



**TIMMONS GROUP**

YOUR VISION ACHIEVED THROUGH OURS.

ENGINEERING FIRM:

**TIMMONS GROUP**

5401 TRINITY RD, SUITE 102

RALEIGH | NC 27607



**PUD SUBMITTAL**  
PREPARED FOR:  
TOWN OF KNIGHTDALE  
MAY, 2022

THE HAVEN AT GRIFFITH MEADOWS

Knightdale's 2035 Comprehensive plan defines Knightdale's vision as a place to start something but will also be reaping the rewards of a generation of beginnings. Old Town will be the heart of the community, with a thriving mix of business and homes. Neighborhoods throughout the town will feel a sense of connection: connected by traditions; connected by family; connected by roads, greenways, bicycle routes, and walkways; connected by the shared history that makes Knightdale unique.

The Haven at Griffith Meadows plans to embrace that very vision by creating a community that thrives in Knightdale. The neighborhood, community will bring connections from family and friends with fresh infrastructure, roads, greenway, and gathering areas. The subdivision name is dedicated to honor the passing of a local resident, who didn't care who you were or where you came from but always wanted peace and everyone to enjoy life. The intertwined open space community represents her sense of shared connection and will symbolize her good heart and nature.

The Knightdale Unified Development Ordinance states that a planned unit development overlay district rezoning is a privilege and shall be considered by the town based on the aggregated incremental benefits that the specific subdivision plans provide that over and above the standard zoning requirements. In return for the flexibility that the planned unit development designation [The Haven at Griffith Meadows](#) design has been based on the following:

[Exceptional amenities](#) – The proposed development will include traditional modern high-end amenities such as resort style pool, clubhouse, playground, lawn areas, and fire pit. The active open spaces are flexible community gathering spaces accommodating a wide array of uses.

[Preservation of Natural Areas](#) – While adding improvements to the land, the community will also conserve the numerous natural features found on the property. The existing pond will remain unharmed so wildlife will continue to flourish. The streams and wetlands will remain but will have a minimal impact in the middle of the site. Tree canopy will be preserved, saving double the amount of required trees.

[Pedestrian Plan](#) – A public greenway trail will be added on site, following the Knightdale's Trails and Greenway plan. The trail will help Knightdale move closer towards making their vision for a pedestrian-friendly community a reality and will create a healthier and more dynamic community by improving pedestrian safety and connectivity.

[Transportation Plan](#) – A 64' collector will be built running west to east on site. This road will eventually extend to Bethlehem Road, connecting to Greythorne Place. In the completion of said road, Knightdale is one step closer to the intended transportation system of integrated grid street network for major roads and local streets.

[Mixed-Density Neighborhood](#) – The Haven at Griffith Meadows is a mixed density neighborhood with multiple dwelling types, lot sizes, and price points to ensure diversity and appeal to a broad array of home buyers.

**SITE DATA TABLE**

PROJECT:	THE HAVEN AT GRIFFITH MEADOWS
ENGINEER:	TIMMONS GROUP BETH BLACKMON, PE 5410 TRINITY ROAD, STE. 102 RALEIGH, NC 27607 PHONE: (919) 866-4509 FAX: (919) 859-5663 EMAIL: BETH.BLACKMON@TIMMONS.COM
DEVELOPER:	DEACON DEVELOPMENT ANDREW SURIANO PO BOX 1080 WAKE FOREST, NC 27588 PHONE: (919) 608-3542 EMAIL: ANDREW@DEACONCOMPANIES.COM
LAND OWNER:	BRENDA KNOTT MARTIN 567 MAILMAN RD KNIGHTDALE, NC 27545  JOHN WALTER MARTIN 1620 SINGLE K LN KNIGHTDALE, NC 27545  BONNIE H HART 1728 BETHLEHEM RD KNIGHTDALE, NC 27545
TAX ID:	1752-59-7507, 1752-59-9261, & 1752-69-3494
DEED REFERENCE:	DB 08-E PG 2003; DB 16307 PG 1244; DB 19-E PG 362
TOWNSHIP:	ST. MATTHEW'S
EXISTING ZONING:	RT
CURRENT USE:	SINGLE-FAMILY RESIDENTIAL & AGRICULTURE
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL
PROPOSED ZONING:	GR-8 PUD GENERAL RESIDENTIAL-8 (GR-8), PUD (PLANNED UNIT DEVELOPMENT)
TOTAL PROJECT AREA:	60.15 ACRES
PROPOSED DENSITY:	3.23 DU/A
RIVER BASIN:	NEUSE
SURFACE WATER CLASSIFICATION:	C; NSW
WATERSHED:	NONE
FIRM PANEL #:	3720175200J EFF. 05/02/2006

FRONT LOAD SINGLE FAMILY LOT STANDARDS:	MINIMUM LOT SIZE: 7,100 SF LOT WIDTH: 60' FRONT SETBACK: 10' DRIVEWAY LENGTH: 20' SIDE SETBACK: 5' CORNER SIDE SETBACK: 10' REAR SETBACK: 20'
REAR LOAD SINGLE FAMILY LOT STANDARDS:	MINIMUM LOT SIZE: 4,200 SF LOT WIDTH: 38' FRONT SETBACK: 10' SIDE SETBACK: 3' CORNER SIDE SETBACK: 10' REAR SETBACK: 20' DRIVEWAY LENGTH: 20'
REAR LOAD TOWNHOME LOT STANDARDS:	MINIMUM LOT SIZE: 2,000 SF LOT WIDTH: 20' FRONT SETBACK: 10' BUILDING SEPARATION: 10' REAR SETBACK: 20' DRIVEWAY LENGTH: 20'

