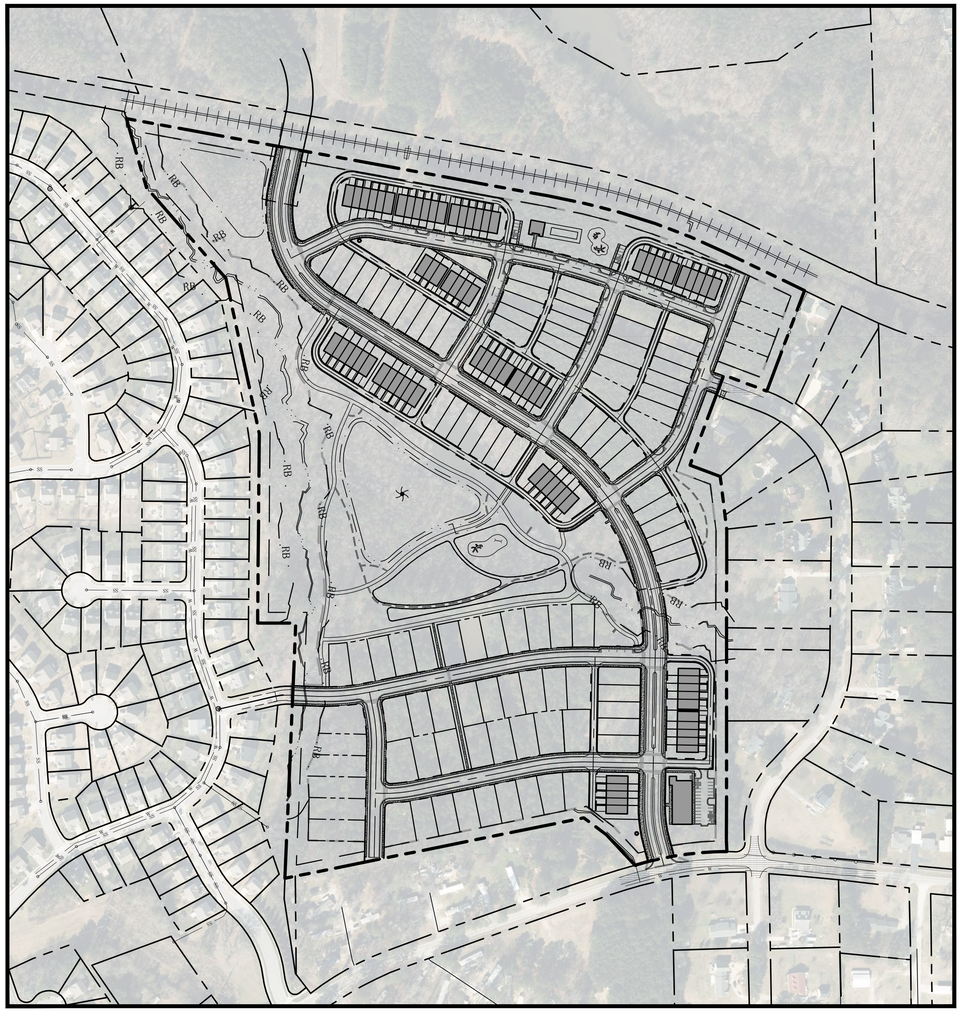
FAISON RESERVE

4402 OLD FAISON ROAD

Knightdale, North Carolina

MASTER PLANS (ZMA-1-25)



GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF KNIGHTDALE, AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
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4. BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A DIGITAL SURVEY BY BATEMAN CIVIL SURVEY COMPANY DATED JUNE 27TH 2025.
5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
6. NO GRADING, DEVELOPMENT, OR LAND-DISTURBING ACTIVITIES SHALL OCCUR WITHIN A BUFFER YARD IF FOREST CANOPY, SPECIMEN TREES, OR SIGNIFICANT VEGETATION EXISTS WITHIN THESE AREAS, UNLESS APPROVED BY THE LAND USE ADMINISTRATOR. IF GRADING WITHIN A BUFFER YARD IS PROPOSED, SLOPES OF 1:3 OR LESS ARE ENCOURAGED TO ENSURE THE PROPER TRANSITION OF GRADES TO THE ADJACENT PROPERTY AND TO FACILITATE LANDSCAPING AND MAINTENANCE.

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MP 6.0	SITE DETAILS

RALEIGH WATER CONDITIONS OF APPROVAL:

- ALL WATER, SANITARY SEWER AND REFUSE 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 CONSTRICTION 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

JAN2025

ATTENTION CONTRACTORS

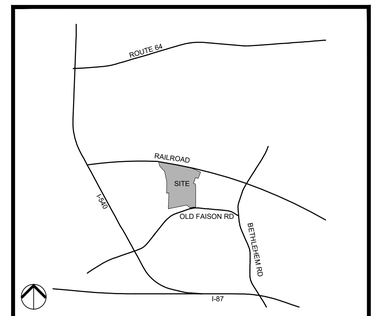
The Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Infrastructure Inspections Division to schedule a Pre-construction meeting on the Development Portal prior to beginning any construction.
Raleigh Water must be contacted at (919) 996-4540 at least twenty-four hours prior to beginning any work activity around critical water and sewer infrastructure.

Failure to notify City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require re-installation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for inspection, install a downstream plug, have permitted plans on the jobsite, or any other violation of Raleigh Water Standards will result in a fine and possible exclusion from future work in the City of Raleigh.

WATER ALLOCATION POINT TABLE:

BASE POINTS:		NOTES
MAJOR SUBDIVISION	15 PTS	
CATEGORY 1 – NON-CONFORMITY ABATEMENT AND PUBLIC INFRASTRUCTURE IMPROVEMENTS:		
1B: CONSTRUCTION OF FULL CROSS SECTION OF EXISTING OFF-SITE PUBLIC STREET	6 PTS	CONSTRUCT OF WIDEWATERS PARKWAY INCLUDING SIIDEWALKS AND ROADWAY ENHANCEMENTS TO IMPROVE SAFETY AND CONNECTIVITY
CATEGORY 2 – GREEN DEVELOPMENT STANDARDS:		
2B: STORMWATER – BIORETENTION	5 PTS	INSTALL BIORETENTION FACILITIES TO IMPROVE WATER QUALITY AND MANAGE STORMWATER RUNOFF
2B: STORMWATER – WETLAND	5 PTS	INCORPORATE CONSTRUCTED STORMWATER WETLANDS FOR NATURAL FILTRATION AND ENHANCED WATER TREATMENT
2C: IMPLEMENT RECOMMENDATIONS OF THE AFFORDABLE KNIGHTDALE PLAN	10 PTS	SUPPORT THE TOWN'S AFFORDABLE HOUSING GOALS THROUGH A MONETARY CONTRIBUTION AND PROVIDING A RANGE OF ATTAINABLE HOUSING OPTIONS
2C: EXCLUSIVE USE OF NATIVE LANDSCAPE SPECIES	5 PTS	UTILIZE ONLY NATIVE PLANTS IN COMMON AREAS TO PROMOTE SUSTAINABILITY AND ECOLOGICAL HEALTH
CATEGORY 3 – OUTDOOR ENHANCEMENT:		
3: OUTDOOR DISPLAY OF PUBLIC ART	4 PTS	PROVIDE PUBLICLY VISIBLE ART IN AT LEAST TWO LOCATIONS TO ENHANCE NEIGHBORHOOD IDENTITY AND CHARACTER
3: INSTALLATION OF WAYFINDING/TOWN SIGNAGE	3 PTS	INCLUDE TOWN-PROPOSED WAYFINDING SIGNAGE TO IMPROVE NAVIGATION AND COMMUNITY CONNECTIVITY
CATEGORY 4 – AMENITIES:		
4B: LAP POOL (4 LANE MIN.)	3 PTS	CONSTRUCT A FOUR-LANE LAP POOL AS PART OF THE COMMUNITY RECREATION AMENITIES
4E: CLUBHOUSE (BATH & CHANGING ROOM ONLY)	3 PTS	CONSTRUCT A CLUBHOUSE WITH RESTROOMS AND CHANGING FACILITIES
4F: IPEMA CERTIFIED PLAYGROUND EQUIPMENT	4 PTS	INSTALL PLAYGROUND EQUIPMENT
TOTAL POINTS	63 PTS	



VICINITY MAP
NOT TO SCALE

SITE DATA SUMMARY

PROJECT NAME:	FAISON RESERVE
PROPERTY OWNER:	MARLOWE & MOYE LLC PO BOX 20667 RALEIGH, NC 27619 PHONE: (919) 844-7888
PARCEL #:	0031642
PIN(S):	1743-89-5866, 1743-88-6921
SITE ADDRESS:	4402 OLD FAISON ROAD
JURISDICTION:	KNIGHTDALE
EXISTING ZONING:	RT
PROPOSED ZONING:	UR12 PUD
OVERLAY DISTRICT:	N/A
WATERSHED:	NEUSE RIVER
GROSS LOT ACREAGE:	2,518,207 SF./57.81 AC.
RIGHT OF WAY DEDICATION:	534,715 SF./12.27 AC.
NET LOT ACREAGE:	1,983,722 SF./45.54 AC.
WIDEWATERS PARKWAY LENGTH:	2,470 LF.
GREENWAY (PUBLIC & PRIVATE):	3,500 LF.
PUBLIC SIDEWALKS (5' WIDE):	5,000+ LF.
SANITARY SEWER LINES & MANHOLES:	±6,700 LF. SS, 36 MANHOLES MIN.
CURRENT USE:	VACANT
PROPOSED USE:	TOWNHOMES, 40' SINGLE-FAMILY ROW HOUSES, 60' SINGLE FAMILY HOMES, COMMERCIAL BUILDING
CURRENT USE OF ADJACENT PARCELS:	SINGLE FAMILY RESIDENTIAL
COMMERCIAL BUILDING:	7,500 SF.
COMMERCIAL LOT:	28,674 SF./0.66 AC.
BUILDING HEIGHT:	?
PROPOSED UNITS:	78 TOWNHOMES (42%) 53 SINGLE-FAMILY ROW HOUSES (28%) 54 SINGLE FAMILY HOMES (29%)
PROPOSED DENSITY:	4.06 DU/AC AFTER R/W DEDICATION
BUILDING SETBACKS:	
TOWNHOMES:	
FRONT (MAX.):	25'
SIDE (MIN.)	3'
REAR (MIN.)	15'
SINGLE-FAMILY:	
FRONT (MIN.):	10'
CORNER SIDE (MIN.):	10'
SIDE (MIN.)	20% LOT WIDTH (AS AGGREGATE)
REAR (MIN.)	25'
COMMERCIAL:	
FRONT (MIN.):	10'
FRONT (MAX.):	30'
SIDE (MIN.):	6'
MIXED-USE:	
FRONT (MAX.):	10'
SIDE (MIN.):	10'
FLOOD ZONE:	NW CORNER LOCATED IN FLOOD ZONE ACCORDING TO FEMA MAP #3720174300K, 07/19/2022

GREENWAY NOTE:
PUBLIC GREENWAY TRAIL ROUTE SHOULD LIMIT ITS INTERACTION WITH ROADWAYS THROUGHOUT THE DEVELOPMENT.

PROJECT NOTE:
THIS MASTER PLAN IS CONCEPTUAL AND NOT FOR CONSTRUCTION. THIS PROJECT WILL REQUIRE TOWN OF KNIGHTDALE SITE PLAN APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION. CONCEPT PLAN IS INTENDED TO BE USED FOR PLANNING AND SCOPE DEVELOPMENT ONLY.

NORTH

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

COVER SHEET

SCALE: 1" = 200'

0 200 400 600 800

THE SITE GROUP, PLLC
LANDSCAPE ARCHITECTURAL CORPORATION
CERT. NO. 353
NORTH CAROLINA
RALEIGH, NC

NC ENGINEERING LICENSE NO. P-0803

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
THE SITE GROUP, PLLC.
1111 Oberlin Road
Raleigh, NC 27605-1136 USA
Office: 919.835.4787
E Mail: BDM@thesitegroup.net

MASTER PLANS (ZMA-1-25) FOR:
FAISON RESERVE
4402 OLD FAISON ROAD
KNIGHTDALE, NORTH CAROLINA
WAKE COUNTY

Drawn By JHJ
Checked By BDM

DATE:
24 NOV 2025
REVISED:
1 26 JAN 2026

MASTER PLANS

COVER SHEET

Job Code L70FRZ

Dwg No. MP 0.1

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EDNC CREEKVIEW CROWWING LLC
0 BALLAST DRIVE
PIN: 1744-81-1114
REID: 0069369
AREA: 41.33 AC.

N79° 37' 08"W 1198.0
N78° 26' 11"W 103.1
N75° 38' 11"W 104.9
N72° 29' 11"W 103.1
N69° 06' 11"W 104.2
N66° 04' 11"W 100.3
N63° 20' 40"W 251.2

DIRT PATH OUTSIDE EASEMENT

TOWN OF KNIGHTDALE GREENWAY ACCESS EASEMENT (BD 1460B, PG 678)

EX. SEWER LINE 8" PVC

EX. WATER LINE

SUNDAY SILENCE DR.

S41° 09' 21"E 357.4

S39° 60' 21"E 326.2

S39° 60' 21"E 349.1

1/2" EIP

STREAM

MARLOWE & MOYE LLC
0 WOODFIELD LANE
PIN: 1743-89-5866
REID: 0021516
AREA: 40.23 AC.

WETLANDS

POND

WETLANDS

STREAM

50' RIPARIAN BUFFER

3" DIP

S89° 44' 13"W 1213.02'

N89° 52' 28"W 1204.16'

S89° 52' 28"E 106.6

CHURCHILL COMMUNITY ASSOCIATION INC
PIN: 1743-79-9259
REID: 0350184
DB: 013266, PG: 01376

OLD TRACT LINES (DB 1137, PG 173)

POND

WETLANDS

ALYSHEBA DR.

DIRT PATH

S22° 25' 24"W 713.8

S00° 32' 52"E 1792.86'

PLEASANT COLONY DR.

N78° 33' 45"E 29.5

TWIN SPIRES DR.

S30° 29' 24"W 530.0

HARMON, STEVEN & SALLY
5128 WOODFIELD LANE
PIN: 1743-99-4931
REID: 0158889
AREA: 0.71 AC.

N69° 21' 58"E 60.2

PAVEMENT CROSSES PROPERTY LINE

S69° 25' 34"E 108.4

1/2" EIP

WOODFIELD LANE

POLING, ARTHUR & LINDA
5127 WOODFIELD LANE
PIN: 1743-99-2753
REID: 0158886
AREA: 0.70 AC.

N20° 34' 06"E 269.4

WATSON-GOETZ, DANIELLE
5121 WOODFIELD LANE
PIN: 1743-99-3644
REID: 0158884 AREA: 0.70 AC.

1/2" EIP

N89° 27' 07"W 90.1

3/4" EIP

N6° 59' 38"W 108.8

McCAMMON, DAWN & JAMAIN
5113 WOODFIELD LANE
PIN: 1743-99-3593
REID: 0158882
AREA: 0.75 AC.

3/4" EIP

N7° 10' 45"W 39.9

NEWTON, JAMES
5107 WOODFIELD LANE
PIN: 1743-99-3492
REID: 0158880
AREA: 0.70 AC.

N0° 01' 00"W 85.7

3/4" EIP

N0° 11' 02"E 85.7

GUFFEY, TRUDY
5101 WOODFIELD LANE
PIN: 1743-99-3279
REID: 0158878
AREA: 1.27 AC.

1.5" EIP

N0° 00' 44"W 93.7

N0° 23' 44"E 10.3

FAISON, O WILLIAM
0 WOODFIELD LANE
PIN: 1743-99-3185
REID: 0158925 AREA: 0.40 AC.

N0° 07' 06"E 60.1

1/2" EIP

LORICK, EVALD & SUSAN
5019 WOODFIELD LANE
PIN: 1743-99-3062
REID: 0158874
AREA: 1.26 AC.

N0° 01' 15"W 200.1

1/2" EIR

GIBBS, RICHARD & BARBARA
5001 WOODFIELD LANE
PIN: 1743-98-3803
REID: 0158870 AREA: 0.76 AC.

N0° 04' 20"E 335.1

G&F PROPERTIES LLC
4402 OLD FAISON ROAD
PIN: 1743-88-6921
REID: 0031642
AREA: 17.58 AC.

EX. POWER POLE & OVERHEAD LINE TO BE REMOVED

STREAM

1/2" EIP

S00° 16' 14"E 78.3

S0° 52' 35"E 116.0

N78° 33' 45"E 622.8

L&L TREE & TURF FARMS LLC
0 OLD FAISON ROAD
PIN: 1743-88-6151
REID: 0107663
AREA: 17.35 AC.

N0° 43' 01"W 9.7

3/4" EIP

N3° 36' 27"W 20.5

1.5" EIP

C1

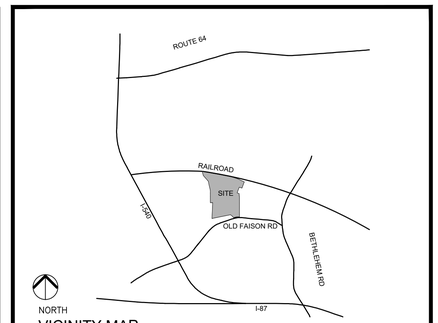
OLD FAISON RD

EX. WATER LINE

1/2" EIP

LEGEND

EIP	EXISTING IRON PIPE
EIR	EXISTING IRON REBAR
ECM	EXISTING CONCRETE MONUMENT
EPK	EXISTING PK/ MAG NAIL
IPS	IRON PIPE SET
PKS	PK NAIL SET
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY
(T)	TOTAL
TYP	TYPICAL
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
CPP	CORRUGATED PLASTIC PIPE
	BOUNDARY CORNER FOUND
	BOUNDARY CORNER SET
	MONUMENT FOUND
	COMPUTED POINT
	SITE BENCHMARK
V	UTILITY VALVE
M	UTILITY MANHOLE
HH	UTILITY HAND HOLE
	UTILITY METER
	UTILITY MARKER
	UTILITY POLE
	GUY WIRE
	LIGHT POLE
	FIRE HYDRANT
	CLEAN OUT
	CATCH BASIN
	DROP INLET
	TRANSFORMER
E	ELECTRIC PEDESTAL / BOX
T	TELEPHONE PEDESTAL / BOX
C	CABLE PEDESTAL / BOX
W	WELL
	SIGN
AC	A/C UNIT
	PROPERTY LINE SURVEYED
	PROPERTY LINE NOT SURVEYED
	BOUNDARY TIE LINE
R/W	RIGHT OF WAY
	EASEMENTS
	SETBACKS
	BUFFER
OHE	OVERHEAD UTILITY LINE
SS	SANITARY SEWER LINE
SD	STORM DRAINAGE LINE
WL	WATER LINE
E	UNDERGROUND ELECTRIC
WL	UNDERGROUND WATER
F	UNDERGROUND FIBER
C	UNDERGROUND CABLE
GAS	UNDERGROUND GAS
T	UNDERGROUND TELEPHONE
UKN	UNDERGROUND UNKNOWN LINE
	PAVEMENT
	CONCRETE
	GRAVEL



VICINITY MAP
NOT TO SCALE

NOTES

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY UNDER THE SUPERVISION OF F. REX COOPER, PLS.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE BASED ON GPS OBSERVATIONS, NAD83 / NSRS 2011 / SPC, UNLESS OTHERWISE SHOWN.
3. PROPERTY LIES IN ZONE "X" PER NATIONAL INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBERS 3720174300K & 3721017440OK, DATED 07/19/2022.
4. SUBJECT PROPERTY ZONED "RT" FOR THE TOWN OF KNIGHTDALE PER WAKE COUNTY GIS.
5. AREAS COMPUTED BY COORDINATE METHOD.
6. THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
7. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND/OR PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE SURVEYOR BY CLIENT.
8. NO CEMETERIES WERE OBSERVED AS A RESULT OF THIS SURVEY.
9. THE SUBJECT PARCEL HAS DIRECT ACCESS OLD FAISON ROAD, A PUBLIC RIGHT OF WAY.
10. NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
11. BUILDINGS AND STRUCTURES SHOWN AS OBSERVED.
12. BOUNDARY CORNERS SET ARE 3/4" IPS UNLESS OTHERWISE NOTED.
13. NO EVIDENCE OF RECENT EARTH MOVING OR CONSTRUCTION WAS OBSERVED AT THE TIME OF SURVEY.
14. SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES TO STREET RIGHT OF WAY LINES. NO EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED AT THE TIME OF SURVEY.
15. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

CURVE TABLE				
CURVE#	LENGTH	RADIUS	BEARING	CHORD
C1	260.96'	898.70'	S81° 34' 28"W	260.04'

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EXISTING CONDITIONS PLAN

SCALE: 1" = 100'

0 100 200 300 400

THE SITE GROUP, PLLC
LANDSCAPE ARCHITECTURAL CORPORATION
CERT. NO. 353
NORTH CAROLINA
RALEIGH, NC

NC ENGINEERING LICENSE NO. P-0803

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

THE SITE GROUP, PLLC.
1111 Oberlin Road
Raleigh, NC 27605-1136 USA
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Drawn By: JHJ
Checked By: BDM

