



# HOPKINS FARM

8501 POOLE ROAD  
KNIGHTDALE, NORTH CAROLINA 27545

## MASTER PLAN ZMA-7-24 PROJECT NUMBER: LEN-24015 DATE: APRIL 28, 2025

### SHEET INDEX

- C1.00 EXISTING CONDITIONS
- C2.00 OVERALL SITE PLAN
- C2.01 OPEN SPACE PLAN
- C2.02 SPECIMEN TREE PRESERVATION EXHIBIT
- C2.03-.07 SITE STORMWATER, SIGNAGE, PAVEMENT MARKING PLAN - AREAS "A" - "E"
- C4.00 OVERALL UTILITY PLAN
- C4.01-.05 UTILITY PLAN - AREAS "A" - "E"
- C8.00 TYPICAL SECTIONS & SITE DETAILS
- L5.00 OVERALL LANDSCAPE PLAN
- L5.01-.05 LANDSCAPE PLAN - AREAS "A" - "E"
- L5.06 ACTIVE OPEN SPACE - CONCEPTUAL DESIGN
- L5.07 LANDSCAPE NOTES & DETAILS
- L6.00 PRELIMINARY LIGHTING PLAN
- SK-1 SKETCH PLAN ENVIRONMENTAL SURVEY (FOR REFERENCE ONLY)

### RALEIGH WATER CONDITIONS OF APPROVAL

- 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.
- A PETITION FOR ANNEXATION INTO THE TOWN OF KNIGHTDALE SHALL BE SUBMITTED IN ACCORDANCE WITH CITY COUNCIL POLICY FOR EXTENSION OF UTILITY SERVICE TO PROPERTIES CURRENTLY OUTSIDE OF THE CITY LIMITS OF MERGER COMMUNITIES.
- CONSTRUCTION DRAWINGS MUST BE APPROVED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT FOR ALL PUBLIC WATER, PUBLIC SEWER AND/OR PRIVATE SEWER EXTENSIONS PRIOR TO MAP RECORDATION.
- A PLAT MUST BE RECORDED AT THE WAKE COUNTY REGISTER OF DEEDS OFFICE FOR ALL UTILITY EASEMENT DEDICATIONS.
- A DOWNSTREAM SEWER CAPACITY STUDY IN COMPLIANCE WITH CORPUD HANDBOOK SHALL BE SUBMITTED BY THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION DRAWINGS.
- 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.
- 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.
- 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.

### USE DISTRIBUTION SUMMARY

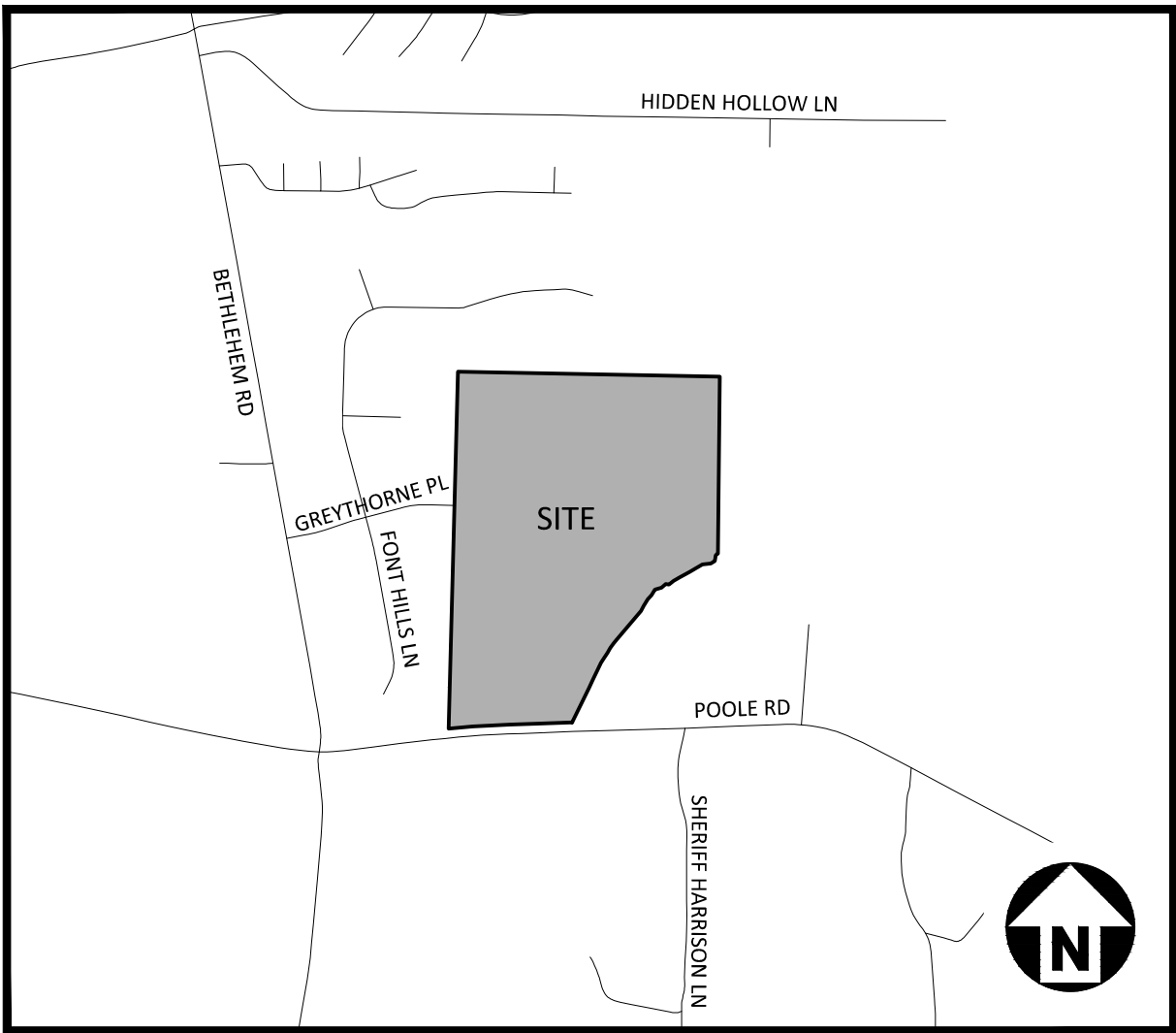
| USE TYPE                    | MINIMUM DISTRIBUTION | MAXIMUM DISTRIBUTION | APPROX. DISTRIBUTION AS SHOWN ON PLAN |
|-----------------------------|----------------------|----------------------|---------------------------------------|
| DWELLING - DUPLEX/TOWNHOUSE | 10%                  | 40%                  | ±8.5 AC                               |
| DWELLING - MULTIFAMILY      | N/A                  | N/A                  | N/A                                   |
| DWELLING - SINGLE FAMILY    | 15%                  | 85%                  | ±21 AC                                |

### WATER ALLOCATION POINTS

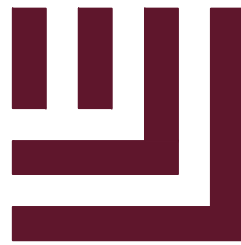
| REQUIRED POINTS                                                                                   | 50 POINTS |
|---------------------------------------------------------------------------------------------------|-----------|
| MAJOR SUBDIVISION BASE POINTS                                                                     | 15 POINTS |
| CONSTRUCT A FOUNTAIN OR OTHER STORMWATER AMENITY WITHIN THE SCM                                   | 4 POINTS  |
| ANY OTHER POOL                                                                                    | 2 POINTS  |
| INSTALLATION OF WAYFINDING / TOWN SIGNAGE                                                         | 3 POINTS  |
| ENHANCED ROADSIDE LANDSCAPING AND HARDSCAPING                                                     | 2 POINTS  |
| DISC GOLF COURSE (9 HOLE COURSE)                                                                  | 4 POINTS  |
| CLUBHOUSE - NO MEETING SPACE, BATHROOM & CHANGING ROOMS ONLY                                      | 3 POINTS  |
| IPEMA CERTIFIED PLAYGROUND EQUIPMENT                                                              | 4 POINTS  |
| CONSERVATION OF NATURAL HABITAT MEETING RECREATIONAL OS REQUIREMENTS AS DEFINED IN CH. 11 OF UDO. |           |
| NATURAL HABITAT CONSERVATION                                                                      | 6 POINTS  |
| PUBLIC ART                                                                                        | 4 POINTS  |
| STORMWATER BIORETENTION (AT OPEN SPACE #1)                                                        | 5 POINTS  |
| TOTAL MAJOR SUBDIVISION POINTS                                                                    | 52 POINTS |

### SITE DATA

|                                                      |                                                                                                                                                                                                                                                                                                                                                           |
|------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PIN                                                  | 1752496412                                                                                                                                                                                                                                                                                                                                                |
| SITE AREA                                            | GROSS AREA: 51.11 AC<br>NCDOT R/W DEDICATION: 0.36 AC<br>NET AREA: 50.75 AC                                                                                                                                                                                                                                                                               |
| EXISTING ZONING                                      | RT                                                                                                                                                                                                                                                                                                                                                        |
| PROPOSED ZONING                                      | PUD (GR8 BASE DISTRICT)                                                                                                                                                                                                                                                                                                                                   |
| WATERSHED CLASSIFICATION                             | LOWER NEUSE RIVER                                                                                                                                                                                                                                                                                                                                         |
| RIVER BASIN                                          | NEUSE                                                                                                                                                                                                                                                                                                                                                     |
| FEMA DATA                                            | FIRM PANELS #3720175300K & #3720175200K, BOTH DATED 07/19/22.                                                                                                                                                                                                                                                                                             |
| EXISTING USE                                         | AGRICULTURE / RESIDENTIAL                                                                                                                                                                                                                                                                                                                                 |
| PROPOSED USE                                         | RESIDENTIAL                                                                                                                                                                                                                                                                                                                                               |
| DENSITY                                              | 171 UNITS / 50.75 AC = 3.37 DU/AC (MAXIMUM)<br>SINGLE FAMILY = 102 UNITS (60%) [32 FL UNITS; 70 RL UNITS]<br>TOWNHOMES = 69 UNITS (40%) [53 TH FRONTING R/W; 16 TH FRONTING OPEN SPACE]                                                                                                                                                                   |
| SETBACKS (SFD FRONT LOAD)                            | PROPOSED (PER PUD)<br>MIN. LOT SIZE: 6,000 SF<br>MIN. LOT WIDTH: 60'<br>MIN. FRONT SETBACK: 10' (25' FOR FACE OF GARAGE)<br>MIN. DRIVEWAY LENGTH: 25'<br>SIDE SETBACK: 20% LOT WIDTH AGGREGATE (5' MIN.)<br>CORNER SIDE SETBACK: 10'<br>REAR SETBACK: 25'<br>MAX. BUILDING HEIGHT: 3 STORIES                                                              |
| SETBACKS (SFD REAR LOAD)                             | PROPOSED (PER PUD)<br>MIN. LOT SIZE: 3,500 SF<br>MIN. LOT WIDTH: 34'<br>MIN. FRONT SETBACK: 10' (EXCLUDING PORCH/STOOP ENCROACHMENT)<br>MIN. SIDE SETBACK: 3'<br>MIN. SIDE STREET SETBACK: 10'<br>MIN. REAR SETBACK: 12' (20' TO EDGE OF ALLEY PAVEMENT)<br>MIN. DRIVEWAY LENGTH: 20' (MEASURED FROM EDGE OF PAVEMENT)<br>MAX. BUILDING HEIGHT: 3 STORIES |
| SETBACKS (TOWNHOMES REAR LOAD - FRONTING STREETS)    | PROPOSED (PER PUD)<br>MIN. LOT WIDTH: 20'<br>MIN. FRONT SETBACK: 5'<br>MIN. BUILDING SEPARATION: 15'<br>MIN. SIDE SETBACK: 5' (0' IF PARTI WALL EXISTS)<br>MIN. SIDE STREET YARD: 10'<br>MIN. REAR SETBACK: 12' (20' TO EDGE OF ALLEY PAVEMENT)<br>MIN. DRIVEWAY LENGTH: 20' (MEASURED FROM EDGE OF PAVEMENT)<br>MAX. BUILDING HEIGHT: 3 STORIES          |
| SETBACKS (TOWNHOMES REAR LOAD - FRONTING OPEN SPACE) | PROPOSED (PER PUD)<br>MIN. LOT WIDTH: 20'<br>MIN. FRONT SETBACK: 0'<br>MIN. BUILDING SEPARATION: 15'<br>MIN. SIDE SETBACK: 5' (0' IF PARTI WALL EXISTS)<br>MIN. SIDE STREET YARD: 10'<br>MIN. REAR SETBACK: 12' (20' TO EDGE OF ALLEY PAVEMENT)<br>MIN. DRIVEWAY LENGTH: 20' (MEASURED FROM EDGE OF PAVEMENT)<br>MAX. BUILDING HEIGHT: 3 STORIES          |
| TOTAL OPEN SPACE                                     | REQUIRED<br>6.32 AC ([102x3.5x520] + [69x2.5x520] / 43560 = 6.32 AC)                                                                                                                                                                                                                                                                                      |
|                                                      | PROPOSED<br>4.29 AC - ACTIVE<br>10.21 AC - PASSIVE<br>7.33 AC - COMMON OPEN SPACE<br>21.83 AC - TOTAL (42.96% OF NET SITE)                                                                                                                                                                                                                                |
| ACTIVE OPEN SPACE                                    | REQUIRED<br>3.16 AC                                                                                                                                                                                                                                                                                                                                       |
|                                                      | PROPOSED<br>4.29 AC<br>(SEE OPEN SPACE SUMMARY TABLE ON SHEET C2.01)                                                                                                                                                                                                                                                                                      |
| PASSIVE OPEN SPACE                                   | REQUIRED<br>3.16 AC                                                                                                                                                                                                                                                                                                                                       |
|                                                      | PROPOSED<br>10.21 AC<br>(SEE OPEN SPACE SUMMARY TABLE ON SHEET C2.01)                                                                                                                                                                                                                                                                                     |
| ADDITIONAL COMMON OPEN SPACE                         | PROPOSED<br>7.33 AC                                                                                                                                                                                                                                                                                                                                       |
| TREE SAVE                                            | REQUIRED<br>1.96 AC                                                                                                                                                                                                                                                                                                                                       |
|                                                      | PROPOSED<br>6.0+ AC                                                                                                                                                                                                                                                                                                                                       |
| CONNECTIVITY                                         | REQUIRED<br>1.4                                                                                                                                                                                                                                                                                                                                           |
|                                                      | PROPOSED<br>1.5 (15 LINKS/10 NODES)                                                                                                                                                                                                                                                                                                                       |
| PARKING DATA                                         | REQUIRED<br>2/UNIT x 171 UNITS = 342 SPACES<br>342 GARAGE SPACES (204 SFD/137 TH)<br>342 DRIVEWAY SPACES (204 SFD/137 TH)                                                                                                                                                                                                                                 |
|                                                      | PROPOSED<br>684 TOTAL SPACES                                                                                                                                                                                                                                                                                                                              |
|                                                      | ADDITIONAL PROPOSED<br>79 ON-STREET SPACES<br>19 AMENITY SPACES<br>51 ON-ALLEY SPACES<br>149 TOTAL ADDITIONAL SPACES                                                                                                                                                                                                                                      |



### VICINITY MAP N.T.S.



McADAMS

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### CONTACT

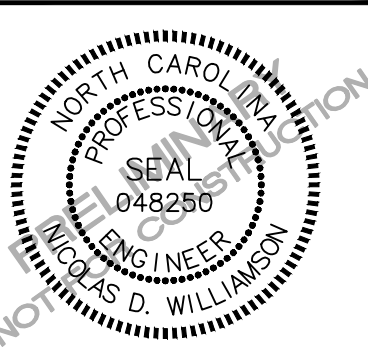
MAX KLIETSCH  
klietsch@mcadamsco.com  
PHONE: 919. 361. 5000

### CLIENT

LENNAR  
1100 PERIMETER PARK DRIVE  
MORRISVILLE, NC 27560  
CONTACT: Michael Taylor  
PHONE: 919. 465. 5929



### PROJECT DIRECTORY



### REVISIONS

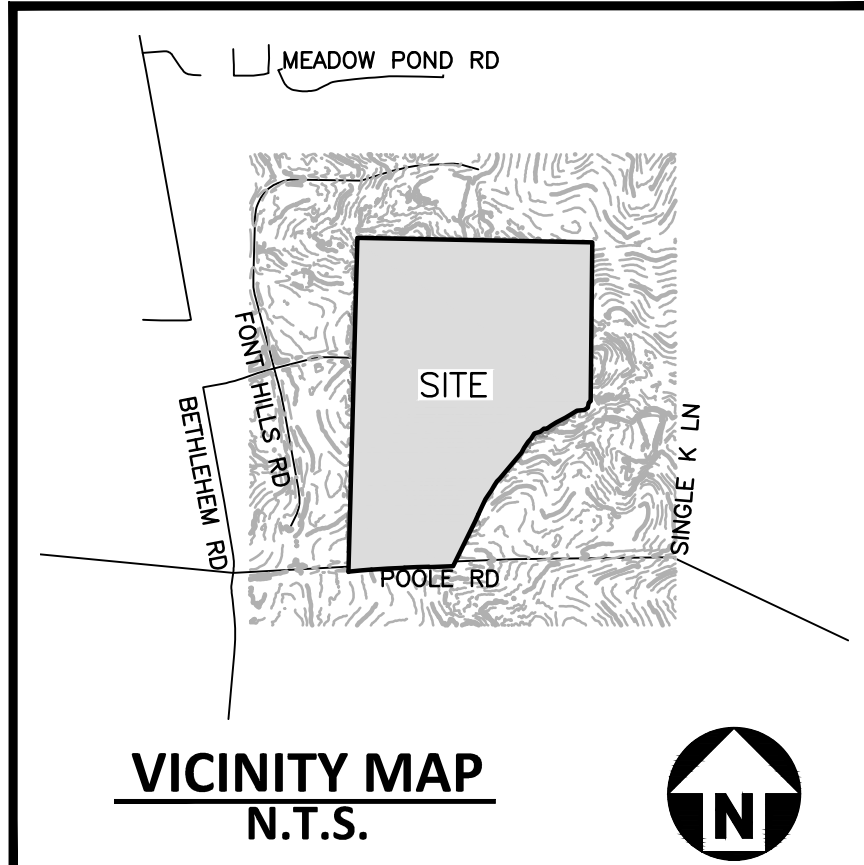
| NO. | DATE       |                   |
|-----|------------|-------------------|
| 1   | 06.26.2025 | PER TOWN COMMENTS |
| 2   | 07.30.2025 | PER TOWN COMMENTS |
| 3   | 08.26.2025 | PER TOWN COMMENTS |
| 4   |            |                   |
| 5   |            |                   |
| 6   |            |                   |

### MASTER PLAN FOR:

HOPKINS FARM  
8501 POOLE ROAD  
KNIGHTDALE, NORTH CAROLINA 27545  
PROJECT NUMBER: LEN-24015

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





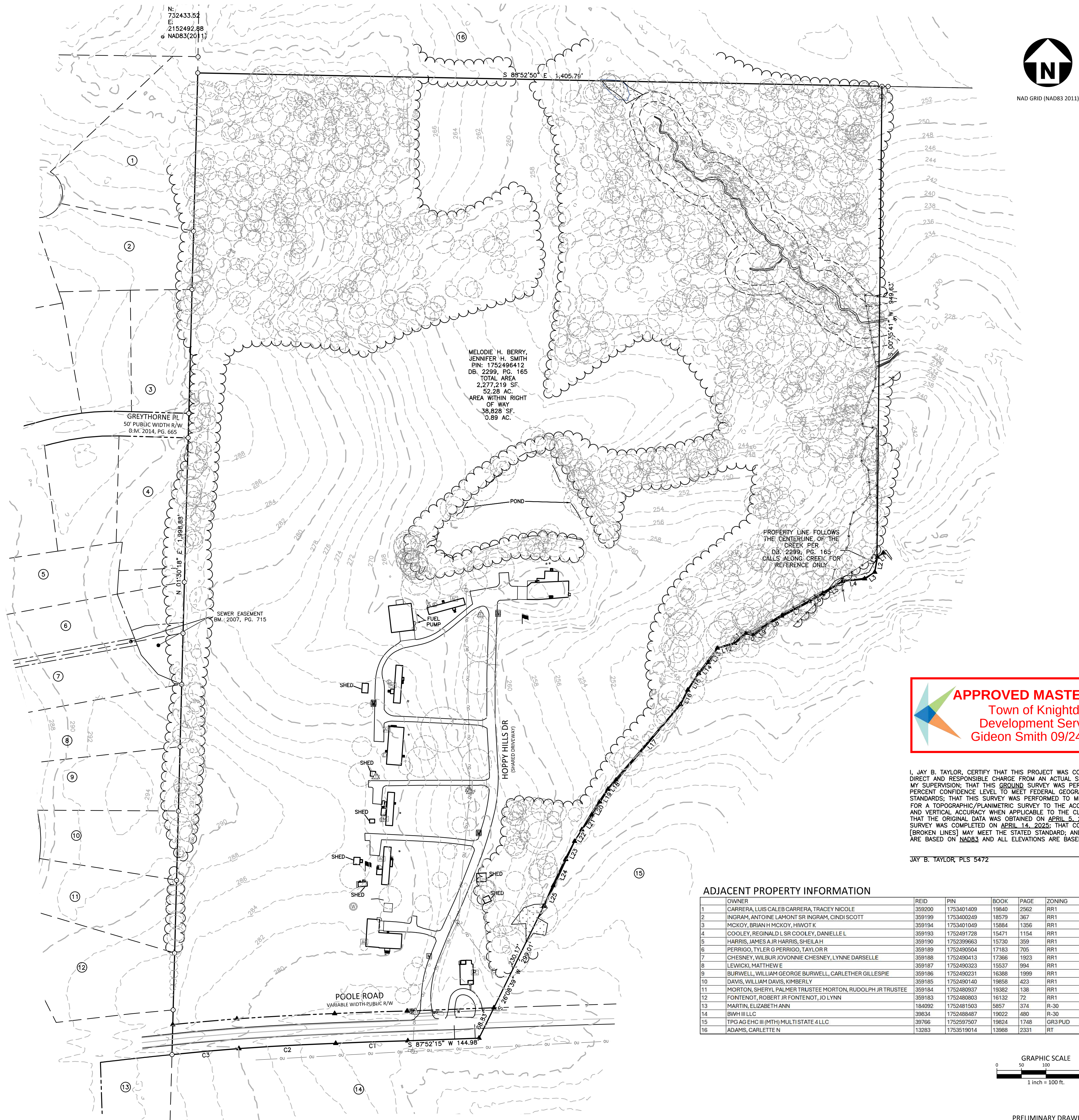
## GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND.
2. BEARINGS FOR THIS SURVEY ARE BASED ON GRID NORTH NAD83 (2011).
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONES ARE SHOWN.
5. AREA BY COORDINATE GEOMETRY.
6. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PLAN #37201 ZV5200K DATED JULY 18, 2022.
7. REFERENCED SHOWN ON SURVEY.
8. UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES 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 AN 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.
9. NO EVIDENCE OF EXISTING MOVING ACTIVITIES OCCURRING ON SITE.
10. NO EVIDENCE OF STREET OR HIGHWAY.
11. TREE SURVEY RECEIVED BY S&C.

### LEGEND

- |                                                                                     |                       |
|-------------------------------------------------------------------------------------|-----------------------|
|  | EXISTING IRON PIPE    |
|  | IRON PIPE SET         |
|  | CALCULATED POINT      |
|  | FIRE HYDRANT          |
|  | WATER VALVE           |
|  | WELL                  |
|  | ELECTRIC METER        |
|  | GUY WIRE              |
|  | LIGHT POLE            |
|  | POWER/UTILITY POLE    |
|  | CABLE TV BOX          |
|  | TELEPHONE PEDESTAL    |
|  | AIR CONDITIONER       |
|  | MAIL BOX              |
|  | SIGN                  |
|  | SATELLITE DISH        |
|  | FLAG POLE             |
|  | STORM DRAIN LINE      |
|  | FENCE LINE            |
|  | WOOD LINE/LANDSCAPING |
|  | BM. 1985, PG. 1852    |
|  | RIGHT OF WAY          |



### ADJACENT PROPERTY INFORMATION

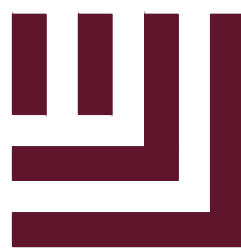
|    | OWNER                                                    | REID   | PIN        | BOOK  | PAGE | ZONING  | LAND CLASS                       |
|----|----------------------------------------------------------|--------|------------|-------|------|---------|----------------------------------|
| 1  | CARRERA, LUIS CALEB CARRERA, TRACEY NICOLE               | 359200 | 1753401409 | 19840 | 2562 | RR1     | RESIDENTIAL                      |
| 2  | INGRAM, ANTOINE LAMONT SR INGRAM, CINDI SCOTT            | 359199 | 1753400249 | 18979 | 367  | RR1     | RESIDENTIAL                      |
| 3  | MCKOY, BRIAN H MCKOY, HIWOT K                            | 359194 | 1753401049 | 15684 | 1356 | RR1     | RESIDENTIAL                      |
| 4  | COOLEY, REGINALD L SR COOLEY, DANIELLE L                 | 359193 | 1752491728 | 15471 | 1154 | RR1     | RESIDENTIAL                      |
| 5  | HARRIS, JAMES A JR HARRIS, SHEILA H                      | 359190 | 1752339663 | 15730 | 359  | RR1     | RESIDENTIAL                      |
| 6  | PERRIGO, TYLER G PERRIGO, TAYLOR R                       | 359189 | 1752490504 | 17183 | 705  | RR1     | RESIDENTIAL                      |
| 7  | CHESENY, WILBUR JOVONNIE CHESENY, LYNNE DARSELLE         | 359188 | 1752490413 | 17366 | 1923 | RR1     | RESIDENTIAL                      |
| 8  | LEWICKI, MATTHEW E                                       | 359187 | 1752490323 | 15537 | 994  | RR1     | RESIDENTIAL                      |
| 9  | BURWELL, WILLIAM GEORGE BURWELL, CARLETHA GILLESPIE      | 359186 | 1752490231 | 16368 | 1959 | RR1     | RESIDENTIAL                      |
| 10 | DAVIS, WILLIAM DAVID KIMBERLY L                          | 359185 | 1752489140 | 18858 | 423  | RR1     | RESIDENTIAL                      |
| 11 | MORTON, SHERYL PALMER TRUSTEE MORTON, RUDOLPH JR TRUSTEE | 359184 | 1752489037 | 19362 | 136  | RR1     | RESIDENTIAL                      |
| 12 | FONTENOT, ROBERT JR FONTENOT, JO LYNN                    | 359183 | 1752489093 | 16132 | 72   | RR1     | RESIDENTIAL                      |
| 13 | MARTIN, ELIZABETH ANN                                    | 184092 | 1752481503 | 5857  | 374  | R-30    | RESIDENTIAL                      |
| 14 | BWVI II LLC                                              | 39634  | 1752488487 | 19022 | 480  | R-30    | AGRICULTURE                      |
| 15 | TPG AC EHC II (MTH) MULTI STATE 4 LLC                    | 39766  | 1752597507 | 19824 | 1748 | GR3 PUD | ACRES GREATER THAN 10 WITH HOUSE |
| 16 | DAVIS, CARLETTE N                                        | 13283  | 1753519014 | 13988 | 2331 | RR1     | AGRICULTURE                      |

**GRAPHIC SCALE**

0      50      100      200

1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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**CLIENT**



**HOPKINS FARM**  
**MASTER PLAN**  
**8501 POOLE ROAD**  
**KNIGHTDALE, NORTH CAROLINA 27545**



## REVISIONS

| NO. | DATE |
|-----|------|
|-----|------|

## PLAN INFORMATION

|             |             |
|-------------|-------------|
| PROJECT NO. | LEN24015    |
| FILENAME    | LEN24015-AT |
| CHECKED BY  | JBT         |
| DRAWN BY    | CBF         |
| SCALE       | 1"=100'     |
| DATE        | 04.25.2025  |

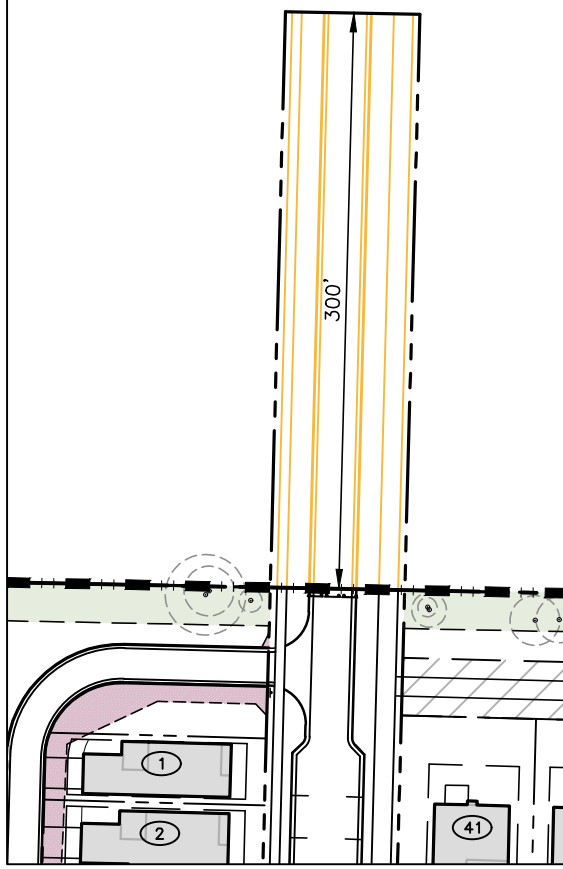
**SHEET**

## EXISTING CONDITIONS

# C1.00



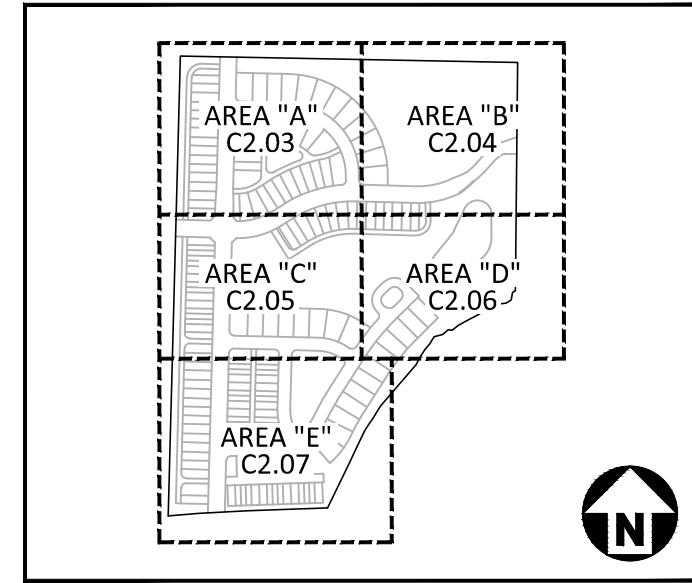
OFFSITE ROADWAY EXTENSION OF STREET "A" IS FOR PLANNING PURPOSES AND WILL NOT BE CONSTRUCTED AS PART OF HOPKINS FARM.



