

ZMA-1-20

PUD MASTER PLAN

1st Submittal: 06.22.2020

2nd Submittal: 07.30.2020

Land Use Review Board Meeting: 09.14.2020

The Lofts at Knightdale Station

Knightdale, North Carolina 27545

- FINAL SITE / LANDSCAPE DESIGN WITHIN/AROUND DUKE ENERGY EASEMENT TO BE APPROVED BY DUKE.
- FINAL STREET TREE PLANTINGS ALONG U.S. HIGHWAY/KNIGHTDALE BLVD. TO BE APPROVED BY NCDOT.

PROPOSED SITE DATA:	
ZONING: NMX - PUD	LANDSCAPE BUFFER ADJACENT TO UR-12 ALONG EASTERN PROPERTY LINE: 10' TYPE A
NET SITE ACREAGE: 322.173 SF/7.396 AC	PARKING SCREENING BUFFER KNIGHTDALE STATION RUN: 10' TYPE A BUFFER
RIGHT OF WAY DEDICATION: 88.141 SF/1.984 AC	PROPOSED PUBLIC STREET: 3' WIDE WIEVERGREEN SHRUBS
GROSS SITE ACREAGE: 254.032 SF/5.832 AC	ALTERNATE IS PROPOSED
USE: MIXED USE (APARTMENT, OFFICE, AND RETAIL)	PARKING SCREENING ALONG 64 WILL BE CONSISTENT WITH PROPOSED FRONTAGE
OFFICE: +/- 6,400 SF	
RETAIL: +/- 6,400 SF	
RESIDENTIAL UNITS:	
STUDIO: 15 UNITS	
1 BEDROOM: 74 UNITS	
2 BEDROOM: 106 UNITS	
	195 UNITS
DENSITY (DU/AC): 195 DU / 5.832 AC = 33.44	
BUILDING SETBACKS:	
SIDE: 5' MINIMUM	
REAR: 17' MINIMUM	
BUILDING FRONT: 105' MAXIMUM	
BUILDING REAR: 10' MAXIMUM	
OFFICE/RETAIL FRONT: 105' MAXIMUM	
PARKING SETBACKS:	
HWY 64/KNIGHTDALE BLVD: 20' MINIMUM	
ADJACENT TO NON RESIDENTIAL ALONG EASTERN PROPERTY LINE	
17' MINIMUM	
ADJACENT TO RESIDENTIAL ALONG EASTERN PROPERTY LINE	
PARKING: 15' MINIMUM	
DRIVE AISLE: 10' MINIMUM	

OPEN SPACE CALCULATION:	
TOTAL DENSITY:	33.44 DU/AC
TOTAL BEDROOMS:	301
* ALL UNITS ARE WITHIN 1/4 MILE FROM KNIGHTDALE STATION PARK	
OPEN SPACE REQUIRED:	301 BEDROOMS X 290 = 89,290 SF
50% DEDUCTION =	44,645 SF
TOTAL OS REQUIRED =	44,645 SF / 0.92 AC
MINIMUM ACTIVE OPEN SPACE REQUIRED:	22,323 SF / 0.50 AC
OPEN SPACE PROPOSED:	
ACTIVE OPEN SPACE:	OS 2 - POOL AREA 15,807 SF
	OS 4 - FITNESS CTR 1,800 SF
	OS 5 - GARDEN 5,043 SF
	OS 6 - DOG PARK 4,180 SF
TOTAL PROVIDED:	26,830 SF / 0.62 AC
PASSIVE OPEN SPACE:	
	OS 1 - US 64 FRONTAGE 3,964 SF
	OS 3 - SKY LOUNGE 1,050 SF
	OS 7 - PARK PLAZA 2,600 SF
TOTAL PROVIDED:	7,614 SF / 0.17 AC
TOTAL OPEN SPACE PROVIDED:	34,444 SF / 0.79 AC

TREE COVER:	
TREE COVER REQUIRED:	5.83 AC (GROSS SITE) X 10% = 0.58 AC
TREE COVER PROPOSED:	PROP. LANDSCAPE BUFFERS: 0.31 AC
TOTAL:	0.97 AC
	0.38 AC (6.52%)

ADDITIONAL USE STANDARDS FOR MULTIFAMILY DWELLINGS (UDO § 3.3.U)
 - THE DEVELOPMENT SHALL MEET THE FOLLOWING STANDARDS.
 U. DWELLING- MULTIFAMILY - 4 UNITS/BLDG. OR LESS & DWELLING - MULTIFAMILY MORE THAN 4 UNITS/BLDG. (UR, RRM, TC, MRD, TDY, & PUD)
 1. MUST BE LOCATED IN A GROWTH ACTIVITY CENTER OR PRIORITY INVESTMENT AREA AROUND ACTIVITY CENTERS AS DESIGNATED IN THE KNIGHTDALE/EXT 2035 COMPREHENSIVE PLAN.
 2. MUST CONTAIN A MIXTURE OF USES, INCLUDING BUT NOT LIMITED TO OFFICE, RETAIL, OR SERVICES WITH RETAIL AND SERVICES ON THE GROUND LEVEL AND OFFICES AND RESIDENCES ABOVE.
 3. THE ROOF OR ROOF STRUCTURES ARE FLAT, OR HAVE A COMBINATION OF ROOF TYPES WHICH GIVE A PREDOMINANTLY FLAT APPEARANCE.

EXISTING SITE DATA:	
SITE ADDRESS:	7630 KNIGHTDALE BLVD
PN NUMBER:	1754-85-5895
DEED BOOK:	08 008139, PG 00672
CURRENT ZONING:	HB
ACREAGE:	322.173 SF/7.396 AC
EXISTING USE:	VACANT
ALLUVIAL SOIL:	Cn
FEMA MAP PANEL #:	1754
WATERSHED:	LOWER NEUSE RIVER



Notes

- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF KNIGHTDALE AND/OR NCDOT STANDARDS.
 - THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
 - PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
 - THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
 - THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
 - IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, CONTACT THE TOWN OF KNIGHTDALE.
 - ALL SURVEY INFORMATION PROVIDED TO J.DAVIS ARCHITECTS BY BOHLER ENGINEERING INC, PLLC IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN OCTOBER 2019, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN OCTOBER 2019.
 - WITHIN THE SIGHT TRIANGLES, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
 - UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
 - UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
 - TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
 - ALL ABOVE-GROUND HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE OR WALL. HVAC AND OTHER EQUIPMENT PLACED ON ROOF DOES NOT NEED TO BE SCREENED BY LANDSCAPING.
 - CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
 - HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
 - PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
 - ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
 - WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH TOWN OF KNIGHTDALE PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS
 - ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI, NCSBC, AND ICC STANDARDS AND SPECIFICATIONS.

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Project Team

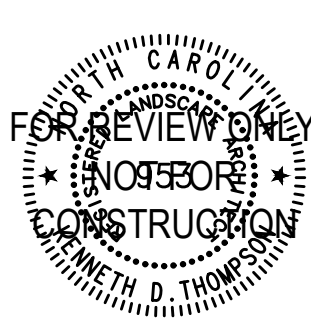
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 Wendell, NC 27591
 919.632.0607
 gehrkee@nationwide.com

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PROJECT:	BIP-19048	DATE
ISSUE:	Sketch Plan	12.04.2019
	PUD Master Plan	06.22.2020
REVISIONS:	1st Review Comments	07.30.2020
	Bulb Out Revisions	09.14.2020
DRAWN BY:	SB	
CHECKED BY:	KT	
CONTENT:	COVER	

NOTES:

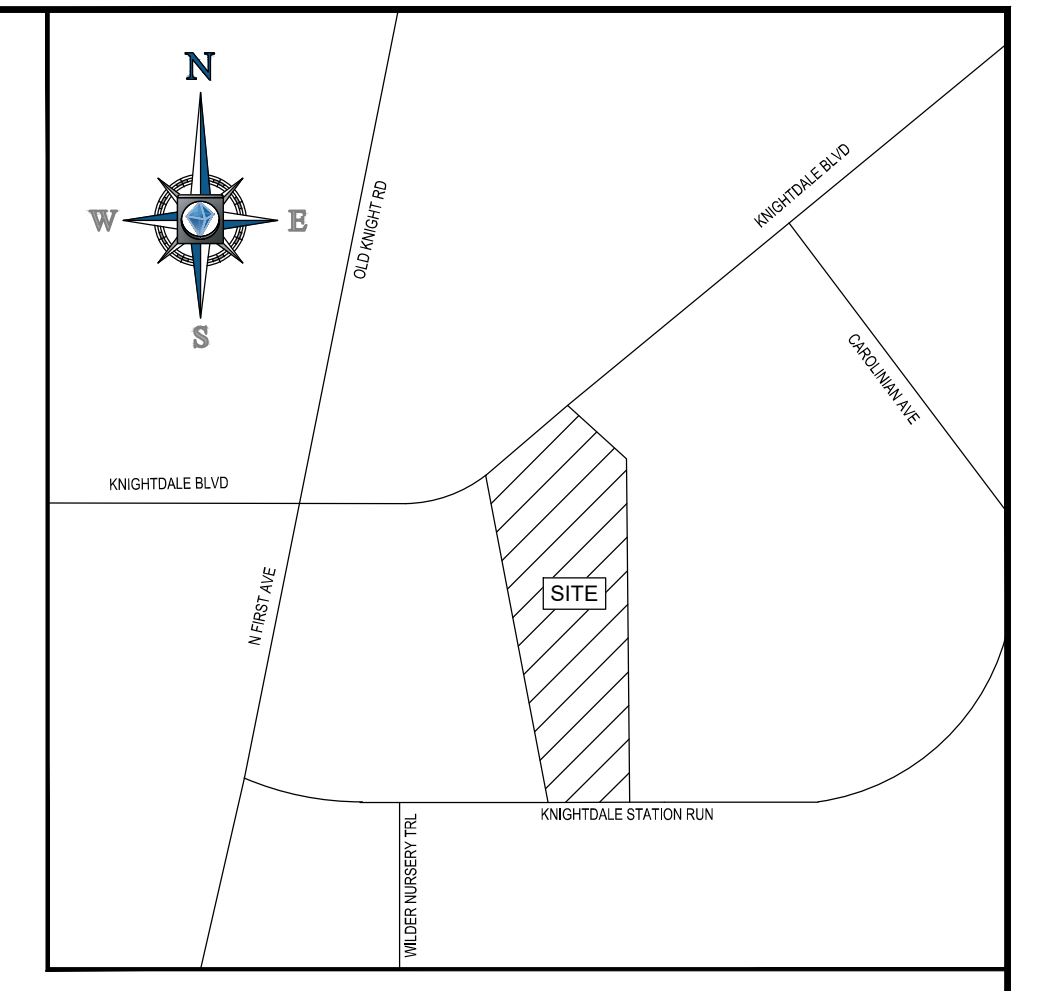
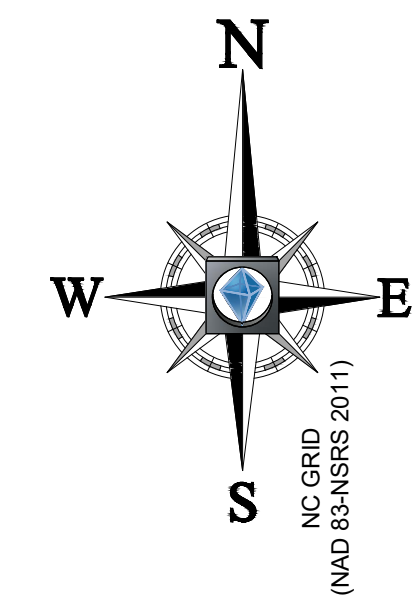
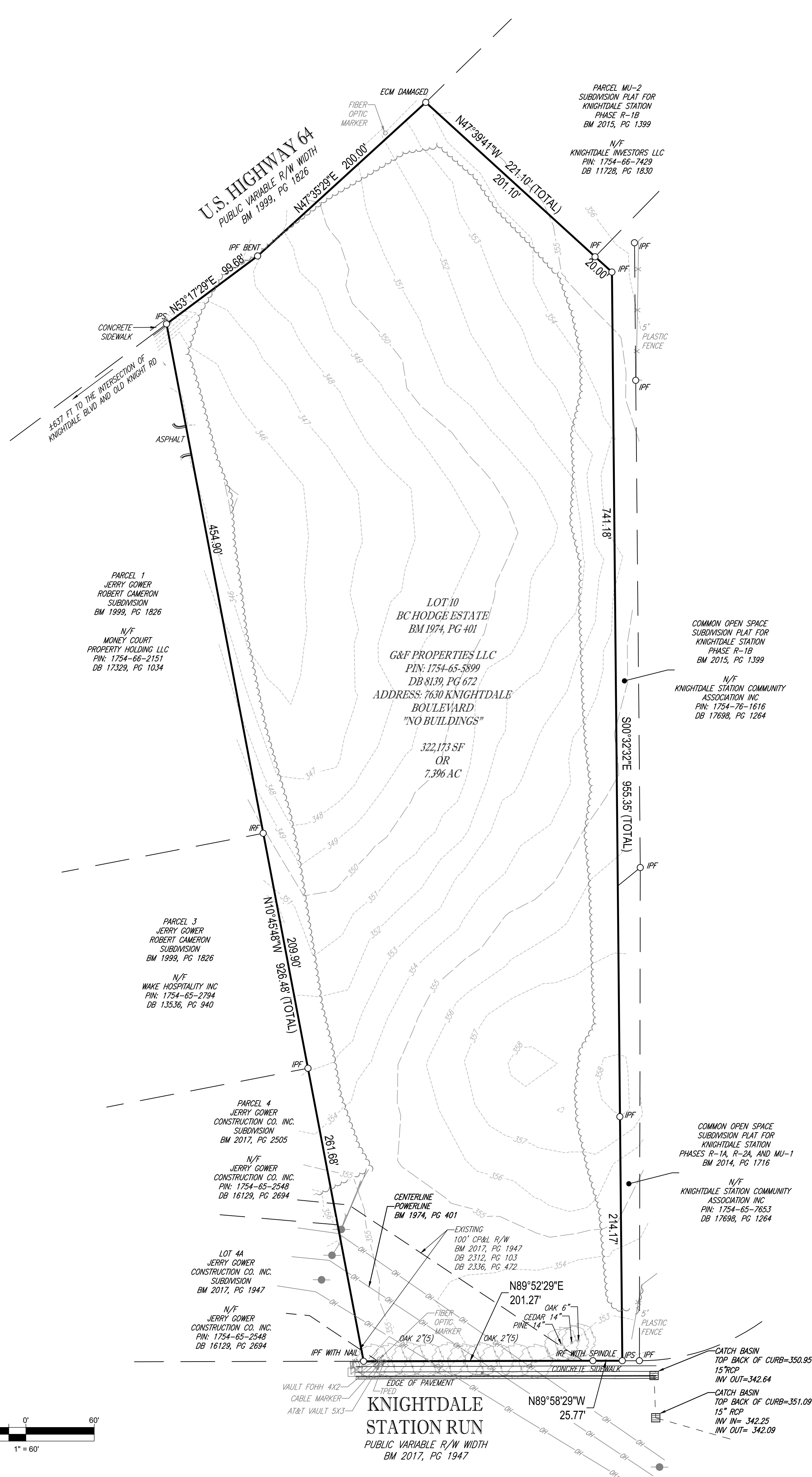
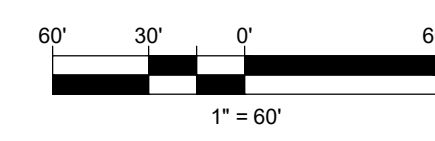
- 1) THE FIRM HAS RELIED UPON TITLE COMMITMENT BY METRO TITLE COMPANY DATED DECEMBER 2ND, 2019 AT 8:00AM, COMMITMENT NO.: MET2019-01768, WHILE AND IN PREPARING THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY TITLE EXCEPTIONS NOT DISCLOSED BY THE REFERENCED TITLE COMMITMENT.
- 2) AREAS COMPUTED BY COORDINATE METHOD.
- 3) PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
- 4) ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- 5) RIGHTS-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD.
- 6) NC GRID COORDINATES (NAD83) OBTAINED BY USING GPS. PRE THE NCVRS NETWORK.
- 7) BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011).
- 8) VERTICAL DATUM SHOWN HEREON IS NAVD88.
- 9) THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING. PER FLOOD INSURANCE RATE MAP 3720175400J, PANEL 1754 EFFECTIVE DATE MARCH 2, 2006.
- 10) NO OBSERVED ENCROACHMENTS ARE THE TIME OF SURVEY.
- 11) THE PROPERTY SHOWN HEREON IS LOCATED OUTSIDE OF TOWN OF KNIGHTDALE LIMITS, PER WAKE COUNTY GIS.
- 12) THE ADJACENT PROPERTIES ARE LOCATED INSIDE OF TOWN OF KNIGHTDALE LIMITS, PER WAKE COUNTY GIS.
- 13) ENVIRONMENTAL SURVEY PRODUCED BY NOVA ENGINEERING AND ENVIRONMENTAL, INC., DATED NOVEMBER 13, 2019.
- 14) NO WETLANDS, BUFFERS, OR WATERSHED PROTECTION DISTRICTS WERE OBSERVED AT THE TIME OF THE SURVEY.

