HOPKINS FARM

8501 POOLE ROAD
KNIGHTDALE, NORTH CAROLINA 27545

MASTER PLAN

ZMA-_-25
PROJECT NUMBER: LEN-24015
DATE: APRIL 28, 2025

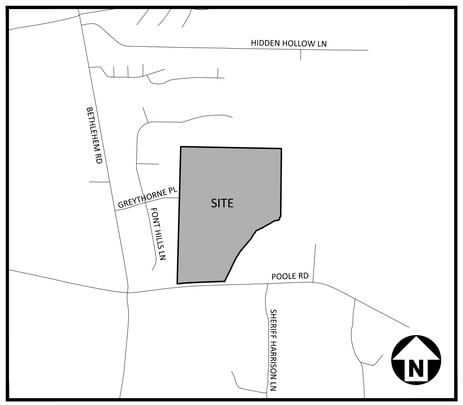
ZONING CONDITIONS

SITE DEVELOPMENT ALLOWANCES

1. HOPKINS FARM WILL INCLUDE UP TO 35% OF ITS SINGLE FAMILY DETACHED UNITS AS FRONT-LOADED LOTS LESS THAN 80' IN WIDTH. THE APPLICANT HAS OFFERED TAILORED ARCHITECTURAL STANDARDS FOR THESE UNITS AS A CONDITION OF THE ZONING APPROVAL.
2. REAR-LOADED SINGLE-FAMILY DWELLINGS WILL BE SERVED BY DRIVEWAYS THAT ARE A MINIMUM LENGTH OF 20' RATHER THAN THE UDO REQUIREMENT OF 35'. FURTHERMORE, REAR SETBACKS OF 12' SHALL BE APPLIED RATHER THAN 25' (MIN. 20' MEASURED TO THE EDGE OF ALLEY PAVEMENT). MINIMUM SIDE SETBACKS OF 5' WILL APPLY, WITH A 15' MIN. BUILDING SEPARATION.
3. HOPKINS FARM SHALL BE PERMITTED TO HAVE SINGLE FAMILY DWELLINGS WHICH FRONT ON AN OPEN SPACE ALONG POOLE ROAD TO PROVIDE PRIVATELY MAINTAINED ENHANCED ROADSIDE LANDSCAPING.
4. WITHIN PARKSIDE AT WESTLAKE, SINGLE FAMILY DWELLING FOUNDATION PLANTINGS (EVERGREEN SHRUBS) WILL BE INSTALLED ALONG THE ENTIRE FRONT ELEVATION, AS WELL AS ANY ELEVATION DIRECTLY FACING PUBLIC ROW OR IMPROVED OPEN SPACE AND THE FIRST 12' OF THE SIDE ELEVATIONS CLOSEST TO THE FRONT ELEVATION.
5. HOPKINS FARM SHALL BE PERMITTED TO MASS GRADE ALL LOTS, WITH THE EXCEPTION THAT NO RESIDENTIAL LOTS SHALL BE MASS GRADED WITHIN 100' OF ANY RIPARIAN STREAM BUFFER. ALL SFD LOTS GREATER THAN OR EQUAL TO 60' IN WIDTH ARE LOCATED ALONG THE PROJECT PERIMETER (WHERE THEY BACK UP TO A LANDSCAPED BUFFER) OR BACK UP TO OPEN SPACE.
6. HOPKINS FARM SHALL BE PERMITTED TO DEVIATE FROM THE DISTRIBUTION OF USES RANGE OUTLINED IN SECTION 11.1B OF THE UDO IN ORDER TO PROVIDE THE DISTRIBUTION PROVIDED IN THE ASSOCIATED MASTER PLAN.

VOLUNTARY ZONING CONDITIONS

1. CONSTRUCTION TRAFFIC WILL NOT UTILIZE THE EXISTING 'GREYTHORNE PLACE' ROADWAY AS A MEANS OF ACCESS TO HOPKINS FARM.
2. THE SITE WILL USE AT LEAST ONE BIORETENTION CELL AS A METHOD OF GREEN STORMWATER INFRASTRUCTURE.
3. ENHANCED ROADSIDE LANDSCAPING SHALL BE INSTALLED ALONG POOLE ROAD (COMPARABLE WITH THE ENHANCED LANDSCAPING APPLIED ON THE ADJACENT 'HAVEN AT GRIFFITH MEADOWS' PUD TO THE EAST).
4. A MINIMUM OF TYPE B BUFFER WILL BE APPLIED ALONG THE PROJECT'S PERIMETER.
5. HOPKINS FARM WILL PROVIDE A MINIMUM OF 100 GUEST PARKING SPACES (INCLUDING ON-STREET AND OFF-STREET PARKING).
6. SITE AMENITIES WILL INCLUDE A POLLINATOR GARDEN WITH EDUCATIONAL SIGNAGE HIGHLIGHTING THEIR ENVIRONMENTAL BENEFITS.
7. HOPKINS FARM WILL INCLUDE ARCHITECTURAL STANDARDS FOR SINGLE-FAMILY DETACHED HOMES AND TOWNHOMES, AS OUTLINED IN THE 'DESIGN GUIDELINES' SECTION OF THE PUD DOCUMENT.



VICINITY MAP
N.T.S.

SHEET INDEX

C1.00	EXISTING CONDITIONS
C2.00	OVERALL SITE PLAN
C2.01	OPEN SPACE PLAN
C2.02-.06	SITE, 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
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RALEIGH WATER CONDITIONS OF APPROVAL

1. ALL WATER, SANITARY SEWER AND REUSE FACILITIES SHALL BE INSTALLED, INSPECTED, TESTED, AND ACCEPTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT FOR OPERATIONS AND MAINTENANCE.
2. A PETITION FOR ANNEXATION INTO THE CITY LIMITS SHALL BE SUBMITTED IN ACCORDANCE WITH CITY COUNCIL POLICY FOR EXTENSION OF UTILITY SERVICE TO PROPERTIES CURRENTLY OUTSIDE OF THE CITY LIMITS.
3. CONSTRUCTION DRAWINGS MUST BE APPROVED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT FOR ALL PUBLIC WATER, PUBLIC SEWER AND/OR PRIVATE SEWER EXTENSIONS PRIOR TO MAP RECORDATION.
4. A PLAT MUST BE RECORDED AT THE WAKE COUNTY REGISTER OF DEEDS OFFICE FOR ALL UTILITY EASEMENT DEDICATIONS.
5. A DOWNSTREAM SEWER CAPACITY STUDY IN COMPLIANCE WITH CORPUD HANDBOOK SHALL BE SUBMITTED BY THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION DRAWINGS.
6. A DEED SHALL BE RECORDED PRIOR TO CONCURRENT APPROVAL FOR ALL NECESSARY OFFSITE CITY OF RALEIGH SANITARY SEWER EASEMENTS TO ACCOMMODATE FUTURE SEWER LINE CONSTRUCTION.
7. IN COORDINATION WITH THE UNDERGROUND UTILITY SAFETY AND DAMAGE PREVENTION ACT REQUIREMENTS FOR WORKING WITHIN A TOLERANCE ZONE, RALEIGH WATER REQUIRES THAT ALL CONTRACTORS AND UTILITY COMPANIES PROVIDE NOTIFICATION WHEN THEY INTEND TO SPOT ANY CRITICAL INFRASTRUCTURE.
8. A SEVENTY-TWO (72) HOUR ADVANCE NOTIFICATION MUST BE GIVEN WHEN CONSIDERING ANY TYPE OF BLASTING EXCAVATION AND/OR BORING WITHIN THE REGULATED DISTANCES OF CRITICAL INFRASTRUCTURE.

WATER ALLOCATION POINTS

REQUIRED POINTS	50 POINTS
MAJOR SUBDIVISION BASE POINTS	15 POINTS
STORMWATER FOUNTAIN AMENITY	4 POINTS
POOL	2 POINTS
TOWN OF KNIGHTDALE WAYFINDING SIGN	3 POINTS
ENHANCED ROADSIDE LANDSCAPING	2 POINTS
PRIVATE GREENWAY TRAIL	2 POINTS
DISC GOLF (9 HOLE)	4 POINTS
CLUBHOUSE - NO MEETING SPACE, BATHROOM & CHANGING ROOMS ONLY	3 POINTS
IPEMA CERTIFIED PLAYGROUND	4 POINTS
NATURAL HABITAT CONSERVATION	6 POINTS
STORMWATER BIORETENTION (AT OPEN SPACE #1)	5 POINTS
TOTAL MAJOR SUBDIVISION POINTS	50 POINTS

SITE DATA

PIN	1752496412	
SITE AREA	GROSS AREA:	51.39 AC
	NCDOT R/W DEDICATION:	0.30 AC
	NET AREA:	51.09 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 / 51.09 AC = 3.35 DU/AC (MAXIMUM) SINGLE FAMILY = 102 UNITS (60%) TOWNHOMES = 69 UNITS (40%)	
SETBACKS (SFD FRONT LOAD)	PROPOSED (PER PUD)	MIN. LOT SIZE: 6,000 SF MIN. LOT WIDTH: 60' MIN. FRONT SETBACK: 10' (25' FOR FACE OF GARAGE) MIN. DRIVEWAY LENGTH: 25' SIDE SETBACK: 8' (15' ON CORNER SIDES) REAR SETBACK: 25' MAX. BUILDING HEIGHT: 3 STORIES
SETBACKS (SFD REAR LOAD)	PROPOSED (PER PUD)	MIN. LOT SIZE: 3,500 SF MIN. LOT WIDTH: 34' MIN. FRONT SETBACK: 10' (EXCLUDING PORCH/STOOP ENCROACHMENT) MIN. SIDE SETBACK: 3' MIN. SIDE STREET SETBACK: 10' MIN. REAR SETBACK: 12' (20' TO EDGE OF ALLEY PAVEMENT) MIN. DRIVEWAY LENGTH: 20' (MEASURED FROM EDGE OF PAVEMENT) MAX. BUILDING HEIGHT: 3 STORIES
SETBACKS (TOWNHOMES REAR LOAD - FRONTING STREETS)	PROPOSED (PER PUD)	MIN. LOT WIDTH: 20' MIN. FRONT SETBACK: 5' MIN. BUILDING SEPARATION: 15' MIN. SIDE SETBACK: 5' (0' IF PARTIWALL EXISTS) MIN. SIDE STREET YARD: 10' MIN. REAR SETBACK: 12' (20' TO EDGE OF ALLEY PAVEMENT) MIN. DRIVEWAY LENGTH: 20' (MEASURED FROM EDGE OF PAVEMENT) MAX. BUILDING HEIGHT: 3 STORIES
SETBACKS (TOWNHOMES REAR LOAD - FRONTING OPEN SPACE)	PROPOSED (PER PUD)	MIN. LOT WIDTH: 20' MIN. FRONT SETBACK: 0' MIN. BUILDING SEPARATION: 15' MIN. SIDE SETBACK: 5' (0' IF PARTIWALL EXISTS) MIN. SIDE STREET YARD: 10' MIN. REAR SETBACK: 12' (20' TO EDGE OF ALLEY PAVEMENT) MIN. DRIVEWAY LENGTH: 20' (MEASURED FROM EDGE OF PAVEMENT) MAX. BUILDING HEIGHT: 3 STORIES
TOTAL OPEN SPACE	REQUIRED	4.74 AC (OPEN SPACE CALCULATIONS ACCOUNT FOR 25% REDUCTION FOR NEIGHBORHOOD AMENITY)
	PROPOSED	2.59 AC - ACTIVE 11.62 AC - PASSIVE 7.75 AC - COMMON OPEN SPACE 21.96 AC - TOTAL (42.98% OF NET SITE)
ACTIVE OPEN SPACE	REQUIRED	2.37 AC
	PROPOSED	2.59 AC (SEE OPEN SPACE CALCULATION TABLE ON SHEET C2.16)
PASSIVE OPEN SPACE	REQUIRED	2.37 AC
	PROPOSED	11.62 AC (SEE OPEN SPACE CALCULATION TABLE ON SHEET C2.16)
ADDITIONAL COMMON OPEN SPACE	PROPOSED	7.75 AC
TREE SAVE	REQUIRED	1.96 AC
	PROPOSED	6.0+ AC
CONNECTIVITY	REQUIRED	1.4
	PROPOSED	1.5 (15 LINKS/10 NODES)
PARKING DATA	REQUIRED	2/UNIT x 171 UNITS = 342 SPACES
	PROPOSED	342 GARAGE SPACES (204 SFD/137 TH) 342 DRIVEWAY SPACES (204 SFD/137 TH) 684 TOTAL SPACES
	ADDITIONAL PROPOSED	79 ON-STREET SPACES 19 AMENITY SPACES 51 ON-ALLEY SPACES 149 TOTAL ADDITIONAL SPACES

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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LENNAR

PROJECT DIRECTORY

NORTH CAROLINA PROFESSIONAL SEAL 048280 ENGINEER NICHOLAS D. WILLIAMSON
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

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

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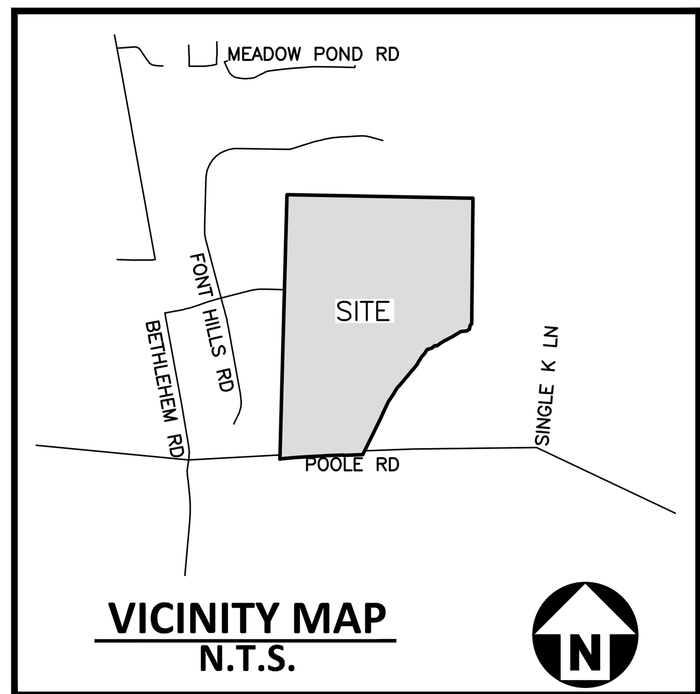

VICINITY MAP
N.T.S.

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. ZONING: AS 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 PANEL #3720175200K DATED JULY 19, 2024.
7. REFERENCES AS SHOWN ON SURVEY.
8. UTILITY STATEMENT
   THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
9. NO EVIDENCE OF EARTH MOVING ACTIVITIES OCCURRING ON SITE.
10. NO EVIDENCE OF STREET CHANGES.
11. TREE SURVEY RECEIVED BY S&EC.

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

NAD GRID (NAD83 2011)

I, JAY B. TAYLOR, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS A AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS A STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED ON APRIL 5, 2025; THAT THE SURVEY WAS COMPLETED ON APRIL 14, 2025; THAT CONTOURS SHOWN AS [BROKEN LINES] MAY MEET THE STATED STANDARD; AND ALL COORDINATES ARE BASED ON NAD83 AND ALL ELEVATIONS ARE BASED ON NAVD88.

JAY B. TAYLOR, PLS 5472 DATE

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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CLIENT

LENNAR

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MASTER PLAN
8501 POOLE ROAD
KNIGHTDALE, NORTH CAROLINA 27545

NORTH CAROLINA PROFESSIONAL SEAL L-5472 LAND SURVEYOR JAY B. TAYLOR PRELIMINARY

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	LEN24015
FILENAME	LEN24015-AT1
CHECKED BY	JBT
DRAWN BY	CBF
SCALE	1"=100'
DATE	04.25.2025

SHEET

EXISTING CONDITIONS

C1.00

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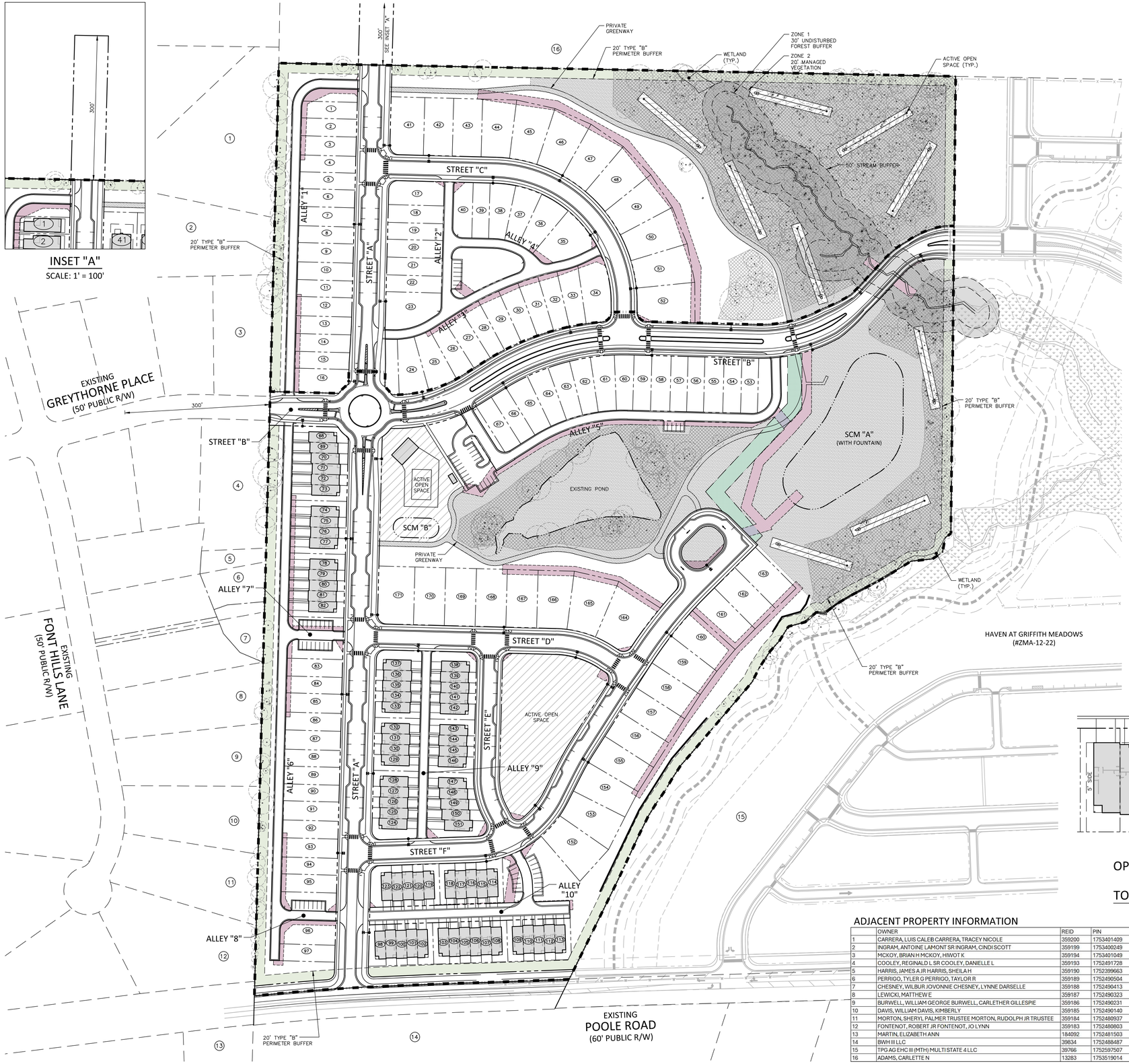
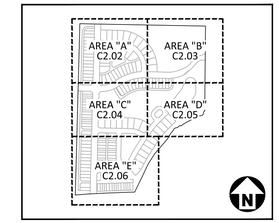




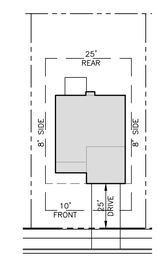
KEY MAP

EASEMENT LEGEND

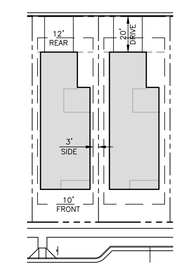
- SS — SANITARY SEWER EASEMENT
- SD — STORM DRAINAGE EASEMENT

SITE LEGEND

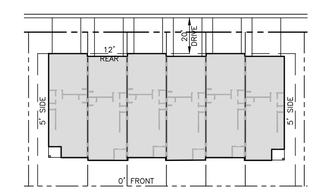
- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- GUARDRAIL
- WETLANDS
- TREE CONSERVATION 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



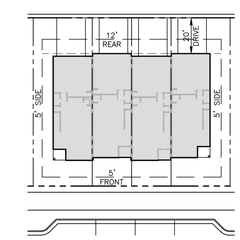
FRONT-LOADED SINGLE FAMILY DWELLING DETAIL
SCALE: 1"=40'



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
2	INGRAM, ANTOINE LAMONT SR INGRAM, CINDI SCOTT	359199	1753400249	18579	367	RR1	RESIDENTIAL
3	MCKOY, BRIAN H MCKOY, HIWOT K	359194	1753401049	15884	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	1752399663	15730	359	RR1	RESIDENTIAL
6	PERRIGO, TYLER G PERRIGO, TAYLOR R	359189	1752490504	17183	705	RR1	RESIDENTIAL
7	CHESNEY, WILBUR JOVONNIE CHESNEY, LYNNE DARSELLE	359188	1752490413	17366	1923	RR1	RESIDENTIAL
8	LEWICKI, MATTHEW E	359187	1752490323	15537	994	RR1	RESIDENTIAL
9	BURWELL, WILLIAM GEORGE BURWELL, CARLETHER 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	1752480937	19382	138	RR1	RESIDENTIAL
12	FONTENOT, ROBERT JR FONTENOT, JO LYNN	359183	1752480803	16132	72	RR1	RESIDENTIAL
13	MARTIN, ELIZABETH ANN	184092	1752481503	5857	374	R-30	RESIDENTIAL
14	BWH III LLC	39834	1752488487	19022	480	R-30	AGRICULTURE
15	TPG AG EHC III (MTH) MULTI STATE 4 LLC	39766	1752597507	19824	1748	GR3 PUD	ACRES GREATER THAN 10 WITH HOUSE
16	ADAMS, CARLETTE N	13283	1753519014	13988	2331	RT	AGRICULTURE

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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

NORTH CAROLINA PROFESSIONAL SEAL 048250 ENGINEER NICHOLAS D. WILLIAMSON
NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

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

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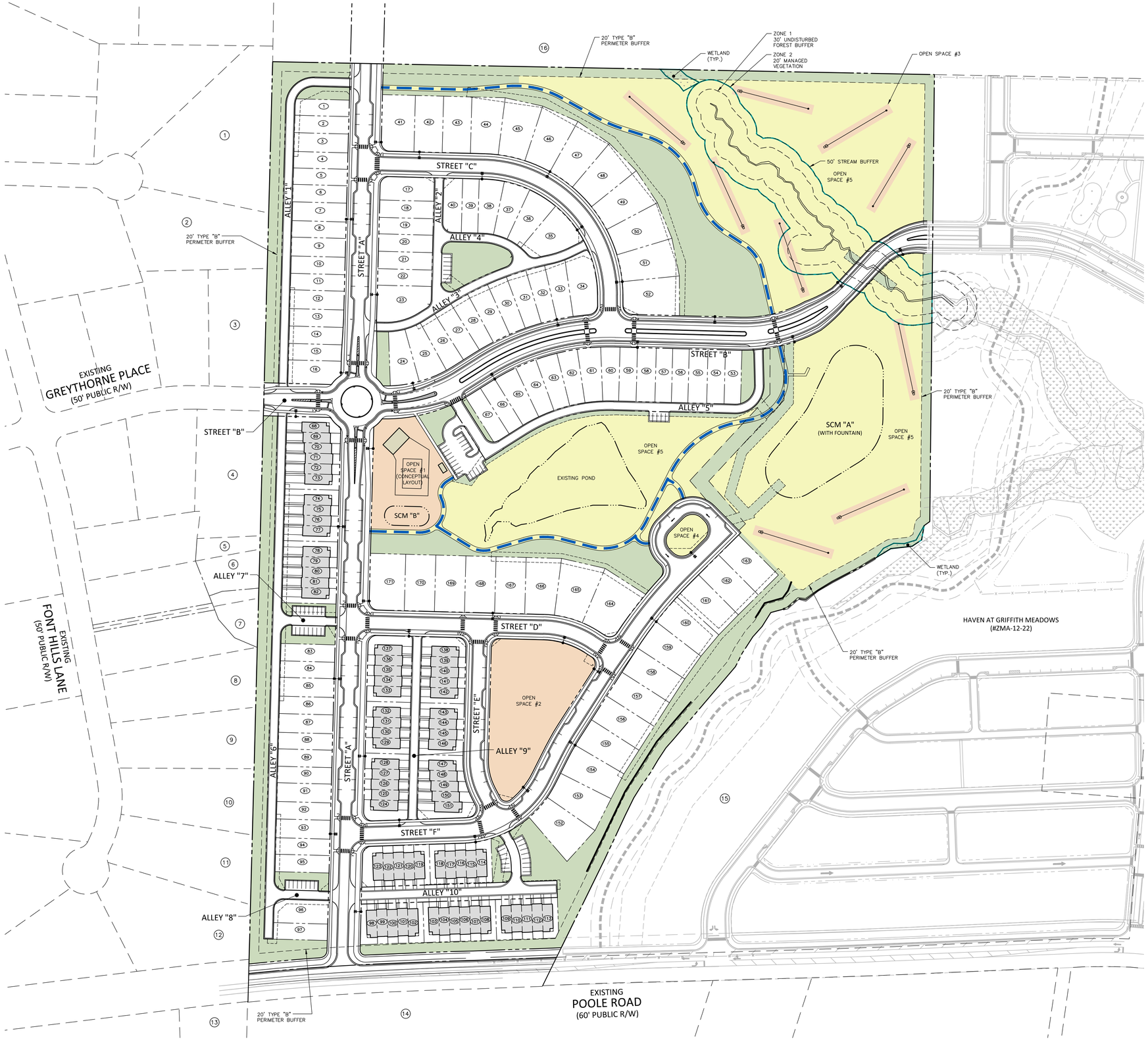

ACTIVE & PASSIVE OPEN SPACE SUMMARY

ACTIVE OPEN SPACE *		
OPEN SPACE 1	AMENITY CENTER (BATHHOUSE & POOL)	0.74 AC
OPEN SPACE 2	PLAYGROUND, YARD GAMES, AND DOG PARK	1.13 AC
OPEN SPACE 3	9-HOLE DISC GOLF COURSE (20'x 1800 LF)	0.72 AC
	TOTAL	2.59 AC
PASSIVE OPEN SPACE *		
OPEN SPACE 4	POLLINATOR GARDEN	0.12 AC
OPEN SPACE 5	PRESERVATION OF NATURAL RESOURCES	11.50 AC
	TOTAL	11.62 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.