INSET "A"  
SCALE: 1" = 100'

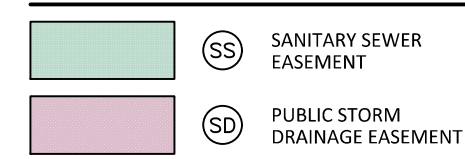


**APPROVED MASTER PLAN**  
Town of Knightdale  
Development Services  
Gideon Smith 09/24/2025

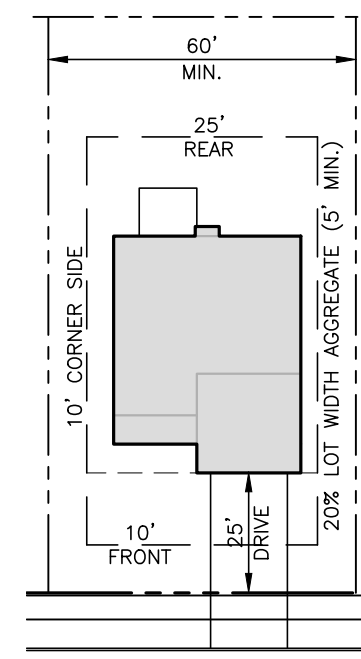
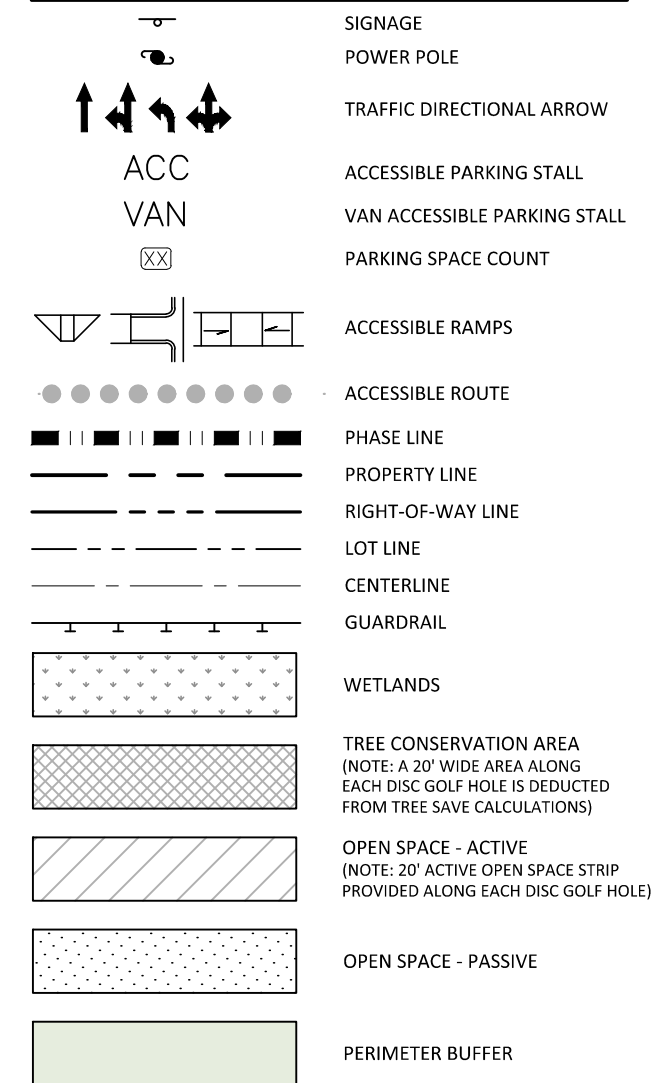


KEY MAP

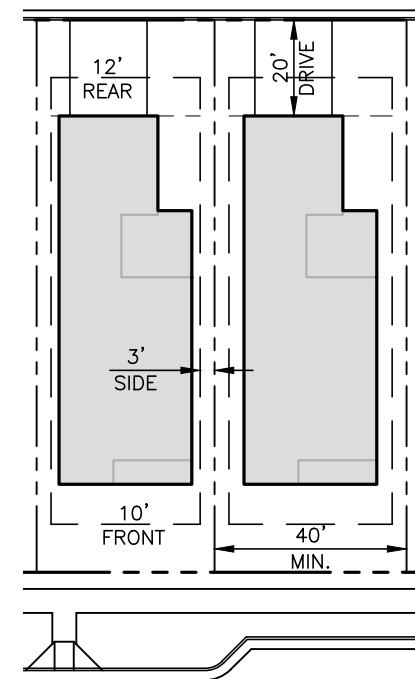
EASEMENT LEGEND



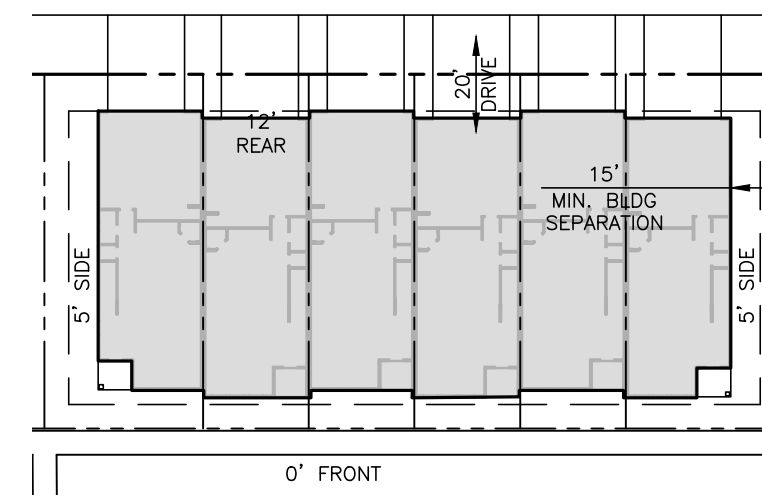
SITE LEGEND



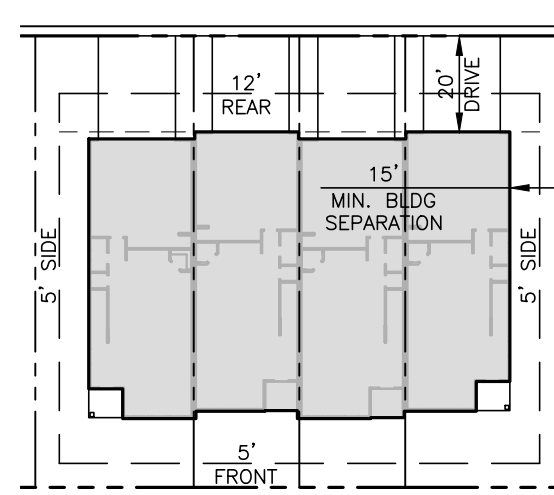
FRONT-LOADED SINGLE  
FAMILY DWELLING DETAIL  
SCALE: 1"=40'



REAR-LOADED SINGLE  
DWELLING FAMILY DETAIL  
SCALE: 1"=40'



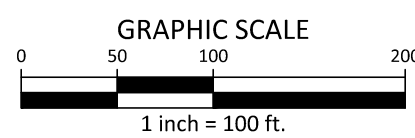
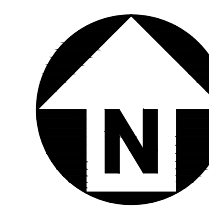
OPEN SPACE FACING  
REAR-LOADED  
TOWNHOME DETAIL  
SCALE: 1"=40'



STREET FACING REAR-LOADED  
TOWNHOME DETAIL  
SCALE: 1"=40'

ADJACENT PROPERTY INFORMATION

|    | OWNER                                                    | REID   | PIN        | BOOK  | PAGE | ZONING  | LAND CLASS                       |
|----|----------------------------------------------------------|--------|------------|-------|------|---------|----------------------------------|
| 1  | CARRERA, LUIS CALEB CARRERA, TRACEY NICOLE               | 359200 | 1753401409 | 19840 | 2562 | RR1     | RESIDENTIAL                      |
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| 7  | CHESNEY, WILBUR JOVONNIE CHESNEY, LYNNE DARSSELLE        | 359188 | 1752490413 | 17366 | 1923 | RR1     | RESIDENTIAL                      |
| 8  | LEWICKI, MATTHEW E                                       | 359187 | 1752490323 | 15537 | 894  | RR1     | RESIDENTIAL                      |
| 9  | BURWELL, WILLIAM GEORGE BURWELL, CARLETHEA GILLESPIE     | 359186 | 1752490231 | 16388 | 1999 | RR1     | RESIDENTIAL                      |
| 10 | DAVIS, WILLIAM DAVIS, KIMBERLY                           | 359185 | 1752490140 | 19858 | 423  | RR1     | RESIDENTIAL                      |
| 11 | MORTON, SHERYL PALMER TRUSTEE MORTON, RUDOLPH JR TRUSTEE | 359184 | 1752490937 | 19382 | 138  | RR1     | RESIDENTIAL                      |
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| 16 | ADAMS, CARLETTE N                                        | 13283  | 1753519014 | 13988 | 2331 | RT      | AGRICULTURE                      |



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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CLIENT

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1100 PERIMETER PARK DRIVE  
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CONTACT: Michael Taylor  
PHONE: 919. 465. 5929



**HOPKINS FARM**  
**MASTER PLAN**  
**8501 POOLE ROAD**  
KNIGHTDALE, NORTH CAROLINA 27545



REVISIONS

| NO. | DATE       | DESCRIPTION       |
|-----|------------|-------------------|
| 1   | 06.26.2025 | PER TOWN COMMENTS |
| 2   | 07.30.2025 | PER TOWN COMMENTS |
| 3   | 08.26.2025 | PER TOWN COMMENTS |
| 4   |            |                   |
| 5   |            |                   |
| 6   |            |                   |

PLAN INFORMATION

PROJECT NO. LEN-24015  
FILENAME LEN24015-OAS1  
CHECKED BY WMK  
DRAWN BY RLU  
SCALE 1" = 100'  
DATE 04.28.2025  
SHEET

**OVERALL SITE PLAN**  
**C2.00**



X:\Projects\LEN\LEN24015\04-Production\Engineering\Production Drawings\Current Drawings\Master Plan\LEN24015-04S2.dwg, 8/26/2025 9:21:54 AM, Cody James



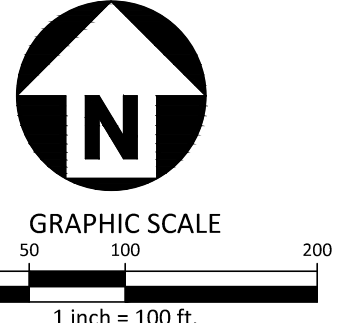
| ACTIVE & PASSIVE OPEN SPACE SUMMARY |                                                                                    |          |
|-------------------------------------|------------------------------------------------------------------------------------|----------|
| ACTIVE OPEN SPACE *                 |                                                                                    |          |
| OPEN SPACE 1                        | AMENITY CENTER (BATHHOUSE & POOL)                                                  | 0.72 AC  |
| OPEN SPACE 2                        | PLAYGROUND AND YARD GAMES                                                          | 1.13 AC  |
| OPEN SPACE 3                        | 9-HOLE DISC GOLF COURSE (20'x1800 LF)                                              | 0.72 AC  |
| OPEN SPACE 4                        | PUBLIC GREENWAY (30' EASEMENT) **                                                  | 1.72 AC  |
| TOTAL                               |                                                                                    | 4.29 AC  |
| PASSIVE OPEN SPACE *                |                                                                                    |          |
| OPEN SPACE 5                        | POLLINATOR GARDEN                                                                  | 0.12 AC  |
| OPEN SPACE 6                        | PRESERVATION OF NATURAL RESOURCES (INCLUDES SEATING AREAS AS SHOWN ON MASTER PLAN) | 10.09 AC |
| TOTAL                               |                                                                                    | 10.21 AC |

\* FEATURED OPEN SPACE AMENITIES LISTED IN THE TABLE ABOVE (EXCLUDING POOL AND BATHHOUSE) 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.

\*\* AT A MINIMUM, PET WASTE STATIONS AND BENCHES SHALL BE PROVIDED ALONG THE PUBLIC GREENWAY EVERY 2000 FT. PET WASTE STATION AND BENCH DESIGN SHALL BE IN ACCORDANCE WITH THE TOWN'S STANDARD SPECIFICATIONS AND DETAILS MANUAL.

| SITE LEGEND |                            | OVERALL NET SITE AREA: 50.75 AC   |
|-------------|----------------------------|-----------------------------------|
|             |                            | OVERALL SITE OPEN SPACE: 21.83 AC |
|             | ACTIVE OPEN SPACE          | 4.29 AC                           |
|             | 8.45% OF NET AREA          |                                   |
|             | 19.65% OF TOTAL OPEN SPACE |                                   |
|             | PASSIVE OPEN SPACE         | 10.21 AC                          |
|             | 20.12% OF NET AREA         |                                   |
|             | 46.77% OF TOTAL OPEN SPACE |                                   |
|             | COMMON OPEN SPACE          | 7.33 AC                           |
|             | 14.44% OF NET AREA         |                                   |
|             | 33.44% OF TOTAL OPEN SPACE |                                   |
|             | JURISDICTIONAL OPEN SPACE  | 1.93 AC                           |
|             | 3.84% OF NET AREA          |                                   |
|             | 8.93% OF TOTAL OPEN SPACE  |                                   |
|             | PUBLIC GREENWAY**          | 2,587 LF                          |
|             |                            |                                   |
|             |                            |                                   |

**APPROVED MASTER PLAN**  
Town of Knightdale  
Development Services  
Gideon Smith 09/24/2025



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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license number: C-0293, C-187  
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**CLIENT**  
LENNAR  
1100 PERIMETER PARK DRIVE  
MORRISVILLE, NC 27560  
CONTACT: Michael Taylor  
PHONE: 919. 465. 5929



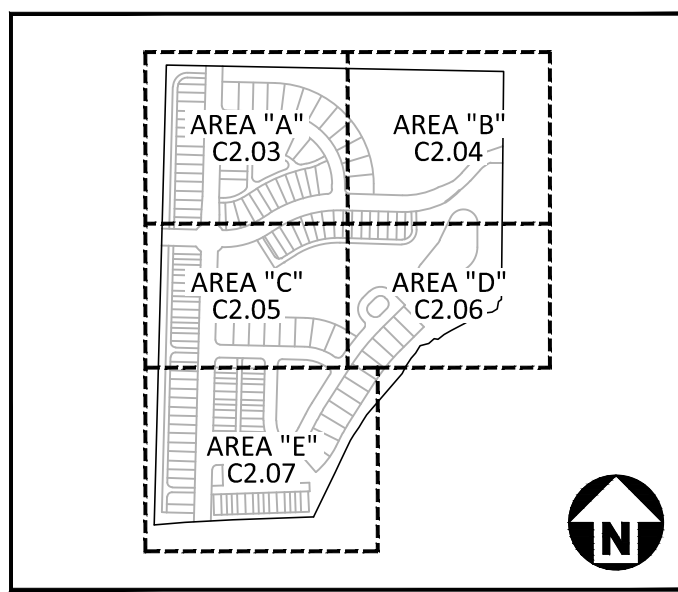
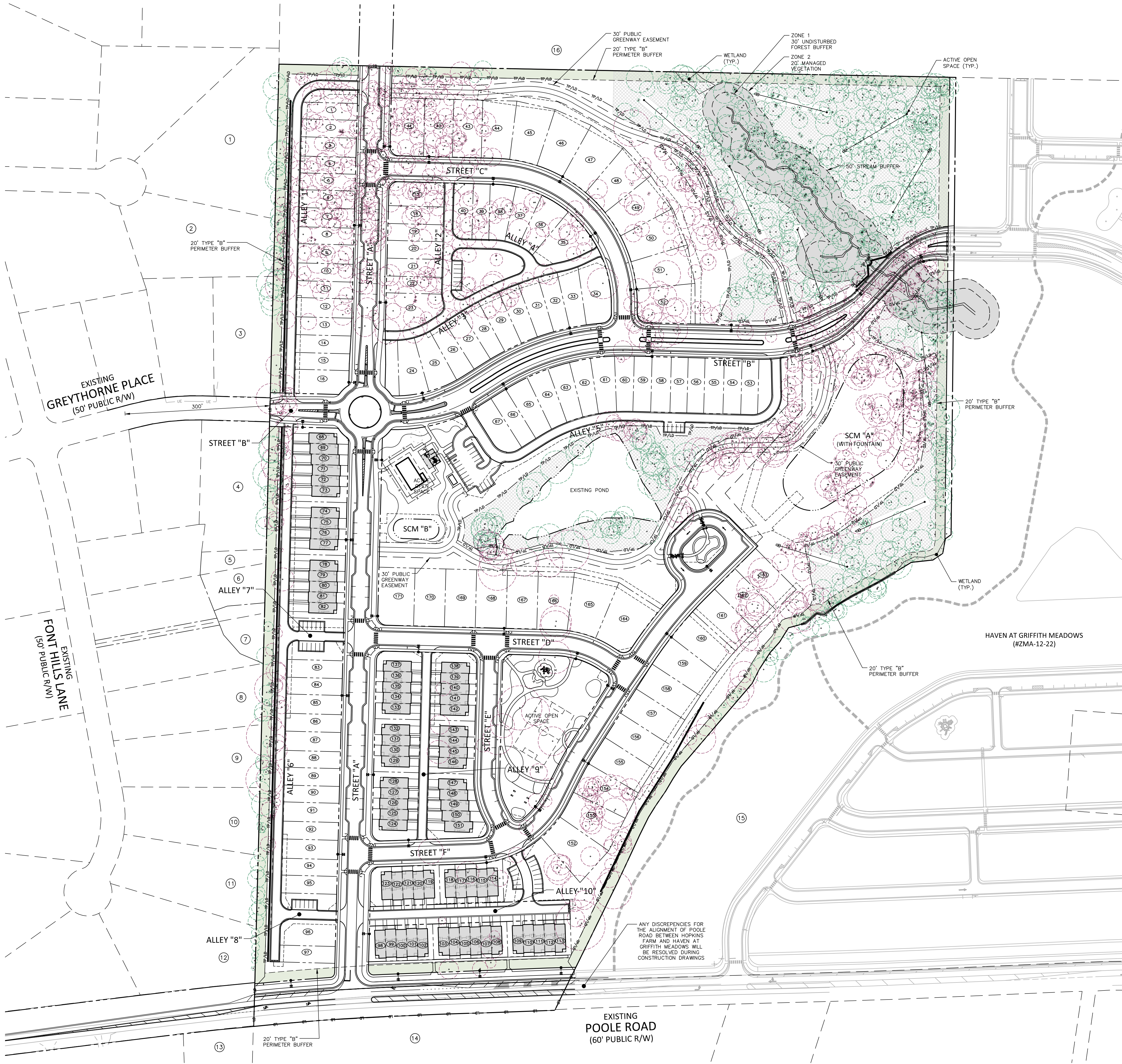
**HOPKINS FARM  
MASTER PLAN**  
**8501 POOLE ROAD**  
KNIGHTDALE, NORTH CAROLINA 27545



| REVISIONS                  |               |                   |
|----------------------------|---------------|-------------------|
| NO.                        | DATE          |                   |
| 1                          | 06.26.2025    | PER TOWN COMMENTS |
| 2                          | 07.30.2025    | PER TOWN COMMENTS |
| 3                          | 08.26.2025    | PER TOWN COMMENTS |
| 4                          |               |                   |
| 5                          |               |                   |
| 6                          |               |                   |
| PLAN INFORMATION           |               |                   |
| PROJECT NO.                | LEN-24015     |                   |
| FILENAME                   | LEN24015-OAS2 |                   |
| CHECKED BY                 | WMK           |                   |
| DRAWN BY                   | RLU           |                   |
| SCALE                      | 1" = 100'     |                   |
| DATE                       | 04.28.2025    |                   |
| SHEET                      |               |                   |
| OVERALL OPEN<br>SPACE PLAN |               |                   |
| C2.01                      |               |                   |



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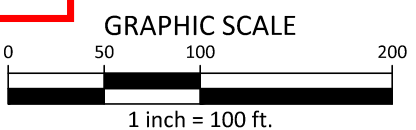
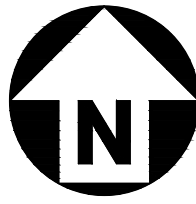


KEY MAP

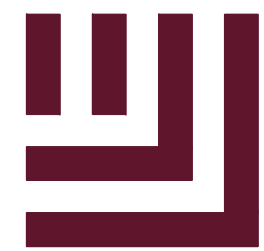
SITE LEGEND

- |  |                                                                                                                     |
|--|---------------------------------------------------------------------------------------------------------------------|
|  | SIGNAGE                                                                                                             |
|  | POWER POLE                                                                                                          |
|  | TRAFFIC DIRECTIONAL ARROW                                                                                           |
|  | ACCESSIBLE PARKING STALL                                                                                            |
|  | VAN ACCESSIBLE PARKING STALL                                                                                        |
|  | PARKING SPACE COUNT                                                                                                 |
|  | ACCESSIBLE RAMPS                                                                                                    |
|  | ACCESSIBLE ROUTE                                                                                                    |
|  | PHASE LINE                                                                                                          |
|  | PROPERTY LINE                                                                                                       |
|  | RIGHT-OF-WAY LINE                                                                                                   |
|  | LOT LINE                                                                                                            |
|  | CENTERLINE                                                                                                          |
|  | GUARDRAIL                                                                                                           |
|  | WETLANDS                                                                                                            |
|  | TREE CONSERVATION AREA<br>(NOTE: A 20' WIDE AREA ALONG EACH DISC GOLF HOLE IS DEDUCTED FROM TREE SAVE CALCULATIONS) |
|  | PERIMETER BUFFER                                                                                                    |
|  | EXISTING TREE TO REMAIN                                                                                             |
|  | EXISTING TREE TO BE REMOVED                                                                                         |

**APPROVED MASTER PLAN**  
Town of Knightdale  
Development Services  
Gideon Smith 09/24/2025



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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PHONE: 919. 465. 5929



**HOPKINS FARM  
MASTER PLAN**  
**8501 POOLE ROAD**  
KNIGHTDALE, NORTH CAROLINA 27545



REVISIONS

| NO. | DATE       | DESCRIPTION       |
|-----|------------|-------------------|
| 1   | 06.26.2025 | PER TOWN COMMENTS |
| 2   | 07.30.2025 | PER TOWN COMMENTS |
| 3   | 08.26.2025 | PER TOWN COMMENTS |
| 4   |            |                   |
| 5   |            |                   |
| 6   |            |                   |

PLAN INFORMATION

PROJECT NO. LEN-24015  
FILENAME LEN24015-OAS3  
CHECKED BY WMK  
DRAWN BY RLU  
SCALE 1" = 100'  
DATE 04.28.2025

SHEET

**SPECIMEN TREE  
PRESERVATION EXHIBIT**

**C2.02**



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**HOPKINS FARM  
MASTER PLAN  
8501 POOLE ROAD  
KNIGHTDALE, NORTH CAROLINA 27545**



**REVISIONS**

| NO. | DATE       | PER TOWN COMMENTS |
|-----|------------|-------------------|
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| 2   | 07.30.2025 | PER TOWN COMMENTS |
| 3   | 08.26.2025 | PER TOWN COMMENTS |
| 4   |            |                   |
| 5   |            |                   |
| 6   |            |                   |

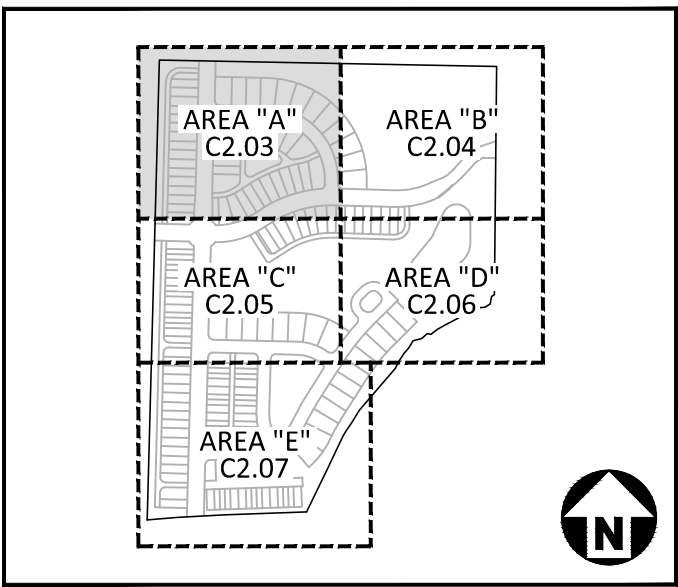
**PLAN INFORMATION**

PROJECT NO. LEN-24015  
FILENAME LEN24015-S1  
CHECKED BY WMK  
DRAWN BY RLU  
SCALE 1" = 40'  
DATE 04.28.2025

**SHEET**

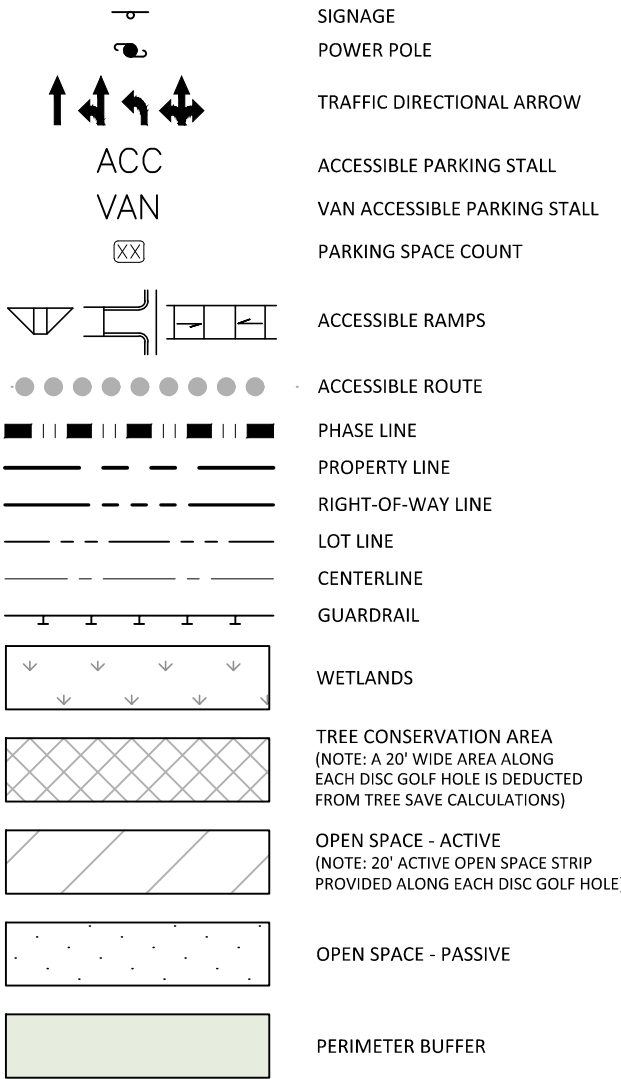
**SITE, SIGNAGE, PAVEMENT  
MARKING PLAN - AREA "A"**

**C2.03**

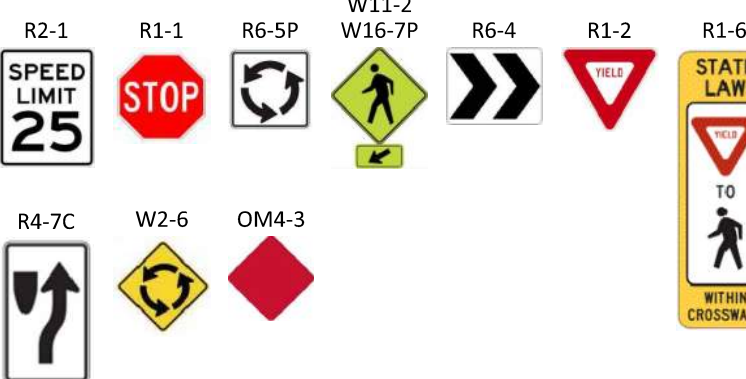


KEY MAP

**SITE LEGEND**



**SITE SIGN KEY**

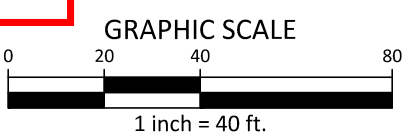
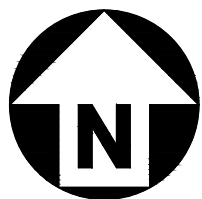


| SPEED LIMIT TABLE |        |
|-------------------|--------|
| LOCAL STREET      | 20 MPH |
| MAIN STREET       | 25 MPH |

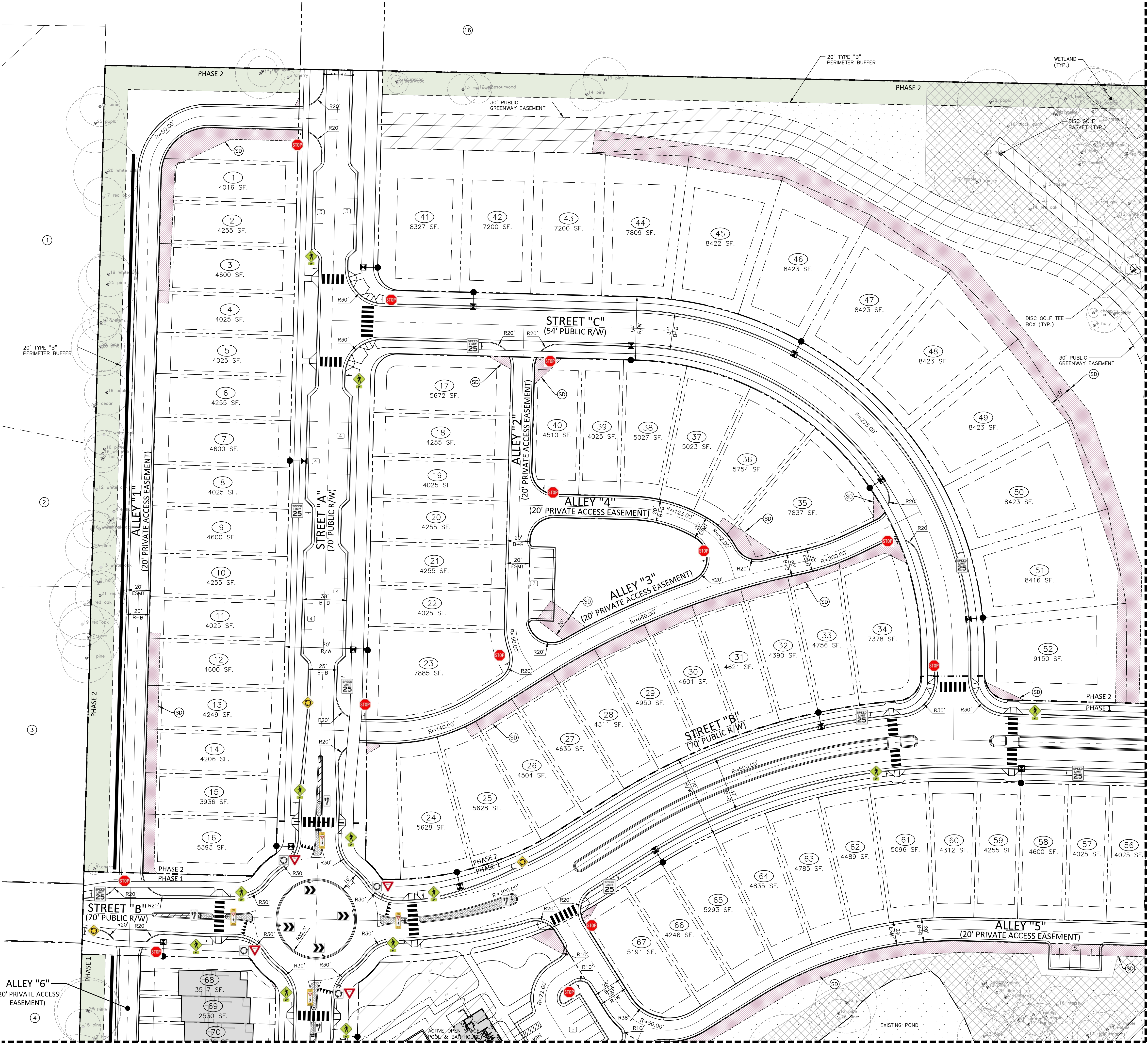
**EASEMENT LEGEND**



**APPROVED MASTER PLAN**  
Town of Knightdale  
Development Services  
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SEE SHEET C2.05

SEE SHEET C2.04



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**HOPKINS FARM  
MASTER PLAN  
8501 POOLE ROAD  
KNIGHTDALE, NORTH CAROLINA 27545**



**REVISIONS**

| NO. | DATE       | DESCRIPTION       |
|-----|------------|-------------------|
| 1   | 06.26.2025 | PER TOWN COMMENTS |
| 2   | 07.30.2025 | PER TOWN COMMENTS |
| 3   | 08.26.2025 | PER TOWN COMMENTS |
| 4   |            |                   |
| 5   |            |                   |
| 6   |            |                   |

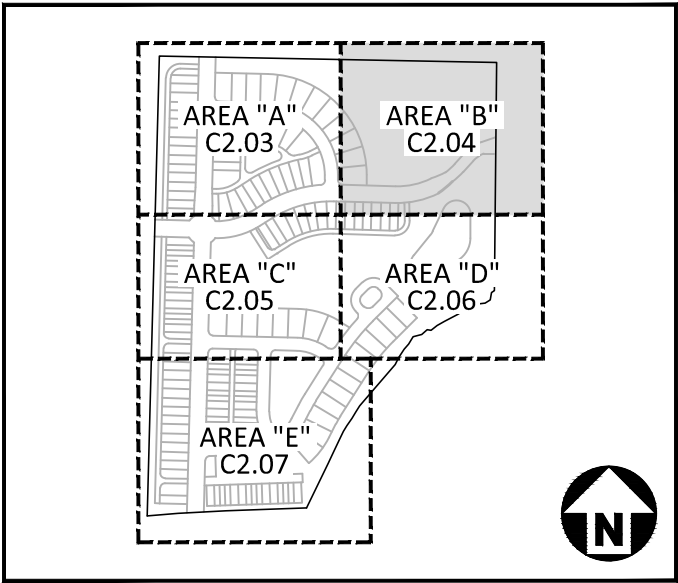
**PLAN INFORMATION**

|             |             |
|-------------|-------------|
| PROJECT NO. | LEN-24015   |
| FILENAME    | LEN24015-S1 |
| CHECKED BY  | WMK         |
| DRAWN BY    | RLU         |
| SCALE       | 1" = 40'    |
| DATE        | 04.28.2025  |