TITLE COMMITMENT
METRO TITLE COMPANY
COMMITMENT NUMBER: MET2019-01768
COMMITMENT DATE: DECEMBER 2, 2019 AT 8:00AM
SCHEDULE B - SECTION II - EXCEPTIONS

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.
NOT A SURVEY MATTER.
2. TAXES AND ASSESSMENTS FOR THE YEAR 2020 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.
NOT A SURVEY MATTER.
3. EASEMENTS, SETBACK LINES AND ANY OTHER MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 1974, PAGE 401, WAKE COUNTY REGISTRY.
AFFECTS SUBJECT PROPERTY, PLOTTED AND SHOWN ON THE SURVEY.
4. ELECTRIC POWER LINE RIGHT OF WAY EASEMENT TO WAKE ELECTRIC MEMBERSHIP CORPORATION RECORDED IN BOOK 2312, PAGE 103, WAKE COUNTY REGISTRY.
AFFECTS SUBJECT PROPERTY, PLOTTED AND SHOWN ON THE SURVEY.
5. CONSENT JUDGMENT FILED BY CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 2278, PAGE 621, WAKE COUNTY REGISTRY.
AFFECTS SUBJECT PROPERTY, NOT A PLOTTABLE MATTER.
6. EASEMENT(S) IN FAVOR OF CAROLINA POWER & LIGHT COMPANY AS RECORDED IN BOOK 2336, PAGE 472, WAKE COUNTY REGISTRY.
AFFECTS SUBJECT PROPERTY, PLOTTED AND SHOWN ON THE SURVEY.
7. CONSENT JUDGMENT FILED BY CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 2383, PAGE 29, WAKE COUNTY REGISTRY.
AFFECTS SUBJECT PROPERTY NOT A PLOTTABLE MATTER.
8. CONSENT JUDGMENT FILED BY CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 2299, PAGE 674, WAKE COUNTY REGISTRY.
AFFECTS SUBJECT PROPERTY NOT A PLOTTABLE MATTER.
9. NO COVERAGE IS PROVIDED AS TO THE AMOUNT OF ACREAGE OR SQUARE FOOTAGE OF THE LAND.
BOUNDARY, SQUARE FOOTAGE, AND ACREAGE ARE SHOWN ON THE SURVEY.
10. ENCROACHMENTS, OVERLAPS, OVERHANGS, UNRECORDED EASEMENTS, VIOLATED RESTRICTIVE COVENANTS, DEFICIENCY IN QUANTITY OF GROUNDS, LACK OF ACCESS, VIOLATED BUILDING LOT LINES, OR ANY MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE LAND.
THE ABOVE INFORMATION IS PLOTTED AND SHOWN ON THE SURVEY, AS PLOTTABLE AND APPLICABLE.
11. THIS POLICY SPECIFICALLY EXCLUDES ANY CLOSING PROTECTION SERVICES (COVERAGE OR INSURANCE) AS THEY APPLY TO THIS TRANSACTION.
NOT A SURVEY MATTER.

LEGEND

- 123 --- EXISTING CONTOUR
- LINE SURVEYED
- - - LINE NOT SURVEYED
- ⊕ WATER VALVE
- OH — OVERHEAD WIRES
- GRATE TOP INLET
- UTILITY POLE
- IPS IRON PIPE SET
- IPF IRON PIPE FOUND
- IRF IRON REBAR FOUND
- ECM EXISTING CONCRETE MONUMENT
- SIGN
- FENCE
- AREA LIGHT
- GUY WIRE



REFERENCES:

- BM 1974, PG 401
- BM 1999, PG 1826
- BM 2014, PG 1716
- BM 2015, PG 1399
- BM 2017, PG 1947
- BM 2017, PG 2505
- DB 8139, PG 672
- DB 2312, PG 103
- DB 2336, PG 472
- DB 17329, PG 1034
- DB 13536, PG 940
- DB 16129, PG 2694
- DB 11728, PG 1830
- DB 15318, PG 648

SURVEYOR CERTIFICATION

I, THOMAS E. TEABO, PLS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP.

THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY OF THE SURVEY AS CALCULATED IS 1: 10,000+, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD. THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH TITLE 21, CHAPTER 56, NCAC, AS AMENDED.

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: "CLASS A"
- (2) POSITIONAL ACCURACY: 0.04'
- (3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
- (4) DATES OF SURVEY: 10/14/19
- (5) DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
- (6) PUBLISHED/FIXED-CONTROL USE: NCVRS
- (7) GEOID MODEL: 2015 (CONUS)
- (8) COMBINED GRID FACTOR(S): 0.999906081
- (9) UNITS: US SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND AND SEAL THIS 29TH DAY OF JULY A.D., 2020.
PRELIMINARY - NOT FOR RECORDATION, SALES OR CONVEYANCES

SURVEYOR NC L-3920



TO: G&F PROPERTIES, LLC, METRO TITLE COMPANY, COMMONWEALTH LAND TITLE INSURANCE COMPANY, BROWN INVESTMENT PROPERTIES, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13 & 14, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 14, 2019.

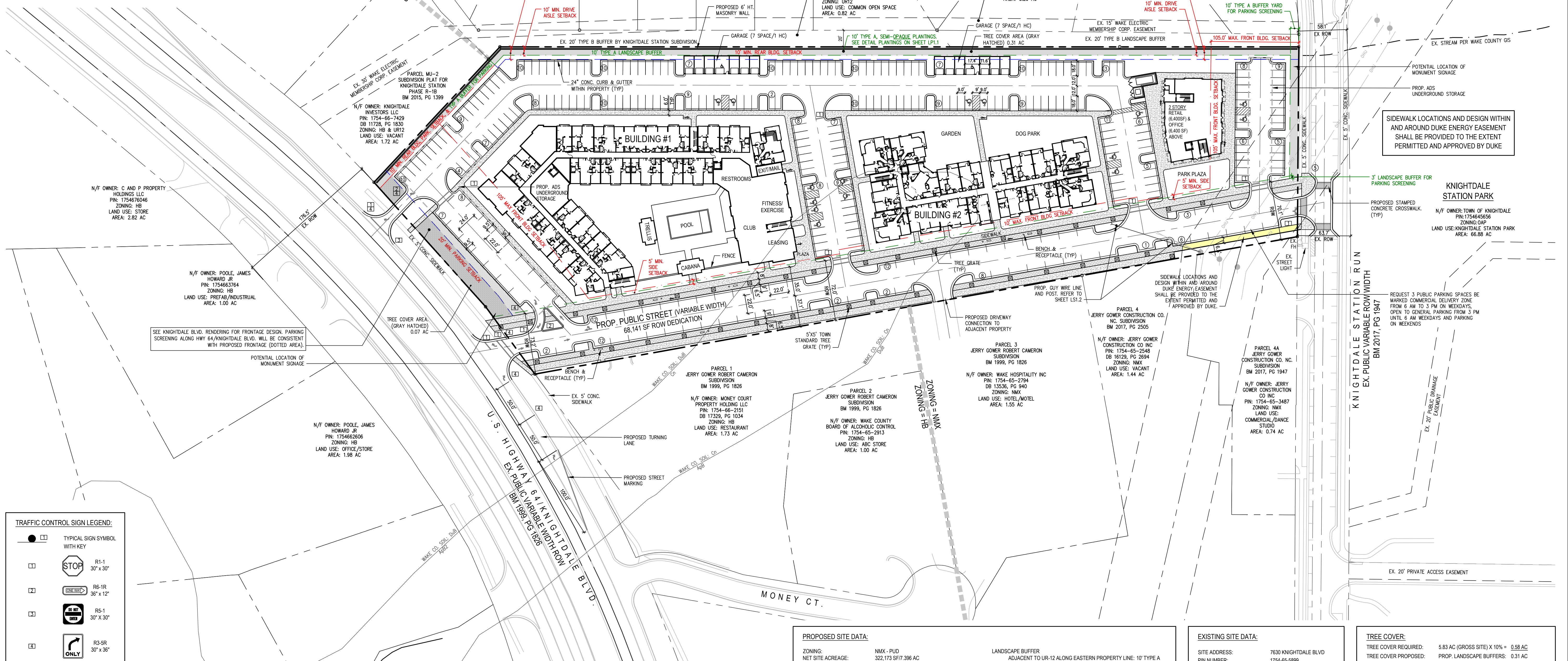
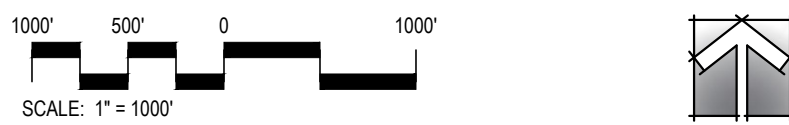
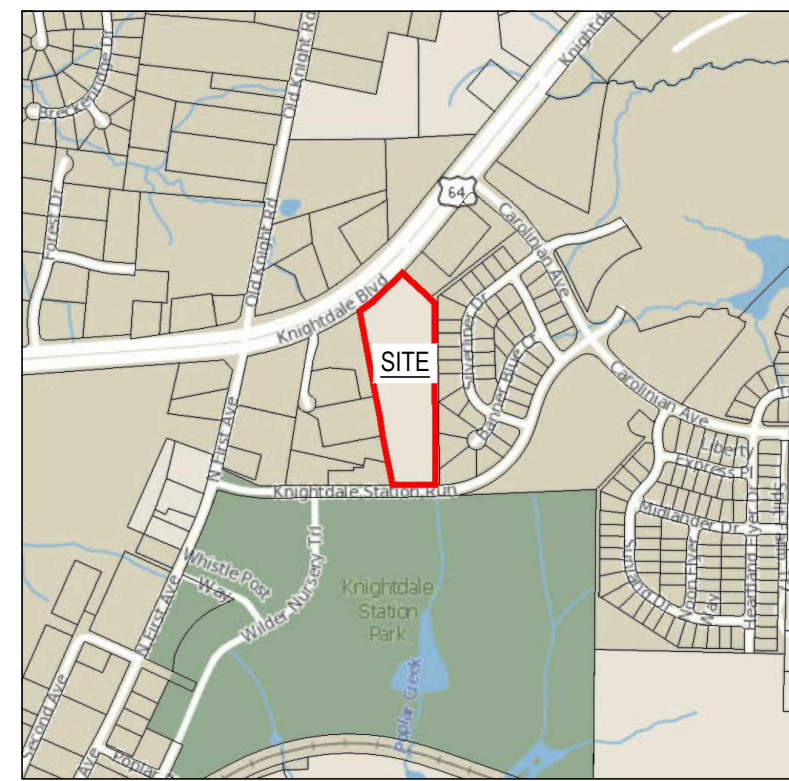
ALTA/NSPS LAND TITLE SURVEY
PROPERTY OF
G & F PROPERTIES, LLC
PIN: 1754-65-5899
DB 8139, PG 672
TOWN OF KNIGHTDALE
ST. MATTHEWS TOWNSHIP
WAKE COUNTY, NORTH CAROLINA



THOMAS E. TEABO, PLS
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR NO. L-3920
THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

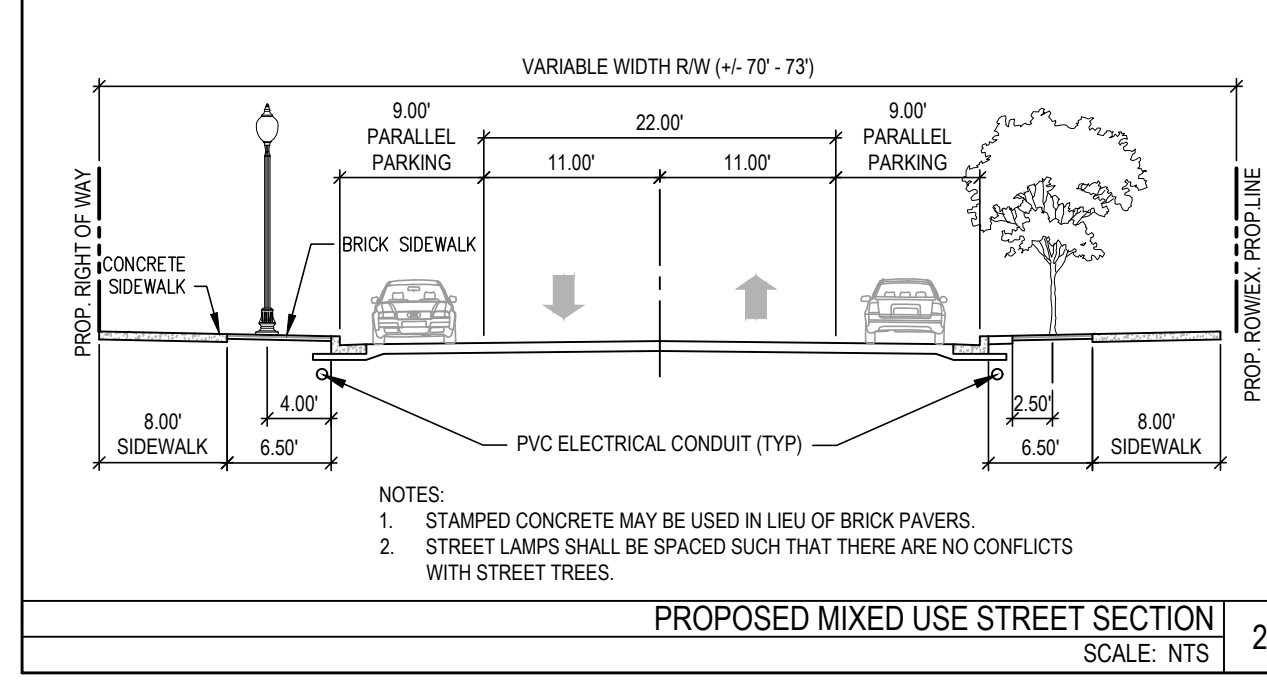
FILE NO. NSR192091	DATE 07/29/2020	FIELD DATE 10/14/19	CREW CHIEF RJ	DRAWN JT	REVIEWED TET	APPROVED TET	SCALE 1" = 60'	DWG. NO. 1 OF 1
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BOHLER ENGINEERING, ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING, INC.



TRAFFIC CONTROL SIGN LEGEND:

●	TYPICAL SIGN SYMBOL WITH KEY
⊠	R1-1 30' x 30' STOP
⊠	R6-1R 36' x 12' DRIVEWAY
⊠	R5-1 30' x 30' NO PARKING
⊠	R3-SR 30' x 36' ONE WAY



PROPOSED SITE DATA:

ZONING:	NMX - PUD
NET SITE ACREAGE:	322.173 SF/7.396 AC
RIGHT OF WAY DEDICATION:	68,141 SF/1.564 AC
GROSS SITE ACREAGE:	254.032 SF/5.832 AC
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SIDE:	10' MINIMUM
REAR:	10' MINIMUM
BUILDING 1 FRONT:	105' MAXIMUM
BUILDING 2 FRONT:	10' MAXIMUM
OFFICE/RETAIL FRONT:	105' MAXIMUM
PARKING SETBACKS:	10' MINIMUM
ADJACENT TO NON RESIDENTIAL ALONG EASTERN PROPERTY LINE:	10' MINIMUM
ADJACENT TO RESIDENTIAL ALONG EASTERN PROPERTY LINE:	15' MINIMUM
PARKING:	15' MINIMUM
DRIVE AISLE:	10' MINIMUM

LANDSCAPE BUFFER:
ADJACENT TO UR-12 ALONG EASTERN PROPERTY LINE: 10' TYPE A
PARKING SCREENING BUFFER
KNIGHTDALE STATION RUN: 10' TYPE A BUFFER
PROPOSED PUBLIC STREET: 3' WIDE WEVERGREEN SHRUBS
HWY 66/KNIGHTDALE BLVD: 20' TYPE B BUFFER
PARKING SCREENING ALONG 64 WILL BE CONSISTENT WITH PROPOSED FRONTAGE

PARKING SPACE REQUIRED:
1 X 89 (1 BR & STUDIO) = 89
2 X 106 (2 BR) = 212
3.5 X 6.4 (RETAIL) = 22
4.0 X 6.4 (OFFICE) = 26
TOTAL REQUIRED: 349

PARKING SPACE PROPOSED:
ON SITE: 251
ON STREET: 65
TOTAL PROPOSED: 316

BICYCLE PARKING REQUIRED:
1 PER 20 VEHICLE PARKING SPACES
316 / 20 = 15.8
TOTAL REQUIRED: 16 SPACES

BICYCLE PARKING PROPOSED:
16 SPACES

EXISTING SITE DATA:

SITE ADDRESS:	7630 KNIGHTDALE BLVD
PIN NUMBER:	1754-65-3899
DEED BOOK:	DB 008138, PG 00672
CURRENT ZONING:	HB
ACREAGE:	322.173 SF/7.396 AC
EXISTING USE:	VACANT
ALLUVIAL SOIL:	Cn
FEMA MAP PANEL #:	1754
WATERSHED:	LOWER NEUSE RIVER

TREE COVER:

TREE COVER REQUIRED:	5.83 AC (GROSS SITE) X 10% = 0.58 AC
TREE COVER PROPOSED:	PROP. LANDSCAPE BUFFERS: 0.31 AC
TOTAL:	0.38 AC (6.52%)

BUILDING NOTE:
1. ALL STAIRWELLS ARE INTERNAL.

NOTE:
1. PROJECT WILL BE COMPLETED IN A SINGLE PHASE AND INDICATE THAT CURRENT ESTIMATED COMPLETION OF PROJECT IS SPRING 2023.

