

SKETCH PLAN

OLD FASON PLACE

OLD FASION RD, KNIGHTDALE, WAKE COUNTY, NC 27545

OWNER

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

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

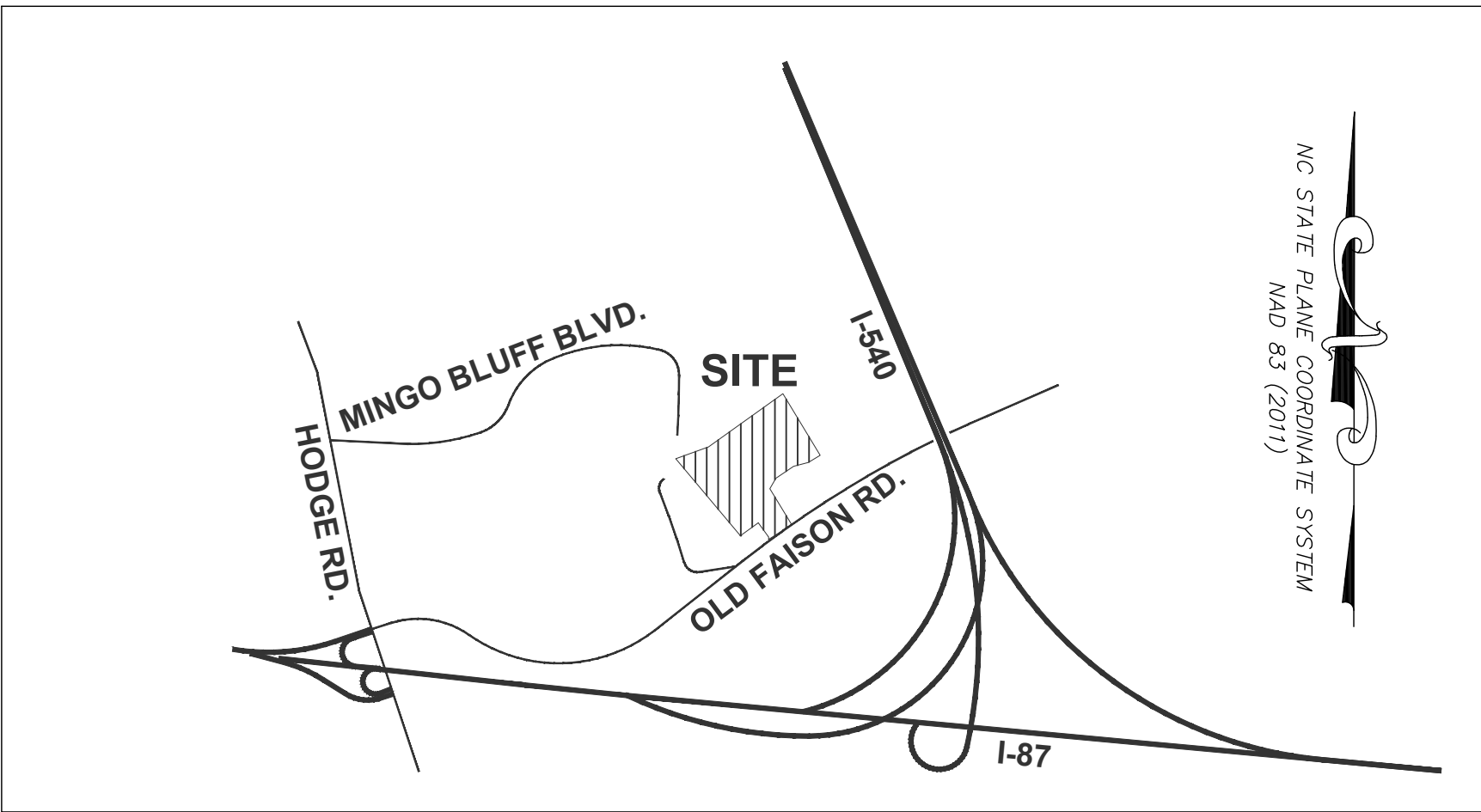
Contact: TOM QUACKENBUSH
TOM@GLENWOODHOMES.COM

CIVIL ENGINEER

Rivers & Associates, Inc.
Raleigh, NC

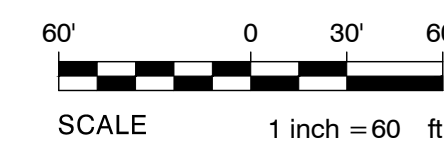
353 E. Six Forks Rd.
Raleigh, NC 27609
(919) 594-1626

Contact: Stephen Ballentine, PE
sballentine@riversandassociates.com



VICINITY MAP
N.T.S.

