OLD FAISON PLACE

MASTER PLAN

OLD FAISON RD, KNIGHTDALE, WAKE COUNTY, NC 27545
MASTER PLAN SUBMITTAL #1 10/21/2024
MASTER PLAN SUBMITTAL #2 2/5/2025
MASTER PLAN SUBMITTAL #3 5/28/2025

TOWN OF KNIGHTDALE PROJECT NUMBER: ZMA-1-24

DEVELOPER/ APPLICANT

ASHBURY & THE HOLDING COMPANY L.L.C.
RALEIGH, NC

PO BOX 90427
RALEIGH, NC 27675-0427
(919) 741-7993

Contact: TOM QUACKENBUSH
TOM@GLENWOODHOMES.COM

CIVIL ENGINEER

Rivers & Associates, Inc.
Raleigh, NC

353 E. Six Forks Rd.
Raleigh, NC 27609
(919) 594-1626

Contact: Stephen Ballentine, PE
sballentine@riversandassociates.com

SURVEYOR

RESIDENTIAL LAND SERVICES, PLLC.
Cary, NC

1917 EVANS ROAD
CARY NC 27513
(919) 378-9316

Contact: Dean M. Rhoads
dean@rls-nc.com

LAND USE ATTORNEY

MATTOX LAW FIRM
Raleigh, NC

127 W HARGETT STREET STE #500
RALEIGH, NC 27601
(919) 828-7171

Contact: Isabel Mattox
isabel@mattoxlawfirm.com

RALEIGH WATER CONDITIONS OF APPROVAL :

•ALL WATER, SANITARY SEWER AND REUSE FACILITIES SHALL BE INSTALLED, INSPECTED, TESTED, AND ACCEPTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT FOR OPERATIONS AND MAINTENANCE PRIOR TO 1ST CO

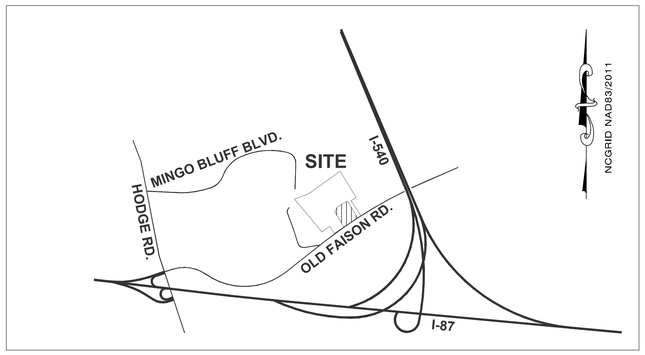
•A PETITION FOR ANNEXATION INTO THE CITY LIMITS SHALL BE SUBMITTED IN ACCORDANCE WITH CITY COUNCIL POLICY FOR EXTENSION OF UTILITY SERVICE TO PROPERTIES CURRENTLY OUTSIDE OF THE CITY LIMITS PRIOR TO PLAT RECORDATION

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

•A PLAT MUST BE RECORDED AT THE WAKE COUNTY REGISTER OF DEEDS OFFICE FOR ALL UTILITY EASEMENT DEDICATIONS PRIOR TO BUILDING PERMIT ISSUANCE

•A DOWNSTREAM SEWER CAPACITY STUDY IN COMPLIANCE WITH CORPUD HANDBOOK SHALL BE SUBMITTED BY THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION DRAWING APPROVAL

•A DEED SHALL BE RECORDED PRIOR TO CONSTRUCTION DRAWING APPROVAL FOR ALL NECESSARY OFFSITE CITY OF RALEIGH SANITARY SEWER EASEMENTS TO ACCOMMODATE FUTURE SEWER LINE CONSTRUCTION



VICINITY MAP
N.T.S.

Sheet List Table	
Sheet Number	Sheet Title
C1.01	COVER SHEET
C1.21	EXISTING CONDITIONS
C2.01	SITE PLAN
C2.11	OPEN SPACE PLAN
C3.01	PRELIMINARY UTILITY PLAN
C4.41	PRELIMINARY STORMWATER MANAGEMENT PLAN
C6.31	SIGNS & PAVEMENT MARKING PLAN
L1.01	LANDSCAPE PLAN
SL1.01	PRELIMINARY LIGHTING PLAN
--	ELEVATIONS SINGLE FAMILY
--	ELEVATIONS TOWNHOUSES

SITE DATA	
Subdivision Name	Old Faison Place
PIN #'S	1743463116 / 1743466606
Property Area	20.90 Acres
Current Zoning	GR8 (Medium Density)
Proposed Zoning	GR8 PUD
Adjacent Zoning	North- UR12 (Urban Residential 12) Townhomes South- RT (Rural Transition) Single Family Residential East- GR8 (Single Family Residential) West- RT (Rural Transition) Single Family Residential
River Basin	Neuse
Watershed	Property is not within a water supply watershed
Land Use:	
Current	Vacant
Proposed	Residential- Single-Family and Townhomes
Dwelling Units:	
Single Family	24
Townhomes	94
Total DU's	118
Proposed Density	5.7 DU/AC Prior to R/W Dedication

NOTES:
Survey performed by Residential Land Services, PLLC
Description of existing natural resources:
- There are no wetlands onsite. There are some offsite wetlands to the east on the neighbor's property.
- There is an existing pond in the middle of the site, which will be removed.
- There is a riparian stream buffer at the east edge of the property.

Description of Stormwater Management:
- This project includes one proposed wet detention pond in the northeast corner of the property as shown. Stormwater discharges towards the northeast.
- Offsite stormwater enters the property from the north, west, and south.
- This project will retain the pre-existing drainage patterns.

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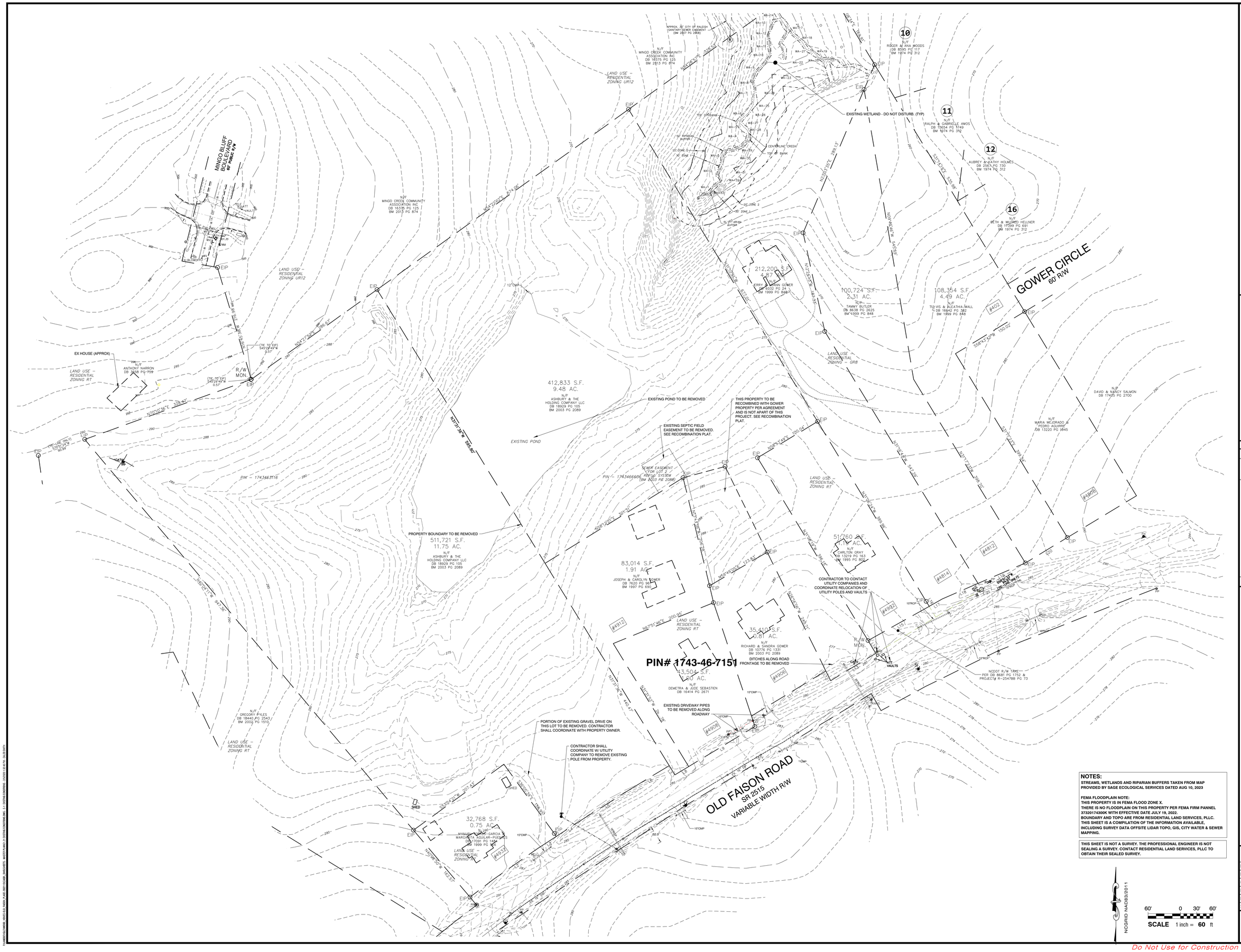
riversandassociates.com
353 EAST SIX FORKS ROAD
SUITE 230
RALEIGH, NC 27609
(919)594-1626
Engineers
Planners
Surveyors
Landscape Architects

Preliminary
DO NOT USE
FOR CONSTRUCTION

C1.01



NOTES:

STREAMS, WETLANDS AND RIPARIAN BUFFERS TAKEN FROM MAP PROVIDED BY SAGE ECOLOGICAL SERVICES DATED AUG 10, 2023

FEMA FLOODPLAIN NOTE:
THIS PROPERTY IS IN FEMA FLOOD ZONE X.
THERE IS NO FLOODPLAIN ON THIS PROPERTY PER FEMA FIRM PANNEL 3732017430OK WITH EFFECTIVE DATE JULY 19, 2022.
BOUNDARY AND TOPO ARE FROM RESIDENTIAL LAND SERVICES, PLLC. THIS SHEET IS A COMPILATION OF THE INFORMATION AVAILABLE, INCLUDING SURVEY DATA OFFSITE LIDAR TOPO, GIS, CITY WATER & SEWER MAPPING.

THIS SHEET IS NOT A SURVEY. THE PROFESSIONAL ENGINEER IS NOT SEALING A SURVEY. CONTACT RESIDENTIAL LAND SERVICES, PLLC TO OBTAIN THEIR SEALED SURVEY.

