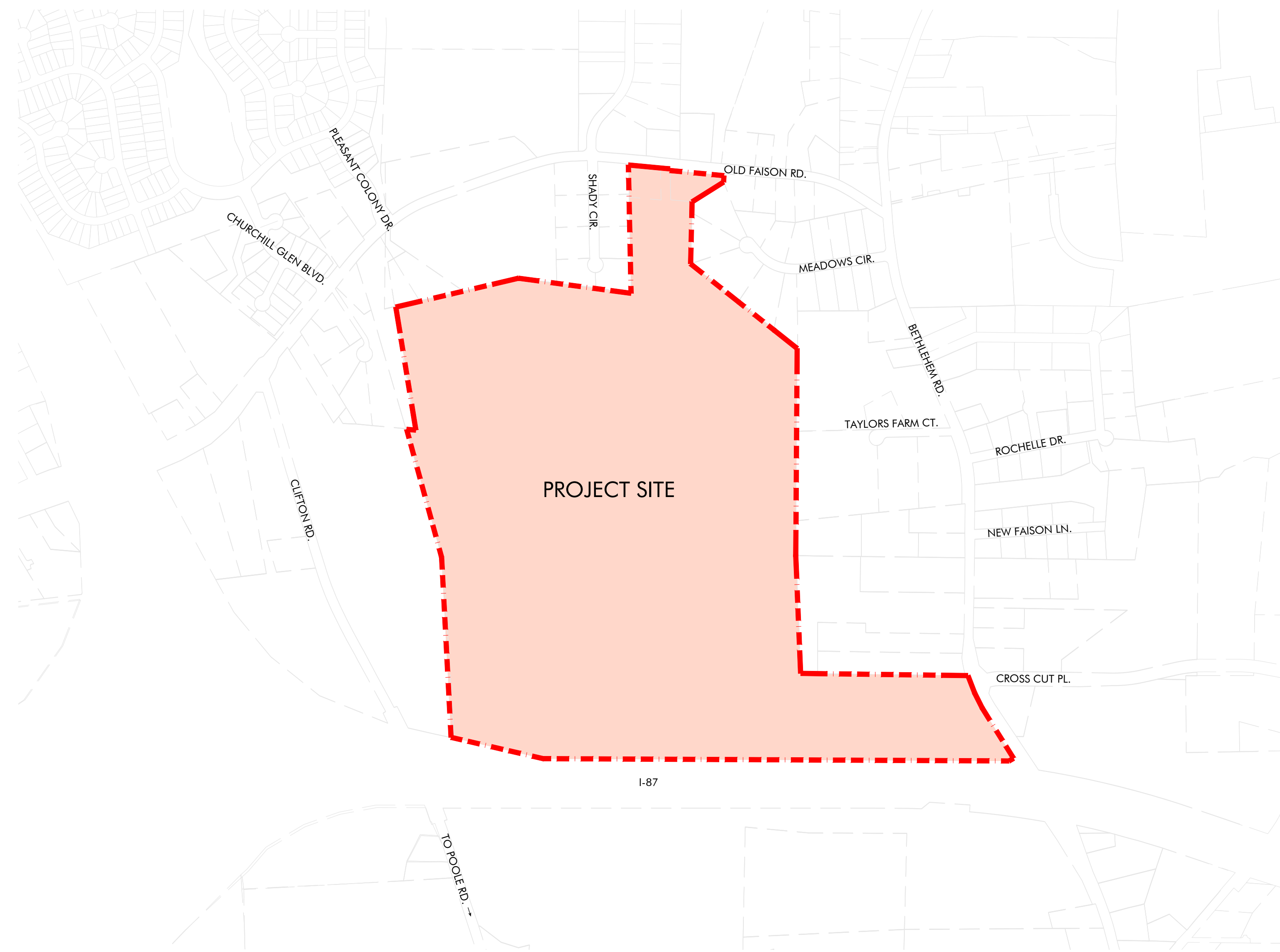


Lyndon Oaks Master Plan

Town of Knightdale Master Plan Submittal First Submittal: 11/27/2023

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VICINITY MAP 1" = 500'

GENERAL NOTES:

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH TOWN OF KNIGHTDALE AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
- NO WORK WILL BE ALLOWED WITHIN NCDOT ROW UNTIL ALL ENCROACHMENT AGREEMENTS ARE APPROVED BY NCDOT.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY TOWN OF KNIGHTDALE INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" TOWN OF KNIGHTDALE STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- TRASH AND CARBOARD DUMPS(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT HC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR RESIDENTIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCRACH ON THIS MINIMUM CORNER CLEARANCE.
- WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH TOWN OF KNIGHTDALE PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS
- ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
- ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO NCDOT SPECIFICATIONS AND DETAILS AND CONTACT TOWN OF KNIGHTDALE PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE TOWN OF KNIGHTDALE ENGINEERING DEPARTMENT TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT TOWN OF KNIGHTDALE INSPECTIONS OFFICE AT 919.217.2250 TO SET UP THE MEETING.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE
- THE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE AT THE TIME OF SITE PLAN/CONSTRUCTION DOCUMENTS.

CONTACT INFO:

OWNER:
CONTACT: TERRY LANCE FERRELL, RANDAL HUTCHINS FERRELL
ADDRESS: 26 SAINT JULIANS CT
PAWLEYS ISLAND, SC 29585-6309

OWNER:
CONTACT: WAYNE L. HARPER, EUGENE J. HARPER
ADDRESS: 4113 BREWSTER DR
RALEIGH, NC 27606-1711

OWNER:
CONTACT: DEBORAH JANE TART, MELTON E JR
ADDRESS: 4325 OLD FASION RD
KNIGHTDALE NC 27545-9179

CIVIL ENGINEER:
URBAN DESIGN PARTNERS PLLC
CONTACT: SALWAN MOAZZAM, PE
ADDRESS: 150 FAYETTEVILLE ST.
SUITE 1310
RALEIGH, NC 27601
PHONE: 919-275-5002
EMAIL: SMOAZZAM@URBANDESIGNPARTNERS.COM

LANDSCAPE ARCHITECT:
URBAN DESIGN PARTNERS PLLC
CONTACT: BRIAN RICHARDS, PLA
ADDRESS: 150 FAYETTEVILLE ST.
SUITE 1310
RALEIGH, NC 27601
PHONE: 919-275-5002
EMAIL: BRICHARDS@URBANDESIGNPARTNERS.COM

DEVELOPER:
D.R. HORTON
CONTACT: REESE BRIDGES
ADDRESS: 7208 FALLS OF NEUSE RD, SUITE 201
RALEIGH, NC 27615
PHONE: 919.604.7929

SITE DATA:

PIN(S): 1743953683; 1743971085; 1753071583;
1743976575; 1743989384; 1743986356

TOTAL ACRES: ± 171.88 ACRES

EXISTING ZONING: RT (RURAL TRANSITIONAL)
PROPOSED ZONING: RMX-PUD

EXISTING USE: RESIDENTIAL & AGRICULTURAL
PROPOSED USE: RESIDENTIAL

DEVELOPMENT SUMMARY:

COMMERCIAL
•TOTAL LAND AREA: ± 1.6 AC
•BUILDINGS: 1 BLDG
•BUILDING HEIGHT: 1 STORIES

•VEHICULAR PARKING:
→ REQUIRED: 13.45 SP
→ PROVIDED: 13 SP

•BICYCLE PARKING:
→ REQUIRED: 2 SP
→ PROVIDED: 2 SP
* 1 BICYCLE SPACE PER 10 VEHICLES SPACES, MIN. 2 BICYCLE SPACES

RESIDENTIAL
•TOTAL LAND AREA: ± 50.1 AC
•PROPOSED UNITS: 500 DU TOTAL

→ TOWNHOMES/DUPLEXES
20' UNIT 84 UNITS
22' UNIT 88 UNITS
24' UNIT 20 UNITS
→ SINGLE FAMILY (REAR-LOAD)
30' LOT 77 LOTS
35' LOT 47 LOTS
40' LOT 50 LOTS
→ SINGLE FAMILY (FRONT-LOAD)
60' LOT 76 LOTS
70' LOT 35 LOTS
80' LOT 23 LOTS

•VEHICLE PARKING:
→ DRIVEWAY LENGTH: 25' MIN.
→ TOWNHOMES:
- REQUIRED: 192 SP (1.0 SP/BEDROOM)
- PROPOSED: 192 SP
→ SINGLE FAMILY:
- REQUIRED: 924 SP (1.0 SP/BEDROOM)
- PROPOSED: 924 SP
*ALL RESIDENTIAL UNITS WERE ASSUMED 3 BEDROOMS.

•OPEN SPACE:
→ REQUIRED: 18.6 AC TOTAL REQUIRED
9.3 AC (50% OF REQ. OPEN SPACE)
9.3 AC (50% OF REQ. OPEN SPACE)
→ PROPOSED: 28.2 AC TOTAL PROPOSED
10.1 AC ACTIVE OPEN SPACE PROPOSED
18.1 AC PASSIVE OPEN SPACE PROPOSED



150 Fayetteville st ste 1310
raleigh, nc 27601
+ 919.275.5002
urbanpartners.com

nc firm no: P-2671 sc coo no: C-03044

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FOR REVIEW PURPOSES ONLY

11/27/2023

D.R. Horton

7208 Falls of Neuse Rd. Ste. 201
Raleigh, NC 27615

LYNDON OAKS
Master Plan
Cover Sheet
Knightdale, North Carolina

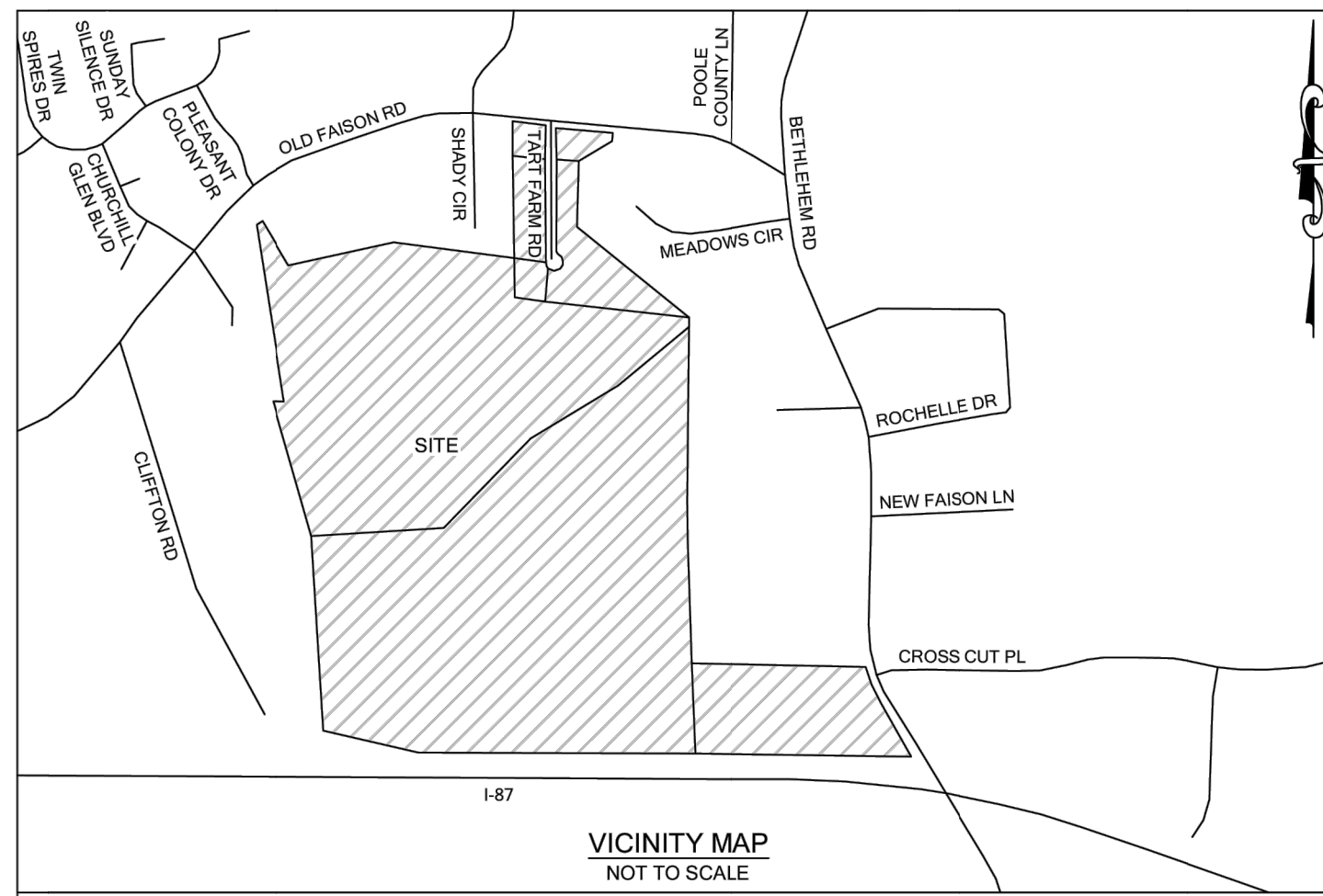
NO. DATE BY: REVISIONS:

Project No: 22-RDU-083

Date: 11.27.2023

Sheet No:

C-1.0



LEGEND

	EXISTING BOUNDARY CORNER FOUND
	BOUNDARY CORNER SET (3/4" IPS UNLESS OTHERWISE NOTED)
	COMPUTED POINT
	CONCRETE MONUMENT FOUND
	CLEAN OUT
	TRANSFORMER / ELECTRIC BOX
	LIGHT POLE
	UTILITY POLE
	WATER METER
	FIRE HYDRANT
	UTILITY VALVE
	TELEPHONE PEDESTAL
	CABLE PEDESTAL
	CATCH BASIN
	DROP INLET
	UTILITY MANHOLE
	UTILITY HAND HOLE
	AIR CONDITIONING UNIT
	WELL
	SIGN
	UNDERGROUND FIBER
	UNDERGROUND TELEPHONE
	UNDERGROUND GAS
	UNDERGROUND ELECTRIC
	STORM DRAIN
	OVERHEAD UTILITY
	GUY WIRE
	BURIED UTILITY MARKER
	EXISTING IRON PIPE
	EXISTING IRON REBAR
	IRON PIPE SET
	PK NAIL SET
	PK NAIL FOUND
	SANITARY SEWER MANHOLE
	NORTH
	EAST
	SOUTH
	WEST
	NORTHEAST
	SOUTHEAST
	SOUTHWEST
	NORTHWEST
	DEED BOOK
	PAGE
	BOOK OF MAPS
	RIGHT OF WAY
	POINT OF BEGINNING
	TOTAL
	TIE (INDICATES TWO PARTS OF THE SAME PARCEL)

NOTES

1. THE PROPERTY LIES IN ZONE "X" PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 3720174300K, DATED 07/19/2022.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE BASED ON GPS OBSERVATIONS, NAD 83/NSRS 2011/SPC UNLESS OTHERWISE SHOWN.
3. SITE ZONED "RT" AND "GR3" FOR THE TOWN OF KNIGHTDALE PER WAKE COUNTY GIS.
4. AREAS COMPUTED BY COORDINATE METHOD.
5. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY, UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
6. THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
7. NO CEMETERIES OR GRAVES WERE OBSERVED AS A RESULT OF THIS SURVEY.
8. WETLANDS SHOWN PER FLAGGING SET BY SAGE ECOLOGICAL SERVICES AND DRAFT WETLAND SKETCH MAP DATED OCTOBER 20, 2022.

TO: DHI TITLE OF NORTH CAROLINA, AND D. R. HORTON, INC., A DELAWARE CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPLS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSRS, AND INCLUDES ITEMS OF TABLE A THEREOF (NONE SELECTED). THE FIELDWORK WAS COMPLETED ON OCTOBER 3RD, 2022.

PRELIMINARY

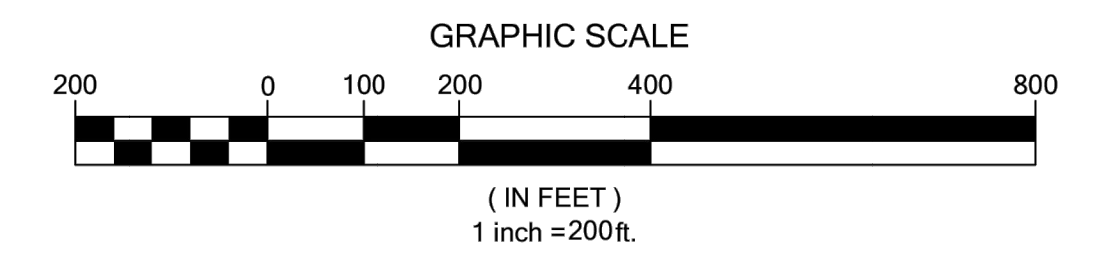
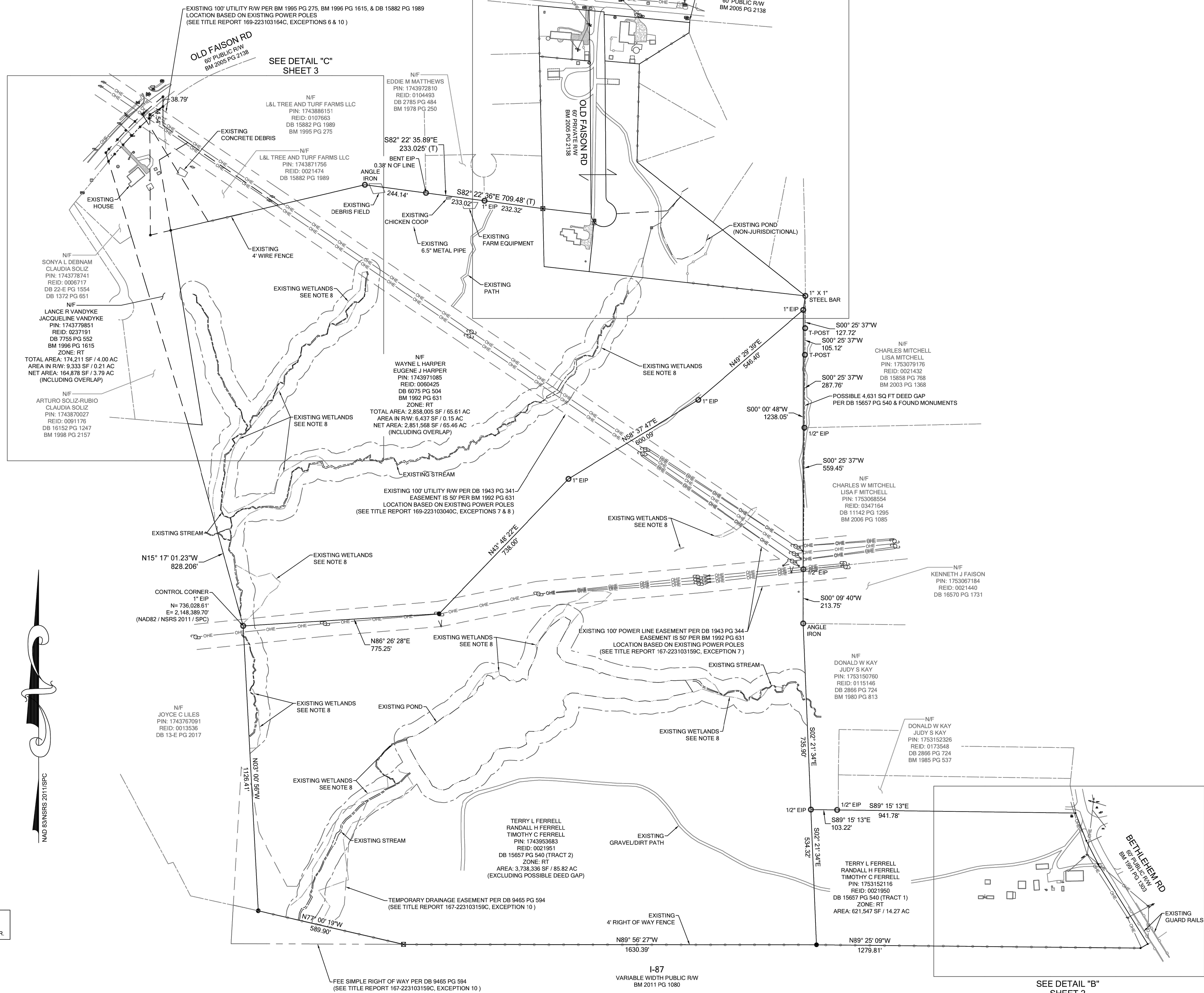
STEVEN P. CARSON, PLS. DATE _____
 NC LICENSE NO. 4752

I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCES AS SHOWN IN TITLE BLOCK); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS SHOWN HEREON. THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000 +; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF _____ A.D., 2022.

I, FURTHER THAT IN ACCORDANCE WITH G.S. 47-30-F-11-C-1, I CERTIFY THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

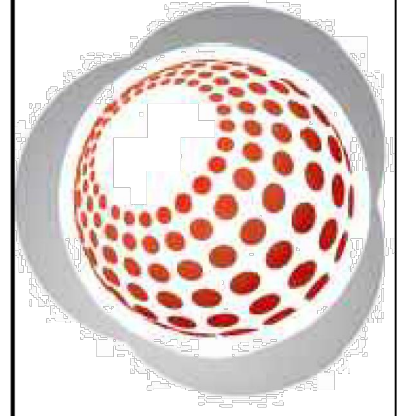
PRELIMINARY

STEVEN P. CARSON, PLS.
 NC LICENSE NO. 4752



THIS MAP IS CONSIDERED PRELIMINARY, NOT FOR RECORDATION, CONVEYANCE OR SALES UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.

BATEMAN CIVIL SURVEY COMPANY
 ENGINEERS • SURVEYORS • PLANNERS
 2524 RELIANCE AVENUE, APEX, NC 27539
 PHONE: (919) 577-1080 FAX: (919) 577-1081
 INFO@BATEMANCIVILSURVEY.COM
 NCBELS FIRM# C-2378



ALTANSPLS/LAND TITLE SURVEY
 EXCLUSIVELY FOR: DR HORTON
 PROPERTY PINS: 175152116, 174395363, 1743971085, 1743886356, 1743883984, 1753071953, 1743976575 & 1743779851
 AS RECORDED IN: DB 15657 PG 540, DB 2253 PG 285, DB 15474 PG 755, BM 2000, PG 1887, DB 9018 PG 621, DB 6076 PG 504 & DB 7755 PG 552
 ST MATTHEWS TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

1.	REVISIONS
2.	
3.	
4.	
5.	
DESIGNED BY:	N/A
DRAWN BY:	ELS
CHECKED BY:	SPC
SCALE:	1" = 200'
DATE:	1/27/2023
JOB NUMBER:	220655
SHEET 1 OF 4	



150 Fayetteville st ste 1310
 Raleigh, NC 27601
 + 919.275.5022
 urbandesignpartners.com

nc firm no: P-2671 sc coo no: C-03044
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 Raleigh, NC 27615

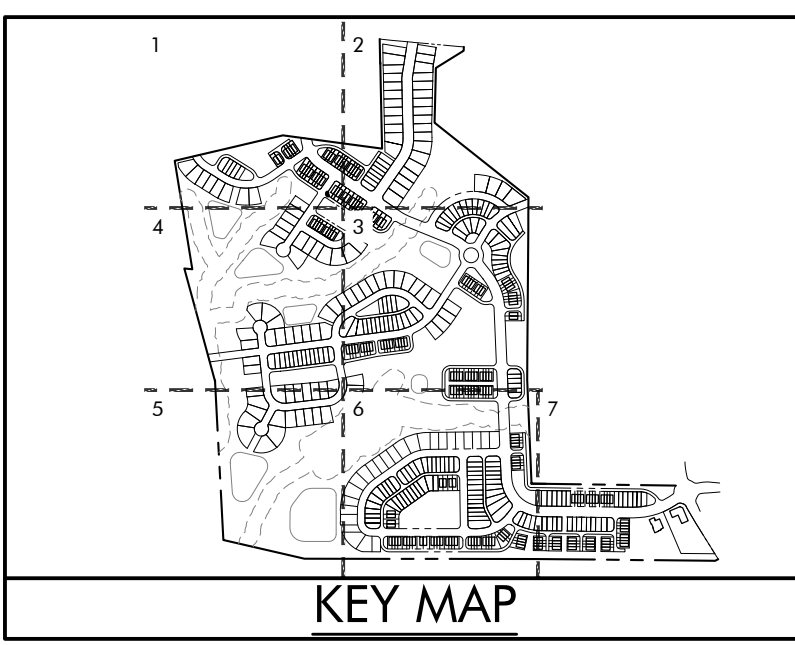
LYNDON OAKS Master Plan Overall Site Plan

Knightsdale, North Carolina

NO. DATE BY: REVISIONS:

Project No: 22-RDU-083
 Date: 11.27.2023
 Sheet No:

C-3.0

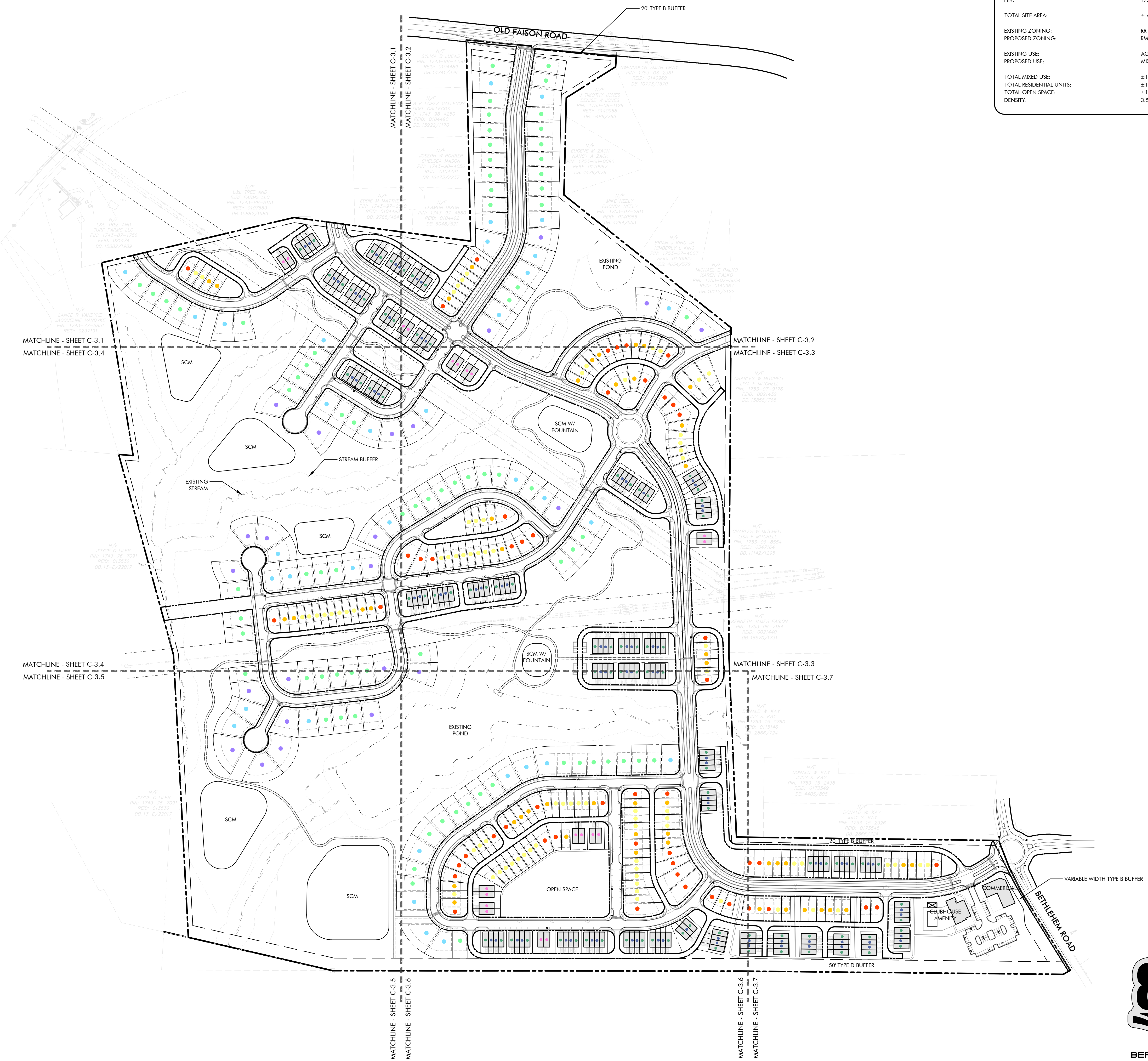


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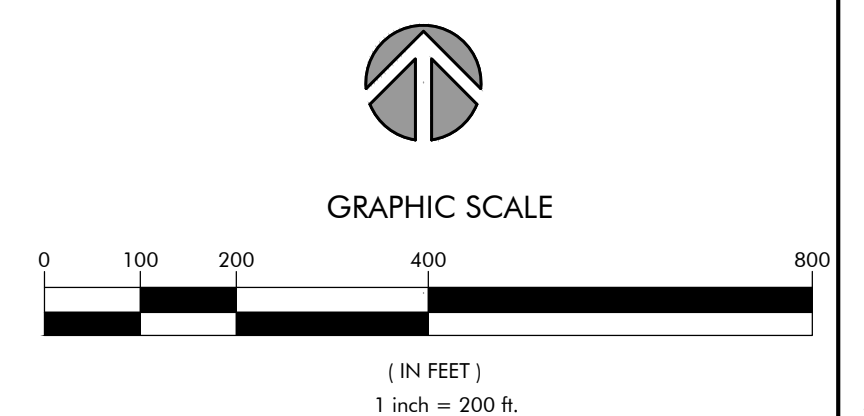
PIN:	1755757607
TOTAL SITE AREA:	± 41.0 ACRES
EXISTING ZONING:	RR1
PROPOSED ZONING:	RMX-PUD
EXISTING USE:	AGRICULTURAL
PROPOSED USE:	MIXED-USE RESIDENTIAL
TOTAL MIXED USE:	± 15,000 SF
TOTAL RESIDENTIAL UNITS:	± 146 DU MAX
TOTAL OPEN SPACE:	± 11.23 ACRES
DENSITY:	3.56 DU/AC

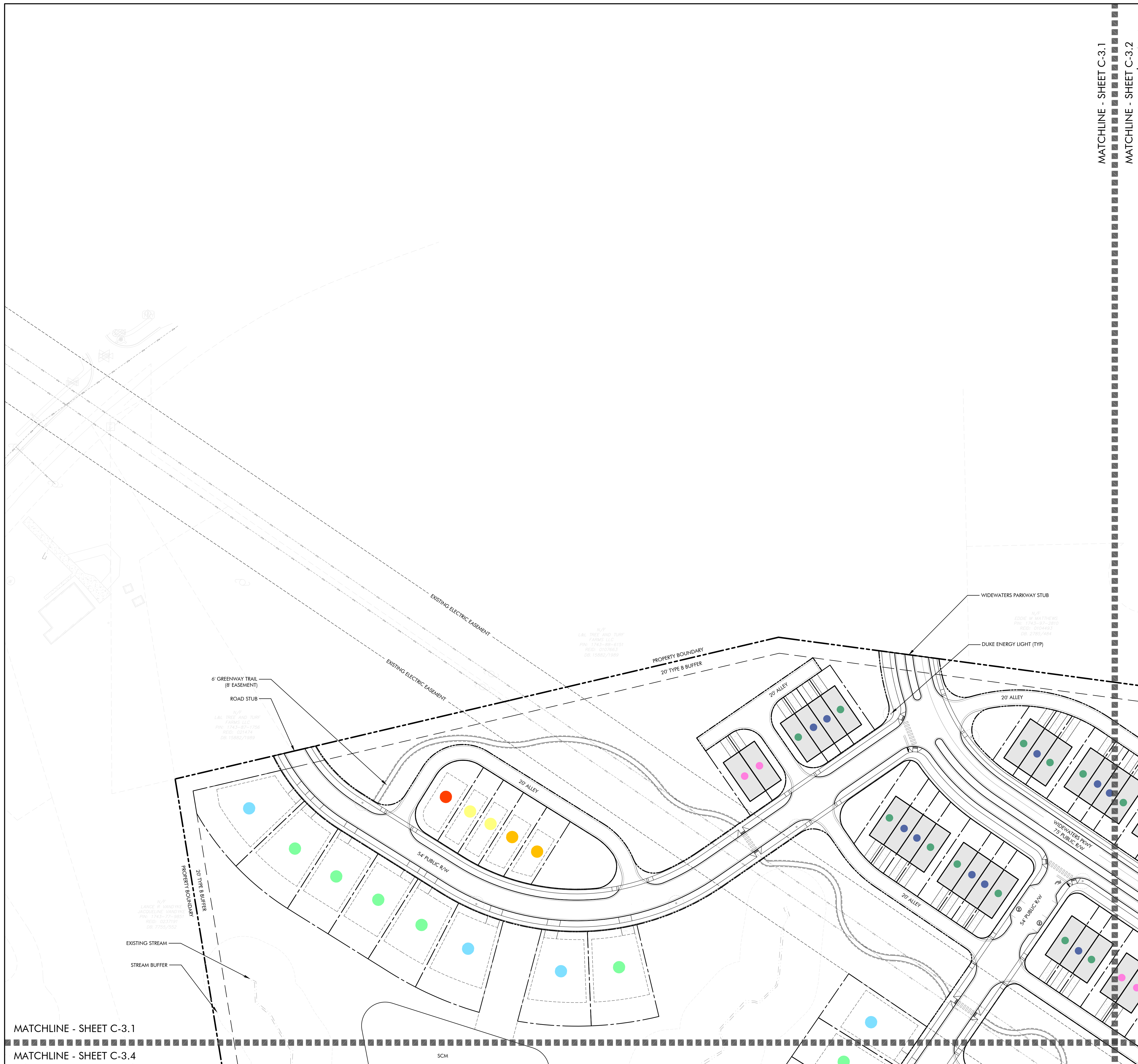
DEVELOPMENT SUMMARY:

COMMERCIAL	
• TOTAL LAND AREA:	± 1.6 AC
• BUILDINGS:	1 BLDG
• BUILDING HEIGHT:	1 STORES
VEHICULAR PARKING:	
- REQUIRED:	13.45 SP
- PROVIDED:	13 SP
BICYCLE PARKING:	
- REQUIRED:	2 SP
- PROVIDED:	2 SP
* 1 BICYCLE SPACE PER 10 VEHICLES SPACES, MIN. 2 BICYCLE SPACES	
RESIDENTIAL	
• TOTAL LAND AREA:	± 50.1 AC
• PROPOSED UNITS:	500 DU TOTAL
→ TOWNHOMES/DUPLEXES	
• 20' UNIT	84 UNITS
LOT SIZE:	20' X 90' (1,800 SF)
• 22' UNIT	88 UNITS
LOT SIZE:	22' X 90' (1,980 SF)
• 24' UNIT	20 UNITS
LOT SIZE:	24' X 90' (2,160 SF)
→ SINGLE FAMILY (REAR-LOAD)	
• 30' LOT	77 LOTS
LOT SIZE:	30' X 110' (3,300 SF)
• 35' LOT	47 LOTS
LOT SIZE:	35' X 110' (3,850 SF)
• 40' LOT	50 LOTS
LOT SIZE:	40' X 110' (4,400 SF)
→ SINGLE FAMILY (FRONT-LOAD)	
• 60' LOT	76 LOTS
LOT SIZE:	60' X 120' (7,200 SF)
• 70' LOT	35 LOTS
LOT SIZE:	70' X 120' (8,400 SF)
• 80' LOT	23 LOTS
LOT SIZE:	80' X 120' (9,600 SF)
VEHICLE PARKING:	
- DRIVEWAY LENGTH:	25' MIN.
- TOWNHOMES:	
- REQUIRED:	192 SP (1.0 SP/BEDROOM)
- PROPOSED:	192 SP
- SINGLE FAMILY:	
- REQUIRED:	924 SP (1.0 SP/BEDROOM)
- PROPOSED:	924 SP
*ALL RESIDENTIAL UNITS WERE ASSUMED 3 BEDROOMS.	
SETBACKS	
- TOWNHOMES/DUP:	
- FRONT:	0' MIN TO 25' MAX
- SIDE:	10' MIN
- REAR:	15' MIN
- CORNER:	15' MIN
- SINGLE FAM. (REAR-LOADED)	
- FRONT:	10' MIN
- REAR:	25' MIN
- SIDE:	3' MIN
- CORNER:	10' MIN
- SINGLE FAM. (FRONT-LOADED)	
- FRONT:	10' MIN
- REAR:	25' MIN
- SIDE:	5' MIN
- CORNER:	10' MIN



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LEGEND

TOWNHOMES/DUPLEXES

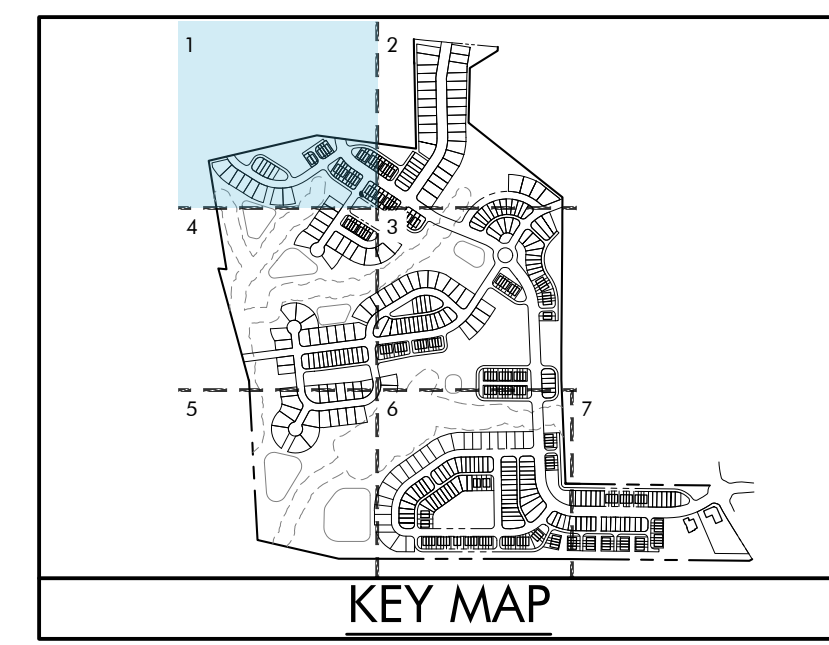
- 20' UNIT
- 22' UNIT
- 24' UNIT

SINGLE FAMILY (REAR-LOAD)

- 30' LOT
- 35' LOT
- 40' LOT

SINGLE FAMILY (FRONT-LOAD)

- 60' LOT
- 70' LOT
- 80' LOT



150 Fayetteville St Ste 1310
Raleigh, NC 27601
P: 919.275.5002
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nc firm no: P-2671 sc coo no: C-03044

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LYNDON OAKS

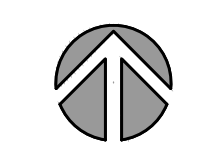
Master Plan

Site Plan Enlargement 1

Knightsdale, North Carolina



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GRAPHIC SCALE



MATCHLINE - SHEET C-3.1
MATCHLINE - SHEET C-3.4

NO.	DATE	BY	REVISIONS:

Project No: 22-RDU-083

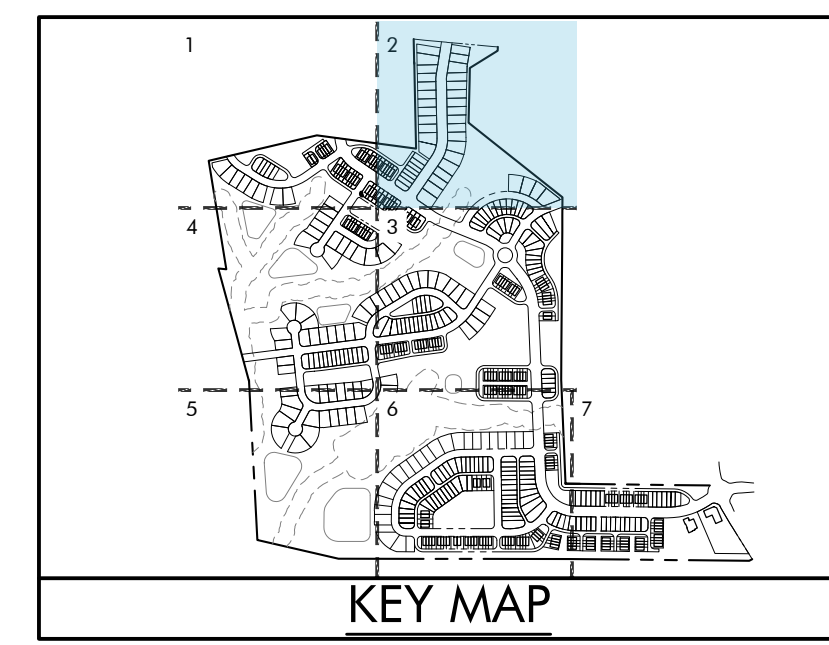
Date: 11.27.2023

Sheet No:

C-3.1



LEGEND
 TOWNHOMES/DUPLEXES
 ● 20' UNIT
 ● 22' UNIT
 ● 24' UNIT
 SINGLE FAMILY (REAR-LOAD)
 ● 30' LOT
 ● 35' LOT
 ● 40' LOT
 SINGLE FAMILY (FRONT-LOAD)
 ● 60' LOT
 ● 70' LOT
 ● 80' LOT



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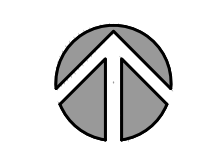
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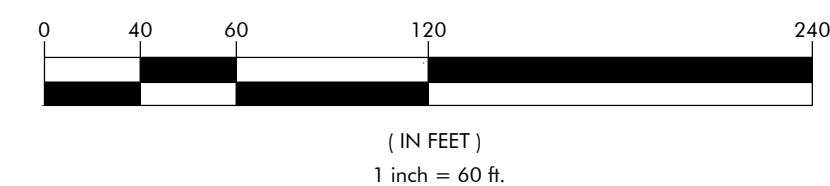
LYNDON OAKS
Master Plan
 Site Plan Enlargement 2
 Knightdale, North Carolina



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GRAPHIC SCALE



NO. DATE BY: REVISIONS:

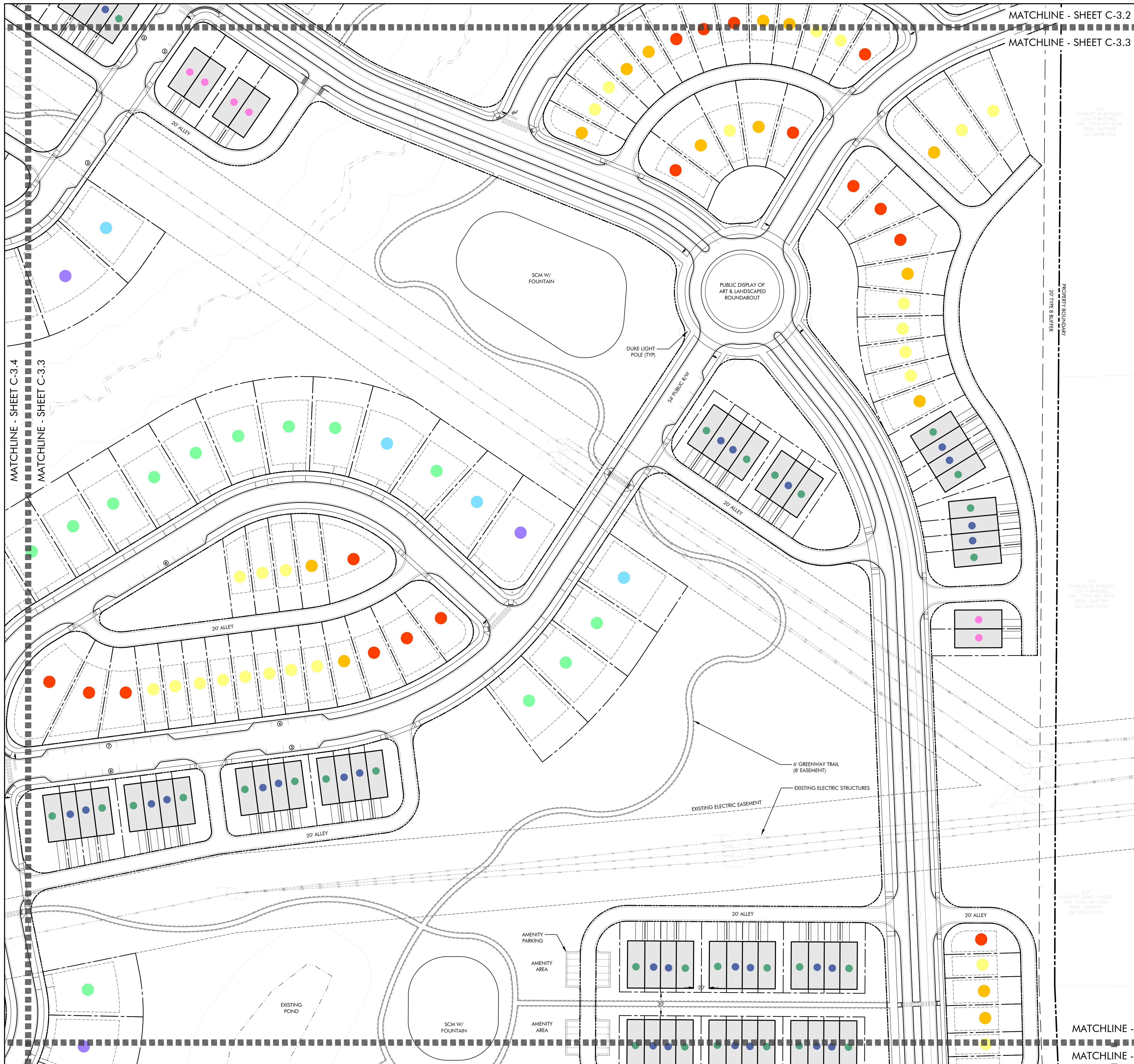
Project No: 22-RDU-083

Date: 11.27.2023

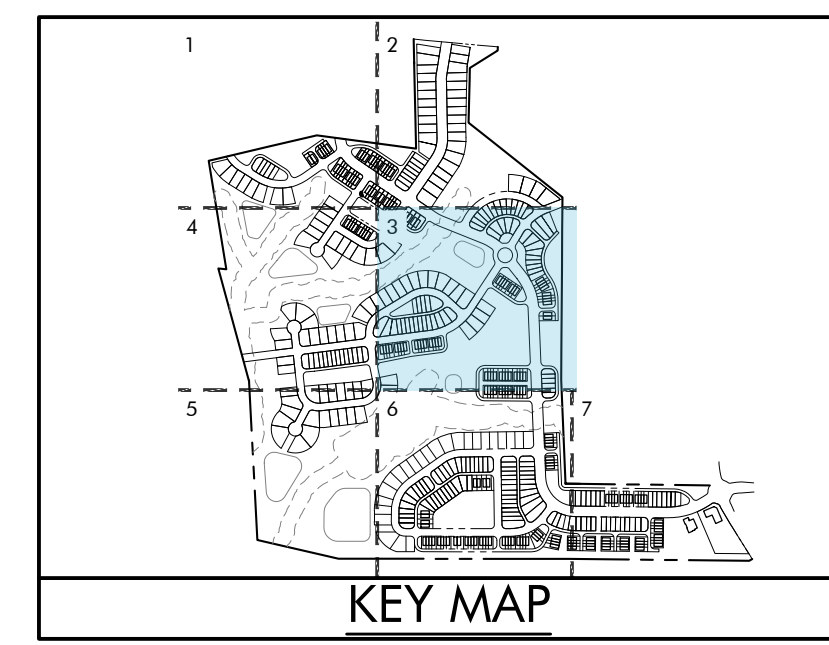
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C-3.2

MATCHLINE - SHEET C-3.2
 MATCHLINE - SHEET C-3.3



LEGEND
 TOWNHOMES/DUPLEXES
 ● 20' UNIT
 ● 22' UNIT
 ● 24' UNIT
 SINGLE FAMILY (REAR-LOAD)
 ● 30' LOT
 ● 35' LOT
 ● 40' LOT
 SINGLE FAMILY (FRONT-LOAD)
 ● 60' LOT
 ● 70' LOT
 ● 80' LOT



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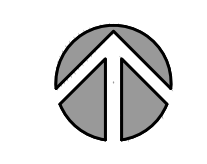
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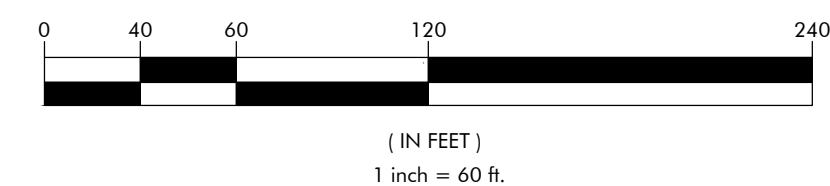
LYNDON OAKS
Master Plan
Site Plan Enlargement 3
 Knightdale, North Carolina



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GRAPHIC SCALE



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Date: 11.27.2023

Sheet No:

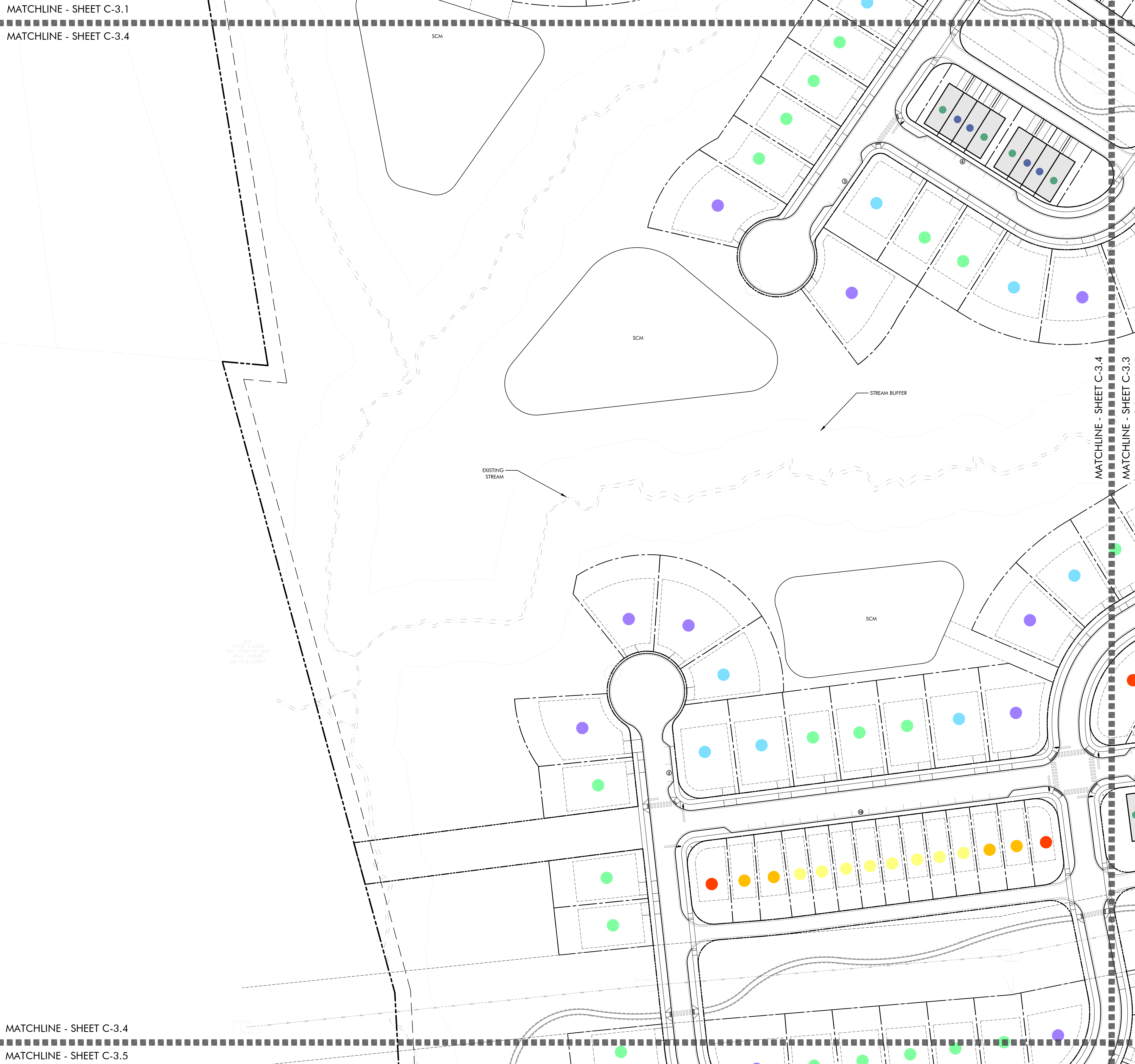
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MATCHLINE - SHEET C-3.3

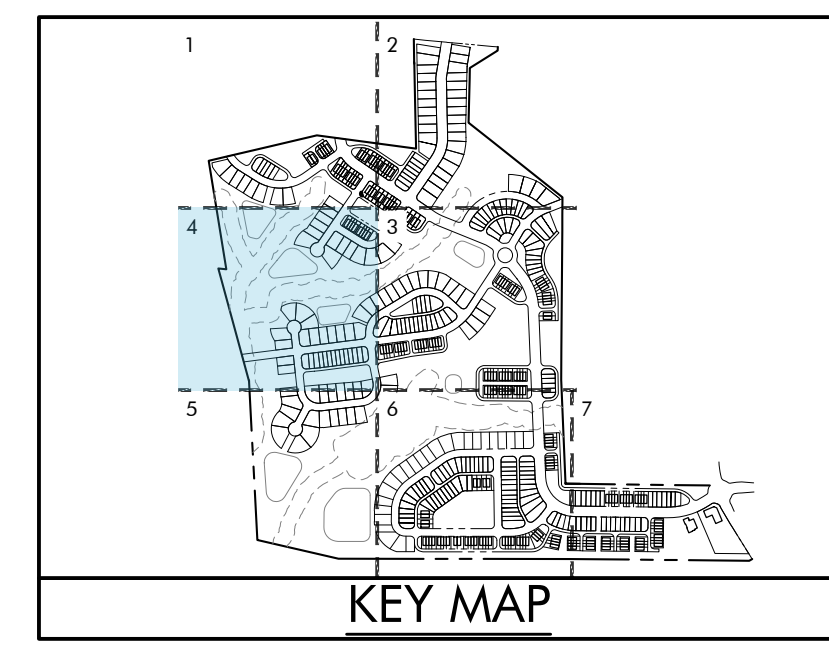
MATCHLINE - SHEET C-3.6

MATCHLINE - SHEET C-3.1
MATCHLINE - SHEET C-3.4

MATCHLINE - SHEET C-3.4
MATCHLINE - SHEET C-3.5



LEGEND
TOWNHOMES/DUPLEXES
● 20' UNIT
● 22' UNIT
● 24' UNIT
SINGLE FAMILY (REAR-LOAD)
● 30' LOT
● 35' LOT
● 40' LOT
SINGLE FAMILY (FRONT-LOAD)
● 60' LOT
● 70' LOT
● 80' LOT



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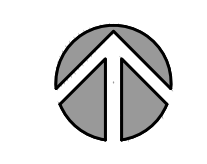
Master Plan

Site Plan Enlargement 4

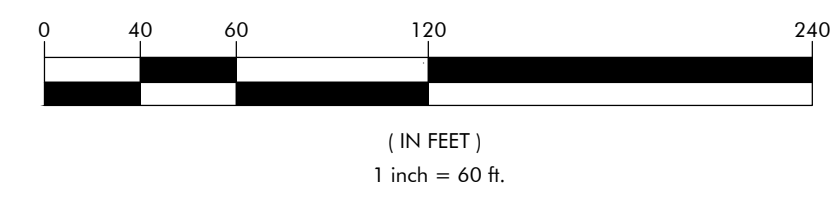
Knightsdale, North Carolina



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GRAPHIC SCALE

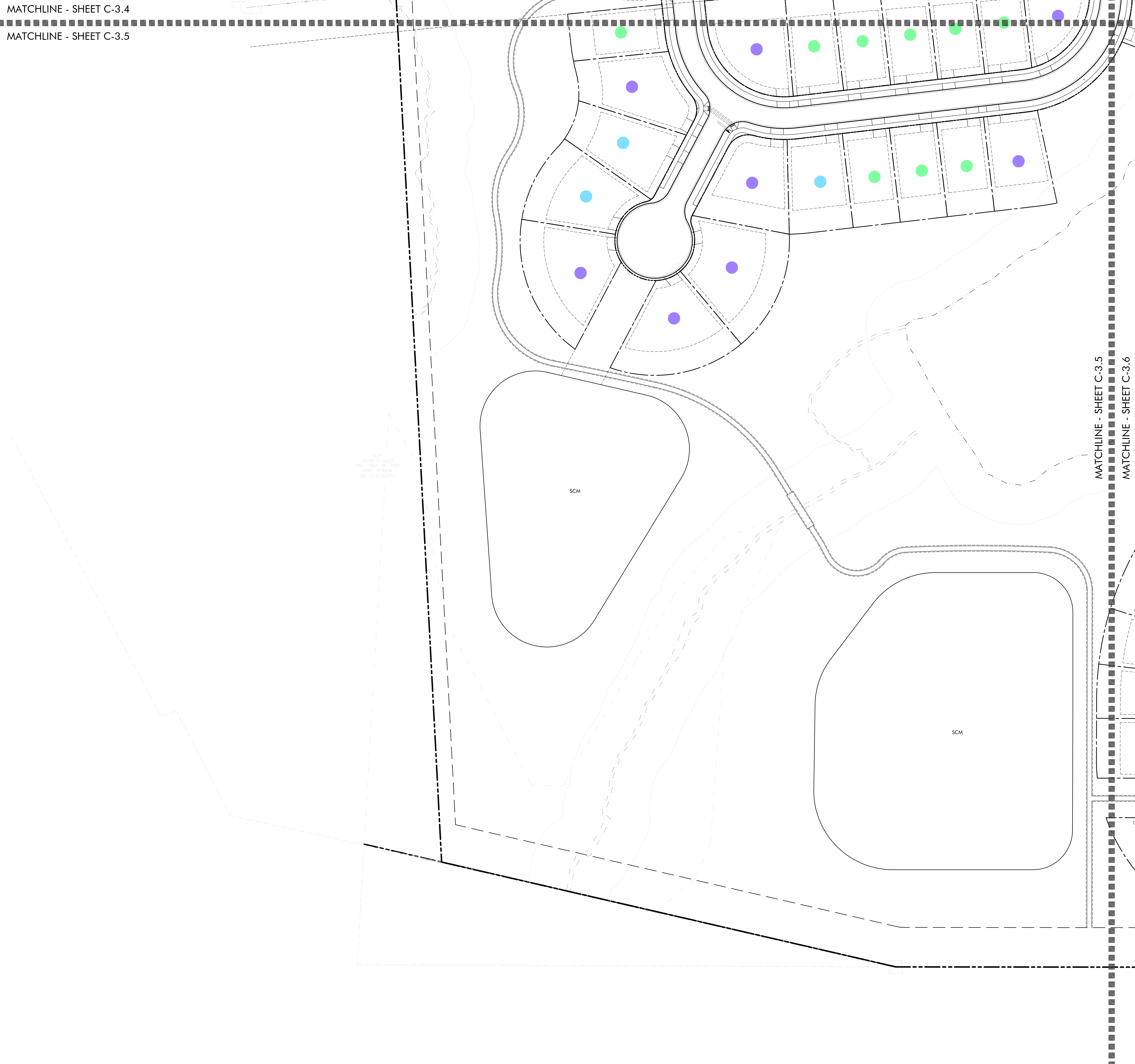


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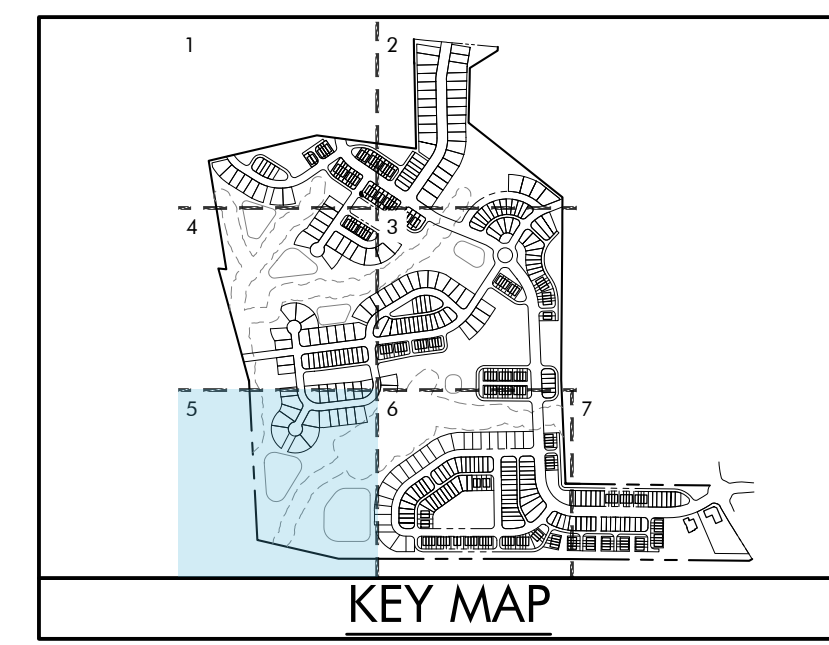
Project No: 22-RDU-083
Date: 11.27.2023

Sheet No:
C-3.4

MATCHLINE - SHEET C-3.4
 MATCHLINE - SHEET C-3.5



LEGEND
 TOWNHOMES/DUPLEXES
 ● 20' UNIT
 ● 22' UNIT
 ● 24' UNIT
 SINGLE FAMILY (REAR-LOAD)
 ● 30' LOT
 ● 35' LOT
 ● 40' LOT
 SINGLE FAMILY (FRONT-LOAD)
 ● 60' LOT
 ● 70' LOT
 ● 80' LOT



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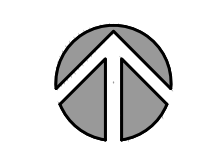
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Site Plan Enlargement 5
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GRAPHIC SCALE

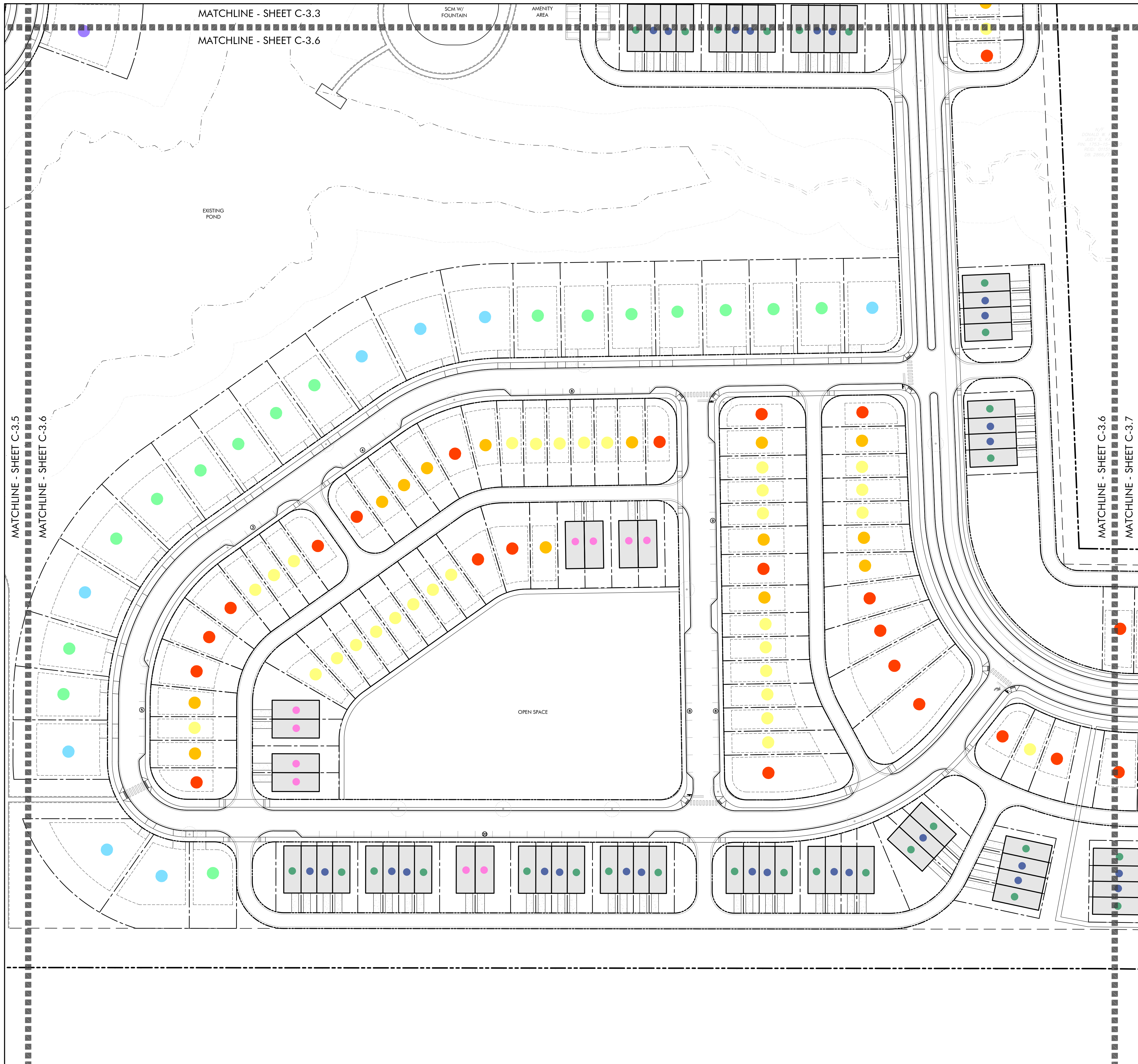


(IN FEET)
 1 inch = 60 ft.

