

Weldon Village Master Plan

Town of Knightdale, Wake County, North Carolina

Master Plan Submittal

First Submittal: 10/21/2022



PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

10/21/2022

DRB Homes
3000 RDU Center Dr., Suite 202
Morrisville, NC 27560

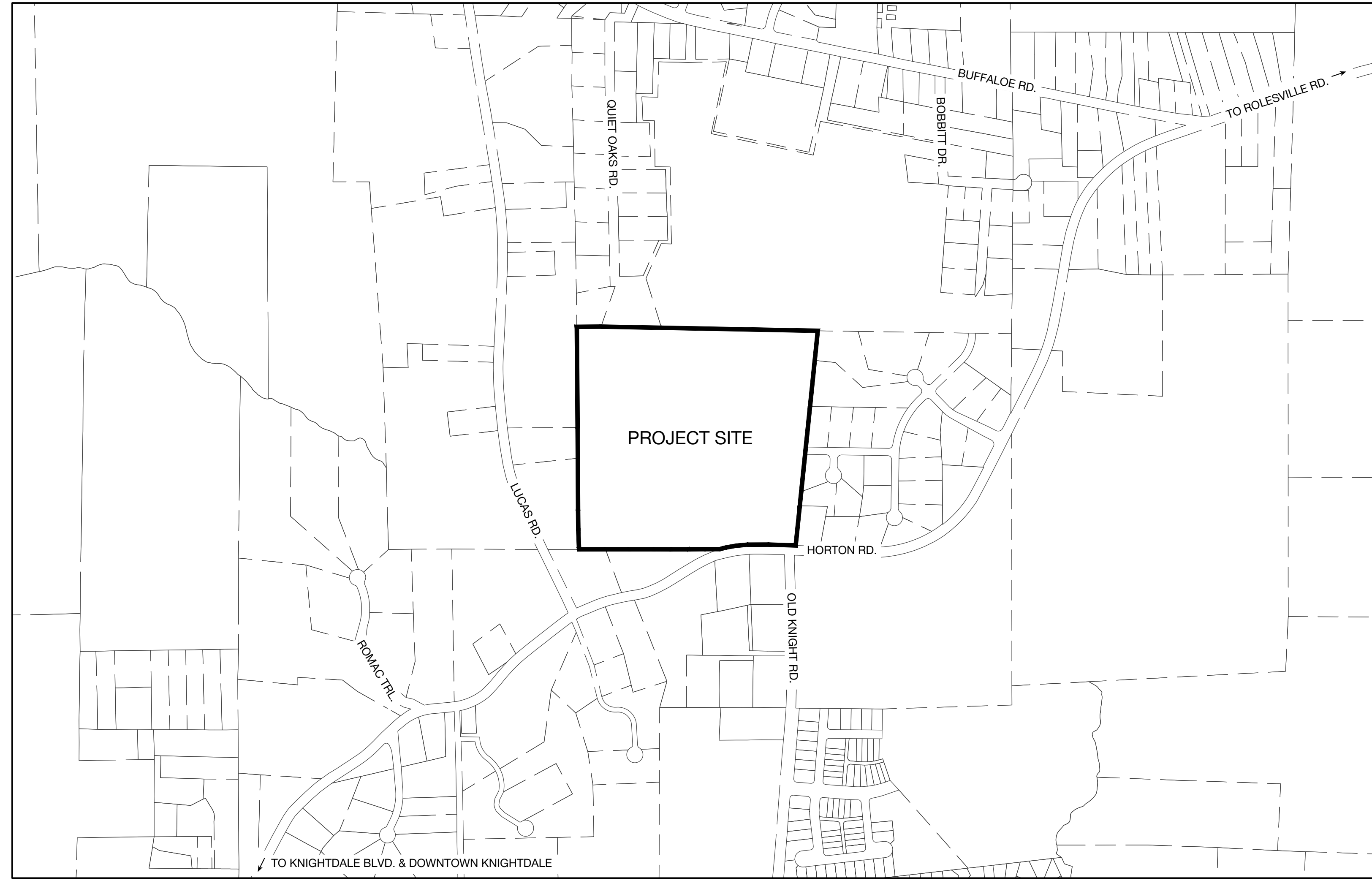
Weldon Village
Master Plan
Cover Sheet
0 Lucas Rd., Knightdale, NC 27545

NO.	DATE	BY	REVISIONS

Project No: 22-RDU-030
Date: 10.21.2022
Designed By: UDP
Checked By: BAR
Sheet No:

C-1.0

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LS-1.4	Landscape Plan Enlargement



CONTACT INFORMATION

OWNER:
DEMENT FARMS LLC
ADDRESS: 717 N 1ST AVENUE
KNIGHTDALE, NC 27545

DEVELOPER:
DRB HOMES
CONTACT: CINDY SZWARCKOP, AICP
ADDRESS: 3000 RDU CENTER DRIVE, SUITE 202
MORRISVILLE, NC 27560
PHONE: 919-244-5899
EMAIL: CSZWARCKOP@DRBGROUP.COM

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
URBAN DESIGN PARTNERS PLLC
CONTACT: BRIAN RICHARDS, PLA
ADDRESS: 555 FAYETTEVILLE ST.
3RD FLOOR
RALEIGH, NC 27601
PHONE: 919-275-5002
EMAIL: BRICHARDS@URBANDESIGNPARTNERS.COM

SITE DATA

PIN: 1755757607
TOTAL ACRES: ± 41.0 ACRES

EXISTING ZONING: RR1
PROPOSED ZONING: RMX-PDD

EXISTING USE: AGRICULTURAL
PROPOSED USE: MIXED-USE RESIDENTIAL

DEVELOPMENT SUMMARY

COMMERCIAL:

- LAND AREA: ± 1.5 AC OUTPARCEL
- BUILDINGS: ± 15,000 SF
- TOTAL BUILDINGS: 1 BUILDING
- BUILDING HEIGHTS: 1-2 STORIES
- REQUIRED OPEN SPACE: NOT REQUIRED

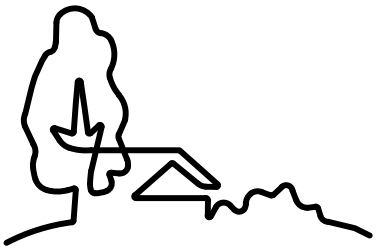
RESIDENTIAL:

- LAND AREA: ± 39.5 AC
- PROPOSED UNITS: ± 154 DU TOTAL
- REQUIRED OPEN SPACE: ± 6.05 AC
- PROPOSED OPEN SPACE: ± 10.23 AC

DEVELOPMENT TOTALS:

- TOTAL LAND AREA: ± 41.0 AC
- TOTAL RESIDENTIAL UNITS: ± 154 DU TOTAL
- TOTAL COMMERCIAL: ± 15,000 SF
- TOTAL PROP. OPEN SPACE: ± 10.23 AC

EXISTING CONDITIONS NOTES:
 EXISTING INFORMATION ON THIS PLAN WAS PROVIDED BY:
 - WAKE COUNTY GIS
 - SOIL & ENVIRONMENTAL CONSULTANTS, PA



**URBAN
 DESIGN
 PARTNERS**

150 Fayetteville St. Ste 1310
 Raleigh, NC 27601
 P 919.275.5002
 urbandesignpartners.com
 nc firm no: P-0418 sc coa no: C-03044

**FOR
 REFERENCE
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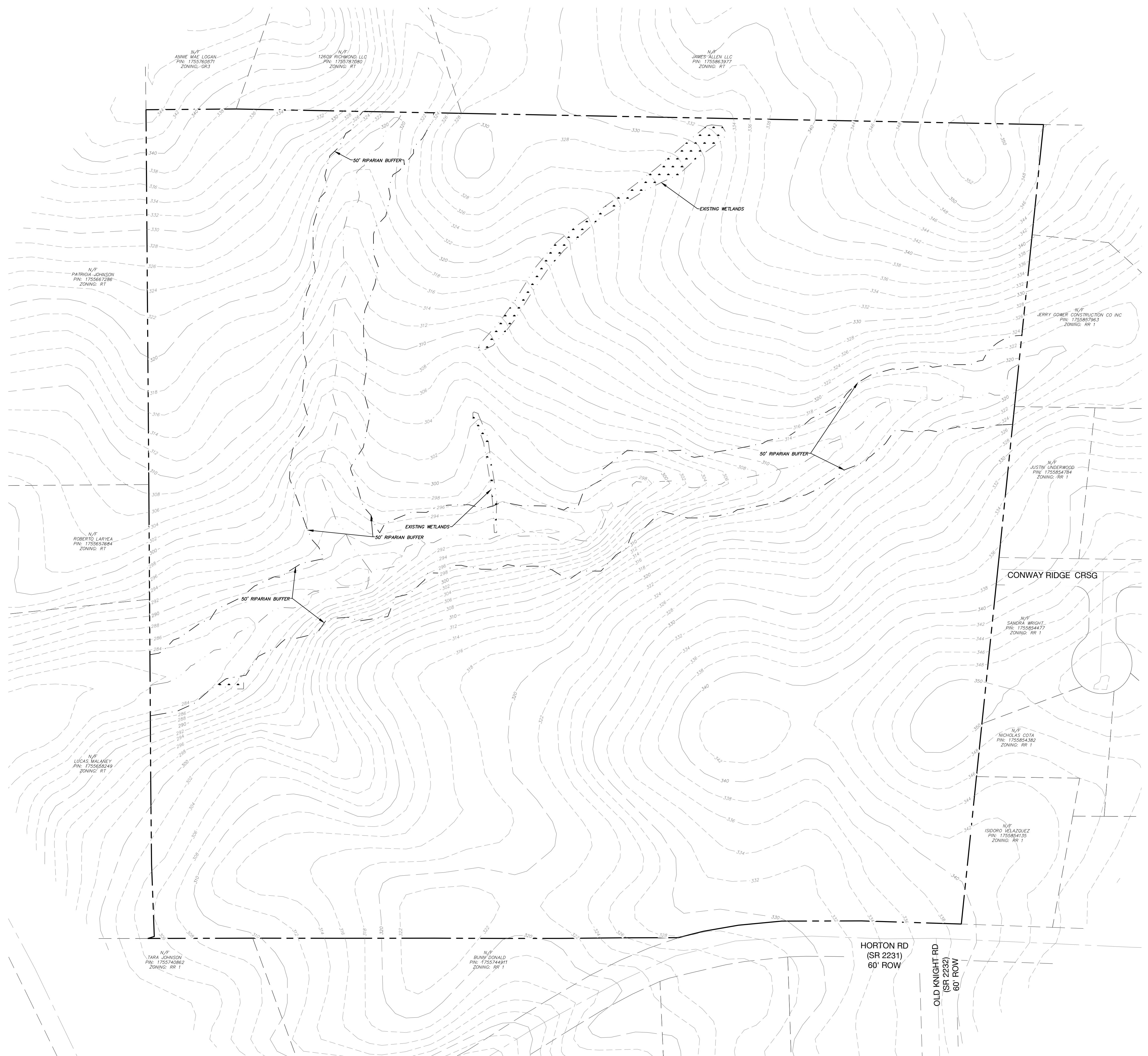
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Overall Existing Conditions
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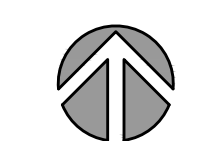
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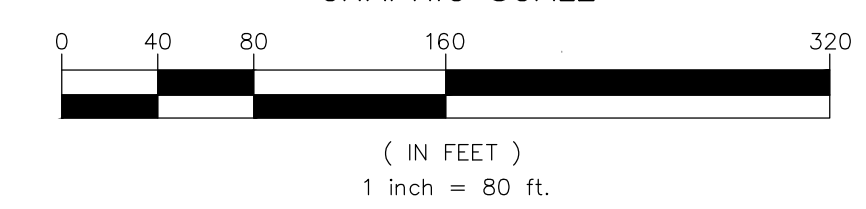
C-2.0



**BEFORE YOU DIG!
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GRAPHIC SCALE



Weldon Village Master Plan

Overall Site Plan
0 Lucas Rd., Knightdale, NC 27545

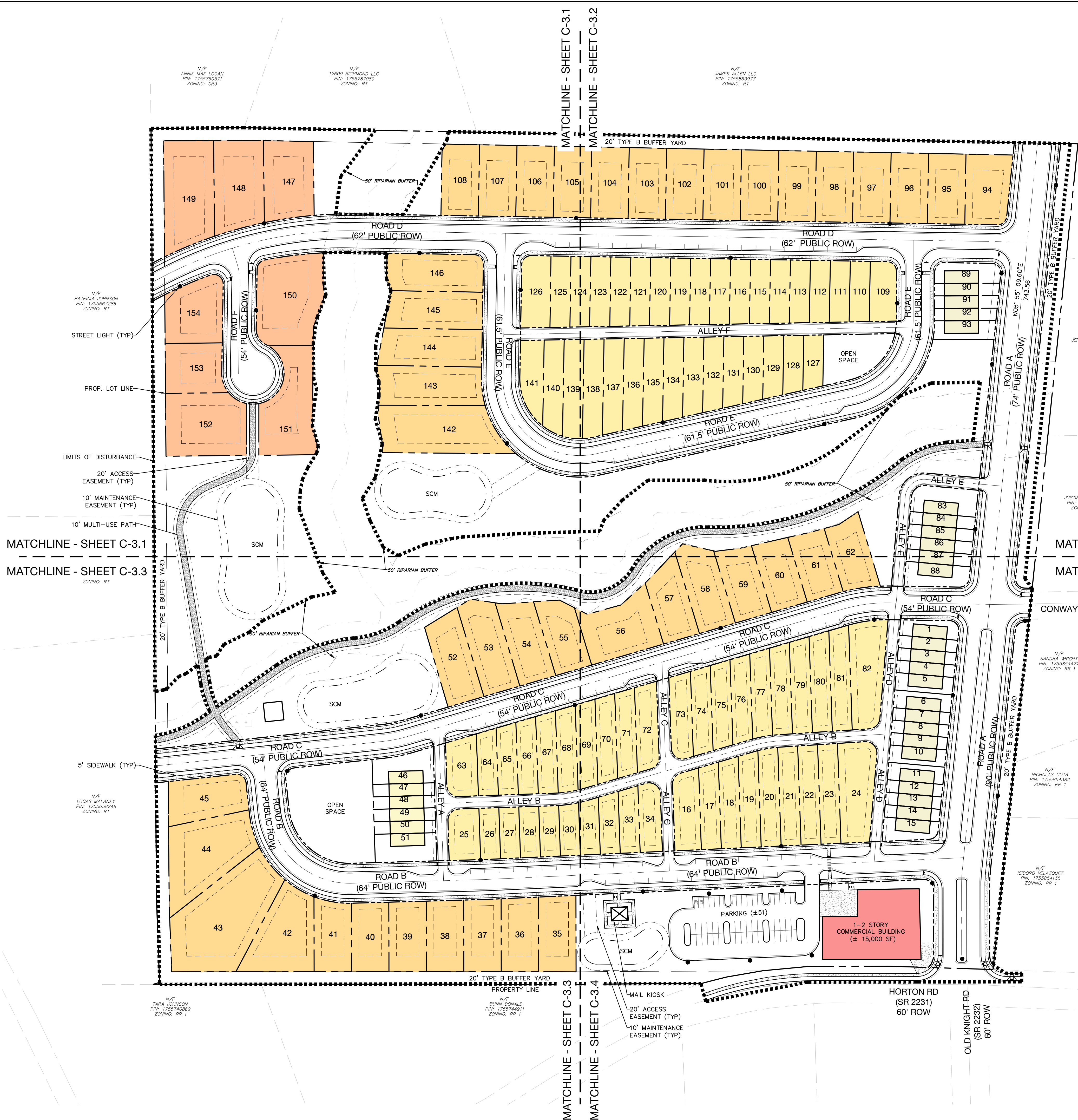
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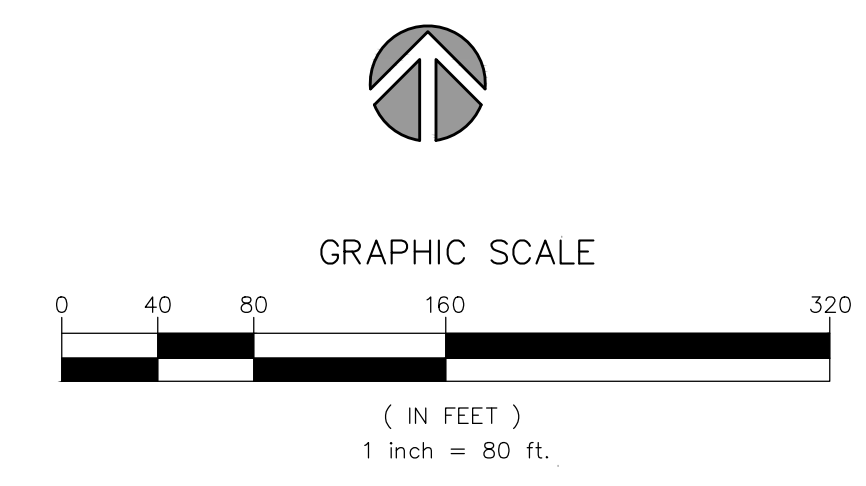
C-3.0

SITE DATA	
PIN:	1755757607
TOTAL SITE AREA:	± 41.0 ACRES
EXISTING ZONING:	RR1
PROPOSED ZONING:	RMX-PDD
EXISTING USE:	AGRICULTURAL
PROPOSED USE:	MIXED-USE RESIDENTIAL
TOTAL MIXED USE:	±15,000 SF
TOTAL RESIDENTIAL UNITS:	±154 DU MAX
TOTAL OPEN SPACE:	±10.23 ACRES

COMMERCIAL	
TOTAL LAND AREA:	± 1.5 AC OUTPARCEL
BUILDINGS:	1 BLDG
PROPOSED COMMERCIAL:	± 15,000 SF
BUILDING HEIGHT:	1-2 STORIES
VEHICULAR PARKING:	
REQUIRED:	± 51 - 103 SPACES
PROVIDED:	± 51 SPACES
BICYCLE PARKING:	
REQUIRED:	±5 SPACES*
(* 1 SPACE PER 40 VEHICULAR PARKING)	
PROPOSED:	±6 SPACES
RESIDENTIAL	
LAND AREA:	± 39.5 AC
PROPOSED UNITS:	
80' LOT (FRONT LOADED):	±8 PARCELS
60' LOT (FRONT LOADED):	±72 PARCELS
32' LOT (REAR LOADED):	±42 PARCELS
TOWNHOMES:	±32 DU
TOTAL:	±154
VEHICLE PARKING	
TOWNHOME	
REQUIRED:	±96 SPACES (1/BED)
PROPOSED:	±96 SPACES
SINGLE FAMILY	
REQUIRED:	±366 SPACES (1/BED)
PROPOSED:	±366 SPACES
TOTAL:	±462 SPACES
*ALL RESIDENTIAL UNITS WERE ASSUMED 3 BEDROOMS.	
PROPOSED DENSITY:	± 3.76 DU/AC



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N/E ANNE MAE LOGAN
PIN: 1755760571
ZONING: RR 1

N/E 12609 RICHMOND LLC
PIN: 1755787080
ZONING: RR 1

N/E JAMES ALLEN LLC
PIN: 1755863977
ZONING: RR 1

N/E PATRICIA JOHNSON
PIN: 1755667286
ZONING: RR 1

N/E JERRY GOWER CONSTRUCTION CO INC
PIN: 1755857963
ZONING: RR 1

N/E JUSTIN UNDERWOOD
PIN: 1755854784
ZONING: RR 1

N/E SANDRA WRIGHT
PIN: 1755854477
ZONING: RR 1

N/E NICHOLAS COTA
PIN: 1755854362
ZONING: RR 1

N/E ISIDORO VELAZQUEZ
PIN: 1755854135
ZONING: RR 1

N/E TARA JOHNSON
PIN: 1755740862
ZONING: RR 1

N/E BUNN DONALD
PIN: 1755744911
ZONING: RR 1

STREET LIGHT (TYP)
PROP. LOT LINE
LIMITS OF DISTURBANCE
20' ACCESS EASEMENT (TYP)
10' MAINTENANCE EASEMENT (TYP)
10' MULTI-USE PATH

MATCHLINE - SHEET C-3.1
MATCHLINE - SHEET C-3.3
ZONING: RR 1

5' SIDEWALK (TYP)
N/E LUCAS MALANEY
PIN: 1755852649
ZONING: RR 1

MAIL KIOSK
20' ACCESS EASEMENT (TYP)
10' MAINTENANCE EASEMENT (TYP)

HORTON RD (SR 2231)
60' ROW
OLD KNIGHT RD (SR 2232)
60' ROW

CONWAY RIDGE CRSG

MATCHLINE - SHEET C-3.1

MATCHLINE - SHEET C-3.2

MATCHLINE - SHEET C-3.2

MATCHLINE - SHEET C-3.4

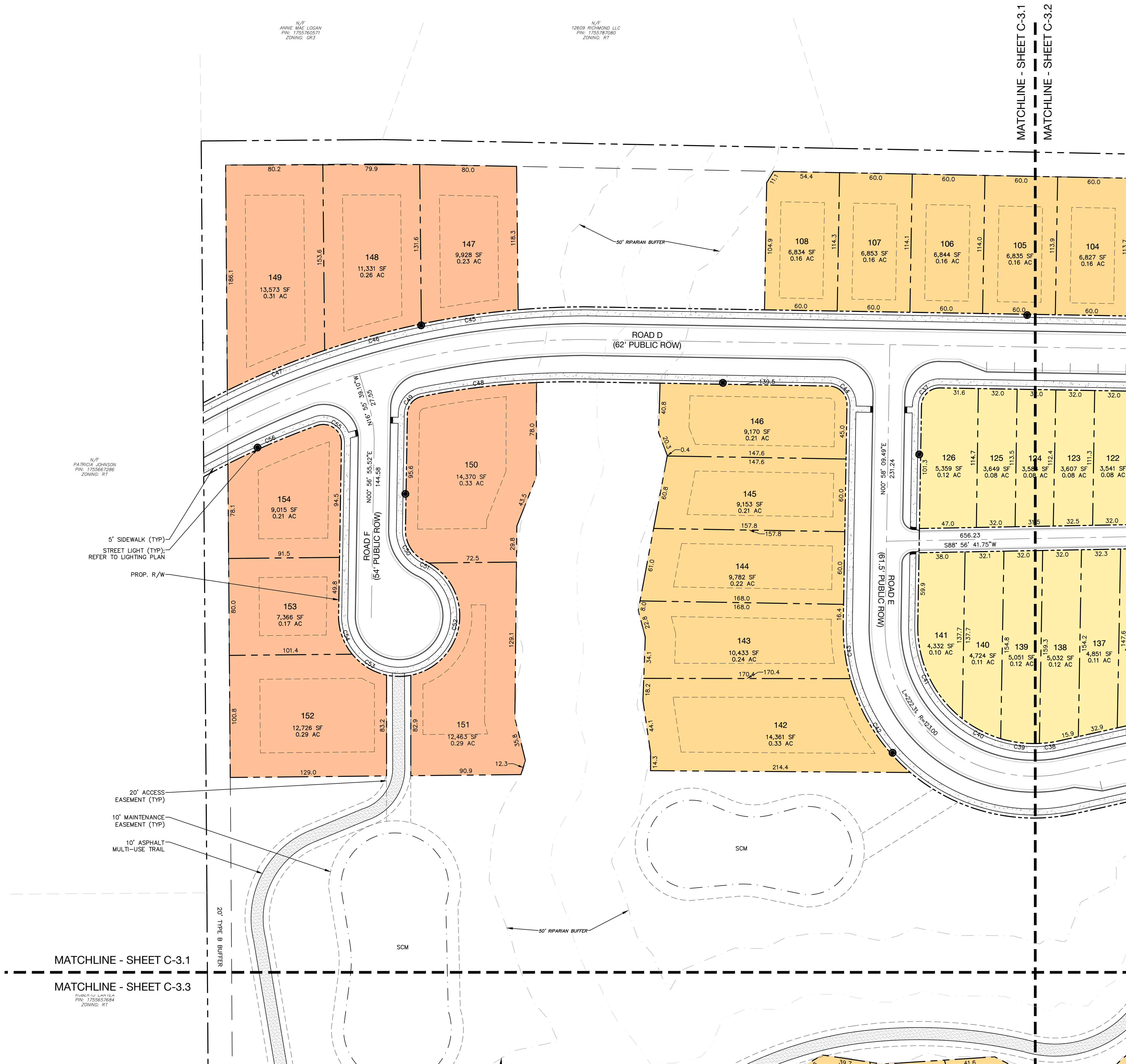
MATCHLINE - SHEET C-3.3

MATCHLINE - SHEET C-3.4

Curve #	Length	Radius	Delta
C23	10.389	200.000	002.9761
C24	23.785	18.000	075.7104
C25	32.764	18.000	104.2896
C26	32.432	200.000	009.2912
C27	9.100	200.000	002.6069
C28	25.613	18.000	081.5302
C29	64.131	223.000	016.4773
C30	31.480	20.000	090.1825
C31	22.247	15.000	084.9764
C32	24.029	14.500	094.9500
C33	23.816	15.000	090.9693
C34	30.194	159.500	010.8464
C35	21.524	14.500	085.0500
C36	23.308	15.000	089.0307
C37	23.605	15.001	090.1586
C38	16.710	96.000	009.9729
C39	32.333	96.000	019.2972
C40	35.948	96.000	021.4550
C41	88.519	96.000	052.8311
C42	93.307	157.500	033.9435

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C42	93.307	157.500	033.9435

Curve #	Length	Radius	Delta
C43	45.493	156.633	016.6410
C45	80.782	675.581	006.8511
C46	82.753	675.581	007.0182
C47	86.955	675.581	007.3746
C48	95.303	623.000	008.7648
C49	20.345	15.000	077.7137
C50	31.496	28.000	064.4496
C51	4.154	336.092	000.7082
C52	121.909	50.017	139.6492
C53	33.873	50.017	038.8021
C54	32.685	50.015	037.4432
C55	28.980	14.960	110.9928
C56	80.248	623.000	007.3803



LEGEND

- PROPOSED COMMERCIAL
- 80' LOT (FRONT LOADED)
- 60' LOT (FRONT LOADED)
- 32' LOT (REAR LOADED)
- TOWNHOMES

811

BEFORE YOU DIG!
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GRAPHIC SCALE

0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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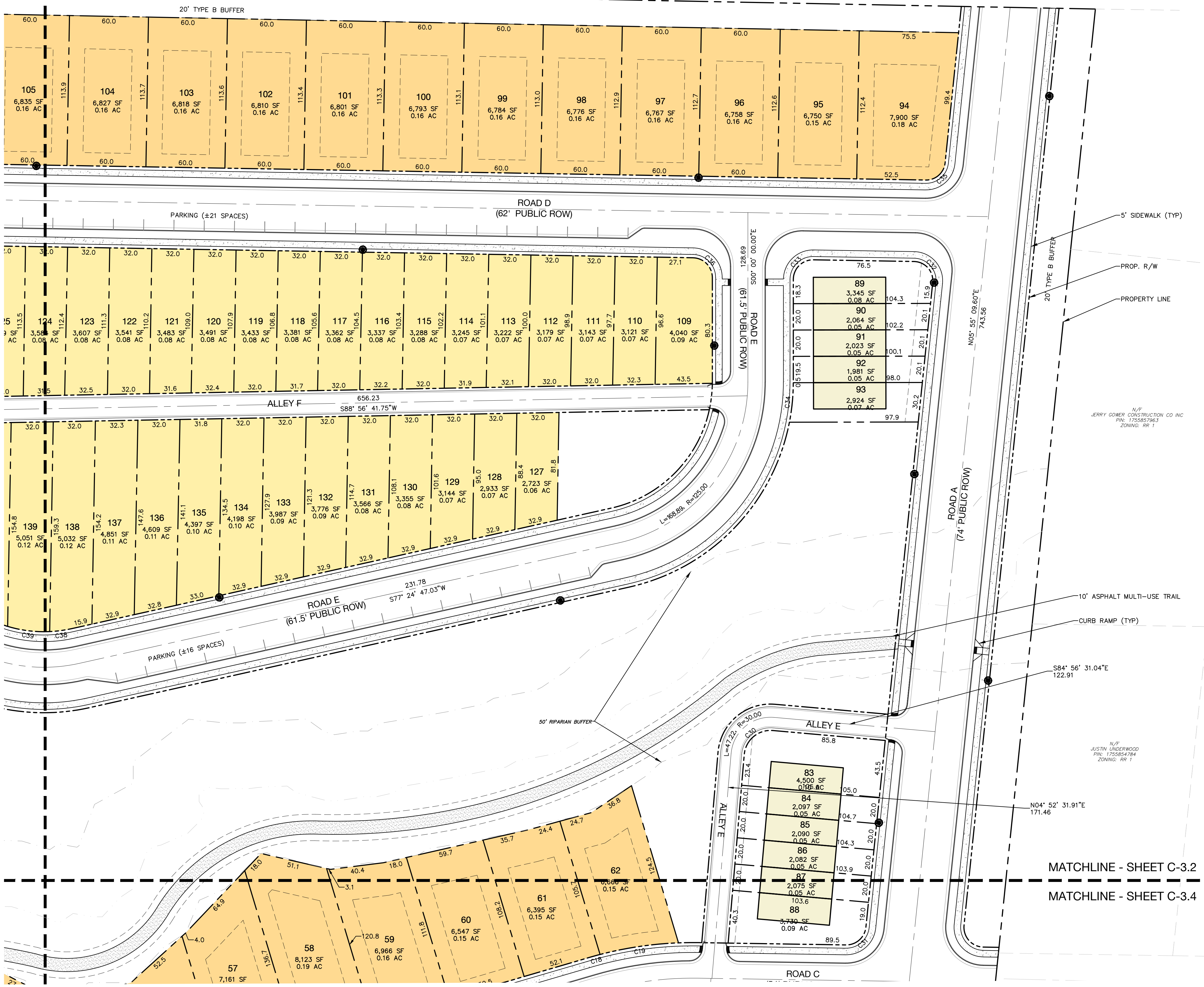
C-3.1

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C35	21.524	14.500	085.0500
C36	23.308	15.000	089.0307
C37	23.605	15.001	090.1586
C38	16.710	96.000	009.9729
C39	32.333	96.000	019.2972
C40	35.948	96.000	021.4550
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Curve #	Length	Radius	Delta
C43	45.493	156.633	016.6410
C45	80.782	675.581	006.8511
C46	82.753	675.581	007.0182
C47	86.955	675.581	007.3746
C48	95.303	623.000	008.7648
C49	20.345	15.000	077.7137
C50	31.496	28.000	064.4496
C51	4.154	336.092	000.7082
C52	121.909	50.017	139.6492
C53	33.873	50.017	038.8021
C54	32.685	50.015	037.4432
C55	28.980	14.960	110.9928
C56	80.248	623.000	007.3803

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



LEGEND	
[Red Box]	PROPOSED COMMERCIAL
[Orange Box]	80' LOT (FRONT LOADED)
[Yellow Box]	60' LOT (FRONT LOADED)
[Light Yellow Box]	32' LOT (REAR LOADED)
[Light Green Box]	TOWNHOMES