**SHEET**

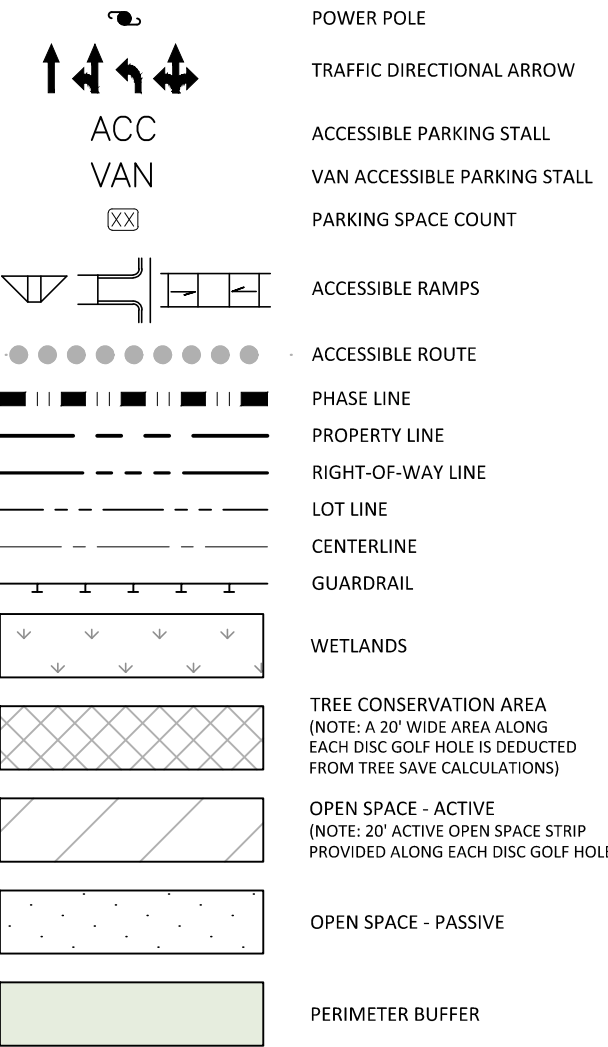
**SITE, SIGNAGE, PAVEMENT  
MARKING PLAN - AREA "B"**

**C2.04**

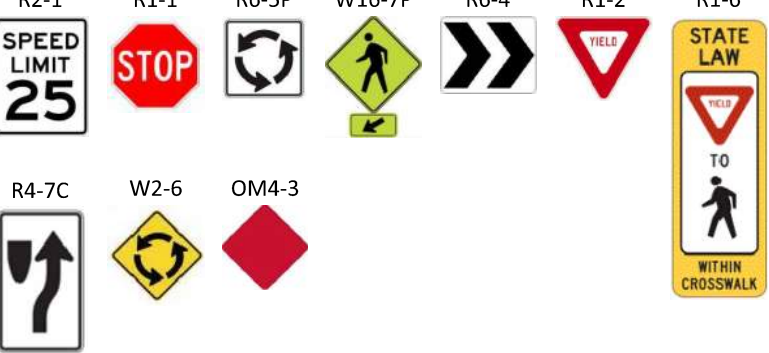


KEY MAP

**SITE LEGEND**



**SITE SIGN KEY**

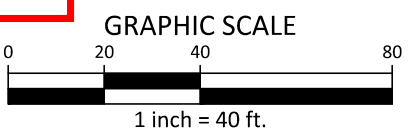
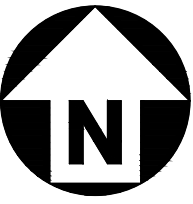


| SPEED LIMIT TABLE |        |
|-------------------|--------|
| LOCAL STREET      | 20 MPH |
| MAIN STREET       | 25 MPH |

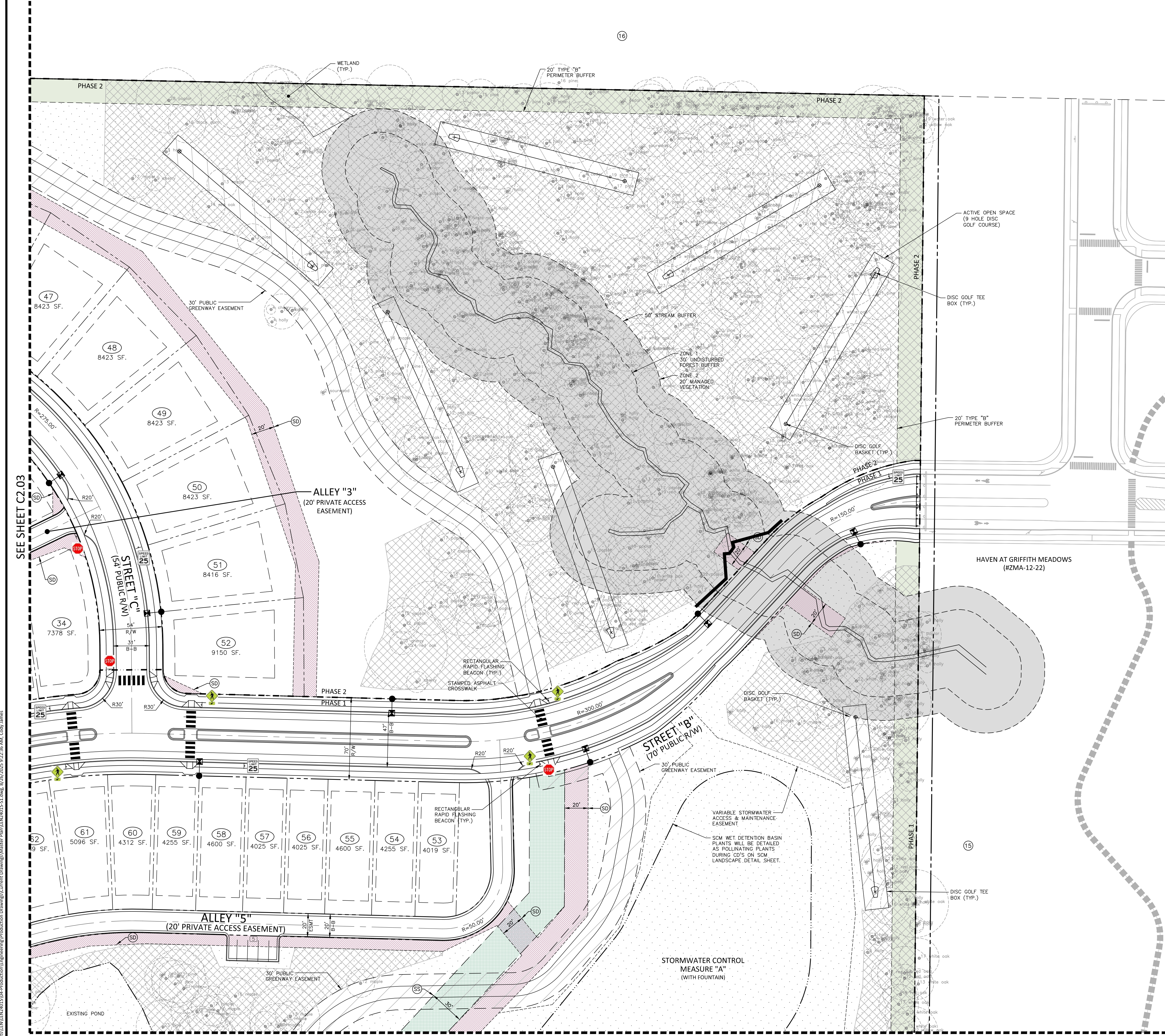
**EASEMENT LEGEND**



**APPROVED MASTER PLAN**  
Town of Knightdale  
Development Services  
Gideon Smith 09/24/2025



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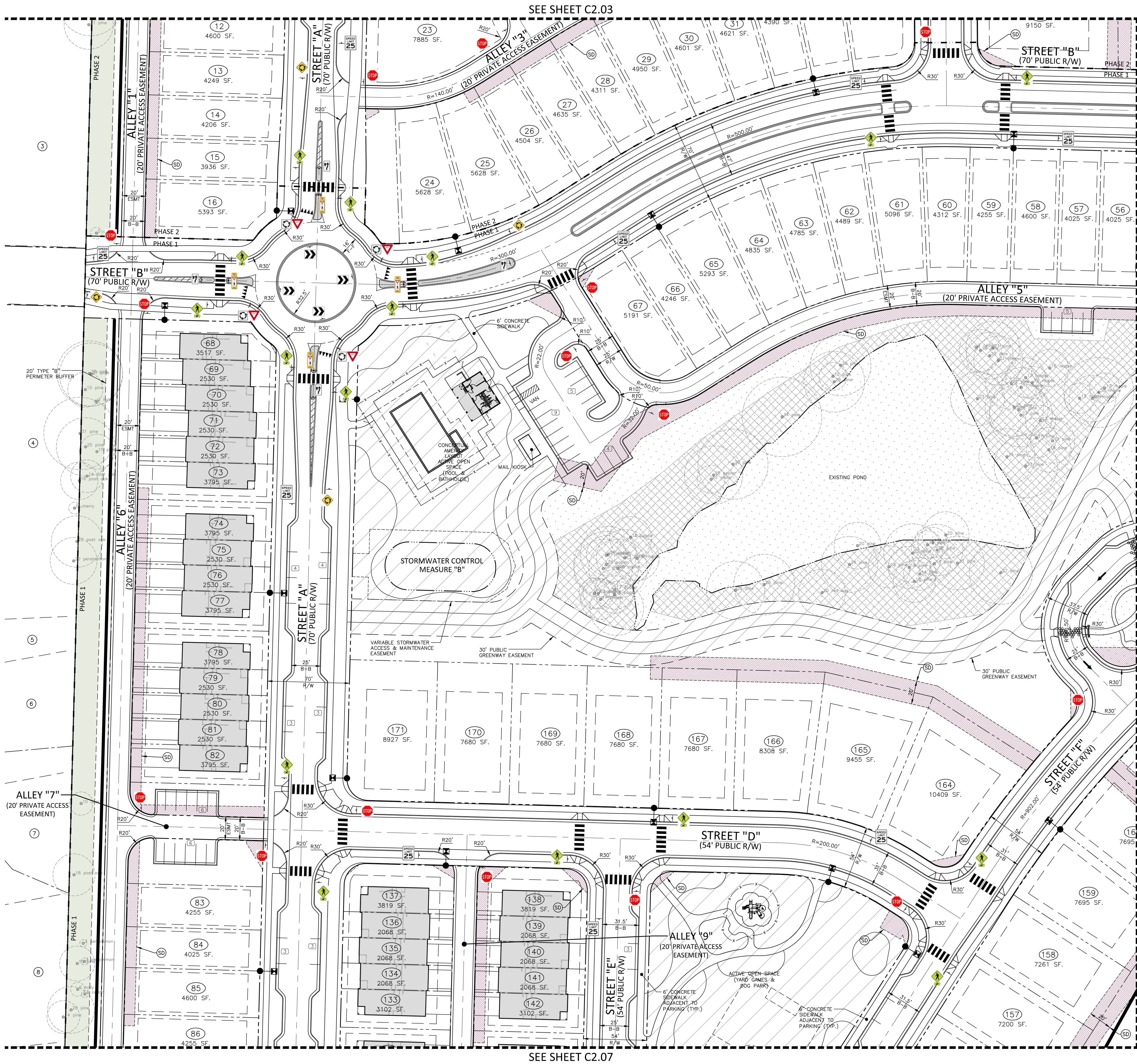
SEE SHEET C2.06

SEE SHEET C2.03

X:\Projects\LEN\24015\04-Production\Engineering\Production Drawings\Current Drawings\Master Plan\LEN24015-S1.dwg, 8/26/2025 9:22:36 AM, Cady James

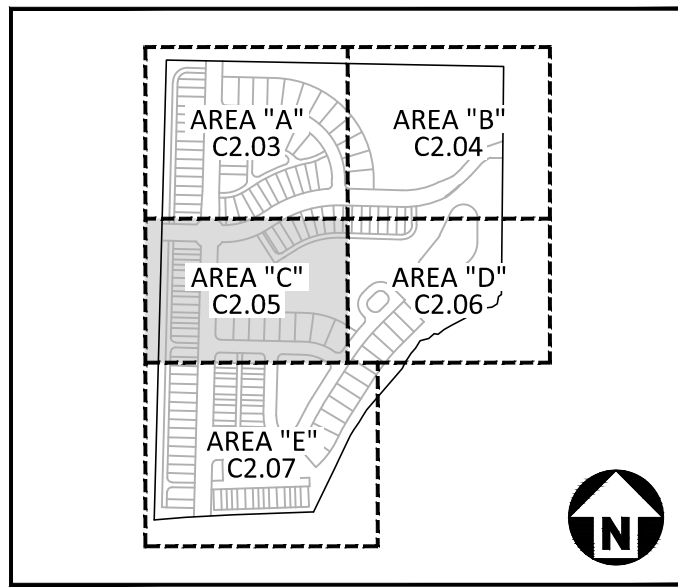


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SEE SHEET C2.03

SEE SHEET C2.07

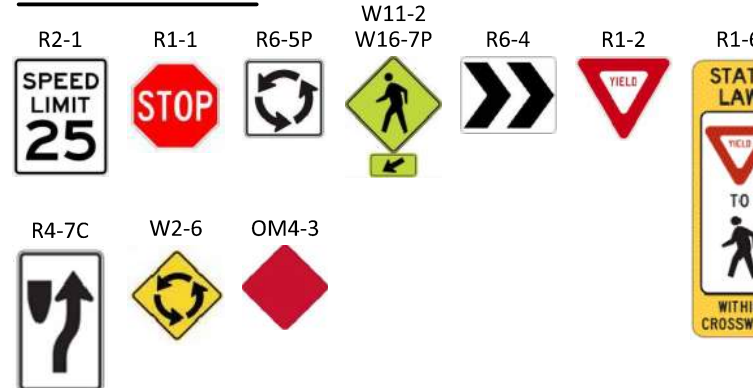


KEY MAP

SITE LEGEND

- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- GUARDRAIL
- WETLANDS
- TREE CONSERVATION AREA (NOTE: A 20' WIDE AREA ALONG EACH DISC GOLF HOLE IS DEDUCTED FROM TREE SAVE CALCULATIONS)
- OPEN SPACE - ACTIVE (NOTE: 20' ACTIVE OPEN SPACE STRIP PROVIDED ALONG EACH DISC GOLF HOLE)
- OPEN SPACE - PASSIVE
- PERIMETER BUFFER

SITE SIGN KEY

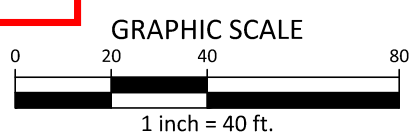
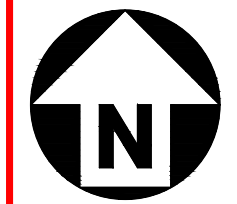


| SPEED LIMIT TABLE |        |
|-------------------|--------|
| LOCAL STREET      | 20 MPH |
| MAIN STREET       | 25 MPH |

EASEMENT LEGEND

- SS SANITARY SEWER EASEMENT
- SD PUBLIC STORM DRAINAGE EASEMENT

**APPROVED MASTER PLAN**  
Town of Knightdale  
Development Services  
Gideon Smith 09/24/2025



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**HOPKINS FARM**  
**MASTER PLAN**  
**8501 POOLE ROAD**  
KNIGHTDALE, NORTH CAROLINA 27545



REVISIONS

| NO. | DATE         | PER TOWN COMMENTS |
|-----|--------------|-------------------|
| 1   | 06. 26. 2025 | PER TOWN COMMENTS |
| 2   | 07. 30. 2025 | PER TOWN COMMENTS |
| 3   | 08. 26. 2025 | PER TOWN COMMENTS |
| 4   |              |                   |
| 5   |              |                   |
| 6   |              |                   |

PLAN INFORMATION

PROJECT NO. LEN-24015  
FILENAME LEN24015-S1  
CHECKED BY WMK  
DRAWN BY RLU  
SCALE 1" = 40'  
DATE 04. 28. 2025

SHEET

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

**C2.05**



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**HOPKINS FARM  
MASTER PLAN  
8501 POOLE ROAD  
KNIGHTDALE, NORTH CAROLINA 27545**



## REVISIONS

| NO. | DATE         |                   |
|-----|--------------|-------------------|
| 1   | 06. 26. 2025 | PER TOWN COMMENTS |
| 2   | 07. 30. 2025 | PER TOWN COMMENTS |
| 3   | 08. 26. 2025 | PER TOWN COMMENTS |
| 4   |              |                   |
| 5   |              |                   |
| 6   |              |                   |

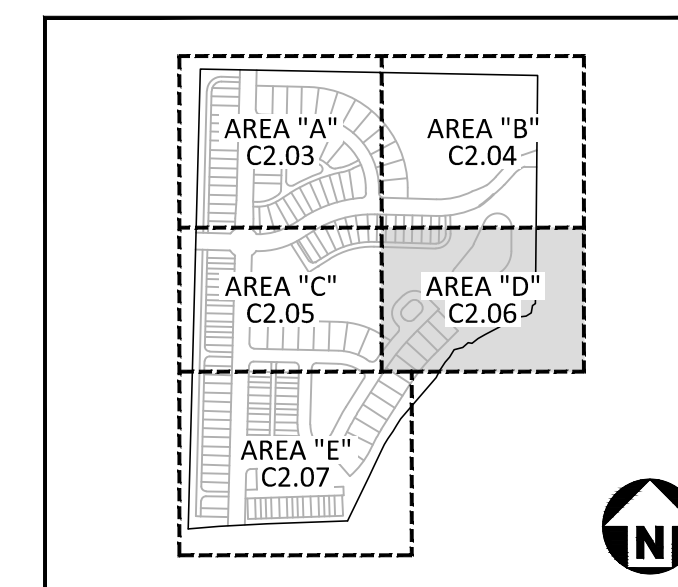
## PLAN INFORMATION

|             |             |
|-------------|-------------|
| PROJECT NO. | LEN-24015   |
| FILENAME    | LEN24015-S1 |
| CHECKED BY  | WMK         |
| DRAWN BY    | RLU         |
| SCALE       | 1" = 40'    |
| DATE        | 04.28.2025  |

## SHEET

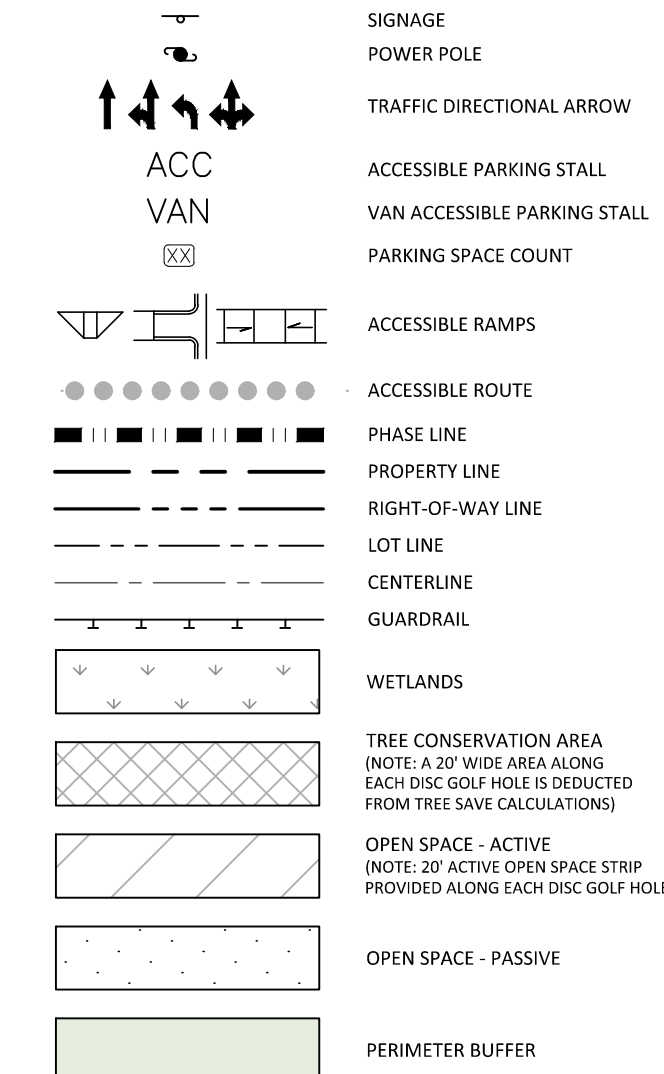
**SITE, SIGNAGE, PAVEMENT  
MARKING PLAN - AREA "D"**

## C2.06

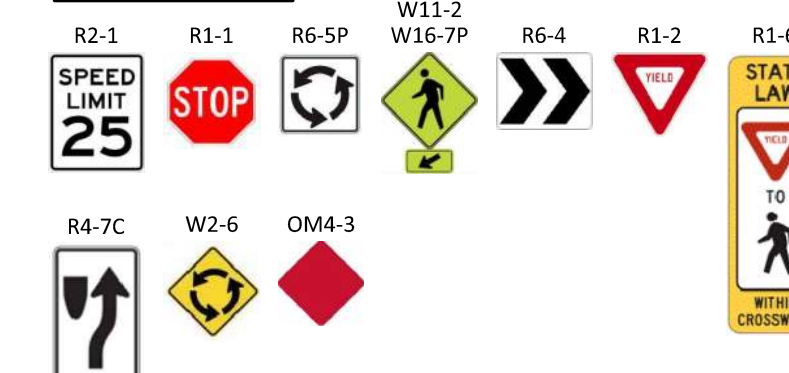


## KEY MAP

### SITE LEGEND

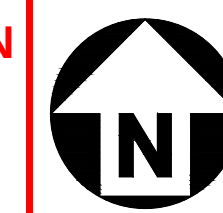


SITE SIGN KEY



|                   |        |
|-------------------|--------|
| SPEED LIMIT TABLE |        |
| LOCAL STREET      | 20 MPH |
| MAIN STREET       | 25 MPH |

### EASEMENT LEGEND



GRAPHIC SCALE

A horizontal number line is shown with tick marks at intervals of 20, labeled 0, 20, 40, 60, 80, and 100. The region between the tick marks for 20 and 40 is shaded in black.

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SEE SHEET C2.04

SEE SHEET C2.05

SEE SHEET C2.07

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A circular professional engineer seal for the State of North Carolina. The outer ring contains the text "NORTH CAROLINA" at the top and "NICHOLAS D. WILLIAMSON" at the bottom. The inner circle contains the text "PROFESSIONAL" at the top, "SEAL" in the center, "048250" below the seal, and "ENGINEER" at the bottom.

| 0. | DATE         |                   |
|----|--------------|-------------------|
| 1  | 06. 26. 2025 | PER TOWN COMMENTS |
| 2  | 07. 30. 2025 | PER TOWN COMMENTS |
| 3  | 08. 26. 2025 | PER TOWN COMMENTS |
| 4  |              |                   |
| 5  |              |                   |
| 5  |              |                   |

|             |              |
|-------------|--------------|
| PROJECT NO. | LEN-24015    |
| FILENAME    | LEN24015-S1  |
| CHECKED BY  | WMK          |
| DRAWN BY    | RLU          |
| SCALE       | 1" = 40'     |
| DATE        | 04. 28. 2025 |

ITE, SIGNAGE, PAVEMENT  
MARKING PLAN - AREA "



|  |                                                                                                                         |
|--|-------------------------------------------------------------------------------------------------------------------------|
|  | SIGNAGE                                                                                                                 |
|  | POWER POLE                                                                                                              |
|  | TRAFFIC DIRECTIONAL ARROW                                                                                               |
|  | ACCESSIBLE PARKING STALL                                                                                                |
|  | VAN ACCESSIBLE PARKING STALL                                                                                            |
|  | PARKING SPACE COUNT                                                                                                     |
|  | ACCESSIBLE RAMPS                                                                                                        |
|  | ACCESSIBLE ROUTE                                                                                                        |
|  | PHASE LINE                                                                                                              |
|  | PROPERTY LINE                                                                                                           |
|  | RIGHT-OF-WAY LINE                                                                                                       |
|  | LOT LINE                                                                                                                |
|  | CENTERLINE                                                                                                              |
|  | GUARDRAIL                                                                                                               |
|  | WETLANDS                                                                                                                |
|  | TREE CONSERVATION AREA<br>(NOTE: A 20' WIDE AREA AROUND EACH TREE COUNCIL HOLE IS DEDUCTED FROM TREE SAVE CALCULATIONS) |
|  | OPEN SPACE - ACTIVE<br>(NOTE: 20' ACTIVE OPEN SPACE STRIP PROVIDED ALONG EACH SIDE OF LOT)                              |
|  | OPEN SPACE - PASSIVE                                                                                                    |
|  | PERIMETER BUFFER                                                                                                        |

|                                                                                                |                                                                                               |                                                                                                |                                                                                                         |                                                                                              |                                                                                              |                                                                                              |
|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| R2-1<br>   | R1-1<br>  | R6-5P<br>  | W11-2<br>W16-7P<br> | R6-4<br> | R1-2<br> | R1-6<br> |
| R4-7C<br> | W2-6<br> | OM4-3<br> |                                                                                                         |                                                                                              |                                                                                              |                                                                                              |

### EASEMENT LEGEND

|                                                                                       |                                                                                       |                                   |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-----------------------------------|
|  |  | SANITARY SEWER<br>EASEMENT        |
|  |  | PUBLIC STORM<br>DRAINAGE EASEMENT |



 SANITARY SEWER EASEMENT



 PUBLIC STORM DRAINAGE EASEMENT

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





McAdams

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#### CLIENT

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1100 PERIMETER PARK DRIVE  
MORRISVILLE, NC 27560  
CONTACT: Michael Taylor  
PHONE: 919. 465. 5929



## HOPKINS FARM

### MASTER PLAN

8501 POOLE ROAD

KNIGHTDALE, NORTH CAROLINA 27545



#### REVISIONS

| NO. | DATE       | PER TOWN COMMENTS |
|-----|------------|-------------------|
| 1   | 06.26.2025 | PER TOWN COMMENTS |
| 2   | 07.30.2025 | PER TOWN COMMENTS |
| 3   | 08.26.2025 | PER TOWN COMMENTS |
| 4   |            |                   |
| 5   |            |                   |
| 6   |            |                   |

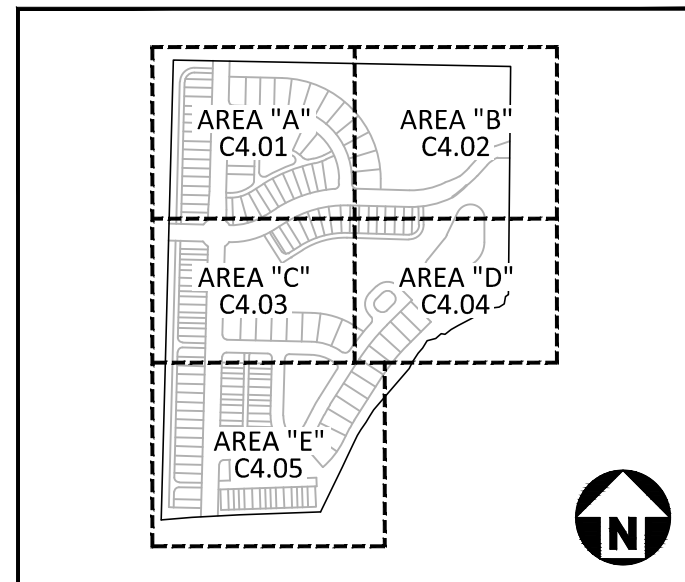
#### PLAN INFORMATION

PROJECT NO. LEN-24015  
FILENAME LEN24015-OAU1  
CHECKED BY WMK  
DRAWN BY RLU  
SCALE 1" = 100'  
DATE 04.28.2025

#### SHEET

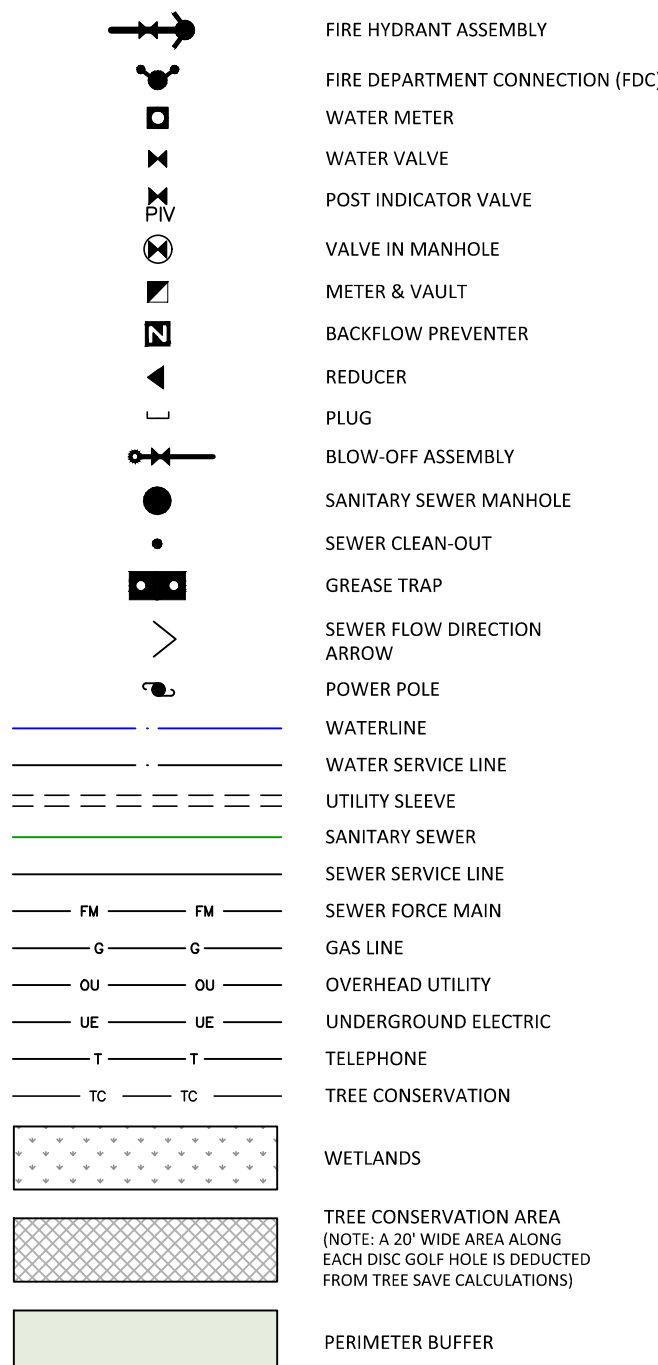
OVERALL  
UTILITY PLAN

C4.00



KEY MAP

#### UTILITY LEGEND

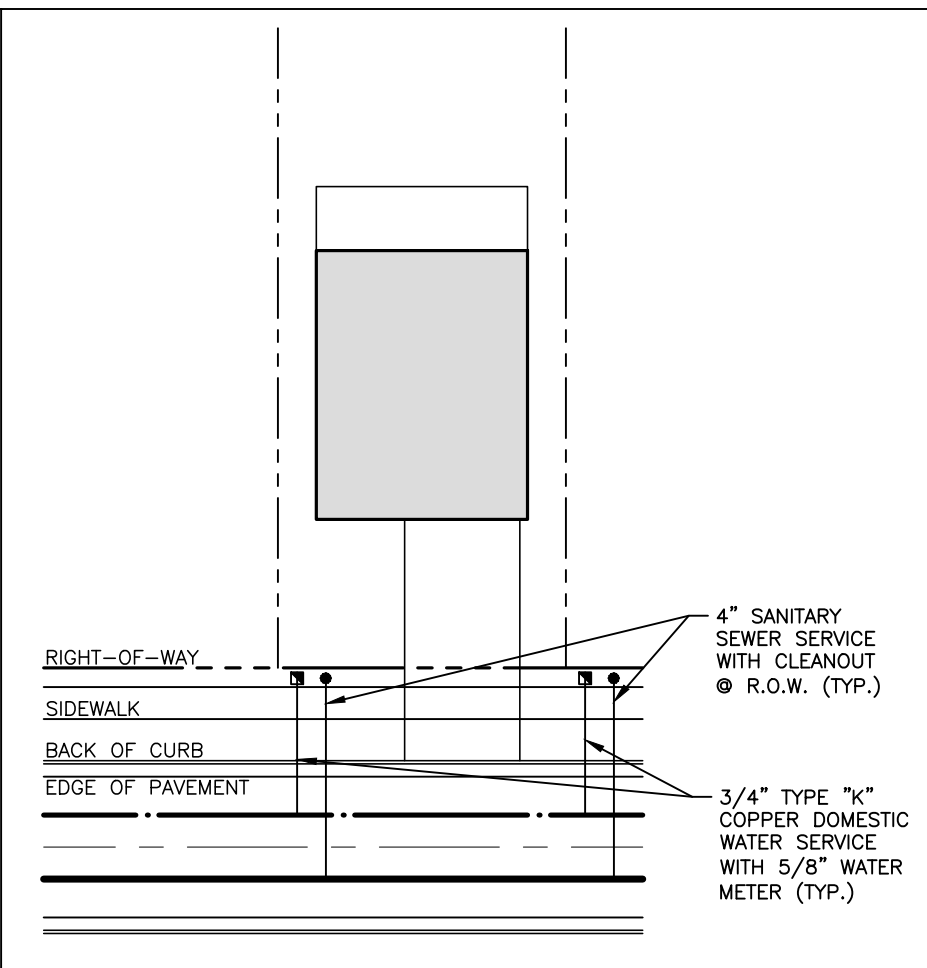


#### EASEMENT LEGEND



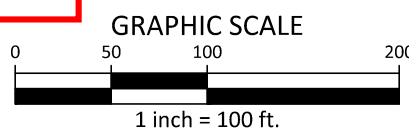
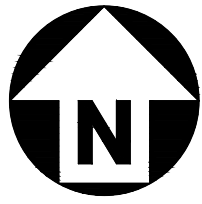
#### STANDARD UTILITY NOTES:

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
  - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPONDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
  - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
  - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASING EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
  - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
  - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUS DETAILS W-41 & S-49).
  - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
  - ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
  - DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
  - CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
  - 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.
  - 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
  - IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDURE.
  - 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. INSPECTIONS OF 4" & LARGER WATER MAINS OF THE PRIVATE DISTRIBUTION SYSTEM WILL BE INSPECTED AS PART OF THE INFRASTRUCTURE PERMIT.
  - PRIVATE SEWER MAINS AS PART OF A COLLECTION SYSTEM ARE PERMITTED AND INSPECTED UNDER THE PRIVATE INFRASTRUCTURE PERMIT. 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.
  - INSTALL SEWER SERVICES WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED PER THE CURRENT NC PLUMBING CODE.
  - PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
  - ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOW, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
  - NCDOT / RAILROAD ENCRoACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
  - GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A U / C / BLDG PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
  - CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA.
  - THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
  - THE DEVICE AND INSTALLATION SHALL MEET THE GUIDELINES OF APPENDIX A- GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.
  - 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.
  - 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.
  - 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".
  - WHERE SCM ACCESS EASEMENTS CONNECT TO PUBLIC ALLEYS, ALLEYS MAY BE USED FOR SCM ACCESS.



