

LYON STATION PUD CONCEPT PLAN

LOCATED IN
TOWN OF BUTNER, GRANVILLE COUNTY, NC

INDEX OF SHEETS						
SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISION #1 DATE	REVISION #2 DATE	REVISION #3 DATE	REVISION #4 DATE
C0.0	COVER	9/27/2022	1/3/2023	3/30/2023	4/27/2023	10/17/2023
---	BOUNDARY SURVEY (2 SHEETS)	1/26/2022				
LS1.0	CONCEPTUAL ILLUSTRATIVE PLAN	9/27/2022	1/3/2023	3/30/2023	4/27/2023	10/17/2023
LS2.0	CONCEPTUAL OVERALL SITE PLAN	9/27/2022	1/3/2023	3/30/2023	4/27/2023	10/17/2023
LS2.1	CONCEPTUAL SITE PLAN ENLARGEMENT - (1 OF 6)	9/27/2022	1/3/2023	3/30/2023	4/27/2023	10/17/2023
LS2.2	CONCEPTUAL SITE PLAN ENLARGEMENT - (2 OF 6)	9/27/2022	1/3/2023	3/30/2023	4/27/2023	10/17/2023
LS2.3	CONCEPTUAL SITE PLAN ENLARGEMENT - (3 OF 6)	9/27/2022	1/3/2023	3/30/2023	4/27/2023	10/17/2023
LS2.4	CONCEPTUAL SITE PLAN ENLARGEMENT - (4 OF 6)	9/27/2022	1/3/2023	3/30/2023	4/27/2023	10/17/2023
LS2.5	CONCEPTUAL SITE PLAN ENLARGEMENT - (5 OF 6)	9/27/2022	1/3/2023	3/30/2023	4/27/2023	10/17/2023
LS2.6	CONCEPTUAL SITE PLAN ENLARGEMENT - (6 OF 6)	9/27/2022	1/3/2023	3/30/2023	4/27/2023	10/17/2023
LS3.0	CONCEPTUAL TYPICAL LOT DETAIL	9/27/2022	1/3/2023	3/30/2023	4/27/2023	10/17/2023
LS4.0	ROW SECTIONS (SHEET 1 OF 2)	9/27/2022	1/3/2023	3/30/2023	4/27/2023	
LS4.1	ROW SECTIONS (SHEET 2 OF 2)	4/27/2023			4/27/2023	
LS5.0	CONCEPTUAL SITE ACCESS PLAN	9/27/2022	1/3/2023	3/30/2023	4/27/2023	10/17/2023
LS6.0	CONCEPTUAL OPEN SPACE PLAN	9/27/2022	1/3/2023	3/30/2023	4/27/2023	10/17/2023
C4.1	PRELIMINARY DRAINAGE PLAN - SHEET 1 OF 6	9/27/2022	1/3/2023			10/17/2023
C4.2	PRELIMINARY DRAINAGE PLAN - SHEET 2 OF 6	9/27/2022	1/3/2023			10/17/2023
C4.3	PRELIMINARY DRAINAGE PLAN - SHEET 3 OF 6	9/27/2022	1/3/2023			10/17/2023
C4.4	PRELIMINARY DRAINAGE PLAN - SHEET 4 OF 6	9/27/2022	1/3/2023			10/17/2023
C4.5	PRELIMINARY DRAINAGE PLAN - SHEET 5 OF 6	9/27/2022	1/3/2023			10/17/2023
C4.6	PRELIMINARY DRAINAGE PLAN - SHEET 6 OF 6	9/27/2022	1/3/2023			10/17/2023
C5.1	PRELIMINARY UTILITY PLAN - SHEET 1 OF 6	9/27/2022	1/3/2023			10/17/2023
C5.2	PRELIMINARY UTILITY PLAN - SHEET 2 OF 6	9/27/2022	1/3/2023			10/17/2023
C5.3	PRELIMINARY UTILITY PLAN - SHEET 3 OF 6	9/27/2022	1/3/2023			10/17/2023
C5.4	PRELIMINARY UTILITY PLAN - SHEET 4 OF 6	9/27/2022	1/3/2023			10/17/2023
C5.5	PRELIMINARY UTILITY PLAN - SHEET 5 OF 6	9/27/2022	1/3/2023			10/17/2023
C5.6	PRELIMINARY UTILITY PLAN - SHEET 6 OF 6	9/27/2022	1/3/2023			10/17/2023
LP1.0	CONCEPTUAL PLANTING PLAN	9/27/2022	1/3/2023	3/30/2023		10/17/2023
LP1.1	PLANTING SCHEDULE & NOTES	9/27/2022	1/3/2023	3/30/2023		

- NOTES:**
- SIGNAGE PLAN WILL BE PROVIDED AT TIME OF SITE PLAN.
 - LIGHTING PLAN WILL BE PROVIDED AT TIME OF SITE PLAN.
 - SOLID WASTE PLAN WILL BE PROVIDED AT TIME OF SITE PLAN.
 - PLANS SHOWN ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT TIME OF SITE PLAN.
 - STORMWATER MANAGEMENT PLAN AND S.I.A. WILL BE PROVIDED AT TIME OF SITE PLAN.

ENGINEERING FIRM: ESP ASSOCIATES, INC.
 ADDRESS: 2200 GATEWAY BLVD, SUITE 216 MORRISVILLE, NC 27560
 PHONE: (919) 678-1070
 FAX: (919) 677-1252
 CONTACT: EMILY ROTHROCK, PLA
 EMAIL: EROTHROCK@ESPASSOCIATES.COM

ENVIRONMENTAL: COLLIER'S ENGINEERING & DESIGN
 ADDRESS: 2000 REGENCY PARKWAY, SUITE 295 CARY, NC 27518
 PHONE: (877) 627-3772
 CONTACT: GEORGE BUCHHOLZ, PWS, REM

SURVEYOR: BATEMAN CIVIL SURVEY COMPANY
 ADDRESS: 2524 RELIANCE AVENUE APEX, NC 27539
 CONTACT: STEVEN P. CARSON, PLS
 EMAIL: INFO@BATEMANCIVILSURVEY.COM

DEVELOPER: MERITAGE HOMES OF THE CAROLINAS - RALEIGH DIVISION
 ADDRESS: 3300 PARAMOUNT PARKWAY, SUITE 120 RALEIGH, NC 27660
 PHONE: (919) 926-2688
 CONTACT: SCOTT ROYLANCE, DIVISION PRESIDENT
 EMAIL: SCOTT.ROYLANCE@MERITAGEHOMES.COM

REVIEW AGENCY: TOWN OF BUTNER
 ADDRESS: 415 CENTRAL AVENUE PO BOX 270 BUTNER, NC 27509
 PHONE: (919) 575-3032
 CONTACT: KATHIE RHYNE, CZO
 EMAIL: KRHYNE@BUTNERNC.ORG

PROPERTY OWNER: DLT HOLDINGS, LLC
 ADDRESS: 7120 CREEK WOOD DRIVE CHAPEL HILL, NC 27514
 PHONE: (919) 624-8888
 EMAIL: AVALONMED@GMAIL.COM

PROPOSED CONDITIONS:

Condition One
 1. There shall be no more than eight hundred and thirty-eight (838) residential dwelling units on the site and the maximum density shall be no greater than 2.51 dwelling units per acre.

Condition Two
 2. The development shall provide dedicated right-of-way along property boundaries to parcels 088701164467, 088701187300, 08880215345, and 088804515138 for possible future roadway connections and street improvements shall be constructed to the greatest extent practicable as to accommodate a 3:1 slope, if required, to tie to existing grade at property boundaries.

Condition Three
 3. The following principal uses listed in the LDO Section 7.1.4 Table 7-1 at time of approved PUD that are permitted, limited, or special uses in the RS district shall be prohibited: (i) school (elementary, middle, senior high); (ii) government facilities; (iii) assisted living/ nursing facility; (iv) other institutional facilities; (v) hotels/ motels.

Condition Four
 4. Lots 44 feet in width or less, as measured from the front yard setback line, shall provide vehicular access from a rear alley.

Condition Five
 5. The development shall be controlled by applicant or through owner's association documents which shall be recorded prior to issuance of the first building permit.

Condition Six
 6. Subdivision CCR's will be drafted prior to the issuance of the first building permit and recorded prior to the issuance of the first certificate of occupancy.

Condition Seven
 7. All proposed single-family detached lots shall be oriented so that the front property line is adjacent to a public right-of-way or common open space. Lots sharing a front property line with a common open space shall provide vehicular, rear-load alley access.

Condition Eight
 8. To avoid a monotonous streetscape of houses, no unit on either side or directly across the street from a single-family detached house shall have the same architectural building elevation.

Condition Nine
 9. Retaining walls over 4 feet tall that are generally parallel to, facing towards, and located within 20' of any public right-of-way shall be constructed of high-quality materials including one or a combination of the following: decorative blocks; brick; stone; cast-stone; architectural block; split-faced block; or stucco over concrete masonry blocks. The maximum length of a continuous, unbroken and uninterrupted wall shall be 100 linear feet. Breaks shall be provided using columns, planted areas, change in material, or another design element not compromising the structural integrity of the wall and deemed appropriate by the planning director at time of construction document review. This shall not apply to walls associated with culverts or stream crossings or to transportation improvements.

Condition Ten
 10. For homes with a width of 38' and greater, garages shall be set back a minimum of 5' from the front plane of the house, which may be defined as a front porch or other architectural feature. For homes with a width between 28' and 38', garages shall be set back a minimum of 2' from the front plane of the house, which may be defined as a front porch or other architectural feature.

Condition Eleven
 11. Detached garages shall only be placed in the established rear yard.

Condition Twelve
 12. Building facades facing public streets shall provide architectural enhancements such as: windows, shutters, or other architectural enhancements as shown in PUD documents.

Condition Thirteen
 13. All front entrances of single-family detached homes shall be raised a minimum of 12" above finished grade as measured along the front plane of the facade to the livable area of the home. Garage finished floor elevation, side foundations, and rear foundations may be flush with adjacent finished grade.

Condition Fourteen
 14. All single-family detached homes shall be clad with a minimum of 24 inch masonry material along the base of the front facade and shall wrap and extend a minimum of 2 feet along the side facades.

Condition Fifteen
 15. Garage doors on single-family detached homes facing the public right-of-way shall contain windows, decorative details and/or carriage style adornments.

Condition Sixteen
 16. All single-family detached homes shall have a covered porch with a minimum depth of 6'. Porches shall have decorative posts with a minimum of 24" masonry at the base.

Condition Seventeen
 17. Each unit shall have a front door with a minimum of 25% glazing, transom, and/or door sidelights.

Condition Eighteen
 18. Utility lines will be installed underground as allowed by utility providers and code requirements.

Condition Nineteen
 19. Where feasible and as allowed by various utility providers, utility boxes for alley loaded buildings shall be in the alley.

Condition Twenty
 20. Outdoor lighting shall be full cut-off and shielded to prevent glare and light spill over to minimize impact to neighboring residential properties.

Condition Twenty-One
 21. The development shall provide a 5' wide sidewalk on both sides of proposed public streets except where the 40' wide Environmentally Sensitive Street Section has been utilized, in which case a wider 6' sidewalk on one side of the street shall be provided.

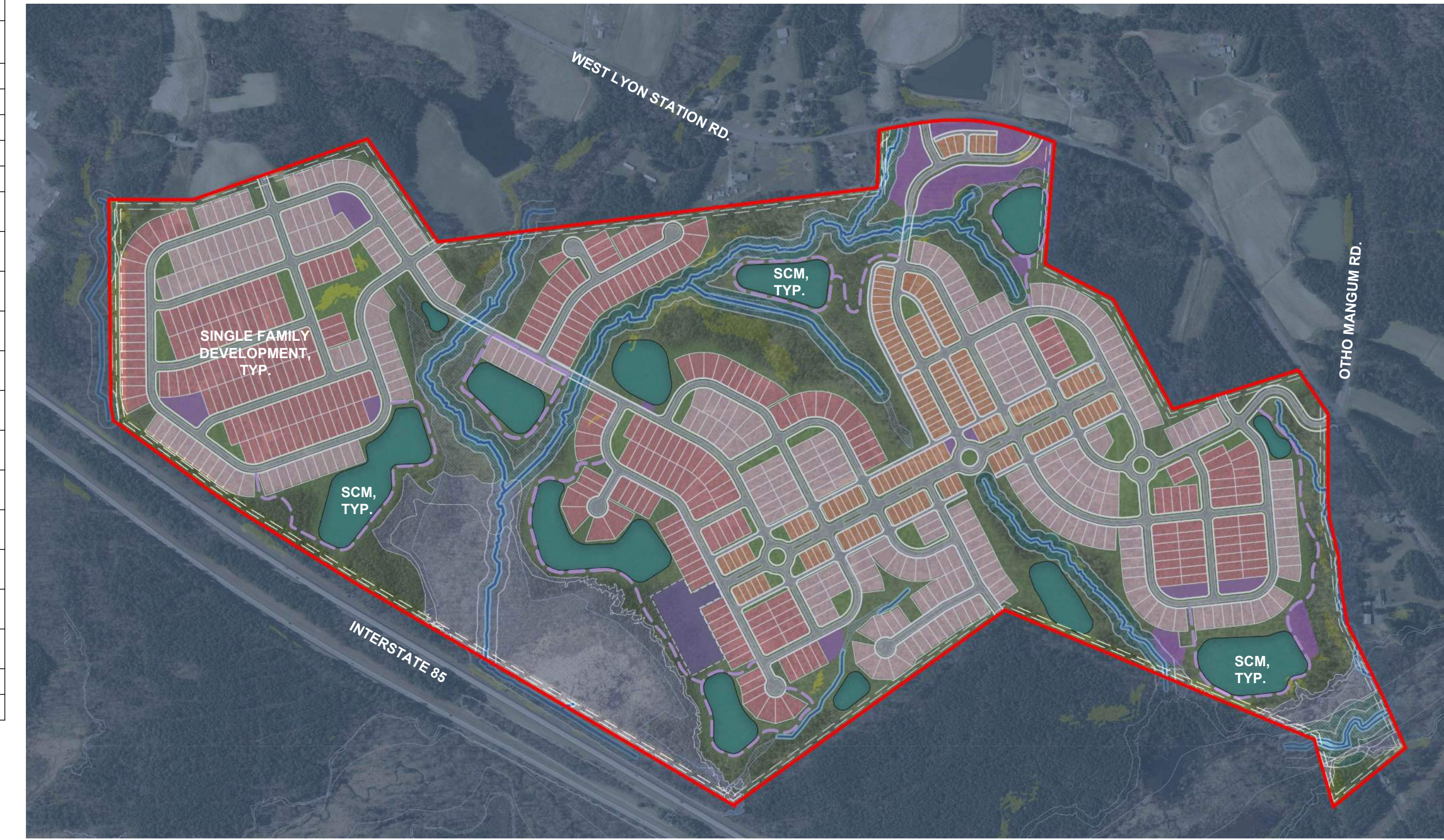
Condition Twenty-Two
 22. The development shall include signage identifying environmentally sensitive areas to discourage pet waste and chemical use in the vicinity.

Condition Twenty-Three
 23. The development shall provide a minimum of five (5) pet waste stations located at trail entry points evenly distributed throughout the community.

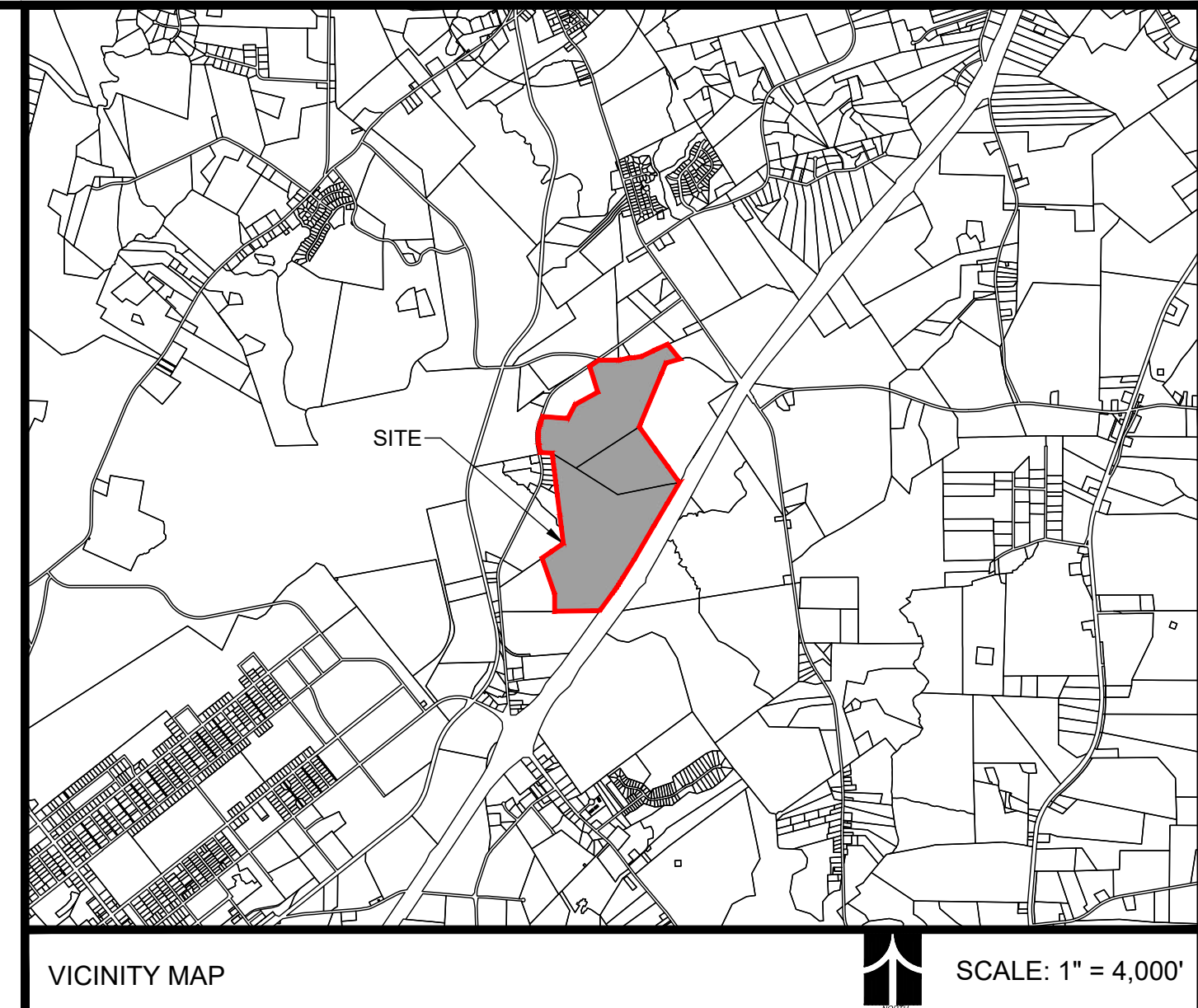
Condition Twenty-Four
 24. Planting species shall be selected to reduce irrigation and chemical use. At least 50% of proposed required plants shall be native species, except for turf grass.

Condition Twenty-Five
 25. To ensure planting diversity, no species of proposed street trees shall constitute more than 25% of required plantings.

Condition Twenty-Six
 26. The development shall provide minimum centerline radii in compliance with North Carolina Department of Transportation Transitional Neighborhood Development design standards for internal streets except for proposed entrance road across from existing Otho Mangum intersection of Lyon Station Road



ILLUSTRATIVE RENDERING (N.T.S.)



SITE DATA TABLE:

PARCEL PIN NO.: PIN#: 088803312100
 PIN#: 088701372426
 PIN#: 088701490503

TOTAL ACREAGE: +/- 334.16 ACRES (PER ALTA SURVEY BY BATEMAN SURVEY CO.)

LOCATION: BUTNER, NC
ADDRESS: 3030 LYON STATION ROAD

WATERSHED: MIDDLE FALLS LAKE, NEUSE RIVER BASIN
WATER SUPPLY WATERSHED: WS-II NSW
PROPOSED IMPERVIOUS AREA: 30% MAXIMUM (TOTAL FOR PROPOSED DEVELOPMENT)

ZONING: BUTNER, NC
CURRENT: RR & RS
PROPOSED: CD-PUD

USE: BUTNER, NC
PROPOSED USES: RESIDENTIAL
 SINGLE-FAMILY AGRICULTURAL/VACANT

PARKING CALCULATIONS:
REQUIRED SPACES (PER SEC. 13.4.1 TABLE 13-1 OF BUTNER LDO):
 SINGLE FAMILY DETACHED: 2 SPACES PER DU = 1,598 SPACES

PROVIDED SPACES:
 SINGLE FAMILY DETACHED: 2 CAR GARAGE W/ 2 CAR DRIVE = 3,196 SPACES
TOTAL = 3,196 SPACES

***LAYOUT OF ONSTREET PARKING ON BOULEVARD ROW WILL BE DESIGNED AT TIME OF SITE PLAN.**

TOTAL PROPOSED LOTS: MAXIMUM 838 LOTS

SINGLE FAMILY DETACHED:
 50'x120' +/- 317 LOTS*
 45'x135' +/- 330 LOTS*
 35' X 100' (BUNGALOWS) +/- 152 LOTS*

***LOT COUNTS REPRESENT CURRENT CONCEPTUAL PLAN LAYOUT. FINAL LOT COUNTS MAY ADJUST DURING SITE PLAN/ CONSTRUCTION DOCUMENTATION AND MAY VARY UP TO 5% PER PRODUCT TYPE AND ACTUAL SITE CONDITIONS. TOTAL SHALL NOT EXCEED THE MAXIMUM OF 838 LOTS.**

MAXIMUM DENSITY: +/- 2.51 DU/AC (838/ 334.16 AC) MAX.
DENSITY (PER CONCEPT PLAN): +/- 2.39 DU/AC (799/ 334.16 AC)

SINGLE FAMILY DETACHED LOT DIMENSIONAL STANDARDS:
 LOT WIDTH: 45 FT. MIN.
 LOT SIZE: 6,000 S.F. MIN.
 FRONT YARD SETBACK: 20 FT. MIN.
 CORNER SIDE YARD SETBACK: 10 FT. MIN.
 SIDE YARD SETBACK: 5 FT. MIN.
 REAR YARD SETBACK: 30 FT. MIN.

SINGLE FAMILY DETACHED LOT DIMENSIONAL STANDARDS:
 LOT WIDTH: 35 FT. MIN.
 LOT SIZE: 3,500 S.F. MIN.
 FRONT YARD SETBACK: 10 FT. MIN.
 CORNER SIDE YARD SETBACK: 10 FT. MIN.
 SIDE YARD SETBACK: 5 FT. MIN.
 REAR YARD SETBACK: 20 FT. MIN.

