

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

RYAN AKERS
akers@mcadamsco.com
PHONE: 919. 361. 5000

CLIENT

SUNCREST REAL ESTATE & LAND
2701 EAST CAMELBACK ROAD
#180 BILTMORE PARK
PHOENIX, ARIZONA, 85016
PHONE: 602. 698. 8566



PROJECT DIRECTORY

OLD MILBURNIE RESIDENTIAL PUD

2812 OLD MILBURNIE ROAD
KNIGHTDALE, NORTH CAROLINA, 27545

MASTER PLAN

PROJECT NUMBER: 2020110478
DATE: REV. JUNE 30, 2021

SHEET INDEX

C1.00	EXISTING CONDITIONS
C2.00	OVERALL SITE PLAN
C2.01	SITE, SIGNAGE, PAVEMENT MARKING PLAN-AREA "A"
C2.02	SITE, SIGNAGE, PAVEMENT MARKING PLAN-AREA "B"
C2.03	SITE, SIGNAGE, PAVEMENT MARKING PLAN-AREA "C"
C2.04	SITE, SIGNAGE, PAVEMENT MARKING PLAN-AREA "D"
C4.00	OVERALL UTILITY PLAN
C4.01	UTILITY PLAN AREA "A"
C4.02	UTILITY PLAN AREA "B"
C4.03	UTILITY PLAN AREA "C"
C4.04	UTILITY PLAN AREA "D"
C4.05	SANITARY SEWER OUTFALL "A"
C8.00	SITE DETAILS
L5.01	LANDSCAPE PLAN AREA "A"
L5.02	LANDSCAPE PLAN AREA "B"
L5.03	LANDSCAPE PLAN AREA "C"
L5.04	LANDSCAPE PLAN AREA "D"
L5.04	LANDSCAPE NOTES AND DETAILS
L6.00	OVERALL LIGHTING PLAN

WATER ALLOCATION POINTS

PROPOSED POINTS	51 POINTS (15 BASE POINTS + 36 BONUS POINTS)
CONSTRUCT A FOUNTAIN WITHIN THE BMP	4 POINTS
STORMWATER, BIORETENTION	5 POINTS
ON-STREET PUBLIC PARKING	4 POINTS
RESIDENTIAL ARCHITECTURAL STANDARDS	15 POINTS
OUTDOOR DISPLAY OF PUBLIC ART (TO BE APPROVED BY TOWN STAFF)	4 POINTS
IPEMA CERTIFIED PLAYGROUND EQUIPMENT	4 POINTS

ZONING CONDITIONS

THE PROPOSED MASTER PLAN HAS AN ASSOCIATED PLANNED UNIT DEVELOPMENT (PUD) DOCUMENT (DATED 4-23-21) WHICH DETAILS MODIFICATIONS TO TYPICAL UDO STANDARDS AND BINDING ARCHITECTURAL CONDITIONS WHICH WOULD APPLY TO THE APPROVED MASTER PLAN.

IN ADDITION TO PRESCRIBED ARCHITECTURAL STANDARDS CONTAINED WITHIN THE PUD DOCUMENT, THE FOLLOWING ZONING CONDITIONS SHALL APPLY:

- 2.7 OF THE KNIGHTDALE UNIFIED DEVELOPMENT ORDINANCE REQUIRES THAT ANY LOT LESS THAN 80' IN WIDTH BE ACCESSED VIA AN ALLEY OR REAR LANE ACCESS. DUE TO SITE CONSTRAINTS, UP TO 30% OF THESE DWELLING UNITS CAN BE ACCESSED VIA A DRIVEWAY THAT CONNECTS TO THE FRONTING PUBLIC RIGHT-OF-WAY (WILL NOT INCLUDE THE MAIN EAST-WEST COLLECTOR ROAD).
- THE MINIMUM DRIVEWAY LENGTH SHALL BE 25 FEET FOR FRONT-LOADED LOTS.
- 2.7.B OF THE KNIGHTDALE UNIFIED DEVELOPMENT ORDINANCE LIMITS THE MAXIMUM NUMBER OF TOWNHOUSE UNITS IN GR DISTRICTS TO 30% OF THE TOTAL NUMBER OF DWELLING UNITS. TOWNHOUSES WITHIN OLD MILBURNIE VILLAGE WILL COMPRISE 33.71% OF THE TOTAL NUMBER OF DWELLING UNITS.
- 2.A OF THE KNIGHTDALE UDO REQUIRES THAT ALL LOTS FRONT UPON A PUBLIC STREET OR PUBLIC SPACE. IN ORDER TO CREATE AN ENGAGING DESIGN WITH ALTERNATIVE LOT LAYOUTS, THE OLD MILBURNIE VILLAGE PUD REQUESTS THE ABILITY TO FRONT TOWNHOMES DIRECTLY ON HOA OWNED AND MAINTAINED OPEN SPACE, RATHER THAN PUBLIC ROW.
- 7.5.A OF THE KNIGHTDALE UDO REQUIRES THAT AT LEAST ONE HALF OF THE RECREATIONAL OPEN SPACE BE PROVIDED FOR ACTIVE RECREATION PURPOSES, AND PROVIDES EXAMPLES OF PLAYGROUNDS, TENNIS COURTS, BALL FIELDS, AND VOLLEYBALL COURTS. OLD MILBURNIE VILLAGE SEEKS TO REQUEST AN EXPANDED INTERPRETATION OF ACTIVE OPEN SPACE FOR THE PURPOSE OF THIS DEVELOPMENT, TO INCLUDE A MYRIAD OF OUTDOOR LIVING SPACES AND VARIABLE-USE PARK SPACE, AMENITIES WITHIN THE PROPOSED DEVELOPMENT WILL INCLUDE WALKING TRAILS, SHADED SEATING, PUBLIC ART, CHILDRENS PLAY AREAS WITH PLAY EQUIPMENT, COMMUNITY GARDENS, DOG-FRIENDLY FIXTURES, FIRE PITS, INTERPRETIVE REST AND PLAY SPACES, GATHERING COURTYARDS, AND ACCESSIBLE PAVILIONS.
- MASS GRADING SHALL BE PERMITTED FOR FRONT-LOADED LOTS 60' OR GREATER. ADDITIONAL DETAILS AND JUSTIFICATION IS PROVIDED IN THE PUD DOCUMENT.
- MODIFIED-MEDIAN-DIVIDED COLLECTOR ROAD CROSS-SECTION SHALL BE PERMITTED. (SEE CA SITE DETAILS)

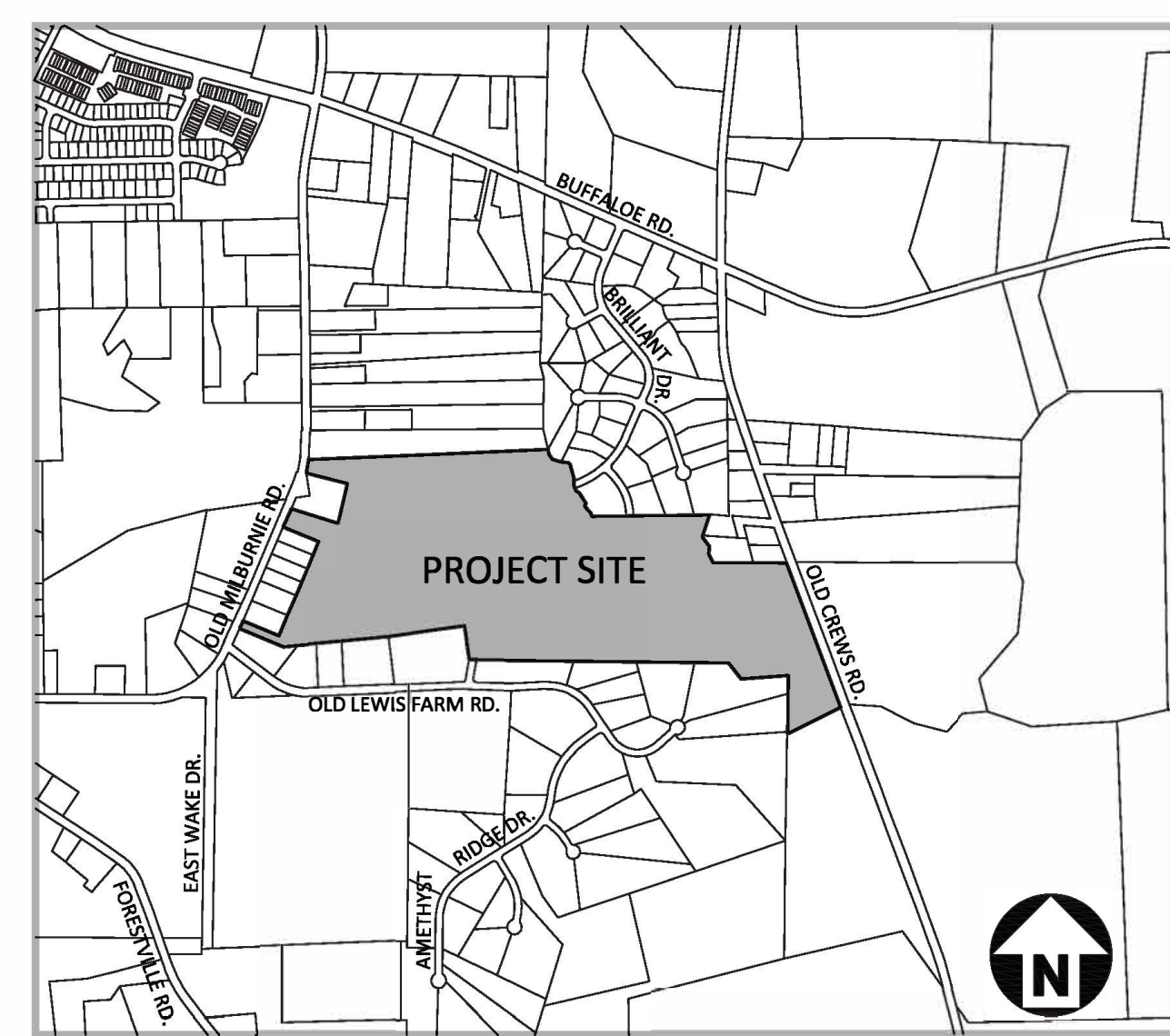
SITE DATA

PIN	1784-87-2891, 1745-97-2793, 1755-17-9228 (PORTION)	
SITE AREA	GROSS AREA: 91.53 AC	
	NCDDOT R/W DEDICATION: 0.81 AC	
	NET AREA: 90.72 AC	
EXISTING ZONING	RURAL TRANSITION (RT)	
PROPOSED ZONING	PUD (GR3)	
WATERSHED OVERLAY	NONE	
WATERSHED	LOWER NEUSE	
RIVER BASIN	NEUSE	
FEMA DATA	FIRM PANEL #3720174500, DATED MAY 2, 2006 FIRM PANEL #3720175500, DATED MAY 2, 2006 FIRM PANEL #3720178500, DATED MAY 2, 2006	
EXISTING USE	VACANT	
PROPOSED USE	RESIDENTIAL - 177 SFD DETACHED & 90 TH UNITS	
DENSITY	267 UNITS / 90.72 AC = 2.94 DU/AC	
SETBACKS (SFD)	PROPOSED (PER PUD)	FRONT YARD: 10'
		CORNER YARD: 10'
		SIDE YARD: 5' (3' FOR REAR LOADED)
		REAR YARD: 15'
SETBACKS (TH)	PROPOSED (PER PUD)	FRONT YARD: 0' (MIN.) 25' (MAX)
		SIDE YARD: 0' (10' MIN. BUILDING SEPARATION)
		REAR SETBACK FROM REAR LANE/ALLEY (MIN.): 15" MAX. BUILDING HEIGHT: 3 STORIES
PARKING	REQUIRED	2/UNIT x 267 UNITS = 534 SPACES
	PROPOSED	444 GARAGE SPACES 267 DRIVEWAY SPACES 711 TOTAL SPACES
GUEST/AMENITY PARKING	PROPOSED	20 SPACES
ON STREET	REQUIRED	22 SPACES
ON-ALLEY (TH&KIOSK)	PROPOSED	20 SPACES
TOTAL OPEN SPACE	REQUIRED	439,140 SF (10.08 AC) (520x3.5x177) + (520x2.5x90)
TOTAL OPEN SPACE	PROPOSED	1,040,832 SF 23.82 AC (30.82 AC)
PASSIVE OPEN SPACE	REQUIRED	25% X 1,65,04 AC (50% OF TOTAL REQUIRED)
PASSIVE OPEN SPACE	PROPOSED	12.38 AC
TREE SAVE-PERIMETER OF SITE X20'	REQUIRED	245,720 SF (5.64 AC) (12,286 SF X 20')
TREE SAVE	PROPOSED	5.7 AC
CONNECTIVITY	REQUIRED	1.4
CONNECTIVITY	PROPOSED	1.46 (22 LINKS/15 NODE)
PROPOSED ROADWAYS		17,628 LF

OPEN SPACE AMMNITY TABLE

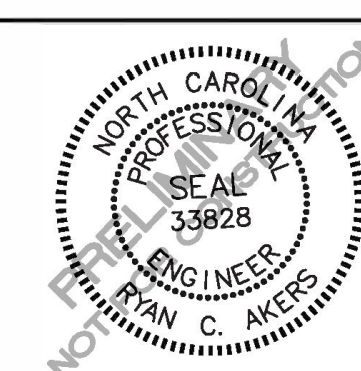
OPEN SPACE A	PAVILLION, FIRE PITS, SEATING, PEDESTRIAN COURTYARD
OPEN SPACE B	COMMUNITY GARDENS, RECREATION ZONES, DOG PARK
OPEN SPACE C	MAIL KIOSK & RESTROOM, PLAYGROUND, PLAY LAWN, TREE ORCHARD

* SEE LANDSCAPE PAGES FOR DETAILS



VICINITY MAP
1" = 1,200'

M:\Projects\Sumner\2020110478\04-Production\Engineering\Master Plans\Current Drawings\2020110478-031.dwg, 6/30/2021, 4:26:51 PM, J.Hill, NCH



REVISIONS

NO.	DATE	TOWN OF KNIGHTDALE
1	04.02.2021	

MASTER PLAN FOR:

OLD MILBURNIE
RESIDENTIAL PUD
KNIGHTDALE, NORTH CAROLINA, 27545
PROJECT NUMBER: 2020110478

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

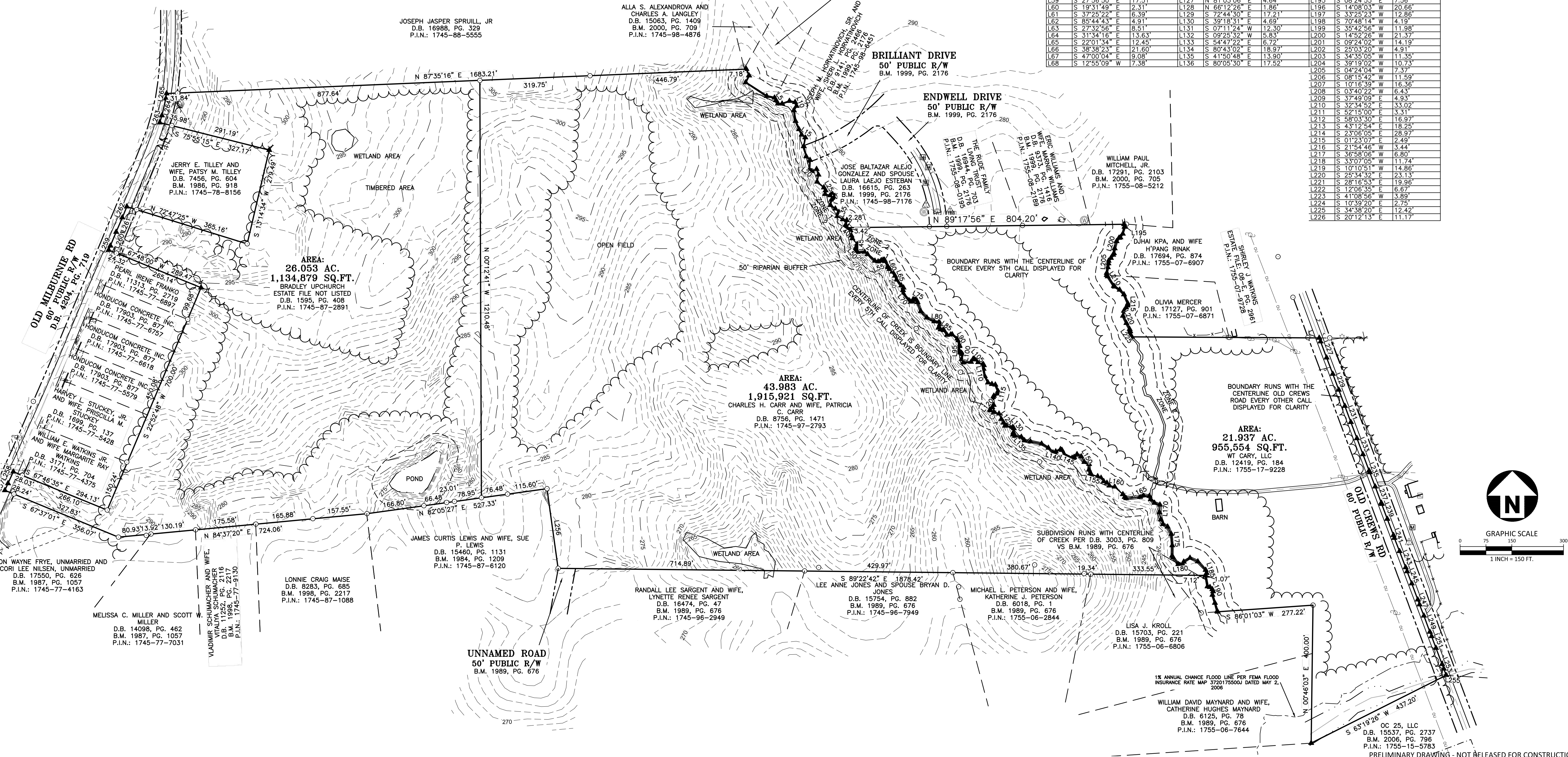
LEGEND (UNLESS OTHERWISE NOTED)

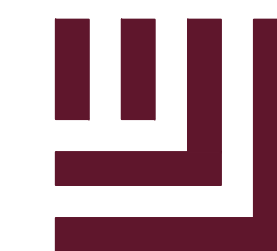
- ▲ CALCULATED POINT
- GUY WIRE
- IRON PIPE
- ⊙ LIGHT POLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ TRANSFORMER
- ⊙ UTILITY POLE
- ⊙ WELL
- ADJOINER
- BOUNDARY
- CENTERLINE
- OVERHEAD UTILITY
- RIGHT OF WAY
- TREELINE

GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS AN EXISTING CONDITIONS SURVEY.
2. BEARINGS FOR THIS SURVEY ARE BASED ON NAD 83.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: RT PER WAKE COUNTY GIS
5. AREA BY COORDINATE GEOMETRY.
6. FLOOD NOTE: THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #17201755000 DATED MAY 2ND, 2006.
7. 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.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 23°01'42" E	20.31	L69	S 05°09'23" E	9.37	L137	S 78°43'17" E	33.97	L227	S 20°34'15" E	49.88
L2	S 26°28'44" W	22.01	L70	S 39°42'08" E	26.38	L138	S 58°30'55" E	23.01	L228	S 20°42'05" E	50.52
L3	S 56°59'05" E	72.76	L71	S 42°24'05" E	5.38	L139	S 44°56'42" E	19.06	L229	S 20°33'32" E	49.22
L4	S 71°59'29" E	22.01	L72	N 66°38'13" E	6.18	L140	S 72°22'03" E	5.75	L230	S 20°29'28" E	49.91
L5	S 31°53'07" E	8.80	L73	N 18°51'27" E	7.16	L141	N 26°41'06" E	5.43	L231	S 20°30'29" E	50.16
L6	S 29°42'51" E	10.85	L74	S 89°43'29" E	5.66	L142	N 65°03'16" E	15.13	L232	S 20°44'38" E	49.81
L7	S 89°23'38" E	12.11	L75	S 62°00'46" E	4.49	L143	S 63°58'58" E	4.74	L233	S 20°32'13" E	50.35
L8	N 70°28'38" E	22.56	L76	S 24°54'15" E	7.08	L144	S 27°50'15" E	14.22	L234	S 20°45'50" E	54.37
L9	S 79°25'36" E	16.57	L77	S 20°16'23" E	27.98	L145	S 65°28'16" E	25.06	L235	S 20°53'55" E	44.13
L10	S 20°14'51" E	12.19	L78	S 43°14'50" E	25.33	L146	S 86°12'40" E	3.85	L236	S 20°43'29" E	50.12
L11	S 73°30'29" E	14.84	L79	S 62°35'43" E	23.99	L147	N 37°56'03" E	3.59	L237	S 19°39'43" E	3.68
L12	S 08°42'07" E	31.22	L80	S 89°29'22" E	10.54	L148	N 49°21'14" E	11.51	L238	S 20°30'26" E	46.32
L13	S 22°40'13" E	25.95	L81	S 17°53'52" E	7.70	L149	S 62°19'06" E	13.68	L239	S 20°47'08" E	50.25
L14	S 26°15'01" E	17.67	L82	S 22°54'35" W	11.03	L150	S 29°12'49" E	18.58	L240	S 17°19'54" E	8.72
L15	S 53°44'58" E	13.19	L83	S 32°13'18" E	13.71	L151	S 66°23'23" E	13.03	L241	S 21°25'33" E	41.10
L16	S 10°04'18" W	25.88	L84	S 86°51'37" E	7.36	L152	S 00°44'51" W	16.34	L242	S 20°43'59" E	50.24
L17	S 13°26'43" E	30.39	L85	S 51°50'23" E	2.85	L153	S 16°25'28" E	12.26	L243	S 20°01'31" E	12.31
L18	S 46°51'41" E	15.26	L86	S 33°28'35" E	16.35	L154	S 59°04'23" E	4.04	L244	S 20°55'50" E	37.52
L19	S 03°00'58" W	26.19	L87	S 03°00'58" W	26.19	L155	S 23°42'14" E	19.02	L245	S 20°42'34" E	49.87
L20	S 49°13'05" E	7.06	L88	N 85°09'08" E	4.64	L156	S 65°33'49" E	10.74	L246	S 19°05'35" E	15.27
L21	N 67°21'08" E	16.33	L89	S 50°44'28" E	19.47	L157	S 38°21'34" E	12.89	L247	S 21°24'26" E	34.87
L22	S 16°59'03" E	17.08	L90	S 27°54'21" E	6.58	L158	S 83°25'25" E	10.18	L248	S 20°16'08" E	49.74
L23	S 10°51'56" W	20.88	L91	S 12°51'06" E	14.52	L159	S 42°10'46" E	10.60	L249	S 21°20'30" E	13.85
L24	S 49°57'16" E	25.82	L92	S 02°24'04" W	2.67	L160	S 79°11'30" E	15.63	L250	S 20°33'11" E	36.26
L25	S 30°23'13" E	9.57	L93	S 16°30'04" W	9.04	L161	S 48°45'07" E	32.39	L251	S 20°42'40" E	50.10
L26	S 08°13'33" W	10.33	L94	S 32°18'11" W	2.67	L162	S 35°02'25" E	13.37	L252	S 20°02'57" E	14.10
L27	S 75°09'17" E	15.06	L95	S 00°05'02" W	5.00	L163	S 48°28'50" E	5.49	L253	S 21°08'25" E	20.69
L28	N 37°17'53" E	8.90	L96	S 44°45'06" E	3.23	L164	S 84°44'48" E	40.35	L254	S 18°29'56" W	1.39
L29	S 44°02'33" E	12.29	L97	S 89°04'19" E	4.21	L165	N 85°30'20" E	10.79	L255	N 07°58'14" W	233.33
L30	S 15°47'40" W	9.67	L98	S 70°00'54" E	3.66	L166	S 84°44'14" E	17.69	L256	N 24°34'04" E	22.04
L31	S 77°51'10" W	7.27	L99	S 40°05'56" E	4.82	L167	S 21°28'48" E	10.30	L257	N 24°28'56" E	37.28
L32	S 11°05'22" W	15.84	L100	S 10°04'24" W	14.37	L168	S 46°38'07" E	15.02	L258	N 22°45'21" E	13.19
L33	S 53°56'20" E	17.40	L101	S 27°26'25" E	10.97	L169	S 71°03'58" E	16.63	L259	N 22°33'25" E	43.40
L34	S 46°31'59" E	14.15	L102	N 86°34'09" E	22.19	L170	S 03°37'23" W	21.98	L260	N 25°11'23" E	45.43
L35	S 19°16'49" W	12.56	L103	N 33°46'52" E	11.05	L171	S 10°22'31" E	21.31	L261	N 22°36'31" E	34.36
L36	S 58°39'19" E	18.11	L104	N 68°24'00" E	4.05	L172	S 24°51'17" E	14.94	L262	S 16°40'32" E	21.41
L37	S 78°43'33" E	12.09	L105	S 42°29'58" E	5.03	L173	S 61°38'03" E	15.30	L263	N 12°55'00" E	50.25
L38	S 14°32'33" W	14.32	L106	S 44°04'56" E	10.54	L174	S 27°09'24" E	23.86	L264	N 08°42'21" E	14.93
L39	S 18°05'02" E	6.54	L107	S 71°57'52" E	14.94	L175	S 04°29'44" E	33.20	L265	N 08°42'21" E	14.93
L40	S 55°12'03" E	9.91	L108	S 23°09'41" E	4.86	L176	S 00°47'04" W	30.33			
L41	S 10°12'58" E	15.22	L109	S 05°37'05" W	10.55	L177	S 34°40'57" E	5.15			
L42	S 17°18'49" E	6.65	L110	S 09°48'41" E	21.48	L178	S 36°56'02" E	24.88			
L43	S 40°24'33" E	21.73	L111	S 26°57'00" E	20.68	L179	S 66°55'20" E	5.33			
L44	S 39°23'03" E	3.33	L112	S 67°46'35" E	12.25	L180	N 83°51'40" E	8.10			
L45	S 00°12'58" W	3.54	L113	S 80°01'44" E	10.05	L181	N 19°17'16" E	8.88			
L46	S 36°18'09" W	5.83	L114	S 23°16'20" E	20.28	L182	N 58°28'42" E	21.38			
L47	S 74°02'33" E	4.44	L115	S 14°02'19" W	7.60	L183	S 65°16'26" E	24.92			
L48	S 07°02'32" E	4.38	L116	S 58°50'37" W	12.18	L184	S 42°33'50" E	33.54			
L49	S 38°20'47" E	5.42	L117	S 34°06'01" W	4.62	L185	S 17°43'12" E	9.45			
L50	S 37°18'33" E	3.26	L118	S 04°54'25" E	22.75	L186	S 22°27'06" W	8.19			
L51	N 86°48'20" E	17.40	L119	S 23°09'41" E	7.58	L187	N 10°16'04" W	31.65			
L52	S 51°56'55" E	10.70	L120	S 41°00'40" W	9.87	L188	N 74°20'31" W	7.38			
L53	S 47°50'39" E	28.62	L121	S 41°55'44" E	2.47	L189	N 47°41'03" W	9.19			
L54	S 78°06'01" E	9.51	L122	S 62°32'57" E	10.91	L190	N 20°29'13" W	6.71			
L55	N 69°44'11" E	9.77	L123	S 42°29'58" E	5.03	L191	N 12°00'10" E	10.16			
L56	N 74°29'27" E	5.47	L124	S 23°20'18" E	17.04	L192	N 17°22'10" W	24.42			
L57	S 88°51'50" E	4.07	L125	S 32°26'07" E	12.47	L193	N 16°14'18" W	24.71			
L58	S 23°08'20" E	4.19	L126	S 39°48'14" E	10.23	L194	N 31°25'59" W	2.24			
L59	S 27°56'50" E	17.51	L127	N 81°03'06" E	4.64	L195	S 08°24'55" E	7.56			
L60	S 19°31'49" E	2.31	L128	N 66°12'26" E	1.86	L196	S 14°08'03" W	20.66			
L61	S 37°25'23" E	6.39	L129	S 72°44'30" E	17.21	L197	S 33°25'23" W	12.86			
L62	S 85°44'31" E	4.91	L130	S 59°14'14" E	4.69	L198	S 70°48'14" E	4.19			
L63	S 27°32'56" E	8.51	L131	S 07°11'24" W	12.30	L199	S 35°42'56" W	11.98			
L64	S 31°34'16" E	13.63	L132	S 09°25'32" W	5.83	L200	S 14°52'26" W	21.37			
L65	S 22°01'54" E	26.45	L133	S 44°47'22" E	6.72	L201	S 09°24'02" W	14.19			
L66	S 35°38'23" E	21.20	L134	S 80°43'02" E	18.97	L202	S 25°03'20" W	4.91			
L67	S 47°00'04" E	9.08	L135	S 41°50'48" E	13.90	L203	S 34°35'05" W	11.35			
L68	S 12°55'09" W	7.38	L136	S 80°05'30" E	17.52	L204	S 39°19'02" W	10.73			
L205	S 04°24'04" W	7.37				L205	S 04°24'04" W	7.37			
L206	S 08°15'42" W	11.59				L206	S 08°15'42" W	11.59			
L207	S 10°16'39" W	16.36				L207	S 10°16'39" W	16.36			
L208	S 03°40'22" W	6.43				L208	S 03°40'22" W	6.43			
L209	S 37°48'10" E	4.93				L209	S 37°48'10" E	4.93			
L210	S 32°34'52" E	33.02				L210	S 32°34'52" E	33.02			
L211	S 52°15'00" E	3.31				L211	S 52°15'00" E	3.31			
L212	S 58°03'30" E	16.93				L212	S 58°03'30" E	16.93			
L213	S 43°12'54" E	18.25				L213	S 43°12'54" E	18.25			
L214	S 23°06'05" E	28.97				L214	S 23°06'05" E	28.97			
L215	S 01°23'07" E	2.49				L215	S 01°23'07" E	2.49			
L216	S 21°54'46" W	3.44				L216	S 21°54'46" W	3.44			
L217	S 36°58'06" W	6.80				L217	S 36°58'06" W	6.80			
L218	S 33°07'05" W	11.74				L218	S 33°07'05" W	11.74			
L219	S 10°10'51" W	14.86				L219	S 10°10'51" W	14.86			
L220	S 25°34'32" E	23.13				L220	S 25°34'32" E	23.13			
L221	S 28°16'53" E	19.96				L221	S 28°16'53" E	19.96			
L222	S 12°08'35" E	6.67				L222	S 12°08'35" E	6.67			
L223	S 41°08'56" E	3.80				L223	S 41°08'56" E	3.80			
L224	S 10°39'20" E	2.75				L224	S 10°39'20" E	2.75			
L225	S 34°38'20" E	12.42				L225	S 34°38'20" E	12.42			
L226	S 20°12'13" E	11.17				L226	S 20°12'13" E	11.17			





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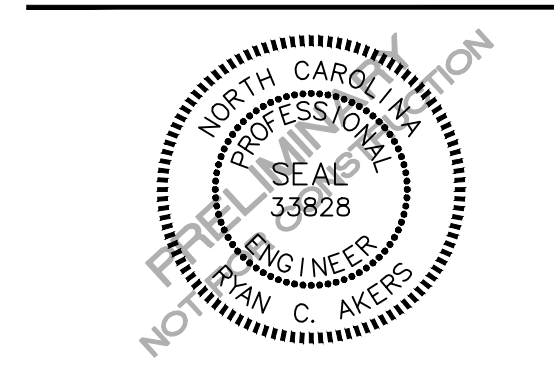
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PHOENIX, ARIZONA, 85016
PHONE: 602. 698. 8655



**OLD MILBURNIE
RESIDENTIAL PUD
MASTER PLAN**
KNIGHTDALE, NORTH CAROLINA



REVISIONS

NO.	DATE

PLAN INFORMATION

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DRAWN BY	NNH
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DATE	04.23.2021

