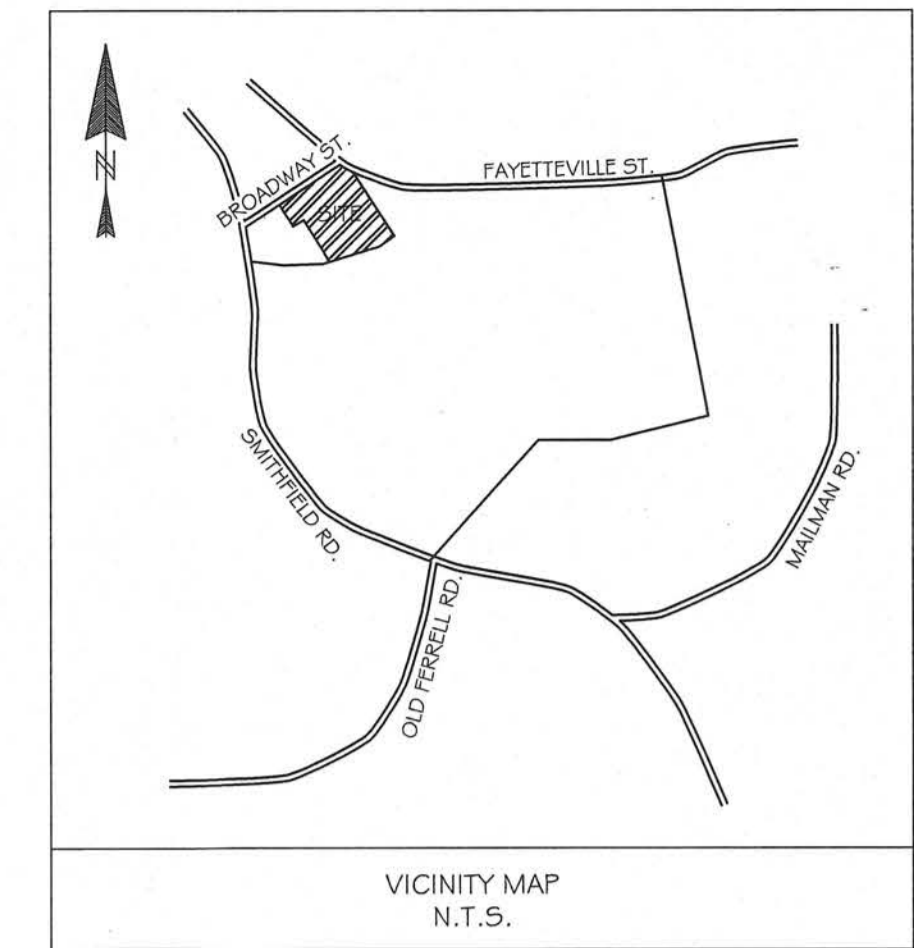


CAMDEN PARK

MASTER PLAN

ZMA-8-21



SITE DATA	
PROJECT NAME	CAMDEN PARK
PREPARER'S CONTACT INFORMATION	JONES & CROSSEN ENGINEERING, PLLC P.O. BOX 1062 APEX, NORTH CAROLINA 27502 PHONE - (919) 387-1174 FAX - (919) 387-3375
OWNER / DEVELOPER CONTACT INFORMATION	CONTACT PERSON - PETER D. CROSSEN DOS BROS., LLC & FRIENDLY CAPITAL, LLC 7101 CREEDMOOR ROAD, SUITE 122 RALEIGH, NORTH CAROLINA 27613 PHONE - (919) 845-6688 FAX - (919) 845-6639 CONTACT PERSON - ANDREW SANDMAN
PROJECT SITE ADDRESS	0 FAYETTEVILLE STREET 120 BROADWAY STREET
PROJECT PROPERTY ZONING	UR12
PROPOSED PROPERTY ZONING	UR12-PUD
PROJECT WAKE COUNTY PIN NO.5	1753- 59-4934, 59-6807 & 59-4750
PROJECT TOTAL SITE AREA	9.23 ACRES
FAYETTEVILLE STREET RW DEDICATION	0.07 ACRE
BROADWAY STREET RW DEDICATION	0.22 ACRE
NET SITE DEVELOPMENT AREA	8.94 ACRES
PROPOSED RESIDENTIAL LOTS & DENSITY	74 LOTS & 8.02 UNITS PER ACRE
EXISTING LAND USE	VACANT
PROPOSED LAND USE	TOWNHOMES
WATERSHED	NEUSE RIVER BASIN
FEMA FIRM MAP NUMBER	3720175300K & 3720175400K (DATED JULY 19, 2022)

WAP NARRATIVE:

THE DEVELOPMENT PROPOSES TO MEET THE TOWN OF KNIGHTDALE WATER ALLOCATION POLICY (WAP) BY COMBINING BONUS POINTS FROM ARCHITECTURAL ELEMENTS, RECREATION ELEMENTS AND STORMWATER. OUR PRELIMINARY ACCOUNTING IS AS FOLLOWS:

BASE POINTS	MAJOR SUBDIVISION	15 POINTS
BONUS POINTS	SECTION 1B - NEARBY INTERSECTION IMPROVEMENTS	5 POINTS
	SECTION 2B - FOUNTAIN WITHIN BMP	4 POINTS
	SECTION 2B - ON-STREET PARKING	2 POINTS
	SECTION 2C - ARCHITECTURAL STANDARDS	15 POINTS
	SECTION 3A - ROADSIDE LANDSCAPING	2 POINTS
	SECTION 3A - PUBLIC ART DISPLAY	4 POINTS
	SECTION 4F - PLAYGROUND	4 POINTS
	TOTAL POINTS	51 POINTS

MASTER PLAN SHEET INDEX	
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	PRELIMINARY LOT LAYOUT PLAN
4	PRELIMINARY UTILITY PLAN
5	PRELIMINARY GRADING & STORM DRAINAGE PLAN
6	TYPICAL STREET SECTIONS
7	STREET SIGN AND MARKING PLAN
LA-1	LANDSCAPE PLAN
LP-1	LIGHTING PLAN
A-200	FARMHOUSE ELEVATIONS
A-201	FARMHOUSE ELEVATION
A-210	LEXINGTON ELEVATIONS
A-211	LEXINGTON ELEVATION

SITE DESIGN MODIFICATIONS

- UDO SECTION 3.4 - BULK AND DIMENSIONAL STANDARDS
1. LOT WIDTH/UNIT - ALLEY LOADED: 20 FT
 2. MINIMUM RESIDENTIAL DRIVEWAY LENGTH: 22 FT
- UDO SECTION 6.6 - TOWNHOUSE BUILDING TYPE STANDARD
1. YARD SETBACK SIDE MINIMUM: 3 FT (0 FT WHERE PARTI WALL EXISTS)
 2. MAXIMUM TOWNHOME CLUSTER: 7
- UDO SECTION 11.1.B - REQUIRED DISTRIBUTION OF USES
1. TOWNHOME USE MAXIMUM DISTRIBUTION: 100%

ATTENTION CONTRACTORS

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF THE WATER AND SEWER, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC UTILITIES DEPARTMENT AT 919-996-4540, AT LEAST TWENTY FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION WILL RESULT IN THE ISSUANCE OF MONETARY FINES AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON JOB SITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

PARKING CALCULATION:

REQUIRED PARKING - 148
74 UNITS X 2 SPACES PER UNIT
PROPOSED PARKING - 171 SPACES
74 UNITS X 2 SPACES PER UNIT (TOWNHOME PARKING)
74 UNITS X 0.25 SPACES PER UNIT (GUEST PARKING)
MAIL KIOSK - 2 SPACES
ON-STREET PARKING - 2 SPACES

TREE CANOPY CALCULATION:

PERIMETER LENGTH = 2,686 LF
REQUIRED AREA = 53,720 SF (1.23 AC)
(2,686' X 20' = 53,720 SF)
REQUIRED AREA IS GREATER THAN 10% OF SITE AREA
(1.23 AC > 0.92 AC (10% OF 9.23 AC))
TREE CANOPY REQUIRED = 0.92 AC
TREE CANOPY PROVIDED = 1.01 AC

RECREATIONAL OPEN SPACE CALCULATION:

DENSITY - 8.02 UNITS/ACRE
74 UNITS X 2.5 BEDROOMS/UNIT = 185 BEDROOM
(SITE IS WITHIN 1/4 MILE OF TOWN PARKS)
SO 185 BEDROOMS X 275 SF/BEDROOM = 50,875 SF
RECREATIONAL OPEN SPACE REQUIRED = 1.17 AC
RECREATIONAL OPEN SPACE PROVIDED = 1.21 AC

ACTIVE SPACE - COMMUNITY BACKYARD (0.62 AC)
CONCEPT IS TO PROVIDE AREAS FOR COMMUNITY GATHERING BY OFFERING A PLAYGROUND, PICNIC AREA AND/OR BENCHES

PASSIVE SPACE - COMMUNITY CORNER & OPEN SPACE (0.59 AC)
CONCEPT IS TO PROVIDE PASSIVE SPACE TO BUILD COMMUNITY BY OFFERING A GAZEBO AND/OR BENCHES AS WELL AS A PUBLIC ART DISPLAY

TOWNHOME BUILDINGS:

TOTAL NUMBER OF BUILDINGS - 15
3-UNIT BUILDINGS - 1
4-UNIT BUILDINGS - 3
5-UNIT BUILDINGS - 8
6-UNIT BUILDINGS - 2
7-UNIT BUILDINGS - 1