OPEN SPACE:
REQUIRED: +/- 66.83 ACRES (20% OF TOTAL AREA) = 334.16 AC X 0.20
PROVIDED: +/- 66.83 ACRES MIN. (SEE OPEN SPACE PLAN AND NOTES)

*** ACTIVE OPEN SPACE WILL NOT EXCEED 50% OF THE TOTAL OPEN SPACE IN ACCORDANCE WITH SEC. 6.3.6 B(10) OF THE TOWN OF BUTNER LDO.**

LINK/NODE RATIO: 115 LINKS/ 80 NODES = 1.44 CONNECTIVITY

ESP ASSOCIATES, INC.
 2020 Gateway Centre Blvd
 Suite 216
 Morrisville, NC 27560
 919-678-1070
 www.espassociates.com

ESP

PRELIMINARY
 NOT FOR CONSTRUCTION

NO.	DATE	REVISION	TOWN COMMENTS
1	01/03/2023		TOWN COMMENTS
2	03/30/2023		TOWN COMMENTS
3	04/27/2023		TOWN COMMENTS
4	10/17/2023		TOWN & NCDOT COMMENTS

COVER SHEET

LYON STATION PUD CONCEPT PLAN

BUTNER, NC

MERITAGE HOMES

PROJECT INFORMATION

PROJECT MANAGER: ER
 DESIGNED BY: ER
 DRAWN BY: LM
 PROJECT NUMBER: JX16.100
 ORIGINAL DATE: 09.27.22
 SHEET: C0.0

THIS SET IS CURRENT THROUGH SHEET DATE 10/17/2023



S:\99110022_projects\09\16_100_lyon_station\01\meritagel\16_COVER_SHEET.dwg COVER SHEET - rmmfml

VICINITY MAP

NOT TO SCALE



NOTES

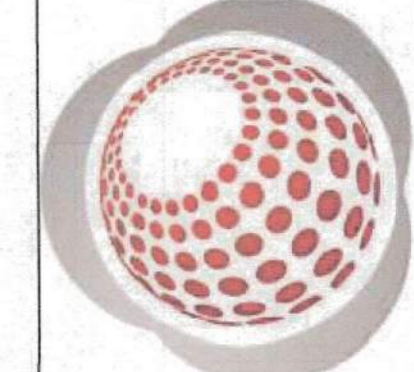
- 1. THE PROPERTY LIES IN ZONES "X" & "E" PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 372088700K & 372088800K DATED 12/06/2018.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE BASED ON GPS OBSERVATION, NAD83/NSRS2011/SPC, UNLESS OTHERWISE SHOWN.
3. SITE ZONED "RR" & "RS" PER GRANVILLE COUNTY GIS. SEE ZONING DETAIL ON THIS SHEET 2.
4. AREAS COMPUTED BY COORDINATE METHOD.
5. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY, UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
6. THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
7. NO CEMETERIES OR GRAVES WERE OBSERVED AS A RESULT OF THIS SURVEY.
8. BUILDINGS & STRUCTURES OBSERVED ARE AS SHOWN ON THIS SURVEY.
9. SEE SHEET 2 FOR EXCEPTIONS.
10. BOUNDARY CORNERS FOUND ARE 1/2" EXISTING IRON PIPE (1/2" EIP), UNLESS OTHERWISE NOTED.
11. BOUNDARY CORNERS SET ARE 3/4" IRON PIPE SET (3/4" IPS).

CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.02"
TYPE OF GPS FIELD PROCEDURE: OPUS STATIC SESSION
DATES OF SURVEY: JANUARY 2022
DATUM/EPOCH: NAD83/NSRS2011
GEOID MODEL: IGS
COMBINED GRID FACTOR(S): 0.99998683
UNITS: US SURVEY FEET

SURVEY COMMENTS
Survey made by Bateman Civil Survey Company
dated 01/26/2022, Job No. 220113
Schedule A
Commitment No. MET2021-02478
Issuing Office: Metro Title Company, Agent for First American
726 N. Slocum St., Raleigh, NC 27604
Phone: (919)833-1284 Fax: (919)834-7839
1. Commitment Date: October 7, 2021 at 08:00 AM
2. Policy or Policies to be issued:
a. ALTA Owner's Policy ALTA 2006
Proposed Insured: Meritage Homes of the Carolinas, Inc., an Arizona corporation
Policy Amount: \$4,843,000.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in: DLT Holdings, LLC, a North Carolina limited liability company
5. The Land is described as follows:
BEING all of Tract 3 (containing 164,757.1 acres), Tract 4 (containing 116,330.0 acres) and Tract 5 (containing 53,345.1 acres), as shown on a plat entitled "Survey for Blue Empire, LLC" recorded in Plat Book 43, Page 72, Granville County Registry

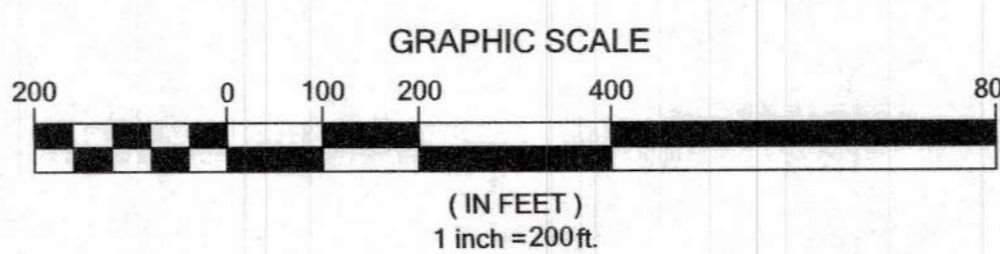
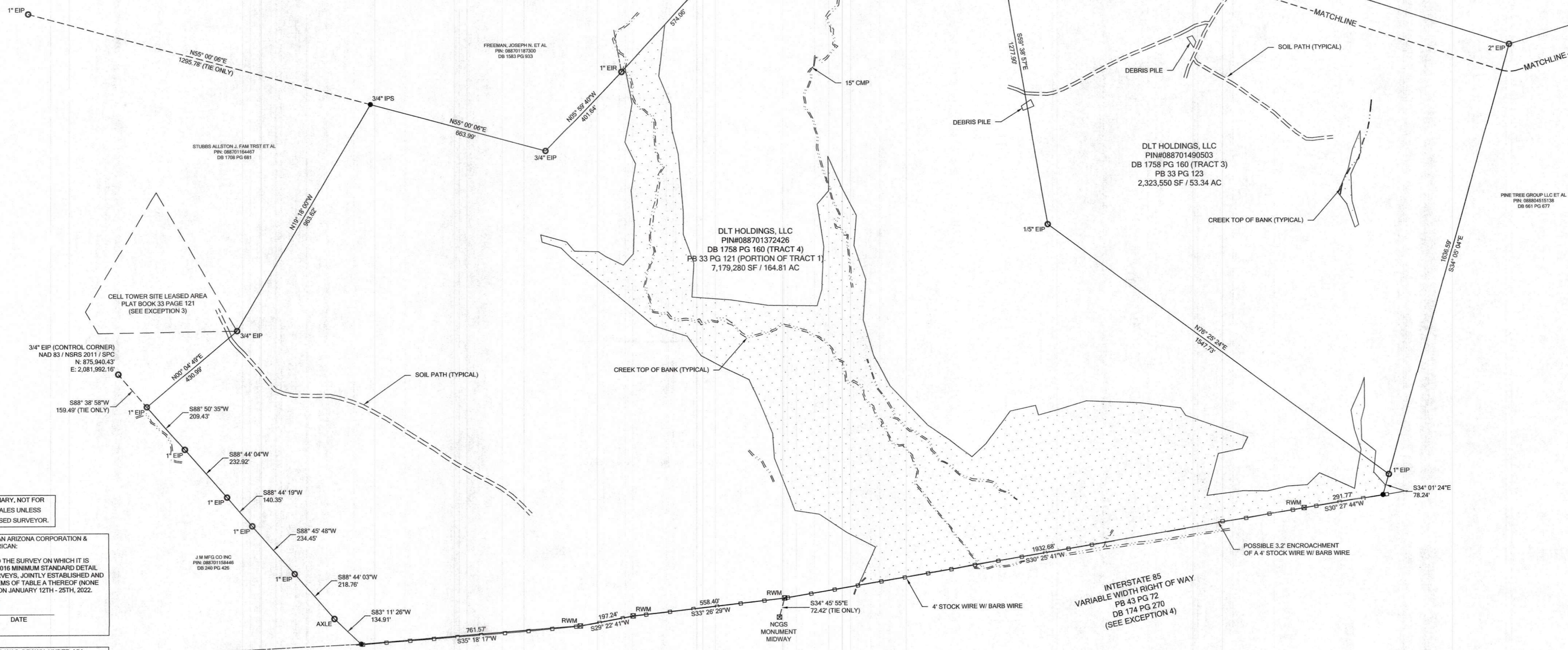
- LEGEND
EXISTING BOUNDARY CORNER FOUND
BOUNDARY CORNER SET (3/4" IPS UNLESS OTHERWISE NOTED)
COMPUTED POINT
CONCRETE MONUMENT FOUND
CLEAN OUT
TRANSFORMER / ELECTRIC BOX
LIGHT POLE
UTILITY POLE
WATER METER
FIRE HYDRANT
UTILITY VALVE
TELEPHONE PEDESTAL
CABLE PEDESTAL
CATCH BASIN
DROP INLET
UTILITY MANHOLE
UTILITY HAND HOLE
SIGN
STORM DRAIN
OVERHEAD UTILITY
GUY WIRE
BURIED UTILITY MARKER
EXISTING IRON PIPE
EXISTING IRON REBAR
IRON PIPE SET
PK NAIL SET
PK NAIL FOUND
SANITARY SEWER MANHOLE
N NORTH
E EAST
S SOUTH
W WEST
NE NORTHEAST
SE SOUTHEAST
SW SOUTHWEST
NW NORTHWEST
DB DEED BOOK
FG PAGE
BM BOOK OF MAPS
RW RIGHT OF WAY
POB POINT OF BEGINNING
(T) TOTAL

BATEMAN CIVIL SURVEY COMPANY
ENGINEERS • SURVEYORS • PLANNERS
2524 RELIANCE AVENUE, APEX, NC 27539
PHONE: (919) 577-1080 FAX: (919) 577-1081
INFO@BATEMANCIVILSURVEY.COM
NCBELS FIRMF# C-2378



ALTA / NSPS LAND TITLE SURVEY
EXCLUSIVELY FOR: MERITAGE HOMES
PIN# 088803312100, 088701372426, & 088701490503
AS RECORDED IN DEED BOOK 1758 PAGE 160
DUTCHVILLE - GRANVILLE COUNTY - NORTH CAROLINA

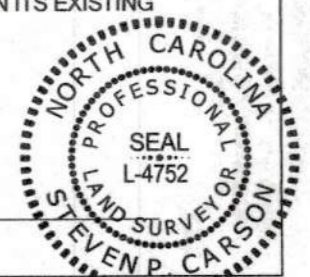
Table with 2 columns: REVISIONS (1-5) and DESIGNED BY: N/A, DRAWN BY: CJM, CHECKED BY: SPC, SCALE: 1" = 200', DATE: 01/26/2022, JOB NUMBER: 220113, SHEET 1 of 2



THIS MAP IS CONSIDERED PRELIMINARY, NOT FOR RECORDATION, CONVEYANCE OR SALES UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.

TO MERITAGE HOMES OF THE CAROLINAS, INC., AN ARIZONA CORPORATION & METRO TITLE COMPANY, AGENT FOR FIRST AMERICAN:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS OF TABLE A THEREOF (NONE SELECTED). THE FIELDWORK WAS COMPLETED ON JANUARY 12TH - 25TH, 2022.
STEVEN P. CARSON, PLS DATE 1/26/22 NC LICENSE NO. 4752

I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1758 PAGE 160); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS SHOWN HERE ON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000 +; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 26 DAY OF January, A.D., 2022.



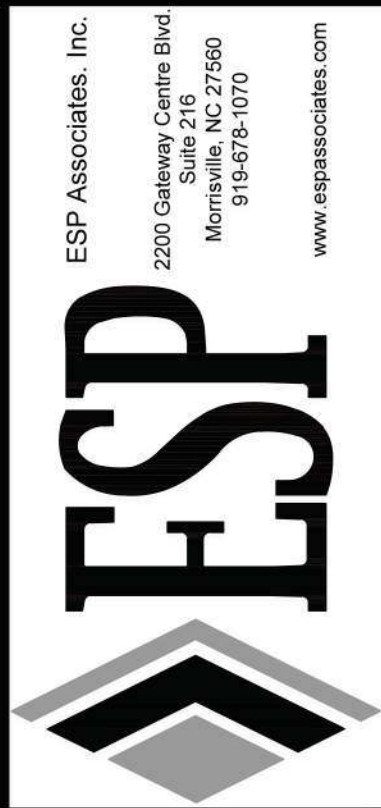
STEVEN P. CARSON, PLS NC LICENSE NO. 4752



DRAFT
DO NOT RELY ON THIS DOCUMENT

CONCEPTUAL ILLUSTRATIVE RENDERING

CONCEPTUAL SITE PLAN RENDERING

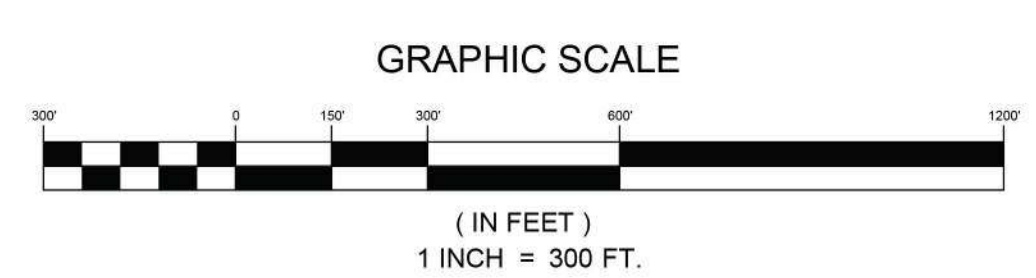


**PRELIMINARY
NOT FOR
CONSTRUCTION**

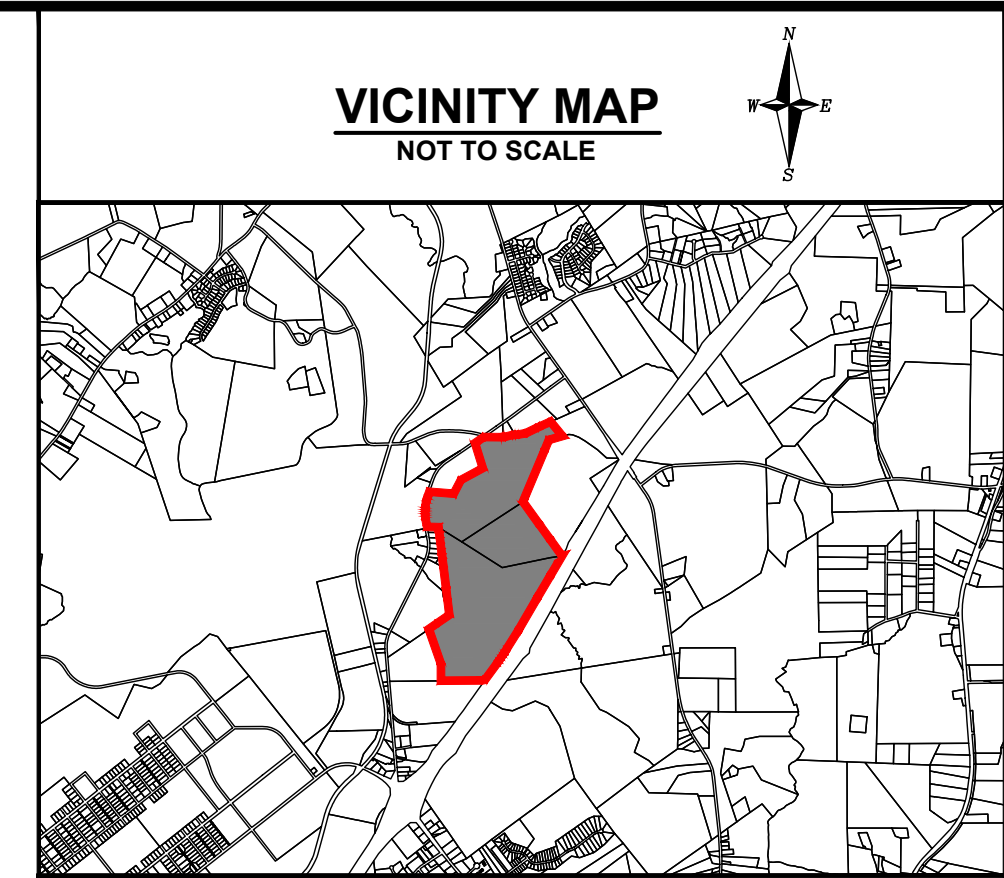
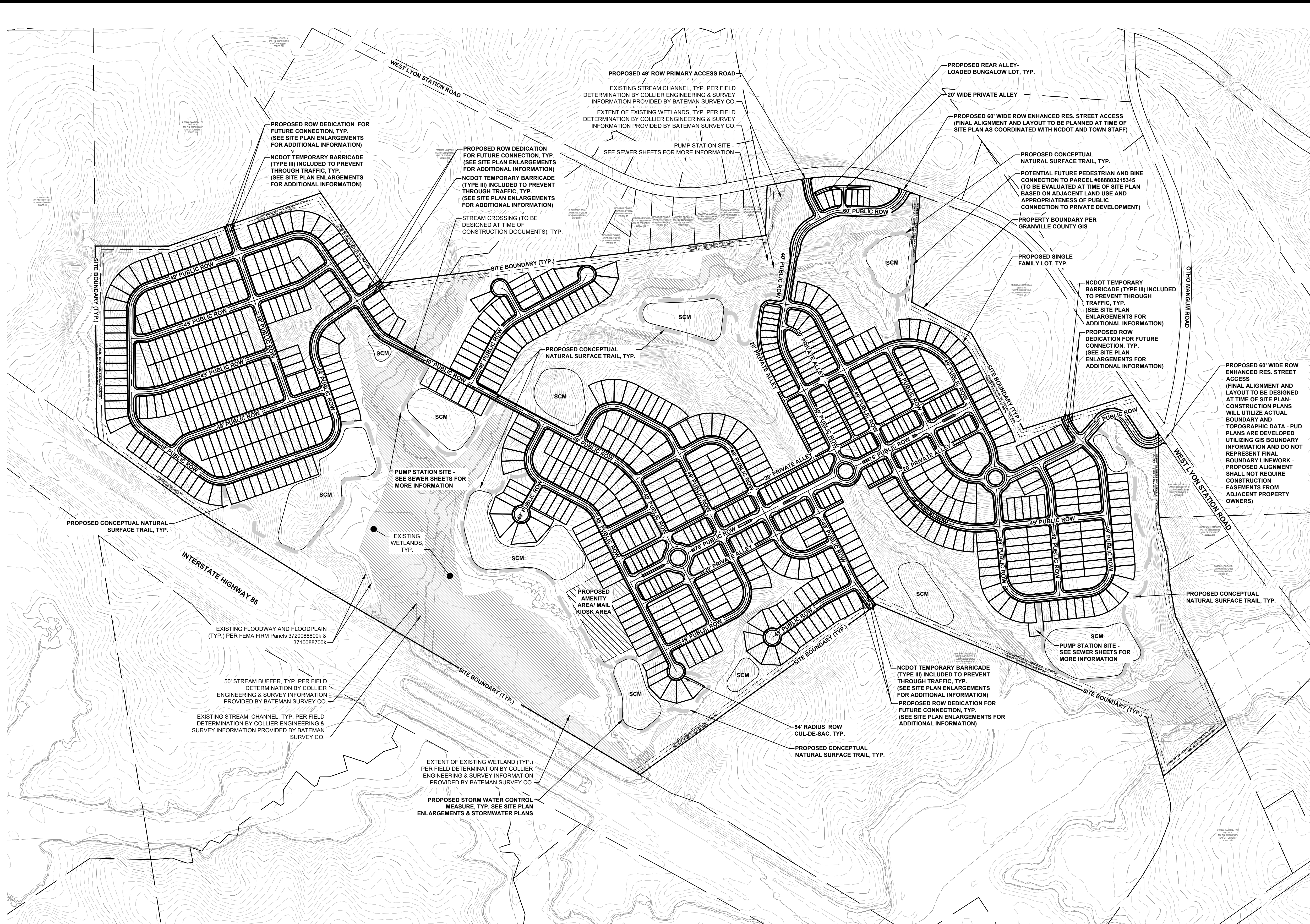
NO.	DATE	REVISION	BY
1	01/03/2023	TOWN COMMENTS	ER
2	03/02/2023	TOWN COMMENTS	ER
3	04/27/2023	TOWN COMMENTS	ER
4	10/17/2023	TOWN COMMENTS	ER

CONCEPTUAL ILLUSTRATIVE PLAN
LYON STATION PUD CONCEPT PLAN
MERRITAGE HOMES
BUTNER, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ER
DESIGNED BY:	ER
DRAWN BY:	AP
PROJECT NUMBER:	JX16.100
ORIGINAL DATE:	09.27.22
SHEET:	LS1.0



S:\P1\2022\Projects\K\UX16.100 - Lyon Station Rd (Merritage)_JX16.100-SITE.dwg, LSI.0 CONCEPTUAL ILLUSTRATIVE PLAN, apayne



SITE DATA TABLE:

PARCEL PIN NO:	PIN#: 088803312100 PIN#: 088701372426 PIN#: 088701409503
TOTAL ACREAGE:	+/- 334.16 ACRES (PER ALTA SURVEY BY BATEMAN SURVEY CO.)
LOCATION ADDRESS:	BUTNER, NC 3030 LYON STATION ROAD
WATERSHED:	MIDDLE FALLS LAKE, NEUSE RIVER BASIN
WATER SUPPLY WATERSHED:	WS-1 NSW
PROPOSED IMPERVIOUS AREA:	30% MAXIMUM (TOTAL FOR PROPOSED DEVELOPMENT)
ZONING:	RR & RS
CURRENT:	CD-PUD
PROPOSED:	
USE:	RESIDENTIAL SINGLE-FAMILY DETACHED
EXISTING USES:	AGRICULTURAL/VACANT
PARKING CALCULATIONS:	
REQUIRED SPACES (PER SEC. 13.4.1 TABLE 13-1 OF BUTNER LDO):	
SINGLE FAMILY DETACHED:	2 SPACES PER DU = 1,598 SPACES
PROVIDED SPACES:	
SINGLE FAMILY DETACHED: 2 CAR GARAGE W/ 2 CAR DRIVE =	3,196 SPACES
	TOTAL = 3,196 SPACES
*LAYOUT OF ONSTREET PARKING ON BOULEVARD ROW WILL BE DESIGNED AT TIME OF SITE PLAN.	
TOTAL PROPOSED LOTS:	MAXIMUM 838 LOTS
SINGLE FAMILY DETACHED	+/- 317 LOTS*
50'x120'	+/- 330 LOTS*
45'x135'	+/- 152 LOTS*
35' X 100' (BUNGALOWS)	
*LOT COUNTS REPRESENT CURRENT CONCEPTUAL PLAN LAYOUT. FINAL LOT COUNTS MAY ADJUST DURING SITE PLAN CONSTRUCTION DOCUMENTATION AND MAY VARY UP TO 5% PER PRODUCT TYPE AND ACTUAL SITE CONDITIONS. TOTAL SHALL NOT EXCEED THE MAXIMUM OF 838 LOTS.	
MAXIMUM DENSITY:	+/- 2.51 DU/AC (838/ 334.16 AC) MAX.
DENSITY (PER CONCEPT PLAN):	+/- 2.39 DU/AC (799/ 334.16 AC)
SINGLE FAMILY DETACHED LOT DIMENSIONAL STANDARDS:	
LOT WIDTH:	45 FT. MIN.
LOT SIZE:	6,000 S.F. MIN.
FRONT YARD SETBACK:	20 FT. MIN.
CORNER SIDE YARD SETBACK:	10 FT. MIN.
SIDE YARD SETBACK:	5 FT. MIN.
REAR YARD SETBACK:	30 FT. MIN.
BUNGALOW LOT DIMENSIONAL STANDARDS:	
LOT WIDTH:	35 FT. MIN.
LOT SIZE:	3,500 S.F. MIN.
FRONT YARD SETBACK:	10 FT. MIN.
CORNER SIDE YARD SETBACK:	10 FT. MIN.
SIDE YARD SETBACK:	5 FT. MIN.
REAR YARD SETBACK:	20 FT. MIN.
OPEN SPACE:	
REQUIRED:	+/- 66.83 ACRES (20% OF TOTAL AREA)
PROVIDED:	=334.16 AC X 0.20 +/- 66.83 ACRES MIN. (SEE OPEN SPACE PLAN AND NOTES)
* ACTIVE OPEN SPACE WILL NOT EXCEED 50% OF THE TOTAL OPEN SPACE IN ACCORDANCE WITH SEC. 6.3.6 B(10) OF THE TOWN OF BUTNER LDO.	
LINK/NODE RATIO:	115 LINKS/ 80 NODES = 1.44 CONNECTIVITY

General Notes

1. Base information and adjacent property information provided by Town of Butner GIS, Collier Engineering Wetland Survey, & Alta Survey provided by Bateman Civil Survey Company.
2. All site zoning and wetland information utilized in the preparation of this Concept Plan is considered to be preliminary in nature and subject to change and final verification.
3. Project phasing is anticipated.
4. Draft - Do not rely on this document.

