

McADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CONTACT

RYAN AKERS
akers@mcadamsco.com
PHONE: 919. 361. 5000

CLIENT

SUNCREST REAL ESTATE & LAND
2701 EAST CAMELBACK ROAD
#180 BILTMORE PARK
PHOENIX, ARIZONA, 85016
PHONE: 602. 698. 8566



PROJECT DIRECTORY

OLD MILBURNIE RESIDENTIAL PUD

2812 OLD MILBURNIE ROAD
KNIGHTDALE, NORTH CAROLINA, 27545

MASTER PLAN

PROJECT NUMBER: 2020110478
DATE: APRIL 23, 2021

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WATER ALLOCATION POINTS

PROPOSED POINTS	51 POINTS (15 BASE POINTS + 36 BONUS POINTS)
CONSTRUCT A FOUNTAIN WITHIN THE BMP	4 POINTS
STORMWATER, BIoretention	5 POINTS
ON-STREET PUBLIC PARKING	4 POINTS
RESIDENTIAL ARCHITECTURAL STANDARDS	15 POINTS
OUTDOOR DISPLAY OF PUBLIC ART (TO BE APPROVED BY TOWN STAFF)	4 POINTS
IPEMA CERTIFIED PLAYGROUND EQUIPMENT	4 POINTS

ZONING CONDITIONS

THE PROPOSED MASTER PLAN HAS AN ASSOCIATED PLANNED UNIT DEVELOPMENT (PUD) DOCUMENT (DATED 4-23-21) WHICH DETAILS MODIFICATIONS TO TYPICAL UDO STANDARDS AND BINDING ARCHITECTURAL CONDITIONS WHICH WOULD APPLY TO THE APPROVED MASTER PLAN.

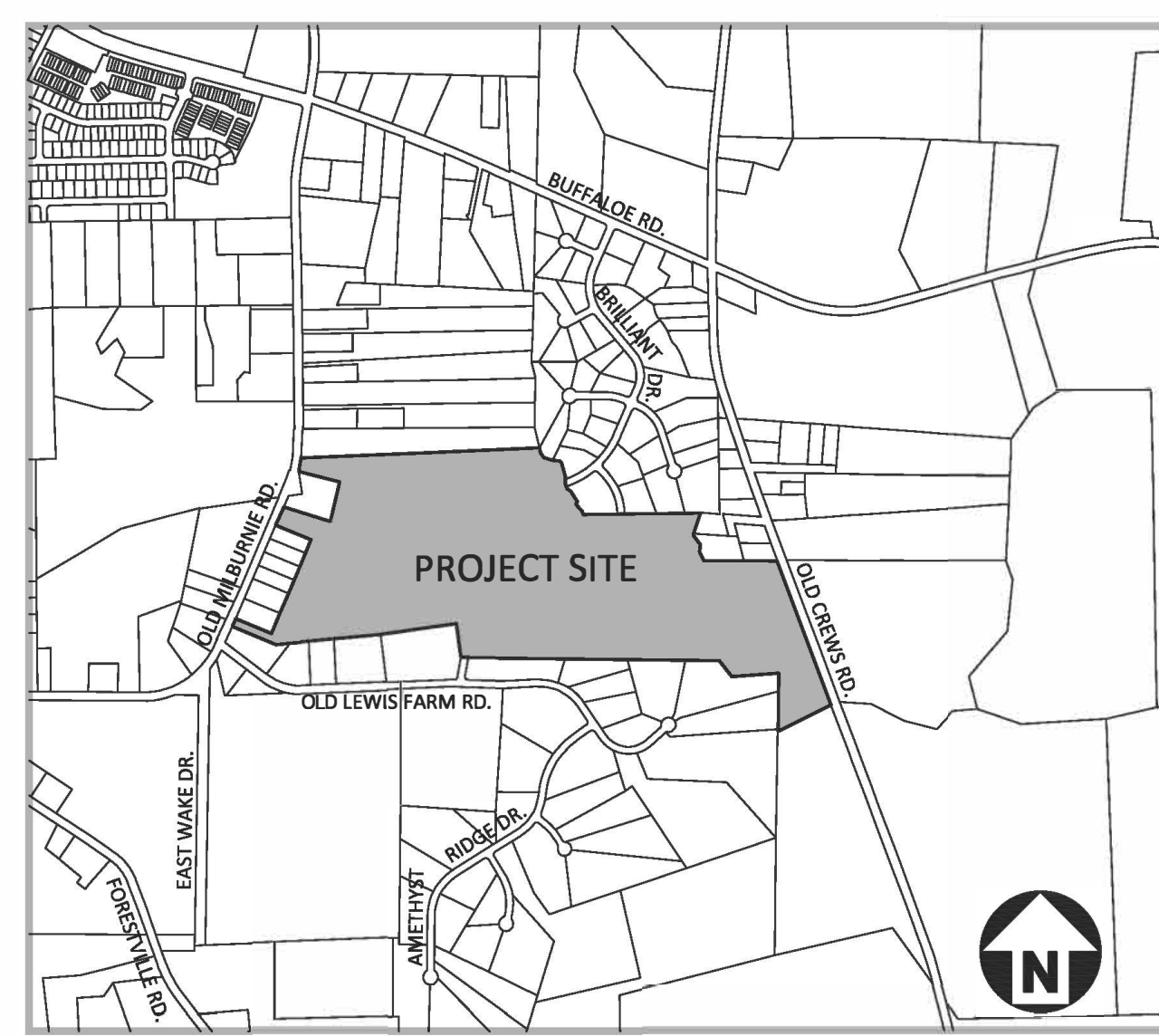
IN ADDITION TO PRESCRIBED ARCHITECTURAL STANDARDS CONTAINED WITHIN THE PUD DOCUMENT, THE FOLLOWING ZONING CONDITIONS SHALL APPLY:

- §2.7 OF THE KNIGHTDALE UNIFIED DEVELOPMENT ORDINANCE REQUIRES THAT ANY LOT LESS THAN 80' IN WIDTH BE ACCESSED VIA AN ALLEY OR REAR LANE ACCESS. DUE TO SITE CONSTRAINTS, UP TO 30% OF THESE DWELLING UNITS CAN BE ACCESSED VIA A DRIVEWAY THAT CONNECTS TO THE FRONTING PUBLIC RIGHT-OF-WAY (WILL NOT INCLUDE THE MAIN EAST-WEST COLLECTOR ROAD).
- THE MINIMUM DRIVEWAY LENGTH SHALL BE 18 FEET.
- §2.7.B OF THE KNIGHTDALE UNIFIED DEVELOPMENT ORDINANCE LIMITS THE MAXIMUM NUMBER OF TOWNHOUSE UNITS IN GR DISTRICTS TO 30% OF THE TOTAL NUMBER OF DWELLING UNITS. TOWNHOUSES WITHIN OLD MILBURNIE VILLAGE WILL COMPRISE 33.71% OF THE TOTAL NUMBER OF DWELLING UNITS.
- §4.2.A OF THE KNIGHTDALE UDO REQUIRES THAT ALL LOTS FRONT UPON A PUBLIC STREET OR PUBLIC SPACE. IN ORDER TO CREATE AN ENGAGING DESIGN WITH ALTERNATIVE LOT LAYOUTS, THE OLD MILBURNIE VILLAGE PUD REQUESTS THE ABILITY TO FRONT TOWNHOUSES DIRECTLY ON HIGH OWNED AND MAINTAINED OPEN SPACE, RATHER THAN PUBLIC ROW. §3.7.A OF THE KNIGHTDALE UDO REQUIRES THAT AT LEAST ONE HALF OF THE RECREATIONAL OPEN SPACE BE PROVIDED FOR ACTIVE RECREATION PURPOSES, AND PROVIDES EXAMPLES OF 'PLAYGROUNDS, TENNIS COURTS, BALL FIELDS, AND VOLLEYBALL COURTS'. OLD MILBURNIE VILLAGE SEEKS TO REQUEST AN EXPANDED INTERPRETATION OF ACTIVE OPEN SPACE FOR THE PURPOSE OF THIS DEVELOPMENT, TO INCLUDE A MYRIAD OF OUTDOOR LIVING SPACES AND VARIABLE-USE PARK SPACE. AMENITIES WITHIN THE PROPOSED DEVELOPMENT WILL INCLUDE WALKING TRAILS, SHADED SEATING, PUBLIC ART, CHILDRENS PLAY AREAS WITH PLAY EQUIPMENT, COMMUNITY GARDENS, DOG-FRIENDLY FIXTURES, FIRE PITS, INTERPRETIVE REST AND PLAY SPACES, GATHERING COURTYARDS, AND ACCESSIBLE PAVILIONS.

SITE DATA

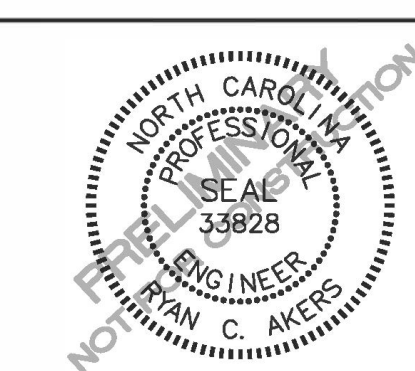
PIN	1784-87-2891, 1745-97-2793, 1755-17-9228 (PORTION)
SITE AREA	GROSS AREA: 91.53 AC NCDOT R/W DEDICATION: 0.81 AC NET AREA: 90.72 AC
EXISTING ZONING	RURAL TRANSITION (RT)
PROPOSED ZONING	PUD (GR3)
WATERSHED OVERLAY	NONE
WATERSHED	LOWER NEUSE
RIVER BASIN	NEUSE
FEMA DATA	FIRM PANEL #3720174500, DATED MAY 2, 2006 FIRM PANEL #3720175500, DATED MAY 2, 2006 FIRM PANEL #3720178500, DATED MAY 2, 2006
EXISTING USE	VACANT
PROPOSED USE	RESIDENTIAL - 177 SFD DETACHED & 90 TH UNITS
DENSITY	267 UNITS / 90.72 AC = 2.94 DU/AC
SETBACKS (SFD)	PROPOSED (PER PUD) FRONT YARD: 10' CORNER YARD: 10' SIDE YARD: 5' (3' FOR REAR LOADED) REAR YARD: 15'
PARKING	REQUIRED 2/UNIT x 267 UNITS = 534 SPACES PROPOSED 444 GARAGE SPACES 267 DRIVEWAY SPACES 711 TOTAL SPACES
GUEST/AMENITY PARKING	PROPOSED 20 SPACES
ON STREET	REQUIRED 24 SPACES
ON-ALLEY (TH&KIOSK)	PROPOSED 20 SPACES
TOTAL OPEN SPACE	REQUIRED 439,140 SF (10.08 AC) (520x3.5x177) + (520x2.5x90)
TOTAL OPEN SPACE	PROPOSED 1,040,832 SF (23.82 AC)
PASSIVE OPEN SPACE	REQUIRED 25% X 1,65.04 AC (50% OF TOTAL REQUIRED)
PASSIVE OPEN SPACE	PROPOSED 12.38 AC
TREE SAVE-PERIMETER OF SITE x 20'	REQUIRED 245,720 SF (5.64 AC) (12,286 IF x 20")
TREE SAVE	PROPOSED 5.7 AC
CONNECTIVITY	REQUIRED 1.4
CONNECTIVITY	PROPOSED 1.46 (22 LINKS/15 NODE)
PROPOSED ROADWAYS	17,628 LF

Open Space Amenity Table
Open Space A - Pavilion, Fire Pits, Seating, Pedestrian Courtyard
Open Space B - Community Gardens, Recreation Zones, Dog Park
Open Space C - Mail Kiosk & Restroom, Playground, Play Lawn, Tree Orchard



VICINITY MAP
1" = 1,200'

N:\Projects\Sumner\2020110478\04-Production\Engineering\Master Plan\Current Drawings\2020110478-031.dwg, 4/23/2021, 10:07:55 AM, HIL, NIKKI



REVISIONS

NO.	DATE	TOWN OF KNIGHTDALE
1	04.02.2021	

MASTER PLAN FOR:

OLD MILBURNIE
RESIDENTIAL PUD
KNIGHTDALE, NORTH CAROLINA, 27545
PROJECT NUMBER: 2020110478

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

LEGEND (UNLESS OTHERWISE NOTED)

- ▲ CALCULATED POINT
- GUY WIRE
- IRON PIPE
- ☆ LIGHT POLE
- ⊕ TELEPHONE PEDESTAL
- ⊞ TRANSFORMER
- UTILITY POLE
- ⊙ WELL
- ADJOINER
- BOUNDARY
- CENTERLINE
- OVERHEAD UTILITY
- RIGHT OF WAY
- TREELINE

GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS AN EXISTING CONDITIONS SURVEY.
2. BEARINGS FOR THIS SURVEY ARE BASED ON NAD 83.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: RT PER WAKE COUNTY GIS
5. AREA BY COORDINATE GEOMETRY.
6. FLOOD NOTE: THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #17201755000 DATED MAY 2ND, 2006.
7. UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 27°01'42" E	20.51'	L59	S 05°09'23" E	9.37'	L137	S 78°43'17" E	13.92'	L227	S 20°34'15" E	49.88'
L2	S 26°28'44" W	22.01'	L60	S 39°42'08" E	26.38'	L138	S 58°30'55" E	23.01'	L228	S 20°42'05" E	50.52'
L3	S 56°59'05" E	72.76'	L61	S 42°24'05" E	5.38'	L139	S 44°56'42" E	19.06'	L229	S 20°33'32" E	49.22'
L4	S 77°59'42" E	12.21'	L62	N 66°38'17" E	6.18'	L140	S 72°22'03" E	5.75'	L230	S 20°29'28" E	50.18'
L5	S 31°53'07" E	8.80'	L63	N 18°51'27" E	7.16'	L141	N 26°41'06" E	5.43'	L231	S 20°30'29" E	50.16'
L6	S 29°42'51" E	10.85'	L64	S 89°43'29" E	5.66'	L142	N 65°03'16" E	15.13'	L232	S 20°44'38" E	49.81'
L7	S 89°23'38" E	12.11'	L65	S 62°00'46" E	4.49'	L143	S 63°58'58" E	4.74'	L233	S 20°32'13" E	50.35'
L8	N 70°28'58" E	22.56'	L66	S 24°54'15" E	7.08'	L144	S 73°49'15" E	14.22'	L234	S 20°45'50" E	54.37'
L9	S 79°25'36" E	16.57'	L67	S 20°16'23" E	27.98'	L145	S 65°28'16" E	25.06'	L235	S 20°53'55" E	44.13'
L10	S 20°14'51" E	12.19'	L68	S 43°14'50" E	25.33'	L146	S 86°12'40" E	3.85'	L236	S 20°43'29" E	50.12'
L11	S 75°30'26" W	14.81'	L69	S 62°35'43" E	23.99'	L147	N 37°56'03" E	3.59'	L237	S 19°39'43" E	3.68'
L12	S 08°47'07" W	33.22'	L70	S 62°35'43" E	23.99'	L148	N 48°21'14" E	11.51'	L238	S 20°30'26" E	46.32'
L13	S 22°40'13" E	25.95'	L71	S 17°53'52" E	7.70'	L149	S 62°19'06" E	13.68'	L239	S 20°47'08" E	50.25'
L14	S 26°15'01" E	17.67'	L72	S 22°54'35" W	11.03'	L150	S 29°12'49" E	18.58'	L240	S 17°19'54" E	8.72'
L15	S 53°44'56" E	13.19'	L73	S 32°13'16" E	7.01'	L151	S 32°13'16" E	7.01'	L241	S 21°25'33" E	41.10'
L16	S 13°26'43" E	30.39'	L74	S 86°51'37" E	7.36'	L152	S 00°44'51" W	16.34'	L242	S 20°43'59" E	50.24'
L17	S 46°51'43" E	15.26'	L75	S 51°50'23" E	2.85'	L153	S 16°25'38" E	12.26'	L243	S 20°01'31" E	12.31'
L18	S 03°04'58" W	26.19'	L76	S 33°29'35" E	16.35'	L154	S 59°04'23" E	4.04'	L244	S 20°55'50" E	37.52'
L19	S 49°13'05" E	7.06'	L77	N 85°09'08" E	4.64'	L155	S 73°49'15" E	19.02'	L245	S 20°42'34" E	49.87'
L20	N 67°21'08" E	16.33'	L78	S 50°44'28" E	19.47'	L156	S 65°33'49" E	10.74'	L246	S 19°05'35" E	15.27'
L21	S 16°59'03" E	17.08'	L79	S 12°51'21" E	6.58'	L157	S 38°21'34" E	12.89'	L247	S 21°24'26" E	34.87'
L22	S 10°51'56" W	20.88'	L80	S 12°51'21" E	6.58'	L158	S 63°25'25" E	10.18'	L248	S 20°16'08" E	49.74'
L23	S 49°57'16" E	25.82'	L81	S 02°24'04" W	2.67'	L159	S 42°10'46" E	10.60'	L249	S 21°20'30" E	13.85'
L24	S 30°23'13" E	9.57'	L82	S 16°30'04" W	9.04'	L160	S 79°11'30" E	15.63'	L250	S 20°33'11" E	36.26'
L25	S 08°13'33" W	10.93'	L83	S 89°04'19" E	4.21'	L161	S 48°45'07" E	32.39'	L251	S 20°42'40" E	50.10'
L26	S 75°09'17" E	15.06'	L84	S 32°18'11" W	2.67'	L162	S 35°02'25" E	14.10'	L252	S 20°02'57" E	14.10'
L27	S 37°17'53" E	8.90'	L85	S 00°05'02" W	5.00'	L163	S 48°28'30" E	5.49'	L253	S 21°08'25" E	20.69'
L28	S 44°02'33" E	12.29'	L86	S 16°30'04" W	9.04'	L164	S 84°44'48" E	40.35'	L254	S 86°29'56" W	1.39'
L29	S 15°47'40" W	9.67'	L87	S 89°04'19" E	4.21'	L165	S 85°30'20" E	10.73'	L255	N 07°58'14" W	233.33'
L30	S 77°51'10" W	7.27'	L88	S 70°00'54" E	3.66'	L166	S 84°44'14" E	17.69'	L256	N 24°34'04" E	22.04'
L31	S 11°05'22" W	15.84'	L89	S 40°05'56" E	4.82'	L167	S 21°28'48" E	10.30'	L257	N 24°28'56" E	37.28'
L32	S 53°56'20" E	17.40'	L90	S 10°04'24" W	14.37'	L168	S 46°38'07" E	15.02'	L258	N 22°45'21" E	13.19'
L33	S 46°31'59" E	14.15'	L91	S 27°26'25" E	10.97'	L169	S 71°03'58" E	16.63'	L259	N 22°33'25" E	43.40'
L34	S 19°16'49" W	12.56'	L92	S 23°20'18" E	17.04'	L170	S 03°37'23" W	21.98'	L260	N 25°11'23" E	45.43'
L35	S 58°39'19" E	18.11'	L93	S 33°46'52" E	11.05'	L171	S 10°22'31" E	21.31'	L261	N 22°36'31" E	34.36'
L36	S 78°43'33" E	12.09'	L94	N 68°24'00" E	4.05'	L172	S 24°51'17" E	14.94'	L262	S 16°40'32" E	21.41'
L37	S 14°32'33" W	14.32'	L95	S 42°29'58" E	5.03'	L173	S 61°39'03" E	15.30'	L263	N 12°55'00" E	50.25'
L38	S 18°05'02" E	6.54'	L96	S 44°04'56" E	10.54'	L174	S 27°09'24" E	23.86'	L264	N 08°42'21" E	14.93'
L39	S 55°12'04" E	9.91'	L97	S 71°57'52" E	14.94'	L175	S 04°29'44" E	33.20'	L265	N 08°42'21" E	14.93'
L40	S 10°12'58" E	15.22'	L98	S 23°09'41" E	4.86'	L176	S 00°47'04" W	30.33'	L266	N 08°42'21" E	14.93'
L41	S 17°18'49" E	8.65'	L99	S 05°37'05" W	10.55'	L177	S 34°40'57" E	5.15'	L267	N 08°42'21" E	14.93'
L42	S 40°24'33" E	21.73'	L100	S 09°48'41" E	21.48'	L178	S 36°56'02" E	24.88'	L268	N 08°42'21" E	14.93'
L43	S 09°12'58" W	3.54'	L101	S 26°57'00" E	20.88'	L179	S 66°55'20" E	5.33'	L269	N 08°42'21" E	14.93'
L44	S 36°18'09" W	5.83'	L102	S 67°46'35" E	12.25'	L180	N 83°51'40" E	8.10'	L270	N 24°34'04" E	22.04'
L45	S 74°29'27" E	5.47'	L103	S 80°01'44" E	10.05'	L181	N 19°17'16" E	8.88'	L271	N 24°34'04" E	22.04'
L46	S 07°02'32" W	4.38'	L104	S 23°16'20" E	20.28'	L182	N 58°28'42" E	21.38'	L272	N 24°34'04" E	22.04'
L47	S 38°20'47" E	5.42'	L105	S 14°02'19" W	7.60'	L183	S 65°16'26" E	24.92'	L273	N 24°34'04" E	22.04'
L48	S 37°18'33" E	3.26'	L106	S 58°50'37" W	12.18'	L184	S 42°33'50" E	33.54'	L274	N 24°34'04" E	22.04'
L49	S 39°29'01" E	3.33'	L107	S 34°06'01" W	4.62'	L185	S 17°43'12" E	9.45'	L275	N 24°34'04" E	22.04'
L50	S 51°56'55" E	10.70'	L108	S 04°54'25" E	22.75'	L186	S 22°27'06" W	8.19'	L276	N 24°34'04" E	22.04'
L51	S 47°50'39" E	28.62'	L109	S 23°09'41" E	4.86'	L187	N 10°16'04" W	31.65'	L277	N 24°34'04" E	22.04'
L52	S 78°06'01" E	9.51'	L110	S 62°32'57" E	10.91'	L188	N 74°20'31" W	7.38'	L278	N 24°34'04" E	22.04'
L53	N 69°44'11" E	9.77'	L111	S 62°32'57" E	10.91'	L189	N 47°41'03" W	9.19'	L279	N 24°34'04" E	22.04'
L54	N 74°29'27" E	5.47'	L112	S 67°46'35" E	12.25'	L190	N 20°29'13" W	6.71'	L280	N 24°34'04" E	22.04'
L55	S 86°51'50" E	4.07'	L113	S 23°20'18" E	17.04'	L191	N 12°00'10" E	10.16'	L281	N 24°34'04" E	22.04'
L56	S 85°44'34" E	4.91'	L114	S 32°26'07" E	12.47'	L192	N 17°22'10" W	24.42'	L282	N 24°34'04" E	22.04'
L57	S 27°56'50" E	17.51'	L115	S 16°14'18" W	24.71'	L193	N 16°14'18" W	24.71'	L283	N 24°34'04" E	22.04'
L58	S 19°31'49" E	2.31'	L116	S 42°29'58" E	5.03'	L194	N 31°25'59" W	2.24'	L284	N 24°34'04" E	22.04'
L59	S 37°25'22" E	6.39'	L117	S 81°03'06" E	4.64'	L195	S 08°24'55" E	7.56'	L285	N 24°34'04" E	22.04'
L60	S 22°01'54" W	13.45'	L118	S 66°12'26" E	1.86'	L196	S 14°08'03" W	20.66'	L286	N 24°34'04" E	22.04'
L61	S 27°32'56" E	8.51'	L119	S 72°44'30" E	17.21'	L197	S 33°25'23" W	12.86'	L287	N 24°34'04" E	22.04'
L62	S 31°34'16" E	13.63'	L120	S 59°49'14" E	16.69'	L198	S 70°48'14" E	4.19'	L288	N 24°34'04" E	22.04'
L63	S 35°38'23" E	21.60'	L121	S 27°11'24" W	12.30'	L199	S 35°42'56" W	11.98'	L289	N 24°34'04" E	22.04'
L64	S 47°00'04" E	9.08'	L122	S 09°25'32" W	5.83'	L200	S 14°52'26" W	21.37'	L290	N 24°34'04" E	22.04'
L65	S 12°55'09" W	7.38'	L123	S 44°17'22" E	6.72'	L201	S 04°29'44" E	14.19'	L291	N 24°34'04" E	22.04'
L66	S 89°22'42" E	1878.42'	L124	S 80°43'02" E	18.97'	L202	S 25°03'20" W	4.91'	L292	N 24°34'04" E	22.04'
L67	S 82°22'42" E	1878.42'	L125	S 41°50'48" E	13.90'	L203	S 34°35'05" W	11.35'	L293	N 24°34'04" E	22.04'
L68	S 82°22'42" E	1878.42'	L126	S 39°19'02" W	10.73'	L204	S 39°19'02" W	10.73'	L294	N 24°34'04" E	22.04'
L69	S 82°22'42" E	1878.42'	L127	S 04°24'04" W	7.37'	L205	S 04°24'04" W	7.37'	L295	N 24°34'04" E	22.04'
L70	S 82°22'42" E	1878.42'	L128	S 08°15'42" W	11.59'	L206	S 08°15'42" W	11.59'	L296	N 24°34'04" E	22.04'
L71	S 82°22'42" E	1878.42'	L129	S 10°16'39" W	16.36'	L207	S 10°16'39" W	16.36'	L297	N 24°34'04" E	22.04'
L72	S 82°22'42" E	1878.42'	L130	S 03°40'22" W	6.43'	L208	S 03°40'22" W	6.43'	L298	N 24°34'04" E	22.04'
L73	S 82°22'42" E	1878.42'	L131	S 37°48'10" E	4.93'	L209	S 37°48'10" E	4.93'	L299	N 24°34'04" E	22.04'
L74	S 82°22'42" E	1878.42'	L132	S 32°34'52" E	33.02'	L210	S 32°34'52" E	33.02'	L300	N 24°34'04" E	22.04'
L75	S 82°22'42" E	1878.42'	L133	S 52°15'00" E	3.31'	L211	S 52°15'00" E	3.31'	L301	N 24°34'04" E	22.04'
L76	S 82°22'42" E	1878.42'	L134	S 18°16'31" E	18.93'	L212	S 18°16'31" E	18.93'	L302	N 24°34'04" E	22.04'
L77	S 82°22'42" E	1878.42'	L135	S 43°12'54" E	18.25'	L213	S 43°12'54" E	18.25'	L303	N 24°34'04" E	22.04'
L78	S 82°22'42" E	1878.42'	L136	S 23°06'05" E	28.97'	L214	S 23°06'05" E	28.97'	L304	N 24°34'04" E	22.04'
L79	S 82°22'42" E	1878.42'	L137	S 01°23'07" E	2.49'	L215	S 01°23'07" E	2.49'	L305	N 24°34'04" E	22.04'
L80	S 82°22'42" E	1878.42'	L138	S 21°54'46" W	3.44'	L216	S 21°54'46" W	3.44'	L306	N 24°34'04" E	22.04'
L81	S 82°22'42" E	1878.42'	L139	S 36°58'06" W	6.80'	L217	S 36°58'06" W	6.80'	L307	N 24°34'04" E	22.04'
L82	S 82°22'42" E	1878.42'	L140	S 33°07'05" W	11.74'	L218	S 33°07'05" W	11.74'	L308	N 24°34'04" E	22.04'
L83	S 82°22'42" E	1878.42'	L141	S 10°10'51" W	14.86'	L219	S 10°10'51" W	14.86'	L309	N 24°34'04" E	22.04'
L84	S 82°22'42" E	1878.42'	L142	S 25°34'32" E							



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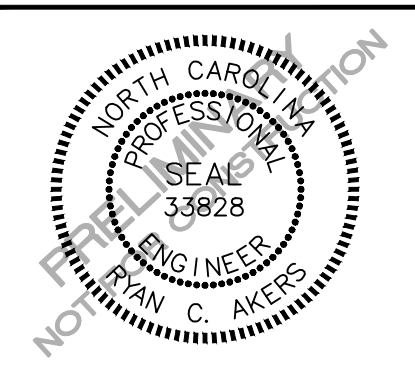
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**OLD MILBURNIE
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MASTER PLAN**
WENDELL, NORTH CAROLINA



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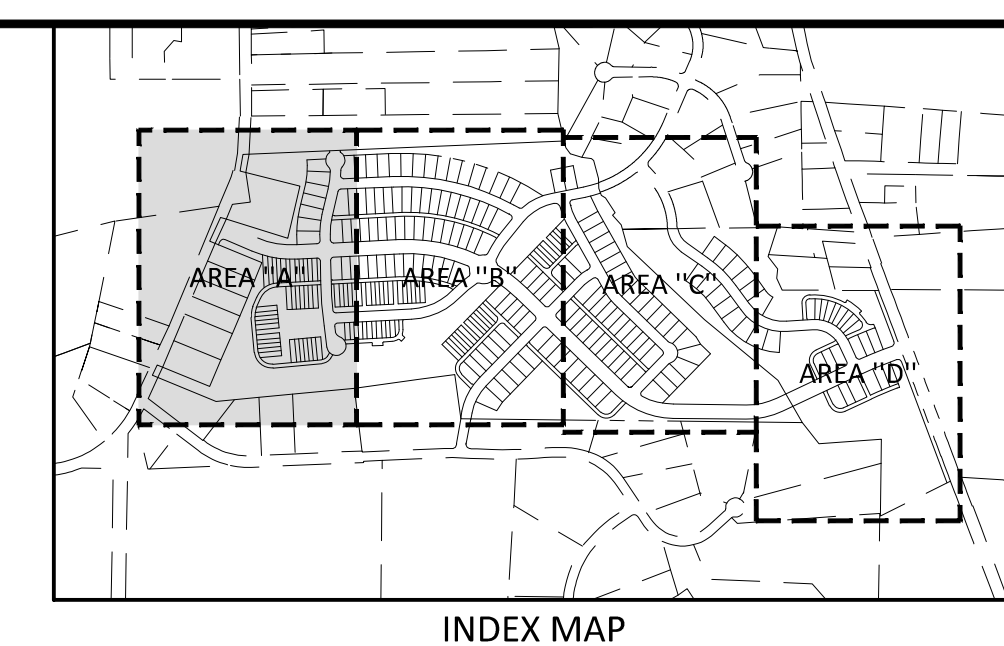
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CHECKED BY RCA
DRAWN BY NNH
SCALE 1"=50'
DATE 04.23.2021

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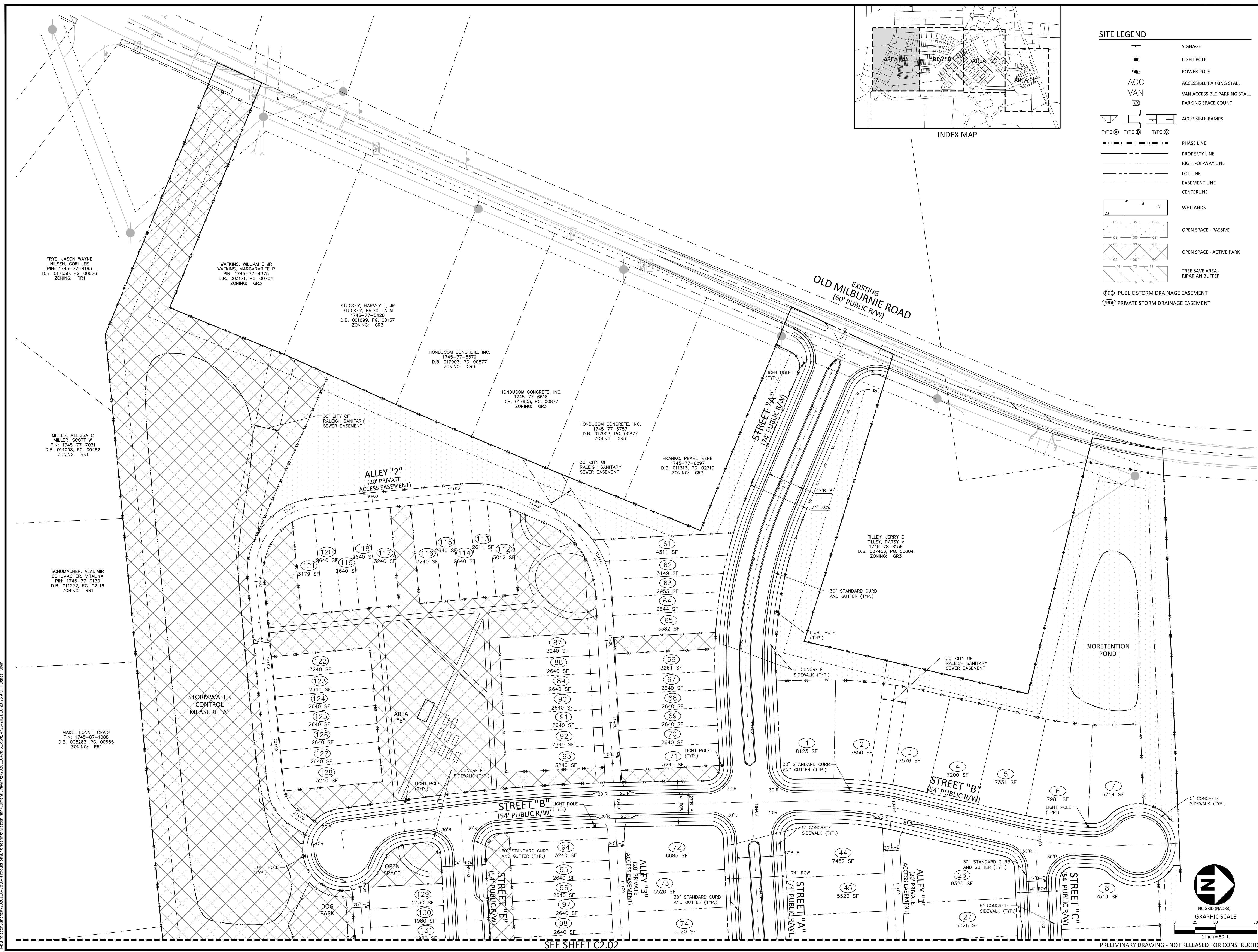
**SITE PLAN
AREA "A"**

C2.01



SITE LEGEND

- SIGNAGE
- LIGHT POLE
- POWER POLE
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- WETLANDS
- OPEN SPACE - PASSIVE
- OPEN SPACE - ACTIVE PARK
- TREE SAVE AREA - RIPARIAN BUFFER
- PDE PUBLIC STORM DRAINAGE EASEMENT
- PRDE PRIVATE STORM DRAINAGE EASEMENT



FRYE, JASON WAYNE
NILSEN, CORI LEE
PIN: 1745-77-4163
D.B. 017550, PG. 00626
ZONING: RR1

WATKINS, WILLIAM E JR
WATKINS, MARGARITE R
PIN: 1745-77-4375
D.B. 003171, PG. 00704
ZONING: GR3

STUCKEY, HARVEY L JR
STUCKEY, PRISOLLA M
1745-77-5428
D.B. 001699, PG. 00137
ZONING: GR3

HONDUCOM CONCRETE, INC.
1745-77-6618
D.B. 017903, PG. 00877
ZONING: GR3

HONDUCOM CONCRETE, INC.
1745-77-6818
D.B. 017903, PG. 00877
ZONING: GR3

HONDUCOM CONCRETE, INC.
1745-77-6897
D.B. 017903, PG. 00877
ZONING: GR3

FRANKO, PEARL IRENE
1745-77-6897
D.B. 011313, PG. 02719
ZONING: GR3

TILLEY, JERRY E
TILLEY, PATSY M
1745-78-8156
D.B. 007456, PG. 00604
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MILLER, MELISSA C
MILLER, SCOTT W
PIN: 1745-77-7031
D.B. 014098, PG. 00462
ZONING: RR1