DATE:
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1 21 FEB 2024

MASTER PLANS

EXISTING CONDITIONS PLAN

Job Code: L7OFRZ

Dwg No.
MP 1.0

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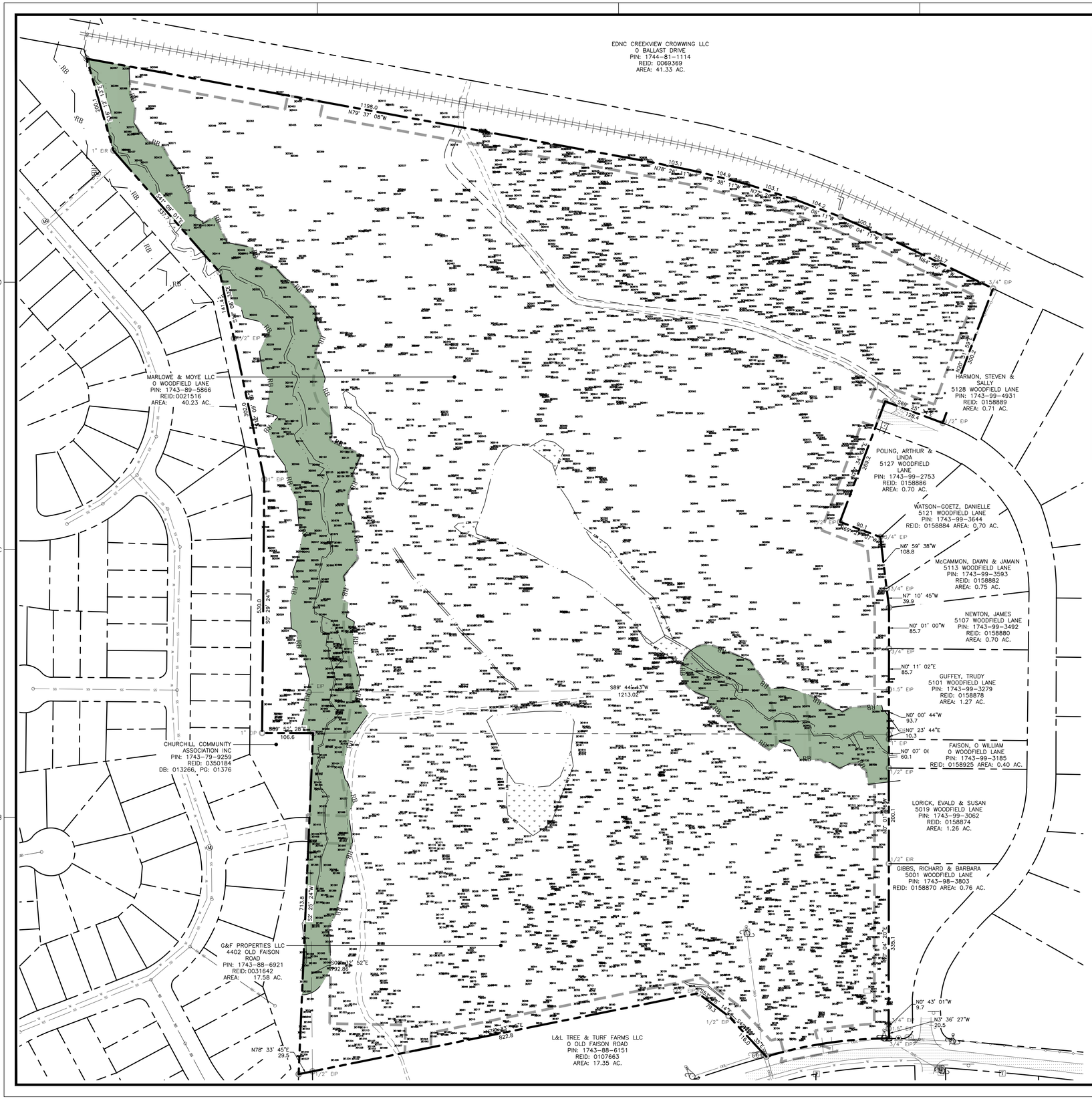
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PIN: 1743-99-3492
REID: 0158880
AREA: 0.70 AC.
GUFFEY, TRUDY
5101 WOODFIELD LANE
PIN: 1743-99-3279
REID: 0158878
AREA: 1.27 AC.
FAISON, O WILLIAM
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REID: 0158925 AREA: 0.40 AC.
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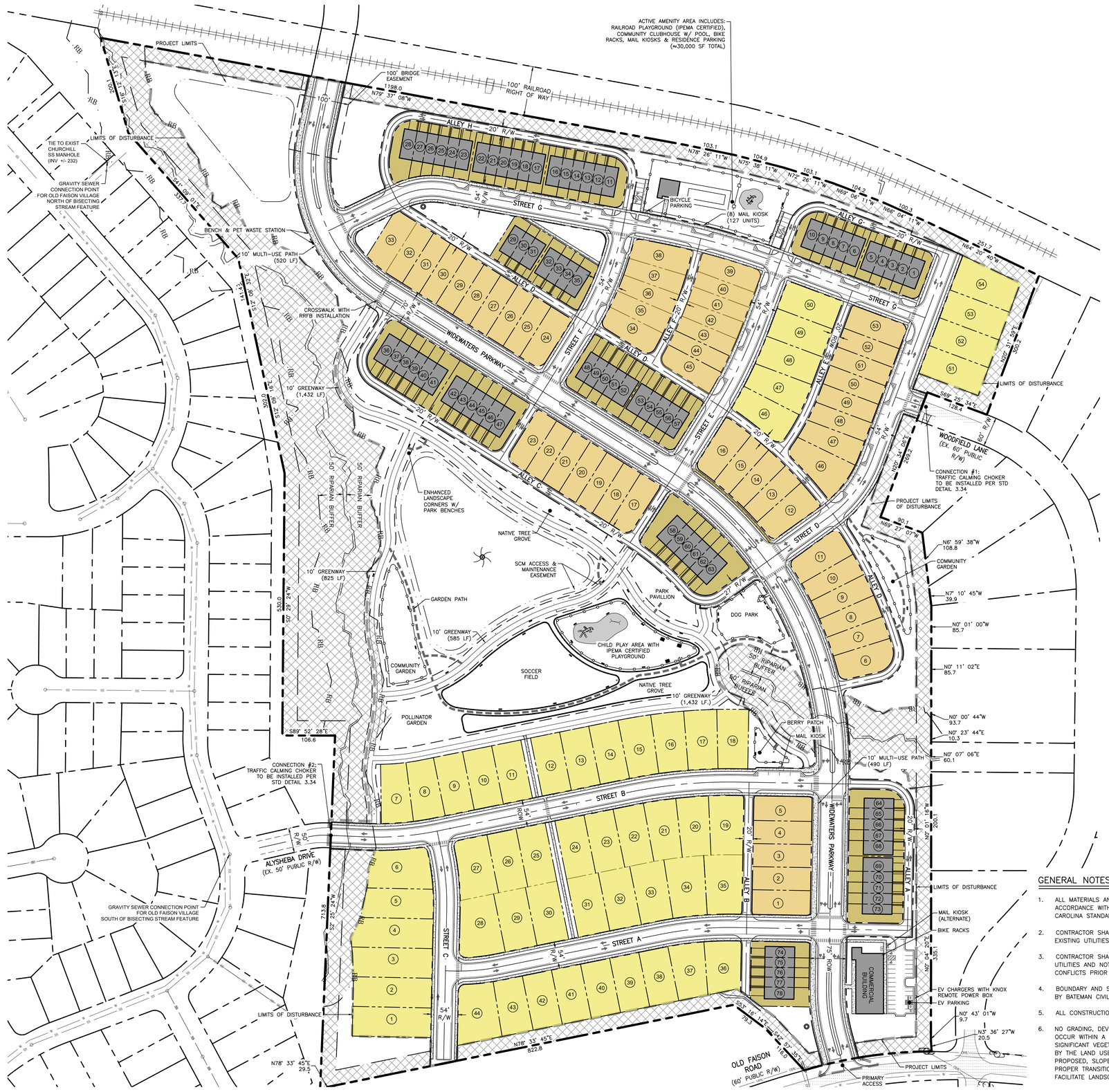
N6° 59' 38"W 108.8
N7° 10' 45"W 39.9
N0° 01' 00"W 85.7
N0° 11' 02"E 85.7
N0° 00' 44"W 93.7
N0° 23' 44"E 10.3
N0° 07' 06"E 60.1
N0° 01' 16"W 200.1
N0° 04' 25"E 335.1
N0° 43' 01"W 9.7
N3° 36' 27"W 20.5
1" EIR
3/4" EIP
1/2" EIP
1/2" EIR
1.5" EIP
1" EIP
1" EIP
1/2" EIP
1/2" EIR
1/2" EIP
1/2" EIP
1/2" EIP

#	TREE (DBH")	NORTHING	EASTING
1	2 Cherry	2149182.9578	738634.3667
2	2 Cherry	2149186.5366	738633.8185
3	2 Cherry	2149192.2490	738638.9516
4	2 Cherry	2149192.7612	738633.7153
5	2 Cherry	2149193.2612	738633.2153
6	16 Pine	2149254.3020	738618.7498
7	13 Pine	2149261.0020	738618.7498
8	13 Pine	2149241.5356	738618.7762
9	12 Pine	2149224.4351	738708.8436
10	12 Pine	2149223.9178	738708.7762
11	12 Pine	2149237.5845	738733.1565
12	2 Cherry	2149237.7648	738633.8323
13	2 Cherry	2149238.2187	738633.8323
14	12 Pine	2149224.4741	738633.5265
15	2 Cherry	2149224.4340	738633.8323
16	3 Cherry	2149211.4624	738716.7040
17	3 Cherry	2149211.4624	738716.3385
18	13 Pine	2149211.4624	738716.0262
19	13 Pine	2149211.4624	738715.7139
20	13 Pine	2149211.4624	738715.4016
21	13 Pine	2149211.4624



STREET LENGTH TABLE:

WIDEWATERS PARKWAY	2,495 LF.
STREET A	941 LF.
STREET B	1,023 LF.
STREET C	463 LF.
STREET D	745 LF.
STREET E	643 LF.
STREET F	547 LF.
STREET G	1,262 LF.
ALLEY A	430 LF
ALLEY B	424 LF.
ALLEY C	1,148 LF.
ALLEY D	1,591LF.
ALLEY E	362 LF.
ALLEY F	272 LF.
ALLEY G	430 LF.
ALLEY H	775 LF.

SITE DATA SUMMARY

PROJECT NAME:	FAISON RESERVE
PROPERTY OWNER:	MARLOWE & MOYE LLC PO BOX 20667 RALEIGH, NC 27619 PHONE: (919) 844-7888
PARCEL #:	0031642
PIN(S):	1743-89-5866, 1743-88-6921
SITE ADDRESS:	4402 OLD FAISON ROAD
JURISDICTION:	KNIGHTDALE
EXISTING ZONING:	RT
PROPOSED ZONING:	UR12 PUD
OVERLAY DISTRICT:	N/A
WATERSHED:	NEUSE RIVER
GROSS LOT ACREAGE:	2,518,207 SF./57.81 AC.
RIGHT OF WAY DEDICATION:	534,715 SF./12.27 AC.
NET LOT ACREAGE:	1,983,722 SF./45.54 AC.
WIDEWATERS PARKWAY LENGTH:	2,470 LF.
GREENWAY (PUBLIC & PRIVATE):	3,500 LF.
PUBLIC SIDEWALKS (5' WIDE):	5,000+ LF.
SANITARY SEWER LINES & MANHOLES:	±6,700 LF. SS, 36 MANHOLES MIN.
CURRENT USE:	VACANT
PROPOSED USE:	TOWNHOMES, 40' SINGLE-FAMILY ROW HOUSES, 60' SINGLE FAMILY HOMES, COMMERCIAL BUILDING
CURRENT USE OF ADJACENT PARCELS:	SINGLE FAMILY RESIDENTIAL
COMMERCIAL BUILDING:	7,500 SF.
COMMERCIAL LOT:	28,674 SF./0.66 AC.
BUILDING HEIGHT:	?
PROPOSED UNITS:	78 TOWNHOMES (42%) 53 SINGLE-FAMILY ROW HOUSES (28%) 54 SINGLE FAMILY HOMES (29%)
PROPOSED DENSITY:	4.06 DU/AC AFTER R/W DEDICATION
BUILDING SETBACKS:	
TOWNHOMES:	
FRONT (MAX.):	25'
SIDE (MIN.)	3'
REAR (MIN.)	15'
SINGLE-FAMILY:	
FRONT (MIN.):	10'
CORNER SIDE (MIN.):	10'
SIDE (MIN.)	20% LOT WIDTH (AS AGGREGATE)
REAR (MIN.)	25'
COMMERCIAL:	
FRONT (MIN.):	10'
FRONT (MAX.):	30'
SIDE (MIN.):	6'
MIXED-USE:	
FRONT (MAX.):	10'
SIDE (MIN.):	10'
FLOOD ZONE:	NW CORNER LOCATED IN FLOOD ZONE ACCORDING TO FEMA MAP #3720174300K, 07/19/2022

WATER ALLOCATION POINT TABLE:

BASE POINTS:		NOTES
MAJOR SUBDIVISION	15 PTS	
CATEGORY 1 – NON-CONFORMITY ABATEMENT AND PUBLIC INFRASTRUCTURE IMPROVEMENTS:		
1B: CONSTRUCTION OF FULL CROSS SECTION OF EXISTING OFF-SITE PUBLIC STREET	6 PTS	CONSTRUCT OF WIDEWATERS PARKWAY INCLUDING SIIDEWALKS AND ROADWAY ENHANCEMENTS TO IMPROVE SAFETY AND CONNECTIVITY
CATEGORY 2 – GREEN DEVELOPMENT STANDARDS:		
2B: STORMWATER – BIORETENTION	5 PTS	INSTALL BIORETENTION FACILITIES TO IMPROVE WATER QUALITY AND MANAGE STORMWATER RUNOFF
2B: STORMWATER – WETLAND	5 PTS	INCORPORATE CONSTRUCTED STORMWATER WETLANDS FOR NATURAL FILTRATION AND ENHANCED WATER TREATMENT
2C: IMPLEMENT RECOMMENDATIONS OF THE AFFORDABLE KNIGHTDALE PLAN	10 PTS	SUPPORT THE TOWN'S AFFORDABLE HOUSING GOALS THROUGH A MONETARY CONTRIBUTION AND PROVIDING A RANGE OF ATTAINABLE HOUSING OPTIONS
2C: EXCLUSIVE USE OF NATIVE LANDSCAPE SPECIES	5 PTS	UTILIZE ONLY NATIVE PLANTS IN COMMON AREAS TO PROMOTE SUSTAINABILITY AND ECOLOGICAL HEALTH
CATEGORY 3 – OUTDOOR ENHANCEMENT:		
3: OUTDOOR DISPLAY OF PUBLIC ART	4 PTS	PROVIDE PUBLICLY VISIBLE ART IN AT LEAST TWO LOCATIONS TO ENHANCE NEIGHBORHOOD IDENTITY AND CHARACTER
3: INSTALLATION OF WAYFINDING/TOWN SIGNAGE	3 PTS	INCLUDE TOWN-PROPOSED WAYFINDING SIGNAGE TO IMPROVE NAVIGATION AND COMMUNITY CONNECTIVITY
CATEGORY 4 – AMENITIES:		
4B: LAP POOL (4 LANE MIN.)	3 PTS	CONSTRUCT A FOUR-LANE LAP POOL AS PART OF THE COMMUNITY RECREATION AMENITIES
4E: CLUBHOUSE (BATH & CHANGING ROOM ONLY)	3 PTS	CONSTRUCT A CLUBHOUSE WITH RESTROOMS AND CHANGING FACILITIES
4F: IPEMA CERTIFIED PLAYGROUND EQUIPMENT	4 PTS	INSTALL PLAYGROUND EQUIPMENT
TOTAL POINTS	63 PTS	

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LEGEND

- SINGLE FAMILY HOMES
- SF ROW HOUSES
- TOWNHOMES

NORTH

PRELIMINARY
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OVERALL PRELIMINARY SITE LAYOUT PLAN

SCALE: 1" = 100'

0 100 200 300 400

THE SITE GROUP, PLLC
LANDSCAPE ARCHITECTURAL CORPORATION
CERT. NO. 353
NORTH CAROLINA
RALEIGH, N.C.

NC ENGINEERING LICENSE NO. P-0803

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MASTER PLANS (ZMA-1-25) FOR:
FAISON RESERVE
4402 OLD FAISON ROAD
KNIGHTDALE, NORTH CAROLINA
WAKE COUNTY

Drawn By JHJ
Checked By BDM

DATE:
24 NOV 2025
REVISED:
1 26 JAN 2026

MASTER PLANS

OVERALL PRELIMINARY SITE LAYOUT PLAN

Job Code L7OFRZ

Dwg No. MP 2.0

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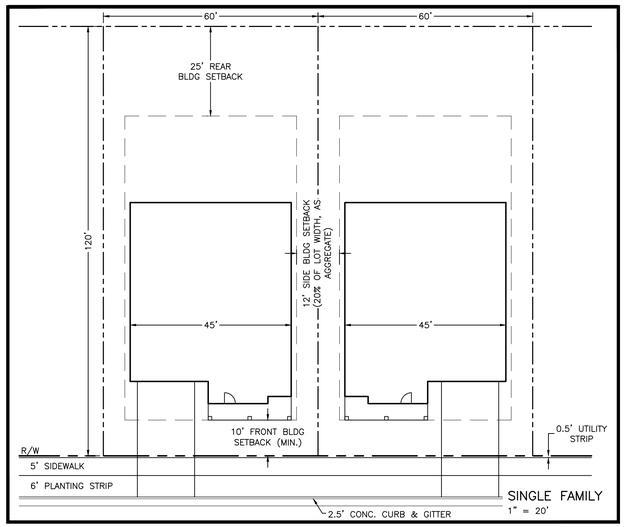
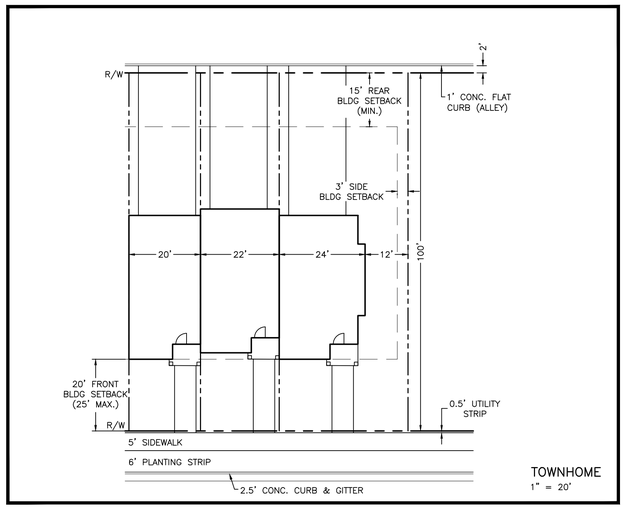
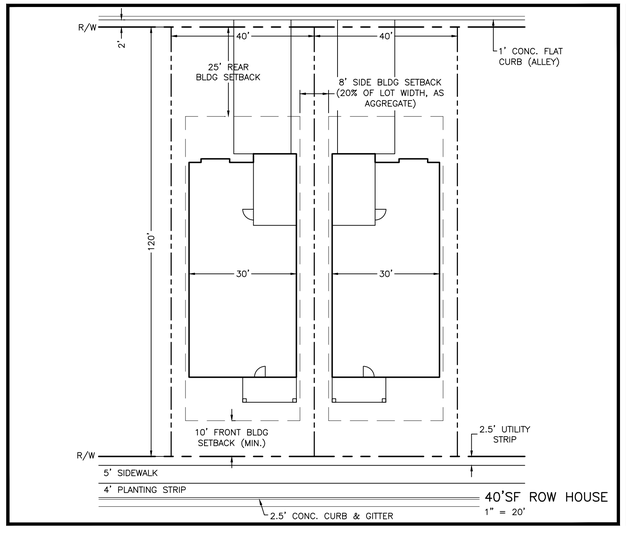
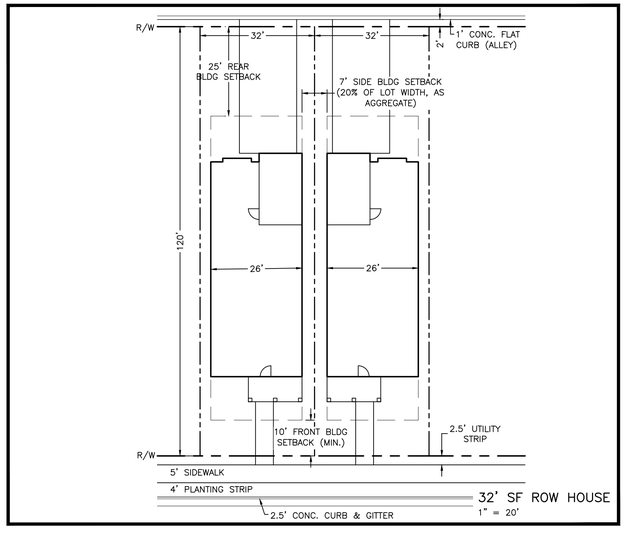
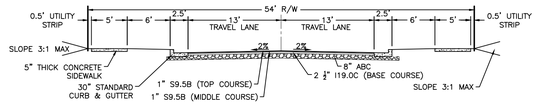