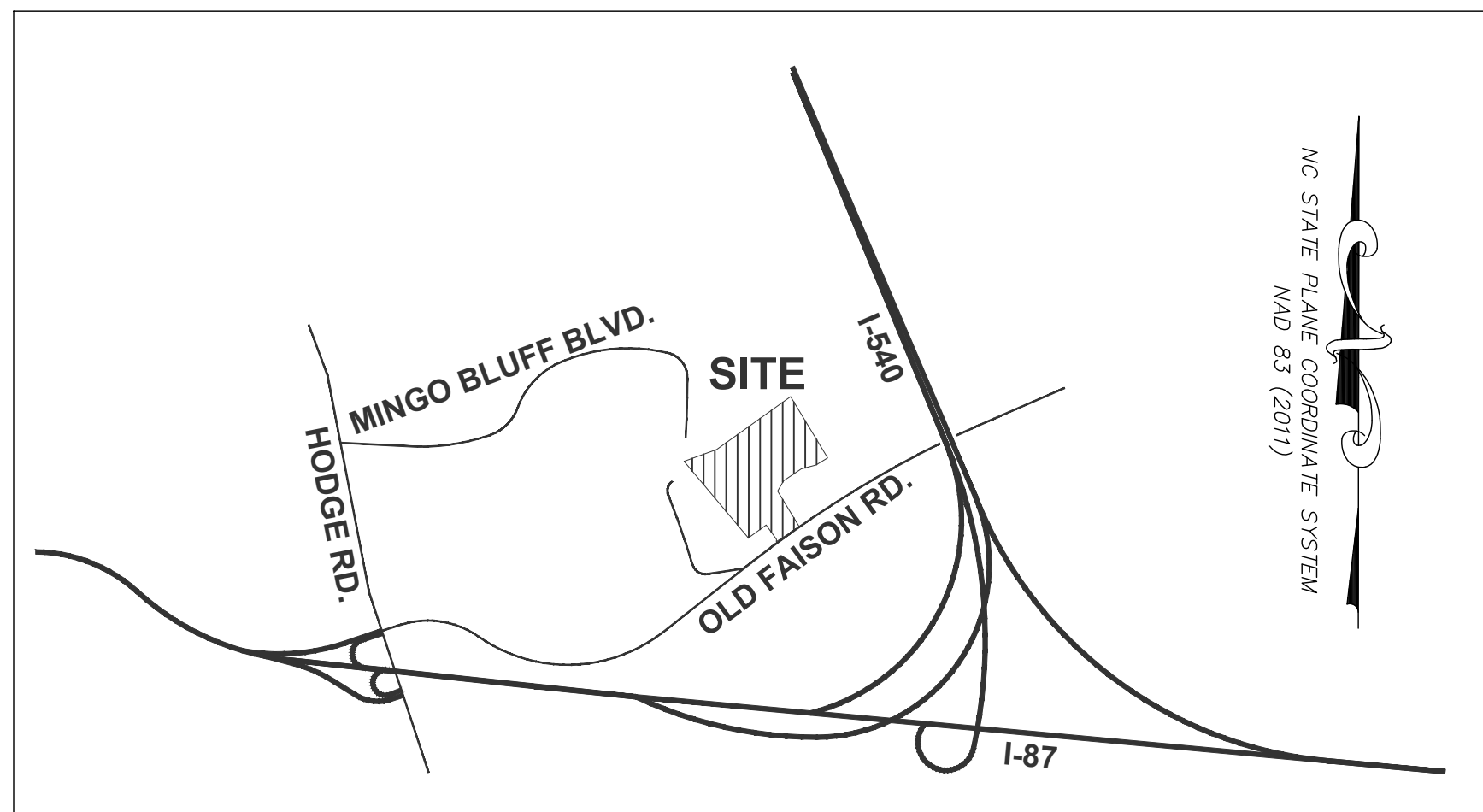
Sheet List Table	
Sheet Number	Sheet Title
_001	C-1 - Cover Sheet
_002	S-1 - Existing Conditions
_003	S-2 - Sketch Plan
_004	S-3 - Stormwater Flow