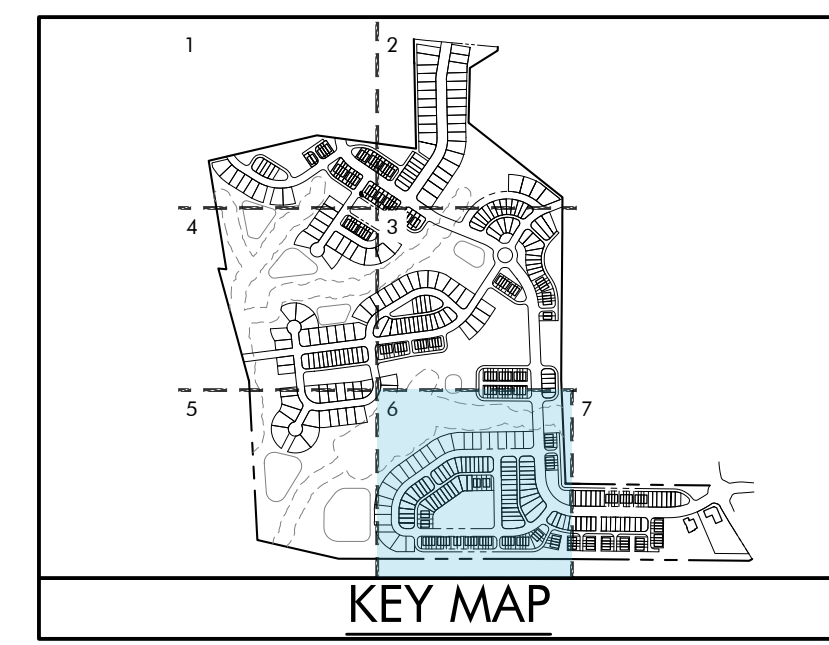
NO.	DATE	BY	REVISIONS

Project No: 22-RDU-083
 Date: 11.27.2023

Sheet No:
C-3.5



LEGEND
 TOWNHOMES/DUPLEXES
 ● 20' UNIT
 ● 22' UNIT
 ● 24' UNIT
 SINGLE FAMILY (REAR-LOAD)
 ● 30' LOT
 ● 35' LOT
 ● 40' LOT
 SINGLE FAMILY (FRONT-LOAD)
 ● 60' LOT
 ● 70' LOT
 ● 80' LOT



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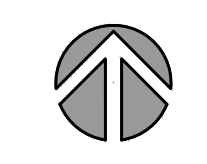
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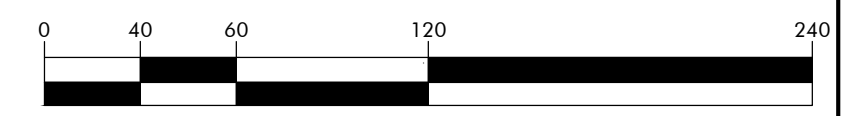
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Sheet No:

C-3.6



LEGEND

TOWNHOMES/DUPLEXES

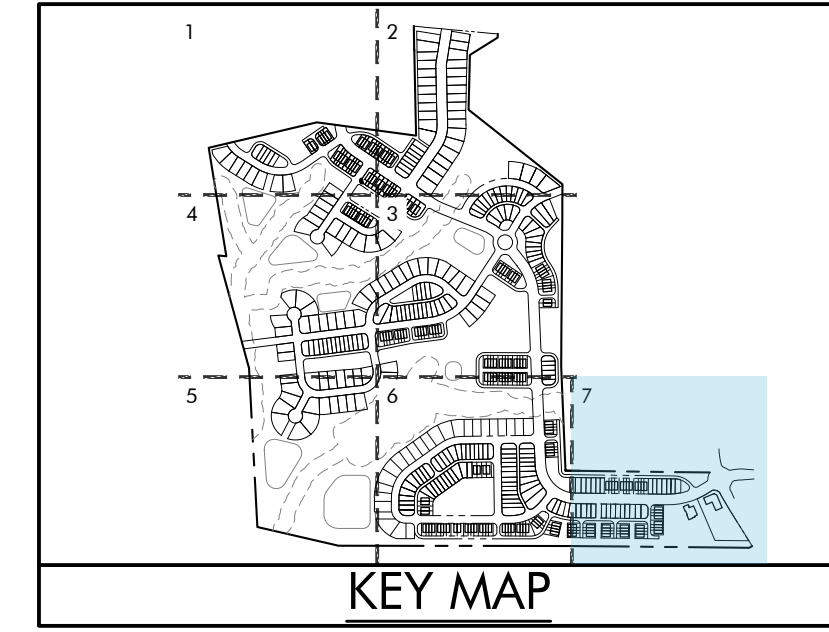
- 20' UNIT
- 22' UNIT
- 24' UNIT

SINGLE FAMILY (REAR-LOAD)

- 30' LOT
- 35' LOT
- 40' LOT

SINGLE FAMILY (FRONT-LOAD)

- 60' LOT
- 70' LOT
- 80' LOT



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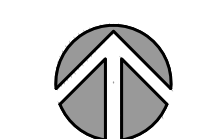
Master Plan

Site Plan Enlargement 7

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GRAPHIC SCALE



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C-3.7



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LYNDON OAKS Master Plan Open Space Plan

Knightsdale, North Carolina

NO. DATE: BY: REVISIONS:

Project No: 22-RDU-083

Date: 11.27.2023

Sheet No:

C-3.8

OPEN SPACE CALCULATIONS

TOTAL SITE AREA:	± 171.88 ACRES
DWELLING UNITS:	500 DU PROP. TOTAL
• SINGLE FAM. DETACHED:	308 DU
• TOWNHOMES/DUPLEXES:	192 DU
DENSITY:	3 DU/AC
RECREATIONAL OPEN SPACE DEDICATION:	
• PROXIMITY ZONE:	OUTSIDE ½ MILE
• BEDROOM ESTIMATE**:	
→ SINGLE FAMILY DETACHED:	308 DU x 3.5 BEDS = 1,078 BEDS
→ TOWNHOMES/DUPLEXES:	192 DU x 2.5 BEDS = 480 BEDS
• DEDICATION RATE*:	520
→ SINGLE FAMILY DETACHED:	1,078 BEDS x 520 SF = 560,560 SF
→ TOWNHOMES/DUPLEXES:	480 BEDS x 520 SF = 249,600 SF
• CALCS:	560,560 SF + 249,600 SF = 810,160 SF ± 810,160 SF (18.6 AC) TOTAL OPEN SPACE REQUIRED
• REQUIRED OPEN SPACE:	18.6 AC TOTAL REQUIRED
→ REQ. ACTIVE:	9.3 AC (50% OF REQ. OPEN SPACE)
→ REQ. PASSIVE:	9.3 AC (50% OF REQ. OPEN SPACE)
• PROPOSED OPEN SPACE:	28.2 AC TOTAL PROPOSED
→ PROP. ACTIVE:	10.1 AC ACTIVE OPEN SPACE PROPOSED
→ REQUIRED:	9.3 AC (TO MEET 50% OF TOTAL REQ. OPEN SPACE)
→ NET:	0.8 AC EXTRA PROVIDED
→ PROP. PASSIVE:	18.1 AC PASSIVE OPEN SPACE PROPOSED
→ REQUIRED:	9.3 AC (TO MEET 50% OF TOTAL REQ. OPEN SPACE)
→ NET:	8.8 AC EXTRA PROVIDED***

* PER DEDICATION MATRIX LOCATED IN TOWN OF KNIGHTSDALE UD0 SEC. 11.2.C.4
** PER TOWN OF KNIGHTSDALE UD0 SEC. 11.2.C.3, ALL SINGLE FAMILY DEVELOPMENTS WILL DEDICATE OPEN SPACE AT A RATE OF THREE AND ONE-HALF BEDROOMS PER UNIT UNLESS OTHERWISE SPECIFIED. IN ABSENCE OF KNOWN BUILDING SPECIFICATIONS, DUPLEXES, TOWNHOMES, AND MULTIFAMILY WILL DEDICATE OPEN SPACE AT A RATE OF TWO AND ONE-HALF BEDROOMS PER UNIT.
*** NET PASSIVE OPEN SPACE AMOUNT INCLUDED IN PRESERVATION OF NATURAL RESOURCES ON SITE.

OPEN SPACE TOTALS

ACTIVE OPEN SPACE TABLE		
NUMBER	AREA	
	SF	AC
A1	63,151	1.45
A2	3,980	0.09
A3	4,870	0.11
A4	4,880	0.11
A5	3,980	0.09
A6	7,103	0.16
A7	3,389	0.08
A8	115,528	2.65
A9	22,859	0.52
A10	16,485	0.38
A11	3,927	0.09
A12	60,321	1.38
A13	8,057	0.18
A14	11,426	0.26
A15	5,006	0.11
A16	82,980	1.90
A17	5,304	0.12
A18	5,845	0.13
A19	4,247	0.10
A20	2,602	0.06
A21	2,617	0.06
TOTAL	438,557	10.07

PASSIVE OPEN SPACE TABLE		
NUMBER	AREA	
	SF	AC
P1	61,698	1.42
P2	204,727	4.70
P3	21,000	0.48
P4	12,959	0.30
P5	7,014	0.16
P6	26,916	0.62
P7	453,758	10.42
TOTAL	788,072	18.09

LEGEND

- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE

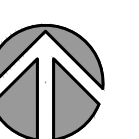


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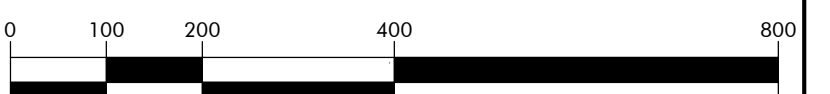
GRAPHIC SCALE
0 100 200 400 800
(IN FEET)
1 inch = 200 ft.



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GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



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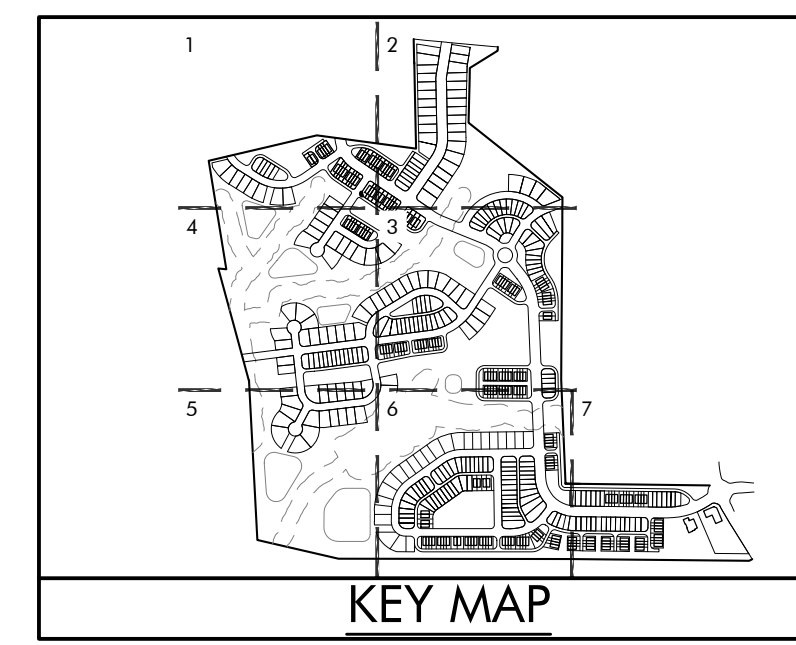
LYNDON OAKS
Master Plan

Phasing Plan
Knightdale, North Carolina

NO.	DATE	BY	REVISIONS:

Project No: 22-RDU-083
Date: 11.27.2023
Sheet No:

C-3.9



DEVELOPMENT SUMMARY:

PIN:	175575607
TOTAL SITE AREA:	± 41.0 ACRES
EXISTING ZONING:	RR1
PROPOSED ZONING:	RMX-PDD
EXISTING USE:	AGRICULTURAL
PROPOSED USE:	MIXED-USE RESIDENTIAL
TOTAL MIXED USE:	± 15,000 SF
TOTAL RESIDENTIAL UNITS:	± 146 DU MAX
TOTAL OPEN SPACE:	± 11.23 ACRES
DENSITY:	3.56 DU/AC

LEGEND

	AVENUE 3 LANE (MODIFIED)
	CUL-DE-SAC
	LOCAL STREET
	ALLEY
	ROUNDAUT

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GRAPHIC SCALE

(IN FEET)
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Master Plan

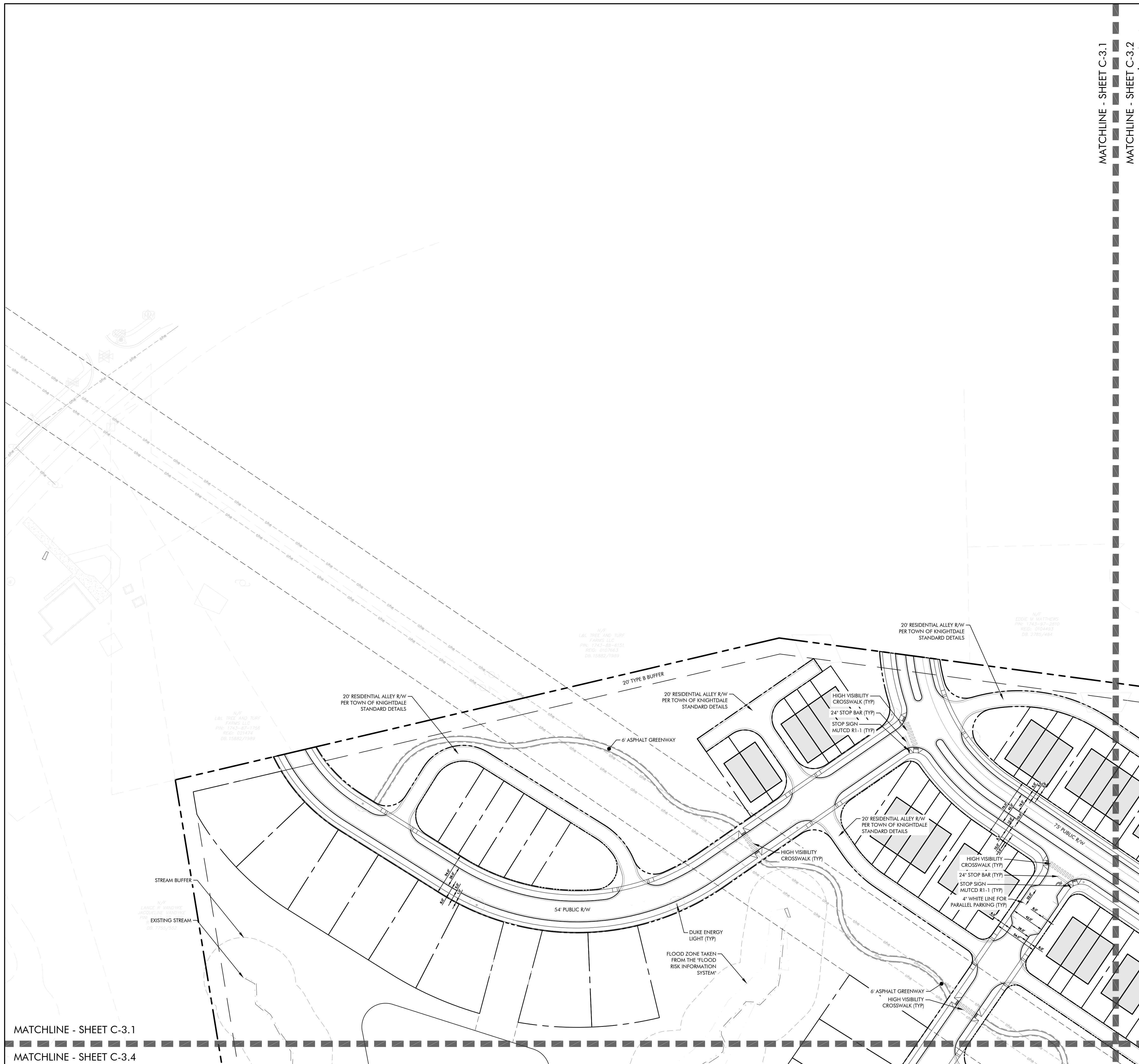
Overall Signage & Marking Plan

Knightsdale, North Carolina

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Project No: 22-RDU-083
Date: 11.27.2023
Sheet No:

C-4.0

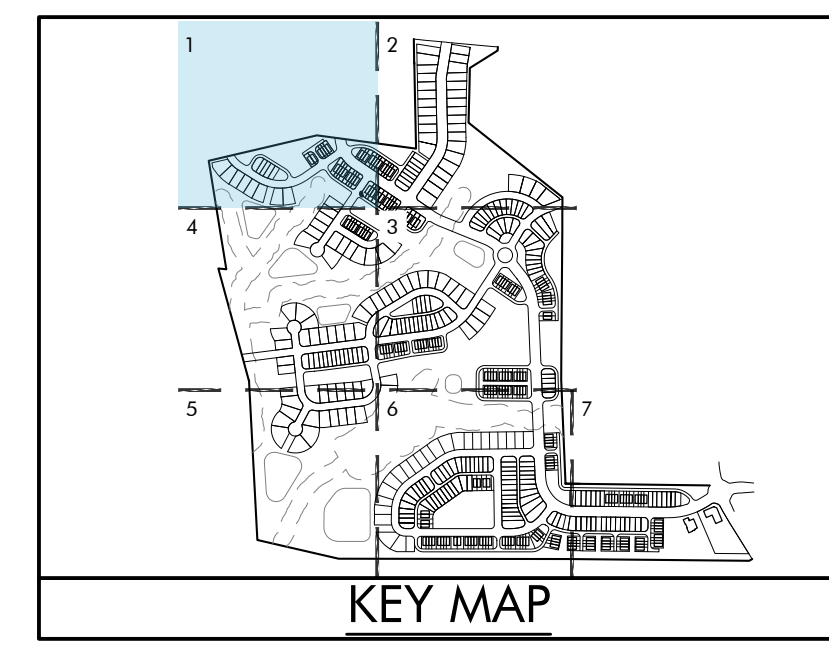


MATCHLINE - SHEET C-3.1

MATCHLINE - SHEET C-3.2

MATCHLINE - SHEET C-3.1

MATCHLINE - SHEET C-3.4



DEVELOPMENT SUMMARY:

PIN:	1755757607
TOTAL SITE AREA:	± 41.0 ACRES
EXISTING ZONING:	RR1
PROPOSED ZONING:	RMX-PDD
EXISTING USE:	AGRICULTURAL
PROPOSED USE:	MIXED-USE RESIDENTIAL
TOTAL MIXED USE:	± 15,000 SF
TOTAL RESIDENTIAL UNITS:	± 146 DU MAX
TOTAL OPEN SPACE:	± 11.23 ACRES
DENSITY:	3.56 DU/AC



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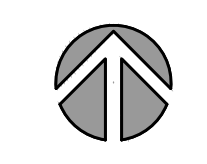
LYNDON OAKS Master Plan

Signage & Marking Plan Enlargement 1

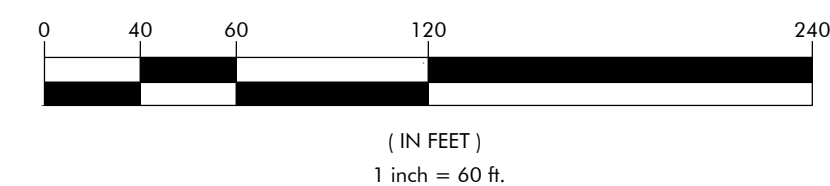
Knightsdale, North Carolina



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GRAPHIC SCALE



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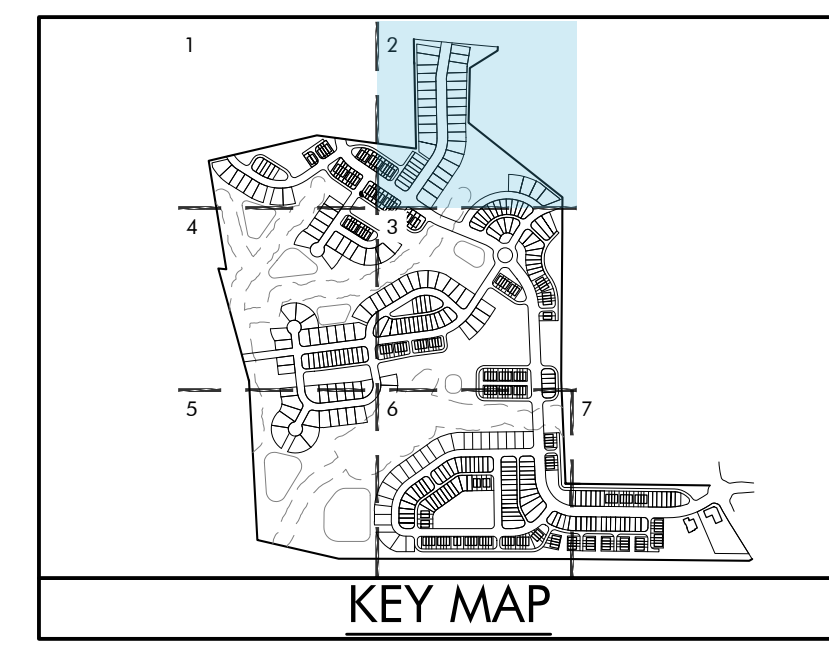
Sheet No:

C-4.1



MATCHLINE - SHEET C-3.1
 MATCHLINE - SHEET C-3.2

MATCHLINE - SHEET C-3.1
 MATCHLINE - SHEET C-3.4



DEVELOPMENT SUMMARY:

PIN:	1755757607
TOTAL SITE AREA:	± 41.0 ACRES
EXISTING ZONING:	RR1
PROPOSED ZONING:	RMX-PDD
EXISTING USE:	AGRICULTURAL
PROPOSED USE:	MIXED-USE RESIDENTIAL
TOTAL MIXED USE:	± 15,000 SF
TOTAL RESIDENTIAL UNITS:	± 146 DU MAX
TOTAL OPEN SPACE:	± 11.23 ACRES
DENSITY:	3.56 DU/AC



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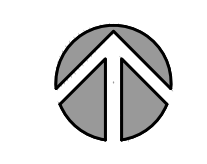
Master Plan

Signage & Marking Plan Enlargement 2

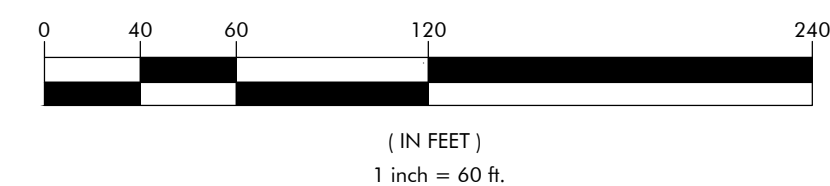
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GRAPHIC SCALE



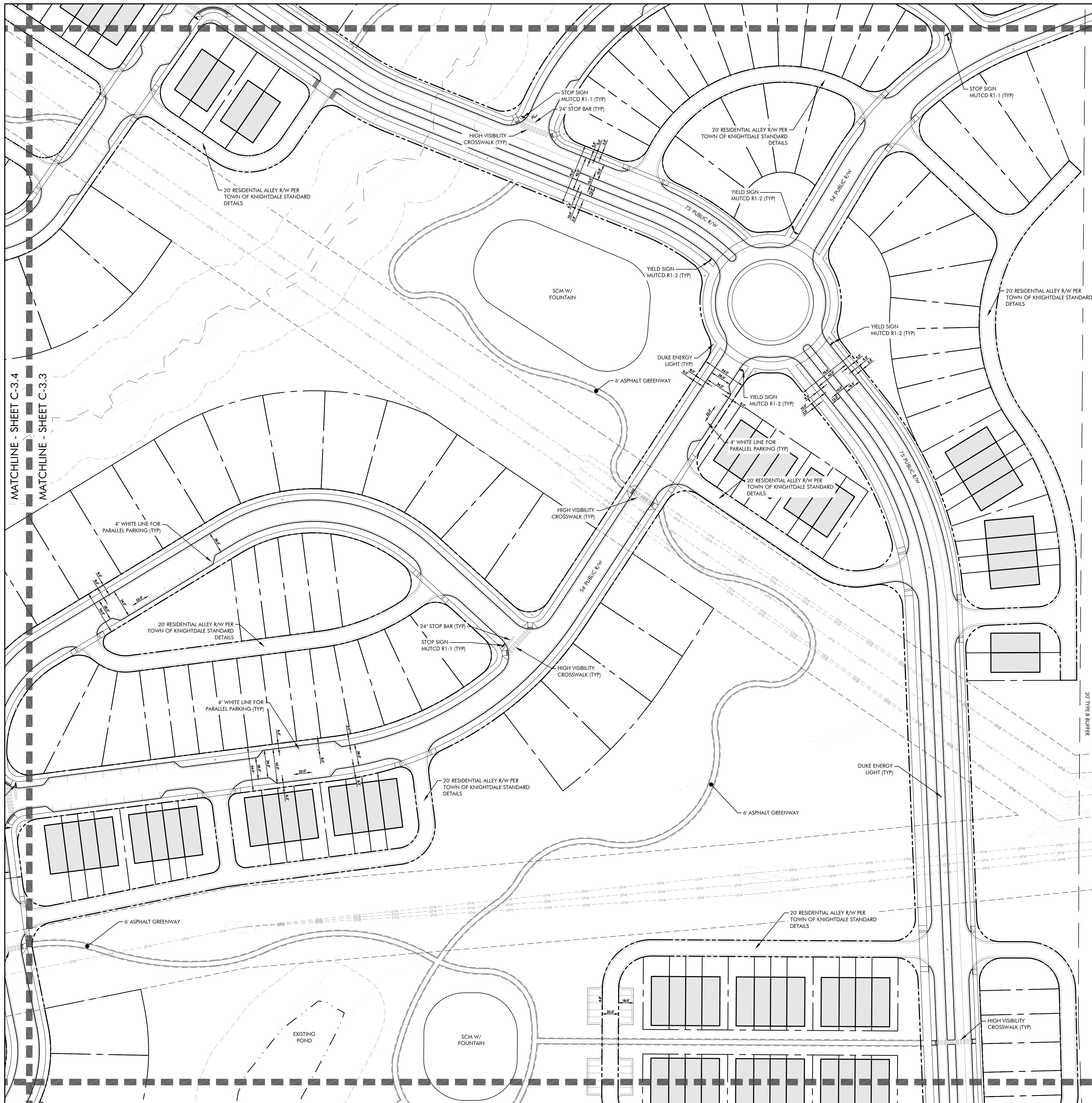
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Project No: 22-RDU-083

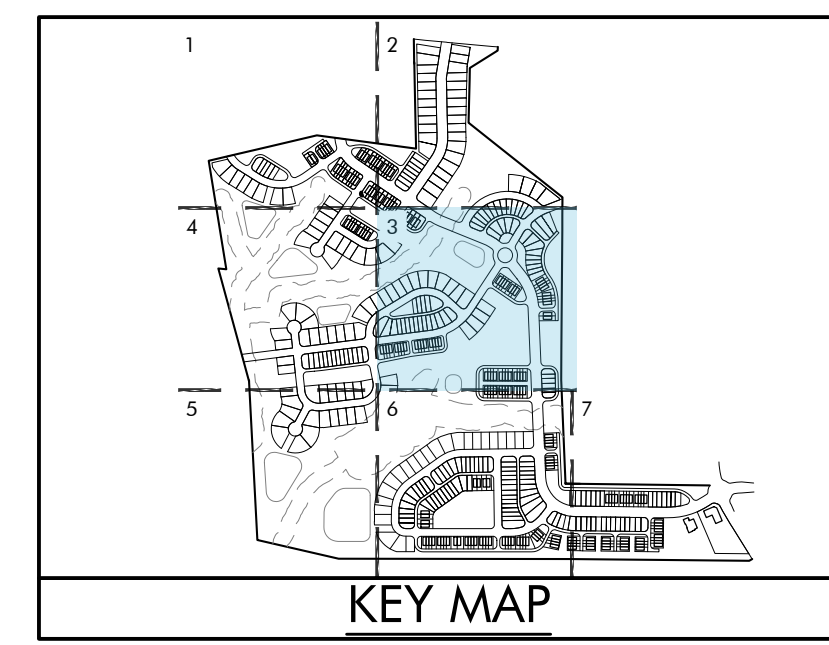
Date: 11.27.2023

Sheet No:

C-4.2



MATCHLINE - SHEET C-3.2
 MATCHLINE - SHEET C-3.3



DEVELOPMENT SUMMARY:

PIN:	175575607
TOTAL SITE AREA:	± 41.0 ACRES
EXISTING ZONING:	RR1
PROPOSED ZONING:	RMX-PDD
EXISTING USE:	AGRICULTURAL
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TOTAL RESIDENTIAL UNITS:	± 146 DU MAX
TOTAL OPEN SPACE:	± 11.23 ACRES
DENSITY:	3.56 DU/AC

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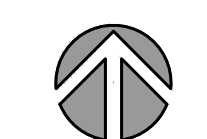
Master Plan

Signage & Marking Plan Enlargement 3

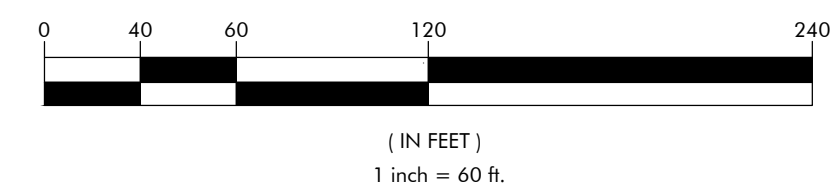
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GRAPHIC SCALE



MATCHLINE - SHEET C-3.3
 MATCHLINE - SHEET C-3.6

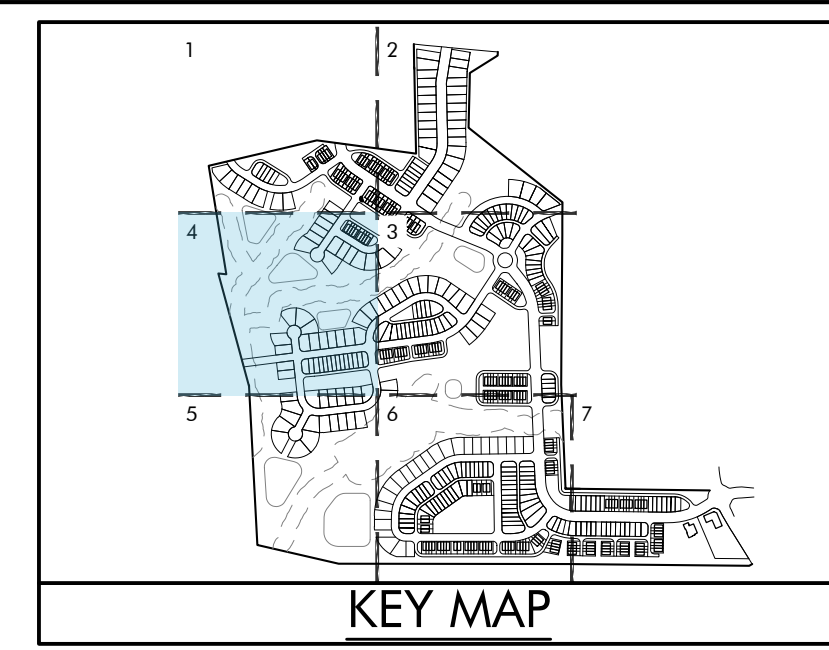
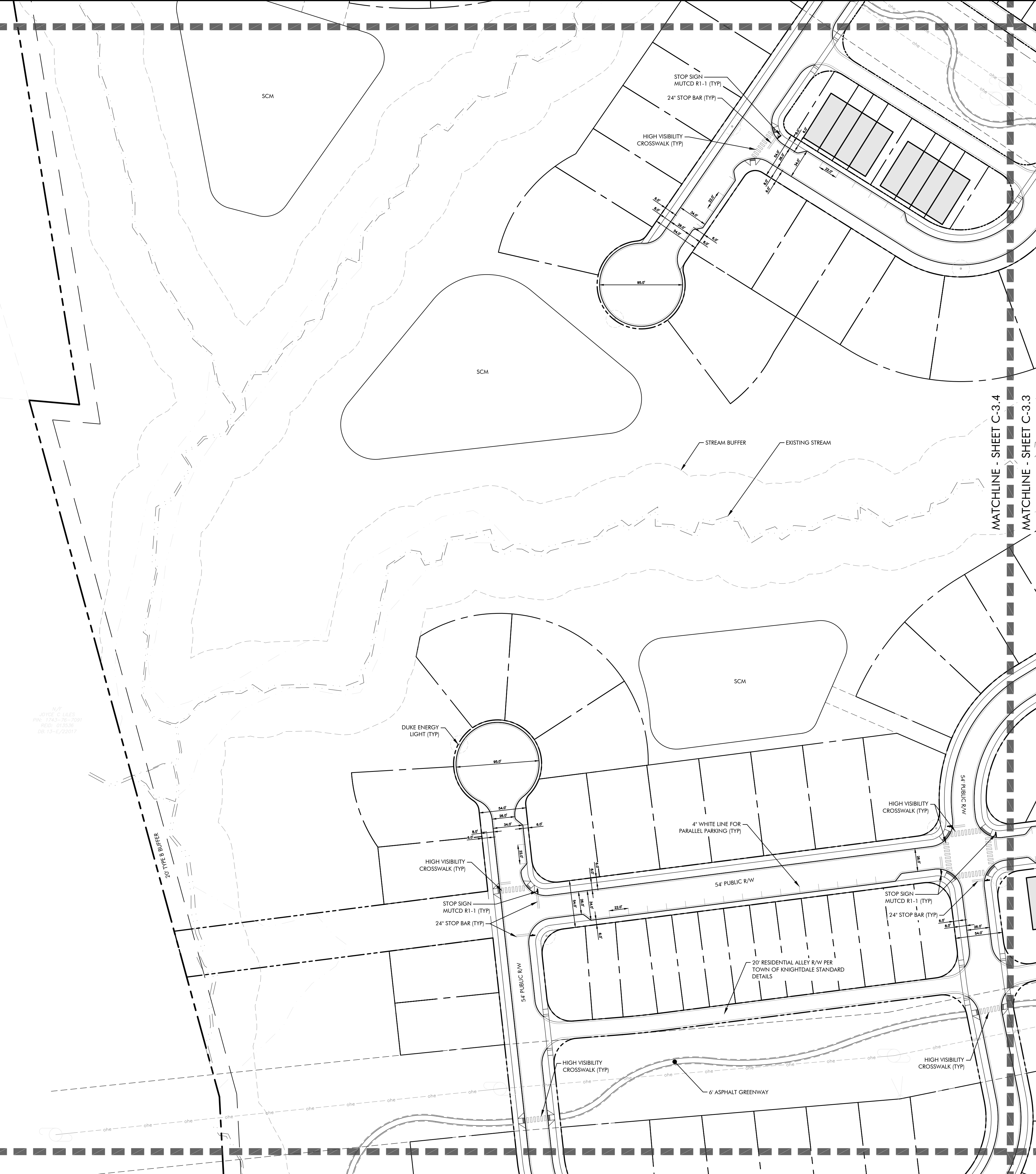
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C-4.3

MATCHLINE - SHEET C-3.1
 MATCHLINE - SHEET C-3.4

MATCHLINE - SHEET C-3.4
 MATCHLINE - SHEET C-3.5



DEVELOPMENT SUMMARY:

PIN:	1755757607
TOTAL SITE AREA:	± 41.0 ACRES
EXISTING ZONING:	RR1
PROPOSED ZONING:	RMX-PDD
EXISTING USE:	AGRICULTURAL
PROPOSED USE:	MIXED-USE RESIDENTIAL
TOTAL MIXED USE:	±15,000 SF
TOTAL RESIDENTIAL UNITS:	±146 DU MAX
TOTAL OPEN SPACE:	±11.23 ACRES
DENSITY:	3.56 DU/AC

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LYNDON OAKS

Master Plan

Signage & Marking Plan Enlargement 4

Knightsdale, North Carolina

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GRAPHIC SCALE

(IN FEET)
 1 inch = 60 ft.

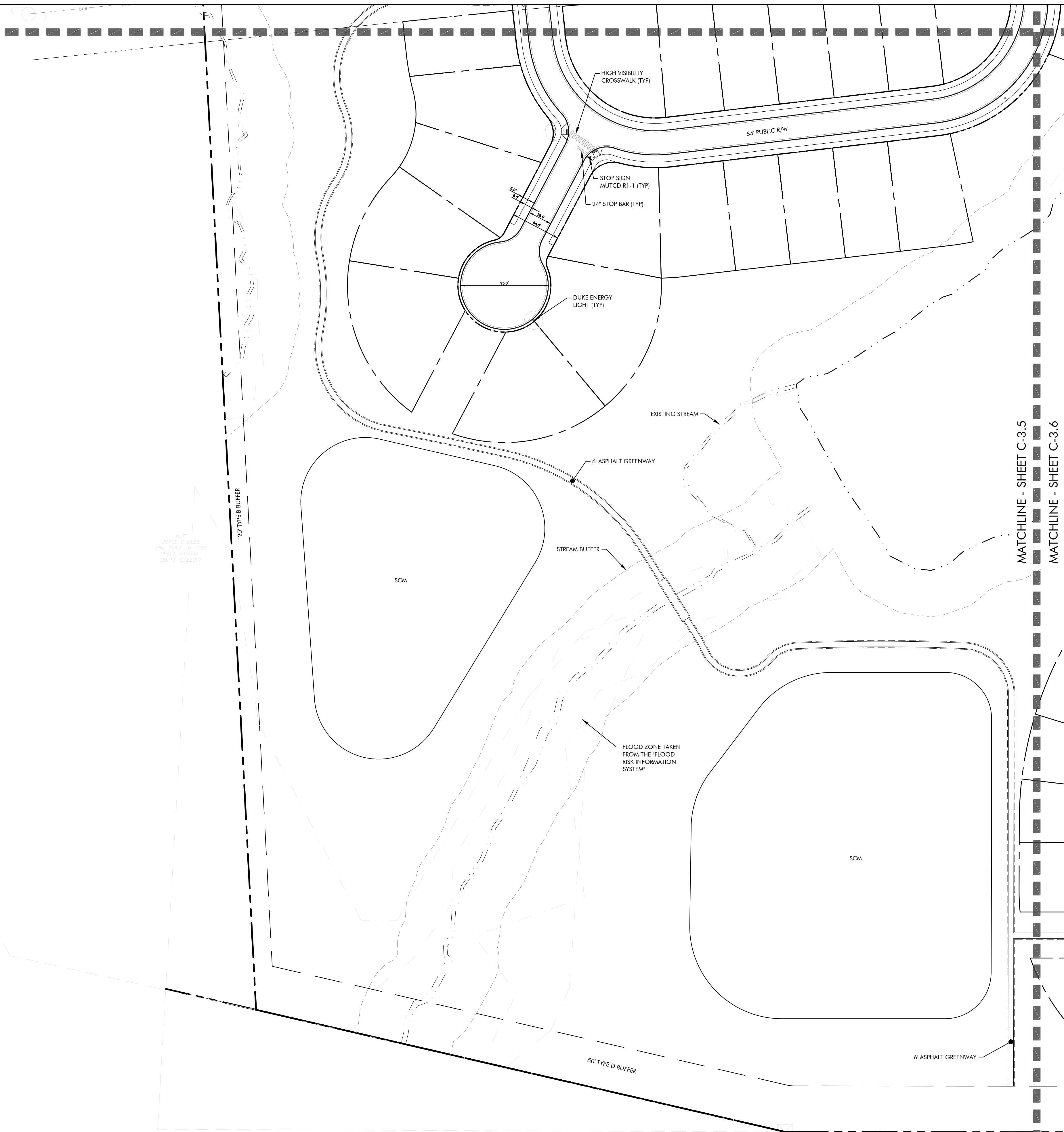
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Project No: 22-RDU-083
 Date: 11.27.2023
 Sheet No:

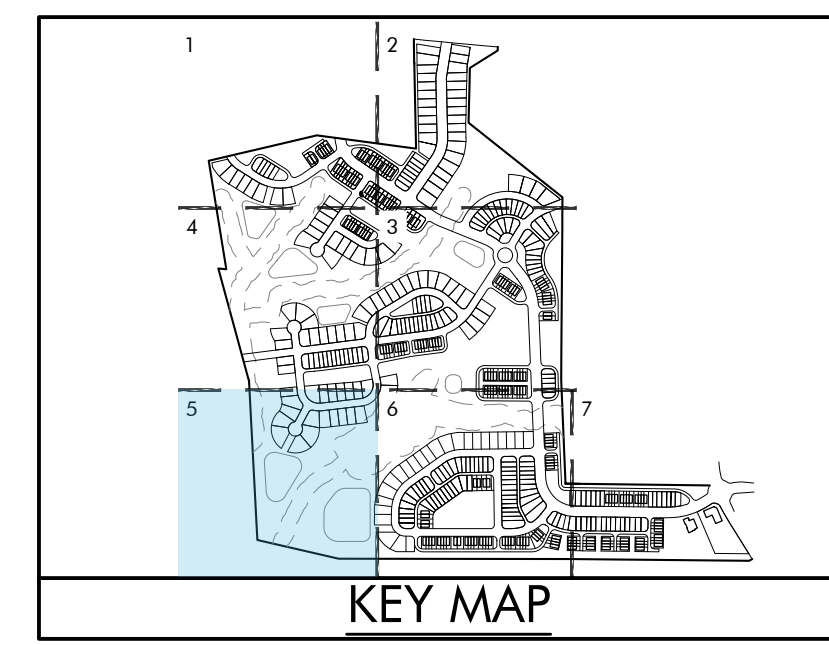
C-4.4

MATCHLINE - SHEET C-3.4

MATCHLINE - SHEET C-3.5



NOT TO SCALE
 11/27/2023
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DEVELOPMENT SUMMARY:

PIN:	1755757607
TOTAL SITE AREA:	± 41.0 ACRES
EXISTING ZONING:	RR1
PROPOSED ZONING:	RMX-PDD
EXISTING USE:	AGRICULTURAL
PROPOSED USE:	MIXED-USE RESIDENTIAL
TOTAL MIXED USE:	± 15,000 SF
TOTAL RESIDENTIAL UNITS:	± 146 DU MAX
TOTAL OPEN SPACE:	± 11.23 ACRES
DENSITY:	3.56 DU/AC



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LYNDON OAKS

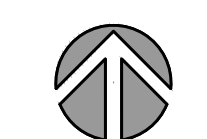
Master Plan

Signage & Marking Plan Enlargement 5

Knightsdale, North Carolina



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GRAPHIC SCALE



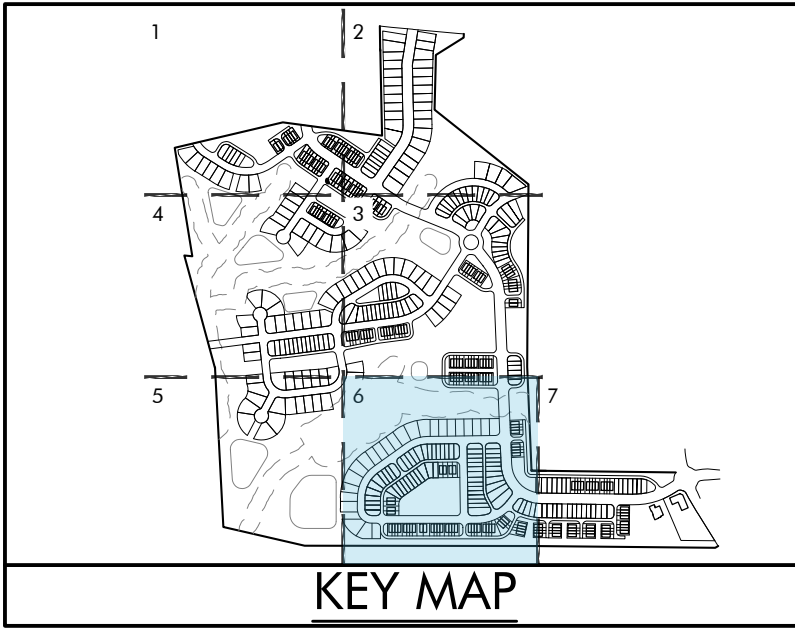
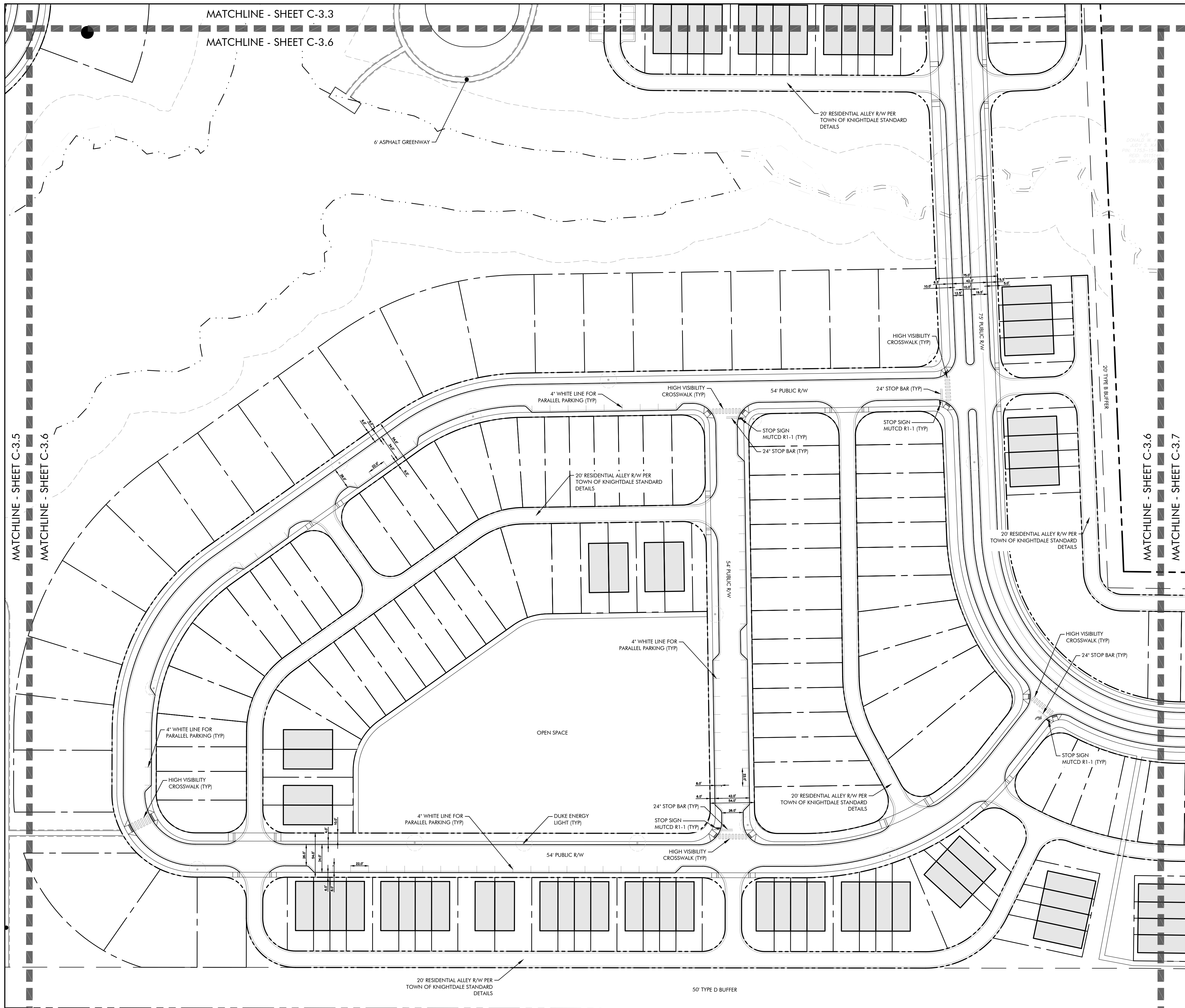
NO.	DATE	BY	REVISIONS:

Project No: 22-RDU-083

Date: 11.27.2023

Sheet No:

C-4.5



DEVELOPMENT SUMMARY:

PIN:	175575607
TOTAL SITE AREA:	± 41.0 ACRES
EXISTING ZONING:	RR1
PROPOSED ZONING:	RMX-PDD
EXISTING USE:	AGRICULTURAL
PROPOSED USE:	MIXED-USE RESIDENTIAL
TOTAL MIXED USE:	± 15,000 SF
TOTAL RESIDENTIAL UNITS:	± 146 DU MAX
TOTAL OPEN SPACE:	± 11.23 ACRES
DENSITY:	3.56 DU/AC



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LYNDON OAKS

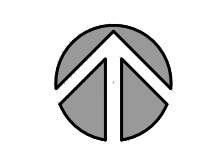
Master Plan

Signage & Marking Plan Enlargement 6

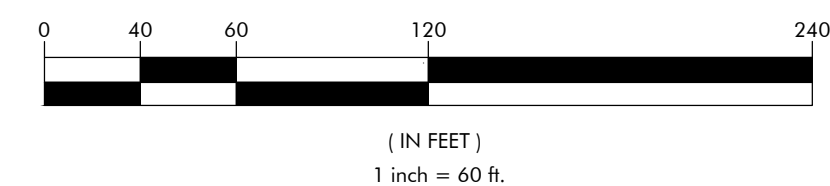
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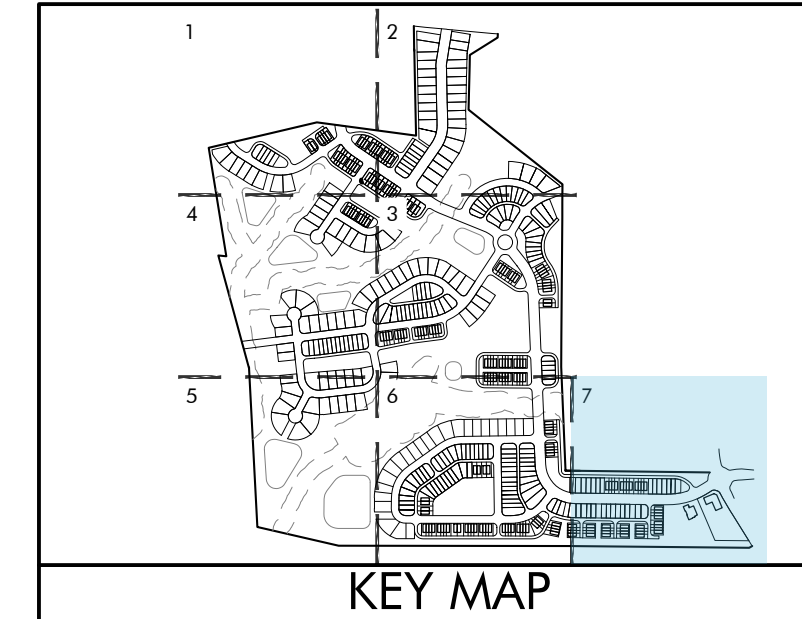
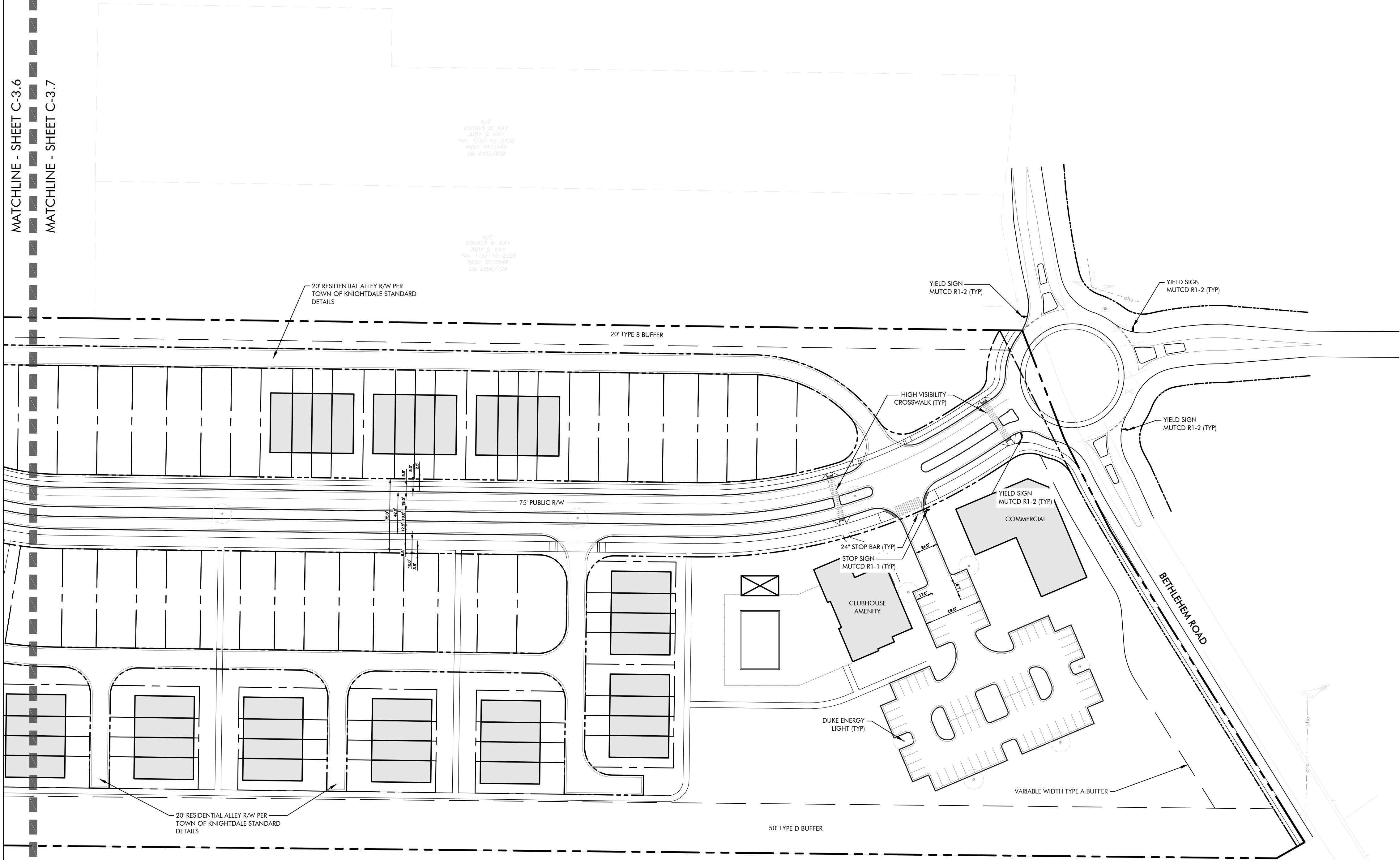


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 Date: 11.27.2023
 Sheet No:

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MATCHLINE - SHEET C-3.6
 MATCHLINE - SHEET C-3.7



DEVELOPMENT SUMMARY:

PIN:	1755757607
TOTAL SITE AREA:	± 41.0 ACRES
EXISTING ZONING:	RR1
PROPOSED ZONING:	RMX-PDD
EXISTING USE:	AGRICULTURAL
PROPOSED USE:	MIXED-USE RESIDENTIAL
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TOTAL OPEN SPACE:	± 11.23 ACRES
DENSITY:	3.56 DU/AC



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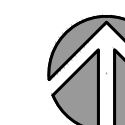
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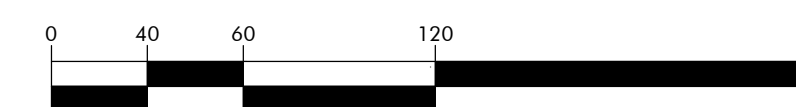
LYNDON OAKS
 Master Plan
 Signage & Marking Plan Enlargement 7
 Knightdale, North Carolina



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(IN FEET)
 1 inch = 60 ft.