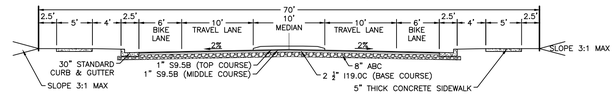




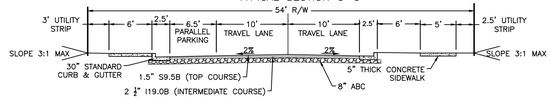
PROPOSED STREET A–G STREET CROSS SECTION
TYPICAL SECTION A–A
PUBLIC STREET – 54' R/W



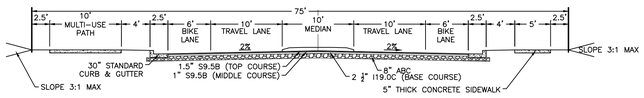
PROPOSED WIDEWATERS PARKWAY STREET CROSS–SECTION
TYPICAL SECTION B–B
PUBLIC MAIN STREET – 70' R/W



PROPOSED STREET E–G ON–STREET PARKING STREET CROSS–SECTION 54' R/W
TYPICAL SECTION C–C

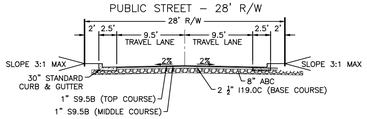


PROPOSED WIDEWATERS PARKWAY STREET CROSS–SECTION
WITH 10' MULIT–USE PATH
TYPICAL SECTION D–D
PUBLIC MAIN STREET – 75' R/W

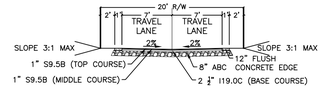


SCALE: 1" = 10' (36X24 PLOTS)

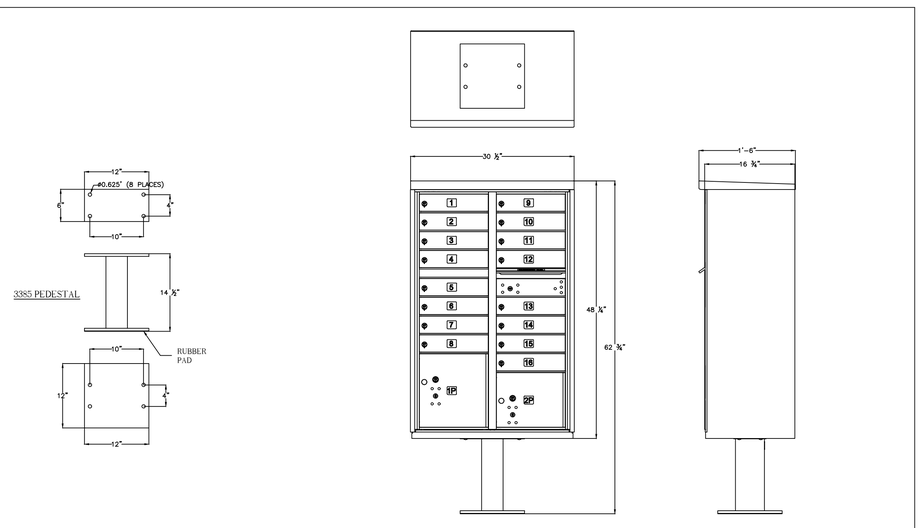
PROPOSED STREET A (EAST) CROSS SECTION
TYPICAL SECTION E–E
PUBLIC STREET – 28' R/W



PRIVATE ALLEY CROSS–SECTION 20' R/W
TYPICAL SECTION F–F



SCALE: 1" = 10' (36X24 PLOTS)



DRAWN AE DATE 4/2019 CAD FILE SCALE [ ]	SALSBURY email engineering@mailboxes.com	18300 Central Avenue Carson, CA 90746-4008 Phone (800) 624-5269 Fax (800) 624-5299	CLUSTER BOX UNITS 3300 SERIES "I" CBUs AVAILABLE FOR USPS ACCESS OR PRIVATE ACCESS	(16) MAILBOXES (1) OUTGOING MAIL COMPARTMENT (2) PARCEL LOCKERS	MODEL 3316 DRAWING NO. CAD3316

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

THE SITE GROUP, PLLC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
THE SITE GROUP, PLLC.
1111 Oberlin Road
Raleigh, NC 27605–1136 USA
Office: 919.835.4787
E Mail: BDM@thesitegroup.net

THE SITE GROUP, PLLC. LANDSCAPE ARCHITECTURAL CORPORATION NO. C-353 CERT. NO. 353 NORTH CAROLINA RALEIGH, N.C.

NC ENGINEERING LICENSE NO. P–0803

MASTER PLANS (ZMA–1–25) FOR:
FAISON RESERVE
4402 OLD FAISON ROAD
KNIGHTDALE, NORTH CAROLINA
WAKE COUNTY

Drawn By JHJ
Checked By BDM

DATE:
24 NOV 2025
REVISED:
⚠1 26 JAN 2026

MASTER PLANS

SITE LAYOUT DETAILS

Job Code L7OFRZ

Dwg No. MP 2.0A

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STREET LENGTH TABLE:

WIDEWATERS PARKWAY	2,495 LF.
STREET A	941 LF.
STREET B	1,023 LF.
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STREET D	745 LF.
STREET E	643 LF.
STREET F	547 LF.
STREET G	1,262 LF.
ALLEY A	430 LF
ALLEY B	424 LF.
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ALLEY D	1,591LF.
ALLEY E	362 LF.
ALLEY F	272 LF.
ALLEY G	430 LF.
ALLEY H	775 LF.

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SCM #2

CONNECTION TO CREEKSIDE CROSSINGS

30' TYPE C BUFFER & SETBACK

ALLEY H

STREET G

CLUB HOUSE

POOL

PLAYGROUND

BICYCLE PARKING

(8) MAIL KIOSK (127 UNITS)

ALLEY G

ALLEY D

WIDEWATERS PARKWAY

STREET F

ALLEY F

STREET E

ALLEY C

STREET D

ALLEY E

50' RIPARIAN BUFFER

CHURCHILL SUBDIVISION ZONING: GR8

WOODFIELD LANE (EX. 60' PUBLIC R/W)

SCM #1 W/ FOUNTAIN

MATCHLINE

MATCHLINE

NORTH

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

PRELIMINARY SITE LAYOUT PLAN NORTH

SCALE: 1" = 60'

0 60 120 180 240

THE SITE GROUP, PLLC
LANDSCAPE ARCHITECTURAL COMPANY
NORTH CAROLINA
CERT. NO. 353
RALEIGH, NC

NC ENGINEERING LICENSE NO. P-0803

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KNIGHTDALE, NORTH CAROLINA
WAKE COUNTY

Drawn By: JHJ
Checked By: BDM

DATE:
24 NOV 2025
REVISED:
1 26 JAN 2026

MASTER PLANS

PRELIMINARY SITE LAYOUT PLAN NORTH

Job Code: L70FRZ

Dwg No.
MP 2.1

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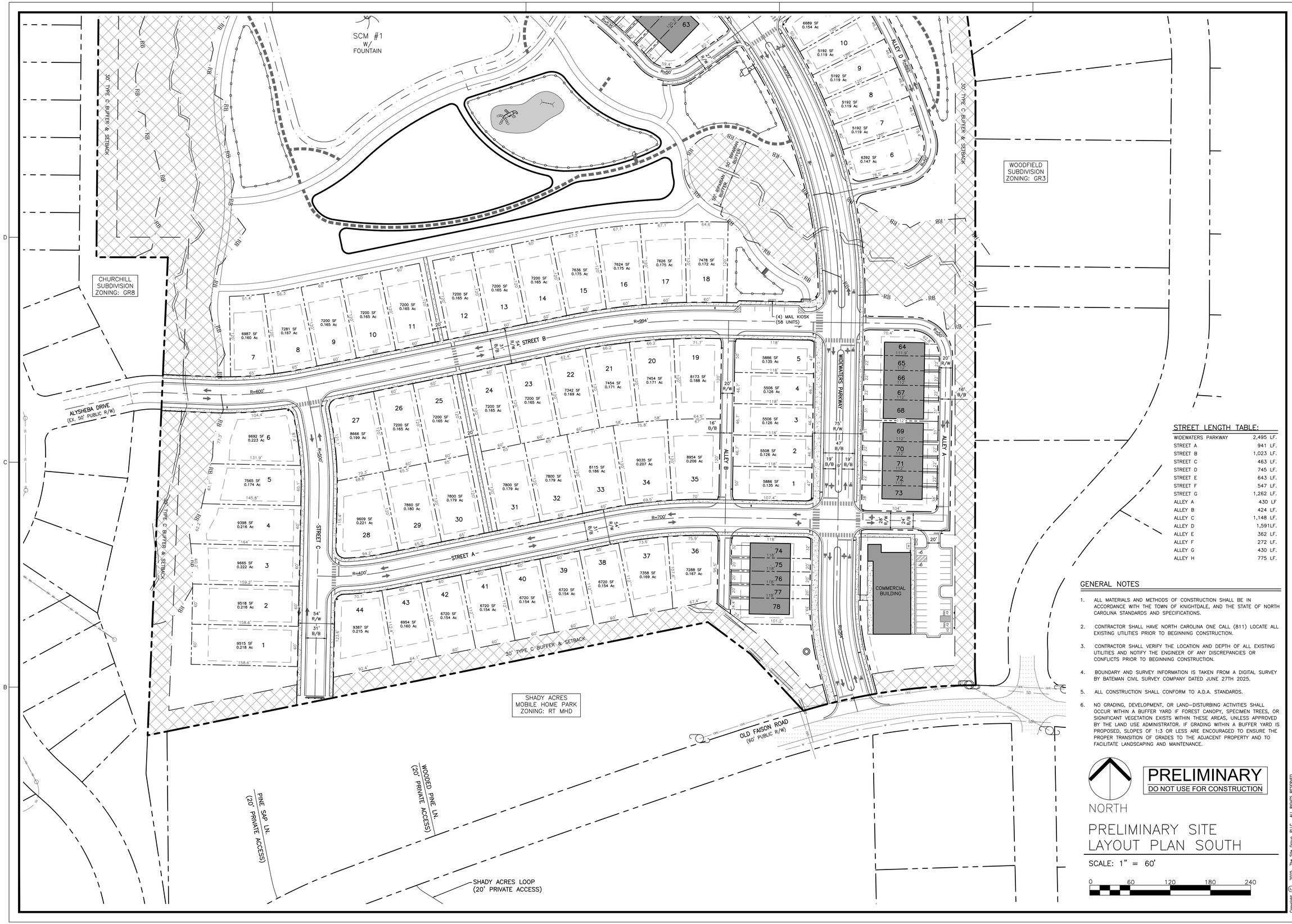

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NORTH

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

PRELIMINARY SITE LAYOUT PLAN SOUTH

SCALE: 1" = 60'

0 60 120 180 240

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NORTH CAROLINA
RALEIGH, NC

NC ENGINEERING
LICENSE NO. P-0803

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KNIGHTDALE, NORTH CAROLINA
WAKE COUNTY

Drawn By JHJ
Checked By BDM

DATE:
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REVISED:
⚠1 26 JAN 2026

MASTER PLANS

PRELIMINARY SITE LAYOUT PLAN SOUTH

Job Code L7OFRZ

Dwg No.
MP 2.2

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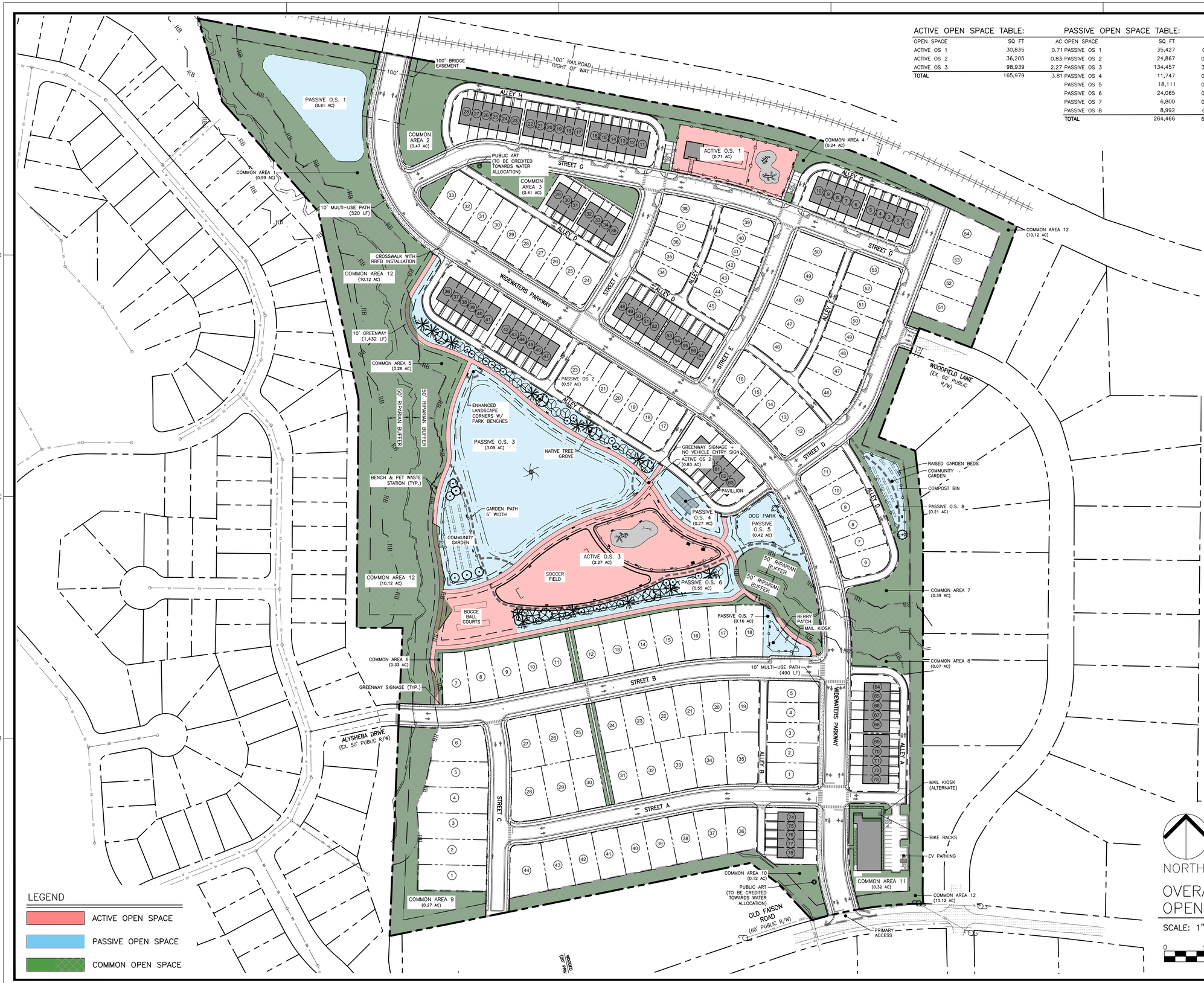

ACTIVE OPEN SPACE TABLE:

OPEN SPACE	SQ FT	AC
ACTIVE OS 1	30,835	0.71
ACTIVE OS 2	36,205	0.83
ACTIVE OS 3	98,939	2.27
TOTAL	165,979	3.81

PASSIVE OPEN SPACE TABLE:

AC OPEN SPACE	SQ FT	AC
PASSIVE OS 1	35,427	0.81
PASSIVE OS 2	24,867	0.57
PASSIVE OS 3	134,457	3.09
PASSIVE OS 4	11,747	0.27
PASSIVE OS 5	18,111	0.42
PASSIVE OS 6	24,065	0.55
PASSIVE OS 7	6,800	0.16
PASSIVE OS 8	8,992	0.21
TOTAL	264,466	6.07

COMMON OPEN SPACE TABLE:

AC OPEN SPACE	SQ FT	AC
COMMON OS 1	43,287	0.99
COMMON OS 2	20,509	0.47
COMMON OS 3	17,873	0.41
COMMON OS 4	10,629	0.24
COMMON OS 5	11,288	0.26
COMMON OS 6	14,339	0.33
COMMON OS 7	17,006	0.39
COMMON OS 8	3,261	0.07
COMMON OS 9	11,800	0.27
COMMON OS 10	5,217	0.12
COMMON OS 11	13740	0.32
COMMON OS 12	440,738	10.12
TOTAL	609,687	14.00

FASION RESERVE MASTER PLAN

OPEN SPACE CALCULATIONS

CALCULATION DATA:

DENSITY ZONE	2-6 DU/AC		
DEDICATION RATE	520 SF/BR		
TOTAL SITE CALCS:	UNITS	BR/UNIT	TOTAL BR
ACRES	57.81		
DU'S	185		
DU/AC	3.2		
TOTAL BR CALCS:			
SINGLE FAMILY	48	3.5	168
SINGLE FAMILY ROW	50	3.5	175
TOWNHOUSE	87	2.5	218
	185		561

OPEN SPACE CALS

SINGLE FAMILY:		
>¼ MILE DEDICATION RATE	520 SF	
# OF BR'S	168	
OS REQUIRED	87,360	
SINGLE FAMILY ROW:		
>¼ MILE DEDICATION RATE	520 SF	
# OF BR'S	175	
OS REQUIRED	91,000	
TOWNHOUSE:		
>¼ MILE DEDICATION RATE	520 SF	
# OF BR'S	218	
OS REQUIRED	113,360	
TOTAL OS REQUIRED	291,720 SF	6.7 AC
ACTIVE OS REQUIRED (50%)	145,860 SF	3.3 AC
PASSIVE OS REQUIRED (50%)	145,860 SF	3.3 AC
OS PROVIDED	430,439 SF	9.9 AC
ACTIVE OS PROVIDED (50%)	165,973 SF	3.8 AC
PASSIVE OS PROVIDED (50%)	264,466 SF	6.1 AC
% OF TOTAL AC	17%	

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

OVERALL PRELIMINARY OPEN SPACE PLAN

SCALE: 1" = 100'

0 100 120 180 240

THE SITE GROUP, PLLC.
LANDSCAPE ARCHITECTURAL CORPORATION
CERT. NO. 353
NORTH CAROLINA
RALEIGH, N.C.
NC ENGINEERING LICENSE NO. P-0803

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THE SITE GROUP, PLLC.
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Office: 919.835.4787
E Mail: BDM@thesitegroup.net

MASTER PLANS (ZMA-1-25) FOR:
FAISON RESERVE
4402 OLD FAISON ROAD
KNIGHTDALE, NORTH CAROLINA
WAKE COUNTY

Drawn By	JHJ
Checked By	BDM

DATE:
24 NOV 2025
REVISED:
1 26 JAN 2026

MASTER PLANS

OVERALL PRELIMINARY OPEN SPACE PLAN

Job Code L70FRZ

Dwg No. MP 2.3

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ACTIVE OPEN SPACE TABLE:

OPEN SPACE	SQ FT	AC
ACTIVE OS 1	30,835	0.71
ACTIVE OS 2	36,205	0.83
ACTIVE OS 3	98,939	2.27
TOTAL	165,979	3.81

PASSIVE OPEN SPACE TABLE:

AC OPEN SPACE	SQ FT	AC
PASSIVE OS 1	35,427	0.81
PASSIVE OS 2	24,867	0.57
PASSIVE OS 3	134,457	3.09
PASSIVE OS 4	11,747	0.27
PASSIVE OS 5	18,111	0.42
PASSIVE OS 6	24,065	0.55
PASSIVE OS 7	6,800	0.16
PASSIVE OS 8	8,992	0.21
TOTAL	264,466	6.07

COMMON OPEN SPACE TABLE:

AC OPEN SPACE	SQ FT	AC
COMMON OS 1	43,287	0.99
COMMON OS 2	20,509	0.47
COMMON OS 3	17,873	0.41
COMMON OS 4	10,629	0.24
COMMON OS 5	11,288	0.26
COMMON OS 6	14,339	0.33
COMMON OS 7	17,006	0.39
COMMON OS 8	3,261	0.07
COMMON OS 9	11,800	0.27
COMMON OS 10	5,217	0.12
COMMON OS 11	13740	0.32
COMMON OS 12	440,738	10.12
TOTAL	609,687	14.00

SCM #2
PASSIVE O.S. 1
(0.81 AC)

CONNECTION TO CREEKSIDE CROSSINGS

COMMON AREA 2
(0.47 AC)

ALLEY H

30' TYPE C BUFFER & SETBACK

ACTIVE AMENITY AREA INCLUDES: RAILROAD PLAYGROUND (IPEMA CERTIFIED), COMMUNITY CLUBHOUSE W/ POOL, BIKE RACKS, MAIL KIOSKS & RESIDENCE PARKING (≈30,000 SF TOTAL)

COMMUNITY CLUBHOUSE & POOL

ACTIVE O.S. 1
(0.71 AC)

RAILROAD PLAYGROUND

COMMON AREA 4
(0.24 AC)

PUBLIC ART
(TO BE CREDITED TOWARDS WATER ALLOCATION)

STREET G

COMMON AREA 1
(0.99 AC)

COMMON AREA 3
(0.41 AC)

BIKE RACKS

MAIL KIOSKS

ALLEY G

COMMON AREA 12
(10.12 AC)

BENCH & PET WASTE STATION (TYP.)