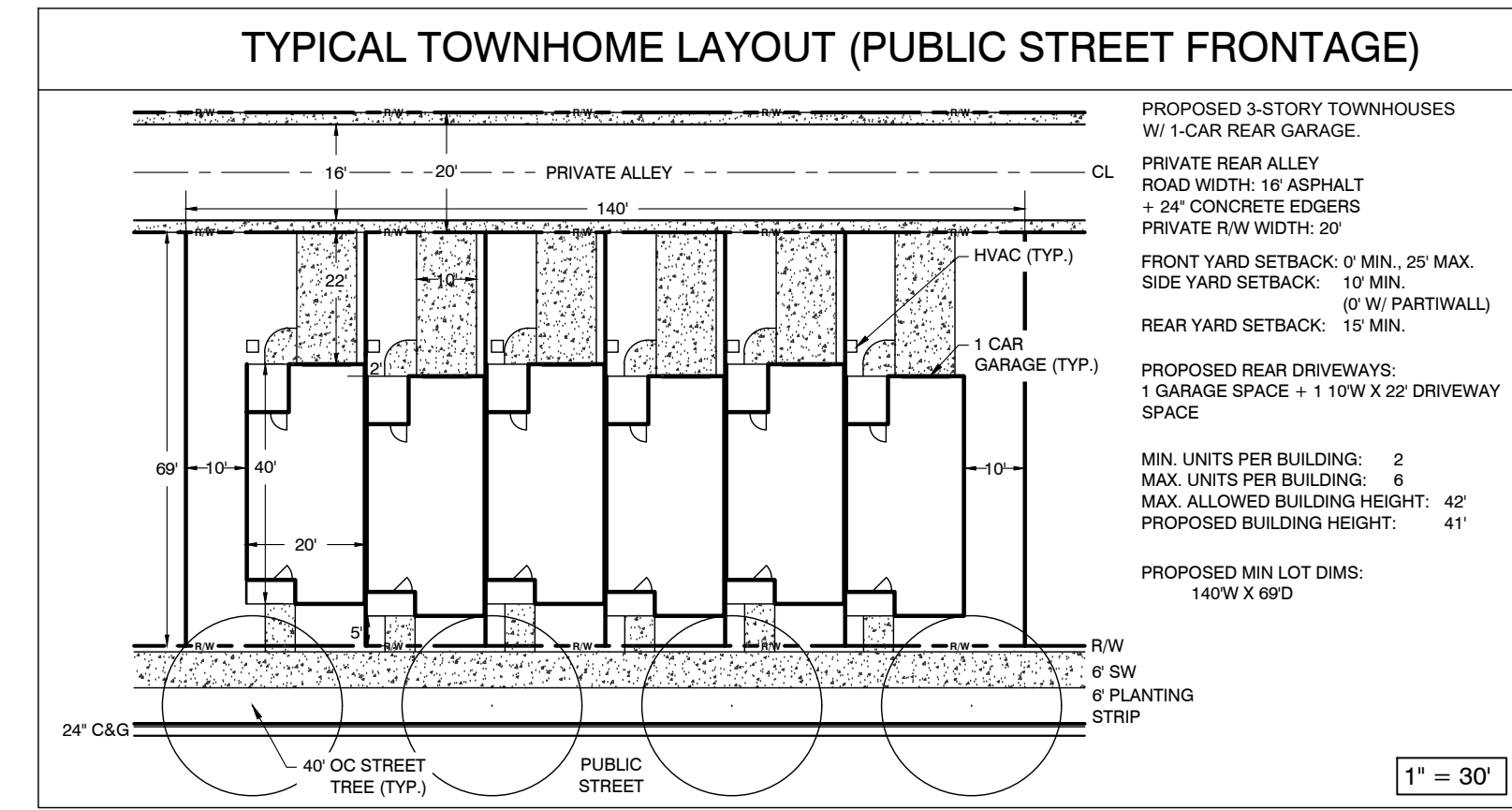
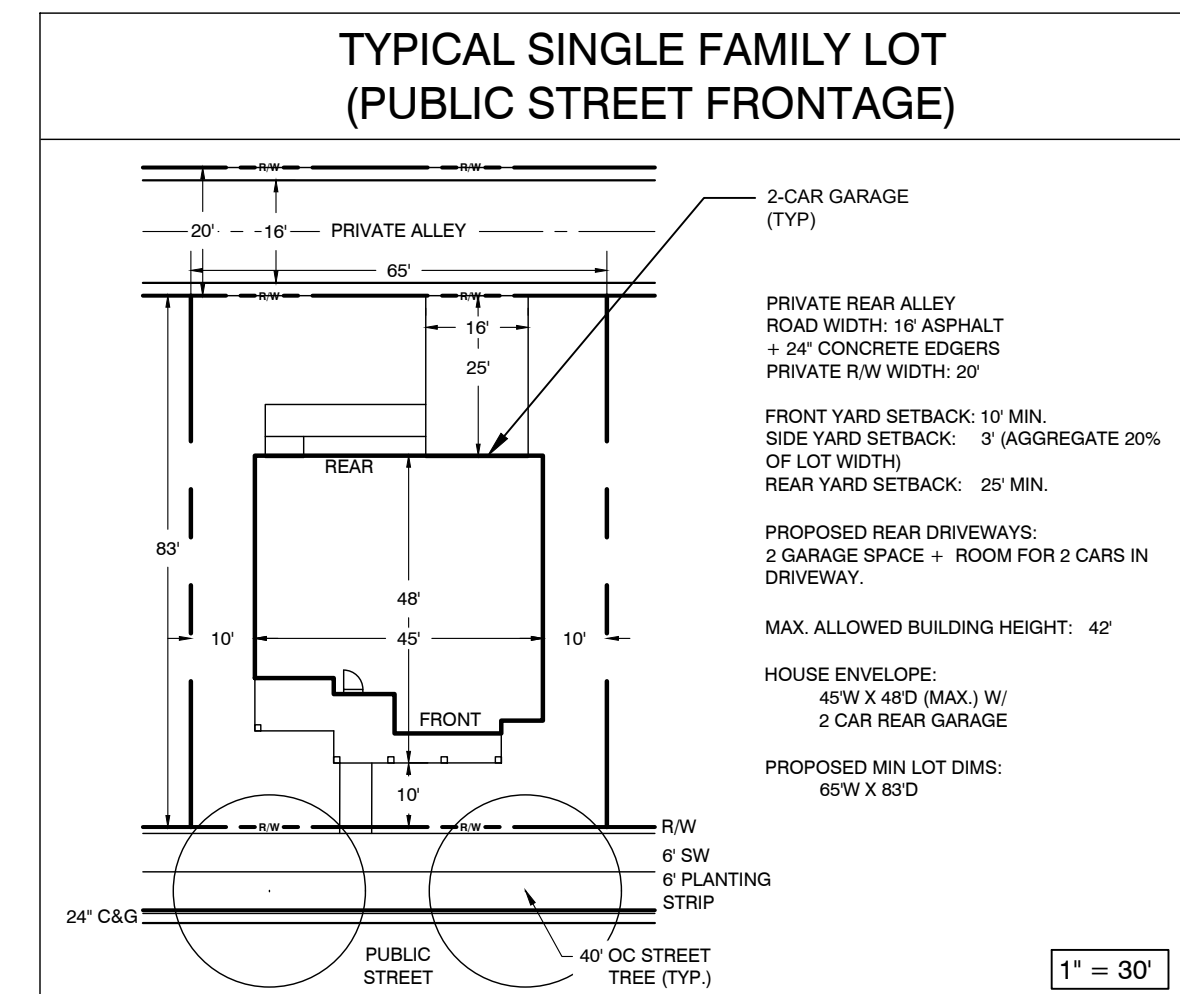
