

McADAMS

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

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

www.mcadamsco.com

CONTACT

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CLIENT

CAROLINA DEVELOPMENT GROUP, LLC  
10136 MIZNER LANE  
RALEIGH, NC  
MARK PURYEAR  
PHONE: 919. 931. 2300

PROJECT DIRECTORY

# RIVER POINTE

## 105 AND 107 COLCHESTER DRIVE KNIGHTDALE, NC 27545

# MASTER PLAN

PROJECT NUMBER: CDV21001  
DATE: AUGUST 22, 2022  
CASE #: 733581  
ZMA-7-22

### SHEET INDEX

- C1.01 EXISTING CONDITIONS
- C1.02 EXISTING CONDITIONS
- C2.00 OVERALL SITE PLAN
- C2.01 SITE PLAN AREA "A"
- C2.02 SITE PLAN AREA "B"
- C2.10 PAVEMENT MARKING AND SIGNAGE PLAN AREA "A"
- C2.11 PAVEMENT MARKING AND SIGNAGE PLAN AREA "B"
- C3.00 OVERALL UTILITY PLAN
- C3.01 UTILITY PLAN AREA "A"
- C3.02 UTILITY PLAN AREA "B"
- C8.00 TYPICAL SECTIONS
- L5.00 LANDSCAPE PLAN AREA "A"
- L5.01 LANDSCAPE PLAN AREA "B"
- L5.02 LANDSCAPE DETAILS
- L6.00 OVERALL LIGHTING PLAN

### ZONING CONDITIONS:

1. TO PERMIT A DENSITY NECESSARY TO SUPPORT THE SITE'S REQUIRED INFRASTRUCTURE AND RECREATIONAL IMPROVEMENTS, RIVER POINTE WILL INCLUDE UP TO 28 SINGLE-FAMILY UNITS AS FRONT-LOADED LOTS WITH A MINIMUM 70' WIDTH (INSTEAD OF 80').
2. FRONT-LOADED SFD DIMENSIONAL MODIFICATIONS: TO CREATE AN INTERESTING STREETScape AND ENCOURAGE INTERACTION BETWEEN THE PUBLIC AND PRIVATE REALM, FRONT-LOADED SINGLE-FAMILY DWELLINGS IN RIVER POINTE WILL BE SERVED BY DRIVEWAYS THAT ARE A MINIMUM LENGTH OF 25' RATHER THAN THE UDO REQUIREMENT OF 35'. FURTHERMORE, REAR SETBACKS OF 15' SHALL BE APPLIED RATHER THAN 25'. THE MINIMUM SIDE SETBACKS SHALL BE A STANDARD 5 FT.
3. REAR-LOADED SFD DIMENSIONAL MODIFICATIONS: REAR-LOADED SINGLE-FAMILY DWELLINGS IN PROJECT HOPE WILL BE SERVED BY DRIVEWAYS THAT ARE A MINIMUM LENGTH OF 20' RATHER THAN THE UDO REQUIREMENT OF 35'. FURTHERMORE, REAR SETBACKS OF 15' SHALL BE APPLIED RATHER THAN 25'. MINIMUM SIDE SETBACKS SHALL BE 4 FT.
4. DUE TO THIS SITE BEING A RELATIVELY SMALL INFILL PROJECT SURROUNDED BY EXISTING DETACHED SINGLE-FAMILY SUBDIVISIONS, RIVER POINTE SHALL BE PERMITTED TO HAVE 100% SINGLE FAMILY DWELLINGS (RATHER THAN A MIX OF SFD, TOWNHOMES, AND MF PER THE STANDARD DISTRIBUTION OF USE TABLE CONTAINED IN SECTION 11.1B OF THE UDO).
5. SECTION 11.3E7 OF THE KNIGHTDALE UDO WOULD REQUIRE A MINIMUM CONNECTIVITY INDEX OF 1.4 FOR A GR3-PUD. DUE TO ENVIRONMENTAL FEATURES TO THE WEST AND HOA OWNED AND PRESERVED OPEN SPACE TO THE NORTH, RIVER POINTE SHALL BE PERMITTED A MINIMUM CONNECTIVITY INDEX OF 1.3. ADDITIONAL CONNECTIONS ARE INFEASIBLE DUE TO ENVIRONMENTAL SITE CONSTRAINTS.
6. MASS GRADING SHALL BE PERMITTED FOR FRONT-LOADED LOTS 60' OR GREATER. ADDITIONAL DETAILS AND JUSTIFICATION IS PROVIDED IN THE PUD DOCUMENT.
7. ALL STRUCTURES SHALL ADHERE TO THE ADDITIONAL ARCHITECTURAL STANDARDS CONTAINED WITHIN THE ASSOCIATED PUD DOCUMENT.

### WATER ALLOCATION POINTS - RIVER POINTE

| PROPOSED POINTS                               | 50 POINTS<br>(15 BASE POINTS + 35 BONUS POINTS) |
|---|---|
| ARCHITECTURAL DESIGN STANDARDS                | 15 POINTS                                       |
| FOUNTAIN IN SCM                               | 4 POINTS  |
| ON-STREET PUBLIC PARKING                      | 4 POINTS  |
| IPEMA CERTIFIED PLAYGROUND                    | 4 POINTS  |
| PUBLIC ART                                    | 4 POINTS  |
| CONSERVATION OF OPEN SPACE BEYOND REQUIREMENT | 4 POINTS  |

### OPEN SPACE DATA

| SEATING AREA    | PROPOSED | 6,864 SF<br>1 TABLE / 1,700 SF (6,864 / 1,700 SF = 4 TABLES MIN.)<br>1 SEAT / 215 SF (6864 / 215 SF = 32 SEATS MIN.)<br>60 SF OF SHADED AREA / TABLE (60 X 4 = 240 SF MIN.)  |
|-----------------|----------|--|
| PLAYGROUND AREA | PROPOSED | 7,650 SF<br>* PLAY AREA REQUIREMENTS CAN BE WITH A COMBINATION OF PLAY STRUCTURES, NATURAL PLAY, AND PLAY LAWN. (MIN. OF 1 PLAY STRUCTURE WITHIN PLAY AREA)<br>2 LF OF SEATING / 450 SF (7,650 / 450 SF = 17 LF TOTAL)<br>(3 X 6' BENCHES = 18 LF) |

### SITE DATA

|                           |   |
|---------------------------|---|
| PI(N)S                    | 1734813452, 1734912203  |
| SITE AREA                 | GROSS AREA: 24.5 AC   |
| EXISTING ZONING           | RURAL TRANSITION (RT)   |
| PROPOSED ZONING           | GR3 - PUD   |
| WATERSHED CLASSIFICATION  | LOWER NEUSE RIVER   |
| RIVER BASIN               | NEUSE   |
| FEMA DATA                 | FIRM PANEL #3720173400K DATED 7/19/2022   |
| EXISTING USE              | VACANT  |
| PROPOSED USE              | SFD   |
| DENSITY                   | 50 SFD UNITS / 24.50 = 2.04 DU/AC   |
| SETBACKS (SFD FRONT LOAD) | PROPOSED FRONT YARD: 18' (25' FOR FACE OF GARAGE)<br>CORNER YARD: 10'<br>SIDE YARD: 5'<br>REAR YARD: 20'  |
| SETBACKS (SFD REAR LOAD)  | PROPOSED FRONT YARD: 10' (20' MIN. DRIVEWAY LENGTH)<br>CORNER YARD: 10'<br>SIDE YARD: 4'<br>REAR YARD: 15'  |
| PARKING (SFD)             | REQUIRED 2/UNIT X 50 UNITS = 100 SPACES<br>PROPOSED 100 GARAGE SPACES<br>100 DRIVEWAY SPACES<br>200 TOTAL SPACES  |
| ON-STREET (STREET "B")    | PROPOSED 14 SPACES  |
| KIOSK/PLAYGROUND          | PROPOSED 14 SPACES  |
| PASSIVE OPEN SPACE        | REQUIRED 1.045 AC<br>PROPOSED 1.91 AC   |
| ACTIVE OPEN SPACE         | REQUIRED 1.045 AC<br>PROPOSED 0.22 AC ACTIVE OPEN SPACE AREAS<br>0.86 AC GREENWAY (1,263 LF X 30' ESMT = 37,890 SF)<br>1.08 AC TOTAL<br>(SEE OPEN SPACE PROGRAMMING TABLE ON SHEET C2.00) |
| TOTAL OPEN SPACE          | REQUIRED 2.09 AC<br>PROPOSED 3.10 AC  |
| TREE SAVE                 | REQUIRED 2.14 AC<br>PROPOSED 11.12 AC   |
| CONNECTIVITY              | REQUIRED 1.4<br>PROPOSED 1.33   |

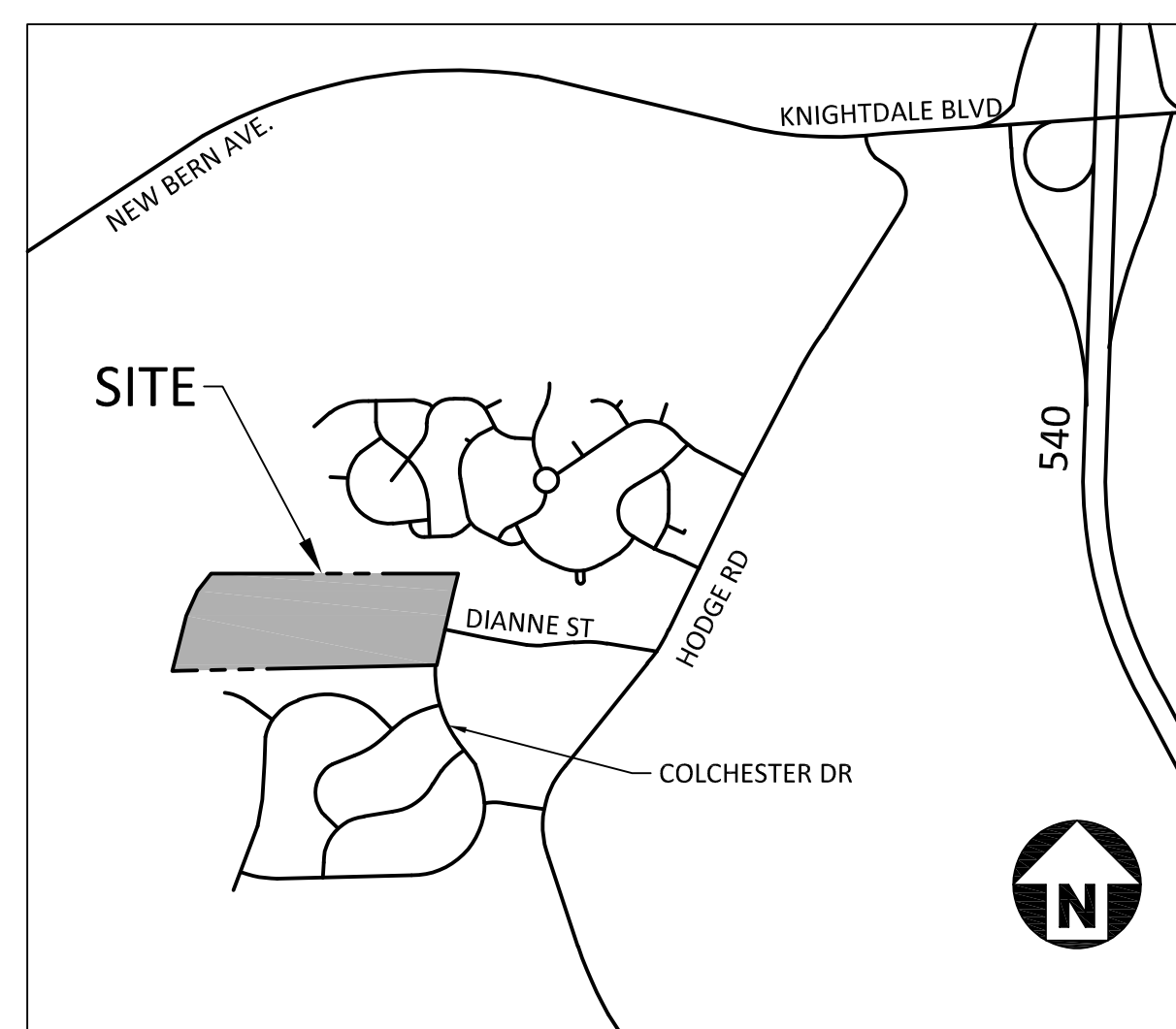
### CONDITIONS OF APPROVAL:

A PETITION FOR ANNEXATION INTO THE CITY LIMITS SHALL BE SUBMITTED IN ACCORDANCE WITH CITY COUNCIL POLICY FOR EXTENSION OF UTILITY SERVICE TO PROPERTIES CURRENTLY OUTSIDE OF THE CITY LIMITS

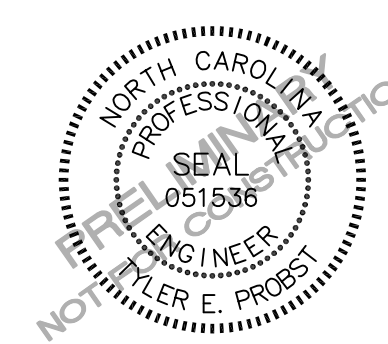
CONSTRUCTION DRAWINGS MUST BE APPROVED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT FOR ALL PUBLIC WATER, PUBLIC SEWER AND/OR PRIVATE SEWER EXTENSIONS PRIOR TO MAP RECORDATION.

A PLAT MUST BE RECORDED AT THE WAKE COUNTY REGISTER OF DEEDS OFFICE FOR ALL UTILITY EASEMENT DEDICATIONS

A PLAT MUST BE RECORDED FOR ALL NECESSARY OFFSITE RIGHT-OF-WAY TO ACCOMMODATE FUTURE WATERLINE CONSTRUCTION



VICINITY MAP  
N.T.S.



### REVISIONS

| NO. | DATE       | REV PER DRC COMMENT    |
|-----|------------|------------------------|
| 1   | 09.30.2022 | REV PER DRC COMMENT    |
| 2   | 11.04.2022 | REV PER PUBLIC HEARING |
| 3   |            |                        |
| 4   |            |                        |
| 5   |            |                        |
| 6   |            |                        |

### MASTER PLAN FOR: RIVER POINTE

105 AND 107 COLCHESTER DRIVE  
KNIGHTDALE, NC 27545  
PROJECT NUMBER: CDV21001



I HEREBY CERTIFY THAT THE TOPOGRAPHIC SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION AND ACCURATELY REPRESENTS THE PHYSICAL FEATURES THEREON AT THE TIME OF THIS SURVEY.

