

MAILMAN POST

MASTER PLAN

TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
ZMA-10-22
ST. MATTHEW'S TOWNSHIP

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YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE	DESCRIPTION
6/23/2022	

DRAWN BY
331

DESIGNED BY
E. ANGE

CHECKED BY
B. BLACKMON

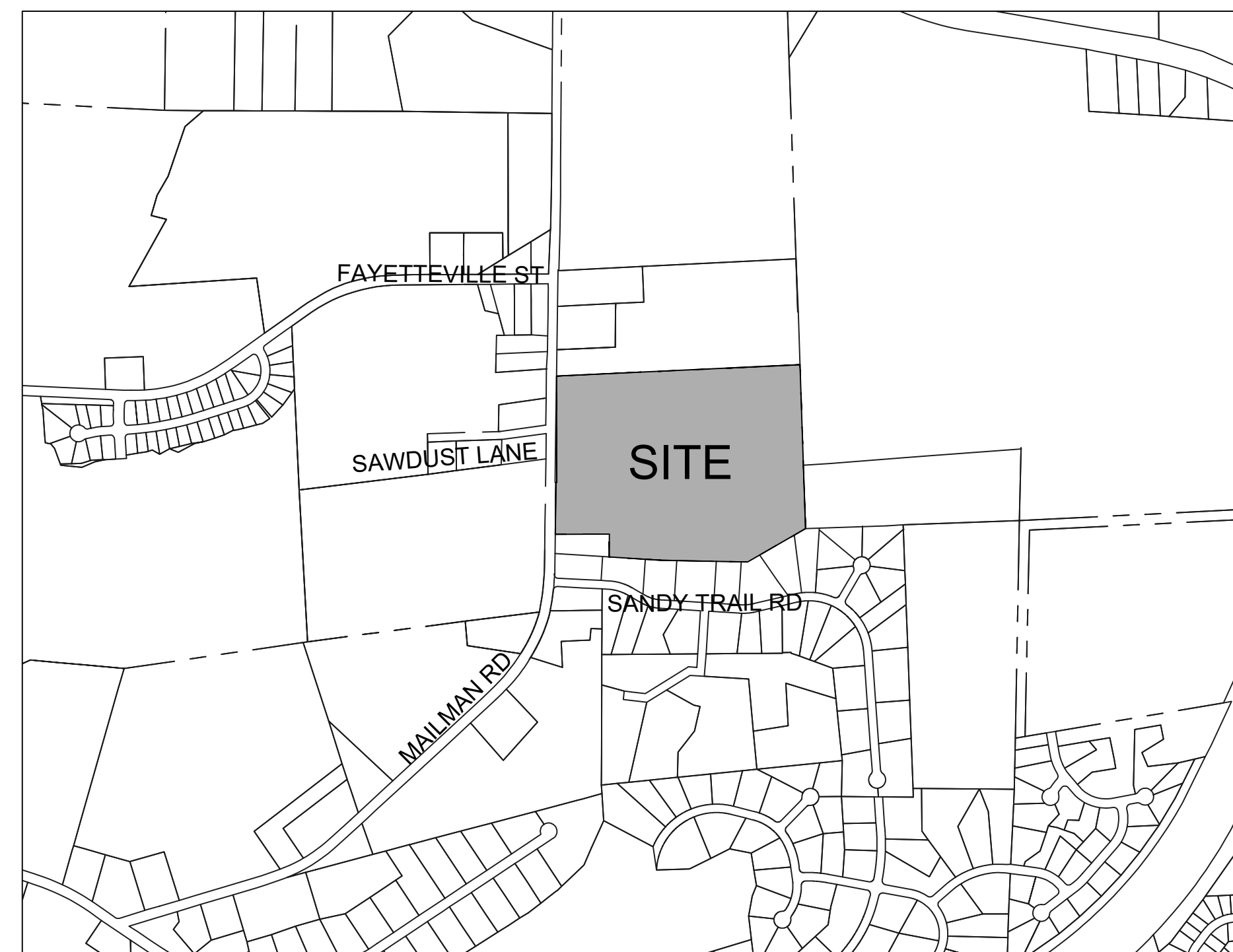
SCALE
NTS

JOB NO.
49750

SHEET NO.
C0.0

SITE DATA

PROJECT:	MAILMAN POST	
ENGINEER:	TIMMONS GROUP 5410 TRINITY ROAD, SUITE 102 RALEIGH, NC 27607 PHONE: 919-866-4509 FAX: 919-859-5663 BETH BLACKMON, PE EMAIL: BETH.BLACKMON@TIMMONS.COM	
DEVELOPER:	EF ONE, LLC CRAIG DUERR 6801 WINDING RIDGE RD ZEBULON, NC 17579 PHONE: 919-601-6962 EMAIL: LANDALTERNATIVESNC@GMAIL.COM	
PROPERTY LOCATION:	417 MAILMAN ROAD KNIGHTDALE, NC 27545	
PIN:	1763-08-8851, 1763-08-3716, 1763-09-5280, 1763-09-5560, 1753-98-9828, 1753-98-9764	
EXISTING ZONING:	RT & GR8	
PROPOSED ZONING:	GR8 PUD	
TOWNSHIP:	ST. MATTHEWS	
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL	
TOTAL DEVELOPED TRACT AREA:	35.85 ACRES	
AVERAGE LOT SIZES:	8,322 SF (FRONT LOADED LOTS) 3,424 SF (ALLEY LOADED LOTS)	
TOTAL PROPOSED UNITS:	155 SINGLE FAMILY 38 FRONT LOADED + 117 REAR LOADED	
PROPOSED DENSITY:	4.32 DU/A	
TOTAL OPEN SPACE:	9.19 ACRES (4.75 PASSIVE + 2.71 ACTIVE + 1.73 COMMON)	
TOTAL ON STREET PARKING:	46 SPACES	
CONNECTIVITY INDEX:	1.59	
TREE SAVE:	111,565 SF	
SETBACKS:	FRONT LOAD FRONT: 10' DRIVEWAY LENGTH: 20' REAR: 20' SIDE: 5'	REAR LOAD FRONT: 10' REAR: 20' DRIVEWAY LENGTH: 20' SIDE: 3'



VICINITY MAP

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	PRELIMINARY SITE PLAN
C2.1	OPEN SPACE PLAN
C3.0	PRELIMINARY UTILITY PLAN
C3.1	OFF SITE PRELIMINARY UTILITIES
C4.0	PRELIMINARY STORMWATER MANAGEMENT PLAN
C5.0	PRELIMINARY LIGHTING PLAN
C6.0	LANDSCAPE PLAN
C7.0	SIGNS AND MARKINGS PLAN