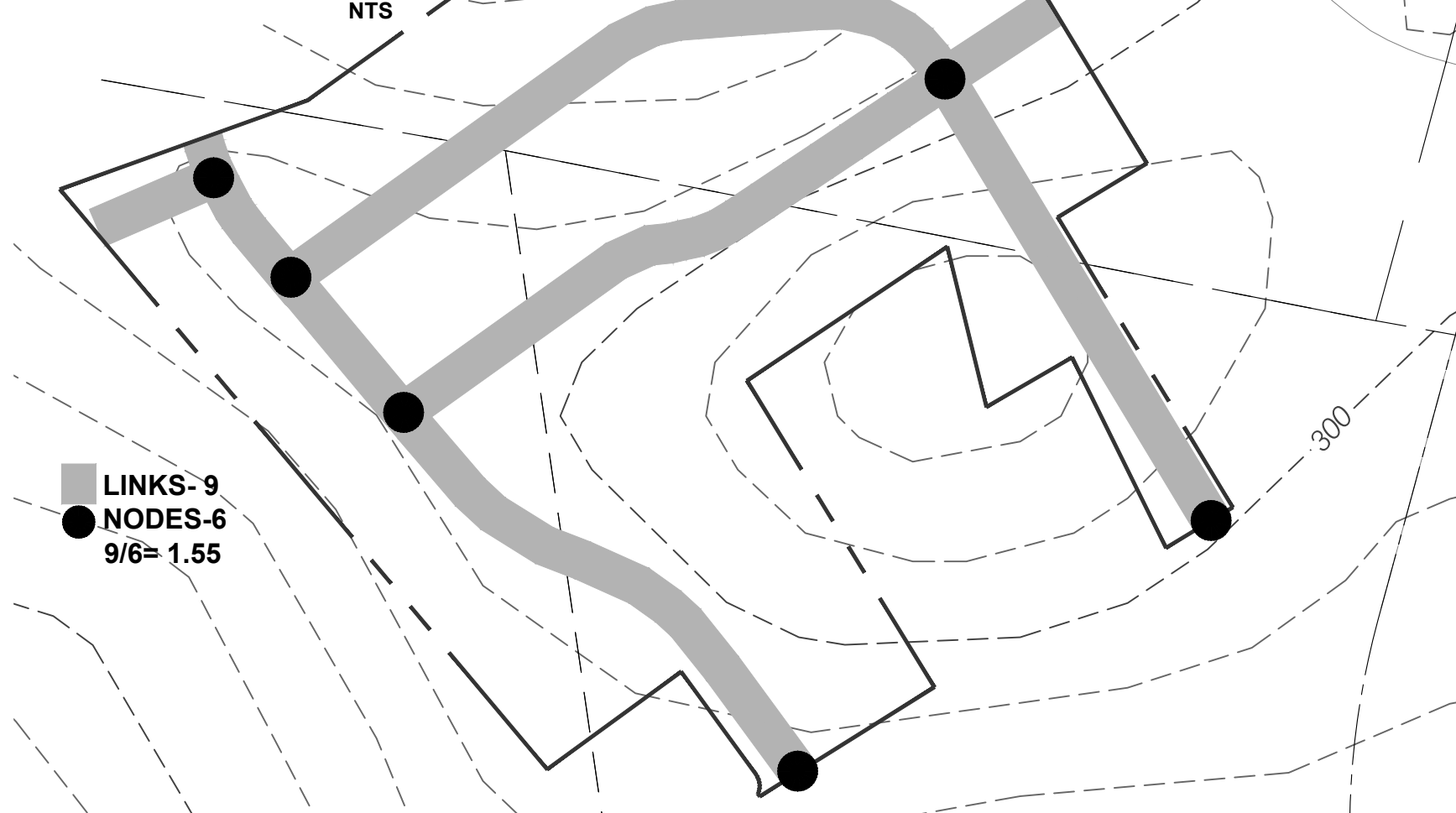
S1

