APPROVED MASTER PLAN
Town of Knightdale
Development Services
Gideon Smith 09/24/2025

OLD FAISON PLACE

MASTER PLAN

OLD FAISON RD, KNIGHTDALE, WAKE COUNTY, NC 27545
MASTER PLAN SUBMITTAL #1 10/21/2024
MASTER PLAN SUBMITTAL #2 2/5/2025
MASTER PLAN SUBMITTAL #3 5/28/2025
MASTER PLAN SUBMITTAL #4 8/26/2025

TOWN OF KNIGHTDALE PROJECT NUMBER: ZMA-1-24

DEVELOPER/ APPLICANT

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

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

Contact: TOM QUACKENBUSH
TOM@GLENWOODHOMES.COM

CIVIL ENGINEER

Rivers & Associates, Inc.
Raleigh, NC

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

Contact: Stephen Ballentine, PE
sballentine@riversandassociates.com

SURVEYOR

RESIDENTIAL LAND SERVICES, PLLC.
Cary, NC

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

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

LAND USE ATTORNEY

MATTOX LAW FIRM
Raleigh, NC

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

Contact: Isabel Mattox
isabel@mattoxlawfirm.com

RALEIGH WATER CONDITIONS OF APPROVAL :

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

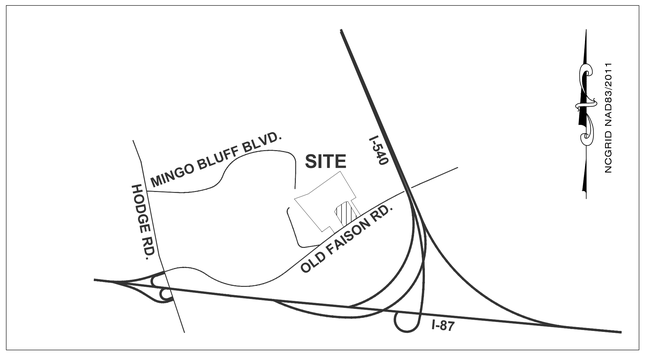
•A PETITION FOR ANNEXATION INTO THE CITY LIMITS SHALL BE SUBMITTED IN ACCORDANCE WITH CITY COUNCIL POLICY FOR EXTENSION OF UTILITY SERVICE TO PROPERTIES CURRENTLY OUTSIDE OF THE CITY LIMITS PRIOR TO PLAT RECORDATION

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

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

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

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



VICINITY MAP
N.T.S.

RECOMBINATION PLAT ADDED

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

SITE DATA	
Subdivision Name	Old Faison Place
PIN #'S	1743463116 / 1743466606
Property Area	20.78 Acres. See Recombination Plat.
Current Zoning	GR8 (Medium Density)
Proposed Zoning	GR8 PUD
Adjacent Zoning	North- UR12 (Urban Residential 12) Townhomes South- RT (Rural Transition) Single Family Residential East- GR8 (Single Family Residential) West- RT (Rural Transition) Single Family Residential
River Basin	Neuse
Watershed	Property is not within a water supply watershed
Land Use:	
Current	Vacant
Proposed	Residential- Single-Family and Townhomes
Dwelling Units:	
Single Family	23
Townhomes	94
Total DU's	117
Proposed Density	5.64 +/- DU/AC Prior to R/W Dedication

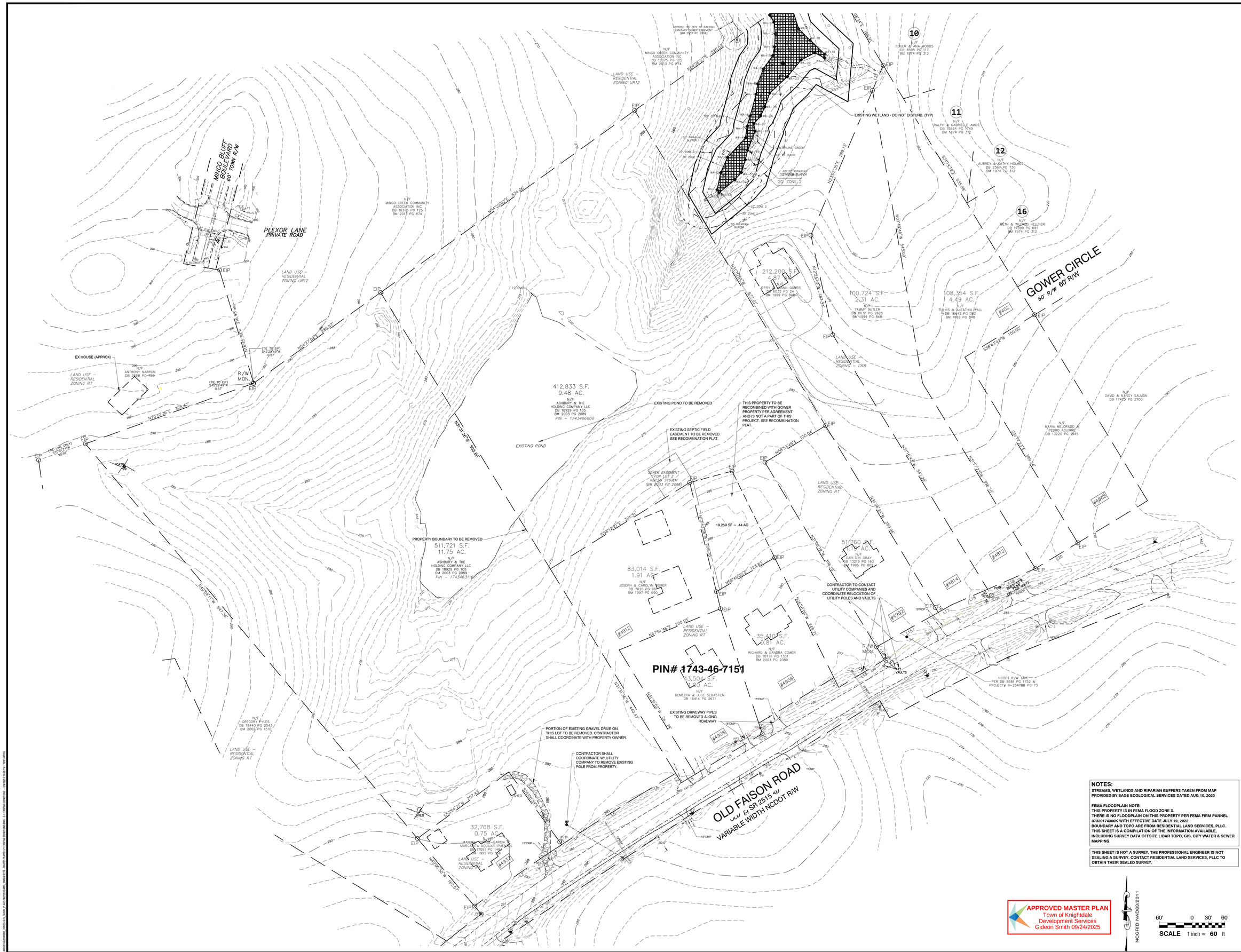
NOTES:
Survey performed by Residential Land Services, PLLC
Description of existing natural resources:
- There are no wetlands onsite. There are some offsite wetlands to the east on the neighbor's property.
- There is an existing pond in the middle of the site, which will be removed.
- There is a riparian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

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

Rivers & ASSOCIATES, INC. Since 1918
riversandassociates.com
353 EAST SIX FORKS ROAD
SUITE 230
RALEIGH, NC 27609
(919)594-1626
Engineers
Planners
Surveyors
Landscape Architects

Preliminary
DO NOT USE
FOR CONSTRUCTION

C1.01



NOTES:

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

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

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

APPROVED MASTER PLAN
Town of Knightdale
Development Services
Gideon Smith 09/24/2025

NCGRID NAD83/2011

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

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

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

REVISIONS:

NO	DESCRIPTION	DATE	BY
		9/26/2025	
4	MASTER PLAN SUBMITTAL #4	08/28/25	
3	MASTER PLAN SUBMITTAL #3	02/05/25	
2	MASTER PLAN SUBMITTAL #2	10/21/24	
1	MASTER PLAN SUBMITTAL #1	1/17/24	
2	SKETCH PLAN SUBMITTAL #2	5/22/23	
1	SKETCH PLAN SUBMITTAL #1		

ASHBURY & THE HOLDING COMPANY, LLC

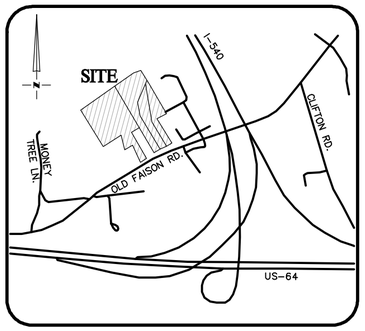
OLD FAISON PLACE

CITY OF KNIGHTDALE ~ WAKE COUNTY ~ NORTH CAROLINA

EXISTING CONDITIONS

DATE:	7-22-2025
DESIGNED BY:	CS
DRAWN BY:	TAH
CHECKED BY:	SJB
PROJECT No.	2022113
DRAWING No.	W-4104
SCALE:	AS SHOWN
SHEET No.	C1.21

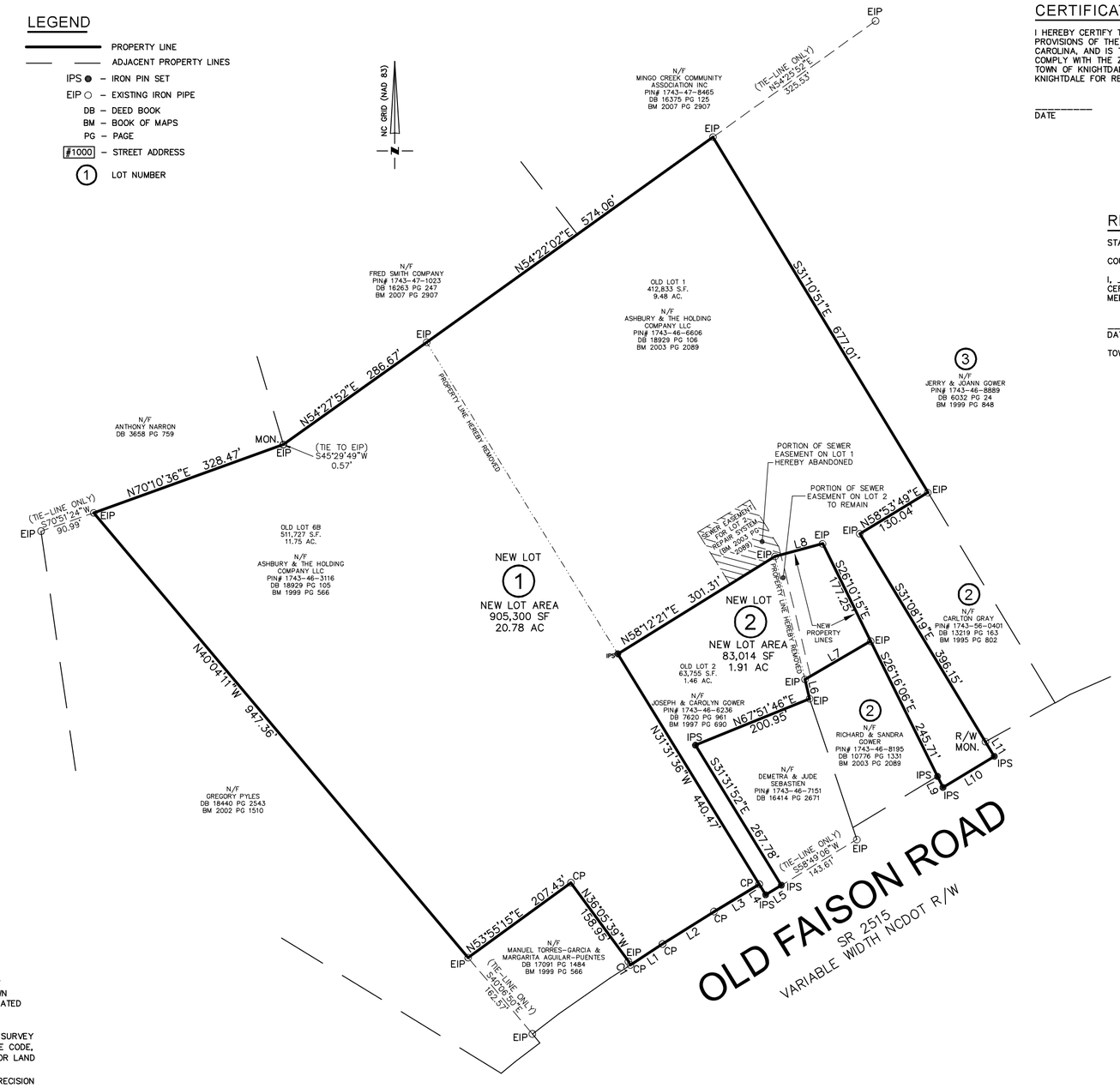
Do Not Use for Construction - PRELIMINARY