SITE LEGEND

OVERALL NET SITE AREA: 51.09 AC
OVERALL SITE OPEN SPACE: 21.96 AC

ACTIVE OPEN SPACE
2.59 AC
5.07% OF NET AREA
11.79% OF TOTAL OPEN SPACE

PASSIVE OPEN SPACE
11.62 AC
22.74% OF NET AREA
52.91% OF TOTAL OPEN SPACE

COMMON OPEN SPACE
7.75 AC
15.17% OF NET AREA
35.30% OF TOTAL OPEN SPACE

JURISDICTIONAL OPEN SPACE
1.96 AC
3.84% OF NET AREA
8.93% OF TOTAL OPEN SPACE

PRIVATE GREENWAY
2,454 LF

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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LENNAR

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MASTER PLAN
8501 POOLE ROAD
KNIGHTDALE, NORTH CAROLINA 27545

NORTH CAROLINA PROFESSIONAL SEAL 048280 ENGINEER NICHOLAS D. WILLIAMSON
NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

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 SPACE PLAN

C2.01

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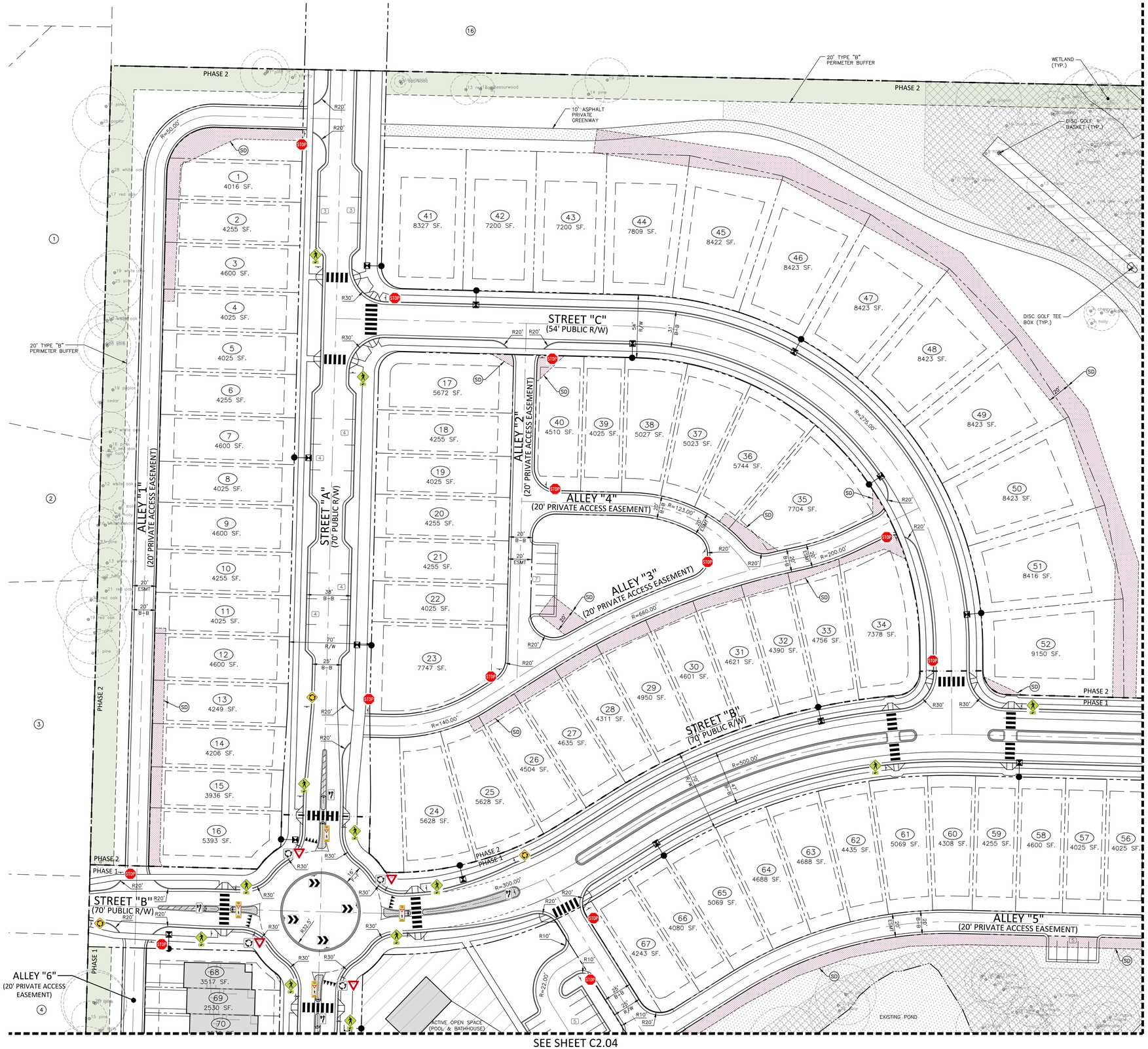

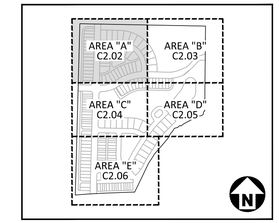

KEY MAP

SITE LEGEND

- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC / VAN — ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- (XX) — 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

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

SPEED LIMIT TABLE	
LOCAL STREET	25 MPH
MAIN STREET	25 MPH

EASEMENT LEGEND

- (SS) SANITARY SEWER EASEMENT
- (SD) STORM DRAINAGE EASEMENT

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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PHONE: 919. 465. 5929

LENNAR

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

NORTH CAROLINA PROFESSIONAL SEAL 048280 ENGINEER NICHOLAS D. WILLIAMSON
NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

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"

C2.02

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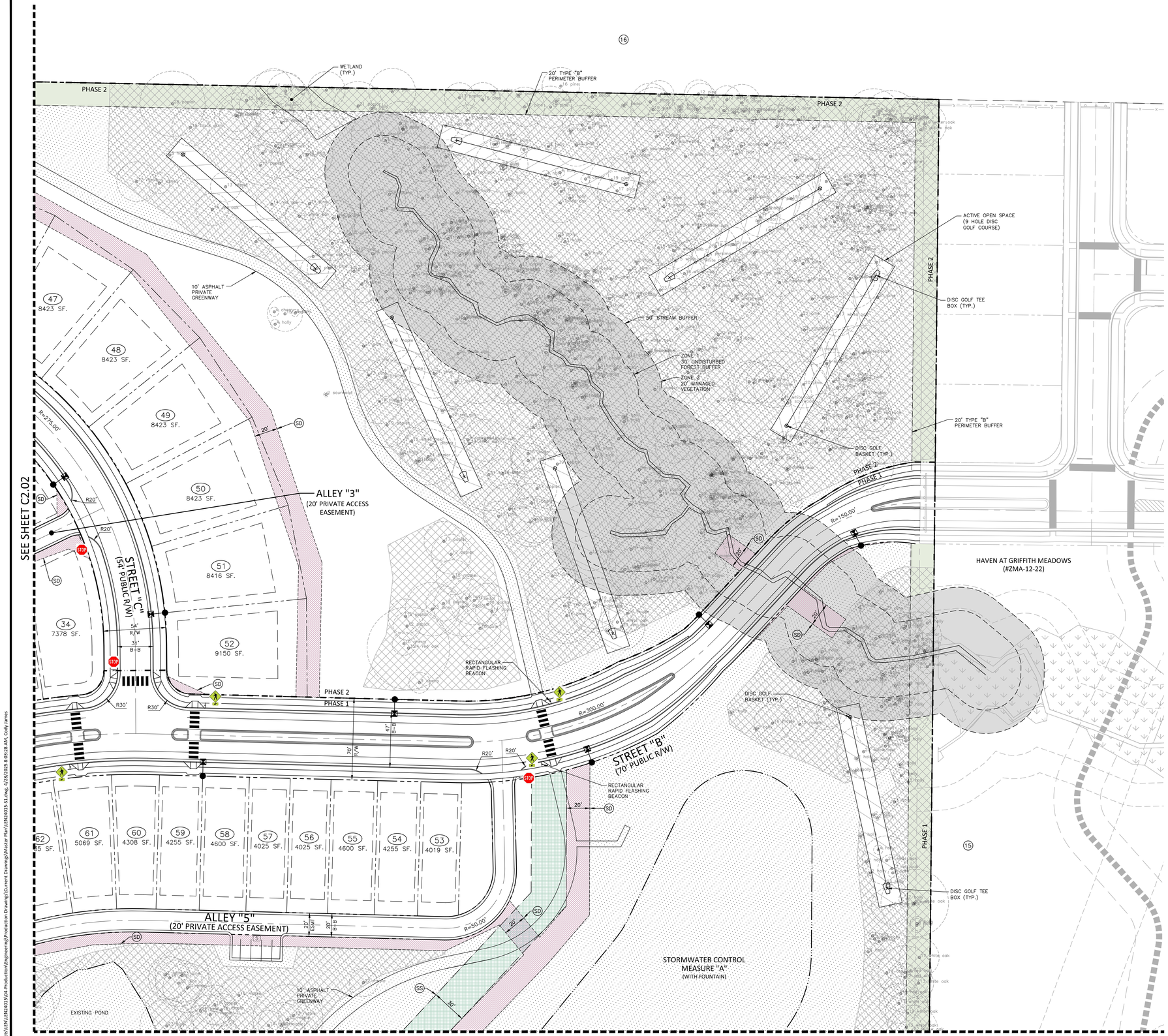

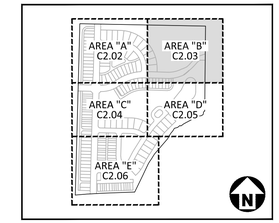

KEY MAP

SITE LEGEND

- SIGNAGE
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- TRAFFIC DIRECTIONAL ARROW
- ACC / VAN — ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
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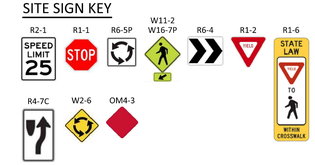
- CENTERLINE
- GUARDRAIL
- WETLANDS
- TREE CONSERVATION AREA (NOTE: A 20' WIDE AREA ALONG EACH DISC GOLF HOLE IS DEDUCTED FROM TREE SAVE CALCULATIONS)
- OPEN SPACE - ACTIVE (NOTE: 20' ACTIVE OPEN SPACE STRIP PROVIDED ALONG EACH DISC GOLF HOLE)
- OPEN SPACE - PASSIVE
- PERIMETER BUFFER

SITE SIGN KEY



SPEED LIMIT TABLE	
LOCAL STREET	25 MPH
MAIN STREET	25 MPH

EASEMENT LEGEND

- SS — SANITARY SEWER EASEMENT
- SD — STORM DRAINAGE EASEMENT

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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NORTH CAROLINA PROFESSIONAL SEAL 048280 ENGINEER NICHOLAS D. WILLIAMSON
NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

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"

C2.03

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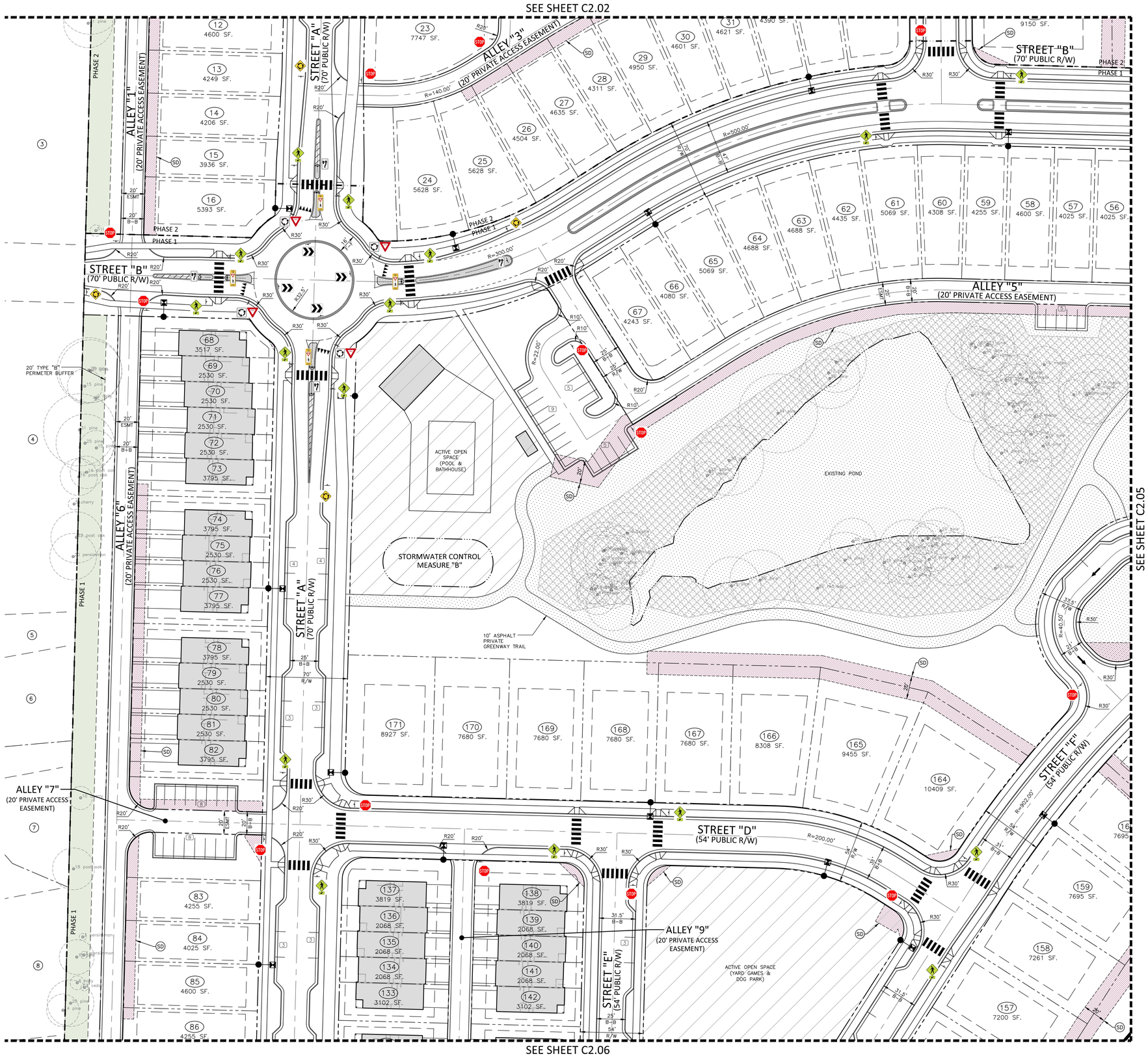

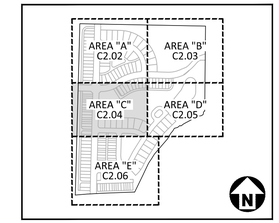

KEY MAP

SITE LEGEND

- SIGNAGE
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- TRAFFIC DIRECTIONAL ARROW
- ACC / VAN — ACCESSIBLE PARKING STALL
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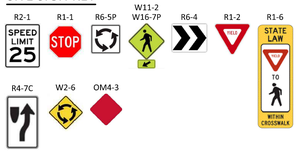
SITE SIGN KEY



SPEED LIMIT TABLE	
LOCAL STREET	25 MPH
MAIN STREET	25 MPH

EASEMENT LEGEND

- SS — SANITARY SEWER EASEMENT
- SD — STORM DRAINAGE EASEMENT

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

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NORTH CAROLINA PROFESSIONAL SEAL 048250 ENGINEER NICHOLAS D. WILLIAMSON
NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

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"

C2.04

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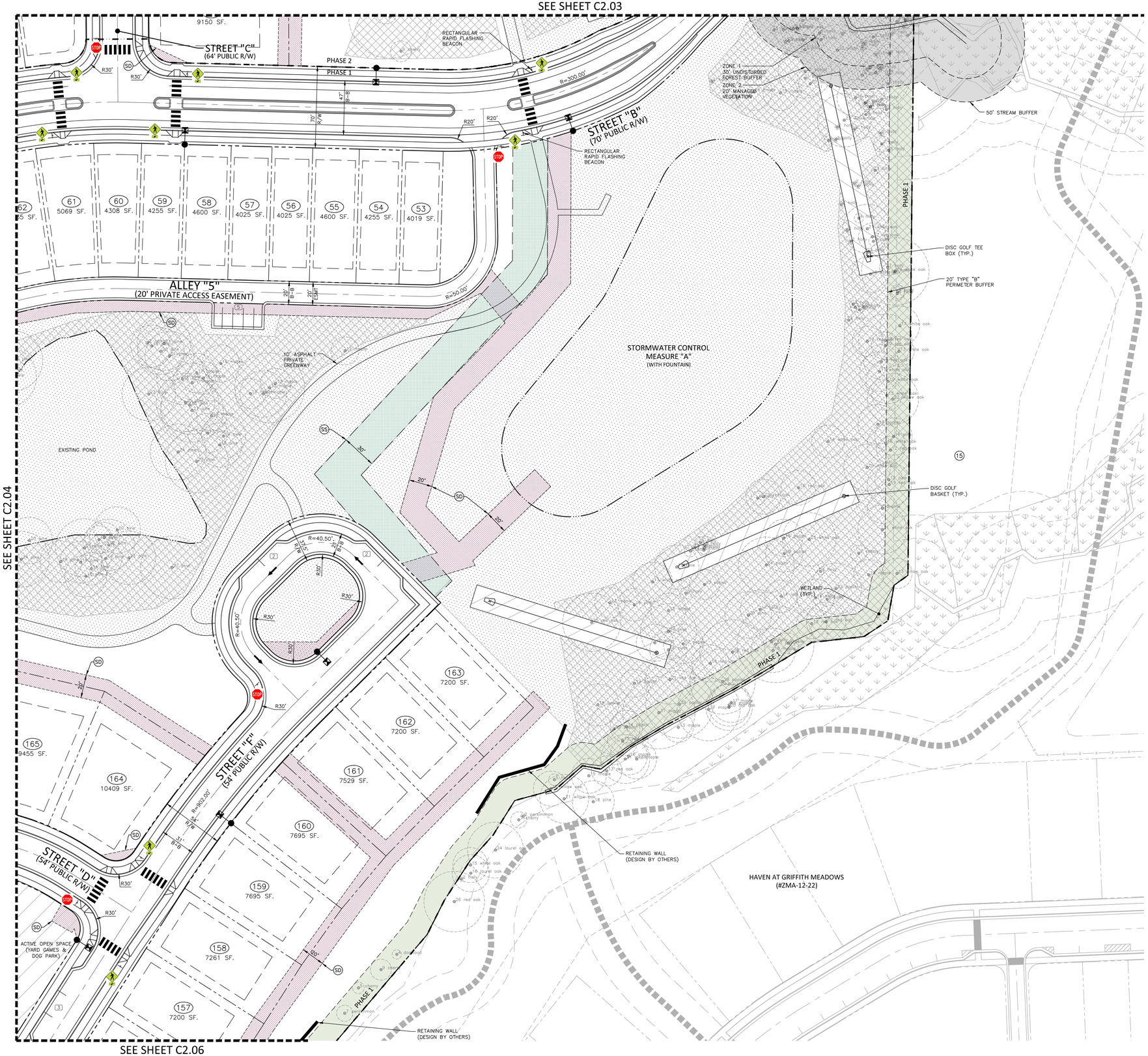

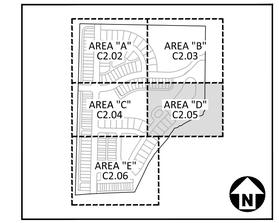

KEY MAP

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SITE SIGN KEY

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

SPEED LIMIT TABLE	
LOCAL STREET	25 MPH
MAIN STREET	25 MPH

EASEMENT LEGEND

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GRAPHIC SCALE
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NORTH CAROLINA PROFESSIONAL SEAL 048250 ENGINEER NICHOLAS D. WILLIAMSON
NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

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"