OWNERS OF RECORD

GIOVANNI MORTARINO TRUSTEE
2830 CHARLEMAGNE DR
VIRGINIA BEACH, VA 23451

POPE, JASON RICHARD POPE, MARKIE S
417 MAILMAN RD
KNIGHTDALE, NC 27545

PUBLIC SERVICE COMPANY OF NORTH CAROLINA
INC. SCANA LAND DEPT
220 OPERATION WAY
CAYCE, SC 29003

CONSTRUCTION DRAWING APPROVAL
REQUIRED FOR DEVELOPMENT



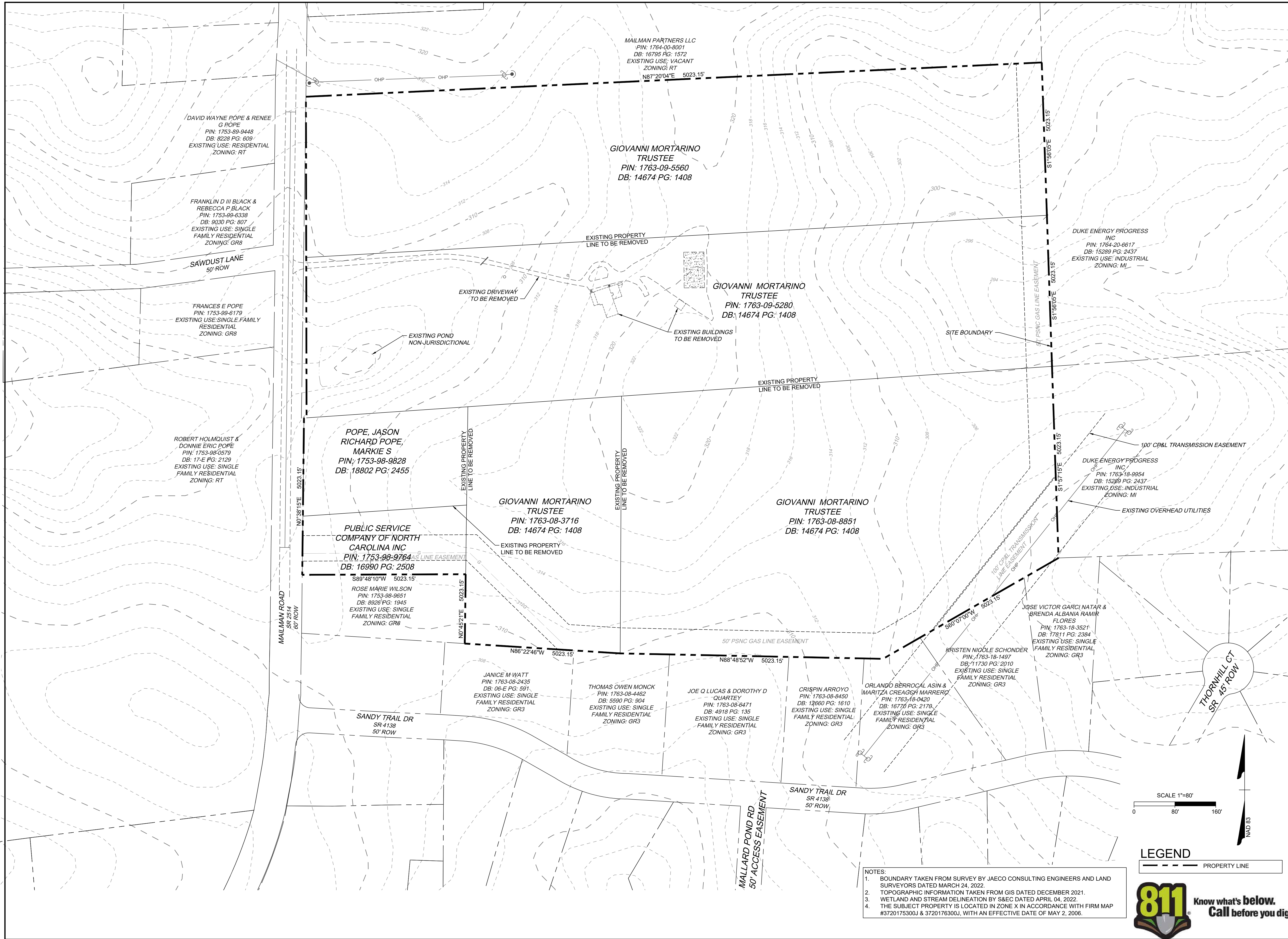
Know what's below.
Call before you dig.

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

MAILMAN POST
MAILMAN ROAD, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

COVER SHEET

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1" = 80'

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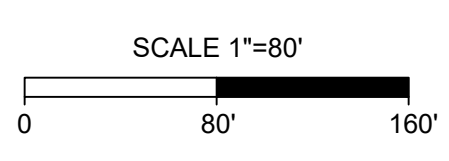
MAILMAN POST
MAILMAN ROAD, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

EXISTING CONDITIONS

JOB NO.	49750
SHEET NO.	C1.0

NOTES:

- BOUNDARY TAKEN FROM SURVEY BY JAECO CONSULTING ENGINEERS AND LAND SURVEYORS DATED MARCH 24, 2022.
- TOPOGRAPHIC INFORMATION TAKEN FROM GIS DATED DECEMBER 2021.
- WETLAND AND STREAM DELINEATION BY S&EC DATED APRIL 04, 2022.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X IN ACCORDANCE WITH FIRM MAP #3720175300J & 3720176300J, WITH AN EFFECTIVE DATE OF MAY 2, 2006.



LEGEND

--- PROPERTY LINE



DAVID WAYNE POPE & RENEE G POPE
 PIN: 1753-99-9448
 DB: 8228 PG: 609
 EXISTING USE: RESIDENTIAL
 ZONING: RT

FRANKLIN D III BLACK & REBECCA P BLACK
 PIN: 1753-99-6338
 DB: 9030 PG: 807
 EXISTING USE: SINGLE FAMILY RESIDENTIAL
 ZONING: GR8

FRANCES E POPE
 PIN: 1753-99-6179
 EXISTING USE: SINGLE FAMILY RESIDENTIAL
 ZONING: GR8
 20' ROW DEDICATION

ROBERT HOLMQUIST & DONNIE ERIC POPE
 PIN: 1753-98-0579
 DB: 17-E PG: 2129
 EXISTING USE: SINGLE FAMILY RESIDENTIAL
 ZONING: RT

ROSE MARIE WILSON
 PIN: 1753-98-9651
 DB: 8926 PG: 1945
 EXISTING USE: SINGLE FAMILY RESIDENTIAL
 ZONING: GR8

JANICE M WATT
 PIN: 1763-08-2435
 DB: 06-E PG: 591

THOMAS OWEN MONCK

JOF O LUCAS & DOROTHY D

CRISPIN ARROYO

ORLANDO BERROCAL ASIN & MADRITA BERRERA MADRERO

KRISTEN NICOLE SCHONDER
 PIN: 1763-18-1497
 DB: 11730 PG: 2010
 EXISTING USE: SINGLE FAMILY RESIDENTIAL
 ZONING: GR3

JOSE VICTOR GARCIA NATAR & BRENDA ALBANIA RAMIR FLORES
 PIN: 1763-18-9954
 DB: 15269 PG: 2437
 EXISTING USE: INDUSTRIAL
 ZONING: MI

SITE DATA

DEVELOPER:
 EF ONE, LLC
 6801 WINDING RIDGE ROAD
 ZEBULON, NC 27597
 CRAIG DUERR
 919-601-6962

ENGINEER:
 TIMMONS GROUP
 BETH BLACKMON, PE
 5410 TRINITY ROAD, STE 102
 RALEIGH, NC 27607
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 INC. SCANA LAND DEPT
 220 OPERATION WAY
 CAYCE, SC 29003

PIN # = 1763-08-8851, 1763-08-3716, 1763-09-5280,
 1763-09-5560, 1753-98-9828, & 1753-98-9764
 DB 14674 PG 1408; DB 18802 PG 2455; DB 16990 PG 2508
 FIRM MAP# = 3720175300J & 3720176300J EFF 05/02/2006

USPS NOTE

CLUSTER MAILBOXES TO BE LOCATED WITHIN NEIGHBORHOOD ACTIVE OS 1. KIOSK LOCATION SHALL BE APPROVED BY USPS PRIOR TO SUBDIVISION APPROVAL. IF TEMPORARY LOCATIONS ARE REQUIRED, APPROVAL OF LOCATIONS SHALL BE RECEIVED FROM USPS. MAIL KIOSK WILL HAVE ADA COMPLIANT RAMPS AND PARKING SPACES.

A HOMEOWNERS ASSOCIATION (HOA) WILL OWN AND MAINTAIN ALL OPEN SPACE PARCELS, PRIVATE ALLEYS, AND WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING REQUIRED BY TOWN OF KNIGHTDALE UNIFIED DEVELOPMENT ORDINANCE (UDO).

LEGEND

- PROPERTY LINE
- - - PROPOSED RIGHT OF WAY
- - - PROPOSED LOT LINE
- - - BUILDING SETBACK
- - - ACTIVE OPEN SPACE
- - - PASSIVE OPEN SPACE
- - - COMMON AREA
- - - PHASE LINE

SCALE 1"=80'