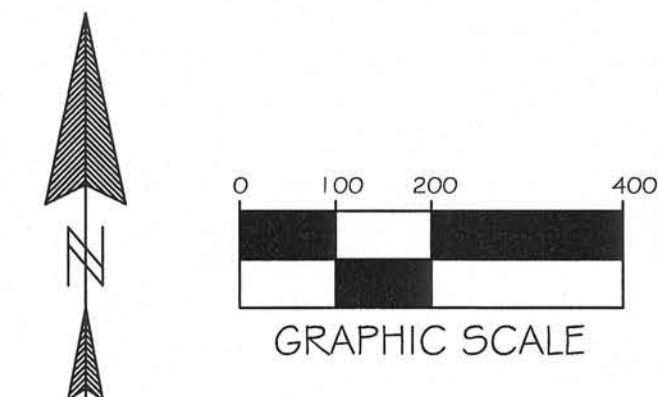
BUILDING SETBACKS

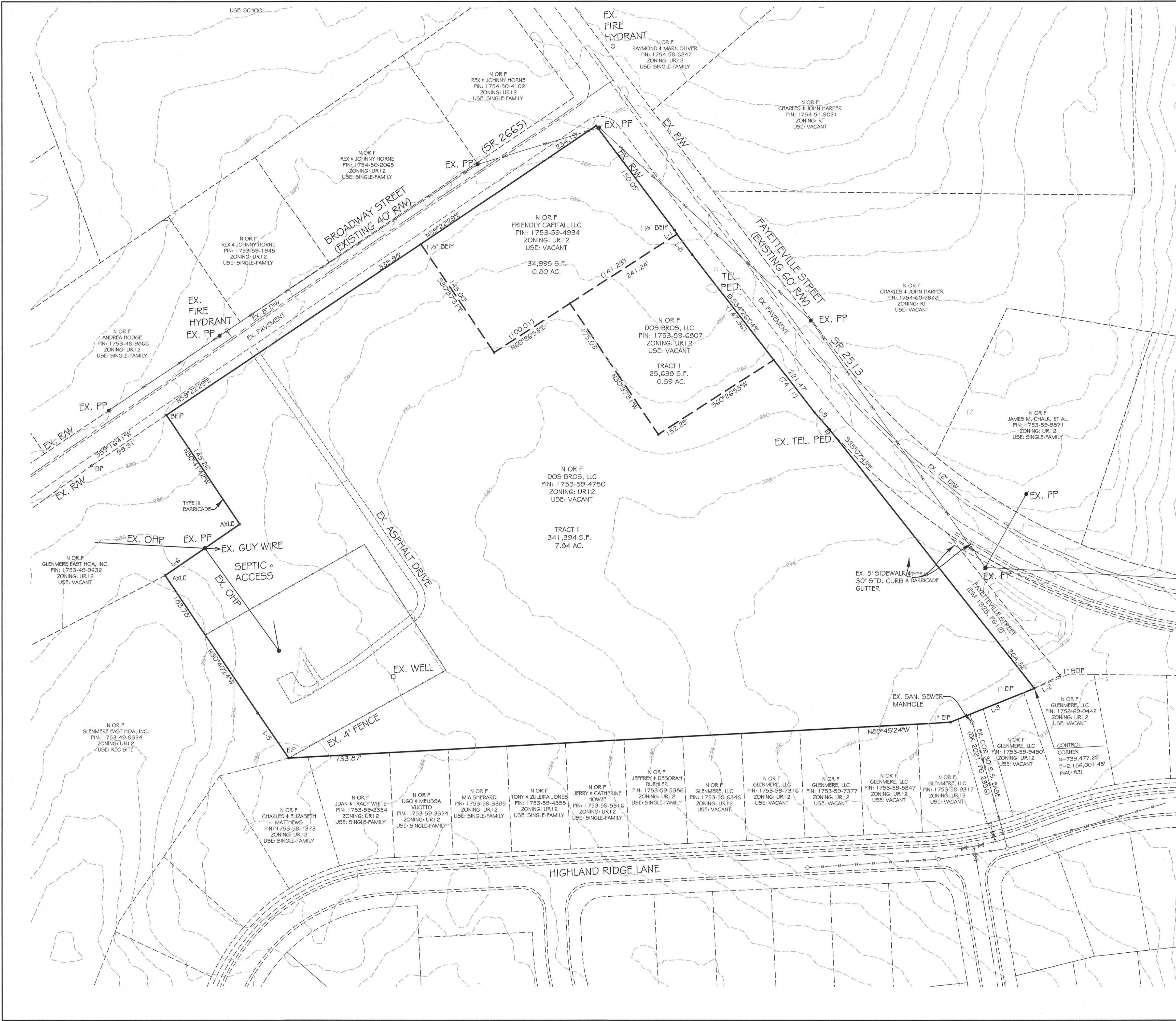
FRONT - 0' (MIN), 25' (MAX)
SIDE - 3' (MIN)*
REAR - 15' (MIN)
BUILDING TO BUILDING - 10' (MIN)
* 0' SIDE YARD MINIMUM WHERE PARTI WALL EXISTS

CONNECTIVITY INDEX (CI)

NUMBER OF NODES - 11
NUMBER OF LINKS - 17
CI PROVIDED - 1.5
CI MINIMUM - 1.4 (UR-12)

PRELIMINARY PLANS
NOT FOR CONSTRUCTION



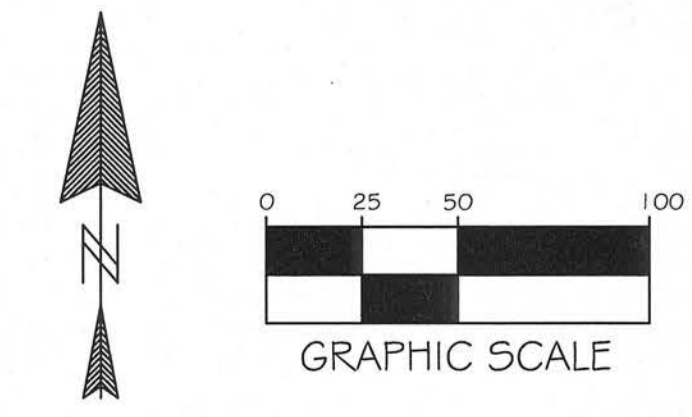


- GENERAL NOTES:
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF KNIGHTDALE STANDARDS AND SPECIFICATIONS.
 2. BOUNDARY AND EXISTING CONDITIONS INFORMATION FOR THIS SITE WAS TAKEN FROM DIGITAL FILES PROVIDED BY BL SCOTT LAND SURVEYING.
 3. TOPOGRAPHIC INFORMATION WAS TAKEN FROM LIDAR SPATIAL DATA.
 4. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEMAL MAP #3720175300J (EFFECTIVE DATE MAY 2, 2006).
 5. WETLAND AND NEUSE RIVER BUFFER DELINEATIONS WERE REVIEWED BY TERRACON CONSULTANTS, INC. AND DETERMINED NOT TO EXIST ON THIS SITE.
 6. THE NEUSE RIVER BUFFER DELINEATION WAS CONFIRMED NOT TO EXIST BY NCDWR (BUFFER DETERMINATION LETTER NBRRO #22-145).
 7. ALL EXISTING STRUCTURES HAVE BEEN REMOVED FROM THE SITE. ANY BUILDING DEBRIS INCLUDING DRIVEWAY MATERIALS SHALL ALSO BE REMOVED.
 8. REMOVAL OF DEMOLITION DEBRIS SHALL BE IN ACCORDANCE WITH REQUIRED ENVIRONMENTAL REGULATIONS. AN ENVIRONMENTAL CONSULTANT SHOULD BE RETAINED TO EVALUATE THE PRESENCE OF ASBESTOS OR OTHER HAZARDOUS MATERIALS PRIOR TO DEMOLITION AND ENSURE PROPER DISPOSAL.
 9. THE EXISTING WELL AND SEPTIC TANK SHALL BE ABANDONED ACCORDING TO WAKE COUNTY HEALTH DEPARTMENT STANDARDS.
 10. THE EXISTING INTERIOR PROPERTY LINES SHALL BE REMOVED BY RECOMBINATION.
 11. THE EXISTING SITE IS MOSTLY WOODED WITH PINES AND HARDWOODS.
 12. THE EXISTING POWER POLE AND OVERHEAD LINES AT THE INTERSECTION OF FAYETTEVILLE STREET AND BROADWAY STREET SHALL BE RELOCATED.

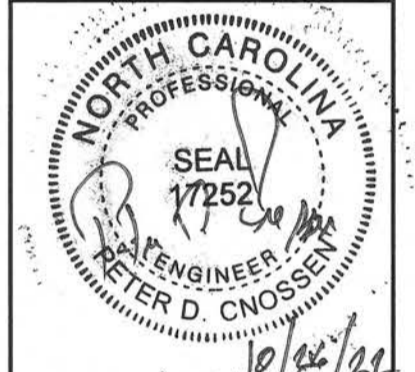
LINE DATA

NUMBER	BEARING	DIST.
L-1	N26°18'11"W	5.31'
L-2	N67°01'15"E	31.81'
L-3	S71°18'02"W	100.17'
L-5	N31°03'08"W	60.10'
L-6	N59°16'30"E	99.76'
L-8	S33°12'27"E	28.23'
L-9	S37°56'49"E	24.85'

PRELIMINARY PLANS
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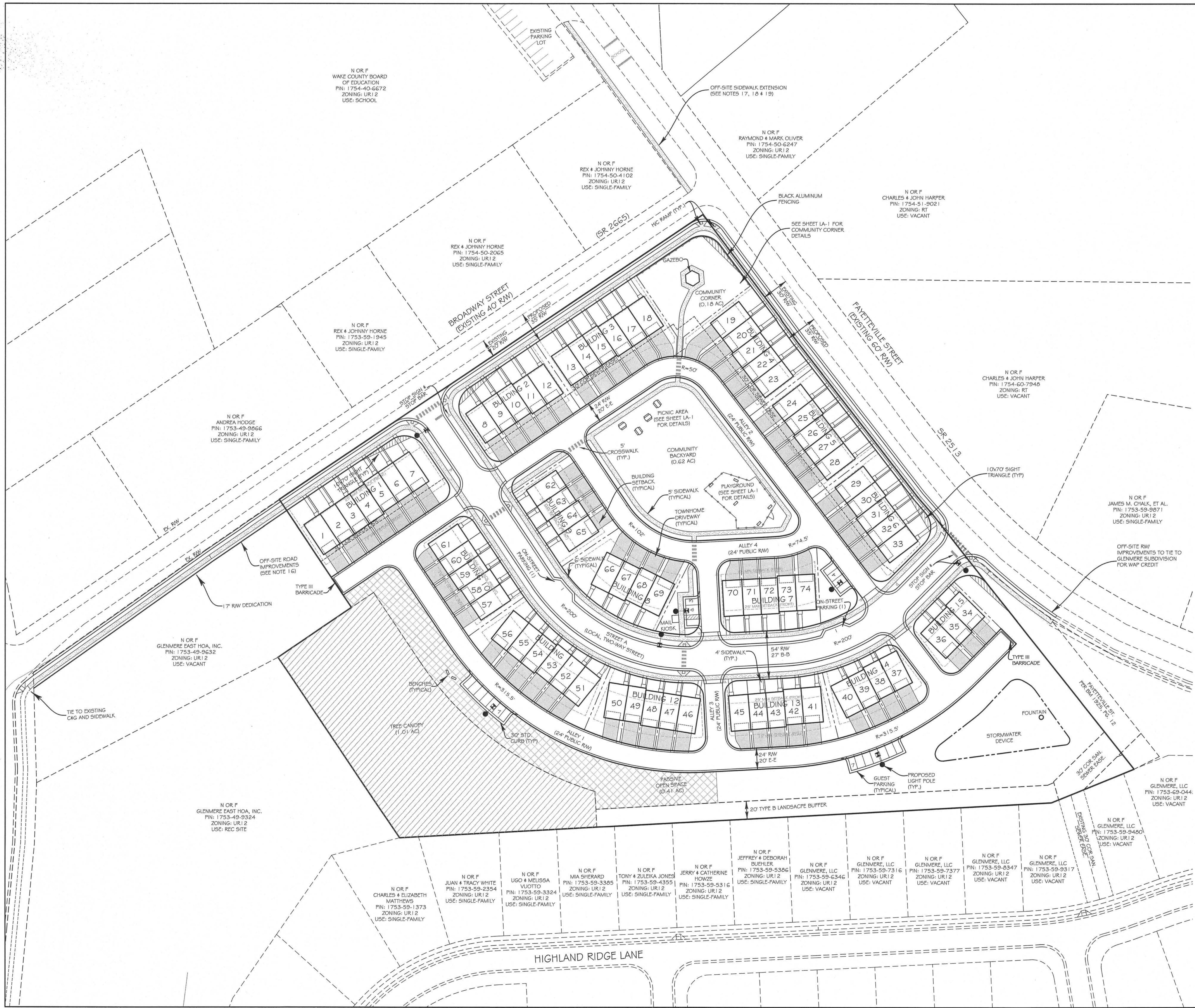