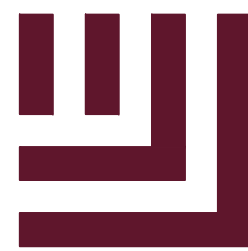
TYPICAL UTILITY SERVICE DETAIL

SCALE: NTS



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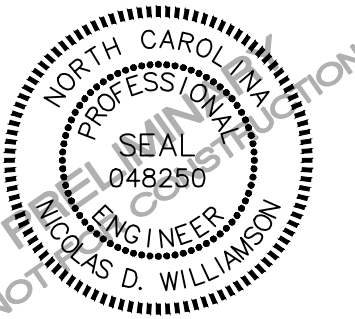
www.mcadamsco.com

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HOPKINS FARM  
MASTER PLAN  
8501 POOLE ROAD  
KNIGHTDALE, NORTH CAROLINA 27545



REVISIONS

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| 3   | 08.26.2025 | PER TOWN COMMENTS |
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| 5   |            |                   |
| 6   |            |                   |

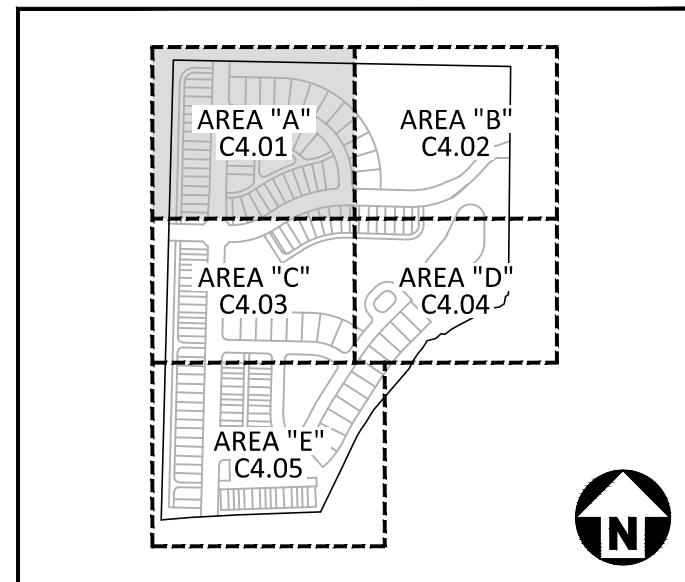
PLAN INFORMATION

PROJECT NO. LEN-24015  
FILENAME LEN24015-U1  
CHECKED BY WMK  
DRAWN BY RLU  
SCALE 1" = 40'  
DATE 04.28.2025

SHEET

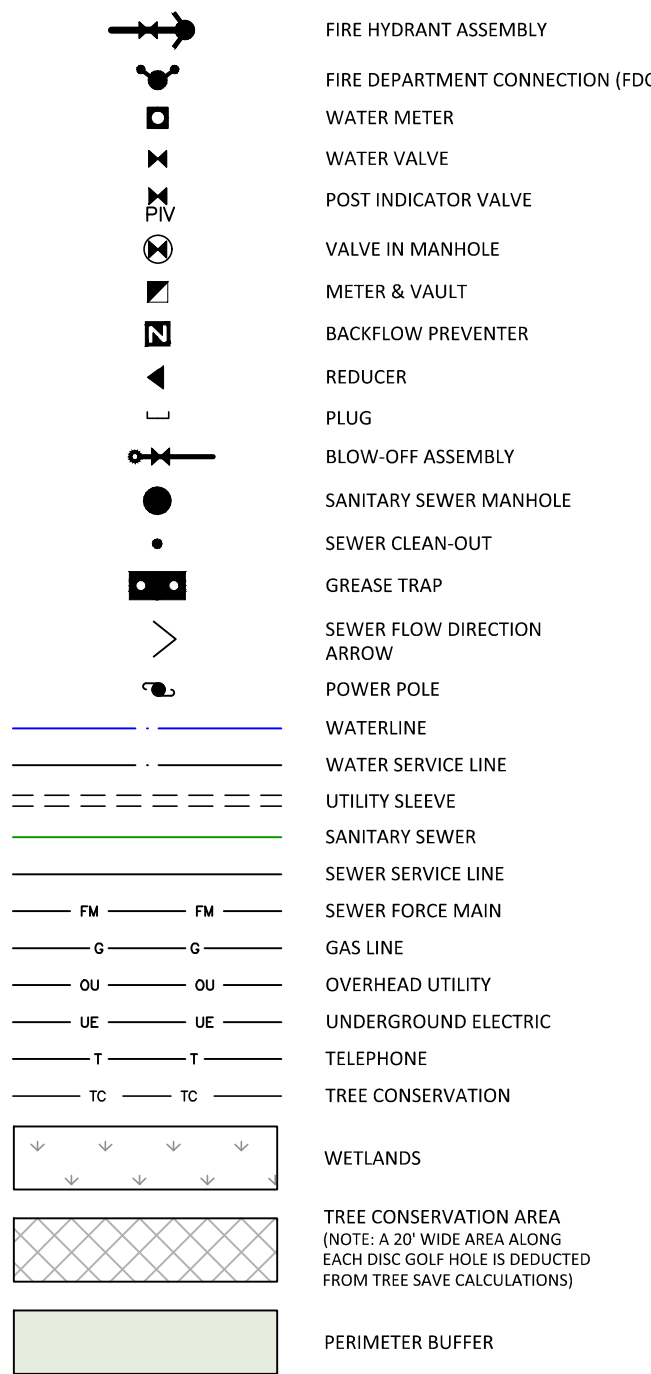
UTILITY PLAN -  
AREA "A"

C4.01



KEY MAP

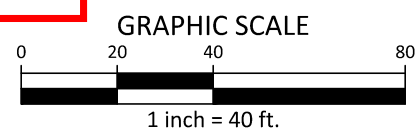
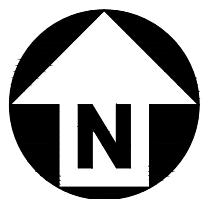
UTILITY LEGEND



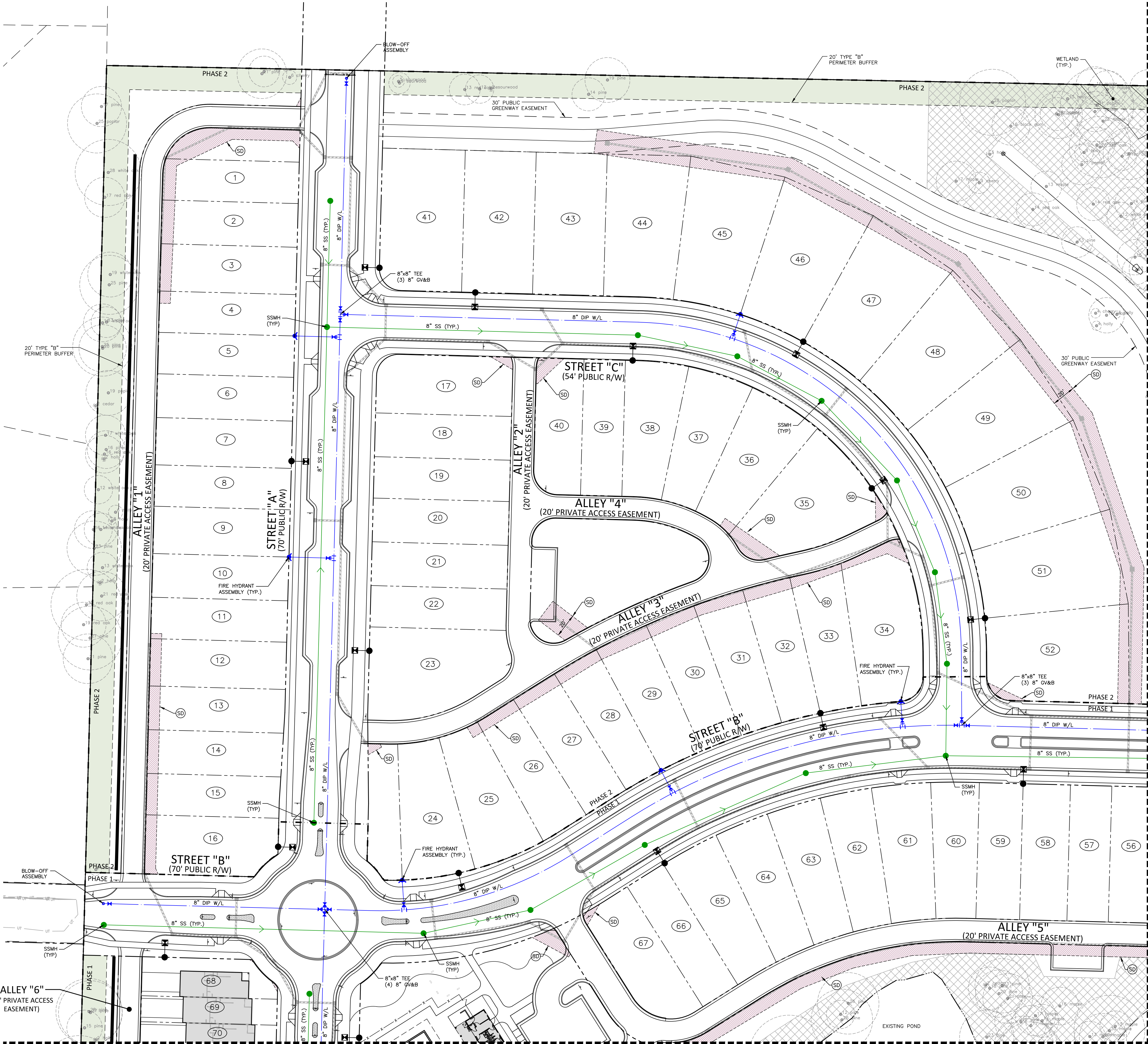
EASEMENT LEGEND



APPROVED MASTER PLAN  
Town of Knightdale  
Development Services  
Gideon Smith 09/24/2025



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



SEE SHEET C4.03

X:\Projects\LEN\LEN24015-U1\Production\Engineering\Production Drawings\Current Drawings\Master Plan\LEN24015-U1.dwg, 8/26/2025 9:33:39 AM, Cody James



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PHONE: 919.465.5929

**LENNAR**

**HOPKINS FARM  
MASTER PLAN  
8501 POOLE ROAD  
KNIGHTDALE, NORTH CAROLINA 27545**



## REVISIONS

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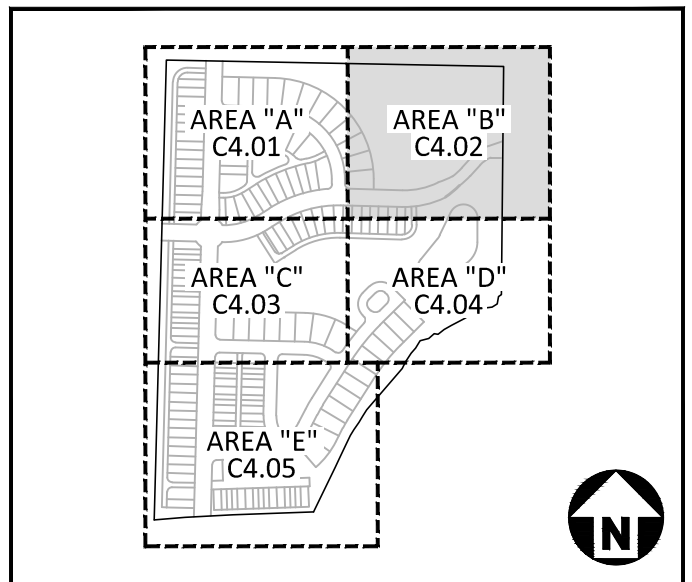
## PLAN INFORMATION

|             |              |
|-------------|--------------|
| PROJECT NO. | LEN-24015    |
| FILENAME    | LEN24015-U1  |
| CHECKED BY  | WMK          |
| DRAWN BY    | RLU          |
| SCALE       | 1" = 40'     |
| DATE        | 04. 28. 2025 |

**SHEET**

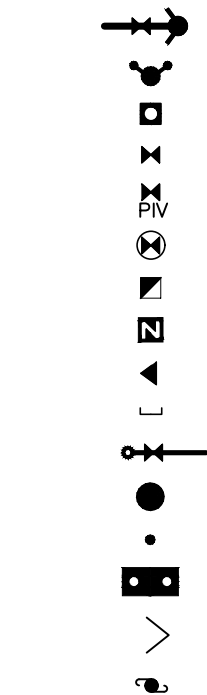
### UTILITY PLAN - AREA "B"

# C4.02



## KEY MAP

### UTILITY LEGEND



FIRE HYDRANT ASSEMBLY  
FIRE DETECTOR CONNECTION (FDC)  
WATER METER  
WATER VALVE  
POST INDICATOR VALVE  
VALVE IN MANHOLE  
METER & VALVE  
BACKFLOW PREVENTER  
REDUCER  
PLUG  
BLOW OFF ASSEMBLY  
SANITARY SEWER MANHOLE  
SEWER CLEAN-OUT  
GREASE TRAP  
SEWER FLOW DIRECTION  
ARROW  
POWER POLE  
WATERLINE  
WATER SERVICE LINE  
UTILITY SLEEVE  
SANITARY SEWER  
SEWER SERVICE LINE  
SEWER FORCE MAIN  
GAS LINE  
OVERHEAD UTILITY  
UNDERGROUND ELECTRIC  
TELEPHONE  
TREE CONSERVATION

**WETLANDS**

**TREE CONSERVATION AREA**  
(NOTE: A 20' WIDE AREA ALONG EACH DISC GOLF HOLE IS DEDUCTED FROM TREE SAVE CALCULATIONS)

### EASEMENT LEGEND



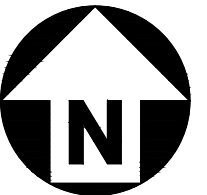
PRIMARY SEWER  
EFFLUENT

STORM  
WATER

16

C4.04

**APPROVED MASTER PLAN**  
Town of Knightdale  
Development Services  
Gideon Smith 09/24/2025



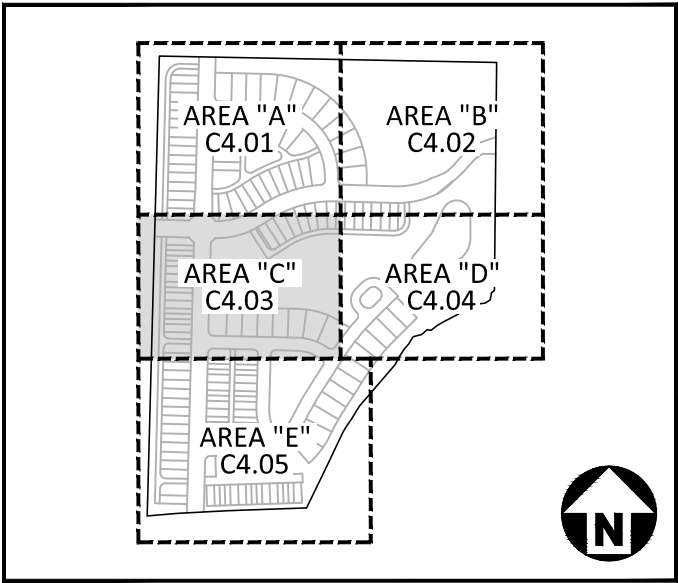
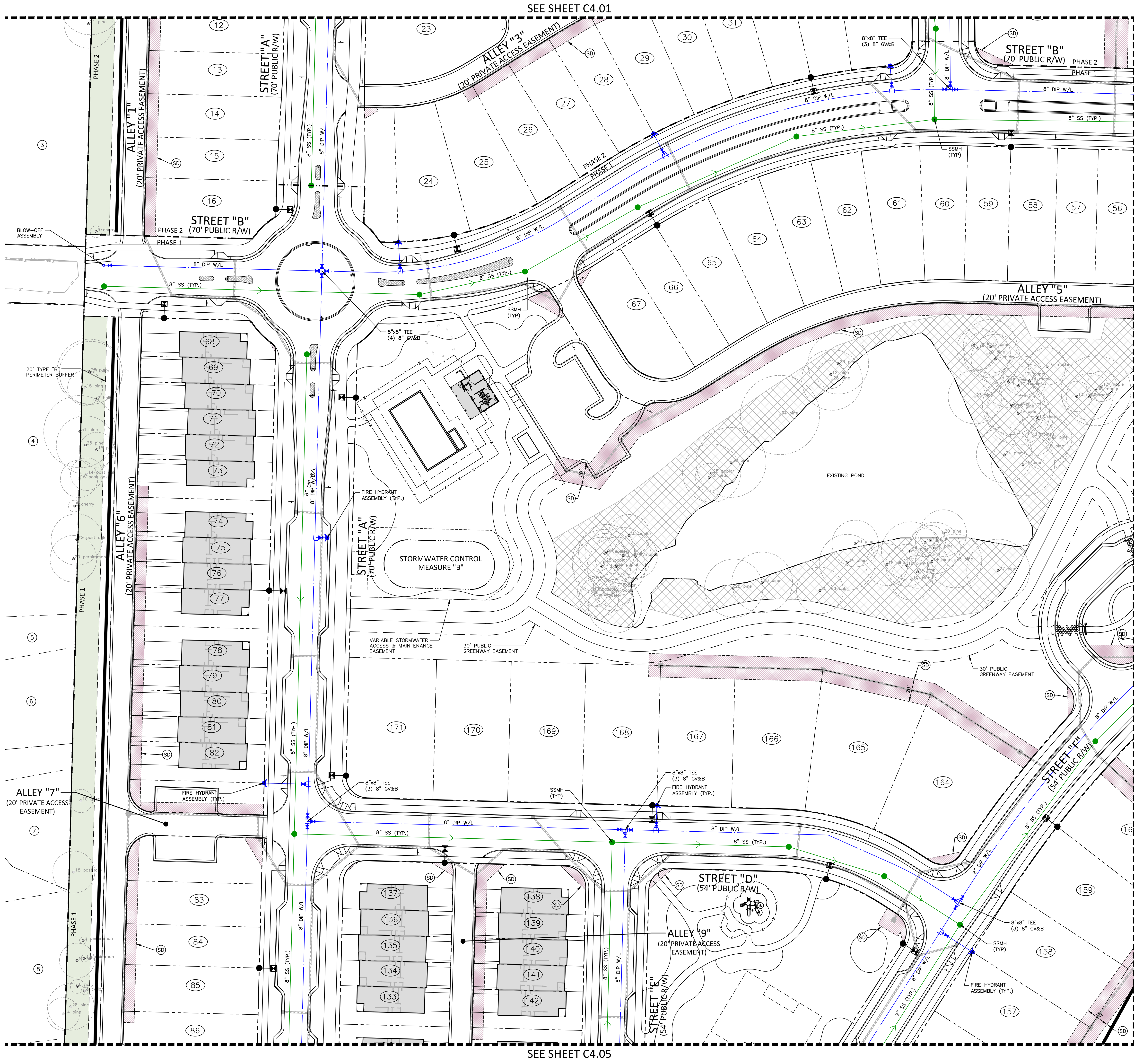
GRAPHIC SCALE

1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

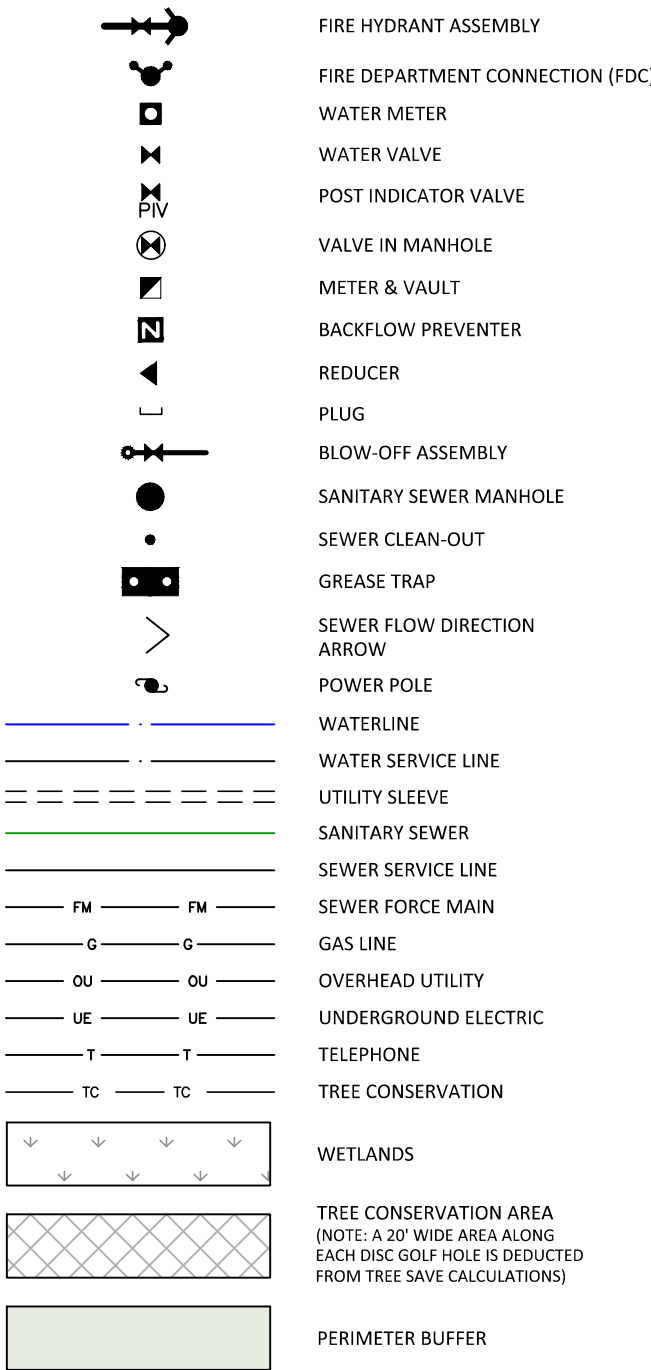


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KEY MAP

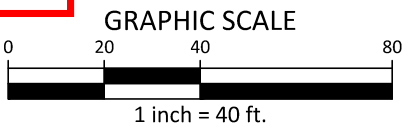
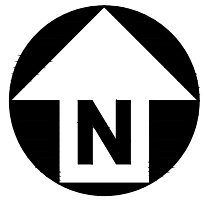
UTILITY LEGEND



EASEMENT LEGEND



**APPROVED MASTER PLAN**  
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PLAN INFORMATION

PROJECT NO. LEN-24015  
FILENAME LEN24015-U1  
CHECKED BY WMK  
DRAWN BY RLU  
SCALE 1" = 40'  
DATE 04.28.2025

SHEET

UTILITY PLAN -  
AREA "C"

**C4.03**

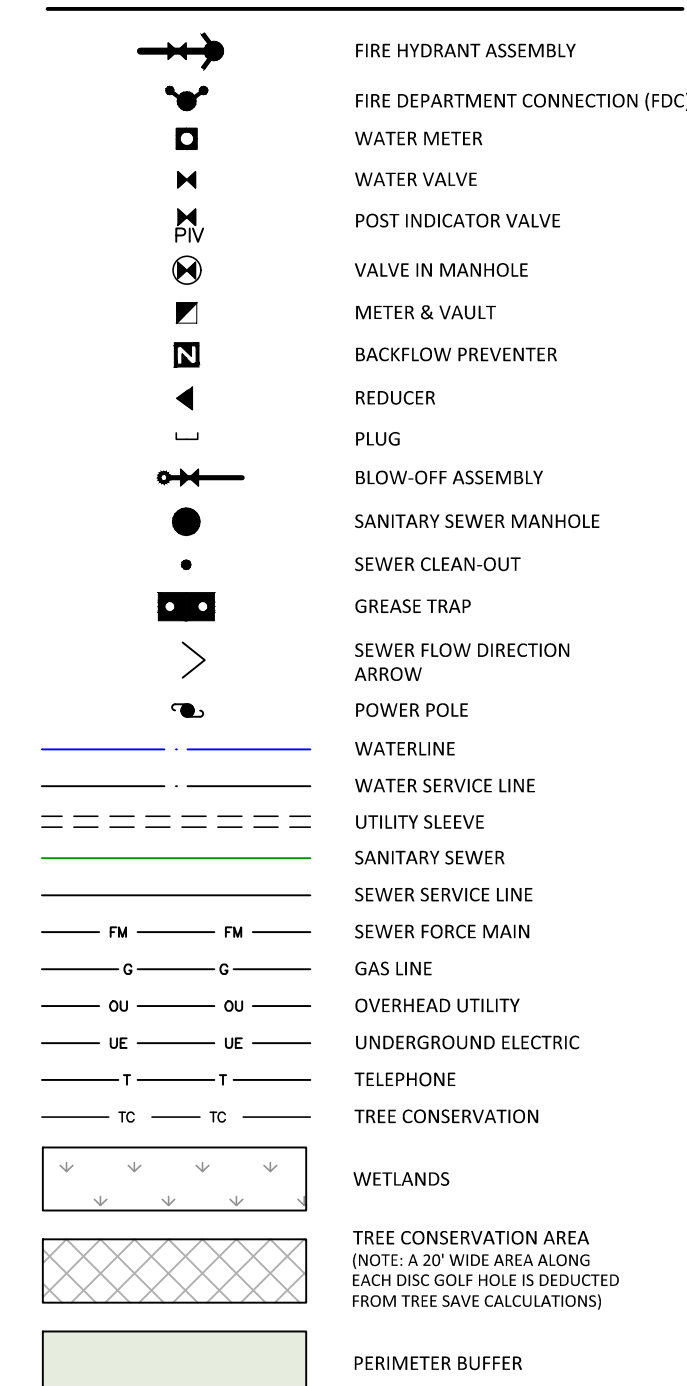








### UTILITY LEGEND



### EASEMENT LEGEND



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**HOPKINS FARM  
MASTER PLAN  
8501 POOLE ROAD  
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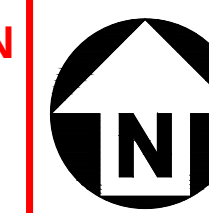
## PLAN INFORMATION

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| PROJECT NO. | LEN-24015    |
| FILENAME    | LEN24015-U1  |
| CHECKED BY  | WMK          |
| DRAWN BY    | RLU          |
| SCALE       | 1" = 40'     |
| DATE        | 04. 28. 2025 |

## SHEET

UTILITY PLAN -  
AREA "E"

## C4.05



GRAPHIC SCALE

20 40

1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

SEE SHEET C4.03

STREET "D"  
(54' PUBLIC R/W)

**STREET "E"**  
(54' PUBLIC R/W)

STREET "F"  
(54' PUBLIC R/W)

