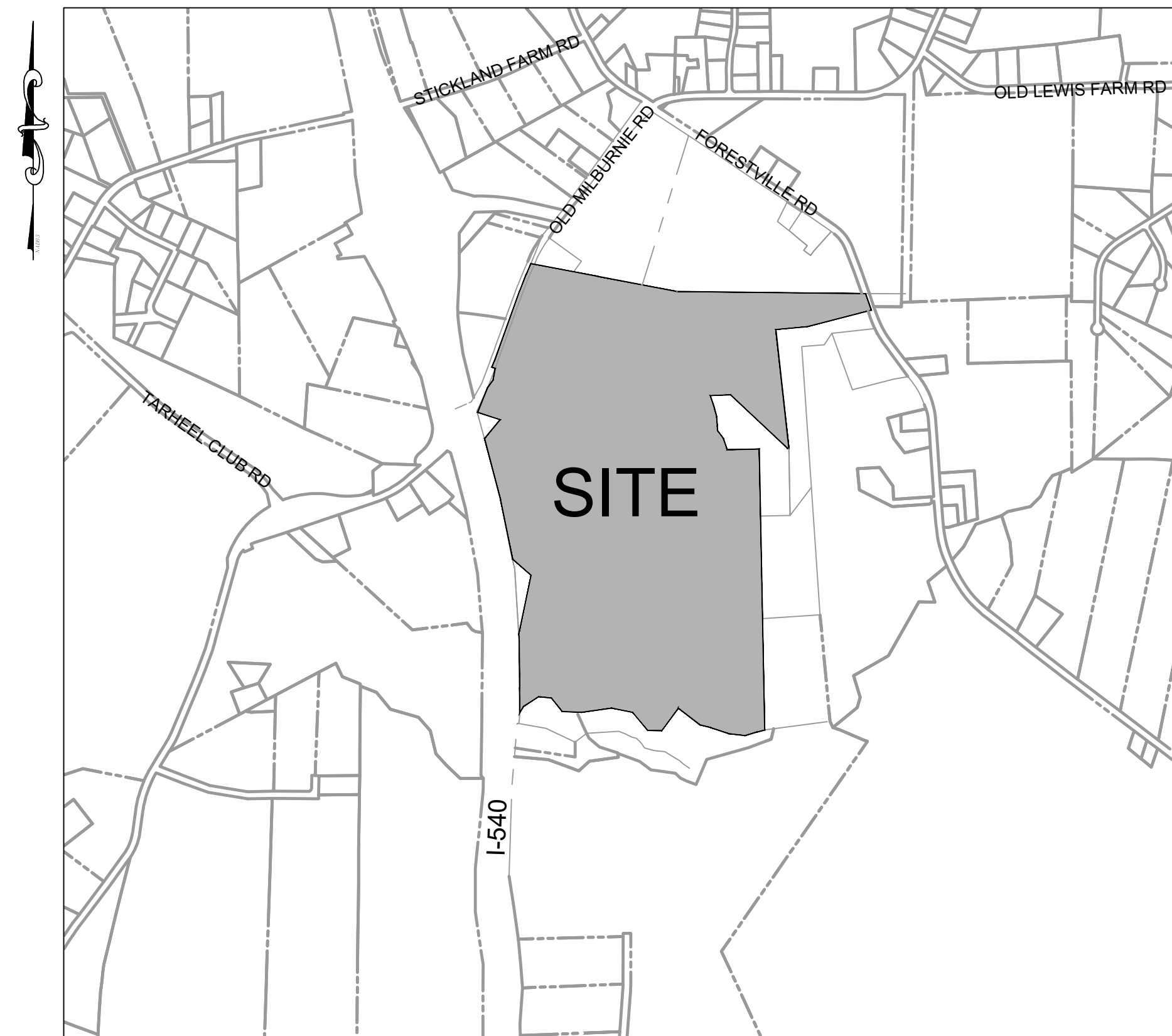


# ALLEN PARK MASTER PLAN

TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

## SITE DATA

PROJECT:	ALLEN PARK	
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:	NATELLI COMMUNITIES 1903 N. HARRISON AVE CARY, NC 27513 PHONE: 919-868-3102 BRIAN MASSENGILL EMAIL: BRIAN@NATELLI.COM	
PROPERTY LOCATION:	2300 OLD MILBURNIE ROAD WAKE COUNTY, NORTH CAROLINA	
PINS:	1745-43-7740, 1745-43-0006, 1745-54-5662, PORTION OF 1745-54-6015	
EXISTING ZONING:	RT	
PROPOSED ZONING:	GR-8 PUD	
TOWNSHIP:	ST. MATTHEW'S	
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL	
TOTAL PROPOSED UNITS:	624 377 SINGLE FAMILY + 78 SINGLE FAMILY RANCH + 169 ATTACHED TOWNHOMES	
TOTAL OPEN SPACE:	SINGLE FAMILY RESIDENTIAL	
SETBACKS:	FRONT LOAD DETACHED FRONT: 10' DRIVEWAY LENGTH: 20' REAR: 20' SIDE: 5' CORNER: 10'	REAR LOAD DETACHED FRONT: 10' REAR: 20' DRIVEWAY LENGTH: 20' SIDE: 3' CORNER: 10'
	REAR LOAD TOWNHOME FRONT: 10' DRIVEWAY LENGTH: 20' REAR: 20' BUILDING SEPARATION: 10' CORNER: 10'	
DENSITY:	PROPOSED DENSITY = 3.46 du/a	
CONNECTIVITY INDEX:	NODES = 50 LINKS = 73 73 / 50 = 1.46	
OPEN SPACE:	OPEN SPACE AREA PROVIDED: 24.80 AC ACTIVE OPEN SPACE AREA PROVIDED: 13.12 AC	
TREE COVER AREA:	DEVELOPMENT PERIMETER = 15,165 LF TREE COVER AREA = 15,165 LF * 20 LF = 303,280 SF NEUSE RIVER BUFFER AREA = 465,991 SF SHOD OVERLAY AREA = 137,319 SF TREE COVERAGE PROVIDED = 603,310 SF	



VICINITY MAP

### OWNERS OF RECORD

WILMAR II LLC, MARTIN ALLEN FAMILY LLC 2300 OLD MILBURNIE ROAD KNIGHTDALE, NC 27604
EVERETT NICHOLS JR 6208 BATTLEFORD DR RALEIGH, NC 27612
JOHN CHARLES DELLINGER 6030 FORESTVILLE RD RALEIGH, NC 27604

Natelli Communities

THOUGHTFUL PLANNING  
TIMELESS DESIGN  
ATTENTION TO DETAIL

### Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER
C1.0	OVERALL EXISTING CONDITIONS
C1.1	DETAILED EXISTING CONDITIONS - SHEET 1 OF 2
C1.2	DETAILED EXISTING CONDITIONS - SHEET 2 OF 2
C2.0	OVERALL SITE PLAN
C2.1	DETAILED SITE PLAN - SHEET 1 OF 6
C2.2	DETAILED SITE PLAN - SHEET 2 OF 6
C2.3	DETAILED SITE PLAN - SHEET 3 OF 6
C2.4	DETAILED SITE PLAN - SHEET 4 OF 6
C2.5	DETAILED SITE PLAN - SHEET 5 OF 6
C2.6	DETAILED SITE PLAN - SHEET 6 OF 6
C2.7	OPEN SPACE PLAN
C3.0	OVERALL UTILITY PLAN
C3.1	DETAILED UTILITY PLAN - SHEET 1 OF 6
C3.2	DETAILED UTILITY PLAN - SHEET 2 OF 6
C3.3	DETAILED UTILITY PLAN - SHEET 3 OF 6
C3.4	DETAILED UTILITY PLAN - SHEET 4 OF 6
C3.5	DETAILED UTILITY PLAN - SHEET 5 OF 6
C3.6	DETAILED UTILITY PLAN - SHEET 6 OF 6
C4.0	OVERALL STORMWATER PLAN
C4.1	DETAILED STORMWATER PLAN - SHEET 1 OF 6
C4.2	DETAILED STORMWATER PLAN - SHEET 2 OF 6
C4.3	DETAILED STORMWATER PLAN - SHEET 3 OF 6
C4.4	DETAILED STORMWATER PLAN - SHEET 4 OF 6
C4.5	DETAILED STORMWATER PLAN - SHEET 5 OF 6
C4.6	DETAILED STORMWATER PLAN - SHEET 6 OF 6
C5.0	OVERALL LANDSCAPE PLAN
C5.1	DETAILED LANDSCAPE PLAN - SHEET 1 OF 6
C5.2	DETAILED LANDSCAPE PLAN - SHEET 2 OF 6
C5.3	DETAILED LANDSCAPE PLAN - SHEET 3 OF 6
C5.4	DETAILED LANDSCAPE PLAN - SHEET 4 OF 6
C5.5	DETAILED LANDSCAPE PLAN - SHEET 5 OF 6
C5.6	DETAILED LANDSCAPE PLAN - SHEET 6 OF 6
C6.0	OVERALL LIGHTING PLAN
C6.1	DETAILED LIGHTING PLAN - SHEET 1 OF 2
C6.2	DETAILED LIGHTING PLAN - SHEET 2 OF 2
C7.0	OVERALL SIGNS & MARKINGS PLAN
C7.1	DETAILED SIGNS & MARKINGS PLAN - SHEET 1 OF 2
C7.2	DETAILED SIGNS & MARKINGS PLAN - SHEET 2 OF 2

### PUBLIC INFRASTRUCTURE QUANTITIES TABLE

Sewer	
Manholes	143 EA
8" Public Sanitary Sewer	22,500 LF
Sewer Services	624 EA
Water	
12" Public Watermain	5,930 LF
8" Public Watermain	19,768 LF
6" Public Watermain	2,229 LF
Water Services	624 EA
Fire Hydrant Assemblies	68 EA
12" Gate Valves	37 EA
8" Gate Valves	77 EA
6" Gate Valves	7 EA
12" X 12" Tees	3 EA
12" X 8" Tees	7 EA
12" X 6" Tees	4 EA
8" X 8" Tees	15 EA
8" X 6" Tees	0 EA
12" X 12" Cross	3 EA
8" X 8" Cross	5 EA
12" Blow Off Assemblies	1 EA
8" Blow Off Assemblies	0 EA
6" Blow Off Assemblies	1 EA
8" Water Reducers	7 EA
6" Water Reducers	3 EA
Concrete/Asphalt	
Private Streets	8,426 LF
Public Streets	30,728 LF
Public 5' Sidewalk	50,601 LF
30" Curb & Gutter	78,308 LF
Site Data	
Number of Lots	624
GPD Usage Water	299,520
GPD Usage Sewer	187,200
Calculation for GPD Water (per Unit)	480
Calculation for GPD Sewer (per Unit)	300

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REVISION DESCRIPTION	DATE
	03/24/2021
	331
	B. BLACKMON
	J. CHANDLER
	N/A

**TIMMONS GROUP**  
NORTH CAROLINA LICENSE NO. C-1652

ALLEN PARK  
2300 OLD MILBURNIE RD, WAKE COUNTY, NORTH CAROLINA  
COVER

JOB NO.  
44529  
SHEET NO.  
C0.0



CONSTRUCTION DRAWING APPROVAL  
REQUIRED FOR DEVELOPMENT

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S:\331\44529-WL-MAR\DWG\Sheet\Print\44529-331-C1.0-EX15.dwg | Plotted by Clark Pugh



SCALE 1"=200'

0 200' 400'

NAD 83

**LEGEND**

- PROPERTY LINE
- 100-YR FLOOD LINE
- NEUSE STREAM BUFFER
- WETLANDS

- NOTES:**
- BOUNDARY TAKEN FROM SURVEY BY KCI ASSOCIATES OF NC DATED JANUARY 16, 2020.
  - TOPOGRAPHIC INFORMATION TAKEN FROM GIS DATED SEPTEMBER 2020.
  - WETLAND AND STREAM DELINEATION BY SOIL & ENVIRONMENTAL CONSULTANTS, PA DATED DECEMBER 03, 2020.
  - THE SUBJECT PROPERTY IS LOCATED IN ZONE X & AE IN ACCORDANCE WITH FIRM MAP #3720174500J, WITH AN EFFECTIVE DATE OF MAY 2, 2006.
  - ENVIRONMENTAL SURVEY SHALL INCLUDE A TREE SURVEY DETAILING THE DIAMETER OF ALL TREES ON SITE (SEC 16.2 B). ACCORDING TO SEC. 8.5.A, TREES SHALL EITHER REMAIN IN PLACE OR IF REMOVED SHALL BE REPLACED.

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NORTH CAROLINA LICENSE NO. C-1652

**ALLEN PARK**  
2300 OLD MILBURNIE RD, WAKE COUNTY, NORTH CAROLINA

**OVERALL EXISTING CONDITIONS**

JOB NO. 44529  
SHEET NO. C1.0

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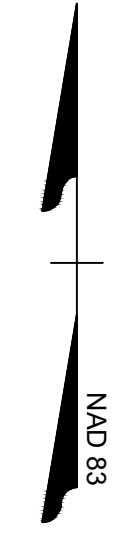
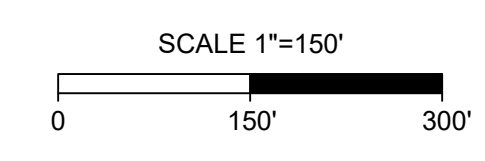
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SCALE 1"=150'

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NORTH CAROLINA LICENSE NO. C-1652  
**ALLEN PARK**  
2300 OLD MILBURNIE RD, WAKE COUNTY, NORTH CAROLINA  
**DETAILED EXISTING CONDITIONS - SHEET 1 OF 2**  
JOB NO. 44529  
SHEET NO. C1.1  
811 Know what's below. Call before you dig.

**LEGEND**  
- - - - - PROPERTY LINE  
- - - - - 100-YR FLOOD LINE  
- - - - - NEUSE STREAM BUFFER  
[Stippled Area] WETLANDS



S:\331\44529-WL-MAR\DWG\Sheet\Plot\44529-331-C10-EX15.dwg | Plotted by Clark Pugh

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**LEGEND**

- PROPERTY LINE
- 100-YR FLOOD LINE
- NEUSE STREAM BUFFER
- WETLANDS

**811** Know what's below.  
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CHECKED BY  
**J. CHANDLER**

SCALE  
**1"=150'**

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NORTH CAROLINA LICENSE NO. C-1652

**ALLEN PARK**  
2300 OLD MILBURNIE RD, WAKE COUNTY, NORTH CAROLINA

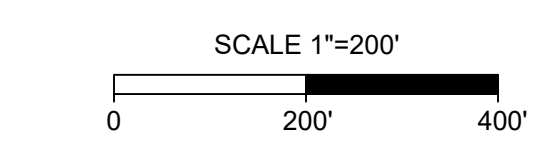
**DETAILED EXISTING CONDITIONS - SHEET 2 OF 2**

JOB NO.  
**44529**

SHEET NO.  
**C1.2**

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**LEGEND**

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

**TRANSPORTATION NETWORK**  
AN EXCEPTION TO NOT CONSTRUCT THE FUTURE FORESTVILLE ROAD COLLECTOR IS REQUESTED. THE COLLECTOR CROSSES THIS DEVELOPMENT FOR ONLY A SMALL PORTION OF THE CROSS ROAD.

AN EXCEPTION 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.

AN EXCEPTION TO ALLOW AN 84' PUBLIC RIGHT OF WAY STREET SECTION, A MODIFIED ONE WAY LOCAL STREET FROM THE STANDARDS IN THE UDD, WITH A SMALLER MEDIAN TO PROVIDE AN ENHANCED ACCESS TO THE SECONDARY AMENITY AREA.

SECTION 8.2 OF THE KNIGHTDALE UNIFIED DEVELOPMENT ORDINANCE STATES THAT LOTS LESS THAN 60' ARE EXEMPT FROM THE RESIDENTIAL CLEARING AND GRADING REQUIREMENTS OF THAT SECTION. THE PROPOSED DEVELOPMENT WILL HAVE A MAXIMUM LOT WIDTH OF 60'. SELECTIVE EXEMPTIONS TO THE CLEARING AND GRADING REQUIREMENTS PRESENTED IN SECTION 8.2 OF THE UDD ARE REQUESTED FOR PROPOSED LOTS THAT ARE 60' WIDE OR WIDER.

SECTION 2.7 OF THE KNIGHTDALE UNIFIED DEVELOPMENT ORDINANCE REQUIRES THAT ANY LOT LESS THAN 80' IN WIDTH BE ACCESSED VIA AN ALLEY OR REAR LANE ACCESS. ADDITIONALLY, THE UDD REQUIRES THAT SIDE SETBACKS BE A MINIMUM OF 20% OF THE LOT WIDTH (TO A MINIMUM OF 6 FEET), AND DRIVEWAY LENGTH BE A MINIMUM OF 35'. IT IS PROPOSED THAT THE MINIMUM LOT WIDTH STANDARD BE REDUCED TO 55', SIDE SETBACKS BE REDUCED TO A MINIMUM OF 3 FEET, REAR SETBACKS BE REDUCED TO 20', AND DRIVEWAY LENGTHS BE REDUCED TO A MINIMUM OF 20 FEET IN ORDER TO BE ADEQUATELY DEVELOPED WITHIN THE SITE'S CONSTRAINTS.

**STREET NAME LENGTH (LF)**

ROAD A	1,374
ROAD B	2,182
ROAD C	1,511
ROAD D	1,100
ROAD E	2,124
ROAD F	1,452
ROAD G	1,088
ROAD H	1,073
ROAD I	912
ROAD J	510
ROAD K	3,626
ROAD L	257
ROAD M	639
ROAD N	1,085
ROAD O	1,779
ROAD P	1,226
ROAD Q	1,779
ROAD R	287
ROAD T	403
ROAD U	1,142
ROAD V	1,626
ROAD W	250
ROAD X	453
ROAD Y	367
<b>TOTAL</b>	<b>27,878</b>

**ALLEY LENGTH (LF)**

ALLEY A	1,119
ALLEY B	317
ALLEY C	700
ALLEY D	525
ALLEY E	266
ALLEY F	598
ALLEY G	291
ALLEY H	517
ALLEY I	584
ALLEY J	663
ALLEY K	1,244
ALLEY L	963
ALLEY M	955
ALLEY Z	411
<b>TOTAL</b>	<b>9,153</b>

**SITE DATA**

**DEVELOPER:**  
BRIAN MASSINGILL  
NATELLI COMMUNITIES  
1903 N. HARRISON AVE  
CARY, NC 27513  
BRIAN@NATELLI.COM  
PHONE: 919-868-3102

**ENGINEER:**  
TIMMONS GROUP  
BETH BLACKMON, PE  
5410 TRINITY ROAD, STE. 102  
RALEIGH, NC 27607  
PHONE: 919-866-4509

**OWNER OF RECORD:**  
WILMAR ILLCO, MARTIN ALLEN FAMILY LLC  
2300 OLD MILBURNIE RD  
KNIGHTDALE, NC 27604

**EVERETT NICHOLS JR**  
6208 BATTLEFORD DR  
RALEIGH, NC 27612

**JOHN CHARLES DELLINGER**  
6030 FORESTVILLE RD  
RALEIGH, NC 27604

**HOMEOWNER'S ASSOCIATION (HOA)**  
WILL OWN AND MAINTAIN ALL OPEN SPACE PARCELS AND WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING REQUIRED BY TOWN OF KNIGHTDALE UNIFIED DEVELOPMENT ORDINANCE (UDO).

**REAR LOAD TOWNHOME**  
FRONT: 10'  
DRIVEWAY LENGTH: 20'  
REAR: 20'  
BUILDING SEPARATION: 10'  
CORNER: 10'

**REAR LOAD DETACHED**  
FRONT: 10'  
REAR: 20'  
DRIVEWAY LENGTH: 20'  
SIDE: 3'  
CORNER: 10'

**MINIMUM PROVIDED LOT WIDTH = 22'**  
**MINIMUM LOT SIZE PROVIDED = 2,089 sq.ft.**  
**AVERAGE LOT SIZE PROVIDED = 5,553 sq.ft.**

**OPEN SPACE REQUIRED: 24.1 acres**  
**ACTIVE OPEN SPACE REQUIRED: 12.1 acres**  
**TOTAL LENGTH OF PUBLIC ROADS = 27,878 LF**  
**TOTAL LENGTH OF PRIVATE ROADS = 9,153 LF**

**EXISTING ZONING = RT**  
**PROPOSED ZONING = GR8 PUD**

**FIRM MAP# = 3720174500J EFFECTIVE 5/2/2006**

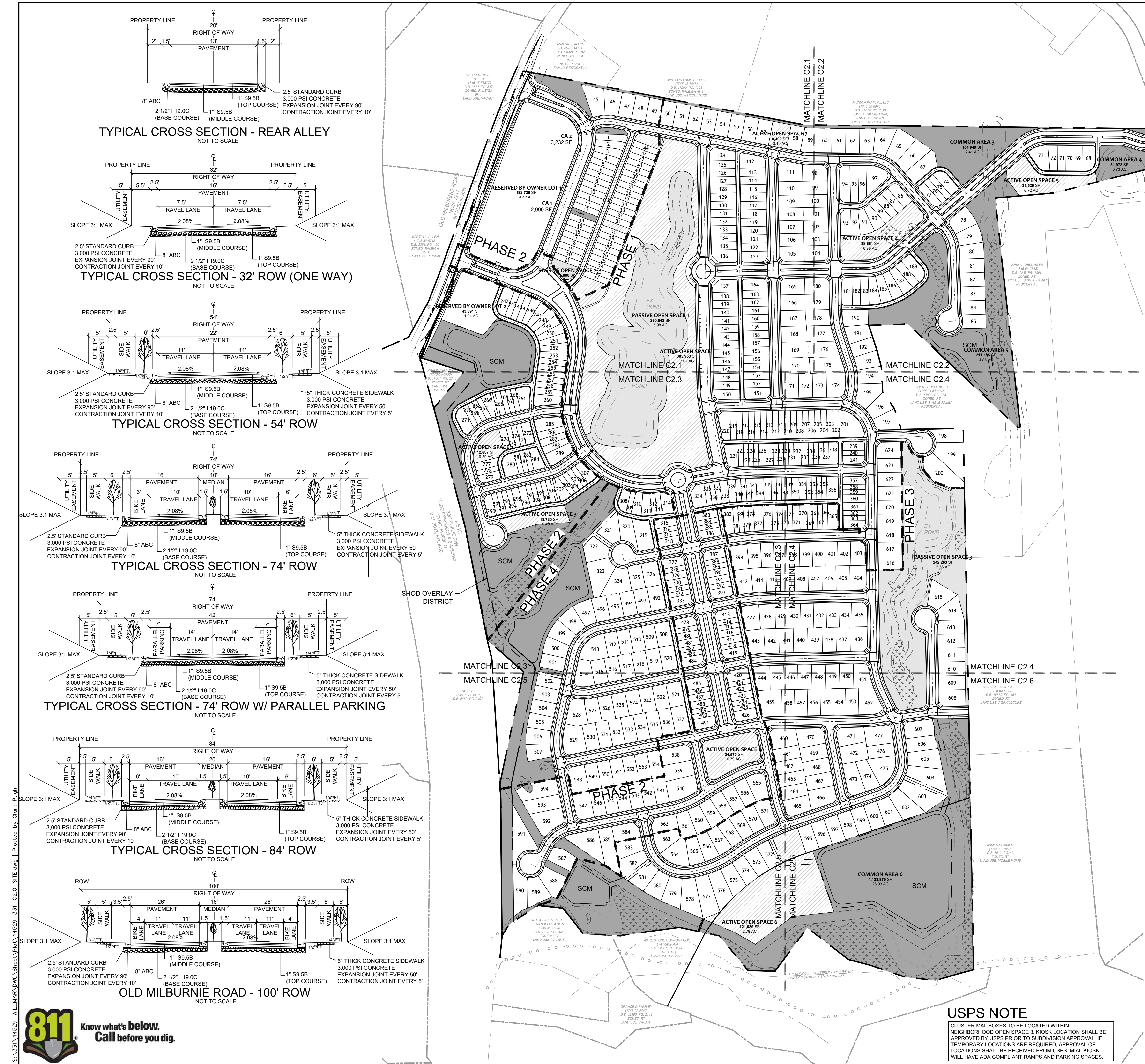
**TOTAL EXISTING TRACT = 180.4 acres**  
**PROPOSED FRONT LOADED LOTS = 283**  
**PROPOSED REAR LOADED LOTS = 341**  
**PROPOSED DENSITY = 3.46 du/acre**

**PIN #S = 1745-43-7740, 1745-43-0006, 1745-54-5662, PORTION OF 1745-54-6015**  
**DB = 8765 PG = 1840; DB = 9686 PG = 2190**  
**DB = 2896 PG = 452; PORTION OF DB = 14929 PG = 2331**

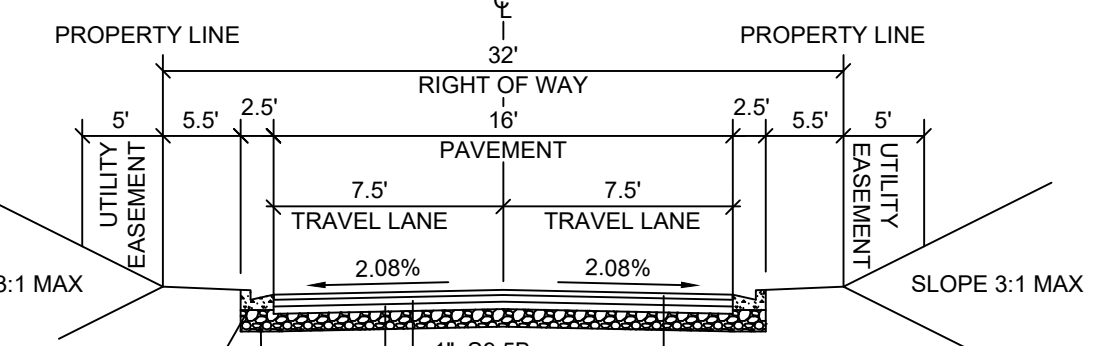
**\*NOTE. DRIVEWAY LENGTHS SHOULD BE FROM THE EDGE OF ROW TO ALLOW VEHICLES TO FULLY FIT ON DRIVEWAYS**

**USPS NOTE**

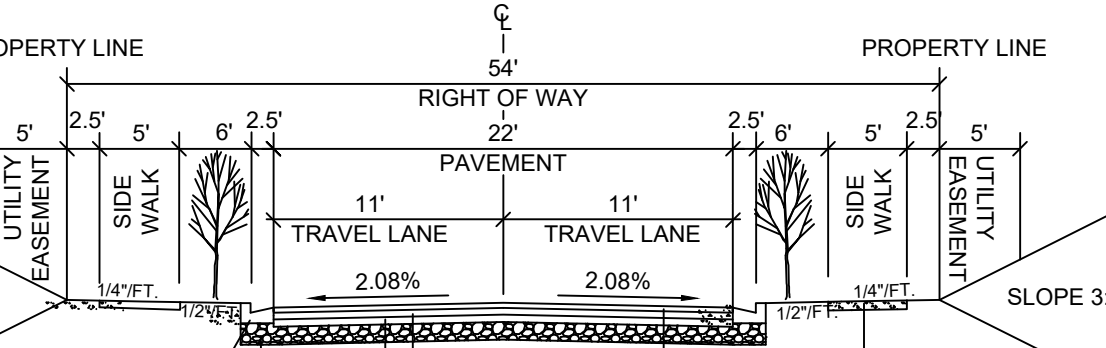
CLUSTER MAILBOXES TO BE LOCATED WITHIN NEIGHBORHOOD OPEN SPACE 3. KIOSK LOCATION SHALL BE APPROVED BY USPS PRIOR TO SUBDIVISION APPROVAL. IF TEMPORARY LOCATIONS ARE REQUIRED, APPROVAL OF LOCATIONS SHALL BE RECEIVED FROM USPS. MAIL KIOSK WILL HAVE ADA COMPLIANT RAMPS AND PARKING SPACES.



