APPROVED
Town of Knightdale
Development Services
Gideon Smith 07/17/2024

Lyndon Oaks Master Plan

Town of Knightdale
RMX-PUD Master Plan Submittal: ZMA-2-23
Sixth Submittal: 07/05/2024

Sheet List Table

Sheet Number	Sheet Title
C-1.0	Cover Sheet
--	Existing Conditions ALTA
--	Existing Conditions TOPO
--	Wetland Report
C-3.0	Overall Site Plan
C-3.1	Site Plan Enlargement 1
C-3.2	Site Plan Enlargement 2
C-3.3	Site Plan Enlargement 3
C-3.4	Site Plan Enlargement 4
C-3.5	Site Plan Enlargement 5
C-3.6	Site Plan Enlargement 6
C-3.7	Site Plan Enlargement 7
C-3.8	Open Space Plan
C-3.9	Phasing Plan
C-4.0	Overall Signage & Marking Plan
C-4.1	Signage & Marking Plan Enlargement 1
C-4.2	Signage & Marking Plan Enlargement 2
C-4.3	Signage & Marking Plan Enlargement 3
C-4.4	Signage & Marking Plan Enlargement 4
C-4.5	Signage & Marking Plan Enlargement 5
C-4.6	Signage & Marking Plan Enlargement 6
C-4.7	Signage & Marking Plan Enlargement 7
C-4.8	Street Sections
C-4.81	Street Sections
C-4.9	Connectivity Index
C-4.10	Pedestrian Circulation
C-5.0	Overall Storm Drainage Plan
C-6.0	Overall Utility Plan
C-6.1	Utility Plan Enlargement 1
C-6.2	Utility Plan Enlargement 2
C-6.3	Utility Plan Enlargement 3
C-6.4	Utility Plan Enlargement 4
C-6.5	Utility Plan Enlargement 5
C-6.6	Utility Plan Enlargement 6
C-6.7	Utility Plan Enlargement 7
LS-1.0	Overall Landscape Plan
LS-1.1	Landscape Plan Enlargement 1
LS-1.2	Landscape Plan Enlargement 2
LS-1.3	Landscape Plan Enlargement 3
LS-1.4	Landscape Plan Enlargement 4
LS-1.5	Landscape Plan Enlargement 5
LS-1.6	Landscape Plan Enlargement 6
LS-1.7	Landscape Plan Enlargement 7
LS-2.0	Landscape Details
LS-2.1	Landscape Details
LS-3.0	Lighting Plan
A-1.0	Architectural Elevations

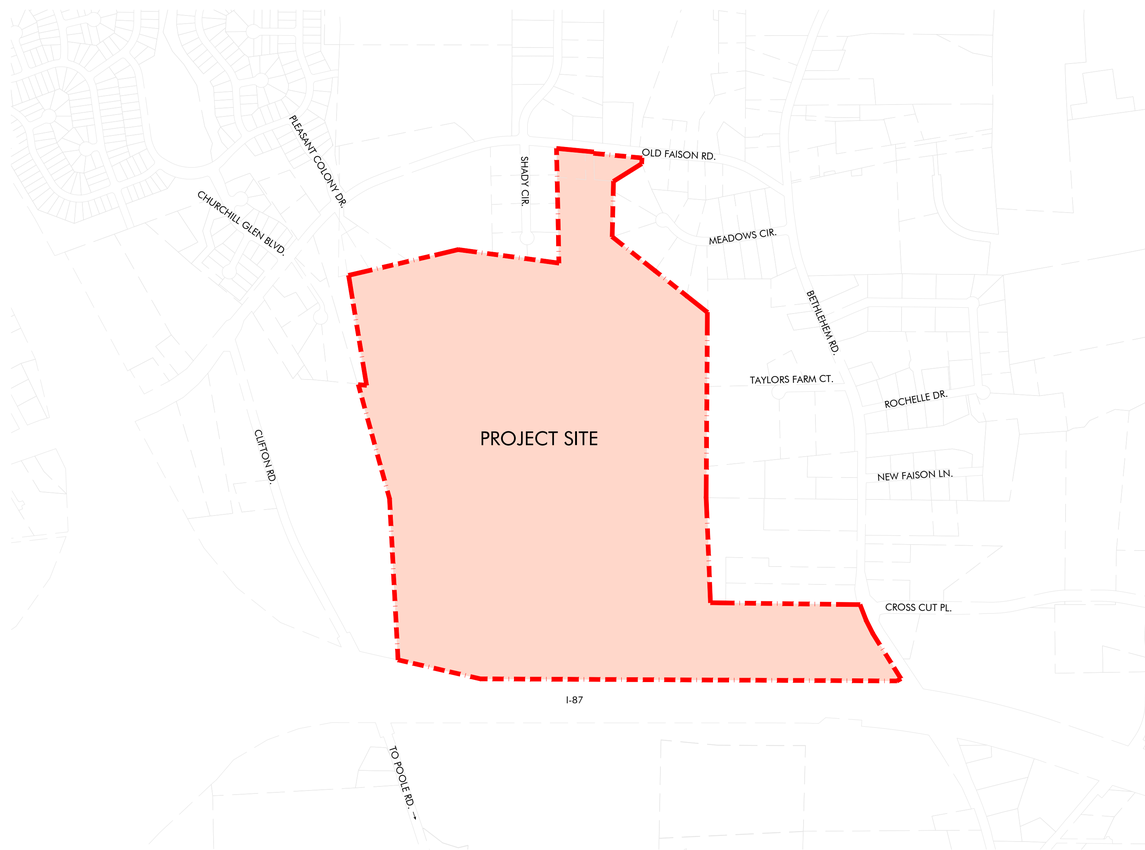
DISTRIBUTION OF USES

USE AREAS				
USE TYPE	TYP. LOT SIZE (SF)	# OF LOTS	TOTAL AREA (SF)	ACRES
SINGLE FAMILY				
30' LOT	3,600	51	183,600	
35' LOT	4,200	53	222,600	
40' LOT	4,800	27	129,600	
60' LOT	7,200	68	489,600	
70' LOT	8,400	25	210,000	
80' LOT	9,600	12	115,200	
			1,350,600	31.0
DUPLEX / TOWNHOUSE				
20' TH	1,800	116	208,800	
22' TH	1,980	126	249,480	
22' DUPLEX	2,160	22	47,520	
			505,800	11.6
COMM/RETAIL**			77,033	1.77

DISTRIBUTION OF USES			
			ACRES
GROSS SITE AREA (PER SURVEY)			171.8
DEDICATED RECREATIONAL OPEN SPACE			21.4
PUBLIC R/W			28.3
NET AREA***			122.1
USE TYPE	PROP. (AC)	MIN.-MAX. DISTRIBUTION(%)	PROV. DIST. (%)
SINGLE FAMILY	31.0	15%-60%	25.4%
DUPLEX / TOWNHOUSE	11.6	10%-40%	9.5%
COMMERCIAL / RETAIL	1.77	5%-20%	1.4%

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

*** 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 streets rights-of-way and dedicated open space.



VICINITY MAP 1" = 500'

GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH TOWN OF KNIGHTDALE AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. 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.
3. NO WORK WILL BE ALLOWED WITHIN NCDOT ROW UNTIL ALL ENCROACHMENT AGREEMENTS ARE APPROVED BY NCDOT.
4. 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.
5. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY TOWN OF KNIGHTDALE INSPECTOR AS NEEDED DURING CONSTRUCTION.
6. 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.
7. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.
8. 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.
9. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
10. TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
11. 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 NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
12. 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.
13. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
14. 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.
15. 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 ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
16. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH TOWN OF KNIGHTDALE PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS
17. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
18. 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.
19. 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).
20. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO NCDOT SPECIFICATIONS AND DETAILS AND CONTACT TOWN OF KNIGHTDALE PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
21. 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.
22. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
24. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE
25. THE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE AT THE TIME OF SITE PLAN/CONSTRUCTION DOCUMENTS.

BUILDING SETBACKS

TOWNHOMES/DUPLEX (REAR-LOADED):
- FRONT: 0' MIN TO 25' MAX
- SIDE: 10' MIN

SINGLE FAMILY DETACHED (REAR-LOADED)
- FRONT: 10' MIN
- REAR: 10' MIN
- SIDE: 3' MIN
- CORNER: 10' MIN

SINGLE FAMILY DETACHED (FRONT-LOADED)
- FRONT: 10' MIN
- REAR: 20' MIN
- SIDE: 5' MIN
- CORNER: 10' MIN

COMMERCIAL
- FRONT: 10' MIN
- REAR: 0' MIN
- SIDE: 6' MIN

CLUBHOUSE
- FRONT: 10' MIN
- REAR: 0' MIN
- SIDE: 6' MIN

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

OWNER:
CONTACT: MILTON EDWARD III TART, JANET STANLEY TART
ADDRESS: 106 TART FARM RD
KNIGHTDALE NC 27545-8134

OWNER:
CONTACT: LEE T ALFORD
ADDRESS: 4313 OLD FASION RD
KNIGHTDALE NC 27545-9179

OWNER:
CONTACT: MILTON E JR TART, PATSY P TART
ADDRESS: 4325 OLD FASION RD
KNIGHTDALE NC 27545-9179

CIVIL ENGINEER:
URBAN DESIGN PARTNERS PLLC
CONTACT: SALMAN 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 , PE
ADDRESS: 7208 FALLS OF NEUSE RD. SUITE 201
RALEIGH, NC 27615
PHONE: 984-247-9614
EMAIL: TBRIDGES@DRHORTON.COM

SITE DATA:

PIN(S):	1743953683; 1743971085; 1753071583; 1743976575; 1743989384; 1743986356;1753152116
TOTAL ACRES:	± 171.88 ACRES
EXISTING ZONING:	RT (RURAL TRANSITIONAL)
PROPOSED ZONING:	RMX-PUD
EXISTING USE:	RESIDENTIAL & AGRICULTURAL
PROPOSED USE:	RESIDENTIAL & COMMERCIAL OUTPARCEL

DEVELOPMENT SUMMARY:

COMMERCIAL:

•TOTAL LAND AREA:	± 1.77 AC
•BUILDINGS:	1 BLDG (±15,000 SF)
•BUILDING HEIGHT:	MAXIMUM 2 STORIES
•ALLOWABLE USES*:	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 ACCESSORY USES, BAR/TAVERN/MICROBREWERY, STUDIO (ARTS, DANCE, MARTIAL ARTS, MUSIC)

NOTE: SEE PUD DOCUMENT FOR MORE INFORMATION

RESIDENTIAL:

•TOTAL LAND AREA:	± 129.32 AC
•PROPOSED DENSITY:	482 UNITS/171.88 AC 2.8 UNITS/AC
•PROPOSED UNITS:	482 DU TOTAL (UP TO 500 DU PERMITTED)
→ TOWNHOMES/DUPLEXES	
20' UNIT	117 UNITS
22' TOWNHOME	130 UNITS
22' DUPLEX	26 UNITS
→ SINGLE FAMILY (REAR-LOAD)	
30' LOT	46 LOTS
35' LOT	39 LOTS
40' LOT	24 LOTS
→ SINGLE FAMILY (FRONT-LOAD)	
60' LOT	66 LOTS
70' LOT	24 LOTS
80' LOT	10 LOTS

OPEN SPACE:

→ REQUIRED:	17.26 AC TOTAL REQUIRED
- ACTIVE:	8.63 AC (50% OF REQ. OPEN SPACE)
- PASSIVE:	8.63 AC (50% OF REQ. OPEN SPACE)
→ PROPOSED:	21.40 AC TOTAL PROPOSED
- ACTIVE:	9.03 AC ACTIVE OPEN SPACE PROP.
- PASSIVE:	12.37 AC PASSIVE OPEN SPACE PROP.

TREE PRESERVATION:

→ REQUIRED:	6.46 AC TOTAL REQUIRED
→ PROPOSED:	19.39 AC TOTAL PROPOSED

PARKING CALCS: SEE SHEET C-3.0 FOR BREAKDOWN & REQUIREMENTS

LAND USE TOTALS:

→ TOTAL ACRES:	171.88 AC TOTAL
– COMMERCIAL:	± 1.77 AC TOTAL PROP.
– RESIDENTIAL:	± 129.32 AC TOTAL PROP.
– RECREATIONAL OPEN SPACE:	± 21.40 AC TOTAL PROP.
– TREE PRESERVATION:	± 19.39 AC TOTAL PROP.

URBAN DESIGN PARTNERS
150 fayetteville st ste 1310
raleigh, nc 27601
p 919.275.5002
urbandesignpartners.com
nc firm no: P-2671 sc coa no: C-03044

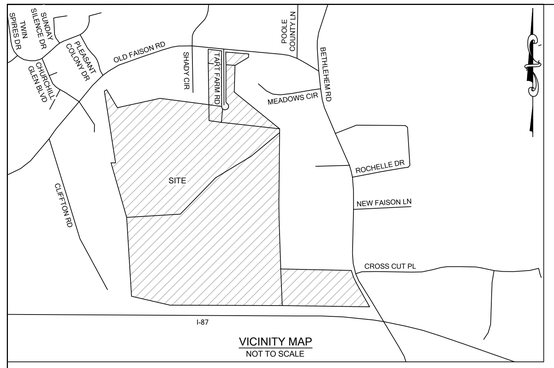
PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY
07/05/2024

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:
#1	11/27/2023		
#2	02/05/2024		
#3	03/28/2024		
#4	05/03/2024		
#5	05/31/2024		

Project No: 22-RDU-083
Date: 07/05/2024
Sheet No:
C-1.0



VICINITY MAP
NOT TO SCALE

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
- GAS — UNDERGROUND GAS
- E — UNDERGROUND ELECTRIC
- SD — STORM DRAIN
- OHE — OVERHEAD UTILITY
- GUY WIRE
- BURIED UTILITY MARKER

EIP	EXISTING IRON PIPE
EIR	EXISTING IRON REBAR
IPS	IRON PIPE SET
PKS	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
R/W	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 REVISED WETLAND SKETCH MAP DATED FEBRUARY 6, 2024

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 ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, 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

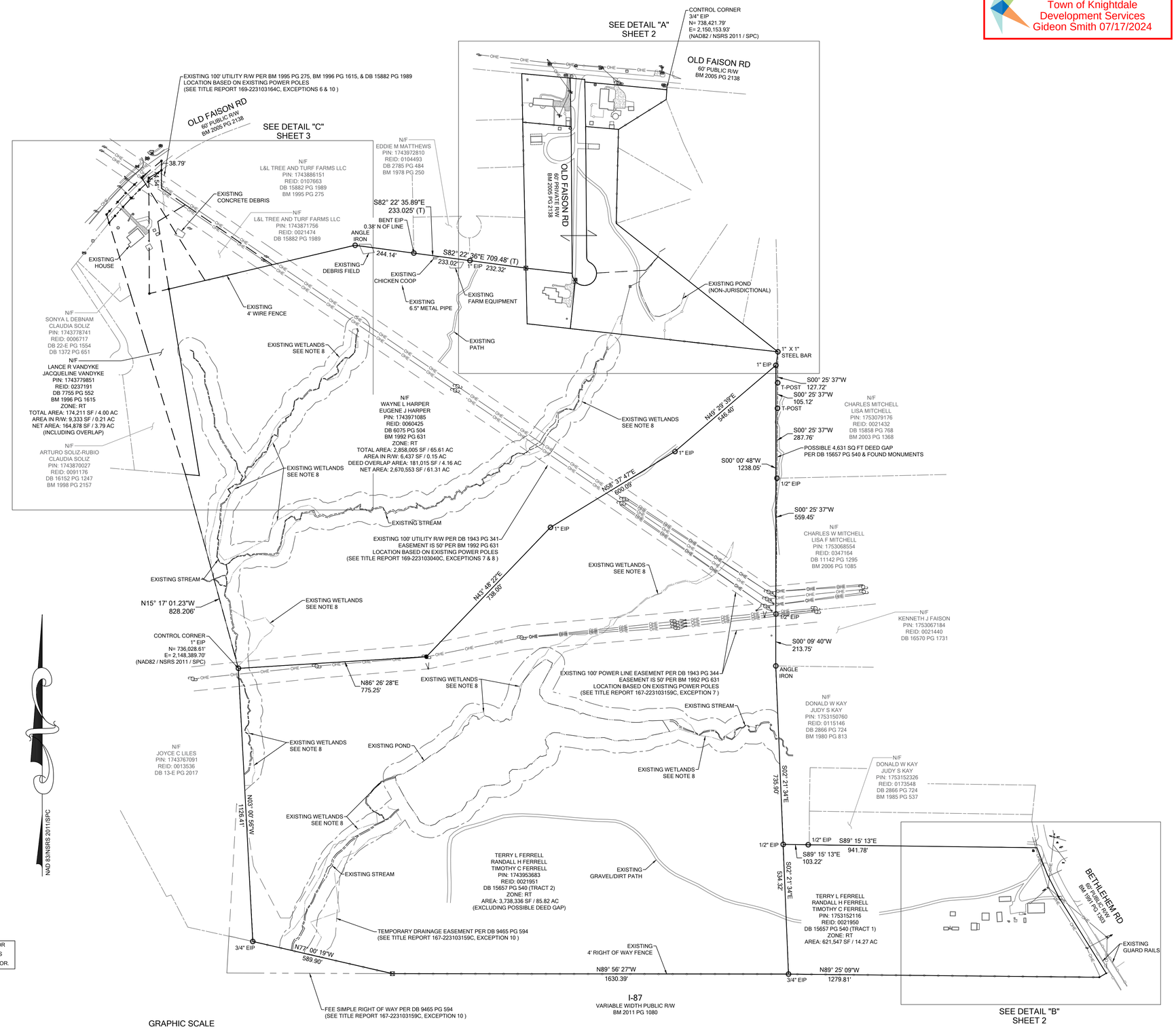
I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCES AS SHOWN IN TITLE BLOCK); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS SHOWN HERE ON; THAT THE RATIO OF PRECISION AS 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; 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.



P:\2022 Projects\220655 Old Faison ALTA - DR Horton\DWG\220655 Old Faison ALTA.dwg

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

ALTA/NSPS/LAND TITLE SURVEY

EXCLUSIVELY FOR: DR HORTON

PROPERTY PINS: 175315216, 1743953683, 1743971085, 1743986356, 1743989384, 1753071583, 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 6075 PG 504 & 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: 1" = 200'
DATE: 1/27/2023
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
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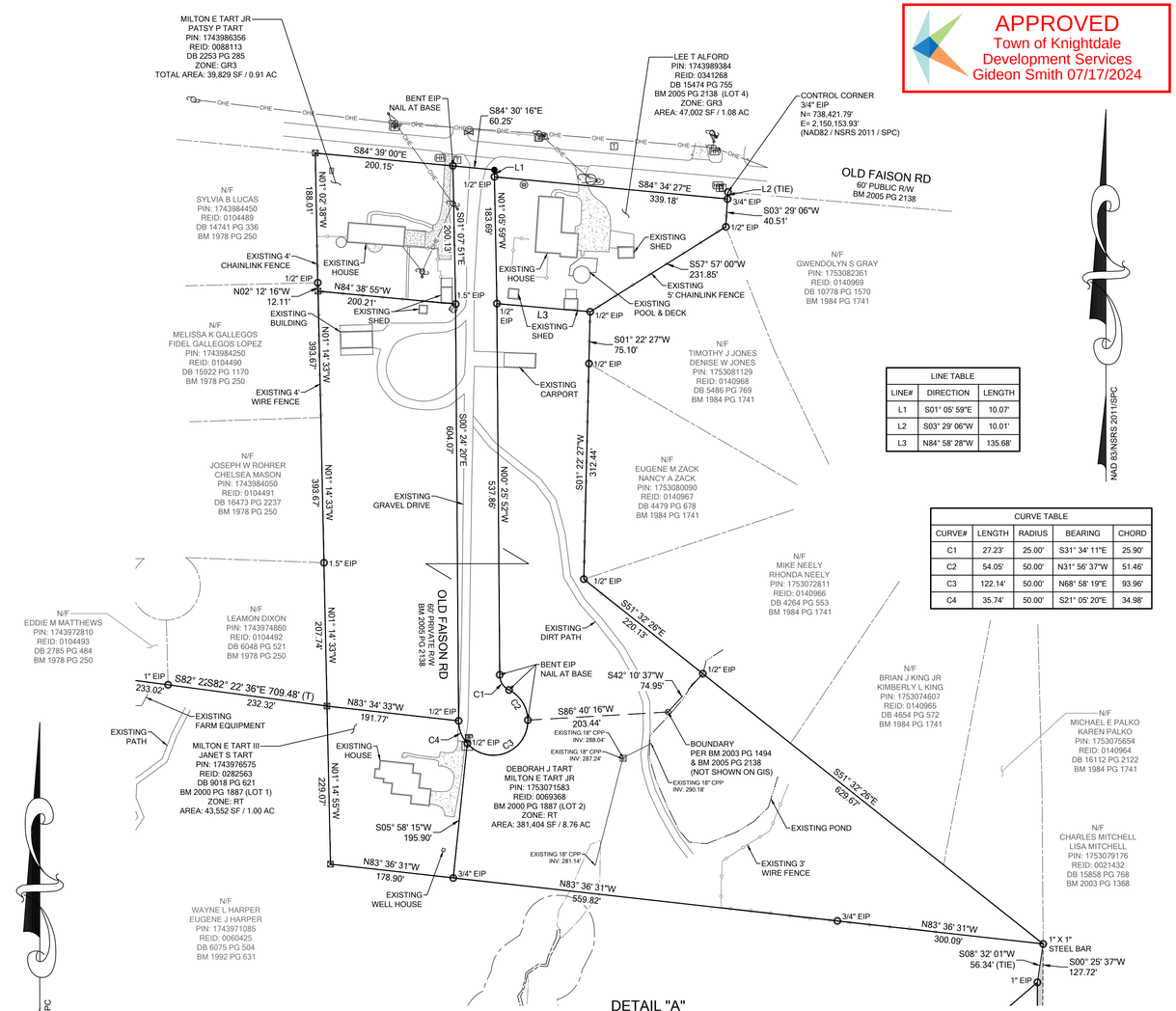
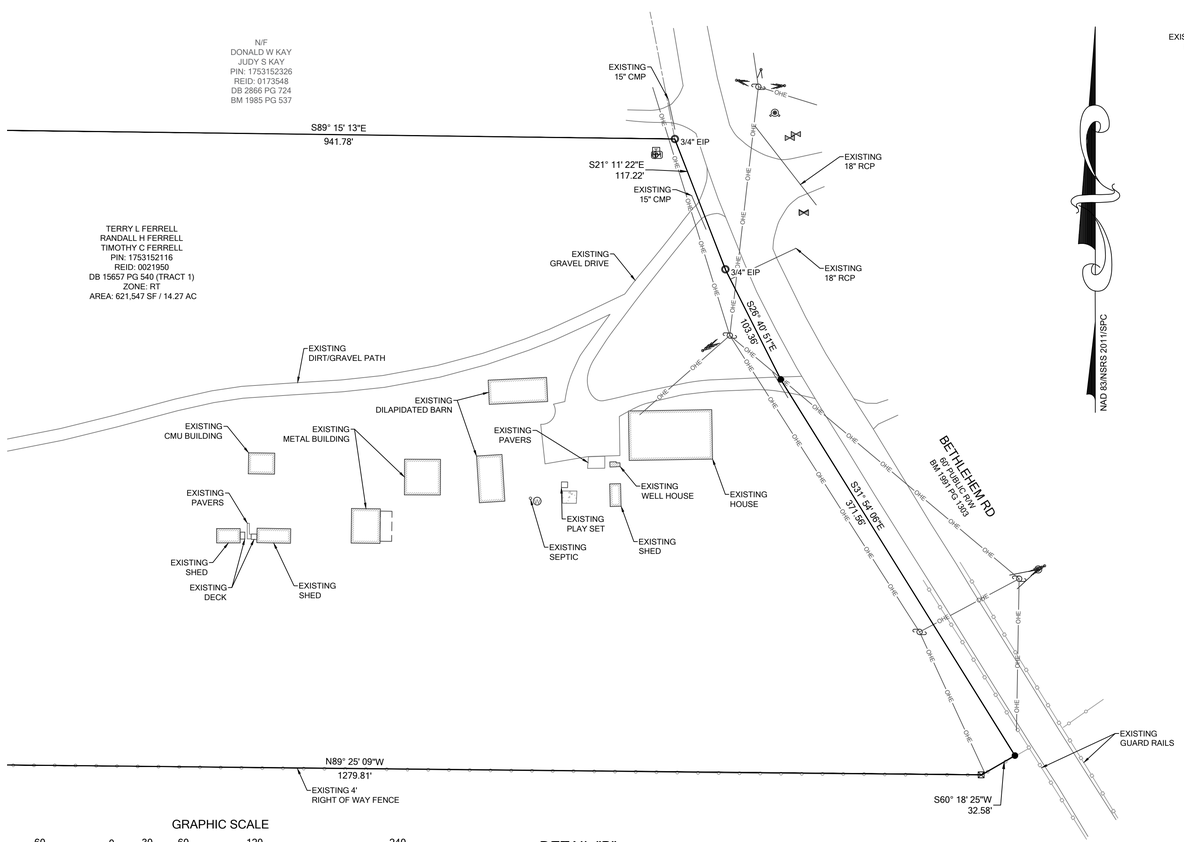


LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	S01° 05' 59"E	10.07'
L2	S03° 29' 06"W	10.01'
L3	N84° 58' 28"W	135.68'

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	51.46'
C3	122.14'	50.00'	N68° 58' 19"E	93.96'
C4	35.74'	50.00'	S21° 05' 20"E	34.98'

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

DETAIL "A"



GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

DETAIL "B"

P:\2022 Projects\220655 Old Faison ALTA - DR Horton\DWG\220655 Old Faison ALTA.dwg

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REVISIONS

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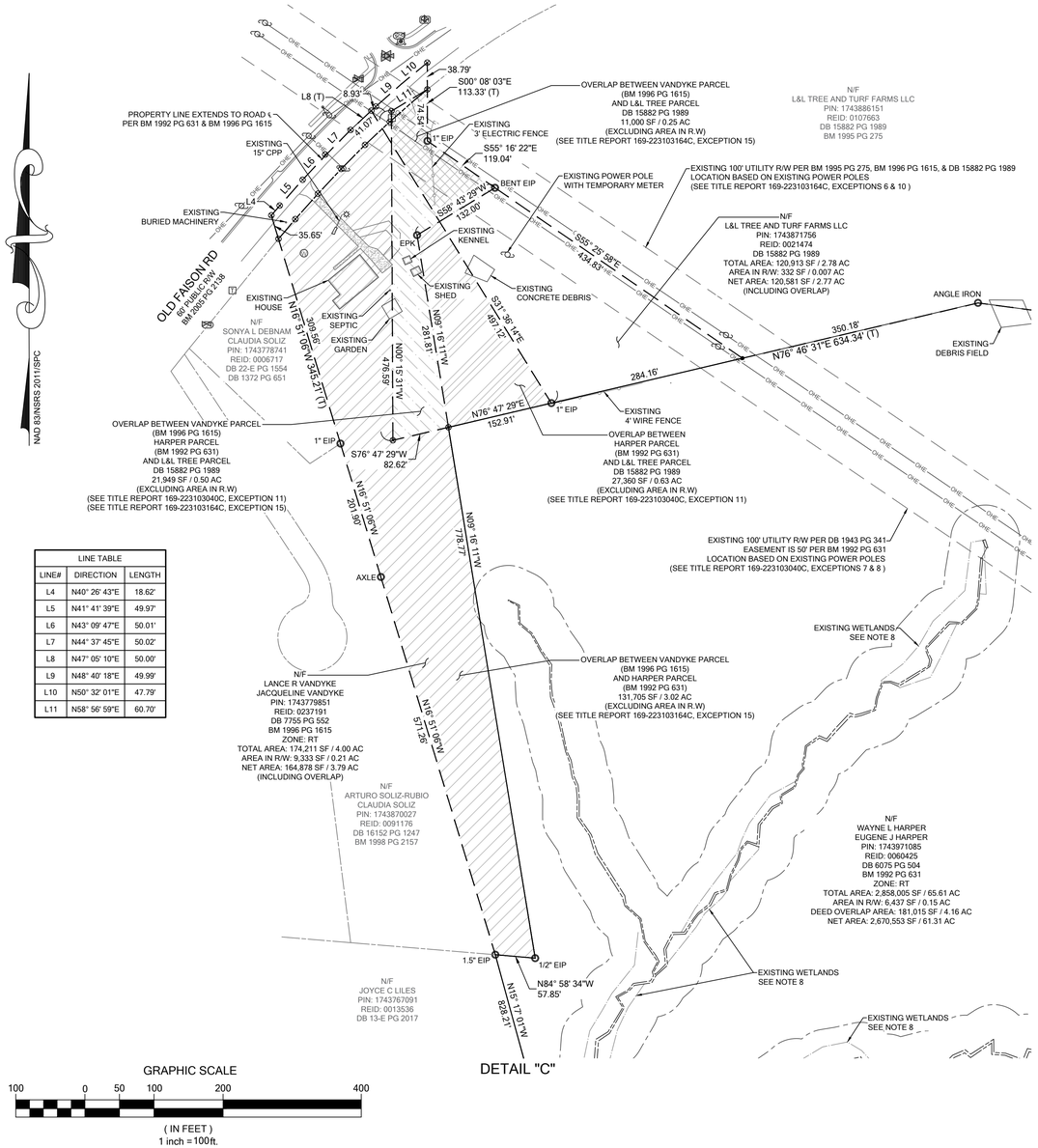
3.
4.
5.

DESIGNED BY: N/A
DRAWN BY: ELS
CHECKED BY: SPC
SCALE: VARIES
DATE: 1/27/2023
JOB NUMBER: 220655



LINE TABLE		
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'

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
- GAS — UNDERGROUND GAS
- E — UNDERGROUND ELECTRIC
- SD — STORM DRAIN
- OHE — OVERHEAD UTILITY
- GUY WIRE
- BURIED UTILITY MARKER
- EIP — EXISTING IRON PIPE
- EIR — EXISTING IRON REBAR
- IPS — IRON PIPE SET
- PKS — 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
- R/W — 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 HEREINAFTER 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 14 ½ 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 2331 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. L 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, 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. 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 DOCUMENTS CITED)

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)

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

APPROVED
Town of Knightdale
Development Services
Gideon Smith 07/17/2024

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

ALTA/NSPS/LAND TITLE SURVEY

EXCLUSIVELY FOR: DR HORTON

PROPERTY PINS: 1753152116, 1743953683, 1743971085, 1743986356, 1743989384, 1753071583, 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 6075 PG 504 & 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: 1" = 100'
DATE: 1/27/2023
JOB NUMBER: 220655

P:\2022 Projects\220655 Old Faison ALTA - DR Horton\DWG\220655 Old Faison ALTA.dwg

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.: 169-223103040C
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.: 169-223103040C

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 R/W" 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 LOCATES 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.

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 CIURCUMSTANCE 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 CIURCUMSTANCE 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 CIURCUMSTANCE 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 1252, 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 HERON)

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)

APPROVED
Town of Knightdale
Development Services
Gideon Smith 07/17/2024

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

ALTA/NSPS/LAND TITLE SURVEY
EXCLUSIVELY FOR: DR HORTON

PROPERTY PINS: 1753152116, 1743953683, 1743971085, 1743986356, 1743989384, 1753071583, 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 6075 PG 504 & 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: 1/27/2023
JOB NUMBER: 220655

SHEET 4 OF 4

P:\2022 Projects\220655 Old Faison ALTA - DR Horton\DWG\220655 Old Faison ALTA.dwg

NOTES:

TOPOGRAPHY PER WAKE COUNTY GIS

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Town of Knightdale
Development Services
Gideon Smith 07/17/2024

GRAPHIC SCALE

0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

URBAN DESIGN PARTNERS
150 fayetteville st ste 1310
raleigh, nc 27601
p 919.275.5002
urbandesignpartners.com
nc firm no: P-2671 sc coa no: C-03044

FOR REFERENCE ONLY

07/05/2024

D.R. Horton

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

LYNDON OAKS
Master Plan
Existing Conditions TOPO
Knightdale, North Carolina

NO.	DATE:	BY:	REVISIONS:

Project No: 22-RDU-083

Date: 07/05/2024

Sheet No:

--

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.