— ALLEY ' (36' PUBLIC ALLEY

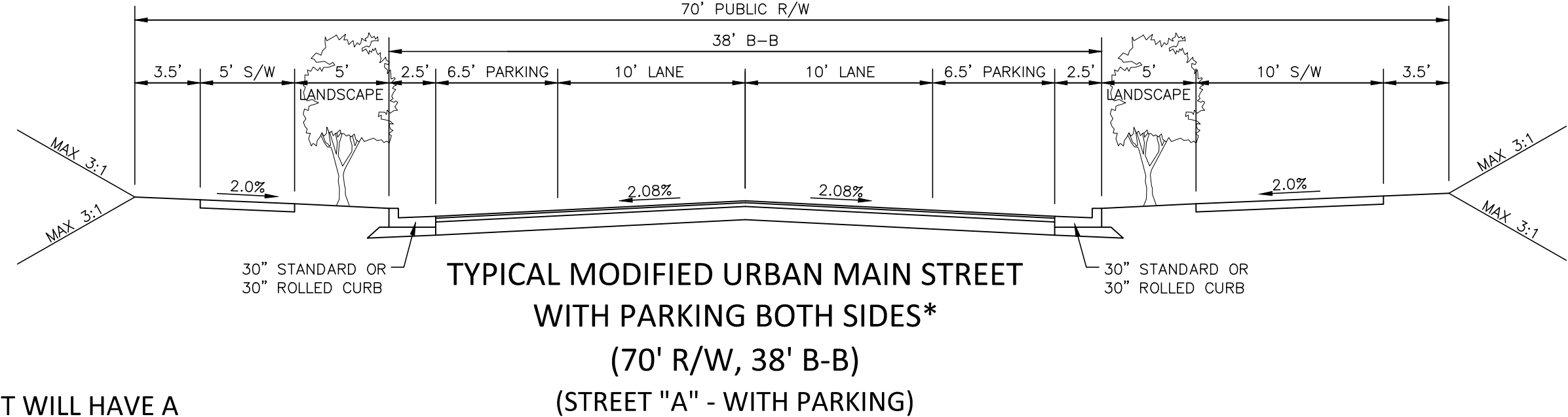
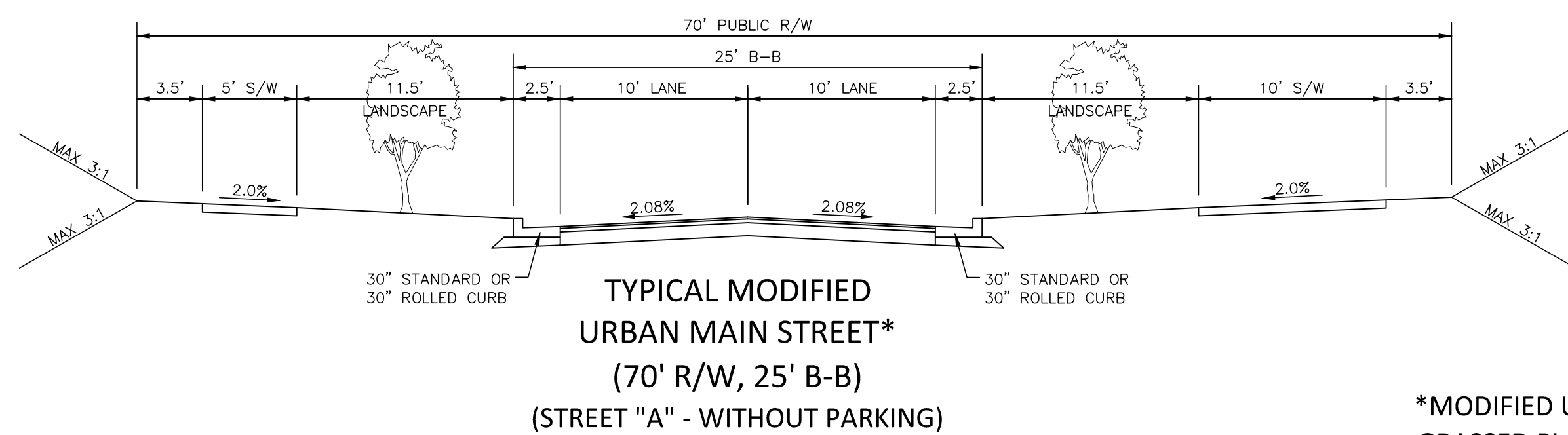
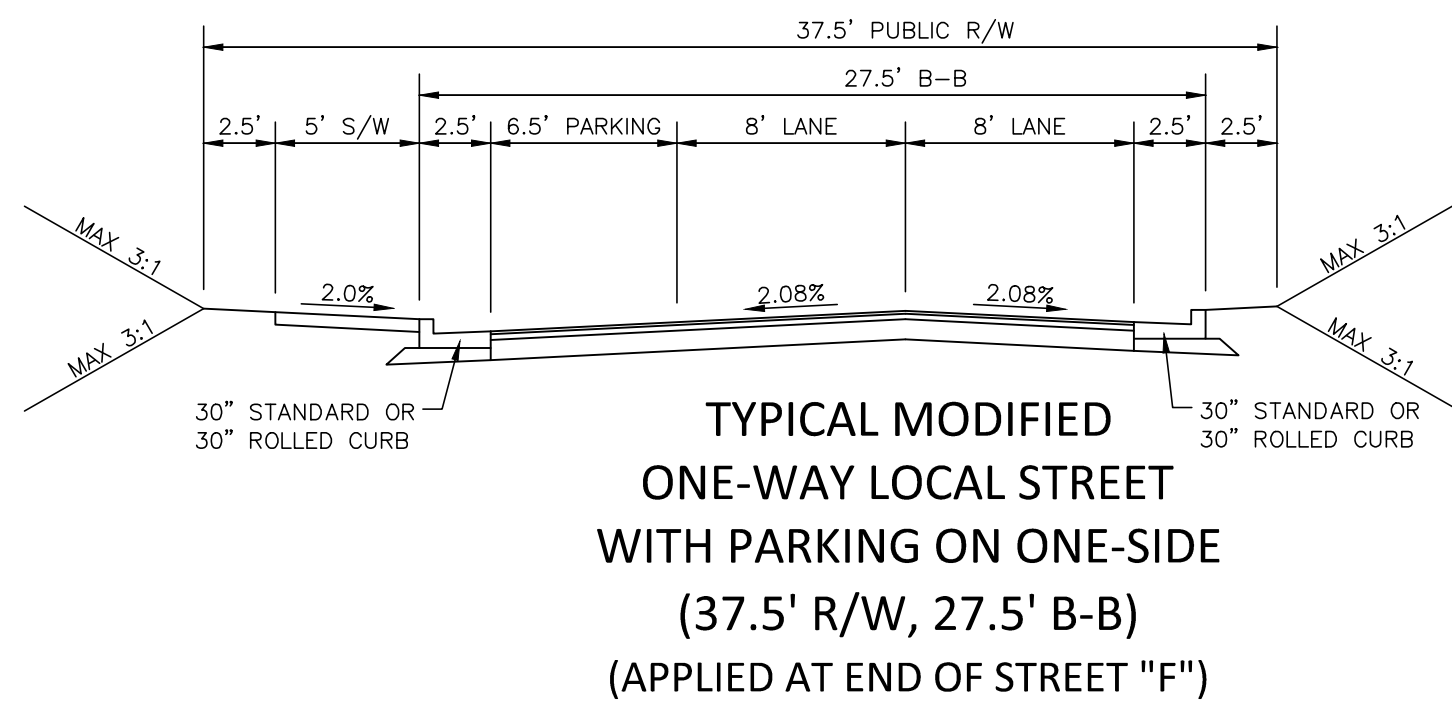
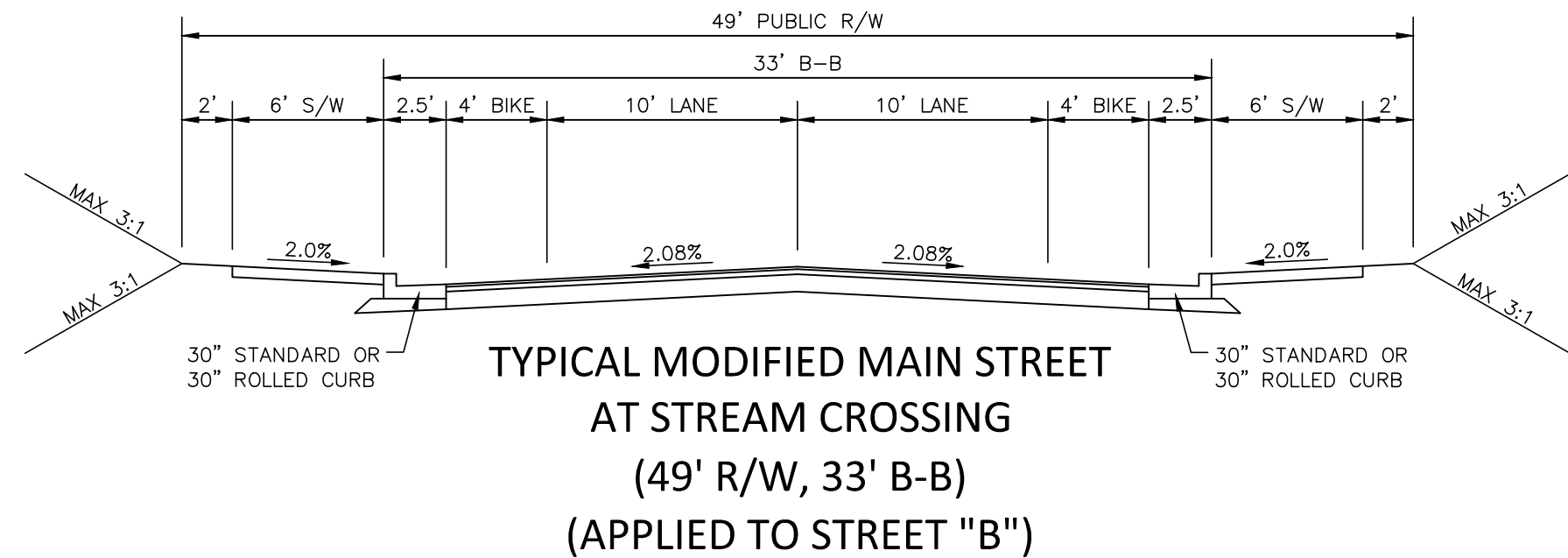
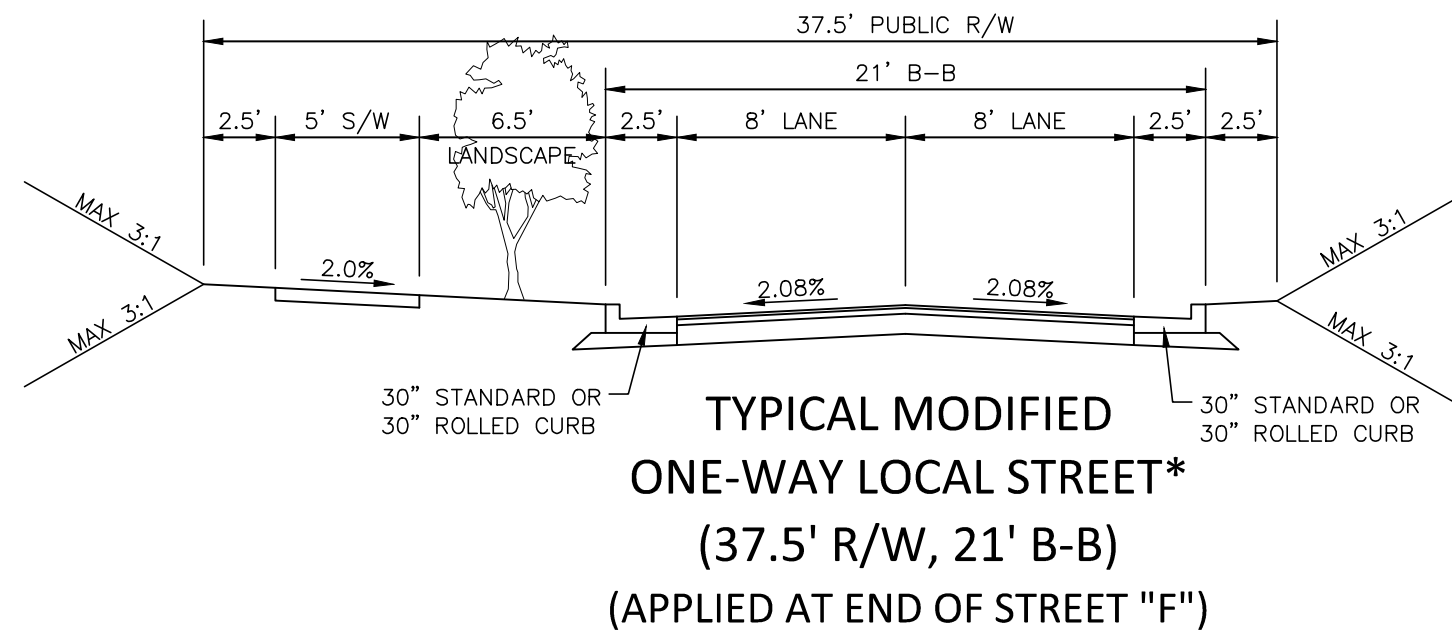
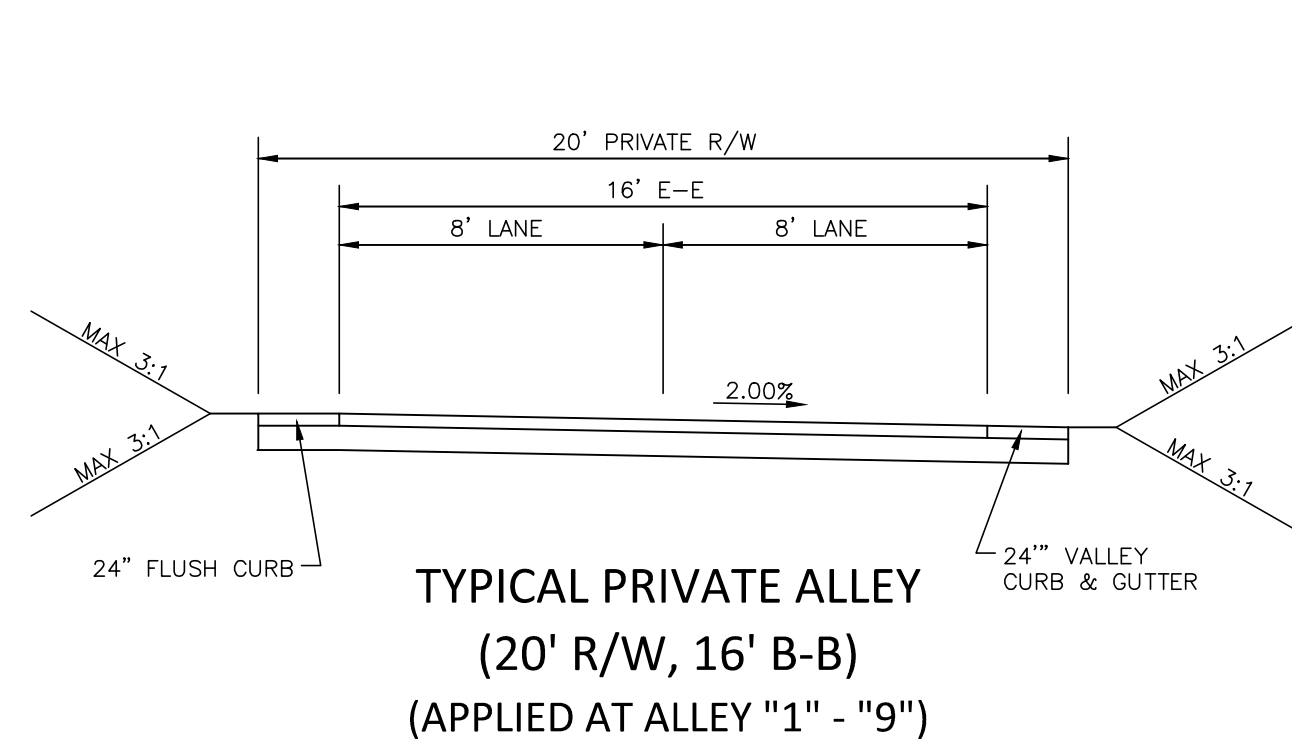
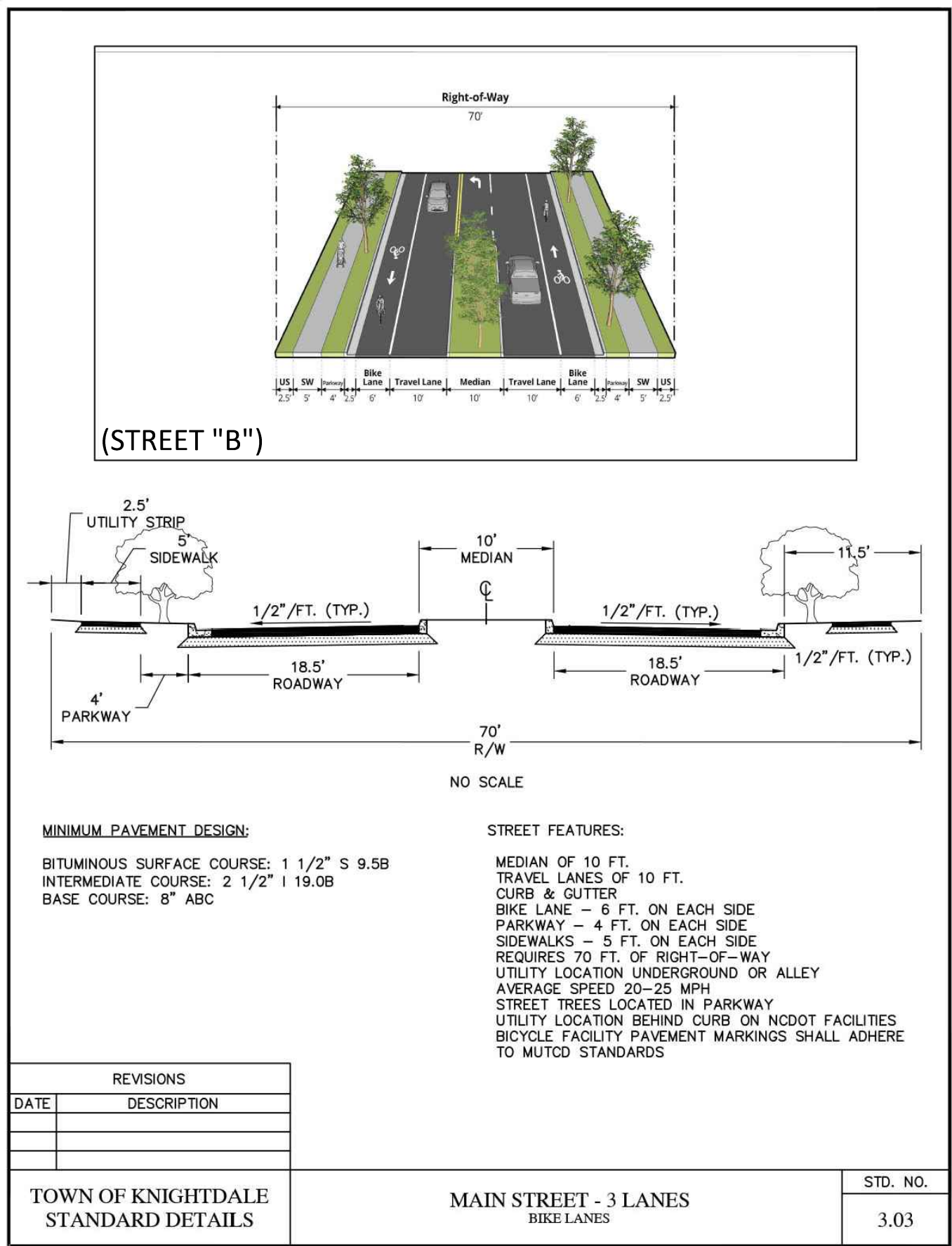
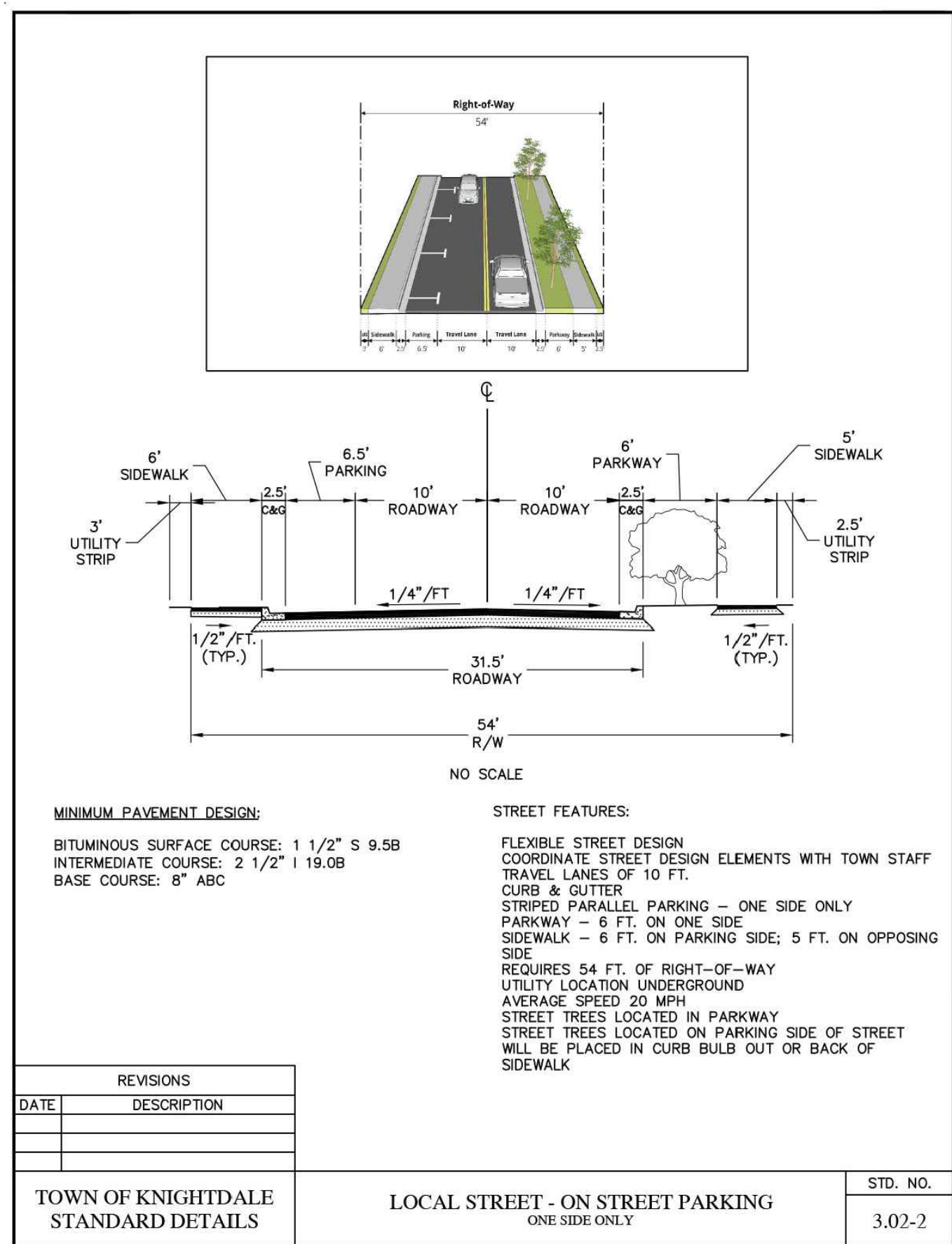
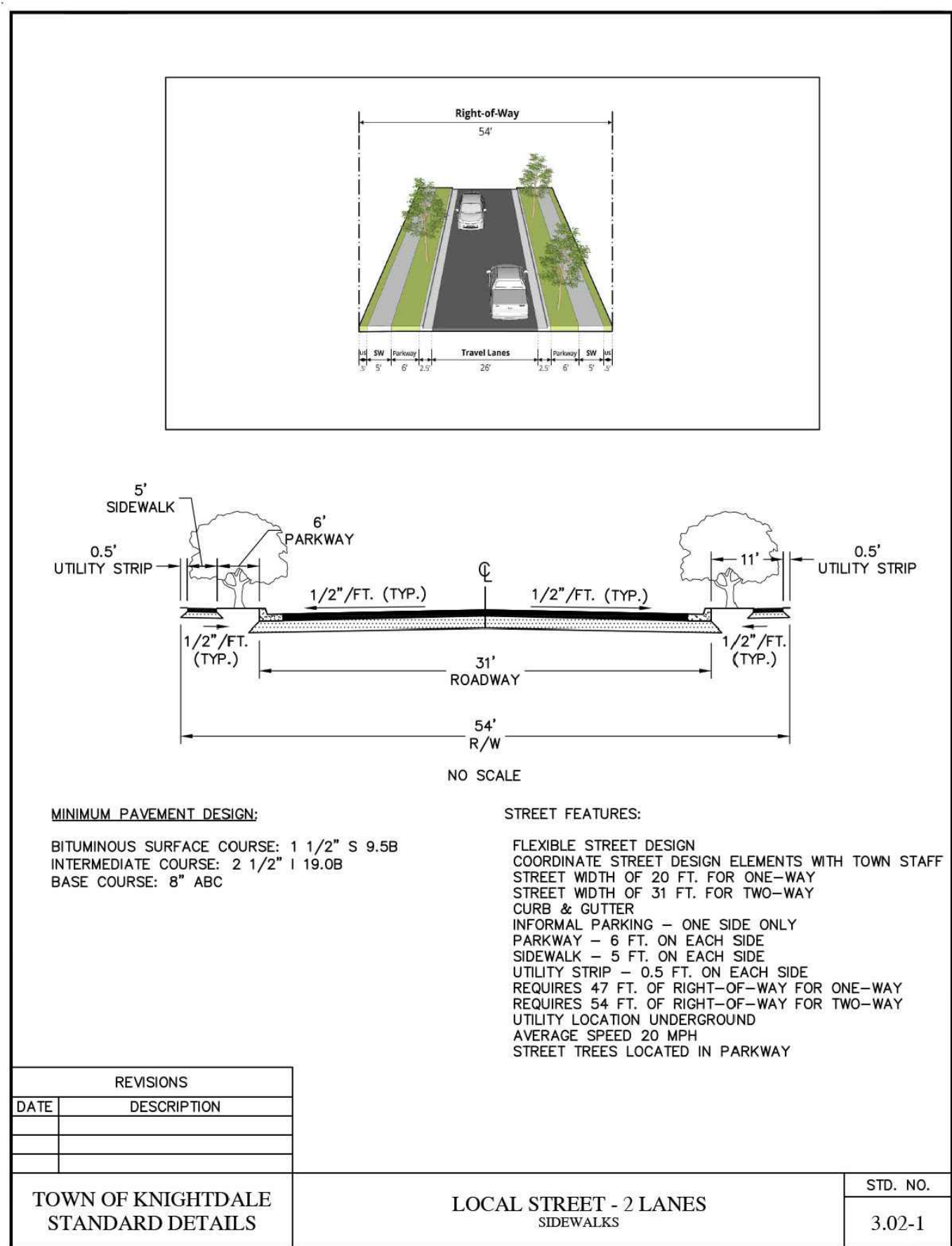
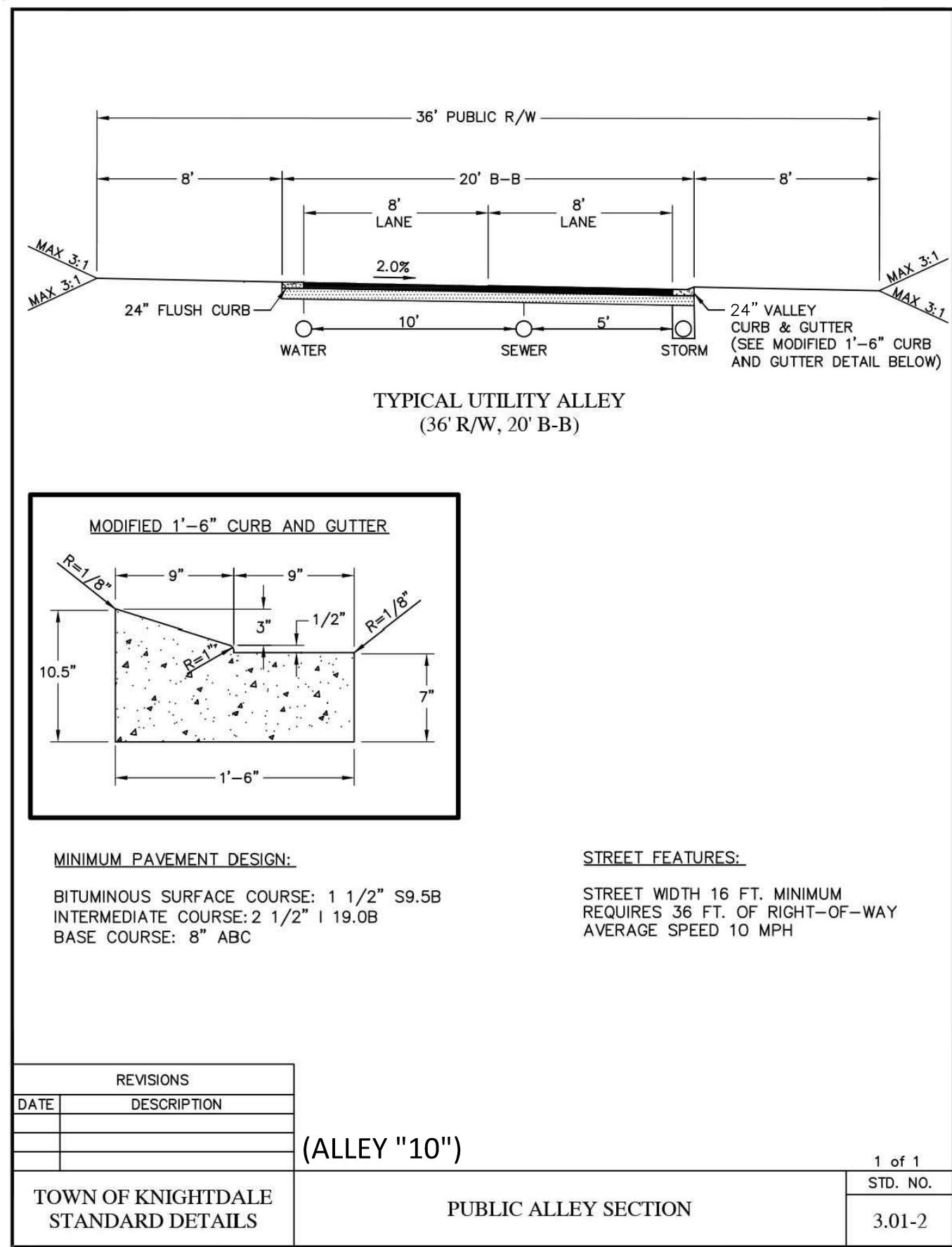
HAVEN AT GRIFFITH MEADOWS  
(#ZMA-12-22)

EXISTING  
DOOLE ROAD  
50' PUBLIC R/W)

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\*MODIFIED URBAN MAIN STREET WILL HAVE A GRASSED PLANTING AREA WITH STREET TREES



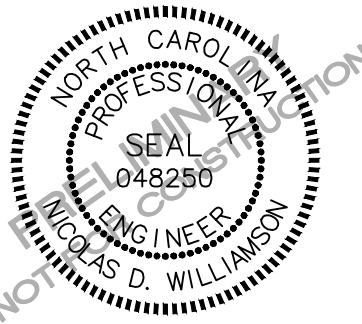
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KNIGHTDALE, NORTH CAROLINA 27545**



**REVISIONS**

| NO. | DATE       | DESCRIPTION       |
|-----|------------|-------------------|
| 1   | 06.26.2025 | PER TOWN COMMENTS |
| 2   | 07.30.2025 | PER TOWN COMMENTS |
| 3   | 08.26.2025 | PER TOWN COMMENTS |
| 4   |            |                   |
| 5   |            |                   |
| 6   |            |                   |

**PLAN INFORMATION**

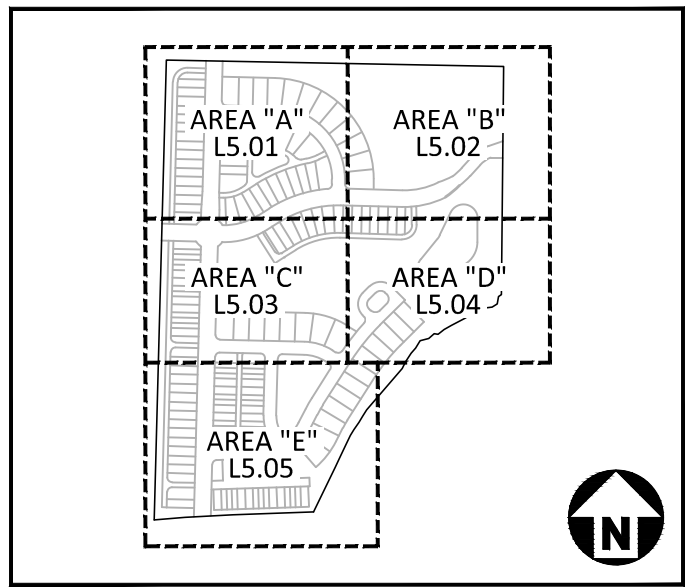
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|-------------|-------------|
| PROJECT NO. | LEN-24015   |
| FILENAME    | LEN24015-D1 |
| CHECKED BY  | WMK         |
| DRAWN BY    | RLU         |
| SCALE       | NTS         |
| DATE        | 04.28.2025  |

**SHEET**

**TYPICAL SECTIONS &  
SITE DETAILS**

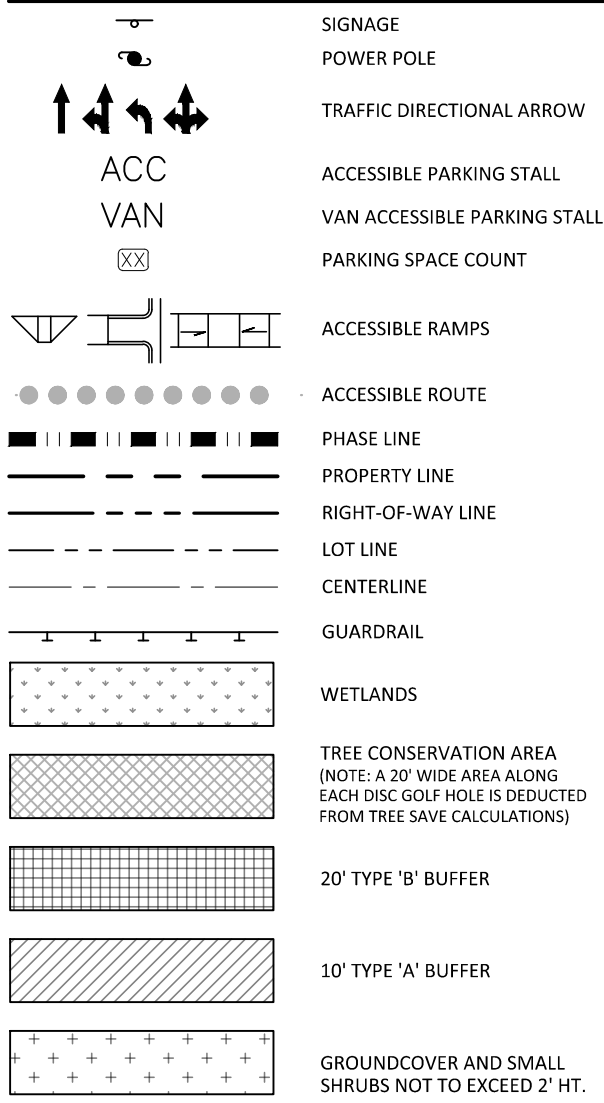
**C8.00**





KEY MAP

SITE LEGEND



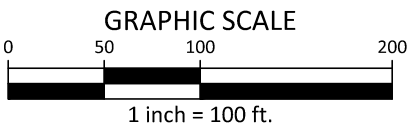
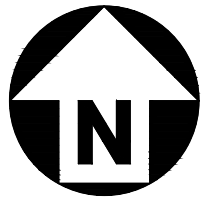
EASEMENT LEGEND



PLANT SCHEDULE

| SYMBOL        | CODE | TYPE | QTY | BOTANICAL / COMMON NAME                                                       | CAL      | HEIGHT   | NATIVE |
|---------------|------|------|-----|-------------------------------------------------------------------------------|----------|----------|--------|
| MEDIAN TREES  |      |      |     |                                                                               |          |          |        |
|               | MP   | U    | 12  | MAGNOLIA X SOULANGIANA 'ALEXANDRINA' ALEXANDRINA SAUCER MAGNOLIA SINGLE TRUNK | 1.5" MIN | 6' MIN   | N      |
|               | ML   | U    | 14  | MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM DWARF SOUTHERN MAGNOLIA          | 1.5" MIN | 6' MIN   | Y      |
| VUA TREES     |      |      |     |                                                                               |          |          |        |
|               | QS   | C    | 15  | QUERCUS STELLATA POST OAK                                                     | 2" MIN   | 8' MIN   | Y      |
| BUFFER TREE   |      |      |     |                                                                               |          |          |        |
|               | CV   | U    | 9   | CHIONANTHUS VIRGINICUS WHITE FRINGETREE                                       | 1.5" MIN | 6' MIN   | Y      |
|               | JB   | C    | 4   | PINUS TAEDA 'NANA' DWARF LOBLOLLY PINE                                        | 2" MIN   | 8' MIN   | Y      |
|               | MB   | C    | 10  | MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' D.D. BLANCHARD SOUTHERN MAGNOLIA        | 2" MIN   | 8' MIN   | Y      |
|               | TA   | C    | 5   | TILIA AMERICANA AMERICAN LINDEN                                               | 2" MIN   | 8' MIN   | Y      |
| STREET TREE   |      |      |     |                                                                               |          |          |        |
|               | AO   | C    | 43  | ACER SACCHARUM 'LEGACY' LEGACY SUGAR MAPLE                                    | 2" MIN   | 8' MIN   | Y      |
|               | LH   | U    | 25  | LAGERSTROEMIA INDICA 'NEAR EAST' NEAR EAST CRAPE MYRTLE                       | 1.5" MIN | 6' MIN   | N      |
|               | PS   | U    | 48  | PRUNUS SERRULATA JAPANESE FLOWERING CHERRY                                    | 1.5" MIN | 6' MIN   | N      |
|               | UE   | C    | 66  | ULMUS PARVIFOLIA 'EMER II' ALLEE LACEBARK ELM                                 | 2" MIN   | 8' MIN   | N      |
|               | ZG   | C    | 37  | ZELKOVA SERRATA 'GREEN VASE' GREEN VASE JAPANESE ZELKOVA                      | 2" MIN   | 8' MIN   | N      |
| BUFFER SHRUBS |      |      |     |                                                                               |          |          |        |
|               | II   |      | 28  | ILEX GLABRA 'COMPACTA' COMPACT INKBERRY                                       | 3 GAL    | 18" MIN. | Y      |
|               | MC   |      | 29  | MYRICA CERIFERA MAX MYRTLE                                                    | 3 GAL    | 18" MIN. | Y      |
|               | VD   |      | 28  | VIBURNUM DENTATUM 'ARROWWOOD' ARROWWOOD VIBURNUM                              | 3 GAL    | 18" MIN. | Y      |

- GENERAL NOTES
- STREET TREES SHALL BE LOCATED WITHIN THE RIGHT OF WAY.
  - STREET TREES SHALL BE PLANTED BY EACH BUILDER PRIOR TO RECEIVING C.O. FOR HOUSE.
  - ALL LANDSCAPING SHOULD BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TOWN OF KNIGHTDALE'S UDO.
  - ALL ABOVE GROUND UTILITIES MUST BE SCREENED.