RONALD T. FREDERICK, P.L.S. L-4720 DATE

PRELIMINARY



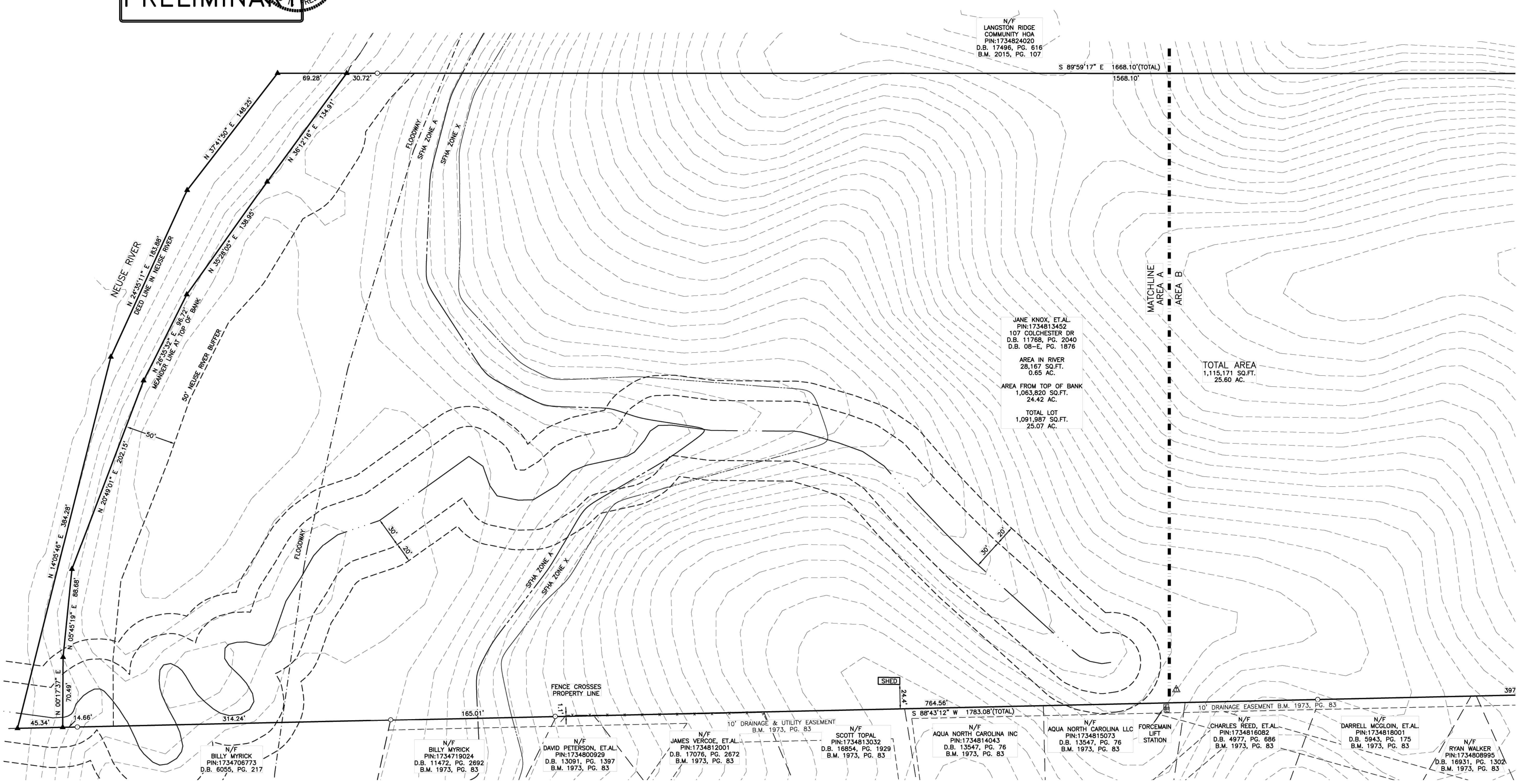
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**COLCHESTER DRIVE  
EXISTING CONDITIONTOWNS  
105 AND 107 COLCHESTER DRIVE  
TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA**



N/F  
LANGSTON RIDGE  
COMMUNITY HOA  
PIN:1734824020  
D.B. 17496, PG. 616  
B.M. 2015, PG. 107

JANE KNOX, ET AL.  
PIN:1734813452  
107 COLCHESTER DR  
D.B. 11768, PG. 2040  
D.B. 08-E, PG. 1876

AREA IN RIVER  
28,167 SQ.FT.  
0.65 AC.

AREA FROM TOP OF BANK  
1,063,820 SQ.FT.  
24.42 AC.

TOTAL LOT  
1,091,987 SQ.FT.  
25.07 AC.

TOTAL AREA  
1,115,171 SQ.FT.  
25.60 AC.

N/F  
BILLY MYRICK  
PIN:1734719024  
D.B. 6055, PG. 217

N/F  
BILLY MYRICK  
PIN:1734719024  
D.B. 11472, PG. 2692  
B.M. 1973, PG. 83

N/F  
DAVID PETERSON, ET AL.  
PIN:1734800929  
D.B. 13091, PG. 1397  
B.M. 1973, PG. 83

N/F  
JAMES VERCOE, ET AL.  
PIN:1734812001  
D.B. 17076, PG. 2672  
B.M. 1973, PG. 83

N/F  
SCOTT TOPAL  
PIN:1734813032  
D.B. 18854, PG. 1929  
B.M. 1973, PG. 83

N/F  
AQUA NORTH CAROLINA INC  
PIN:1734814043  
D.B. 13547, PG. 76  
B.M. 1973, PG. 83

N/F  
AQUA NORTH CAROLINA LLC  
PIN:1734815073  
D.B. 13547, PG. 76  
B.M. 1973, PG. 83

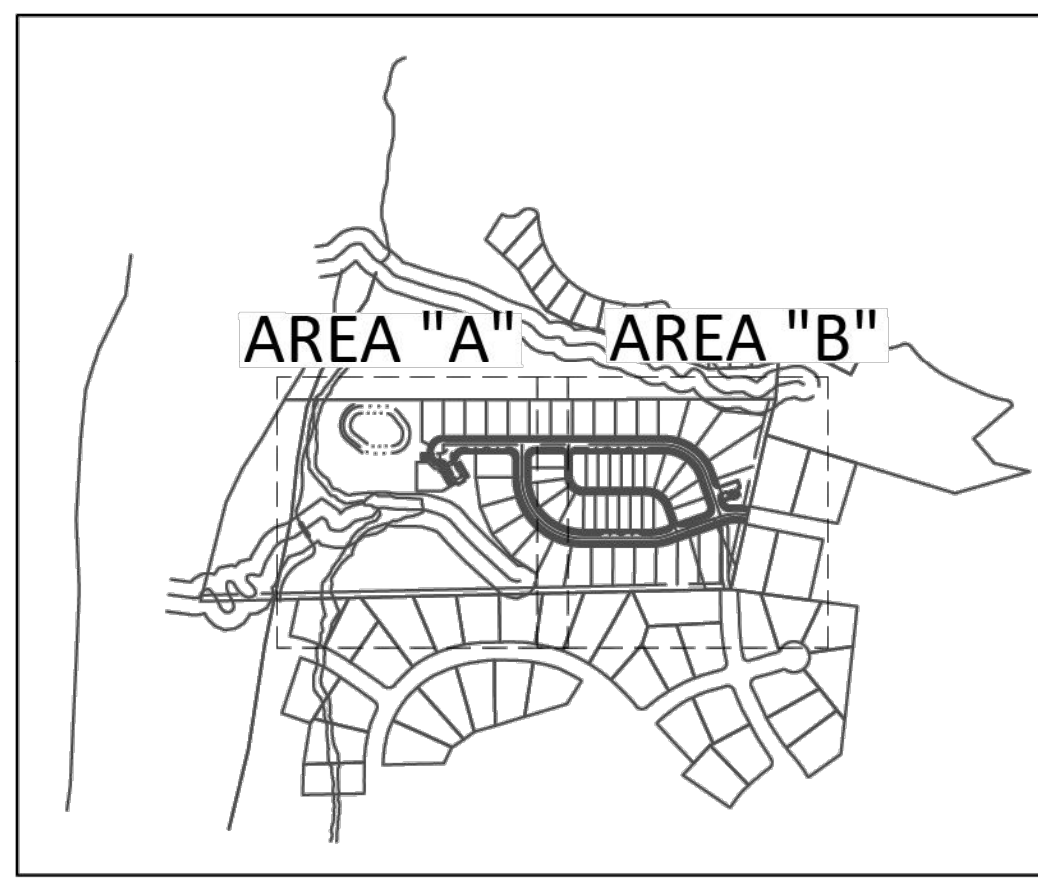
N/F  
CHARLES REED, ET AL.  
PIN:1734816092  
D.B. 4977, PG. 686  
B.M. 1973, PG. 83

N/F  
DARRELL MCGLOIN, ET AL.  
PIN:1734818001  
D.B. 5943, PG. 175  
B.M. 1973, PG. 83

N/F  
RYAN WALKER  
PIN:1734808995  
D.B. 16931, PG. 1302  
B.M. 1973, PG. 83

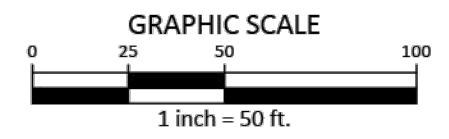
**GENERAL NOTES**

- THIS IS AN EXISTING CONDITIONS SURVEY.
- BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83(2011).
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- ZONING: KNIGHTDALE, NC ZONING MAP DATED NOVEMBER 5, 2020
- AREA BY COORDINATE GEOMETRY.
- FLOOD NOTE: THIS PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONES "AE" AND "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL 3720173400K DATED 7/19/2022.
- REFERENCES: AS SHOWN
- UTILITY STATEMENT  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
- CONTOURS SHOWN TAKEN FROM WAKE COUNTY GIS



**LEGEND**

|   |                           |   |                               |
|---|---------------------------|---|-------------------------------|
| ○ | BENCHMARK                 | — | SIGN                          |
| ● | EXISTING IRON PIPE        | — | MAILBOX                       |
| — | IRON PIPE SET             | — | WATER WELL                    |
| ● | CALCULATED POINT          | — | WETLAND FLAGS                 |
| □ | DRAINAGE INLET/YARD INLET | — | GAS LINE                      |
| ■ | CL CATCH BASIN AT BC      | — | WATER LINE                    |
| □ | STORM DRAIN MANHOLE       | — | SEWER LINE                    |
| □ | JUNCTION BOX              | — | STORM LINE                    |
| ○ | FES                       | — | FENCE                         |
| ○ | ELECTRIC MANHOLE          | — | UNDERGROUND TV CABLE          |
| ○ | ELECTRIC METER            | — | UNDERGROUND ELECTRIC LINE     |
| ○ | ELECTRIC TRANSFORMER      | — | UNDERGROUND FIBER OPTIC CABLE |
| ○ | ELECTRIC PEDESTAL         | — | UNKNOWN UTILITY               |
| ○ | ELECTRIC HANDHOLE         | — | UNDERGROUND TELEPHONE CABLE   |
| ○ | ELECTRIC BOX              | — | OVERHEAD ELECTRIC LINE        |
| ○ | GUY WIRE                  |   |                               |
| ○ | POWER/UTILITY POLE        |   |                               |
| ○ | CLEAN OUT                 |   |                               |
| ○ | SEWER MANHOLE             |   |                               |
| ○ | TELEPHONE PEDESTAL        |   |                               |
| ○ | AIR CONDITIONER           |   |                               |



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**REVISIONS**

NO. DATE

**PLAN INFORMATION**

PROJECT NO. CDV21001  
FILENAME CDV21001-C1  
CHECKED BY RTF  
DRAWN BY DJM  
SCALE 1"=50'  
DATE 8/10/2022

**SHEET**

EXISTING CONDITIONS  
AREA "A"  
**C1.01**

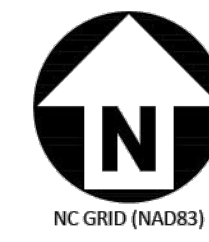
M:\Projects\CDV\CDV21001\CDV21001-C1.dwg, 8/10/2022 10:47:59 AM, David Mills



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RONALD T. FREDERICK, P.L.S. L-4720 DATE

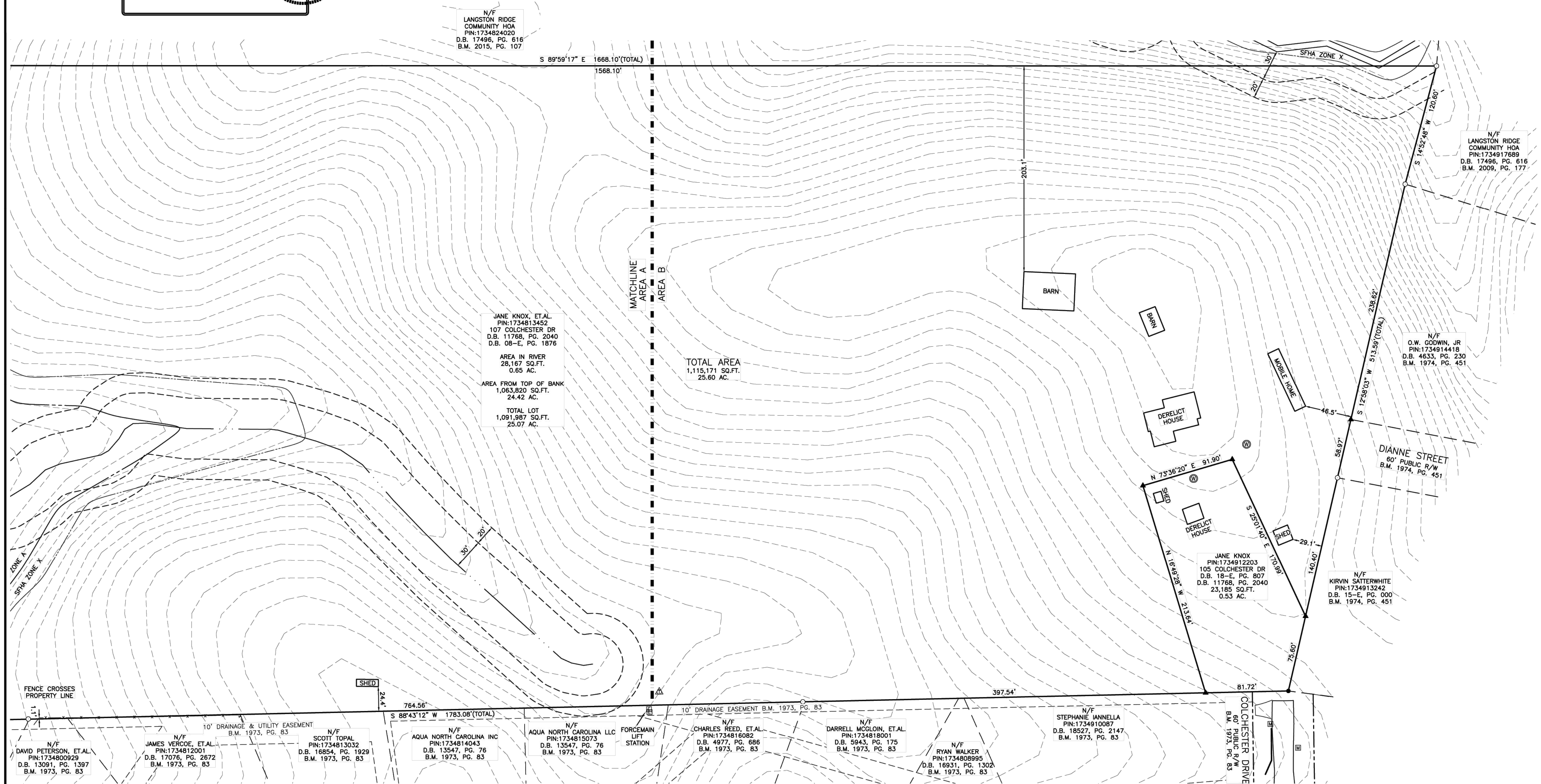
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105 AND 107 COLCHESTER DRIVE  
TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA**

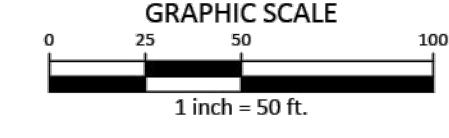


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**LEGEND**

|   |                           |   |               |
|---|---------------------------|---|---------------|
| ● | BENCHMARK                 | ⊕ | SIGN          |
| ○ | EXISTING IRON PIPE        | ⊞ | MAILBOX       |
| — | IRON PIPE SET             | ⊞ | WATER WELL    |
| ○ | CALCULATED POINT          | ⊞ | WETLAND FLAGS |
| ⊞ | DRAINAGE INLET/YARD INLET | — | —             |
| ⊞ | CL CATCH BASIN AT BC      | — | —             |
| ⊞ | STORM DRAIN MANHOLE       | — | —             |
| ⊞ | JUNCTION BOX              | — | —             |
| ⊞ | FES                       | — | —             |
| ⊞ | ELECTRIC MANHOLE          | — | —             |
| ⊞ | ELECTRIC METER            | — | —             |
| ⊞ | ELECTRIC TRANSFORMER      | — | —             |
| ⊞ | ELECTRIC PEDESTAL         | — | —             |
| ⊞ | ELECTRIC HANDHOLE         | — | —             |
| ⊞ | ELECTRIC BOX              | — | —             |
| ⊞ | GUY WIRE                  | — | —             |
| ⊞ | POWER/UTILITY POLE        | — | —             |
| ⊞ | CLEAN OUT                 | — | —             |
| ⊞ | SEWER MANHOLE             | — | —             |
| ⊞ | TELEPHONE PEDESTAL        | — | —             |
| ⊞ | AIR CONDITIONER           | — | —             |