NOTE: This map is a revision of the previously submitted map based on the ite meeting with Matt Martin of the U.S. Army Corp of Engineers Raleigh Regulatory Field Office on January 25, 2024.

Spires Dr
Woodfield Ln
Old Faison Rd
Wooded Pine Ln
Pine Sap Ln
Pleasant Colony Dr
Shady Acres Loop
Shady Acres Loop
Shady Cir
Tart Farm Rd
Meadows Cir
Moon Valley Ln
Quiet Way
Rochelle Dr
Bethlehem Rd
Taylors Farm Ct
New Faison Ln
Cross Cut Pl
Clifton Rd
I 495 Ramp SB
I 495 Ramp SB
I 87 SB
US 64 Hwy WB
I 495 Ramp NB
US 64 Hwy EB

Pond 2
SE01 Start Stream
SF01 Start Stream
SD01 Start Stream
Potential Wetland Waters of the US WE-2 - 0.1 Ac.
Potential Wetland Waters of the US WE-1 - 0.17 Ac.
Potential Wetland Waters of the US WD-3 - 0.08 Ac.
Potential Non-Wetland Waters of the US SF - 550 LF
Potential Non-Wetland Waters of the US SE - 1330 LF
Potential Non-Wetland Waters of the US SD - 2085 LF
Potential Wetland Waters of the US WD-2 - 0.4 Ac.
DP2 Up
DP1 Wet
Potential Wetland Waters of the US WE-3 - 0.6 Ac.
Potential Wetland Waters of the US WD-1 - 0.6 Ac.
Potential Non-Wetland Waters of the US SG - 750 LF
WGDP2 up
Potential Wetland Waters of the US WC-1 - 0.42 Ac.
DP3 Up
WGDP1 Wet
Potential Wetland Waters of the US WG-1 - 0.73 Ac.
DP4 Up
Potential Wetland Waters of the US WB-2 - 0.08 Ac.
Potential Wetland Waters of the US WG-2 - 0.23 Ac.
Potential Wetland Waters of the US WB-4 - 0.006 Ac.
SFSB1-1
SFSB1-2
DP7 Up
Potential Wetland Waters of the US WB-3 - 0.16 Ac.
Stream SB
Potential Non-Wetland Waters of the US Pond 1 - 4.9 Ac.
Potential Non-Wetland Waters of the US SB1 - 217 LF
DP5 Up
SFSB-1
Potential Non-Wetland Waters of the US SB - 1390 LF
Potential Wetland Waters of the US WB-1 - 1.2 Ac.
DP6 Wet

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Town of Knightdale
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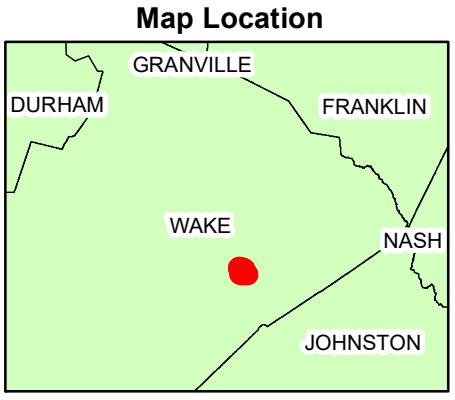
Legend

- Project Study Area
- 2' Contour
- AJD Boundary
- Stream Form
- Data Point
- Potential Non-Wetland - Non-Buffered Intermittent Stream - Jurisdictional Waters of the US
- Potential Non-Wetland - Perennial Stream - Jurisdictional Waters of the US; Subject to 50-Foot Neuse River Riparian Buffers
- Potential Wetlands - Jurisdictional Waters of the US
- Non-Jurisdictional Pond - Pond Built In High Ground
- Potential Non-Wetland - Pond - Jurisdictional Waters of the US; Subject to 50-Foot Neuse River Riparian Buffer

NCDOT GIS Unit, NC OneMap, NC Center for Geographic Information and Analysis, NC 911 Board

Map Location



AJD/ PJD Revised Wetland Sketch Map

Bethlehem Rd. Project
Sage Project # 2022.105

February 6, 2024

1" = 400'

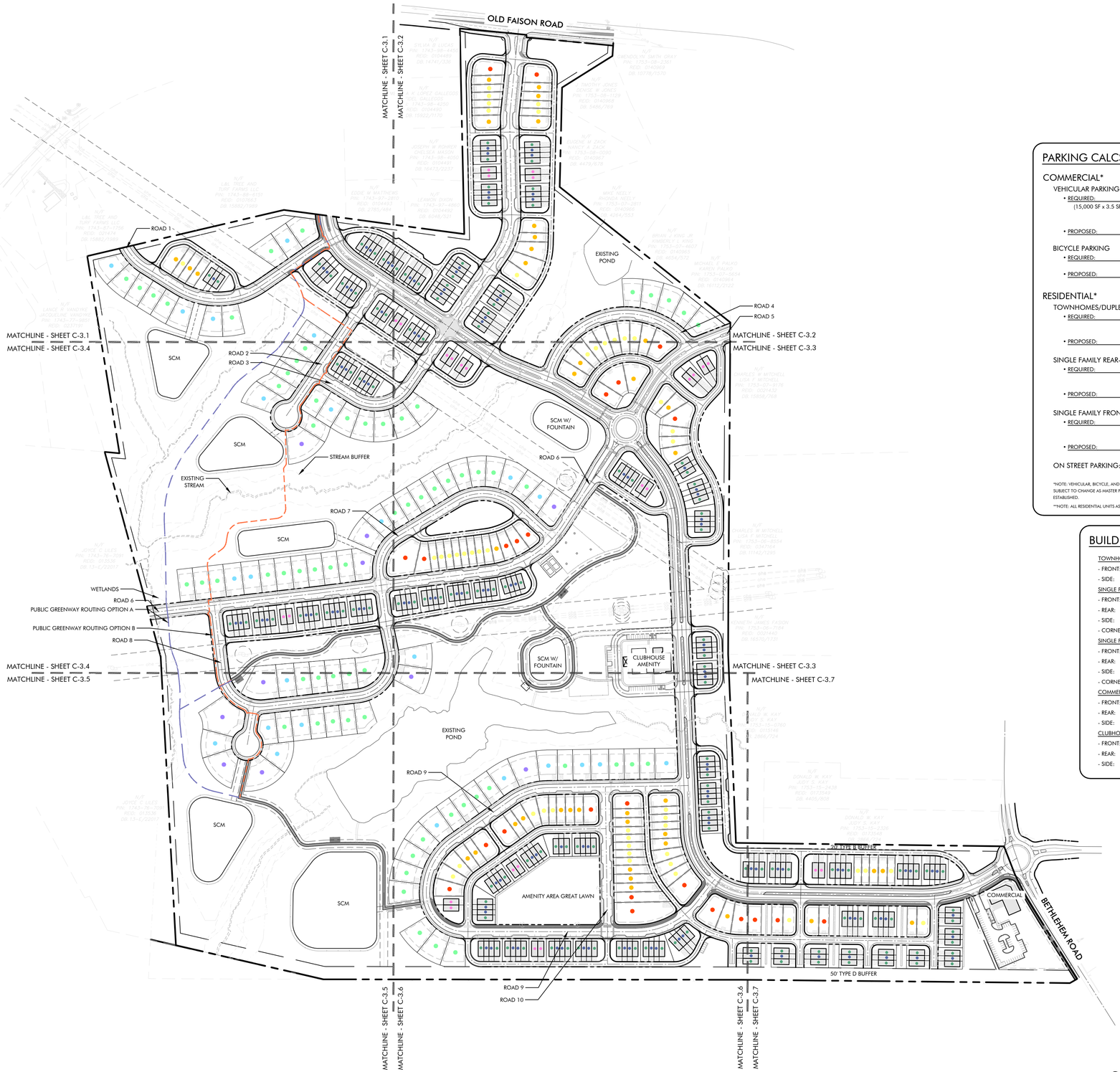
N

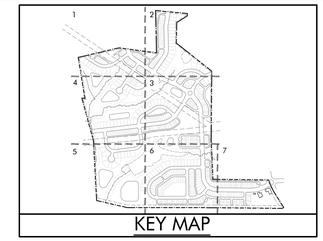
0 205 410 Feet

Figure 3

Drawn By:
David Gainey

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





KEY MAP

PARKING CALCS

COMMERCIAL*

VEHICULAR PARKING

- REQUIRED: 27- 53 SPACES
  (15,000 SF x 3.5 SP/1000 SF = 52.5 MAX
  52.5/2 = 26.2 MIN
- PROPOSED: 60 SPACES

BICYCLE PARKING

- REQUIRED: 3 SPACES
- PROPOSED: 3 SPACES

RESIDENTIAL*

TOWNHOMES/DUPLEX

- REQUIRED: 819 SP (1.0 SP/BED)
  273 DU x 3 BED** = 819 SP
- PROPOSED: 819 SPACES TOTAL

SINGLE FAMILY REAR-LOADED

- REQUIRED: 327 SP (1.0 SP/BED)
  109 DU x 3 BED** = 327 SP
- PROPOSED: 327 SPACES TOTAL

SINGLE FAMILY FRONT-LOADED

- REQUIRED: 300 SP (1.0 SP/BED)
  100 DU x 3 BED** = 300 SP
- PROPOSED: 300 SPACES TOTAL

ON STREET PARKING: 230 SPACES PROP.

*NOTE: VEHICULAR, BICYCLE, AND ELECTRIC VEHICLE CHARGING STATION TOTALS SUBJECT TO CHANGE AS MASTER PLAN SET PROGRESSES AND AS USES/TENANTS ARE ESTABLISHED.

**NOTE: ALL RESIDENTIAL UNITS ASSUMED TO BE 3 BEDROOMS.

BUILDING SETBACKS

TOWNHOMES/DUPLEX (REAR-LOADED):	
- FRONT:	0' MIN TO 25' MAX
- SIDE:	10' MIN
SINGLE FAMILY DETACHED (REAR-LOADED)	
- FRONT:	10' MIN
- REAR:	10' MIN
- SIDE:	3' MIN
- CORNER:	10' MIN
SINGLE FAMILY DETACHED (FRONT-LOADED)	
- FRONT:	10' MIN
- REAR:	20' MIN
- SIDE:	5' MIN
- CORNER:	10' MIN
COMMERCIAL	
- FRONT:	10' MIN
- REAR:	0' MIN
- SIDE:	6' MIN
CLUBHOUSE	
- FRONT:	10' MIN
- REAR:	0' MIN
- SIDE:	6' MIN

SITE DATA:

PIN(S):	1743953683; 1743971085; 1753071583; 1743976575; 1743989384; 1743986356; 1753152116
TOTAL ACRES:	± 171.88 ACRES
EXISTING ZONING:	RT (RURAL TRANSITIONAL)
PROPOSED ZONING:	RMX-PUD
EXISTING USE:	RESIDENTIAL & AGRICULTURAL
PROPOSED USE:	RESIDENTIAL & COMMERCIAL OUTPARCEL

DEVELOPMENT SUMMARY:

COMMERCIAL

•TOTAL LAND AREA:	± 1.77 AC (77,033 SF)
•BUILDINGS:	1 BLDG
•BUILDING HEIGHT:	MAX. 2 STORIES
•POTENTIAL USES:	USES SET FORTH IN PLANNED UNIT DEVELOPMENT (SEE ZMA-2-23)

RESIDENTIAL

•TOTAL LAND AREA:	± 129.3 AC
•PROPOSED UNITS:	482 DU (UP TO 500 DU ALLOWED)
→ TOWNHOMES	247 TOWNHOMES
20' (MIN.) UNIT	117 UNITS
TYP LOT SIZE:	20' X 90' (1,800 SF)
22' (MIN.) UNIT	130 UNITS
TYP LOT SIZE:	22' X 90' (1,980 SF)
→ DUPLEX	26 DUPLEX UNITS
22' (MIN.) UNIT	26 UNITS
TYP LOT SIZE:	32' X 90' (2,880 SF)
→ SINGLE FAMILY (REAR-LOAD)	109 REAR LOAD SINGLES
30' (MIN.) LOT	46 LOTS
TYP LOT SIZE:	30' X 120' (3,600 SF)
35' (MIN.) LOT	39 LOTS
TYP LOT SIZE:	35' X 120' (4,200 SF)
40' (MIN.) LOT	24 LOTS
TYP LOT SIZE:	40' X 120' (4,800 SF)
→ SINGLE FAMILY (FRONT-LOAD)	100 FRONT LOAD SINGLES
60' (MIN.) LOT	66 LOTS
TYP LOT SIZE:	60' X 120' (7,200 SF)
70' (MIN.) LOT	24 LOTS
TYP LOT SIZE:	70' X 120' (8,400 SF)
80' (MIN.) LOT	10 LOTS
TYP LOT SIZE:	80' X 120' (9,600 SF)

APPROVED
Town of Knightdale
Development Services
Gideon Smith 07/17/2024

811
BEFORE YOU DIG!
CALL 811 OR 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!

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

URBAN DESIGN PARTNERS
150 fayetteville st ste 1310
raleigh, nc 27601
p 919.275.5002
urbandesignpartners.com
nc firm no: P-2671 sc coa no: C-03044

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

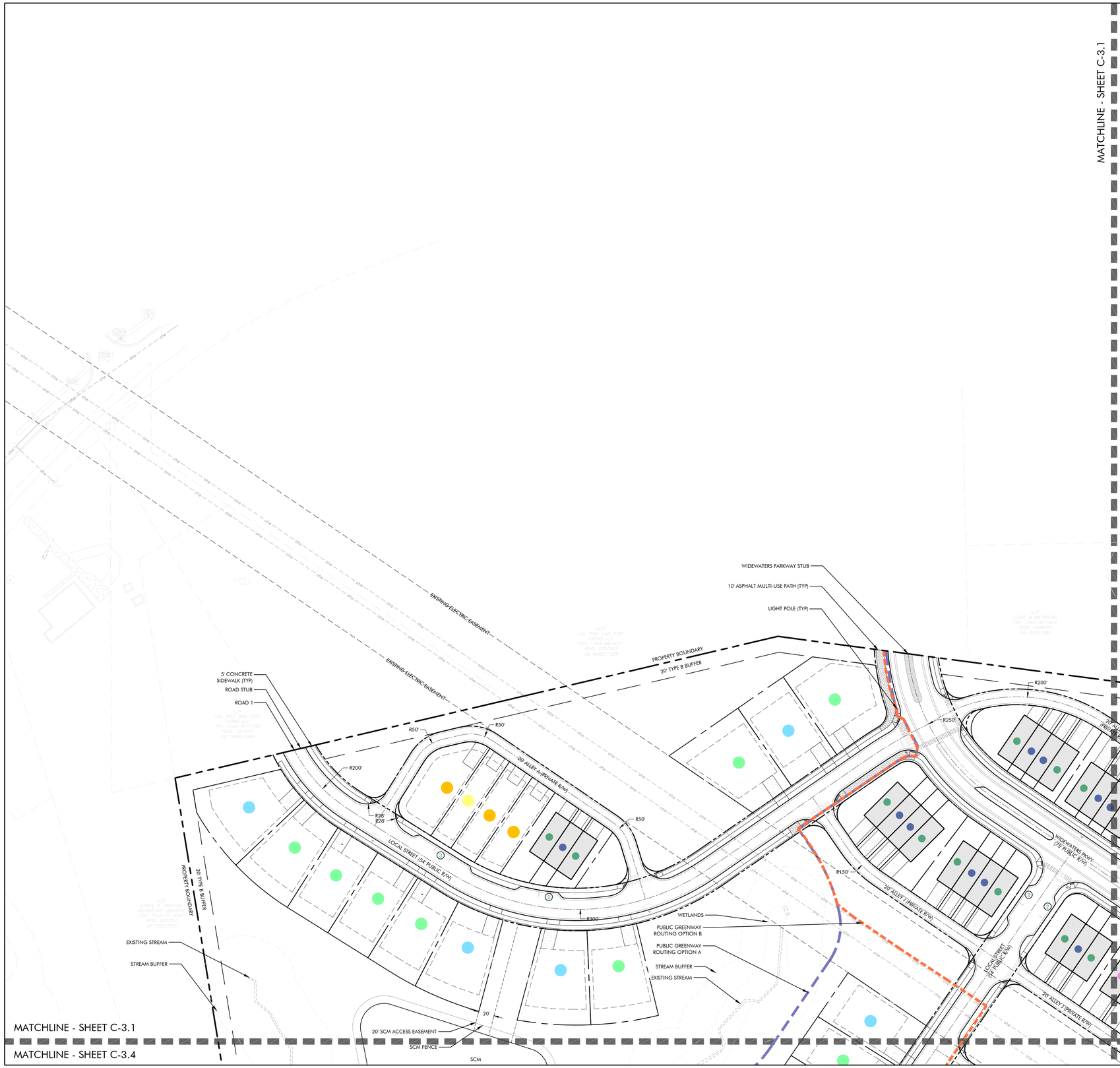
07/05/2024

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

LYNDON OAKS
Master Plan
Overall Site Plan
Knightdale, North Carolina

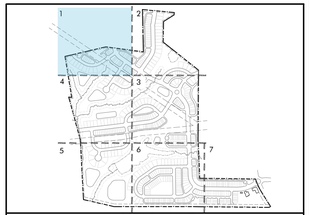
NO.	DATE:	BY:	REVISIONS:
#1	11/27/2023		
#2	02/05/2024		
#3	03/28/2024		
#4	05/02/2024		
#5	05/31/2024		

Project No: 22-RDU-083
Date: 07/05/2024
Sheet No:
C-3.0



BUILDING SETBACKS

TOWNHOMES/DUPLEX (REAR-LOADED):	
- FRONT:	0' MIN TO 25' MAX
- SIDE:	10' MIN
SINGLE FAMILY DETACHED (REAR-LOADED)	
- FRONT:	10' MIN
- REAR:	10' MIN
- SIDE:	3' MIN
- CORNER:	10' MIN
SINGLE FAMILY DETACHED (FRONT-LOADED)	
- FRONT:	10' MIN
- REAR:	20' MIN
- SIDE:	5' MIN
- CORNER:	10' MIN



KEY MAP

LEGEND

UNIT TYPE	DU COUNT*
TOWNHOMES	21 DU
20' UNIT	*10 DU*
22' UNIT	*11 DU*
DUPLEXES	0 DU
22' UNIT	*0 DU*
SINGLE FAM. (REAR-LOAD)	4 DU
30' LOT	*1 DU*
35' LOT	*3 DU*
40' LOT	*0 DU*
SINGLE FAM. (FRONT-LOAD)	12 DU
60' LOT	*7 DU*
70' LOT	*5 DU*
80' LOT	*0 DU*

*NOTE: UNIT COUNTS REFLECT NUMBER OF UNITS THAT FIT WITHIN MATCHLINES OF EACH SHEET. ANY UNITS SHOWN OUTSIDE OF MATCHLINES WILL BE COUNTED ON THEIR RESPECTIVE SHEETS.

TOTAL UNIT COUNT FOUND ON OVERALL SITE PLAN SHEET & COVER SHEET.

NOTES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY:
   BATEMAN CIVIL SURVEY COMPANY
   2524 RELIANCE AVENUE
   APEX, NC 27539
   919-577-1080
2. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
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4. LOCATIONS OF SITE LIGHTING ARE APPROXIMATE. THE FINAL NUMBER AND LOCATIONS OF LIGHTS SHALL BE DETERMINED BY THE OWNER AND DUKE ENERGY.
5. ALL UTILITIES WILL BE UNDERGROUND.
6. UNIT MIX SUBJECT TO CHANGE AS MASTER PLAN SET PROGRESSES.

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Town of Knightdale
Development Services
Gideon Smith 07/17/2024

GRAPHIC SCALE
0 40 60 120 240
(IN FEET)
1 inch = 60 ft.

URBAN DESIGN PARTNERS
150 fayetteville st ste 1310
raleigh, nc 27601
p 919.275.5002
urbandesignpartners.com
nc firm no: P-2671 sc coa no: C-03044

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

07/05/2024

D.R. Horton

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

LYNDON OAKS
Master Plan
Site Plan Enlargement 1
Knightdale, North Carolina

NO.	DATE:	BY:	REVISIONS:
#1	11/27/2023		
#2	02/05/2024		
#3	03/28/2024		
#4	05/03/2024		
#5	06/31/2024		

Project No: 22-RDU-083
Date: 07/05/2024
Sheet No:
C-3.1

BUILDING SETBACKS

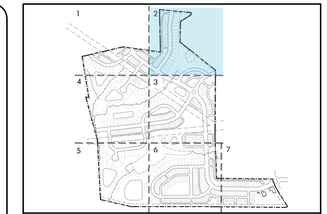
TOWNHOMES/DUPLEX (REAR-LOADED):	
- FRONT:	0' MIN TO 25' MAX
- SIDE:	10' MIN
SINGLE FAMILY DETACHED (REAR-LOADED)	
- FRONT:	10' MIN
- REAR:	10' MIN
- SIDE:	3' MIN
- CORNER:	10' MIN
SINGLE FAMILY DETACHED (FRONT-LOADED)	
- FRONT:	10' MIN
- REAR:	20' MIN
- SIDE:	5' MIN
- CORNER:	10' MIN

LEGEND

UNIT TYPE	DU COUNT*
TOWNHOMES	41 DU
20' UNIT	*20 DU*
22' UNIT	*21 DU*
DUPLEXES	6 DU
22' UNIT	*6 DU*
SINGLE FAM. (REAR-LOAD)	22 DU
30' LOT	*10 DU*
35' LOT	*10 DU*
40' LOT	*2 DU*
SINGLE FAM. (FRONT-LOAD)	5 DU
60' LOT	*5 DU*
70' LOT	*0 DU*
80' LOT	*0 DU*

*NOTE: UNIT COUNTS REFLECT NUMBER OF UNITS THAT FIT WITHIN MATCHLINES OF EACH SHEET. ANY UNITS SHOWN OUTSIDE OF MATCHLINES WILL BE COUNTED ON THEIR RESPECTIVE SHEETS.

TOTAL UNIT COUNT FOUND ON OVERALL SITE PLAN SHEET & COVER SHEET.



KEY MAP

NOTES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY:
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   2524 RELIANCE AVENUE
   APEX, NC 27539
   919-577-1080
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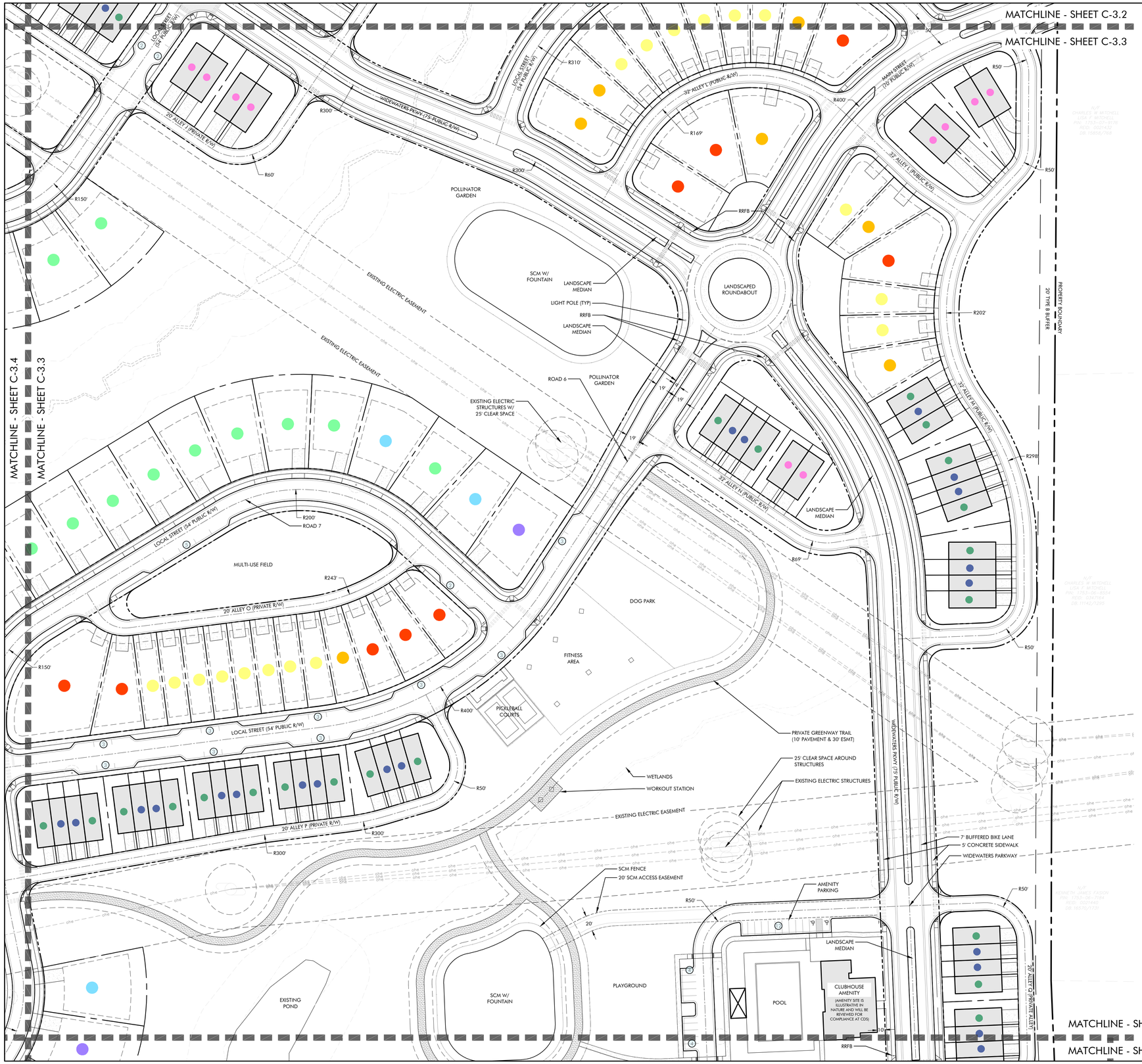
LYNDON OAKS
Master Plan
Site Plan Enlargement 2
Knightdale, North Carolina

NO.	DATE:	BY:	REVISIONS:
#1	11/27/2023		
#2	02/05/2024		
#3	03/28/2024		
#4	05/03/2024		
#5	05/31/2024		

Project No: 22-RDU-083
Date: 07/05/2024
Sheet No:
C-3.2



BUILDING SETBACKS

TOWNHOMES/DUPLEX (REAR-LOADED):	
- FRONT:	0' MIN TO 25' MAX
- SIDE:	10' MIN
SINGLE FAMILY DETACHED (REAR-LOADED)	
- FRONT:	10' MIN
- REAR:	10' MIN
- SIDE:	3' MIN
- CORNER:	10' MIN
SINGLE FAMILY DETACHED (FRONT-LOADED)	
- FRONT:	10' MIN
- REAR:	20' MIN
- SIDE:	5' MIN
- CORNER:	10' MIN
CLUBHOUSE	
- FRONT:	10' MIN
- REAR:	0' MIN
- SIDE:	6' MIN

LEGEND

UNIT TYPE	DU COUNT*
TOWNHOMES	41 DU
20' UNIT	*20 DU*
22' UNIT	*21 DU*
DUPLEXES	10 DU
22' UNIT	*10 DU*
SINGLE FAM. (REAR-LOAD)	29 DU
30' LOT	*14 DU*
35' LOT	*6 DU*
40' LOT	*9 DU*
SINGLE FAM. (FRONT-LOAD)	15 DU
60' LOT	*11 DU*
70' LOT	*3 DU*
80' LOT	*1 DU*

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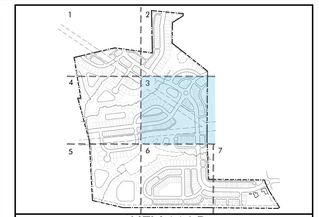
TOTAL UNIT COUNT FOUND ON OVERALL SITE PLAN SHEET & COVER SHEET.



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

NO.	DATE:	BY:	REVISIONS:
#1	11/27/2023		
#2	02/05/2024		
#3	03/28/2024		
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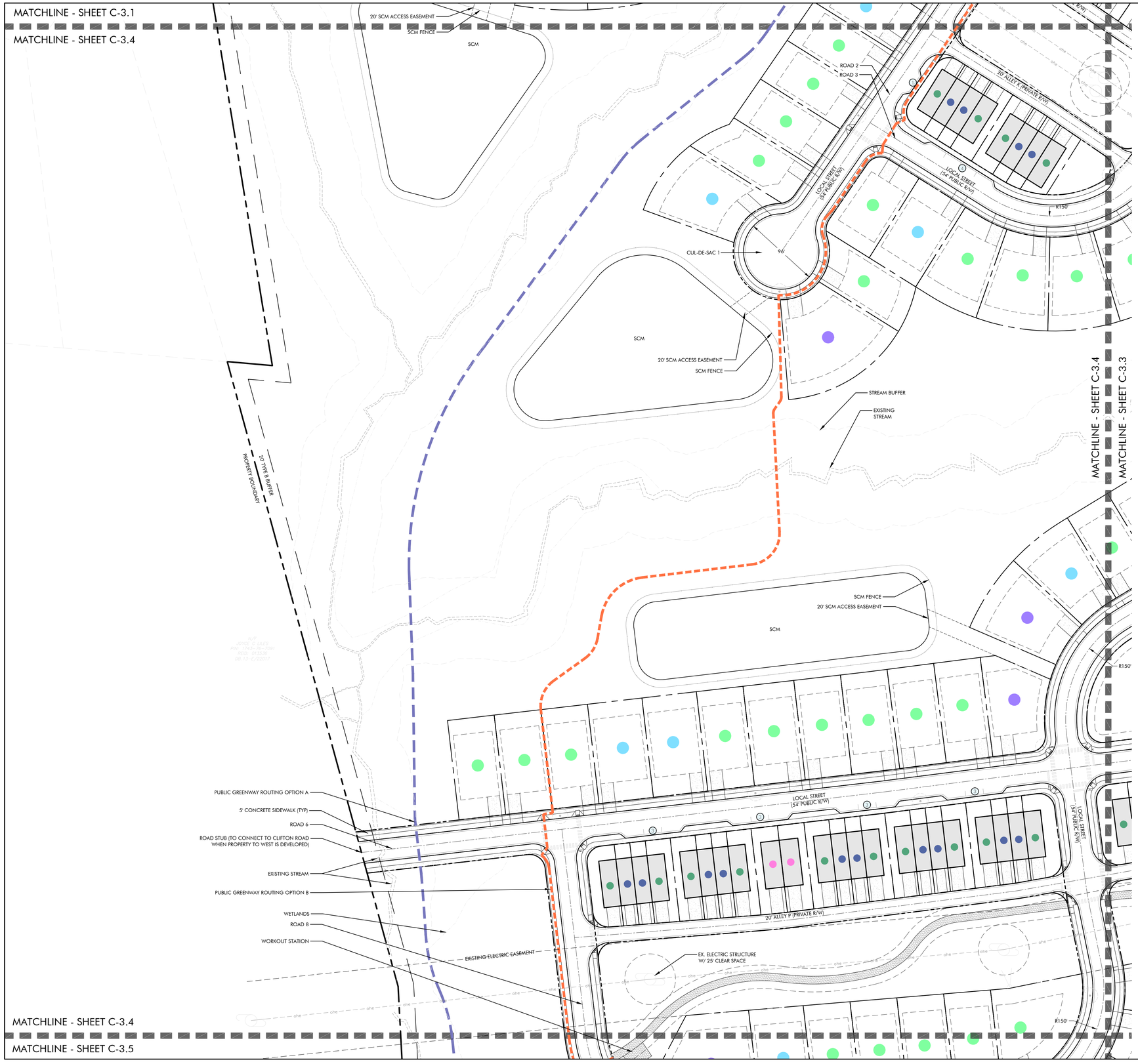
Date: 07/05/2024
Sheet No:
C-3.3



BUILDING SETBACKS

TOWNHOMES/DUPLEX (REAR-LOADED):

- FRONT:	0' MIN TO 25' MAX
- SIDE:	10' MIN

SINGLE FAMILY DETACHED (REAR-LOADED)

- FRONT:	10' MIN
- REAR:	10' MIN
- SIDE:	3' MIN
- CORNER:	10' MIN

SINGLE FAMILY DETACHED (FRONT-LOADED)

- FRONT:	10' MIN
- REAR:	20' MIN
- SIDE:	5' MIN
- CORNER:	10' MIN

LEGEND

UNIT TYPE	DU COUNT*
TOWNHOMES	28 DU
20' UNIT	*14 DU*
22' UNIT	*14 DU*
DUPLEXES	2 DU
22' UNIT	*2 DU*
SINGLE FAM. (REAR-LOAD)	0 DU
30' LOT	*0 DU*
35' LOT	*0 DU*
40' LOT	*0 DU*
SINGLE FAM. (FRONT-LOAD)	27 DU
60' LOT	*19 DU*
70' LOT	*5 DU*
80' LOT	*3 DU*

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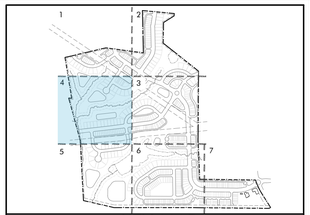
TOTAL UNIT COUNT FOUND ON OVERALL SITE PLAN SHEET & COVER SHEET.