VICINITY MAP
Not To Scale

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINES
- IPS ● – IRON PIN SET
- EIP ○ – EXISTING IRON PIPE
- DB – DEED BOOK
- BM – BOOK OF MAPS
- PG – PAGE
- #1000 – STREET ADDRESS
- (1) LOT NUMBER



GENERAL NOTES

1. AREAS COMPUTED BY COORDINATE METHOD.
2. BASIS OF BEARINGS: NC GRID (NAD–83)
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. METAL STAKES SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
6. NO N.C. GRID MONUMENT RECOVERED WITHIN 2,000 FT. OF SITE.
7. CURRENT ZONING: GR8 (KNIGHTDALE)
8. REFERENCES

–DB 3658	PG 759	BM 1995	PG 802
–DB 6032	PG 24	BM 1997	PG 690
–DB 7620	PG 961	BM 1999	PG 566
–DB 10776	PG 1331	BM 1999	PG 848
–DB 13219	PG 163	BM 2002	PG 1510
–DB 16263	PG 247	BM 2003	PG 2089
–DB 16375	PG 125	BM 2007	PG 2907
–DB 16414	PG 2671		
–DB 17091	PG 1484		
–DB 18440	PG 2543		
–DB 18929	PG 105		

OWNER INFORMATION

LOT 1 – 0 OLD FAISON ROAD
OWNER: ASHBURY & THE HOLDING COMPANY LLC
PO BOX 90427
RALEIGH, NC 27675
PIN#: 1743–46–6606
DB/PG 18929/105
BM/PG 2003/2089

LOT 2 – 4912 OLD FAISON ROAD
OWNER: JOSEPH & CAROLYN GOWER
4912 OLD FAISON ROAD
KNIGHTDALE, NC 27545
PIN#: 01743–46–6236
DB/PG 7620/961
BM/PG 1997/690

LOT 6B – 0 OLD FAISON ROAD
OWNER: ASHBURY & THE HOLDING COMPANY LLC
PO BOX 90427
RALEIGH, NC 27675
PIN#: 1743–46–3116
DB/PG 18929/105
BM/PG 1999/566

SURVEYOR'S CERTIFICATION

I, DEAN M. RHOADS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING DEED DESCRIPTIONS, AND REFERENCES AS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED USING DEED DESCRIPTIONS AND SHOWN AS BROKEN LINES;

THIS FIELD SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CLASS A) AS DEFINED WITHIN THE NORTH CAROLINA ADMINISTRATIVE CODE, TITLE 21, CHAPTER 56, SECTION .1600 "STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA".

THE RATIO OF PRECISION WAS PERFORMED TO A MINIMUM LINEAR PRECISION RATIO OF 1:10,000.

MISCLOSURE WAS DISTRIBUTED BY LEAST SQUARE ADJUSTMENT.

AREAS SHOWN WERE CALCULATED BY COORDINATE COMPUTATION.

THAT ONE OF THE FOLLOWING SIX (6) CATEGORIES APPLIES TO THIS SURVEY. THE CATEGORY THAT APPLIES IS DENOTED BY ("X") THE REMAINING 5 CATEGORIES ARE NONAPPLICABLE.

1: _____THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

2: _____THAT THIS SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.

3: _____THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

4: _____THAT THIS SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.

5: _____THAT THIS SURVEY IS A CONTROL SURVEY.

6: __X__THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47–30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS

DATE _____

BY_____ (PLS)
DEAN M. RHOADS, N.C. PLS L–4679

NORTH CAROLINA PROFESSIONAL SEAL L–4679 LAND SURVEYOR DEAN M. RHOADS

CERTIFICATE OF OWNERSHIP & DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF KNIGHTDALE AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION OR LOT RECOMBINATION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, PRESERVE AND PROTECT ALL SOILS AND VEGETATION IN THE TREE PROTECTION AREAS AS REQUIRED IN SECTION 7.4 OF THE TOWN OF KNIGHTDALE UNIFIED DEVELOPMENT ORDINANCE, PLANT SUPPLEMENTARY OR REPLACEMENT TREES AS REQUIRED, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS, TO PUBLIC OR PRIVATE USES AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER AND WATER LINES THAT ARE LOCATED IN PUBLIC UTILITY EASEMENTS OR RIGHTS–OF–WAY TO THE CITY OF RALEIGH, AND I HEREBY DEDICATE ALL STORM SEWER LINES THAT ARE LOCATED IN PUBLIC UTILITY EASEMENTS OR RIGHTS–OF–WAY TO THE TOWN OF KNIGHTDALE.

OWNER: _____

DATE: _____

NOTARY PUBLIC

I, _____, A NOTARY PUBLIC OF _____ COUNTY,

NORTH CAROLINA, DO HEREBY CERTIFY THAT _____

PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF _____, 2024.

NOTARY SIGNATURE: _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP & DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF KNIGHTDALE AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION OR LOT RECOMBINATION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, PRESERVE AND PROTECT ALL SOILS AND VEGETATION IN THE TREE PROTECTION AREAS AS REQUIRED IN SECTION 7.4 OF THE TOWN OF KNIGHTDALE UNIFIED DEVELOPMENT ORDINANCE, PLANT SUPPLEMENTARY OR REPLACEMENT TREES AS REQUIRED, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS, TO PUBLIC OR PRIVATE USES AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER AND WATER LINES THAT ARE LOCATED IN PUBLIC UTILITY EASEMENTS OR RIGHTS–OF–WAY TO THE CITY OF RALEIGH, AND I HEREBY DEDICATE ALL STORM SEWER LINES THAT ARE LOCATED IN PUBLIC UTILITY EASEMENTS OR RIGHTS–OF–WAY TO THE TOWN OF KNIGHTDALE.

OWNER: _____

DATE: _____

NOTARY PUBLIC

I, _____, A NOTARY PUBLIC OF _____ COUNTY,

NORTH CAROLINA, DO HEREBY CERTIFY THAT _____

PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF _____, 2024.

NOTARY SIGNATURE: _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN IS EXEMPT FROM THE SUBDIVISION PROVISIONS OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE TOWN OF KNIGHTDALE, NORTH CAROLINA, AND IS THEREFORE EXEMPT FROM ITS PROVISIONS. THE PLAT HAS BEEN FOUND TO COMPLY WITH THE ZONING REGULATIONS OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE TOWN OF KNIGHTDALE, NORTH CAROLINA, AND HAS BEEN APPROVED BY THE TOWN OF KNIGHTDALE FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY.

_____ _____
DATE LAND USE ADMINISTRATOR, TOWN OF KNIGHTDALE

REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, _____, REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED, MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING.

_____ _____
DATE REVIEW OFFICER

TOWN OF KNIGHTDALE, WAKE COUNTY

FLOODPLAIN NOTE

THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREA OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON:

FIRM PANEL(S): 3720174300K
EFFECTIVE DATE(S): 07/19/2022

LINE	BEARING	DISTANCE
L1	N56°57'58"E	62.49'
L2	N57°47'51"E	99.22'
L3	N58°48'52"E	85.97'
L4	N31°31'36"W	20.11'
L5	N58°48'42"E	30.03'
L6	N13°30'53"W	32.34'
L7	S59°49'05"W	123.83'
L8	N74°56'06"E	80.60'
L9	N26°16'06"W	20.06'
L10	N58°48'19"E	97.88'
L11	N31°08'19"W	27.87'

CURVE	RADIUS	ARC LENGTH	CH LENGTH	CH BEARING
C1	25.00'	6.37'	6.35'	S29°45'10"E

APPROVED MASTER PLAN
Town of Knightdale
Development Services
Gideon Smith 09/24/2025

THE PURPOSE OF THIS PLAT IS TO: RECOMBINE LOT 1, LOT 2, & LOT 6B AS SHOWN HEREON, AND TO ABANDON THE SEPTIC REPAIR EASEMENT LOCATED ON LOT 1

GRAPHIC SCALE
150 0 75 150
(IN FEET)
1 inch = 150 ft.

RECORDED IN BOOK OF MAPS _____ PAGE _____, WAKE COUNTY

RESIDENTIAL LAND SERVICES, PLLC.
1917 EVANS ROAD
CARY, NORTH CAROLINA 27513
PHONE: (919) 378-9316
FIRM LICENSE NO. P-0873
ENGINEERS - SURVEYORS - PLANNERS

RECOMBINATION PLAT
FOR
PIN 1743-46-6606 (LOT 1)
PIN 1743-46-6236 (LOT 2)
PIN 1743-46-3116 (LOT 6B)

LEGAL REFERENCE: BM 1997 PG 690, BM 2003 PG 2089, & BM 1999 PG 566
St. Matthews Township, Wake County, North Carolina

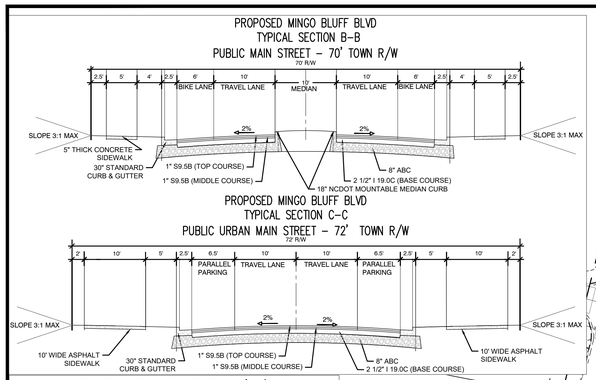
PROPERTY OF:
GLENWOOD HOMES
9220 FAIRBANKS DRIVE, SUITE 205
RALEIGH, NC 27613

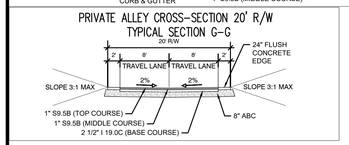
DRAWN BY:	SMB
REVIEWED BY:	DMR
DATE:	OCTOBER 22, 2024
SCALE:	1" = 150'
FILE NO.:	FAISON–RECOM.DWG
REV. NO.:	
SHEET NO.	1 OF 1