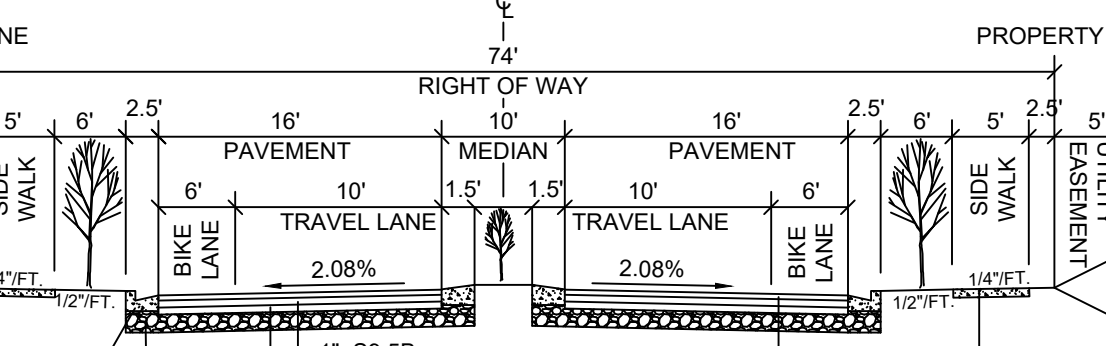
**TYPICAL CROSS SECTION - REAR ALLEY**  
NOT TO SCALE



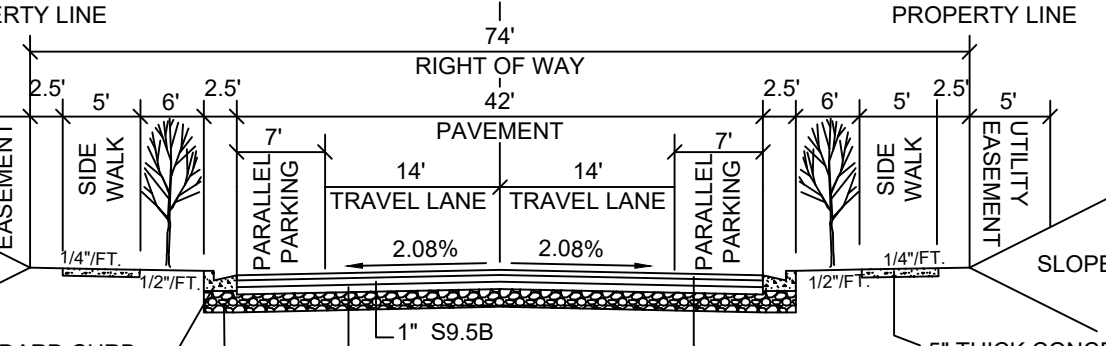
**TYPICAL CROSS SECTION - 32' ROW (ONE WAY)**  
NOT TO SCALE



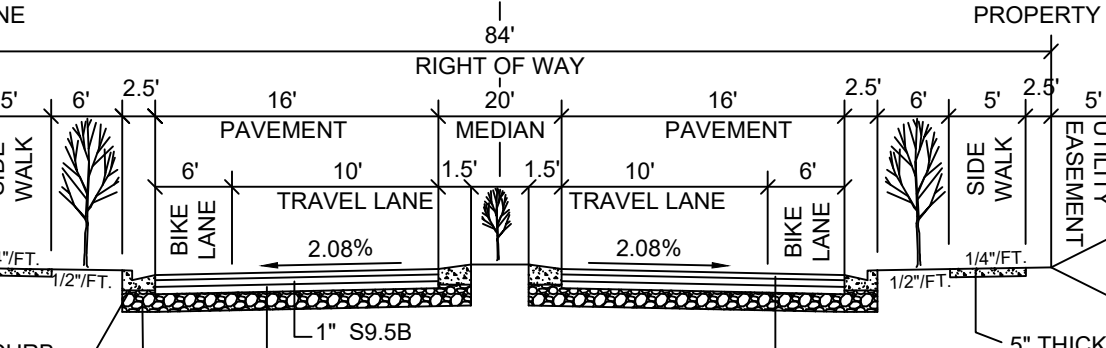
**TYPICAL CROSS SECTION - 54' ROW**  
NOT TO SCALE



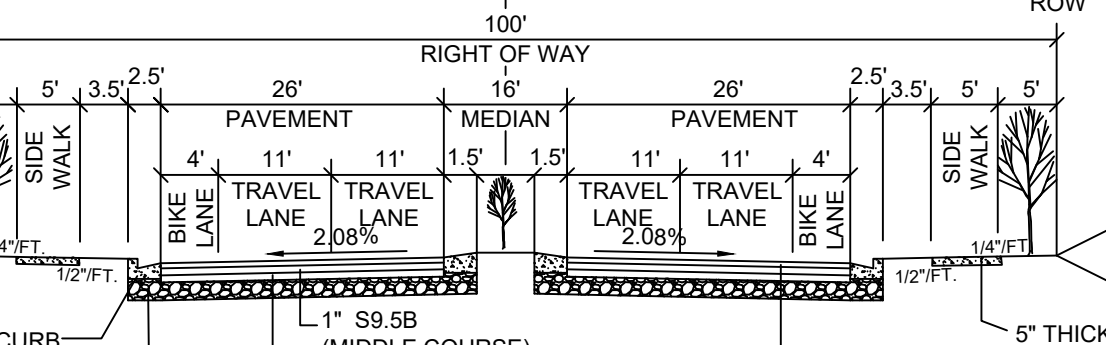
**TYPICAL CROSS SECTION - 74' ROW**  
NOT TO SCALE



**TYPICAL CROSS SECTION - 74' ROW W/ PARALLEL PARKING**  
NOT TO SCALE



**TYPICAL CROSS SECTION - 84' ROW**  
NOT TO SCALE



**OLD MILBURNIE ROAD - 100' ROW**  
NOT TO SCALE



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03/24/2021

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DESIGNED BY  
B. BLACKMON

CHECKED BY  
J. CHANDLER

SCALE  
1"=200'

**TIMMONS GROUP**

**ALLEN PARK**  
2300 OLD MILBURNIE RD, WAKE COUNTY, NORTH CAROLINA

**OVERALL SITE PLAN**

JOB NO.  
44529

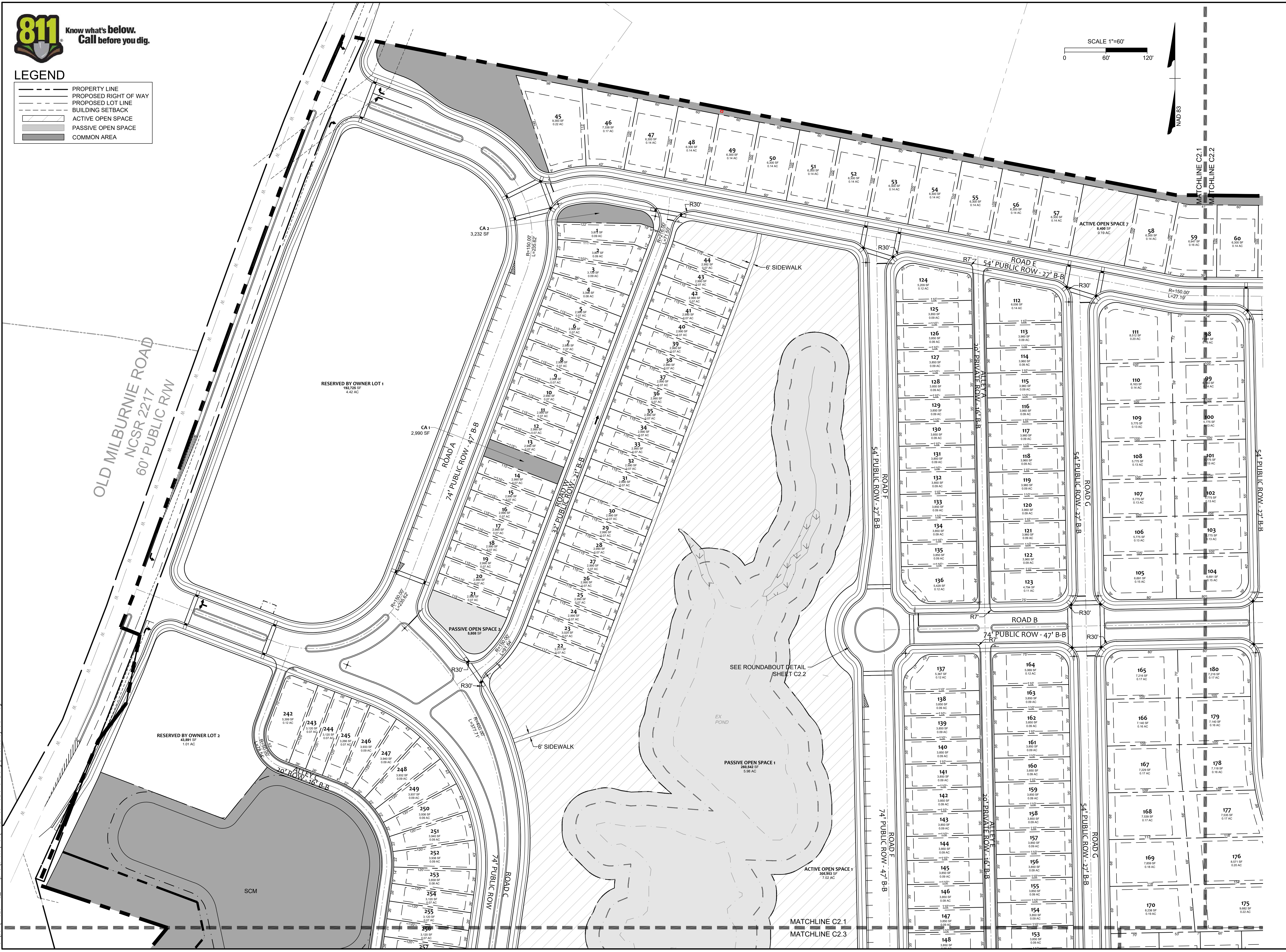
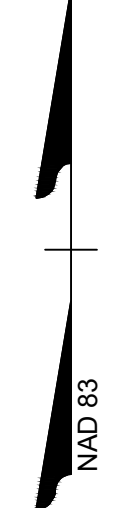
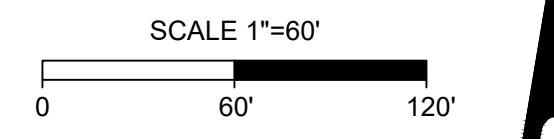
SHEET NO.  
C2.0

S:\331\44529-WL-MAR-DWG-Street\Plot\44529-331-C2.0-SITE.dwg | Plotted by Clark Pugh



**LEGEND**

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



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CHECKED BY  
J. CHANDLER

SCALE  
1"=60'

**TIMMONS GROUP**

NORTH CAROLINA LICENSE NO. C-1652

**ALLEN PARK**  
2300 OLD MILBURNIE RD, WAKE COUNTY, NORTH CAROLINA

**DETAILED SITE PLAN - SHEET 1 OF 6**

JOB NO.  
44529

SHEET NO.  
C2.1

REVISION DESCRIPTION

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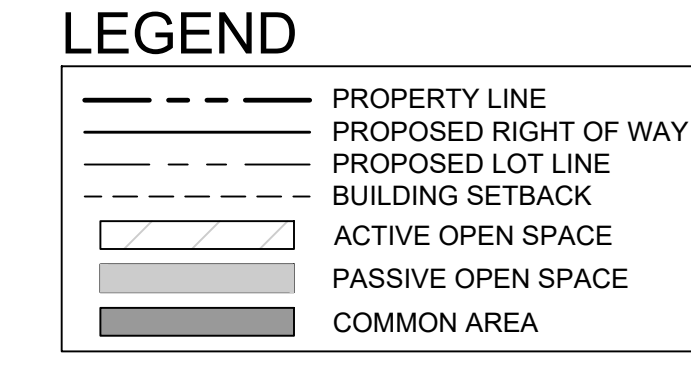
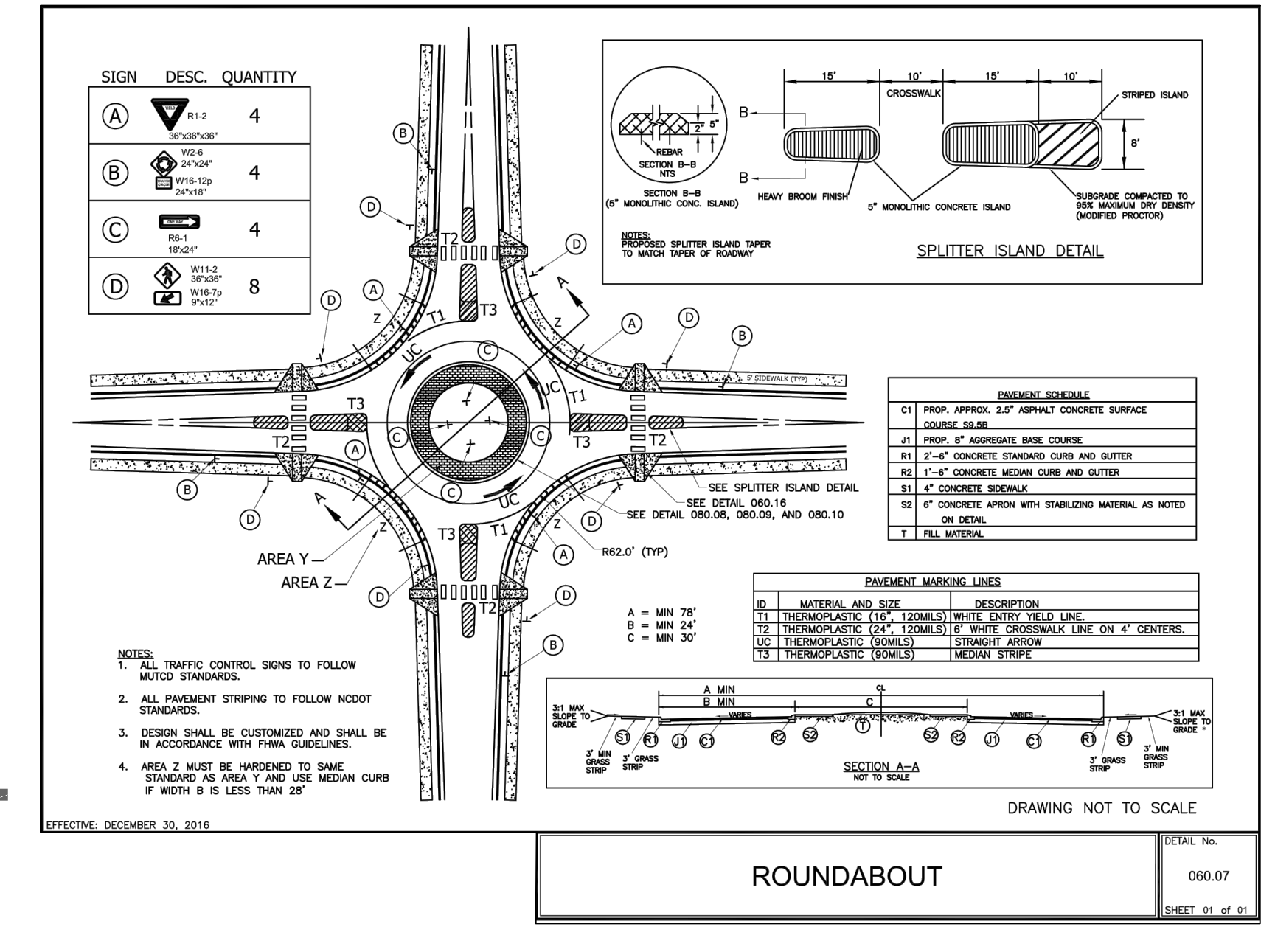
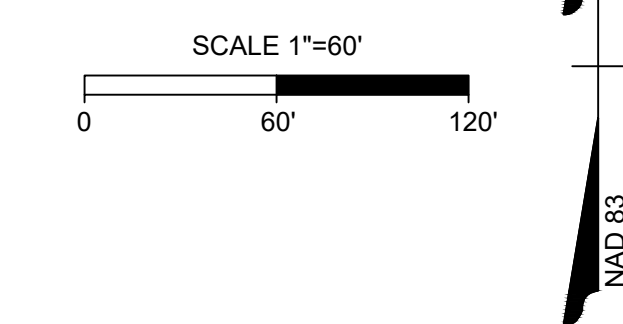
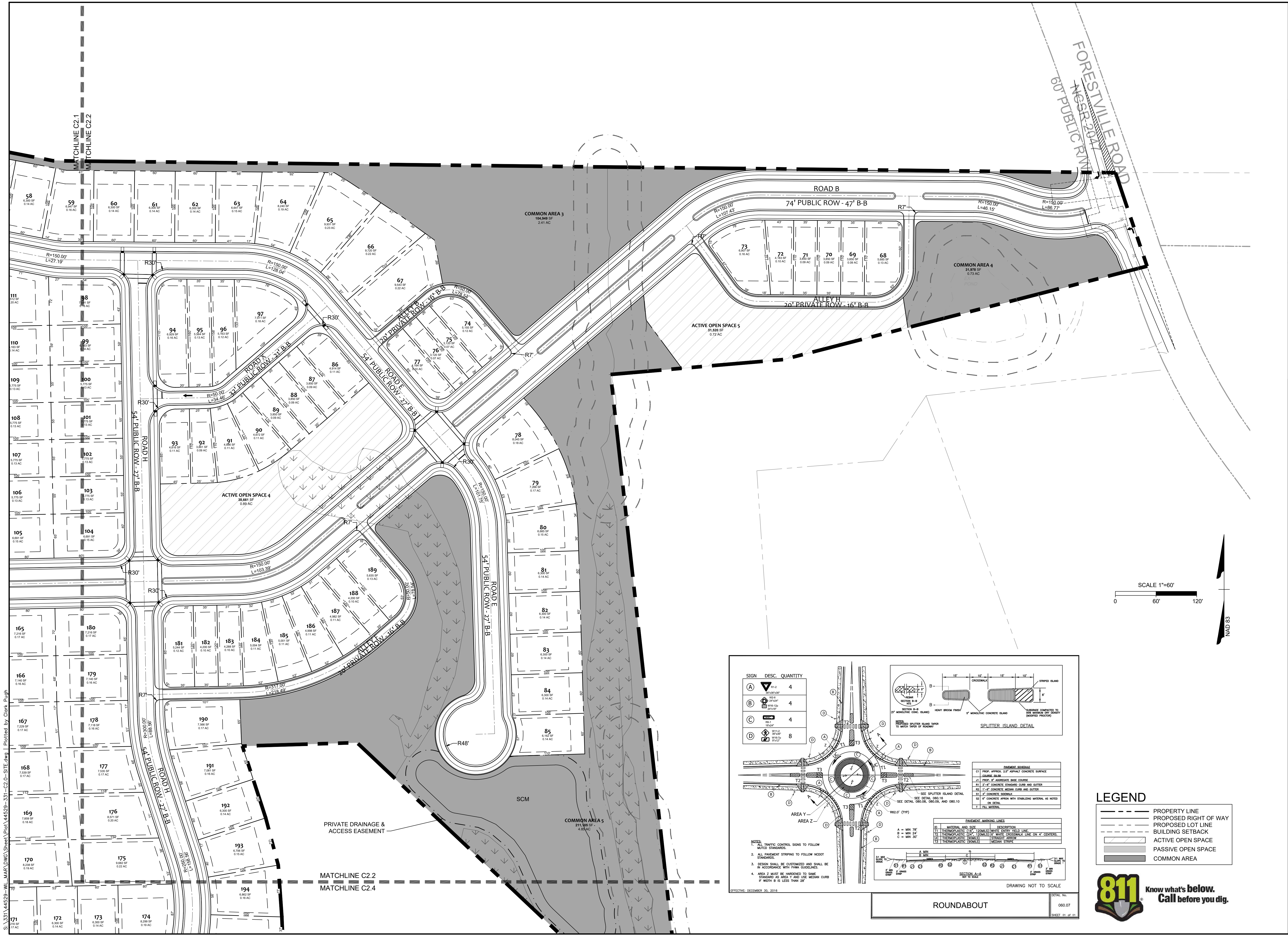
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J. CHANDLER  
SCALE  
1"=60'

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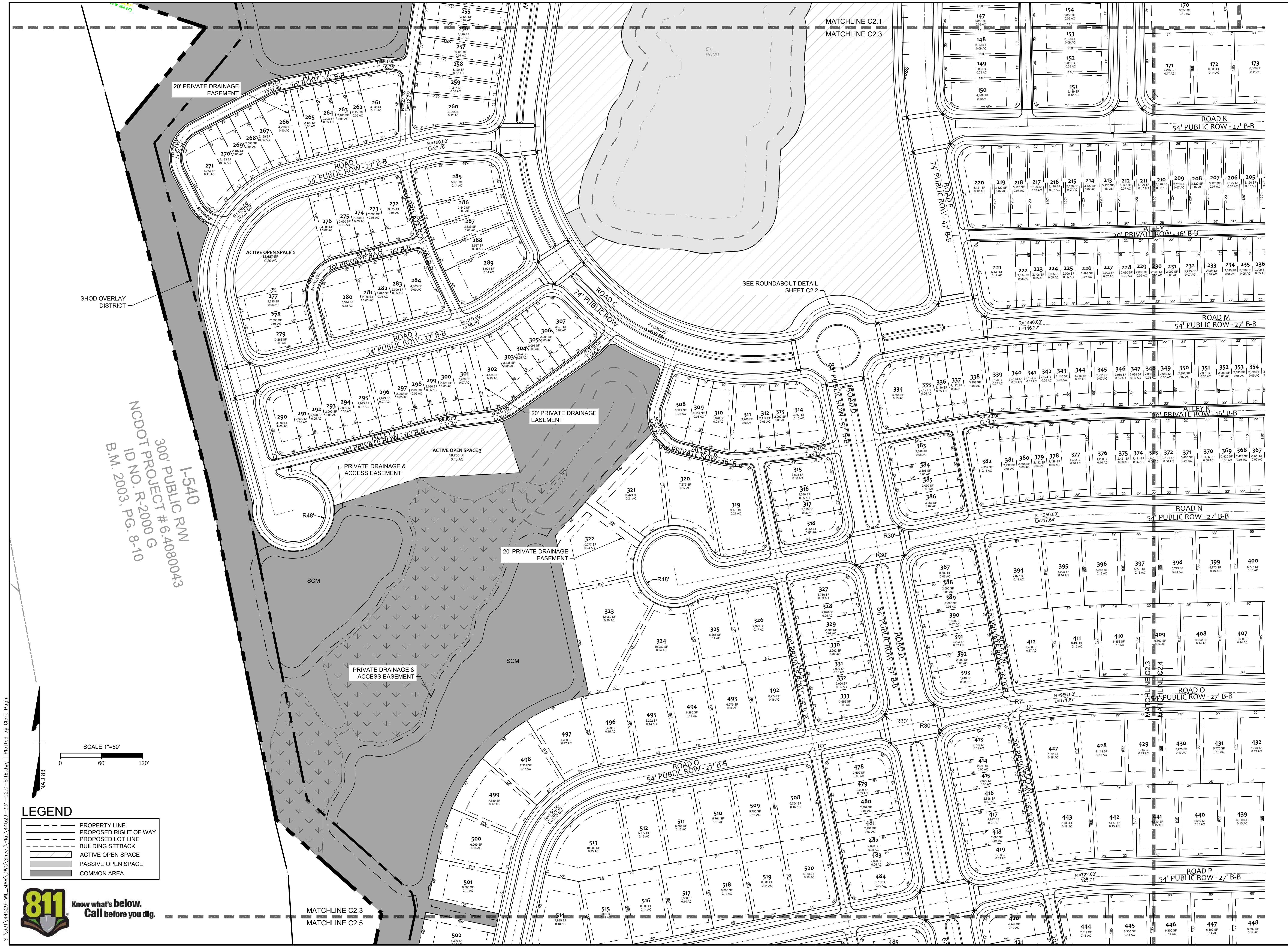
**ALLEN PARK**  
2300 OLD MILBURNIE RD, WAKE COUNTY, NORTH CAROLINA  
**DETAILED SITE PLAN - SHEET 2 OF 6**

JOB NO.  
44529  
SHEET NO.  
C2.2

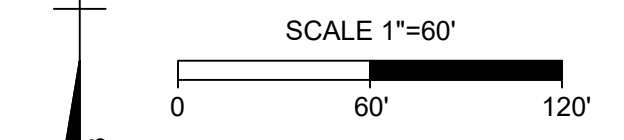
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ROUNDABOUT  
DRAWING NOT TO SCALE  
DETAIL NO. 060.07  
SHEET 02 OF 01



NCDOT PROJECT # 6.4080043  
 300' PUBLIC ROW  
 I-540  
 ID NO. R-2000 G  
 B.M. 2003, PG. 8-10



**LEGEND**

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



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B. BLACKMON	
CHECKED BY	
J. CHANDLER	
SCALE	
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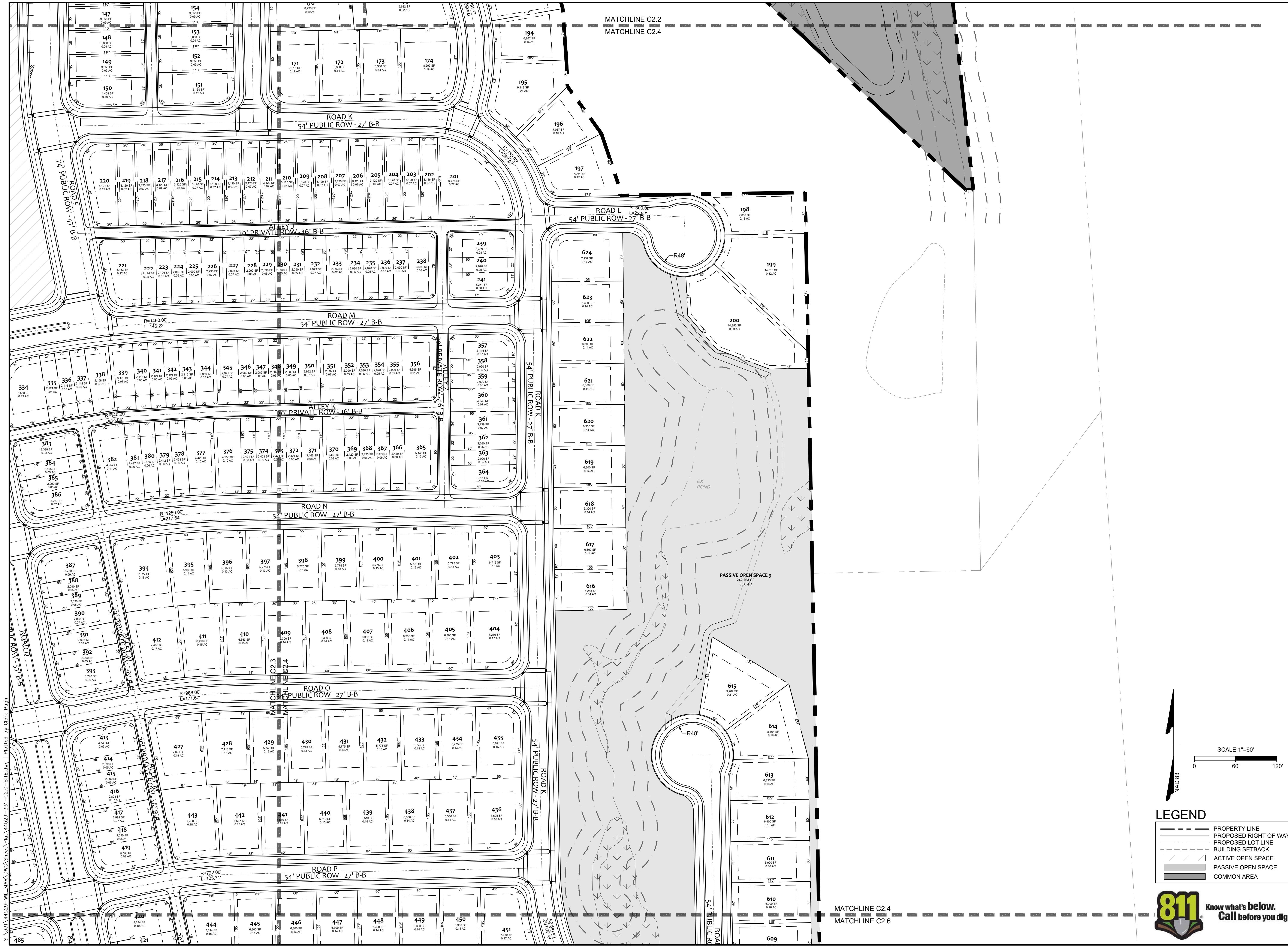
**ALLEN PARK**  
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**DETAILED SITE PLAN - SHEET 3 OF 6**