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Project No: 22-RDU-083

Date: 11.27.2023

Sheet No:

C-4.7

Figure 10.6: Avenue Cross Section Standards - Buffered Bike Lane

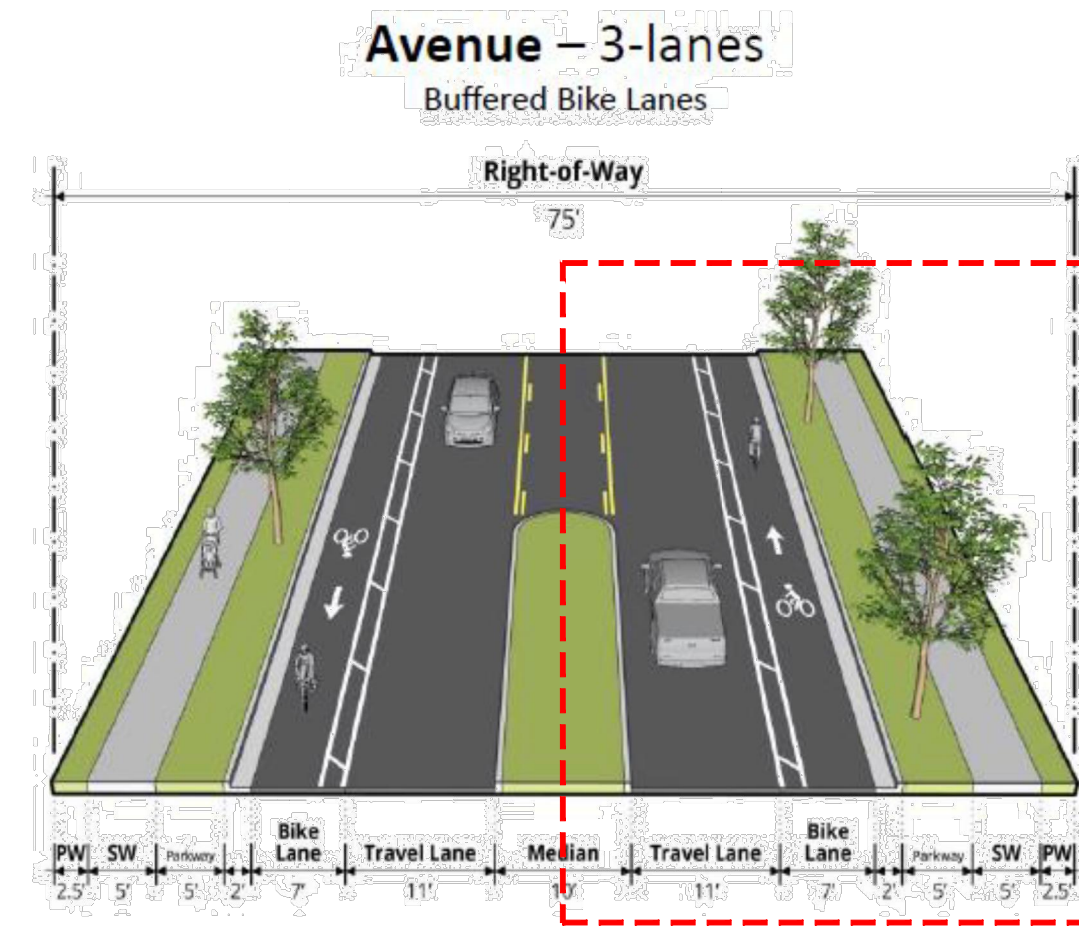
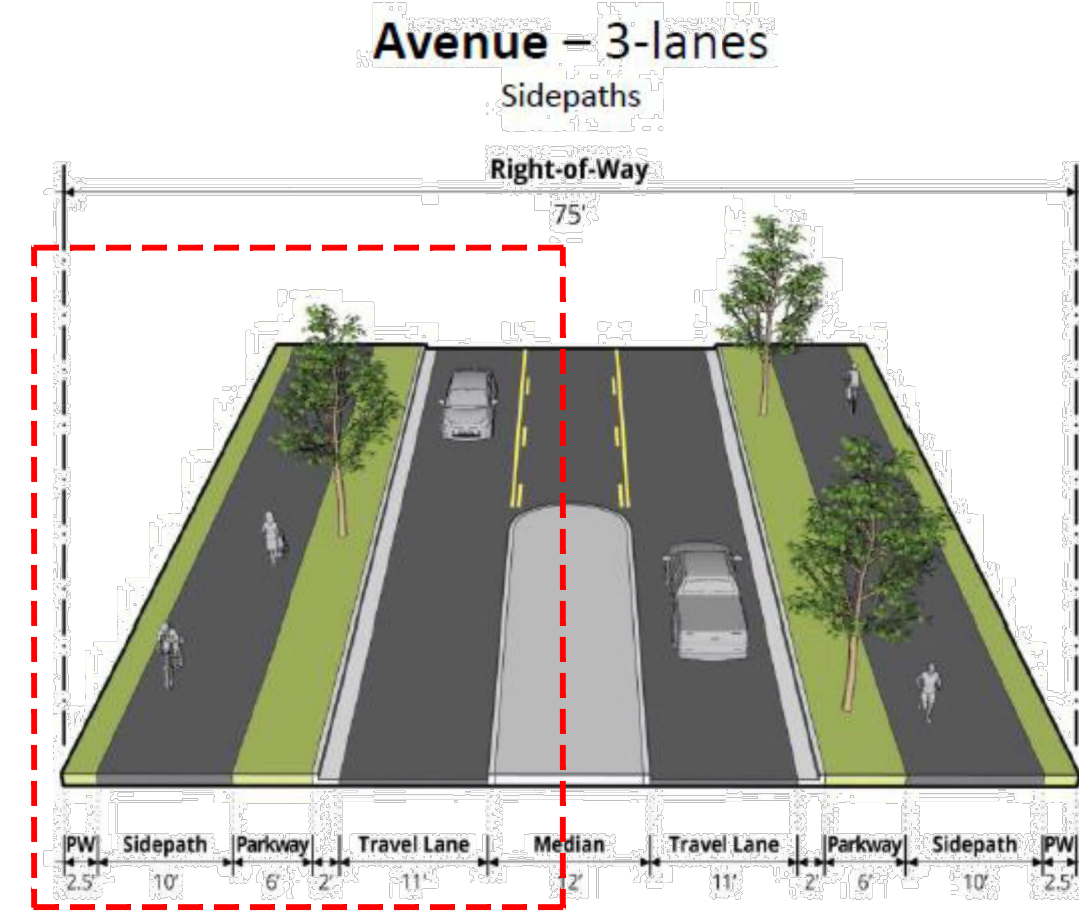
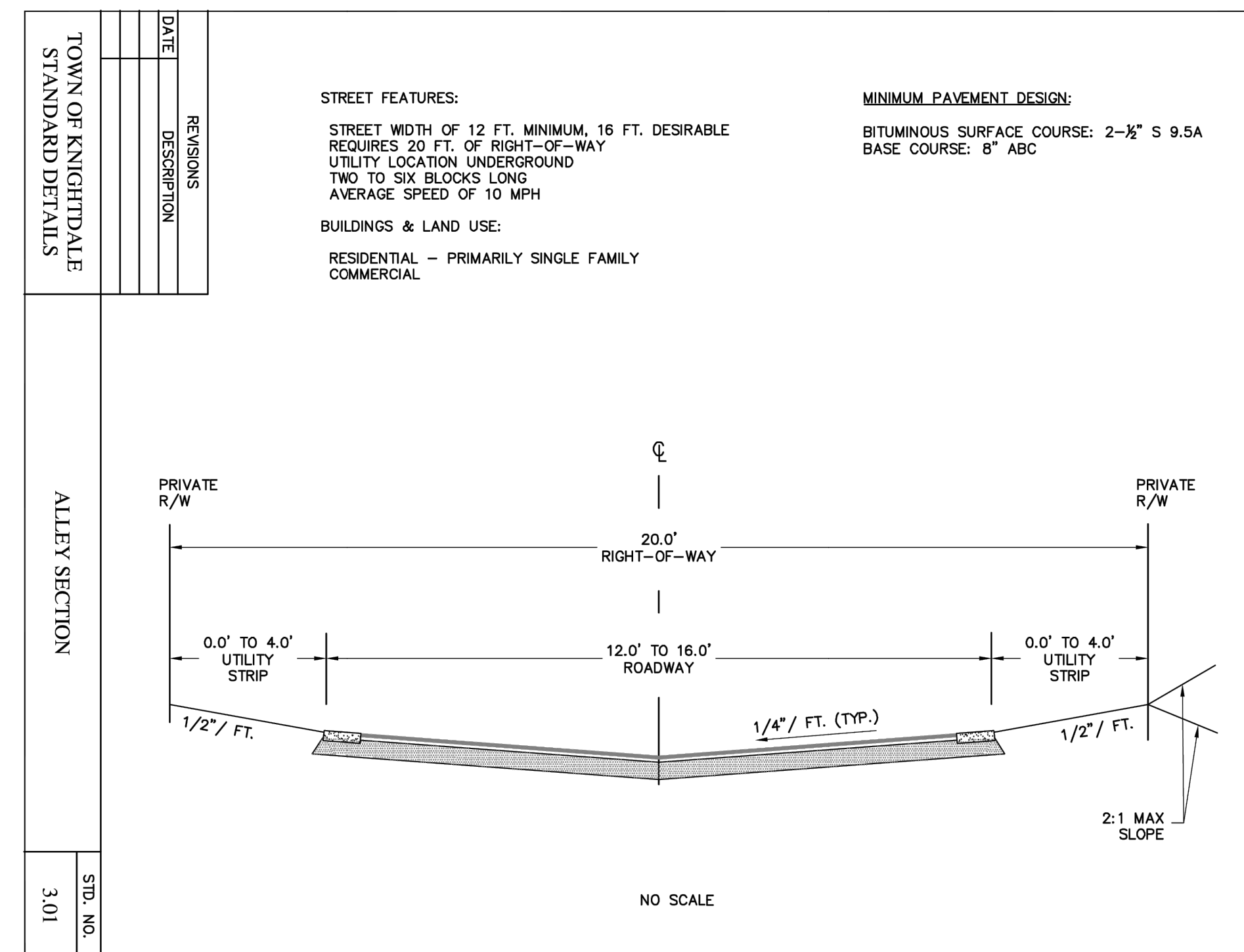
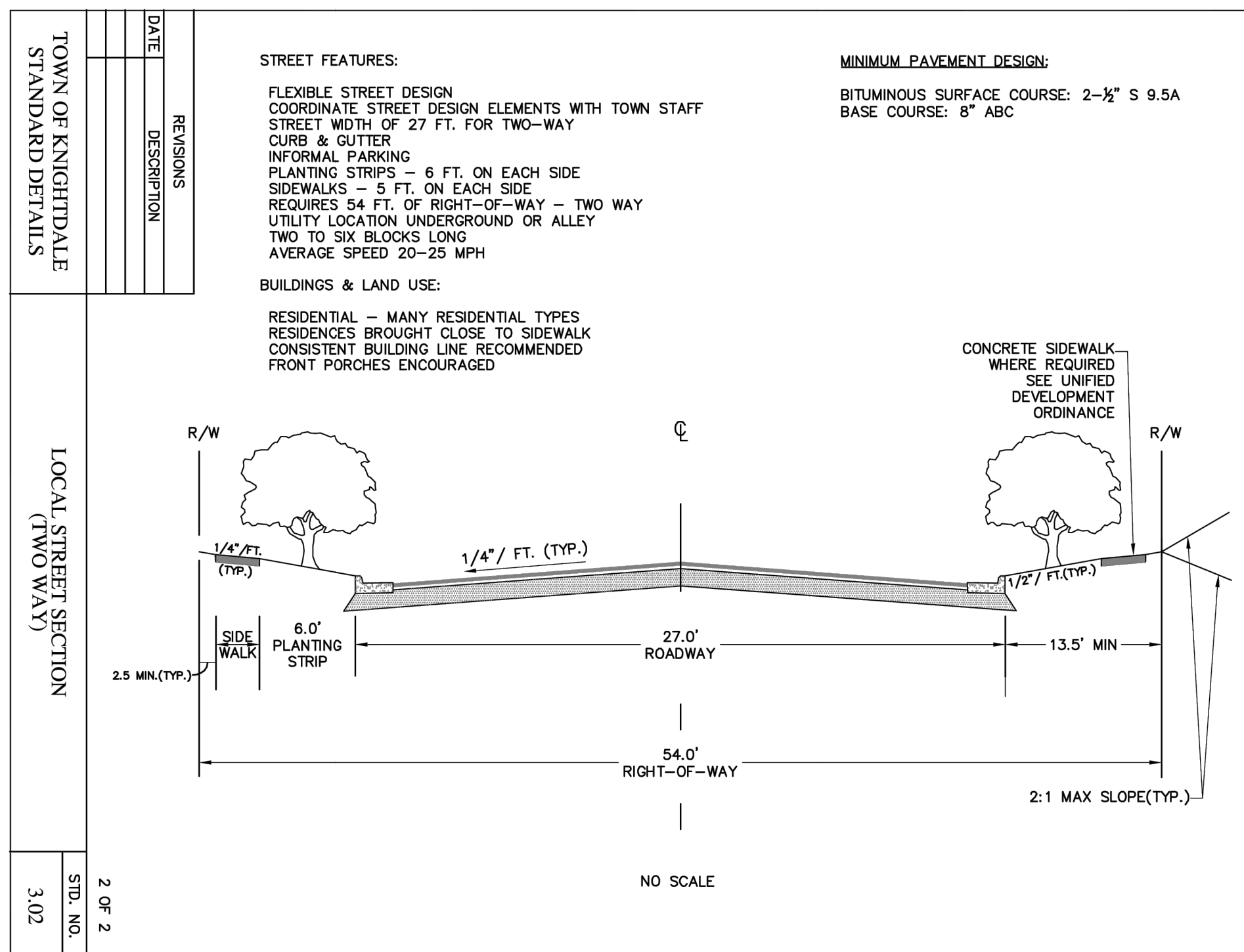
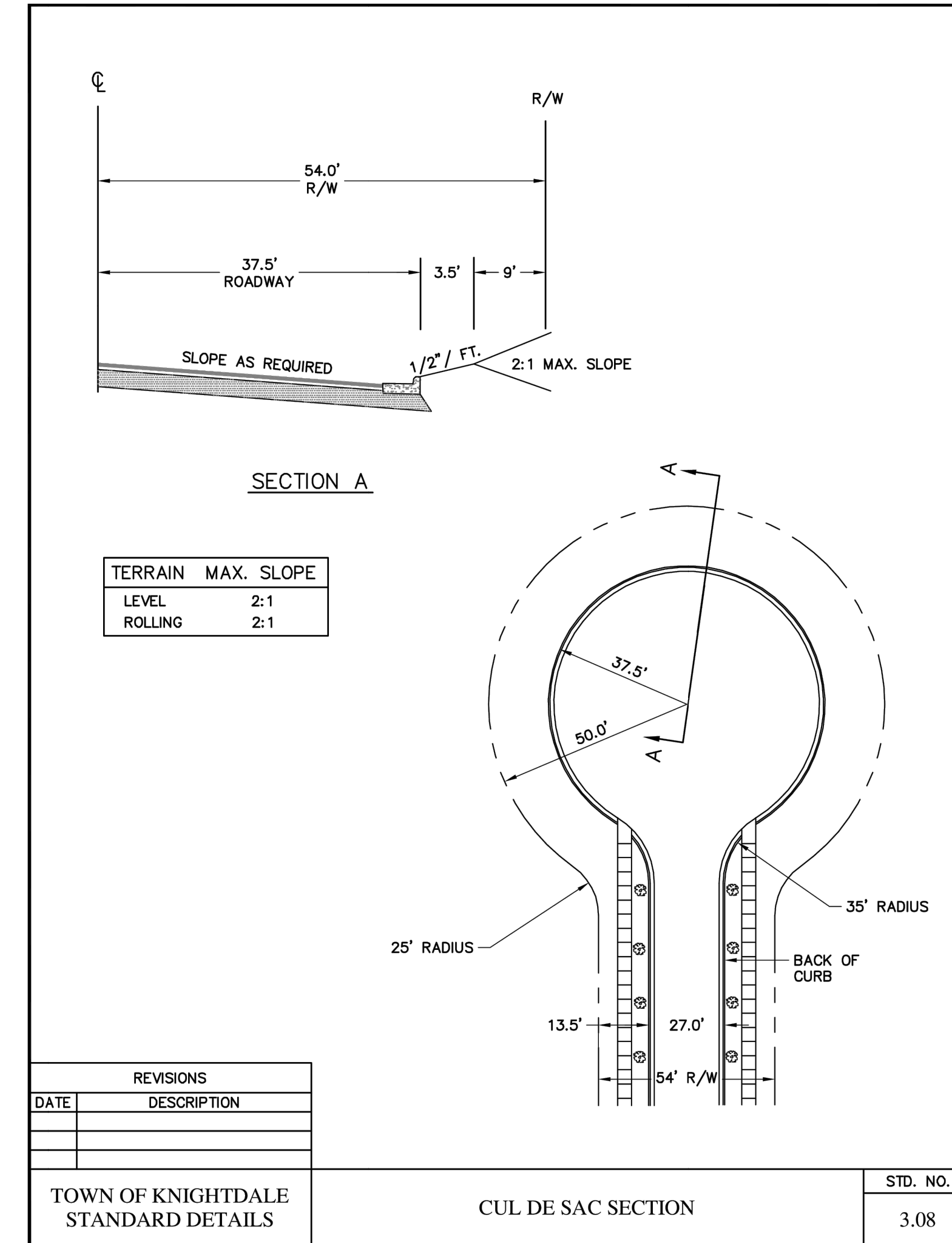


Figure 10.7: Avenue Cross Section Standards - Sidepath



Town of Knightdale
Knightdale Next UDO Update

Chapter 10 – Infrastructure Improvement Standards
Page 11 of 23



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LYNDON OAKS
Master Plan
Street Sections
Knightdale, North Carolina

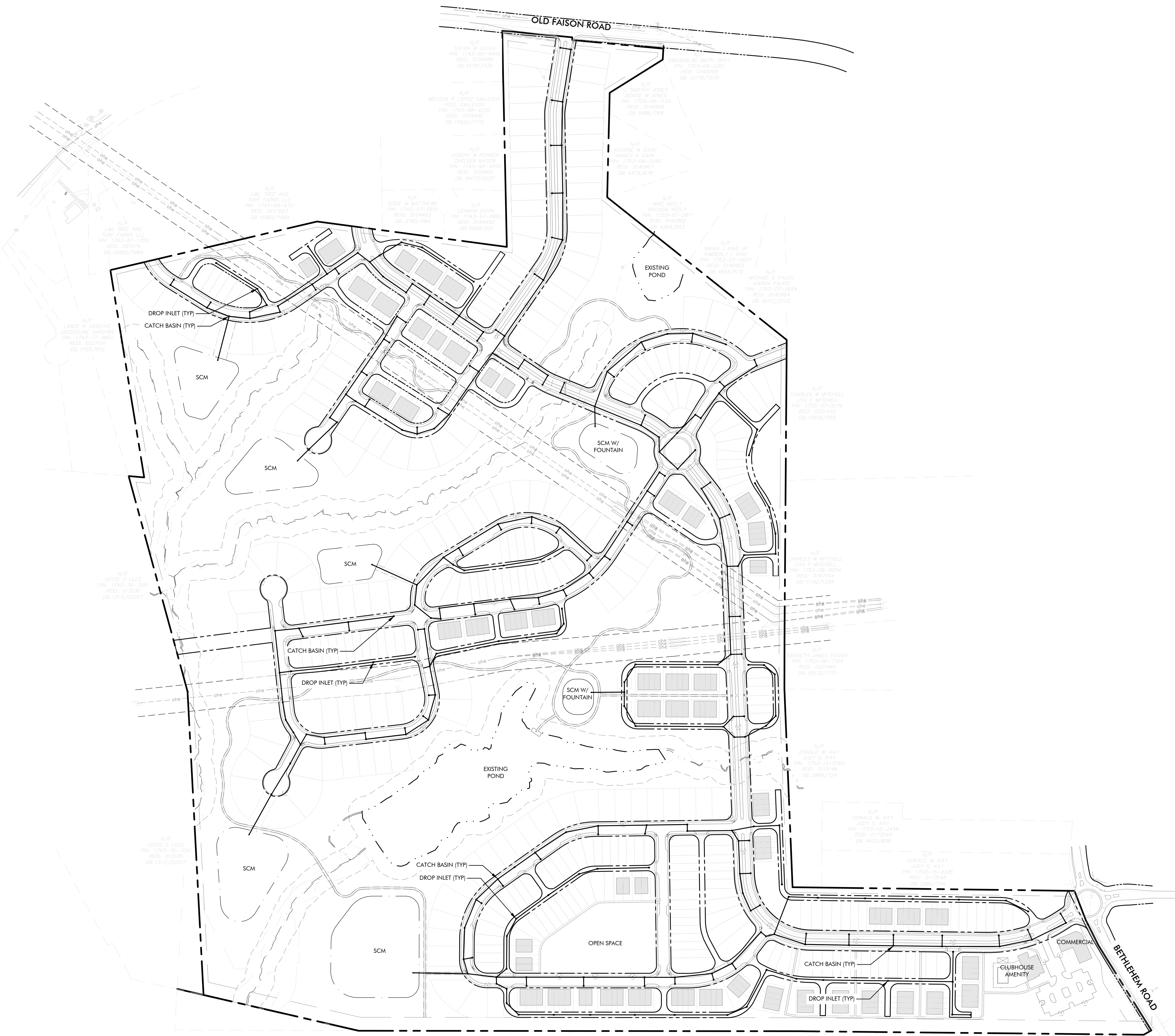
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Project No: 22-RDU-083

Date: 11.27.2023

Sheet No:

C-4.8



DEVELOPMENT SUMMARY:	
PIN:	1755757607
TOTAL SITE AREA:	± 41.0 ACRES
EXISTING ZONING:	RR1
PROPOSED ZONING:	RMX-PDD
EXISTING USE:	AGRICULTURAL
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TOTAL OPEN SPACE:	±11.23 ACRES
DENSITY:	3.56 DU/AC



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LYNDON OAKS Master Plan Overall Storm Drainage Plan

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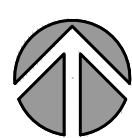
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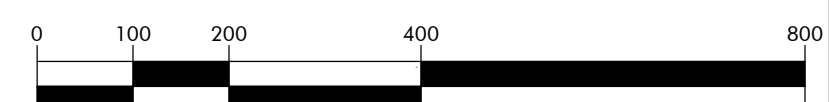
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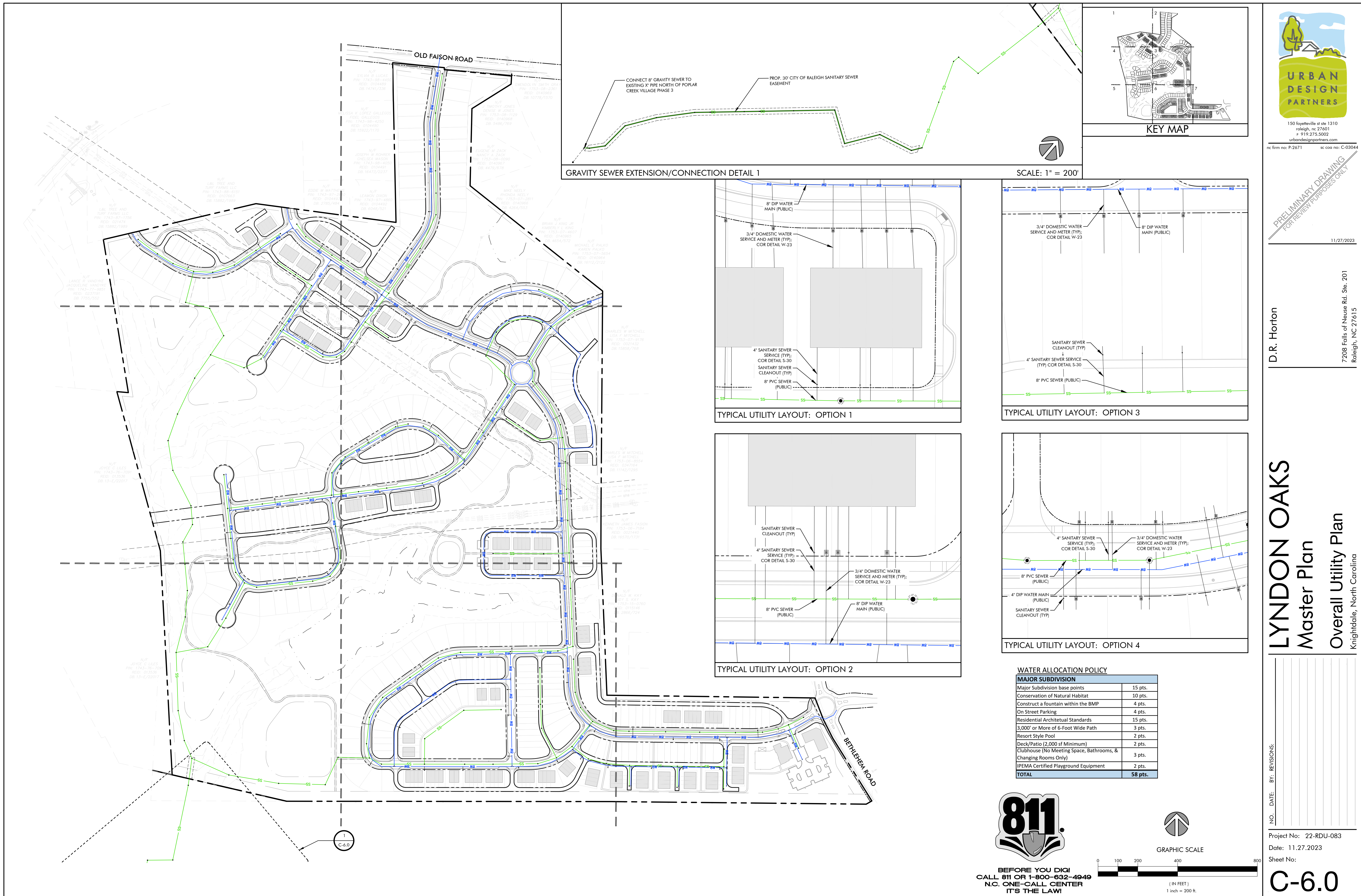
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LYNDON OAKS Master Plan Overall Utility Plan

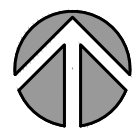
Knightsdale, North Carolina

WATER ALLOCATION POLICY

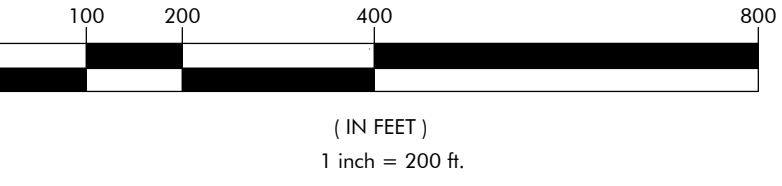
MAJOR SUBDIVISION	
Major Subdivision base points	15 pts.
Conservation of Natural Habitat	10 pts.
Construct a fountain within the BMP	4 pts.
On Street Parking	4 pts.
Residential Architectural Standards	15 pts.
3,000' or More of 6-Foot Wide Path	3 pts.
Resort Style Pool	2 pts.
Deck/Patio (2,000 sf Minimum)	2 pts.
Clubhouse (No Meeting Space, Bathrooms, & Changing Rooms Only)	3 pts.
IPEMA Certified Playground Equipment	2 pts.
TOTAL	58 pts.



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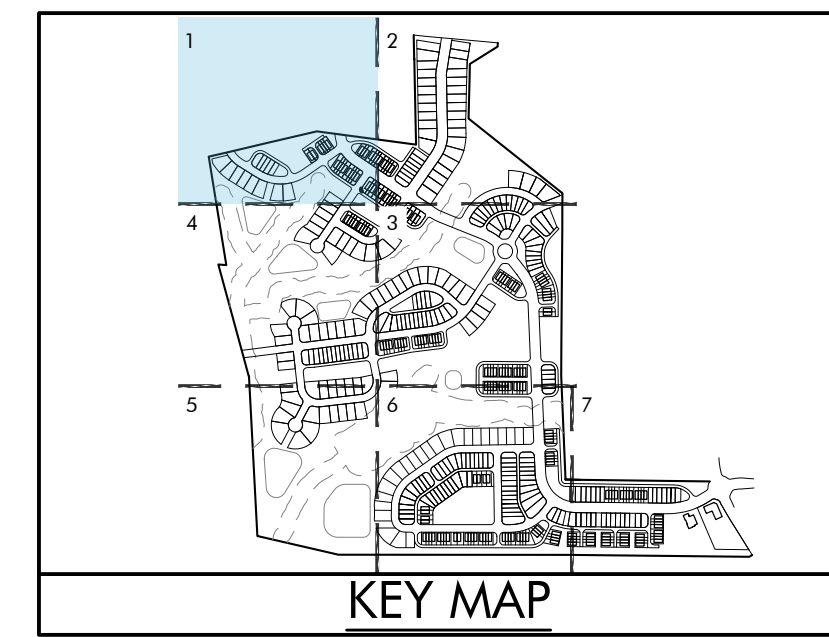
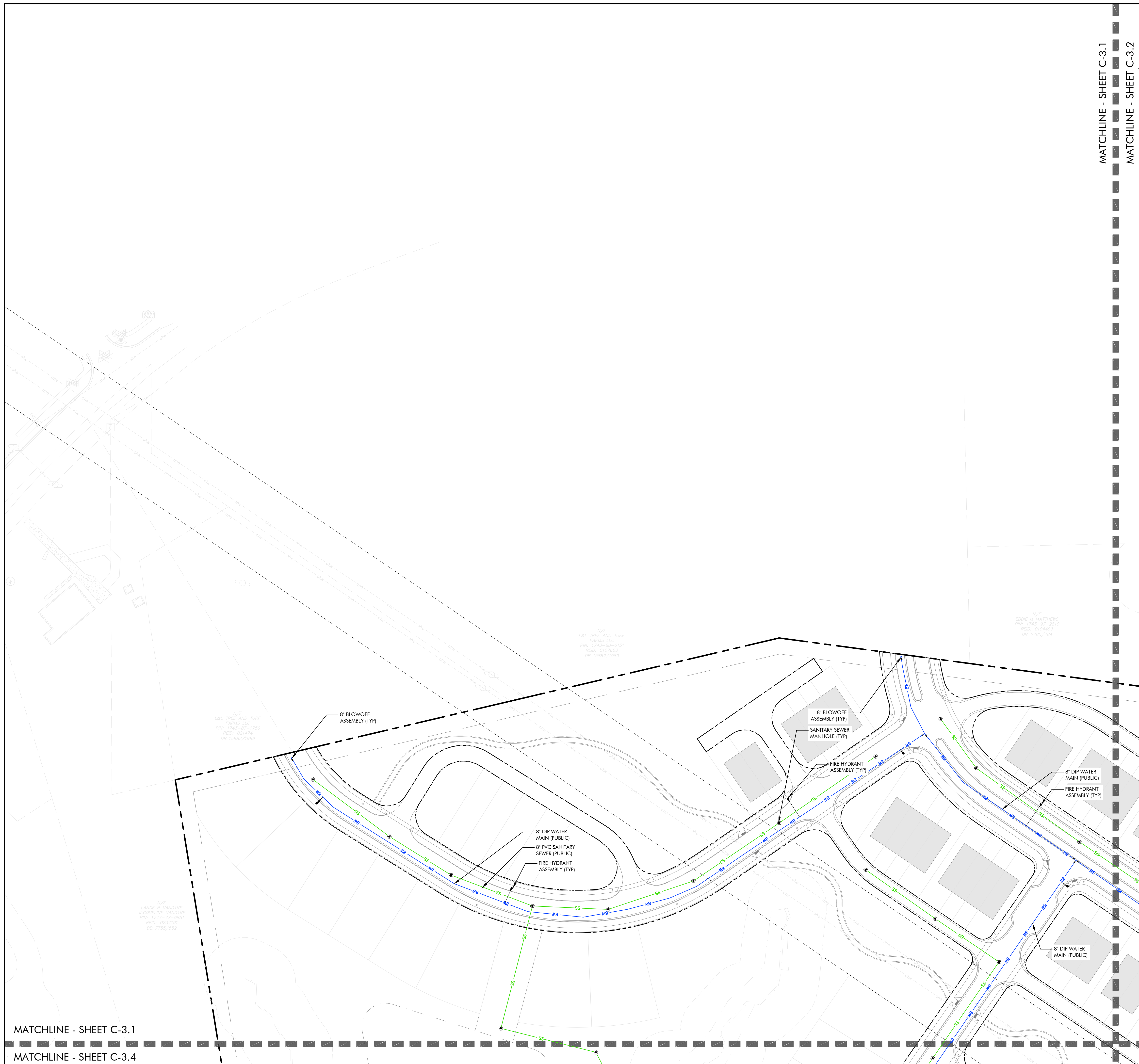
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STANDARD UTILITY NOTES (AS APPLICABLE):

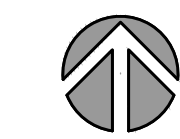
1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:
 - a) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC 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 AND 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 ENCASUREMENT 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 WITH 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. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
7. 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.
8. INSTALL 1" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2X2' 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.
9. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MINIMUM
10. 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
11. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM MCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
12. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
13. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN CALVERLEY AT (919) 996-2334 OR STEPHEN.CALVERLEY@RALEIGHNC.GOV FOR MORE INFORMATION
14. 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. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. 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 JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

WATER ALLOCATION POLICY

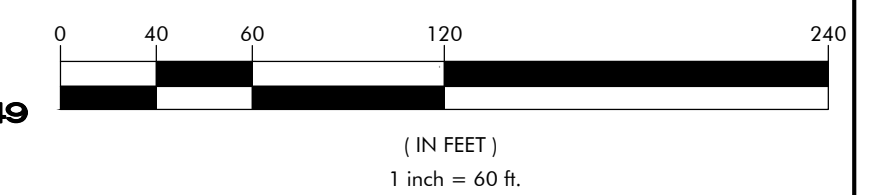
MAJOR SUBDIVISION	
Major Subdivision base points	15 pts.
Conservation of Natural Habitat	10 pts.
Construct a fountain within the BMP	4 pts.
On Street Parking	4 pts.
Residential Architectural Standards	15 pts.
3,000' or More of 6-Foot Wide Path	3 pts.
Resort Style Pool	2 pts.
Deck/Patio (2,000 sf Minimum)	2 pts.
Clubhouse (No Meeting Space, Bathrooms, & Changing Rooms Only)	3 pts.
IPEMA Certified Playground Equipment	2 pts.
TOTAL	58 pts.



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GRAPHIC SCALE



MATCHLINE - SHEET C-3.1

MATCHLINE - SHEET C-3.4

**LYNDON OAKS
Master Plan
Utility Plan Enlargement 1**

Knightdale, North Carolina

NO. DATE: BY: REVISIONS:

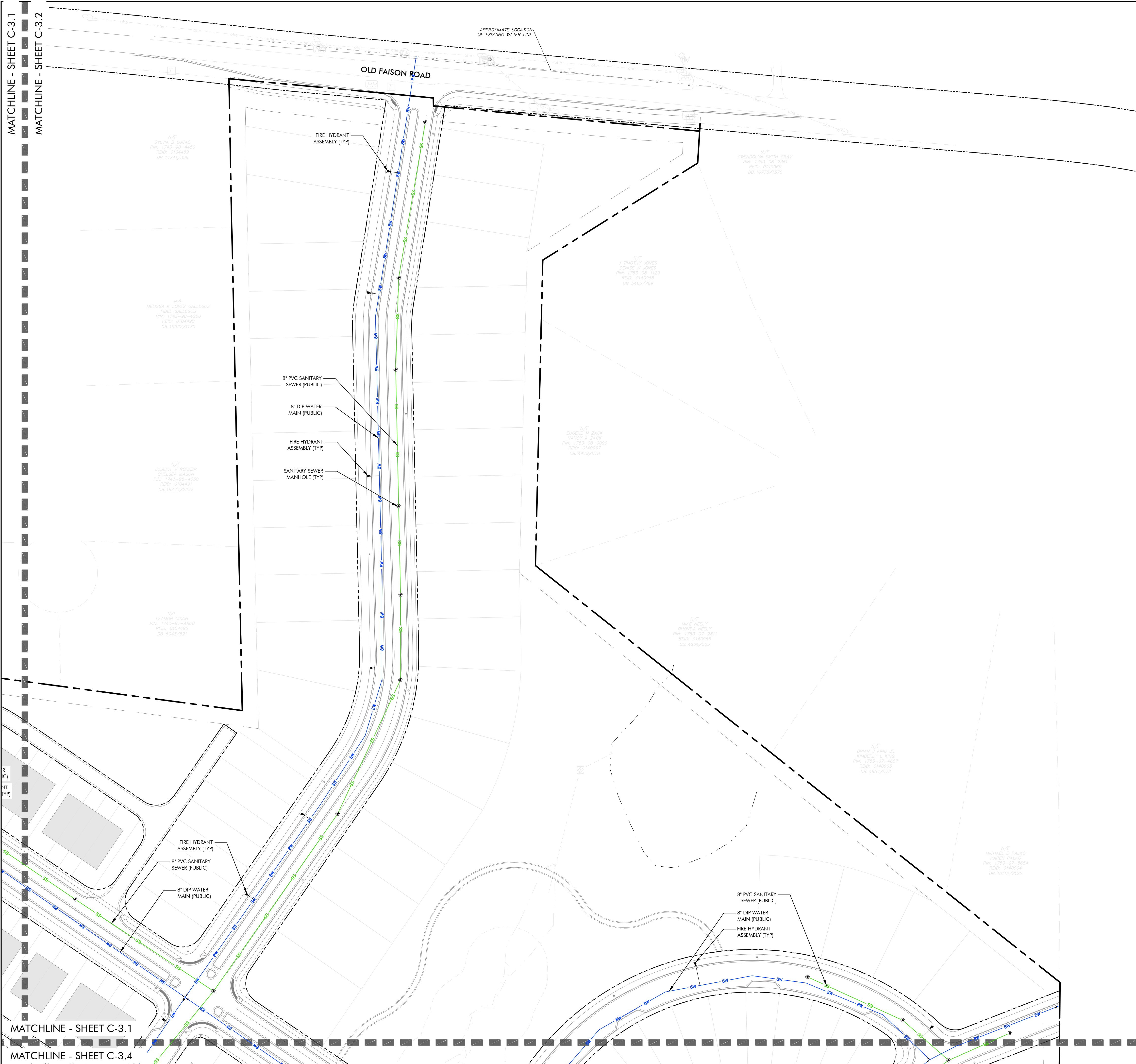
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Date: 11.27.2023

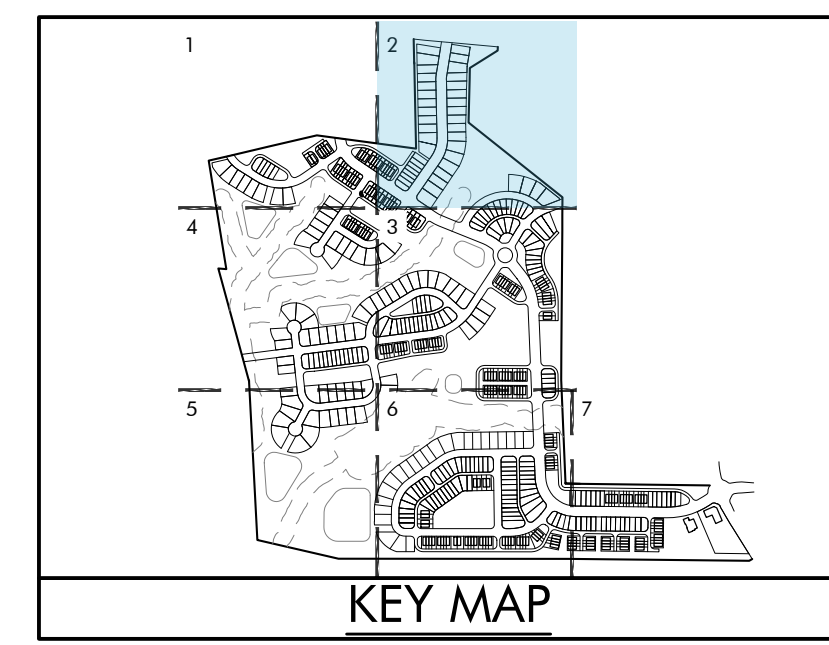
Sheet No:

C-6.1

MATCHLINE - SHEET C-3.1
MATCHLINE - SHEET C-3.2



MATCHLINE - SHEET C-3.1
MATCHLINE - SHEET C-3.4



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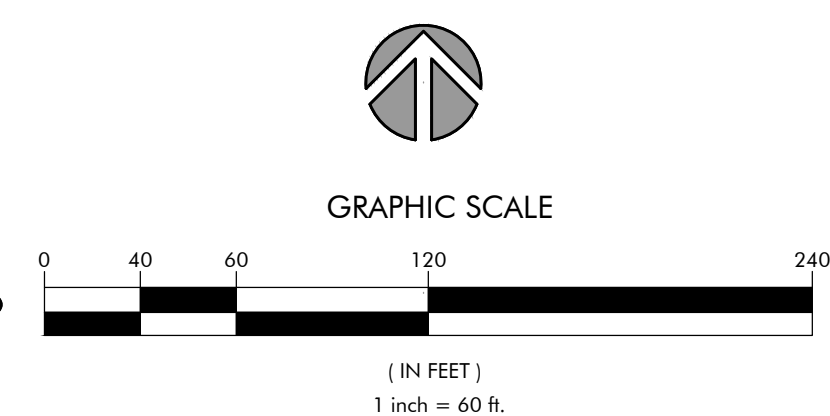
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Raleigh, NC 27615

STANDARD UTILITY NOTES (AS APPLICABLE):

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 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS
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Major Subdivision base points	15 pts.
Conservation of Natural Habitat	10 pts.
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3,000' or More of 6-Foot Wide Path	3 pts.
Resort Style Pool	2 pts.
Deck/Patio (2,000 sf Minimum)	2 pts.
Clubhouse (No Meeting Space, Bathrooms, & Changing Rooms Only)	3 pts.
IPEMA Certified Playground Equipment	2 pts.
TOTAL	58 pts.

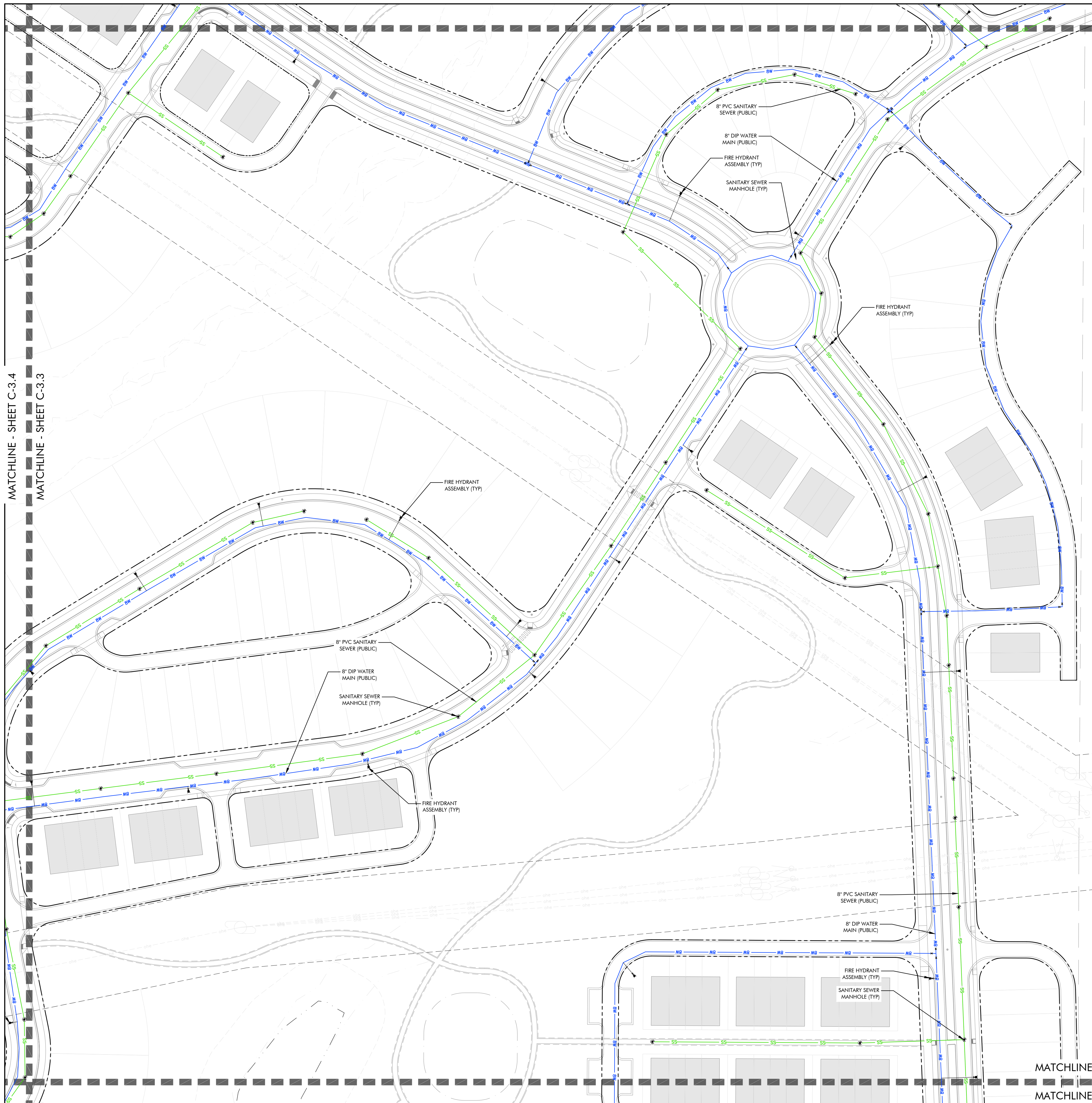


**LYNDON OAKS
Master Plan
Utility Plan Enlargement 2**
Knightdale, North Carolina

NO.	DATE	BY:	REVISIONS:

Project No: 22-RDU-083
Date: 11.27.2023
Sheet No:

C-6.2



MATCHLINE - SHEET C-3.4

MATCHLINE - SHEET C-3.3

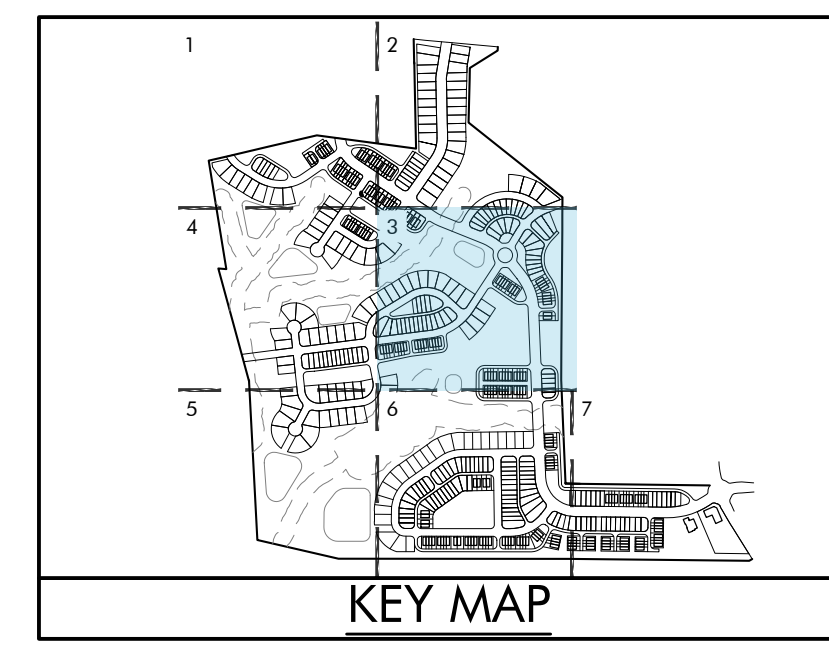
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 MATCHLINE - SHEET C-3.3

BY: CHARLES W. MITCHELL
 DATE: 11/27/2023
 PLOT: 22-RDU-083
 PDS: 000432
 SW: 00000000

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 DATE: 11/27/2023
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MATCHLINE - SHEET C-3.3
 MATCHLINE - SHEET C-3.6



STANDARD UTILITY NOTES (AS APPLICABLE):

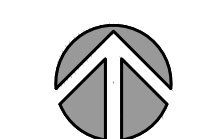
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WATER ALLOCATION POLICY

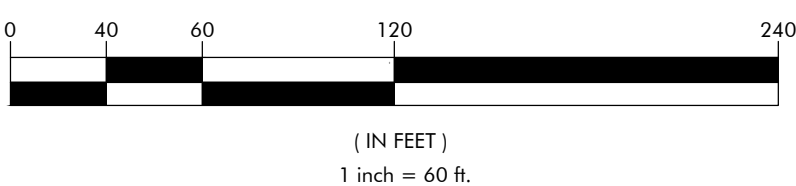
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 + 919.275.5022
 urbandesignpartners.com

nc firm no: P-2671 sc coo no: C-03044

PRELIMINARY DRAWING
 FOR REVIEW PURPOSES ONLY

D.R. Horton

LYNDON OAKS
Master Plan
Utility Plan Enlargement 3
 Knightdale, North Carolina

NO. DATE BY: REVISIONS:

Project No: 22-RDU-083

Date: 11.27.2023

Sheet No:

C-6.3

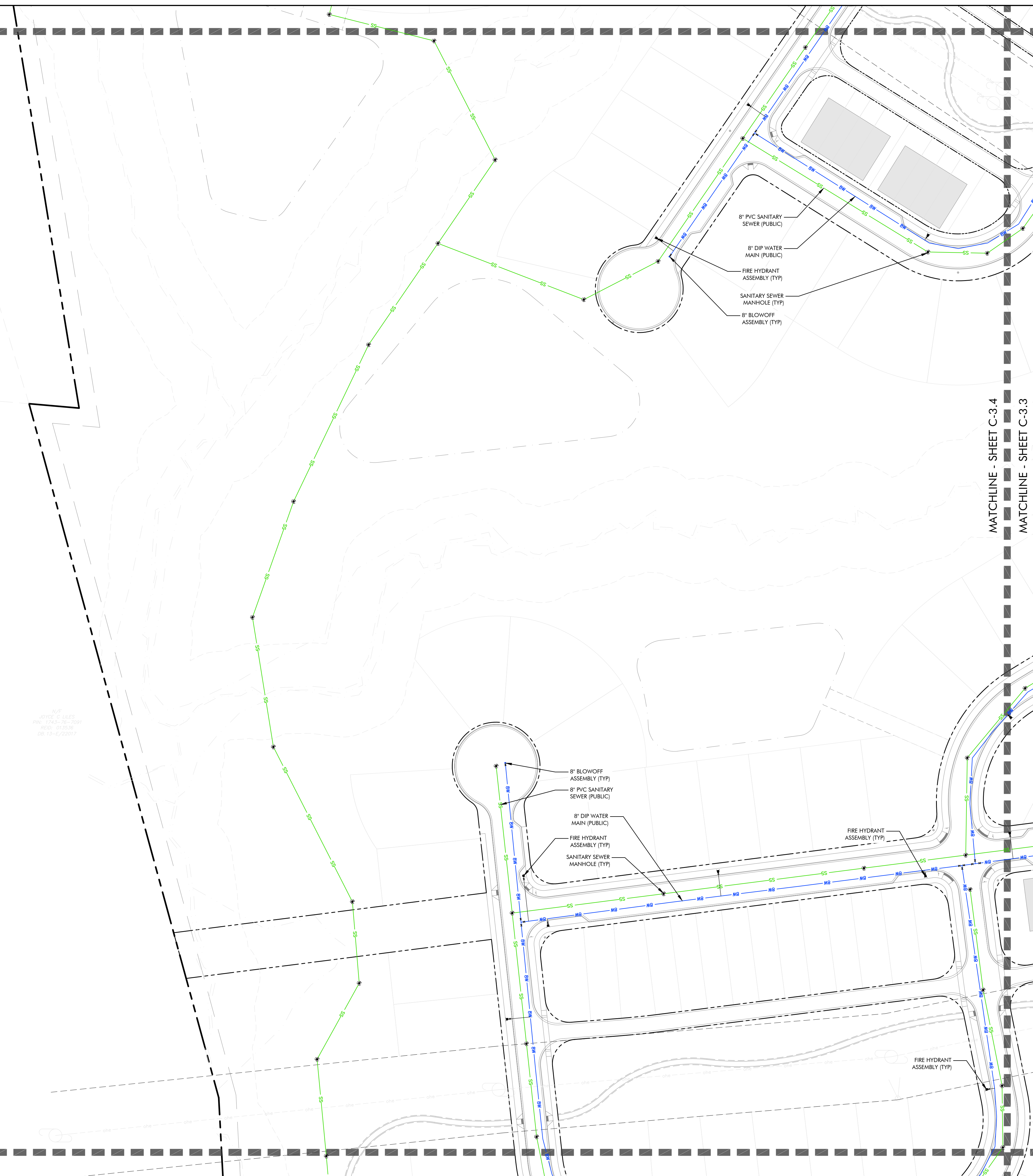
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MATCHLINE - SHEET C-3.4

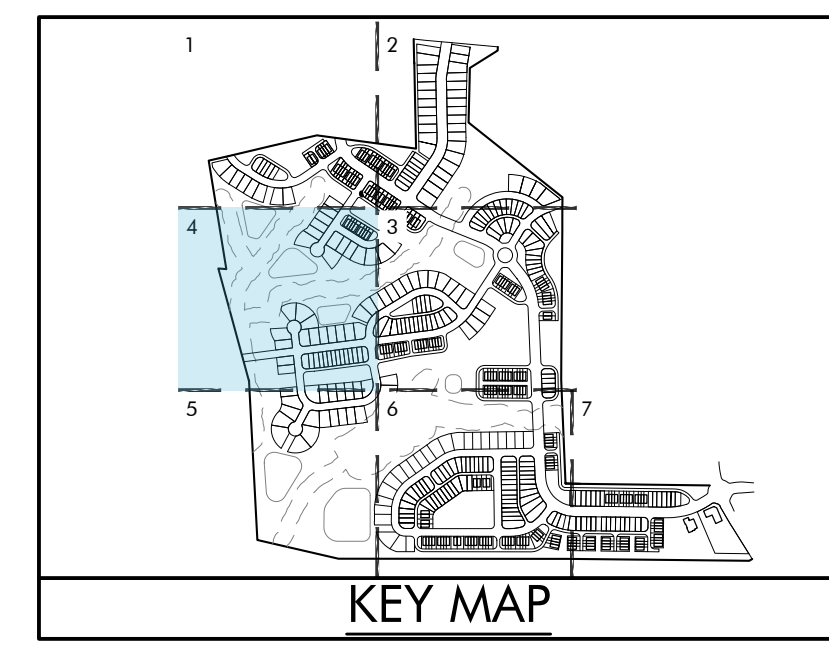
MATCHLINE - SHEET C-3.4

MATCHLINE - SHEET C-3.5

NOT
FOR CONSTRUCTION
DATE: 11/27/2023
BY: [Signature]



MATCHLINE - SHEET C-3.4
MATCHLINE - SHEET C-3.3



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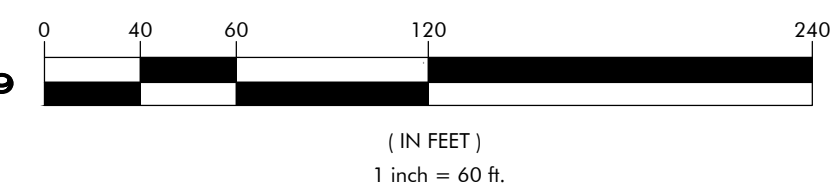
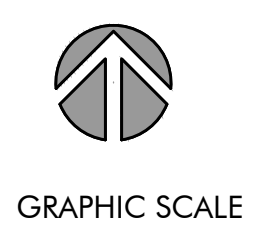
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nc firm no: P-2671 sc coo no: C-03044

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY
11/27/2023

D.R. Horton
7208 Falls of Neuse Rd. Ste. 201
Raleigh, NC 27615

**LYNDON OAKS
Master Plan
Utility Plan Enlargement 4**
Knightdale, North Carolina

NO.	DATE	BY	REVISIONS:

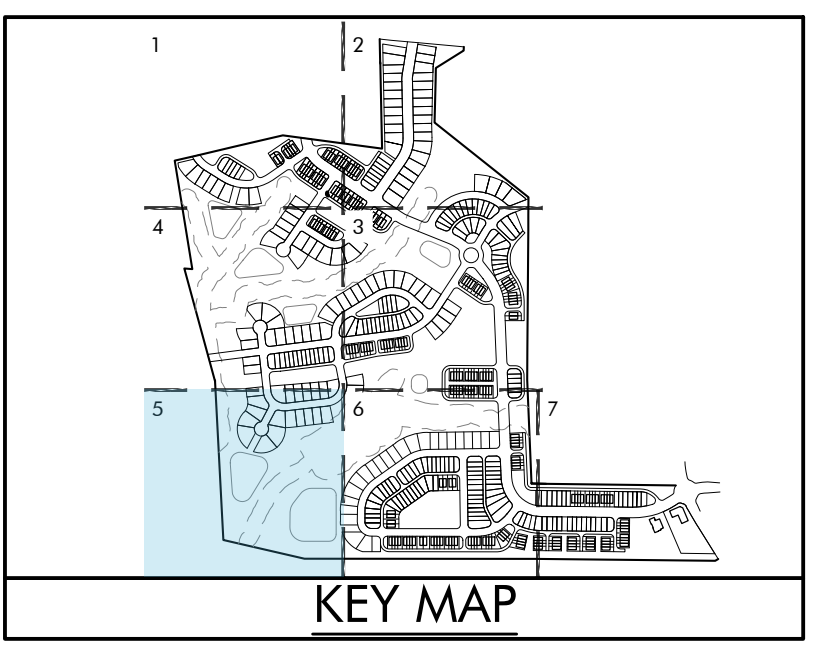
Project No: 22-RDU-083

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Sheet No:

C-6.4

MATCHLINE - SHEET C-3.4
 MATCHLINE - SHEET C-3.5



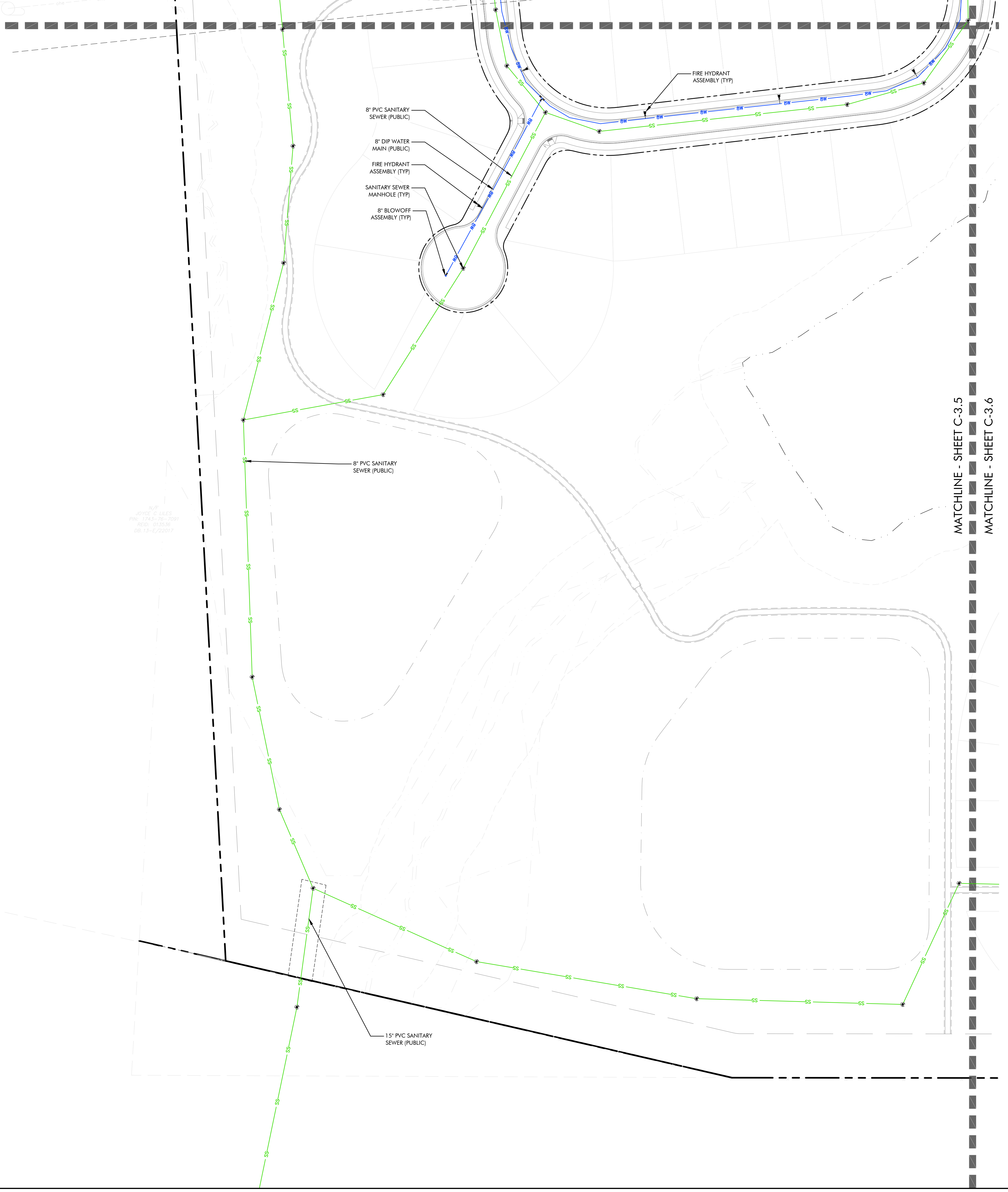
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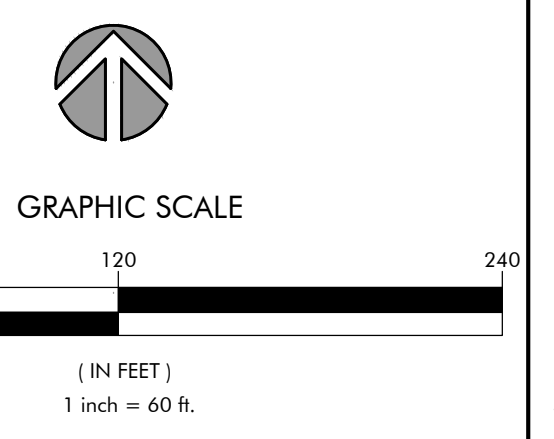
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WATER ALLOCATION POLICY

MAJOR SUBDIVISION	
Major Subdivision base points	15 pts.
Conservation of Natural Habitat	10 pts.
Construct a fountain within the BMP	4 pts.
On Street Parking	4 pts.
Residential Architectural Standards	15 pts.
3,000' or More of 6-Foot Wide Path	3 pts.
Resort Style Pool	2 pts.
Deck/Patio (2,000 sf Minimum)	2 pts.
Clubhouse (No Meeting Space, Bathrooms, & Changing Rooms Only)	3 pts.
IPEMA Certified Playground Equipment	2 pts.
TOTAL	58 pts.