Six Forks Place III Ste. 230
353 E. Six Forks Road
Raleigh, NC 27609
919.594.1626

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Engineers Planners Surveyors Landscape Architects

REVISIONS:

NO.	DESCRIPTION	DATE	BY
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2	MASTER PLAN SUBMITTAL #2	02/05/25	
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4	SKETCH PLAN SUBMITTAL #2	1/17/24	
5	SKETCH PLAN SUBMITTAL #1	5/22/23	

ASHBURY & THE HOLDING COMPANY, LLC

OLD FAISON PLACE

CITY OF KNIGHTDALE ~ WAKE COUNTY ~ NORTH CAROLINA

EXISTING CONDITIONS

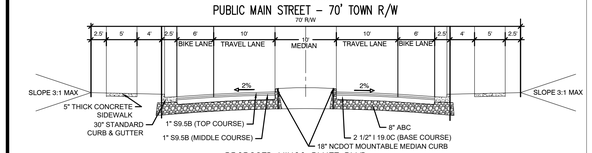
DATE:	
DESIGNED BY:	CS
DRAWN BY:	TAH
CHECKED BY:	SJB
PROJECT No.	2022113
DRAWING No.	W-4104
SCALE:	AS SHOWN
SHEET No.	C1.21

Do Not Use for Construction - PRELIMINARY

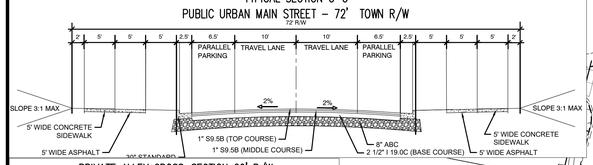
SUMMARY DATA

Subdivision Name	Old Faison Place
PIN #'S	1743463116 / 1743466606
Property Area	20.90 Acres
Current Zoning	GR8 (Medium Density)
Proposed Zoning	GR8 PUD
Adjacent Zoning	North- UR12 (Urban Residential 12) Townhomes South- RT (Rural Transition) Single Family Residential East- GR8 (Single Family Residential) West- RT (Rural Transition) Single Family Residential
River Basin	Neuse
Watershed	Property is not within a water supply watershed
Land Use:	
Current	Vacant
Proposed	Residential- Single-Family and Townhomes
Dwelling Units:	
Single Family	24
Townhomes	94
Total DU's	118
Proposed Density	5.7 DU/AC Prior to R/W Dedication

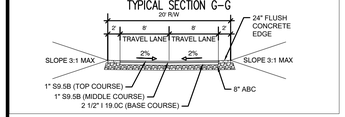
PROPOSED MINGO BLUFF BLVD TYPICAL SECTION B-B PUBLIC MAIN STREET – 70' TOWN R/W



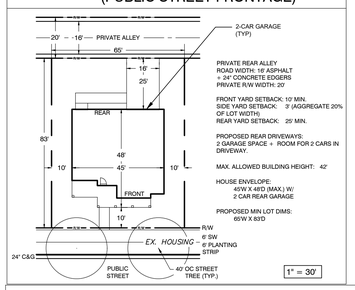
PROPOSED MINGO BLUFF BLVD TYPICAL SECTION C-C PUBLIC URBAN MAIN STREET – 72' TOWN R/W



PRIVATE ALLEY CROSS-SECTION 20' R/W TYPICAL SECTION G-G



TYPICAL SINGLE FAMILY LOT (PUBLIC STREET FRONTAGE)



PRIVATE REAR ALLEY
ROAD WIDTH: 16' ASPHALT
+ 24" CONCRETE EDGERS
PRIVATE R/W WIDTH: 20'

FRONT YARD SETBACK: 10' MIN.
SIDE YARD SETBACK: 3' (AGGREGATE 20% OF LOT WIDTH)
REAR YARD SETBACK: 25' MIN.

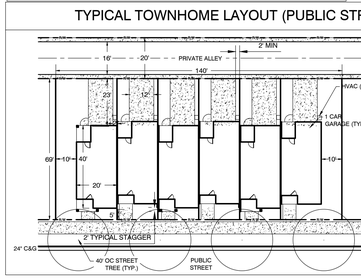
PROPOSED REAR DRIVEWAYS:
2 GARAGE SPACE + ROOM FOR 2 CARS IN DRIVEWAY.

MAX. ALLOWED BUILDING HEIGHT: 42'

HOUSE ENVELOPE:
45'W X 48'D (MAX.) W/
2 CAR REAR GARAGE

PROPOSED MIN LOT DIMS:
65'W X 83'D

TYPICAL TOWNHOME LAYOUT (PUBLIC STREET FRONTAGE)



PROPOSED 3-STORY TOWNHOUSES W/ 1-CAR REAR GARAGE.

PRIVATE REAR ALLEY
ROAD WIDTH: 16' ASPHALT
+ 24" CONCRETE EDGERS
PRIVATE R/W WIDTH: 20'

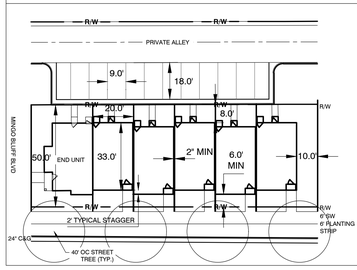
FRONT YARD SETBACK: 0' MIN., 25' MAX.
SIDE YARD SETBACK: 10' MIN.
(0' W/ PARTIWALL)
REAR YARD SETBACK: 15' MIN.

PROPOSED REAR DRIVEWAYS:
1 GARAGE SPACE + 1 10'W X 22' DRIVEWAY SPACE

MIN. UNITS PER BUILDING: 2
MAX. UNITS PER BUILDING: 6
MAX. ALLOWED BUILDING HEIGHT: 42'
PROPOSED BUILDING HEIGHT: 41'

PROPOSED MIN LOT DIMS:
140'W X 69'D

TYPICAL COTTAGE TOWNHOME + END UNIT LAYOUT (PUBLIC STREET FRONTAGE)



PROPOSED 3-STORY TOWNHOUSES W/ 2-CAR REAR PARKING SPACE.

PRIVATE REAR ALLEY
ROAD WIDTH: 16' ASPHALT
+ 24" CONCRETE EDGERS
PRIVATE R/W WIDTH: 20'

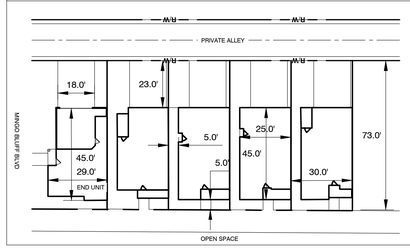
FRONT YARD SETBACK: 0' MIN., 25' MAX.
SIDE YARD SETBACK: 10' MIN.
(0' W/ PARTIWALL)
REAR YARD SETBACK: 15' MIN.

PROPOSED REAR DRIVEWAYS:
1 GARAGE SPACE + 1 10'W X 22' DRIVEWAY SPACE

MIN. UNITS PER BUILDING: 2
MAX. UNITS PER BUILDING: 6
MAX. ALLOWED BUILDING HEIGHT: 42'
PROPOSED BUILDING HEIGHT: 41'

PROPOSED MIN LOT DIMS:
140'W X 50'D

TYPICAL 30' LOT WIDTH CHARLESTON SF HOME + END UNIT



PRIVATE REAR ALLEY
ROAD WIDTH: 16' ASPHALT
+ 24" CONCRETE EDGERS
PRIVATE R/W WIDTH: 20'

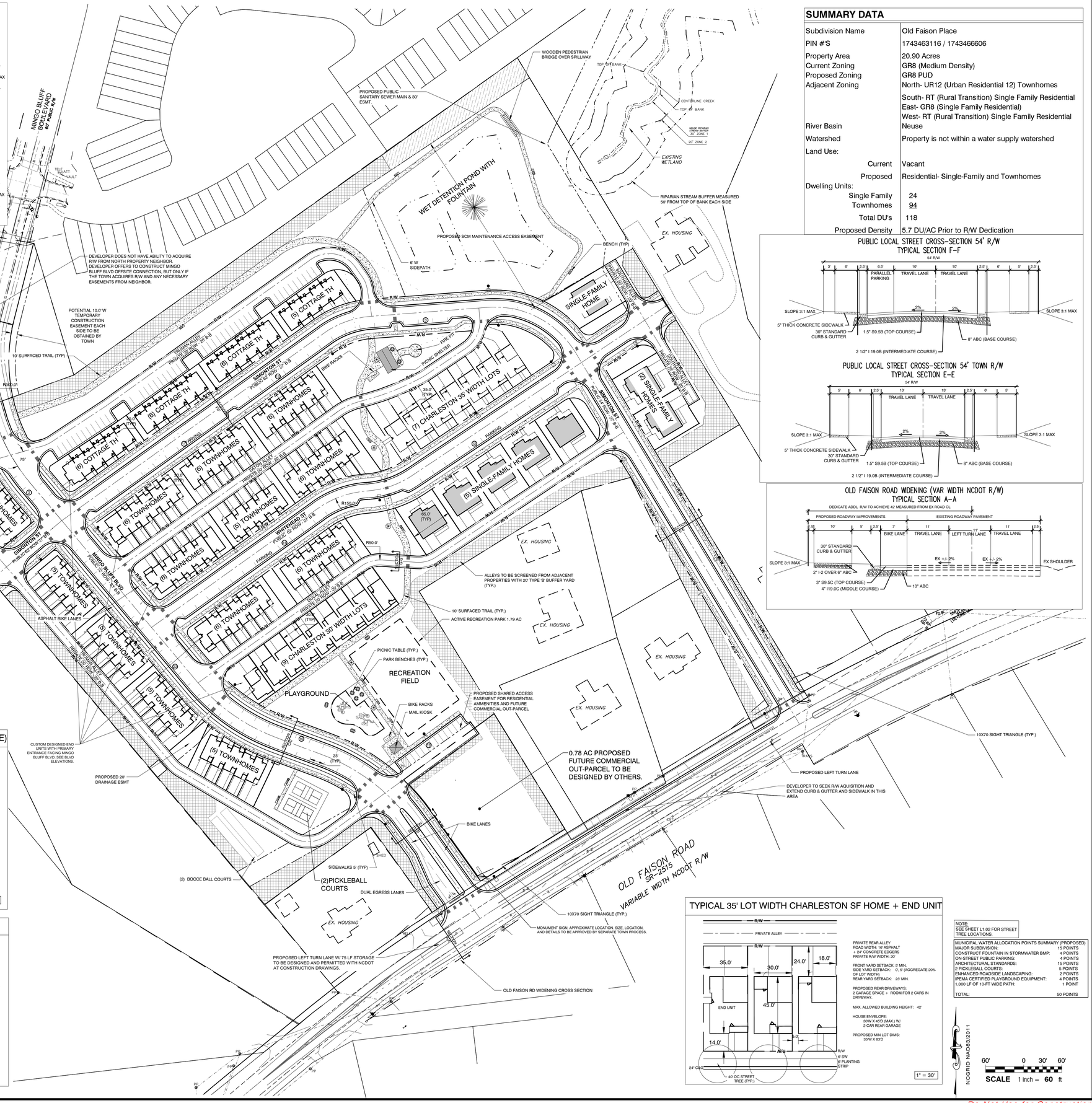
FRONT YARD SETBACK: 0' MIN.
SIDE YARD SETBACK: 0', 5' (AGGREGATE 20% OF LOT WIDTH)
REAR YARD SETBACK: 23' MIN.

PROPOSED REAR DRIVEWAYS:
2 GARAGE SPACE + ROOM FOR 2 CARS IN DRIVEWAY.