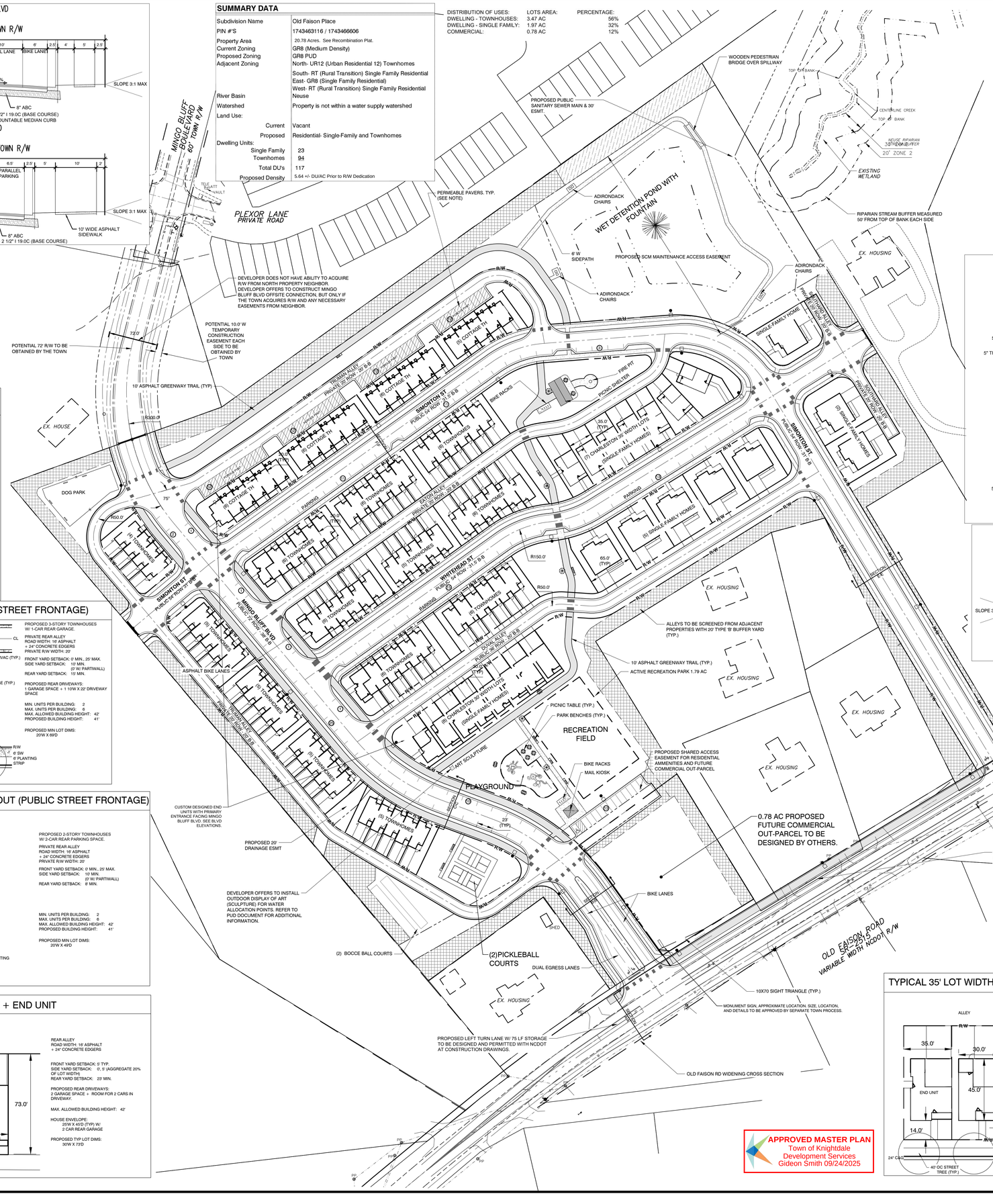
SUMMARY DATA

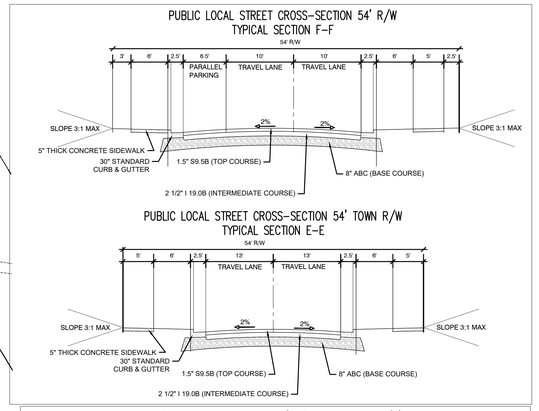
Subdivision Name	Old Faison Place
PIN #'S	1743463116 / 1743466606
Property Area	20.78 Acres. See Recombination Plat.
Current Zoning	GR8 (Medium Density)
Proposed Zoning	GR8 PUD
Adjacent Zoning	North- UR12 (Urban Residential 12) Townhomes South- RT (Rural Transition) Single Family Residential East- GR8 (Single Family Residential) West- RT (Rural Transition) Single Family Residential
River Basin	Neuse
Watershed	Property is not within a water supply watershed
Land Use:	
Current	Vacant
Proposed	Residential- Single-Family and Townhomes
Dwelling Units:	
Single Family	23
Townhomes	~~94~~
Total DU's	117
Proposed Density	5.64 +/- DU/AC Prior to R/W Dedication

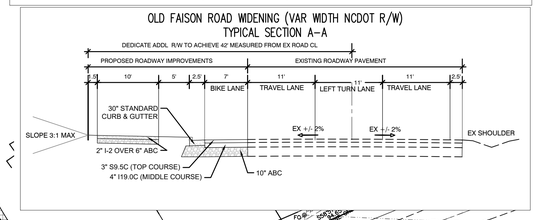
DISTRIBUTION OF USES:	LOTS AREA:	PERCENTAGE:
DWELLING - TOWNHOUSES:	3.47 AC	56%
DWELLING - SINGLE FAMILY:	1.97 AC	32%
COMMERCIAL:	0.78 AC	12%

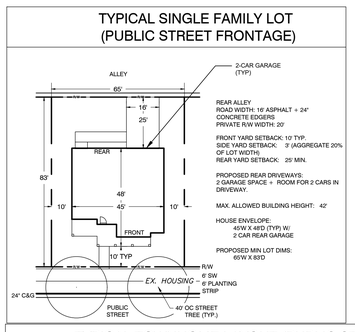


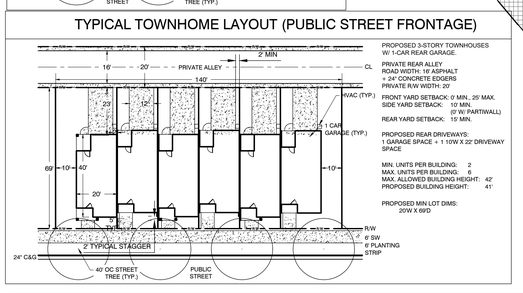


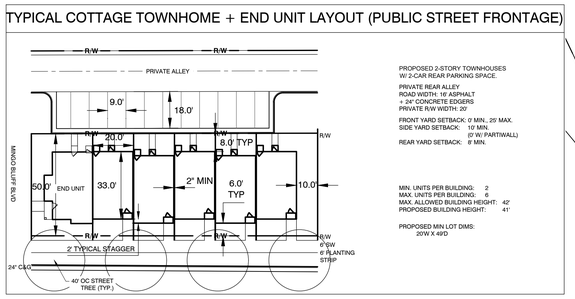


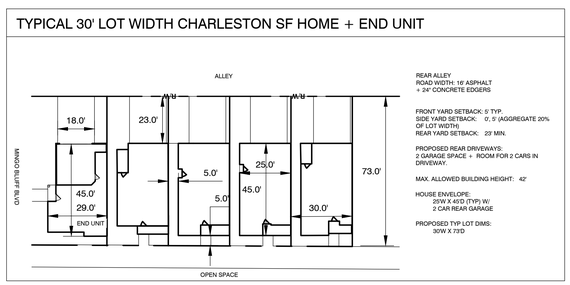


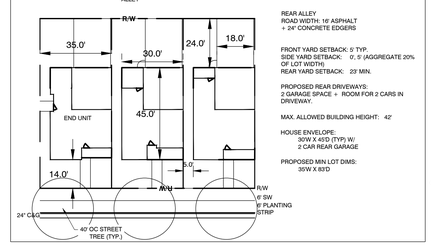












PERMEABLE PAVERS:
THE DEVELOPER OFFERS TO INSTALL THE HATCHED PARKING SPACES TO THE NORTH OF THE COTTAGE TOWNHOUSES AS PERMEABLE PAVEMENT OR PERMEABLE PAVERS. HOWEVER, THIS PERMEABLE PAVEMENT SHALL NOT BE COUNTED NOR DESIGNED AS A STORMWATER CONTROL MEASURE (SCM) PER THE NC STORMWATER DESIGN MANUAL, AND SHALL NOT BE REVIEWED BY THE TOWN AS AN SCM. THE PROPOSED WET DETENTION POND WILL BE DESIGNED PER THE NC STORMWATER DESIGN MANUAL AND HANDLES ALL STORMWATER MANAGEMENT REQUIREMENTS FOR THIS PROJECT.

NOTE:
SEE SHEET L1.01 FOR STREET TREE LOCATIONS.

MUNICIPAL WATER ALLOCATION POINTS SUMMARY (PROPOSED)	
MAJOR SUBDIVISION:	15 POINTS
CONSTRUCT FOUNTAIN IN STORMWATER BMP:	4 POINTS
ON-STREET PUBLIC PARKING:	4 POINTS
ARCHITECTURAL STANDARDS:	15 POINTS
2 PICKLEBALL COURTS:	5 POINTS
ENHANCED ROADSIDE LANDSCAPING:	2 POINTS
IPEMA CERTIFIED PLAYGROUND EQUIPMENT:	4 POINTS
1,000 LF OF 10-FT WIDE PATH:	1 POINT
OUTDOOR DISPLAY OF PUBLIC ART:	4 POINTS
TOTAL:	54 POINTS

AFTER THIS PROJECT WAS INITIALLY SUBMITTED, THE TOWN REVISED ITS WATER ALLOCATION POLICY PER STATE REQUIREMENTS. HOWEVER, THE DEVELOPER'S ATTORNEY AND THE TOWN'S ATTORNEY AGREED THAT THIS PROJECT COULD RECEIVE CREDIT FOR WATER ALLOCATION POINTS UNDER THE OLD POLICY, WHICH WAS IN PLACE DURING 2024.

APPROVED MASTER PLAN
Town of Knightdale
Development Services
Gideon Smith 09/24/2025

NCGRID NAD83/2011

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

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

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Engineers Planners Surveyors Landscape Architects

REVISIONS:

NO.	DESCRIPTION	DATE	BY
	MASTER PLAN SUBMITTAL #4	9/26/2025	
	MASTER PLAN SUBMITTAL #3	05/28/25	
	MASTER PLAN SUBMITTAL #2	02/05/25	
	MASTER PLAN SUBMITTAL #1	10/21/24	
	SKETCH PLAN SUBMITTAL #2	1/17/24	
	SKETCH PLAN SUBMITTAL #1	5/22/23	

ASHBURY & THE HOLDING COMPANY, LLC

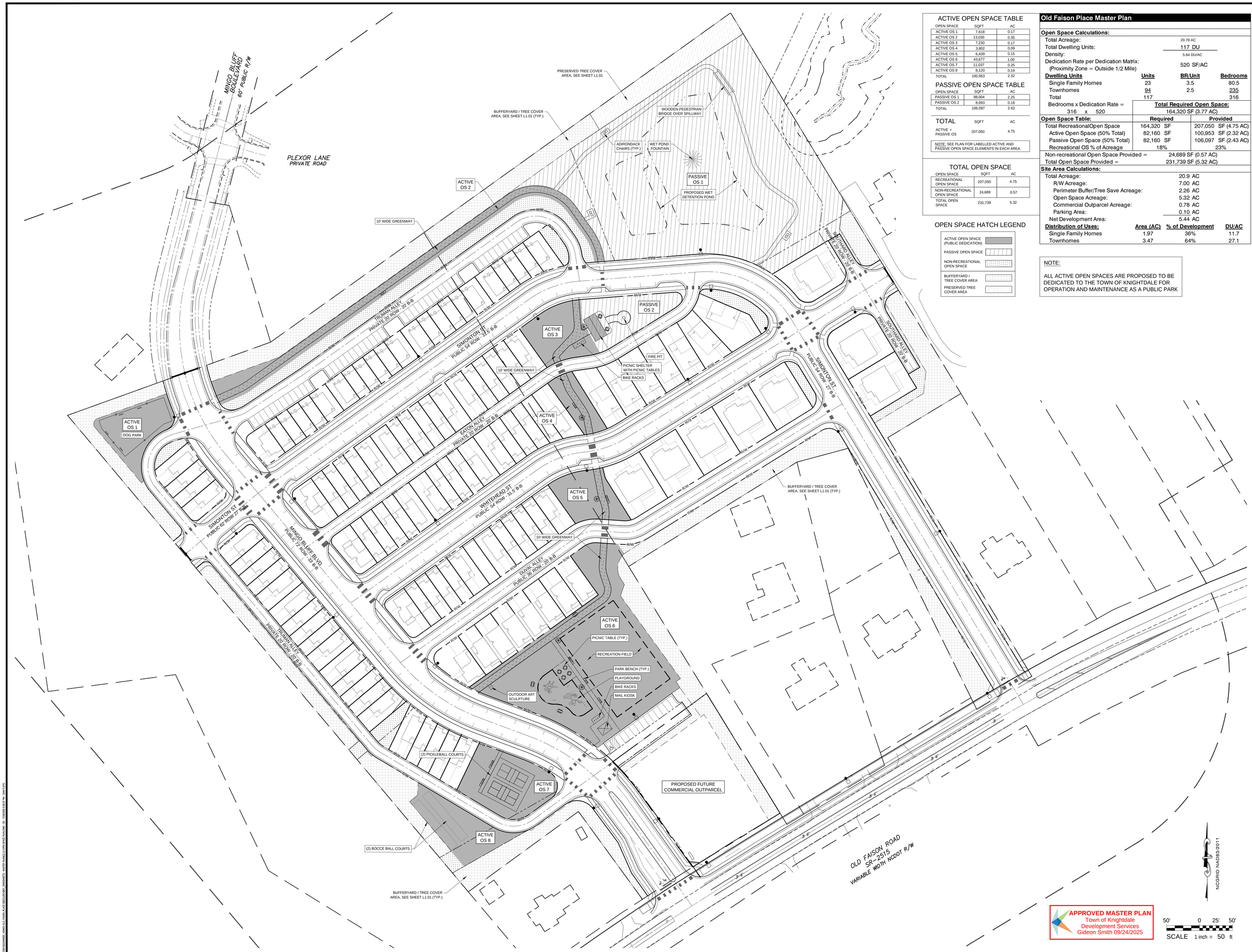
OLD FAISON PLACE

CITY OF KNIGHTDALE ~ WAKE COUNTY ~ NORTH CAROLINA

SITE PLAN

DATE:	7-22-2025
DESIGNED BY:	CS
DRAWN BY:	TAH
CHECKED BY:	SJB
PROJECT No.	2022113
DRAWING No.	W-4104
SCALE:	AS SHOWN
SHEET No.	C2.01

Do Not Use for Construction - PRELIMINARY



ACTIVE OPEN SPACE TABLE

OPEN SPACE	SQFT	AC
ACTIVE OS 1	7,618	0.17
ACTIVE OS 2	13,030	0.35
ACTIVE OS 3	7,230	0.17
ACTIVE OS 4	3,802	0.09
ACTIVE OS 5	6,439	0.15
ACTIVE OS 6	43,677	1.00
ACTIVE OS 7	11,037	0.25
ACTIVE OS 8	8,120	0.19
TOTAL	100,953	2.32

PASSIVE OPEN SPACE TABLE

OPEN SPACE	SQFT	AC
PASSIVE OS 1	98,004	2.25
PASSIVE OS 2	8,093	0.18
TOTAL	106,097	2.43

TOTAL

	SQFT	AC
ACTIVE + PASSIVE OS	207,050	4.75

NOTE: SEE PLAN FOR LABELLED ACTIVE AND PASSIVE OPEN SPACE ELEMENTS IN EACH AREA.

