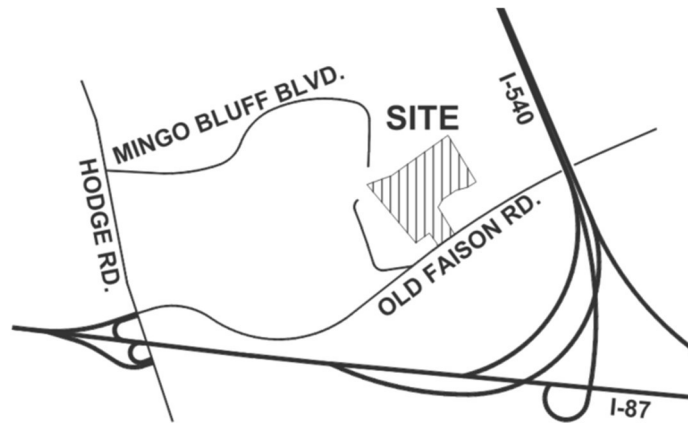




## OLD FAISON PLACE

A MASTERPLANNED RESIDENTIAL COMMUNITY IN KNIGHTDALE BY GLENWOOD HOMES



### INTRODUCTION:

This development is located on approximately 21 acres off of Old Faison Road in Knightdale. Existing zoning is GR8 Medium Density. Proposed zoning is GR8 PUD. The project includes 24 proposed single family residential homes and 94 townhouses for a total of 118 residential units.

### VISION STATEMENT:

Glenwood Homes was founded on the principal of quality homes for every lifestyle. We are passionate about building homes that have functional floor plans for today's life choices. We bring these homes to our homebuyers at a price that demonstrates value and the best quality possible. Our team has a wealth of knowledge in the North Carolina market and together has over 80 years of experience in building communities that will stand the test of time.

Our vision for this project in Knightdale is to create a vibrant, sustainable community that embodies quality and elegance. Drawing on our rich history of crafting attractive residential developments, we aim to blend innovative design with a commitment to environmental stewardship, fostering a neighborhood that not only enhances the beauty of the area but also promotes a strong sense of community. Our goal is to provide future residents with not just homes, but a lifestyle defined by comfort, accessibility, and connection.

## UDO COMPLIANCE:

This project has been designed to comply with the Town of Knightdale Unified Development Ordinance, including but not limited to the zoning standards, allowable uses, buffers, landscaping, stormwater, utilities, lighting, roadway, parking, and open space requirements.

## COMPREHENSIVE PLAN:

The proposed Old Faison Place project is consistent with the KnightdaleNext V.2 2035 Comprehensive Plan in many regards and specifically as follows:

The property is in a Secondary Growth Area. Mixed used developments are recommended in Secondary Growth Areas. This project will have a mix of housing types and is also designates an area for future commercial uses. The Plan indicates that this property is located next to a "trail-oriented development activity center". This project is proposing an internal walking trail. A wide pedestrian sidepath is intended to be constructed along Old Faison Road per the Town standards. In order to provide mixed use as contemplated by the Plan, the Master Plan includes a commercial lot adjacent to Old Faison Road for potential future development. This project qualifies as a "mixed density neighborhood", according to page 77 of the Comprehensive Plan. The project includes a grid street network with parallel parking along some streets, as well as multiple stub streets to adjacent properties, which is a goal of the Plan.

The Comprehensive Plan describes how the Town's population has grown substantially from 1,884 people in 1990 to 20,971 in 2023. The Town takes pride in its expanding population, and this project will help the Town to continue to grow. The Plan indicates that the median home value in Knightdale is \$364,693. The proposed townhouses and single-family houses in this development are expected to have a similar price point and will complement the real estate value of the area. The Comprehensive Plan indicates that the Town has a shortage of townhouses: Only 6% of all residential units in Knightdale are townhouses. This project has a significant number of proposed townhouse units and will help the Town to achieve a more balanced mix of residential housing types in the Town. The Comprehensive Plan indicates that the economy is an important factor to the Town.

The development proposal also satisfies many of the eight guiding principles under the Knightdale Plan including:

- 1. Planned and Orderly Growth.** A variety of residential housing types, together with future commercial development, contribute to the mix of development intensities and will promote economic development and the efficient use of property. The inclusion of significant recreational facilities will foster social interaction and community building and will make the community more vibrant and connected.
- 2. Townwide Placemaking.** A hallmark of the Comprehensive plan is to provide comprehensive and connected open spaces. This project includes a connected open space corridor, including pickleball courts, multi-use field, playground, walking trail, landscaped areas, benches, fire pit, dog park, and a stormwater pond with a fountain. The Old Faison Place development aspires to being known as an active, healthy community with lots of green areas and recreational facilities.
- 3. Inclusive, Livable Town.** We will promote a welcoming neighborhood for all residents by providing high quality for a range of income levels, including two different types of townhomes Charleston type single family houses and traditional single-family detached houses. All residents will have equal access to the recreational facilities.

**4. Home and Neighborhood Choices.** The Old Faison Place development will provide a dynamic neighborhood with a high quality of life, given the offering of "Missing Middle" homes as well as higher cost, traditional single-family dwellings. The neighborhood space will be well connected with sidewalks, bike paths and walking trails.

**5. Environmental Stewardship and Sustainability.** The neighborhood will pay homage to the environment by creating spaces where the residence can enjoy the natural beauty of Knightdale. There will be lots of sidewalks and walking trails as well as play areas and future commercial use will make retail amenities available without the use of a car. Trees will be preserved as possible and new trees will be planted throughout-- particularly along the Old Faison right-of-way.

**6. Multimodal Transportation System.** Although the neighborhood will not be served by bus initially, we will place great emphasis on walking and biking around the neighborhood and the future development of commercial amenities in walking distance. In addition, a road connection to Mingo Bluff Parkway will connect the Mingo Bluff neighborhood and could ultimately support the multimodal system.

**7. Community Facilities and Services.** The Old Faison Place developers have proposed the donation of significant recreational facilities to the Town of Knightdale for a Public Park, including walking trails, pickleball courts, a multiuse field and dog park. If accepted by the Town, these facilities will be available for use by not only the residents of Old Faison Place, but all of the citizens of Knightdale.

**8. Economic Vitality.** This development will support the economic vitality of Knightdale by providing an important road connection, offering park facilities to the Town, and offering a mix of housing types serving a range of incomes. By providing multiple housing types and robust recreational opportunities this project will support a good quality of life for a wide variety of Knightdale residents. In addition, this project will create hundreds of new job opportunities with the construction of this development, and the additional residents will boost the available work force of the community.

#### River District

The Old Faison project is within the boundaries of the River District Small Area Plan. Although not actually adjacent to the Neuse River, this project will tap into the outdoor and active vibe of the River District by providing for an active, outdoor lifestyle with significant recreational amenities – bike lanes, walking trails, pickleball courts, a multiuse playfield, a dog park and an amenitized pond.

The neighborhood will participate in placemaking with its focus on the natural environment and the inclusion of gathering spaces, signage and public art. The prospect of a public park donation will further facilitate the placemaking piece as called out in the River District Plan. The development will be very trail oriented with walking trails winding throughout the development, encouraging walking, jogging and biking. This property is located immediately adjacent to the Trail Oriented Development Center Area, as shown in the River District Plan. It is hoped that a connection to the Mingo Bluff development will be made, and possibly other connections can be made to other trails in the area. In addition, there will be seating opportunities adjacent to an amenity pond as well as adjacent to play courts and fields for pickleball and youth and adult sports. Future commercial use will support mixed use in a way that encourages walking rather than driving for commercial amenities. Significant open space will be maintained to honor and address the River District mindset.

#### Affordable Knightdale Plan

The Old Faison Place will be consistent with many of the guiding principles of the Affordable Knightdale Plan (the "Affordable Plan"). This development proposes 94

townhomes, 24 single-family detached homes. 9 of the single family detached homes are Charleston-style homes **in close proximity to an activity center.**

As a part of the River District and by offering a Town park and walking trails, this development **promotes opportunities to experience the natural environment and to be involved in parks and recreation.** By offering road improvements, bike lanes and walking trails, the development **promotes integrated transportation systems.** By developing a significant number of smaller townhouse units with a well-connected offering of recreational amenities, it **provides compact and efficient development, which still taps into the uniquely Knightdale vibe.** The reservation of a parcel for future commercial development **will promote economic vitality by facilitating the development of sustainable businesses** with a built-in customer base--the residents of the neighborhood. The townhomes will be lower in price and will thus be more affordable than the single-family homes or many other single-family homes within Knightdale. Homes which require less land area and which share walls are decidedly less expensive than single-family detached homes.

Providing new different levels of townhomes will address the need for Missing Middle housing, as recommended by the Knightdale Plan. With several different housing types, there will be a range of purchase prices and thus, the neighborhood will likely develop as a mixed income neighborhood, as recommended by the Affordable Plan and will serve the Affordable Knightdale goal of **expanding housing choices.**

This range of choices also addresses the Affordable Plan recommendation to expand housing options by offering at least four different housing products with different price points. The Old Faison project will offer many recreational amenities which will allow homeowners to play pickleball and walk or run on the many walking trails in the neighborhood and bike on the new bike lanes. There's also a playfield for other sports, as well as a dog park. With these recreational amenities, residents can save the cost of fuel to drive to similar recreational areas. Such amenities address the Affordable Plan recommendations supporting walking and biking and deemphasizing the car.

In addition, the project reserves a .75-acre parcel for future commercial development which will provide an amenity to residents in the neighborhood. The Affordable Plan specifies that a neighborhood with amenities and or a mixed-used development provides a more inclusive and livable town. Providing Park space to the whole of Knightdale will also contribute to and make Knightdale a more livable connected and inclusive community and will address the Affordable Knightdale objective of **improving quality of life and promoting community facilities for all Knightdale residents.** Finally, the inclusion of a retail parcel will provide a future small-scale neighborhood serving commercial development as recommended in the Affordable Plan.



## **DESIGN GUIDELINES:**

This project is designed to comply with the following design guidelines and others.

- Town of Knightdale UDO
- City of Raleigh Public Utilities Handbook
- NCDOT road design standards (Old Faison Rd)
- NCDEQ Stormwater BMP Design Manual
- NCDENR Sedimentation & Erosion Control Manual

## **DIMENSIONAL STANDARDS:**

Refer to the Site Plan sheet, which shows the dimensions. The internal roads are designed per Town of Knightdale dimensional standards.

On-street parallel parking spaces have been added in some locations, and a grass strip is provided next to the parallel parking spaces for the street trees. This causes some of the street R/W to be wider than the Town standard street section.

The Old Faison Road widening is designed per NCDOT and Town dimensional standards as shown on the Master Plan. The townhouse and single-family residential lots are designed per Town of Knightdale dimensional standards.

## **TRANSPORTATION ANALYSIS:**

A Traffic Impact Analysis report was prepared by DRMP traffic engineers and submitted to the Town. The report is included again with this Master Plan submittal. Refer to the report for additional information.

- The Town has asked the developer to extend and connect to existing Mingo Bluff Blvd to the north. As stated on the plans, the developer is willing to construct the road extension, but only if the Town is able to acquire the necessary road R/W and additional easements from the neighboring property owner to the north. Our project cannot legally perform work on the neighbor's property, and the Town must acquire the land before a road connection can be built.
- The Town requested that the developer construct a roundabout at our main entrance along Old Faison Road. The TIA indicates that a roundabout is not warranted. According to the TIA, an eastbound left turn lane is needed along Old Faison Rd, as shown on the plans. The developer is not proposing to construct a roundabout, due to cost, and hardships of acquiring significant land from multiple adjacent residential properties.
- The Town asked the developer to perform a widening along the north shoulder for our property frontage, as well as the neighbor's property gap. The developer has agreed to do this, if the additional R/W can be obtained from the neighbors, as shown on the plans.
- The plans show that the south side of Old Faison Rd will be widened where needed to support the required turn lane and tapers. The developer is not proposing to do a full ultimate road widening on the neighbor's south road frontage, as that will be the responsibility of the property owners on the south side of Old Faison Rd when their property is improved.
- The Town asked the developer to construct a median in Old Faison Rd. This is not

feasible, due to multiple existing driveways on both sides of the road, as the median would inhibit their driveway access.