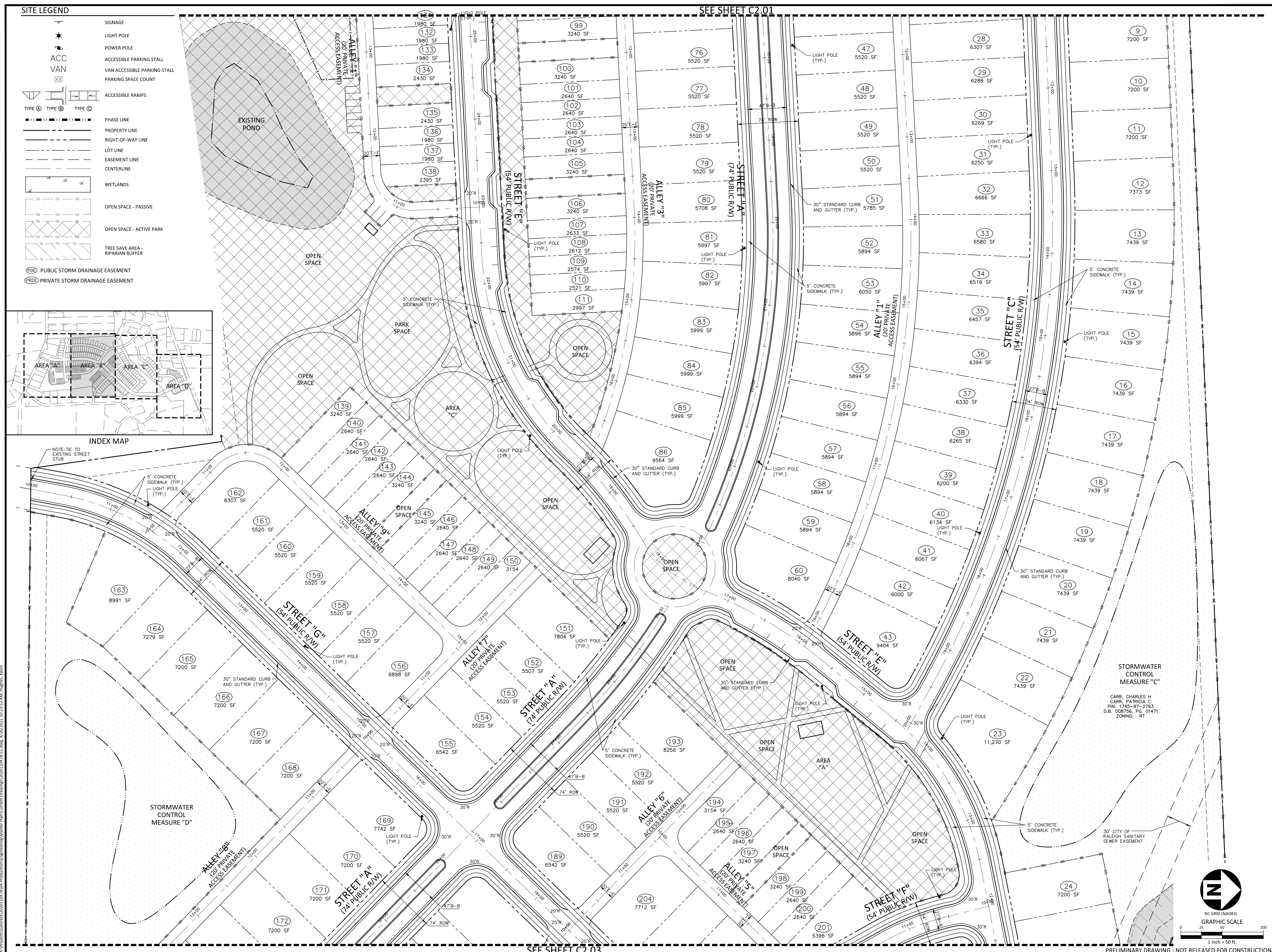
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SCHUMACHER, VITALIYA
PIN: 1745-77-9130
D.B. 011252, PG. 02116
ZONING: RR1

MAISE, LONNIE CRAIG
PIN: 1745-87-1088
D.B. 008283, PG. 00685
ZONING: RR1

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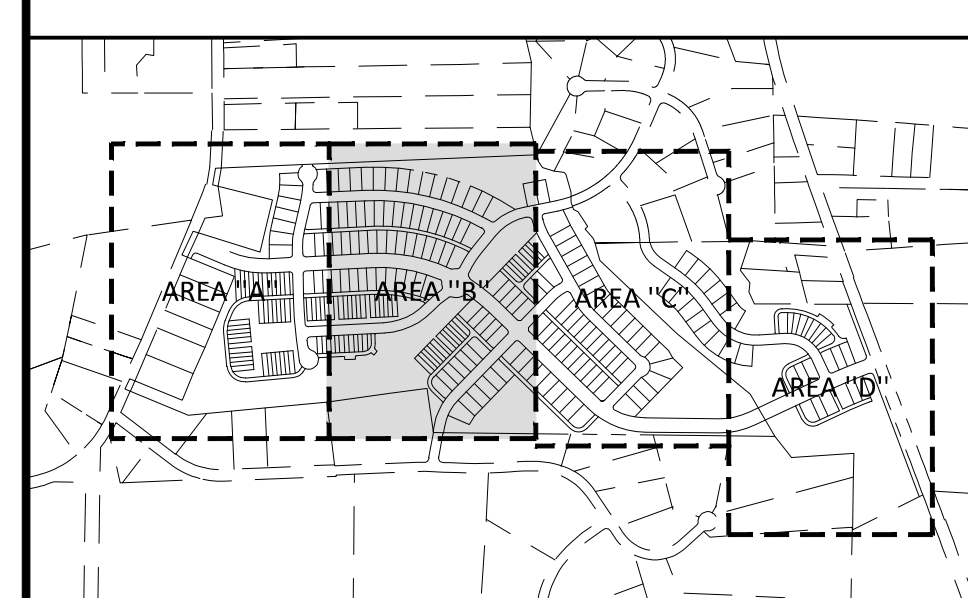
SEE SHEET C2.02

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



SITE LEGEND

- SIGNAGE
- LIGHT POLE
- POWER POLE
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- WETLANDS
- OPEN SPACE - PASSIVE
- OPEN SPACE - ACTIVE PARK
- TREE SAVE AREA - RIPARIAN BUFFER
- PUBLIC STORM DRAINAGE EASEMENT
- PRIVATE STORM DRAINAGE EASEMENT



INDEX MAP

NOTE: TIE TO EXISTING STREET STUB

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SEE SHEET C2.01

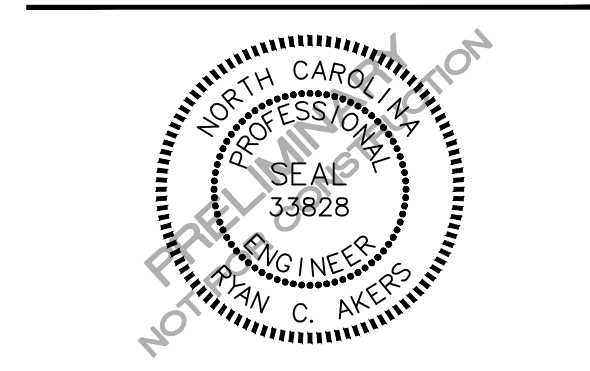
SEE SHEET C2.03

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 WENDELL, NORTH CAROLINA



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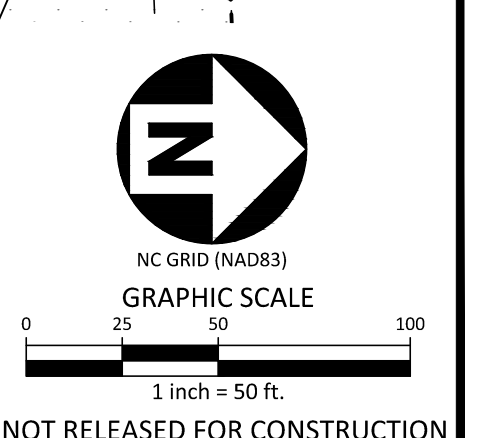
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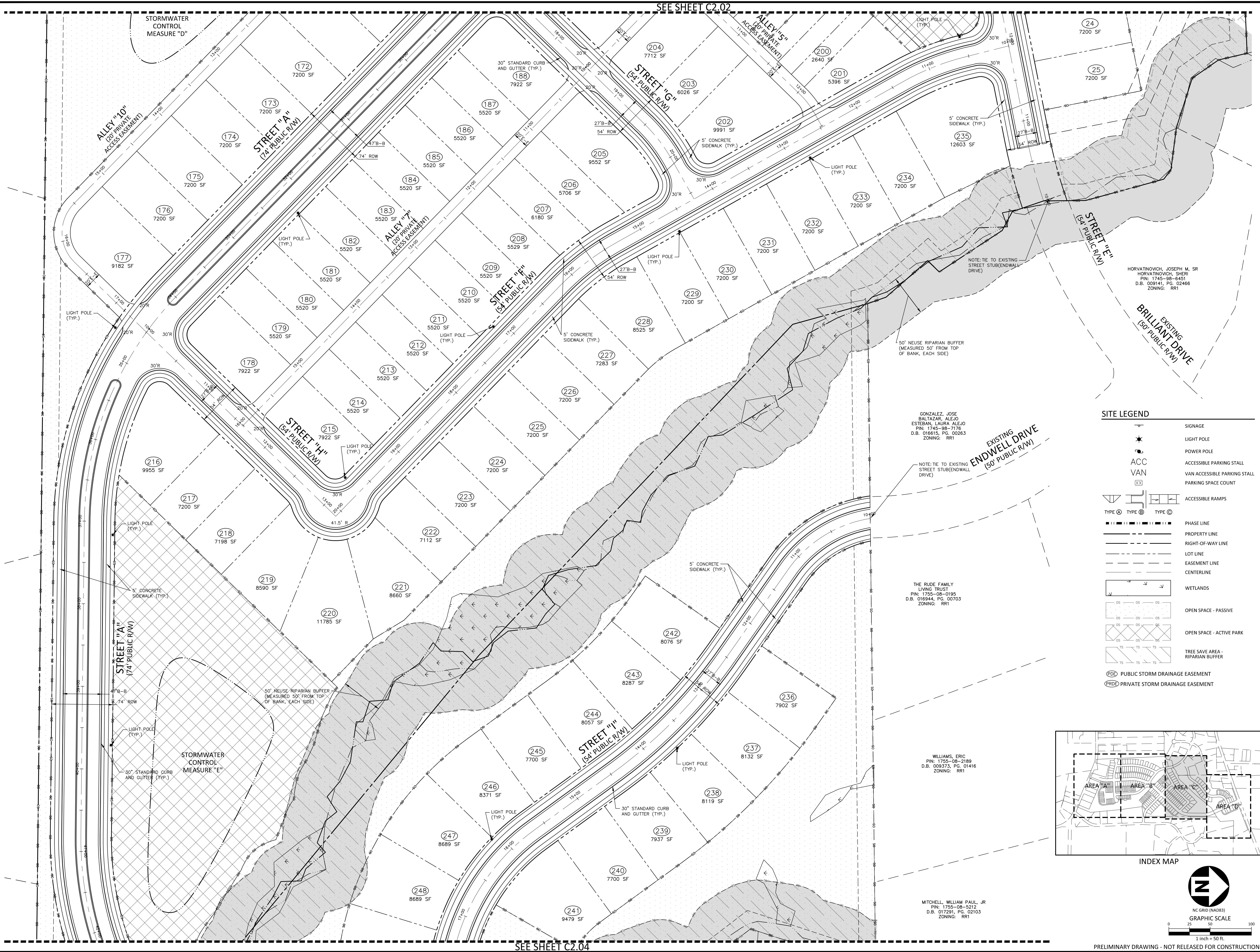
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**SITE PLAN
 AREA "B"
 C2.02**



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SEE SHEET C2.02



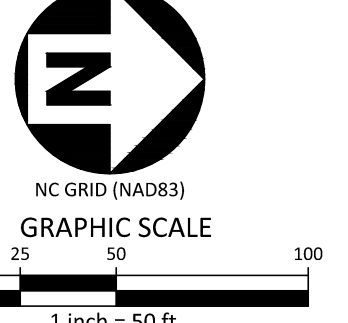
SEE SHEET C2.04

SITE LEGEND

- SIGNAGE
- LIGHT POLE
- POWER POLE
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- WETLANDS
- OPEN SPACE - PASSIVE
- OPEN SPACE - ACTIVE PARK
- TREE SAVE AREA - RIPARIAN BUFFER
- PDE PUBLIC STORM DRAINAGE EASEMENT
- PDEE PRIVATE STORM DRAINAGE EASEMENT



INDEX MAP



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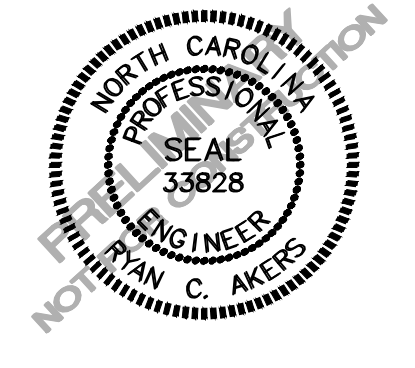
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WENDELL, NORTH CAROLINA



REVISIONS

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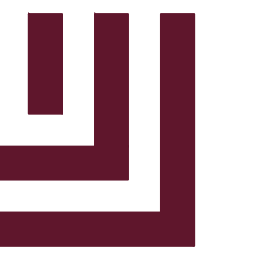
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FILENAME	2020110478-S1
CHECKED BY	RCA
DRAWN BY	NNH
SCALE	1"=50'
DATE	04. 23. 2021

SHEET

**SITE PLAN
AREA "C"**
C2.03

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Durham, NC 27713

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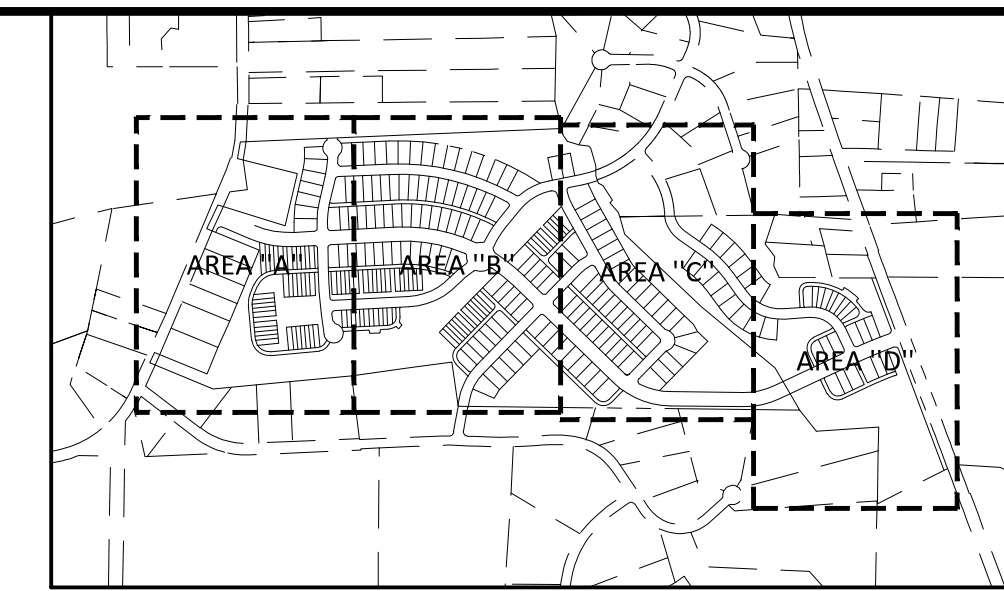


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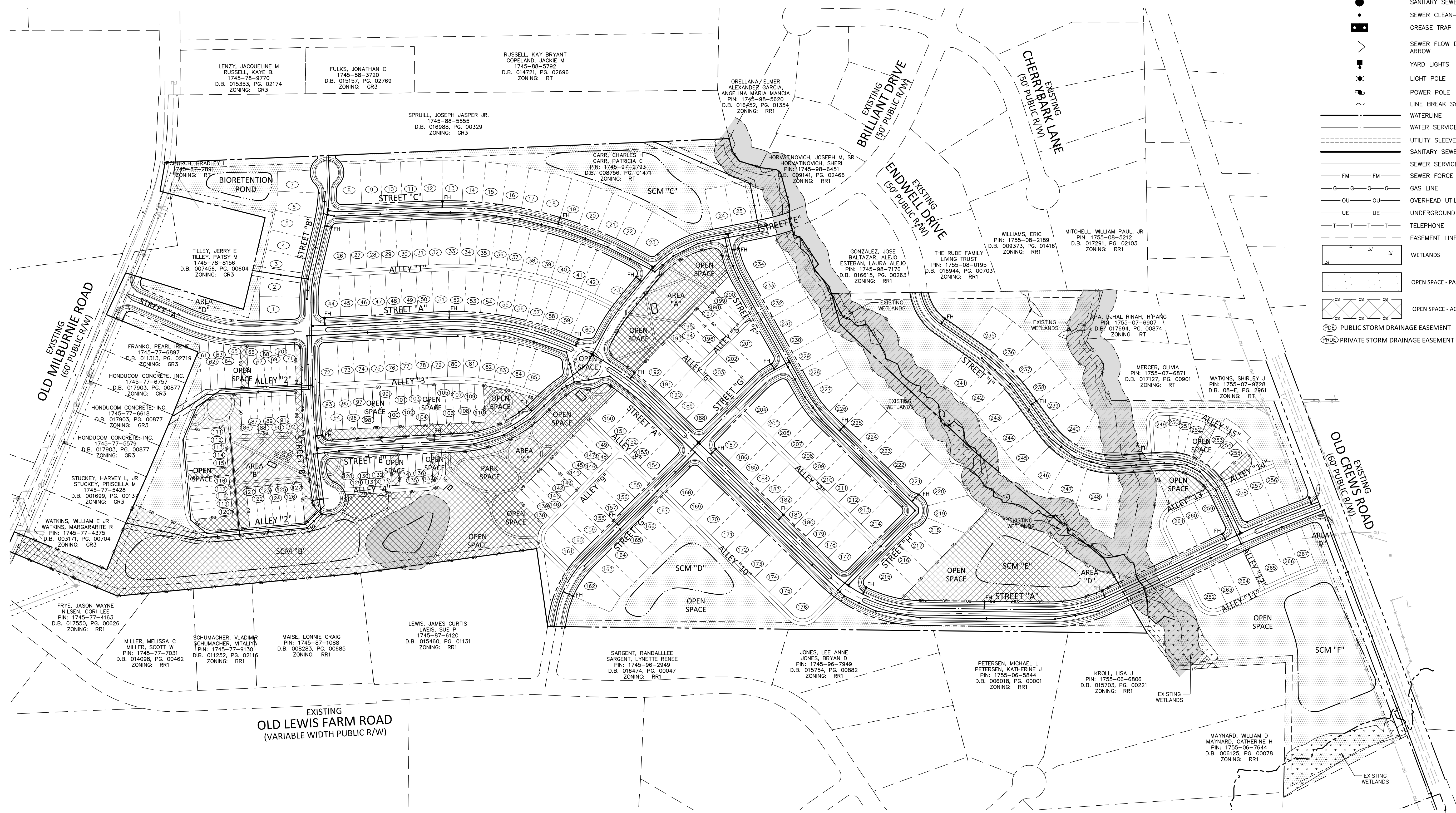


UTILITY LEGEND

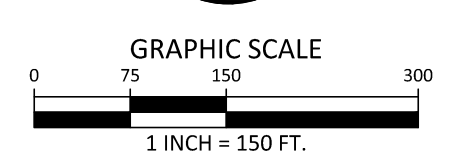
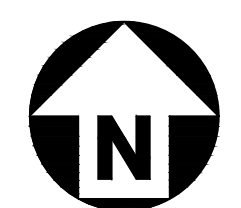
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE
- WETLANDS
- OPEN SPACE - PASSIVE
- OPEN SPACE - ACTIVE PARK
- PDE PUBLIC STORM DRAINAGE EASEMENT
- PRDE PRIVATE STORM DRAINAGE EASEMENT