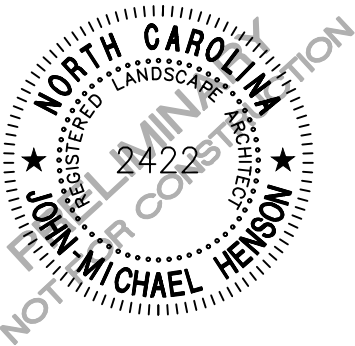
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

CLIENT

LENNAR  
1100 PERIMETER PARK DRIVE  
MORRISVILLE, NC 27560  
CONTACT: Michael Taylor  
PHONE: 919. 465. 5929



HOPKINS FARM  
MASTER PLAN  
8501 POOLE ROAD  
KNIGHTDALE, NORTH CAROLINA 27545



REVISIONS

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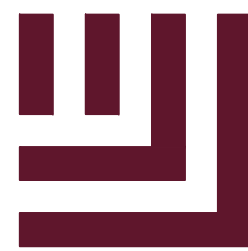
PLAN INFORMATION

PROJECT NO. LEN-24015  
FILENAME LEN24015-L51  
CHECKED BY WMK  
DRAWN BY RLU  
SCALE 1" = 100'  
DATE 04.28.2025

SHEET

OVERALL  
LANDSCAPE PLAN  
L5.00





McAdams

The John R. McAdams Company, Inc.  
621 Hillsborough Street  
Suite 500  
Raleigh, NC 27603  
phone 919. 361. 5000  
fax 919. 361. 2269  
license number: C-0293, C-187

www.mcadamsco.com

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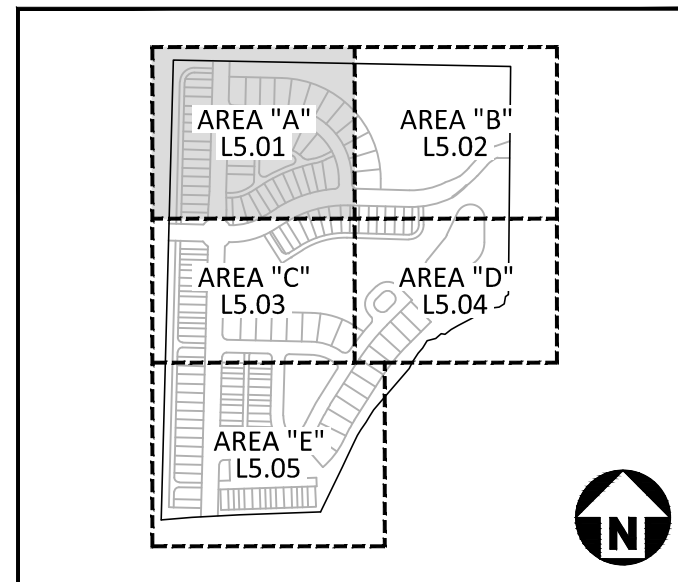
PLAN INFORMATION

PROJECT NO. LEN-24015  
FILENAME LEN24015-L51  
CHECKED BY WMK  
DRAWN BY RLU  
SCALE 1" = 40'  
DATE 04.28.2025

SHEET

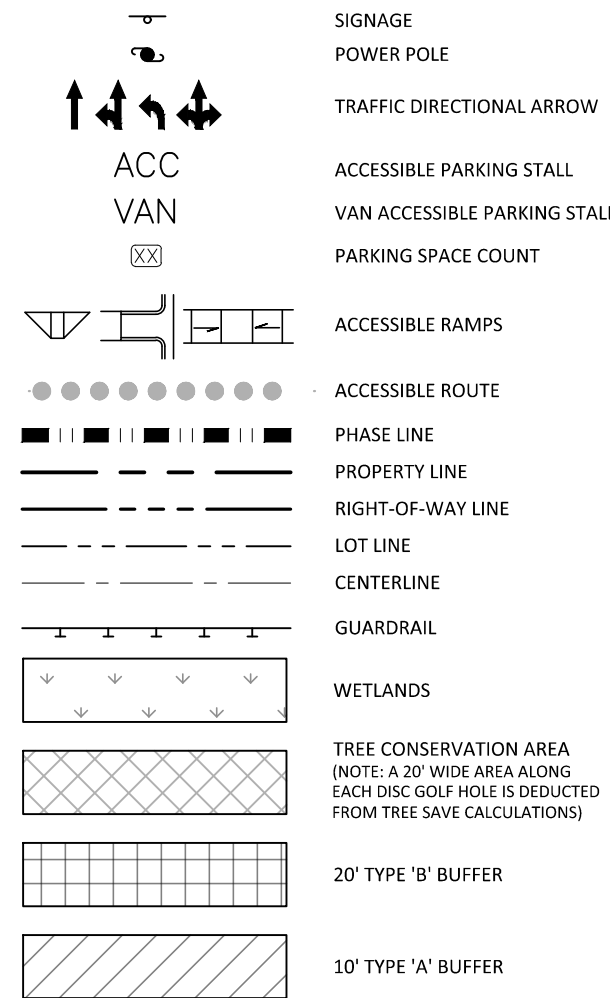
LANDSCAPE PLAN -  
AREA "A"

L5.01

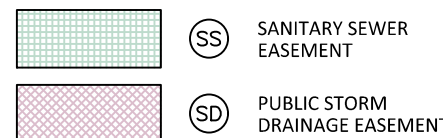


KEY MAP

SITE LEGEND



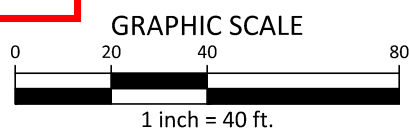
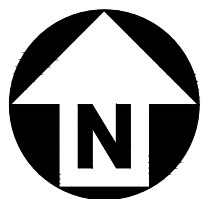
EASEMENT LEGEND



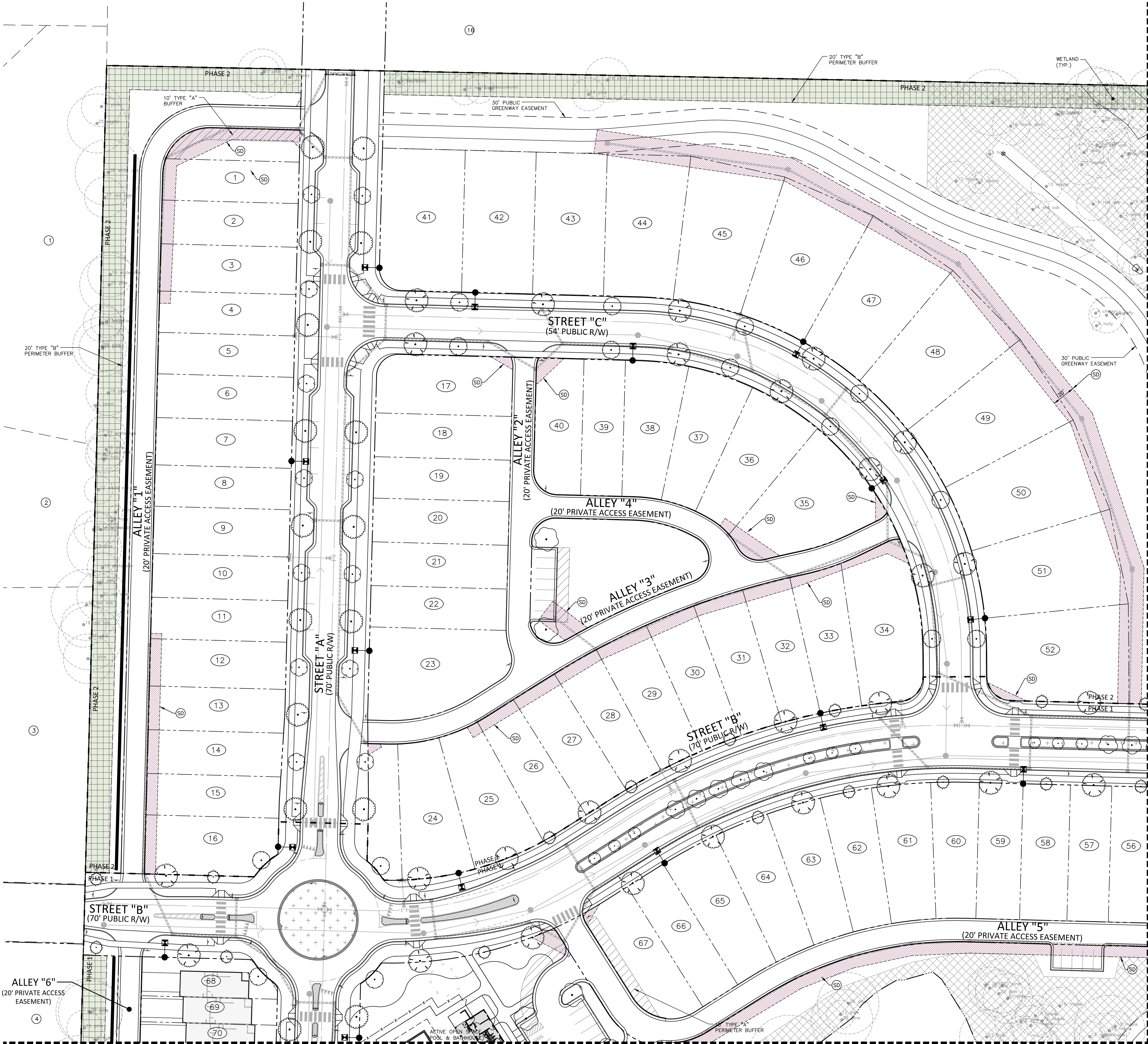
PLANT SCHEDULE

| SYMBOL                                                                                | CODE | TYPE | QTY | BOTANICAL / COMMON NAME                                                          | CAL      | HEIGHT   | NATIVE |
|---------------------------------------------------------------------------------------|------|------|-----|----------------------------------------------------------------------------------|----------|----------|--------|
| MEDIAN TREES                                                                          |      |      |     |                                                                                  |          |          |        |
|  | MP   | U    | 12  | MAGNOLIA X SOULANGEANA 'ALEXANDRINA'<br>ALEXANDRINA SAUCER MAGNOLIA SINGLE TRUNK | 1.5" MIN | 6' MIN   | N      |
|  | ML   | U    | 14  | MAGNOLIA GRANDIFLORA 'LITTLE GEM'<br>LITTLE GEM DWARF SOUTHERN MAGNOLIA          | 1.5" MIN | 6' MIN   | Y      |
| VUA TREES                                                                             |      |      |     |                                                                                  |          |          |        |
|  | QS   | C    | 15  | QUERCUS STELLATA<br>POST OAK                                                     | 2" MIN   | 8' MIN   | Y      |
| BUFFER TREE                                                                           |      |      |     |                                                                                  |          |          |        |
|  | CV   | U    | 9   | CHIONANTHUS VIRGINICUS<br>WHITE FRINGETREE                                       | 1.5" MIN | 6' MIN   | Y      |
|  | JB   | C    | 4   | PINUS TAEDA 'NANA'<br>DWARF LOBLOLLY PINE                                        | 2" MIN   | 8' MIN   | Y      |
|  | MB   | C    | 10  | MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'<br>D.D. BLANCHARD SOUTHERN MAGNOLIA        | 2" MIN   | 8' MIN   | Y      |
|  | TA   | C    | 5   | TILIA AMERICANA<br>AMERICAN LINDEN                                               | 2" MIN   | 8' MIN   | Y      |
| STREET TREE                                                                           |      |      |     |                                                                                  |          |          |        |
|  | AO   | C    | 43  | ACER SACCHARUM 'LEGACY'<br>LEGACY SUGAR MAPLE                                    | 2" MIN   | 8' MIN   | Y      |
|  | LN   | U    | 25  | LAGERSTROEMIA INDICA 'NEAR EAST'<br>NEAR EAST CRAPE MYRTLE                       | 1.5" MIN | 6' MIN   | N      |
|  | PS   | U    | 48  | PRUNUS SERRULATA<br>JAPANESE FLOWERING CHERRY                                    | 1.5" MIN | 6' MIN   | N      |
|  | UE   | C    | 66  | ULMUS PARVIFOLIA 'EMER II'<br>ALLEE LACEBARK ELM                                 | 2" MIN   | 8' MIN   | N      |
|  | ZG   | C    | 37  | ZELKOVA SERRATA 'GREEN VASE'<br>GREEN VASE JAPANESE ZELKOVA                      | 2" MIN   | 8' MIN   | N      |
| BUFFER SHRUBS                                                                         |      |      |     |                                                                                  |          |          |        |
|  | II   |      | 28  | ILEX GLABRA 'COMPACTA'<br>COMPACT INKBERRY                                       | 3 GAL    | 18" MIN. | Y      |
|  | MC   |      | 29  | MYRTICA CERIFERA<br>WAX MYRTLE                                                   | 3 GAL    | 18" MIN. | Y      |
|  | VO   |      | 28  | VIBURNUM DENTATUM 'ARROWWOOD'<br>ARROWWOOD VIBURNUM                              | 3 GAL    | 18" MIN. | Y      |

APPROVED MASTER PLAN  
Town of Knightdale  
Development Services  
Gideon Smith 09/24/2025



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



SEE SHEET L5.03

SEE SHEET L5.02



**CLIENT**  
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MORRISVILLE, NC 27560  
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**HOPKINS FARM  
MASTER PLAN  
8501 POOLE ROAD  
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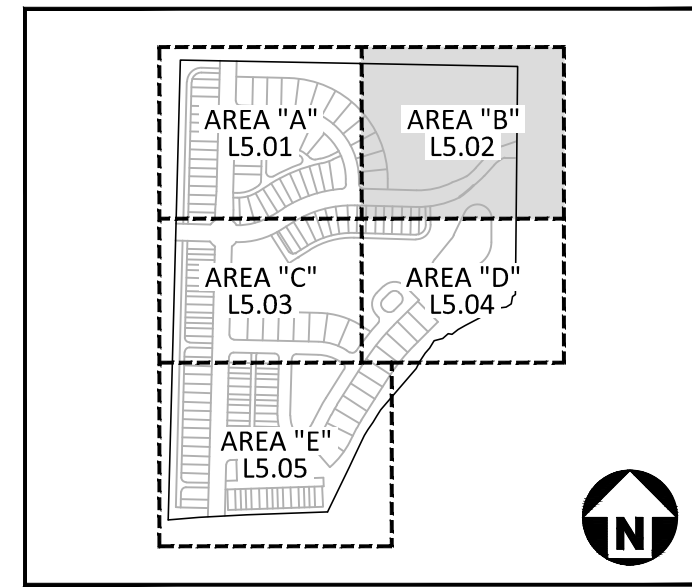
**PLAN INFORMATION**

PROJECT NO. LEN-24015  
FILENAME LEN24015-L51  
CHECKED BY WMK  
DRAWN BY RLU  
SCALE 1" = 40'  
DATE 04.28.2025

**SHEET**

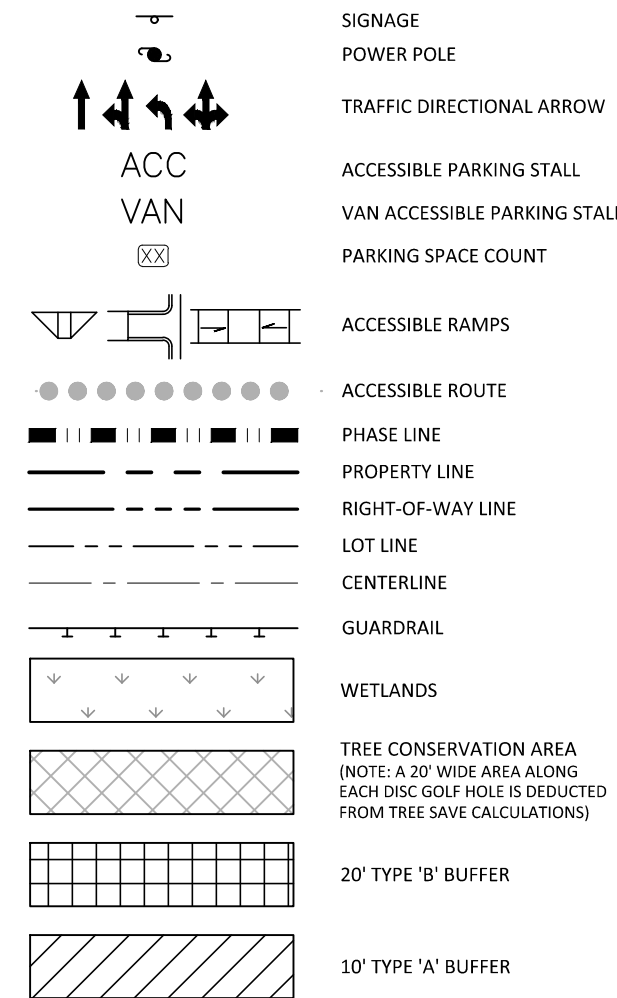
**LANDSCAPE PLAN -  
AREA "B"**

**L5.02**

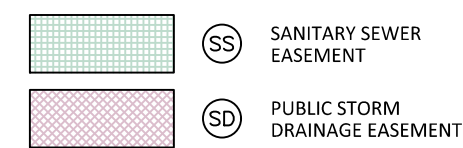


**KEY MAP**

**SITE LEGEND**

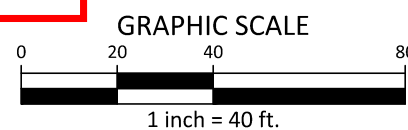
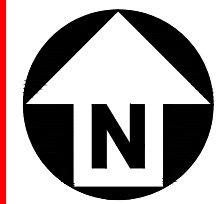


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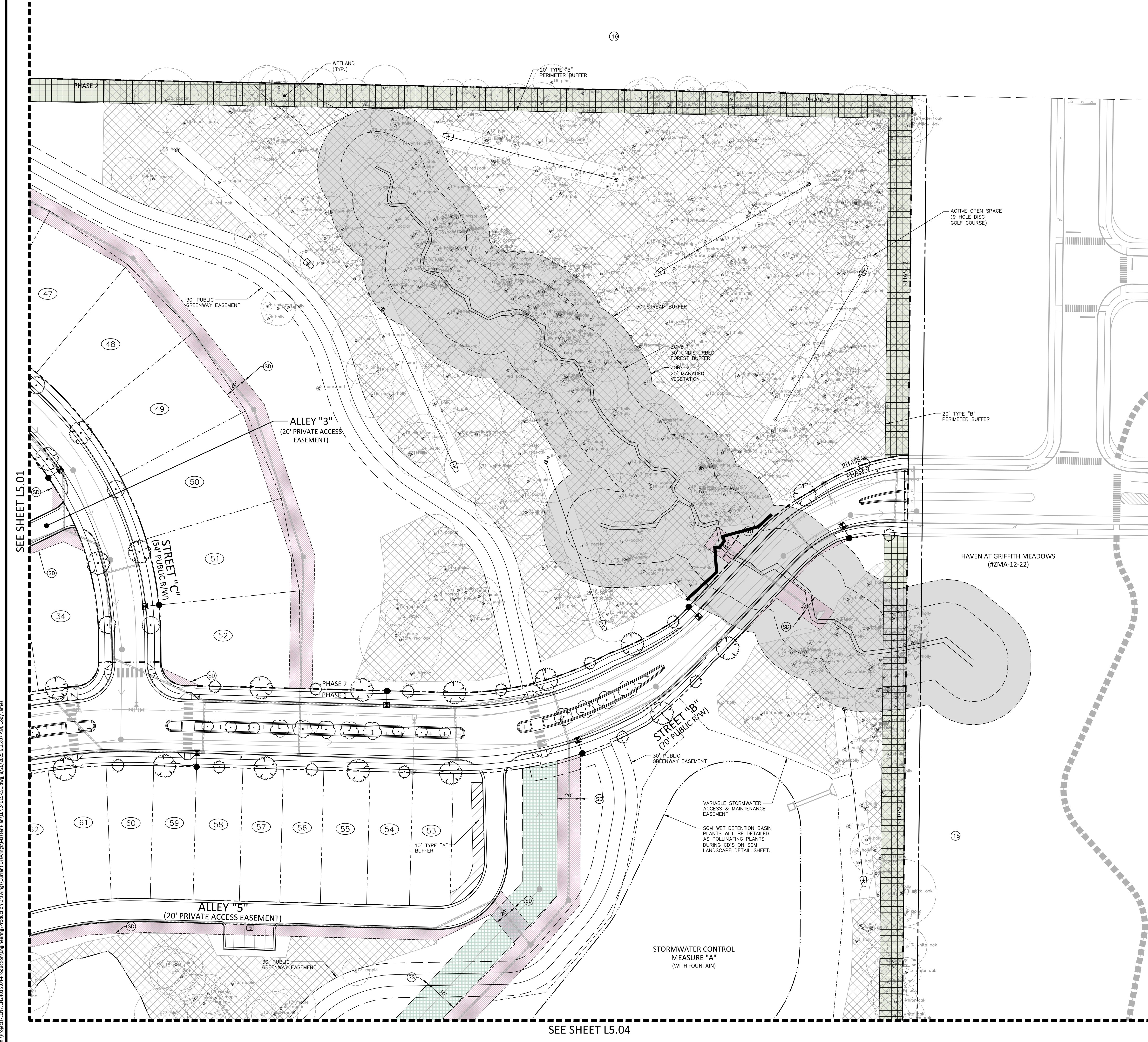


**PLANT SCHEDULE**

| SYMBOL                                                                                | CODE | TYPE | QTY | BOTANICAL / COMMON NAME                                                      | CAL      | HEIGHT   | NATIVE |
|---------------------------------------------------------------------------------------|------|------|-----|------------------------------------------------------------------------------|----------|----------|--------|
| MEDIAN TREES                                                                          |      |      |     |                                                                              |          |          |        |
|  | MP   | U    | 12  | MAGNOLIA X SOULANGEANA "ALEXANDRINA"<br>TRUNK                                | 1.5" MIN | 6' MIN   | N      |
|  | ML   | U    | 14  | MAGNOLIA GRANDIFLORA "LITTLE GEM"<br>LITTLE GEM DWARF SOUTHERN MAGNOLIA      | 1.5" MIN | 6' MIN   | Y      |
| VUA TREES                                                                             |      |      |     |                                                                              |          |          |        |
|  | QS   | C    | 15  | QUERCUS STELLATA<br>POST OAK                                                 | 2" MIN   | 8' MIN   | Y      |
| BUFFER TREE                                                                           |      |      |     |                                                                              |          |          |        |
|  | CV   | U    | 9   | CHIONANTHUS VIRGINICUS<br>WHITE FRINGETREE                                   | 1.5" MIN | 6' MIN   | Y      |
|  | JB   | C    | 4   | PINUS TAEDA "NANA"<br>DWARF LOBLOLLY PINE                                    | 2" MIN   | 8' MIN   | Y      |
|  | MB   | C    | 10  | MAGNOLIA GRANDIFLORA "D.D.<br>BLANCHARD"<br>D.D. BLANCHARD SOUTHERN MAGNOLIA | 2" MIN   | 8' MIN   | Y      |
|  | TA   | C    | 5   | TILIA AMERICANA<br>AMERICAN LINDEN                                           | 2" MIN   | 8' MIN   | Y      |
| STREET TREE                                                                           |      |      |     |                                                                              |          |          |        |
|  | AO   | C    | 43  | ACER SACCHARUM "LEGACY"<br>LEGACY SUGAR MAPLE                                | 2" MIN   | 8' MIN   | Y      |
|  | LN   | U    | 25  | LAGERSTROEMIA INDICA "NEAR EAST"<br>NEAR EAST CRAPE MYRTLE                   | 1.5" MIN | 6' MIN   | N      |
|  | PS   | U    | 48  | PRUNUS SERRULATA<br>JAPANESE FLOWERING CHERRY                                | 1.5" MIN | 6' MIN   | N      |
|  | UE   | C    | 66  | ULMUS PARVIFOLIA "EMER II"<br>ALLEED LACEBARK ELM                            | 2" MIN   | 8' MIN   | N      |
|  | ZG   | C    | 37  | ZELKOVA SERRATA "GREEN VASE"<br>GREEN VASE JAPANESE ZELKOVA                  | 2" MIN   | 8' MIN   | N      |
| SYMBOL CODE                                                                           |      |      |     |                                                                              |          |          |        |
| BUFFER SHRUBS                                                                         |      |      |     |                                                                              |          |          |        |
|  | II   |      | 28  | ILEX GLABRA "COMPACTA"<br>COMPACT INKBERRY                                   | 3 GAL    | 18" MIN. | Y      |
|  | MC   |      | 29  | MYRTICA CERIFERA<br>WAX MYRTLE                                               | 3 GAL    | 18" MIN. | Y      |
|  | VD   |      | 28  | VIBURNUM DENTATUM "ARROWWOOD"<br>ARROWWOOD VIBURNUM                          | 3 GAL    | 18" MIN. | Y      |



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

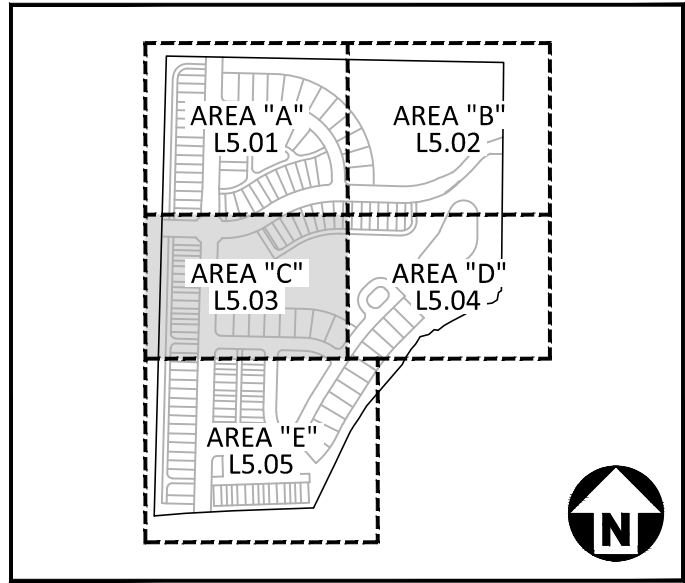
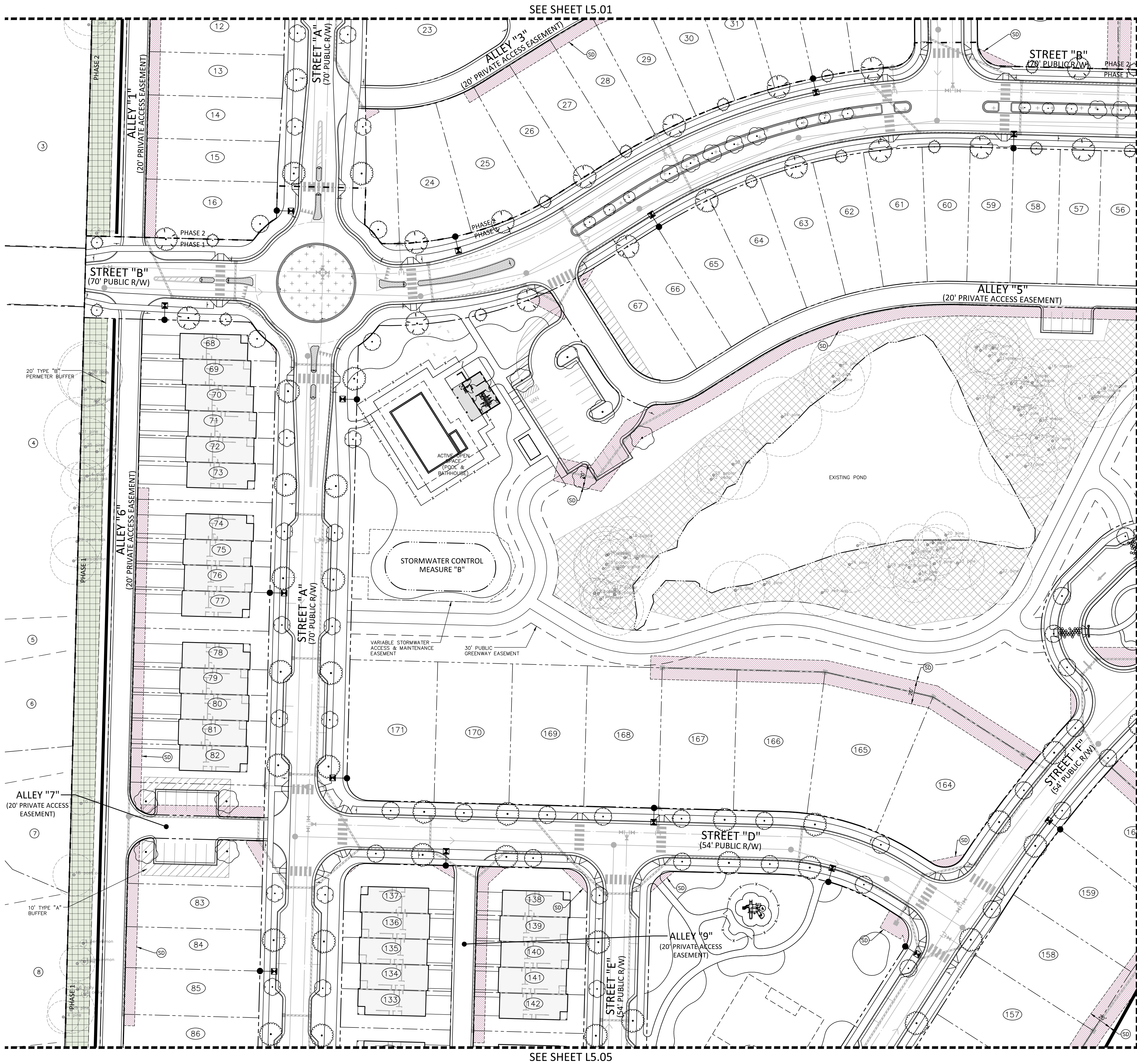


SEE SHEET L5.04

SEE SHEET L5.01

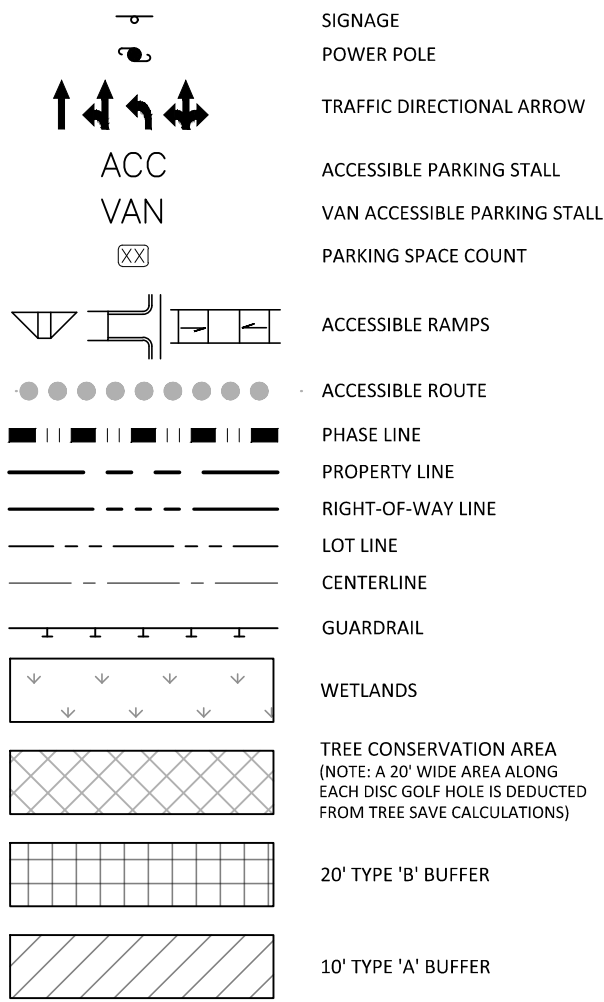


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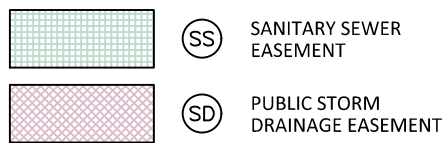


KEY MAP

SITE LEGEND



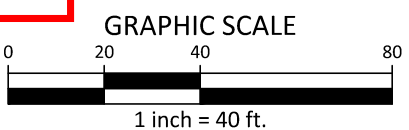
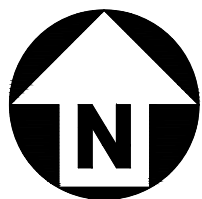
EASEMENT LEGEND