811

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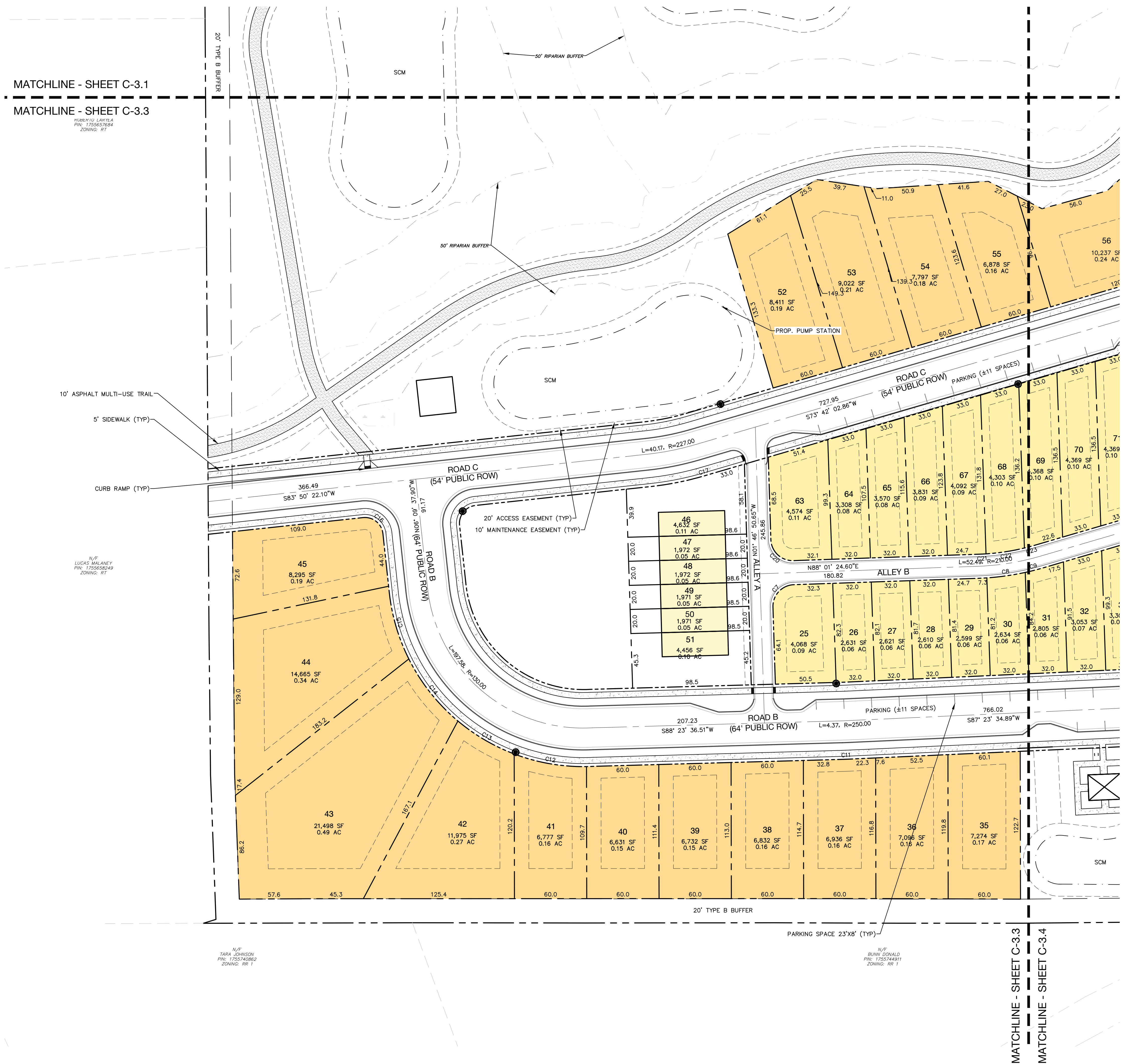
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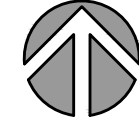


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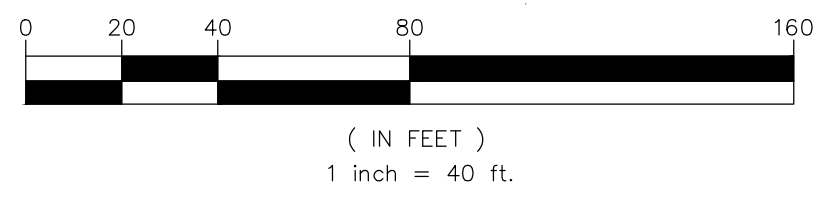
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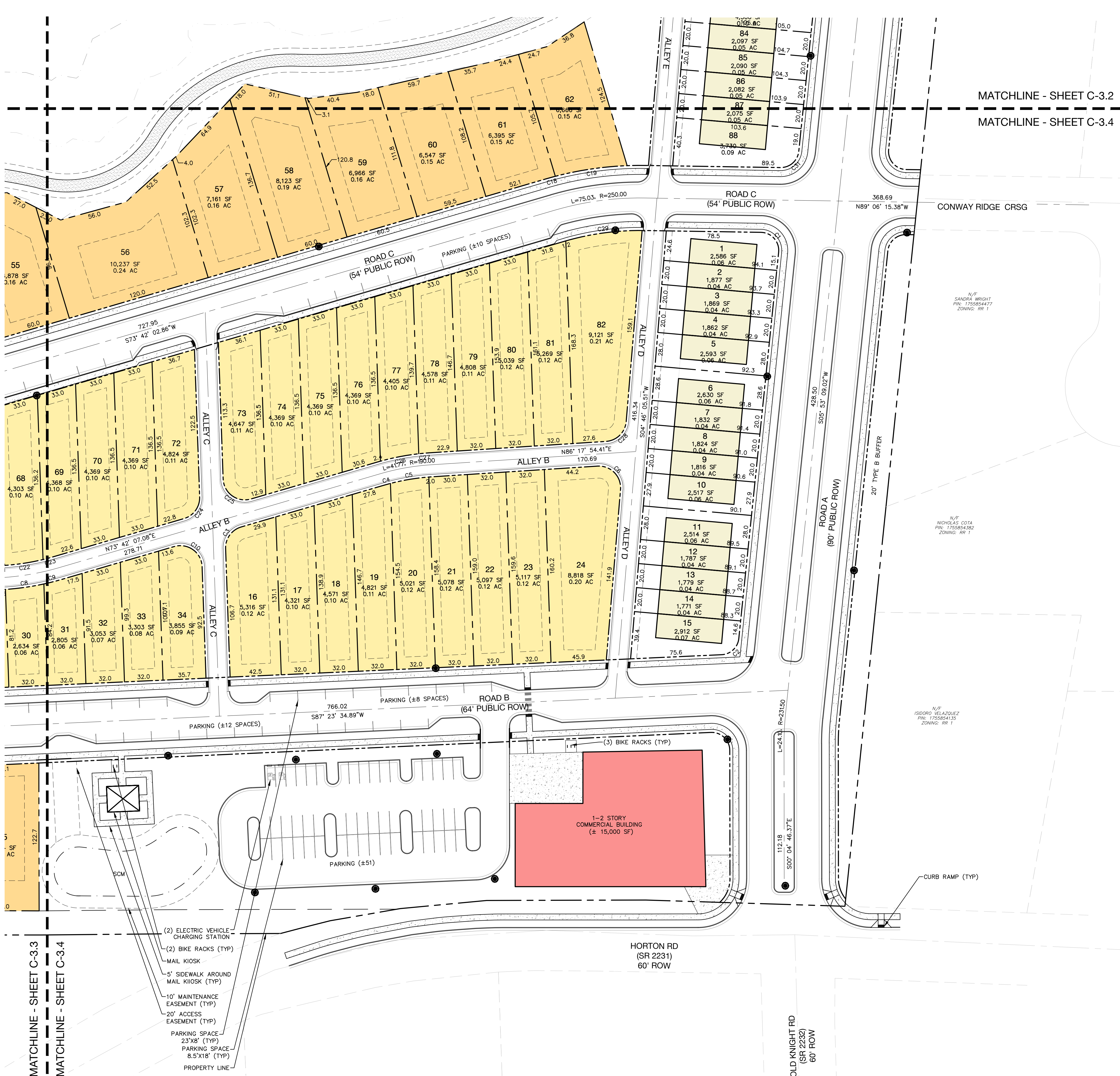
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C32	24.029	14.500	094.9500
C33	23.816	15.000	090.9693
C34	30.194	159.500	010.8464
C35	21.524	14.500	085.0500
C36	23.308	15.000	089.0307
C37	23.605	15.001	090.1586
C38	16.710	96.000	009.9729
C39	32.333	96.000	019.2972
C40	35.948	96.000	021.4550
C41	88.519	96.000	052.8311
C42	93.307	157.500	033.9435

Curve #	Length	Radius	Delta
C43	45.493	156.633	016.6410
C45	80.782	675.581	006.8511
C46	82.753	675.581	007.0182
C47	86.955	675.581	007.3746
C48	95.303	623.000	008.7648
C49	20.345	15.000	077.7137
C50	31.496	28.000	064.4496
C51	4.154	336.092	000.7082
C52	121.909	50.017	139.6492
C53	33.873	50.017	038.8021
C54	32.685	50.015	037.4432
C55	28.980	14.960	110.9928
C56	80.248	623.000	007.3803



LEGEND

- 80' LOT (FRONT LOADED)
- 60' LOT (FRONT LOADED)
- 32' LOT (REAR LOADED)
- TOWNHOMES

811

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GRAPHIC SCALE

0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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urbandesignpartners.com
nc firm no: P-0418 sc coa no: C-03044

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10/21/2022

DRB Homes

3000 RDU Center Dr., Suite 202
Morrisville, NC 27560

Weldon Village
Master Plan
Site Plan Enlargement
0 Lucas Rd., Knightdale, NC 27545

NO. DATE: BY: REVISIONS:

Project No: 22-RDU-030
Date: 10.21.2022
Designed By: UDP
Checked By: BAR
Sheet No:

C-3.4

Weldon Village Master Plan

Open Space Plan

0 Lucas Rd., Knightdale, NC 27545

NO. DATE: BY: REVISIONS:

Project No: 22-RDU-030
Date: 10.21.2022
Designed By: UDP
Checked By: BAR
Sheet No:

C-3.5

LEGEND

- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE

OPEN SPACE

TOTAL ACRES: ± 41.0 ACRES
PROPOSED DENSITY: ± 3.76 DU/AC

DWELLING UNITS: ± 154 DU TOTAL
→ SINGLE FAM. DETACHED: ± 122 DU
→ SINGLE FAM. ATTACHED: ± 32 DU

RECREATIONAL OPEN SPACE DEDICATION*

- PROXIMITY ZONE: ALL OUTSIDE ½ MILE
- TOTAL BEDS**:
→ SINGLE FAM. DETACHED: 122 DU x 3.5 BEDS = 427 BEDS
→ SINGLE FAM. ATTACHED: 32 DU x 2.5 BEDS = 80 BEDS
- DEDICATION RATE: 520 SF
→ SINGLE FAM. DETACHED: 427 BEDS x 520 SF = 222,040 SF
→ SINGLE FAM. ATTACHED: 80 BEDS x 520 SF = 41,600 SF
- REQUIRED OPEN SPACE: 41,600 SF + 222,040 SF = ± 263,640 SF (6.05 AC)
- REQUIRED OPEN SPACE: ± 6.05 AC (263,640 SF) TOTAL
→ REQUIRED ACTIVE: ± 131,820 SF (3.0 AC) 50%
→ REQUIRED PASSIVE: ± 131,820 SF (3.0 AC) 50%
- PROPOSED OPEN SPACE: ± 10.23 AC TOTAL (25.0 % OF SITE)
→ PROP. ACTIVE: ± 3.02 AC (0.02 AC OVER REQ.)
→ PROP. PASSIVE: ± 7.21 AC (4.21 AC OVER REQ.)

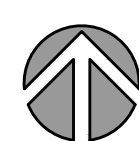
* PER TOWN OF KNIGHTDALE UDO SEC. 11.2.C.3 ALL DEVELOPMENTS WITH MORE THAN EIGHT (8) RESIDENTIAL UNITS SHALL BE REQUIRED TO DEDICATE RECREATIONAL OPEN SPACE.
** PER TOWN OF KNIGHTDALE UDO SEC. 11.2.C.3 ALL SINGLE FAMILY DEVELOPMENTS WILL DEDICATE OPEN SPACE AT A RATE OF THREE AND ONE-HALF BEDROOMS PER UNIT UNLESS OTHERWISE STIPULATED. IN ABSENCE OF KNOWN BUILDING SPECIFICATIONS, DUPLEXES, TOWNHOMES, AND MULTIFAMILY WILL DEDICATE OPEN SPACE AT A RATE OF TWO AND ONE-HALF BEDROOMS PER UNIT.

Active Open Space Table		
Active Open Space Number	Area (SF)	(AC)
Active Open Space #1	17,649	0.41
Active Open Space #2	19,768	0.45
Active Open Space #3	41,071	0.94
Active Open Space #4	6,965	0.16
Active Open Space #5	46,172	1.06
Total Provided	131,625	3.02

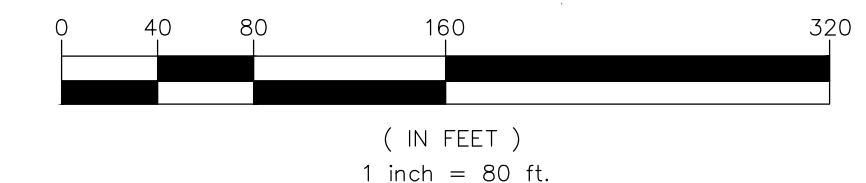
Passive Open Space Table		
Passive Open Space Number	Area (SF)	(AC)
Passive Open Space #1	31,016	0.71
Passive Open Space #2	1,712	0.04
Passive Open Space #3	18,728	0.43
Passive Open Space #4	242,355	5.56
Passive Open Space #5	16,346	0.38
Passive Open Space #6	4,093	0.09
Total Provided	314,250	7.21



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GRAPHIC SCALE



HORTON RD (SR 2231)
60' ROW
OLD KNIGHT RD (SR 2232)
60' ROW

ACTIVE OPEN SPACE #1
±17649 SF

N/A TARA JOHNSON
PIN: 175574862
ZONING: RR 1

N/A BURN DONALD
PIN: 1755744911
ZONING: RR 1

N/A ISIDORO VELAZQUEZ
PIN: 175584135
ZONING: RR 1

N/A NICHOLAS COTA
PIN: 175584382
ZONING: RR 1

N/A SANDRA BRIGHT
PIN: 175584477
ZONING: RR 1

N/A JUSTIN UNDERWOOD
PIN: 175584794
ZONING: RR 1

N/A JERRY GOWER CONSTRUCTION CO INC
PIN: 1755857963
ZONING: RR 1

N/A JAMES ALLEN LLC
PIN: 1755863957
ZONING: RT

N/A 12609 RICHMOND LLC
PIN: 1755787083
ZONING: RT

N/A ANNE MAE LOGAN
PIN: 1755760571
ZONING: GR 3

N/A PATRICIA JOHNSON
PIN: 175567286
ZONING: RT

N/A ROBERTO LARVEA
PIN: 175567684
ZONING: RT

ACTIVE OPEN SPACE #3
±41071 SF

PASSIVE OPEN SPACE #4
±242355 SF

PASSIVE OPEN SPACE #3
±18728 SF

PASSIVE OPEN SPACE #2
±1712 SF

PASSIVE OPEN SPACE #1
±31016 SF

N/A LUCAS MALANEY
PIN: 1755658249
ZONING: RT

ACTIVE OPEN SPACE #2
±19768 SF

PASSIVE OPEN SPACE #5
±16346 SF

ACTIVE OPEN SPACE #4
±6965 SF

ACTIVE OPEN SPACE #5
±46172 SF

PASSIVE OPEN SPACE #6
±4093 SF

ACTIVE OPEN SPACE #3
±41071 SF

50' RIPARIAN BUFFER

50' RIPARIAN BUFFER

50' RIPARIAN BUFFER

50' RIPARIAN BUFFER

50' RIPARIAN BUFFER

50' RIPARIAN BUFFER

50' RIPARIAN BUFFER

50' RIPARIAN BUFFER

50' RIPARIAN BUFFER

50' RIPARIAN BUFFER

50' RIPARIAN BUFFER

50' RIPARIAN BUFFER

50' RIPARIAN BUFFER

50' RIPARIAN BUFFER

50' RIPARIAN BUFFER

50' RIPARIAN BUFFER

50' RIPARIAN BUFFER

SITE DATA	
PIN:	1755757607
TOTAL SITE AREA:	± 41.0 ACRES
EXISTING ZONING:	RR1
PROPOSED ZONING:	RMX-PDD
EXISTING USE:	AGRICULTURAL
PROPOSED USE:	MIXED-USE RESIDENTIAL
TOTAL MIXED USE:	±15,000 SF
TOTAL RESIDENTIAL UNITS:	±154 DU MAX
TOTAL OPEN SPACE:	±10.23 ACRES



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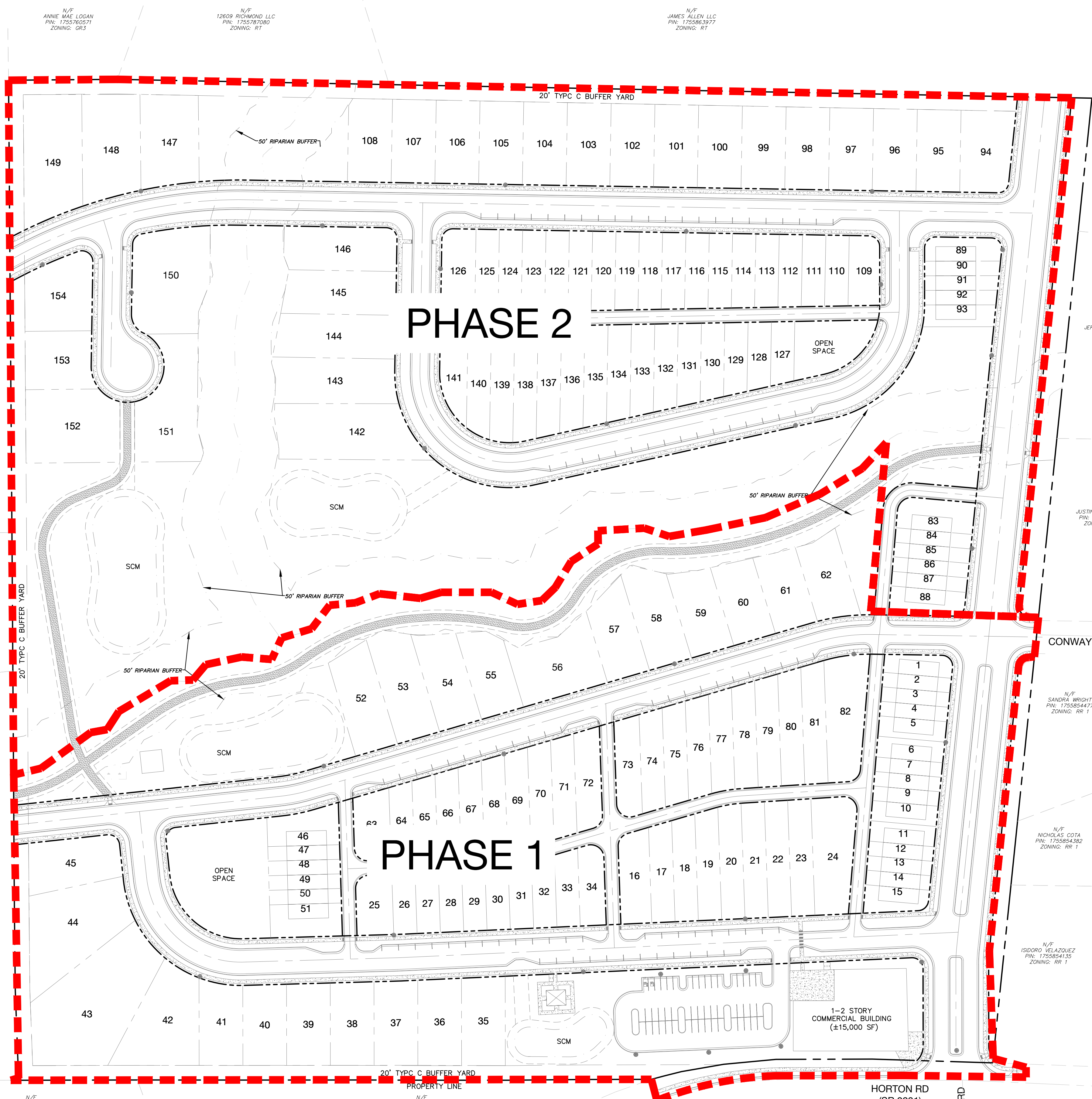
Weldon Village Master Plan Phasing Plan

0 Lucas Rd., Knightdale, NC 27545

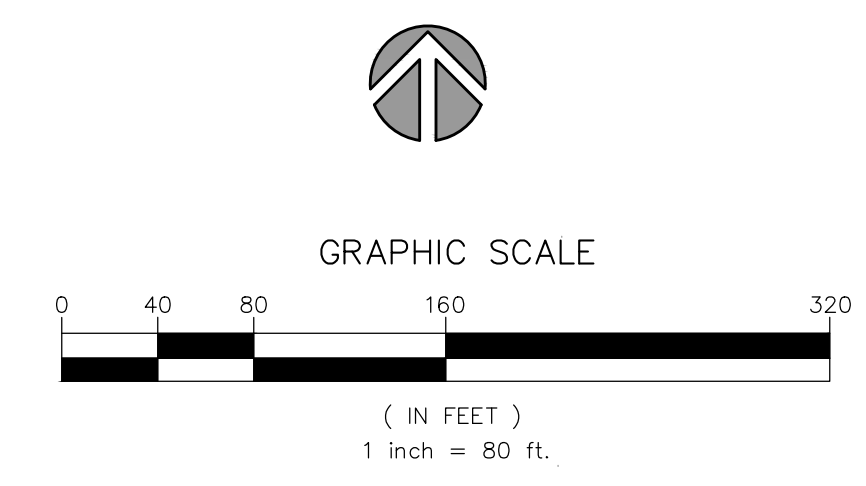
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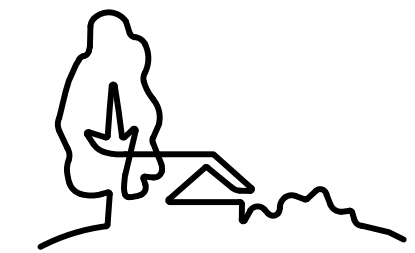
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Weldon Village Master Plan

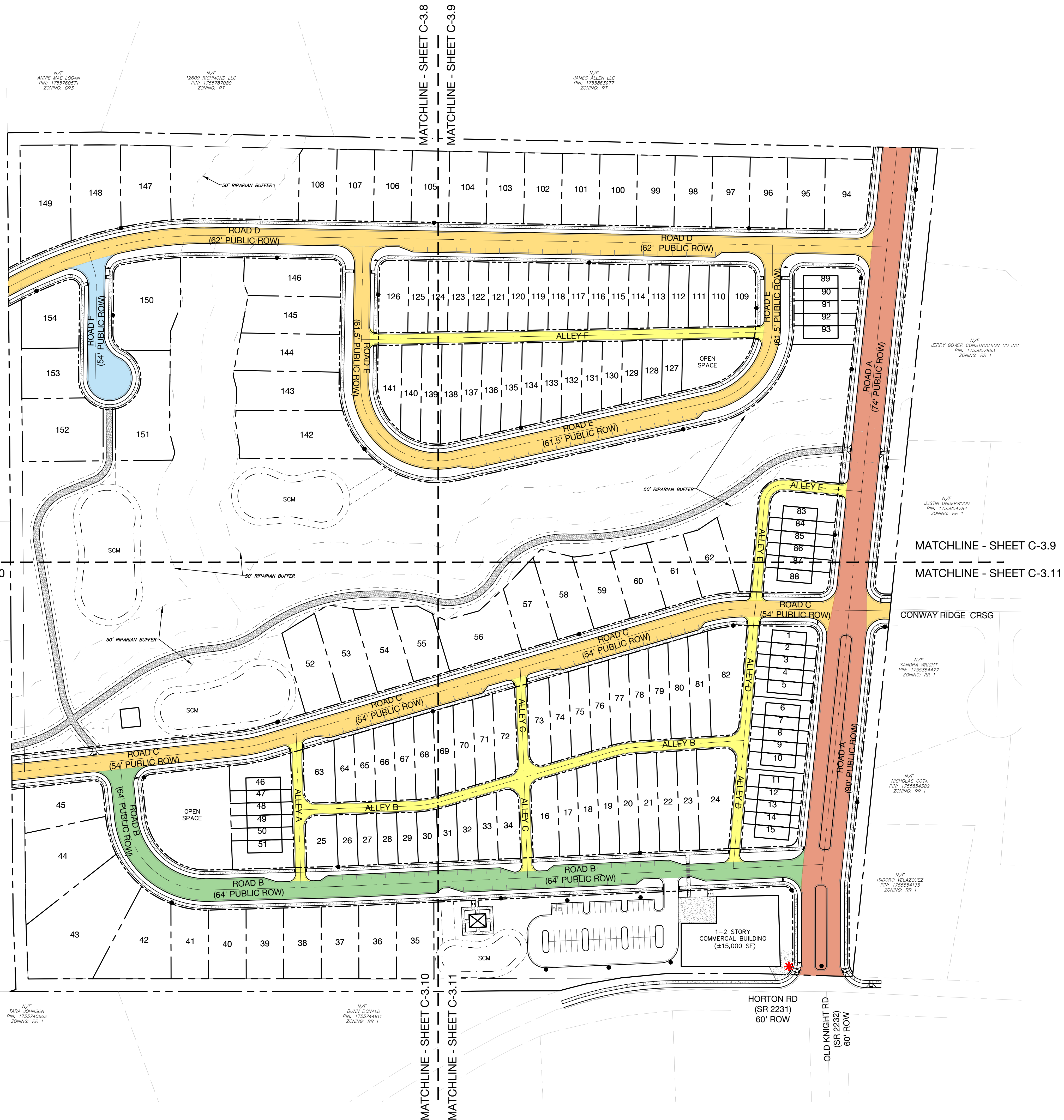
Overall Signage & Marking Plan

0 Lucas Rd., Knightdale, NC 27545

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C-3.7



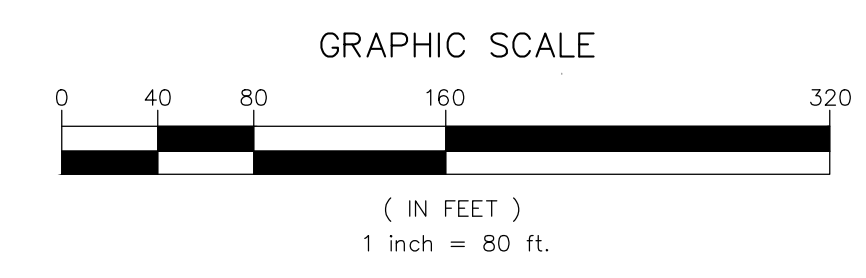
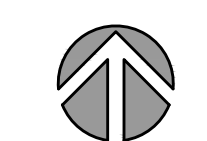
ALLEY	LENGTH (LF)	STREET NAME	LENGTH (LF)
ALLEY A	246	ROAD A	565
ALLEY B	724	ROAD B	1,266
ALLEY C	335	ROAD C	1,578
ALLEY D	416	ROAD D	1,417
ALLEY E	342	ROAD E	1,171
ALLEY F	656	ROAD F	206
TOTAL	2,719	TOTAL	6,203

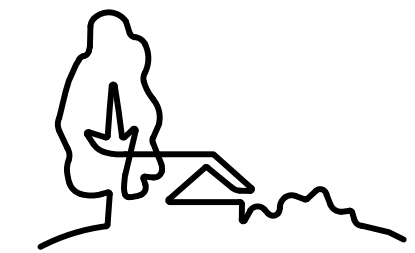
LEGEND

- PROP. PRIVATE ALLEY
- PROP. STREET (TWO-WAY)
- PROP. AVENUE
- PROP. MAIN STREET
- CUL-DE-SAC
- ENTRY FEATURE/SIGN



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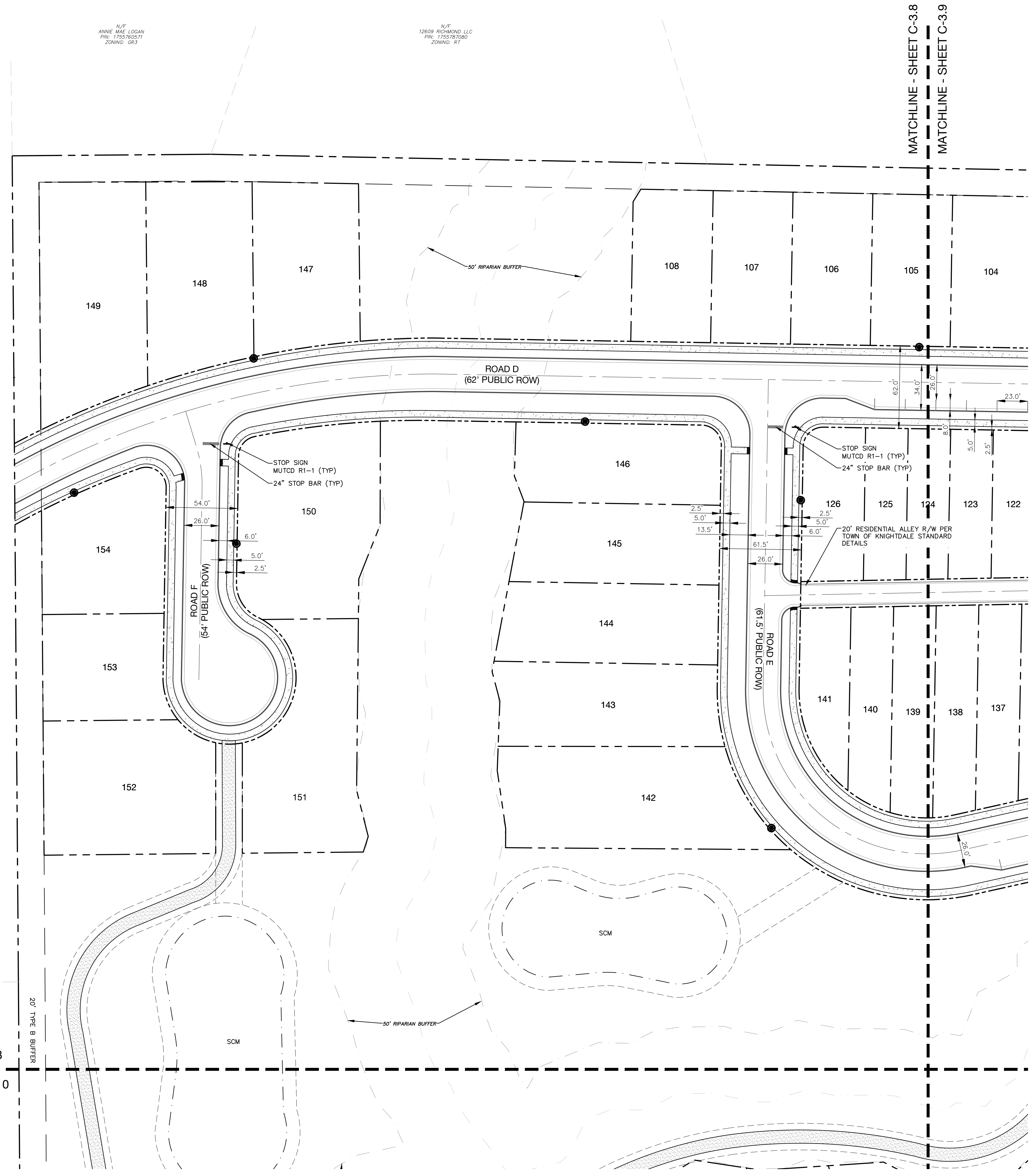
Weldon Village Master Plan Signage & Marking Plan Enlargement

0 Lucas Rd., Knightdale, NC 27545

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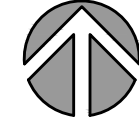
C-3.8



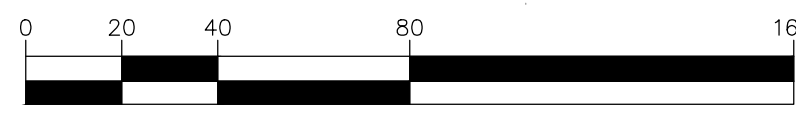
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GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