INDEX MAP



SEWER EXTENSION TO BE EXTENDED TO THROUGH SILVER PROPERTY VIA GRAVITY SEWER TO KNIGHTDALE INTERCEPTOR - ALIGNMENT AND DESIGN COORDINATION UNDERWAY WITH CORPUS



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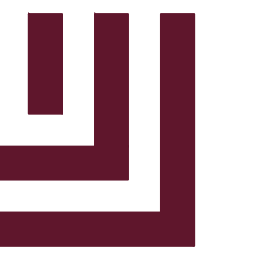
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DATE	04.23.2021

SHEET

OVERALL
UTILITY PLAN
C4.00

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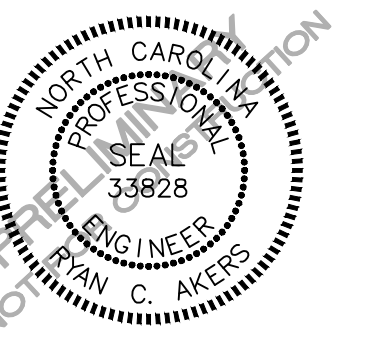
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MASTER PLAN**
WENDELL, NORTH CAROLINA



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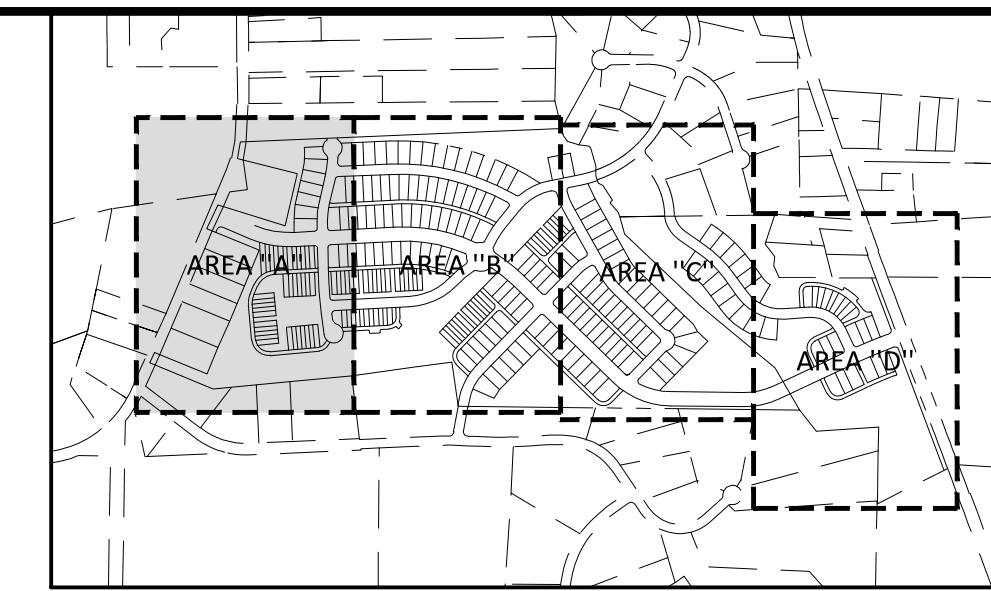
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SCALE 1"=50'
DATE 04.23.2021

SHEET

**UTILITY PLAN
AREA "A"**

C4.01



INDEX MAP

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- WATER METER
- WATER VALVE
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- SEWER FLOW DIRECTION ARROW
- LIGHT POLE
- WATERLINE
- WATER SERVICE LINE
- SANITARY SEWER
- SEWER FORCE MAIN
- EASEMENT LINE
- WETLANDS
- OPEN SPACE - PASSIVE
- OPEN SPACE - ACTIVE PARK
- TREE SAVE AREA - RIPARIAN BUFFER
- PUBLIC STORM DRAINAGE EASEMENT
- PRIVATE STORM DRAINAGE EASEMENT



SEE SHEET C4.02

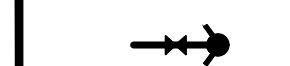


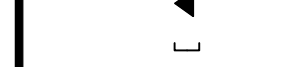



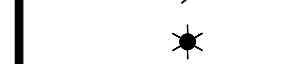
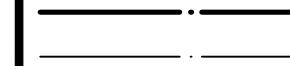

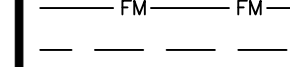
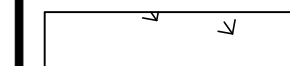
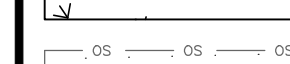







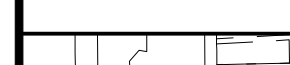


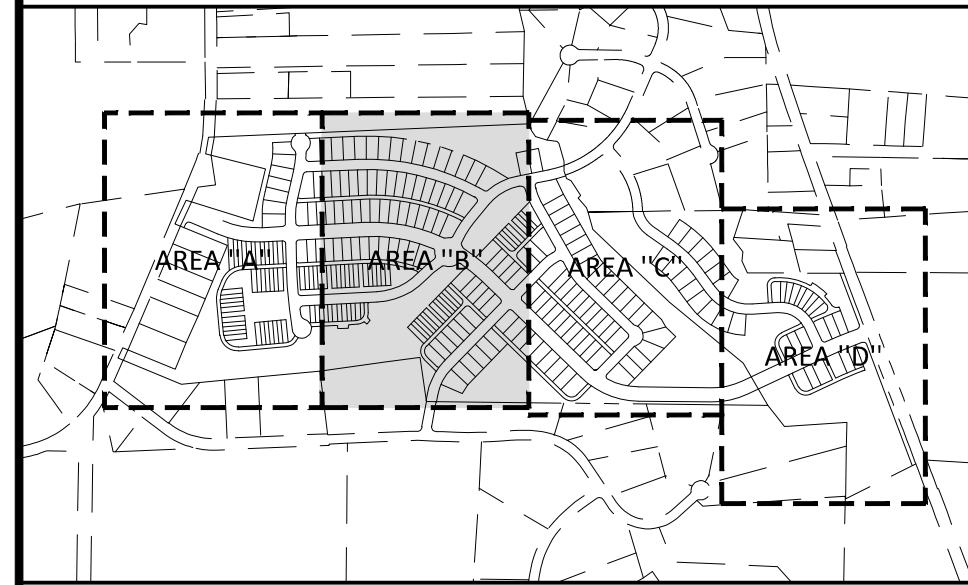
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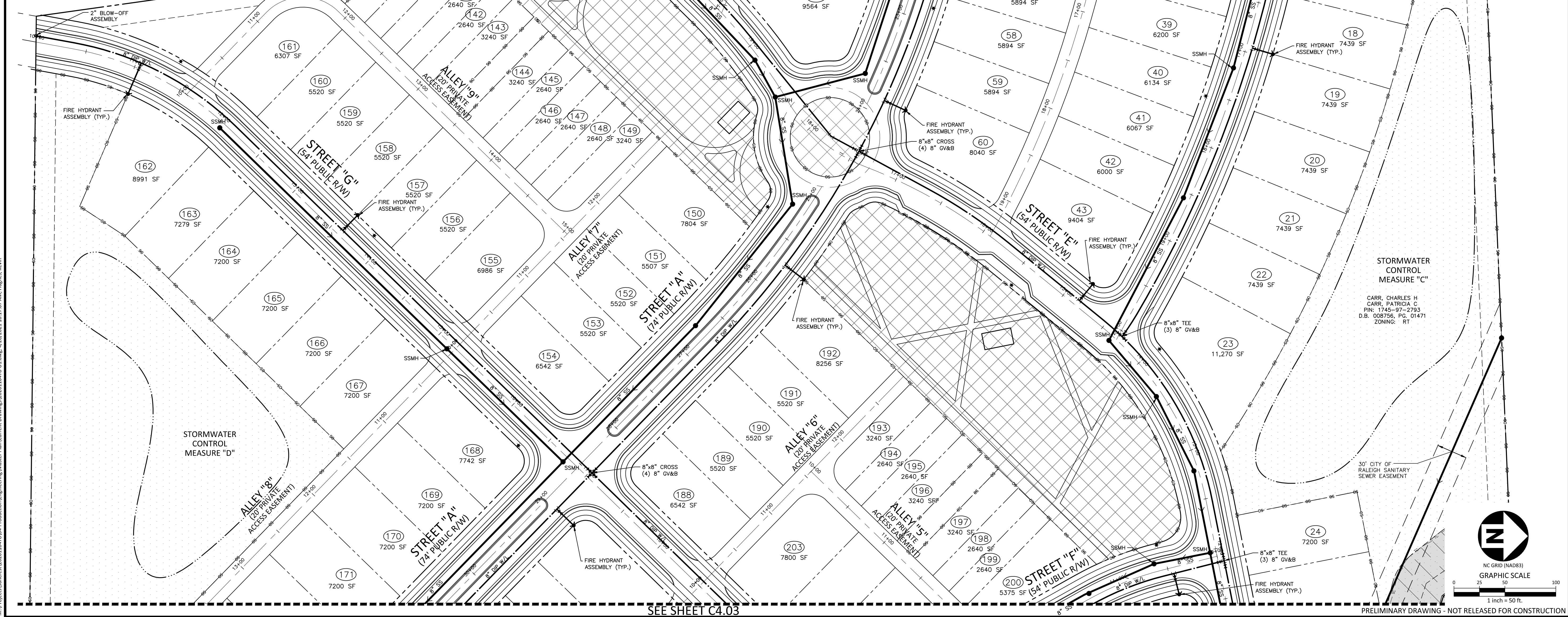
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UTILITY LEGEND

-  FIRE HYDRANT ASSEMBLY
-  WATER METER
-  WATER VALVE
-  REDUCER
-  PLUG
-  BLOW-OFF ASSEMBLY
-  SANITARY SEWER MANHOLE
-  SEWER CLEAN-OUT
-  SEWER FLOW DIRECTION ARROW
-  LIGHT POLE
-  WATERLINE
-  WATER SERVICE LINE
-  SANITARY SEWER
-  SEWER FORCE MAIN
-  EASEMENT LINE
-  WETLANDS
-  OPEN SPACE - PASSIVE
-  OPEN SPACE - ACTIVE PARK
-  TREE SAVE AREA - RIPARIAN BUFFER
-  PUBLIC STORM DRAINAGE EASEMENT
-  PRIVATE STORM DRAINAGE EASEMENT



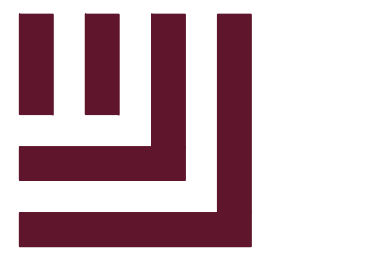
INDEX MAP



SEE SHEET C4.03

SEE SHEET C4.01

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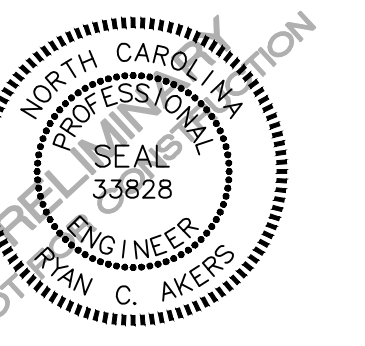
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STORMWATER CONTROL MEASURE "C"

CARR, CHARLES H.
CARR, PATRICIA C.
P.N. 1745-97-2783
D.B. 008756, P.C. 01471
ZONING: RT

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	2020110478
FILENAME	2020110478-U1
CHECKED BY	RCA
DRAWN BY	NNH
SCALE	1"=50'
DATE	04.23.2021

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UTILITY PLAN
AREA "B"

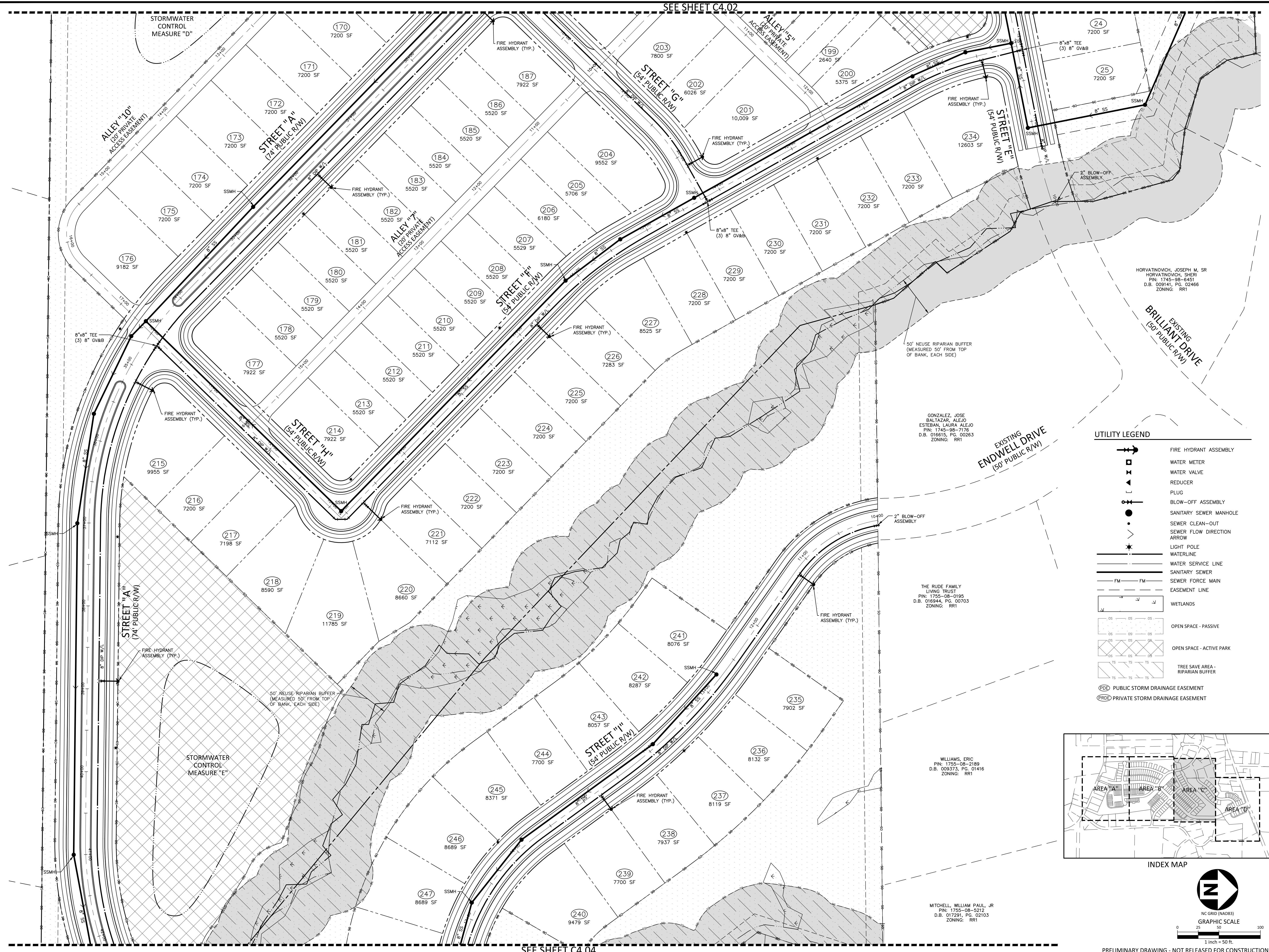
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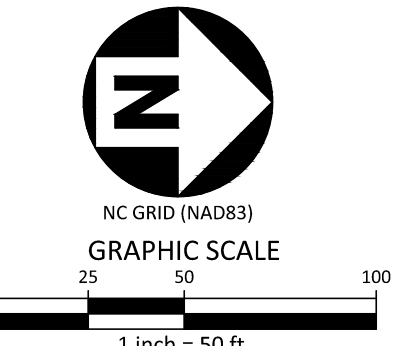
SEE SHEET C4.02



SEE SHEET C4.04

UTILITY LEGEND

	FIRE HYDRANT ASSEMBLY
	WATER METER
	WATER VALVE
	REDUCER
	PLUG
	BLOW-OFF ASSEMBLY
	SANITARY SEWER MANHOLE
	SEWER CLEAN-OUT
	SEWER FLOW DIRECTION ARROW
	LIGHT POLE
	WATERLINE
	WATER SERVICE LINE
	SANITARY SEWER
	SEWER FORCE MAIN
	EASEMENT LINE
	WETLANDS
	OPEN SPACE - PASSIVE
	OPEN SPACE - ACTIVE PARK
	TREE SAVE AREA - RIPARIAN BUFFER
	PDE PUBLIC STORM DRAINAGE EASEMENT
	PRDE PRIVATE STORM DRAINAGE EASEMENT



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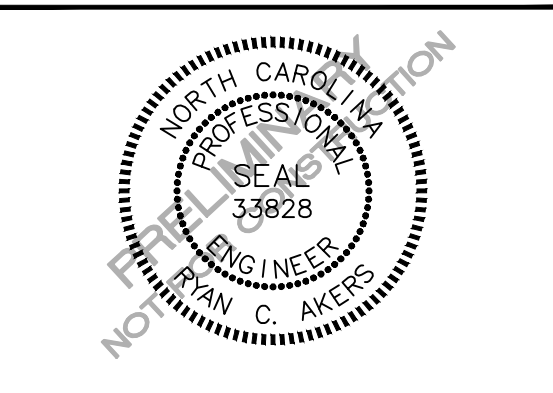
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DRAWN BY	NNH
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DATE	04. 23. 2021

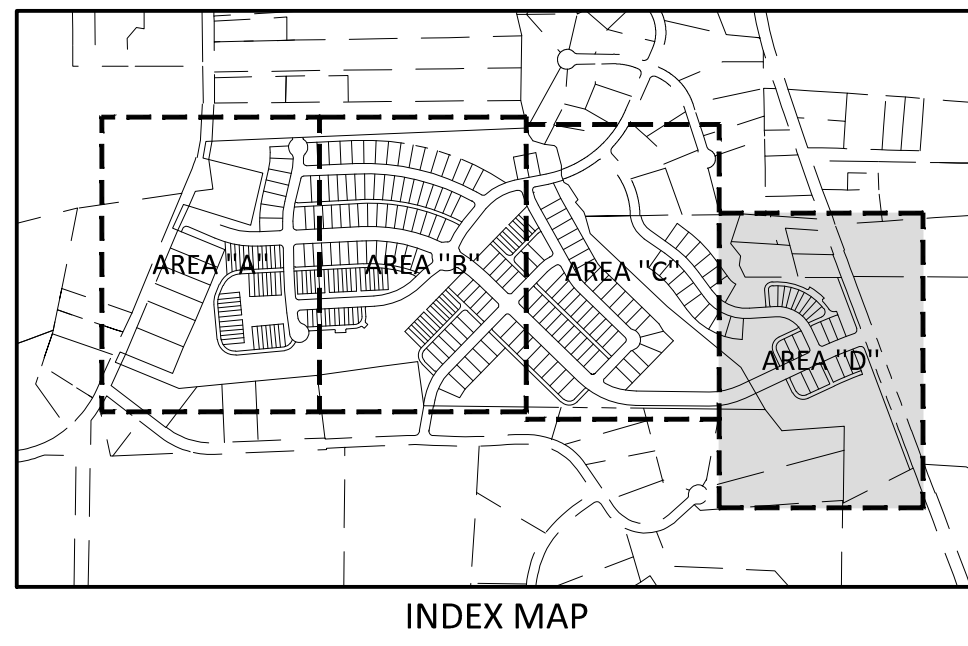
**UTILITY PLAN
 AREA "C"
 C4.03**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\Suncrest\2020110478\04-Production\Engineering\Master Plan\Current Drawings\2020110478-U1.dwg, 4/26/2021 10:17:37 AM, Hughes, Kevin