Floodplain Information
Floodplain information is obtained from information found on FEMA FIRM Panels 3720088800K & 3710088700K.

Stream/Wetland Information
Stream and wetland information provided by wetland designation titled 8-15-22 Butner Wetlands (CAD to client). DWG by Collier Engineering dated 08/15/2022 and Town of Butner GIS. Any potential wetland areas and stream features depicted on the concept are considered to be preliminary in nature and approximate in location.

Access Points/Driveways/Streets

1. Proposed project site entrance locations and horizontal locations are considered preliminary in nature and need to be verified for adequate sight distance with NCDOT.
2. All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the Town of Butner Land Development Ordinance and applicable standards identified by NCDOT. Street connections are conceptual and may be subject to change based on agency input and review.
3. Dedicating right-of-ways are provided to adjoining properties to provide additional access in case of future development on neighboring properties.

Open Space/Active Open Space
Open Space areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final layout, product allocation, and as other spatially dependent project components such as stormwater areas, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

Potential Stormwater Quality Areas
Location of proposed stormwater areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will change based upon final Engineering design and as the client finalizes decisions regarding final layout, product allocation, and as other proposed changes to the project are better defined. Layout and unit count subject to change based on final design of stormwater areas.

Public Information
ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

NO.	DATE	REVISION	TOWN COMMENTS
1	01/03/2023		TOWN COMMENTS
2	03/30/2023		TOWN COMMENTS
3	04/27/2023		TOWN COMMENTS
4	10/17/2023		TOWN & NCDOT COMMENTS

CONCEPTUAL LYON STATION PUD SITE PLAN (OVERALL)



ESP Associates, Inc.
2020 Gateway Centre Blvd
Suite 218
Merriville, NC 27660
919-678-1070
www.espassociates.com

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BY: ER ER ER ER ER ER

CONCEPTUAL OVERALL
SITE PLAN

LYON STATION PUD CONCEPT PLAN

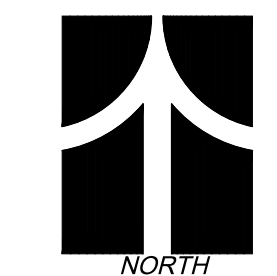
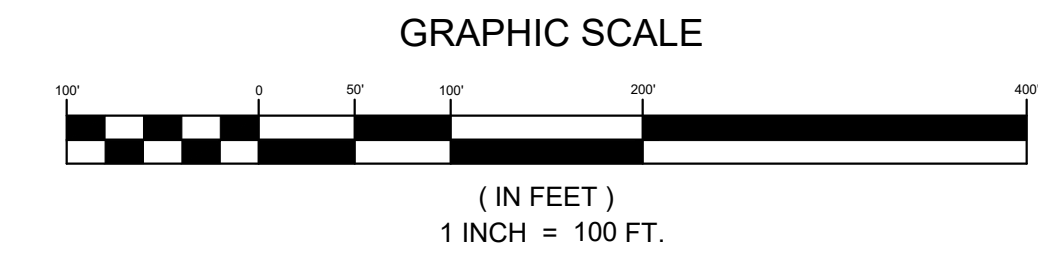
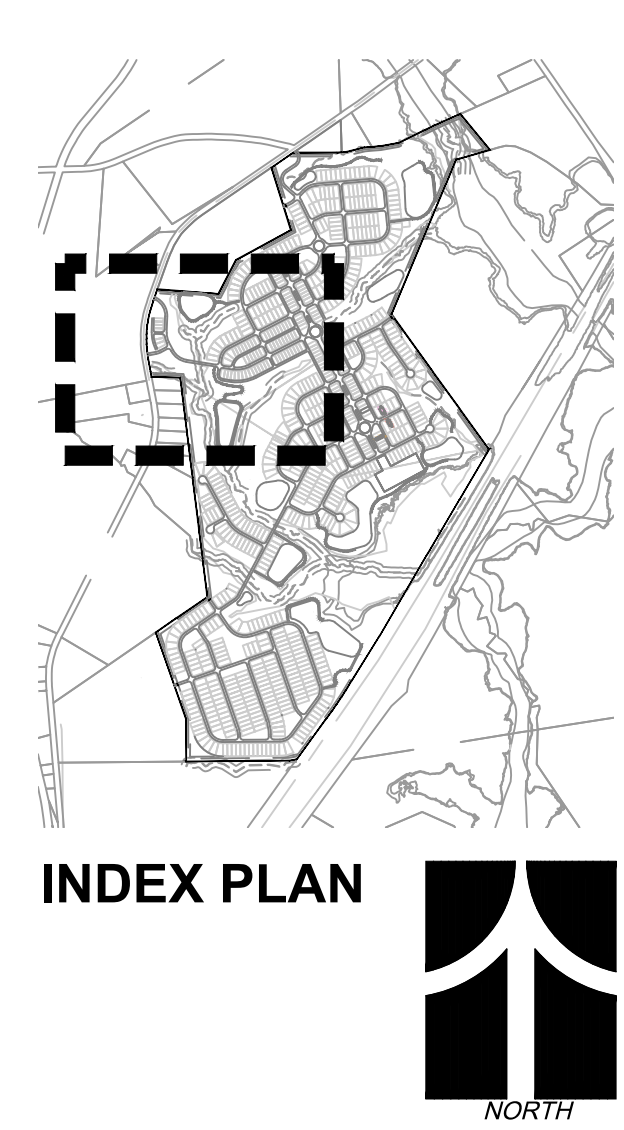
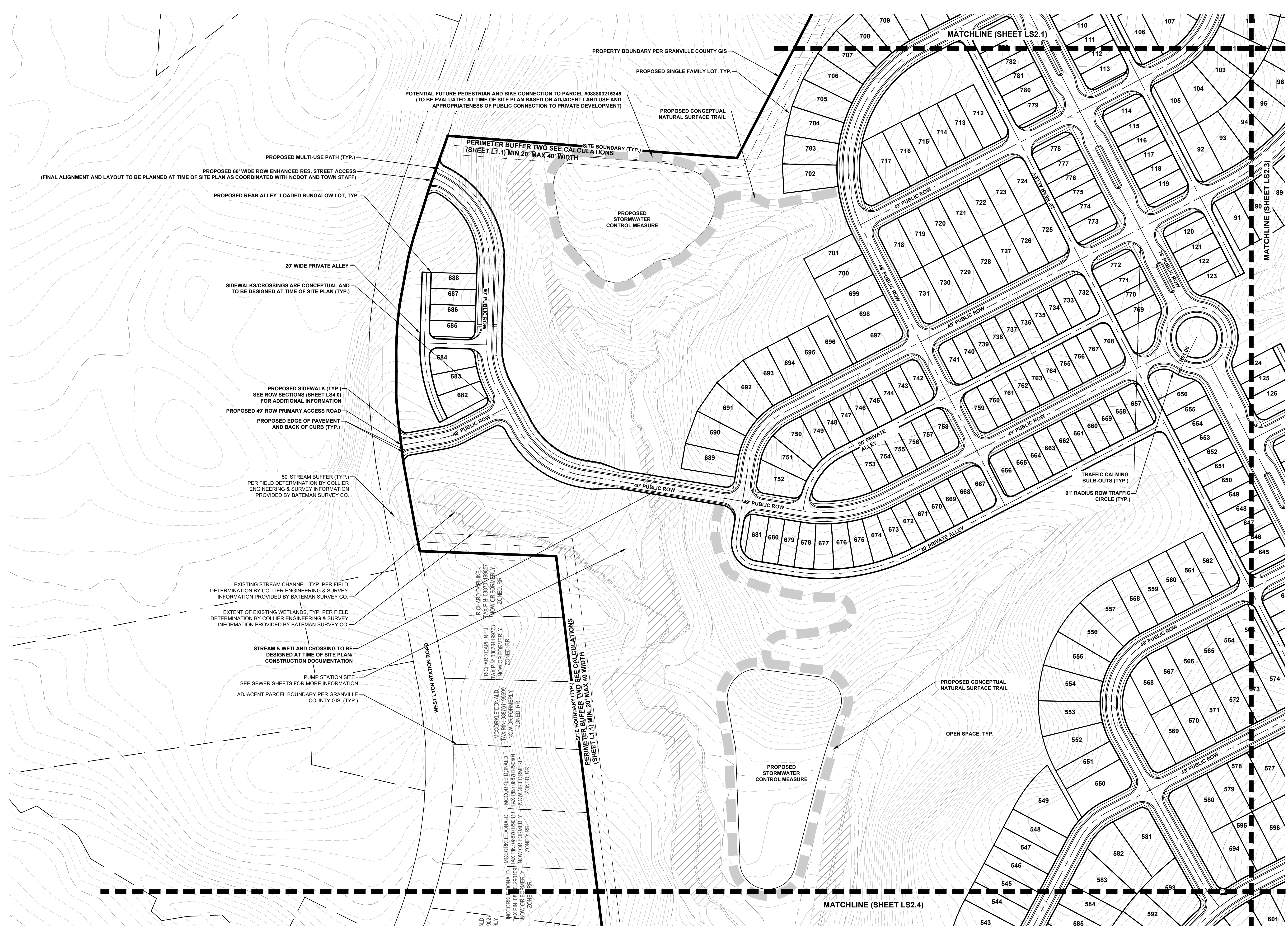
BUTNER, NC
MERITAGE HOMES

PROJECT INFORMATION	
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DESIGNED BY:	ER
DRAWN BY:	LLB
PROJECT NUMBER:	JX16.100
ORIGINAL DATE:	09.27.22
SHEET:	LS2.0

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CONCEPTUAL LYON STATION PUD SITE PLAN ENLARGEMENT



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3	04/27/2023	TOWN COMMENTS
4	10/17/2023	TOWN & NCDOT COMMENTS

BY: ER
ER
ER
ER
ER

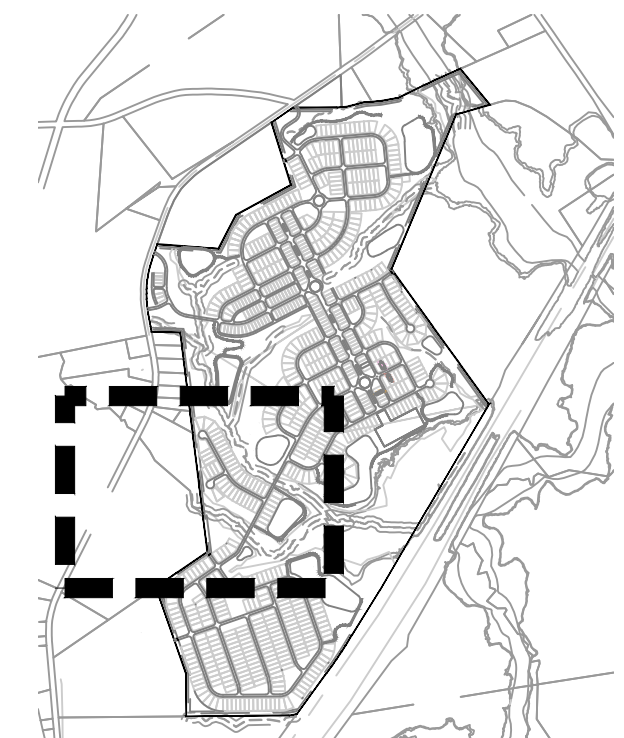
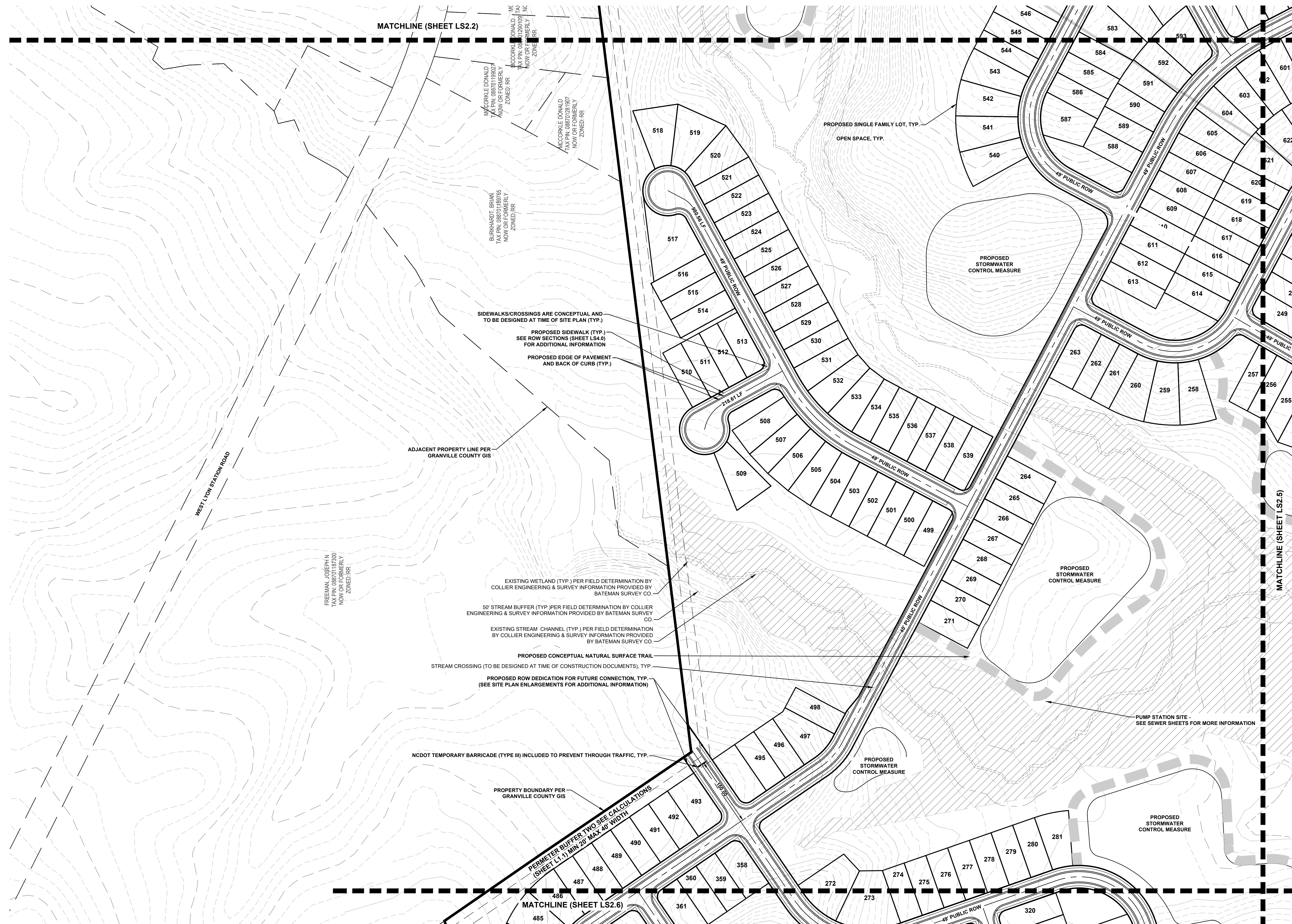
CONCEPTUAL SITE PLAN ENLARGEMENT
(2 OF 6)

LYON STATION PUD CONCEPT PLAN
MERRITAGE HOMES
BUTNER, NC

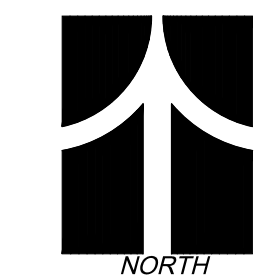
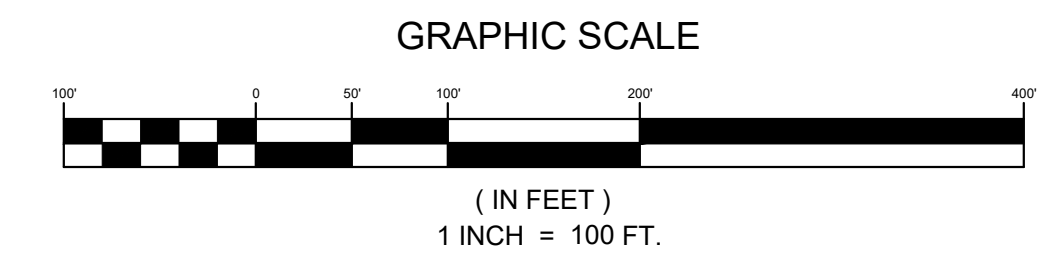
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DESIGNED BY: ER
DRAWN BY: LLB
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ORIGINAL DATE: 09.27.22
SHEET: LS2.2

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

S:\911\2022 projects\9116.100 - Lyon station rd (meritage)_x16.00\sheet\LS2.dwg, LS2.2 CONCEPTUAL SITE PLAN ENLARGEMENT (4 OF 6), mmo/llb



CONCEPTUAL LYON STATION PUD SITE PLAN ENLARGEMENT



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NO.	DATE	REVISION	BY	ER
1	01/03/2023	TOWN COMMENTS	ER	
2	03/30/2023	TOWN COMMENTS	ER	
3	04/27/2023	TOWN COMMENTS	ER	
4	10/17/2023	TOWN & NCDOT COMMENTS	ER	

CONCEPTUAL SITE PLAN ENLARGEMENT
(4 OF 6)

LYON STATION PUD CONCEPT PLAN
MERITAGE HOMES
BUTNER, NC

PROJECT INFORMATION

PROJECT MANAGER: ER

DESIGNED BY: ER

DRAWN BY: LLB

PROJECT NUMBER: JX16.100

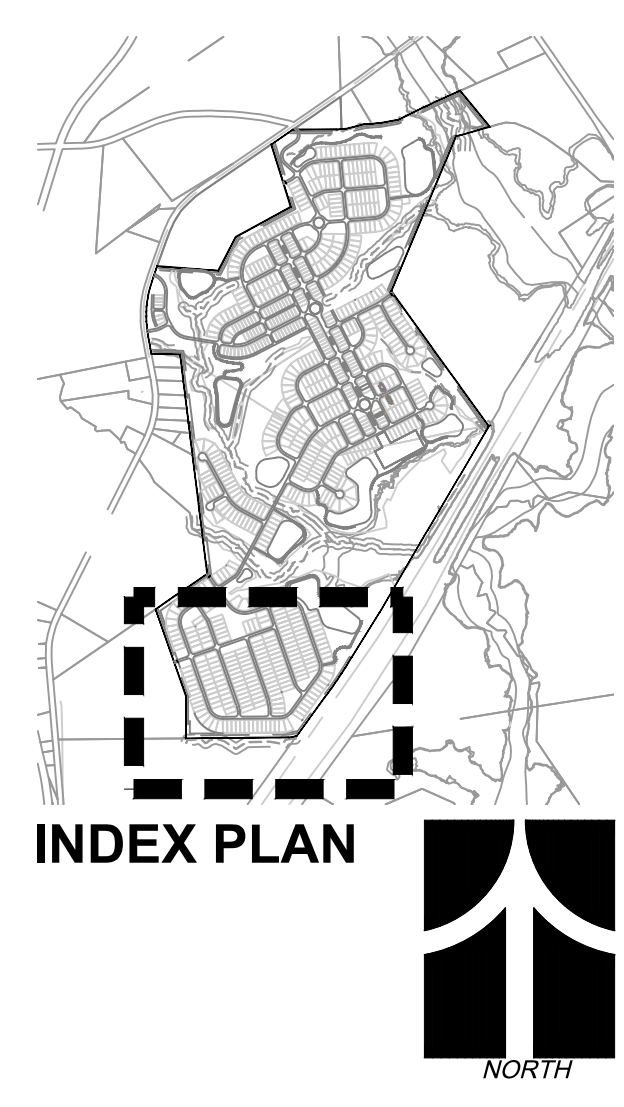
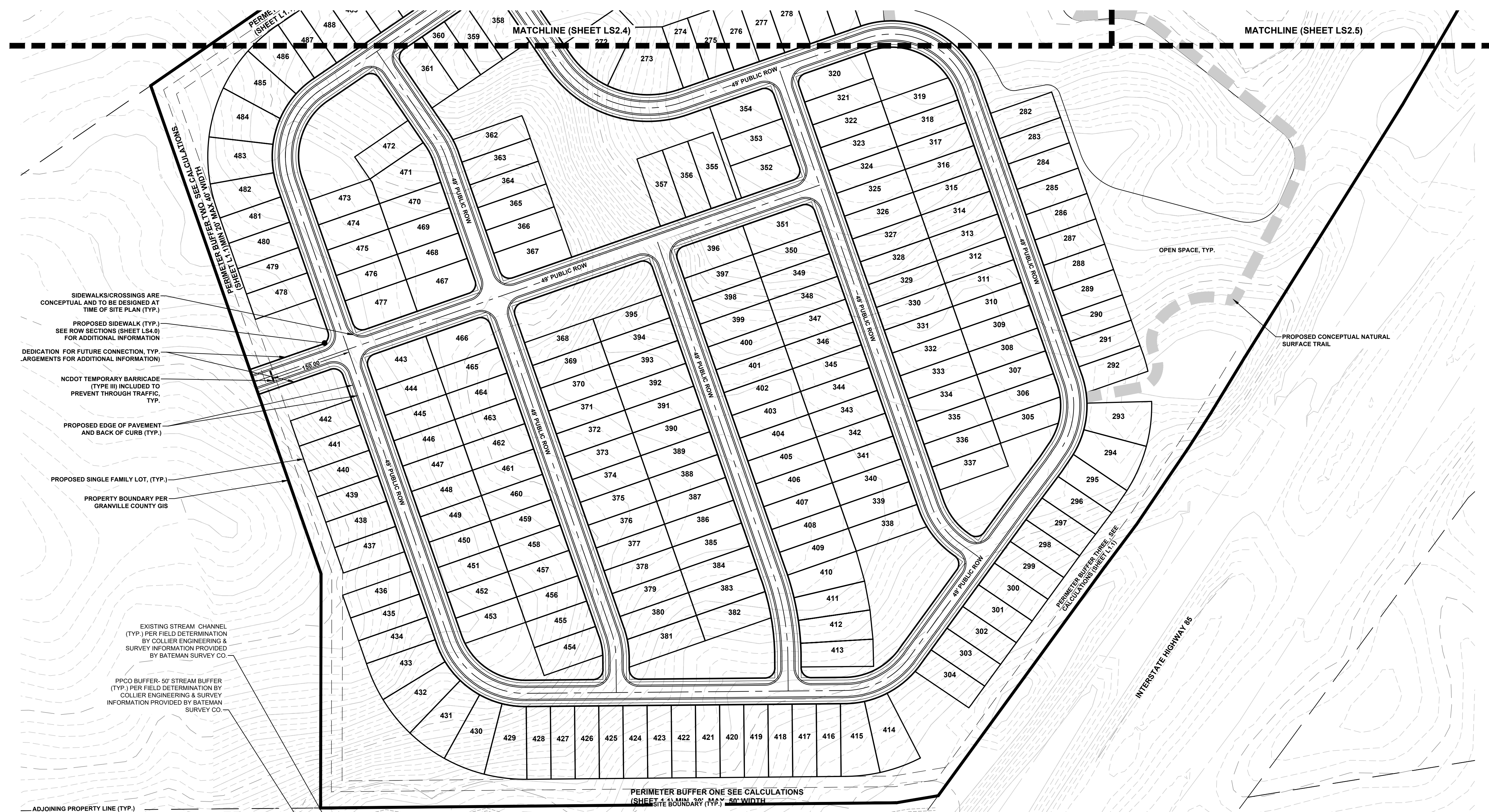
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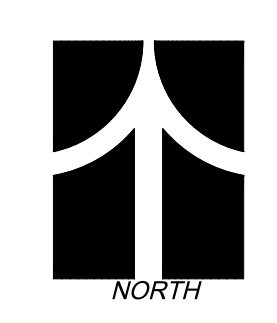
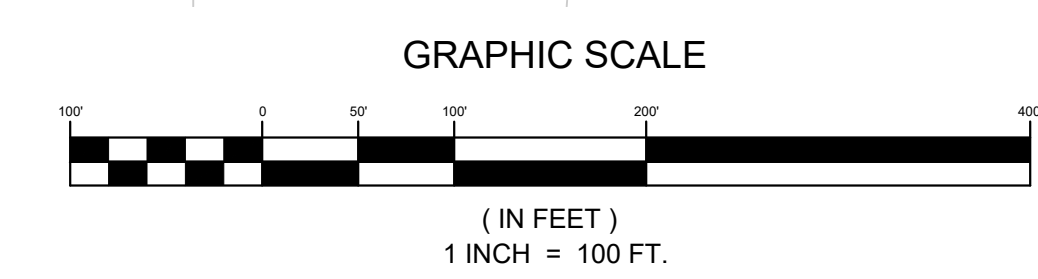
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- SIDEWALKS/CROSSINGS ARE CONCEPTUAL AND TO BE DESIGNED AT TIME OF SITE PLAN (TYP.)
- PROPOSED SIDEWALK (TYP.) SEE ROW SECTIONS (SHEET LS4.0) FOR ADDITIONAL INFORMATION
- DEDICATION FOR FUTURE CONNECTION, TYP. ARGUMENTS FOR ADDITIONAL INFORMATION
- NCDOT TEMPORARY BARRICADE (TYPE III) INCLUDED TO PREVENT THROUGH TRAFFIC, TYP.
- PROPOSED EDGE OF PAVEMENT AND BACK OF CURB (TYP.)
- PROPOSED SINGLE FAMILY LOT, (TYP.)
- PROPERTY BOUNDARY PER GRANVILLE COUNTY GIS
- EXISTING STREAM CHANNEL (TYP.) PER FIELD DETERMINATION BY COLLIER ENGINEERING & SURVEY INFORMATION PROVIDED BY BATEMAN SURVEY CO.
- PFCO BUFFER- 50' STREAM BUFFER (TYP.) PER FIELD DETERMINATION BY COLLIER ENGINEERING & SURVEY INFORMATION PROVIDED BY BATEMAN SURVEY CO.
- ADJOINING PROPERTY LINE (TYP.)