MATCHLINE - SHEET C-3.8

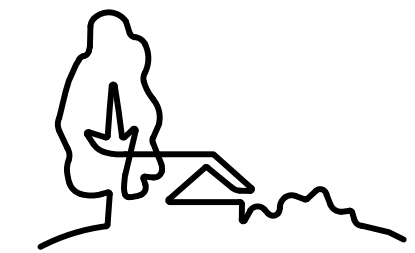
MATCHLINE - SHEET C-3.10

N/F
PATRICIA JOHNSON
PIN: 175567286
ZONING: RT

N/F
ANNE MAE LOGAN
PIN: 1755760571
ZONING: OR1

N/F
12609 RICHMOND LLC
PIN: 1755797280
ZONING: RT

N/F
RUBENHO LANTIERA
PIN: 1755657684
ZONING: RT



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Weldon Village Master Plan

Signage & Marking Plan Enlargement

0 Lucas Rd., Knightdale, NC 27545

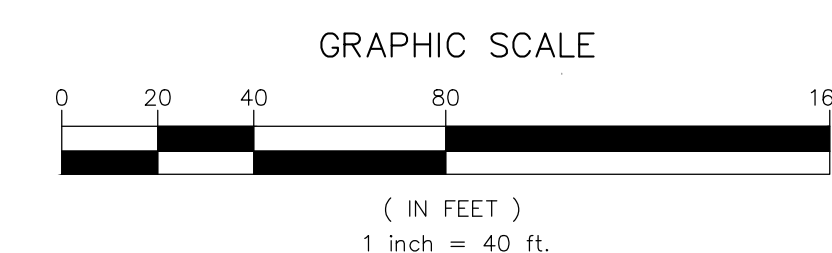
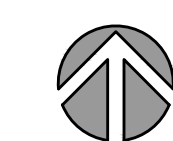
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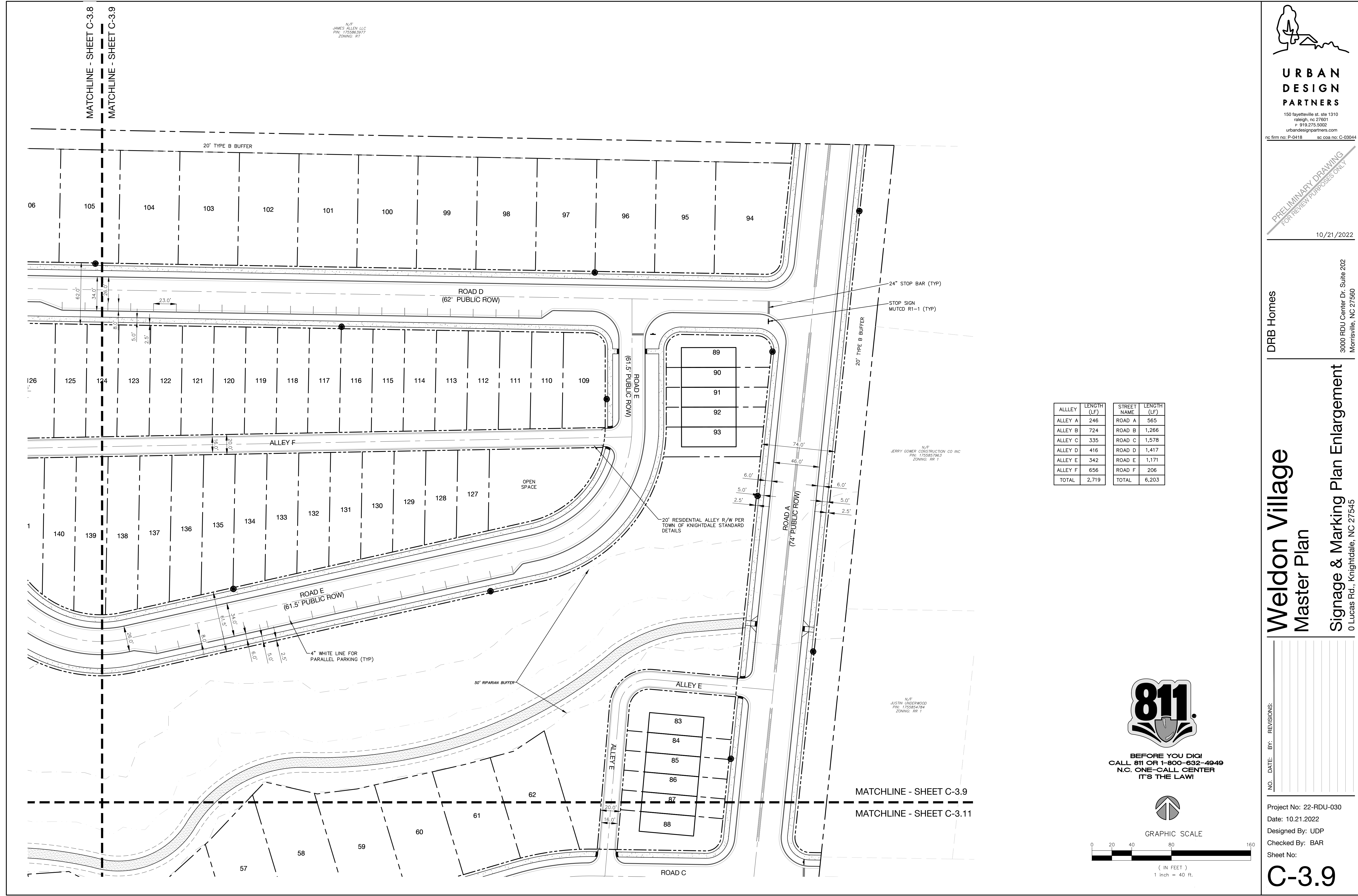
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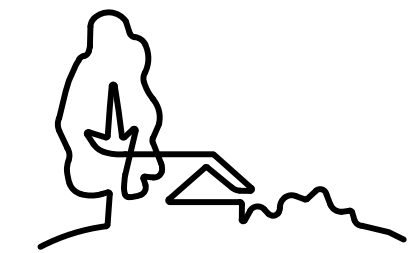


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ALLEY F	656	ROAD F	206
TOTAL	2,719	TOTAL	6,203





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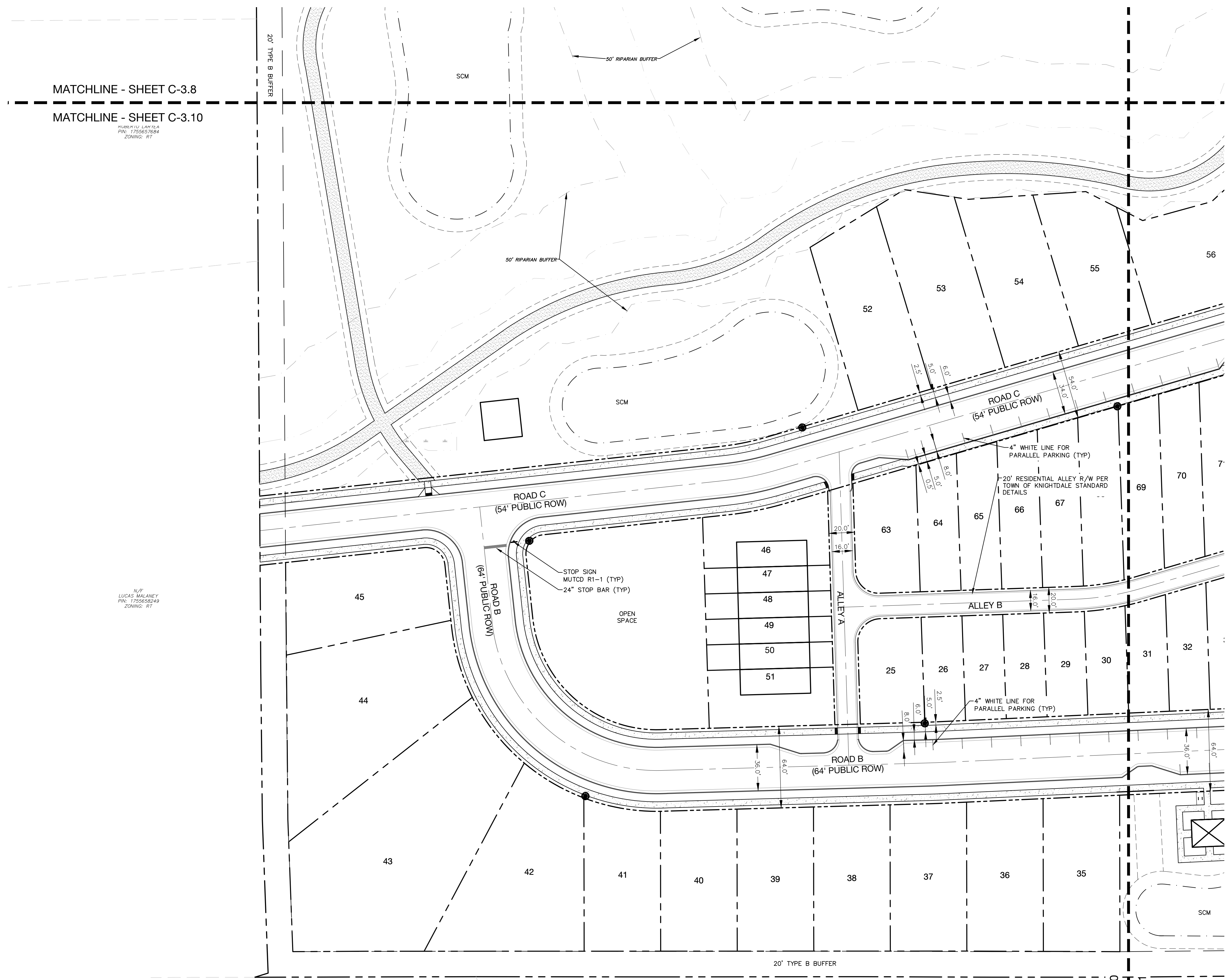
Signage & Marking Plan Enlargement

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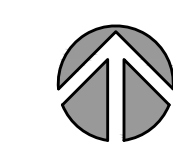
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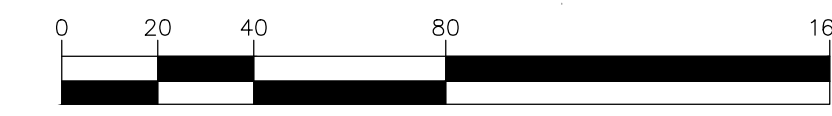
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GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

MATCHLINE - SHEET C-3.10
MATCHLINE - SHEET C-3.11

MATCHLINE - SHEET C-3.8

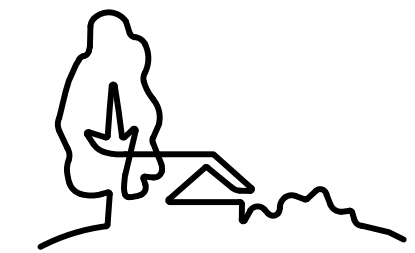
MATCHLINE - SHEET C-3.10

N/P
LUCAS MALANEY
PIN: 175565249
ZONING: RT

N/P
LUCAS MALANEY
PIN: 175565249
ZONING: RT

N/P
TARA JOHNSON
PIN: 175574082
ZONING: RR 1

N/P
BUNN DONALD
PIN: 175574491
ZONING: RR 1



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Weldon Village Master Plan

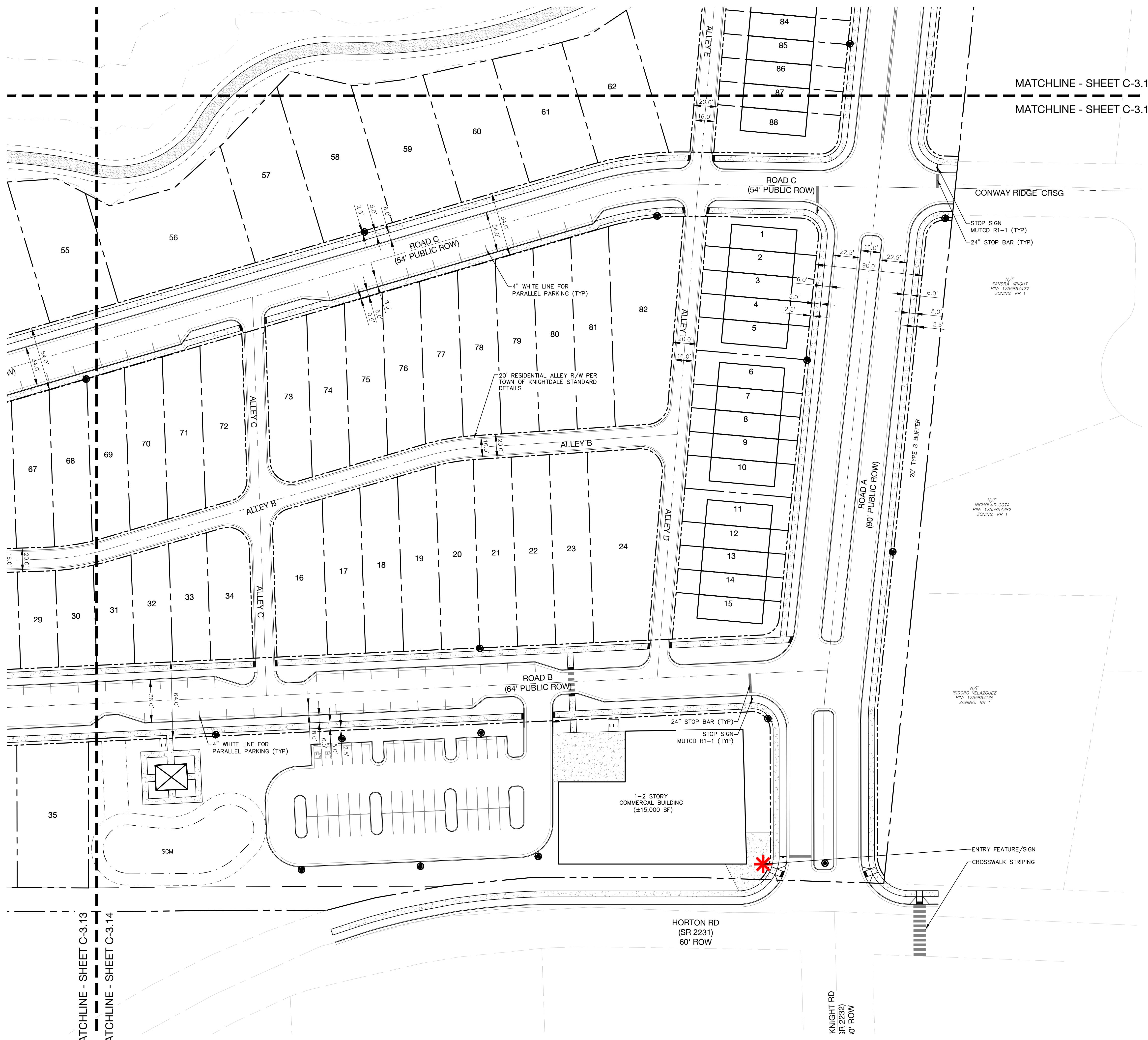
Signage & Marking Plan Enlargement

0 Lucas Rd., Knightdale, NC 27545

NO. DATE: BY: REVISIONS:

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C-3.11



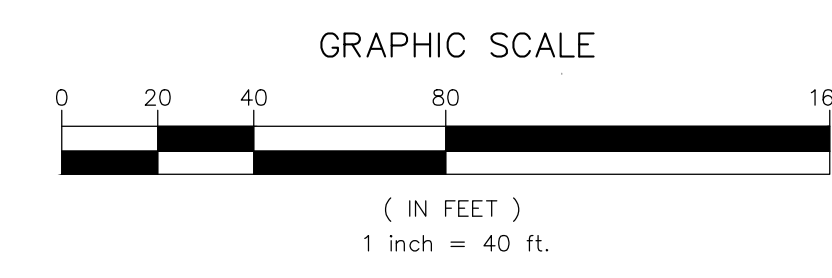
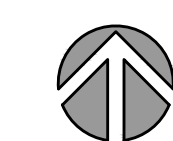
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ALLEY F	656	ROAD F	206
TOTAL	2,719	TOTAL	6,203

LEGEND

* ENTRY FEATURE/SIGN

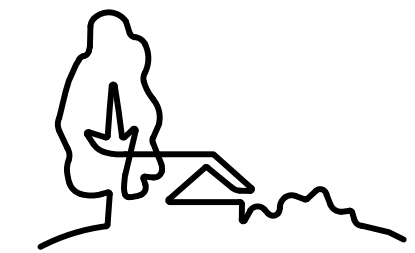


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MATCHLINE - SHEET C-3.13
MATCHLINE - SHEET C-3.14

MATCHLINE - SHEET C-3.12
MATCHLINE - SHEET C-3.14



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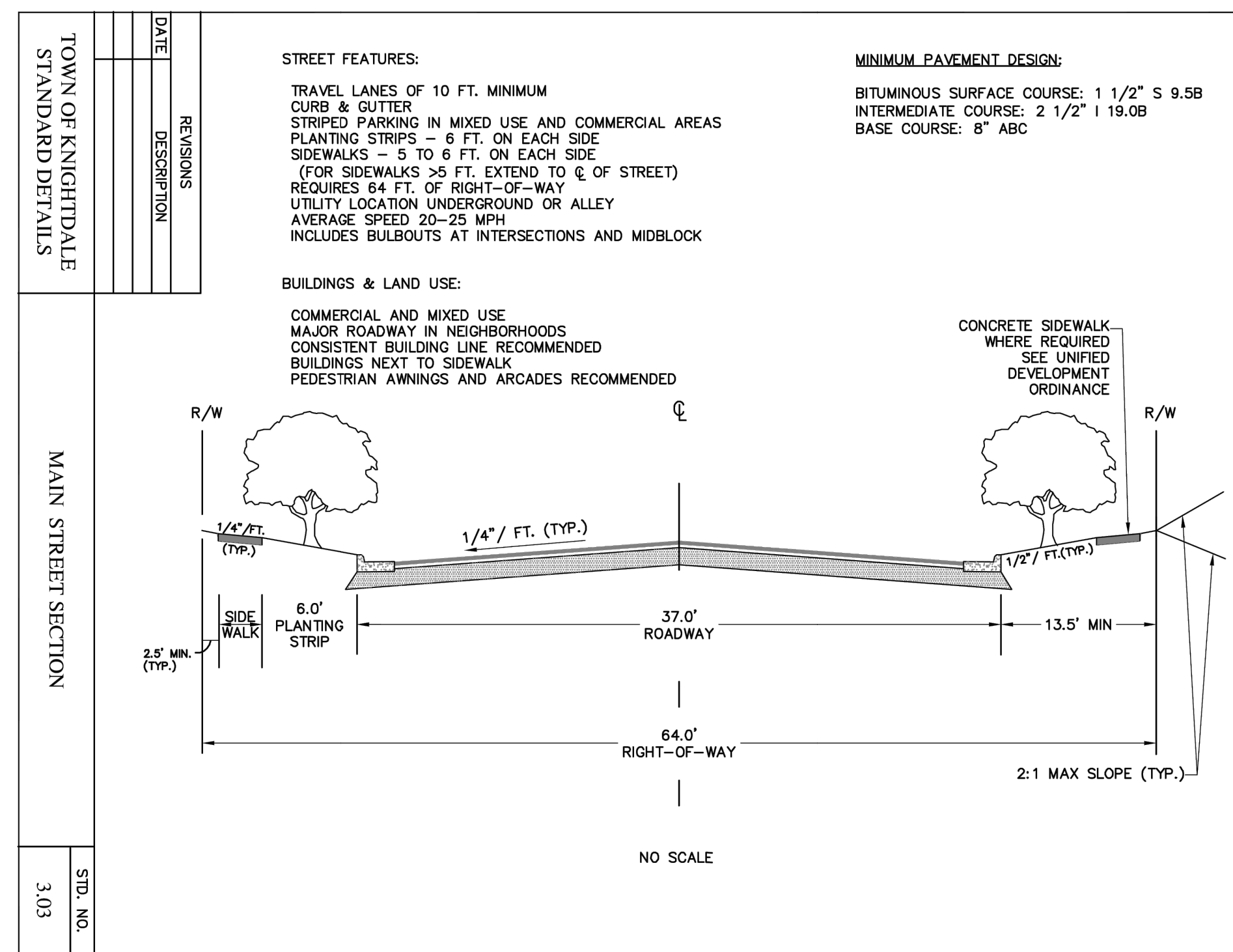
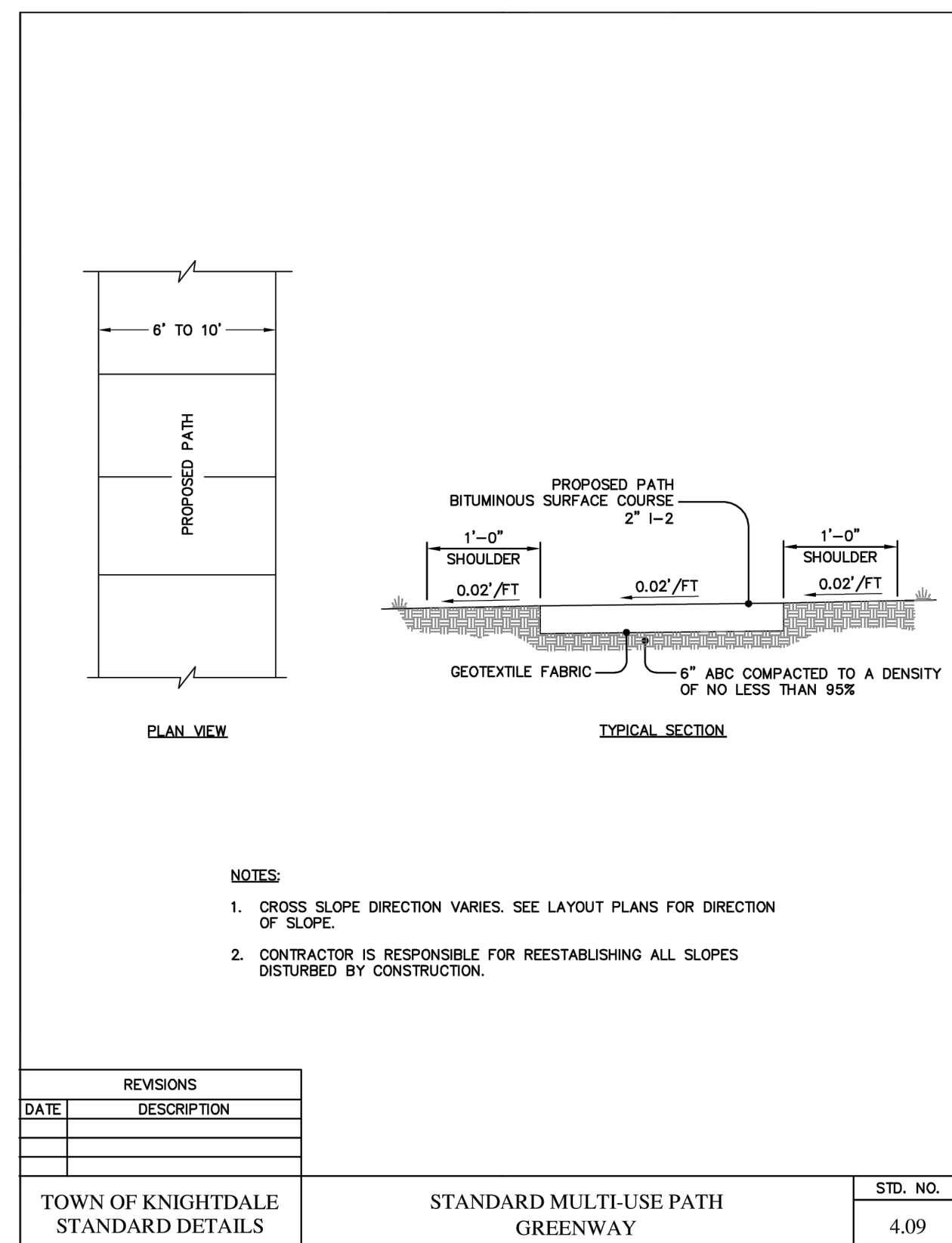
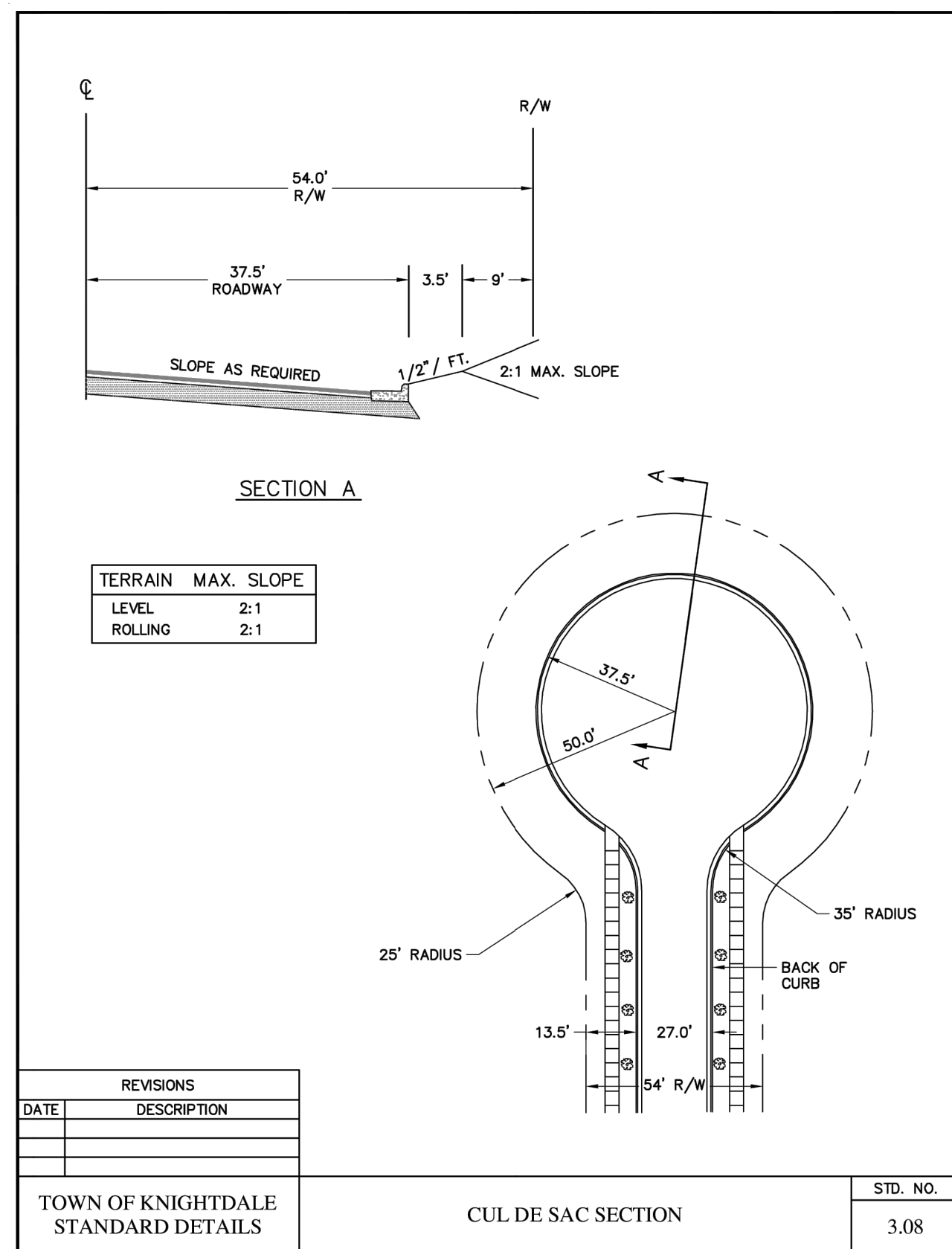
**Weldon Village
Master Plan**

Street Sections
0 Lucas Rd., Knightdale, NC 27545

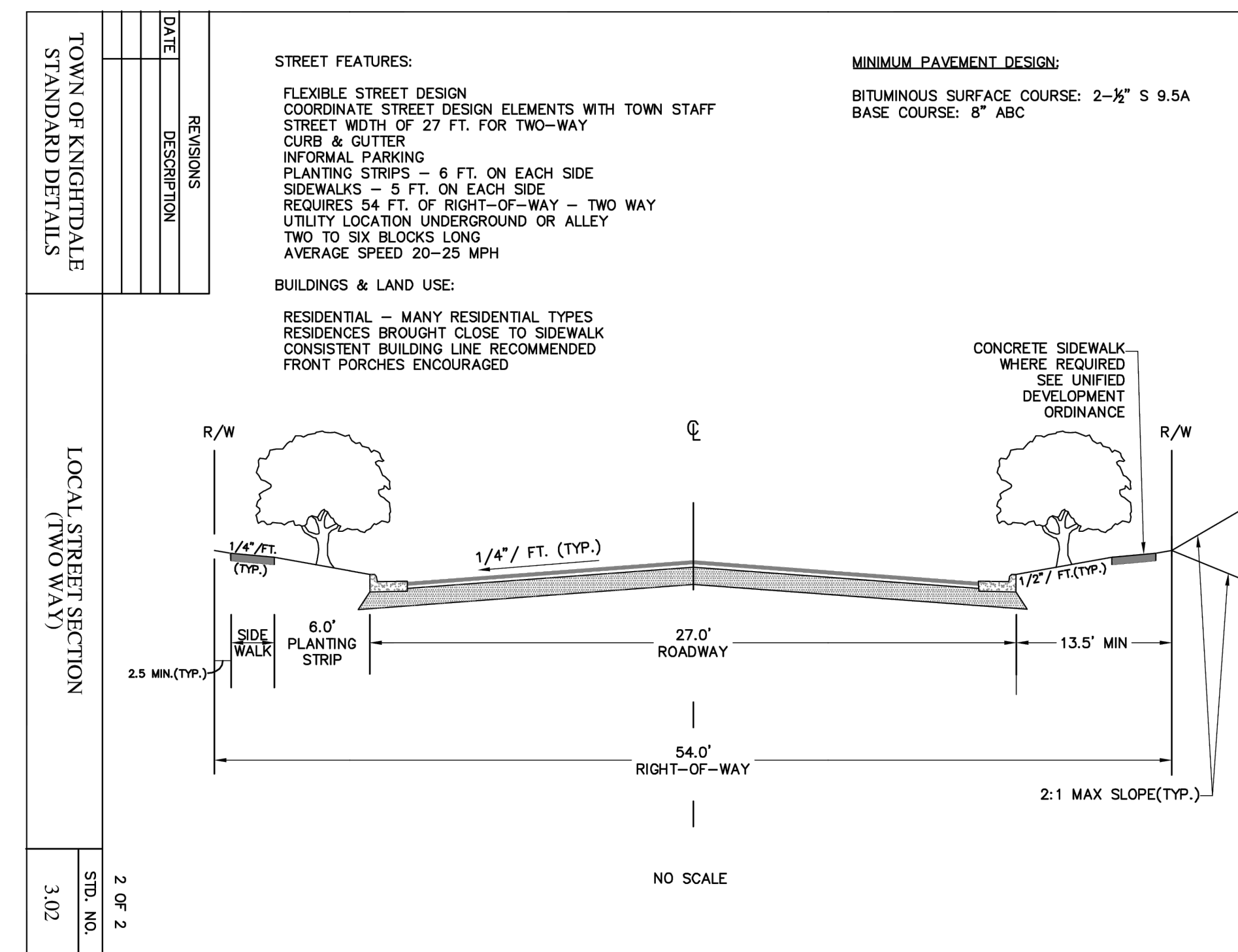
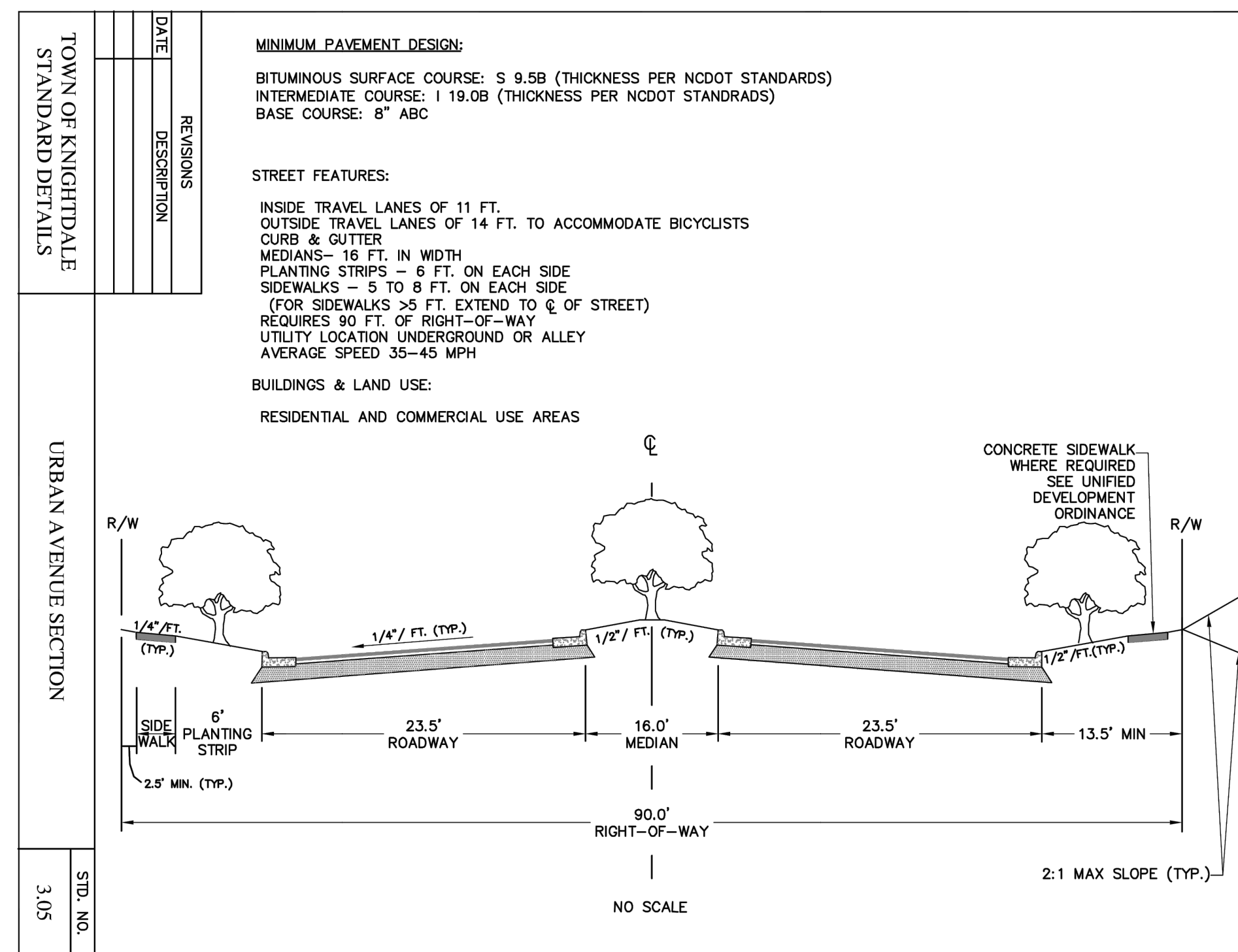
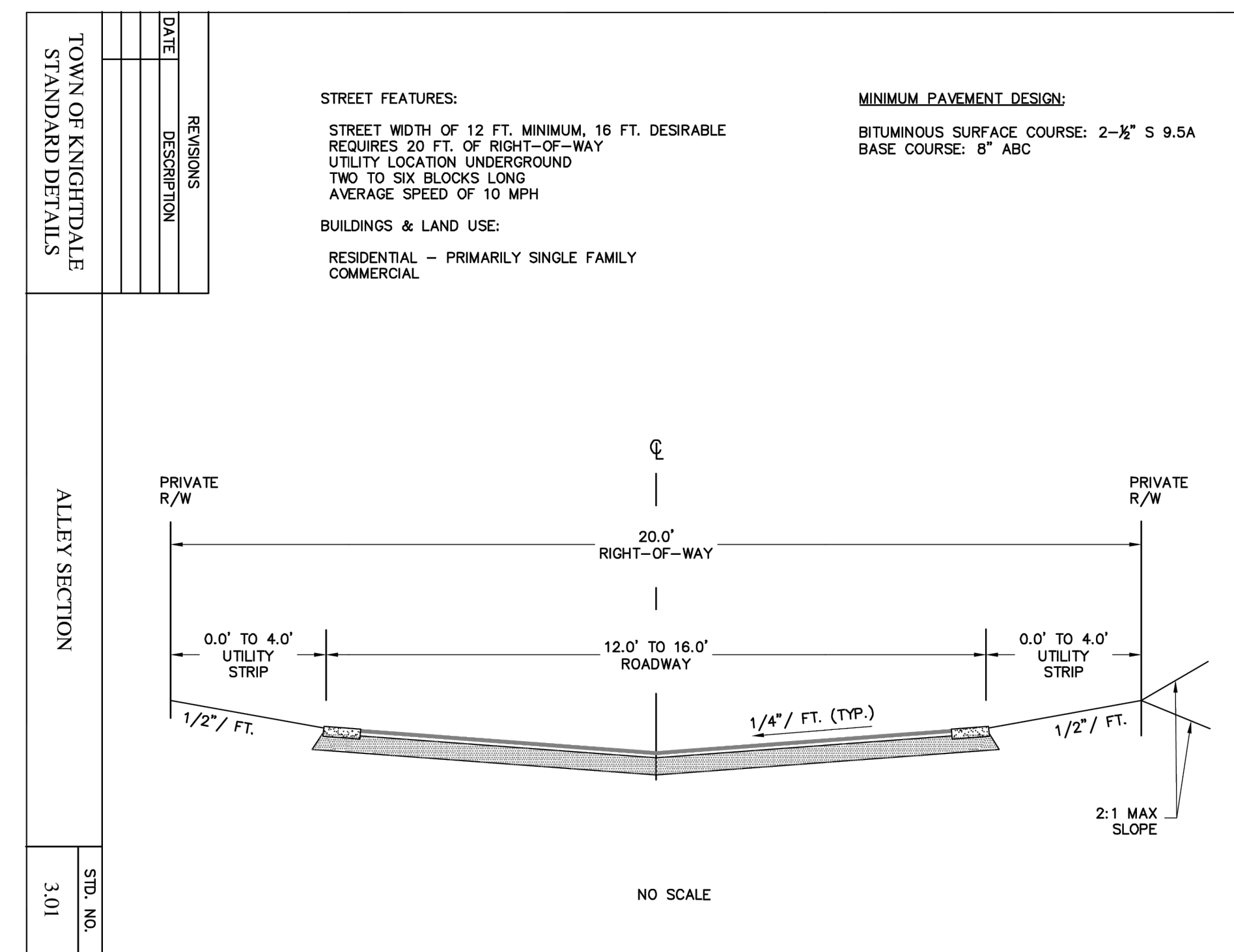
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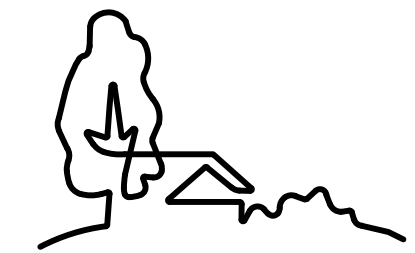
C-3.12