SITE PLAN

JDAVIS
510 South Wilmington Street | Raleigh, NC 27601 | Tel: 919.835.1500
1218 Chestnut St., 7th Floor | Philadelphia, PA 19107 | Tel: 215.545.0121

ZMA-1-20

Brown Investment Properties
The Lofts at Knightdale Station
Knightdale, North Carolina 27545

PUD - MASTER PLAN

PUD - MASTER PLAN

FOR REVIEW ONLY
NOSEBORO CONSTRUCTION
KIMETH D. THOMPSON

PROJECT:	BIP-19048	DATE:	12.04.2019
ISSUE:	Sketch Plan		
	PUD - Master Plan		06.22.2020
REVISIONS:	1st Review Comments		07.30.2020
	Bulb Out Revisions		09.14.2020

DRAWN BY: MA, SB
CHECKED BY: KT
CONTENT: SITE PLAN

811
Know what's below.
Call before you dig.

LS1.1

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BUILDING A SMARTER ENERGY FUTURE™

DUKE ENERGY ELECTRIC TRANSMISSION RIGHT-OF-WAY GUIDELINES/RESTRICTIONS VALID FOR NORTH CAROLINA AND SOUTH CAROLINA (Revised 11/20/2014)

This list of right-of-way restrictions has been developed to answer the most frequently asked questions about property owner use of Duke Energy's electric transmission rights of way. This list does not cover all restrictions or all possible situations. You should contact the Asset Protection right-of-way specialist if you have additional concerns about the rights of way. This list of restrictions is subject to change at any time and without notice. Duke Energy reserves all rights conveyed to it by the right-of-way agreement applicable to the subject property. All activity within the rights of way shall be reviewed by an Asset Protection right-of-way specialist to obtain prior written approval. Engineering plans may be required. Compliance with the Duke Energy Right-of-Way Guidelines/Restrictions or approval of any plans by Duke Energy does not mean that the requirements of any local, county, state or federal government or other applicable agency with governing authority have been satisfied.

- 1. Structures, buildings, manufactured/mobile homes, satellite systems, swimming pools (any associated equipment and decking), graves, billboards, dumpsters, signs, wells, deer stands, retaining walls, septic systems or tanks (whether above or below ground), debris of any type, flammable material, building material, wrecked or disabled vehicles and all other objects (whether above or below ground) which in Duke Energy's opinion interfere with the electric transmission right of way are not allowed within the right-of-way limits. Transformers, telephoneline pedestals (and associated equipment) and fire hydrants are not allowed. Manholes, water valves, water meters, backflow preventers and irrigation heads are not permitted. Attachments to Duke Energy structures are prohibited.
2. Fences and gates shall not exceed 10 feet in height and shall be installed greater than 25 feet from poles, towers and guy anchors. Fences shall not parallel the centerline within the rights of way but may cross from one side to the other at any angle not less than 30 degrees with the centerline. If a fence crosses the right of way, a gate (16 feet wide at each crossing) shall be installed by the property owner, per Duke Energy's specifications. The property owner is required to install a Duke Energy lock on the gate to ensure access. Duke Energy will supply a lock.
3. Grading (cuts or fill) shall be no closer than 25 feet from poles, towers, guys and anchors (except for parking areas; see paragraph 7) and the slope shall not exceed 4:1. Grading or filling near Duke Energy facilities which will prevent free equipment access or create ground-to-conductor clearance violations will not be permitted. Storage or stockpiling of dirt or any other material is prohibited. Sedimentation control, including re-vegetation, is required per state regulations.
4. Streets, roads, driveways, sewer/water lines, other utility lines or any underground facilities shall not parallel the centerline within the right of way but may cross, from one side to the other, at any angle not less than 30 degrees with the centerline. No portion of such facility or corresponding easement shall be located within 25 feet of Duke Energy's facilities. Roundabouts, cut-de-sacs and intersections (such as roads, driveways and alleyways) are not permitted.
5. Any drainage feature that allows water to pond, causes erosion, directs stormwater toward the right of way or limits access to or around Duke Energy facilities is prohibited.
6. Contact Duke Energy prior to the construction of lakes, ponds, retention or detention facilities, etc.
7. Parking may be permitted within the right of way, provided that:
a. Prior to grading, concrete barriers shall be installed at a minimum of 9 feet from the Duke Energy facilities. During construction, grading shall be no closer than 10 feet to any Duke Energy facility.
b. After grading/paving activity is complete, a Duke Energy-approved barrier sufficient to withstand a 15mph vehicular impact shall be erected 9 feet from any Duke Energy facility.
c. Any access areas, entrances or exits shall cross (from one side to the other) the right of way at any angle not less than 30 degrees with the centerline and shall not pass within 25 feet of any structure. Parking lot entrances/exits cannot create an intersection within the right of way.
d. Lighting within the right-of-way limits must be approved by Duke Energy before installing. Due to engineering design standards, lighting is not allowed in the "Wire Zone." Where lighting is approved ("Border Zone"), the total height may not exceed 16 feet in Area A and 12 feet in Area B. See map on back of this page for Areas. Contact your Asset Protection right-of-way specialist as the "Wire Zone" varies for the different voltage lines.
8. Duke Energy will not object to certain vegetation plantings as long as:
a. They do not interfere with the access to or the safe, reliable operation and maintenance of Duke Energy facilities.
b. Duke Energy does not object to low-growing shrubs and grasses within the "Wire Zone." Tree species are not allowed within the "Wire Zone." Trees that are approved in the "Border Zone" may not exceed, at maturity, 15 feet in Area A and 12 feet in Area B. See map on back of page for areas. Contact the Asset Protection right-of-way specialist for "Wire Zone"/"Border Zone" definitions.
c. For compliant mature height species, refer to plants.com website for reference.
d. Engineering drawings must indicate the outermost conductor.
e. Vegetation that is not in compliance is subject to removal without notice.
f. Duke Energy may exercise the right to cut "danger trees" outside the right-of-way limits as required to properly maintain and operate the transmission line.

We hope this is useful information. If you have additional questions or plan any activity not mentioned above, please contact the Asset Protection right-of-way specialist for your area (see map).

Keywords: (only) customer services, transmission - asset management, 02/01

FRM-TROX00407 Rev. 0 11/14 Page 1 of 1

AUTHORIZED COPY Duke Energy Proprietary Business Information

SIDEWALK LOCATIONS AND DESIGN WITHIN AND AROUND DUKE ENERGY EASEMENT SHALL BE PROVIDED TO THE EXTENT PERMITTED AND APPROVED BY DUKE

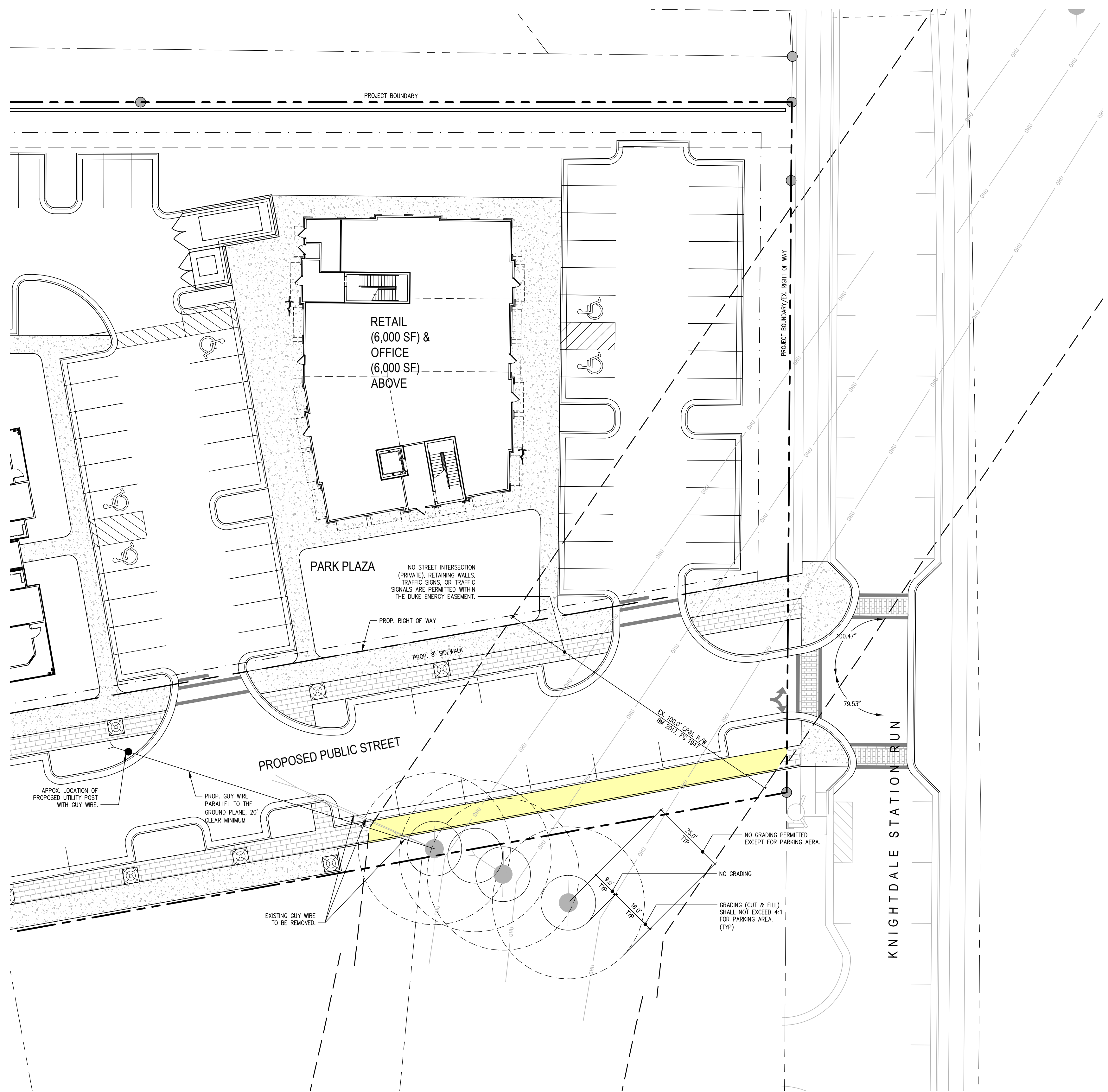
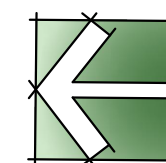
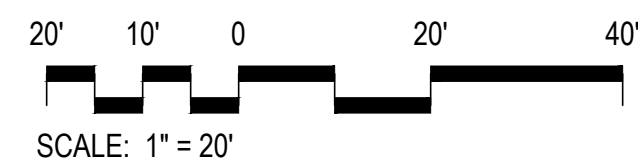


EXHIBIT FOR DUKE ENERGY RIGHT OF WAY RESTRICTIONS



Know what's below. Call before you dig.



Brown Investment Properties The Lofts at Knightdale Station Knightdale, North Carolina 27545

PUD-MASTER PLAN

PUD - MASTER PLAN

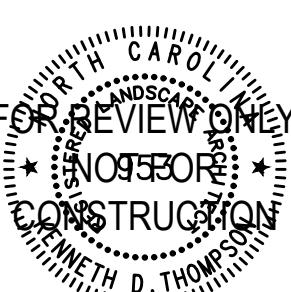
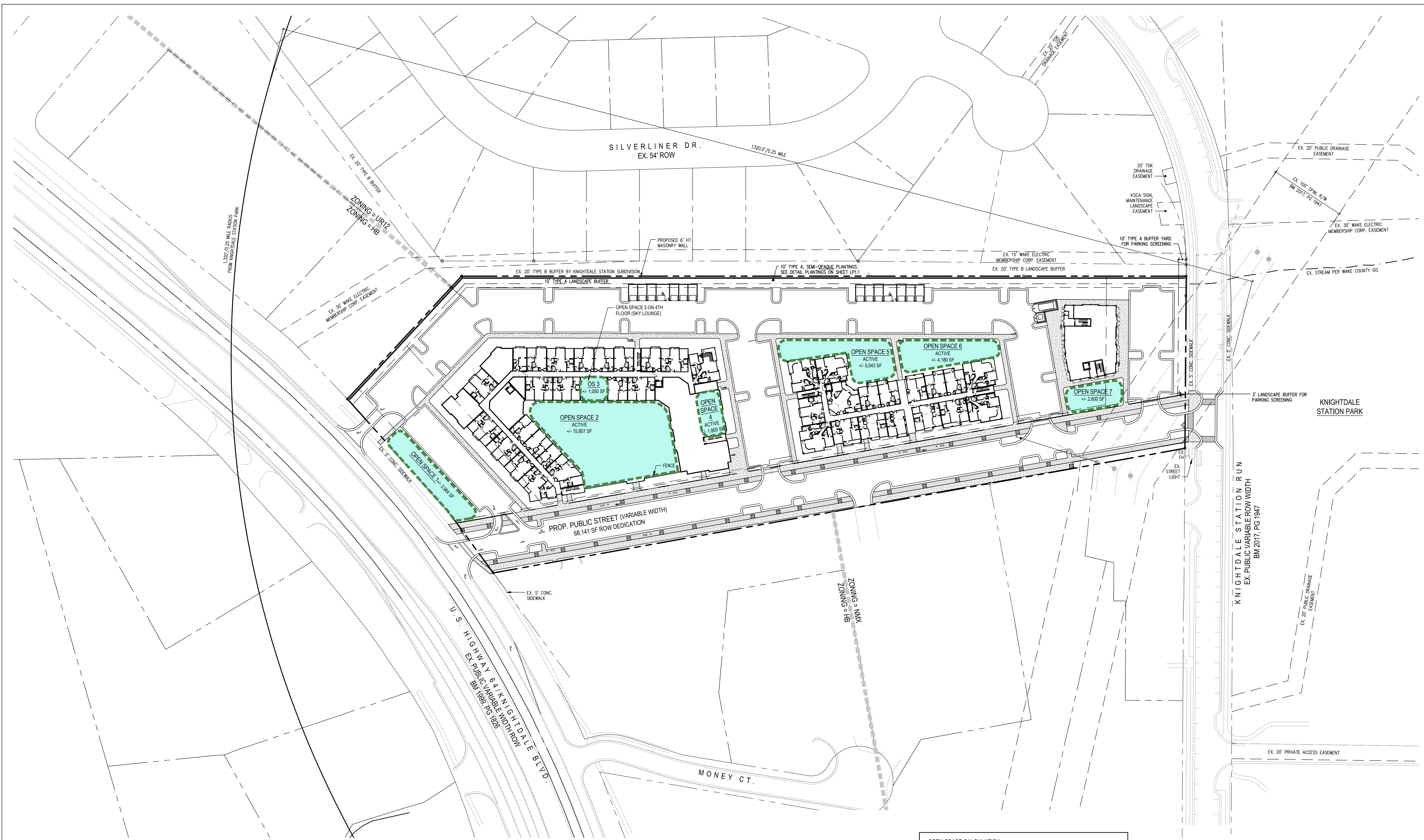


Table with columns for PROJECT, ISSUE, REVISIONS, DRAWN BY, CHECKED BY, and CONTENT. Includes project details like BIP-19048, Sketch Plan, and 12/04/2019.

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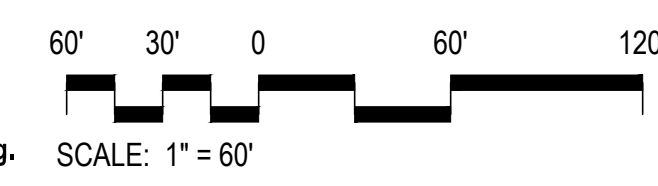
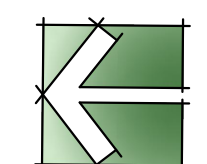
SKY LOUNGE (OPEN SPACE 3):

THE SKY LOUNGE WILL FACE WEST AND LOOK DOWN ONTO THE POOL AND POOL DECK. IT IS LOCATED ON THE FOURTH FLOOR AND NOT THE ROOF. THERE WILL BE NO VIEWS FROM THE SKY LOUNGE AREA TO THE RESIDENTIAL SINGLE-FAMILY SUBDIVISION TO THE EAST OF THE PROJECT.