C2.05

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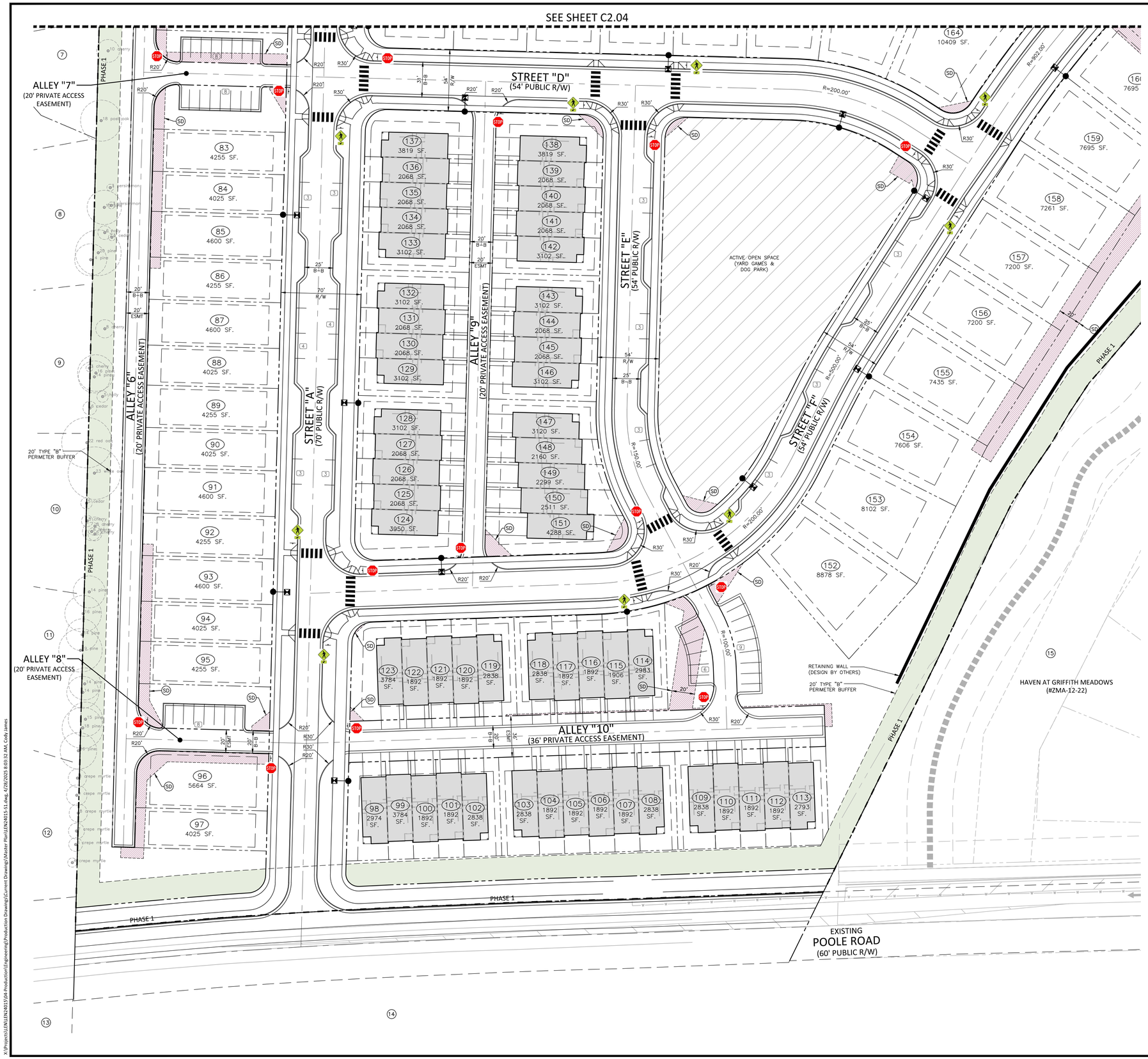

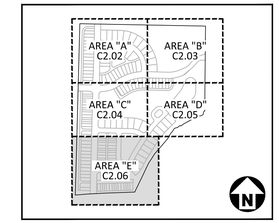

KEY MAP

SITE LEGEND

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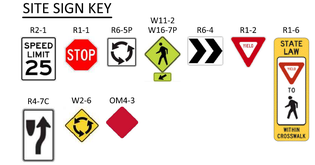

SPEED LIMIT TABLE	
LOCAL STREET	25 MPH
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EASEMENT LEGEND

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GRAPHIC SCALE
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NORTH CAROLINA PROFESSIONAL SEAL 048256 ENGINEER NICHOLAS D. WILLIAMSON
NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

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 "E"

C2.06

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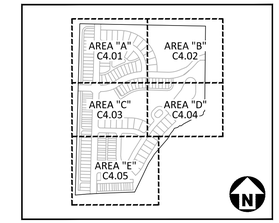


KEY MAP

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE (PIV)
- VALVE IN MANHOLE
- METER & VAULT
- 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
- FM — SEWER FORCE MAIN
- G — GAS LINE
- OU — OVERHEAD UTILITY
- UE — UNDERGROUND ELECTRIC
- T — TELEPHONE
- TC — TREE CONSERVATION
- WETLANDS
- TREE CONSERVATION AREA (NOTE: A 20' WIDE AREA ALONG EACH DISC GOLF HOLE IS DEDUCTED FROM TREE SAVE CALCULATIONS)
- PERIMETER BUFFER

EASEMENT LEGEND

- SS — SANITARY SEWER EASEMENT
- SD — STORM DRAINAGE EASEMENT

STANDARD UTILITY NOTES:

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

a) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL

b) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER

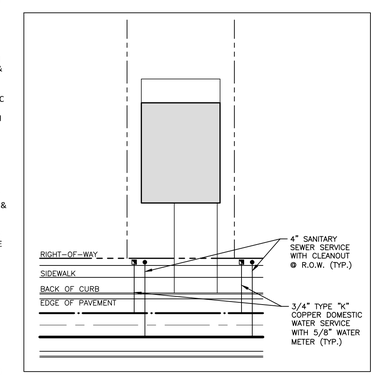
c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS

d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER

e) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)

f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED

3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
4. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY
5. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
6. SEWER BYPASS PUMPING - A BYPASS PLAN SEALED BY AN NC PROFESSIONAL ENGINEER SHALL BE PROVIDED TO RALEIGH WATER PRIOR TO PUMPING OPERATIONS FOR APPROVAL. THE OPERATIONS AND EQUIPMENT SHALL COMPLY TO THE PUBLIC UTILITIES HANDBOOK.
7. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
8. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE
9. INSTALL WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
10. INSPECTIONS OF 4" AND LARGER WATER MAINS OF THE PRIVATE DISTRIBUTION SYSTEM WILL BE INSPECTED AS PART OF THE INFRASTRUCTURE PERMIT.
11. PRIVATE SEWER MAINS AS PART OF A COLLECTION SYSTEM ARE PERMITTED AND INSPECTED UNDER THE PRIVATE INFRASTRUCTURE PERMIT.
12. ANY WATER OR SEWER SERVICES ON PRIVATE PROPERTY THAT WILL BE INSTALLED UNDER CONSTRUCTION DRAWINGS MAY REQUIRE A PLUMBING UTILITY PERMIT IN THE CITY OF RALEIGH. CONSULT WITH THE ENGINEERING INSPECTION COORDINATOR DURING THE PRE-CONSTRUCTION MEETING ON THE NECESSARY PERMITS.
13. INSTALL SEWER SERVICES WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED PER THE CURRENT NC PLUMBING CODE.
14. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE
15. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION
16. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
17. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION
18. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA.
19. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
20. THE DEVICE AND INSTALLATION SHALL MEET THE GUIDELINES OF APPENDIX A- GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.
21. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION
22. NOTICE FOR PROJECTS THAT INVOLVE AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT. ANY CITY REIMBURSEMENT GREATER THAN $250,000.00 MUST UNDERGO THE PUBLIC BIDDING PROCESS.
23. PRIVATE SUB-METERING - NO RESALE OF WATER SHALL OCCUR WITHOUT APPROVAL OF THE NORTH CAROLINA UTILITY COMMISSION. SUB-METERING SHALL BE IN ACCORDANCE WITH SECTION 1400 OF THE "SAFE DRINKING WATER ACT".
24. WHERE SCM ACCESS EASEMENTS CONNECT TO PUBLIC ALLEYS, ALLEYS MAY BE USED FOR SCM ACCESS.



TYPICAL UTILITY SERVICE DETAIL

SCALE: NTS

GRAPHIC SCALE

0 50 100 200

1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS

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

www.mcadamsco.com

CLIENT

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

LENNAR

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

NORTH CAROLINA PROFESSIONAL SEAL 048256 ENGINEER NICHOLAS D. WILLIAMS
NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

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

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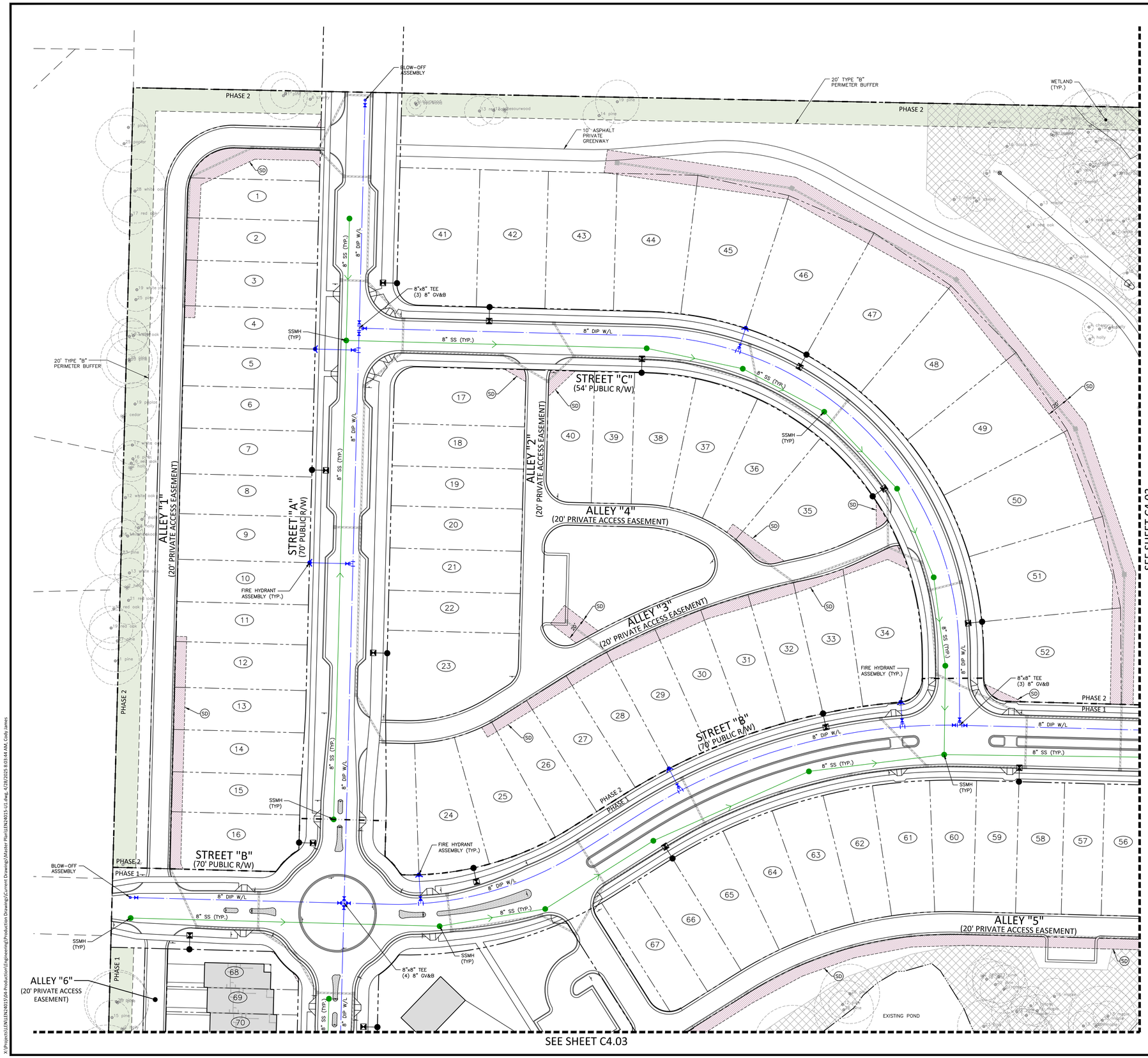

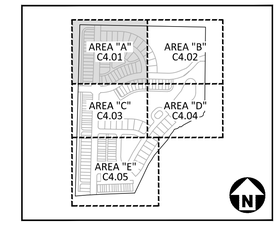

KEY MAP

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- POWER POLE
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- FM — SEWER FORCE MAIN
- G — GAS LINE
- OU — OVERHEAD UTILITY
- UE — UNDERGROUND ELECTRIC
- T — TELEPHONE
- TC — TREE CONSERVATION
- WETLANDS
- TREE CONSERVATION AREA (NOTE: A 20' WIDE AREA ALONG EACH DISC GOLF HOLE IS DEDUCTED FROM TREE SAVE CALCULATIONS)
- PERIMETER BUFFER

EASEMENT LEGEND

- SS — SANITARY SEWER EASEMENT
- SD — STORM DRAINAGE EASEMENT

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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8501 POOLE ROAD
KNIGHTDALE, NORTH CAROLINA 27545

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 048256 NICHOLAS D. WILLIAMS
NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

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

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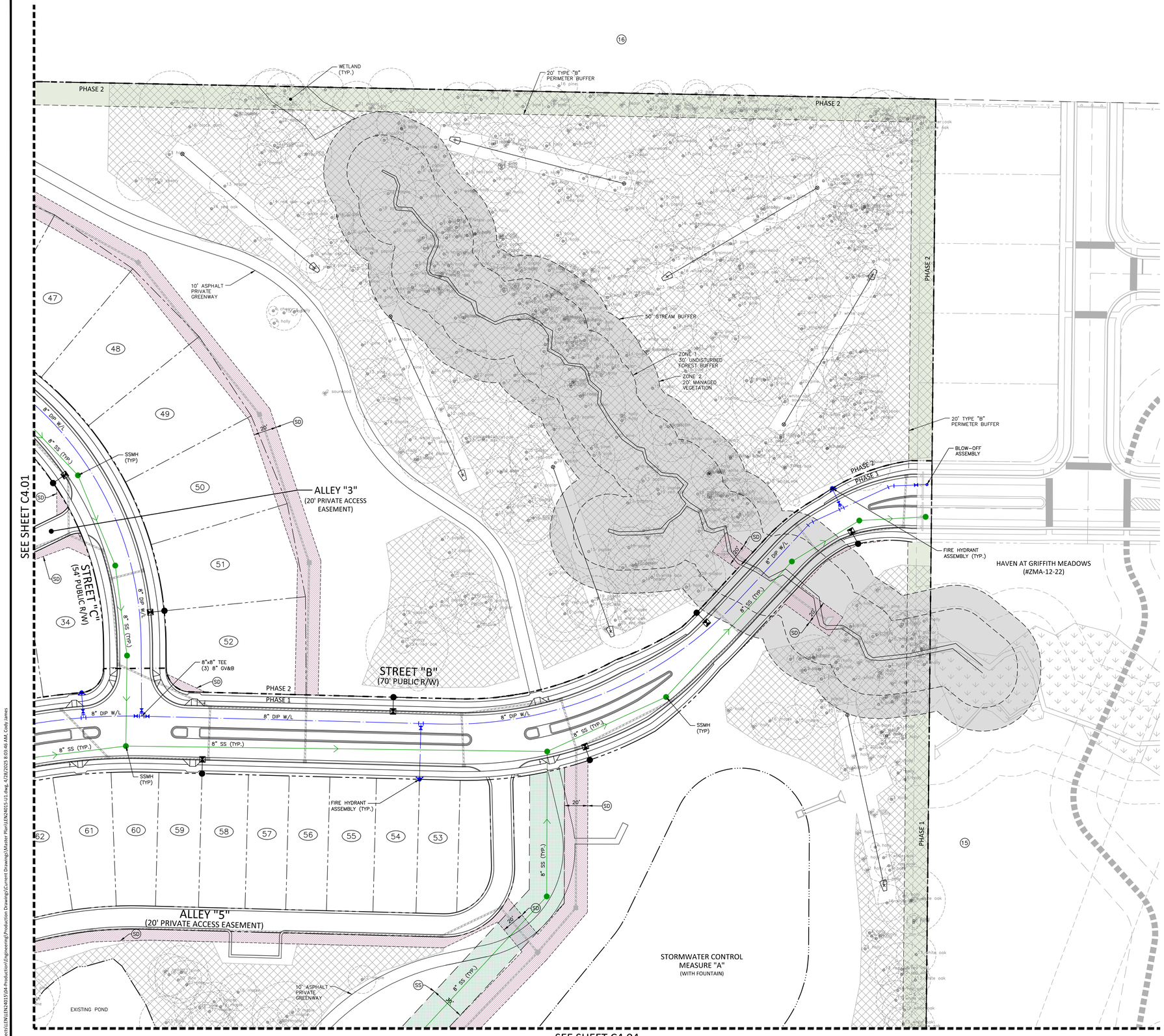

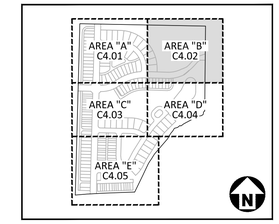

KEY MAP

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
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- WETLANDS
- TREE CONSERVATION AREA (NOTE: A 20' WIDE AREA ALONG EACH DISC GOLF HOLE IS DEDUCTED FROM TREE SAVE CALCULATIONS)
- PERIMETER BUFFER

EASEMENT LEGEND

- SS SANITARY SEWER EASEMENT
- SD STORM DRAINAGE EASEMENT

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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8501 POOLE ROAD
KNIGHTDALE, NORTH CAROLINA 27545

NORTH CAROLINA PROFESSIONAL SEAL 048250 ENGINEER NICHOLAS D. WILLIAMSON
NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

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

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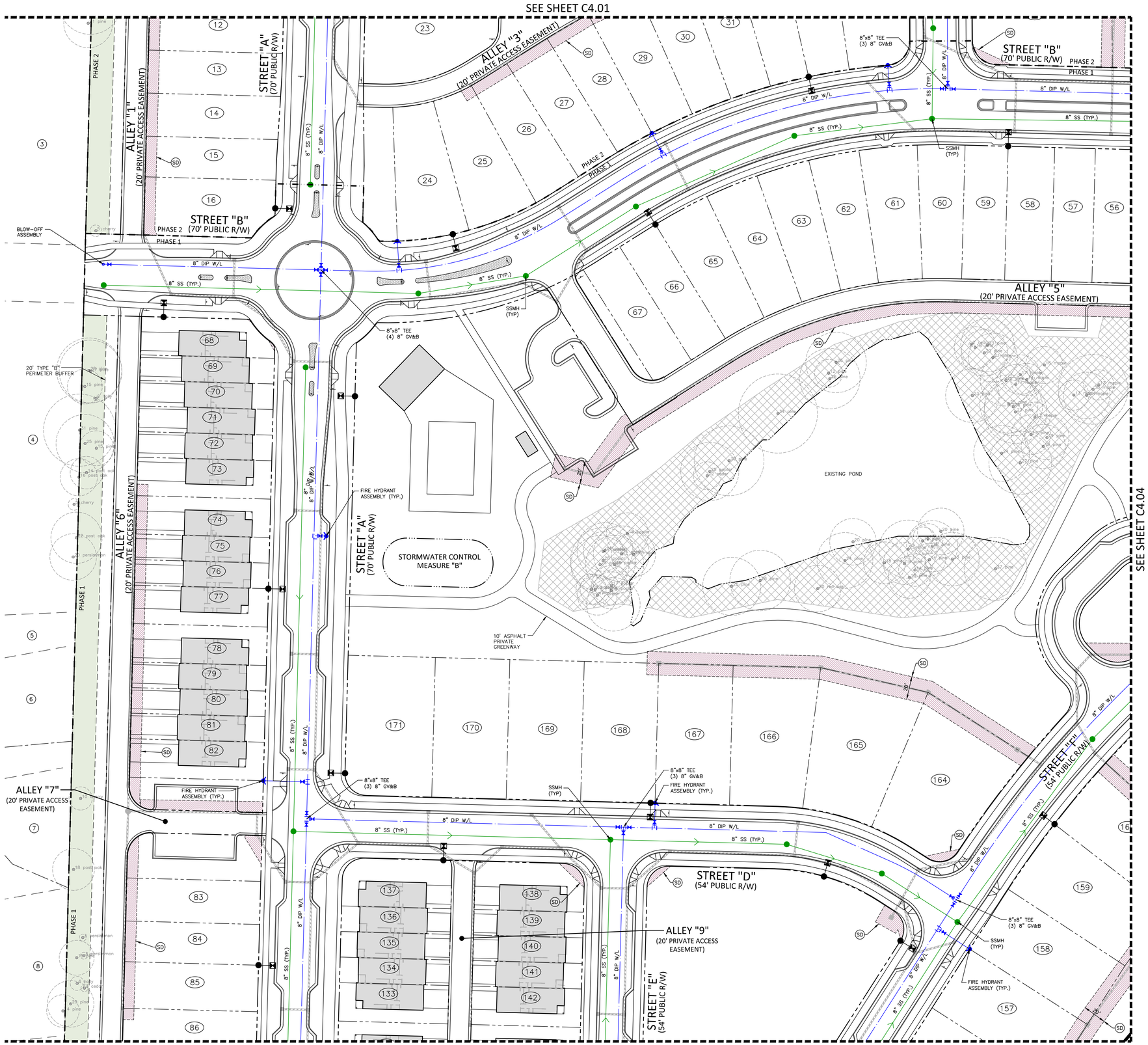

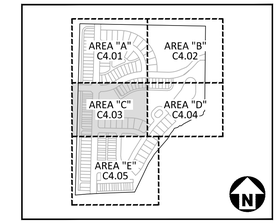

KEY MAP

UTILITY LEGEND

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

EASEMENT LEGEND

- SS SANITARY SEWER EASEMENT
- SD STORM DRAINAGE EASEMENT

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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KNIGHTDALE, NORTH CAROLINA 27545

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 048256 NICHOLAS D. WILLIAMSON
NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

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

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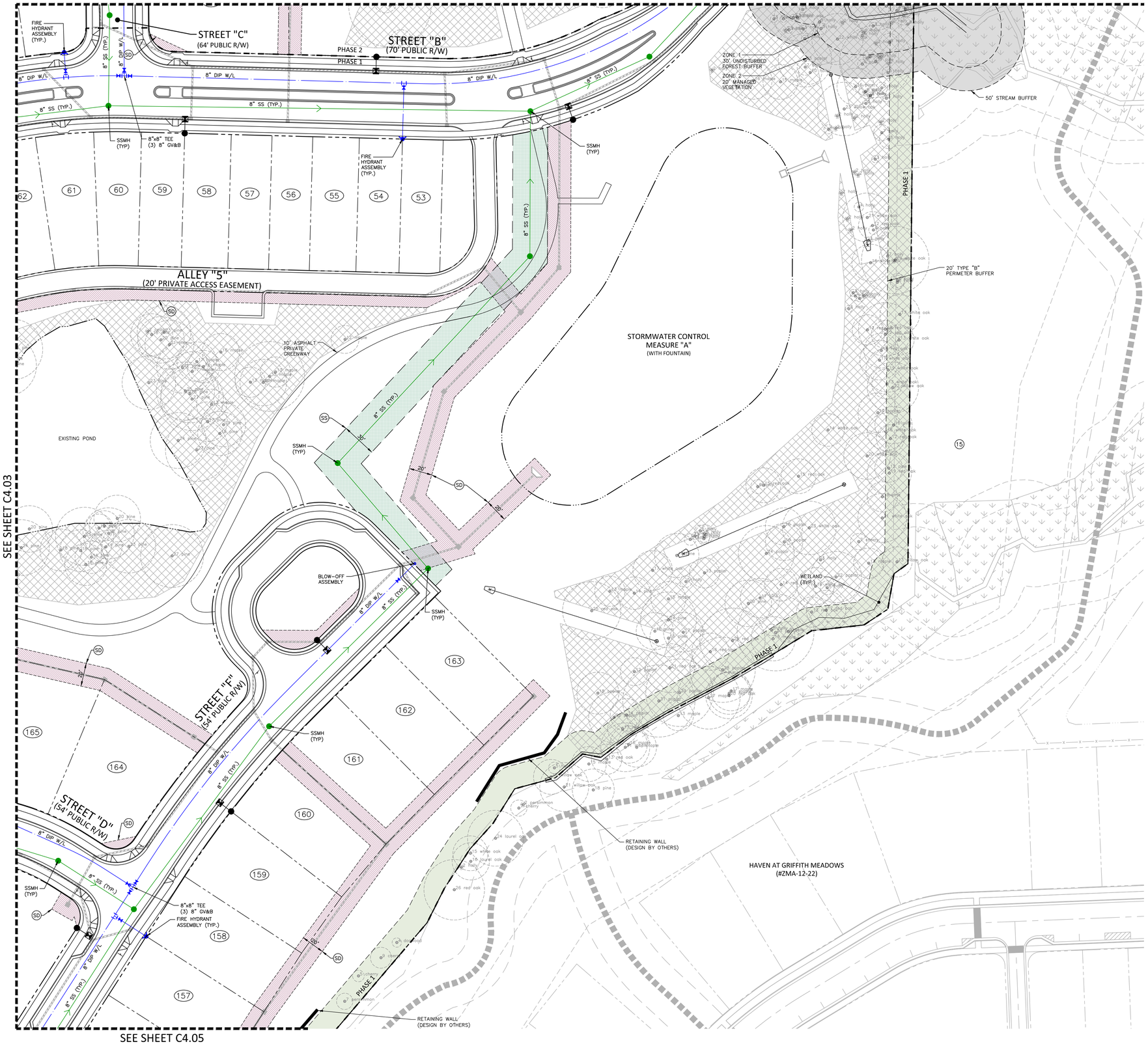
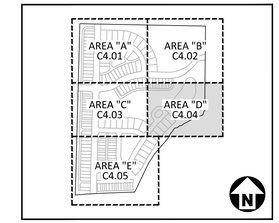
SEE SHEET C4.02