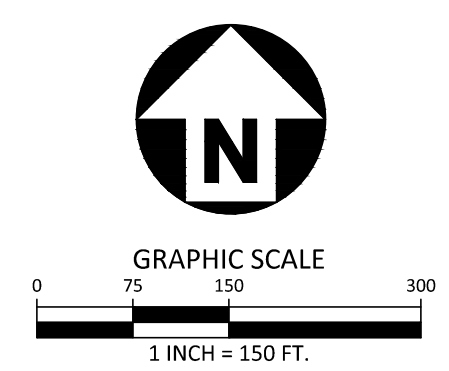
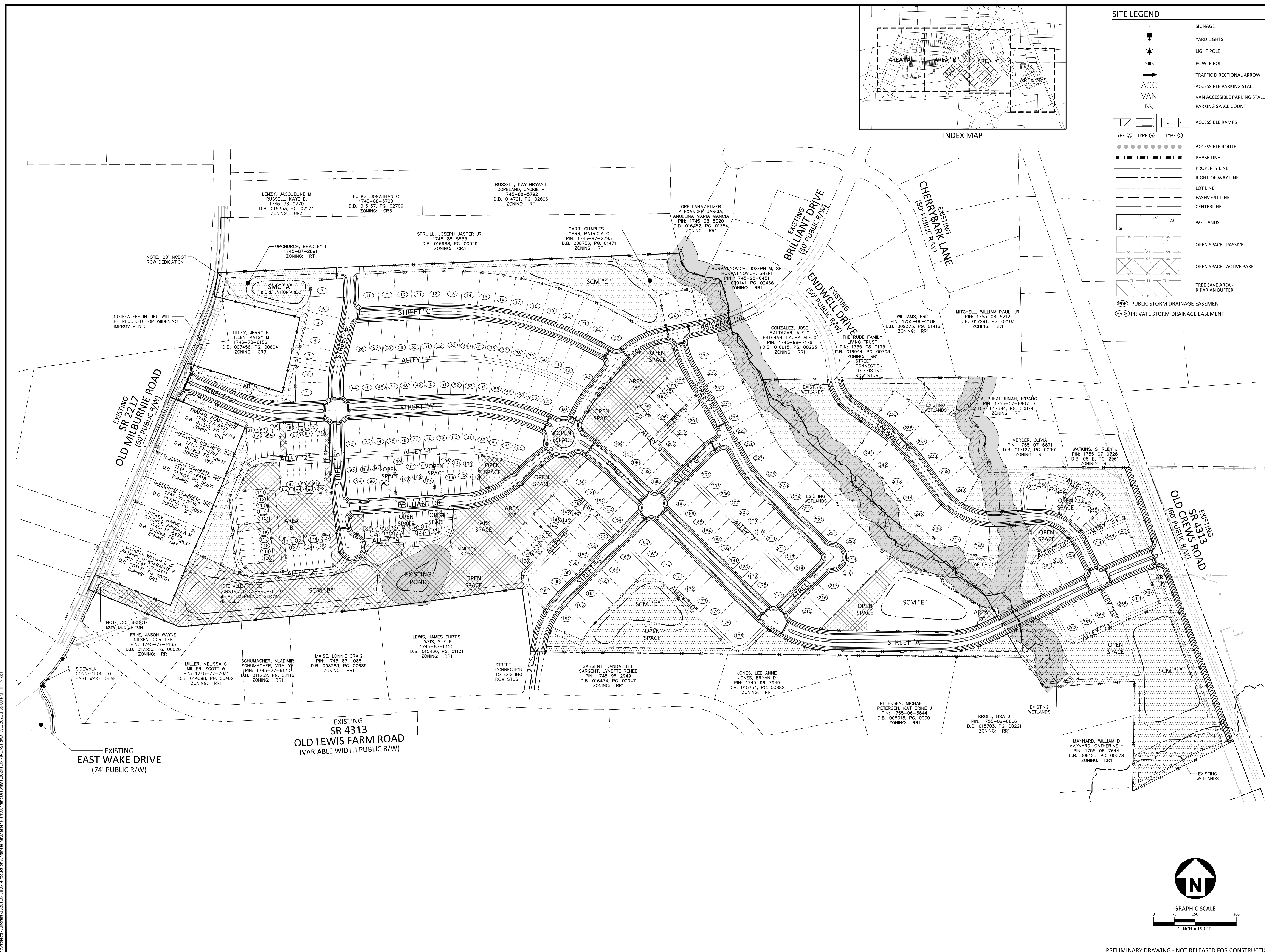
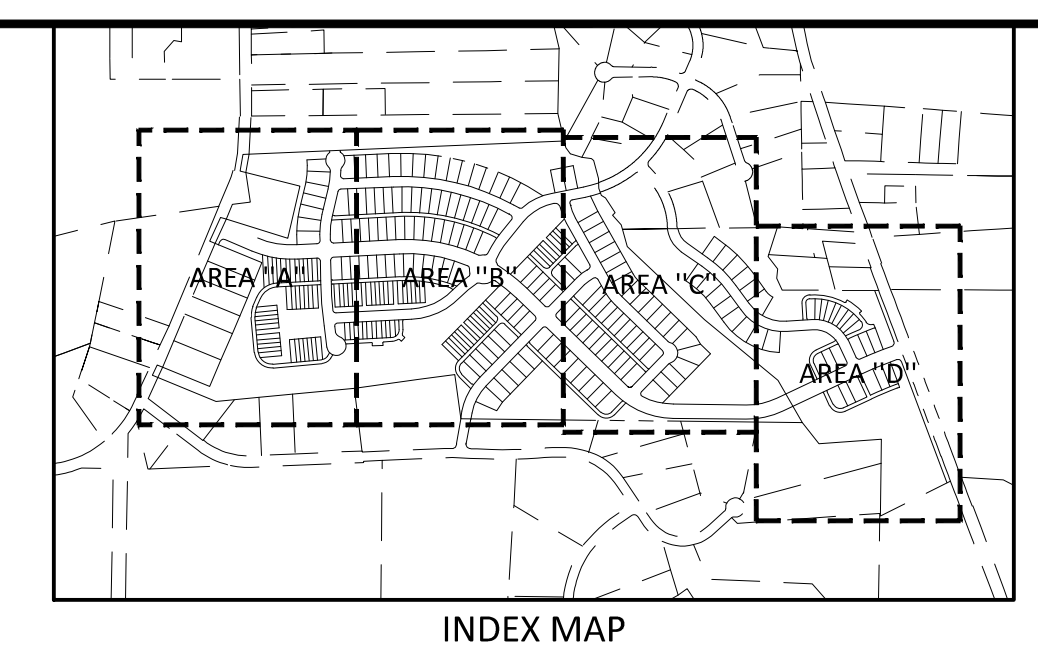
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OVERALL SITE PLAN

C2.00

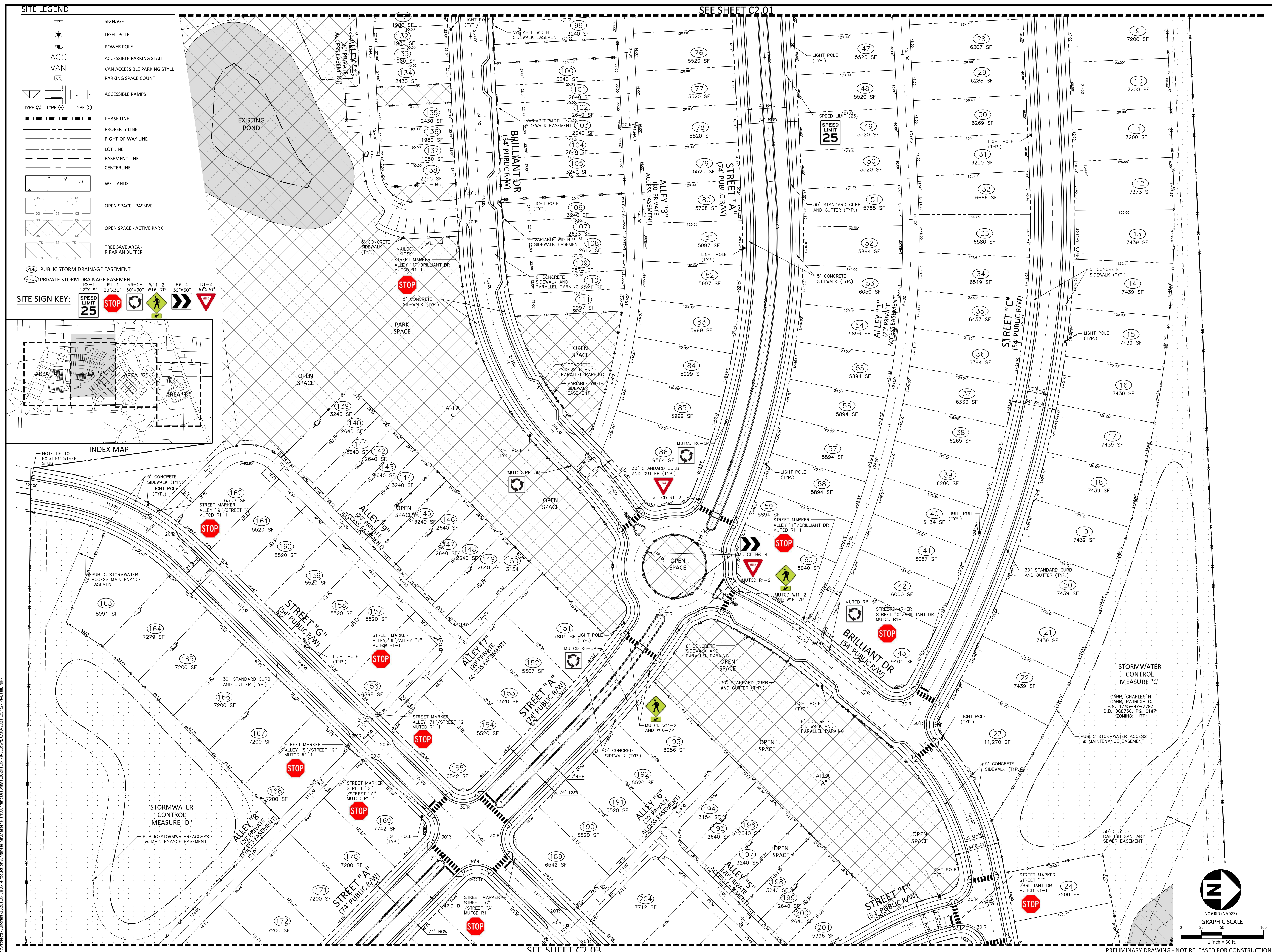
SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- WETLANDS
- OPEN SPACE - PASSIVE
- OPEN SPACE - ACTIVE PARK
- TREE SAVE AREA - RIPARIAN BUFFER
- PDE PUBLIC STORM DRAINAGE EASEMENT
- PROE PRIVATE STORM DRAINAGE EASEMENT



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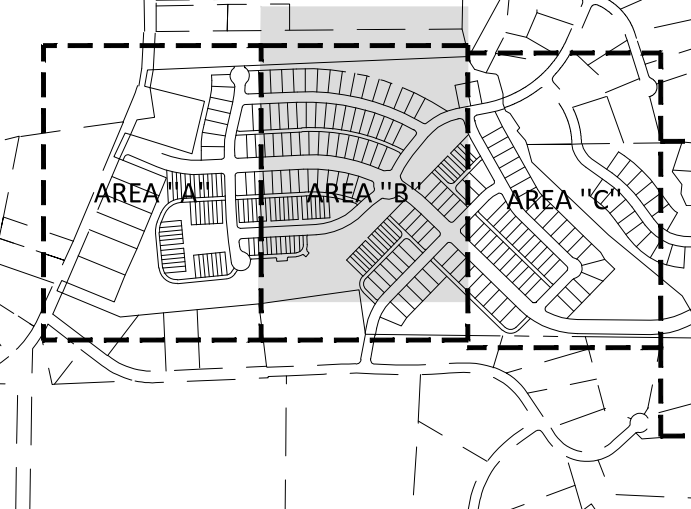
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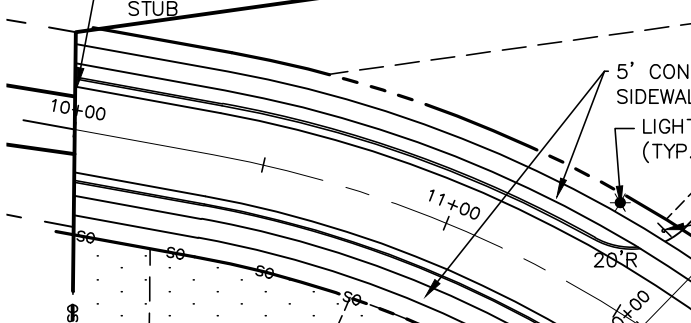
SITE LEGEND

- SIGNAGE
- LIGHT POLE
- POWER POLE
- 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
- WETLANDS
- OPEN SPACE - PASSIVE
- OPEN SPACE - ACTIVE PARK
- TREE SAVE AREA - RIPARIAN BUFFER
- PDE PUBLIC STORM DRAINAGE EASEMENT
- PRDE PRIVATE STORM DRAINAGE EASEMENT

SITE SIGN KEY:



INDEX MAP



SEE SHEET C2.01

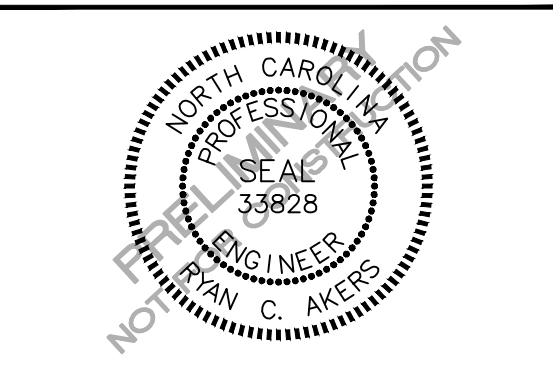
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Durham, NC 27713
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license number: C-0293, C-187
www.mcadamsco.com

CLIENT
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2701 EAST CAMELBACK ROAD
#180 BILTMORE PARK
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**OLD MILBURNIE
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KNIGHTDALE, NORTH CAROLINA



REVISIONS

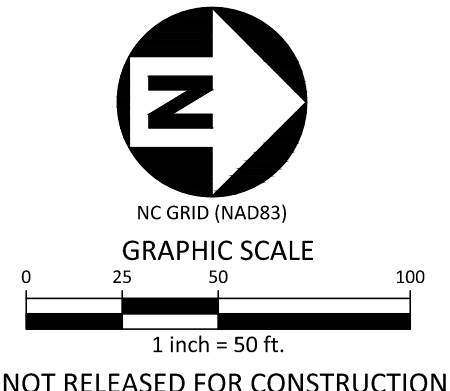
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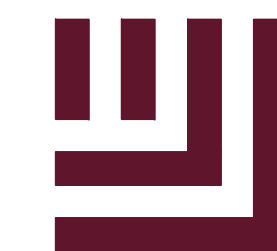
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SCALE	1"=50'
DATE	04.23.2021

SHEET
SITE, SIGNAGE, PAVEMENT MARKING PLAN-AREA "B"

C2.02



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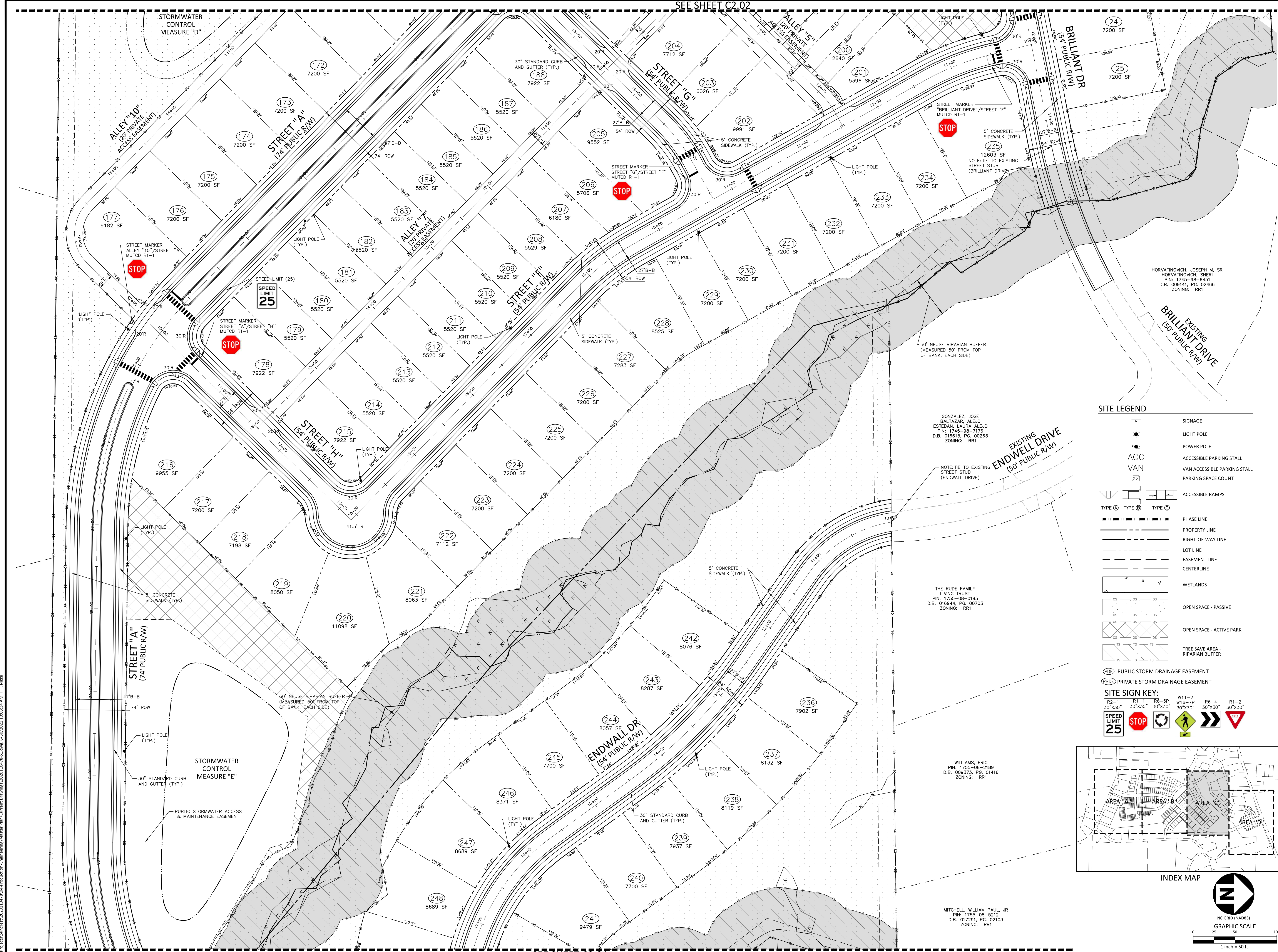
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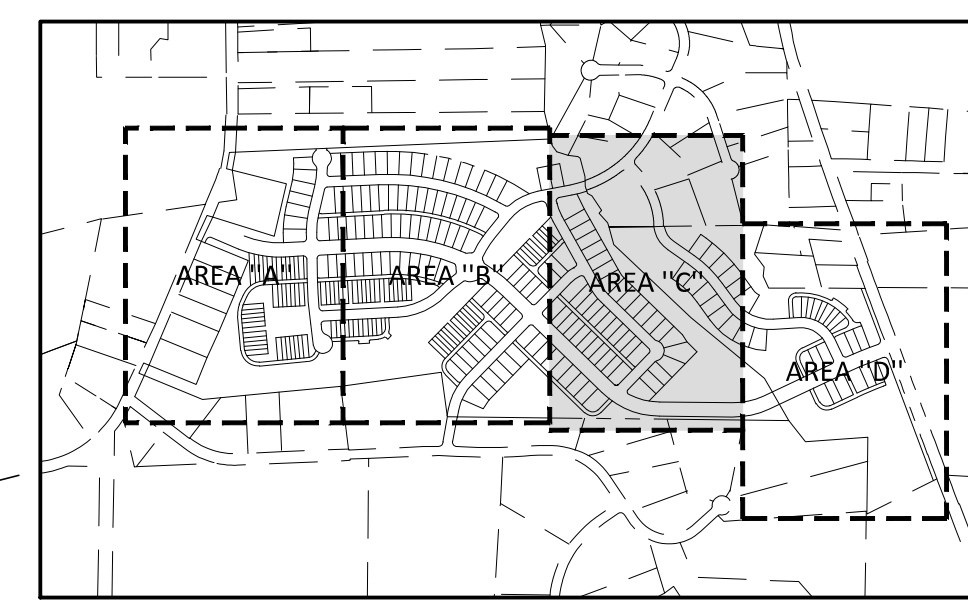


SITE LEGEND

- SIGNAGE
- LIGHT POLE
- POWER POLE
- 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
- WETLANDS
- OPEN SPACE - PASSIVE
- OPEN SPACE - ACTIVE PARK
- TREE SAVE AREA - RIPARIAN BUFFER
- PDE PUBLIC STORM DRAINAGE EASEMENT
- PRDE PRIVATE STORM DRAINAGE EASEMENT

SITE SIGN KEY:

- W11-2
- W16-7P
- 96-4
- R1-2
- R2-1
- R1-1
- R6-5P
- W16-7P
- 30'x30'
- 30'x30'
- 30'x30'
- 30'x30'
- 30'x30'
- 30'x30'



NC GRID (NAD83)
GRAPHIC SCALE
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REVISIONS

NO.	DATE

PLAN INFORMATION

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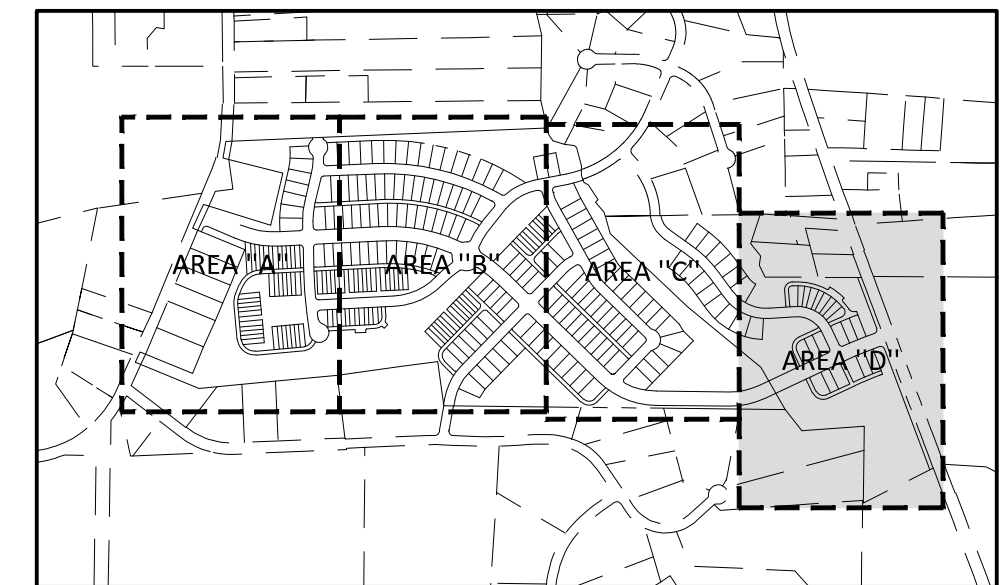
SITE, SIGNAGE, PAVEMENT MARKING PLAN-AREA "C"

C2.03

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SITE LEGEND

- SIGNAGE
- LIGHT POLE
- POWER POLE
- 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
- WETLANDS
- OPEN SPACE - PASSIVE
- OPEN SPACE - ACTIVE PARK
- TREE SAVE AREA - RIPARIAN BUFFER
- PUBLIC STORM DRAINAGE EASEMENT
- PRIVATE STORM DRAINAGE EASEMENT



SITE SIGN KEY:

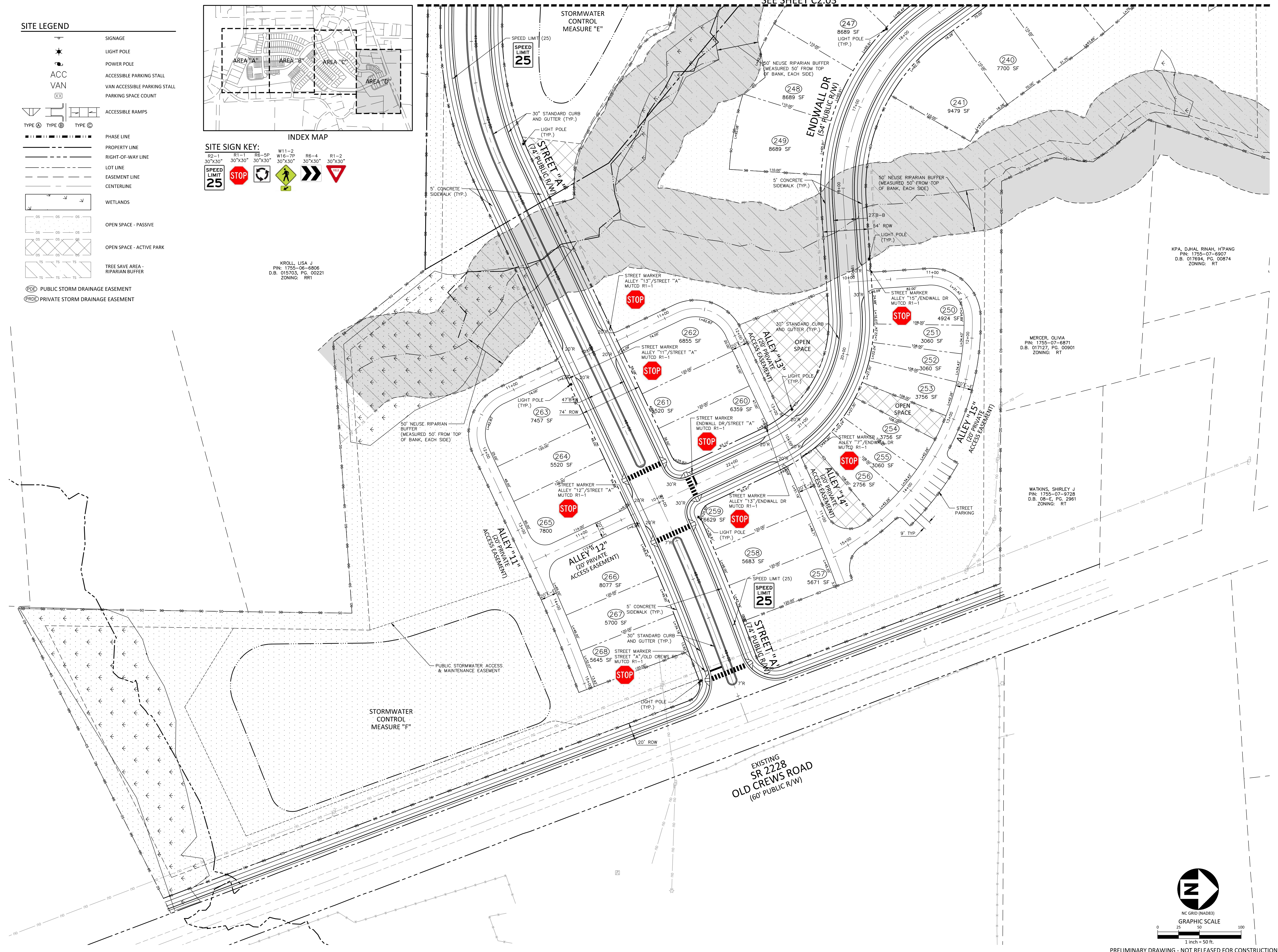
- 25 SPEED LIMIT
- STOP
- TURN
- WALK
- BIKE
- YIELD

KROLL, LISA J
PIN: 1755-06-6806
D.B. 015703, PG. 00221
ZONING: RRI

KPA, DJHAL, RINAH, H'PANG
PIN: 1755-07-6907
D.B. 017694, PG. 00874
ZONING: RT

MERCER, OLIVIA
PIN: 1755-07-6871
D.B. 017127, PG. 00901
ZONING: RT

WATKINS, SHIRLEY J
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ZONING: RT

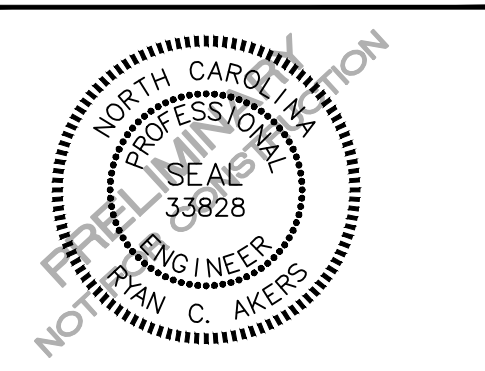


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REVISIONS

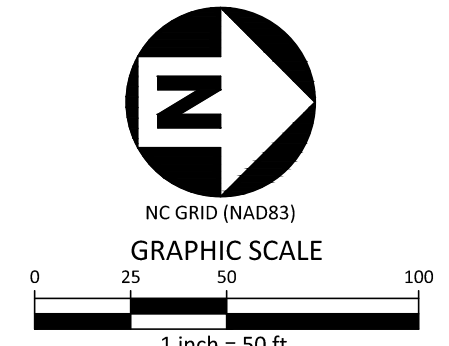
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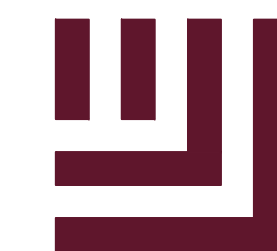
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SITE, SIGNAGE, PAVEMENT MARKING PLAN-AREA "D"