NOTE: ON-STREET PARKING UTILIZED. SEE STREET FEATURES LISTED IN DETAIL ABOVE.



NOTE: THE RIGHT OF WAY VARIES FROM 54' TO 62' WHERE ON-STREET PARKING IS LOCATED.



**URBAN
DESIGN
PARTNERS**

150 Fayetteville St., Ste 1310
Raleigh, NC 27601
P 919.275.5002
urbandesignpartners.com
nc firm no: P-0418 sc coa no: C-03044

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

10/21/2022

DRB Homes

3000 RDU Center Dr., Suite 202
Morrisville, NC 27560

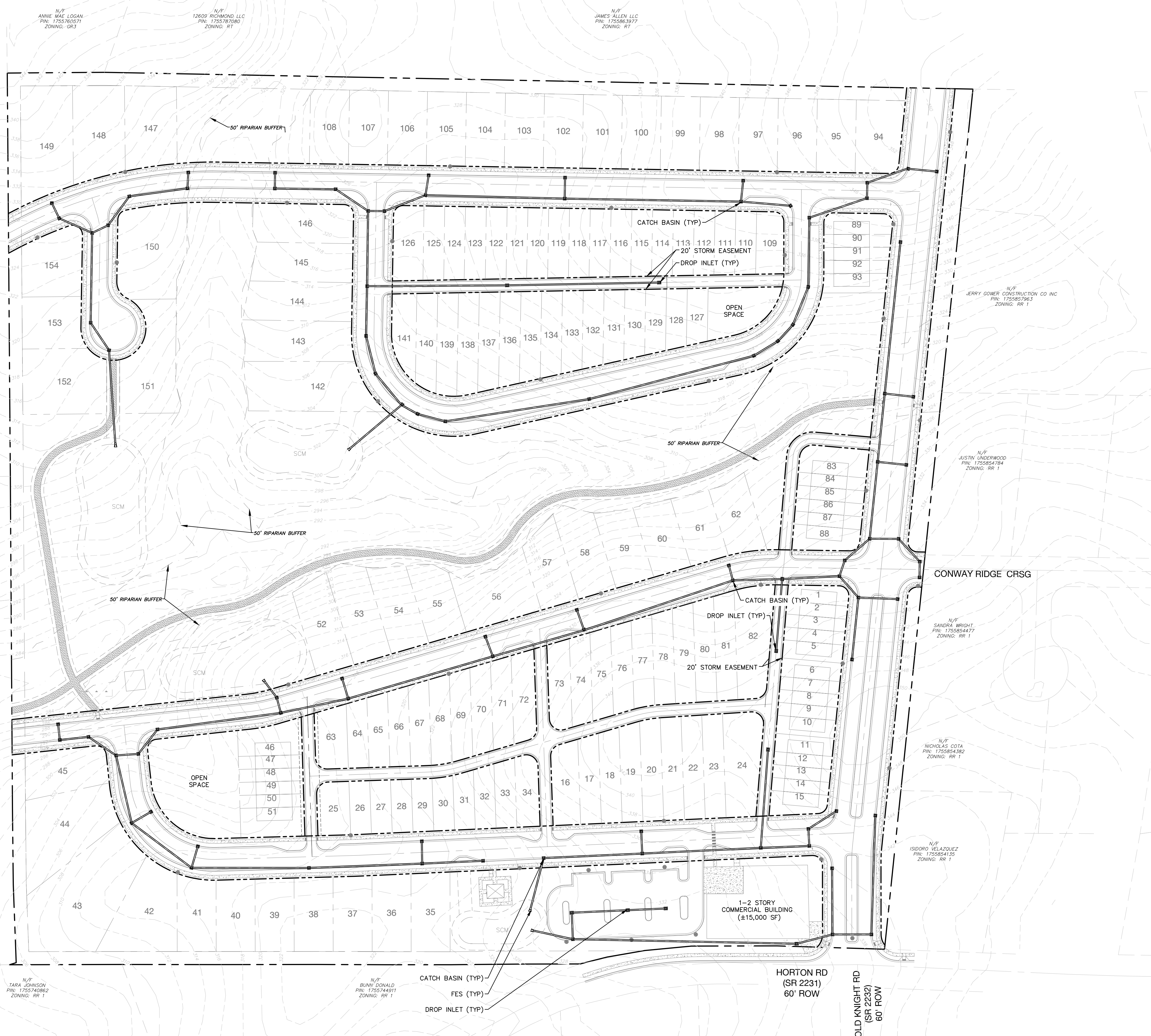
**Weldon Village
Master Plan
Overall Storm Drainage Plan**

0 Lucas Rd., Knightdale, NC 27545

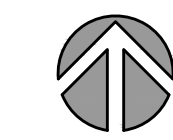
NO. DATE: BY: REVISIONS:

Project No: 22-RDU-030
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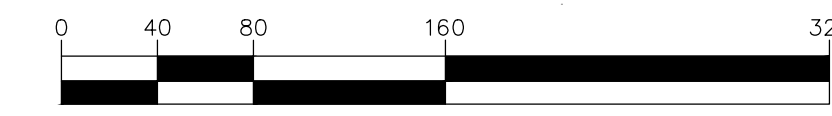
C-5.0



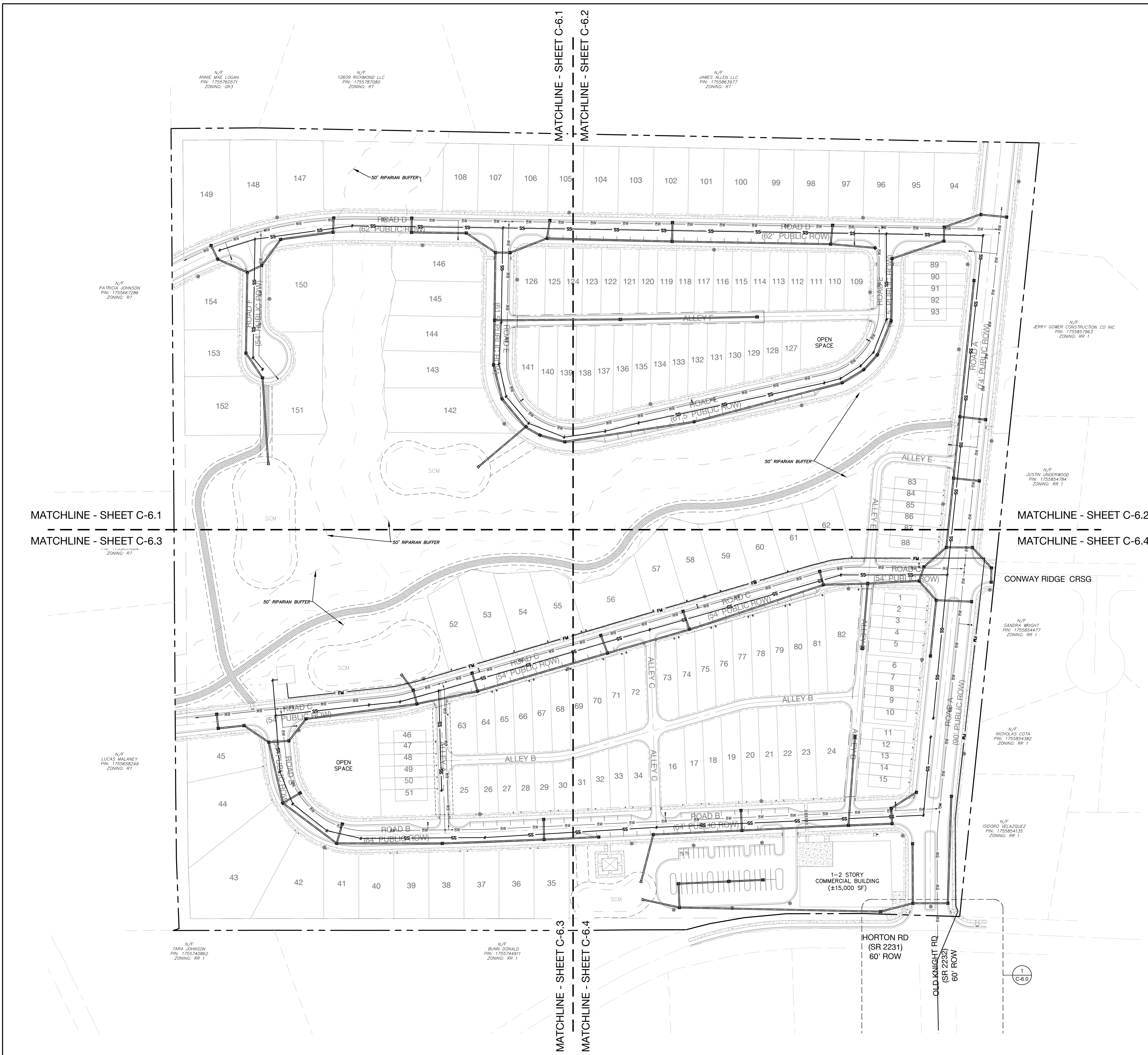
**BEFORE YOU DIG!
CALL 811 OR 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!**



GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

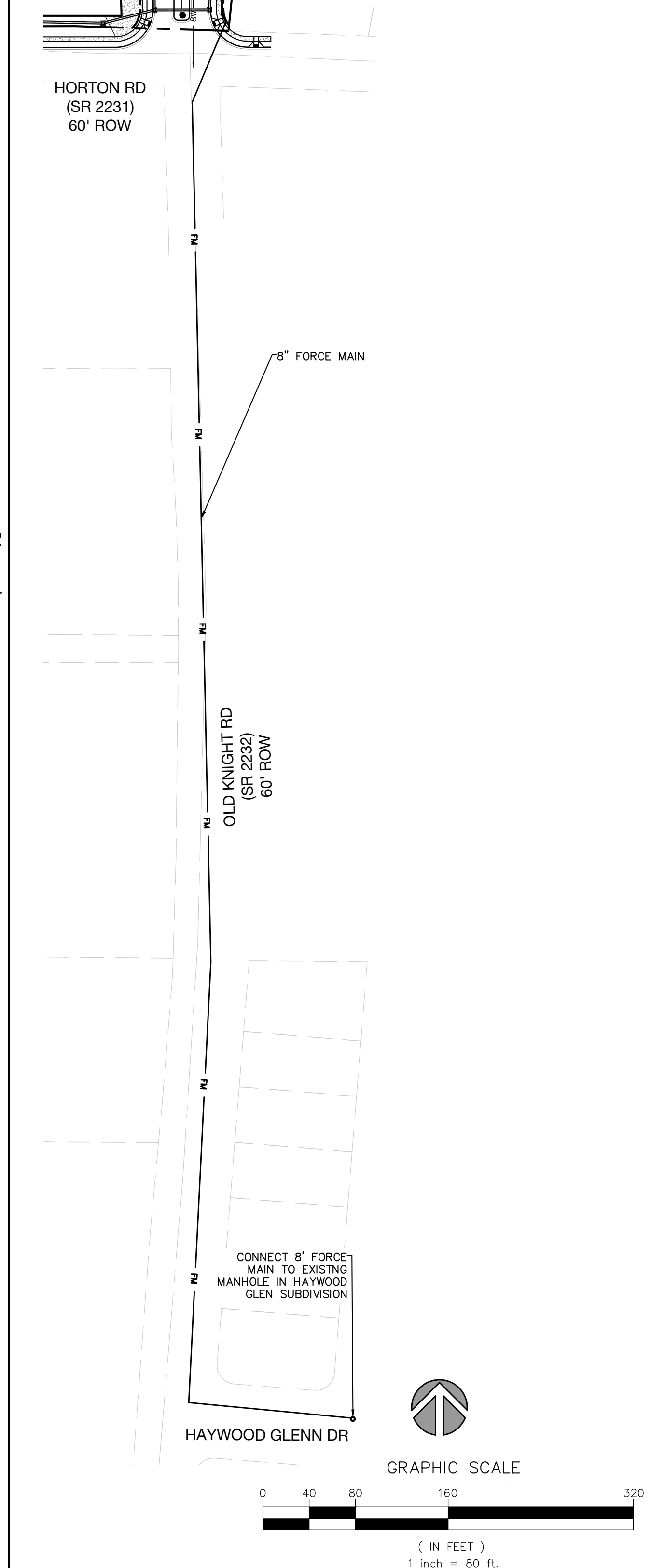


WATER ALLOCATION POLICY

MAJOR SUBDIVISION	
Major Subdivision base points	15 pts.
Residential architectural standards	15 pts.
Construct more than 2,000 LF of a 10' wide path	6 pts.
Construct a fountain within the BMP	4 pts.
Deck/Patio (3,000 sf)	3 pts.
Provision of on-street public parking	4 pts.
IPEMA certified playground equipment	4 pts.
Outdoor display of public art	4 pts.
TOTAL MIN. REQUIRED	50 pts.

SINGLE USE RETAIL	
Single use retail base points	41 pts.
Outdoor display of public art	4 pts.
Deck/patio (3,000 sf)	3 pts.
Construct a fountain within the BMP	4 pts.
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TOTAL MIN. REQUIRED	50 pts.

OLD KNIGHT RD FORCE MAIN EXTENSION/CONNECTION DETAIL 1 SCALE 1"=100'



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10/21/2022

DRB Homes
 3000 RDU Center Dr., Suite 202
 Morrisville, NC 27560

Weldon Village Master Plan
Overall Utility Plan
 0 Lucas Rd., Knightdale, NC 27545

NO.	DATE	BY	REVISIONS

Project No: 22-RDU-030
 Date: 10.21.2022
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 Checked By: BAR
 Sheet No:

C-6.0

N/F
ANNIE MAE LOGAN
PIN: 1725/63571
ZONING: GR3

N/F
12609 RICHMOND LLC
PIN: 1725/76760
ZONING: RT

N/F
PATRICIA JOHNSON
PIN: 1725/67266
ZONING: RT

MATCHLINE - SHEET C-6.1
MATCHLINE - SHEET C-6.3

N/F
PATRICIA JOHNSON
PIN: 1725/67266
ZONING: RT

WATER ALLOCATION POLICY

MAJOR SUBDIVISION	POINTS
Major Subdivision base points	15 pts.
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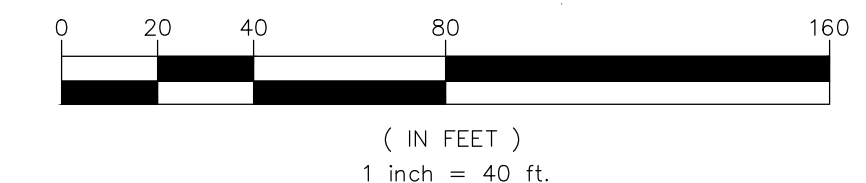
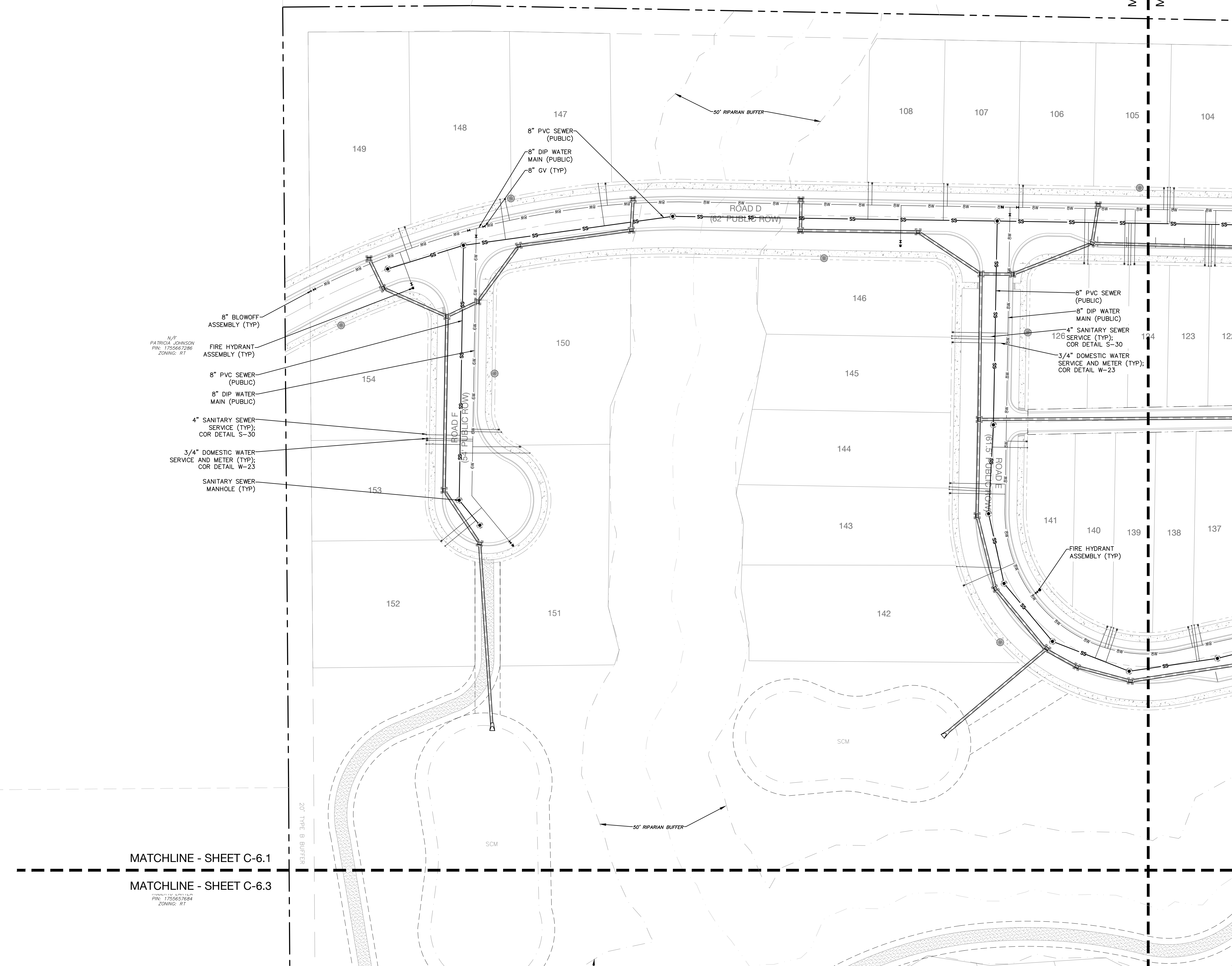
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STANDARD UTILITY NOTES (AS APPLICABLE):

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 - 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 SEPARATION 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.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
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 - 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)
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- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
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- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.



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Weldon Village
Master Plan

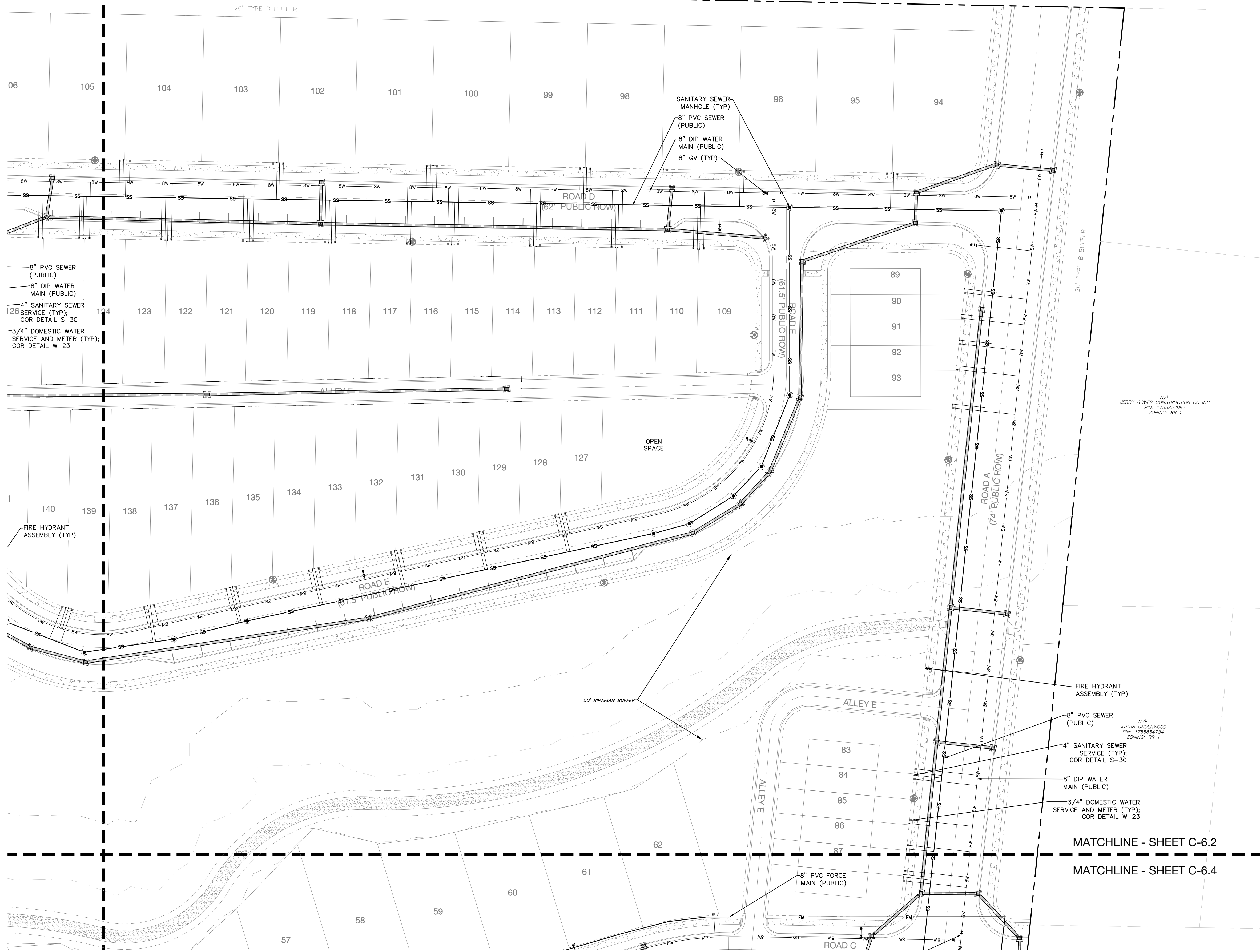
Utility Plan Enlargement
0 Lucas Rd., Knightdale, NC 27545

NO.	DATE	BY	REVISIONS

Project No: 22-RDU-030
Date: 10.21.2022
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Sheet No:
C-6.1

MATCHLINE - SHEET C-6.1
 MATCHLINE - SHEET C-6.2

N/F
 JAMES ALLEN LLC
 P/N: 175583337
 ZONING: RT



8" PVC SEWER (PUBLIC)
 8" DIP WATER MAIN (PUBLIC)
 4" SANITARY SEWER SERVICE (TYP); COR DETAIL S-30
 3/4" DOMESTIC WATER SERVICE AND METER (TYP); COR DETAIL W-23

FIRE HYDRANT ASSEMBLY (TYP)

SANITARY SEWER MANHOLE (TYP)
 8" PVC SEWER (PUBLIC)
 8" DIP WATER MAIN (PUBLIC)
 8" GV (TYP)

N/F
 JERRY GOWER CONSTRUCTION CO INC
 P/N: 175582363
 ZONING: RR 1

N/F
 JUSTIN UNDERWOOD
 P/N: 175584784
 ZONING: RR 1

MATCHLINE - SHEET C-6.2
 MATCHLINE - SHEET C-6.4

WATER ALLOCATION POLICY

MAJOR SUBDIVISION	
Major Subdivision base points	15 pts.
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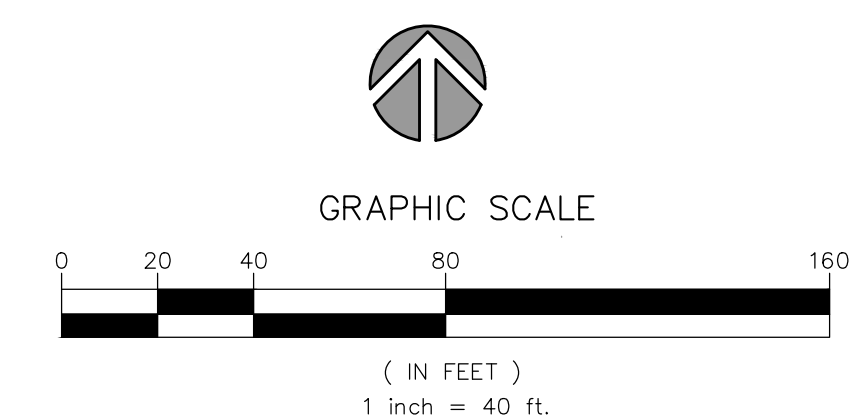
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C-6.2

MATCHLINE - SHEET C-6.1

MATCHLINE - SHEET C-6.3

N/E
ROBERTO LARREA
PIN: 1755637684
ZONING: RT

N/E
LUCAS MALANEY
PIN: 1755682849
ZONING: RT

N/E
TARA JOHNSON
PIN: 1755740862
ZONING: RR 1

N/E
BURN DONALD
PIN: 1755744911
ZONING: RR 1

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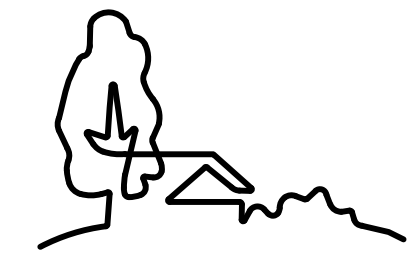
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- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE 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
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.



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nc firm no: P-0418 sc coa no: C-03044

PRELIMINARY DRAWING
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10/21/2022

DRB Homes

3000 RDU Center Dr., Suite 202
Morrisville, NC 27560

Weldon Village Master Plan

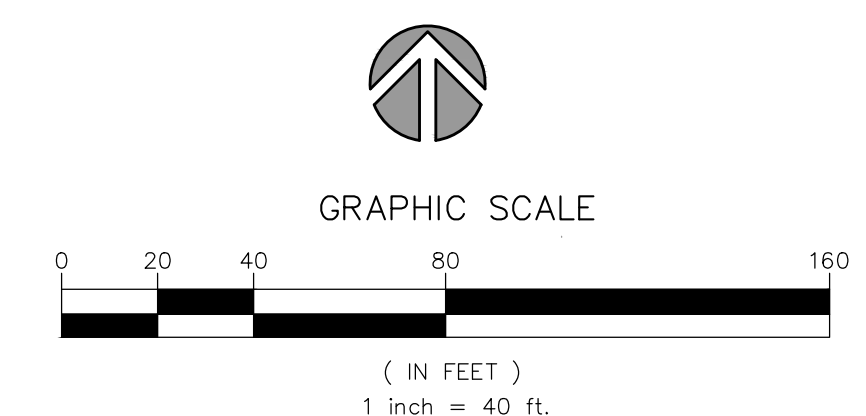
Utility Plan Enlargement

0 Lucas Rd., Knightdale, NC 27545

NO. DATE: BY: REVISIONS:

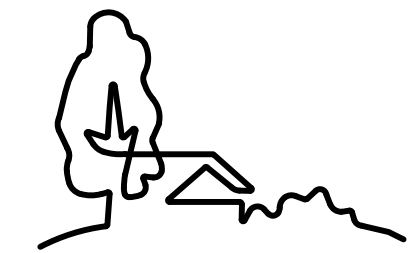
Project No: 22-RDU-030
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Sheet No:

C-6.3



MATCHLINE - SHEET C-6.3

MATCHLINE - SHEET C-6.4



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**Weldon Village
Master Plan**

Utility Plan Enlargement

0 Lucas Rd., Knightdale, NC 27545

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C-6.4

WATER ALLOCATION POLICY

MAJOR SUBDIVISION	
Major Subdivision base points	15 pts.
Residential architectural standards	15 pts.
Construct more than 2,000 LF of a 10' wide path	6 pts.
Construct a fountain within the BMP	4 pts.
Deck/Patio (3,000 sf)	3 pts.
Provision of on-street public parking	4 pts.
IPEMA certified playground equipment	4 pts.
Outdoor display of public art	4 pts.
TOTAL MIN. REQUIRED	50 pts.