MAX. ALLOWED BUILDING HEIGHT: 42'

HOUSE ENVELOPE:
25'W X 45'D (MAX.) W/
2 CAR REAR GARAGE

PROPOSED MIN LOT DIMS:
30'W X 73'D



PUBLIC LOCAL STREET CROSS-SECTION 54' R/W TYPICAL SECTION F-F

PUBLIC LOCAL STREET CROSS-SECTION 54' TOWN R/W TYPICAL SECTION E-E

OLD FAISON ROAD WIDENING (VAR WIDTH NCDOT R/W) TYPICAL SECTION A-A

TYPICAL 35' LOT WIDTH CHARLESTON SF HOME + END UNIT

PRIVATE REAR ALLEY
ROAD WIDTH: 16' ASPHALT
+ 24" CONCRETE EDGERS
PRIVATE R/W WIDTH: 20'

FRONT YARD SETBACK: 0' MIN.
SIDE YARD SETBACK: 0', 5' (AGGREGATE 20% OF LOT WIDTH)
REAR YARD SETBACK: 23' MIN.

PROPOSED REAR DRIVEWAYS:
2 GARAGE SPACE + ROOM FOR 2 CARS IN DRIVEWAY.

MAX. ALLOWED BUILDING HEIGHT: 42'

HOUSE ENVELOPE:
30'W X 45'D (MAX.) W/
2 CAR REAR GARAGE

PROPOSED MIN LOT DIMS:
35'W X 83'D

NOTE:
SEE SHEET L1.02 FOR STREET TREE LOCATIONS.

MUNICIPAL WATER ALLOCATION POINTS SUMMARY (PROPOSED)	
MAJOR SUBDIVISION:	15 POINTS
CONSTRUCT FOUNTAIN IN STORMWATER BMP:	4 POINTS
ON-STREET PUBLIC PARKING:	4 POINTS
ARCHITECTURAL STANDARDS:	15 POINTS
2 PICKLEBALL COURTS:	5 POINTS
ENHANCED ROADSIDE LANDSCAPING:	2 POINTS
IPEMA CERTIFIED PLAYGROUND EQUIPMENT:	4 POINTS
1,000 LF OF 10-FT WIDE PATH:	1 POINT
TOTAL:	50 POINTS

NCGRID NAD83/2011

60' 0 30' 60'
SCALE 1 inch = 60 ft

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Raleigh, NC 27609
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Rivers & ASSOCIATES, INC. Since 1918
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Engineers Planners Surveyors Landscape Architects

REVISIONS:

NO.	DESCRIPTION	DATE	BY
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	MASTER PLAN SUBMITTAL #2	02/05/25	
	MASTER PLAN SUBMITTAL #1	10/21/24	
	SKETCH PLAN SUBMITTAL #2	1/17/24	
	SKETCH PLAN SUBMITTAL #1	5/22/23	

ASHBURY & THE HOLDING COMPANY, LLC

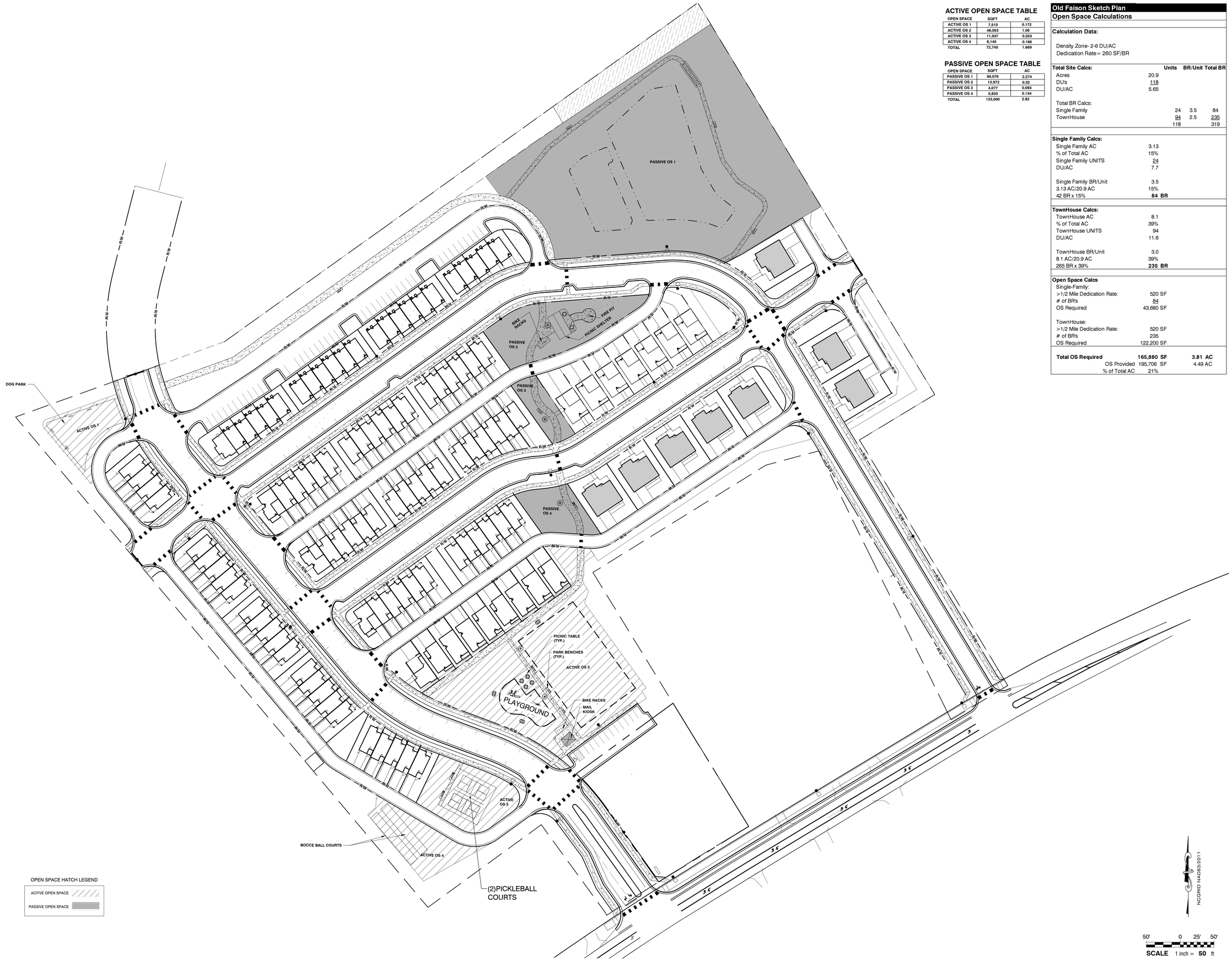
OLD FAISON PLACE

CITY OF KNIGHTDALE – WAKE COUNTY – NORTH CAROLINA

SITE PLAN

DATE:	
DESIGNED BY:	CS
DRAWN BY:	TAH
CHECKED BY:	SJB
PROJECT No.	2022113
DRAWING No.	W-4104
SCALE:	AS SHOWN
SHEET No.	C2.01

Do Not Use for Construction - PRELIMINARY



OPEN SPACE HATCH LEGEND

ACITVE OPEN SPACE	
PASSIVE OPEN SPACE	

ACTIVE OPEN SPACE TABLE

OPEN SPACE	SQFT	AC
ACTIVE OS 1	7,510	0.172
ACTIVE OS 2	46,053	1.06
ACTIVE OS 3	11,037	0.253
ACTIVE OS 4	8,145	0.186
TOTAL	72,745	1.669

PASSIVE OPEN SPACE TABLE

OPEN SPACE	SQFT	AC
PASSIVE OS 1	99,079	2.274
PASSIVE OS 2	13,972	0.32
PASSIVE OS 3	4,077	0.093
PASSIVE OS 4	5,833	0.134
TOTAL	123,000	2.82

Old Faison Sketch Plan
Open Space Calculations

Calculation Data:

Density Zone- 2-6 DU/AC
Dedication Rate= 260 SF/BR

Total Site Calcs:		Units	BR/Unit	Total BR
Acres	20.9			
DU's	118			
DU/AC	5.65			
Total BR Calcs:				
Single Family		24	3.5	84
TownHouse		94	2.5	235
		118		319

Single Family Calcs:	
Single Family AC	3.13
% of Total AC	15%
Single Family UNITS	24
DU/AC	7.7
Single Family BR/Unit	3.5
3.13 AC/20.9 AC	15%
42 BR x 15%	**84 BR**

TownHouse Calcs:	
TownHouse AC	8.1
% of Total AC	39%
TownHouse UNITS	94
DU/AC	11.6
TownHouse BR/Unit	3.0
8.1 AC/20.9 AC	39%
265 BR x 39%	**235 BR**

Open Space Calcs		
Single-Family:		
>1/2 Mile Dedication Rate:	520 SF	
# of BR's	84	
OS Required	43,680 SF	
TownHouse:		
>1/2 Mile Dedication Rate:	520 SF	
# of BR's	235	
OS Required	122,200 SF	
Total OS Required	**165,880 SF**	**3.81 AC**
OS Provided	195,706 SF	4.49 AC
% of Total AC	21%	

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	SKETCH PLAN SUBMITTAL #2	1/17/24	
	SKETCH PLAN SUBMITTAL #1	5/22/23	