10' MULTI-USE PATH
(520 LF)

ALLEY D

CROSSWALK WITH RRFB INSTALLATION

COMMON AREA 12
(10.12 AC)

WIDEWATERS PARKWAY

STREET F

ALLEY D

ALLEY F

STREET E

ALLEY E

STREET G

30' TYPE C BUFFER & SETBACK

CHURCHILL SUBDIVISION ZONING: GR8

10' GREENWAY
(1,432 LF)

COMMON AREA 5
(0.26 AC)

PASSIVE OS 2
(0.57 AC)

ALLEY C

WOODFIELD LANE
(EX: 60' PUBLIC R/W)

ENHANCED LANDSCAPE CORNERS W/ PARK BENCHES

50' RIPARIAN BUFFER

50' RIPARIAN BUFFER

MATCHLINE

NATIVE TREE GROVE

ACTIVE OS 2
(0.83 AC)

STREET D

RAISED GARDEN BEDS

COMMUNITY GARDEN

MATCHLINE

PASSIVE O.S. 3
(3.09 AC)

SCM #1
W/
FOUNTAIN

10' GREENWAY
(825 LF)

FRUIT TREE GROVE

COMPOST BIN

RAISED GARDEN BEDS

PLANTING BEDS WITH TRELLIS

GARDEN PATH

BENCH & PET WASTE STATION (TYP.)

10' GREENWAY
(585 LF)

PASSIVE O.S. 4
(0.27 AC)

DOG PARK
PASSIVE O.S. 5
(0.42 AC)

CHILD PLAY AREA

ACTIVE O.S. 3
(2.27 AC)

30' TYPE C BUFFER & SETBACK

50' RIPARIAN BUFFER

LEGEND

- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- COMMON OPEN SPACE

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

NORTH

PRELIMINARY OPEN SPACE PLAN NORTH

SCALE: 1" = 60'

0 60 120 180 240

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Checked By: BDM

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MASTER PLANS

PRELIMINARY OPEN SPACE PLAN NORTH

Job Code: L70FRZ

Dwg No.
MP 2.4

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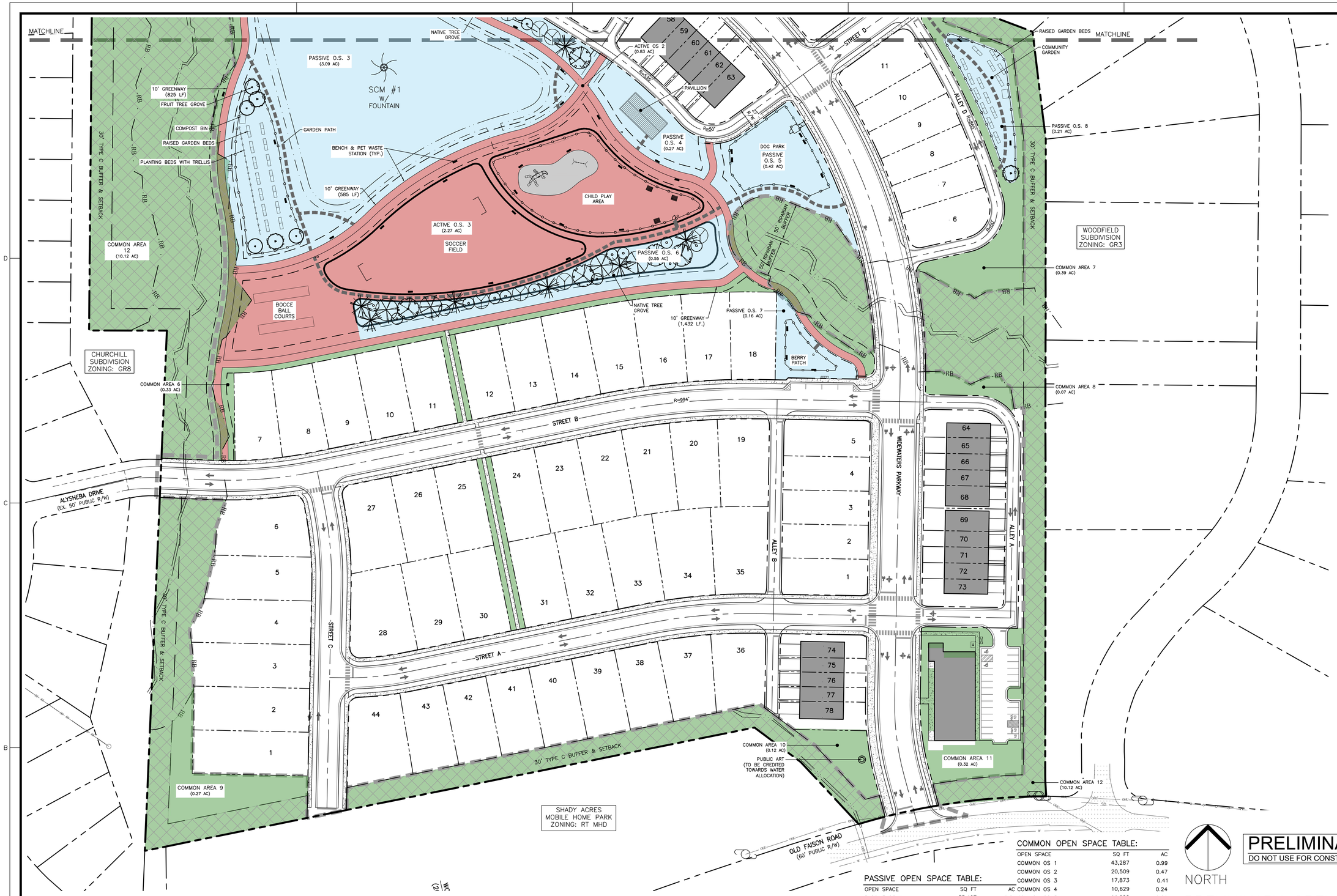

LEGEND

- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- COMMON OPEN SPACE

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TOTAL	609,687	14.00

NORTH

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

PRELIMINARY OPEN SPACE PLAN SOUTH

SCALE: 1" = 60'

0 60 120 180 240

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MASTER PLANS

PRELIMINARY OPEN SPACE PLAN SOUTH

Job Code L70FRZ

Dwg No. MP 2.5

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ABB.	SIGN	MUTCD STD.	SIZE
S01	STOP	R1-1	30"X30"
S02	SPEED LIMIT	R2-1	24"X30"
S03	ROAD CLOSED	R11-4	60"X30"
S04	STREET NAME	D3-1	VARIES"X12"
S05	PEDESTRIAN CROSSING	W11-2	36"X36"
S06	TYPE 4 END OF ROADWAY	OM4-3	18"
S07	BIKE LANE	R3-17	24"X18"
S08	KEEP RIGHT	R4-7	24"X30"
S09	STOP AHEAD	W3-1	30"X30"
S10	AHEAD/ 500 FT	W16-9P/W16-2aP	24"X12"
S11	ACCESSIBLE PARKING	R7-8	12"X18"
S12	VAN ACCESSIBLE	R7-8aP	12"X6"
S13	DEAD END - NO OUTLET	W14-1	30"X30"
S14	ROAD CLOSED	R11-2	48"X30"

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.

TYPE 4 MARKERS (S06)

TYPE 3 BARRICADE W/'ROAD CLOSED' SIGN PER NCDOT STANDARDS (S14/STD. DETAIL 3.18)

DEAD END SIGN (S14)

STOP SIGN (S01) & STOP BAR

OF PARKING SPACES

SPEED LIMIT SIGN 25 MPH (S02)

SPEED LIMIT SIGN 10 MPH

STREET SIGN (S04)

PEDESTRIAN CROSSING SIGN (S05)

HI-VIS CROSSWALK TYP.

HANDICAP PARKING, STRIPING, AND SIGNAGE

ALLEY H

STREET G

ALLEY G

ALLEY D

WIDEWATERS PARKWAY

STREET F

ALLEY F

ALLEY E

STREET E

ALLEY C

STREET D

WOODFIELD LANE (EX. 60' PUBLIC R/W)

50' BUFFER

MATCHLINE

RB

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

NORTH

SIGNS & PAVEMENT MARKINGS PLAN NORTH

SCALE: 1" = 60'

0 60 120 180 240

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MASTER PLANS

SIGNS & PAVEMENT MARKINGS PLAN NORTH

Job Code L70FRZ

Dwg No. MP 2.6

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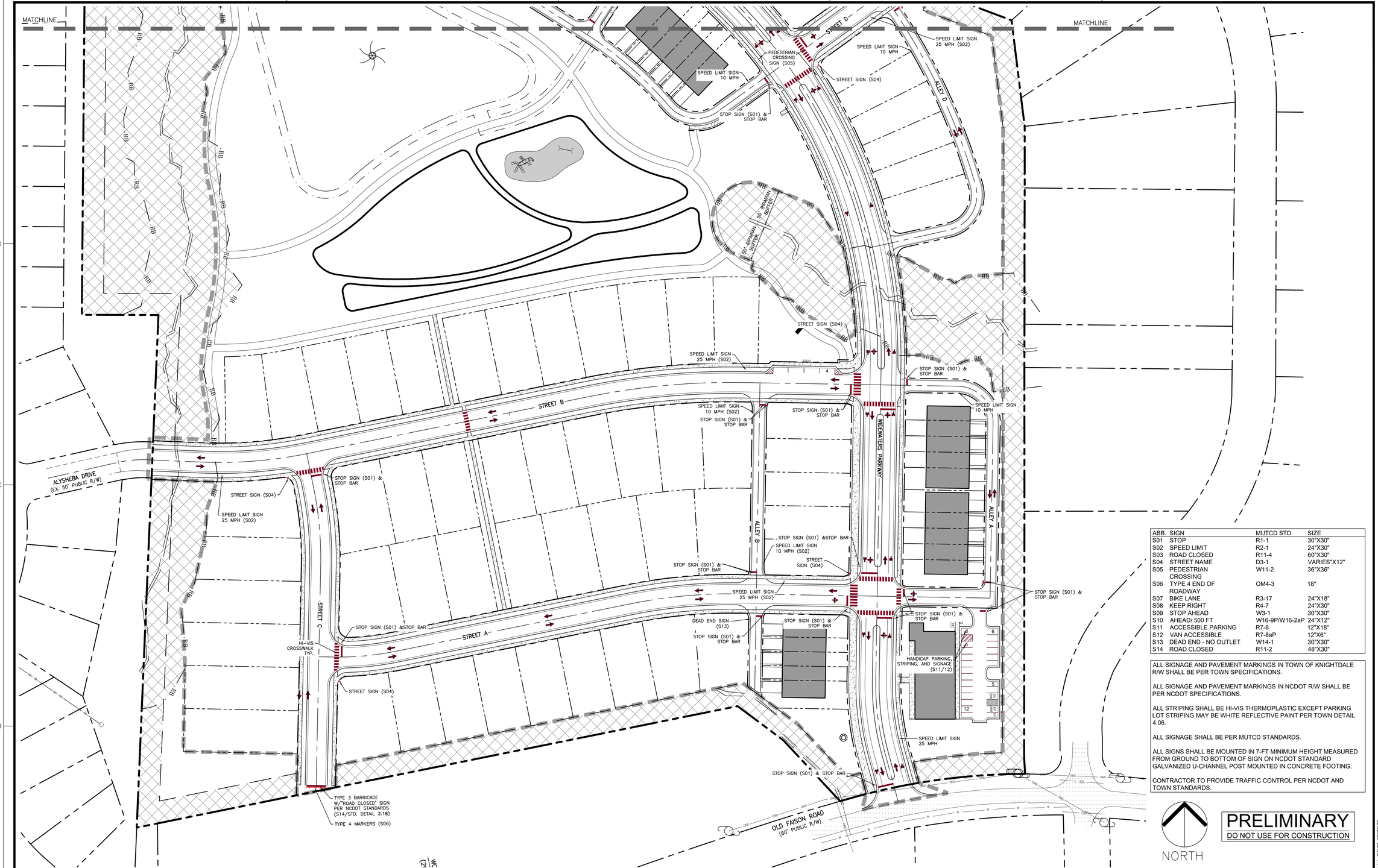

ABB.	SIGN	MUTCD STD.	SIZE
S01	STOP	R1-1	30"X30"
S02	SPEED LIMIT	R2-1	24"X30"
S03	ROAD CLOSED	R11-4	60"X30"
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S05	PEDESTRIAN CROSSING	W11-2	36"X36"
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S07	BIKE LANE	R3-17	24"X18"
S08	KEEP RIGHT	R4-7	24"X30"
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S10	AHEAD/ 500 FT	W16-9P/W16-2aP	24"X12"
S11	ACCESSIBLE PARKING	R7-8	12"X18"
S12	VAN ACCESSIBLE	R7-8aP	12"X6"
S13	DEAD END - NO OUTLET	W14-1	30"X30"
S14	ROAD CLOSED	R11-2	48"X30"

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CONTRACTOR TO PROVIDE TRAFFIC CONTROL PER NCDOT AND TOWN STANDARDS.

NORTH

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

SIGN & PAVEMENT MARKING PLAN SOUTH

SCALE: 1" = 60'

0 60 120 180 240

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MASTER PLANS

SIGN & PAVEMENT MARKING PLAN SOUTH

Job Code L7OFRZ

Dwg No.
MP 2.7

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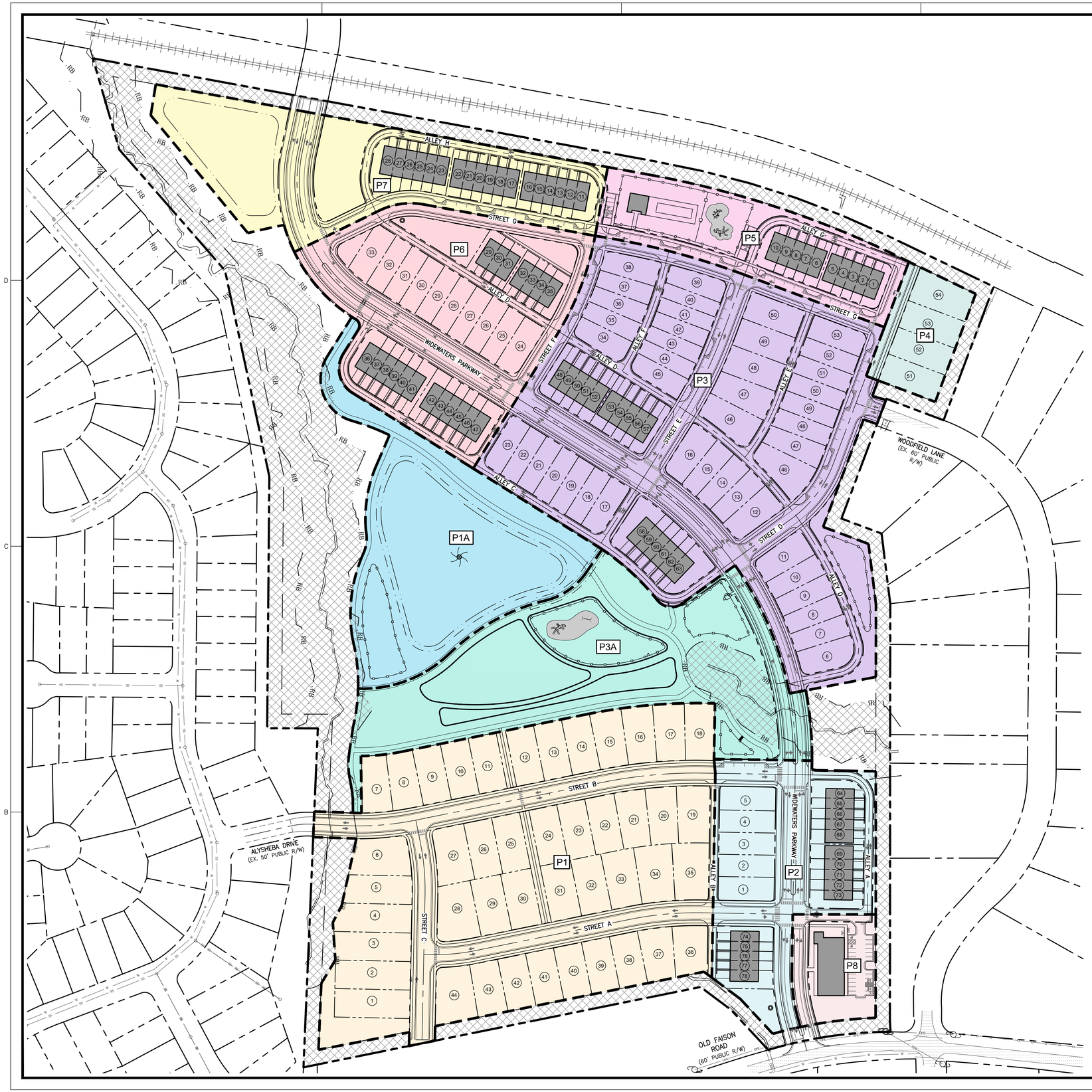

GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF KNIGHTDALE, AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A DIGITAL SURVEY BY BATEMAN CIVIL SURVEY COMPANY DATED JUNE 27TH 2025.
5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
6. NO GRADING, DEVELOPMENT, OR LAND-DISTURBING ACTIVITIES SHALL OCCUR WITHIN A BUFFER YARD IF FOREST CANOPY, SPECIMEN TREES, OR SIGNIFICANT VEGETATION EXISTS WITHIN THESE AREAS, UNLESS APPROVED BY THE LAND USE ADMINISTRATOR. IF GRADING WITHIN A BUFFER YARD IS PROPOSED, SLOPES OF 1:3 OR LESS ARE ENCOURAGED TO ENSURE THE PROPER TRANSITION OF GRADES TO THE ADJACENT PROPERTY AND TO FACILITATE LANDSCAPING AND MAINTENANCE.

PHASING NOTES

1. CONSTRUCTION OF WIDEWATERS PARKWAY WILL BEGIN WITH THE INITIAL PHASE.
2. AN SCM APPROPRIATE TO STORMWATER REQUIREMENTS WILL BE CONSTRUCTED WITH THE INITIAL PHASE.
3. PHASES 1-10 MAY BE CONSTRUCTED IN ANY ORDER.
4. DEAD-END STREET IN EXCESS OF 150 FT RESULTING FROM A PHASE PROJECT SHALL BE PROVIDED WITH AN APPROVED TEMPORARY TURNAROUND.