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**REVISIONS**

NO. DATE

**PLAN INFORMATION**

PROJECT NO. CDV21001  
FILENAME CDV21001-C1  
CHECKED BY RTF  
DRAWN BY DJM  
SCALE 1"=50'  
DATE 8/10/2022

**EXISTING CONDITIONS**

**AREA "B"**  
**C1.02**





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MASTER PLAN  
105 AND 107 COLCHESTER DRIVE  
KNIGHTDALE, NC 27545**

**SITE LEGEND**

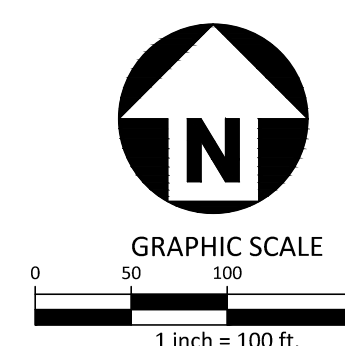
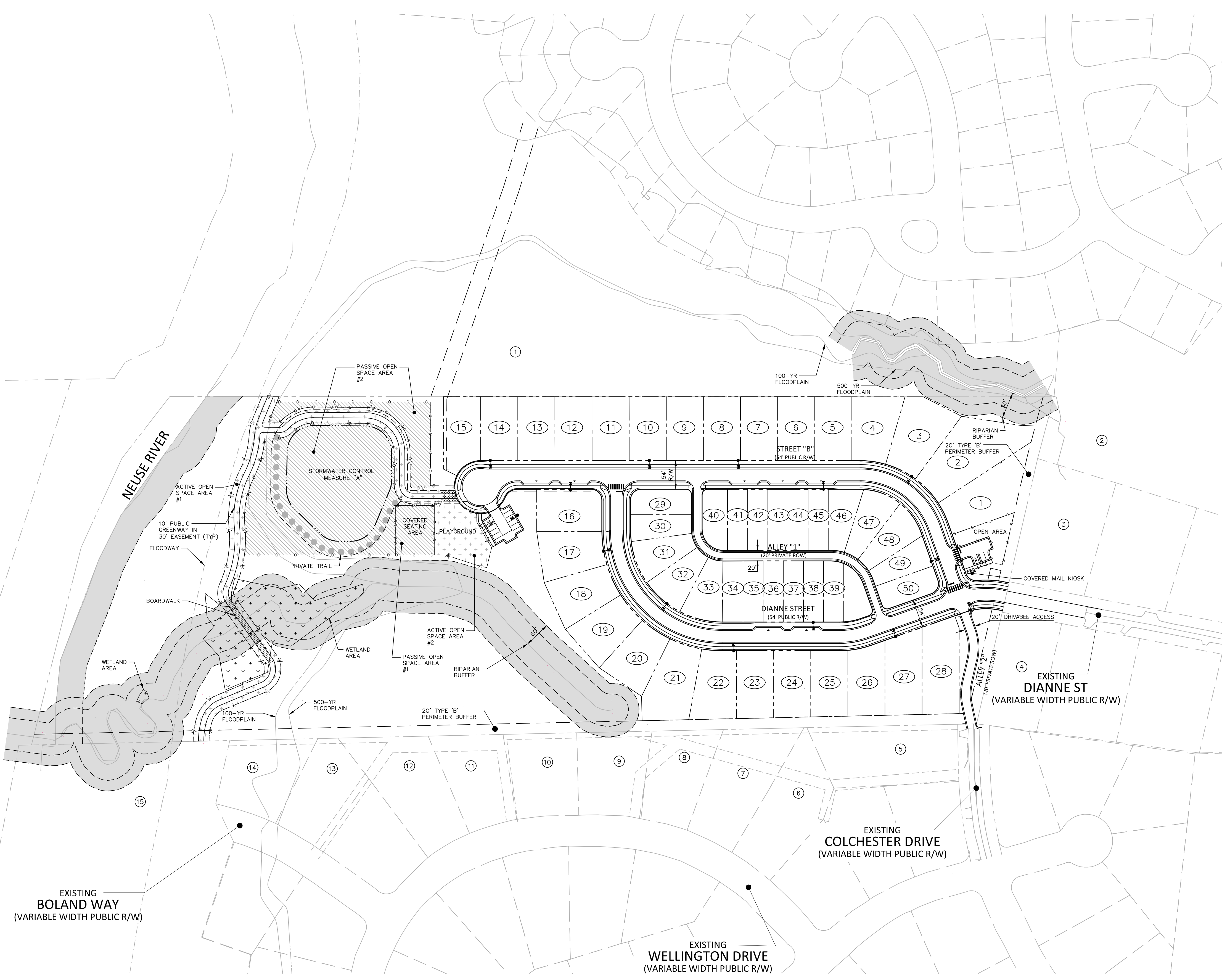
- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMP
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- PRIVATE TRAIL
- WETLANDS
- OPEN SPACE - PASSIVE
- OPEN SPACE - ACTIVE

**PROPERTY OWNER INFORMATION**

- 1. LANGSTON RIDGE COMMUNITY HOMEOWNERS ASSOCIATION IN PIN: 1734814000 ZONING: GR8
- 2. LANGSTON RIDGE COMMUNITY HOMEOWNERS ASSOCIATION IN PIN: 1734917689 ZONING: GR8
- 3. GODWIN, O W JR PIN: 1734914418 ZONING: GR8
- 4. SATTERWHITE, KIRVIN HEIRS PIN: 1734913242 ZONING: GR8
- 5. IANNELLA, STEPHANIE A PIN: 1734910087 ZONING: GR8
- 6. WALKER, RYAN L WALKER, ABBY J PIN: 1734808995 ZONING: GR3
- 7. MCGLOIN, DARRELL S MCGLOIN, STACY L PIN: 1734818001 ZONING: GR8
- 8. REED, CHARLES H JR REED, VIVIAN M PIN: 1734816082 ZONING: GR3
- 9. AQUA NORTH CAROLINA INC PIN: 1734815073 ZONING: OSP
- 10. AQUA NORTH CAROLINA INC PIN: 1734814043 ZONING: OSP
- 11. TOPAL, SCOTT PIN: 1734813032 ZONING: GR3
- 12. VERCOE, JAMES VERCOE, MELISSA PIN: 1734812001 ZONING: GR3
- 13. PETERSON, DAVID A JR PETERSON, SUSAN M PIN: 1734809929 ZONING: GR3
- 14. MYRICK, BILLY S PIN: 1734719024 ZONING: GR3
- 15. MYRICK, BILLY S PIN: 1734706773 ZONING: OSP

**OPEN SPACE PROGRAMMING**

|              | AMENITY OPTIONS                                 |
|--------------|---|
| OPEN SPACE 1 | 10' GREENWAY TRAIL (ACTIVE - 0.86 AC)           |
| OPEN SPACE 2 | PARKGROUND & ACTIVITY LAWN (ACTIVE - 0.22 AC)   |
| OPEN SPACE 3 | PARK SEATING AREA (PASSIVE - 0.16 AC)           |
| OPEN SPACE 4 | SCM A, LANDSCAPING, BENCHES (PASSIVE - 1.75 AC) |



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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**REVISIONS**

| NO. | DATE       | REV PER DRC COMMENT    |
|-----|------------|------------------------|
| 1   | 09.30.2022 | REV PER DRC COMMENT    |
| 2   | 11.04.2022 | REV PER PUBLIC HEARING |
| 3   |            |                        |
| 4   |            |                        |
| 5   |            |                        |
| 6   |            |                        |

**PLAN INFORMATION**

PROJECT NO. CDV21001  
 FILENAME CDV21001-OAS1  
 CHECKED BY JCM  
 DRAWN BY RJF/CNM  
 SCALE 1" = 100'  
 DATE 08.22.2022

**SHEET**

**OVERALL SITE PLAN**

**C2.00**





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105 AND 107 COLCHESTER DRIVE  
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| 3   |            |                        |
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 FILENAME CDV21001-S1  
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 SCALE 1" = 40'  
 DATE 08.22.2022

**SHEET**

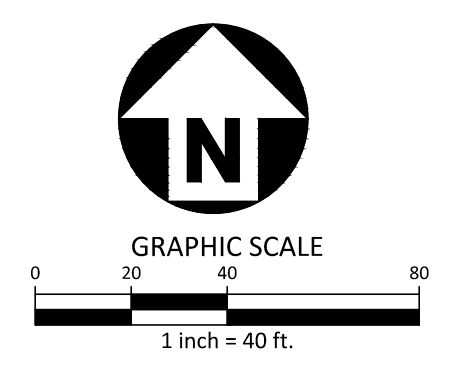
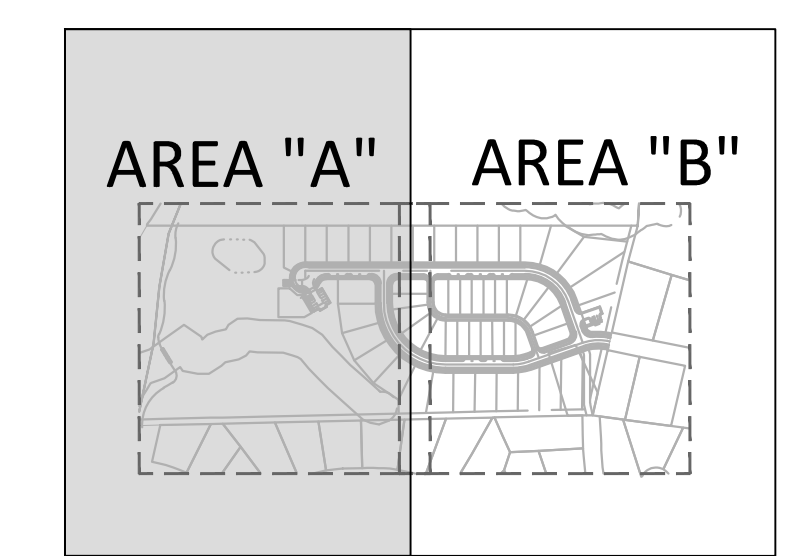
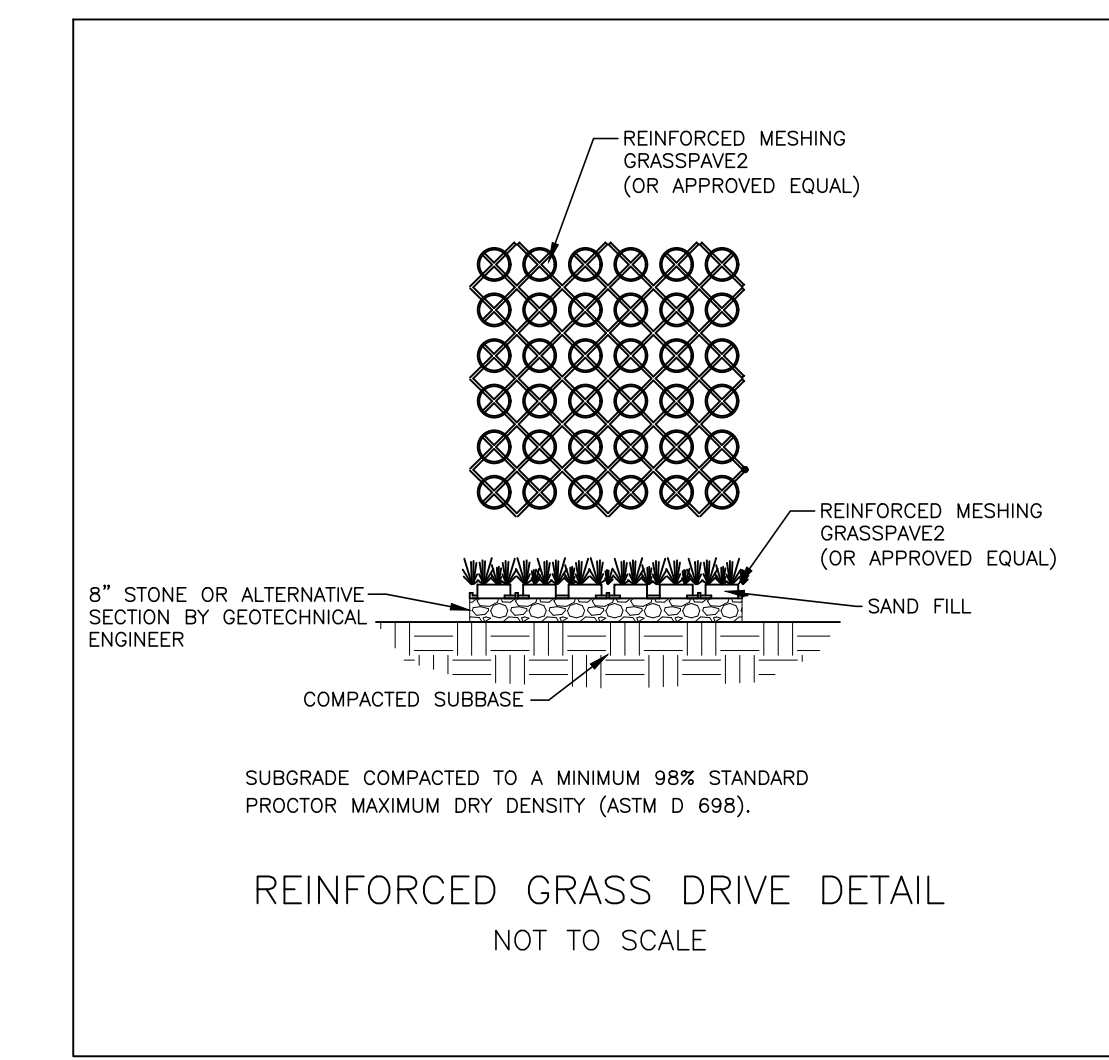
**SITE PLAN AREA "A"**

**C2.01**

**SITE LEGEND**

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- PRIVATE TRAIL
- WETLANDS

MATCH LINE - SEE SHEET C2.02

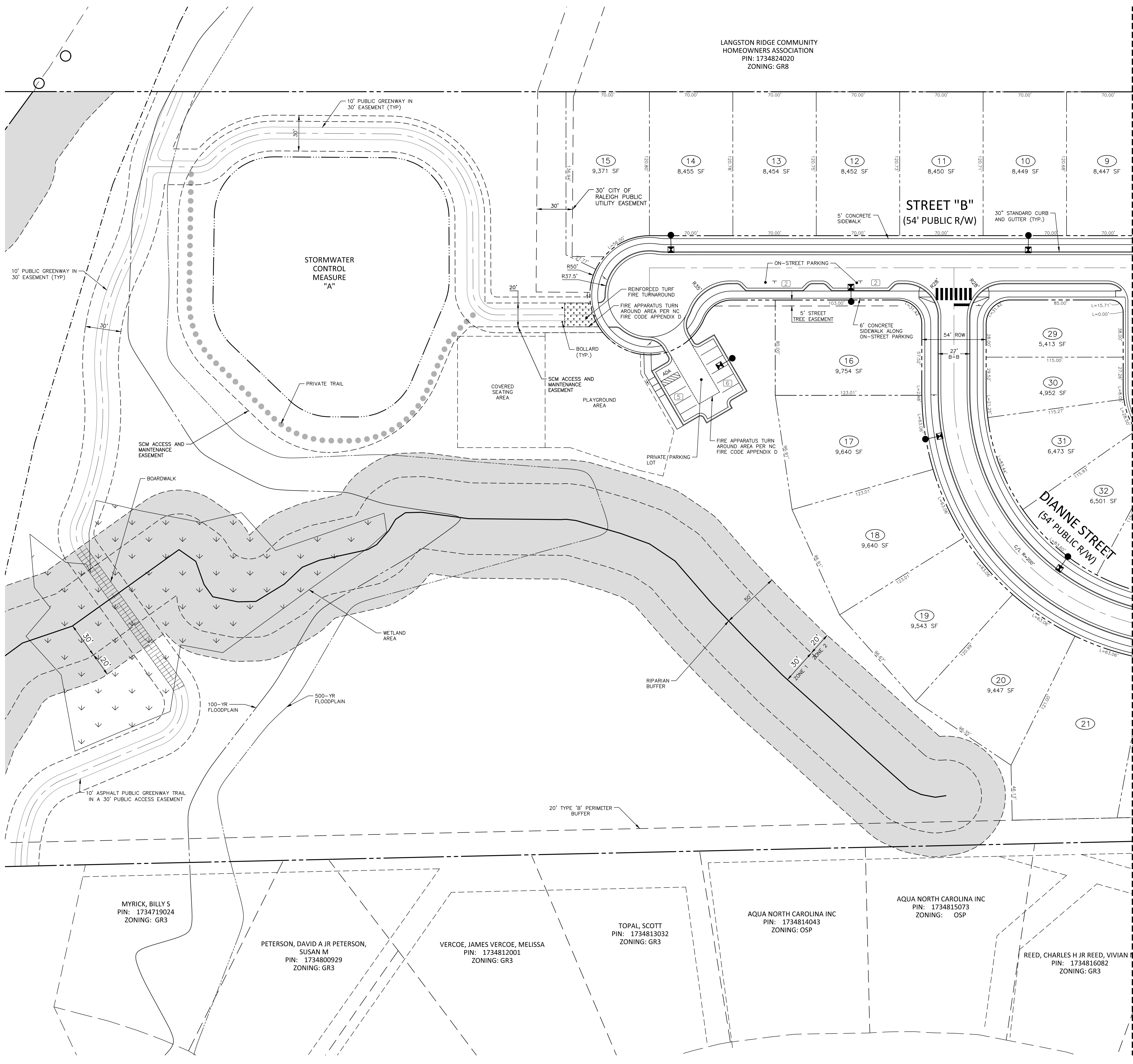


PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

LANGSTON RIDGE COMMUNITY HOMEOWNERS ASSOCIATION  
PIN: 1734824020  
ZONING: GR8

**STREET "B"**  
(54' PUBLIC R/W)

**DIANNE STREET**  
(54' PUBLIC R/W)



MYRICK, BILLY S  
PIN: 1734719024  
ZONING: GR3

PETERSON, DAVID A JR  
SUSAN M  
PIN: 1734800929  
ZONING: GR3

VERCOE, JAMES  
MELISSA  
PIN: 1734812001  
ZONING: GR3

TOPAL, SCOTT  
PIN: 1734813032  
ZONING: GR3

AQUA NORTH CAROLINA INC  
PIN: 1734814043  
ZONING: OSP

AQUA NORTH CAROLINA INC  
PIN: 1734815073  
ZONING: OSP

REED, CHARLES H JR  
REED, VIVIAN  
PIN: 1734816082  
ZONING: GR3

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license number: C-0293, C-187