J.M. MFG CO. INC.
TAX ID: 08870118448
NOW OR FORMERLY
ZONED L1

CONCEPTUAL LYON STATION PUD SITE PLAN ENLARGEMENT



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Suite 418
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www.espasociates.com

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1	01/03/2023	TOWN COMMENTS	ER	
2	03/30/2023	TOWN COMMENTS	ER	
3	04/27/2023	TOWN COMMENTS	ER	
4	10/17/2023	TOWN & NCDOT COMMENTS	ER	

CONCEPTUAL SITE PLAN ENLARGEMENT
(6 OF 6)

LYON STATION PUD CONCEPT PLAN

BUTNER, NC

PROJECT INFORMATION

PROJECT MANAGER: ER

DESIGNED BY: ER

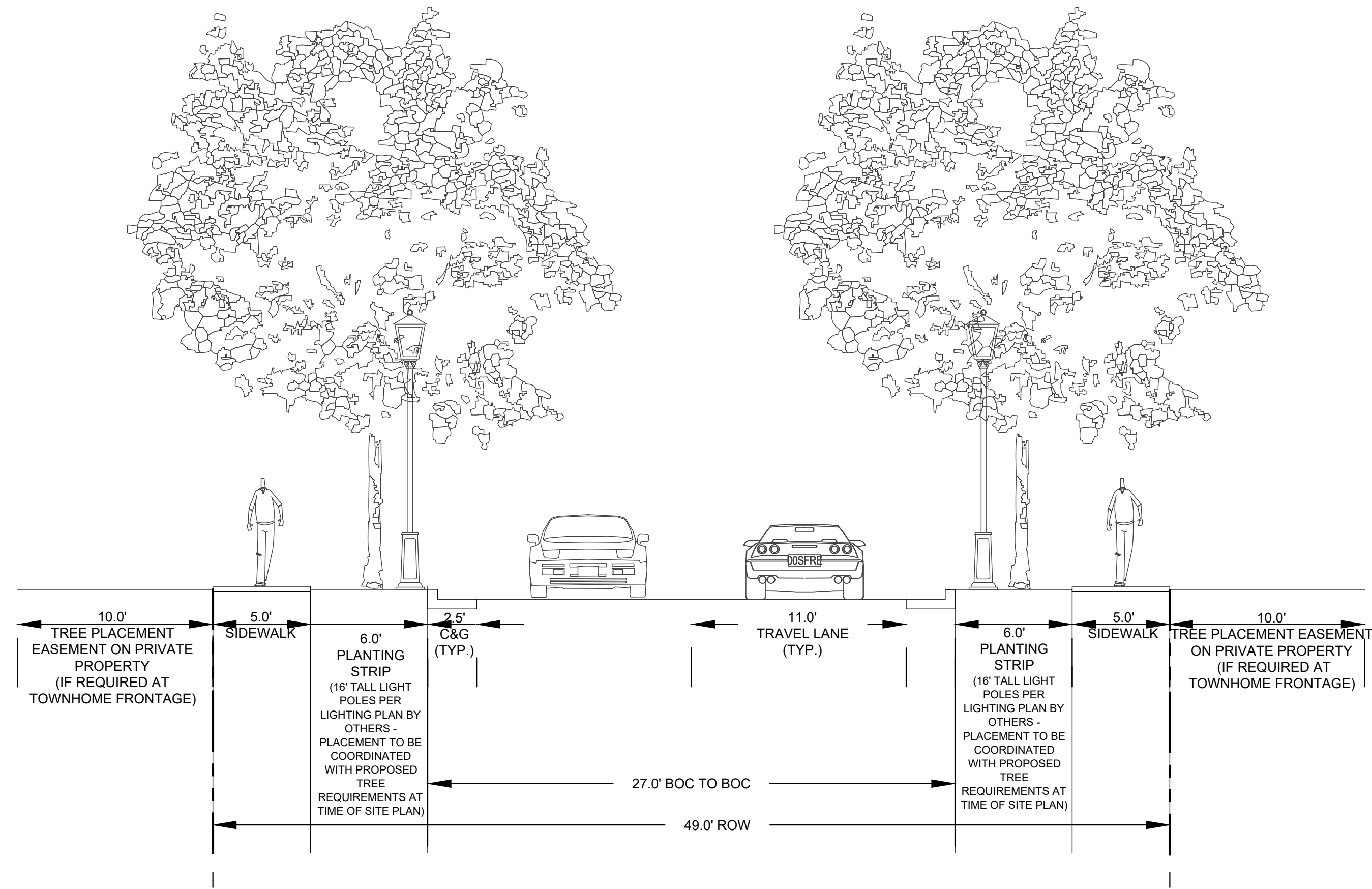
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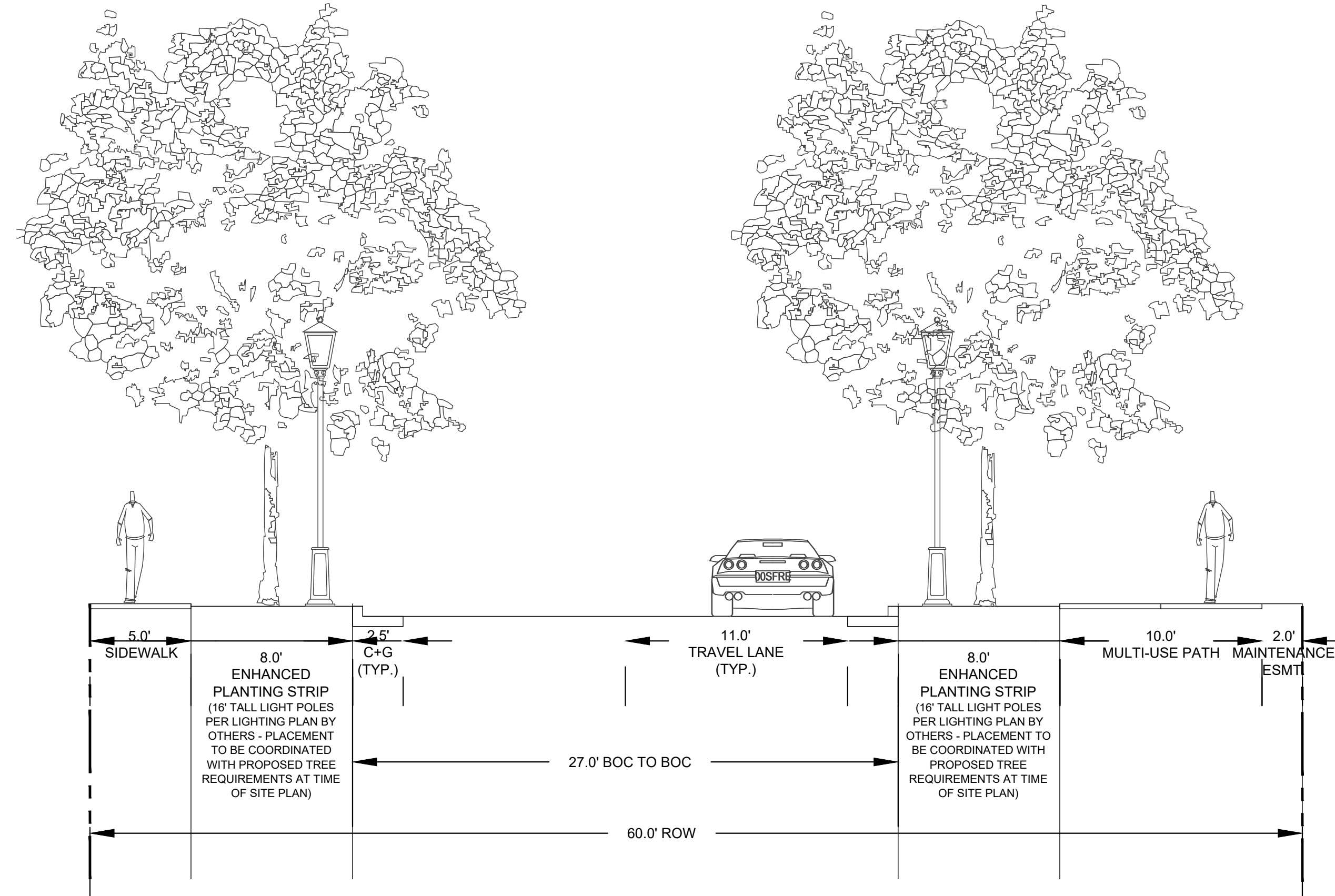
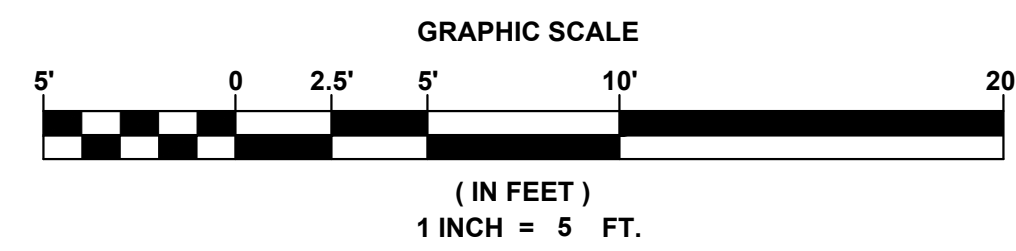
ORIGINAL DATE: 09.27.22

811
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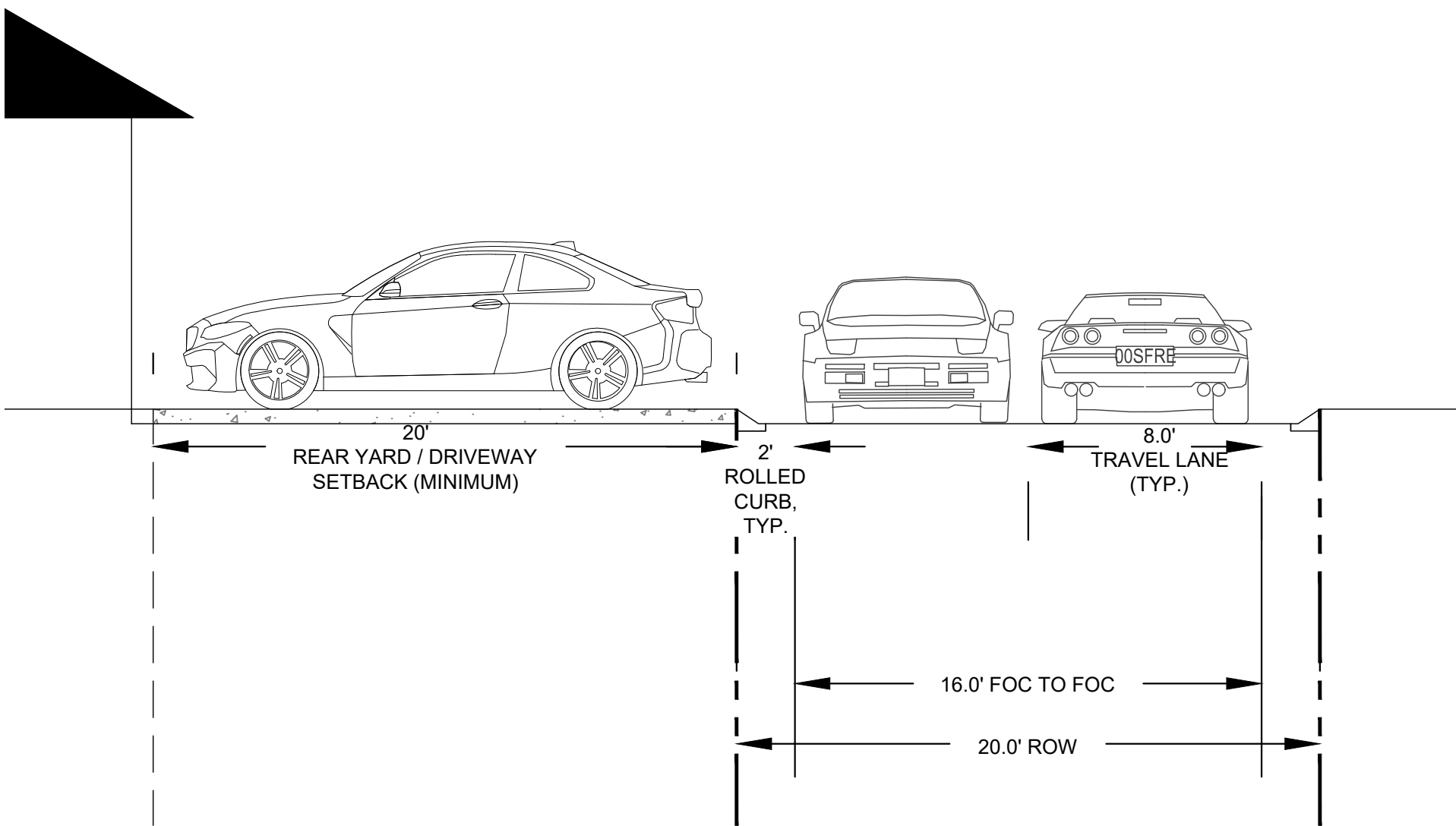
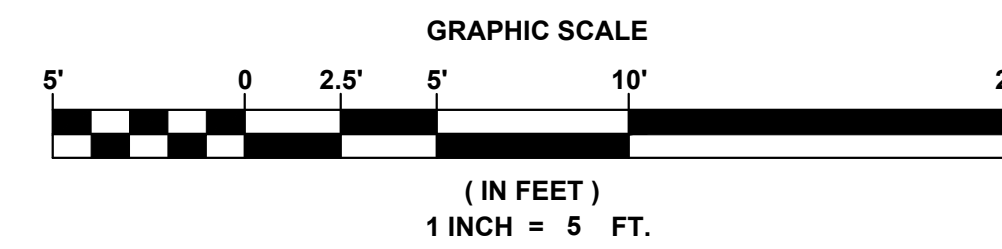
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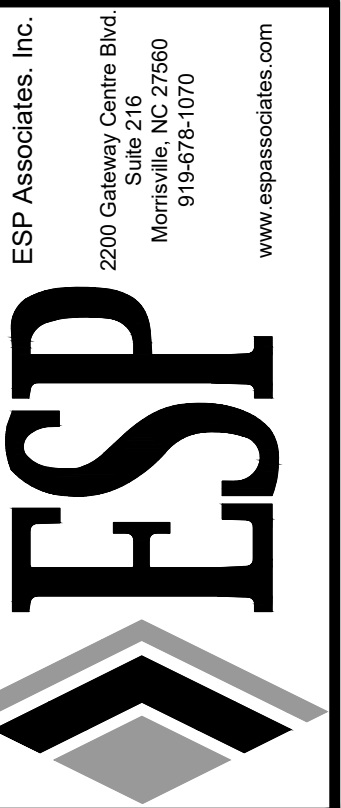
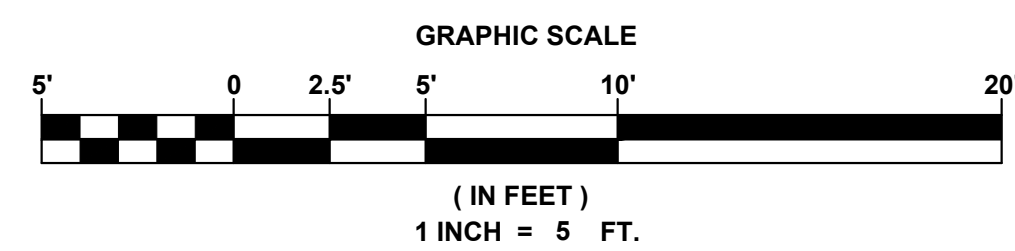
RESIDENTIAL STREET SECTION (TYPICAL)



ENHANCED RESIDENTIAL STREET SECTION (TYPICAL)



RESIDENTIAL ALLEY SECTION (TYPICAL)



PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	DATE	REVISION
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2	03/30/2023	TOWN COMMENTS
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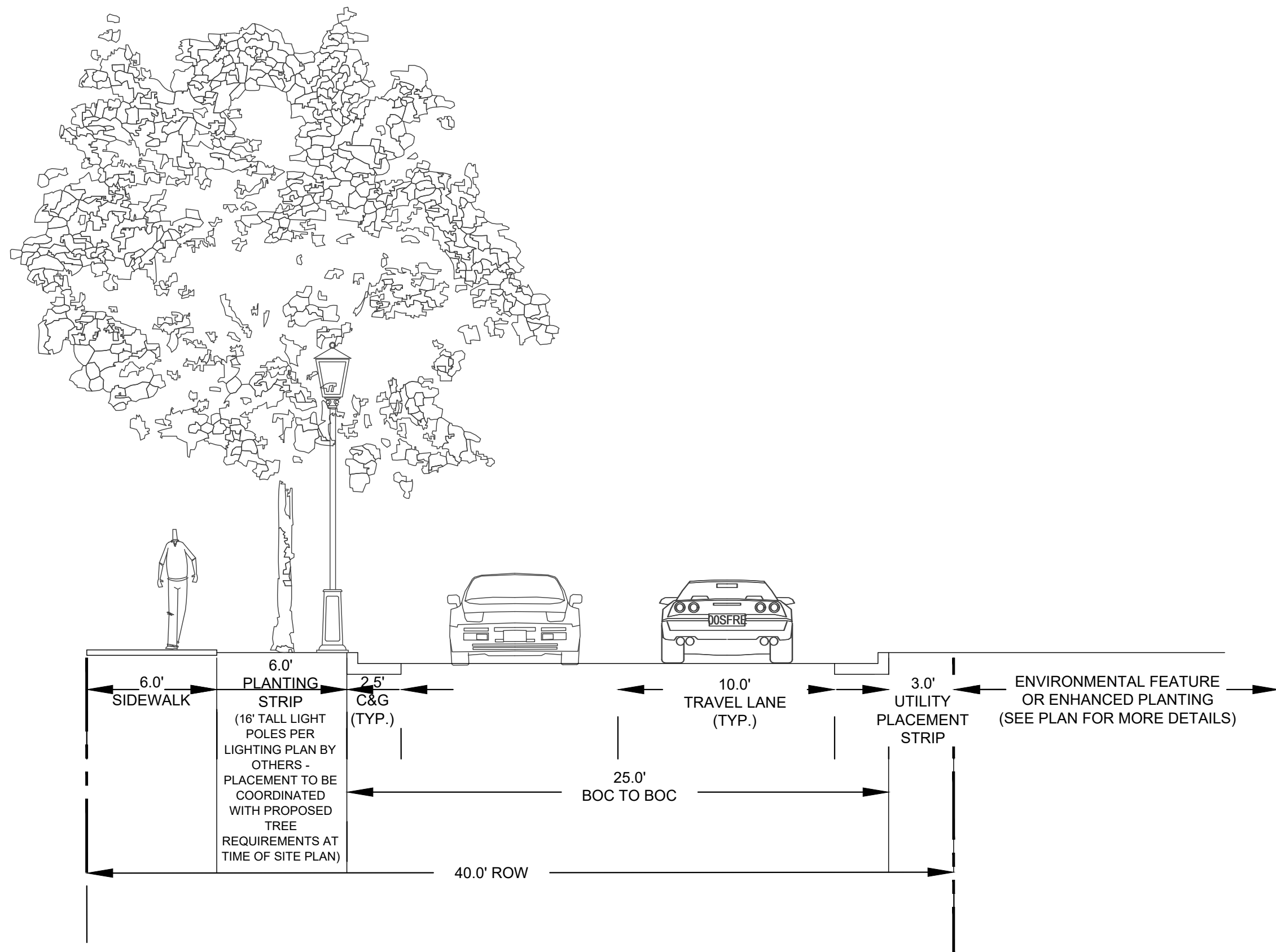
ROW SECTIONS (SHEET 1 OF 2)