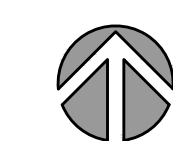
Note: Any combination of features listed above can be used to meet the 50 point minimum requirement.

SINGLE USE RETAIL	
Single use retail base points	41 pts.
Outdoor display of public art	4 pts.
Deck/patio (3,000 sf)	3 pts.
Construct a fountain within the BMP	4 pts.
Provision of on-street public parking	4 pts.
TOTAL MIN. REQUIRED	50 pts.

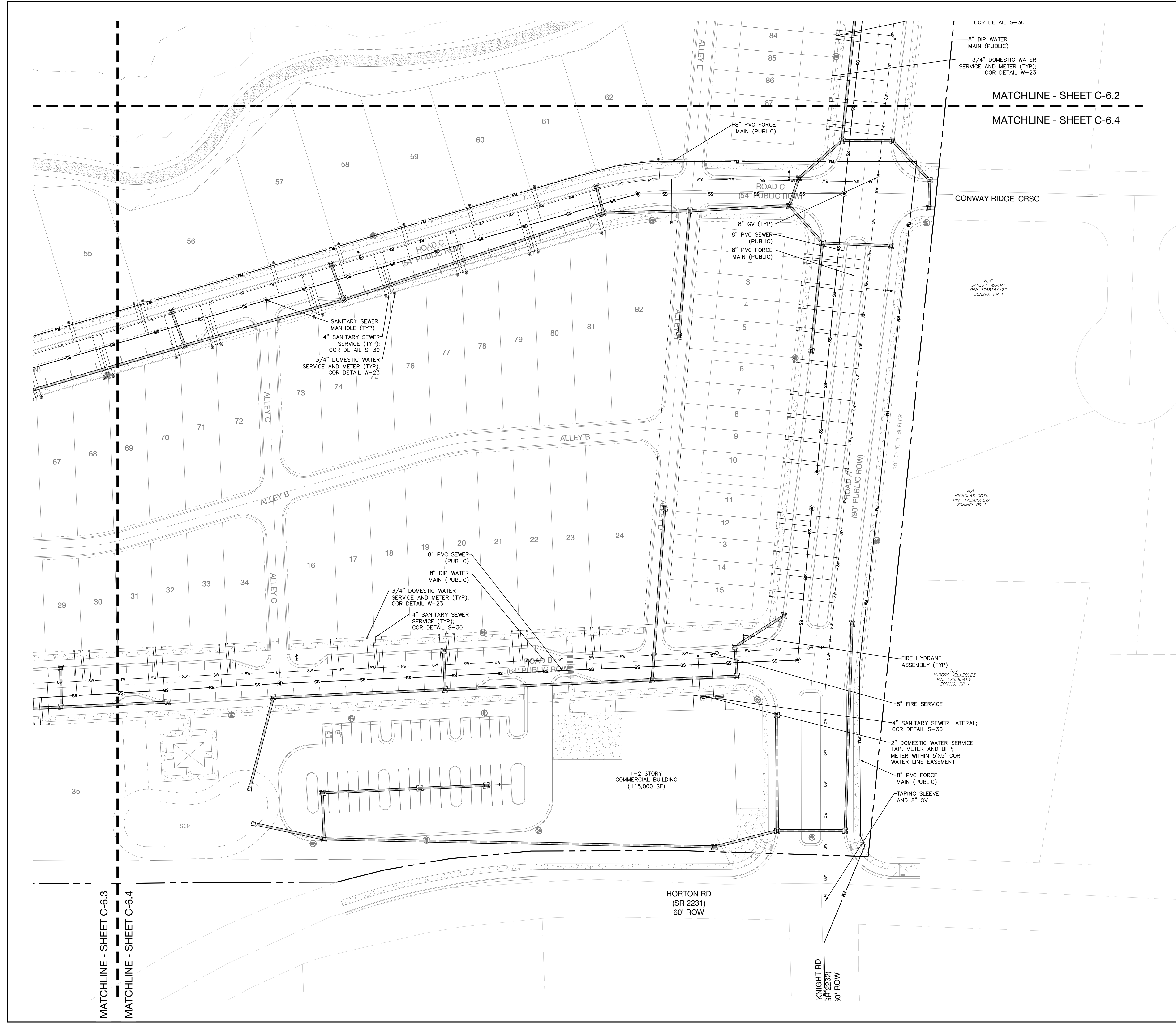
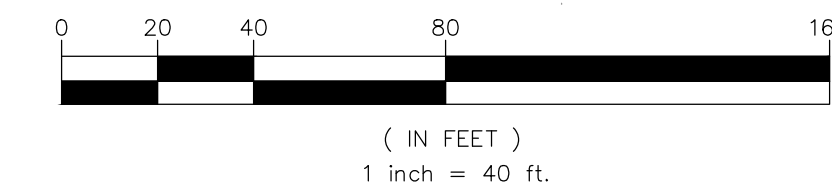
Note: Any combination of features listed above can be used to meet the 50 point minimum requirement.

STANDARD UTILITY NOTES (AS APPLICABLE):

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN 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.
 - 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.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & 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)
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
- DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITH AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL 1" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
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GRAPHIC SCALE



MATCHLINE - SHEET C-6.3
MATCHLINE - SHEET C-6.4

MATCHLINE - SHEET C-6.2
MATCHLINE - SHEET C-6.4

HORTON RD
(SR 2231)
60' ROW

KNIGHT RD
(SR 2232)
50' ROW

1-2 STORY
COMMERCIAL BUILDING
(±15,000 SF)

N/F
NICOLAS COSTA
PIN: 175584192
ZONING: RR 1

N/F
SANDRA WRIGHT
PIN: 175584477
ZONING: RR 1

CUR DETAIL S-30

8" DIP WATER
MAIN (PUBLIC)
3/4" DOMESTIC WATER
SERVICE AND METER (TYP);
COR DETAIL W-23

8" PVC FORCE
MAIN (PUBLIC)

8" GV (TYP)
8" PVC SEWER
(PUBLIC)
8" PVC FORCE
MAIN (PUBLIC)

SANITARY SEWER
MANHOLE (TYP)
4" SANITARY SEWER
SERVICE (TYP);
COR DETAIL S-30
3/4" DOMESTIC WATER
SERVICE AND METER (TYP);
COR DETAIL W-23

3/4" DOMESTIC WATER
SERVICE AND METER (TYP);
COR DETAIL W-23
4" SANITARY SEWER
SERVICE (TYP);
COR DETAIL S-30

FIRE HYDRANT
ASSEMBLY (TYP)
N/F
ISIDORO VELAZQUEZ
PIN: 175584135
ZONING: RR 1

8" FIRE SERVICE

4" SANITARY SEWER LATERAL;
COR DETAIL S-30

2" DOMESTIC WATER SERVICE
TAP, METER AND BFP;
METER WITHIN 5'X5' COR
WATER LINE EASEMENT

8" PVC FORCE
MAIN (PUBLIC)

TAPING SLEEVE
AND 8" GV



Outdoor Lighting
Mini Bell LED



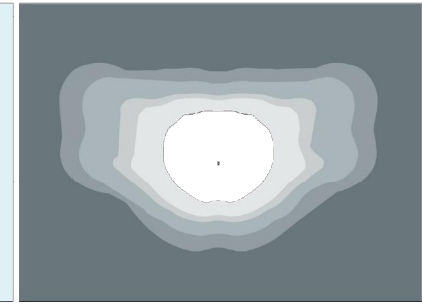
The Mini Bell LED is an energy-efficient luminaire with a classic, sophisticated design. This fixture is an excellent choice for illuminating pathways and residential communities.

LED	50 watts
(Light Emitting Diode)	
Mounting heights	12, 13, 16
Color	Black
Poles	Smooth round concrete Fluted concrete Fiberglass Decorative aluminum

For additional information, visit us at dukeenergypower.com/lighting or call us toll free at 866.709.6417.



Outdoor Lighting
Mini Bell LED



Light source: LED (white)
Wattage: 50
Lumens: 2,889
Light pattern:IESNA Type III (oval)
IESNA Backlight - Uplight - Glare (BUGI) Rating: 62-USA-02
Color temperature: 4,000K

Poles available:	Mounting height	Color
Smooth concrete	12, 16	Black
Fluted concrete	13	Black
Fiberglass	16	Black
Decorative aluminum	12, 16	Black

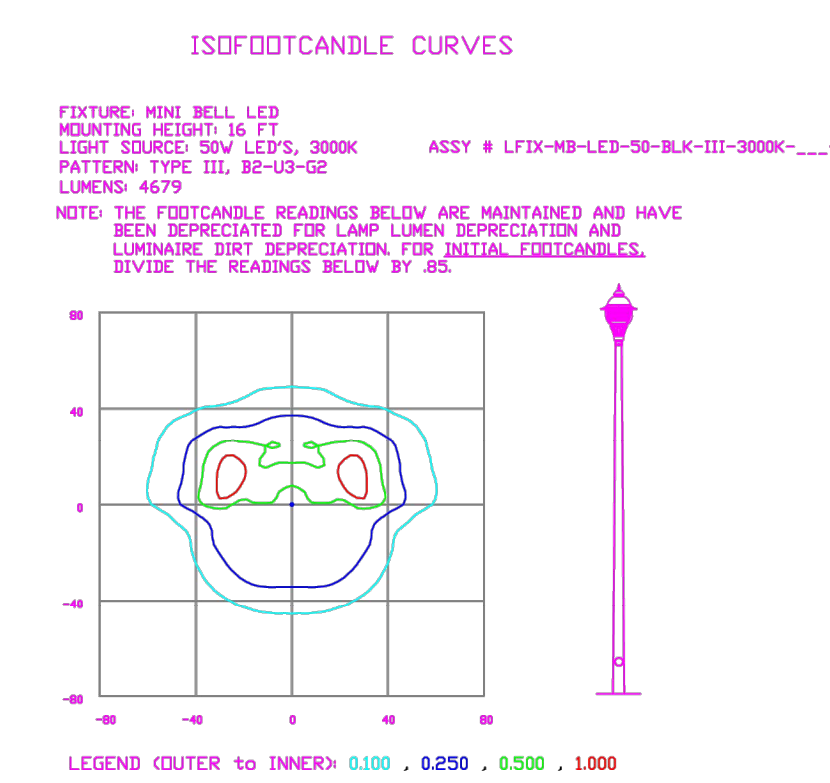
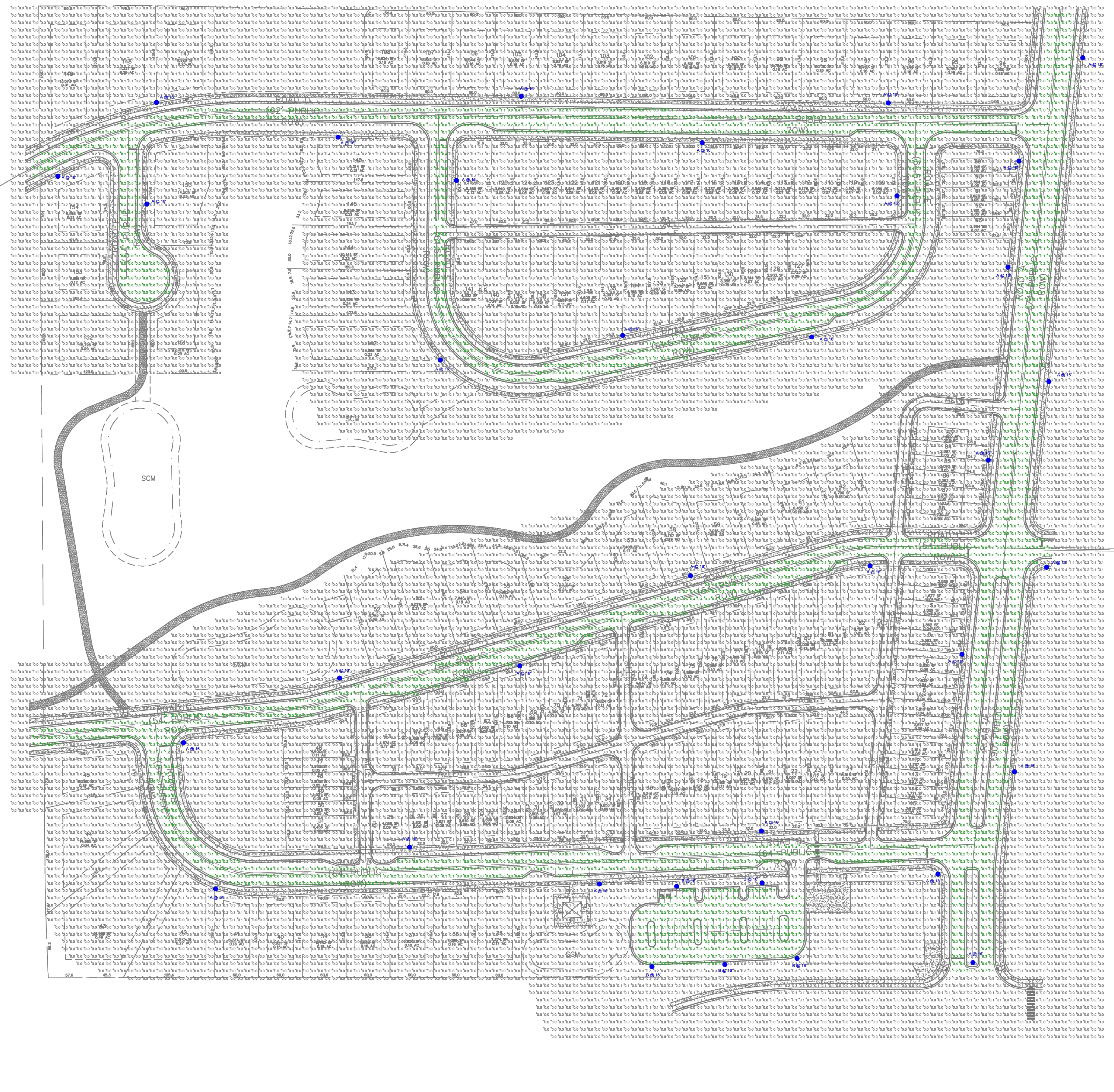
Features	Benefits
Little or no installation cost	Free up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than metered service
Warranty included	Worry-free
One low monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 40 years of experience	A name you can trust today... and tomorrow

©2010 Duke Energy Progress 10307 010

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	✕	0.4 fc	1.3 fc	0.1 fc	13.0:1	4.0:1
Road	✕	0.2 fc	1.2 fc	0.0 fc	N/A	N/A

Schedule						
Symbol	Label	QTY	Description	Number Lamps	Lumens per Lamp	LLF
⊙	A	31	LED 50w MiniBell - Type III - 3000K - Street	1	4680	0.85
⊙	B	5	LED 50w MiniBell - Type III - 3000K - Parking	1	4680	0.85

NO.	DATE	REVISION	BY



LIGHTING DESIGN TOLERANCE

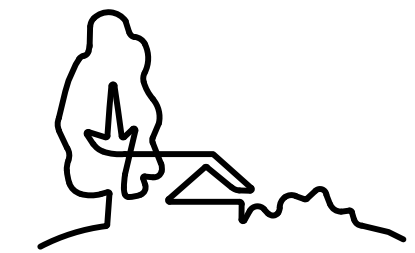
The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (foliage or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, amp output, and ballast and luminaire manufacture will also affect results.



PROPRIETARY & CONFIDENTIAL

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WELDON VILLAGE	
Knightdale, NC	
SITE LIGHTING ARRANGEMENT	
Designed by DUKE ENERGY PROGRESS LIGHTING SOLUTIONS	
Reviewed by N. Johnson	Scale 1" = 80'
Date 09/01/2022	Size Drawing size "D"
Description LED Mini Bell	
Drawing No. 22-0341A	Sht. 1 OF 1



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Overall Landscape Plan

0 Lucas Rd., Knightdale, NC 27545

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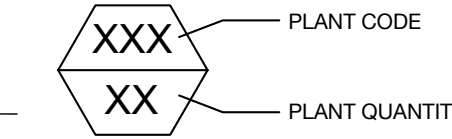


PLANT SCHEDULE SITE PLANTINGS

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	AS	17	ACER BUERGERIANUM 'STREETWISE' / STREETWISE® TRIDENT MAPLE	B & B	1.25" CAL	6' MIN.
	AL	112	ACER SACCHARUM 'LEGACY' / LEGACY SUGAR MAPLE	B & B	2" CAL	8'-10' HT
	QA	130	QUERCUS ACUTISSIMA / SAWTOOTH OAK	B & B	2" CAL	8'-10' HT
	ZG	56	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE SAWLEAF ZELKOVA	B & B	2" CAL	8'-10' HT

PLANT SCHEDULE BUFFER PLANTINGS

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	CB	11	CEDRUS ATLANTICA 'GLAUCA' / BLUE ATLAS CEDAR	B & B	2" CAL	8'-10' HT
	CC	46	CERCIS CANADENSIS / EASTERN REDBUD	B & B	1.25" CAL	6' MIN.
	GK	87	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	B & B	2" CAL	8' MIN
	MB	174	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' / BRACKEN'S BEAUTY SOUTHERN MAGNOLIA	B & B	1.25" CAL	6' MIN.
	QH	33	QUERCUS HEMISPHERICA / LAUREL OAK	B & B	2" CAL	8'-10' HT
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	MIN HEIGHT	MIN WIDTH
	IC	495	ILEX CORNUTA 'CARISSA' / CARISSA CHINESE HOLLY	3 GAL	12" MIN.	18"
	MP	45	MYRICA PENNSYLVANICA / NORTHERN BAYBERRY	3 GAL	12" MIN.	18"
	SJ	294	SPIRAEA JAPONICA / JAPANESE SPIREA	3 GAL	12" MIN.	18"



NOTES:

- PLANT SPECIES AND QUANTITIES SUBJECT TO CHANGE BASED ON MARKET AVAILABILITY AT TIME OF INSTALLATION.
- IF GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS DO NOT MATCH QUANTITIES IN PLANT SCHEDULE, GRAPHIC REPRESENTATION OF PLANTINGS WILL GOVERN.
- TREES NOT IN A LANDSCAPE BED SHALL RECEIVE A 4" DIAMETER MULCH RING.
- LIMITS OF IRRIGATION INCLUDE DENOTED LANDSCAPE BEDS, ALL SOD/SEED AREAS, AND TREES NOT LOCATED IN A LANDSCAPE BED.
- SEE SHEET C-3.5 FOR OPEN SPACE PLANS.

LANDSCAPE REQUIREMENTS:

SCREENING:

- ALL PARKING LOTS, TRASH FACILITIES, AND ABOVE GROUND UTILITIES MUST BE SCREENED FROM PUBLIC RIGHTS OF WAY AND ADJACENT PROPERTIES ACCORDING TO KNIGHTDALE UDO SEC. 7.5.
- ANY REQUIRED SCREENING AREAS THAT OVERLAP WITH SIGHT DISTANCE TRIANGLES WILL WAIVE PLANTING REQUIREMENTS AND USE GROUND COVER PLANTINGS.
- ALL SIDES OF PARKING LOTS FRONTING RIGHTS-OF-WAYS SHALL BE SCREENED WITH A TYPE A BUFFER YARD.
- ABOVE GROUND UTILITIES AND TRASH FACILITIES SHALL BE SCREENED BY THE ELEMENTS OF A TYPE B BUFFER YARD THAT PERTAIN TO THE SEMI-OPAQUE SCREENS UP TO SIX FEET IN HEIGHT, OR THE HEIGHT OF THE UTILITY (WHICHEVER IS LESS).

20' TYPE B BUFFER YARD (TOWN OF KNIGHTDALE UDO SEC. 7.4.I)

WIDTH: 20'
 LINEAR FEET OF BUFFER: ± 4,420 LF
 REQ'D CANOPY TREES: 3 TREES/100 LF
 REQ'D UNDERSTORY TREES: 5 TREES/100 LF
 REQ'D SHRUBS: 20 SHRUBS/100 LF

(4,420 LF / 100 LF)(3) = 133 CANOPY TREES REQ'D
 (4,420 LF / 100 LF)(5) = 221 UNDERSTORY TREES REQ'D
 (4,420 LF / 100 LF)(20) = 884 SHRUBS REQ'D

PROVIDED PLANTING:
 131 CANOPY TREES PROP.
 220 UNDERSTORY TREES PROP.
 834 SHRUBS PROP.

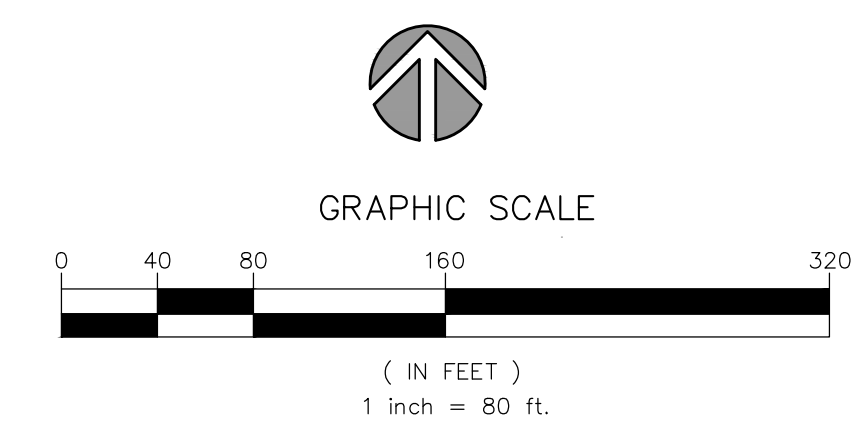
*EXISTING VEGETATION WITHIN RIPARIAN BUFFER AND TREE SAVE AREA TO MEET BUFFER REQUIREMENT. PROPOSED LANDSCAPE SHALL BE SUPPLEMENTED PER THE DIRECTION OF THE URBAN FORESTER TO MEET INTENT OF BUFFER. FINAL LOCATION OF LANDSCAPE MATERIAL WITHIN TREE SAVE SHALL BE DETERMINED BY URBAN FORESTER.

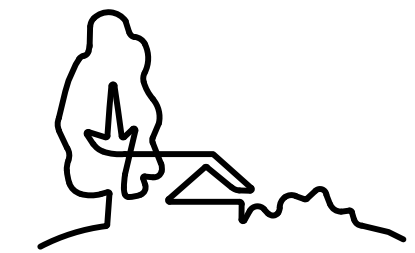
STREET TREE PLANTINGS (TOWN OF KNIGHTDALE UDO SEC. 7.4.L)

- ALL STREET TREES SHALL BE PLANTED WITH A MINIMUM AVERAGE OF 40' ON CENTER UNLESS OTHERWISE SPECIFIED IN THE UDO.
- THE SPECIES OF EVERY OTHER TREE ALONG A STREET FRONTAGE SHALL ALTERNATE IN ORDER TO MAXIMIZE SPECIES DIVERSITY.
- STREET TREES SHALL BE PLACED AT LEAST TEN FEET FROM LIGHT POLES, AND TWELVE FEET FROM ELECTRICAL TRANSFORMERS IN ORDER FOR THESE UTILITIES TO BE SAFELY SERVICED.

INTERIOR PARKING LOT PLANTINGS (TOWN OF KNIGHTDALE UDO SEC. 7.4.J)

- ALL PARKING LOTS WITH MORE THAN SIXTEEN PARKING SPACES SHALL BE LANDSCAPED.
- NO PARKING SPACE SHALL BE MORE THAN SIXTY FEET FROM THE BASE OF A DECIDUOUS CANOPY TREE.





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	MP	45	MYRICA PENNSYLVANICA / NORTHERN BAYBERRY
	SJ	294	SPIRAEA JAPONICA / JAPANESE SPIREA



N/P
ANNE MAE LOGAN
PIN: 1755760571
ZONING: R7

N/P
12609 RICHMOND LLC
PIN: 1755767280
ZONING: R7

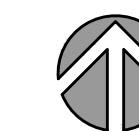
N/P
PATRICIA JOHNSON
PIN: 1755667286
ZONING: R7

10' MULTI-USE PATH

MATCHLINE - SHEET LS-1.1

MATCHLINE - SHEET LS-1.3

N/P
1755657684
ZONING: R7



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

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

N/E
 JAMES ALLEN LLC
 P/N: 1752882977
 ZONING: RR



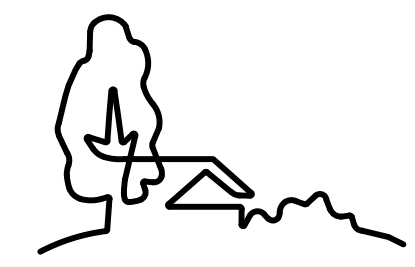
PLANT SCHEDULE SITE PLANTINGS

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AS	17	ACER BUERGERIANUM 'STREETWISE' / STREETWISE TRIDENT MAPLE
	AL	112	ACER SACCHARUM 'LEGACY' / LEGACY SUGAR MAPLE
	QA	130	QUERCUS ACUTISSIMA / SAWTOOTH OAK
	ZG	56	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE SAWLEAF ZELKOVA

PLANT SCHEDULE BUFFER PLANTINGS

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	CB	11	CEDRUS ATLANTICA 'GLAUCA' / BLUE ATLAS CEDAR
	CC	46	CERCIS CANADENSIS / EASTERN REDBUD
	GK	87	GYMNOCADUS DIOICA / KENTUCKY COFFEETREE
	MB	174	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' / BRACKEN'S BEAUTY SOUTHERN MAGNOLIA
	QH	33	QUERCUS HEMISPHERICA / LAUREL OAK

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	IC	495	ILEX CORNUTA 'CARISSA' / CARISSA CHINESE HOLLY
	MP	45	MYRICA PENNSYLVANICA / NORTHERN BAYBERRY
	SJ	294	SPIRAEA JAPONICA / JAPANESE SPIREA



**URBAN
 DESIGN
 PARTNERS**

150 Fayetteville St. Ste 1310
 Raleigh, NC 27601
 P 919.275.5002
 urbandesignpartners.com
 nc firm no: P-0418 sc coa no: C-03044

PRELIMINARY DRAWING
 FOR REVIEW PURPOSES ONLY

10/21/2022

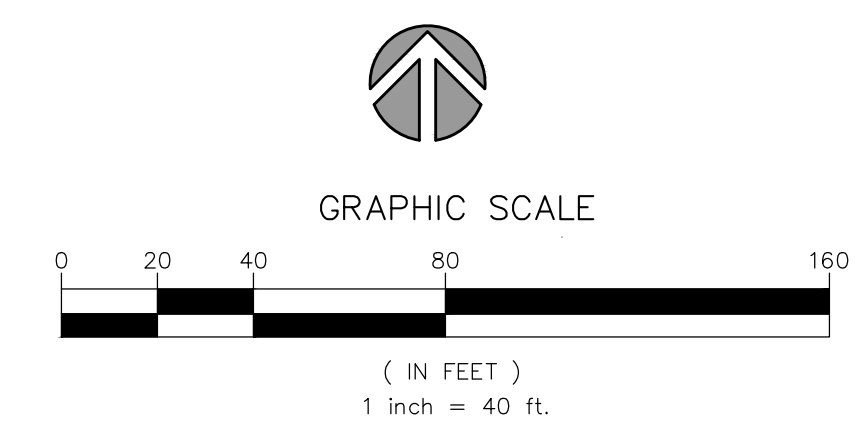
DRB Homes
 3000 RDU Center Dr., Suite 202
 Morrisville, NC 27560

**Weldon Village
 Master Plan**
 Landscape Plan Enlargement
 0 Lucas Rd., Knightdale, NC 27545

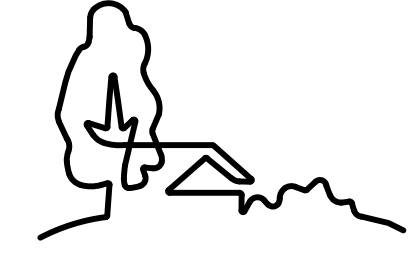
NO.	DATE	BY	REVISIONS

Project No: 22-RDU-030
 Date: 10.21.2022
 Designed By: UDP
 Checked By: BAR
 Sheet No:

LS-1.2



MATCHLINE - SHEET LS-1.2
 MATCHLINE - SHEET LS-1.4



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Raleigh, NC 27601
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Weldon Village Master Plan

Landscape Plan Enlargement
0 Lucas Rd., Knightdale, NC 27545

NO. DATE: BY: REVISIONS:

Project No: 22-RDU-030
Date: 10.21.2022
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Sheet No:

LS-1.3

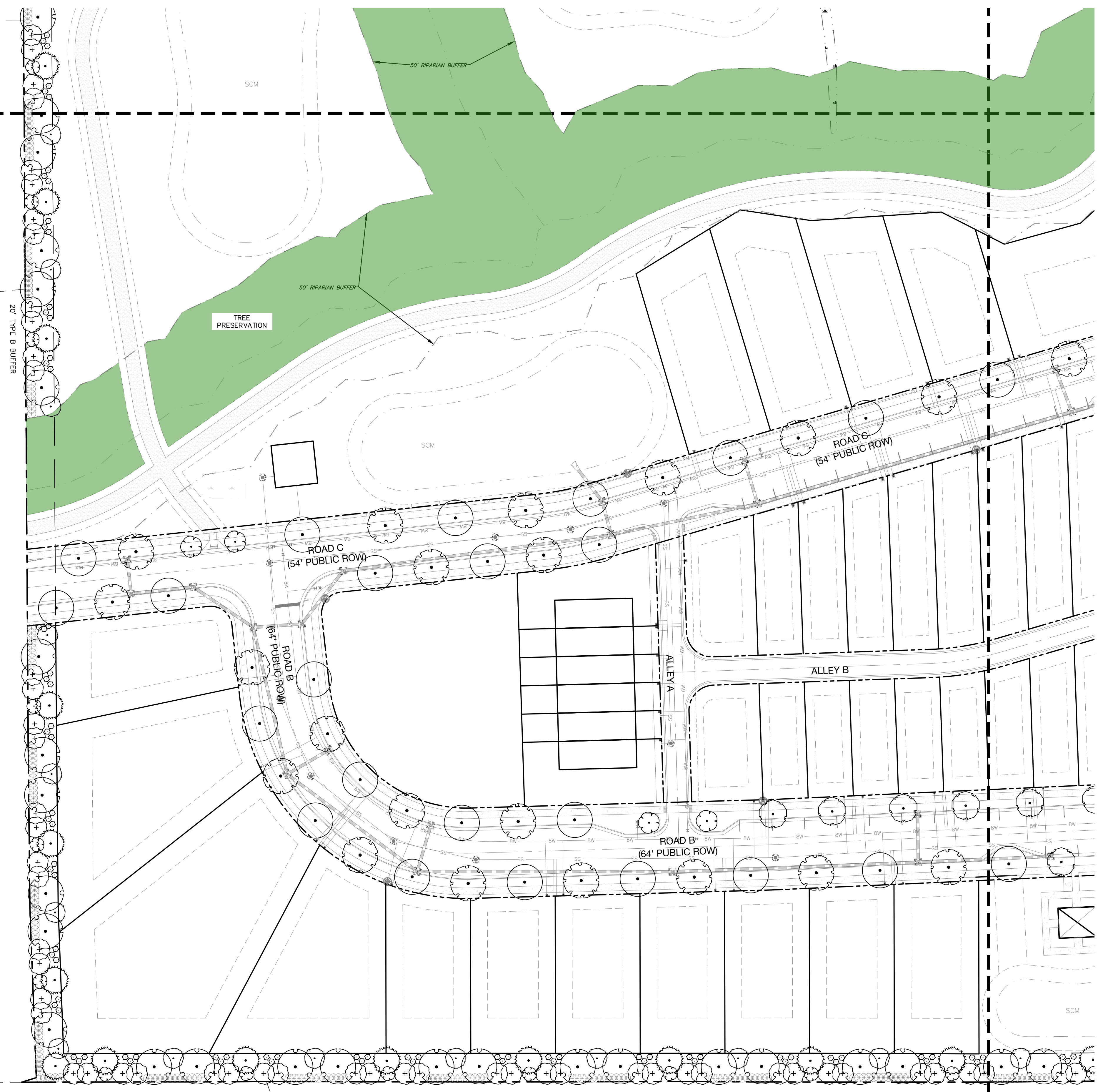
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	MP	45	MYRICA PENNSYLVANICA / NORTHERN BAYBERRY
	SJ	294	SPIRAEA JAPONICA / JAPANESE SPIREA