ASHBURY & THE HOLDING COMPANY, LLC

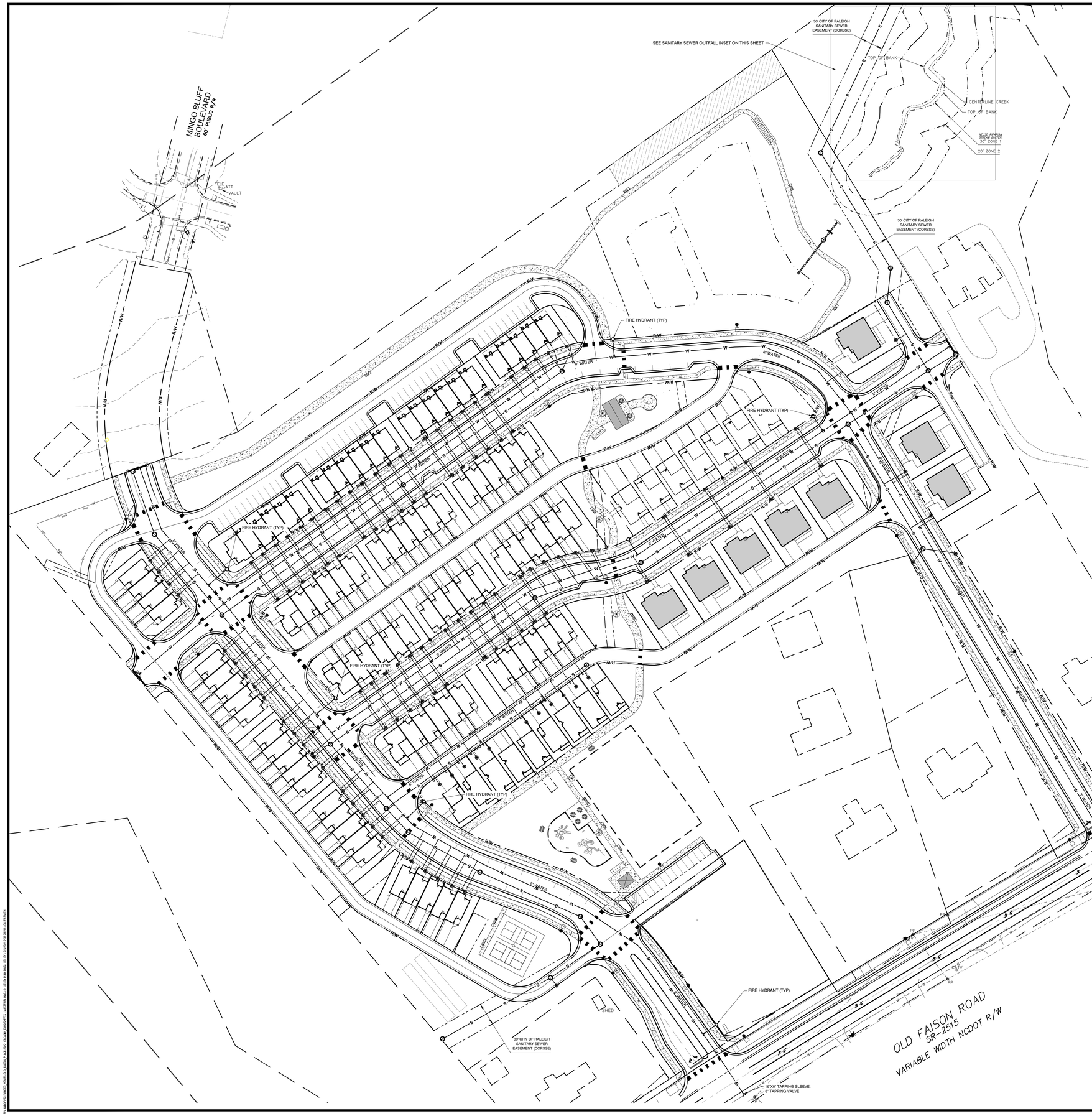
OLD FAISON PLACE

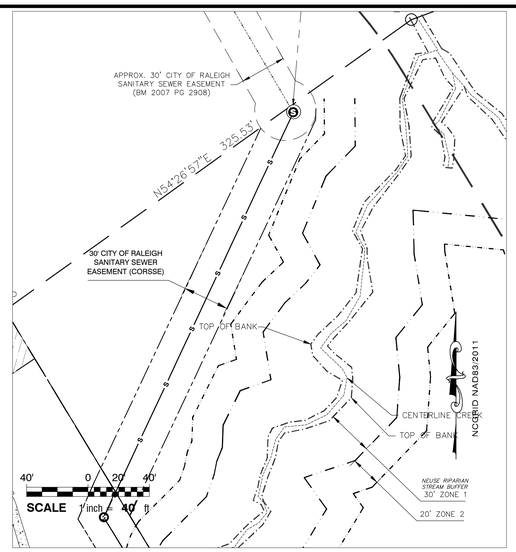
CITY OF KNIGHTDALE ~ WAKE COUNTY ~ NORTH CAROLINA

OPEN SPACE PLAN

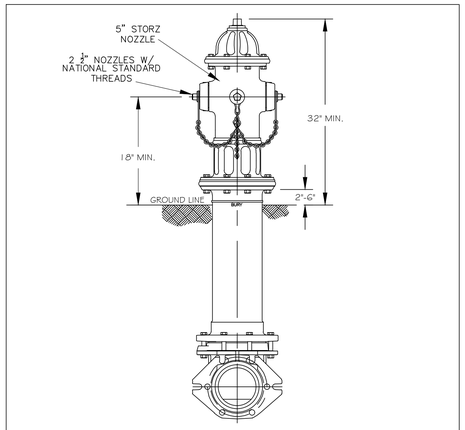
DATE:	
DESIGNED BY:	CS
DRAWN BY:	TAH
CHECKED BY:	SJB
PROJECT No.	2022113
DRAWING No.	W-4104
SCALE:	AS SHOWN
SHEET No.	**C2.11**

Do Not Use for Construction - PRELIMINARY





SANITARY SEWER OUTFALL INSET



NOTES:
1. ALL PUBLIC FIRE HYDRANTS IN THE CITY OF RALEIGH AND THE MERGER TOWNS OF GARNER, ROLESVILLE, WAKE FOREST, KNIGHTDALE, WENDELL AND ZEBULON SHALL BE PAINTED CHROME YELLOW WITH HIGH REFLECTIVE ALUMINUM SILVER CAPS, BONNETS AND OPERATING NUTS.
2. ALL PRIVATE FIRE HYDRANTS SHALL BE RED.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
RALEIGH, GARNER, KNIGHTDALE, ROLESVILLE, WAKE FOREST, WENDELL & ZEBULON

STANDARD FIRE HYDRANT WITH 5" STORZ PUMPER NOZZLE

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-5	MAB	6-30-16		
	KAT	9-15-17		

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ASHBURY & THE HOLDING COMPANY, LLC

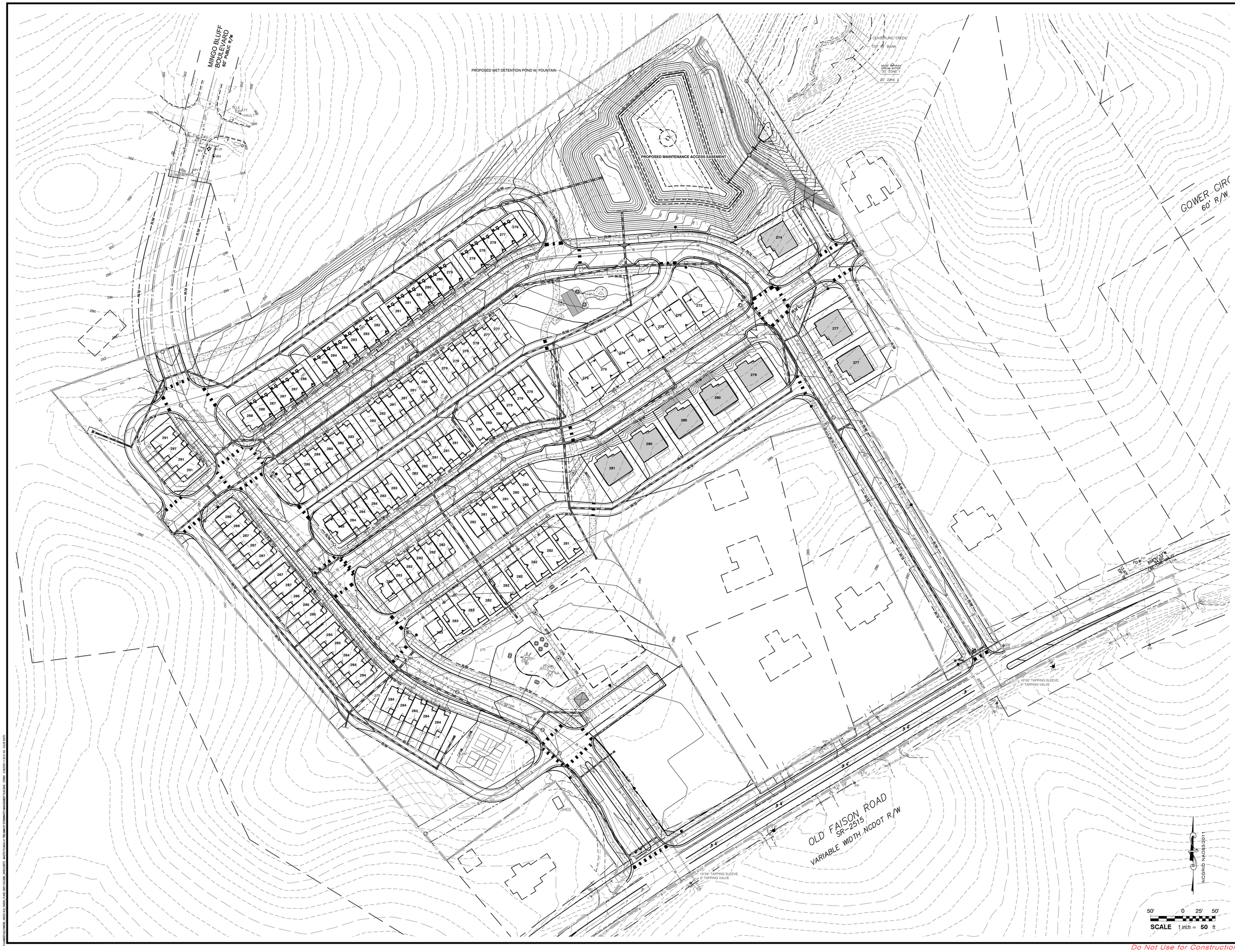
OLD FAISON PLACE

CITY OF KNIGHTDALE ~ WAKE COUNTY ~ NORTH CAROLINA

PRELIMINARY UTILITY PLAN

DATE:	
DESIGNED BY:	CS
DRAWN BY:	TAH
CHECKED BY:	SJB
PROJECT No.	2022113
DRAWING No.	W-4104
SCALE:	AS SHOWN
SHEET No.	C3.01

Do Not Use for Construction - PRELIMINARY



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ASHBURY & THE HOLDING COMPANY, LLC