CAMDEN PARK
MASTER PLAN

EXISTING CONDITIONS PLAN

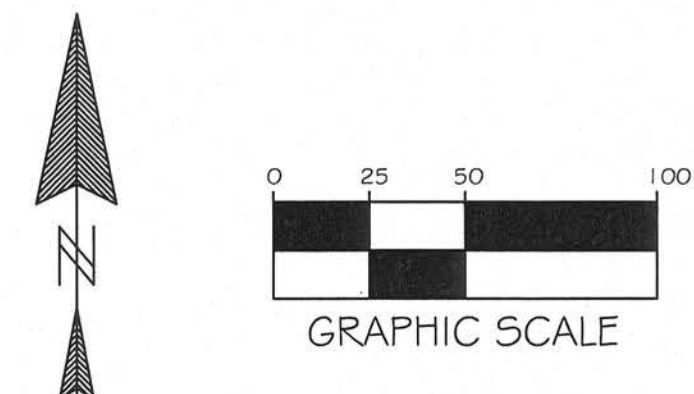
TOWN OF KNIGHTDALE

SCALE	1"=50'	DRAWN	PDC
DATE	SEPTEMBER 26, 2022		
REVISION	1/02/22	1st MP REVIEW	
SHEET	2		
PROJECT	1516		



- GENERAL NOTES:**
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF KNIGHTDALE STANDARDS AND SPECIFICATIONS.
 2. BOUNDARY AND EXISTING CONDITIONS INFORMATION FOR THIS SITE WAS TAKEN FROM DIGITAL FILES PROVIDED BY B. SCOTT LAND SURVEYING.
 3. TOPOGRAPHIC INFORMATION WAS TAKEN FROM LIDAR SPATIAL DATA.
 4. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEMA MAP #8720175300 (EFFECTIVE DATE MAY 2, 2006).
 5. WETLAND AND NEUSE RIVER BUFFER DELINEATIONS WERE REVIEWED BY TERRACON CONSULTANTS, INC. AND DETERMINED NOT TO EXIST ON THIS SITE.
 6. THE NEUSE RIVER BUFFER DELINEATION WAS CONFIRMED NOT TO EXIST BY NCDWR BUFFER DETERMINATION LETTER NBRD 422-145.
 7. STREET TREES SHALL BE REQUIRED 40' ON-CENTER ALONG ALL TOWN PUBLIC ROADS.
 8. ALL VEHICLE PARKING AREAS SHALL BE SCREENED PER THE TOWN OF KNIGHTDALE UDO.
 9. PLAYGROUND EQUIPMENT SHALL BE IPEMA CERTIFIED.
 10. TREE SURVEY TO BE COMPLETED AT TIME OF CONSTRUCTION DRAWINGS TO DETERMINE REPLACEMENT REQUIREMENTS.
 11. THE COMMUNITY CORNER SHALL PROVIDE SIDEWALK ACCESS TO FAYETTEVILLE STREET AND BROADWAY STREET AS WELL AS PROVIDE BENCH SEATING AND/OR GAZEBO AREAS TO PROMOTE NEIGHBORHOOD GATHERING.
 12. THE COMMUNITY CORNER SHALL INCLUDE PUBLIC ART.
 13. THE TOWNHOMES FRONTING FAYETTEVILLE STREET AND BROADWAY STREET SHALL PROVIDE HARDSCAPE ELEMENTS SUCH AS SIDEWALK, WALLS, FENCING AND/OR GATES.
 14. TOWNHOME BUILDINGS SHALL PROVIDE AT LEAST ONE VERTICAL AND HORIZONTAL BREAK TO AVOID LONG, LINEAR STREET FRONTAGES.
 15. FAYETTEVILLE STREET AND BROADWAY STREET SHALL DEDICATE THE REQUIRED RW ALONG THE SITE FRONTAGE AND CONSTRUCT 1/2 OF A TOWN OF KNIGHTDALE MAIN STREET SECTION.
 16. BROADWAY STREET IMPROVEMENTS ALONG THE FRONTAGE OF PIN 1753-49-9632 ARE DEPENDENT ON AGREEMENT WITH EXISTING PROPERTY OWNER TO DEDICATE THE REQUIRED RW AND TEMPORARY CONSTRUCTION EASEMENT. ALL OFF-SITE CONSTRUCTION COSTS SHALL BE ELIGIBLE FOR REIMBURSEMENT BY THE TOWN OF KNIGHTDALE.
 17. THE OFF-SITE SIDEWALK EXTENSION SHALL BE CONSTRUCTED WITHIN THE EXISTING FAYETTEVILLE STREET RW.
 18. THE INSTALLATION OF THE OFF-SITE SIDEWALK EXTENSION MAY REQUIRE ADJUSTMENT OF THE EXISTING DITCH ALONG FAYETTEVILLE STREET. IF THE EXISTING DITCH CANNOT BE ALTERED, WE REQUEST REVIEW OF ALTERNATIVE OPTIONS FOR SIDEWALK EXTENSION WITH THE TOWN OF KNIGHTDALE.
 19. ALL WORK WITHIN FAYETTEVILLE STREET AND BROADWAY STREET RW SHALL BE DONE UNDER TWO-PARTY ENCROACHMENT AGREEMENTS WITH NCDOT.
 20. A ROW OF SHRUBS AND/OR FENCING SHALL BE PROVIDED BETWEEN THE COMMUNITY CORNER SIDEWALK AND DRIVEWAYS FOR LOTS 18 & 19 TO SERVE AS A SAFETY BARRIER.

**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**



**Jones & Crossen
ENGINEERING, PLLC**
Civil Engineering | Construction Management | Land Planning

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CAMDEN PARK
MASTER PLAN
PRELIMINARY LOT LAYOUT PLAN

TOWN OF KNIGHTDALE
WAKE COUNTY, NORTH CAROLINA

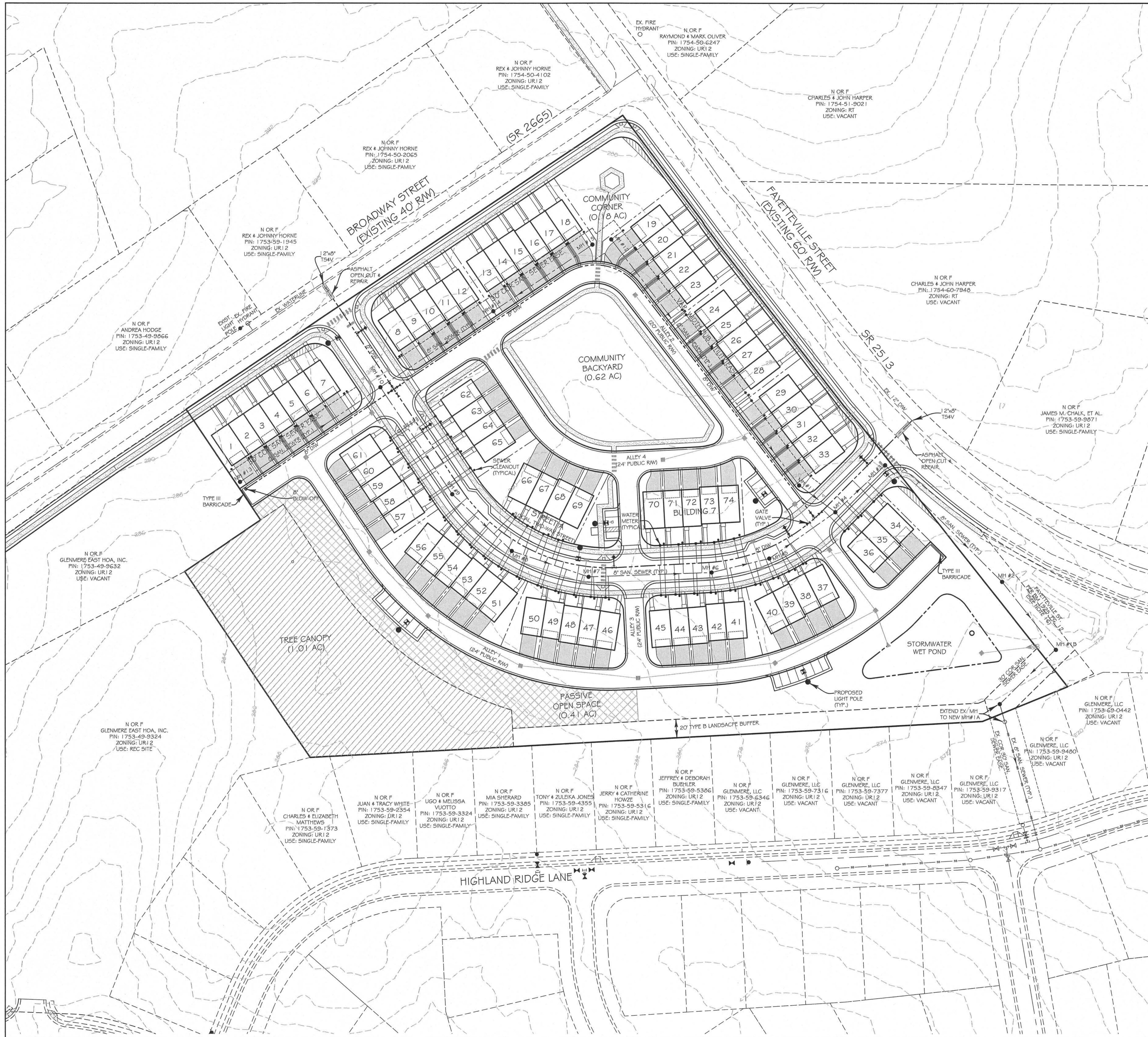
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DRAWN: PDC

DATE: SEPTEMBER 26, 2022

REVISION: 1/22/22 1st MP REVIEW

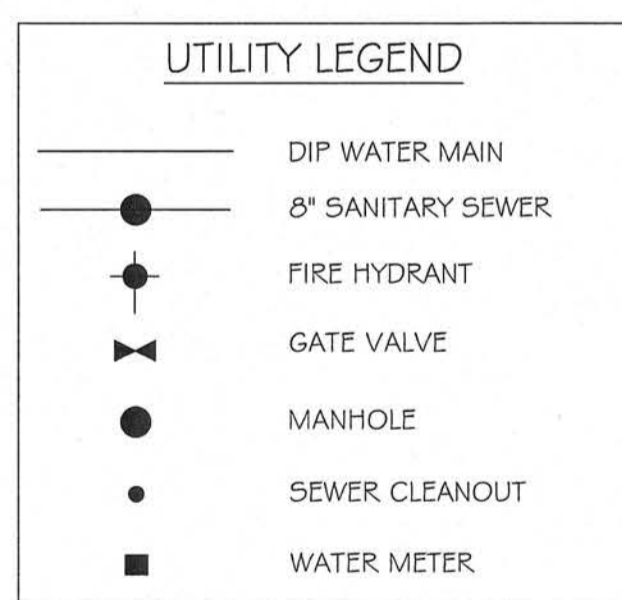
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1516

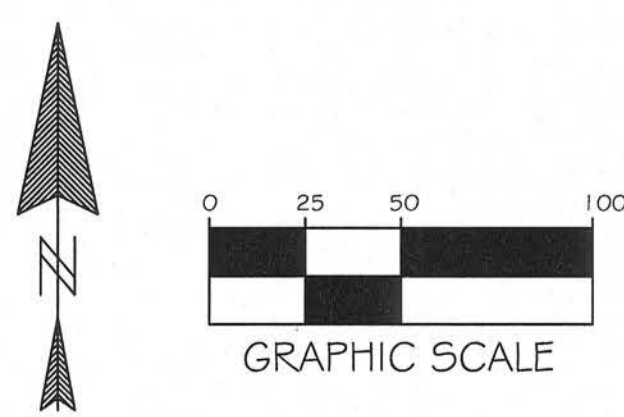


- GENERAL NOTES:**
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF KNIGHTDALE STANDARDS AND SPECIFICATIONS.
 2. ALL SEWER AND WATER UTILITY CONSTRUCTION SHALL CONFORM TO CITY OF RALEIGH PUBLIC UTILITY STANDARDS AND SPECIFICATIONS.
 3. BOUNDARY AND EXISTING CONDITIONS INFORMATION FOR THIS SITE WAS TAKEN FROM DIGITAL FILES PROVIDED BY BL SCOTT LAND SURVEYING.
 4. TOPOGRAPHIC INFORMATION WAS TAKEN FROM LIDAR SPATIAL DATA.
 5. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEMA MAP #3720175300J (EFFECTIVE DATE MAY 2, 2006).
 6. WETLAND AND NEUSE RIVER BUFFER DELINEATIONS WERE REVIEWED BY TERRACON CONSULTANTS, INC. AND DETERMINED NOT TO EXIST ON THIS SITE.
 7. THE NEUSE RIVER BUFFER DELINEATION WAS CONFIRMED NOT TO EXIST BY NCDWR (BUFFER DETERMINATION LETTER NBR00 #22-145).
 8. NO CHANGES TO ANY ASPECT OF THIS DEVELOPMENT PLAN, INCLUDING BUT NOT LIMITED TO LANDSCAPING, GRADING OR UTILITIES, WILL BE MADE WITHOUT THE APPROVAL OF THE TECHNICAL REVIEW COMMITTEE OF THE TOWN OF KNIGHTDALE.
 9. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
 10. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
 11. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRICAL, GAS, CABLE TV AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVEMENT.
 12. THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF THE UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.
 13. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE WATER AND SEWER SERVICES TO THE TOWNHOME UNITS WITH THE OWNER AND BUILDING PLANS.
 14. ALL SANITARY SEWER SERVICES TO RESIDENTIAL LOTS SHALL BE 4" SERVICES.
 15. ALL WATER SERVICES TO RESIDENTIAL LOTS SHALL BE 3/4" SERVICES.
 16. THE NCDOT SHALL BE CONSULTED TO ABANDON THE FAYETTEVILLE STREET RW FOR PLACEMENT OF THE PROPOSED SEWER OUTFALL.