TOTAL OPEN SPACE

OPEN SPACE	SQFT	AC
RECREATIONAL OPEN SPACE	207,050	4.75
NON-RECREATIONAL OPEN SPACE	24,689	0.57
TOTAL OPEN SPACE	231,739	5.32

OPEN SPACE HATCH LEGEND

- ACTIVE OPEN SPACE (PUBLIC DEDICATION)
- PASSIVE OPEN SPACE
- NON-RECREATIONAL OPEN SPACE
- BUFFERYARD / TREE COVER AREA
- PRESERVED TREE COVER AREA

Old Faison Place Master Plan

Open Space Calculations:

Total Acreage:		20.78 AC	
Total Dwelling Units:		117 DU	
Density:		5.64 DU/AC	
Dedication Rate per Dedication Matrix: (Proximity Zone = Outside 1/2 Mile)		520 SF/AC	
Dwelling Units	**Units**	**BR/Unit**	**Bedrooms**
Single Family Homes	23	3.5	80.5
Townhomes	94	2.5	235
Total	117		316
Bedrooms x Dedication Rate = 316 x 520	**Total Required Open Space:** 164,320 SF (3.77 AC)		

Open Space Table:	**Required**	**Provided**
Total RecreationalOpen Space	164,320 SF	207,050 SF (4.75 AC)
Active Open Space (50% Total)	82,160 SF	100,953 SF (2.32 AC)
Passive Open Space (50% Total)	82,160 SF	106,097 SF (2.43 AC)
Recreational OS % of Acreage	18%	23%
Non-recreational Open Space Provided =	24,689 SF (0.57 AC)	
Total Open Space Provided =	231,739 SF (5.32 AC)	

Site Area Calculations:

Total Acreage:		20.9 AC	
R/W Acreage:		7.00 AC	
Perimeter Buffer/Tree Save Acreage:		2.26 AC	
Open Space Acreage:		5.32 AC	
Commercial Outparcel Acreage:		0.78 AC	
Parking Area:		0.10 AC	
Net Development Area:		5.44 AC	
Distribution of Uses:	**Area (AC)**	**% of Development**	**DU/AC**
Single Family Homes	1.97	36%	11.7
Townhomes	3.47	64%	27.1

NOTE:

ALL ACTIVE OPEN SPACES ARE PROPOSED TO BE DEDICATED TO THE TOWN OF KNIGHTDALE FOR OPERATION AND MAINTENANCE AS A PUBLIC PARK

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Engineers Planners Surveyors Landscape Architects

REVISIONS:

NO.	DESCRIPTION	DATE	BY
	MASTER PLAN SUBMITTAL #4	8/26/2025	
	MASTER PLAN SUBMITTAL #3	06/28/25	
	MASTER PLAN SUBMITTAL #2	02/05/25	
	MASTER PLAN SUBMITTAL #1	10/21/24	
	SKETCH PLAN SUBMITTAL #2	1/17/24	
	SKETCH PLAN SUBMITTAL #1	5/22/23	

ASHBURY & THE HOLDING COMPANY, LLC

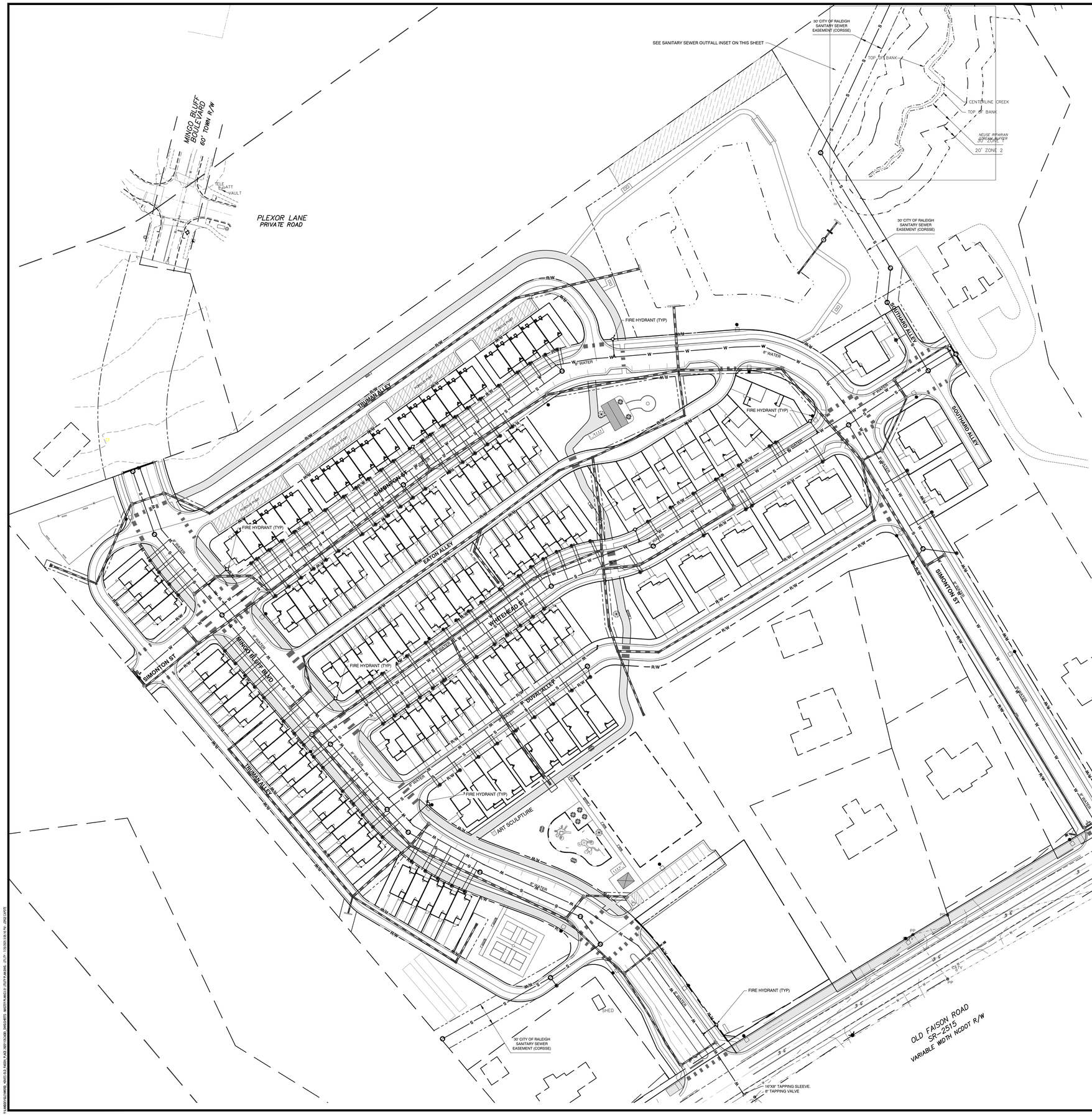
OLD FAISON PLACE

CITY OF KNIGHTDALE ~ WAKE COUNTY ~ NORTH CAROLINA

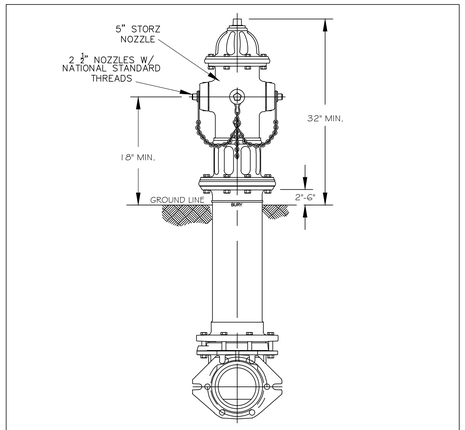
OPEN SPACE PLAN

DATE:	7-22-2025
DESIGNED BY:	SBF
DRAWN BY:	SBF
CHECKED BY:	SJB
PROJECT No.	2022113
DRAWING No.	W-4104
SCALE:	AS SHOWN
SHEET No.	C2.11

Do Not Use for Construction - PRELIMINARY



SANITARY SEWER OUTFALL INSET



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

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

STANDARD FIRE HYDRANT WITH 5" STORZ PUMPER NOZZLE

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

APPROVED MASTER PLAN
Town of Knightdale
Development Services
Gideon Smith 09/24/2025

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REVISIONS:

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

ASHBURY & THE HOLDING COMPANY, LLC

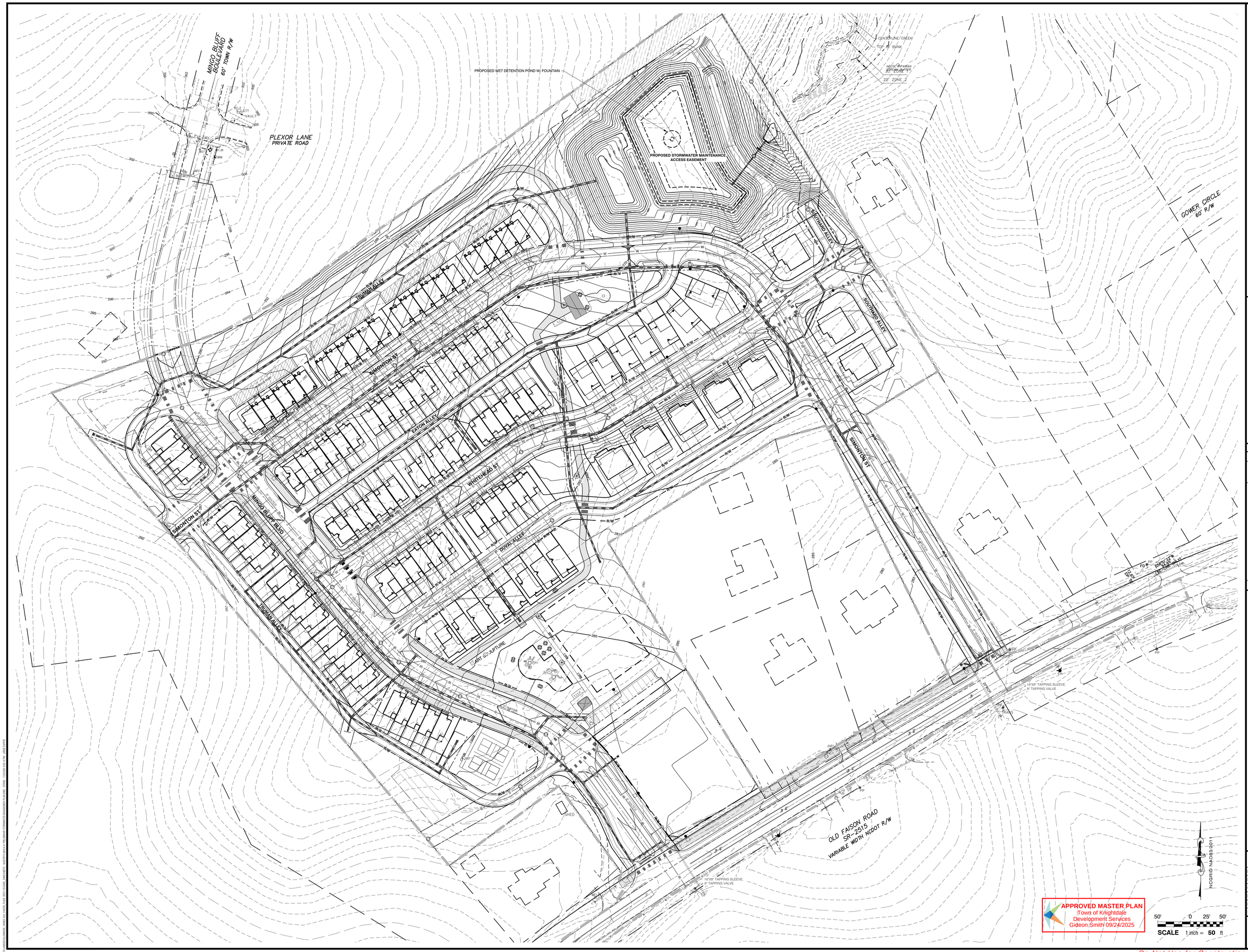
OLD FAISON PLACE

CITY OF KNIGHTDALE ~ WAKE COUNTY ~ NORTH CAROLINA

PRELIMINARY UTILITY PLAN

DATE:	7-22-2025
DESIGNED BY:	CS
DRAWN BY:	TAH
CHECKED BY:	SJB
PROJECT No.	2022113
DRAWING No.	W-4104
SCALE:	AS SHOWN
SHEET No.	C3.01