- The Town asked the developer to construct a 10' sidepath along the north shoulder of Old Faison Road. The sidepath is shown on the plans.
- The proposed road network includes (2) road intersections with Old Faison Road, creating a looped road network and improved vehicular circulation for residents and emergency vehicles.
- The internal roads are designed based on the Town's design standards, and as discussed with Planning staff. The project is designed to provide on-street parallel parking in portions of the development. Residential properties are designed with individual driveway access on rear alleys per the Town's standards. A partial median is proposed on Mingo Bluff Blvd near the main entrance, as requested by the Town. It is not practical to construct additional medians due to the proximity of road intersections and driveways.
- Multiple road stubouts to neighboring properties are shown on the plans, which can be extended by potential future neighboring developments.

### **OFFER OF PUBLIC PARK:**

The Town has expressed interest in a potential "public park". The Master Plan shows multiple open space areas, including walking trails, pickleball courts, recreation field, fire pit, picnic shelter, and dog park. The developer is willing to dedicate some or all of these open space areas for operation and maintenance by the Town, and for use as a public park if the Town desires this.

### **RECREATIONAL OPEN SPACE:**

The plans show the following recreational open space types:

- (2) pickleball courts
- Playground
- Multi-use field
- Walking trail
- Dog park
- Fire pit with hardscape & landscape areas
- Covered picnic shelter
- Picnic tables
- Stormwater wet detention pond with fountain

### **WATER ALLOCATION POINTS:**

This project meets the Town's standards for water allocation points as follows:

- |   |           |
|---|-----------|
| • Major Subdivision:                          | 15 points |
| • Construct Fountain in Stormwater Pond:      | 4 points  |
| • On-Street Public Parking:                   | 4 points  |
| • Architectural Standards:                    | 15 points |
| • Pickleball Courts:                          | 5 points  |
| • Enhanced Roadside Landscaping (Old Faison): | 2 points  |
| • IPEMA Certified Playground Equipment:       | 4 points  |
| • 1,000 LF of 10-ft Wide Path:                | 1 point   |
| • Total:                                      | 50 points |

## **COMMERCIAL LOT:**

This Master Plan shows a proposed commercial lot for potential future development by others. This developer does not have plans to develop that lot, but would likely sell that lot to a commercial developer. The future developer of that lot would need to make a separate submittal to the Town of their Site Plan and Construction Drawings, and comply with Town and UDO requirements, while designing their project. Allowable uses for the commercial lot include the following:

- Child/adult daycare
- Government services
- Studio – Art, dance, martial arts, music
- Equipment rental
- Professional services
- Vehicle services
- Auto parts sales
- Gas station with convenience store
- General retail
- Neighborhood retail/restaurant
- Shopping center
- Recreation facility

# OLD FAISON PLACE

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

TOWN OF KNIGHTDALE PROJECT NUMBER: ZMA-1-24

DEVELOPER/ APPLICANT

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

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

Contact: TOM QUACKENBUSH  
TOM@GLENWOODHOMES.COM

CIVIL ENGINEER

Rivers & Associates, Inc.  
Raleigh, NC

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

Contact: Stephen Ballentine, PE  
sballentine@riversandassociates.com

SURVEYOR

RESIDENTIAL LAND  
SERVICES, PLLC.  
Cary, NC

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

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

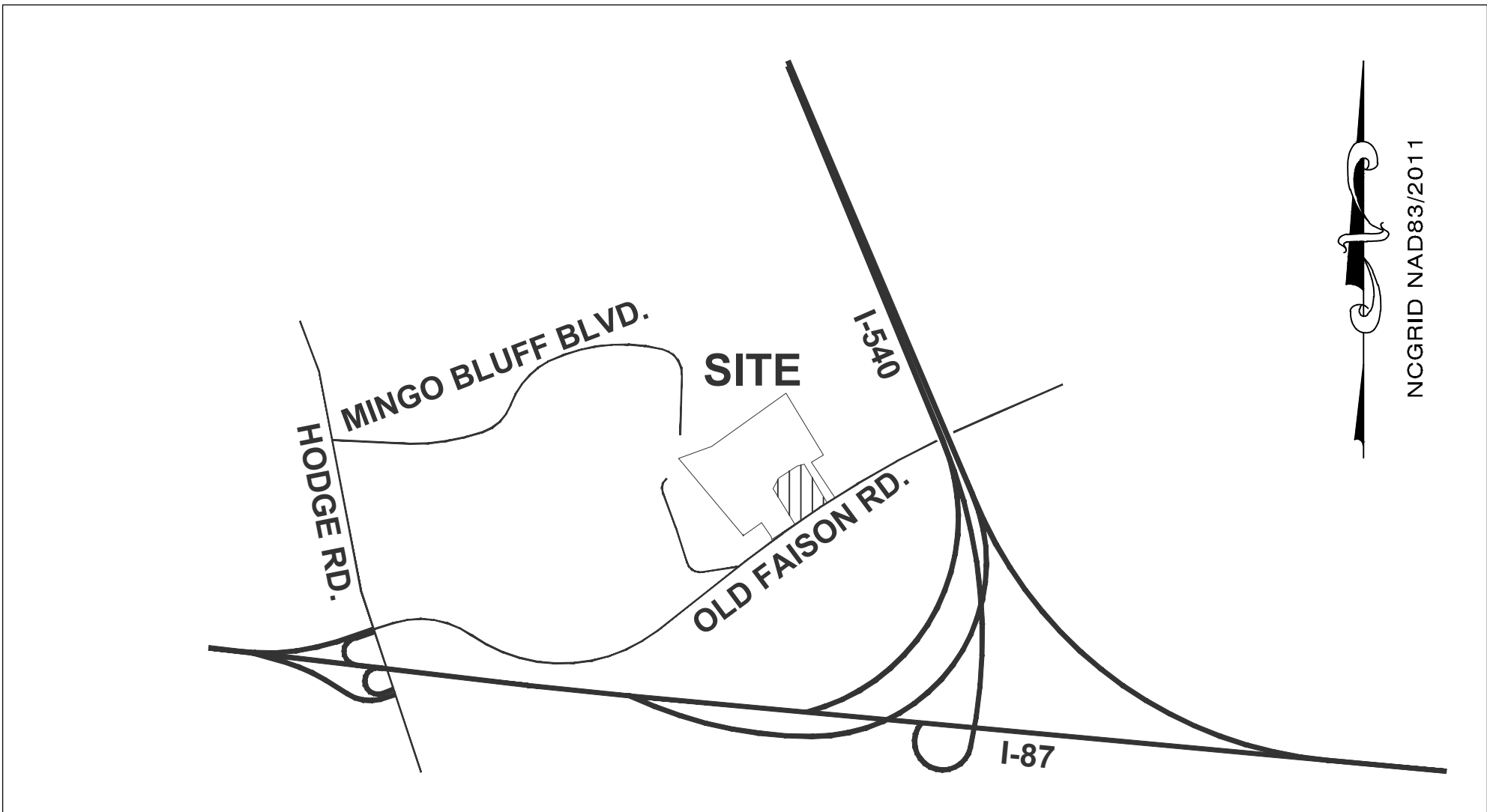
LAND USE ATTORNEY

MATTOX LAW FIRM  
Raleigh, NC

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

Contact: Isabel Mattox  
isabel@mattoxlawfirm.com

**RALEIGH WATER CONDITIONS OF APPROVAL:**  
• ALL WATER, SANITARY SEWER AND REUSE FACILITIES SHALL BE INSTALLED, INSPECTED, TESTED, AND ACCEPTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT FOR OPERATIONS AND MAINTENANCE PRIOR TO 1ST CO  
• A PETITION FOR ANNEXATION INTO THE CITY LIMITS SHALL BE SUBMITTED IN ACCORDANCE WITH CITY COUNCIL POLICY FOR EXTENSION OF UTILITY SERVICE TO PROPERTIES CURRENTLY OUTSIDE OF THE CITY LIMITS PRIOR TO PLAT RECORDATION  
• CONSTRUCTION DRAWINGS MUST BE APPROVED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT FOR ALL PUBLIC WATER, PUBLIC SEWER AND/OR PRIVATE SEWER EXTENSIONS PRIOR TO PLAT RECORDATION.  
• A PLAT MUST BE RECORDED AT THE WAKE COUNTY REGISTER OF DEEDS OFFICE FOR ALL UTILITY EASEMENT DEDICATIONS PRIOR TO BUILDING PERMIT ISSUANCE  
• A DOWNSTREAM SEWER CAPACITY STUDY IN COMPLIANCE WITH CORPUD HANDBOOK SHALL BE SUBMITTED BY THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION DRAWING APPROVAL  
• A DEED SHALL BE RECORDED PRIOR TO CONSTRUCTION DRAWING APPROVAL FOR ALL NECESSARY OFF-SITE CITY OF RALEIGH SANITARY SEWER EASEMENTS TO ACCOMMODATE FUTURE SEWER LINE CONSTRUCTION




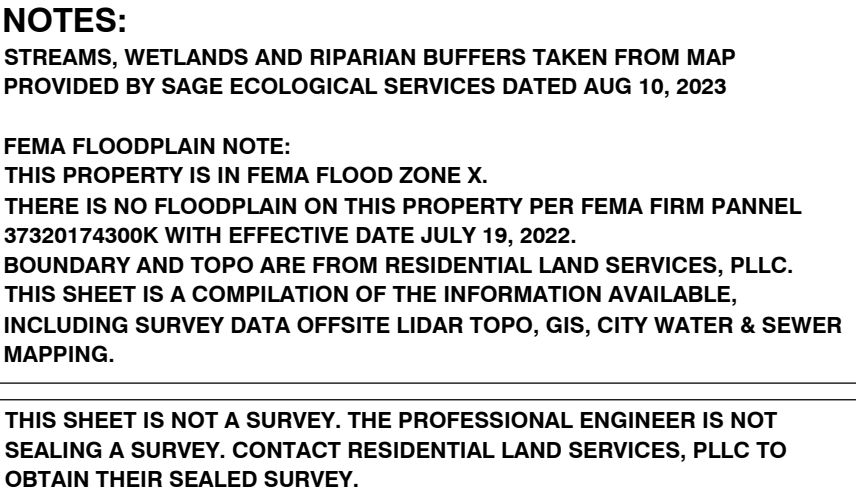
VICINITY MAP  
N.T.S.

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

SITE DATA	
Subdivision Name	Old Faison Place
PIN #S	1743463116 / 1743466606
Property Area	20.99 Acres
Current Zoning	GR8 (Medium Density)
Proposed Zoning	GR8 PUD
Adjacent Zoning	North- UR12 (Urban Residential 12) Townhomes South- RT (Rural Transition) Single Family Residential East- GR8 (Single Family Residential) West- RT (Rural Transition) Single Family Residential
River Basin	Neuse
Watershed	Property is not within a water supply watershed
Land Use:	
Current	Vacant
Proposed	Residential- Single-Family and Townhomes
Dwelling Units:	
Single Family	24
Townhomes	94
Total DUs	118
Proposed Density	5.7 DU/AC Prior to R/W Dedication

**NOTES:**  
Survey performed by Residential Land Services, PLLC  
Description of existing natural resources:  
• There are no wetlands onsite. There are some offsite wetlands to the east on the neighbor's property.  
• There is an existing pond in the middle of the site, which will be removed.  
• There is a riparian stream buffer at the east edge of the property.  
Description of Stormwater Management:  
• This project includes one proposed wet detention pond in the northeast corner of the property as shown. Stormwater discharges towards the northeast.  
• Offsite stormwater enters the property from the north, west, and south.  
• This project will retain the pre-existing drainage patterns.