LYON STATION PUD CONCEPT PLAN
MERITAGE HOMES
BUTNER, NC

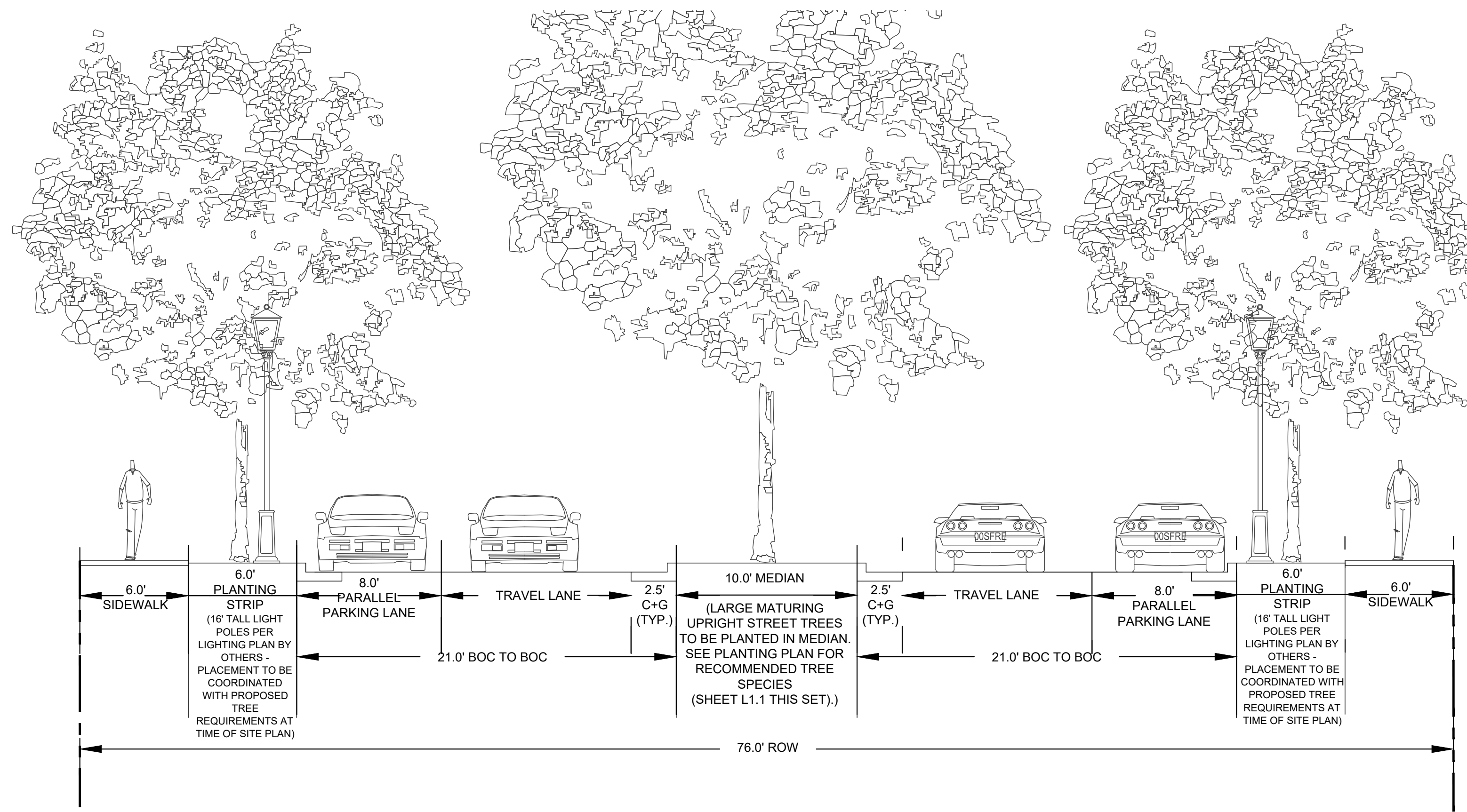
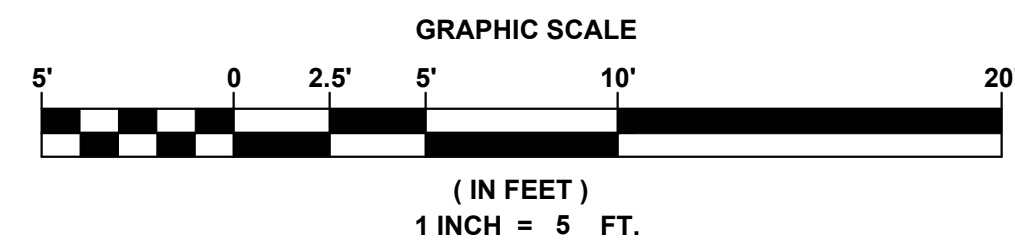
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DESIGNED BY:	ER
DRAWN BY:	AP
PROJECT NUMBER:	JX16.100
ORIGINAL DATE:	09.27.22
SHEET:	LS4.0



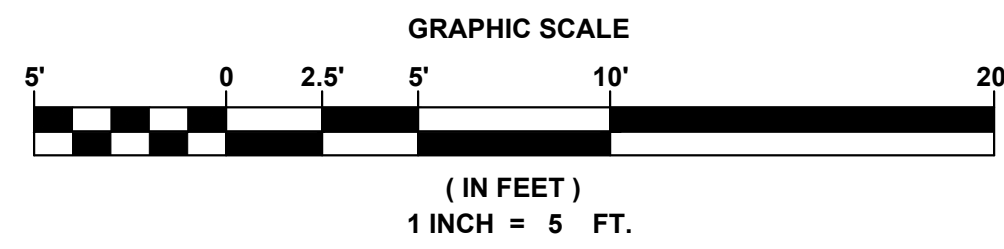
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ENVIRONMENTALLY SENSITIVE STREET SECTION (TYPICAL)



BOULEVARD STREET SECTION (TYPICAL)



NOTE: FIRE ACCESS ON BOULEVARD RIGHT-OF-WAY TO BE FINALIZED AT TIME OF SITE PLAN AND PER ALL APPLICABLE CODES AND AS APPROVED BY TOWN OF BUTNER.

S:\RP1\2022_projects\091616_100_lyon_station rd (meritage)_x16 sheet\JX16-SITE.dwg, L4.1 ROW SECTIONS (Sheet 2 of 2), mmo/rlt

NO.	DATE	REVISION
1	01/03/2023	TOWN COMMENTS
2	03/30/2023	TOWN COMMENTS
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ROW SECTIONS (SHEET 2 OF 2)

LYON STATION PUD CONCEPT PLAN

MERITAGE HOMES

BUTNER, NC

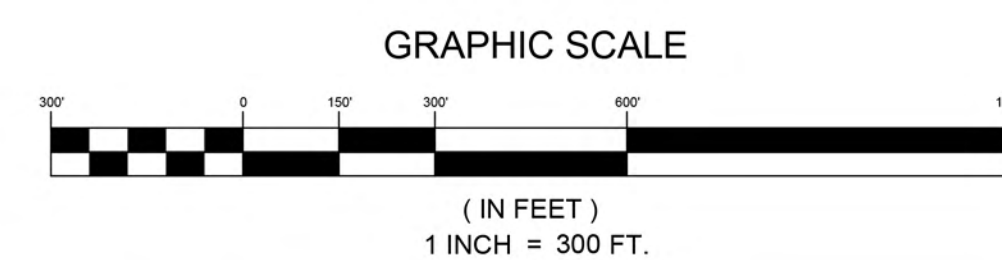
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DESIGNED BY:	ER
DRAWN BY:	AP
PROJECT NUMBER:	JX16.100
ORIGINAL DATE:	09.27.22
SHEET:	LS4.1





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CONCEPTUAL SITE ACCESS PLAN



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NO.	DATE	REVISION	BY
1	01/03/2023	TOWN COMMENTS	ER
2	03/30/2023	TOWN COMMENTS	ER
3	04/27/2023	TOWN COMMENTS	ER
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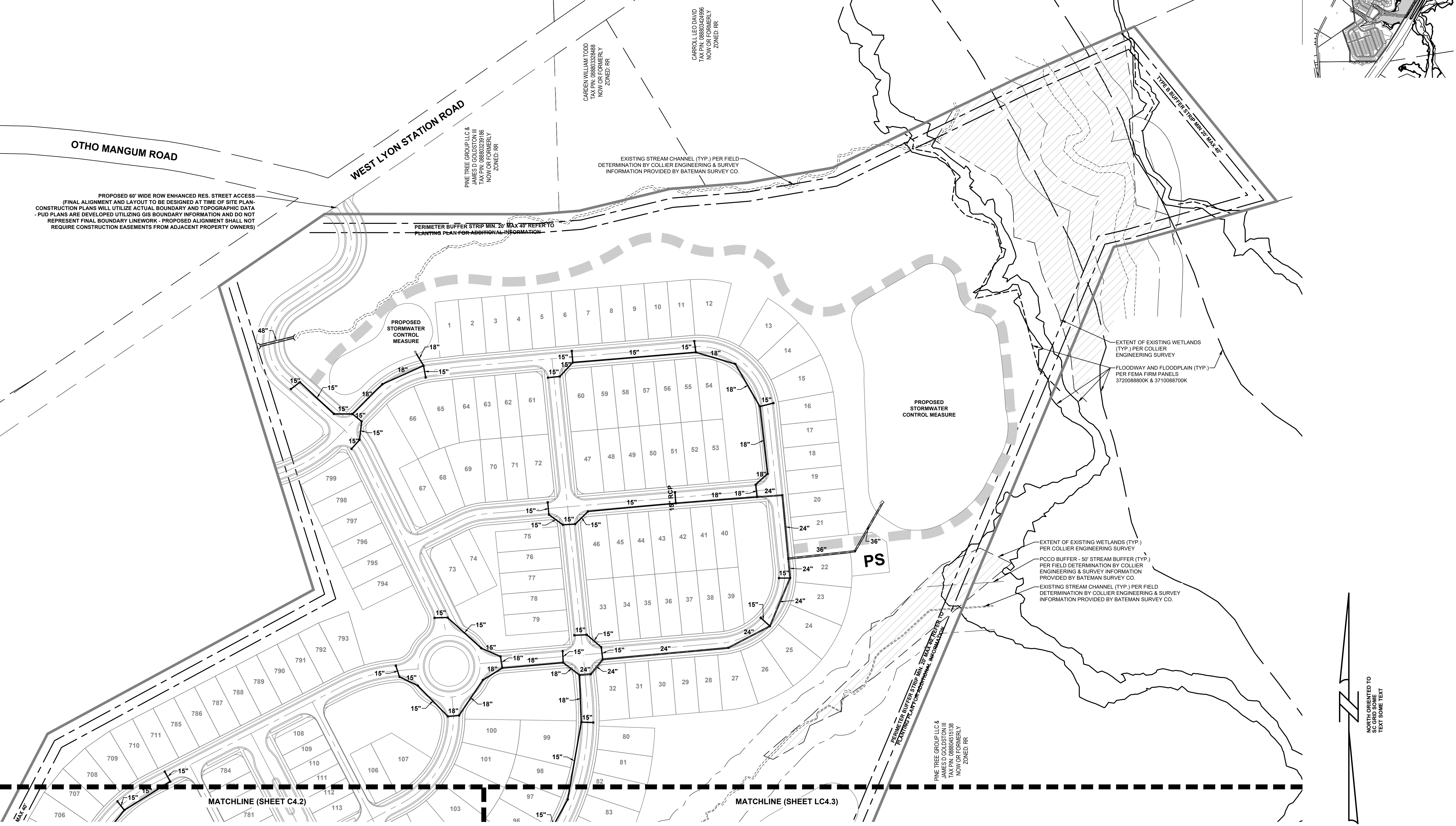
CONCEPTUAL SITE ACCESS PLAN
LYON STATION PUD CONCEPT PLAN
HERITAGE HOMES
BUTNER, NC

PROJECT INFORMATION

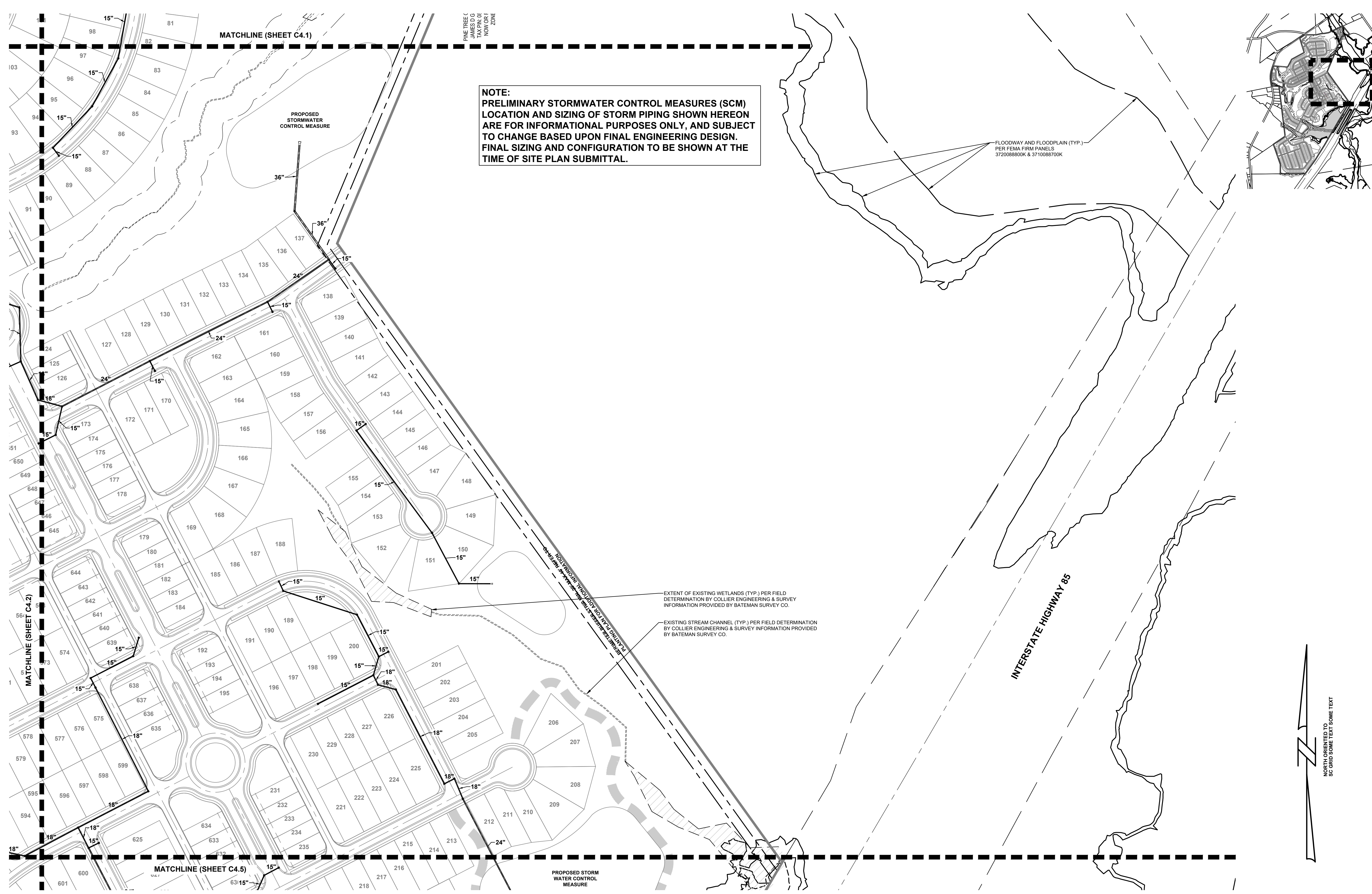
PROJECT MANAGER:	ER
DESIGNED BY:	AP
DRAWN BY:	AP
PROJECT NUMBER:	JX16.100
ORIGINAL DATE:	09.27.22
SHEET:	LS5.0

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NOTE:
PRELIMINARY STORMWATER CONTROL MEASURES (SCM)
LOCATION AND SIZING OF STORM PIPING SHOWN HEREON
ARE FOR INFORMATIONAL PURPOSES ONLY, AND SUBJECT
TO CHANGE BASED UPON FINAL ENGINEERING DESIGN.
FINAL SIZING AND CONFIGURATION TO BE SHOWN AT THE
TIME OF SITE PLAN SUBMITTAL.



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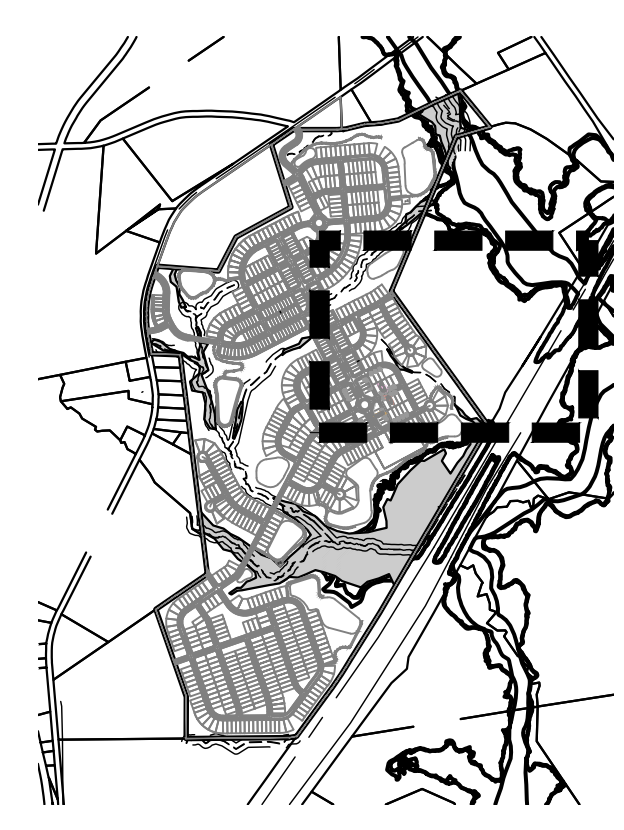
NOTE:
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 LOCATION AND SIZING OF STORM PIPING SHOWN HEREON
 ARE FOR INFORMATIONAL PURPOSES ONLY, AND SUBJECT
 TO CHANGE BASED UPON FINAL ENGINEERING DESIGN.
 FINAL SIZING AND CONFIGURATION TO BE SHOWN AT THE
 TIME OF SITE PLAN SUBMITTAL.

FLOODWAY AND FLOODPLAIN (TYP.)
 PER FEMA FIRM PANELS
 3720088800K & 3710088700K

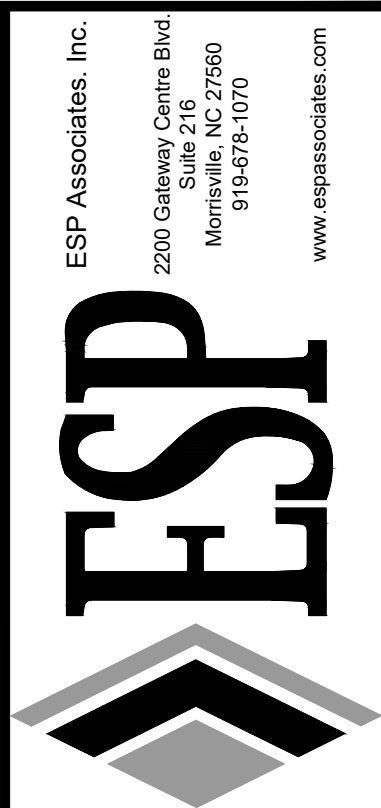
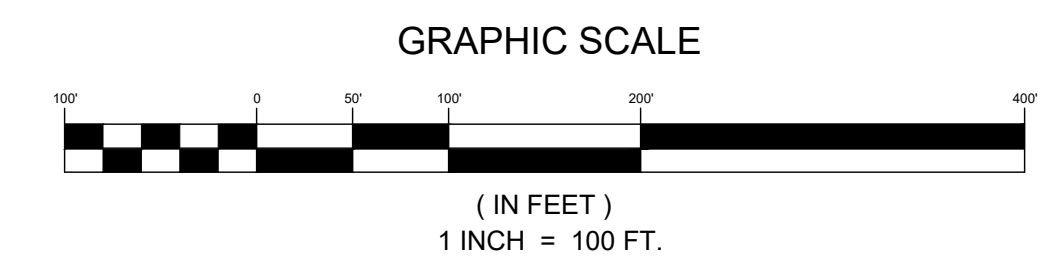
EXTENT OF EXISTING WETLANDS (TYP.) PER FIELD
 DETERMINATION BY COLLIER ENGINEERING & SURVEY
 INFORMATION PROVIDED BY BATEMAN SURVEY CO.

EXISTING STREAM CHANNEL (TYP.) PER FIELD DETERMINATION
 BY COLLIER ENGINEERING & SURVEY INFORMATION PROVIDED
 BY BATEMAN SURVEY CO.

PINE TREE C
 JAMES D G
 TAX PIN OF
 HOWARD ZONE



INTERSTATE HIGHWAY 85



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1	01/03/2023	TOWN COMMENTS
2	03/30/2023	TOWN COMMENTS
3	04/27/2023	TOWN COMMENTS
4	10/17/2023	TOWN & NCDOT COMMENTS

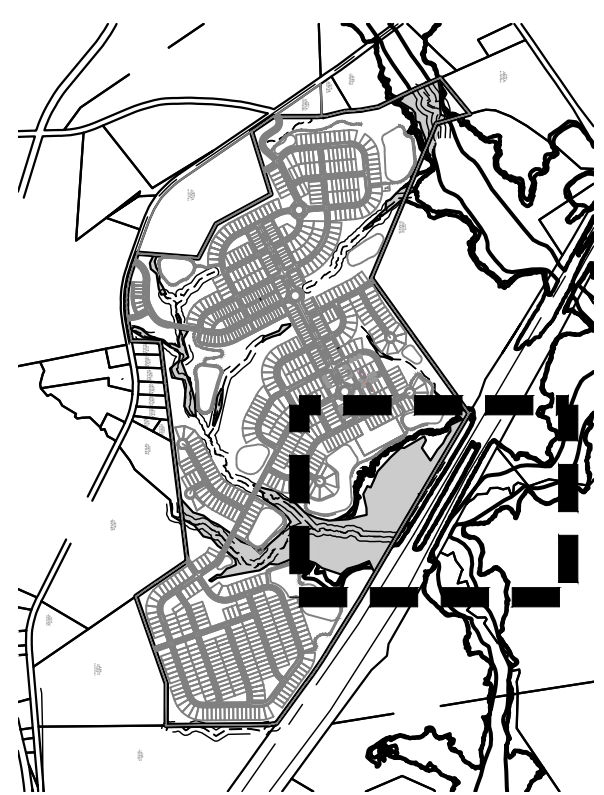
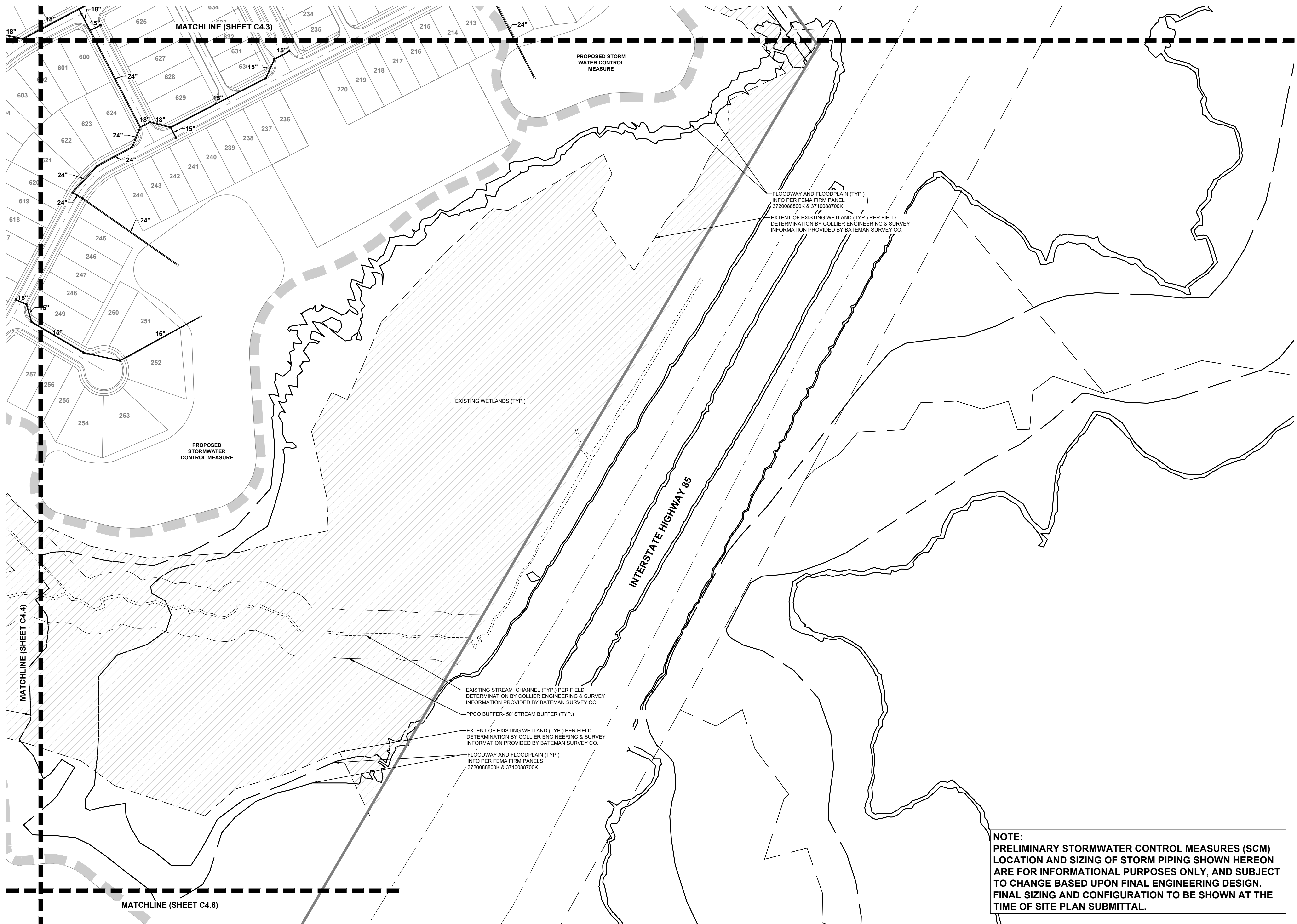
**PRELIMINARY DRAINAGE
 PLAN - SHEET 3 OF 6**

LYON STATION PUD CONCEPT PLAN

MERITAGE HOMES BUTNER, NC

PROJECT INFORMATION

PROJECT MANAGER:	ER
DESIGNED BY:	AA
DRAWN BY:	JP
PROJECT NUMBER:	JX16.100
ORIGINAL DATE:	09.27.22
SHEET:	C4.3



EXISTING WETLANDS (TYP.)