NUMBER OF LOTS PER PHASE:

PHASE 1	44 SINGLE FAMILY LOTS
PHASE 1A	0 LOTS, SCM #1
PHASE 2	15 TH LOTS, 5 SF ROW LOTS
PHASE 3	16 TH LOTS, 43 SF ROW LOTS
PHASE 3A	0 LOTS, ACTIVE OPEN SPACE
PHASE 4	4 SINGLE FAMILY LOTS
PHASE 5	10 TH LOTS, CLUBHOUSE
PHASE 6	19 TH LOTS, 10 SF ROW LOTS
PHASE 7	18 TH LOTS
PHASE 8	1 COMMERCIAL LOT

NORTH

PRELIMINARY
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OVERALL PRELIMINARY PHASING PLAN

SCALE: 1" = 100'

0 100 200 300 400

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MASTER PLANS

OVERALL PRELIMINARY PHASING PLAN

Job Code L70FRZ

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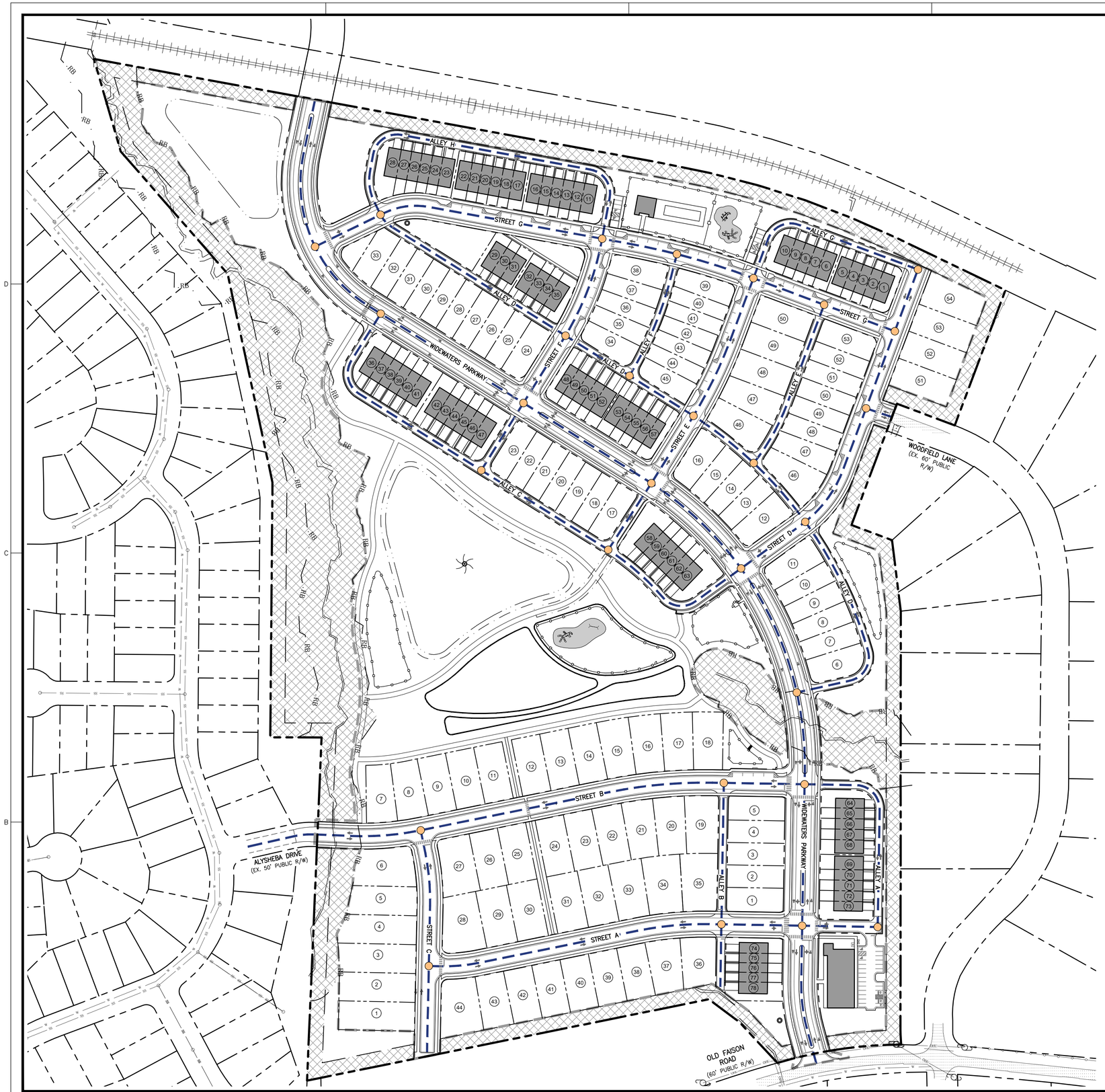

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LEGEND

LINKS – 50

NODES – 28

MINIMUM CONNECTIVITY INDEX SCORE (UR12): 1.40
PROPOSED CONNECTIVITY INDEX: 50/28=1.79

NORTH

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

OVERALL PRELIMINARY CONNECTIVITY INDEX

SCALE: 1" = 100'

0 100 200 300 400

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MASTER PLANS

OVERALL PRELIMINARY CONNECTIVITY INDEX

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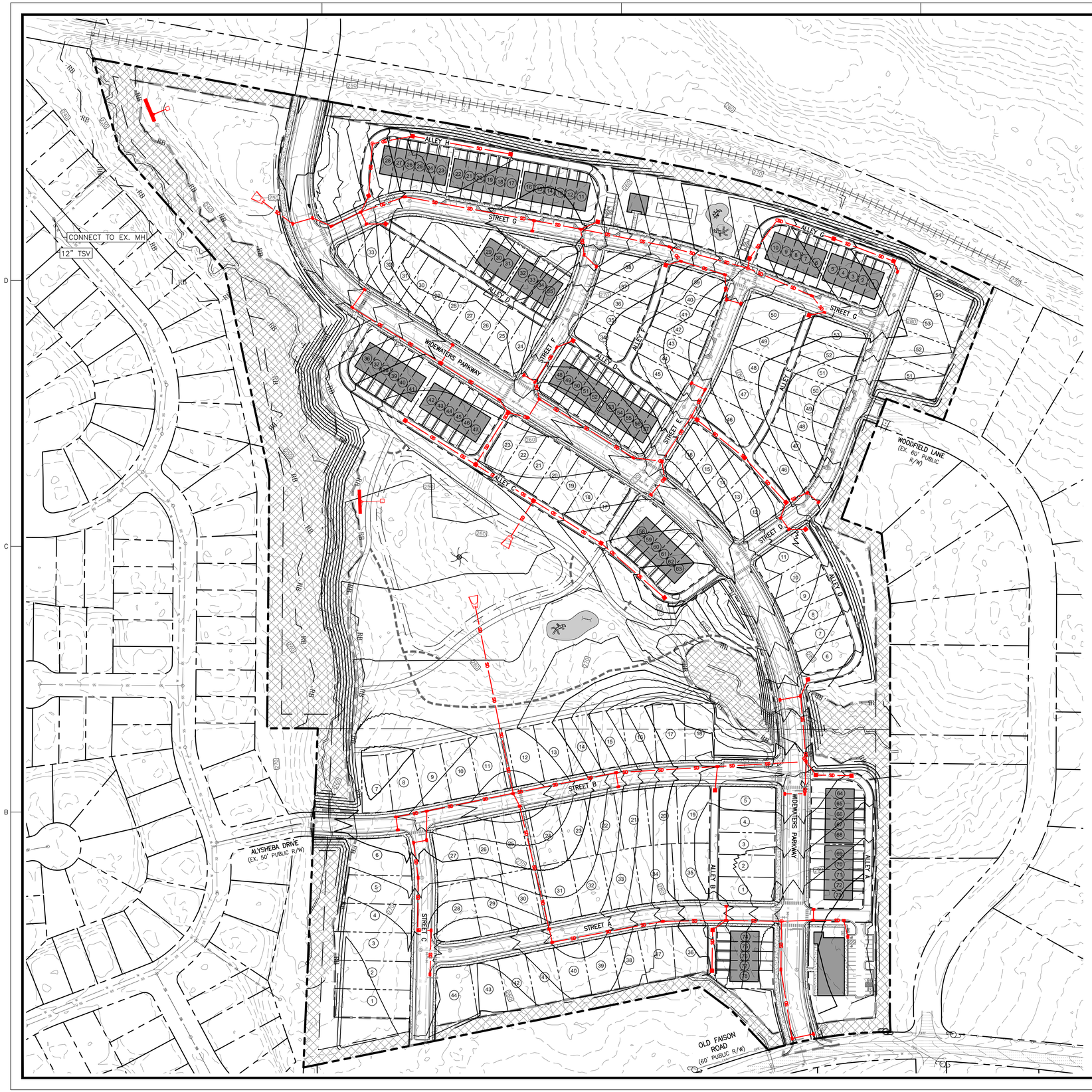

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LINE LEGEND

- SD — STORMWATER LINE
- GRATE
- CURB INLET
- STORMWATER MANHOLE
- LEVEL SPREADER
- CONTROL STRUCTURE
- SS — SANITARY SEWER
- SANITARY MANHOLE
- RB — RIPARIAN BUFFER
- W — WATER

NORTH

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

OVERALL STORMWATER MANAGEMENT PLAN

SCALE: 1" = 100'

0 100 200 300 400

NOT FOR CONSTRUCTION

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DATE:
24 NOV 2025
REVISED:
1 26 JAN 2026

MASTER PLANS

OVERALL STORMWATER MANAGEMENT PLAN

Job Code L70FRZ

Dwg No.
MP 3.0

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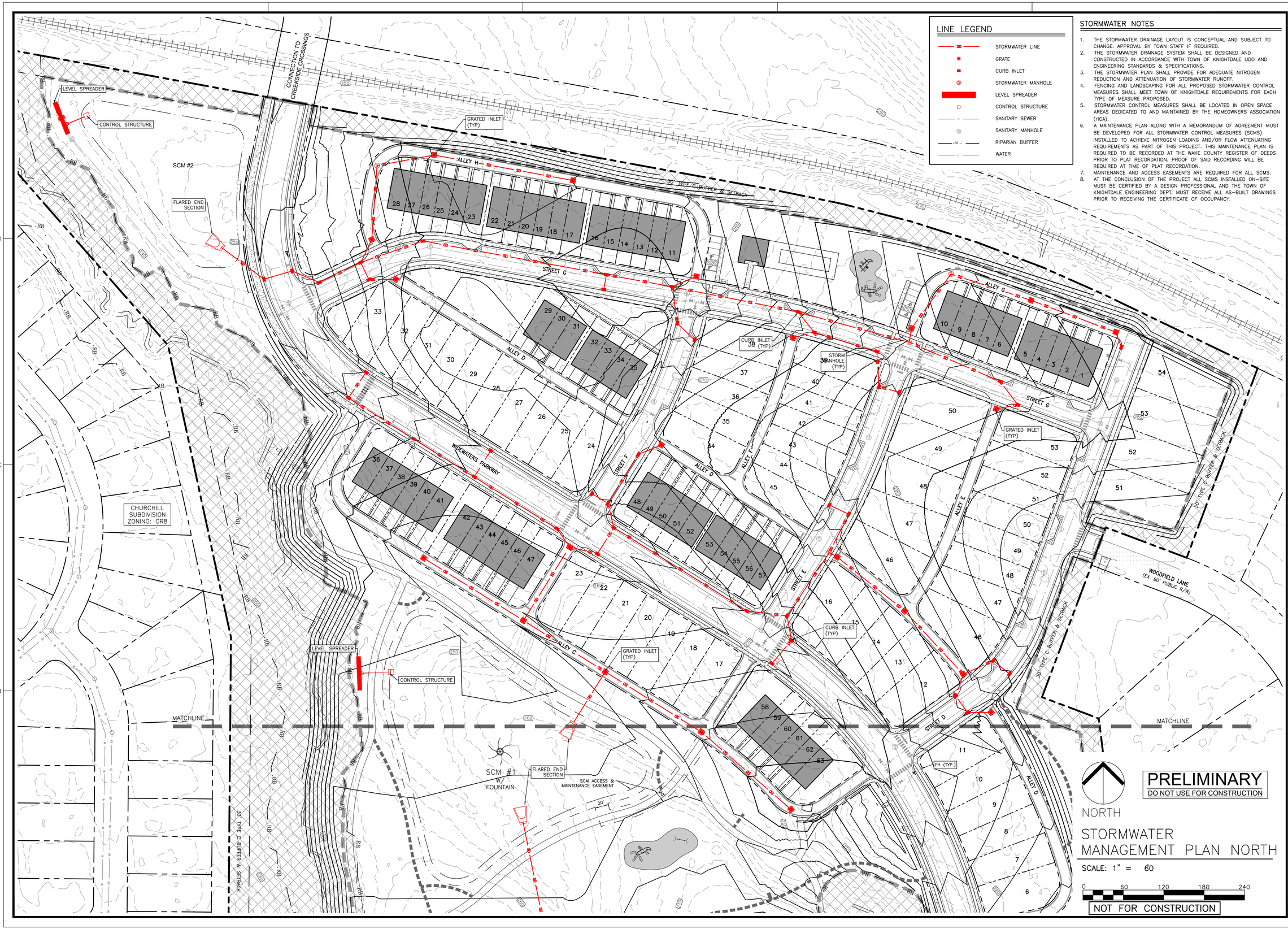

LINE LEGEND

- STORMWATER LINE
- GRATE
- CURB INLET
- STORMWATER MANHOLE
- LEVEL SPREADER
- CONTROL STRUCTURE
- SANITARY SEWER
- SANITARY MANHOLE
- RIPARIAN BUFFER
- WATER

STORMWATER NOTES

1. THE STORMWATER DRAINAGE LAYOUT IS CONCEPTUAL AND SUBJECT TO CHANGE. APPROVAL BY TOWN STAFF IF REQUIRED.
2. THE STORMWATER DRAINAGE SYSTEM SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH TOWN OF KNIGHTDALE UDO AND ENGINEERING STANDARDS & SPECIFICATIONS.
3. THE STORMWATER PLAN SHALL PROVIDE FOR ADEQUATE NITROGEN REDUCTION AND ATTENUATION OF STORMWATER RUNOFF.
4. FENCING AND LANDSCAPING FOR ALL PROPOSED STORMWATER CONTROL MEASURES SHALL MEET TOWN OF KNIGHTDALE REQUIREMENTS FOR EACH TYPE OF MEASURE PROPOSED.
5. STORMWATER CONTROL MEASURES SHALL BE LOCATED IN OPEN SPACE AREAS DEDICATED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).
6. A MAINTENANCE PLAN ALONG WITH A MEMORANDUM OF AGREEMENT MUST BE DEVELOPED FOR ALL STORMWATER CONTROL MEASURES (SCMS) INSTALLED TO ACHIEVE NITROGEN LOADING AND/OR FLOW ATTENUATING REQUIREMENTS AS PART OF THIS PROJECT. THIS MAINTENANCE PLAN IS REQUIRED TO BE RECORDED AT THE WAKE COUNTY REGISTER OF DEEDS PRIOR TO PLAT RECORDATION. PROOF OF SAID RECORDING WILL BE REQUIRED AT TIME OF PLAT RECORDATION.
7. MAINTENANCE AND ACCESS EASEMENTS ARE REQUIRED FOR ALL SCMS.
8. AT THE CONCLUSION OF THE PROJECT ALL SCMS INSTALLED ON-SITE MUST BE CERTIFIED BY A DESIGN PROFESSIONAL AND THE TOWN OF KNIGHTDALE ENGINEERING DEPT. MUST RECEIVE ALL AS-BUILT DRAWINGS PRIOR TO RECEIVING THE CERTIFICATE OF OCCUPANCY.

THE SITE GROUP, PLLC
LANDSCAPE ARCHITECTURAL CORPORATION
CERT. NO. 353
NORTH CAROLINA
RALEIGH, NC

NC ENGINEERING LICENSE NO. P-0803

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

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E Mail: BDM@thesitegroup.net

MASTER PLANS (ZMA-1-25) FOR:

FAISON RESERVE

4402 OLD FAISON ROAD
KNIGHTDALE, NORTH CAROLINA
WAKE COUNTY

Drawn By	HCJ
Checked By	BDM

DATE:
24 NOV 2025
REVISED:
1 26 JAN 2026

MASTER PLANS

STORMWATER MANAGEMENT PLAN NORTH

Job Code L7OFRZ

Dwg No. MP 3.1

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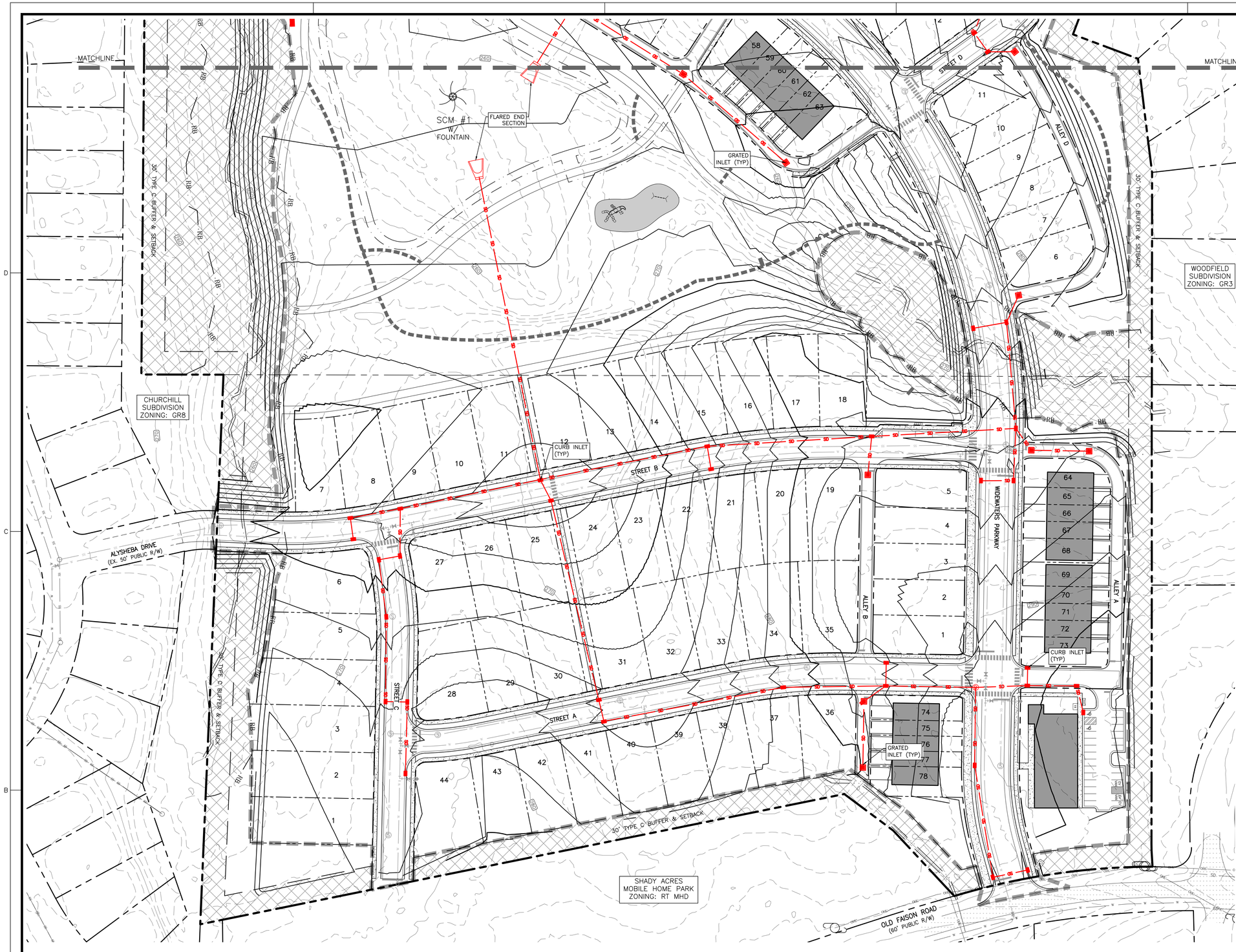

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LINE LEGEND

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- GRATE
- CURB INLET
- STORMWATER MANHOLE
- LEVEL SPREADER
- CONTROL STRUCTURE
- SANITARY SEWER
- SANITARY MANHOLE
- RIPARIAN BUFFER
- WATER

NORTH

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

STORMWATER MANAGEMENT PLAN SOUTH

SCALE: 1" = 60

0 60 120 180 240

NOT FOR CONSTRUCTION

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MASTER PLANS (ZMA-1-25) FOR:
FAISON RESERVE
4402 OLD FAISON ROAD
KNIGHTDALE, NORTH CAROLINA
WAKE COUNTY

Drawn By HCJ
Checked By BDM

DATE:
24 NOV 2025
REVISED:
1 26 JAN 2026

MASTER PLANS

STORMWATER MANAGEMENT PLAN SOUTH

Job Code L70FRZ

Dwg No.
MP 3.2

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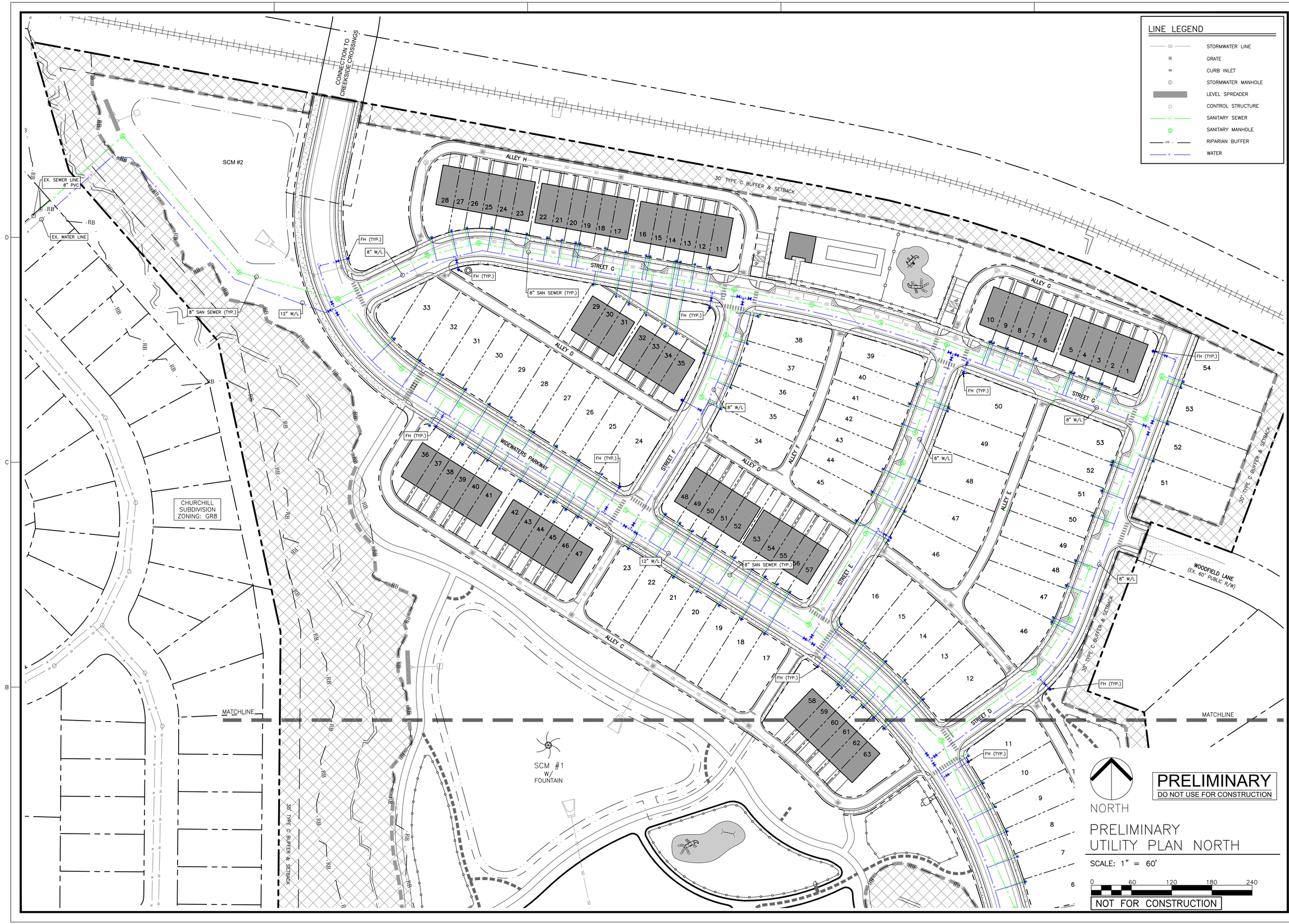