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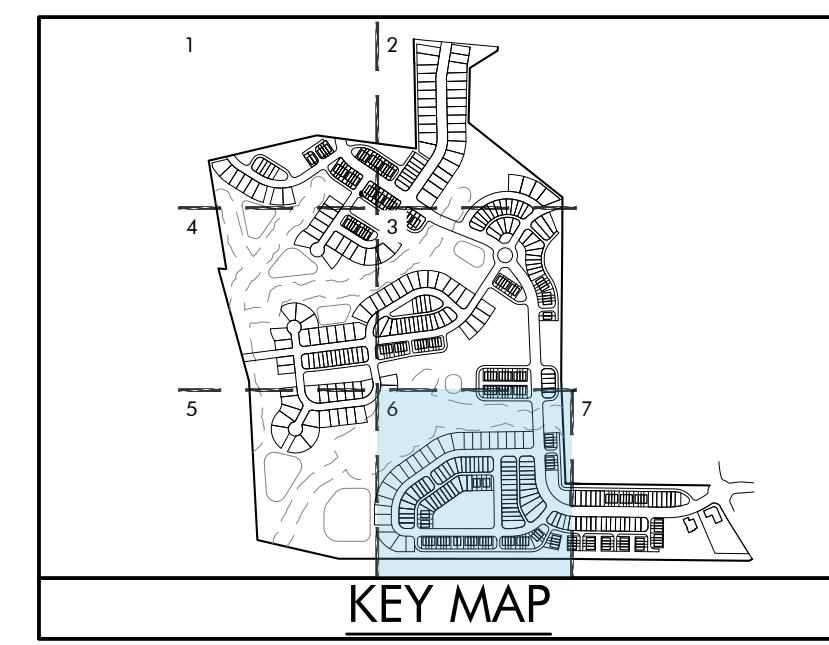
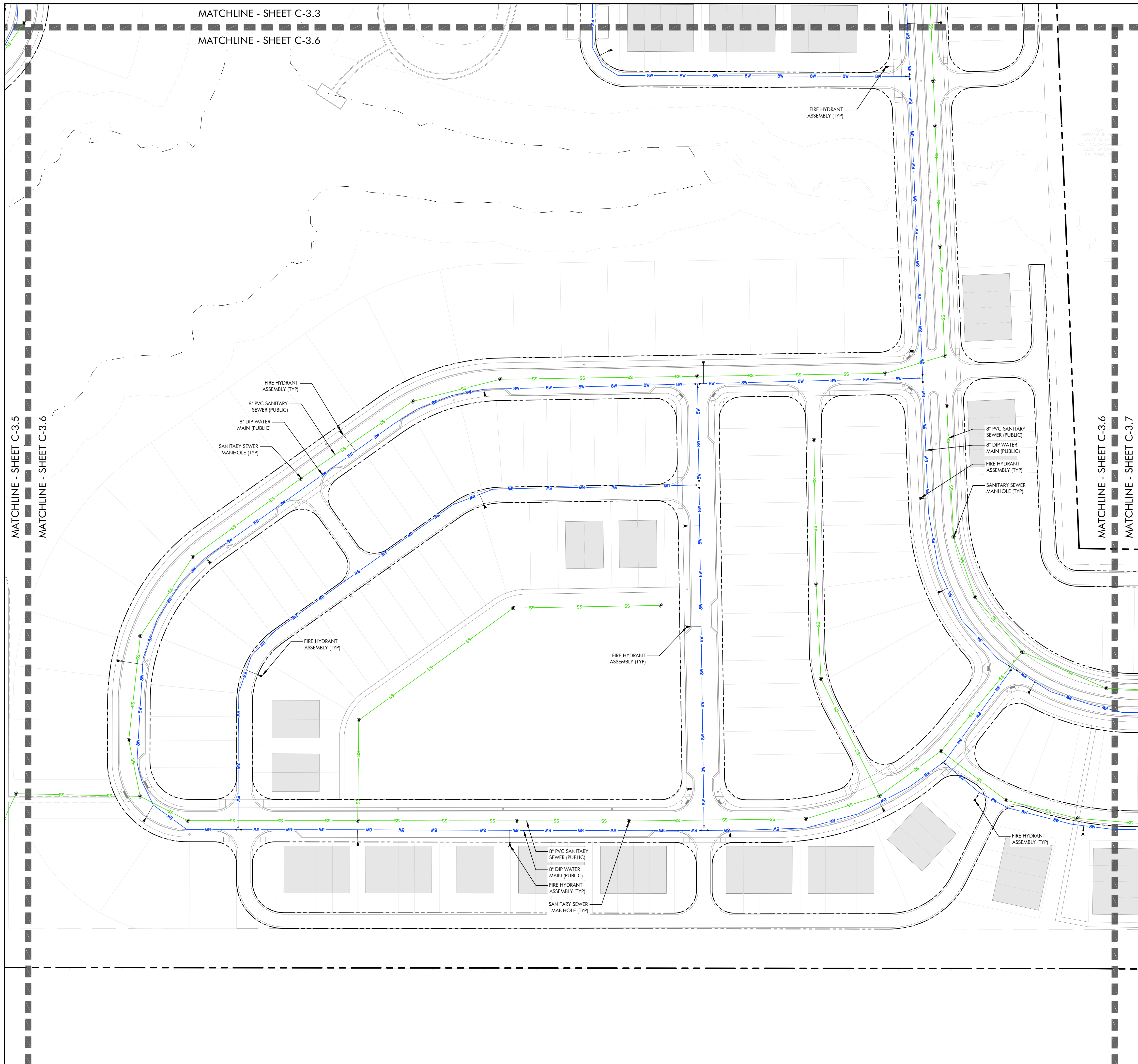


LYNDON OAKS
Master Plan
 Utility Plan Enlargement 5

Knightsdale, North Carolina

NO. DATE BY: REVISIONS:

Project No: 22-RDU-083
 Date: 11.27.2023
 Sheet No:
C-6.5



- STANDARD UTILITY NOTES (AS APPLICABLE):**
1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
 - 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 AND 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 ENCASUREMENT 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.
 2. 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.
 3. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITH AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
 4. 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.
 5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
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 7. INSTALL 1" COPPER 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.
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TOTAL	58 pts.

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GRAPHIC SCALE
0 40 80 120 160 200
(IN FEET)
1 inch = 60 ft.

URBAN DESIGN PARTNERS
150 Fayetteville St Ste 1310
Raleigh, NC 27601
919.275.5022
urbandesignpartners.com

nc firm no: P-2671 sc coo no: C-03044

PRELIMINARY DRAWING
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11/27/2023

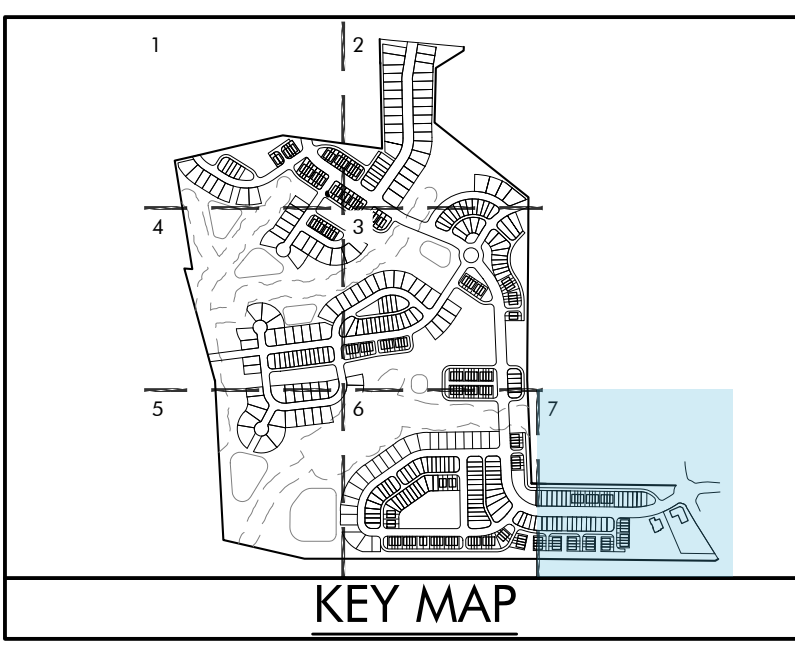
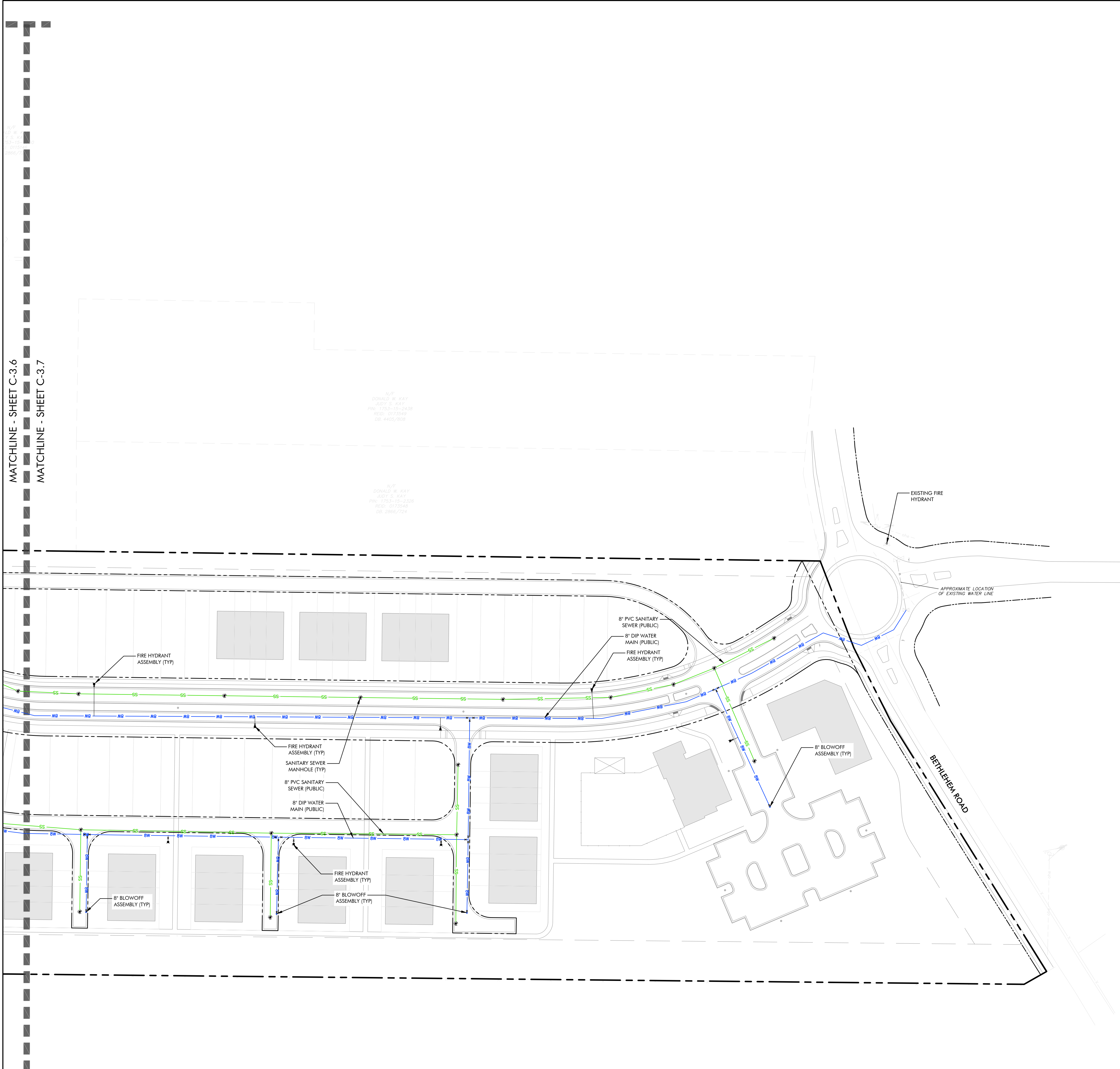
D.R. Horton
7208 Falls of Neuse Rd. Ste. 201
Raleigh, NC 27615

LYNDON OAKS
Master Plan
Utility Plan Enlargement 6
Knightdale, North Carolina

NO. DATE BY: REVISIONS:

Project No: 22-RDU-083
Date: 11.27.2023
Sheet No:

C-6.6



nc firm no: P-2671 sc coo no: C-03044

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STANDARD UTILITY NOTES (AS APPLICABLE):

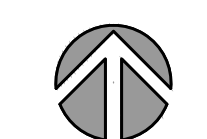
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WATER ALLOCATION POLICY

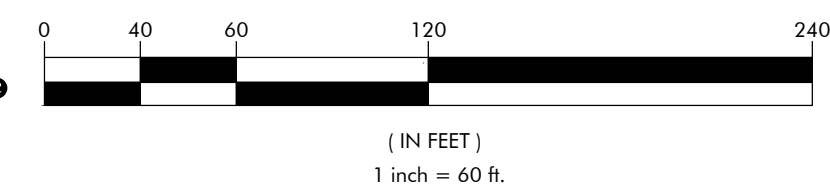
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TOTAL	58 pts.



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GRAPHIC SCALE



LYNDON OAKS
Master Plan
Utility Plan Enlargement 7

NO. DATE BY: REVISIONS:

Project No: 22-RDU-083
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Raleigh, NC 27601
919.275.5022
urbandesignpartners.com

nc firm no: P-2671 sc coa no: C-03044

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7208 Falls of Neuse Rd. Ste. 201
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LYNDON OAKS Master Plan Overall Landscape Plan

Knightsdale, North Carolina

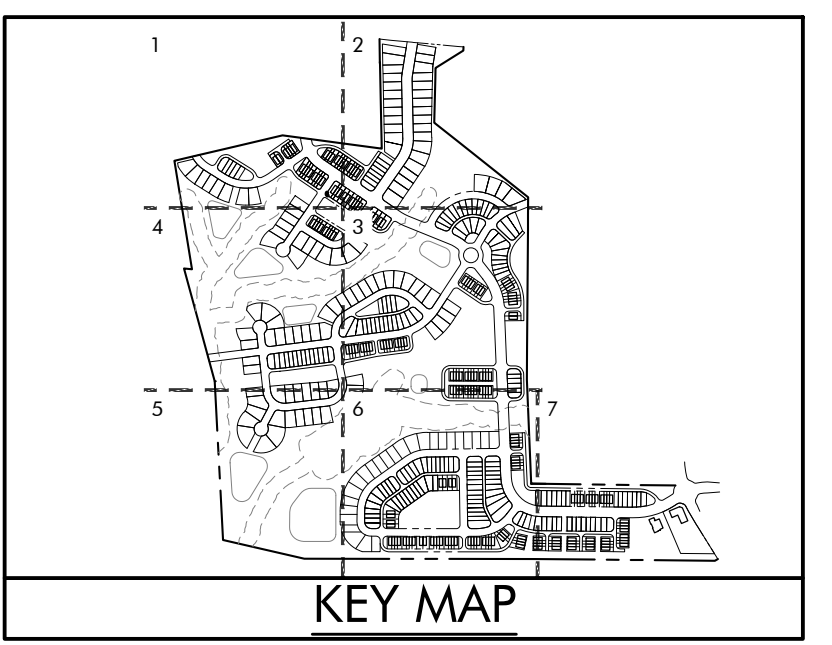
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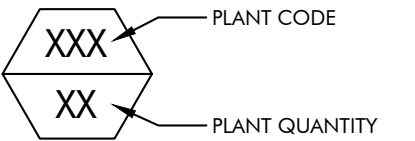
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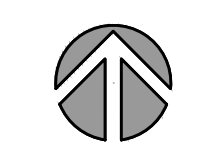
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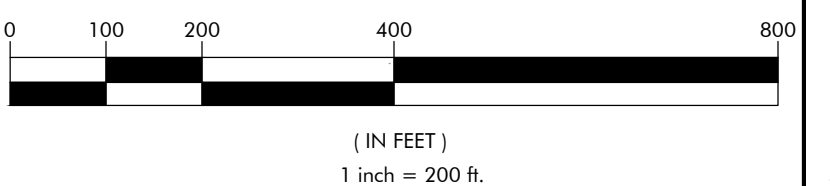
- NOTES:**
- EXISTING PLANT MATERIAL TO BE PRESERVED IN ALL BUFFER AREAS AS PRIORITY OVER TREE SAVE AREAS. WHERE SUFFICIENT MATERIAL DOES NOT MEET REQUIREMENTS, SUPPLEMENTAL PLANT MATERIAL WILL BE REQUIRED TO MEET BUFFER OPACITY STANDARDS.
 - FINAL LOCATION OF SUPPLEMENTAL BUFFER PLANTINGS TO BE COORDINATED WHEN CONSTRUCTION DOCUMENTS ARE DEVELOPED. SEE SHEET LS-2.0 FOR TYPICAL BUFFER SECTIONS.
 - ANY REQUIRED SCREENING AREAS THAT OVERLAP WITH SIGHT DISTANCE TRIANGLES WILL WAIVE PLANTING REQUIREMENTS AND USE GROUND COVER PLANTINGS.
 - ALL SIDES OF PARKING LOTS FRONTING RIGHT-OF-WAYS WILL BE SCREENED WITH A TYPE B BUFFER YARD PER UDO.
 - IF GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS DO NOT MATCH QUANTITIES IN PLANT SCHEDULE, GRAPHIC REPRESENTATION OF PLANTINGS WILL GOVERN.
 - TREES NOT IN A LANDSCAPE BED SHALL RECEIVE A 6" DIAMETER MULCH RING.
 - LIMITS OF IRRIGATION INCLUDE DENOTED LANDSCAPE BEDS, ALL SOD/SEED AREAS, AND TREES NOT LOCATED IN A LANDSCAPE BED.
 - FULL LANDSCAPE SCHEDULE ON SHEET LS-2.0
 - LANDSCAPE SPECIES, LOCATION, AND QUANTITY IS SUBJECT TO CHANGE AT TIME OF CONSTRUCTION DOCUMENTS.



- LANDSCAPE REQUIREMENTS:**
- BUFFER YARD TYPE B (BETHLEHEM ROAD)**
- BUFFER TYPE: B
 - WIDTH REQ'D: 20' MIN.
 - WIDTH PROV: VARIABLE WIDTH
 - LENGTH: ± 412 LF
 - REQUIRED PLANTINGS:
 - CANOPY TREES: 3 TREES/100 LF
 - UNDERSTORY TREES: 5 TREES/100 LF
 - SHRUBS: 20 SHRUBS/100 LF
 - (412 LF / 100 LF)(3) = 13 CANOPY TREES REQ'D
 - (412 LF / 100 LF)(5) = 21 UNDERSTORY TREES REQ'D
 - (412 LF / 100 LF)(20) = 83 REQ'D
- PROPOSED PLANTINGS:
- CANOPY TREES: 13 TREES PROP.
 - UNDERSTORY TREES: 21 TREES PROP.
 - SHRUBS: 199 SHRUBS PROP.
- BUFFER YARD TYPE B (OLD FAISON ROAD)**
- BUFFER TYPE: B
 - WIDTH REQ'D: 20' MIN.
 - WIDTH PROV: 20'
 - LENGTH: ± 507 LF
 - REQUIRED PLANTINGS:
 - CANOPY TREES: 3 TREES/100 LF
 - UNDERSTORY TREES: 5 TREES/100 LF
 - SHRUBS: 20 SHRUBS/100 LF
 - (507 LF / 100 LF)(3) = 15 CANOPY TREES REQ'D
 - (507 LF / 100 LF)(5) = 26 UNDERSTORY TREES REQ'D
 - (507 LF / 100 LF)(20) = 102 SHRUBS REQ'D
- PROPOSED PLANTINGS:
- CANOPY TREES: 13 TREES PROP.
 - UNDERSTORY TREES: 25 TREES PROP.
 - SHRUBS: 219 SHRUBS PROP.
- BUFFER YARD TYPE B (PERIMETER BUFFER)**
- BUFFER TYPE: B
 - WIDTH REQ'D: 20' MIN.
 - WIDTH PROV: 20'
 - LENGTH: ± 12,730 LF TOTAL*
 - REQUIRED PLANTINGS:
 - CANOPY TREES: 3 TREES/100 LF
 - UNDERSTORY TREES: 5 TREES/100 LF
 - SHRUBS: 20 SHRUBS/100 LF
 - (12,730 LF / 100 LF)(3) = 382 CANOPY TREES REQ'D
 - (12,730 LF / 100 LF)(5) = 637 UNDERSTORY TREES REQ'D
 - (12,730 LF / 100 LF)(20) = 2,546 SHRUBS REQ'D
- PROPOSED PLANTINGS: EXISTING PLANT MATERIAL IN BUFFERS TO REMAIN AND BE SUPPLEMENTED TO MEET REQUIREMENTS AS STATED ABOVE.
- STREET TREES**
- SPACING: 40' O.C. (CANOPY)
30' O.C. (UNDERSTORY)
 - SPECIES: SPECIES OF EVERY OTHER TREE ALONG THE STREET FRONTAGE SHALL ALTERNATE

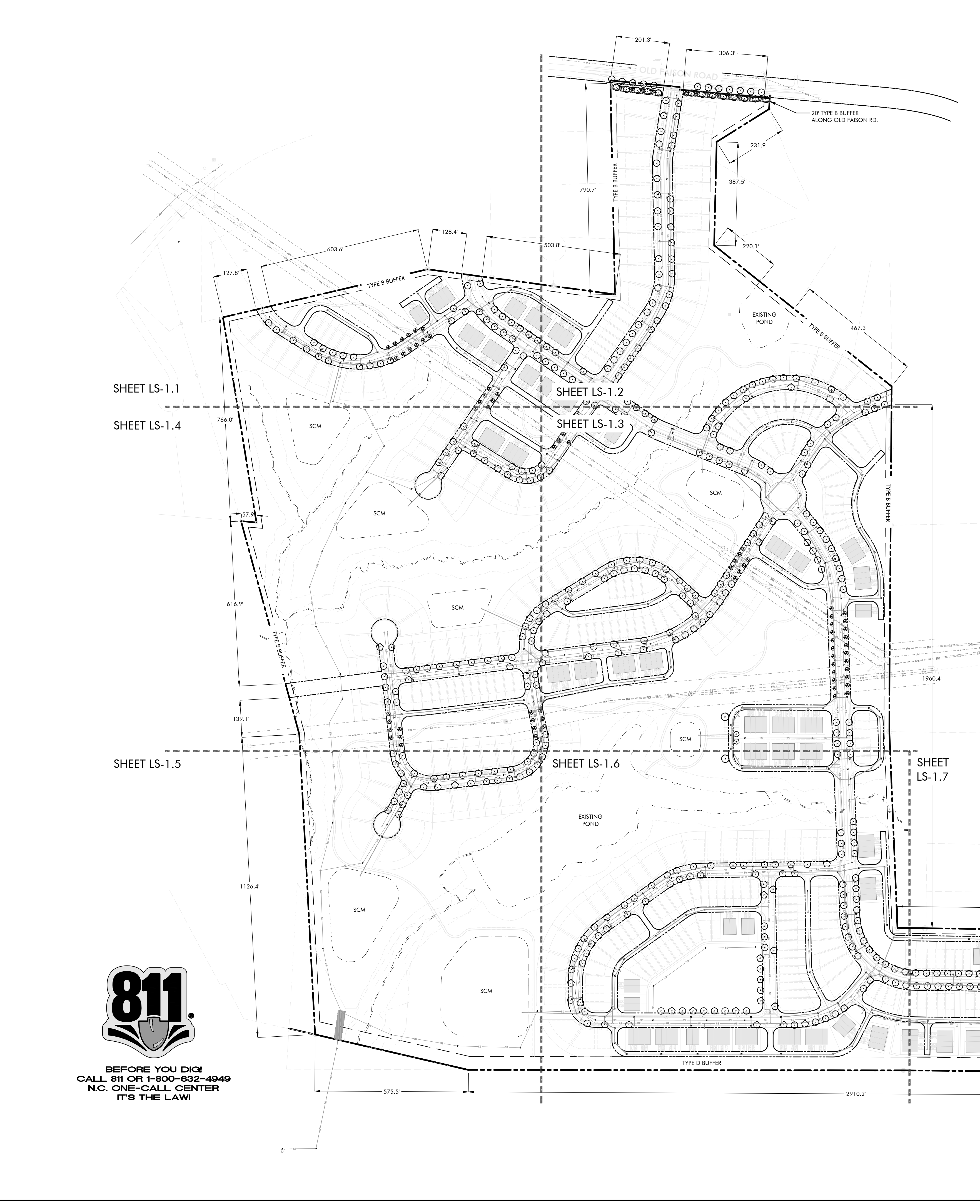


GRAPHIC SCALE

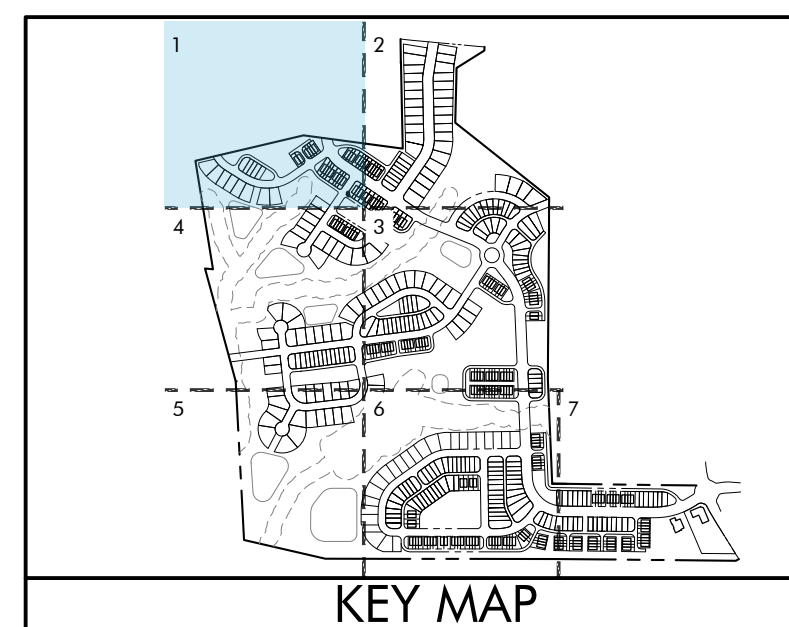
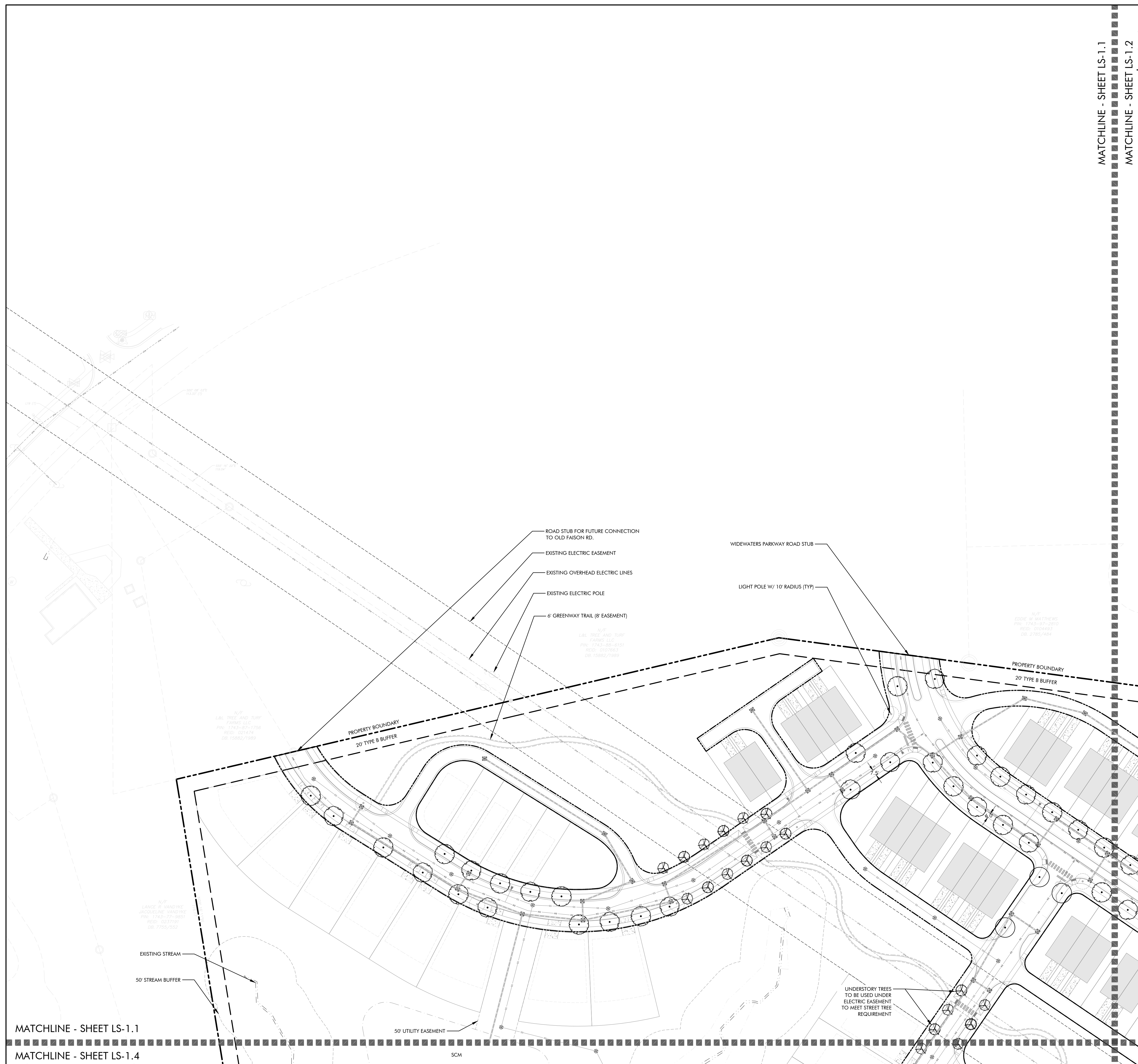


PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
TREES			
	AG	3	ACER GRiseum / PAPERBARK MAPLE
	AB	125	ACER SACCHARUM 'BONFIRE' / BONFIRE SUGAR MAPLE
	AS	1	AMELANCHIER LAEVIS 'SNOWCLOUD' / SNOWCLOUD ALLEGHENY SERVICEBERRY
	CA	7	CARPINUS CAROLINIANA / AMERICAN HORNBEAM
	CT	8	CERCIS CANADENSIS 'NC2016-2' / FLAME THROWER® EASTERN REDBUD
	GK	9	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE
	LW	34	LAGERSTROEMIA INDICA 'WHIT III' / PINK VELOUR® CRAPE MYRTLE
	LY	35	LAGERSTROEMIA X 'YUMA' / YUMA CRAPE MYRTLE
	LA	19	LIRODENDRON TULIPIFERA 'ARNOLD' / ARNOLD TULIP POPLAR
	MG	7	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA
	PV	34	PINUS VIRGINIANA / VIRGINIA PINE
	QA	104	QUERCUS ACUTISSIMA / SAWTOOTH OAK
	UF	102	ULMUS PARVIFOLIA 'BOSQUE' TM / BOSQUE LACEBARK ELM
	ZG	125	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA
SHRUBS			
	AT	18	ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED
	BG	99	BUXUS X 'GREEN GEM' / GREEN GEM BOXWOOD
	CS2	42	CALAMAGROSIS X ACUTIFLORA 'STRICTA' / KARL FOERSTER FEATHER REED GRASS
	CA2	19	CALLICARPA AMERICANA / AMERICAN BEAUTYBERRY
	FG	18	FOTHERGILLA GARDENII / DWARF FOTHERGILLA
	IG	72	ILEX CRENATA 'GREEN LUSTRE' / GREEN LUSTER JAPANESE HOLLY
	JM	36	JUNIPERUS CHINENSIS 'MINT JULEP' / MINT JULEP JUNIPER
	LP	146	LIRIOPE MUSCARI 'EXC 052' / PURPLE EXPLOSION™ LILYTURF
	PR	51	PENNISETUM SETACEUM 'RUBRUM' / PURPLE FOUNTAIN GRASS
	PG	10	PICEA PUNGENS 'GLOBOSA' / DWARF GLOBE BLUE SPRUCE
	SB	9	SPIRAEA PRUNIFOLIA 'BRIDAL WREATH' / BRIDAL WREATH SPIREA



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11/27/2023

D.R. Horton

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Raleigh, NC 27615

LYNDON OAKS Master Plan

Landscape Plan Enlargement 1

Knightsdale, North Carolina

NO. DATE BY: REVISIONS:

Project No: 22-RDU-083

Date: 11.27.2023

Sheet No:

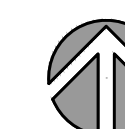
LS-1.1

NOTES:

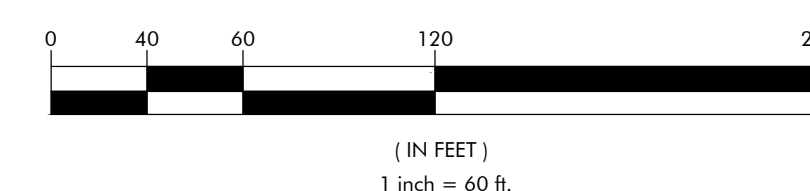
1. EXISTING PLANT MATERIAL TO BE PRESERVED IN ALL BUFFER AREAS AS PRIORITY TIER 1 TREE SAVE AREAS. WHERE SUFFICIENT MATERIAL DOES NOT MEET REQUIREMENTS, SUPPLEMENTAL PLANT MATERIAL WILL BE REQUIRED TO MEET BUFFER OPACITY STANDARDS.
2. FINAL LOCATION OF SUPPLEMENTAL BUFFER PLANTINGS TO BE COORDINATED WHEN CONSTRUCTION DOCUMENTS ARE DEVELOPED. SEE SHEET LS-2.0 FOR TYPICAL BUFFER SECTIONS.
3. ANY REQUIRED SCREENING AREAS THAT OVERLAP WITH SIGHT DISTANCE TRIANGLES WILL WAIVE PLANTING REQUIREMENTS AND USE GROUNDCOVER PLANTINGS.
4. ALL SIDES OF PARKING LOTS FRONTING RIGHT-OF-WAYS WILL BE SCREENED WITH A TYPE B BUFFER YARD PER UDO.
5. IF GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS DO NOT MATCH QUANTITIES IN PLANT SCHEDULE, GRAPHIC REPRESENTATION OF PLANTINGS WILL GOVERN.
6. TREES NOT IN A LANDSCAPE BED SHALL RECEIVE A 6" DIAMETER MULCH RING.
7. LIMITS OF IRRIGATION INCLUDE DENOTED LANDSCAPE BEDS, ALL SOD/SEED AREAS, AND TREES NOT LOCATED IN A LANDSCAPE BED.
8. FULL LANDSCAPE SCHEDULE ON SHEET LS-2.0
9. LANDSCAPE SPECIES, LOCATION, AND QUANTITY IS SUBJECT TO CHANGE AT TIME OF CONSTRUCTION DOCUMENTS.

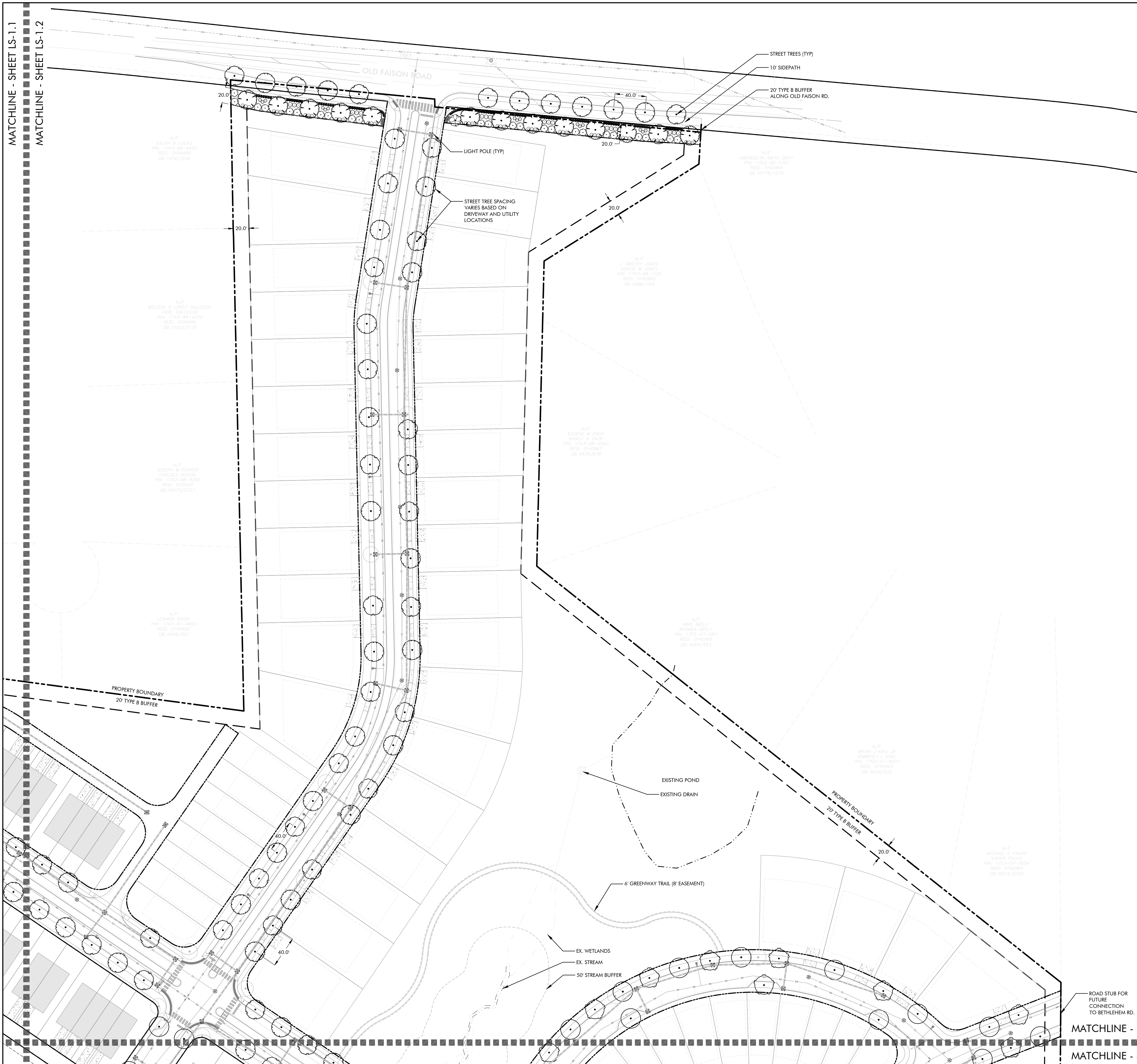


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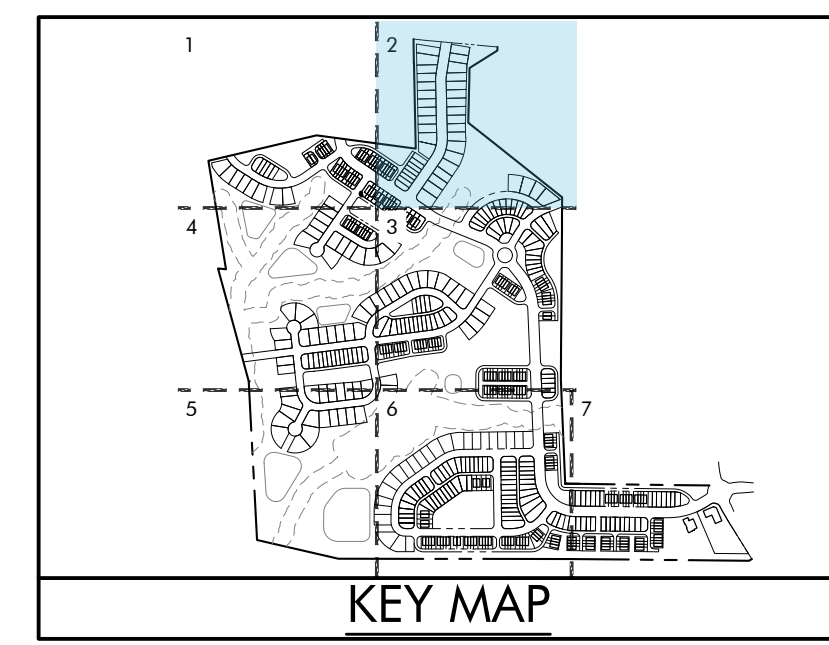


GRAPHIC SCALE





MATCHLINE - SHEET LS-1.1
 MATCHLINE - SHEET LS-1.2



- NOTES:**
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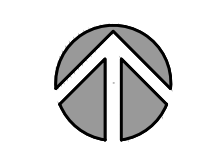
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LYNDON OAKS Master Plan Landscape Plan Enlargement 2

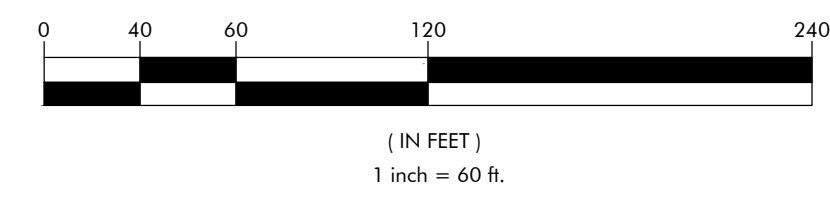
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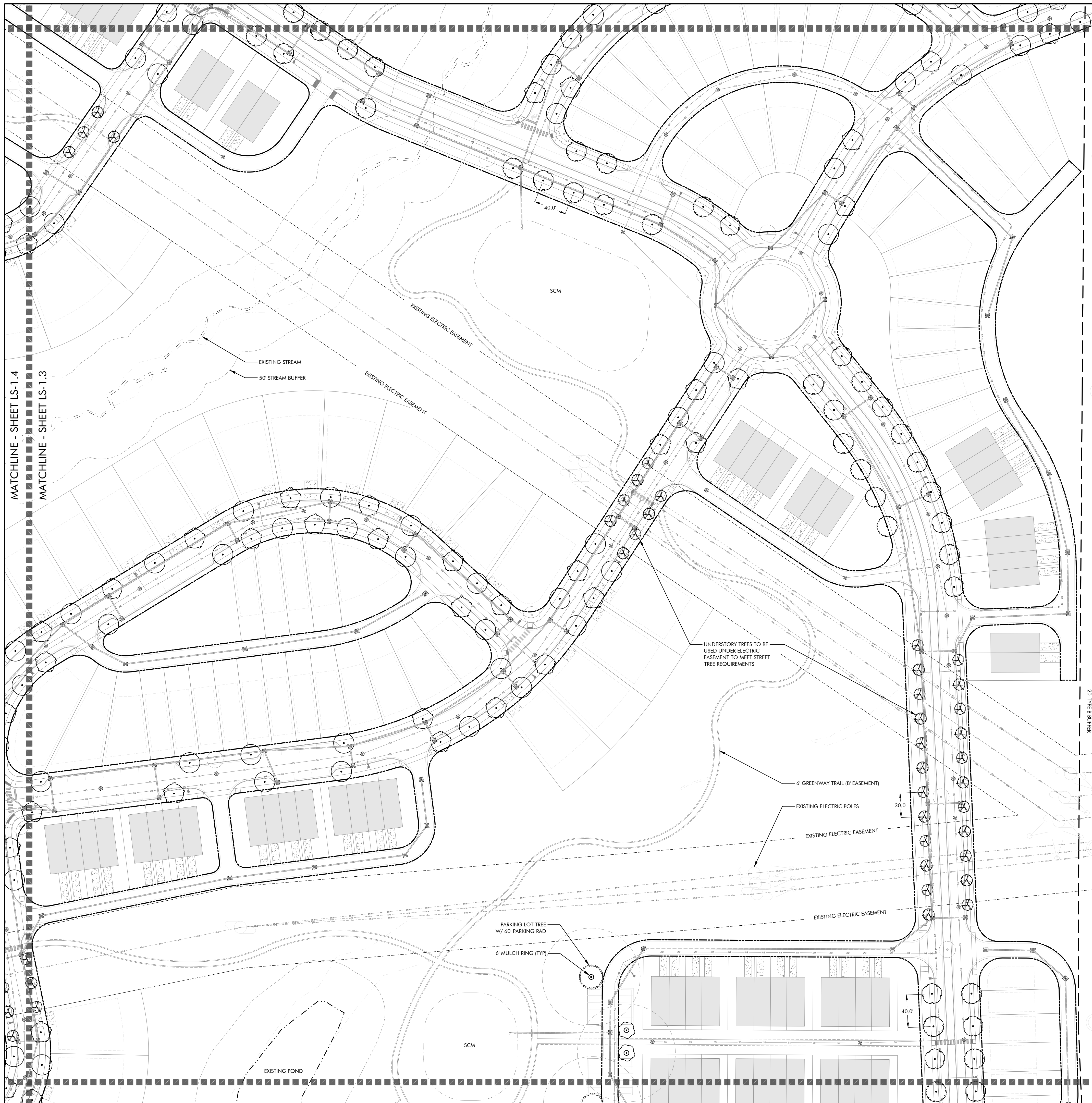
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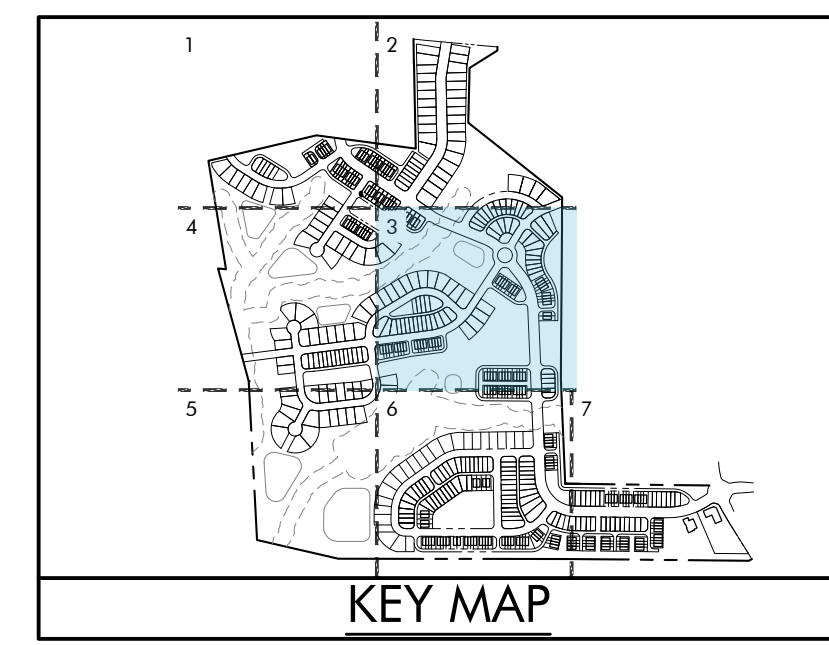
MATCHLINE - SHEET LS-1.2
 MATCHLINE - SHEET LS-1.3

NO.	DATE	BY	REVISIONS:

Project No: 22-RDU-083
 Date: 11.27.2023
 Sheet No:
LS-1.2



MATCHLINE - SHEET LS-1.2
 MATCHLINE - SHEET LS-1.3



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LYNDON OAKS

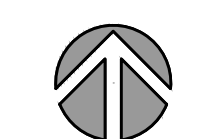
Master Plan

Landscape Plan Enlargement 3

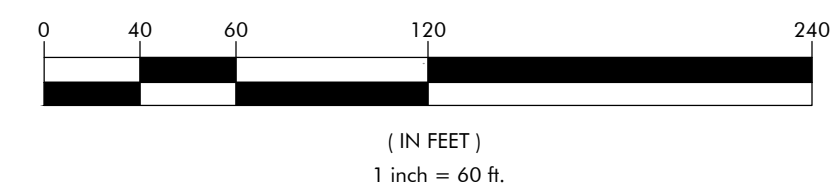
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GRAPHIC SCALE



MATCHLINE - SHEET LS-1.3
 MATCHLINE - SHEET LS-1.6

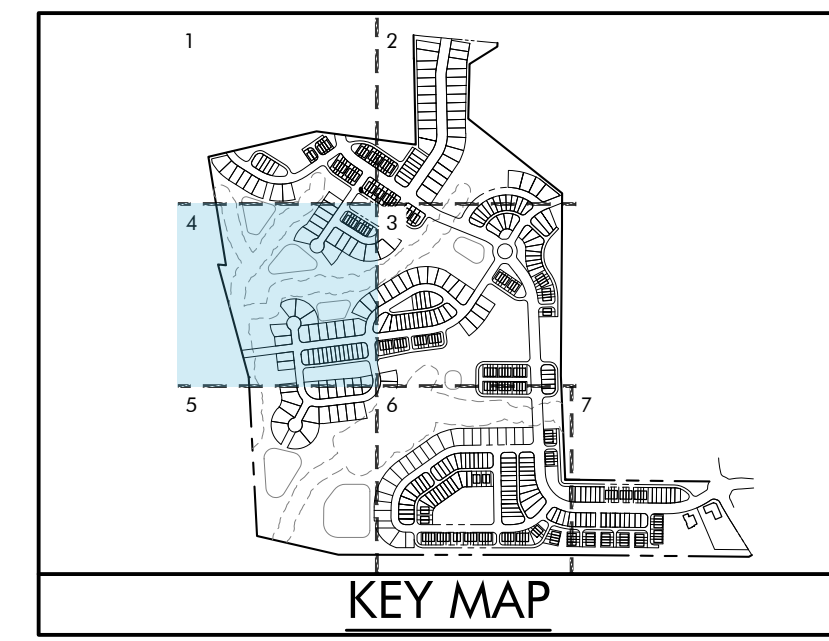
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Project No: 22-RDU-083
 Date: 11.27.2023
 Sheet No:

LS-1.3

MATCHLINE - SHEET LS-1.1
 MATCHLINE - SHEET LS-1.4

MATCHLINE - SHEET LS-1.4
 MATCHLINE - SHEET LS-1.5



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GRAPHIC SCALE
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 (IN FEET)
 1 inch = 60 ft.

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LYNDON OAKS
Master Plan
 Landscape Plan Enlargement 4
 Knightdale, North Carolina

NO.	DATE	BY	REVISIONS:

Project No: 22-RDU-083
 Date: 11.27.2023
 Sheet No:
LS-1.4

MATCHLINE - SHEET LS-1.4

MATCHLINE - SHEET LS-1.5

EXISTING CREEK
STREAM BUFFER
WETLANDS

6' GREENWAY TRAIL
(8' EASEMENT)

40.0'
6' MULCH RING
(TYP)

EXISTING POND

MATCHLINE - SHEET LS-1.5

MATCHLINE - SHEET LS-1.6

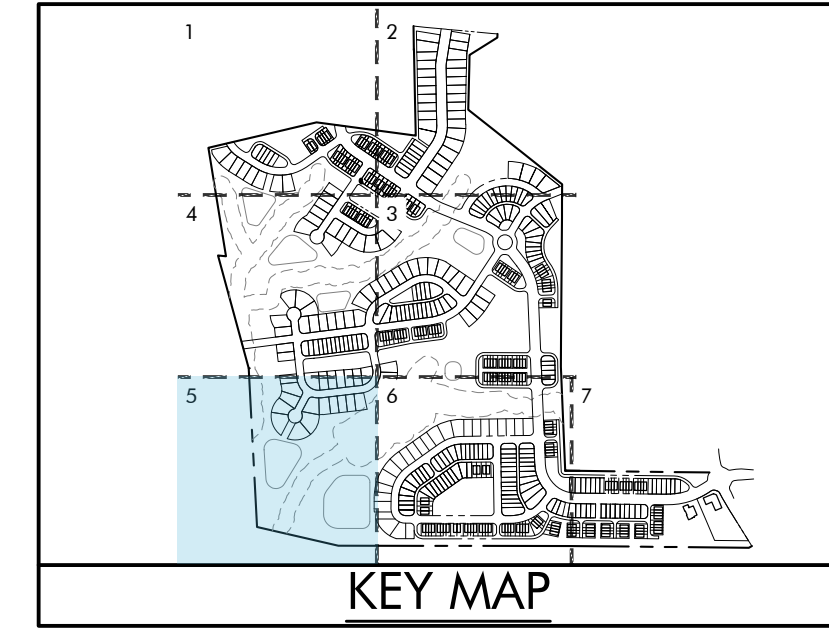
N/A
NOV 2023 © UDDP
PLOT 12/24/23-2023
RSD 01/30/23
08-13-232017

SCM

SCM

50' TYPE D BUFFER

PROPERTY BOUNDARY



NOTES:

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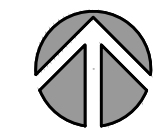
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LYNDON OAKS Master Plan Landscape Plan Enlargement 5

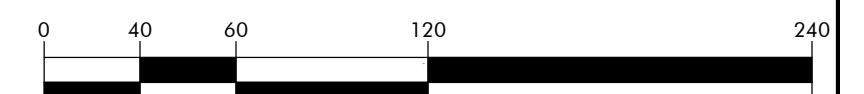
Knightsdale, North Carolina



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(IN FEET)
1 inch = 60 ft.