MATCHLINE - SHEET LS-1.1

MATCHLINE - SHEET LS-1.3

N/E
LUCAS MALANEY
PIN: 1755657854
ZONING: RT

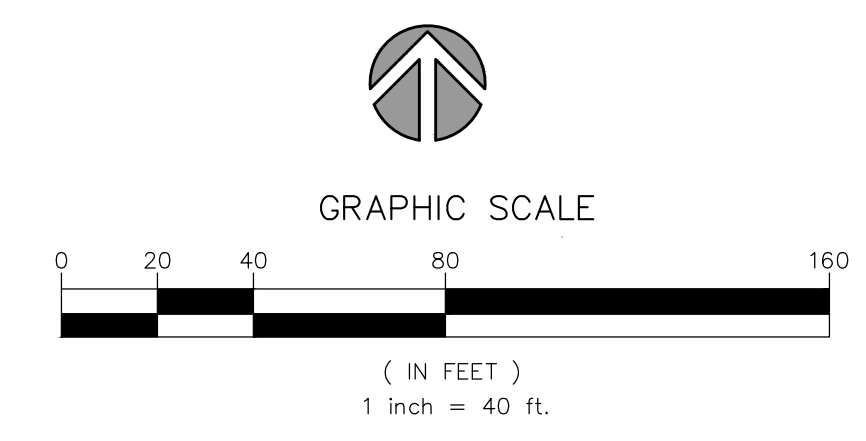
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LUCAS MALANEY
PIN: 1755658249
ZONING: RT

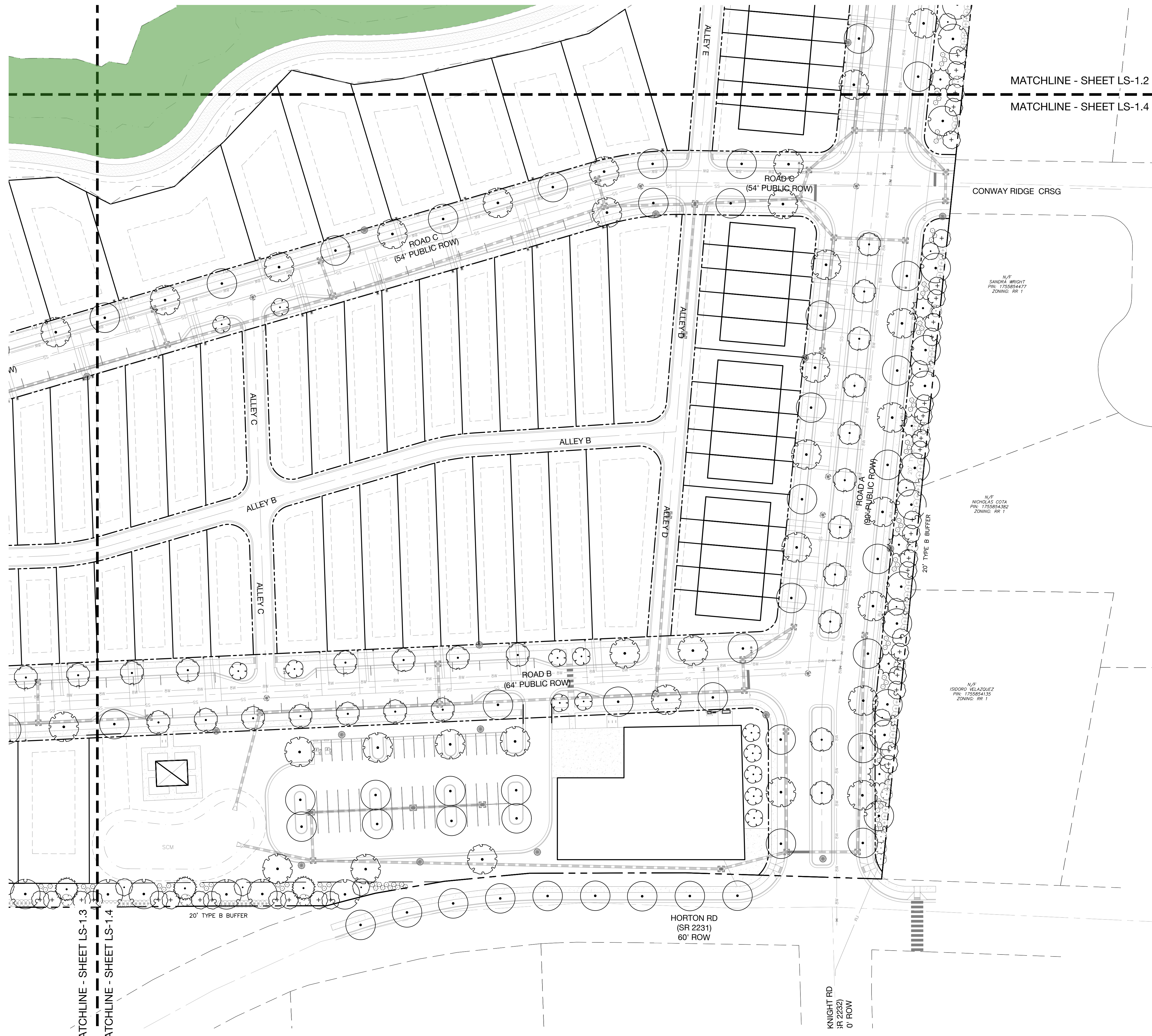
N/E
TARA JOHNSON
PIN: 1755740862
ZONING: RR 1

N/E
BURN DONALD
PIN: 1755748811
ZONING: RR 1

MATCHLINE - SHEET LS-1.3

MATCHLINE - SHEET LS-1.4





PLANT SCHEDULE SITE PLANTINGS

TREES	CODE	QTY	BOTANICAL / COMMON NAME
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 Raleigh, NC 27601
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 urbandesignpartners.com
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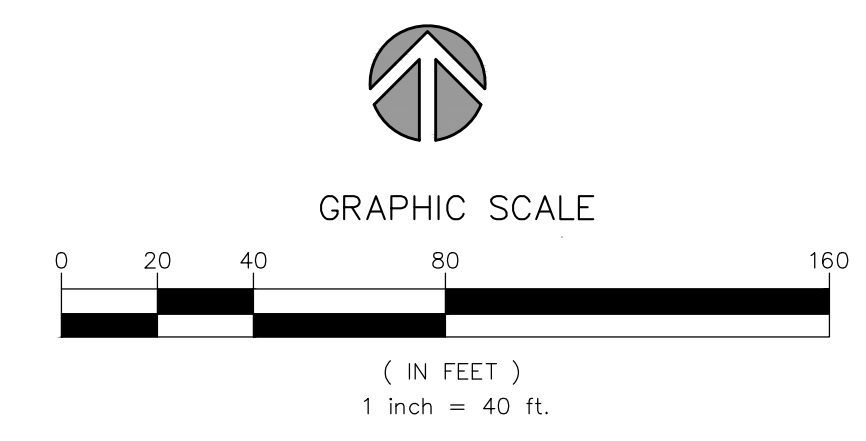
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Project No: 22-RDU-030
 Date: 10.21.2022
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 Checked By: BAR
 Sheet No:

LS-1.4



URBAN
DESIGN
PARTNERS

LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING



WELDON VILLAGE
PLANNED UNIT DEVELOPMENT

The Town of Knightdale
Case Number: ###-#-##
October 21, 2022



WELDON VILLAGE

PLANNED UNIT DEVELOPMENT

PREPARED FOR
The Town of Knightdale

DEVELOPER

DR3

HOMES
3000 RDU Center Drive
Suite 202
Morrisville, NC 27560

PROJECT TEAM

Urban Design Partners

Landscape Architecture | Civil Engineering
150 Fayetteville Street
Suite 1310
Raleigh, NC 27601

Ramey Kemp & Associates
Traffic Engineers

Morris & Ritchie Associates, Inc.
Surveyors

Soil & Environmental Consultants, PA (S&EC)
Environmental Consultant

SUBMITTAL DATE

October 21, 2022



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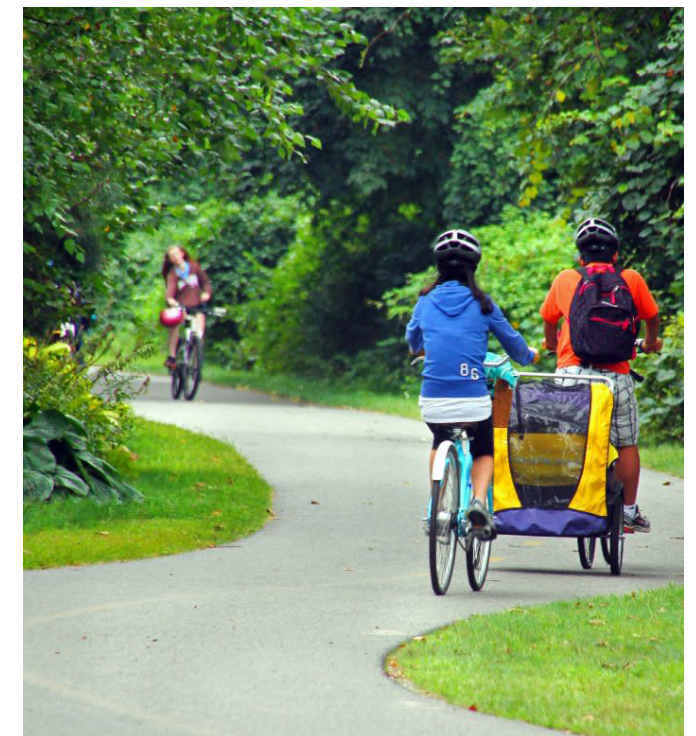
01 Vision + Intent	4	06 Amenities	27
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Community Intent		Open Space Plan	
02 KnightdaleNext 2035	7	07 Landscape	30
Comprehensive Plan Consistency		Preliminary Landscape Plan	
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Topography & Boundary		Single Family Attached (Townhomes)	
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Street Plan		Attendance Sheet	
Pedestrian Circulation Plan			
Street Sections			
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Preliminary Utility Plan			
TIA Recommendations			

VISION + INTENT

01

Community Vision

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



VISION

Community Intent

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

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

The tangible benefits as mentioned above are as following:

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

Weldon Village meets the intent of the Planned Unit Development Overlay District tangible benefits of exceptional amenities, outstanding design, and conservation of natural features through the following:

- » **Integrated Design and Placemaking**
 - Weldon Village has been designed with a network of integrated systems that when combined will promote a walkable, active, and vibrant community. Consisting of a connected network of trails, walkways, active and passive open space, amenities, and a mix of housing types and uses, Weldon Village provides endless opportunities for interaction with neighbors and engagement in the community.
- » **Beneficial Common Open Space & Community Amenities**
 - Weldon Village is proposing a connected network of open space and amenities that include tree preservation, a greenway trail, neighborhood serving commercial, a village green, a playground, pond fountains, and fire pits for the enjoyment of the community.

- » **Landscape Conservation and Visual Enhancement**

- Weldon Village proposes tree conservation in the existing riparian buffer that runs through the site. The preserved natural features will enhance the identity of the community by providing a large expanse of passive open space that will connect the residents to nature in their backyard. Additional landscaped areas throughout Weldon Village will visually enhance the overall aesthetic of the neighborhood on a small and large scale.

- » **Visual and Acoustical Privacy**

- A 20’ Type B Buffer yard is proposed along the perimeter of Weldon Village to provide visual and acoustical privacy between Weldon Village and the surrounding neighbors. The maintained riparian buffer in the center of the site will also create a buffer within the community itself to allow for a greater sense of privacy between houses.

- » **Safety First Circulation Patterns**

- Weldon Village is a pedestrian friendly community. The mix of housing types and rear-loaded units minimizes pedestrian-vehicular conflicts and creates a safer, more appealing streetscape. Proper sight distance triangles are also used at intersections to prevent conflicts when turning a vehicle. All street radii are adequate for emergency vehicle access. The greenway trail also provides a safe pedestrian connection throughout Weldon Village.

- » **KnightdaleNext2035 Comprehensive Plan Consistency**

- Weldon Village corresponds to the growth framework, greenway trails, and vision & intent laid out in the KnightdaleNext2035 comprehensive plan. The comprehensive plan calls for this location to have a neighborhood node that is a neighborhood-serving commercial use.

- » **Compatibility with Adjacent Uses**

- Weldon Village is a mixed-use residential community. The adjacent land uses consist of existing single family residences and vacant wooded lots. Weldon Village consists of like uses and helps to provide increased connectivity and access to amenities like the greenway trail and neighborhood serving commercial.

- » **Exceptional Architectural Design**

- All buildings within Weldon Village will meet requirements set forth in Chapter 6.4 of Knightdale’s UDO. High quality design features will be integrated into all building exteriors to enhance the quality of the development.

KNIGHTDALENEXT 2035

02

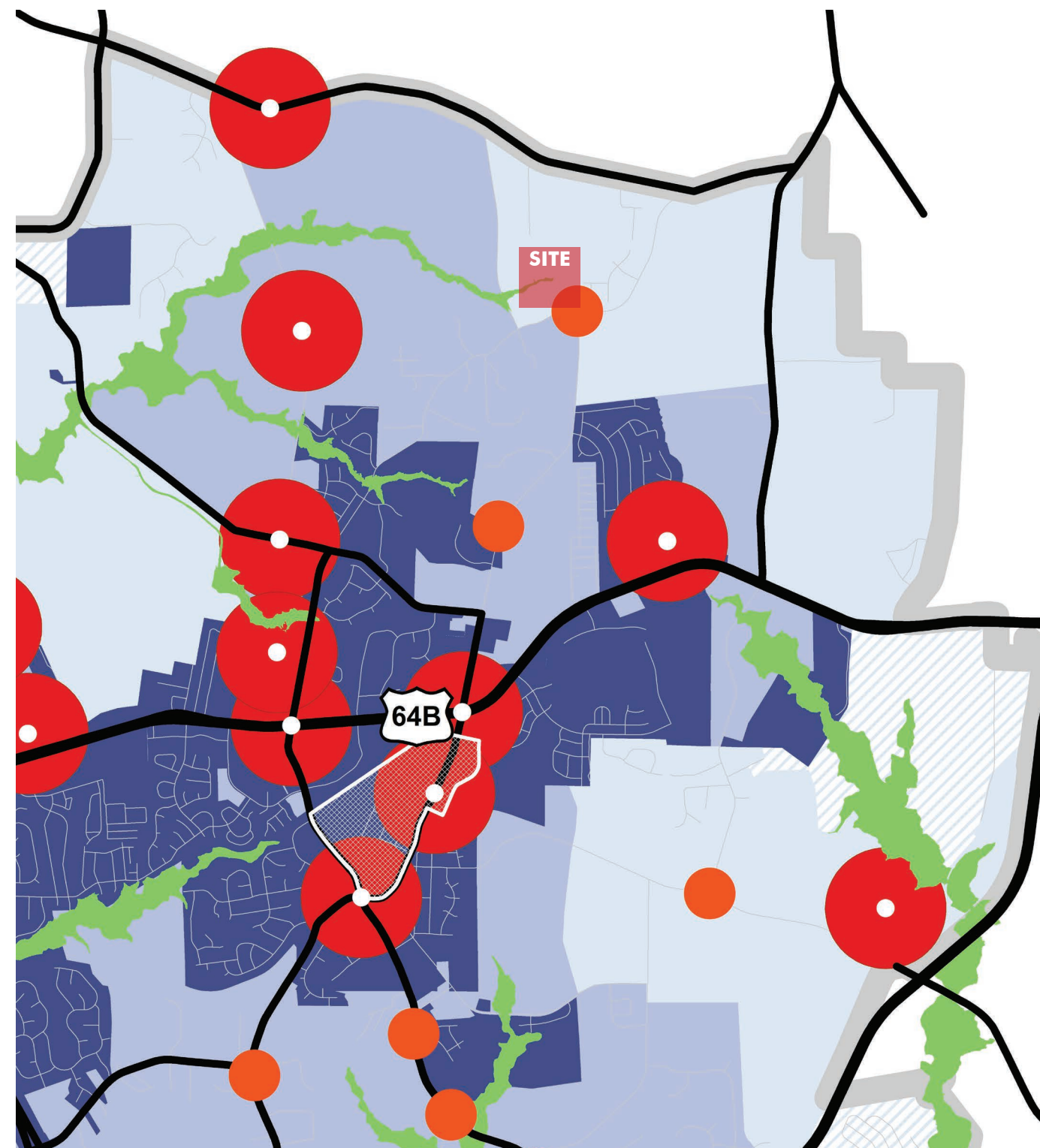


Figure 1: Growth Framework Map from KnightdaleNext2035 Comprehensive Plan

Growth Framework

Weldon Village is located near a Neighborhood Node and within the Rural Planning area as identified in the Growth Framework Plan.

KnightdaleNext2035 says that all development proposals within Rural Planning areas should include public input. Weldon Village was presented to neighbors at a neighborhood meeting that took place on September 27, 2022 and the team received positive feedback. See section 10 of this document for more detail on the neighborhood meeting.

Neighborhood nodes identify recommended retail locations for neighborhoods. The comprehensive plan identifies that, “each node should be neighborhood-serving and meet several daily needs for nearby residents.” The plan for Weldon Village has a commercial outparcel that is easily accessible to the surrounding neighborhoods, and is small enough to meet the intended scale proposed by KnightdaleNext2035.

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

This PUD document is proposing a rezoning from RR1 to RMX-PUD to better meet the desired outcome laid out in the KnightdaleNext2035 Comprehensive Plan.

LEGEND

- | | |
|--|--|
| Corporate Limits | Street Centerlines |
| Target Investment Area | Knightdale Next Study Area |
| Rural Planning Area | Major Roads |
| Extraterritorial Jurisdiction (Expansion Area) | Growth Activity Center |
| Floodprone Areas | Priority Investment Area Around Activity Centers |
| Old Town | Neighborhood Node |

Comprehensive Plan Consistency

Trails & Greenways

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

The proposed greenway trail in Weldon Village is located in the riparian buffer that runs east-west across the site. Having the greenway trail surrounded by tree preservation allows for a nature immersive experience for users of the trail.

LEGEND

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

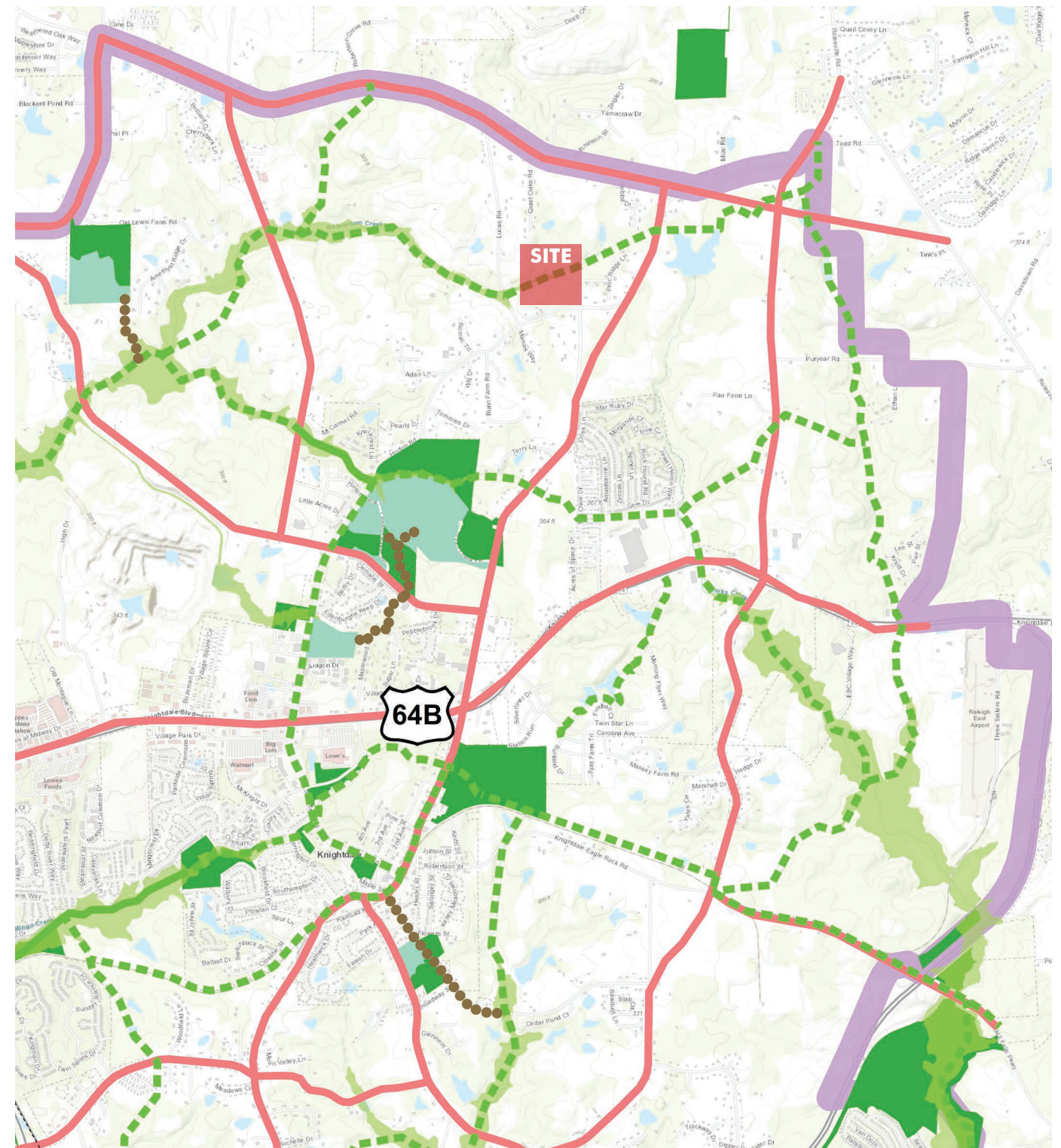


Figure 2: Trails and Greenways Plan from KnightdaleNext2035 Comprehensive Plan

EXISTING CONDITIONS

Existing Conditions Summary & Vicinity Map

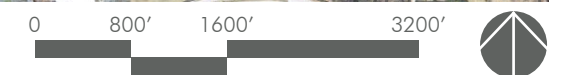
Legal description per ALTA survey

Parcel 1: All that certain tract or parcel of land lying and being situate in St. Matthews Township, Knightdale, Wake County, North Carolina and being more particularly described as follows:

Beginning at a 3/4" iron pipe found 0.3' above the existing ground, and being a common corner with Lot 68 as shown on book of maps 1985 page 1452 in the Wake County Registry, bearing NC grid coordinates northing 756,364.98' & easting 2,156,999.93', and being known as the point of beginning, thence S 89° 10' 15" E a distance of 1,485.18' to a 3/4" iron pipe, and being a common corner with Lot 13 of Horton Mill Subdivision recorded in book of maps 2005 page 2476;
Thence S 05° 49' 05" W a distance of 1,084.93' to a 3/4" iron pipe, and being a common corner with Lot 6 of the aforementioned Horton Mill Subdivision and Isidoro Gonzales Valazquez as shown in the book of maps 1994 Page 1,073;
Thence S 05° 44' 52" W a distance of 274.00' to a computed point in Horton Road (SR-2231) and lying 30.01' from a 3/4" bent iron pipe;
Thence N 89° 58' 29" W a distance of 1,338.04' to a 1" flat iron bar found 0.8' above the existing ground next to a 5/8" iron pipe covered by a pvc pipe, and being a common corner with tract 2 of book of maps 2020 page 235;
Thence N 00° 23' 57" W a distance of 1,372.93' to the point of beginning, having an area of 1,923,657.89 square feet, 41.61 acres.