JOB NO.	44529
SHEET NO.	C2.3

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DETAILED SITE PLAN - SHEET 4 OF 6

JOB NO.  
44529

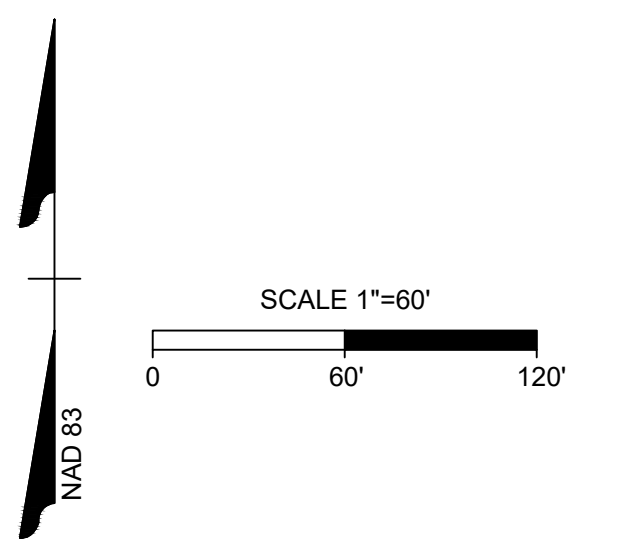
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C2.4

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

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**LEGEND**

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



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**ALLEN PARK**  
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**DETAILED SITE PLAN - SHEET 5 OF 6**

JOB NO. 44529  
SHEET NO. C2.5

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DETAILED SITE PLAN - SHEET 6 OF 6

JOB NO. 44529  
SHEET NO. C2.6

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

**LEGEND**

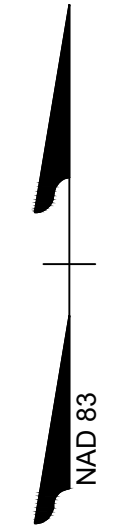
- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- BUILDING SETBACK
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- COMMON AREA

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**POCKET PARKS**



SCALE 1"=200'



**ACTIVE OPEN SPACE TABLE**

ACTIVE OPEN SPACE 1	305,953 SF	7.02 AC
ACTIVE OPEN SPACE 2	12,687 SF	0.29 AC
ACTIVE OPEN SPACE 3	18,730 SF	0.43 AC
ACTIVE OPEN SPACE 4	38,661 SF	0.89 AC
ACTIVE OPEN SPACE 5	31,520 SF	0.72 AC
ACTIVE OPEN SPACE 6	121,039 SF	2.78 AC
ACTIVE OPEN SPACE 7	8,400 SF	0.19 AC
ACTIVE OPEN SPACE 8	34,570 SF	0.79 AC
<b>TOTAL</b>	<b>571,560 SF</b>	<b>13.12 AC</b>

**PASSIVE OPEN SPACE TABLE**

PASSIVE OPEN SPACE 1	260,542 SF	5.98 AC
PASSIVE OPEN SPACE 2	5,808 SF	0.13 AC
PASSIVE OPEN SPACE 3	242,263 SF	5.56 AC
<b>TOTAL</b>	<b>508,613 SF</b>	<b>11.68 AC</b>

**COMMON AREA TABLE**

COMMON AREA 1	2,990 SF	0.07 AC
COMMON AREA 2	3,232 SF	0.07 AC
COMMON AREA 3	113,349 SF	2.60 AC
COMMON AREA 4	31,978 SF	0.73 AC
COMMON AREA 5	211,185 SF	4.85 AC
COMMON AREA 6	1,133,970 SF	26.03 AC
<b>TOTAL</b>	<b>1,496,703 SF</b>	<b>34.36 AC</b>

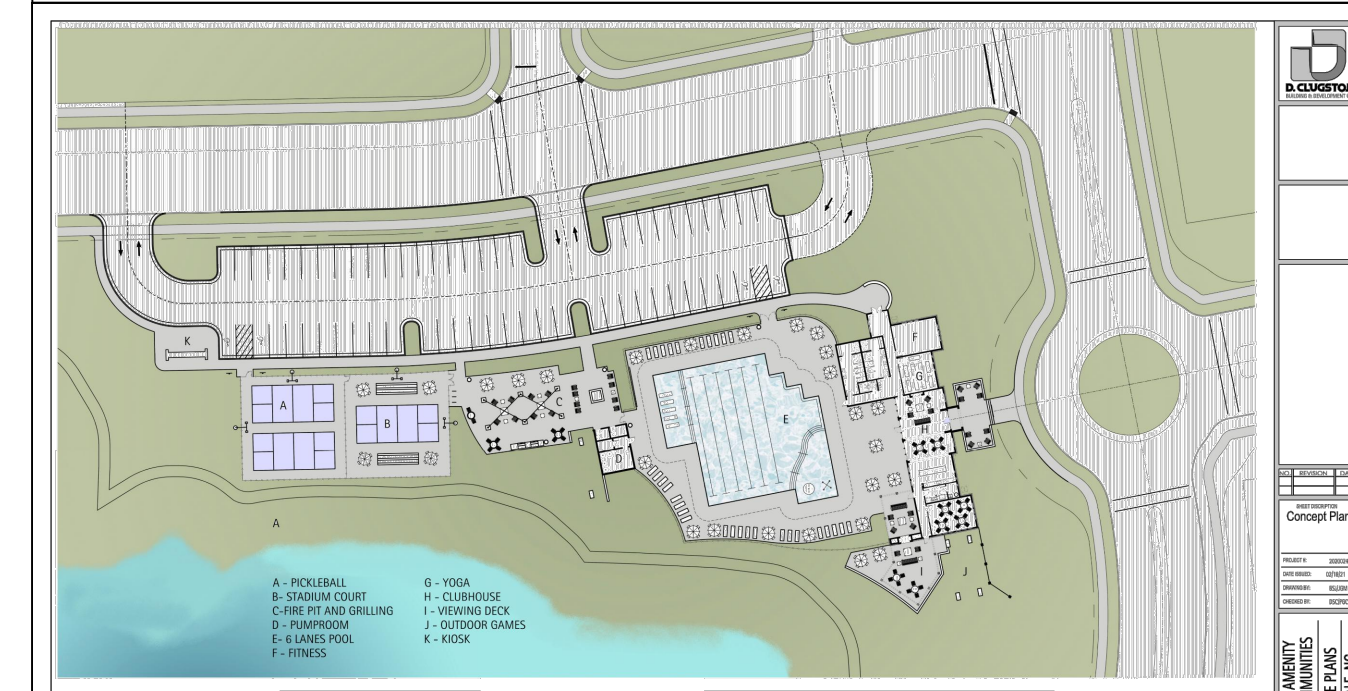
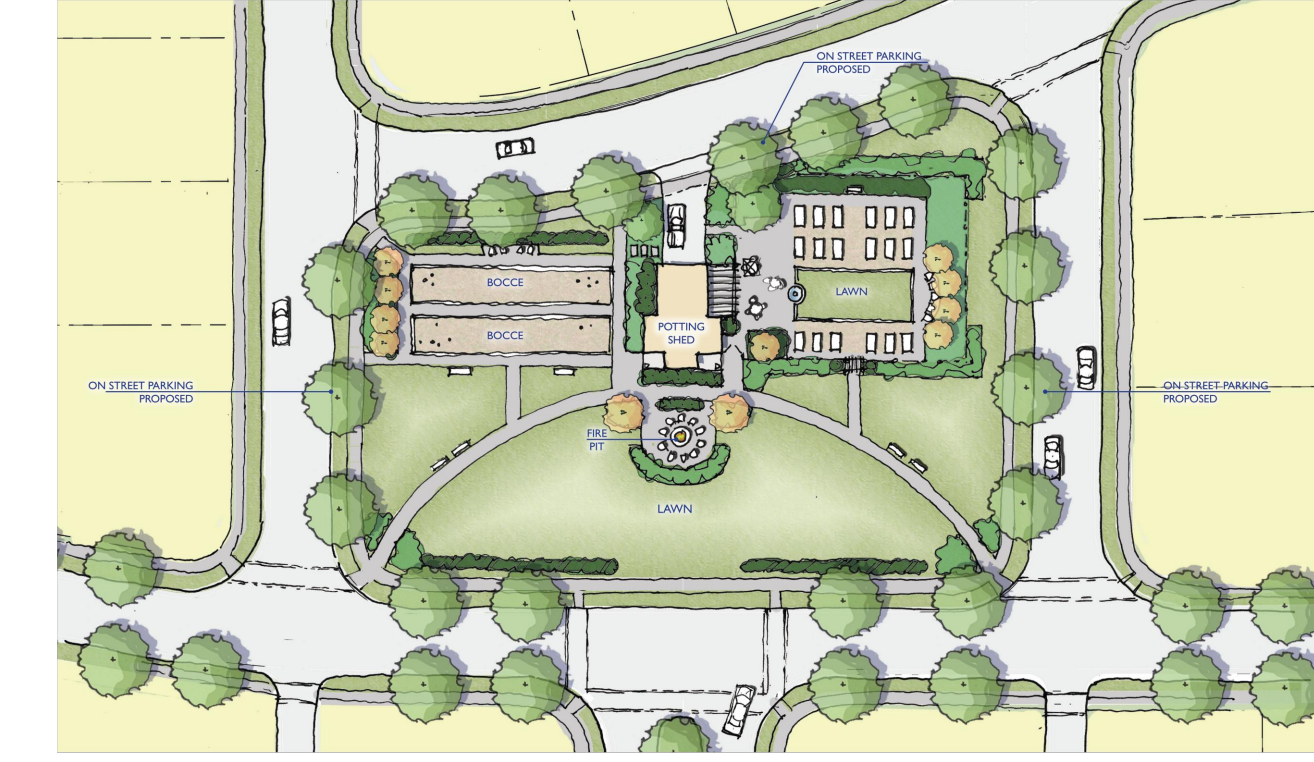
**LEGEND**

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

**DOG PARK**



**HERB GARDEN**



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NORTH CAROLINA LICENSE NO. C-1652

**ALLEN PARK**  
2300 OLD MILBURNIE RD, WAKE COUNTY, NORTH CAROLINA  
**OPEN SPACE PLAN**

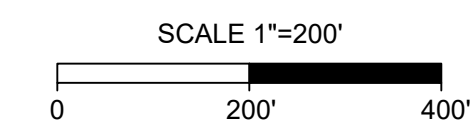
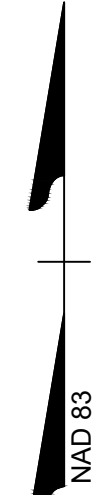
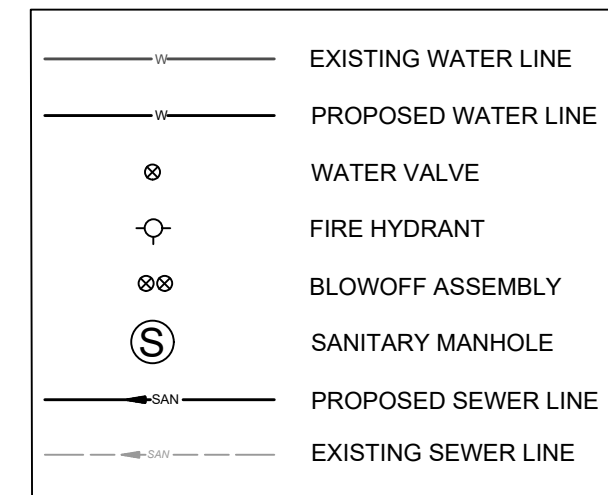
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**UTILITY LEGEND**



**UTILITY NOTES**

1. ALL UTILITY DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES (CORPDU) STANDARDS AND SPECIFICATIONS. UTILITY DESIGN SHALL ALSO MEET FIRE FLOW REQUIREMENTS OF NCF. UTILITY SIZES AND LOCATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN AND CONSTRUCTION DRAWING APPROVAL. THIS SHALL INCLUDE BUT NOT LIMITED TO FIRE HYDRANT LOCATIONS.
2. ANY EXISTING WATER AND SEWER LINES TO BE USED AS PART OF THE FINAL DESIGN OF THE PROJECT SHALL BE LOCATED BY SURVEY, TESTED BY A LICENSED CONTRACTOR AND APPROVED BY THE CITY OF RALEIGH INSPECTOR PRIOR TO SUBMITTAL OF CONSTRUCTION DRAWINGS.
3. AS PART OF CONSTRUCTION DRAWING SUBMITTAL, FIRE FLOW CALCULATIONS SHALL BE PROVIDED SHOWING COMPLIANCE WITH NCF. PROJECT MAY BE DEVELOPED IN PHASES AND ALL PHASES SHALL BE REQUIRED TO MEET THE MINIMUM REQUIRED FIRE FLOWS PER OCCUPANCY PROPOSED IN EACH PHASE.
4. AN APPROVED WATER SUPPLY FOR FIRE SUPPRESSION (TEMPORARY OR PERMANENT) SHALL BE PROVIDED AS SOON AS COMBUSTIBLE MATERIALS ARRIVE ON SITE.
5. UTILITY CONSTRUCTION APPROVAL IS REQUIRED FOR THIS PROJECT. PLANS TO BE PREPARED BY NC PROFESSIONAL ENGINEER.
6. RIGHT OF WAY AND/OR EASEMENT DEDICATION PLAT IS REQUIRED FOR THIS PROJECT (PRIOR TO CITY ACCEPTANCE OF UTILITIES).
7. ALL NECESSARY WETLAND, RIPARIAN BUFFER AND FLOODPLAIN PERMITS FROM USACE, NCDWQ & FEMA SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
8. PROJECT SHALL EXTEND PUBLIC WATER MAINS ALONG ALL INTERIOR AND ABUTTING RIGHT OF WAYS OF DEVELOPMENT.
9. FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED AT EVERY INTERSECTION AND AT 500' (RESIDENTIAL) MAX INTERVALS ALONG SITE FRONTAGE.
10. ALL MAINS UP TO 12 INCHES IN SIZE SHALL BE DESIGNED WITH A BLOW-OFF ASSEMBLY THE SAME SIZE AS THE DIAMETER OF THE PIPE.
11. ALL WATER MAINS SHALL BE PRESSURE CLASS OR THICKNESS CLASS DUCTILE IRON PIPE DESIGNED IN ACCORDANCE WITH AWWA STANDARD C-150.
12. PROJECT SHALL EXTEND PUBLIC GRAVITY SEWER TO PERIPHERY OF DEVELOPMENT BASED ON NATURAL TOPOGRAPHY.
13. ALL CITY OF RALEIGH SANITARY SEWER EASEMENTS SHALL BE A MINIMUM OF 30 FEET. THE SANITARY SEWER DESIGN SHALL BE EVALUATED DURING THE CONSTRUCTION DRAWING REVIEW TO ENSURE ADJACENT PROPERTIES HAVE ACCESS TO SANITARY SEWER WHERE FEASIBLE AND IN COMPLIANCE WITH THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT STANDARDS AND SPECIFICATIONS.
14. ALL OFF-SITE EASEMENTS SHALL BE ACQUIRED BY THE DEVELOPER. THESE OFF-SITE EASEMENTS SHALL BE RECORDED BY MAP AND BY DEED OF EASEMENT PRIOR TO CONSTRUCTION APPROVAL. THE EASEMENTS SHALL BE DEDICATED TO THE CITY OF RALEIGH AND ENTITLED "CITY OF RALEIGH SANITARY SEWER EASEMENT".
15. MAINTAIN APPROPRIATE COVER AND SEPARATION ON UTILITIES AND LABEL IN PROFILES; ANY UTILITY CROSSINGS ARE SUBJECT TO MINIMUM REQUIREMENTS.
16. CONSTRUCTION APPROVAL WILL BE REQUIRED FOR ANY EXTENSIONS OF PUBLIC WATER OR SEWER MAINS.
17. PLAT RECORDATION REQUIRED AFTER CONSTRUCTION APPROVAL PRIOR TO BUILDING PERMIT.
18. DOT ENCROACHMENT AGREEMENT REQUIRED.
19. PRIVATE WATER SERVICES SIZED 3/4" - 2" SHOULD BE TYPE "K" SOFT COPPER AND IN ACCORDANCE WITH PU HANDBOOK, APP. B, STANDARD WATER DETAIL W-23 AND W-25. IF WATER METERS CANNOT BE LOCATED WITHIN THE RIGHT-OF-WAY THEY MUST BE WITHIN RECORDED "CITY OF RALEIGH WATERLINE EASEMENTS."

**CORPDU STANDARD UTILITY NOTES:**

- STANDARD UTILITY NOTES (AS APPLICABLE):
1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPDU HANDBOOK, CURRENT EDITION)
  2. UTILITY SEPARATION REQUIREMENTS:
    - a) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE. IF AN IMPROVED RESERVOIR USED AS A SOURCE OF DRINKING WATER, IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL
    - b) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER
    - c) WHERE IT IS POSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, PVC MATERIALS OR STEEL ENCASMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS
    - d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS PVC MATERIAL IS SPECIFIED FOR SANITARY SEWER
    - e) 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 PVC MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPDU DETAILS W-41 & S-49)
    - f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED
  3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
  4. 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
  5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
  6. 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 CORPDU HANDBOOK PROCEDURE.
  7. INSTALL 3/4" COPPER\* WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
  8. INSTALL 4" PVC\* SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
  9. 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
  10. 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.
  11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
  12. GREASE INTERCEPTOR, OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPDU 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.
  13. 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

UTILITY CONSTRUCTION APPROVAL IS REQUIRED FOR PROJECT DEVELOPMENT.

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

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CHECKED BY J. CHANDLER  
SCALE 1"=200'

**TIMMONS GROUP**  
NORTH CAROLINA LICENSE NO. C-1652

ALLEN PARK  
2300 OLD MILBURNIE RD, WAKE COUNTY, NORTH CAROLINA

OVERALL UTILITY PLAN

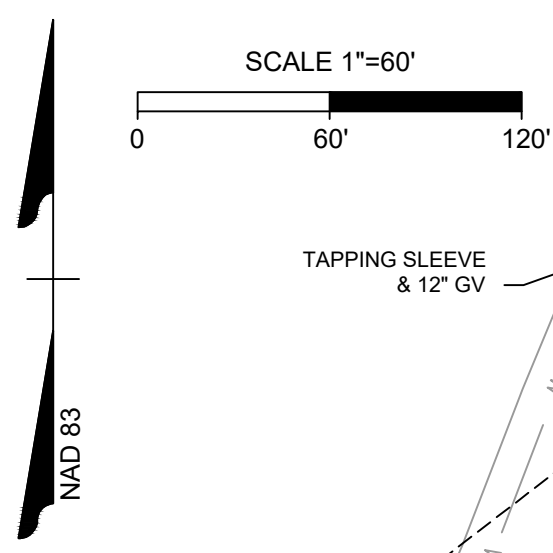
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**UTILITY LEGEND**

- EXISTING WATER LINE
- PROPOSED WATER LINE
- WATER VALVE
- FIRE HYDRANT
- BLOWOFF ASSEMBLY
- SANITARY MANHOLE
- PROPOSED SEWER LINE
- EXISTING SEWER LINE



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SCALE	1"=60'

**TIMMONS GROUP**

NORTH CAROLINA LICENSE NO. C-1652

**ALLEN PARK**

2300 OLD MILBURNIE RD, WAKE COUNTY, NORTH CAROLINA

**DETAILED UTILITY PLAN - SHEET 1 OF 6**

JOB NO.	44529
SHEET NO.	C3.1

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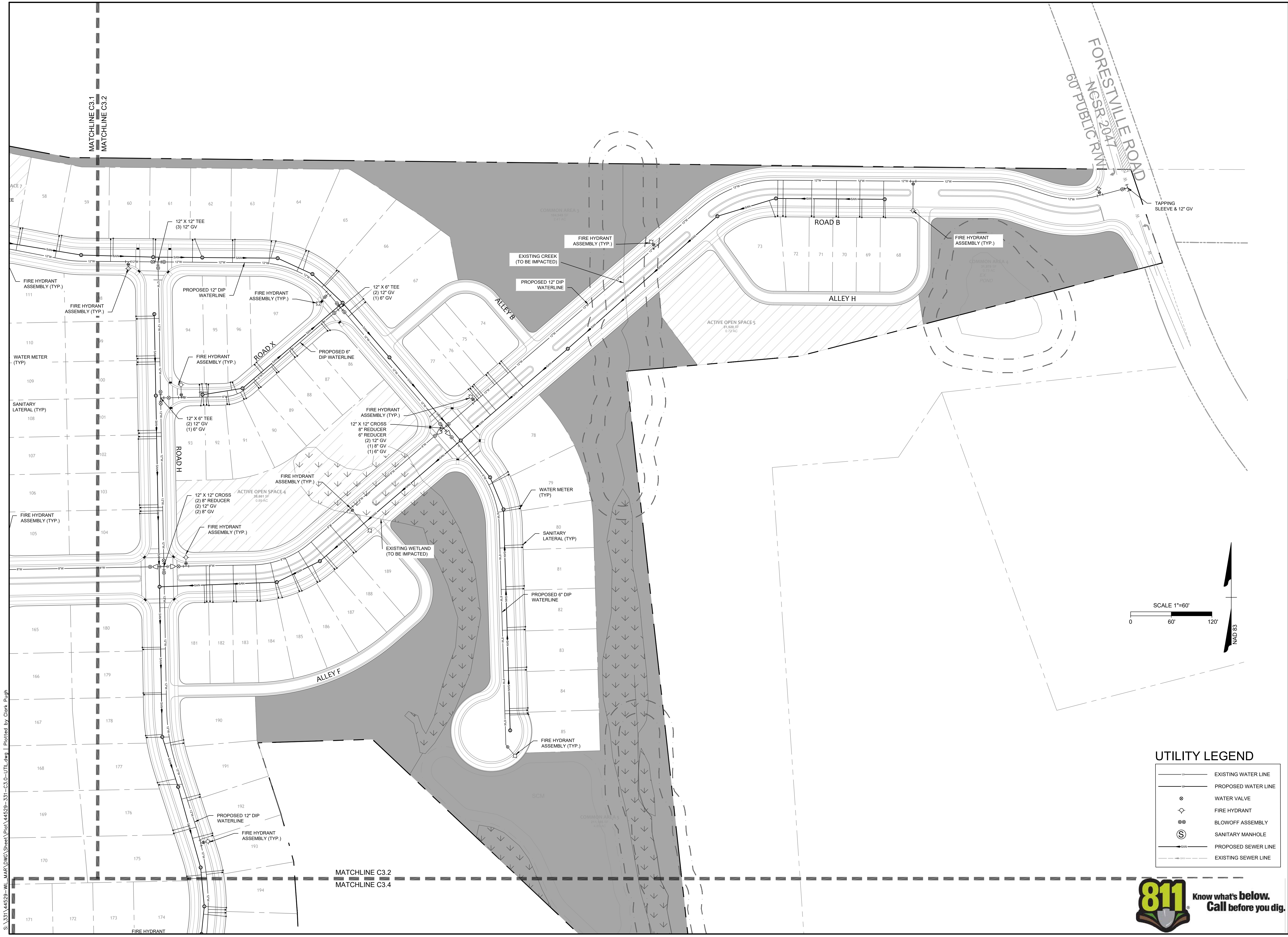
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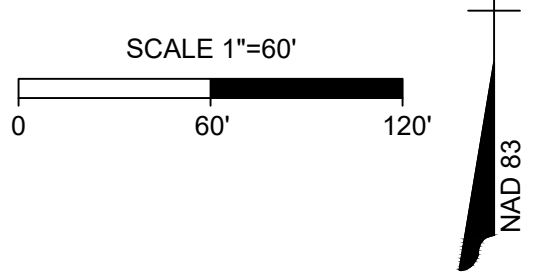
**ALLEN PARK**  
2300 OLD MILBURNIE RD, WAKE COUNTY, NORTH CAROLINA  
**DETAILED UTILITY PLAN - SHEET 2 OF 6**  
JOB NO.  
44529  
SHEET NO.  
C3.2

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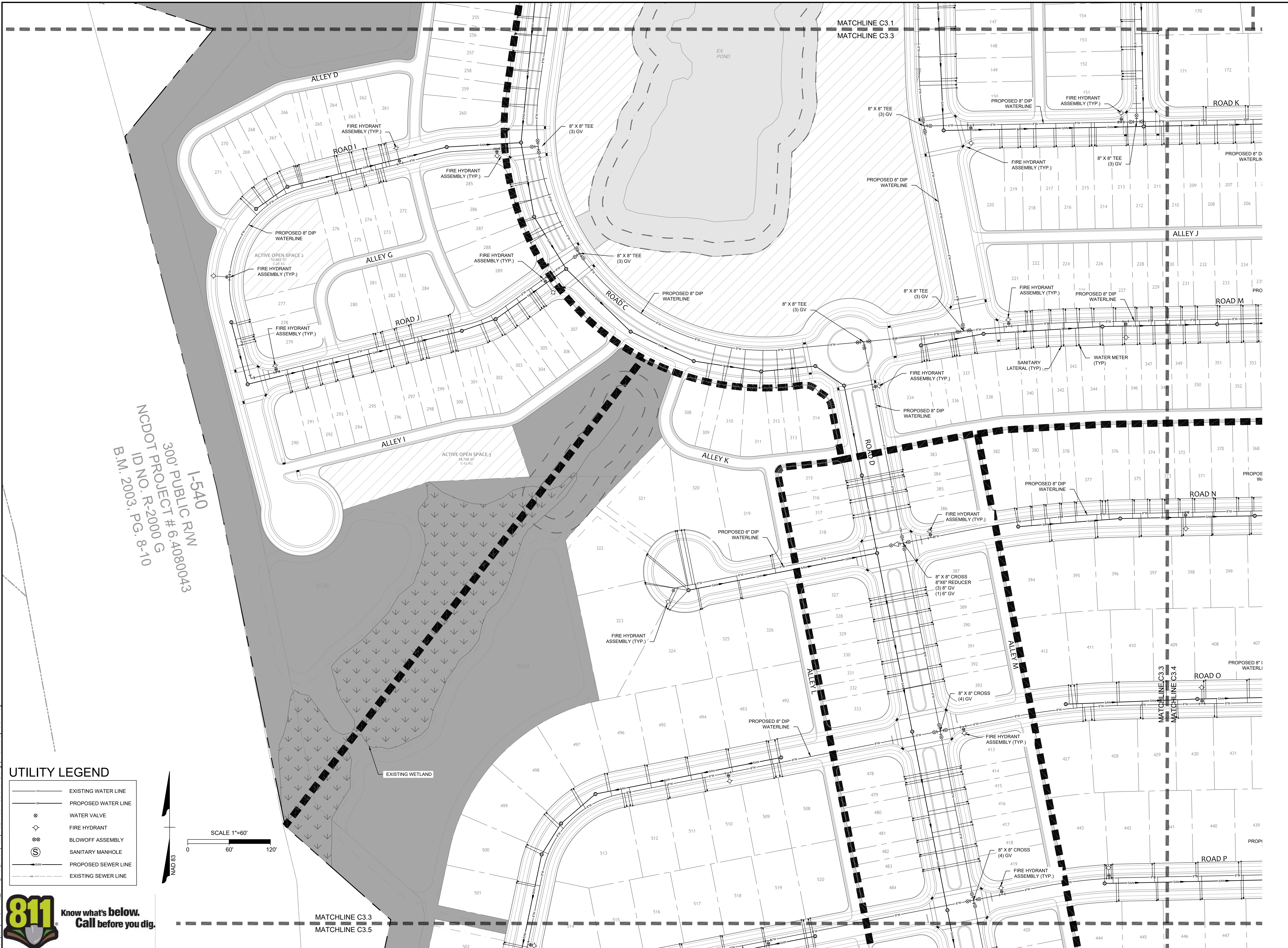
**UTILITY LEGEND**

