

# HAYWOOD GLEN SUBDIVISION PHASE 4

**EXHIBIT B**

## PLANNED UNIT DEVELOPMENT & MASTER PLAN TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA TOK PROJECT # ZMA-4-21

NO.	REVISION	DATE
1.	PER TOK COMMENTS	08/04/2021
2.	PER TOK COMMENTS	12/20/2021
3.	PER TOK COMMENTS	12/20/2021
4.	PER TOK COMMENTS	02/14/2022



**THE SPAULDING GROUP, PA**  
*planning • civil engineering*  
 1611 Jones Franklin Road Suite 101 Raleigh, NC 27606  
 Phone (919) 854-7990 Fax (919) 854-7995

**HAYWOOD GLEN SUBDIVISION-PHASE 4**  
 TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA  
**PLANNED UNIT DEVELOPMENT MASTERPLAN**  
 COVER SHEET

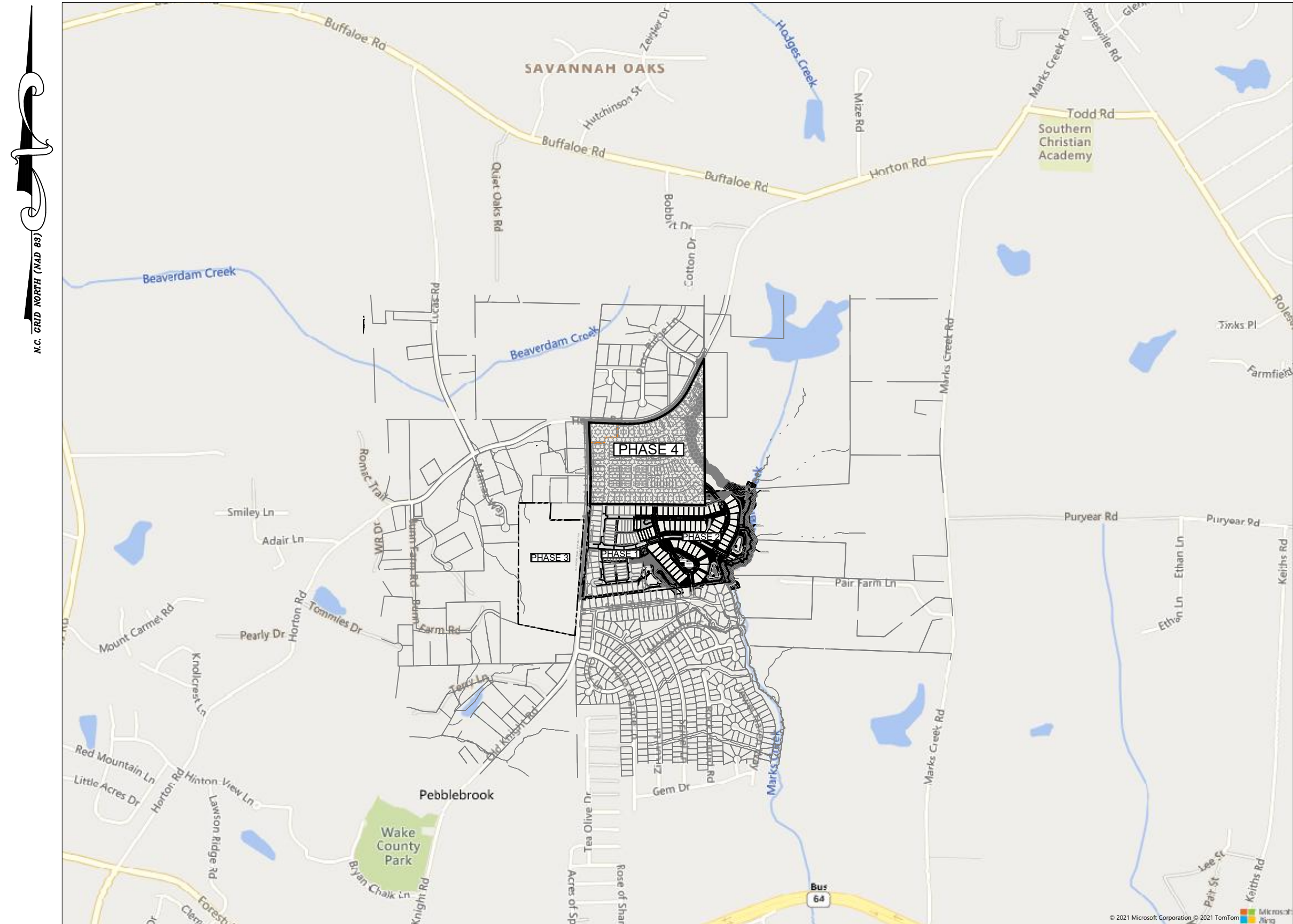
DRAWING SHEET  
**C-0.0**  
 PROJECT NUMBER  
**981-20**

SITE DATA	
PROJECT:	HAYWOOD GLEN - PHASE 4
OWNER OF RECORD Dement Farms, LLC 717 N 1st Avenue Knightdale, NC 27545	DEVELOPER D.R. Horton - Terramor, LLC 7208 Falls of Neuse Road, Suite 201 Raleigh, NC 27615
ENGINEER The Spaulding Group, PA 5318 Burning Oak Court Raleigh, NC 27606	
PIN NO: SITE ADDRESS:	1755-94-0339 2016 HORTON ROAD
TOWNSHIP: EXISTING NUMBER OF PARCELS: TOTAL EXISTING TRACT AREA: EXISTING ZONING: PROPOSED ZONING: EXISTING USE: PROPOSED USE: EXISTING STRUCTURES: RESIDENTIAL UNITS PROPOSED:	St. Matthew's 1 33.245 AC RR1 GR3 PUD, RMX PUD VACANT SINGLE FAMILY RESIDENTIAL, COMMERCIAL VACANT STRUCTURES 107 FRONT LOADED = 46 REAR LOADED = 61
DENSITY CALCULATIONS: RESIDENTIAL AREA: NON-RESIDENTIAL AREA: TOTAL PROJECT AREA: RESIDENTIAL DENSITY PROVIDED:	31.775 AC (GR3 PUD) 1.5 AC (RMX PUD) 33.245 AC (107 UNITS/31.775 AC) = 3.37 UNITS/AC
RECREATIONAL OPEN SPACE CALCULATIONS OPEN SPACE REQUIRED: TOTAL BEDS OUTSIDE 1/4 MILE OPEN SPACE CALCULATION ACTIVE OPEN SPACE REQUIRED: PASSIVE OPEN SPACE REQUIRED:	4.48 AC 375 BEDS (107 UNITS*3.5 UNITS/BED) 375 BEDS*520 SF (FIG. 7.3B) = 195,000 SF OR 4.48 AC 2.24 AC (0.5*4.48 AC) 2.24 AC(0.5*4.48 AC)
TOTAL OPEN SPACE PROVIDED: ACTIVE O.S. (INCL RMX PUD) ACTIVE O.S. EXCL RMX PUD PASSIVE OPEN SPACE	7.26 AC 3.59 AC 2.09 AC 3.67 AC
WETLAND IMPACT	-0.39 AC
PARKING PROVIDED:	76 SPACES (ON-STREET RESIDENTIAL) 57 SPACES (NON-RESIDENTIAL)
OVERALL TREE COVER AREA CALCULATIONS PERIMETER TREE COVER REQUIRED: LANDSCAPE BUFFER YARDS NEUSE RIVER BUFFER TREE COVER PROVIDED:	5730.535 LF (1,721,763+1,712,327+1,347,011+949,435) =5,730,535 LF 114,610,708 LF (5,730,535*20) 55,757.91 59,063.63 114,821.54 (55,757.91+59,063.63)
CONNECTIVITY INDEX CALCULATIONS LINK TO NODE RATIO (MINIMUM): LINK TO NODE RATIO PROVIDED:	1.40 (GR3 -SECTION 9.4.G TABLE) 1.64 (18:11)

BUILDING SETBACKS							
LOT WIDTH	FRONT SETBACK (MIN.)	FRONT SETBACK (MAX.)	SIDE SETBACK (MIN.)	AGGREGATE SIDE YARD (MIN.)	REAR SETBACK	REAR SETBACK FROM REAR LANE/ALLEY	ACCESSORY STRUCTURE SIDE/REAR SETBACK
35'	10'	N/A	3'	7'	25'	20' FROM CENTERLINE	5'
40'	10'	N/A	3'	8'	25'	20' FROM CENTERLINE	5'
50'	10'	N/A	3'	10'	25'	20' FROM CENTERLINE	5'
60'	10'	N/A	5'	12'	25'	20' FROM CENTERLINE	5'

NOTE: THE MINIMUM SETBACK IS 20% OF THE LOT WIDTH AGGREGATE. FOR LOTS LESS THAN 60' IN WIDTH, A MINIMUM 3' SIDE SETBACK PER SIDE MUST BE MAINTAINED. FOR LOTS 60' IN WIDTH OR GREATER, THE MINIMUM IS ALSO 5' PER SIDE.

WATER ALLOCATION COMPLIANCE	PTS
BASE POINTS - MAJOR SUBDIVISION	15
PH 1&2 RESORT STYLE POOL	2
PH 1&2 DECK/PATIO GREATER THAN 3,000 SF	3
PH 1&2 WATER APPARATUS	2
PH 1&2 CLUBHOUSE W/ BATHHOUSE ONLY	3
ARCHITECTURAL	15
IPEMA CERTIFIED PLAYGROUND EQUIPMENT	4
ON-STREET PARKING	4
ENHANCED ROADSIDE LANDSCAPE	2
TOTAL	50



**VICINITY MAP**  
1" = 1200'

**OWNERS OF RECORD**  
 1755-94-0339  
 DEMENT FARMS, LLC  
 717 N 1ST AVENUE  
 KNIGHTDALE, NC 27545

INDEX TO PLANS	
C-0.0	COVER SHEET
C-0.1	EXISTING CONDITIONS
C-1.0	MASTER PLAN
C-1.1	OPEN SPACE PLAN
C-2.0	UTILITY PLAN
C-3.0	STORMWATER MANAGEMENT PLAN
C-4.0	SIGNAGE & MARKING PLAN
C-5.0	LIGHTING PLAN
L-1.0	LANDSCAPE PLAN
D-1.0	ELEVATIONS
D-2.0	ELEVATIONS

FOR REVIEW ONLY-  
NOT FOR CONSTRUCTION  
 PLAN IS SUBJECT TO REVISIONS DURING  
THE PRELIMINARY APPROVAL PROCESS

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I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2021.

PROFESSIONAL LAND SURVEYOR L-3794  
LICENSE NUMBER

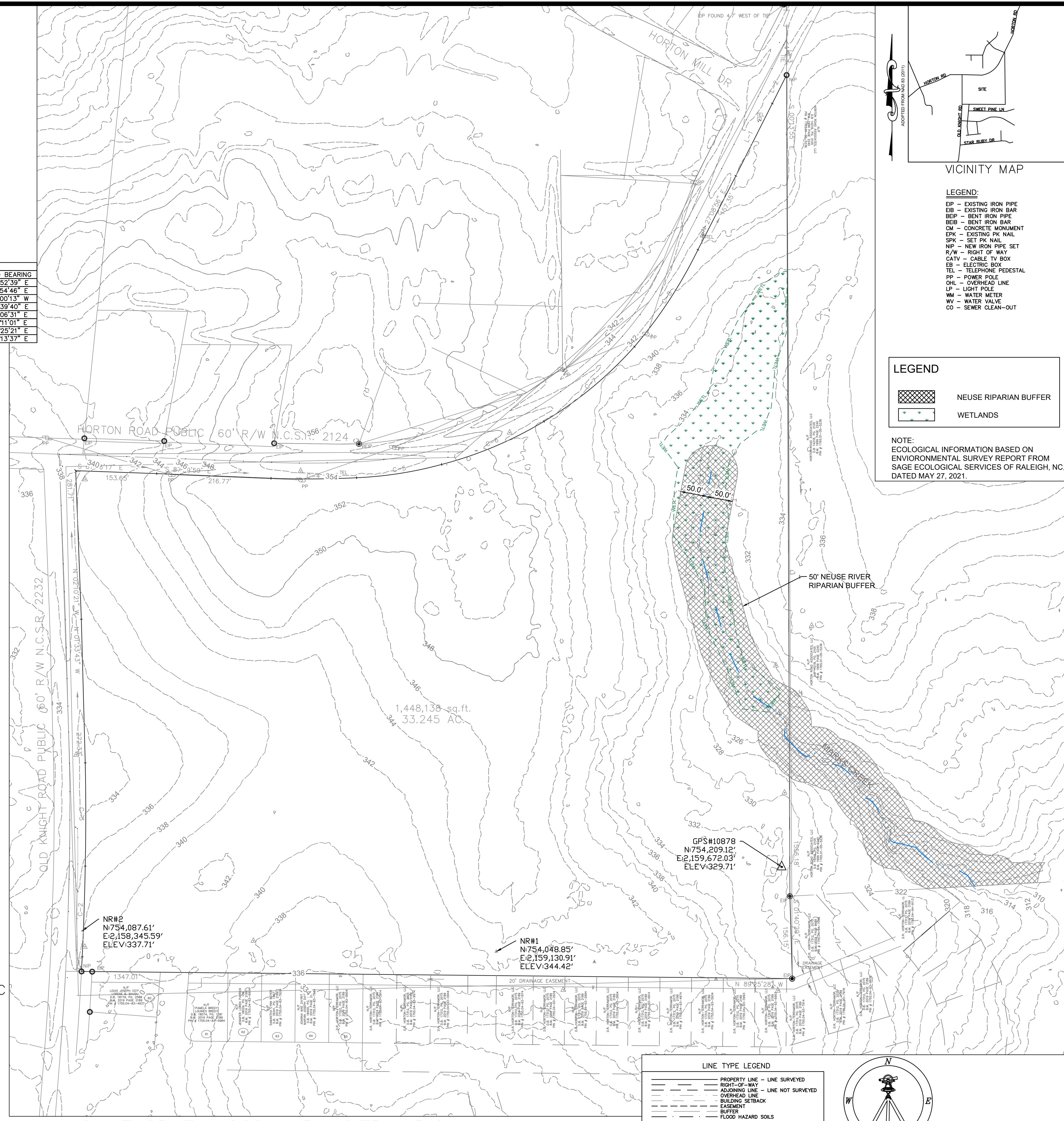
THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

PROFESSIONAL LAND SURVEYOR L-3794  
LICENSE NUMBER

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	27.60'	5930.00'	27.60'	N 02°52'39" E
C-2	172.07'	5930.00'	172.07'	N 01°54'48" E
C-3	195.72'	4727.68'	195.71'	N 00°00'13" W
C-4	162.14'	1856.50'	162.09'	N 89°39'40" E
C-5	163.56'	736.51'	163.22'	N 81°06'31" E
C-6	211.00'	734.88'	210.27'	N 67°11'01" E
C-7	223.39'	726.07'	222.51'	N 50°29'21" E
C-8	220.09'	874.50'	219.51'	N 33°13'37" E

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 26°45'29" E	153.45'
L-2	N 26°39'11" E	60.36'
L-3 TIE	N 00°13'55" W	617.30'

SURVEY FOR  
DR. HORTON-TERRAMOR, LLC  
OWNER: DEMENT FARMS LLC  
REF: D.B. 17010 PAGE 2347  
KNIGHTDALE  
WAKE COUNTY, NORTH CAROLINA  
SCALE 1"=100'  
DECEMBER 16, 2020  
ZONED RR1  
PIN # 1755-94-0339



VICINITY MAP

LEGEND:

- EP - EXISTING IRON PIPE
- EB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- CM - CONCRETE MONUMENT
- EPK - EXISTING PK NAIL
- SPK - SET PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT

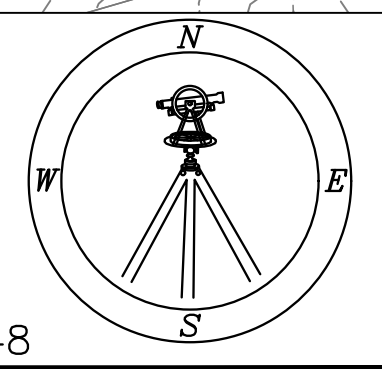
LEGEND

- NEUSE RIPARIAN BUFFER
- WETLANDS

NOTE:  
ECOLOGICAL INFORMATION BASED ON ENVIRONMENTAL SURVEY REPORT FROM SAGE ECOLOGICAL SERVICES OF RALEIGH, NC. DATED MAY 27, 2021.

LINE TYPE LEGEND

---	PROPERTY LINE - LINE SURVEYED
---	RIGHT-OF-WAY
---	ADJOINING LINE - LINE NOT SURVEYED
---	OVERHEAD LINE
---	BUILDING SETBACK
---	EASEMENT
---	BUFFER
---	FLOOD HAZARD SOILS



CAWTHORNE, MOSS & PANCIERA, P.C.  
PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

DATE	08/04/2021
REVISION	
NO.	1
PER TOK COMMENTS	
NO.	2
PER TOK COMMENTS	
NO.	3
PER TOK COMMENTS	
NO.	4
PER TOK COMMENTS	

SEAL: CAROLINA PROFESSIONAL SURVEYORS

THE SPAULDING GROUP, PA  
Planning - civil engineering  
1611 Jones Franklin Road Suite 101 Raleigh, NC 27606  
Phone (919) 854-7990 Fax (919) 854-7995

PREPARED FOR: TERRAMOR, LLC  
7208 FALLS OF NEUSE RD, SUITE 201  
RALEIGH, NC 27615  
DATE: 06-16-2021  
S&M FIRM CERTIFICATION # C-1675

PROJECT ENGINEER: IRIS A. MITCHELL  
PROJECT DESIGNER: IRIS A. MITCHELL  
PROJECT SURVEYOR: TBD

HAYWOOD GLEN SUBDIVISION-PHASE 4  
TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA  
PLANNED UNIT DEVELOPMENT MASTERPLAN  
EXISTING CONDITIONS

DRAWING SHEET  
C-0.1  
PROJECT NUMBER  
981-20

F:\981 - 999 Projects\981-20 Haywood Glen North\PLD Master Plan\981-20-IP-C0001.dwg Feb 15, 2022 - 7:22am B:\lgdun

### GENERAL NOTES

- BOUNDARY INFORMATION AND TOPOGRAPHIC INFORMATION PROVIDED BY CAWTHORNE, MOSS, & PANCIERA.
- EXISTING NEUSE RIPARIAN BUFFER AND WETLAND DELINEATION BY SEPI ENGINEERING & CONSTRUCTION.
- 100 YEAR FLOOD DOES NOT EXIST ON THIS PROPERTY PER FEMA FLOOD MAPPING 3720175500U DATED 09/20/06.
- ADJACENT PROPERTY OWNERSHIP INFORMATION TAKEN FROM WAKE COUNTY GIS.
- ALL STREETS SHALL BE PUBLIC AND TURNED OVER TO THE TOWN OF KNIGHTDALE FOR MAINTENANCE UPON COMPLETION.
- ALL ALLEYS SHALL BE PRIVATE AND MAINTAINED BY DULY ESTABLISHED HOMEOWNERS ASSOCIATION.
- SEE STREET SECTION DESIGNS ON DETAIL SHEETS.
- THE STREET LAYOUT IS CONCEPTUAL AND SUBJECT TO CHANGE. APPROVAL BY TOWN STAFF IS REQUIRED.
- GREENWAY TRAILS SHALL BE PROVIDED IN THE LOCATIONS DEPICTED AND ARE SUBJECT TO RELOCATION. TRAILS SHALL BE PRIVATE AND MAINTAINED BY THE HOA AND OPEN TO THE PUBLIC.
- ANY SIGNAGE LOCATED ON THE SITE SHALL BE APPROVED BY THE TOWN OF KNIGHTDALE AND SHALL BE LOCATED OUTSIDE OF ANY SIGHT TRIANGLES.
- DRIVEWAY ACCESS FOR CORNER LOTS MAY ACCESS SECONDARY STREET AND SHALL NOT BE REQUIRED TO ACCESS ALLEY.
- NO DRIVEWAY ACCESS ON COLLECTOR STREETS.
- PLANIMETRICS FOR PROPERTY AND ADJACENT PROPERTIES PROVIDED BY WAKE COUNTY GIS.
- ALL MATERIALS AND METHODS OF CONSTRUCTIONS SHALL CONFORM TO TOWN OF KNIGHTDALE STANDARDS AND SPECIFICATIONS.
- ALL NECESSARY PERMITS SHALL BE OBTAINED FROM NCDENR, DWO, THE ARMY CORP OF ENGINEERS OR AUTHORIZED AGENCIES PRIOR TO CONSTRUCTION DRAWING APPROVAL IN THE AFFECTED PHASE.
- ALL LOTS WILL BE LANDSCAPED IN ACCORDANCE WITH SECTION 8.9 OF THE KNIGHTDALE UDO.
- ALL FENCES SHALL COMPLY WITH SECTION 4.9 OF THE KNIGHTDALE UDO.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS ACTIVITIES. CALL UTILITY LOCATOR SERVICE 48 HOURS PRIOR.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF KNIGHTDALE STANDARDS AND SPECIFICATIONS.
- ALL PUBLIC UTILITIES TO BE INSTALLED PER CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- NO FEMA DELINEATED 100 YEAR FLOOD PLAIN ON THIS SITE AS PER MAPS #3720175500J (PANEL 1755) & #3720178500J (PANEL 1785), EFFECTIVE 5/2/2006.
- HANDICAP RAMPS SHALL BE PROVIDED ON ALL SIDEWALKS.
- SIDEWALKS PROVIDED ON ALL STREETS.
- ALL OPEN SPACE SHALL BE DEDICATED TO THE HOME OWNERS ASSOCIATION.
- ALL SINGLE FAMILY UNITS WILL PROVIDE 2 PARKING SPACES PER UNIT.
- ALL LOTS SHALL HAVE A MINIMUM BUILDABLE DEPTH OF 95 FEET MEASURED FROM THE RIGHT OF WAY. THE BUILDABLE AREA SHALL BE EXCLUSIVE OF 25% SLOPES, CP&L EASEMENTS, AND FEMA 100 YEAR FLOOD PLAIN.
- ALL STREET NAME AND REGULATORY SIGNAGE AS WELL AS PAVEMENT MARKINGS SHALL BE INSTALLED BY THE DEVELOPER PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
- THE NGVD 29 DATUM WAS UTILIZED WHEN CREATING THE EXISTING TOPOGRAPHICAL INFORMATION PER A PLYMOUTH CONVERSATION WITH MIKE GOODFRIED, P.L.S. ON 10/30/2012.
- NO CHANGES TO ANY ASPECT OF THIS DEVELOPMENT PLAN, INCLUDING BUT NOT LIMITED TO LANDSCAPING, GRADING, OR UTILITIES WILL BE MADE WITHOUT THE APPROVAL OF THE TECHNICAL REVIEW COMMITTEE OF THE TOWN OF KNIGHTDALE.
- WHERE EXISTING VEGETATION FAILS TO FUNCTION ADEQUATELY AS REQUIRED, (I.E. BUFFER TYPE A, B, C, AND D) THE TOWN OF KNIGHTDALE RESERVES THE RIGHT TO REQUIRE SUPPLEMENTAL PLANTINGS IN ADDITION TO THOSE SHOWN ON THE PLANTING PLAN BASED ON ACTUAL FIELD CONDITIONS.
- ALL TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETED. THE FENCING SHALL BE REMOVED PRIOR TO THE FINAL SITE INSPECTION FOR THE CERTIFICATE OF OCCUPANCY (CO).
- ALL ABOVE GROUND UTILITY EQUIPMENT AND FACILITIES ASSOCIATED WITH ON-SITE ELECTRIC, CABLE, TELEPHONE, GAS OR OTHER SIMILAR UTILITY SHALL BE LOCATED IN THE SIDE OF REAR YARD AREA OF THE SITE AND SCREENED, TO THE EXTENT POSSIBLE, WITH EVERGREEN PLANTINGS. PLANTINGS SHALL ALLOW FOR A MINIMUM OF A 5' CLEARANCE AROUND THE STRUCTURE TO ALLOW FOR ACCESS. ADDITIONALLY, ANY SIDE OF THE STRUCTURE HAVING A DOOR OR LOCK, THE PLANTINGS SHALL ALLOW FOR A 10' CLEARANCE. THE AMOUNT OF CLEARANCE SHALL ACCOUNT FOR THE SIZE OF THE PLANT MATERIAL AT MATURITY.