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- WATER METER
- WATER VALVE
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- SEWER FLOW DIRECTION ARROW
- LIGHT POLE
- WATERLINE
- WATER SERVICE LINE
- SANITARY SEWER
- SEWER FORCE MAIN
- EASEMENT LINE
- FM
- WETLANDS
- OPEN SPACE - PASSIVE
- OPEN SPACE - ACTIVE PARK
- TREE SAVE AREA - RIPARIAN BUFFER
- PUBLIC STORM DRAINAGE EASEMENT
- PRIVATE STORM DRAINAGE EASEMENT

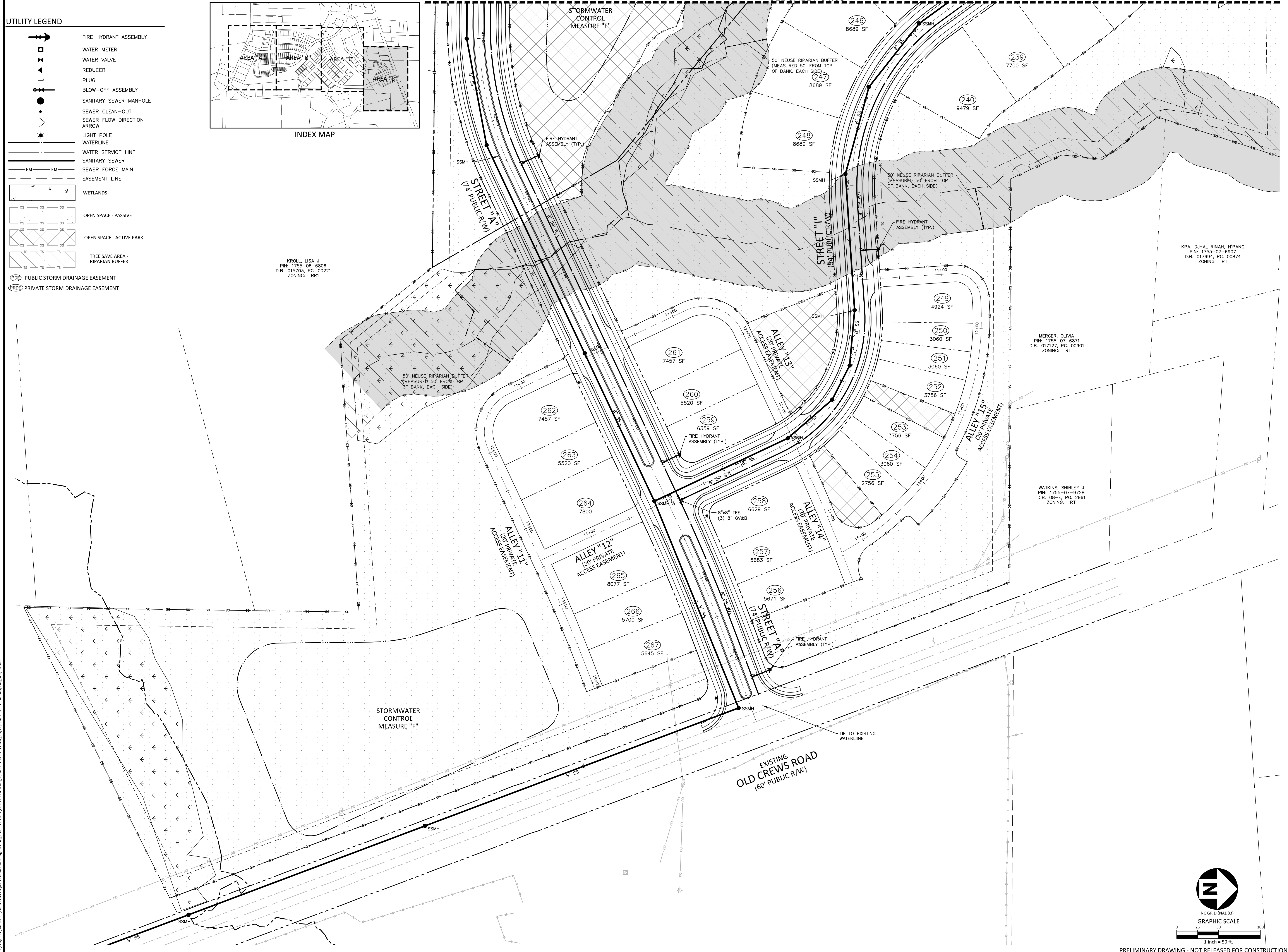


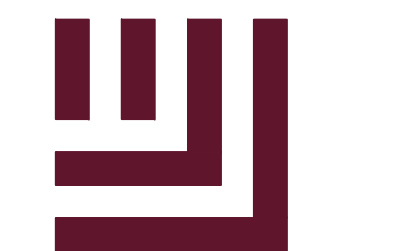
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 ZONING: RRI

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 ZONING: RT

MERCER, OLIVIA
 PIN: 1755-07-6871
 D.B. 017127, PG. 00901
 ZONING: RT

WATKINS, SHIRLEY J
 PIN: 1755-07-9728
 D.B. 08-E, PG. 2961
 ZONING: RT





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The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

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OLD MILBURNIE
RESIDENTIAL PUD
MASTER PLAN
WENDELL, NORTH CAROLINA



REVISIONS

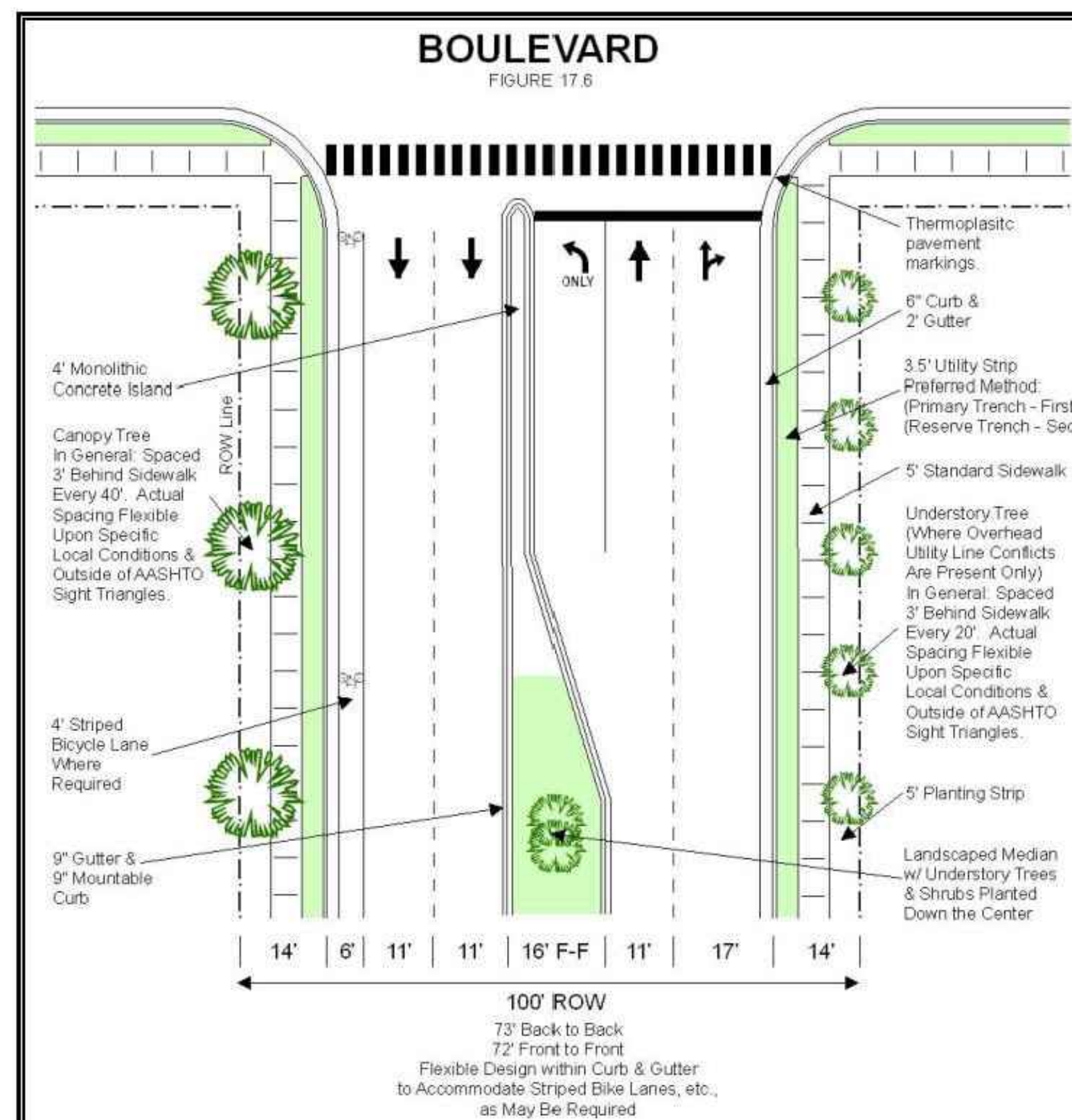
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PLAN INFORMATION

PROJECT NO. 2020110478
FILENAME 2020110478-D1
CHECKED BY RCA
DRAWN BY NNH
SCALE N.T.S
DATE 04.23.2021

SHEET

SITE
DETAILS
C8.00

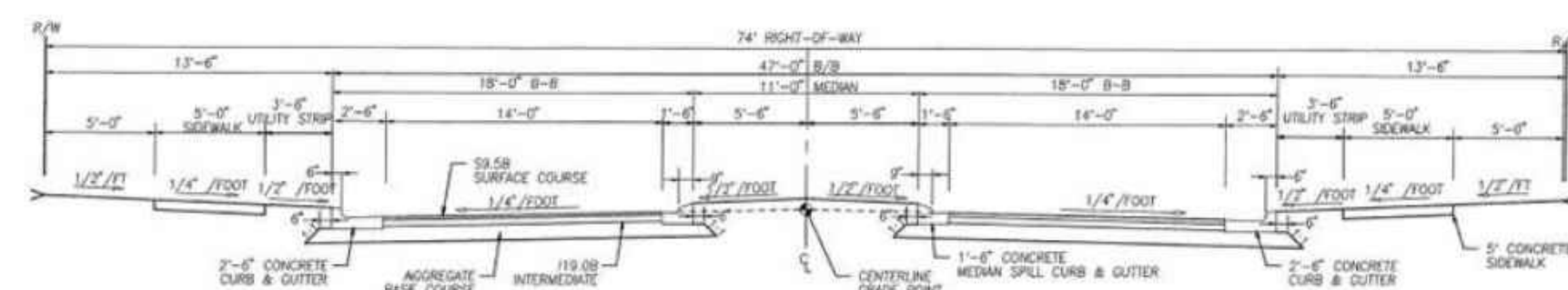


Common Street Features (Section 2.2)

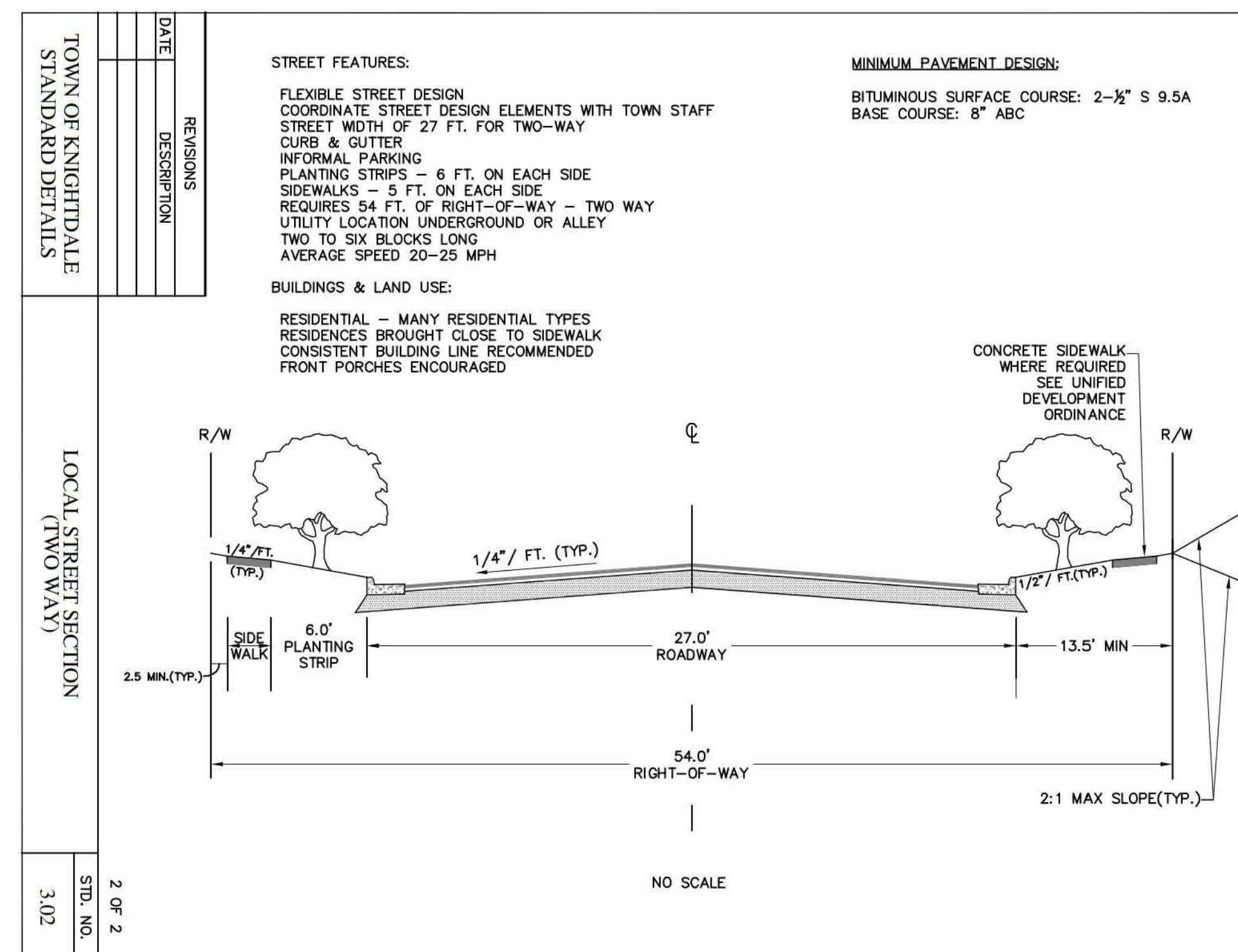
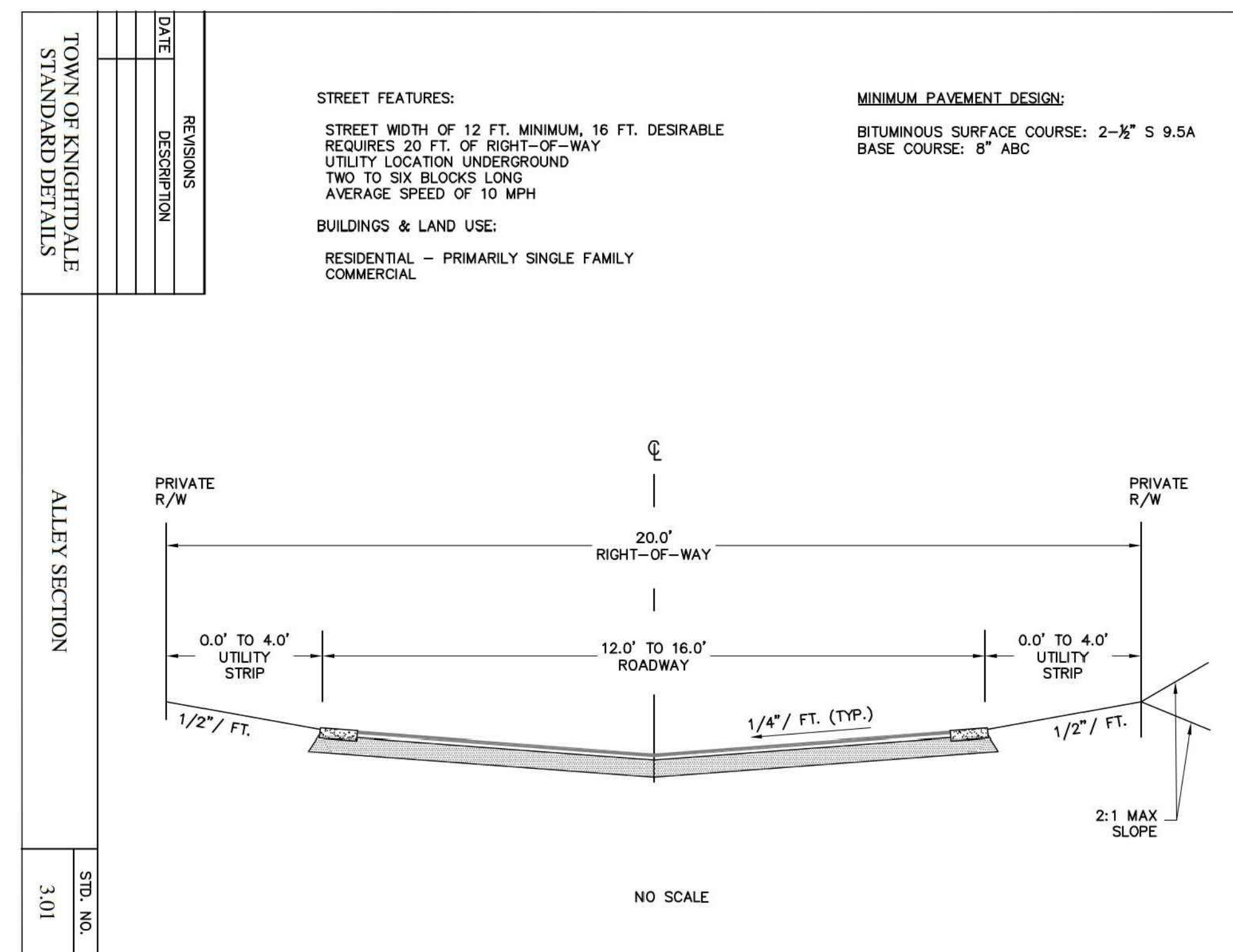
- Wide outside travel lanes of 15 ft. to accommodate bicyclists (otherwise, on designated bikeways, a minimum 4-foot striped outside bicycle lane excluding gutter shall be provided - see Appendix C)
- Curb & gutter
- Landscaped Medians - 16 ft. minimum in width
- Street Tree Planting strips - 5 ft. minimum on each side (see introduction of Section 17.4A for further notes about NCDOT maintained streets)
- Sidewalks - 5 ft. on each side