**SETBACKS AND DRIVEWAYS**

Section 3.4 of the Knightdale UDO requires that any lot less than 80' in width be accessed via an alley or rear lane access. Additionally, the Section 6.5 of the UDO requires that side setbacks be a minimum of 20% of the lot width (to a minimum of 6'), and driveway length be a minimum of 35'. An exception to these requirements is requested to allow the minimum lot width standard to be reduced to 60', side setbacks be reduced to 5', rear setback be reduced to 20', and driveway lengths be reduced to a minimum of 20' to be adequately developed within the site constraints. Per Section 3.4, Knightdale requires townhomes to have a minimum driveway length of 35'. An exception to this requirement is requested to allow townhome driveways to be reduced to 20'.

**GENERAL SITE MODIFICATIONS**

9.3.B of the knightdale unified development ordinance prohibits mass grading on all front-loaded lots 60' or greater in width. All rear loaded units included in this PUD are exempt from this requirement by right, due to their narrow lot width. The single family lots not exempt, include 30% of the total number of lots. An exception to these requirements is requested to allow for the entire development to be eligible for mass grading, rather than only portions of the development. This exemption would allow for a more efficient construction process.

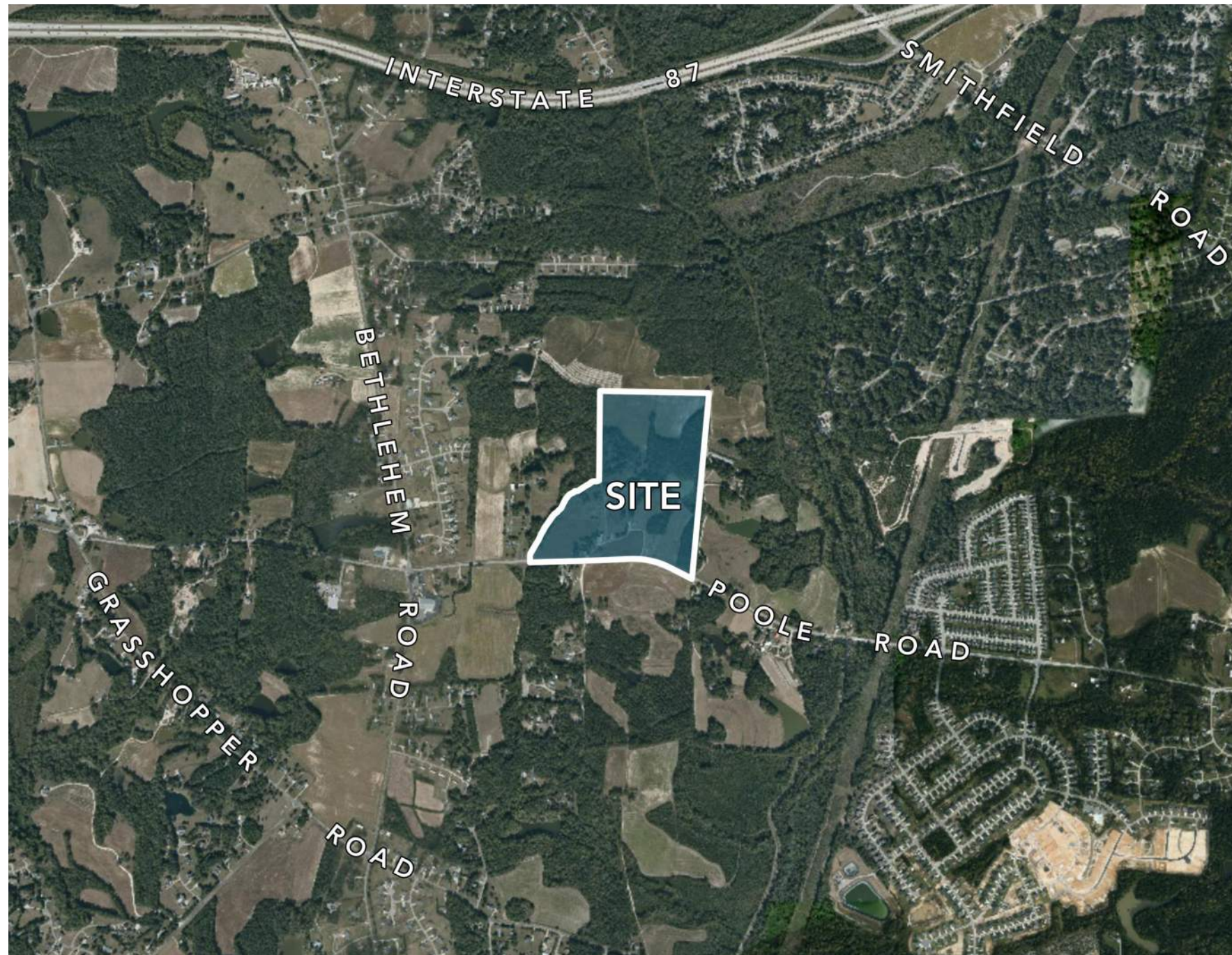
**DISTRIBUTION OF USES**

Table 11.1.B in the Knightdale UDO requires a Min. 10% / Max. 40% Duplex / Townhouse, Min. 5% / Max. 40% Multifamily, and Min. 15% / Max. 60% Single Family. An exception to these requirements is requested to exclude the requirement for Multifamily use and an increased percentage of single family.