OPEN SPACE CALCULATION:

TOTAL DENSITY:	33.44 DU/AC
TOTAL BEDROOMS:	301
* ALL UNITS ARE WITHIN 1/4 MILE FROM KNIGHTDALE STATION PARK	
OPEN SPACE REQUIRED:	301 BEDROOMS X 290 = 89,290 SF
	50% DEDUCTION = 44,645 SF
	TOTAL OS REQUIRED = 44,645 SF / 0.92 AC
	MINIMUM ACTIVE OPEN SPACE REQUIRED: 22,323 SF / 0.50 AC
OPEN SPACE PROPOSED:	
ACTIVE OPEN SPACE:	OS 2 - POOL AREA 15,807 SF
	OS 4 - FITNESS CTR 1,800 SF
	OS 5 - GARDEN 5,043 SF
	OS 6 - DOG PARK 4,180 SF
	TOTAL PROVIDED: 26,830 SF / 0.62 AC
PASSIVE OPEN SPACE:	OS 1 - US 64 FRONTAGE 3,964 SF
	OS 3 - SKY LOUNGE 1,050 SF
	OS 7 - PARK PLAZA 2,600 SF
	TOTAL PROVIDED: 7,614 SF / 0.17 AC
TOTAL OPEN SPACE PROVIDED:	34,444 SF / 0.79 AC

OPEN SPACE DIAGRAM



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Brown Investment Properties
The Lofts at Knightdale Station
 Knightdale, North Carolina 27545

ZMA-1-20

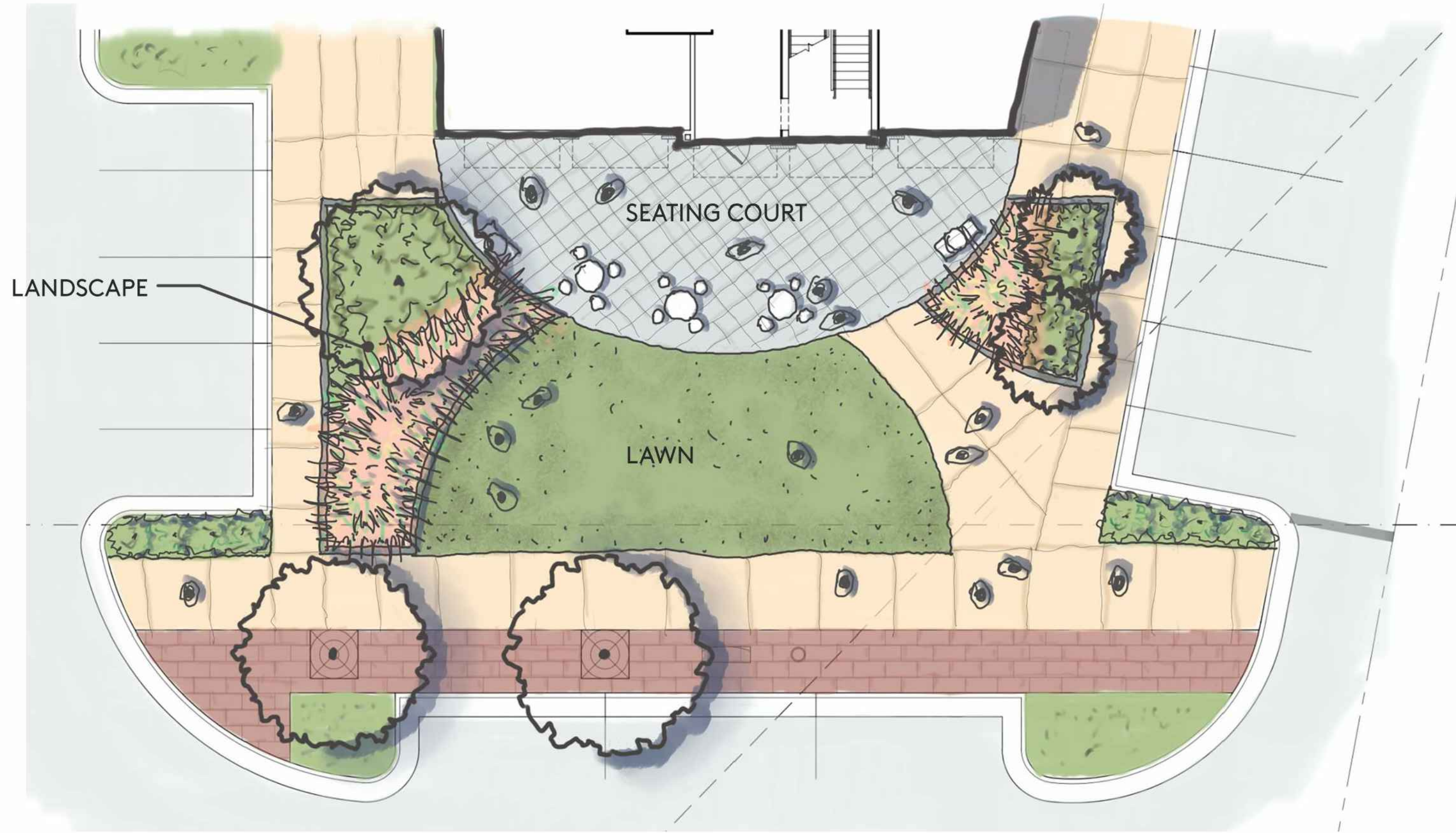
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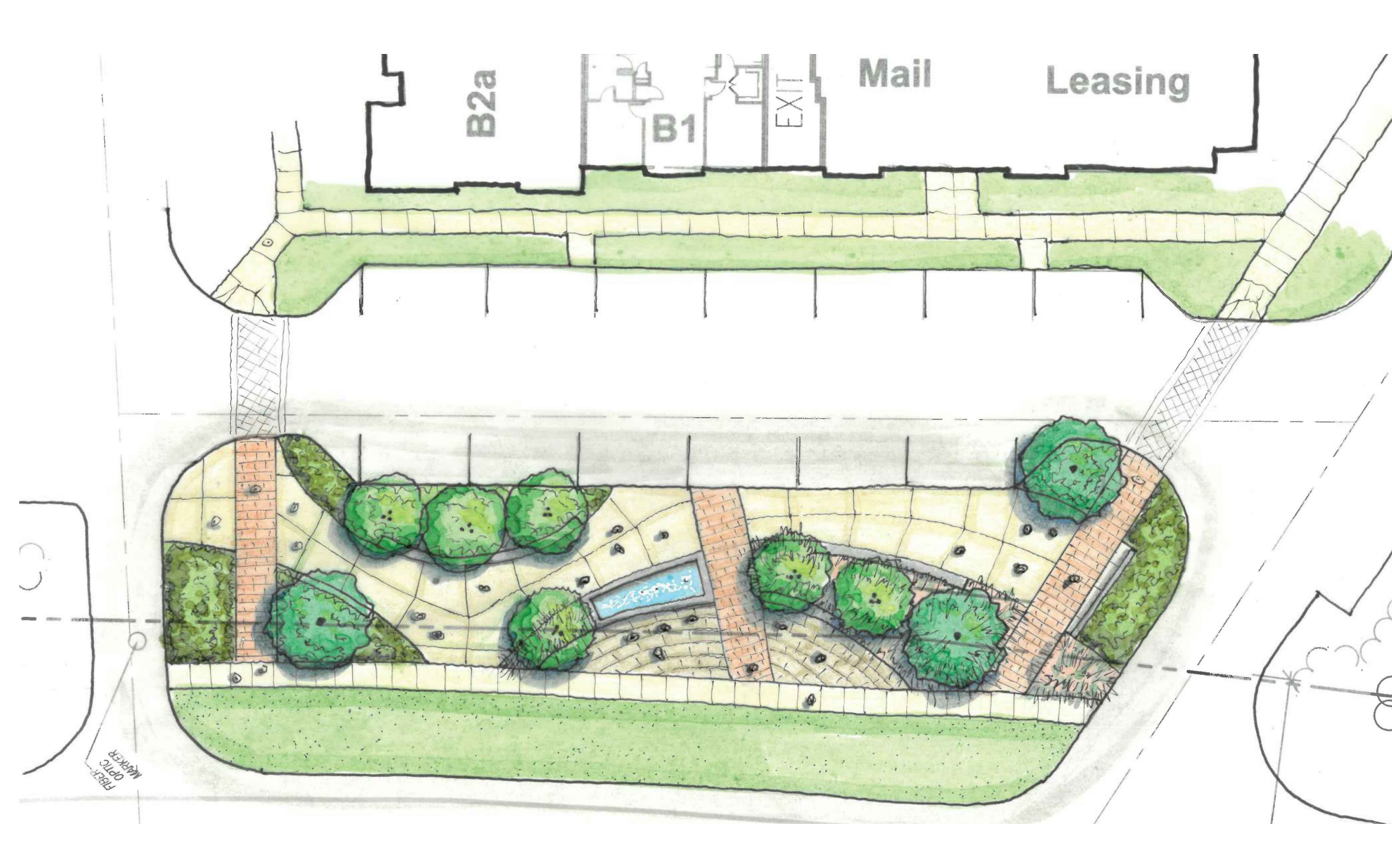
PUD - MASTER PLAN

PROJECT:	BIP-19048	DATE:	
ISSUE:	Sketch Plan		12.04.2019
	PUD - Master Plan		06.22.2020
REVISIONS:	1st Review Comments		07.30.2020
	Bulb Out Revisions		09.14.2020
DRAWN BY:	SB		
CHECKED BY:	KT		
CONTENT:	OPEN SPACE DIAGRAM		

LS2.1



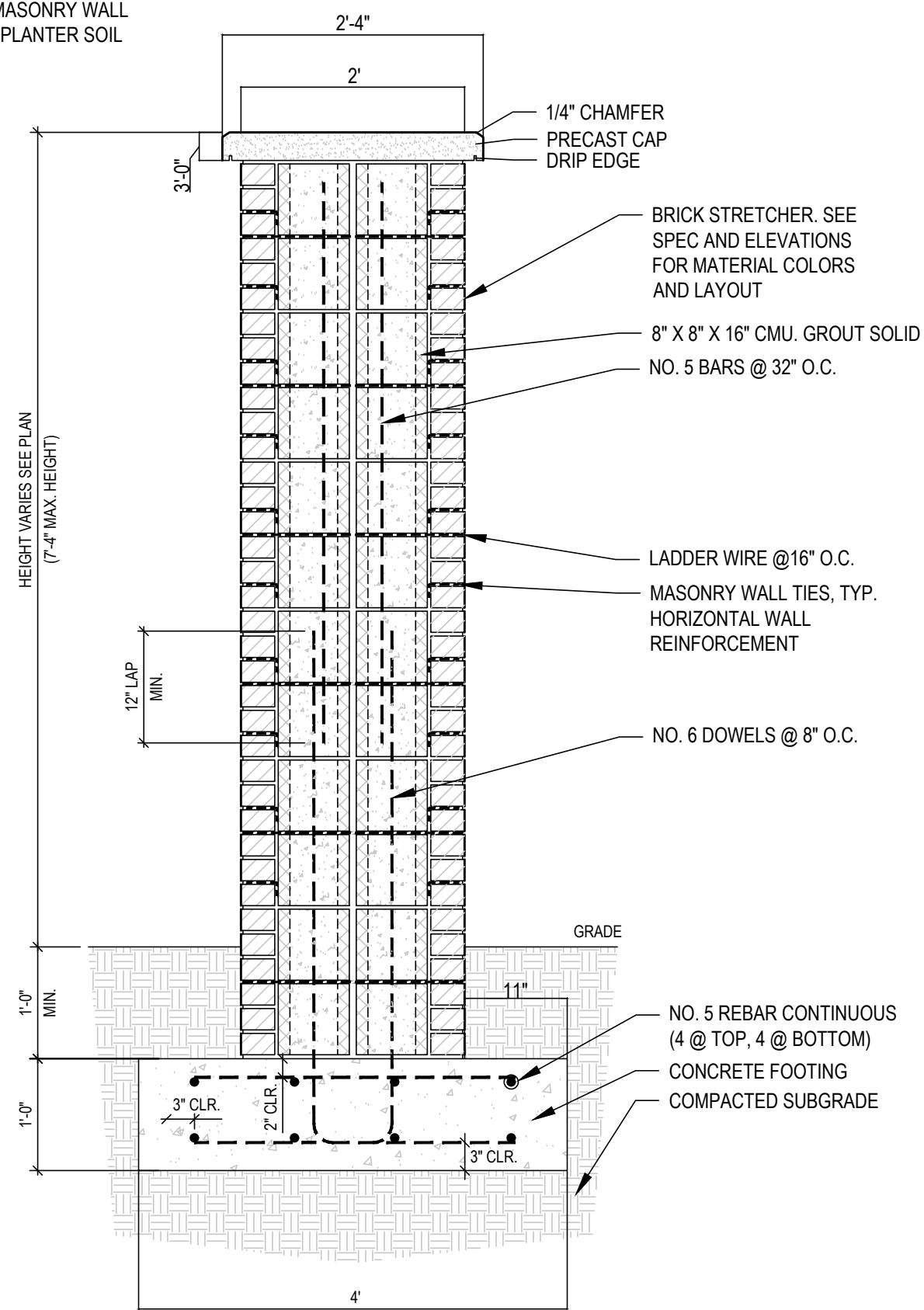
PARK PLAZA EXHIBIT AT OFFICE/RETAIL BUILDING
SCALE: NTS 3



US HWY 64/KNIGHTDALE BOULEVARD FRONTAGE EXHIBIT
SCALE: NTS 2

NOTES:

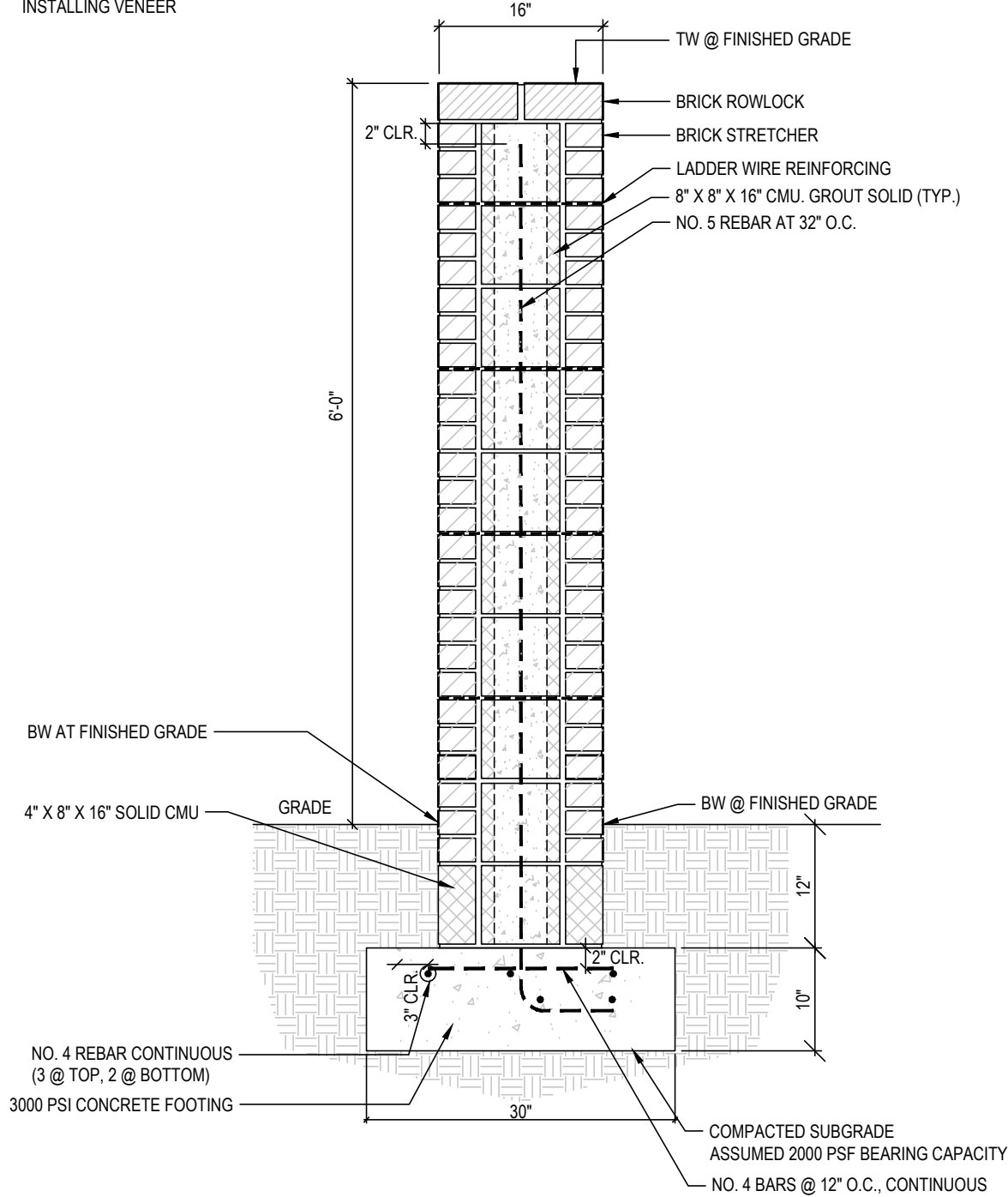
1. DAMP PROOFING TO BE APPLIED TO ALL EXPOSED SIDES & TOP OF CMU BEFORE INSTALLING VENEER. ADDITIONAL DAMP PROOFING TO BE APPLIED TO TOP OF BRICK WALL PRIOR TO INSTALLING BRICK CAP.
2. WATER PROOFING TO BE APPLIED TO SURFACE OF MASONRY WALL ADJACENT TO PLANTER SOIL.



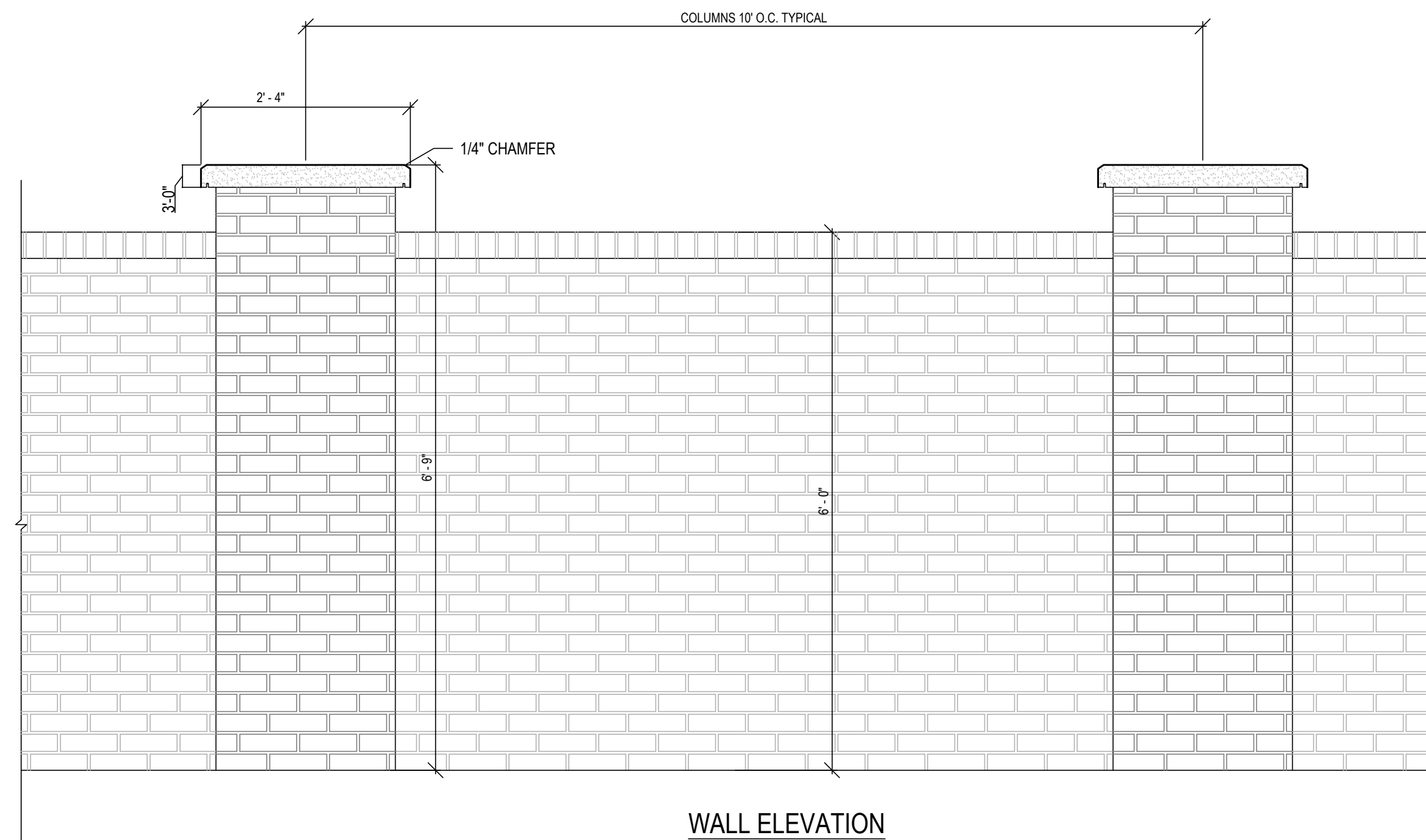
BRICK COLUMN SECTION

NOTES:

1. DAMP PROOFING TO BE APPLIED TO ALL EXPOSED SIDES & TOP OF CMU BEFORE INSTALLING VENEER.



BRICK WALL SECTION



WALL ELEVATION

* THE WALL DETAILS & EXHIBIT ARE SCHEMATIC ONLY.