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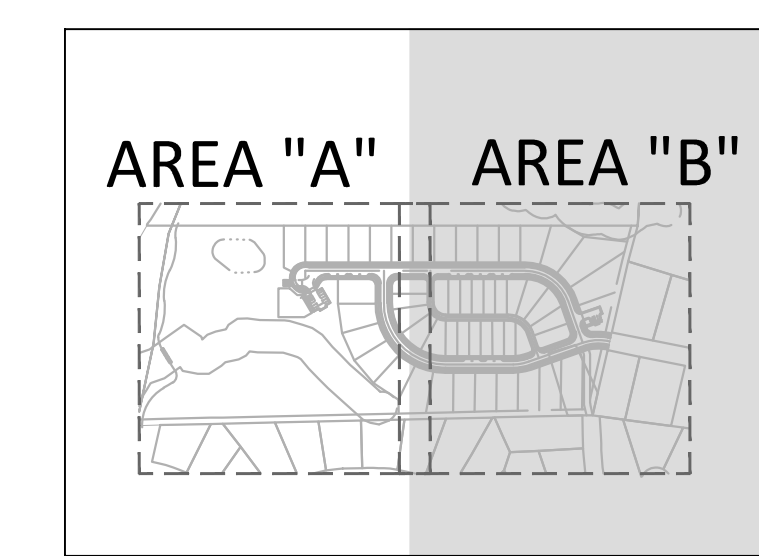
**CLIENT**

CAROLINA DEVELOPMENT GROUP, LLC  
10136 MIZNER LANE  
RALEIGH, NC  
MARK PURYEAR  
PHONE: 919. 931. 2300

**RIVER POINTE  
MASTER PLAN  
105 AND 107 COLCHESTER DRIVE  
KNIGHTDALE, NC 27545**



| SITE LEGEND |                              |
|-------------|------------------------------|
|             | SIGNAGE                      |
|             | YARD LIGHTS                  |
|             | LIGHT POLE                   |
|             | POWER POLE                   |
|             | TRAFFIC DIRECTIONAL ARROW    |
|             | ACCESSIBLE PARKING STALL     |
|             | VAN ACCESSIBLE PARKING STALL |
|             | PARKING SPACE COUNT          |
|             | ACCESSIBLE RAMPS             |
|             | PHASE LINE                   |
|             | PROPERTY LINE                |
|             | RIGHT-OF-WAY LINE            |
|             | LOT LINE                     |
|             | EASEMENT LINE                |
|             | CENTERLINE                   |
|             | TRAIL                        |
|             | WETLANDS                     |



**REVISIONS**

| NO. | DATE       | REV PER DRC COMMENT    |
|-----|------------|------------------------|
| 1   | 09.30.2022 | REV PER DRC COMMENT    |
| 2   | 11.04.2022 | REV PER PUBLIC HEARING |
| 3   |            |                        |
| 4   |            |                        |
| 5   |            |                        |
| 6   |            |                        |

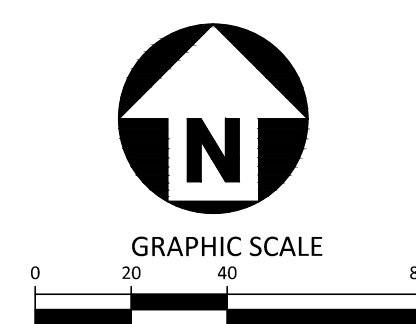
**PLAN INFORMATION**

PROJECT NO. CDV21001  
 FILENAME CDV21001-S1  
 CHECKED BY JCM  
 DRAWN BY RJF/CNM  
 SCALE 1" = 40'  
 DATE 08.22.2022

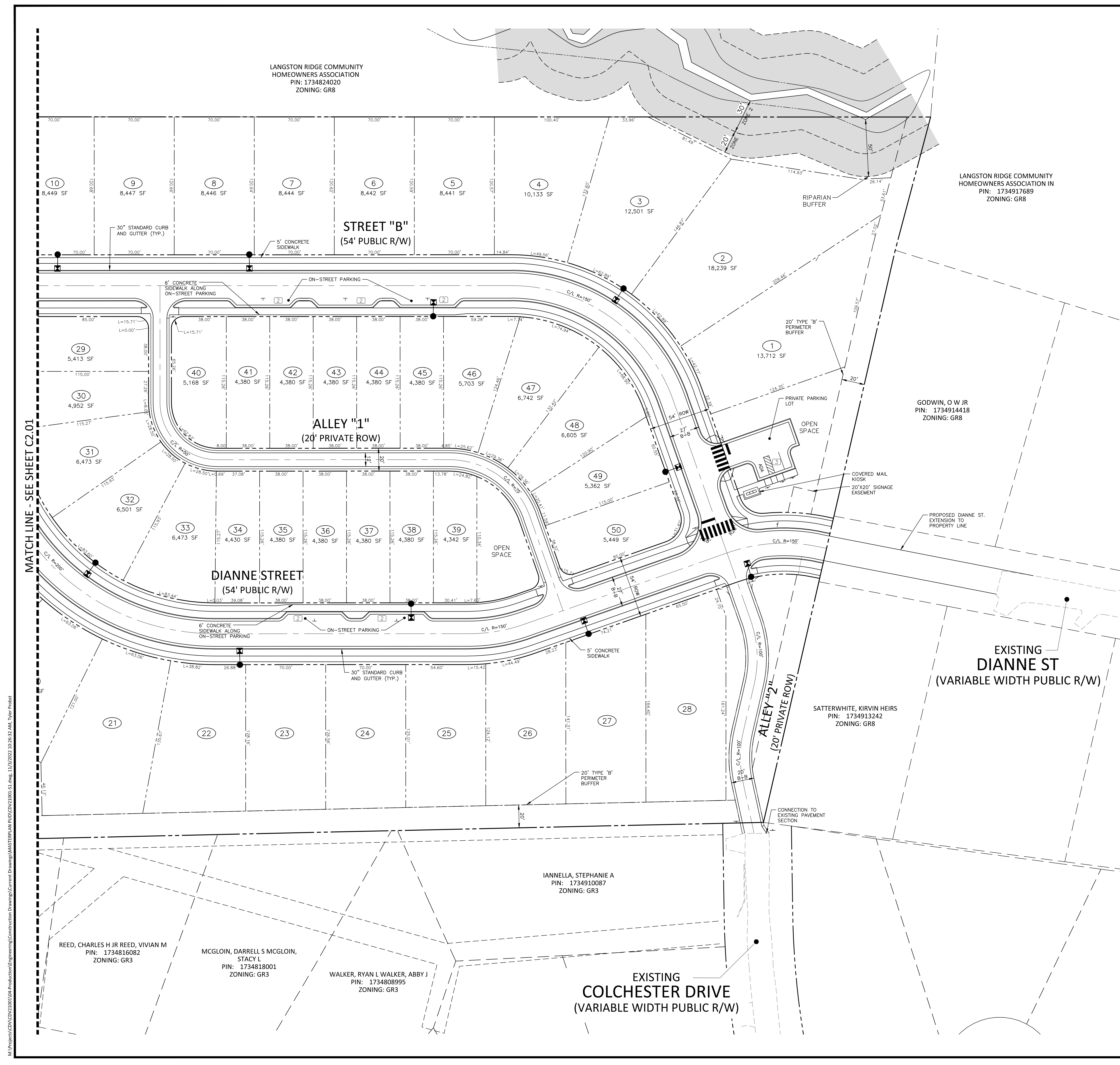
**SHEET**

**SITE PLAN AREA "B"**

**C2.02**



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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REED, CHARLES H JR REED, VIVIAN M  
PIN: 1734816082  
ZONING: GR3

MCGLOIN, DARRELL S MCGLOIN,  
STACY L  
PIN: 1734818001  
ZONING: GR3

WALKER, RYAN L WALKER, ABBY J  
PIN: 1734808995  
ZONING: GR3

IANNELLA, STEPHANIE A  
PIN: 1734910087  
ZONING: GR3

SATTERWHITE, KIRVIN HEIRS  
PIN: 1734913242  
ZONING: GR8

GODWIN, O W JR  
PIN: 1734914418  
ZONING: GR8

LANGSTON RIDGE COMMUNITY  
HOMEOWNERS ASSOCIATION IN  
PIN: 1734917689  
ZONING: GR8

LANGSTON RIDGE COMMUNITY  
HOMEOWNERS ASSOCIATION  
PIN: 1734824020  
ZONING: GR8

EXISTING  
COLCHESTER DRIVE  
(VARIABLE WIDTH PUBLIC R/W)

STREET "B"  
(54' PUBLIC R/W)

ALLEY "1"  
(20' PRIVATE ROW)

DIANNE STREET  
(54' PUBLIC R/W)

ALLEY "2"  
(20' PRIVATE ROW)

EXISTING  
DIANNE ST  
(VARIABLE WIDTH PUBLIC R/W)









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MARK PURYEAR  
PHONE: 919. 931. 2300

**RIVER POINTE  
MASTER PLAN  
105 AND 107 COLCHESTER DRIVE**  
KNIGHTDALE, NC 27545



**REVISIONS**

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|-----|------------|------------------------|
| 1   | 09.30.2022 | REV PER DRC COMMENT    |
| 2   | 11.04.2022 | REV PER PUBLIC HEARING |
| 3   |            |                        |
| 4   |            |                        |
| 5   |            |                        |
| 6   |            |                        |

**PLAN INFORMATION**

PROJECT NO. CDV21001  
 FILENAME CDV21001-S1  
 CHECKED BY JCM  
 DRAWN BY RJF/CNM  
 SCALE 1" = 40'  
 DATE 08.22.2022

**SHEET**

**PAVEMENT MARKING AND SIGNAGE PLAN AREA "B"**

**C2.11**

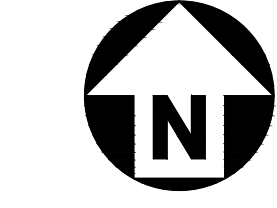
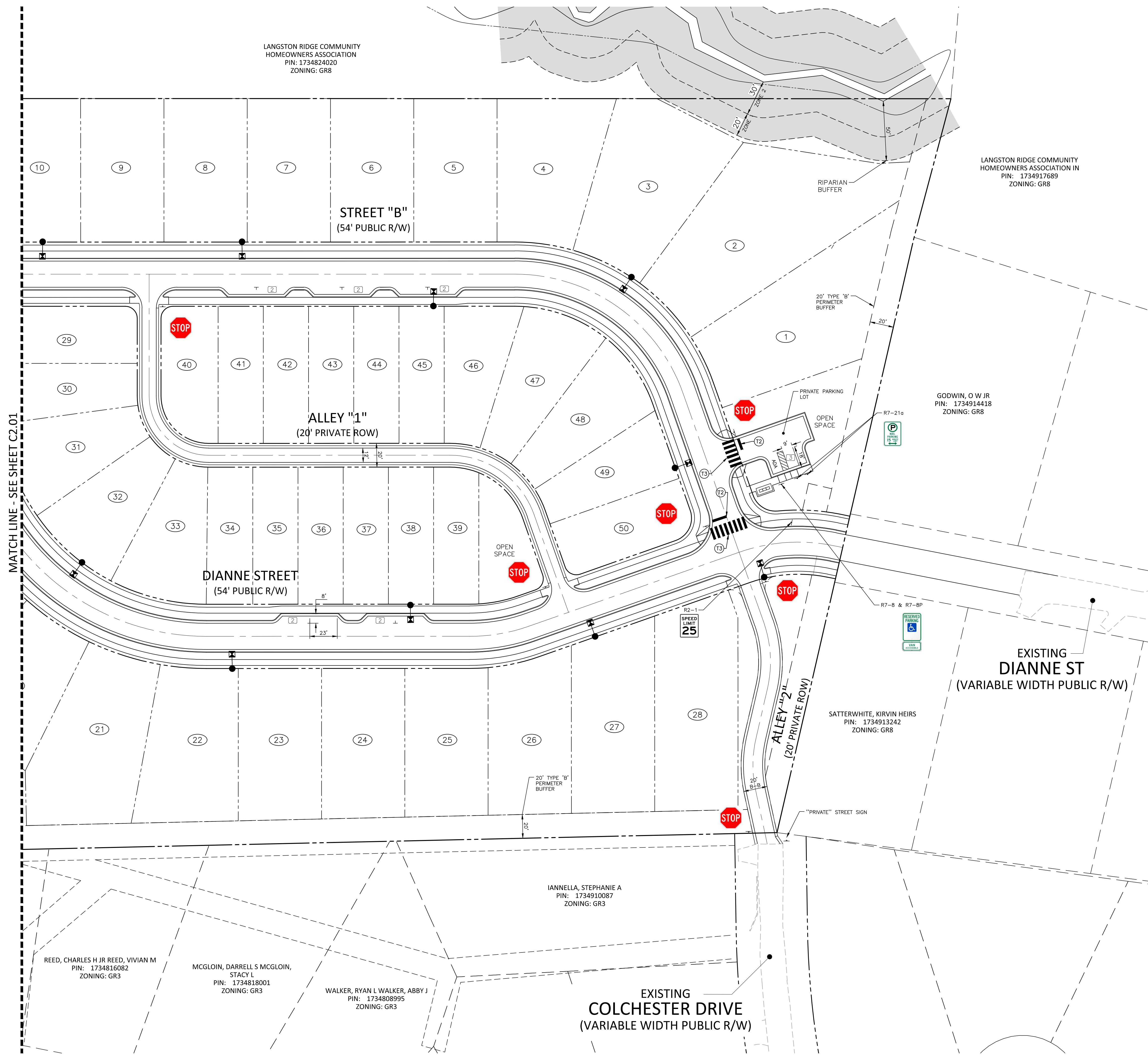
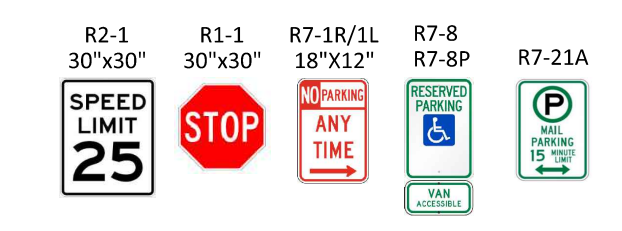
POSTED SPEED = 25 MPH  
DESIGN SPEED = 30 MPH

- ALL NEW SIGNS WILL INCLUDE PRISMATIC SHEETING AND WILL CONFORM TO THE LATEST RETROREFLECTIVITY STANDARDS FOUND IN THE LATEST EDITION OF THE MUTCD.
- ALL SIGNS MUST MEET MUTCD GUIDELINES FOR LETTER HEIGHT, LETTER CASE AND SIGN COLOR.