**TRANSPORTATION NETWORK**

An exception to allow a 32' Public Right of Way street section, a modified One Way Local Street, to serve homes fronting on open space areas is requested.

Section 11.3.B.1. of the UDO requires that any development that embraces only 1 side of an existing or planned arterial or collector will only be required to dedicate additional R/W for that portion of the street with which the development has frontage. Dedication of 15' R/W is identified on the Master Plan to accommodate half the ultimate right-of-way along Mailman Road for a 2-lane divided Urban Avenue section subject to the Traffic Impact Analysis findings on acceptable levels of service.

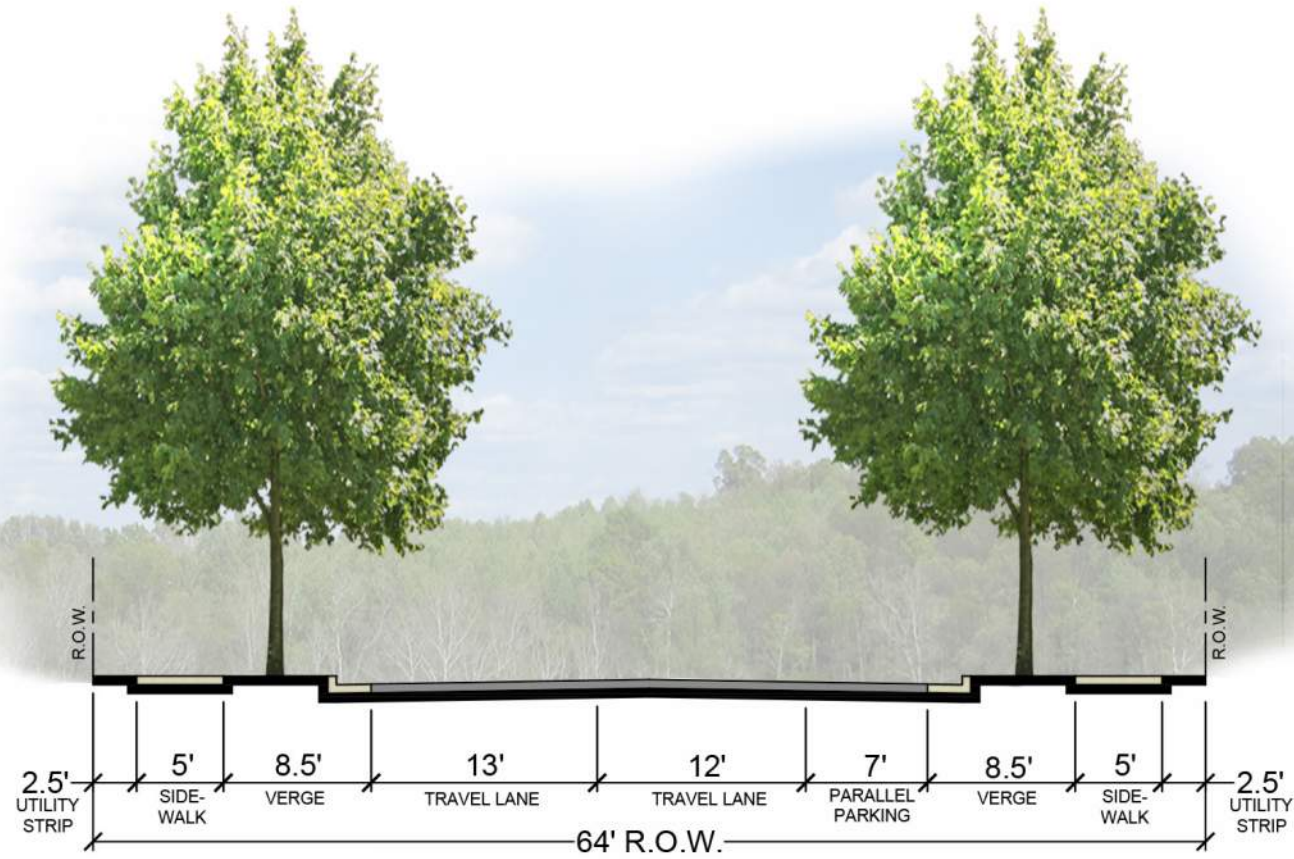




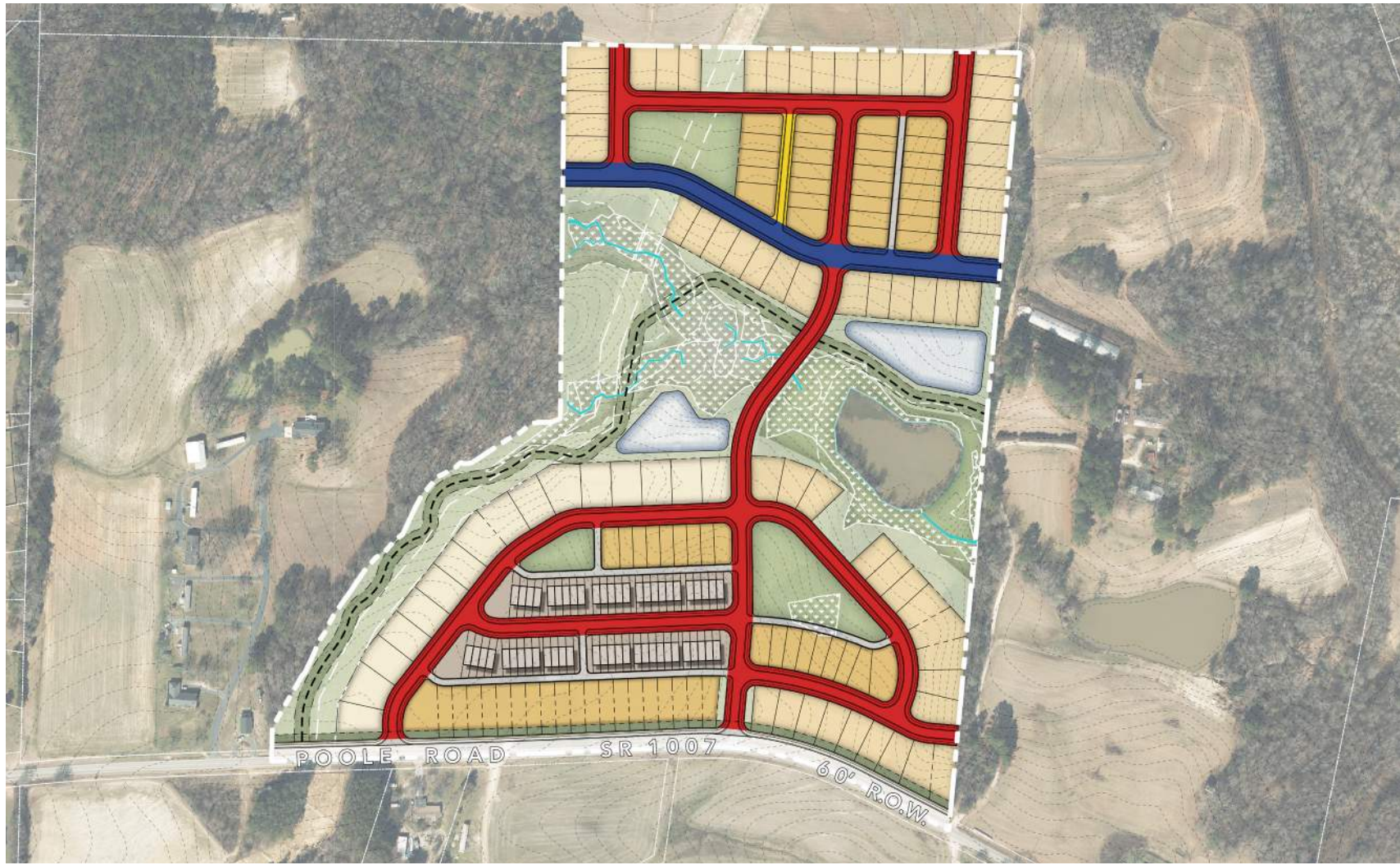
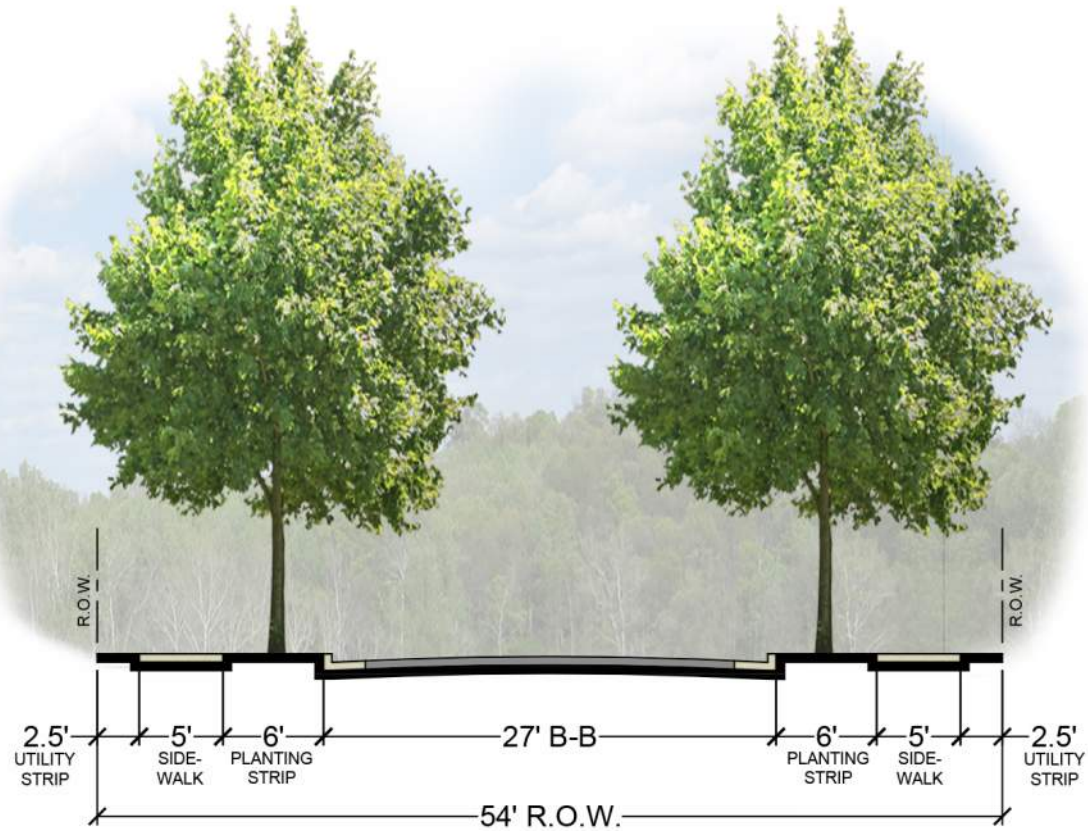
SITE DATA:	
TOTAL AREA	60.1 +/- AC
20' X 100' REAR-LOAD TOWNHOMES	54
39' X 110' REAR-LOAD SINGLE FAMILY	66
60' X 120' FRONT-LOAD SINGLE FAMILY	58
80' X 120' FRONT-LOAD SINGLE FAMILY	16
TOTAL UNITS	194
TOTAL OPEN SPACE REQUIRED	5.5 +/- AC
PASSIVE OPEN SPACE REQUIRED	2.8 +/- AC
PASSIVE OPEN SPACE PROVIDED	6.4 +/- AC
ACTIVE OPEN SPACE REQUIRED	2.8 +/- AC
ACTIVE OPEN SPACE PROVIDED	3.7 +/- AC
STORMWATER MANAGEMENT	1.8 +/- AC
CONNECTIVITY RATIO	1.91