**Engineers  
Planners  
Surveyors  
Landscape Architects**

**Rivers**  
& ASSOCIATES, INC.  
Since 1918  
[riversandassociates.com](http://riversandassociates.com)

REVISIONS:			
NO	DESCRIPTION	DATE	BY
	SKETCH PLAN SUBMITTAL #1	5/12/23	
	SKETCH PLAN SUBMITTAL #2	11/17/24	
	MASTER PLAN SUBMITTAL #1	10/21/24	
	MASTER PLAN SUBMITTAL #2	02/05/25	
	MASTER PLAN SUBMITTAL #3	05/28/25	

**SHBURY & THE HOLDING COMPANY, LLC**  
**OLD FAISON PLACE**  
CITY OF KNIGHTDALE – WAKE COUNTY – NORTH CAROLINA

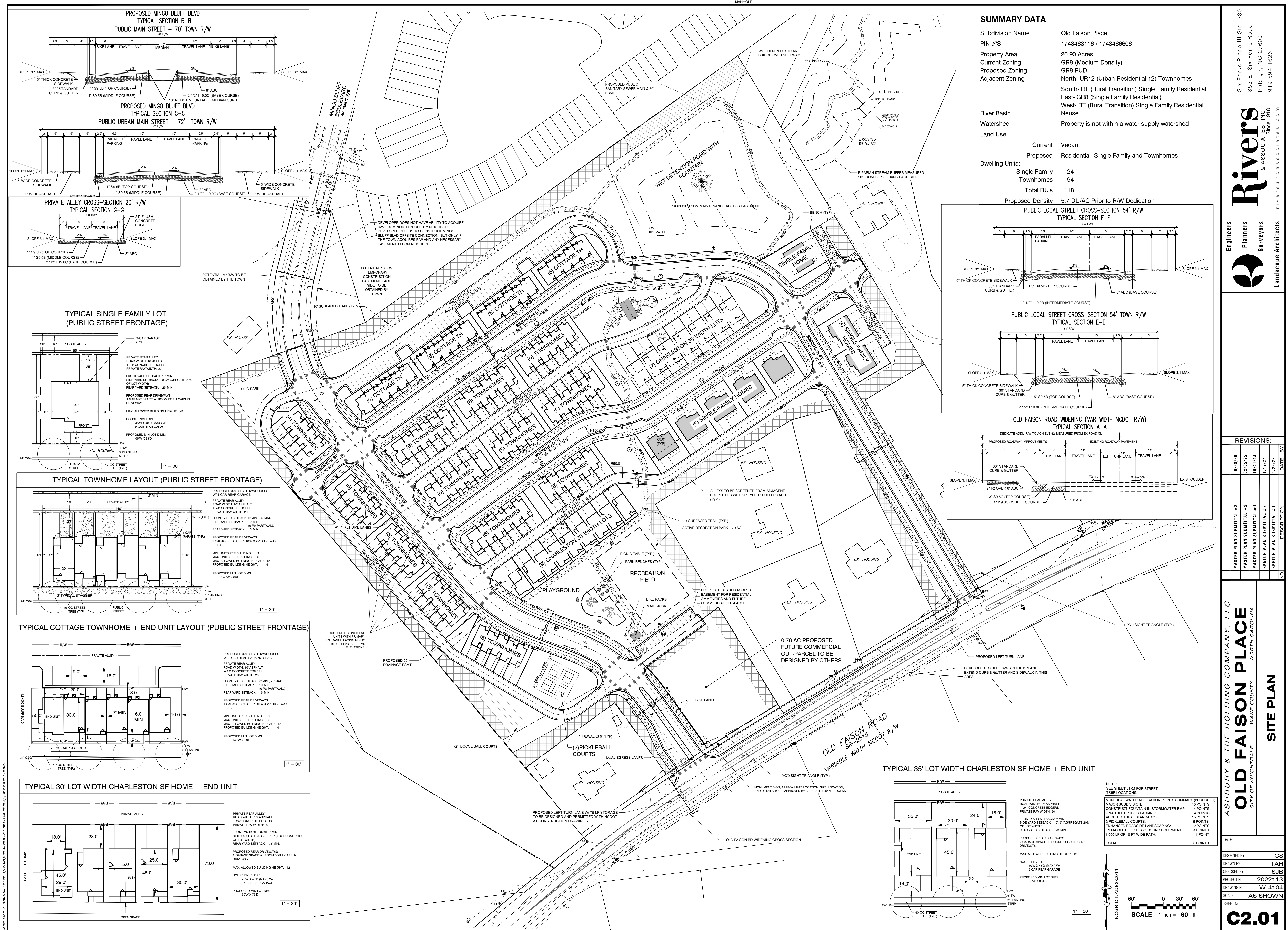
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**EXISTING CONDITIONS**

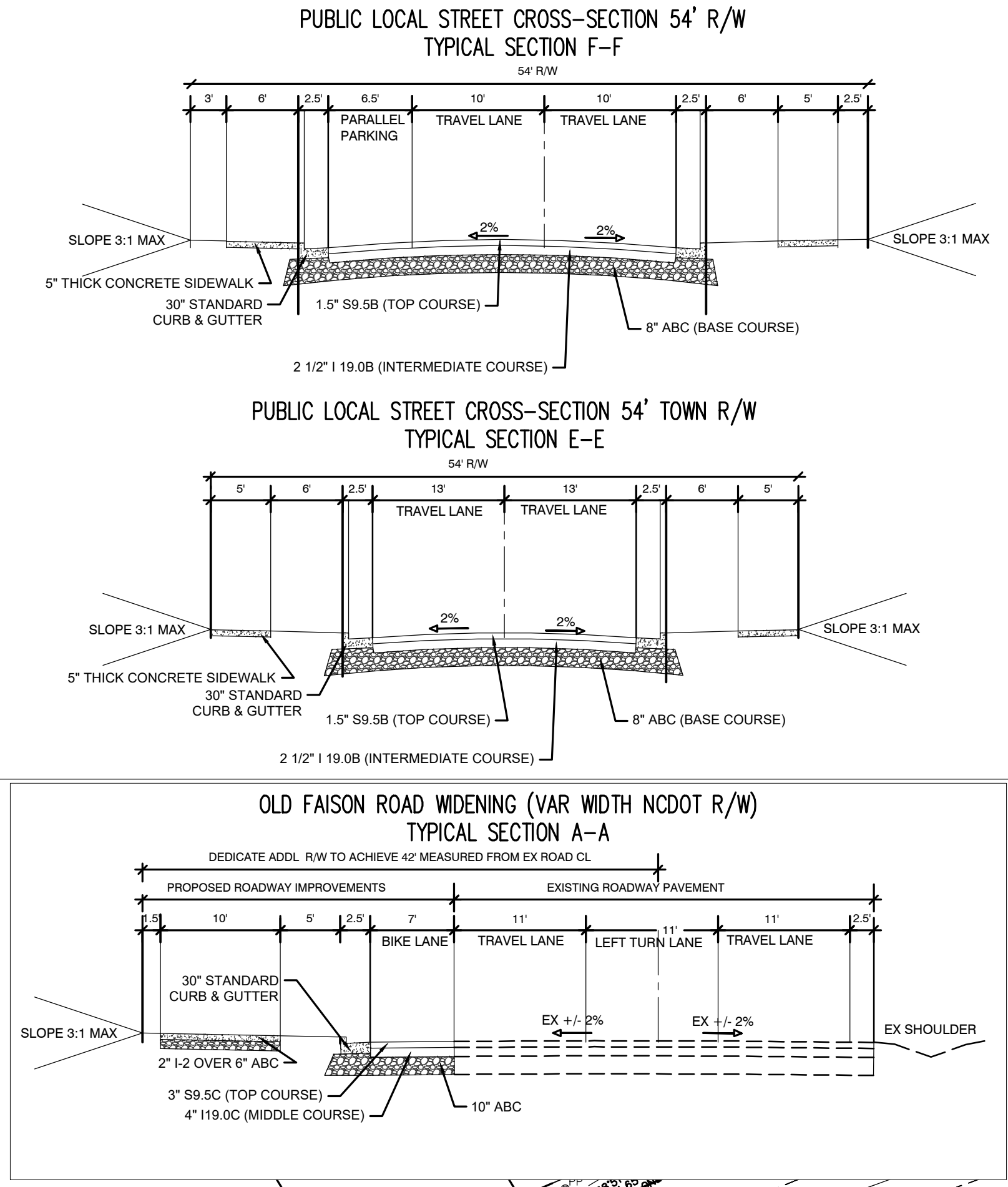
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DESIGNED BY:	CS
DRAWN BY:	TAH
CHECKED BY:	SJB
PROJECT No.	2022113
DRAWING No.	W-4104
SCALE:	AS SHOWN
SHEET No.	

**C1.21**

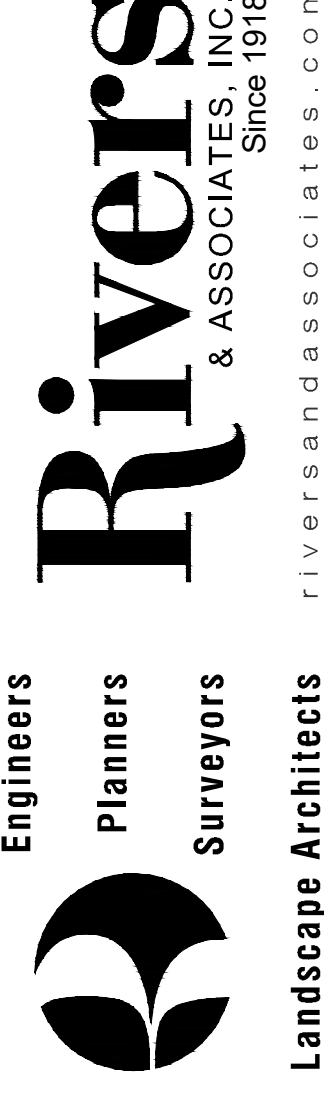




SUMMARY DATA	
Subdivision Name	Old Faison Place
PIN #S	1743463116 / 1743466006
Property Area	20.90 Acres
Current Zoning	GR8 (Medium Density)
Proposed Zoning	GR8 PUD
Adjacent Zoning	North- UR12 (Urban Residential 12) Townhomes South- RT (Rural Transition) Single Family Residential East- GR8 (Single Family Residential) West- RT (Rural Transition) Single Family Residential
River Basin	Neuse
Watershed	Property is not within a water supply watershed
Land Use:	
Current	Vacant
Proposed	Residential- Single-Family and Townhomes
Dwelling Units:	
Single Family	24
Townhomes	94
Total DU's	118
Proposed Density	5.7 DU/AC Prior to R/W Dedication



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



REVISIONS:	
NO.	DESCRIPTION
01	MASTER PLAN SUBMITTAL #3
02	MASTER PLAN SUBMITTAL #2
03	MASTER PLAN SUBMITTAL #1
04	SKETCH PLAN SUBMITTAL #2
05	SKETCH PLAN SUBMITTAL #1