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GRAPHIC SCALE

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PRELIMINARY DRAWING
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LYNDON OAKS
Master Plan
Site Plan Enlargement 4
Knightdale, North Carolina

NO.	DATE:	BY:	REVISIONS:
#1	11/27/2023		
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#3	03/28/2024		
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#5	05/31/2024		

Project No: 22-RDU-083

Date: 07/05/2024

Sheet No:

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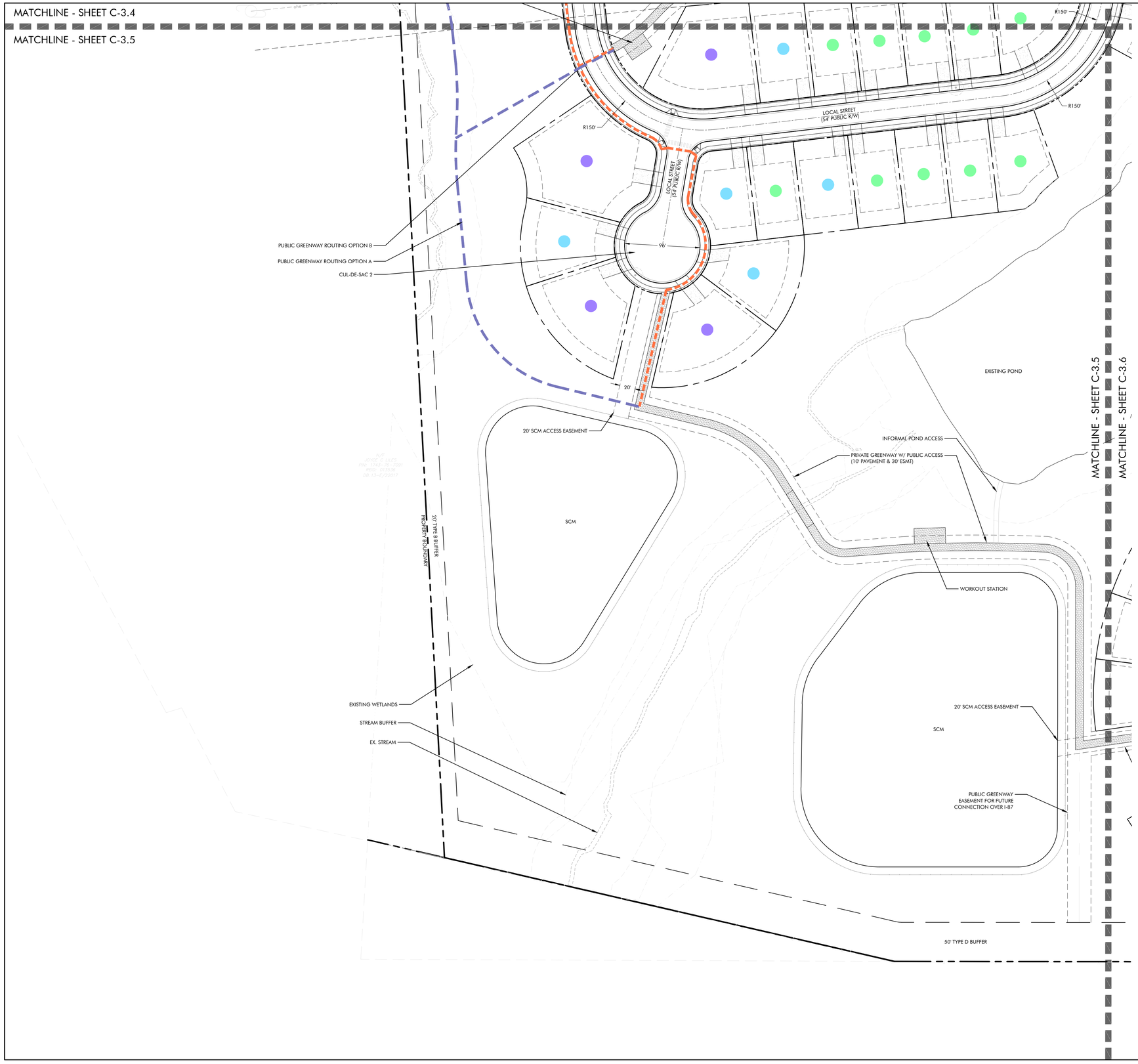

BUILDING SETBACKS

TOWNHOMES/DUPLEX (REAR-LOADED):	
- FRONT:	0' MIN TO 25' MAX
- SIDE:	10' MIN
SINGLE FAMILY DETACHED (REAR-LOADED)	
- FRONT:	10' MIN
- REAR:	10' MIN
- SIDE:	3' MIN
- CORNER:	10' MIN
SINGLE FAMILY DETACHED (FRONT-LOADED)	
- FRONT:	10' MIN
- REAR:	20' MIN
- SIDE:	5' MIN
- CORNER:	10' MIN

LEGEND

UNIT TYPE	DU COUNT*
TOWNHOMES	0 DU
20' UNIT	*0 DU*
22' UNIT	*0 DU*
DUPLEXES	0 DU
22' UNIT	*0 DU*
SINGLE FAM. (REAR-LOAD)	0 DU
30' LOT	*0 DU*
35' LOT	*0 DU*
40' LOT	*0 DU*
SINGLE FAM. (FRONT-LOAD)	18 DU
60' LOT	*9 DU*
70' LOT	*5 DU*
80' LOT	*4 DU*

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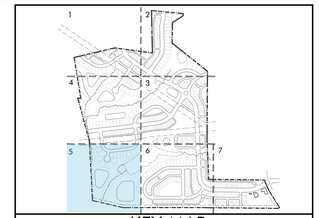

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GRAPHIC SCALE

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LYNDON OAKS
Master Plan
Site Plan Enlargement 5
Knightdale, North Carolina

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#3	03/28/2024		
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#5	05/31/2024		

Project No: 22-RDU-083

Date: 07/05/2024

Sheet No:

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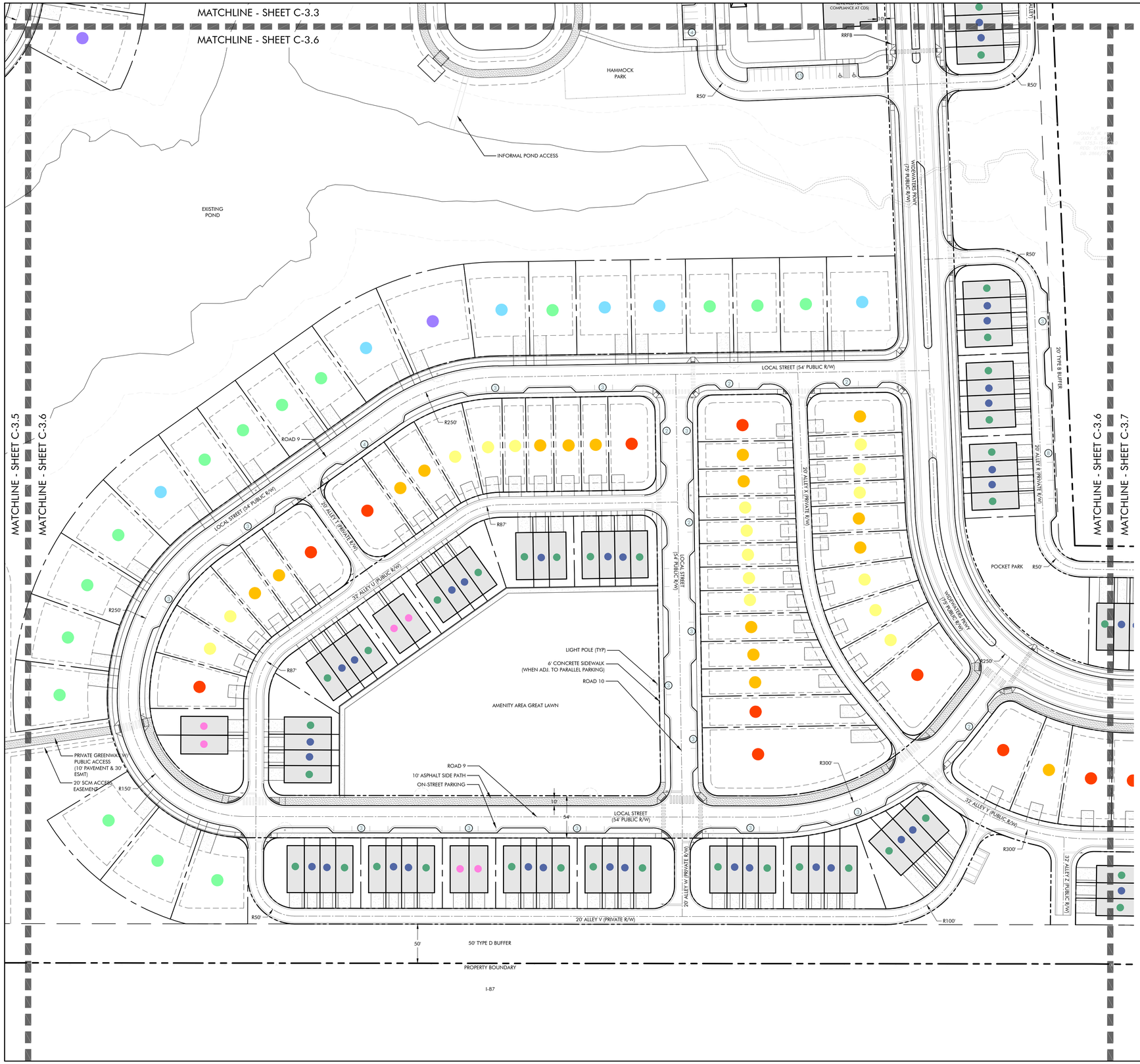
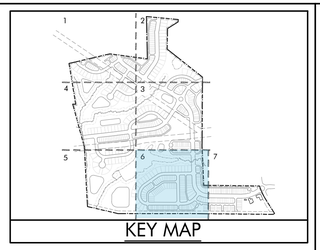


BUILDING SETBACKS

TOWNHOMES/DUPLEX (REAR-LOADED):	
- FRONT:	0' MIN TO 25' MAX
- SIDE:	10' MIN
SINGLE FAMILY DETACHED (REAR-LOADED)	
- FRONT:	10' MIN
- REAR:	10' MIN
- SIDE:	3' MIN
- CORNER:	10' MIN
SINGLE FAMILY DETACHED (FRONT-LOADED)	
- FRONT:	10' MIN
- REAR:	20' MIN
- SIDE:	5' MIN
- CORNER:	10' MIN



KEY MAP

LEGEND

UNIT TYPE	DU COUNT*
TOWNHOMES	62 DU
20' UNIT	*30 DU*
22' UNIT	*32 DU*
DUPLEXES	6 DU
22' UNIT	*6 DU*
SINGLE FAM. (REAR-LOAD)	42 DU
30' LOT	*16 DU*
35' LOT	*16 DU*
40' LOT	*10 DU*
SINGLE FAM. (FRONT-LOAD)	23 DU
60' LOT	*15 DU*
70' LOT	*6 DU*
80' LOT	*2 DU*

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

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#4	05/03/2024		
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Project No: 22-RDU-083
Date: 07/05/2024
Sheet No:
C-3.6

BUILDING SETBACKS

TOWNHOMES/DUPLEX (REAR-LOADED):	
- FRONT:	0' MIN TO 25' MAX
- SIDE:	10' MIN
SINGLE FAMILY DETACHED (REAR-LOADED)	
- FRONT:	10' MIN
- REAR:	10' MIN
- SIDE:	3' MIN
- CORNER:	10' MIN
SINGLE FAMILY DETACHED (FRONT-LOADED)	
- FRONT:	10' MIN
- REAR:	20' MIN
- SIDE:	5' MIN
- CORNER:	10' MIN
COMMERCIAL	
- FRONT:	10' MIN
- REAR:	0' MIN
- SIDE:	6' MIN

LEGEND

UNIT TYPE	DU COUNT*
TOWNHOMES	54 DU
20' UNIT	*23 DU*
22' UNIT	*31 DU*
DUPLEXES	2 DU
22' UNIT	*2 DU*
SINGLE FAM. (REAR-LOAD)	12 DU
30' LOT	*5 DU*
35' LOT	*4 DU*
40' LOT	*3 DU*
SINGLE FAM. (FRONT-LOAD)	0 DU
60' LOT	*0 DU*
70' LOT	*0 DU*
80' LOT	*0 DU*

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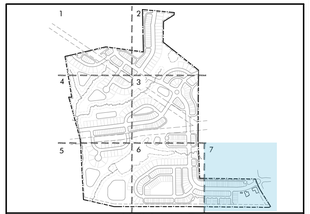

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LYNDON OAKS
Master Plan
Site Plan Enlargement 7
Knightdale, North Carolina

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#2	02/05/2024		
#3	03/28/2024		
#4	05/03/2024		
#5	06/31/2024		

Project No: 22-RDU-083

Date: 07/05/2024

Sheet No:

C-3.7

WATER ALLOCATION

WATER ALLOCATION POLICY

	MAJOR SUBDIVISION	
	MAJOR SUBDIVISION BASE POINTS	15 pts.
1	CONSERVATION OF NATURAL HABITAT	7 pts.
2	CONSTRUCT A FOUNTAIN WITHIN THE BMP	4 pts.
3	ON-STREET PARKING	4 pts.
	RESIDENTIAL ARCHITECTURAL STANDARDS	15 pts.
4	3,000' OR MORE OF A 6-FOOT WIDE PATH	3 pts.
5	RESORT STYLE POOL	2 pts.
6	DECK/PATIO (2,000 SF MIN.)	2 pts.
7	CLUBHOUSE (NO MEETING SPACE, BATHROOMS & CHANGING ROOMS ONLY)	3 pts.
8	IPEMA CERTIFIED PLAYGROUND EQUIPMENT	4 pts.
9	PICKLEBALL COURTS	5 pts.
10	OUTDOOR DISPLAY OF PUBLIC ART	4 pts.
	TOTAL	**68 pts.**

	SINGLE-USE RETAIL	
	SINGLE USE RETAIL BASE POINTS	41 pts.
A	CONSTRUCTION OF GATEWAY LANDSCAPING	5 pts.
B	DECK/PATIO (2,000 SF MIN)	2 pts.
C	OUTDOOR DISPLAY OF PUBLIC ART	4 pts.
	TOTAL	**52 pts.**

NOTE: SINGLE-USE RETAIL WATER ALLOCATION POLICY POINTS ARE PRELIMINARY AND SUBJECT TO CHANGE WHEN THE DEVELOPER OF THE OUTPARCEL SUBMITS A SITE PLAN.

OPEN SPACE LEGEND

ACTIVE OPEN SPACE

PASSIVE OPEN SPACE

GREENWAY LENGTH

PUBLIC GREENWAY*:	2,385'
PRIVATE GREENWAY:	3,426'
PRIVATE GREENWAY (PUBLIC ACCESS):	1,391'
TOTAL LENGTH:	7,202'

*LENGTH OF PUBLIC GREENWAY SUBJECT TO CHANGE DEPENDING ON ROUTING OPTION SELECTED. SEE C-3.0 FOR ROUTING OPTIONS

OPEN SPACE CALCULATIONS

TOTAL SITE AREA: ± 171.88 ACRES

DWELLING UNITS: 482 DU PROP. TOTAL (UP TO 500 DU ALLOWED)
- SINGLE FAM. DETACHED: 209 DU
- TOWNHOMES/DUPLEXES: 273 DU

DENSITY: 2.8 DU/AC

RECREATIONAL OPEN SPACE DEDICATION:
- PROXIMITY ZONE: OUTSIDE ½ MILE
- BEDROOM ESTIMATE:
  - →SINGLE FAMILY DETACHED: 209 DU x 3 BEDS = 627 BEDS
  - →TOWNHOMES/DUPLEXES: 273 DU x 3 BEDS = 819 BEDS
- DEDICATION RATE*: 520
  - →SINGLE FAMILY DETACHED: 627 BEDS x 520 SF = 326,040 SF
  - →TOWNHOMES/DUPLEXES: 819 BEDS x 520 SF = 425,880 SF
- CALCS: 326,040 SF + 425,880 SF = 751,920 SF
  ± 751,920 SF (17.26 AC) TOTAL OPEN SPACE REQ.
- REQUIRED OPEN SPACE: 17.26 AC TOTAL REQUIRED
  - →REQ. ACTIVE: 8.63 AC (50% OF REQ. OPEN SPACE)
  - →REQ. PASSIVE: 8.63 AC (50% OF REQ. OPEN SPACE)
- PROPOSED OPEN SPACE: 21.40 AC TOTAL PROPOSED (4.14 AC EXTRA PROV.)
  - →PROP. ACTIVE: 9.03 AC ACTIVE OPEN SPACE PROPOSED
    - *REQUIRED: 8.63 AC (TO MEET 50% OF TOTAL REQ. OPEN SPACE)*
    - *CREDIT: 2.16 AC CREDIT DUE TO PROP. NEIGHBORHOOD AMENITIES***
    - *REQ. AFTER CREDIT: 6.47 AC REQ. AFTER CREDIT*
    - *PROPOSED (W/ CREDIT): 9.03 AC ACTIVE OPEN SPACE PROP.*
    - *NET: 0.4 AC EXTRA PROVIDED*
  - →PROP. PASSIVE: 12.37 AC PASSIVE OPEN SPACE PROPOSED
    - *REQUIRED: 8.63 AC (TO MEET 50% OF TOTAL REQ. OPEN SPACE)*
    - *CREDIT: 2.16 AC CREDIT DUE TO PROP. NEIGHBORHOOD AMENITIES***
    - *REQ. AFTER CREDIT: 6.47 AC REQ. AFTER CREDIT*
    - *PROPOSED (W/ CREDIT): 12.37 AC PASSIVE OPEN SPACE PROP.*
    - *NET: 3.74 AC EXTRA PROVIDED*

* PER DEDICATION MATRIX LOCATED IN TOWN OF KNIGHTDALE UDO SEC. 11.2.C.4
** PER TOWN OF KNIGHTDALE UDO SECTION 11.2.D.3, "DEVELOPMENTS THAT PROVIDE NEIGHBORHOOD AMENITY FACILITIES WILL RECEIVE A CREDIT OF TWENTY-FIVE (25) PERCENT OF THE REQUIRED PASSIVE OPEN SPACE, AND TWENTY-FIVE (25) PERCENT OF THE REQUIRED ACTIVE OPEN SPACE TO BE EQUALLY DIVIDED.

ACTIVE OPEN SPACE TABLE

NAME	AREA SF	AREA AC
PUBLIC PLAZA	2,000.0	0.05
CLUBHOUSE & POOL *	41,751.87	0.96
PICKLEBALL COURTS & FITNESS AREAS	26,550.45	0.61
PLAYGROUND	21,654.80	0.50
WORKOUT STATION #1	408.86	0.01
WORKOUT STATION #2	307.05	0.01
WORKOUT STATION #3	391.68	0.01
PUBLIC GREENWAY TRAIL**	72,436.34	1.66
PRIVATE GREENWAY W/ PUBLIC ACCESS	41,370.84	0.95
PRIVATE GREENWAY TRAIL	40,816.97	0.94
PRIVATE GREENWAY UNDER EASEMENT	19,112.89	0.44
PRIVATE GREENWAY CONNECTOR	4,993.58	0.11
MULTI-PURPOSE FIELD	27,717.99	0.64
OPEN SPACE CREDIT	93,990.00	2.16
TOTAL	393,503.31	9.03

PASSIVE OPEN SPACE TABLE

NAME	AREA SF	AREA AC
SCM W/ FOUNTAIN & POLLINATOR GARDENS	77,052.62	1.77
PRIVATE GREENWAY, SCM W/ FOUNTAIN, OVERLOOK & GAZEBO	52,051.25	1.19
VILLAGE GREEN	89,987.06	2.07
EXISTING POND NATURAL ACCESS AREA	11,902.75	0.27
DOG PARK	19,113.65	0.44
BENCHES & LANDSCAPE AREA 1	2,506.12	0.06
BENCHES & LANDSCAPE AREA 2	4,806.12	0.11
BENCHES & LANDSCAPE AREA 3	17,085.84	0.39
BENCHES & LANDSCAPE AREA 4	4,800.00	0.11
BENCHES & LANDSCAPE AREA 5	4,800.00	0.11
BENCHES & LANDSCAPE AREA 6	4,800.00	0.11
BENCHES & LANDSCAPE AREA 7	3,671.76	0.08
BENCHES & LANDSCAPE AREA 8	3,671.76	0.08
BENCHES & LANDSCAPE AREA 9	3,671.76	0.08
HAMMOCK PARK	9,103.07	0.21
POCKET PARK 1	4,721.25	0.11
POCKET PARK 2	3,170.44	0.07
POCKET PARK 3	27,240.63	0.63
POCKET PARK 4	18,005.71	0.41
BENCH SWING PARK	34,583.45	0.79
PUBLIC DISPLAY OF ART	6,660.19	0.15
ENTRY MONUMENT & LANDSCAPING 1	11,328.43	0.26
ENTRY MONUMENT & LANDSCAPING 2	29,953.95	0.69
OPEN SPACE CREDIT	93,990.00	2.16
TOTAL	538,677.83	12.37

* PER TOWN OF KNIGHTDALE UDO SECTION 11.2.D.3, "DEVELOPMENTS THAT PROVIDE NEIGHBORHOOD AMENITY FACILITIES WILL RECEIVE A CREDIT OF TWENTY-FIVE (25) PERCENT OF THE REQUIRED PASSIVE OPEN SPACE, AND TWENTY-FIVE (25) PERCENT OF THE REQUIRED ACTIVE OPEN SPACE TO BE EQUALLY DIVIDED.
**LOCATION OF PUBLIC GREENWAY TRAIL SUBJECT TO CHANGE AS DESIGN PROGRESSES. WILL COORDINATE WITH TOWN OF KNIGHTDALE STAFF.

APPROVED
Town of Knightdale
Development Services
Gideon Smith 07/17/2024

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

URBAN DESIGN PARTNERS
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raleigh, nc 27601
p 919.275.5002
urbandesignpartners.com
nc firm no: P-2671 sc coa no: C-03044

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

07/05/2024

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LYNDON OAKS
Master Plan
Open Space Plan
Knightdale, North Carolina

NO.	DATE:	BY:	REVISIONS:
#1	11/27/2023		
#2	02/05/2024		
#3	03/28/2024		
#4	05/03/2024		
#5	06/31/2024		

Project No: 22-RDU-083
Date: 07/05/2024
Sheet No:
C-3.8

NOTES:

1. COMMERCIAL PARCEL WILL BE PLATTED WITH FIRST PHASE OF DEVELOPMENT.
2. PHASING PLAN SUBJECT TO CHANGE THROUGH CONSTRUCTION DRAWINGS.

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LYNDON OAKS
Master Plan

Phasing Plan
Knightdale, North Carolina

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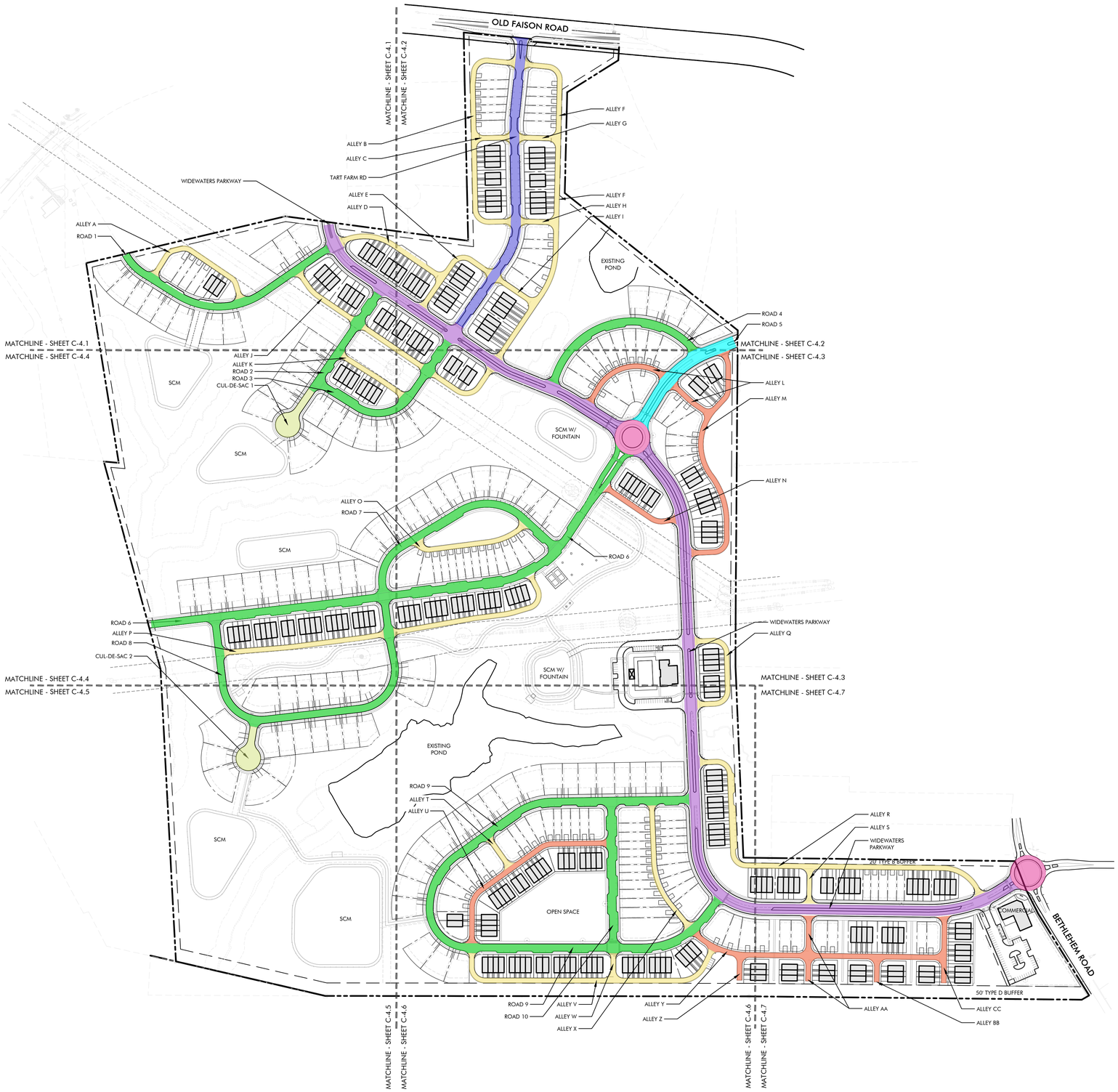
#5	06/31/2024		

Project No: 22-RDU-083

Date: 07/05/2024

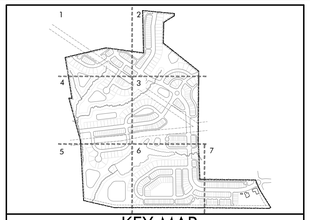
Sheet No:

C-3.9



STREET TABLE	
NAME	LENGTH (LF)
ROAD 1	934'
ROAD 2	443'
ROAD 3	698'
ROAD 4	740'
ROAD 5	513'
ROAD 6	2,081'
ROAD 7	923'
ROAD 8	1,372'
ROAD 9	2,504'
ROAD 10	565'
CUL-DE-SAC 1	200'
CUL-DE-SAC 2	152'
TART FARM ROAD	1,235'
WIDEWATERS PARKWAY	4,424'

ALLEY TABLE	
NAME	LENGTH
ALLEY A	501'
ALLEY B	913'
ALLEY C	156'
ALLEY D	465'
ALLEY E	414'
ALLEY F	1,340'
ALLEY G	169'
ALLEY H	154'
ALLEY I	191'
ALLEY J	981'
ALLEY K	324'
ALLEY L	614'
ALLEY M	986'
ALLEY N	353'
ALLEY O	473'
ALLEY P	1,372'
ALLEY Q	486'
ALLEY R	1,477'
ALLEY S	165'
ALLEY T	163'
ALLEY U	788'
ALLEY V	1,104'
ALLEY W	127'
ALLEY X	543'
ALLEY Y	997'
ALLEY Z	111'
ALLEY AA	287'
ALLEY BB	108'
ALLEY CC	289'



KEY MAP

LEGEND:

PRIVATE ALLEY
R/W: 20'
WIDTH: 20' (BOC-BOC)
SPEED: 10 MPH

PUBLIC ALLEY
R/W: 32'
WIDTH: 18' (FOC-FOC)
SPEED: 10' MPH

LOCAL STREET
R/W: 54'
WIDTH: 28'-41' (FOC-FOC)*
SPEED: 20-25 MPH

MAIN STREET
R/W: 70'
WIDTH: 47' (BOC-BOC)
SPEED: 20-25 MPH

URBAN MAIN STREET (WIDE SIDEWALK)
R/W: 72'
WIDTH: 48' (BOC-BOC)*
SPEED: 20-25 MPH

AVENUE - 3 LANE DIVIDED (WIDEWATERS PKW)
R/W: 75' - 80'
WIDTH: VARIES (BOC-BOC)
SPEED: 30-35 MPH

CUL-DE-SAC
R/W: 61.5' RADIUS
WIDTH: 48' RADIUS (BOC-BOC)
LENGTH: 200' MAX

ROUNDABOUT
R/W: VARIES
SPEED: 20-25 MPH

*NOTE: ON STREET PARKING UTILIZED WHERE APPROPRIATE. SEE PLAN FOR LOCATIONS.

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Development Services
Gideon Smith 07/17/2024

GRAPHIC SCALE
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(IN FEET)
1 inch = 200 ft.