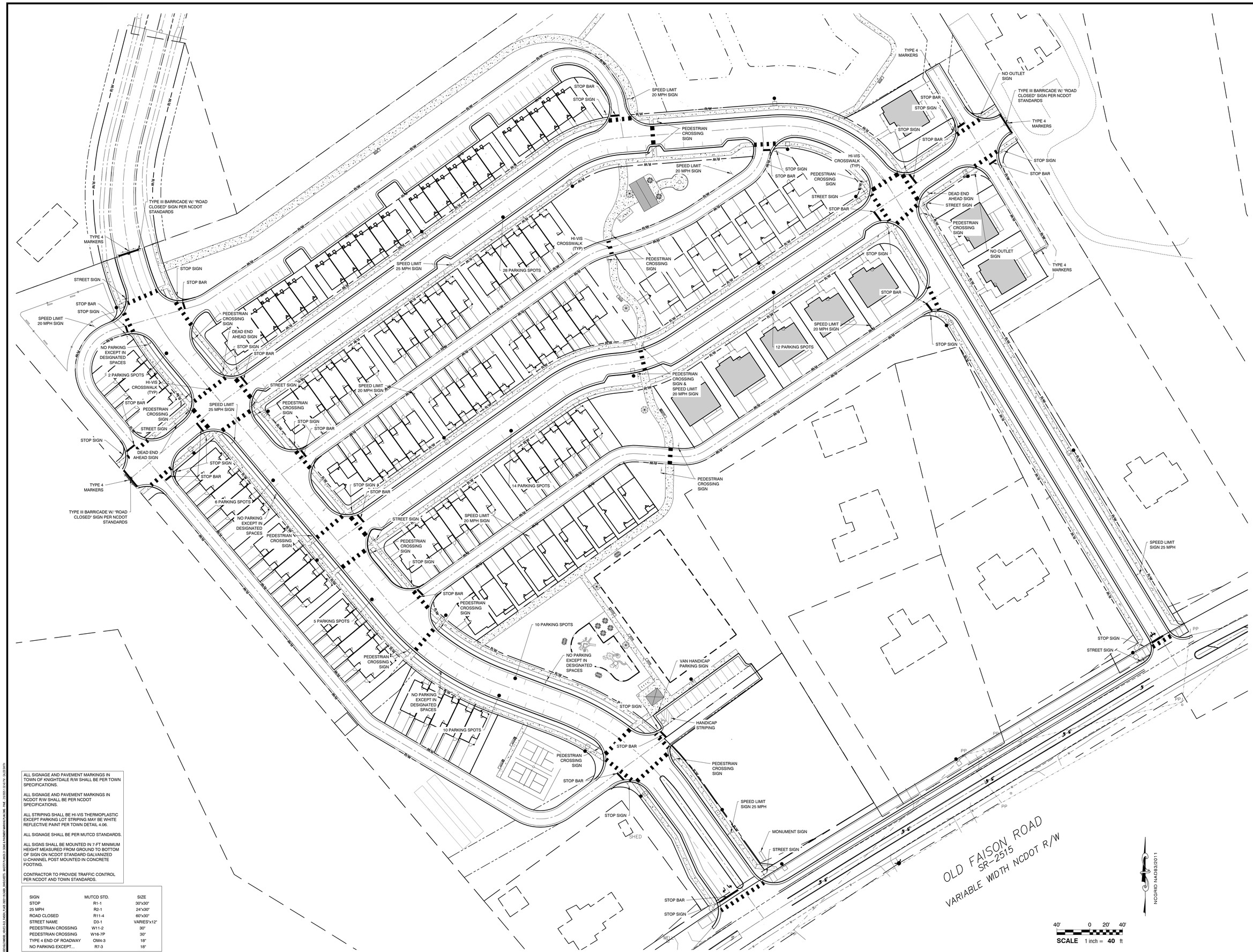
OLD FAISON PLACE

CITY OF KNIGHTDALE ~ WAKE COUNTY ~ NORTH CAROLINA

PRELIMINARY STORMWATER MANAGEMENT PLAN

DATE:	
DESIGNED BY:	CS
DRAWN BY:	TAH
CHECKED BY:	SJB
PROJECT No.	2022113
DRAWING No.	W-4104
SCALE:	AS SHOWN
SHEET No.	C4.41

Do Not Use for Construction - PRELIMINARY



ALL SIGNAGE AND PAVEMENT MARKINGS IN TOWN OF KNIGHTDALE R/W SHALL BE PER TOWN SPECIFICATIONS.

ALL SIGNAGE AND PAVEMENT MARKINGS IN NCDOT R/W SHALL BE PER NCDOT SPECIFICATIONS.

ALL STRIPING SHALL BE HI-VIS THERMOPLASTIC EXCEPT PARKING LOT STRIPING MAY BE WHITE REFLECTIVE PAINT PER TOWN DETAIL 4.06.

ALL SIGNAGE SHALL BE PER MUTCD STANDARDS.

ALL SIGNS SHALL BE MOUNTED IN 7-FT MINIMUM HEIGHT MEASURED FROM GROUND TO BOTTOM OF SIGN ON NCDOT STANDARD GALVANIZED U-CHANNEL POST MOUNTED IN CONCRETE FOOTING.

CONTRACTOR TO PROVIDE TRAFFIC CONTROL PER NCDOT AND TOWN STANDARDS.

SIGN	MUTCD STD.	SIZE
STOP	R1-1	30"x30"
25 MPH	R2-1	24"x30"
ROAD CLOSED	R11-4	60"x30"
STREET NAME	D3-1	VARIES"x12"
PEDESTRIAN CROSSING	W11-2	30"
PEDESTRIAN CROSSING	W16-7P	30"
TYPE 4 END OF ROADWAY	OM4-3	18"
NO PARKING EXCEPT...	R7-3	18"

Six Forks Place III Ste. 230
353 E. Six Forks Road
Raleigh, NC 27609
919.594.1626

Rivers & ASSOCIATES, INC. Since 1918
Engineers Planners Surveyors Landscape Architects
riversandassociates.com

REVISIONS:

NO.	DESCRIPTION	DATE	BY
	MASTER PLAN SUBMITTAL #3	05/28/25	
	MASTER PLAN SUBMITTAL #2	02/05/25	
	MASTER PLAN SUBMITTAL #1	10/21/24	
	SKETCH PLAN SUBMITTAL #2	1/17/24	
	SKETCH PLAN SUBMITTAL #1	5/22/23	

ASHBURY & THE HOLDING COMPANY, LLC

OLD FAISON PLACE

CITY OF KNIGHTDALE ~ WAKE COUNTY ~ NORTH CAROLINA

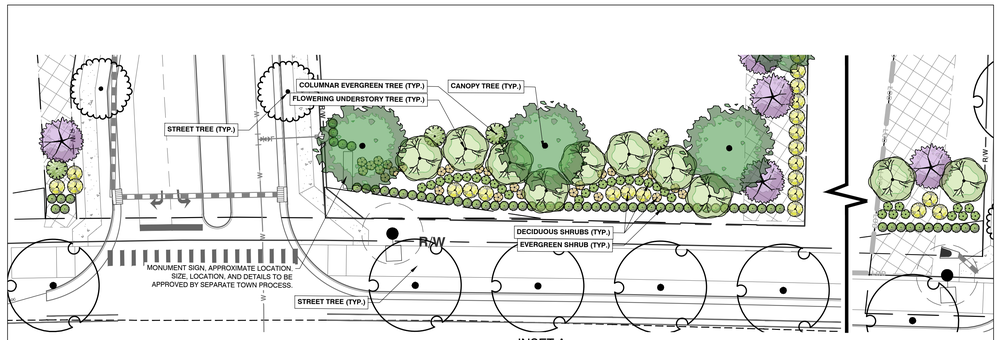
SIGNS & PAVEMENT MARKING PLAN

DATE:	
DESIGNED BY:	CS
DRAWN BY:	TAH
CHECKED BY:	SJB
PROJECT No.	2022113
DRAWING No.	W-4104
SCALE:	AS SHOWN

SHEET No.

C6.31

Do Not Use for Construction - PRELIMINARY

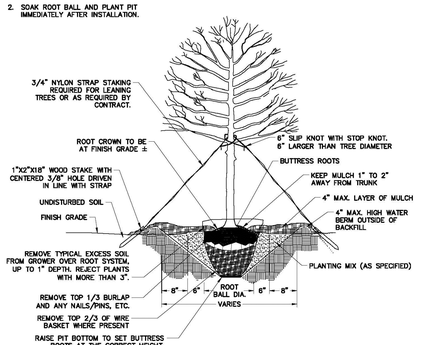


ENHANCED ROADSIDE LANDSCAPE - ENLARGEMENT

1"=20"

NOTES:

1. REMOVE WIRE OR NYLON TWINE FROM BALL.
2. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.

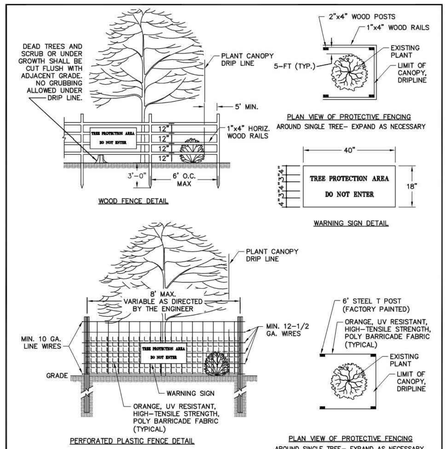


ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK
(AMSI, 1990, PART 1, "SHADE AND FLOWERING TREES")

FOR EXAMPLE: CALIPER	HEIGHT (RANGE)	MAX. HEIGHT	MIN. ROOT BALL DIA.	MIN. ROOT BALL DEPTH
2"	12–14'	16'	24"	16"
3"	14–16'	18'	32"	21"

REVISIONS	
DATE	DESCRIPTION

TOWN OF KNIGHTDALE STANDARD DETAILS	TREE PLANTING (FOR SINGLE AND MULTI-STEM TREES)	STD. NO. 3.25



NOTES:

1. REMOVE ALL BARRIERS UPON COMPLETION OF PROJECT.
2. LANDSCAPING PLANS SHALL SHOW LOCATIONS OF ALL TREE PROTECTION FENCES.
3. ALL PLANTS TO BE SAVED SHALL BE PROTECTED BY FENCING AS SHOWN IN THIS DETAIL.
4. CONTRACTOR SHALL INSTALL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION OR GRADING ACTIVITY.
5. CONTRACTOR SHALL CALL FOR INSPECTION AND APPROVAL OF PROTECTIVE FENCING PRIOR TO BEGINNING ANY CONSTRUCTION OR GRADING.
6. PROTECTIVE FENCING SHALL BE LOCATED 5' OUTSIDE DRIPLINE OF TREES AND 1' MINIMUM OUTSIDE SHRUBS OR OTHER PLANTS.

REVISIONS	
DATE	DESCRIPTION

TOWN OF KNIGHTDALE STANDARD DETAILS	PLANT PROTECTIVE FENCING	STD. NO. 2.10

SITE TREE COVER AREA CALCULATIONS

REQUIRED -
SITE PERIMETER = 5,465 SF (5,465 SF X 20 = 109,300 SF)
SITE AREA = 931,318 SF (931,318 SF X 10% = 93,132 SF)
TOTAL TREE COVER AREA REQUIRED (PER SITE AREA) = **93,132 SF**
ANY REQUIRED LANDSCAPE BUFFER YARD MAY BE CREDITED TOWARD THIS REQUIREMENT (UDO SEC. 7.4.M.2)

PROVIDED -

BUFFERYARD TREE COVER AREA A	= 20,739 SF
BUFFERYARD TREE COVER AREA B	= 7,444 SF
BUFFERYARD TREE COVER AREA C	= 18,368 SF
BUFFERYARD TREE COVER AREA D	= 2,099 SF
BUFFERYARD TREE COVER AREA E	= 11,078 SF
BUFFERYARD TREE COVER AREA F	= 25,121 SF
TOTAL BUFFERYARD TREE COVER AREA	= 84,849 SF
MATURE FOREST AREA PROVIDED	= 8,582 SF
TREE COVER AREA = 76,705 + 8,582	= 93,431 SF
TOTAL TREE COVER AREA PROVIDED	= **93,431 SF**

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	SIZE	QTY
STREET TREES					
	Pistacia chinensis / Chinese Pistache	B & B	2" CAL.	9'-11' HT.	+/-48
	Ulmus parvifolia / Chinese Lacebark Elm	B & B	2" CAL.	12' - 14' HT.	+/-80
	Zelkova serrata / Sawleaf Zelkova	B & B	2" CAL.	12' - 14' HT.	+/-38

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REVISIONS:

NO.	DESCRIPTION	DATE	BY
	MASTER PLAN SUBMITTAL #3	05/28/25	
	MASTER PLAN SUBMITTAL #2	02/05/25	
	MASTER PLAN SUBMITTAL #1	10/21/24	
	SKETCH PLAN SUBMITTAL #2	1/17/24	
	SKETCH PLAN SUBMITTAL #1	5/22/23	

