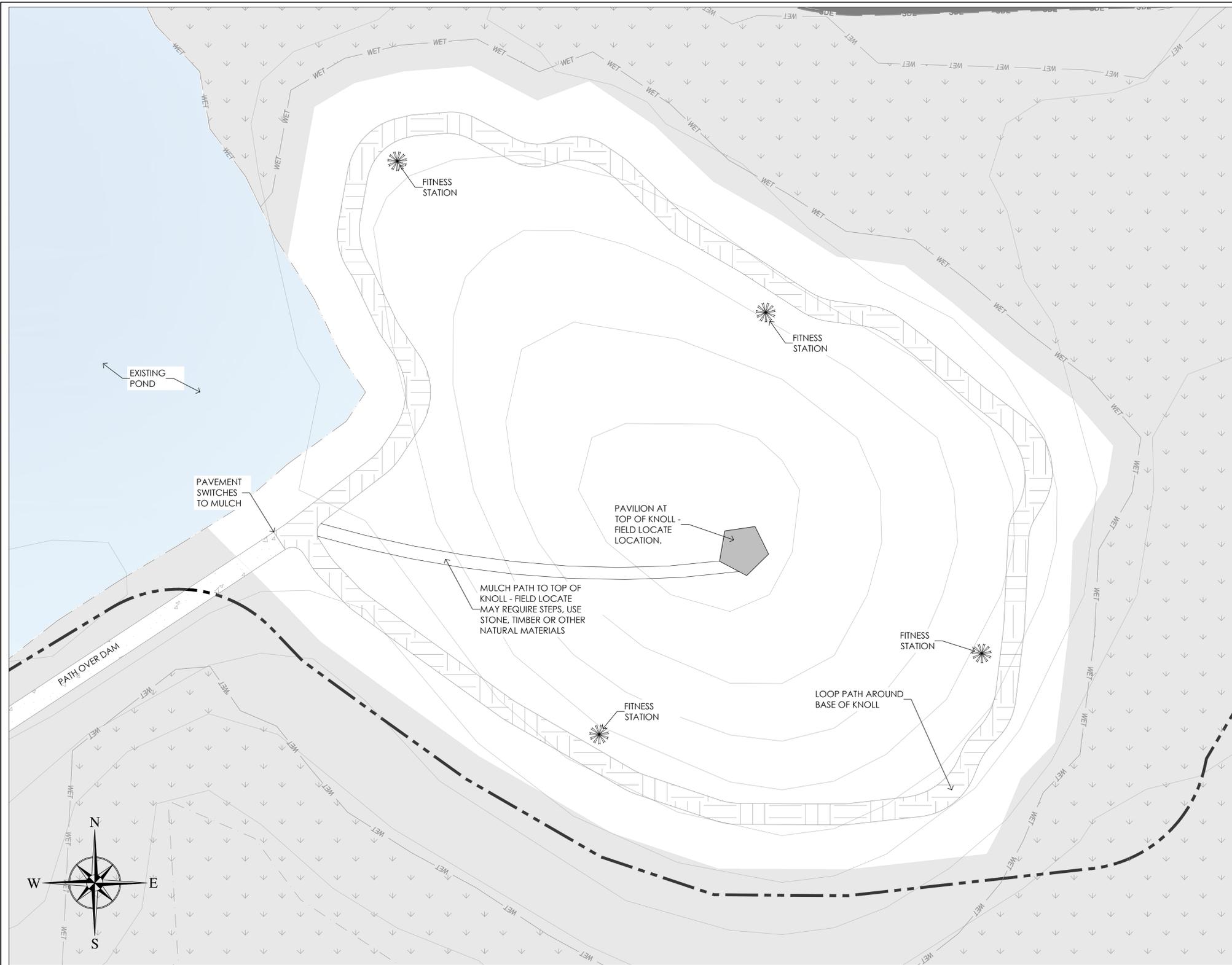
REVISIONS:

PAVILION AND FISHING DOCK
 OVERLOOK AT OLD CREWS
 Old Crews Road, Knightdale, NC 27622
 JPM SOUTH

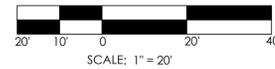
SCALE:
 AS NOTED
 DRAWN BY:
 RLM
 PROJECT #
 26021
 DATE:
 2026-03-19

SHEET
 AP-5

OF



1 PAVILION AT TOP OF KNOLL - LAYOUT PLAN
 AP-6 SCALE: 1"=20'



2 PAVILION AT TOP OF KNOLL - SAMPLE STYLE
 AP-6 SCALE: NTS



3 FITNESS STATIONS - SAMPLE STYLE
 AP-6 SCALE: NTS



**FOR REVIEW
 NOT FOR
 CONSTRUCTION**

REVISIONS:

LOOP PATH AND PAVILION
 AT TOP OF KNOLL
 OVERLOOK AT OLD CREWS
 Old Crews Road, Knightdale, NC 27622
 JPM SOUTH

SCALE:
 AS NOTED
 DRAWN BY:
 RLM
 PROJECT #
 26021
 DATE:
 2026-03-19
 SHEET
 AP-6
 OF