Figure 3: Vicinity Map



Current Zoning Map

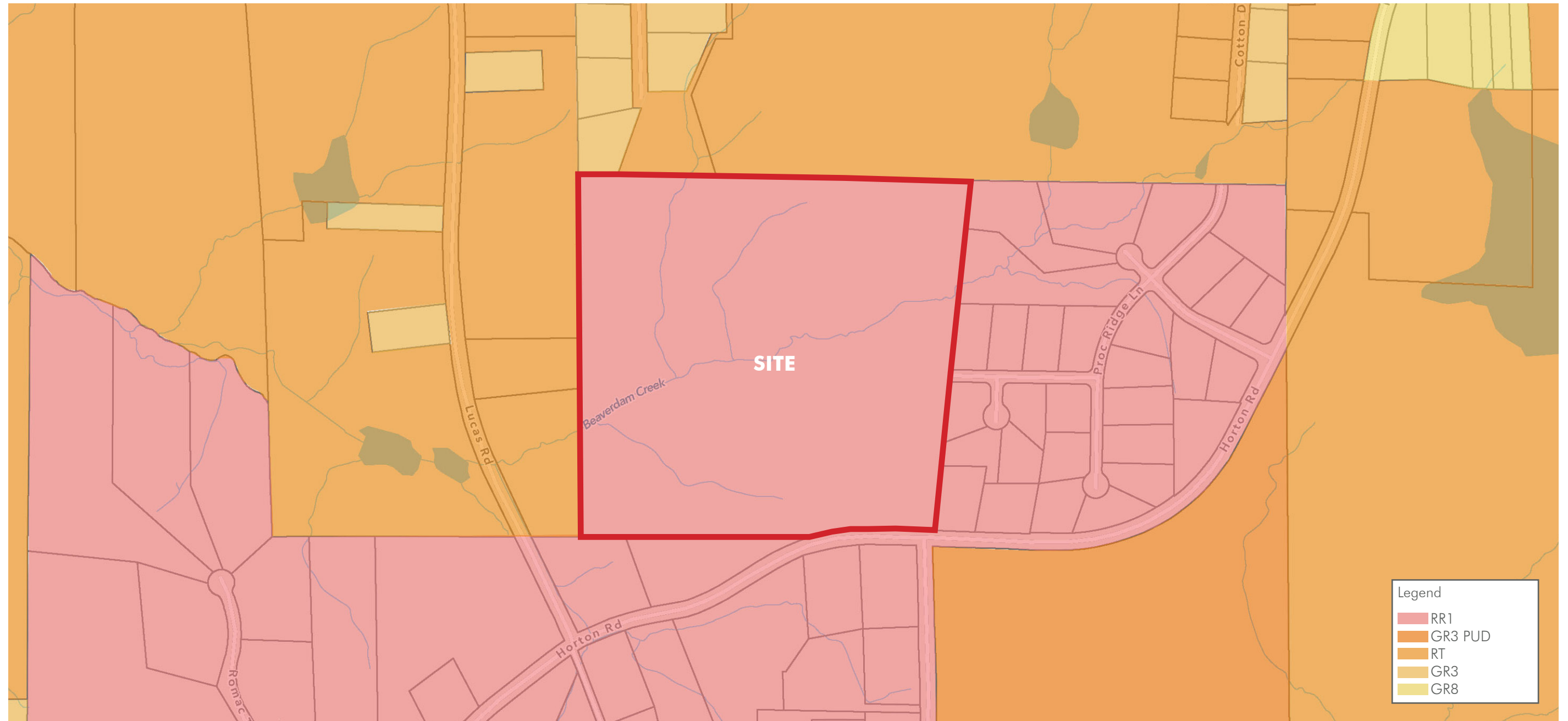


Figure 4: Current Zoning Map



EXISTING CONDITIONS

Topography & Boundary Map

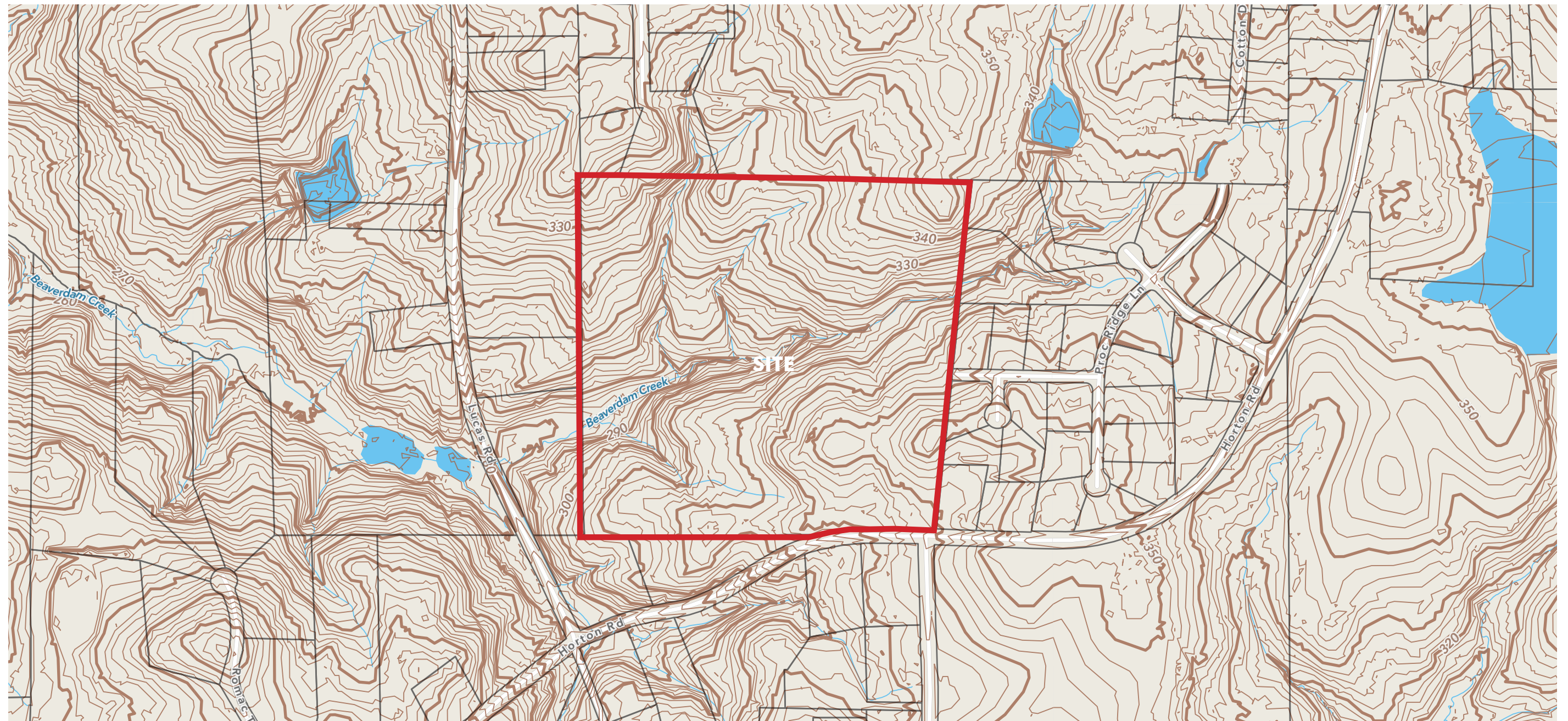


Figure 5: Topography Map



EXISTING CONDITIONS

Soils Map

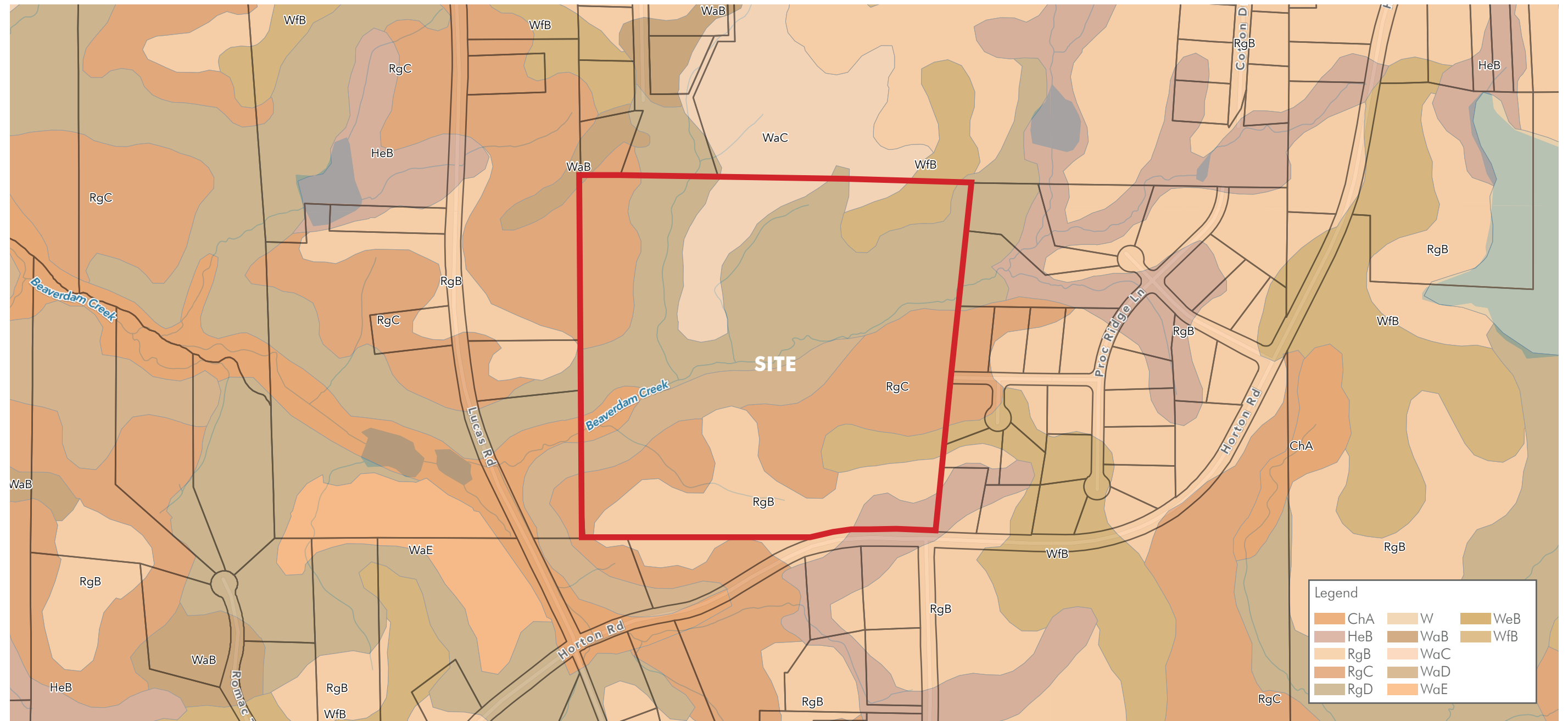


Figure 6: Soils Map

EXISTING CONDITIONS

Vegetation Map



Figure 7: Vegetation Map

EXISTING CONDITIONS

Preliminary Wetland & Stream Map

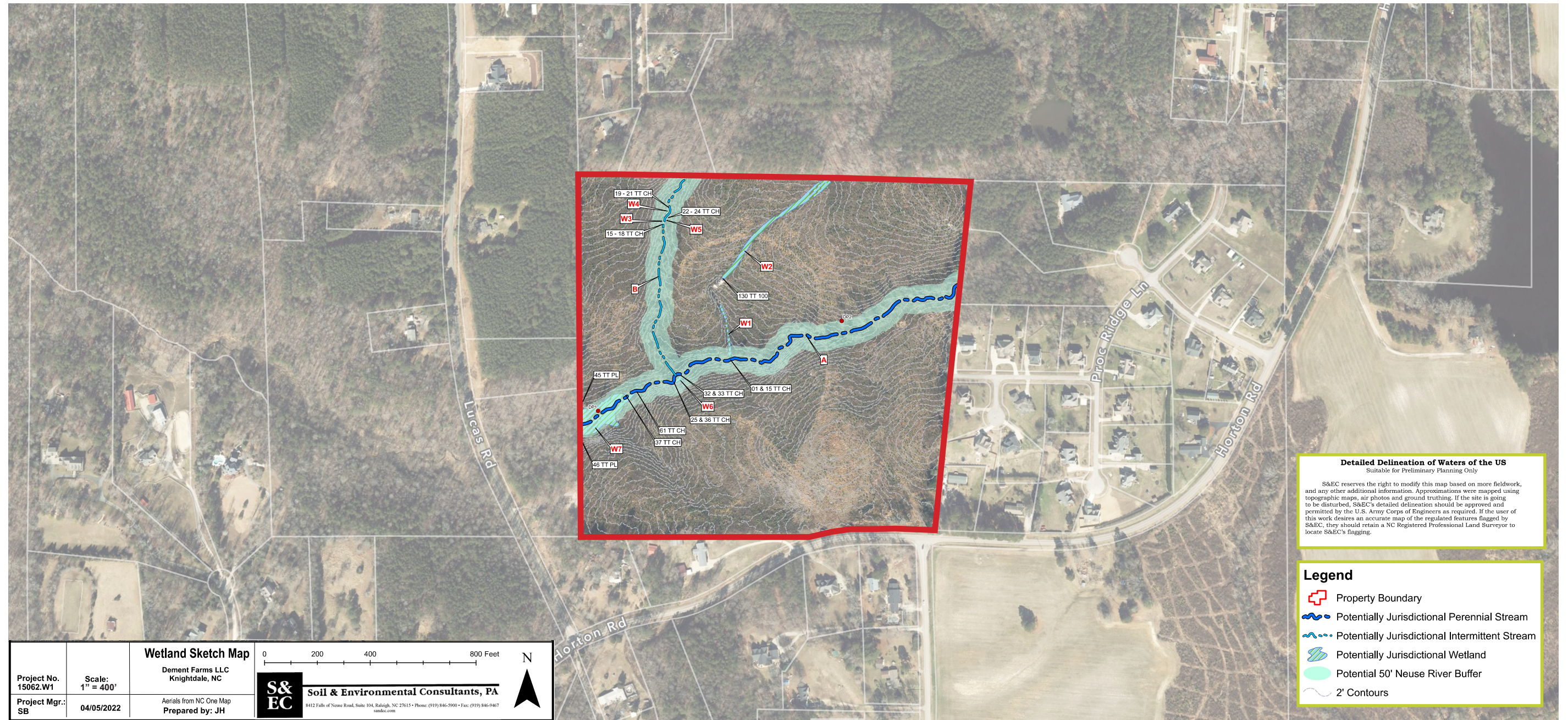


Figure 8: Wetland Delineation Map from S&EC



EXISTING CONDITIONS

MASTER PLAN

04

Weldon Village Master Plan



SITE DATA	
ACRES:	± 41 AC
PIN:	1755757607
EXISTING ZONING:	RR1
PROPOSED ZONING:	RMX-PUD

DEVELOPMENT SUMMARY	
RESIDENTIAL	± 154 DU TOTAL
LAND AREA:	± 39.5 AC
80' LOT (FRONT LOADED)	± 8 PARCELS
60' LOT (FRONT LOADED)	± 42 PARCELS
32' LOT (REAR LOADED)	± 72 PARCELS
TOWNHOMES	± 32 DU
SINGLE FAMILY PARKING REQUIRED:	± 366 SPACES
PROPOSED:	± 366 SPACES
TOWNHOME PARKING REQUIRED:	± 96 SPACES
PROPOSED:	± 96 SPACES
COMMERCIAL OUTPARCEL	± 1.5 AC
BUILDINGS:	1 BLDG
BLDG HEIGHT:	1- 2 STORIES
PROPOSED COMMERCIAL:	± 15,000 SF
REQUIRED PARKING:	± 51-103 SPACES
PROPOSED PARKING:	± 51 SPACES

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

Figure 9: Weldon Village Master Plan



INFRASTRUCTURE

05



Figure 10: Weldon Village Street Plan

TOWN OF KNIGHTDALE STREET TYPES

PRIVATE ALLEY

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

TWO WAY STREET

- » RIGHT OF WAY: 54' - 62'
- » STREET WIDTH: 27'
- » DESIGN SPEED: 20 - 25 MPH

AVENUE

- » RIGHT OF WAY: 90'
- » STREET WIDTH: 23.5' ON EITHER SIDE OF 16' MEDIAN
- » DESIGN SPEED: 35 - 45 MPH

MAIN STREET

- » RIGHT OF WAY: 64'
- » STREET WIDTH: 37'
- » DESIGN SPEED: 20 - 25 MPH

CUL-DE-SAC

- » RIGHT OF WAY: 54' FROM CENTERLINE
- » STREET WIDTH: 37.5' FROM CENTERLINE

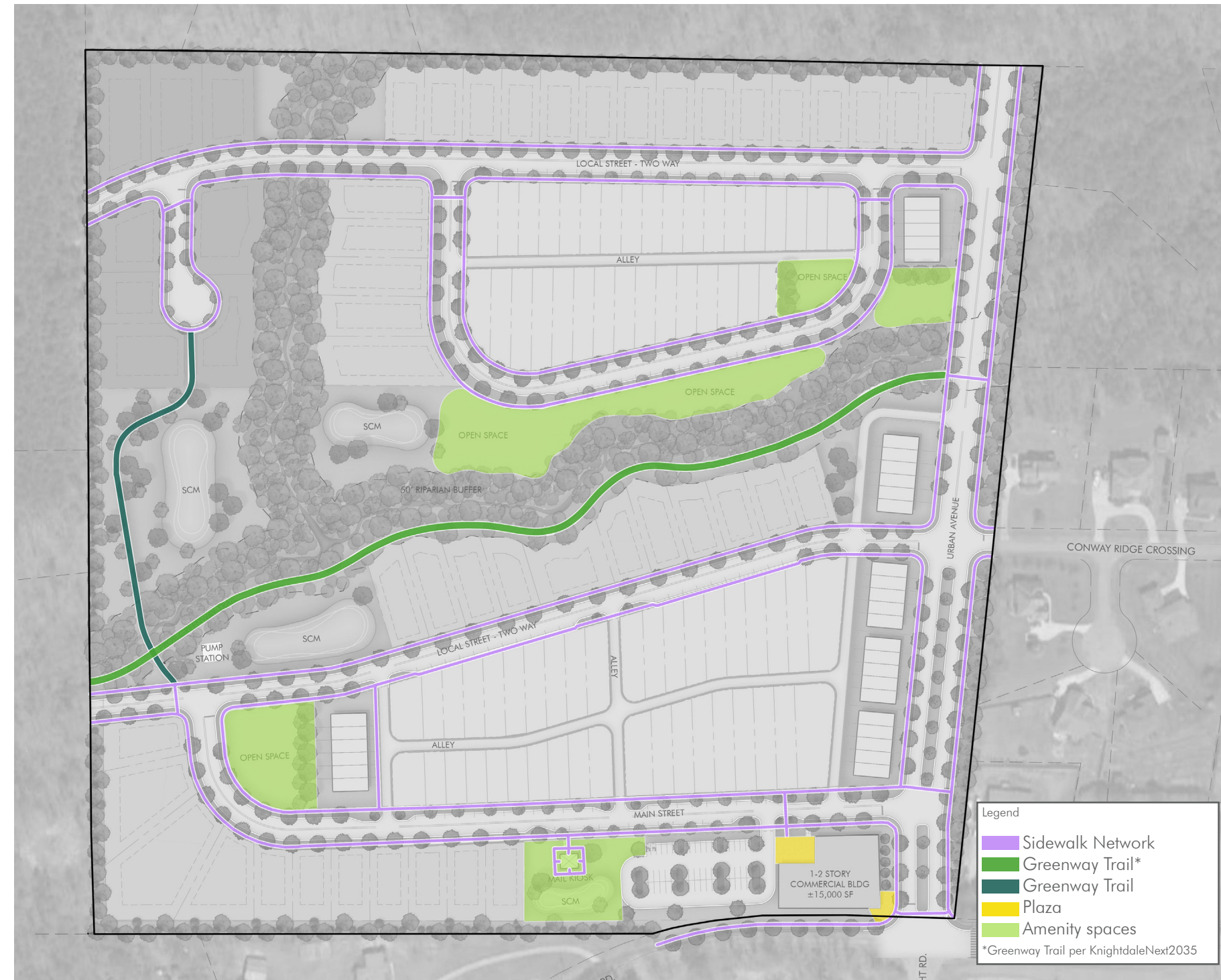
TOWN OF KNIGHTDALE CONNECTIVITY INDEX*

- REQUIRED SCORE: 1.40 MIN.
- PROVIDED SCORE: ± 1.57
- » LINKS: 33 LINKS
- » NODES: 21 NODES

$$\frac{33 \text{ LINKS}}{21 \text{ NODES}} = 1.57 \text{ CONNECTIVITY INDEX SCORE}$$

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

Pedestrian Circulation Plan



Weldon Village is proposing a connected network of amenity spaces and dwelling units through the use of sidewalks, and greenway trails to create a walkable, pedestrian-friendly community as seen in Figure 11.

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

PEDESTRIAN CIRCULATION

SIDEWALK NETWORK

- » WIDTH: 5'
- » PROVIDED LENGTH: ± 12,000 LF

GREENWAY TRAIL

- » WIDTH: 10'
- » PROVIDED LENGTH: ± 2,000 LF

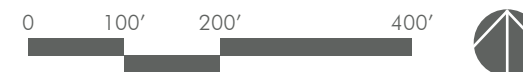
PLAZA

- » PROVIDED SIZE: ± 3,000 SF

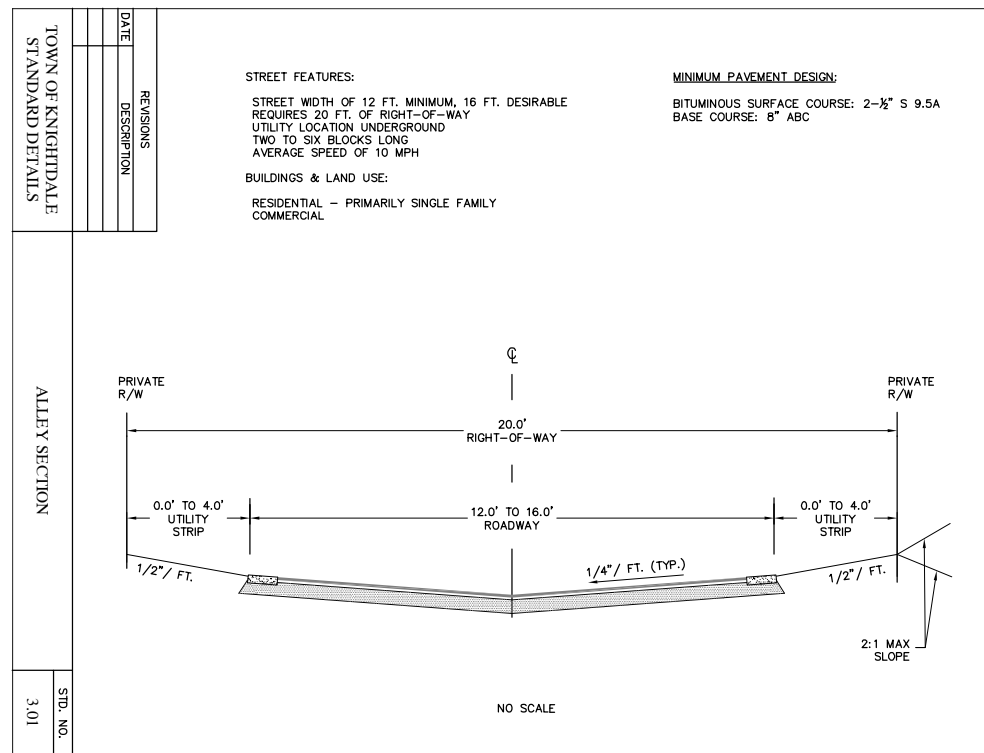
AMENITY SPACES

- » SEE OPEN SPACE PLAN

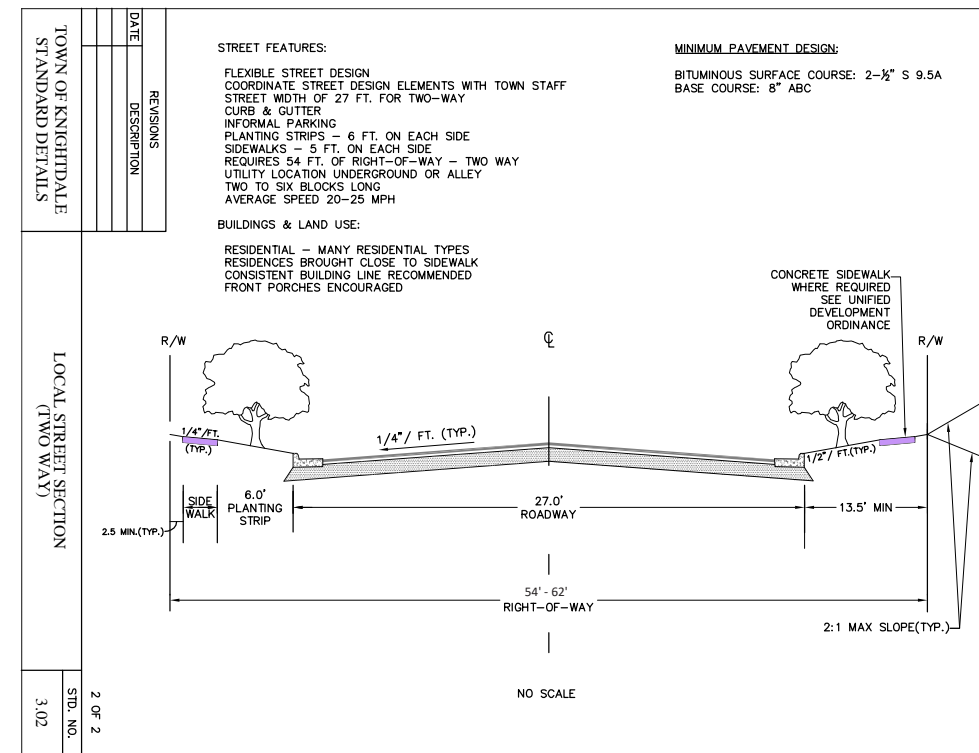
Figure 11: Weldon Village Pedestrian Circulation Plan



Street Sections

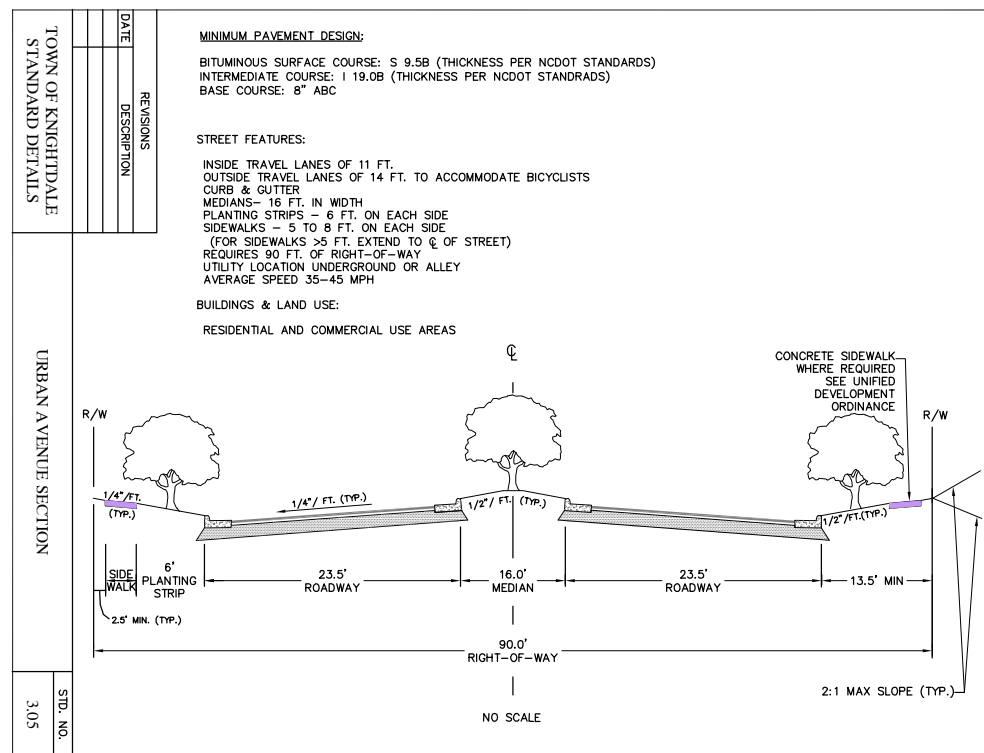


Private Alley

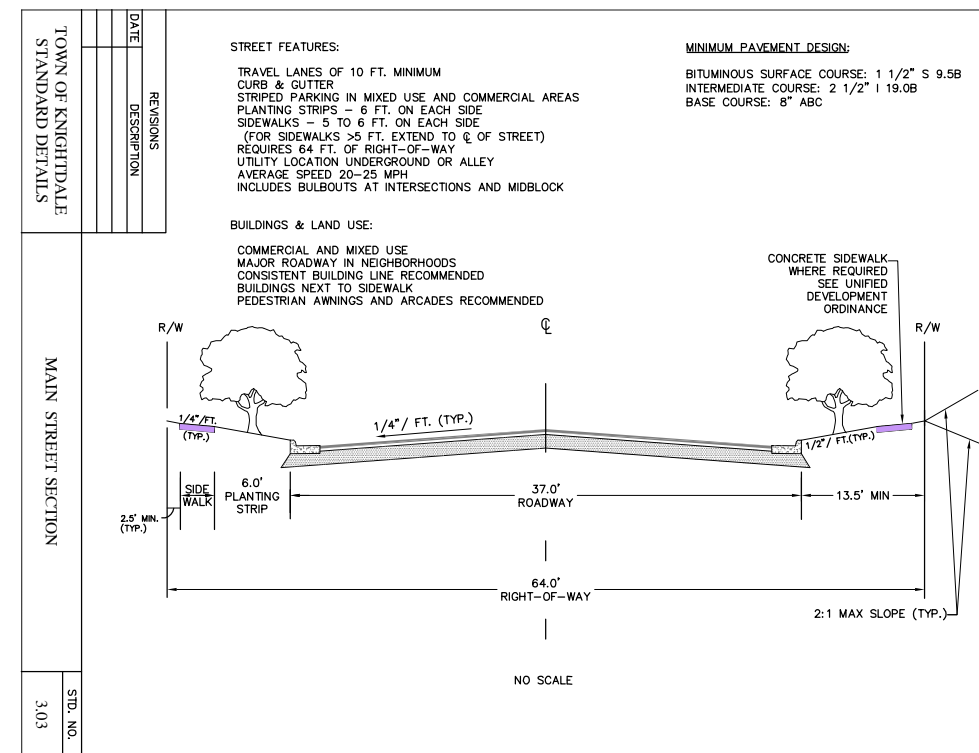


Two-way Street* Sidewalk

*Note: Right-of-way varies from 54'-62' where on-street parking is located. See Zoning Modifications on page 38.

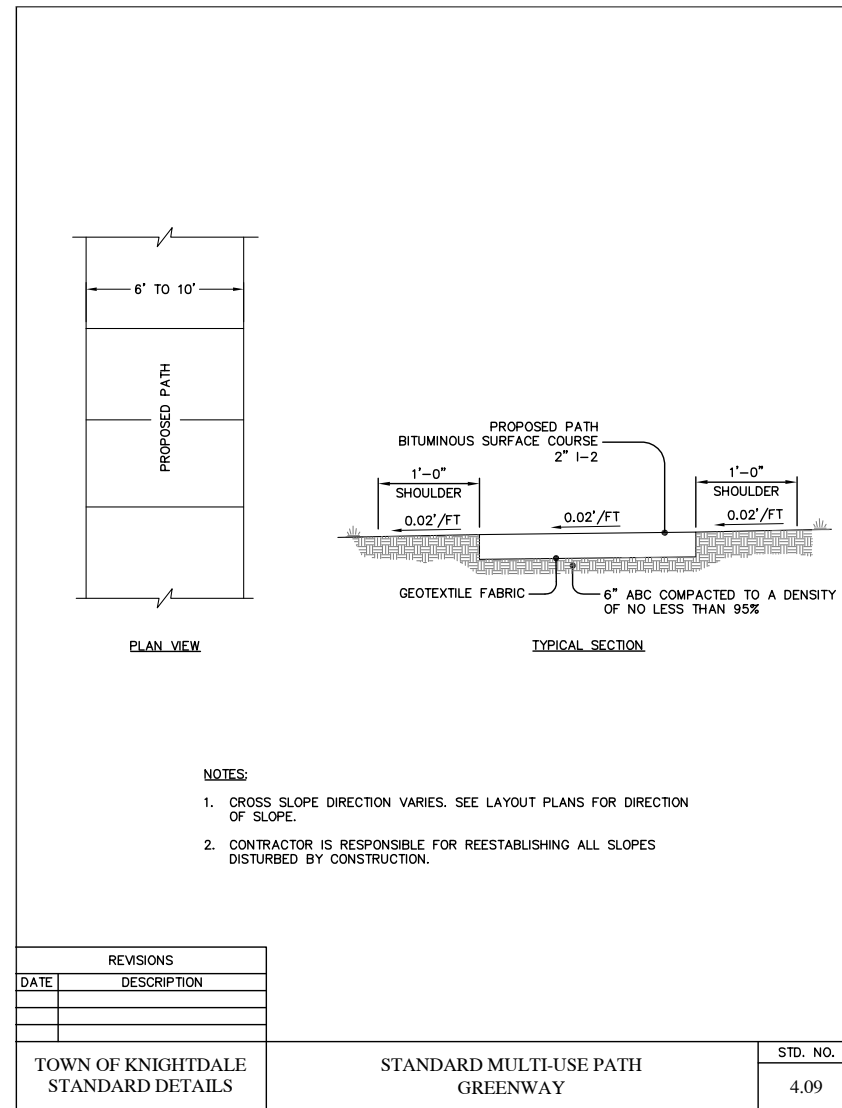


Avenue Sidewalk

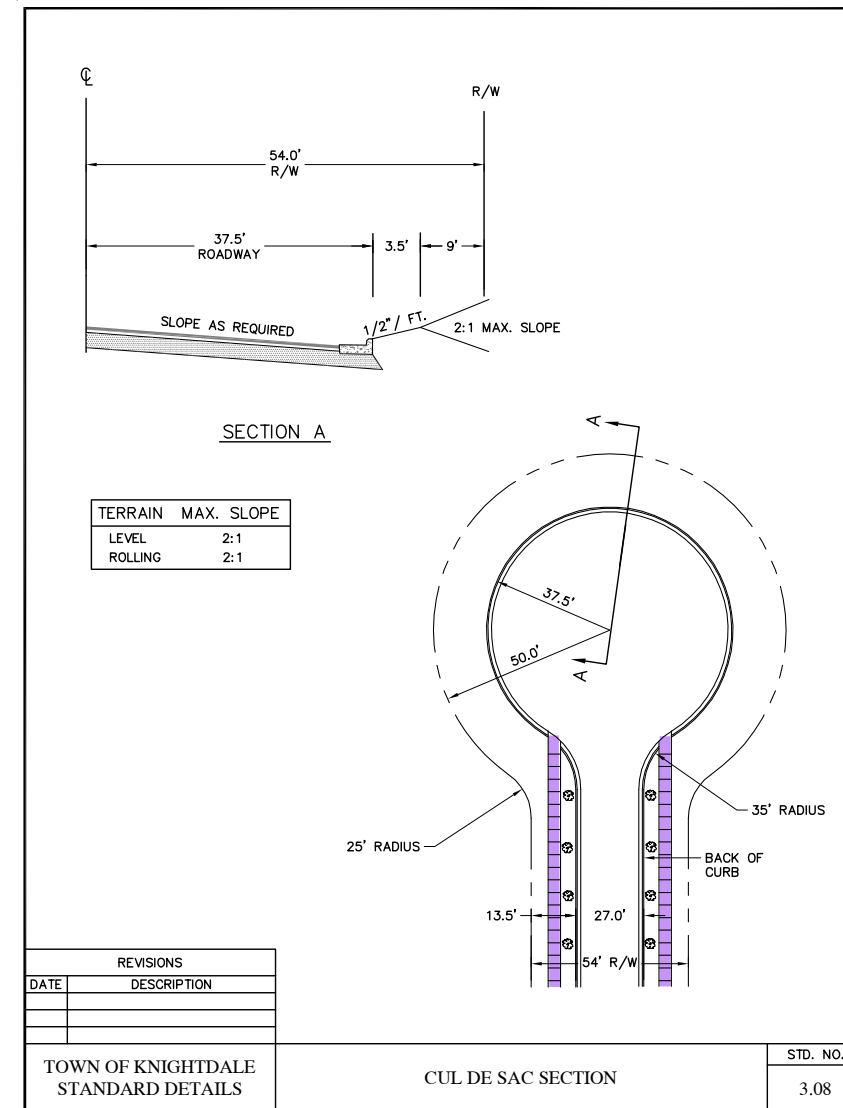


Main Street* Sidewalk

*Note: On-street parking utilized. See Street Features listed in detail above.



Greenway



Cul-de-sac

Sidewalk

Preliminary Stormwater Plan

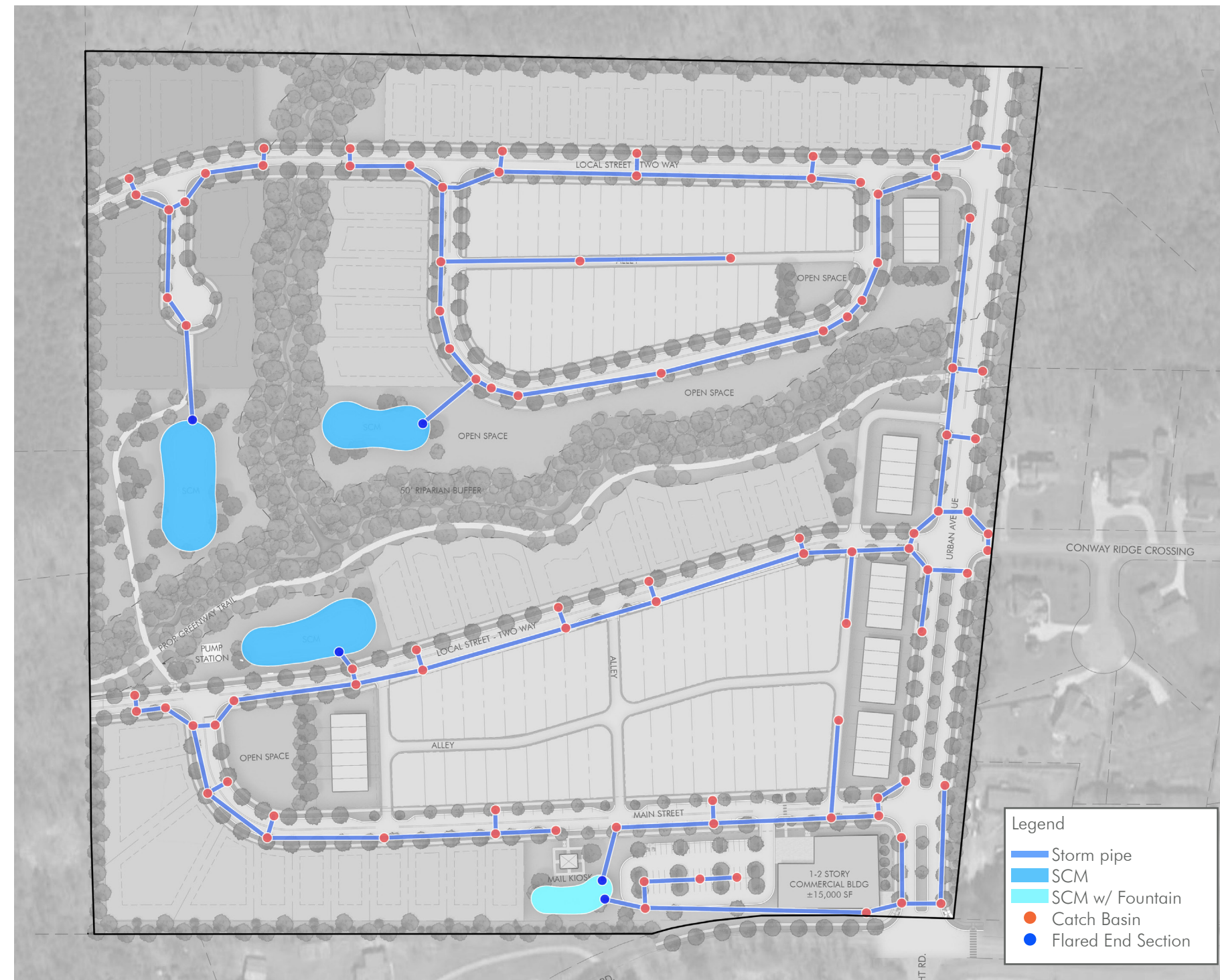


Figure 12: Weldon Village Preliminary Stormwater Plan

STORMWATER

Weldon Village proposes four stormwater control measure (SCM) devices throughout the site as seen in Figure 12. All stormwater shall be subject to the stormwater management requirements set forth in Chapter 9 of The Town of Knightdale Unified Development Ordinance. The stormwater treatment shall adhere to guidelines established in the NCDEQ Stormwater Design Manual.