KEY MAP

UTILITY LEGEND

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

EASEMENT LEGEND

- SS — SANITARY SEWER EASEMENT
- SD — STORM DRAINAGE EASEMENT

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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8501 POOLE ROAD
KNIGHTDALE, NORTH CAROLINA 27545

NORTH CAROLINA PROFESSIONAL SEAL 048256 ENGINEER NICHOLAS D. WILLIAMS
NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

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 "D"

C4.04

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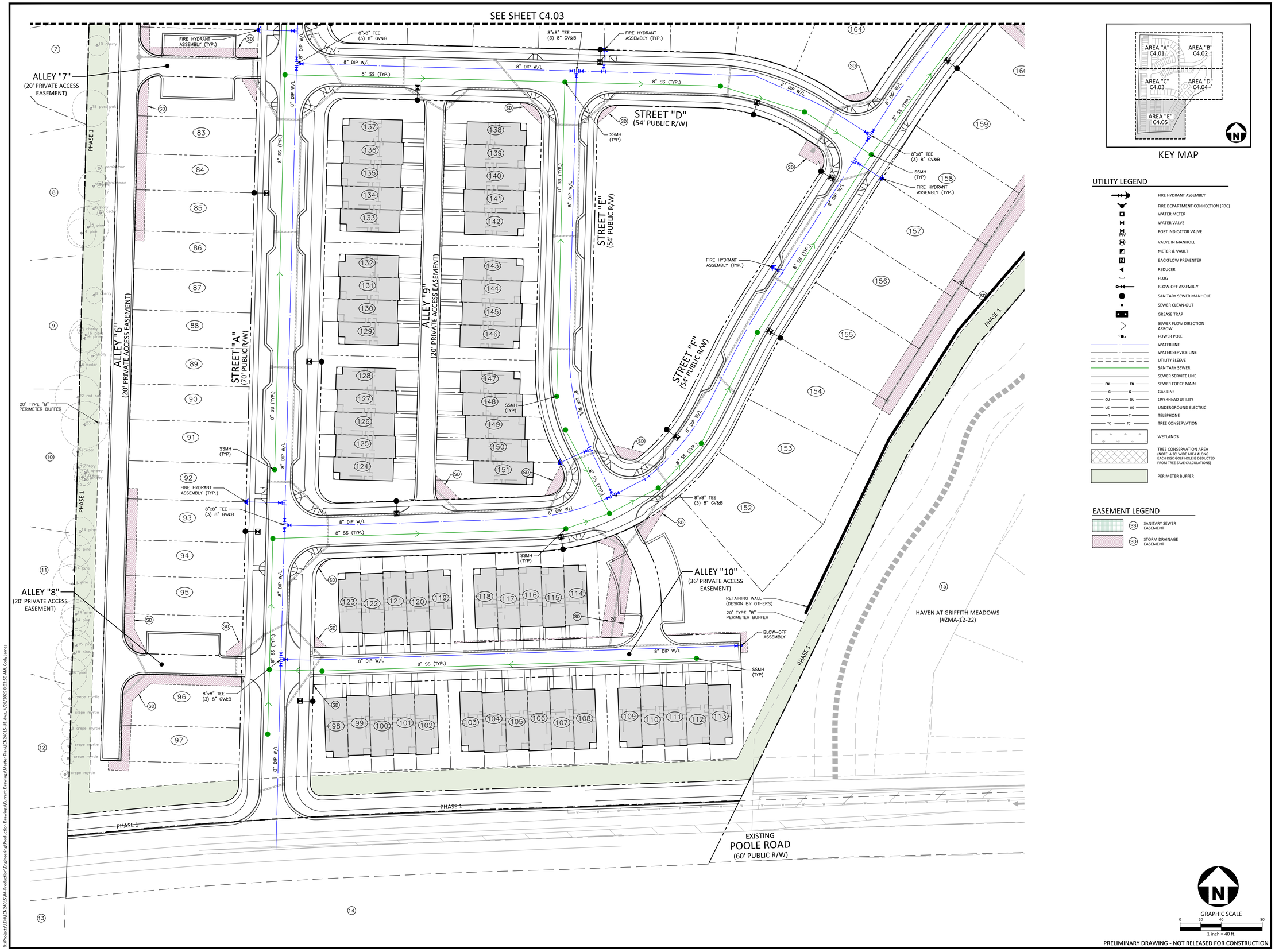

KEY MAP

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
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- TREE CONSERVATION AREA (NOTE: A 20' WIDE AREA ALONG EACH DISC GOLF HOLE IS DEDUCTED FROM TREE SAVE CALCULATIONS)
- PERIMETER BUFFER

EASEMENT LEGEND

- SS SANITARY SEWER EASEMENT
- SD STORM DRAINAGE EASEMENT

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8501 POOLE ROAD
KNIGHTDALE, NORTH CAROLINA 27545

NORTH CAROLINA PROFESSIONAL SEAL 048280 ENGINEER NICHOLAS D. WILLIAMSON
NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

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 "E"

C4.05

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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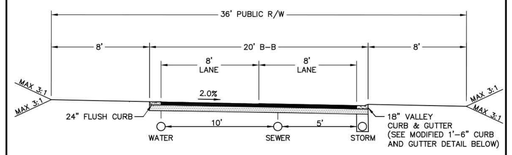
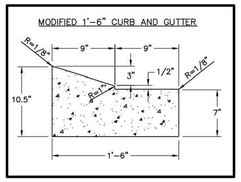


TYPICAL UTILITY ALLEY
(36' R/W, 20' B-B)



MINIMUM PAVEMENT DESIGN:

BITUMINOUS SURFACE COURSE: 1 1/2" S9.5B
INTERMEDIATE COURSE: 2 1/2" I 19.0B
BASE COURSE: 8" ABC

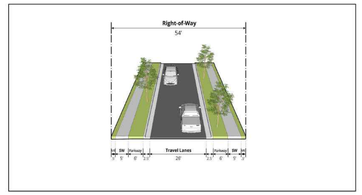
STREET FEATURES:

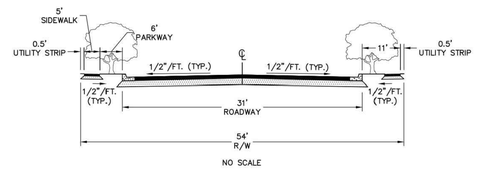
STREET WIDTH 16 FT. MINIMUM
REQUIRES 36 FT. OF RIGHT-OF-WAY
AVERAGE SPEED 10 MPH

REVISIONS	
DATE	DESCRIPTION

1 of 1

TOWN OF KNIGHTDALE STANDARD DETAILS | PUBLIC ALLEY SECTION | STD. NO. 3.01-2





NO SCALE

MINIMUM PAVEMENT DESIGN:

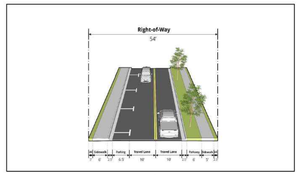
BITUMINOUS SURFACE COURSE: 1 1/2" S 9.5B
INTERMEDIATE COURSE: 2 1/2" I 19.0B
BASE COURSE: 8" ABC

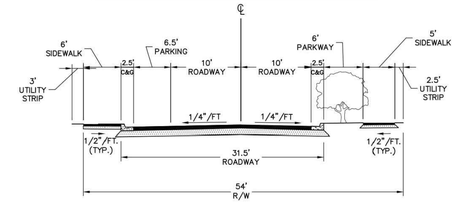
STREET FEATURES:

FLEXIBLE STREET DESIGN
COORDINATE STREET DESIGN ELEMENTS WITH TOWN STAFF
STREET WIDTH OF 20 FT. FOR ONE-WAY
STREET WIDTH OF 31 FT. FOR TWO-WAY
CURB & GUTTER
INFORMAL PARKING – ONE SIDE ONLY
PARKWAY – 6 FT. ON EACH SIDE
SIDEWALK – 5 FT. ON EACH SIDE
UTILITY STRIP – 0.5 FT. ON EACH SIDE
REQUIRES 47 FT. OF RIGHT-OF-WAY FOR ONE-WAY
REQUIRES 54 FT. OF RIGHT-OF-WAY FOR TWO-WAY
UTILITY LOCATION UNDERGROUND
AVERAGE SPEED 20 MPH
STREET TREES LOCATED IN PARKWAY

REVISIONS	
DATE	DESCRIPTION

TOWN OF KNIGHTDALE STANDARD DETAILS | LOCAL STREET - 2 LANES SIDEWALKS | STD. NO. 3.02-1





NO SCALE

MINIMUM PAVEMENT DESIGN:

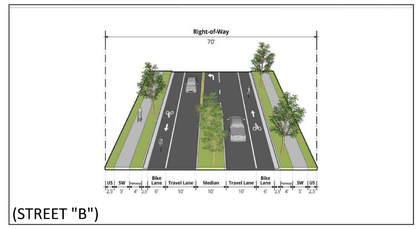
BITUMINOUS SURFACE COURSE: 1 1/2" S 9.5B
INTERMEDIATE COURSE: 2 1/2" I 19.0B
BASE COURSE: 8" ABC

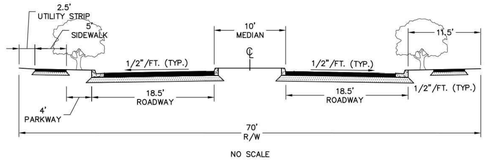
STREET FEATURES:

FLEXIBLE STREET DESIGN
COORDINATE STREET DESIGN ELEMENTS WITH TOWN STAFF
TRAVEL LANES OF 10 FT.
CURB & GUTTER
STRIPED PARALLEL PARKING – ONE SIDE ONLY
PARKWAY – 6 FT. ON ONE SIDE
SIDEWALK – 6 FT. ON PARKING SIDE; 5 FT. ON OPPOSING SIDE
REQUIRES 54 FT. OF RIGHT-OF-WAY
UTILITY LOCATION UNDERGROUND
AVERAGE SPEED 20 MPH
STREET TREES LOCATED IN PARKWAY
STREET TREES LOCATED ON PARKING SIDE OF STREET WILL BE PLACED IN CURB BULB OUT OR BACK OF SIDEWALK

REVISIONS	
DATE	DESCRIPTION

TOWN OF KNIGHTDALE STANDARD DETAILS | LOCAL STREET - ON STREET PARKING ONE SIDE ONLY | STD. NO. 3.02-2





NO SCALE

MINIMUM PAVEMENT DESIGN:

BITUMINOUS SURFACE COURSE: 1 1/2" S 9.5B
INTERMEDIATE COURSE: 2 1/2" I 19.0B
BASE COURSE: 8" ABC

STREET FEATURES:

MEDIAN OF 10 FT.
TRAVEL LANES OF 10 FT.
CURB & GUTTER
BIKE LANE – 6 FT. ON EACH SIDE
PARKWAY – 4 FT. ON EACH SIDE
SIDEWALKS – 5 FT. ON EACH SIDE
REQUIRES 70 FT. OF RIGHT-OF-WAY
UTILITY LOCATION UNDERGROUND OR ALLEY
AVERAGE SPEED 20–25 MPH
STREET TREES LOCATED IN PARKWAY
UTILITY LOCATION BEHIND CURB ON NCDOT FACILITIES
BICYCLE FACILITY PAVEMENT MARKINGS SHALL ADHERE TO MUTCD STANDARDS

REVISIONS	
DATE	DESCRIPTION

TOWN OF KNIGHTDALE STANDARD DETAILS | MAIN STREET - 3 LANES BIKE LANES | STD. NO. 3.03

TOWN OF KNIGHTDALE STANDARD DETAILS

REVISIONS	
DATE	DESCRIPTION

STREET FEATURES:

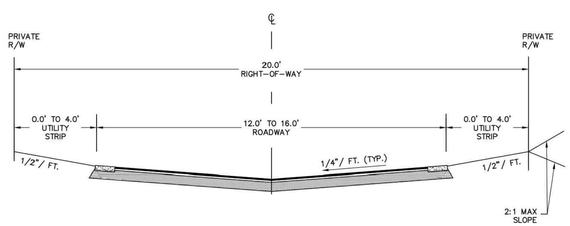
STREET WIDTH OF 12 FT. MINIMUM, 16 FT. DESIRABLE
REQUIRES 20 FT. OF RIGHT-OF-WAY
UTILITY LOCATION UNDERGROUND
TWO TO SIX BLOCKS LONG
AVERAGE SPEED OF 10 MPH

BUILDINGS & LAND USE:

RESIDENTIAL – PRIMARILY SINGLE FAMILY
COMMERCIAL

MINIMUM PAVEMENT DESIGN:

BITUMINOUS SURFACE COURSE: 2-½" S 9.5A
BASE COURSE: 8" ABC



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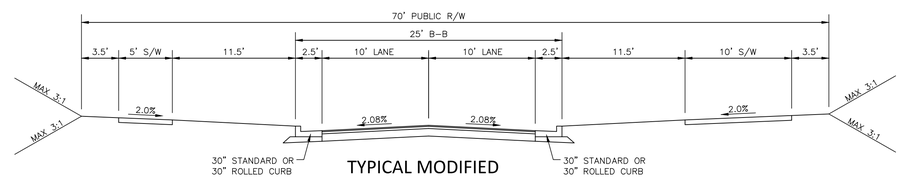
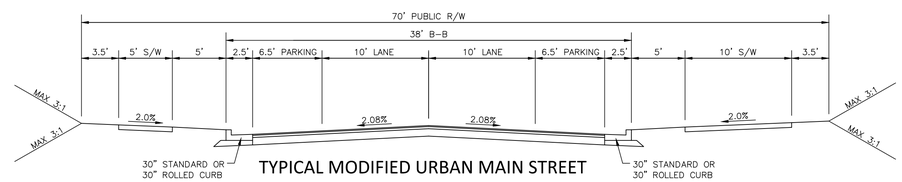
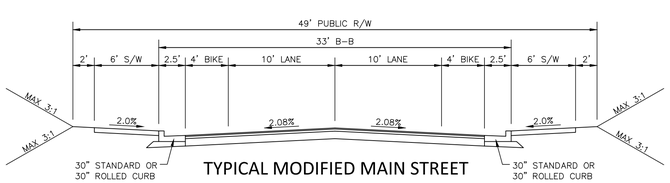
ALLEY SECTION | STD. NO. 3.01-1



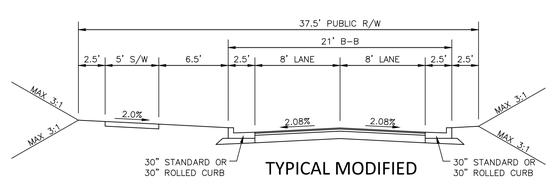
TYPICAL MODIFIED
URBAN MAIN STREET
(70' R/W, 25' B-B)
(STREET "A" - WITHOUT PARKING)



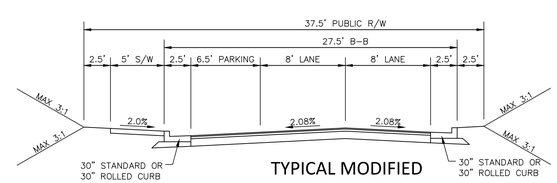
TYPICAL MODIFIED URBAN MAIN STREET
WITH PARKING BOTH SIDES
(70' R/W, 38' B-B)
(STREET "A" - WITH PARKING)



TYPICAL MODIFIED MAIN STREET
AT STREAM CROSSING
(49' R/W, 33' B-B)



TYPICAL MODIFIED
ONE-WAY LOCAL STREET
(37.5' R/W, 21' B-B)
(APPLIED AT END OF STREET "F")



TYPICAL MODIFIED
ONE-WAY LOCAL STREET
WITH PARKING ON ONE-SIDE
(37.5' R/W, 27.5' B-B)
(APPLIED AT END OF STREET "F")

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
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PHONE: 919. 465. 5929

LENNAR

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 048250 DOUGLAS D. WILLIAMSON
NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

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

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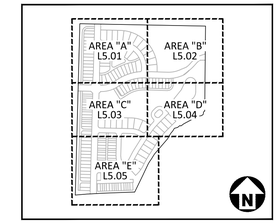

KEY MAP

SITE LEGEND

- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC / VAN — ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- XX — 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)
- 20' TYPE 'B' BUFFER
- 10' TYPE 'A' BUFFER

EASEMENT LEGEND

- SS — SANITARY SEWER EASEMENT
- SD — STORM DRAINAGE EASEMENT

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL	HEIGHT
TREES					
	AO	43	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2" MIN	8' MIN
	CA	31	CARPINUS CAROLINIANA AMERICAN HORNBEAM	2" MIN	8' MIN
	CV	9	CHIONANTHUS VIRGINICUS WHITE FRINGETREE	1.5" MIN	6' MIN
	JB	4	JUNIPERUS VIRGINIANA 'BRODIE' BRODIE EASTERN REDCEDAR	1.5" MIN	6' MIN
	MB	10	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' D.D BLANCHARD SOUTHERN MAGNOLIA	2" MIN	8' MIN
	QP	56	QUERCUS PHELLOS WILLOW OAK	2" MIN	8' MIN
	QS	15	QUERCUS STELLATA POST OAK	2" MIN	8' MIN
	TA	5	TILIA AMERICANA AMERICAN LINDEN	2" MIN	8' MIN
	UE	62	ULMUS PARVIFOLIA 'EMER II' ALLEE® LACEBARK ELM	2" MIN	8' MIN

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT
SHRUBS					
		85	ROW BUFFER SHRUB		

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

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NORTH CAROLINA PROFESSIONAL LANDSCAPE ARCHITECT 2422 JOHN MICHAEL HENSON
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	LEN-24015
FILENAME	LEN24015-LS1
CHECKED BY	WMK
DRAWN BY	RLU
SCALE	1" = 100'
DATE	04. 28. 2025

SHEET

OVERALL LANDSCAPE PLAN

L5.00

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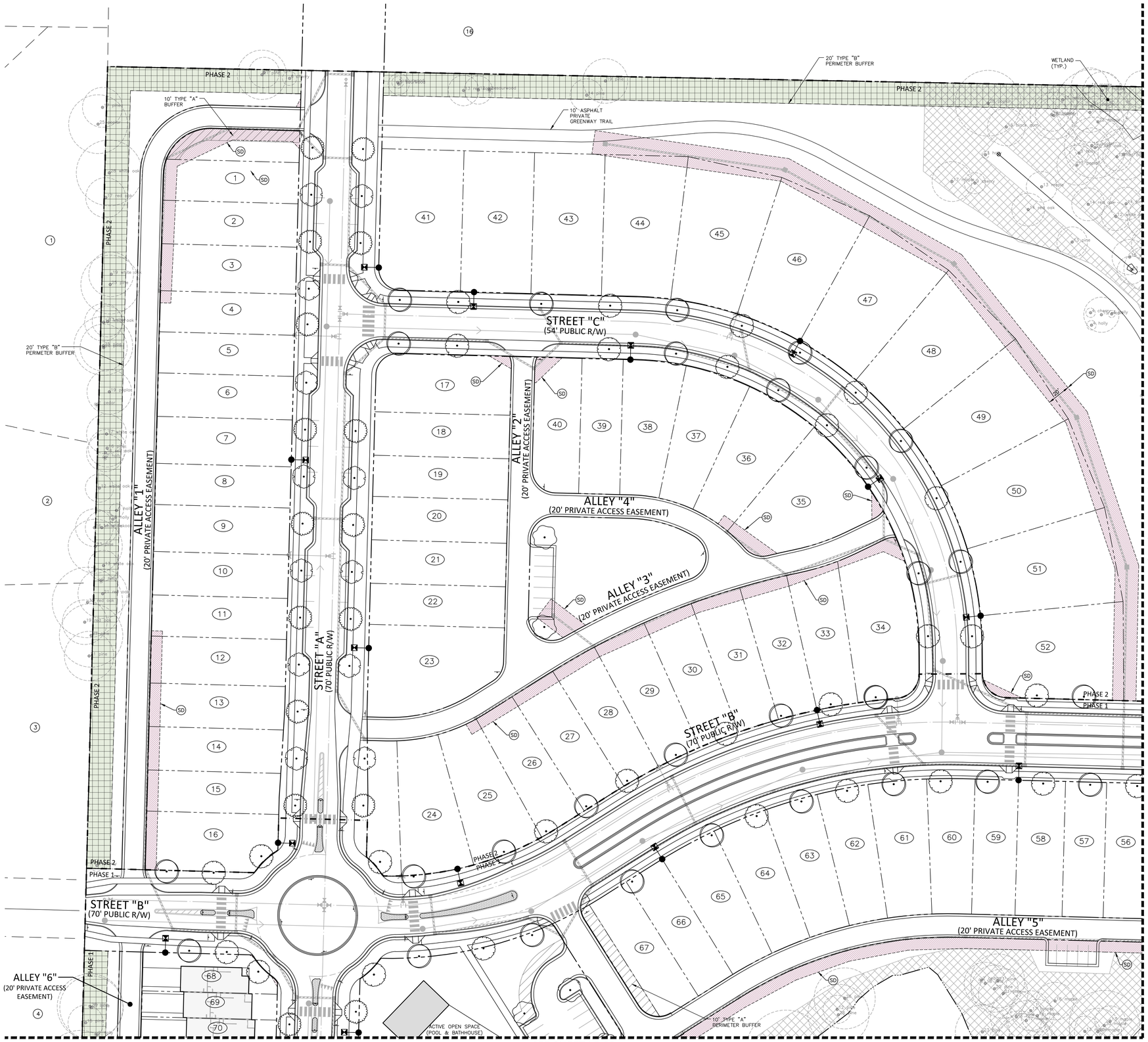
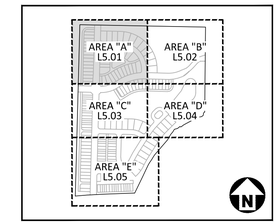


SEE SHEET L5.03

SEE SHEET L5.02



KEY MAP

SITE LEGEND

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- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
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- CENTERLINE
- GUARDRAIL
- WETLANDS
- TREE CONSERVATION AREA (NOTE: A 20' WIDE AREA ALONG EACH DISC GOLF HOLE IS DEDUCTED FROM TREE SAVE CALCULATIONS)
- 20' TYPE 'B' BUFFER
- 10' TYPE 'A' BUFFER

EASEMENT LEGEND

- SS — SANITARY SEWER EASEMENT
- SD — STORM DRAINAGE EASEMENT

PLANT SCHEDULE

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TREES					
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	CV	9	CHIONANTHUS VIRGINICUS WHITE FRINGETREE	1.5" MIN	6' MIN
	JB	4	JUNIPERUS VIRGINIANA 'BRODIE' BRODIE EASTERN REDCEDAR	1.5" MIN	6' MIN
	MB	10	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' D.D BLANCHARD SOUTHERN MAGNOLIA	2" MIN	8' MIN
	QP	56	QUERCUS PHELLOS WILLOW OAK	2" MIN	8' MIN
	QS	15	QUERCUS STELLATA POST OAK	2" MIN	8' MIN
	TA	5	TILIA AMERICANA AMERICAN LINDEN	2" MIN	8' MIN
	UE	62	ULMUS PARVIFOLIA 'EMER II' ALLEE® LACEBARK ELM	2" MIN	8' MIN