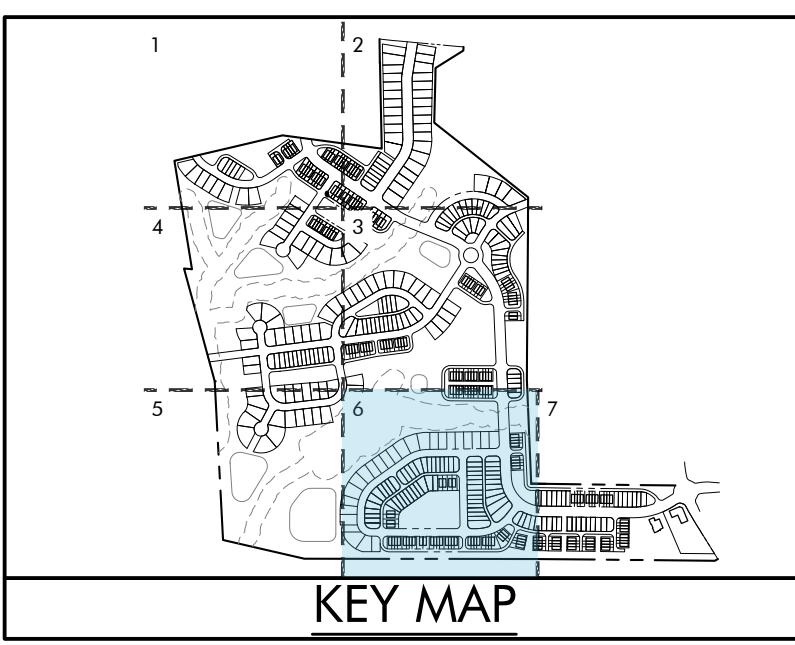
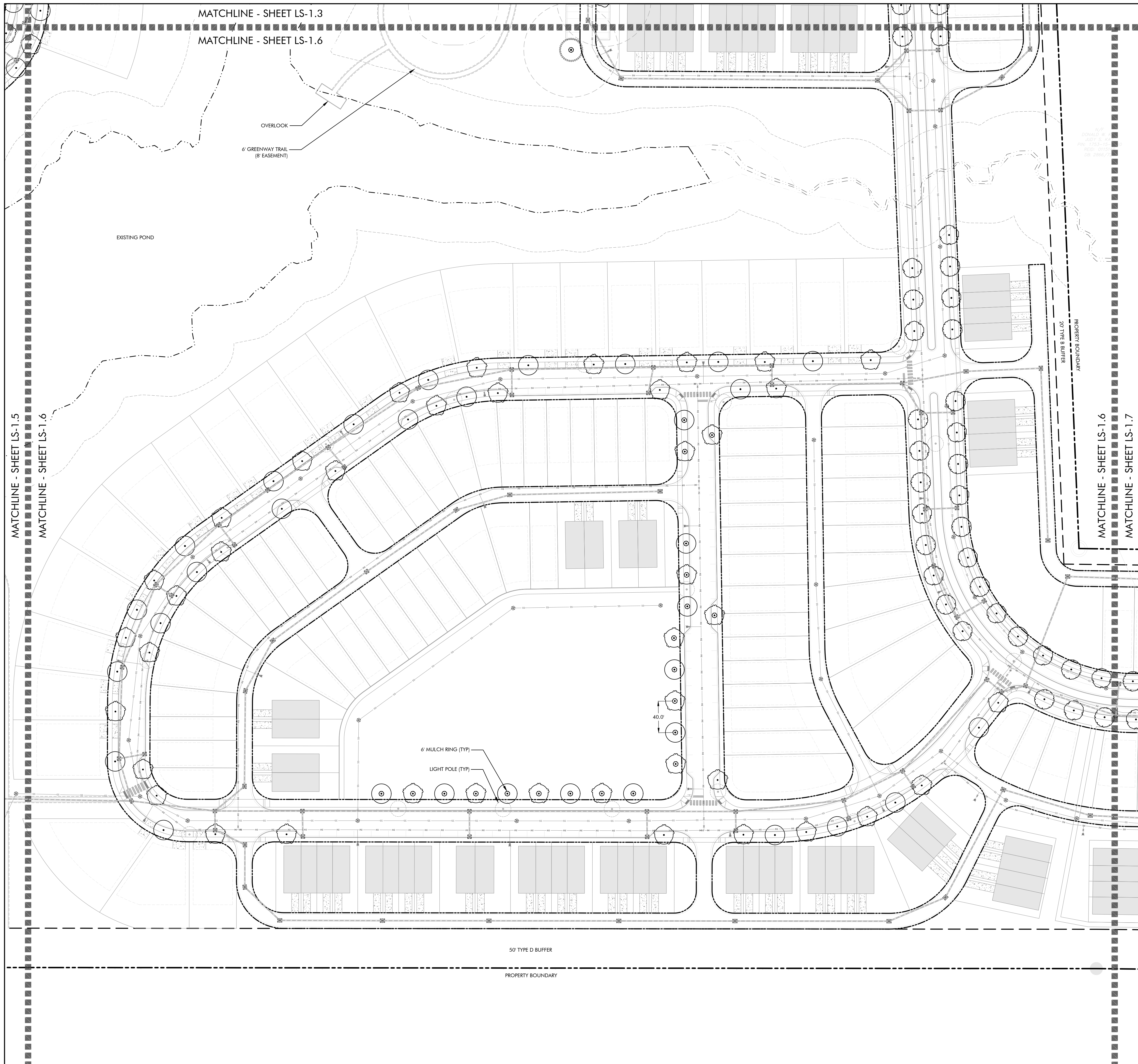
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Project No: 22-RDU-083

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Sheet No:

LS-1.5



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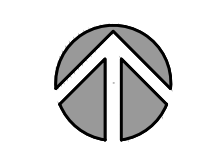
Master Plan

Landscape Plan Enlargement 6

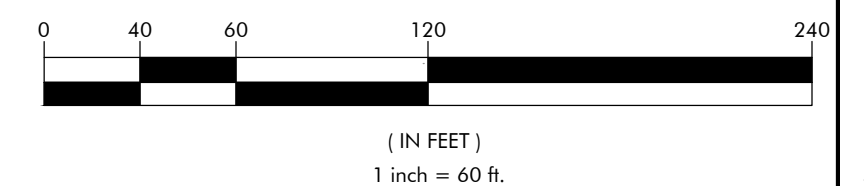
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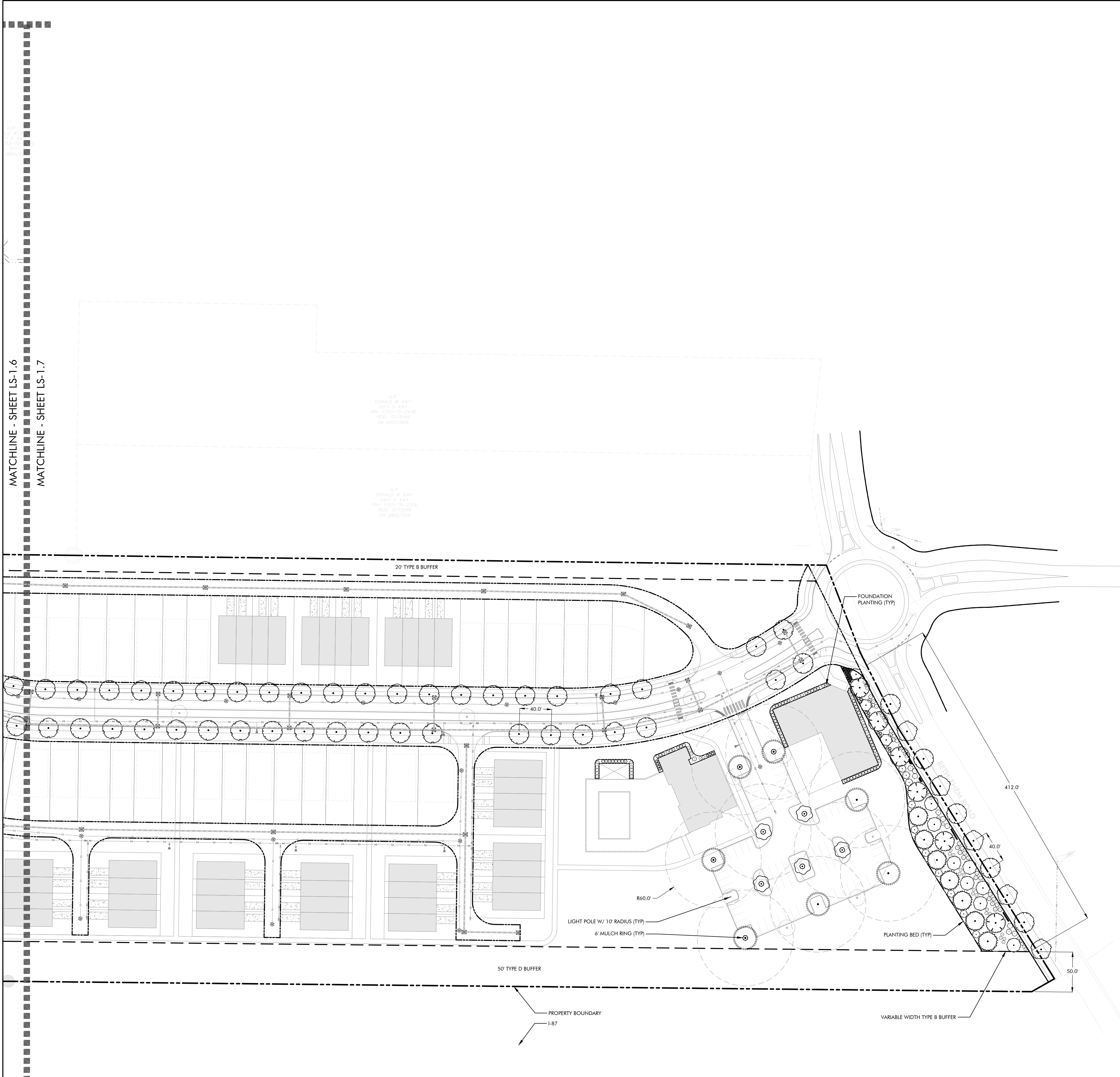
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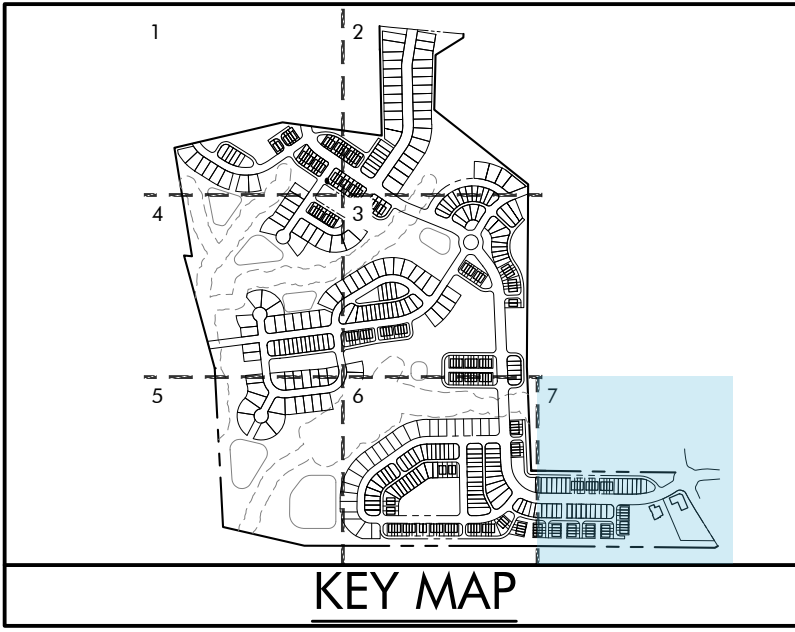
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LS-1.6



MATCHLINE - SHEET LS-1.6
 MATCHLINE - SHEET LS-1.7

N/P
 DONALD B. RAY
 4107 S. WAT
 FW: 728-15-2418
 MO: 917-3343
 CB: 4425-2028

N/P
 DONALD B. RAY
 4107 S. WAT
 FW: 728-15-2418
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 CB: 4425-2028



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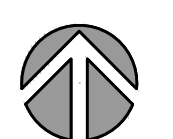
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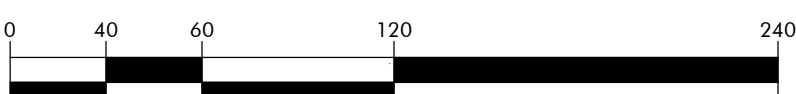
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LS-1.7

GENERAL PLANTING NOTES

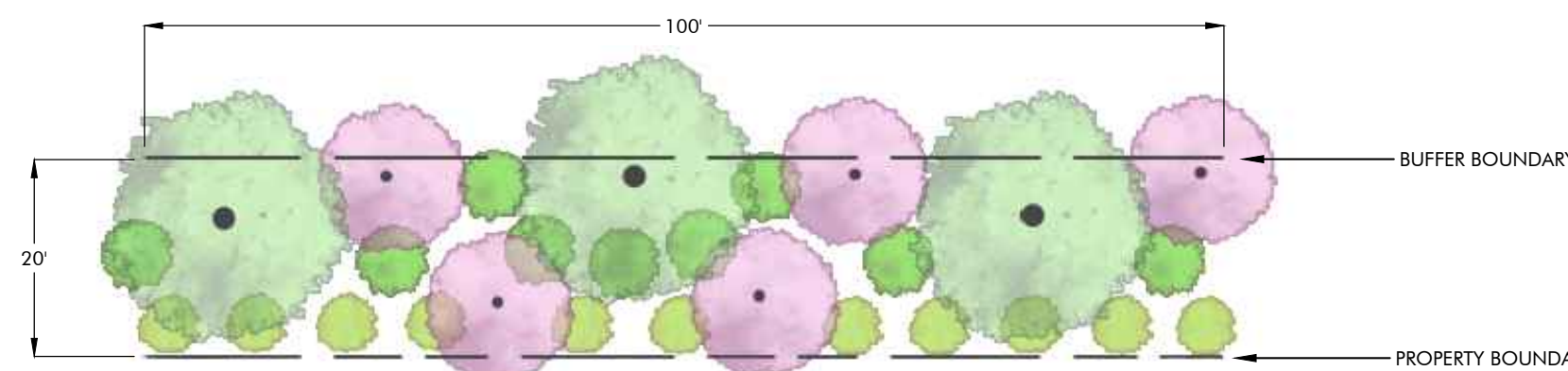
- PLANT MATERIAL**
- REQUIRED PLANTINGS SHALL MEET ALL REQUIREMENTS SET FORTH IN THE TOWN OF KNIGHTDALE UDO.
 - ALL NEW TREES MUST HAVE STRAIGHT TRUNKS WITH STRONG CENTRAL LEADERS INTACT TO THE TOP OF THE CROWN UNLESS MULTI-STEM TREES ARE SPECIFIED. ALL REQUIRED TREES SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, HAVE WELL-DEVELOPED BRANCHES, BE VIGOROUS AND HAVE FIBROUS ROOT SYSTEMS. TREES WITH MAJOR GRIDLING ROOTS WILL NOT BE ACCEPTED. TREES WITH CO-DOMINANT BRANCHING WILL NOT BE ACCEPTED. TREES THAT HAVE BEEN SHEARED, TOPPED OR CUT BACK TO MULTIPLY THE BRANCHING STRUCTURE WILL NOT BE ACCEPTED. TREES SHALL BE FREE OF ABRASIONS, DAMAGE, DISEASE, PESTS AND CRACKS. ALL PRUNING CUTS GREATER THAN 1/2 INCH DIAMETER SHALL HAVE CALLUS TISSUE FORMED PRIOR TO PLANTING. NO PRUNING CUT ON THE TRUNK SHALL BE MORE THAN ONE-HALF THE DIAMETER OF THE CENTRAL LEADER AT THE HEIGHT WHERE THE CUT WAS MADE. ROOT FLARES SHALL BE LOCATED AT GRADE. TREES WITH MORE THAN 2" OF SOIL COVERING THE ROOT BALL/FLARE FROM WILL NOT BE ACCEPTED.
 - SIZE OF REQUIRED PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (LATEST EDITION) AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, EXCEPT WHERE SPECIFIED/AUTHORIZED BY THE UDO.
 - ALL REQUIRED TREES OF A PARTICULAR SPECIES AND VARIETY SHALL BE UNIFORM IN SIZE AND CONFIGURATION.
 - A MINIMUM OF 50% OF NEW TREES MUST BE NATIVE SPECIES, AND SITES WITH MORE THAN 20 TREES REQUIRED WILL HAVE TO INSTALL MULTIPLE (3 OR MORE) SPECIES PURSUANT TO THE TREE ORDINANCE GUIDELINES.
 - 75% OF REQUIRED TREES MUST BE LARGE MATURE SPECIES EXCEPT IN SITUATIONS WITH OVERHEAD POWER LINE CONFLICTS.
 - ALL STRAPPING, AND TOP 1/3 OF WIRE BASKET AND BURLAP MUST BE CUT AWAY AND REMOVED FROM ROOT BALL WHEN PLANTING.
 - TREES PLANTED ON PUBLIC PROPERTY WILL NEED APPROVAL FROM THE TOWN ARBORIST AND/OR NCDOT.
- TOWN OF KNIGHTDALE INSTALLATION AND MAINTENANCE STANDARDS**
- LANDSCAPING SHOULD BE OF SUFFICIENT SIZE SO THAT MATURE APPEARANCE WILL BE ACHIEVED WITHIN THREE (3) YEARS OF INSTALLATION FOR SHRUBS AND WITHIN FIVE (5) YEARS OF INSTALLATION FOR TREES.
 - MINIMUM SIZE OF PLANTINGS AS FOLLOWING:
 - EVERGREEN TREES: 6" HEIGHT MIN. & 2" CAL. MIN.
 - MULTI-STEMMED TREES: 8" HEIGHT MIN. & 3" STALK MIN.
 - CANOPY TREES: 8" HEIGHT MIN. & 2" CAL. MIN.
 - UNDERSTORY TREES: 6" HEIGHT MIN. & 1.25" CAL. MIN.
 - SHRUBS: 18" HEIGHT MIN. & 12" SPREAD MIN. (3 GAL)
 - GROUNDCOVERS: 4" SPREAD MIN. (1.5" x 2.5" POTS)
 - AT A MINIMUM, THE SPECIES OF EVERY OTHER TREE ALONG THE STREET FRONTAGE SHALL ALTERNATE IN ORDER TO MAXIMIZE DIVERSITY AS DEEMED APPROPRIATE BY THE LAND USE ADMINISTRATOR.
 - A MINIMUM OF 75% OF THE LANDSCAPE FEATURES UTILIZED ON A PARCEL THAT IS GREATER THAN 5 ACRES SHALL BE DROUGHT AND SALT TOLERANT NATIVE SPECIES.
 - TOTAL LANDSCAPE FEATURES, EXCLUDING TURF, SHALL NOT BE COMPRISED OF MORE THAN 20% OF ANY SINGLE SPECIES OR 25% OF ANY GENUS.
 - ALL NEW TREES SHALL BE PROPERLY GUYYED AND STAKED AT THE TIME OF PLANTING.
- UTILITY & EASEMENTS**
- WHERE A CANOPY TREE IS REQUIRED AND OVERHEAD UTILITY LINES EXIST, TWO (2) UNDERSTORY TREES SHALL BE SUBSTITUTED WITH THE APPROVAL OF THE LAND USE ADMINISTRATOR.
 - IF ANY UTILITY IS BEING INSTALLED IN OR NEAR ANY REQUIRED TREE(S) OR TREE SAVE AREAS, CALL URBAN FORESTRY SPECIALIST TO RESOLVE PRIOR TO UTILITY INSTALLATION.
 - IF TREES CONFLICT WITH ANY UTILITIES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
 - ADJUST TREE PLANTING LOCATIONS TO AVOID EXISTING OR PROPOSED UNDERGROUND UTILITIES. CANOPY TREES SHALL BE PLACED AT LEAST 10 FEET FROM LIGHT POLES, AND 12 FEET FROM ELECTRICAL TRANSFORMERS IN ORDER TO ALLOW THESE UTILITIES TO BE SAFELY SERVICED. UNDERSTORY TREES MAY BE PLACED WITHIN 5 FEET OF SUCH DEVICES.
 - NOTHING SHALL BE PLANTED OR INSTALLED WITHIN AN UNDERGROUND OR OVERHEAD UTILITY EASEMENT WITHOUT CONSENT OF THE TOWN.
 - ALL UNDERGROUND UTILITIES SHALL BE LOCATED BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF UNDERGROUND OR OVERHEAD UTILITY LINES.
- TOPSOIL/PLANTING MIX - MINIMUM REQUIREMENTS:**
- WHERE PAVEMENT CUTOUTS ON RENOVATED SITES ARE REQUIRED AND/OR WHERE NEW PLANTING STRIPS OR ISLANDS ARE REQUIRED, ALL PAVEMENT, CONSTRUCTION DEBRIS AND GRAVEL SUB-BASE MUST BE REMOVED BEFORE PREPARING SOIL AND PLANTING TREES. EXISTING COMPACTED SOIL MUST BE REMOVED AND REPLACED WITH 24" OF TOPSOIL/PLANTING MIX. EXISTING SOIL MAY BE UNCOMPACTED TO A DEPTH OF 24" AND AMENDED TO MEET TOPSOIL STANDARDS FOR THE ENTIRE PLANTING AREA.
 - SOIL IN ALL PLANTING STRIPS OR ISLANDS, WHETHER EXISTING OR NEW/ON NEW OR RENOVATED SITES, MUST MEET THE MINIMUM TOPSOIL/PLANTING MIX SPECIFICATIONS. SOIL AMENDMENTS OR FRESH TOPSOIL/PLANTING MIX ARE OFTEN NEEDED FOR PLANTING AREAS AT SITES WHERE ORIGINAL TOPSOIL IS OF POOR QUALITY, HEAVILY COMPACTED OR WHERE TOPSOIL HAS BEEN COMPLETELY REMOVED DURING GRADING.
 - TOPSOIL/PLANTING MIX SHOULD BE NATURAL, FERTILE, AGRICULTURAL SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHOULD BE UNIFORM COMPOSITION THROUGHOUT, WITH ADMIXTURE OF SUBSOIL IT SHOULD BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS AND OTHER EXTRANEOUS MATTER. TOPSOIL SHOULD NOT BE USED WHILE IN A FROZEN OR MUDDY CONDITION.
- GENERAL PLANTING NOTES:**
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF PLANT MATERIALS ACCORDING TO THE DRAWINGS AND PLANT SCHEDULE. CONTRACTOR SHALL PROVIDE SPECIFIC CUTTINGS AND/OR VARIETIES AS INDICATED ON THE PLANT SCHEDULE. ANY SUBSTITUTIONS INSTALLED WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT WILL BE REJECTED AND SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
 - PLANTING PLANS INDICATE DIAGRAMMATIC LOCATIONS ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIALS DUE TO ON SITE CONDITIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANTS INSTALLED PRIOR TO LANDSCAPE ARCHITECTS APPROVAL ARE SUBJECT TO RELOCATION BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 - PLANTS SHALL BE SPECIMEN QUALITY AND SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL-BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF. PLANT MATERIAL SHALL BE FIRST QUALITY STOCK AND SHALL CONFORM TO THE CODE OF STANDARDS SET FORTH IN THE CURRENT EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
 - HEIGHT AND SPREAD DIMENSION SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND NOT LESS THAN 50% OF THE PLANTS SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
 - SHADE TREES SHALL HAVE A STRONG CENTRAL LEADER UNLESS OTHERWISE SPECIFIED.
 - LEAVES MUST BE OF MEDIUM FOLIAGE, ALL GOOD LEAVES, MAXIMUM OF 10% CHLOROSIS ALLOWED, WITH NO EXTREME SUCCELLENCE PLACED PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
 - ROOTS MUST BE STURDILY ESTABLISHED IN BALL THAT HAS BEEN TIGHTLY WRAPPED AND SECURELY TIED WITH TWINE OR WIRE, OR PINNED.
 - PROVIDE 4" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH SHALL BE SINGLE-HAMMERED HARDWOOD MULCH (UNLESS NOTED OTHERWISE). IT SHALL BE CLEAN, FRESH, AND FREE OF STICKS, BRANCHES, SOIL OR OTHER FOREIGN MATERIAL.
 - BACKFILL PLANTING MIXTURE SHALL BE ONE PART APPROVED PLANTING SOIL MIXED WITH ONE PART NATIVE SOIL FROM THE TREE PIT OR SHRUB BED AREA. LANDSCAPE CONTRACTOR SHALL SUBMIT SAMPLES OF PLANTING SOIL TO BE USED TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
 - PLANTS SHALL BE SUBJECT TO REVIEW BY LANDSCAPE ARCHITECT AT NURSERY OR ON SITE PRIOR TO PLANTING. LANDSCAPE ARCHITECT WILL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT. CONTRACTOR SHALL SUBMIT PHOTOS OF ALL TREES WITH BID SUBMITTAL IF REQUESTED BY LANDSCAPE ARCHITECT OR OWNER.
 - THE LANDSCAPE CONTRACTOR SHALL TAKE SOIL SAMPLES FROM ALL PARTS OF THE SITE AND SHALL HAVE THEM TESTED BY THE LOCAL COUNTY AGENT. THE CONTRACTOR SHALL PROVIDE ONE COPY OF THE TEST RESULTS TO THE LANDSCAPE ARCHITECT PRIOR TO ORDERING PLANT MATERIALS OR MAKING ANY AMENDMENTS TO THE ON SITE SOIL. ANY SOIL AMENDMENTS REQUIRED AS INDICATED BY THE SOIL TEST SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF AMENDMENTS AND OBTAIN A WRITTEN APPROVAL FOR PROPOSED AMENDMENTS.
 - FERTILIZER SHALL BE A COMPLETE FERTILIZER, 50% OF NITROGEN OF WHICH IS DERIVED FROM NATURAL ORGANIC SOURCES OR UREA-FORM. FERTILIZER SHALL BE DELIVERED TO THE SITE IN STANDARD SIZE UNOPENED CONTAINERS WHICH SHOW THE WEIGHT, CHEMICAL ANALYSIS, AND MANUFACTURER. IT SHALL BE STORED IN A DRY LOCATION UNTIL ITS USE. FERTILIZER FOR TREES, SHRUBS, AND GROUNDCOVER AREAS SHALL BE A SLOW RELEASE TYPE AND SHALL BE APPLIED AS FOLLOWS:
 - TREES AND SHRUBS**
 - MARCH-MAY: 10-10-10
 - JUNE-OCTOBER: 6-10-10
 - NOVEMBER-FEBRUARY: 4-12-12
- SHRUBS AND SHRUBS:**
 SHRUBS: 1/2 LB / INCH HEIGHT
 TREES: 1 LB / INCH OF CALIPER

PLANT SCHEDULE

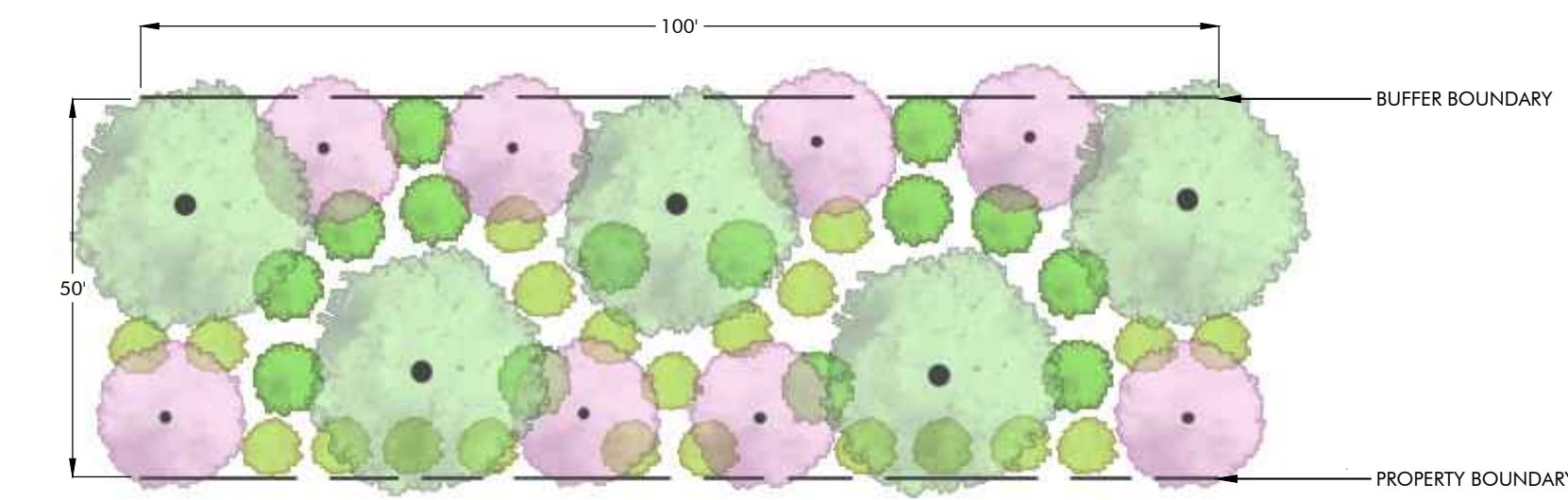
SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY	SITE PLANTING	STREET TREES	TYPE B BUFFER @ BETHLEHEM	TYPE B BUFFER @ OLD FAISON ROAD	CONT	CAL	SIZE
TREES										
	AG	ACER GRISEUM / PAPERBARK MAPLE	3			3		8 B & B	1.25" CAL	6' HT
	AB	ACER SACCHARUM 'BOHNFIRE' / BOHNFIRE SUGAR MAPLE	125		125			8 B & B	2" CAL	8' HT
	AS	AMELANCHIER LAEVIS 'SNOWCLOUD' / SNOWCLOUD ALLEGHENY SERVICEBERRY	1				1	8 B & B	1.25" CAL	6' HT
	CA	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	7	7				8 B & B	2" CAL	8' HT
	CT	CERCIS CANADENSIS 'NC2016-2' / FLAME THROWER® EASTERN REDBUD	8			8		8 B & B	1.25" CAL	6' HT
	GK	GYMNOCCLADUS DIOICA / KENTUCKY COFFEETREE	9	9				8 B & B	2" CAL	8' HT
	LW	LAGERSTROEMIA INDICA 'WHIT III' / PINK VELOUR® CRAPE MYRTLE	34		34			8 B & B	MULTI-STEM	8' HT
	LY	LAGERSTROEMIA X 'YUMA' / YUMA CRAPE MYRTLE	35		35			8 B & B	MULTI-STEM	8' HT
	LA	LIRIODENDRON TULIPIFERA 'ARNOLD' / ARNOLD TULIP POPLAR	19			6	13	8 B & B	2" CAL	8' HT
	MG	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	7			7		8 B & B	2" CAL	8' HT
	PV	PINUS VIRGINIANA / VIRGINIA PINE	34			10	24	8 B & B	1.25" CAL	6' HT
	QA	QUERCUS ACUTISSIMA / SAWTOOTH OAK	104		104			8 B & B	2" CAL	8' HT
	UF	ULMUS PARVIFOLIA 'BOSQUE' TM / BOSQUE LACEBARK ELM	102		102			8 B & B	2" CAL	8' HT
	ZG	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA	125		125			8 B & B	2" CAL	8' HT
SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY	SITE PLANTING	STREET TREES	TYPE B BUFFER @ BETHLEHEM	TYPE B BUFFER @ OLD FAISON ROAD	CONT	SIZE	SPACING
SHRUBS										
	AT	ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED	18				18	3 GAL	10" FULL	AS SHOWN
	BG	BUXUS X 'GREEN GEM' / GREEN GEM BOXWOOD	99	21		39	39	3 GAL	18" HT	AS SHOWN
	CS2	CALAMAGROSTIS X ACUTIFLORA 'STRICA' / KARL FOERSTER FEATHER REED GRASS	42				42	3 GAL	18" HT	AS SHOWN
	CA2	CALLIOPSIS AMERICANA / AMERICAN BEAUTYBERRY	19	7		12		3 GAL	18" HT	AS SHOWN
	FG	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	18	18				3 GAL	18" HT	AS SHOWN
	IG	ILEX CRENATA 'GREEN LUSTRE' / GREEN LUSTRE JAPANESE HOLLY	72	57			15	3 GAL	18" HT	AS SHOWN
	JM	JUNIPERUS CHINENSIS 'MINT JULEP' / MINT JULEP JUNIPER	36	1		17	18	3 GAL	18" HT	AS SHOWN
	LP	LIRIOPE MUSCARI 'EXC 052' / PURPLE EXPLOSION™ LILYTURF	146			94	52	1 GAL	12" FULL	AS SHOWN
	PR	PENNISETUM SETACEUM 'RUBRUM' / PURPLE FOUNTAIN GRASS	51	1		15	35	3 GAL	18" HT	AS SHOWN
	PG	PICEA PUNGENS 'GLOBOSA' / DWARF GLOBE BLUE SPRUCE	10			10		3 GAL	18" HT	AS SHOWN
	SB	SPIRAEA PRUNIFOLIA 'BRIDAL WREATH' / BRIDAL WREATH SPIREA	9			9		5 GAL	18" HT	AS SHOWN

BUFFER INFORMATION

- BUFFER NOTES:**
- EXISTING PLANT MATERIAL TO BE PRESERVED IN ALL BUFFER AREAS AS PRIORITY TIER 1 TREE SAVE AREAS. WHERE SUFFICIENT MATERIAL DOES NOT MEET REQUIREMENTS, SUPPLEMENTAL PLANT MATERIAL WILL BE REQUIRED TO MEET BUFFER OPACITY STANDARDS.
 - FINAL LOCATION OF SUPPLEMENTAL BUFFER PLANTINGS TO BE COORDINATED WHEN CONSTRUCTION DOCUMENTS ARE DEVELOPED.
 - ALL SIDES OF PARKING LOTS FRONTING RIGHT-OF-WAYS WILL BE SCREENED WITH A TYPE B BUFFER YARD PER UDO.
 - TYPICAL SECTIONS SHOWN BELOW ARE GRAPHIC IN NATURE AND SUBJECT TO CHANGE AT THE TIME OF CONSTRUCTION DOCUMENTS. PLANT LAYOUT AND QUANTITIES WILL BE DETERMINED WHEN CONSTRUCTION DOCUMENTS ARE DEVELOPED.
- EVERGREEN VS. DECIDUOUS BUFFER REQUIREMENTS**
- CANOPY TREES: 40% MIN. - 60% MAX. MUST BE EVERGREEN
 - UNDERSTORY TREES: 40% MIN. - 60% MAX. MUST BE EVERGREEN
 - SHRUBS: 80% MIN. MUST BE EVERGREEN
- TYPE B BUFFER YARD STANDARDS (UDO SEC. 7.4.1.2)**
- WIDTH: 20' MIN.
 - HEIGHT/OPACITY:
 - GROUND TO 6' SEMI-OPAQUE SCREEN
 - 6'-30' INTERMITTENT VISUAL OBSTRUCTION
 - REQUIRED PLANTINGS:
 - CANOPY TREES: 3 TREES/100 LF
 - UNDERSTORY TREES: 5 TREES/100 LF
 - REQUIRED SHRUBS: 20 SHRUBS/100 LF
- TYPE D BUFFER YARD STANDARDS (UDO SEC. 7.4.1.2)**
- WIDTH: 50' MIN.
 - HEIGHT/OPACITY:
 - GROUND TO 30' OPAQUE SCREEN
 - REQUIRED PLANTINGS:
 - CANOPY TREES: 5 TREES/100 LF
 - UNDERSTORY TREES: 8 TREES/100 LF
 - REQUIRED SHRUBS: 35 SHRUBS/100 LF



1 TYPE B BUFFER (TYP) SCALE: NTS SECTION



2 TYPE D BUFFER (TYP) SCALE: NTS SECTION



150 Fayetteville st ste 1310
 Raleigh, NC 27601
 + 919 275 5002
 urbandesignpartners.com

nc firm no: P-2671 sc coa no: C-03044

PRELIMINARY DRAWING
 FOR REVIEW PURPOSES ONLY

11/21/2023

D.R. Horton
 7208 Falls of Neuse Rd. Ste. 201
 Raleigh, NC 27615

LYNDON OAKS

Master Plan

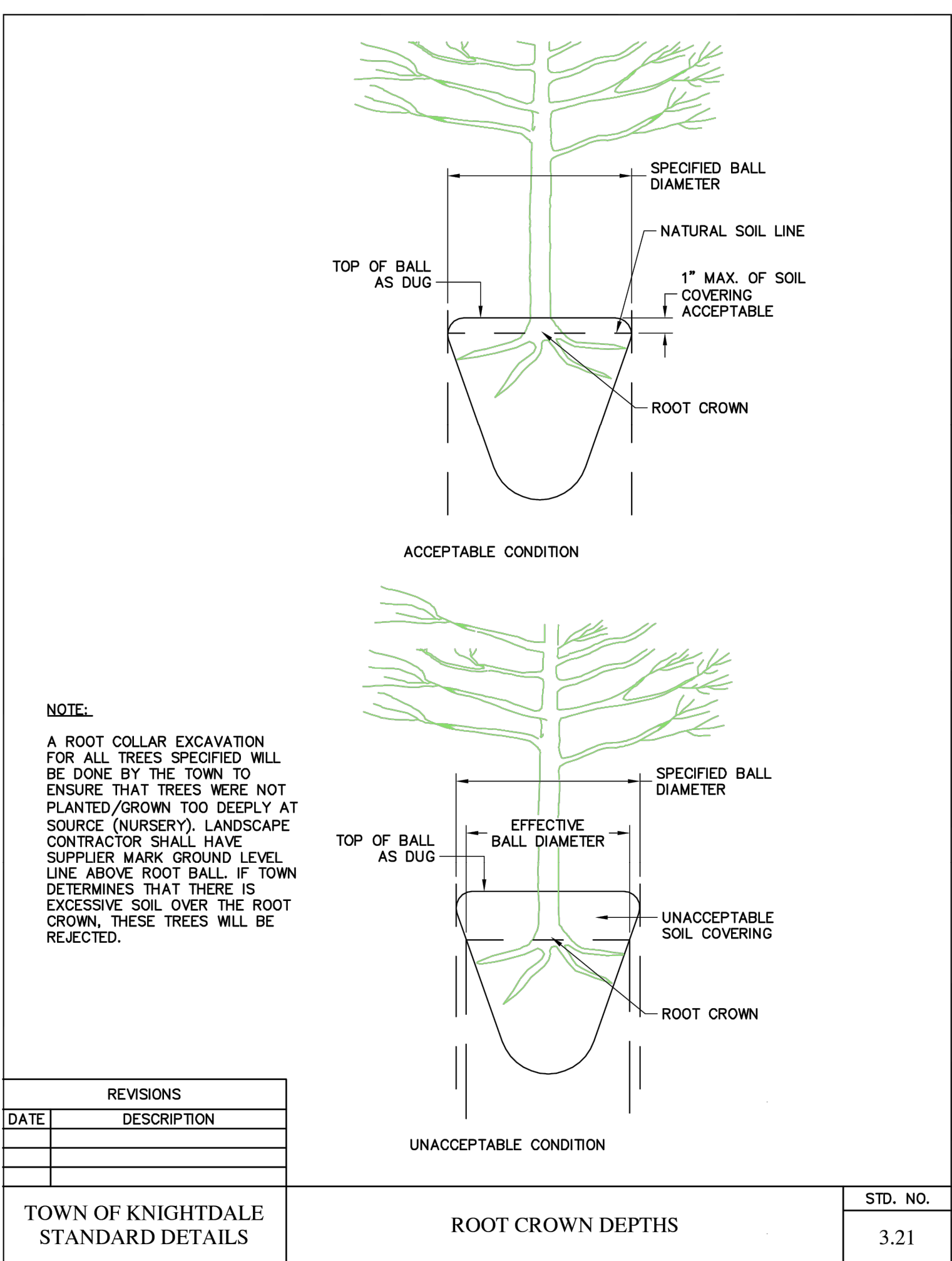
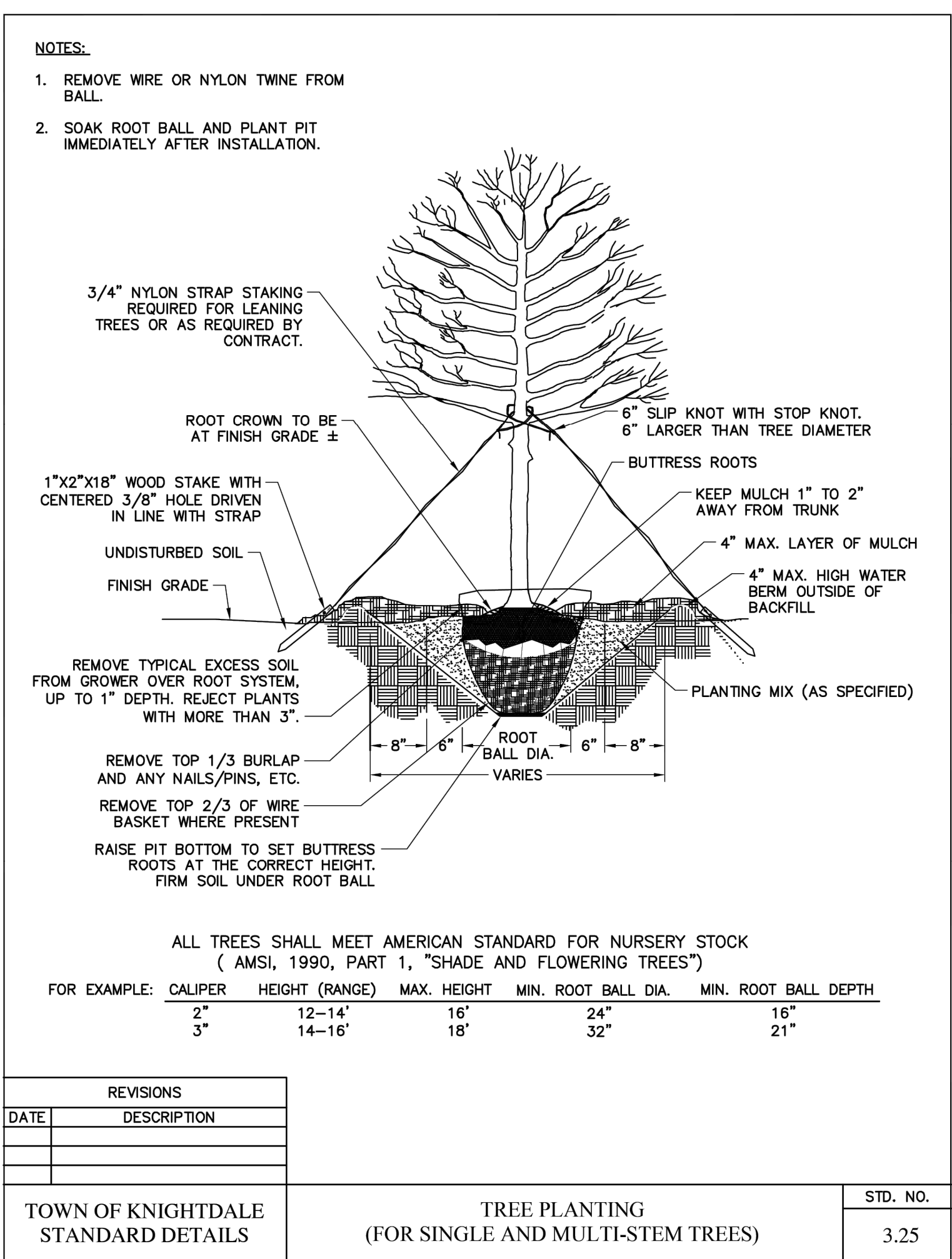
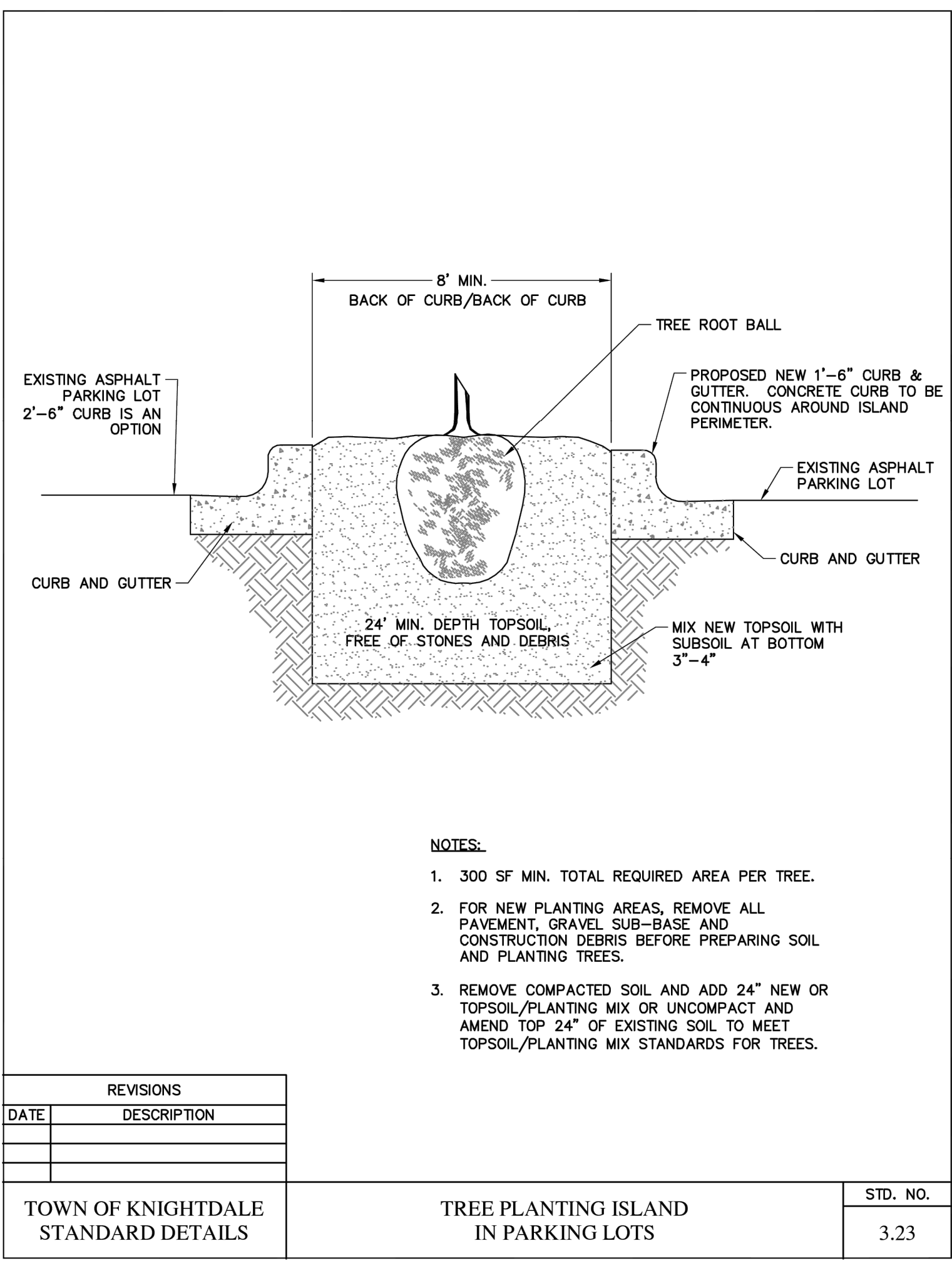
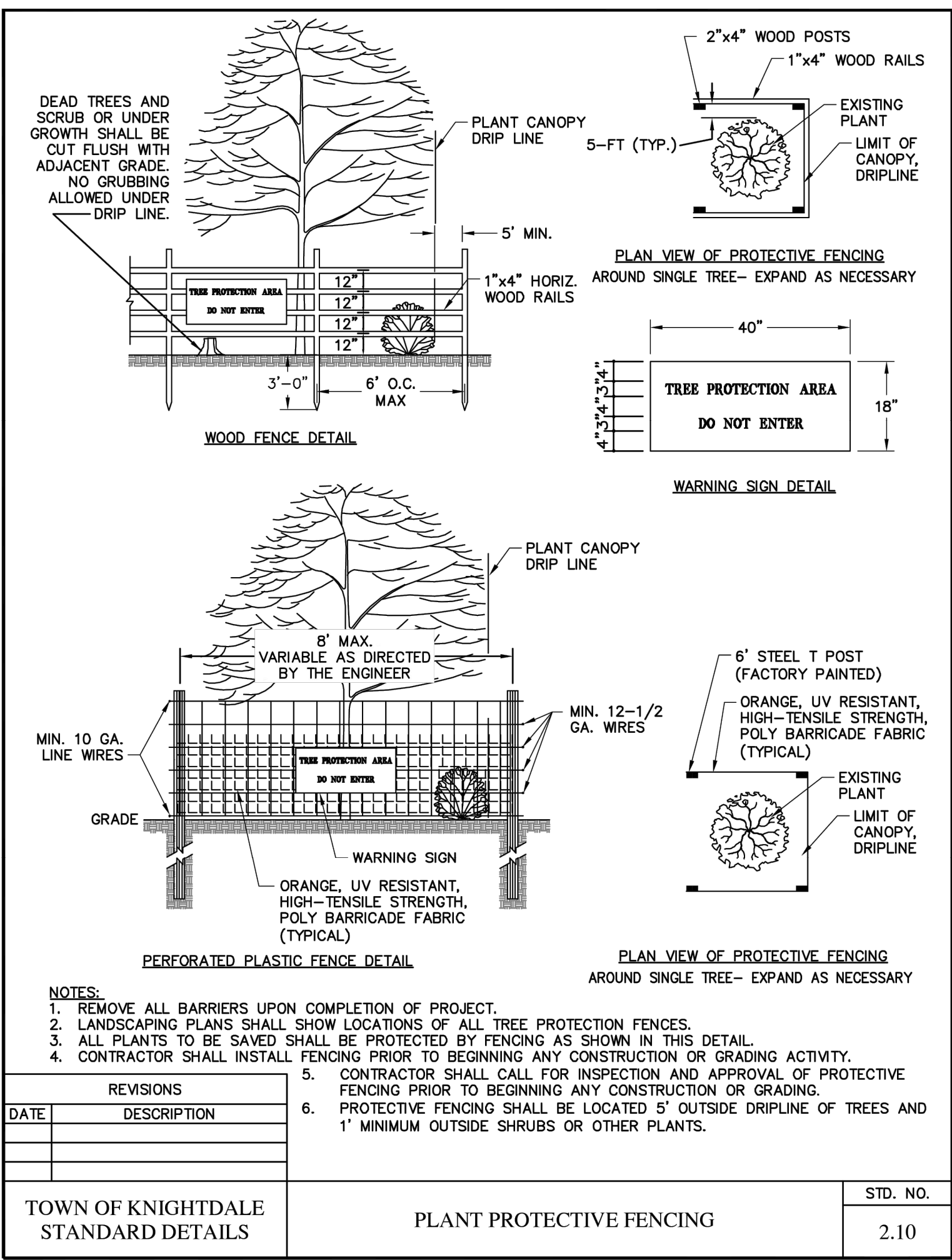
Landscape Details

Knightsdale, North Carolina

NO.	DATE	BY	REVISIONS:

Project No: 22-RDU-083
 Date: 11.27.2023
 Sheet No:

LS-2.0



150 Fayetteville st ste 1310
 Raleigh, nc 27601
 + 919 275 5022
 urbandesignpartners.com

nc firm no: P-2671 sc coa no: C-03044
 PRELIMINARY DRAWING
 FOR REVIEW PURPOSES ONLY
 11/27/2023

D.R. Horton
 7208 Falls of Neuse Rd. Ste. 201
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LYNDON OAKS
Master Plan
 Landscape Details
 Knightdale, North Carolina

NO.	DATE	BY	REVISIONS:

Project No: 22-RDU-083
 Date: 11.27.2023
 Sheet No:

URBAN
DESIGN
PARTNERS

LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING



LYNDON OAKS
PLANNED UNIT DEVELOPMENT

The Town of Knightdale
Case Number: XXX-XX-XX
November 27, 2023



LYNDON OAKS

PLANNED UNIT DEVELOPMENT

PREPARED FOR
The Town of Knightdale

DEVELOPER
DR Horton
7208 Falls of Neuse Road
Suite 201
Raleigh, NC 27615

PROJECT TEAM
Urban Design Partners
Planning | Landscape Architecture | Civil Engineering
150 Fayetteville Street
Suite 1310
Raleigh, NC 27601

Parker Poe
Land Use Attorney

Ramey Kemp & Associates
Traffic Engineers

Bateman Civil Survey Company
Surveyors

Sage Ecological Services, Inc.
Environmental Consultant

SUBMITTAL DATE
November 27, 2023



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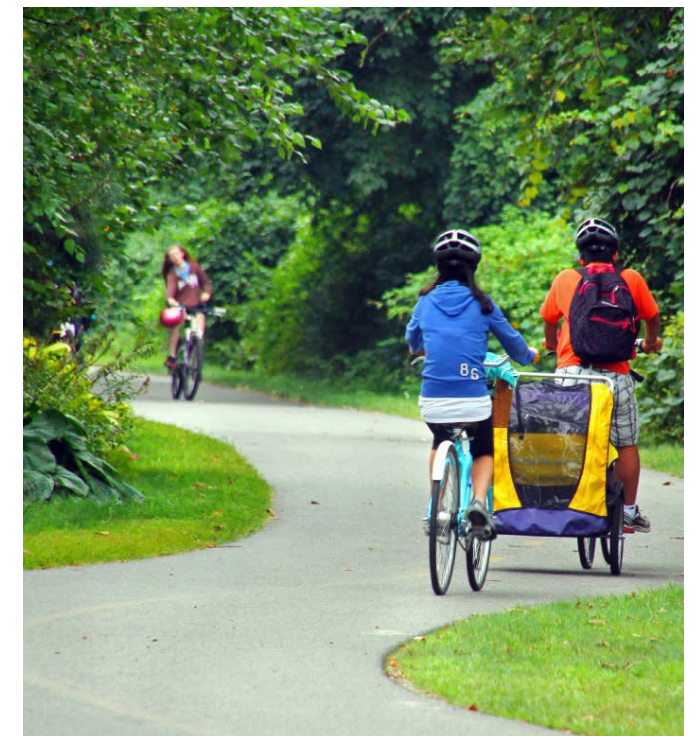
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VISION + INTENT

01

Community Vision

Lyndon Oaks is envisioned as a place of community. The development team believes that through **quality placemaking**, a **mix of uses**, and a **variety of housing options**, will arise a place of creativity and diversity that will reveal a vibrant and active community. Lyndon Oaks will be a community that both embraces and engages nature by providing a network of trails and open space that encourages social interactions and physical activity.



VISION

Community Intent

Section 2.4.C. of the Town of Knightdale Unified Development Ordinance states that, “the Planned Unit Development Overlay District process **encourages creativity and innovation** in the design of developments through a master planning process that allows for flexibility from underlying zoning as approved by the Town Council.”

Section 12.2.G.3.g.ii states that “approval of a development through a Planned Unit Development Overlay District rezoning, including modifications to the requirements of this UDO, is a privilege and will be considered by the Town only in direct response to the accrual of **tangible benefits** from the planned unit development to the Town of the neighborhood in which it would be located.”

The tangible benefits as mentioned above are as following:

- » **Exceptional amenities**
- » **Outstanding environmental, landscape, architectural, or site design**
- » **Conservation of special man-made or natural features of the site**

Lyndon Oaks meets the intent of the Planned Unit Development Overlay District requirements per Town of Knightdale UDO Section 12.2.G.3.g.ii.a. through the following findings:

» **Comprehensive Plan**

- Lyndon Oaks corresponds to the growth framework, mix of uses and densities, greenway trails, and vision & intent laid out in the KnightdaleNext2035 comprehensive plan.

» **Public Welfare**

- Lyndon Oaks is maintaining the riparian buffer that bisects the site and large existing pond to allow for maximized preservation of natural features that will be not only preserved, but amenitized through walking trails to be enjoyed by residents. Lyndon Oaks will also provide infrastructure improvements to the transportation system, as well as water and sewer systems that will increase public health and safety in the area.

» **Impact on Other Property**

- Lyndon Oaks is a mixed-use residential community. The adjacent land uses consist of existing single family residences and vacant wooded lots. Lyndon Oaks consists of like uses and helps to provide increased connectivity and access to amenities like the greenway trail and neighborhood serving commercial node. Lyndon Oaks will also develop a key segment of the Widewaters Parkway as part of the Town’s Comprehensive Transportation Plan.

» **Impact on Public Facilities & Resources**

- Lyndon Oaks will provide adequate utilities, road access, drainage, and other necessary facilities to properly serve residents of the site.

» **Archaeological, Historical, or Cultural Impact**

- Lyndon Oaks is maintaining the riparian buffer that bisects the site and large existing pond to allow for preservation of natural features on the property. No archaeological, historical, or cultural resources will be adversely impacted in the development. Lyndon Oaks will preserve and enhance existing natural resources on site while promoting interaction with the environment through the use of multi-use paths and greenway trails for the benefit of the residents and surrounding community.

» **Parking & Traffic**

- Lyndon Oaks is a pedestrian friendly community. The mix of housing types and rear-loaded units minimizes pedestrian-vehicular conflicts and creates a safer, more appealing streetscape. Proper sight distance triangles are also used at intersections to prevent conflicts when turning a vehicle. All street radii are adequate for emergency vehicle access. There is ample guest parking through the use of on-street parking. Traffic impacts from Lyndon Oaks have been studied and will be mitigated through TIA recommended improvements. Furthermore, the public roads running through the site will create additional connectivity and routes on local, multi-modal streets to existing roads in the area. The greenway trail also provides a safe public pedestrian connection throughout Lyndon Oaks.

» **Appropriate Buffering**

- A 20’ Type B Buffer is proposed along the perimeter of Lyndon Oaks to provide visual and acoustical privacy between Lyndon Oaks and the surrounding neighbors.
- A 50’ Type D Buffer is proposed along I-87 to provide visual and acoustical privacy between Lyndon Oaks and the adjacent interstate. The maintained riparian buffers in the center of the site will also create a buffer within the community itself to allow for a greater sense of privacy between houses.

KNIGHTDALENEXT 2035

02

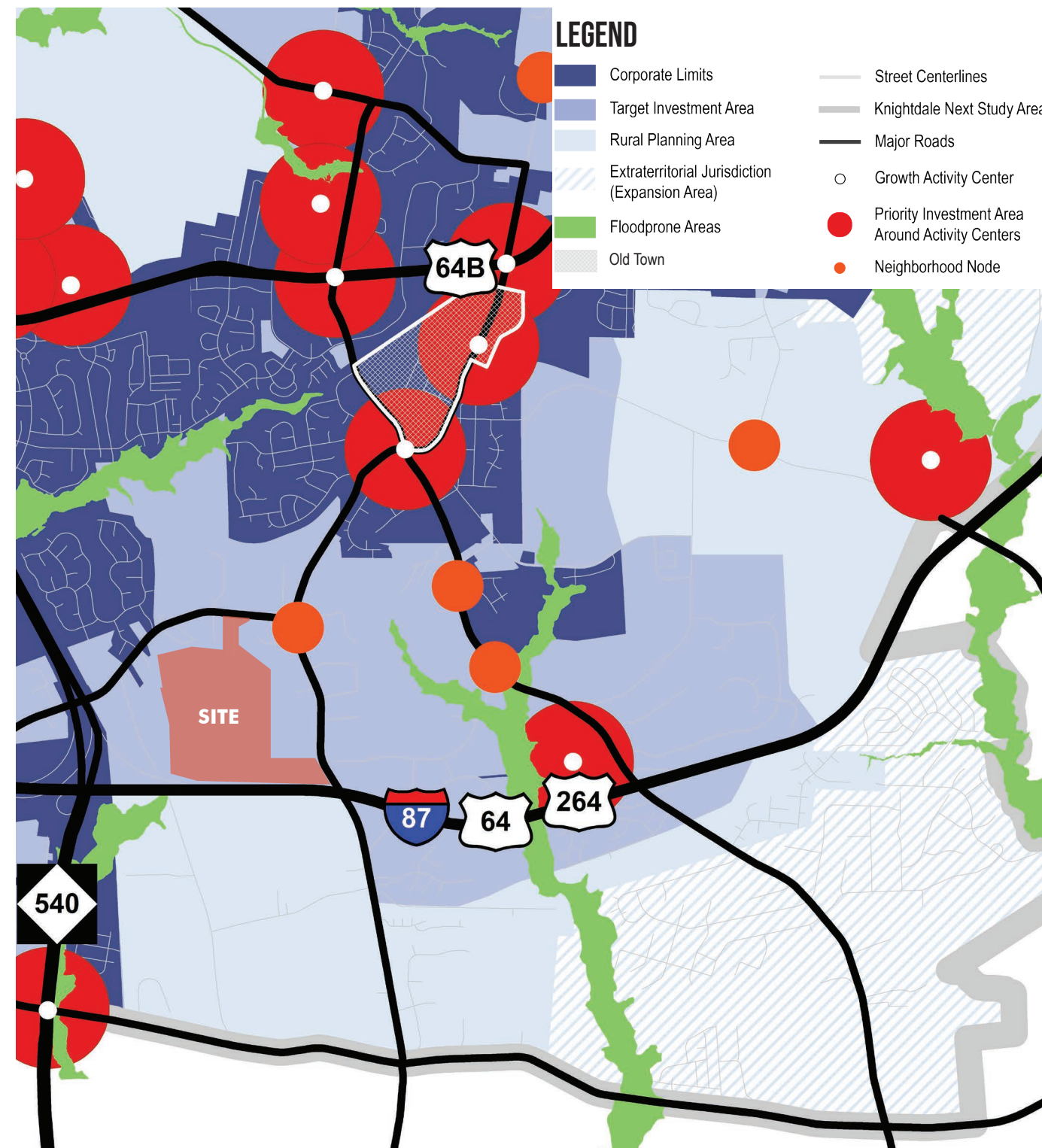


Figure 1: Growth Framework Map from KnightdaleNext2035 Comprehensive Plan

Growth Framework

This PUD document is proposing a **rezoning from RT to RMX-PUD** to better meet the desired outcome laid out in the KnightdaleNext2035 Comprehensive Plan.