NAD 83

GENERAL SITE NOTES

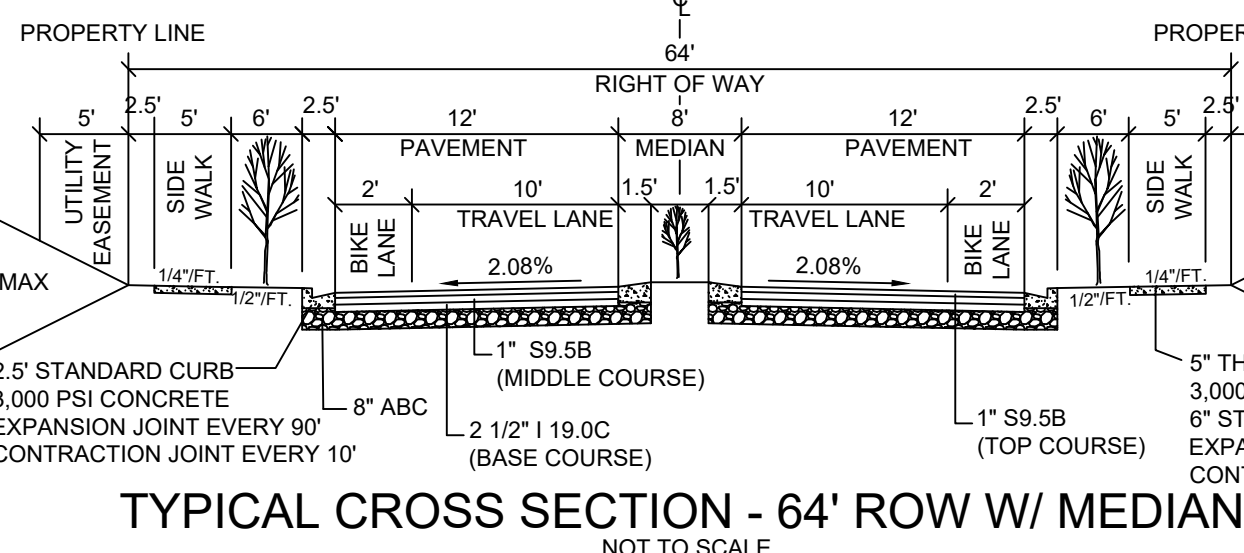
1. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF KNIGHTDALE AND CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. ROADS AND DRIVEWAYS SHALL COMPLY WITH NCDOT AND TOWN OF KNIGHTDALE STANDARDS.
3. SIGN PERMITS SHALL BE OBTAINED FOR ANY ENTRANCE SIGNAGE. PERMITS SHALL BE OBTAINED PRIOR TO FABRICATION OR INSTALLATION OF SIGNS. SIGNAGE SHALL BE RESTRICTED TO AN ON-SITE LOCATION.
4. THE WATER AND SEWER SYSTEMS SHALL COMPLY WITH CITY OF RALEIGH STANDARDS.
5. ALL DESIGN AND CONSTRUCTION METHODS SHALL COMPLY WITH THE TOWN OF KNIGHTDALE'S SEDIMENTATION AND EROSION CONTROL REGULATIONS. AN EROSION CONTROL PLAN SHALL BE APPROVED BY THE TOWN OF KNIGHTDALE PRIOR TO ANY GRADING.
6. CONSTRUCTION DRAWINGS SHALL BE SUBMITTED AND APPROVED BY THE TOWN OF KNIGHTDALE AND CITY OF RALEIGH PRIOR TO CONSTRUCTION.
7. ALL STREETS WITHIN THE SUBDIVISION WILL HAVE A POSTED SPEED LIMIT OF 25 MPH.
8. RESTRICTIVE COVENANTS SHALL BE APPROVED AND RECORDED PRIOR TO RECORDING OF FINAL PLAT.
9. STORMWATER CONTROL MEASURES SHALL BE CONTAINED IN AND ACCESSED VIA OPEN SPACE MAINTAINED AND OWNED BY THE HOMEOWNERS ASSOCIATION. A MAINTENANCE PLAN MUST BE DEVELOPED TO ADDRESS THE STORMWATER CONTROL MEASURES.
10. PRIVATE STORM DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOA.
11. SUBDIVISION LOTS MUST BE LOTS OF RECORD PRIOR TO RECEIVING A BUILDING PERMIT.
12. PER UDO SEC 10.5.H.2, ALL UTILITIES SHALL BE PLACED UNDERGROUND.

GENERAL SITE MODIFICATIONS
 9.3.B OF THE UDO PROHIBITS MASS GRADING ON ALL FRONT-LOADED LOTS 60' OR GREATER IN WIDTH. ALL REAR LOADED UNITS INCLUDED IN THIS PUD ARE EXEMPT FROM THIS REQUIREMENT BY RIGHT, DUE TO THEIR NARROW LOT WIDTH. THE SINGLE FAMILY LOTS NOT EXEMPT, INCLUDE LESS THAN 25% OF THE TOTAL NUMBER OF LOTS. THESE LOTS WERE ENLARGED IN SIZE AT THE SPECIFIC REQUEST OF KNIGHTDALE PLANNING STAFF AND ARE LOCATED AROUND THE PROPERTY BORDER. AN EXCEPTION TO THE REQUIREMENTS IS REQUESTED TO ALLOW FOR THE ENTIRE DEVELOPMENT TO BE ELIGIBLE FOR MASS GRADING, RATHER THAN ONLY PORTIONS OF THE DEVELOPMENT. MASS GRADING IS WARRANTED FOR PERIMETER LOT AREAS TO BE ABLE TO CREATE AN ENHANCED STREETScape. TO AVOID STANDING WATER, AND MOST IMPORTANTLY TO ALLOW THE SEWER DEPTHS TO BE SHALLOW ENOUGH TO PRECLUDE THE NEED FOR THE CITY OF RALEIGH TO OPERATE A PUMP STATION ON-SITE. THE EXCEPTION TO THE MASS GRADING IS REQUESTED BASED ON THE INTEGRATED DESIGN AND SURFACE WATER DRAINAGE MODIFICATION STANDARDS.

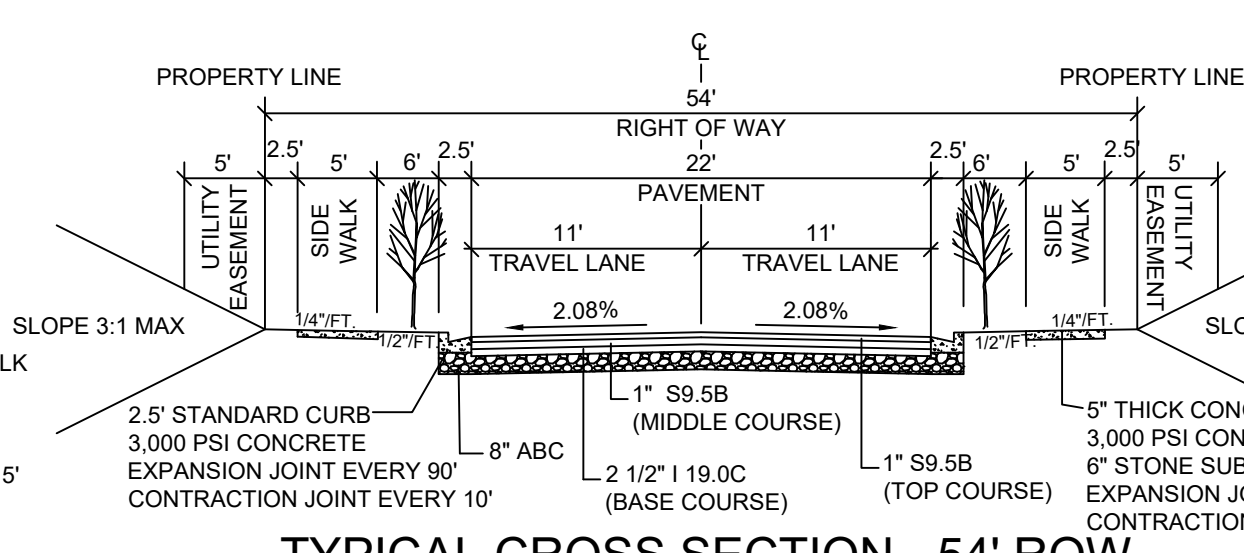
DISTRIBUTION OF USES
 TABLE 11.1.B IN THE KNIGHTDALE UDO REQUIRES A MIN. 10% / MAX 40% DUPLEX / TOWNHOUSE, MIN. 5% / MAX. 40% MULTIFAMILY, AND MIN 15% / MAX 60% SINGLE FAMILY. AN EXCEPTION TO THESE REQUIREMENTS IS REQUESTED TO EXCLUDE THE REQUIREMENT FOR MULTIFAMILY AND TOWNHOUSE USE. THE DEVELOPMENT IS LOCATED AT THE EDGE OF KNIGHTDALE JURISDICTION WITH PREDOMINANTLY EXISTING SINGLE FAMILY USES. THE EXCEPTION TO THE DISTRIBUTION OF USES IS REQUESTED BASED ON THE INTEGRATED DESIGN AND PLACE MAKING MODIFICATION STANDARDS. THE PUD SHALL BE DEVELOPED IN SUCH A WAY TO BE HARMONIOUS WITH THE SURROUNDINGS.

GASLINE ENCROACHMENT
 IF DOMINION ENERGY WILL NOT SUPPORT A GASLINE ENCROACHMENT AT THE END OF THE 64' RIGHT-OF-WAY, ON THE EAST OF THE SITE, AT THE TIME OF PERMITTING, THEN THE DEVELOPER SHALL PAY THE TOWN OF KNIGHTDALE A FEE IN LIEU OF THE REMAINING ROAD COMPLETION IN AN AMOUNT MUTUALLY AGREED UPON BY THE DEVELOPER AND THE TOWN OF KNIGHTDALE PER SECTION 10.3.A. OF THE UDO.