ASHBURY & THE HOLDING COMPANY, LLC OLDE FAISON PLACE CITY OF KNIGHTDALE — WAKE COUNTY — NORTH CAROLINA	EXISTING CONDITIONS
--	-----------------------------------

Six Forks Place III S
353 E. Six Forks Ro
Raleigh, NC 27609
919.594.1626



CONNECTIVITY INDEX

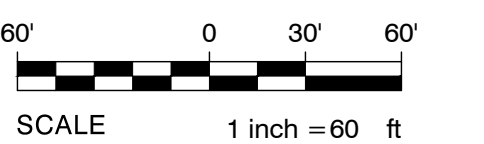


DWELLING UNITS:
TOWNHOMES - 106
SINGLE FAMILY - 12

SUMMARY DATA	
Subdivision Name	Old Faison Place
PIN #S	1743463116 / 1743466606
Owner/Developer	Ashbury & the Holding Company, LLC PO Box 90427 Raleigh, NC 27675-0427 (919) 741-7993
Builder:	Glenwood Homes 9220 Fairbanks Dr Suite 120 Raleigh NC 27613 919-741-7993
Property Area	21.15 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 is a water supply watershed
Land Use:	Current Vacant Proposed Residential- Single-Family and Townhomes
Dwelling Units:	Single Family 12 Townhomes 106 Total DU's 118 Density 5.58 DU/AC
NOTES:	
Topographic data obtained from Wake County GIS.	
Description of existing natural resources:	
• There is a small existing wetland on the northeast corner of the site.	
• There is an existing pond in the middle of the site, which will be removed.	
Description of Stormwater Management:	
• This project includes one proposed wet detention pond in the northwest corner of the property as shown. Stormwater discharges towards the northeast.	
• Offsite stormwater enters the property from the north, west, and south.	
• Stormwater discharges towards the northeast.	
• This project will retain the pre-existing drainage patterns.	

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	21.15		
DU's	118		
DU/AC	5.58		
Total BR Calcs:			
SF	12	3.5	42
TH	106	3.0	318
	118		360
SF Calcs:			
SF AC	3.16		
% of Total AC	15%		
SF UNITS	12		
DU/AC	3.8		
SF BR/Unit	3.5		
3.16 AC/21.15 AC	15%		
360 BR x 15%	54 BR		
MF Calcs:			
MF AC	9.27		
% of Total AC	44%		
MF UNITS	106		
DU/AC	11.4		
MF BR/Unit	3.0		
9.27 AC/21.15 AC	44%		
360 BR x 44%	158 BR		
Open Space Calcs			
Single-Family:			
>1/2 Mile Dedication Rate:	520 SF		
# of BRs	54		
OS Required	27,969 SF		
Multi Family:			
>1/2 Mile Dedication Rate:	550 SF		
# of BRs	158		
OS Required	86,783 SF		
Total OS Required	114,752 SF		
	2.63 AC		
OS Provided	2.99 AC		
% of Total AC	14%		