# COMMUNITY MASTER PLAN

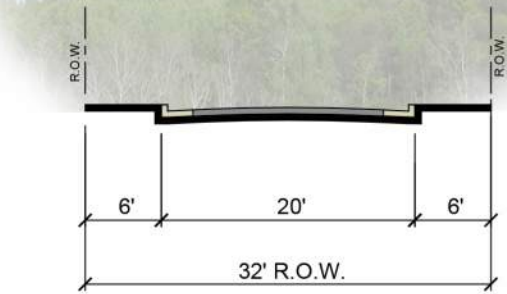
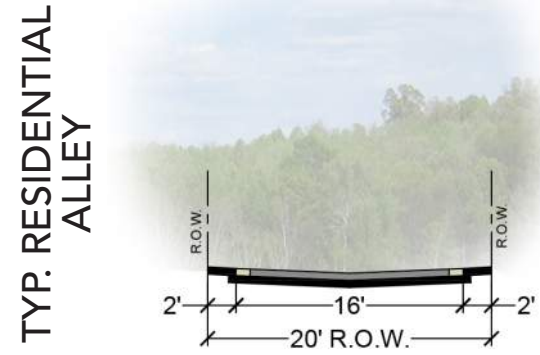
# SECTION A



# SECTION B



# SECTION C



## REAR-LOAD TOWNHOMES - 20' X 100' LOTS



RESIDENTIAL PRODUCT

# REAR-LOAD SINGLE FAMILY HOMES - 39' X 110' LOTS



RESIDENTIAL PRODUCT

# FRONT-LOAD SINGLE FAMILY HOMES - 60'/80' X 120' LOTS



RESIDENTIAL PRODUCT



## Townhouse Architectural Standards

- All townhouse units will have alley-loaded garages.
- All townhouse units shall be raised from the finished grade a minimum of 18" and have stem wall or raised slab foundations that shall be covered on all sides with brick, stone, or stucco. Areas under porches may be enclosed with lattice.
- All townhouse units will have a combination of two or more of the following materials on the front facade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten. All siding will be fiber cement. Vinyl may be used for soffits, fascias, and corner boards.
- Usable front porches shall be at least five (5) feet deep and extend more than 30% of the primary facade.
- All townhouse units shall provide detailed design elements using at least one (1 ) of the features from each of the four categories below:

### Entrance

- Recessed entry with 6" minimum width door trim
- Covered porch with 6" minimum width pillars/posts/columns

### Building Offset

- Facade offset
- Roofline offset

### Roof

- Donner
- Gable
- Cupola/Tower/Chimney
- Decorative cornice of roof line (flat roof only)