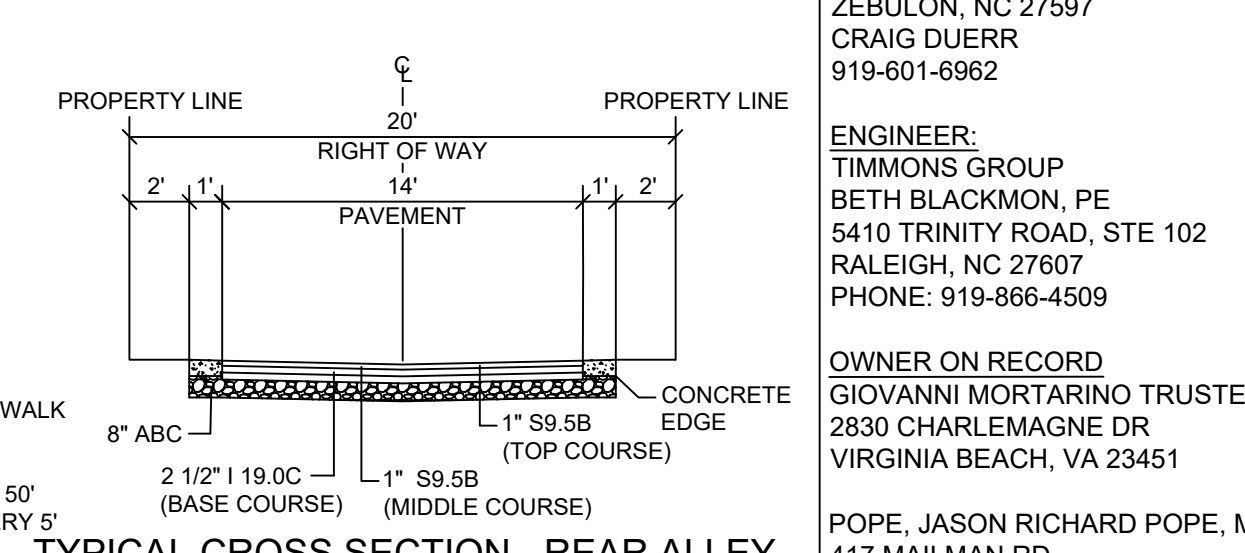
TRANSPORTATION NETWORK
 AN EXCEPTION TO SECTION 10.4.B OF THE UDO, TO ALLOW A 32' PUBLIC RIGHT OF WAY STREET SECTION, A MODIFIED ONE WAY LOCAL STREET, TO SERVE HOMES FRONTING ON OPEN SPACE AREAS IS REQUESTED.
 CREATING BENEFICIAL COMMON OPEN SPACE IS THE MODIFICATION STANDARD BASIS FOR THIS REQUESTED EXCEPTION. REDUCING THE SIZE OF RIGHT OF WAYS INCREASES THE USABLE OPEN SPACE. PEDESTRIAN CONNECTIVITY WITH A SIDEWALK ALONG THE FRONT OF THESE HOMES WILL STILL BE PROVIDED. SECTION 11.3.B.1 OF THE UDO REQUIRES THAT ANY DEVELOPMENT THAT EMBRACES ONLY 1 SIDE OF AN EXISTING OR PLANNED ARTERIAL OR COLLECTOR WILL ONLY BE REQUIRED TO DEDICATE ADDITIONAL T/W FOR THAT PORTION OF THE STREET WITH WHICH THE DEVELOPMENT HAS FRONTAGE. DEDICATION OF 15' RW IS IDENTIFIED ON THE MASTER PLAN TO ACCOMMODATE HALF THE ULTIMATE RIGHT-OF-WAY ALONG MAILMAN ROAD FOR A 2-LANE DIVIDED URBAN AVENUE SECTION SUBJECT TO THE TRAFFIC IMPACT ANALYSIS FINDINGS ON ACCEPTABLE LEVELS OF SERVICE.



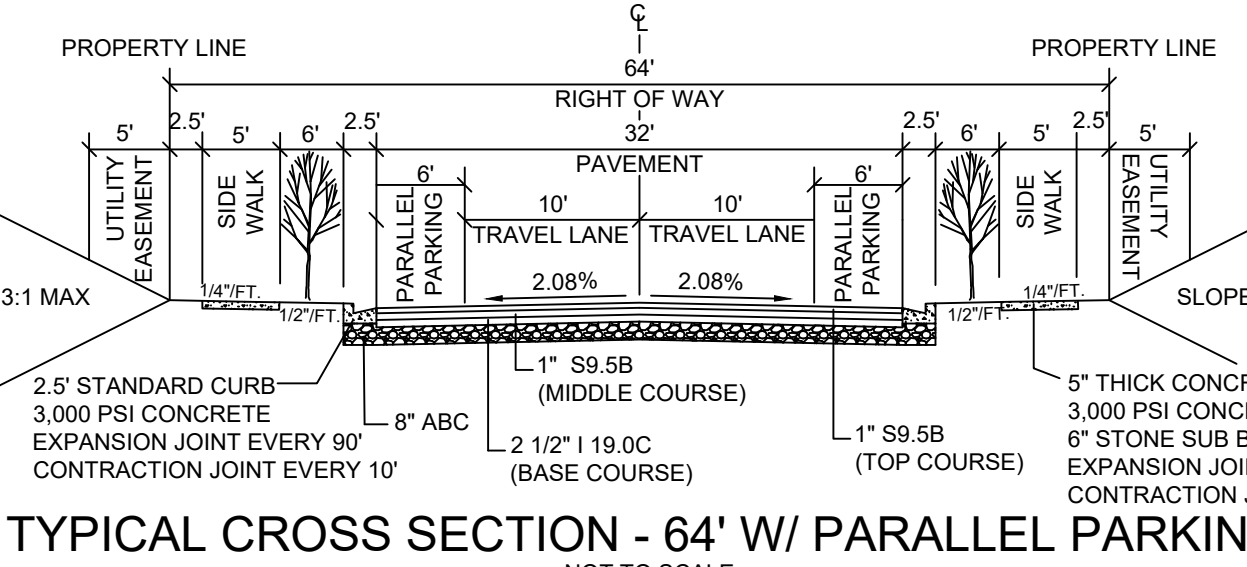
TYPICAL CROSS SECTION - 64' ROW W/ MEDIAN
 NOT TO SCALE



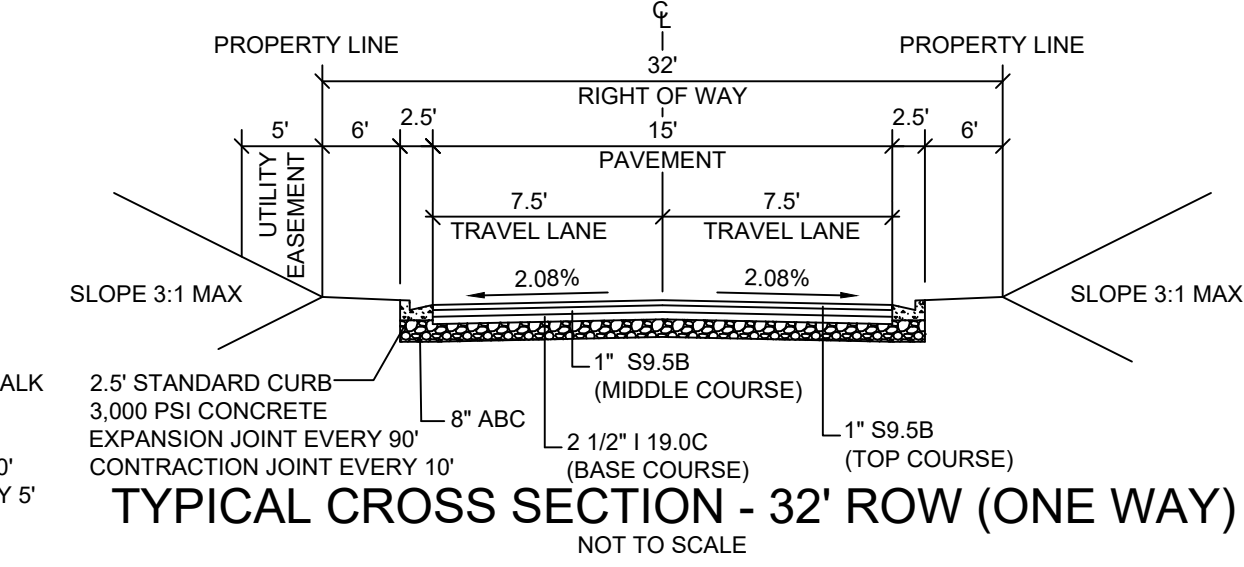
TYPICAL CROSS SECTION - 54' ROW
 NOT TO SCALE