C2.04



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KNIGHTDALE, NORTH CAROLINA



REVISIONS

NO. DATE

PLAN INFORMATION

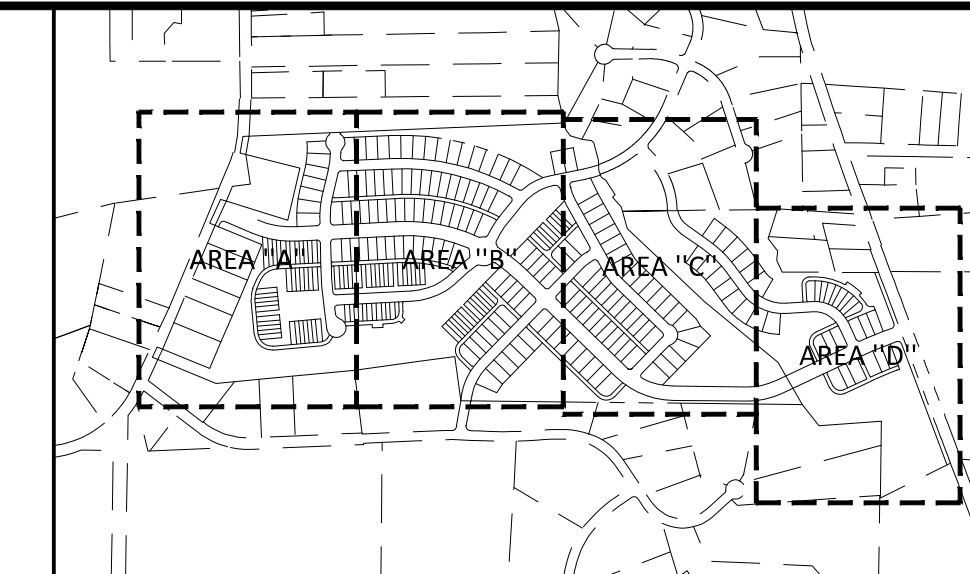
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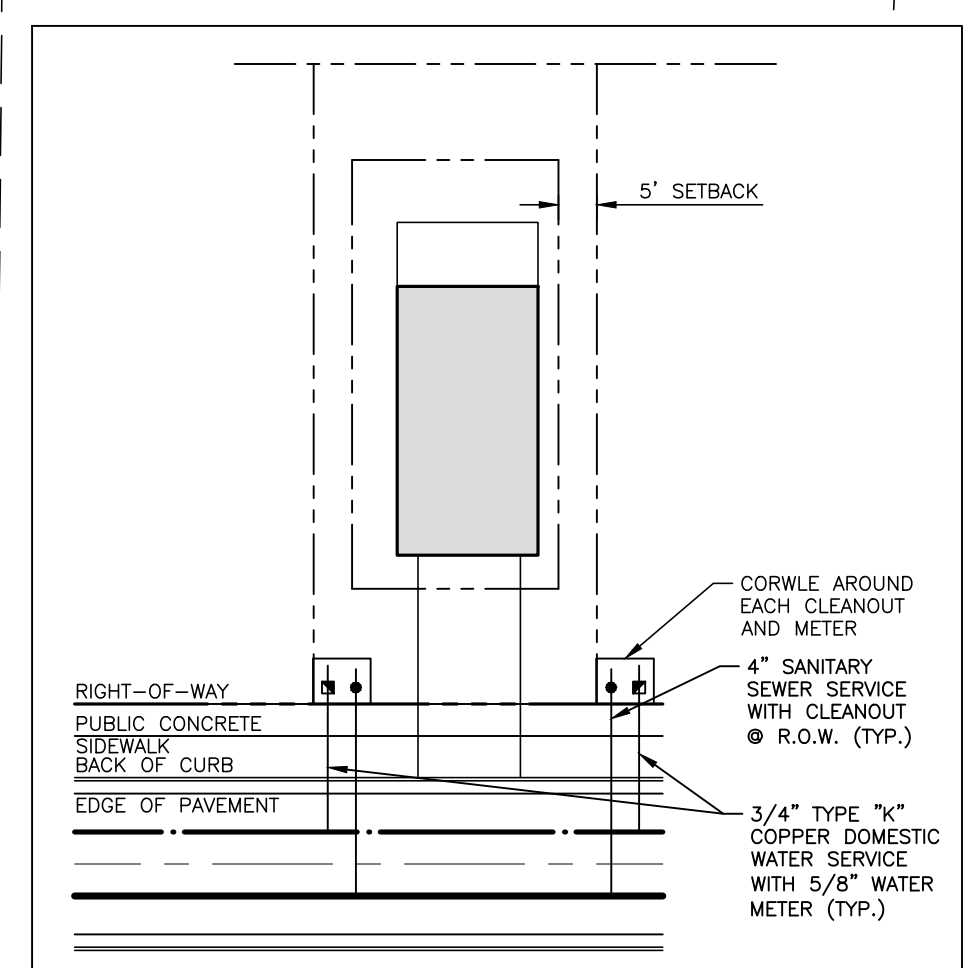
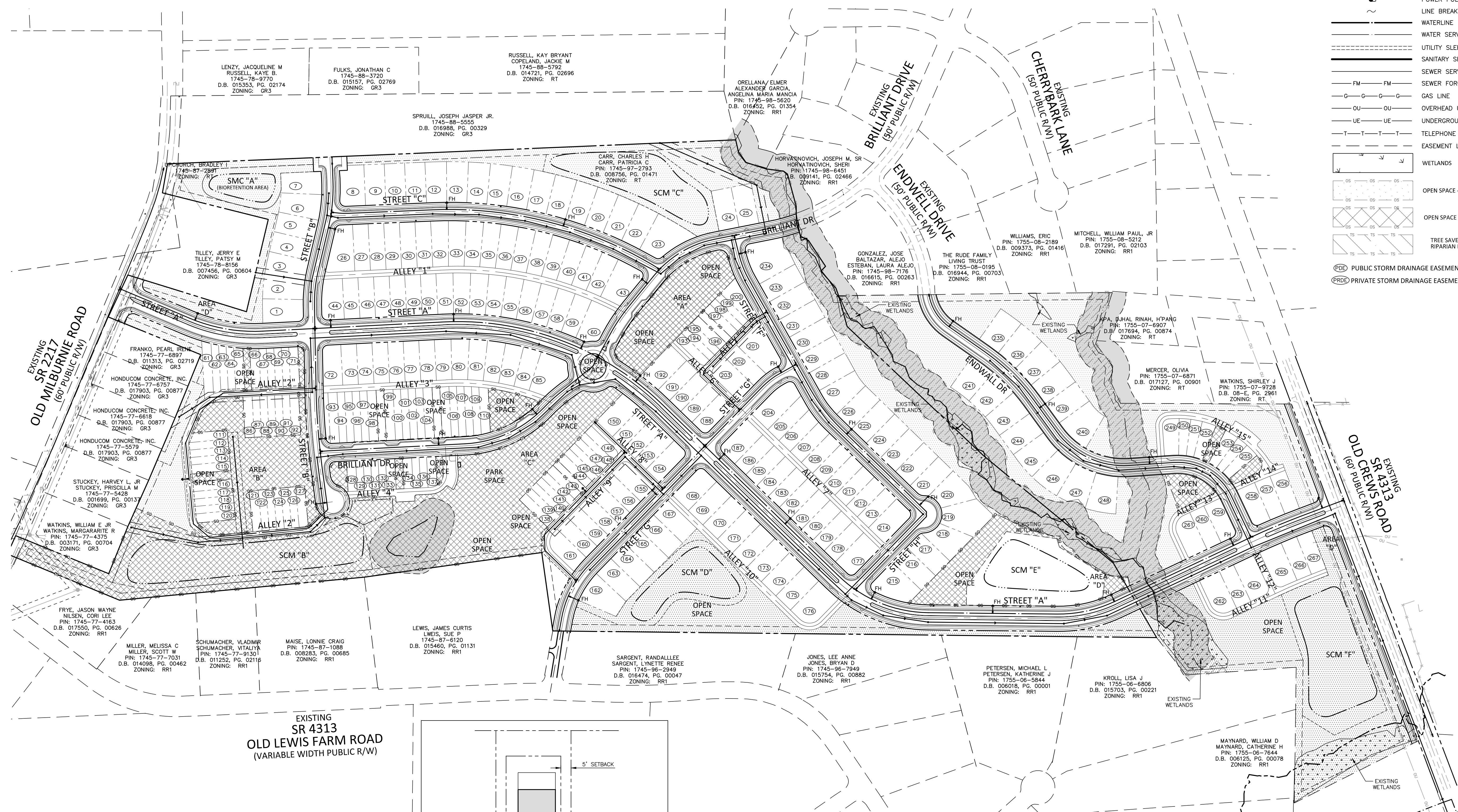
OVERALL
UTILITY PLAN
C4.00

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- 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
- WETLANDS
- OPEN SPACE - PASSIVE
- OPEN SPACE - ACTIVE PARK
- TREE SAVE AREA - RIPARIAN BUFFER
- PDC PUBLIC STORM DRAINAGE EASEMENT
- PRDE PRIVATE STORM DRAINAGE EASEMENT

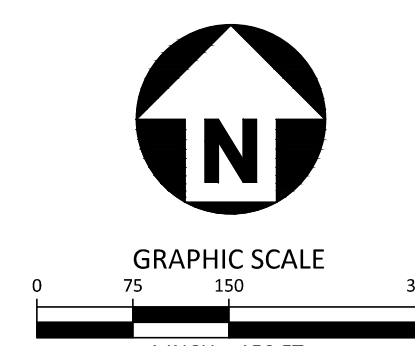


INDEX MAP



TYPICAL UTILITY SERVICE DETAIL
SCALE: NTS

SEWER EXTENSION TO BE EXTENDED TO THROUGH SILVER PROPERTY VIA GRAVITY SEWER TO KNIGHTDALE INTERCEPTOR - ALIGNMENT AND DESIGN COORDINATION UNDERWAY WITH CORPUD



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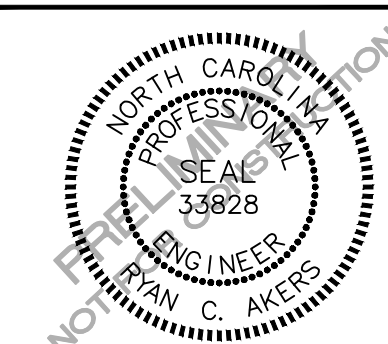
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KNIGHTDALE, NORTH CAROLINA



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NO. DATE

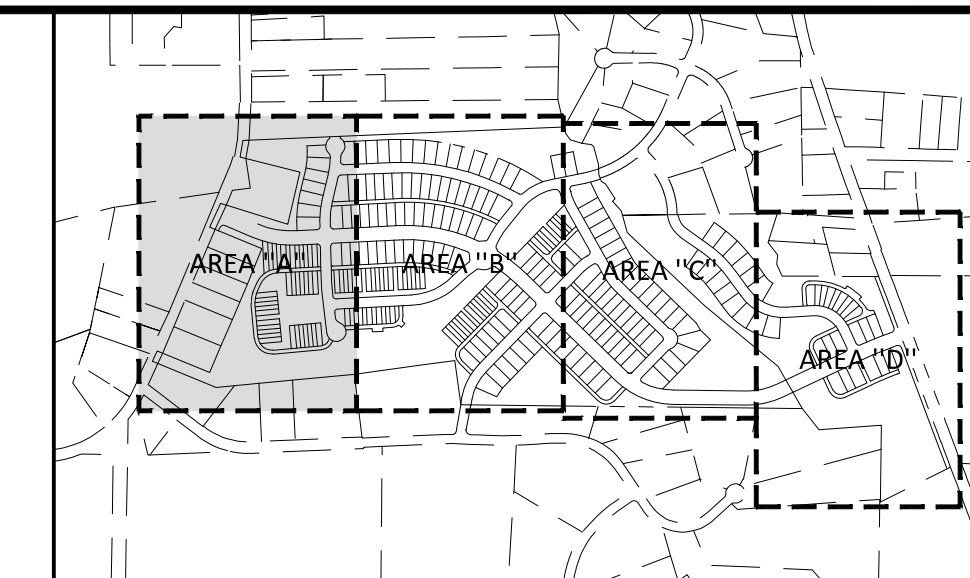
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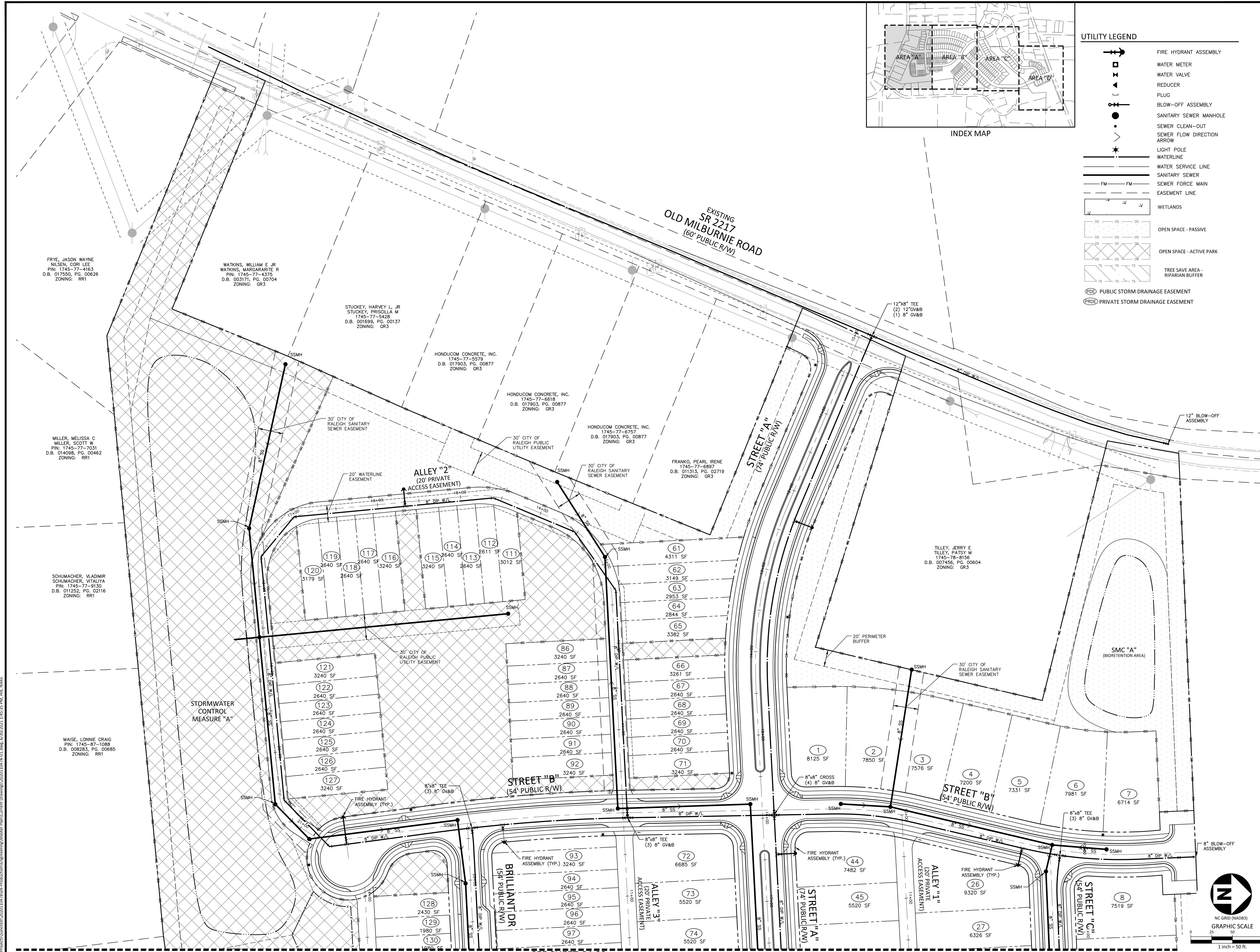
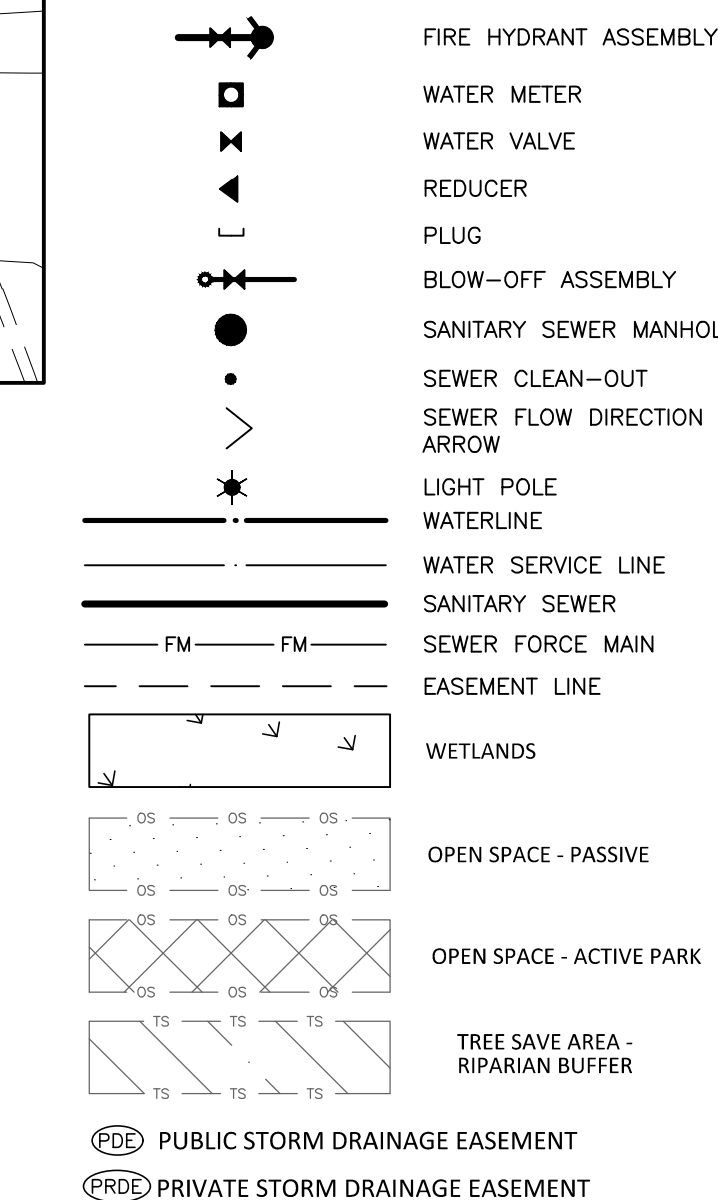
**UTILITY PLAN
AREA "A"**

C4.01



INDEX MAP

UTILITY LEGEND



FRYE, JASON WAYNE
NILSEN, CORI LEE
PIN: 1745-77-4163
D.B. 017550, PG. 00626
ZONING: RR1

WATKINS, WILLIAM E JR
WATKINS, MARGARITE R
PIN: 1745-77-4375
D.B. 003171, PG. 00704
ZONING: GR3

STUCKEY, HARVEY L JR
STUCKEY, PRISCILLA M
1745-77-5428
D.B. 001699, PG. 00137
ZONING: GR3

HONDUCOM CONCRETE, INC.
1745-77-5578
D.B. 017903, PG. 00877
ZONING: GR3

HONDUCOM CONCRETE, INC.
1745-77-6818
D.B. 017903, PG. 00877
ZONING: GR3

HONDUCOM CONCRETE, INC.
1745-77-6757
D.B. 017903, PG. 00877
ZONING: GR3

FRANKO, PEARL IRENE
1745-77-6897
D.B. 011313, PG. 02719
ZONING: GR3

TILLEY, JERRY E
TILLEY, PATSY M
1745-78-8156
D.B. 007456, PG. 00604
ZONING: GR3

MILLER, MELISSA C
MILLER, SCOTT W
PIN: 1745-77-7031
D.B. 014098, PG. 00462
ZONING: RR1

SCHUMACHER, VLADIMIR
SCHUMACHER, VITALIYA
PIN: 1745-77-9130
D.B. 011252, PG. 02116
ZONING: RR1

MAISE, LONNIE CRAIG
PIN: 1745-87-1088
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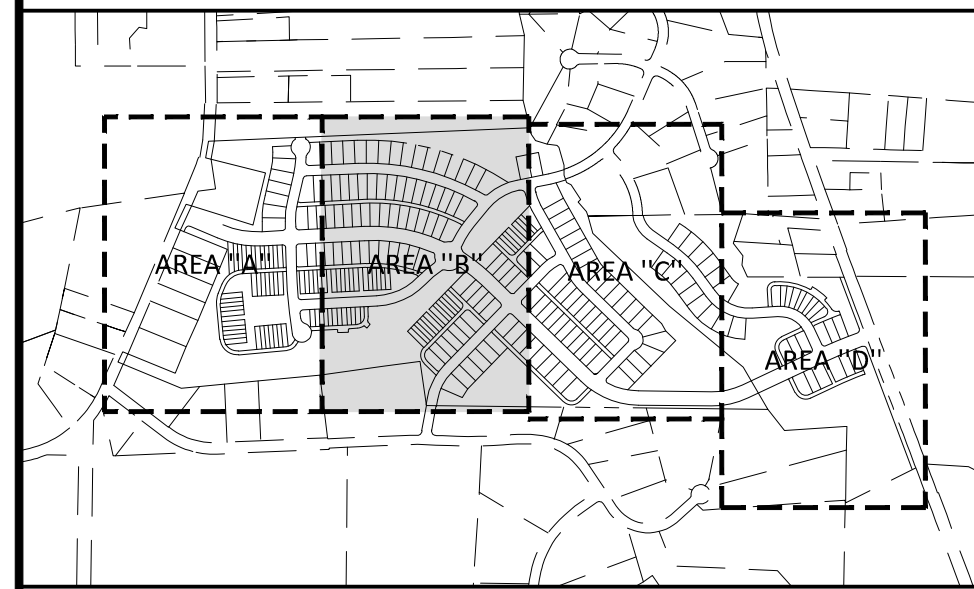
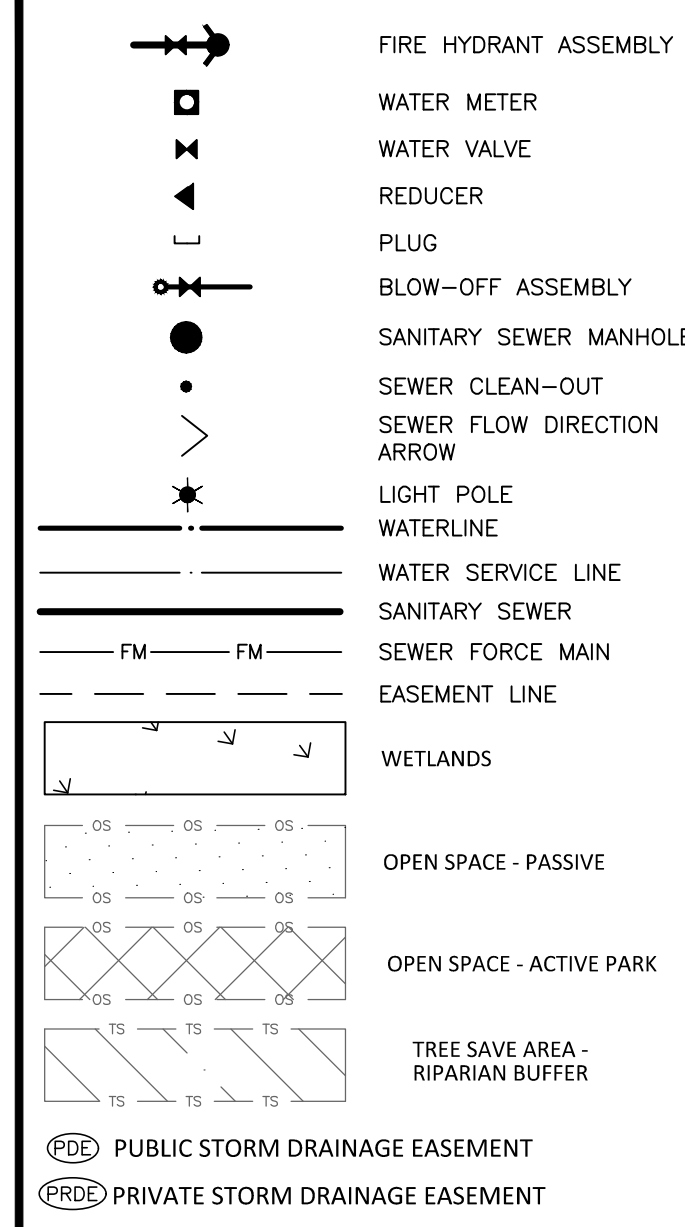
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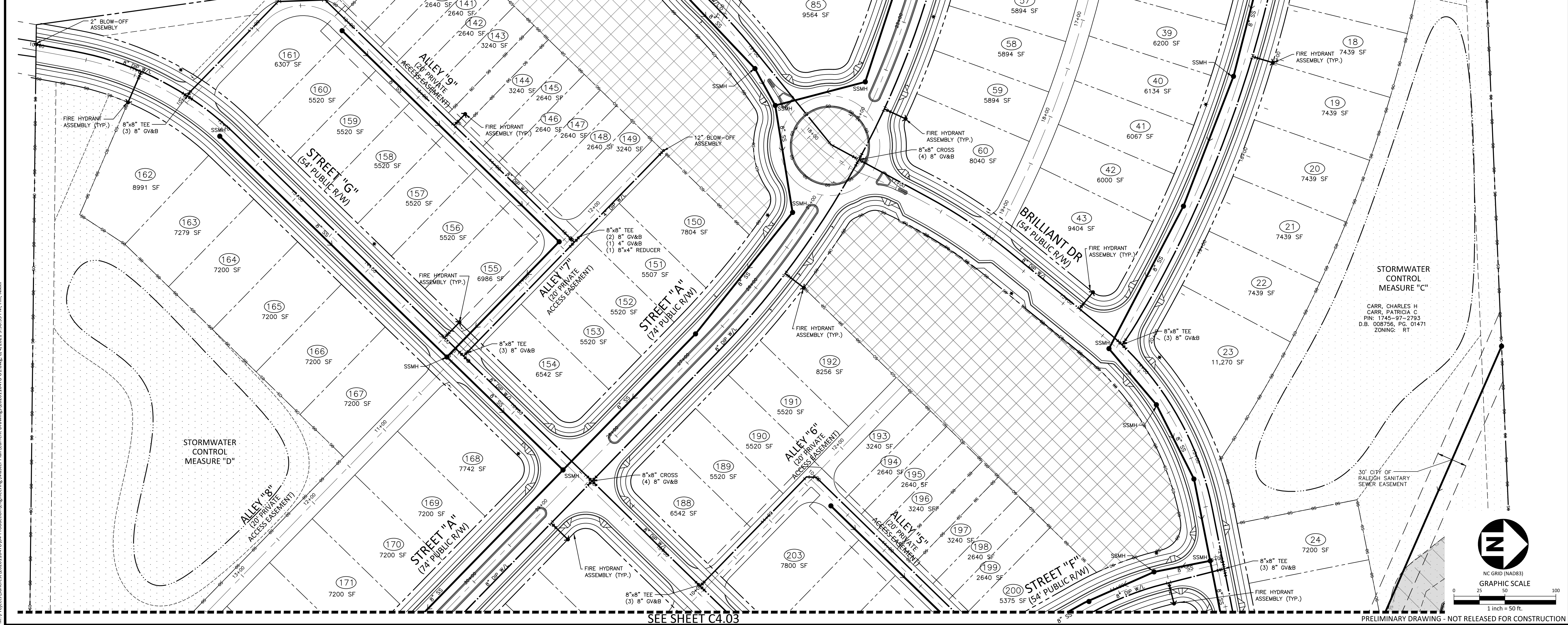


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UTILITY LEGEND

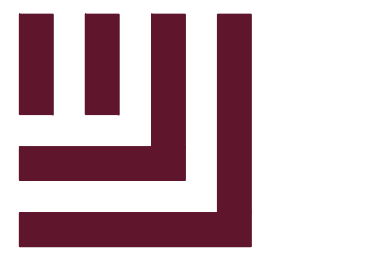


INDEX MAP



SEE SHEET C4.03

SEE SHEET C4.01



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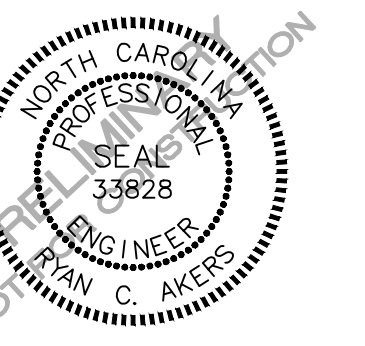
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KNIGHTDALE, NORTH CAROLINA



STORMWATER CONTROL MEASURE "C"
CARR, CHARLES H.
CARR, PATRICIA C.
P.N. 1745-97-2783
D.B. 008756, P.C. 01471
ZONING: RT

REVISIONS

NO. DATE

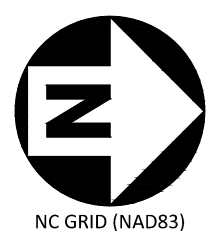
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DATE 04.23.2021

SHEET

UTILITY PLAN
AREA "B"

C4.02

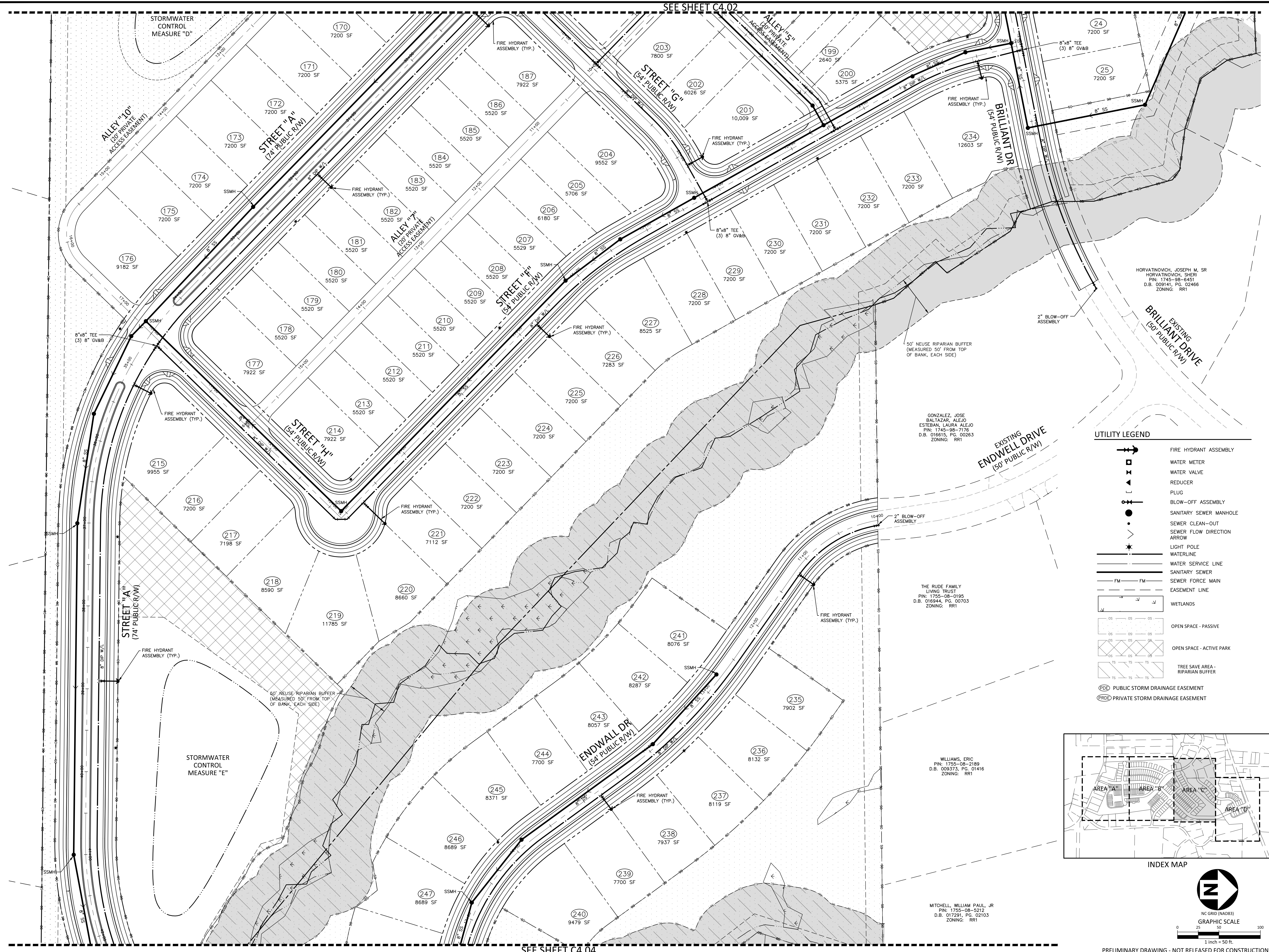


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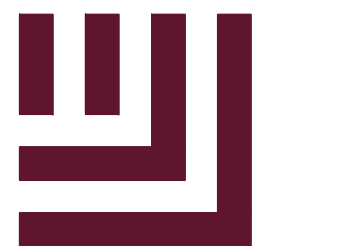
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SEE SHEET C4.02



SEE SHEET C4.04



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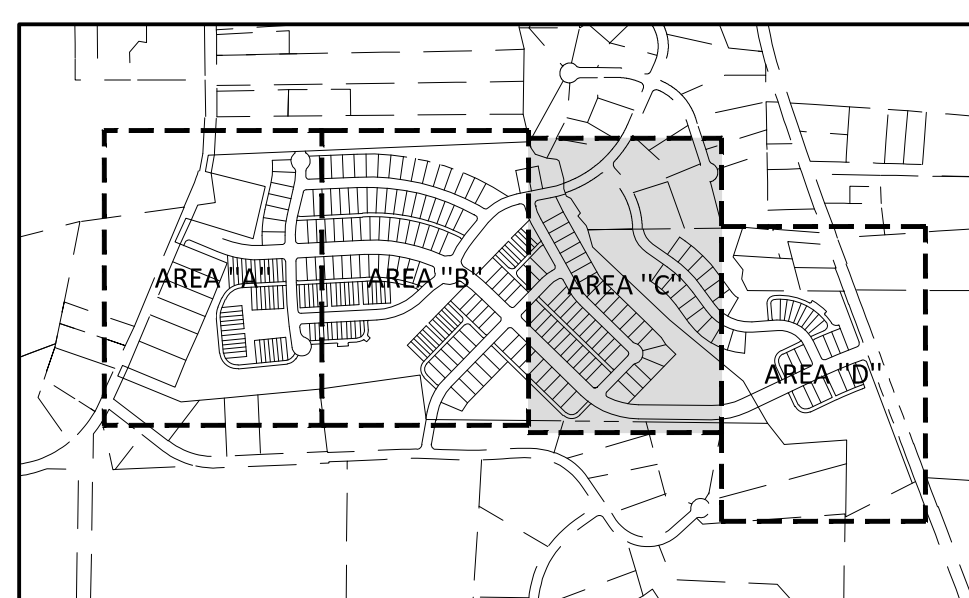
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#180 BILTMORE PARK
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PHONE: 602. 698. 8655



**OLD MILBURNIE
RESIDENTIAL PUD
MASTER PLAN**
KNIGHTDALE, NORTH CAROLINA

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- WATER METER
- WATER VALVE
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- SEWER FLOW DIRECTION ARROW
- LIGHT POLE
- WATERLINE
- WATER SERVICE LINE
- SANITARY SEWER
- SEWER FORCE MAIN
- EASEMENT LINE
- WETLANDS
- OPEN SPACE - PASSIVE
- OPEN SPACE - ACTIVE PARK
- TREE SAVE AREA - RIPARIAN BUFFER
- PDE PUBLIC STORM DRAINAGE EASEMENT
- PRDE PRIVATE STORM DRAINAGE EASEMENT



INDEX MAP



NC GRID (NAD83)
GRAPHIC SCALE
1 inch = 50 ft.