Buildings and Land Use:

- Mixed residential and commercial use areas



TYPICAL SECTION
MEDIAN DIVIDED COLLECTOR
(74' PUBLIC R/W, 47' B-B)





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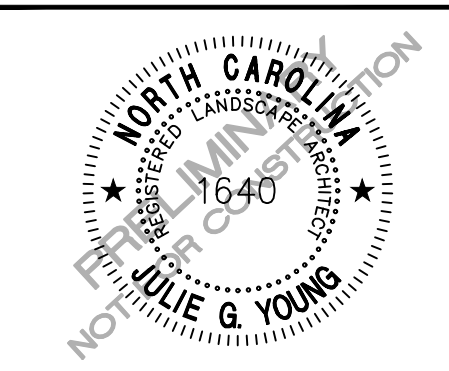
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MASTER PLAN**
WENDELL, NORTH CAROLINA



REVISIONS

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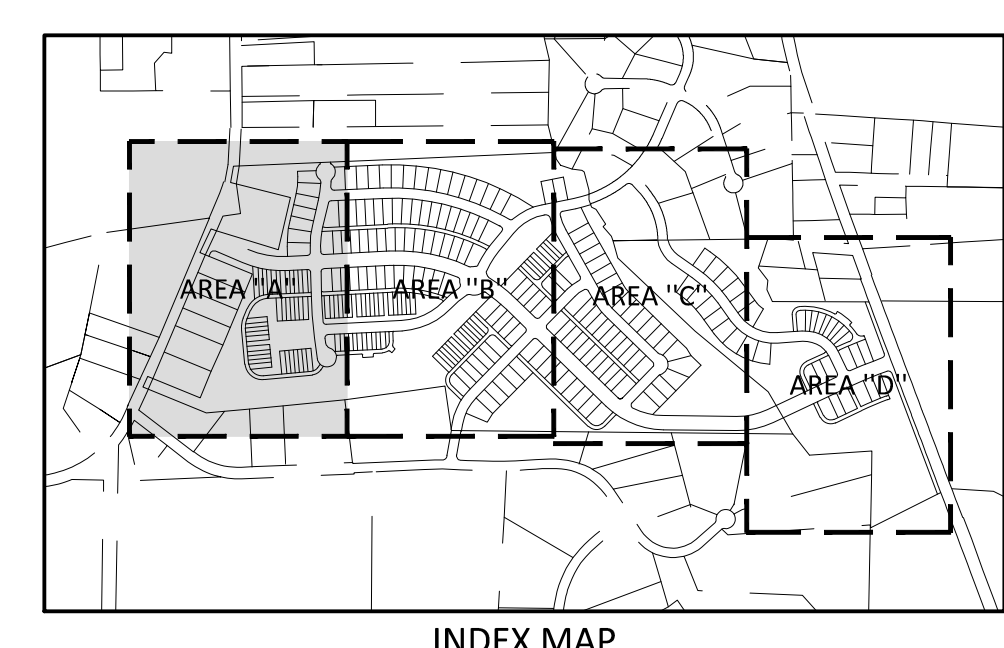
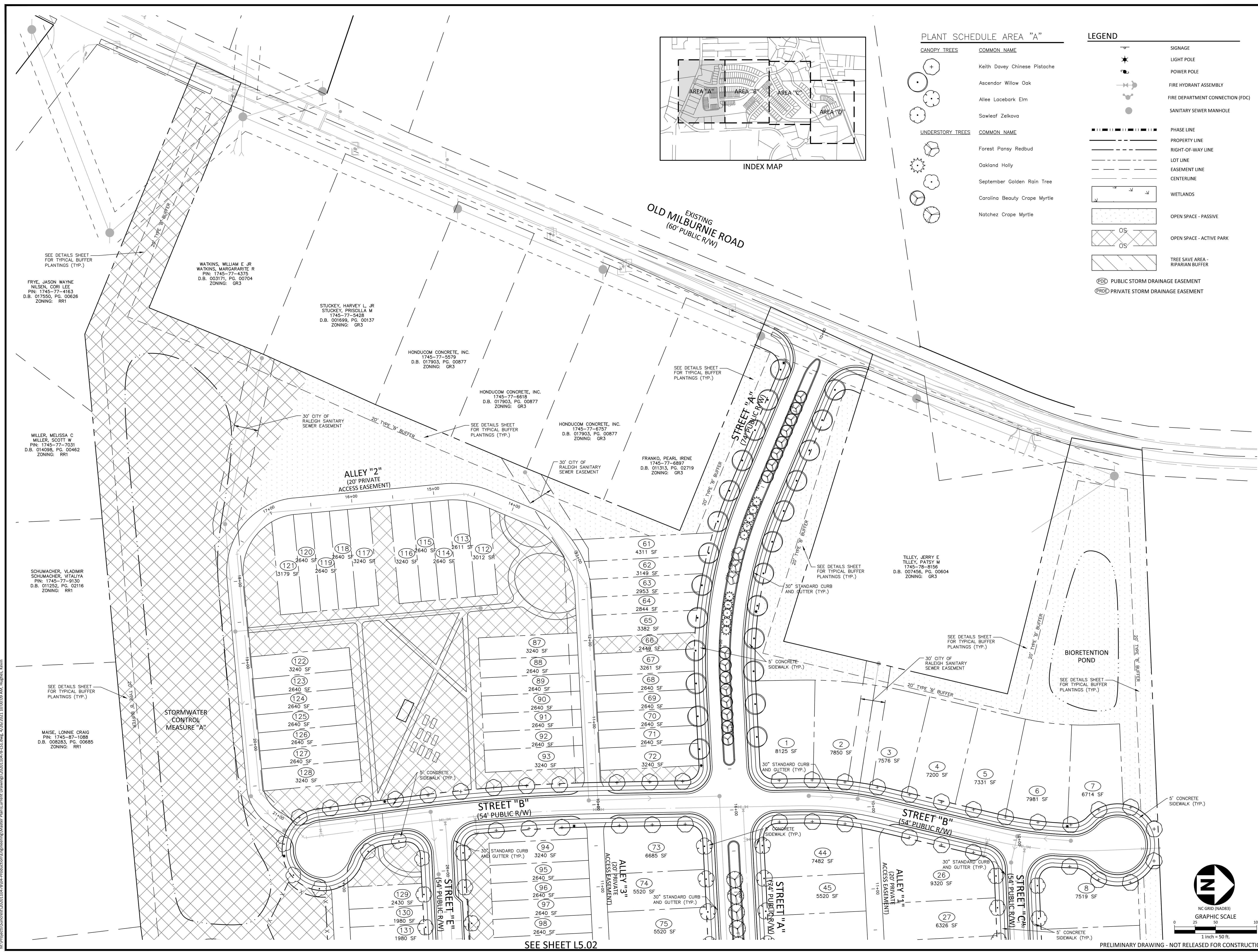
PLAN INFORMATION

PROJECT NO. 2020110478
FILENAME 2020110478-L51
CHECKED BY DB
DRAWN BY JGY
SCALE 1"=50'
DATE 04.23.2021

SHEET

**LANDSCAPE PLAN
AREA "A"**

L5.01



PLANT SCHEDULE AREA "A"

CANOPY TREES	COMMON NAME
(Symbol)	Keith Davey Chinese Platane
(Symbol)	Ascendor Willow Oak
(Symbol)	Allee Lacebark Elm
(Symbol)	Sawleaf Zelkova
(Symbol)	Forest Pansy Redbud
(Symbol)	Oakland Holly
(Symbol)	September Golden Rain Tree
(Symbol)	Carolina Beauty Crape Myrtle
(Symbol)	Natchez Crape Myrtle

UNDERSTORY TREES	COMMON NAME
(Symbol)	Forest Pansy Redbud
(Symbol)	Oakland Holly
(Symbol)	September Golden Rain Tree
(Symbol)	Carolina Beauty Crape Myrtle
(Symbol)	Natchez Crape Myrtle

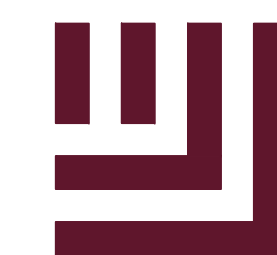
LEGEND

(Symbol)	SIGNAGE
(Symbol)	LIGHT POLE
(Symbol)	POWER POLE
(Symbol)	FIRE HYDRANT ASSEMBLY
(Symbol)	FIRE DEPARTMENT CONNECTION (FDC)
(Symbol)	SANITARY SEWER MANHOLE
(Symbol)	PHASE LINE
(Symbol)	PROPERTY LINE
(Symbol)	RIGHT-OF-WAY LINE
(Symbol)	LOT LINE
(Symbol)	EASEMENT LINE
(Symbol)	CENTERLINE
(Symbol)	WETLANDS
(Symbol)	OPEN SPACE - PASSIVE
(Symbol)	OPEN SPACE - ACTIVE PARK
(Symbol)	TREE SAVE AREA - RIPARIAN BUFFER
(Symbol)	PDES PUBLIC STORM DRAINAGE EASEMENT
(Symbol)	PRDE PRIVATE STORM DRAINAGE EASEMENT

SEE SHEET L5.02

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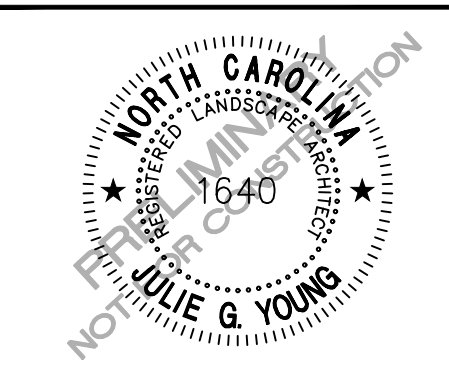
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fax 919. 361. 2269
license number: C-0293, C-187

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**OLD MILBURNIE
RESIDENTIAL PUD
MASTER PLAN**
WENDELL, NORTH CAROLINA



REVISIONS

NO.	DATE
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PLAN INFORMATION

PROJECT NO.	2020110478
FILENAME	2020110478-L51
CHECKED BY	DB
DRAWN BY	JGY
SCALE	1"=50'
DATE	04.23.2021

**LANDSCAPE PLAN
AREA "B"**
L5.02

LEGEND

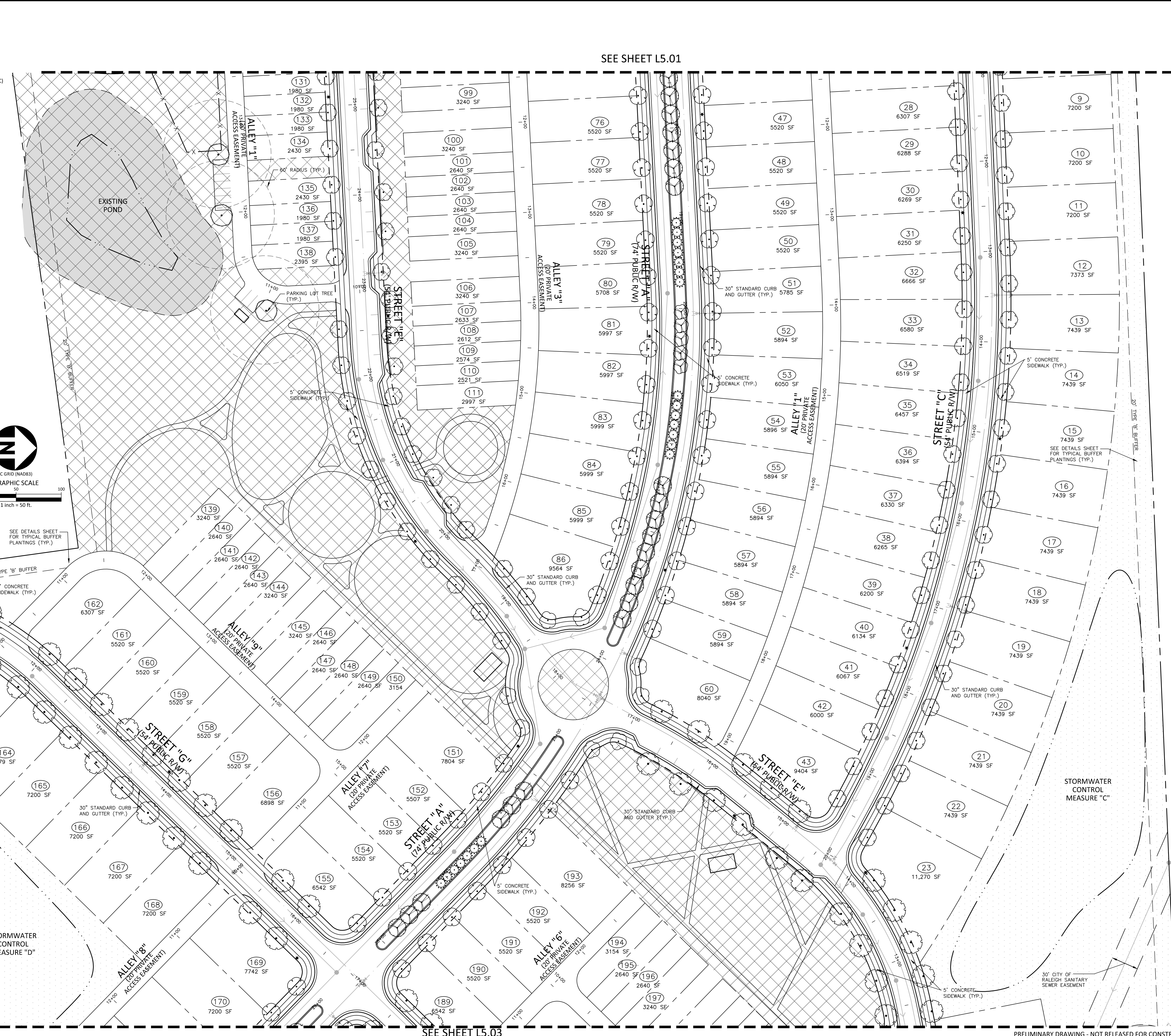
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- POWER POLE
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- SANITARY SEWER MANHOLE
- PHASE LINE
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- OPEN SPACE - ACTIVE PARK
- TREE SAVE AREA - RIPARIAN BUFFER
- PDE PUBLIC STORM DRAINAGE EASEMENT
- PRDE PRIVATE STORM DRAINAGE EASEMENT

PLANT SCHEDULE AREA "B"

CANOPY TREES	COMMON NAME
	Columbia London Plane Tree
	Highbeam Overcup Oak
	Streetwise Red Oak
	Allee Lacebark Elm
	Sawleaf Zelkova

UNDERSTORY TREES	COMMON NAME
	Forest Pansy Redbud
	Oakland Holly
	September Golden Rain Tree
	Natchez Crape Myrtle

SEE DETAILS SHEET FOR TYPICAL BUFFER PLANTINGS (TYP.)