INTERSTATE HIGHWAY 85

EXISTING STREAM CHANNEL (TYP.) PER FIELD DETERMINATION BY COLLIER ENGINEERING & SURVEY INFORMATION PROVIDED BY BATEMAN SURVEY CO.

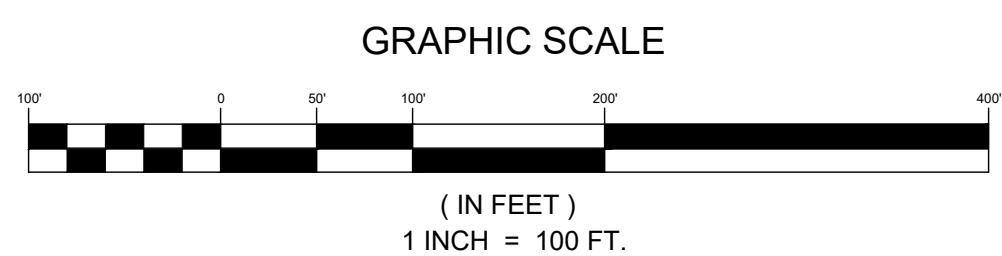
PPCO BUFFER- 50' STREAM BUFFER (TYP.)

EXTENT OF EXISTING WETLAND (TYP.) PER FIELD DETERMINATION BY COLLIER ENGINEERING & SURVEY INFORMATION PROVIDED BY BATEMAN SURVEY CO.

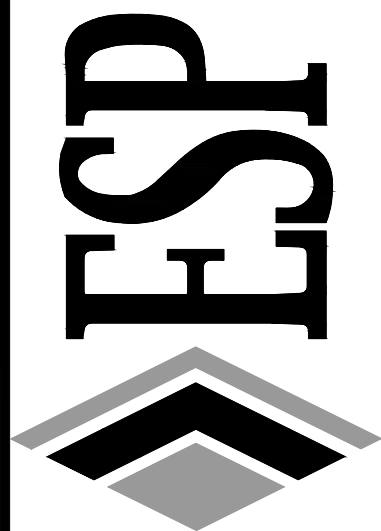
FLOODWAY AND FLOODPLAIN (TYP.) INFO PER FEMA FIRM PANELS 3720088800K & 3710088700K

FLOODWAY AND FLOODPLAIN (TYP.) INFO PER FEMA FIRM PANEL 3720088800K & 3710088700K
 EXTENT OF EXISTING WETLAND (TYP.) PER FIELD DETERMINATION BY COLLIER ENGINEERING & SURVEY INFORMATION PROVIDED BY BATEMAN SURVEY CO.

NOTE:
 PRELIMINARY STORMWATER CONTROL MEASURES (SCM) LOCATION AND SIZING OF STORM PIPING SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY, AND SUBJECT TO CHANGE BASED UPON FINAL ENGINEERING DESIGN. FINAL SIZING AND CONFIGURATION TO BE SHOWN AT THE TIME OF SITE PLAN SUBMITTAL.



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2	03/30/2023	TOWN COMMENTS	ER
3	04/27/2023	TOWN COMMENTS	ER
4	10/17/2023	TOWN & NCDOT COMMENTS	ER

PRELIMINARY DRAINAGE PLAN - SHEET 5 OF 6
LYON STATION PUD CONCEPT PLAN
 BUTNER, NC
 MERITAGE HOMES

PROJECT INFORMATION

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DESIGNED BY:	AA
DRAWN BY:	JP
PROJECT NUMBER:	JX16.100
ORIGINAL DATE:	09.27.22

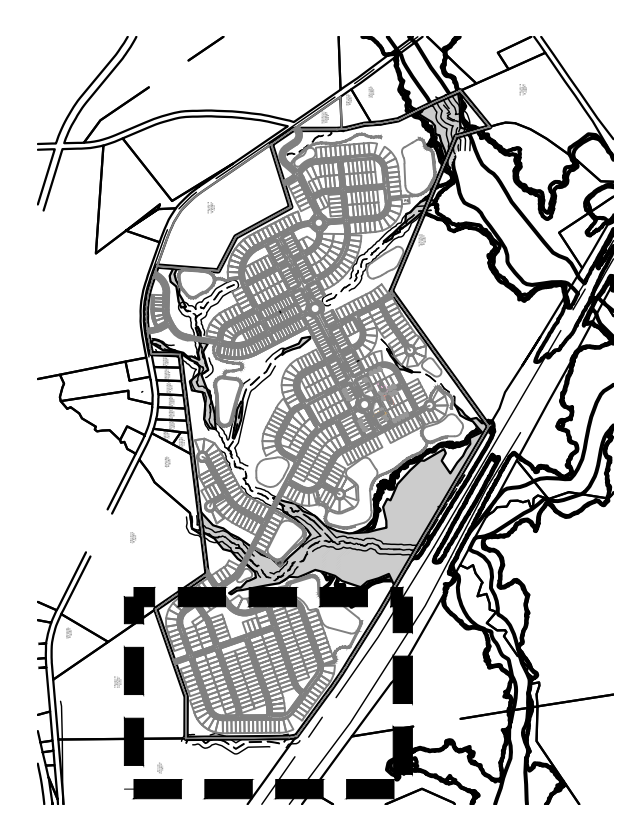
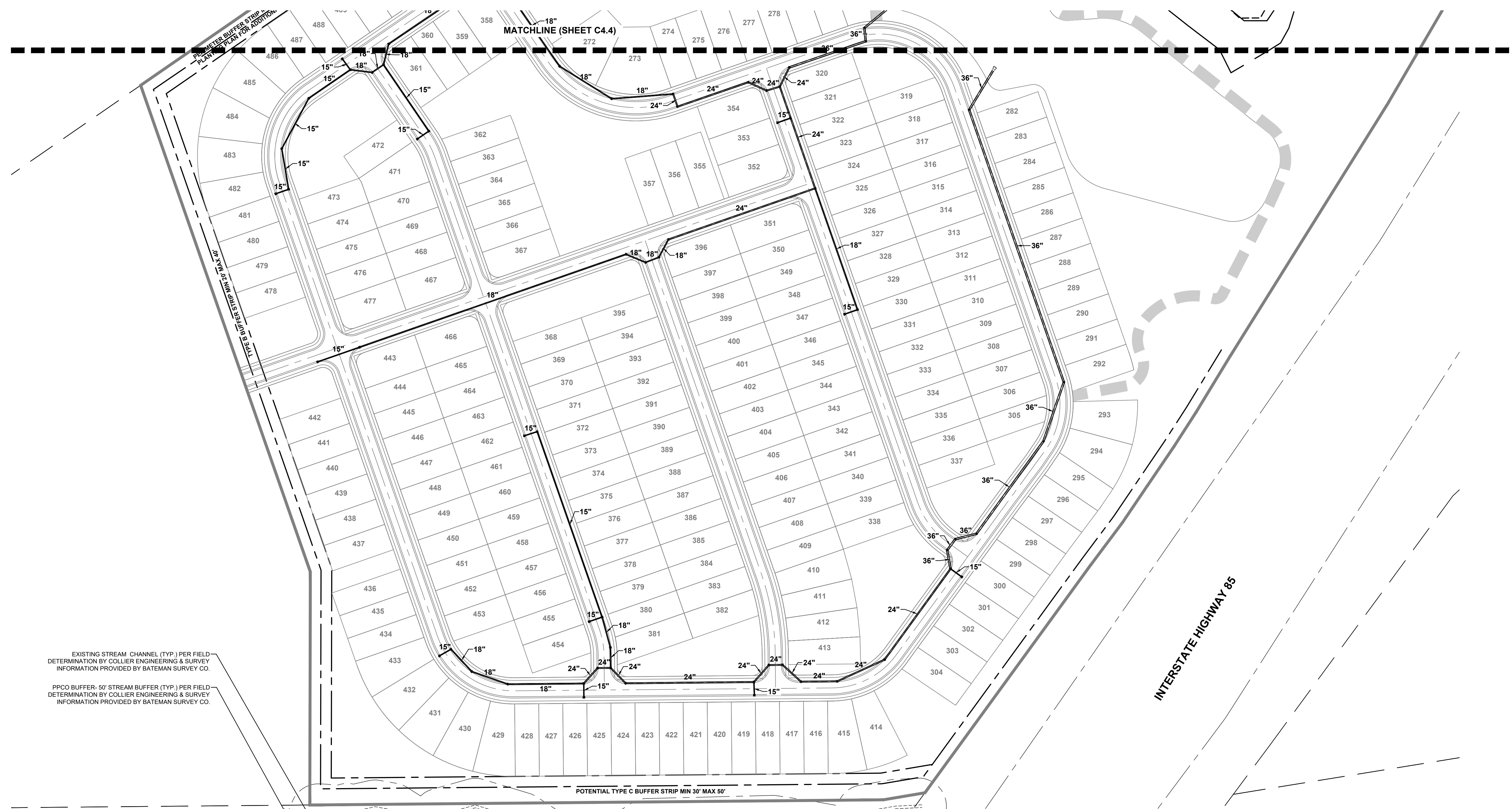
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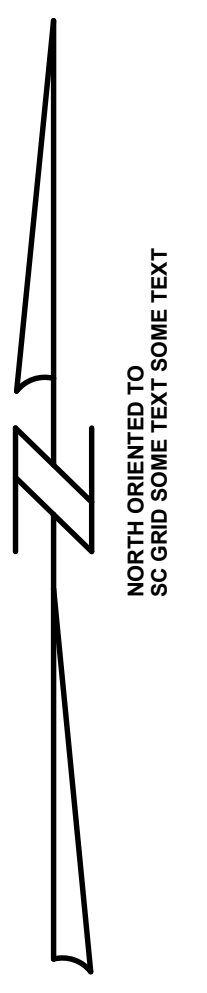
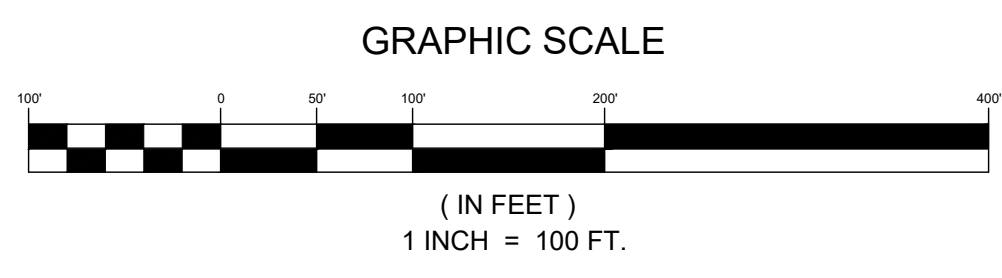
J.M. MFG CO. INC.
TAX ID: 88870188446
NOW OR FORMERLY
ZONED 'L1'

EXISTING STREAM CHANNEL (TYP.) PER FIELD DETERMINATION BY COLLIER ENGINEERING & SURVEY INFORMATION PROVIDED BY BATEMAN SURVEY CO.
PPCO BUFFER: 50' STREAM BUFFER (TYP.) PER FIELD DETERMINATION BY COLLIER ENGINEERING & SURVEY INFORMATION PROVIDED BY BATEMAN SURVEY CO.



INTERSTATE HIGHWAY 85

NOTE:
PRELIMINARY STORMWATER CONTROL MEASURES (SCM) LOCATION AND SIZING OF STORM PIPING SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY, AND SUBJECT TO CHANGE BASED UPON FINAL ENGINEERING DESIGN. FINAL SIZING AND CONFIGURATION TO BE SHOWN AT THE TIME OF SITE PLAN SUBMITTAL.



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2020 Gateway Centre Blvd
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Merriville, NC 27660
919-678-1070
www.espsurvey.com

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CONSTRUCTION

NO.	DATE	REVISION	BY
1	01/03/2023	TOWN COMMENTS	ER
2	03/30/2023	TOWN COMMENTS	ER
3	04/27/2023	TOWN COMMENTS	ER
4	10/17/2023	TOWN & NCDOT COMMENTS	ER

PRELIMINARY DRAINAGE PLAN - SHEET 6 OF 6

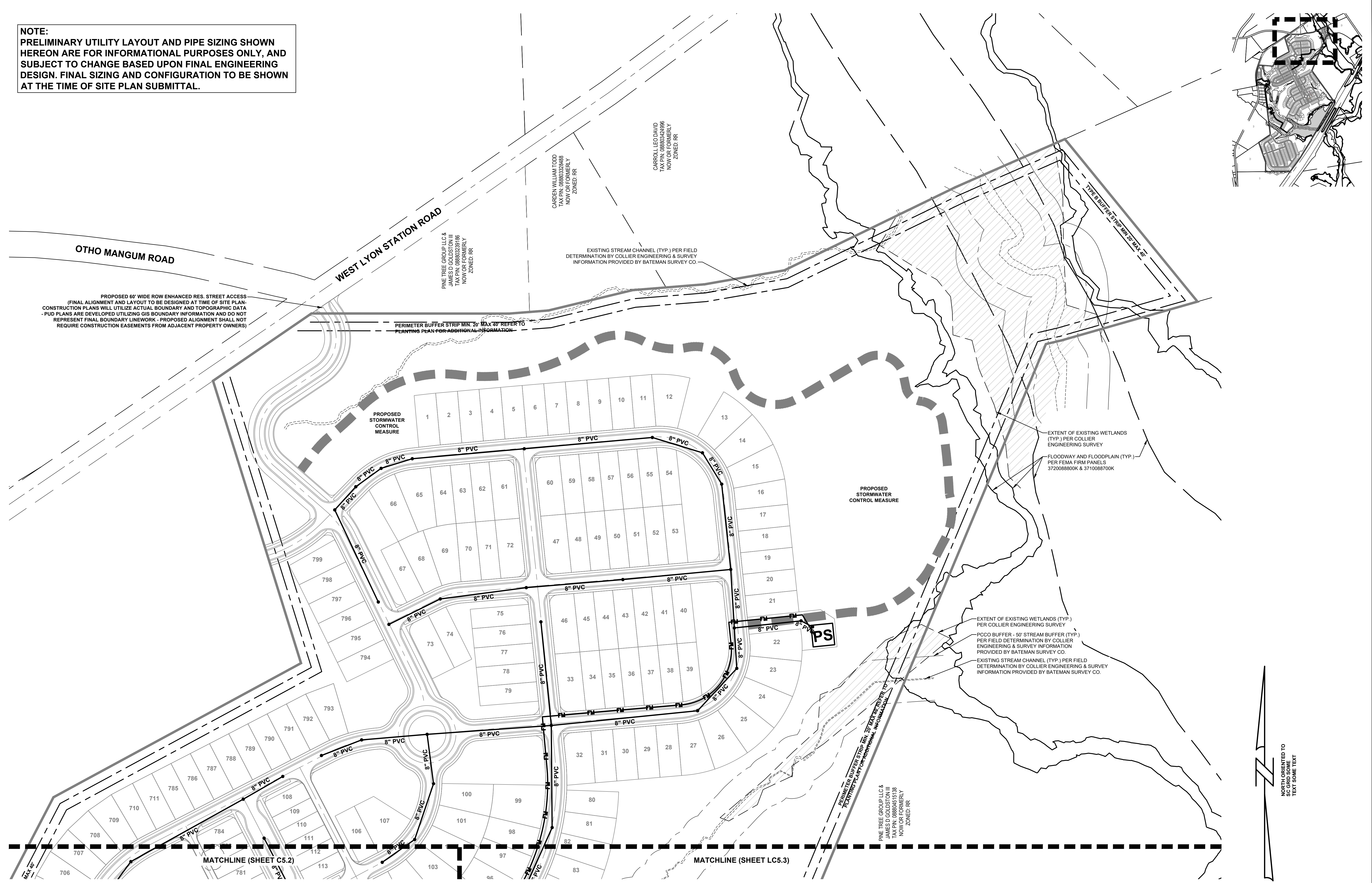
LYON STATION PUD CONCEPT PLAN

MERITAGE HOMES

BUTNER, NC

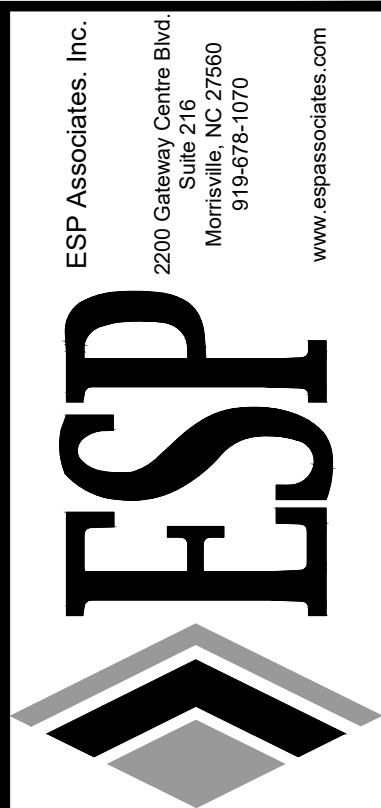
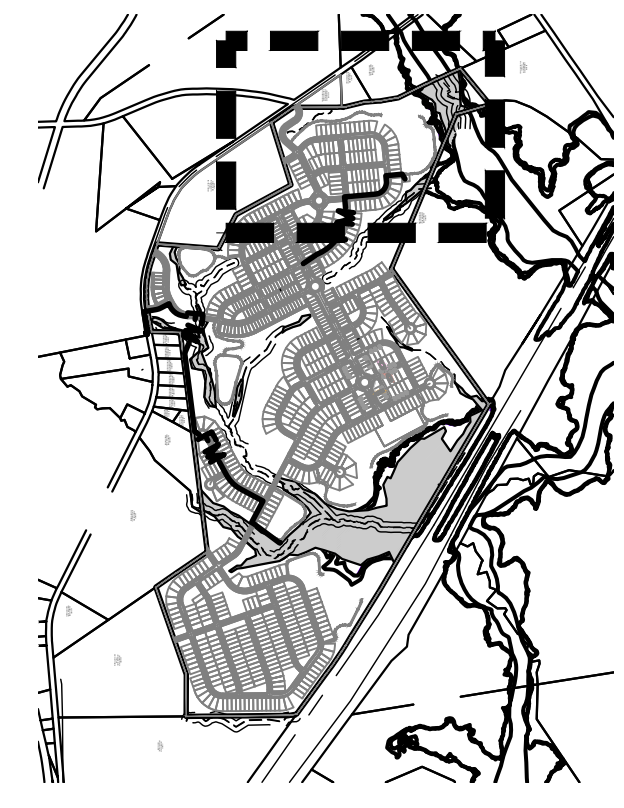
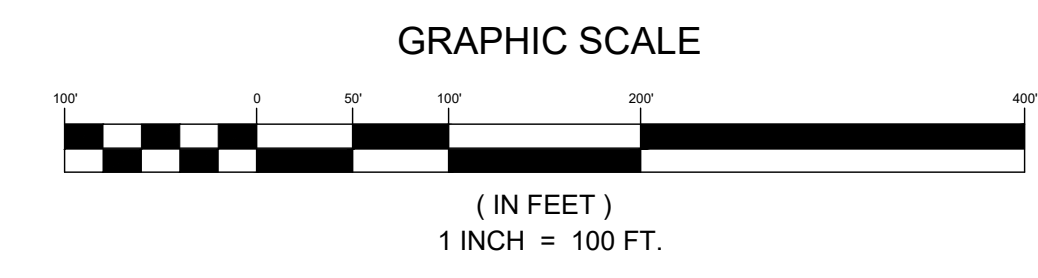
PROJECT INFORMATION	
PROJECT MANAGER:	ER
DESIGNED BY:	AA
DRAWN BY:	JP
PROJECT NUMBER:	JX16.100
ORIGINAL DATE:	09.27.22
SHEET:	C4.6

NOTE:
PRELIMINARY UTILITY LAYOUT AND PIPE SIZING SHOWN
HEREON ARE FOR INFORMATIONAL PURPOSES ONLY, AND
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PROPOSED 60' WIDE ROW ENHANCED RES. STREET ACCESS
 (FINAL ALIGNMENT AND LAYOUT TO BE DESIGNED AT TIME OF SITE PLAN-
 CONSTRUCTION PLANS WILL UTILIZE ACTUAL BOUNDARY AND TOPOGRAPHIC DATA
 - PUD PLANS ARE DEVELOPED UTILIZING GIS BOUNDARY INFORMATION AND DO NOT
 REPRESENT FINAL BOUNDARY LINENWORK - PROPOSED ALIGNMENT SHALL NOT
 REQUIRE CONSTRUCTION EASEMENTS FROM ADJACENT PROPERTY OWNERS)