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SCALE 1"=50'
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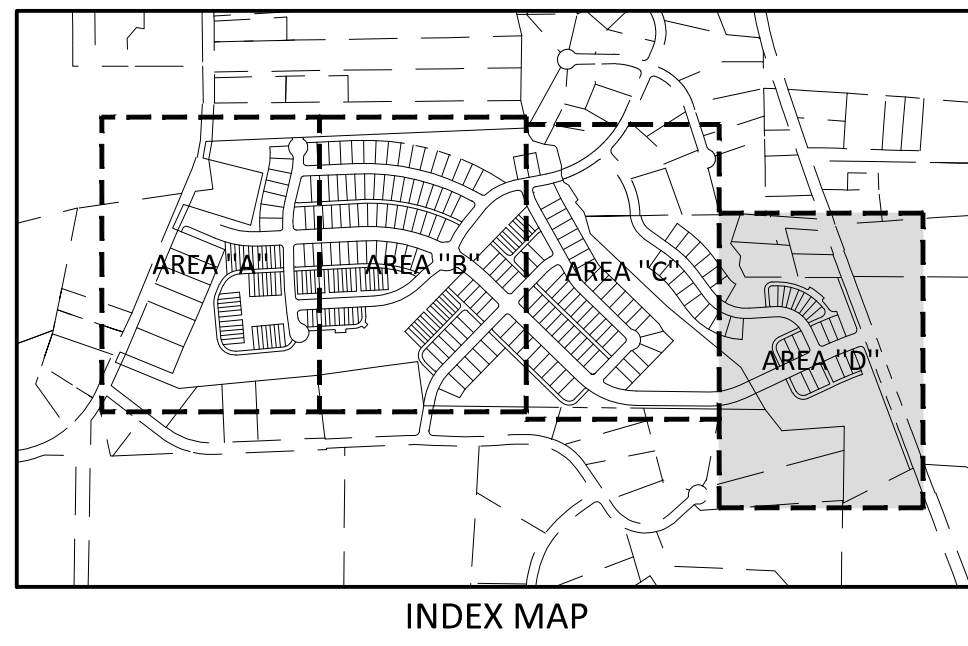
**UTILITY PLAN
AREA "C"**

C4.03

I:\Projects\Suncrest\2020110478\04-Production\Engineering\Master Plan\Current Drawings\2020110478-U1.dwg, 6/30/2021 9:41:53 AM, hill, hnk

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- WATER METER
- WATER VALVE
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- SEWER FLOW DIRECTION ARROW
- LIGHT POLE
- WATERLINE
- WATER SERVICE LINE
- SANITARY SEWER
- SEWER FORCE MAIN
- EASEMENT LINE
- WETLANDS
- OPEN SPACE - PASSIVE
- OPEN SPACE - ACTIVE PARK
- TREE SAVE AREA - RIPARIAN BUFFER
- PUBLIC STORM DRAINAGE EASEMENT
- PRIVATE STORM DRAINAGE EASEMENT

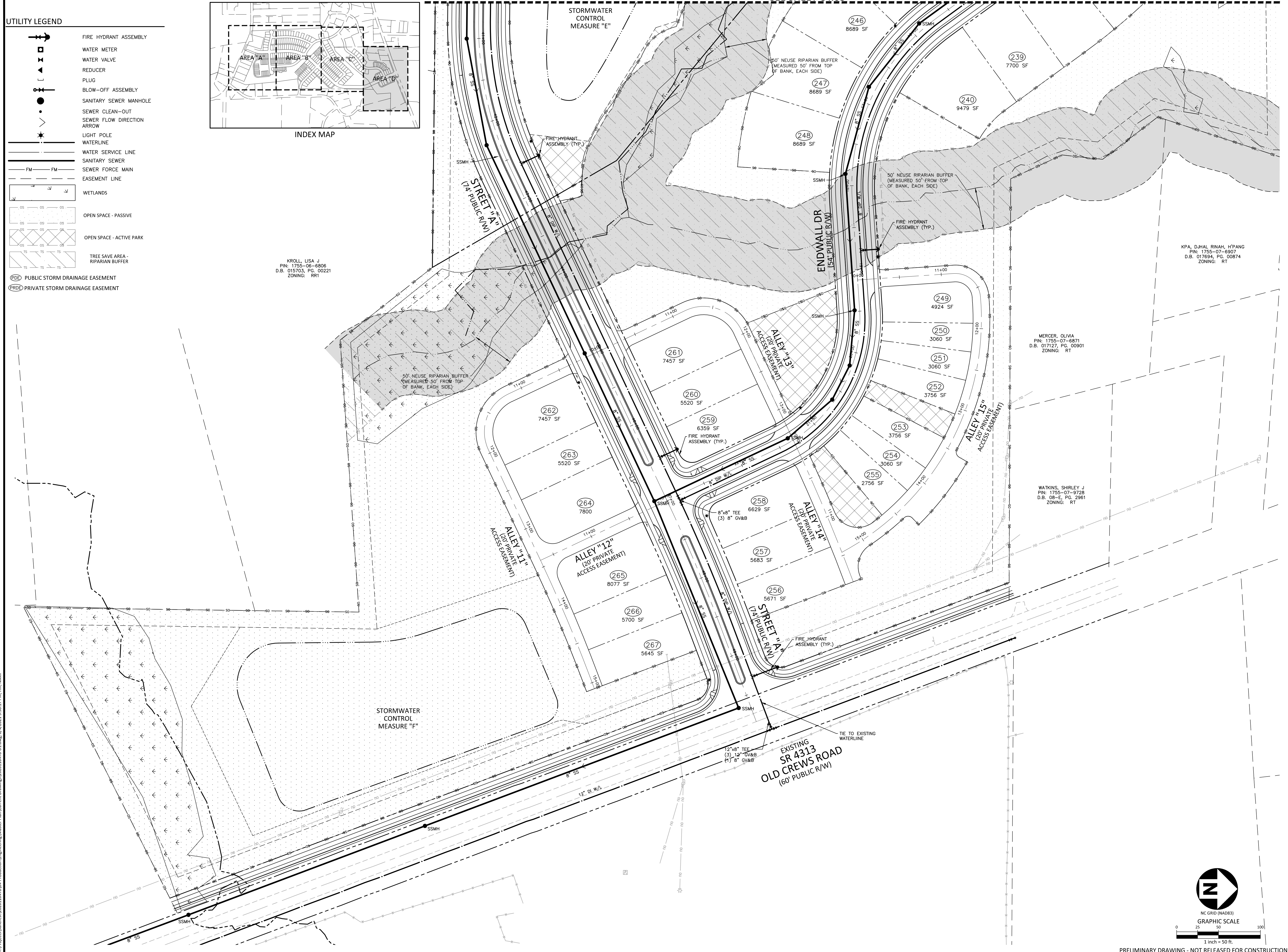


KROLL, LISA J
 PIN: 1755-06-6806
 D.B. 015703, PG. 00221
 ZONING: RRI

KPA, DJHAL, RINAH, H'PANG
 PIN: 1755-07-6871
 D.B. 017694, PG. 00874
 ZONING: RT

MERCER, OLIVA
 PIN: 1755-07-6871
 D.B. 017127, PG. 00901
 ZONING: RT

WATKINS, SHIRLEY J
 PIN: 1755-07-9728
 D.B. 08-E, PG. 2961
 ZONING: RT

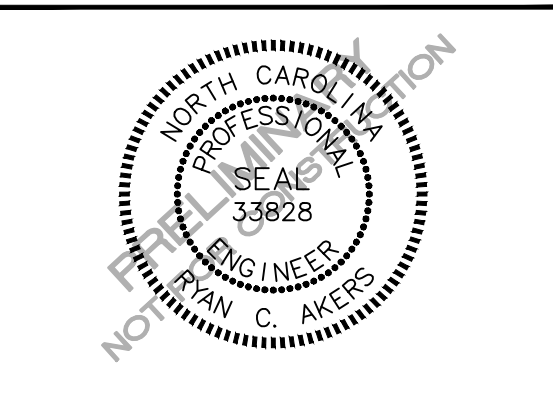


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 The John R. McAdams Company, Inc.
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 phone 919. 361. 5000
 fax 919. 361. 2269
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**OLD MILBURNIE
 RESIDENTIAL PUD
 MASTER PLAN**
 KNIGHTDALE, NORTH CAROLINA



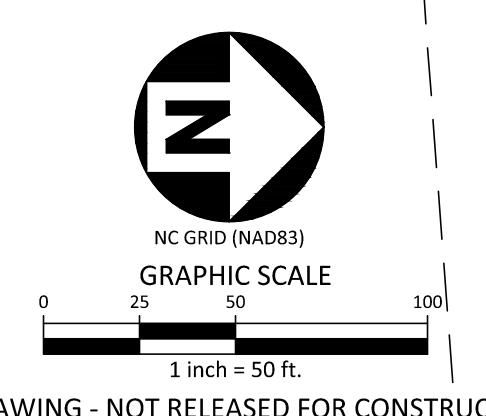
REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	2020110478
FILENAME	2020110478-U1
CHECKED BY	RCA
DRAWN BY	NNH
SCALE	1"=50'
DATE	04.23.2021

**UTILITY PLAN
 AREA "D"**
C4.04



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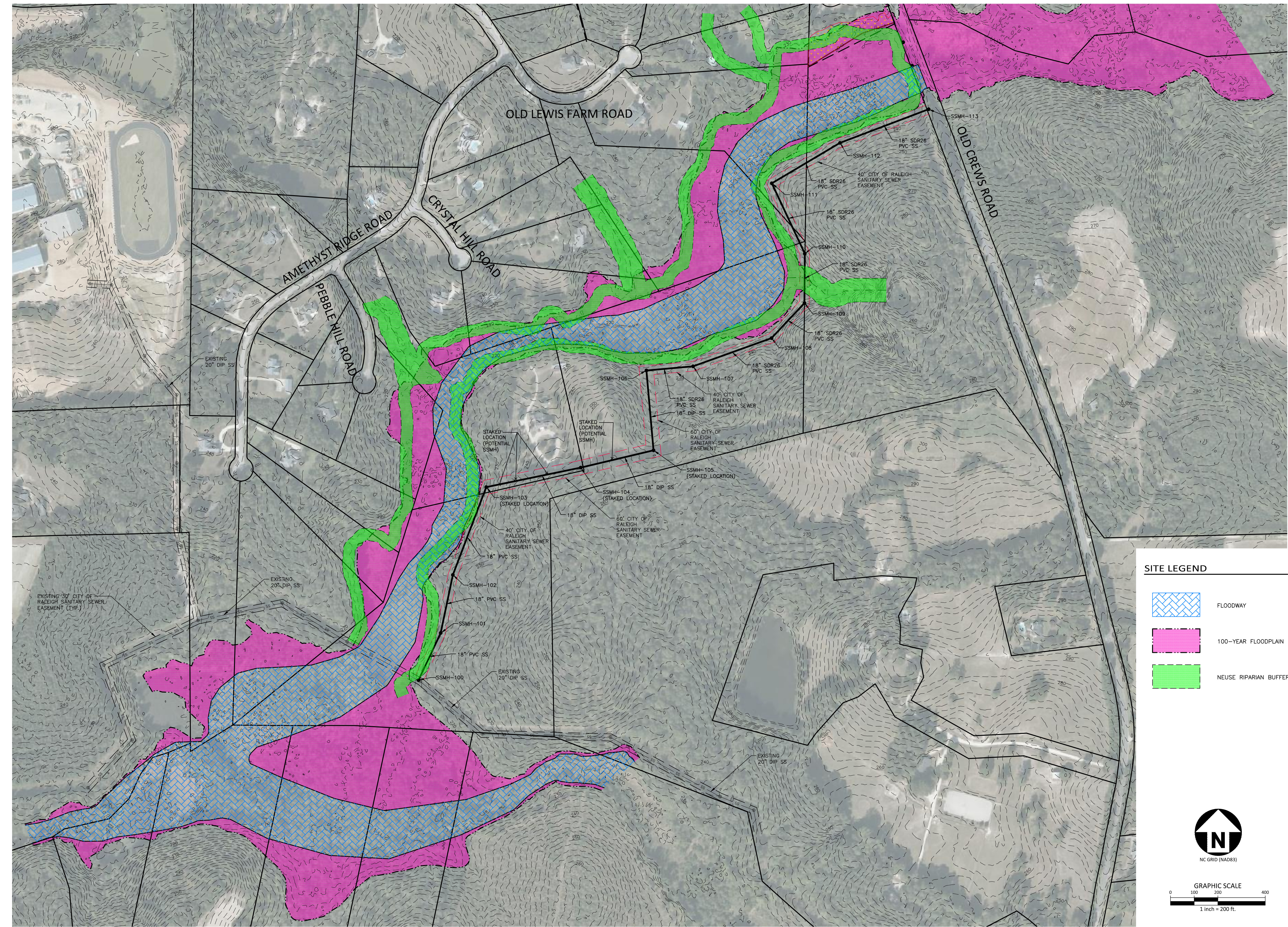
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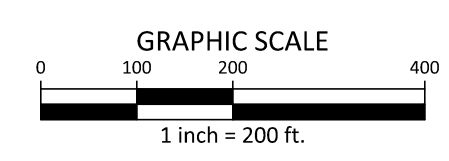


**OLD MILBURNIE
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KNIGHTDALE, NORTH CAROLINA



SITE LEGEND

- FLOODWAY
- 100-YEAR FLOODPLAIN
- NEUSE RIPARIAN BUFFER (50')



REVISIONS

NO.	DATE

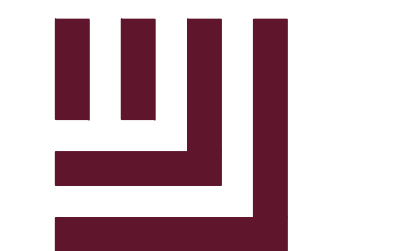
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FILENAME	2020110478-02
CHECKED BY	RCA
DRAWN BY	NHH
SCALE	1"=200'
DATE	04.23.2021

SHEET

**SANITARY SEWER
OUTFALL "A"
C4.05**

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

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OLD MILBURNIE
RESIDENTIAL PUD
MASTER PLAN
KNIGHTDALE, NORTH CAROLINA



REVISIONS

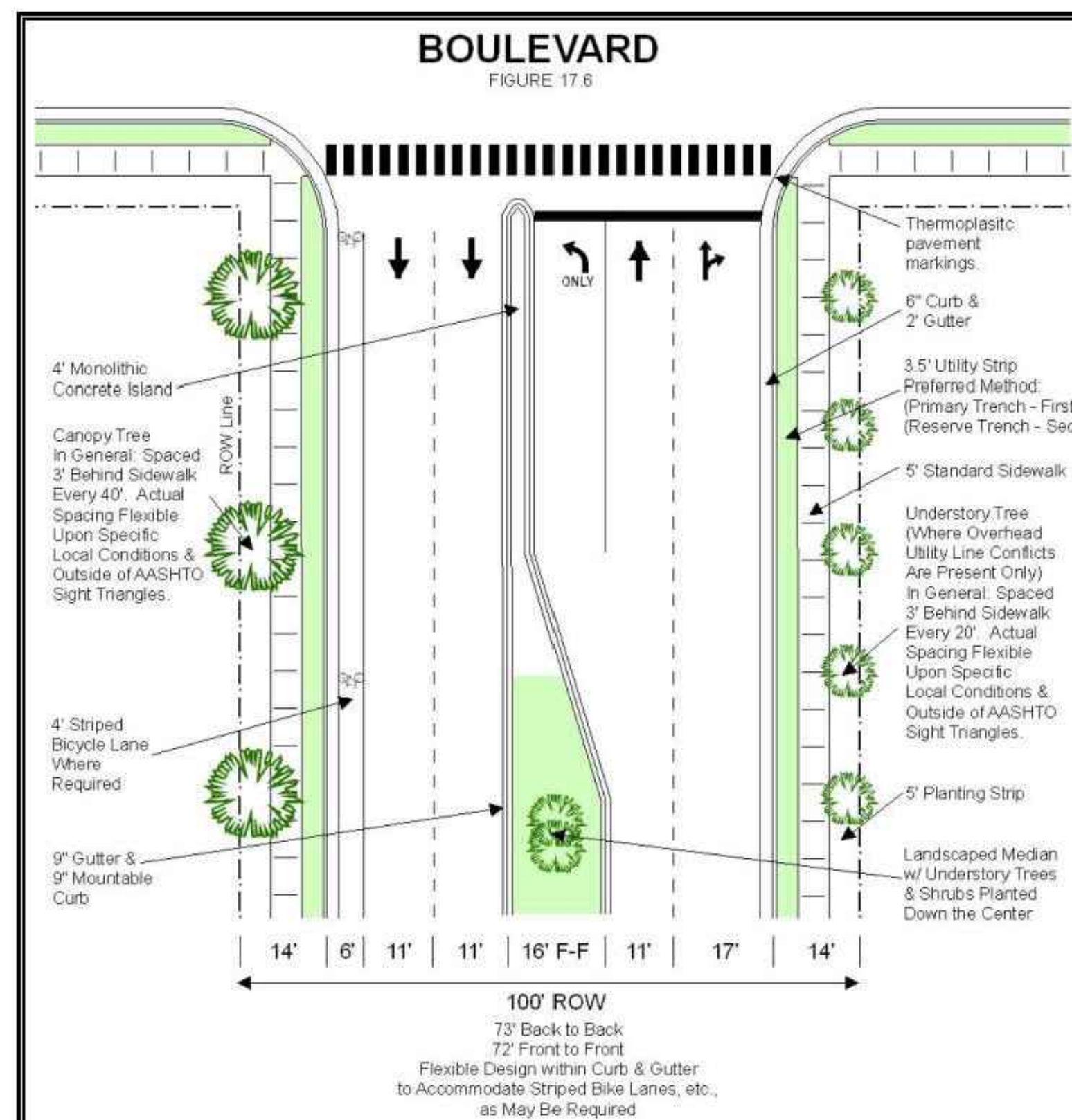
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FILENAME 2020110478-D1
CHECKED BY RCA
DRAWN BY NNH
SCALE N.T.S
DATE 04.23.2021

SHEET

SITE
DETAILS
C8.00

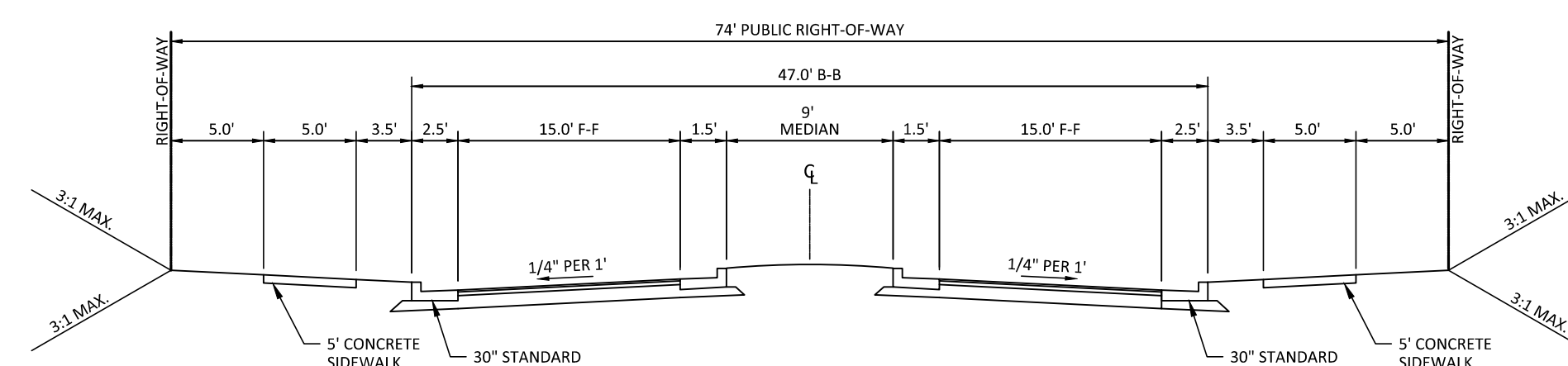


Common Street Features (Section 2.2)

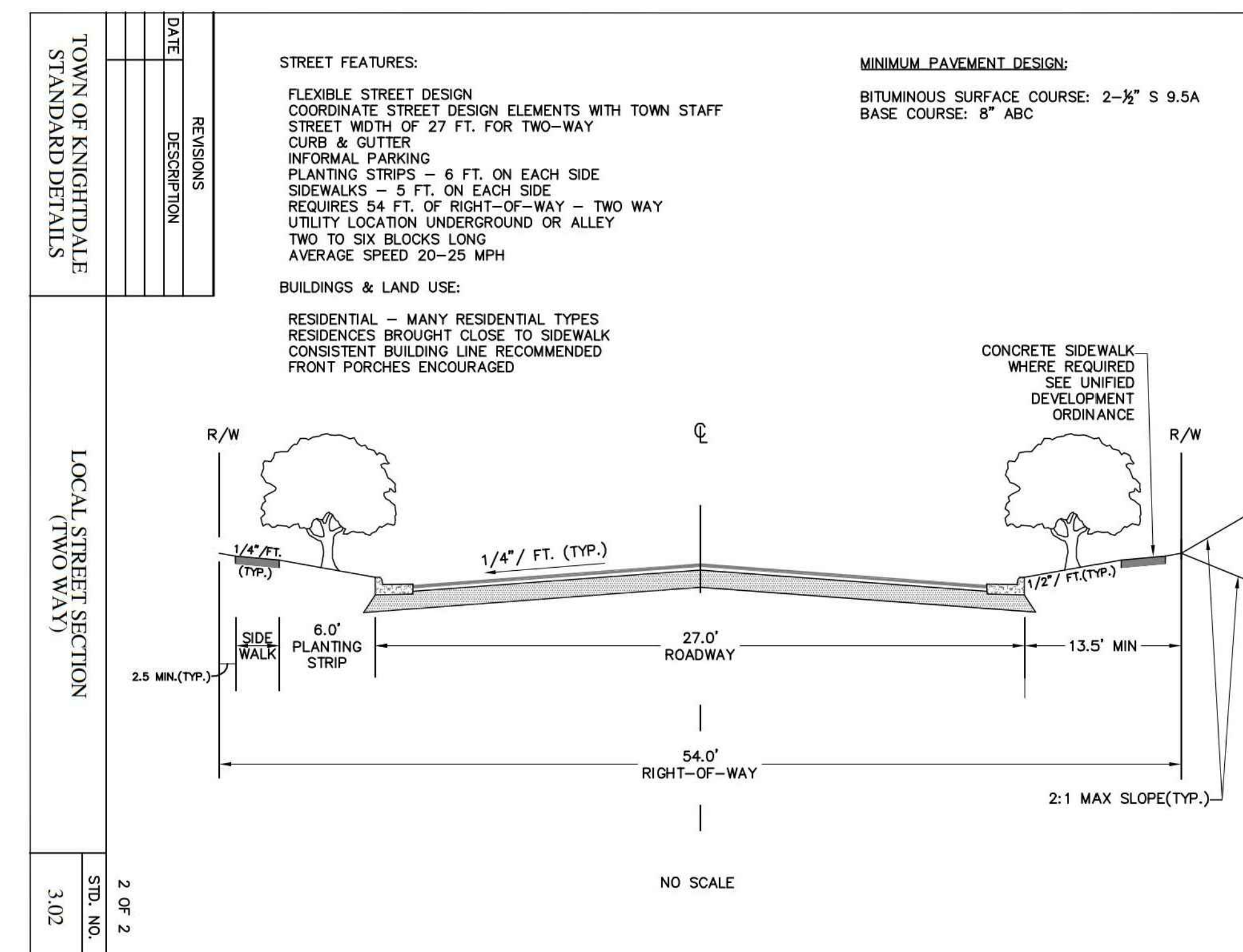
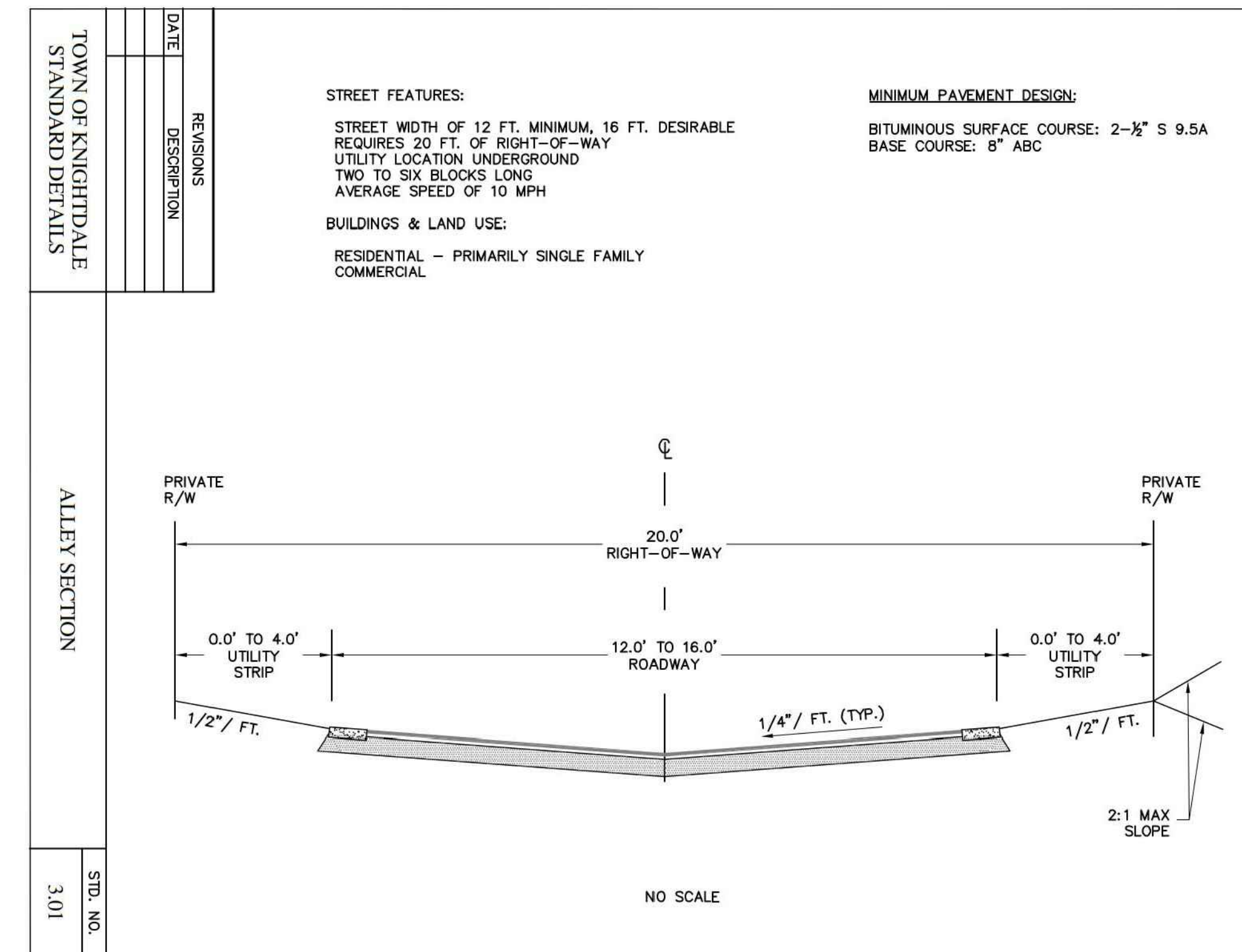
- Wide outside travel lanes of 15 ft. to accommodate bicyclists (otherwise, on designated bikeways, a minimum 4-foot striped outside bicycle lane excluding gutter shall be provided - see Appendix C)
- Curb & gutter
- Landscaped Medians - 16 ft. minimum in width
- Street Tree Planting strips - 5 ft. minimum on each side (see introduction of Section 17.4A for further notes about NCDOT maintained streets)
- Sidewalks - 5 ft. on each side

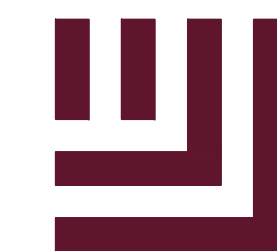
Buildings and Land Use:

- Mixed residential and commercial use areas



TYPICAL SECTION
MEDIAN DIVIDED COLLECTOR
(74' PUBLIC R/W, 47' B-B)





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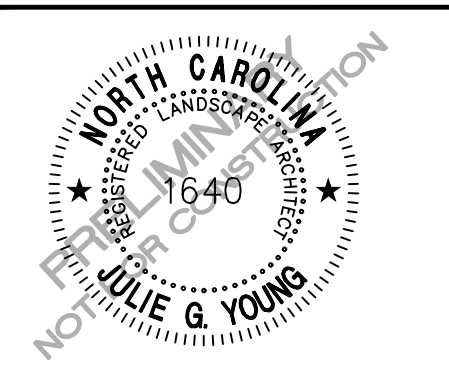
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PHONE: 602. 698. 8655



**OLD MILBURNIE
RESIDENTIAL PUD
MASTER PLAN**
KNIGHTDALE, NORTH CAROLINA



REVISIONS

NO.	DATE

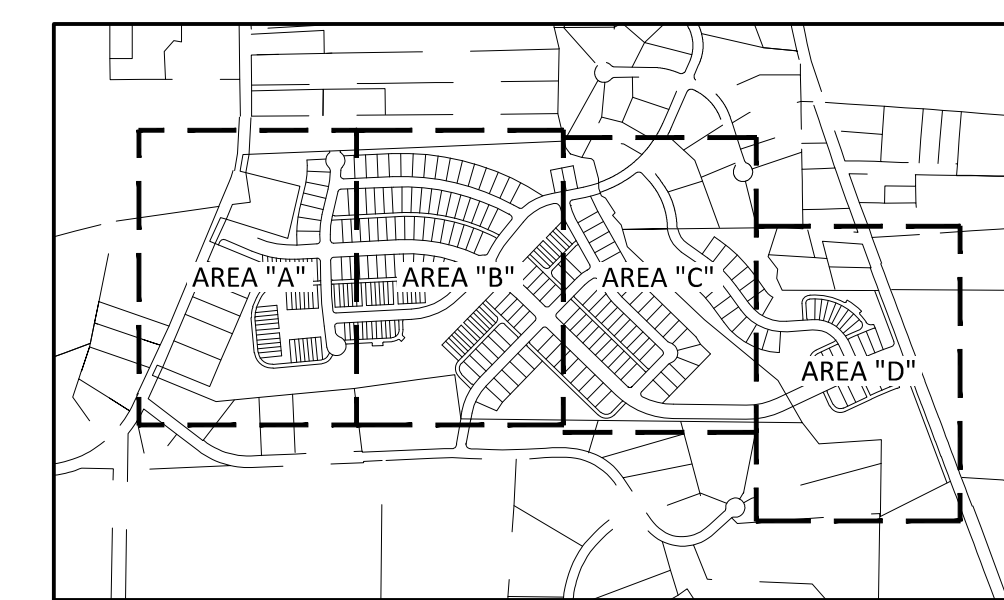
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CHECKED BY	JGY
DRAWN BY	PTH
SCALE	1"=150'
DATE	04.23.2021