### SITE DATA

**PROJECT:** HAYWOOD GLEN - PHASE 4

**OWNER OF RECORD:** Dement Farms, LLC  
717 N 1st Avenue  
Knightdale, NC 27545

**DEVELOPER:** HAYWOOD GLEN - TERRAMOR, LLC  
7208 Falls of Neuse Road, Suite 201  
Raleigh, NC 27615

**ENGINEER:** The Spaulding Group, PA  
5318 Burning Oak Court  
Raleigh, NC 27606

**PIN NO:** 1755-94-0339

**SITE ADDRESS:** 2016 HORTON ROAD

**TOWNSHIP:** St. Matthew's

**EXISTING NUMBER OF PARCELS:** 1

**TOTAL EXISTING TRACT AREA:** 33.245 AC

**EXISTING ZONING:** RR1

**PROPOSED ZONING:** GR3 PUD, RMX PUD

**EXISTING USE:** VACANT

**PROPOSED USE:** SINGLE FAMILY RESIDENTIAL, COMMERCIAL

**EXISTING STRUCTURES:** VACANT STRUCTURES

**RESIDENTIAL UNITS PROPOSED:** 107

**FRONT LOADED = 46 REAR LOADED = 61**

**DENSITY CALCULATIONS:**

RESIDENTIAL AREA: 31.775 AC (GR3 PUD)

NON-RESIDENTIAL AREA: 1.5 AC (RMX PUD)

**TOTAL PROJECT AREA: 33.245 AC**

RESIDENTIAL DENSITY PROVIDED: (107 UNITS/31.775 AC) = 3.37 UNITS/AC

**RECREATIONAL OPEN SPACE CALCULATIONS**

OPEN SPACE REQUIRED: 4.48 AC

TOTAL BEDS OUTSIDE 1/2 MILE: 375 BEDS (107 UNITS\*3.5 UNITS/BED)

OPEN SPACE CALCULATION: 375 BEDS\*520 SF (FIG. 7.3B) = 195,000 SF OR 4.48 AC

ACTIVE OPEN SPACE REQUIRED: 2.24 AC (0.5\*4.48 AC)

PASSIVE OPEN SPACE REQUIRED: 2.24 AC (0.5\*4.48 AC)

**TOTAL OPEN SPACE PROVIDED: 7.26 AC**

ACTIVE O.S. (INCL RMX PUD): 3.59 AC

ACTIVE O.S. (EXCL RMX PUD): 2.09 AC

PASSIVE OPEN SPACE: 3.67 AC

**WETLAND IMPACT:** -0.39 AC

**PARKING PROVIDED:** 76 SPACES (ON-STREET RESIDENTIAL)  
57 SPACES (NON-RESIDENTIAL)

**OVERALL TREE COVER AREA CALCULATIONS**

PERIMETER: 5730.535 LF  
(1,721.763\*1,712.327+1,347.011+949.435)  
= 5,730.535 LF

**TREE COVER REQUIRED:** 114,610.708 LF (5,730.535\*20)

LANDSCAPE BUFFER YARDS: 55,757.91

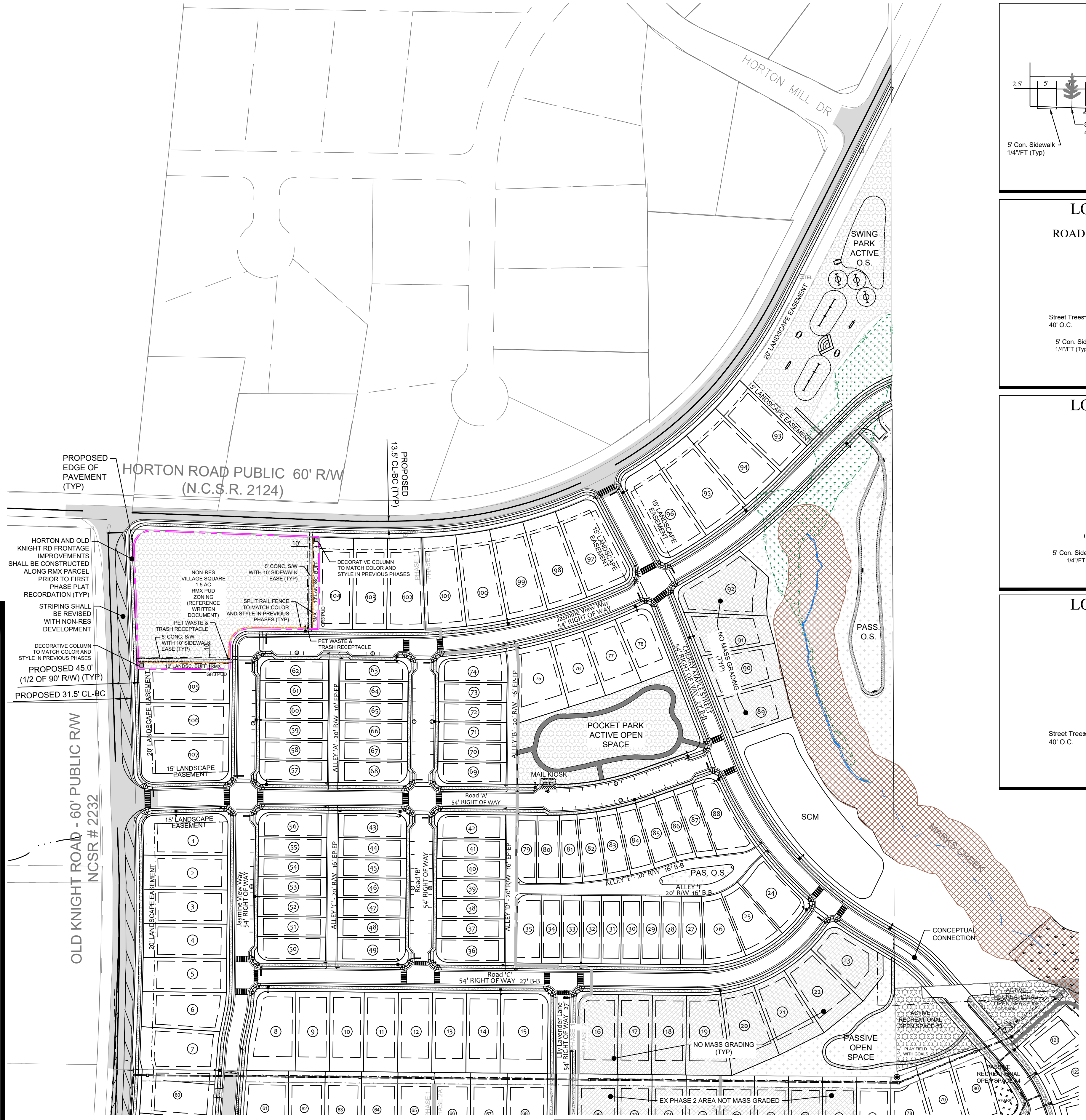
NEUSE RIVER BUFFER: 59,063.63

**TREE COVER PROVIDED:** 114,821.54 (55,757.91+59,063.63)

**CONNECTIVITY INDEX CALCULATIONS**

LINK TO NODE RATIO (MINIMUM): 1.40 (GR3 - SECTION 9.4.G TABLE)

LINK TO NODE RATIO PROVIDED: 1.64 (18:11)

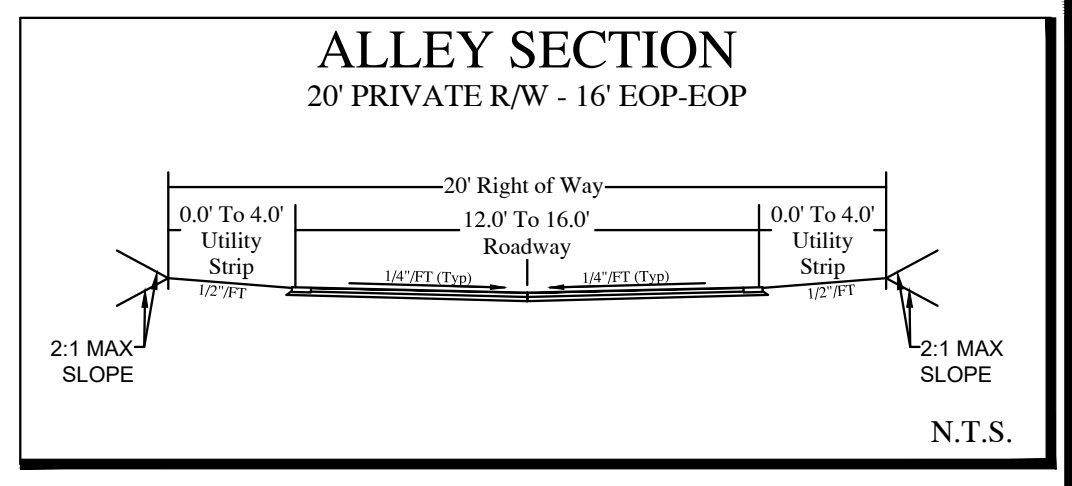
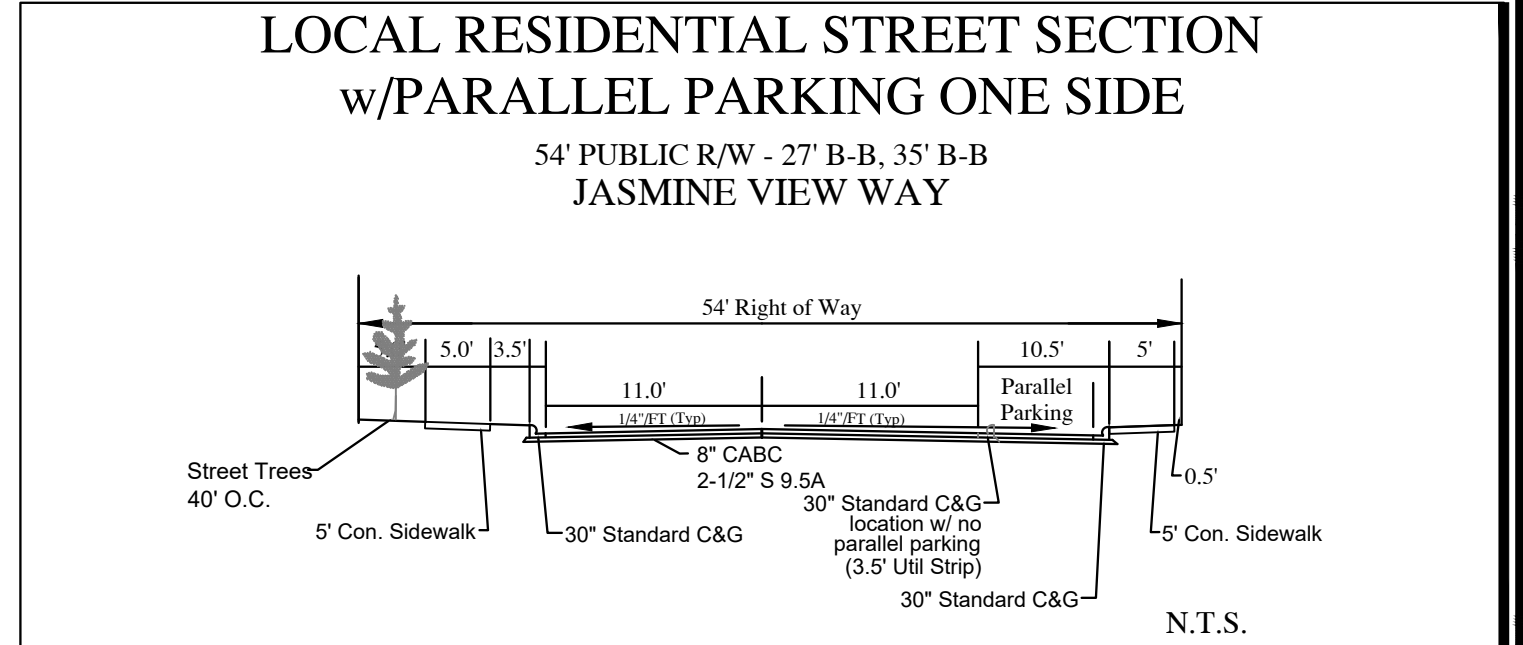
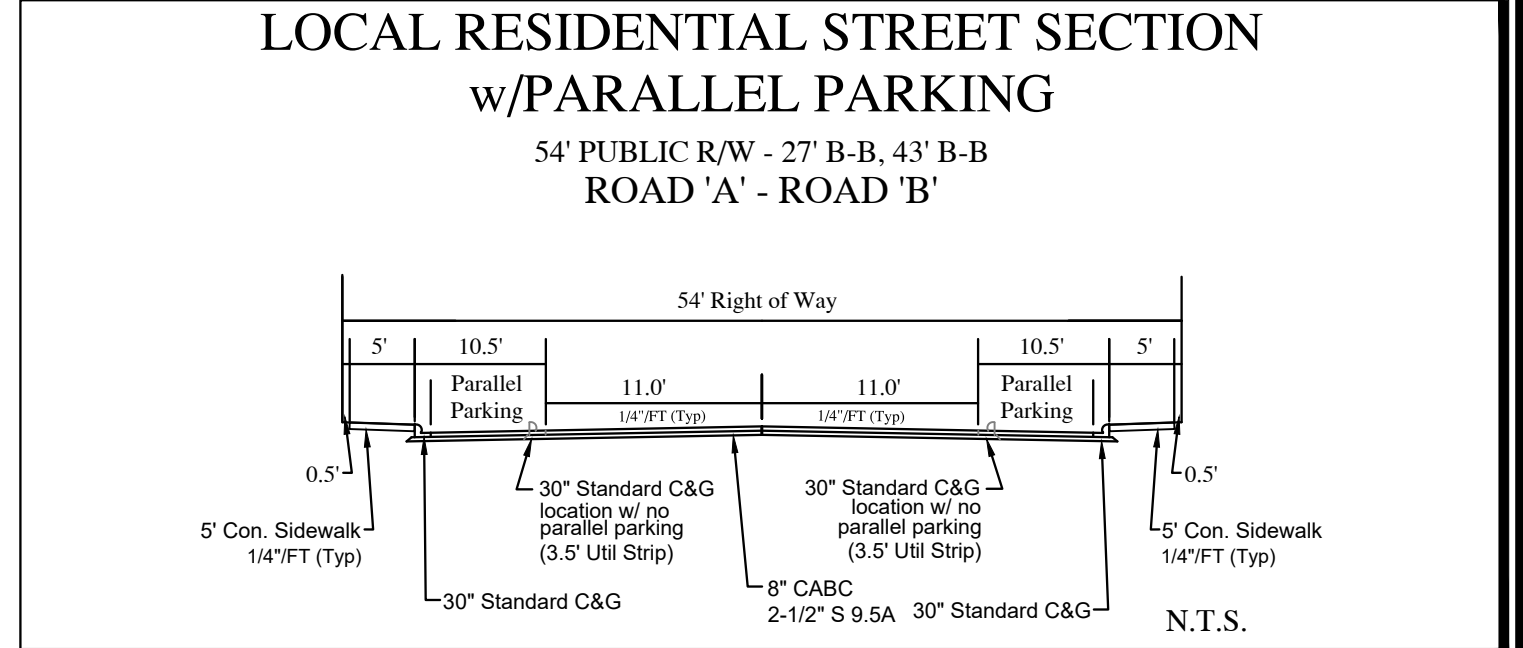
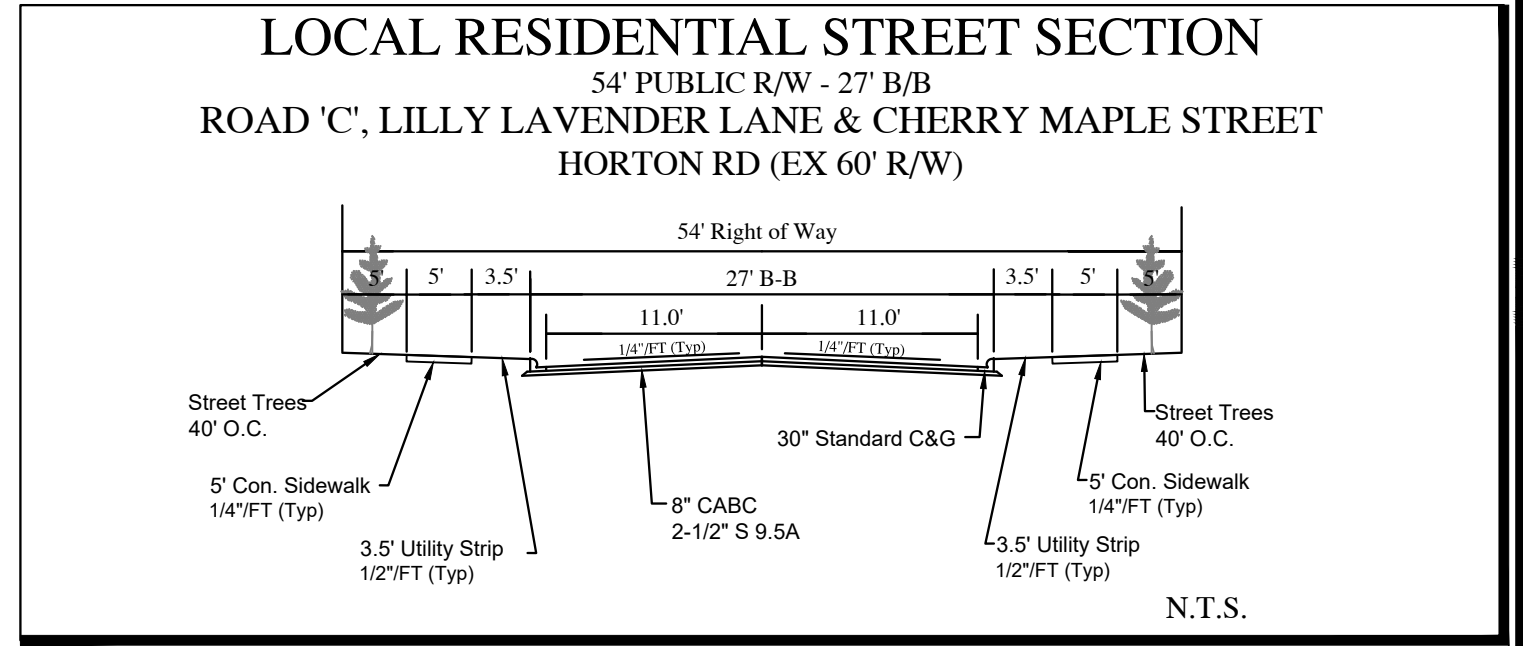
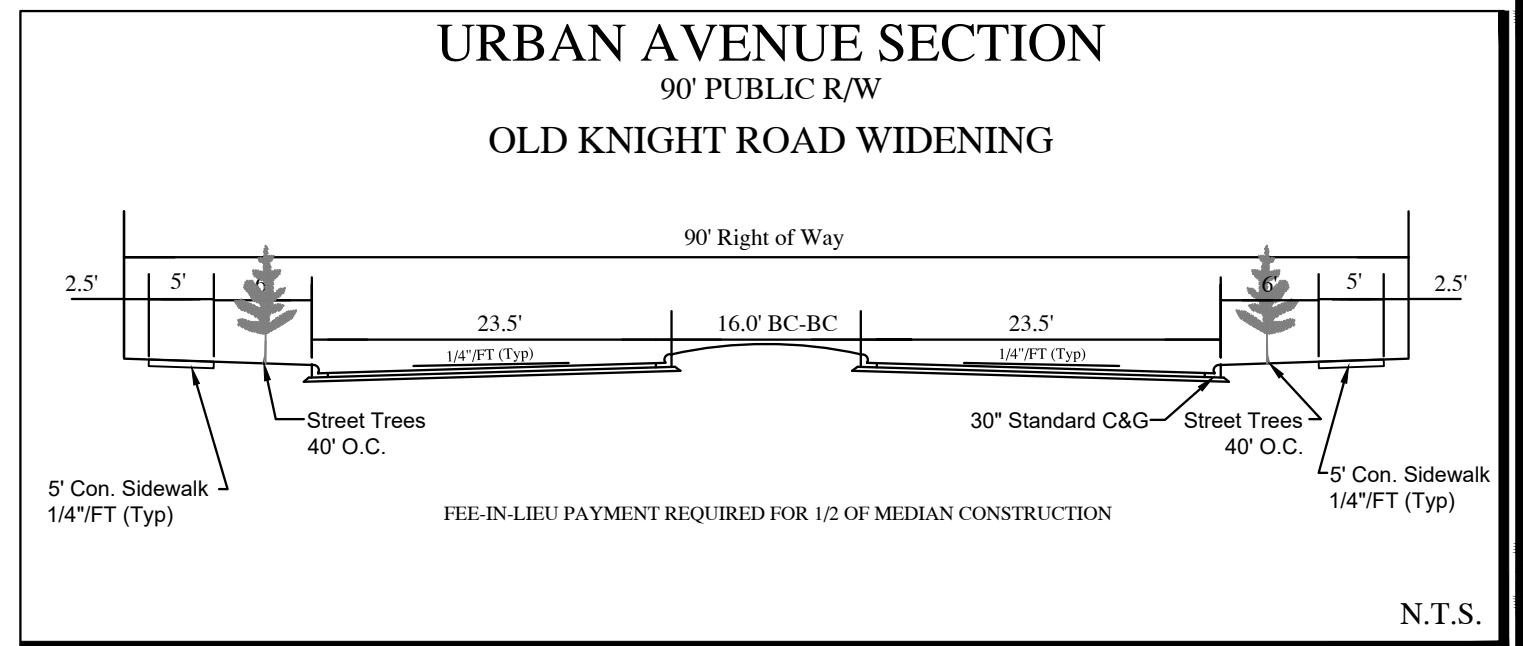


### BUILDING SETBACKS

LOT WIDTH	FRONT SETBACK (MIN.)	FRONT SETBACK (MAX.)	SIDE SETBACK (MIN.)	AGGREGATE SIDE YARD SETBACK (MIN.)	REAR SETBACK	REAR SETBACK FROM REAR LANE/ALLEY	ACCESSORY STRUCTURE SIDE/REAR SETBACK
35'	N/A	N/A	3'	7'	25'	20' FROM CENTERLINE	5'
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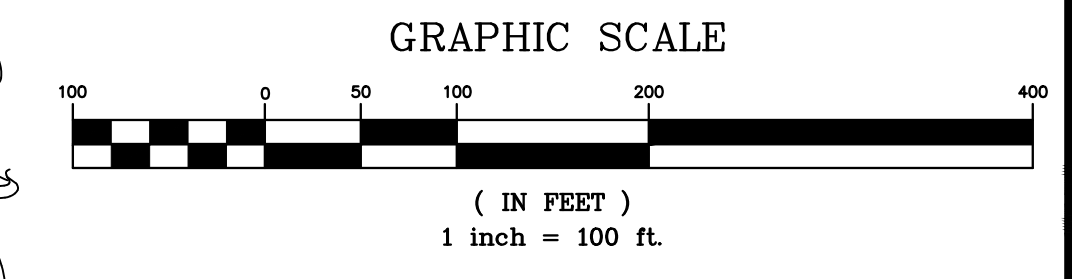
### STREET TABLE

Name	R/W	B-B	Parking	Length
Jasmine View Way	54	27	X	2,029 LF
Lily Lavender Lane	54	27	X	167 LF
Cherry Maple Street	54	27	X	1,000 LF
Road 'A'	54	27	X	270 LF
Road 'B'	54	27	X	585 LF
Road 'C'	54	27	X	1,083 LF
Rear Alley 'A'	20	16		270 LF
Rear Alley 'B'	20	16		290 LF
Rear Alley 'C'	20	16		314 LF
Rear Alley 'D'	20	16		314 LF
Rear Alley 'E'	20	16		364 LF
Rear Alley 'F'	20	16		490 LF
Total without Rear Alley				2,042 LF
Total with Rear Alley				5,134 LF