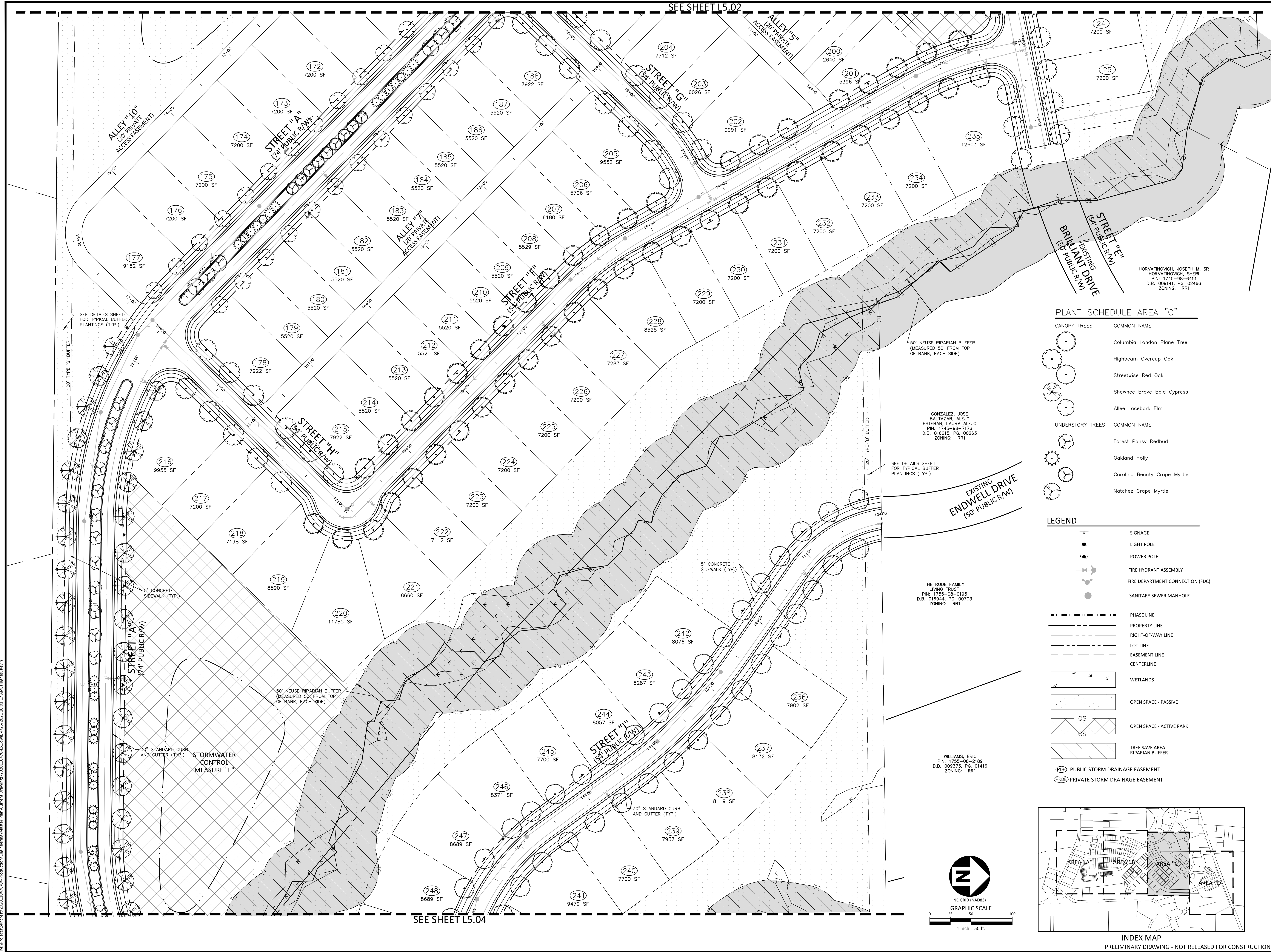


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SEE SHEET L5.03

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

SEE SHEET L5.02

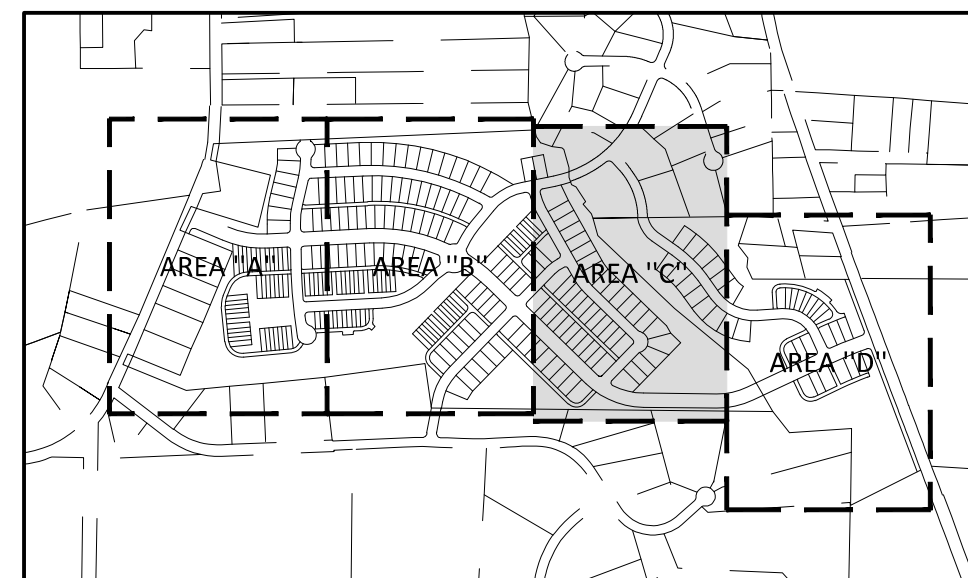


PLANT SCHEDULE AREA "C"

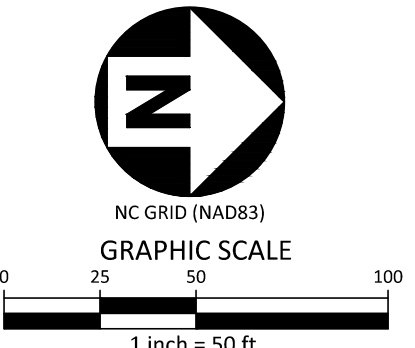
CANOPY TREES	COMMON NAME
	Columbia London Plane Tree
	Highbeam Overcup Oak
	Streetwise Red Oak
	Shawnee Grove Bald Cypress
	Allee Lacebark Elm
UNDERSTORY TREES	COMMON NAME
	Forest Pansy Redbud
	Oakland Holly
	Carolina Beauty Crape Myrtle
	Natchez Crape Myrtle

LEGEND

	SIGNAGE
	LIGHT POLE
	POWER POLE
	FIRE HYDRANT ASSEMBLY
	FIRE DEPARTMENT CONNECTION (FDC)
	SANITARY SEWER MANHOLE
	PHASE LINE
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	PUBLIC STORM DRAINAGE EASEMENT
	PRIVATE STORM DRAINAGE EASEMENT



INDEX MAP
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



HORVATINOVICH, JOSEPH M. SR.
HORVATINOVICH, SHERI
PIN: 1745-98-6451
D.B. 000141, PG. 02466
ZONING: RR1

GONZALEZ, JOSE
BALTAZAR, ALEJO
ESTEBAN, LAURA ALEJO
PIN: 1745-98-7176
D.B. 016615, PG. 00283
ZONING: RR1

THE RUDE FAMILY
LIVING TRUST
PIN: 1755-08-0195
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ZONING: RR1

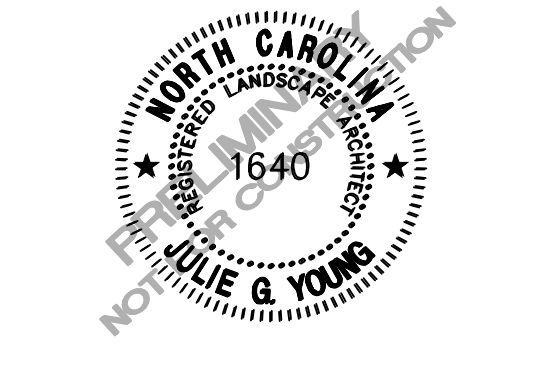
WILLIAMS, ERIC
PIN: 1755-08-2189
D.B. 009373, PG. 01416
ZONING: RR1

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**OLD MILBURNIE
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MASTER PLAN**
WENDELL, NORTH CAROLINA



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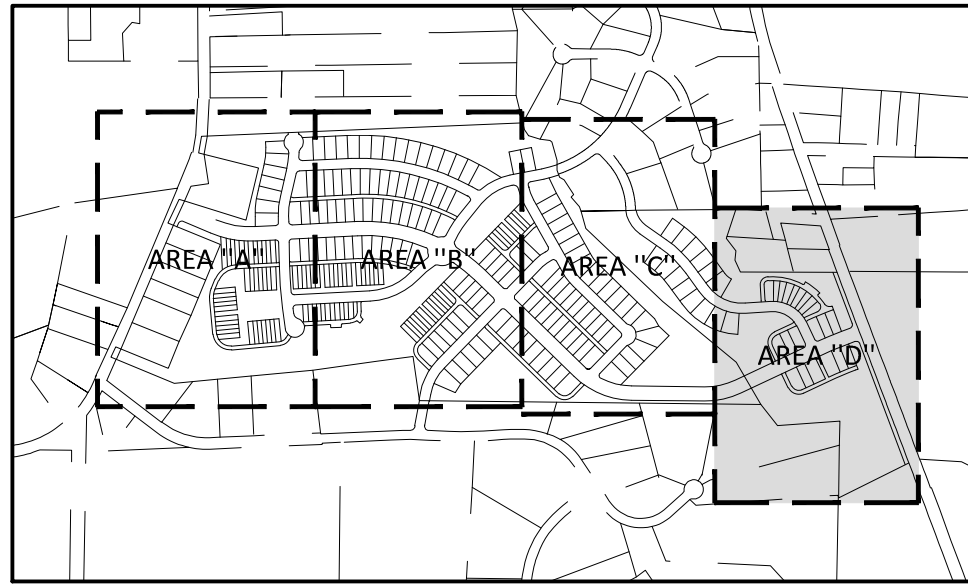
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**LANDSCAPE PLAN
AREA "C"**
L5.03

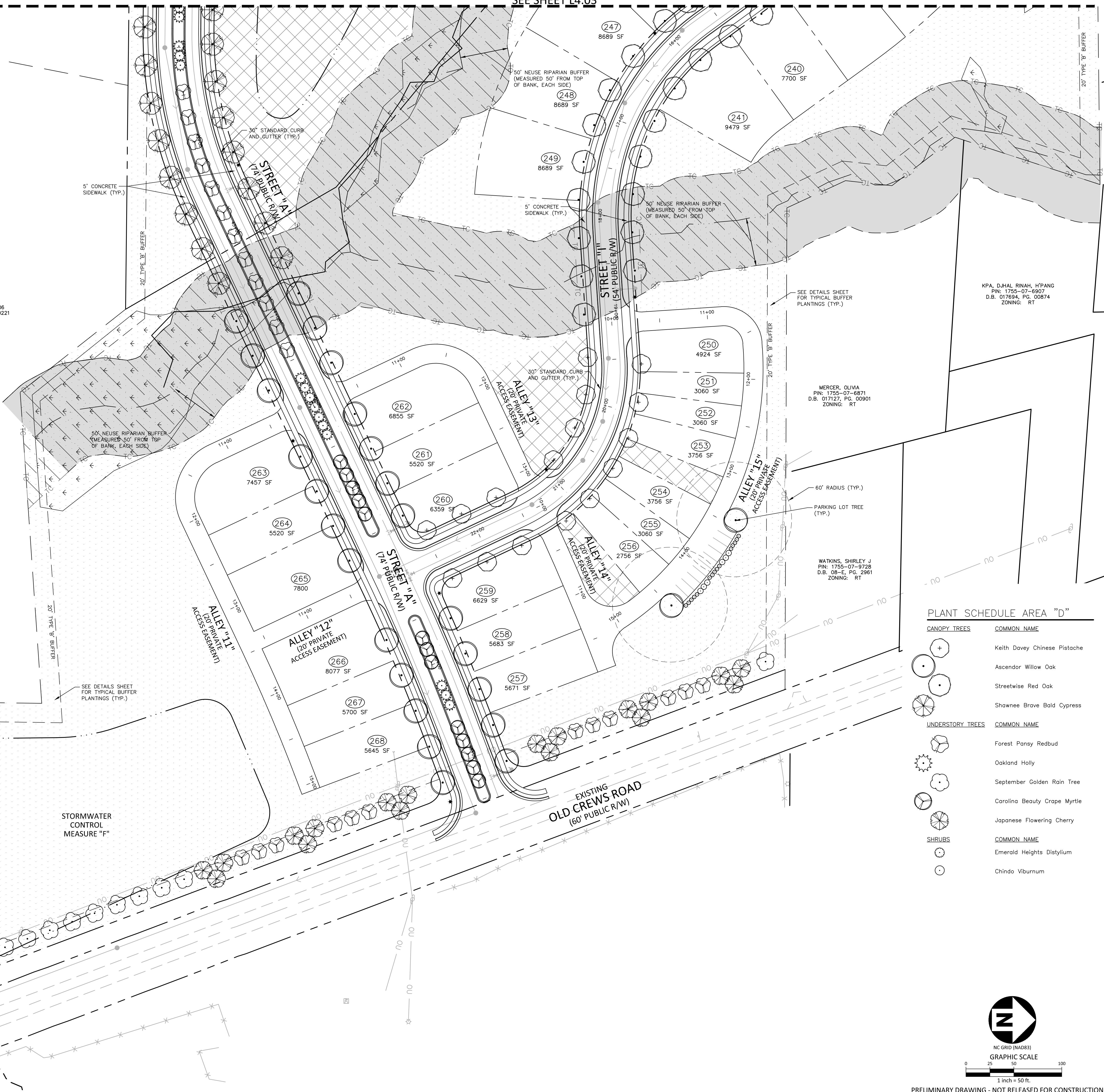
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INDEX MAP

- LEGEND**
- SIGNAGE
 - LIGHT POLE
 - POWER POLE
 - FIRE HYDRANT ASSEMBLY
 - FIRE DEPARTMENT CONNECTION (FDC)
 - SANITARY SEWER MANHOLE
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KROLL, LISA J
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D.B. 015703, PG. 00221
ZONING: RR1



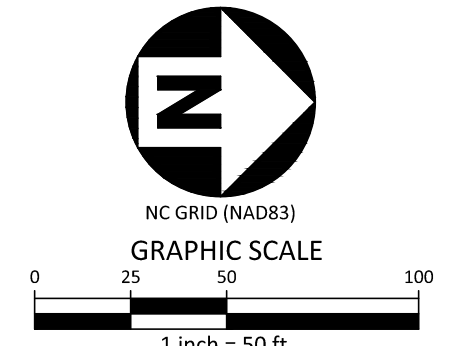
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D.B. 017127, PG. 00901
ZONING: RT

WATKINS, SHIRLEY J
PIN: 1755-07-9728
D.B. 08-E, PG. 2961
ZONING: RT

PLANT SCHEDULE AREA "D"

CANOPY TREES	COMMON NAME
	Keith Davey Chinese Pistache
	Ascendor Willow Oak
	Streetwise Red Oak
	Shawnee Brave Bald Cypress
UNDERSTORY TREES	COMMON NAME
	Forest Pansy Redbud
	Oakland Holly
	September Golden Rain Tree
	Carolina Beauty Crape Myrtle
	Japanese Flowering Cherry
SHRUBS	COMMON NAME
	Emerald Heights Distylium
	Chindo Viburnum



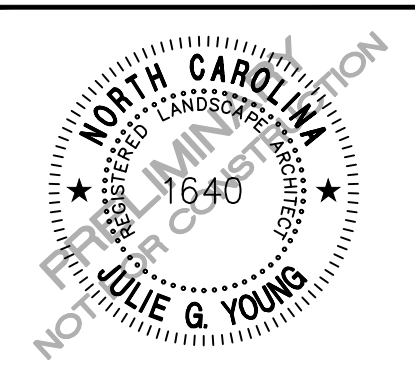
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**OLD MILBURNIE
RESIDENTIAL PUD
MASTER PLAN**
WENDELL, NORTH CAROLINA



REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	2020110478
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DRAWN BY	JGY
SCALE	1"=50'
DATE	04.23.2021

**LANDSCAPE PLAN
AREA "D"**
L5.04

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LANDSCAPE CALCULATIONS

PERIMETER BUFFERS

SOUTHERN PROPERTY	4040 LF*
20" TYPE B BUFFER	
4810 TOTAL LF SUBTRACTING 440LF FLOODPLAIN, 270LF RIPARIAN BUFFER AND 60LF STREET ROW	
CANOPY TREES	
REQUIRED:	121 (3/100 LF)
PROVIDED:	121**
UNDERSTORY TREES	
REQUIRED:	202 (5/100 LF)
PROVIDED:	202**
SHRUBS	
REQUIRED:	808 (20/100 LF)
PROVIDED:	808**

WESTERN PROPERTY

1970 TOTAL LF SUBTRACTING 70LF EASEMENT	1900 LF*
20" TYPE B BUFFER	
3890 TOTAL LF SUBTRACTING 1175LF RIPARIAN BUFFER, 120LF STREET ROW	
CANOPY TREES	
REQUIRED:	57 (3/100 LF)
PROVIDED:	121**
UNDERSTORY TREES	
REQUIRED:	95 (5/100 LF)
PROVIDED:	95**
SHRUBS	
REQUIRED:	380 (20/100 LF)
PROVIDED:	380**

NORTHERN PROPERTY

20" TYPE B BUFFER	2595 LF*
3890 TOTAL LF SUBTRACTING 1175LF RIPARIAN BUFFER, 120LF STREET ROW	
CANOPY TREES	
REQUIRED:	78 (3/100 LF)
PROVIDED:	78**
UNDERSTORY TREES	
REQUIRED:	130 (5/100 LF)
PROVIDED:	130**
SHRUBS	
REQUIRED:	520 (20/100 LF)
PROVIDED:	520**

*BUFFER PLANTS TO BE INSTALLED PER STANDARD BUFFER DETAILS THIS SHEET. FINAL LOCATIONS OF PLANTINGS TO BE COORDINATED WHEN ENHANCED LANDSCAPE PLANS ARE DEVELOPED.
 **EXISTING PLANT MATERIAL TO BE PRESERVED IN ALL BUFFER AREAS AS PRIORITY OVER 1" TREE SAVE AREAS. WHERE SUFFICIENT MATERIAL DOES NOT MEET REQUIREMENTS, SUPPLEMENTAL PLANT MATERIAL WILL BE REQUIRED FOR BUFFER TO MEET TYPE B BUFFER OPACITY STANDARDS.