SHEET

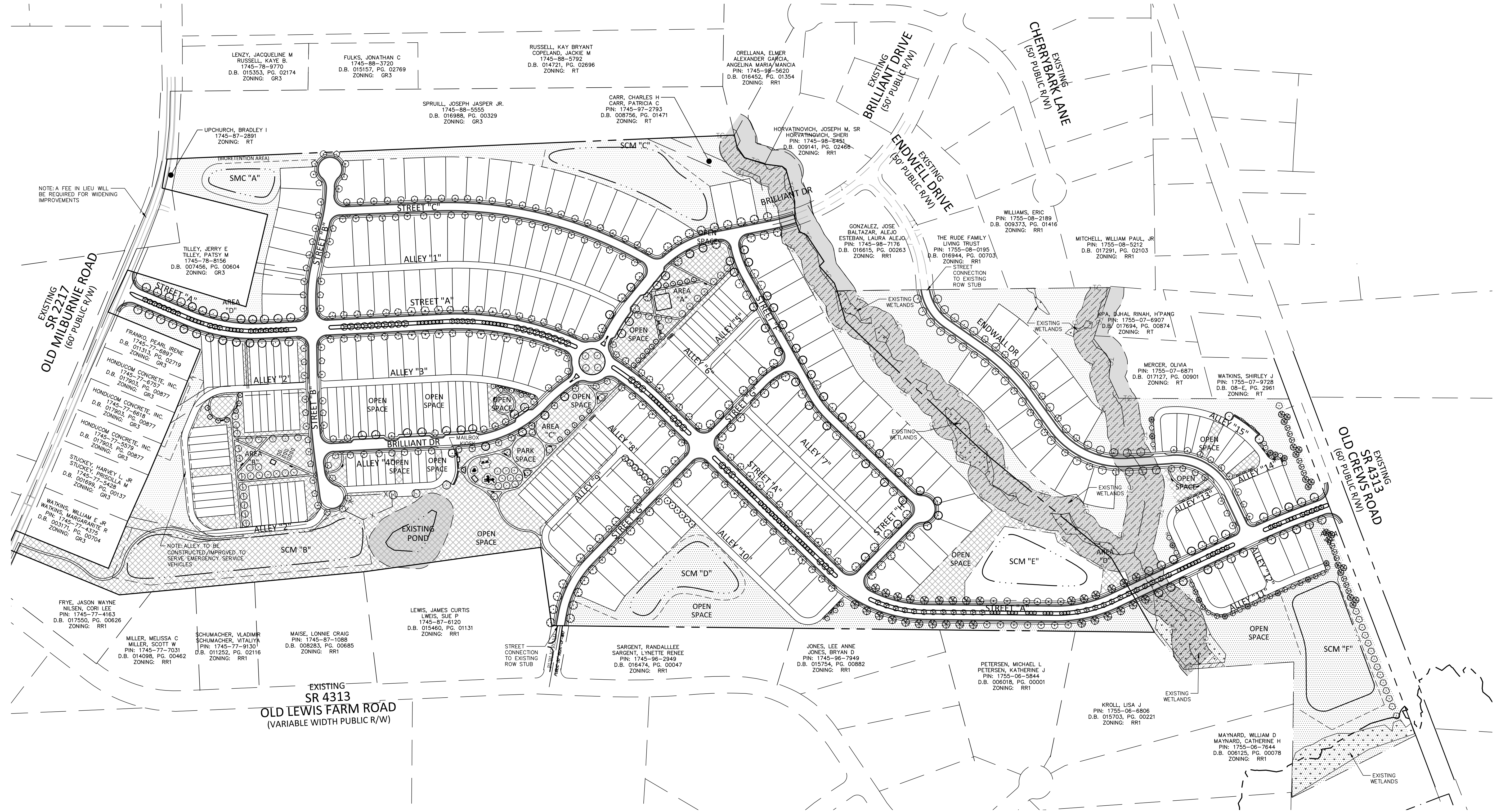
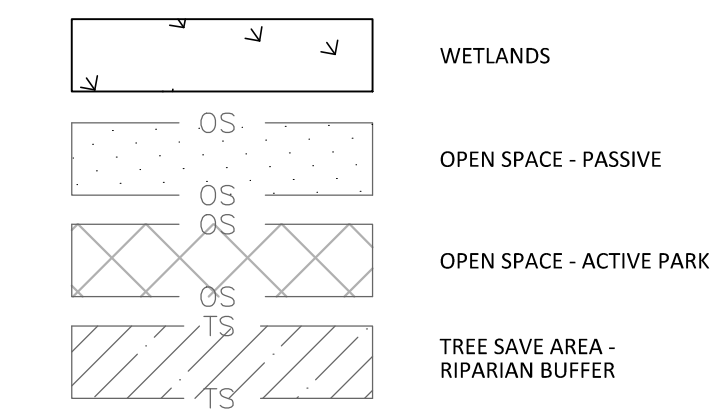
OVERALL LANDSCAPE PLAN

L5.00



INDEX MAP

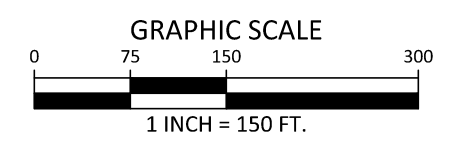
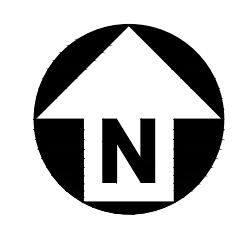
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NOTE: A FEE IN LIEU WILL BE REQUIRED FOR WIDENING IMPROVEMENTS

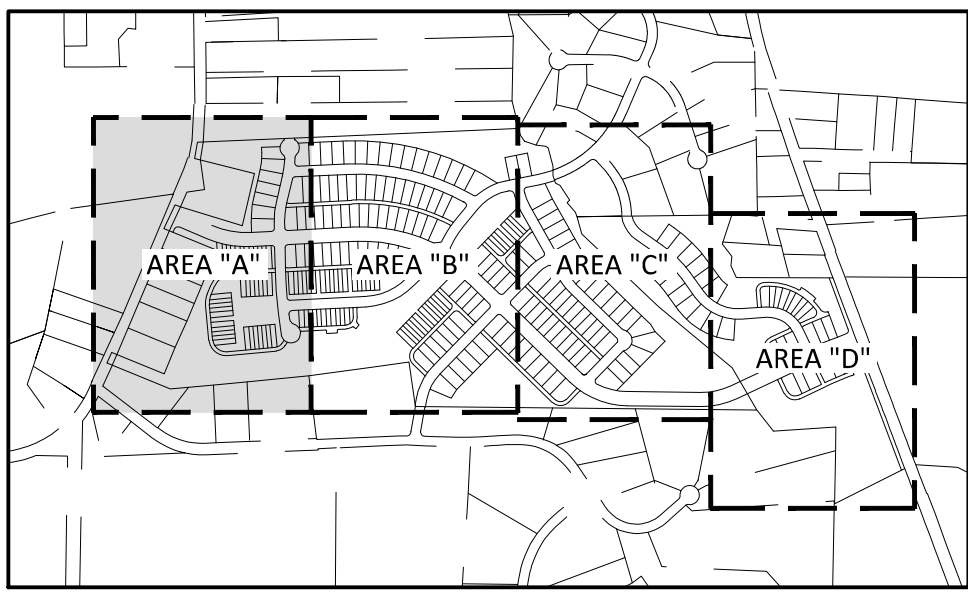
NOTE: ALLEY TO BE CONSTRUCTED/IMPROVED TO SERVE EMERGENCY SERVICE VEHICLES

EXISTING SR 4313
OLD LEWIS FARM ROAD
(VARIABLE WIDTH PUBLIC R/W)



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\Suncrest\2020110478\04-Production\Engineering\Master Plan\Current Drawings\2020110478-L51.dwg, 6/4/2021, 3:05:59 PM, Young, Julie

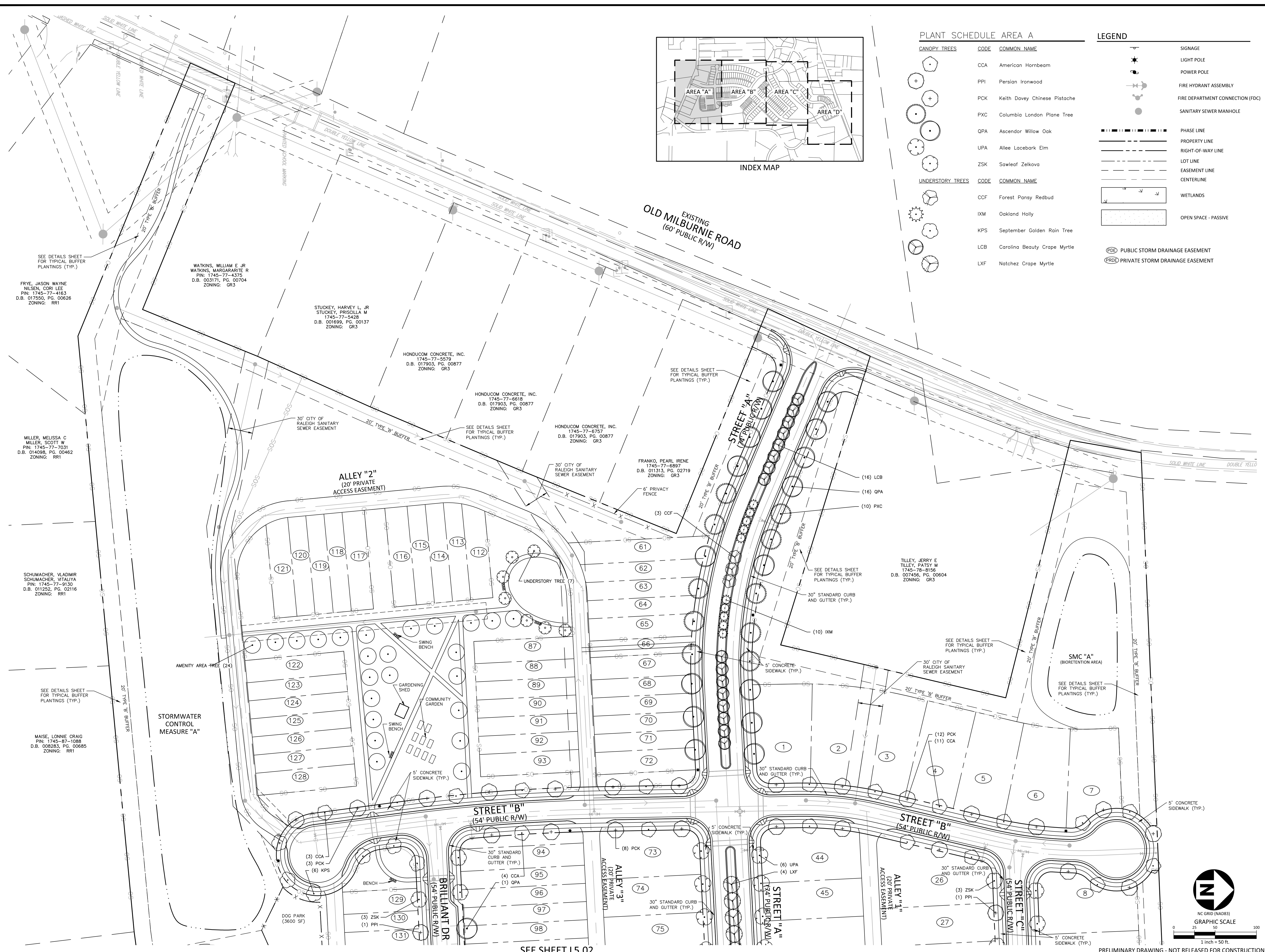


PLANT SCHEDULE AREA A

CANOPY TREES	CODE	COMMON NAME
	CCA	American Hornbeam
	PPI	Persian Ironwood
	PCK	Keith Davey Chinese Pistache
	PXC	Columbia Landon Plane Tree
	OPA	Ascendor Willow Oak
	UPA	Allee Lacebark Elm
	ZSK	Sawleaf Zelkova
UNDERSTORY TREES	CODE	COMMON NAME
	CCF	Forest Pansy Redbud
	IXM	Oakland Holly
	KPS	September Golden Rain Tree
	LCB	Carolina Beauty Crape Myrtle
	LXF	Natchez Crape Myrtle

LEGEND

	SIGNAGE
	LIGHT POLE
	POWER POLE
	FIRE HYDRANT ASSEMBLY
	FIRE DEPARTMENT CONNECTION (FDC)
	SANITARY SEWER MANHOLE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	WETLANDS
	OPEN SPACE - PASSIVE
	PUBLIC STORM DRAINAGE EASEMENT
	PRIVATE STORM DRAINAGE EASEMENT

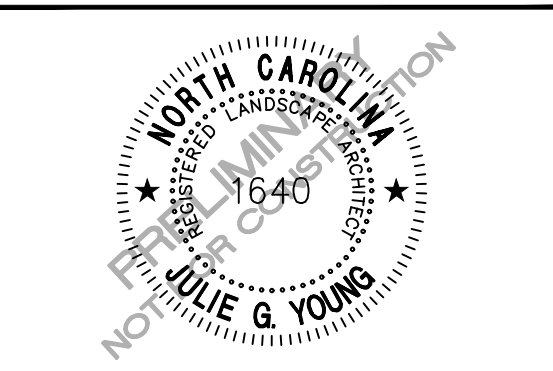


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phone 919. 361. 5000
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OLD MILBURNIE RESIDENTIAL PUD MASTER PLAN
KNIGHTDALE, NORTH CAROLINA



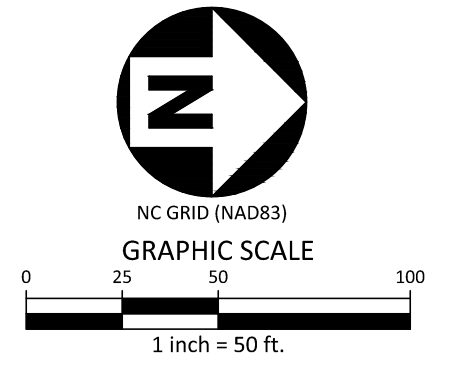
REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	2020110478
FILENAME	2020110478-L51
CHECKED BY	JGY
DRAWN BY	PTH
SCALE	1"=50'
DATE	04.23.2021

LANDSCAPE PLAN AREA "A"
L5.01



SEE SHEET L5.02

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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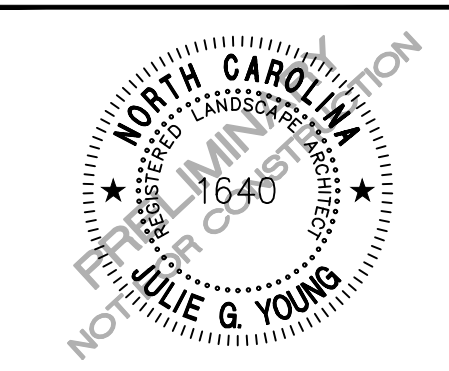
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**OLD MILBURNIE
RESIDENTIAL PUD
MASTER PLAN**
KNIGHTDALE, NORTH CAROLINA



REVISIONS

NO.	DATE
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PLAN INFORMATION

PROJECT NO.	2020110478
FILENAME	2020110478-L51
CHECKED BY	JGY
DRAWN BY	PTH
SCALE	1"=50'
DATE	04.23.2021

**LANDSCAPE PLAN
AREA "B"
L5.02**

LEGEND

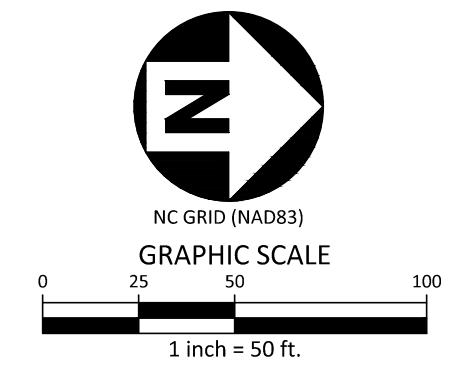
- SIGNAGE
- LIGHT POLE
- POWER POLE
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- SANITARY SEWER MANHOLE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- WETLANDS
- TREE SAVE AREA - RIPARIAN BUFFER
- PSD PUBLIC STORM DRAINAGE EASEMENT
- PRD PRIVATE STORM DRAINAGE EASEMENT

PLANT SCHEDULE AREA B

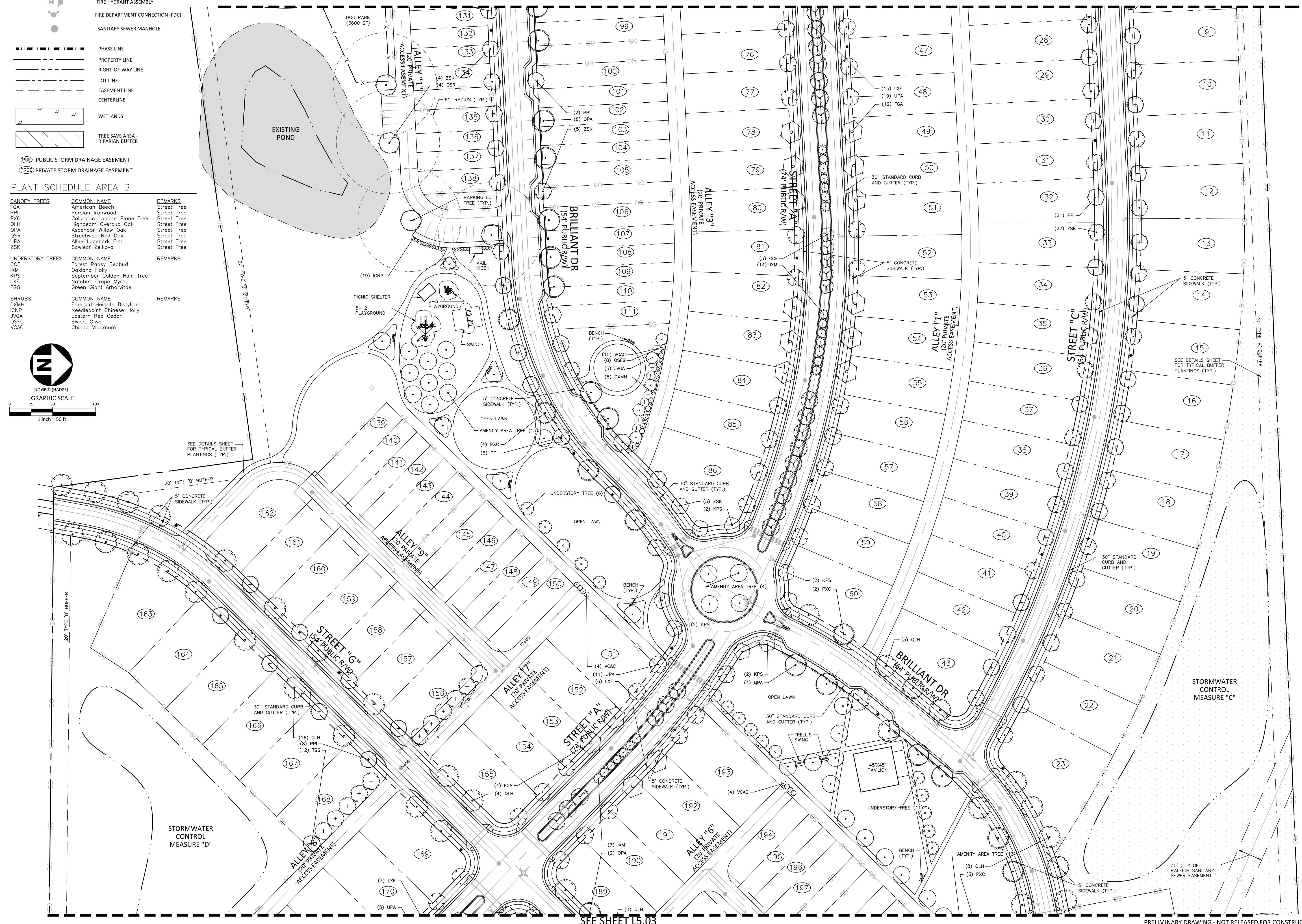
CANOPY TREES	COMMON NAME	REMARKS
FGA	American Beech	Street Tree
PPI	Persian Ironwood	Street Tree
PXC	Columbia London Plane Tree	Street Tree
OLH	Highbeam Overcup Oak	Street Tree
QPA	Ascendof Willow Oak	Street Tree
QSR	Streetwise Red Oak	Street Tree
UFA	Alleé Lacebark Elm	Street Tree
ZSK	Sawleaf Zelkova	Street Tree

UNDERSTORY TREES	COMMON NAME	REMARKS
CCF	Forest Pansy Redbud	
IXM	Oakland Holly	
KPS	September Golden Rain Tree	
LXF	Notchez Crape Myrtle	
TGG	Green Giant Arborvitae	

SHRUBS	COMMON NAME	REMARKS
DXMH	Emerald Heights Distylium	
ICNP	Needlepoint Chinese Holly	
JVGA	Eastern Red Cedar	
OSFC	Sweet Olive	
VCAC	Chindo Viburnum	



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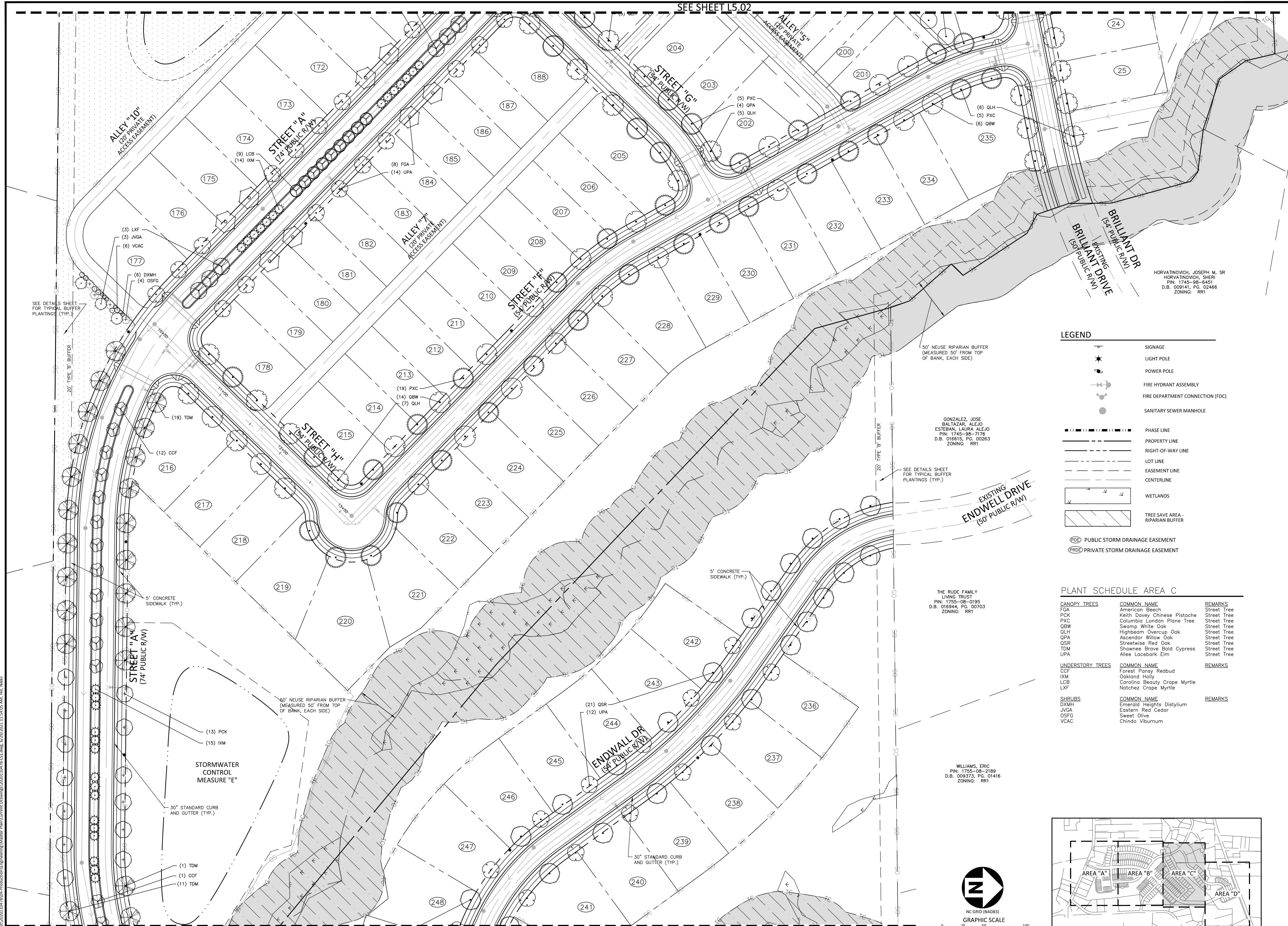


SEE SHEET L5.01

SEE SHEET L5.03

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

SEE SHEET L5.02



LEGEND

- SIGNAGE
- LIGHT POLE
- POWER POLE
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- SANITARY SEWER MANHOLE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- WETLANDS
- TREE SAVE AREA - RIPARIAN BUFFER
- PDE PUBLIC STORM DRAINAGE EASEMENT
- PRDE PRIVATE STORM DRAINAGE EASEMENT

PLANT SCHEDULE AREA C

CANOPY TREES	COMMON NAME	REMARKS
FGA	American Beech	Street Tree
PCK	Keith Davey Chinese Pistache	Street Tree
PXC	Columbia London Plane Tree	Street Tree
QBW	Swamp White Oak	Street Tree
QLH	Highbeam Overcup Oak	Street Tree
OPA	Ascender Willow Oak	Street Tree
OSR	Streetwise Red Oak	Street Tree
TDM	Shawnee Grove Bald Cypress	Street Tree
UPA	Alleé Lacebark Elm	Street Tree

UNDERSTORY TREES	COMMON NAME	REMARKS
CCF	Forest Pansy Redbud	
IXM	Oakland Holly	
LCB	Carolina Beauty Crape Myrtle	
LXF	Natchez Grape Myrtle	

SHRUBS	COMMON NAME	REMARKS
DXMH	Emerald Heights Distylium	
JVGA	Eastern Red Cedar	
OSFG	Sweet Olive	
VCAC	Chindo Viburnum	

GONZALEZ, JOSE
BALTAZAR, ALEJO
ESTEBAN, LAURA ALEJO
PIN: 1745-98-7176
D.B. 016615, PG. 00283
ZONING: RR1

THE RUDE FAMILY
LIVING TRUST
PIN: 1755-08-0195
D.B. 016944, PG. 00703
ZONING: RR1

WILLIAMS, ERIC
PIN: 1755-08-2189
D.B. 009373, PG. 01416
ZONING: RR1

HORVATOVICH, JOSEPH M. SR
HORVATOVICH, SHERI
PIN: 1745-98-6451
D.B. 009141, PG. 02466
ZONING: RR1

SEE DETAILS SHEET FOR TYPICAL BUFFER PLANTINGS (TYP.)

SEE DETAILS SHEET FOR TYPICAL BUFFER PLANTINGS (TYP.)

EXISTING
ENDWELL DRIVE
(50' PUBLIC R/W)

5' CONCRETE SIDEWALK (TYP.)

5' CONCRETE SIDEWALK (TYP.)

STORMWATER CONTROL MEASURE "E"

30" STANDARD CURB AND GUTTER (TYP.)

30" STANDARD CURB AND GUTTER (TYP.)

- (1) TDM
- (1) CCF
- (11) TDM

- (13) PCK
- (15) IXM

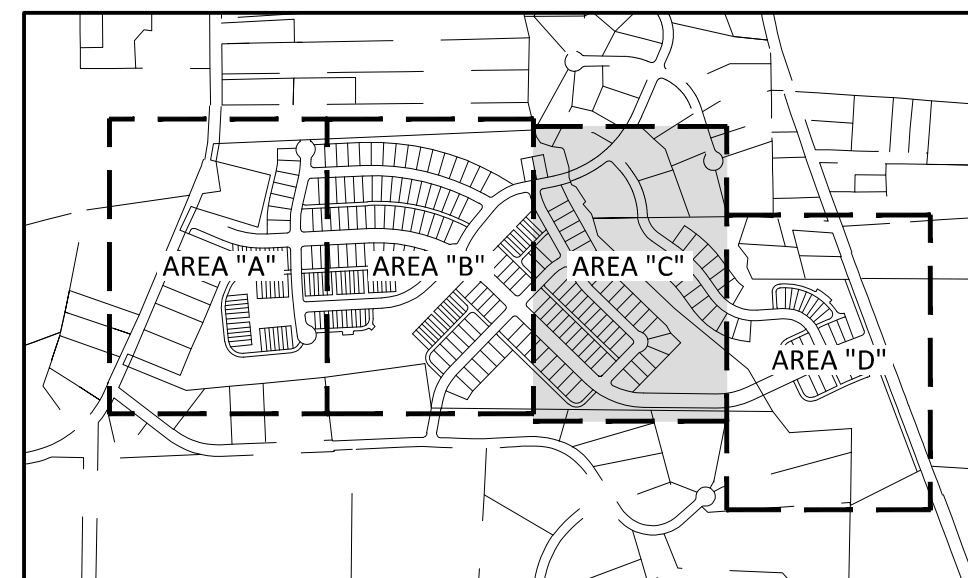
60' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)

60' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)

SEE SHEET L5.04



NC GRID (NAD83)
GRAPHIC SCALE
1 inch = 50 ft.