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MASTER PLANS

PRELIMINARY UTILITY PLAN NORTH

Job Code L70FRZ

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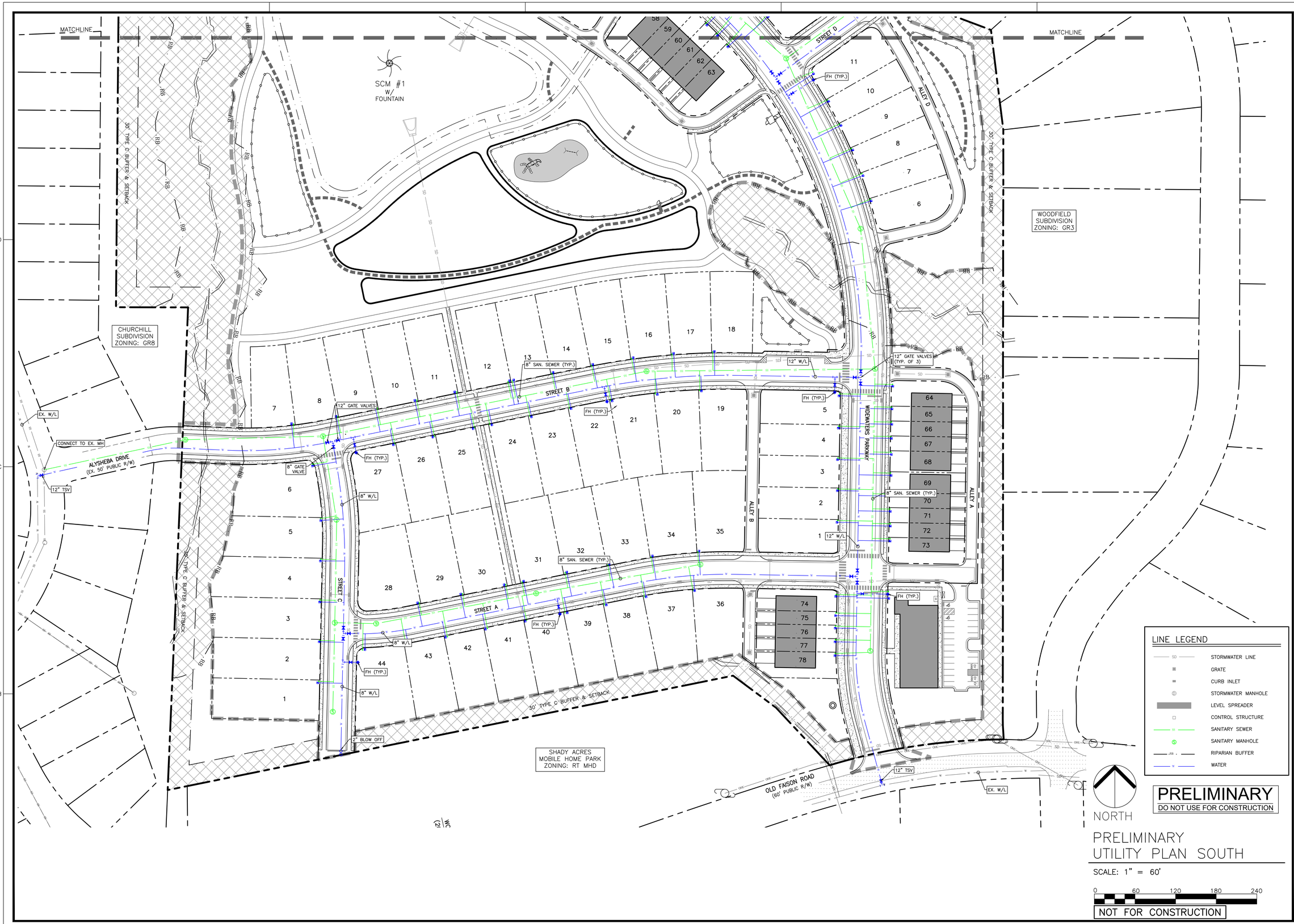

NORTH

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

PRELIMINARY UTILITY PLAN SOUTH

SCALE: 1" = 60'

0 60 120 180 240

NOT FOR CONSTRUCTION

LINE LEGEND

- SD — STORMWATER LINE
- GRATE
- CURB INLET
- STORMWATER MANHOLE
- LEVEL SPREADER
- CONTROL STRUCTURE
- SS — SANITARY SEWER
- SANITARY MANHOLE
- RIPARIAN BUFFER
- W — WATER

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WAKE COUNTY

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MASTER PLANS

PRELIMINARY UTILITY PLAN SOUTH

Job Code: L7OFRZ

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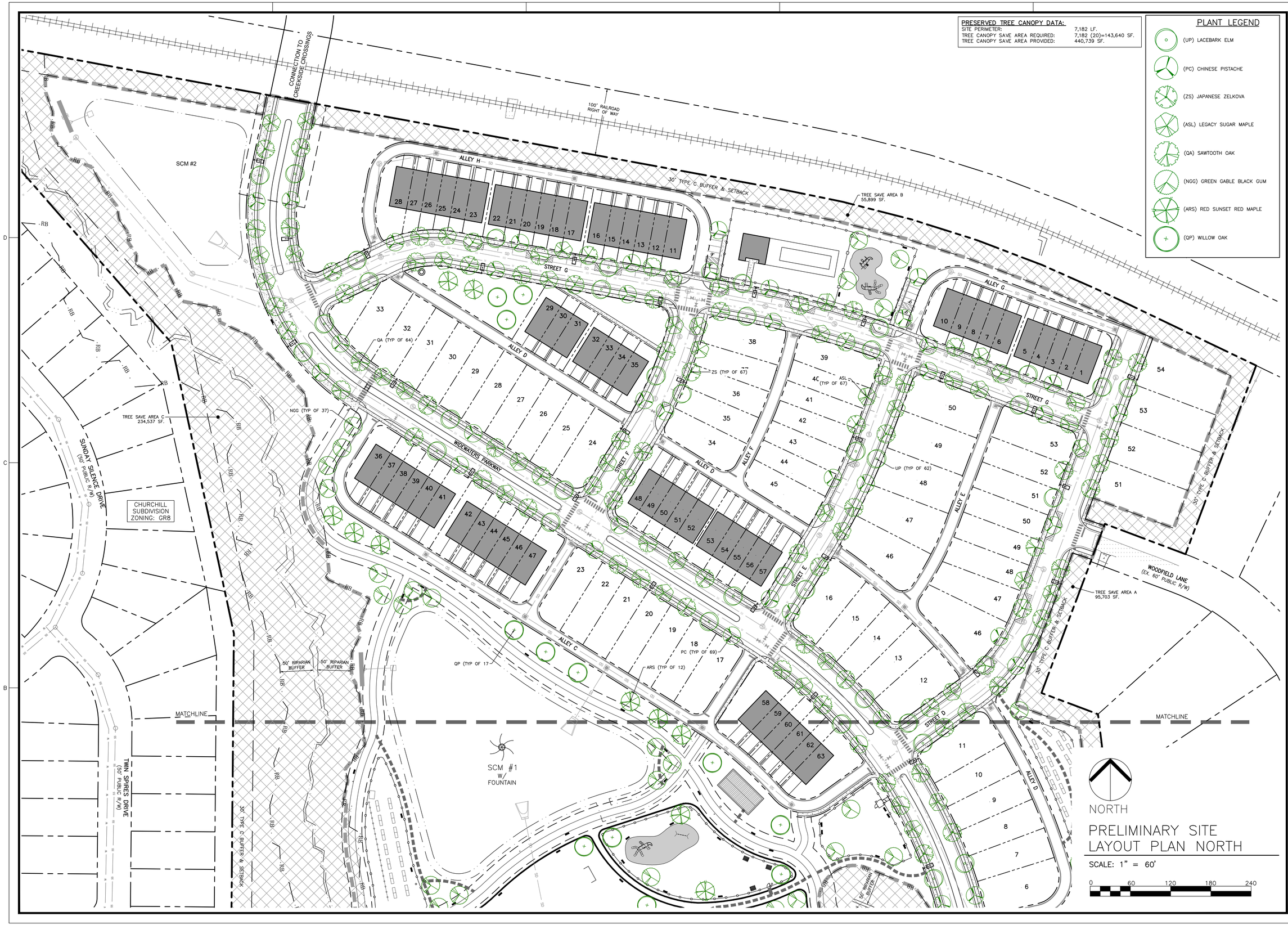

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PROGRESS
21 NOV 2025

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MASTER PLANS FOR:
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4402 OLD FAISON ROAD
KNIGHTDALE, NORTH CAROLINA
WAKE COUNTY

Drawn By JHJ
Checked By BDM

DATE:
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MASTER PLANS

PRELIMINARY LANDSCAPE PLAN NORTH

Job Code L7OFRZ

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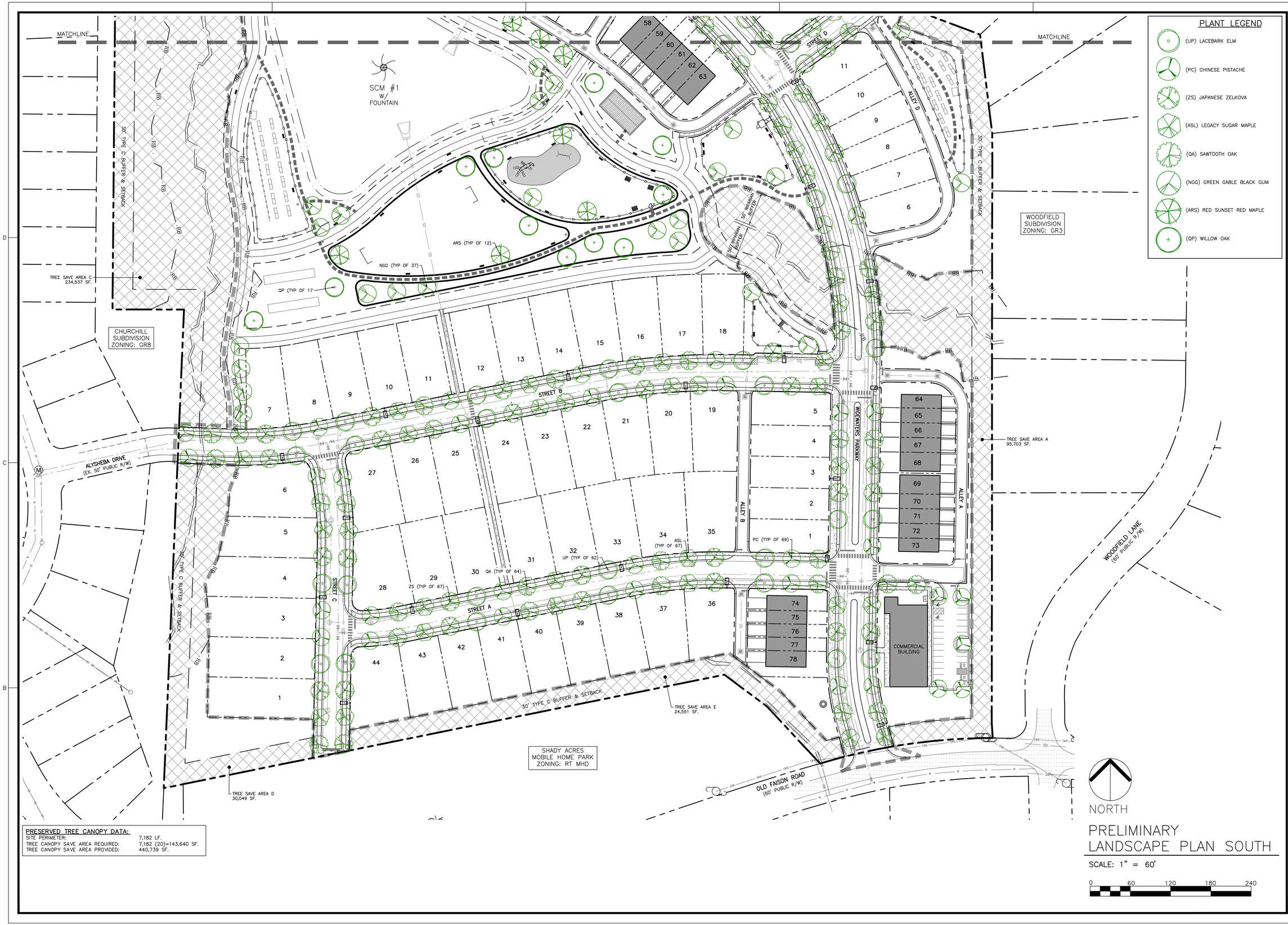

PLANT LEGEND

- (UP) LACEBARK ELM
- (PC) CHINESE PISTACHE
- (ZS) JAPANESE ZELKOVA
- (ASL) LEGACY SUGAR MAPLE
- (QA) SAWTOOTH OAK
- (NGG) GREEN GABLE BLACK GUM
- (ARS) RED SUNSET RED MAPLE
- (QP) WILLOW OAK

PRESERVED TREE CANOPY DATA:

SITE PERIMETER:	7,182 LF.
TREE CANOPY SAVE AREA REQUIRED:	7,182 (20)=143,640 SF.
TREE CANOPY SAVE AREA PROVIDED:	440,739 SF.

NORTH

PRELIMINARY LANDSCAPE PLAN SOUTH

SCALE: 1" = 60'

0 60 120 180 240

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PRELIMINARY LANDSCAPE PLAN SOUTH

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OVERALL SITE PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	MATURE HT./SPREAD	ROOT	SPACING	LOCATION	NATIVE
CANOPY TREES										
ARS		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	8–10'	3" CAL.	50'/40'	B&B	AS SHOWN	OPEN SPACE	YES
ASL	56	ACER SACCAHRUM 'LEGACY'	LEGACY SUGAR MAPLE	8–10'	3" CAL.	60'/40'	B&B	AS SHOWN	STREET TREE	YES
NGG	8	NYSSA SYLVATICA 'GREEN GABLE'	GREEN GABLE BLACK GUM	8–10'	2" CAL.	60'/30'	B&B	AS SHOWN	OPEN SPACE	YES
PC	7	PISTACHIA CHINENSIS	CHINESE PISTACHE	8–10'	2" CAL.	35'/30'	B&B	AS SHOWN	STREET TREE	NO
QA	16	QUERCUS ACUTISSIMA	SAWTOOTH OAK	8–10'	3" CAL.	60'/40'	B&B	AS SHOWN	STREET TREE	NO
QP		QUERCUS PHELLOS	WILLOW OAK	8–10'	3" CAL.	60'/40'	B&B	AS SHOWN	OPEN SPACE	YES
UP	17	ULMUS PARVIFOLIA	CHINESE ELM	8–10'	3" CAL.	50'/30'	B&B	AS SHOWN	STREET TREE	NO
ZS	14	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	8–10'	2" CAL.	60'/40'	B&B	AS SHOWN	STREET TREE	NO

LANDSCAPE REQUIREMENT CALCULATIONS:

TYPE C BUFFER REQUIREMENTS PER 100 LINEAR FEET OF BUFFER (30' WIDE MIN.):
5 CANOPY TREES, 5 UNDERSTORY TREES, 25 SHRUBS
TOTAL TYPE C BUFFER LENGTH = 6,706 LF.
335 CANOPY TREES, 335 UNDERSTORY TREES & 1,676 SHRUBS REQUIRED
(ALL EXISTING VEGETATION WITHIN THE TYPE C BUFFERS ARE INTENDED TO BE PRESERVED FOR TREE SAVE AREAS. SUPPLEMENTAL BUFFER PLANTINGS MAY BE REQUIRED BASED ON FIELD CONDITIONS AT INSPECTION.

STREET TREE REQUIREMENT PER LINEAR FEET OF FRONTAGE:
1 CANOPY TREE @ 40' O.C.(54' R/W), 1 CANOPY TREE @ 50' O.C.(70' R/W)

WIDEWATERS PARKWAY = 2,150 LF. OF FRONTAGE
2,150/40 x 2 = 108 STREET TREES REQUIRED

STREET A = 699 LF. OF FRONTAGE
699/40 x 2 = 35 STREET TREES REQUIRED

STREET B = 922 LF. OF FRONTAGE
922/40 x 2 = 46 STREET TREES REQUIRED

STREET C = 391 LF. OF FRONTAGE
391/40 x 2 = 19 STREET TREES REQUIRED

STREET D = 581 LF. OF FRONTAGE
581/40 x 2 = 29 STREET TREES REQUIRED

STREET E = 403 LF. OF FRONTAGE
403/40 x 2 = 20 STREET TREES REQUIRED

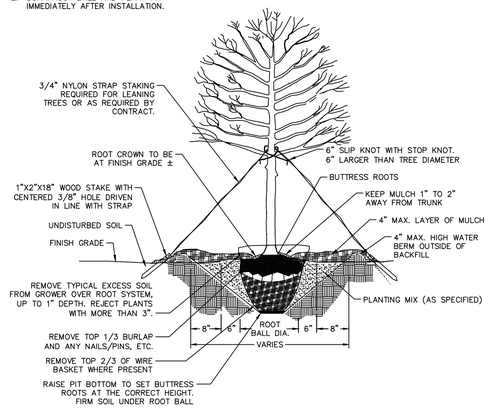
STREET F = 307 LF. OF FRONTAGE
307/40 x 2 = 15 STREET TREES REQUIRED

STREET G = 1,068 LF. OF FRONTAGE
1,068/40 x 2 = 53 STREET TREES REQUIRED

LANDSCAPE SPECIES & TOLERANCE NOTE:

A MINIMUM OF 75% OF THE LANDSCAPE FEATURES UTILIZED ON A PARCEL THAT IS GREATER THAN 5 ACRES SHALL BE DROUGHT AND SALT-TOLERANT NATIVE SPECIES. TOTAL LANDSCAPE FEATURES, EXCLUDING TURN, SHALL NOT BE COMPRISED OF MORE THAN 20% OF ANY SINGLE SPECIES OR 25% OF ANY GENUS [UDO, SEC. 7.4.G.1.B.IV].

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

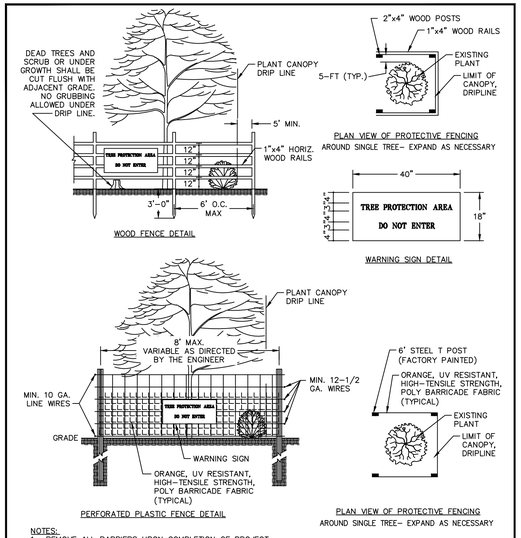


ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK
(AMSI, 1990, PART 1, "SHADE AND FLOWERING TREES")

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

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MASTER PLANS FOR:
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WAKE COUNTY

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MASTER PLANS

PRELIMINARY LANDSCAPE DETAILS & NOTES

Job Code: L70FRZ

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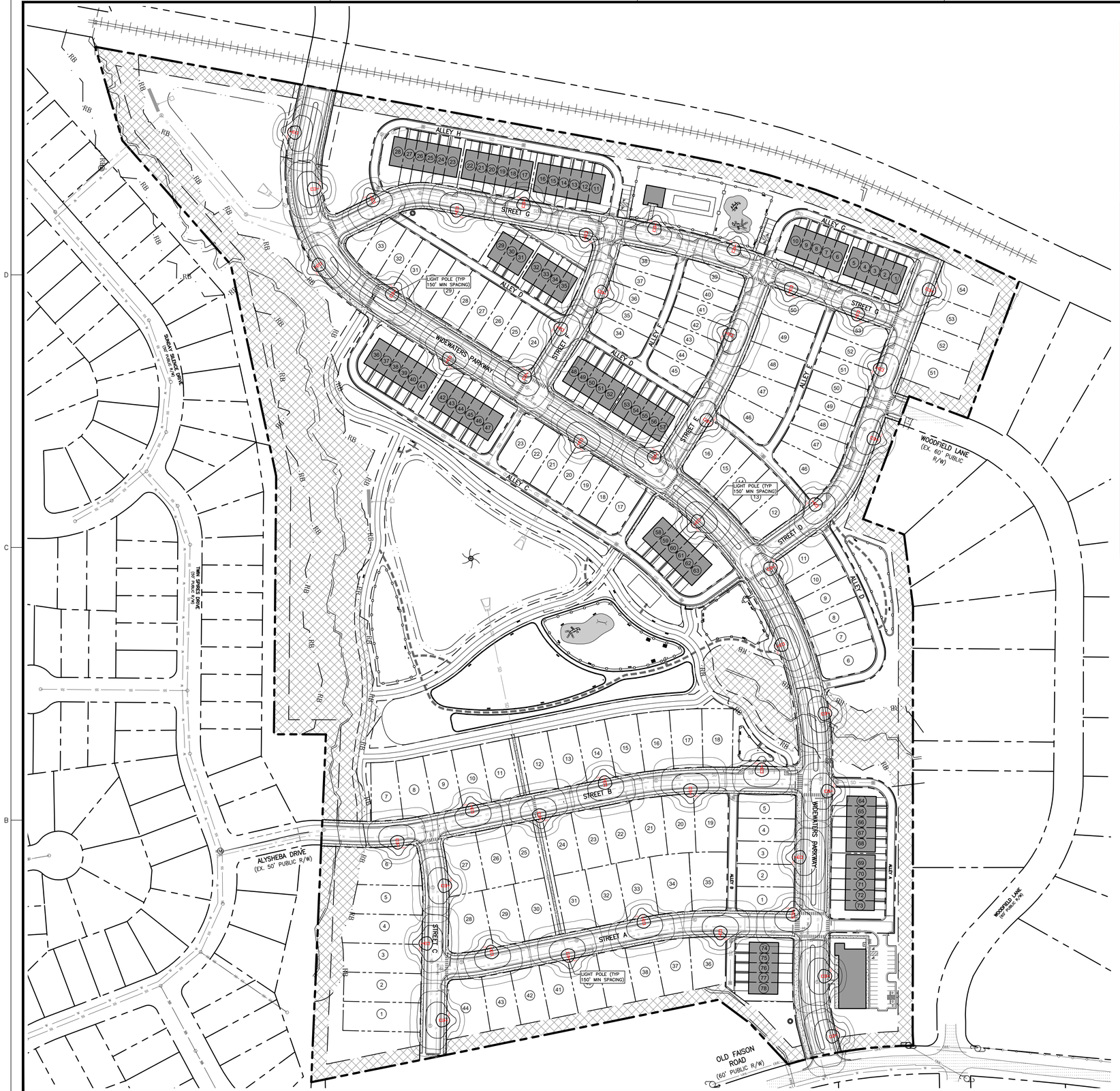
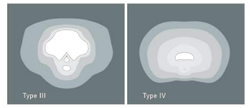


Outdoor Lighting

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 **ODLCarolinas@duke-energy.com**.