WALL DETAILS
SCALE: 3/4"=1'-0"

7/31/2020 10:17 AM P:\19048\19048_7630_knightdale-bip-14c_land\img-1\19048-knightdale-01.01-2017-v6.dwg

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Brown Investment Properties
The Lofts at Knightdale Station
Knightdale, North Carolina 27545



ZMA-1-20

PUD - MASTER PLAN	
PROJECT:	BIP-19048
ISSUE:	Sketch Plan
	PUD - Master Plan
DATE:	12.04.2019
	06.22.2020
REVISIONS:	1st Review Comments
	07.30.2020
DRAWN BY:	YM, SB
CHECKED BY:	KT
CONTENT:	WALL DETAILS, US HWY 64/KNIGHTDALE BLVD. FRONTAGE EXHIBIT & PARK PLAZA EXHIBIT
LS3.1	

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 & 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 24" 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
- 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 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 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
 - NC DOT / 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 TIM BEASLEY AT (919) 996-2334 OR TIMOTHY BEASLEY@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

*SERVICE SIZES CALLED OUT ON PLAN

GENERAL UTILITY NOTES:

- FIRE FLOW ANALYSIS CONDUCTED BY EPM ON 7/21 SHOW SUFFICIENT FLOW IS AVAILABLE FOR HYDRANTS ON SITE.

SITE INFORMATION

RESIDENTIAL (HEATED AREA)	254,146 SF
RETAIL (HEATED AREA)	6,200 SF
OFFICE (HEATED AREA)	6,200 SF
TOTAL PROJECT (HEATED AREA)	266,546 SF

WATER ALLOCATION POLICY

BASE POINTS	
MIXED USE DEVELOPMENT (GREENFIELD)	50
BONUS POINTS	
SECTION 2B - PARKING LOTS AND STORMWATER BMP'S; PROVISIONS OF ON-STREET PUBLIC PARKING (1 POINT PER STALL UP TO 4 MAX)	4
SECTION 4B - POOL, RESORT STYLE POOL	2
SECTION 4C - OUTDOOR DECK/PATIO/DECK/PATIO - MORE THAN 2000 SF	2
SECTION 4E - CLUBHOUSE MEETING SPACE WITHOUT KITCHEN MORE THAN 3500 SQUARE FEET	8
TOTAL POINTS:	66

BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERFORMANCE SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	6/22/20	PUD - MASTER PLAN	CB
2	9/8/20	CROSSWALK REVISION	RG

811
Know what's below. Call before you dig. ALWAYS CALL 811. It's fast. It's free. It's the law.

FOR CONCEPT PURPOSES ONLY

PROJECT No.:	NCR192091
DRAWN BY:	WES
CHECKED BY:	WLB
DATE:	6/22/20
CAD I.D.:	PUD - MASTER PLAN

PROJECT: **PUD - MASTER PLAN**

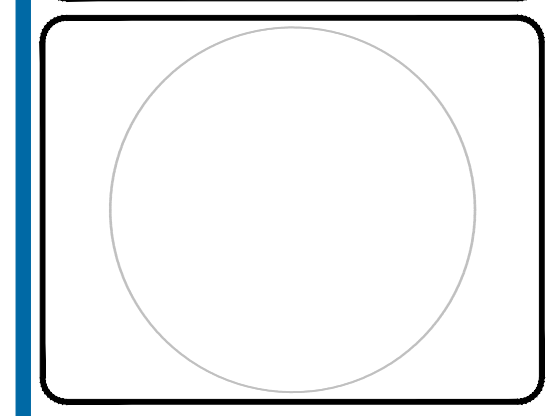
FOR **JDAVIS ARCHITECTS**

JDAVIS

7630 KNIGHTDALE BLVD.
KNIGHTDALE, NC 27545

BOHLER ENGINEERING NC, PLLC
NCELS P-1132

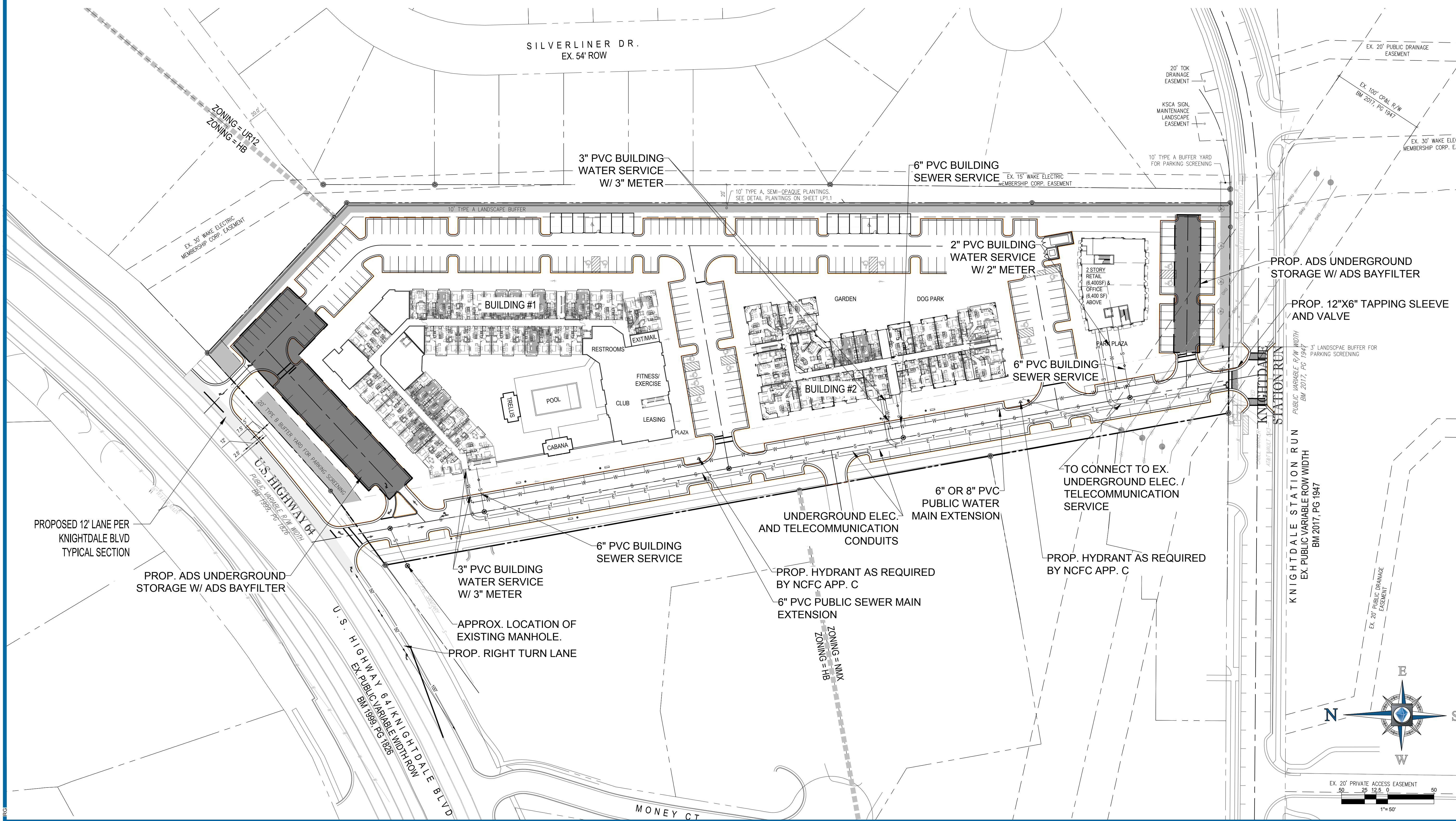
4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com



SHEET TITLE: **SCM & UTILITY PLAN**

SHEET NUMBER: **C-401**

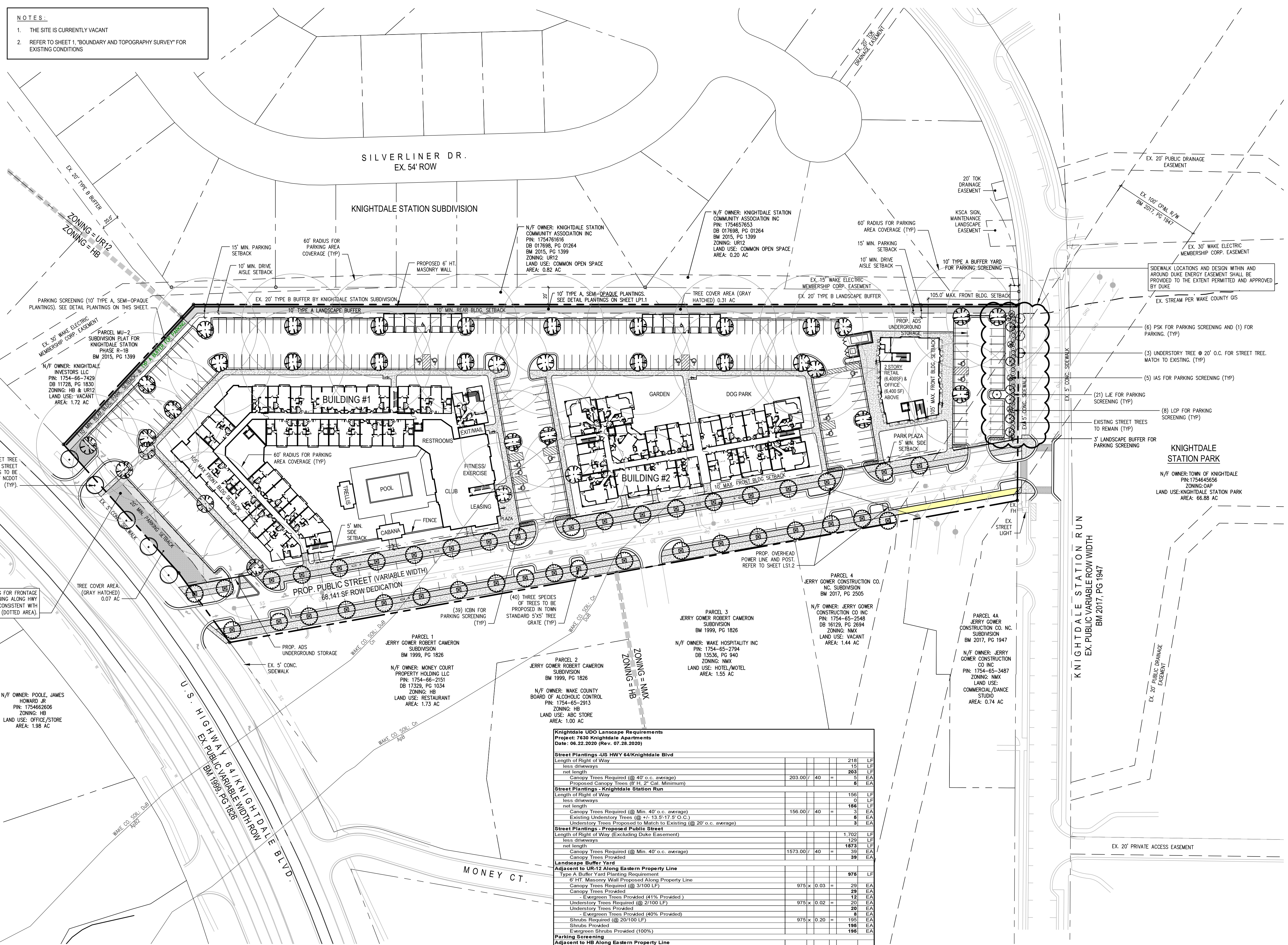
REVISION 2 - 9/8/20



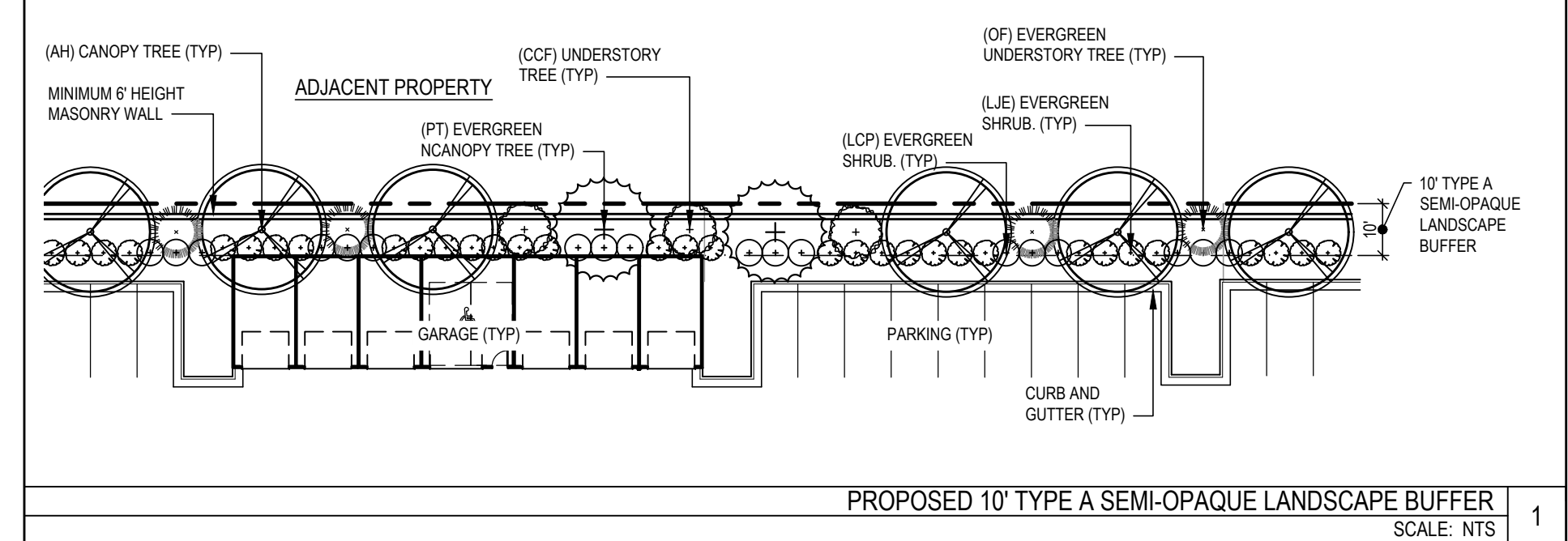
BOHLER ENGINEERING NC, PLLC PROJECT: 2019NCR192091 DRAWINGS: PLAN SETS PRELIMINARY DESIGN FILES: NCR192091 - GP3 - JAVOUT - EMPTY

- LANDSCAPE NOTES:**
- CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO INSTALLATION
 - THE PLAN DEPICTS REQUIRED PLANTINGS REQUIRED BY THE TOWN OF KNIGHTDALE.
 - ALL PLANT MATERIAL TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
 - ALL PLANTS TO BE COMPACT, UNIFORM AND WELL GROWN.
 - LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - ALL CONSTRUCTION TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF KNIGHTDALE.
 - ALL LANDSCAPING AND CONSTRUCTION WITHIN DUKE POWER EASEMENT WILL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF KNIGHTDALE TO THE EXTENT PERMITTED BY DUKE ENERGY.
 - ALL PLANTING BEDS ARE TO BE MULCHED TO A MINIMUM DEPTH OF 3". MAXIMUM DEPTH OF 4", WITH AGED TRIPLE SHREDED HARDWOOD MULCH FROM A SINGLE SOURCE COMMERCIAL VENDOR WITH A MAXIMUM PARTICLE SIZE OF 2 INCHES. FREE OF WEED SEEDS AND WASTE MATERIALS. NO PINE STRAW PERMITTED. KEEP MULCH 4 TO 6 INCHES AWAY FROM TREE TRUNKS OR STEMS.
 - ALL LAWN AREAS TO BE SEEDED OR sodded AS PER MANUFACTURER'S SPECIFICATIONS. REFER TO LANDSCAPE PLANS. ALL DISTURBED AREA SHALL EITHER BE MULCH OR LAWN. NO DENUDED AREAS AREA ACCEPTABLE.
 - WITHIN THE SIGHT TRIANGLES, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
 - ALL ABOVE-GROUND HVAC EQUIPMENT AND UTILITY DEVICES TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDISTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE OR WALL. HVAC AND OTHER EQUIPMENT PLACED ON ROOF DECS NOT NEED TO BE SCREENED BY LANDSCAPING.
 - ALL CONFLICTS BETWEEN PROPOSED LANDSCAPE, UTILITIES AND STORMWATER WILL BE RESOLVED PRIOR TO APPLICATION FOR BUILDING PERMITS. UTILITY AND STORMWATER PLANS DEPICTED IN THIS SUBMITTAL ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITH THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.
 - TREES SHALL BE PLACED MINIMUM 10' DISTANCE FROM LIGHT POLES AND MINIMUM 12' FROM ELECTRICAL TRANSFORMERS.
 - TREES WITHIN 20 FT. OF OVERHEAD POWER LINE(S) SHALL BE UNDERSTORY TREES.
 - CONTRACTOR SHALL NOT PLANT TREES/SHRUBS AT ANY LOCATION WHERE THEY WILL INTERFERE WITH PEDESTRIANS EXITING AUTOS PARKED IN PARALLEL SPACES.
 - THE SITE SHALL BE STABILIZED AND SEEDDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).