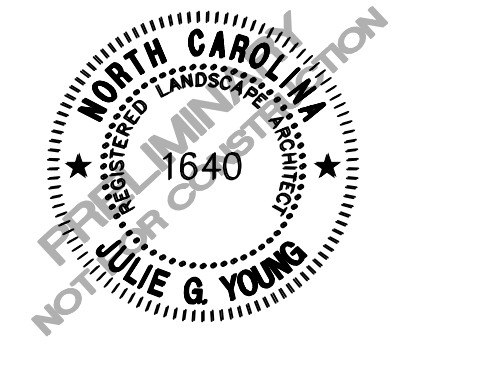
INDEX MAP
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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Durham, NC 27713
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
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**OLD MILBURNIE
RESIDENTIAL PUD
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KNIGHTDALE, NORTH CAROLINA



REVISIONS

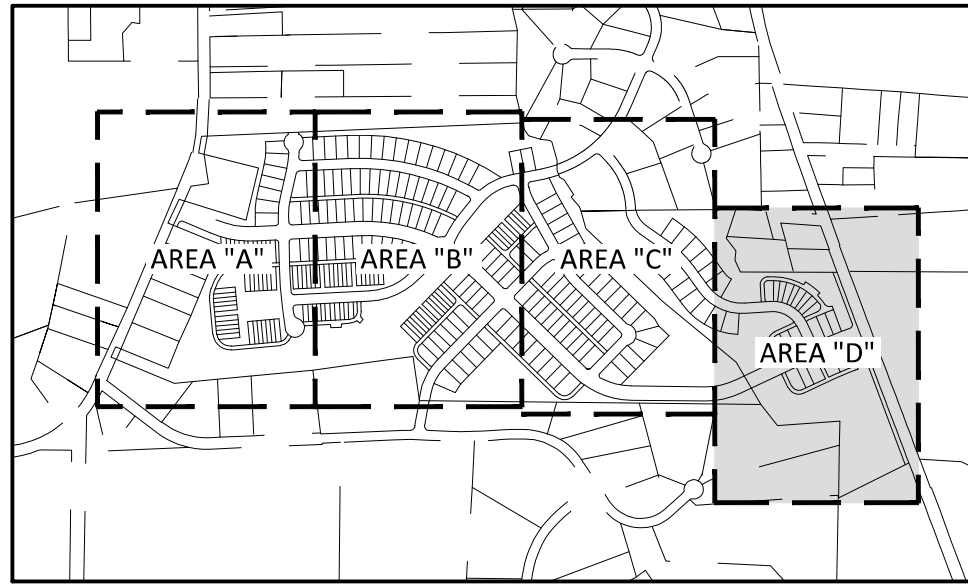
NO.	DATE

PLAN INFORMATION

PROJECT NO.	2020110478
FILENAME	2020110478-L51
CHECKED BY	JGY
DRAWN BY	PTH
SCALE	1"=50'
DATE	04.23.2021

**LANDSCAPE PLAN
AREA "C"
L5.03**

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INDEX MAP

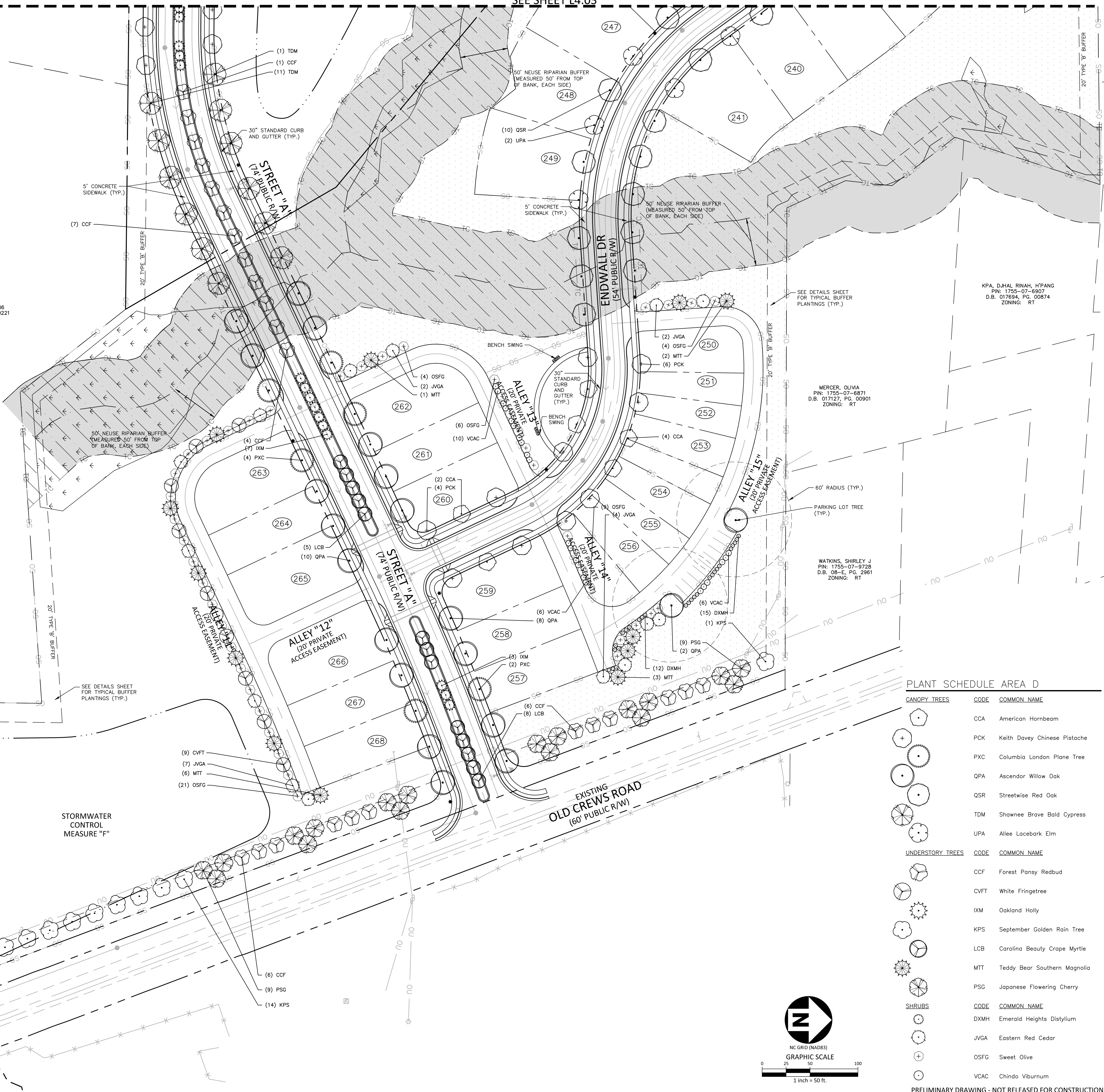
LEGEND

	SIGNAGE
	LIGHT POLE
	POWER POLE
	FIRE HYDRANT ASSEMBLY
	FIRE DEPARTMENT CONNECTION (FDC)
	SANITARY SEWER MANHOLE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	WETLANDS
	TREE SAVE AREA - RIPARIAN BUFFER
	PUBLIC STORM DRAINAGE EASEMENT
	PRIVATE STORM DRAINAGE EASEMENT

KROLL, LISA J
PIN: 1755-06-6806
D.B. 015703, PG. 00221
ZONING: RRI

SEE DETAILS SHEET FOR TYPICAL BUFFER PLANTINGS (TYP.)

STORMWATER CONTROL MEASURE "F"



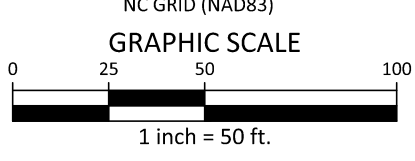
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D.B. 017694, PG. 00874
ZONING: RT

MERCER, OLIVIA
PIN: 1755-07-6871
D.B. 017127, PG. 00901
ZONING: RT

WATKINS, SHIRLEY J
PIN: 1755-07-9728
D.B. 08-06, PG. 2061
ZONING: RT

PLANT SCHEDULE AREA D

CANOPY TREES	CODE	COMMON NAME
	CCA	American Hornbeam
	PCK	Keith Davey Chinese Pistache
	PXC	Columbia London Plane Tree
	QPA	Ascendor Willow Oak
	QSR	Streetwise Red Oak
	TDM	Shawnee Brave Bald Cypress
	UPA	Allee Lacebark Elm
UNDERSTORY TREES	CODE	COMMON NAME
	CCF	Forest Pansy Redbud
	CVFT	White Fringetree
	IXM	Oakland Holly
	KPS	September Golden Rain Tree
	LCB	Carolina Beauty Crape Myrtle
	MIT	Teddy Bear Southern Magnolia
	PSG	Japanese Flowering Cherry
SHRUBS	CODE	COMMON NAME
	DXMH	Emerald Heights Distylium
	JVGA	Eastern Red Cedar
	OSFG	Sweet Olive
	VCAC	Chindo Viburnum



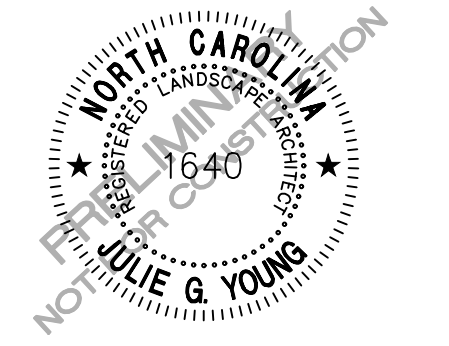
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2905 Meridian Parkway
Durham, NC 27713
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT
SUNCREST REAL ESTATE & LAND
2701 EAST CAMELBACK ROAD
#180 BILTMORE PARK
PHOENIX, ARIZONA, 85016
PHONE: 602. 698. 8655



**OLD MILBURNIE
RESIDENTIAL PUD
MASTER PLAN**
KNIGHTDALE, NORTH CAROLINA



REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	2020110478
FILENAME	2020110478-L51
CHECKED BY	JGY
DRAWN BY	PTH
SCALE	1"=50'
DATE	04.23.2021

**LANDSCAPE PLAN
AREA "D"**
L5.04

M:\Projects\Suncrest\2020110478\04-Production\Engineering\Master Plan\Current Drawings\2020110478-L51.dwg, 6/7/2021, 3:59:59 PM, Hessebad, Paul

LANDSCAPE CALCULATIONS

PERIMETER BUFFERS

SOUTHERN PROPERTY	4040 LF*
20' TYPE B BUFFER	
4810 TOTAL LF SUBTRACTING 440LF FLOODPLAIN, 270LF RIPARIAN BUFFER AND 60LF STREET ROW	
CANOPY TREES	
REQUIRED:	121 (3/100 LF)
PROVIDED:	121**
UNDERSTORY TREES	
REQUIRED:	202 (5/100 LF)
PROVIDED:	202**
SHRUBS	
REQUIRED:	808 (20/100 LF)
PROVIDED:	808**

WESTERN PROPERTY

20' TYPE B BUFFER	1900 LF*
1970 TOTAL LF SUBTRACTING 70LF EASEMENT	
CANOPY TREES	
REQUIRED:	57 (3/100 LF)
PROVIDED:	121**
UNDERSTORY TREES	
REQUIRED:	95 (5/100 LF)
PROVIDED:	95**
SHRUBS	
REQUIRED:	380 (20/100 LF)
PROVIDED:	380**

NORTHERN PROPERTY

20' TYPE B BUFFER	2595 LF*
3890 TOTAL LF SUBTRACTING 1175LF RIPARIAN BUFFER, 120LF STREET ROW	
CANOPY TREES	
REQUIRED:	78 (3/100 LF)
PROVIDED:	78**
UNDERSTORY TREES	
REQUIRED:	130 (5/100 LF)
PROVIDED:	130**
SHRUBS	
REQUIRED:	520 (20/100 LF)
PROVIDED:	520**

*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 OVER 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"	6850 LF
3425 LF X 2 = 6850 LF	
CANOPY TREES	
REQUIRED:	171 (1/40 LF)
PROVIDED:	172
STREET "B"	1850 LF
925 LF X 2 = 1770	
CANOPY TREES	
REQUIRED:	46 (1/40 LF)
PROVIDED:	46
STREET "C"	1880 LF
940 LF X 2 = 1880 LF	
CANOPY TREES	
REQUIRED:	47 (1/40 LF)
PROVIDED:	47

STREET "BRILLIANT DR"	2930 LF
1465 LF X 2 = 2930 LF	
CANOPY TREES	
REQUIRED:	73 (1/40 LF)
PROVIDED:	73
STREET "F"	1900 LF
950 LF X 2 = 1900 LF	
CANOPY TREES	
REQUIRED:	47 (1/40 LF)
PROVIDED:	47
STREET "G"	1700 LF
850 LF X 2 = 1700 LF	
CANOPY TREES	
REQUIRED:	42 (1/40 LF)
PROVIDED:	42

STREET "H"	450 LF
225 LF X 2 = 450 LF	
CANOPY TREES	
REQUIRED:	11 (1/40 LF)
PROVIDED:	11
STREET "ENDWELL DR"	2430 LF
1215 LF X 2 = 2430 LF	
CANOPY TREES	
REQUIRED:	61 (1/40 LF)
PROVIDED:	61

PARKING LOT LANDSCAPING	
PARKING "ALLEY 4"	7 SPACES
CANOPY TREES	
REQUIRED:	ALL SPACES WITHIN 60' FROM PLANTED TREE
PROVIDED:	3
PARKING "ALLEY 15"	10 SPACES
CANOPY TREES	
REQUIRED:	ALL SPACES WITHIN 60' FROM PLANTED TREE
PROVIDED:	2

LANDSCAPE CALCULATIONS

OVERALL TREE CANOPY

BASELINE CANOPY COVERAGE	1,658,992 SF
REQUIRED TREE COVER AREA:	
PARCEL PERIMETER:	12,154 LF
	X 20
	243,080 SF (5.54 AC) REQ. TREE COVER AREA
PROVIDED TREE COVER AREA:	
BUFFER YARDS ALONG PERIMETER:	4040+1900+2595 = 8535 LF
	X 20 (BUFFER WIDTH)
	170,700 SF
	+251,776 SF
	422,476 SF
STREAM BUFFER AREA (TREE SAVE):	422,476 SF TREE COVER AREA / 3,800,425 SF TOTAL SITE = 11% OF TOTAL SITE

PLANT SCHEDULE

CANOPY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT	REMARKS
CCA	24	American Hornbeam	Carpinus caroliniana	2"	8' Min.	Street Tree	
FGA	24	American Beech	Fagus grandifolia	2"	8' Min.	Street Tree	
PPI	39	Persian Ironwood	Parrotia persica	2"	8' Min.	Street Tree	
PKC	46	Keith Davey Chinese Pistache	Pistacia chinensis 'Keith Davey'	2"	8' Min.	Street Tree	
PXC	54	Columbia London Plane Tree	Platanus x acerifolia 'Columbia'	2"	8' Min.	Street Tree	
QBW	20	Swamp White Oak	Quercus bicolor	2"	8' Min.	Street Tree	
QLH	54	Highbeam Overcup Oak	Quercus lyrata 'QLFTB' TM	2"	8' Min.	Street Tree	
QPA	55	Ascendor Willow Oak	Quercus phellos 'Ascendor'	2"	8' Min.	Street Tree	
QSR	35	Streetwise Red Oak	Quercus x 'QRSW18' TM	2"	8' Min.	Street Tree	
TDM	31	Shawnee Brave Bald Cypress	Taxodium distichum 'Mickelson' TM	2"	8' Min.	Street Tree	
UPA	69	Allee Lacebark Elm	Ulmus parvifolia 'Allee'	2"	8' Min.	Street Tree	
ZSK	40	Sawleaf Zelkova	Zelkova serrata 'Village Green'	2"	8' Min.	Street Tree	
UNDERSTORY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT	REMARKS
CCF	44	Forest Pansy Redbud	Cercis canadensis 'Forest Pansy' TM	1.5"	6' min		
CVFT	9	White Fringetree	Chionanthus virginicus	1.5"			
IXM	70	Oakland Holly	Ilex x 'Magland' TM	-	6' min		
KPS	29	September Golden Rain Tree	Koeleruteria paniculata 'September'	1.5"	8' min		
LCB	38	Carolina Beauty Crape Myrtle	Lagerstroemia indica 'Carolina Beauty'	1.5"	6' min		
LXF	31	Natchez Crape Myrtle	Lagerstroemia indica x fauriei 'Natchez'	1.5"	6' min		
MTT	12	Teddy Bear Southern Magnolia	Magnolia grandiflora 'Southern Charm' TM	-	6' min		
PSG	18	Japanese Flowering Cherry	Prunus serrulata 'Snow Goose'	1.5"	6' min		
TGG	12	Green Giant Arborvitae	Thuja standishii x plicata 'Green Giant'	1.5"	8' Min.		
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	SPACING	REMARKS
DXMH	41	Emerald Heights Distylium	Distylium x 'PIDIST-1' TM	36"	min		
ICNP	19	Needlepoint Chinese Holly	Ilex cornuta 'Needlepoint'	36"	min		
JVGA	23	Eastern Red Cedar	Juniperus virginiana 'Glaucua'	60"	min		
OSFG	56	Sweet Olive	Osmanthus fragrans	36"	min		
VCAC	46	Chindo Viburnum	Viburnum awabuki 'Chinda'	36"	min		

CONCEPT PLANT SCHEDULE

AMENITY AREA TREE	56
UNDERSTORY TREE	24

NOTE: TREE SPECIES IN OPEN SPACES TO BE DETERMINED AT CD PHASE.

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 15 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 SHREDED 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.



phone 919. 361. 5000
 fax 919. 361. 2269
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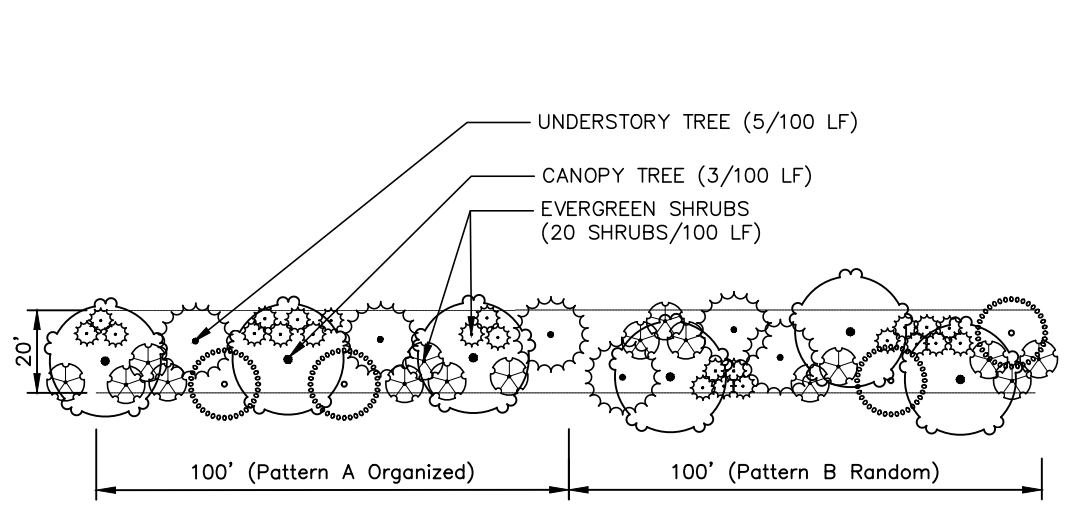
CLIENT

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OLD MILBURNIE RESIDENTIAL PUD MASTER PLAN
 KNIGHTDALE, NORTH CAROLINA

TYPE 'B' BUFFER DETAIL



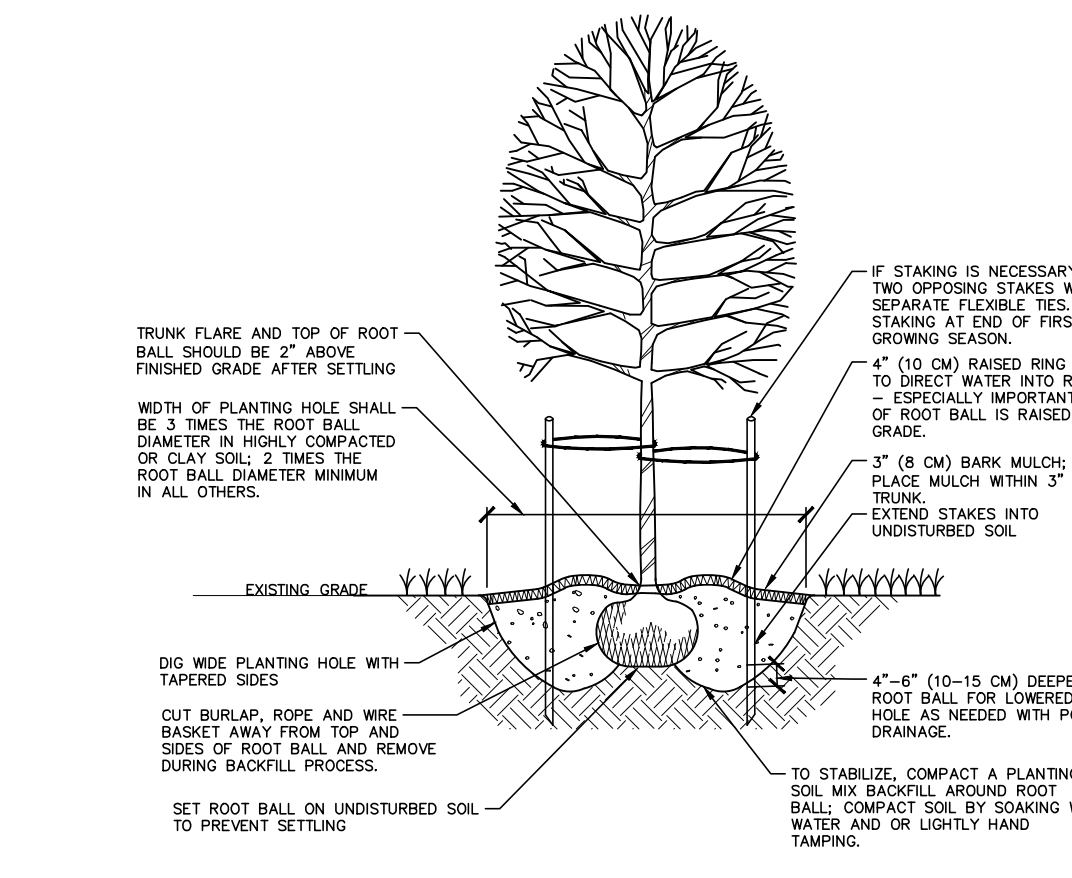
STREETSCAPE AND INTERNAL BUFFER PLANT SPECIES

- CANOPY TREE SPECIES** (INSTALLED AT 2" CAL., 8' HT. MIN.)
 - LIRIODENDRON TULIPIFERA
 - LIQUIDAMBAR STYRACIFLUA 'ROTUNDOLOBA'
 - NYSSA SYLVATICA
 - QUERCUS NUTTALLII
 - QUERCUS PHELLOS
 - QUERCUS RUBRA
 - PLATANUS OCCIDENTALIS
 - ZELKOVA SERRATA
- EVERGREEN CANOPY TREE SPECIES** (INSTALLED AT 2" CAL., 8' HT. MIN.)
 - CEDRUS DEODORA
 - MAGNOLIA GRANDIFLORA
 - PINUS TAEDA
 - THUJA OCCIDENTALIS 'GREEN GIANT'
- EVERGREEN SHRUB SPECIES** (INSTALLED AT 36" HT. MIN.)
 - CALICARPA AMERICANA
 - ILEX CORNUTA 'NEEDLEPOINT'
 - ILEX GLABRA 'NIGRA'
 - ILEX CRENATA 'COMPACTA'
 - AZALEA HYBRIDS
 - ILLICLIUM PARVIFOLIUM
 - MYRICA SP.
 - ILEX VOMITORIA 'NANA'
 - CAMELLIA SASANQUA
 - OSMANTHUS X FORTUNEI
 - PRUNUS CAROLINIANA
 - HYDRANGEA MACROPHYLLA
- UNDERSTORY TREE SPECIES** (INSTALLED AT 1" CAL., 6' HT. MIN.)
 - CARPINUS CAROLINIANA
 - CERCIS CANADENSIS
 - CHIONANTHUS RETUSUS
 - CORNUS 'SPP'
 - ILEX OPACA 'CAROLINA #2'
 - ILEX X EMILY 'BRUNER'
 - ILEX VOMITORIA
 - JUNIPERUS VIRGINIANA
 - PISTACHIA CHINENSIS
 - VIBURNUM AWABUKI
 - VIBURNUM DENTATUM

NOTE: PLANTS SPECIES TO BE SELECTED AT CONSTRUCTION DRAWING PHASE. SPECIES AND QUANTITIES NOT SHOWN ON PLANT SCHEDULE.

PLANTING PERFORMANCE STANDARDS:

TYPE 'B' BUFFER
 CREATE A SEMI-OPAQUE BUFFER FROM THE GROUND TO A HEIGHT OF 6' AND INTERMITTENT VISUAL OBSTRUCTION FROM A HEIGHT OF 6' UP TO A HEIGHT OF 30'. SHALL CONTAIN HORIZONTAL OPENINGS NO GREATER THAN 20" IN WIDTH FOR INTERMITTENT VISUAL OBSTRUCTION AND NO GREATER THAN 5" IN WIDTH FOR SEMI-OPAQUE SCREEN UPON THE PLANT'S MATURITY.



NOTES:

- SELECT TREES THAT HAVE STRONG CENTRAL LEADER; GROWN WITH FULL FOLIAGE; ARE STAKED AT END OF FIRST GROWING SEASON.
- BEFORE INSTALLING PLANTING SOIL MIX BACKFILL AROUND ROOT BALL BE SURE TO SOAK HOLE TO CONFIRM WATER FILTERS THROUGH UNDISTURBED SOIL. DESIGN ALTERNATIVE DRAINAGE SYSTEM IF REQUIRED.
- A SOIL EXPLORER CAN BE USED TO VERIFY THE PLANTING SOIL MIX FOR THE SITE CONDITIONS AND SPECIFIC TREE SPECIES.
- IF USING CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCING THE PERIMETER OF THE CONTAINER.
- THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND DURING DRY PERIODS.

NOTES:

- PROPORTIONALLY COMPENSATE FOR REDUCTION OF ROOTS AND TO PROMOTE NATURAL CHARACTER OF GROWTH.
- TOP OF ROOT BALL SHALL BE 1" HIGHER THAN ADJACENT FINISHED GRADE.
- 3" (8 CM) BARK MULCH; DO NOT PLACE MULCH WITHIN 3" OF TRUNK/STEM.
- CUT & REMOVE BURLAP FROM 1/3 OF ROOT BALL.
- PLANTING SOIL MIX TO BE TAMPED TO AVOID SETTLING.
- SUBSOIL BROKEN WITH FROG.
- WIDTH OF PLANTING HOLE SHALL BE 3 TIMES THE ROOT BALL DIAMETER IN HIGHLY COMPACTED OR CLAY SOIL; 2 TIMES THE ROOT BALL DIAMETER MINIMUM IN ALL OTHERS.

01 TREE INSTALLATION

SCALE: 3/8"=1'-0"

02 SHRUB INSTALLATION

SCALE: 3/8"=1'-0"



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

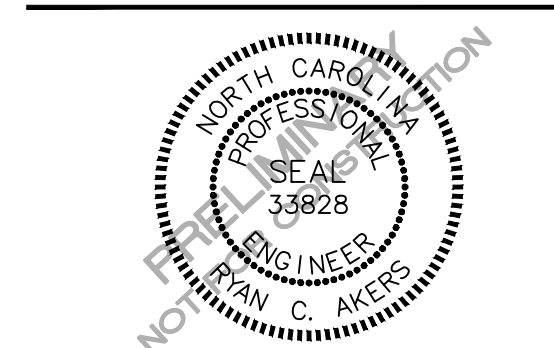
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OLD MILBURNIE RESIDENTIAL PUD MASTER PLAN
KNIGHTDALE, NORTH CAROLINA



REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	2020110478
FILENAME	2020110478-0A11
CHECKED BY	RCA
DRAWN BY	NNH
SCALE	1"=150'
DATE	04.23.2021

SHEET

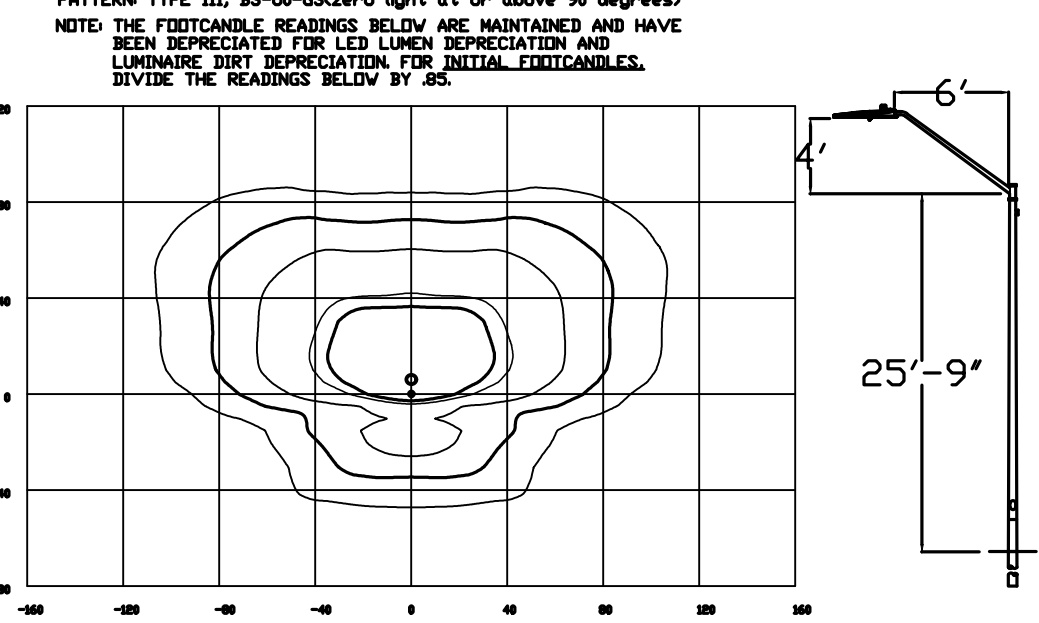
OVERALL LIGHTING PLAN

L6.00

ISOFOOTCANDLE CURVES

FIXTURE: LED 150 - AEL
MOUNTING HEIGHT: 30 FT
LIGHT SOURCE: 40 LED's; 4000K; 70 CRI
LUMENS = 16192
PATTERN: TYPE III, 85-UP-G2zero light at or above 90 degrees

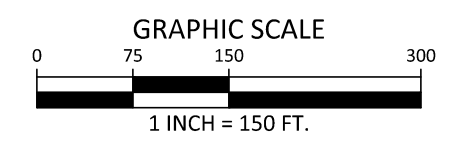
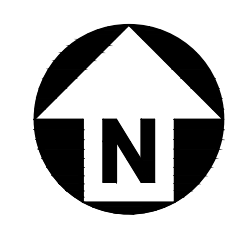
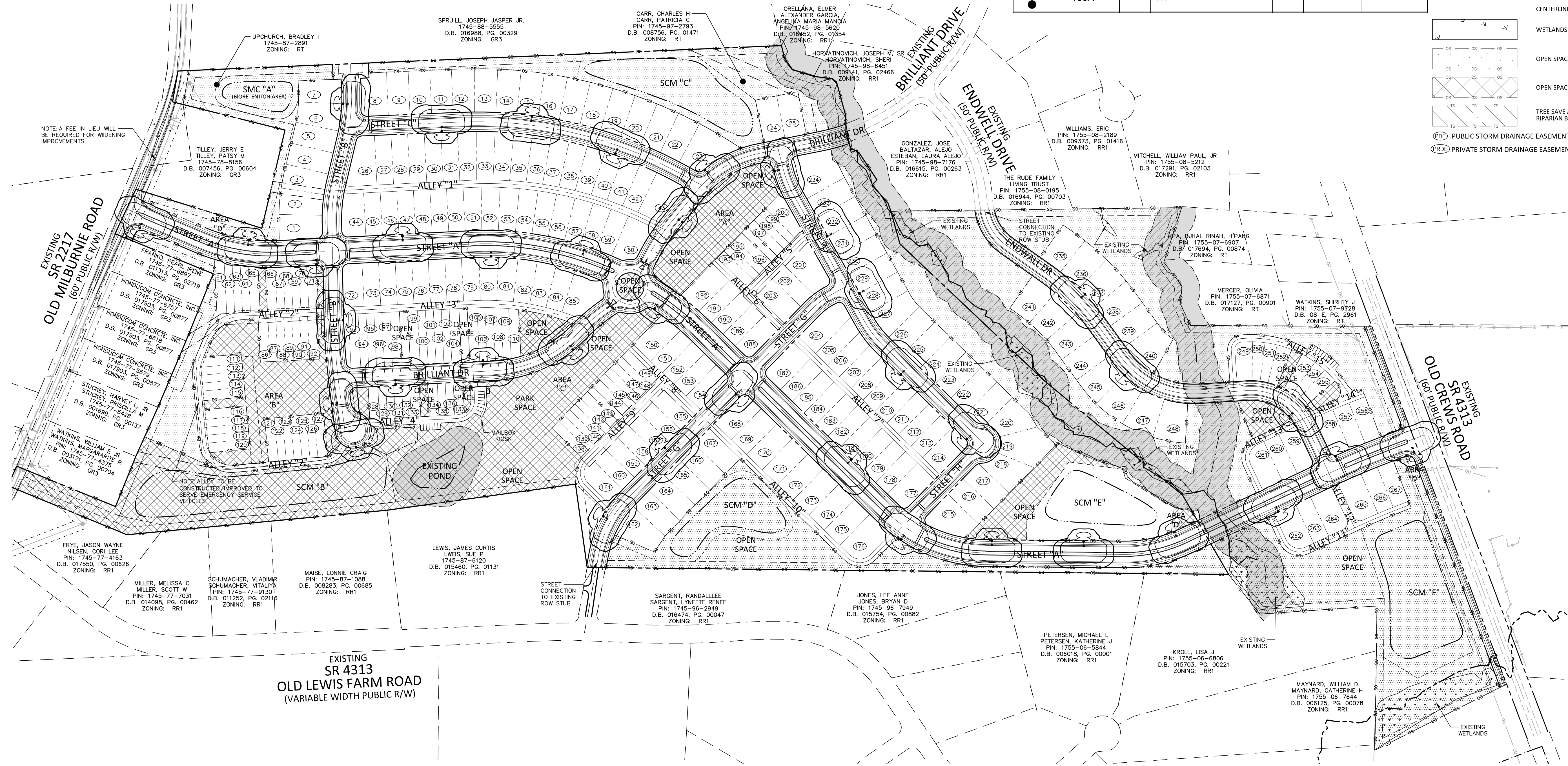
ASSY# LFD-PV-LED-150-GRAY-III-MULTI-...-P
POLE ASSY# LP-LE-30-FG-30FT-GRAY-...-P (GRAY)



Symbol	Label	Quantity	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor
	150A	38	LED 150w Roadway - Type III - 4000K	1	16192	0.85

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- WETLANDS
- OPEN SPACE - PASSIVE
- OPEN SPACE - ACTIVE PARK
- TREE SAVE AREA - RIPARIAN BUFFER
- PUBLIC STORM DRAINAGE EASEMENT
- PRIVATE STORM DRAINAGE EASEMENT



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\Suncrest\2020110478\04-Production\Engineering\Master Plan\Current Drawings\2020110478-0A11.dwg, 6/4/2021, 3:39:52, P.M., HILL, NIKHIL



OLD MILBURNIE VILLAGE

Planned Unit Development

Town of Knightdale

April 23, 2021

(Revised 6/24/21)



TABLE OF CONTENTS

1. VISION + INTENT

2. EXISTING CONDITIONS

- Summary
- Vicinity Map
- Environmental Survey
- Current Zoning Map

3. PLANNED UNIT DEVELOPMENT MASTER PLAN

- Development Details
- Front Loaded Single-Family Dwellings (Dimensional Standards)
- Rear Loaded Single-Family Dwellings (Dimensional Standards)
- Townhouses (Dimensional Standards)

4. UNIFIED DEVELOPMENT ORDINANCE + KNIGHTDALENEXT 2035 COMPREHENSIVE PLAN CONSISTENCY

- Modifications
- Comprehensive Plan Consistency

5. DESIGN GUIDELINES

- Single-Family Architectural Standards
- Townhouse Architectural Standards

6. TRANSPORTATION ANALYSIS

- Transportation Impact Assessment (TIA) Summary

7. RECREATIONAL OPEN SPACE + AMENITIES

- Open Space Standards

8. PUBLIC FACILITIES & INFRASTRUCTURE

- Streets + Sidewalks
- Stormwater
- Water + Sewer

9. NEIGHBORHOOD MEETING REPORT

- Meeting Summary
- Question Log

OLD MILBURNIE VILLAGE

Planned Unit Development
Prepared for The Town of Knightdale

Submittal Dates

First Submittal:	April 23, 2021
Second Submittal:	June 4, 2021
Third Submittal:	July 5, 2021

Developer

Suncrest Real Estate & Land
2701 East Camelback Rd # 180
Biltmore Park, Phoenix, Arizona 85016

McAdams Company, Design Lead

2905 Meridian Parkway
Durham NC 27113



MCADAMS



1

VISION + INTENT

VISION + INTENT

As stated in §2.15.C of the Knightdale Unified Development Ordinance, the Planned Unit Development District is designed to encourage master planning of development to coordinate such development so as to manage the impacts of the development on the provision of Town Services and infrastructure. The Planned unit Development encourages creativity and innovation in the design of development, but in return for this flexibility the expectation is for communities to:

- › Provide exceptional design, character, and quality;
- › Provide high quality community amenities;
- › Incorporate creative design in the layout of buildings;
- › Ensure compatibility with surrounding land uses and neighborhood character;
- › Ensure the creation of mixed density neighborhoods, neighborhood nodes, and mixed use centers;
- › Further the goals of the Comprehensive Plan including the growth framework and growth and conservation map;
- › Provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure.