- STANDARD UTILITY NOTES:**
1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD 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 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.
 - b. WHEN INSTALLING WATER & RCP 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 IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT 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 DIP 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 DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD 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 FORCE MAINS. 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 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.
 7. INSTALL 3/4" COPPER WATER SERVICES WITH METERS AT THE STREET ROW. NOTE: IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
 8. INSTALL 4" PVC SEWER SERVICES AT 1.0% MINIMUM GRADE AT THE STREET ROW.
 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 NCDWM, USACE &/OR FEMA FOR ANY SPILLWAY BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
 11. NCDOT ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS &/OR SERVICE TAPS) WITHIN STATE ROW PRIOR TO CONSTRUCTION.
 12. 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@RALIGHNC.GOV FOR MORE INFORMATION.
 13. CROSS-CONNECTION PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX D 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 MANUFACTURERS RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALIGHNC.GOV FOR MORE INFORMATION.



**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**



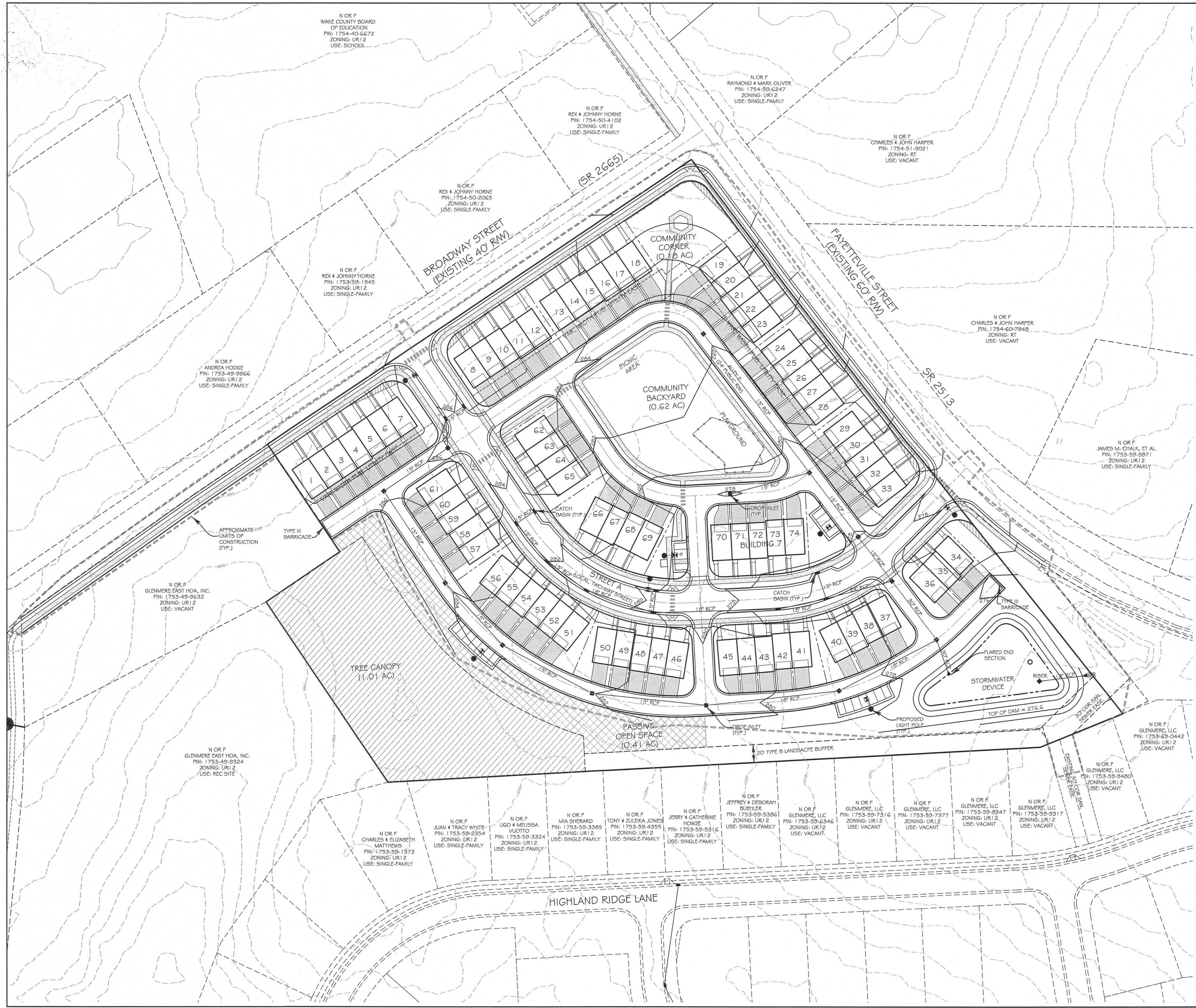
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CAMDEN PARK
MASTER PLAN

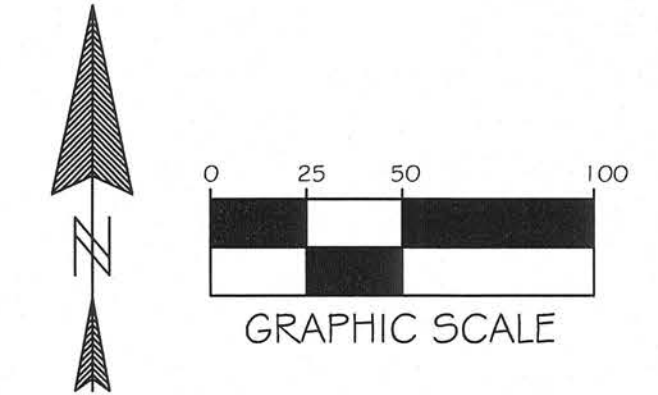
PRELIMINARY UTILITY PLAN

SCALE	1"=50'	DRAWN	PDC
DATE	SEPTEMBER 26, 2022		
REVISION	10/26/22	1st MP REVIEW	
PAGE	4		
PROJECT	1516		



- GENERAL NOTES:**
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 2. BOUNDARY AND EXISTING CONDITIONS INFORMATION FOR THIS SITE WAS TAKEN FROM DIGITAL FILES PROVIDED BY BL SCOTT LAND SURVEYING.
 3. TOPOGRAPHIC INFORMATION WAS TAKEN FROM LIDAR SPATIAL DATA.
 4. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEMA MAP #3720175300J (EFFECTIVE DATE MAY 2, 2006).
 5. WETLAND AND NEUSE RIVER BUFFER DELINEATIONS WERE REVIEWED BY TERRACON CONSULTANTS, INC. AND DETERMINED NOT TO EXIST ON THIS SITE.
 6. THE NEUSE RIVER BUFFER DELINEATION WAS CONFIRMED NOT TO EXIST BY NCDAW BUFFER DETERMINATION LETTER NBR00 #22-145.
 7. NO CHANGES TO ANY ASPECT OF THIS DEVELOPMENT PLAN, INCLUDING BUT NOT LIMITED TO LANDSCAPING, GRADING OR UTILITIES, WILL BE MADE WITHOUT THE APPROVAL OF THE TECHNICAL REVIEW COMMITTEE OF THE TOWN OF KNIGHTDALE. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949).
 8. LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
 9. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
 10. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRICAL, GAS, CABLE TV AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVEMENT.
 11. THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF THE UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.
 12. THIS PROJECT SHALL BE REQUIRED TO ADHERE TO ALL APPLICABLE TOWN OF KNIGHTDALE STORMWATER REQUIREMENTS INCLUDING LIMITING THE POST-DEVELOPMENT RUNOFF EQUAL TO OR LESS THAN PRE-DEVELOPMENT RUNOFF LEVELS FOR THE 1-YEAR, 2-YEAR AND 10-YEAR, 24 HOUR STORM EVENTS.
 13. A STORMWATER WET POND SHALL BE USED TO MEET THE TOWN OF KNIGHTDALE STORMWATER REQUIREMENTS.

**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**



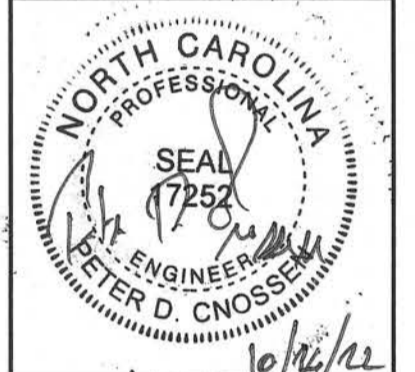
221 N. SALEM ST.
SUITE 001
PO BOX 1062
APEX NC 27502
Office: 919-387-1174
Registration: P-0151
www.jonescrossen.com