- NOTES:**
- THE SITE IS CURRENTLY VACANT
 - REFER TO SHEET 1, "BOUNDARY AND TOPOGRAPHY SURVEY" FOR EXISTING CONDITIONS



- PLANT LEGEND:**
- AH - *Alnus incana* Manchurian Alder - FOR PARKING SCREENING/BUFFER YARD
 - AS - *Acer saccharum* Green Mountain (GREEN MOUNTAIN SUGAR MAPLE) - FOR STREET TREE
 - PT - *Pinus taeda* (LOBLOLLY PINE) - EVERGREEN - FOR PARKING SCREENING/BUFFER YARD
 - OL - *Quercus lyrata* (OVERCUP OAK) - FOR PARKING AREA
 - MIXTURE OF THREE LARGE CANOPY TREE SPECIES - FOR MIXED USE AREA STREET TREE
 - CCF - *Cercis canadensis* Forest Pansy (FOREST PANSY REDBUD) - FOR PARKING SCREENING/BUFFER YARD
 - IAF - *Ilex alternata* Savannah (Savannah Holly) - EVERGREEN - FOR PARKING SCREENING
 - OF - *Olea europaea* (MAD OLIVE) - EVERGREEN - FOR PARKING SCREENING/BUFFER YARD
 - PSK - *Prunus serotina* Kwanzan (KWANZAN CHERRY) - FOR PARKING AREA/PARKING SCREENING
 - EXISTING STREET TREE - FOR STREET TREE
 - MATCH TO EXISTING TREE - FOR STREET TREE
 - LIE - *Ligustrum japonicum* East Bay (EAST BAY LIGUSTRUM) - EVERGREEN - FOR PARKING SCREENING/BUFFER YARD
 - LCP - *Loropetalum chinense* Purple Diamond (LOROPETALUM) - EVERGREEN - FOR PARKING SCREENING/BUFFER YARD
 - ICBN - *Ilex cornuta* Burfordii Nana (DWARF BURFORD HOLLY) - EVERGREEN - FOR PARKING SCREENING



Knightsdale UDO Landscape Requirements
 Project: 7420 Knightsdale Apartments
 Date: 08.22.2020 (Rev. 07.28.2020)

Category	Length of Right of Way	Less Driveways	Net Length	Canopy Trees Required	Evergreen Trees Provided	Understory Trees Provided	Shrubs Provided	Evergreen Shrubs Provided
Street Plantings - US HWY 64/Knightdale Blvd	2181 LF	15 LF	2033 LF	203.00 / 40 = 5.08 EA	203 EA	0 EA	0 EA	0 EA
Street Plantings - Knightdale Station Run	156 LF	0 LF	156 LF	156.00 / 40 = 3.9 EA	156 EA	0 EA	0 EA	0 EA
Street Plantings - Proposed Public Street	1702 LF	120 LF	1582 LF	158.20 / 40 = 3.96 EA	158 EA	0 EA	0 EA	0 EA
Landscape Buffer Yard	975 LF	0 LF	975 LF	97.50 / 0.03 = 3250 EA	20 EA	20 EA	20 EA	20 EA
Adjacent to HB Along Eastern Property Line	201 LF	0 LF	201 LF	20.10 / 0.03 = 670 EA	6 EA	6 EA	6 EA	6 EA
Adjacent to HB Along Western Property Line	201 LF	0 LF	201 LF	20.10 / 0.03 = 670 EA	6 EA	6 EA	6 EA	6 EA
Parking Screening - Knightsdale Station Run	146 LF	0 LF	146 LF	14.60 / 0.03 = 487 EA	4 EA	4 EA	4 EA	4 EA
Parking Screening - HWY 64/Knightdale Blvd	146 LF	0 LF	146 LF	14.60 / 0.03 = 487 EA	4 EA	4 EA	4 EA	4 EA

SIDEWALK LOCATIONS AND DESIGN WITHIN AND AROUND DUKE ENERGY EASEMENT SHALL BE PROVIDED TO THE EXTENT PERMITTED AND APPROVED BY DUKE

LANDSCAPE PLAN



Know what's below. Call before you dig.



Brown Investment Properties
The Lofts at Knightdale Station
 Knightdale, North Carolina 27545

PUD-MASTER PLAN



PUD - MASTER PLAN

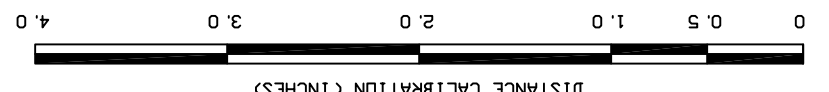
PROJECT:	BIP-19048	DATE:
ISSUE:	Sketch Plan	12.04.2019
	PUD - Master Plan	06.22.2020
REVISIONS:	1st Review Comments	07.30.2020
	Bulb Out Revisions	09.14.2020
DRAWN BY:	MA, SB	
CHECKED BY:	KT	
CONTENT:	SKETCH PLAN	

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KNIGHTDALE STATION RUN
EX. PUBLIC VARIABLE ROW WIDTH
BM 2017, PG 1947

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 Progress. Any inaccuracies in the supplied information, differences in luminaires installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (cage 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, lamp output, and ballast and luminaire manufacture will also affect results.

LIGHTING DESIGN TOLERANCE

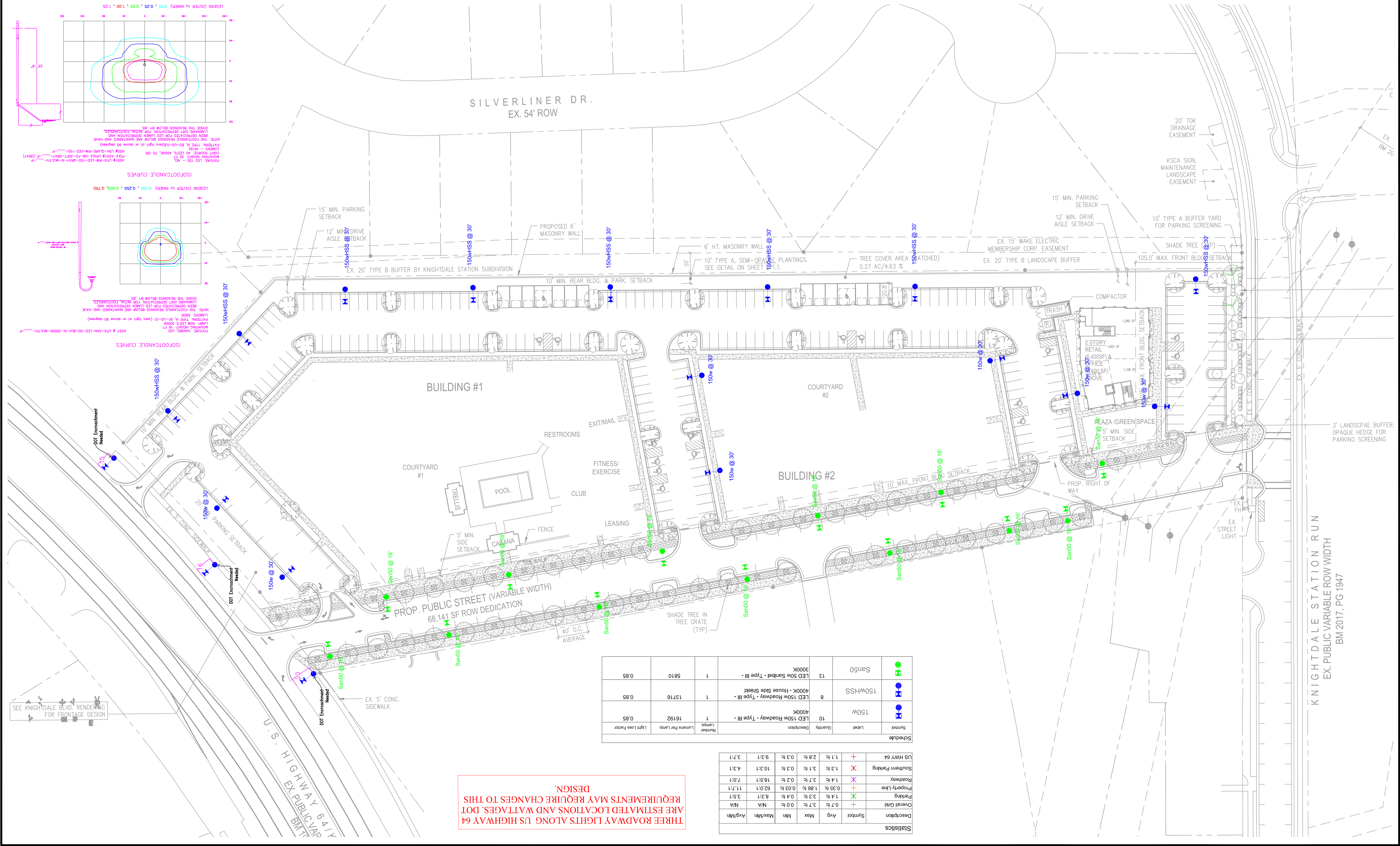


Date _____ Customer approval _____



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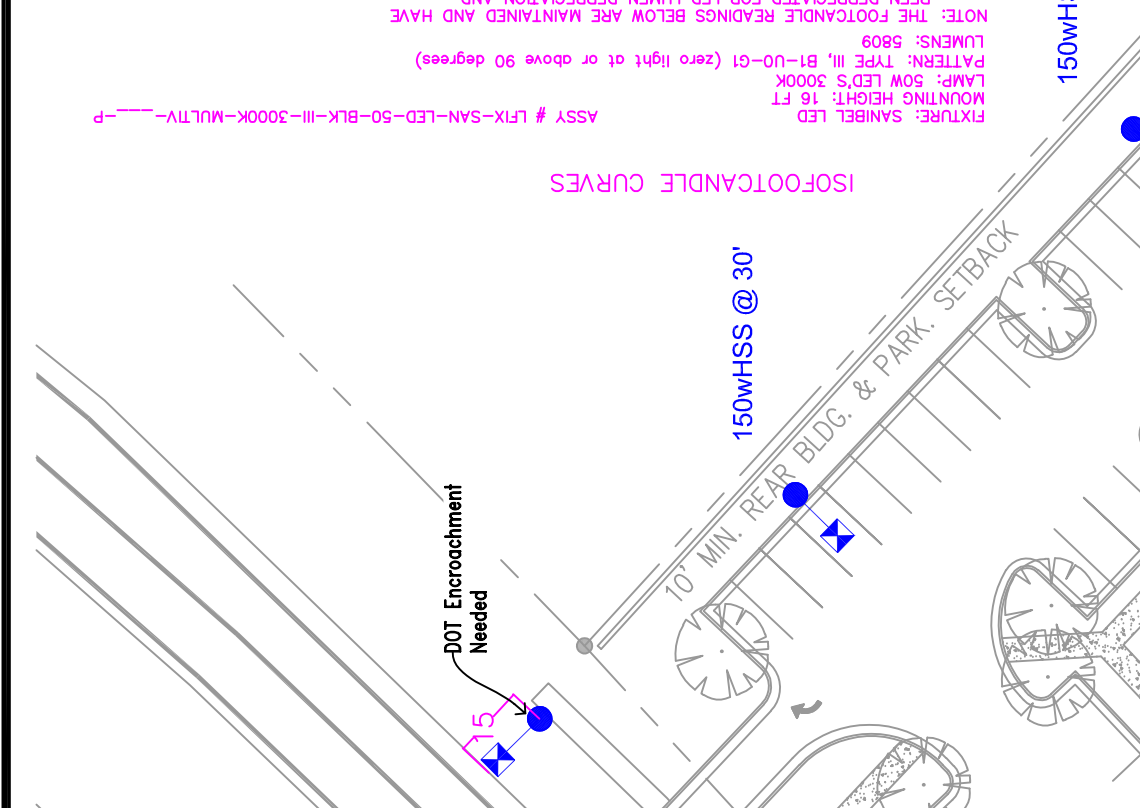
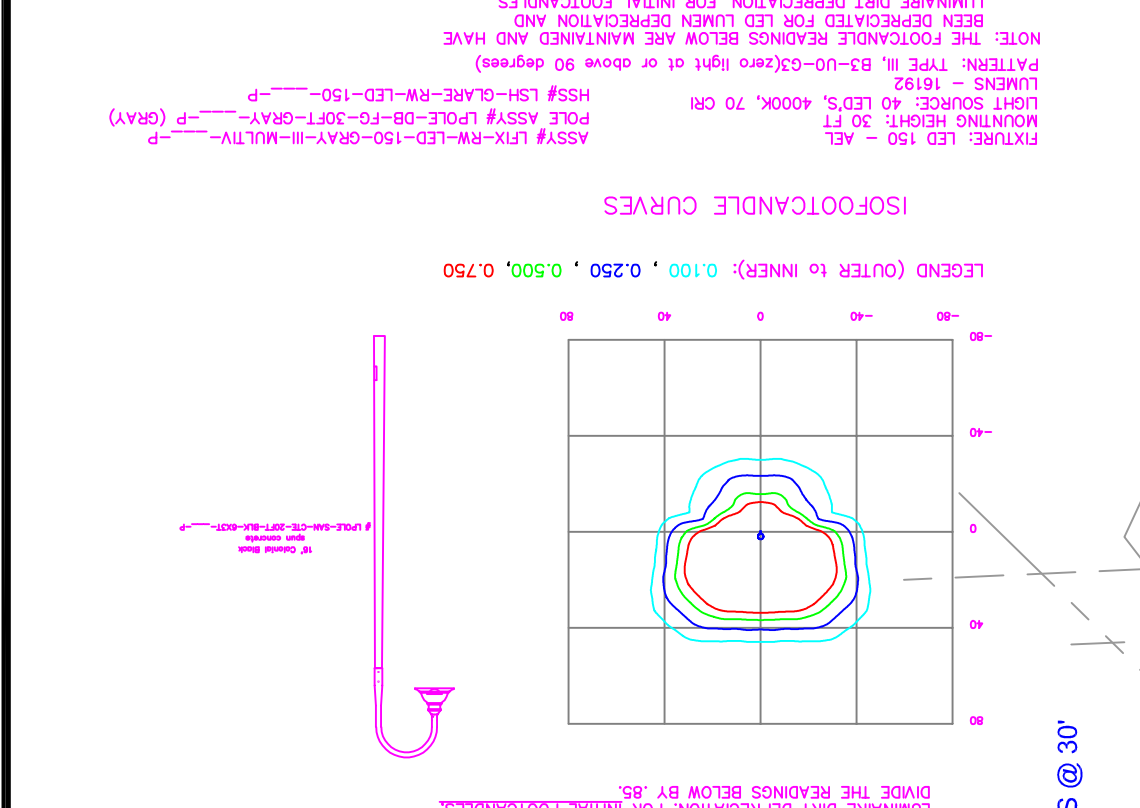
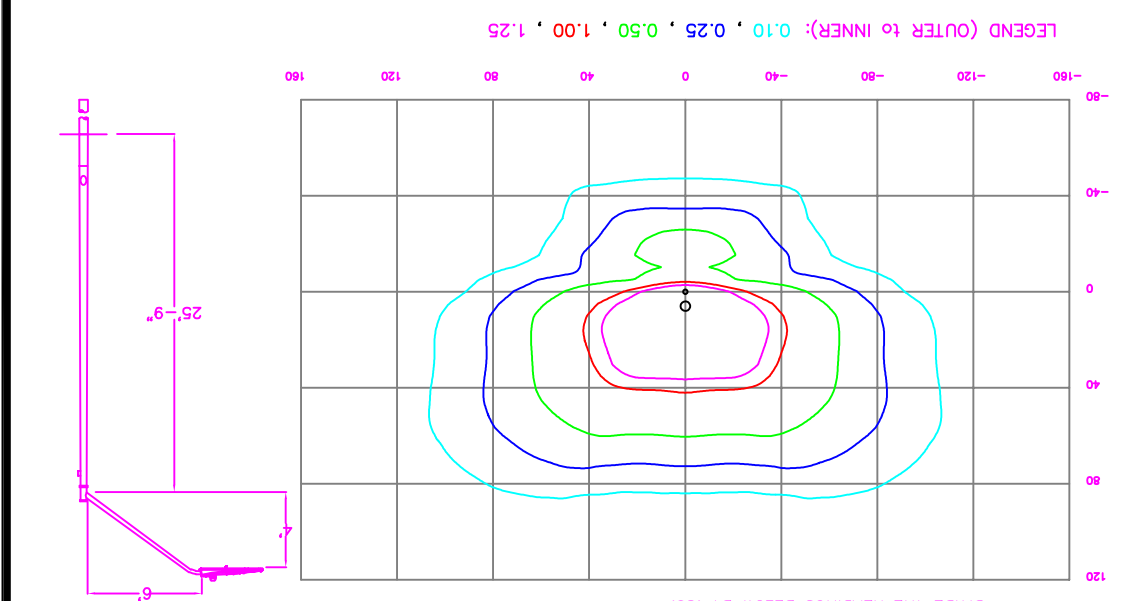
7630 KNIGHTDALE BLVD
DESIGNED BY DEP LIGHTING SOLUTIONS
REVIEWED BY N. JOHNSON
SCALE 1" = 40'
DATE 07/27/2020
DESCRIPTION LED 50w Sanbel & 150w Roadway
Size "Arch D"
20-0177C
Sht. 1 OF 1



Symbol	Label	Quantity	Description	Number	Lumens Ppt Lamp	Lgt Loss Factor
San50	San50	13	LED 50w Sanbel - Type III - 3000K	1	5810	0.85
150wHSS	150wHSS	8	LED 150w Roadway - Type III - 4000K - House Side Shield	1	13716	0.85
150w	150w	10	LED 150w Roadway - Type III - 4000K	1	16192	0.85

Statistics	Description	Symbol	Avg	Max	Min	Max/Min Avg/Min
Overall Grid		+	0.7 fc	3.7 fc	0.0 fc	N/A
Parking		X	1.4 fc	3.3 fc	0.4 fc	8.3:1
Property Line		+	0.25 fc	1.86 fc	0.03 fc	62.0:1
Roadway		X	1.4 fc	3.7 fc	0.2 fc	18.5:1
Southern Parking		X	1.3 fc	3.1 fc	0.3 fc	10.3:1
US HWY 64		+	1.1 fc	2.8 fc	0.3 fc	9.3:1
						3.7:1

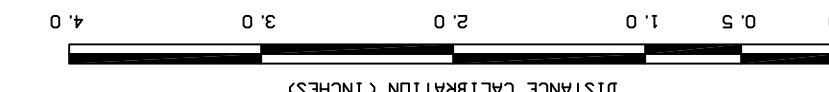
THREE ROADWAY LIGHTS ALONG US HIGHWAY 64 ARE ESTIMATED LOCATIONS AND WATTAGES. DOT REQUIREMENTS MAY REQUIRE CHANGES TO THIS DESIGN.