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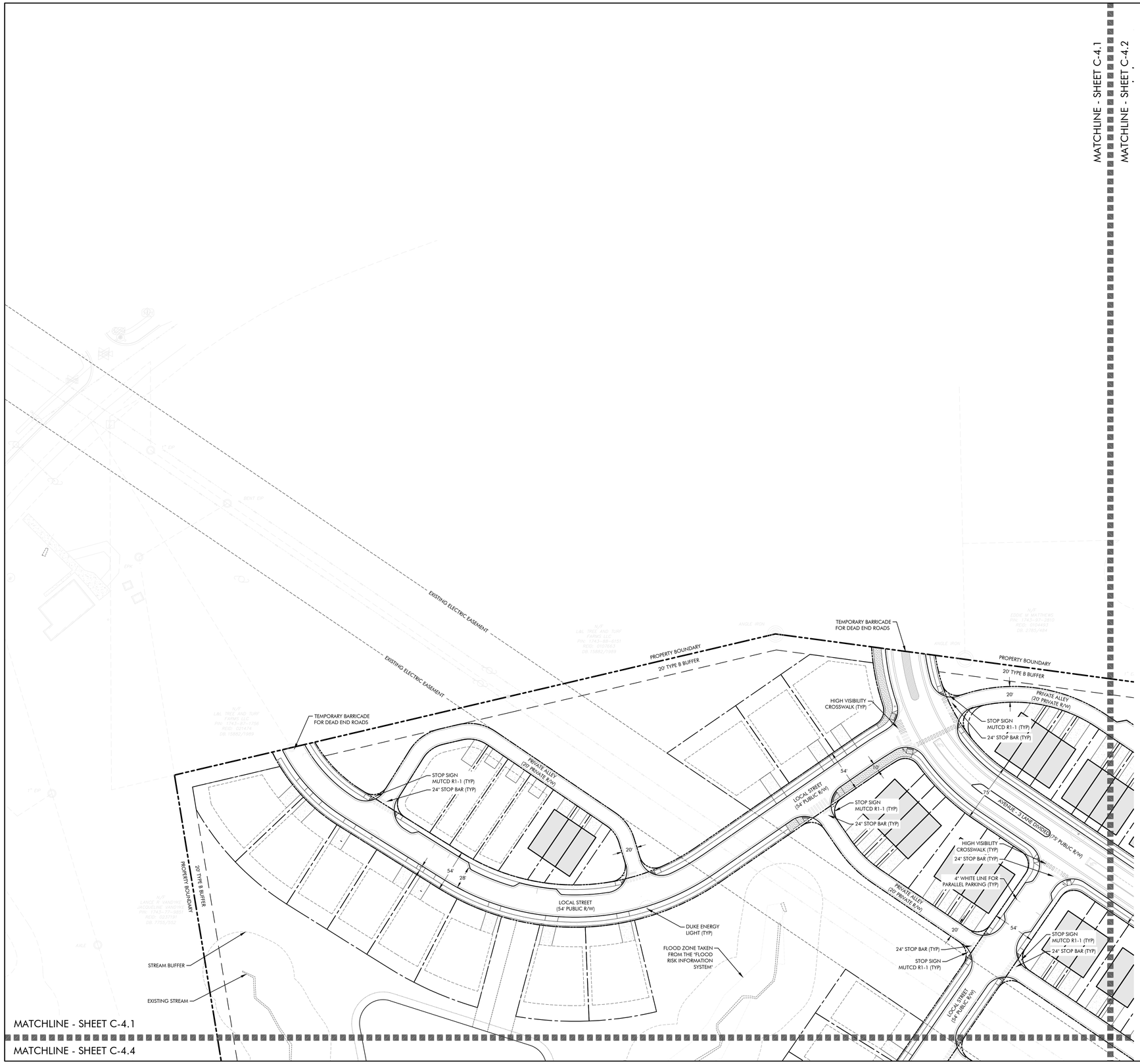
LYNDON OAKS Master Plan

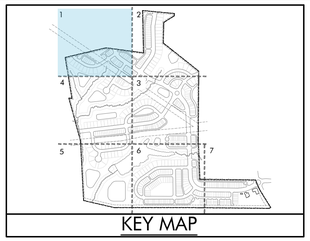
Overall Signage & Marking Plan

Knightdale, North Carolina

NO.	DATE:	BY:	REVISIONS:
#1	11/27/2023		
#2	02/05/2024		
#3	03/28/2024		
#4	05/03/2024		
#5	05/31/2024		

Project No: 22-RDU-083
Date: 07/05/2024
Sheet No:
C-4.0





KEY MAP

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GRAPHIC SCALE

0 40 60 120 240

(IN FEET)
1 inch = 60 ft.

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LYNDON OAKS
Master Plan
Signage & Marking Plan Enlargement 1

Knightdale, North Carolina

NO.	DATE:	BY:	REVISIONS:
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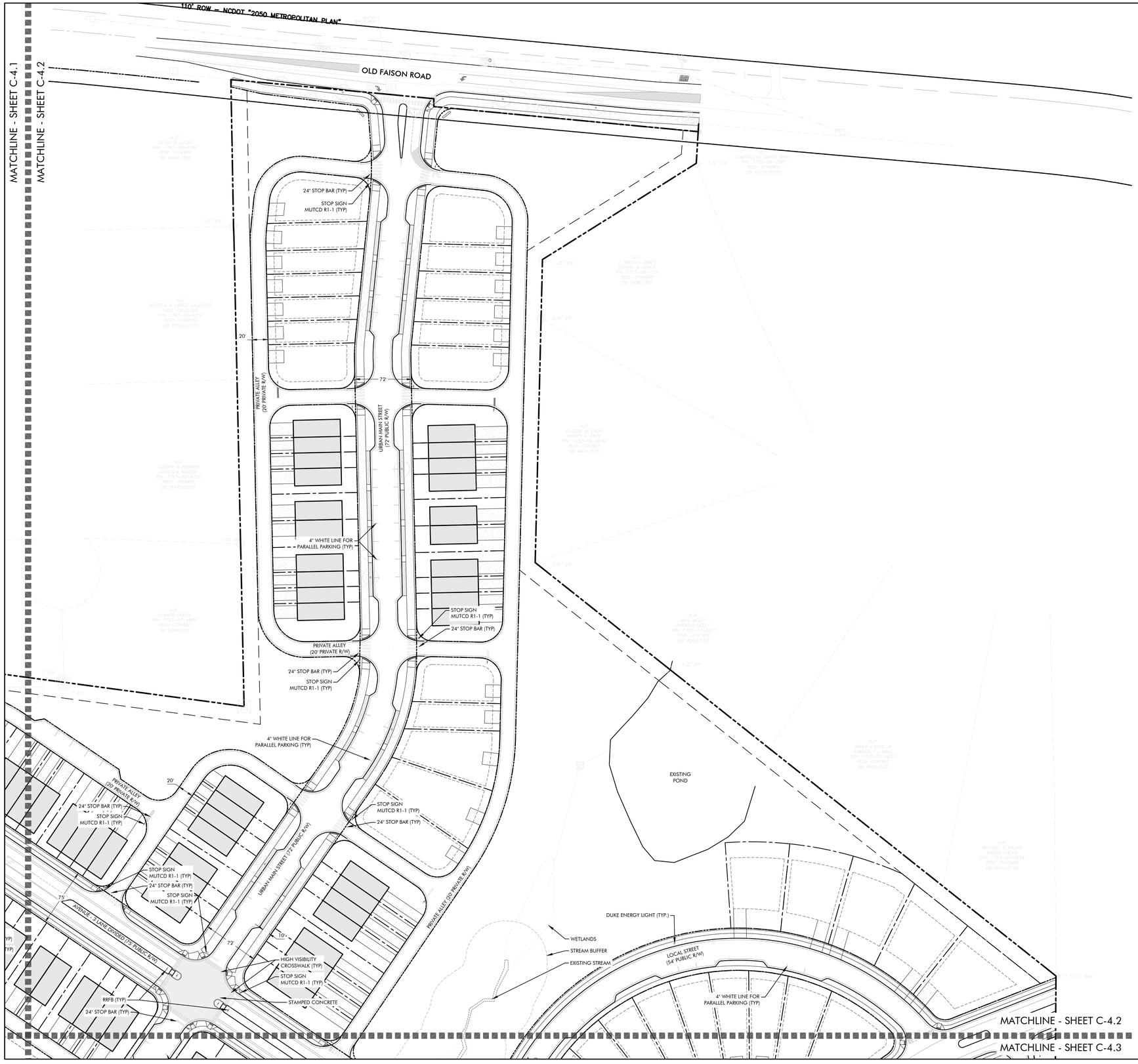
#3	03/28/2024		
#4	05/02/2024		
#5	05/31/2024		

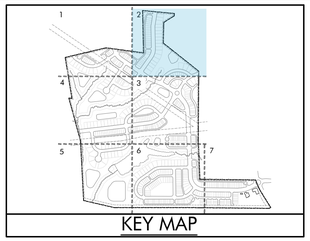
Project No: 22-RDU-083

Date: 07/05/2024

Sheet No:

C-4.1





KEY MAP

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GRAPHIC SCALE

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(IN FEET)
1 inch = 60 ft.

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LYNDON OAKS
Master Plan
Signage & Marking Plan Enlargement 2
Knightdale, North Carolina

NO.	DATE:	BY:	REVISIONS:
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#3	03/28/2024		
#4	05/03/2024		
#5	05/31/2024		

Project No: 22-RDU-083

Date: 07/05/2024

Sheet No:

C-4.2

MATCHLINE - SHEET C-4.2

MATCHLINE - SHEET C-4.3

MATCHLINE - SHEET C-4.4

MATCHLINE - SHEET C-4.3

MATCHLINE - SHEET C-4.3

MATCHLINE - SHEET C-4.6

4" WHITE LINE FOR PARALLEL PARKING (TYP)

24" STOP BAR (TYP)

STOP SIGN MUTCD R1-1 (TYP)

HIGH VISIBILITY CROSSWALK (TYP)

LOCAL STREET (54' PUBLIC R/W)

MAIN STREET (70' PUBLIC R/W)

PUBLIC ALLEY (32' PUBLIC R/W)

WIDEWATERS PARKWAY (75' PUBLIC R/W)

SCM W/ FOUNTAIN

ROUNDABOUT (VARIABLE R/W)

RRFB

ALL SIGNS AND LOCATIONS TO MEET TOWN OF KNIGHTDALE ROUNDABOUT STANDARDS

DUKE ENERGY LIGHT (TYP)

PRIVATE ALLEY (20' PRIVATE R/W)

10' PRIVATE GREENWAY

WETLANDS

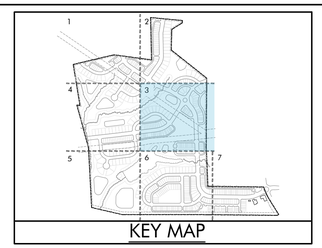
20' SCM ACCESS EASEMENT

SCM SIGN

EXISTING POND

4" WHITE LINE FOR 90° PARKING

KEY MAP



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(IN FEET)
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LYNDON OAKS
Master Plan
Signage & Marking Plan Enlargement 3
Knightdale, North Carolina

NO.	DATE:	BY:	REVISIONS:
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#3	03/28/2024		
#4	05/03/2024		
#5	05/21/2024		

Project No: 22-RDU-083

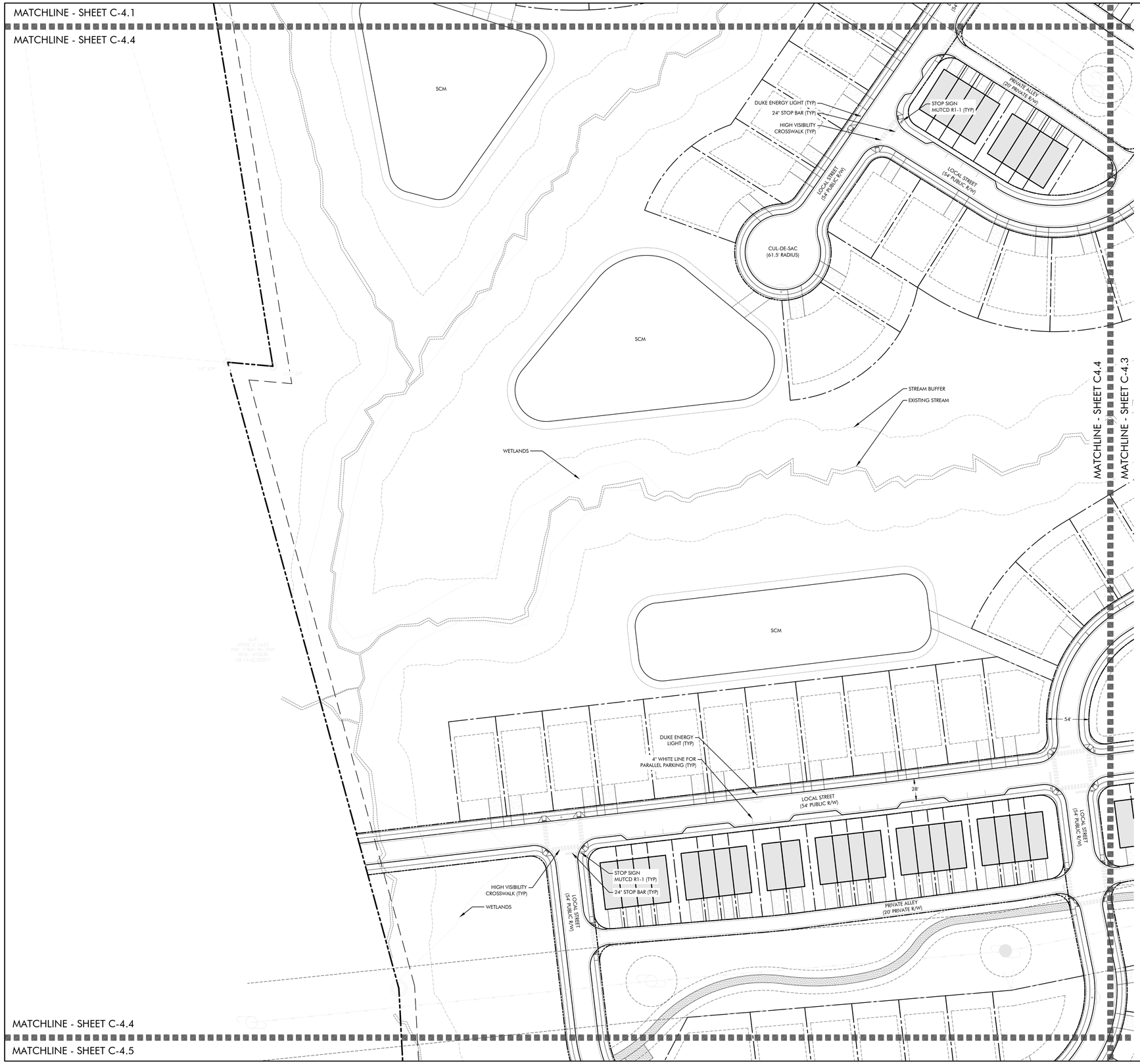
Date: 07/05/2024

Sheet No:

C-4.3

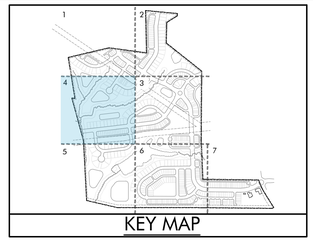
MATCHLINE - SHEET C-4.1

MATCHLINE - SHEET C-4.4



MATCHLINE - SHEET C-4.4

MATCHLINE - SHEET C-4.5



KEY MAP

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GRAPHIC SCALE

0 40 60 120 240

(IN FEET)
1 inch = 60 ft.

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LYNDON OAKS
Master Plan
Signage & Marking Plan Enlargement 4
Knightdale, North Carolina

NO.	DATE:	BY:	REVISIONS:
#1	11/27/2023		
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#3	03/28/2024		
#4	05/03/2024		
#5	05/31/2024		

Project No: 22-RDU-083

Date: 07/05/2024

Sheet No:

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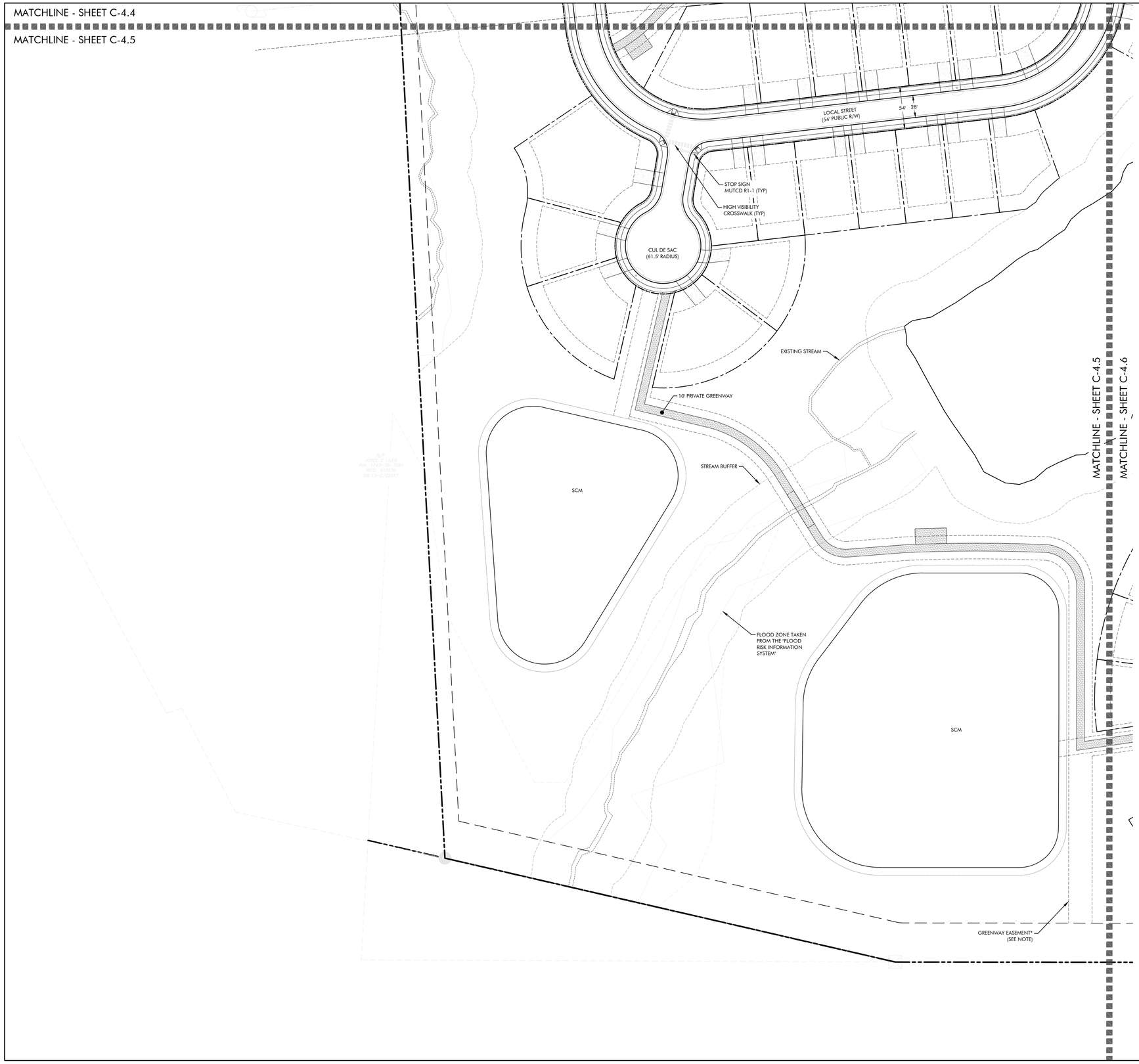
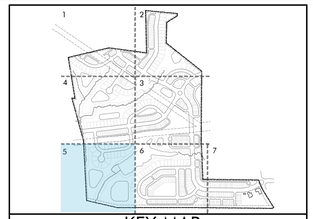
MATCHLINE - SHEET C-4.4

MATCHLINE - SHEET C-4.5





KEY MAP

NOTES:

PER ZMA-2-23 REGARDING EASEMENT FOR FUTURE PEDESTRIAN BRIDGE OVER I-87:

PRIOR TO APPROVAL OF CONSTRUCTION DRAWINGS FOR THE FIRST PHASE OF DEVELOPMENT, THE APPLICANT WILL OFFER A MINIMUM OF 100 SQUARE FEET OF SITE AREA AS A NON-EXCLUSIVE, PERMANENT EASEMENT AREA TO BE DEDICATED TO THE TOWN FOR CONSTRUCTION, MAINTENANCE, AND REPAIRE OF FOOTINGS FOR A FUTURE PEDESTRIAN BRIDGE OVER I-87, TOGETHER WITH SUCH TEMPORARY CONSTRUCTION EASEMENTS AS NECESSARY FOR COMPLETION OF SUCH WORK. IF ACCEPTED BY THE TOWN DEVELOPMENT SERVICES DIRECTOR, SUCH EASEMENT AREA SHALL BE SHOWN ON THE CONSTRUCTION DRAWINGS AND SUBDIVISION PLAT AND GRANTED TO THE TOWN PURSUANT TO A RECORDED DEED OF EASEMENT.

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GRAPHIC SCALE

0 40 60 120 240

(IN FEET)
1 inch = 60 ft.

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07/05/2024

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LYNDON OAKS
Master Plan
Signage & Marking Plan Enlargement 5

Knightdale, North Carolina

NO.	DATE:	BY:	REVISIONS:
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#2	02/05/2024		
#3	03/28/2024		
#4	05/03/2024		
#5	06/31/2024		

Project No: 22-RDU-083

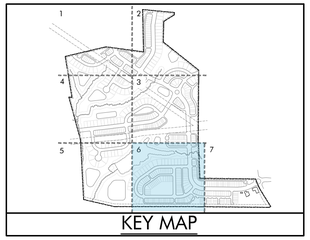
Date: 07/05/2024

Sheet No:

C-4.5

MATCHLINE - SHEET C-4.3
MATCHLINE - SHEET C-4.6
MATCHLINE - SHEET C-4.5
MATCHLINE - SHEET C-4.6
MATCHLINE - SHEET C-4.6
MATCHLINE - SHEET C-4.7

4" WHITE LINE FOR 90° PARKING
RRFB
HIGH VISIBILITY CROSSWALK (TYP)
EXISTING POND
WIDENING PARKWAY (75' PUBLIC R/W)
PRIVATE ALLEY (20' PRIVATE R/W)
HIGH VISIBILITY CROSSWALK (TYP)
LOCAL STREET (54' PUBLIC R/W)
NCDOT ROAD ARROW
4" WHITE LINE FOR PARALLEL PARKING (TYP)
HIGH VISIBILITY CROSSWALK (TYP)
STOP SIGN MUTCD R1-1 (TYP)
24" STOP BAR (TYP)
24" STOP BAR (TYP)
STOP SIGN MUTCD R1-1 (TYP)
PRIVATE ALLEY (20' PRIVATE R/W)
PUBLIC ALLEY (32' PUBLIC R/W)
LOCAL STREET (54' PUBLIC R/W)
PRIVATE ALLEY (20' PRIVATE R/W)
LOCAL STREET (54' PUBLIC R/W)
PRIVATE ALLEY (20' PRIVATE R/W)
4" WHITE LINE FOR PARALLEL PARKING (TYP)
LOCAL STREET (54' PUBLIC R/W)
PRIVATE ALLEY (20' PRIVATE R/W)
4" WHITE LINE FOR PARALLEL PARKING (TYP)
DUKE ENERGY LIGHT (TYP)
OPEN SPACE
HIGH VISIBILITY CROSSWALK (TYP)
24" STOP BAR (TYP)
STOP SIGN MUTCD R1-1 (TYP)
HIGH VISIBILITY CROSSWALK (TYP)
PRIVATE ALLEY (20' PRIVATE R/W)
HIGH VISIBILITY CROSSWALK (TYP)
24" STOP BAR (TYP)
STOP SIGN MUTCD R1-1 (TYP)
4" WHITE LINE FOR PARALLEL PARKING (TYP)
LOCAL STREET (54' PUBLIC R/W)
PUBLIC ALLEY (32' PUBLIC R/W)
LOCAL STREET (54' PUBLIC R/W)
24" STOP BAR (TYP)
24" STOP BAR (TYP)
PRIVATE ALLEY (20' PRIVATE R/W)



KEY MAP

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N.C. ONE-CALL CENTER
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Development Services
Gideon Smith 07/17/2024

GRAPHIC SCALE
0 40 60 120 240
(IN FEET)
1 inch = 60 ft.

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raleigh, nc 27601
p 919.275.5002
urbandesignpartners.com
nc firm no: P-2671 sc coa no: C-03044

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY
07/05/2024

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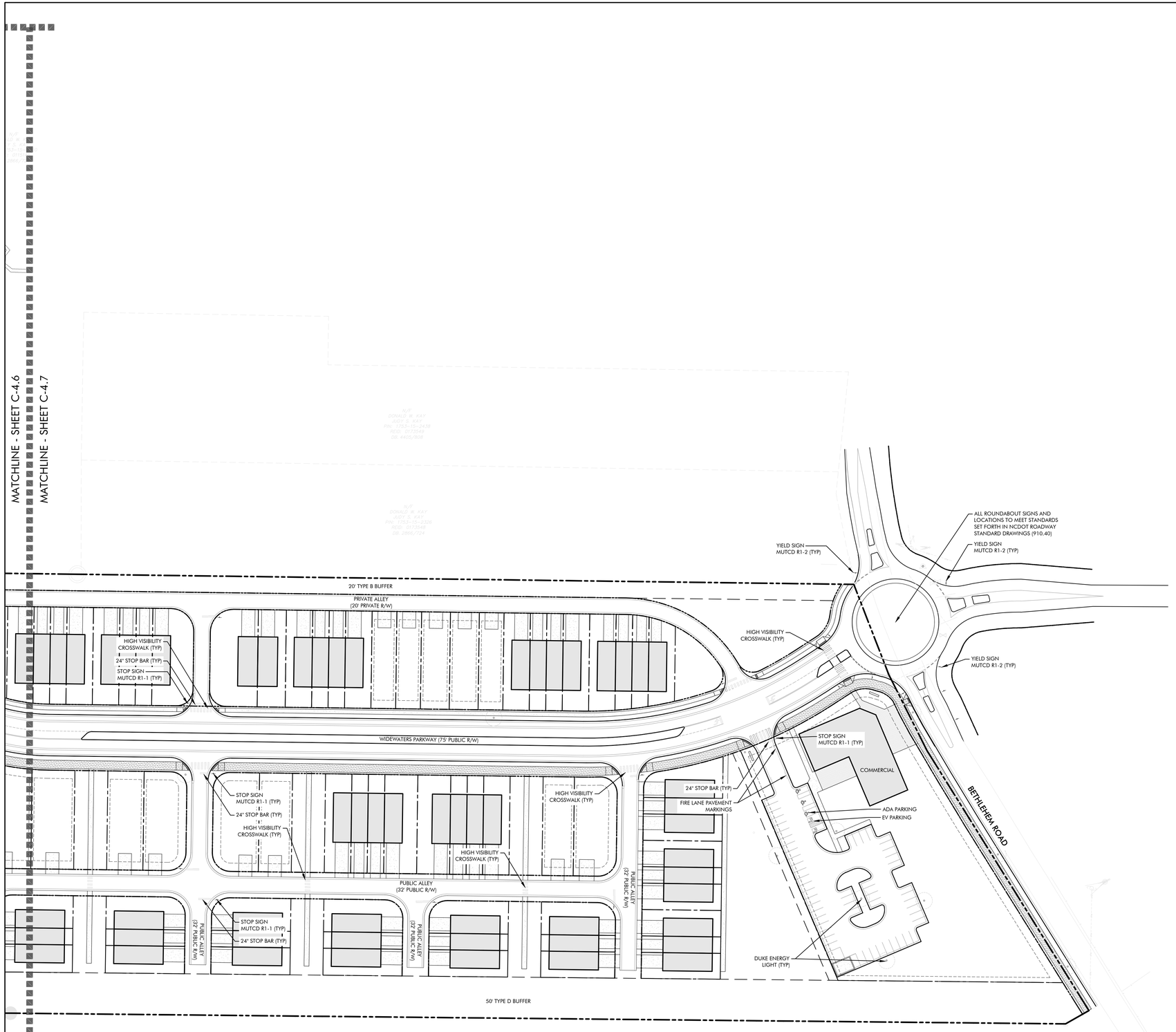
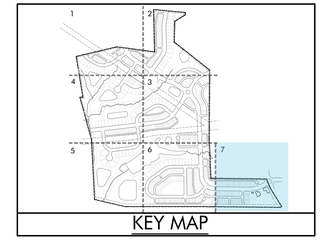
7208 Falls of Neuse Rd. Ste. 201
Raleigh, NC 27615

LYNDON OAKS
Master Plan
Signage & Marking Plan Enlargement 6
Knightdale, North Carolina

NO.	DATE:	BY:	REVISIONS:
#1	11/27/2023		
#2	02/05/2024		
#3	03/28/2024		
#4	05/03/2024		
#5	05/31/2024		

Project No: 22-RDU-083
Date: 07/05/2024
Sheet No:
C-4.6





KEY MAP

NOTES:

1. ROUNDABOUT DESIGN TO BE FURTHER STUDIED AT TIME OF CONSTRUCTION DOCUMENTS.
2. ROUNDABOUT TO MEET ALL NCDOT AND TOWN OF KNIGHTDALE STANDARDS.

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GRAPHIC SCALE

0 40 60 120 240

(IN FEET)
1 inch = 60 ft.