### LEGEND

- NEUSE RIPARIAN BUFFER
- WETLANDS
- ACTIVE RECREATION OPEN SPACE
- PASSIVE RECREATION OPEN SPACE
- NO MASS GRADING



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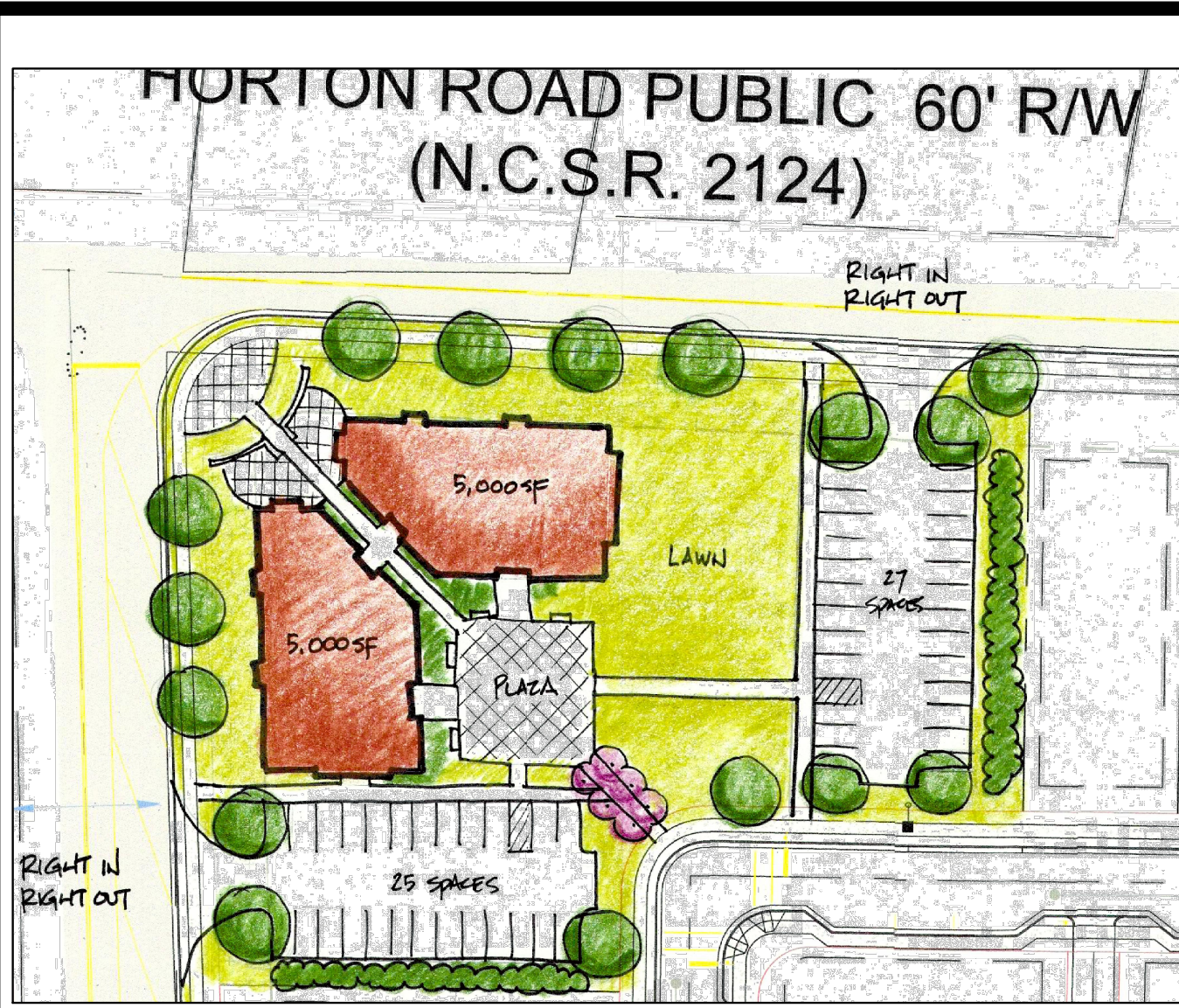
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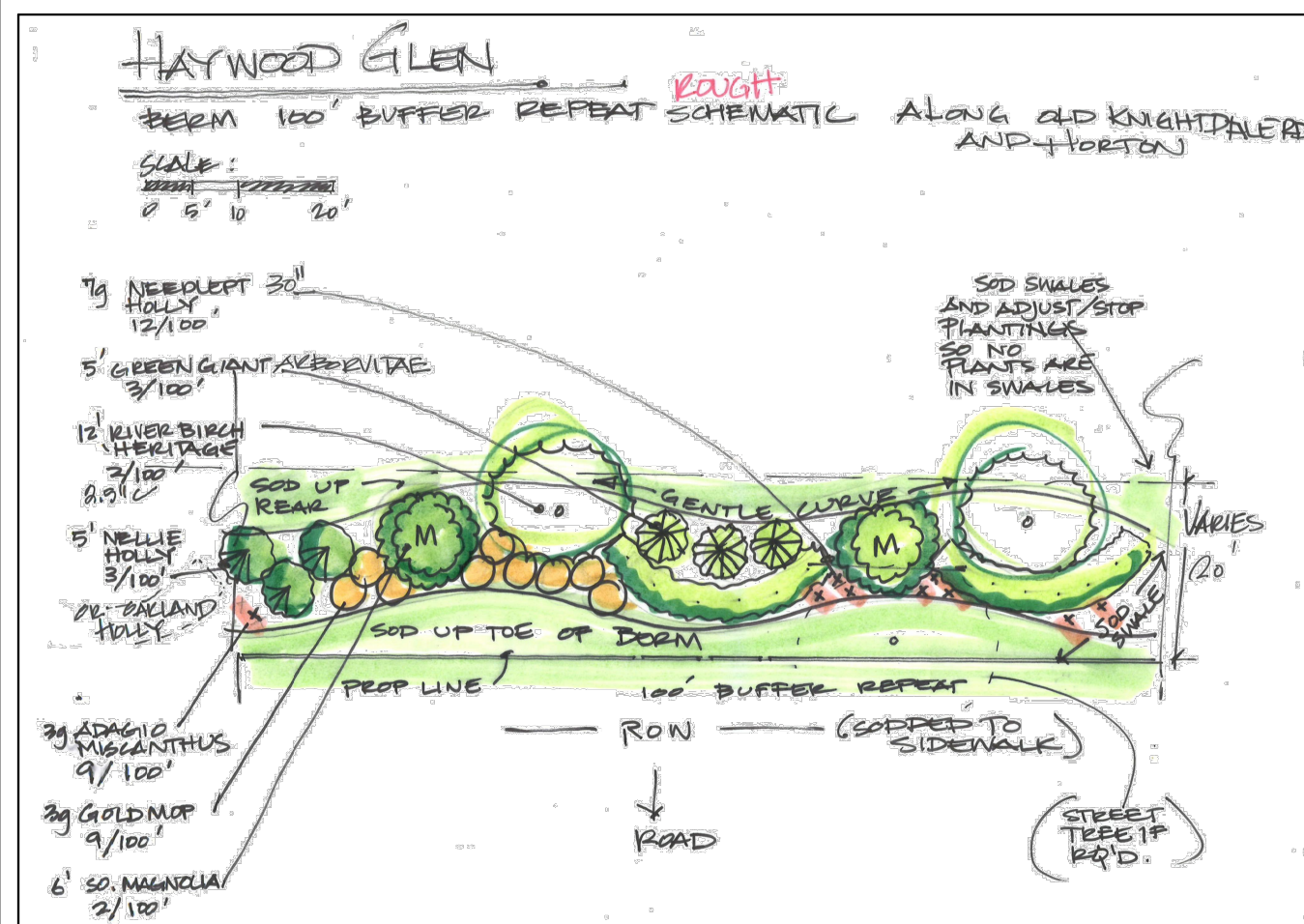
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PREPARED FOR: TERRAMOR, LLC  
7208 Falls of Neuse Rd, Suite 201  
Raleigh, NC 27615  
DATE: 06-16-2021  
SEAL FIRM CERTIFICATION # C-1675

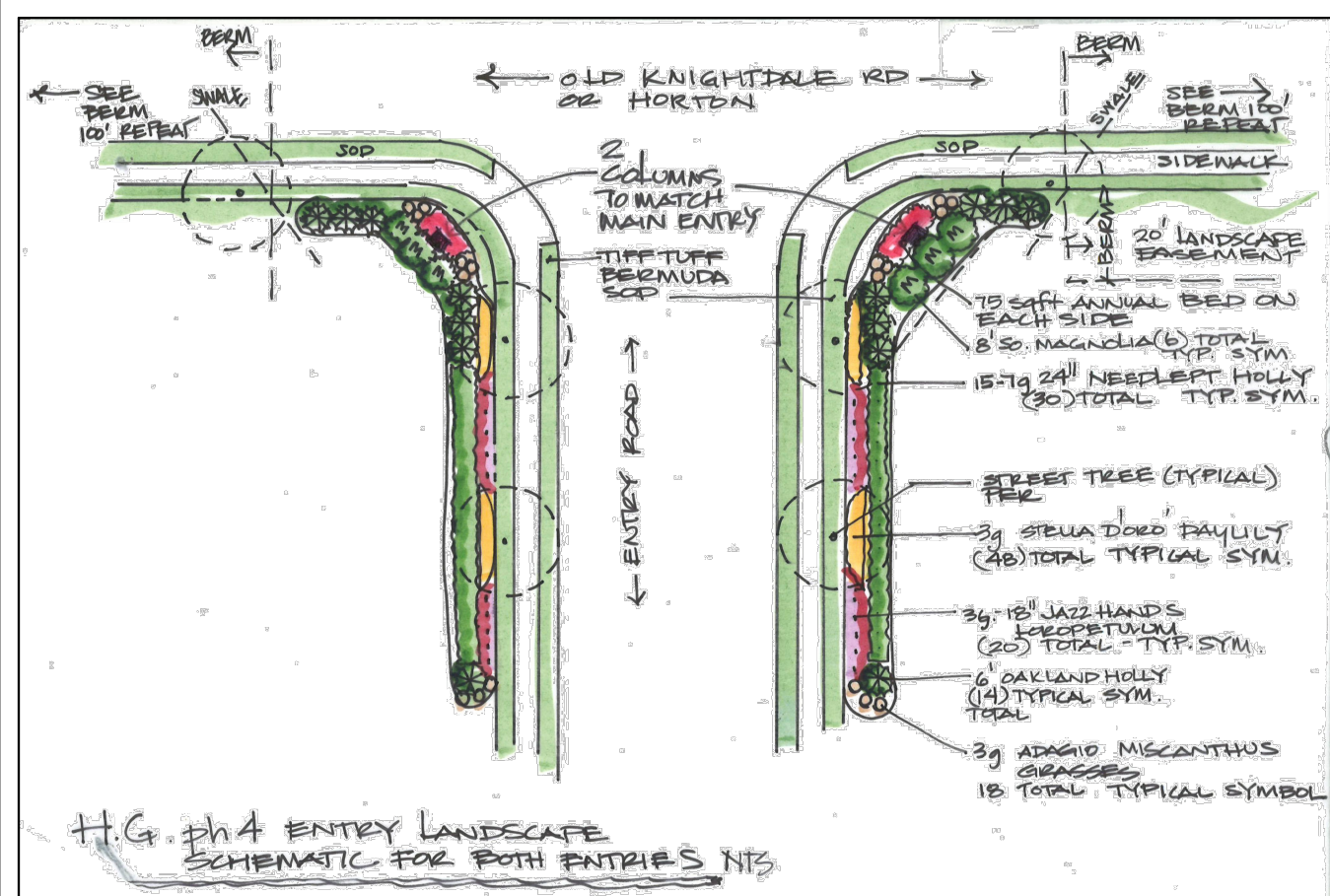
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TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA  
PLANNED UNIT DEVELOPMENT MASTERPLAN  
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PROJECT NUMBER 981-20



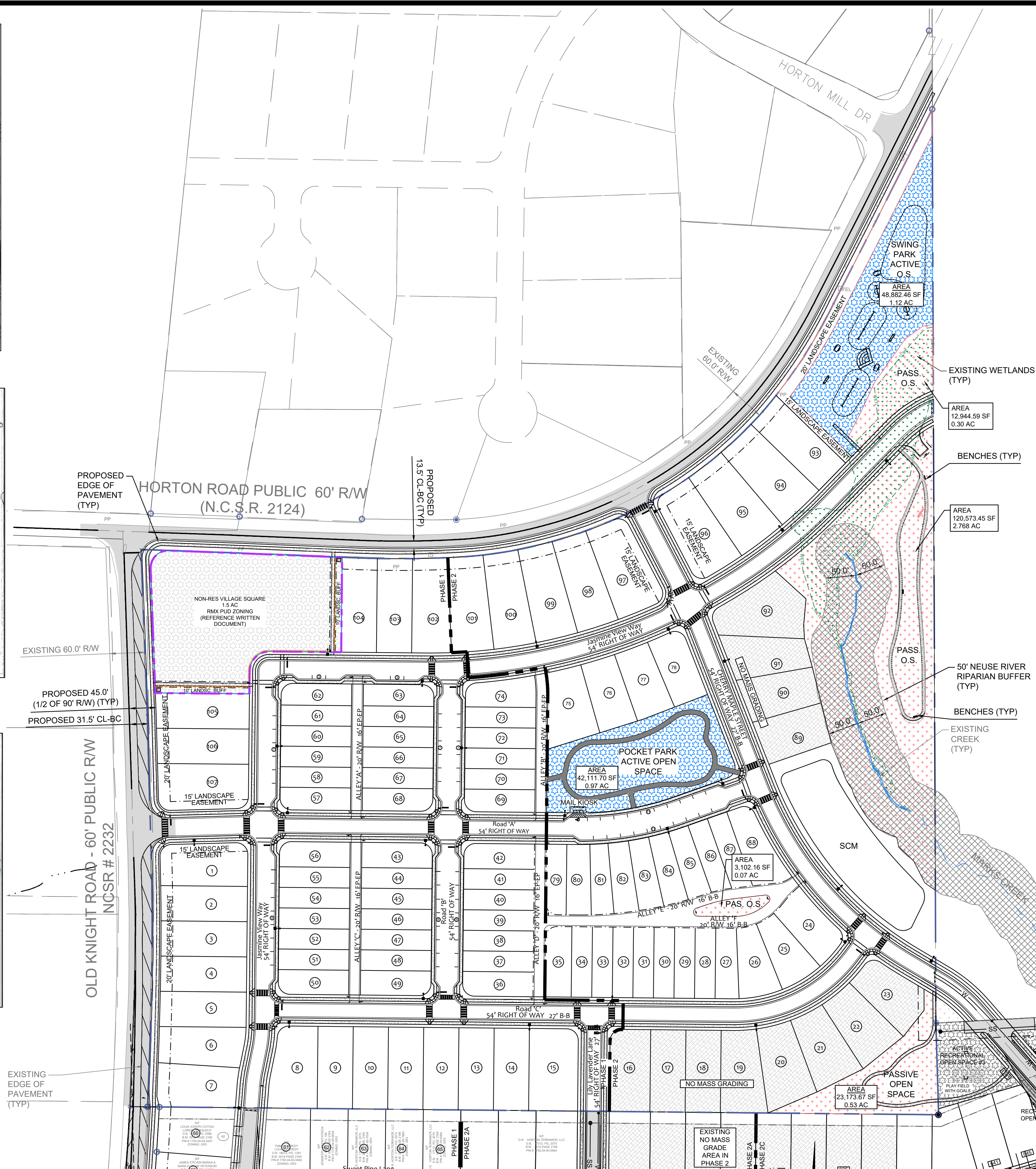
CONCEPTUAL NON-RES VILLAGE SQUARE EXHIBIT  
NTS



100' BUFFER EXHIBIT  
NTS



OLD KNIGHT & HORTON ROAD ENTRANCE EXHIBIT  
NTS

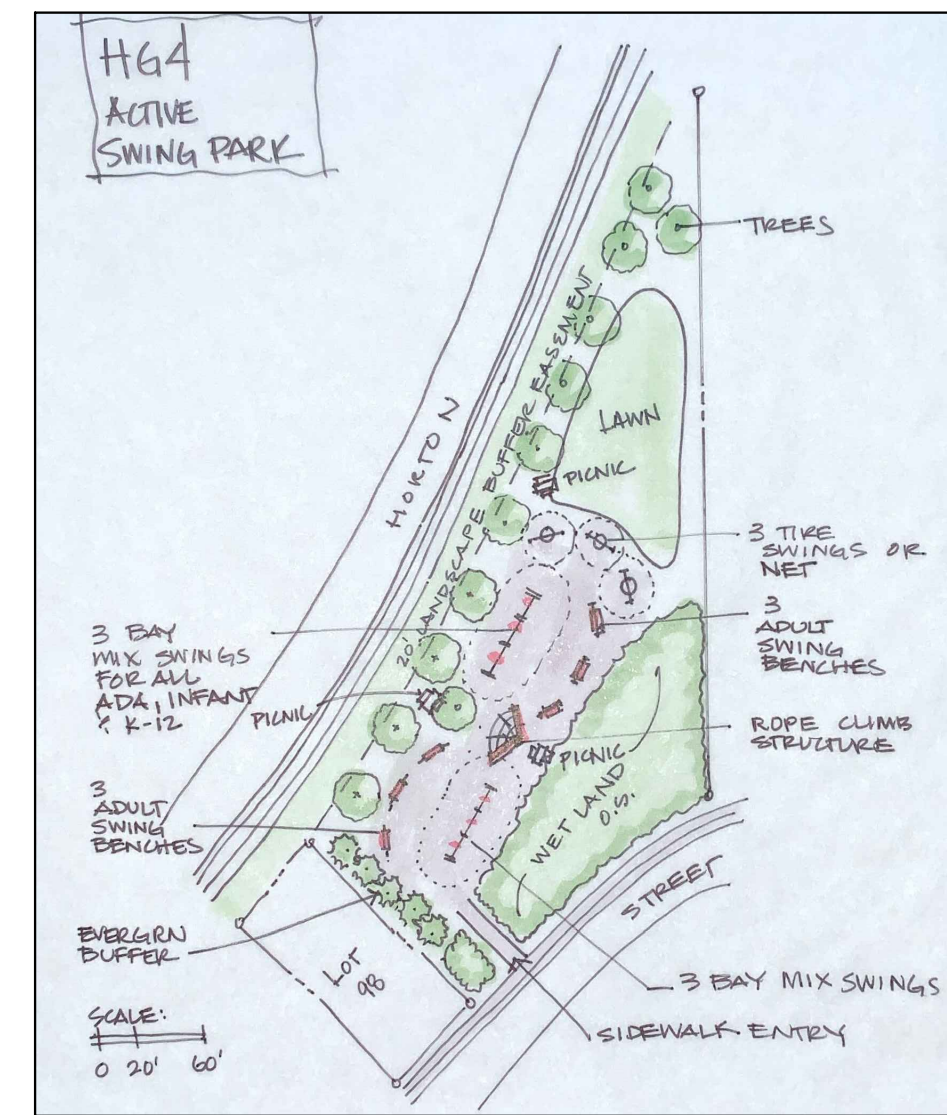
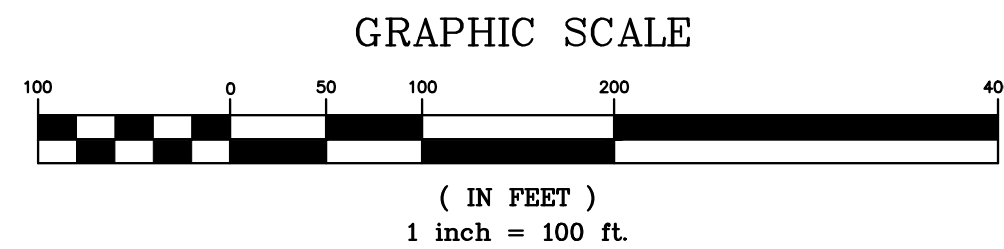


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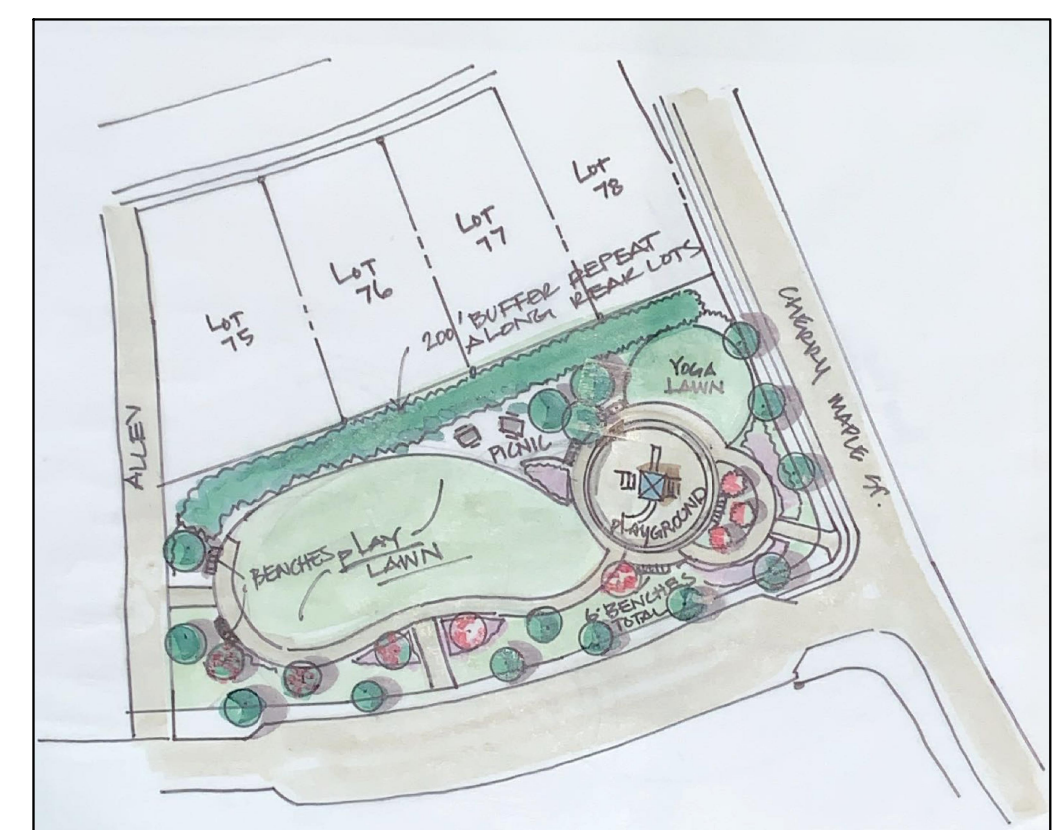
	NEUSE RIPARIAN BUFFER
	WETLANDS
	ACTIVE RECREATION OPEN SPACE
	PASSIVE RECREATION OPEN SPACE
	NO MASS GRADING