	EXISTING WATER LINE
	PROPOSED WATER LINE
	WATER VALVE
	FIRE HYDRANT
	BLOWOFF ASSEMBLY
	SANITARY MANHOLE
	PROPOSED SEWER LINE
	EXISTING SEWER LINE



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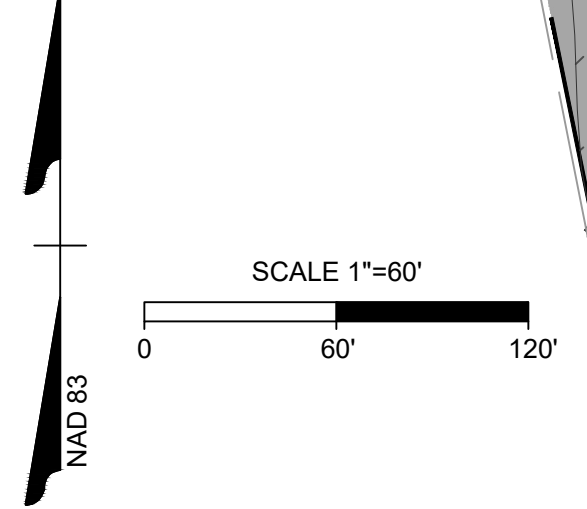
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1-540  
 300' PUBLIC R/W  
 PROJECT # 6.4080043  
 ID NO. R-2000 G  
 B.M. 2003, PG. 8-10  
 NCDOT

**UTILITY LEGEND**

	EXISTING WATER LINE
	PROPOSED WATER LINE
	WATER VALVE
	FIRE HYDRANT
	BLOWOFF ASSEMBLY
	SANITARY MANHOLE
	PROPOSED SEWER LINE
	EXISTING SEWER LINE



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DATE	03/24/2021
DRAWN BY	331
DESIGNED BY	B. BLACKMON
CHECKED BY	J. CHANDLER
SCALE	1"=60'

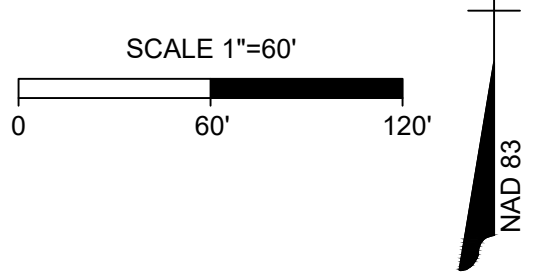
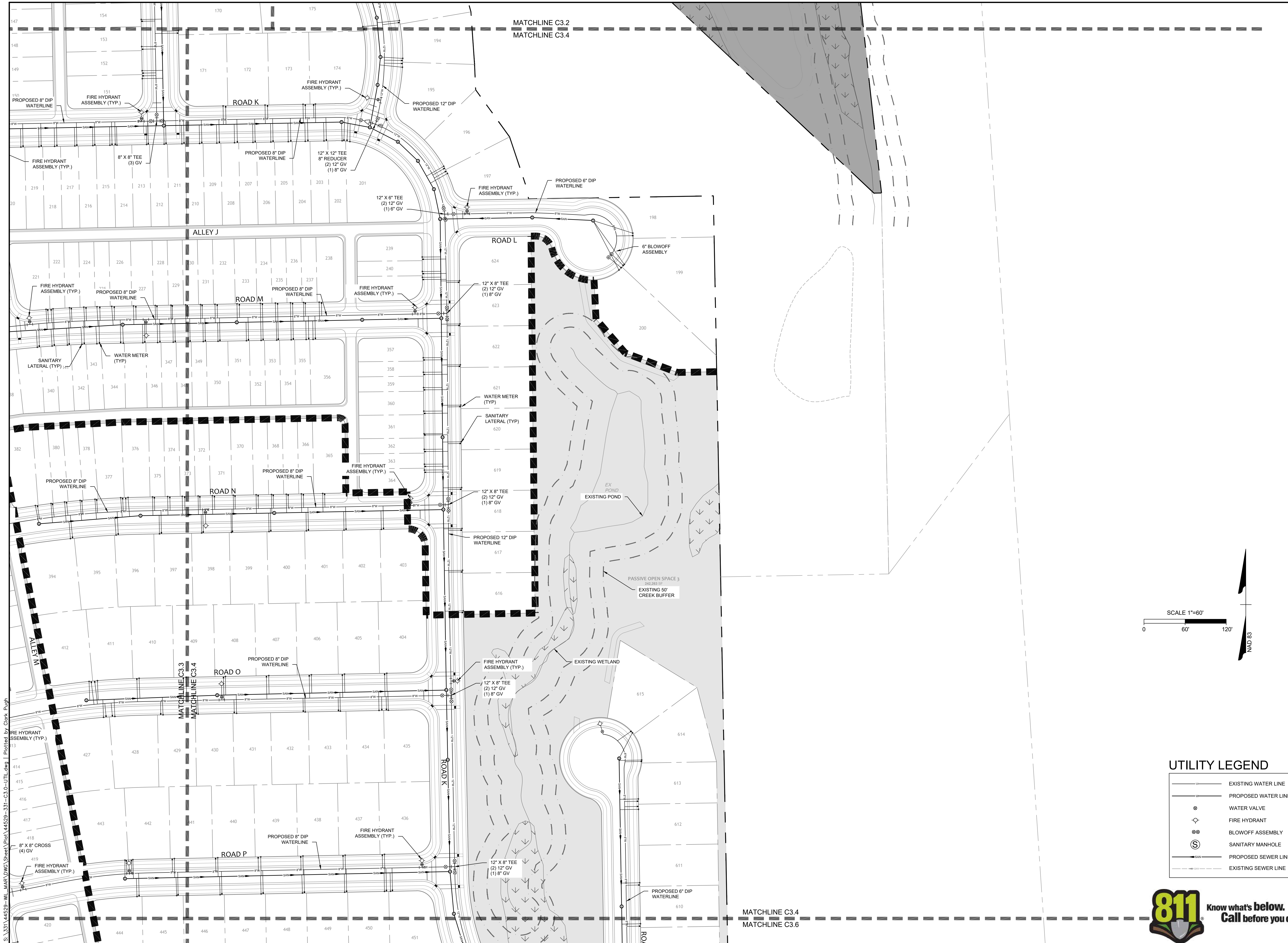
**TIMMONS GROUP**

ALLEN PARK  
 2300 OLD MILBURNIE RD, WAKE COUNTY, NORTH CAROLINA  
 DETAILED UTILITY PLAN - SHEET 3 OF 6  
 NORTH CAROLINA LICENSE NO. C-1652

JOB NO.	44529
SHEET NO.	C3.3

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**UTILITY LEGEND**

	EXISTING WATER LINE
	PROPOSED WATER LINE
	WATER VALVE
	FIRE HYDRANT
	BLOWOFF ASSEMBLY
	SANITARY MANHOLE
	PROPOSED SEWER LINE
	EXISTING SEWER LINE



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CHECKED BY  
J. CHANDLER

SCALE  
1"=60'

**TIMMONS GROUP**

NORTH CAROLINA LICENSE NO. C-1652

**ALLEN PARK**  
2300 OLD MILBURNIE RD, WAKE COUNTY, NORTH CAROLINA

**DETAILED UTILITY PLAN - SHEET 4 OF 6**

JOB NO.  
44529

SHEET NO.  
C3.4

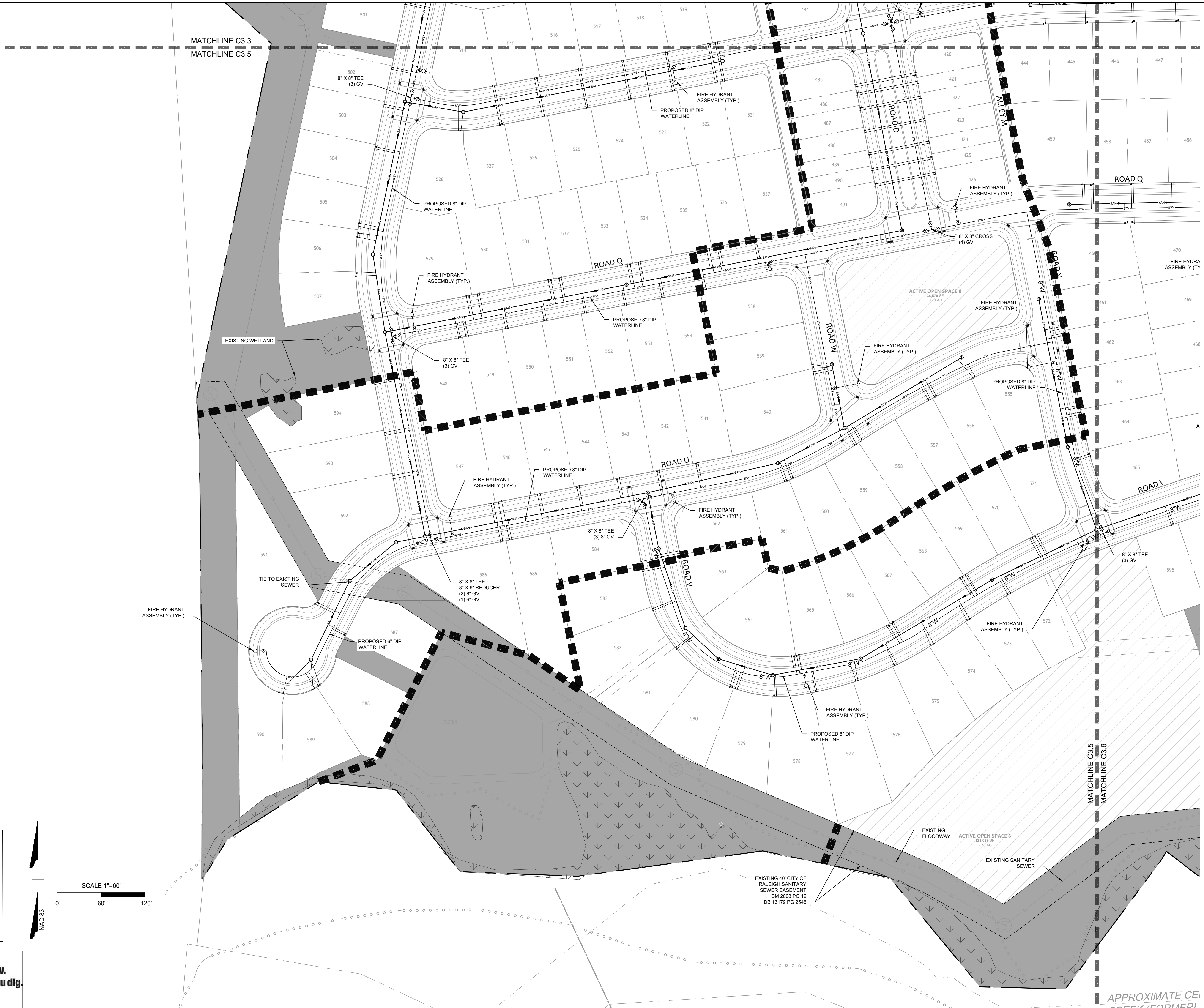
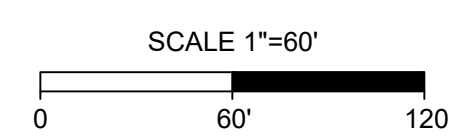
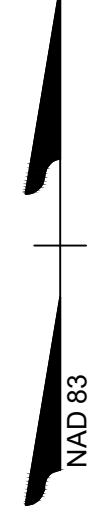
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UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- WATER VALVE
- FIRE HYDRANT
- BLOWOFF ASSEMBLY
- SANITARY MANHOLE
- PROPOSED SEWER LINE
- EXISTING SEWER LINE



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 SCALE: 1"=60'

**TIMMONS GROUP**

NORTH CAROLINA LICENSE NO. C-1652

**ALLEN PARK**  
 2300 OLD MILBURNIE RD, WAKE COUNTY, NORTH CAROLINA

**DETAILED UTILITY PLAN - SHEET 5 OF 6**

JOB NO. 44529  
 SHEET NO. C3.5

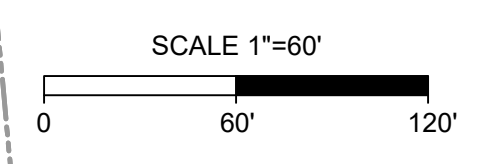
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MATCHLINE C3.4  
MATCHLINE C3.6

MATCHLINE C3.5  
MATCHLINE C3.6

APPROXIMATE CENTERLINE OF BEAVER CREEK (FORMERLY SMITH CREEK).



**UTILITY LEGEND**

	EXISTING WATER LINE
	PROPOSED WATER LINE
	WATER VALVE
	FIRE HYDRANT
	BLOWOFF ASSEMBLY
	SANITARY MANHOLE
	PROPOSED SEWER LINE
	EXISTING SEWER LINE



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SCALE  
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**ALLEN PARK**  
2300 OLD MILBURNIE RD, WAKE COUNTY, NORTH CAROLINA

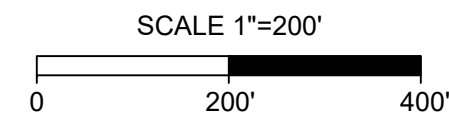
**DETAILED UTILITY PLAN - SHEET 6 OF 6**

JOB NO.	44529
SHEET NO.	C3.6

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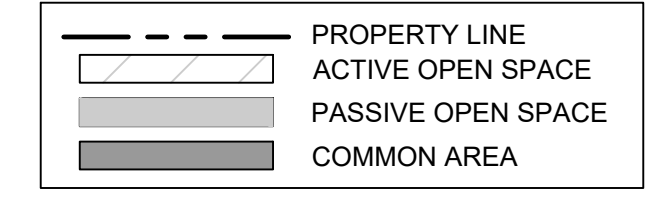
S:\31\44529-WL-MAR\DWG\Sheet\Plot\44529-331-C4.0-STRM.dwg | Plotted by Clark Bugh



**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. FENCING 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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DESIGNED BY  
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CHECKED BY  
J. CHANDLER

SCALE  
1"=200'

**TIMMONS GROUP**

NORTH CAROLINA LICENSE NO. C-1652

**ALLEN PARK**  
2300 OLD MILBURNIE RD, WAKE COUNTY, NORTH CAROLINA

**OVERALL STORMWATER PLAN**

JOB NO.	44529
SHEET NO.	C4.0

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**LEGEND**

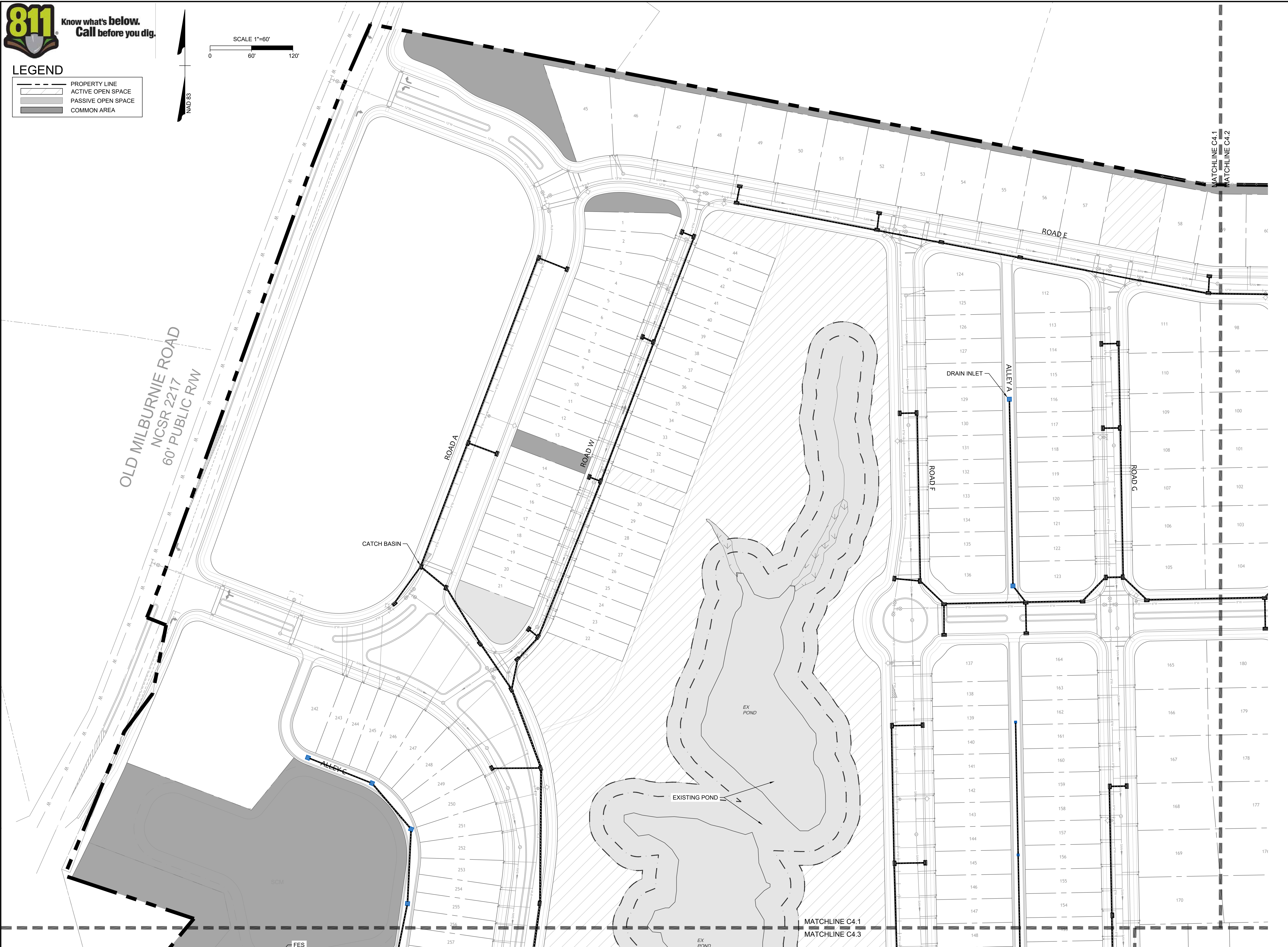
	PROPERTY LINE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON AREA

SCALE 1"=60'  
0 60' 120'

NAD 83

OLD MILBURNIE ROAD  
NCSR 2217  
60' PUBLIC R/W

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DESIGNED BY	B. BLACKMON
CHECKED BY	J. CHANDLER
SCALE	1"=60'

# TIMMONS GROUP

ALLEN PARK  
2300 OLD MILBURNIE RD, WAKE COUNTY, NORTH CAROLINA  
DETAILED STORMWATER PLAN - SHEET 1 OF 6

NORTH CAROLINA LICENSE NO. C-1652

JOB NO.	44529
SHEET NO.	C4.1

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DESIGNED BY  
B. BLACKMON

CHECKED BY  
J. CHANDLER

SCALE  
1"=60'

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NORTH CAROLINA LICENSE NO. C-1652

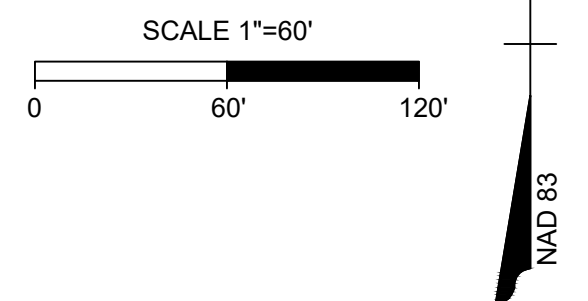
**ALLEN PARK**  
2300 OLD MILBURNIE RD, WAKE COUNTY, NORTH CAROLINA

**DETAILED STORMWATER PLAN - SHEET 2 OF 6**

JOB NO.  
44529

SHEET NO.  
C4.2

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- LEGEND**
- PROPERTY LINE
  - ACTIVE OPEN SPACE
  - PASSIVE OPEN SPACE
  - COMMON AREA



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NAD 83



SCALE 1"=60'  
0 60' 120'

**LEGEND**

- PROPERTY LINE
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- COMMON AREA



Know what's below.  
Call before you dig.

I-540  
300' PUBLIC RM  
PROJECT # 6.4080043  
ID NO. R-2000 G  
B.M. 2003, PG. 8-10  
NCDOT



MATCHLINE C4.3  
MATCHLINE C4.5

MATCHLINE C4.1  
MATCHLINE C4.3

MATCHLINE C4.3  
MATCHLINE C4.4

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CHECKED BY	J. CHANDLER
SCALE	1"=60'

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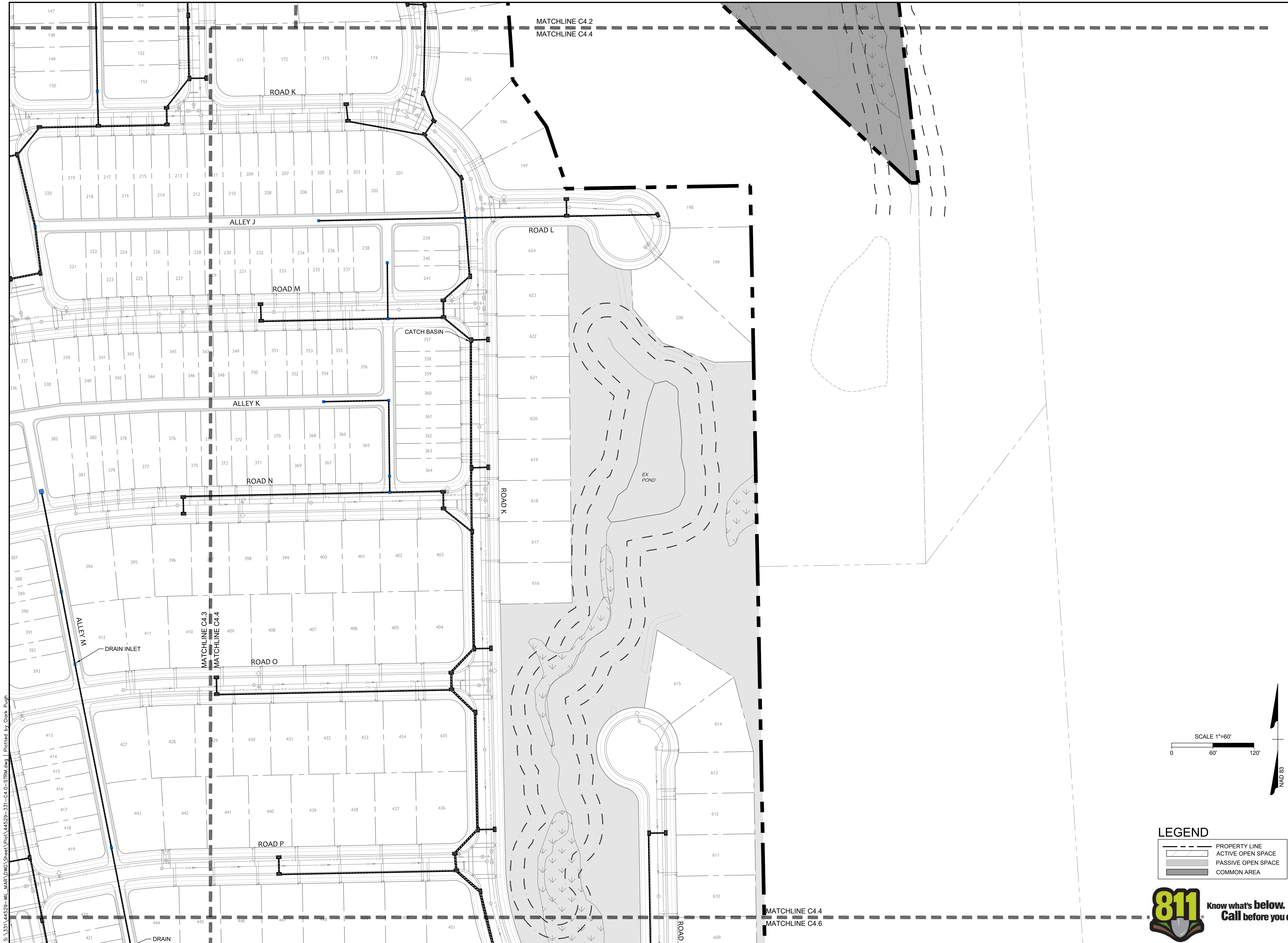
ALLEN PARK  
2300 OLD MILBURNIE RD, WAKE COUNTY, NORTH CAROLINA

DETAILED STORMWATER PLAN - SHEET 3 OF 6

NORTH CAROLINA LICENSE NO. C-1652

JOB NO.	44529
SHEET NO.	C4.3

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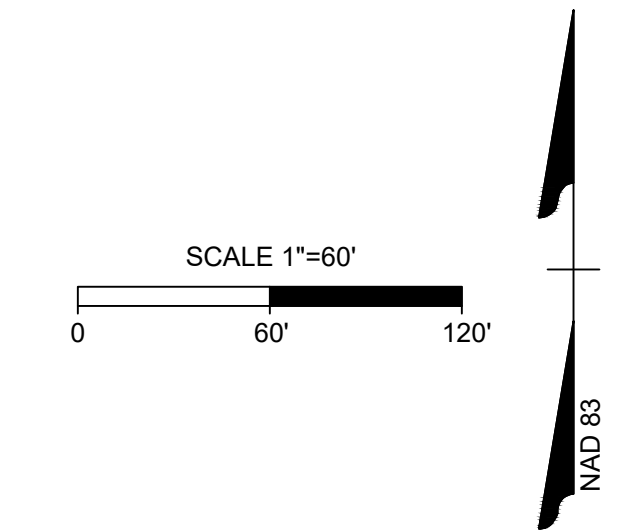
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DESIGNED BY	B. BLACKMON
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**TIMMONS GROUP**  
NORTH CAROLINA LICENSE NO. C-1652

**ALLEN PARK**  
2300 OLD MILBURNIE RD, WAKE COUNTY, NORTH CAROLINA

**DETAILED STORMWATER PLAN - SHEET 4 OF 6**

JOB NO.	44529
SHEET NO.	C4.4



**LEGEND**

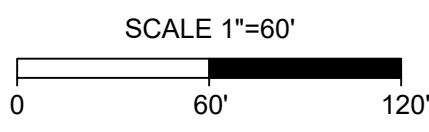
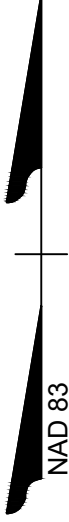
	PROPERTY LINE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON AREA



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**LEGEND**

- PROPERTY LINE
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- COMMON AREA



Know what's below.  
Call before you dig.