THE OLD MILBURNIE VILLAGE PLANNED UNIT DEVELOPMENT MEETS THE STATED VISION AND INTENT OF THE PLANNED UNIT DEVELOPMENT:

Provide exceptional design, character, and quality:

Homes within Old Milburnie Village will follow a set of prescribed architectural design standards which preserve the spirit and intent of the design requirements from Chapter 5 of the Knightdale UDO. The proposed development provides exceptional site design, character, and quality through the location of provided open spaces, the mixing of different residential housing stock, and by forming vital connections both within the neighborhood and to the greater Knightdale area through thoughtful pedestrian and roadway design.

Provide high quality community amenities:

Old Milburnie Village is focused on providing a myriad of outdoor living spaces and variable-use park space. Amenities within the proposed development include walking trails, shaded seating, public art, children's play areas with play equipment, community gardens, dog-friendly fixtures, fire pits, entry monumentation, interpretive rest and play spaces, gathering courtyards, and accessible pavilions.

Incorporate creative design in the layout of buildings:

Old Milburnie Village is laid out in such a way that all buildings, no matter the specific type or size, are located within close proximity to one another and avoids a pod set-up that segregates different types of homes. This design will create a compact and cohesive development. Several townhome units will be located with frontage directly on private open space, allowing residents to walk directly out of their homes into a park-like setting.

Ensure compatibility with surrounding land uses and neighborhood character:

In addition to providing the required perimeter buffer, the proposed layout strategically uses stormwater control measures and excess open space to allow for the appropriate transition between the proposed land uses and surrounding properties. This strategy in conjunction with the use of high-quality building design ensures sensitivity to and compatibility with surrounding land uses and neighbourhood character.

Ensure the creation of mixed density neighborhoods, neighborhood nodes, and mixed use centers:

The proposed development meets the vision outlined in the KnightdaleNext 2035 Comprehensive Plan for Mixed Density Neighborhoods and supports the guiding principle of creating 'Great Neighborhoods and Expanded Home Choice.' In adherence with this guiding principle, the Old Milburnie Road PUD provides a greater access to a range of housing choices people need at different stages of life by mixing two or more housing choices into one community.

Further the goals of the Comprehensive Plan including the growth framework and growth and conservation map:

The parcels comprising Old Milburnie Village are designated as Mixed-Density Neighborhood per the KnightdaleNext 2035 Comprehensive Plan. Old Milburnie Village is designed to meet the standards of a Mixed-Density Neighborhood:

- › The homes are oriented to the interior of the site;
- › The development is buffered from surrounding land uses to create proper transitions;
- › Within the development, streets create a modified grid street network and small blocks to create a cohesive, well-connected community.

Provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure:

Old Milburnie Village is designed to be compact and efficient, and is laid out in such a way that no space is wasted or underutilized. It further supports the Town's infrastructure goals of increased vehicular and pedestrian connectivity by providing a collector road connection to Old Crews Road and a pedestrian connection to the middle school via East Wake Drive. This pedestrian connection represents an off-site improvement that is offered for the betterment of the community.



2

EXISTING CONDITIONS

EXISTING CONDITIONS SUMMARY

Old Milburnie Village is located on 3 parcels located between Old Crews Rd and Old Milburnie Rd, near the intersection of Old Milburnie Rd and Old Lewis Farm Rd. The 3 parcels are identified by Wake County Property Identification Numbers 1745872891, 1745972793, and 1755179228 (portion). The parcels that comprise Old Milburnie Village generally slope downward towards the southeastern portion of the site along Old Crews Rd. There are jurisdictional streams and ponds located within the boundaries of Old Milburnie Village all of which will be preserved during development. Stands of trees dominate most of the site, with a few smaller cleared areas indicative of prior agricultural use.

VICINITY MAP

EXISTING
CONDITIONS

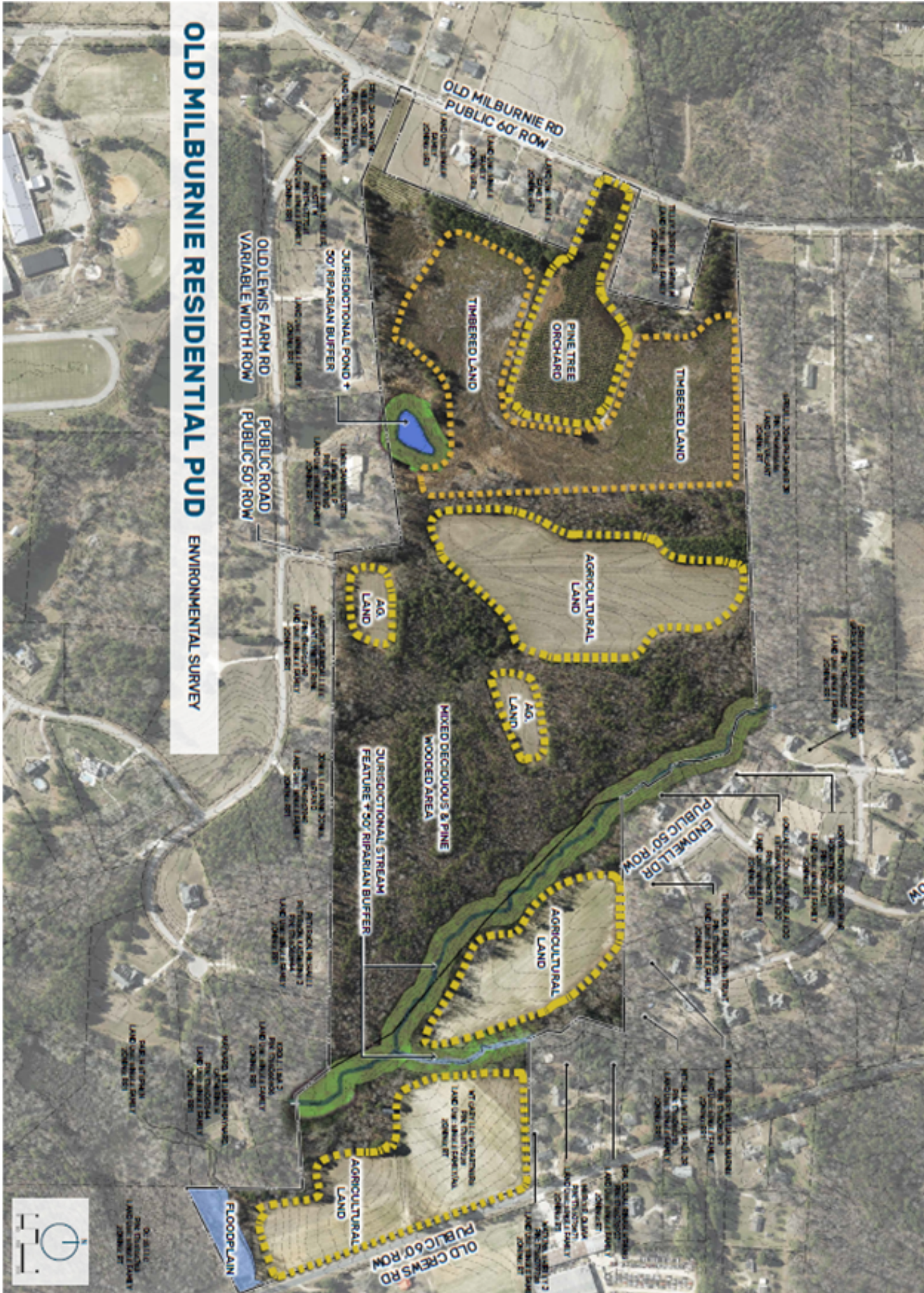


OLD MILBURNIE ROAD PUD VICINITY MAP



ENVIRONMENTAL SURVEY

EXISTING
CONDITIONS





3

PUD MASTER PLAN

PLANNED UNIT DEVELOPMENT MASTER PLAN

DEVELOPMENT DETAILS

Old Milburnie Village is a 267-lot residential subdivision designed to the GR3 and Planned Unit Development standards of the Town of Knightdale Unified Development Ordinance. Old Milburnie Village will provide a variety of housing choices for future residents as well as well-designed and multi-functional central amenities. The development will establish a key connection to Old Crews Road to the east, and will link to the nearby East Wake Middle School through the construction of new off-site pedestrian facilities.

DEVELOPMENT MIX

	Number of Units	Percentage of development
› Front-loaded single family dwellings	65	24.34%
› Rear-loaded single-family dwellings	112	41.95%
› Townhouses	90	33.71%



FRONT LOADED SINGLE-FAMILY DWELLINGS

MODIFICATIONS TO UDO STANDARDS

§2.7 of the Knightdale Unified Development Ordinance requires that any lot less than 80' in width be accessed via an alley or rear lane access. Due to site constraints, up to 30% of these dwelling units can be accessed via a driveway that connects to the fronting public right-of-way (will not include the main east-west collector road). To ensure that the homes are of high-quality and add to the vitality of Old Milburnie Village and Knightdale as a whole, the applicant has offered tailored architectural standards as a condition of the zoning approval.

To create an interesting streetscape and encourage interaction between the public and private realm, front-loaded single-family dwellings in Old Milburnie Village 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'.

FRONT LOADED SINGLE FAMILY DWELLING STANDARDS

- › Minimum lot size 5000 sf
- › Lot width (min.) 60'
- › Front setback (min) 20' (25' for face of garage)
- › Minimum driveway length 25'
- › Side setback 5'
- › Rear setback 15'
- › Maximum building height 3 stories



Images are illustrative in nature and subject to change based on review and approval by the Land Use Administrator.

REAR LOADED SINGLE-FAMILY DWELLINGS

MODIFICATIONS TO UDO STANDARDS

In an effort to reduce the amount of impervious surface on the lots, and to increase the developable area on each parcel, rear-loaded single-family dwellings in Old Milburnie Village 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'.

REAR LOADED SINGLE FAMILY DWELLING STANDARDS

› Minimum lot size	5000 SF
› Lot width	46'
› Front setback (min)	10'
› Minimum driveway length	20'
› Side setback (min)	3'
› Side setback aggregate (min)	6"
› Rear setback (min)	15'
› Maximum building height	3 stories



Images are illustrative in nature and subject to change based on review and approval by the Land Use Administrator.

TOWNHOUSES

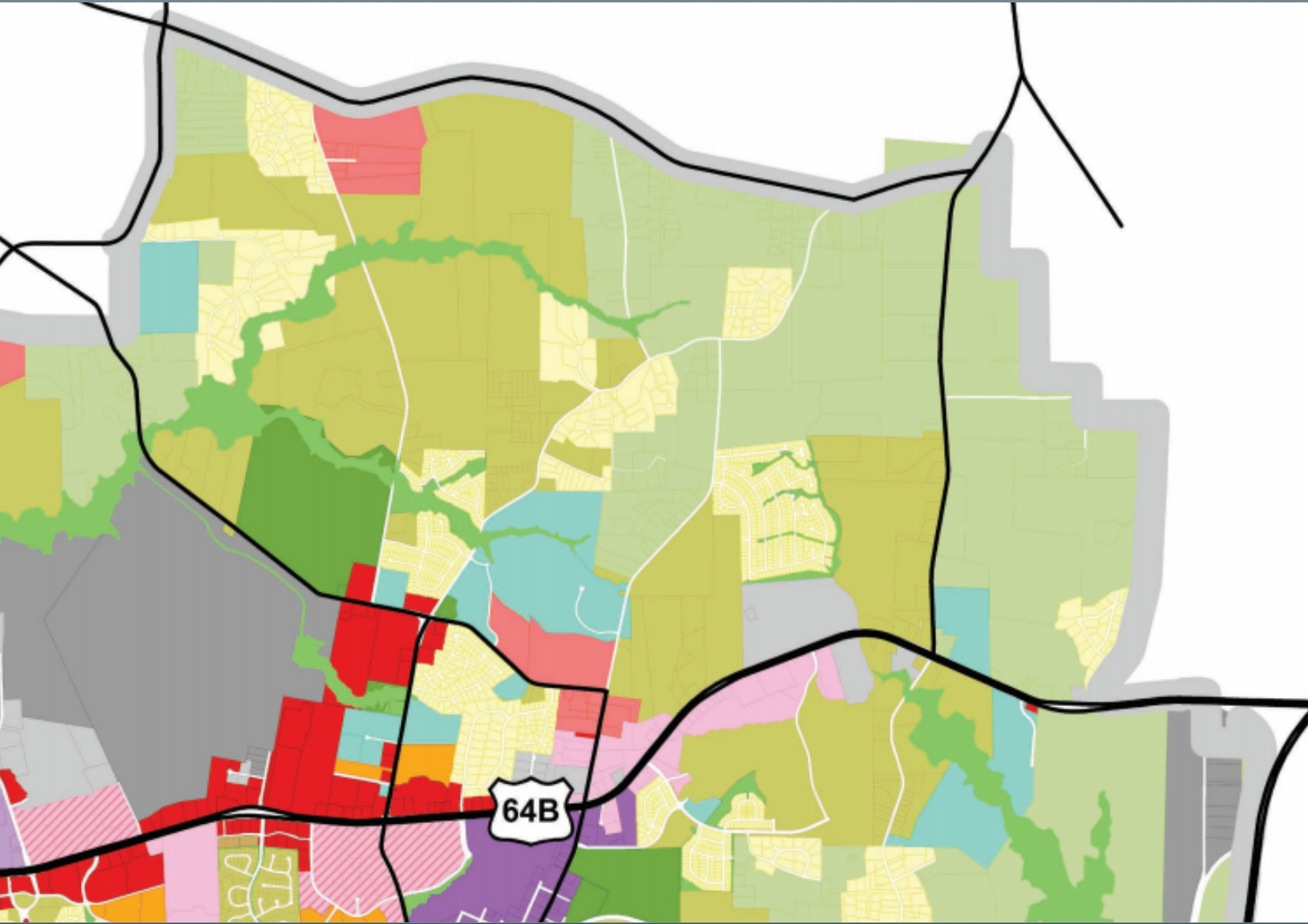
MODIFICATIONS TO UDO STANDARDS

§2.7.B of the Knightdale Unified Development Ordinance limits the maximum number of townhouse units in GR districts to 30% of the total number of dwelling units. Townhouses within Old Milburnie Village will comprise 33.71% of the total number of dwelling units. To ensure that townhouses are high-quality construction, the applicant has offered tailored architectural standards as part of the zoning approval. Additionally, many townhouses are located around park amenities, which will frame the open space with structures to create a more engaged and safe public space. For those townhomes which front on open space (rather than public ROW), the front setback shall be measured between the architectural front of the building to the open space lot.

TOWNHOUSE DWELLING STANDARDS

- | | |
|-------------------------------------------|-----------|
| • Front setback (min) | 0' |
| • Front setback (max) | 25' |
| • Minimum building separation | 10' |
| • Rear setback from rear lane /alley(min) | 15' |
| • Maximum building height | 3 stories |
| • Min. Driveway Length | |
| ○ 2-Car Garage Unit | N/A |
| ○ 1-Care Garage Unit | 20' |





4

UDO + COMPREHENSIVE PLAN CONSISTENCY

UNIFIED DEVELOPMENT ORDINANCE CONSISTENCY

Old Milburnie Village has been designed to meet the requirements of the Unified Development Ordinance where practical and achievable. There are some instances where, due to site constraints, it is not possible to meet the specific requirement of the Ordinance. In those instances, the applicant is proposing design alternatives that will meet the intent of the Ordinance. The requested modifications to the requirements of the UDO, and the proposed alternative methods of compliance, are listed below.

MODIFICATIONS FOR FRONT LOADED SINGLE-FAMILY DWELLINGS (60' WIDE LOTS)

§2.7 of the Knightdale Unified Development Ordinance requires that any lot less than 80' in width be accessed via an alley or rear lane access. Due to site constraints, up to 30% of these dwelling units can be accessed via a driveway that connects to the fronting public right-of-way (but no units along the main east-west collector road shall be front loaded). To ensure that the homes are of high-quality and add to the vitality of Old Milburnie Village and Knightdale as a whole, the applicant has offered tailored architectural standards as a condition of the zoning approval.

To create an interesting streetscape and encourage interaction between the public and private realm, front-loaded single-family dwellings in Old Milburnie Village will be served by driveways that are a minimum length of 25' rather than the UDO requirement of 35'.

MODIFICATIONS TO REAR LOADED SINGLE-FAMILY DWELLINGS (46' WIDE LOTS)

In an effort to reduce the amount of impervious surface on the lots, and to increase the developable area on each parcel, rear-loaded single-family dwellings in Old Milburnie Village will be served by driveways that are a minimum length of 20' rather than the UDO requirement of 35'.

MODIFICATIONS TO TOWNHOUSE DWELLINGS

§2.7.B of the Knightdale Unified Development Ordinance limits the maximum number of townhouse units in GR districts to 30% of the total number of dwelling units. Townhouses within Old Milburnie Village will comprise 33.71% of the total number of dwelling units. To ensure that townhouses are high-quality construction, the applicant has offered tailored architectural standards as part of the zoning approval. Additionally, many townhouses are located around park amenities, which will frame the open space with structures to create a more engaged and safe communal space.

MODIFICATIONS TO FRONTAGE REQUIREMENTS

§4.2.A of the Knightdale UDO requires that all lots front upon a public street or public space. In order to create an engaging design with alternative lot layouts, the Old Milburnie Village PUD requests the ability to front Townhomes directly on HOA owned and maintained open space, rather than public ROW. These lots will be rear alley accessed, and 'front setbacks' shall be measured from the fronting open space lot-line. Alleys in these instances will be structurally designed to accommodate emergency service vehicles.

MODIFICATIONS TO OPEN SPACE REQUIREMENTS

§7.5.A of the Knightdale UDO requires that at least one half of the recreational open space be provided for active recreation purposes, and provides examples of 'playgrounds, tennis courts, ball fields, and volleyball courts'. Old Milburnie Village seeks to request an expanded interpretation of active open space for the purpose of this development, to include a myriad of outdoor living spaces and variable-use park space. Amenities within the proposed development will include walking trails, shaded seating, public art, children's play areas with play equipment, community gardens, dog-friendly fixtures, fire pits, interpretive rest and play spaces, gathering courtyards, and accessible pavilions.

UNIFIED DEVELOPMENT ORDINANCE CONSISTENCY

MODIFICATIONS TO MASS GRADING (LOTS 60' WIDE OR MORE)

§6.2 of the Knightdale Unified Development Ordinance prohibits mass grading on all front-loaded lots 60' or greater in width. All Townhome units included in this PUD are exempt from this requirement by right, due to their narrow lot width. The overwhelming majority of front-loaded single family lots in this development would just barely fall within this threshold, with lots widths between 60-65'. In fact, the only non-corner lots with widths of 70' or more are the 14 single family lots serving as an extension of Endwell Drive. These lots were enlarged in size at the specific request of Knightdale Planning staff, and are bordered by riparian buffers on three sides. Thus, they will have an abundance of preserved natural tree coverage to offer both environmental and aesthetic protection.

As a result of the small margin by which single family lots would be required to meet the typical grading standard, the widely and deliberately distributed pattern of Townhomes and rear-loaded SFD lots throughout the development, and the strong presence of natural buffers surrounding the area with the largest lots, the applicant requests that the entire development be eligible for mass grading, rather than only portions of the development. This exemption would allow for a far more efficient construction process, while still offering significant protection for the site's largest lots.

MODIFICATIONS TO THE TOWN'S STANDARD 74' AVENUE CROSS-SECTION

§17.3A4 of the Knightdale Unified Development Ordinance establishes a typical cross-section for a 74' wide Avenue street type. During sketch plan development, the applicant worked with planning staff to identify an appropriate street section to use for the proposed E-W collector road which will connect Old Milburnie road and Old Crews road. The cross-section identified was based on one previously used in Knightdale Station and consisted of a median divided road within a 74' ROW. This cross-section was further modified during TRC review to address a request by the Fire Marshal to increase lane width (by narrowing the median width to 9').

The applicant requests to apply a custom 74' cross-section for this collector road which includes two travel lanes with a 9' wide median and no on-street parking, as shown in the Site Details page of the associated Master Plan.

KNIGHTDALENEXT 2035 COMPREHENSIVE PLAN CONSISTENCY

Old Milburnie Village is consistent with the Growth Framework Map, Growth and Conservation Map, and the following Guiding Principles in the KnightdaleNext 2035 Comprehensive Plan (“KCP”):

1. **Great Neighborhoods and Expanded Home Choices:** This principle aims to promote vibrant neighborhoods that “provide greater access to a range of housing choices people need at different stages of their life.” (KCP p. 17). This principle also notes that “new neighborhoods should mix two or more housing choices into one community.” (KCP p. 17). Old Milburnie Village provides a mix of single family and townhome products that will yield a strong neighborhood that “will make Knightdale a more livable community—one where residents can live their entire lives.” (KCP p. 17).

The Growth and Conservation Map designates this site as being Mixed Density Neighborhood, which contains “a mix of housing types and densities.” (KCP p. 53) In Mixed Density Neighborhoods, “homes are oriented to the interior of the site and are typically buffered from surrounding development by transitional uses, preserved open space, or landscaped areas.” (KCP p.53). All new mixed-density neighborhoods should incorporate a comprehensive network of open space throughout to accommodate small parks, gathering places and community gardens; preserve tree stands; and help reduce stormwater runoff.” (KCP p 53). Consistent with this concept, Old Milburnie Village utilizes an interconnected and centralized open space concept. The proposed layout strategically uses stormwater control measures and excess open space to support appropriate transitions between the proposed land uses and surrounding properties.

2. **Transportation** This guiding principle aims to “provide a safe, reliable, and integrated transportation system that balances all modes of transportation, including walking, biking, public transit, and cars” (KCP p. 15). This project includes a critical connection between Old Milburnie Rd and Old Crews road, as well as an off-site pedestrian connection to East Wake Middle School. These improvements will improve access not only for future residents of Old Milburnie Village, but also for existing residents of adjacent neighborhoods.

3. **Parks and Recreation:** This principle aims to “promote and expand opportunities where people can be more involved in an active community lifestyle represented, in part, by the presence of high quality parks, public spaces and recreation facilities located near where people live.” (KCP p.15) In addition to providing engaging private park space throughout the development, placing a residential community here will improve access to recreational opportunities available at East Wake Middle School.

4. **Compact Development Patterns:** This principle aims to “guide future growth into more compact and efficient development patterns to manage timing, location, and magnitude.” (KCP p. 16) Small blocks and a gridded network of streets are provided within the development and will create a compact, well-connected community centered around a new collector road connection.



5

DESIGN GUIDELINES

SINGLE-FAMILY DWELLING ARCHITECTURAL STANDARDS



1. All Single Family houses shall have a 2 car garage.
2. All front entrances shall be raised from the finished grade (at the frontage line) a minimum of 18 inches in height and be wrapped in brick or stone.
3. Foundations shall be raised slabs, stem wall, or crawls 18" in height and wrapped in brick or stone.
4. Usable porches and stoops shall be a minimum of six (6) feet deep and extend more than 50% of the facade.
5. Wall materials shall be limited to a combination of wood clapboard, cementitious fiber board, shingle/shake, drop siding, primed board, wood board and batten, brick and/or stone.
6. Front facades shall be comprised of a minimum of two (2) of the listed wall materials, one of which shall be brick or stone.
7. Roof Materials may be comprised of the following: standing seam metal, asphalt shingles, copper, or wood shingles. Roofs should feature multiple breaks.
8. No vinyl siding shall be permitted. Vinyl trim and soffit are permitted.
9. Principle roofs shall have a pitch between 6:12 and 12:12
10. Eaves shall project 8-12"
11. On front-loaded units, garage doors shall not exceed 45% of the corresponding facade's total width. All front-loading garage doors shall contain window inserts and carriage style adornments.

TOWNHOUSE ARCHITECTURAL STANDARDS

Townhome buildings shall be carefully planned to ensure that each building has vertical and horizontal steps as well as thoughtfully coordinated facades, roof elements, and color packages to create interesting and varied streetscapes. The following committed conditions shall help insure diversity and quality:



1. Townhomes shall include a minimum of 1,400 heated square footage.
2. Townhome units may vary in width from 20' x 26' wide. A minimum of 60% of Townhome units shall be 22' wide or wider.
3. Townhomes less than 22' in width shall have a 1 car garage and all Townhomes 22' or wider shall have a 2 car garage. All Townhomes shall be rear loaded.
4. Townhomes may be 2 story or 3 story buildings. Up to a maximum of 40% of the townhome units may be 2 story.
5. All front entrances shall be raised from the finished grade (at the frontage line) a minimum of 18 inches.
6. Foundations shall be raised slabs, stem walls or crawls and clad in brick or stone.
7. Wall materials shall be limited to a combination of wood clapboard, cementitious fiber board, shingle/shake, drop siding, primed board, wood board and batten, brick and/or stone.
8. Roof Materials may be comprised of the following: standing seam metal, asphalt shingles, copper, or wood shingles.
9. Front facades shall be comprised of a minimum of two (2) of the listed wall materials, one of which shall be brick or stone.
10. Townhouse Buildings shall have doors, stoops, balconies, terraces and/or windows on any facade clearly visible from a public right-of-way.

TOWNHOUSE ARCHITECTURAL STANDARDS

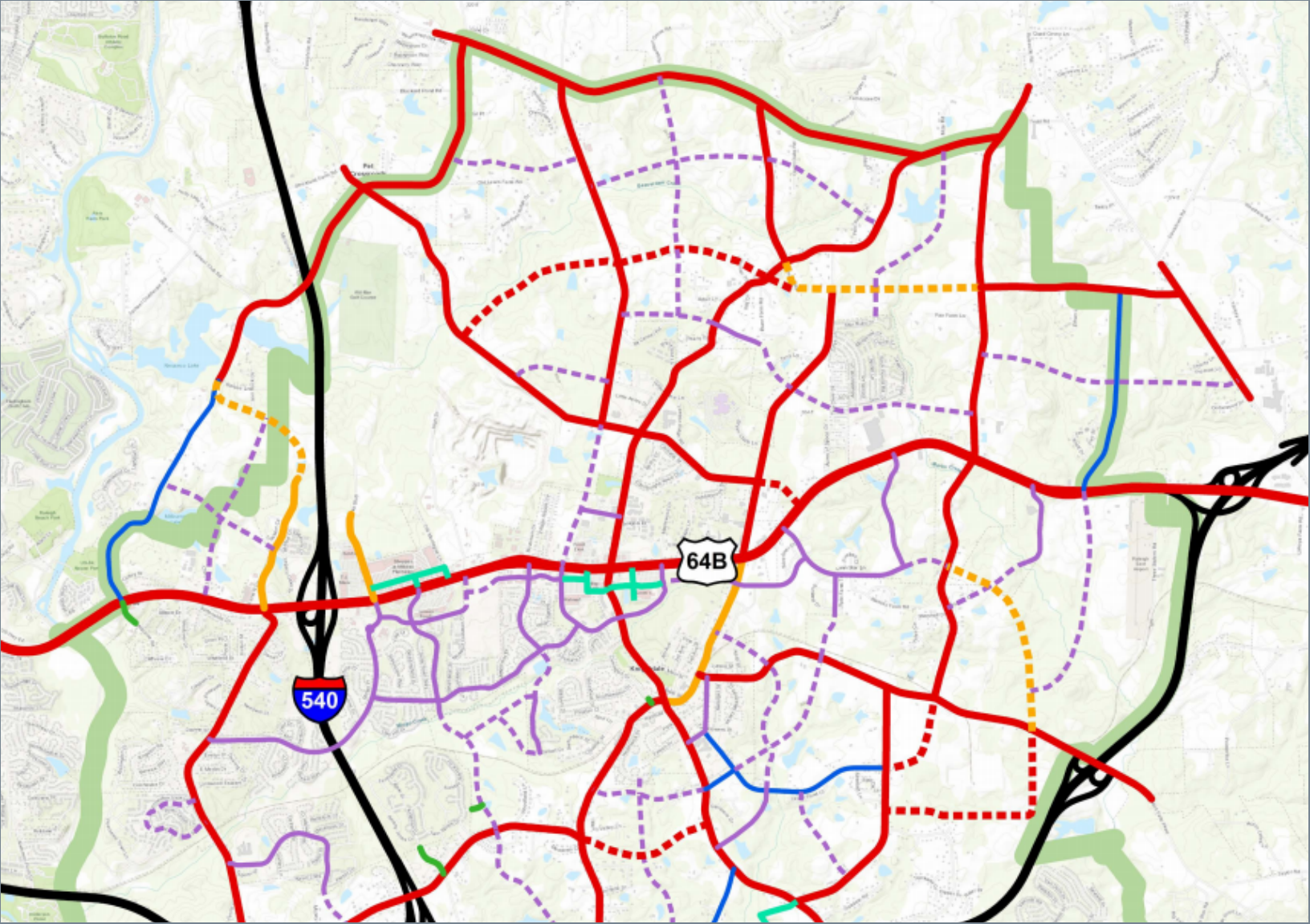


11. No vinyl siding shall be permitted. Vinyl trim and soffit are permitted.
12. Principle roofs shall have a pitch between 6:12 and 12:12.
13. Eaves shall project 8-12".
14. All front entry doors shall have window inserts.
15. All townhomes shall provide detailed design along all facades visible from a public right-of-way. A minimum of one (1) architectural feature from three (3) of the four (4) categories shall be utilized.
 - A. Entrance
 - Recessed Entry with 6" min. width door trim
 - Covered stoop (5'x5' min)
 - Usable porch a minimum of 5' deep and extending more than 50% of the facade.
 - B. Building Off-Set (Min. of 2 per building cluster)
 - Facade Off-set (12" min.).
 - Roof Line off-set (12" min.).
 - C. Facade
 - Bay Window.
 - Balcony.
 - Window Trim (4" min. width).
 - Patterned Finish (Scales, Shakes, Wainscoting, etc.)
 - D. Roof
 - Dormer
 - Gable
 - Cupola/Tower/Chimney



DESIGN
GUIDELINES





6

TRANSPORTATION ANALYSIS

TRANSPORTATION IMPACT ANALYSIS SUMMARY

A Traffic Impact Analysis (TIA) was conducted by Ramey Kemp and Associates for the proposed development in accordance with the Knightdale (Town) Unified Development Ordinance (UDO) and North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. A full copy of the TIA will be submitted for review and approval with the PUD submittal. A summary of the TIA report is provided below for reference.