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT
SHRUBS					
		85	ROW BUFFER SHRUB		

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

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KNIGHTDALE, NORTH CAROLINA 27545

NORTH CAROLINA PROFESSIONAL LANDSCAPE ARCHITECT 2422 JOHN MICHAEL HENSON
NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	LEN-24015
FILENAME	LEN24015-LS1
CHECKED BY	WMK
DRAWN BY	RLU
SCALE	1" = 40'
DATE	04. 28. 2025

SHEET

LANDSCAPE PLAN - AREA "A"

L5.01

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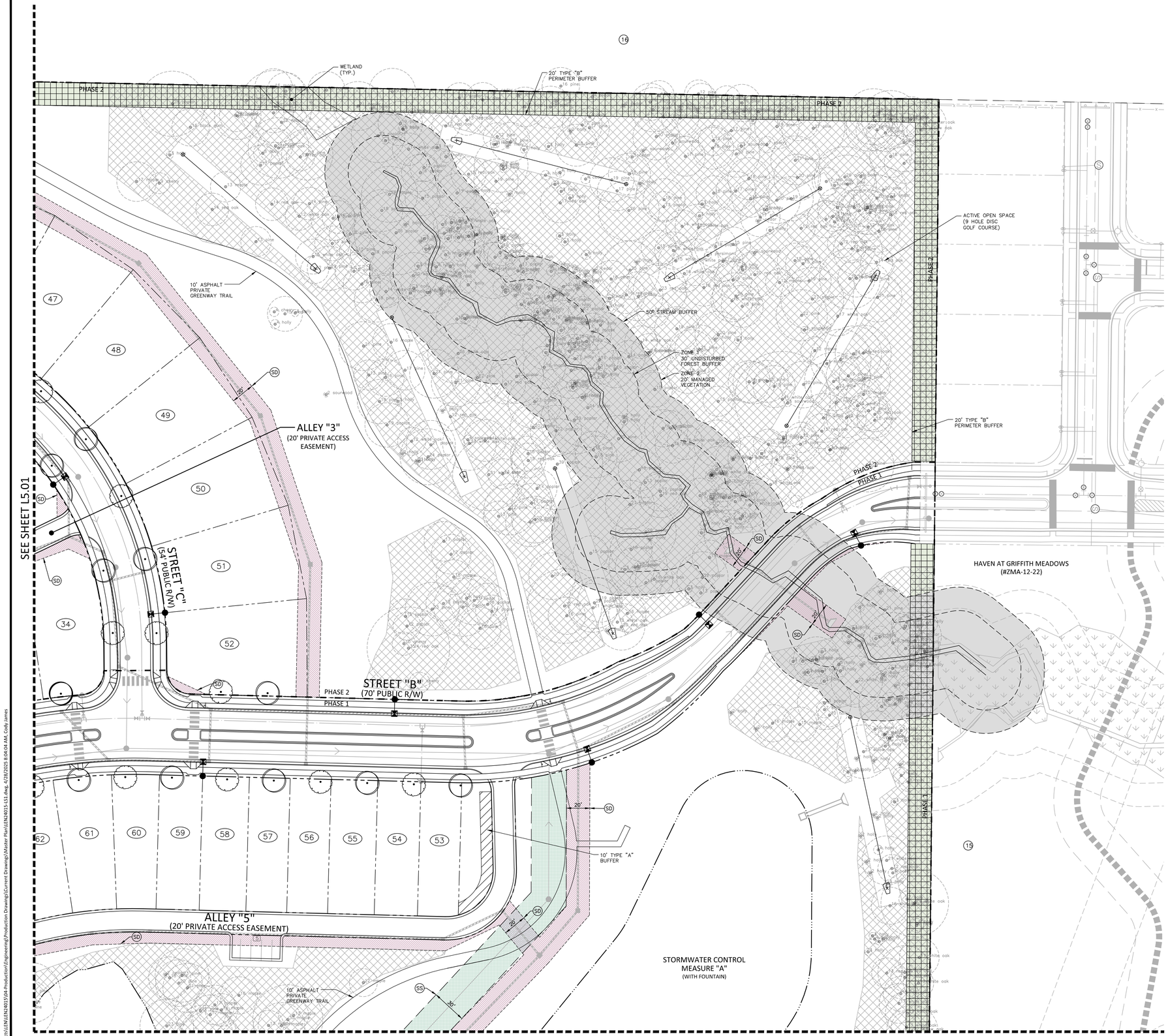

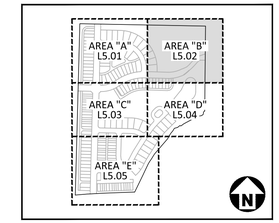

KEY MAP

SITE LEGEND

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- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC / VAN — ACCESSIBLE PARKING STALL; VAN ACCESSIBLE PARKING STALL
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- 20' TYPE 'B' BUFFER
- 10' TYPE 'A' BUFFER

EASEMENT LEGEND

- SS — SANITARY SEWER EASEMENT
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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL	HEIGHT
TREES					
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	QP	56	QUERCUS PHELLOS WILLOW OAK	2" MIN	8' MIN
	QS	15	QUERCUS STELLATA POST OAK	2" MIN	8' MIN
	TA	5	TILIA AMERICANA AMERICAN LINDEN	2" MIN	8' MIN
	UE	62	ULMUS PARVIFOLIA 'EMER II' ALLEE® LACEBARK ELM	2" MIN	8' MIN

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT
SHRUBS					
		85	ROW BUFFER SHRUB		

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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LENNAR

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

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2422 JOHN MICHAEL HENSON
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	LEN-24015
FILENAME	LEN24015-LS1
CHECKED BY	WMK
DRAWN BY	RLU
SCALE	1" = 40'
DATE	04. 28. 2025

SHEET

LANDSCAPE PLAN - AREA "B"

L5.02

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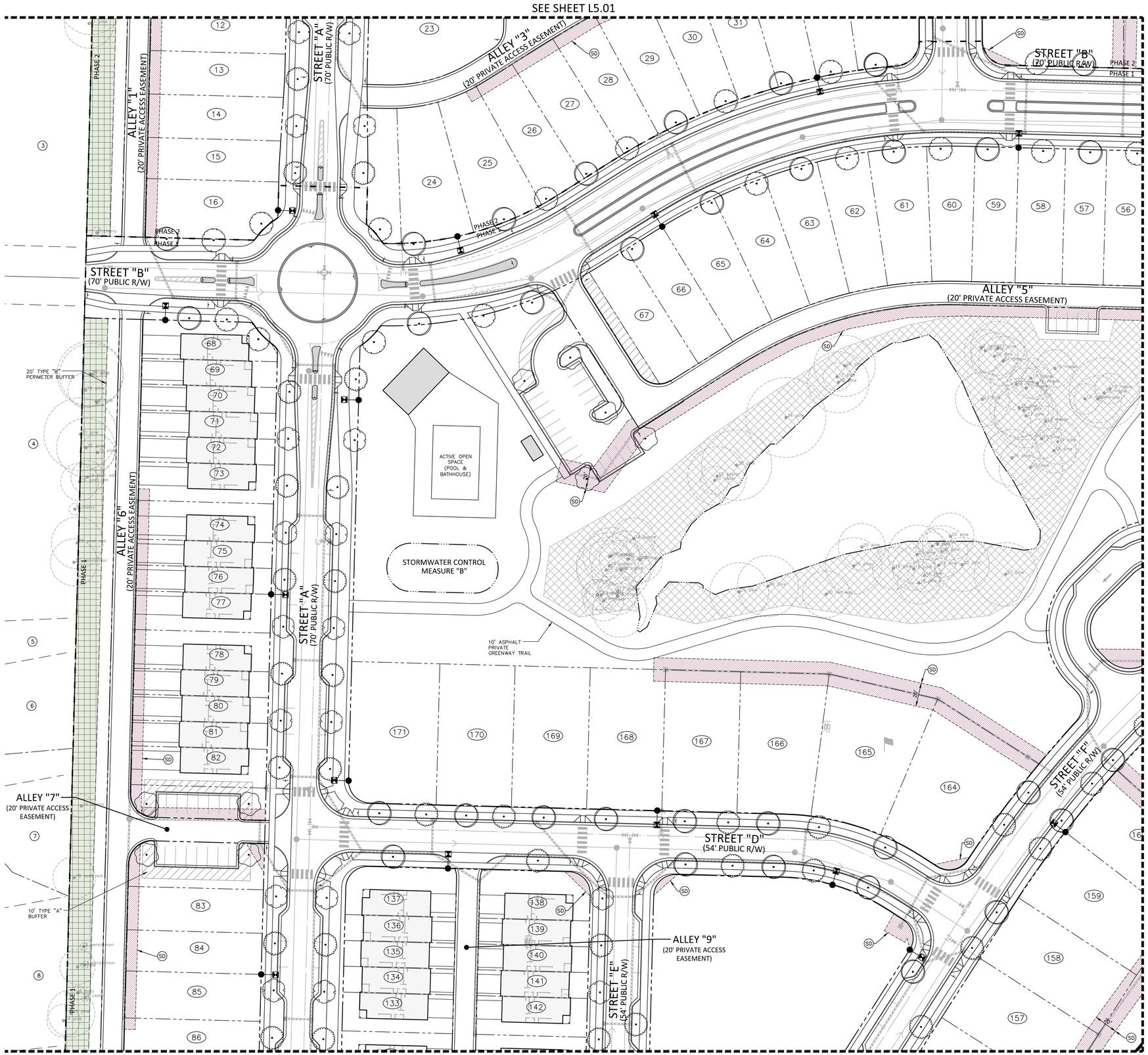

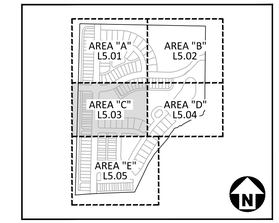

KEY MAP

SITE LEGEND

- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC / VAN — ACCESSIBLE PARKING STALL / VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
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- 20' TYPE 'B' BUFFER
- 10' TYPE 'A' BUFFER

EASEMENT LEGEND

- SS — SANITARY SEWER EASEMENT
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PLANT SCHEDULE

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TREES					
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	UE	62	ULMUS PARVIFOLIA 'EMER II' ALLEE® LACEBARK ELM	2" MIN	8' MIN

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT
SHRUBS					
		85	ROW BUFFER SHRUB		

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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NORTH CAROLINA PROFESSIONAL LANDSCAPE ARCHITECT 2422 JOHN MICHAEL HENSON
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	LEN-24015
FILENAME	LEN24015-LS1
CHECKED BY	WMK
DRAWN BY	RLU
SCALE	1" = 40'
DATE	04. 28. 2025

SHEET

LANDSCAPE PLAN - AREA "C"

L5.03

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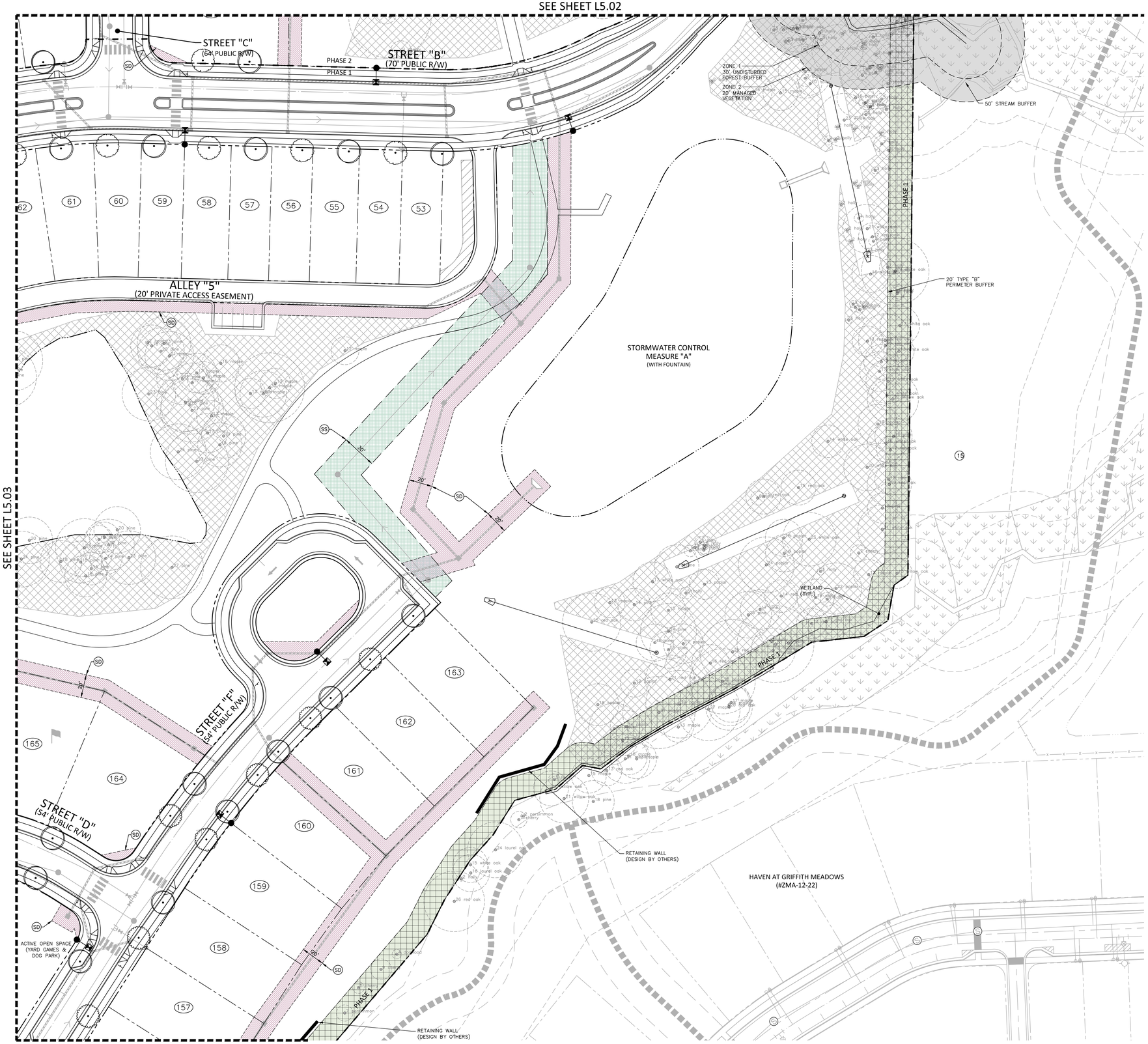

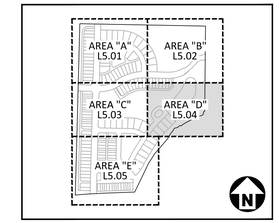

KEY MAP

SITE LEGEND

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SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT
SHRUBS					
		85	ROW BUFFER SHRUB		

N

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

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PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	LEN-24015
FILENAME	LEN24015-LS1
CHECKED BY	WMK
DRAWN BY	RLU
SCALE	1" = 40'
DATE	04. 28. 2025

SHEET

LANDSCAPE PLAN - AREA "D"

L5.04

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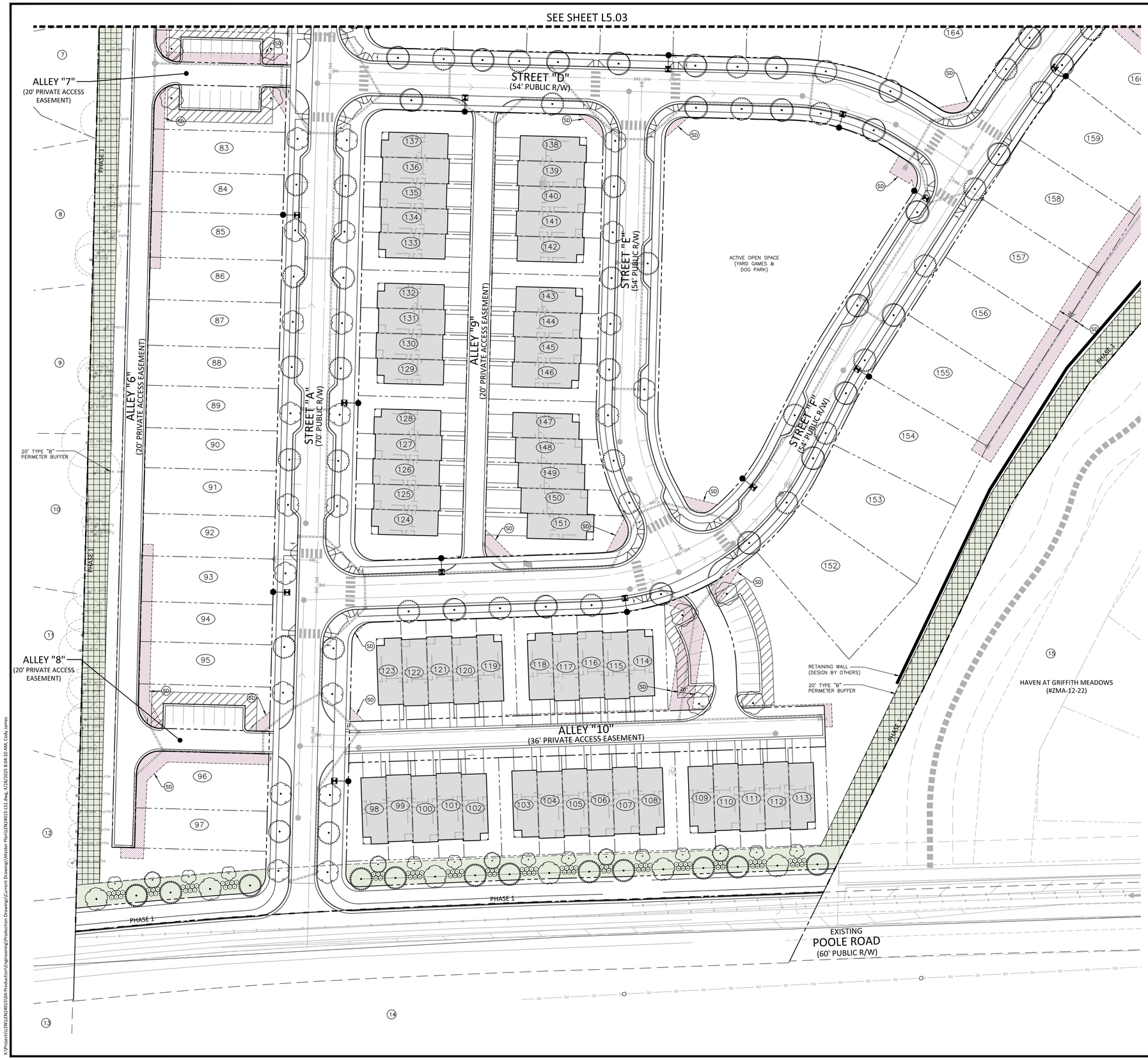

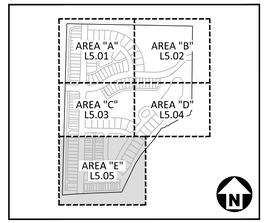

KEY MAP

SITE LEGEND

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- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — 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)
- 20' TYPE 'B' BUFFER
- 10' TYPE 'A' BUFFER

EASEMENT LEGEND

- SS — SANITARY SEWER EASEMENT
- SD — STORM DRAINAGE EASEMENT

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL	HEIGHT
TREES					
	AO	43	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2" MIN	8' MIN
	CA	31	CARPINUS CAROLINIANA AMERICAN HORNBEAM	2" MIN	8' MIN
	CV	9	CHIONANTHUS VIRGINICUS WHITE FRINGETREE	1.5" MIN	6' MIN
	JB	4	JUNIPERUS VIRGINIANA 'BRODIE' BRODIE EASTERN REDCEDAR	1.5" MIN	6' MIN
	MB	10	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' D.D BLANCHARD SOUTHERN MAGNOLIA	2" MIN	8' MIN
	QP	56	QUERCUS PHELLOS WILLOW OAK	2" MIN	8' MIN
	QS	15	QUERCUS STELLATA POST OAK	2" MIN	8' MIN
	TA	5	TILIA AMERICANA AMERICAN LINDEN	2" MIN	8' MIN
	UE	62	ULMUS PARVIFOLIA 'EMER II' ALLEE® LACEBARK ELM	2" MIN	8' MIN

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT
SHRUBS					
		85	ROW BUFFER SHRUB		

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PHONE: 919. 465. 5929

LENNAR

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

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2422 JOHN MICHAEL HENSON
FOR REVIEW & COORDINATION NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	LEN-24015
FILENAME	LEN24015-LS1
CHECKED BY	WMK
DRAWN BY	RLU
SCALE	1" = 40'
DATE	04. 28. 2025

SHEET

LANDSCAPE PLAN - AREA "E"

L5.05

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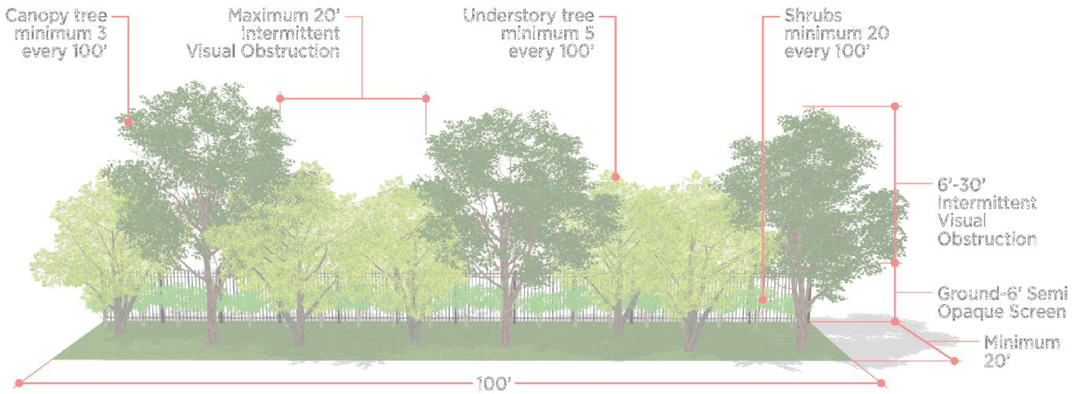
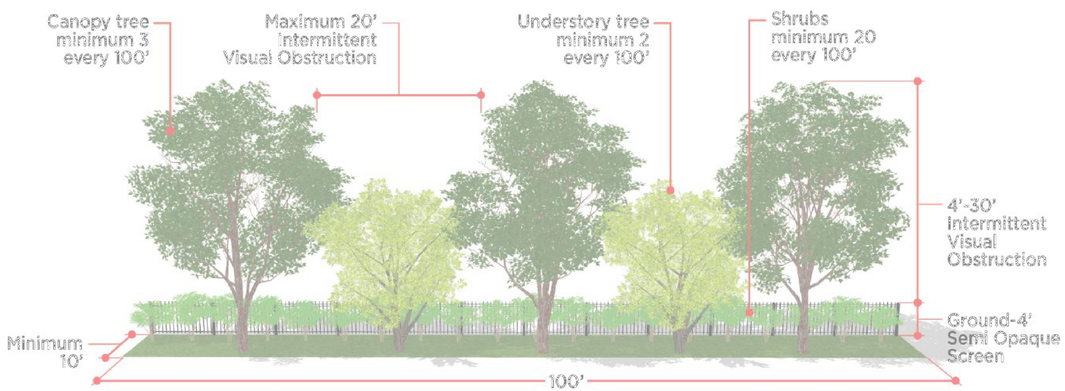


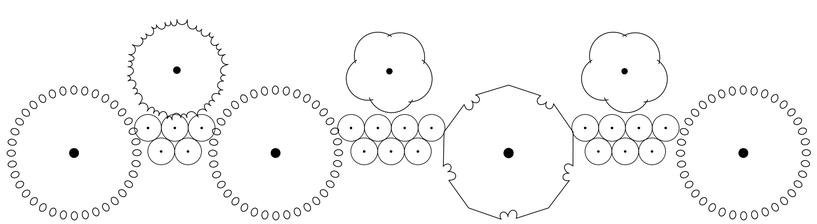
20' TYPE B PERIMETER BUFFER

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



TYPICAL POOLE ROAD BUFFER

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

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL	HEIGHT
TREES					
	AO	43	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2" MIN	8' MIN
	CA	31	CARPINUS CAROLINIANA AMERICAN HORNBEAM	2" MIN	8' MIN
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	UE	62	ULMUS PARVIFOLIA 'EMER II' ALLEE® LACEBARK ELM	2" MIN	8' MIN

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT
SHRUBS					
		85	ROW BUFFER SHRUB		

LOT TREE REQUIRMENTS

1. 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.
2. The use of existing trees meeting the following standards to satisfy this requirement is encouraged. Existing large shade trees measuring more than six (6) inches in DBH may be counted towards fulfilling this requirement.
3. Required street trees (Section 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.
4. Foundation plantings consisting of evergreen shrubs shall be installed along the entire foundation wall of the building. Plant installation shall be a minimum of two (2) feet in height planted at four (4) foot intervals.