ASHBURY & THE HOLDING COMPANY, LLC  
**OLD FAISON PLACE**  
CITY OF KNOTHDALE - WAKE COUNTY - NORTH CAROLINA

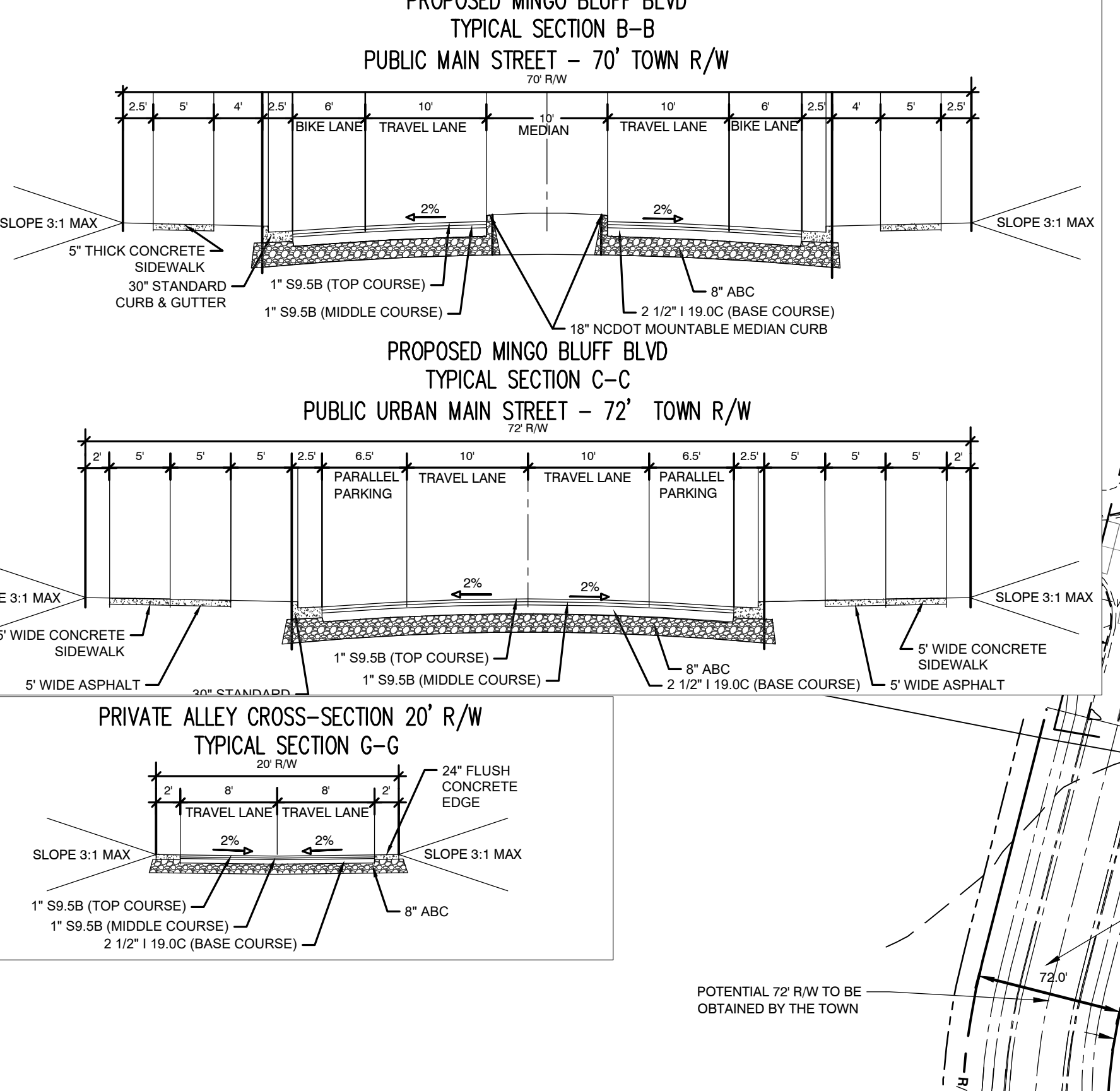
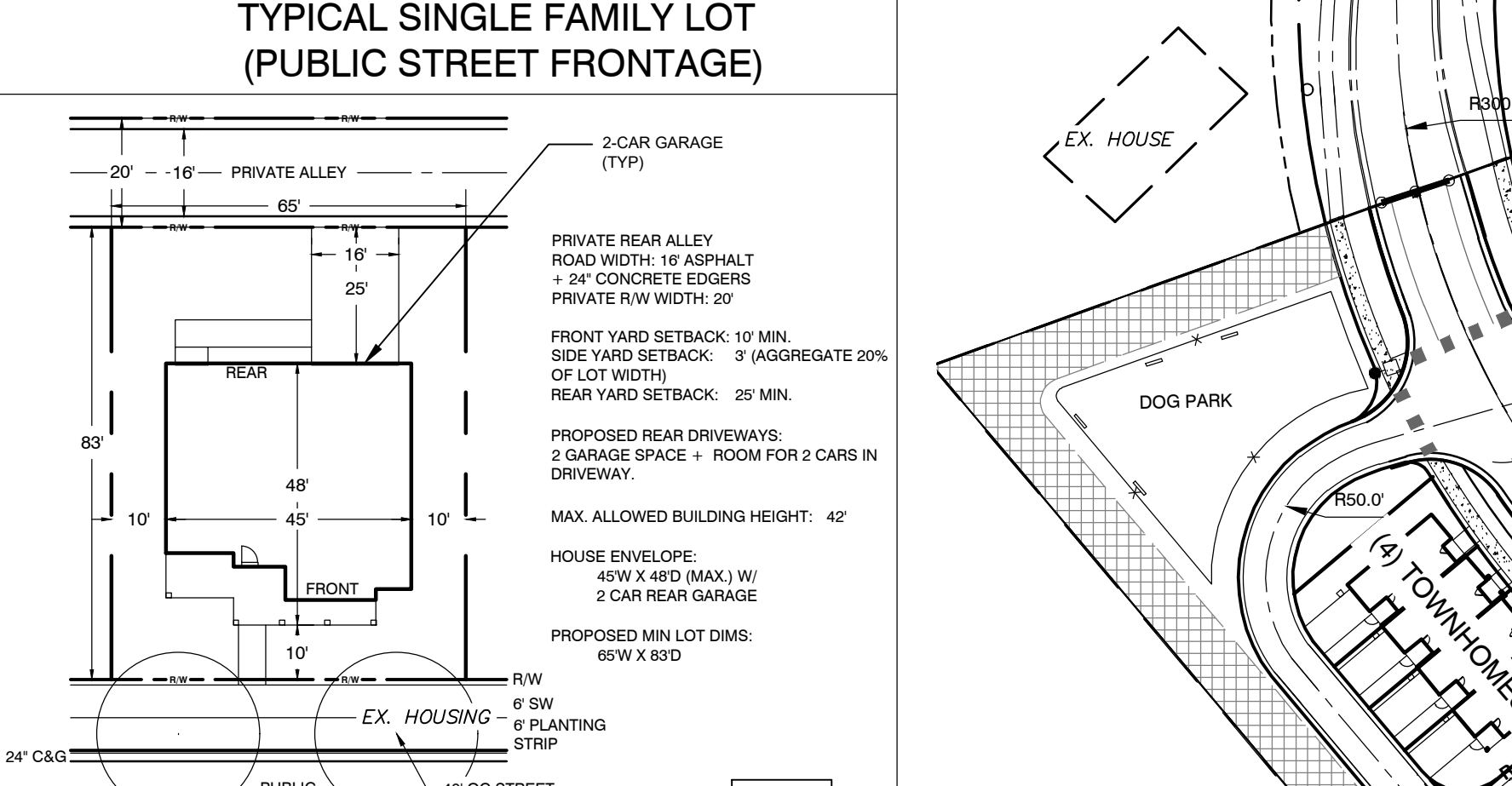
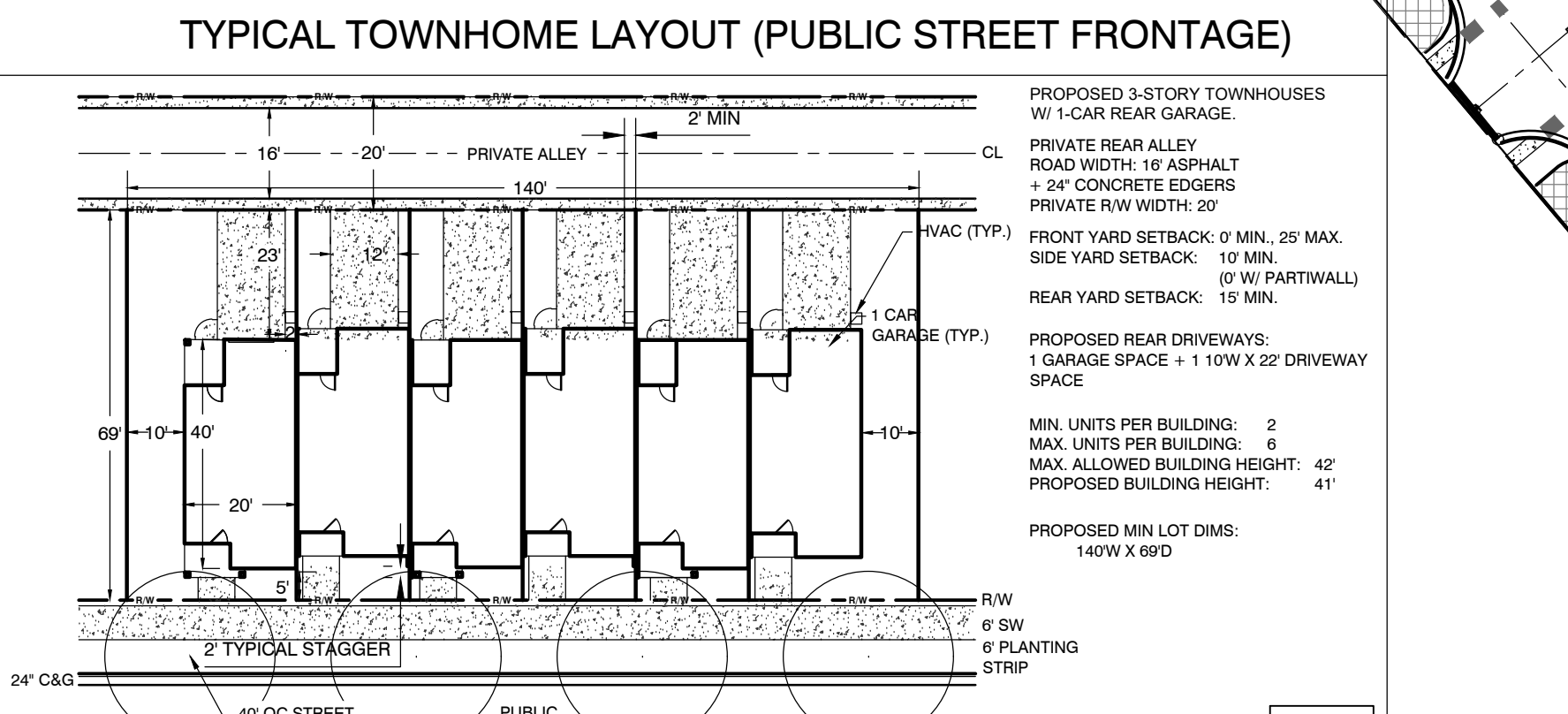