LANDSCAPE CALCULATIONS

STREET TREES

STREET "A"	6850 LF
3425 LF X 2 = 6850 LF	
CANOPY TREES	
REQUIRED:	171 (1/40 LF)
PROVIDED:	172
STREET "B"	1850 LF
925 LF X 2 = 1770	
CANOPY TREES	
REQUIRED:	46 (1/40 LF)
PROVIDED:	46
STREET "C"	1880 LF
940 LF X 2 = 1880 LF	
CANOPY TREES	
REQUIRED:	47 (1/40 LF)
PROVIDED:	47
STREET "E"	2930 LF
1465 LF X 2 = 2930 LF	
CANOPY TREES	
REQUIRED:	73 (1/40 LF)
PROVIDED:	73
STREET "F"	1900 LF
950 LF X 2 = 1900 LF	
CANOPY TREES	
REQUIRED:	47 (1/40 LF)
PROVIDED:	47
STREET "G"	1700 LF
850 LF X 2 = 1700 LF	
CANOPY TREES	
REQUIRED:	42 (1/40 LF)
PROVIDED:	42
STREET "H"	450 LF
225 LF X 2 = 450 LF	
CANOPY TREES	
REQUIRED:	11 (1/40 LF)
PROVIDED:	11
STREET "I"	2430 LF
1215 LF X 2 = 2430 LF	
CANOPY TREES	
REQUIRED:	61 (1/40 LF)
PROVIDED:	61

PARKING LOT LANDSCAPING

PARKING "ALLEY 4"

10 SPACES	
CANOPY TREES	
REQUIRED:	ALL SPACES WITHIN 60' FROM PLANTED TREE
PROVIDED:	3

PARKING "ALLEY 15"

10 SPACES	
CANOPY TREES	
REQUIRED:	ALL SPACES WITHIN 60' FROM PLANTED TREE
PROVIDED:	2

LANDSCAPE CALCULATIONS

OVERALL TREE CANOPY

BASELINE CANOPY COVERAGE	1,658,992 SF
---------------------------------	---------------------

REQUIRED TREE COVER AREA:

PARCEL PERIMETER:	12,154 LF
	X 20
	243,280 SF (5.54 AC) REQ. TREE COVER AREA

PROVIDED TREE COVER AREA:

BUFFER YARDS ALONG PERIMETER:	4040+1900+2595 = 8535 LF
	X 20 (BUFFER WIDTH)
	170,700 SF
	+251,776 SF
	422,476 SF

STREAM BUFFER AREA (TREE SAVE):

422,476 SF TREE COVER AREA / 3,800,425 SF TOTAL SITE = 11% OF TOTAL SITE
--

PLANT SCHEDULE

CANOPY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT	CONT	REMARKS	
+	PCK	57	Keith Davey Chinese Pistache	Pistacia chinensis 'Keith Davey'	2"	8' Min.			
•	PXC	47	Columbia London Plane Tree	Platanus x acerifolia 'Columbia'	2"	8' Min.			
•	QLH	80	Highbeam Overcup Oak	Quercus lyrata 'QLFTB' TM	2"	8' Min.			
•	OPA	51	Ascendor Willow Oak	Quercus phellos 'Ascendor'	2"	8' Min.			
•	QSR	48	Streetwise Red Oak	Quercus x 'QRSW18' TM	2"	8' Min.			
•	TDM	44	Shawnee Brave Bald Cypress	Taxodium distichum 'Mickelson' TM	2"	8' Min.			
•	UPA	79	Allee Lacebark Elm	Ulmus parvifolia 'Allee'	2"	8' Min.			
•	ZSK	84	Sawleaf Zelkova	Zelkova serrata 'Village Green'	2"	8' Min.			
UNDERSTORY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT	CONT	REMARKS	
•	CCF	44	Forest Pansy Redbud	Cercis canadensis 'Forest Pansy' TM	1.5"	6' min			
•	IXM	70	Oakland Holly	Ilex x 'Magland' TM	-	6' min			
•	KPS	30	September Golden Rain Tree	Koeleruteria paniculata 'September'	2"	8' min			
•	LCB	38	Carolina Beauty Crape Myrtle	Lagerstroemia indica 'Carolina Beauty'	1.5"	6' min			
•	LXF	31	Natchez Crape Myrtle	Lagerstroemia indica x fauriei 'Natchez'	1.5"	6' min			
•	PSG	18	Japanese Flowering Cherry	Prunus serrulata 'Snow Goose'	1.5"	6' min			
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	SPACING	CONT	SPREAD	REMARKS
•	DXMH	15	Emerald Heights Distylium	Distylium x 'PIDIST-1' TM	18" min		3 gal	12" min	
•	VCAC	6	Chindo Viburnum	Viburnum awabuki 'Chindo'	18" min		3 gal	12" min	

GENERAL LANDSCAPE NOTES:

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF KNIGHTDALE AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
- ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- SUBSTITUTIONS OF SPECIFIC PLANTS CAN ONLY OCCUR WITH PRIOR WRITTEN PERMISSION OF BOTH OWNER AND LANDSCAPE ARCHITECT.
- CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY AMERICAN HORT - AMERICANHORT.ORG.
- ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
- ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
- ALL TREES MUST BE PLANTED AFTER OCTOBER 1 AND BEFORE MARCH 31.
- CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
- PROPOSED TREES TO BE PLANTED A MINIMUM 15 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
- PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
- ALL TREE PLANTINGS SHALL BE MULCHED WITH 3 INCHES OF SHREDED BARK OR 4 INCHES OF PINE STRAW IN A 3 FOOT RADIUS AROUND THE TREE, OR TO THE DRUPLINE, WHICHEVER IS GREATER. THE MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE THEREAFTER. MULCH SHALL NOT COVER THE ROOT COLLAR.

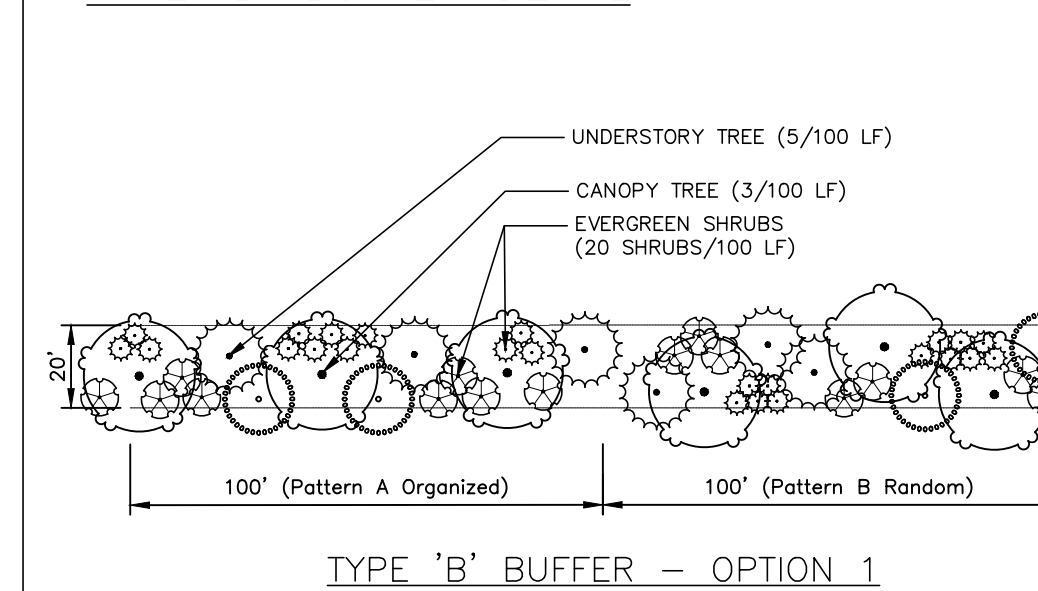
MAINTENANCE NOTES:

- WARRANTY: INSTALLER SHALL REPAIR OR REPLACE ANY PLANTINGS THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION. FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
 - DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLIGENCE, ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
 - STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER.
- THE OWNERS OF PROPERTY SHALL BE RESPONSIBLE FOR ALL NATURAL AND PHYSICAL FEATURES REQUIRED BY CODE AND SHALL PRESERVE AND MAINTAIN THESE FEATURES IN HEALTHY GROWING CONDITIONS, REPLACE THEM WHEN NECESSARY, AND KEEP THE AREAS AROUND THEM FREE OF REFUSE AND DEBRIS IN A MANNER THAT PREVENTS REFUSE AND DEBRIS FROM WASHING ONTO PUBLIC RIGHTS-OF-WAY. FAILURE TO MAINTAIN ALL PLANTINGS IN ACCORDANCE WITH THIS PLAN MAY CONSTITUTE A VIOLATION OF THIS ORDINANCE AND MAY RESULT IN FINES. THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE VEGETATION, INCLUDING BUT NOT LIMITED TO:
 - FERTILIZATION
 - PRUNING WITHIN LIMITS
 - PEST CONTROL
 - MULCHING
 - MOWING
 - PROTECTION OF THE ROOT ZONES FROM EQUIPMENT, CONSTRUCTION AND RELATED MATERIALS, ETC.
 - METHOD OF IRRIGATION
 - OTHER CONTINUING MAINTENANCE OPERATIONS

RESIDENTIAL LANDSCAPING NOTES:

- EACH SINGLE-FAMILY OR DUPLEX LOT SHALL CONTAIN A MINIMUM OF ONE CANOPY TREE FOR EVERY 2,000 SF 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 ADMINISTRATOR.
- 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.
- REQUIRED STREET TREES MAY NOT BE COUNTED TOWARDS THE FULFILLMENT OF THE RESIDENTIAL LANDSCAPING REQUIREMENT. APART FROM REQUIRED STREET TREES, ALL OTHER TREES REQUIRED FOR RESIDENTIAL LANDSCAPING SHALL BE PLANTED WITHIN THE PRIVATE LOT.
- 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 FEET IN HEIGHT PLANTED AT FOUR FOOT INTERVALS.

TYPE 'B' BUFFER DETAIL

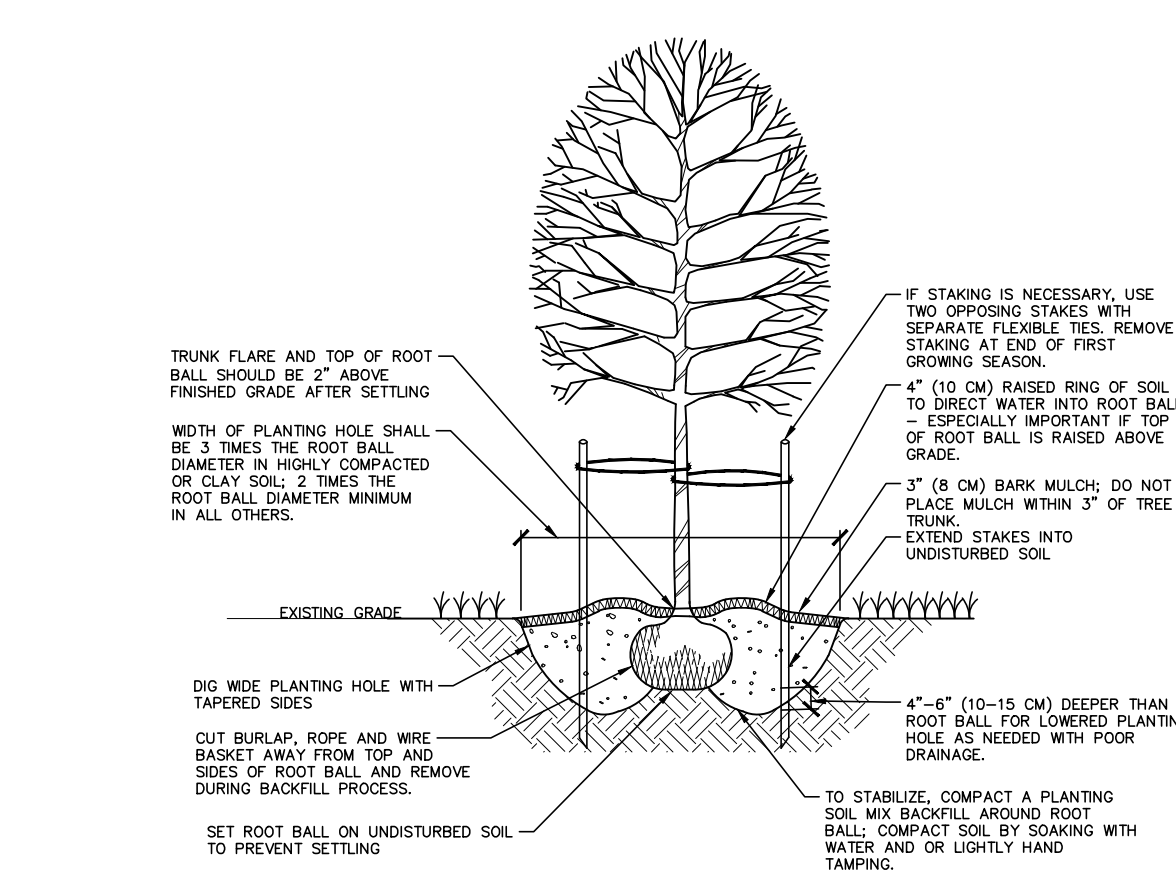


STREETSCAPE AND INTERNAL BUFFER PLANT SPECIES

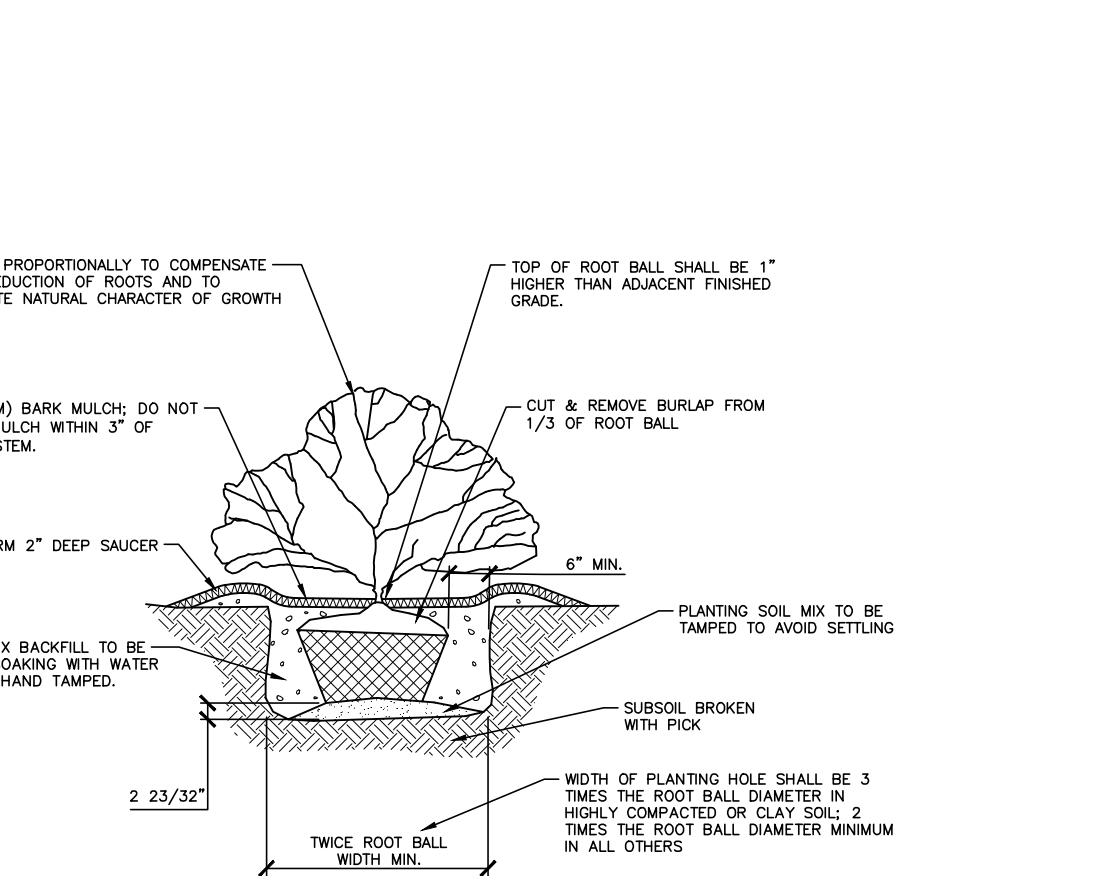
- CANOPY TREE SPECIES** (INSTALLED AT 2" CAL., 8' HT. MIN.)
 - LIRIODENDRON TULIPIFERA
 - LIQUIDAMBAR STYRACIFLUA 'ROTUNDOLOBA'
 - NYSSA SYLVATICA
 - QUERCUS NUTTALLII
 - QUERCUS PHELLOS
 - QUERCUS RUBRA
 - PLATANUS OCCIDENTALIS
 - ZELKOVA SERRATA
- EVERGREEN CANOPY TREE SPECIES** (INSTALLED AT 2" CAL., 8' HT. MIN.)
 - CEDRUS DEODORA
 - MAGNOLIA GRANDIFLORA
 - PINUS TAEDA
 - THUJA OCCIDENTALIS 'GREEN GIANT'
- UNDERSTORY TREE SPECIES** (INSTALLED AT 1" CAL., 6' HT. MIN.)
 - CARPINUS CAROLINIANA
 - CERCIS CANADENSIS
 - CHIONANTHUS RETUSUS
 - CORNUS 'SPP'
 - ILEX OPACA 'CAROLINA #2'
 - ILEX X EMILY 'BRUNER'
 - ILEX VOMITORIA
 - JUNIPERUS VIRGINIANA
 - PISTACHIA CHINENSIS
 - VIBURNUM AWABUKI
 - VIBURNUM DENTATUM
- EVERGREEN SHRUB SPECIES** (INSTALLED AT 36" HT. MIN.)
 - CALLICARPA AMERICANA
 - ILEX CORNUTA 'NEEDLEPOINT'
 - ILEX GLABRA 'NIGRA'
 - ILEX CRENATA 'COMPACTA'
 - AZALEA HYBRIDS
 - ILLICLIUM PARVIFOLIUM
 - MYRICA SP.
 - ILEX VOMITORIA 'NANA'
 - CAMELLIA SASANQUA
 - OSMANTHUS X FORTUNEI
 - PRUNUS CAROLINIANA
 - HYDRANGEA MACROPHYLLA

PLANTING PERFORMANCE STANDARDS:

TYPE 'B' BUFFER
 CREATE A SEMI-OPAQUE BUFFER FROM THE GROUND TO A HEIGHT OF 6' AND INTERMITTENT VISUAL OBSTRUCTION FROM A HEIGHT OF 6' UP TO A HEIGHT OF 30'. SHALL CONTAIN HORIZONTAL OPENINGS NO GREATER THAN 20" IN WIDTH FOR INTERMITTENT VISUAL OBSTRUCTION AND NO GREATER THAN 5" IN WIDTH FOR SEMI-OPAQUE SCREEN UPON THE PLANT'S MATURITY.



- NOTES:**
- SELECT TREES THAT HAVE STRONG CENTRAL LEADER; GROWN WITH FULL FOLIAGE; ARE STAKED AT END OF FIRST GROWING SEASON.
 - BEFORE INSTALLING PLANTING SOIL MIX BACKFILL AROUND ROOT BALL BE SURE TO SOAK HOLE TO CONFIRM WATER FILTERS THROUGH UNDISTURBED SOIL. DESIGN ALTERNATIVE DRAINAGE SYSTEM IF REQUIRED.
 - A 3\"/>
 - IF USING CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCING THE PERIMETER OF THE CONTAINER.
 - THOROUGHLY SOAK THE TREE, ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND DURING DRY PERIODS.



01 TREE INSTALLATION

SCALE: 3/8"=1'-0"

02 SHRUB INSTALLATION

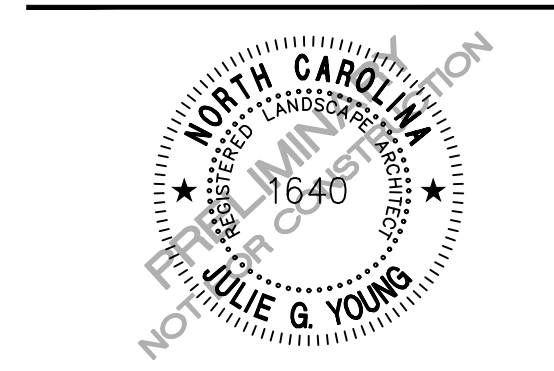
SCALE: 3/8"=1'-0"

The John R. McAdams Company, Inc.
 2905 Meridian Parkway
 Durham, NC 27713
 phone 919. 361. 5000
 fax 919. 361. 2269
 license number: C-0293, C-187
 www.mcadamsco.com

CLIENT
 SUNCREST REAL ESTATE & LAND
 2701 EAST CAMELBACK ROAD
 #180 BILTMORE PARK
 PHOENIX, ARIZONA, 85016
 PHONE: 602. 698. 8655



OLD MILBURNIE RESIDENTIAL PUD MASTER PLAN
 WENDELL, NORTH CAROLINA



REVISIONS

NO.	DATE
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PLAN INFORMATION

PROJECT NO.	2020110478
FILENAME	2020110478-L51
CHECKED BY	DB
DRAWN BY	JGY
SCALE	AS SHOWN
DATE	04.23.2021

SHEET

LANDSCAPE NOTES AND DETAILS

L5.05

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