On the Growth Framework Map, Lyndon Oaks is located near a Neighborhood Node and within a Target Investment area as identified in the Growth Framework Plan. Target Investment Areas are areas with existing or relatively easy potential access to water and sewer, where growth is supported. The plan says growth in these areas should encourage active living with a complete comprehensive network of walkable streets in a general grid pattern. It also says that growth in these areas should be guided into more compact and efficient development patterns to justify infrastructure investments. Thus, Lyndon Oaks, which proposes compact residential growth at less than 3 units per acre and neighborhood-oriented commercial uses, in an area that will only continue to feel more growth pressure with the forthcoming I-540 extension, is supported by the Growth Framework Map.

The KnightdaleNext2035 Comprehensive Plan uses a ‘playbook approach’ to guiding future growth and development. Lyndon Oaks aligns with the Playbook approach to guiding principles, community vision, and Growth Framework Map.

As described throughout this document, Lyndon Oaks corresponds to Knightdale’s Guiding Principles of unique activity centers, natural environment, infill development, parks and recreation, transportation, compact development patterns, community design, economic vitality, community facilities and services, and great neighborhoods with expanded home choices.

Lyndon Oaks aligns with Knightdale’s Vision of neighborhoods throughout the Town feeling a sense of connection. A public greenway trail will be added throughout the site. This aligns with the Trails and Greenways plan found in the comprehensive plan. Sidewalks and greenway trails promote pedestrian walkability and connection for the community.

The proposed plan for Lyndon Oaks provides a mix of housing types to promote a diverse and walkable community. The mixed-use community will act as a transition for residential neighborhoods while providing a community-serving commercial outparcel.















Comprehensive Plan Consistency

Growth and Conservation Map

On the Growth and Conservation Map, Lyndon Oaks is designated as a “Mixed-Density Neighborhood.” These are described as “subdivisions or communities with a mix of housing types and densities.” These Neighborhoods should “incorporate a comprehensive network of open space throughout to accommodate small parks, gathering places and community gardens; preserve tree stands; and help reduce stormwater runoff.”

Lyndon Oaks is consistent with this vision. The community will have a variety of housing options and price points, with six different lot sizes for single-family detached homes, both front and rear loaded, as well as three lot sizes for rear-loaded townhomes. These housing types are not segregated to their own distinct sections of the neighborhood; rather, they have been mixed in throughout the design. Beautiful gathering spaces and amenities will be programmed throughout the community, and the most sensitive natural areas will be preserved and activated.

PLACETYPE CATEGORIES

 Preserved Open Space	 Business Office
 Rural Living	 Light Industrial
 Recreation Open Space	 Heavy Industrial
 Single Family Neighborhood	 Civic & Institutional
 Mixed-Density Neighborhood	 Old Town
 Multifamily Community	 Mixed-Use Center
 Neighborhood Node	 Mixed-Use Center (Suburban Retrofit)
 Retail	 Transit-Oriented Development (BRT)
	 Regional Mixed-Use Center

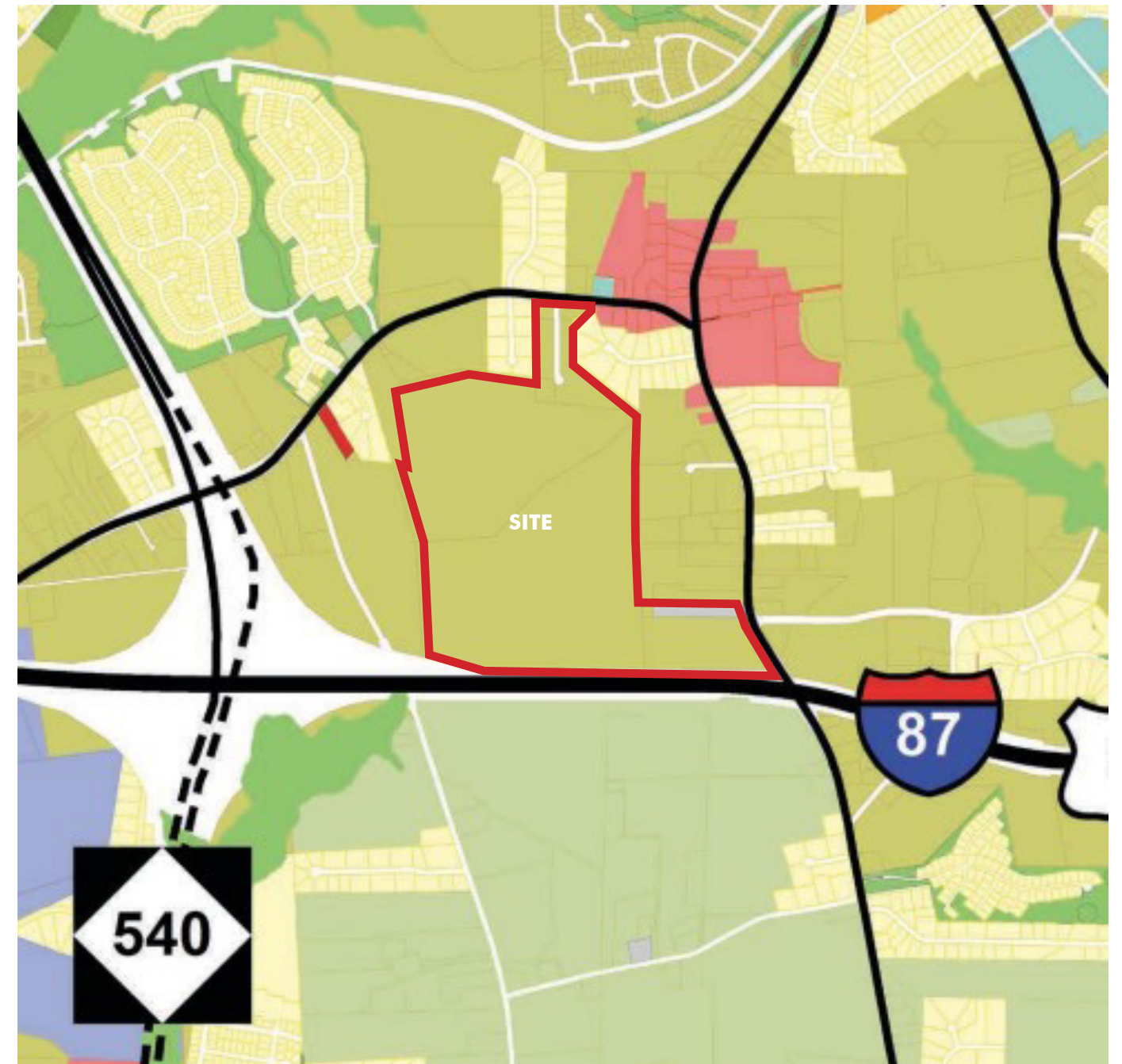


Figure 2: Growth and Conservation Map from KnightdaleNext2035 Comprehensive Plan

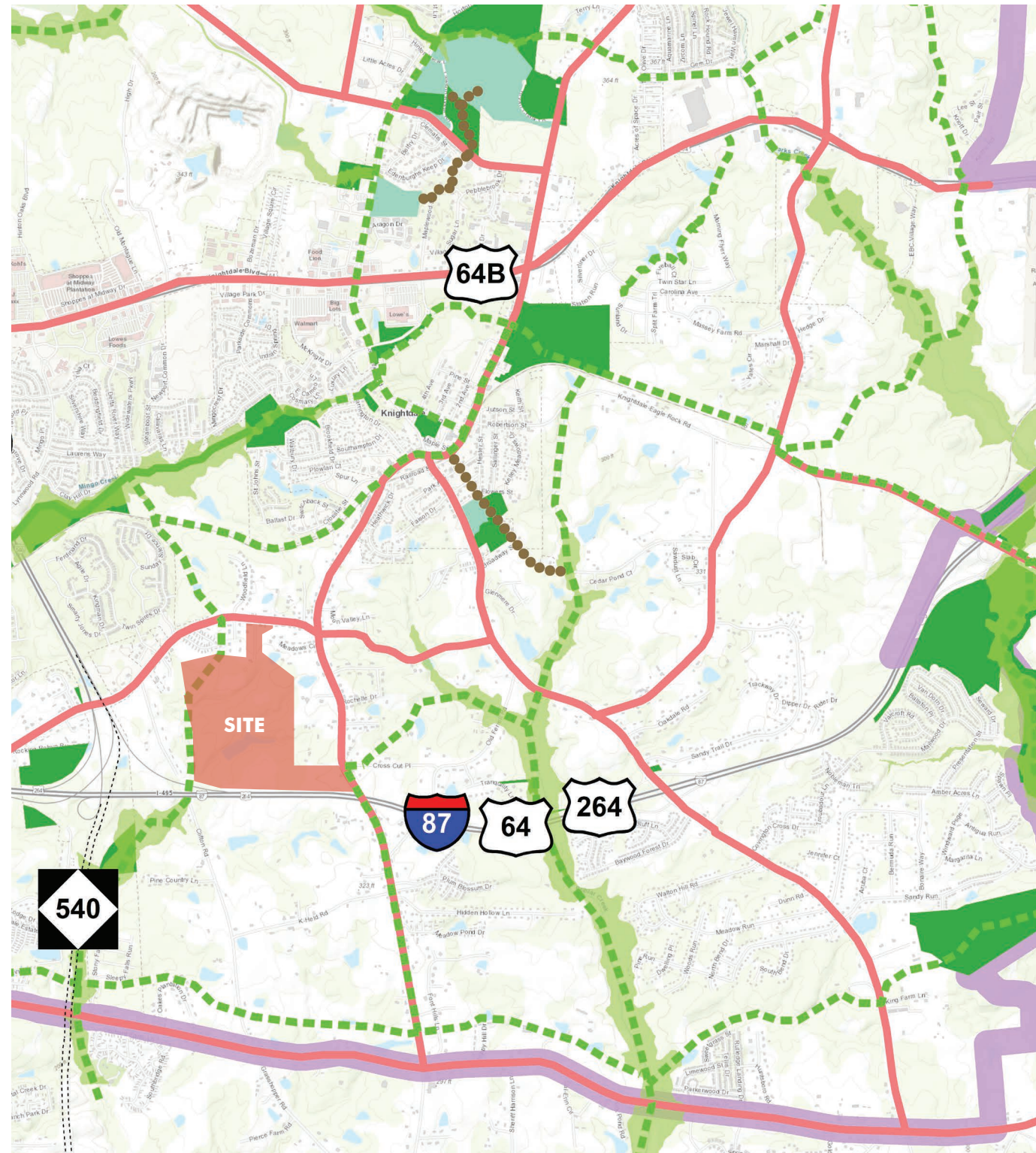


Figure 3: Trails and Greenways Plan from KnightdaleNext2035 Comprehensive Plan

Trails & Greenways

The proposed plan for Lyndon Oaks creates a connected network of open space and recreational amenities while maintaining existing natural features. The plan also provides safe and convenient pedestrian and bicycle access for nearby residents through the use of sidewalks, a 10' side path, and a 6' greenway trail that aligns with the KnightdaleNext2035 Comprehensive Plan.

LEGEND

- - - Proposed Greenway
- Proposed Neighborhood Trail
- — — Proposed Cross Town Bicycle Routes
- Parks & Recreation Sites
- Open Space Property
- 100-Year Flood Areas
- Study Area Boundary

Comprehensive Plan Consistency

Transportation

Lyndon Oaks furthers the goals of Knightdale’s Comprehensive Transportation Plan (CTP) in several ways.














First, with this project, an additional road connection will be made between Bethlehem Road and Old Faison Road, creating instant additional connectivity in the area. Additional road connections create more routes for drivers and ease congestion at nearby intersections, and create local streets that are safer for walking and biking, making these more viable forms of transportation. These are just a few of the reasons the CTP encourages additional local connector streets like those planned in Lyndon Oaks.

Second, Lyndon Oaks will construct ± 0.8 miles of the planned Widewaters Parkway extension through the project area, which is a key part of a larger planned connection of Widewaters Parkway to Cross Cut Place on the Roadway Network Plan. When completed across Old Faison Road to the north, this road will make it much easier for residents traveling to and from US 64. The Master Plan has placed the Widewaters Parkway stub in a location that will make it easy to angle in a way that will sync with the alignment of the extension to the north.

Lyndon Oaks also supports the CTP goal of making new streets multimodal and accessible for pedestrians and bikers. Sidewalks and 10’ side paths will line both sides of every planned street to enhance the pedestrian safety and connectivity in the neighborhood.

Finally, Lyndon Oaks has studied the projected transportation impact of the development on numerous roads and intersections, and will implement recommended improvements to mitigate those impacts and improve area roads, consistent with the CTP policy of “account[ing] for broader impacts of development on the surrounding mobility networks.”

LEGEND

- | | | | |
|---|--|---|--|
|  | Knightdale Next Study Area |  | Existing State-Maintained Collector |
|  | Existing Limited Access Facility |  | Proposed State-Maintained Collector |
|  | Proposed Limited Access Facility |  | Future Local Street Connection |
|  | Existing State-Maintained Arterial |  | Existing Town-Maintained Collector (Complete Street Concept Retrofit) |
|  | Proposed State-Maintained Arterial |  | Proposed Town-Maintained Collector (Complete Street Concept) |
|  | Existing Town-Maintained Arterial (Complete Street Retrofit Concept) |  | Proposed Walkable Spine Street, Serving Nearby Mixed-Use Development (Complete Street Concept) |
|  | Proposed Town-Maintained Arterial (Complete Street Concept) | | |

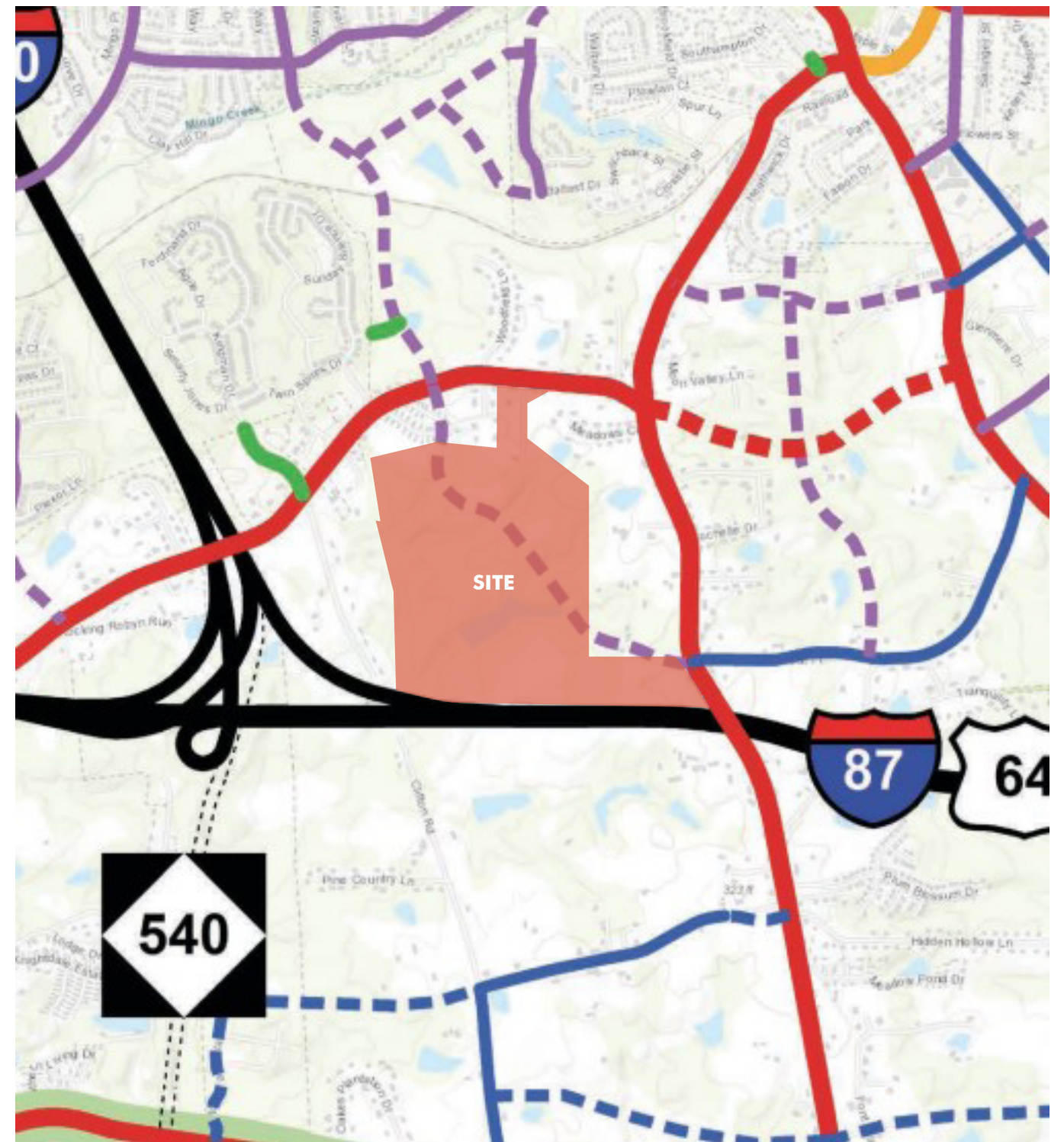


Figure 4: Street Network Map from KnightdaleNext 2035 Comprehensive Plan

Comprehensive Plan Consistency

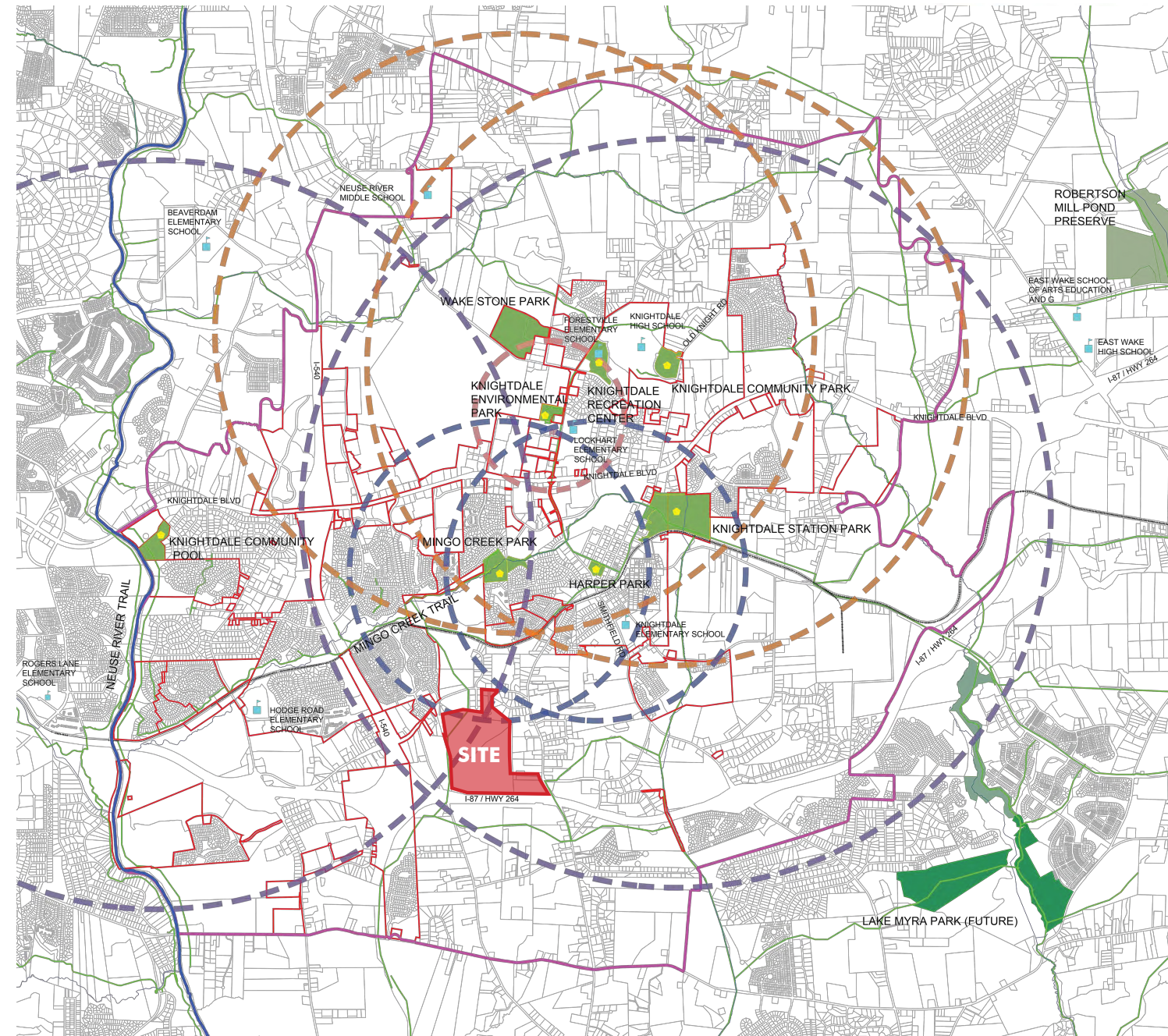


Figure 5: 2021 Town of Knightdale Comprehensive Parks and Rec. Master Plan

Parks and Recreation

Consistent with the Comprehensive Parks and Recreation Master Plan, Lyndon Oaks is within the two-and-a-half mile service area of Knightdale Station Park, and part of the neighborhood will be in the one-mile service area of Mingo Creek Park. The ample amenities, open space, and trails within the planned community will also provide recreational opportunities for residents.

EXISTING CONDITIONS

Vicinity Map

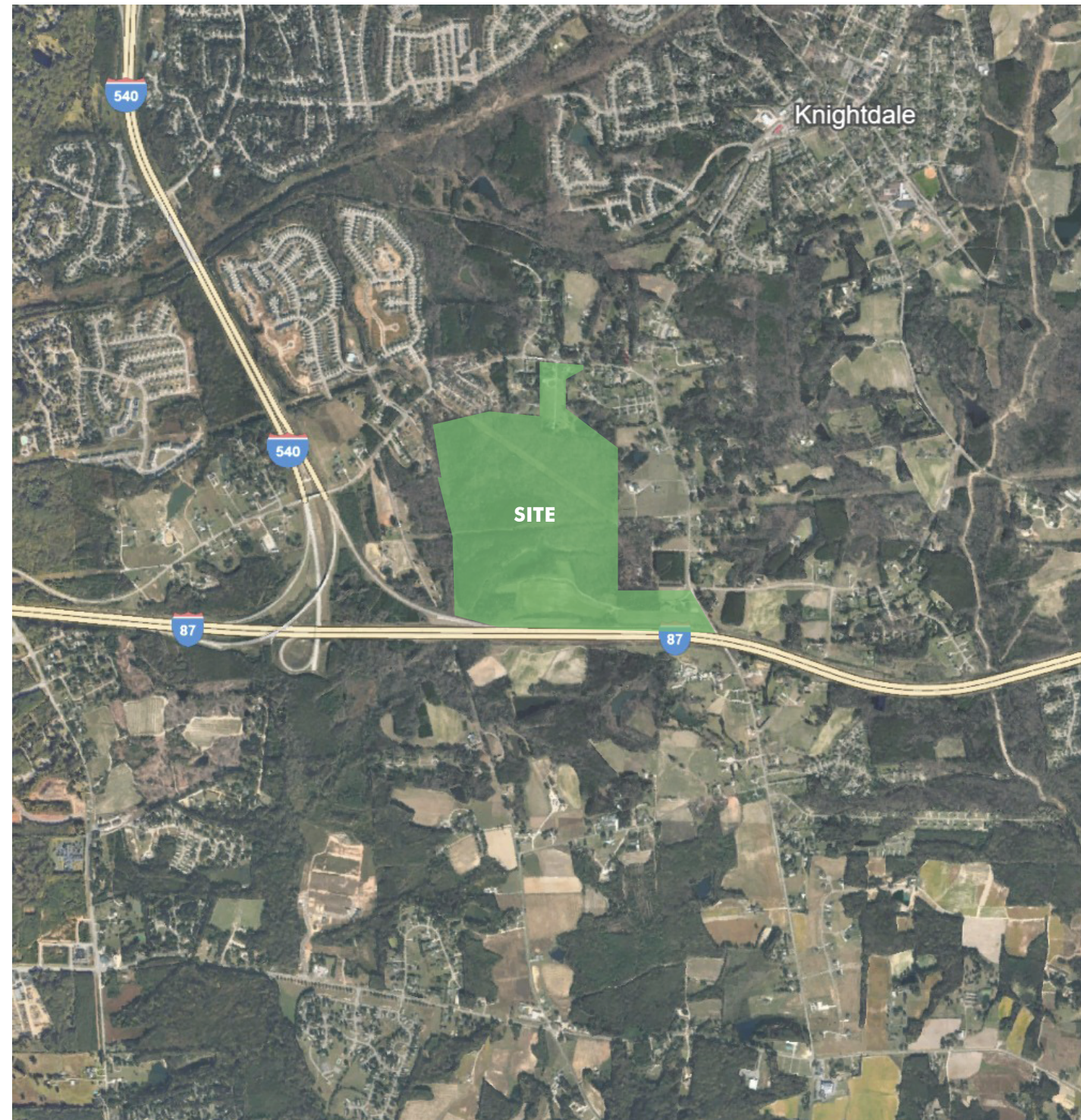


Figure 6: Vicinity Map (Not to Scale)



Current Zoning Map

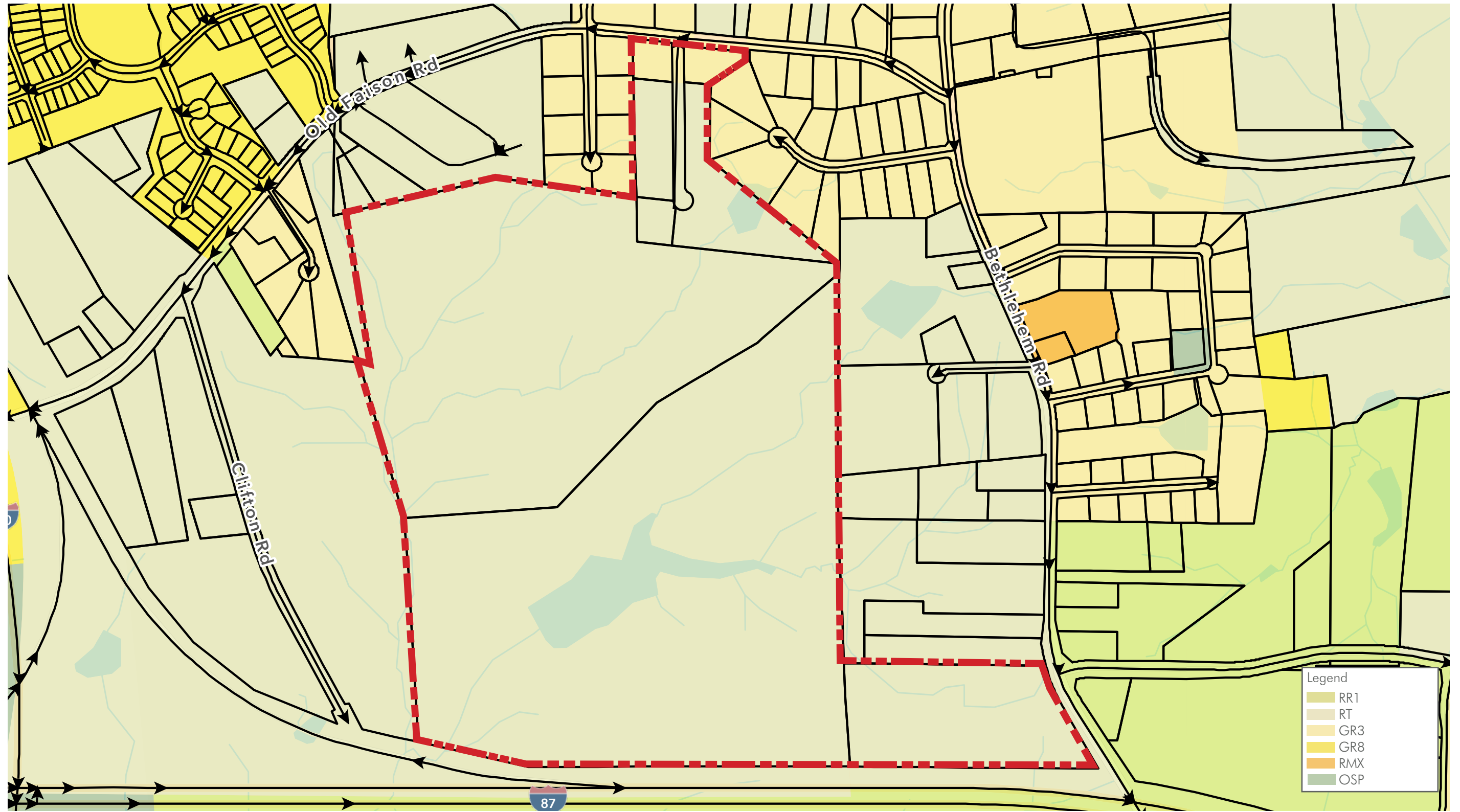


Figure 7: Current Zoning Map

EXISTING CONDITIONS

Topography & Boundary Map

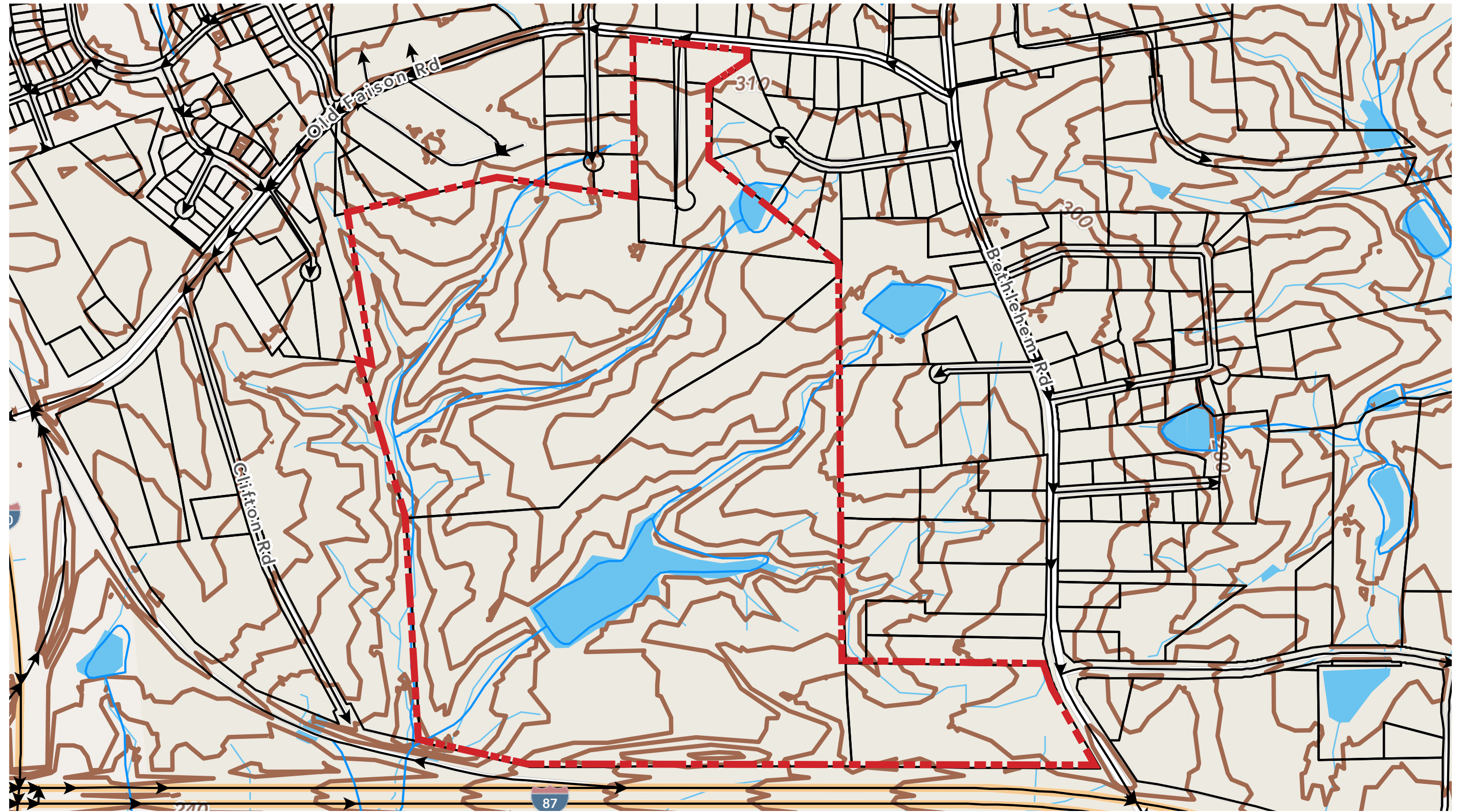


Figure 8: Topography Map

EXISTING CONDITIONS

Soils Map

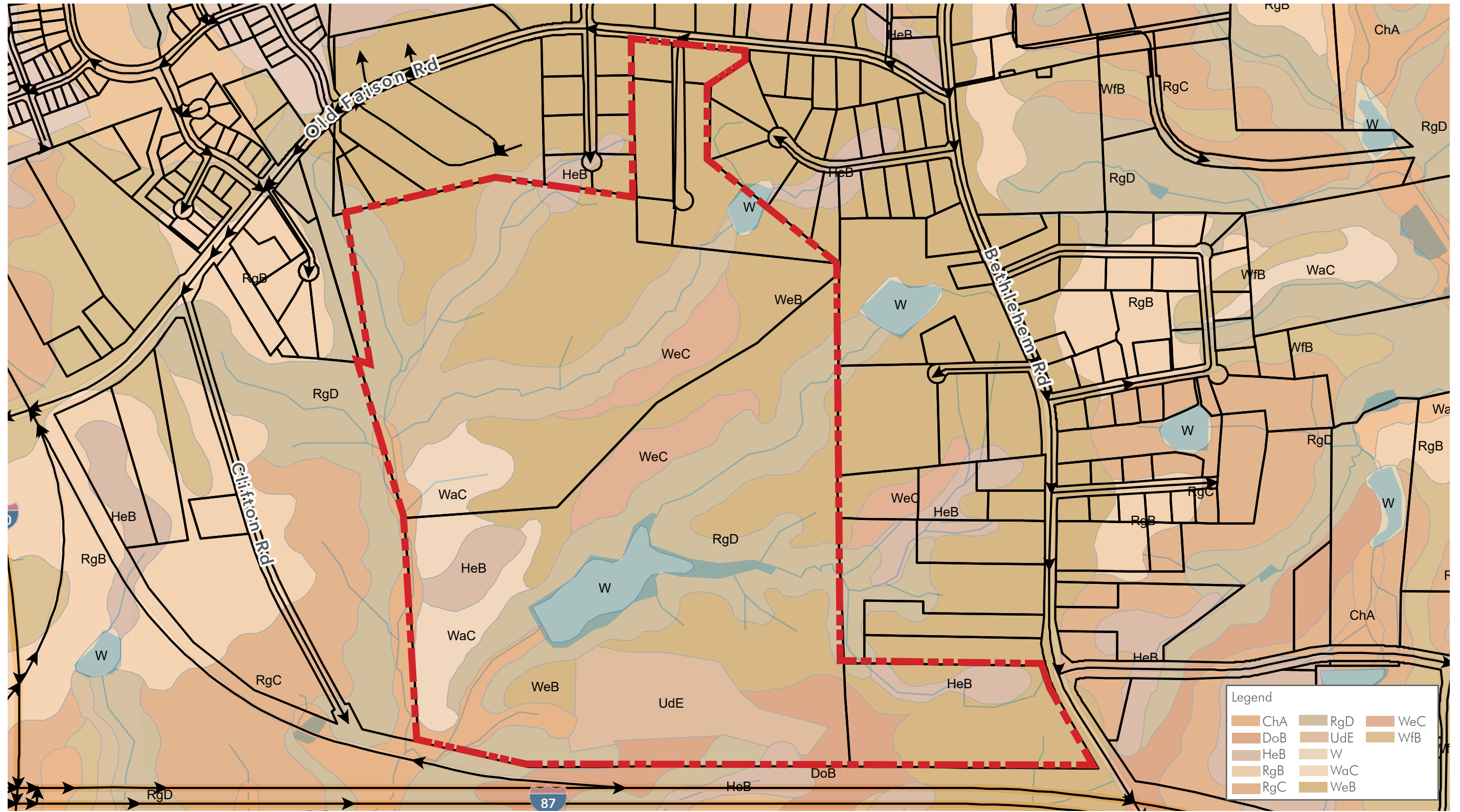


Figure 9: Soils Map



Vegetation Map

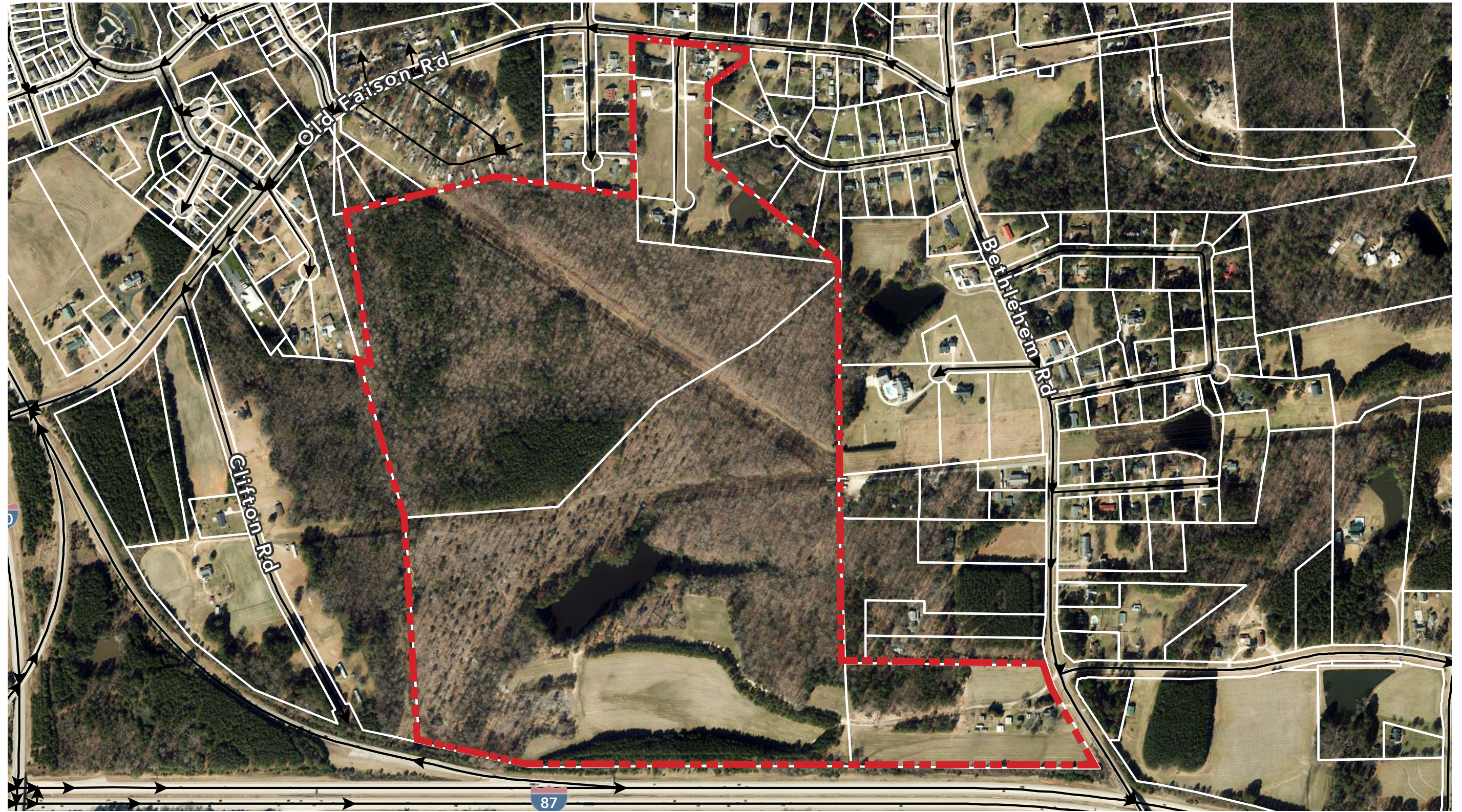


Figure 10: Vegetation Map

EXISTING CONDITIONS

Preliminary Wetland & Stream Map

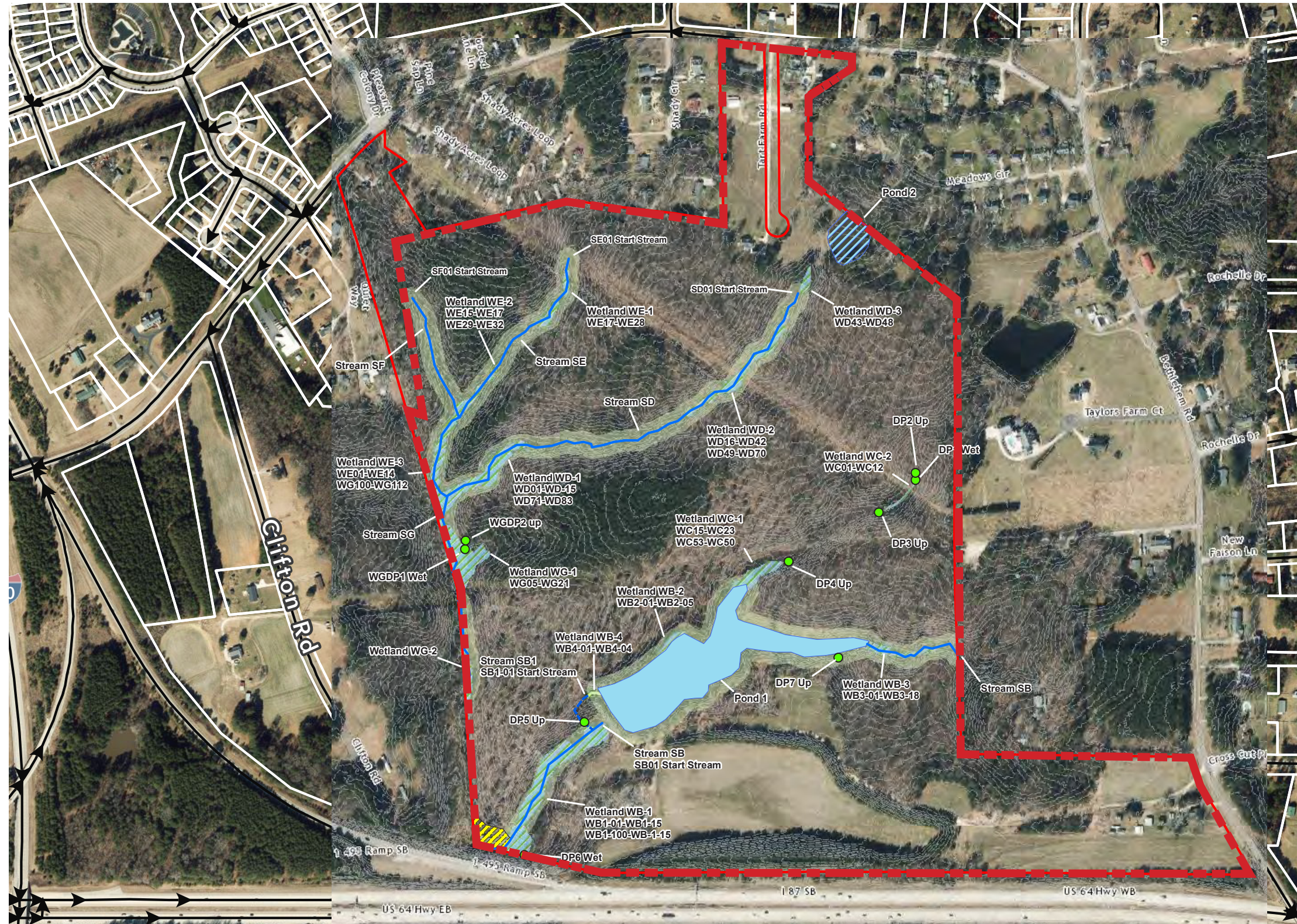
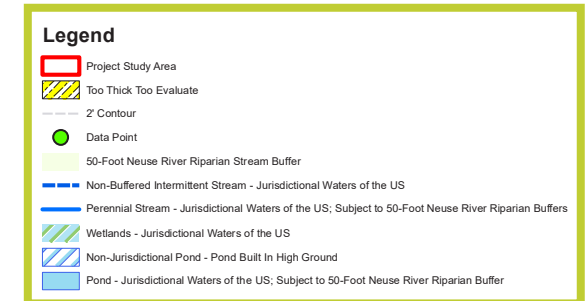


Figure 11: Wetland Sketch Map from Sage Ecological Services



Detailed Delineation of Waters of the US
Suitable for Preliminary Planning Only

S&EC reserves the right to modify this map based on more fieldwork, and any other additional information. Approximations were mapped using topographic maps, air photos and ground truthing. If the site is going to be disturbed, S&EC's detailed delineation should be approved and permitted by the U.S. Army Corps of Engineers as required. If the user of this work desires an accurate map of the regulated features flagged by S&EC, they should retain a NC Registered Professional Land Surveyor to locate S&EC's flagging.

Figure 3

Drawn By:
David Gainey

Sage Ecological Services, Inc.
Office: 919-335-6757
Cell: 919-559-1537

NOTE: Location, shape and size of depicted features on the evaluated site are approximate and should be surveyed by a licensed NC surveyor for final site planning.



MASTER PLAN

04

Lyndon Oaks - Master Plan



SITE DATA

» ACRES:	± 171.88 AC TOTAL
» PINS:	1753-15-2116; 1743-95-3683; 1743-97-1085; 1743-98-6356; 1743-98-9384; 1753-07-1583; 1743-97-6575
» EXISTING ZONING:	RT
» PROPOSED ZONING:	RMX-PUD

DEVELOPMENT SUMMARY

COMMERCIAL: ± 15,000 SF

RESIDENTIAL:

FRONT LOADED (SINGLE FAM. DETACHED)	
60' LOTS	76 DU
70' LOTS	35 DU
80' LOTS	23 DU
REAR LOADED (SINGLE FAM. DETACHED)	
30' LOTS	77 DU
35' LOTS	47 DU
40' LOTS	50 DU
TOWNHOMES (REAR LOADED)	
20' UNITS	84 DU
22' UNITS	88 DU
24' DUPLEX UNITS	20 DU
TOTAL:	500 DU

REQ. PARKING (MINIMUM):

SINGLE FAMILY:	616 SPACES
TOWNHOMES:	384 SPACES
COMMERCIAL:	45 SPACES
• EV	2 SPACES
• BICYCLE	2 SPACES

- NOTES:
1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
 2. THIS EXHIBIT WAS PREPARED USING AVAILABLE RECORD INFORMATION, ALTA SURVEY, GIS MAPS, RECORD PLANS, AERIAL IMAGERY, AND LAND RECORDS.
 3. THIS PLAN WILL BE SUBJECT TO REVIEW AND APPROVAL BY LOCAL AND STATE PLANNING AND ENGINEERING REVIEW AGENCIES.
 4. THE WORK OF THIS PRODUCT IS THE PROPERTY OF URBAN DESIGN PARTNERS, PLLC. NO USE OR REPRODUCTION OF THIS PLAN IS PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM URBAN DESIGN PARTNERS, PLLC.



Figure 12: Lyndon Oaks Master Plan

Lyndon Oaks - Distribution of Uses

USE AREAS				
USE TYPE	TYP. LOT SIZE (SF)	# OF LOTS	TOTAL AREA (SF)	ACRES
SINGLE FAMILY				
30' LOT	3,300	77	254,100	
35' LOT	3,850	47	180,950	
40' LOT	4,400	50	220,000	
60' LOT	7,200	76	547,200	
70' LOT	8,400	35	294,000	
80' LOT	9,600	23	220,800	
			1,717,050	39.4
DUPLEX / TOWNHOUSE				
20' TH	1,800	84	151,200	
22' TH	2,880	88	253,440	
24' DUPLEX	3,060	20	61,200	
			465,840	10.7
COMM/RETAIL*			68,645	1.6
DISTRIBUTION OF USES				
				ACRES
GROSS SITE AREA (PER SURVEY)				171.8
DEDICATED OPEN SPACE				28.7
PUBLIC R/W				29.8
NET AREA**				113.3
USE TYPE	PROP. (AC)	MIN.-MAX. DISTRIBUTION(%)	PROV. DIST. (%)	
SINGLE FAMILY	39.4	15%-60%	34.8%	
DUPLEX / TOWNHOUSE	10.7	10%-40%	9.4%	
COMMERCIAL / RETAIL	1.6	5%-20%	1.4%	

Lyndon Oaks is proposing a development density of ± 3 dwelling units per acre. The maximum density for RMX zoning is 18 dwelling units per acre. Density is calculated by dividing the total site area by the amount of dwelling units. Knightdale requires use distribution minimum and maximum percentages (based on use areas) for subdivisions with both residential and non residential uses. The distribution of uses is calculated by dividing the use areas by the net site area. In this PUD, we are proposing an allowance on the distribution of uses for both duplex/townhomes, and retail. See site allowances page for more information.

*Note: Retail is not required in Lyndon Oaks because there are no multi-family units being proposed.

**Note: Net area is calculated by removing the area of open space (required amount) and rights-of-way from the total site area. The Town of Knightdale UDO Sec. 11.1.B states that the required distribution of uses shall be calculated as the net development area which excludes street rights-of-way and dedicated open space.

INFRASTRUCTURE

05

Street Plan



Figure 13: Vehicular Circulation

TOWN OF KNIGHTDALE STREET TYPES

PRIVATE ALLEY

- » RIGHT OF WAY: 20'
- » STREET WIDTH: 12' MIN. - 16' MAX.
- » DESIGN SPEED: 10 MPH

LOCAL STREET

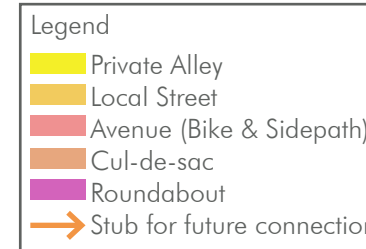
- » RIGHT OF WAY: 54'
- » STREET WIDTH: 27'
- » DESIGN SPEED: 20 - 25 MPH

AVENUE (3 LANE - BIKE LANE & SIDE PATH)

- » RIGHT OF WAY: 75'
- » STREET WIDTH: 43' (BOC-BOC)
- » DESIGN SPEED: 35 - 45 MPH

CUL-DE-SAC

- » RIGHT OF WAY: 54'
- » STREET WIDTH: 27'
- » DESIGN SPEED: 20 - 25 MPH



Connectivity Index



TOWN OF KNIGHTDALE CONNECTIVITY INDEX*

REQUIRED SCORE: 1.40 MIN.
 PROVIDED SCORE: 1.40

— LINKS: 27 LINKS

● NODES: 20 NODES

$$\frac{27 \text{ LINKS}}{20 \text{ NODES}} = 1.40 \text{ CONNECTIVITY INDEX SCORE}$$

*Connectivity index is calculated according to Town of Knightdale UDO Sec. 11.3.E.7



Figure 14: Connectivity Index for Lyndon Oaks

Pedestrian Circulation Plan



Figure 15: Pedestrian Network for Lyndon Oaks

Lyndon Oaks is proposing a connected network of amenity spaces and dwelling units through the use of sidewalks, sidepaths, and greenway trails to create a walkable, pedestrian-friendly community as seen in Figure 15.

» The plan shown is preliminary and subject to change at the time of site plan.

PEDESTRIAN CIRCULATION

SIDEWALK NETWORK

» WIDTH: 5'-6' wide

SIDE PATH

» WIDTH: 10' wide

GREENWAY TRAIL

» WIDTH: 6' pavement width (8' easement)

PLAZA

» PROVIDED SIZE: ± 3,000 SF

AMENITY SPACES

» See Open Space Plan

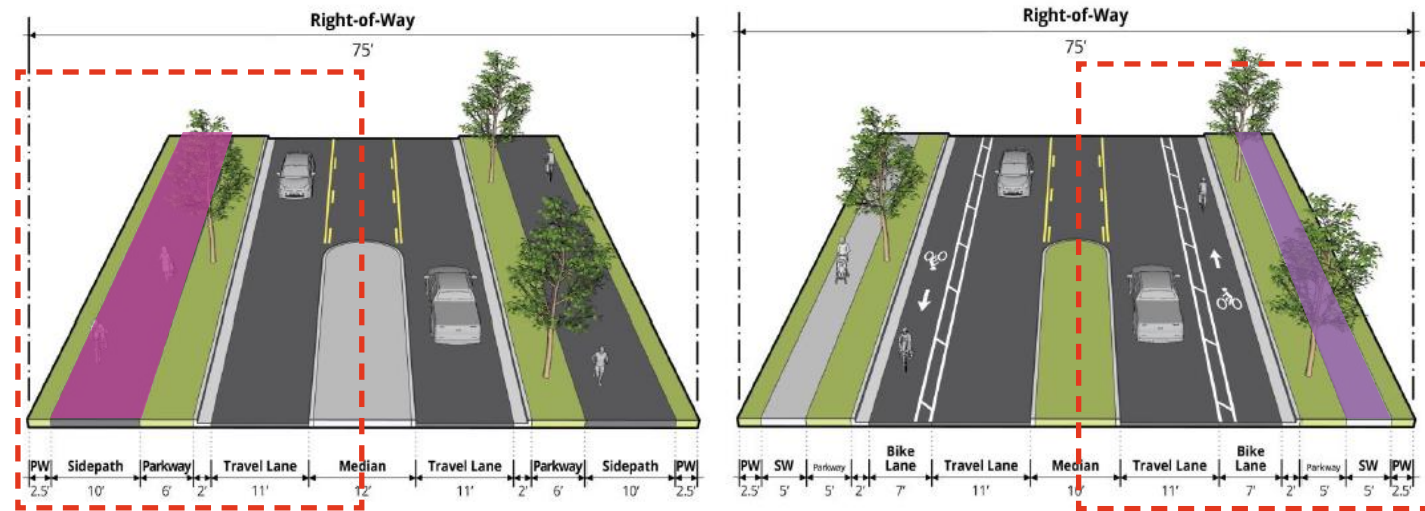
Legend

- █ 10' Sidepath*
- █ 5' Sidewalk
- █ 6' Sidewalk
- █ 6' Trail*
- █ Plaza

*Trail location per KnightdaleNext2035

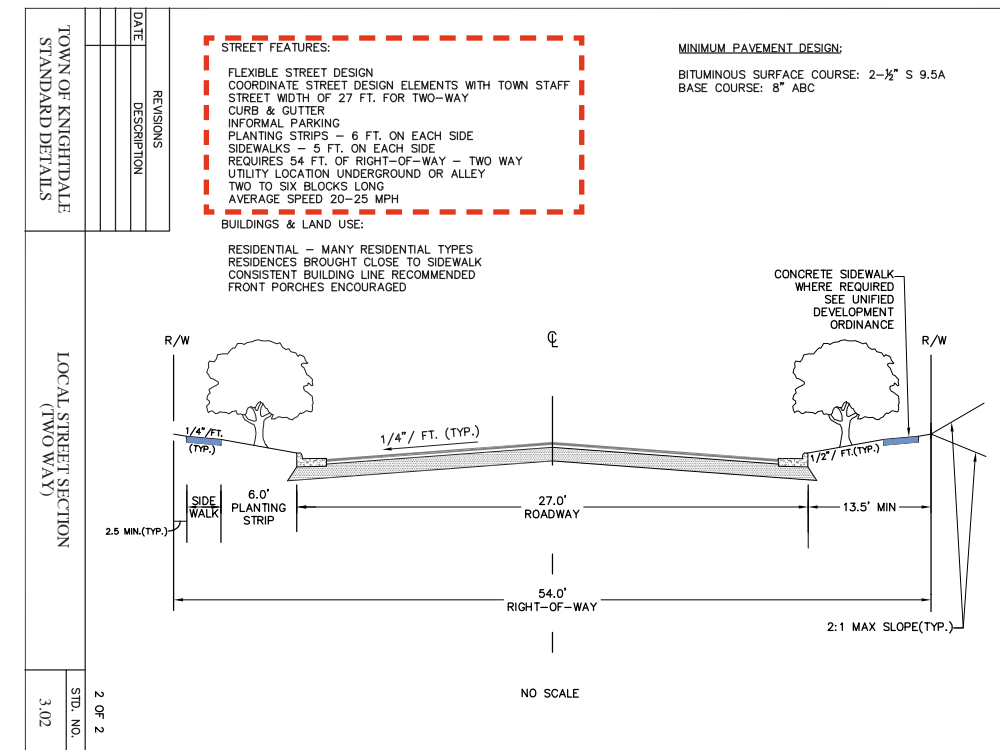


Street Sections



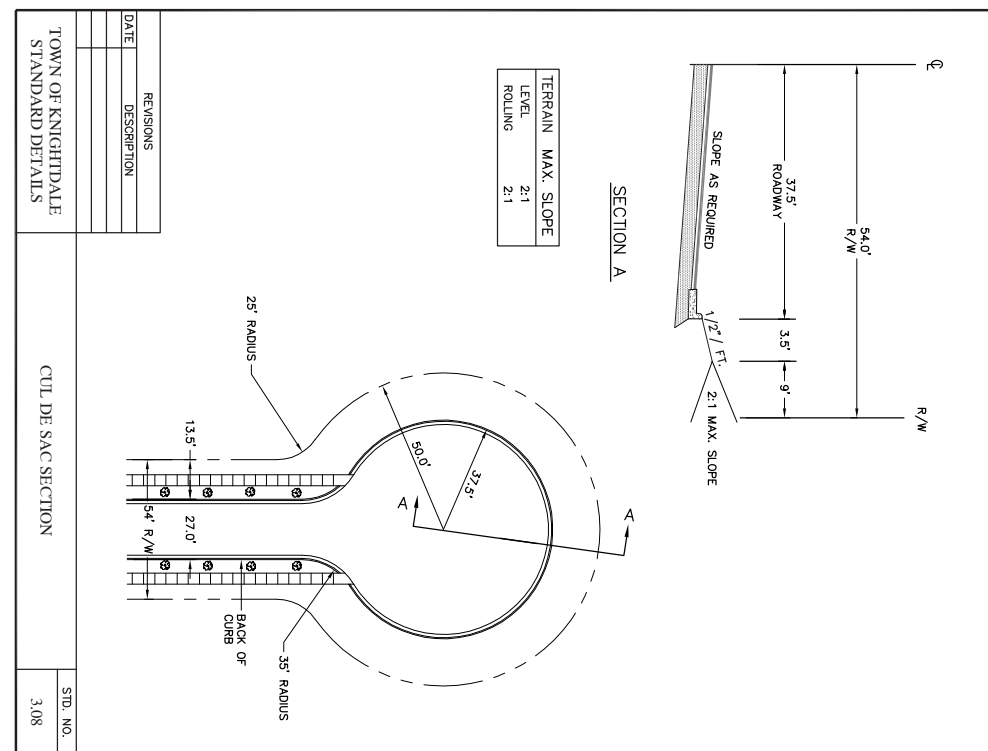
- Avenue 3-lane (modified)*
- Multi-use path*: 10' pavement width
- 5' Sidewalk

*Note: The modified Avenue 3-Lane Divided Street section recommended by the Town has 5' sidewalks and a separated bike lane on one side, and a 10' multi-use path on the other side. See Master Plan sheet.