**PAVEMENT MARKING LEGEND**

- LANE LINES/MARKINGS**
- T2 24" WHITE STOPBAR
  - T3 24" WHITE CROSSWALK LINE (HIGH VISIBILITY)

**SITE SIGN KEY**



GRAPHIC SCALE  
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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LANGSTON RIDGE COMMUNITY HOMEOWNERS ASSOCIATION  
PIN: 1734824020  
ZONING: GR8

LANGSTON RIDGE COMMUNITY HOMEOWNERS ASSOCIATION IN  
PIN: 1734917689  
ZONING: GR8

GODWIN, O W JR  
PIN: 1734914418  
ZONING: GR8

SATTERWHITE, KIRVIN HEIRS  
PIN: 1734913242  
ZONING: GR8

IANNELLA, STEPHANIE A  
PIN: 1734910087  
ZONING: GR3

REED, CHARLES H JR REED, VIVIAN M  
PIN: 1734816082  
ZONING: GR3

MCGLOIN, DARRELL S MCGLOIN, STACY L  
PIN: 1734818001  
ZONING: GR3

WALKER, RYAN L WALKER, ABBY J  
PIN: 1734808995  
ZONING: GR3

EXISTING COLCHESTER DRIVE  
(VARIABLE WIDTH PUBLIC R/W)

MATCH LINE - SEE SHEET C2.01





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**RIVER POINTE  
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**REVISIONS**

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| 3   |            |                        |
| 4   |            |                        |
| 5   |            |                        |
| 6   |            |                        |

**PLAN INFORMATION**

PROJECT NO. CDV21001  
FILENAME CDV21001-OAU1  
CHECKED BY JCM  
DRAWN BY RJF/CNM  
SCALE 1" = 100'  
DATE 08.22.2022

**SHEET**

**OVERALL UTILITY PLAN**

**C3.00**

**UTILITY LEGEND**

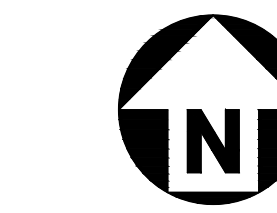
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE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

**STANDARD UTILITY NOTES (AS APPLICABLE):**

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:  
A) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS; HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL
- WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER
- WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS
- 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
- MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
- ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE
- INSTALL 1/2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
- 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 10' ABOVE THE NEXT UPSTREAM MANHOLE
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN

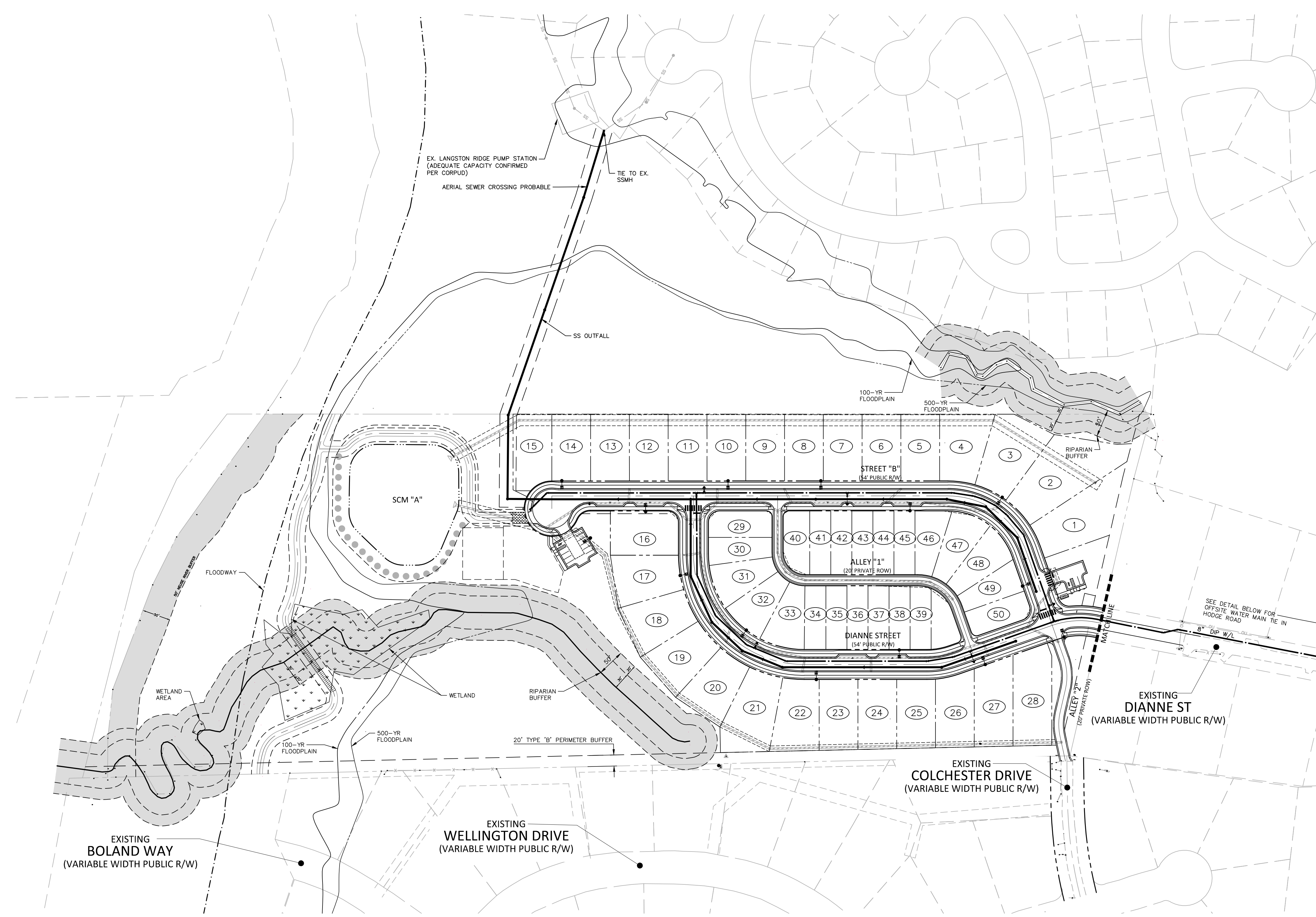
**OFFSITE UTILITY CONNECTION NOTES:**

- ALL EXISTING INFORMATION SHOWN IS VIA IMAPS GIS AND IS NOT SURVEYED INFORMATION.
- IT IS UNDERSTOOD VIA COORDINATION WITH CORPUD THAT THE WATER LOOP CONNECTION IS NECESSARY TO OBTAIN REQUIRED FIRE FLOW ON SITE.
- PROPOSED UTILITIES SHALL BE PLACED A MINIMUM 5' OFF EDGE OF PAVEMENT WHERE SHOWN.

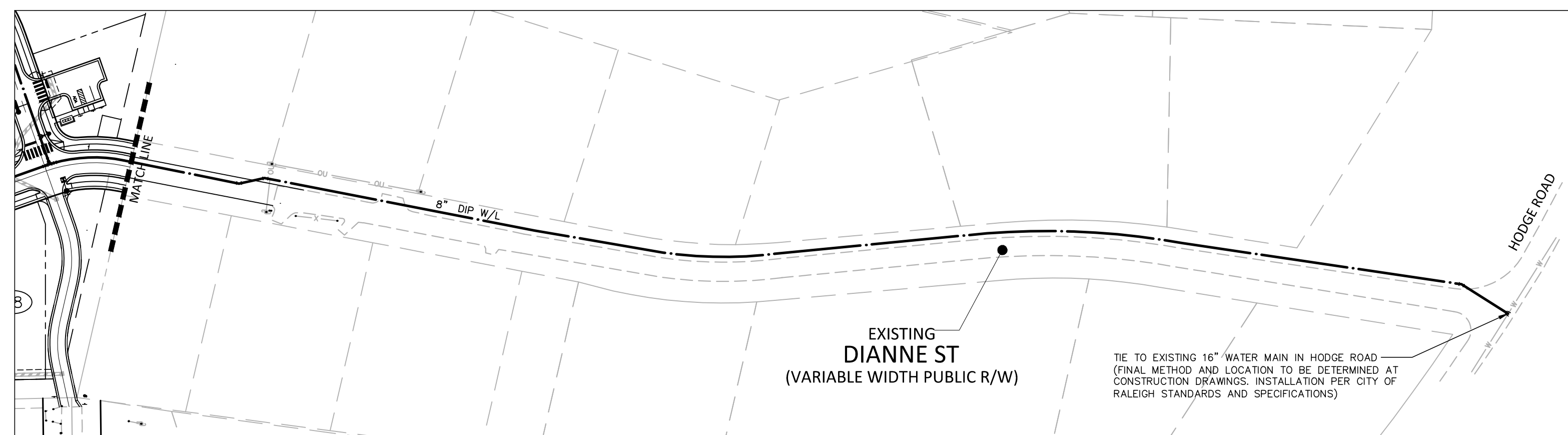


GRAPHIC SCALE  
0 50 100 200  
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



**DIANNE STREET WATER LINE EXTENSION**



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PHONE: 919. 931. 2300

**RIVER POINTE  
MASTER PLAN  
105 AND 107 COLCHESTER DRIVE  
KNIGHTDALE, NC 27545**



**REVISIONS**

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|-----|------------|------------------------|
| 1   | 09.30.2022 | REV PER DRC COMMENT    |
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| 3   |            |                        |
| 4   |            |                        |
| 5   |            |                        |
| 6   |            |                        |

**PLAN INFORMATION**

PROJECT NO. CDV21001  
 FILENAME CDV21001-U1  
 CHECKED BY JCM  
 DRAWN BY RJF/CNM  
 SCALE 1" = 40'  
 DATE 08.22.2022

**SHEET**

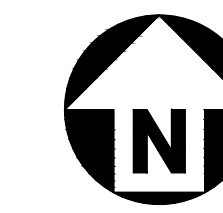
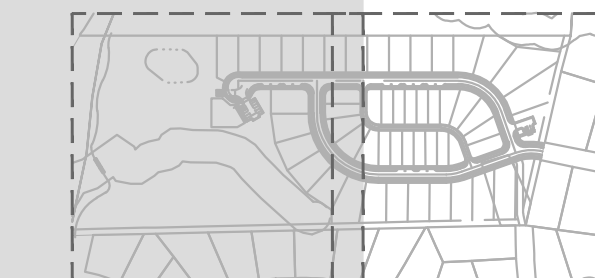
**UTILITY PLAN AREA "A"**

**C3.01**

**UTILITY LEGEND**

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
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- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE

AREA "A" AREA "B"



GRAPHIC SCALE  
0 20 40 80  
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

LANGSTON RIDGE COMMUNITY HOMEOWNERS ASSOCIATION  
PIN: 1734824020  
ZONING: GR8

STREET "B"  
(54' PUBLIC R/W)

DIANNE STREET  
(54' PUBLIC R/W)

STORMWATER CONTROL MEASURE "A"

30' CITY OF RALEIGH PUBLIC UTILITY EASEMENT

WATER SERVICE AND METER TYP.  
SANITARY SEWER SERVICE TYP.

8" DIP W/L

8" SS

5' STREET TREE EASEMENT

SSMH (TYP.)

SSMH (TYP.)

SEATING AREA

SCM ACCESS AND MAINTENANCE EASEMENT

PLAYGROUND AREA

WETLAND AREA

RIPARIAN BUFFER

MYRICK, BILLY S  
PIN: 1734719024  
ZONING: GR3

PETERSON, DAVID A JR PETERSON, SUSAN M  
PIN: 1734800929  
ZONING: GR3

VERCOE, JAMES VERCOE, MELISSA  
PIN: 1734812001  
ZONING: GR3

TOPAL, SCOTT  
PIN: 1734813032  
ZONING: GR3

AQUA NORTH CAROLINA INC  
PIN: 1734814043  
ZONING: OSP

AQUA NORTH CAROLINA INC  
PIN: 1734815073  
ZONING: OSP

REED, CHARLES H JR REED, VIVIAN  
PIN: 1734816082  
ZONING: GR3

MATCH LINE - SEE SHEET C3.01

MATCH LINE - SEE SHEET C3.02

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**REVISIONS**

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| 3   |            |                        |
| 4   |            |                        |
| 5   |            |                        |
| 6   |            |                        |

**PLAN INFORMATION**

PROJECT NO. CDV21001  
 FILENAME CDV21001-U1  
 CHECKED BY JOM  
 DRAWN BY RBY/CNM  
 SCALE #####  
 DATE 08.22.2022

**SHEET**

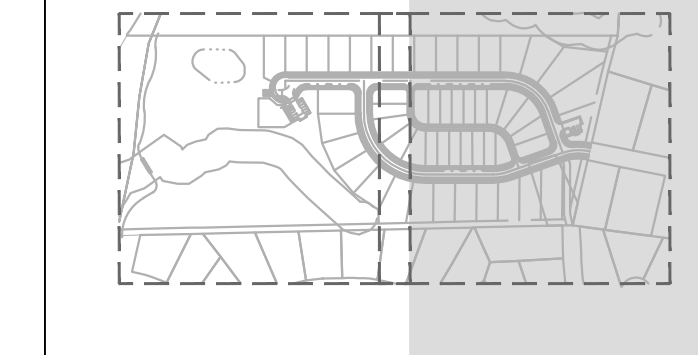
**UTILITY PLAN AREA "B"**

**C3.02**

**UTILITY LEGEND**

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

AREA "A" AREA "B"



GRAPHIC SCALE  
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\CDV\CDV21001\04-Production\Engineering\Construction Drawings\Current Drawings\CDV21001-U1.dwg, 11/7/2022 10:27:19 AM, Tyler Probst

LANGSTON RIDGE COMMUNITY HOMEOWNERS ASSOCIATION  
PIN: 1734824020  
ZONING: GR8

LANGSTON RIDGE COMMUNITY HOMEOWNERS ASSOCIATION IN  
PIN: 1734917689  
ZONING: GR8

GODWIN, O W JR  
PIN: 1734914418  
ZONING: GR8

SATTERWHITE, KIRVIN HEIRS  
PIN: 1734913242  
ZONING: GR8

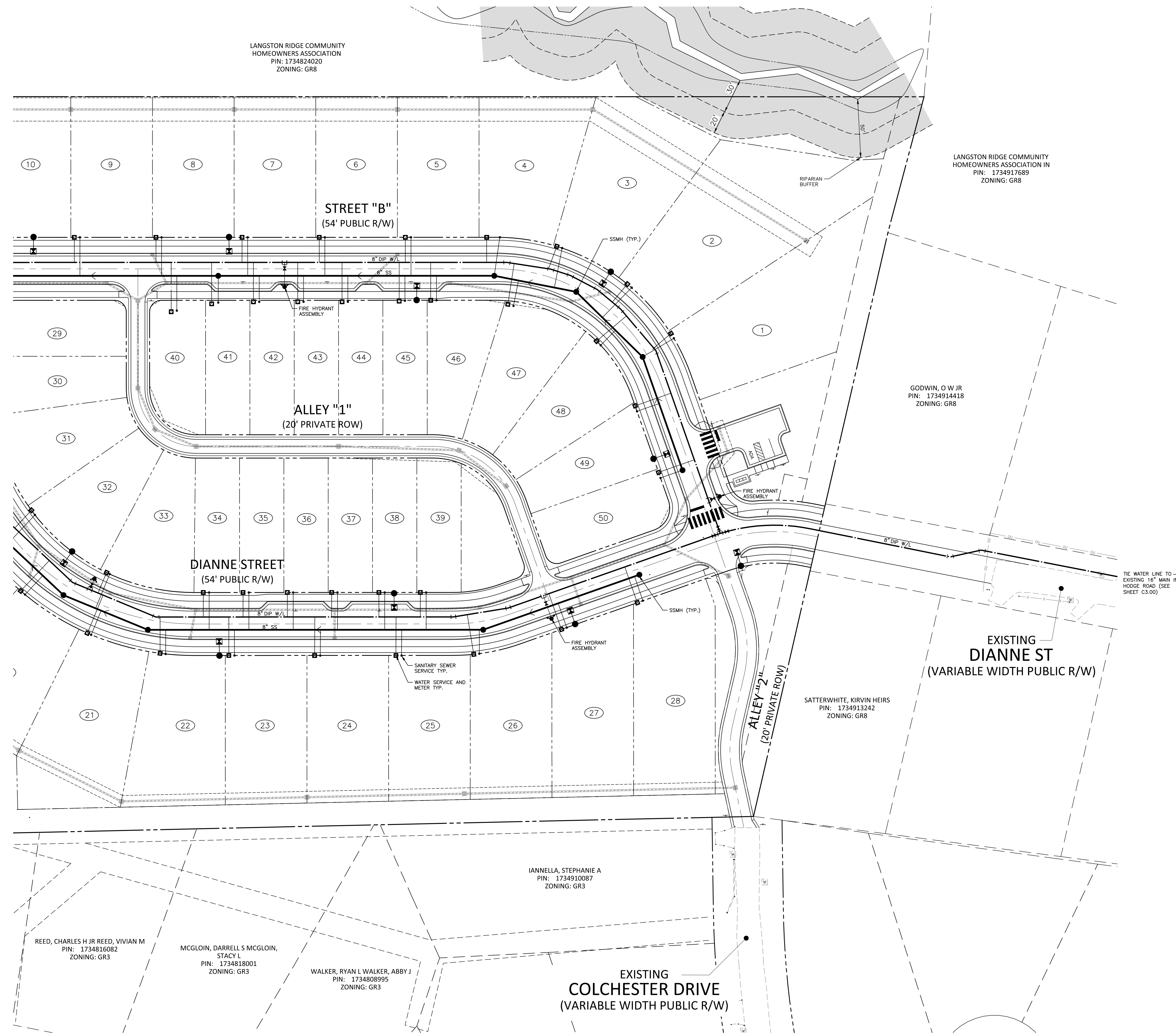
IANNELLA, STEPHANIE A  
PIN: 1734910087  
ZONING: GR3