The SCM on the south side of the mail kiosk will have a fountain installed to create a welcoming entrance for the community. See Figure 13 for an example of a pond fountain.

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



Figure 13: SCM fountain example

Preliminary Utility Plan

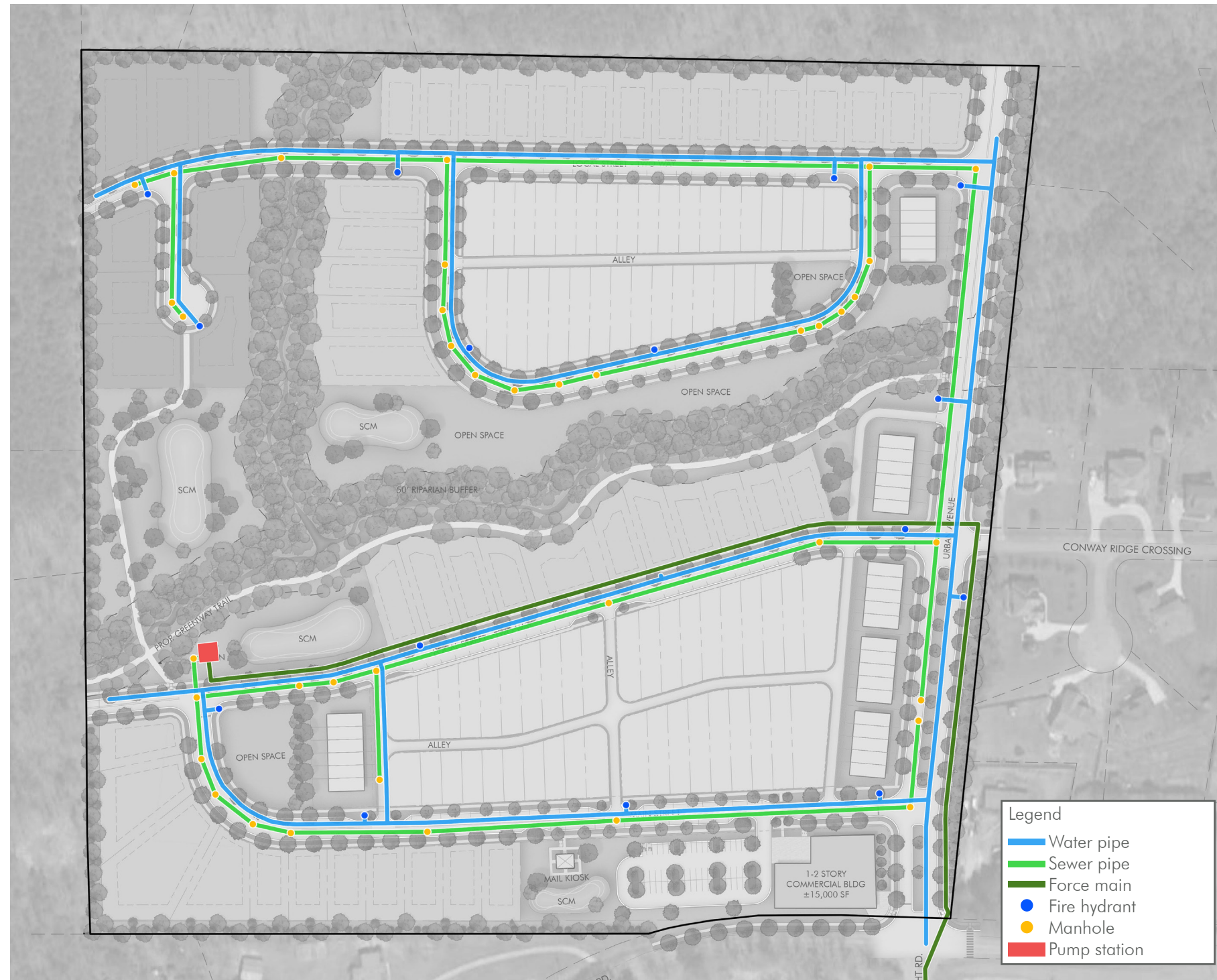


Figure 14: Weldon Village Preliminary Utility Plan

WATER & SEWER

Weldon Village will design all water and sewer to meet the standards of the City of Raleigh. The force main will connect south along Old Knight Road (\pm 1,665 LF) at the existing manhole in Haywood Glen Subdivision.

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

MAJOR SUBDIVISION	
Major Subdivision base points	15 pts.
Residential architectural standards	15 pts.
Construct more than 2,000 LF of a 10' wide path	6 pts.
Construct a fountain within the BMP	4 pts.
Deck/Patio (3,000 sf)	3 pts.
Provision of on-street public parking	4 pts.
IPEMA certified playground equipment	4 pts.
Outdoor display of public art	4 pts.
TOTAL MIN. REQUIRED	50 pts.

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

SINGLE USE RETAIL	
Single use retail base points	41 pts.
Outdoor display of public art	4 pts.
Deck/patio (3,000 sf)	3 pts.
Construct a fountain within the BMP	4 pts.
Provision of on-street public parking	4 pts.
TOTAL MIN. REQUIRED	50 pts.

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

TIA Recommendation

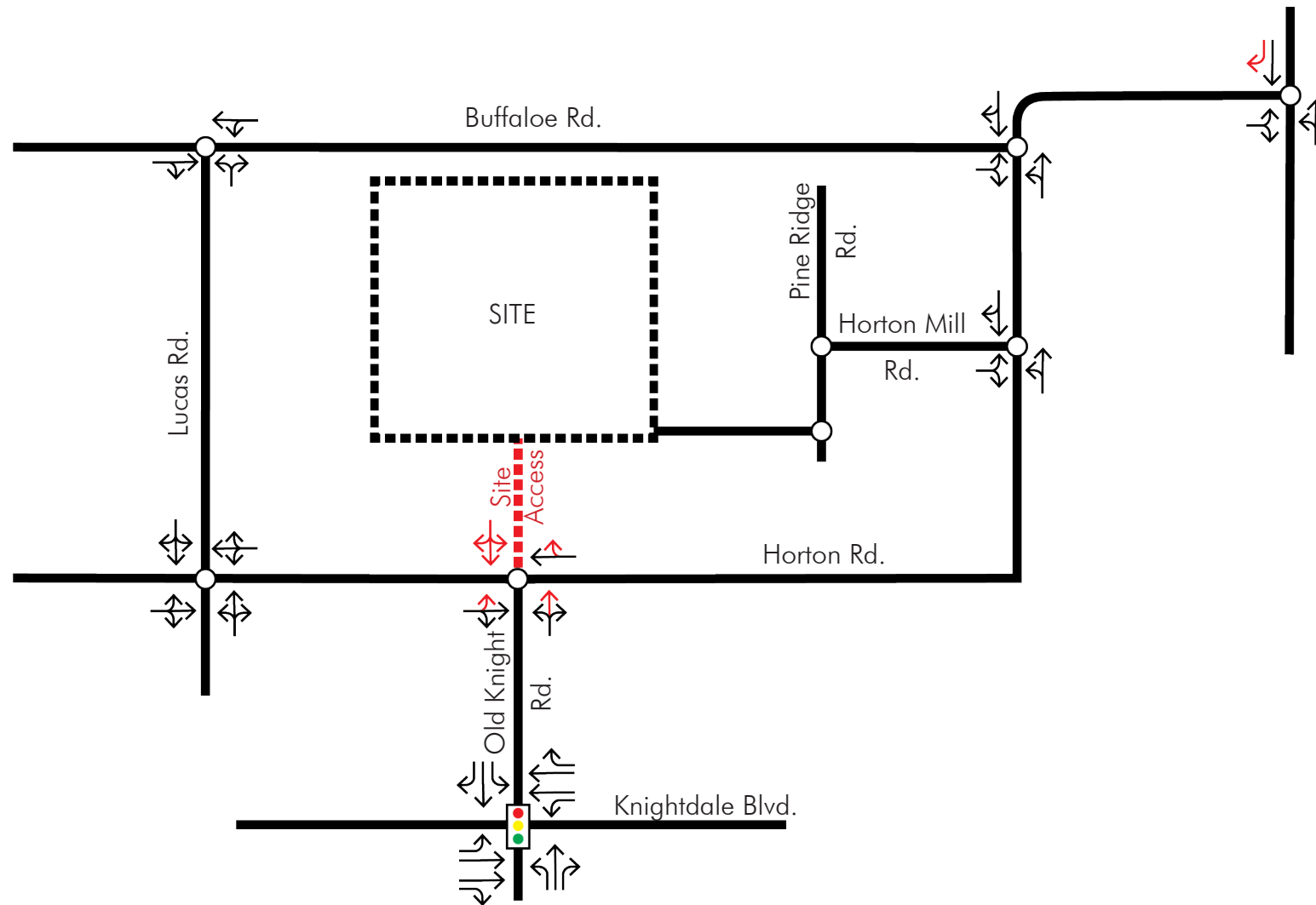
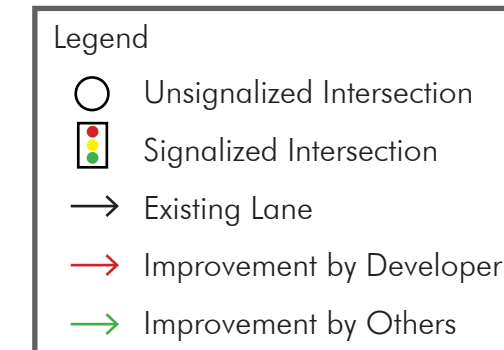


Figure 15: Weldon Village Recommended Lane Configurations from TIA prepared by Ramey Kemp & Associates

TIA Summary

The Weldon Village development is expected to generate approximately 2,091 total site trips on the roadway network during a typical 24-hour weekday period. Impacts caused by the proposed site were analyzed 1 year after buildout and 10 years after buildout. The existing infrastructure is expected to accommodate site trips at the majority of the intersections and a majority of the growth over the next 10 years. Improvements have been identified to be completed by the developer to mitigate the site traffic.

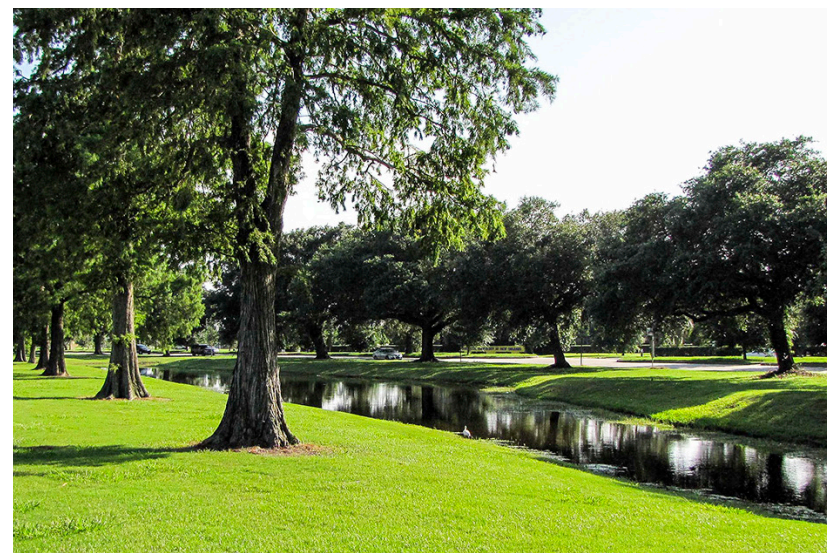
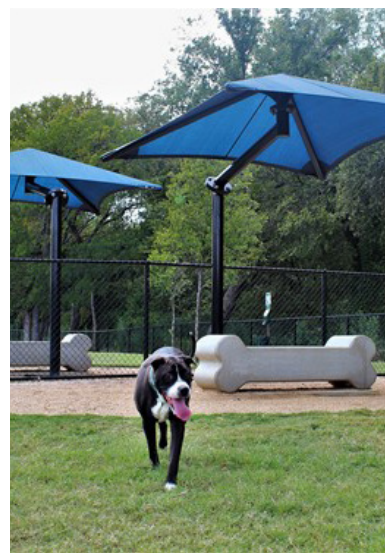
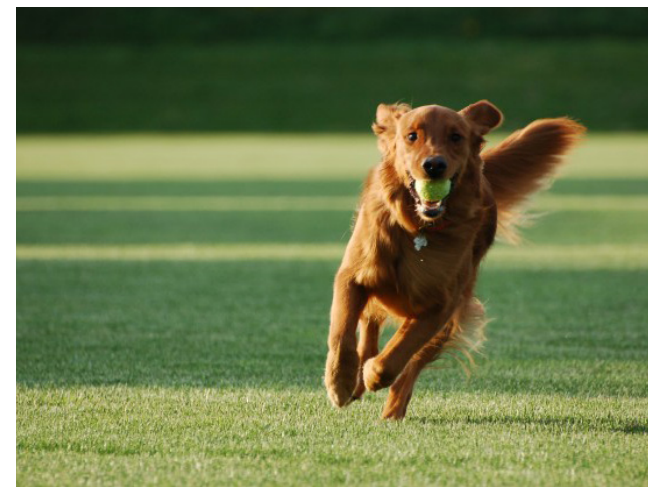
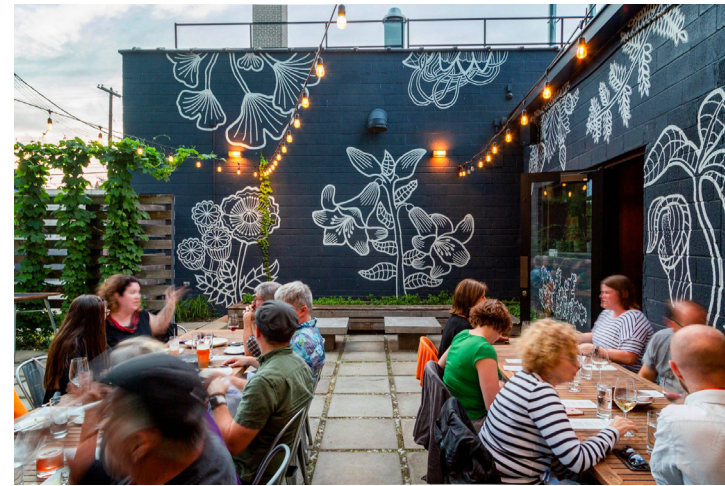
See TIA prepared by Ramey Kemp & Associates for more information.



AMENITIES

06

Site Programming



Weldon Village will provide a variety of amenities to promote a healthy lifestyle, opportunities to enjoy the outdoors, and foster a sense of community. The site is proposing a connected network of ± 10 acres of open space and recreational amenities.

The proposed amenities are as follows:

- **10' Greenway Trail ($\pm 2,000$ LF)**
 - » The Greenway Trail aligns with The Town of Knightdale 2035 Comprehensive Plan (KnightdaleNext) that proposes a greenway running through the site.
- **Village Green**
 - » The Village Green will be a large open green space that can be used for a variety of activities by the community.
- **Playground**
 - » The playground will be located in one of the active open space areas and will be centrally located in the community.
- **Dog Park**
 - » The playground will be located in one of the active open space areas and will provide a place for residents to let their dogs run.
- **Pond Fountain**
 - » The pond fountain will amenitize the stormwater pond located along Horton Road. This will create a welcoming atmosphere as you approach Weldon Village.
- **Neighborhood Serving Commercial**
 - » The commercial outparcel will be low-intensity, and will meet the needs of nearby residents.

Open Space Plan



Figure 16: Weldon Village Open Space Plan

Weldon Village provides both active and passive recreation areas throughout the development. All recreation spaces are located in places that are accessible to all residents of the community. The addition of approximately 2,000 linear feet of greenway trail creates additional connection opportunities between all of the provided open spaces.

The tree preservation within the riparian buffer and site edges are not included in the open space totals, but it provides a large amount of additional passive recreation space for the enjoyment of the neighborhood.

RECREATIONAL OPEN SPACE STANDARDS*

PROXIMITY ZONE:	All outside 1/2 mile distance
TOTAL BEDS :	507 beds
» SINGLE FAM. DETACHED:	(122 DU) x (3.5 beds) = 427 beds
» SINGLE FAM. ATTACHED:	(32 DU) x (2.5 beds) = 80 beds
DEDICATION RATE:	520 sf
» SINGLE FAM. DETACHED:	(427 beds) x (520 sf) = 222,040 sf
» SINGLE FAM. ATTACHED:	(80 beds) x (520 sf) = 41,600 sf
REQ. OPEN SPACE:	± 263,640 sf (6.05 ac)
» REQ. ACTIVE SPACE (50%):	± 131,820 sf (3.0 ac) MIN.
» REQ. PASSIVE SPACE (50%):	± 131,820 sf (3.0 ac) MIN.
PROP. OPEN SPACE:	± 10.23 ac total
» PROP. ACTIVE SPACE:	± 3.02 ac (0.02 ac over req.)
» PROP. PASSIVE SPACE:	± 7.21 ac (4.21 ac over req.)

* Open space is calculated according to Town of Knightdale UDO Sec. 11.2.c.

LANDSCAPE

07

Preliminary Landscape Plan



Weldon Village will design all landscape areas according to the Knightdale Unified Development Ordinance. The site is surrounded by a 20' Type B Buffer yard as required in Section 7.4.I.1. of the UDO. The preliminary plan only shows typical buffer plantings and street tree plantings as seen in Figure 17. The riparian buffer will consist of tree preservation to maintain the natural qualities of the site. The greenway trail will be added in the stream buffer per the table in Section 7.4.H.1. of the UDO.

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

Figure 17: Weldon Village Preliminary Landscape Plan

Landscape Buffer

The perimeter of Weldon Village consists of a Type B Buffer Yard per Town of Knightdale Unified Development Ordinance Chapter 7. Figure 18 shows a typical 100' section of the Type B buffer for Weldon Village.

TYPE B BUFFER YARD STANDARDS (UDO Sec. 7.4.1.3)

Minimum width: 20'

Minimum landscape height/opacity:

- » Ground to 6' Semi-opaque screen
- » 6' - 30' Intermittent visual obstruction

Maximum landscape horizontal openings:

- » 5' Semi-opaque screen
- » 20' Intermittent visual obstruction

Required plantings:

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

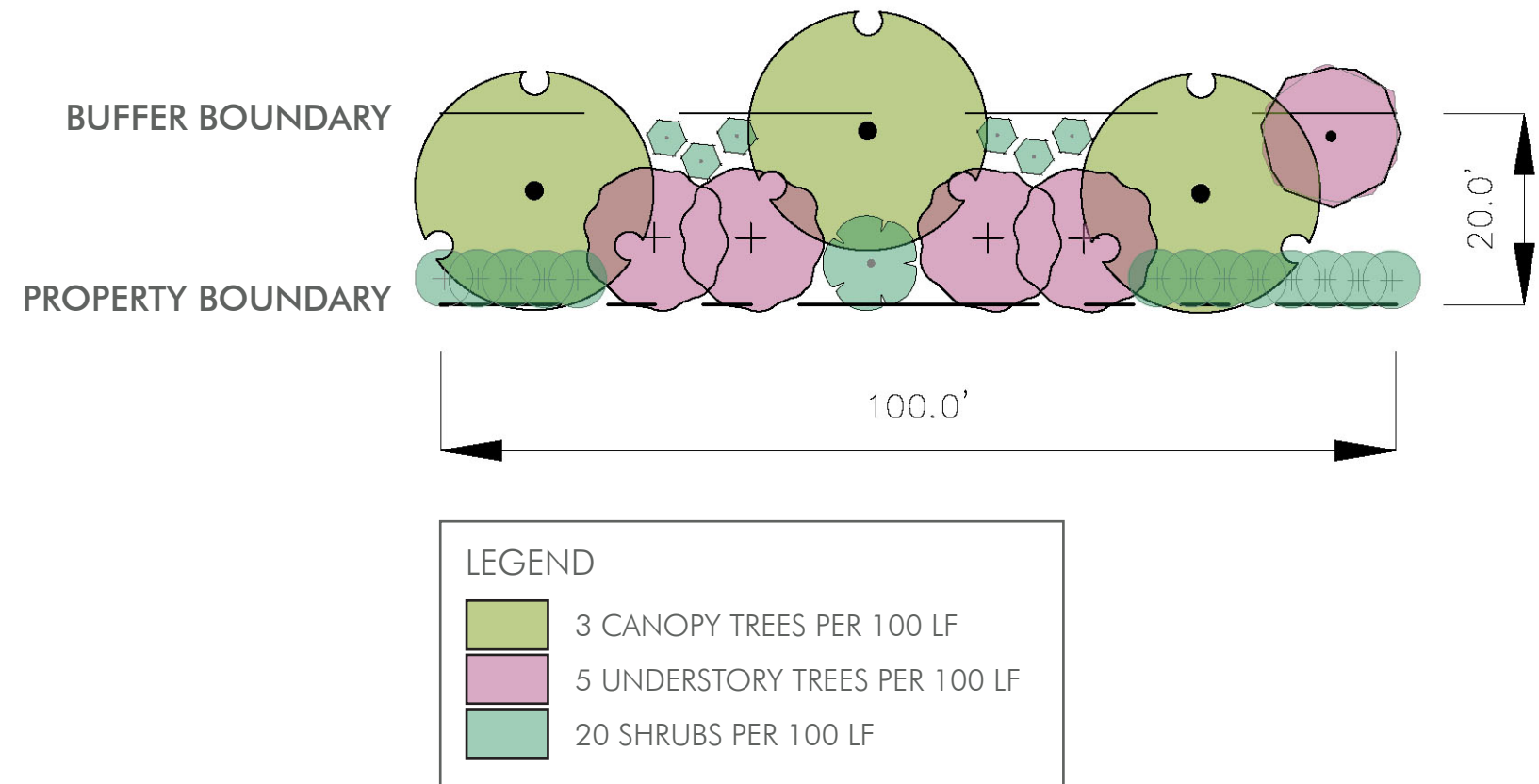


Figure 18: Landscape Buffer

ARCHITECTURAL DESIGN STANDARDS

08

Architectural Design Standards - Single Family Detached



Exterior Design Features

- » 2-story
- » Masonry/stone accents
- » Fiber cement board
- » Hardi-plank
- » Board & batten
- » Architectural style shingles
- » No vinyl siding
- » Color variety
- » Covered front porch

Architectural Design Standards - Single Family Attached (Townhomes)

Exterior Design Features

- » 2-story with a variety of front elevations
- » Masonry/stone accents
- » Fiber cement board
- » Hardi-plank
- » Board & batten
- » Architectural style shingles
- » No vinyl siding
- » Color variety
- » Covered front porch
- » Horizontal or vertical stagger



WELDON VILLAGE - PLANNED UNIT DEVELOPMENT (PUD)

Architectural Design Standards - Commercial Outparcel



The commercial outparcel shall consist of neighborhood serving uses and amenities.

The commercial outparcel shall adhere to standards set forth in the Unified Development Ordinance.

Architectural features and styles shall compliment the surrounding neighborhood.

Note: Images are conceptual in nature and subject to change.

ZONING MODIFICATIONS

09

Weldon Village - Zoning Modifications

The proposed zoning for Weldon Village is RMX-PUD. Weldon Village meets all standards set forth in the Town of Knightdale's Unified Development Ordinance with the exception of a few conditions. Due to site constraints, the applicant is requesting the following zoning modifications:

Bulk and Dimensional Standards (UDO Sec. 3.4)

- » Lot width (street loaded)
 - In the RMX base district, the minimum required lot width for a street loaded lot is 80'.
 - In order to create a variety of housing types and a more walkable community, we are proposing single family detached street loaded lots with lot widths of 60' and 80'.
- » Lot width (alley loaded)
 - In the RMX base district, the minimum required lot width for an alley loaded lot is 30'.
 - In order to provide a variety of housing types and a more walkable community, we are proposing alley loaded single family detached lots with a width of 32', and townhome lots with widths of either 20' or 25'. The end townhomes will have a 25' lots, and the interior townhomes will have 20' lots. The alley loaded single family detached and attached options create a pedestrian friendly streetscape for the community.
- » Driveway length
 - In the RMX base district, the minimum required driveway length is 35' for a residential lot.
 - For all housing types in Weldon Village, we are proposing a minimum driveway length of 20' for both street loaded and alley loaded.

Standard Street Sections (Town of Knightdale Standard Details)

- » Local Street Section - Two Way
 - The standard detail calls for a 54.0' right-of-way, and allows for informal parking.
 - Weldon Village is proposing a varied width right-of-way that ranges from 54' - 62' to provide on-street parking along sections of road where there are no residential driveways.

NEIGHBORHOOD MEETING

10

Meeting Information



Figure 19: Knightdale Recreation Center Vicinity Map (Not to scale)

A neighborhood meeting was held on September 27, 2022 at 6:00 pm at the Knightdale Recreation Center in Knightdale. See Figure 19 for a map of the meeting location. There were ten neighbors in attendance, along with a member of the development team, three members of the design team, and one Senior Planner from the Town of Knightdale.

Date of meeting:	Tuesday Sept. 27, 2022
Time of meeting:	6:00 pm EST
Meeting address:	Knightdale Recreation Center 102 Lawson Ridge Rd. Knightdale, NC 27545
Developer:	
» DRB Group:	Jay Colvin, Director of Land Acquisition
Design consultants:	
» Urban Design Partners:	Brian Richards, PLA Lexi Chacalos
» Ramey Kemp Associates:	Caroline Cheeves, PE
Town of Knightdale:	Kevin Lewis, Senior Planner, AICP, CZO

Neighborhood Meeting Questions

At the neighborhood meeting for Weldon Village, the neighbors had questions about streets, traffic, proposed amenities, the site buffer, proposed utilities, the proposed commercial outparcel, and architectural standards. Their questions are as follows:

Streets/Traffic

- » One neighbor asked if there were any proposed improvements to Horton Rd because they are concerned about existing traffic in area.
 - Traffic engineer said there are no current plans to update Horton Rd. They are in the middle of conducting the TIA for the proposed development.
- » Neighbor directly adjacent to proposed street connection at Conway Ridge Crossing is concerned that the proposed connection is too close to their existing driveway.
 - Applicant & Traffic Engineer noted that they are required to make the connection at that stub, and that there would be site distance triangles in place at the proposed intersection for safety as they exit their driveway.
- » The neighbors in the Horton Mill subdivision raised a concern that their roads are crumbling and in need of maintenance/repair. Their roads are owned by a private HOA, and they are unable to get the owner to make repairs.
 - Applicant & Traffic Engineer stated that the residents would need to contact a Land Use Attorney and annex into the Town of Knightdale to turn their roads into public roads. The developer gave them contact information for a land use attorney.
- » A neighbor asked where the construction entrance would be for Weldon Village. They did not want the construction entrance to be through the Horton Mill neighborhood.
 - The developer said that the construction entrance would be off Horton Rd. They will put a barricade at the Conway Ridge Crossing connection during construction. The barricade would be removed once dwelling units are being occupied in Weldon Village.
- » A neighbor asked if there will be a traffic light at the intersection of Horton Road and Old Knight Road.
 - The Traffic Engineer said that previous TIA documents have not recommended a signalized intersection at that location. They are currently in the middle of their TIA report and if they determine that the proposed traffic will be bad, they will recommend a traffic light.
- » A neighbor asked if Knightdale will be maintaining the roads in Weldon Village.
 - The Senior Planner confirmed that Knightdale maintains the roads that are annexed into Knightdale. Because Weldon Village is annexed into Knightdale, they would be maintaining the proposed public roads. The alleys would be maintained by the HOA.

Amenities

- » A neighbor asked if the proposed community amenities would be for Weldon Village residents only.
 - Developer stated that the Greenway trail is public, and they will not be installing key fob entry at the proposed playground.
- » The neighbor who lives adjacent to Weldon Village on the west asked if the Greenway Trail would be extending onto their property. They do not want to see any people on their property.
 - The Senior Planner & Applicant said that the proposed Greenway Trail location is dictated in the Knightdale Comprehensive Plan. The proposed trail would dead end at the Weldon Village property line and would not extend into the adjacent property.

Site Buffer

- » Two neighbors asked if we would be putting a fence or wall around Weldon Village.
 - Applicant stated that there would not be a fence, but there would be a 20' landscaped buffer around the property.
- » A neighbor asked about the types and heights of plants that would be installed in the buffer. They do not want anything that will negatively affect their existing tree cover.
 - Applicant explained that the plants would be of varying species an size to create an opaque buffer for adjacent properties. The selected plants would not be invasive species, and that the buffer would be maintained by the HOA.

Proposed Utilities

- » A neighbor asked if Weldon Village would be on well & septic.
 - The applicant said that Weldon Village would be on City of Raleigh sewer and water.
- » In a follow up question, the neighbor asked if the site will be pumping sewer to Horton Rd.
 - Applicant stated that site will have pump station & lift station to get sewer to the gravity line that exists on Horton Rd.

Commercial Outparcel

- » A neighbor asked what type of business would be occupying the commercial out parcel in the SE corner of Weldon Village.
 - The developer stated that they aren't commercial developers, but that the Town of Knightdale's Comprehensive Plan calls for a neighborhood use. It would not be a high traffic use, and would be mainly for the benefit of the surrounding neighborhood.

Neighborhood Meeting Questions (Continued)

Architectural Standards

- » A neighbor asked who the builder will be for Weldon Village.
 - Developer answered that DRB is the builder and developer for the site.

- » One neighbor asked about the spacing between the single family detached houses and if they would be comparable to the Wendell Falls development.
 - The developer answered that the spacing will be greater than the spacing that exists in the Wendell Falls development.

- » The same neighbor also asked if there was a reason that the proposed townhomes were along the side of the development that they live beside.
 - The developer answered that the townhomes front along the proposed Avenue street type. Having townhomes that front the avenue creates better street appeal and a more walkable neighborhood. The location of the town homes also creates a transition into the neighborhood from the commercial out parcel.

- » A neighbor who could not attend, but submitted questions via email asked about the type of homes that will be provided in Weldon Village.
 - The applicant replied that it will consist of single family detached houses of multiple sizes, and townhomes.

Miscellaneous

- » A neighbor asked if Weldon Village will be a much higher density than its current zoning of RR1.
 - The applicant responded that the RMX base zoning can allow up to 18 dwelling units per acre, but the proposed Weldon Village layout is only \pm 3.8 dwelling units per acre. RMX also allows for a variety of housing options. The plan is providing a variety of housing types that allows for more community open space.

- » A neighbor asked for the size of Weldon Village.
 - Applicant responded that Weldon Village is \pm 41 acres total.

Attendance Sheet

Neighborhood Meeting Attendance Sheet	
Project Name:	Weldon Village
Date of Meeting:	9/27/2022
Time:	6:00 PM
Location:	Knightdale Recreation Center (Room name: Cabin)

Additional Information
Existing zoning: RR1 Proposed zoning: RMX-PUD

Attendee Information		
Name (Printed)	Address	Email Address
PAULA Underwood	311001 Conway Ridge Xing	Sigmegirl176@yahoo.com
JIM Wells	9005 Conway Ridge Xing	jwells2004@mindspring.com
Donna Wells	"	dwells07@mindspring.com
Warner	1704 Proc Ridge Ln	mawarner5752@gmail.com
ANNIE LOGAN	1628 Quiet Oaks Rd.	annie-logan@att.net
Kevin Lewis	950 Steeple Square Ct	Kevin.Lewis@knightdalenc.gov
Patricia L. Johnson	1532 Lucas Rd	hppj1850@aol.com
Robert Lanya	1513 Lucas Rd	kpanilanya@yahoo.com
ERNEST LOGAN JR	1628 Quiet Oaks Rd	bigelj@aol.com
*Tara Johnson	1404 Lucas Rd.	

*Note: Tara Johnson called the development team ahead of the meeting with her questions and comments because she was unable to attend the neighborhood meeting. Her comments/questions have been added to the previous pages.