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

NO.	DATE:	BY:	REVISIONS:
#1	11/27/2023		
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#3	03/28/2024		
#4	05/02/2024		
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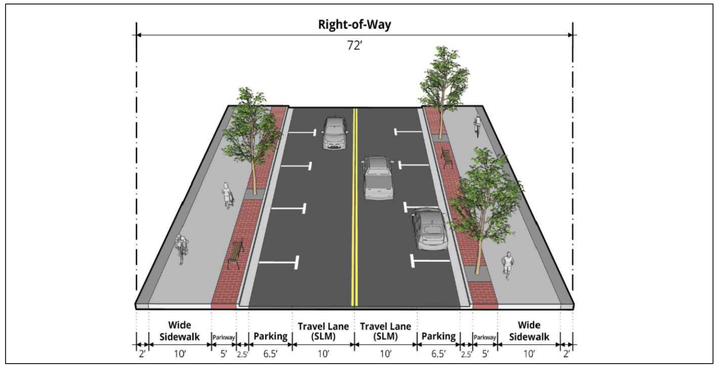
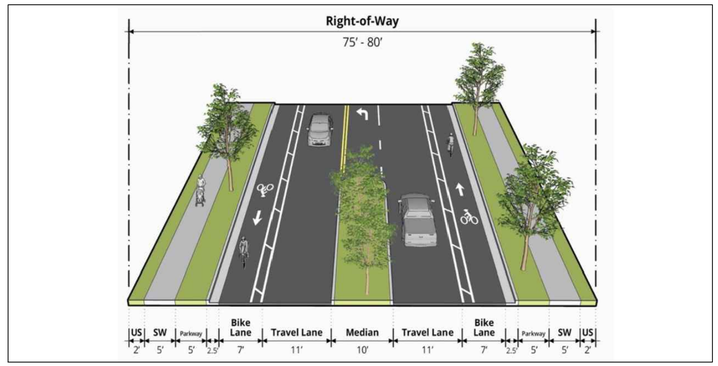
Project No: 22-RDU-083
Date: 07/05/2024
Sheet No:
C-4.7



URBAN MAIN STREET - WIDE SIDEWALK

SECTION

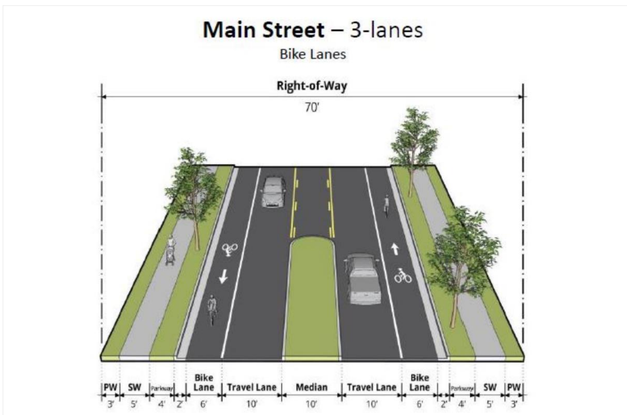
SCALE: NTS



AVENUE - BUFFERED BIKE LANES

SECTION

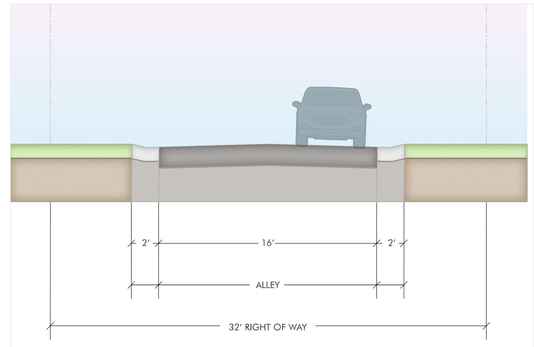
SCALE: NTS



70' MAIN STREET SECTION

SECTION

SCALE: NTS



32' PUBLIC ALLEY STREET SECTION

SECTION

SCALE: NTS

TOWN OF KNIGHTDALE STANDARD DETAILS

REVISIONS	
DATE	DESCRIPTION

STREET FEATURES:

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

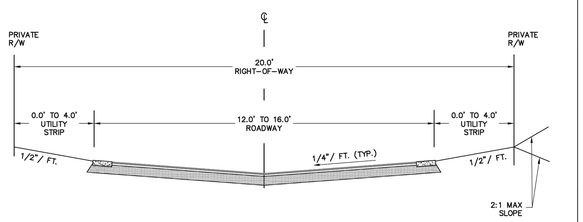
BUILDINGS & LAND USE:

RESIDENTIAL – PRIMARILY SINGLE FAMILY
COMMERCIAL

MINIMUM PAVEMENT DESIGN:

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

ALLEY SECTION

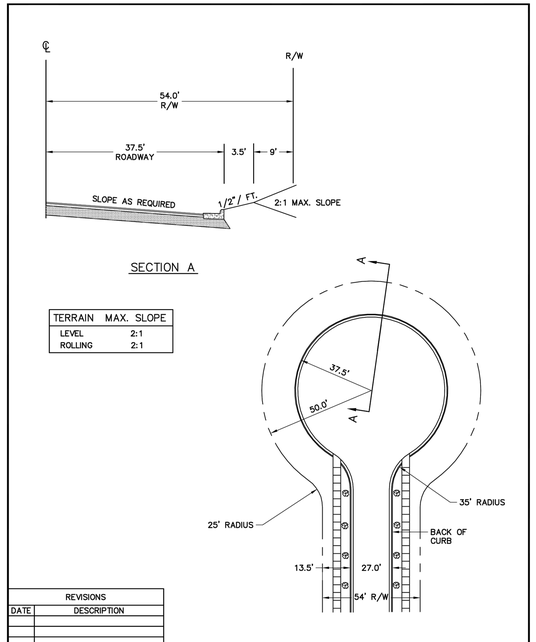


STD. NO. 3.01

20' PRIVATE ALLEY

SECTION

SCALE: NTS



REVISIONS	
DATE	DESCRIPTION

TOWN OF KNIGHTDALE STANDARD DETAILS

CUL DE SAC SECTION

STD. NO. 3.08

CUL-DE-SAC

SECTION

SCALE: NTS

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Development Services
Gideon Smith 07/17/2024

NOTE:

TOWN OF KNIGHTDALE IS CURRENTLY UPDATING THEIR STANDARD DETAILS AND THE STREET SECTIONS SHOWN ON TOWN OF KNIGHTDALE TITLEBLOCKS WILL BE UPDATED TO MEET NEW REQUIREMENTS PER THE UDO.

STREET SECTIONS USED IN PLAN REFLECT THE DIMENSIONS SET FORTH IN THE UDO.

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07/05/2024

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LYNDON OAKS
Master Plan
Street Sections
Knightdale, North Carolina

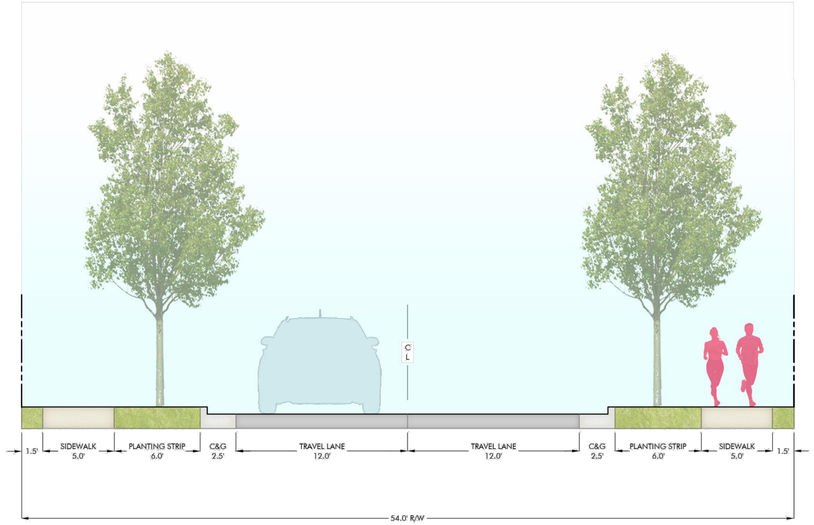
NO.	DATE:	BY:	REVISIONS:
#1	11/27/2023		
#2	02/05/2024		
#3	03/28/2024		
#4	05/03/2024		
#5	05/31/2024		

Project No: 22-RDU-083

Date: 07/05/2024

Sheet No:

C-4.8



LOCAL STREET PARKING - NO ON STREET PARKING — SECTION

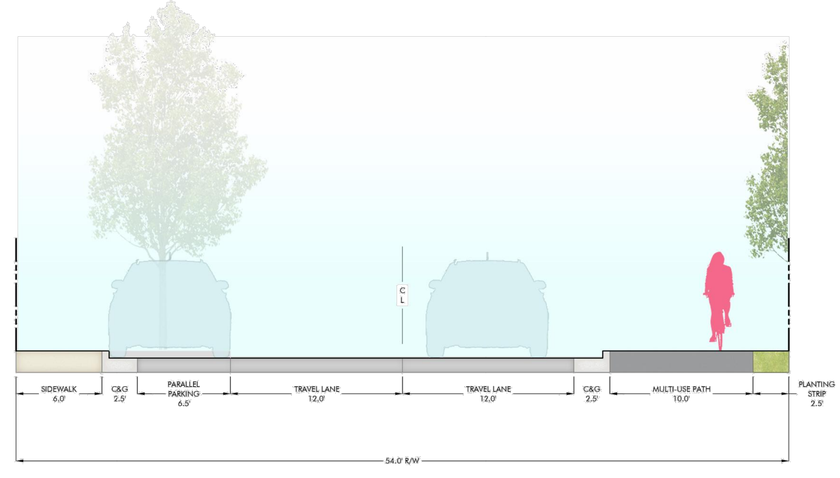
SCALE: 1" = 5'-0"

LOCAL STREET PARKING - 1 SIDE ON STREET PARKING — SECTION

SCALE: 1" = 5'-0"

LOCAL STREET PARKING - 2 SIDE ON STREET PARKING — SECTION

SCALE: 1" = 5'-0"



LOCAL STREET PARKING - GREENWAY CONNECTOR — SECTION

SCALE: 1" = 5'-0"

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Development Services
Gideon Smith 07/17/2024

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LYNDON OAKS Master Plan

Street Sections

Knightdale, North Carolina

NO.	DATE:	BY:	REVISIONS:
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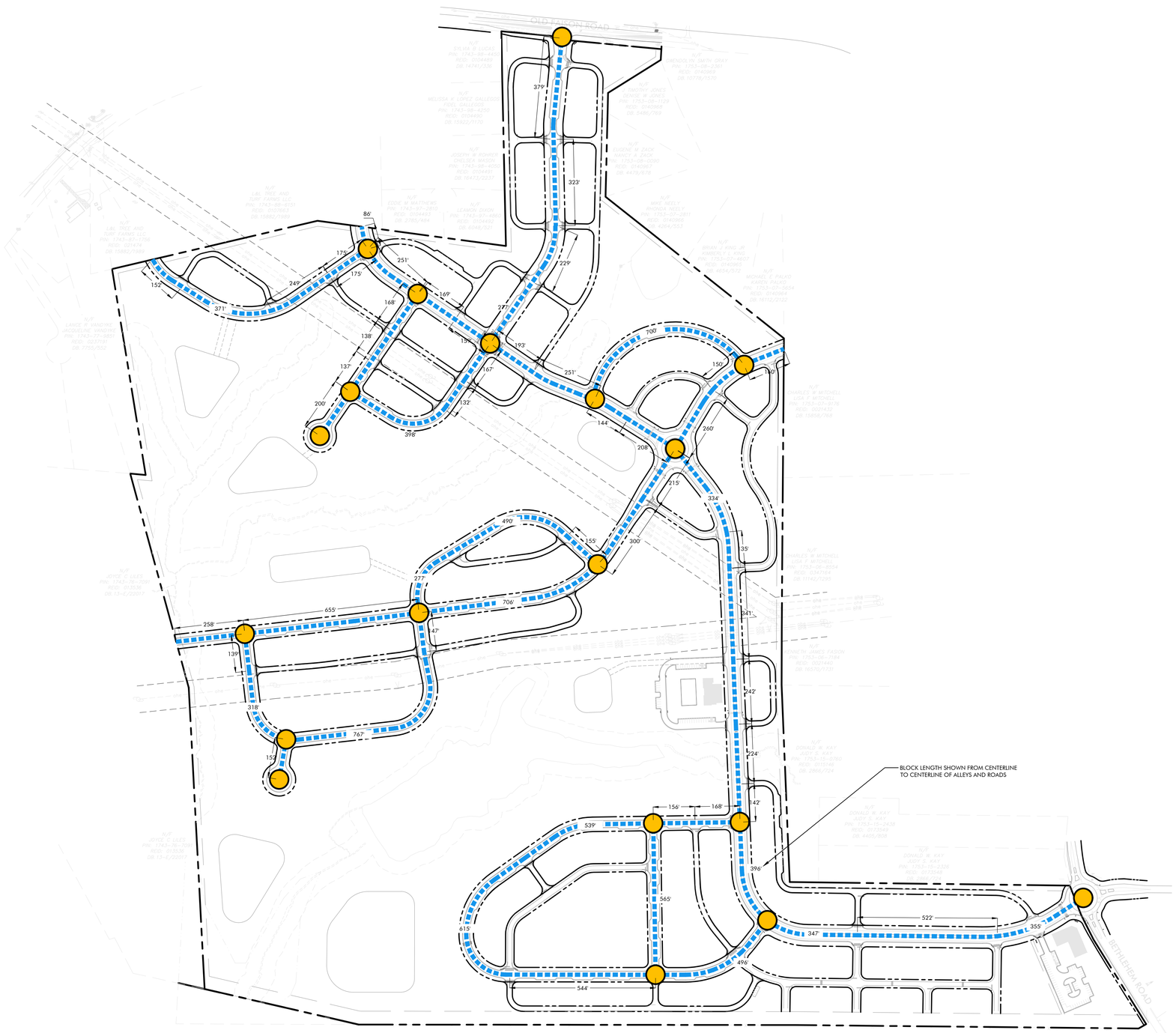
#4	05/03/2024		
#5	05/31/2024		

Project No: 22-RDU-083

Date: 07/05/2024

Sheet No:

C-4.81



CONNECTIVITY INDEX

LINKS: 28

NODES: 19

MINIMUM REQUIRED: 1.40
PROVIDED: 1.47*

$\frac{28}{19} = 1.47$

* CONNECTIVITY INDEX IS CALCULATED ACCORDING TO TOWN OF KNIGHTDALE UDO SEC. 11.3.E.7

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Town of Knightdale
Development Services
Gideon Smith 07/17/2024

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GRAPHIC SCALE

0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

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LYNDON OAKS
Master Plan
Connectivity Index
Knightdale, North Carolina

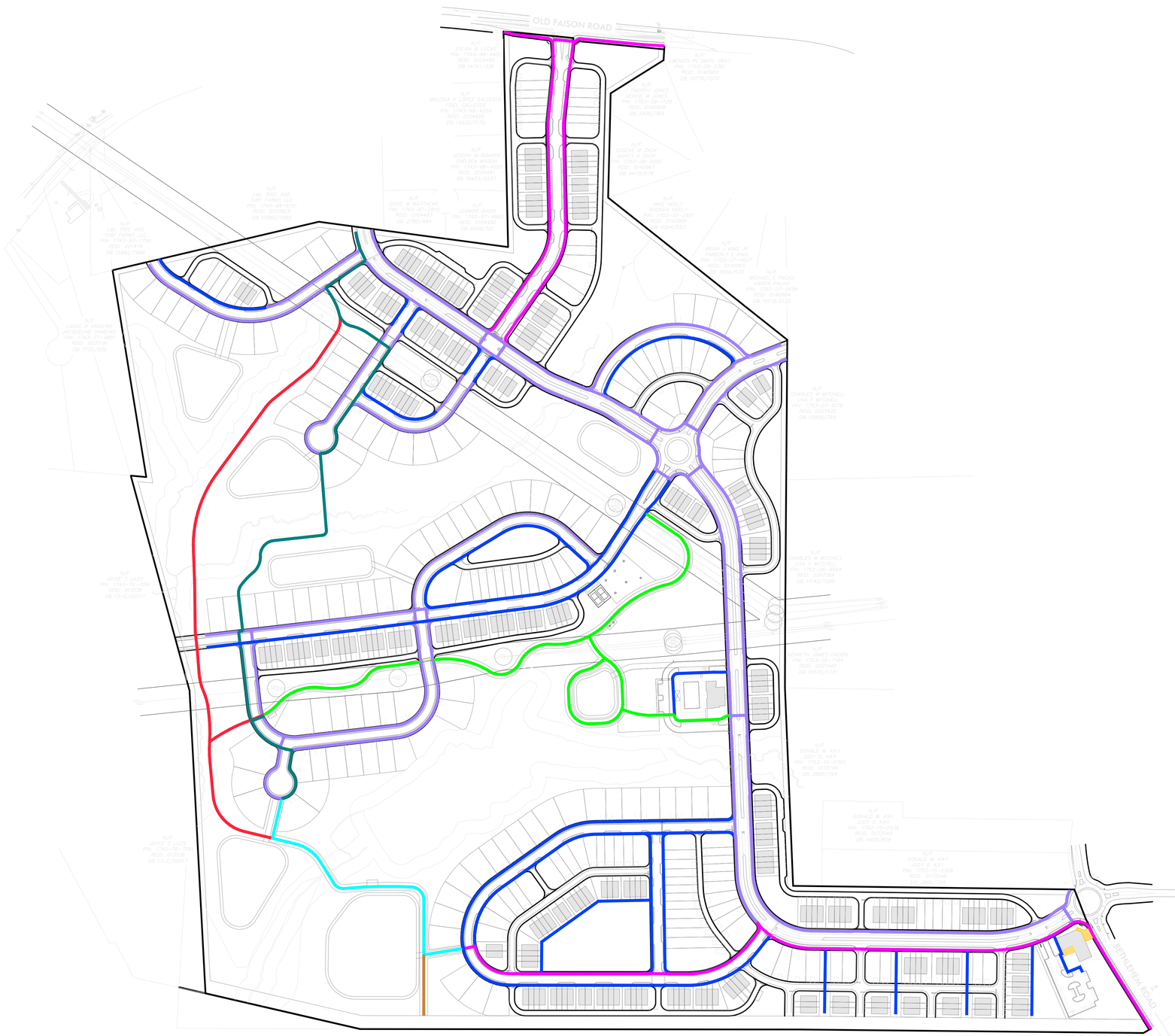
NO.	DATE:	BY:	REVISIONS:
#1	11/27/2023		
#2	02/05/2024		
#3	03/28/2024		
#4	05/03/2024		
#5	05/31/2024		

Project No: 22-RDU-083

Date: 07/05/2024

Sheet No:

C-4.9



PEDESTRIAN CIRCULATION

- 10' ASPHALT SIDEPATH
- 5' CONCRETE SIDEWALK*
- 6' CONCRETE SIDEWALK*
- 10' PRIVATE TRAIL
- 10' PRIVATE TRAIL W/PUBLIC ACCESS
- 10' PUBLIC TRAIL OPTION A
- 10' PUBLIC TRAIL OPTION B
- TRAIL STUB FOR FUTURE CONNECTION
- PEDESTRIAN PLAZA

*NOTE: STREET SECTIONS CALL FOR 5' WIDE CONCRETE SIDEWALK, BUT WHERE SIDEWALK ABUTS CURB ADJACENT TO PARALLEL PARKING SPACES, SIDEWALK SHALL BE 6' WIDE.

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GRAPHIC SCALE

0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

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LYNDON OAKS
Master Plan
Pedestrian Circulation
Knightdale, North Carolina

NO.	DATE:	BY:	REVISIONS:
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#3	03/28/2024		
#4	05/02/2024		
#5	05/31/2024		

Project No: 22-RDU-083

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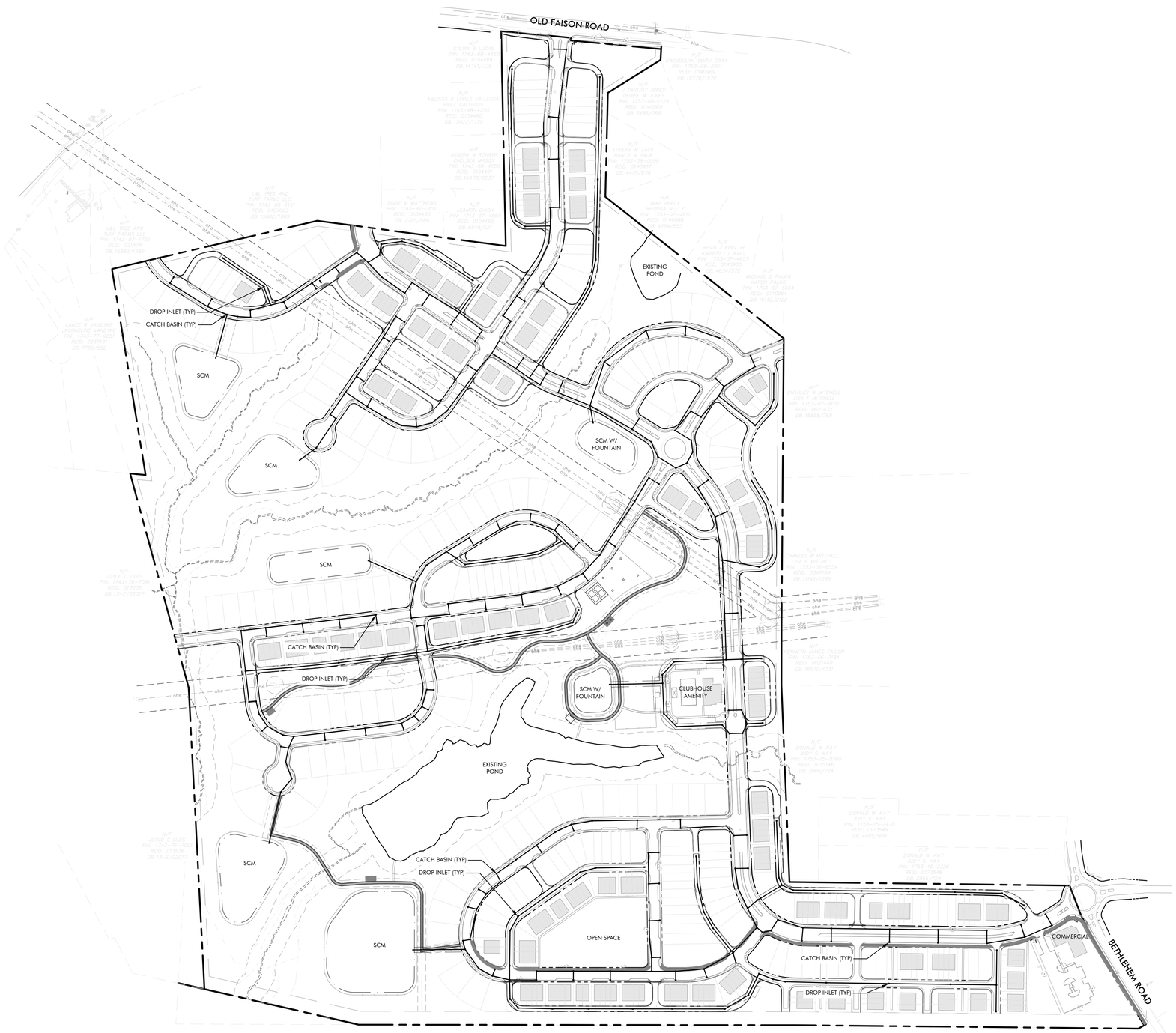
Sheet No:

C-4.10



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GRAPHIC SCALE

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1 inch = 200 ft.

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LYNDON OAKS
Master Plan
Overall Storm Drainage Plan
Knightdale, North Carolina

NO.	DATE:	BY:	REVISIONS:
#1	11/27/2023		
#2	02/05/2024		
#3	03/28/2024		
#4	05/03/2024		
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Project No: 22-RDU-083

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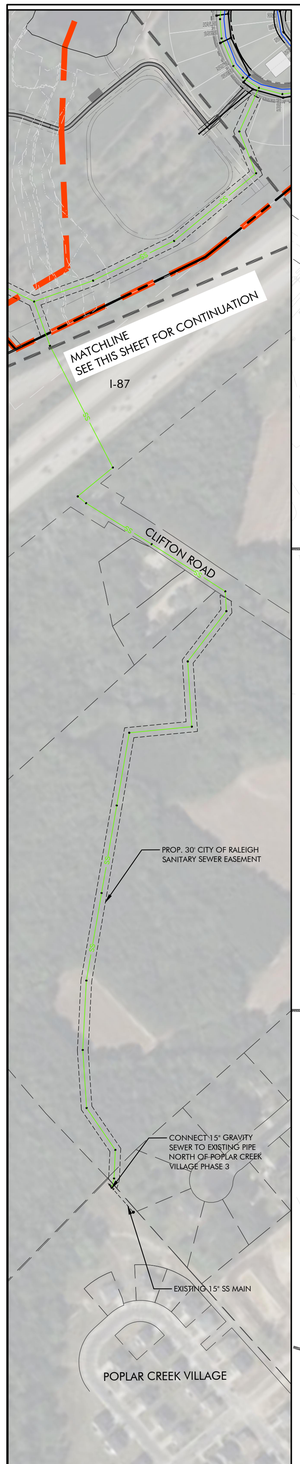
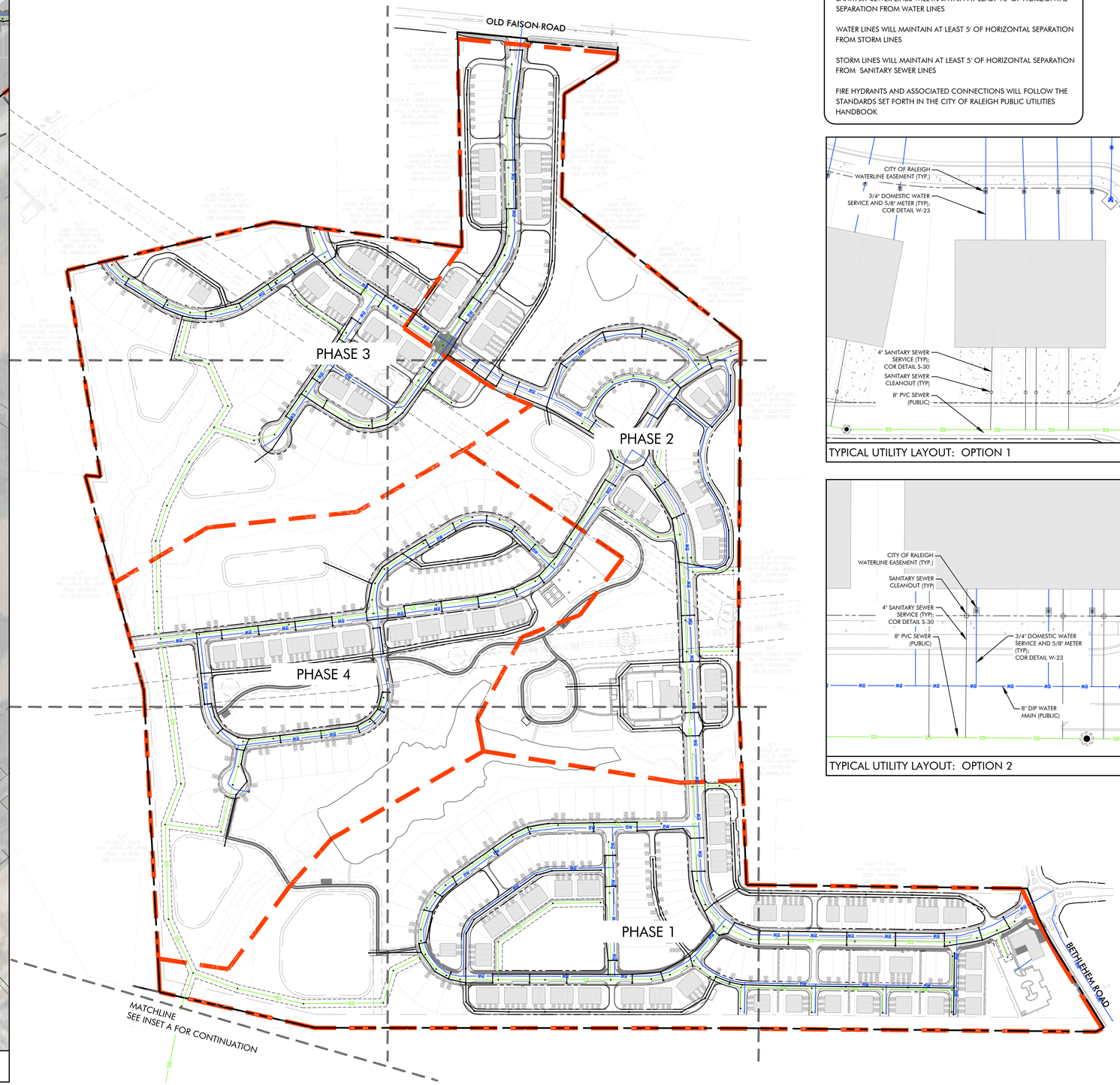


INSET A: OFFSITE SANITARY SEWER EXTENSION
SCALE 1"=200'



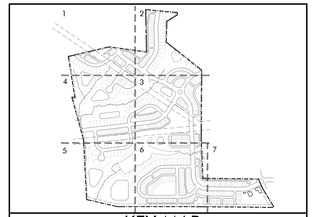
NOTES

SANITARY SEWER LINES WILL MAINTAIN AT LEAST 10' OF HORIZONTAL SEPARATION FROM WATER LINES

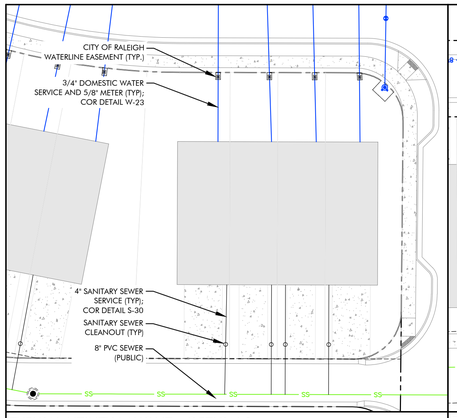
WATER LINES WILL MAINTAIN AT LEAST 5' OF HORIZONTAL SEPARATION FROM STORM LINES

STORM LINES WILL MAINTAIN AT LEAST 5' OF HORIZONTAL SEPARATION FROM SANITARY SEWER LINES

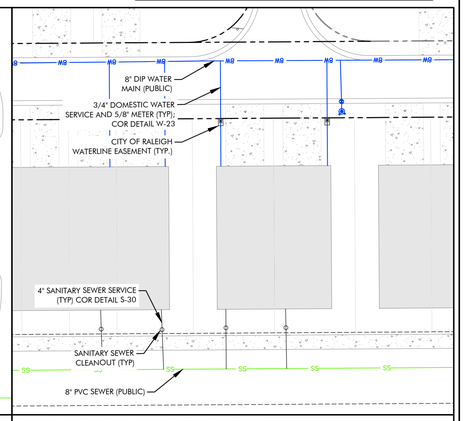
FIRE HYDRANTS AND ASSOCIATED CONNECTIONS WILL FOLLOW THE STANDARDS SET FORTH IN THE CITY OF RALEIGH PUBLIC UTILITIES HANDBOOK



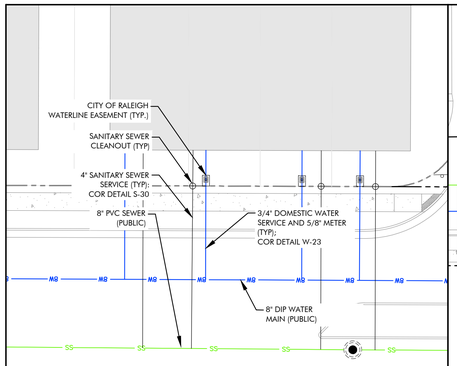
KEY MAP



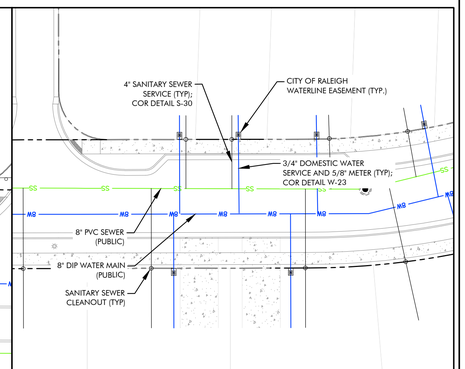
TYPICAL UTILITY LAYOUT: OPTION 1



TYPICAL UTILITY LAYOUT: OPTION 3



TYPICAL UTILITY LAYOUT: OPTION 2



TYPICAL UTILITY LAYOUT: OPTION 4

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Gideon Smith 07/17/2024

WATER ALLOCATION POLICY

MAJOR SUBDIVISION	
MAJOR SUBDIVISION BASE POINTS	15 pts.
CONSERVATION OF NATURAL HABITAT	7 pts.
CONSTRUCT A FOUNTAIN WITHIN THE BMP	4 pts.
ON-STREET PARKING	4 pts.
RESIDENTIAL ARCHITECTURAL STANDARDS	15 pts.
3,000' OR MORE OF A 6-FOOT WIDE PATH	3 pts.
RESORT STYLE POOL	2 pts.
DECK/PATIO (2,000 SF MIN.)	2 pts.
CLUBHOUSE (NO MEETING SPACE, BATHROOMS & CHANGING ROOMS ONLY)	3 pts.
IPEMA CERTIFIED PLAYGROUND EQUIPMENT	4 pts.
PICKLEBALL COURTS	5 pts.
OUTDOOR DISPLAY OF PUBLIC ART	4 pts.
TOTAL	**68 pts.**

SINGLE-USE RETAIL	
SINGLE USE RETAIL BASE POINTS	41 pts.
CONSTRUCTION OF GATEWAY LANDSCAPING	5 pts.
DECK/PATIO (2,000 SF MIN)	2 pts.
OUTDOOR DISPLAY OF PUBLIC ART	4 pts.
TOTAL	**52 pts.**

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LYNDON OAKS
Master Plan
Overall Utility Plan
Knightdale, North Carolina