### Facade - at least two (2) of the following elements:

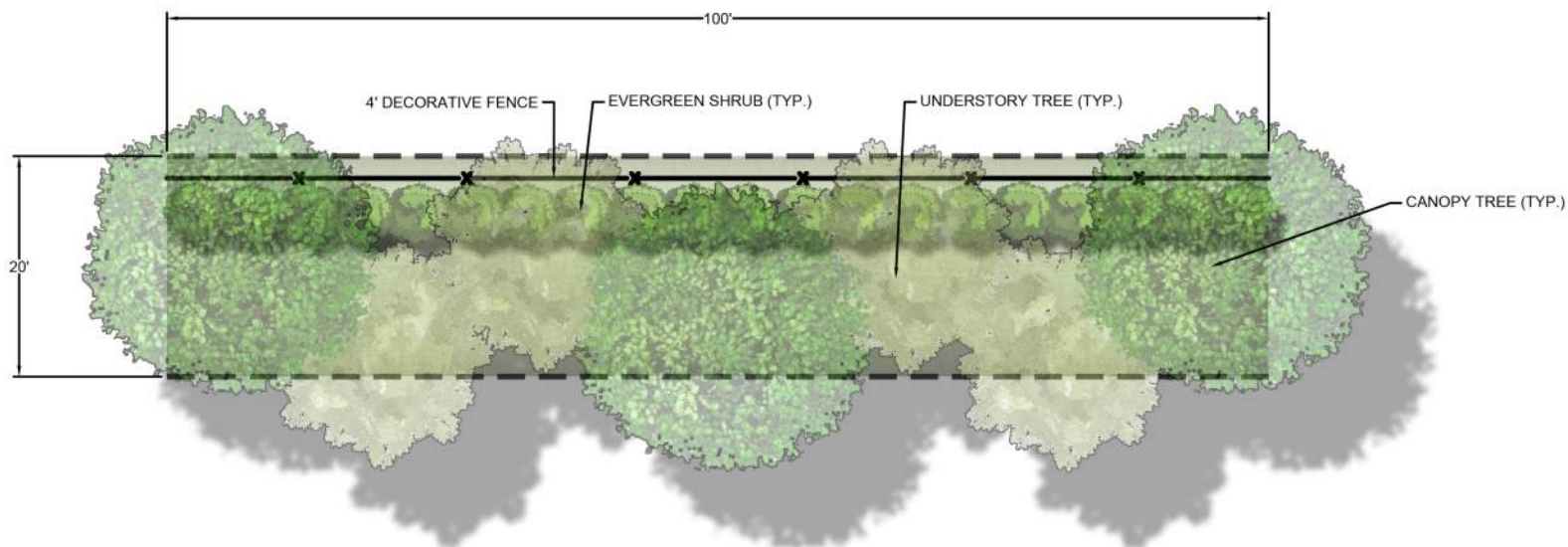
- Bay window
- Balcony
- Porch
- Shutters
- Window trim with 4" minimum width
- Patterned finish (scales, shakes, wainscoting, brick, or stone)

- There shall be a 12" overhang on every gable roof end.
- Townhouse building walls shall be wood clapboard, cement fiber board or shingle, wood board and batten, brick, or stone.
- Main roofs on townhouse buildings shall have a pitch between 6:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. Monopitch roofs shall have a pitch of at least 3:12.
- For every second and third story of the side elevations, there shall be a minimum of three windows added to the side elevation. Any siding break on the side of the home such as a fireplace or wall offset can be used as an alternate to a window. On the ground floor there shall be a minimum of one window on the side elevations.
- The second and third stories of the rear elevation shall have either a balcony and door(s) or windows making up a minimum of 25% of the length of the rear elevation. The percentage is measured as the horizontal plane (lineal feet) containing a balcony and door(s) or windows divided by the total horizontal plane length.
- No two townhouse units in a building shall have the same exterior paint color scheme.

## Single Family Architectural Standards

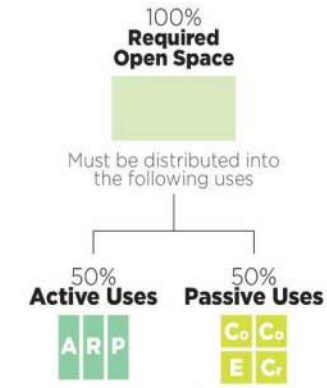
- Single-family 2-story homes built on lots at least 60-feet wide will have a minimum of 2,000 square feet and 1-story homes on such lots will be a minimum of 1,600 square feet. Lots that are at least 60-feet wide will have front-loaded two car garages.
- Single-family homes built on lots less than 60-square feet will have a minimum of 1,450 square feet and have alley-loaded garages.
- All single-family homes shall be raised from the finished grade a minimum of 18" and shall have stem wall or raised slab foundations that shall be covered on all sides with brick, stone, or stucco. Areas under porches may be enclosed with lattice.
- All single-family homes with a crawl space will be wrapped in brick or stone on all sides.
- All single-family homes will have a combination of two or more of the following materials on the front facade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten. All siding will be fiber cement. Vinyl may only be used for soffits, fascia, and corner boards.
- All single-family homes will have a front porch with a minimum depth of five (5) feet. Front porch posts will be at least 6"x6".
- Main roof pitches (excluding porches) for 2-story homes shall be at least 8:12.
- There shall be a 12" overhang on every gable roof end.
- Main roof pitches for 1-story and 1.5-story homes will be at least 6:12.
- Garages for lots that are at least 60-feet wide will not protrude more than six (6) feet from the front porch or stoop and all garage doors shall have window inserts and hardware.
- For every linear 30 feet (or fraction) of continuous side elevation, there shall be one window or door added to the side elevation. Any siding break on the side of the home such as a fireplace, porch, wall offset can be used as an alternative to a window or door.
- Garages will not exceed 45% of the front facade width or will be split into two bays.