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

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2422 JOHN MICHAEL HENSON
FOR PRELIMINARY REVIEW NOT FOR CONSTRUCTION

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

L5.06

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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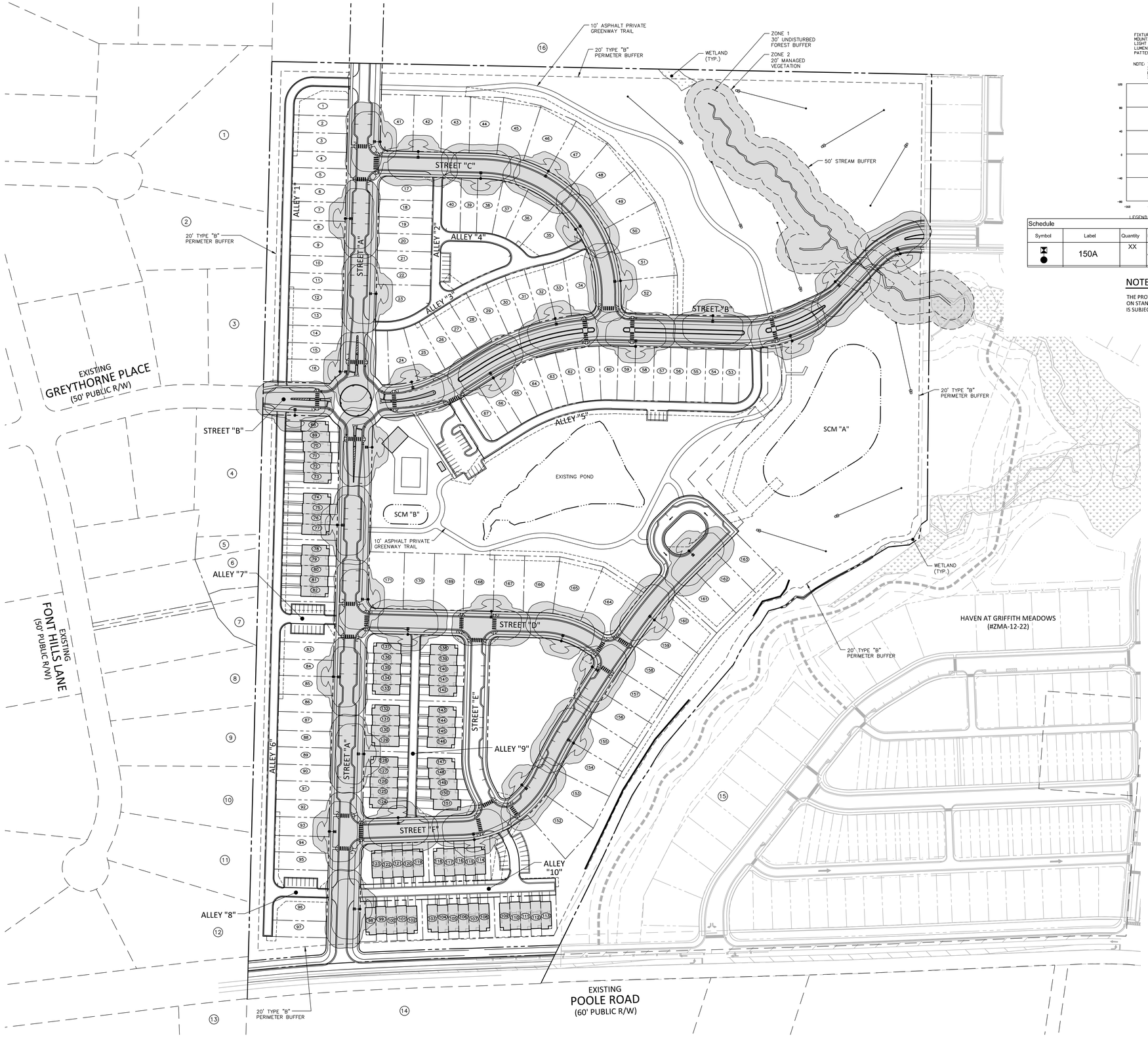

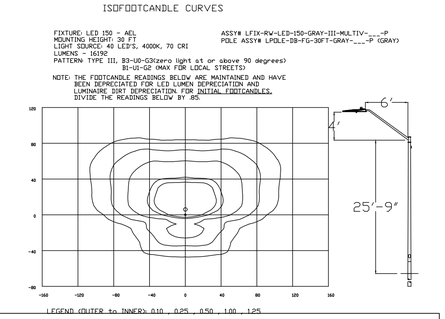

Schedule						
Symbol	Label	Quantity	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor
	150A	XX	LED 150w Roadway - Type III - 4000K	1	16192	0.85

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.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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

NORTH CAROLINA PROFESSIONAL SEAL 048280 ENGINEER NICHOLAS D. WILLIAMSON
NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	LEN-24015
FILENAME	LEN24015-LI1
CHECKED BY	WMK
DRAWN BY	RLU
SCALE	1" = 100'
DATE	04. 28. 2025

SHEET

PRELIMINARY LIGHTING PLAN

L6.00

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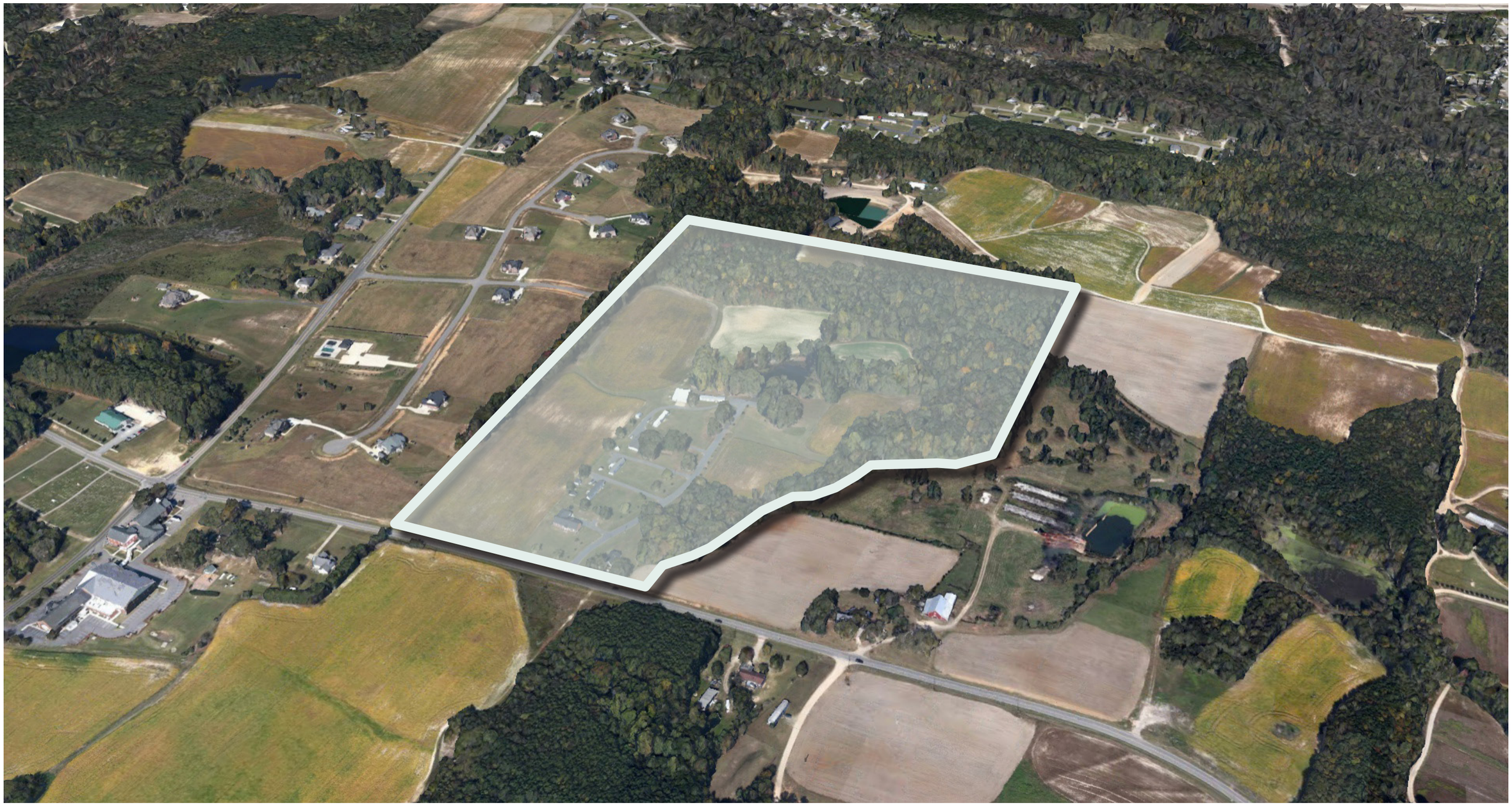
HOPKINS FARM
PLANNED UNIT DEVELOPMENT

KNIGHTDALE, NORTH CAROLINA

APRIL, 2025



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HOPKINS FARM

PLANNED UNIT DEVELOPMENT PREPARED FOR THE TOWN OF KNIGHTDALE

Submittal Dates

First Submittal: 04/28/25

Developer
Lennar Homes
1100 Perimeter Park Drive, Suite 112
Morrisville, NC 27560

McAdams Company, Design Lead
621 Hillsborough St., Suite 500
Raleigh NC, 27603

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1. VISION + INTENT

VISION + INTENT

As stated in §2.4 (C) and 12.2 (F)(3)(g) of the Knightdale Unified Development Ordinance, the Planned Unit Development District is designed to encourage master planning of development so as to coordinate and manage the impacts of the development on the provision of Town Services and infrastructure. The Planned unit Development encourages creativity and innovation in the design of development, but in return for this flexibility the expectation is for communities to:

- Provide enhanced design, character, and quality.
- Provide beneficial community amenities with an emphasis on place making.
- Incorporate a creative and integrated design in the layout of buildings.
- Ensure compatibility with surrounding land uses and neighborhood character.
- Further the goals of the Comprehensive Plan including the growth framework and growth and conservation map.
- Provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure.

THE HOPKINS FARM PUD MEETS THE STATED VISION AND INTENT OF THE PLANNED UNIT DEVELOPMENT AND GOALS OF ADOPTED PLANS AS FOLLOWS:

Provide enhanced design, character, and quality:

Homes within the proposed PUD will follow a set of prescribed architectural design standards which preserve the spirit and intent of the design requirements previously applicable in Chapter 5 of the Knightdale UDO (archived version). The proposed development provides exceptional site design, character, and quality through the location and design of open spaces, thoughtful pedestrian connections, and diversified housing stock.

Provide beneficial community amenities:

Hopkins Farm is anchored by a centralized park and amenity space located along the traffic circle at the intersection of two collector roads to be constructed by the developer. This central amenity site will include a pool and bathhouse and will incorporate bioretention stormwater management for environmental and educational benefits. Linked to this main amenity site is a private greenway which interconnects the site and provides access to a 9-hole disc golf course along the property's eastern border. Closer to Poole Road is a second improved park space with a playground, yard games, and dog park.

Incorporate creative design in the layout of buildings:

Hopkins Farm incorporates a mix of front-loaded single family detached, rear-loaded single family detached as well as rear-loaded Townhomes. Over 70 lots of single family detached homes are rear-loaded, creating a strong residential streetscape presence. Improved open spaces are strategically placed to maximize the number of units which face communal open space rather than other dwelling units. Road and lot placement are situated to maximize the amount of existing tree canopy which can retained and enjoyed by area residents.

Ensure compatibility with surrounding land uses and neighborhood character:

In addition to providing voluntary perimeter buffers, the proposed layout strategically locates lots away from existing environmental features creating more natural transitions from adjacent subdivisions. Townhome units are prioritized along the site's N-S collector and along improved open spaces, or positioned closer to the site's main frontage road.

Ensure the creation of mixed density neighborhoods, neighborhood nodes and mixed use centers:

The proposed PUD advances the Town's general desire to create additional mixed density neighborhoods, through its diverse residential offerings.

Further the goals of the Comprehensive Plan including the growth framework and Growth & Conservation map:

The proposed development meets the criteria of the conservation neighborhood designation in the Knightdale Next Comprehensive Plan by prioritizing retention of existing tree canopy through its placement of lots and roadways, resulting in over 40% of the site as some form of open space (including common open space).

Provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure:

The proposed PUD is designed to be compact, efficient, and environmentally responsible. It further supports the Town's infrastructure goals of increased vehicular and pedestrian connectivity and capacity by implementing roadway improvements, while providing new internal roads and pedestrian alternatives.

THE DESIGN OF HOPKINS FARM ADDRESSES THE FOLLOWING FINDINGS OF FACT REQUIRED FOR PUD APPROVAL:

Comprehensive Plan Conformity

Hopkins Farm adheres to the newly updated Comprehensive Plan, which identifies the subject property as a 'Growth Reserve Area' immediately adjacent to a Primary Growth area to the east. The proposed layout addresses infrastructure needs by providing 2 new collector roads to serve the area, in addition to frontage improvements along Poole Road. Furthermore, the site adheres to the Place Type Map's 'Conservation Neighborhood' designation by providing over 40% of the site as open space and retaining significant areas of natural vegetation.

Public Welfare

The planned unit development is designed in adherence with all fire and emergency service requirements. A highly connected road network encourages safe and convenient pedestrian trips. Where proposed roads stub to existing roads, cross-sections are customized to make safe transitions for pedestrians and motorists.

Impact on Other Property

The proposed planned unit development will not negatively impact other adjacent property. The mix of residential types offered will enable this development to be more financially sustainable and resilient, supporting adjacent property. Location decisions regarding denser lot sizes and perimeter buffers are made thoughtfully to create more natural transitions from existing development.

Impact on Public Facilities and Resources

The planned unit development has been designed with adequate utilities, road access, drainage, and other necessary facilities. The project includes two new collector roadways interconnecting existing and planned subdivisions to the east and west, as well as supporting future development and connectivity to the north. Furthermore, the site will continue roadway widening and enhanced streetscape improvements along Poole Road.

Ensure the creation of mixed density neighborhoods, neighborhood nodes, and mixed-use centers:

The proposed development provides a diverse range of residential products (SFD detached, Townhomes,) as well as meaningful open spaces (both preserved and amenitized).

Archaeological, Historical, or Cultural Impact:

The planned unit development does not adversely impact any known archaeological, historical, or cultural resources located on or off the parcels proposed for development.

Parking and Traffic

The proposed PUD provides significant on-street parking in adherence with the Town's adopted cross-sections, as well as off-street and alley parking. Supplemental parking is prioritized in proximity to townhome clusters. The associated TIA identifies required roadway improvements to address roadway impacts generated by the development.

Adequate Buffering

The planned unit development provides a minimum 20' Type B buffer along its project perimeter, with expanded natural buffers along the majority of its northern and eastern boundaries. Enhanced roadway landscaping is provided along the site's frontage on Poole Road, to soften the view of fronting townhomes and match the landscaping applied by Haven at Griffith Meadows (to the east).

Performance

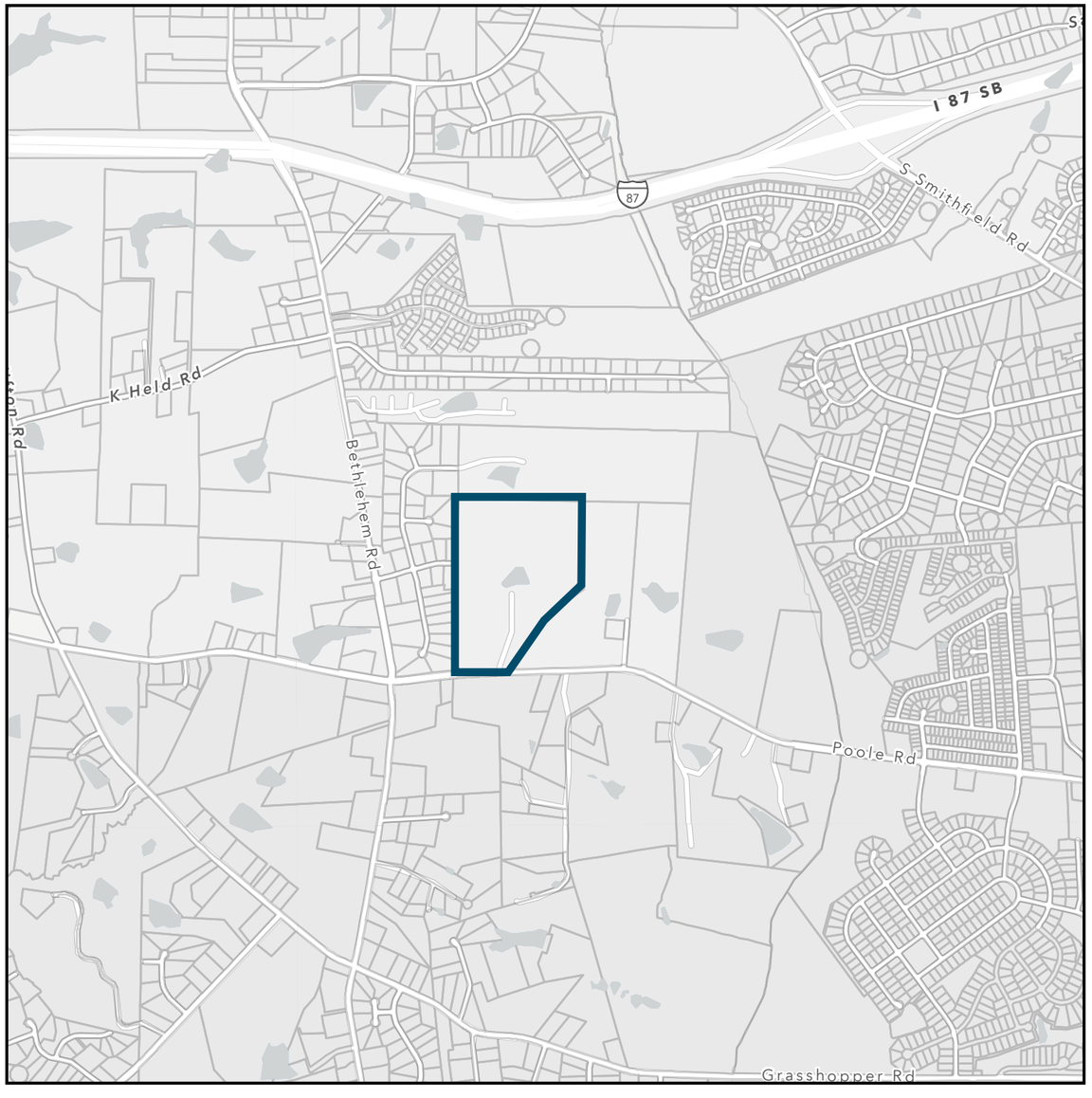
McAdams has a proven track-record of recent PUD approvals of large, mixed-use projects and has a high level of familiarity with Knightdale's standards and expectations.

2. EXISTING CONDITIONS

EXISTING CONDITIONS SUMMARY

Hopkins Farm is located on 1 parcel along the north side of Poole Road, east of the intersection of Poole Road and Bethlehem Road (PIN # 1752496412). The site is currently comprised of a mix of forests, open agricultural land and about 9 existing structures located on either side of Hoppy Hill Drive - a private roadway serving these handful of homes. Two stream features are present on the site. Both streams originate from the same stream feature off site and run north west and south west. The southern stream was not found to be a jurisdictional feature, while the northern stream has protective riparian buffers.