Table E-1: Site Trip Generation

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single-Family Detached Housing (210)	177 dwellings	1,760	32	98	111	65
Multifamily Housing (Low-Rise) (220)	93 dwellings	670	10	35	35	20
Total		2,430	42	133	146	85

FUTURE TRAFFIC CONDITIONS

Through coordination with the Town and NCDOT, it was determined that an annual growth rate of 3% would be used to generate projected (2026) weekday AM and PM peak hour traffic volumes. The following adjacent developments were identified to be considered under future conditions:

- Blue Run Lane
- Buffalo Shoals
- East Wake Middle School Expansion
- Saluda Tract
- Forestville-Needham Townhomes
- Town of Knightdale Soccer Park

RECOMMENDED IMPROVEMENTS BY DEVELOPER

BUFFALOE ROAD AND I-540 SOUTHBOUND RAMPS

- Provide signal timing adjustments along the Buffalo Road corridor.

BUFFALOE ROAD AND I-540 NORTHBOUND RAMPS

- Provide signal timing adjustments along the Buffalo Road corridor.

BUFFALOE ROAD AND OLD MILBURNIE ROAD

- Provide exclusive southbound right-turn lane with a minimum of 150 feet of storage and appropriate deceleration and taper length.
- Provide signal modifications to accommodate the exclusive southbound right-turn lane.

OLD MILBURNIE ROAD AND SITE DRIVE 1

- Construct the westbound approach with one ingress lane and one egress lane.
- Provide an exclusive southbound left-turn lane with a minimum of 100 feet of storage and appropriate deceleration and taper length.
- Provide stop control for the westbound approach.

OLD LEWIS FARM ROAD AND SITE DRIVE 2

- Construct the southbound approach with one ingress lane and one egress lane.
- Provide stop control for the southbound approach.

OLD CREWS ROAD AND SITE DRIVE 3

- Construct the eastbound approach with one ingress lane and one egress lane.
- Provide stop control for the eastbound approach.



7

RECREATIONAL OPEN SPACE + AMENITIES

RECREATIONAL OPEN SPACE AND AMENITIES

Old Milburnie Village will provide both active and passive recreation areas within the development. Within the development, approximately 31% of the total land area will remain undeveloped and set aside as open space and passive recreation areas. These areas will not be programmed but will give areas for the enjoyment of residents and provide areas for spontaneous outdoor activities.

Open Space Standards

› Total recreation open space required:	439,140 sf	10.08 Acres
› Active recreation space required:	219,524 sf	5.04 Acres
› Active recreation space provided:	539,273 sf	12.38 Acres
› Passive recreation space required:	219,524 sf	5.04 Acres
› Passive recreation space provided:	803,682 sf	18.45 Acres

A large linear park will be located in the center of Old Milburnie Village, connected to other distributed park spaces via numerous walking trails. A portion of the Townhomes will front directly on open space, allowing residents to walk out of their door directly into a park setting. Open Space Area "B" serves as a central open space framed by townhomes on three sides and will include community gardens and a variety of recreational zones. Open Space Areas "A" and "C" will serve the as park corridor containing a playground, play lawns, pedestrian courtyards, a pavilion, and an assortment of fire pits, hammocks, and seating areas. The focus of these open space areas is to facilitate outdoor living and support multi-functional recreational use by residents.



8

INFRASTRUCTURE

STREETS + SIDEWALKS

Streets and alleys within Old Milburnie Village are designed to meet the standards of the Town of Knightdale.

- › Street A is designed as the main collector movement within Old Milburnie Village, in adherence with the Town's Transportation plan. This roadway will connect Old Milburnie Rd to Old Crews Rd, and will include a planted median and wider lanes to accommodate emergency service vehicles. A traffic circle will be constructed within the center of Street A in order to create a visual break and anchor along the site's central park space and help control speeding.
- › Frontage along Old Milburnie Road and Old Crews Road will be widened and improved to to the Town's ultimate 4-lane divided boulevard cross-section (or a fee in lieu requested for Old Milburnie road due to limited frontage.)
- › All remaining streets and alleys within the development will be constructed to Town of Knightdale standards.

STORMWATER

Old Milburnie Village is located within the Neuse River basin with the site's stormwater runoff draining into Beaverdam Creek. According to the N.C. Department of Environmental Quality NC Surface Water Classifications website, Poplar Creek [Stream Index #27-29] is classified as C;NSW at this location. The proposed development shall be subject to stormwater management requirements found in Chapter 6: Environmental Protection of the Town of Knightdale's Unified Development Ordinance (UDO). Per regulations established in Chapter 6 of the Town of Knightdale's UDO, stormwater runoff provisions shall address peak flow mitigation and water quality management.

Six above ground stormwater control measures (SCMs) are proposed to meet regulations established Chapter 6 of the Town of Knightdale's UDO by providing peak flow mitigation and water quality management for the site. Additionally, these SCMs will be designed to have a minimum of 85% avg. annual removal for Total Suspended Solids (TSS).

WATER + SEWER

- › Water and sewer within The Collection are designed to meet the standards of the City of Raleigh.
- › All sewer mains within the development will 8" diameter minimum.
- › A water system analysis will be submitted at time of construction drawing submittal to determine watermain sizes within the development.



9

NEIGHBORHOOD MEETING REPORT

OLD MILBURNIE VILLAGE NEIGHBORHOOD MEETING

April 15, 2021, 5:00pm

Online Zoom Webinar Format

A neighborhood meeting was held on April 15, 2021 at 5:00pm . Due to Covid-19, this meeting was held remotely via a Zoom Webinar. There were 19 neighbors in attendance representing residents living to the north in the Brighton Knoll Subdivision, to the south along Old Lewis Farm road, and one resident who owned land on the east side of Old Crews Road. Fifteen participants introduced themselves and/or made comments. A complete log of the participants and questions posed are contained on the following pages. A condensed summary is provided below.

- > **Stormwater:** The neighbors asked how stormwater would be controlled. The presenters indicated that several stormwater mechanisms would be in place on the site to ensure the development does not increase runoff onto adjacent properties.
- > **Lot Size/Density:** The neighbors asked what the minimum, maximum, and average lot sizes would be. One resident expressed concern over smaller lot sizes. The presenters noted that open space, buffers, and SCMS were used to provide separation/transitions.
- > **Home sizes:** The neighbors asked what size homes were planned. The presenters noted that a builder would ultimately make that decision, but homes in the range of 2500-3000 sq. ft were expected.
- > **Buffer:** Multiple neighbors questioned the location, width, and nature of buffers. The presenters noted that no buffer was outright required by code, but that the developer proposed a 20' Type B buffer as a minimum. Presenters explained that the vast majority of the boundary had significantly larger buffers due to existing stream buffers or by design to provide separation.
- > **Traffic:** The overwhelming majority of concerns expressed by neighbors dealt with the traffic impacts of the proposed development and its connection points to Brighton Knoll and Old Lewis Farm road. Neighbors expressed a strong desire to eliminate connections. Residents of Endwell Drive expressed maintenance concerns since their drive is privately maintained. The presenters explained the process and results of the required Transportation Impact Assessment (TIA). Presenters committed to reaching out to NCDOT to determine if DOT could accept Endwell Drive for maintenance. Presenters also committed to working with the Town to determine if all shown connections were truly needed.

 - **NOTE** - Submitted plan had the Brilliant Dr. connection removed in response to concerns expressed at the neighborhood meeting. Town of Knightdale review comments requested that it be added back for 2nd submittal.
- > **Price/Value:** Neighbors asked about the estimated home prices and how the proposed development would impact property values. Presenters said they estimated home values to be in the \$325k-\$450k range for SFD and \$275k-\$350k range for Townhomes, which would only benefit adjacent home values.

4/15/21 OLD MILBURNIE NEIGHBORHOOD MEETING QUESTION LOG

Full Meeting Recording Available at: https://mccadamsco.zoom.us/rec/share/TXDTCGqEstG_4tvWZtmrklIzm3yGXmC5GyO9Vm5VeN2QqDi0t5C7TviM3jChCtGi.DmNQc8N QWf_mgvE4

Access Passcode: .P\$6yQb@

- Meeting Record organized according to the party asking the question.
- Questions received by Cheryl Jackson and John Ringler via email ahead of meeting included below, as the questions were read aloud, and responses given.

Frequency of Categorized Questions/Comments (3 or more):

Traffic: 36
Buffer: 11
Lot Size/Density: 6
Home Size: 4
Stormwater: 4
Price/Value: 3

1. Cheryl Jackson 04:56 PM

- Is the plan that you sent us the plan that you are going to submit to the town of Knightdale for approval? [**Procedural**]
- Will the proposed development be built in phases? [**Phasing**]
- Will all road development be in phase 1? [**Phasing**]
- What is the average home size? [**Home Size**]
- What is the smallest home size? [**Home Size**]
- What is the largest home size? [**Home Size**]
- What is the estimated price range for the homes? [**Price/Value**]
- What is the estimated price range for the townhomes? [**Price/Value**]
- What is the average lot size for single family homes? [**Lot Size/Density**]
- What is the smallest lot size for single family homes? [**Lot Size/Density**]
- What is the largest lot size for single family homes? [**Lot Size/Density**]
- What size homes will be closest to Brighton Knoll? [**Home Size**]
- What size lots will be closest to Brighton Knoll? [**Lot Size/Density**]
- Will any construction traffic come through the Brighton Knoll neighborhood? Because we want to protect residents' safety as well as our roads, we would object to any construction traffic coming through this neighborhood. [**Traffic**]
- Will the roads in our Brighton Knoll neighborhood be brought up to the same standard as those in the proposed development? [**Traffic**]
- Has a study been done regarding expected traffic count along Endwell and Brilliant with the addition of the proposed residential development? [**Traffic**]

- q. With the prospect of additional vehicular traffic coming through Brighton Knoll, will you be installing curb, gutter, and sidewalks along Endwell and Brilliant within Brighton Knoll to increase safety for pedestrians and children? **[Traffic]**
- r. With a minimum buffer of only 20', will that be sufficient to dampen noise and block views during all seasons? Please describe the specifics for creating these buffers. Ideally, we would like wider buffers. **[Buffer.]**
- s. Please describe a "Type B Perimeter Buffer." **[Buffer.]**
- t. Is it definite that the main thoroughfare through the proposed development will go between Old Milburnie and Old Crews? We are definitely in favor of the main road through the development connecting Old Milburnie and Old Crews. **[Traffic]**
- u. Will there be traffic lights where the main road through the proposed development intersects with Old Milburnie and Old Crews? **[Traffic]**
- v. Will the residents of Brighton Knoll and other adjacent neighborhoods have access to the proposed development's common areas, e.g. sidewalks, green space, etc.? **[Common Areas/Open Space.]**

2. Shoshannah Dixon 05:04 PM

- a. Will there be opportunity for two-way dialogue? Or only questions with q&a? **[Procedural]**

3. Anonymous Attendee 05:05 PM

- a. Will subdivision be on well water or City water. **[Utilities.]**

4. LeeJones@greenbrooktms.com 05:05 PM

- a. Houses are being built too close to our well and our property line. Concerned about drainage toward our house. **[Stormwater]**
- b. Environmental concern for the pond habitat behind 4225 Lewis Farm Rd and the drainage ditch beside our house. **[Stormwater]**
- c. Why not put green space between the development and all the houses? **[Buffer.]**
- d. Traffic from Old Milburnie road to Old Lewis Farm road. We are too close to the school and there is only one way in and one way out for this neighborhood. **[Traffic]**
- e. The second map you showed is different from the first. The second map is more accurate to show that the houses are too close to our property and well. Drainage is a huge issue. **[Buffer/Stormwater]**
- f. What are the lot sizes behind Old Lewis Farm Rd? **[Lot Size/Density]**
- g. So what is the buffer between 4225 and the development? **[Buffer]**
- h. Well your plan is not thoughtful to us. **[General]**
- i. We definitely need a fence. **[Buffer]**
- j. So is the stub off Old Lewis Farm Road viable? Again, there is 1 way into Old Lewis Farm Rd and 1 way out for all of these houses. **[Traffic]**
- k. Of course it will be a cut through so don't open it. **[Traffic]**

5. David Rude 05:09 PM

- a. I live at the end of Endwell Drive adjacent to the development. I was concerned that on the plans I saw a playground-like buffer and area adjacent to my yard that would/could become a hangout for kids causing an annoyance, noise... **[Buffer.]**
- b. What is in a buffer? Just grass? Who/how is it maintained? **[Buffer.]**

- c. How can you add on or connect to Endwell and have your new road brought to standards and taken over by DOT and not also bring the old section of Endwell up to standard such that DOT takes it over as well. [Traffic]
- d. Another way to say it don't you have to bring the entire length of Endwell up to DOT standards for them to take it over? If not why not? [Traffic]
- e. In the question above I am not asking about sidewalks but merely road maintenance being taken over by DOT. [Traffic]
- f. I don't want to see Endwell (old section) become an orphaned road. [Traffic]
- g. Please describe what a buffer looks like and how it is maintained. [Buffer]

6. Tim Jackson 05:12 PM

- a. Tim Jackson 4610 Cherrybark Ln, Raleigh, NC
- b. What is recourse if the traffic analysis is low and vehicle traffic uses Brilliant after connection is available. Would like to see the vehicle count now versus proposed. [Traffic]

7. Scott Miller 05:27 PM

- a. What is the plan to handle water exiting the stormwater management features? Generally they are designed to absorb large amounts of stormwater runoff and slowly disperse into the ground or be diverted to another location. We are located directly down grade from the largest stormwater management feature. Geologically, this area has very shallow bedrock overlain by residual soil weathered from that granite that ranges from sandy to clayey. As water is absorbed into the soil, it tends to flow through the soil layer to the weathered rock and then flow horizontally and downhill along that boundary, which in this case would be into our backyard to saturate the soil (which is already an issue seasonally) thus the concern with a large water feature directly behind out property. [Stormwater]
- b. Do the traffic studies include the need to make changes to the intersection of Old Milburnie with Buffalo road? Currently there is no left turn lane or light to head towards 540, and it is almost impossible to go that way and make a left turn now at peak times in the morning. Adding this many people that you expect to go that way would seem to make that a necessity. [Traffic]
- c. It sounds good to say you don't expect people to cut through since the main road will be the better choice, but when traffic backs up trying to turn out of the new development onto old Milburnie, and people know they can cut through and maybe get a shorter line, you can bet they will. [Traffic]

8. Eric 05:32 PM

- a. Why does the density of this have to be so high? [Density/Lot Size]
- b. Will there be speed bumps going into Brighton Knoll? [Traffic]
- c. Will the recording of this meeting be sent to the emails of the people who have attended? [Procedural]
- d. I do not see the link that was just mentioned as being sent in the chat section. [Procedural]

9. Cori Lee Frye 05:32 PM

- a. With the pedestrian sidewalk, I do have questions about our property, the street, privacy, concerns about the already speed issue around the school.

We've already had a trash issue as well as multiple people (that we've seen) take turns too hard and speeding and drive into our yard. I bring this up with safety of the sidewalk. [Traffic]

- b. Privacy issues for us as the corner lot with the walkway. [Buffer]
- c. My husband as well as our neighbor has seen an overturned tractor trailer right at the school as well. [Traffic]
- d. How much buffer with the walking path on the back side of our house? Would that still be maintained by HOA , plans for trash pick up? Buffer for our yard? [Buffer]
- e. Just an opinion, unless a heck of a lot done to the walking path to the school. I don't feel like it will be safe with the current speeding. If people make it into our yard they will hit curbs and such. People going at least 55 around these turns sometimes. [Traffic]
- f. Concern as well with the Old Lewis Farm rd exit, with being so close to the school entrance/exit? [Traffic]

10. Randall Sargent 05:33 PM

- a. Guys, how do you think building townhomes right next to our properties where most exceed a few acres will impact our home prices? I don't see how this will improve our home values. [Price/Value]
- b. Can you tell us if you plan to connect your subdivision to Old Lewis Farm Rd? [Traffic]
- c. Do you plan to add any fencing between you subdivision and those outside your subdivision? [Buffer]
- d. If those of us in the Old Lewis Farm community did not want your community to access Old Lewis Farm Rd., could you close that proposed access? [Traffic]
- e. Is the stub off Old Lewis Farm wide enough to support a DOT road? [Traffic]
- f. If you have not already understood, Old Lewis Farm residents are very concerned about increased traffic that your subdivision might add to our normally quiet neighborhood. What steps would be required to negotiate you not using the Old Lewis stub? [Traffic]

11. Brilliant drive 05:35 PM

- a. will the proposed development have sidewalks? [Sidewalks]

12. Nadia 05:37 PM

- a. I'm sorry if you've already answered this (I've had some distractions) but when would the development likely begin? [Procedural]
- b. This isn't a question but I just wanted to express that I am concerned about the increased traffic going past our house since we live on the corner of Brilliant Dr and Endwell Dr. Currently the only traffic on our street is coming from us and our two neighbors. [Traffic]
- c. I'm in favor of barricading Endwell and Brilliant Dr until construction is complete in the proposed development. [Traffic]
- d. Do you know if this development would cause changes to the city limits and in particular would it cause or increase the likelihood of our subdivision to become part of the city limits? [Annexation]
- e. I'm also concerned about the increased traffic on Buffalo Road towards 540 in the morning. I haven't had to deal with it since last year but it was already really bad and sometimes backing all the way up to Old Milburnie Rd and Buffalo Rd. [Traffic]

13. Tony Murray 05:42 PM

- a. Who maintains the sidewalk/walking trails on Old Milburnie? Who mows and edges? [Sidewalks]
- b. if you were able to access Old Lewis Farm Rd as an entrance/exit or cut thru... who manages the maintenance wear of Old Lewis Farm Rd and any trash buildup. [Traffic]

14. Northside Community Church 06:02 PM

- a. So the town is requiring connection to an existing neighborhood that's not in the town's city limits and I'm assuming no plans to be brought into the city limits? [Traffic]
- b. Could you clarify, the town encourages connection, but does not require them? [Traffic]

15. John Ringler 06:26 PM

- a. Did your traffic analysis take into account the traffic that will be generated on Old Crews, Forestville rd. and Old Milburnie when the new Soccer Complex on Old Crews opens for business. [Traffic]
- b. Will the developer install Speed Bumps/Speed Pillows on Brilliant Rd between the original Brilliant Dr. and the new extension to slow traffic on Brilliant Dr.? [Traffic]
- c. Instead of a roundabout/traffic circle can the cross connector connection to Brilliant Dr. be a 4-Way stop instead? [Traffic]
- d. Will the developer modify the section of Buffalo Rd. between Old Crews Rd. and Old Milburnie Rd. to change that section of Buffalo Rd to 4 Lanes or to provide Turn Lanes on Buffalo Rd. directly in front of Brighton Knoll to prevent congestion at the entrance due to backed up cars and existing driveway placement? [Traffic]
- e. Endwell Dr. is currently a public access private road not maintained by the state. Is the Developer going to repair all damage to the current Endwell Dr. caused by his equipment and bring it up to acceptable standards so it can be accepted by NC DOT as a State maintained Rd? Additionally, is the Developer ready to provide compensation to residents of Brighton knoll for damage to wells, and buildings that might be caused by the heavy truck traffic and mechanical equipment that may use the current Brilliant Dr. and Endwell Dr. when constructing the roads and residences in the new development? This is especially relevant to damage that may be caused by vibration from heavy trucks and equipment constructing the bridge over the 25 ft. (+/-) deep gully at the end of Brilliant Dr. Some wells are located only 10-15 feet beyond the 50 Ft ROW on Brilliant Dr. and vibration from heavy trucks and equipment could damage them. [Traffic]

NEIGHBORHOOD MEETING MAILING LIST (300 FT BUFFER)

Site Address	Owner	Mail Address 1	Mail Address 2
2701 OLD MILBURNIE RD	AVERETTE FAMILY TRUST THE	2609 OLD MILBURNIE RD	RALEIGH NC 27604-9651
2817 OLD MILBURNIE RD	TIMBERLAKE, WAYNE J	816 AVERETTE RD	WAKE FOREST NC 27587-8206
2700 OLD MILBURNIE RD	WAKE COUNTY; C/O SCOTT W WARREN	PO BOX 550	RALEIGH NC 27602-0550
4000 OLD LEWIS FARM RD	MURRAY, ANTHONY HOWELL	4000 OLD LEWIS FARM RD	RALEIGH NC 27604-9538
4104 OLD LEWIS FARM RD	MURRAY, ANTHONY HOWELL MURRAY, JEAN MARSHALL	4000 OLD LEWIS FARM RD	RALEIGH NC 27604-9538
2709 OLD MILBURNIE RD	AVERETTE FAMILY TRUST THE	2609 OLD MILBURNIE RD	RALEIGH NC 27604-9651
2717 OLD MILBURNIE RD	WATKINS, W E JR WATKINS, MARGARITE R	2717 OLD MILBURNIE RD	RALEIGH NC 27604-9652
2721 OLD MILBURNIE RD	WATKINS, WILLIAM GLENN	2721 OLD MILBURNIE RD	RALEIGH NC 27604-9652
2811 OLD MILBURNIE RD	AVERETTE FAMILY TRUST THE	2609 OLD MILBURNIE RD	RALEIGH NC 27604-9651
4101 OLD LEWIS FARM RD	FRYE, JASON WAYNE NILSEN, CORI LEE	4101 OLD LEWIS FARM RD	RALEIGH NC 27604-9584
2720 OLD MILBURNIE RD	WATKINS, WILLIAM E JR WATKINS, MARGARITE R	2717 OLD MILBURNIE RD	RALEIGH NC 27604-9652
2724 OLD MILBURNIE RD	STUCKEY, HARVEY L STUCKEY, PRISCILLA M JR	2724 OLD MILBURNIE RD	RALEIGH NC 27604-9540
2728 OLD MILBURNIE RD	HONDUCOM CONCRETE INC	407 LOOP RD	GARNER NC 27529-2568
2730 OLD MILBURNIE RD	HONDUCOM CONCRETE INC	407 LOOP RD	GARNER NC 27529-2568
2732 OLD MILBURNIE RD	HONDUCOM CONCRETE INC	407 LOOP RD	GARNER NC 27529-2568
2804 OLD MILBURNIE RD	FRANKO, PEARL IRENE	2804 OLD MILBURNIE RD	RALEIGH NC 27604-9541
4113 OLD LEWIS FARM RD	MILLER, MELISSA C MILLER, SCOTT W	4113 OLD LEWIS FARM RD	RALEIGH NC 27604-9584
4121 OLD LEWIS FARM RD	SCHUMACHER, VLADIMIR SCHUMACHER, VITALIYA	4121 OLD LEWIS FARM RD	RALEIGH NC 27604-9584
2816 OLD MILBURNIE RD	TILLEY, JERRY E TILLEY, PATSY M	2816 OLD MILBURNIE RD	RALEIGH NC 27604-9541
2836 OLD MILBURNIE RD	LENZY, JACQUELINE M RUSSELL, KAYE B	3509 ORME DR	TEMPLE HILLS MD 20748-4833
4200 OLD LEWIS FARM RD	KREUZER, KEITH B SCULLY, ELEANOR V	4200 OLD LEWIS FARM RD	RALEIGH NC 27604-9585
4125 OLD LEWIS FARM RD	MAISE, LONNIE CRAIG	4125 OLD LEWIS FARM RD	RALEIGH NC 27604-9584
2812 OLD MILBURNIE RD	UPCHURCH, BRADLEY I	510 N WILMINGTON ST APT 231	RALEIGH NC 27604-8030
4201 OLD LEWIS FARM RD	LEWIS, JAMES CURTIS LEWIS, SUE P	4201 OLD LEWIS FARM RD	RALEIGH NC 27604-9586
4500 FINAL PT	FULKS, JONATHAN C	4500 FINALE PT	RALEIGH NC 27604-2597
0 OLD MILBURNIE RD	SPRUILL, JOSEPH JASPER JR.	177 ORANGE RD	MONTCLAIR NJ 07042-2605
4504 FINAL PT	RUSSELL, KAYE BRYANT COPELAND, JACKIE M	4301 KNIGHTSBRIDGE WAY	RALEIGH NC 27604-4851
4209 OLD LEWIS FARM RD	SARGENT, RANDALL LEE SARGENT, LYNETTE RENEE	4209 OLD LEWIS FARM RD	RALEIGH NC 27604-9586
4224 OLD LEWIS FARM RD	SPRINGS, AARON JR SPRINGS, ROWENA N	4224 OLD LEWIS FARM RD	RALEIGH NC 27604-9585
4225 OLD LEWIS FARM RD	JONES, LEE ANNE JONES, BRYAN D	4225 OLD LEWIS FARM RD	RALEIGH NC 27604-9586
4313 OLD LEWIS FARM RD	PAIR, TAMMY SMITH	4316 OLD LEWIS FARM RD	RALEIGH NC 27604-8690
4237 OLD LEWIS FARM RD	PAIR, TAMMY SMITH	4316 OLD LEWIS FARM RD	RALEIGH NC 27604-8690
2824 OLD MILBURNIE RD	CARR, CHARLES H CARR, PATRICIA C	3317 N WAVERLY ST	FARMVILLE NC 27828-1592
4500 CHERRYBARK LN	ALEXANDROVA, ALLA S LANGLEY, CHARLES A	4500 CHERRYBARK LN	RALEIGH NC 27616-9710
4504 CHERRYBARK LN	ORELLANA, ELMER ALEXANDER GARCIA, ANGELINA MARIA MANCIA	4504 CHERRYBARK LN	RALEIGH NC 27616-9710
2112 BRILLIANT DR	HORVATINOVICH, JOSEPH M SR HORVATINOVICH, SHERI	2112 BRILLIANT DR	RALEIGH NC 27616-7221
4508 CHERRYBARK LN	GRESHAM, ROBERT C JR GRESHAM, LAKEISHA W	4508 CHERRYBARK LN	RALEIGH NC 27616-9710
1904 ENDWELL DR	GONZALEZ, JOSE BALTAZAR ALEJO ESTEBAN, LAURA ALEJO	7308 TALIAFERD CT	RALEIGH NC 27616-5624
2108 BRILLIANT DR	FORKNER, LEONARD J FORKNER, ANNE T	2108 BRILLIANT DR	RALEIGH NC 27616-7221
2104 BRILLIANT DR	SUITTE, TIFFANIE R SUITTE, O RAY	2104 BRILLIANT DR	RALEIGH NC 27616-7221
1901 ENDWELL DR	PAOLI, DAMON PAOLI, NADIA	1901 ENDWELL DR	RALEIGH NC 27616-5784

Site Address	Owner	Mail Address 1	Mail Address 2
4616 CHERRYBARK LN	WILLIAMS, ERIC WILLIAMS, MARNIE	4616 CHERRYBARK LN	RALEIGH NC 27616-9708
4620 CHERRYBARK LN	MITCHELL, WILLIAM PAUL JR	4620 CHERRYBARK LN	RALEIGH NC 27616-9708
1929 OLD CREWS RD	PRICE'S REAL ESTATE COMPANY LLC	PO BOX 1603	KNIGHTDALE NC 27545-1603
1620 OLD CREWS RD	OC 25 LLC	1201 EDWARDS MILL RD STE 300	RALEIGH NC 27607-3625
1712 OLD CREWS RD	WT CARY LLC WG PARTNERS	PO BOX 31346	RALEIGH NC 27622-1346
1900 OLD CREWS RD	COPART OF CONNECTICUT INC	14185 DALLAS PKWY STE 300	DALLAS TX 75254-1327
1924 OLD CREWS RD	LASSITER, BARBARA ANN	1924 OLD CREWS RD	KNIGHTDALE NC 27545-8478
0 OLD CREWS RD	COPART OF CONNECTICUT INC	14185 DALLAS PKWY STE 300	DALLAS TX 75254-1327
1700 OLD CREWS RD	SALUDA PROPERTIES LLC	6732 MILLORY STREAMS LN	CARY NC 27519-8500
8224 BUFFALOE RD	PURYEAR, FRED L	PO BOX 102	KNIGHTDALE NC 27545-0102
4325 OLD LEWIS FARM RD	PETERSON, MICHAEL L PETERSON, KATHERINE J	4325 OLD LEWIS FARM RD	RALEIGH NC 27604-8691
4316 OLD LEWIS FARM RD	PAIR, H STEPHEN	4316 OLD LEWIS FARM RD	RALEIGH NC 27604-8690
4329 OLD LEWIS FARM RD	KROLL, LISA J	911 TANGLEWOOD DR	CARY NC 27511-4641
4324 OLD LEWIS FARM RD	MAYNARD, WILLIAM D MAYNARD, CATHERINE H	4324 OLD LEWIS FARM RD	RALEIGH NC 27604-8690
1913 OLD CREWS RD	MERCER, OLIVIA	1913 OLD CREWS RD	KNIGHTDALE NC 27545-8479
1927 OLD CREWS RD	KPA, DJHAL RINAH, H'PANG	7001 BEAVERWOOD DR	RALEIGH NC 27616-6497
1915 OLD CREWS RD	PORTILLO, OMAR A	1915 OLD CREWS RD	KNIGHTDALE NC 27545-8479
1901 OLD CREWS RD	WATKINS, SHIRLEY J	1901 OLD CREWS RD	KNIGHTDALE NC 27545-8479
1905 ENDWELL DR	THE RUDE FAMILY LIVING TRUST	1905 ENDWELL DR	RALEIGH NC 27616-5784
4610 CHERRYBARK LN	JACKSON, TIMOTHY D JACKSON, CHERYL A	4610 CHERRYBARK LN	RALEIGH NC 27616-9708