**CAMDEN PARK
MASTER PLAN**
PRE. GRADING & STORM DRAINAGE PLAN

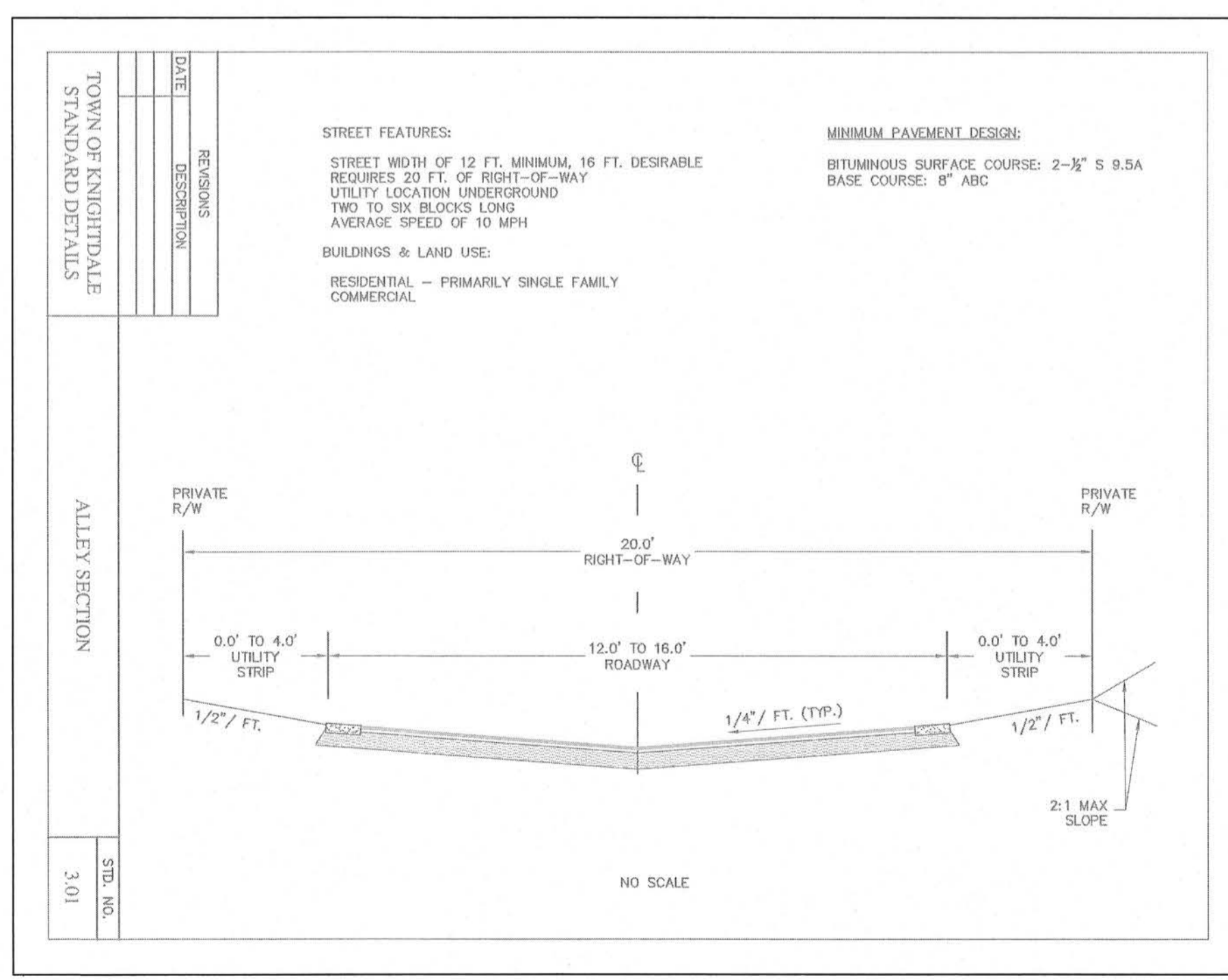
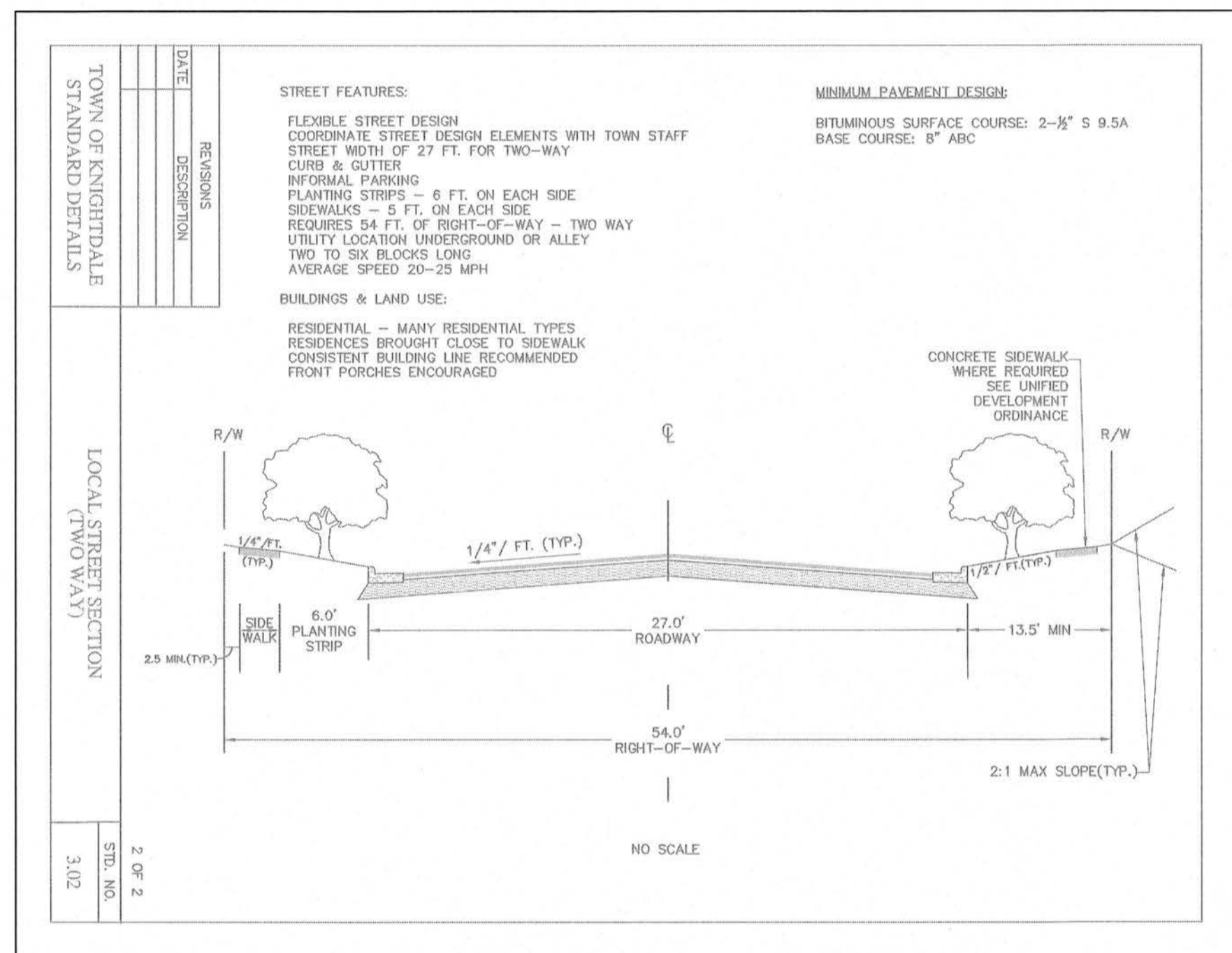
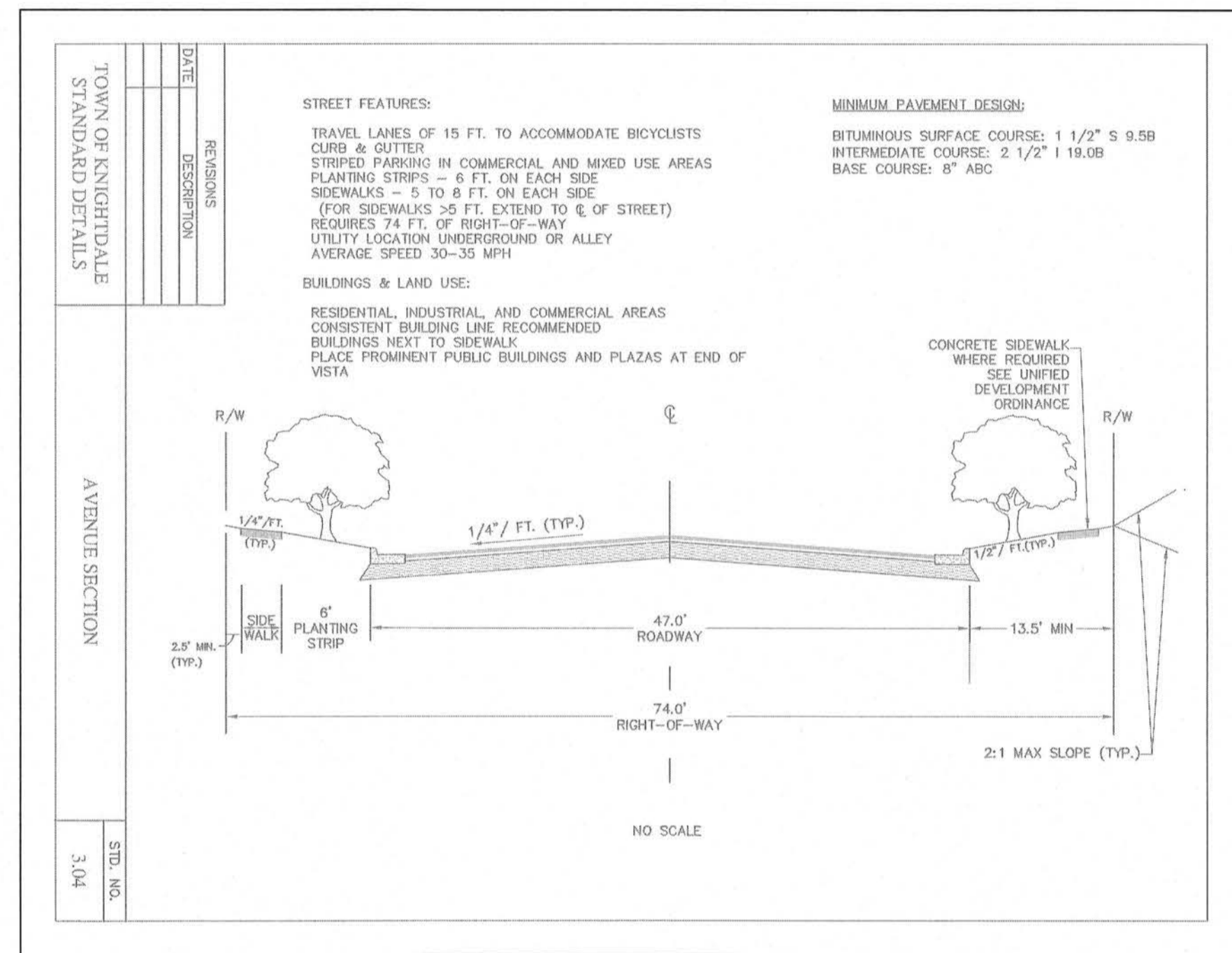
TOWN OF KNIGHTDALE
WAKE COUNTY, NORTH CAROLINA

SCALE	1"=50'	DRAWN	PDC
DATE	SEPTEMBER 26, 2022		
REVISION	1/02/22	1st MP REVIEW	
SHEET	5		
PROJECT	1516		



CAMDEN PARK
MASTER PLAN
TYPICAL STREET SECTIONS

TOWN OF KNIGHTDALE
WAKE COUNTY, NORTH CAROLINA



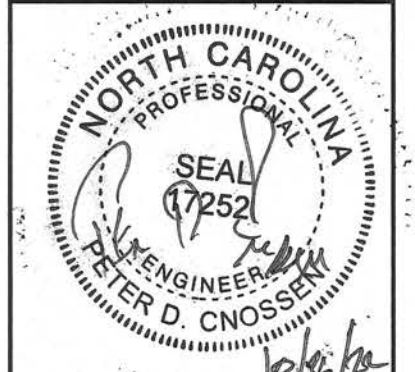
SCALE	NTS	DRAWN	PDC
DATE	SEPTEMBER 26, 2022		
REVISION			
SHEET	6		
PROJECT	1516		



SIGN LEGEND:	
25 MPH SPEED LIMIT SIGN (R2-1)	
STOP SIGN (R1-1)	

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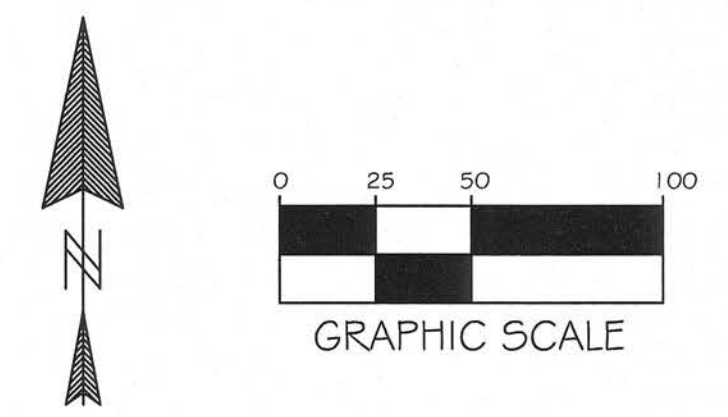
CAMDEN PARK
MASTER PLAN
STREET SIGNS & MARKING PLAN