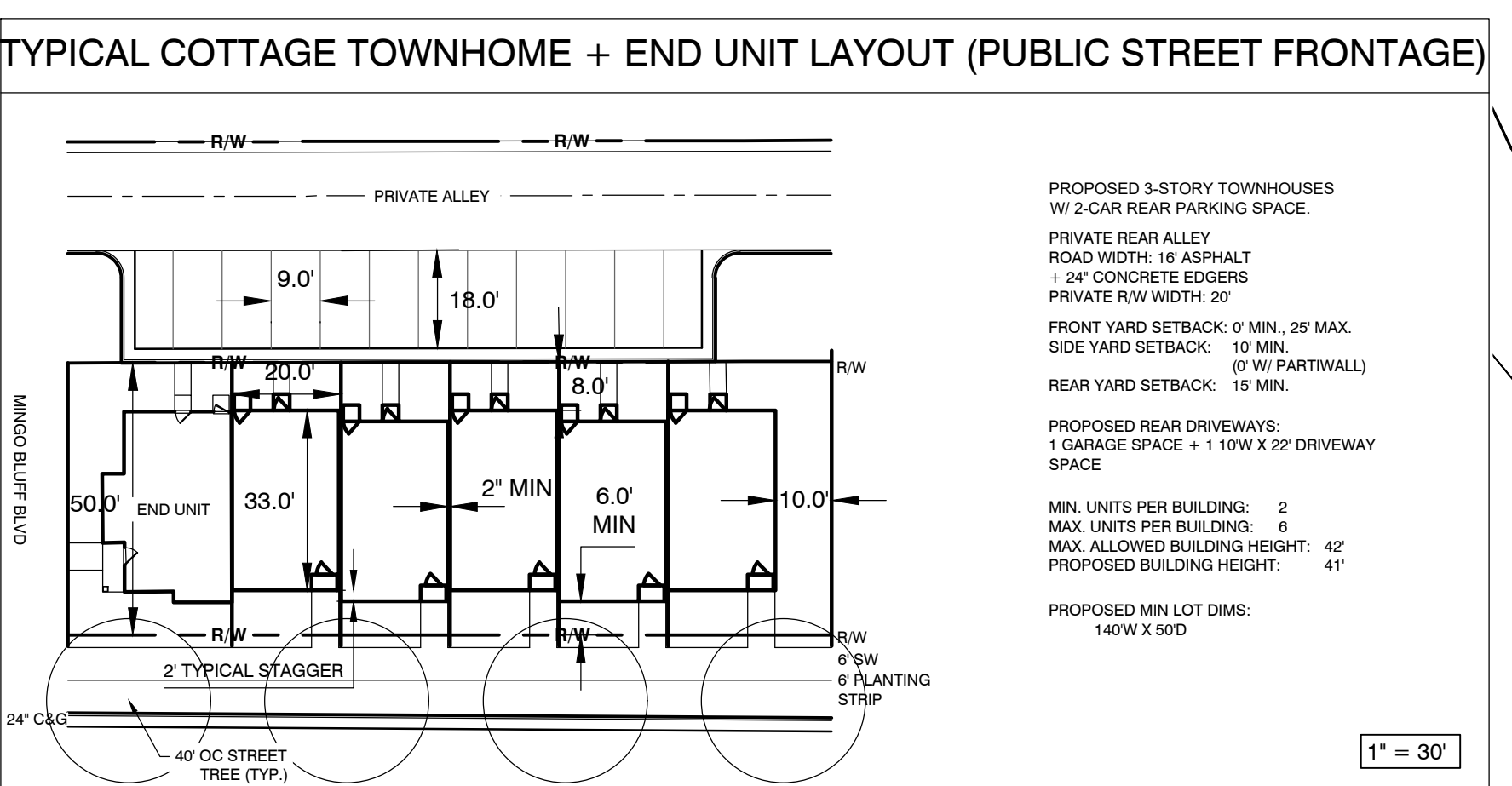
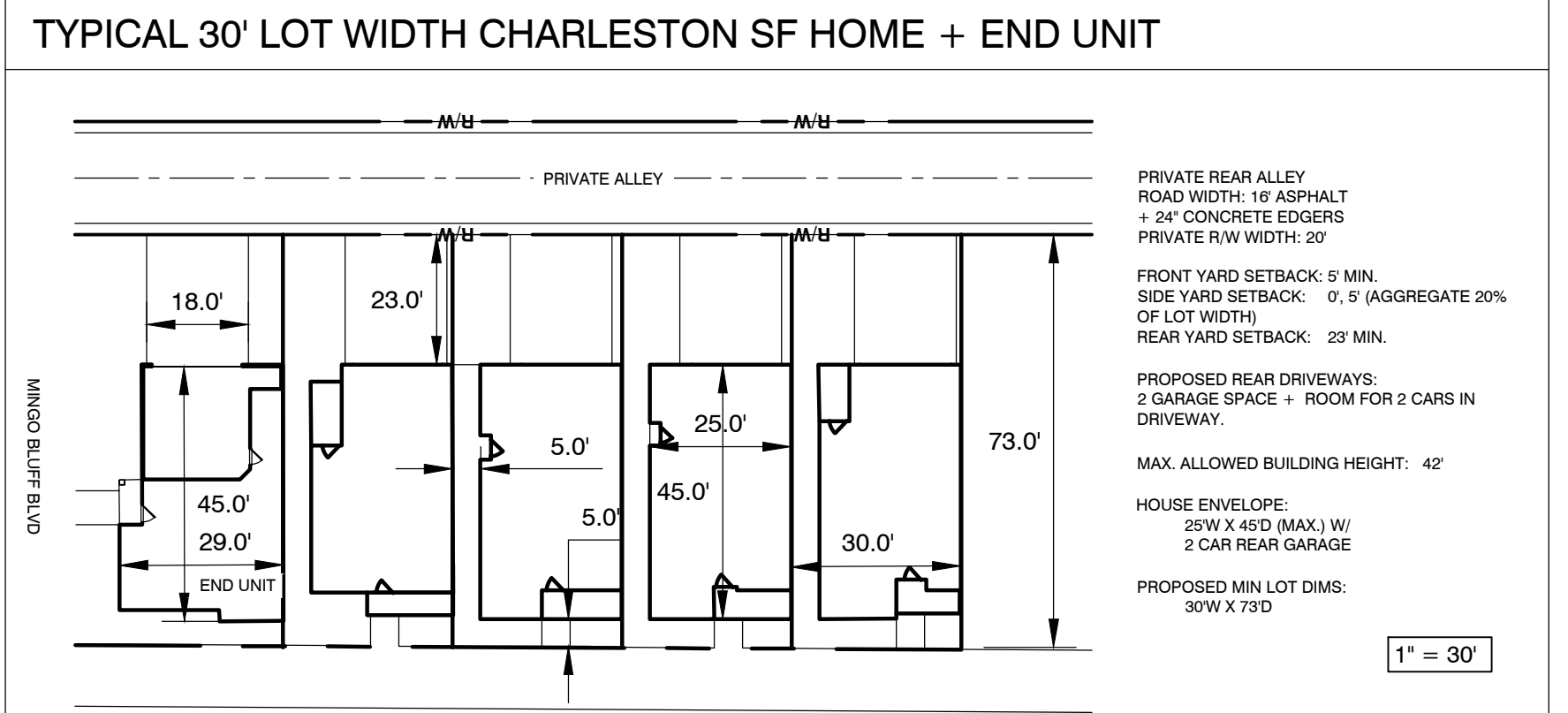
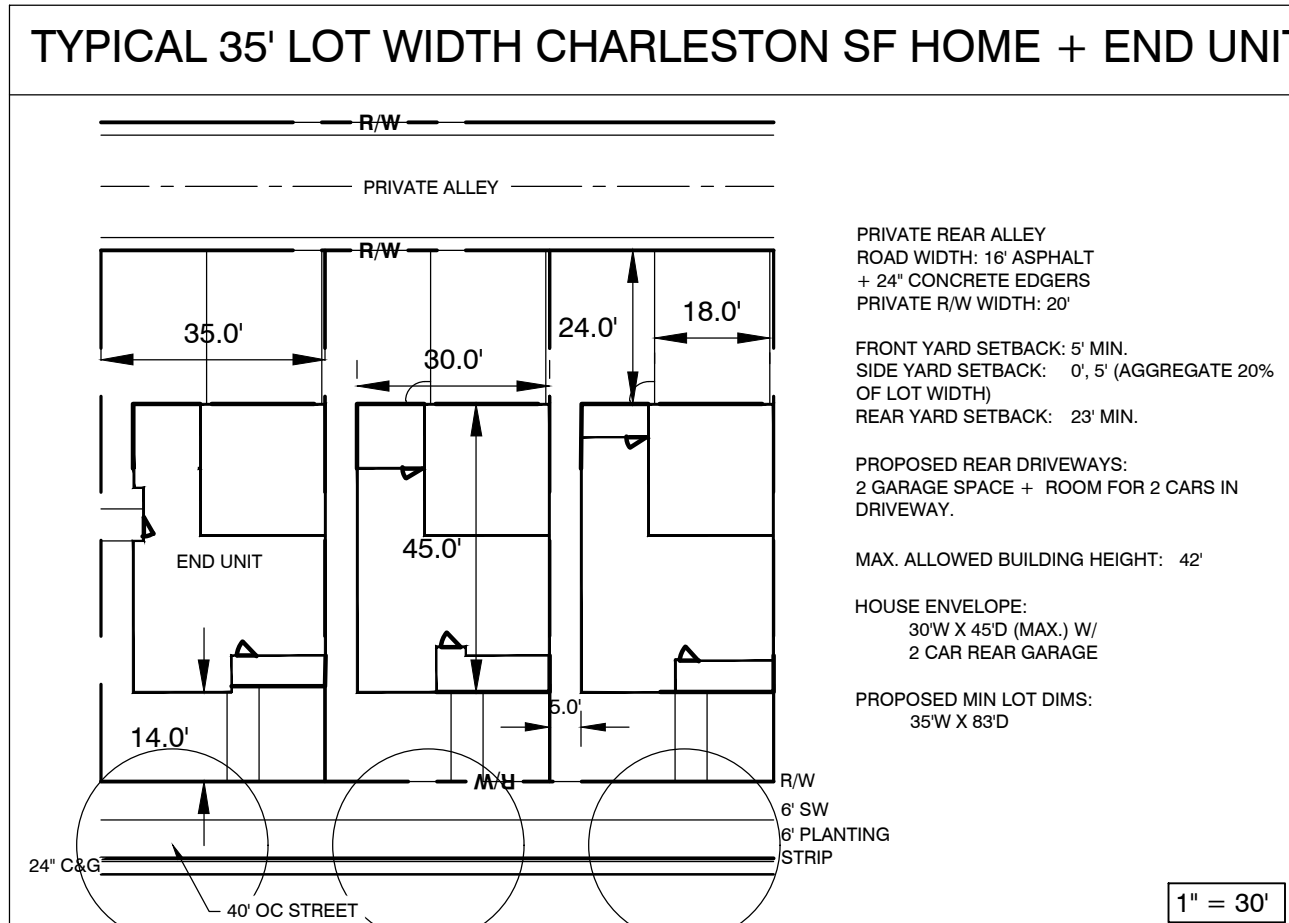
DATE:	CS
DESIGNED BY:	TAH
DRAWN BY:	SJB
CHECKED BY:	2022113
PROJECT NO:	W-4104
DRAWING NO:	AS SHOWN
SCALE:	
SHEET NO:	