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BUILDING A SMARTER ENERGY FUTURE®

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NORTH

PRELIMINARY SITE LIGHTING PLAN

SCALE: 1" = 100'

0 100 200 300 400

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WAKE COUNTY

Drawn By	JHJ
Checked By	BDM

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⚠1 26 JAN 2026

MASTER PLANS

PRELIMINARY LANDSCAPE PLAN NORTH

Job Code L70FRZ

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MP 5.4

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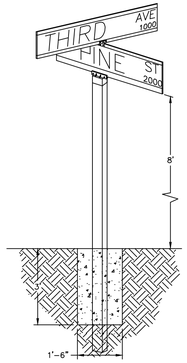
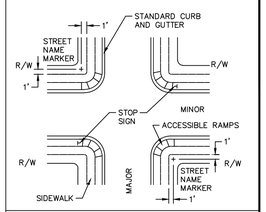
INSTALLATION OF STREET NAME SIGN



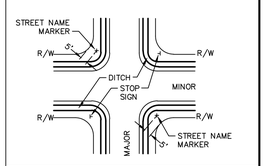
NOTES:

1. TWO STREET NAME MARKERS ARE REQUIRED IF THE INDUSTRY STREET HAS 3 OR MORE LANES.
2. ANY VARIANCE FROM THIS STANDARD MUST BE APPROVED BY THE TOWN OF KNIGHTDALE.

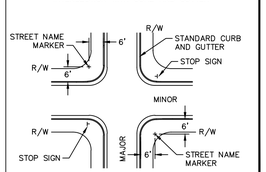
INTERSECTION WITH SIDEWALK, CURB, AND GUTTER



INTERSECTION WITH DITCHES, AND NO CURB AND GUTTER

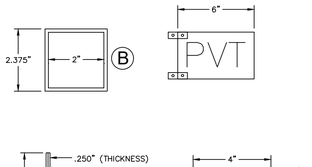


INTERSECTION WITH CURB AND GUTTER



REVISIONS	
DATE	DESCRIPTION

TOWN OF KNIGHTDALE STANDARD DETAILS	STREET NAME SIGN INSTALLATION LOCATIONS	STD. NO. 3.16

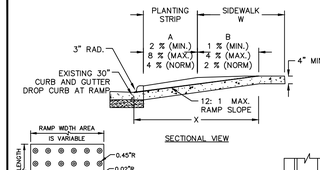


NOTES:

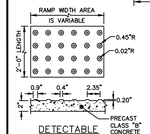
1. BLADES SHALL BE EXTRUDED ALUMINUM 606.3T5 OR 606.3T6 ALLOY .080" THICK. POST SHALL BE 10'-0" IN LENGTH, GLOSS GALVANIZED STEEL CONTINUOUS MILL DIPPED, WITH NO RAW ENDS; OR 40, 1540 WALL ALUMUM (SEE DETAIL B).
2. CAP TO BE ALUMINUM #380 ALLOY OR EQUAL SLOTTED FOR .25" EXTRUDED BLADE; 2.375" I.D. BASE, DIE CAST AND POLISHED. CAP SHALL BE TAPPED TO RECEIVE AND INCLUDE 3 STAINLESS STEEL SET SCREWS FOR POST MOUNTING AND 2 STAINLESS STEEL SET SCREWS FOR BLADE MOUNTING. SET SCREWS TO HAVE ALLEN HEADS (SEE DETAIL C).
3. BLADE SPACER BRACKET SHALL MEET SAME SPECIFICATIONS AS THE CAP WITH 2 SCREWS TO EACH BLADE MOUNTING (SEE DETAIL D).
4. THE FACE OF ALL BLADES SHALL MEET COVERED WITH ENGINEERING GRADE SHEETING WITH #2290 WHITE DIE CUT LETTERS WITH REVERSED SCREENED #708 TRANSPARENT GREEN. THE PRIMARY LETTERS SHALL BE 5" HIGH UPPER CASE, FHWA SERIES B AND PREFIX/SUFFIX LETTERS SHALL BE 2-1/2" HIGH, UPPER CASE, FHWA SERIES C. ALL MATERIALS TO BE VACUUM AND HEAT APPLIED TO A PREPARED ALUMINUM BLADE, WHICH HAS BEEN CLEANED AND ALL FOREIGN MATERIAL REMOVED (SEE DETAIL E).
5. LETTERS, NUMBERS AND SPACING SHALL CONFORM TO THE STANDARD ALPHABETS FOR HIGHWAY SIGNS, 1966 EDITION, REPRINT MAY, 1972 BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION, OFFICE OF TRAFFIC OPERATION.
6. ALL STREET NAME SIGNS ARE SUBJECT TO APPROVAL BY THE TOWN. BLOCK NUMBERS SHALL BE PROVIDED ON SIGNS AND CORRESPOND TO OFFICIALLY APPROVED ADDRESSES.
7. IF THE STREET IS INTENDED TO BE PRIVATE, A SUPPLEMENTAL PLATE IS REQUIRED. THE SUPPLEMENTAL PLATE MAY BE ATTACHED TO THE SIGN OR AN EXTENDED BLADE WITH BLACK ON YELLOW SHEETING MAY BE USED. THE SIGN SHALL HAVE BLACK LETTERS THAT SHOW PVT TO STAND FOR PRIVATE. THE LETTERS SHALL BE 2-1/2" HIGH, UPPER CASE, FHWA SERIES C, ON A BACKGROUND OF YELLOW ENGINEERING GRADE SHEETING. (SEE DETAIL F).

REVISIONS	
DATE	DESCRIPTION

TOWN OF KNIGHTDALE STANDARD DETAILS	STREET NAME SIGN	STD. NO. 3.17

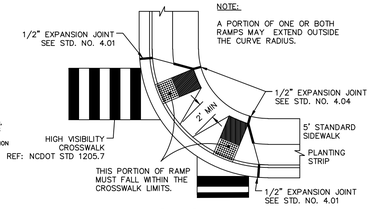


SECTIONAL VIEW

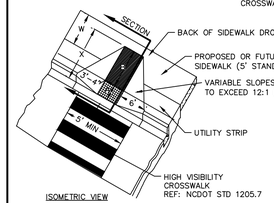


DETECTABLE WARNING DOMES

ALTERNATE MATERIAL MAY BE SUBSTITUTED, PROVIDED THE PRODUCT IS ON THE TOWN'S APPROVED MANUFACTURER LIST AND THE MANUFACTURER'S PRODUCT AND INSTALLATION SPECIFICATIONS ARE FOLLOWED.



PLAN VIEW



ISOMETRIC VIEW

W	A	W+A+9"	X	B
5'	0.0'	5.8'	5.8'	5.0' *
6'	0.0'	6.8'	6.8'	6.0' * *
7'	0.0'	7.8'	7.3'	6.5' * *
8'	0.0'	8.8'	7.3'	6.5' * *
5'	2.0'	7.8'	7.8'	5.0'
5'	2.5'	8.3'	8.1'	4.8'
5'	3.0'	8.8'	8.3'	4.4'
5'	3.5'	9.3'	8.4'	4.1'
5'	4.0'	9.8'	8.6'	3.8'
5'	4.5'	10.3'	8.7'	3.4'
5'	5.0'	10.8'	8.9'	3.1'

B = X - (A + 9")
B = DISTANCE FROM FRONT EDGE OF SIDEWALK TO BACK POINT OF 12:1 (8.33%) SLOPE.
* BACK OF SIDEWALK DROP REQUIRED FOR ALL SIDEWALK SLOPES
* * BACK OF SIDEWALK DROP REQUIRED FOR SIDEWALK SLOPES OF 0.04.

DIMENSION SCHEDULE

NOTES:

1. DETECTABLE WARNING DOMES SHALL COVER 2 FEET IN LENGTH & FULL WIDTH OF THE RAMP FLOOR AS SHOWN. THE WALKING SURFACE SHALL BE DARK GRAY (70% CONTRAST RATIO) IN COLOR.
2. CROSSWALK WIDTHS AND CONFIGURATIONS VARY, ALL MUST CONFORM TO TRAFFIC DESIGN STANDARDS.

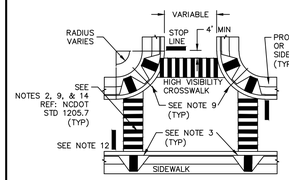
NOTE:

A PORTION OF ONE OR BOTH RAMPS MAY EXTEND OUTSIDE THE CURVE RADIUS.

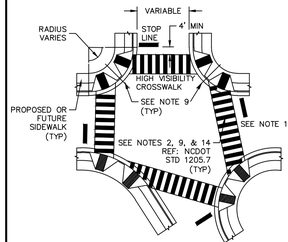
REVISIONS	
DATE	DESCRIPTION

1 of 2

TOWN OF KNIGHTDALE STANDARD DETAILS	WHEELCHAIR RAMP CURB CUT	STD. NO. 4.06



TYPICAL WHEELCHAIR RAMPS AND CROSSWALKS AT TEE INTERSECTIONS



TYPICAL WHEELCHAIR RAMPS AND CROSSWALKS AND STOP LINES

NOTES:

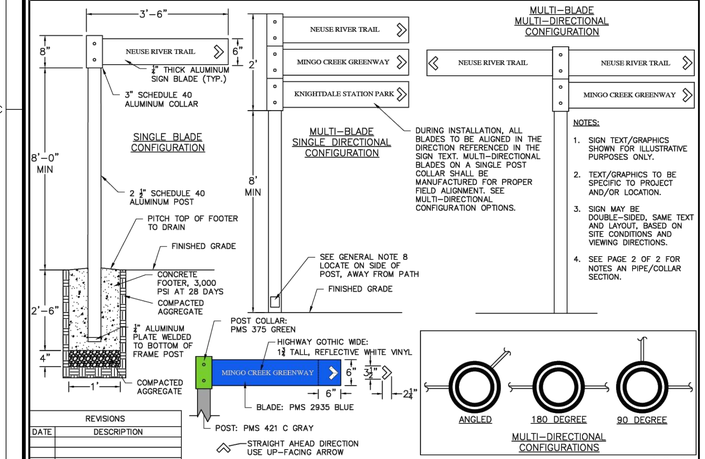
3. NC GEN. ST. 136-44.14 REQUIRES THAT ALL STREET CURBS BEING CONSTRUCTED OR RECONSTRUCTED SHALL INCLUDE WHEELCHAIR RAMPS AT ALL INTERSECTIONS AND OTHER POINTS OF PEDESTRIAN TRAFFIC.

   WHEELCHAIR RAMPS SHALL BE PROVIDED AT LOCATIONS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE TOWN. LOCATIONS MAY BE ADJUSTED IN THE FIELD AS DIRECTED BY THE TOWN TO AVOID POWER POLES, FIRE HYDRANTS, STORM INLETS, ETC. NO LESS THAN TWO (2) FEET OF FULL HEIGHT CURB SHALL BE PLACED BETWEEN THE RAMPS.
5. NO SLOPE ON THE WHEELCHAIR RAMP SHALL EXCEED 1" PER FOOT (12:1 OR 8.33%) IN RELATIONSHIP TO THE GRADE OF THE STREET.
6. THE WHEELCHAIR RAMP SHALL BE A MINIMUM OF 40" (3'-4") WIDE.
7. CONCRETE SHALL BE A MINIMUM OF 3000 P.S.I. AND FINISHED WITH A NON-SKID SURFACE.
8. AN EXPANSION JOINT OF 1/2" SHALL BE PLACED AT THE JOINT BETWEEN THE WHEELCHAIR RAMP AND THE CURB OR SIDEWALK.
9. THE INSIDE PEDESTRIAN CROSSWALK LINES SHALL BE SET NO CLOSER INTO THE INTERSECTION THAN WOULD BE ESTABLISHED BY BISECTING THE CURB RADII.
10. THE CURB CUTS AND THE PEDESTRIAN CROSSWALK LINES SHALL BE COORDINATED SO THAT THE BEGINNING OF THE WHEELCHAIR RAMP WILL FALL COMPLETELY WITHIN THE CROSSWALK LINES.
11. THE MINIMUM WIDTH OF THE PEDESTRIAN CROSSWALKS SHALL BE 5'-0".
12. STOP LINES SHALL BE PLACED AS SHOWN TO INDICATE THE POINT AT WHICH VEHICLES MUST COME TO A STOP. THIS POINT SHALL BE A MINIMUM OF 4'-0" FROM THE PEDESTRIAN CROSSWALK.
13. PARKING SHALL NOT BE ALLOWED WITHIN 20' OF PEDESTRIAN CROSSWALKS.
14. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE NORTH CAROLINA SUPPLEMENT TO THE MUTCD. ALL PAVEMENT MARKINGS SHALL CONFORM WITH NC DOT SPECIFICATIONS SECTIONS 920 AND 1087.
15. ALL STOP BARS SHALL BE 4 FEET BEHIND EDGE OF CROSSWALK.

REVISIONS	
DATE	DESCRIPTION

2 of 2

TOWN OF KNIGHTDALE STANDARD DETAILS	WHEELCHAIR RAMP CURB CUT	STD. NO. 4.06



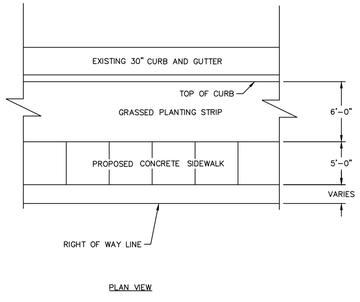
NOTES:

1. SIGN TEXT/GRAPHICS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
2. TEXT/GRAPHICS TO BE SPECIFIC TO PROJECT AND/OR LOCATION.
3. SIGN MAY BE DOUBLE-SIDED, SAME TEXT AND LAYOUT, BASED ON SITE CONDITIONS AND VIEWING DIRECTIONS.
4. SEE PAGE 2 OF 2 FOR NOTES AN PIPE/COLLAR SECTION.

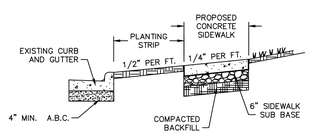
REVISIONS	
DATE	DESCRIPTION

1 OF 2

TOWN OF KNIGHTDALE STANDARD DETAILS	GREENWAY DIRECTIONAL SIGNAGE	STD. NO. 4.09-5



PLAN VIEW



TYPICAL SECTION

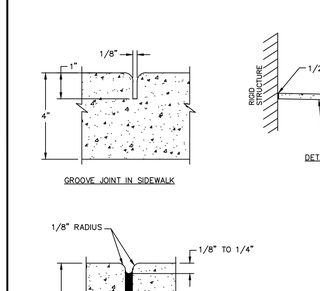
NOTES:

1. TRANSVERSE EXPANSION JOINTS TO BE A MAXIMUM OF 50 FEET APART.
2. CONTROL JOINTS TO BE AT 5 FEET O.C.
3. ALL CONCRETE TO BE FINISHED WITH CURING COMPOUND.
4. SIDEWALK SUB BASE TO BE A MIXTURE OF 70 PERCENT #57 STONE AND ASTM C33 SAND OR EQUAL.

REVISIONS	
DATE	DESCRIPTION

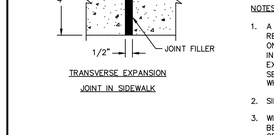
1 of 2

TOWN OF KNIGHTDALE STANDARD DETAILS	CONCRETE SIDEWALKS	STD. NO. 4.04



GROOVE JOINT IN SIDEWALK

DETAILS SHOWING EXPANSION JOINTS IN CONCRETE SIDEWALK



TRANSVERSE EXPANSION JOINT IN SIDEWALK

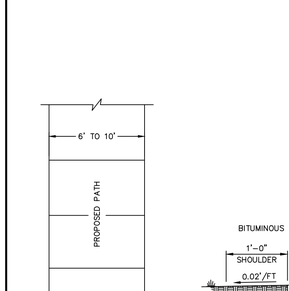
NOTES:

1. A GROOVE JOINT 1" DEEP WITH 1/8" RADII SHALL BE REQUIRED IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 45' INTERVALS NOT TO EXCEED 50' AND MATCHING EXPANSION/CONSTRUCTION JOINT IN ADJACENT CURB. A SEALED 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.
2. SIDEWALK AT DRIVEWAY ENTRANCES TO BE 6" THICK.
3. WIDTH OF SIDEWALK ON THOROUGHFARE STREETS SHALL BE A MINIMUM OF 5', WIDTH OF SIDEWALKS IN THE CENTRAL BUSINESS DISTRICT WILL BE DETERMINED BY THE TOWN ENGINEER.
4. WIDTH OF SIDEWALKS ON NON-THOROUGHFARE STREETS SHALL BE A MINIMUM OF 5' UNLESS OTHERWISE SPECIFIED BY THE TOWN'S UNIFIED DEVELOPMENT ORDINANCE.
5. SIDEWALK TO BE POURED TO END OF RADIUS AT INTERSECTING STREETS.
6. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3600 PSI IN 28 DAYS.

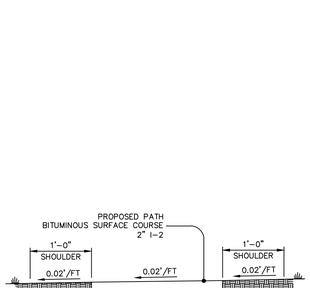
REVISIONS	
DATE	DESCRIPTION

2 of 2

TOWN OF KNIGHTDALE STANDARD DETAILS	CONCRETE SIDEWALKS	STD. NO. 4.04



PLAN VIEW



TYPICAL SECTION

NOTES:

1. CROSS SLOPE DIRECTION VARIES. SEE LAYOUT PLANS FOR DIRECTION OF SLOPE.
2. CONTRACTOR IS RESPONSIBLE FOR REESTABLISHING ALL SLOPES DISTURBED BY CONSTRUCTION.

REVISIONS	
DATE	DESCRIPTION

TOWN OF KNIGHTDALE STANDARD DETAILS	STANDARD MULTI-USE PATH GREENWAY	STD. NO. 4.09

THE SITE GROUP, PLLC.
LANDSCAPE ARCHITECTURAL CORPORATION
CERT. NO. 353
NORTH CAROLINA
RALEIGH, NC.

NC ENGINEERING LICENSE NO. P-0803

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

THE SITE GROUP, PLLC.
111 Oberlin Road
Raleigh, NC 27605-1136 USA
Office: 919.835.4787
E Mail: BDM@thesitegroup.net

PRELIMINARY SUBDIVISION PLAN FOR:

LAKEVIEW TOWNHOMES

915 & 0 JONES FRANKLIN ROAD
RALEIGH, NORTH CAROLINA

Drawn By: JHJ
Checked By: BDM

DATE:
24 NOV 2025
REVISED:
1 26 JAN 2026

MASTER PLANS

SITE DETAILS

Job Code: L7OFRZ

Dwg No.
MP
6.0

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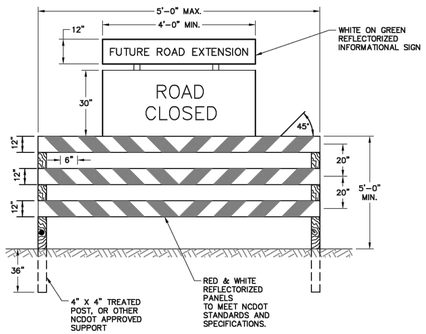
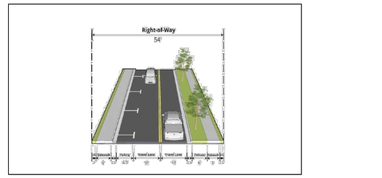


NOTES:

1. BARRICADE(S) TO BE ERECTED ACROSS ENTIRE ROADWAY INCLUDING CURB & GUTTER.
2. ADVANCE WARNING SIGN W14-1 (DEAD END) SHALL BE PLACED JUST AFTER LAST INTERSECTING STREET.
3. MARKINGS FOR BARRICADE RAILS SHALL BE REFLECTIVE AND ALTERNATE RED AND WHITE STRIPS.
4. "ROAD CLOSED" SIGN SHALL MEET SPECIFICATIONS OF M.U.T.C.D R11-2 AND BE REQUIRED ATOP EACH BARRICADE USED.