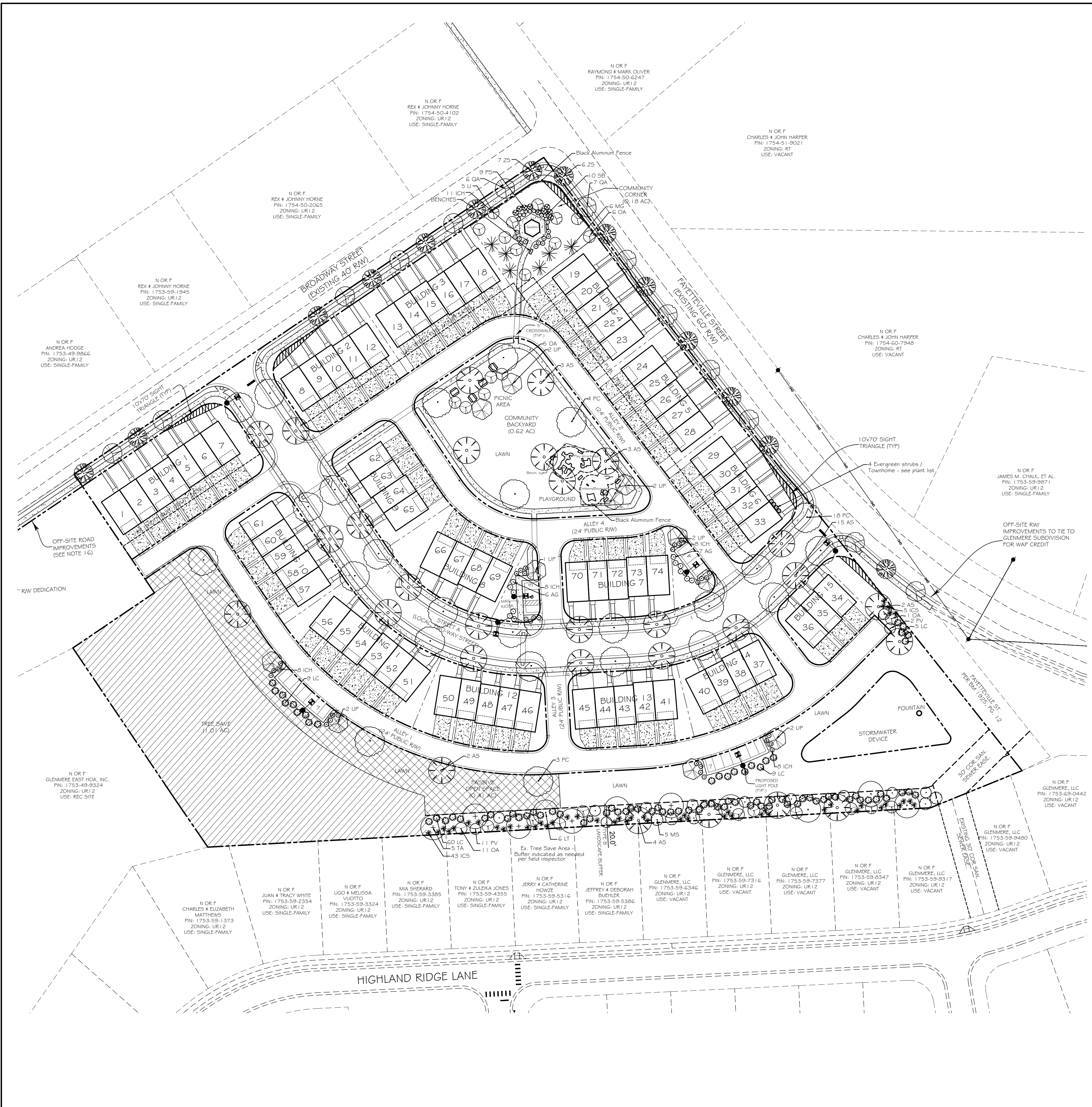
TOWN OF KNIGHTDALE
WAKE COUNTY, NORTH CAROLINA

SCALE: 1"=50' DRAWN: PDC
DATE: SEPTEMBER 26, 2022
REVISION: 10/26/22 1st MP REVIEW

7
1516

PRELIMINARY PLANS
NOT FOR CONSTRUCTION





- Town of Knightdale Planting Requirements:**
- VEHICLE USE AREA:**
 Required : All portions of vehicle use area within 60 feet of a trunk of a canopy tree
 Canopy tree placed at the end of all parking rows
 Provided : Large deciduous trees (UP and PC)
 A row of evergreen shrubs provided to screen parking from ROW / drive isles
 - OTHER VEHICLE USE AREAS:** Section 7.5.B.2
 Required : 20' Type B Buffer - 50 LF, 3 canopy trees, 5 understory trees, and 20 shrubs / 100 lf
 Provided : 2 canopy trees, 3 understory trees, and 10 shrubs
 - BUILDING LANDSCAPE REQUIREMENTS:**
 Required : Evergreen shrubs along foundation wall
 Provided : A mix of shrubs: ICH, AG, ND, RAA, RAC, EJ, DV
 - STREET TREES:**
 Required : 1 canopy tree / 40 lf of public ROW
 Provided : Broadway Street and Fayetteville Street (ZS and QA) 40' O.C. in 6' planting strip
 Street A (PC and AS) 40' O.C. in 6' planting strip
 - TREE CANOPY COVERAGE:**
 Required : 10% of site area
 $402,078.09 \text{ sf} \times 10\% = 40,207.80$
 Provided : 43,909.45 sf provided
 - PERIMETER BUFFER YARDS:**
 Required : South property line
 20' Type B Buffer, 3 canopy trees, 5 understory trees, and 20 shrubs / 100 lf
 Provided : 16 canopy trees, 26 understory trees, and 103 shrubs

Residential Landscaping and Plat Notes:
 The following paragraphs shall be noted on an approved Preliminary Plat and Final Plat:

- Each single-family or duplex lot shall contain a minimum of one (1) canopy tree for every two-thousand (2,000) square feet of lot area or fraction thereof up to twenty-thousand (20,000) square feet 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 Land Use Administrator.
- The use of existing trees meeting the following standards to satisfy this requirement is encouraged. Existing large shade trees measuring more than six (6) inches in DBH may be counted towards fulfilling this requirement.
- Required street trees (Section 7.4 (j)) may not be counted towards the fulfillment of the residential landscaping requirement. Apart from required street trees, all other trees required under this Chapter 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 (2) feet in height planted at four (4) foot intervals.

- PLANTING NOTES:**
- All plant materials to comply with American Standard for Nursery Stock ANSI.Z60.
 - Plant locations to be approved in field prior to installation.
 - Substitutions of plant materials specified can only occur with prior approval by Landscape Architect.
 - Establish plant bed configurations. Landscape Architect to approve bed layout in field.
 - Install plants and mulch beds with 4" of pinestraw.
 - Areas disturbed by grading to be seeded and strawed.
 - Landscape Contractor to maintain plant materials for a one year period following substantial completion per specifications
 - Areas damaged from plant relocation or other activities of Landscape Contractor to be re-seeded and established at no additional cost to the owner.
 - All plant material shown is minimum required by the Town Code.

PLANT SCHEDULE - CANOPY TREES

QTY	KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING
25	PC	PISTACIA CHINENSIS / CHINESE PISTACHIO	2" CAL. 8' HT.	B # B	40' O.C.
29	AS	ACER SACCHARUM 'BOHFIRE' / MAPLE	2" CAL. 8' HT.	B # B	40' O.C.
5	TA	TILIA AMERICANA / AMERICAN LINDEN	2" CAL. 8' HT.	B # B	AS SHOWN
6	LT	LIRIODENDRON TULIPIFERA / TULIP POPLAR	2" CAL. 8' HT.	B # B	AS SHOWN
13	QA	QUERCUS ACUTISSIMA / SAW TOOTH OAK	2" CAL. 8' HT.	B # B	40' O.C.
14	ZS	ZELKOVA SERRATA 'VILLAGE GREEN' / ZELKOVA	2" CAL. 8' HT.	B # B	40' O.C.
11	UP	ULMUS PARVIFOLIA 'ALLEE' / CHINESE ELM	2" CAL. 8' HT.	B # B	AS SHOWN

PLANT SCHEDULE - UNDERSTORY TREES

QTY	KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING
23	OA	OXYDENDRUM ARBOREUM / SOURWOOD	1.25" CAL. 6' HT.	B # B	AS SHOWN
13	PV	PNUS VIRGINIANA / VIRGINIA PINE	1.25" CAL. 6' HT.	B # B	AS SHOWN
5	MS	MAGNOLIA VIRGINIANA 'SWEETBAY' / SWEETBAY MAGNOLIA	1.25" CAL. 6' HT.	CONT.	AS SHOWN

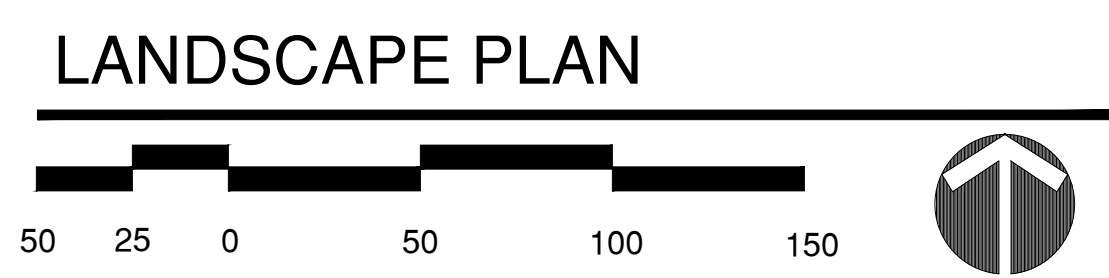
PLANT SCHEDULE - SHRUBS

QTY	KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING
74	LC	LOROPETALUM CHINENSIS 'RUBY' / FRINGE FLOWER	30" HT. / 4 GAL.	CONT.	5' O.C.
48	ICS	ILEX CRENATA 'STEEDS' / JAPANESE HOLLY	30" HT. / 4 GAL.	CONT.	5' O.C.
96	ICH	ILEX CRENATA 'HELLER' / JAPANESE HOLLY	18" HT. / 3 GAL.	CONT.	4' O.C.
55	AG	ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / GLOSSY ABELIA	18" HT. / 3 GAL.	CONT.	5' O.C.
42	ND	NANDINA DOMESTICA 'GULF STREAM' / NANDINA	18" HT. / 3 GAL.	CONT.	3' O.C.
42	RAA	RHODODENDRON 'AUTUMN ANGEL' / AZALEA	18" HT.	CONT.	3' O.C.
42	RAC	RHODODENDRON 'AUTUMN CHIFFON' / AZALEA	18" HT./3 GAL.	CONT.	3' O.C.
43	EJ	EUONIMUS JAPONICA 'GREENSPIRE' / EUONIMUS	18" HT./3 GAL.	CONT.	2' O.C.
43	DV	DISTYLUM 'VINTAGE JADE' / JADE BLUE ISU TREE	18" HT./3 GAL.	CONT.	4' O.C.

PLANT SCHEDULE - COMMUNITY CORNER AND COMMUNITY BACKYARD

QTY	KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING
6	MB	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' / MAGNOLIA	1.25" CAL. 6' HT.	B # B	AS SHOWN
10	SB	SPIRAEA X BUMALDA 'ANTHONY WATERER' / SPIREA	18" HT./3 GAL.	CONT.	4' O.C.
9	PS	PANICUM VIRGATUM 'SHENANDOAH' / RED SWITCH GRASS	18" HT./3 GAL.	CONT.	5' O.C.
5	LI	LAGERSTROEMIA INDICA 'NATCHEZ' / CRAPE MYRTLE	1.25" CAL. 6' HT.	B # B	AS SHOWN

11 OA, 11 ICH, 6 AS, 4 PC, 4 UP also in the community areas but quantities noted in above plant lists



Jones & Crossen
ENGINEERING, PLLC
Civil Engineering | Construction Management | Land Planning

Coaly
DESIGN
LANDSCAPE ARCHITECTURE
800/790 Parklawn Street, Suite G
Raleigh, NC 27601
919.539.0012

CAMDEN PARK
MASTER PLAN
LANDSCAPE PLAN
KNIGHTDALE, NC

Professional Seals

Date Issued: 9.26.22
Scale: 1"=50'
By: RBS
Drawn by: KJS
Checked by:

Revisions

No.	Description	Date
1	Per Comments	10.25.22

LA-1



Outdoor Lighting Roadway LED



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

LED (Light Emitting Diode)	50 75 105 150 215 280 watts
Mounting heights	25', 30', 35'
Color	Gray Black
Poles	Fiberglass Metal (special conditions) Wood

For additional information, visit us at dukeenergy.com/outdoorlighting or call us toll free at 866.789.6417.