APPROXIMATE CREEK (FORMER)

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**B. BLACKMON**

CHECKED BY  
**J. CHANDLER**

SCALE  
**1"=60'**

DRAWN BY  
**331**

DATE

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SCALE  
**1"=60'**

DRAWN BY  
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**ALLEN PARK**

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**DETAILED STORMWATER PLAN - SHEET 5 OF 6**

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SHEET NO.  
**C4.5**



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DESIGNED BY  
B. BLACKMON

CHECKED BY  
J. CHANDLER

SCALE  
1"=60'

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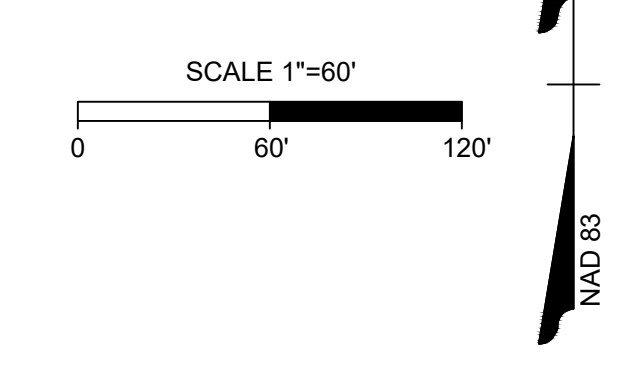
NORTH CAROLINA LICENSE NO. C-1652

**ALLEN PARK**  
2300 OLD MILBURNIE RD, WAKE COUNTY, NORTH CAROLINA

**DETAILED STORMWATER PLAN - SHEET 6 OF 6**

JOB NO.  
44529

SHEET NO.  
C4.6



**LEGEND**

	PROPERTY LINE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON AREA



S:\331\44529-WL-MAR\DWG\Sheet\Plot\44529-331-C4.6-STRM.dwg | Plotted by Clark Dugh

APPROXIMATE CENTERLINE OF BEAVER  
CREEK (FORMERLY SMITH CREEK).

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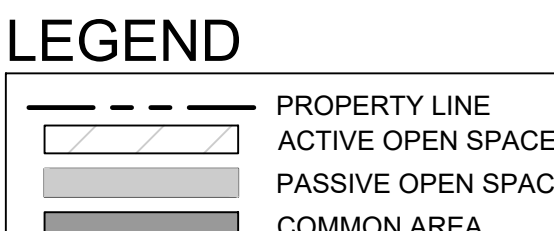
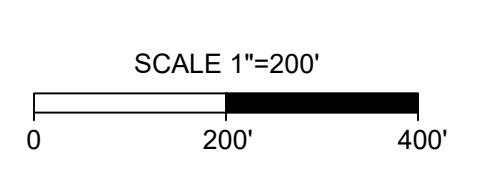
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DESIGNED BY  
B. BLACKMON  
CHECKED BY  
J. CHANDLER  
SCALE  
1"=200'

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NORTH CAROLINA LICENSE NO. C-1652  
**ALLEN PARK**  
2300 OLD MILBURNIE RD, WAKE COUNTY, NORTH CAROLINA  
**OVERALL LANDSCAPE PLAN**

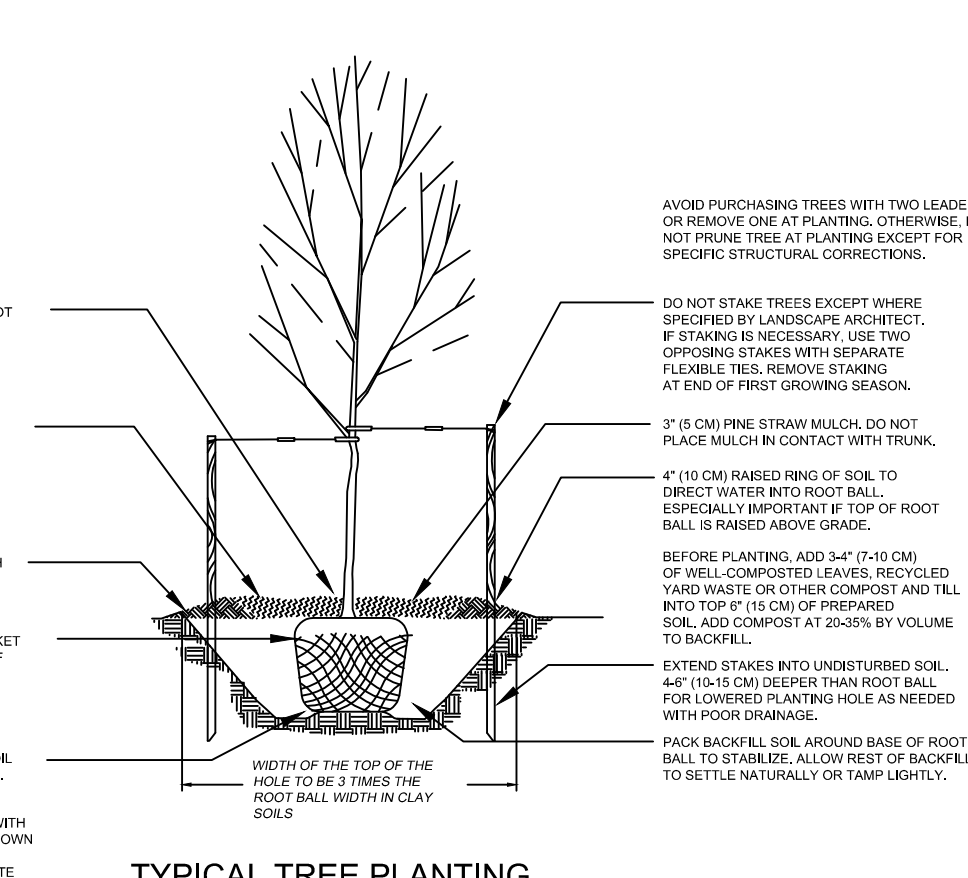
JOB NO.  
44529  
SHEET NO.  
C5.0



- 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.

**PLANTING SCHEDULE**

DECIDUOUS OVERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	TYPE	REMARKS
AS	228	ACER SACCHARUM	SUGAR MAPLE	2.5" CAL., 12' MIN.	B&B	STREET TREES	SINGLE STRAIGHT LEADER. FULL & HEAVY.
UP	192	ULMUS PARVIFOLIA	LACEBARK ELM	2.5" CAL., 12' MIN.	B&B	STREET TREES	SINGLE STRAIGHT LEADER. FULL & HEAVY.
QP	145	QUERCUS PHELLOS	HIGHTOWER	1.5" CAL., 8' HT MIN.	B&B	STREET TREES	
ZS	117	ZELKOVA SERRATA	GREEN VASE	1.5" CAL., 8' HT MIN.	B&B	STREET TREES	
UNDERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	TYPE	REMARKS
CF	115	CERCIS CANADENSIS 'FOREST PANSY' TM	FOREST PANSY REDBUD	1.5" CAL., 8' HT MIN.	B&B	STREET TREES	SINGLE STRAIGHT LEADER. FULL & HEAVY.
CV	147	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	1.5" CAL., 8' HT MIN.	B&B	STREET TREES	SINGLE STRAIGHT LEADER. FULL & HEAVY.
PC	92	PISTACIA CHINENSIS	CHINESE PISTACHIO	1.5" CAL., 8' HT MIN.	B&B	STREET TREES	
PS	118	PRUNUS SERULLATA	JAPANESE FLOWING CHERRY	1.5" CAL., 8' HT MIN.	B&B	STREET TREES	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	TYPE	REMARKS
IG	22	ILEX GLABRA	INKBERRY HOLLY	24" HT.	5 GAL.	GENERAL LANDSCAPING	FULL & HEAVY. HEIGHT: 4' AFTER 2 YEARS.
IN	53	ILEX X 'NELLIE R STEVENS'	NELLIE STEVENS HOLLY	24" HT.	5 GAL.	MEDIANS	FULL & HEAVY. HEIGHT: 3' AFTER 2 YEARS.



- DO NOT WRAP TRUNK. MARK THE NORTH SIDE OF THE TREE BY THE SURGERY AND LOCATE TO THE NORTH IN THE FIELD.
- TRUNK FLARE AND TOP OF ROOT BALL SHOULD BE AT GRADE IN WELL DRAINED SOIL. IF 10+ INCHES (10 CM) ABOVE GRADE IN POORLY DRAINED SOILS, ALL OTHERS.
- WIDTH OF PLANTING HOLE IS 3 TIMES ROOT BALL DIAMETER. HIGHLY COMPACTED OR CLAY SOILS, 3 TIMES MINIMUM IN ALL OTHERS.
- DO NOT PLANTING HOLE WITH TAPPED SIDES.
- CUT BURLAP ROPE, WIRE BASKET AWAY FROM TOP AND SIDES OF ROOT BALL.
- SET BALL ON UNDISTURBED SOIL. MOUND TO PREVENT SETTLING.
- IF PLANTING HOLE IS ODS WITH A LARGER SLOPE, BREAKING DOWN THE SIDE WITH A SHOVEL, CAN ELIMINATE GROUND AND CREATE THE PREFERRED SLOPING SIDE.
- DO NOT STAKE TREES EXCEPT WHERE SPECIFIED BY LANDSCAPE ARCHITECT. IF STAKING IS NECESSARY, USE TWO OPPOSING STAKES WITH SEPARATE FLEXIBLE TIES REMOVE STAKING AT END OF FIRST GROWING SEASON.
- 3" (7.6 CM) FINE STRAW MULCH, DO NOT PLACE MULCH IN CONTACT WITH TRUNK.
- BEFORE PLANTING, ADD 1/2" (1.3 CM) OF WELL COMPOSTED LEAVES, RECYCLED YARD WASTE OR OTHER COMPOST AND TILL INTO TOP 1/2" (1.3 CM) OF PREPARED SOIL. ALSO CORRECT AT EDGES BY VOLUME TO BACKFILL.
- EXTEND STAKES INTO UNDISTURBED SOIL. 44" (114.3 CM) DEEPER THAN ROOT BALL. FORTH LOWERS PLANTING HOLE AS NEEDED WITH POOR DRAINAGE.
- PAVE BARRIERS SOIL AROUND BASE OF ROOT BALL TO STABILIZE. ALLOW REST OF BACKFILL TO SETTLE NATURALLY OR TAMP LIGHTLY.



S:\331\44529-WL-MAR\DWG\Sheet\Plot\44529-331-C5.0-PLANT.dwg | Plotted by Clark Eugh



SCALE 1"=60'  
0 60' 120'

**LEGEND**

	PROPERTY LINE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON AREA

NAD 83

OLD MILBURNIE ROAD  
NCSR 2217  
60' PUBLIC R/W

RESERVED BY OWNER LOT 1  
192,725 SF  
4.42 AC

CA 1  
2,990 SF

PASSIVE OPEN SPACE 2  
5,808 SF

RESERVED BY OWNER LOT 2  
43,881 SF  
1.01 AC

PASSIVE OPEN SPACE 1  
280,842 SF  
6.39 AC

ACTIVE OPEN SPACE 7  
3,686 SF  
0.19 AC

MATCHLINE C5.1  
MATCHLINE C5.2

MATCHLINE C5.1  
MATCHLINE C5.3

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DATE	03/24/2021
DRAWN BY	331
DESIGNED BY	B. BLACKMON
CHECKED BY	J. CHANDLER
SCALE	1"=60'

**TIMMONS GROUP**  
NORTH CAROLINA LICENSE NO. C-1652

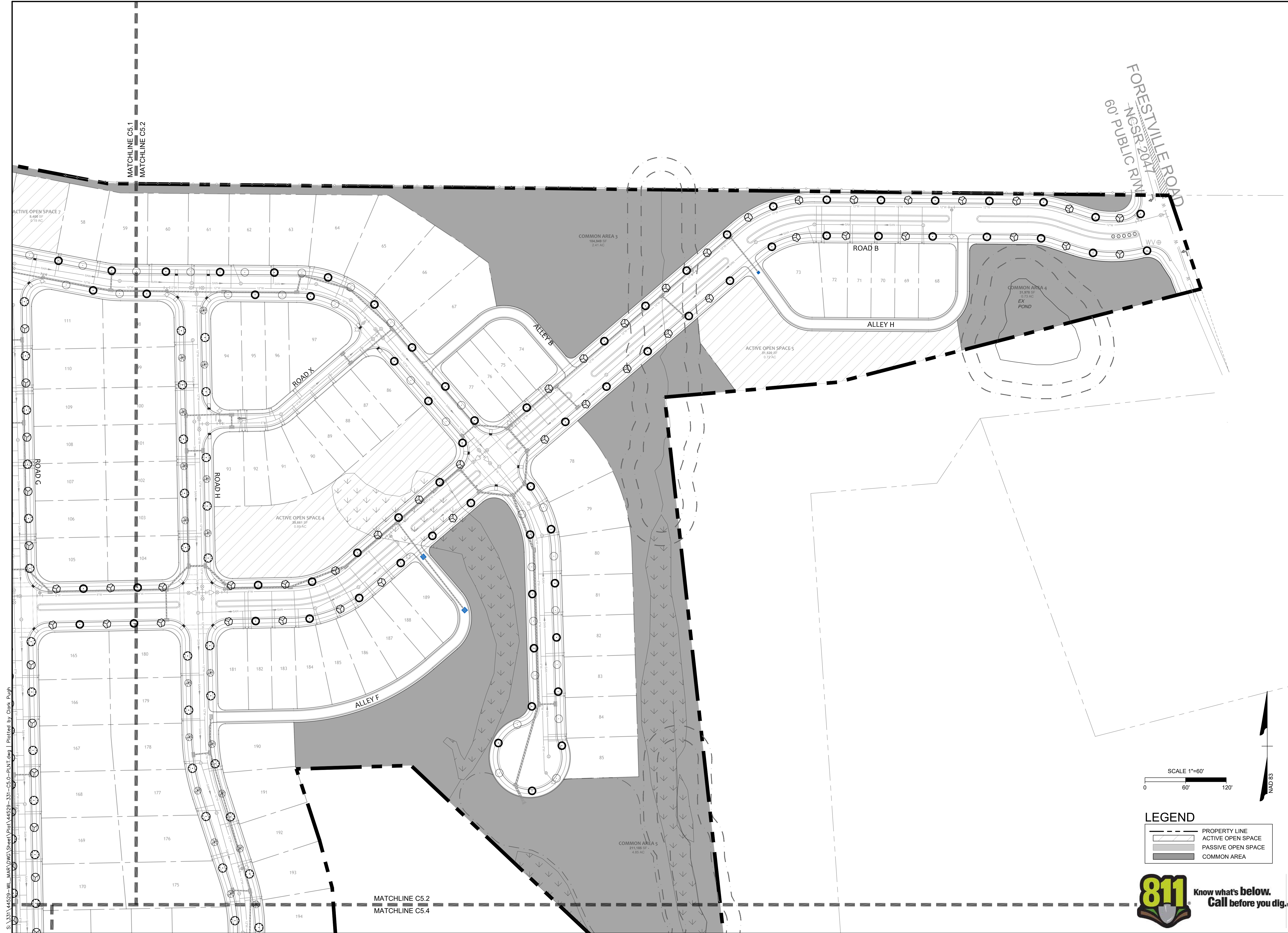
**ALLEN PARK**  
2300 OLD MILBURNIE RD, WAKE COUNTY, NORTH CAROLINA

**DETAILED LANDSCAPE PLAN - SHEET 1 OF 6**

JOB NO.	44529
SHEET NO.	C5.1

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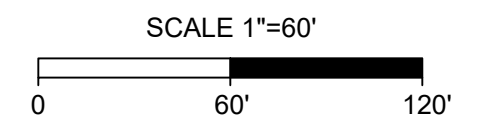
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**ALLEN PARK**  
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**DETAILED LANDSCAPE PLAN - SHEET 2 OF 6**

JOB NO.  
44529  
SHEET NO.  
C5.2

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**LEGEND**

	PROPERTY LINE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON AREA



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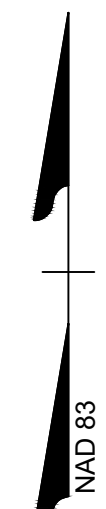
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**LEGEND**

	PROPERTY LINE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON AREA



Know what's below.  
Call before you dig.



SCALE 1"=60'  
0 60 120

I-540  
300' PUBLIC RMN  
NCDOT PROJECT # 6.4080043  
ID NO. R-2000 G  
B.M. 2003, PG. 8-10

MATCHLINE C5.3  
MATCHLINE C5.5

MATCHLINE C5.1  
MATCHLINE C5.3

MATCHLINE C5.3  
MATCHLINE C5.4

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DATE

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03/24/2021

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DESIGNED BY  
B. BLACKMON

CHECKED BY  
J. CHANDLER

SCALE  
1"=60'

JOB NO.  
44529

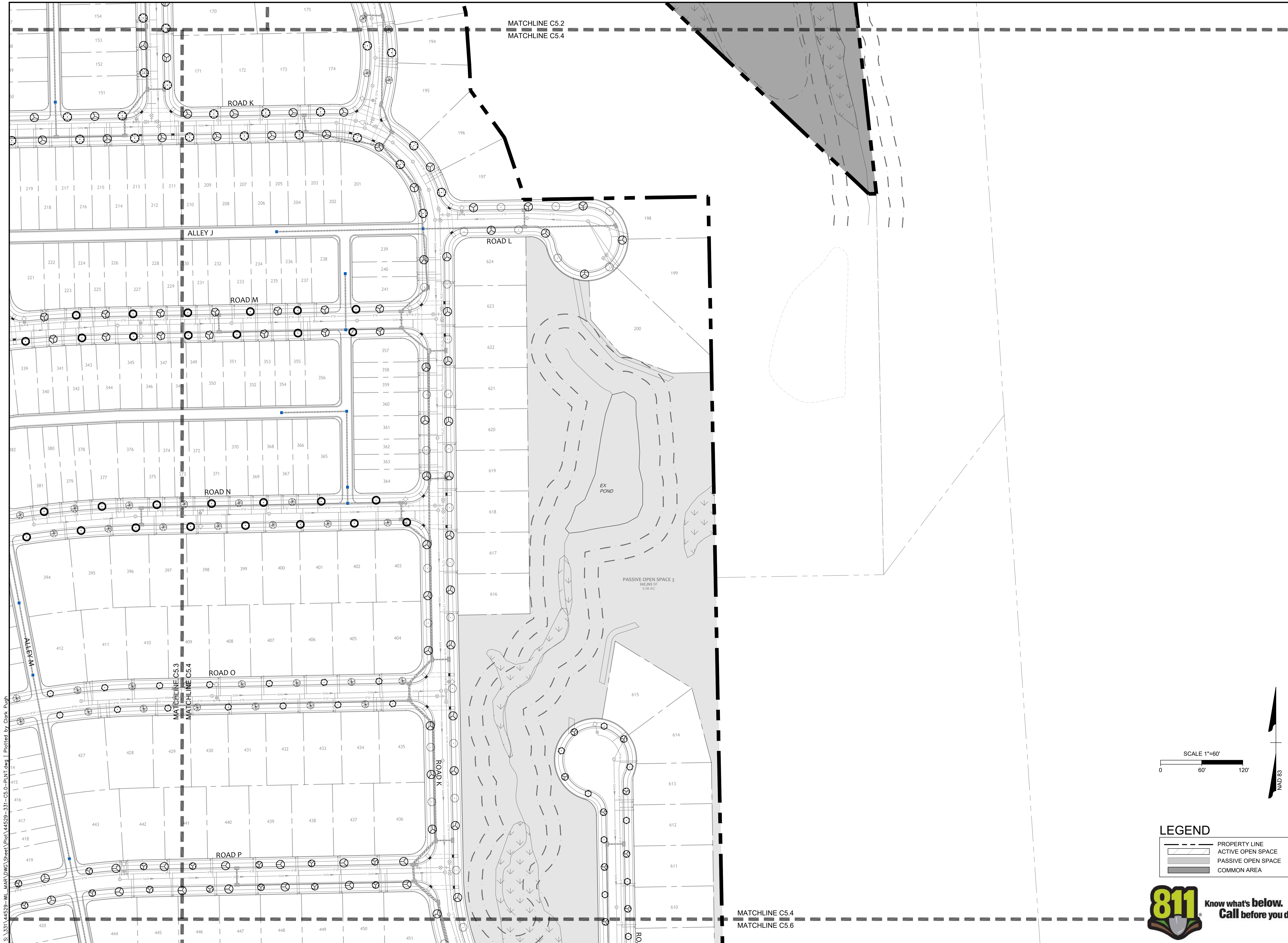
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C5.3

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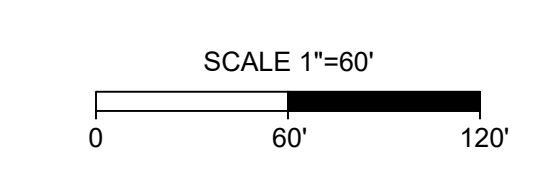
ALLEN PARK  
2300 OLD MILBURNIE RD, WAKE COUNTY, NORTH CAROLINA

DETAILED LANDSCAPE PLAN - SHEET 3 OF 6

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**LEGEND**

	PROPERTY LINE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON AREA



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DATE	DESCRIPTION
03/24/2021	

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DESIGNED BY  
B. BLACKMON

CHECKED BY  
J. CHANDLER

SCALE  
1"=60'

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2300 OLD MILBURNIE RD, WAKE COUNTY, NORTH CAROLINA

**DETAILED LANDSCAPE PLAN - SHEET 4 OF 6**

JOB NO.  
44529

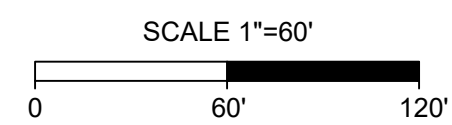
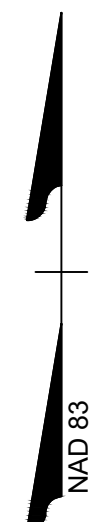
SHEET NO.  
C5.4

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**LEGEND**

	PROPERTY LINE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON AREA



MATCHLINE C5.3  
MATCHLINE C5.5



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CHECKED BY	J. CHANDLER
SCALE	1"=60'

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**ALLEN PARK**  
2300 OLD MILBURNIE RD, WAKE COUNTY, NORTH CAROLINA

**DETAILED LANDSCAPE PLAN - SHEET 5 OF 6**

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JOB NO.	44529
SHEET NO.	C5.5

APPROXIMATE CENTERLINE  
CREEK (FORMERLY SMITH)

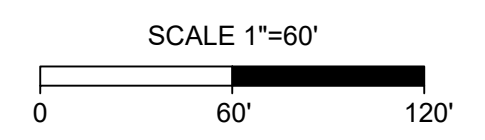




MATCHLINE C5.4  
MATCHLINE C5.6

MATCHLINE C5.5  
MATCHLINE C5.6

APPROXIMATE CENTERLINE OF BEAVER  
CREEK (FORMERLY SMITH CREEK).



**LEGEND**

	PROPERTY LINE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	COMMON AREA



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J. CHANDLER	
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**ALLEN PARK**  
2300 OLD MILBURNIE RD, WAKE COUNTY, NORTH CAROLINA

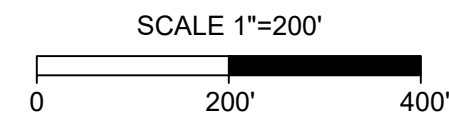
**DETAILED LANDSCAPE PLAN - SHEET 6 OF 6**

JOB NO.	44529
SHEET NO.	C5.6

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**LIGHTING NOTES**

1. ALL STREETS LIGHTS MUST BE FULLY-SHIELDED. LOCAL STREET LIGHTS SHALL NOT EXCEED A BUG RATING OF B1, U1, & G1. COLLECTOR STREETS SHALL NOT EXCEED A BUG RATING OF B2, U2, & G2.

**Outdoor Lighting**  
**Roadway LED**

Light source: LED (white)  
Wattage: 50 | 70 | 110 | 150 | 200 | 280  
Light pattern: E33A Type III (wide)  
IESNA cutoff classification: Full cutoff  
Color temperature: 4,000K  
Warm-up and visible time: Instant on the warm-up or visible time!

Poles available:	Mounting height	Color
Aluminum	15, 20, 25, 30, 35	Bronze Black Grey Green
Wood	25, 30, 35	Standard

Features	Benefits
No installation cost	Frees 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

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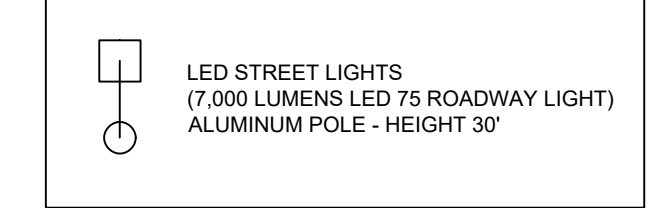
**Outdoor Lighting**  
**Roadway LED**

The Roadway LED is a green solution and great fit for streets, roads, bike, narrow areas and parking lots. The energy-efficient luminaire delivers the light where it is needed while increasing visibility and reducing spill light to adjacent properties. Choose how to reduce light output on wood or fiberglass poles to mount on an existing pole. Available with one to four fixtures per pole, depending on the luminaire combination selected.