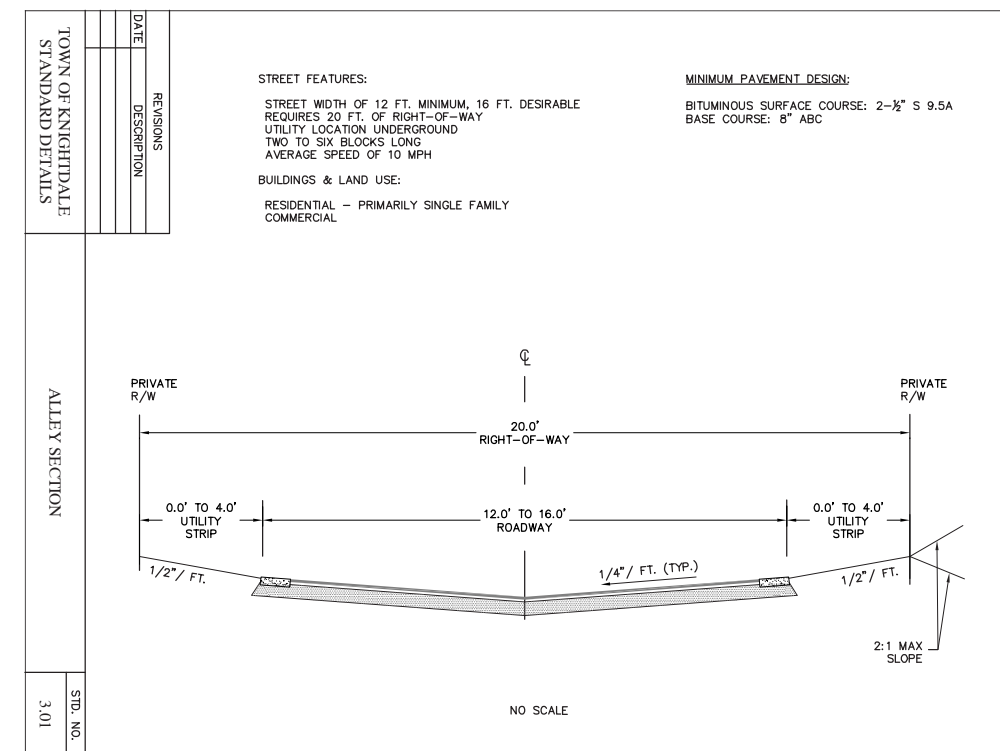


- Local Street*
- 6' Sidewalk

*Note: On-street parking utilized. See Site Development Allowances.

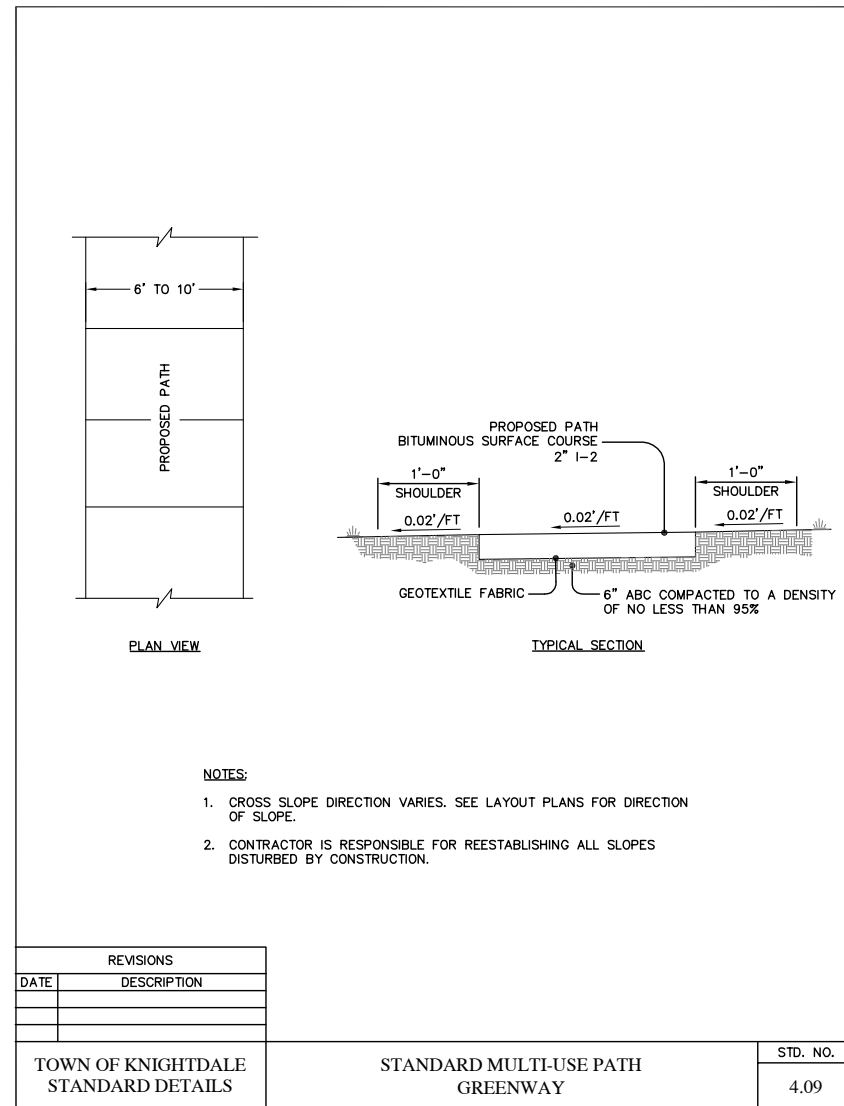


- Cul-de-sac



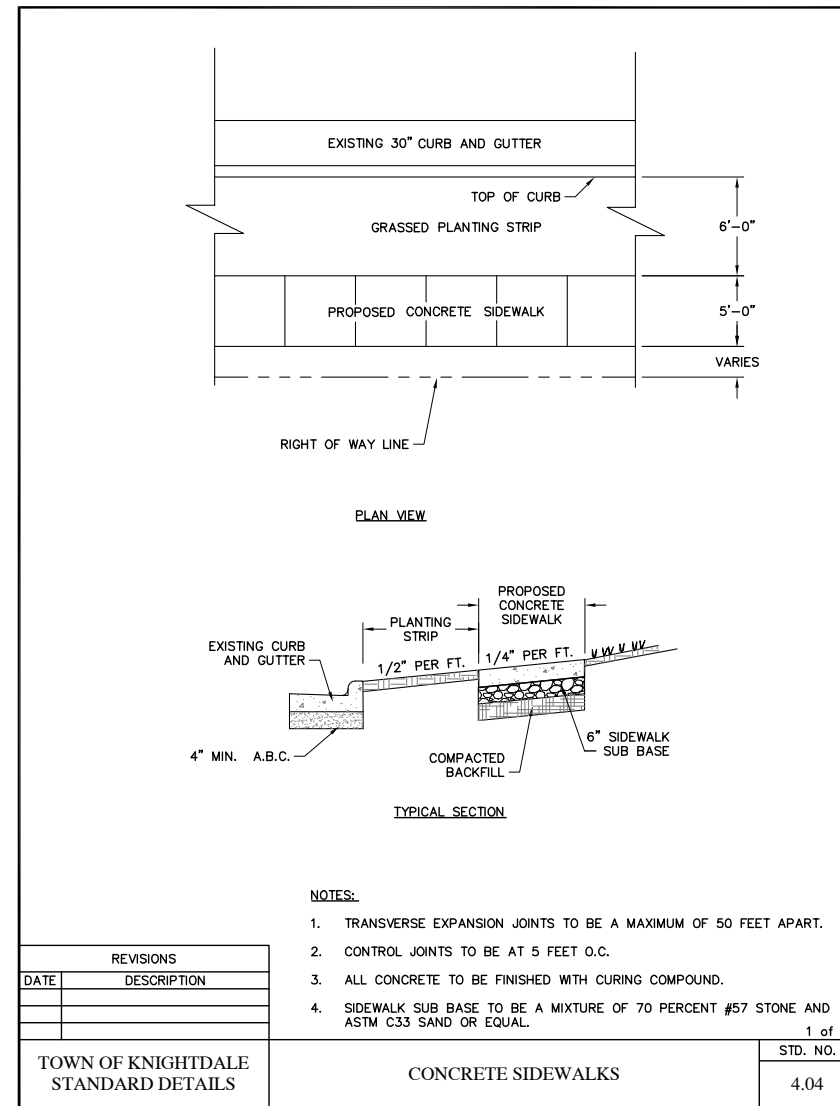
- Public Alley

Additional Sections & Details



- Greenway: 6' pavement width (8' easement)
- Multi-use path*: 10' pavement width

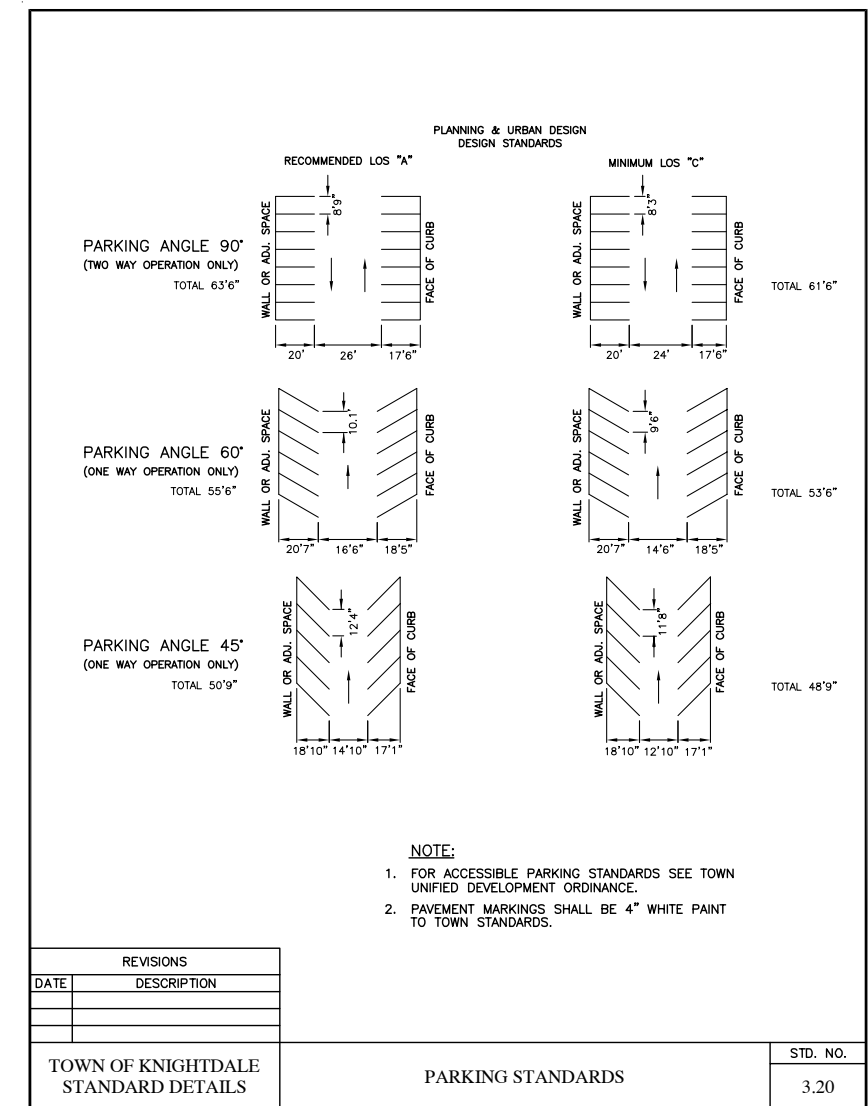
*Note: The modified Avenue 3-Lane Divided Street section recommended by the Town has 5' sidewalks on one side, and a 10' multi-use path on the other.



- 5' Sidewalks*
- 6' Sidewalks**

*Note: The modified Avenue 3-Lane Divided Street section recommended by the Town has 5' sidewalks on one side, and a 10' multi-use path on the other.

**Note: 6' wide sidewalks are proposed on streets classified as Local Street sections. See Street Plan & Pedestrian Circulation sheets.



*Note: Parking lots located at central amenity space, clubhouse amenity, and commercial outparcel. See Master Plan sheet.

Preliminary Stormwater Plan



Figure 16a: Stormwater Plan for Lyndon Oaks

STORMWATER

Lyndon Oaks proposes multiple stormwater control measure (SCM) devices throughout the site as seen in Figure 16a. All stormwater shall be subject to the stormwater management requirements set forth in Chapter 9 of The Town of Knightdale Unified Development Ordinance. The stormwater treatment shall adhere to guidelines established in the NCDEQ Stormwater Design Manual.

The SCM in the center of the site and near the central roundabout will have a fountain installed to create a water amenity. See Figure 16b for an example of a pond fountain.

- » The plan shown is preliminary and subject to change per direction from Knightdale staff.



Figure 16b: SCM fountain example

Legend

- Storm pipe
- SCM
- SCM w/ Fountain
- Catch Basin
- Flared End Section



Preliminary Utility Plan



Figure 17: Utility Plan for Lyndon Oaks

WATER & SEWER

Lyndon Oaks will design all water and sewer to meet the standards of the City of Raleigh.

» The plan shown is preliminary and subject to change per direction from City of Raleigh staff.

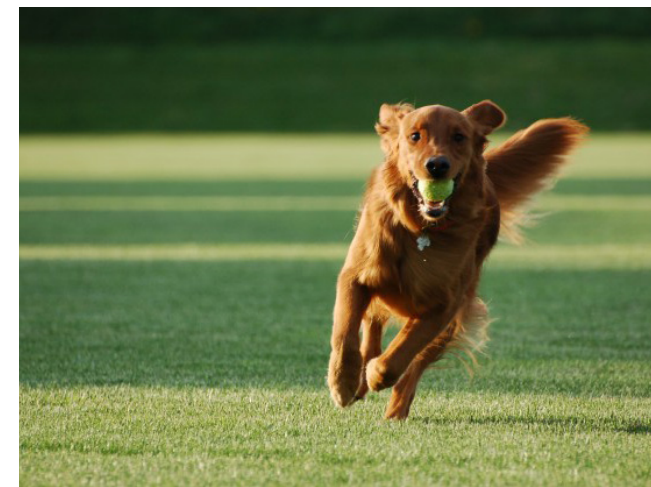
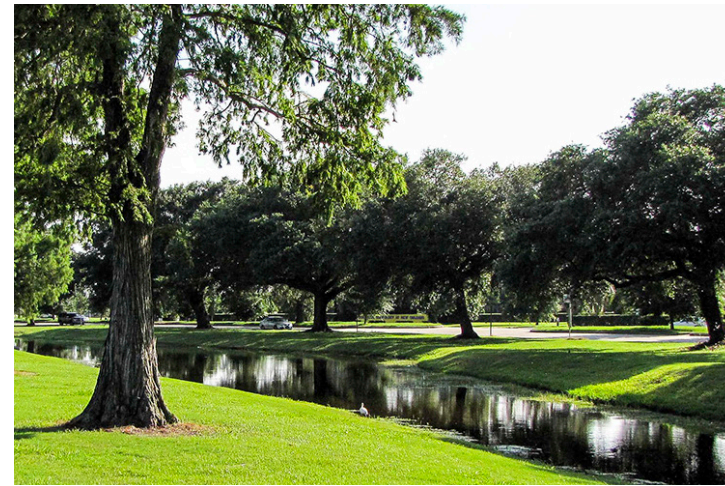
MAJOR SUBDIVISION	
Major Subdivision (Base points)	15 pts.
Conservation of Natural Habitat	10 pts.
BMP Fountain	4 pts.
On Street Parking	4 pts.
Residential Architectural Standards	15 pts.
3,000' or more of 6-foot wide path	3 pts.
Resort Style Pool	2 pts.
Deck/Patio (2,000 SF minimum)	2 pts.
Clubhouse (No Meeting Space, bathrooms and changing rooms only)	3 pts.
IPEMA Certified Playground Equipment	4 pts.
TOTAL PROVIDED	62 pts.
TOTAL MIN. REQUIRED	50 pts.

Note: Any combination of features listed above can be used to meet the 50 point minimum requirement.

AMENITIES

06

Site Programming



Lyndon Oaks will provide a variety of amenities to promote a healthy lifestyle, opportunities to enjoy the outdoors, and foster a sense of community. The site is proposing a network of \pm 20 acres of open space and recreational amenities. The proposed amenities may include but are not limited to the following:

- **6' wide Greenway Trail**
 - » The Greenway Trail aligns with The Town of Knightdale 2035 Comprehensive Plan (KnightdaleNext) that proposes a greenway running through the site. Along with the Widewaters Parkway multi-use path, there are many pedestrian routes throughout Lyndon Oaks.
- **Village Green**
 - » The Village Green will be a large open green space that can be used for a variety of activities by the community.
- **Playground**
 - » The IPEMA certified playground will be located in a central location for ease of access for all families in Lyndon Oaks.
- **Dog Park**
 - » The playground will be located in one of the active open space areas and will provide a place for residents to let their dogs run.
- **SCM Fountains**
 - » The pond fountains will amenitize the stormwater ponds located in both the center of the site, and near the central roundabout active open space.
- **Neighborhood Serving Commercial**
 - » The commercial outparcel will be low-intensity, and will meet the needs of nearby residents.

AMENITIES

Open Space Plan



Figure 18: Open Space Plan for Lyndon Oaks

Lyndon Oaks provides both active and passive recreation areas throughout the development. All recreation spaces are located in places that are accessible to all residents of the community. The network of Greenway Trails and the 10' Side path** along Widewaters Parkway create additional connection opportunities between all of the provided open spaces.

RECREATIONAL OPEN SPACE STANDARDS*

PROXIMITY ZONE:	All outside 1/2 mile distance
TOTAL BEDS :	1,558 beds
» SINGLE FAM. DETACHED:	(308 DU) x (3.5 beds) = 1,078 beds
» TOWNHOMES/DUPLEX:	(192 DU) x (2.5 beds) = 480 beds
DEDICATION RATE:	520 sf
» SINGLE FAM. DETACHED:	(1,078 beds) x (520 sf) = 560,560 sf
» TOWNHOMES/DUPLEX:	(480 beds) x (520 sf) = 249,600 sf
REQ. OPEN SPACE:	± 810,160 sf (18.6 ac)
» REQ. ACTIVE SPACE (50%):	± 405,080 sf (9.3 ac) MIN.
» REQ. PASSIVE SPACE (50%):	± 405,080 sf (9.3 ac) MIN.
PROP. OPEN SPACE:	± 28.2 ac total (16%)
» PROP. ACTIVE SPACE:	± 10.1 ac (0.8 ac over req.)
» PROP. PASSIVE SPACE:	± 18.1 ac (8.8 ac over req.)

* Open space is calculated according to Town of Knightdale UDO Sec. 11.2.c.
 **According to Town of Knightdale UDO Sec. 11.2.A, Recreational Open Space can not include areas covered by buildings, structures, parking lots, dry ponds, required setbacks, or public R/W.

AMENITIES

LANDSCAPE

07

Preliminary Landscape Plan



Lyndon Oaks will design all landscape areas according to the Knightdale Unified Development Ordinance. The site is surrounded by a 20' Type B Buffer yard as required in Section 7.4.1.1. of the UDO. The preliminary plan only shows typical buffer plantings and street tree plantings as seen in Figure 19. The riparian buffer will consist of tree preservation to maintain the natural qualities of the site.

- » The plan shown is preliminary and subject to change per direction from Town of Knightdale staff.
- » More detailed landscape plans with planting details and species list will be provided at the time of site plan and are subject to review from Town of Knightdale Staff.
- » Location and amounts of trees are conceptual in nature and subject to change.

LANDSCAPE

Legend

- Street Trees
- Site Trees
- Stream Buffer Trees
- Parking Lot Trees
- Foundation Plantings
- Type B Buffer Yard
- Type D Buffer Yard



Figure 19: Landscape Plan for Lyndon Oaks

Landscape Buffers

The perimeter Lyndon Oaks contains a Type B Buffer Yard per Town of Knightdale Unified Development Ordinance Chapter 7. Figure 20 shows a typical 100' section of the Type B buffer for Lyndon Oaks.

TYPE B BUFFER YARD STANDARDS (UDO Sec. 7.4.1.3)

- Minimum width: 20'
- Minimum landscape height/opacity:
- » Ground to 6' Semi-opaque screen
 - » 6' - 30' Intermittent visual obstruction
- Maximum landscape horizontal openings:
- » 5' Semi-opaque screen
 - » 20' Intermittent visual obstruction

Required plantings:

- » Canopy Trees 3 per 100 linear feet
- » Understory Trees 5 per 100 linear feet
- » Shrubs 20 per 100 linear feet
- » Evergreen vs. deciduous
 - Canopy trees: A minimum of 40% / maximum 60% must be evergreen
 - Understory trees: A minimum of 40% / maximum 60% must be evergreen
 - Shrubs: At least 80% must be evergreen

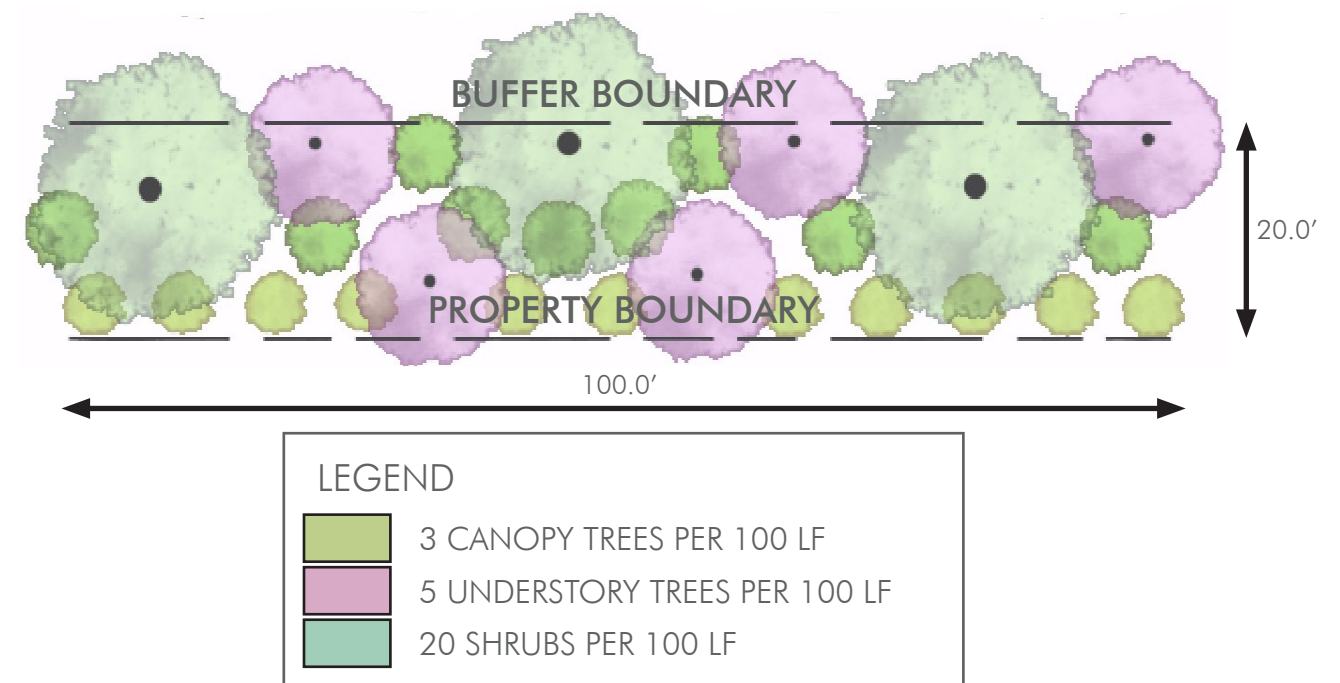


Figure 20: Type B Landscape Buffer

The perimeter Lyndon Oaks contains a Type D Buffer Yard per Town of Knightdale Unified Development Ordinance Chapter 7. Figure 21 shows a typical 100' section of the Type D buffer for Lyndon Oaks.

TYPE D BUFFER YARD STANDARDS (UDO Sec. 7.4.1.5)

- Minimum width: 50'
- Minimum landscape height/opacity:
- » Ground to 30' Opaque Screen
- Maximum landscape horizontal openings:
- » None permitted

Required plantings:

- » Canopy Trees 5 per 100 linear feet
- » Understory Trees 8 per 100 linear feet
- » Shrubs 35 per 100 linear feet
- » Evergreen vs. deciduous
 - Canopy trees: A minimum of 40% / maximum 60% must be evergreen
 - Understory trees: A minimum of 40% / maximum 60% must be evergreen
 - Shrubs: At least 80% must be evergreen

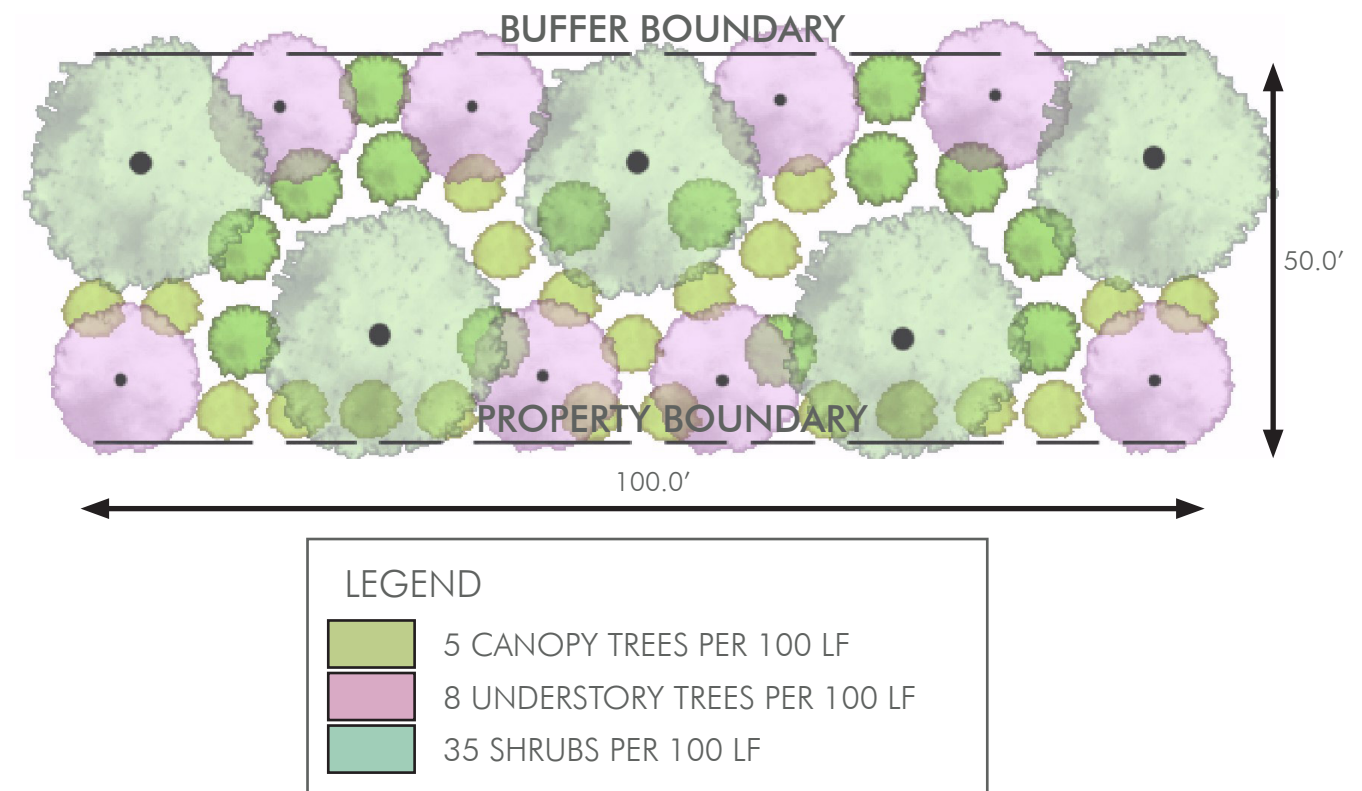


Figure 21: Type D Landscape Buffer

ARCHITECTURAL DESIGN STANDARDS

08

Architectural Elevations - Single Family Detached



Note: Elevations shown are conceptual in nature and subject to change. See page 40 for list of architectural standards.

Architectural Elevations - Single Family Attached (Townhomes)



Note: Elevations shown are conceptual in nature and subject to change. See page 40 for list of architectural standards.

Architectural Design Standards

1. Single-family 2 story homes built on lots at least 60-feet wide will have a minimum heated area of 2,000 square feet.
2. Single-family 1 or 1.5 story homes built on lots at least 60-feet wide will have a minimum heated area of 1,600 square feet.
3. Single-family homes built on lots less than 60-feet wide will have a minimum heated area of 1,600 square feet.
4. All single-family homes with crawl spaces will be wrapped in brick or stone on all sides.
5. Foundation for all single-family detached homes shall be raised to a minimum height of 14 inches above finished yard grade in the front and shall contain a minimum of 2 stair risers up to the front porch.
6. All single-family homes will have a combination of two or more of the following materials on the front facade (not including foundation): stone, brick, lap siding, fiber cement siding, shakes or board and batten unless the home is only stone or brick. The exterior siding material on the side and rear facades will be fiber cement. When two materials are used, the materials shall be different but complimentary colors. Vinyl may be used only for soffits, fascia and corner boards.
7. All single-family homes will have a front porch with a minimum depth of five feet. Front porch posts will be at least 6"x6".
8. Main roof pitches (excluding porches) fronting the street for 2-story homes will be at least 8:12.
9. Main roof pitches (excluding porches) fronting the street for 1-story and 1.5-story homes will be at least 6:12 unless an alternate is approved by staff.
10. Garages will not protrude more than 6 feet from the front porch stoop, and all garage doors shall contain window inserts.
11. For every 30 feet (or fraction) of continuous side elevation (calculated on a per floor basis), there shall be one window or door added to the side elevations. Any siding break on the side of the home such as a fireplace, side porch, wall offsets could be used as an alternative to windows.
12. There shall be a minimum 12" overhang on every gable end for every single-family home.

Development Conditions - Commercial Outparcel



1. Use Standards: The proposed use standards will restrict certain uses otherwise permitted in the RMX zoning district. This will encourage more neighborhood oriented and small businesses to better serve residents.
 - » Businesses with operating hours of 24 hours per day are not permitted.
 - » Businesses that sell cigarettes, cigars, tobacco products, or electronic cigarettes are not permitted.
 - » The following principal uses shall be the only allowable uses, and shall be permitted by-right:
 - Child/Adult Day Care Center (6 or more people)
 - Personal Services
 - Professional Services
 - Medical Services
 - Neighborhood Retail/Restaurant (2,000 sf or less)
 - Allowed RMX district accessory uses
 - Bar/Tavern/Microbrewery
 - Studio (Arts, dance, martial arts, music)
2. Developer shall stub potable water, sanitary sewer, and storm drainage to commercial outparcel prior to plat recordation, or provide a surety for completion thereof.
3. Developer shall construct curb, gutter, and sidewalk improvements along commercial outparcel prior to plat recordation, or provide a surety for completion thereof.
4. The commercial outparcel shall not be owned by the Homeowners Association.
5. Developer is responsible for maintaining the commercial outparcel in a manner consistent with Lyndon Oaks Homeowners Association properties, until the commercial property is developed and/or sold by developer.
6. A 10' landscape buffer shall be planted adjacent to residential lots prior to plat recordation, or provide a surety for completion thereof.
7. Parking lots shall contain vegetative screening in accordance with Knightdale's UDO.

SITE DEVELOPMENT ALLOWANCES

Lyndon Oaks - Site Development Allowances

The proposed zoning for Lyndon Oaks is RMX-PUD. Lyndon Oaks meets all standards set forth in the Town of Knightdale's Unified Development Ordinance with the exception of a few conditions. Due to site constraints, and in order to provide more landscape conservation and beneficial common open space for an overall better-integrated design, the applicant is requesting the following site development allowances:

Bulk and Dimensional Standards (UDO Sec. 3.4)

- » Lot width (street loaded)
 - In the RMX base district, the minimum required lot width for a street loaded lot is 80'.
 - In order to create a variety of housing types and a more walkable community, we are proposing single family detached street loaded lots with lot widths of 60' and 80'.
- » Driveway length
 - In the RMX base district, the minimum required driveway length is 35' for a residential lot.
 - For all residential types, we are proposing a 25' minimum driveway length.

Standard Street Sections (Town of Knightdale Standard Details)

- » Local Street Section - Two Way
 - The standard detail calls for a 54.0' right-of-way, and allows for informal parking.
 - Lyndon Oaks is proposing on-street parking along sections of road where there are no residential driveways. On street parking will allow for guest parking near units. We are not providing on-street parking on streets with front-loaded units to avoid any potential site triangle conflicts as residents exit their driveways.

Proposed Distribution (UDO Sec. 11.1.B)

- » Lyndon Oaks will require a site development allowance to achieve the required distribution of uses listed in Knightdale's UDO Sec. 11.1.B. The proposed use distribution is as follows:

• Dwelling - Single Family	34.8%
• Dwelling - Townhouse	9.4%
• Retail/Restaurant/Entertainment/Office/Service	1.4%

Residential Clearing & Grading (UDO Sec. 9.3.B)

- » Lyndon Oaks will require a site development allowance pertaining to Residential Clearing and Grading as specified in Section 9.3.B of the UDO.
 - Currently, mass grading is prohibited on lots 60' in width or greater.
 - Lyndon Oaks requests to mass grade all single-family and townhome lots less than 80' wide. Any lot 80' in width or greater shall not be mass graded.

NEIGHBORHOOD MEETING

10

Meeting Information

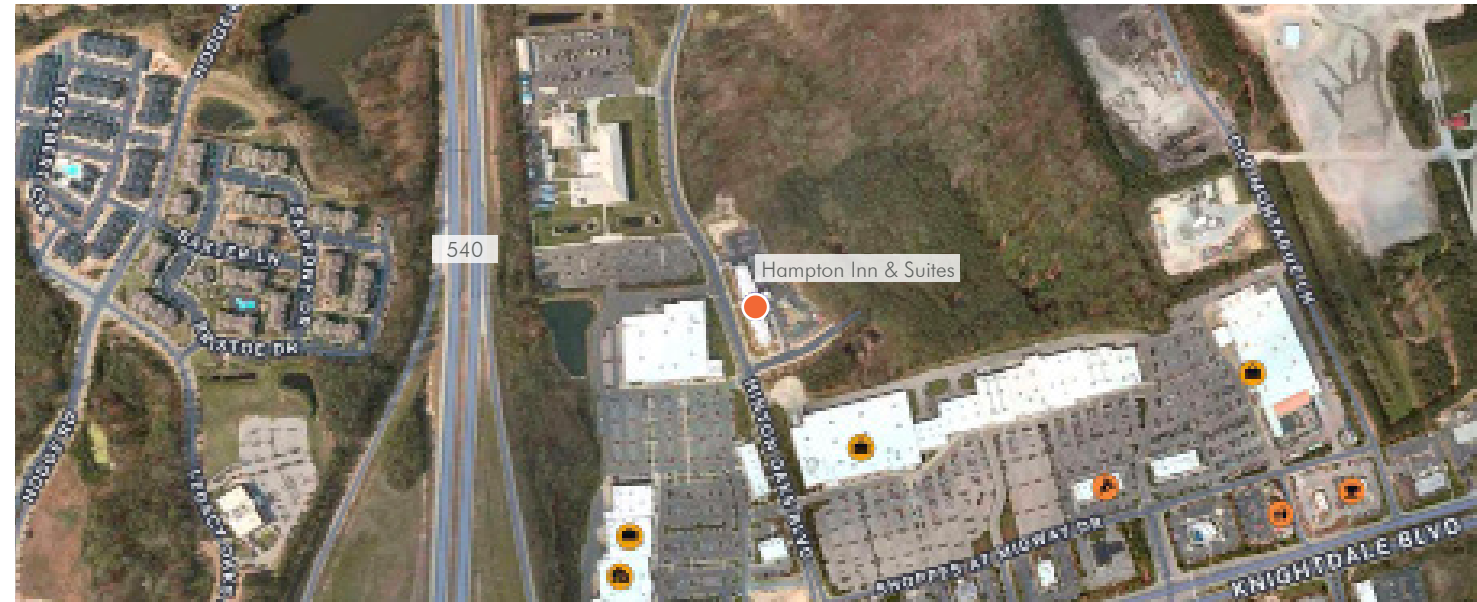


Figure 22: Hampton Inn & Suites Knightdale Vicinity Map (Not to scale)

A neighborhood meeting was held on November 14th, 2023 at 6:00 pm at the Hampton Inn & Suites Knightdale. See Figure 22 for a map of the meeting location. There were ten neighbors in attendance, along with a member of the development team, four members of the design team, and one Senior Planner from the Town of Knightdale.

Date of meeting:	Tuesday Nov. 14, 2023
Time of meeting:	6:00 pm EST
Meeting address:	Hampton Inn & Suites Knightdale 405 Hinton Oaks Blvd. Knightdale, NC 27545
Developer:	
» DR Horton:	Reese Bridges, PE, Entitlements Manager
Design consultants:	
» Urban Design Partners:	Brian Richards, PLA Lexi Chacalos, PLA
» Ramey Kemp Associates:	Caroline Cheeves, PE
» Parker Poe:	Ashley Honeycutt Terrazas, Land Use Attorney
Town of Knightdale:	Gideon Smith, AICP, Senior Planner

Neighborhood Meeting Questions

At the neighborhood meeting for Lyndon Oaks, the neighbors had questions about stormwater, density, renter vs. owner housing, traffic, number of new children in schools, forced annexation, construction timeline, target price for homes, quality of residents moving, wildlife habitat, and property values. Their questions are as follows:

» **Question/Concern #1: Stormwater, Runoff, and Grading**

- Applicant clarified that grading is not complete but the goal is for the site to be balanced (no import, no export dirt) but ultimately the site will tie into the grade along the perimeter of the site. Stormwater runoff is state-regulated and cannot be increased on adjacent properties. SCMs are monitored yearly.

» **Question/Concern #2: How Is Density Calculated?**

- Applicant clarified that density is calculated based on total gross acreage, it does not exclude amenity areas, thus residential density on the site is less than 3 units/acre.

» **Question/Concern #3: Renter vs. Owner-Occupied Housing**

- Applicant clarified that North Carolina law prohibits regulating occupancy in a zoning ordinance.

» **Question/Concern #4: Traffic on Bethlehem Road & Roundabouts Being Dangerous for Large Emergency Vehicles**

- Applicant clarified that roundabouts are designed such that emergency vehicles can drive over the center island. Roundabouts are safer because they eliminated left turns which are the most dangerous at an intersection. Knightdale UDO has been prioritizing roundabouts to improve community safety.

» **Question/Concern #5: Traffic in General, TIA Process, Intersections Studied**

- Applicant's transportation engineer clarified the Traffic Impact Analysis process and highlighted that focus is on weekday peak hours, 7AM-9AM and 4PM-6PM. She clarified that all of the traffic counts and turning movements are taken into account. She listed the intersections that would be studied. She clarified that the goal of TIA is to determine worst-case scenario (maximum trip generation at buildout). Town requires study of roadway network considering compounded growth until 2042. TIA would be submitted with the application.

» **Question/Concern #6: Number of New Children in Schools & Strain on Emergency Services**

- Applicant clarified information will be submitted to Wake County Public Schools and emergency services.

» **Question/Concern #7: Taking Neighbors Land, Forced Annexation**

- Applicant clarifies that it is giving land to Knightdale to make roadway improvements. Applicant clarified that roadway improvements will be within the already existing public right of way, but if property needed to be acquired to make an improvement, the Town and NCDOT cannot use eminent domain to take property for a private development. NC law now requires voluntary annexation.

» **Question/Concern #8: Timeline of Construction of Development**

- Applicant clarified estimated timing: Zoning process through Spring and Summer of 2024; Design drawings (water, sewer, grading, traffic) 12 months later (end of 2024); At least a year to a year and a half to develop the first phase (end of 2025, beginning 2026); begin wrapping up houses at end of 2026; Early 2027 moving first customers into first phase

Neighborhood Meeting Questions (Continued)

- » **Question/Concern #9: Target Price for the Homes**
 - Applicant clarified that sizes ranged from 1,500 square feet for townhouses and smaller houses to 3,000+ square feet for single family homes; in today's terms, pricing would range from \$200,000 to \$600,000+, but could not commit to pricing for future market rates.

- » **Question/Concern #10: Quality of Residents Moving**
 - Town is strict about architectural standards, and the plan is to provide a high quality product.

- » **Question/Concern #11: Wildlife and Native Habitat**
 - Applicant clarified that natural vegetation will be retained around pond, lake, and streams and there will be a walking trail as a natural amenity onsite and they are doing their homework to develop consistently with the history of the land. Approximately 17 acres of preserved area.

- » **Question/Concern #12: Decrease in Property Values**
 - Applicant clarified they have never seen property values decrease due to development with exception of some industrial projects.

Attendance Sheet

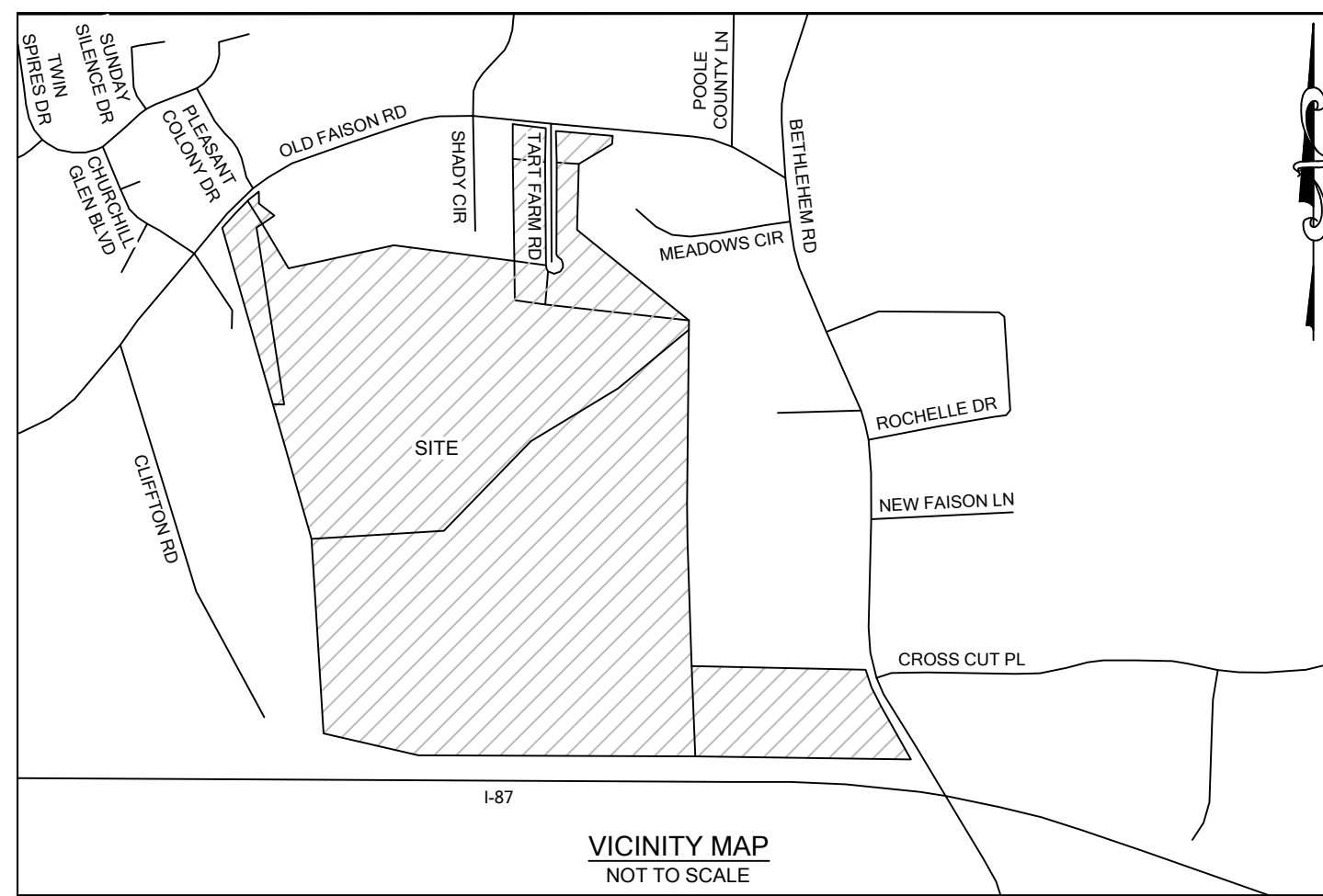
Neighborhood Meeting for Lyndon Oaks Planned Unit Development

Hampton Inn & Suites, 405 Hinton Oaks Blvd, Knightdale, NC 27545

Date: November 14, 2023

Name	Address	Name	Address
Karen Palke	121 Meadows Cr Knightdale	Kenny Holley	307 Rochelle Dr. Knightdale
Leamon Dixon	107 Shady Circle Knightdale	Donald Kay	932 Bethlehem Rd Knightdale
Eddie Matthews	106 Shady Circle Knightdale	Barbara & Dick Sossomon	1124 Poplar Circle Knightdale
Joyce Liles (Gayle)	4040 Clifton Rd	Brad Pope	1008 Bethlehem Rd. Knightdale
Tim Ferrell	3033 Churchill Road	Carrie Gray	1940 Bethlehem Rd. Raleigh
Kristin Trent	5309 Crosscut Pl	Michael & Karen Palko	121 Meadows Circle Knightdale
Don Curtis Jr.	5309 Crosscut Pl	Laurie Pope	116 Bethlehem Rd Knightdale
Carole & Kenny Faison	802 Bethlehem Rd Knightdale	Sam Maise	203 Robertson St. Knightdale
Chris Posh	4308 Old Faison Rd Knightdale	Patricia Loftin	1044 Stone Eagle Lane Raleigh 27610
Trey Tart	106 Tart Farm Rd Knightdale	Sara Hauser	4228 K Held Rd Knightdale
EC Tart	4325 Old Faison Rd		
Sonya Debnam	4521 Old Faison Rd		
Wesley Knapp	919-740-9955 Churchill HOA		
Nanay & Gene Zack	133 Meadows Circle Knightdale		
Caster Kennemer			
Gwen Gray	4275 Old Faison Rd Knightdale		
Don & Doris Curtis	5309 Cross Cut Place Knightdale		
Annette Miltz	128 Meadows Circle Knightdale		
Trudy Guffey	5101 Woodfield Ln Knightdale		
Rhonda Neely	129 Meadows Circle Knightdale		
Brian & Kim King	125 Meadows Circle Knightdale		
Tim & Denise Jones	132 Meadows Circle Knightdale		
Jack & Angela Worden	4407 Omaha Dr. Knightdale		
Gerald & Ann Akland	112 Old Ferrell Rd		

NEIGHBORHOOD MEETING



LEGEND

●	EXISTING BOUNDARY CORNER FOUND
○	BOUNDARY CORNER SET (3/4" IPS UNLESS OTHERWISE NOTED)
○	COMPUTED POINT
□	CONCRETE MONUMENT FOUND
—	CLEAN OUT
—	TRANSFORMER / ELECTRIC BOX
—	LIGHT POLE
—	UTILITY POLE
—	WATER METER
—	FIRE HYDRANT
—	UTILITY VALVE
—	TELEPHONE PEDESTAL
—	CABLE PEDESTAL
—	CATCH BASIN
—	DROP INLET
—	UTILITY MANHOLE
—	UTILITY HAND HOLE
—	AIR CONDITIONING UNIT
—	WELL
—	SIGN
—	UNDERGROUND FIBER
—	UNDERGROUND TELEPHONE
—	UNDERGROUND GAS
—	UNDERGROUND ELECTRIC
—	STORM DRAIN
—	OVERHEAD UTILITY
—	GUY WIRE
—	BURIED UTILITY MARKER
—	EXISTING IRON PIPE
—	EXISTING IRON REBAR
—	IRON PIPE SET
—	PK NAIL SET
—	PKF NAIL FOUND
—	SSMH SANITARY SEWER MANHOLE
N	NORTH
S	SOUTH
W	WEST
NE	NORTHEAST
SE	SOUTHEAST
SW	SOUTHWEST
NW	NORTHWEST
DB	DEED BOOK
PG	PAGE
BM	BOOK OF MAPS
RW	RIGHT OF WAY
POB	POINT OF BEGINNING
(T)	TOTAL
—	TIE (INDICATES TWO PARTS OF THE SAME PARCEL)

- NOTES**
1. THE PROPERTY LIES IN ZONE "X" PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 3720174300K, DATED 07/19/2022.
 2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE BASED ON GPS OBSERVATIONS, NAD 83/NSRS 2011/SPC UNLESS OTHERWISE SHOWN.
 3. SITE ZONED "RT" AND "GR3" FOR THE TOWN OF KNIGHTDALE PER WAKE COUNTY GIS.
 4. AREAS COMPUTED BY COORDINATE METHOD.
 5. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY, UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
 6. THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
 7. NO CEMETERIES OR GRAVES WERE OBSERVED AS A RESULT OF THIS SURVEY.
 8. WETLANDS SHOWN PER FLAGGING SET BY SAGE ECOLOGICAL SERVICES AND DRAFT WETLAND SKETCH MAP DATED OCTOBER 20, 2022.

TO: DHI TITLE OF NORTH CAROLINA, AND D. R. HORTON, INC., A DELAWARE CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSRS, AND INCLUDES ITEMS OF TABLE A THEREOF (NONE SELECTED). THE FIELDWORK WAS COMPLETED ON OCTOBER 3RD, 2022.

PRELIMINARY

STEVEN P. CARSON, PLS. DATE _____
NC LICENSE NO. 4752

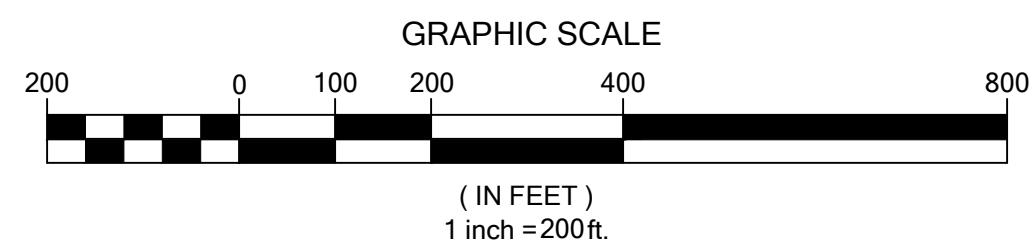
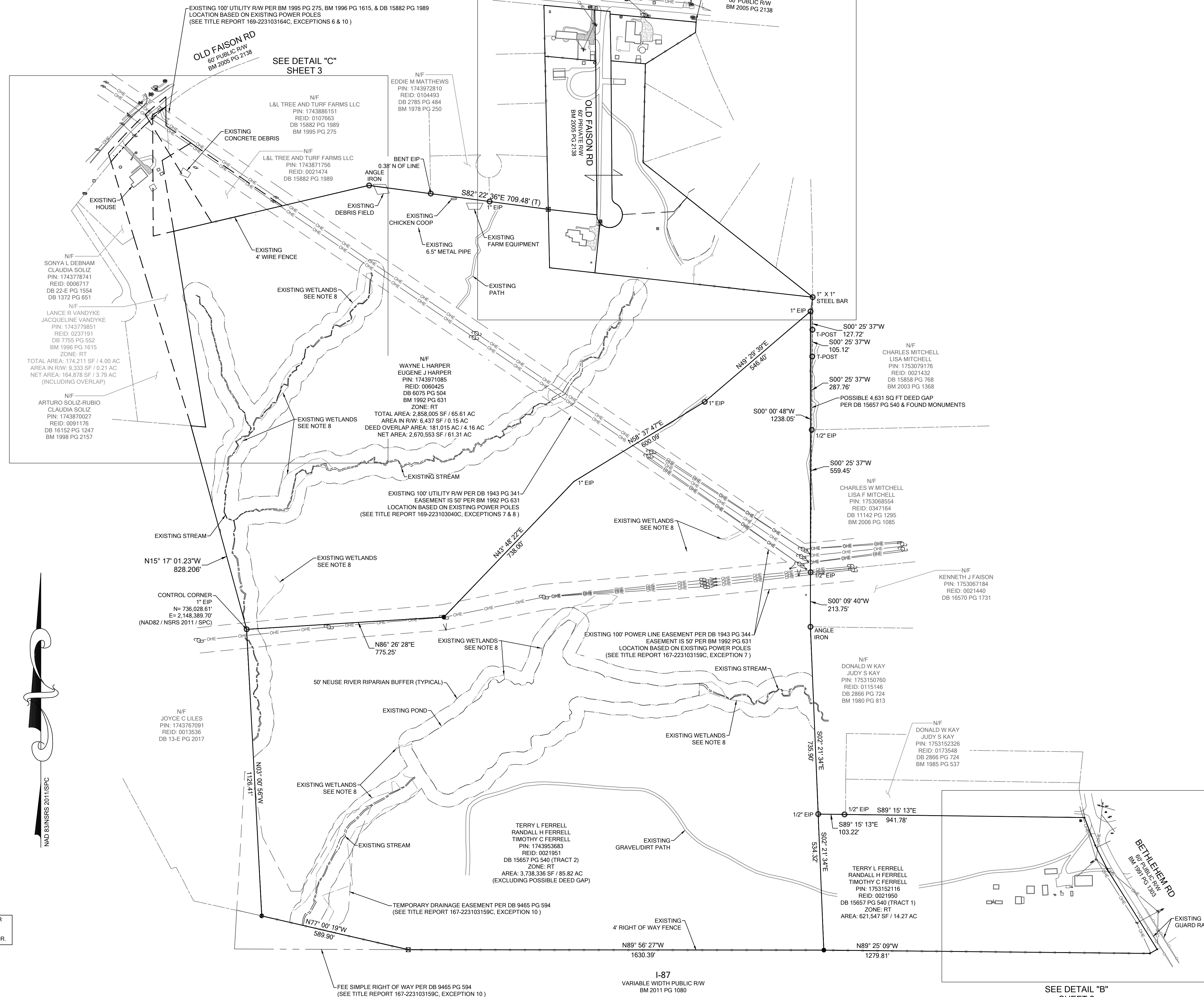
I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCES AS SHOWN IN TITLE BLOCK), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS SHOWN HERE ON, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000 +, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF _____ A.D., 2022.

I, FURTHER THAT IN ACCORDANCE WITH G.S. 47-30-F-11-C-1, I CERTIFY THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

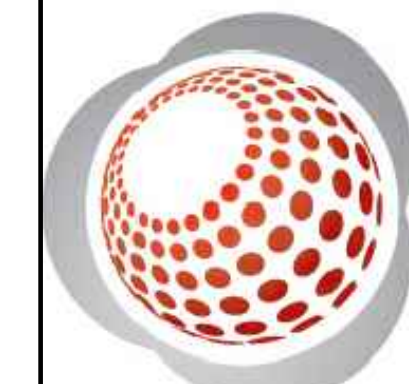
THIS MAP IS CONSIDERED PRELIMINARY, NOT FOR RECORDATION, CONVEYANCE OR SALES UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.