SEE KNIGHTDALE BLVD. RENDERING FOR FRONTAGE DESIGN

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 Progress. Any inaccuracies in the applied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (cage 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 variances of voltage, amp output, and ballast and luminaire manufacture will also affect results.

LIGHTING DESIGN TOLERANCE



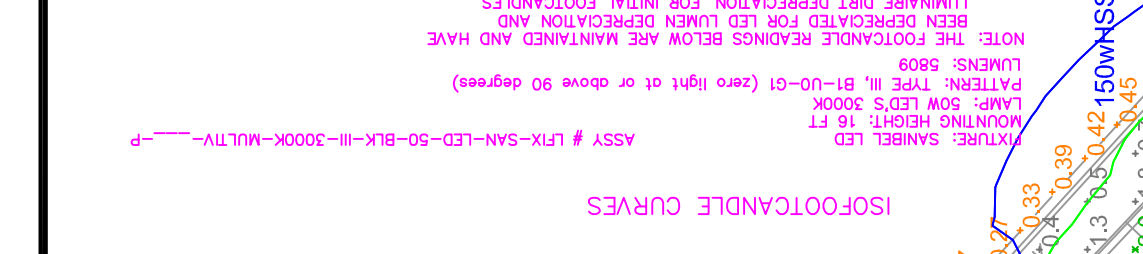
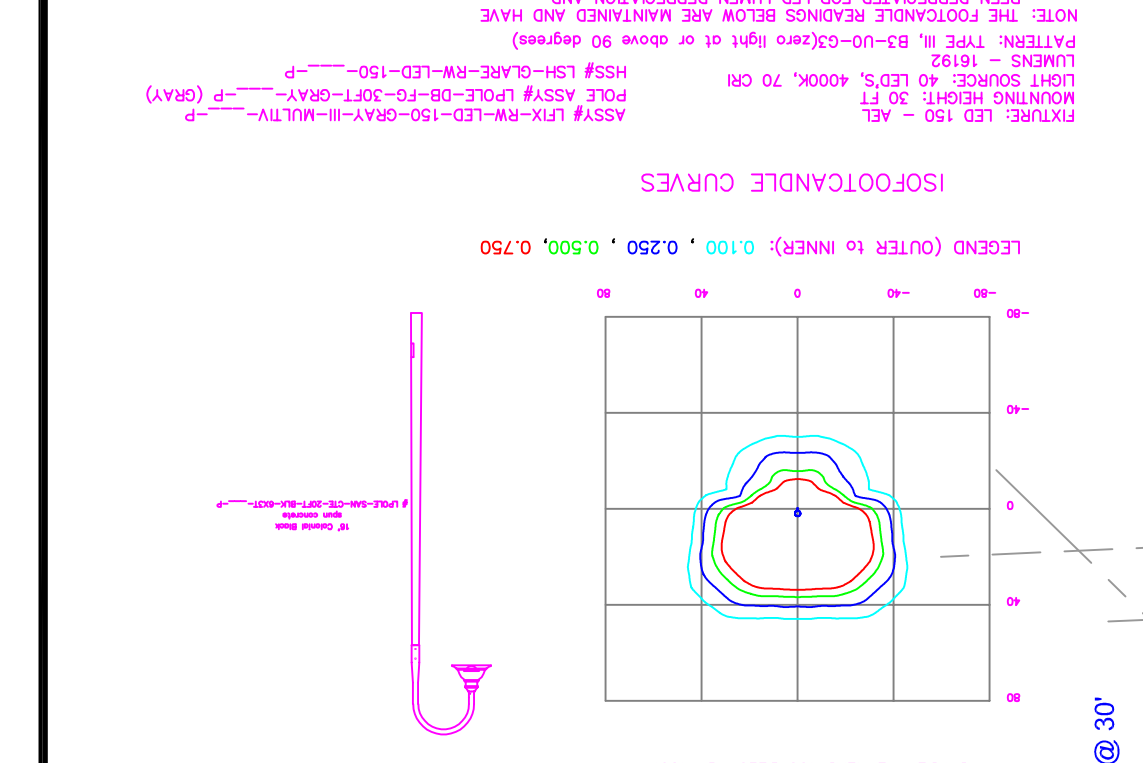
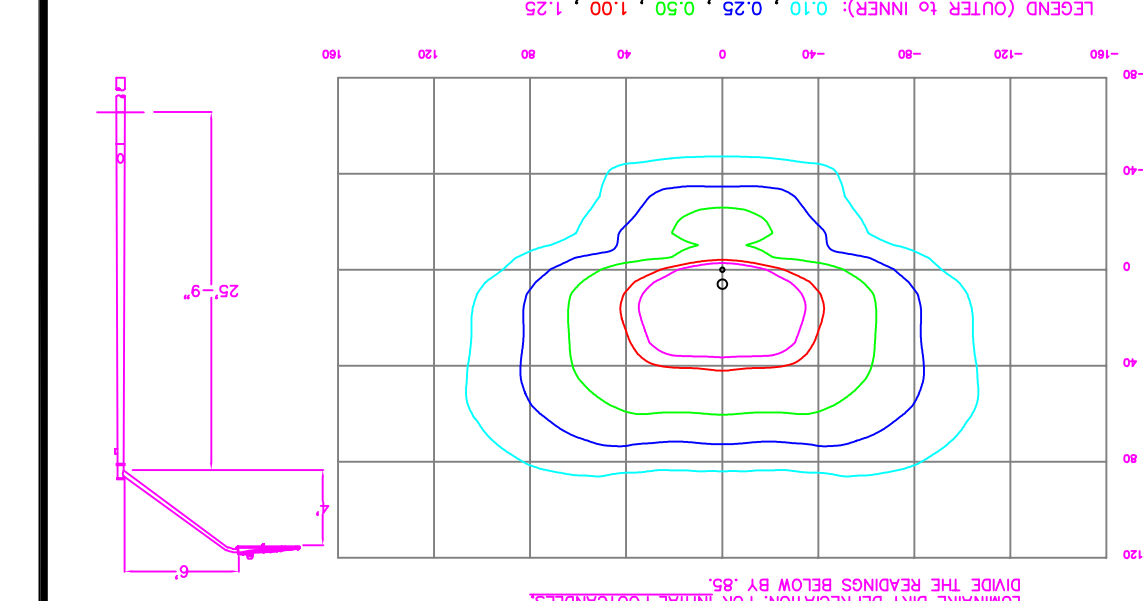
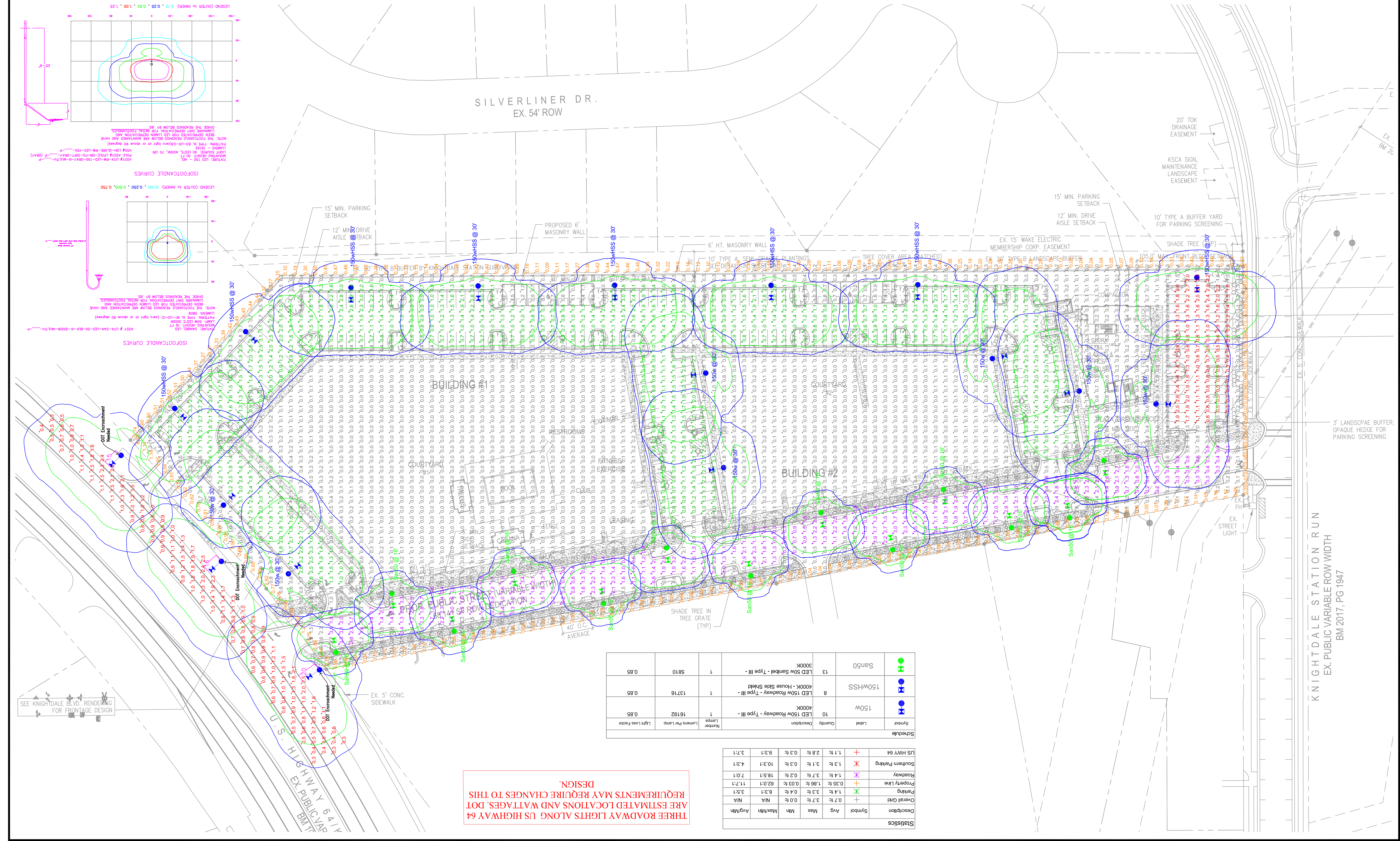
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PROPRIETARY & CONFIDENTIAL

Designed by	DEP LIGHTING SOLUTIONS
Reviewed by	N. Johnson
Scale	1" = 40'
Date	07/27/2020
Description	LED 50w Sanbel & 150w Roadway
Site	"Arch D"
Drawing No.	20-0177C
Sht.	1 OF 1



Symbol	Description	Quantity	Label
●	San50	13	LED 50w Sanbel - Type III - 3000K
■	150wHSS	8	LED 150w Roadway - Type III - 4000K - House Side Shield
■	150w	10	LED 150w Roadway - Type III - 4000K
			Number Lamps
			Lumens Per Lamp
			Light Loss Factor

Description	Symbol	Avg	Max	Min	Max/Min Avg/Min
Overall Grid	+	0.71c	3.71c	0.01c	N/A
Parking	+	1.41c	3.31c	0.41c	8.3:1
Property Line	+	0.35c	1.86c	0.03c	62.0:1
Roadway	+	1.41c	3.71c	0.21c	18.5:1
Southern Parking	+	1.31c	3.11c	0.31c	10.3:1
US HWY 64	+	1.11c	2.81c	0.31c	9.3:1
					3.7:1

THREE ROADWAY LIGHTS ALONG US HIGHWAY 64 ARE ESTIMATED LOCATIONS AND WATTAGES. DOT REQUIREMENTS MAY REQUIRE CHANGES TO THIS DESIGN.

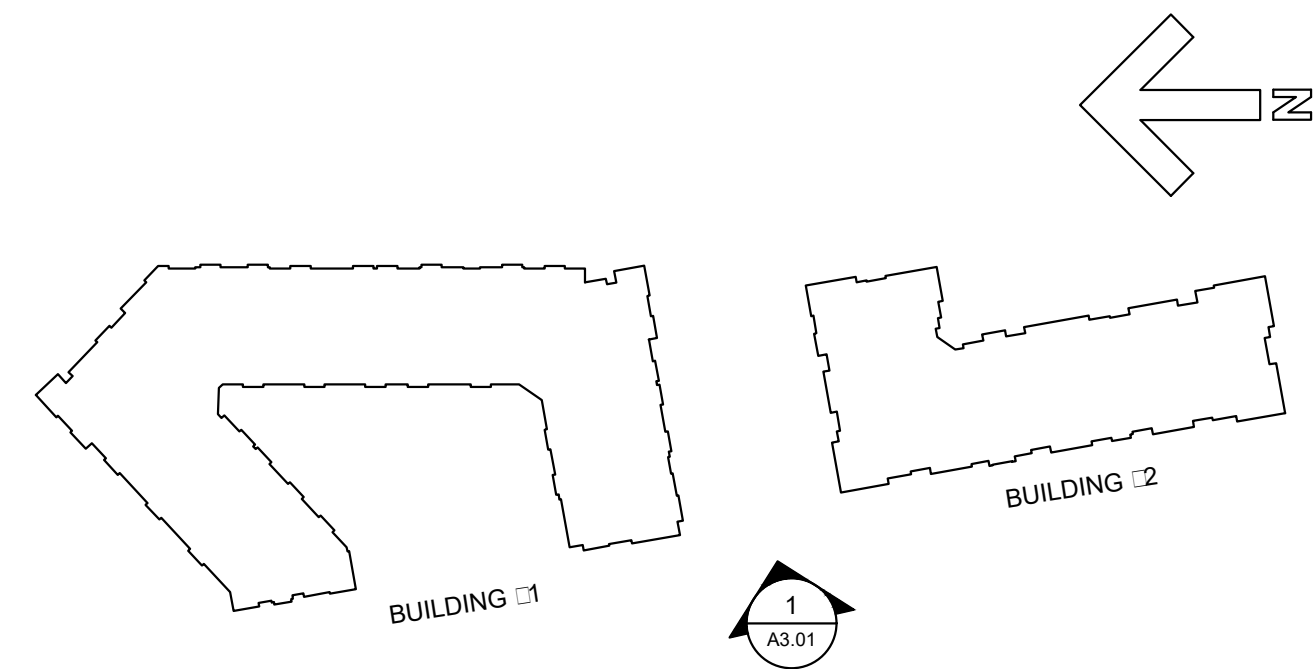
SEE KNIGHTDALE BLVD. RENDERING FOR FRONTAGE DESIGN

KNIGHTDALE STATION RUN
EX. PUBLIC VARIABLE ROW WIDTH
BM 2017, PG 1947



TYPICAL FRONT ELEVATION
SCALE: N.T.S.

5



BUILDINGS #1 & #2: KEY PLAN
SCALE: N.T.S.