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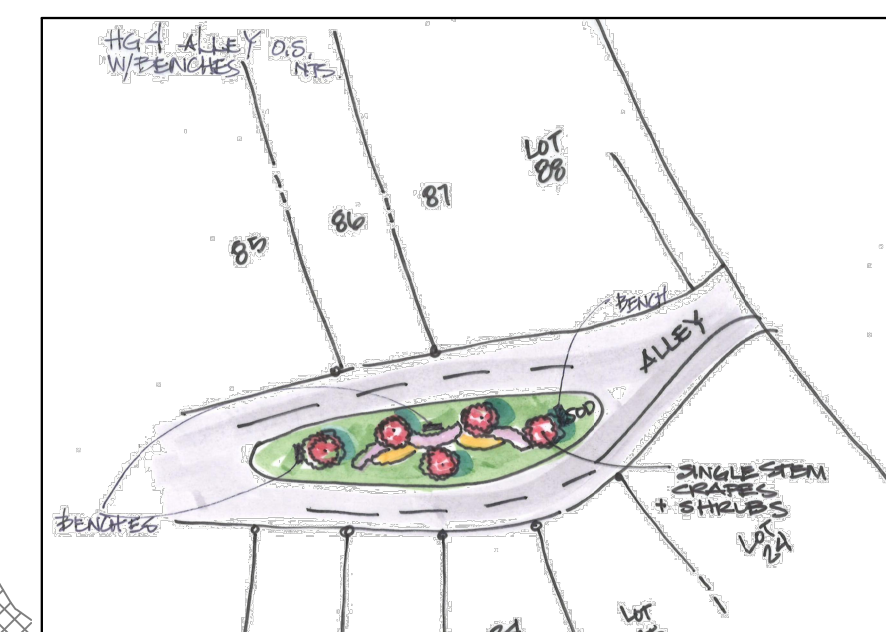
PLAN IS SUBJECT TO REVISIONS DURING  
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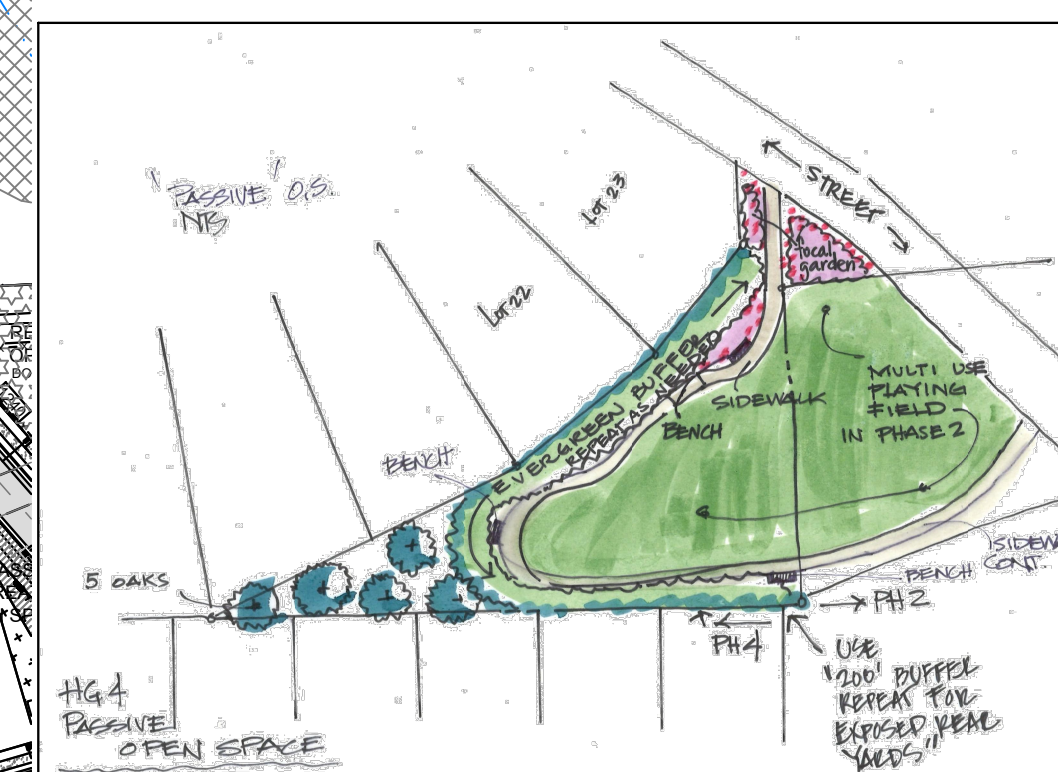
SWING PARK CONCEPTUAL EXHIBIT  
NTS



POCKET PARK OPEN ACTIVE SPACE EXHIBIT  
NTS



ALLEY PASSIVE OPEN SPACE EXHIBIT  
NTS



CORNER PASSIVE OPEN SPACE EXHIBIT  
SCALE

NO.	REVISION	DATE
1.	PER TOK COMMENTS	08/04/2021
2.	PER TOK COMMENTS	12/20/2021
3.	PER TOK COMMENTS	02/14/2022
4.	PER TOK COMMENTS	02/14/2022



**THE SPAULDING GROUP, PA**  
Planning • civil engineering  
1611 Jones Franklin Road Suite 101 Raleigh, NC 27606  
Phone (919) 854-7990 Fax (919) 854-7995

PREPARED FOR: TERRACORP, LLC  
7208 FALLS OF NEUSE RD, SUITE 201  
RALEIGH, NC 27615  
DATE: 06-16-2021  
S&P FIRM CERTIFICATION # C-1875  
PROJECT ENGINEER:  
TOMMY S. SPALDING  
PROJECT DESIGNER:  
IRIS A. MITCHELL  
PROJECT SURVEYOR:  
TBD

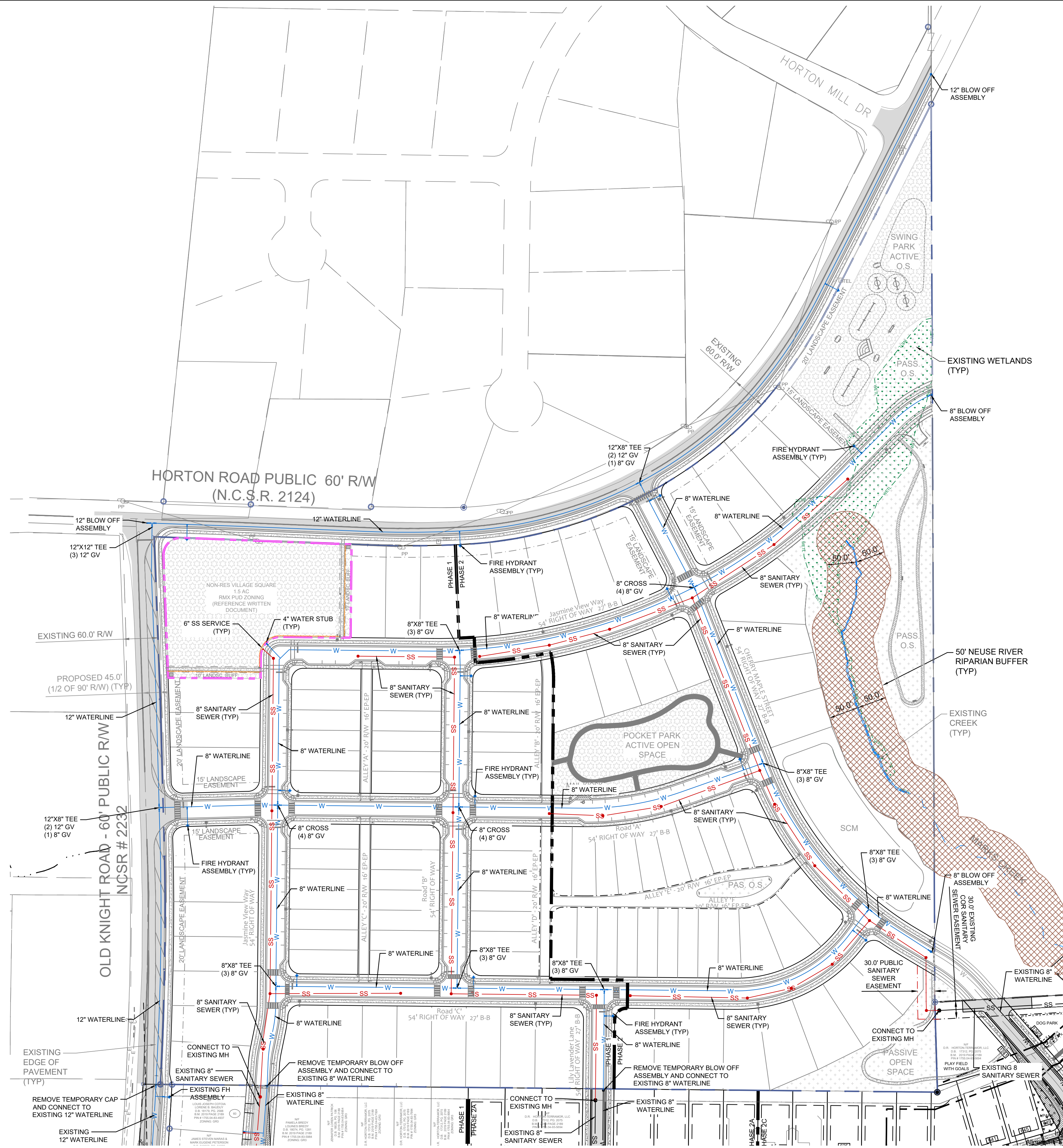
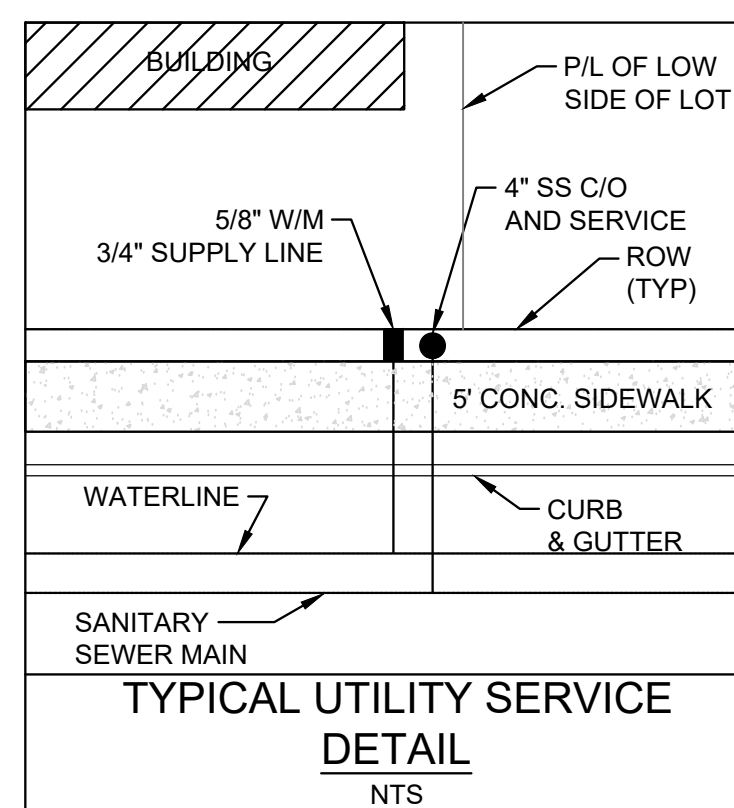
**HAYWOOD GLEN SUBDIVISION-PHASE 4**  
TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA  
**PLANNED UNIT DEVELOPMENT MASTERPLAN**  
**OPEN SPACE PLAN**

DRAWING SHEET  
**C-1.1**  
PROJECT NUMBER  
**981-20**

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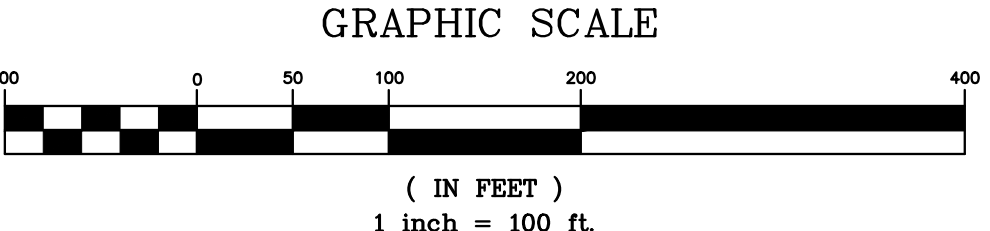
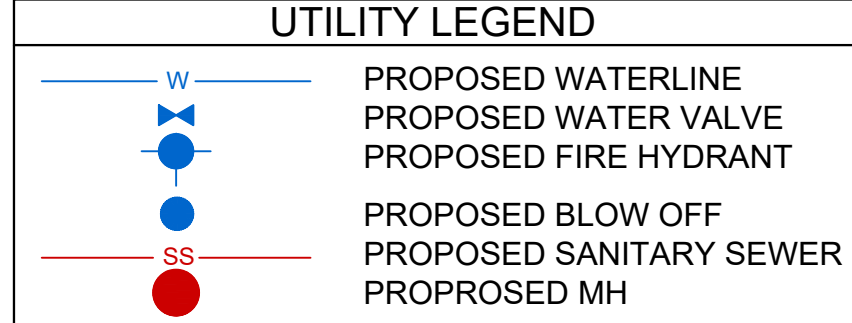
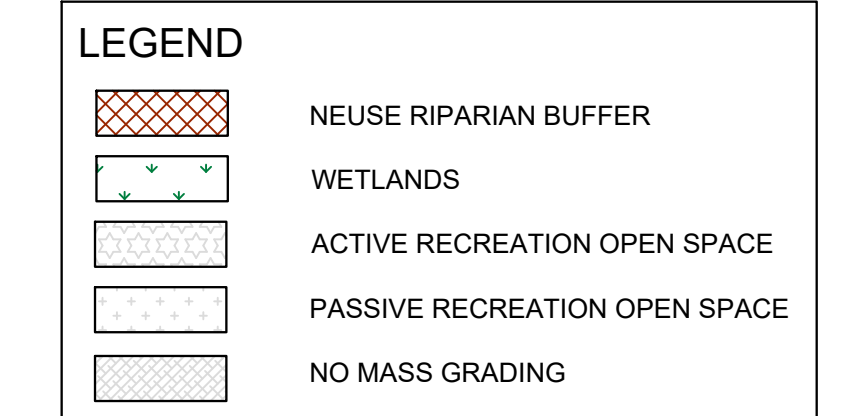
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- STANDARD UTILITY NOTES (AS APPLICABLE):
1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS...
2. UTILITY SEPARATION REQUIREMENTS:
a) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE...
b) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'...
c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION...
d) 5' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES...
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT...
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES...
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS...
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT...
7. INSTALL 3/4" COPPER WATER SERVICES WITH 5/8" METER LOCATED AT ROW OR WITHIN A 2' X 2' WATERLINE EASEMENT...
8. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE...
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI...
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA...
11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK...
12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS FOG PROGRAM COORDINATOR...
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS...

WATER ALLOCATION COMPLIANCE PTS
BASE POINTS - MAJOR SUBDIVISION 15
PH 1&2 RESORT STYLE POOL 2
PH 1&2 DECK/PATIO GREATER THAN 3,000 SF 3
PH 1&2 WATER APPARATUS 2
PH 1&2 CLUBHOUSE W/ BATHHOUSE ONLY 3
ARCHITECTURAL 15
IPEMA CERTIFIED PLAYGROUND EQUIPMENT 4
ON-STREET PARKING 4
ENHANCED ROADSIDE LANDSCAPE 2
TOTAL 50



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REVISION table with columns for NO., DATE, REVISION, and COMMENTS. It tracks several design revisions from 02/14/2021 to 02/14/2022.



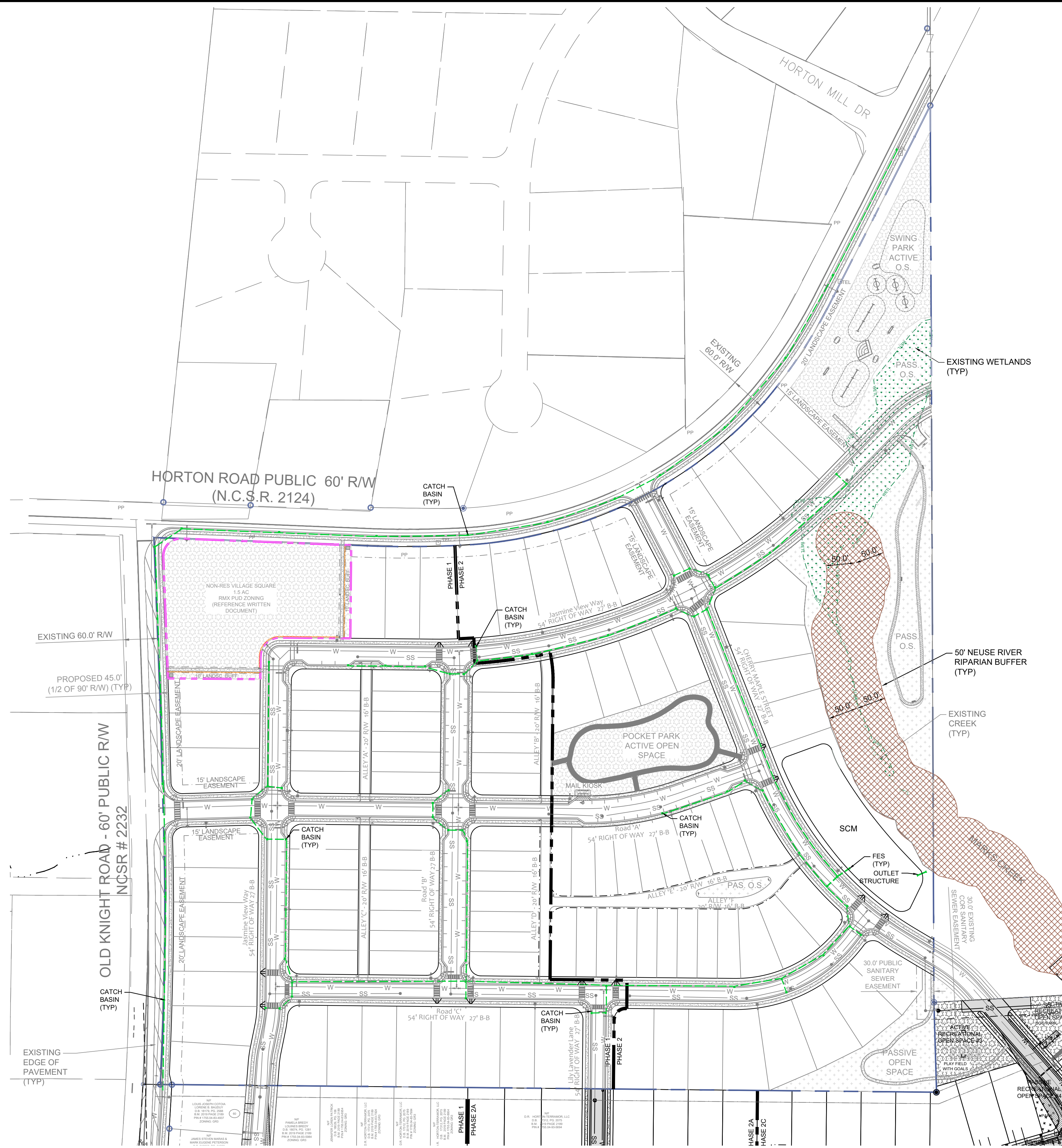
THE SPAULDING GROUP, PA
Planning - civil engineering
1611 Jones Franklin Road Suite 101 Raleigh, NC 27606
Phone (919) 854-7990 Fax (919) 854-7995

PREPARED FOR: TERRAMORPHIC, LLC
7208 FALLS OF NEUSE RD, SUITE 201
RALEIGH, NC 27615
DATE: 06/16/2021
SSN FIRM CERTIFICATION # C-1975
PROJECT ENGINEER: IRIS A. MITCHELL
PROJECT DESIGNER: IRIS A. MITCHELL
PROJECT SURVEYOR: TBD

HAYWOOD GLEN SUBDIVISION-PHASE 4
TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
PLANNED UNIT DEVELOPMENT MASTERPLAN
UTILITY PLAN

DRAWING SHEET C-2.0
PROJECT NUMBER 981-20

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**STORM DRAIN LEGEND**

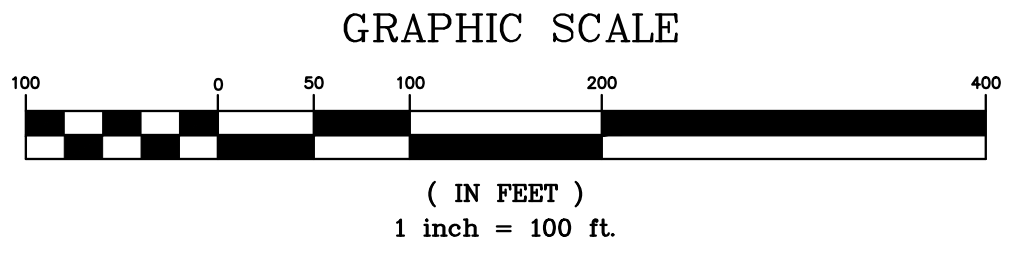
	CATCH BASIN
	FLARED END SECTION
	STORM MH/ JUNCTION BOX
	RCP UNLESS OTHERWISE NOTED

**LEGEND**

	NEUSE RIPARIAN BUFFER
	WETLANDS
	ACTIVE RECREATION OPEN SPACE
	PASSIVE RECREATION OPEN SPACE
	NO MASS GRADING

**UTILITY LEGEND**

	PROPOSED WATERLINE
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED BLOW OFF
	PROPOSED SANITARY SEWER
	PROPOSED MH



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3.	PER TOK COMMENTS	12/20/2021
4.	PER TOK COMMENTS	02/14/2022

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PREPARED FOR: TERRAMORE, LLC  
 7208 FALLS OF NEUSE RD, SUITE 201  
 RALEIGH, NC 27615  
 DATE: 06-16-2021

SSM FIRM CERTIFICATION # C-1675

PROJECT ENGINEER:  
 IRIS A. MITCHELL  
 PROJECT DESIGNER:  
 IRIS A. MITCHELL  
 PROJECT SURVEYOR:  
 TBD

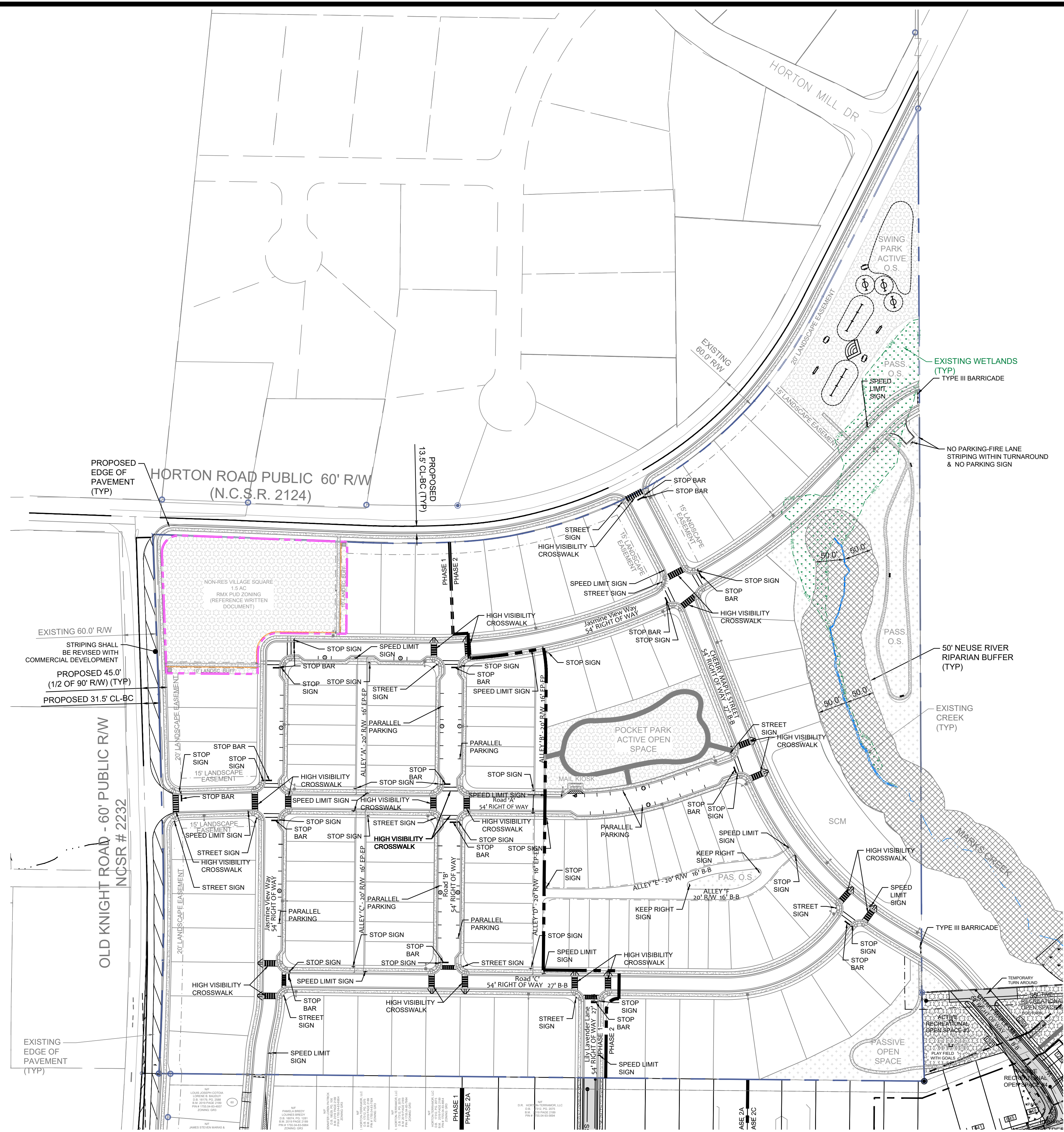
**HAYWOOD GLEN SUBDIVISION-PHASE 4**  
 TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

**PLANNED UNIT DEVELOPMENT MASTERPLAN**  
**STORMWATER MANAGEMENT PLAN**

DRAWING SHEET  
**C-3.0**

PROJECT NUMBER  
**981-20**

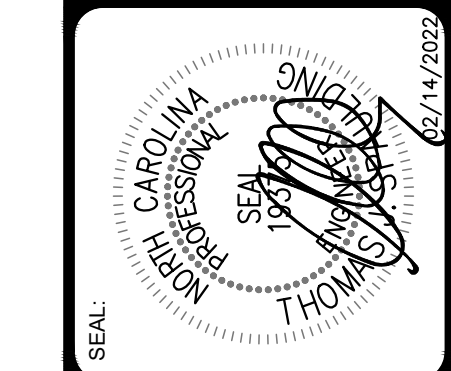
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**GENERAL NOTES**

- ALL SITE SIGNAGE SHALL BE IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.
- ALL SIGNS SHALL BE MOUNTED WITH 7-FT MIN. VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN ON 3-LB. GALVANIZED STEEL U-CHANNEL POST SET IN 3-FT DEEP X 12-IN DIAMETER CONCRETE FOOTING.
- ALL SIGNS SHALL BE FIELD STAKED AND THE LOCATIONS APPROVED BY THE TOWN OF KNIGHTDALE AND/OR NCDOT PRIOR TO SIGN INSTALLATION.
- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AS REQUIRED BY THE TOWN OF KNIGHTDALE, THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ALL NCDOT STANDARDS AND SPECIFICATIONS.
- THE TOWN OF KNIGHTDALE REQUIRES ALL REGULATORY PAVEMENT MARKINGS TO BE HI-VIS THERMOPLASTIC, EXCEPT FOR PARKING SPACE STRIPING WHICH MAY BE WHITE PAINT, PER DETAIL 4.06.