The Haven at Griffith Meadows Allocation Points:

ITEM	POINTS
Major Subdivision:	15
Residential Architectural Standards	15
Clubhouse without kitchen 1500-2499 sf	5
Resort Style Pool	2
IPEMA Certified Playground Equipment	4
Construct more than 2000 linear feet of 10' wide path	6
Enhanced Roadside landscaping	2
Conservation of Natural Habitat - 5 acres	5
<b>Total</b>	<b>54</b>



Both uses must consist of the elements below. Fill the circles to indicate which elements to include.

- (Fill 1 circle below) **Community A**
  - Neighborhood Amenities\*
  - Resort Style Pool
  - Clubhouse
  - Golf Course
- (Fill 1 circle below) **Recreation R**
  - IPEMA Certified Playground
  - Tennis/Pickleball Courts
  - Baseball/Softball Field
  - Football/Soccer Field
  - Multi-Use Hard Court
  - Bocce Courts
- (Fill 1 circle below) **Public P**
  - Public Park Facility
  - Public Greenway
  - Public Plaza
- Co Community** (Fill 2 circles below)
  - Pavilions
  - Gazebos
  - Community Garden
  - Permanent Yard Games
  - Fire Pit
  - Hardscaped & Landscaped Squares
  - Benches and/or seat walls
  - Historic Resources\*
  - Private Greenway
- E Environmental** (Fill 1 circle below)
  - Parkways\*
  - Preservation of Natural Resources
  - Rain Garden
  - Constructed Wetland
  - Stream Restoration
- C Creative** (Fill 1 circle below)
  - Outdoor Display of Public Art
  - Gateway Landscaping or Structure
  - Enhanced Roadside Landscaping

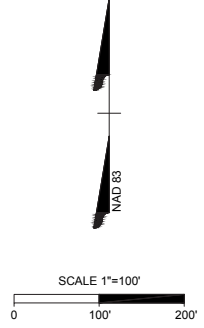
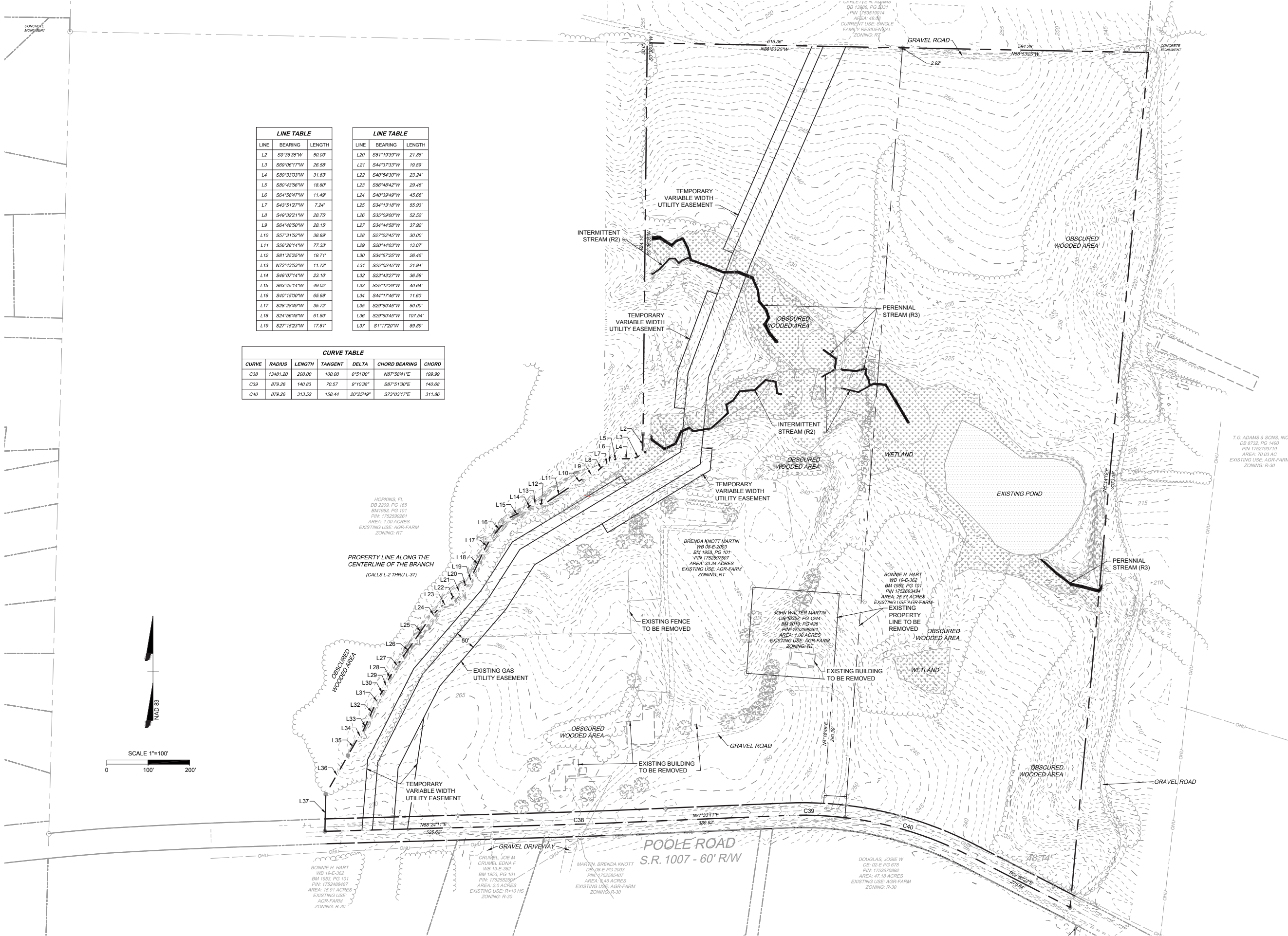