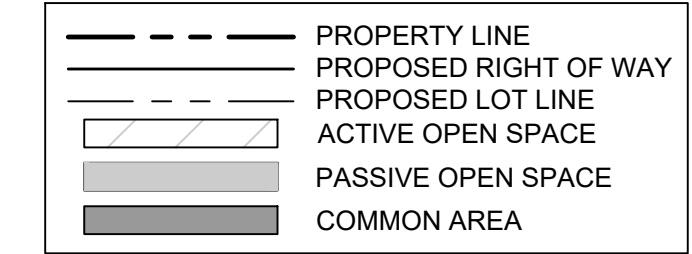
LED Light Emitting Diode	50   70   110   150   200   280 watts
Mounting heights	15, 20, 25, 30, 35'
Colors	Bronze Black Grey Green
Poles	Style A, C Wood

For additional information, visit [duke-energy.com/OutdoorLighting](http://duke-energy.com/OutdoorLighting)  
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800.544.8800 (TX and NY)  
800.622.2322 (FL)

**LIGHTING LEGEND**



**LEGEND**



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

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DESIGNED BY  
**B. BLACKMON**

CHECKED BY  
**J. CHANDLER**

SCALE  
**1"=200'**

**TIMMONS GROUP**

NORTH CAROLINA LICENSE NO. C-1652

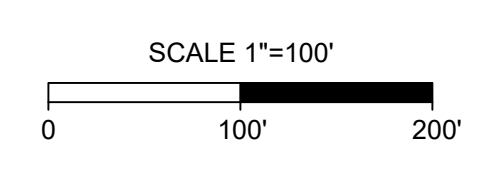
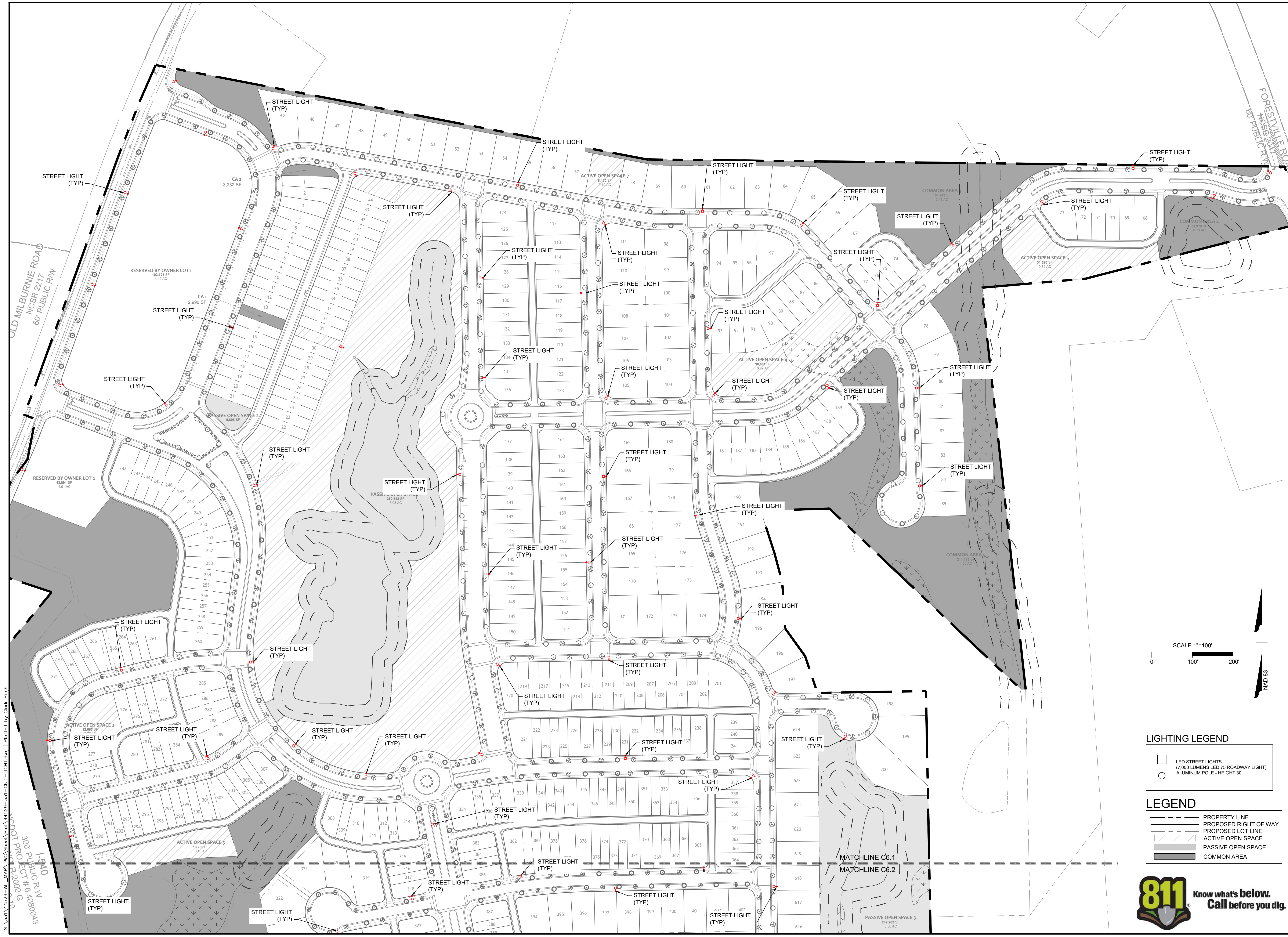
**ALLEN PARK**  
2300 OLD MILBURNIE RD, WAKE COUNTY, NORTH CAROLINA

**OVERALL LIGHTING PLAN**

JOB NO.  
**44529**

SHEET NO.  
**C6.0**

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- LIGHTING LEGEND**
- LED STREET LIGHTS (7,000 LUMENS LED 75 ROADWAY LIGHT)
  - ALUMINUM POLE - HEIGHT 30'

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



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CHECKED BY  
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SCALE  
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**TIMMONS GROUP**

NORTH CAROLINA LICENSE NO. C-1652

**ALLEN PARK**  
2300 OLD MILBURNIE RD, WAKE COUNTY, NORTH CAROLINA

**DETAILED LIGHTING PLAN - SHEET 1 OF 2**

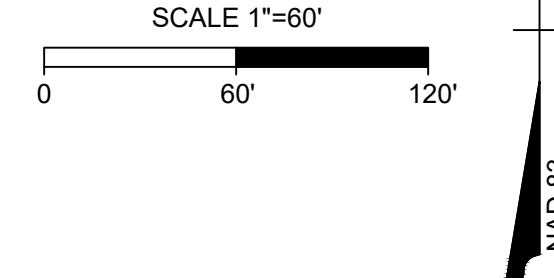
JOB NO.  
44529

SHEET NO.  
C6.1

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N:\01\PROJ\2020\G...  
1-PA0  
300' PUBLIC R/W  
E:CT # 6.40800043  
R-2000 G

S:\331\44529-WL-MAR\DWG\Sheet\Plot\44529-331-C6.0-LIGHT.dwg | Plotted by Clark Pugh

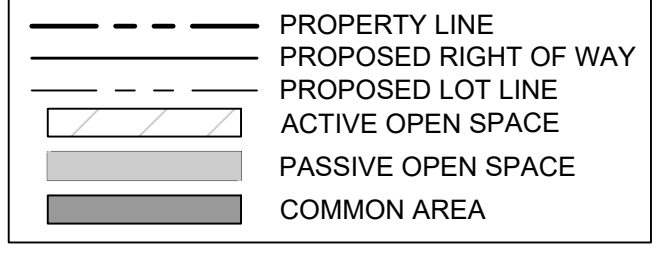
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300' PUBLIC R/W  
NCDOT PROJECT # 64080043  
ID NO: R-2000 G  
B.M. 2103, P.G. 8-10



**LIGHTING LEGEND**



**LEGEND**



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DESIGNED BY  
B. BLACKMON  
CHECKED BY  
J. CHANDLER  
SCALE  
1"=100'

**TIMMONS GROUP**

NORTH CAROLINA LICENSE NO. C-1652

**ALLEN PARK**  
2300 OLD MILBURNIE RD, WAKE COUNTY, NORTH CAROLINA

**DETAILED LIGHTING PLAN - SHEET 2 OF 2**

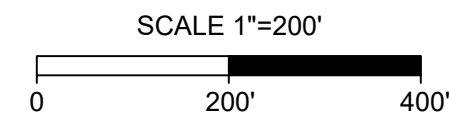
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SHEET NO.  
C6.2

REVISION DESCRIPTION

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NAD 83

**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"
DO NOT ENTER	R5-1	30"x30"
ONE WAY	R6-2	24"x30"
NO PARKING ANY TIME	R7-1	12"x18"
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 FOOTING
- 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 MARKINGS TO BE HI-VIS THERMOPLASTIC, EXCEPT FOR PARKING SPACE STRIPING WHICH MAY BE WHITE PAINT, PER DETAIL 4.06.

**LEGEND**

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

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DRAWN BY 331  
DESIGNED BY B. BLACKMON  
CHECKED BY J. CHANDLER  
SCALE 1"=200'

**TIMMONS GROUP**

ALLEN PARK  
2300 OLD MILBURNIE RD, WAKE COUNTY, NORTH CAROLINA  
OVERALL SIGNS & MARKINGS PLAN

NORTH CAROLINA LICENSE NO. C-1652

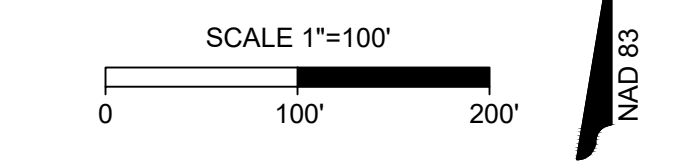
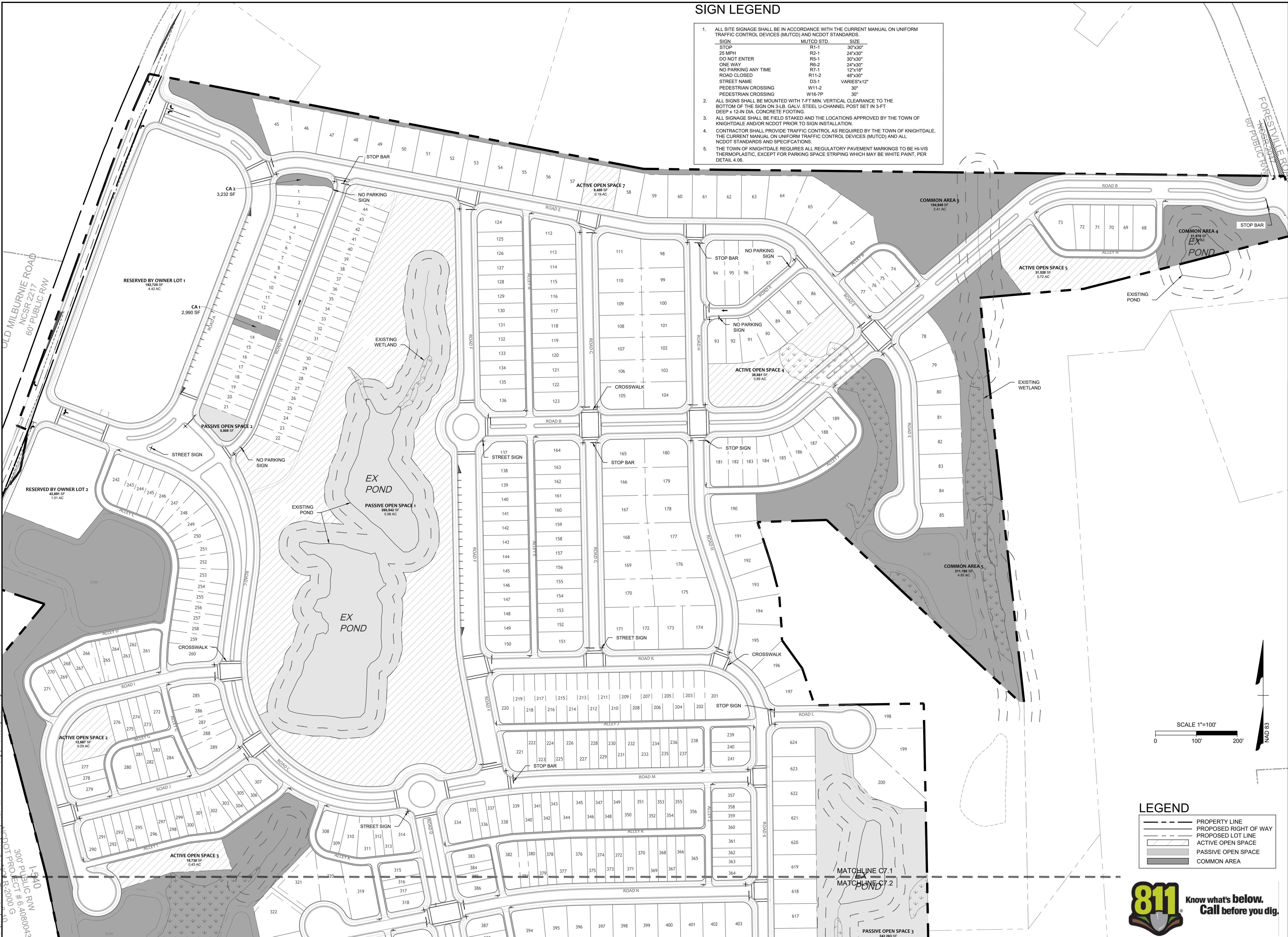
JOB NO. 44529  
SHEET NO. C7.0

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STOP	R1-1	30"x30"
25 MPH	R2-1	24"x30"
DO NOT ENTER	R5-1	30"x30"
ONE WAY	R6-2	24"x30"
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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 FOOTING.
- 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**

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



PRELIMINARY DO NOT USE FOR CONSTRUCTION

THIS DRAWING PREPARED AT THE  
**RALEIGH OFFICE**  
 5410 Trinity Road, Suite 102 | Raleigh, NC 27607  
 TEL 919.866.9511 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE: 03/24/2021  
 DRAWN BY: 331  
 DESIGNED BY: B. BLACKMON  
 CHECKED BY: J. CHANDLER  
 SCALE: 1"=100'

**TIMMONS GROUP**  
 NORTH CAROLINA LICENSE NO. C-1652  
**ALLEN PARK**  
 2300 OLD MILBURNIE RD, WAKE COUNTY, NORTH CAROLINA  
**DETAILED SIGNS & MARKINGS PLAN - SHEET 1 OF 2**

JOB NO. 44529  
 SHEET NO. C7.1

S:\31144529-WL-MAR\DWG\Sheet\Plot\44529-331-C7.0-TRAF.dwg | Plotted by Clark Lugh  
 NCDOT PROJECT R-2000 G  
 1-340  
 300 PUBLIC RMN  
 6.40800043

S:\331\44529-WL-MAR\DWG\Sheet\Plot\44529-331-C70-TRAF.dwg | Plotted by Clark Hugh

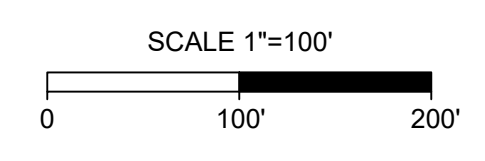
1-340  
300 PUBLIC RMN  
PROJECT # 6, A080043  
NCDOT PROJECT R-2000 G  
ID NO. R-2000 G  
B.M. 2603, PG. 8-10



### 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"
DO NOT ENTER	RS-1	30"x30"
ONE WAY	R6-2	24"x30"
NO PARKING ANY TIME	R7-1	12"x18"
ROAD CLOSED	R11-2	48"x30"
STREET NAME	D3-1	VARIABLES"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 FOOTING.
- 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

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



PRELIMINARY DO NOT USE FOR CONSTRUCTION

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TEL 919-866-9511 FAX 919-853-8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
03/24/2021 <td></td>	

DRAWN BY  
**331**

DESIGNED BY  
**B. BLACKMON**

CHECKED BY  
**J. CHANDLER**

SCALE  
**1"=100'**

# TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

**ALLEN PARK**  
2300 OLD MILBURNIE RD, WAKE COUNTY, NORTH CAROLINA

**DETAILED SIGNS & MARKINGS PLAN - SHEET 2 OF 2**

JOB NO.  
**44529**

SHEET NO.  
**C7.2**

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**NATELLI COMMUNITIES**

DEVELOPER:  
**NATELLI COMMUNITIES**  
506 MAIN STREET  
GAITHERSBURG | MD 20878



**TIMMONS GROUP**  
YOUR VISION ACHIEVED THROUGH OURS.

ENGINEERING FIRM:  
**TIMMONS GROUP**  
5401 TRINITY RD, SUITE 102  
RALEIGH | NC 27607

**PUD SUBMITTAL**  
PREPARED FOR:  
TOWN OF KNIGHTDALE  
MARCH, 2021



**ALLEN PARK**



## Our Mission

### AN INSIGHT FROM TOM NATELLI (PRESIDENT AND CEO)

*Thoughtful Planning, Timeless Design, and Attention To Detail.* These concepts in large part capture the essence of our company's operating philosophy. After having developed properties for over 40 years now, we've come to believe there are fundamental principles that should drive our development efforts, if we are to achieve our goal of creating great places that home buyers and business owners will seek out over all others.

**| AT THE OUTSET** - Because we develop large-scale communities, we realize that we bring tremendous change to the local communities that were already there before we arrived. We realize that it's important to hear from those living and working in these communities at the outset, so we can better understand their concerns and observations and so we can incorporate their suggestions into our development plans, to the extent reasonably possible. If we can do it better than we thought, we ought to consider it. If we can reasonably mitigate the impacts, we ought to accommodate it.

**| IT WILL BE THERE FOR A LONG, LONG, TIME** - We also realize that what we design and implement will ultimately become part of the built environment that others will experience (for better or for worse), for perhaps the next 75 or 100 years, until redevelopment occurs sometime in the distant future. We have the opportunity to design our communities thoughtfully and to execute them well. Frankly, given the significant role we play in helping to create the fabric of the local communities in which we operate, we have an obligation to those that are there now, and to those that come after us, to do it well.

**| THE MOST IMPORTANT INVESTMENT** - To move into one of our communities means that an individual or family has made a life decision to choose an environment created by us in which to raise a family, share a home, shop, work, relax, enjoy, simply live. This is a fundamental decision that bears on almost all aspects of a person's life. It's vital to them, it's vital to us.

**| FIND THE RIGHT BALANCE** - Trends come and go, but true quality is lasting. Some innovations in design and materials make sense, and some come at too great a price, too great a compromise to the quality of the built environment. Take a thoughtful approach to preserving the environment and to finding balance between the needs of our residents and appropriate preservation techniques and systems.



Together with his late father, Anthony M Natelli, Tom Natelli has built Natelli Communities into one of the most respected and accomplished privately held real estate development concerns in the nation. By focusing on excellence in all aspects of design, development, construction and managerial processes, Natelli Communities has consistently developed the best-selling master planned communities in the markets where we operate.

*The company is well versed in local and regional planning, environmental and development matters, and principally acquires unimproved, un-entitled property in the Mid-Atlantic and Southeast region for long-term development.*

Natelli Communities develops a vision for each property, seeks the input of local communities and other interested parties, undertakes the rezoning and entitlement processes and physically develops the properties into finished communities. Residential, retail and office components are sold to national and regional builders under coordinated programs that govern the type, style and level of finish of each of the products constructed by third parties. Natelli builds some of the products through its affiliates, Main Street Homes, Main Street Commercial and Natelli Homes.

Natelli Communities has developed over 15,000 homesites and several million square feet of office and retail space. Communities range in size from several hundred to several thousand units. The company has received dozens of local and national awards including the "Award for Excellence" for Avenel in 1996 for best planned community in the nation by the Urban Land Institute, and "Best Community in the Nation" by the National Association of Homebuilders for Bay Forest in 2018 as well as Washington Metro Environmental Developer of the Year and Suburban Maryland Builder of the Year.

## Community Vision

Allen Park, a proposed 176-acre residential development in Knightdale, North Carolina is nothing less than the celebrated revitalization of the small American Town. This traditional neighborhood design follows the comprehensive design principles of small towns in the early 1900's where narrow streets slow traffic and front porches and pedestrian friendly sidewalks slow the pace of life, creating a serene, peaceful sense of township. Comprehensive architectural guidelines in both public and residential structures and environmental sensitivity throughout will serve to honor the integrity of the region.

The Allen Park community plan follows these traditional neighborhood design principles: front porches become the social hub with garages tucked neatly in alleyways providing added charm and clean lines to the main streetscape, and for those desiring a more traditional layout, a limited number of single-family lots with front load garage products will be available. The town's rural roots will be maintained within the fabric of Allen Park. Walkability is the neighborhood focus. Modern amenities, natural open space, neighborhood parks and village greens will provide gathering spaces and promote a sense of community. Allen Park will attract a broad range of purchasers, from millennial working professionals to baby boomer retirees who will also connect to the broader Knightdale community.

Natelli Communities' expertise in establishing Architectural Guidelines that mandate quality, traditional design standards, and cohesive exterior finishes and color palettes, along with a pre-agreed upon Approval Process with the builders for each and every home that is built within a Natelli community is what sets them apart from the rest. The Builder Guidelines establish the protocol for the submission of the following elements for final approval prior to construction on each subject lot: site plan with house location, product type sold with color scheme noted, landscape plan and any other notable adjustments to the lot. A Highly Visible Lot Plan, that requires additional architectural details to side elevations that are highly visible from the public realm, is also designated by Natelli Communities. This entire process ensures that the agreed upon program is established from the onset to the end of the job. By focusing on excellence in all aspects of design, development, construction and managerial processes, Natelli Communities has consistently developed the best selling master planned communities in the markets in which they operate. Thoughtful planning, timeless design and attention to detail are the hallmarks of Natelli Communities award winning reputation.

The Allen Park community plan encompasses 455 single-family homes and 169 townhomes that will range in size and maintain a harmonious architectural style assuring remarkable neighborhood character. Amenities rule in this majestic setting. An artfully designed and elaborate clubhouse will be home to a clubroom, fitness center, junior Olympic pool, splash area and outdoor playground. Natelli Communities signature herb garden and potting shed, a beautifully appointed working shed with low and raised planting beds and outdoor patio will invite homeowners to plant in a communal type setting while enjoying a unique gardening experience. Multiple outdoor fireplace settings and extensive landscape will

add to the scenic character of the outdoor experiences along with the many green gathering spaces that are scattered throughout the community. From cozy cottage homes to row houses to stately homes and more, Allen Park will provide a contemporary lifestyle in the graceful aesthetics of an earlier time, and with respect to the history of the Allen and Nichols Families, and the greater Knightdale community.





**SITE DATA TABLE**

PROJECT:	ALLEN PARK
ENGINEER:	TIMMONS GROUP BETH BLACKMON, PE 5410 TRINITY ROAD, STE. 102 RALEIGH, NC 27607 PHONE: (919) 866-4500 FAX: (919) 859-5663 EMAIL: BETH.BLACKMON@TIMMONS.COM
DEVELOPER:	NATELLI COMMUNITIES BRIAN MASSENGILL 1933 N. HARRISON AVE. CARY, NC 27513 PHONE: (919) 888-3102 EMAIL: BRIAN@NATELLI.COM
LAND OWNER:	WILMAR II LLC; MARTIN ALLEN FAMILY LLC 2300 OLD MILBURNIE ROAD KNIGHTDALE, NC 27604  EVERETT NICHOLS JR 6208 BATTLEFORD DR RALEIGH, NC 27612  JOHN CHARLES DELLINGER 6030 FORESTVILLE RD RALEIGH, NC 27604
TAX ID:	1745437740; 1745430006; 1745545662; 1745546015
DEED REFERENCE:	DB. 8765 PG. 1840; DB. 9686 PG. 2190; DB. 2896 PG. 452; DB. 14929 PG. 2331
PLAT REFERENCE:	BM. 1992 PG. 1351
TOWNSHIP:	ST. MATTHEWS
ZONING:	RT
CURRENT USE:	GOLF COURSE; SINGLE-FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL
PROPOSED ZONING:	GR-8 PUD GENERAL RESIDENTIAL-8 (GR-8), PUD (PLANNED UNIT DEVELOPMENT)
OVERLAY DISTRICTS:	QUARRY OVERLAY (QOD), SPECIAL HIGHWAY OVERLAY (SHOD)
BUFFERS:	5' SHOD PERIMETER BUFFER REQUIRED ALONG I-540, NO OTHER PERIMETER BUFFERS REQUIRED
TOTAL PROJECT AREA:	180.4 ACRES
PROPOSED DENSITY:	3.46 DU/A
RIVER BASIN:	NEUSE
SURFACE WATER CLASSIFICATION:	C, NSW
WATERSHED:	NONE
FIRM PANEL #:	3720174600J

FRONT LOAD SINGLE FAMILY LOT STANDARDS:	MINIMUM LOT SIZE: 5,700 SF LOT WIDTH: 55' FRONT SETBACK: 10' DRIVEWAY LENGTH: 20' SIDE SETBACK: 5' CORNER SIDE SETBACK: 10' REAR SETBACK: 20'
REAR LOAD SINGLE FAMILY LOT STANDARDS:	MINIMUM LOT SIZE: 3,120 SF LOT WIDTH: 26' FRONT SETBACK: 10' SIDE SETBACK: 3' CORNER SIDE SETBACK: 10' REAR SETBACK: 20' DRIVEWAY LENGTH: 20'
REAR LOAD TOWNHOME LOT STANDARDS:	MINIMUM LOT SIZE: 2,000 SF LOT WIDTH: 22' FRONT SETBACK: 10' BUILDING SEPARATION: 10' REAR SETBACK: 20' DRIVEWAY LENGTH: 20'

**TRANSPORTATION NETWORK**

An exception to not construct the future Forestville Road Collector is requested. The collector crosses this development for only a small portion of the future road.

An exception 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.

An exception to allow an 84' Public Right of Way street section, a modified Urban Avenue Section from the standards in the UDO, with a smaller median to provide an enhanced access to the secondary amenity area.

**SETBACKS AND DRIVEWAYS**

Section 2.7 of the Knightdale Unified Development Ordinance requires that any lot less than 80' in width be accessed via an alley or rear lane access. Additionally, the UDO requires that side setbacks be a minimum of 20% of the lot width (to a minimum of 6'), and driveway length be a minimum of 35'. It is proposed that the minimum lot width standard be reduced to 55', side setbacks be reduced to a minimum of 3', rear setbacks be reduced to 20', and driveway lengths be reduced to a minimum of 20' in order to be adequately developed within the sites constraints.

**GENERAL SITE MODIFICATIONS**

Section 6.2 of the Knightdale Unified Development Ordinance states that lots less than 60' are exempt from the Residential Clearing and Grading Requirements of that section. The proposed development will have a maximum lot width of 60', though the majority will be 35' with rear-loaded garages. Selective exemptions to the clearing and grading requirements presented in Section 6.2 of the UDO are requested for proposed lots that are 60' wide or wider.



**TREE COVERAGE REQUIREMENT:**  
 15,164 LF X 20 = 303,280 SF REQUIRED  
 NEUSE RIVER BUFFER AREA - 465,991 SF  
 SHOD OVERLAY AREA - 137,319 SF  
**TREE COVERAGE PROVIDED - 603,310 SF**

**SITE DATA:**

TOTAL AREA:	180.4 +/- AC
POTENTIAL R/W RESERVATION:	0.7 +/- AC
NET AREA:	179.7 +/- AC
NEIGHBORHOOD NODE:	5.4 +/- AC
RESIDENTIAL AREA:	174.3 +/- AC
RESIDENTIAL UNITS:	624
-SINGLE FAMILY	342
26' REAR LOAD	92
35' REAR LOAD	80
55'/60' FRONT LOAD	170
-SINGLE FAMILY RANCH	113
-TOWNHOMES/ ATTACHED	169
OPEN SPACE REQUIRED:	24.1 +/- AC
ACTIVE OPEN SPACE REQUIRED:	12.0 +/- AC
OPEN SPACE PROVIDED:	25.2 +/- AC
ACTIVE OPEN SPACE PROVIDED:	12.5 +/- AC
CONNECTIVITY RATIO:	1.46

**LEGEND**

	55'/60' x 105' RANCH		26 x 120' S/F LOT
	55'/60' x 115' TRADITIONAL		22/26 x 95' TOWNHOME LOT
	35 x 110' S/F LOT		22' x 95' TOWNHOME LOT (3-STORY)

- 1 NODE - LOW IMPACT COMMERCIAL / NEIGHBORHOOD RETAIL
- 2 CENTRAL PARK
- 3 CENTRAL AMENITY
- 4 NEIGHBORHOOD PARK & AMENITY AREA
- 5 POCKET PARK
- 6 FIELD IDENTIFIED JURISDICTIONAL WETLANDS
- 7 POTENTIAL STREAM BUFFERS
- 8 QOD OVERLAY BOUNDARY
- 9 SHOD OVERLAY SETBACK
- 10 STORMWATER MANAGEMENT
- 11 FUTURE ARTERIAL CONNECTOR / ROUNDABOUT
- 12 SANITARY SEWER EASEMENT

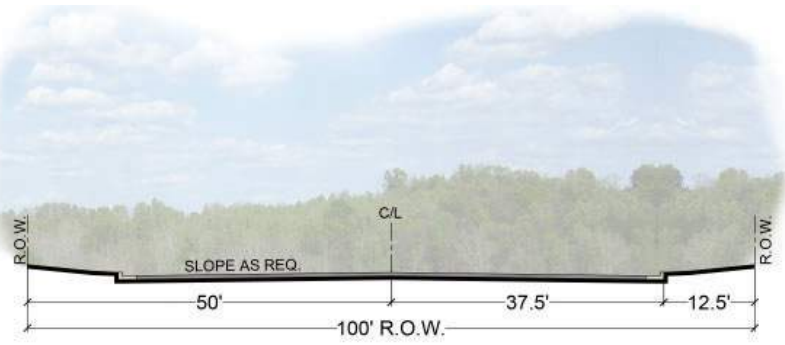
**ALLEN PARK - KNIGHTDALE, NC**  
 Conceptual Development Plan - March 8, 2021