REED, CHARLES H JR REED, VIVIAN M  
PIN: 1734816082  
ZONING: GR3

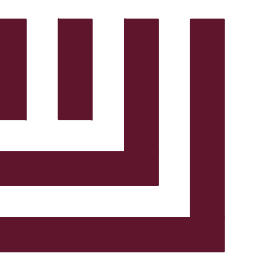
MCGLOIN, DARRELL S MCGLOIN, STACY L  
PIN: 1734818001  
ZONING: GR3

WALKER, RYAN L WALKER, ABBY J  
PIN: 1734808995  
ZONING: GR3

EXISTING COLCHESTER DRIVE  
(VARIABLE WIDTH PUBLIC R/W)







**McADAMS**

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

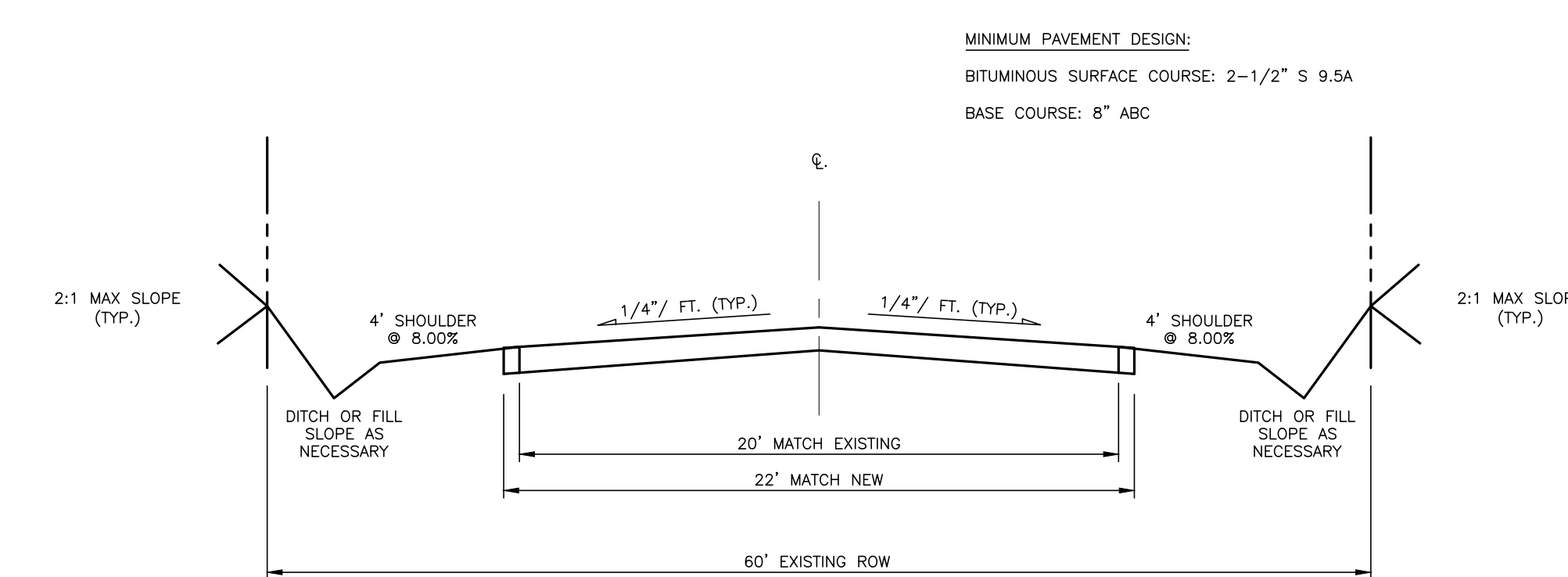
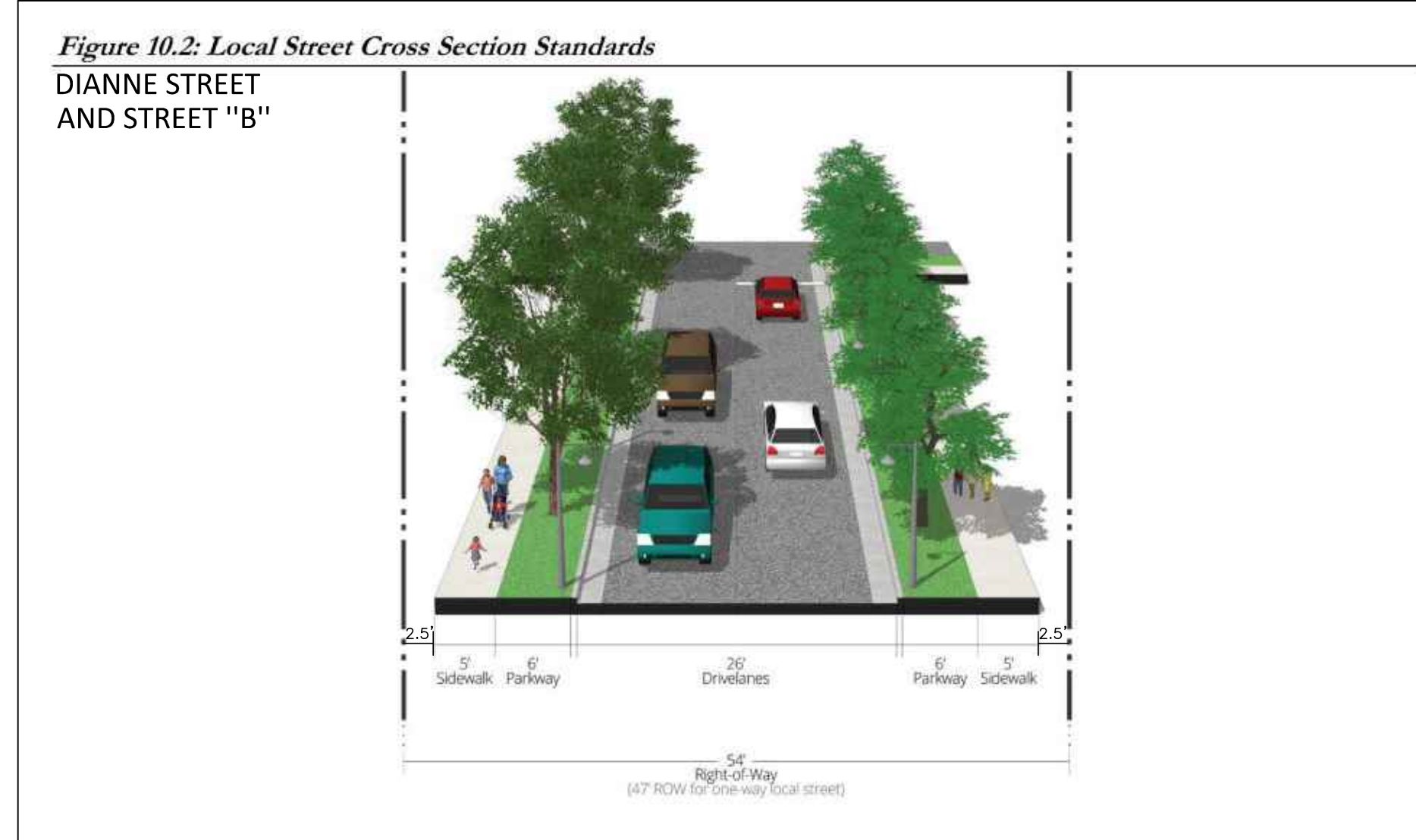
phone 919. 361. 5000  
fax 919. 361. 2269  
license number: C-0293, C-187

www.mcadamsco.com

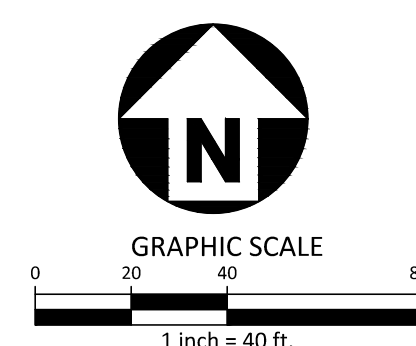
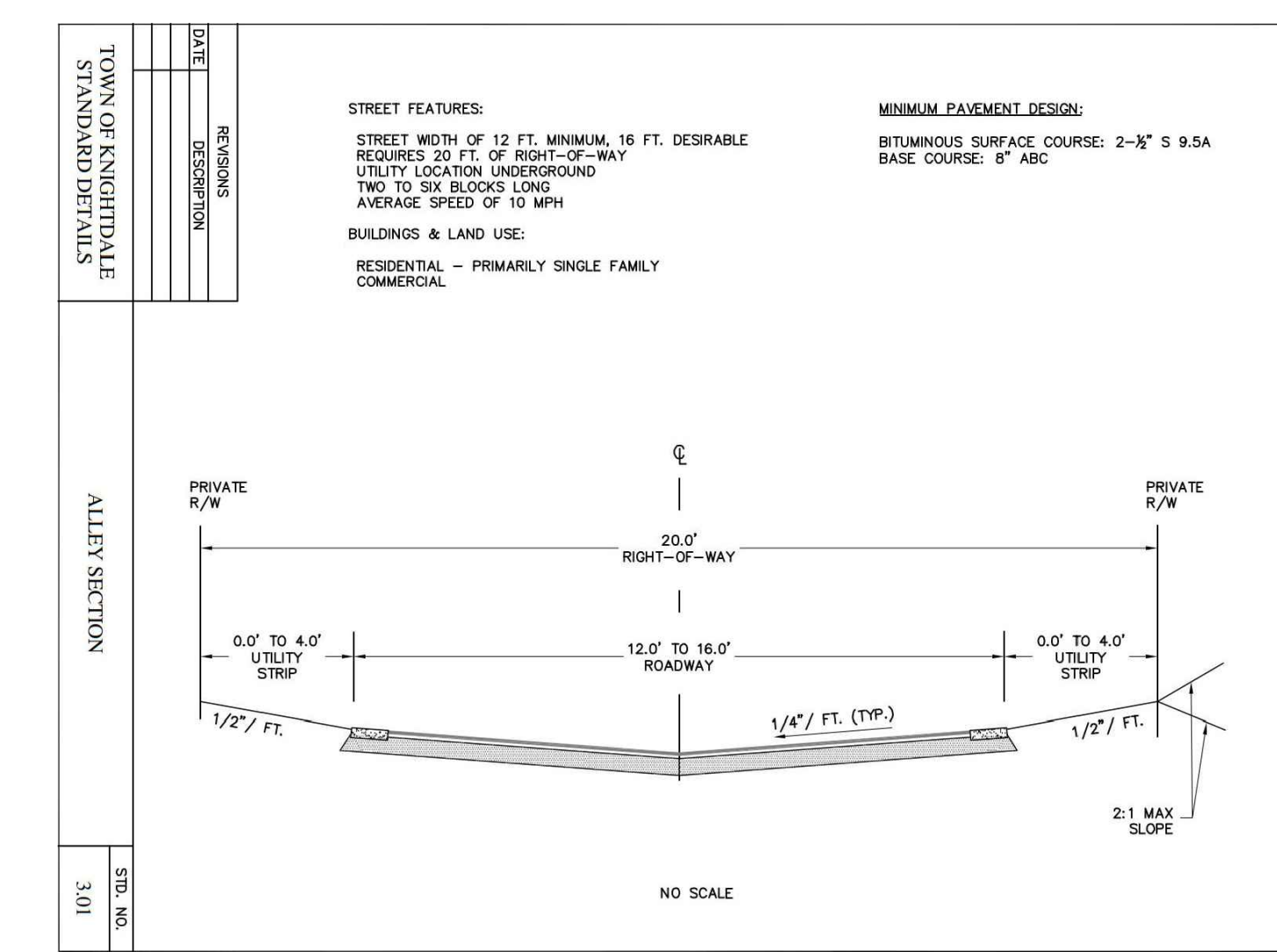
**CLIENT**

CAROLINA DEVELOPMENT GROUP, LLC  
10136 MIZNER LANE  
RALEIGH, NC  
MARK PURYEAR  
PHONE: 919. 931. 2300

**RIVER POINTE  
MASTER PLAN  
105 AND 107 COLCHESTER DRIVE  
KNIGHTDALE, NC 27545**



**DIANNE STREET EXTENSION**



**REVISIONS**

| NO. | DATE       | REV PER DRC COMMENT    |
|-----|------------|------------------------|
| 1   | 09.30.2022 | REV PER DRC COMMENT    |
| 2   | 11.04.2022 | REV PER PUBLIC HEARING |
| 3   |            |                        |
| 4   |            |                        |
| 5   |            |                        |
| 6   |            |                        |

**PLAN INFORMATION**

|             |             |
|-------------|-------------|
| PROJECT NO. | CDV21001    |
| FILENAME    | CDV21001-D1 |
| CHECKED BY  | JCM         |
| DRAWN BY    | RJF/CNM     |
| SCALE       | NTS         |
| DATE        | 08.22.2022  |

**SHEET**

**TYPICAL SECTIONS**

**C8.00**

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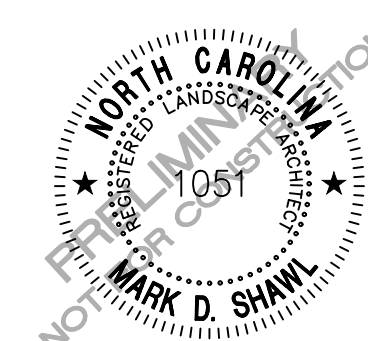
phone 919. 361. 5000  
fax 919. 361. 2269  
license number: C-0293, C-187

www.mcadamsco.com

**CLIENT**

CAROLINA DEVELOPMENT GROUP, LLC  
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RALEIGH, NC  
MARK PURYEAR  
PHONE: 919. 931. 2300

**RIVER POINTE  
MASTER PLAN  
105 AND 107 COLCHESTER DRIVE  
KNIGHTDALE, NC 27545**



**REVISIONS**

| NO. | DATE       | REV PER DRC COMMENT    |
|-----|------------|------------------------|
| 1   | 09.30.2022 | REV PER DRC COMMENT    |
| 2   | 11.04.2022 | REV PER PUBLIC HEARING |
| 3   |            |                        |
| 4   |            |                        |
| 5   |            |                        |
| 6   |            |                        |

**PLAN INFORMATION**

PROJECT NO. CDV21001  
FILENAME CDV21001-L5.1  
CHECKED BY XOX  
DRAWN BY XOX  
SCALE 1" = 40'  
DATE 08.22.2022

**SHEET**

**LANDSCAPE PLAN AREA  
"A"**

**L5.00**

**SITE LEGEND**

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMP
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE

**PLANT SCHEDULE**

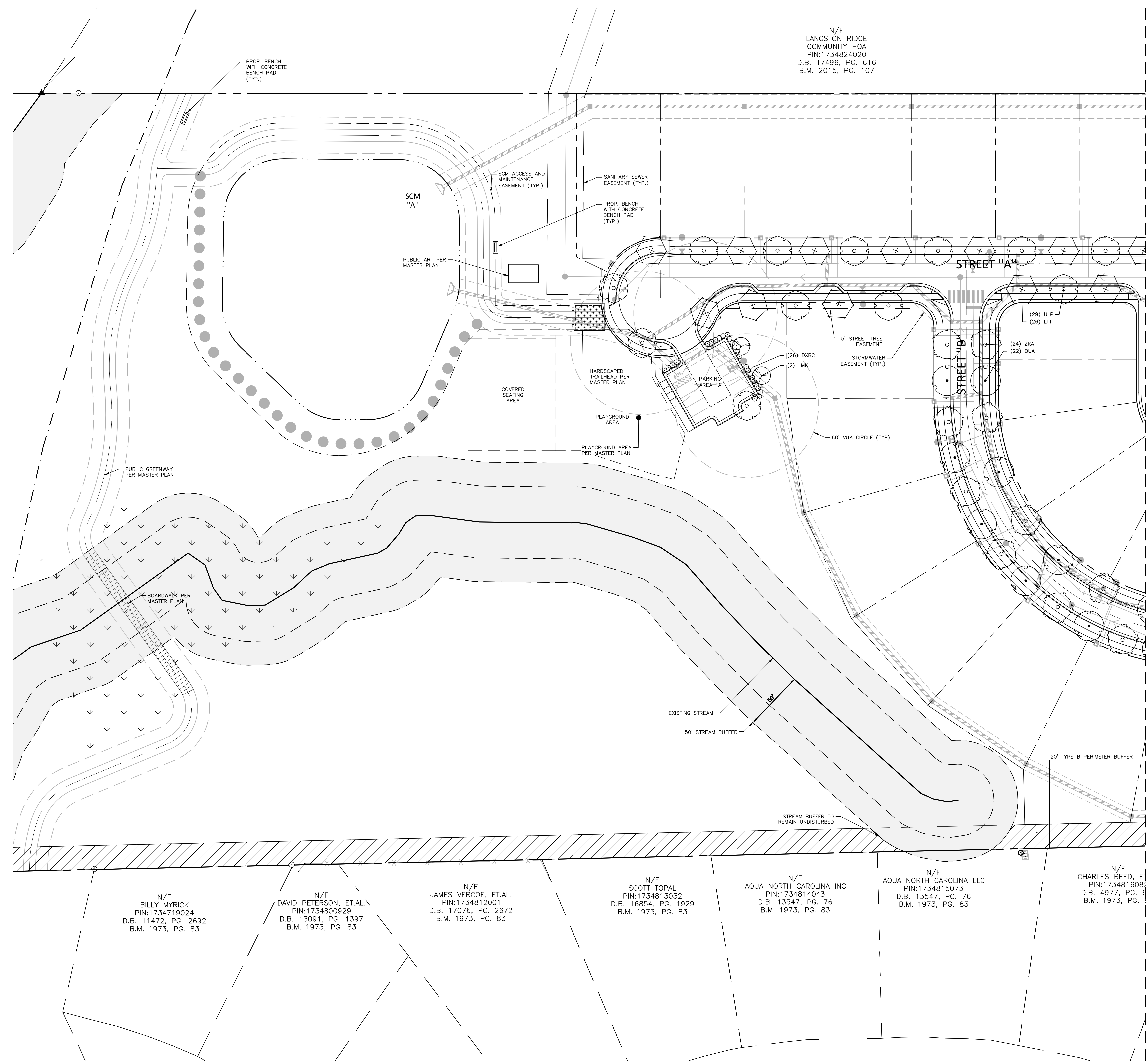
| TREES | CODE | BOTANICAL / COMMON NAME              |
|-------|------|--------------------------------------|
|       | QUA  | Quercus acutissima<br>Sawtooth Oak   |
|       | QSS  | Quercus shumardii<br>Shumard Red Oak |
|       | ULP  | Ulmus parvifolia<br>Lacebark Elm     |
|       | ZKA  | Zelkova serrata<br>Sawleaf Zelkova   |
|       |      | 20' TYPE B<br>PERIMETER BUFFER       |

**NOTES:**

1. SEE LANDSCAPE DETAILS SHEET L5.02 FOR STREET TREE AND PARKING BUFFER CALCULATIONS.

**OPEN SPACE DATA**

| SEATING AREA    | PROPOSED | 6,864 SF   |
|-----------------|----------|--|
|                 |          | 1 TABLE / 1,700 SF (6,864 / 1,700 SF = 4 TABLES MIN.)<br>1 SEAT / 215 SF (6864 / 215 SF = 32 SEATS MIN.)<br>60 SF OF SHADED AREA / TABLE (60 X 4 = 240 SF MIN.)  |
| PLAYGROUND AREA | PROPOSED | 7,650 SF   |
|                 |          | * PLAY AREA REQUIREMENTS CAN BE WITH A COMBINATION OF PLAY STRUCTURES, NATURAL PLAY, AND PLAY LAWN. (MIN. OF 1 PLAY STRUCTURE WITHIN PLAY AREA)<br>2 LF OF SEATING / 450 SF (7,650 / 450 SF = 17 LF TOTAL)<br>(3 X 6' BENCHES = 18 LF) |



N/F BILLY MYRICK  
PIN:1734719024  
D.B. 11472, PG. 2692  
B.M. 1973, PG. 83

N/F DAVID PETERSON, ET.AL.  
PIN:1734800929  
D.B. 13091, PG. 1397  
B.M. 1973, PG. 83

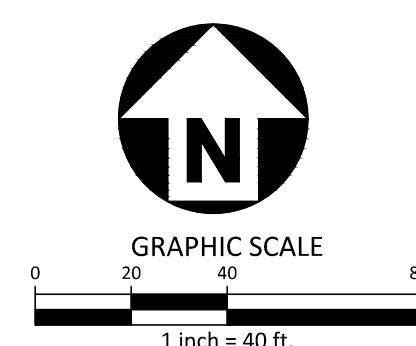
N/F JAMES VERCOE, ET.AL.  
PIN:1734812001  
D.B. 17076, PG. 2672  
B.M. 1973, PG. 83

N/F SCOTT TOPAL  
PIN:1734813032  
D.B. 16854, PG. 1929  
B.M. 1973, PG. 83

N/F AQUA NORTH CAROLINA INC  
PIN:1734814043  
D.B. 13547, PG. 76  
B.M. 1973, PG. 83

N/F AQUA NORTH CAROLINA LLC  
PIN:1734815073  
D.B. 13547, PG. 76  
B.M. 1973, PG. 83

N/F CHARLES REED, ET AL.  
PIN:1734816082  
D.B. 4977, PG. 83  
B.M. 1973, PG. 83



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MARK PURYEAR  
PHONE: 919. 931. 2300

**RIVER POINTE  
MASTER PLAN  
105 AND 107 COLCHESTER DRIVE**  
KNIGHTDALE, NC 27545



**REVISIONS**

| NO. | DATE       | REV PER DRC COMMENT    |
|-----|------------|------------------------|
| 1   | 09.30.2022 | REV PER DRC COMMENT    |
| 2   | 11.04.2022 | REV PER PUBLIC HEARING |
| 3   |            |                        |
| 4   |            |                        |
| 5   |            |                        |
| 6   |            |                        |

**PLAN INFORMATION**

PROJECT NO. CDV21001  
 FILENAME CDV21001-L51  
 CHECKED BY MDS  
 DRAWN BY JJB  
 SCALE 1" = 40'  
 DATE 08.22.2022

**SHEET**

**LANDSCAPE PLAN AREA "B"**

**L5.01**

**SITE LEGEND**

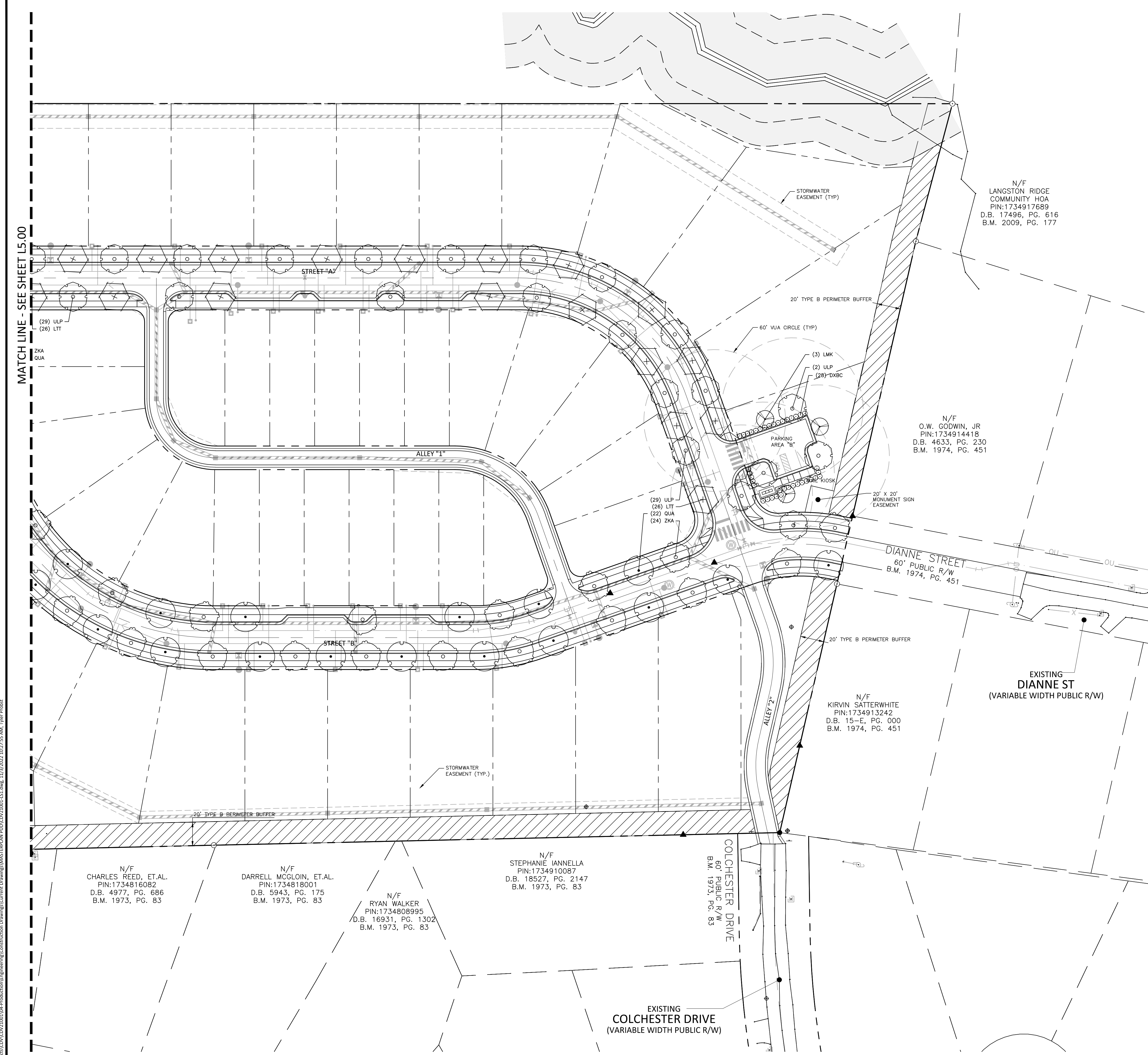
- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMP
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE

**PLANT SCHEDULE**

| TREES | CODE | BOTANICAL / COMMON NAME              |
|-------|------|--------------------------------------|
|       | QUA  | Quercus acutissima<br>Sawtooth Oak   |
|       | QSS  | Quercus shumardii<br>Shumard Red Oak |
|       | ULP  | Ulmus parvifolia<br>Lacebark Elm     |
|       | ZKA  | Zelkova serrata<br>Sawleaf Zelkova   |
|       |      | 20' TYPE B PERIMETER BUFFER          |

**NOTES:**

- SEE LANDSCAPE DETAILS SHEET L5.02 FOR STREET TREE AND PARKING BUFFER CALCULATIONS.



MATCH LINE - SEE SHEET L5.00

M:\Projects\CDV\21001\04-Production\Engineering\Construction Drawings\Current Drawings\MasterPlan\_PUD\CDV21001-L51.dwg, 11/27/2022 10:27:55 AM, Tyler Probst

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



**GENERAL LANDSCAPE NOTES:**

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF KNIGHTDALE AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
- ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- SUBSTITUTIONS OF SPECIFIC PLANTS CAN ONLY OCCUR WITH PRIOR WRITTEN PERMISSION OF BOTH OWNER AND LANDSCAPE ARCHITECT.
- CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY AMERICAN HORT - AMERICANHORT.ORG.
- ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
- ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
- ALL TREES MUST BE PLANTED AFTER OCTOBER 1 AND BEFORE MARCH 31.
- CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
- PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
- PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
- ALL TREE PLANTINGS SHALL BE MULCHED WITH 3 INCHES OF SHREDDED BARK OR 4 INCHES OF PINE STRAW IN A 3 FOOT RADIUS AROUND THE TREE, OR TO THE DRUPLINE, WHICHEVER IS GREATER. THE MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE THEREAFTER. MULCH SHALL NOT COVER THE ROOT COLLAR.

**MAINTENANCE NOTES:**

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

**RESIDENTIAL LANDSCAPING NOTES:**

- EACH SINGLE-FAMILY OR DUPLEX LOT SHALL CONTAIN A MINIMUM OF ONE CANOPY TREE FOR EVERY 2,000 SF OF LOT AREA OR FRACTION THEREOF UP TO 20,000 SF IN LOT AREA. ANY PORTION OF THE RESIDENTIAL LOT OCCUPIED BY A RECORDED UTILITY EASEMENT SHALL NOT BE INCLUDED AS PART OF THE TOTAL LOT AREA. THE LOCATION OF PLANTING TO ACCOUNT FOR PHYSICAL CONDITIONS MAY BE ADJUSTED BY THE ADMINISTRATOR.
- THE USE OF EXISTING TREES MEETING THE FOLLOWING STANDARDS TO SATISFY THIS REQUIREMENT IS ENCOURAGED. EXISTING LARGE SHADE TREES MEASURING MORE THAN 6 INCHES IN DBH MAY BE COUNTED TOWARDS FULFILLING THIS REQUIREMENT.
- REQUIRED STREET TREES MAY NOT BE COUNTED TOWARDS THE FULFILLMENT OF THE RESIDENTIAL LANDSCAPING REQUIREMENT. APART FROM REQUIRED STREET TREES, ALL OTHER TREES REQUIRED FOR RESIDENTIAL LANDSCAPING SHALL BE PLANTED WITHIN THE PRIVATE LOT.
- FOUNDATION PLANTINGS CONSISTING OF EVERGREEN SHRUBS SHALL BE INSTALLED ALONG THE ENTIRE FOUNDATION WALL OF THE BUILDING. PLANT INSTALLATION SHALL BE A MINIMUM OF TWO FEET IN HEIGHT PLANTED AT FOUR FOOT INTERVALS.

**LANDSCAPE CALCULATIONS**

**PERIMETER BUFFERS**

|   |                          |
|---|--------------------------|
| SOUTHERN PROPERTY LINE<br>20' TYPE B BUFFER | 1,783 LF*                |
| CANOPY TREES<br>REQUIRED:<br>PROVIDED:      | 53 (3/100 LF)<br>53**    |
| UNDERSTORY TREES<br>REQUIRED:<br>PROVIDED:  | 89 (5/100 LF)<br>89**    |
| SHRUBS<br>REQUIRED:<br>PROVIDED:            | 356 (20/100 LF)<br>356** |
| EASTERN PROPERTY LINE<br>20' TYPE B BUFFER  | 580 LF*                  |
| 634 TOTAL LF SUBTRACTING, 54 LF STREET ROW  |                          |
| CANOPY TREES<br>REQUIRED:<br>PROVIDED:      | 17 (3/100 LF)<br>17**    |
| UNDERSTORY TREES<br>REQUIRED:<br>PROVIDED:  | 29 (5/100 LF)<br>29**    |
| SHRUBS<br>REQUIRED:<br>PROVIDED:            | 116 (20/100 LF)<br>116** |

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

**LANDSCAPE CALCULATIONS**

**STREET TREES**

|  |                    |
|--|--------------------|
| STREET "A"                             | 1908 LF            |
| CANOPY TREES<br>REQUIRED:<br>PROVIDED: | 47 (1/40 LF)<br>47 |
| STREET "B"                             | 2104 LF            |
| CANOPY TREES<br>REQUIRED:<br>PROVIDED: | 52 (1/40 LF)<br>52 |

**PARKING LOT LANDSCAPING**

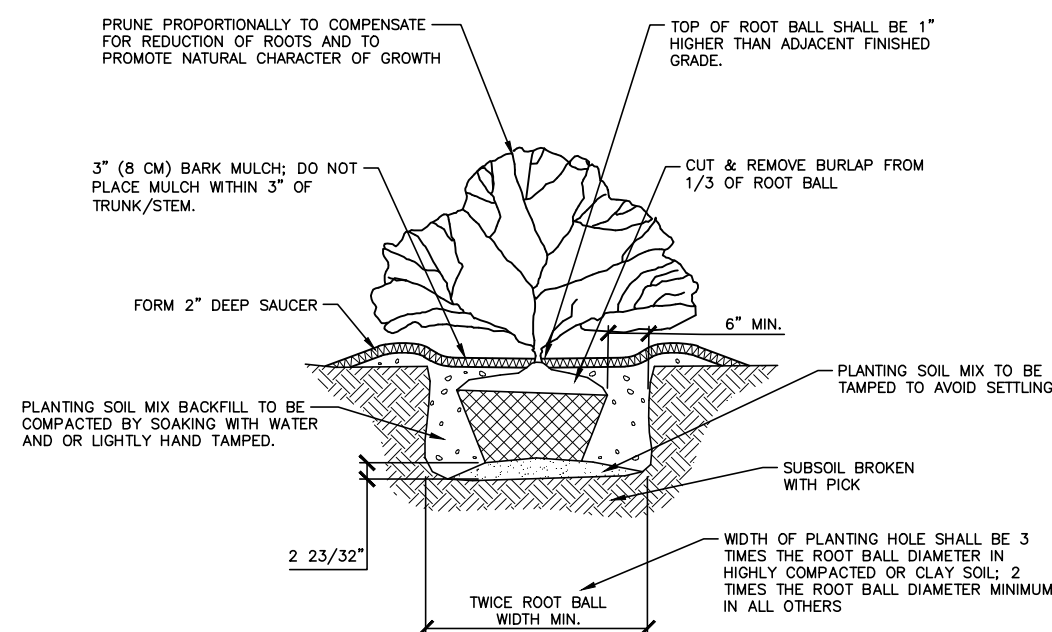
|  |   |
|--|---|
| PARKING AREA "A"                       | 10 SPACES                                 |
| CANOPY TREES<br>REQUIRED:<br>PROVIDED: | ALL SPACES WITHIN 60' OF CANOPY TREE<br>1 |
| PARKING AREA "B"                       | 3 SPACES                                  |
| CANOPY TREES<br>REQUIRED:<br>PROVIDED: | ALL SPACES WITHIN 60' OF CANOPY TREE<br>1 |