VICINITY MAP

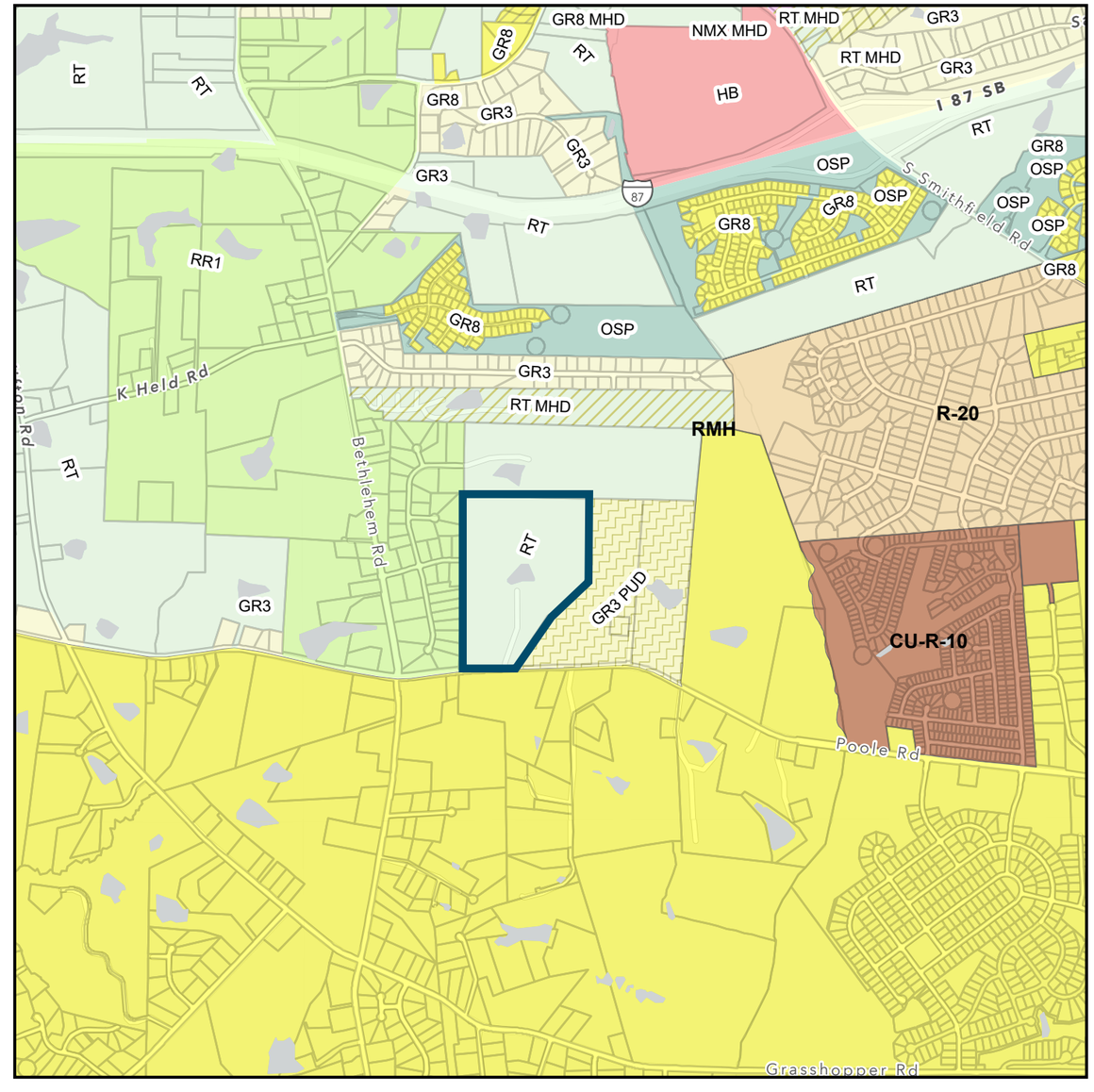


N

0 800 1,600 3,200 ft

1 inch equals 1,600 feet

CURRENT ZONING MAP



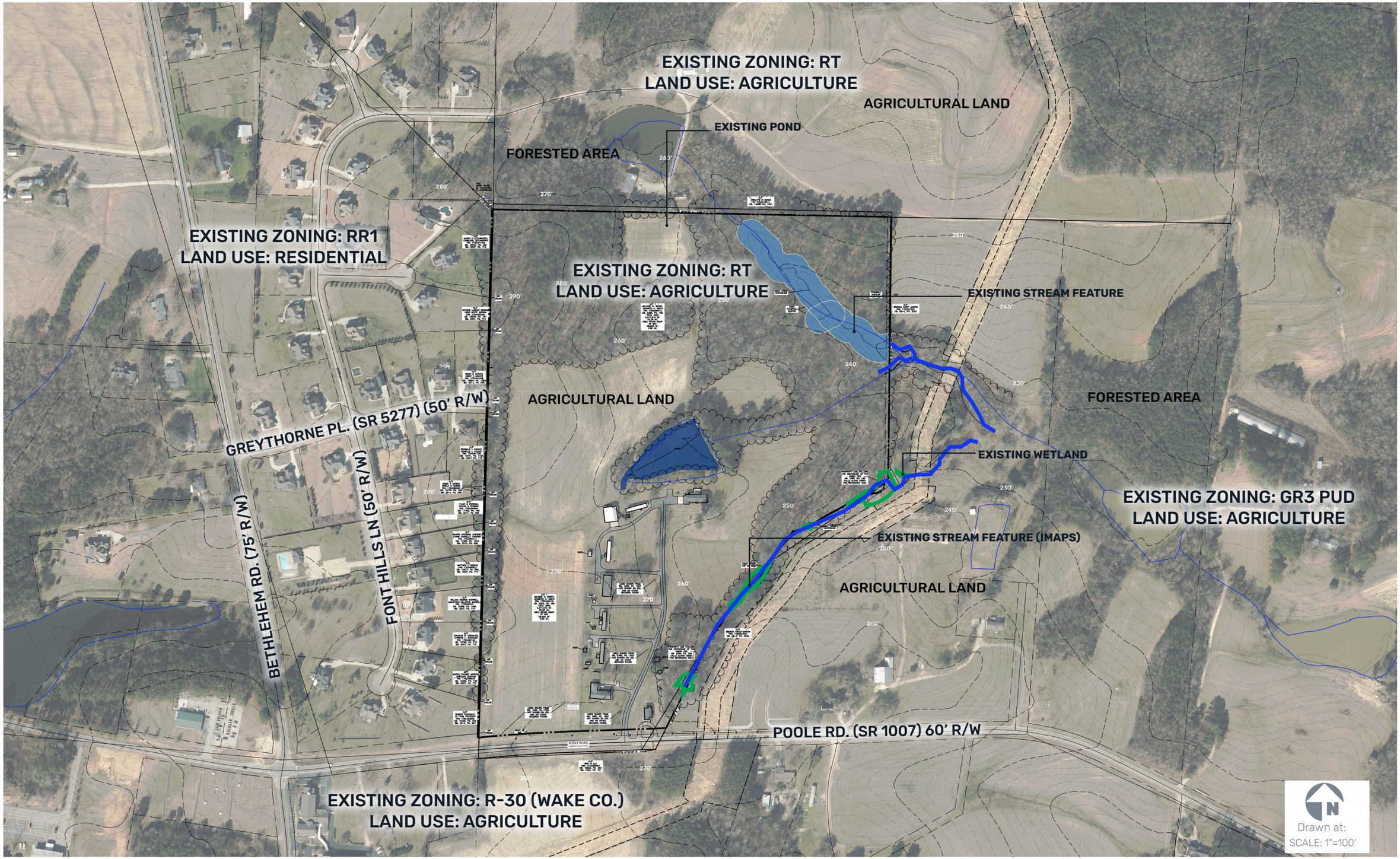
Property		GR3 MHD	GR3 MHD	C
OSP	OSP	GR3 PUD	GR3 PUD	R
RT	RT	GR8	GR8	R
RT MHD	RT MHD	GR8 MHD	GR8 MHD	R
RR1	RR1	NMX MHD		
GR3	GR3	HB		

N

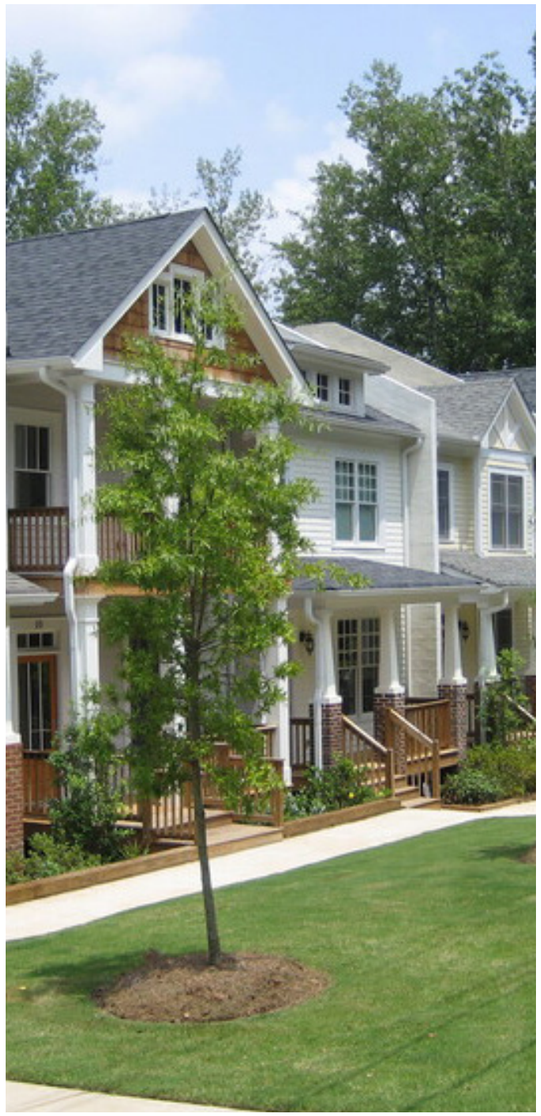
0 800 1,600 3,200 ft

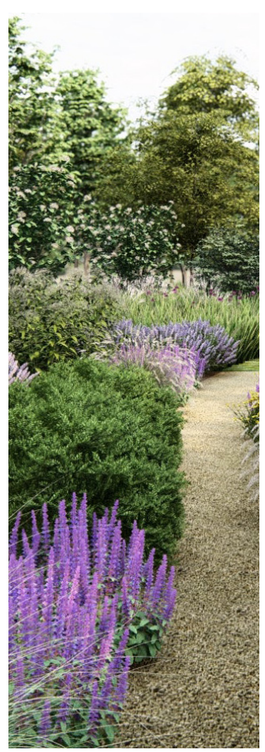
1 inch equals 1,600 feet

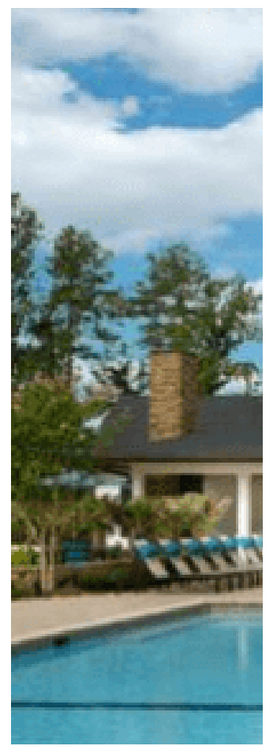
ENVIRONMENTAL SURVEY



3. PUD MASTER PLAN







PLANNED UNIT DEVELOPMENT MASTER PLAN

DEVELOPMENT DETAILS

Hopkins Farm is a master-planned development in southern Knightdale, consisting of approximately 102 detached single family homes (primarily rear-loaded) and 69 Townhomes (all rear-loaded), Hopkins Farm will provide a variety of housing choices for Knightdale citizens, as well as well-designed and multi-functional recreational amenities, including a pool and bathhouse, dog park, playground with yard games, and extensive greenway trail as well as a 9-hole disc golf course.

RESIDENTIAL DEVELOPMENT MIX

	Number of Units	Percentage of development
• Front loaded Single Family Dwellings	32	18.71%
• Rear loaded Single Family Dwellings	70	40.93%
• Townhome Lots	69	40.35%

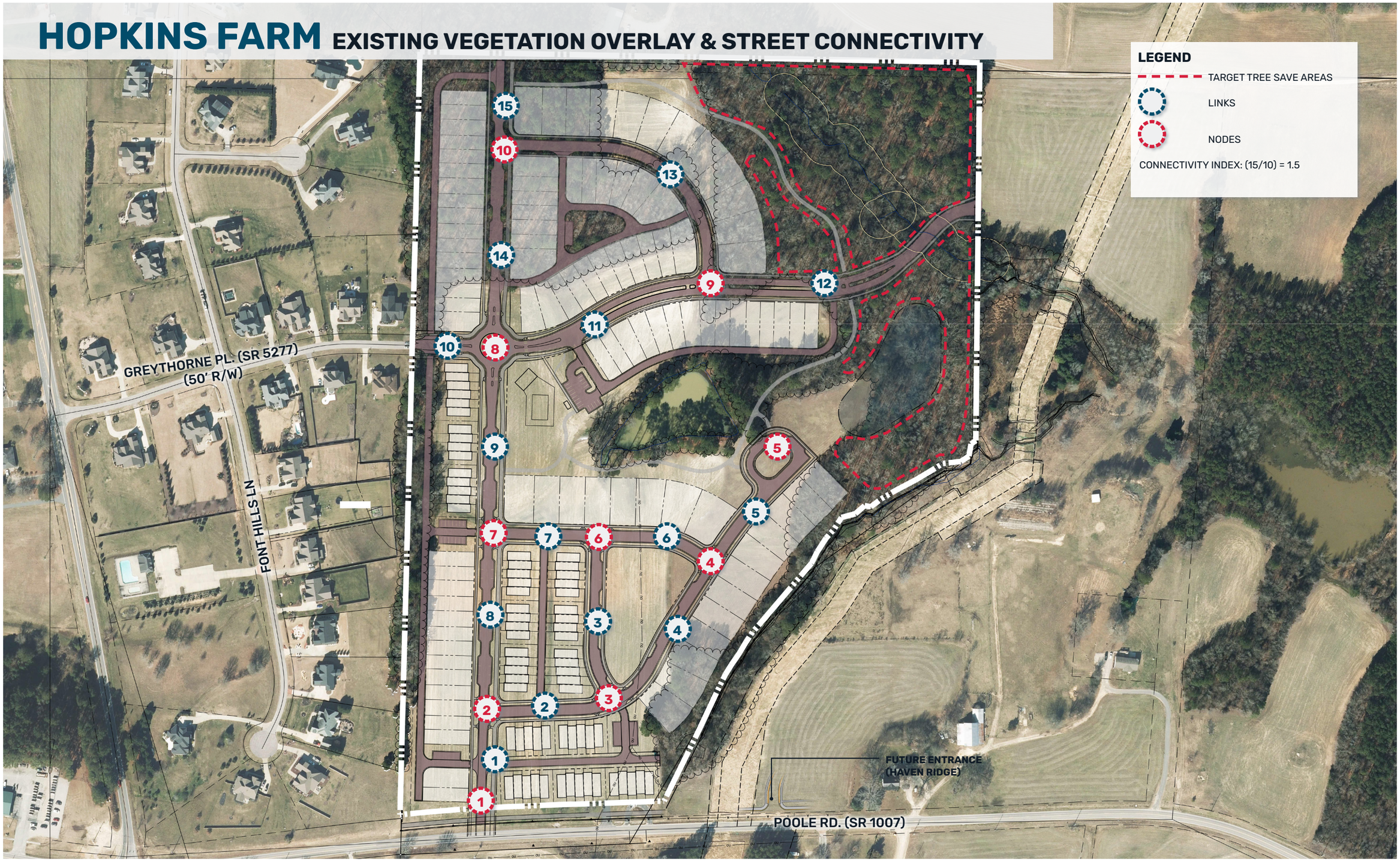
USE DISTRIBUTION SUMMARY

Use Type	Area in Acreage	Percent of Development
Single Family Dwelling	±21.1	± 40%
Townhouse Dwelling	±8.5	± 16 %

HOPKINS FARM MASTER PLAN

PUD MASTER PLAN

HOPKINS FARM EXISTING VEGETATION OVERLAY & STREET CONNECTIVITY



FRONT LOADED SINGLE-FAMILY DWELLINGS

MODIFICATIONS TO UDO STANDARDS

Section 3.4K of the Knightdale Unified Development Ordinance requires that any lot less than 80' in width be accessed via an alley or rear lane access. In order to create a more compact layout that allows for more open space preservation, Hopkins Farm will include up to 35% of its single family units as front-loaded lots less than 80' in width. To ensure that the homes are of high-quality and add to the vitality of Knightdale, the applicant has offered tailored architectural standards as a condition of the zoning approval.

To create an interesting streetscape and encourage interaction between the public and private realm, front-loaded single-family dwellings in Hopkins Farm will be served by driveways that are a minimum length of 25' rather than the UDO requirement of 35'.

FRONT LOADED SFD STANDARDS

» Minimum lot size	6000 sf
» Lot width (min.)	60'
» Front setback (min)	10'(25' for face of garage)
» Minimum driveway length	25'
» Side setback (min)	8' (or 15' for corner)
» Rear setback (min)	25'
» Maximum building height	3 Stories

REAR LOADED SINGLE-FAMILY DWELLINGS

MODIFICATIONS TO UDO STANDARDS

In an effort to reduce the amount of impervious surface on the lots and allow for utilities within certain alleys, rear-loaded single-family dwellings in the development will be served by driveways that are a minimum length of 20' rather than the UDO requirement of 35'. Furthermore, rear setbacks of 12' (20' measured to edge of alley pavement) shall be applied rather than 25'.

REAR LOADED SFD STANDARDS

» Minimum lot size	3500 sf
» Lot width (min.)	34'
» Front setback (min)	10'(excluding porch/stoop encroachment)
» Minimum driveway length	20' (measured to edge of alley pavement)
» Minimum Side setback	3'
» Minimum Side Street Setback	10'
» Minimum Rear Setback	12' (20' to edge of alley pavement)
» Maximum Height	3 Stories

TOWNHOME DWELLINGS
MODIFICATIONS TO UDO STANDARDS

All Townhome units within Hopkins Farm shall be rear-loaded. Dimensional standards vary based on whether the Townhome building fronts on public ROW vs. open space, as shown below. In order to accommodate wider alley-ways with utilities to permit blocks fronting on open space, Hopkins Farm shall permit minimum rear setbacks of 12' rather than the UDO requirement of 15'. In these instances, the building must still maintain a minimum of 20' of separation from the edge of the alley pavement. Additionally, a min. side setback of 5' shall apply instead of the UDO requirement for 10', and a min. lot width of 20' (instead of the UDO requirement for 30'). However, the min. side setback shall be 5' and a min. building separation of 15' shall apply. To ensure that homes are of high-quality and add to the vitality of Knightdale , the applicant has offered tailored architectural standards as a condition of the zoning approval.

STREET FACING TOWNHOME STANDARDS

» Minimum lot width	20'
» Front setback (min)	5'
» Side setback (min)	5' (If partiwall exists - 0' side yard min.)
» Side street yard (min)	10'
» Rear setback (min)	12' (20' min. to alley pavement)
» Driveway length (min)	20' (Measured to alley pavement)
» Max building height	3 Stories
» Building separation (min)	15'

OPEN SPACE FACING TOWNHOME STANDARDS (ALONG POOLE ROAD)

» Minimum lot width	20'
» Front setback (min)	0'
» Side setback (min)	5' (If partiwall exists - 0' side yard min.)
» Side street yard (min)	10'
» Rear setback (min)	12' (20' min. to alley pavement)
» Driveway length (min)	20' (Measured to alley pavement)
» Max building height	3 Stories
» Building separation (min)	15'

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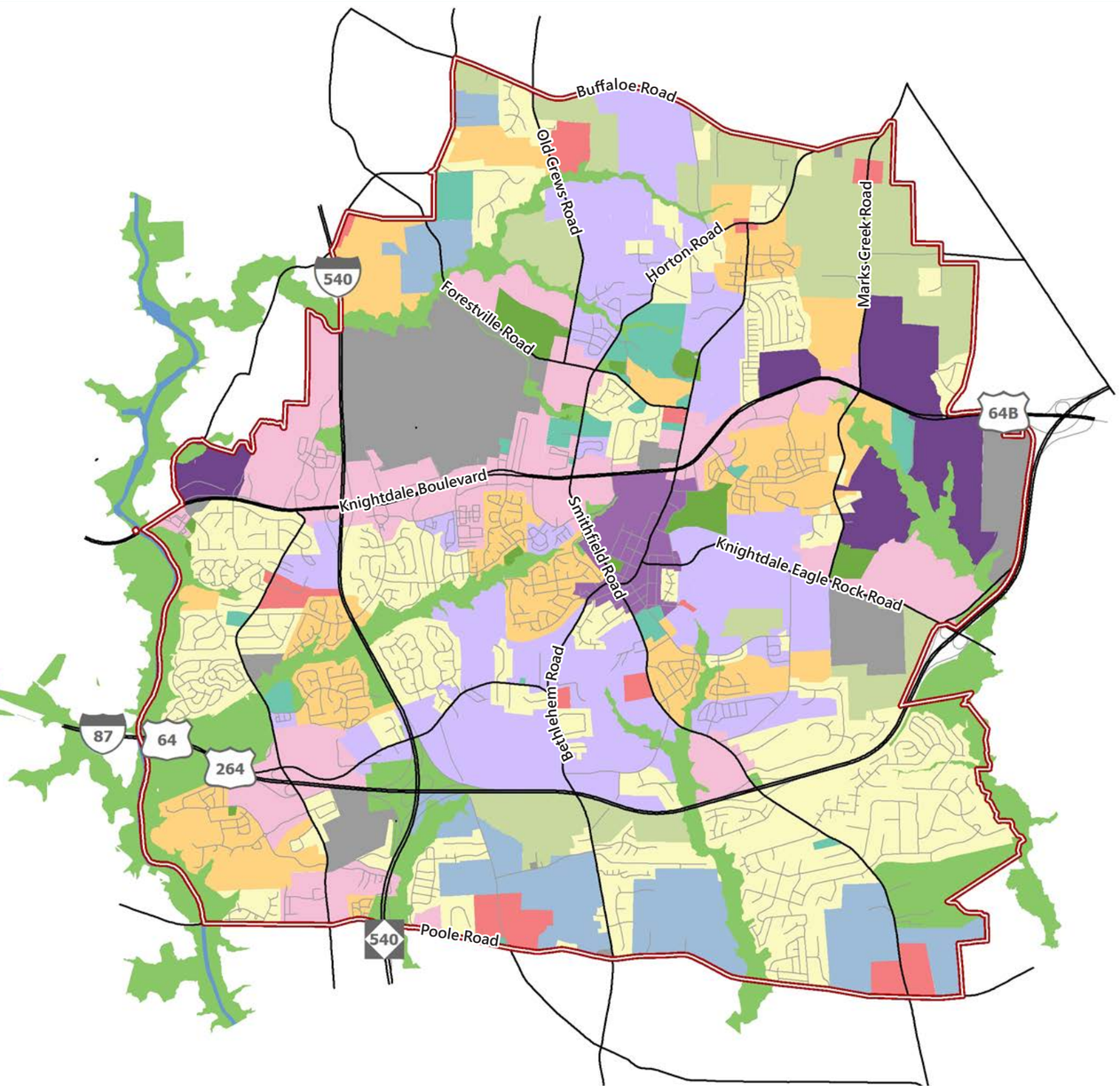
4. UDO + COMPREHENSIVE PLAN CONSISTENCY



UNIFIED DEVELOPMENT ORDINANCE CONSISTENCY

The Hopkins Farm PUD has been designed to meet the requirements of the Unified Development Ordinance where practical and achievable. There are some instances where, due to site constraints or special needs associated with this project, it is not possible to meet the specific requirement of the Ordinance. In those instances, the applicant is proposing site development allowances that will meet the intent of the Ordinance while providing necessary flexibility. The requested modifications to the requirements of the UDO, and the proposed alternative methods of compliance, are listed below.

SITE DEVELOPMENT ALLOWANCE FOR FRONT LOADED SINGLE-FAMILY DWELLINGS

Section 3.4 of the Knightdale Unified Development Ordinance requires that any lot less than 80' in width be accessed via an alley or rear lane access. In order to create a more diverse range of residential lot types, Hopkins Farm will include up to 35% of its single family detached units as front-loaded lots less than 80' in width. The applicant has offered tailored architectural standards for these units as a condition of the zoning approval.

SITE DEVELOPMENT ALLOWANCE FOR REAR LOADED SINGLE-FAMILY DWELLINGS

In an effort to reduce the amount of impervious surface on lots and create space for utilities to be provided within alleys serving lots fronting on open space, rear-loaded single-family dwellings will be served by driveways that are a minimum length of 20' rather than the UDO requirement of 35'. Furthermore, rear setbacks of 12' shall be applied rather than 25' (Min. 20' measured to the edge of alley pavement). A minimum side setback of 5' shall apply with a minimum building separation of 15'.

SITE DEVELOPMENT ALLOWANCE FOR FRONTAGE REQUIREMENTS

Section 6.4B of the UDO requires that all buildings shall share a frontage line (primary facade) with a street or square. For clarity, Hopkins Farm shall be permitted to have single family dwellings which front on an open space along Poole Road to provide privately maintained enhanced roadside landscaping.

SITE DEVIATION ALLOWANCE TO SFD FOUNDATION PLANTING REQUIREMENTS

Section 7.4K4 of the Knightdale UDO requires foundation plantings to be installed along the entire foundation wall of the building, making no allowances for decks, equipment, etc.. Within Hopkins Farm, single family dwelling foundation plantings (evergreen shrubs) will be installed along the entire front elevation, as well as any elevation directly facing public ROW or improved open space and the first 12' of the side elevations closest to the front elevation.

SITE DEVELOPMENT ALLOWANCE TO ALLOW MASS GRADING

Section 9.3.B of the UDO prohibits mass grading on lots 60' or greater in width. The applicant hereby requests the ability to mass grade said lots within Hopkins Farm with the exception that no residential lots shall be mass graded within 100' of any riparian stream buffer. All SFD lots greater than or equal to 60' in width are located along the project perimeter (where they back up to a landscaped buffer) or back up to open space.

SITE DEVELOPMENT ALLOWANCE FOR DISTRIBUTION OF USES

Section 11.1B of the Knightdale UDO establishes a minimum and maximum required distribution of uses, calculated as the net development area which excludes street ROW and dedicated open space. As proposed, the Hopkins Farm PUD requests a site development allowance to the required distribution of uses to permit the exclusion of multifamily uses, as well as an increase in the maximum distribution of single family uses, as detailed below.

Use Type	Minimum Distribution	Maximum Distribution	Approx. Distribution as Shown on Plan
Dwelling - Duplex/Townhouse	10%	40%	~ 22%
Dwelling - Multifamily	N/A	N/A	N/A
Dwelling - Single Family	15%	85%	~78%

VOLUNTARY ZONING CONDITIONS EXCEEDING CODE REQUIREMENTS

1. Construction traffic will not utilize the existing 'Greythorne Place' roadway as a means of access to Hopkins Farm.
2. The site will use at least one bioretention cell as a method of green stormwater infrastructure.
3. Enhanced roadside landscaping shall be installed along Poole Road (comparable with the enhanced landscaping applied on the adjacent 'Haven at Griffith Meadows' PUD to the east).
4. A minimum of a 'Type B' buffer will be applied along the project's perimeter.
5. Hopkins Farm will provide a minimum of 100 guest parking spaces (including on-street and off-street parking).
6. Site amenities will include a pollinator garden with educational signage highlighting their environmental benefits.
7. Hopkins Farm will include architectural standards for single-family detached homes and townhomes, as outlined in the 'Design Guidelines' section of this document.