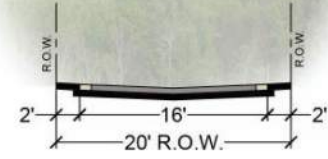
**COMMUNITY MASTER PLAN**



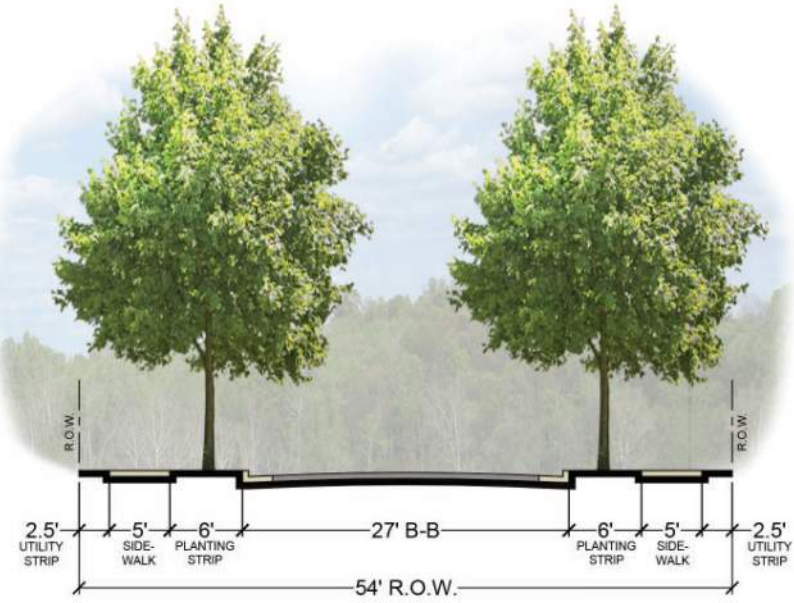
TYP. CUL-DE-SAC



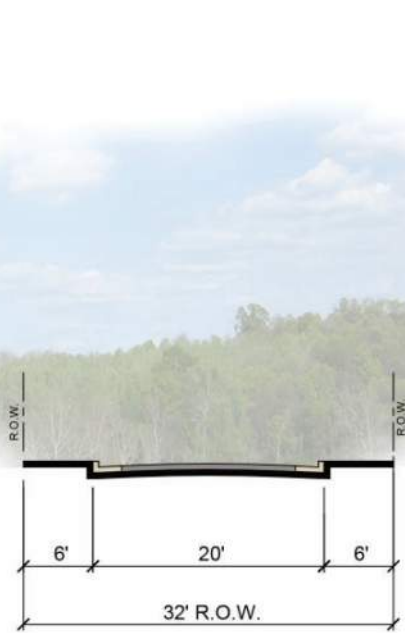
TYP. INTERIOR RESIDENTIAL ALLEY



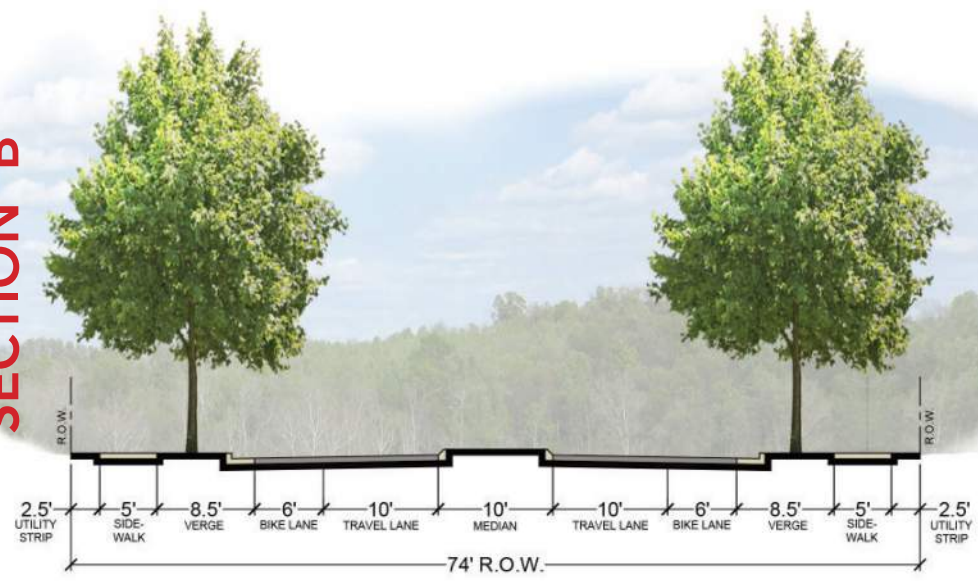
TYP. INTERIOR RESIDENTIAL ROAD



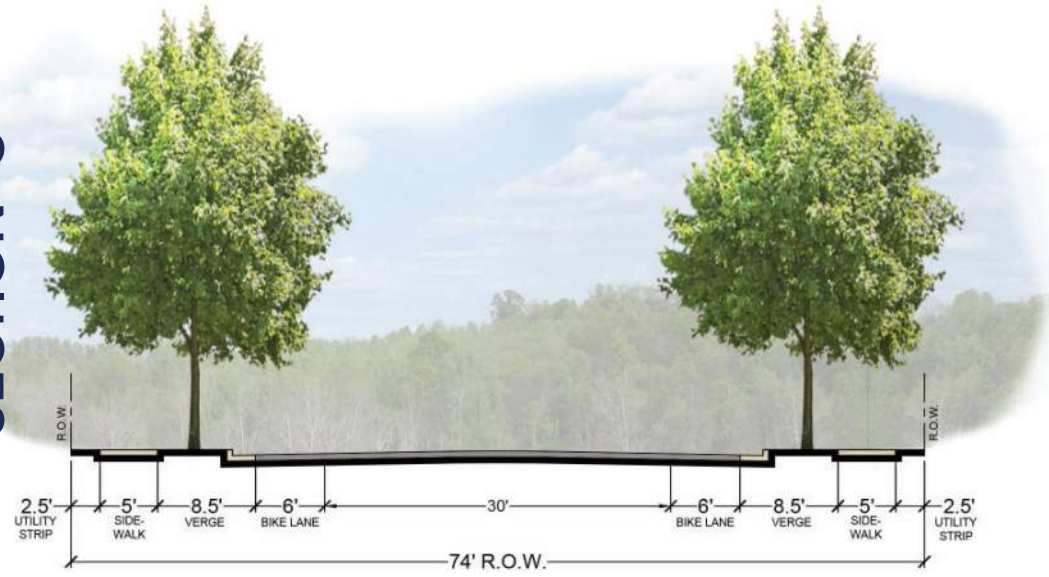
SECTION 'A'



SECTION 'B'



SECTION 'C'



STREET SECTIONS

# TOWNHOMES - 22'/26' X 95' LOTS (2-STORY, 1,500 to 1,800 SF)

RESIDENTIAL PRODUCT



Front Elevation



Knightdale Towns  
22' Alley Load Townhomes

02.17.2021



www.gmdesigngroup.com

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The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e., applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2021 gmdesigngroup carolinas, inc.

**TOWNHOMES - 22' X 95' LOTS (3-STORY, 2,458 to 2,510 SF)**



RESIDENTIAL PRODUCT

\*ELEVATIONS ARE CONCEPTUAL AND CURRENTLY STILL IN DESIGN



**SINGLE FAMILY HOMES - 26' X 120' LOTS (1,500 to 1,820 SF)**



RESIDENTIAL PRODUCT

**SINGLE FAMILY HOMES - 35' X 110' LOTS (1,980 to 2,300 SF)**



RESIDENTIAL PRODUCT

**SINGLE FAMILY TRADITIONAL HOMES - 55'/60' X 105'/115' LOTS (2,100 to 3,500 SF)**



RESIDENTIAL PRODUCT

**SINGLE FAMILY RANCH HOMES - 55'/60' X 115' LOTS (1,480 to 2700 SF)**



RESIDENTIAL PRODUCT

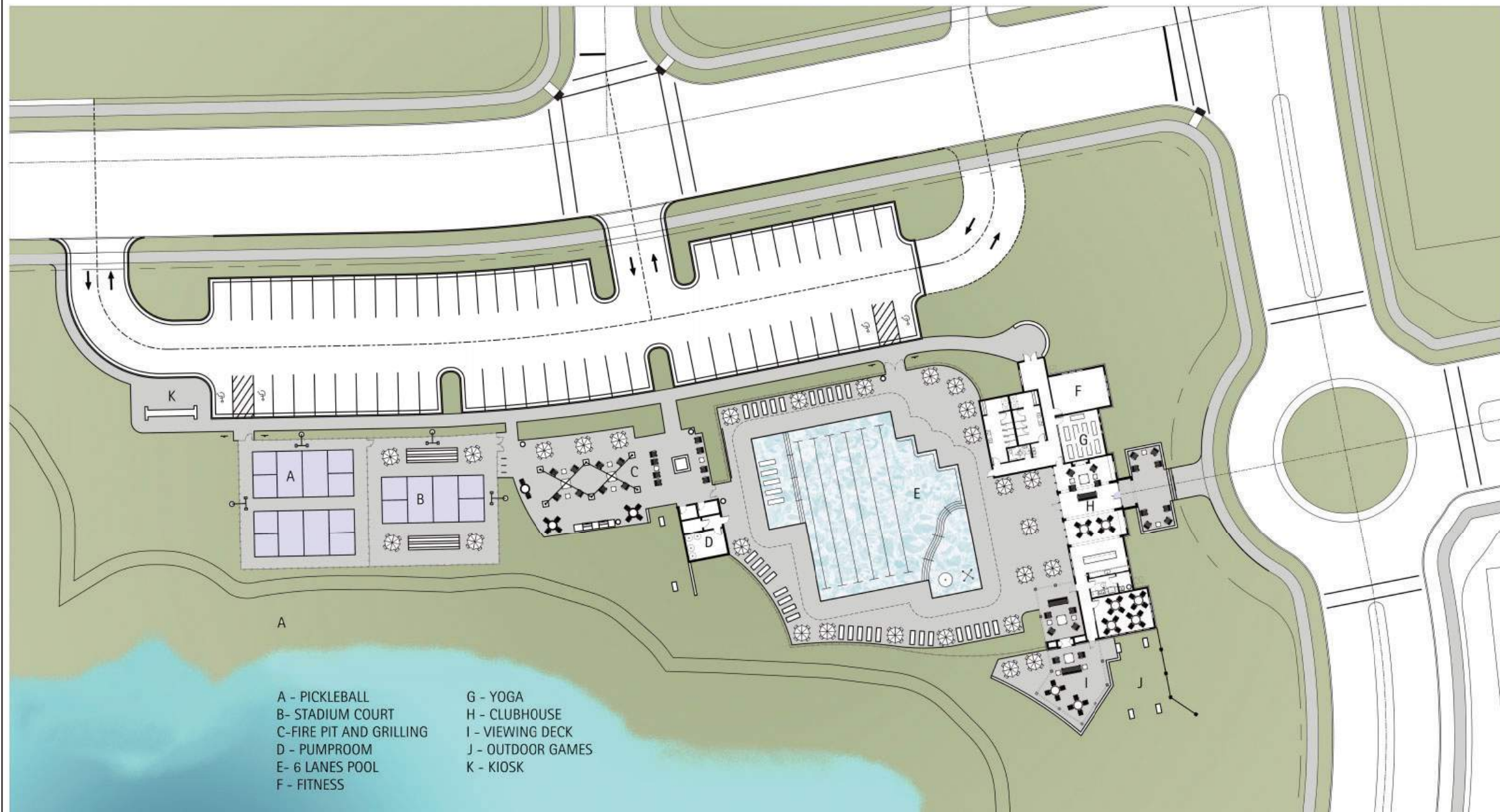
1. Townhomes shall be two and three-story homes with a minimum width of 22' wide and have a minimum heated area of 1,500 square feet. A minimum of fifty (50) townhomes shall be three-story
2. Neo Traditional Single family detached homes shall be rear loaded two-story homes built on lots less than 55 feet wide with a minimum heated area of 1,500 square feet.
3. Single Family Ranch detached homes shall be built on lots that are at least 55 feet wide, with a minimum heated area of 1,480 square feet, and no more than 25% of the ranch homes may be less than 1,500 square feet.
4. Traditional Single family detached homes shall be two-story homes built on lots at least 55 feet wide with a minimum heated area of 2,100 square feet. No more than 10% of the Traditional Single Family detached homes may be homes less than 35' wide.
5. All homes will either consist of a single material of brick or stone or will have a combination of 2 or more of the following materials on the front façade (not including foundations): stone, brick, lap siding, fiber cement siding, shakes, or board and batten siding, with side and rear facades of fiber cement siding. When 2 materials are used, the materials shall be different but complimentary colors. Vinyl may only be used of soffits, fascia, and corner bounds.
6. All single family detached homes will have front porches with a minimum depth of 5 feet. Townhomes will have front porches, or recessed porches, with a minimum depth of 3 feet.
7. All traditional single family detached homes will have a rear patio or decks a minimum of 10' x 10'. All single family ranch detached homes will have a minimum 6' x 10' covered patio.
8. Main roof pitches (excluding porches) fronting the street will be at least 7:12, with the exception of ranch homes in which 6:12 shall be allowed.
9. For every 30 feet (or fraction) of continuous side elevation (calculated on a per floor basis), there shall be one window or door added to the side elevations. Any siding break on the side of the home, such as a fireplace, side porch, or wall offsets may be used as an alternate to windows.
10. There shall be a minimum 12 inch overhang on every gable end for every home.
11. Garages on all neo traditional single family detached homes and townhomes shall be alley fed.
12. All front loaded garage doors shall have glass windows and carriage style hardware.
13. All single family detached homes shall be raised from the finished grade a minimum of 18" and shall have stem wall or raised slab foundations that shall be covered on all sides with brick or stone. Areas under porches may be enclosed with lattice.
14. All single family attached homes shall be raised from the finished grade a minimum of 18" and shall have stem wall or raised slab foundations that shall be covered on all sides with brick or stone. Areas under porches may be enclosed with lattice.
15. Any single family homes with a crawl space shall be wrapped in brick, or stone on all sides.
16. All homes shall have front door glass inserts.
17. Garages on front load single family detached homes shall not protrude more than six (6) feet from the front porch or stoop and all garage doors shall have window inserts and hardware.
18. Garage doors for front load single family detached homes shall be double garage doors. The width of the front facade of the garage shall not exceed 60% of the corresponding front facade's total width. A decorative trellis above the garage door will be included on all Single Family Ranch Homes.



WATER ALLOCATION POINTS:	
MAJOR SUBDIVISION	15 POINTS
<b>A</b> CENTRAL PARK:	22 POINTS
- JUNIOR OLYMPIC POOL (5 POINTS)	
- 2,000+ SF DECK/PATIO (2 POINTS)	
- IPEMA CERTIFIED PLAYGROUND EQUIPMENT (4 POINTS)	
- CLUBHOUSE (8 POINTS)	
- PRIVATE GREENWAY 3,000+ LF (3 POINTS)	
<b>B</b> SECONDARY AMENITY AREA	15 POINTS
- BOCCIE BALL COURTS	
- HERB GARDEN	
- POTTING SHED	
- FIRE PIT	
- DOG PARK	
<b>TOTAL</b>	<b>52 POINTS</b>

**ALLEN PARK - KNIGHTDALE, NC**  
 Conceptual Development Plan - March 8, 2021





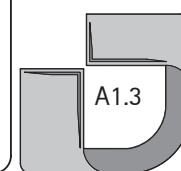
- A - PICKLEBALL
- B- STADIUM COURT
- C-FIRE PIT AND GRILLING
- D - PUMPROOM
- E- 6 LANES POOL
- F - FITNESS
- G - YOGA
- H - CLUBHOUSE
- I - VIEWING DECK
- J - OUTDOOR GAMES
- K - KIOSK

NO.	REVISION	DATE

SHEET DESCRIPTION  
Concept Plan

PROJECT #: 2020024  
DATE ISSUED: 02/18/21  
DRAWING BY: BSJ/JDM  
CHECKED BY: DSC/POC

ALLEN PARK AMENITY  
NATELLI COMMUNITIES  
CLUBHOUSE PLANS  
KNIGHTDALE, NC



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\*CLUBHOUSE SITE PLAN & ELEVATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE

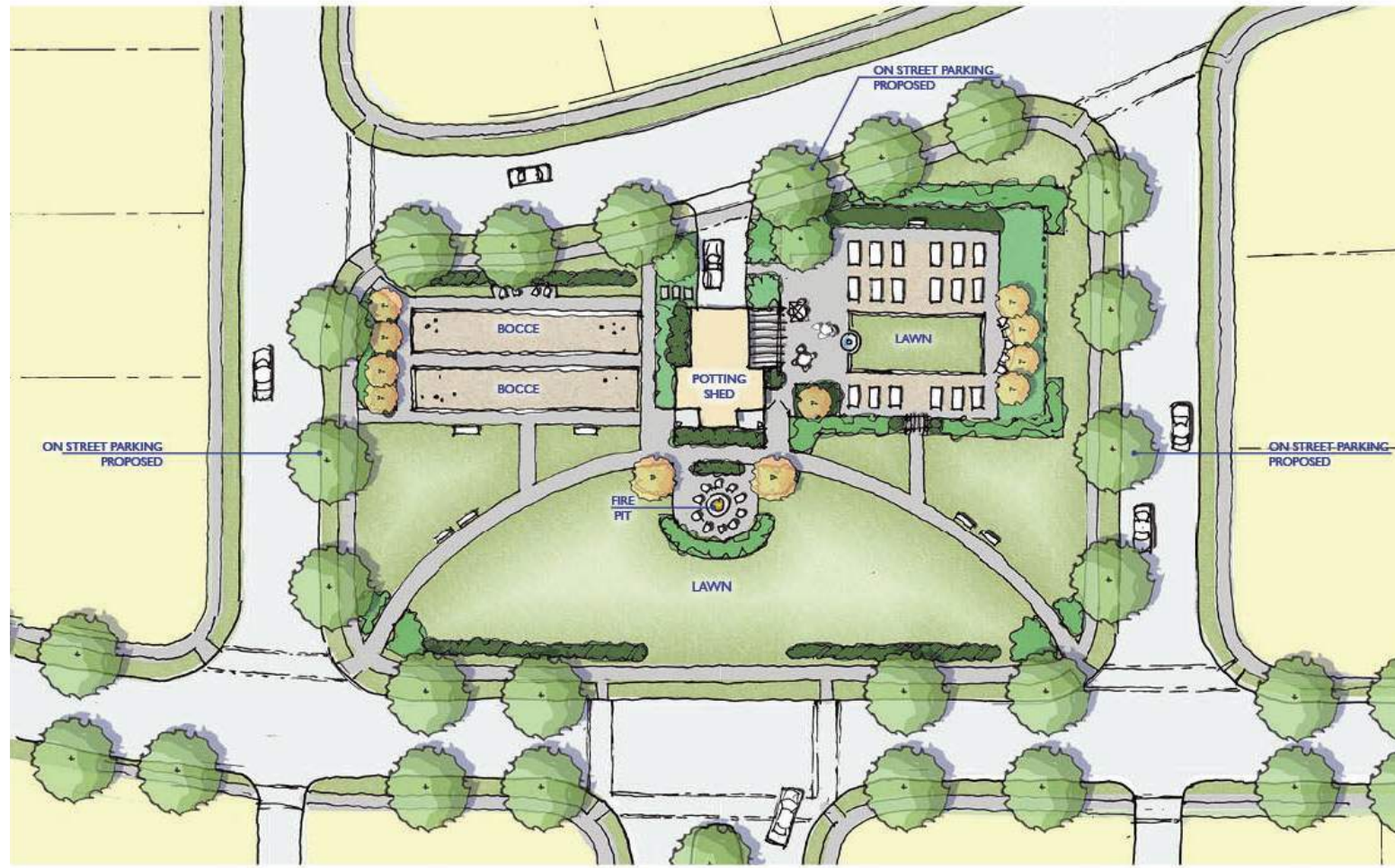
# CENTRAL PARK



CENTRAL PARK

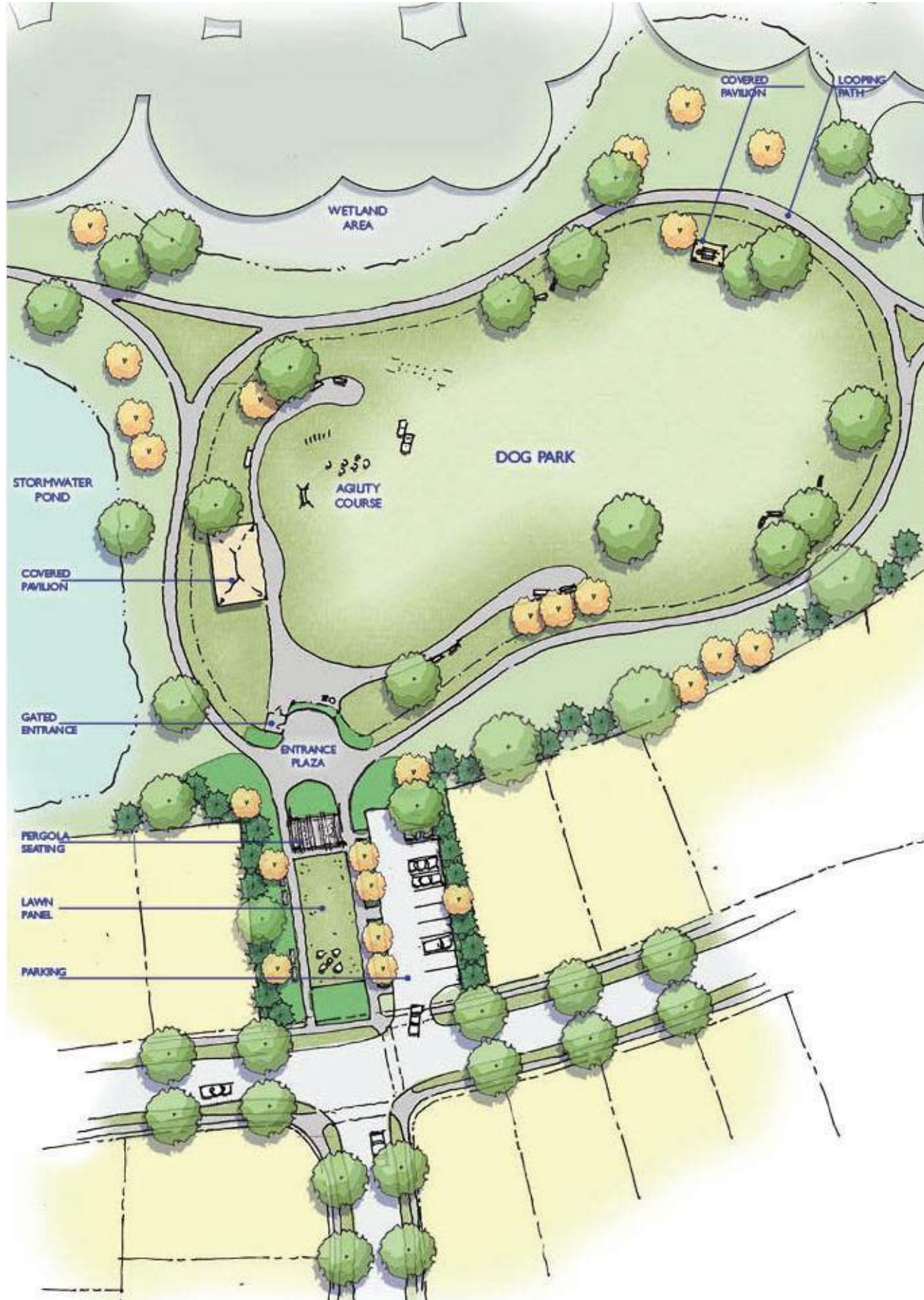


# HERB GARDEN



SECONDARY AMENITY AREA

# DOG PARK

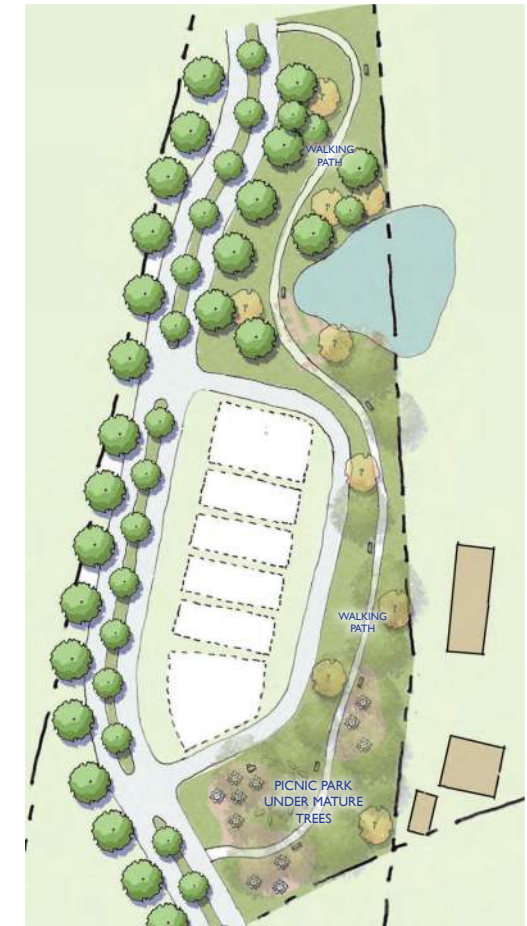


SECONDARY ANENITY AREA

## LINEAR PARK

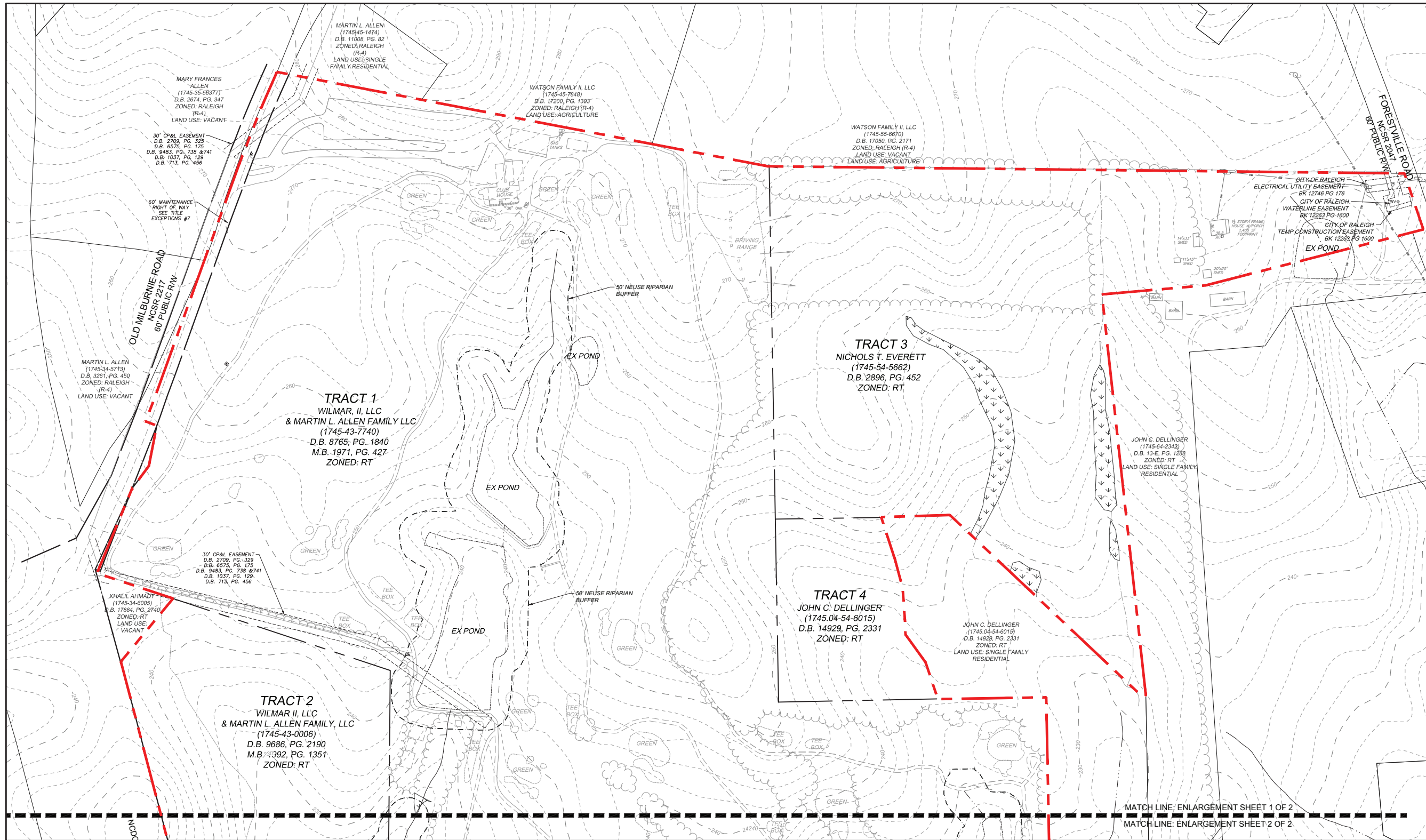


## PICNIC PARK



## POCKET PARKS





# ALLEN PARK

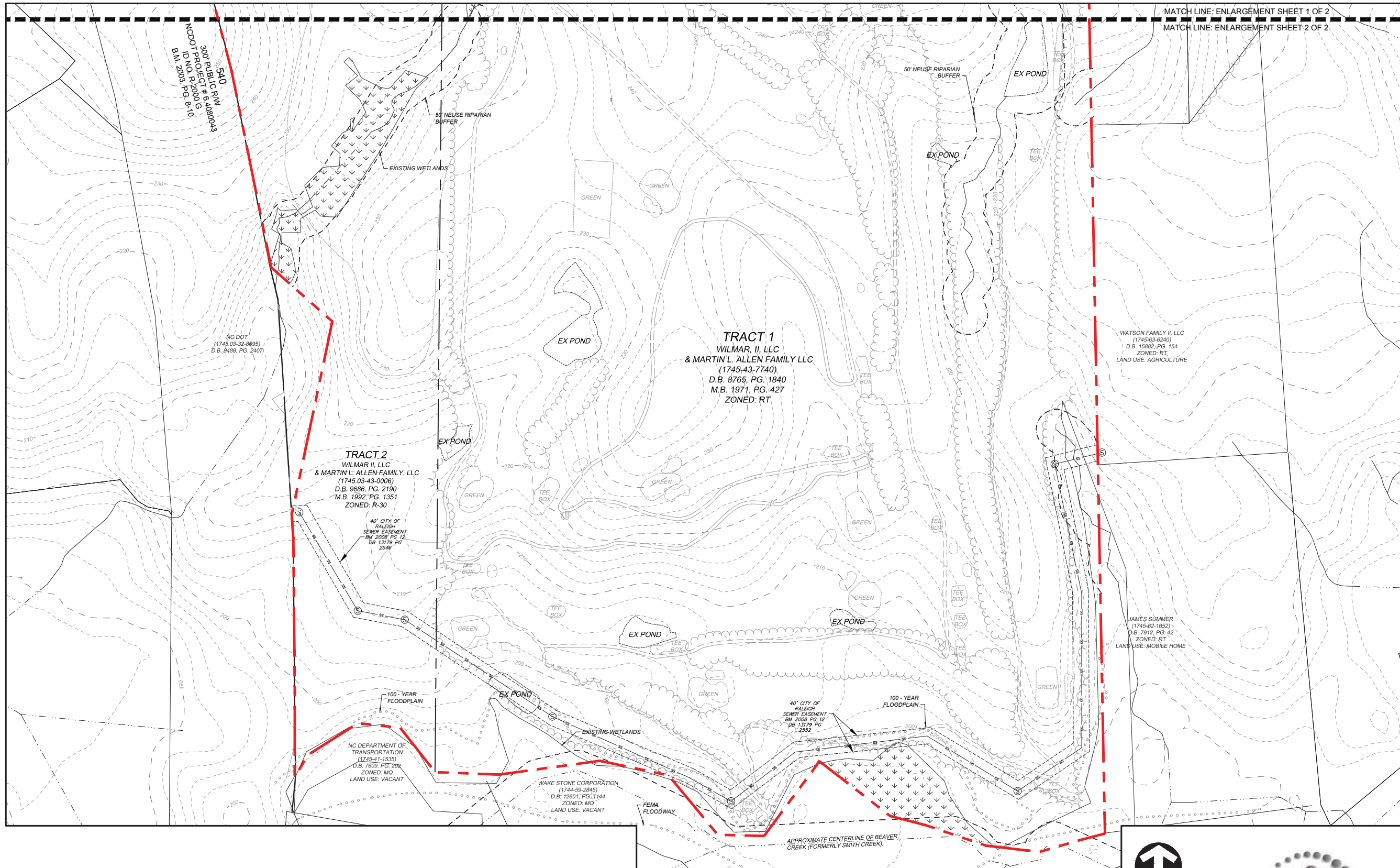
EXISTING CONDITIONS ENLARGEMENT (1 OF 2 - November, 2020)