PLANT SCHEDULE

| SYMBOL        | CODE | TYPE | QTY | BOTANICAL / COMMON NAME                                                       | CAL      | HEIGHT   | NATIVE |
|---------------|------|------|-----|-------------------------------------------------------------------------------|----------|----------|--------|
| MEDIAN TREES  |      |      |     |                                                                               |          |          |        |
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| VUA TREES     |      |      |     |                                                                               |          |          |        |
| QS            | C    | 15   |     | QUERCUS STELLATA POST OAK                                                     | 2" MIN   | 8' MIN   | Y      |
| BUFFER TREE   |      |      |     |                                                                               |          |          |        |
| CV            | U    | 9    |     | CHIONANTHUS VIRGINICUS WHITE FRINGETREE                                       | 1.5" MIN | 6' MIN   | Y      |
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| TA            | C    | 5    |     | TILIA AMERICANA AMERICAN LINDEN                                               | 2" MIN   | 8' MIN   | Y      |
| STREET TREE   |      |      |     |                                                                               |          |          |        |
| AO            | C    | 43   |     | ACER SACCHARUM 'LEGACY' LEGACY SUGAR MAPLE                                    | 2" MIN   | 8' MIN   | Y      |
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| UE            | C    | 66   |     | ULMUS PARVIFOLIA 'EMER II' ALLEES LACEBARK ELM                                | 2" MIN   | 8' MIN   | N      |
| ZG            | C    | 37   |     | ZELKOVA SERRATA 'GREEN VASE' GREEN VASE JAPANESE ZELKOVA                      | 2" MIN   | 8' MIN   | N      |
| BUFFER SHRUBS |      |      |     |                                                                               |          |          |        |
| II            |      | 28   |     | ILEX GLABRA 'COMPACTA' COMPACT INKBERRY                                       | 3 GAL    | 18" MIN. | Y      |
| MC            |      | 29   |     | MYRTICA CERIFERA WAX MYRTLE                                                   | 3 GAL    | 18" MIN. | Y      |
| VD            |      | 28   |     | VIBURNUM DENTATUM 'ARROWWOOD' ARROWWOOD VIBURNUM                              | 3 GAL    | 18" MIN. | Y      |

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Development Services  
Gideon Smith 09/24/2025



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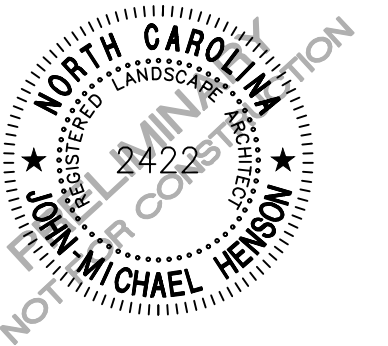
**McADAMS**  
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CLIENT

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PHONE: 919. 465. 5929

**LENNAR**

**HOPKINS FARM  
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SCALE 1" = 40'  
DATE 04.28.2025

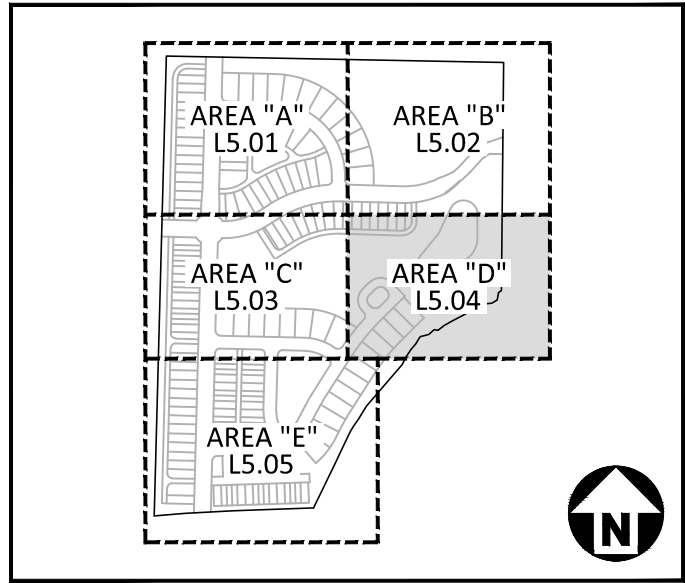
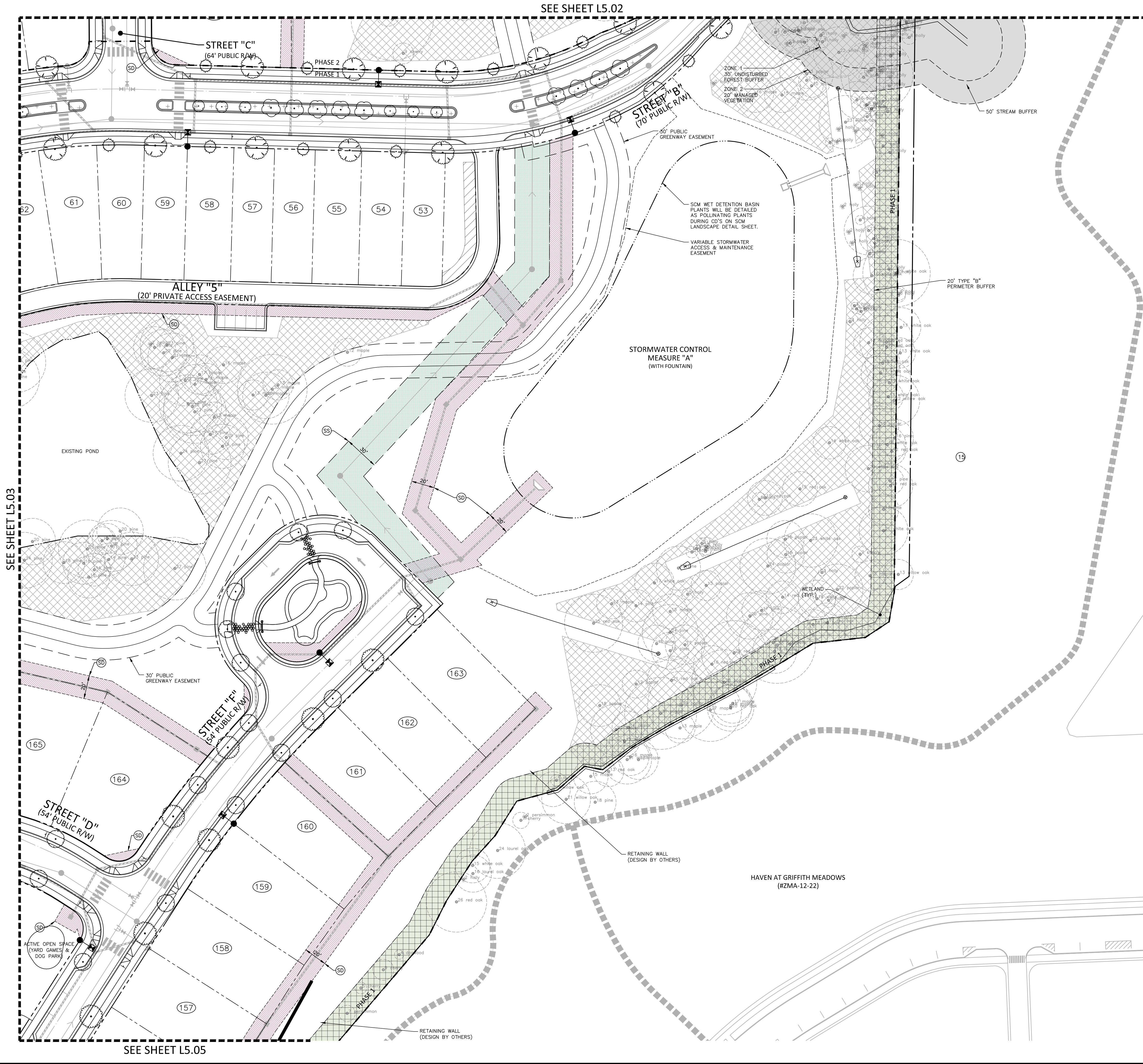
SHEET

LANDSCAPE PLAN -  
AREA "C"

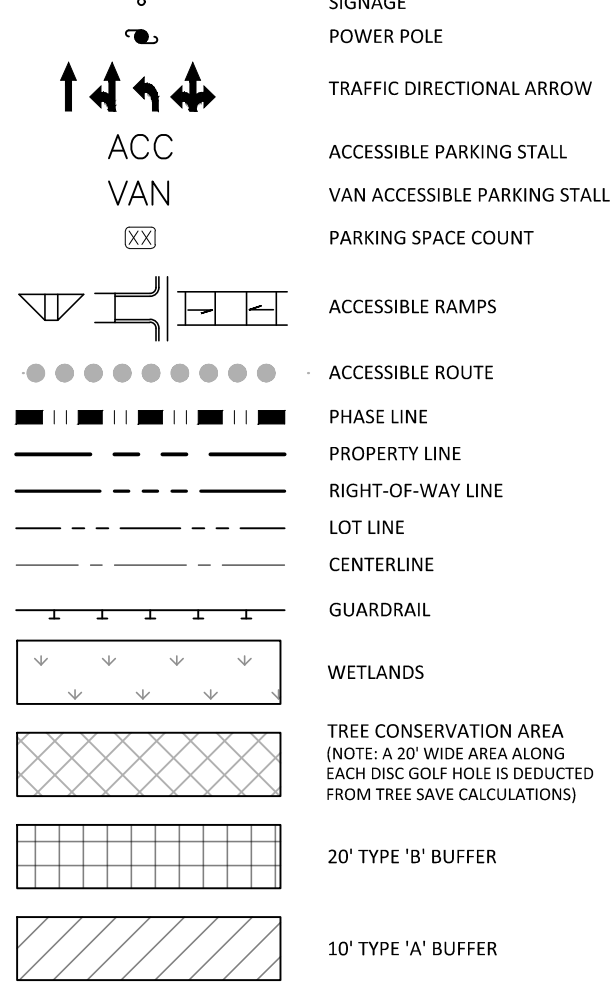
**L5.03**



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SITE LEGEND



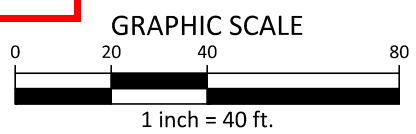
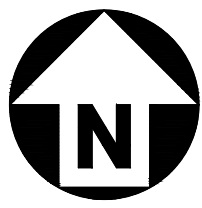
EASEMENT LEGEND



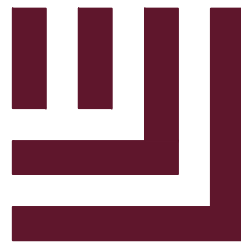
PLANT SCHEDULE

| SYMBOL        | CODE | TYPE | QTY | BOTANICAL / COMMON NAME               | CAL      | HEIGHT   | NATIVE |
|---------------|------|------|-----|---------------------------------------|----------|----------|--------|
| MEDIAN TREES  |      |      |     |                                       |          |          |        |
|               | MP   | U    | 12  | MAGNOLIA X SOULANGIANA 'ALEXANDRINA'  | 1.5" MIN | 6' MIN   | N      |
|               | ML   | U    | 14  | MAGNOLIA GRANDIFLORA 'LITTLE GEM'     | 1.5" MIN | 6' MIN   | Y      |
| VUA TREES     |      |      |     |                                       |          |          |        |
|               | QS   | C    | 15  | QUERCUS STELLATA                      | 2" MIN   | 8' MIN   | Y      |
| BUFFER TREE   |      |      |     |                                       |          |          |        |
|               | CV   | U    | 9   | CHIONANTHUS VIRGINICUS                | 1.5" MIN | 6' MIN   | Y      |
|               | JB   | C    | 4   | PINUS TAEDA 'NANA'                    | 2" MIN   | 8' MIN   | Y      |
|               | MB   | C    | 10  | MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' | 2" MIN   | 8' MIN   | Y      |
|               | TA   | C    | 5   | TILIA AMERICANA                       | 2" MIN   | 8' MIN   | Y      |
| STREET TREE   |      |      |     |                                       |          |          |        |
|               | AO   | C    | 43  | ACER SACCHARUM 'LEGACY'               | 2" MIN   | 8' MIN   | Y      |
|               | LN   | U    | 25  | LAGERSTROEMIA INDICA 'NEAR EAST'      | 1.5" MIN | 6' MIN   | N      |
|               | PS   | U    | 48  | PRUNUS SERRULATA                      | 1.5" MIN | 6' MIN   | N      |
|               | UE   | C    | 66  | ULMUS PARVIFOLIA 'EMER II'            | 2" MIN   | 8' MIN   | N      |
|               | ZG   | C    | 37  | ZELKOVA SERRATA 'GREEN VASE'          | 2" MIN   | 8' MIN   | N      |
| BUFFER SHRUBS |      |      |     |                                       |          |          |        |
|               | II   |      | 28  | ILEX GLABRA 'COMPACTA'                | 3 GAL    | 18" MIN. | Y      |
|               | MC   |      | 29  | MYRICA CERIFERA                       | 3 GAL    | 18" MIN. | Y      |
|               | VD   |      | 28  | VIBURNUM DENTATUM                     | 3 GAL    | 18" MIN. | Y      |

APPROVED MASTER PLAN  
Town of Knightdale  
Development Services  
Gideon Smith 09/24/2025



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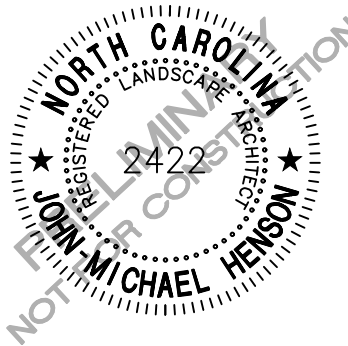
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CLIENT

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CONTACT: Michael Taylor  
PHONE: 919. 465. 5929



HOPKINS FARM  
MASTER PLAN  
8501 POOLE ROAD  
KNIGHTDALE, NORTH CAROLINA 27545



REVISIONS

| NO. | DATE       | DESCRIPTION       |
|-----|------------|-------------------|
| 1   | 06.26.2025 | PER TOWN COMMENTS |
| 2   | 07.30.2025 | PER TOWN COMMENTS |
| 3   | 08.26.2025 | PER TOWN COMMENTS |
| 4   |            |                   |
| 5   |            |                   |
| 6   |            |                   |

PLAN INFORMATION

PROJECT NO. LEN-24015  
FILENAME LEN24015-L51  
CHECKED BY WMK  
DRAWN BY RLU  
SCALE 1" = 40'  
DATE 04.28.2025

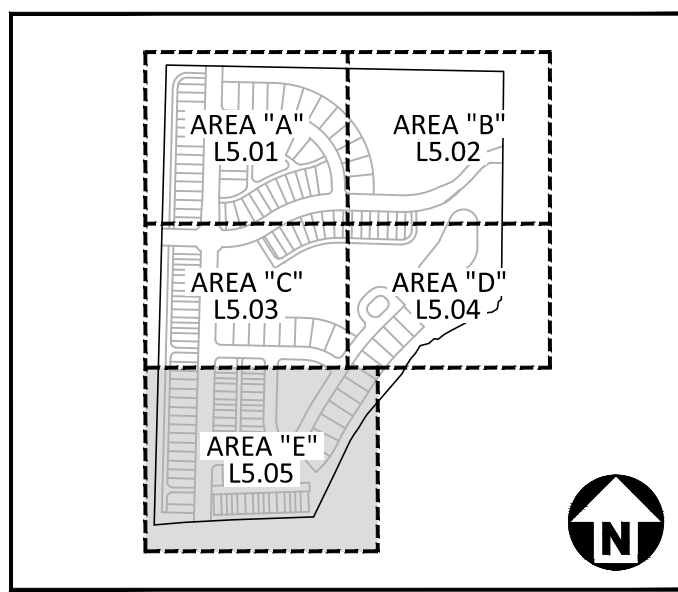
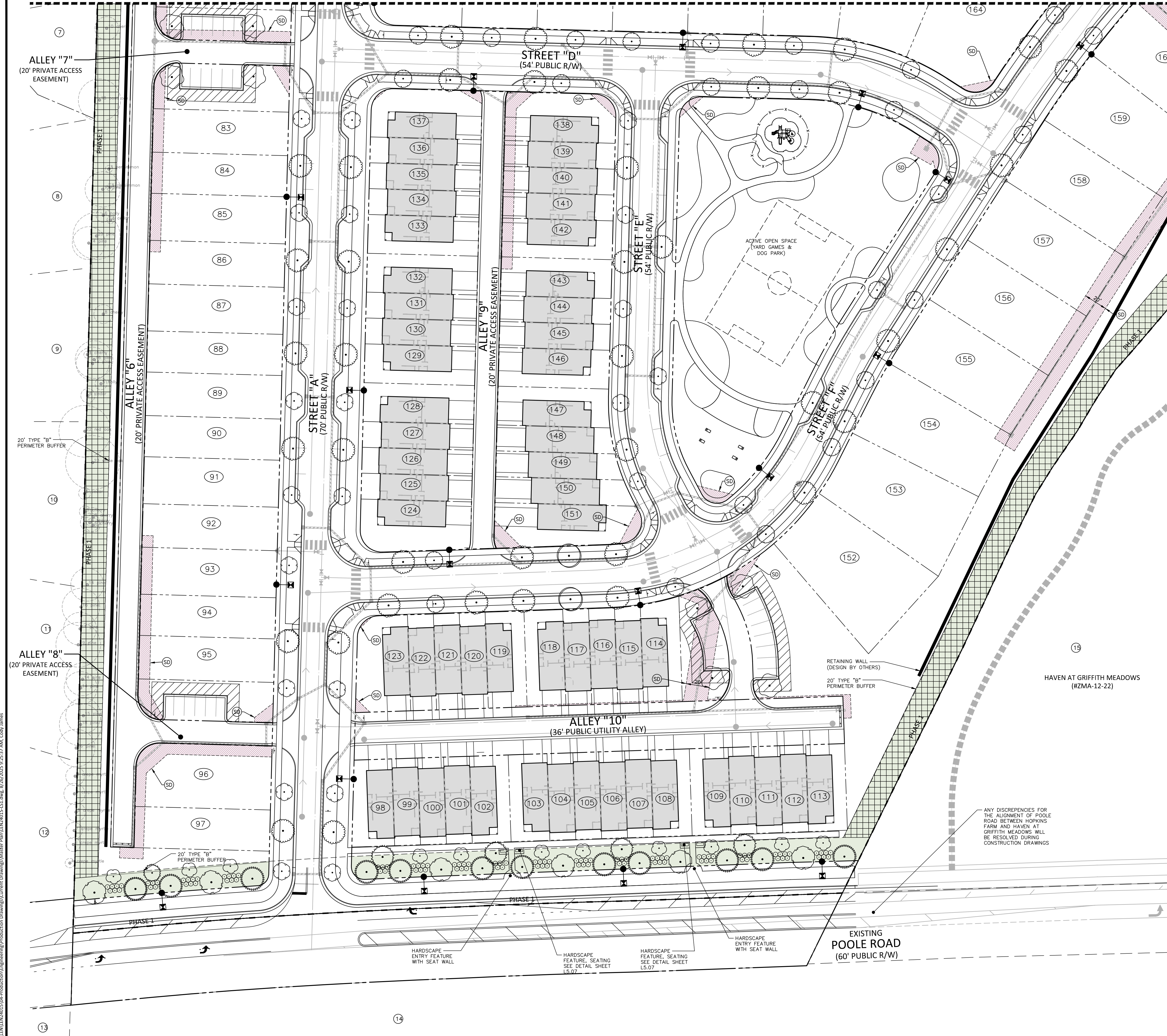
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LANDSCAPE PLAN -  
AREA "D"

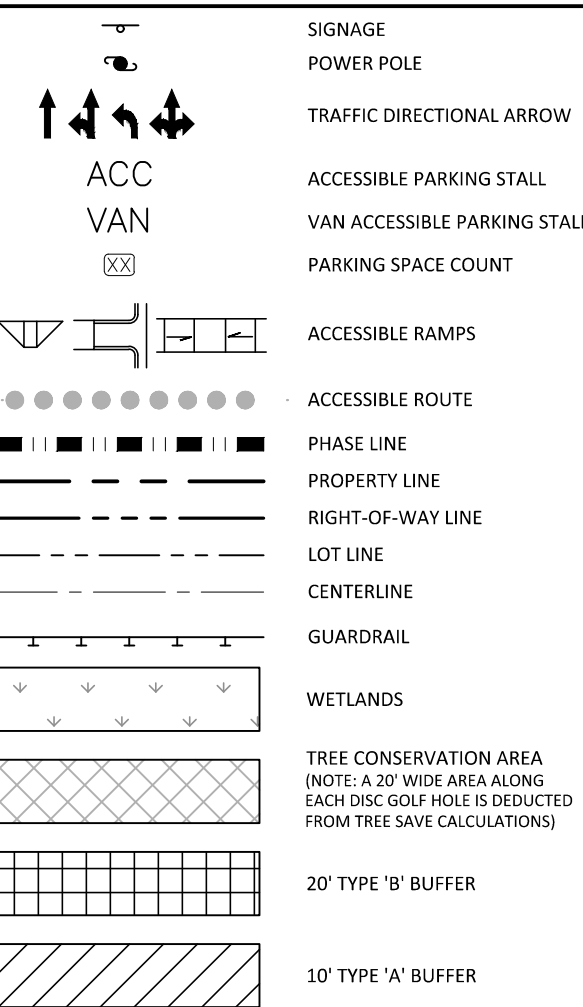
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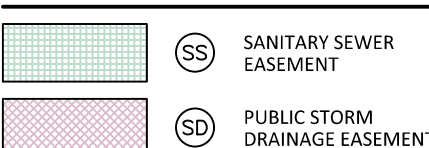
SEE SHEET L5.03



SITE LEGEND



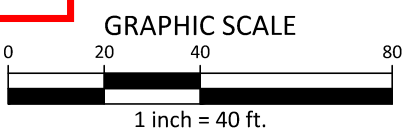
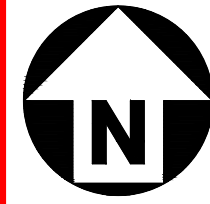
EASEMENT LEGEND



PLANT SCHEDULE

| SYMBOL                                                                                | CODE | TYPE | QTY                                                 | BOTANICAL / COMMON NAME                                                          | CAL      | HEIGHT | NATIVE |
|---------------------------------------------------------------------------------------|------|------|-----------------------------------------------------|----------------------------------------------------------------------------------|----------|--------|--------|
| MEDIAN TREES                                                                          |      |      |                                                     |                                                                                  |          |        |        |
|  | MP   | U    | 12                                                  | MAGNOLIA X SOULANGEANA 'ALEXANDRINA'<br>ALEXANDRINA SAUCER MAGNOLIA SINGLE TRUNK | 1.5" MIN | 6' MIN | N      |
|  | ML   | U    | 14                                                  | MAGNOLIA GRANDIFLORA 'LITTLE GEM'<br>LITTLE GEM DWARF SOUTHERN MAGNOLIA          | 1.5" MIN | 6' MIN | Y      |
| VUA TREES                                                                             |      |      |                                                     |                                                                                  |          |        |        |
|  | QS   | C    | 15                                                  | QUERCUS STELLATA<br>POST OAK                                                     | 2" MIN   | 8' MIN | Y      |
| BUFFER TREE                                                                           |      |      |                                                     |                                                                                  |          |        |        |
|  | CV   | U    | 9                                                   | CHIONANTHUS VIRGINICUS<br>WHITE FRINGETREE                                       | 1.5" MIN | 6' MIN | Y      |
|  | JB   | C    | 4                                                   | PINUS TAEDA 'NANA'<br>DWARF LOBLOLLY PINE                                        | 2" MIN   | 8' MIN | Y      |
|  | MB   | C    | 10                                                  | MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'<br>D.D. BLANCHARD SOUTHERN MAGNOLIA        | 2" MIN   | 8' MIN | Y      |
|  | TA   | C    | 5                                                   | TILIA AMERICANA<br>AMERICAN LINDEN                                               | 2" MIN   | 8' MIN | Y      |
| STREET TREE                                                                           |      |      |                                                     |                                                                                  |          |        |        |
|  | AO   | C    | 43                                                  | ACER SACCHARUM 'LEGACY'<br>LEGACY SUGAR MAPLE                                    | 2" MIN   | 8' MIN | Y      |
|  | LN   | U    | 25                                                  | LAGERSTROEMIA INDICA 'NEAR EAST'<br>NEAR EAST CRAPPE MYRTLE                      | 1.5" MIN | 6' MIN | N      |
|  | PS   | U    | 48                                                  | PRUNUS SERRULATA<br>JAPANESE FLOWERING CHERRY                                    | 1.5" MIN | 6' MIN | N      |
|  | UE   | C    | 66                                                  | ULMUS PARVIFOLIA 'EMER II'<br>ALLEE LACEBARK ELM                                 | 2" MIN   | 8' MIN | N      |
|  | ZG   | C    | 37                                                  | ZELKOVA SERRATA 'GREEN VASE'<br>GREEN VASE JAPANESE ZELKOVA                      | 2" MIN   | 8' MIN | N      |
| SYMBOL CODE                                                                           |      |      |                                                     |                                                                                  |          |        |        |
| BUFFER SHRUBS                                                                         |      |      |                                                     |                                                                                  |          |        |        |
|  | II   | 28   | ILEX GLABRA 'COMPACTA'<br>COMPACT INKBERRY          | 3 GAL                                                                            | 18" MIN. | Y      |        |
|  | MC   | 29   | MYRTICA CERIFERA<br>WAX MYRTLE                      | 3 GAL                                                                            | 18" MIN. | Y      |        |
|  | VD   | 28   | VIBURNUM DENTATUM 'ARROWWOOD'<br>ARROWWOOD VIBURNUM | 3 GAL                                                                            | 18" MIN. | Y      |        |

APPROVED MASTER PLAN  
Town of Knightdale  
Development Services  
Gideon Smith 09/24/2025



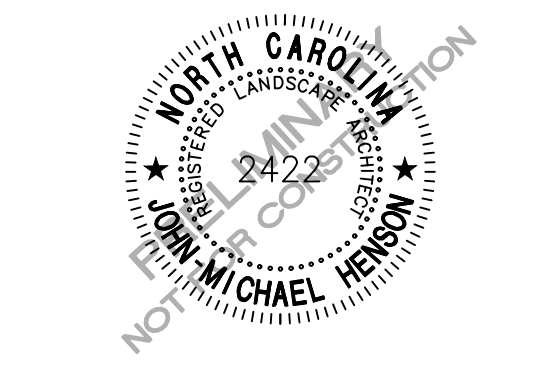
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**HOPKINS FARM  
MASTER PLAN  
8501 POOLE ROAD  
KNIGHTDALE, NORTH CAROLINA 27545**



**REVISIONS**

| NO. | DATE |
|-----|------|
|-----|------|

**PLAN INFORMATION**

|             |              |
|-------------|--------------|
| PROJECT NO. | LEN-24015    |
| FILENAME    | LEN24015-L51 |
| CHECKED BY  | WMK          |
| DRAWN BY    | RLU          |
| SCALE       | 1" = 40'     |
| DATE        | 04. 28. 2025 |

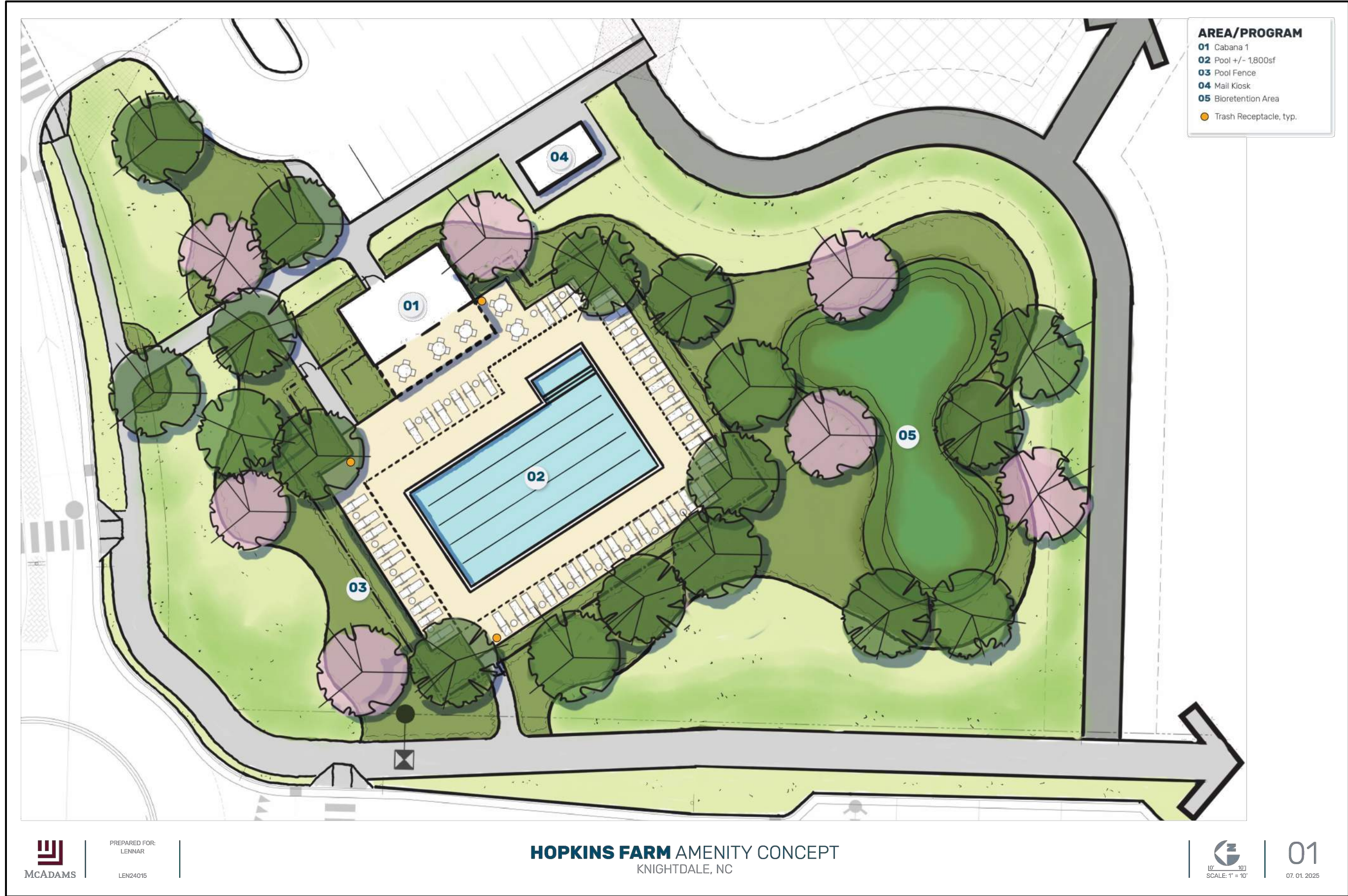
**SHEET**

**LANDSCAPE PLAN -  
AREA "E"**

**L5.05**



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Town of Knightdale  
Development Services  
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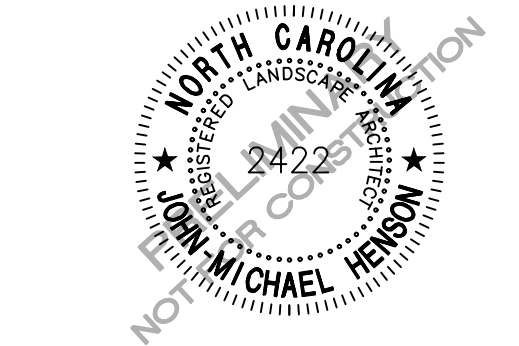
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**LENNAR**

**HOPKINS FARM  
MASTER PLAN  
8501 POOLE ROAD  
KNIGHTDALE, NORTH CAROLINA 27545**



| REVISIONS |      |
|-----------|------|
| NO.       | DATE |

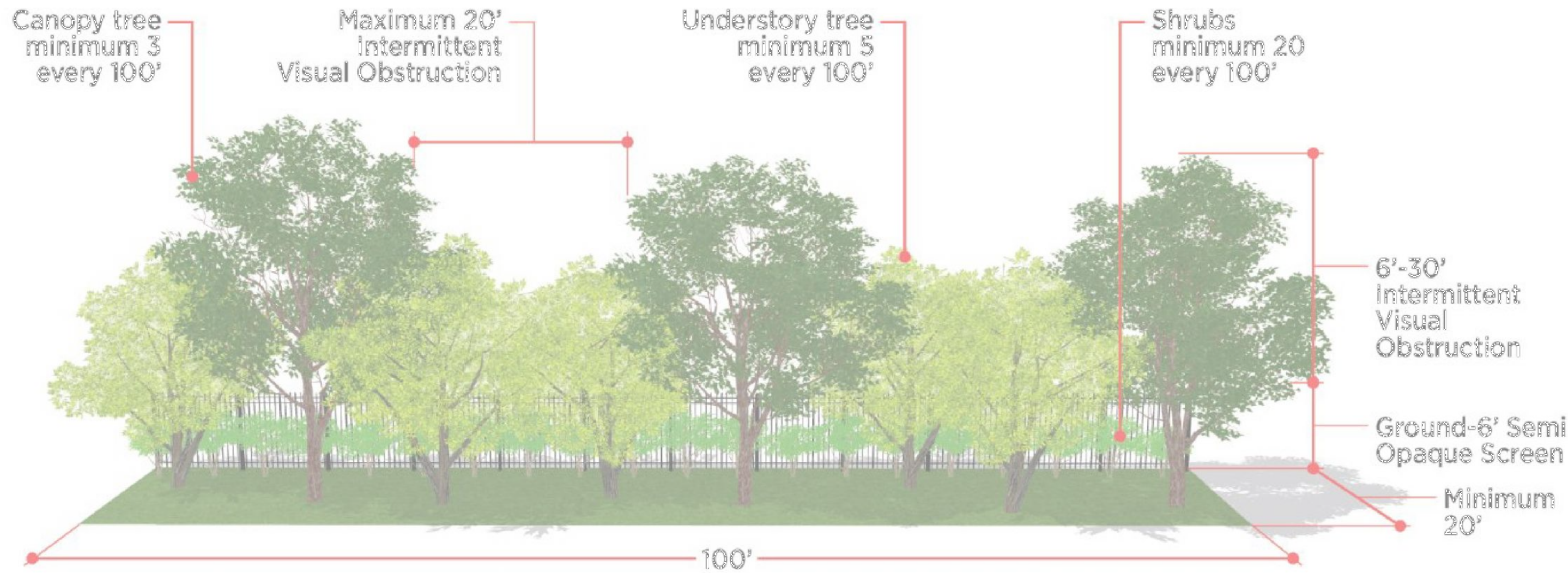
**PLAN INFORMATION**

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|-------------|--------------|
| PROJECT NO. | LEN-24015    |
| FILENAME    | LEN24015-L51 |
| CHECKED BY  | WMK          |
| DRAWN BY    | RLU          |
| SCALE       | NTS          |
| DATE        | 04.28.2025   |