Do Not Use for Construction - PRELIMINARY



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REVISIONS:

NO.	DESCRIPTION	DATE	BY
	MASTER PLAN SUBMITTAL #4	9/29/2025	
	MASTER PLAN SUBMITTAL #3	05/28/25	
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	SKETCH PLAN SUBMITTAL #2	1/17/24	
	SKETCH PLAN SUBMITTAL #1	5/22/23	

ASHBURY & THE HOLDING COMPANY, LLC

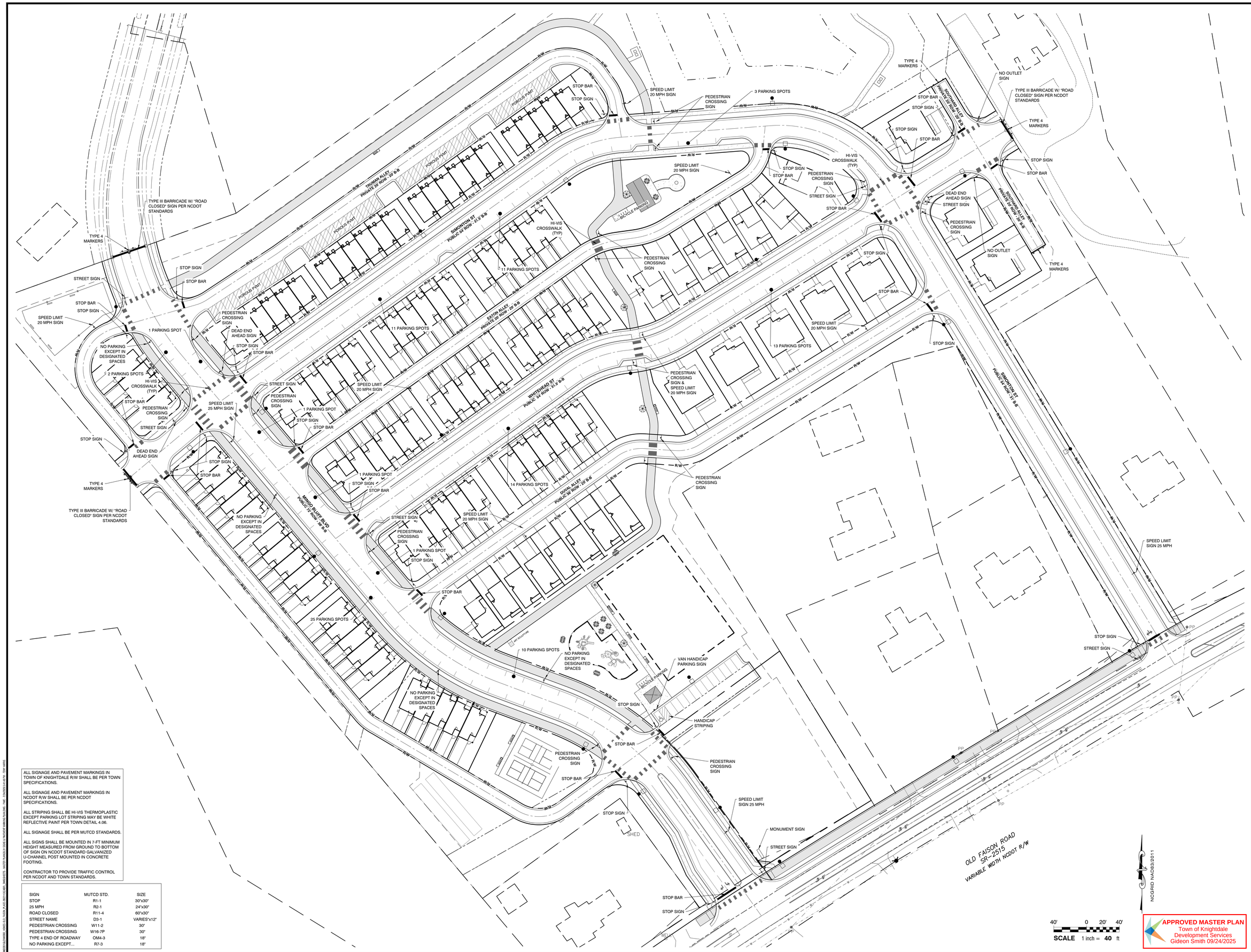
OLD FAISON PLACE

CITY OF KNIGHTDALE ~ WAKE COUNTY ~ NORTH CAROLINA

PRELIMINARY STORMWATER MANAGEMENT PLAN

DATE:	7-22-2025
DESIGNED BY:	CS
DRAWN BY:	TAH
CHECKED BY:	SJB
PROJECT No.	2022113
DRAWING No.	W-4104
SCALE:	AS SHOWN
SHEET No.	C4.41

Do Not Use for Construction - PRELIMINARY



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

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

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

ALL SIGNAGE SHALL BE PER MUTCD STANDARDS.

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

CONTRACTOR TO PROVIDE TRAFFIC CONTROL PER NCDOT AND TOWN STANDARDS.

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

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	SKETCH PLAN SUBMITTAL #1	5/22/23	

ASHBURY & THE HOLDING COMPANY, LLC

OLD FAISON PLACE

CITY OF KNIGHTDALE ~ WAKE COUNTY ~ NORTH CAROLINA

SIGNS & PAVEMENT MARKING PLAN

DATE:	7-22-2025
DESIGNED BY:	CS
DRAWN BY:	TAH
CHECKED BY:	SJB
PROJECT No.	2022113
DRAWING No.	W-4104
SCALE:	AS SHOWN
SHEET No.	C6.31

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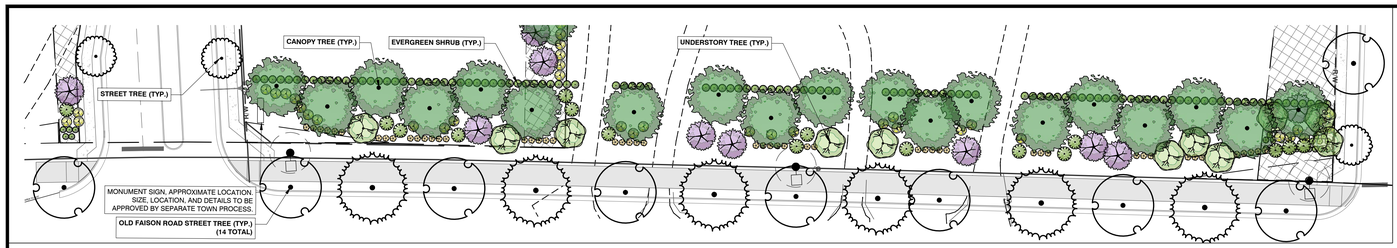
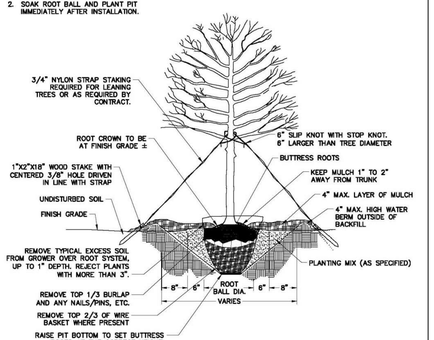


ENHANCED ROADSIDE LANDSCAPE - ENLARGEMENT

1"=20"

NOTES:

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

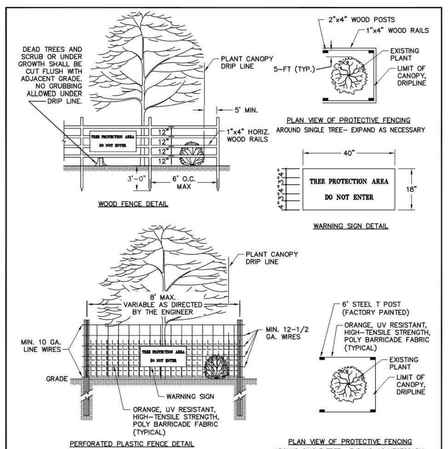


ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (AMSI, 1990, PART 1, "SHADE AND FLOWERING TREES")

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

REVISIONS	
DATE	DESCRIPTION

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



NOTES:

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

REVISIONS	
DATE	DESCRIPTION

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

SITE TREE COVER AREA CALCULATIONS

REQUIRED -

SITE PERIMETER = 5,465 SF (5,465 SF X 20 = 109,300 SF)
SITE AREA = 905,300 SF (905,300 SF X 10% = 90,530 SF)
TOTAL TREE COVER AREA REQUIRED (PER SITE AREA) = 90,530 SF
ANY REQUIRED LANDSCAPE BUFFER YARD MAY BE CREDITED TOWARD THIS REQUIREMENT (UDO SEC. 7.4.M.2)

PROVIDED -

BUFFERYARD TREE COVER AREA A	= 20,721 SF
BUFFERYARD TREE COVER AREA B	= 7,716 SF
BUFFERYARD TREE COVER AREA C	= 18,534 SF
BUFFERYARD TREE COVER AREA D	= 2,329 SF
BUFFERYARD TREE COVER AREA E	= 10,885 SF
BUFFERYARD TREE COVER AREA F	= 29,619 SF
TOTAL BUFFERYARD TREE COVER AREA	= 89,804 SF
MATURE FOREST AREA PROVIDED	= 8,582 SF
TREE COVER AREA = 76,705 + 8,582	= 98,386 SF
TOTAL TREE COVER AREA PROVIDED	= **98,386 SF**

PLANT_SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	SIZE	QTY
STREET TREES					
	Pistacia chinensis / Chinese Pistache	B & B	3" CAL.	9'-11' HT.	+/-48
	Ulmus parvifolia / Chinese Lacebark Elm	B & B	3" CAL.	12' - 14' HT.	+/-80
	Zelkova serrata / Sawleaf Zelkova	B & B	3" CAL.	12' - 14' HT.	+/-38

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

ASHBURY & THE HOLDING COMPANY, LLC

OLD FAISON PLACE

CITY OF KNIGHTDALE ~ WAKE COUNTY ~ NORTH CAROLINA

LANDSCAPE PLAN

DATE:	7-22-2025
DESIGNED BY:	SBF
DRAWN BY:	SBF
CHECKED BY:	SJB
PROJECT No.	2022113
DRAWING No.	W-4104
SCALE:	AS SHOWN
SHEET No.	**L1.01**

APPROVED MASTER PLAN
Town of Knightdale
Development Services
Gideon Smith 09/24/2025