ASHBURY & THE HOLDING COMPANY, LLC

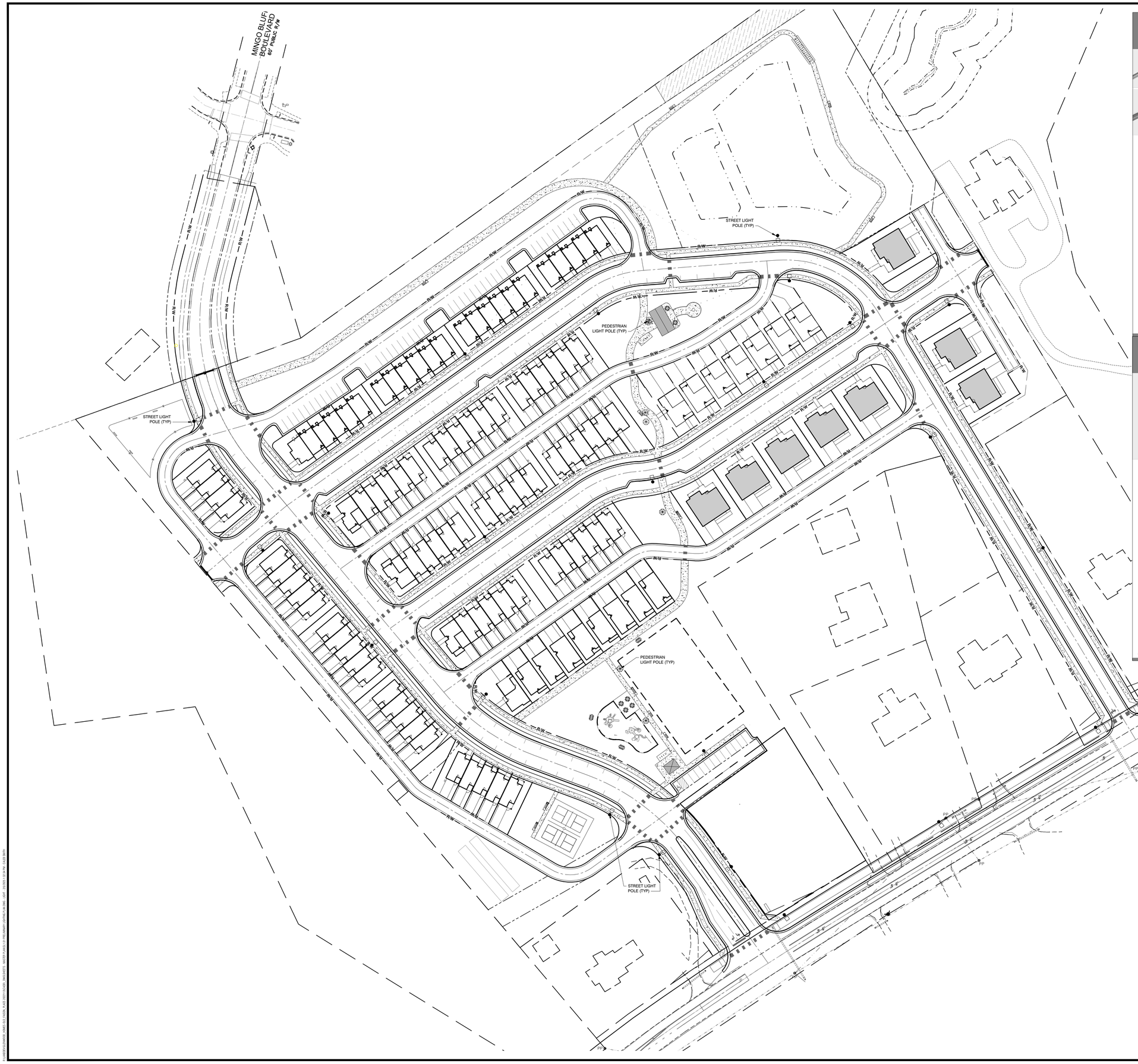
OLD FAISON PLACE

CITY OF KNIGHTDALE ~ WAKE COUNTY ~ NORTH CAROLINA

LANDSCAPE PLAN

DATE:	
DESIGNED BY:	SBF
DRAWN BY:	SBF
CHECKED BY:	SJB
PROJECT No.	2022113
DRAWING No.	W-4104
SCALE:	AS SHOWN
SHEET No.	L1.01

Do Not Use for Construction - PRELIMINARY

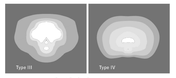


Outdoor Lighting

ROADWAY LED
(Meets Dark Sky Criteria)

LED (Light-emitting diode)	110 | 150 | 220 | 280 watts
Mounting height	20', 25', 35'
Color	Black | Gray
Pole	Fiberglass Metal Wood
Applications	Neighborhoods Roadways Shopping centers

Light source: LED *(white)*
Wattage: 110 | 150 | 220 | 280 watts
Light pattern: IESNA Type III | Type IV (forward throw)
IESNA cutoff classification: B2U0G3
BUG rating:
Type III = B3U0G3 (110W), B3U0G3 (150W), B3U0G4 (220W/280W)
Type IV = B3U0G3 (150W), B3U0G4 (220W), B3U0G5 (280W)
Color temperature: 3,000K | 4,000K



light distribution patterns

POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Fiberglass	25', 30', 35'	Gray, Black (additional cost)
Wood	25', 30', 35'	Standard
Metal (special conditions)	25', 30', 35'	Galvanized

FEATURES	BENEFITS
Turnkey operation	Provides hassle-free installation and service
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance, electricity & warranty included	Eliminates high and unexpected repair bills
One low monthly cost on your electric bill	Convenience and savings for you

For additional information, contact us at DDLCarolinas@duke-energy.com.

DUKE ENERGY. PROGRESS
BUILDING A SMARTER ENERGY FUTURE®

Outdoor Lighting

OPEN MONTICELLO LED
(Meets Dark Sky Criteria)

LED (Light-emitting diode)	50 watts
Mounting height	12' – 17'
Color	Black
Pole	Aluminum Fiberglass Concrete Decorative aluminum
Applications	Neighborhoods Parks Streets Businesses

Light source: LED *(white)*
Wattage: 50 watts
Lumens: 3,970
Light pattern: IESNA Type III
IESNA cutoff classification: Full-cutoff
BUG rating: B1U0G1
Color temperature: 3,000K

light distribution pattern

POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Aluminum	12', 15', 17'	Black
Fiberglass	16'	Black
Fluted concrete	13'	Black
Decorative aluminum	12', 16'	Black

FEATURES	BENEFITS
Turnkey operation	Provides hassle-free installation and service
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance, electricity & warranty included	Eliminates high and unexpected repair bills
One low monthly cost on your electric bill	Convenience and savings for you

For additional information, contact us at DDLCarolinas@duke-energy.com.

DUKE ENERGY. PROGRESS
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LIGHTING LEGEND

ROADWAY LED LIGHTS
(6,000 LUMENS LED 75 ROADWAY LIGHT)
ALUMINUM POLE - HEIGHT 30'

PEDESTRIAN LIGHT POLE
OPEN MONTICELLO LED LIGHTS
(2,000 LUMENS LED 75 ROADWAY LIGHT)
ALUMINUM POLE - HEIGHT 8'

LIGHTING NOTES

1. ALL FIXTURES SHALL HAVE A FULL CUTOFF CLASSIFICATION OR BE FULLY SHIELDED.
2. ALL POLE-MOUNTED LED SHALL NOT EXCEED 37' IN HEIGHT.
3. ALL LIGHT POLES SHALL MEET THE TOWN'S MINIMUM STANDARD OF A FIBERGLASS POLE WITH A FULLY-SHIELDED, ARM-MOUNTED LED.
4. RESIDENTIAL ROADS SHALL HAVE LIGHT POLES SPACED A MAXIMUM OF 250' AND ARTERIAL STREETS SPACED AT 150' MAXIMUM.
5. LOCAL STREETS SHALL MEET 4,800 LUMEN MINIMUM.

THIS PLAN IS PRELIMINARY. FINAL LIGHTING PLAN TO BE DESIGNED BY LIGHTING PROFESSIONAL.

NCGRID NAD83/2011

50' 0 25' 50'
SCALE 1 inch = **50** ft

Six Forks Place III Ste. 230
353 E. Six Forks Road
Raleigh, NC 27609
919.594.1626

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Preliminary
DO NOT USE
FOR CONSTRUCTION

REVISIONS:

NO.	DESCRIPTION	DATE	BY

ASHBURY & THE HOLDING COMPANY, LLC

OLDE FAISON PLACE

CITY OF KNIGHTDALE – WAKE COUNTY – NORTH CAROLINA

PRELIMINARY LIGHTING PLAN

DATE:	
DESIGNED BY:	CDS
DRAWN BY:	TAH
CHECKED BY:	SJB
PROJECT No.	2022113
DRAWING No.	W-4104
SCALE:	AS SHOWN
SHEET No.	**SL1.01**

Do Not Use for Construction - PRELIMINARY

Architectural Features

- Covered Front Porches
- Variety of Window Fenestrations
- 12/12 Roof Pitch Front Gable
- Brick Veneer on Front Elevation
- Mix of Lap & Board & Batten Siding
- Dormer
- Composite Roof Shingles
- Wrapped Porch Columns w/ Brackets

GLENWOOD HOMES

Denmark '1' - Front Elevation

Knightdale, NC

09.26.2024

gmd design group carolinas

www.gmddesigngroup.com

Architectural Features

- Covered Front Porches
- Variety of Window Fenestrations
- 12/12 Roof Pitch Front Gable
- Brick Veneer on Front Elevation
- Mix of Lap & Board & Batten Siding
- Composite Roof Shingles
- Wrapped Porch Columns

GLENWOOD HOMES

Denmark '2' - Front Elevation

Knightdale, NC

09.26.2024

gmd design group carolinas

www.gmddesigngroup.com

Architectural Features

- Covered Front Porches
- Variety of Window Fenestrations
- 9/12 Roof Pitch Front Gable
- Brick Veneer on Front Elevation
- Mix of Lap & Shingle Siding
- Composite Roof Shingles
- Wrapped Porch Columns

GLENWOOD HOMES

Denmark '3' - Front Elevation

Knightdale, NC

09.26.2024

gmd design group carolinas

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Architectural Features

- Covered Front Porches
- Variety of Window Fenestrations
- 12/12 Roof Pitch Front Gable
- Stone Veneer on Front Elevation
- Mix of Lap, Board & Batten, Shingle Siding
- Composite Roof Shingles
- Tapered Porch Columns