**SHEET**

**OPEN SPACE  
CONCEPTUAL DESIGN  
L5.06**

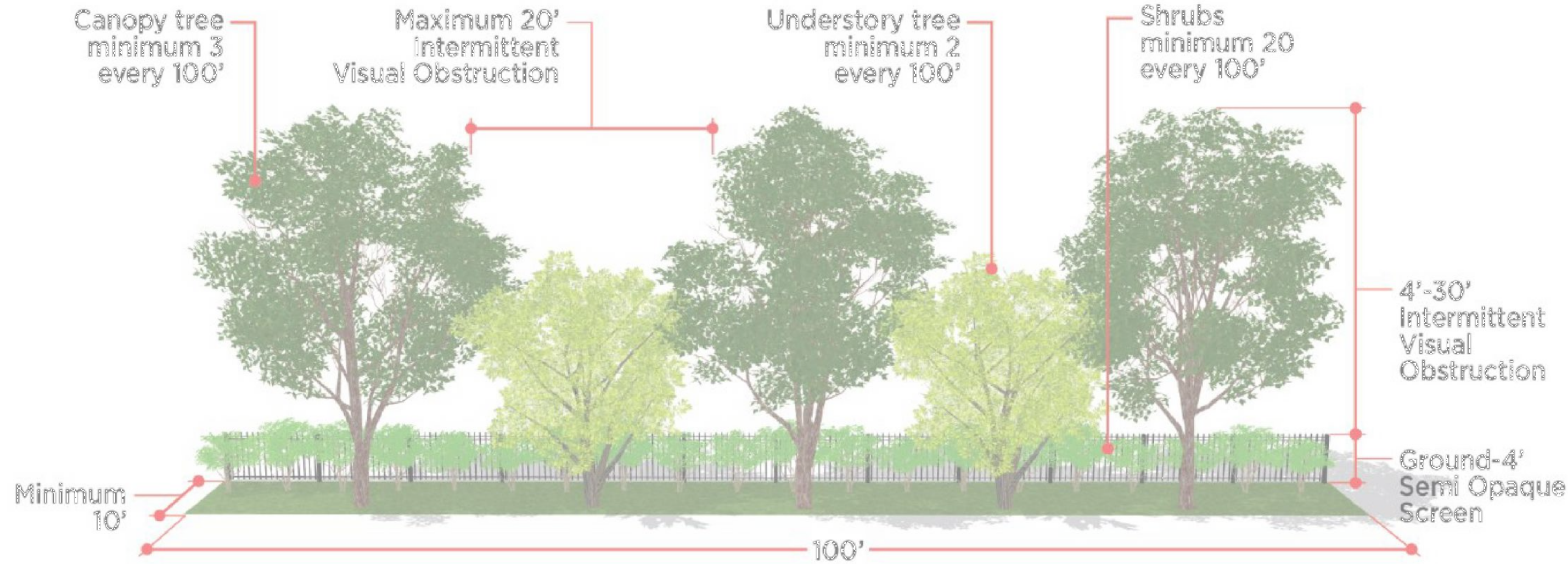




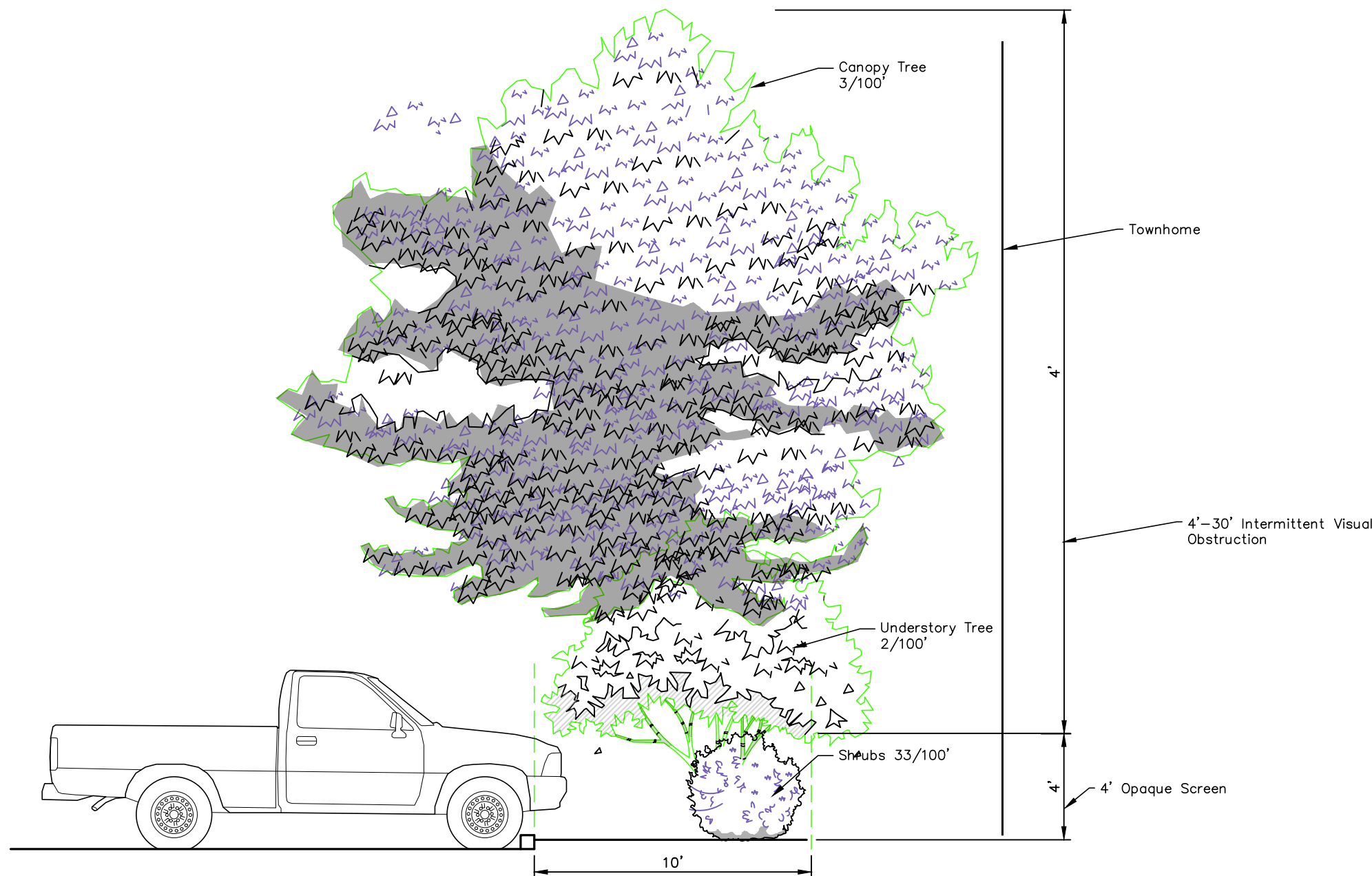
20' TYPE B PERIMETER BUFFER

TYPE "B" BUFFER IS TO BE LEFT IN IT'S NATURAL CONDITION. EXISTING PLANT MATERIAL TO BE FIELD VERIFIED BY LANDSCAPE ARCHITECT OR OTHER QUALIFIED PROFESSIONAL. SEE BUFFER DETAIL FOR REQUIREMENTS.

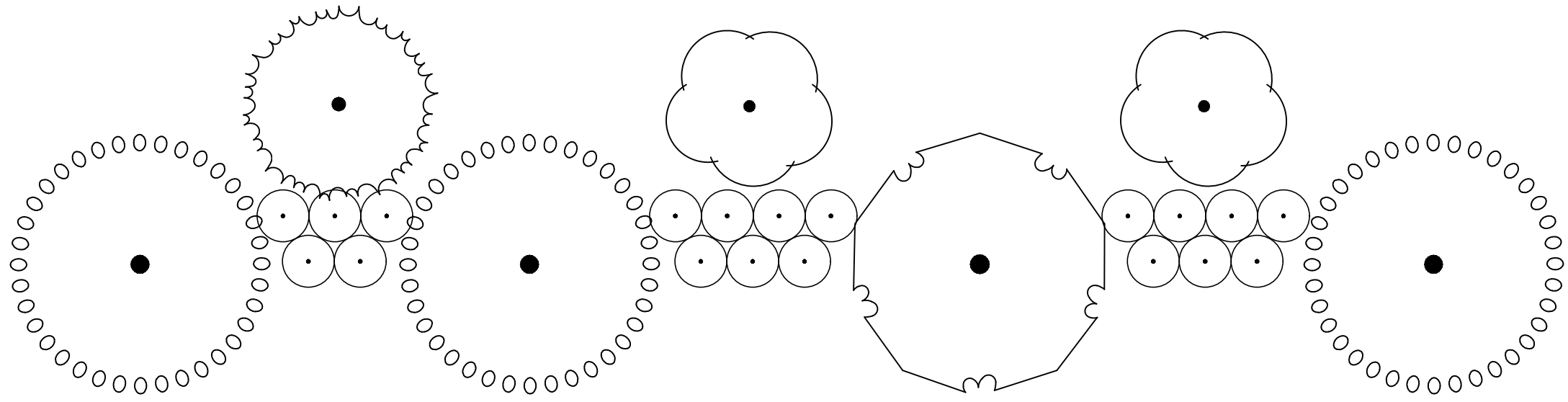
WHERE EXISTING BUFFER DOES NOT MEET THE MINIMUM BUFFER REQUIREMENTS, ADDITIONAL PLANT MATERIAL WILL BE ADDED.



10' TYPE A BUFFER



10' TYPE A BUFFER BETWEEN PARKING & TOWNHOME  
SCALE: NTS

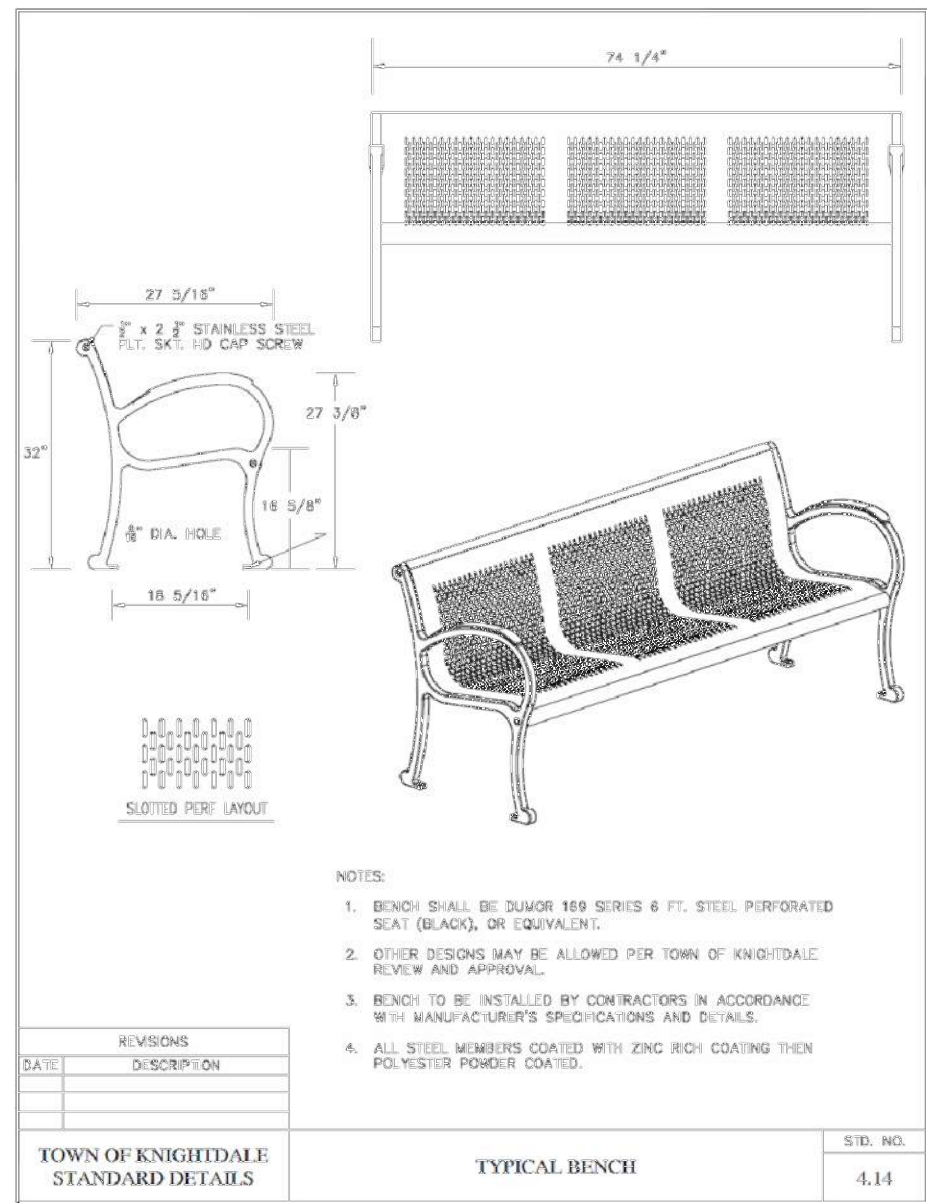


TYPICAL POOLE ROAD BUFFER

4 CANOPY TREES PER 100'  
3 UNDERSTORY TREES PER 100'  
24 SHRUBS PER 100'

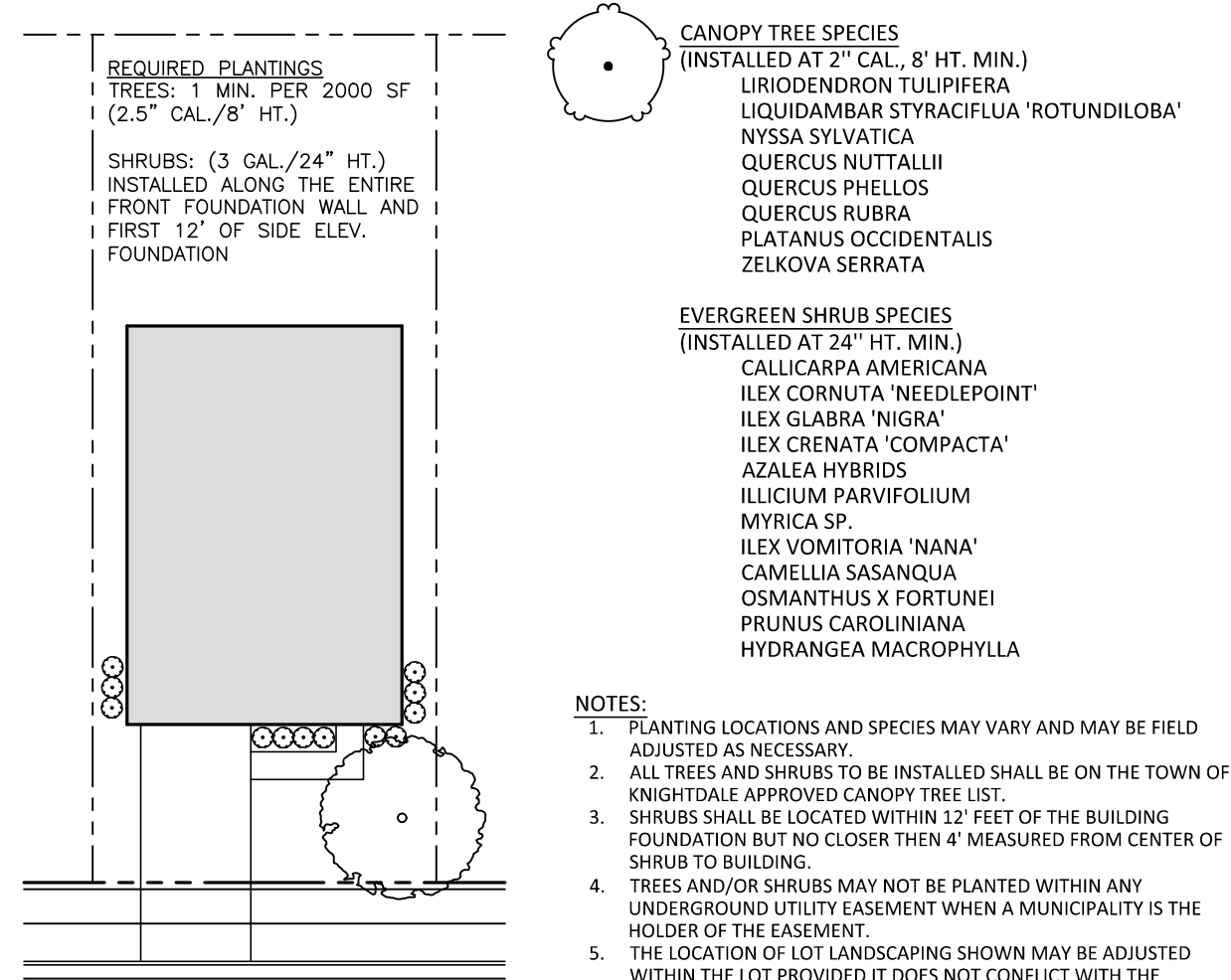
NOTE:

STREET/YARD BUFFER WILL INCLUDE A HARDSCAPED ENTRY FEATURE (BENCH) ALONG EITHER SIDE OF THE 2 PEDESTRIAN CONNECTIONS LINKING THE TOWHOMES TO POOLE RD. SEE SHEET C2.00.



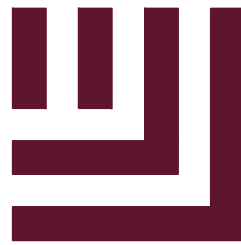
LOT TREE REQUIREMENTS

- Each single-family or duplex lot shall contain a minimum of one (1) canopy tree for every two thousand (2,000) square feet of lot area or fraction thereof up to twenty-thousand (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.
- The use of existing trees meeting the following standards to satisfy this requirement is encouraged. Existing large shade trees measuring more than six (6) inches in DBH may be counted towards fulfilling this requirement.
- Required street trees (Section 7.4 (L)) 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.
- Within the development, single family dwelling foundation plantings (Evergreen Shrubs) will be installed along the entire front elevation, as well as any elevation directly facing public Right of Way or improved open space and the first 12' of the side elevations closes to the front elevation.



TYPICAL RESIDENTIAL LOT LANDSCAPE DETAIL  
SCALE: NTS

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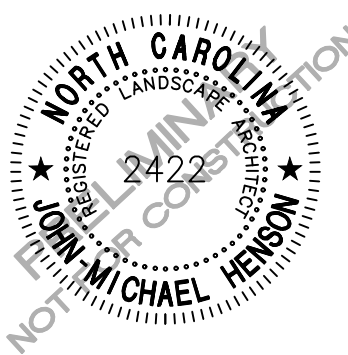
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HOPKINS FARM  
MASTER PLAN  
8501 POOLE ROAD  
KNIGHTDALE, NORTH CAROLINA 27545



REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. LEN-24015  
FILENAME LEN24015-LS1  
CHECKED BY WMK  
DRAWN BY RLU  
SCALE NTS  
DATE 04. 28. 2025

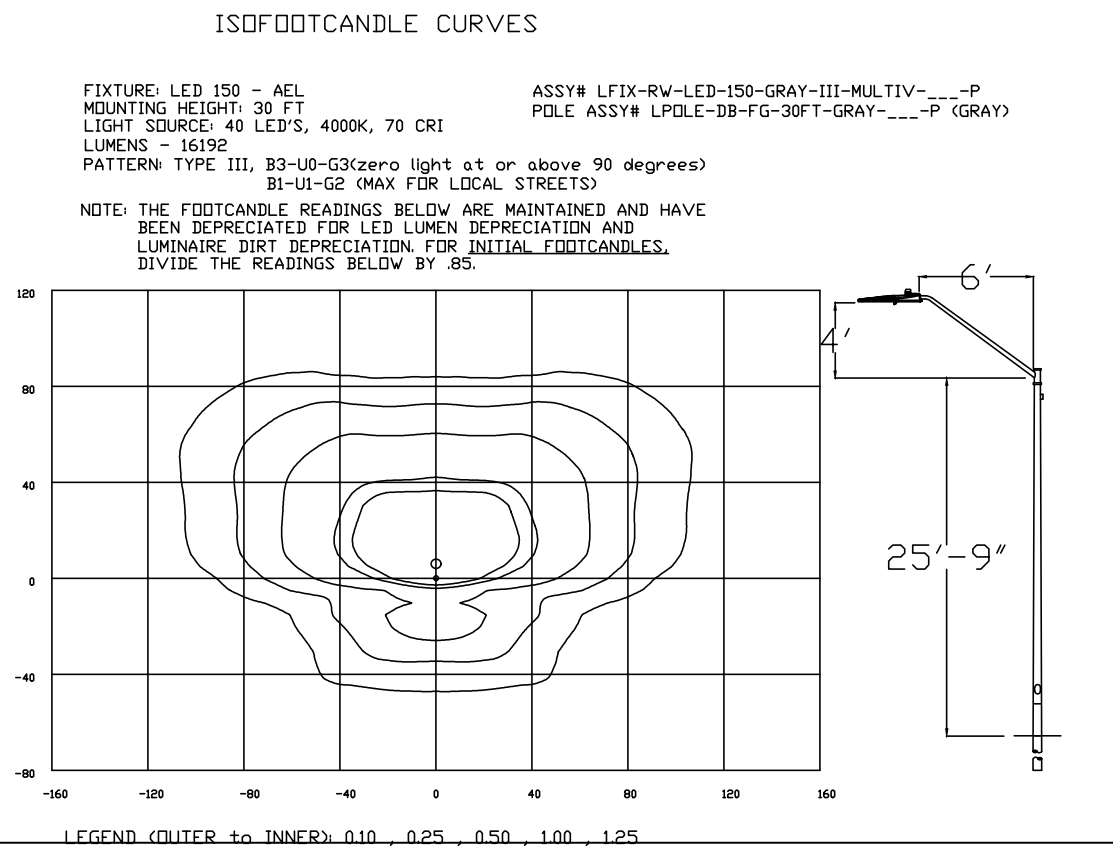
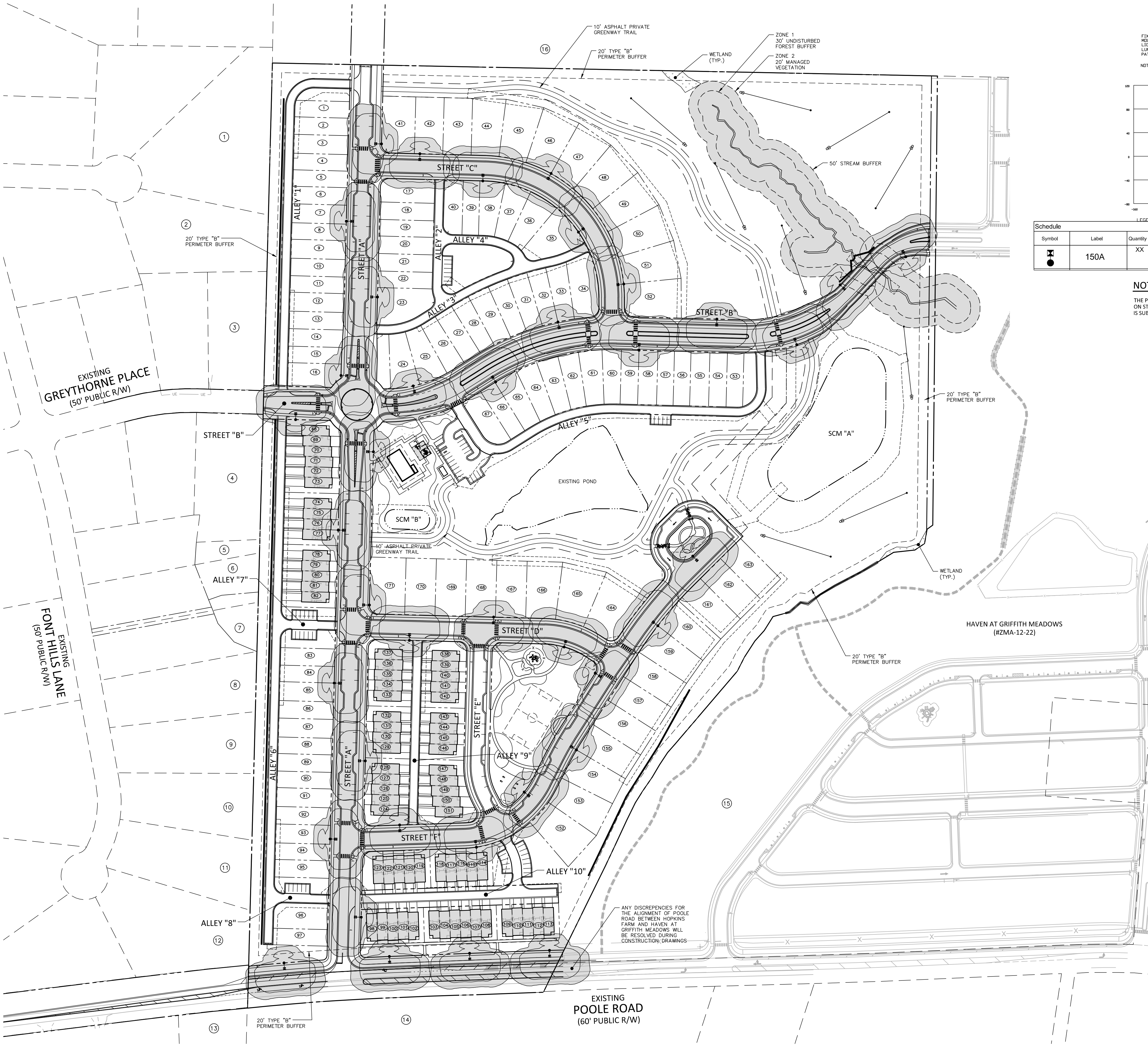
SHEET

DETAILS & NOTES

L5.07



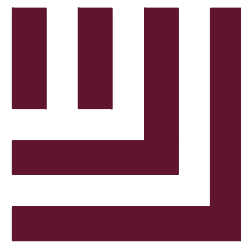
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| Schedule |       |          |                                     |              |                 |                   |
|----------|-------|----------|-------------------------------------|--------------|-----------------|-------------------|
| 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.



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HOPKINS FARM  
MASTER PLAN  
8501 POOLE ROAD  
KNIGHTDALE, NORTH CAROLINA 27545



REVISIONS

NO. DATE

PLAN INFORMATION

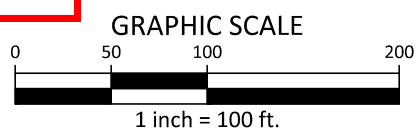
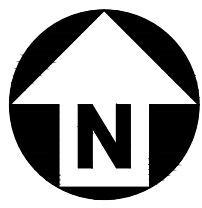
PROJECT NO. LEN-24015  
FILENAME LEN24015-L11  
CHECKED BY WMK  
DRAWN BY RLU  
SCALE 1" = 100'  
DATE 04. 28. 2025

SHEET

PRELIMINARY  
LIGHTING PLAN

L6.00

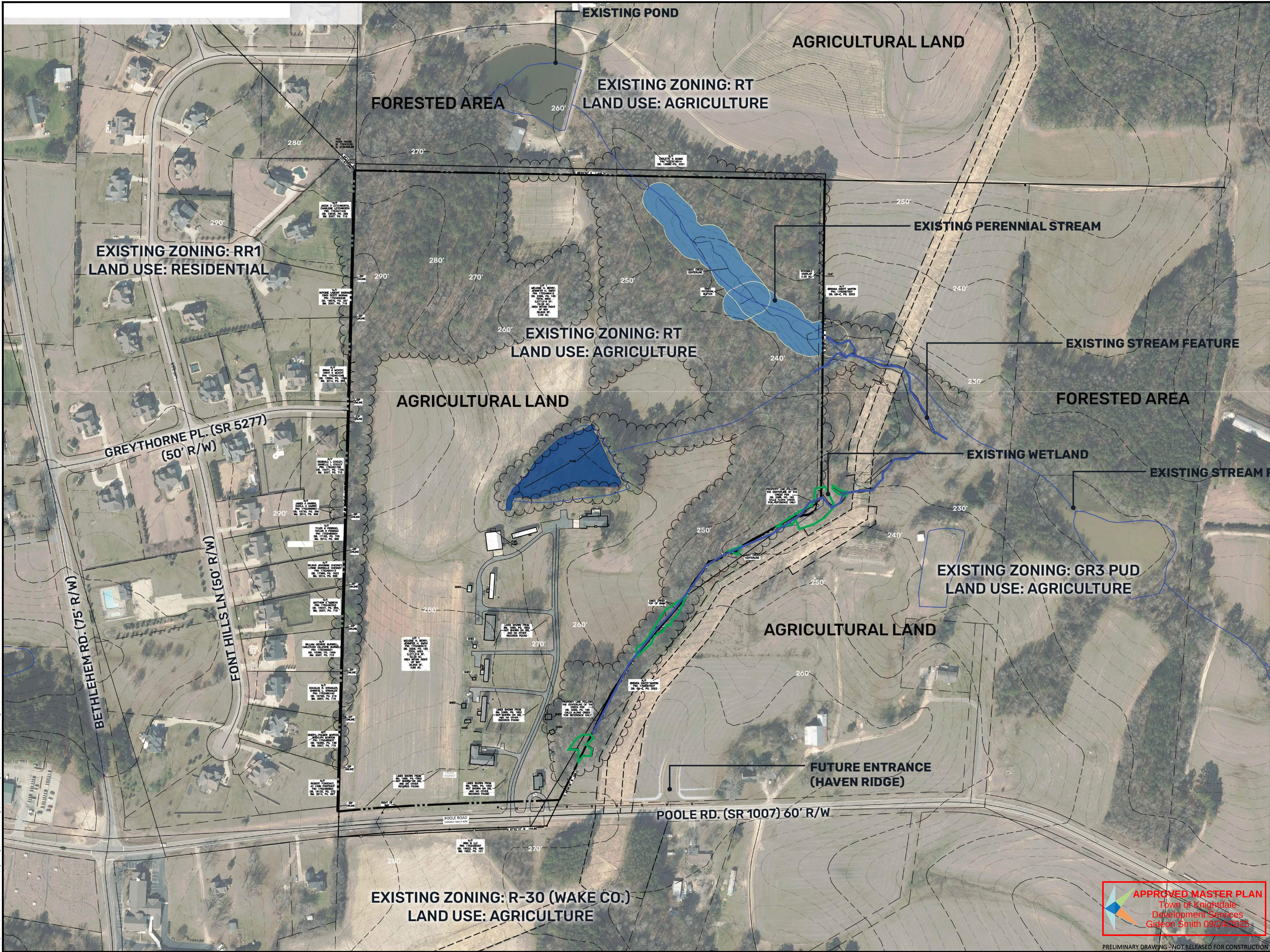
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Town of Knightdale  
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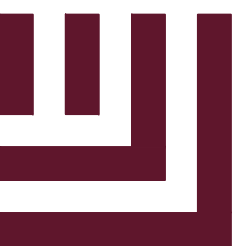


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**APPROVED MASTER PLAN**  
Town of Knightdale  
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Gideon Smith 09/24/2025

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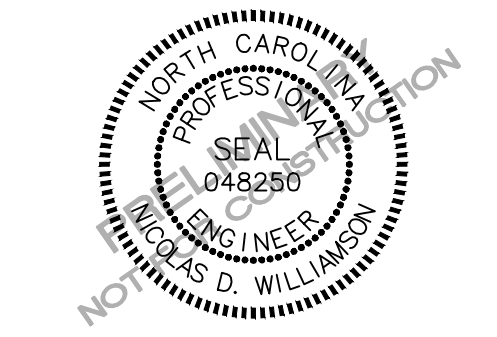


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**HOPKINS FARM  
MASTER PLAN**  
8501 POOLE ROAD  
KNIGHTDALE, NORTH CAROLINA 27545



**REVISIONS**

| NO. | DATE       |                   |
|-----|------------|-------------------|
| 1   | 06.26.2025 | PER TOWN COMMENTS |
| 2   | 07.30.2025 | PER TOWN COMMENTS |
| 3   | 08.26.2025 | PER TOWN COMMENTS |
| 4   |            |                   |
| 5   |            |                   |
| 6   |            |                   |

**PLAN INFORMATION**

|             |              |
|-------------|--------------|
| PROJECT NO. | LEN-24015    |
| FILENAME    | LEN24015-SK1 |
| CHECKED BY  | WMK          |
| DRAWN BY    | RLU          |
| SCALE       | NTS          |
| DATE        | 04.28.2025   |

**SHEET**

SKETCH PLAN  
ENVIRONMENTAL SURVEY  
(FOR REFERENCE ONLY)  
**SK-1**