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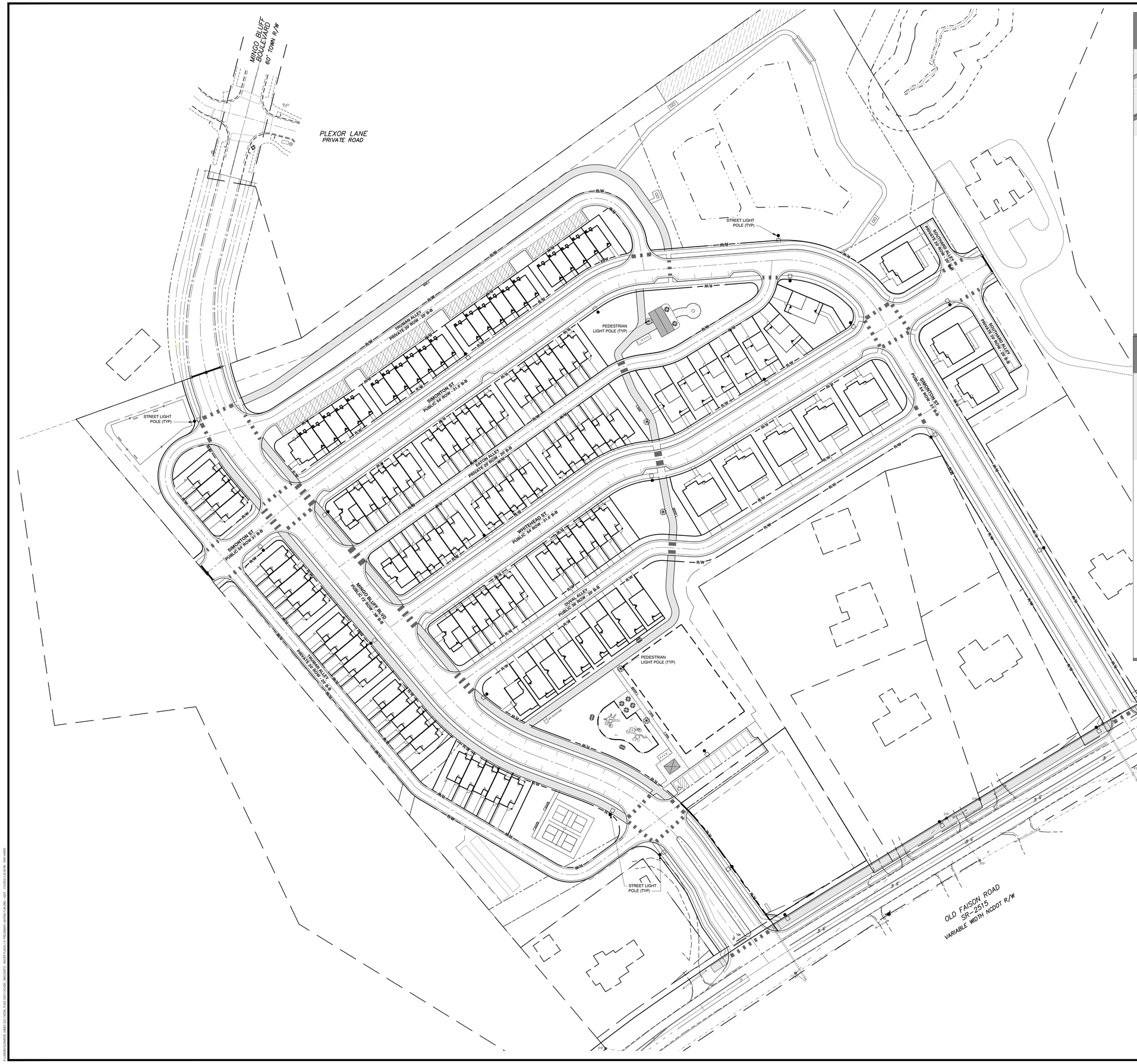
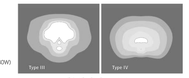


Outdoor Lighting

ROADWAY LED
(Meets Dark Sky Criteria)

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

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



light distribution patterns

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

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

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

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Outdoor Lighting

OPEN MONTICELLO LED
(Meets Dark Sky Criteria)

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

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

light distribution pattern

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

FEATURES	BENEFITS
Turnkey operation	Provides hassle-free installation and service
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance, electricity & warranty included	Eliminates high and unexpected repair bills
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LIGHTING LEGEND

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

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

LIGHTING NOTES

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

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

NCGRID NAD83/2011

APPROVED MASTER PLAN
Town of Knightdale
Development Services
Gideon Smith 09/24/2025

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

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Preliminary
DO NOT USE
FOR CONSTRUCTION

REVISIONS:

NO.	DESCRIPTION	DATE	BY

ASHBURY & THE HOLDING COMPANY, LLC

OLDE FAISON PLACE

CITY OF KNIGHTDALE ~ WAKE COUNTY ~ NORTH CAROLINA

PRELIMINARY LIGHTING PLAN

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

Do Not Use for Construction - PRELIMINARY

Architectural Features

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

GLENWOOD HOMES

Denmark '1' - Front Elevation

Knightdale, NC

09.26.2024

APPROVED MASTER PLAN
Town of Knightdale
Development Services
Gideon Smith 09/24/2025

gmd design group carolinas

www.gmddesigngroup.com

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The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)
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Architectural Features

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

GLENWOOD HOMES

Denmark '2' - Front Elevation

Knightdale, NC

09.26.2024

APPROVED MASTER PLAN
Town of Knightdale
Development Services
Gideon Smith 09/24/2025

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Architectural Features

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

GLENWOOD HOMES

Denmark '3' - Front Elevation

Knightdale, NC

09.26.2024

APPROVED MASTER PLAN
Town of Knightdale
Development Services
Gideon Smith 09/24/2025

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Architectural Features

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

GLENWOOD HOMES

Denmark '4' - Front Elevation

Knightdale, NC

09.26.2024

APPROVED MASTER PLAN
Town of Knightdale
Development Services
Gideon Smith 09/24/2025

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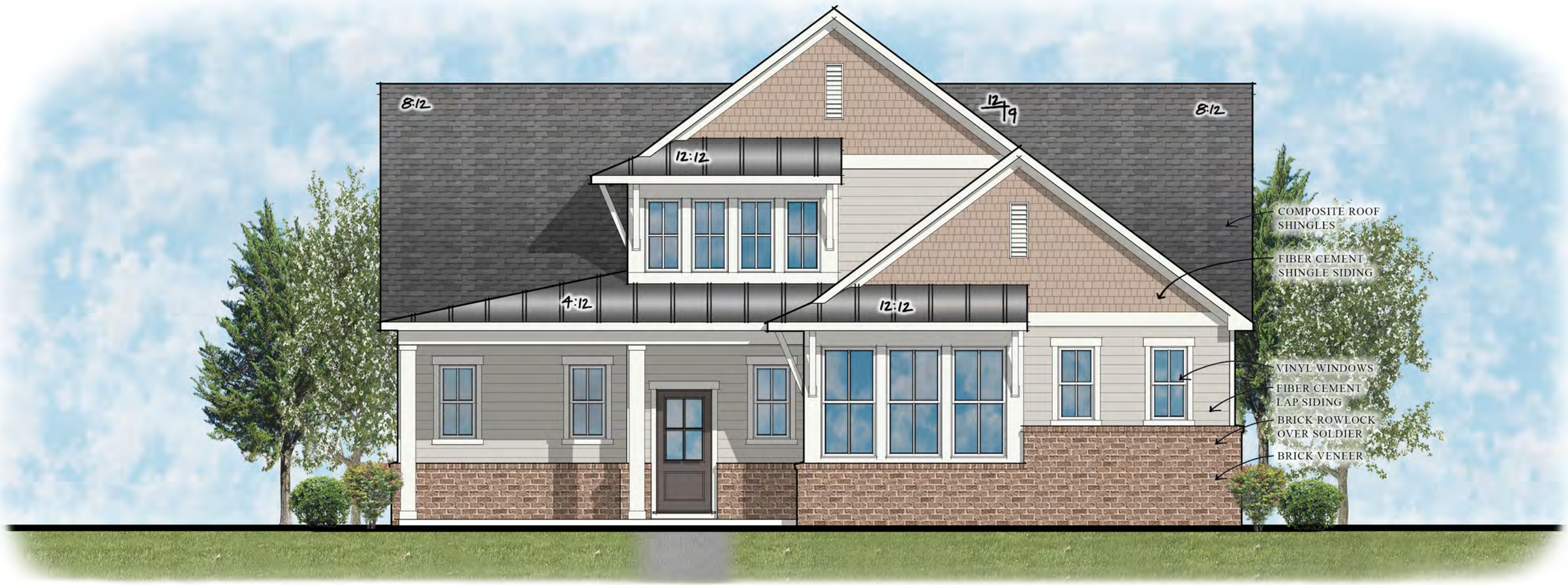

Architectural Features

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

GLENWOOD HOMES

Denmark '5' - Front Elevation

Knightdale, NC

09.26.2024

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Architectural Features

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

GLENWOOD HOMES

Denmark '6' - Front Elevation

Knightdale, NC

09.26.2024

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Town of Knightdale
Development Services
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APPROVED MASTER PLAN
Town of Knightdale
Development Services
Gideon Smith 09/24/2025

APPROVED MASTER PLAN
Town of Knightdale
Development Services
Gideon Smith 09/24/2025

Architectural Features

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

APPROVED MASTER PLAN
Town of Knightdale
Development Services
Gideon Smith 09/24/2025

GLENWOOD HOMES

6-Plex - Front Elevation

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

09.27.2024

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Town of Knightdale
Development Services
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GLENWOOD HOMES

6-Plex - Rear Elevation

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

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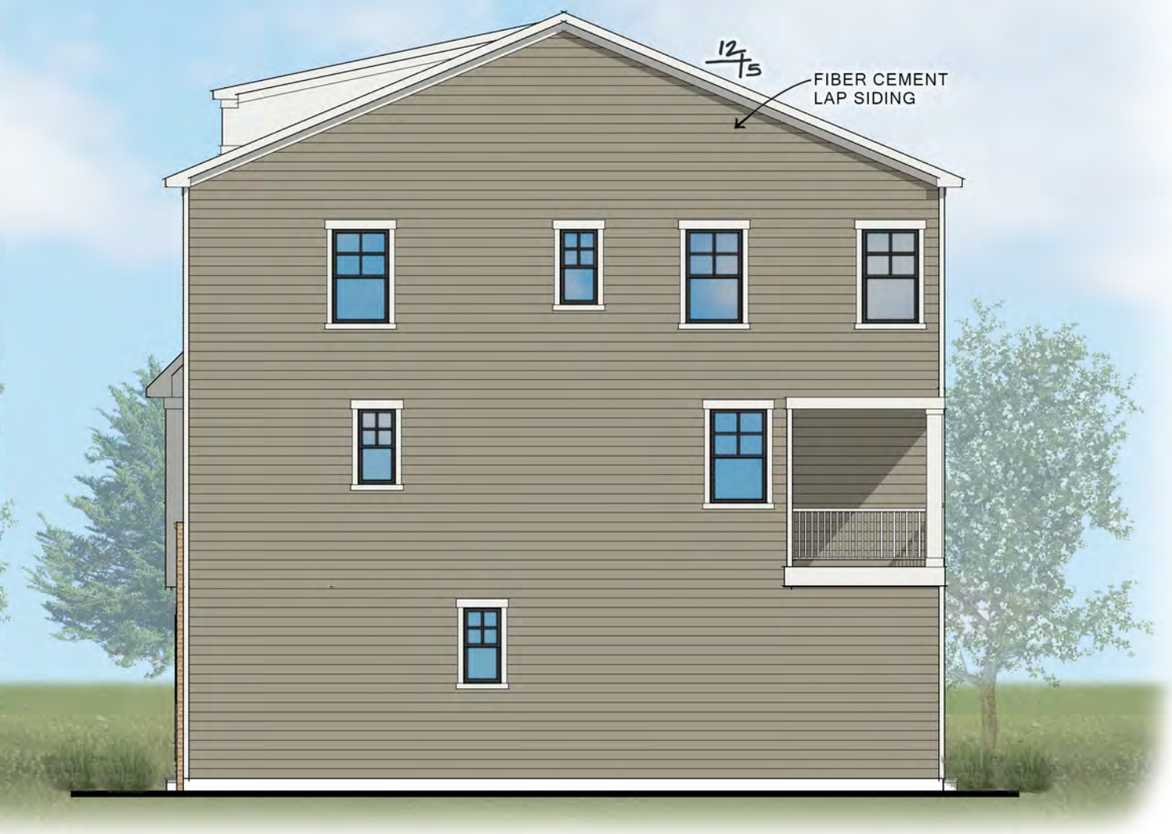

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Town of Knightdale
Development Services
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GLENWOOD HOMES

6-Plex - Sides Elevations

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

09.27.2024

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Architectural Features

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

APPROVED MASTER PLAN
Town of Knightdale
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GLENWOOD HOMES

5-Plex - Front Elevation

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

09.27.2024

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Development Services
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GLENWOOD HOMES