**C2.01**

SCALE 1 inch = 60 ft

NGRID NAD83/2011

MUNICIPAL WATER ALLOCATION POINTS SUMMARY (PROPOSED)	
MAJOR SUBDIVISION:	15 POINTS
CONSTRUCT FOUNTAIN IN STORMWATER BMP:	4 POINTS
ARCHITECTURAL STANDARDS:	15 POINTS
2 PICKLEBALL COURTS:	5 POINTS
ENHANCED ROADSIDE LANDSCAPING:	4 POINTS
PERMA CERTIFIED PLAYGROUND EQUIPMENT:	1 POINT
TOTAL:	50 POINTS





### ACTIVE OPEN SPACE TABLE

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

### PASSIVE OPEN SPACE TABLE

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

### Old Faison Sketch Plan

### Open Space Calculations

	Calculation Data:
--	-------------------

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

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

**Single Family Calcs:**

Single Family AC	3.13
% of Total AC	15%
Single Family UNITS	<u>24</u>
DU/AC	7.7
Single Family BR/Unit	3.5
3.13 AC/20.9 AC	15%
42 BR x 15%	<b>84 BR</b>

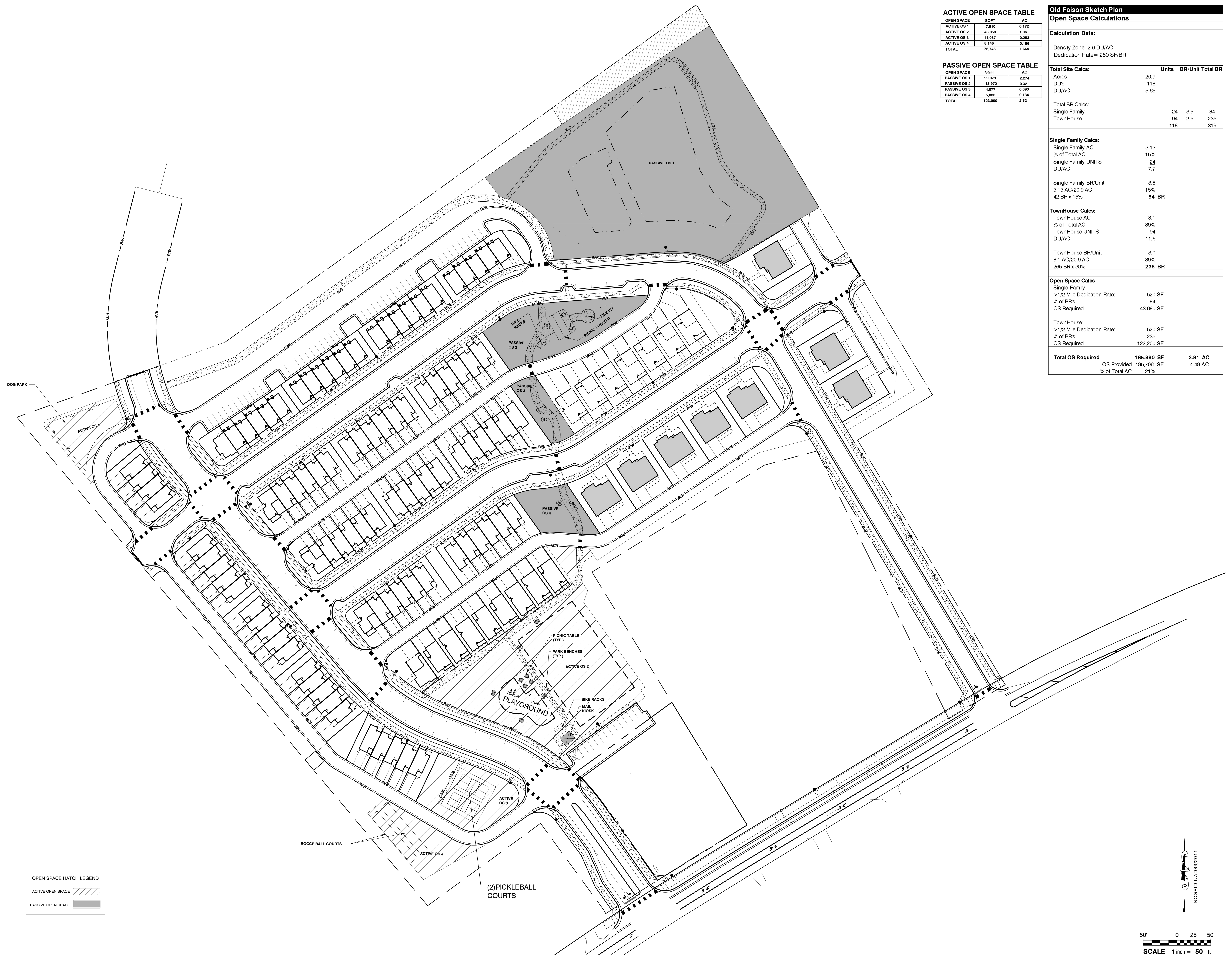
**TownHouse Calcs:**

TownHouse AC	8.1
% of Total AC	39%
TownHouse UNITS	94
DU/AC	11.6
TownHouse BR/Unit	3.0
8.1 AC/20.9 AC	39%
265 BR x 39%	<b>235 BR</b>


## Open Space Calcs

Single-Family:	
>1/2 Mile Dedication Rate:	520 SF
# of BRs	84
OS Required	43,680 SF
TownHouse:	
>1/2 Mile Dedication Rate:	520 SF
# of BRs	235
OS Required	122,200 SF

<b>Total OS Required</b>	<b>165,880 SF</b>	<b>3.81 AC</b>
OS Provided	195,706 SF	4.49 AC
% of Total AC	21%	



Six Forks Place III Ste. 23  
353 E. Six Forks Road  
Raleigh, NC 27609  
919.594.1626



Engineers  
Planners  
Surveyors  
Landscape Architects

## REVISIONS:

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	SKETCH PLAN SUBMITTAL #1	5/22/23	
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**SHSBURY & THE HOLDING COMPANY, LLC**  
**OLD FAISON PLACE**  
CITY OF KNIGHTDALE — WAKE COUNTY — NORTH CAROLINA

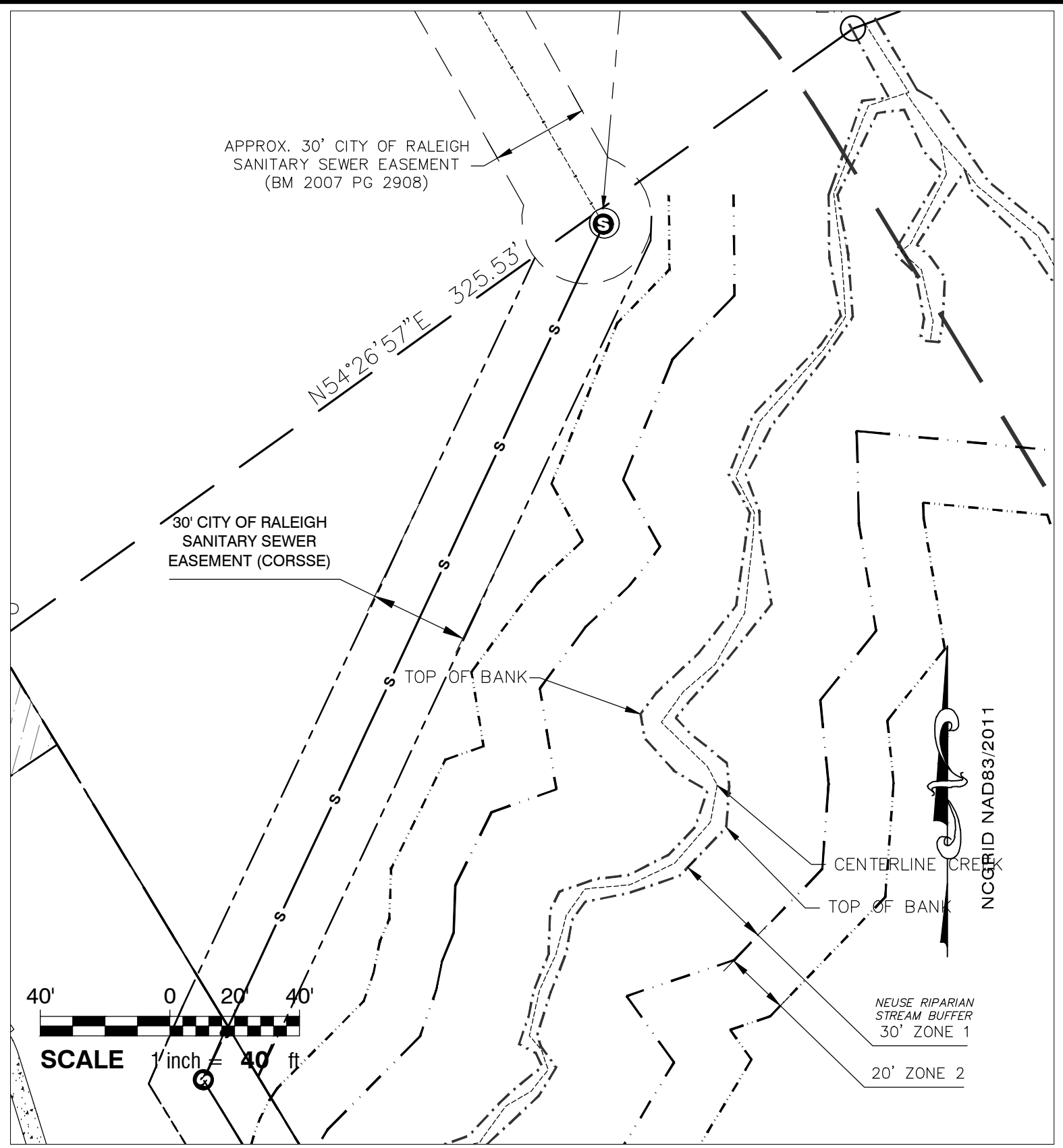
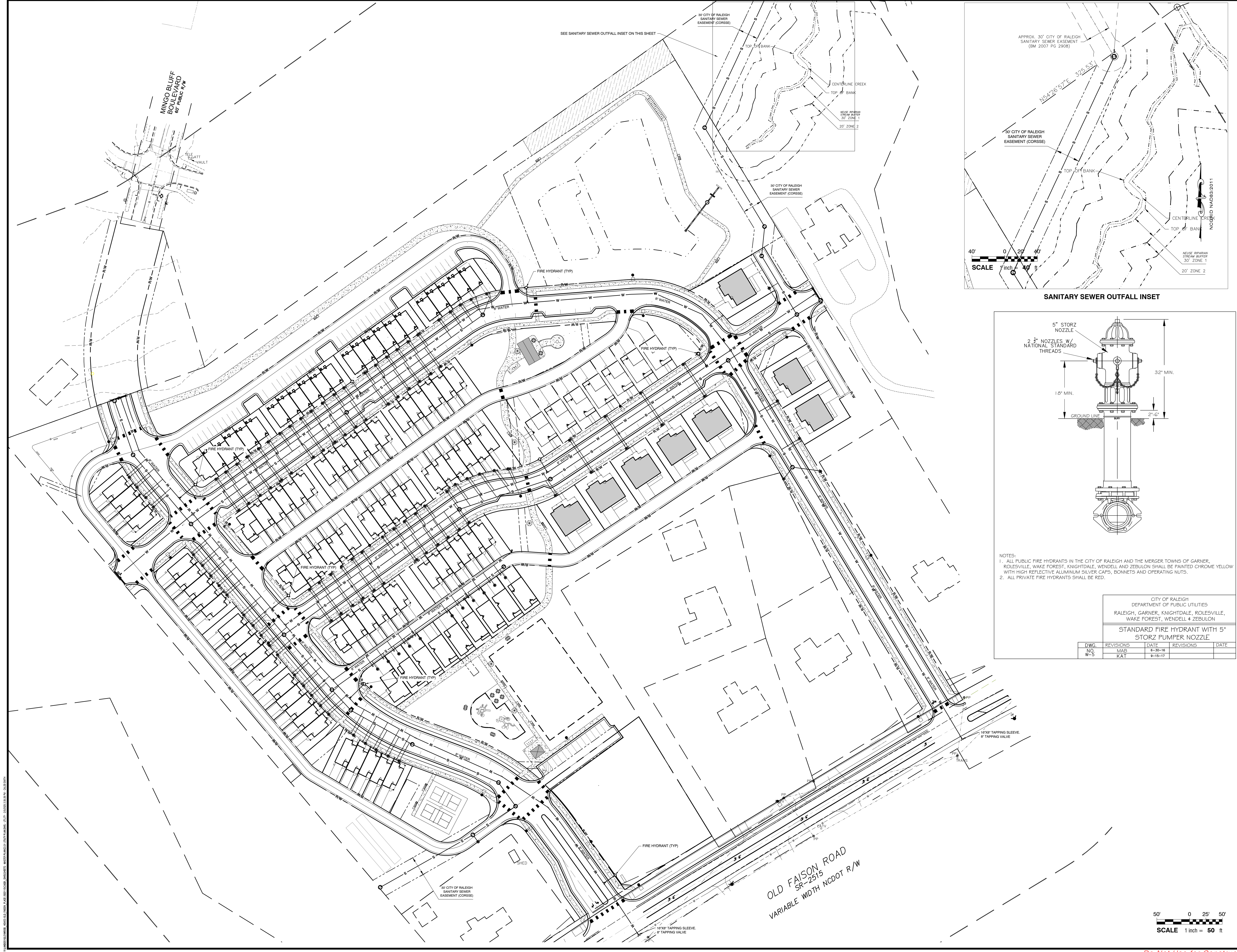
**OPEN SPACE PLAN**

FAISON PLANNING & THE HOLDING COMPANY  
WAKE COUNTY - NORTH CAROLINA  
OPEN SPACE PLANNING

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

# C2.11





5" STORZ NOZZLE

2 3/4" NOZZLES W/ NATIONAL STANDARD THREADS

1/2" MIN.