**PARKING LOT BUFFER**

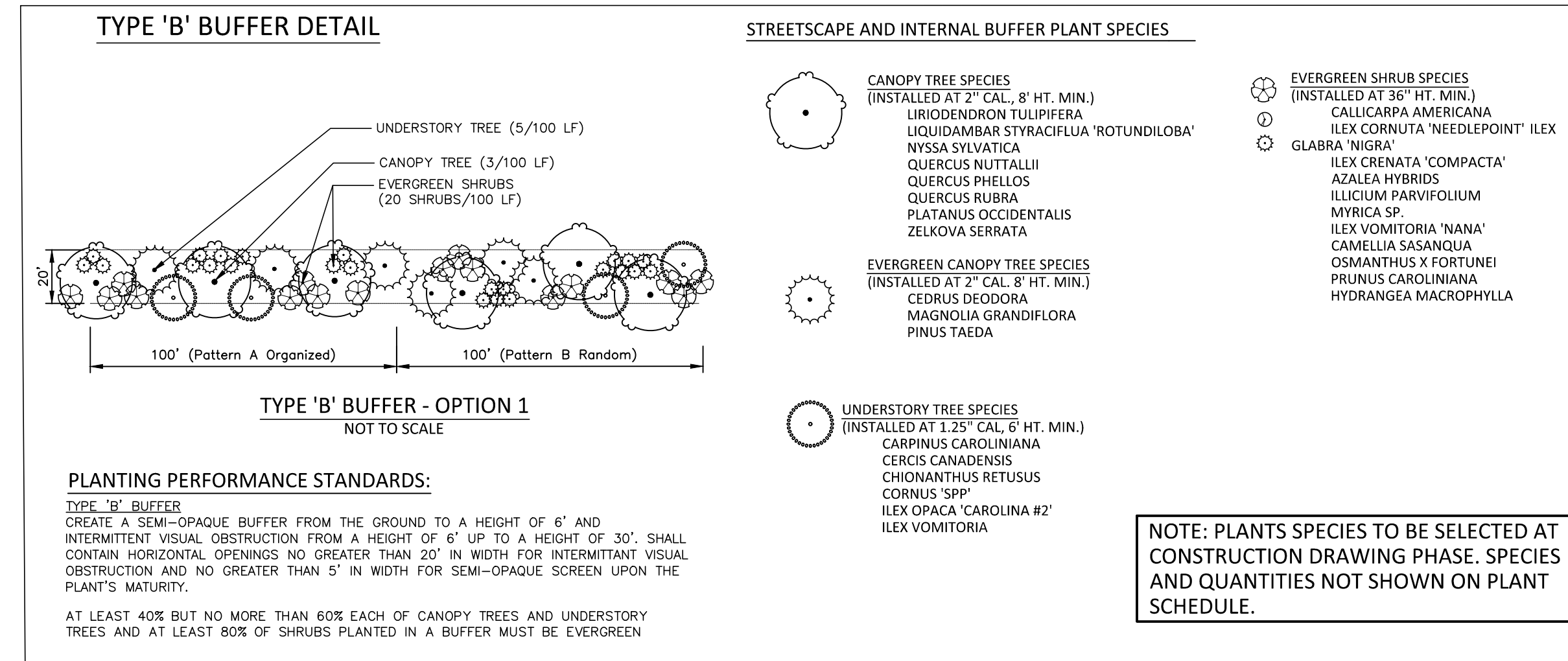
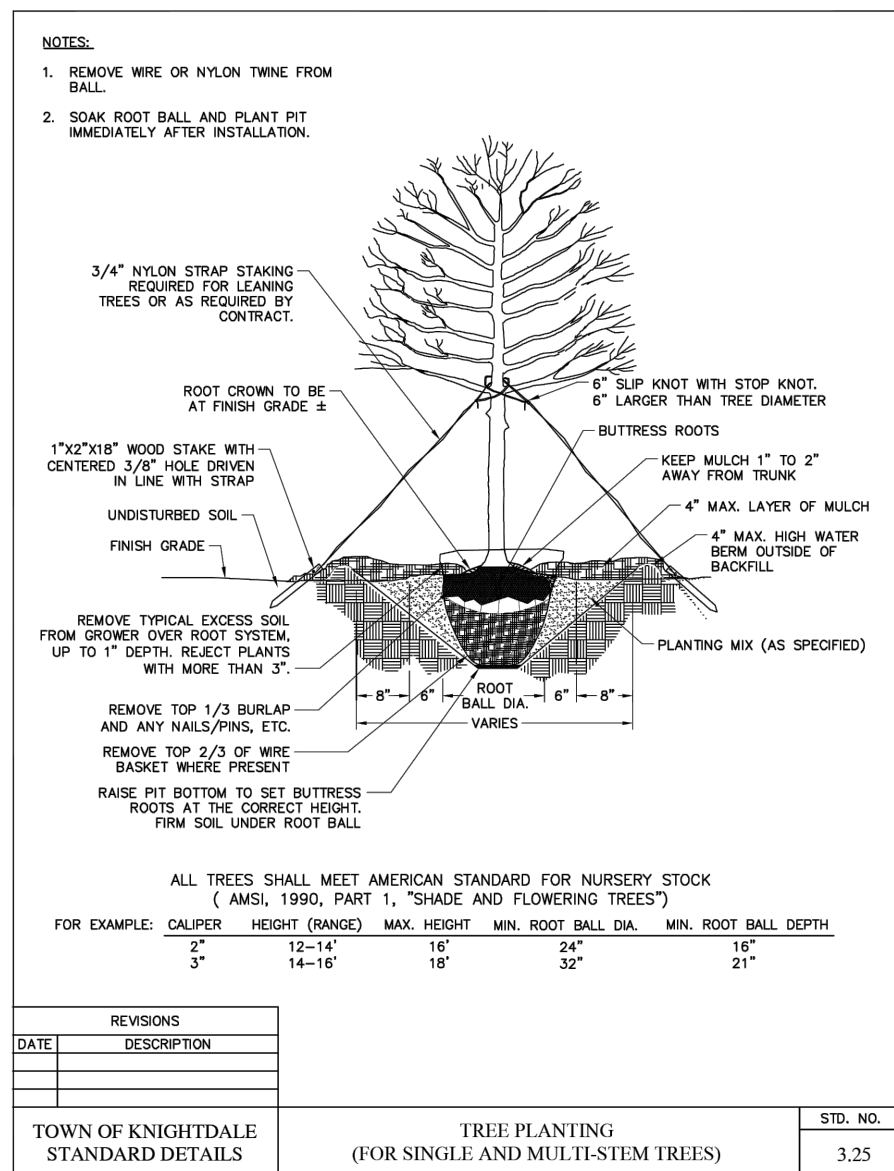
|  |   |
|--|---|
| PARKING AREA "A"                           | 93 LF                                   |
| CANOPY TREES<br>REQUIRED:<br>PROVIDED:     | (3 PER 100 LF OF FRONTAGE)<br>3<br>3    |
| UNDERSTORY TREES<br>REQUIRED:<br>PROVIDED: | (2 PER 100 LF OF FRONTAGE)<br>2<br>2    |
| UNDERSTORY TREES<br>REQUIRED:<br>PROVIDED: | (20 PER 100 LF OF FRONTAGE)<br>20<br>25 |
| PARKING AREA "B"                           | 146 LF                                  |
| CANOPY TREES<br>REQUIRED:<br>PROVIDED:     | (3 PER 100 LF OF FRONTAGE)<br>5<br>5    |
| UNDERSTORY TREES<br>REQUIRED:<br>PROVIDED: | (2 PER 100 LF OF FRONTAGE)<br>3<br>3    |
| UNDERSTORY TREES<br>REQUIRED:<br>PROVIDED: | (20 PER 100 LF OF FRONTAGE)<br>30<br>38 |

**PLANT SCHEDULE**

| TREES        | CODE | QTY | BOTANICAL / COMMON NAME   | CAL       | HEIGHT   | CONT  | REMARKS |
|--------------|------|-----|---|-----------|----------|-------|---------|
|              | LMK  | 5   | Lagerstroemia indica x fauriei 'Muskoguee'<br>Muskogee Crape Myrtle | 1.5" min. | 10' Min. |       |         |
|              | QUA  | 22  | Quercus acutissima<br>Sawtooth Oak                                  | 2" min    | 8' min   |       |         |
| CANOPY TREES | CODE | QTY | BOTANICAL / COMMON NAME   | CAL       | HEIGHT   | CONT  | REMARKS |
|              | LTT  | 26  | Liriodendron tulipifera<br>Tulip Tree                               | 2" min    | 8' min   |       |         |
|              | ULP  | 31  | Ulmus parvifolia<br>Lacebark Elm                                    | 2" min    | 8' min   |       |         |
|              | ZKA  | 24  | Zelkova serrata<br>Sawleaf Zelkova                                  | 2" min    | 8' min   |       |         |
| SHRUBS       | CODE | QTY | BOTANICAL / COMMON NAME   | HEIGHT    | SPACING  | CONT  | REMARKS |
|              | DXBC | 46  | Distylium x 'PIDIST-H'<br>Blue Cascade® Distylium                   | 18" min   |          | 3 gal |         |



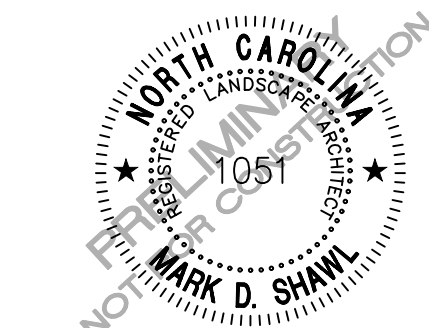
**01 SHRUB INSTALLATION**  
SCALE: 3/8"=1'-0"



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MASTER PLAN  
105 AND 107 COLCHESTER DRIVE  
KNIGHTDALE, NC 27545**



**REVISIONS**

| NO. | DATE       | REV PER DRC COMMENT    |
|-----|------------|------------------------|
| 1   | 09.30.2022 | REV PER DRC COMMENT    |
| 2   | 11.04.2022 | REV PER PUBLIC HEARING |
| 3   |            |                        |
| 4   |            |                        |
| 5   |            |                        |
| 6   |            |                        |

**PLAN INFORMATION**

|             |              |
|-------------|--------------|
| PROJECT NO. | CDV21001     |
| FILENAME    | CDV21001-L51 |
| CHECKED BY  | MDS          |
| DRAWN BY    | JJB          |
| SCALE       | AS SHOWN     |
| DATE        | 08.22.2022   |

**LANDSCAPE DETAILS**

**L5.02**





**McADAMS**

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**CLIENT**

CAROLINA DEVELOPMENT GROUP, LLC  
10136 MIZNER LANE  
RALEIGH, NC  
MARK PURYEAR  
PHONE: 919. 931. 2300

**RIVER POINTE  
MASTER PLAN  
105 AND 107 COLCHESTER DRIVE**  
KNIGHTDALE, NC 27545



**SITE LEGEND**

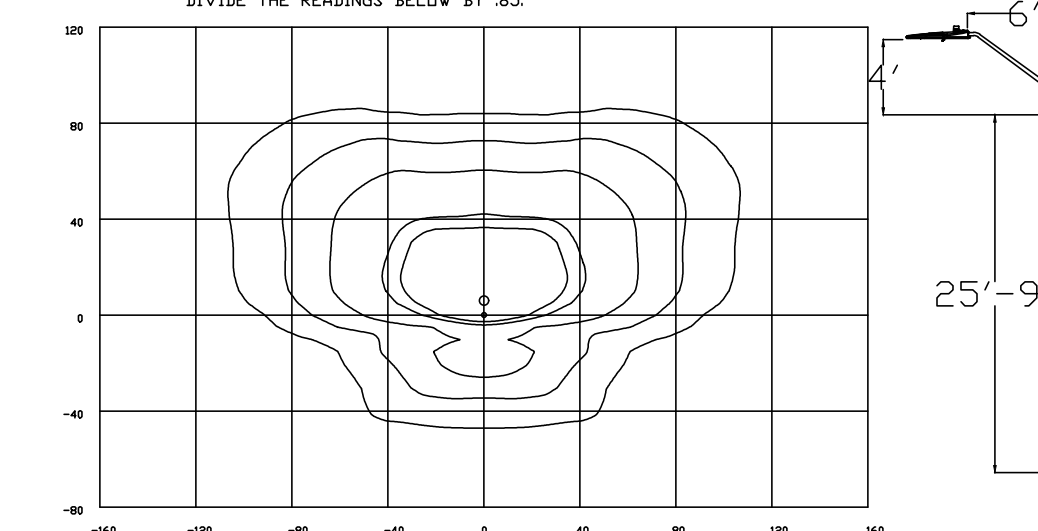
- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMP
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- TRAIL
- WETLANDS
- OPEN SPACE - PASSIVE
- OPEN SPACE - ACTIVE

**PROPERTY OWNER INFORMATION**

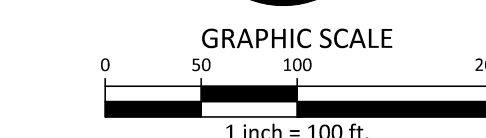
- 1. LANGSTON RIDGE COMMUNITY HOMEOWNERS ASSOCIATION IN PIN: 1734814043 ZONING: OSP
- 2. LANGSTON RIDGE COMMUNITY HOMEOWNERS ASSOCIATION IN PIN: 1734917689 ZONING: GR8
- 3. GODWIN, O W JR PIN: 1734914418 ZONING: GR8
- 4. SATTERWHITE, KIRVIN HEIRS PIN: 1734913242 ZONING: GR8
- 5. IANNELLA, STEPHANIE A PIN: 1734910087 ZONING: GR8
- 6. WALKER, RYAN L WALKER, ABBY J PIN: 1734808955 ZONING: GR3
- 7. MCGLOIN, DARRELL S MCGLOIN, STACY L PIN: 1734818801 ZONING: GR3
- 8. REED, CHARLES H JR REED, VIVIAN M PIN: 1734816082 ZONING: GR3
- 9. AQUA NORTH CAROLINA INC PIN: 1734815073 ZONING: OSP
- 10. AQUA NORTH CAROLINA INC PIN: 1734814043 ZONING: OSP
- 11. TOPAL, SCOTT PIN: 1734813032 ZONING: GR3
- 12. VERCOE, JAMES VERCOE, MELISSA PIN: 1734812001 ZONING: GR3
- 13. PETERSON, DAVID A JR PETERSON, SUSAN M PIN: 173480929 ZONING: GR3
- 14. MYRICK, BILLY S PIN: 1734719024 ZONING: GR3
- 15. MYRICK, BILLY S PIN: 1734706773 ZONING: OSP

**ISDC/FOOTCANDLE CURVES**

FIXTURE: LED 150 - AEL  
MOUNTING HEIGHT: 30 FT  
LIGHT SOURCE: 40 LEP'S, 4000K, 70 CRI  
LUMENS - 16192  
PATTERN: TYPE III, B3-U0-G3zero light at or above 90 degrees  
NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LED LUMEN DEPRECIATION AND LUMINAIRE BURN DEPRECIATION. FOR INITIAL FOOTCANDLES, DIVIDE THE READINGS BELOW BY .85.



| Symbol | Label | Quantity | Description                         | Number Lamps | Lumens Per Lamp | Light Loss Factor |
|--------|-------|----------|-------------------------------------|--------------|-----------------|-------------------|
|        | 150A  | 48       | LED 150w Roadway - Type III - 4000K | 1            | 16192           | 0.85              |



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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