Outdoor Lighting Roadway LED



Light source: LED (w/ho)	IESNA Backlight Uplight - Glow (BVD) Rating	
Lumens: 4,807 - 25,050 (fixture dependent)		
Voltage	Light Pattern	Color
LED 50	IESNA Type III (medium oval)	B1-UD-G1
LED 75	IESNA Type II (ring oval)	B1-UD-G2
LED 105	IESNA Type II (ring oval)	B2-UD-G3
LED 150	IESNA Type III (medium oval)	B2-UD-G2
LED 215	IESNA Type III (medium oval)	B3-UD-G3
LED 280	IESNA Type III (medium oval)	B3-UD-G4

Color temperature: 4,000K
Warm-up and restrike time: Instant on (no warm-up or restrike time)

Poles available:	Mounting height	Color
Fiberglass	25', 30', 35'	Gray
Fiberglass	25', 30', 35'	Black (additional cost)
Wood	25', 30', 35'	Standard
Metal (special conditions)**	25', 30', 35'	Gray

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

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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Road	✕	0.3 fc	1.0 fc	0.0 fc	N/A	N/A

Schedule						
Symbol	Label	Quantity	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor
✕	A	3	LED 50w Roadway - Type III - 3000K - Street	1	5312	0.85
✕	B	4	LED 50w Roadway - Type III - 3000K - Parking	1	5312	0.85

NO.	DATE	REVISION	BY
1	10/26/22	EXISTING LIGHT POLE	

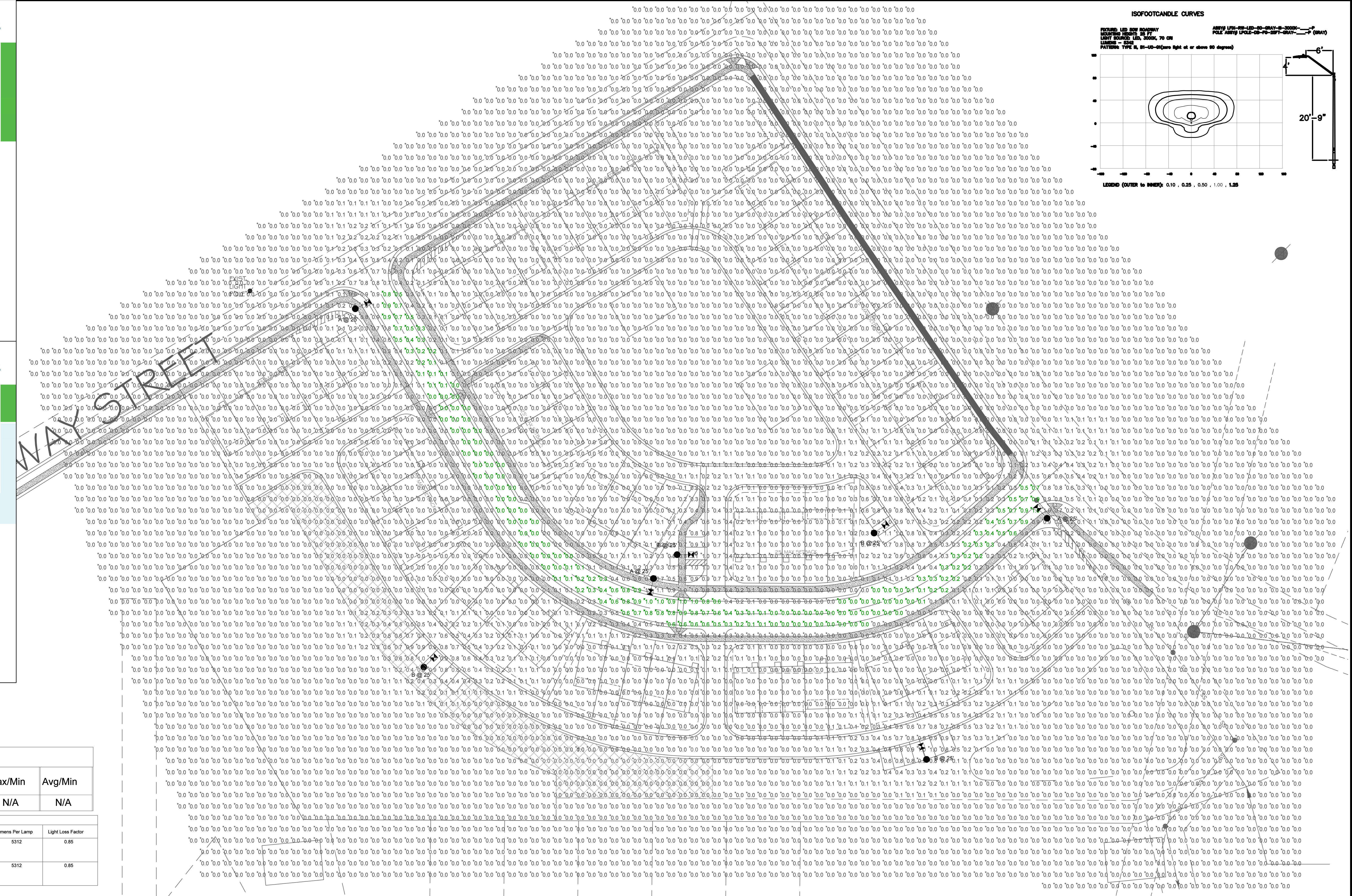
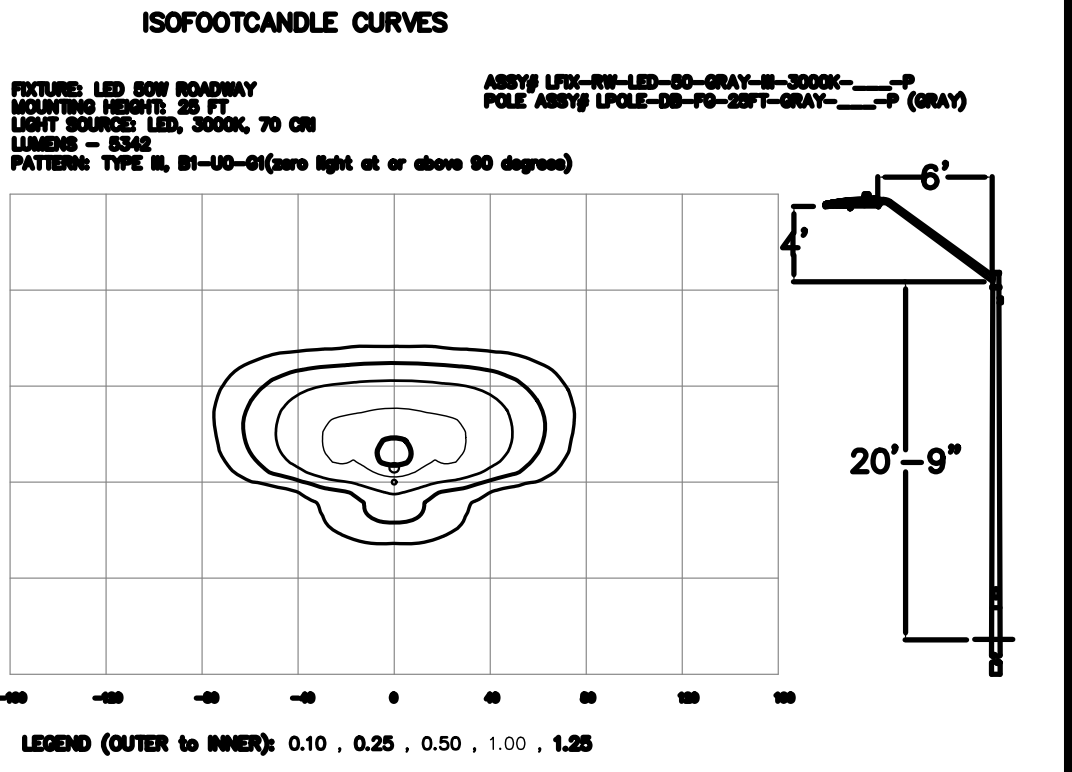
LIGHTING DESIGN TOLERANCE

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

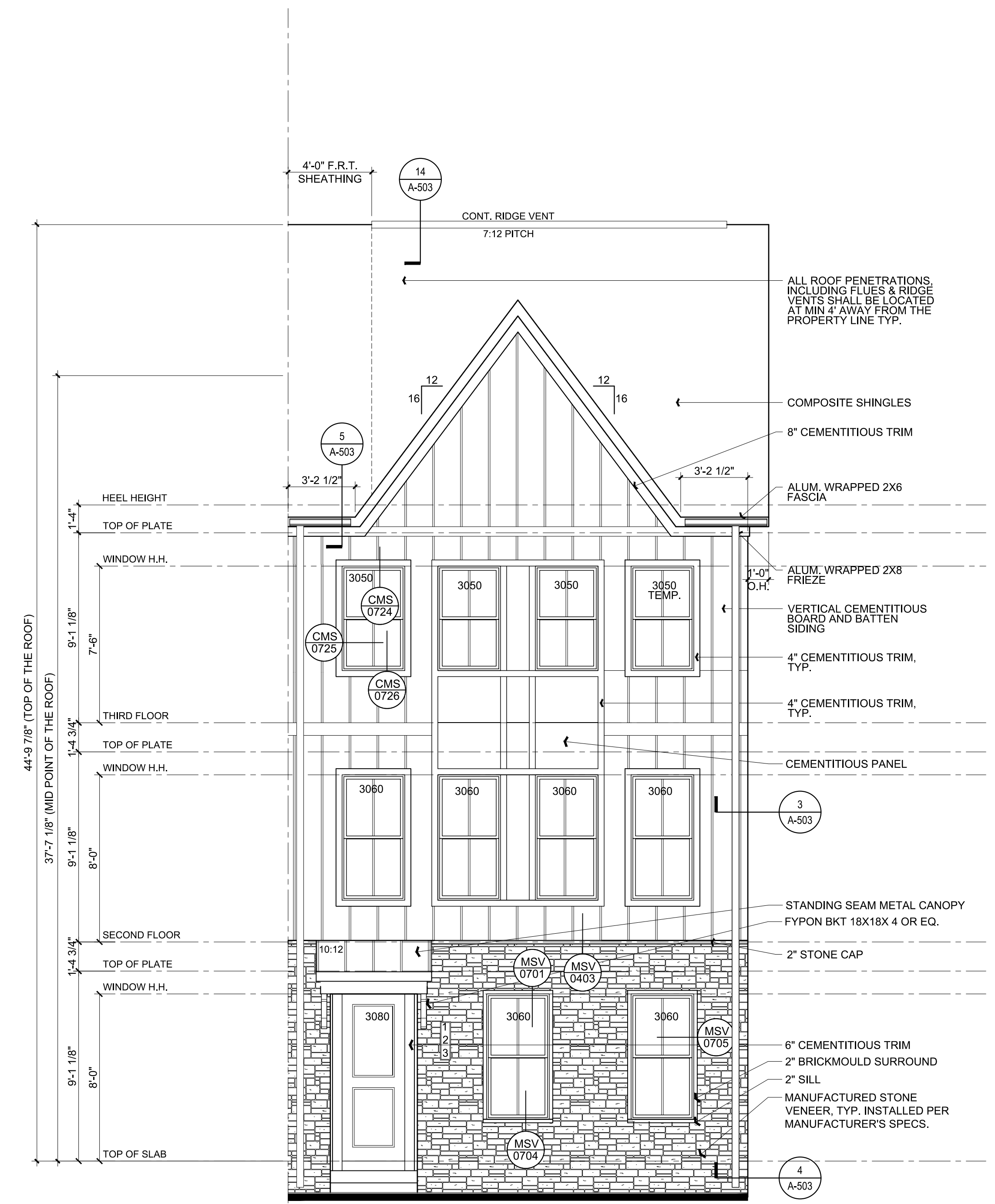
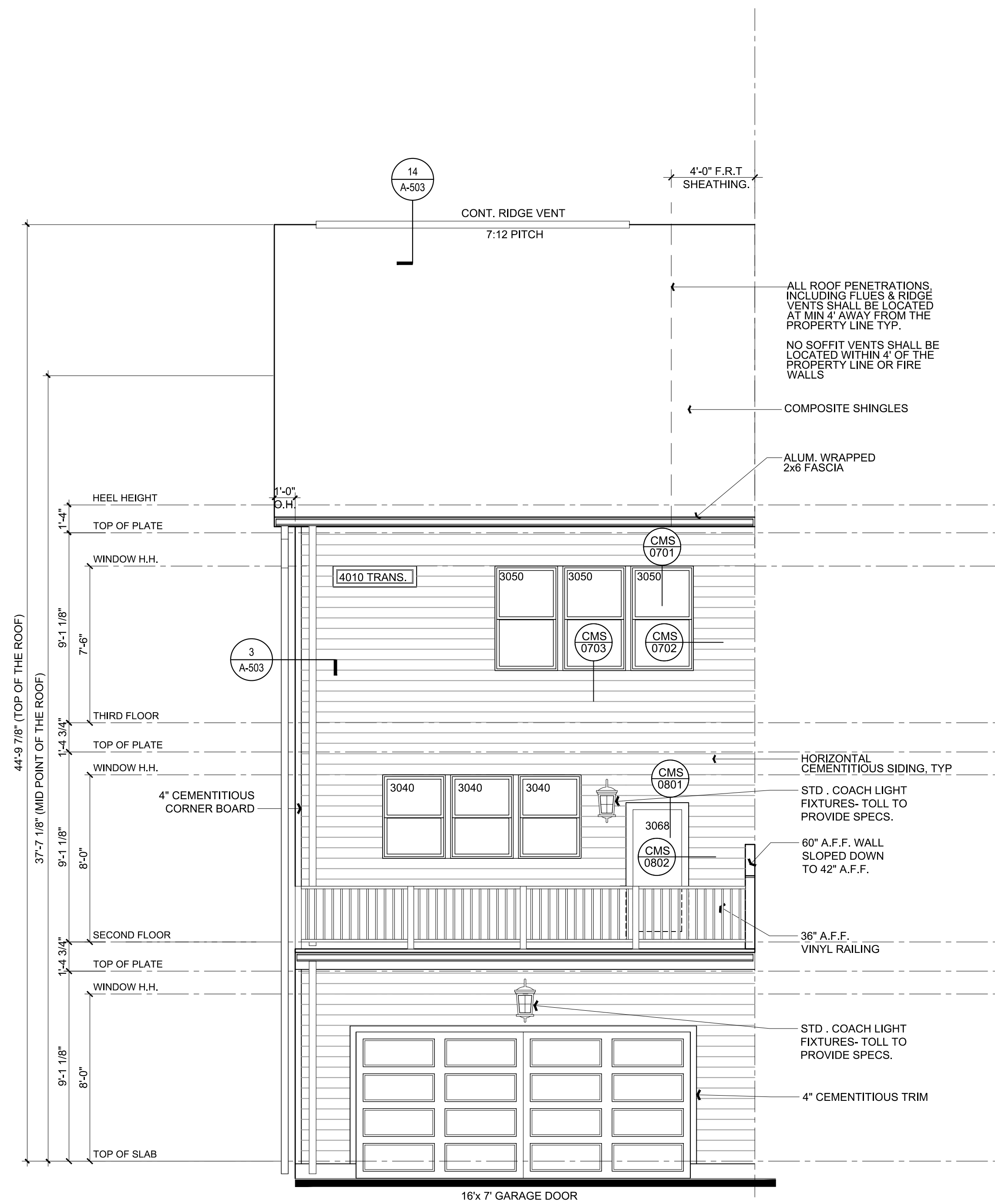