PERIMETER BUFFER STRIP MIN. 20' MAX. 20' REFER TO
 PLANNING PLAN FOR ADDITIONAL INFORMATION



PRELIMINARY
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 CONSTRUCTION

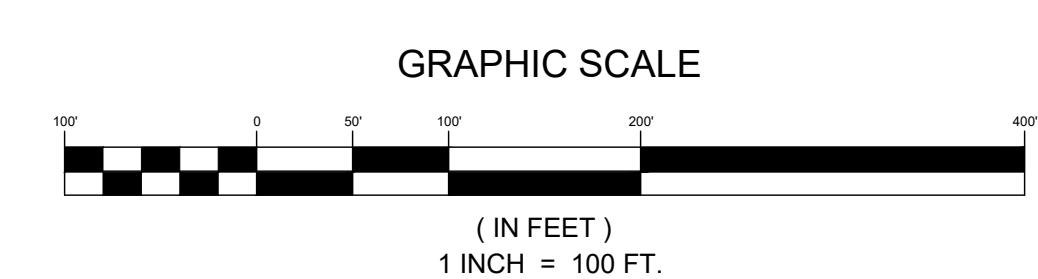
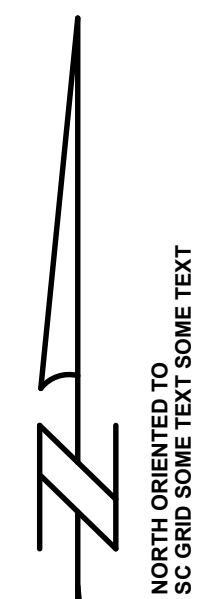
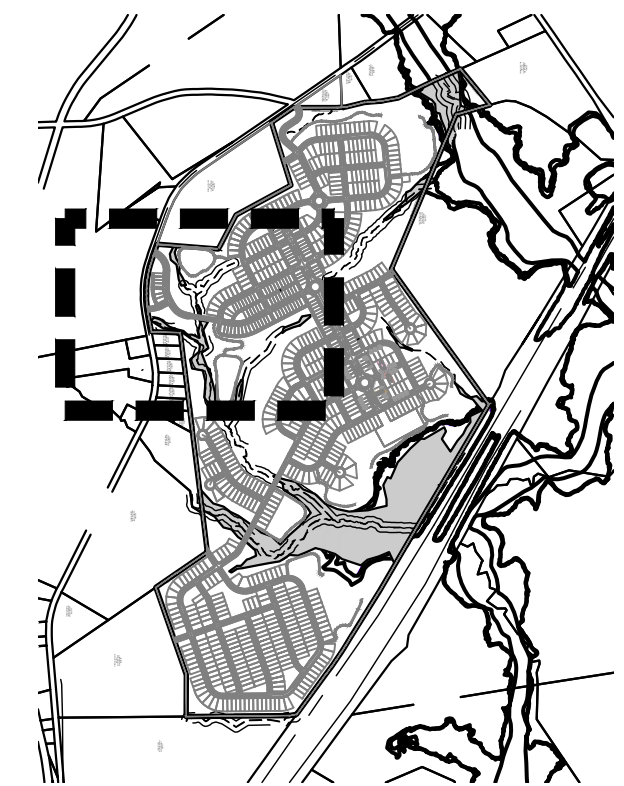
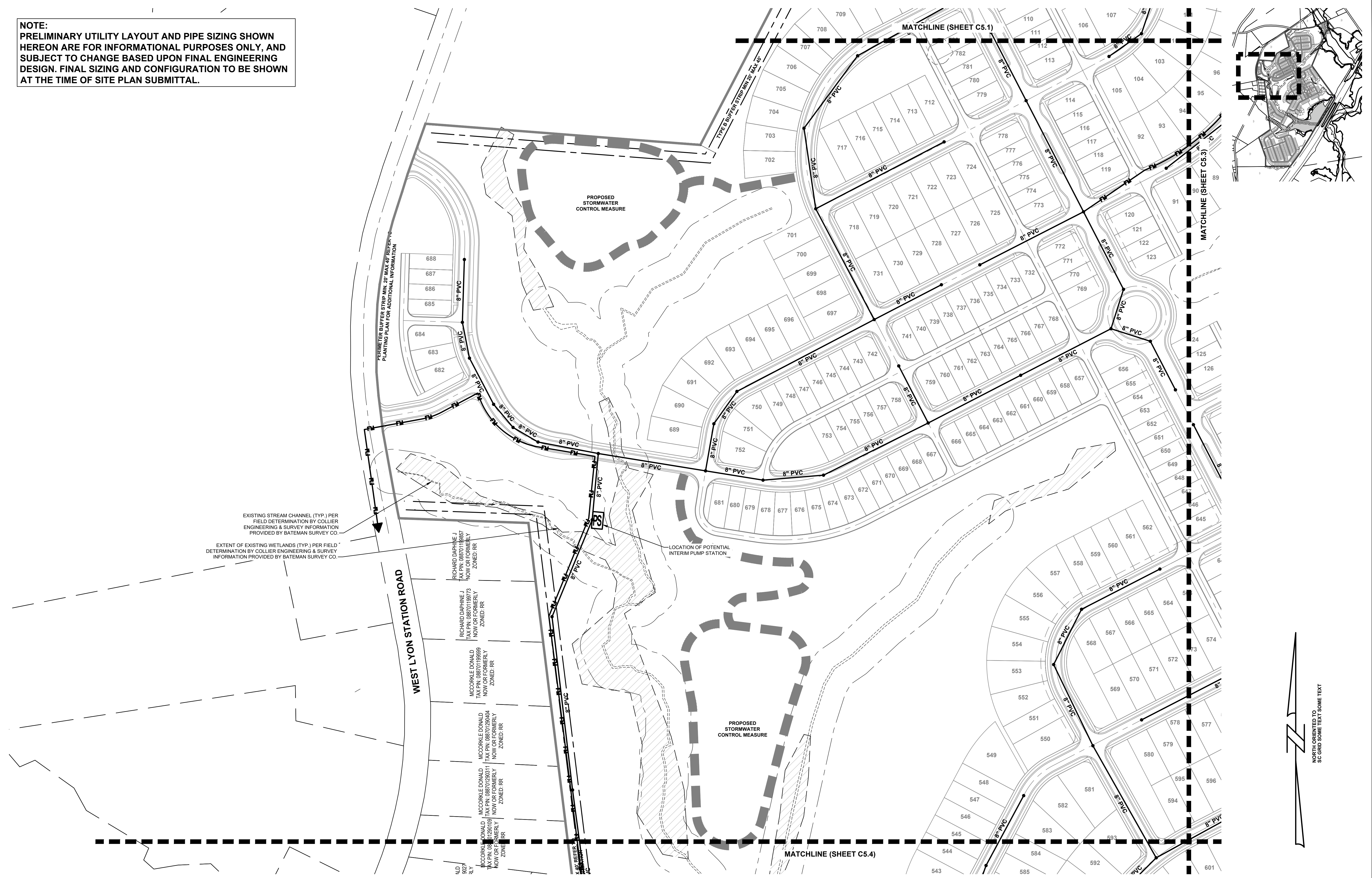
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2	03/30/2023	TOWN COMMENTS	
3	04/27/2023	TOWN COMMENTS	
4	10/17/2023	TOWN & NCDOT COMMENTS	

PRELIMINARY UTILITIES LAYOUT
 PLAN - SHEET 1 OF 6
 LYON STATION PUD CONCEPT PLAN
 BUTNER, NC
 MERITAGE HOMES

PROJECT INFORMATION	
PROJECT MANAGER:	ER
DESIGNED BY:	AA
DRAWN BY:	JP
PROJECT NUMBER:	JX16.100
ORIGINAL DATE:	09.27.22
SHEET:	C5.1

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NOTE:
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2	03/30/2023		TOWN COMMENTS
3	04/27/2023		TOWN COMMENTS
4	10/17/2023		TOWN & NCDOT COMMENTS

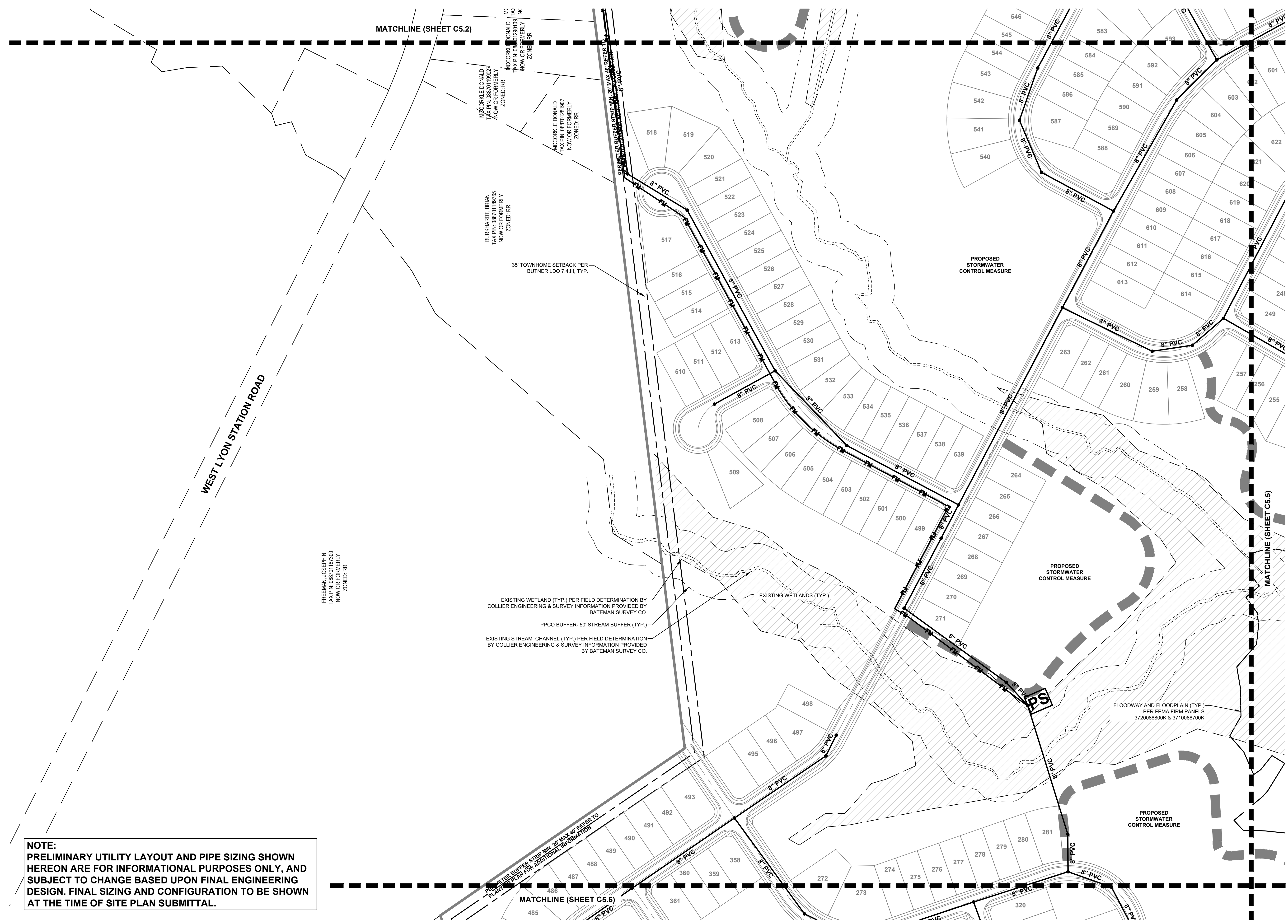
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PROJECT INFORMATION
 PROJECT MANAGER: ER
 DESIGNED BY: AA
 DRAWN BY: JP
 PROJECT NUMBER: JX16.100
 ORIGINAL DATE: 09.27.22
 SHEET: C5.2

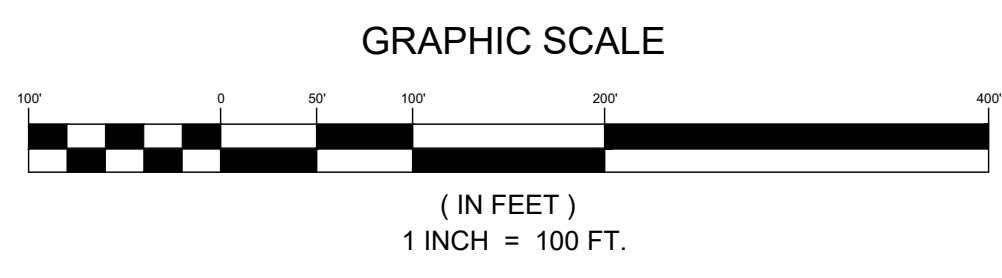
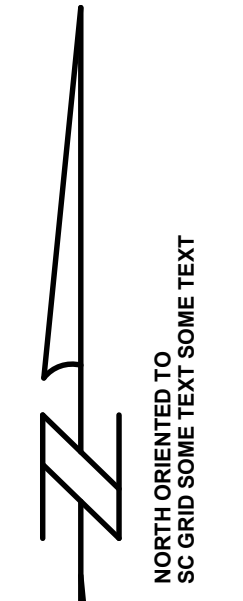
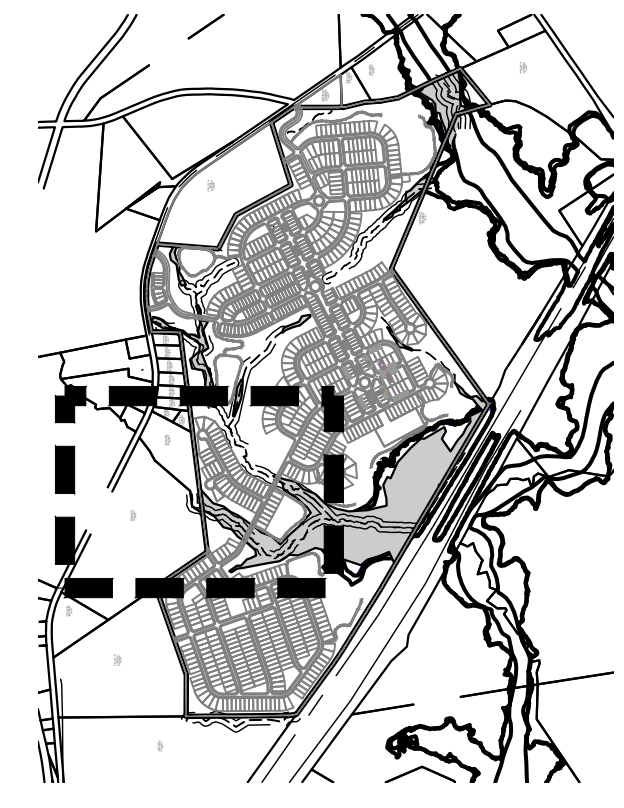
PRELIMINARY UTILITIES LAYOUT PLAN - SHEET 2 OF 6
 LYON STATION PUD CONCEPT PLAN
 BUTNER, NC
 MERITAGE HOMES

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3	04/27/2023	TOWN COMMENTS
4	10/17/2023	TOWN & NCDOT COMMENTS

**PRELIMINARY UTILITIES LAYOUT
 PLAN - SHEET 4 OF 6**

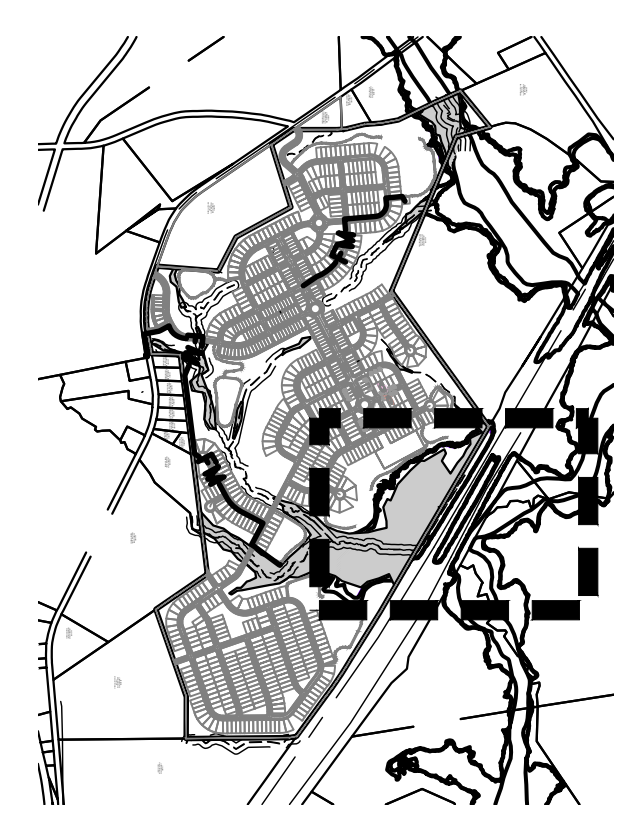
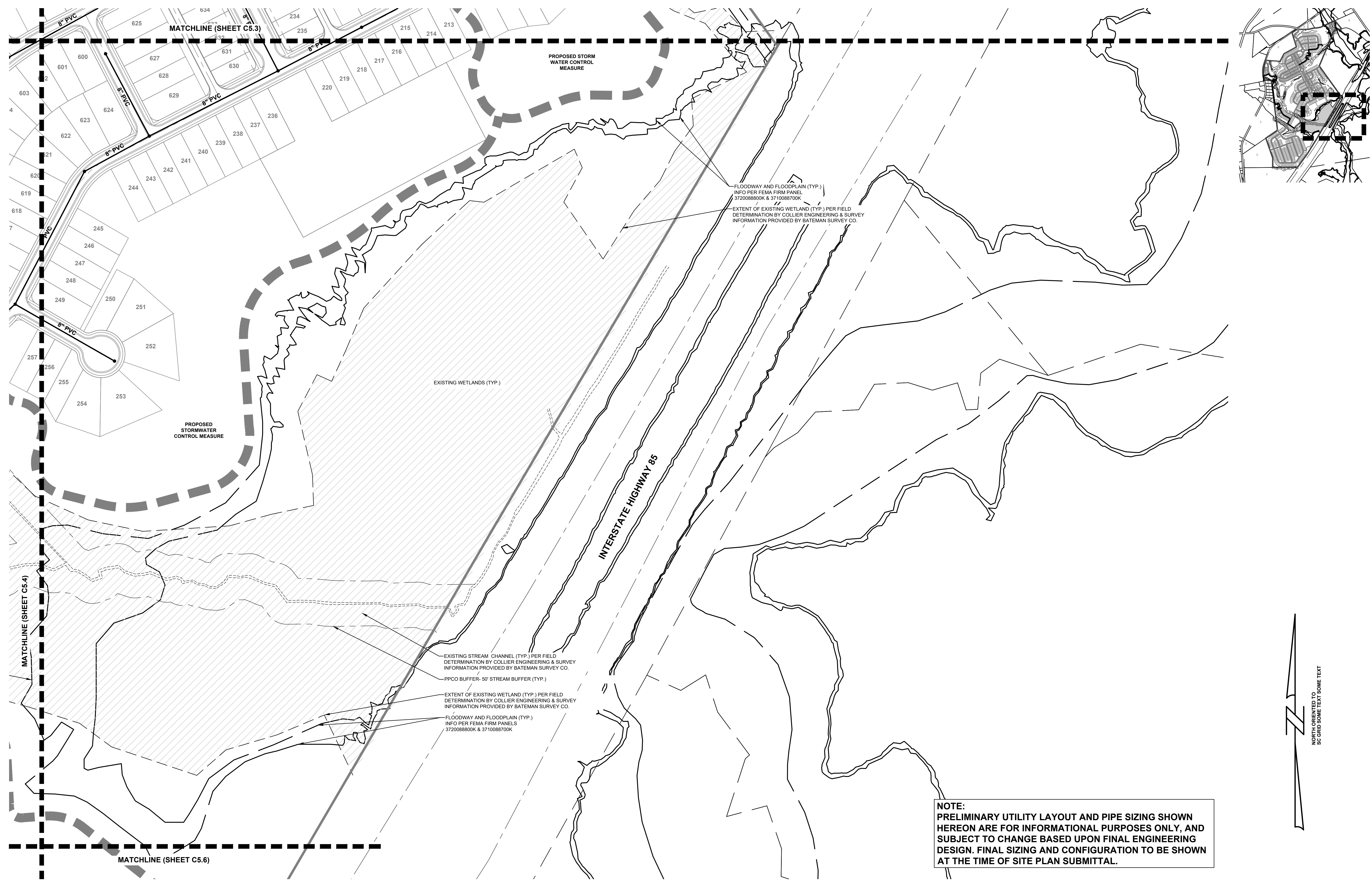
LYON STATION PUD CONCEPT PLAN

MERITAGE HOMES

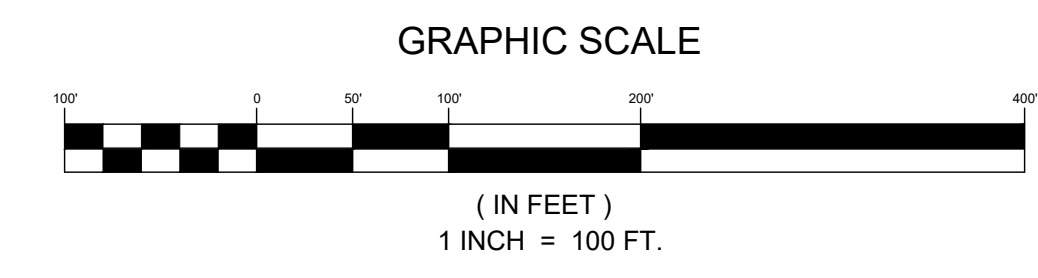
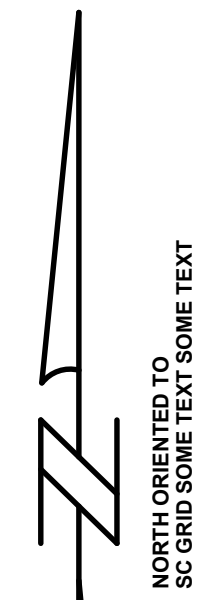
BUTNER, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ER
DESIGNED BY:	AA
DRAWN BY:	JP
PROJECT NUMBER:	JX16.100
ORIGINAL DATE:	09.27.22
SHEET:	C5.4

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NOTE:
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3	04/27/2023	TOWN COMMENTS	ER
4	10/17/2023	TOWN & NCDOT COMMENTS	ER