NO.	REVISION	DATE
1.	PER TCK COMMENTS	08/04/2021
2.	PER TCK COMMENTS	12/20/2021
3.	PER TCK COMMENTS	12/20/2021
4.	PER TCK COMMENTS	02/14/2022



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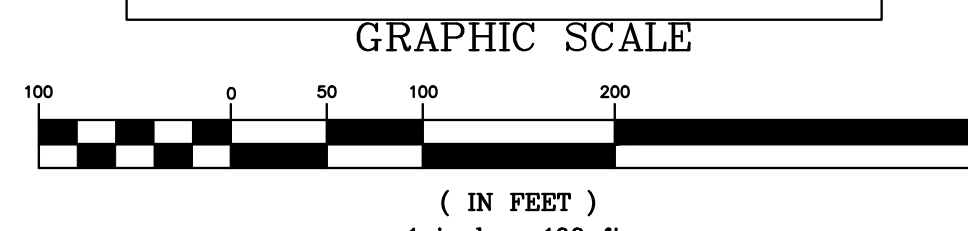
PREPARED FOR: TERRAMORPHIC, LLC  
 7208 FALLS OF NEUSE RD, SUITE 201  
 RALEIGH, NC 27615  
 DATE: 06-16-2021  
 SSN FIRM CERTIFICATION #: C-1675  
 PROJECT ENGINEER: IRIS A. MITCHELL  
 PROJECT DESIGNER: IRIS A. MITCHELL  
 PROJECT SURVEYOR: TEB

**HAYWOOD GLEN SUBDIVISION-PHASE 4**  
 TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA  
**PLANNED UNIT DEVELOPMENT MASTERPLAN**  
**SIGNS & MARKINGS & PLAN**

DRAWING SHEET  
**C-4.0**  
 PROJECT NUMBER  
**981-20**

**LEGEND**

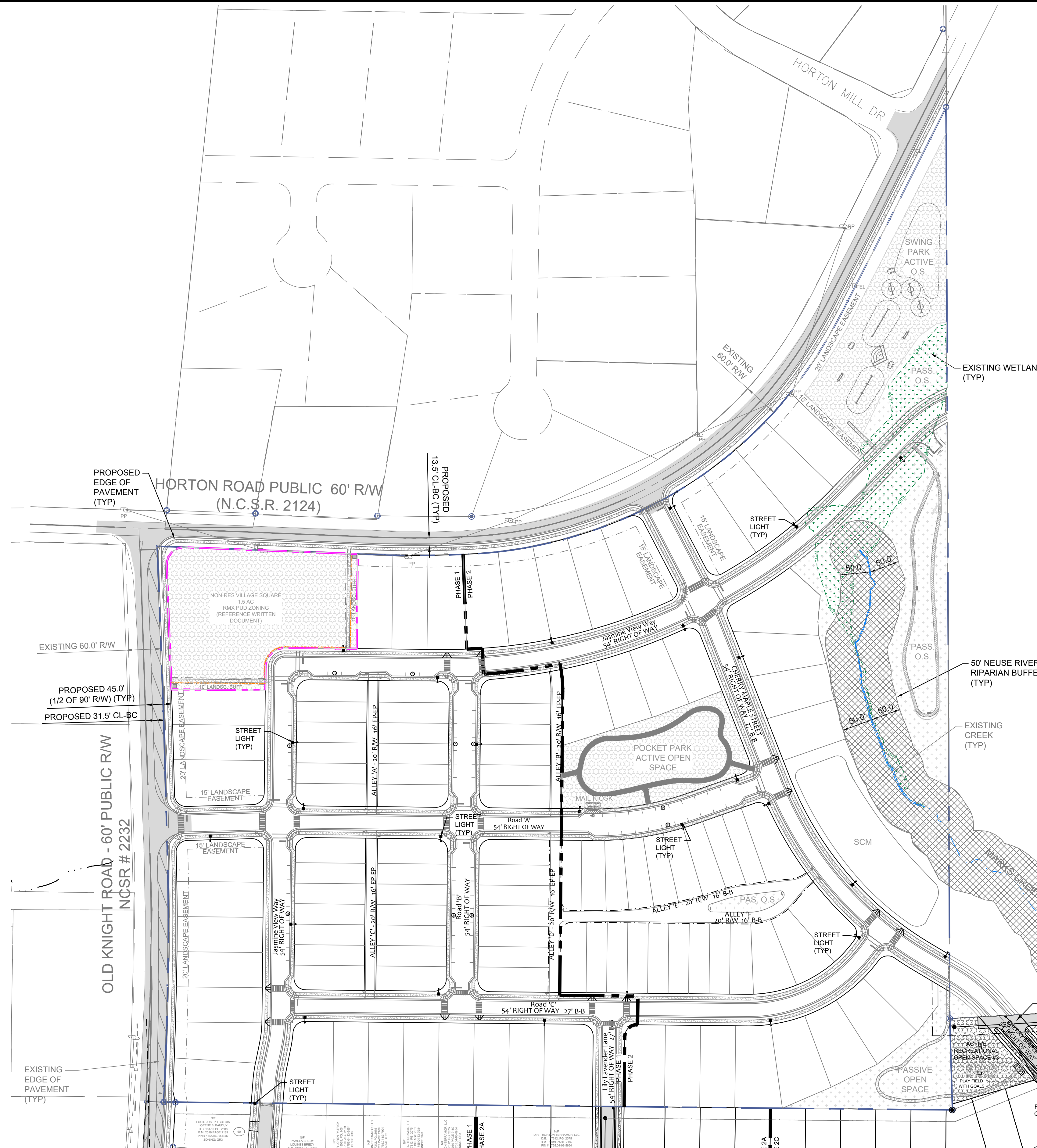
	NEUSE RIPARIAN BUFFER
	WETLANDS
	ACTIVE RECREATION OPEN SPACE
	PASSIVE RECREATION OPEN SPACE
	NO MASS GRADING



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**Outdoor Lighting**  
**Roadway LED**

The energy-efficient Roadway LED is a green solution and great fit for streets, roads, long-term areas and parking lots. The Roadway LED delivers light when it's needed, while increasing visibility and reducing light pollution by adjusting brightness. Designed to save attention in the 100- to 200-watt high pressure sodium light. This fixture provides a wide light source that will enhance safety, energy, road safety and improve area usability.

LED light-emitting diode: 401 | 501 | 701 | 1001 | 1501 | 2161 | 2841-watts  
Mounting height: 25' - 30'  
Colors: Black, Gray  
Poles: Galvalume, Wood  
Applications: Neighborhoods, Roadways, Shopping centers

**Outdoor Lighting**  
**Roadway LED**

Light source: LED-watt  
Wattage: 40 | 50 | 70 | 100 | 150 | 216 | 284-watts  
Light pattern: 180° Full Flood  
EMC: LED classification: Full Flood  
Color temperature: 4,000K  
Warm-up and restrike time: Instant on (no warm-up or restrike time)

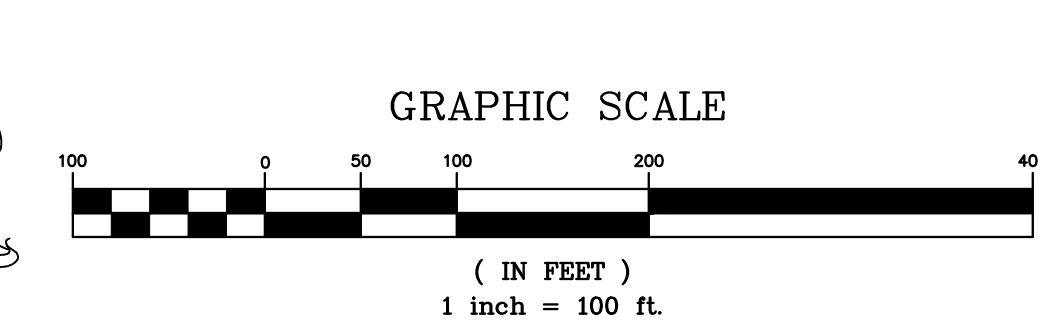
Poles available:

Material	Mounting height	Color
Galvalume	25' - 30'	Gray
Wood	25' - 30'	Standard

Features or no installation cost: Free up capital for other projects  
Design services by lighting professionals included: Meets industry standards and lighting ordinances  
Maintenance included: Eliminates high and compressor repair bills  
Electricity included: Less expensive than traditional service  
Warranty included: 5-year free  
One low monthly cost on your electric bill: Convenience and savings for you  
Ready installation: Provides hassle-free installation and service  
Backed by over 40 years of experience: A name you can trust today... and tomorrow

**LEGEND**

	NEUSE RIPARIAN BUFFER
	WETLANDS
	ACTIVE RECREATION OPEN SPACE
	PASSIVE RECREATION OPEN SPACE
	NO MASS GRADING



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DATE	08/04/2021
REVISION	
1. PER TOK COMMENTS	
2. PER TOK COMMENTS	
3. PER TOK COMMENTS	
4. PER TOK COMMENTS	

SEAL: CAROLINA PROFESSIONAL ENGINEER THOMAS J. THOMAS 02/14/2022

**THE SPAULDING GROUP, PA**  
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1611 Jones Franklin Road Suite 101 Raleigh, NC 27606  
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PREPARED FOR: TERRAMORE, LLC  
7208 FALLS OF NEUSE RD, SUITE 201  
RALEIGH, NC 27615  
DATE: 06-16-2021  
SSM FIRM CERTIFICATION # C-1675  
PROJECT ENGINEER: IRIS A. MITCHELL  
PROJECT DESIGNER: IRIS A. MITCHELL  
PROJECT SURVEYOR: TBD

**HAYWOOD GLEN SUBDIVISION-PHASE 4**  
TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

**PLANNED UNIT DEVELOPMENT MASTERPLAN**  
**LIGHTING PLAN**

DRAWING SHEET  
**C-5.0**  
PROJECT NUMBER  
**981-20**



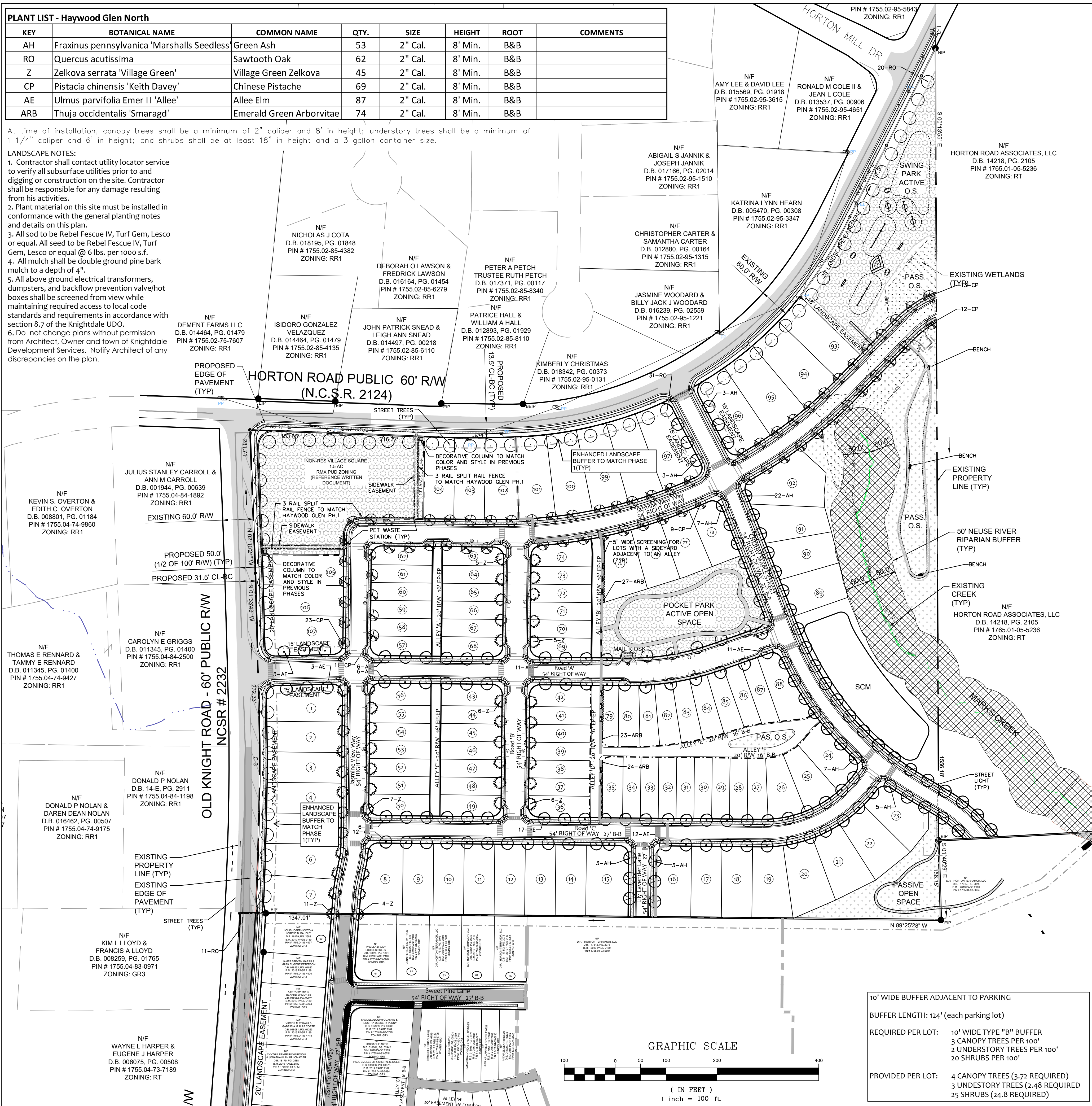
**PLANT LIST - Haywood Glen North**

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HEIGHT	ROOT	COMMENTS
AH	Fraxinus pennsylvanica 'Marshalls Seedless'	Green Ash	53	2" Cal.	8' Min.	B&B	
RO	Quercus acutissima	Sawtooth Oak	62	2" Cal.	8' Min.	B&B	
Z	Zelkova serrata 'Village Green'	Village Green Zelkova	45	2" Cal.	8' Min.	B&B	
CP	Pistacia chinensis 'Keith Davey'	Chinese Pistache	69	2" Cal.	8' Min.	B&B	
AE	Ulmus parvifolia Emer II 'Allee'	Allee Elm	87	2" Cal.	8' Min.	B&B	
ARB	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	74	2" Cal.	8' Min.	B&B	

At time of installation, canopy trees shall be a minimum of 2" caliper and 8' in height; understory trees shall be a minimum of 1 1/4" caliper and 6" in height; and shrubs shall be at least 18" in height and a 3 gallon container size.

**LANDSCAPE NOTES:**

- Contractor shall contact utility locator service to verify all subsurface utilities prior to and digging or construction on the site. Contractor shall be responsible for any damage resulting from his activities.
- Plant material on this site must be installed in conformance with the general planting notes and details on this plan.
- All sod to be Rebel Fescue IV, Turf Cem, Lesco or equal. All seed to be Rebel Fescue IV, Turf Cem, Lesco or equal @ 6 lbs. per 1000 s.f.
- All mulch shall be double ground pine bark mulch to a depth of 4".
- All above ground electrical transformers, dumpsters, and backflow prevention valve/hot boxes shall be screened from view while maintaining required access to local code standards and requirements in accordance with section 8.7 of the Knightdale UDO.
- Do not change plans without permission from Architect, Owner and town of Knightdale Development Services. Notify Architect of any discrepancies on the plan.



**SCOPE OF WORK:**  
Furnish all labor, materials, and equipment required or indicated by the drawings and specifications to complete the work including installation of all trees, shrubs, groundcover, annuals, seed, sod and mulch.

**MATERIALS AND WORK:**  
The selection of all materials and the execution of all work required under the contract shall be subject to approval by the owner. The owner shall have the right to reject and all materials and any and all work, which in his opinion, does not meet the requirements of the contract.

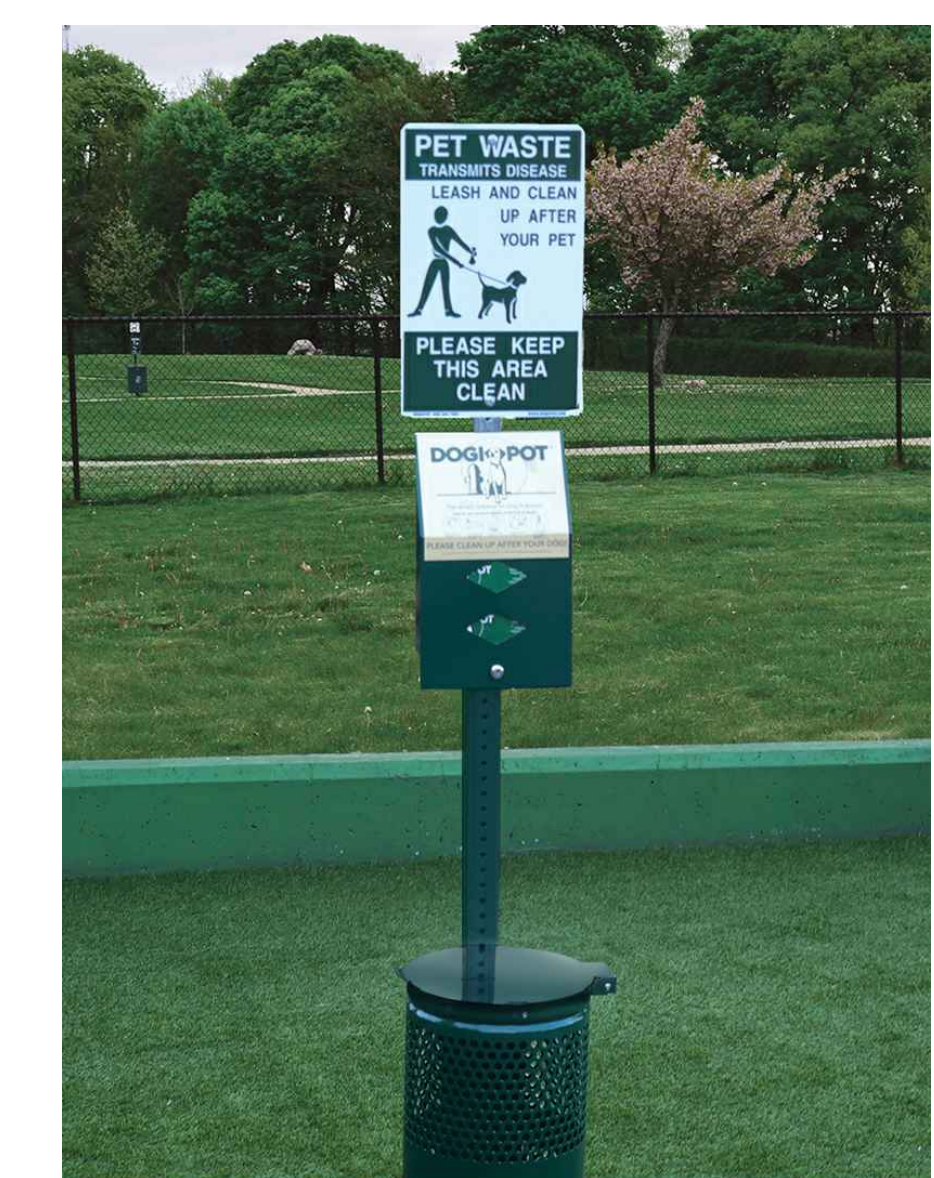
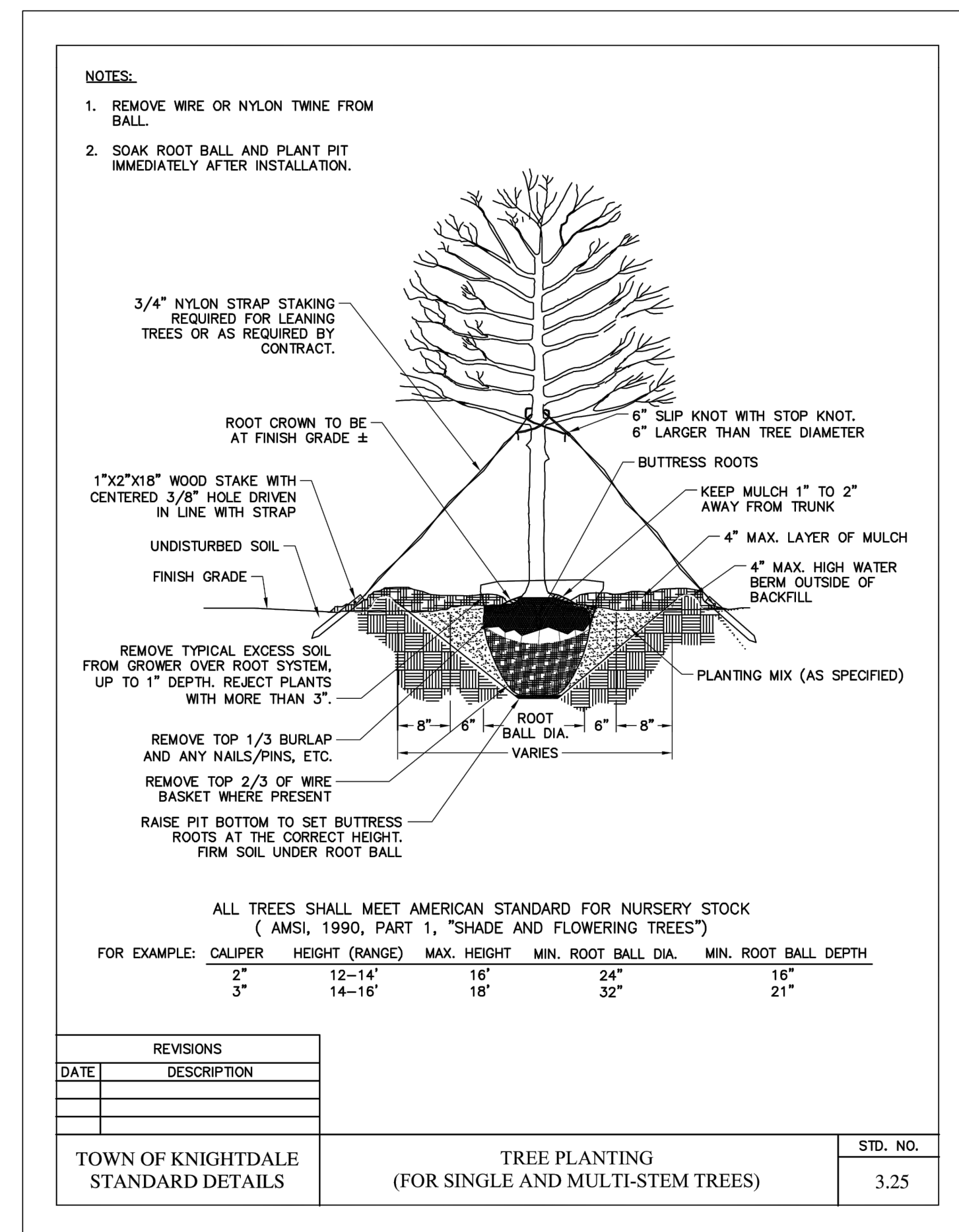
**PLANT MATERIALS:**  
All plant materials shall be nursery grown, freshly dug in the field, naturally shaped, well branched, fully foliated when in leaf with fully developed root systems. Trees must be self supporting, with straight trunks and leaders in tact. All plants must be free of disease, insect infestation or their eggs and shall have been grown in climatic conditions similar to those of the project site.