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CAMDEN PARK	
Cary, NC	
SITE LIGHTING ARRANGEMENT	
Designed by	DUKE ENERGY PROGRESS LIGHTING SOLUTIONS
Reviewed by	J. Johnson
Date	09/18/2022
Description	LED 50w Roadway
Drawing No.	22-0362A
Sht.	1 OF 1



FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

Developer
Toll Brothers
 AMERICA'S LUXURY HOME BUILDER
 TOLL BROTHERS
 900 Perimeter Park Drive Suite B3
 Morrisville, NC 27560
 PHONE NO. 919.650.3700
 FAX NO. ----

CAMDEN PARK
WAKE COUNTY NORTH CAROLINA
BAYSTONE

No.	Date	Description
	08.15.2022	PROGRESS SET
	09.06.2022	PROGRESS SET
	10.07.2022	REVIEW SET

It is the client's responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or client's subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

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 ELEVATIONS



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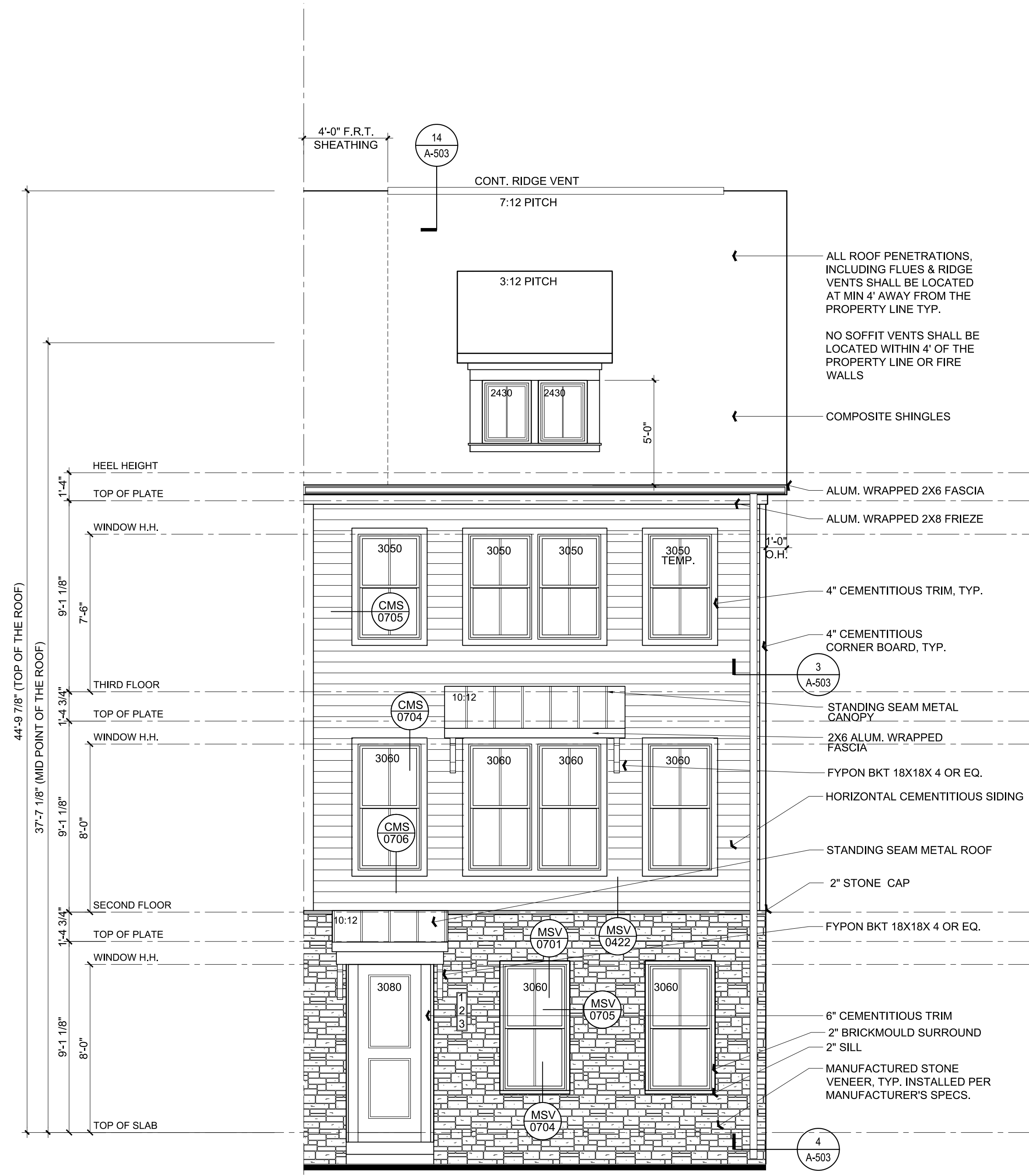
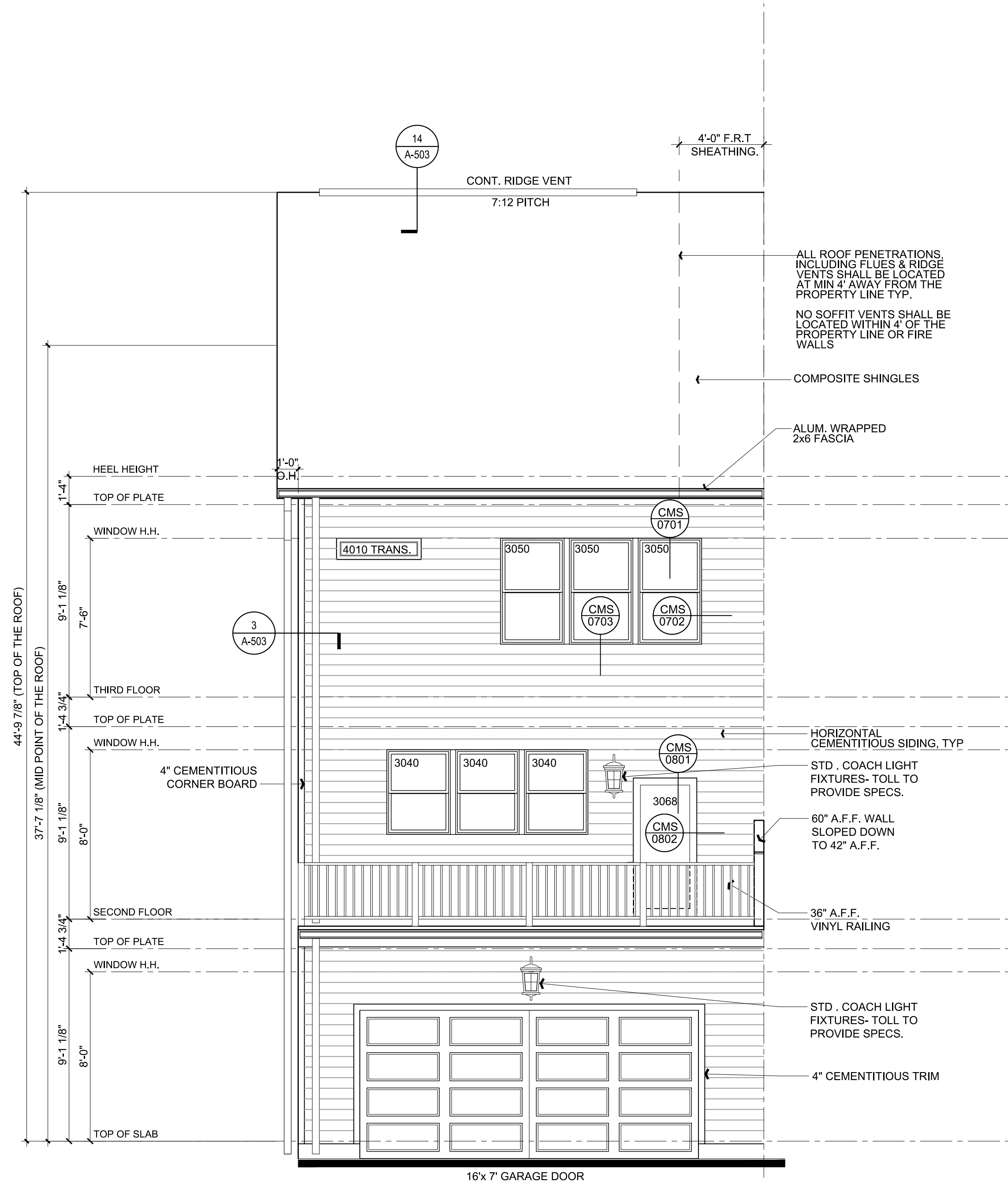
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A-201



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