NO.	DATE:	BY:	REVISIONS:
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Project No: 22-RDU-083
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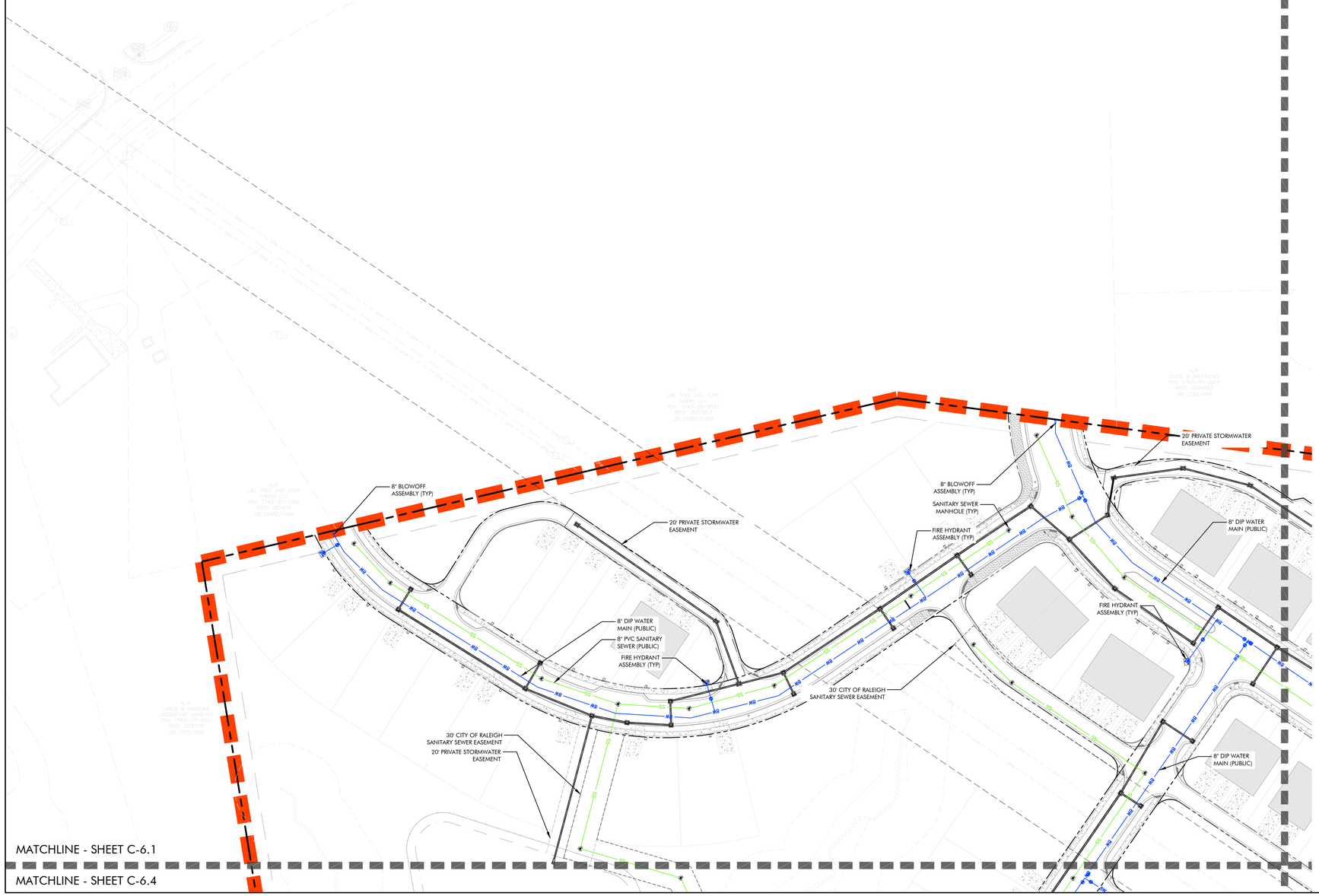
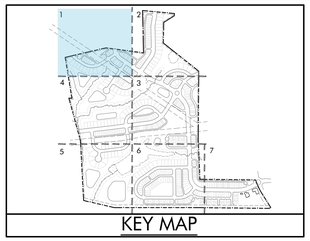


MATCHLINE - SHEET C-6.1

MATCHLINE - SHEET C-6.2



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LYNDON OAKS
Master Plan

Utility Plan Enlargement 1

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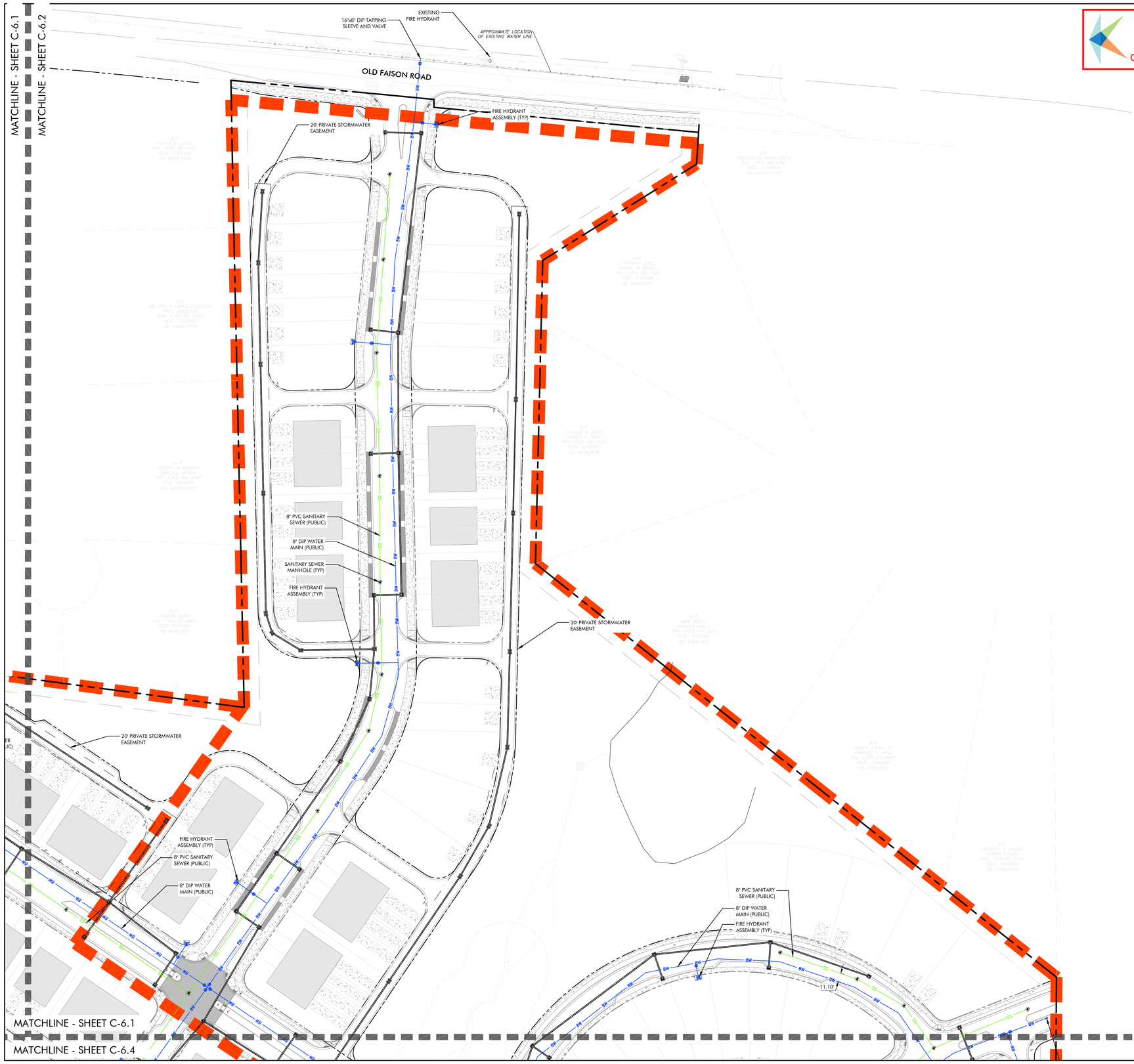

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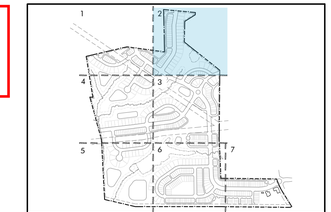

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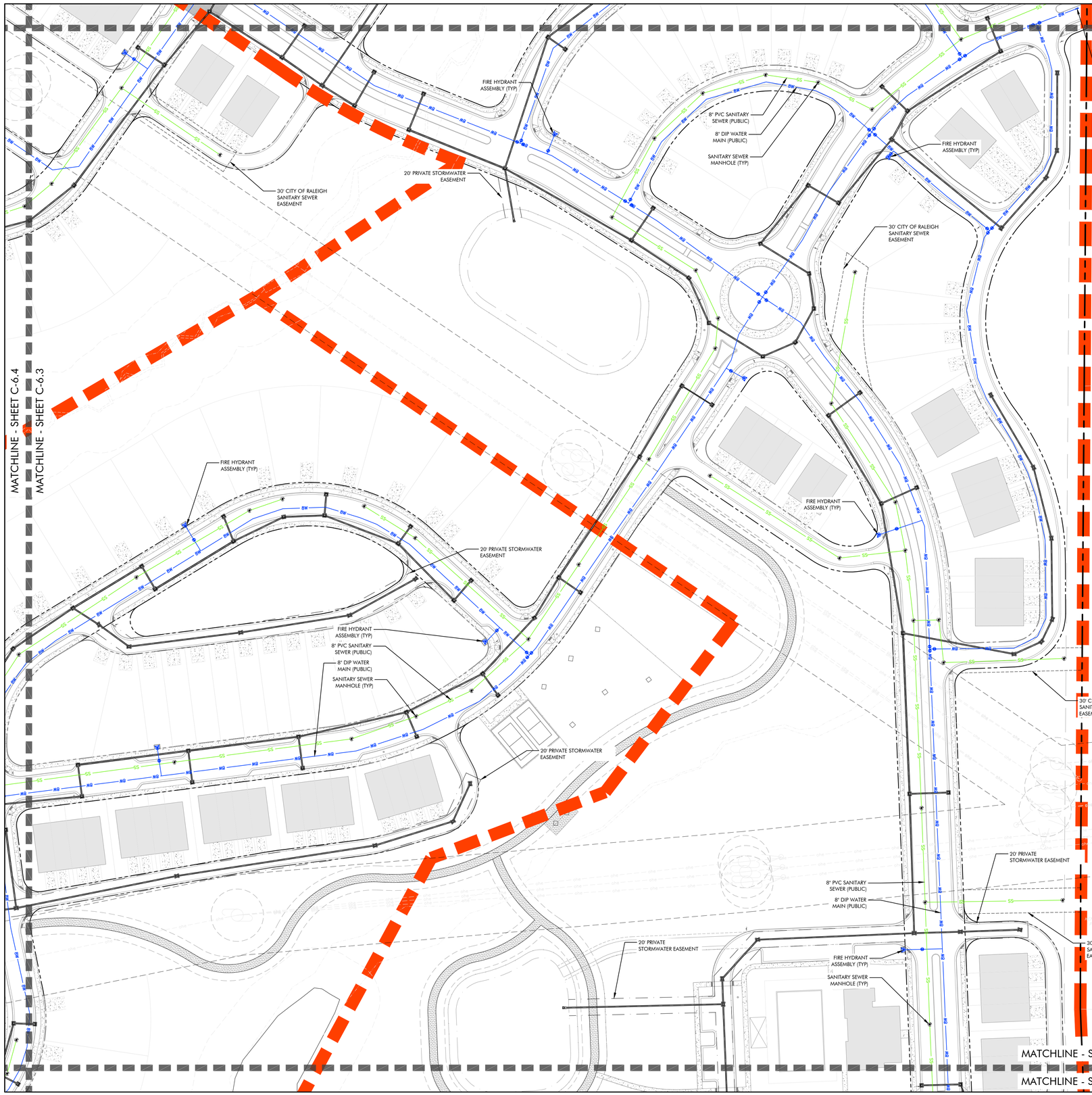

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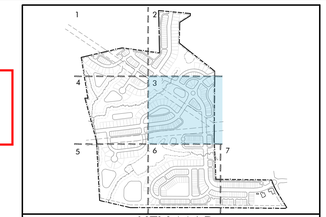

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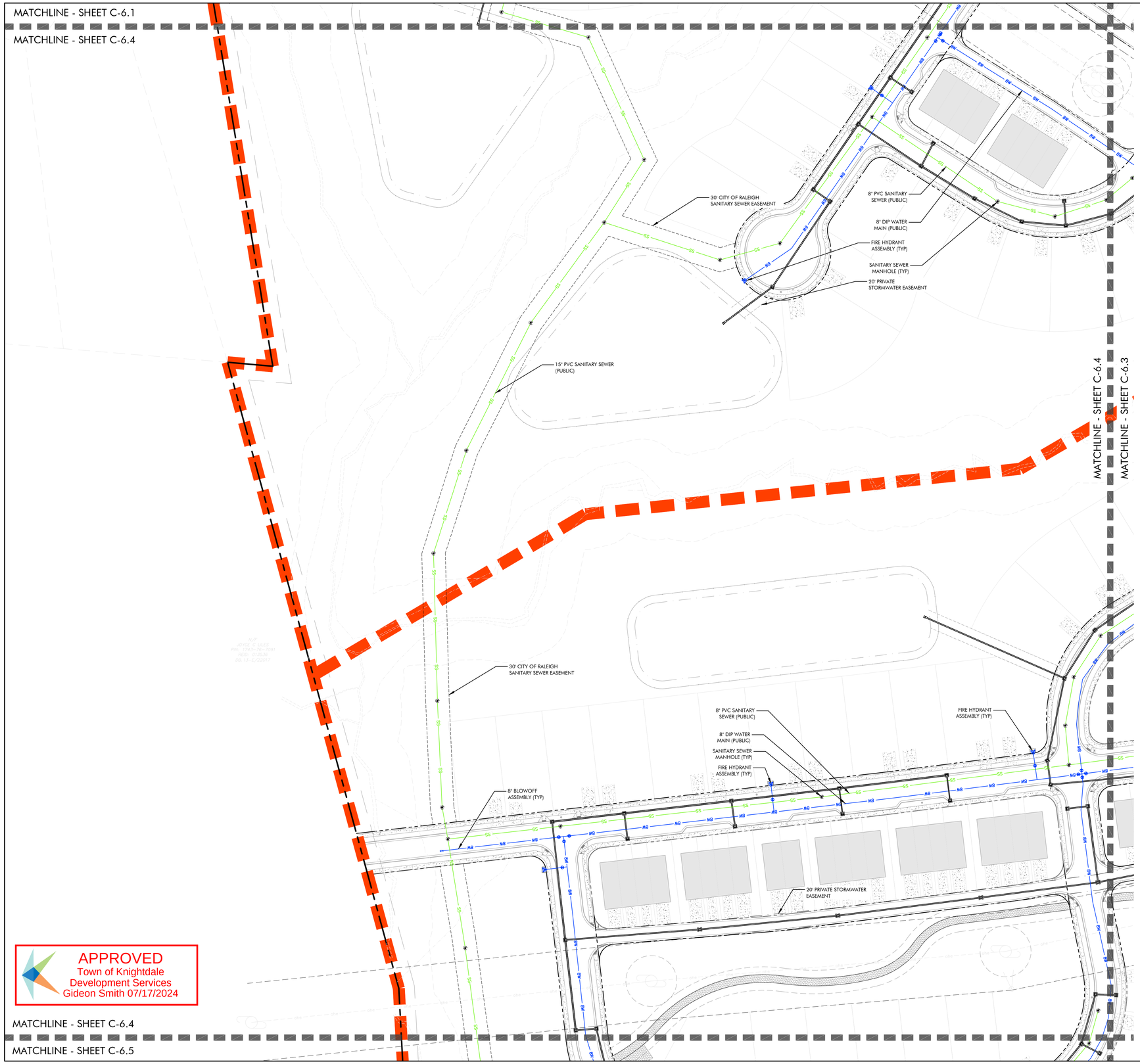

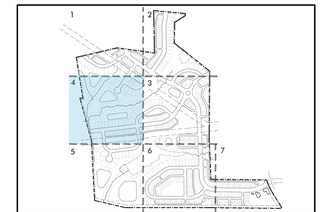

KEY MAP

STANDARD UTILITY NOTES (AS APPLICABLE):

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   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 ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS

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APPROVED
Town of Knightdale
Development Services
Gideon Smith 07/17/2024

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MATCHLINE - SHEET C-6.4

MATCHLINE - SHEET C-6.5

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PRELIMINARY DRAWING
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07/05/2024

D.R. Horton

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

NO.	DATE:	BY:	REVISIONS:
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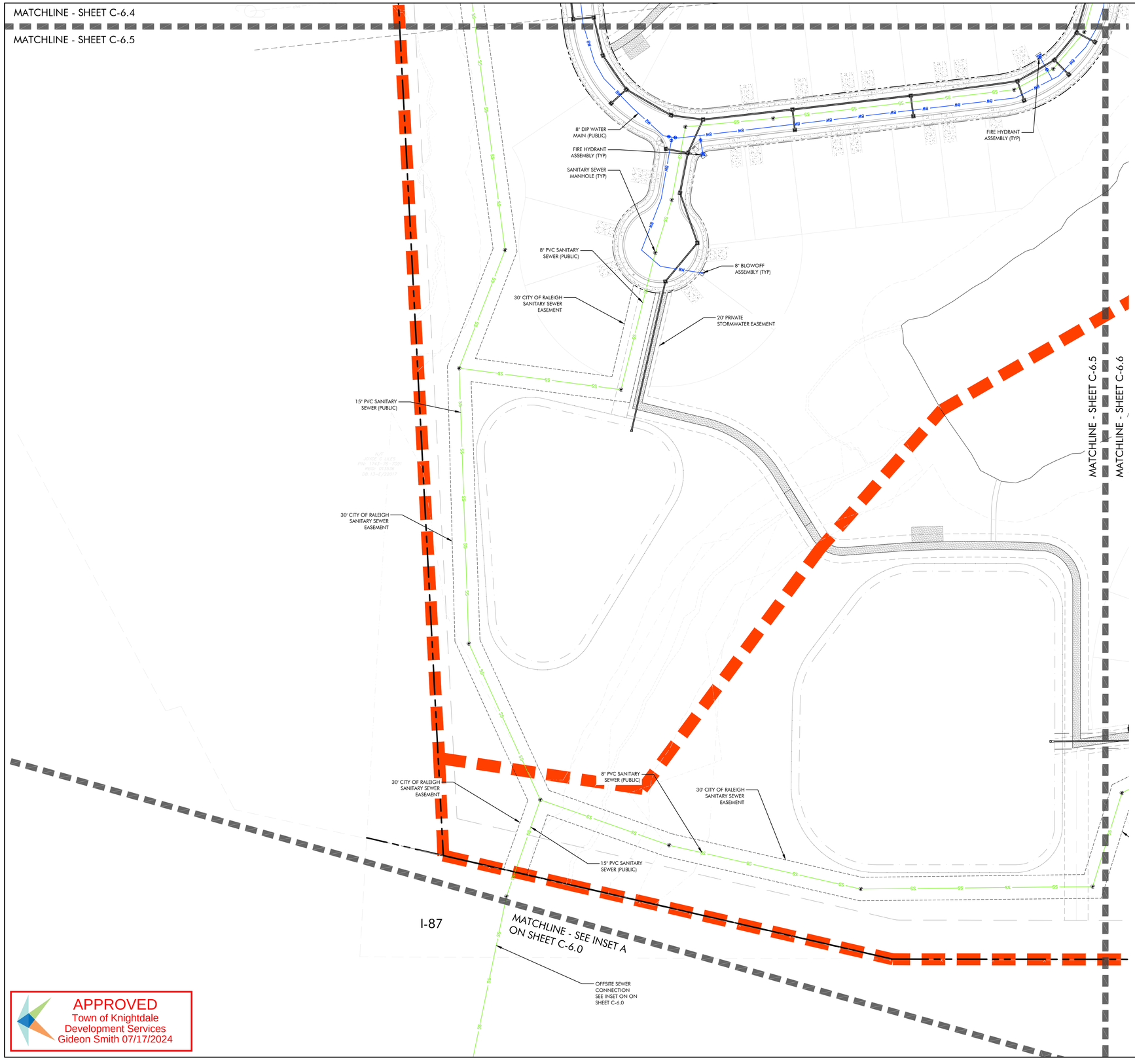

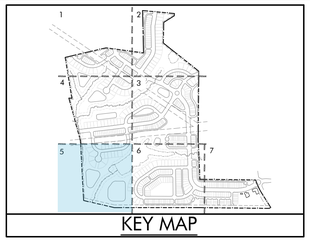

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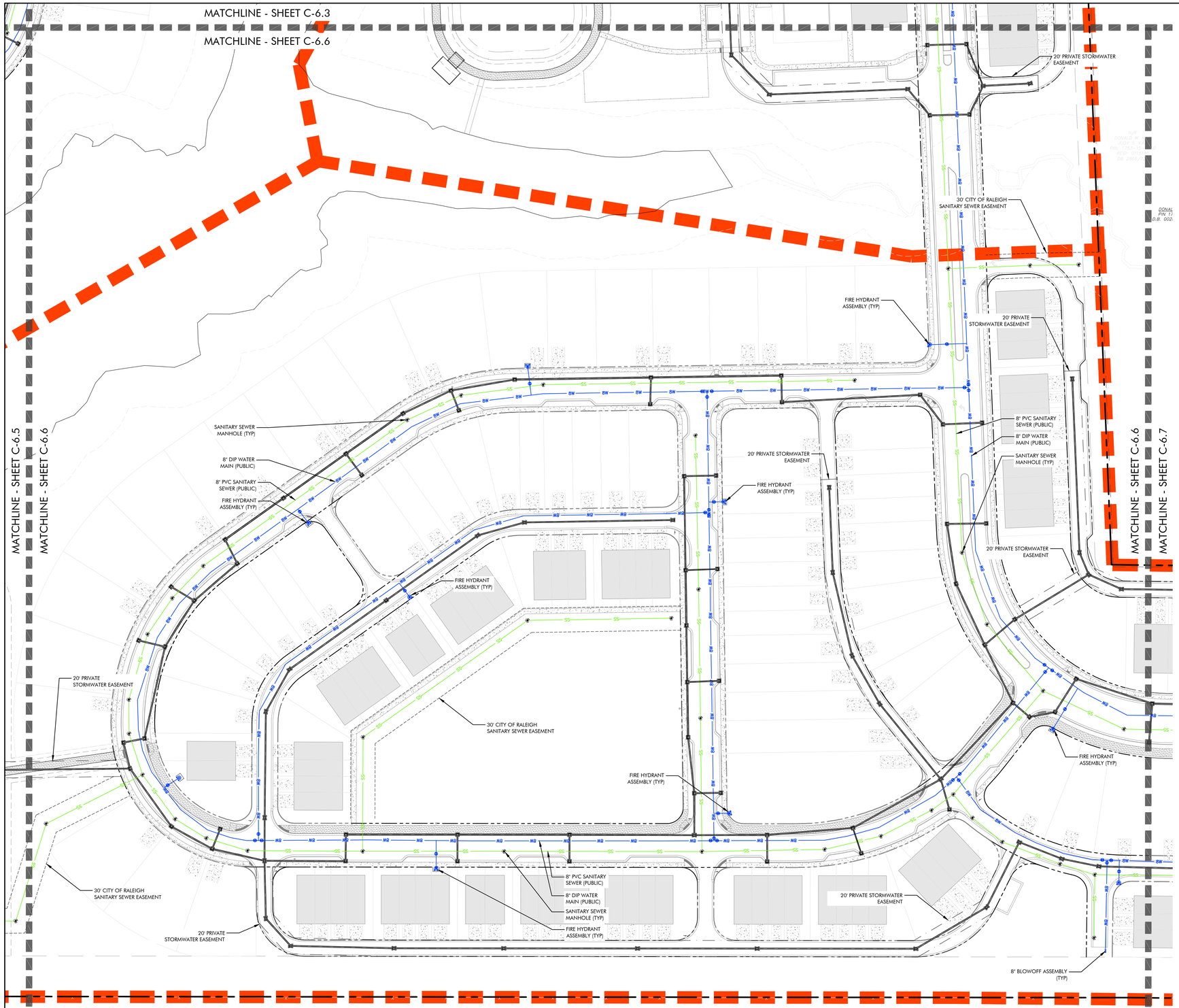

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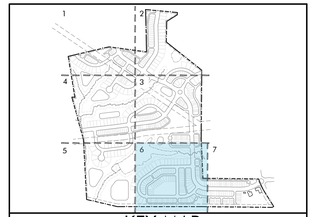

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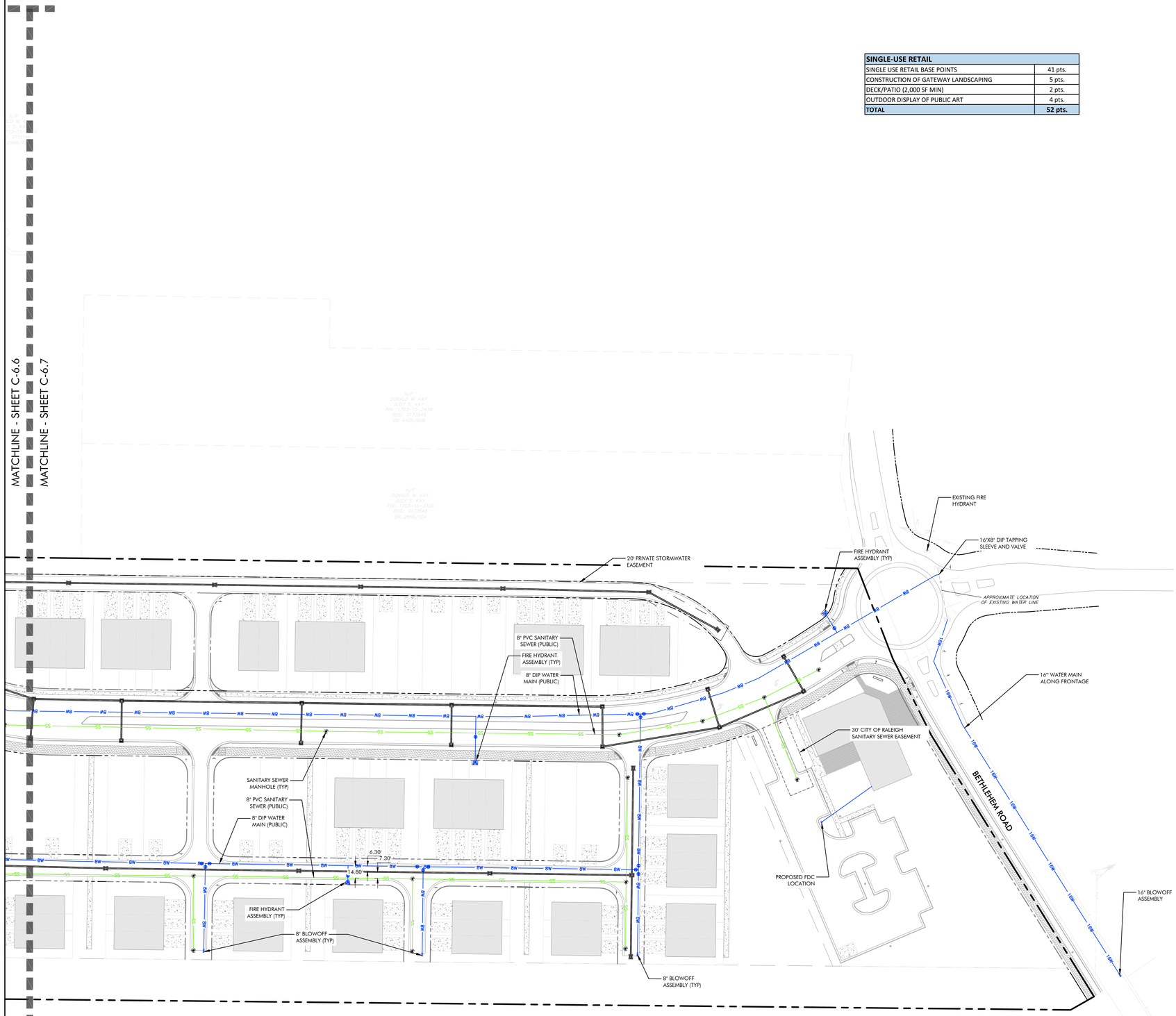
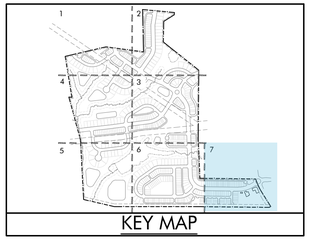
SINGLE-USE RETAIL	
SINGLE USE RETAIL BASE POINTS	41 pts.
CONSTRUCTION OF GATEWAY LANDSCAPING	5 pts.
DECK/PATIO (2,000 SF MIN)	2 pts.
OUTDOOR DISPLAY OF PUBLIC ART	4 pts.
TOTAL	**52 pts.**





KEY MAP

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 ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS

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

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

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

3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION

4. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED 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 3/4" 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.

9. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM

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 NCDWQ, 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.

15. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.

16. THE DEVICE AND INSTALLATION SHALL MEET THE GUIDELINES OF APPENDIX A - GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.

17. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.

18. NOTICE FOR PROJECTS WITH REPLACE OR OVERSIZED MAINS: IF THE CITY'S REIMBURSEMENT FOR AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT PROJECT IS $250,000 OR GREATER, THE PROJECT MUST BE PUBLICLY BID.

NOTES

SANITARY SEWER LINES WILL MAINTAIN AT LEAST 10' OF HORIZONTAL SEPARATION FROM WATER LINES

WATER LINES WILL MAINTAIN AT LEAST 5' OF HORIZONTAL SEPARATION FROM STORM LINES

STORM LINES WILL MAINTAIN AT LEAST 5' OF HORIZONTAL SEPARATION FROM SANITARY SEWER LINES

FIRE HYDRANTS AND ASSOCIATED CONNECTIONS WILL FOLLOW THE STANDARDS SET FORTH IN THE CITY OF RALEIGH PUBLIC UTILITIES HANDBOOK

APPROVED
Town of Knightdale
Development Services
Gideon Smith 07/17/2024

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GRAPHIC SCALE
0 40 60 120 240
(IN FEET)
1 inch = 60 ft.