MUNICIPAL WATER ALLOCATION POINTS SUMMARY (PROPOSED)	
BASE POINTS	POINTS
Major Subdivision	15
BONUS POINTS	
Sec 2C Single-family & Townhomes Mix	15
Sec 2B Construct a fountain or other storm water amenity within the bmp	4
Sec 2B Provision of on-street public parking (1 point per stall)	107
Sec 4F Tennis & Pickleball courts (two regulation courts, fenced)	5
Sec 4F IPEMA Certified Playground Equipment	4
TOTAL POINTS	150
Points required to merit water allocation	50



Six Forks Place III Ste. 230
353 E. Six Forks Road
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Planners
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Landscape Architects

Preliminary
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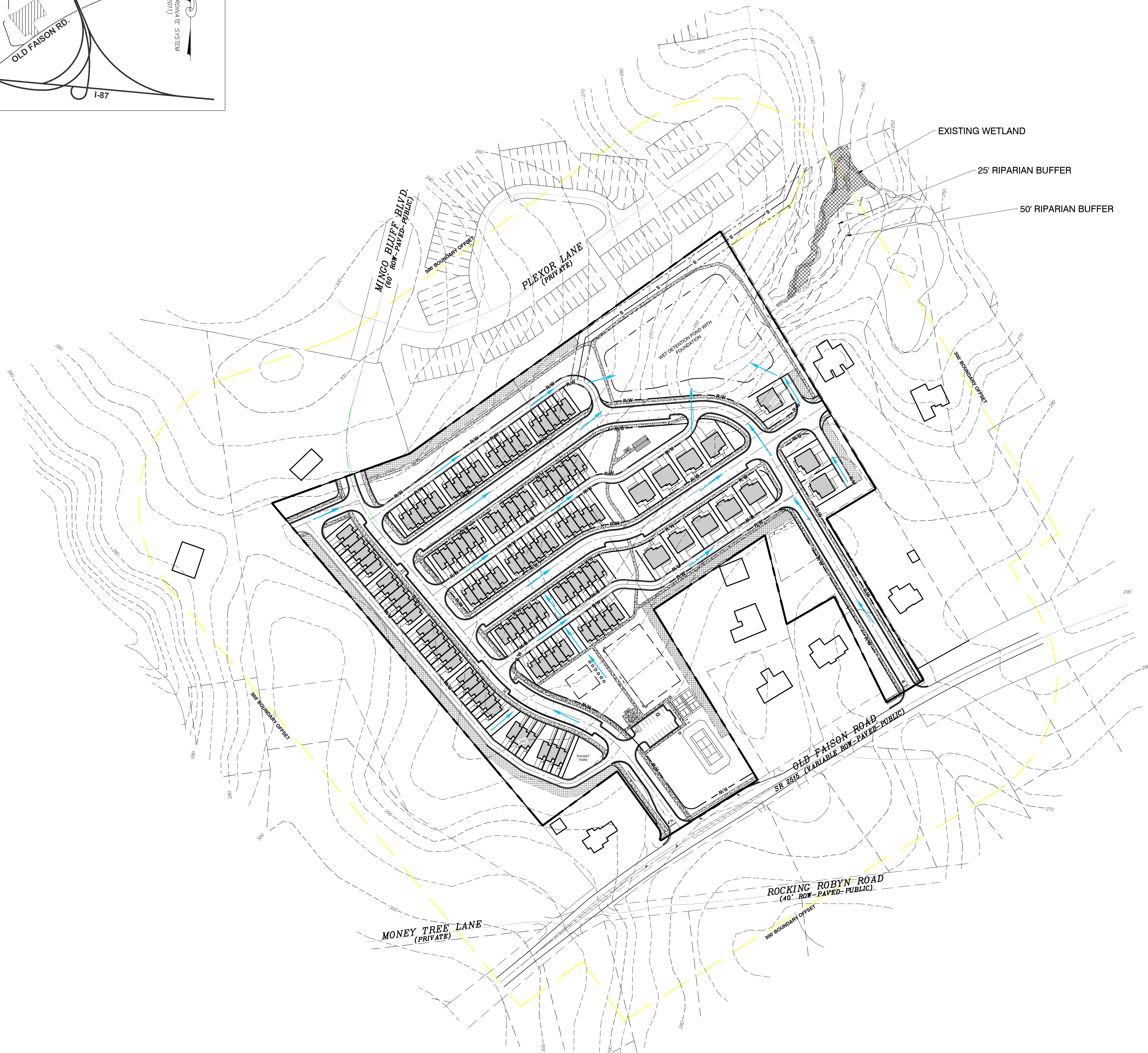
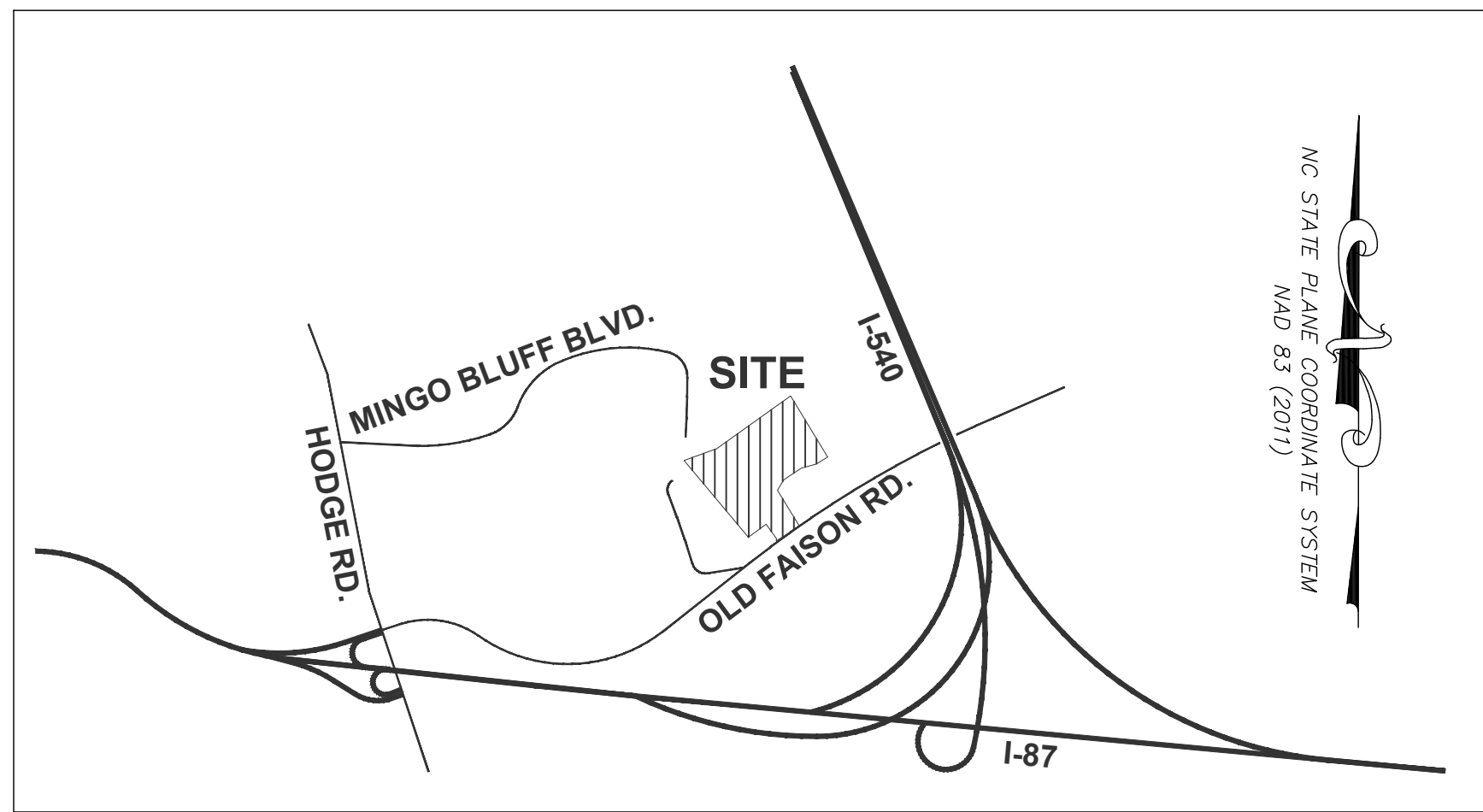
REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	1/17/24		SKETCH PLAN SUBMITTAL #2
2	5/22/23		SKETCH PLAN SUBMITTAL #1

ASHBURY & THE HOLDING COMPANY, LLC
OLDE FAISON PLACE
CITY OF KNIGHTDALE - WAKE COUNTY - NORTH CAROLINA
SKETCH PLAN

DESIGNED BY: SJB, SBF
DRAWN BY: SBF
CHECKED BY: SJB, TRN
PROJECT No.: 2022113
DRAWING No.: W-4104
SCALE: AS SHOWN
SHEET No.: S2