TYPICAL CROSS SECTION - REAR ALLEY
 NOT TO SCALE



TYPICAL CROSS SECTION - 64' W/ PARALLEL PARKING
 NOT TO SCALE



TYPICAL CROSS SECTION - 32' ROW (ONE WAY)
 NOT TO SCALE

STREET TABLE

STREET	ROW	LENGTH (LF)
ROAD A	64	1347
ROAD A	54	327
ROAD B	54	2119
ROAD C	54	235
ROAD D	54	1063
ROAD E	54	723
ROAD F	54	750
ROAD G	54	750
ROAD H	54	356
ALLEY I	20	750
ALLEY J	20	750
ALLEY K	20	719
TOTAL W/ ALLEYS		9889
TOTAL W/O ALLEYS		7670

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 DRAWN BY: 331
 DESIGNED BY: E. ANGE
 CHECKED BY: B. BLACKMON
 SCALE: 1" = 80'

TIMMONS GROUP
 NORTH CAROLINA LICENSE NO. C-1652

MAILMAN POST
 MAILMAN ROAD, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
 PRELIMINARY SITE PLAN
 JOB NO. 49750
 SHEET NO. C2.0

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NORTH CAROLINA LICENSE NO. C-1652
MAILMAN POST
MAILMAN ROAD, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
OPEN SPACE PLAN

JOB NO.
49750
SHEET NO.
C2.1

COMMON SPACE

COMMON SPACE 1	25,598 SF	0.59 AC
COMMON SPACE 2	49,835 SF	1.14 AC
TOTAL	75,433 SF	1.73 AC

PASSIVE OPEN SPACE

PASSIVE OS 1	11,492 SF	0.26 AC
PASSIVE OS 2	62,325 SF	1.43 AC
PASSIVE OS 3	132,887 SF	3.05 AC
TOTAL	206,704 SF	4.75 AC

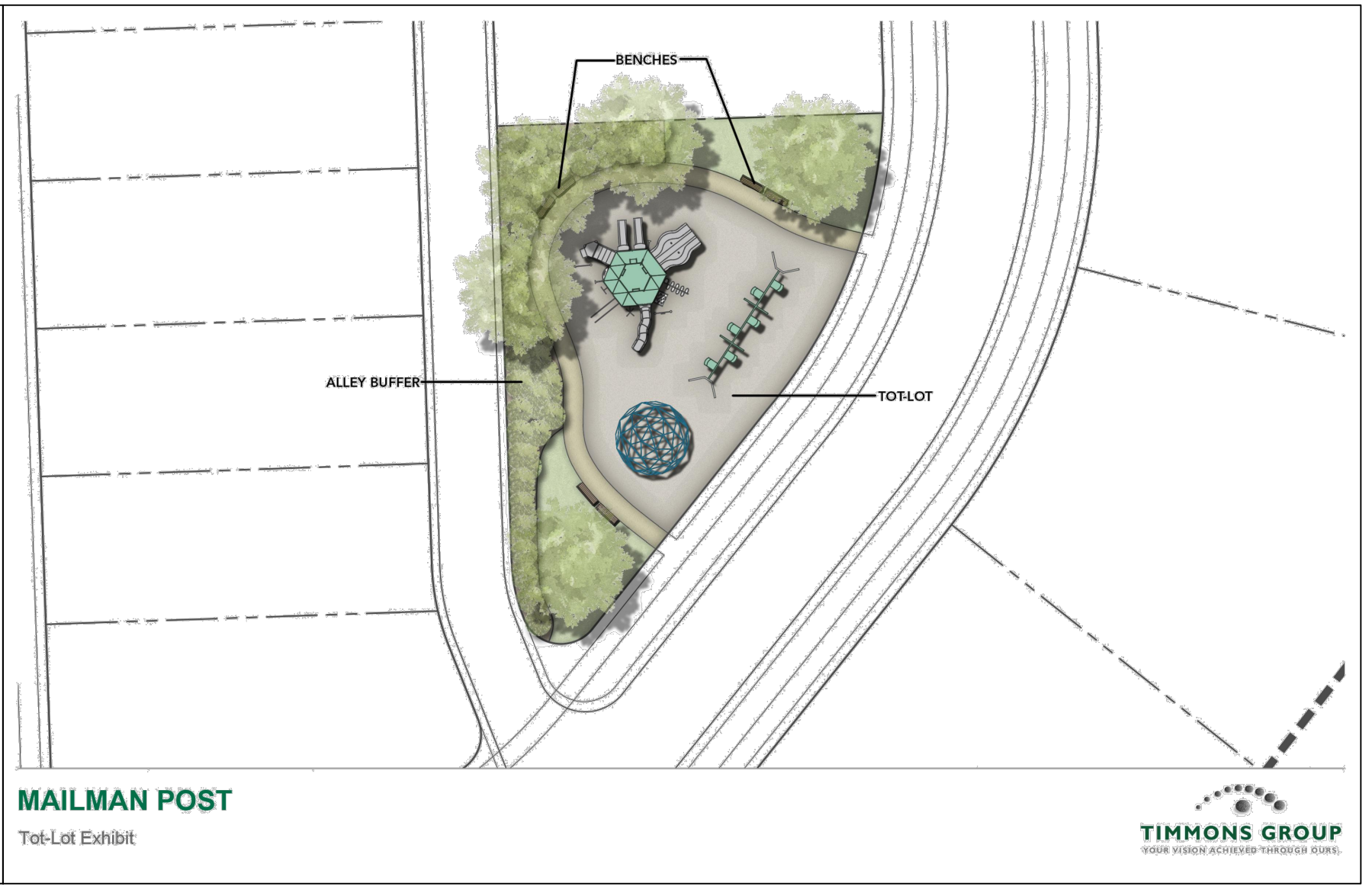
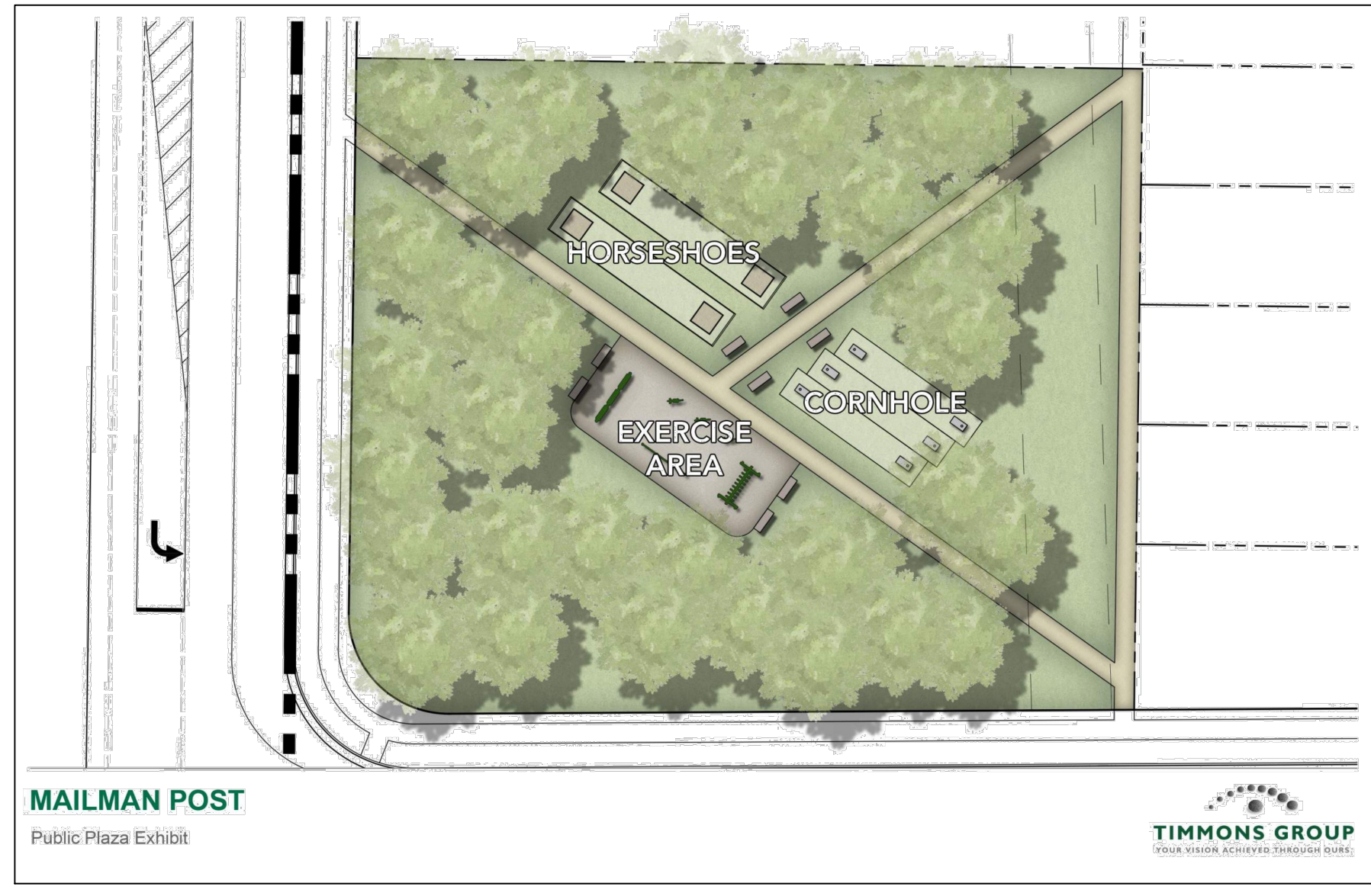
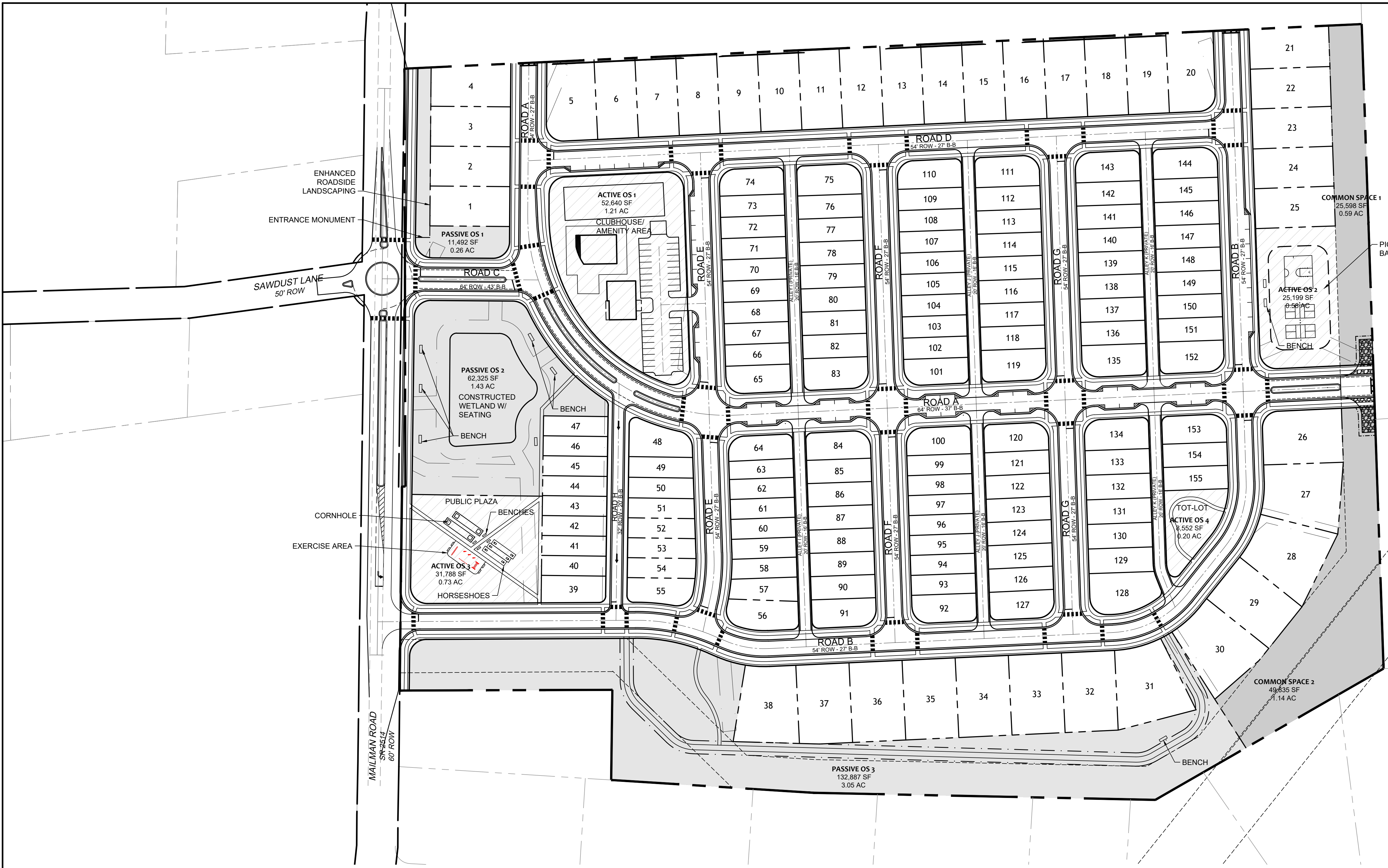
ACTIVE OPEN SPACE