GLENWOOD HOMES

Denmark '4' - Front Elevation

Knightdale, NC

09.26.2024

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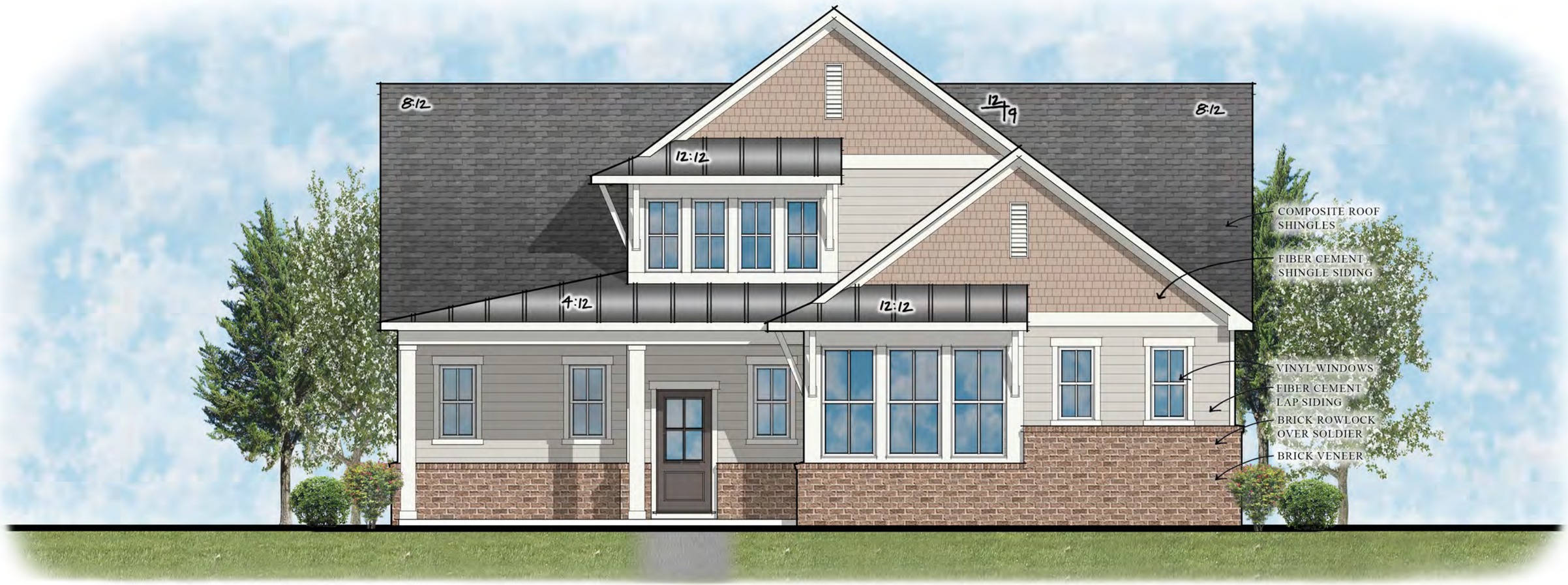

Architectural Features

- Covered Front Porches
- Variety of Window Fenestrations
- 9/12 Roof Pitch Front Gable
- Brick Veneer on Front Elevation
- Mix of Lap & Shingle Siding
- Composite Roof Shingles
- Wrapped Porch Columns

GLENWOOD HOMES

Denmark '5' - Front Elevation

Knightdale, NC

09.26.2024

gmd design group carolinas

www.gmddesigngroup.com

Architectural Features

- Covered Front Porches
- Variety of Window Fenestrations
- 10/12 Roof Pitch Front Gable
- Brick Veneer on Front Elevation
- Mix of Lap & Shingle Siding
- Dormer
- Composite Roof Shingles
- Wrapped Porch Columns

GLENWOOD HOMES

Denmark '6' - Front Elevation

Knightdale, NC

09.26.2024

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Architectural Features

- Covered Front Porches
- Variety of Window Fenestrations
- 12/12 Roof Pitch Front Gable
- Brick & Stone Veneer on Front Elevation
- Mix of Lap, Board & Batten & Shingle Siding
- Composite Roof Shingles
- Wrapped Porch Columns

GLENWOOD HOMES

6-Plex - Front Elevation

20’ 3-Story Rear Load Townhomes - Knightdale, NC

09.27.2024

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GLENWOOD HOMES

6-Plex - Rear Elevation

20’ 3-Story Rear Load Townhomes - Knightdale, NC

09.27.2024

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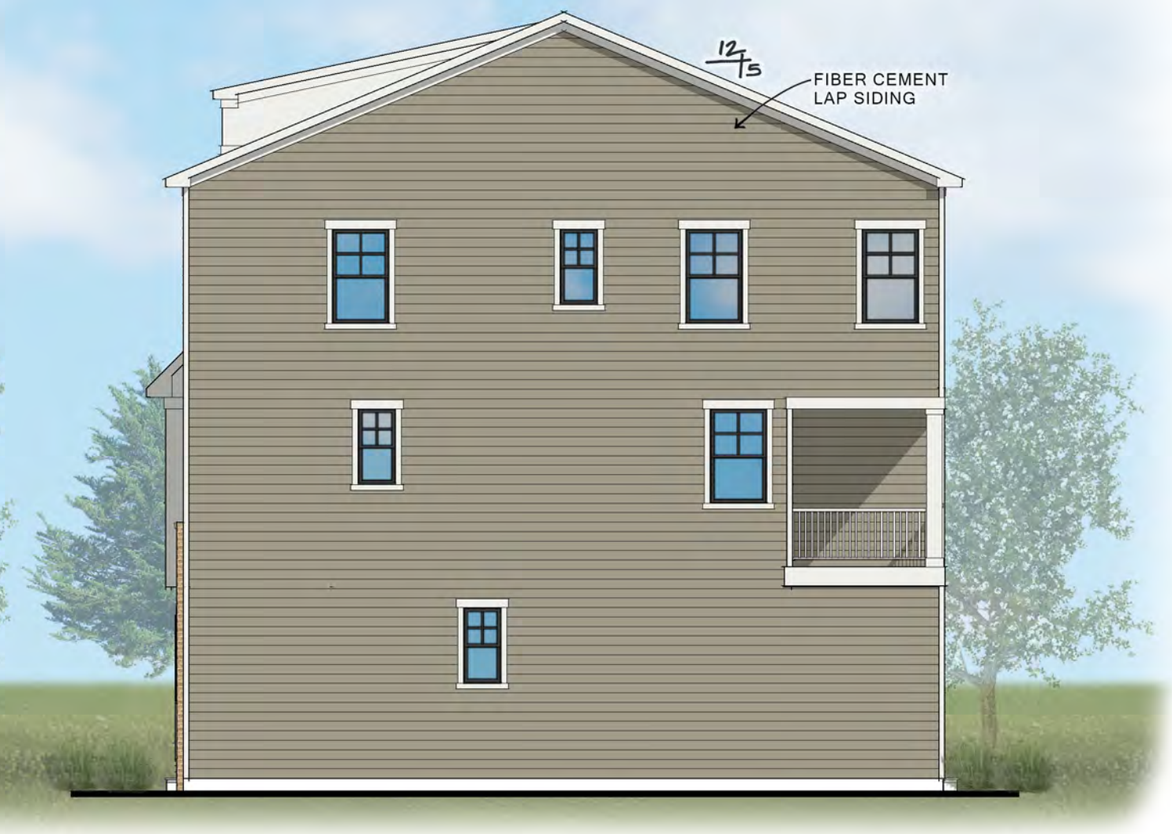

GLENWOOD HOMES

6-Plex - Sides Elevations

20’ 3-Story Rear Load Townhomes - Knightdale, NC

09.27.2024

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Architectural Features

- Covered Front Porches
- Variety of Window Fenestrations
- 12/12 Roof Pitch Front Gable
- Brick & Stone Veneer on Front Elevation
- Mix of Lap, Board & Batten & Shingle Siding
- Composite Roof Shingles
- Wrapped Porch Columns

GLENWOOD HOMES

5-Plex - Front Elevation

20’ 3-Story Rear Load Townhomes - Knightdale, NC

09.27.2024

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GLENWOOD HOMES

5-Plex - Rear Elevation

20’ 3-Story Rear Load Townhomes - Knightdale, NC

09.27.2024

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GLENWOOD HOMES

5-Plex - Sides Elevations

20’ 3-Story Rear Load Townhomes - Knightdale, NC

09.27.2024

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Architectural Features

- Covered Front Porches
- Variety of Window Fenestrations
- 12/12 Roof Pitch Front Gable
- Brick & Stone Veneer on Front Elevation
- Mix of Lap, Board & Batten & Shingle Siding
- Composite Roof Shingles
- Wrapped Porch Columns

GLENWOOD HOMES

3-Plex - Front Elevation

20’ 3-Story Rear Load Townhomes - Knightdale, NC

09.27.2024

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GLENWOOD HOMES

3-Plex - Rear Elevation

20’ 3-Story Rear Load Townhomes - Knightdale, NC

09.27.2024

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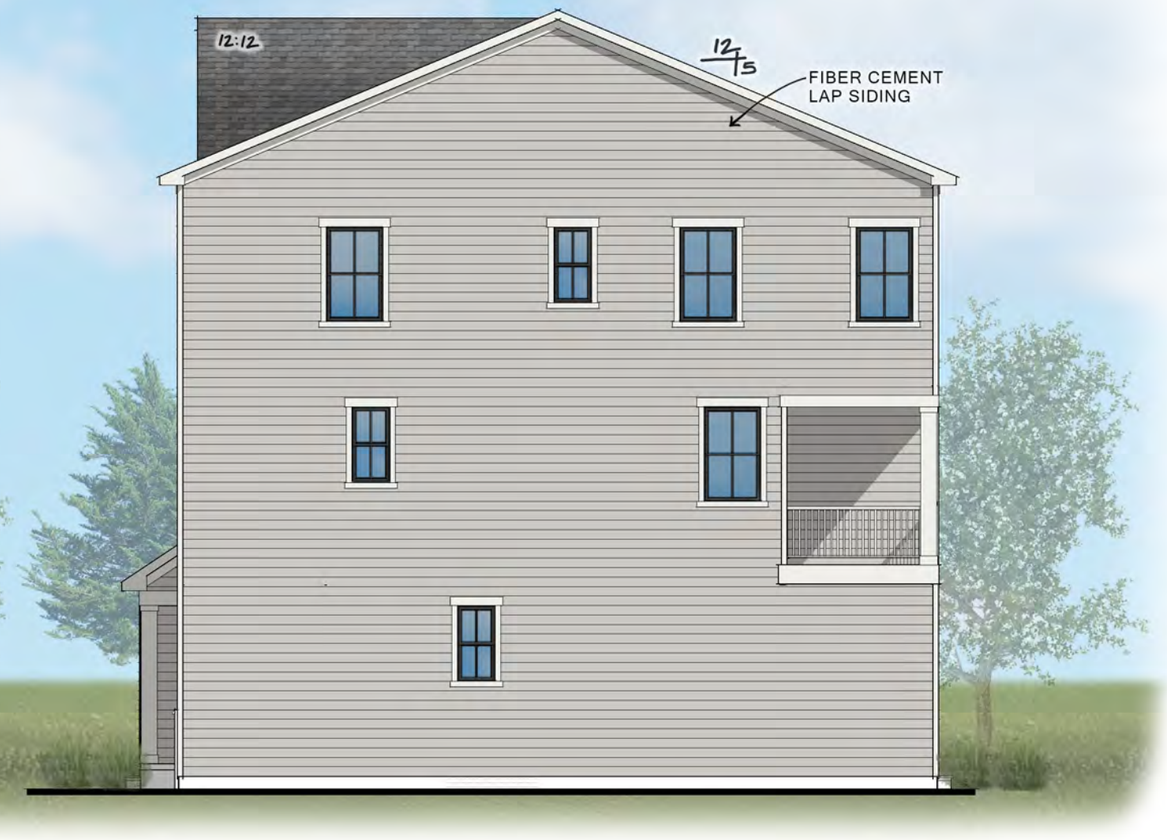

GLENWOOD HOMES

3-Plex - Sides Elevations

20’ 3-Story Rear Load Townhomes - Knightdale, NC

09.27.2024

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www.gmddesigngroup.com

Front Elevation

Architectural Features

- Covered Front Porches
- Variety of Window Fenestrations
- 12/12 Roof Pitch Front Gable
- Brick & Stone Veneer on Front Elevation
- Mix of Lap, Board & Batten & Shingle Siding
- Composite Roof Shingles
- Wrapped Porch Columns

GLENWOOD HOMES

6-Plex

20’ 3-Story Rear Load Townhomes - Knightdale, NC

05.28.2025

Design Group Cary GMD NC Carolinas, Inc

Rear Elevation

GLENWOOD HOMES

6-Plex

20’ 3-Story Rear Load Townhomes - Knightdale, NC

05.28.2025

Design Group Cary GMD NC Carolinas, Inc

Front Elevation ‘A’ Facing Mingo Bluff Blvd.