5-Plex - Rear Elevation

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

09.27.2024

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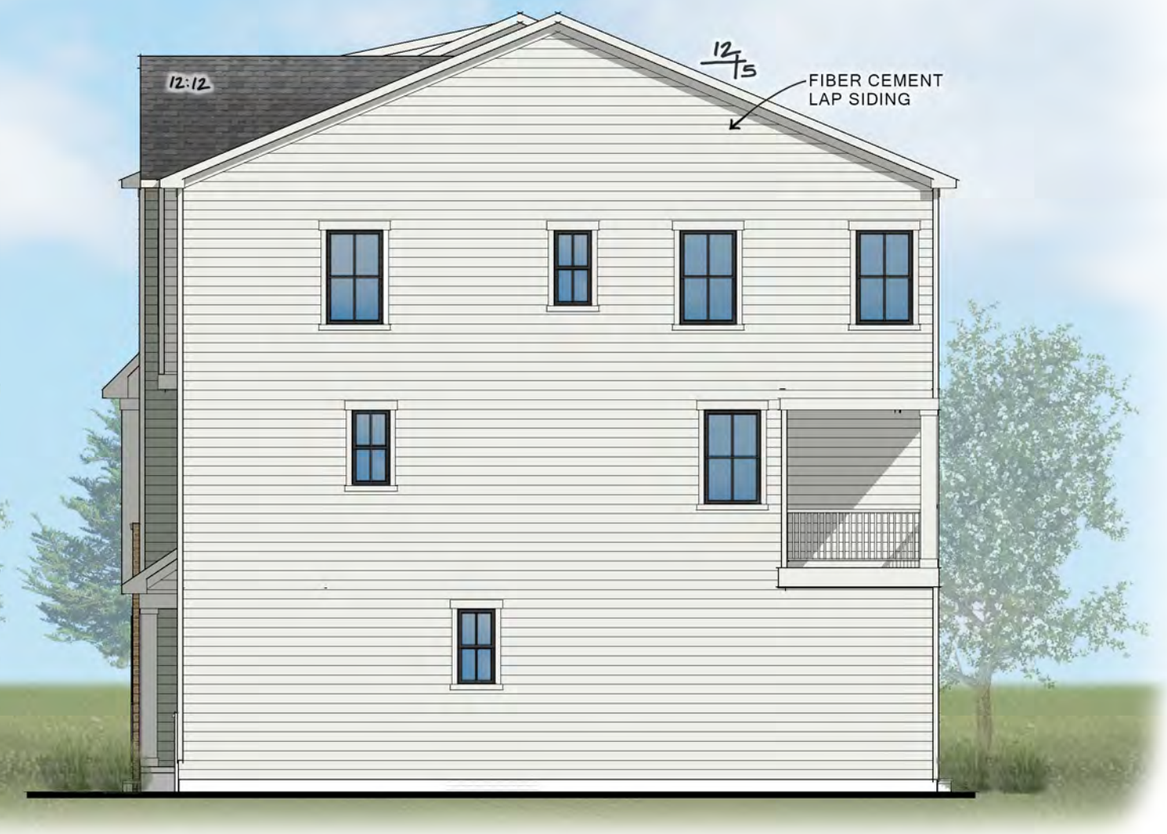

GLENWOOD HOMES

5-Plex - Sides Elevations

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

09.27.2024

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Town of Knightdale
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Architectural Features

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

APPROVED MASTER PLAN
Town of Knightdale
Development Services
Gideon Smith 09/24/2025

GLENWOOD HOMES

3-Plex - Front Elevation

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

09.27.2024

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Town of Knightdale
Development Services
Gideon Smith 09/24/2025

GLENWOOD HOMES

3-Plex - Rear Elevation

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

09.27.2024

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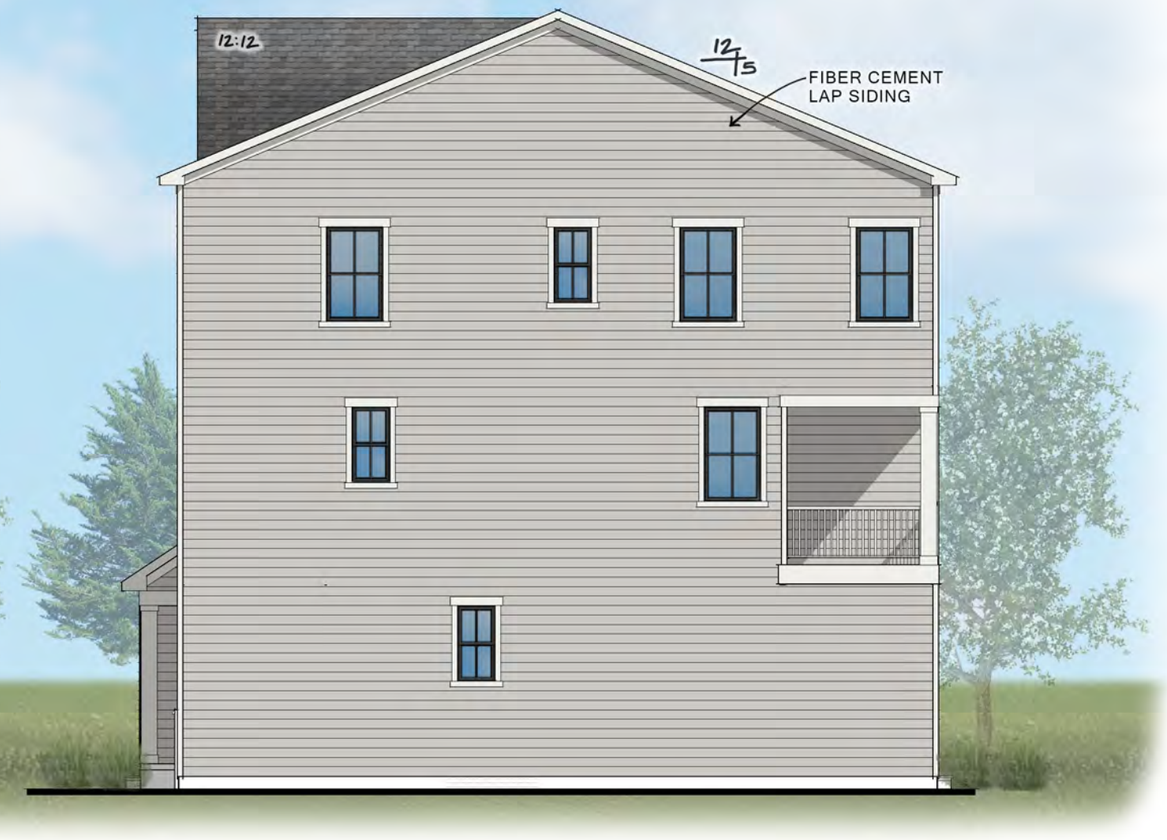

GLENWOOD HOMES

3-Plex - Sides Elevations

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

09.27.2024

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Town of Knightdale
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Front Elevation

Architectural Features

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

APPROVED MASTER PLAN
Town of Knightdale
Development Services
Gideon Smith 09/24/2025

GLENWOOD HOMES

6-Plex

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

05.28.2025

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Rear Elevation

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Town of Knightdale
Development Services
Gideon Smith 09/24/2025

GLENWOOD HOMES

6-Plex

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

05.28.2025

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Front Elevation ‘A’ Facing Mingo Bluff Blvd.

6-Plex

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

05.28.2025

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Town of Knightdale
Development Services
Gideon Smith 09/24/2025

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Front Elevation ‘B’ Facing Mingo Bluff Blvd.

6-Plex

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

05.28.2025

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Front Elevation ‘C’ Facing Mingo Bluff Blvd.

6-Plex

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

05.28.2025

GLENWOOD HOMES

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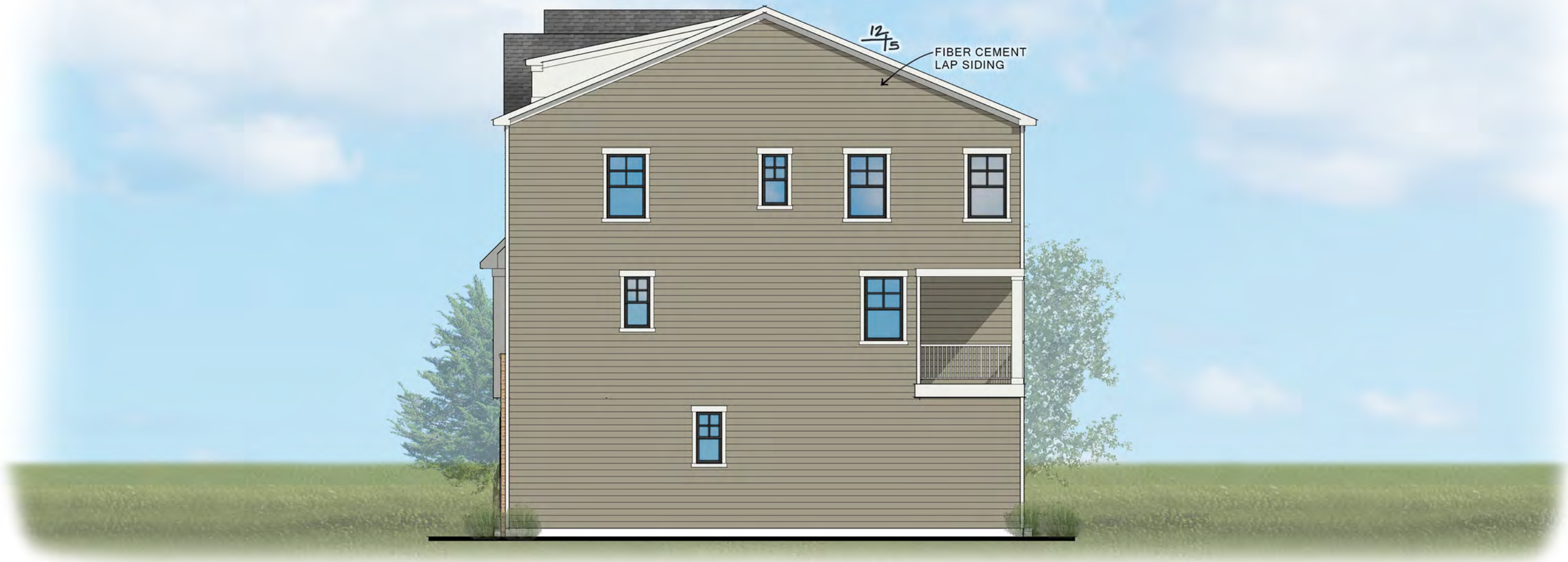

Side Elevation

APPROVED MASTER PLAN
Town of Knightdale
Development Services
Gideon Smith 09/24/2025

GLENWOOD HOMES

6-Plex

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

05.28.2025

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APPROVED MASTER PLAN
Town of Kingstown
Development Services
Initial Date: 10/14/2020

Front Elevation

6-Plex

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

05.28.2025

APPROVED MASTER PLAN
Town of Knightdale
Development Services
Gideon Smith 09/24/2025

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Rear Elevation

6-Plex

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

05.28.2025

GLENWOOD HOMES

APPROVED MASTER PLAN
Town of Knightdale
Development Services
Gideon Smith 09/24/2025

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Left Elevation

Facing Mingo Bluff Blvd.