**PLANT SIZE:**  
Specified sizes indicates the minimum allowable size at planting. Where container and height/spreads are indicated for a single species, both size requirements shall be met. When only plant height or spread are indicated, container size shall be based on AAN standards.

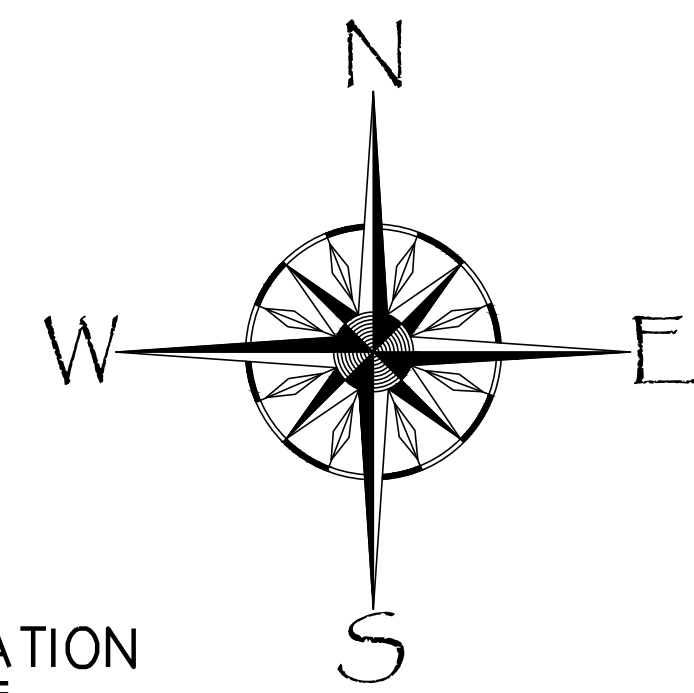
**ORGANIC MATTER:**  
Aged manure, compost or pine bark fines, at the option of the contractor, material shall be air dried, finely shredded and suitable for horticultural purposes and shall contain no more than 35% moisture content by weight.

**PINE BARK MULCH:**  
All pine bark mulch shall be clean, double ground, fine textured nugget mulch with minimal amounts of sapwood content.

**TURF AREAS:**  
Prior to any seeding or sod application, verify that all trenching and land disturbing activities have been completed. Ensure all areas are free of stones, large soil clods and any other construction debris.



**EXAMPLE OF DOG WASTE STATION**  
\* FOR ILLUSTRATIVE PURPOSES ONLY SCALE: NTS



**REVISIONS:**

DATE	DESCRIPTION
8/4/2021	
12/20/21	
2/14/22	

**LANDSCAPE PLAN**  
**Haywood Glen North**  
WAKE COUNTY, GARNER, NC

SCALE:  
1" = 100'  
DRAWN BY:  
PMP  
PROJECT #

DATE:  
6-21-2021

SHEET  
**L-1**  
OF

**TMTLA ASSOCIATES**  
5011 SOUTH PARK DRIVE, STE. 200 - DURHAM, NC 27713  
p: (919) 484-8880 e: info@tmtla.com



A D.R. Horton Company



D



E



F



A D.R. Horton Company



F



G



H



A D.R. Horton Company



F



G



H



A D.R. Horton Company



A



B



C

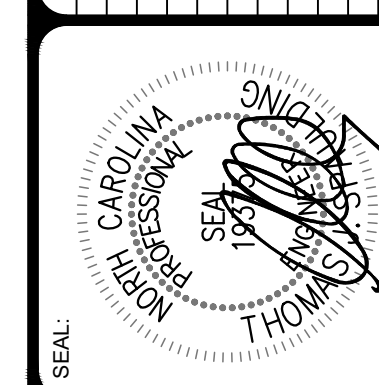
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PREPARED FOR:  
 TERRAMOR HOMES, LLC  
 7208 FALLS OF NEUSE RD, SUITE 201  
 RALEIGH, NC 27615  
 DATE: 06-16-2021  
 SSN FIRM CERTIFICATION #: C-1975  
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 IRIS A. MITCHELL  
 PROJECT DESIGNER:  
 IRIS A. MITCHELL  
 PROJECT SURVEYOR:  
 TBD

**HAYWOOD GLEN SUBDIVISION-PHASE 4**  
 TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA  
**PLANNED UNIT DEVELOPMENT MASTERPLAN**  
**ELEVATIONS**

DRAWING SHEET  
**D-1.0**  
 PROJECT NUMBER  
**981-20**



D



E



F



D



E



F



A



B



C



A



B



C

NO.	REVISION	DATE
1.	PER TOK COMMENTS	08/04/2021
2.	PER TOK COMMENTS	12/29/2021
3.	PER TOK COMMENTS	02/14/2022
4.	PER TOK COMMENTS	02/14/2022



**THE SPAULDING GROUP, PA**  
*planning • civil engineering*  
 1611 Jones Franklin Road Suite 101 Raleigh, NC 27606  
 Phone (919) 854-7990 Fax (919) 854-7995

PREPARED FOR: TERRAMOR, LLC  
 7208 FALLS OF NEUSE RD, SUITE 201  
 RALEIGH, NC 27615  
 DATE: 06-16-2021  
 STATE FIRM CERTIFICATION # C-1675  
 PROJECT ENGINEER:  
 PROJECT DESIGNER:  
 IRIS A. MITCHELL  
 PROJECT SURVEYOR:  
 TEB

**HAYWOOD GLEN SUBDIVISION-PHASE 4**  
 TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA  
**PLANNED UNIT DEVELOPMENT MASTERPLAN**  
**ELEVATIONS**

DRAWING SHEET

D-2.0

PROJECT NUMBER 981-20

FOR REVIEW ONLY— NOT FOR CONSTRUCTION

PLAN IS SUBJECT TO REVISIONS DURING THE PRELIMINARY APPROVAL PROCESS

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**EXHIBIT A**



**THE SPAULDING GROUP, PA**

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**Haywood Glen Phase 4  
Planned Unit Development**

Developer:

DR Horton-Terramor, LLC  
7208 Falls of Neuse Rd, Suite 201  
Raleigh, NC 27526

Consultant:

The Spaulding Group, PA  
5318 Burning Oak Ct  
Raleigh, NC 27606



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### INTRODUCTION

Haywood Glen Phase 4 is the latest extension of the high-quality successful precedent set in earlier phases of the community. It will be a neighborhood that continues to bring people together while providing connections to the community, with appropriate transitions to adjacent properties. Residents will be minutes from shopping, dining, and schools with easy access to I-540 and I-440. 107 residential units are planned with an appropriate blend of rear load villas and traditional front load single-family units. Phase 4 is adding an exciting mixed-use element to the neighborhood by planning for commercial growth at the intersection of Old Knight and Horton Rd. Existing and future residents will have neighborhood commercial uses (coffee/ sandwich shops) within short walking distance. The commercial component is consistent with the commercial node set forth on the Town's Comprehensive Plan.

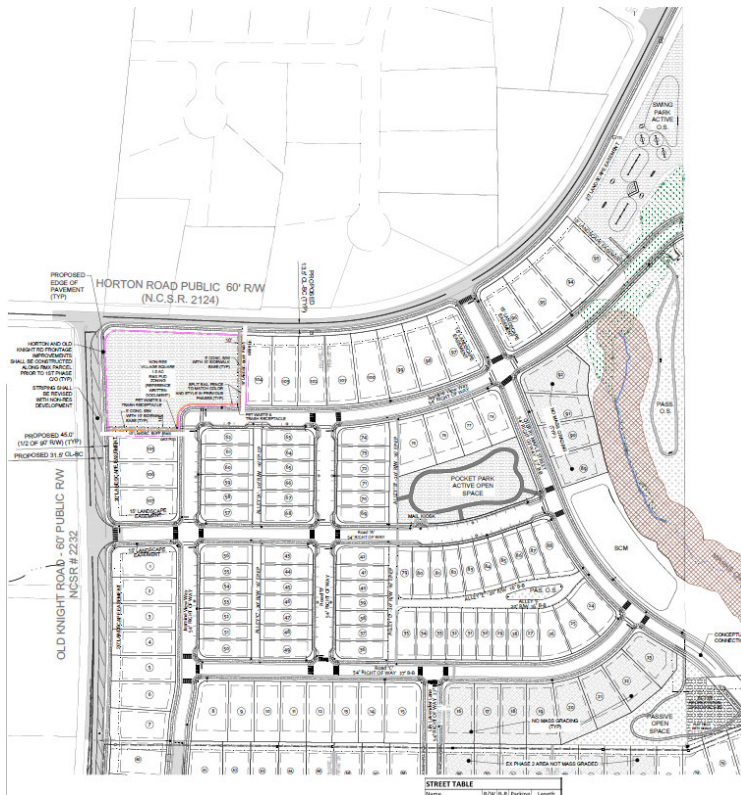
Affordability is a goal, but not be at the expense of aesthetics, interior features, or energy efficiency. Architecture will acknowledge Knightdale's growth while paying homage to the Town's rural roots. Higher density will be in the center of the community with garages located in the rear of homes, making the people and the land the focus of the neighborhood. The perimeter is comprised of single family detached homes to provide appropriate transitions to existing detached units in earlier phases, as well as similar units across Horton Rd. The community is amenity-rich and will provide a blend of active and passive open space amenities to promote a sense of community.



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## MASTER PLAN



### SITE DATA

<b>PROJECT:</b>	HAYWOOD GLEN - PHASE 4
<b>OWNER OF RECORD:</b> Dement Farms, LLC 717 N 1st Avenue Knightdale, NC 27545	<b>DEVELOPER:</b> D.R. Horton - Terramor, LLC 7200 Falls of Neuse Road, Suite 201 Raleigh, NC 27615
<b>ENGINEER:</b> The Spaulding Group, PA 5318 Burning Oak Court Raleigh, NC 27606	
<b>PIN NO:</b> 1755-04-0339	
<b>SITE ADDRESS:</b> 2016 HORTON ROAD	
<b>TOWNSHIP:</b> St. Matthew's	
<b>EXISTING NUMBER OF PARCELS:</b> 1	
<b>TOTAL EXISTING TRACT AREA:</b> 33.245 AC	
<b>EXISTING ZONING:</b> RR1	
<b>PROPOSED ZONING:</b> GR3 PUD, RMX PUD	
<b>EXISTING USE:</b> VACANT	
<b>PROPOSED USE:</b> SINGLE FAMILY RESIDENTIAL, COMMERCIAL	
<b>EXISTING STRUCTURES:</b> VACANT STRUCTURES	
<b>RESIDENTIAL UNITS PROPOSED:</b> 107	
	FRONT LOADED = 46 REAR LOADED = 61
<b>DENSITY CALCULATIONS:</b>	
<b>RESIDENTIAL AREA:</b> 31.775 AC (GR3 PUD)	
<b>NON-RESIDENTIAL AREA:</b> 1.5 AC (RMX PUD)	
<b>TOTAL PROJECT AREA:</b> 33.245 AC	
<b>RESIDENTIAL DENSITY PROVIDED:</b> 107 UNITS/(31.775 AC) = 3.37 UNITS/AC	
<b>RECREATIONAL OPEN SPACE CALCULATIONS</b>	
<b>OPEN SPACE REQUIRED:</b> 4.48 AC	
<b>TOTAL BEDS OUTSIDE 1 MILE:</b> 375 BEDS (107 UNITS*3.5 UNITS/BED)	
<b>OPEN SPACE CALCULATION:</b> 375 BEDS*620 SF (FIG. 7.38) = 195,000 SF OR 4.48 AC	
<b>ACTIVE OPEN SPACE REQUIRED:</b> 2.24 AC (0.5*4.48 AC)	
<b>PASSIVE OPEN SPACE REQUIRED:</b> 2.24 AC (0.5*4.48 AC)	
<b>TOTAL OPEN SPACE PROVIDED:</b> 7.26 AC	
<b>ACTIVE O.S. (INCL RMX PUD):</b> 3.69 AC	
<b>ACTIVE O.S. (EXCL RMX PUD):</b> 2.09 AC	
<b>PASSIVE OPEN SPACE:</b> 3.67 AC	
<b>WETLAND IMPACT:</b> -0.39 AC	
<b>PARKING PROVIDED:</b> 76 SPACES (ON-STREET RESIDENTIAL) 57 SPACES (NON-RESIDENTIAL)	
<b>OVERALL TREE COVER AREA CALCULATIONS</b>	
<b>PERIMETER:</b> 5730.535 LF (1,721,763+1,712,327+1,347,011+949,435) =5,730,535 LF	
<b>TREE COVER REQUIRED:</b> LANDSCAPE BUFFER YARDS 114,810,708 LF (5,730,535*20)	
<b>NEUSE RIVER BUFFER:</b> 55,757.91	
<b>TREE COVER PROVIDED:</b> 59,063.83 114,821.54 (55,757.91+59,063.83)	
<b>CONNECTIVITY INDEX CALCULATIONS</b>	
<b>LINK TO NODE RATIO (MINIMUM):</b> 1.40 (GR3 -SECTION 9.4.G TABLE)	
<b>LINK TO NODE RATIO PROVIDED:</b> 1.84 (18:11)	

## WATER ALLOCATION COMPLIANCE

WATER ALLOCATION COMPLIANCE	PTS
BASE POINTS - MAJOR SUBDIVISION	15
PH 1&2 RESORT STYLE POOL	2
PH 1&2 DECK/PATIO GREATER THAN 3,000 SF	3
PH 1&2 WATER APPARATUS	2
PH 1&2 CLUBHOUSE W/ BATHHOUSE ONLY	3
ARCHITECTURAL	15
IPEMA CERTIFIED PLAYGROUND EQUIPMENT	4
ON-STREET PARKING	4
ENHANCED ROADSIDE LANDSCAPE	2
<b>TOTAL</b>	<b>50</b>

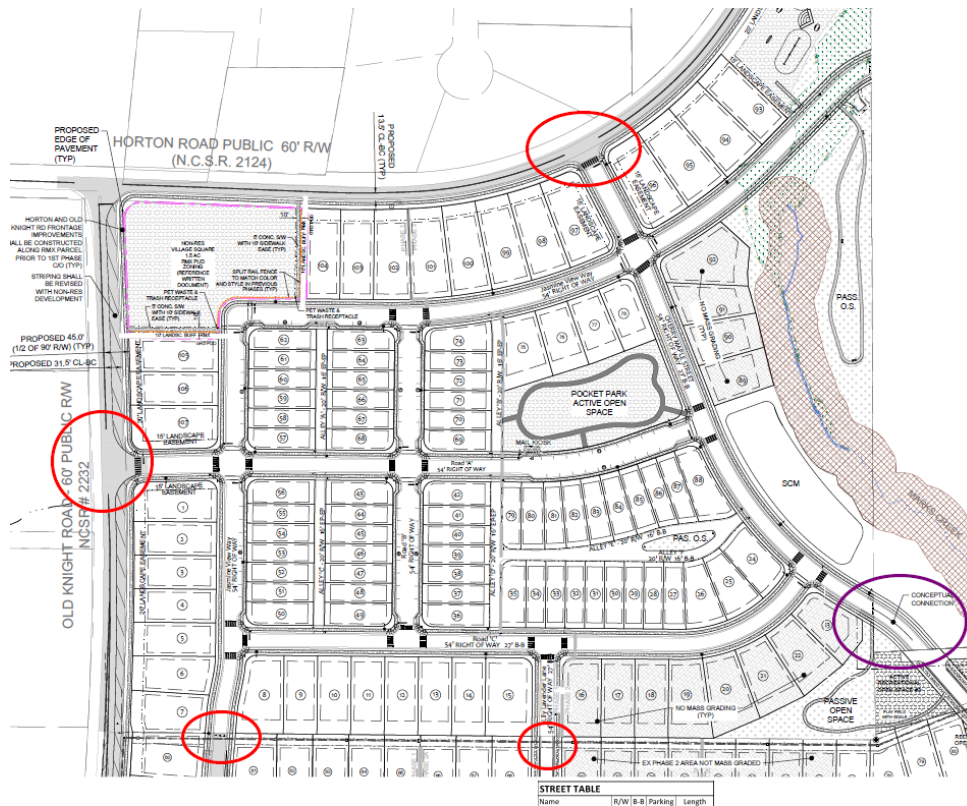


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## TRANSPORTATION ANALYSIS

The transportation network in Phase 4 was designed in a grid-like manner with safety in mind. The layout proposes connections to 2 existing street stubs from Phase 1. Drivers, cyclist, and pedestrians will be offered immediate access to Haywood Glen Drive, a recently constructed major collector that bisects Phase 1 east to west. Residential drivers will have 3 means of ingress/egress to existing NCDOT roadways with multiple access points to Old Knight Rd and a proposed connection to Horton Rd. Phase 4 offers a roadway stub for future development to the east as well as a future southern connection with existing Cherry Maple Street to the south. Multiple unsuccessful attempts were made to acquire right-of-way to complete the Cherry Maple Street connection. The conceptual connection is displayed on the master plan.

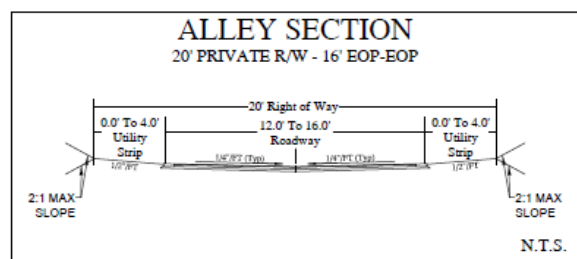
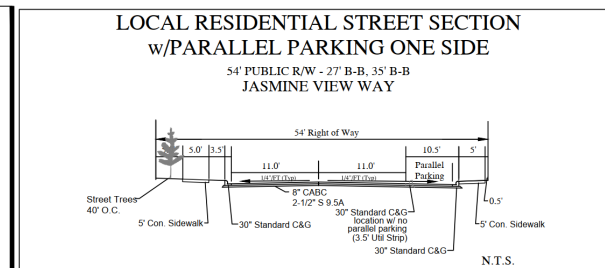
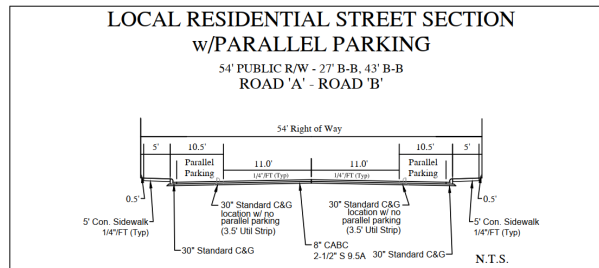
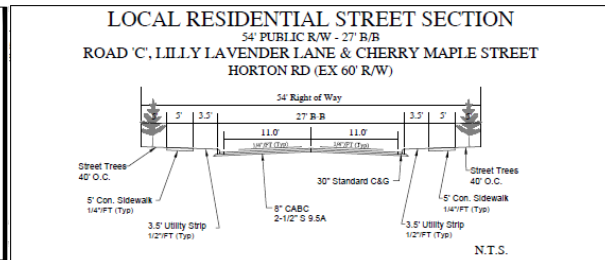
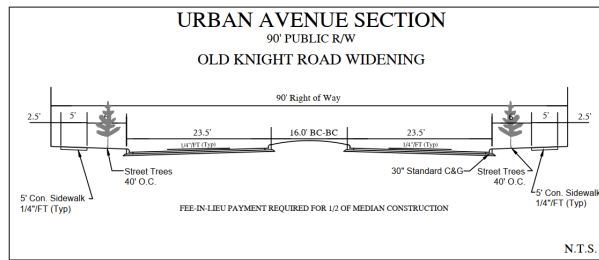




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## PROPOSED STREET SECTIONS





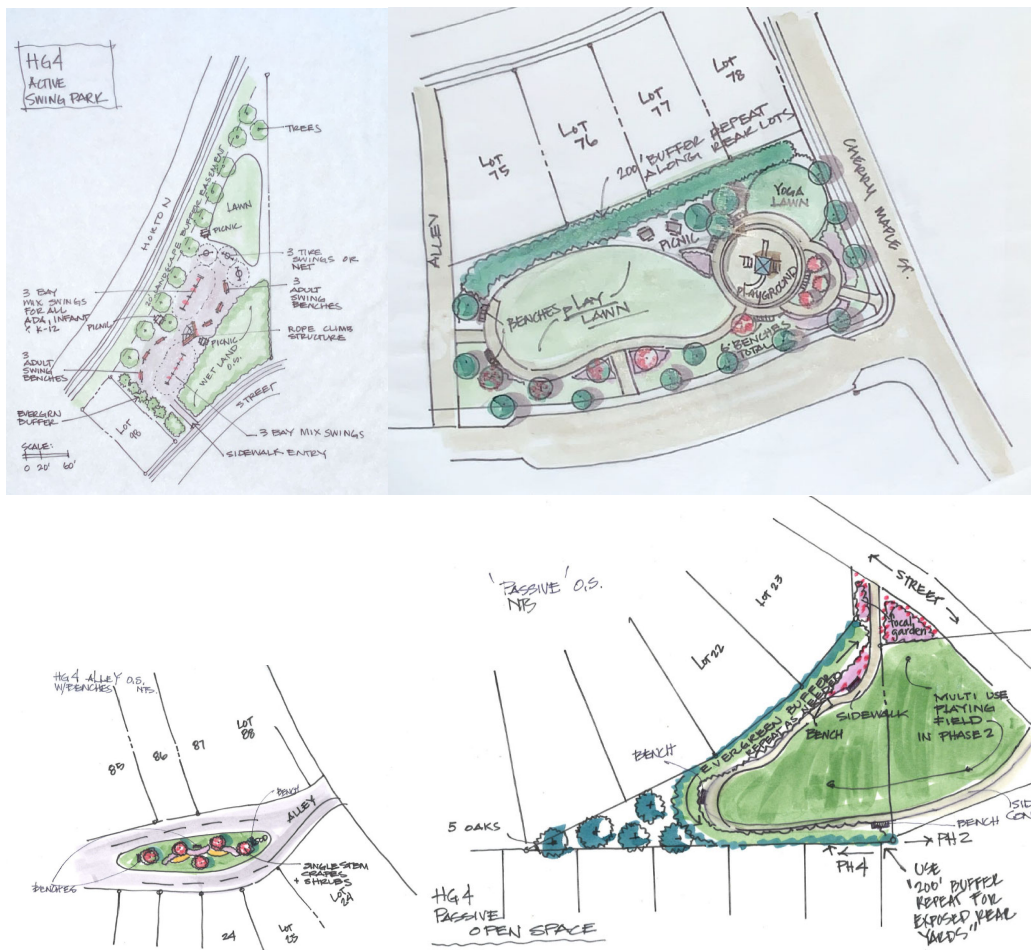


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## OPEN SPACE PROGRAMMING

Haywood Glen Phase 4 is amenity-rich, setting aside approximately 6 acres of programmed open space. Programmed areas include various pocket parks, a swing park and various design methods to activate passive areas.