ACTIVE OS 1	52,640 SF	1.21 AC
ACTIVE OS 2	25,199 SF	0.58 AC
ACTIVE OS 3	31,788 SF	0.73 AC
ACTIVE OS 4	8,552 SF	0.20 AC
TOTAL	118,178 SF	2.71 AC

OPEN SPACE DATA

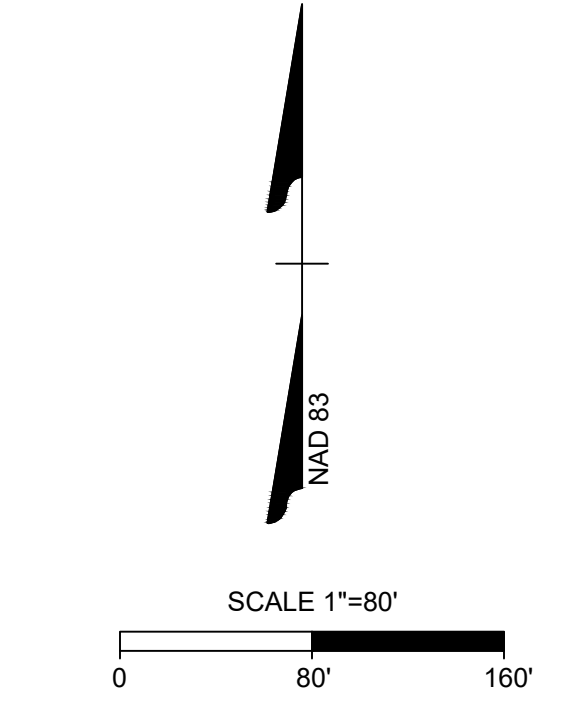
TOTAL BEDROOMS:
155 UNITS * 3.5 = 543 BEDROOMS

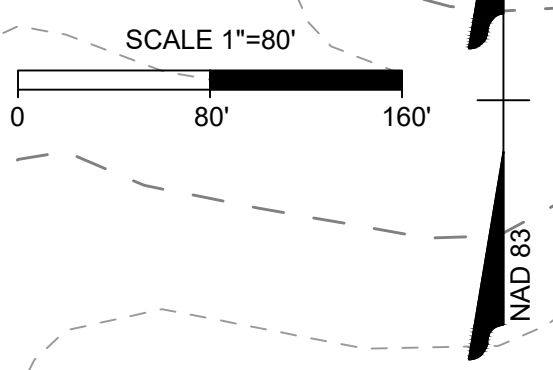
543 BEDROOMS * 520 = 282,360 SF REQUIRED
W/ CLUBHOUSE & POOL CREDIT = 211,770 SF
PASSIVE OPEN SPACE REQUIRED = 105,885 SF
PASSIVE OPEN SPACE PROVIDED = 206,704 SF
ACTIVE OPEN SPACE REQUIRED = 105,885 SF
ACTIVE OPEN SPACE PROVIDED = 118,178 SF



LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- BUILDING SETBACK
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- COMMON AREA





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NORTH CAROLINA LICENSE NO. C-1652