REVISIONS	
DATE	DESCRIPTION

TOWN OF KNIGHTDALE STANDARD DETAILS	TEMPORARY BARRICADE FOR DEAD END ROADS	STD. NO. 3.18



NO SCALE

MINIMUM PAVEMENT DESIGN:

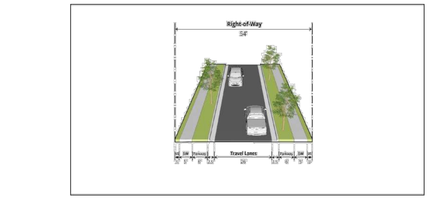
BITUMINOUS SURFACE COURSE: 1 1/2" S 9.5B
INTERMEDIATE COURSE: 2 1/2" I 19.0B
BASE COURSE: 8" ABC

STREET FEATURES:

FLEXIBLE STREET DESIGN
COORDINATE STREET DESIGN ELEMENTS WITH TOWN STAFF
TRAVEL LANES OF 10 FT.
CURB & GUTTER
STRIPED PARALLEL PARKING – ONE SIDE ONLY
PARKWAY – 6 FT. ON ONE SIDE
SIDEWALK – 6 FT. ON PARKING SIDE; 5 FT. ON OPPOSING SIDE
REQUIRES 54 FT. OF RIGHT-OF-WAY
UTILITY LOCATION UNDERGROUND
AVERAGE SPEED 20 MPH
STREET TREES LOCATED IN PARKWAY
STREET TREES LOCATED ON PARKING SIDE OF STREET
WILL BE PLACED IN CURB BULB OUT OR BACK OF SIDEWALK

REVISIONS	
DATE	DESCRIPTION

TOWN OF KNIGHTDALE STANDARD DETAILS	LOCAL STREET - ON STREET PARKING ONE SIDE ONLY	STD. NO. 3.02-2



NO SCALE

MINIMUM PAVEMENT DESIGN:

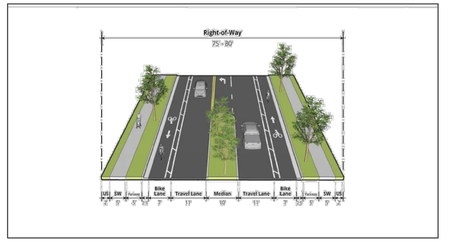
BITUMINOUS SURFACE COURSE: 1 1/2" S 9.5B
INTERMEDIATE COURSE: 2 1/2" I 19.0B
BASE COURSE: 8" ABC

STREET FEATURES:

FLEXIBLE STREET DESIGN
COORDINATE STREET DESIGN ELEMENTS WITH TOWN STAFF
STREET WIDTH OF 20 FT. FOR ONE-WAY
STREET WIDTH OF 31 FT. FOR TWO-WAY
CURB & GUTTER
INFORMAL PARKING – ONE SIDE ONLY
PARKWAY – 6 FT. ON EACH SIDE
SIDEWALK – 5 FT. ON EACH SIDE
UTILITY STRIP – 0.5 FT. ON EACH SIDE
REQUIRES 47 FT. OF RIGHT-OF-WAY FOR ONE-WAY
REQUIRES 54 FT. OF RIGHT-OF-WAY FOR TWO-WAY
UTILITY LOCATION UNDERGROUND
AVERAGE SPEED 20 MPH
STREET TREES LOCATED IN PARKWAY

REVISIONS	
DATE	DESCRIPTION

TOWN OF KNIGHTDALE STANDARD DETAILS	LOCAL STREET - 2 LANES SIDEWALKS	STD. NO. 3.02-1



NO SCALE

MINIMUM PAVEMENT DESIGN:

BITUMINOUS SURFACE COURSE: 1 1/2" S 9.5B
INTERMEDIATE COURSE: 2 1/2" I 19.0B
BASE COURSE: 8" ABC

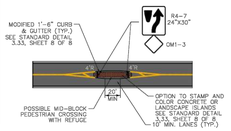
STREET FEATURES:

MEDIAN OF 10 FT.
TRAVEL LANES OF 11 FT.
BIKE LANE OF 7 FT.
CURB & GUTTER
PARKWAY – 5 FT. ON EACH SIDE
SIDEWALKS – 5 FT. ON EACH SIDE
REQUIRES 75 FT. OF RIGHT-OF-WAY
WHEN UDO APPENDIX B CALLS FOR A 10 FT. SIDEPATH, RIGHT-OF-WAY WIDTH INCREASES TO 80 FT.
UTILITY LOCATION UNDERGROUND OR ALLEY
AVERAGE SPEED 35-45 MPH
STREET TREES LOCATED IN PARKWAY
UTILITY LOCATION BEHIND CURB ON NCDOT FACILITIES
BICYCLE FACILITY PAVEMENT MARKINGS SHALL ADHERE TO MUTCD STANDARDS
PROVIDE ELEMENTS PER URBAN STREETSCAPE DESIGN FEATURES DETAIL

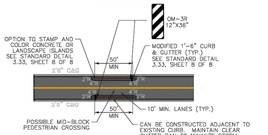
REVISIONS	
DATE	DESCRIPTION

TOWN OF KNIGHTDALE STANDARD DETAILS	AVENUE - 3 LANES BUFFERED BIKE LANES	STD. NO. 3.05

MEDIANS



CHOKERS

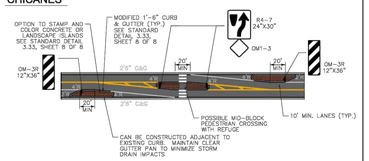


WHILE MEDIANS PROVIDE LESS TRAFFIC CALMING PERFORMANCE THAN CHICANES, THEY ARE STILL GOOD TRAFFIC CALMING MEASURES THAT HAVE A WIDER RANGE OF APPLICATIONS SINCE MEDIANS CAN BE LONGER AND REQUIRE LESS TAPER LENGTH.

USE A=WS²/60 TO CALCULATE TAPER LENGTHS – SEE FORMULA BELOW.

CHOKERS PROVIDE TRAFFIC CALMING MEASURES THROUGH THE ENCOURAGEMENT OF LOWER SPEEDS THROUGH THE PINCH POINT. SHORTER PEDESTRIAN CROSSING DISTANCES ARE POSSIBLE IF A MID-BLOCK CROSSING IS PROVIDED.

CHICANES



CHICANES ARE APPROPRIATE TRAFFIC CALMING MEASURES FOR COLLECTORS AND LOCAL STREETS.

CHICANES ARE MOST APPROPRIATE FOR ROADWAY FACILITIES WITH POSTED SPEEDS EQUAL TO OR LESS THAN 25 MPH.

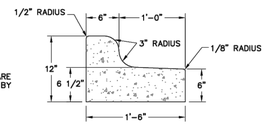
THE DESIGN SPEED FOR CHICANES SHOULD BE THE SAME DESIGN SPEED USED FOR THE ROADWAY. CHICANES SHOULD NOT BE USED ON ROADWAYS WHERE TRAFFIC CALMING MEASURES CAN BE SAFELY NAVIGATED BY EMERGENCY VEHICLES.

FOR SIGHT DISTANCE AND VISIBILITY PURPOSES, CHICANES ARE NOT RECOMMENDED FOR INSTALLATION ON ROADWAY SECTIONS WITH GRADES IN EXCESS OF 6%.

USE A=WS²/60 TO CALCULATE TAPER LENGTHS, WHERE
A = APPROACH OR DEPARTURE TAPER LENGTH
W = WIDTH OF LATERAL SHIFT
S = POSTED SPEED
NOTE: USE POSTED SPEED AS OPPOSED TO DESIGN SPEED WHEN CALCULATING TRAFFIC CALMING MEASURE TAPER LENGTHS.

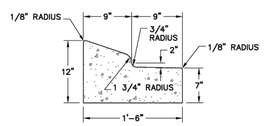
REVISIONS	
DATE	DESCRIPTION

TOWN OF KNIGHTDALE STANDARD DETAILS	OTHER TRAFFIC CALMING MEASURES	STD. NO. 3.34



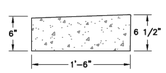
1'-6" MEDIAN CURB AND GUTTER

TO BE USED IN MEDIANS WHEN LANES ARE SLOPED FROM ISLAND OR AS SPECIFIED BY THE TOWN ENGINEER.



1'-6" MOUNTABLE CURB AND GUTTER

TO BE USED IN MEDIANS ONLY WHEN SPECIFIED BY THE TOWN ENGINEER.



1'-6" BINDER CURB

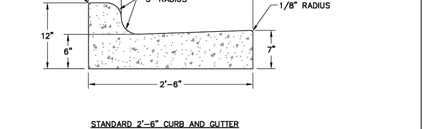
TO BE USED IN ALLEYS ONLY WHEN SPECIFIED BY THE TOWN ENGINEER.

1'-6" STANDARD CURB AND GUTTER

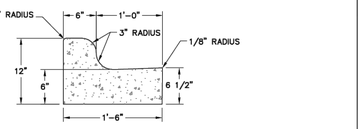
REVISIONS	
DATE	DESCRIPTION

2 of 3

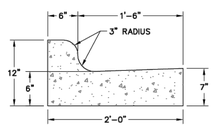
TOWN OF KNIGHTDALE STANDARD DETAILS	CURB AND GUTTER	STD. NO. 4.01



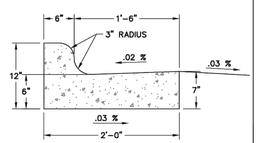
STANDARD 2'-6" CURB AND GUTTER



1'-6" STANDARD CURB AND GUTTER



2'-0" STANDARD CURB & GUTTER

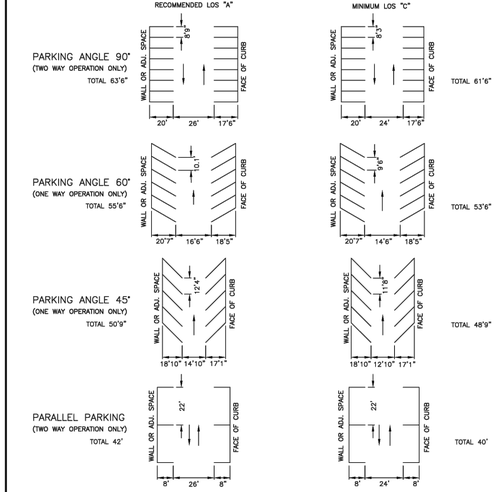


SLOPE FOR VARIABLE SUPER ELEVATION RATES

REVISIONS	
DATE	DESCRIPTION

1 of 3

TOWN OF KNIGHTDALE STANDARD DETAILS	CURB AND GUTTER	STD. NO. 4.01



NOTE:

1. FOR ACCESSIBLE PARKING STANDARDS SEE TOWN UNIFIED DEVELOPMENT ORDINANCE.
2. PAVEMENT MARKINGS SHALL BE 4" WHITE PAINT TO TOWN STANDARDS.

REVISIONS	
DATE	DESCRIPTION

TOWN OF KNIGHTDALE STANDARD DETAILS	PARKING STANDARDS	STD. NO. 3.20

THE SITE GROUP, PLLC
LANDSCAPE ARCHITECTURAL CORPORATION
CERT. NO. 353
NORTH CAROLINA
RALEIGH, NC

NC ENGINEERING LICENSE NO. P-0803

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PRELIMINARY SUBDIVISION PLAN FOR:

LAKEVIEW TOWNHOMES

915 & 0 JONES FRANKLIN ROAD
RALEIGH, NORTH CAROLINA

Drawn By JHJ
Checked By BDM

DATE:
24 NOV 2025
REVISED:
1 26 JAN 2026

MASTER PLANS

SITE DETAILS

Job Code L7OFRZ

Dwg No.
MP
6.1

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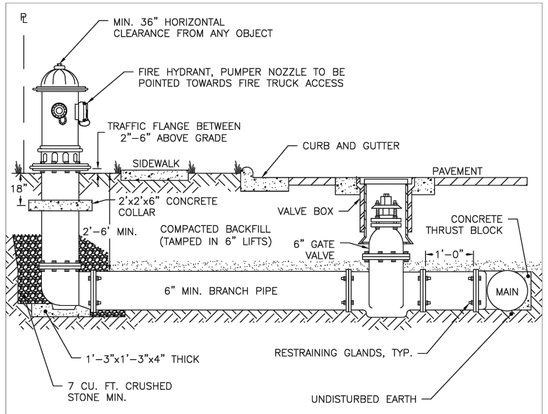
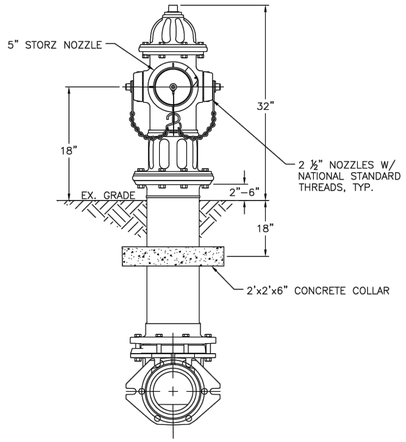


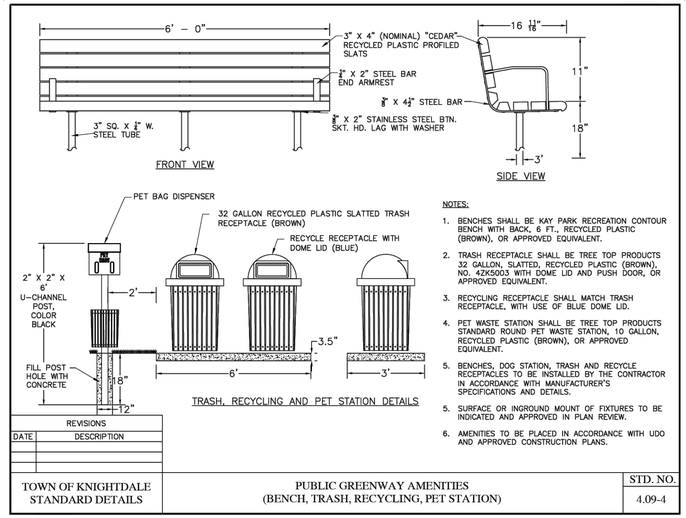
NOTES:
1. FIRE HYDRANT SHALL BE AS MANUFACTURED: MUELLER, AMERICAN DARLING, KENNEDY OR CLOW.
2. BRANCH PIPE SHALL BE DUCTILE IRON AWWA C150.
3. 6" GATE VALVE SHALL BE AWWA C500 OPEN LEFT.
4. RODS AND BOLTS SHALL BE ¾" 316 STAINLESS STEEL.
5. FIRE HYDRANTS WILL BE INSTALLED IN TRUE VERTICAL POSITION.
6. RODS SHALL NOT BE COUPLED MORE THAN ONCE. IF THE LENGTH FROM THE VALVE TO THE HYDRANT EXCEEDS 20' THEN A MECHANICAL RESTRAINING GLAND WITH A REBAR CAGE SHALL BE INSTALLED NO MORE THAN 10' FROM HYDRANT AND POURED IN CONCRETE.
7. FIRE HYDRANTS TO BE LOCATED IN ROW OR 2.5 FOOT EASEMENT (ON ALL SIDES OF HYDRANT) FOOT EASEMENT ADJACENT TO ROW.
8. ANYTIME SITE WORK, CONSTRUCTION, ROAD WORK, OR ANY OTHER WORK CHANGES THE GRADE OF THE FIRE HYDRANT, THE PERSON RESPONSIBLE FOR THE WORK IS RESPONSIBLE FOR ADJUSTING THE FIRE HYDRANT TO STAY WITHIN COMPLIANCE.

CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE: 01/16/2025	NOT TO SCALE
	STANDARD FIRE HYDRANT INSTALLATION (RESTRAINT GLANDS)	
	W-4	



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 STANDARD DETAIL		
REVISIONS	DATE: 01/16/2025	NOT TO SCALE
	STANDARD FIRE HYDRANT WITH 5" STORZ PUMPER NOZZLE	
	W-5	



NOTES:
1. BENCHES SHALL BE KAY PARK RECREATION CONTOUR BENCH WITH BACK, 6 FT., RECYCLED PLASTIC (BROWN), OR APPROVED EQUIVALENT.
2. TRASH RECEPTACLE SHALL BE TREE TOP PRODUCTS 32 GALLON, SLATTED, RECYCLED PLASTIC (BROWN), NO. 4ZKS003 WITH DOME LID AND PUSH DOOR, OR APPROVED EQUIVALENT.
3. RECYCLING RECEPTACLE SHALL MATCH TRASH RECEPTACLE, WITH USE OF BLUE DOME LID.
4. PET WASTE STATION SHALL BE TREE TOP PRODUCTS STANDARD ROUND PET WASTE STATION, 10 GALLON, RECYCLED PLASTIC (BROWN), OR APPROVED EQUIVALENT.
5. BENCHES, DOG STATION, TRASH AND RECYCLE RECEPTACLES TO BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND DETAILS.
5. SURFACE OR INGROUND MOUNT OF FIXTURES TO BE INDICATED AND APPROVED IN PLAN REVIEW.
6. AMENITIES TO BE PLACED IN ACCORDANCE WITH UDO AND APPROVED CONSTRUCTION PLANS.

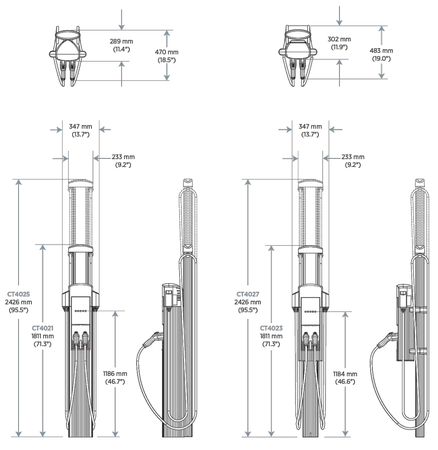
REVISIONS	
DATE	DESCRIPTION

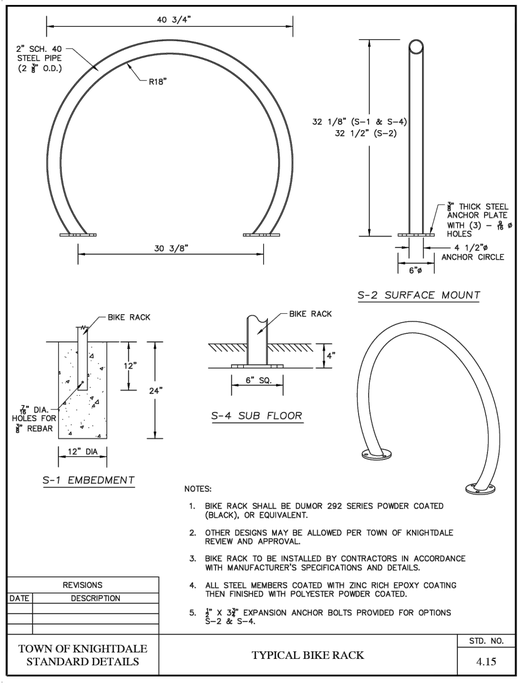
TOWN OF KNIGHTDALE STANDARD DETAILS	PUBLIC GREENWAY AMENITIES (BENCH, TRASH, RECYCLING, PET STATION)	STD. NO. 4.09-4

Architectural Drawings (Dimensions)

CT4021 1830 mm (6')
CT4025 2440 mm (8')
Bollard

CT4023 1830 mm (6')
CT4027 2440 mm (8')
Wall Mount





NOTES:
1. BIKE RACK SHALL BE DUMOR 292 SERIES POWDER COATED (BLACK), OR EQUIVALENT.
2. OTHER DESIGNS MAY BE ALLOWED PER TOWN OF KNIGHTDALE REVIEW AND APPROVAL.
3. BIKE RACK TO BE INSTALLED BY CONTRACTORS IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND DETAILS.
4. ALL STEEL MEMBERS COATED WITH ZINC RICH EPOXY COATING THEN FINISHED WITH POLYESTER POWDER COATED.
5. ½" X 32" EXPANSION ANCHOR BOLTS PROVIDED FOR OPTIONS S-2 & S-4.

REVISIONS	
DATE	DESCRIPTION

TOWN OF KNIGHTDALE STANDARD DETAILS	TYPICAL BIKE RACK	STD. NO. 4.15

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Drawn By: JHJ
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⚠1 26 JAN 2026

MASTER PLANS

SITE DETAILS

Job Code: L70FRZ

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MP
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