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150 fayetteville st ste 1310
raleigh, nc 27601
p 919.275.5002
urbandesignpartners.com
nc firm no: P-2671 sc coa no: C-03044

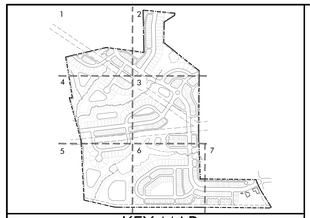
PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY
07/05/2024

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

LYNDON OAKS
Master Plan
Utility Plan Enlargement 7
Knightdale, North Carolina

NO.	DATE:	BY:	REVISIONS:
#1	11/27/2023		
#2	02/05/2024		
#3	03/28/2024		
#4	05/02/2024		
#5	05/31/2024		

Project No: 22-RDU-083
Date: 07/05/2024
Sheet No:
C-6.7



KEY MAP

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY	SITE PLANTING	STREET TREES	CONT	CAL	SIZE	MATURE HEIGHT
CANOPY TREES									
	AO	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	63	47	16	B & B	2"CAL	8' HT	25 - 40ft. ht.
	AB	ACER SACCHARUM 'BONFIRE' / BONFIRE SUGAR MAPLE	170	10	160	B & B	2"CAL	8' HT	
	CA	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	51	42	9	B & B	2"CAL	8' HT	15 - ' ht.
	GK	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	15	15		B & B	2"CAL	8' HT	40 - ' ft ht.
	JB	JUNIPERUS VIRGINIANA 'BRODIE' / BRODIE EASTERN REDCEDAR	35	35		B & B	2"CAL	8' HT	25 - ' ht.
	LA	LIRIODENDRON TULIPFERA 'ARNOLD' / ARNOLD TULIP POPLAR	24	10	14	B & B	2"CAL	8' HT	40 - 65ft. ht.
	MG	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	3	3		B & B	2"CAL	8' HT	> 65ft. ht.
	QA	QUERCUS ACUTISSIMA / SAWTOOTH OAK	129		129	B & B	2"CAL	8' HT	40 - 65ft. ht.
	UF	ULMUS PARVIFOLIA 'BOSQUE' TM / BOSQUE LACEBARK ELM	138	3	135	B & B	2"CAL	8' HT	
	ZG	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA	164	14	150	B & B	2"CAL	8' HT	40 - 65ft. ht.
UNDERSTORY TREES									
	AS2	ACER BUERGERIANUM 'STREETWISE' / STREETWISE® TRIDENT MAPLE	43		43	B & B	1.25"CAL	6' HT	15 - ' ht.
	AS	AMELANCHIER LAEVIS 'SNOWCLOUD' / SNOWCLOUD ALLEGHENY SERVICEBERRY	11	6	5	B & B	1.25"CAL	6' HT	15 - ' ht.
	CT	CERCIS CANADENSIS 'NCI2016-2' / FLAME THROWER® EASTERN REDBUD	30	30		B & B	1.25"CAL	6' HT	15 - 25ft. ht.
	CS	CORNUS KOUSA 'SATOMI' / SATOMI RED KOUSA DOGWOOD	63	30	33	B & B	1.25"CAL	6' HT	15 - 25ft. ht.
	LW	LAGERSTROEMIA INDICA 'WHIT III' / PINK VELOUR® CRAPE MYRTLE	112	5	107	B & B	MULTI-STEM (3 STALKS MIN.)	8' HT	6 - ' ht.
	LY	LAGERSTROEMIA X 'YUMA' / YUMA CRAPE MYRTLE	35	6	29	B & B	MULTI-STEM (3 STALKS MIN.)	8' HT	15 - 25ft. ht.
	PV	PINUS VIRGINIANA / VIRGINIA PINE	7	7		B & B	2"CAL	6' HT	25 - 40ft. ht.

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY	SITE PLANTING	STREET TREES	SIZE	MINIMUM REQUIREMENTS		MATURE HEIGHT
SHRUBS									
	A1	ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED	41	38	3	3 GAL	18" HEIGHT & 12"-15" SPREAD		18 - 36in. ht.
	BG	BUXUS X 'GREEN GEM' / GREEN GEM BOXWOOD	192	149	43	3 GAL	18" HEIGHT & 12"-15" SPREAD		3 - 6ft. ht.
	CS2	CALAMAGROSTIS X ACUTIFLORA 'STRICTA' / KARL FOERSTER FEATHER REED GRASS	70	31	39	3 GAL	18" HEIGHT & 12"-15" SPREAD		18 - 6' ht.
	CA2	CALLICARPA AMERICANA / AMERICAN BEAUTYBERRY	36	36		3 GAL	18" HEIGHT & 12"-15" SPREAD		3 - 6ft. ht.
	FG	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	18	18		3 GAL	18" HEIGHT & 12"-15" SPREAD		18 - 36in. ht.
	IG	ILEX CRENATA 'GREEN LUSTRE' / GREEN LUSTER JAPANESE HOLLY	59	59		3 GAL	18" HEIGHT & 12"-15" SPREAD		6 - ' ht.
	JM	JUNIPERUS CHINENSIS 'MINT JULEP' / MINT JULEP JUNIPER	17	17		3 GAL	18" HEIGHT & 12"-15" SPREAD		
	PR	PENNISETUM SETACEUM 'RUBRUM' / PURPLE FOUNTAIN GRASS	40	40		3 GAL	18" HEIGHT & 12"-15" SPREAD		18 - 6' ht.
	PG	PICEA PUNGENS 'GLOBOSA' / DWARF GLOBE BLUE SPRUCE	13	13		3 GAL	18" HEIGHT & 12"-15" SPREAD		3 - 6ft. ht.
	SG	SPIRAEA JAPONICA 'GOLDMOUND' / GOLDMOUND JAPANESE SPIREA	5	5		3 GAL	18" HEIGHT & 12"-15" SPREAD		18 - 36in. ht.
	SB	SPIRAEA PRUNIFOLIA 'BRIDALWREATH' / BRIDAL WREATH SPIREA	5	5		3 GAL	18" HEIGHT & 12"-15" SPREAD		

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.
10. EACH SINGLE-FAMILY OR DUPLEX LOT SHALL CONTAIN A MINIMUM OF ONE (1) CANOPY TREE FOR EVERY TWO THOUSAND (2,000) SQUARE FEET OF LOT AREA OR FRACTION THEREOF UP TO TWENTY-THOUSAND (20,000) SQUARE FEET IN LOT AREA. ANY PORTION OF THE RESIDENTIAL LOT OCCUPIED BY A RECORDED UTILITY EASEMENT SHALL NOT BE INCLUDED AS PART OF THE TOTAL LOT AREA. THE LOCATION OF PLANTING TO ACCOUNT FOR PHYSICAL CONDITIONS MAY BE ADJUSTED BY THE LAND USE ADMINISTRATOR.
11. THE USE OF EXISTING TREES MEETING THE FOLLOWING STANDARDS TO SATISFY THIS REQUIREMENT IS ENCOURAGED. EXISTING LARGE SHADE TREES MEASURING MORE THAN SIX (6) INCHES IN DBH MAY BE COUNTED TOWARDS FULFILLING THIS REQUIREMENT.
12. REQUIRED STREET TREES (UDO SECTION 7.4 (L)) MAY NOT BE COUNTED TOWARDS THE FULFILLMENT OF THE RESIDENTIAL LANDSCAPING REQUIREMENT. APART FROM REQUIRED STREET TREES, ALL OTHER TREES SHALL BE PLANTED WITHIN THE PRIVATE LOT.
13. FOUNDATION PLANTINGS CONSISTING OF EVERGREEN SHRUBS SHALL BE INSTALLED ALONG THE ENTIRE FOUNDATION WALL OF THE BUILDING. PLANT INSTALLATION SHALL BE A MINIMUM OF TWO (2) FEET IN HEIGHT PLANTED AT FOUR (4) FOOT INTERVALS.

LANDSCAPE REQUIREMENTS:

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

BUFFER YARD TYPE D (PERIMETER BUFFER)

- BUFFER TYPE: D
- WIDTH REQ'D: 50' MIN.
- WIDTH PROV: 50'
- LENGTH: ± 3,486 LF
- MIN WALL HT & OPACITY: A FULLY OPAQUE, MASONRY WALL WITH A MINIMUM HEIGHT OF SIX (6) FEET AND A MAXIMUM HEIGHT OF EIGHT (8) FEET SHALL BE PROVIDED.
- REQUIRED PLANTINGS:
  - CANOPY TREES: 5 TREES/100 LF
  - UNDERSTORY TREES: 8 TREES/100 LF
  - SHRUBS: 35 SHRUBS/100 LF
    - (3,486 LF/ 100 LF)(5) = 175 CANOPY TREES REQ'D
    - (3,486 LF/ 100 LF)(8) = 279 UNDERSTORY TREES REQ'D
    - (3,486 LF/ 100 LF)(35) = 1,221 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

OVERALL TREE CANOPY/TREE PRESERVATION (UDO SEC 7.4.M)

- REQUIRED: A TREE COVER AREA EQUAL TO THE PERIMETER OF THE DEVELOPMENT IN FEET MULTIPLIED BY 20 SHALL BE MAINTAINED ON SITE.
  - (14,079 LF)(20) = 281,580 SF (6.46 AC) REQUIRED
  - 6.46 AC / 171.88 AC = 3.7% OF SITE
- PROVIDED: 844,604 SF (19.39 AC) TREE PRESERVATION PROV.
  - PERIMETER BUFFERS: 32,524 SF (0.75 AC) WITHIN PERIMETER BUFFERS*
  - STREAM BUFFERS: 812,080 SF (18.64 AC) WITHIN STREAM BUFFERS

* SUPPLEMENTAL PERIMETER BUFFER TREES TO BE STUDIED AT TIME OF CDs

LEGEND:

TREE PRESERVATION

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APPROVED
Town of Knightdale
Development Services
Gideon Smith 07/17/2024

GRAPHIC SCALE

0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

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150 fayetteville st ste 1310
raleigh, nc 27601
p 919.275.5002
urbandesignpartners.com
nc firm no: P-2671 sc coa no: C-03044

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

07/05/2024

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

LYNDON OAKS
Master Plan
Overall Landscape Plan
Knightdale, North Carolina

NO.	DATE:	BY:	REVISIONS:
#1	11/27/2023		
#2	02/05/2024		
#3	03/28/2024		
#4	05/03/2024		
#5	05/31/2024		

Project No: 22-RDU-083

Date: 07/05/2024

Sheet No:

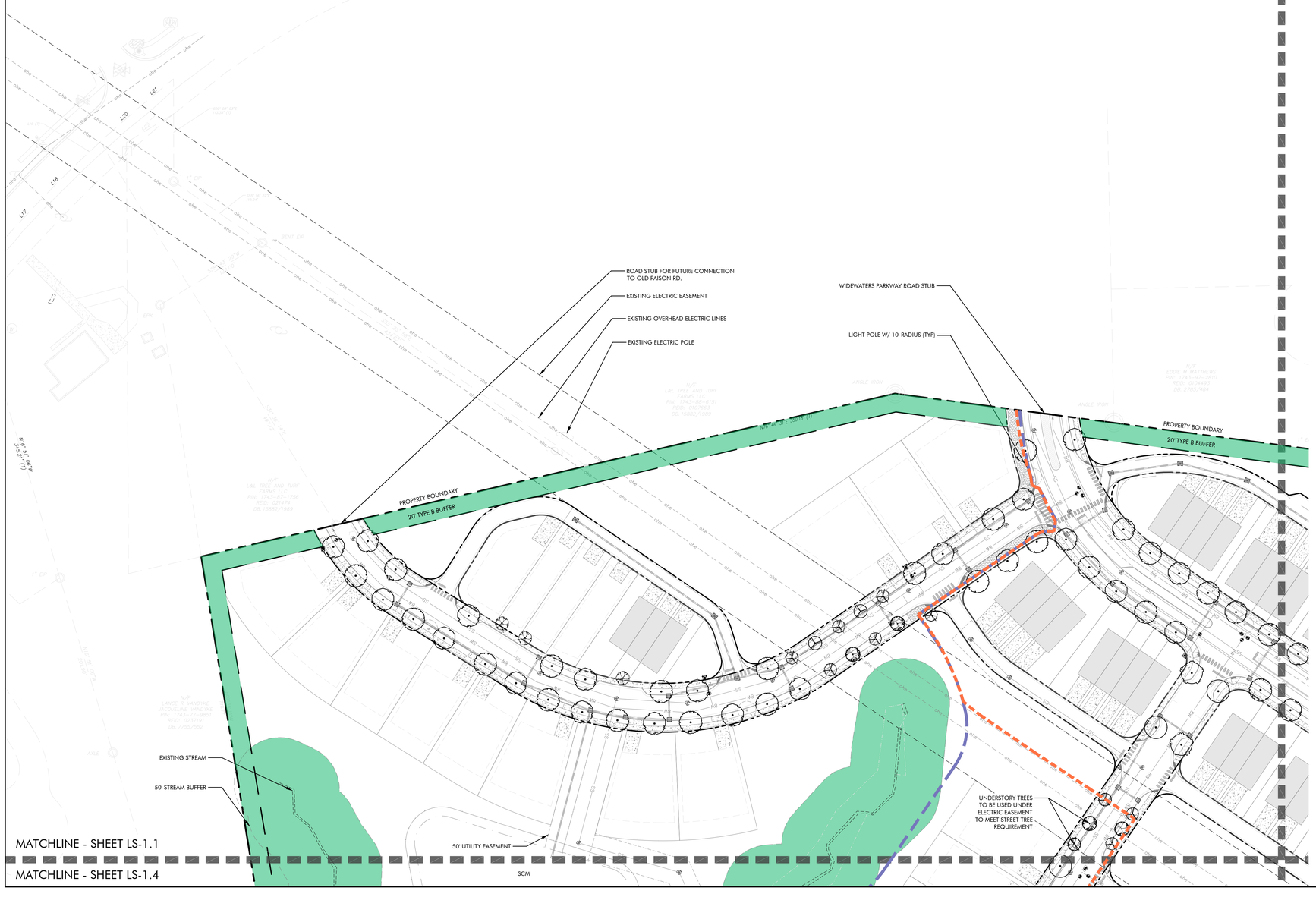
LS-1.0

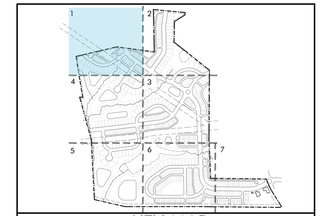
NOTES:

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.

MATCHLINE - SHEET LS-1.1

MATCHLINE - SHEET LS-1.2





KEY MAP

LEGEND:

CANOPY TREES

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
	AO	61	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE
	AB	170	ACER SACCHARUM 'BONFIRE' / BONFIRE SUGAR MAPLE
	CA	51	CARPINUS CAROLINIANA / AMERICAN HORNBEAM
	GK	15	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE
	JB	35	JUNIPERUS VIRGINIANA 'BRODIE' / BRODIE EASTERN REDCEDAR
	LA	23	LIRIODENDRON TULIPIFERA 'ARNOLD' / ARNOLD TULIP POPLAR
	MG	3	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA
	QA	129	QUERCUS ACUTISSIMA / SAWTOOTH OAK
	UF	138	ULMUS PARVIFOLIA 'BOSQUE TM / BOSQUE LACEBARK ELM
	ZG	163	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA

UNDERSTORY TREES

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
	AS2	43	ACER BUERGERIANUM 'STREETWISE' / STREETWISE® TRIDENT MAPLE
	AS	11	AMELANCHER LAEVIS 'SNOWCLOUD' / SNOWCLOUD ALLEGHENY SERVICEBERRY
	CT	30	CERCIS CANADENSIS 'NC2016-2' / FLAME THROWER® EASTERN REDBUD
	CS	63	CORNUS KOUSA 'SATOMI' / SATOMI RED KOUSA DOGWOOD
	LW	112	LAGERSTROEMIA INDICA 'WHIT III' / PINK VELOUR® CRAPE MYRTLE
	LY	36	LAGERSTROEMIA X 'YUMA' / YUMA CRAPE MYRTLE
	PV	7	PINUS VIRGINIANA / VIRGINIA PINE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
SHRUBS			
	AT	62	ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED
	BG	192	BUXUS X 'GREEN GEM' / GREEN GEM BOXWOOD
	CS2	70	CALAMAGROSTIS X ACUTIFLORA 'STRICTA' / KARL FOERSTER FEATHER REED GRASS
	CA2	36	CALLICARPA AMERICANA / AMERICAN BEAUTYBERRY
	FG	18	FOTHERGILLA GARDENII / DWARF FOTHERGILLA
	IG	68	ILEX CRENATA 'GREEN LUSTRE' / GREEN LUSTER JAPANESE HOLLY
	JM	21	JUNIPERUS CHINENSIS 'MINT JULEP' / MINT JULEP JUNIPER
	PR	40	PENNISETUM SETACEUM 'RUBRUM' / PURPLE FOUNTAIN GRASS
	PG	13	PICEA PUNGENS 'GLOBOSA' / DWARF GLOBE BLUE SPRUCE
	SG	5	SPIRAEA JAPONICA 'GOLDMOUND' / GOLDMOUND JAPANESE SPIREA
	SB	5	SPIRAEA PRUNIFOLIA 'BRIDALWREATH' / BRIDAL WREATH SPIREA

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Town of Knightdale
Development Services
Gideon Smith 07/17/2024

GRAPHIC SCALE

0 40 60 120 240

(IN FEET)
1 inch = 60 ft.

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150 fayetteville st ste 1310
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p 919.275.5002
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nc firm no: P-2671 sc coa no: C-03044

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

07/05/2024

D.R. Horton

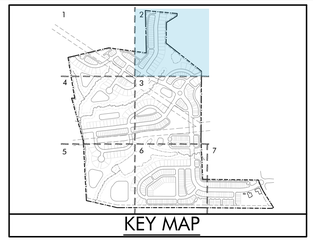
7208 Falls of Neuse Rd. Ste. 201
Raleigh, NC 27615

LYNDON OAKS
Master Plan
Landscape Plan Enlargement 1
Knightdale, North Carolina

NO.	DATE:	BY:	REVISIONS:
#1	11/27/2023		
#2	02/05/2024		
#3	03/28/2024		
#4	05/03/2024		
#5	05/31/2024		

Project No: 22-RDU-083
Date: 07/05/2024
Sheet No:

LS-1.1



KEY MAP

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.
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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.
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9. LANDSCAPE SPECIES, LOCATION, AND QUANTITY IS SUBJECT TO CHANGE AT TIME OF CONSTRUCTION DOCUMENTS.

LEGEND:

CANOPY TREES

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
	AO	61	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE
	AB	170	ACER SACCHARUM 'BONFIRE' / BONFIRE SUGAR MAPLE
	CA	51	CARPINUS CAROLINIANA / AMERICAN HORNBEAM
	GK	15	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE
	JB	35	JUNIPERUS VIRGINIANA 'BRODIE' / BRODIE EASTERN REDCEDAR
	LA	23	LIRIODENDRON TULIPIFERA 'ARNOLD' / ARNOLD TULIP POPLAR
	MG	3	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA
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	UF	138	ULMUS PARVIFOLIA 'BOSQUE TM / BOSQUE LACEBARK ELM
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UNDERSTORY TREES

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
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	CT	30	CERCIS CANADENSIS 'NC2016-2' / FLAME THROWER® EASTERN REDBUD
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SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
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LYNDON OAKS Master Plan

Landscape Plan Enlargement 2

Knightdale, North Carolina

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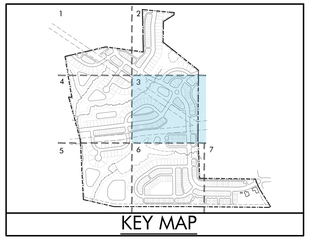

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LYNDON OAKS Master Plan

Landscape Plan Enlargement 3

Knightdale, North Carolina

NO.	DATE:	BY:	REVISIONS:
#1	11/27/2023		
#2	02/05/2024		
#3	03/28/2024		
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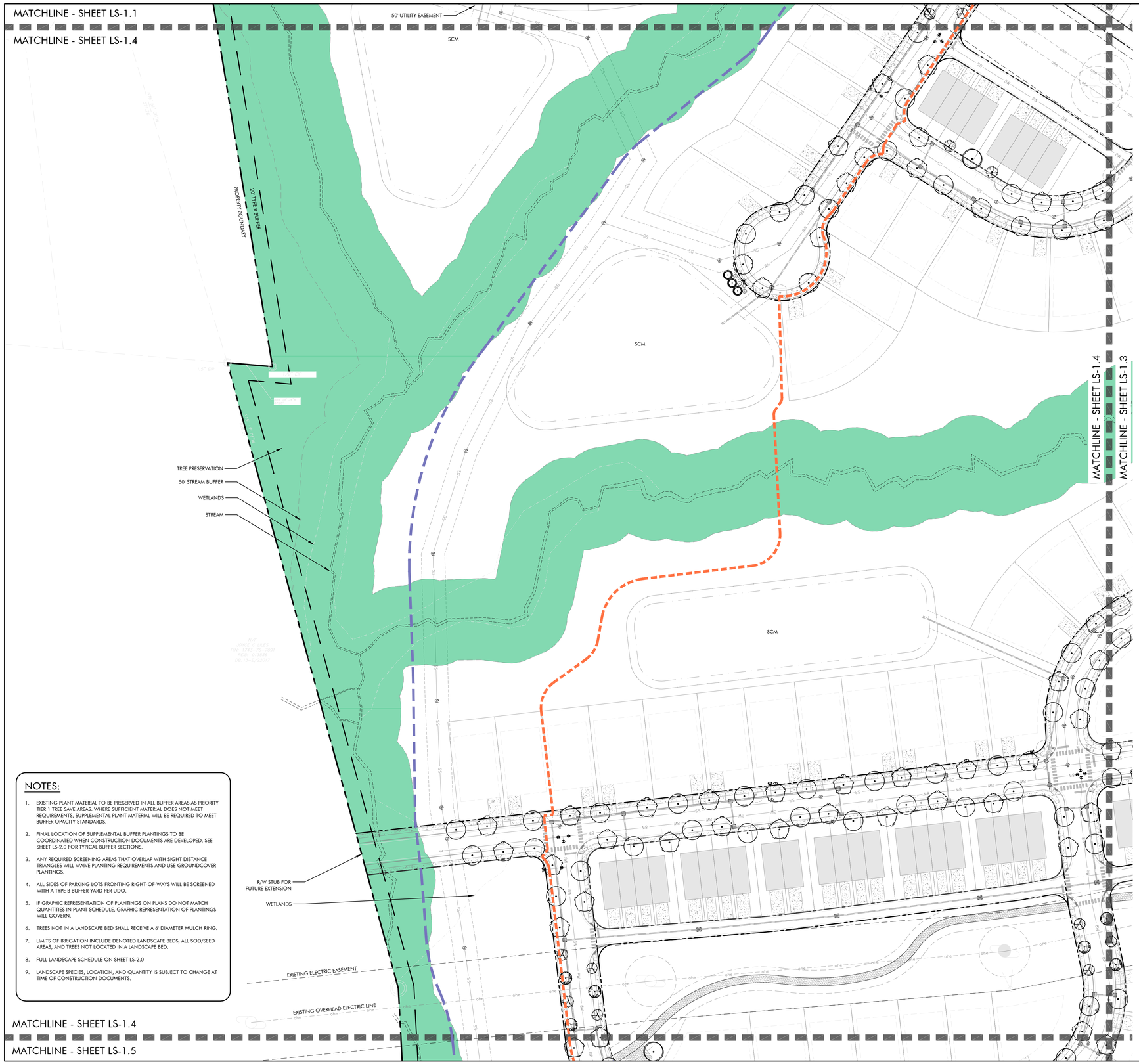
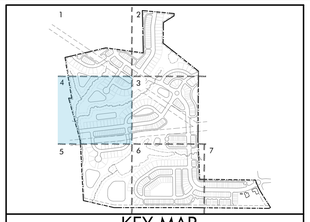
Project No: 22-RDU-083

Date: 07/05/2024

Sheet No:

LS-1.3





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

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Project No: 22-RDU-083
Date: 07/05/2024
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LS-1.4

MATCHLINE - SHEET LS-1.4

MATCHLINE - SHEET LS-1.5

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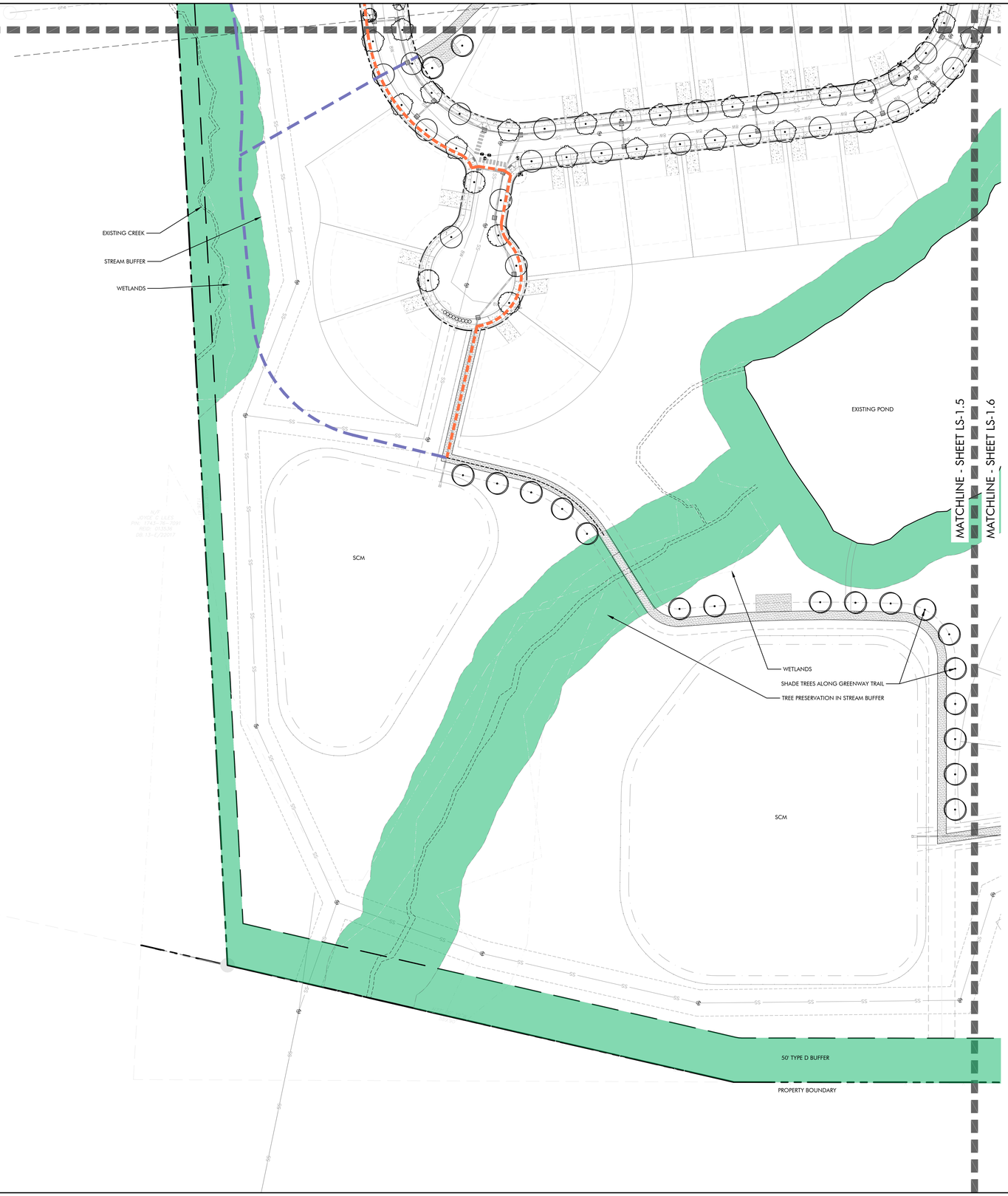

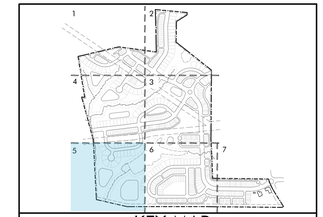

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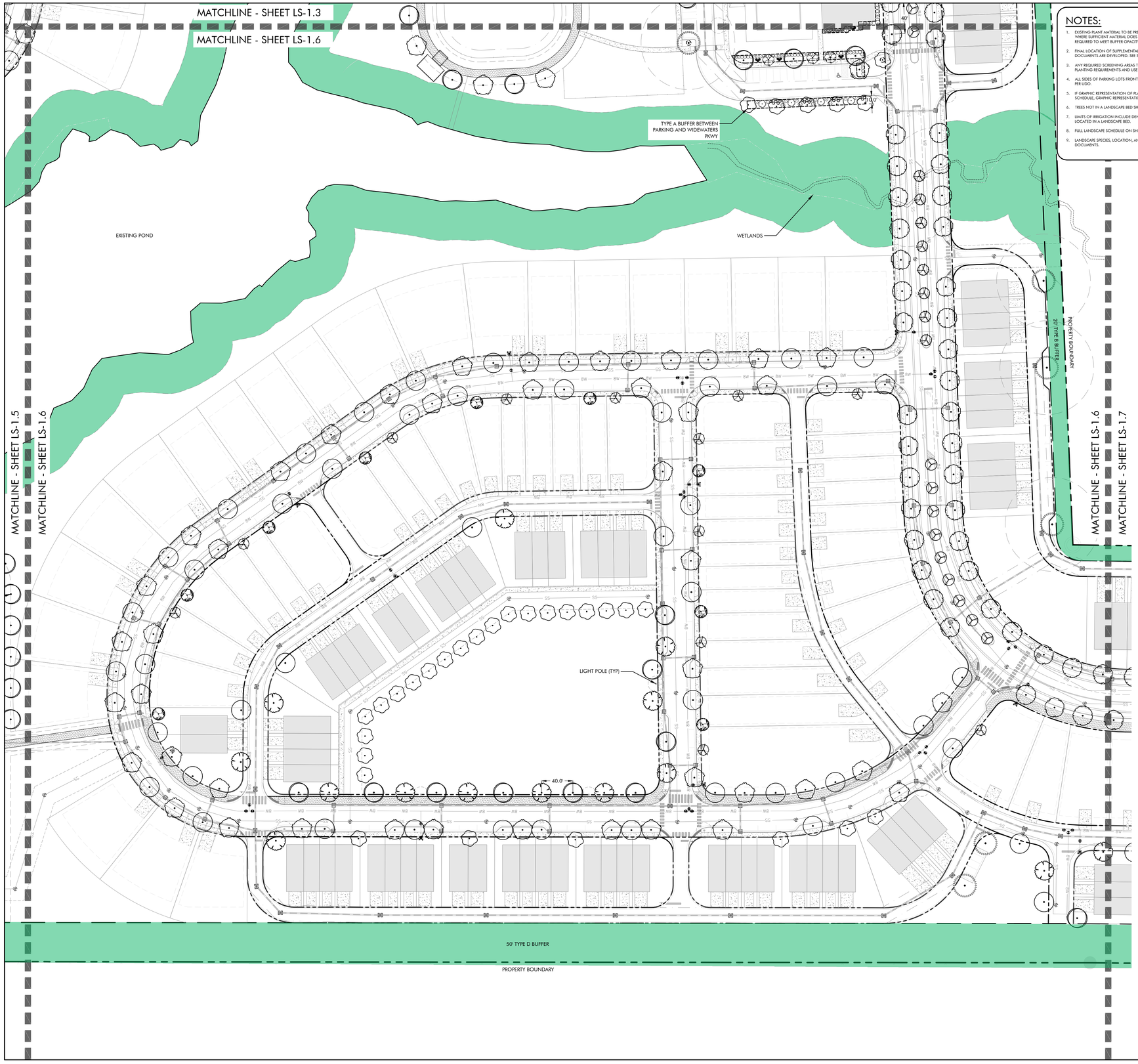

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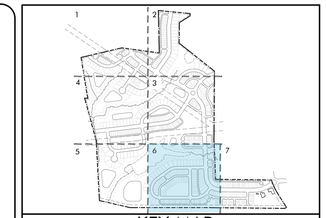

KEY MAP

LEGEND:

CANOPY TREES

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
	AO	61	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE
	AB	170	ACER SACCHARUM 'BONFIRE' / BONFIRE SUGAR MAPLE
	CA	51	CARPINUS CAROLINIANA / AMERICAN HORNBEAM
	GK	15	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE
	JB	35	JUNIPERUS VIRGINIANA 'BRODIE' / BRODIE EASTERN REDCEDAR
	LA	23	LIRIODENDRON TULIPIFERA 'ARNOLD' / ARNOLD TULIP POPLAR
	MG	3	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA
	QA	129	QUERCUS ACUTISSIMA / SAWTOOTH OAK
	UF	138	ULMUS PARVIFOLIA 'BOSQUE TM / BOSQUE LACEBARK ELM
	ZG	163	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA

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SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
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GRAPHIC SCALE

0 40 60 120 240

(IN FEET)
1 inch = 60 ft.