(Conceptual)

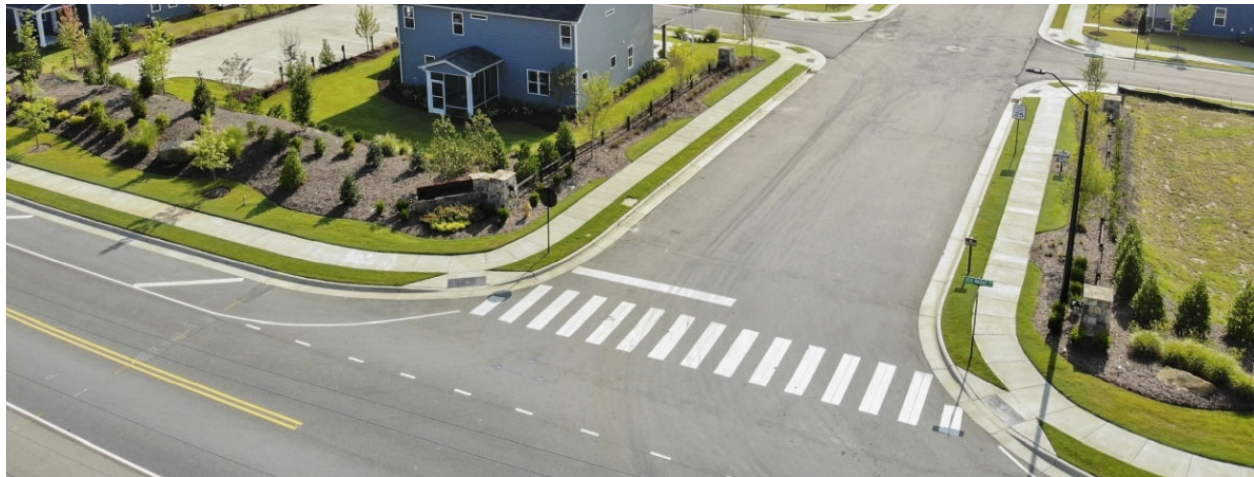
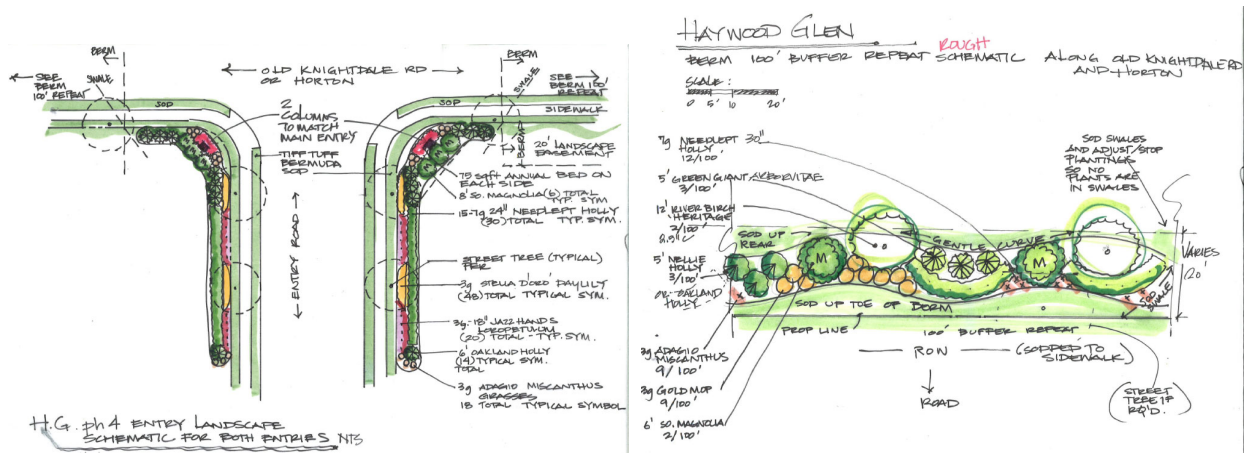


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## ENHANCED ENTRANCE AND FRONTAGE LANDSCAPING

Phase 4 will continue the enhanced entrance and thoroughfare buffer precedent set in previous phases of Haywood Glen. Both landscape and hardscape techniques will be utilized to create a harmonious, high-quality visual appeal. The neighborhood will strategically break the berm/buffer along the non-residential component of the neighborhood to encourage storefront visibility.



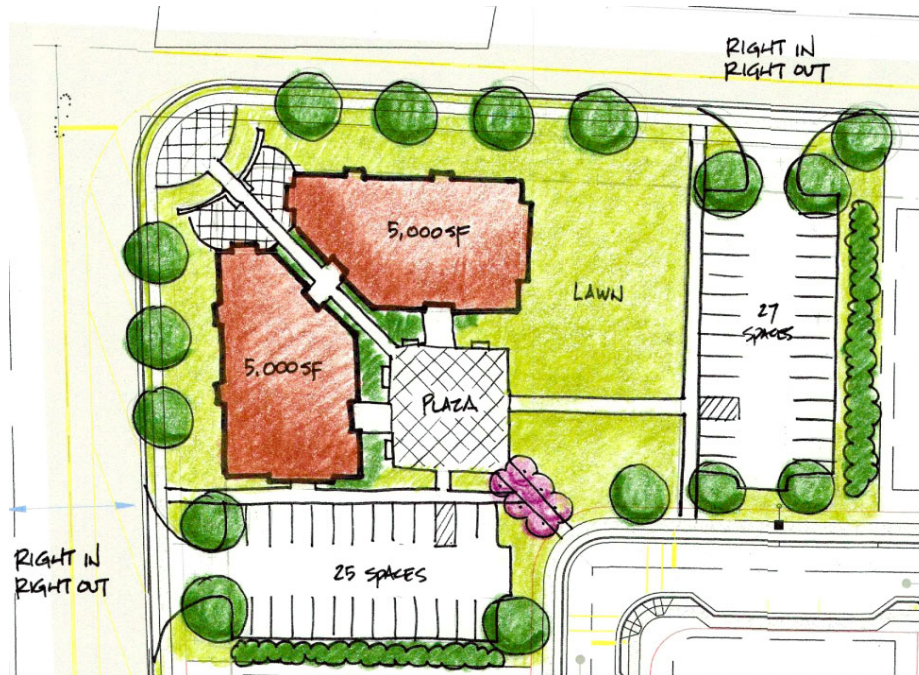
Haywood Glen Phase 1 (for reference)



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### NON-RESIDENTIAL VILLAGE SQUARE (COMMERCIAL NODE)



(conceptual rendering)

Phase 4 will offer an exciting non-residential element at the intersection of Old Knight and Horton Rd. The location and designation is consistent with the commercial node located on the Town's Comprehensive Plan, and will perfectly situate the corner for future commercial growth. The parcel shall be zoned **RMX** to allow for limited commercial/retail uses to occupy the space. Neighborhood residents shall be encouraged to walk/bike to the Village Square and reserve onsite parking for guests.

The project is requesting a reduction from the Type 'B' landscape buffer to a Type 'A' between GR3 PUD and RMX PUD zoning. The applicant wishes to promote sense of community between the residents and adjacent neighborhood commercial uses instead of the isolation that would be created with heavy buffering. The Village Square will contain a break in the Old Knight Rd and Horton Rd streetscape buffer and only consist of street trees to aid in visibility from the public roadway.



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### RMX PUD VOLUNTARY ZONING CONDITIONS

1. **Uses:** Personal services, professional services, neighborhood retail/restaurant uses (2,000 sf or less), child/adult day care center (6 or more people), medical services, studio (art, dance, martial arts, music) are permitted by right. All residential uses are expressly prohibited. Additionally, “Smoke Shops” or any retail outlet that sells cigarettes, cigars, or other tobacco products; “Vape Shops” or any retail outlet selling electronic cigarette products, any retail outlet that mixes or sells liquids for electronic cigarettes; “Hemp” or “CBD” shops or any retail outlet that sells hemp or hemp-related products is expressly prohibited.
2. **Utilities:** developer shall stub potable water, sanitary sewer and storm drainage to RMX parcel prior to phase 1 plat recordation.
3. **Frontage Improvements:** developer shall construct Old Knight Rd and Horton Rd curb & gutter and sidewalk improvements along RMX parcel frontage prior to phase 1 plat recordation.
4. **Stormwater:** developer shall oversize phase 4 stormwater infrastructure to accommodate future commercial development of RMX parcel.
5. **Ownership:** RMX parcel shall never be owned by the Haywood Glen Homeowners Association.
6. **Incentives:** developer shall provide an infrastructure incentive package equal to the current market value of 52 standard asphalt parking spaces.
7. **Maintenance:** developer is responsible for maintaining RMX property in a manner consistent with the Haywood Glen Homeowners Association properties.
8. **Screening:** A 10' landscape buffer shall be planted adjacent to residential lots prior to phase 1 plat recordation. Parking lots shall contain vegetative screening (trees and shrubs) in accordance with the Knightdale Unified Development Ordinance. A stained split rail fence shall be installed along adjoining residential lot lines prior to first phase plat recordation. Split rail fence shall be consistent in design and color with previous phases of Haywood Glen.
9. **Pedestrian Access:** developer shall construct and maintain a handicap accessible pedestrian route from Jasmine View Way through RMX parcel to Old Knight Rd and Horton Rd prior to phase 1 plat recordation. A pet waste station and trash receptacle shall be installed along each path. Path locations may be modified with commercial development but not removed. A decorative column consistent in style and color to previous phases of Haywood Glen shall be installed at the NCDOT right-of-way entry point of each path.
10. **Transit Stop:** developer shall work with the Town of Knightdale and transit partners to explore the feasibility of adding a transit stop, and will commit to making improvements as deemed appropriate.



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**Note:** Required phase 1 improvements shall be bonded if extenuating circumstances prevent initial construction. Under no circumstance shall improvements survive phase 2 plat recordation.

### **GR3 PUD VOLUNTARY ZONING CONDITIONS**

1. Single-family 2 story homes built on lots at least 60-feet wide will have a minimum heated area of 2,000 square feet.
2. Single-family 1 or 1.5 story homes built on lots at least 60-feet wide will have a minimum heated area of 1,600 square feet.
3. Single-family homes built on lots less than 60-feet wide will have a minimum heated area of 1,600 square feet.
4. Ninety percent (90%) of the single-family homes built on lots at least 60-feet wide will have a minimum house width of 40-feet. Ten percent (10%) of the single-family homes built on lots at least 60-feet wide will have a minimum house width of 35-feet.
5. All single-family homes with crawl spaces will be wrapped in brick or stone on all sides.
6. All single-family homes with stem wall or slab foundations will contain a minimum of 2 stair risers (14 inches) up to the front porch and will be wrapped in either brick or stone on all sides.
7. All single-family homes will have a combination of two or more of the following materials on the front facade (not including foundation): stone, brick, lap siding, fiber cement siding, shakes or board and batten unless the home is only stone or brick. The exterior siding material on the side and rear facades will be fiber cement. When two materials are used, the materials shall be different but complementary colors. Vinyl may be used only for soffits, fascia and corner boards.
8. All single-family homes will have a front porch with a minimum depth of five feet. Front porch posts will be at least 6"x6".
9. Main roof pitches (excluding porches) fronting the street for 2-story homes will be at least 8: 12.
10. Main roof pitches (excluding porches) fronting the street for 1-story and 1.5-story homes will be at least 6: 12 unless an alternate is approved by staff.
11. Garages will not protrude more than 6 feet from the front porch or stoop, and all garage doors shall contain window inserts.
12. For every 30 feet (or fraction) of continuous side elevation (calculated on a per floor basis), there shall be one window or door added to the side elevations. Any siding break on the side of the home such as a fireplace, side porch, wall offsets could be used as an alternate to windows.
13. There shall be a minimum 12" overhang on every gable end for every single-family home.



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### COMPREHENSIVE PLAN CONSISTENCY

The KnightdaleNext 2035 Comprehensive Plan provides guidance for future growth of the Town. According to the Growth and Conservation Map found within the KnightdaleNext Comprehensive Plan, the proposed Haywood Glen Phase 4 is designated as rural living with a commercial node at the intersection with Horton and Old Knight Roads.

The KnightdaleNext Playbook Approach gives guidance to when a parcel may be considered for revisions to the Growth & Conservation Map. The approach describes new realities that may support an amendment. Per KnightdaleNext, “Any changes considered to the Map should be evaluated against the community vision, guiding principles, and the Growth Framework Map.”

### GUIDING PRINCIPLES

The guiding principles for the Town of Knightdale are supported by this latest extension of Haywood Glen. Points of compliance have been outlined below.

- Compact Development Patterns are achieved by clustering single-family lots and extending utilities to the north from Haywood Glen Phases 1-2, which creates an efficient use of Town resources.
- Community Design is maintained by the addition of architectural design guidelines that provide a consistent, high-quality design. In addition, the pedestrian facilities, landscaping, and public gathering spaces are incorporated into the community layout.
- Community Facilities and Services are expanded with public water, sewer, roads, and pedestrian facilities connecting Haywood Glen in all directions to increase service time and capacity of future growth.
- Great Neighborhoods and Expanded Choices is a guiding principle this neighborhood embodies. Haywood Glen as a whole represents a mix of housing product that allows for the sharing of amenities in an otherwise monoculture of distanced single-family homes.
- The requested zoning change to GR3 PUD and RMX PUD is reasonable and in the public interest as it continues to meet the community vision, guiding principles, and growth framework of the KnightdaleNext 2035 Comprehensive Plan.



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## UNIFIED DEVELOPMENT ORDINANCE CONSISTENCY

Haywood Glen Phase 4 has been designed to be consistent with the Knightdale Unified Development Ordinance to the extent practical. Requested modifications to the Unified Development Ordinance have been detailed in the Planned Unit Development Master Plan as well as below. The proposed variations are intended to follow the spirit and intent of the UDO.

### FRONT LOADED SINGLE-FAMILY DWELLINGS

Section 2.7 of the Knightdale Unified Development Ordinance requires that any lot less than 80' in width be accessed via an alley or rear lane. Additionally, the UDO requires that side setbacks be a minimum of 20% of the lot width (to a minimum of 5 feet), and driveway length be a minimum of 35'. It is proposed that the minimum front load lot width standard be reduced to 60', side setbacks reduced to meet the chart requirements on the enclosed site plan and driveway lengths be reduced to a minimum of 25', 5' more than previous phases of Haywood Glen. In addition to the 3-4 parking spaces provided at each unit (depending on storage requirements), the neighborhood offers 76 undesignated on-street spaces for visitors and additional vehicles.

### ACTIVE OPEN SPACE

Phase 4 is setting aside a total of 7.26 acres for non-residential development along with numerous areas of activated open space. The project requires a total of 4.48 ac, with 2.24 ac required to be active. The residential portion is providing 2.09 ac of active open space and 3.67 ac of passive open space. If you consider the RMX area to be active, the total active open space would be 3.59 ac. The residential portion is requesting an active open space reduction of 0.15 ac.

#### RECREATIONAL OPEN SPACE CALCULATIONS

OPEN SPACE REQUIRED:	4.48 AC
TOTAL BEDS OUTSIDE $\frac{1}{2}$ MILE	375 BEDS (107 UNITS*3.5 UNITS/BED)
OPEN SPACE CALCULATION	375 BEDS*520 SF (FIG. 7.3B) = 195,000 SF OR 4.48 AC
ACTIVE OPEN SPACE REQUIRED:	2.24 AC (0.5*4.48 AC)
PASSIVE OPEN SPACE REQUIRED:	2.24 AC(0.5*4.48 AC)
TOTAL OPEN SPACE PROVIDED:	<b>7.26 AC</b>
ACTIVE O.S. (INCL RMX PUD)	3.59 AC
ACTIVE O.S. (EXCL RMX PUD)	2.09 AC
PASSIVE OPEN SPACE	3.67 AC



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### DENSITY

The base GR3 district outlines 3.0 unit/ac max density. The project is proposing an overall residential density of 3.37 du/ac. The requested density is just less than the approved phase 3 density of 3.38 du/ac and generally consistent with. Note the 1.5 ac non-residential RMX area was excluded in this calculation.

### MASS GRADING

Section 6.2 of the Knightdale Unified Development Ordinance states that lots less than 60' are exempt from the residential clearing and grading requirements. All rear load lots are exempt. The developer will preserve lot blocks 16-23 and 89-92 from mass grading. Lots 16-23 abut a previously preserved area in Phase 2 and lots 89-92 are adjacent to the 50' Neuse Riparian buffer. The developer requests an exemption for the remainder of the front load lots due to the largely agricultural nature of the property.





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## SAMPLE ELEVATIONS

### SINGLE FAMILY HOMES - 60' X 120' LOTS

\*\*Final elevations will be the same as the final approved elevations from phases 1 & 2. Building standards not reflected in these elevations include: 12" overhangs, masonry on front facades, and additional roof breaks.



CARSON



ANNIE



SOPHIE



LUCAS



OLIVIA



MILLIE

### SINGLE FAMILY HOMES - 35' X 110' LOTS

\*\*Final elevations will be the same as the final approved elevations from phases 1 & 2. Building standards not reflected in these elevations include: 12" overhangs, masonry on front facades, and additional roof breaks.



HAYWOOD



SPENCER



BECKETT



BECKETT



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NEIGHBORHOOD MEETING SUMMARY & DOCUMENTATION

May 28, 2021

Dear Knightdale Area Property Owner:

You are invited to a neighborhood meeting to learn more about a proposed project adjacent to or near your property. A Neighborhood Meeting is required by the Town of Knightdale Unified Development Ordinance and all property owners within 200 feet of the proposed development must receive notification of the meeting. The meeting will be an opportunity for residents and property owners to learn more about the project and provide feedback.

Meeting Date: June 10, 2021 Meeting Time: 5:30PM

Meeting Welcome: 5:30PM Project Presentation: 5:35PM

Q&A: 5:45PM

Meeting Location: (weblink)

<https://zoom.us/j/97180596510?pwd=dE9YRW9rOXdmK04zMHloY1I1c3JiQT09>

Application type: Planned Unit Development

Approving Authority: Town Council Legislative Approval

Address: 2016 Horton Road

**PIN:** 1755.04-94-0339

Description of proposal: Proposed rezoning from RR1 to GR3 zoning for the purpose of building 112 proposed units – 51 front loaded and 61 rear loaded homes

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Estimated Submittal Date\*: June 28, 2021

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Enclosed is a map showing the location of the property being considered for this proposal. Additional materials and information may be available at the meeting. \*Please see the Development Services 2021 Meeting & Submittal Schedule

[https://www.knightdalen.c.gov/sites/default/files/uploads/Development Services/submittal\\_and meeting schedule 2020 2.pdf](https://www.knightdalen.c.gov/sites/default/files/uploads/Development%20Services/submittal_and_meeting_schedule_2020_2.pdf) for future public meetings dates.

If you have any questions, comments, or concerns about the proposal prior to the meeting, you may contact the developer/project manager at 919-854-7990 or [brian@spaulding-group.com](mailto:brian@spaulding-group.com). These will be recorded as part of the meeting summary, which is submitted to Town staff and elected officials. You may also contact the Town of Knightdale Development Services Department at 919-217-2243 – Kevin Lewis.

Cc: Town of Knightdale Development Services Department



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May 28, 2021

### **JUNE 10, 2021 – Neighborhood Meeting Agenda and Project Details**

Subject: Site Zoning Request and Proposed Residential Development  
Haywood Glen North - Subdivision  
Wake County Parcel Identification Number: 1755-94-0339

- Meeting Time: 5:30pm – 6:30pm
- Meeting Welcome: 5:35pm
- Project Presentation: 5:40pm – 5:50pm
- Questions & Answers: 5:50pm – 6:30pm

This letter is to provide details regarding an informational meeting to review the proposal for a rezoning and residential subdivision request for a parcel totaling approximately 44.01 acres, located near the intersection of Old Knight Road & Horton Road (please see map included in this letter outlining the specific parcel). This rezoning application is requesting to change the property from its current zoning classification of RR1: Rural Residential to GR3: General Residential. This rezoning request is to allow for residential development only. At this meeting we will discuss the petition for rezoning, provide an overview of the proposed residential development and outline the entire processes.

#### Meeting Information:

Location: This meeting will be held remotely on Zoom, see the accompanying page for directions on how to join.

Date: June 10, 2021

Time: 5:30pm – 6:30pm

Please feel free to contact us with any questions or concerns regarding this project. If you do not wish to participate in the Zoom meeting on June 10th, please feel free to contact Brian Duncan 919-854-7990, or [brian@spaulding-group.com](mailto:brian@spaulding-group.com).

## **Instructions on how to join the Neighborhood Meeting via Zoom**

### Online:

- Before the meeting, go to this link: <https://www.zoom.com> to download and sign- up for the Zoom application.
- At the time of the meeting, join the meeting via the same link.
- The Webinar ID is: 971 8059 6510 Passcode: 262799
- Upon joining, you will be added to the audience and your input will be automatically on mute. To ask a question, select the “raise hand” button and the meeting leader will call on you in the order your raised hand was received.
- **If you have questions, but do not wish to join the neighborhood meeting via Zoom, please feel free to contact Brian Duncan at any time, 919-854-7990, or [brian@spaulding-group.com](mailto:brian@spaulding-group.com).**

### By Phone:

- At the time of the meeting dial one of the following numbers:
  - +1 301 715 8592 US
  - +1 312 626 6799 US
  - +1 646 876 9923 US
  - +1 408 638 0968 US
  - +1 669 900 6833 US
  - +1 253 215 8782 US
  - +1 346 248 7799 US

(multiple numbers are offered in case one gives a busy signal)

- The Webinar ID is: 971 8059 6510 Passcode: 262799
- Upon joining, you will be added to the audience and your input will be automatically on mute. To ask a question, press \*9 and the moderator will call on you in the order your raised hand was received.

### By iPhone one-tap:

- +13017158592,,97180596510#,,,,\*262799# US (Washington DC)
- +13126266799,,97180596510#,,,,\*262799# US (Chicago)

Upon joining, you will be added to the audience and your input will be automatically on mute. To ask a question, press \*9 and the moderator will call on you in the order your raised hand was received.



## THE SPAULDING GROUP, PA

*planning • civil engineering*

### Project Contact Information

**Project Name:** Haywood Glen North      Proposed Zoning: GR3, General Residential

Location: 2016 Horton Road, Knightdale, North Carolina

Property PIN: 1755.04-94-0339      Acreage/ Square Feet: 44.01 Acres

**Property Owner:** D.R. Horton – Terramor, LLC

Address: 7208 Falls of Neuse Road, Suite 201

City: Raleigh      State: North Carolina      Zip: 27615

Phone: 919-792-3745      Email: cameron.jones@terramorhomes.com

**Developer:** Same as Property Owner - D.R. Horton – Terramor, LLC

Address: 7208 Falls of Neuse Road, Suite 201

City: Raleigh      State: North Carolina      Zip: 27615

Phone: 919-792-3745      Email: cameron.jones@terramorhomes.com

**Engineer:** The Spaulding Group, PA

Address: 5318 Burning Oak Court

City: Raleigh      State: North Carolina      Zip: 27606

Phone: 919-854-7990      Email: brian@spaulding-group.com

**Builder:** Same as Property Owner - D.R. Horton – Terramor, LLC

Address: 7208 Falls of Neuse Road, Suite 201

City: Raleigh      State: North Carolina      Zip: 27615

Phone: 919-792-3745      Email: cameron.jones@terramorhomes.com

RENNARD, THOMAS E RENNARD,  
TAMMY E  
1625 OLD KNIGHT RD  
KNIGHTDALE NC 27545-9080

DEMENT FARMS LLC  
717 N 1ST AVE  
KNIGHTDALE NC 27545-8509

LLOYD, KIM L LLOYD, FRANCIS A  
1601 OLD KNIGHT RD  
KNIGHTDALE NC 27545-9080

PERAZA, VICTOR M CORTE ALAS,  
GABRIELA M  
1221 JASMINE VIEW WAY  
KNIGHTDALE NC 27545-6680

SPIVEY, KENYA SPIVEY, BERNARD JR  
1225 JASMINE VIEW WAY  
KNIGHTDALE NC 27545-6680

MARAS, STEVEN JAMES PETERSON,  
MARK EUGENE  
1229 JASMINE VIEW WAY  
KNIGHTDALE NC 27545-6680

COTOIA, LOUIS JOSEPH JR BAUDUY,  
LORENE B  
1233 JASMINE VIEW WAY  
KNIGHTDALE NC 27545-6680

QUASHIE, SAMUEL ADOLPH PENNY,  
RENOTHA DESSERTY  
1224 JASMINE VIEW WAY  
KNIGHTDALE NC 27545-6680

BREDY, PAMELA BREDY, LOUINES  
501 SWEET PINE LN  
KNIGHTDALE NC 27545-6683

CLARKE, KIMBERLY KIRK  
508 SWEET PINE LN  
KNIGHTDALE NC 27545-6683

PATRICK, JENNIFER LOREN  
505 SWEET PINE LN  
KNIGHTDALE NC 27545-6683

DR HORTON - TERRAMOR LLC  
160 MINE LAKE CT STE 200  
RALEIGH NC 27615-6417

SMITH, LINDA G  
512 SWEET PINE LN  
KNIGHTDALE NC 27545-6683

HYND, SAMANTHA SCAGGS, SAMUEL  
516 SWEET PINE LN  
KNIGHTDALE NC 27545-6683

BOYER, SAMANTHA LYNN  
509 SWEET PINE LN  
KNIGHTDALE NC 27545-6683

DAYRIT, JOANNA MAE DAYRIT, MARVIN  
JOSEPH  
517 SWEET PINE LN  
KNIGHTDALE NC 27545-6683

LAWRIE, REGINA LAWRIE, KEVIN  
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PITTSBURGH PA 15222-2001

COWAN, MICHAEL SEAN  
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RALEIGH NC 27615-6417

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160 MINE LAKE CT STE 200  
RALEIGH NC 27615-6417

NOLAN, DONALD P  
1609 OLD KNIGHT RD  
KNIGHTDALE NC 27545-9080

CARROLL, JULIUS STANLEY CARROLL,  
ANN M  
1641 OLD KNIGHT RD  
KNIGHTDALE NC 27545-9080

GRIGGS, CAROLYN E  
1633 OLD KNIGHT RD  
KNIGHTDALE NC 27545-9080

VELAZQUEZ, ISIDORO GONZALEZ  
2005 HORTON RD  
KNIGHTDALE NC 27545-8586

SNEAD, JOHN PATRICK SNEAD, LEIGH  
ANN  
2101 HORTON RD  
KNIGHTDALE NC 27545-8588

HALL, PATRICE HALL, WILLIAM A  
1832 PROC RIDGE LN  
KNIGHTDALE NC 27545-8169

DR HORTON - TERRAMOR LLC  
160 MINE LAKE CT STE 200  
RALEIGH NC 27615-6417

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DEMENT FARMS LLC  
717 N 1ST AVE  
KNIGHTDALE NC 27545-8509

CHRISTMAS, KIMBERLY  
1833 PROC RIDGE LN  
KNIGHTDALE NC 27545-8170

WOODARD, JASMINE WOODARD, BILLY  
JACK J  
1829 PROC RIDGE LN  
KNIGHTDALE NC 27545-8170

CARTER, CHRISTOPHER CARTER,  
SAMANTHA  
1825 PROC RIDGE LN  
KNIGHTDALE NC 27545-8170

HEARN, KATRINA LYNN  
2117 HORTON RD  
KNIGHTDALE NC 27545-8588

LEE, AMY LEE, DAVID  
9012 HORTON MILL DR  
KNIGHTDALE NC 27545-7998

COLE, RONALD M II COLE, JEAN L  
9016 HORTON MILL DR  
KNIGHTDALE NC 27545-7998

PULLEN, ERIC BERNARD PULLEN,  
MELISSA ANN  
2830 MANORCREST CT APT 233  
RALEIGH NC 27609-7796

HORTON ROAD ASSOC LLC  
2204 HORTON RD  
KNIGHTDALE NC 27545-8589



## Electronic Neighborhood Meeting Guidelines

In response to the COVID-19 pandemic, the Town of Knightdale Development Services Department has established this set of guidelines for compliance with [UDO Section 15.3.C](#) regarding Neighborhood Meetings. An Electronic Neighborhood Meeting is only permitted during times of limited group gatherings, as a means of compliance with UDO regulations, and to ensure proposals remain on a relatively normal timeline.