32" MIN.

GROUND LINE

2'-6"

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

Engineers  
Planners  
Surveyors  
Landscape Architects

**Rivers**  
& ASSOCIATES, INC.  
Since 1918  
riversandassociates.com

ASHBURY & THE HOLDING COMPANY, LLC

**OLD FAISON PLACE**  
CITY OF KNIGHTDALE - WAKE COUNTY - NORTH CAROLINA

**PRELIMINARY UTILITY PLAN**

DATE:

DESIGNED BY: CS

DRAWN BY: TAH

CHECKED BY: SJB

PROJECT No: 2022113

DRAWING No: W-4104

SCALE: AS SHOWN

SHEET No:

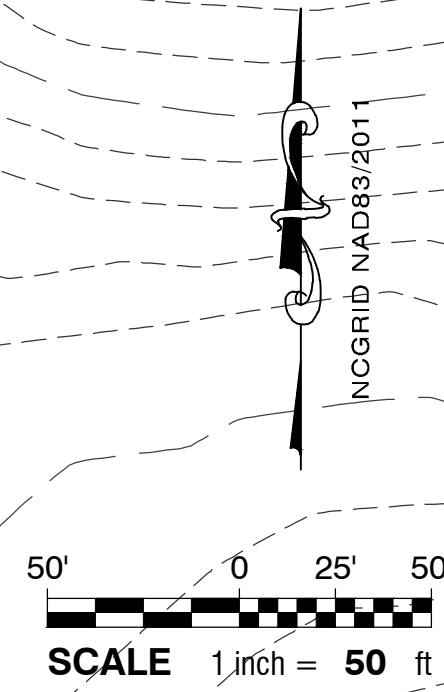
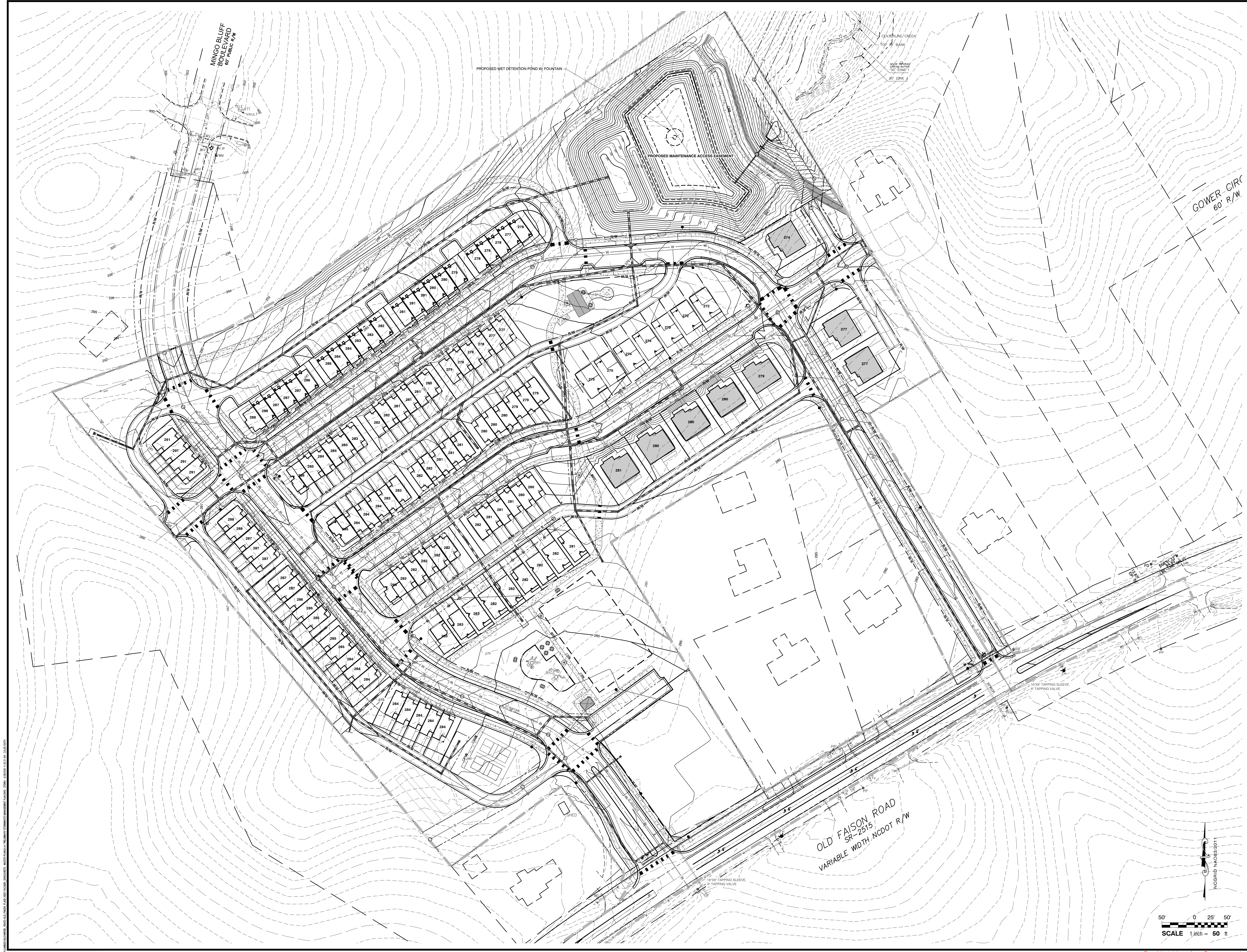
SIX FORKS PLACE III Ste. 230  
353 E. SIX FORKS ROAD  
RALEIGH, NC 27609  
919.594.1626

**C3.01**





PROJECT: PRELIMINARY STORMWATER MANAGEMENT PLAN FOR OLD FAISON PLACE, SR-2515, WAKE COUNTY, NC. DATE: 05/24/23. DRAWN BY: TAH. CHECKED BY: SJB. PROJECT NO: 2022113. DRAWING NO: W-4104. SCALE: AS SHOWN. SHEET NO: C4.41.



ASHBURY & THE HOLDING COMPANY, LLC

**OLD FAISON PLACE**  
CITY OF KNIGHTDALE — WAKE COUNTY — NORTH CAROLINA

**PRELIMINARY STORMWATER  
MANAGEMENT PLAN**

DATE: \_\_\_\_\_

DESIGNED BY: CS

DRAWN BY: TAH

CHECKED BY: SJB

PROJECT NO: 2022113

DRAWING NO: W-4104

SCALE: AS SHOWN

SHEET NO: **C4.41**

REVISIONS:			
NO.	DESCRIPTION	DATE	BY
1	MASTER PLAN SUBMITTAL #3	05/24/23	
2	MASTER PLAN SUBMITTAL #2	07/07/23	
3	MASTER PLAN SUBMITTAL #1	10/21/24	
4	SKETCH PLAN SUBMITTAL #2	1/17/24	
5	SKETCH PLAN SUBMITTAL #1	5/22/23	

Engineers  
Planners  
Surveyors  
Landscape Architects

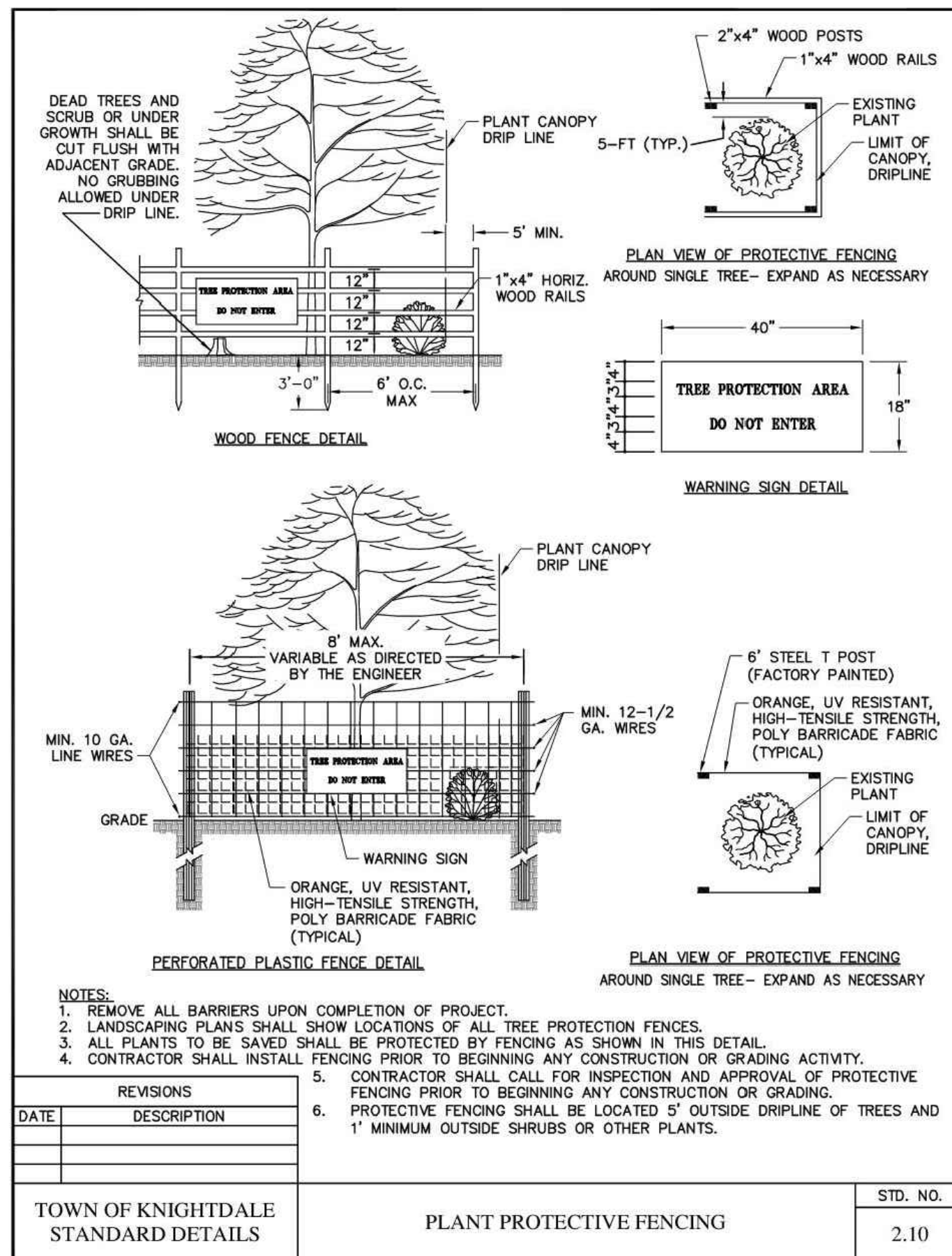
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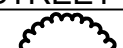