4



BUILDING #2 ELEVATION
SCALE: 1/16" = 1'-0"

3



BUILDING # 1 ELEVATION
SCALE: 1/16" = 1'-0"

2



STREETSCAPE ELEVATION
SCALE: 1/30" = 1'-0"

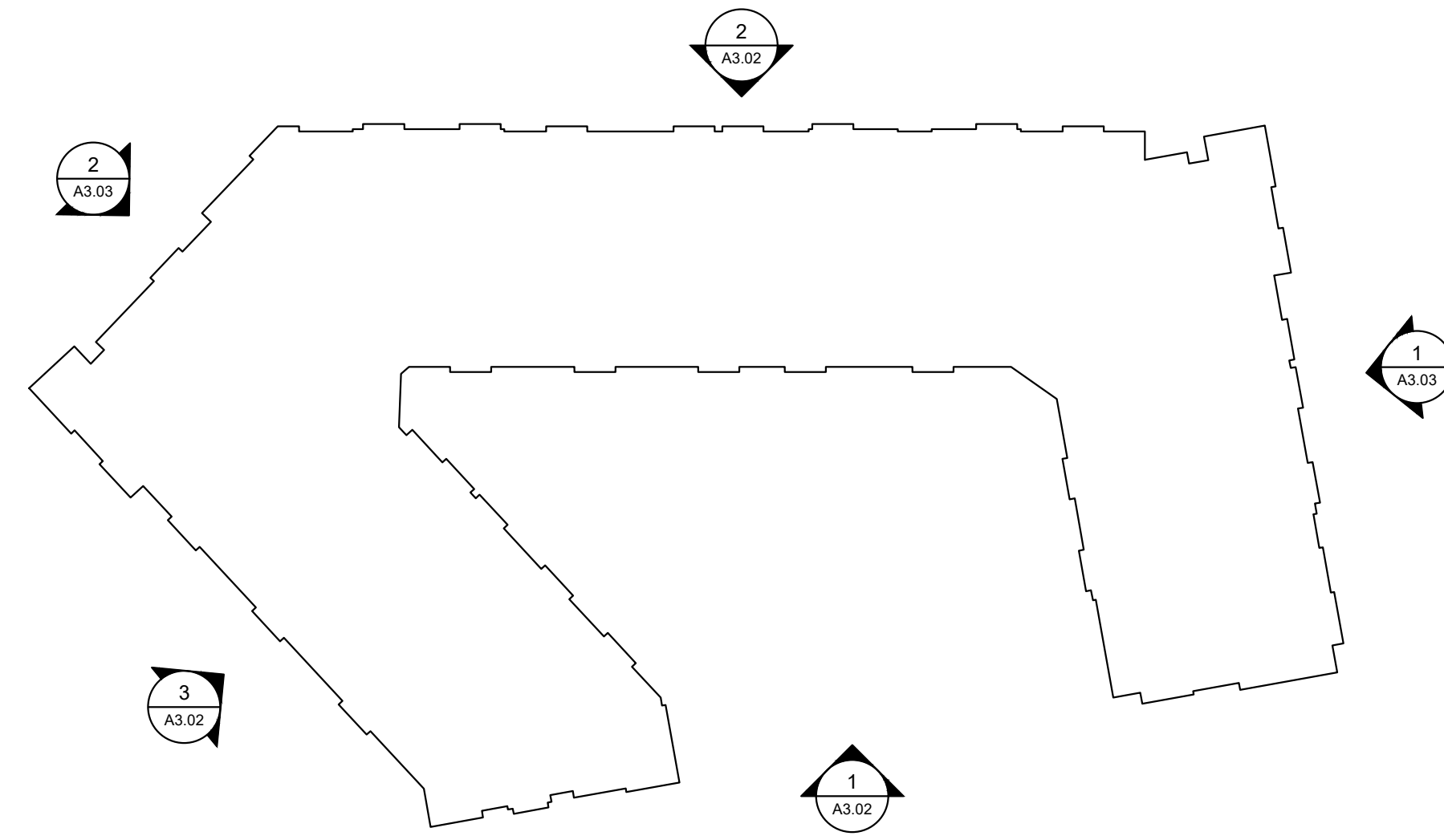
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ALL ELEVATIONS
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ONLY

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PROJECT:	2019125-Knightdale	DATE
ISSUE:	SKETCH PLAN	12.04.2019
REVISIONS:	2nd Review Comments	02.12.2020
	PUD Submittal	06.22.2020
	1st Review Comments	07.30.2020
DRAWN BY:		
CHECKED BY:		
CONTENT:	BUILDING ELEVATIONS	



BUILDING 1: KEY PLAN
SCALE: N.T.S.

4



BUILDING 1: SIDE ELEVATION
SCALE: 3/32" = 1'-0"

3



BUILDING 1: REAR ELEVATION
SCALE: 3/32" = 1'-0"

2



BUILDING 1: STREETSCAPE ELEVATION
SCALE: 3/32" = 1'-0"

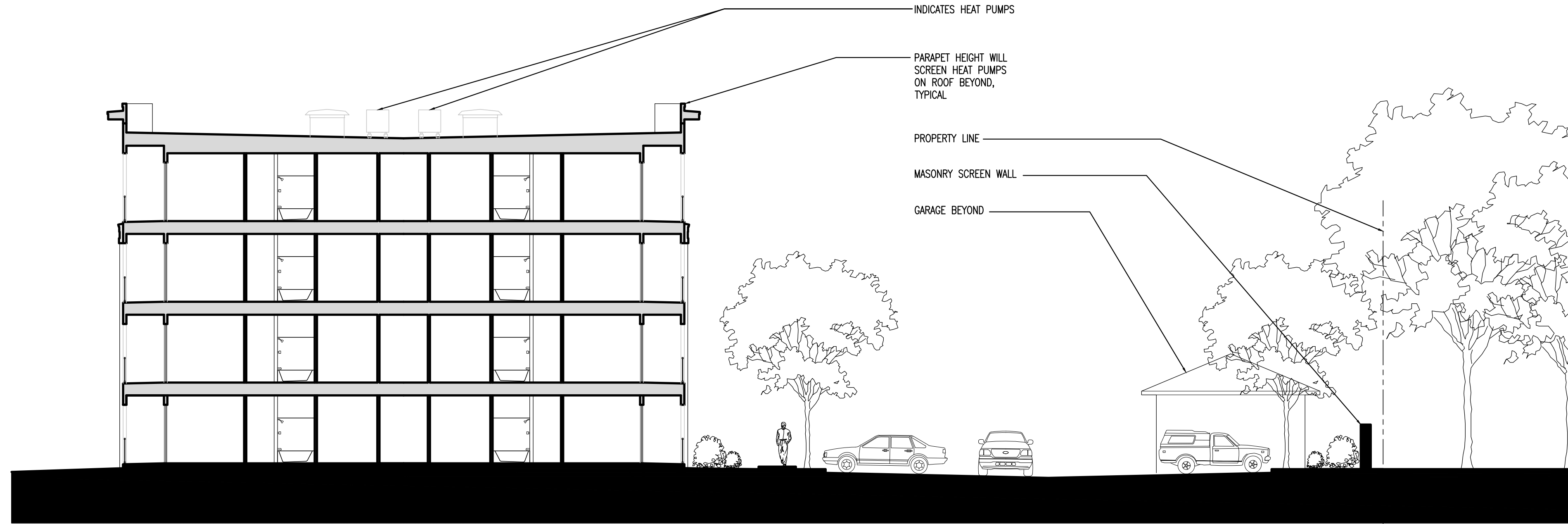
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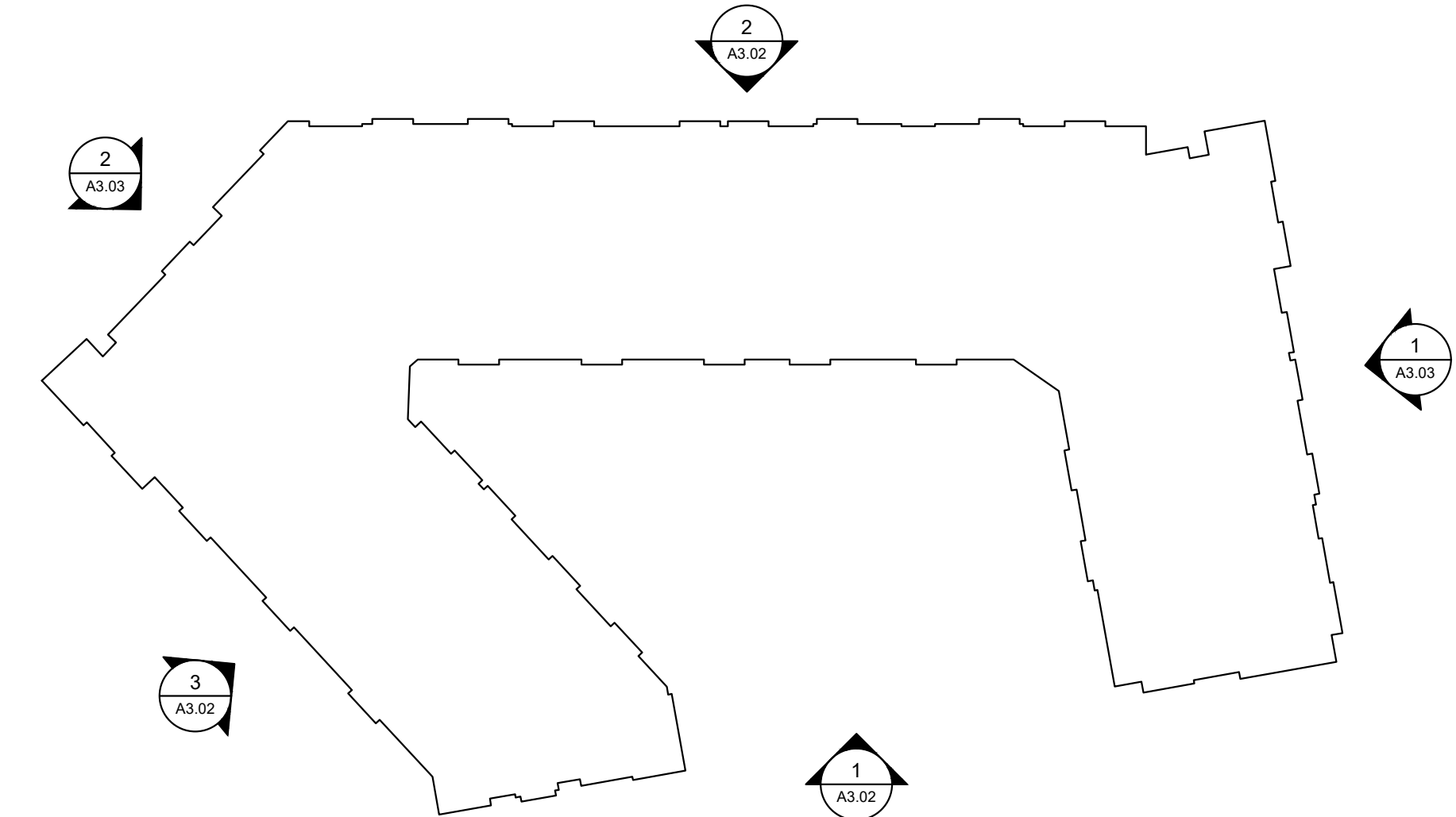
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SITE SECTION
SCALE: 3/32" = 1'-0"

4



BUILDING 1: KEY PLAN
SCALE: N.T.S.

3



BUILDING 1: SIDE ELEVATION
SCALE: 3/32" = 1'-0"

2



BUILDING 1: SIDE ELEVATION
SCALE: 3/32" = 1'-0"

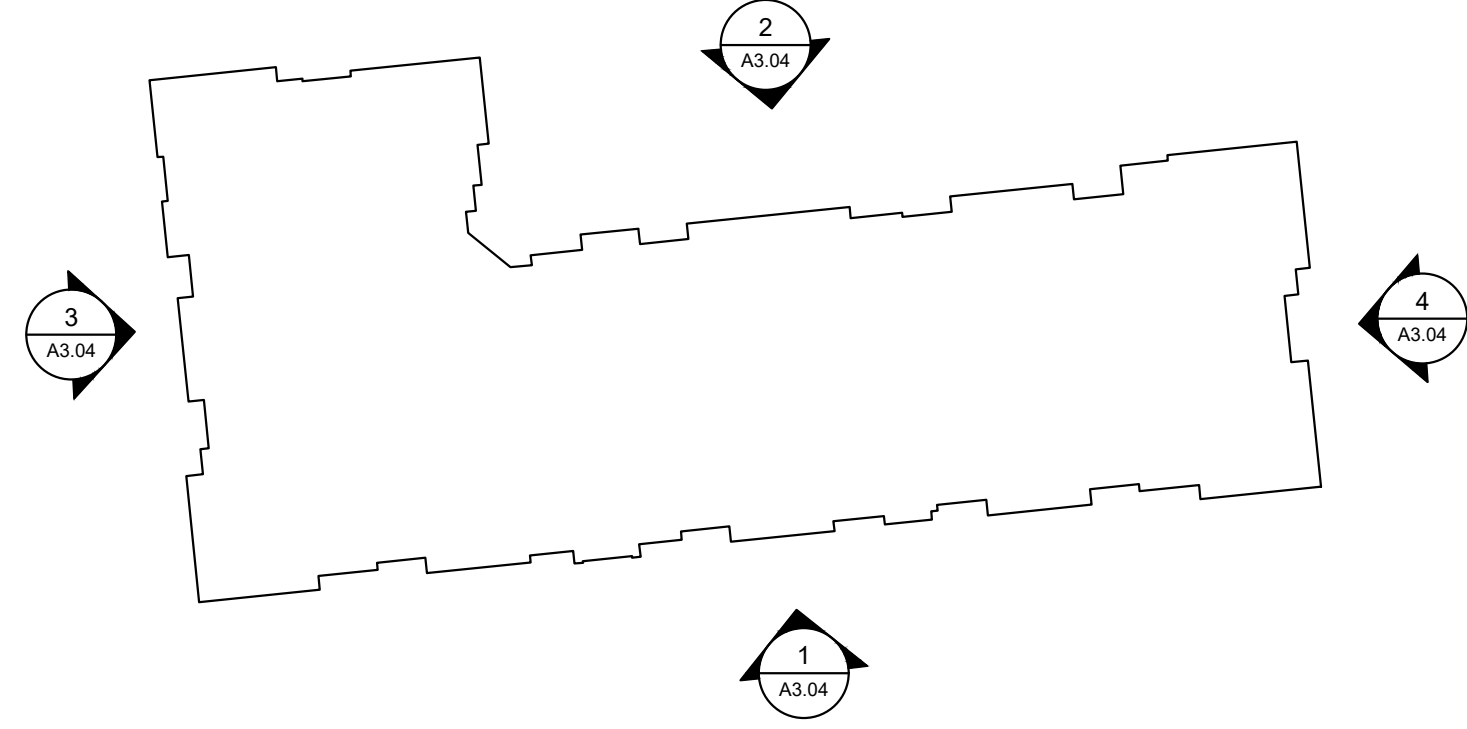
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**ALL ELEVATIONS
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CONTENT:	BUILDING ELEVATIONS

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BUILDING 2: KEY PLAN
SCALE: N.T.S.

5



BUILDING 2: SIDE ELEVATION
SCALE: 3/32" = 1'-0"

4



BUILDING 2: SIDE ELEVATION
SCALE: 3/32" = 1'-0"

3



BUILDING 2: REAR ELEVATION
SCALE: 3/32" = 1'-0"

2



BUILDING 2: STREETSCAPE ELEVATION
SCALE: 3/32" = 1'-0"

1

ALL ELEVATIONS
ARE SCHEMATIC
ONLY



PROJECT:	2019125-Knightdale	DATE
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CONTENT:	BUILDING ELEVATIONS	

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ALL ELEVATIONS
ARE SCHEMATIC
ONLY



BUILDING 3: NORTH ELEVATION
SCALE: 1/8" = 1'-0"

5



BUILDING 3: EAST ELEVATION
SCALE: 1/8" = 1'-0"

4



BUILDING 3: SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

3



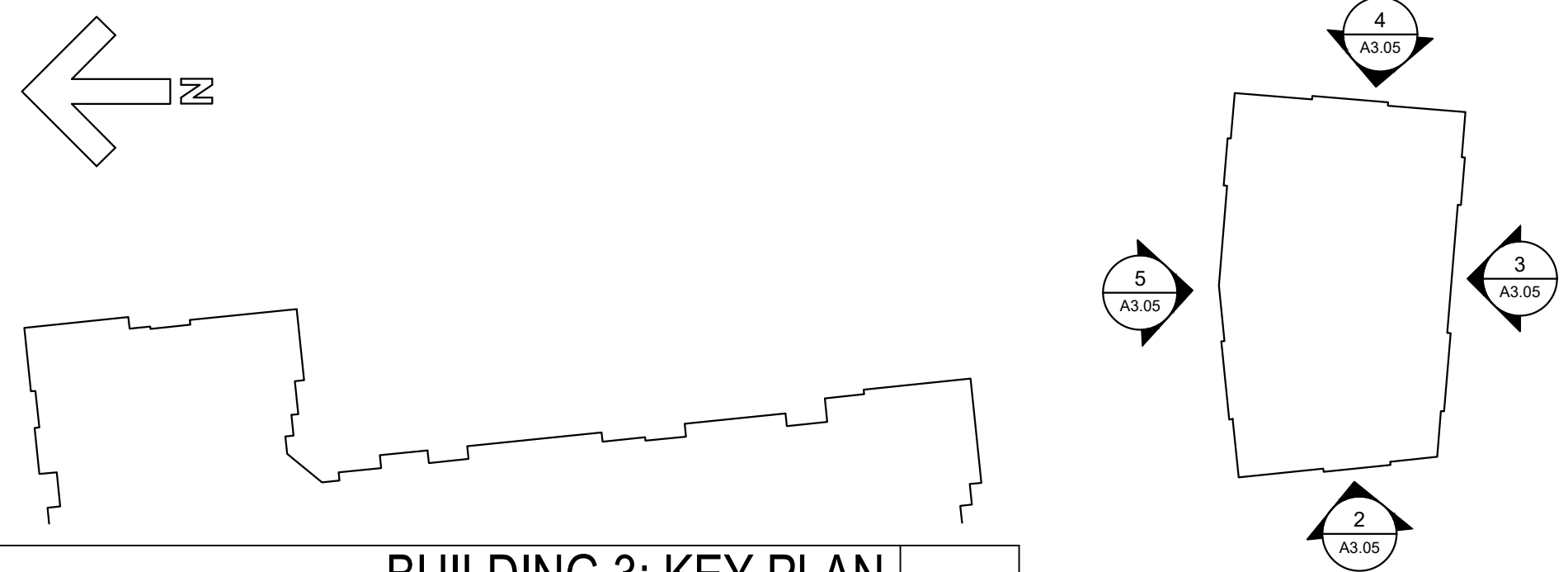
BUILDING 2: WEST ELEVATION
SCALE: 1/8" = 1'-0"

2



NEW PUBLIC STREETSCAPE VIEW
SCALE: N.T.S.

1



BUILDING 3: KEY PLAN
SCALE: N.T.S.

6

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CONTENT:	BUILDING ELEVATIONS