6-Plex

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

05.28.2025

APPROVED MASTER PLAN
Town of Knightdale
Development Services
Gideon Smith 09/24/2025

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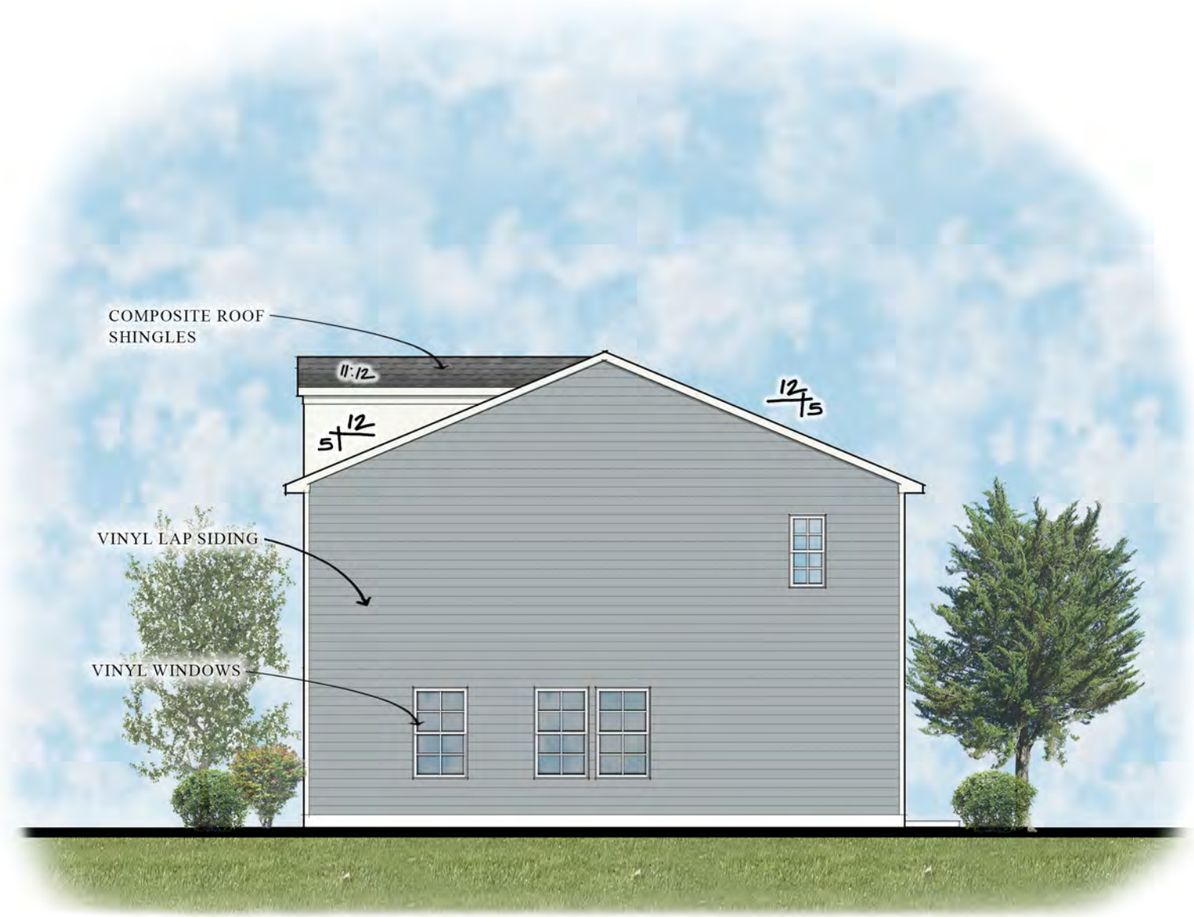

Right Elevation

6-Plex

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

05.28.2025

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Town of Knightdale
Development Services
Gideon Smith 09/24/2025

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APPROVED MASTER PLAN
Township of Cinnaminson
Development Services
Gideon Smith 09/24/2025

Facing Mingo Bluff Blvd.

GLENWOOD HOMES

Front Elevation

25’ Single Family - Knightdale, NC

05.28.2025

APPROVED MASTER PLAN
Town of Knightdale
Development Services
Gideon Smith 09/24/2025

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GLENWOOD HOMES

Side Elevation

25’ Single Family - Knightdale, NC

05.28.2025

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Town of Knightdale
Development Services
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GLENWOOD HOMES

Rear Elevation

25’ Single Family - Knightdale, NC

05.28.2025

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Town of Knightdale
Development Services
Gideon Smith 09/24/2025

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APPROVED MASTER PLAN
Town of Knightdale
Development Services
Clayton Smith 09/08/2025

Front Elevation

6-Plex

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

06.04.2025

APPROVED MASTER PLAN
Town of Knightdale
Development Services
Gideon Smith 09/24/2025

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Rear Elevation

6-Plex

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

06.04.2025

GLENWOOD HOMES

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Town of Knightdale
Development Services
Gideon Smith 09/24/2025

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Left Elevation

Facing Mingo Bluff Blvd.

6-Plex

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

06.04.2025

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Town of Knightdale
Development Services
Gideon Smith 09/24/2025

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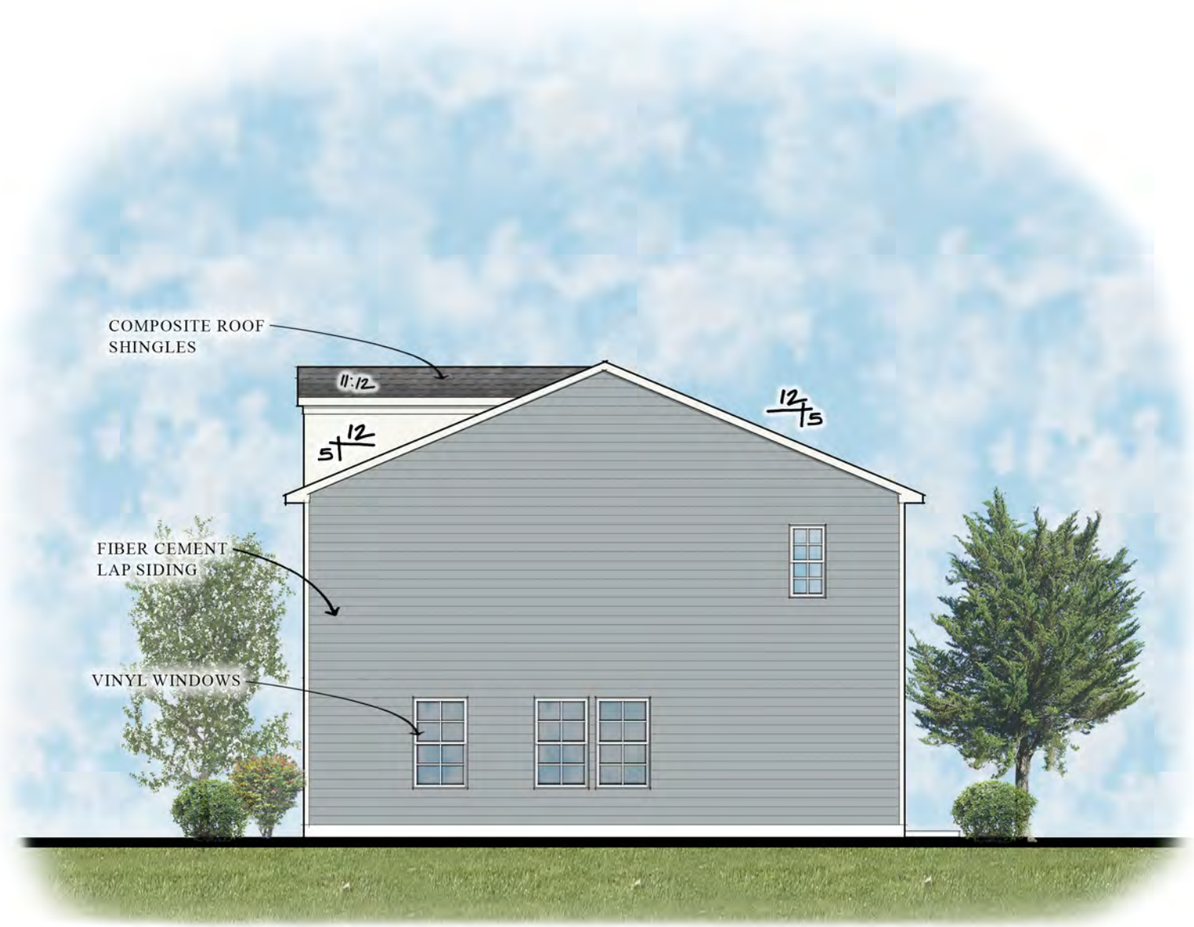

Right Elevation

6-Plex

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

06.04.2025

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Town of Knightdale
Development Services
Gideon Smith 09/24/2025

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Town of Knightdale
Development Services
Gideon Smith 09/24/2025

GLENWOOD HOMES

30’ Single Family - Knightdale, NC

06.05.2025

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GLENWOOD HOMES

25' Single Family - Knightdale, NC

06.05.2025

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Town of Knightdale
Development Services
Gideon Smith 09/24/2025

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GLENWOOD HOMES

Front Elevation

25’ Single Family - Knightdale, NC

06.05.2025

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Town of Knightdale
Development Services
Gideon Smith 09/24/2025

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GLENWOOD HOMES

Rear Elevation

25’ Single Family - Knightdale, NC

06.05.2025

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Town of Knightdale
Development Services
Gideon Smith 09/24/2025

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GLENWOOD HOMES

Left Elevation

25' Single Family - Knightdale, NC

06.05.2025

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Town of Knightdale
Development Services
Gideon Smith 09/24/2025

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GLENWOOD HOMES

Right Elevation

25’ Single Family - Knightdale, NC

06.05.2025

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Town of Knightdale
Development Services
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Front Elevation

Architectural Features

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

APPROVED MASTER PLAN
Town of Knightdale
Development Services
Gideon Smith 09/24/2025

GLENWOOD HOMES

6-Plex

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

05.28.2025

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Rear Elevation

APPROVED MASTER PLAN
Town of Knightdale
Development Services
Gideon Smith 09/24/2025

GLENWOOD HOMES

6-Plex

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

05.28.2025

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Front Elevation ‘A’ Facing Mingo Bluff Blvd.

6-Plex

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

05.28.2025

APPROVED MASTER PLAN
Town of Knightdale
Development Services
Gideon Smith 09/24/2025

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Front Elevation ‘B’ Facing Mingo Bluff Blvd.

6-Plex

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

05.28.2025

APPROVED MASTER PLAN
Town of Knightdale
Development Services
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Front Elevation ‘C’ Facing Mingo Bluff Blvd.

6-Plex

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

05.28.2025

GLENWOOD HOMES

APPROVED MASTER PLAN
Town of Knightdale
Development Services
Gideon Smith 09/24/2025

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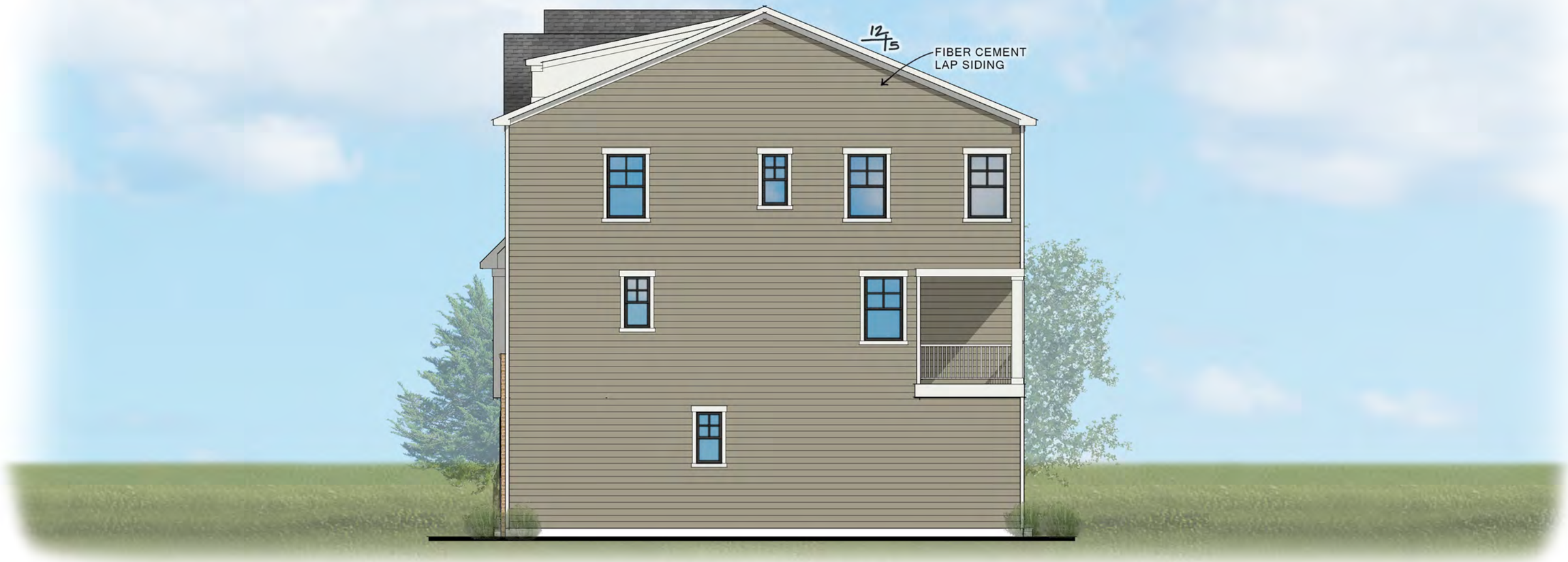

Side Elevation

APPROVED MASTER PLAN
Town of Knightdale
Development Services
Gideon Smith 09/24/2025

GLENWOOD HOMES

6-Plex

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

05.28.2025

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Facing Mingo Bluff Blvd.

GLENWOOD HOMES

Front Elevation

25’ Single Family - Knightdale, NC

06.04.2025

APPROVED MASTER PLAN
Town of Knightdale
Development Services
Gideon Smith 09/24/2025

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GLENWOOD HOMES

Side Elevation

25’ Single Family - Knightdale, NC

06.04.2025

APPROVED MASTER PLAN
Town of Knightdale
Development Services
Gideon Smith 09/24/2025

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GLENWOOD HOMES

Rear Elevation

25’ Single Family - Knightdale, NC

06.04.2025

APPROVED MASTER PLAN
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