6-Plex

20’ 3-Story Rear Load Townhomes - Knightdale, NC

05.28.2025

GLENWOOD HOMES

Design Group Cary GMD NC Carolinas, Inc

Front Elevation ‘B’ Facing Mingo Bluff Blvd.

6-Plex

20’ 3-Story Rear Load Townhomes - Knightdale, NC

05.28.2025

Front Elevation ‘C’ Facing
Mingo Bluff Blvd.

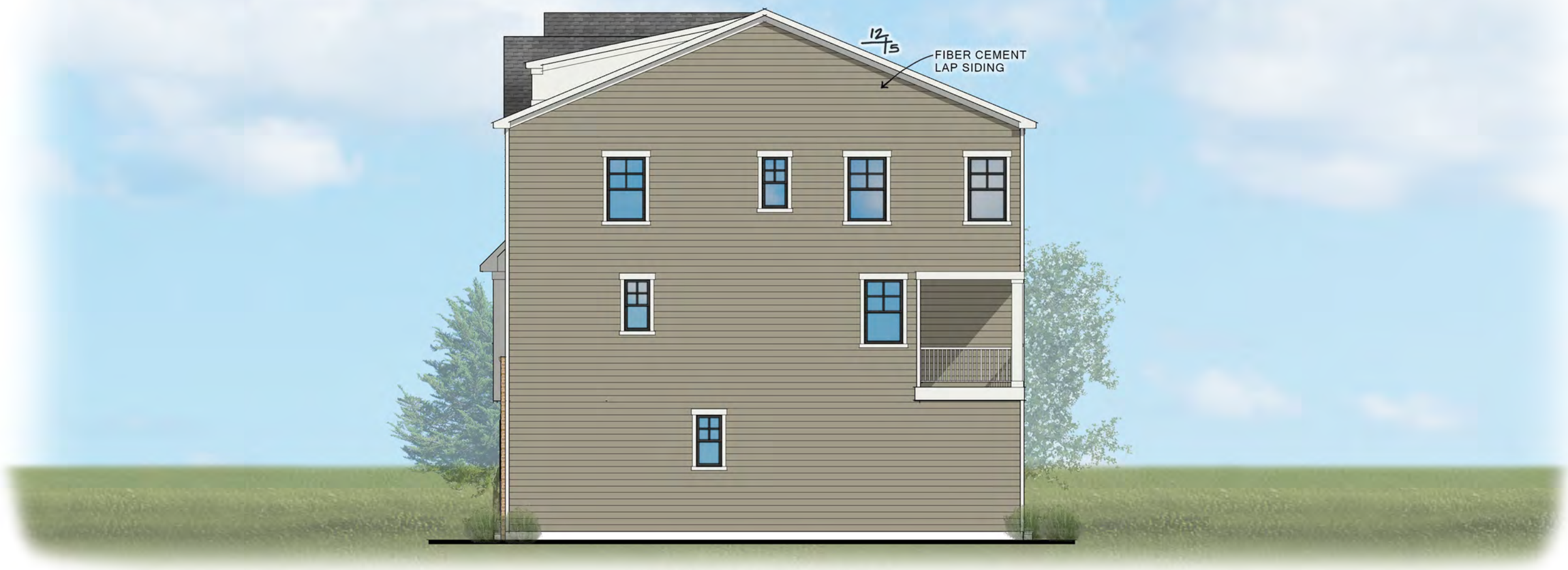
GLENWOOD HOMES

6-Plex

20’ 3-Story Rear Load Townhomes - Knightdale, NC

05.28.2025

Design Group Cary GMD NC Carolinas, Inc



Side Elevation

GLENWOOD HOMES

6-Plex

20’ 3-Story Rear Load Townhomes - Knightdale, NC

05.28.2025

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Front Elevation

6-Plex

20’ 2-Story Rear Load Townhomes - Knightdale, NC

05.28.2025

GLENWOOD HOMES

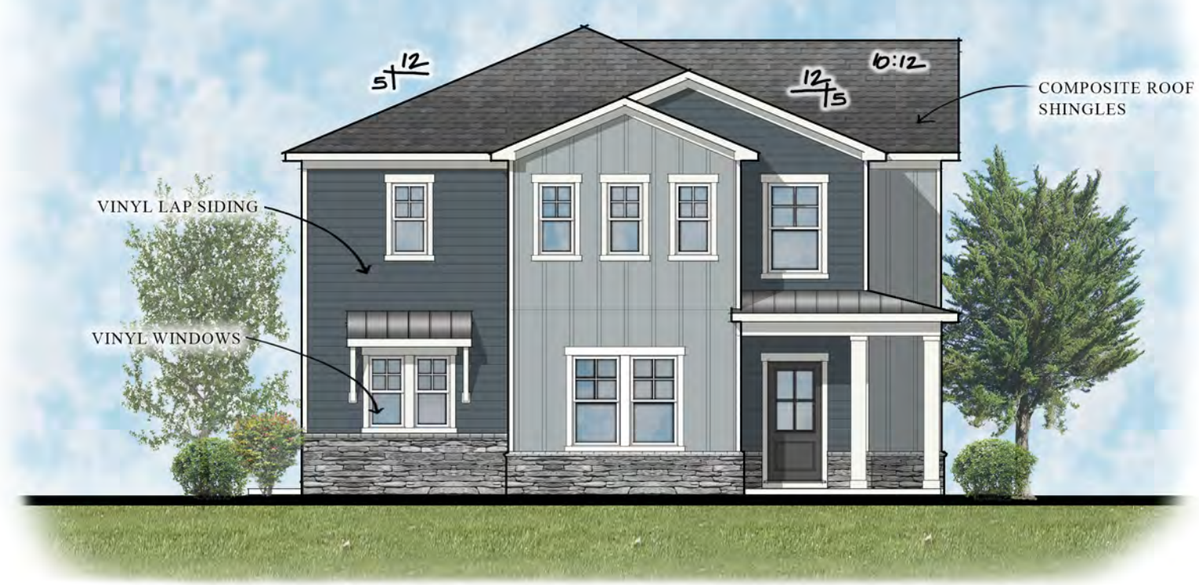
Design Group Cary GMD NC Carolinas, Inc

Rear Elevation

6-Plex

20’ 2-Story Rear Load Townhomes - Knightdale, NC

05.28.2025



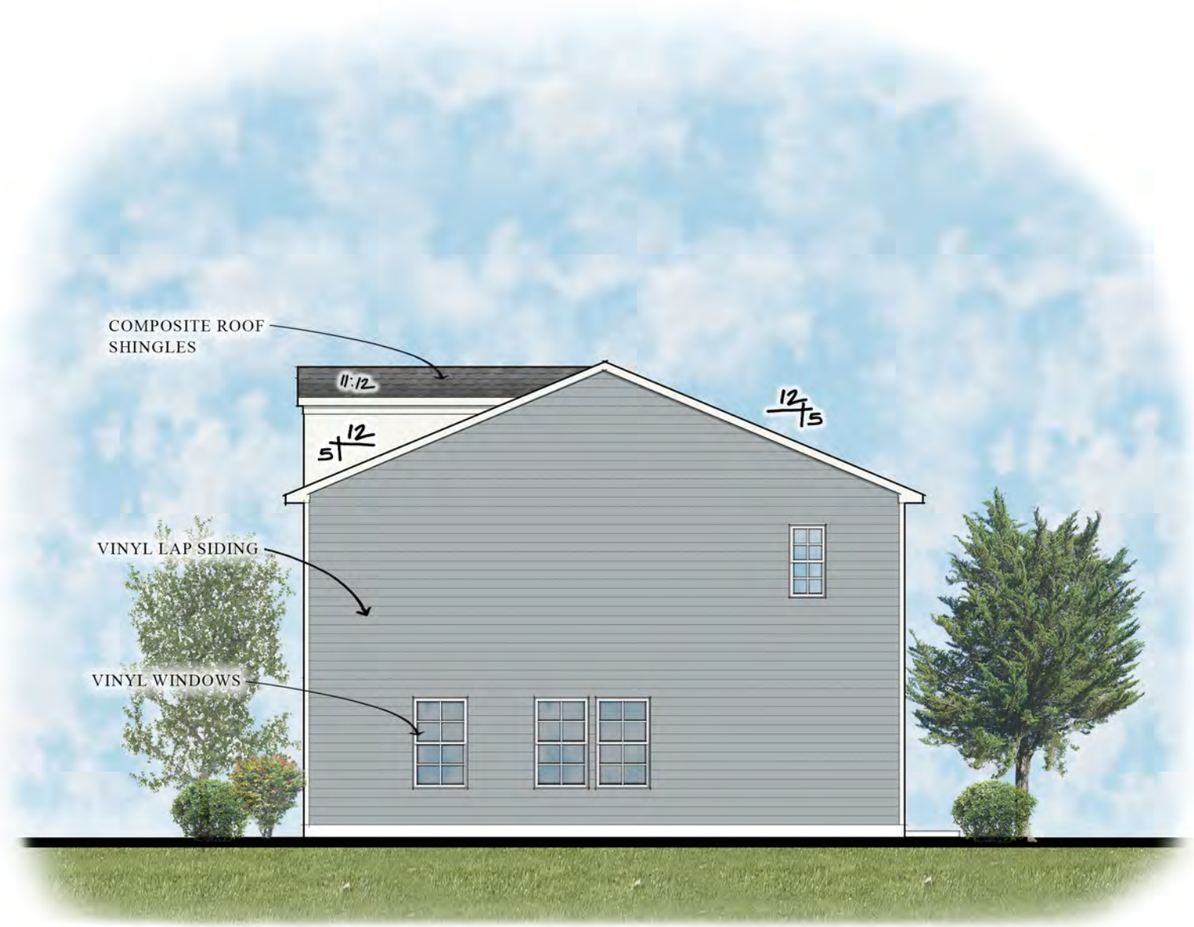
Left Elevation

Facing Mingo Bluff Blvd.

6-Plex

20’ 2-Story Rear Load Townhomes - Knightdale, NC

05.28.2025



Right Elevation

6-Plex

20’ 2-Story Rear Load Townhomes - Knightdale, NC

05.28.2025

Facing Mingo Bluff Blvd.

GLENWOOD HOMES

Front Elevation

25’ Single Family - Knightdale, NC

05.28.2025

Design Group Cary GMD NC Carolinas, Inc

GLENWOOD HOMES

Side Elevation

25’ Single Family - Knightdale, NC

05.28.2025

Design Group Cary GMD NC Carolinas, Inc

GLENWOOD HOMES

Rear Elevation

25’ Single Family - Knightdale, NC

05.28.2025

Design Group Cary GMD NC Carolinas, Inc