SCALE 1"=100'  
0 100' 200'



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# ALLEN PARK

EXISTING CONDITIONS ENLARGEMENT (2 OF 2 - November, 2020)



SCALE 1"=100'  
0 100' 200'



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ROY COOPER  
Governor  
MICHAEL S. REGAN  
Secretary  
S. DANIEL SMITH  
Director



December 17, 2020

Wilmar II LLC  
Martin L. Allen Family LLC  
2300 Old Milburnie Road  
Raleigh, North Carolina 27604-9778

Everett Nichols  
6208 Battleford Dr  
Raleigh, North Carolina 27612-6604

**Subject: Buffer Determination Letter**  
DWR RRO #20-351  
Wake County

Determination Type:	
Buffer	Intermittent/Perennial
<input checked="" type="checkbox"/> Neuse (15A NCAC 2B .0714) <input type="checkbox"/> Tar-Pamlico (15A NCAC 2B .0734) <input type="checkbox"/> Jordan (15A NCAC 2B .0267) (governmental and/or interjurisdictional projects)	<input type="checkbox"/> Intermittent/Perennial Determination (where local buffer ordinances apply)

Project Name: Wil Mar Golf Course  
 Address/Location: 2300 Old Milburnie Rd, 6024 Forestville Rd  
 Stream(s): Un-named tributaries to/and Beaverdam Creek

**Determination Date:** 12/03/2020

**Staff:** Erin Deck



North Carolina Department of Environmental Quality | Division of Water Resources  
 Raleigh Regional Office | 3800 Barrett Drive | Raleigh, North Carolina 27609  
 919.791.4200

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Wake County  
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Stream	Not Subject (2)	Subject	Start@	Stop@	Soil Survey	USGS Topo
Beaverdam Creek		X	At discernable top of bank through the wetland area (as approx. depicted on sketch map provided by S&EC)		X	X
A		X	S01 Approx. 35.823305, -78.512033	Pond 1		
			S02 Approx. 35.819428, -78.513306	S03 Approx. 35.819157, -78.513542		
B		X	S11 Approx. 35.823878, -78.507514	S08 Approx. 35.822526, -78.507523		
			S09 Approx. 35.821818, -78.507469	Approx. 35.820293, -78.507186		
BC		X	S05 Approx. 35.818638, -78.508682	S06 Approx. 35.817615, -78.508997		
			S04 Approx. 35.816693, -78.508248	Off property		
C		X	S07 Approx. 35.819721, -78.508682	Pond 5		
D	X		-	-		
E	X		-	-		
F	X		-	-		
G		X	Feature Not evaluated- Assumed subject where the buffer impacts property		X	
H		X	Feature Not evaluated- Assumed subject where the buffer impacts property		X	X
J		X	Feature Not evaluated- Assumed subject where the buffer impacts property		X	
Pond 1		X	-	-	X	X
Pond 2		X	-	-		X
Pond 3		X	-	-		X
Pond 4		X	-	-		X
Pond 5		X	Feature is depicted as a stream on the map		X	
Pond 10	X		-	-	X	X

\*E/I/P = Ephemeral/Intermittent/Perennial

(1) E=Ephemeral, I=Intermittent, P=Perennial, NP=Not Present, NA=Not applicable

(2) Refers to riparian buffer rules only. Stream, wetland, or pond impacts may still be subject to applicable water quality standards and permitting requirements.

GPS coordinates provided by S&EC

The features(s) listed above has been located on the most recent published NRCS Soil Survey of Wake County, North Carolina and/or the most recent copy of the USGS Topographic map at a 1:24,000 scale. The features were evaluated for applicability of the Riparian Buffer regulations.

**There may be other features located on the property that do not show up on the maps referenced above but may be considered jurisdictional according to the US Army Corps of Engineers.**

**This on-site determination shall expire five (5) years from the date of this letter. Landowners or affected parties that dispute a determination made by the DWR may request a determination by the Director. An appeal request must be made within sixty (60)**

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Wake County  
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days of date of this letter. A request for a determination by the Director shall be referred to the Director in writing. *If sending via US Postal Service: c/o Paul Wojoski; DWR – 401 & Buffer Permitting Unit; 1617 Mail Service Center; Raleigh, NC 27699-1617. If sending via delivery service (UPS, FedEx, etc.): Paul Wojoski; DWR – 401 & Buffer Permitting Unit; 512 N. Salisbury Street; Raleigh, NC 27604.*

This determination is final and binding unless, as detailed above, an appeal is requested within sixty (60) days.

This project may require a Section 404/401 Permit for the proposed activity. Any inquiries should be directed to the US Army Corp of Engineers (Raleigh Regulatory Field Office) at (919)-554-4884.

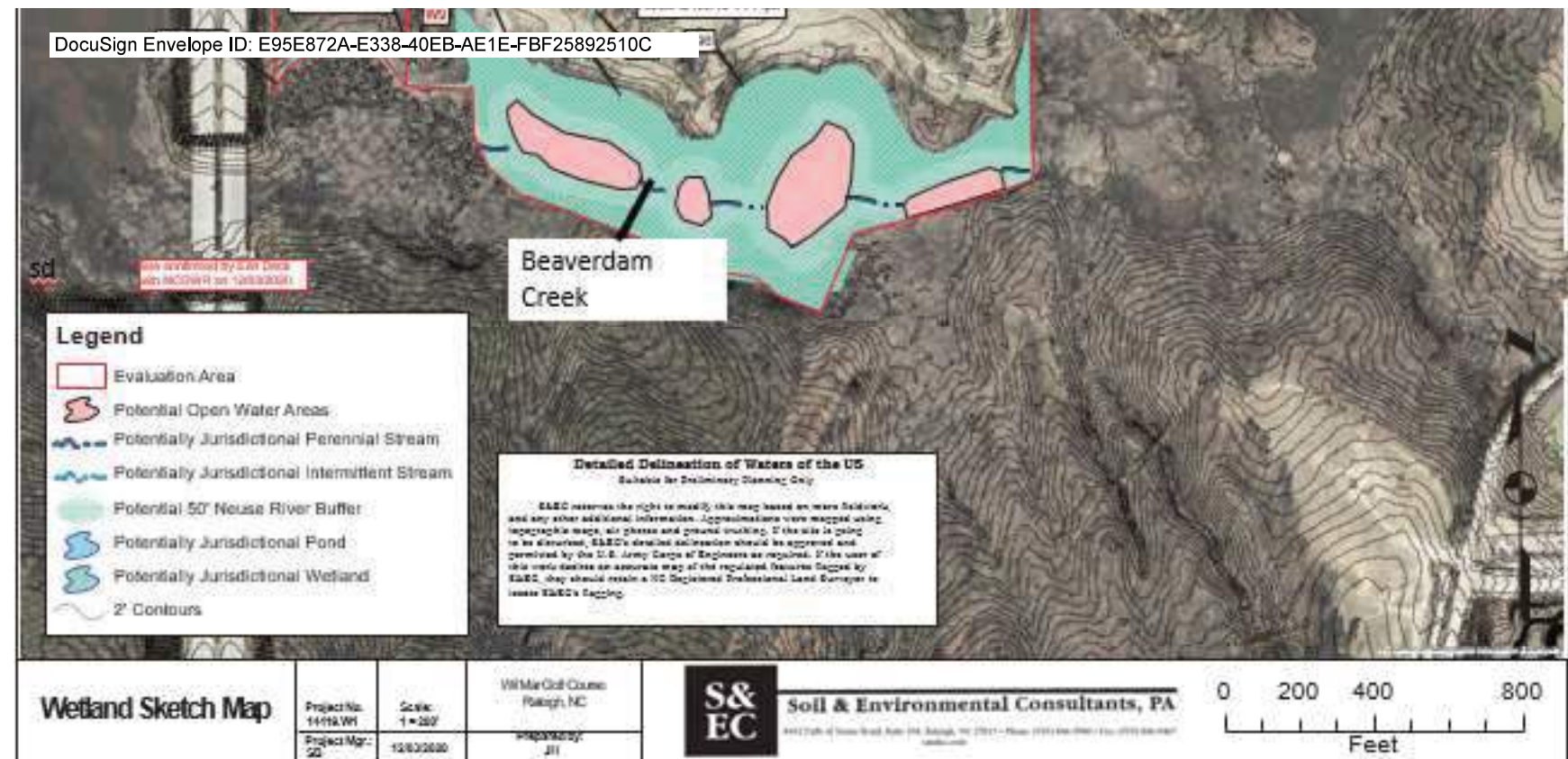
If you have questions regarding this determination, please feel free to contact Erin Deck at (919) 791-4200, or by email at Erin.Deck@ncdenr.gov

Sincerely,

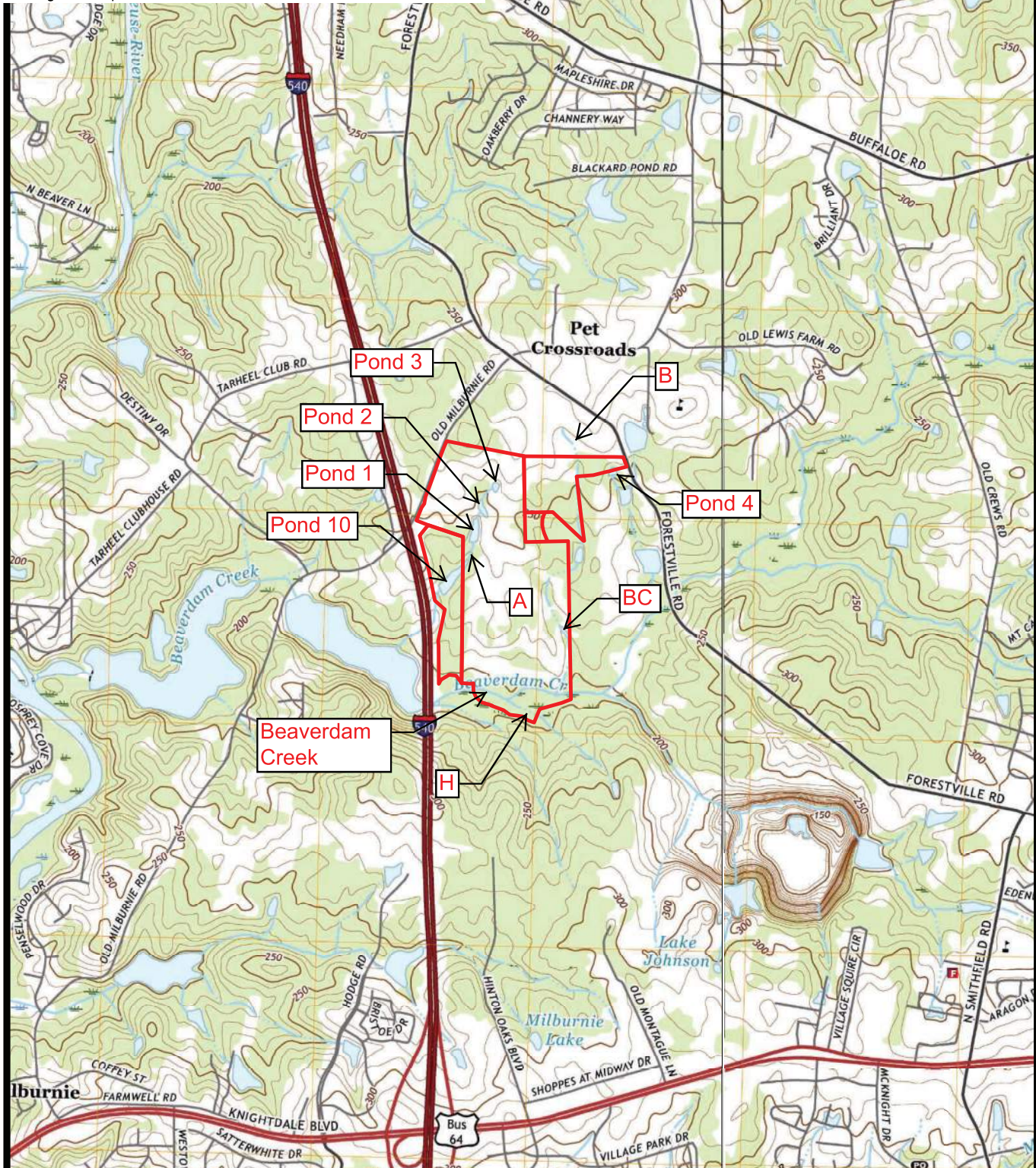
DocuSigned by:  
*Scott Vinson*  
BCDA9D825D4A46D...

Scott Vinson  
Regional Supervisor  
Water Quality Regional Operations Section  
Raleigh Regional Office  
Division of Water Resources, NCDEQ

cc: RRO DWR File Copy  
Josh Harvey, S&EC, via email: jharvey@sandec.com



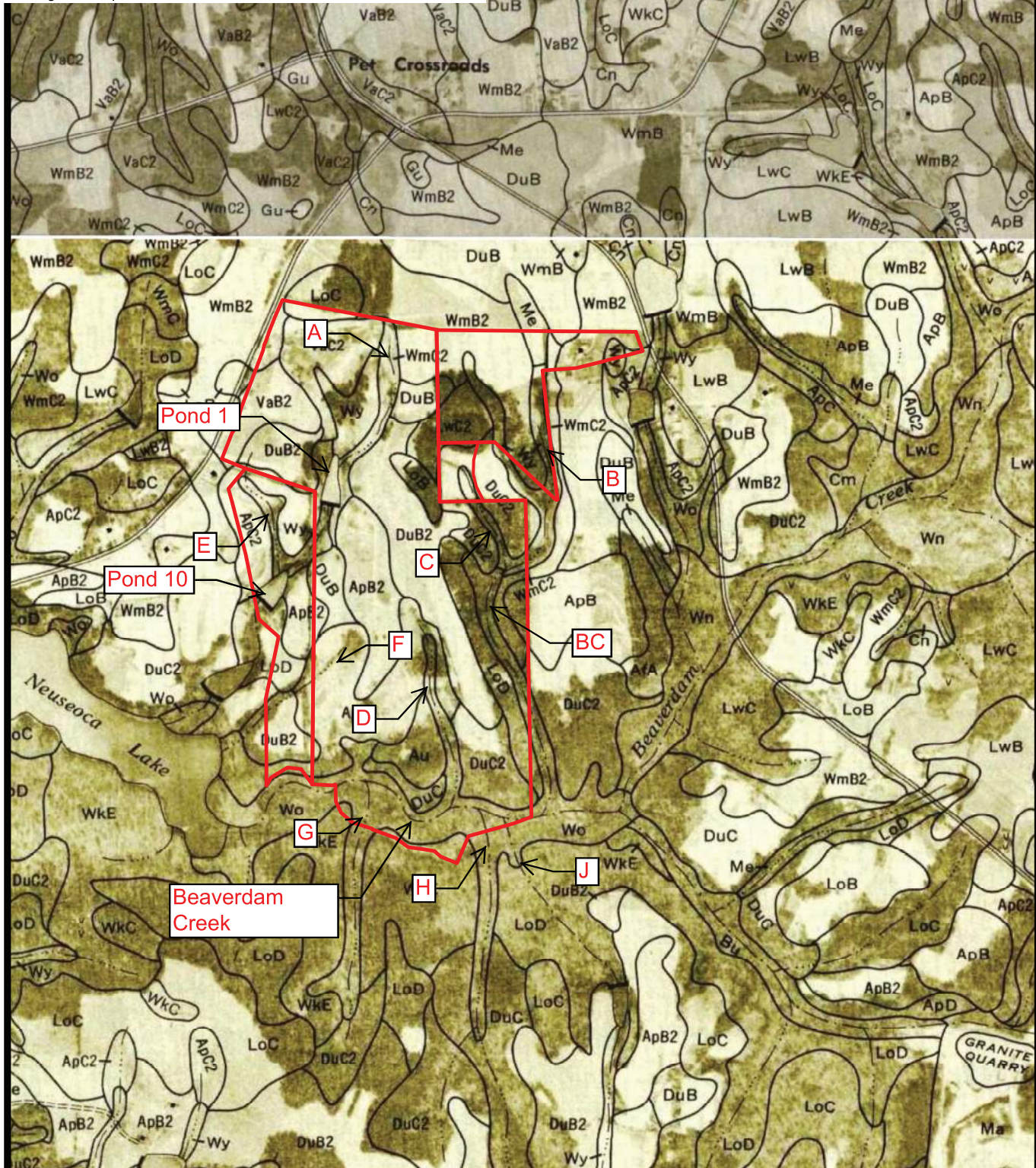
WETLAND LETTER



Project Number: <b>14419.W1</b>	Map Title: <b>Figure 1 - USGS Map</b>
Project Manager: <b>SB</b>	<b>Wil Mar Golf Course</b> Raleigh, NC
Scale: <b>1" = 2000'</b>	Source: 2019 NC Knightdale & Raleigh East Quads
Date: <b>09/11/2020</b>	

0 2,000 4,000  
Feet

**S&EC** Soil & Environmental Consultants, PA  
8412 Falls of Neuse Road, Suite 104, Raleigh, NC 27615 • Phone: (919) 846-9900 • Fax: (919) 846-9407  
sander.com



Project Number: <b>14419.W1</b>	Map Title: <b>Figure 2 - Soil Survey</b>
Project Manager: <b>SB</b>	<b>Wil Mar Golf Course</b> Raleigh, NC
Scale: <b>1" = 1000'</b>	Source: Wake County Soil Survey Sheets 41 & 51
Date: <b>09/11/2020</b>	

0 1,000 2,000  
Feet

**S&EC** Soil & Environmental Consultants, PA  
8412 Falls of Neuse Road, Suite 104, Raleigh, NC 27615 • Phone: (919) 846-9900 • Fax: (919) 846-9407  
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Meeting Sign-in Sheet			
<b>Project:</b>	Allen Park	<b>Meeting Date:</b>	14-Jan-21
<b>Facilitator:</b>	Timmons Group	<b>Place/ Room:</b>	Virtual Zoom Meeting

Name	Address	Phone	Email
Beth Blackmon	5410 Trinity Rd, Suite 102, Raleigh NC 27607	919-866-4509	beth.blackmon@timmons.com
Elizabeth Ange	5410 Trinity Rd, Suite 102, Raleigh NC 27607	984-255-2366	elizabeth.ange@timmons.com
Jeff Hochanadel	5410 Trinity Rd, Suite 102, Raleigh NC 27607	919-866-4511	jeff.hochanadel@timmons.com
Beth Trahos	4140 Parklake Avenue, Raleigh NC 27612	919-329-3884	beth.trahos@nelsonmullins.com
Joseph Natelli	506 Main Street, Gaithersburg MD 20878	301-670-4020	jcnatelli@natelli.com
Michael Natelli	506 Main Street, Gaithersburg MD 20878	301-670-4020	mjnatelli@natelli.com
Brian Massengill	506 Main Street, Gaithersburg MD 20878	919-868-3102	brian@natelli.com
Kevin Lewis	950 Steeple Square Ct, Knightdale, NC 27545	919-217-2243	kevin.lewis@knightdalenc.gov
Chris Hills	950 Steeple Square Ct, Knightdale, NC 27545	919-217-2240	chris.hills@knightdalenc.gov
Jason Brown	950 Steeple Square Ct, Knightdale, NC 27545	919-217-2245	jason.brown@knightdalenc.gov
Mary McConnell	2321 Old Milburnie Rd, Raleigh NC 27604		tomamcc@hotmail.com
Grace Ramsey	1832 Old Milburnie Rd, Raleigh NC 27604	919-266-0443	graceramsey@mindspring.com
Everett Nichols	6208 Battleford Dr, Raleigh NC 27612	919-395-5523	teverettnichols@gmail.com
Fran Wilkerson	2505 Old Milburnie Rd, Raleigh NC 27604	919-280-2801	fawilmar@gmail.com
Marti & Anne Allen	2300 Old Milburnie Rd, Knightdale NC 27604	919-810-0200	annnmarty@gmail.com
Frances Watson	6220 Forestville Rd, Raleigh NC 27604		fnwatson62@gmail.com
Bose Bratton	6821 Knightdale Blvd, Knightdale NC 27455		bosebratton@wakestonecorp.com



### Adjacent Property Owner Notices 200'

<b>Project:</b>	Allen Park
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Name	Street	City/State/Zip
Wake Stone Corp	PO Box 190	Knightdale NC, 27545-0190
Grace D Ramsey	1832 Old Milburnie Rd	Raleigh NC, 27604
NC Department of Transportation	815 Stadium Dr	Durham NC, 27704
Khalil Ahmady	2029 Old Crews Rd	Knightdale NC, 27545
Martin & Ann Allen	2320 Old Milburnie Rd	Raleigh NC, 27604
Mary Frances Allen	2505 Old Milburnie Rd	Raleigh NC, 27604
Mary Kate McConnell	2321 Old Milburnie Rd	Raleigh NC, 27604
Watson Family II LLC	6220 Forestville Rd	Raleigh NC, 27604
Town of Knightdale	950 Steeple Square Ct	Knightdale NC, 27545
Sue Lefes	156 Wee Loch Dr	Cary, NC 27511
John Charles Dellinger	6030 Forestville Rd	Raleigh NC, 27604
James William Summer	6104 Forestville Rd	Raleigh NC, 27604
WILMAR II LLC MARTIN L ALLEN FAMILY LLC	2300 OLD MILBURNIE RD	RALEIGH NC 27604-9778
NICHOLS, T EVERETT JR	6208 BATTLEFORD DR	RALEIGH NC 27612-6604



Summary of Discussion From the Neighborhood Meeting			
<b>Project:</b>	Allen Park	<b>Meeting Date:</b>	14-Jan-21
<b>Applicant:</b>	Timmons Group	<b>Place/ Room:</b>	Virtual Zoom Meeting
<b>Contact Information:</b>	Beth Blackmon; beth.blackmon@timmons.com	<b>Time:</b>	5:00 PM

Summary of questions/ comments and responses from the neighborhood meeting:

**Questions/ Concern #1:** Is there a clubhouse and pool? Is there a detailed sketch of it?

**Applicant Response:** There is a clubhouse and a pool in the central area, with a walking trail around the pond. And then there is a neighborhood park with more amenities planned. We are evaluating a list of amenities and trying to figure out everything we want to do and where it would be. The secondary amenity would be an herb garden that the community can get involved in and a nice setting to get together at. We are also looking at doing a dog park, walking trails, pickle ball, and a number of different things.

**Questions/ Concern #2:** What will the parcel at the entrance be for? Gas station?

**Applicant Response:** Knightdale's comprehensive plan calls for residential low impact commercial, something simplified and supported by the neighborhood. Some type of community supported business is the ideal selection. A gas station is not in mind. If someone wanted to have a gas station or fast food, the property would need to be rezoned first.

**Questions/ Concern #3:** Will Old Milburnie Rd be 4 lanes?

**Applicant Response:** We would be required to dedicate area for the future right-of-way and the developer would be required to provide the improvements to the project's side of the road. We are also working on a traffic study that might trigger additional improvements to be added.

**Questions/ Concern #4:** Will this effect my internet. My box is near this property.

**Applicant Response:** It probably wouldn't change that, but if it was on the project property, spectrum could come out and move it. The project could potentially help with the internet because of the amount of homes coming into the area.

**Questions/ Concern #5:** What level of housing is this?

**Applicant Response:** Market rate homes with a variety sizes and types. The market will dictate the project. We have a number of different housing types from townhomes to single family. We have been talking with potential builders. Generally speaking, the townhomes will likely start at lower 200k and the single family homes will likely start in the upper 300k.

**Questions/ Concern #6:** When would construction start?

**Applicant Response:** After the council decision anticipated in April, then construction drawings have to be submitted, along with all the permits. Then we could start construction, I think we are looking at late this year or early next year before construction would start. Then it would take 6-9 months before homes were started, Fall of 2022 with around 5 years to complete.

**Questions/ Concern #7:** Is there any improvements to the roads? Turn lanes?

**Applicant Response:** The traffic impact analysis is still underway and will determine what additional improvements will be needed beyond the required frontage improvements.

**Questions/ Concern #8:** How are you going to phase it and when will construction be complete?

**Applicant Response:** Project completion by 2027. We have not determined how phasing will work out yet with sewer and grading. There are requirements regarding how many entrances you need with the number of lots. Anything above 500 lots requires 3 entrances.