Six Forks Place III Ste. 230  
353 E. Six Forks Road  
Raleigh, NC 27609  
919.594.1626

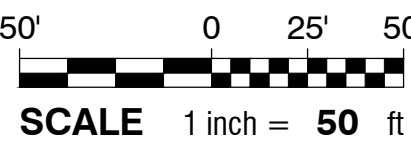
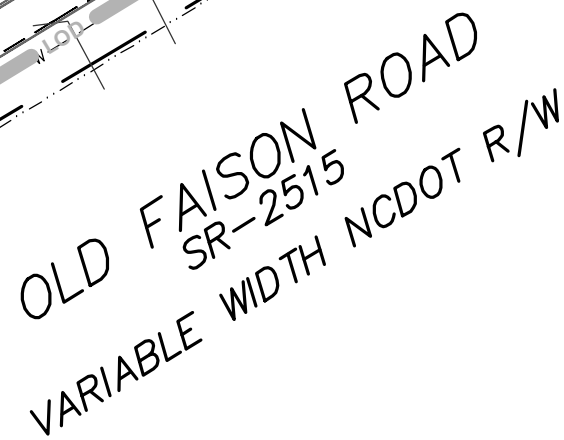








PLANT SCHEDULE					
SYMBOL	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	SIZE	QTY
STREET TREES					
	Pistacia chinensis / Chinese Pistache	B & B	2" CAL.	9'-11' HT.	+/-48
	Ulmus parvifolia / Chinese Lacebark Elm	B & B	2" CAL.	12' - 14' HT.	+/-80
	Zelkova serrata / Sawleaf Zelkova	B & B	2" CAL.	12' - 14' HT.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





**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 TOWNS 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 4,000 LUMEN MINIMUM.

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

50' 0 25' 50'

**SCALE** 1 inch = 50 ft

NCGRID 10/08/2011

**n - PRELIMINARY**





- COMPOSITE ROOF SHINGLES
- FIBER CEMENT BOARD AND BATTEN
- VINYL WINDOWS
- FIBER CEMENT LAP SIDING
- BRICK ROWLOCK OVER SOLDIER
- BRICK VENEER

#### 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

## Denmark '1' - Front Elevation

Knightdale, NC

09.26.2024



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#### Architectural Features

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

## Denmark '2' - Front Elevation

Knightdale, NC

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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

## Denmark '3' - Front Elevation

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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

## Denmark '4' - Front Elevation

Knightdale, NC

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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

## Denmark '5' - Front Elevation

Knightdale, NC

09.26.2024

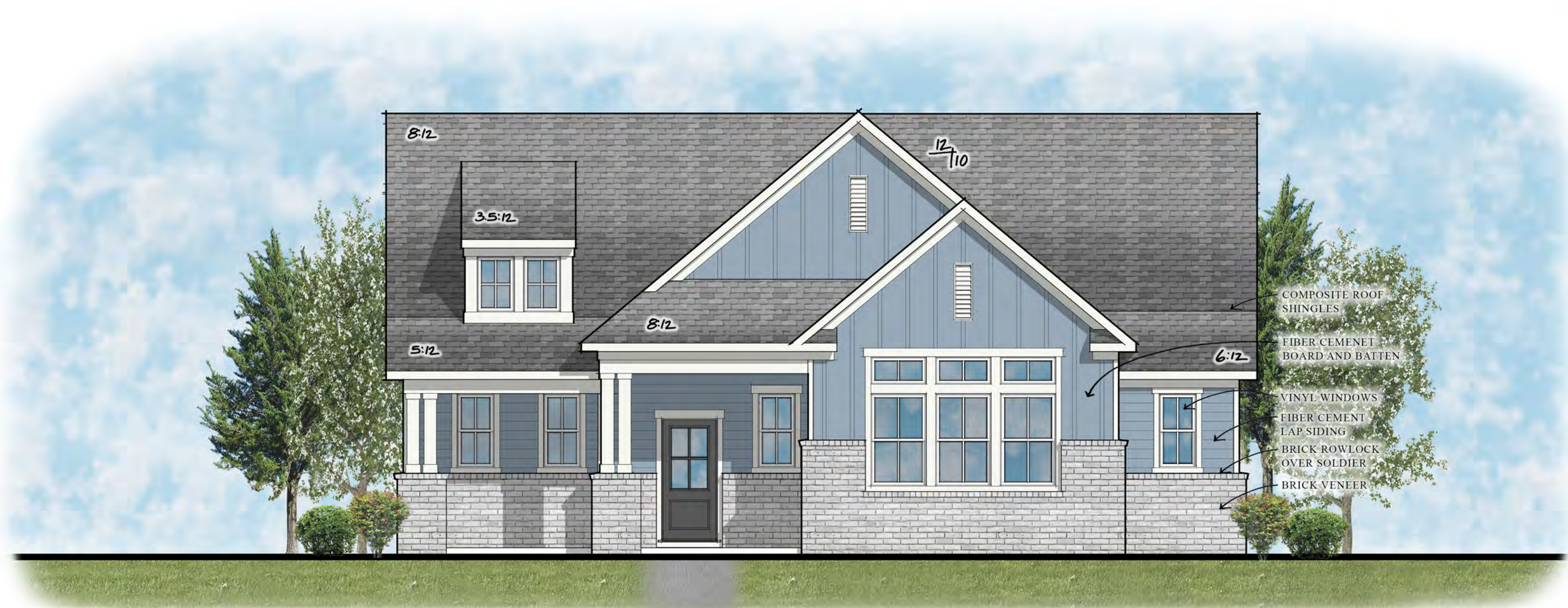


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- COMPOSITE ROOF SHINGLES
- FIBER CEMENT BOARD AND BATTEN
- VINYL WINDOWS
- FIBER CEMENT LAP SIDING
- BRICK ROWLOCK OVER SOLDIER
- BRICK VENEER

**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

## Denmark '6' - Front Elevation

Knightdale, NC

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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



## 6-Plex - Front Elevation

### 20' 3-Story Rear Load Townhomes - Knightdale, NC

09.27.2024



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FIBER CEMENT  
LAP SIDING



## 6-Plex - Rear Elevation

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

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## 6-Plex - Sides Elevations

### 20' 3-Story Rear Load Townhomes - Knightdale, NC

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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



## 5-Plex - Front Elevation

### 20' 3-Story Rear Load Townhomes - Knightdale, NC

09.27.2024



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FIBER CEMENT  
LAP SIDING



## 5-Plex - Rear Elevation

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

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## 5-Plex - Sides Elevations

### 20' 3-Story Rear Load Townhomes - Knightdale, NC

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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

## 3-Plex - Front Elevation

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

09.27.2024



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## 3-Plex - Rear Elevation

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

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# 3-Plex - Sides Elevations 20' 3-Story Rear Load Townhomes - Knightdale, NC

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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

## 6-Plex

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

05.28.2025



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Rear Elevation



## 6-Plex

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

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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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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



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Side Elevation

# 6-Plex

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

05.28.2025



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## Front Elevation

### 6-Plex

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

05.28.2025



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## Rear Elevation

### 6-Plex

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

05.28.2025



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# Left Elevation

Facing Mingo Bluff Blvd.

## 6-Plex

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

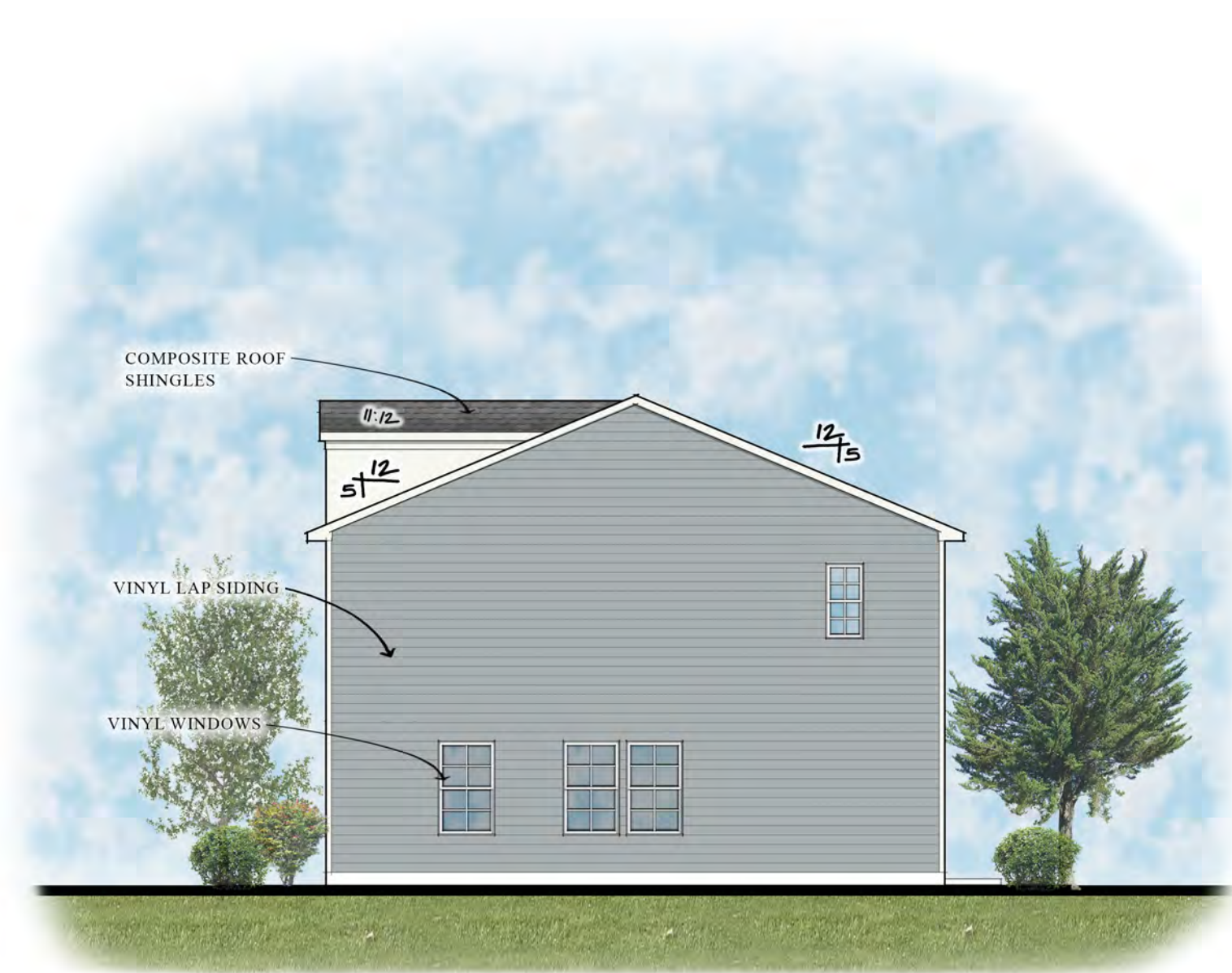
05.28.2025



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Right Elevation

6-Plex

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

05.28.2025



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Facing Mingo Bluff Blvd.



## Front Elevation

25' Single Family - Knightdale, NC

05.28.2025



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## Side Elevation

25' Single Family - Knightdale, NC

05.28.2025



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## Rear Elevation

25' Single Family - Knightdale, NC

05.28.2025



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