### Why are Neighborhood Meetings required?

UDO Section 15.3.C requires a Neighborhood meeting prior to the submittal of any Zoning Map Amendment or Special Use Permit. The goal is to solicit feedback from neighboring residents to assist in bettering the proposal prior to the required public hearing. Applications for proposals must be submitted within six (6) months of the meeting (Sec 15.3.C.1); failure to submit within this time will require a subsequent meeting.

### Roles and Responsibilities

All stakeholders will be given the opportunity to speak and provide constructive comments, ask clarifying questions, and make realistic suggestions to contribute to the development of Knightdale. The conversation should remain respectful; disruptive behavior will not be allowed. The roles of all participants are defined below.

- Facilitator – Assistant Town Manager
    - Ensures meeting efficiency and maintains order
    - Ensures accurate description of proposal
    - Allows for constructive comments/questions
    - Receives and documents questions for staff and/or developer
  - Staff Liaison – Development Services Staff Member
    - Listens to and records comments/questions
    - Answers process and ordinance related question
  - Developer – Applicant and Development Team
    - Presents the project accurately
    - Listens to and records comments/questions
    - Answers general questions
  - Community – Residents, Property Owners, Business Owners
    - Receives project details
    - Asks productive questions
    - Provides practical comments
-

## Instructions for Applicants

Applicants shall coordinate the scheduling of meetings with Town staff prior to sending notifications. The applicant will select an electronic meeting platform (Zoom, Microsoft Teams, WebEx, GoToWebinar, etc.) which is accessible to and intuitive for the general public. The meeting shall be scheduled Tuesdays or Thursdays, between 5:00 p.m. to 7:00 p.m., and accessible during that entire window of time. The meeting cannot be held on Town observed holidays.

The following guidelines are required for the applicant to be considered in compliance. Failure to adhere to these guidelines will require the applicant to hold a new neighborhood meeting.

### **Mailed Notice Requirements:**

- According to UDO Section 15.3.C.1, the applicant shall send written notices of the meeting via first-class mail at least 10 days prior to the meeting to property owners within 200 feet of the proposed project. See attached template.
- The applicant will be required to include in the attached mailed notice (on applicant letterhead), a vicinity map which contains the existing zoning and a map of the proposed development and zoning.
- The attached "Project Contact Information" sheet (on applicant letterhead).
- An agenda for the meeting shall be included with the mailed notice, including an explanation of the process for which the meeting is being held, an explanation of next steps (possible revisions to the plan based on comments received, Town Council Joint Public Hearing, Land Use Review Board meeting, Town Council decision), and an overview of development proposal.
- Include these guidelines (pages 1 and 2) with the mailed notices to property owners.

### **Submittal Document Requirements:**

- The attached "Summary of Electronic Neighborhood Meeting Discussion" sheet filled out, consisting of questions or concerns by attendees, responses from the applicant, any questions or concerns received prior to the meeting, and a description of how the applicant proposes to respond to neighborhood concerns or changes made as a result of the meeting.
- The attached "Electronic Neighborhood Meeting Attendance" sheet.
- The attached "Affidavit of Conducting an Electronic Neighborhood Meeting and Issues/Responses Submittal".
- All the above items listed under "Mailed Notice Requirements" sent to applicable property owners.

### **Additional requirements:**

- Should any attendee request follow up information, the applicant will be required to maintain communication and inform town staff.



**ELECTRONIC NEIGHBORHOOD MEETING ATTENDANCE SHEET**

Please list Electronic Neighborhood Meeting Attendees who provided their name and/or contact information either during the meeting or via phone/email before or after the meeting. Use duplicate sheets if needed.

	Name/Organization	Address	Phone Number	Email Address	Follow Up Requested?
1.	Brian G. Duncan- Organizer	5318 Burning Oak Ct, Raleigh, NC 27606	919-422-2691	<a href="mailto:brian@spaulding-group.com">brian@spaulding-group.com</a>	n/a
2.	Will Ormand	2204 Horton Rd, Knightdale, NC 27545	984-218-3883	<a href="mailto:willormand@admortgage.com">willormand@admortgage.com</a>	Y
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					
15.					

### Summary of Discussions

Provide a summary of any questions or comments received from meeting attendees along with responses by the applicant. If the question or comment will result in a change to the proposal, please state how that change will be made and the resulting follow up with the applicant. Use duplicate sheets if needed.

Question/Concern #1:

Question as to why the applicant desires GR3 zoning as opposed to a more rural zoning/density.

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Applicant's Response:

The builder/applicant desires to utilize a similar density and product as earlier phases of Haywood Glen. There were also discussions regarding the rising prices of building and development.

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Question/Concern #2:

Concern from Mr. Ormand regarding the influx of traffic to the area.

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Applicant's Response:

Traffic generated by this development will be analyzed in the traffic impact analysis, which will be reviewed by the Town and NCDOT. Recommendations for improvements will be generated from that process and be the responsibility of the builder to construct. The site has multiple ingress and egress points to help evenly distribute the traffic onto adjacent roadways.

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Question/Concern #3:

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**Affidavit of Conducting an Electronic Neighborhood Meeting and Issues/Responses Submittal**

This document is a public record under the North Carolina Public Records Act and may be published on the Town’s website or disclosed to third parties.

I, Brian G Duncan, do hereby declare as follows:

1. I have conducted an Electronic Neighborhood Meeting for the proposed Zoning Map Amendment or Special Use Permit in accordance with UDO 15.3.C Neighborhood Meeting.
2. The meeting invitations were mailed to all property owners within 200 feet of the subject property via first class mail a minimum of 10 days in advance of the Electronic Neighborhood Meeting.
3. The meeting was conducted via Zoom (indicate format of meeting) on June 10, 2021 (date) from 5:30 pm (start time) to 6:30 pm (end time).
4. I have included the mailing list, meeting invitation, attendance sheet issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

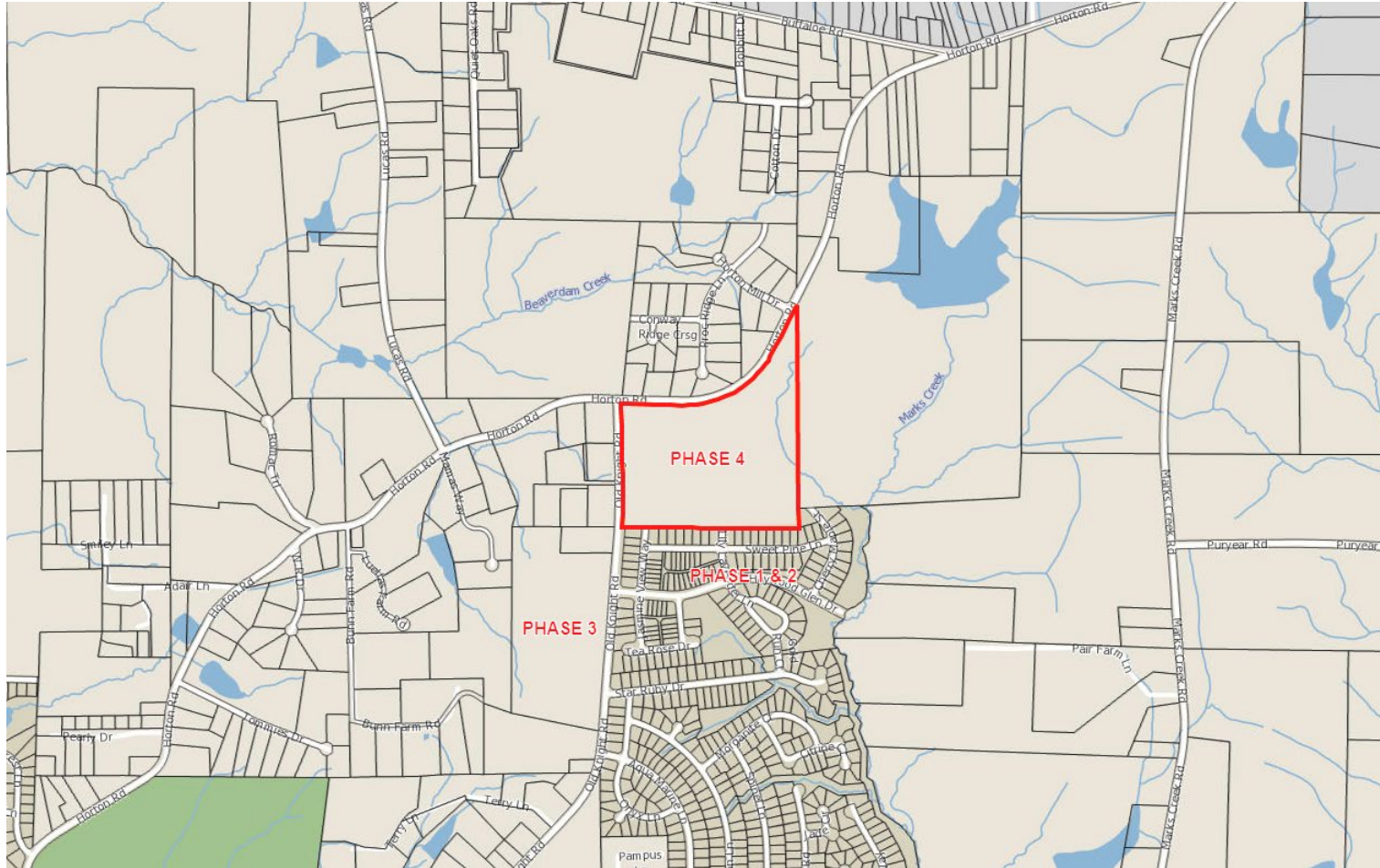
I, \_\_\_\_\_, a Notary Public in and for said County and State, do hereby certify that \_\_\_\_\_, Town Clerk of Knightdale, personally came before me this day and being by me duly sworn says that she knows the corporate seal of the Town of Knightdale and that the seal affixed to the foregoing instrument is the corporate seal of the Town of Knightdale, that \_\_\_\_\_, Town Clerk for the Town of Knightdale subscribed her name thereto; that the corporate seal of the Town of Knightdale was affixed thereto, all by virtue of an order of the Land Use Review Board, and that said instrument is the act and deed of the Town of Knightdale.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public  
My Commission Expires:



# Haywood Glen Phase 4



Town of Knightdale, North Carolina

Neighborhood Meeting

June 10, 2021



Consultant: Brian G. Duncan

919-422-2691

# OVERVIEW

**I. INTRODUCTIONS**

**II. PURPOSE**

**III. ROLES**

**IV. PROJECT**

**V. TIMELINE**

**VI. Q&A**

# INTRODUCTIONS

## I. DEVELOPMENT TEAM

- JON HOLTVEDT, BUILDER/DEVELOPER  
(NOT IN ATTENDANCE)
- BRIAN DUNCAN, DESIGN CONSULTANT



## II. TOWN STAFF

- KEVIN LEWIS, SENIOR PLANNER
- DUSTIN TRIPP, ASSISTANT TOWN MANAGER

## III. RESIDENTS/ PROPERTY OWNERS



# **PURPOSE**

## **WHO RECEIVED NOTIFICATION?**

- PROPERTY OWNERS WITHIN 200 FEET OF THE PROPOSAL

## **WHY WE'RE HOLDING THE MEETING?**

- UNIFIED DEVELOPMENT ORDINANCE REQUIREMENT TO MEET WITH PROPERTY OWNERS & RESIDENTS
- TO HAVE AN OPPORTUNITY BEFORE THE TOWN COUNCIL PUBLIC HEARING TO RECEIVE FEEDBACK
- TO IMPROVE THE PROPOSAL WITH THAT FEEDBACK

## **HOW WILL WE DO THAT?**

- FOLLOWING TONIGHT'S MEETING, THE APPLICANT & TOWN STAFF WILL DISCUSS YOUR COMMENTS
- LOOK FOR WAYS TO IMPROVE THE PROPOSAL USING YOUR COMMENTS

# ROLES

## PROPERTY OWNER/ RESIDENT:

- LEARN ABOUT THE PROPOSAL
- PROVIDE FEEDBACK
- ENGAGE IN IMPROVING KNIGHTDALE

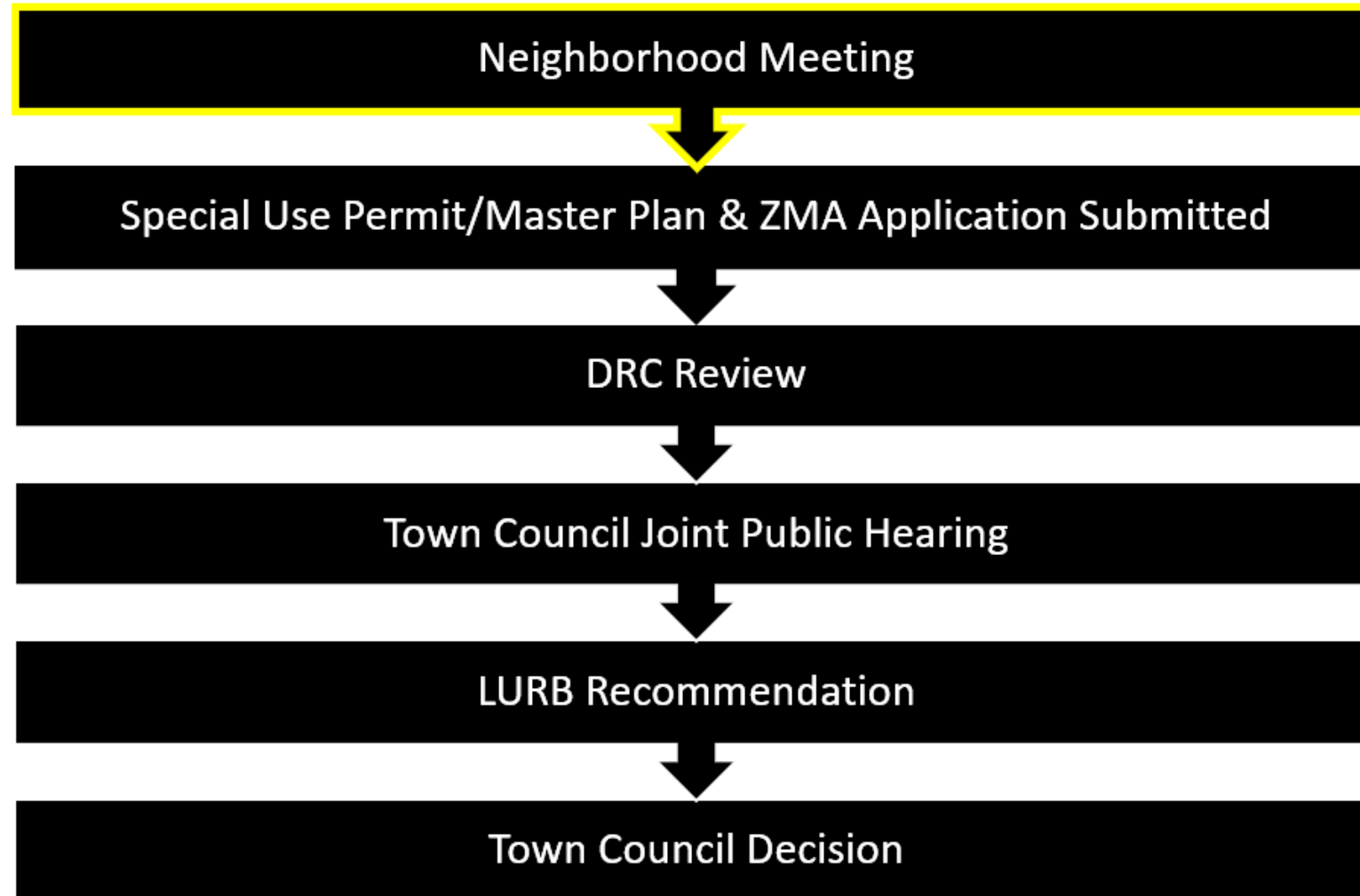
## DEVELOPER:

- SHARE THE PROPOSAL
- HEAR CONCERN
- IMPROVE THE PLAN

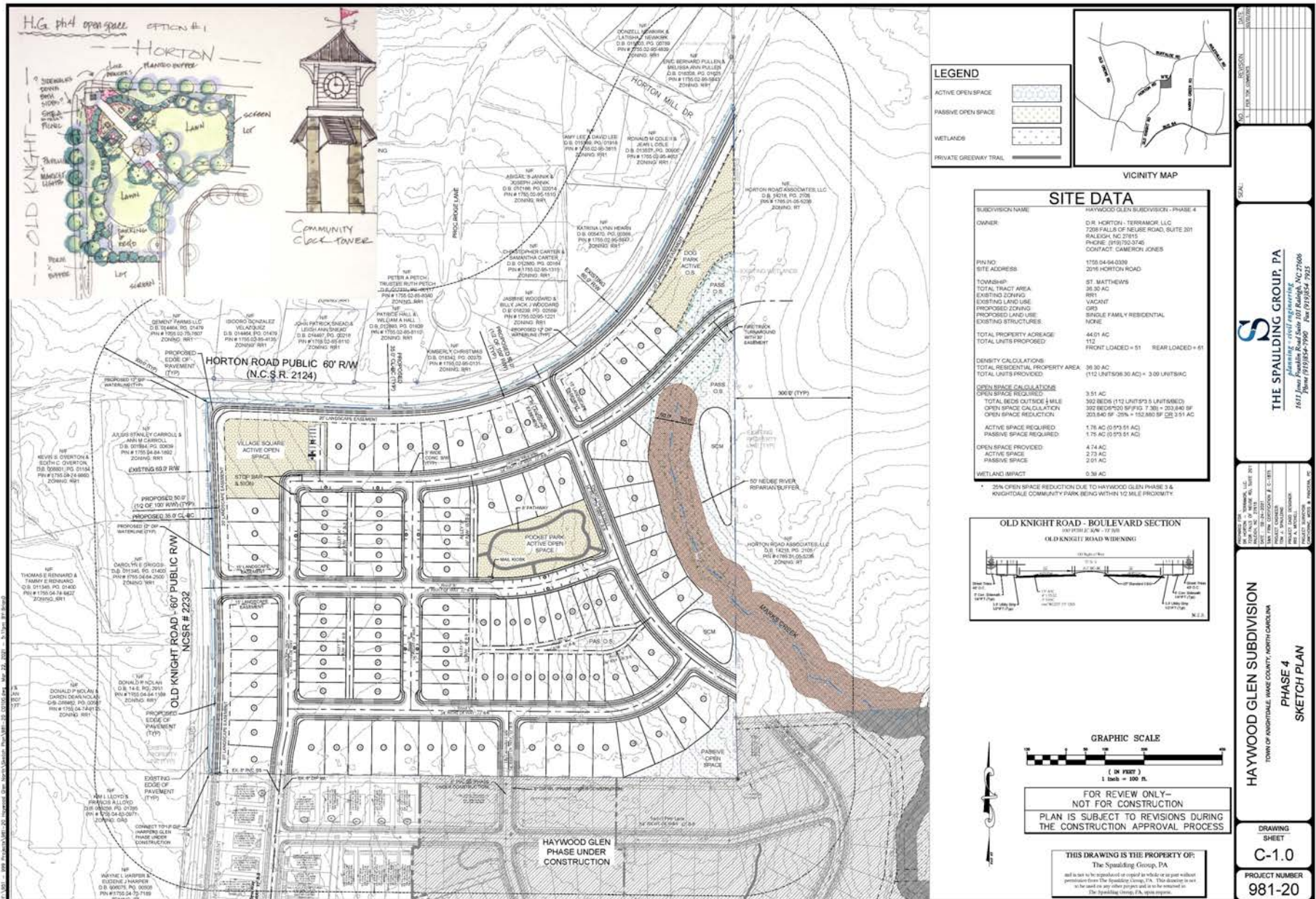
## TOWN STAFF

- MODERATE THE CONVERSATION
- DOCUMENT CONCERN
- ANSWER PROCESS-RELATED QUESTIONS

# PROJECT DEVELOPMENT TIMELINE



# PROJECT DETAILS



- MOSTLY A CONTINUATION AND ENHANCEMENT OF QUALITY PRECEDENT IN EARLIER PHASES.
- PROPOSED ZONING: GR3 (GENERAL RESIDENTIAL 3)
- 112 UNITS PROPOSED
- PROPOSED (FRONT AND REAR LOADED PRODUCT
- DENSITY: ~3 UNITS/AC
- OPEN SPACE REQ: 3.51 AC
- OPEN SPACE PROV: 4.74 AC
- \*ACTIVE & PASSIVE ELEMENTS, TRAILS, PLAYGROUNDS, PET PARK, POSSIBLE POOL/SPLASH PAD
- GUEST PARKING ADJACENT TO REAR LOAD UNITS & ACTIVE OPEN SPACE AREAS. BOTH ON-STREET (PARALLEL) AND OFF-STREET PROPOSED
- ~63 GUEST PARKING SPACES IN ADDITION TO DRIVEWAY PARKING

# PROJECT TIMELINE

NEIGHBORHOOD MEETING DATE: **JUNE 10, 2021**

ANTICIPATED SUBMITTAL DATE: **JUNE 28, 2021**

ANTICIPATED TOWN COUNCIL JOINT PUBLIC HEARING: **AUGUST 19, 2021**

ANTICIPATED LAND USE REVIEW BOARD RECOMMENDATION: **SEPT 13, 2021**

ANTICIPATED TOWN COUNCIL DECISION: **SEPT 15, 2021**

## Q & A

- DEVELOPER REPRESENTATIVE: **BRIAN DUNCAN** [BRIAN@SPAULDING-GROUP.COM](mailto:BRIAN@SPAULDING-GROUP.COM)
- DEVELOPMENT CASE MANAGER: **KEVIN LEWIS**  
[Kevin.lewis@knightdalenc.gov](mailto:Kevin.lewis@knightdalenc.gov)