MAILMAN POST
MAILMAN ROAD, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

PRELIMINARY STORMWATER MANAGEMENT PLAN

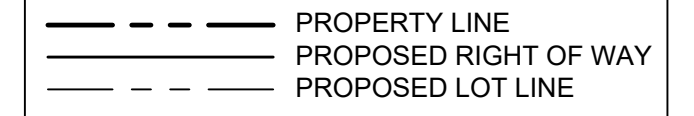
JOB NO.
49750

SHEET NO.
C4.0

NOTES

1. THE STORM DRAINAGE LAYOUT IS CONCEPTUAL AND SUBJECT TO CHANGE. APPROVAL BY TOWN STAFF IS REQUIRED.
2. THE STORM DRAINAGE SYSTEM SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH TOWN OF KNIGHTDALE UDO AND ENGINEERING STANDARDS & SPECIFICATIONS.
3. THE STORMWATER PLAN SHALL PROVIDE FOR ADEQUATE NITROGEN REDUCTION AND ATTENUATION OF STORMWATER RUNOFF.
4. FENCINGS AND LANDSCAPING FOR ALL PROPOSED STORMWATER CONTROL MEASURES SHALL MEET TOWN OF KNIGHTDALE REQUIREMENTS FOR EACH TYPE OF MEASURE PROPOSED.
5. STORMWATER CONTROL MEASURES SHALL BE LOCATED IN OPEN SPACE AREAS DEDICATED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).
6. A MAINTENANCE PLAN ALONG WITH A MEMORANDUM OF AGREEMENT MUST BE DEVELOPED FOR ALL STORMWATER CONTROL MEASURES (SCMS) INSTALLED TO ACHIEVE NITROGEN LOADING AND/OR FLOW ATTENUATING REQUIREMENTS AS PART OF THIS PROJECT. THIS MAINTENANCE PLAN IS REQUIRED TO BE RECORDED AT THE WAKE COUNTY REGISTER OF DEEDS PRIOR TO PLAT RECORDATION. PROOF OF SAID RECORDING WILL BE REQUIRED AT THE TIME OF PLAT RECORDATION.
7. MAINTENANCE AND ACCESS EASEMENTS ARE REQUIRED FOR ALL SCMS.
8. AT THE CONCLUSION OF THE PROJECT ALL SCMS INSTALLED ON-SITE MUST BE CERTIFIED BY A DESIGN PROFESSIONAL AND THE TOWN OF KNIGHTDALE ENGINEERING DEPT. MUST RECEIVE ALL AS-BUILT DRAWINGS PRIOR TO RECEIVING THE CERTIFICATE OF OCCUPANCY.

LEGEND



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF KNIGHTDALE AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.



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TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
MAILMAN POST
MAILMAN ROAD, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
PRELIMINARY LIGHTING PLAN

JOB NO.
49750
SHEET NO.
C5.0



- NOTES**
1. ALL FIXTURES SHALL HAVE A FULL CUTOFF CLASSIFICATION OR BE FULLY SHIELDED.
 2. ALL POLE-MOUNTED FIXTURES CANNOT EXCEED 37' IN HEIGHT.
 3. ALL STREET LIGHT POLES SHALL BE FIBERGLASS WITH A FULLY SHIELDED, ARM-MOUNTED LED FIXTURE.
 4. AVERAGE SPACING FOR INTERNAL STREETS SHALL BE 250' APART AND 150' ALONG MAILMAN RD.
 5. BUG RATING CANNOT EXCEED B1 U1 G2 FOR LOCAL STREETS AND B2 U2 G3 ON MAILMAN.
 6. POLES SHALL BE PLACED ON ALTERNATIVE SIDES OF THE STREET.
 7. LIGHTING FOR THE AMENITY CENTER PARKING LOT SHALL NOT EXCEED A BUG RATING OF B3 U0 G4.

Outdoor Lighting
Roadway LED

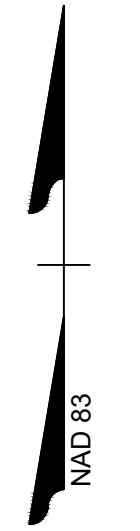
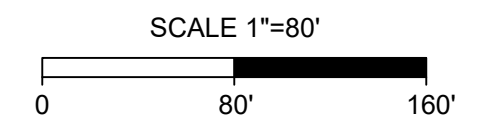
The Roadway LED is a pole-mounted and ground fixture. It is a pole-mounted fixture that is used for roadway lighting. It is a pole-mounted fixture that is used for roadway lighting. It is a pole-mounted fixture that is used for roadway lighting.

LED (Chip-on-board) 50 | 70 | 110 | 150 | 200 | 280 watts

Mounting heights 15', 20', 25', 30', 35'

Colors Black, Grey, Green

Poles Style A, C, Road



LEGEND

	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON AREA

LIGHTING LEGEND

	LED STREET LIGHTS (7,000 LUMENS LED 75 ROADWAY LIGHT) ALUMINUM POLE - HEIGHT 30'
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DATE
6/23/2022
DRAWN BY
331
DESIGNED BY
E. ANGE
CHECKED BY
B. BLACKMON
SCALE
1" = 80'

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
MAILMAN POST
MAILMAN ROAD, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
LANDSCAPE PLAN

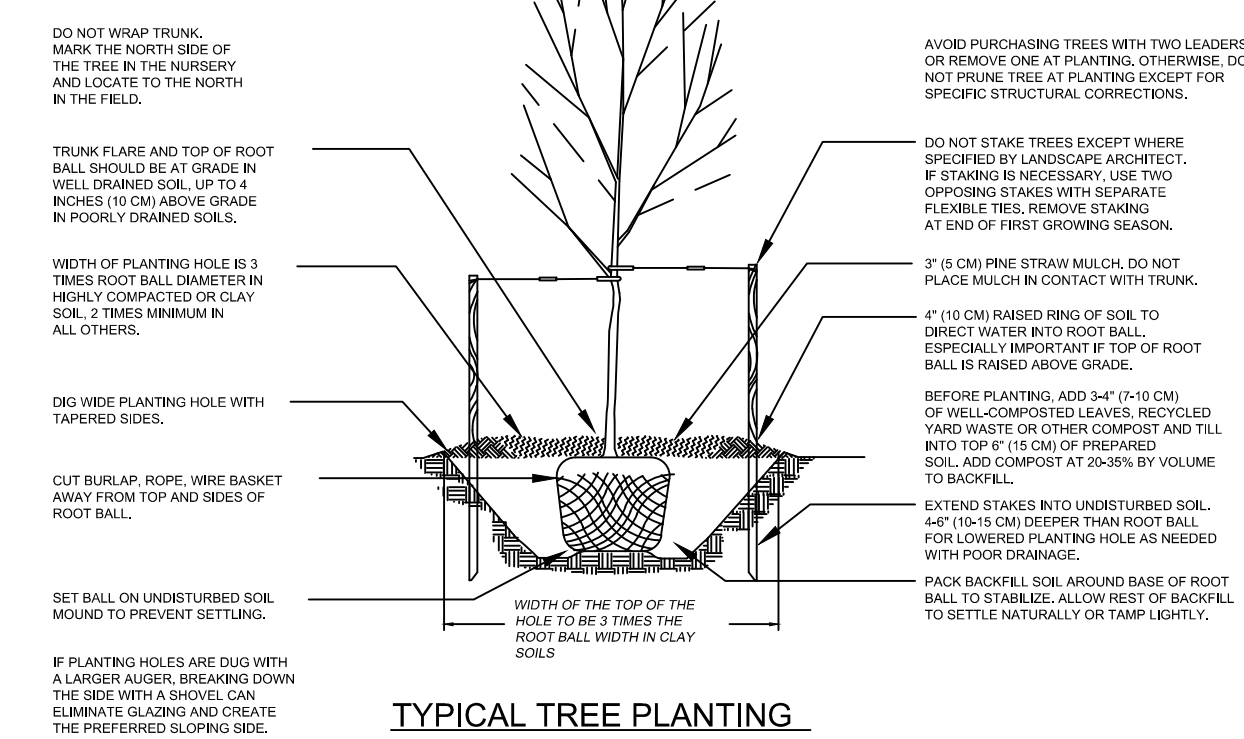
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49750
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BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	TYPE	REMARKS
ACER SACCHARUM	SUGAR MAPLE	2.5" CAL, 12' MIN.	B&B	STREET TREES	SINGLE STRAIGHT LEADER. FULL & HEAVY.
ULMUS PARVIFOLIA	LACEBARK ELM	2.5" CAL, 12' MIN.	B&B	STREET TREES	SINGLE STRAIGHT LEADER. FULL & HEAVY.
QUERCUS ACUTISSIMA	SAWTOOTH OAK	2.5" CAL, 12' MIN.	B&B	STREET TREES	SINGLE STRAIGHT LEADER. FULL & HEAVY.
PISTACIA CHINENSIS	CHINESE PISTACHIO	2.5" CAL, 12' MIN.	B&B	STREET TREES	SINGLE STRAIGHT LEADER. FULL & HEAVY.
ACER SACCHARUM	SUGAR MAPLE	2.5" CAL, 12' MIN.	B&B	STREET TREES	SINGLE STRAIGHT LEADER. FULL & HEAVY.