PRELIMINARY

STEVEN P. CARSON, PLS.
NC LICENSE NO. 4752



BATEMAN CIVIL SURVEY COMPANY
ENGINEERS • SURVEYORS • PLANNERS
2524 RELIANCE AVENUE, APEX, NC 27539
PHONE: (919) 577-1080 FAX: (919) 577-1081
INFO@BATEMANCIVILSURVEY.COM
NCBELS FIRM# C-2378



ALTANSPS/LAND TITLE SURVEY
EXCLUSIVELY FOR: DR HORTON

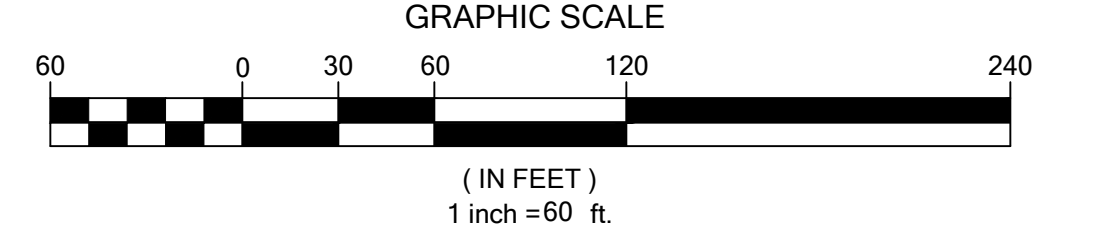
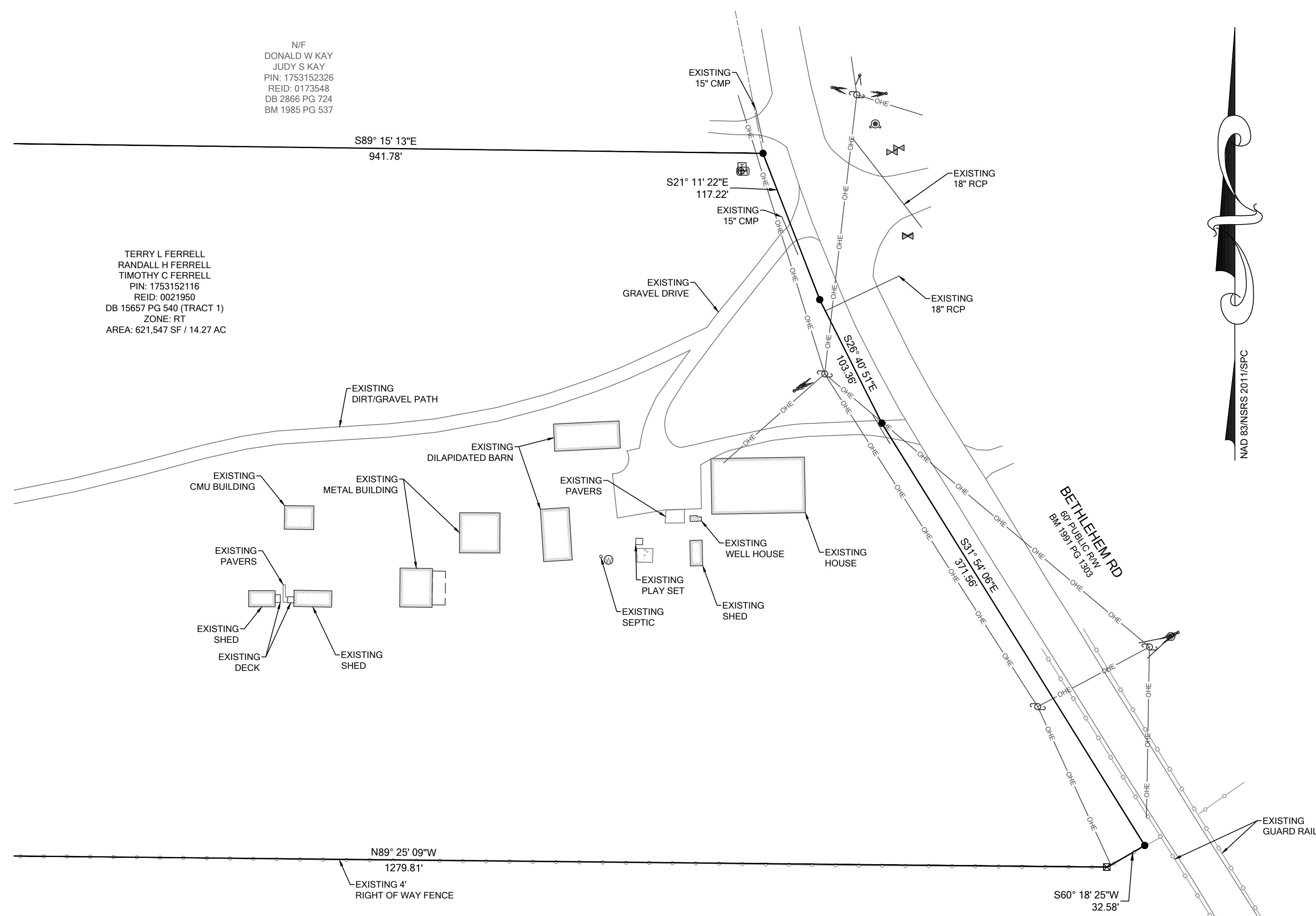
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1753071953, 1743976575 & 1743779851
AS RECORDED IN: DB 15657 PG 540, DB 2253 PG 285, DB 15474 PG 755, BM 2000,
PG 1887, DB 9018 PG 621, DB 8075 PG 504 & DB 7755 PG 552
ST MATTHEWS TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

REVISIONS	
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5.	
DESIGNED BY:	N/A
DRAWN BY:	ELS
CHECKED BY:	SPC
SCALE:	1" = 200'
DATE:	12/12/2022
JOB NUMBER:	220655
SHEET 1 OF 4	

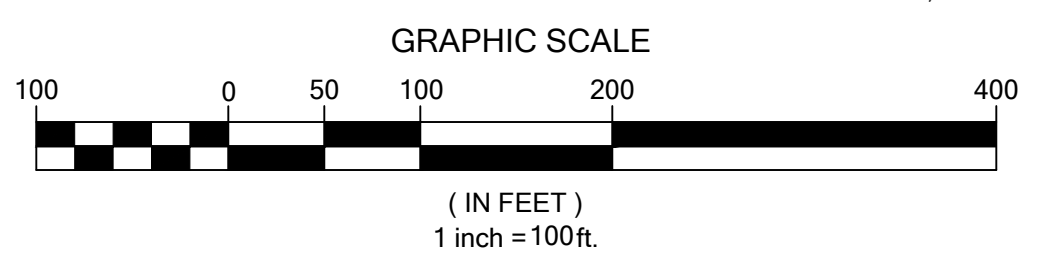
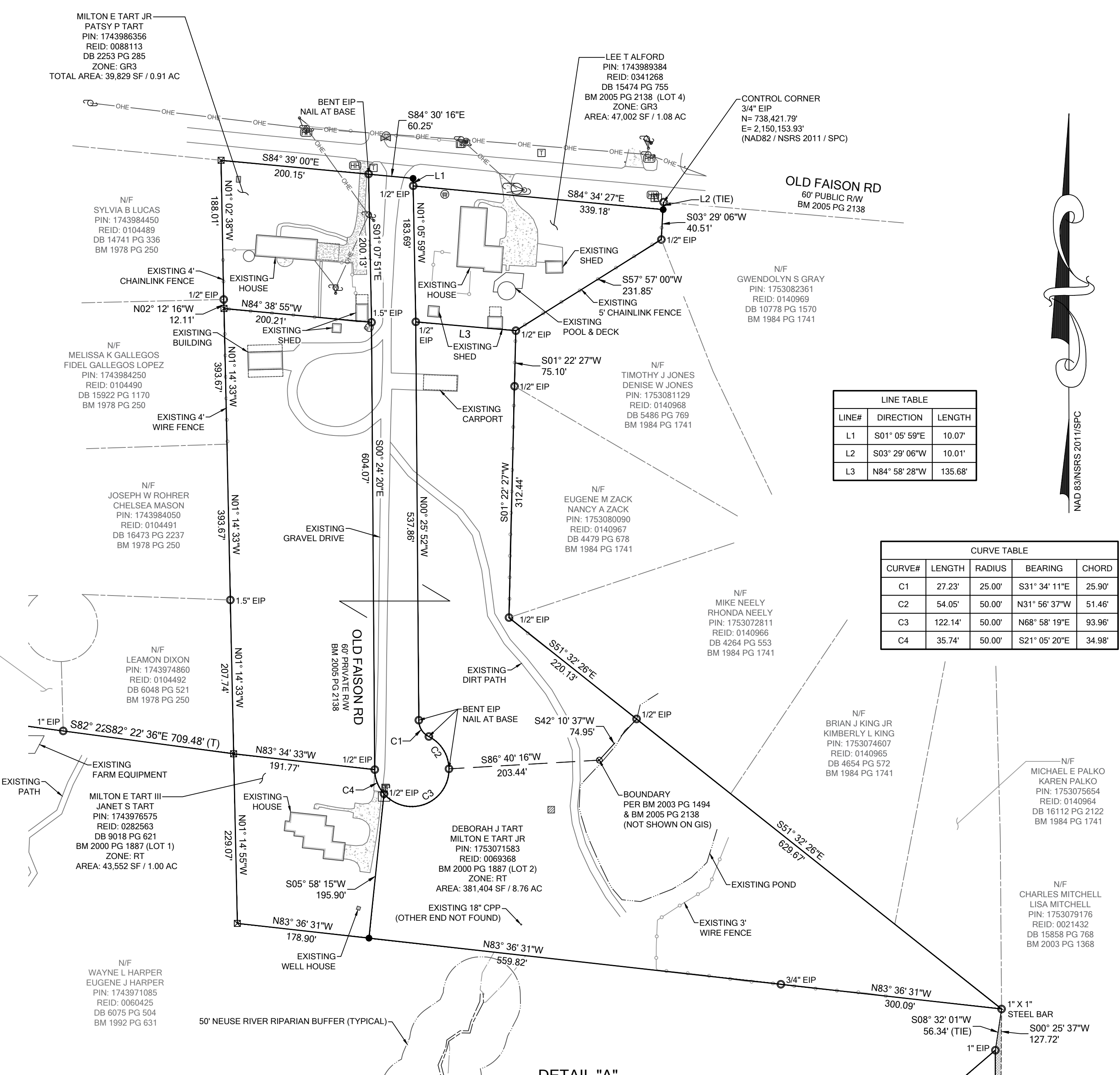
LEGEND

○	EXISTING BOUNDARY CORNER FOUND
●	BOUNDARY CORNER SET (3/4" IPS UNLESS OTHERWISE NOTED)
⊙	COMPUTED POINT
⊠	CONCRETE MONUMENT FOUND
□	CLEAN OUT
⊞	TRANSFORMER / ELECTRIC BOX
⊕	LIGHT POLE
⊖	UTILITY POLE
⊗	WATER METER
⊘	FIRE HYDRANT
⊙	UTILITY VALVE
⊚	TELEPHONE PEDESTAL
⊛	CABLE PEDESTAL
⊜	CATCH BASIN
⊝	DROP INLET
⊞	UTILITY MANHOLE
⊠	UTILITY HAND HOLE
⊡	AIR CONDITIONING UNIT
⊢	WELL
⊣	SIGN
— F —	UNDERGROUND FIBER
— T —	UNDERGROUND TELEPHONE
— G —	UNDERGROUND GAS
— E —	UNDERGROUND ELECTRIC
— SD —	STORM DRAIN
— OHE —	OVERHEAD UTILITY
— GUY —	GUY WIRE
⊙	BURIED UTILITY MARKER
⊙	EXISTING IRON PIPE
⊙	EXISTING IRON REBAR
⊙	IRON PIPE SET
⊙	PK NAIL SET
⊙	PK NAIL FOUND
⊙	SANITARY SEWER MANHOLE
N	NORTH
E	EAST
S	SOUTH
W	WEST
NE	NORTHEAST
SE	SOUTHEAST
SW	SOUTHWEST
NW	NORTHWEST
DB	DEED BOOK
PG	PAGE
BM	BOOK OF MAPS
R/W	RIGHT OF WAY
POB	POINT OF BEGINNING
TOTAL	TOTAL
(T)	TIE (INDICATES TWO PARTS OF THE SAME PARCEL)

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DETAIL "B"



DETAIL "A"

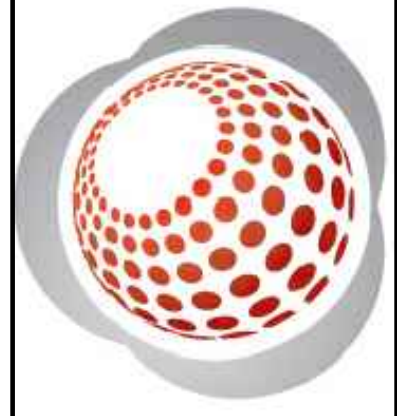
LINE TABLE

LINE#	DIRECTION	LENGTH
L1	S01° 05' 59"E	10.07'
L2	S03° 29' 06"W	10.01'
L3	N84° 58' 28"W	135.68'

CURVE TABLE

CURVE#	LENGTH	RADIUS	BEARING	CHORD
C1	27.23'	25.00'	S31° 34' 11"E	25.90'
C2	54.05'	50.00'	N31° 56' 37"W	51.48'
C3	122.14'	50.00'	N68° 58' 19"E	93.96'
C4	35.74'	50.00'	S21° 05' 20"E	34.98'

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ALTRANS/LAND TITLE SURVEY
EXCLUSIVELY FOR: DR HORTON
 PROPERTY PINS: 1753152116, 1743953683, 1743971085, 1743986356, 1743989384, 1753071953, 1743978575 & 1743779851
 AS RECORDED IN: DB 15657 PG 540, DB 2253 PG 285, DB 15474 PG 755, BM 2000, PG 1887, DB 9018 PG 621, DB 8075 PG 504 & DB 1755 PG 552
 ST MATTHEW'S TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

REVISIONS

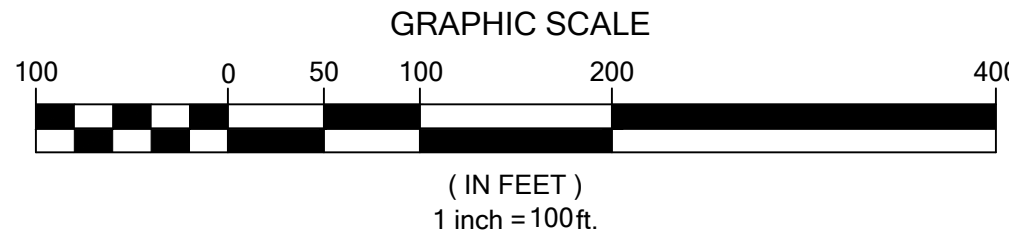
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DESIGNED BY: N/A
 DRAWN BY: ELS
 CHECKED BY: SPC
 SCALE: VARIES
 DATE: 12/12/2022
 JOB NUMBER: 220655

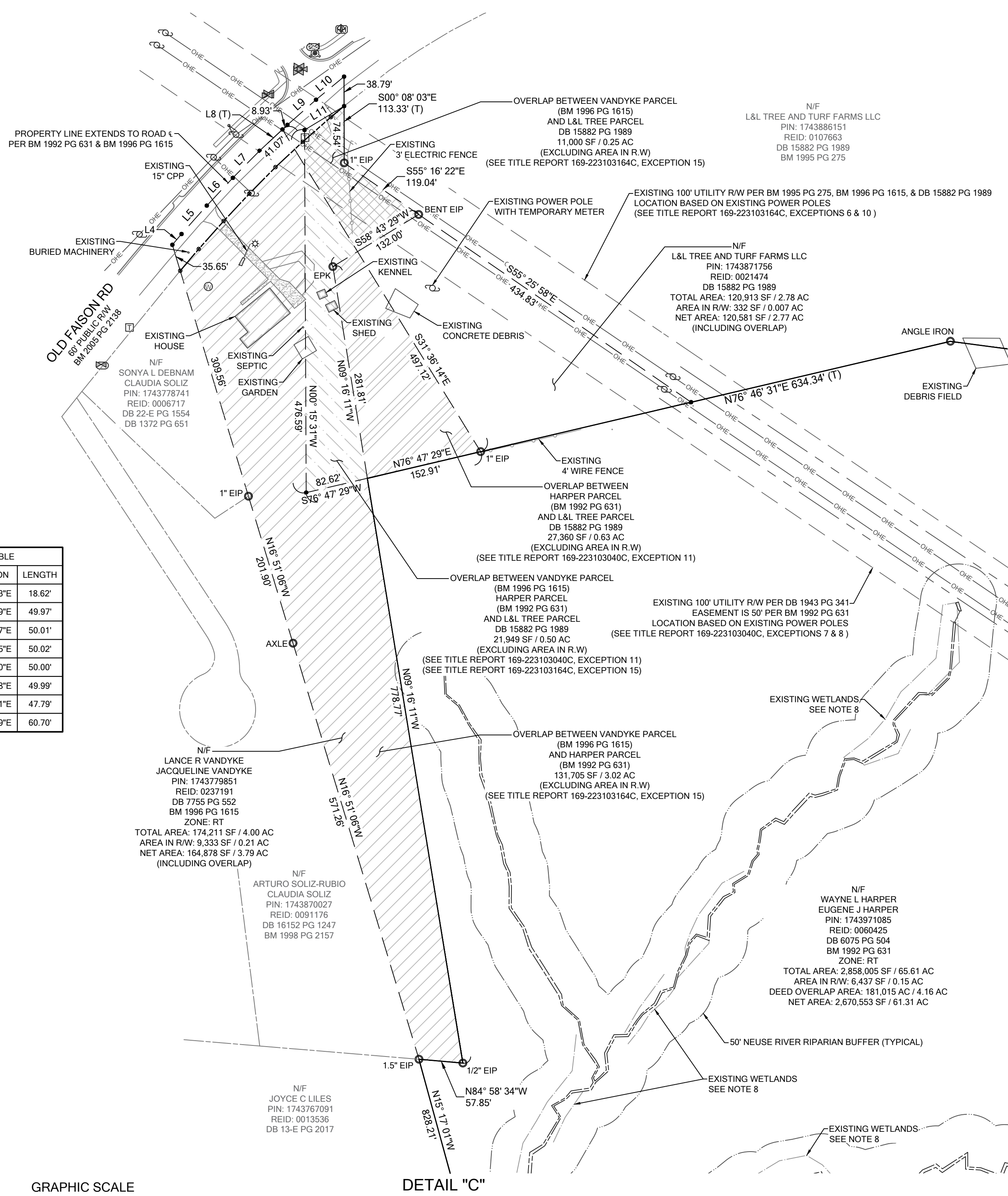
SHEET 2 OF 4

NAD 83/NRS 2011/SPC

LINE#	DIRECTION	LENGTH
L4	N40° 26' 43"E	18.62
L5	N41° 41' 39"E	49.97
L6	N43° 09' 47"E	50.01
L7	N44° 37' 45"E	50.02
L8	N47° 05' 10"E	50.00
L9	N48° 40' 18"E	49.99
L10	N50° 32' 01"E	47.79
L11	N58° 56' 59"E	60.70



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DETAIL "C"

LEGEND

- EXISTING BOUNDARY CORNER FOUND
- BOUNDARY CORNER SET (3/4" IPS UNLESS OTHERWISE NOTED)
- ⊙ COMPUTED POINT
- ⊗ CONCRETE MONUMENT FOUND
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- F UNDERGROUND FIBER
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- G GAS
- E UNDERGROUND ELECTRIC
- SD STORM DRAIN
- OH OVERHEAD UTILITY
- ⊕ GUY WIRE
- ⊕ BURIED UTILITY MARKER
- ⊕ EXISTING IRON PIPE
- ⊕ EIP EXISTING IRON PIPE
- ⊕ IPS IRON PIPE SET
- ⊕ PMS PK NAIL SET
- ⊕ PKF PK NAIL FOUND
- ⊕ SSMH SANITARY SEWER MANHOLE
- N NORTH
- E EAST
- S SOUTH
- W WEST
- NE NORTHEAST
- SE SOUTHEAST
- SW SOUTHWEST
- NW NORTHWEST
- DB DEED BOOK
- PG PAGE
- BM BOOK OF MAPS
- RW RIGHT OF WAY
- POB POINT OF BEGINNING
- (T) TOTAL
- TIE (INDICATES TWO PARTS OF THE SAME PARCEL)

SURVEY COMMENTS
SURVEY MADE BY BATEMAN CIVIL SURVEY COMPANY
DATED 12/12/2022, JOB NO. 220655

SCHEDULE A

ISSUING OFFICE: DHI TITLE OF NORTH CAROLINA, 12276 SAN JOSE BLVD, SUITE 739, JACKSONVILLE, FL 32223
COMMITMENT NO.: 167-223103159C
PROPERTY ADDRESS: LOT ACQUISITION FERRELL; MASTER, N/A, NC 00000

1. COMMITMENT DATE: NOVEMBER 8, 2022 AT 09:00 AM
2. POLICY TO BE ISSUED:
(A) ALTA OWNER'S POLICY (06-16-07)
PROPOSED INSURED: D.R. HORTON, INC., A DELAWARE CORPORATION
PROPOSED POLICY AMOUNT: \$10,000.00
3. THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT IS:
FEE SIMPLE
4. THE TITLE IS, AT THE COMMITMENT DATE, VESTED IN:
TIMOTHY CLARENCE FERRELL, RANDALL HUTCHINS FERRELL, AND TERRY LANCE FERRELL AND CHERYL ANNE FERRELL, TRUSTEES OF THE TERRY LANCE FERRELL AND CHERYL ANN FERRELL FAMILY TRUST DATED JULY 26, 2018
5. THE LAND IS DESCRIBED AS FOLLOWS:
LYING AND BEING IN WAKE COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FIRST TRACT:
LOCATED ON THE WEST SIDE OF PAVED ROAD NO. 2049 AND BEGINNING AT POINT IN CENTER OF SAID ROAD BEING THE SOUTHEAST CORNER OF TRACT NO. 2 ON MAP HEREAFTER REFERRED TO, AND RUNS THENCE SOUTH 29 DEG. 00 MIN. EAST 632 FEET TO CORNER IN SAID ROAD; THENCE NORTH 85 DEG. 33 MIN. WEST 1350 FEET TO CORNER; THENCE NORTH 00 DEG. 48 MIN. EAST 551 FEET TO THE SOUTHWEST CORNER OF THE NORTH PORTION OF TRACT NO. L; THENCE A DIVIDING LINE BETWEEN THE NORTH AND SOUTH PORTIONS OF TRACT NO. L, SOUTH 85 DEG. 33 MIN. EAST 1045 FEET TO THE POINT OF BEGINNING, AND BEING THE SOUTH PORTION OF TRACT NO. L OF THE PROPERTY OF THE J. I. FERRELL HEIRS AS SHOWN ON MAP PREPARED BY SMITH AND SMITH, APEX, N. C. FROM DEEDS NOTED ON SAID MAP. CONTAINS 1 1/4 ACRES MORE OR LESS.

SECOND TRACT:
BOUNDED ON THE NORTH BY A ROAD; ON THE EAST BY THE FAISON AND FERRELL LAND; ON THE SOUTH BY A. C. SPARKS AND ON THE WEST BY A BRANCH, AND DESCRIBED AS FOLLOWS: BEGINNING AT A FENCE POST, CORNER BETWEEN J. I. FERRELL AND A. C. SPARKS, AND RUNS THENCE NORTH 86 DEG. WEST 231 FEET TO A BRANCH; SAID POINT BEING WITNESSED BY A STAKE AND POINTERS; THENCE ALONG SAID BRANCH IN A NORTHERLY DIRECTION 1100 FEET TO A ROAD; THENCE ALONG SAID ROAD THE FOLLOWING COURSES AND DISTANCES, N. 88 DEG. 30 MIN. EAST 770 FEET; N. 48 DEG. 10 MIN. E. 758 FEET; N. 63 DEG. E. 600 FEET; N. 53 DEG. 50 MIN. E. 546.3 FEET TO A STAKE IN FAISON'S LINE ON SOUTH SIDE OF SAID ROAD; THENCE ALONG FAISON'S LINE S. 4 DEG. 40 MIN. W. 1238.7 FEET TO A STAKE; A CORNER BETWEEN THE FAISON AND FERRELL LANDS; THENCE ALONG THE FERRELL LINE S. 1 DEG. 45 MIN. W. 1295 FEET TO THE BEGINNING, CONTAINING 82 ACRES MORE OR LESS ACCORDING TO A SURVEY AND MAP MADE BY PITTMAN STELL, C.S. DATED DEC. 14, 1944, AND BEING THE NORTHERN END OF TRACT NO. 13 OF "THE OAKS FARM", SEE SURVEY AND MAP MADE G. SAM ROWE, C.E. DATED NOVEMBER 1944.

LESS AND EXCEPT THAT PROPERTY DESCRIBED IN THE CONSENT JUDGMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION OF RECORD IN BOOK 9465, PAGE 594, WAKE COUNTY REGISTRY.

COMMITMENT NO.: 167-223103159C SCHEDULE B, PART II EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.
(NO MATTER OF SURVEY)
2. TAXES AND ASSESSMENTS FOR THE YEAR 2023, A LIEN NOW DUE AND PAYABLE AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.
(NO MATTER OF SURVEY)
3. TITLE TO ANY AREAS WITHIN STREET, HIGHWAY OR RAILROAD RIGHTS OF WAY, IF ANY.
(NO MATTER OF SURVEY)
4. THE CREATION OR LOSS OF LAND BY NATURAL OR ARTIFICIAL CHANGES ALONG WATER FORMING PART OF THE BOUNDARY OF THE LAND; AND/OR TITLE TO LAND LYING BELOW THE HIGHER OF THE MEAN HIGH WATER MARK AND/OR THE NORMAL BOUNDS OF ANY BODY OF WATER; AND/OR RIPARIAN RIGHTS INCIDENT TO ANY BRANCHES, CREEKS, STREAMS, LAKES OR OTHER WATERS COURSING OR ABUTTING THE LAND.
(NO MATTER OF SURVEY)
5. ANY DISCREPANCY, CONFLICT, ACCESS, SHORTAGE IN AREA OR BOUNDARY LINES, ENCROACHMENT, ENCUMBRANCE, VIOLATION, OVERLAP, SETBACK, EASEMENT OR CLAIMS OF EASEMENT, RIPARIAN RIGHT, AND TITLE TO LAND WITHIN ROADS, WAYS, RAILROADS, WATERCOURSES, BURIAL GROUNDS, MARSHES, DREGGED OR FILLED AREAS OR LAND BELOW THE MEAN HIGH WATER MARK OR WITHIN THE BOUNDS OF ANY ADJOINING BODY OF WATER, OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY A CURRENT INSPECTION AND ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
(AS SHOWN HEREON)
6. ALL DEFERRED TAXES
(NO MATTER OF SURVEY)
7. EASEMENTS TO CAROLINA POWER & LIGHT RECORDED IN BOOK 1828, PAGE 340; BOOK 1943, PAGE 344; AND BOOK 4023, PAGE 701, WAKE COUNTY REGISTRY.
(AS SHOWN HEREON)
8. MEMORANDUM OF CONTRACT DATED JULY 14, 2022, RECORDED IN BOOK 19098, PAGE 869, WAKE COUNTY REGISTRY.
(NO MATTER OF SURVEY)
9. THE CORRECTNESS OF THE SQUARE FOOTAGE/ACREAGE COMPUTATION CONTAINED IN THE DESCRIPTION OF THE LAND IS NOT INSURED.
(NO MATTER OF SURVEY)
10. CONSENT JUDGMENT IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION FOR 1.193 ACRES, WAKE COUNTY CIVIL ACTION 01-CVS-3306, RECORDED IN BOOK 9465, PAGE 594, WAKE COUNTY REGISTRY.
(AS SHOWN HEREON)
11. UTILITY EASEMENTS AFFECTING THE LAND.
(NO MATTER OF SURVEY)
12. ACCESS TO SECOND TRACT THE LAND IS AVAILABLE ONLY BY MEANS OF ACCESS OVER FIRST TRACT, AND IS CONDITIONED UPON OWNERSHIP OF SAID ADJOINING PARCEL BY THE INSURED.
(NO MATTER OF SURVEY)
13. ACCESS BY WAY OF INTERSTATE 87, A CONTROLLED ACCESS HIGHWAY, IS NOT INSURED.
(NO MATTER OF SURVEY)
14. NO CLOSING SERVICES INSURANCE: AS TO THE TRANSACTION FOR WHICH THIS COMMITMENT IS ISSUED, THE COMPANY DOES NOT AFFORD INSURED CLOSING PROTECTION/CLOSING SERVICES INSURANCE ABSENT REVISION OF THIS COMMITMENT TO INCLUDE A STATEMENT THAT COVERAGE IS AFFORDED TO THOSE PARTIES IDENTIFIED IN A SEPARATE CLOSING PROTECTION LETTER ISSUED SIMULTANEOUSLY WITH REVISION OF THE COMMITMENT. ANY CLOSING PROTECTION COVERAGE OR LETTER WHICH HERETOFORE MAY HAVE BEEN ISSUED IS HEREBY RESCINDED AND SHALL NOT BE EFFECTIVE AS TO THIS TRANSACTION. ANY CLOSING PROTECTION LETTER SUBSEQUENTLY ISSUED SHALL NOT BE EFFECTIVE AS TO THIS TRANSACTION ABSENT THE ACCOMPANYING REQUISITE REVISION OF THIS COMMITMENT.
(NO MATTER OF SURVEY)

BATEMAN CIVIL SURVEY COMPANY
ENGINEERS • SURVEYORS • PLANNERS
2524 RELIANCE AVENUE - APEX, NC 27539
PHONE: (919) 577-1080 FAX: (919) 577-1081
INFO@BATEMANCIVILSURVEY.COM
NCBELS FIRM# C-2378



ALTANSPS/LAND TITLE SURVEY EXCLUSIVELY FOR: DR HORTON
PROPERTY PINS: 1753152116; 1743953683; 1743971085; 1743986356; 1743989394; 1753071953; 1743976575 & 1743779851
AS RECORDED IN: DB 16567 PG 540; DB 2253 PG 285; DB 15474 PG 755; BM 2000; PG 1887; DB 9018 PG 621; DB 8075 PG 804 & DB 7755 PG 552
ST MATTHEW'S TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

REVISIONS
1.
2.
3.
4.
5.

DESIGNED BY: N/A
DRAWN BY: ELS
CHECKED BY: SPC
SCALE: VARIES
DATE: 12/12/2022
JOB NUMBER: 220655

SHEET 3 OF 4

SURVEY COMMENTS
SURVEY MADE BY BATEMAN CIVIL SURVEY COMPANY
DATED 12/12/2022, JOB NO. 220655

SCHEDULE A

ISSUING OFFICE: DHI TITLE OF NORTH CAROLINA, 12276 SAN JOSE BLVD, SUITE 739, JACKSONVILLE, FL 32223
COMMITMENT NO.: 169-22310304C
PROPERTY ADDRESS: LOT ACQUISITION TRACT 12, N/A, NC 00000

1. COMMITMENT DATE: OCTOBER 28, 2022 AT 12:00 AM

2. POLICY TO BE ISSUED:
(A) ALTA OWNER'S POLICY (06-16-07)
PROPOSED INSURED: D.R. HORTON, INC., A DELAWARE CORPORATION
PROPOSED POLICY AMOUNT: \$10,000.00

3. THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT IS:
FEE SIMPLE

4. THE TITLE IS, AT THE COMMITMENT DATE, VESTED IN:
WAYNE L. HARPER AND EUGENE J. HARPER

5. THE LAND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN SAINT MATTHEWS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA, CONTAINING 61.35 ACRES MORE OR LESS, AND BEING MORE PARTICULARLY SHOWN ON THAT CERTAIN PLAT OF SURVEY TITLED, "SURVEY OF TRACT #12 OF THE OAKS FARM IN THE D.J. ROBERTSON ESTATE", BY TALLEY AND ASSOCIATES, WHICH PLAT IS RECORDED IN BOOK OF MAPS 1992, PAGE 631, WAKE COUNTY REGISTRY, AND IS BY REFERENCE, INCORPORATED HEREIN AS A PART OF THIS DESCRIPTION.

COMMITMENT NO.: 169-22310304C

SCHEDULE B, PART II
EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.
(NO MATTER OF SURVEY)

2. TAXES AND ASSESSMENTS FOR THE YEAR 2023, A LIEN NOW DUE AND PAYABLE AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.
(NO MATTER OF SURVEY)

3. TITLE TO ANY AREAS WITHIN STREET, HIGHWAY OR RAILROAD RIGHTS OF WAY, IF ANY.
(NO MATTER OF SURVEY)

4. THE CREATION OR LOSS OF LAND BY NATURAL OR ARTIFICIAL CHANGES ALONG WATER FORMING PART OF THE BOUNDARY OF THE LAND, AND/OR TITLE TO LAND LYING BELOW THE HIGHER OF THE MEAN HIGH WATER MARK AND/OR THE NORMAL BOUNDS OF ANY BODY OF WATER, AND/OR RIPARIAN RIGHTS INCIDENT TO ANY BRANCHES, CREEKS, STREAMS, LAKES OR OTHER WATERS COURSING OR ABUTTING THE LAND.
(NO MATTER OF SURVEY)

5. ANY DISCREPANCY, CONFLICT, ACCESS, SHORTAGE IN AREA OR BOUNDARY LINES, ENCROACHMENT, ENCUMBRANCE, VIOLATION, OVERLAP, SETBACK, EASEMENT OR CLAIMS OF EASEMENT, RIPARIAN RIGHT, AND TITLE TO LAND WITHIN ROADS, WAYS, RAILROADS, WATERCOURSES, BURIAL GROUNDS, MARSHES, DREDGED OR FILLED AREAS OR LAND BELOW THE MEAN HIGHWATER MARK OR WITHIN THE BOUNDS OF ANY ADJOINING BODY OF WATER, OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY A CURRENT INSPECTION AND ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
(AS SHOWN HEREON)

6. ALL DEFERRED TAXES.
(NO MATTER OF SURVEY)

7. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN BOOK OF MAPS 1992, AT PAGE 631 AND MATTERS SHOWN THEREON.
(AS SHOWN HEREON)

8. RIGHT OF WAY TO CAROLINA POWER AND LIGHT OF RECORD IN BOOK 1943, PAGE 341, BOOK 4945, PAGE 929, WAKE COUNTY REGISTRY.
(AS SHOWN HEREON)

9. RIGHT OF WAY TO THE NC STATE HIGHWAY COMMISSION OF RECORD IN BOOK 1445, PAGE 577, WAKE COUNTY REGISTRY.
(NO PLOTTABLE DESCRIPTION FOUND)

10. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN BOOK OF MAPS 1996, AT PAGE 1615 AND MATTERS SHOWN THEREON.
(AS SHOWN HEREON)

11. SUBJECT TO THE CLAIMS OF L&L TREE AND TURF FARMS, LLC BASED UPON THE DEED INTO L&L TREE AND TURF FARMS, LLC IN BOOK 15882, PAGE 1989 (TRACT 3).
(AS SHOWN HEREON)

12. THE CORRECTNESS OF THE SQUARE FOOTAGE/ACREAGE COMPUTATION CONTAINED IN THE DESCRIPTION OF THE LAND IS NOT INSURED.
(NO MATTER OF SURVEY)

13. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN BOOK OF MAPS _____, AT PAGE _____ AND MATTERS SHOWN THEREON.
(NO DOCUMENT CITED)

14. NO CLOSING SERVICES INSURANCE: AS TO THE TRANSACTION FOR WHICH THIS COMMITMENT IS ISSUED, THE COMPANY DOES NOT AFFORD INSURED CLOSING PROTECTION/CLOSING SERVICES INSURANCE ABSENT REVISION OF THIS COMMITMENT TO INCLUDE A STATEMENT THAT COVERAGE IS AFFORDED TO THOSE PARTIES IDENTIFIED IN A SEPARATE CLOSING PROTECTION LETTER ISSUED SIMULTANEOUSLY WITH REVISION OF THE COMMITMENT. ANY CLOSING PROTECTION COVERAGE OR LETTER WHICH HERETOFORE MAY HAVE BEEN ISSUED IS HEREBY RESCINDED AND SHALL NOT BE EFFECTIVE AS TO THIS TRANSACTION. ANY CLOSING PROTECTION LETTER SUBSEQUENTLY ISSUED SHALL NOT BE EFFECTIVE AS TO THIS TRANSACTION ABSENT THE ACCOMPANYING REQUISITE REVISION OF THIS COMMITMENT.
(NO MATTER OF SURVEY)

THIS MAP IS CONSIDERED PRELIMINARY, NOT FOR RECORDATION, CONVEYANCE OR SALES UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.

SURVEY COMMENTS
SURVEY MADE BY BATEMAN CIVIL SURVEY COMPANY
DATED 12/12/2022, JOB NO. 220655

SCHEDULE A

ISSUING OFFICE: DHI TITLE OF NORTH CAROLINA, 12276 SAN JOSE BLVD, SUITE 739, JACKSONVILLE, FL 32223
COMMITMENT NO.: 167-223103038C
PROPERTY ADDRESS: FOUR TRACTS IN WAKE COUNTY TO BE KNOWN AS TART, N/A, NC 00000

1. COMMITMENT DATE: OCTOBER 27, 2022 AT 12:00 AM

2. POLICY TO BE ISSUED:
(A) ALTA OWNER'S POLICY (06-16-07)
PROPOSED INSURED: D.R. HORTON, INC., A DELAWARE CORPORATION
PROPOSED POLICY AMOUNT: \$1,800,000.00

3. THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT IS:
FEE SIMPLE

4. THE TITLE IS, AT THE COMMITMENT DATE, VESTED IN:
TRACT 1
DEBORAH JANE TART AND MILTON E. TART, JR. AS TENANTS IN COMMON

TRACT 2
MILTON EDWARD TART, III AND WIFE, JANET STANLEY TART

TRACT 3
MILTON EDWARD TART, JR. AND WIFE, PATSY PRICE TART

TRACT 4
LEE T. ALFORD

5. THE LAND IS DESCRIBED AS FOLLOWS:

TRACT 1
PARCEL 1
ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN SAINT MATTHEWS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA, CONTAINING 2.694 ACRES MORE OR LESS, AND BEING MORE PARTICULARLY SHOWN AS LOT 2 ON THAT CERTAIN PLAT OF SURVEY ENTITLED, "FINAL PLAT MINOR FAMILY SUBDIVISION GLADYS F. TART", BY GIL CLARK SURVEYING, WHICH PLAT IS RECORDED IN BOOK OF MAPS 2003, PAGE 1494, WAKE COUNTY REGISTRY, AND IS BY REFERENCE, INCORPORATED HEREIN AS A PART OF THIS DESCRIPTION.

PARCEL 2
ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN SAINT MATTHEWS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA, CONTAINING 3.896 ACRES MORE OR LESS, AND BEING MORE PARTICULARLY SHOWN AS LOT 5 ON THAT CERTAIN PLAT OF SURVEY BY GIL CLARK SURVEYING, WHICH PLAT IS RECORDED IN BOOK OF MAPS 2003, PAGE 1494, WAKE COUNTY REGISTRY, AND IS BY REFERENCE, INCORPORATED HEREIN AS A PART OF THIS DESCRIPTION.

PARCEL 3
ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN SAINT MATTHEWS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA, CONTAINING 2.166 ACRES MORE OR LESS, AND BEING MORE PARTICULARLY SHOWN AS LOT 3 ON THAT CERTAIN PLAT OF SURVEY BY GIL CLARK SURVEYING, WHICH PLAT IS RECORDED IN BOOK OF MAPS 2005, PAGE 2138, WAKE COUNTY REGISTRY, AND IS BY REFERENCE, INCORPORATED HEREIN AS A PART OF THIS DESCRIPTION.

PARCEL 4
ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN SAINT MATTHEWS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA, SHOWN AS "TART FARM RD. NEW 6' PRIVATE RW" ON THAT CERTAIN PLAT OF SURVEY BY GIL CLARK SURVEYING, WHICH PLAT IS RECORDED IN BOOK OF MAPS 2000, PAGE 1877, WAKE COUNTY REGISTRY, AND IS BY REFERENCE, INCORPORATED HEREIN AS A PART OF THIS DESCRIPTION.

TRACT 2
ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN SAINT MATTHEWS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA, CONTAINING 1.000 ACRE MORE OR LESS, AND BEING MORE PARTICULARLY SHOWN AS LOT 1 ON THAT CERTAIN PLAT OF SURVEY BY GIL CLARK SURVEYING, WHICH PLAT IS RECORDED IN BOOK OF MAPS 2000, PAGE 1877, WAKE COUNTY REGISTRY, AND IS BY REFERENCE, INCORPORATED HEREIN AS A PART OF THIS DESCRIPTION.

TRACT 3
BEGINNING AT A NAIL AND CAP IN THE CENTER OF FAISON ROAD (STATE ROAD 2515) AND THE NORTHEASTERN CORNER OF THE PROPERTY OF JAMES R. FAISON, SOUTHERN LINE OF THE PROPERTY HERETOFORE BELONGING TO OLLIE W. FAISON AND WIFE DAISY P. FAISON AND FROM THE POINT AND PLACE OF BEGINNING SOUTH 00 DEGREES 19 MINUTES WEST 230.74 FEET TO A STAKE IN THE EASTERN LINE OF THE PROPERTY OF JAMES R. FAISON AND THE WESTERN LINE OF GLADYS FAISON TART, THENCE SOUTH 83 DEGREES 4 MINUTES EAST 200 FEET TO A STAKE, THENCE NORTH 00 DEGREES 19 MINUTES EAST 230.74 FEET TO A NAIL AND CAP LOCATED IN THE CENTER OF FAISON ROAD (STATE ROAD 2515); THENCE WITH THE CENTER OF SAID ROAD NORTH 83 DEGREES 4 MINUTES WEST 200 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 1.05 ACRES MORE OR LESS INCLUSIVE OF THE RIGHT OF WAY OF FAISON ROAD (STATE ROAD 2515).

TRACT 4
ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN SAINT MATTHEWS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA, CONTAINING 1.079 ACRES MORE OR LESS, AND BEING MORE PARTICULARLY SHOWN AS LOT 4 ON THAT CERTAIN PLAT OF SURVEY BY GIL CLARK SURVEYING, WHICH PLAT IS RECORDED IN BOOK OF MAPS 2005, PAGE 2138, WAKE COUNTY REGISTRY, AND IS BY REFERENCE, INCORPORATED HEREIN AS A PART OF THIS DESCRIPTION.

COMMITMENT NO.: 167-223103038C

SCHEDULE B, PART II
EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.
(NO MATTER OF SURVEY)

2. TAXES AND ASSESSMENTS FOR THE YEAR 2023, A LIEN NOW DUE AND PAYABLE AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.
(NO MATTER OF SURVEY)

3. TITLE TO ANY AREAS WITHIN STREET, HIGHWAY OR RAILROAD RIGHTS OF WAY, IF ANY.
(NO MATTER OF SURVEY)

4. THE CREATION OR LOSS OF LAND BY NATURAL OR ARTIFICIAL CHANGES ALONG WATER FORMING PART OF THE BOUNDARY OF THE LAND, AND/OR TITLE TO LAND LYING BELOW THE HIGHER OF THE MEAN HIGH WATER MARK AND/OR THE NORMAL BOUNDS OF ANY BODY OF WATER, AND/OR RIPARIAN RIGHTS INCIDENT TO ANY BRANCHES, CREEKS, STREAMS, LAKES OR OTHER WATERS COURSING OR ABUTTING THE LAND.
(NO MATTER OF SURVEY)

5. ANY DISCREPANCY, CONFLICT, ACCESS, SHORTAGE IN AREA OR BOUNDARY LINES, ENCROACHMENT, ENCUMBRANCE, VIOLATION, OVERLAP, SETBACK, EASEMENT OR CLAIMS OF EASEMENT, RIPARIAN RIGHT, AND TITLE TO LAND WITHIN ROADS, WAYS, RAILROADS, WATERCOURSES, BURIAL GROUNDS, MARSHES, DREDGED OR FILLED AREAS OR LAND BELOW THE MEAN HIGHWATER MARK OR WITHIN THE BOUNDS OF ANY ADJOINING BODY OF WATER, OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY A CURRENT INSPECTION AND ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
(AS SHOWN HEREON)

6. ALL DEFERRED TAXES
(NO MATTER OF SURVEY)

7. TRACT 1:
A. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN BOOK MAP 2003, AT PAGE 1494 AND BOOK MAP 2005, PAGE 2138 AND MATTERS SHOWN THEREON.
(AS SHOWN HEREON)

8. TRACTS 1 AND 2:
A. EASEMENTS TO CAROLINA POWER & LIGHT COMPANY OF RECORD IN BOOK 1946, PAGE 168; BOOK 4327, PAGE 198; AND BOOK 9483, PAGE 792, WAKE COUNTY REGISTRY.
(LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENTS)

B. ORDER GRANTING A VARIANCE BY THE KNIGHTDALE BOARD OF ADJUSTMENT, DATED JULY 19, 2000, OF RECORD IN BOOK 8647, PAGE 1755, WAKE COUNTY REGISTRY.
(NO MATTER OF SURVEY)

C. ROAD MAINTENANCE AGREEMENT FOR TART FARM ROAD BETWEEN GLADYS F. TART, MILTON EDWARD TART, JR., AND MILTON EDWARD TART, III, OF RECORD IN BOOK 8692, PAGE 161, AND RE-RECORDED IN BOOK 8710, PAGE 2779, WAKE COUNTY REGISTRY.
(NO MATTER OF SURVEY)

D. MEMORANDUM OF CONTRACT WITH D.R. HORTON, INC. OF RECORD IN BOOK 19098, PAGE 791, WAKE COUNTY REGISTRY.
(NO MATTER OF SURVEY)

9. TRACT 2:
A. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN BOOK MAP 2000, AT PAGE 1877 AND MATTERS SHOWN THEREON.
(AS SHOWN HEREON)

10. TRACTS 3 AND 4:
A. RIGHT OF WAY AGREEMENT BETWEEN MILTON E. TART, GLADYS F. TART, AND THE STATE HIGHWAY COMMISSION FOR SR# 2515, RECORDED IN BOOK 1445, PAGE 579, WAKE COUNTY REGISTRY.
(NO PLOTTABLE DESCRIPTION FOUND)

B. EASEMENTS TO CAROLINA POWER AND LIGHT RECORDED IN BOOK 1946, PAGE 168; BOOK 4327, PAGE 199; AND BOOK 9483, PAGE 790, WAKE COUNTY REGISTRY.
(LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENTS)

C. ROAD MAINTENANCE AGREEMENT FOR TART FARM ROAD BETWEEN GLADYS F. TART, MILTON EDWARD TART, JR., AND MILTON EDWARD TART, III, OF RECORD IN BOOK 8692, PAGE 161, AND RE-RECORDED IN BOOK 8710, PAGE 2779, WAKE COUNTY REGISTRY.
(NO MATTER OF SURVEY)

D. MEMORANDUM OF CONTRACT WITH D.R. HORTON, INC., DATED JULY 13, 2022, OF RECORD IN BOOK 19098, PAGE 791, WAKE COUNTY REGISTRY.
(NO MATTER OF SURVEY)

E. ORDER GRANTING A VARIANCE BY THE KNIGHTDALE BOARD OF ADJUSTMENT, DATED JULY 19, 2000, OF RECORD IN BOOK 8647, PAGE 1755, WAKE COUNTY REGISTRY.
(NO MATTER OF SURVEY)

11. TRACT 4:
A. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN BOOK MAP 2005, AT PAGE 2138 AND MATTERS SHOWN THEREON.
(AS SHOWN HEREON)

12. THE CORRECTNESS OF THE SQUARE FOOTAGE/ACREAGE COMPUTATION CONTAINED IN THE DESCRIPTION OF THE LAND IS NOT INSURED.
(NO MATTER OF SURVEY)

13. NO CLOSING SERVICES INSURANCE: AS TO THE TRANSACTION FOR WHICH THIS COMMITMENT IS ISSUED, THE COMPANY DOES NOT AFFORD INSURED CLOSING PROTECTION/CLOSING SERVICES INSURANCE ABSENT REVISION OF THIS COMMITMENT TO INCLUDE A STATEMENT THAT COVERAGE IS AFFORDED TO THOSE PARTIES IDENTIFIED IN A SEPARATE CLOSING PROTECTION LETTER ISSUED SIMULTANEOUSLY WITH REVISION OF THE COMMITMENT. ANY CLOSING PROTECTION COVERAGE OR LETTER WHICH HERETOFORE MAY HAVE BEEN ISSUED IS HEREBY RESCINDED AND SHALL NOT BE EFFECTIVE AS TO THIS TRANSACTION. ANY CLOSING PROTECTION LETTER SUBSEQUENTLY ISSUED SHALL NOT BE EFFECTIVE AS TO THIS TRANSACTION ABSENT THE ACCOMPANYING REQUISITE REVISION OF THIS COMMITMENT.
(NO MATTER OF SURVEY)

SURVEY COMMENTS
SURVEY MADE BY BATEMAN CIVIL SURVEY COMPANY
DATED 12/12/2022, JOB NO. 220655

SCHEDULE A

ISSUING OFFICE: DHI TITLE OF NORTH CAROLINA, 12276 SAN JOSE BLVD, SUITE 739, JACKSONVILLE, FL 32223
COMMITMENT NO.: 169-223103164C
PROPERTY ADDRESS: ACQUISITION TRACT 4, ED PLUMMER ESTATE PROPERTY, N/A, NC 00000

1. COMMITMENT DATE: NOVEMBER 8, 2022 AT 12:00 AM

2. POLICY TO BE ISSUED:
(A) ALTA OWNER'S POLICY (06-16-07)
PROPOSED INSURED: D.R. HORTON, INC., A DELAWARE CORPORATION
PROPOSED POLICY AMOUNT: \$1,400,000.00

3. THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT IS:
FEE SIMPLE

4. THE TITLE IS, AT THE COMMITMENT DATE, VESTED IN:
LANCE R. VANDYKE AND WIFE, JACQUELINE VANDYKE

5. THE LAND IS DESCRIBED AS FOLLOWS:

BEING ALL OF TRACT 4 OF THE ED PLUMMER ESTATE PROPERTY ON OLD FAISON RD. AS DEPICTED IN MAP BOOK 1996, PAGE 1615, WAKE COUNTY REGISTRY.

COMMITMENT NO.: 169-223103164C

SCHEDULE B, PART II
EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I REQUIREMENTS ARE MET.
(NO MATTER OF SURVEY)

2. TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.
(NO MATTER OF SURVEY)

3. TITLE TO ANY AREAS WITHIN STREET, HIGHWAY OR RAILROAD RIGHTS OF WAY, IF ANY.
(NO MATTER OF SURVEY)

4. THE CREATION OR LOSS OF LAND BY NATURAL OR ARTIFICIAL CHANGES ALONG WATER FORMING PART OF THE BOUNDARY OF THE LAND, AND/OR TITLE TO LAND LYING BELOW THE HIGHER OF THE MEAN HIGH WATER MARK AND/OR THE NORMAL BOUNDS OF ANY BODY OF WATER, AND/OR RIPARIAN RIGHTS INCIDENT TO ANY BRANCHES, CREEKS, STREAMS, LAKES OR OTHER WATERS COURSING OR ABUTTING THE LAND.
(NO MATTER OF SURVEY)

5. ANY DISCREPANCY, CONFLICT, ACCESS, SHORTAGE IN AREA OR BOUNDARY LINES, ENCROACHMENT, ENCUMBRANCE, VIOLATION, OVERLAP, SETBACK, EASEMENT OR CLAIMS OF EASEMENT, RIPARIAN RIGHT, AND TITLE TO LAND WITHIN ROADS, WAYS, RAILROADS, WATERCOURSES, BURIAL GROUNDS, MARSHES, DREDGED OR FILLED AREAS OR LAND BELOW THE MEAN HIGHWATER MARK OR WITHIN THE BOUNDS OF ANY ADJOINING BODY OF WATER, OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY A CURRENT INSPECTION AND ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
(AS SHOWN HEREON)

6. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN BOOK OF MAPS 1996, AT PAGE 1615, OF THE WAKE COUNTY REGISTRY.
(AS SHOWN HEREON)

7. EASEMENT FOR ROADWAY DATED 11/10/1945 IN BOOK 930, PAGE 590, WAKE COUNTY REGISTRY.
(NO PLOTTABLE DESCRIPTION FOUND)

8. RIGHT OF WAY EASEMENT DATED 4/11/1949 IN BOOK 1018, PAGE 553, WAKE COUNTY REGISTRY.
(EASEMENT HAS TERMINATED PER TERMS)

9. EASEMENT TO CAROLINA POWER AND LIGHT DATED 9/13/1956 OF RECORD IN BOOK 1250, PAGE 485, WAKE COUNTY REGISTRY.
(EASEMENT IS BLANKET IN NATURE)

10. RIGHT OF WAY AGREEMENT DATED 12/7/1960 TO THE STATE HIGHWAY COMMISSION IN BOOK 1445, PAGE 575, WAKE COUNTY REGISTRY.
(NO PLOTTABLE DESCRIPTION FOUND)

11. EASEMENT TO CAROLINA POWER AND LIGHT DATED 7/14/1970 OF RECORD IN BOOK 1939, PAGE 230, WAKE COUNTY REGISTRY.
(AS SHOWN HEREON)

12. EASEMENT TO CAROLINA POWER AND LIGHT DATED 1/13/1972 OF RECORD IN BOOK 2052, PAGE 131, WAKE COUNTY REGISTRY.
(EASEMENT IS BLANKET IN NATURE)

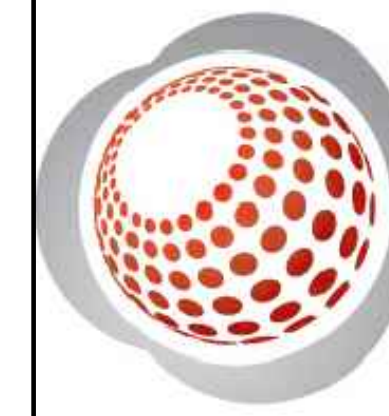
13. EQUITY LINE DEED OF TRUST TO COASTAL FEDERAL CREDIT UNION DATED 2/14/2022 OF RECORD IN BOOK 18924, PAGE 945, WAKE COUNTY REGISTRY.
(NO MATTER OF SURVEY)

14. MEMORANDUM OF CONTRACT WITH DR HORTON, INC. OF RECORD IN BOOK 19098, PAGE 653, WAKE COUNTY REGISTRY.
(NO MATTER OF SURVEY)

15. SUBJECT TO THE CLAIMS OF PROPERTY OWNERS TO THE EAST BASED UPON THE MAP IN BM 1996, PAGE 1615, WHICH CREATES AN OVERLAP AND SHOWS THE ADJACENT TRACT WITH NO ACCESS AND NOT ADJACENT TO THE PUBLIC ROAD
(AS SHOWN HEREON)

16. NO CLOSING SERVICES INSURANCE: AS TO THE TRANSACTION FOR WHICH THIS COMMITMENT IS ISSUED, THE COMPANY DOES NOT AFFORD INSURED CLOSING PROTECTION/CLOSING SERVICES INSURANCE ABSENT REVISION OF THIS COMMITMENT TO INCLUDE A STATEMENT THAT COVERAGE IS AFFORDED TO THOSE PARTIES IDENTIFIED IN A SEPARATE CLOSING PROTECTION LETTER ISSUED SIMULTANEOUSLY WITH REVISION OF THE COMMITMENT. ANY CLOSING PROTECTION COVERAGE OR LETTER WHICH HERETOFORE MAY HAVE BEEN ISSUED IS HEREBY RESCINDED AND SHALL NOT BE EFFECTIVE AS TO THIS TRANSACTION. ANY CLOSING PROTECTION LETTER SUBSEQUENTLY ISSUED SHALL NOT BE EFFECTIVE AS TO THIS TRANSACTION ABSENT THE ACCOMPANYING REQUISITE REVISION OF THIS COMMITMENT.
(NO MATTER OF SURVEY)

BATEMAN CIVIL SURVEY COMPANY
ENGINEERS • SURVEYORS • PLANNERS
2524 RELIANCE AVENUE - APEX, NC 27539
PHONE: (919) 577-1080 FAX: (919) 577-1081
INFO@BATEMANCIVILSURVEY.COM
NCBELS FIRM# C-2378



ALTANSPS/LAND TITLE SURVEY
EXCLUSIVELY FOR: DR HORTON
PROPERTY PINS: 1753162116, 1743953683, 1743971085, 1743986356, 1743989384,
1753071953, 1743978575 & 1743779851
AS RECORDED IN: DB 16567 PG 540, DB 2253 PG 285, DB 15474 PG 756, BM 2000,
PG 1887, DB 9018 PG 621, DB 9075 PG 904 & DB 1755 PG 552
ST. MATTHEWS TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

REVISIONS
1.
2.
3.
4.
5.

DESIGNED BY: N/A
DRAWN BY: ELS
CHECKED BY: SPC
SCALE: VARIES
DATE: 12/12/2022
JOB NUMBER: 220655

SHEET 4 OF 4

OLD FAISON OUTER BOUNDARY

BEING THE OUTER BOUNDARY OF THE PARCELS NOW OR FORMERLY OF MILTON TART JR & PATSY P TART AS RECORDED IN DEED BOOK 2253 AT PAGE 285 OF THE WAKE COUNTY REGISTER OF DEEDS (PIN: 1743986356), LEE T ALFORD AS RECORDED IN DEED BOOK 15474 AT PAGE 755 OF THE WAKE COUNTY REGISTER OF DEEDS (PIN: 1743989384), DEBORAH J TART AND MILTON E TART JR AS RECORDED IN BOOK OF MAPS 2000 AT PAGE 1887 (AS LOT 2) OF THE WAKE COUNTY REGISTER OF DEEDS (PIN: 1753071583), MILTON E TART III AND JANET S TART AS RECORDED IN DEED BOOK 9018 AT PAGE 621 OF THE WAKE COUNTY REGISTER OF DEEDS (PIN: 1743976575), TERRY L FERRELL, RANDALL H FERRELL & TIMOTHY C FERRELL AS RECORDED IN DEED BOOK 15657 AT PAGE 540 OF THE WAKE COUNTY REGISTER OF DEEDS (PINS: 1753152116 & 1743953683), AND WAYNE L HARPER AND EUGENE J HARPER AS RECORDED IN DEED BOOK 6075 AT PAGE 504 OF THE WAKE COUNTY REGISTER OF DEEDS (PIN: 1743971085), EXCLUDING THOSE AREAS OF OVERLAP BETWEEN THE HARPER PARCEL AND THE PARCELS NOW OR FORMERLY OF LANCE R VANDYKE & JACQUELINE VANDYKE AS DESCRIBED IN DEED BOOK 7755 AT PAGE 552 OF THE WAKE COUNTY REGISTER OF DEEDS (PIN: 1743779851) AND L&L TREE AND TURF FARMS, LLC AS DESCRIBED IN DEED BOOK 15882 AT PAGE 1989 OF THE WAKE COUNTY REGISTER OF DEEDS (PIN: 1743871756) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" IRON PIPE FOUND ON THE SOUTHERN RIGHT OF WAY OF OLD FAISON ROAD; SAID IRON HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF N= 738,421.79' AND E= 2,150,153.93'; THENCE, FROM THE POINT OF COMMENCEMENT, S03°29'06"W A DISTANCE OF 10.01 FEET TO A 3/4" IRON PIPE SET ON THE NORTHEASTERN CORNER OF THE PARCEL NOW OR FORMERLY OF LEE T ALFORD AS RECORDED IN DEED BOOK 15474 AT PAGE 755 OF THE WAKE COUNTY REGISTER OF DEEDS (PIN: 1743989384), SAID IRON HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF N= 738,411.80' AND E= 2,150,153.34' AND BEING THE TRUE POINT OF BEGINNING; THENCE, FROM THE POINT OF BEGINNING, S03°29'06"W A DISTANCE OF 40.51 FEET TO A 1/2" IRON PIPE FOUND; THENCE, S57°57'00"W A DISTANCE OF 231.85 FEET TO A 1/2" IRON PIPE FOUND; THENCE, S01°22'27"W A DISTANCE OF 75.10 FEET TO A 1/2" IRON PIPE FOUND; THENCE, S01°22'27"W A DISTANCE OF 312.44 FEET TO A 1/2" IRON PIPE FOUND; THENCE, S51°32'26"E A DISTANCE OF 220.13 FEET TO A 1/2" IRON PIPE FOUND; THENCE, S51°32'26"E A DISTANCE OF 629.67 FEET TO A 1" X 1" STEEL BAR FOUND; THENCE, S08°32'01"W A DISTANCE OF 56.34 FEET TO A 1" IRON PIPE FOUND; THENCE, S00°00'48"W A DISTANCE OF 1,238.05 FEET TO AN ANGLE IRON FOUND; THENCE, S02°21'34"E A DISTANCE OF 735.90 FEET TO A 1/2" IRON PIPE FOUND; THENCE, S89°15'13"E A DISTANCE OF 103.22 FEET TO A 1/2" IRON PIPE FOUND; THENCE, S89°15'13"E A DISTANCE OF 941.78 FEET TO A 3/4" IRON PIPE SET ON THE WESTERN RIGHT OF WAY OF BETHLEHEM ROAD; THENCE, WITH SAID RIGHT OF WAY, S21°11'22"E A DISTANCE OF 117.22 FEET TO A 3/4" IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S26°40'51"E A DISTANCE OF 103.36 FEET TO A 3/4" IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S31°54'06"E A DISTANCE OF 371.56 FEET TO A 2/3" IRON PIPE SET ON THE WESTERN CORNER OF THE INTERSECTION OF THE NORTHERN RIGHT OF WAY OF I-87 AND THE WESTERN RIGHT OF WAY OF BETHLEHEM ROAD; THENCE, WITH THE NORTHERN RIGHT OF WAY OF I-87, S60°18'25"W A DISTANCE OF 32.58 FEET TO A CONCRETE MONUMENT FOUND; THENCE, CONTINUING WITH SAID RIGHT OF WAY, N89°25'09"W A DISTANCE OF 1,279.81 FEET TO A 3/4" IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, N89°56'27"W A DISTANCE OF 1,630.39 FEET TO A CONCRETE MONUMENT FOUND; THENCE, CONTINUING WITH SAID RIGHT OF WAY, N77°00'19"W A DISTANCE OF 589.90 FEET TO A 3/4" IRON PIPE SET; THENCE, LEAVING SAID RIGHT OF WAY, N03°00'56"W A DISTANCE

OF 1,126.41 FEET TO A 1" IRON PIPE FOUND; THENCE, N15°17'01"W A DISTANCE OF 828.21 FEET TO A 1.5" IRON PIPE FOUND; THENCE, S84°58'34"E A DISTANCE OF 57.85 FEET TO A 1/2" IRON PIPE FOUND; THENCE, N09°16'11"W A DISTANCE OF 778.77 FEET TO A COMPUTED POINT; THENCE, N76°47'29"E A DISTANCE OF 152.91 FEET TO A 1" IRON PIPE FOUND; THENCE, N76°46'31"E A DISTANCE OF 634.34 FEET TO AN ANGLE IRON FOUND; THENCE, S82°22'36"E A DISTANCE OF 244.14 FEET TO A COMPUTED POINT 0.38 FEET SOUTH OF A BENT IRON PIPE FOUND; THENCE, S82°22'36"E A DISTANCE OF 233.02 FEET TO A 1" IRON PIPE FOUND; THENCE, S82°22'36"E A DISTANCE OF 232.32 FEET TO A CONCRETE MONUMENT FOUND; THENCE, N01°14'33"W A DISTANCE OF 207.74 FEET TO A 1.5" IRON PIPE FOUND; THENCE, N01°14'33"W A DISTANCE OF 393.67 FEET TO A CONCRETE MONUMENT FOUND; THENCE, N02°12'16"W A DISTANCE OF 12.11 FEET TO A 1/2" IRON PIPE FOUND; THENCE, N01°02'38"W A DISTANCE OF 188.01 FEET TO A CONCRETE MONUMENT FOUND ON THE SOUTHERN RIGHT OF WAY OF OLD FAISON ROAD; THENCE, WITH SAID RIGHT OF WAY, S84°39'00"E A DISTANCE OF 200.15 FEET TO A BENT IRON PIPE FOUND; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S84°30'16"E A DISTANCE OF 60.25 FEET TO A 3/4" IRON PIPE SET; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S01°05'59"E A DISTANCE OF 10.07 FEET TO A 1/2" IRON PIPE FOUND; THENCE, S84°34'27"E A DISTANCE OF 339.18 FEET TO THE POINT OF BEGINNING.

SAID OUTER BOUNDARY CONTAINS 7,595,645 SQUARE FEET OR 174.37 ACRES, MORE OR LESS.