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

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

07/05/2024

D.R. Horton

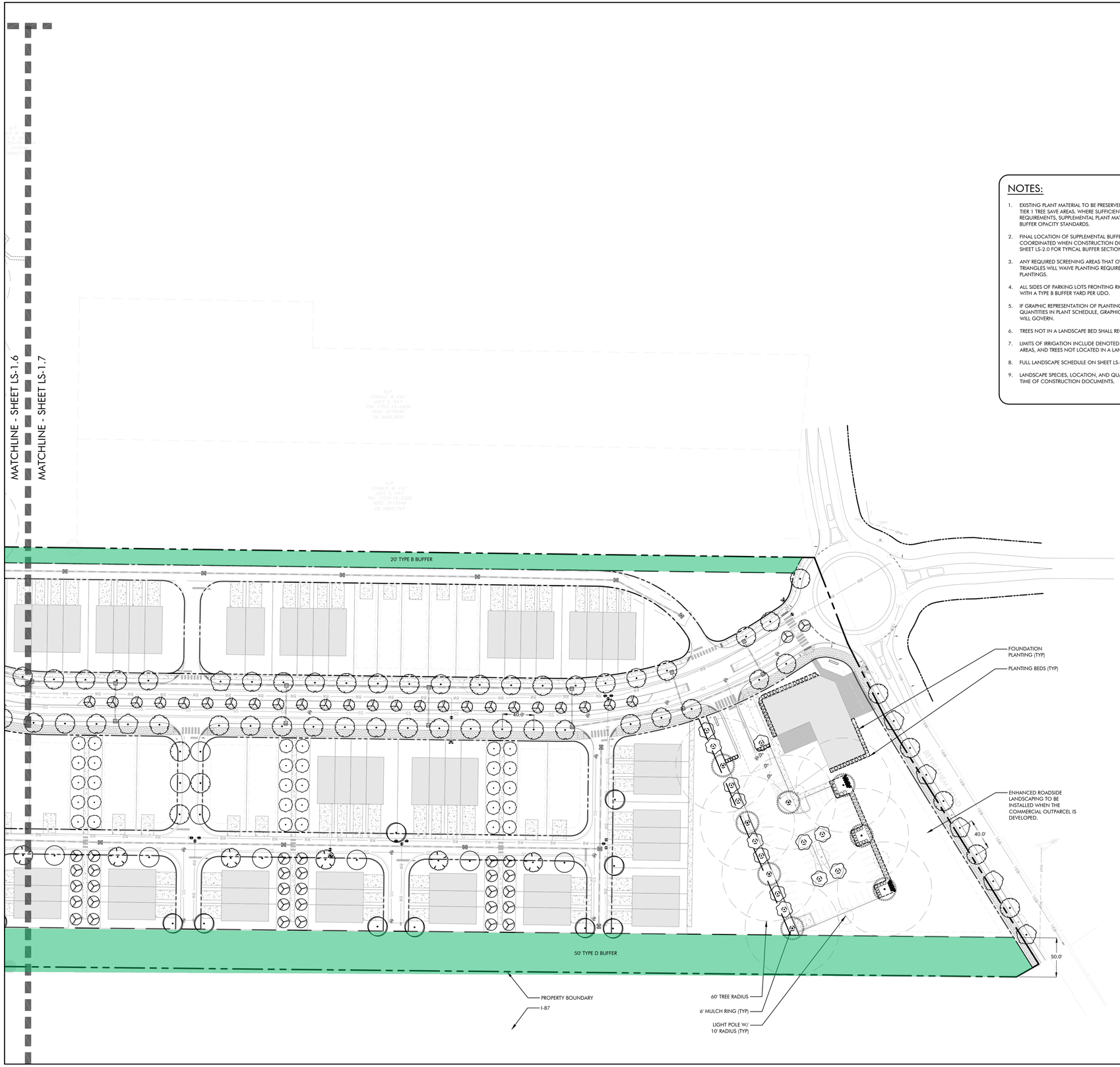
7208 Falls of Neuse Rd. Ste. 201
Raleigh, NC 27615

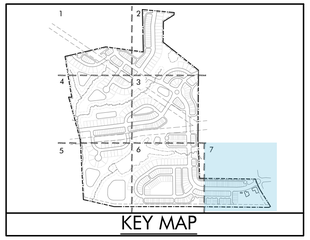
LYNDON OAKS
Master Plan
Landscape Plan Enlargement 6
Knightdale, North Carolina

NO.	DATE:	BY:	REVISIONS:
#1	11/27/2023		
#2	02/05/2024		
#3	03/28/2024		
#4	05/03/2024		
#5	05/31/2024		

Project No: 22-RDU-083
Date: 07/05/2024
Sheet No:

LS-1.6





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LYNDON OAKS Master Plan

Landscape Plan Enlargement 7

Knightdale, North Carolina

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Sheet No:

LS-1.7

GENERAL PLANTING NOTES

PLANT MATERIAL

1. REQUIRED PLANTINGS SHALL MEET ALL REQUIREMENTS SET FORTH IN THE TOWN OF KNIGHTDALE UDO.

2. 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 GIRDLING 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 ½ 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.

3. 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.

4. ALL REQUIRED TREES OF A PARTICULAR SPECIES AND VARIETY SHALL BE UNIFORM IN SIZE AND CONFIGURATION.

5. 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.

6. 75% OF REQUIRED TREES MUST BE LARGE MATURE SPECIES EXCEPT IN SITUATIONS WITH OVERHEAD POWER LINE CONFLICTS.

7. ALL STRAPPING, AND TOP 1/3 OF WIRE BASKET AND BURLAP MUST BE CUT AWAY AND REMOVED FROM ROOT BALL WHEN PLANTING.

8. TREES PLANTED ON PUBLIC PROPERTY WILL NEED APPROVAL FROM THE TOWN ARBORIST AND/OR NCDOT.

TOWN OF KNIGHTDALE RESIDENTIAL LANDSCAPING & PLAT NOTES (UDO 7.4.K.)

1. EACH SINGLE FAMILY OR DUPLEX LOT SHALL CONTAIN A MINIMUM OF 1 CANOPY TREE FOR EVERY 2,000 SQUARE FEET OF LOT AREA OR FRACTION THEREOF UP TO 20,000 SF IN LOT AREA. ANY PORTION OF THE RESIDENTIAL LOT OCCUPIED BY A RECORDED UTILITY EASEMENT SHALL NOT BE INCLUDED AS PART OF THE TOTAL LOT AREA. THE LOCATION OF PLANTING TO ACCOUNT FOR PHYSICAL CONDITIONS MAY BE ADJUSTED BY THE LAND USE ADMINISTRATOR.

2. THE USE OF EXISTING TREES MEETING THE FOLLOWING STANDARDS TO SATISFY THIS REQUIREMENT IS ENCOURAGED. EXISTING LARGE SHADE TREES MEASURING MORE THAN 6 INCHES IN DBH MAY BE COUNTED TOWARDS FULFILLING THIS REQUIREMENT.

3. REQUIRED STREET TREES MAY NOT BE COUNTED TOWARDS THE FULFILLMENT OF THE RESIDENTIAL LANDSCAPING REQUIREMENT, APART FROM REQUIRED STREET TREES, ALL OTHER TREES REQUIRED UNDER THIS CHAPTER SHALL BE PLANTED WITHIN THE PRIVATE LOT.

4. FOUNDATION PLANTINGS CONSISTING OF EVERGREEN SHRUBS SHALL BE INSTALLED ALONG THE ENTIRE FOUNDATION WALL OF THE BUILDING. PLANT INSTALLATION SHALL BE A MINIMUM OF 2 FEET IN HEIGHT PLANTED AT 4 FOOT INTERVALS.

TOWN OF KNIGHTDALE INSTALLATION AND MAINTENANCE STANDARDS

1. 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.

2. 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"-2.5" POTS)

3. 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.

4. 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.

5. TOTAL LANDSCAPE FEATURES, EXCLUDING TURF, SHALL NOT BE COMPRISED OF MORE THAN 20% OF ANY SINGLE SPECIES OR 25% OF ANY GENUS.

6. ALL NEW TREES SHALL BE PROPERLY GUYED AND STAKED AT THE TIME OF PLANTING.

UTILITY & EASEMENTS

1. 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.

2. IF ANY UTILITY IS BEING INSTALLED IN OR NEAR ANY REQUIRED TREE(S) OR TREE SAVE AREA(S), CALL URBAN FORESTRY SPECIALIST TO RESOLVE PRIOR TO UTILITY INSTALLATION.

3. IF TREES CONFLICT WITH ANY UTILITIES OR SIGNS; CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.

4. 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.

5. NOTHING SHALL BE PLANTED OR INSTALLED WITHIN AN UNDERGROUND OR OVERHEAD UTILITY EASEMENT WITHOUT CONSENT OF THE TOWN.

6. 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:

1. 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 -OR- EXISTING SOIL MAY BE UNCOMPACTED TO A DEPTH OF 24" AND AMENDED TO MEET TOPSOIL STANDARDS FOR THE ENTIRE PLANTING AREA.

2. 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.

3. 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.

4. TOPSOIL/PLANTING MIX SHALL HAVE AN ACIDITY RANGE OF PH 5.5-7.0 AND THE FOLLOWING COMPOSITION:
   - •CLAY (RED CLAY, WELL PULVERIZED) MIN 10%; MAX 35%
   - •COMPOST*/ORGANIC MIN 5%; MAX 10%
   - •SILT MINIMUM 30%; MAX 50%
   - •COARSE SAND (FREE OF ROCKS, 0.5 TO 1.0 MM F) MIN 30%; MAX 45%

   *ORGANIC MATERIAL SUCH AS SAWDUST OR LEAF MOLD THAT HAS COMPLETED THE DECOMPOSITION PROCESS.

5. ALL PLANTING AREAS SHOULD BE TESTED FOR PROPER DRAINAGE. DRAINAGE SHOULD BE CORRECTED AS NECESSARY TO INSURE PROPER TREE GROWTH AND SURVIVAL. THE FOLLOWING LEVEL OF NUTRIENT ELEMENTS IS RECOMMENDED FOR PROPER GROWTH:
   - •CALCIUM 55 - 80%
   - •MAGNESIUM 10 - 30%
   - •POTASSIUM 5 - 8%

GENERAL PLANTING NOTES:

1. 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.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF PLANT MATERIALS ACCORDING TO THE DRAWINGS AND PLANT SCHEDULE. CONTRACTOR SHALL PROVIDE SPECIFIC CULTIVARS 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.

3. 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 ARCHITECT'S APPROVAL ARE SUBJECT TO RELOCATION BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

4. 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.

5. 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.

6. SHADE TREES SHALL HAVE A STRONG CENTRAL LEADER UNLESS OTHERWISE SPECIFIED.

7. LEAVES MUST BE OF MEDIUM FOLIAGE, ALL GOOD LEAVES, MAXIMUM OF 10% CHLOROSIS ALLOWED, WITH NO EXTREME SUCCULENCE PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.

8. ROOTS MUST BE STURDILY ESTABLISHED IN BALL THAT HAS BEEN TIGHTLY WRAPPED AND SECURELY TIED WITH TWINE OR WIRE, OR PINNED.

9. 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.

10. 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.

11. 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.

12. 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.

13. FERTILIZER SHALL BE A COMPLETE FERTILIZER; 50% OF NITROGEN OF WHICH IS DERIVED FROM NATURAL ORGANIC SOURCES OR UREAFORM. 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	6-12-12

SHRUBS:	½ LB / INCH HEIGHT
TREES:	1 LB / INCH OF CALIPER

14. LANDSCAPE CONTRACTOR SHALL PERFORM PERCOLATION TESTS IN ALL TREE PITS. IF PITS DO NOT DRAIN WITHIN 30 MINUTES, CONTACT LANDSCAPE ARCHITECT AND DO NOT PLANT THE TREE WITHOUT ON SITE INSPECTION OF DRAINAGE. LANDSCAPE ARCHITECT MAY REQUIRE ADDITIONAL SUBSURFACE DRAIN LINES FROM THE TREE PITS.

15. IF SURFACE DRAINAGE IS NOT SUFFICIENT (STANDING WATER) NOTIFY LANDSCAPE ARCHITECT IN WRITING BEFORE INSTALLING THE PLANTS, OTHERWISE CONTRACTOR SHALL BE TOTALLY REPONSIBLE FOR THE GUARANTEE AND LIVABILITY OF THE PLANTS.

16. CERTIFICATE OF INSPECTION AS MAY BE REQUIRED BY LAW FOR TRANSPORTATION OF PLANT MATERIALS SHALL ACCOMPANY EACH INVOICE FOR EACH SHIPMENT OF PLANTS. CERTIFICATES SHALL BE FILED WITH LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE OF MATERIAL. INSPECTION BY STATE OR FEDERAL AUTHORITIES AT THE PLACE OF GROWTH DOES NOT PRECLUDE REJECTION OF THE MATERIAL BY THE LANDSCAPE ARCHITECT.

17. ALL PLANT MATERIALS AND INSTALLED LANDSCAPE SUPPLIES SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF THIS PROJECT.

18. CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE WORK (i.e. MULCH, PLANTING, SOIL MIX, WOOD AND WIRE STAKING MATERIAL, ETC.).

19. THE COMPLETION OF THE CONTRACT WILL BE ACCEPTED AND NOTICE OF COMPLETION RECORDED ONLY WHEN THE ENTIRE CONTRACT IS COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT, OWNER, AND THE OWNER'S CONSTRUCTION REPRESENTATIVE. WITHIN TEN DAYS NOTICE BY THE CONTRACTOR OF SUBSTANTIAL COMPLETION THE LANDSCAPE ARCHITECT WILL INSPECT THE PROPERTY. HE WILL EITHER APPROVE THE WORK FOR THE OWNER'S ACCEPTANCE OR WILL ISSUE A "PUNCH LIST" OF ITEMS TO BE COMPLETED OR CORRECTED. IF A PUNCH LIST IS ISSUED, FINAL ACCEPTANCE WILL BE DONE AS SOON AS THE CONTRACTOR COMPLETES ALL PUNCH LIST ITEMS.

20. AMENDED SOIL MEDIA REQUIREMENTS*: a PLANTING MIX MAY BE DEVELOPED THAT WILL BE AN ACCEPTABLE PLANTING MEDIA BY AMENDING THE EXISTING SOIL OR BY REMOVING THE EXISTING SOIL AND REPLACING IT WITH NEW PLANTING MIX. THE PLANTING MIX SHALL HAVE UNIFORM COMPOSITION THROUGHOUT, WITH A MIXTURE OF SUBSOIL. IT SHALL BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS, AND OTHER EXTRANEOUS MATTER. IT SHALL CONTAIN NO MANMADE MATERIALS UNLESS OTHERWISE SPECIFIED. PLANTING MIX SHALL NOT BE USED WHILE IN A FROZEN OR MUDDY CONDITION.

*NOTE: CONTRACTOR TO PROVIDE TEST SAMPLES OF AMENDED SOIL WITH TESTING DATA FOR ALL BED AREAS AMENDED ON SITE. TEST SAMPLES SHALL FALL WITHIN TOLERANCES SHOWN ABOVE. PLANTING SHALL NOT BEGIN UNTIL SOIL HAS BEEN AMENDED AND SOIL TEST SAMPLES HAVE BEEN REVIEWED AND APPROVED BY OWNER AND LANDSCAPE ARCHITECT.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY	SITE PLANTING	STREET TREES	CONT	CAL	SIZE	MATURE HEIGHT
CANOPY TREES									
	AO	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	63	47	16	B & B	2"CAL	8' HT	25 - 40ft. ht.
	AB	ACER SACCHARUM 'BONFIRE' / BONFIRE SUGAR MAPLE	170	10	160	B & B	2"CAL	8' HT	
	CA	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	51	42	9	B & B	2"CAL	8' HT	15 - ' ht.
	GK	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	15	15		B & B	2"CAL	8' HT	40 - ' ht.
	JB	JUNIPERUS VIRGINIANA 'BRODIE' / BRODIE EASTERN REDCEDAR	35	35		B & B	2"CAL	8' HT	25 - ' ht.
	LA	LIRIODENDRON TULIPIFERA 'ARNOLD' / ARNOLD TULIP POPLAR	24	10	14	B & B	2"CAL	8' HT	40 - 65ft. ht.
	MG	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	3	3		B & B	2"CAL	8' HT	> 65ft. ht.
	QA	QUERCUS ACUTISSIMA / SAWTOOTH OAK	129		129	B & B	2"CAL	8' HT	40 - 65ft. ht.
	UF	ULMUS PARVIFOLIA 'BOSQUE' TM / BOSQUE LACEBARK ELM	138	3	135	B & B	2"CAL	8' HT	
	ZG	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA	164	14	150	B & B	2"CAL	8' HT	40 - 65ft. ht.
UNDERSTORY TREES									
	AS2	ACER BUERGERIANUM 'STREETWISE' / STREETWISE® TRIDENT MAPLE	43		43	B & B	1.25"CAL	6' HT	15 - ' ht.
	AS	AMELANCHIER LAEVIS 'SNOWCLOUD' / SNOWCLOUD ALLEGHENY SERVICEBERRY	11	6	5	B & B	1.25"CAL	6' HT	15 - ' ht.
	CT	CERCIS CANADENSIS 'NC2016-2' / FLAME THROWER® EASTERN REDBUD	30	30		B & B	1.25"CAL	6' HT	15 - 25ft. ht.
	CS	CORNUS KOUSA 'SATOMI' / SATOMI RED KOUSA DOGWOOD	63	30	33	B & B	1.25"CAL	6' HT	15 - 25ft. ht.
	LW	LAGERSTROEMIA INDICA 'WHIT III' / PINK VELOUR® CRAPE MYRTLE	112	5	107	B & B	MULTI-STEM (3 STALKS MIN.)	8' HT	6 - ' ht.
	LY	LAGERSTRO€MIA X 'YUMA' / YUMA CRAPE MYRTLE	35	6	29	B & B	MULTI-STEM (3 STALKS MIN.)	8' HT	15 - 25ft. ht.
	PV	PINUS VIRGINIANA / VIRGINIA PINE	7	7		B & B	2"CAL	6' HT	25 - 40ft. ht.
SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY	SITE PLANTING	STREET TREES	SIZE	MINIMUM REQUIREMENTS		MATURE HEIGHT
SHRUBS									
	AT	ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED	41	38	3	3 GAL	18" HEIGHT & 12"-15" SPREAD		18 - 36in. ht.
	BG	BUXUS X 'GREEN GEM' / GREEN GEM BOXWOOD	192	149	43	3 GAL	18" HEIGHT & 12"-15" SPREAD		3 - 6ft. ht.
	CS2	CALAMAGROSTIS X ACUTIFLORA 'STRICTA' / KARL FOERSTER FEATHER REED GRASS	70	31	39	3 GAL	18" HEIGHT & 12"-15" SPREAD		18 - 6' ht.
	CA2	CALLICARPA AMERICANA / AMERICAN BEAUTYBERRY	36	36		3 GAL	18" HEIGHT & 12"-15" SPREAD		3 - 6ft. ht.
	FG	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	18	18		3 GAL	18" HEIGHT & 12"-15" SPREAD		18 - 36in. ht.
	IG	ILEX CRENATA 'GREEN LUSTRE' / GREEN LUSTER JAPANESE HOLLY	59	59		3 GAL	18" HEIGHT & 12"-15" SPREAD		6 - ' ht.
	JM	JUNIPERUS CHINENSIS 'MINT JULEP' / MINT JULEP JUNIPER	17	17		3 GAL	18" HEIGHT & 12"-15" SPREAD		
	PR	PENNISETUM SETACEUM 'RUBRUM' / PURPLE FOUNTAIN GRASS	40	40		3 GAL	18" HEIGHT & 12"-15" SPREAD		18 - 6' ht.
	PG	PICEA PUNGENS 'GLOBOSA' / DWARF GLOBE BLUE SPRUCE	13	13		3 GAL	18" HEIGHT & 12"-15" SPREAD		3 - 6ft. ht.
	SG	SPIRAEA JAPONICA 'GOLDMOUND' / GOLDMOUND JAPANESE SPIREA	5	5		3 GAL	18" HEIGHT & 12"-15" SPREAD		18 - 36in. ht.
	SB	SPIRAEA PRUNIFOLIA 'BRIDALWREATH' / BRIDAL WREATH SPIREA	5	5		3 GAL	18" HEIGHT & 12"-15" SPREAD		

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Gideon Smith 07/17/2024

BUFFER INFORMATION

BUFFER 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.

3. ALL SIDES OF PARKING LOTS FRONTING RIGHT-OF-WAYS WILL BE SCREENED WITH A TYPE B BUFFER YARD PER UDO.

4. 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

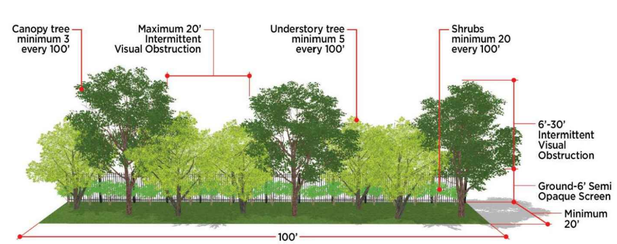
- CANOPY TREES:	40% MIN. - 60% MAX. MUST BE EVERGREEN
- UNDERSTORY TREES:	40% MIN. - 60% MAX. MUST BE EVERGREEN
- SHRUBS:	80% MIN. MUST BE EVERGREEN

TYPE B BUFFER YARD STANDARDS (UDO SEC. 7.4.I.2)

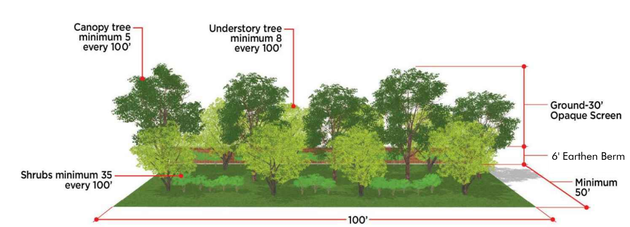
•WIDTH:	20' MIN.
•HEIGHT/OPACITY:	
→GROUND TO 6'	SEMI-OPAQUE SCREEN
→6'-30'	INTERMITTENT VISUAL OBSTRUCTION
•REQUIRED PLANTINGS:	
→CANOPY TREES:	3 TREES/100 LF
→UNDERSTORY TREES:	5 TREES/100 LF
→REQUIRED SHRUBS:	20 SHRUBS/100 LF

TYPE D BUFFER YARD STANDARDS (UDO SEC. 7.4.I.2)

•WIDTH:	50' MIN.
•HEIGHT/OPACITY:	
→GROUND TO 30'	OPAQUE SCREEN
→GROUND TO 6'	EARTHEN BERM W/ LANDSCAPING
•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) SECTION
SCALE: NTS



2 TYPE D BUFFER (TYP) SECTION
SCALE: NTS

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urbandesignpartners.com
nc firm no: P-2671 sc coa no: C-03044

PRELIMINARY DRAWING
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07/05/2024

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

LYNDON OAKS
Master Plan
Landscape Details
Knightdale, North Carolina

NO.	DATE:	BY:	REVISIONS:
#1	11/27/2023		
#2	02/05/2024		
#3	03/28/2024		
#4	05/03/2024		
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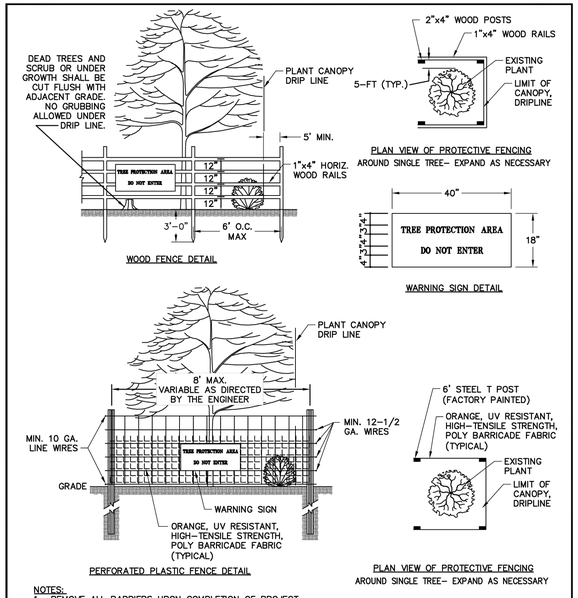
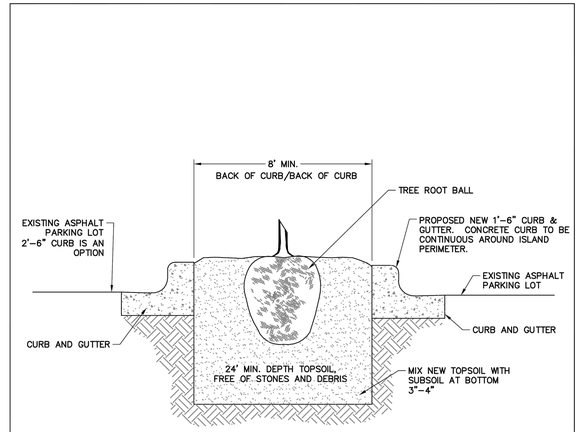
Project No: 22-RDU-083
Date: 07/05/2024
Sheet No:
LS-2.0



NOTES:
1. REMOVE ALL BARRIERS UPON COMPLETION OF PROJECT.
2. LANDSCAPING PLANS SHALL SHOW LOCATIONS OF ALL TREE PROTECTION FENCES.
3. ALL PLANTS TO BE SAVED SHALL BE PROTECTED BY FENCING AS SHOWN IN THIS DETAIL.
4. CONTRACTOR SHALL INSTALL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION OR GRADING ACTIVITY.
5. CONTRACTOR SHALL CALL FOR INSPECTION AND APPROVAL OF PROTECTIVE FENCING PRIOR TO BEGINNING ANY CONSTRUCTION OR GRADING.
6. PROTECTIVE FENCING SHALL BE LOCATED 5' OUTSIDE DRIPLINE OF TREES AND 1' MINIMUM OUTSIDE SHRUBS OR OTHER PLANTS.

REVISIONS	
DATE	DESCRIPTION

TOWN OF KNIGHTDALE STANDARD DETAILS	PLANT PROTECTIVE FENCING	STD. NO. 2.10

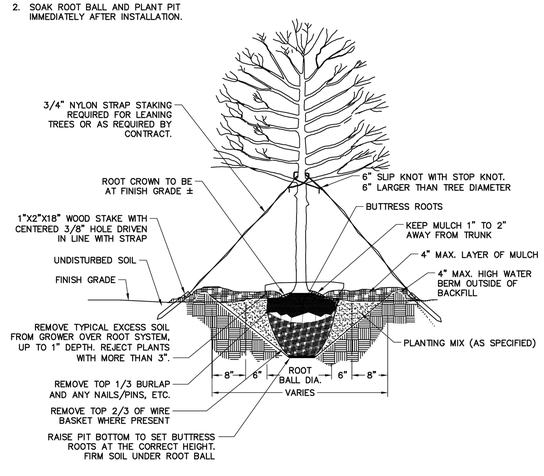


NOTES:
1. 300 SF MIN. TOTAL REQUIRED AREA PER TREE.
2. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS BEFORE PREPARING SOIL AND PLANTING TREES.
3. REMOVE COMPACTED SOIL AND ADD 24" NEW OR TOPSOIL/PLANTING MIX OR UNCOMPACT AND AMEND TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES.

REVISIONS	
DATE	DESCRIPTION

TOWN OF KNIGHTDALE STANDARD DETAILS	TREE PLANTING ISLAND IN PARKING LOTS	STD. NO. 3.23

NOTES:
1. REMOVE WIRE OR NYLON TWINE FROM BALL.
2. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.

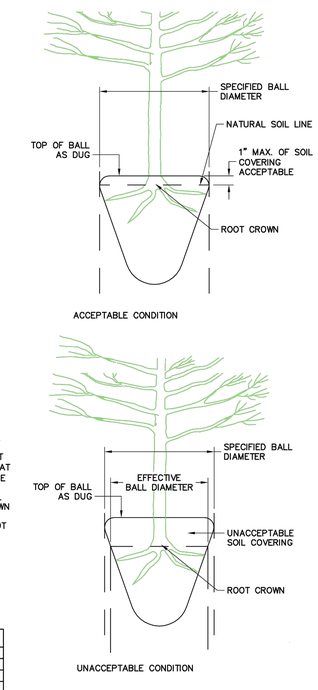


ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK
(AMSI, 1990, PART 1, "SHADE AND FLOWERING TREES")

FOR EXAMPLE:	CALIPER	HEIGHT (RANGE)	MAX. HEIGHT	MIN. ROOT BALL DIA.	MIN. ROOT BALL DEPTH
	2"	12–14'	16'	24"	16"
	3"	14–16'	18'	32"	21"

REVISIONS	
DATE	DESCRIPTION

TOWN OF KNIGHTDALE STANDARD DETAILS	TREE PLANTING (FOR SINGLE AND MULTI-STEM TREES)	STD. NO. 3.25



NOTE:
A ROOT COLLAR EXCAVATION FOR ALL TREES SPECIFIED WILL BE DONE BY THE TOWN TO ENSURE THAT TREES WERE NOT PLANTED/GROWN TOO DEEPLY AT SOURCE (NURSERY). LANDSCAPE CONTRACTOR SHALL HAVE SUPPLIER MARK GROUND LEVEL LINE ABOVE ROOT BALL. IF TOWN DETERMINES THAT THERE IS EXCESSIVE SOIL OVER THE ROOT CROWN, THESE TREES WILL BE REJECTED.

REVISIONS	
DATE	DESCRIPTION

TOWN OF KNIGHTDALE STANDARD DETAILS	ROOT CROWN DEPTHS	STD. NO. 3.21

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

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LYNDON OAKS
Master Plan
Landscape Details
Knightdale, North Carolina

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Date: 07/05/2024
Sheet No:
LS-2.1

LIGHTING LEGEND

LIGHT POLE

* LIGHTING PLAN IS CONCEPTUAL IN NATURE & SUBJECT TO CHANGE AT THE TIME OF CONSTRUCTION DOCUMENTS.

Outdoor Lighting

SHOEBOX LED

SHOEBOX LED

LED (Light-emitting diode)	150/220/420/530 watts
Mounting height	25' – 35'
Color	Black Bronze Gray (Special conditions)
Pole	Wood Style A

IESNA cutoff classification: Full-cutoff

Color temperature: 3,000K Primary
4,000K Available

FIXTURE	WATTS	LUMENS	PATTERN	BUG RATING
Shoebox	150	19,007	III	B2-U0-G3
		18,460	IV	B3-U0-G4
		19,580	V	B5-U0-G3
Shoebox	220	23,744	III	B3-U0-G4
		23,061	IV	B3-U0-G4
		24,461	V	B5-U0-G3
Shoebox	420	41,379	IV	B3-U0-G5
		45,868	V	B5-U0-G5
Shoebox	530	51,429	IV	B3-U0-G5
		57,009	V	B5-U0-G5

LIGHT DISTRIBUTION PATTERNS

light distribution patterns

POLE AVAILABLE	MOUNTING HEIGHT	FOUNDATION
Style A	25', 30', 35'	Direct Bury, Anchor Base
Wood	25', 30', 35'	Direct Bury

For additional information, contact
us at **OOLCarolinas@duke-energy.com.**

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GRAPHIC SCALE

0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

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p 919.275.5002
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nc firm no: P-2671 sc coa no: C-03044

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Master Plan

Lighting Plan
Knightdale, North Carolina

NO.	DATE:	BY:	REVISIONS:
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#5	05/31/2024		

Project No: 22-RDU-083

Date: 07/05/2024

Sheet No:

LS-3.0

SINGLE FAMILY DETACHED
SCALE: NTS

ELEVATION

TOWNHOMES
SCALE: NTS

ELEVATION

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NOTES:

ELEVATIONS SHOWN ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

SEE ZMA-2-23 FOR LIST OF ARCHITECTURAL STANDARDS.

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LYNDON OAKS
Master Plan
Architectural Elevations
Knightdale, North Carolina

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#3	03/28/2024		
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LYNDON OAKS | FUTURE ROAD CONNECTION EXHIBIT

KNIGHTDALE, NC

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GRAPHIC SCALE
0 60 120 240 480
(IN FEET)
1 inch = 120 ft.

1" = 120'
JUNE 28, 2024
22-RDU-083

150 Fayetteville St., Suite 1310 Raleigh, 27601 | urbandesignpartners.com | 919.275.5002