PRELIMINARY UTILITIES LAYOUT
PLAN - SHEET 5 OF 6

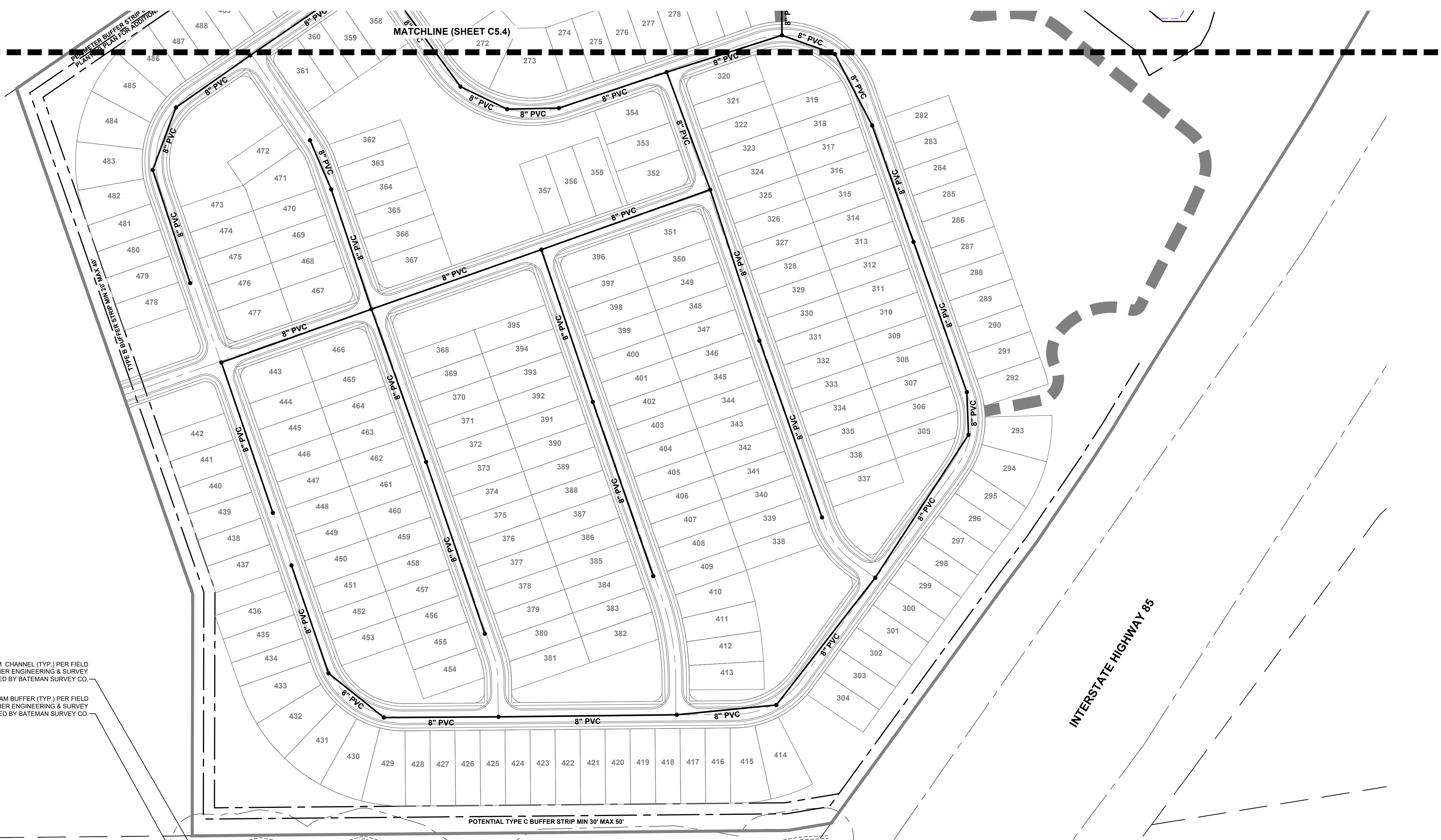
LYON STATION PUD CONCEPT PLAN
 BUTNER, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ER
DESIGNED BY:	AA
DRAWN BY:	JP
PROJECT NUMBER:	JX16.100
ORIGINAL DATE:	09.27.22
SHEET:	C5.5

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J.M. MFG CO. INC.
TAX ID: 08870118446
NOW OR FORMERLY
ZONED, LI

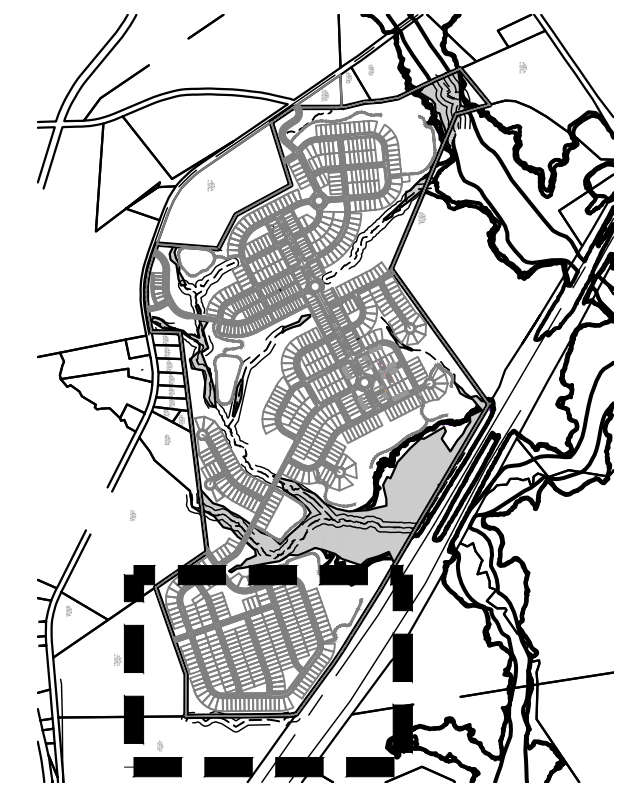
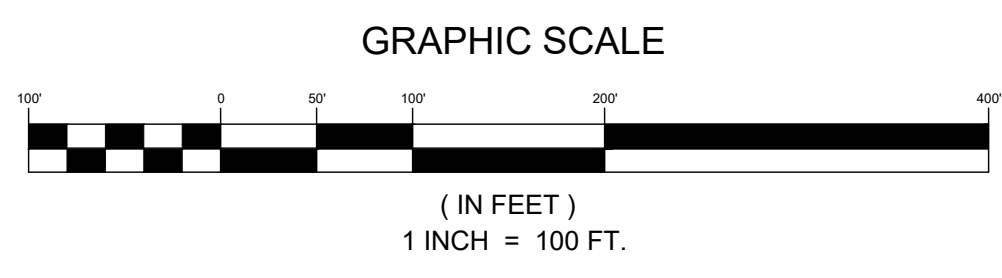
EXISTING STREAM CHANNEL (TYP.) PER FIELD DETERMINATION BY COLLIER ENGINEERING & SURVEY INFORMATION PROVIDED BY BATEMAN SURVEY CO.
PPCO BUFFER- 50' STREAM BUFFER (TYP.) PER FIELD DETERMINATION BY COLLIER ENGINEERING & SURVEY INFORMATION PROVIDED BY BATEMAN SURVEY CO.



MATCHLINE (SHEET C5.4)

INTERSTATE HIGHWAY 85

NOTE:
PRELIMINARY UTILITY LAYOUT AND PIPE SIZING SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY, AND SUBJECT TO CHANGE BASED UPON FINAL ENGINEERING DESIGN. FINAL SIZING AND CONFIGURATION TO BE SHOWN AT THE TIME OF SITE PLAN SUBMITTAL.



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PRELIMINARY UTILITY LAYOUT
PLAN - SHEET 6 OF 6

LYON STATION PUD CONCEPT PLAN
MERITAGE HOMES
BUTNER, NC

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PROJECT INFORMATION
PROJECT MANAGER: ER
DESIGNED BY: AA
DRAWN BY: JP
PROJECT NUMBER: JX16.100
ORIGINAL DATE: 09.27.22
SHEET: **C5.6**

PRELIMINARY UTILITY LAYOUT
NOT FOR CONSTRUCTION



TOWN OF BUTNER PERIMETER BUFFER STRIPS

PERIMETER BUFFER ONE

- REQUIRED: 4 CANOPY TREES (SPACED 30' O.C. MAXIMUM)
 9 DECIDUOUS UNDERSTORY TREES (SPACED 15' O.C. MAXIMUM)
 12 PRIMARY EVERGREEN UNDERSTORY TREES
 16 SUPPLEMENTARY EVERGREEN SHRUBS

PROPOSED: SEE CONCEPTUAL PLANTING PLAN FOR LAYOUT (SHEET L1.0)

PERIMETER BUFFER TWO

- REQUIRED: 3 CANOPY TREES (SPACED 30' O.C. MAXIMUM)
 3 DECIDUOUS UNDERSTORY TREES (SPACED 15' O.C. MAXIMUM)
 16 PRIMARY EVERGREEN UNDERSTORY TREES
 20 SUPPLEMENTAL EVERGREEN SHRUBS

PROPOSED: SEE CONCEPTUAL PLANTING PLAN FOR LAYOUT (SHEET L1.0)

CONCEPTUAL PLANT LIST

CANOPY TREES:

(2" CALIPER MINIMUM AT TIME OF PLANTING)

- BETULA NIGRA / RIVER BIRCH
- LIRIODENDRON TULIPIFERA / TULIP POPLAR
- QUERCUS ALBA / WHITE OAK

DECIDUOUS UNDERSTORY TREES:

(1 1/2" CALIPER MINIMUM AT TIME OF PLANTING)

- CERCIS CANADENSIS / EASTERN REDBUD
- HALESIA CAROLINIA / CAROLINA SILVERBELL
- CHIONANTHUS RETUSUS / CHINESE FRINGETREE

PRIMARY EVERGREEN UNDERSTORY TREES:

(6" HEIGHT MINIMUM AT TIME OF PLANTING; 10' HEIGHT AT MATURITY)

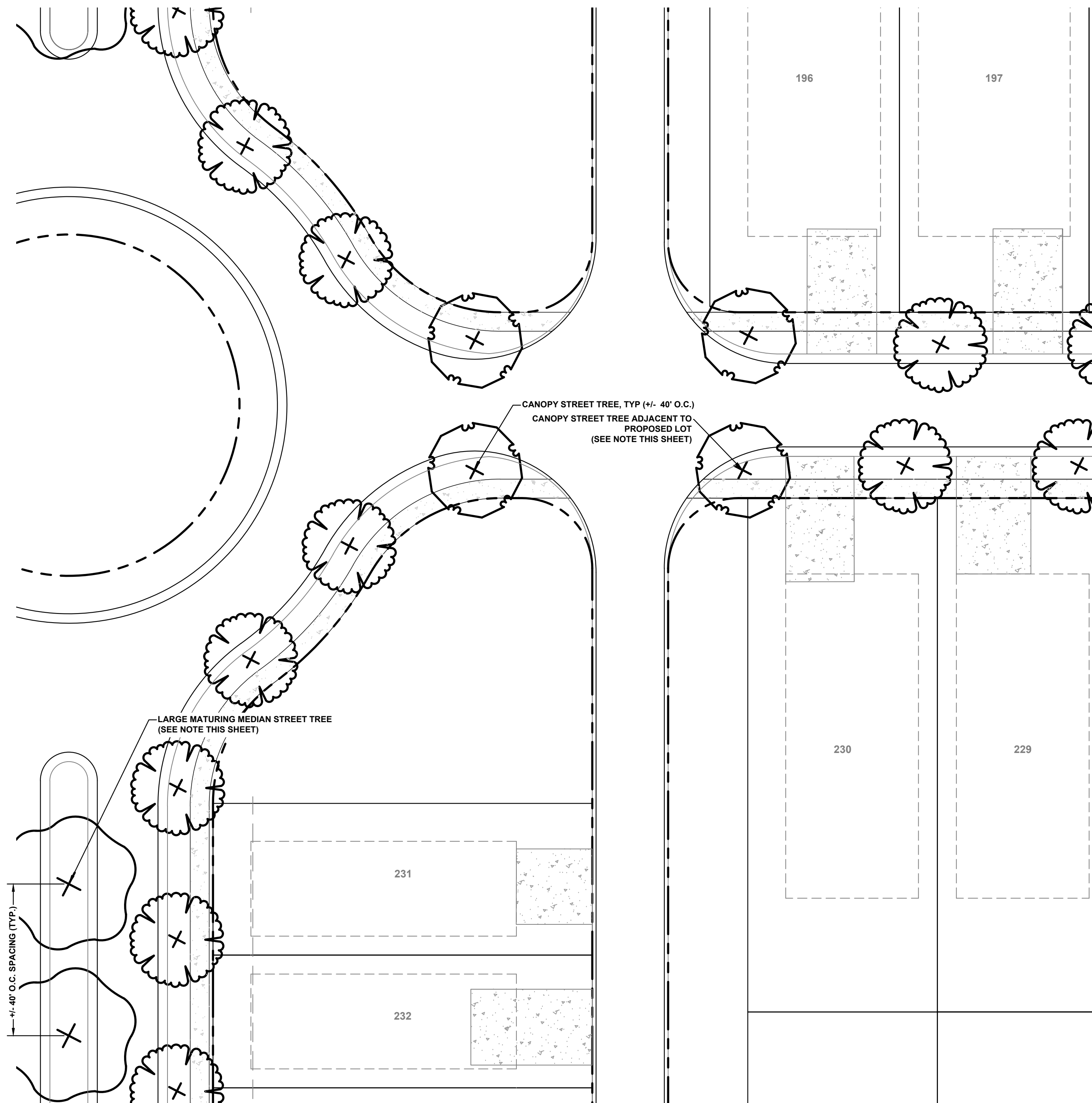
- JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
- ILEX OPACA / AMERICAN HOLLY
- ILEX X 'NELLIE R. STEVENS' / NELLIE STEVENS' HOLLY
- MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA
- CAMELLIA SP. / EVERGREEN CAMELLIA
- CHAMAECYPARIS PISIFERA 'FILIFERA AUREA' / GOLDEN THREADMOSS CYPRESS

SUPPLEMENTAL EVERGREEN SHRUBS:

(18" HEIGHT MINIMUM AT TIME OF PLANTING; 36" HEIGHT MINIMUM AFTER THREE FULL GROWING SEASONS)

- AZALEA X 'CONLEN' / AUTUMN BRAVO ENCORE AZALEA
- CLEYERA JAPONICA 'BRONZE BEAUTY' / BRONZE BEAUTY CLEYERA
- ILEX VOMITORIA / YALPON HOLLY
- ILLICUM FLORIDANUM 'SCORPIO' / SCORPIO FLORIDA ANISE
- ILEX GLABRA 'SHAMROCK' / SHAMROCK INKERRY HOLLY
- VIBURNUM DAVIDII / DAVID VIBURNUM

STREET TREES



TYPICAL CONCEPTUAL STREET TREE PLANTING PLAN (SINGLE-FAMILY LOTS)

CONCEPTUAL PLANT LIST

CANOPY TREES :

(20" MATURE HEIGHT MINIMUM; 2" CALIPER MINIMUM AT TIME OF PLANTING)

- LIRIODENDRON TULIPIFERA / TULIP POPLAR
- ACER BUERGERIANUM 'ABFSS' / VALYNOR TRIDENT MAPLE
- CARPINUS CAROLINIANA / AMERICAN HORNBEAM

LARGE MATURING CANOPY TREES :

(TO BE PLANTED IN MEDIAN (SEE NOTE THIS SHEET))

(40" MATURE HEIGHT MINIMUM; 2" CALIPER MINIMUM & 10' MIN. HEIGHT AT TIME OF PLANTING)

- QUERCUS NUTTALLI 'QNMVF2' PPAF / SOLSTYCE™ UPRIGHT NUTTALL OAK
- ULMUS ALATA 'UAMTF' PP#30,543 / KALYSTA® WINGED ELM
- ZELKOVA SERRATA 'ZSMTF' PPAF / HAYVEN™ ZELKOVA

NOTES:

- TREES TO BE SPACED 35' O.C. (WHERE PRACTICAL)
- TREES TO BE PLANTED A MINIMUM 5' AND MAXIMUM 15' FROM EDGE OF PAVEMENT
- TREES ADJACENT TO PROPOSED LOTS TO BE PLANTED AT A RATE OF ONE (1) TREE PER LOT.
- TREES TO BE PLANTED IN MEDIAN MUST BE OF A SPECIES WITH AN EXPECTED MATURE HEIGHT OF 40' AND UPRIGHT CANOPY (WHERE PRACTICAL).

GENERAL PLANTING NOTES:

- PERIMETER BUFFERS MAY INCLUDE DRAINAGE DEVICES. PLANT LOCATIONS AND FINAL SPECIES TO BE SPECIFIED AT TIME OF SITE PLAN.
- CONCEPTUAL PLANT LISTS ARE PROVIDED FOR REFERENCE ONLY. FINAL PLANTING PLAN SHALL INCLUDE USE OF APPROPRIATE SPECIES BASED ON CONSIDERATION OF ADJACENT USES, EXISTING VEGETATION TO BE PRESERVED (IF APPLICABLE), IMPROVEMENT OF NATIVE HABITAT AND SPECIES DIVERSITY, AND MAINTENANCE GOALS OF THE TOWN, NEIGHBORS AND OWNER.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF BUTNER AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS
- PROPOSED BUFFERS REPRESENT TYPICAL LAYOUT WITHOUT EXISTING VEGETATION. BUFFERS SHALL BE DESIGNED PER FIELD GATHERED VEGETATION / TREE INFORMATION AT TIME OF FUTURE SITE PLAN / CONSTRUCTION DOCUMENTS. EXISTING VEGETATION SHALL BE PROTECTED AND USED TOWARDS REQUIRED PLANTS IN PERIMETER BUFFERS TO GREATEST EXTENT PRACTICAL.
- ALL LANDSCAPE WORK SHALL BE PROVIDED BY OR UNDER THE SUPERVISION OF A LICENSED NC LANDSCAPE CONTRACTOR.
- CONTRACTOR RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS PRIOR TO START OF WORK.
- CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO INSTALLATION AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT MATERIALS. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT ALL UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION. ALL UTILITY LINES SHALL BE PROTECTED DURING THE CONSTRUCTION TO AVOID DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. DAMAGED DURING CONSTRUCTION OR INSTALLATION OF PLANT MATERIAL AT CONTRACTOR'S EXPENSE.
- COORDINATE LANDSCAPE INSTALLATION WITH ANY LIGHTING / IRRIGATION CONSTRUCTION.
- CONTRACTOR RESPONSIBLE FOR VERIFYING ALL SPECIFICATIONS AND INSTALLATION REQUIREMENTS FOR IRRIGATION, LIGHTING, AND FENCING TO ENSURE THAT PRODUCTS ARE INSTALLED PROPERLY AND PER MANUFACTURER REQUIREMENTS AND LOCAL AGENCY CODES & RESTRICTIONS.
- ESP ASSOCIATES, INC. IS NOT RESPONSIBLE FOR INSTALLATION OR DESIGN OF LIGHTING, FENCING, OR IRRIGATION. THE INSTALLATION REQUIREMENTS AND DESIGN IS THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, AND MAINTENANCE OF TRAFFIC AS NECESSARY TO ENSURE PUBLIC SAFETY.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL ALL PLANT MATERIALS, LABOR AND OTHER MATERIALS NECESSARY TO COMPLETE THE WORK AS SHOWN ON THE PLANS AND DETAILS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN IN THE PLANT SCHEDULE MATCH QUANTITIES ON THE PLANS AND PRIOR TO PRICING WORK. SHOULD DISCREPANCIES OCCUR, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED PRIOR TO BIDDING.
- PLANT MATERIAL SUBSTITUTIONS TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO ORDERING PLANT MATERIAL. SUBSTITUTIONS OF PLANT MATERIAL NOT APPROVED BY OWNER OR LANDSCAPE ARCHITECT MAY BE REJECTED.
- ALL PLANT MATERIAL SHALL MEET MINIMUM SIZE STANDARDS, INCLUDING THE MINIMUM HEIGHT, WIDTH, ROOT BALL SIZE AND NUMBER OF BRANCHES, SET FORTH IN THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR THE TYPE OF TREE OR SHRUB AT THE TIME OF INSTALLATION.
- ALL SHADE/CANOPY/STREET TREES SHALL BE GRADE 'A' SPECIMENS WITH A STRAIGHT MAIN LEADER AND FULL HEAD.
- ALL PLANTS SHALL BE NURSERY GROWN UNDER THE SAME CLIMATE CONDITIONS AS THE LOCATION OF THE PROJECT FOR AT LEAST TWO YEARS BEFORE PLANTING. ALL PLANTS SHALL BE IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, HEALTHY, VIGOROUS, AND FREE OF INSECTS, EGGS, LARVE, DISEASES AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS OR DISFIGUREMENT. PLANT MATERIAL COLLECTED FROM NATURALIZED AREAS SHALL BE REJECTED.
- CALIPER, HEIGHT AND WIDTH SPECIFICATIONS INDICATED ON THE PLANT SCHEDULE SHALL TAKE PRECEDENCE OVER CONTAINER SIZE.
- ALL TREES OF THE SAME VARIETY SHALL MATCH IN SHAPE AND SIZE WHEN INSTALLED AS GROUPS, ROWS OR STREET TREES.
- PLANT SIZES SHOWN IN THE PLANT SCHEDULE ARE THE MINIMUM SIZES BEFORE PRUNING. ANY NECESSARY PRUNING SHALL BE PERFORMED AT THE TIME OF PLANTING. TREES AND SHRUBS OF LARGER SIZE MAY BE INSTALLED IF SIZES OF THE ROOTS OR BALLS ARE INCREASED PROPORTIONATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING PLANTS TO MEET THE MINIMUM SIZE AND SPACING FOR CODE COMPLIANCE. FAILURE TO INSTALL THE PLANT MATERIAL PER THE PLAN AND PLANT SCHEDULE MAY JEOPARDIZE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING INSPECTIONS OF PLANT MATERIAL.
- ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS INDICATED IN THE PLANT SCHEDULE.
- ALL PLANTS SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING AND AFTER INSTALLATION FOR COMPLIANCE WITH REQUIREMENTS FOR NAME, VARIETY, SIZE, QUALITY AND INSTALLATION.
- AREAS DAMAGED BY ACTIVITIES OF THE LANDSCAPE CONTRACTOR SHALL BE RE-SEEDED/RE-PLANTED AND REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PROVIDE TREE PROTECTION FENCING PER THE PLANS AND TREE PROTECTION FENCE DETAIL TO PROTECT ANY EXISTING TREES, SHRUBBERY AND PLANTING BEDS IN THE PLANTING AREA.
- CONTRACTOR SHALL OBTAIN AUTHORIZATION PRIOR TO ANY CHANGES OF PLANT LOCATIONS DUE TO UTILITIES OR OTHER CONFLICTS.
- NO WORK SHALL BE PERFORMED IN THE PUBLIC RIGHT-OF-WAY UNLESS ALL REQUIRED PERMITS ARE OBTAINED.
- ALL EQUIPMENT AND TOOLS SHALL BE PLACED SO AS NOT TO INTERFERE OR HINDER PEDESTRIAN OR VEHICULAR TRAFFIC FLOW.
- CONTRACTOR SHALL COORDINATE ANY PLANTING OR IRRIGATION IN ANY RIGHT-OF-WAY WITH TOWN OF BUTNER, GRANVILLE COUNTY, NCDOT, AND ANY OTHER APPLICABLE LOCAL TRANSPORTATION DEPARTMENTS AND REGULATORY AGENCIES AND ESP IF CONDITIONS WARRANT ADJUSTMENTS TO PLANT MATERIAL AND LOCATIONS.

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1	01/03/2023	TOWN COMMENTS
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3	04/27/2023	TOWN COMMENTS

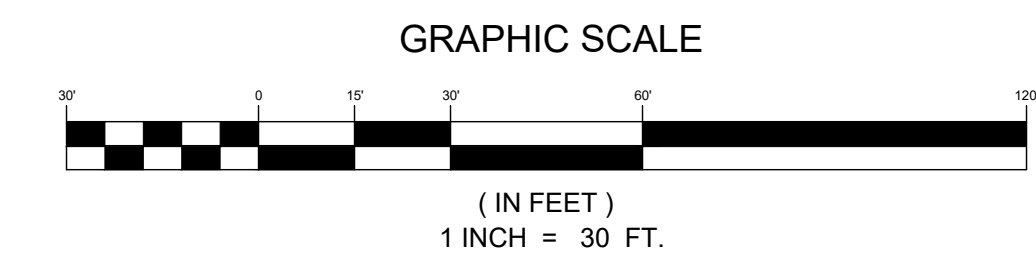
PLANTING SCHEDULE & NOTES

LYON STATION PUD CONCEPT PLAN

MERITAGE HOMES
 BUTNER, NC

PROJECT INFORMATION

PROJECT MANAGER:	ER
DESIGNED BY:	AP
DRAWN BY:	AP
PROJECT NUMBER:	JX16.100
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