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KNIGHTDALE NEXT 2035 COMPREHENSIVE PLAN CONSISTENCY

The Hopkins Road PUD is consistent with the Knightdale Next V.2 Comprehensive Plan, as detailed below.

The adopted Growth Areas Map identifies the subject property as a 'Growth Reserve Area', immediately adjacent to a Primary Growth area to the east. The proposed layout addresses infrastructure needs by providing 2 new collector roads to serve the area, in addition to frontage improvements along Poole Road.

The adopted Future Place Type map within the Comprehensive Plan designates the site as a Conservation Neighborhood, which calls for 30-60% of the site to be reserved as open space and seeks enhanced pedestrian infrastructure. As shown on the associated Master Plan, Hopkins Farm offers a substantial degree of both on-street and off-street pedestrian facilities, including privately maintained greenways built to the Town's public greenway standards. Furthermore, it maintains over 40% of the site as open space and prioritizes retention of existing vegetation in proximity to environmental features, resulting in significant habitat preservation.

1. Town-wide Place Making

This principle seeks to foster a distinct brand and sense of place for the Town that is uniquely Knightdale through high-level design, walkable environments, thoughtful open spaces, and active living. Hopkins Farm places connections to natural and designed open spaces at the forefront of its layout - incorporating an abundance of pedestrian greenways, paths, infrastructure and centrally located improved spaces to maximize access and exposure from adjacent residential lots. Hopkins Farm embraces the idea of prioritizing natural preservation, communal open space, and tight-knit mixes of uses over individual yard space and segregated land uses.

2. Home and Neighborhood Choices

This principle promotes exceptional quality of life, diverse housing options, and connections to neighborhood uses. As shown in the associated Master Plan, Hopkins Farm prominently provides a connected system of open spaces serving single family homes and townhomes. The proposed development provides a balanced mix of larger front-loaded SFD homes and smaller rear-loaded SFD homes. Rear loaded townhomes are also included to provide an additional housing choice to suit residents of all ages, needs, and lifestyles.

3. Environmental Stewardship and Sustainability

This principle seeks to create a comprehensive and coordinated open space network while reducing environmental impact of development through natural preservation and sustainable design. Hopkins Farm reserves over 40% of the total site as open space. The proposed development layout was designed maximize impact on already disturbed and cleared areas and thus minimize development impact on existing areas of tree canopy. Preservation of tree coverage along the eastern portion of the site creates an ideal location for recreational disc golf, while providing habitat and additional protection for the jurisdictional stream which crosses the site near its eastern boundary.

4. Multi-Modal Transportation Systems

Through its provision of private greenways, compact form, on-street parking, and bicycle lanes along its east-west collector road, Hopkins Farm supports pedestrian and bicycle trips as a viable option for neighborhood amenities and local destinations.

5. Economic Vitality

Hopkins Farm aims to build on Knightdale's growing economic vitality by providing a high-quality residential development which companies would view as a valuable resource to serve the needs of their employees.

5. DESIGN GUIDELINES

SFD DETACHED ARCHITECTURAL STANDARDS

Foundations:

- All Single family detached homes shall be raised from the finished grade a minimum of 18" on front facades. Exposed foundation along the front facade will be covered with brick or stone. Areas under porches may be enclosed with lattice.

Facades:

- All single family homes with crawl spaces will be wrapped in brick or stone on all sides.
- All single-family homes will have a combination of two or more of the following materials on the front facade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten. All siding will be fiber cement. Vinyl may only be used for trim elements, soffits, fascia, and comer boards.
- For every linear 30 feet (or fraction) of continuous side elevation, there shall be one window, door, or "closed shutter assembly" added to the side elevation on the first floor. Any siding break on the side of the home such as a fireplace, porch or wall offset can be used as an alternative to a window or door.

Roofing:

- Main roof pitches (excluding porches) for 2-story homes shall be at least 6:12.
- Main roof pitches for l-story and 1.5-story homes will be at least 5:12.
- There shall be a 12" overhang on every gable roof end.

Garages:

- Garage doors will not exceed 45% of the front facade width.
- Garages for lots that are at least 60-feet wide will not protrude more than six (6) feet from the front porch or stoop and all garage doors shall have over window inserts and hardware.
- Single-family homes built on lots less than 60 feet wide will have a minimum of 1,450 square feet and have alley-loaded two-car garages.
- Single-family 2-story homes built on lots at least 60-feet wide will have a minimum of 2,000 square feet and 1-story homes on such lots will be a minimum of 1,600 square feet. Lots that are at least 60-feet wide will have front-loaded two-car garages.

Entrances:

- All single-family homes will have a front porch with a minimum depth of five (5) feet. Front porch posts will be at least 6" x 6".

Note: All building elevation renderings provided in this document are conceptual only. They are intended to provide a visual representations of elevations which would meet the binding architectural commitments provided via text within this document.

SFD EXAMPLE ELEVATIONS

Note: All building elevation renderings provided in this document are conceptual only. They are intended to provide a visual representations of elevations which would meet the binding architectural commitments provided via text within this document.

TOWNHOME ARCHITECTURAL STANDARDS

Foundations

- All townhouse units shall be raised from the finished grade a minimum of 12" at the front facade. Exposed foundation along the front facade will be covered with brick or stone. Areas under porches may be enclosed with lattice.

Facades:

- All townhouse units will have a combination of two or more of the following materials on the front facade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten. Vinyl may be used for trim elements, soffits, fascias, and corner boards.
- Townhouse building walls shall be wood clapboard, cement fiber board or shingle, wood board and batten, brick, or stone.
- All townhomes shall provide at least two (2) of the following elements: Bay window, Balcony, Porch, Shutters, Window trim with 4" minimum width, decorative cornice of roof line (flat roof line only).
- For every 30-feet (or fraction) of continuous side elevation (calculated on a per floor basis), there shall be a window, door, or "closed shutter assembly" added to the side elevations. Any siding break on the side of the home such as a fireplace, side porch, wall offsets may be used as an alternate to windows.
- The second and third stories (if applicable) of the rear elevation shall have either a balcony and door(s) or windows making up a minimum of 25% of the length of the rear elevation. The percentage is measured as the horizontal plane (lineal feet) containing a balcony and door(s) or windows divided by the total horizontal plane length.
- No two townhouse units in a building shall have the same exterior paint color scheme.

Building Sizes:

- All townhouses built shall be 2-stories or 3-stories with a minimum of 1,700 square feet.
- All townhouses shall provide at least one (1) offset: Facade offset, Roofline Offset.

Roofing:

- Main roofs on townhouse buildings shall have a pitch between 4:12 and 12:12. Mono-pitch (shed) roofs are allowed only if they are attached to the wall of the main building. Mono-pitch roofs shall have a pitch of at least 3:12.
- There shall be a 12" overhang on every gable roof end
- All townhomes shall provide at least one (1) of the following elements: Dormer, Gable, Cupola/tower/chimney, decorative cornice of roof line (flat roof line only)

Entrances:

- Usable front porches shall be at least five (5) feet deep and extend more than 30% of the primary facade.
- All townhomes shall provide at least one (1) of the following: Recessed entry with 6" minimum width door trim; covered porch with 6" minimum width pillars/posts/columns.

Garages:

- All townhouse units will have alley-loaded, 2-car garages.
- Garage doors will be carriage style with decorative hardware.

TOWNHOME EXAMPLE ELEVATIONS

Note: All building elevation renderings provided in this document are conceptual only. They are intended to provide a visual representations of elevations which would meet the binding architectural commitments provided via text within this document.

6. TRANSPORTATION ANALYSIS

TRANSPORTATION IMPACT ANALYSIS SUMMARY

A Traffic Impact Analysis (TIA) was conducted by McAdams for the proposed development.

To determine the traffic impacts of the proposed development, the following analysis scenarios are included in this study:

- Existing (2024) Traffic Conditions
- No-Build (2030) Traffic Conditions
- Build (2030) Traffic Conditions
- No-Build (2039) Traffic Conditions
- Build (2039) Traffic Conditions

Peak hour traffic counts were conducted at the existing study intersections in December 2024 and January 2025, while Wake County public schools were in session, and balanced between study intersections, as appropriate to determine Existing (2024) traffic volumes. The base year of the study was shown to be 2024 to be conservative. To account for background development growth, a 3% annual growth rate was applied to the existing traffic volumes to determine Projected (2030) and Projected (2039) traffic volumes. Adjacent development traffic from three (3) approved nearby developments were also applied to determine the No-Build (2030) and No-Build (2039) traffic volumes. These adjacent developments were:

- Haven at Griffith Meadows
- Lyndon Oaks
- Hodge Road Planned Development / Banks 20

STUDY AREA

The study area for the TIA was determined through coordination with the Town and NCDOT and consists of the following existing intersections:

- Poole Road and Hodge Road
- Poole Road and Bethlehem Road
- Poole Road and Smithfield Road
- Bethlehem Road and Grasshopper Road
- Bethlehem Road and Greythorne Place
- Bethlehem Road and Cross Cut Place / Widewaters Parkway
- Poole Road and Future NC 540 Southbound Ramps
- Poole Road and Future NC 540 Northbound Ramps
- Poole Road and Site Access #1 (Proposed)

RECOMMENDED IMPROVEMENTS BY DEVELOPER (Subject to Change)

Based on the findings in the TIA, the improvements (Subject to final NCDOT review and approval) below have been recommended to be constructed by the developer to mitigate traffic impacts by the proposed development:

Poole Road and Site Access #1

- Construct Site Access #1 as the southbound approach with one (1) ingress lane and one (1) egress lane.
- Provide stop control on the southbound approach of the proposed site driveway.
- Construct an exclusive eastbound left-turn lane on Poole Road with a minimum of 100 feet of full width storage and appropriate deceleration and taper.

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7. RECREATIONAL OPEN SPACE + AMENITIES

RECREATIONAL OPEN SPACE AND AMENITIES

Hopkins farm will provide a diverse offering of active and passive recreation areas within the development detailed on the following pages. The provided open space areas will be linked by a comprehensive network of sidewalks and greenways. In alignment with Knightdale's 'Conservation Neighborhood' FLU designation, Hopkins Farm will have over 40% of the site as some form of open space (including common open space).

Open Space Standards

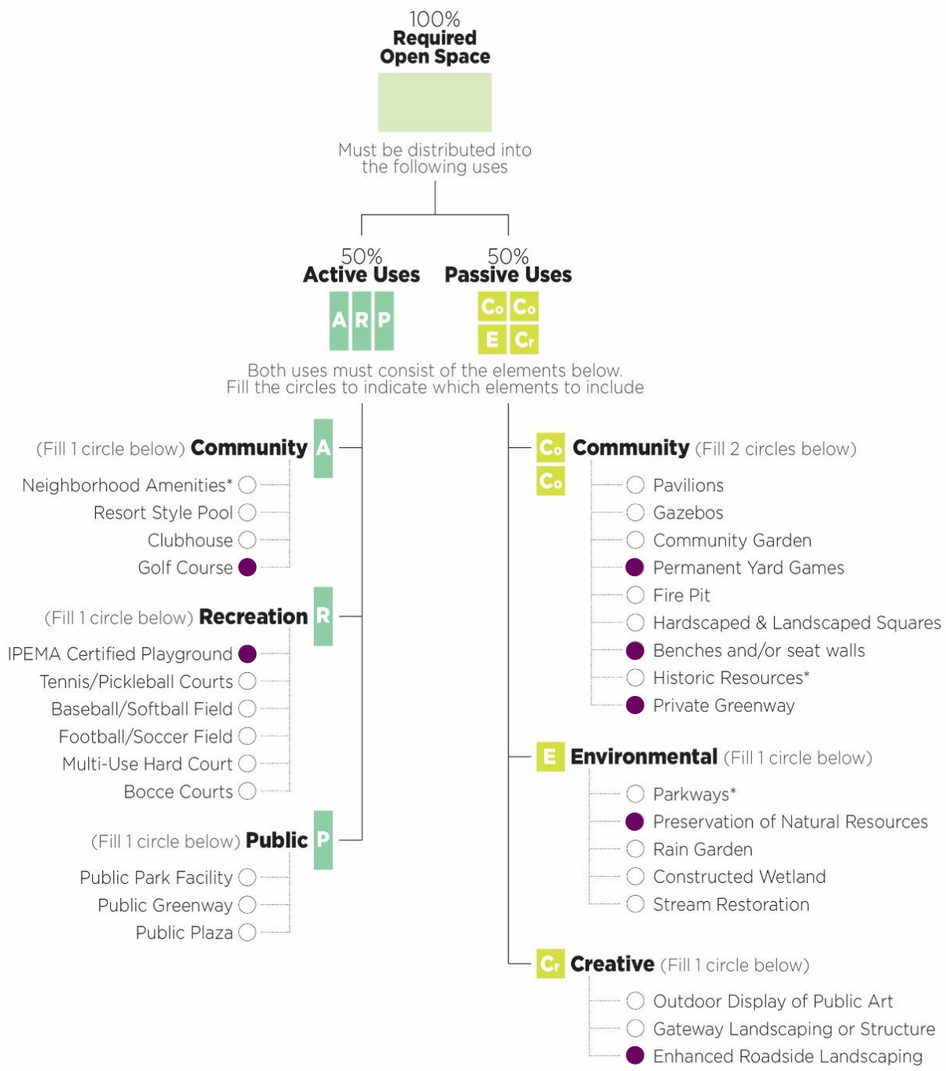
- Total recreation open space required: 4.74* Acres
- Active recreation space required: 2.37 Acres
- Active recreation space provided: 2.59 Acres
- Passive open space required: 2.37 Acres
- Passive open space provided: 11.62 Acres

*Open Space calculations account for 25% reduction for Neighborhood amenity.

Hopkins farm provides several open space areas that offer residents and community members several options for recreational opportunities. The largest active open space area is located relatively central to the development and has access and frontage on all sides. This open space will have a combination of a playground, yard games and open lawn space for resident focused programming. The pool and bathhouse is located just north of the centralized open space and will be anchored along the traffic circle linking the site's two collector roads. Each open space area will be linked by either a public sidewalk or greenway trail. At the northeastern corner of the site will be a 9-hole disc golf course arranged along the banks of the existing stream and primarily within existing forested area.

RECREATIONAL OPEN SPACE AND AMENITIES

Hopkins Farm will provide a diverse offering of active and passive recreation areas within the development as detailed below. Each active and passive area will be linked by a comprehensive network of sidewalks and greenways. In addition to more traditional active park spaces, Hopkins Farm will offer resident a unique amenity by providing a 9-hole disc golf course which weaves through existing forested areas.



8. INFRASTRUCTURE

STREETS + SIDEWALKS

Streets and alleys within Hopkins Farm are designed to meet the construction standards of the Town of Knightdale, though modifications to the Street 'D' cross-section are proposed as part of the PUD.

Street 'D' will generally follow the Town's preferred Main Street cross section with the addition of a 10' multi-use path along the entirely of the eastern side. (Please refer to the master plan sheet for an illustrative cross section)

STORMWATER

Hopkins Farm is located within the Neuse River basin. The proposed development shall be subject to stormwater management requirements found in Chapter 9: Environmental Protection Standards of the Town of Knightdale's Unified Development Ordinance (UDO). Per regulations established in Chapter 9 of the Town of Knightdale's UDO, stormwater runoff provisions shall address peak flow mitigation and water quality management.

Hopkins farm will be served by one (1) Stormwater control measure (SCM) which will be designed to meet regulations established Chapter 9 of the Town of Knightdale's UDO by providing peak flow mitigation and water quality management for the site. This SCM will be designed to have a minimum of 85% avg. annual removal for Total Suspended Solids (TSS). Furthermore, in alignment with the goals of a Conservation Neighborhood, Hopkins Farm will will include stormwater bioretention at its Pool/bathouse amenity site.

WATER + SEWER

Water and sewer within Hopkins Farm are designed to meet the standards of the City of Raleigh.

9. NEIGHBORHOOD MEETING REPORT

NEIGHBORHOOD MEETING

March 27, 2025 6:00pm

Online Zoom Meeting

TOTAL ATTENDEES:

+/- 16 people including presenters.

PRESENTERS:

McAdams: David Bergmark

PRESENTATION:

With the aid of a PowerPoint presentation, David Bergmark provided a summary of the development proposal covering the following areas:

- Purpose of neighborhood meetings
- Introduction of the development team
- Project development timeline
- Project location and existing zoning
- Proposed uses and densities
- Open space and amenities
- Explanation of the master plan layout
- Perimeter buffers
- Tree Preservation
- Traffic management
- Next Steps overview

CITIZEN QUESTIONS AND RESPONSES:

1. QUESTION/COMMENT - **Lennar is one of the cheapest housing choices being built in the area. What are you all doing to make sure our property values do not fall?**
   - » RESPONSE: There are many ways. The overall design is meant to create a very attractive neighborhood. The amenity areas, open spaces, etc. add value to this community and this neighborhood. This ensures that housing prices will stay healthy.
   - » RESPONSE: This development is on municipal water and sewer, the neighborhood next door is on well and septic and follows County standards, so it can have larger lots. This neighborhood is in Town limits and has smaller lots, which allows us to provide special amenities.
   - » RESPONSE: A Type B perimeter buffer will provide separation between neighborhoods.
   - » RESPONSE: This request being a PUD allows us to make architectural commitments that we will be held to during development.

2. QUESTION/COMMENT - **Is the existing tree line staying along the western edge of the development?**
   - » RESPONSE: Yes, we will maintain as many existing trees as possible for the Type B buffer. Anything that is not maintained will be re-planted to meet minimum buffer requirements.

3. QUESTION/COMMENT - **Why do some trees nearby have red spray paint on them? Are they being marked to be removed?**
   - » RESPONSE: Not sure, there is survey work going on for the property. The trees may be marked for survey purposes but should not be being marked for removal at this time.

4. QUESTION/COMMENT - **What is the exact buffer along the western property boundary?**
   - » RESPONSE: It is a minimum 20-ft wide Type B buffer. There will be a little extra space in some areas, but 20-ft is the required minimum along the full boundary.

5. QUESTION/COMMENT - **Will additional trees be added to the buffer?**
   - » RESPONSE: If there are any gaps in the minimum planting standard, we will have to go in and plant to meet the minimum standard. Knightdale staff will review our plans and make sure we are meeting the buffer and screening requirements.

6. QUESTION/COMMENT - **Is Greythorne Pl being widened?**
   - » RESPONSE: No. Our improvements will just be within our project boundary. The internal street that ties into Greythorne Pl will taper down to match the existing cross section at the site boundary. Within the adjacent neighborhood, the street cross section will stay the same.

7. QUESTION/COMMENT - **There are not any trees in this resident's back yard. What will be done about the buffer in that area?**
   - » RESPONSE: Along that portion, Lennar will have to do new planting to meet the minimum buffer requirements. David showed the Type B buffer detail from the town's standards.

8. QUESTION/COMMENT - **Will townhomes and smaller homes be facing Font Hills Lane? How much noise will this cause?**
   - » RESPONSE: No. The townhomes will be facing away from the adjacent neighborhood – they will be rear loaded on an alley. The alley is the closest feature to the adjacent neighborhood, besides the Type B buffer. The Town of Knightdale encourages a mix of townhomes and single family in residential projects, and it is more of a "norm than an exception." We have not seen a negative impact from including townhomes in neighborhoods. We do not believe that the townhomes being rear loaded will cause negative impact to the adjacent neighborhood. In fact, kids that live in this neighborhood are more likely to go play at the recreation areas throughout the site than in the back of these townhome units, which will also help with noise.

9. QUESTION/COMMENT - **Define collector road.**
   - » RESPONSE: Each jurisdiction has their own definition, but they all follow a similar theme.
     - **i.** Local – smaller streets that serve immediate area, think of these as neighborhood streets.
     - **ii.** Collector – slightly larger street cross sections, which make direct connections between arterial roads, rather than serving individual neighborhoods.
     - **iii.** Arterial – main thoroughfares which serve broader regional traffic. An example in this area would be Poole Rd. These arterial roads are meant to serve a broader connection and accommodate more traffic.

10. QUESTION/COMMENT - **What about the pool as far as noise? Will that be far enough away from our neighborhood?**
    - » RESPONSE: The pool is approximately 100-ft from Greythorne Pl. We would not anticipate the noise from the pool being a problem. If it's a problem for you all, it would be problem for the new residents too, which will not be a good marketing strategy for selling houses.

11. QUESTION/COMMENT - **Will construction traffic go through Greythorne Pl?**
    - » RESPONSE: Our initial construction would be to create Street D as our means of access into the site.

12. QUESTION/COMMENT - **What price point will these home start at?**
    - » RESPONSE: There will be several different products within the neighborhood. These prices are in today's dollars, if the economy continues to do well, these may increase.
      - **i.** Townhomes: 350,000 – 360,000 range
      - **ii.** Smaller Single Family: 410,000 – 460,000 range
      - **iii.** Larger Single Family: 475,000 – mid 500,000 range

13. QUESTION/COMMENT - **So you are building starter homes/low income home next to us?**
    - » RESPONSE: I suppose it all depends on your reference point, but not everyone would consider house prices around and over 450,000 as affordable to low-income families.

14. QUESTION/COMMENT - **What is the anticipated completion timeline?**
    - » RESPONSE: It's a long process to get everything approved. Lennar is looking at getting Construction Drawings approved in Q1 of 2027. Construction is projected to start in late Q1 of 2027. Finish construction in Q3 of 2028. First homes start in Q3 of 2028, and the last home sold would be Q2 of 2030.

15. QUESTION/COMMENT - **Where can we find this presentation?**
    - » RESPONSE: If you drop your email in the chat, we can share these slides with you. (Staff) The town posts project related materials to the Town's. If the applicant shares these slides, they could be posted there as well.

16. QUESTION/COMMENT - **Are these homes single story or what?**
    - » RESPONSE: Single family homes are all two stories. The townhomes are also two stories. In general, the market requires at least two story homes right now.

17. QUESTION/COMMENT - **That means when I get up and look out my back door, I'm going to see homes and townhomes?**
    - » RESPONSE: Comment received

18. QUESTION/COMMENT - **What do you mean when you say there will be an alley coming behind these houses? How do I know that kids aren't going to be in my backyard? I really don't want that.**

» RESPONSE: The alley is 20' easement, 16' of pavement. It's essentially a private drive maintained by the HOA. It's a shared driveway to allow these lots to access their driveways from the rear. Vehicles will be moving through this space, but that is why the Type B buffer is there for screening.

19. QUESTION/COMMENT - **Why isn't my neighborhood getting water and sewer?**

» RESPONSE: To get municipal water and sewer service, you must petition for annexation and pay town taxes. Through this development, we are just annexing this site. We'll bring water and sewer facilities closer to your neighborhood, but in order to actually make that connection, you have to petition the town for annexation and pay taxes. You would need to talk to town about this.

20. QUESTION/COMMENT - **Does that mean that we can block the road to this neighborhood?**

» RESPONSE: No – it's an NCDOT maintained roadway and the connection is required by the town for connectivity. You wouldn't be allowed to just block it. Residents in the new neighborhood trying to get west to Raleigh or RDU will likely stay internal to the site and turn right on Poole Rd.

21. QUESTION/COMMENT - **Does the rest of Smith's Estates Agree with this?**

» RESPONSE: There will be additional opportunities to voice concerns throughout the process. (David shared his contact information.) You can also contact Gideon (Town Staff) with any questions. This is early in the process, and we'll have to go through staff review and joint public hearing, which is another opportunity for residents to come out and voice concerns or ask questions. The Town will send out notice to adjacent residents of the public hearing.

Closing Remarks:

David Bergmark and Gideon Smith thanked participants for their time and feedback and both shared that this isn't the last time that this will be discussed. Gideon shared about notice for the joint public hearing and invited people to reach out with questions.

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