COMMUNITY AMENITIES

LINE	BEARING	LENGTH
L2	S0°36'35"W	50.00'
L3	S89°06'17"W	26.58'
L4	S89°33'03"W	31.63'
L5	S80°43'56"W	18.60'
L6	S64°58'47"W	11.49'
L7	S43°51'27"W	7.24'
L8	S49°32'21"W	28.75'
L9	S64°48'50"W	28.15'
L10	S57°31'32"W	38.89'
L11	S58°28'14"W	77.33'
L12	S81°25'25"W	19.71'
L13	N72°43'53"W	11.72'
L14	S48°07'14"W	23.10'
L15	S63°45'14"W	49.02'
L16	S40°19'00"W	65.69'
L17	S28°28'49"W	35.72'
L18	S24°56'48"W	61.80'
L19	S27°15'23"W	17.81'

LINE	BEARING	LENGTH
L20	S51°19'39"W	21.88'
L21	S44°37'33"W	19.89'
L22	S40°54'30"W	23.24'
L23	S56°48'42"W	29.46'
L24	S40°39'49"W	45.66'
L25	S34°13'18"W	55.93'
L26	S35°09'00"W	52.52'
L27	S34°44'58"W	37.92'
L28	S27°22'45"W	30.00'
L29	S20°44'03"W	13.07'
L30	S34°57'25"W	26.45'
L31	S25°05'45"W	21.94'
L32	S23°43'27"W	36.58'
L33	S25°12'29"W	40.64'
L34	S44°17'46"W	11.60'
L35	S29°50'45"W	50.00'
L36	S29°50'45"W	107.54'
L37	S1°17'20"W	89.89'

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C38	13481.20	200.00	100.00	0°51'00"	N87°58'41"E	199.99
C39	879.26	140.83	70.57	9°10'38"	S87°51'30"E	140.68
C40	879.26	313.52	156.44	20°25'49"	S73°03'17"E	311.86



HOPKINS, FL  
DB 2208, PG 165  
BM 1953, PG 101  
PIN: 1752898081  
AREA: 1.00 ACRES  
EXISTING USE: AGR-FARM  
ZONING: RT

PROPERTY LINE ALONG THE CENTERLINE OF THE BRANCH  
(CALLS L-2 THRU L-37)

BRENDA KNOTT MARTIN  
WB 09-E-2003  
BM 1953, PG 101  
PIN: 1752897897  
AREA: 33.34 ACRES  
EXISTING USE: AGR-FARM  
ZONING: RT

BONNIE H. HART  
WB 19-E-362  
BM 1953, PG 101  
PIN: 1752898484  
AREA: 15.91 ACRES  
EXISTING USE: AGR-FARM  
ZONING: R-30

JOHN WALTER MARTIN  
DB 10-300, PG 1244  
BM 8078, PG 428  
PIN: 1752898961  
AREA: 1.00 ACRES  
EXISTING USE: AGR-FARM  
ZONING: RT

MARTIN, BRENDA KNOTT  
DB 08-E PG 2003  
PIN: 1752898407  
AREA: 3.46 ACRES  
EXISTING USE: AGR-FARM  
ZONING: R-30

DOUGLAS, JOSIE W  
DB: 02-E PG 678  
PIN: 1752870892  
AREA: 47.18 ACRES  
EXISTING USE: AGR-FARM  
ZONING: R-30

BONNIE H. HART  
WB 19-E-362  
BM 1953, PG 101  
PIN: 1752898487  
AREA: 15.91 ACRES  
EXISTING USE: AGR-FARM  
ZONING: R-30

CRUMEL, JOE M  
CRUMEL, EDNA F  
WB 19-E-362  
BM 1953, PG 101  
PIN: 1752892594  
AREA: 2.0 ACRES  
EXISTING USE: RV-10 HAS  
ZONING: R-30

T.G. ADAMS & SONS, INC.  
DB 87-82, PG 1480  
PIN: 1752793719  
AREA: 70.03 AC  
EXISTING USE: AGR-FARM  
ZONING: R-30

EXISTING CONDITIONS