CANOPY SAVE DATA
CANOPY SAVE REQUIRED: 100,460 SF
CANOPY SAVE PROVIDED: 109,785 SF



- NOTES**
- STREET TREES SHALL BE LOCATED WITHIN THE RIGHT OF WAY.
 - STREET TREES SHALL BE PLANTED BY EACH BUILDER PRIOR TO RECEIVING C.O. FOR HOUSE.
 - ALL LANDSCAPING SHOULD BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TOWN OF KNIGHTDALE'S UDO.
 - ALL PLANT MATERIALS TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.
 - CONTRACTOR ENGAGED IN LANDSCAPE IMPLEMENTATION SHALL BE A LANDSCAPE CONTRACTOR REGISTERED IN THE STATE OF NORTH CAROLINA.
 - SUBSTITUTIONS OF PLANT MATERIALS SPECIFIED CAN ONLY OCCUR WITH PRIOR APPROVAL BY LANDSCAPE ARCHITECT.
 - ALL NEW TREES TO HAVE A 5" DIAMETER SHREDDED HARDWOOD MULCH RING AT 4" DEEP UNLESS OTHERWISE NOTED OR LOCATED IN A PLANT BED PER SITE PLAN.
 - LANDSCAPE CONTRACTOR TO GUARANTEE PLANT MATERIALS FOR A ONE YEAR PERIOD FOLLOWING SUBSTANTIAL COMPLETION.
 - AREAS DAMAGED BY LANDSCAPE CONTRACTOR TO BE REPAIRED TO PRE-CONSTRUCTION CONDITION AT NO ADDITIONAL COST TO THE OWNER.
 - ALL LANDSCAPE ISLANDS SHALL BE GRADED FOR POSITIVE DRAINAGE WITH NO LOW SPOTS ALLOWING WATER TO BE TRAPPED.
 - ALL ABOVE GROUND UTILITIES MUST BE SCREENED.



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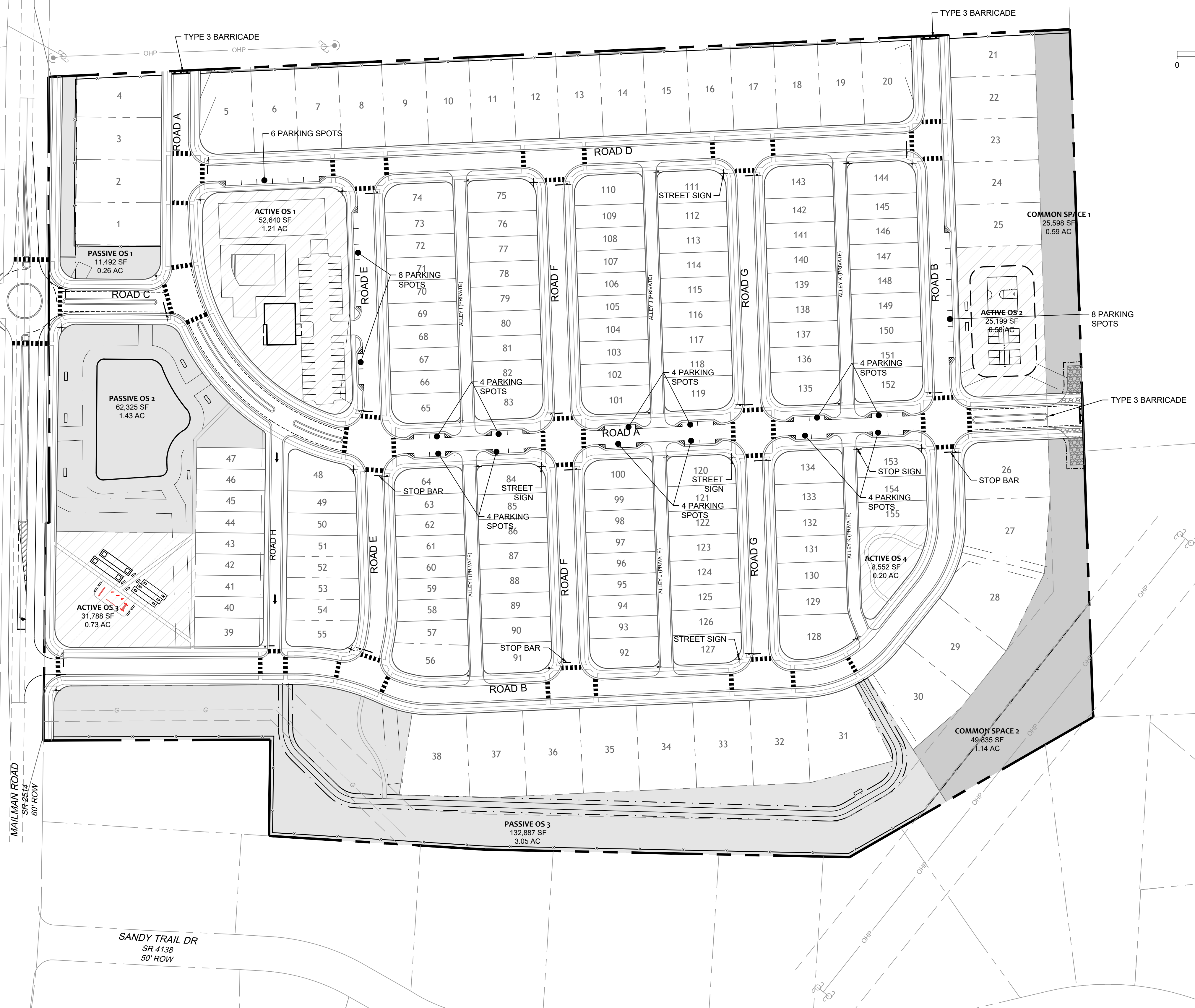
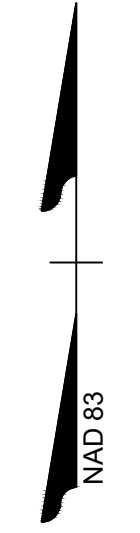
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TIMMONS GROUP

MAILMAN POST
MAILMAN ROAD, KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
SIGNS AND MARKINGS PLAN
NORTH CAROLINA LICENSE NO. C-1652

JOB NO.
49750
SHEET NO.
C7.0

SCALE 1"=80'
0 80' 160'

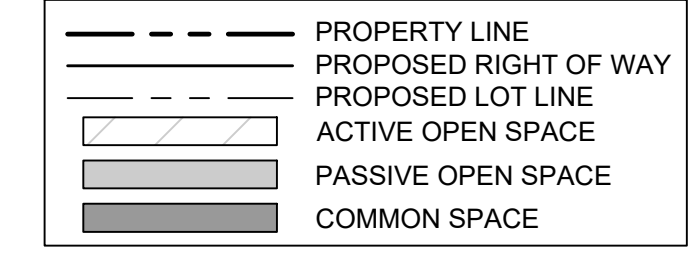


SIGN LEGEND

- ALL SITE SIGNAGE SHALL BE IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.

SIGN	MUTCD STD.	SIZE
STOP	R1-1	30"x30"
25 MPH	R2-1	24"x30"
ROAD CLOSED	R11-2	48"x30"
STREET NAME	D3-1	VARIES"x12"
PEDESTRIAN CROSSING	W11-2	30"
PEDESTRIAN CROSSING	W16-7P	30"
- ALL SIGNS SHALL BE MOUNTED WITH 7-FT MIN. VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN ON 3-LB. GALV. STEEL U-CHANNEL POST SET IN 3-FT DEEP x 12-IN DIA. CONCRETE FOOTINGS.
- ALL SIGNAGE SHALL BE FIELD STAKED AND THE LOCATIONS APPROVED BY THE TOWN OF KNIGHTDALE AND/OR NCDOT PRIOR TO SIGN INSTALLATION.
- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AS REQUIRED BY THE TOWN OF KNIGHTDALE, THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ALL NCDOT STANDARDS AND SPECIFICATIONS.
- THE TOWN OF KNIGHTDALE REQUIRES ALL REGULATORY PAVEMENT MARKINGS TO BE HI-VIS THERMOPLASTIC, EXCEPT FOR PARKING SPACE STRIPING WHICH MAY BE WHITE PAINT, PER DETAIL 4.06.

LEGEND



SAWDUST LANE
50' ROW

MAILMAN ROAD
SR 2514
60' ROW

SANDY TRAIL DR
SR 4138
50' ROW

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