PROJECT: OLDE FAISON PLACE, 230 SIX FORKS PLACE, RALEIGH, NC 27609
DATE: 1/17/24
DRAWN BY: SJB, SBF
CHECKED BY: SJB, TRN
PROJECT NO: 2022113
DRAWING NO: W-4104
SCALE: AS SHOWN
SHEET NO: 33



ASHBURY & THE HOLDING COMPANY, LLC

OLDE FAISON PLACE
CITY OF KNIGHTDALE - WAKE COUNTY - NORTH CAROLINA

SCHEMATIC STORMWATER FLOW

DATE: _____

DESIGNED BY: SJB, SBF

DRAWN BY: SBF

CHECKED BY: SJB, TRN

PROJECT NO: 2022113

DRAWING NO: W-4104

SCALE: AS SHOWN

SHEET NO: 33

REVISIONS:			
NO.	DESCRIPTION	DATE	BY
1	SKETCH PLAN SUBMITTAL #2	1/17/24	
2	SKETCH PLAN SUBMITTAL #1	5/22/23	

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4-Plex - Front Elevation

Knightdale, NC

05.10.2023



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5:12

COMPOSITE ROOF SHINGLES

VINYL WINDOWS

VINYL LAP SIDING



4-Plex - Rear Elevation

Knightdale, NC

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Left End Unit

Right End Unit



4-Plex - Side Elevations

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Front Elevation

Knightdale, NC

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Cameron - Front Elevation

Knightdale, NC

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Cameron - Rear Elevation

Knightdale, NC

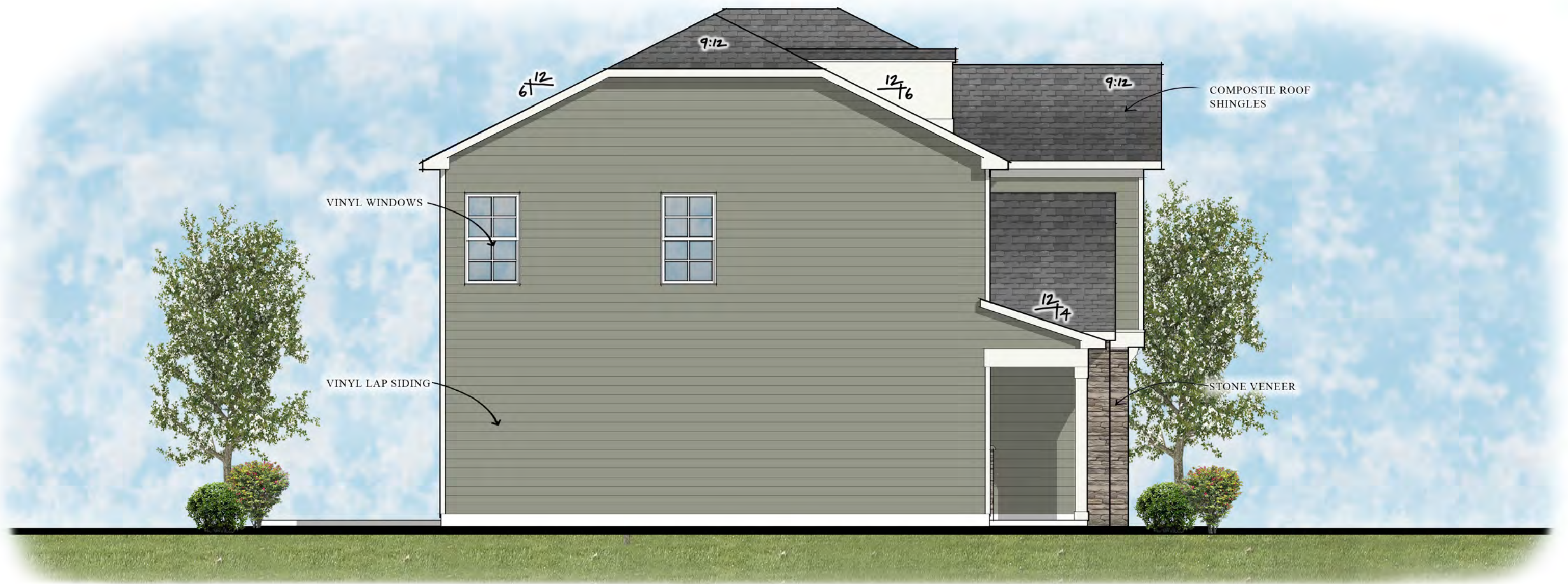
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Cameron - Left Elevation

Knightdale, NC

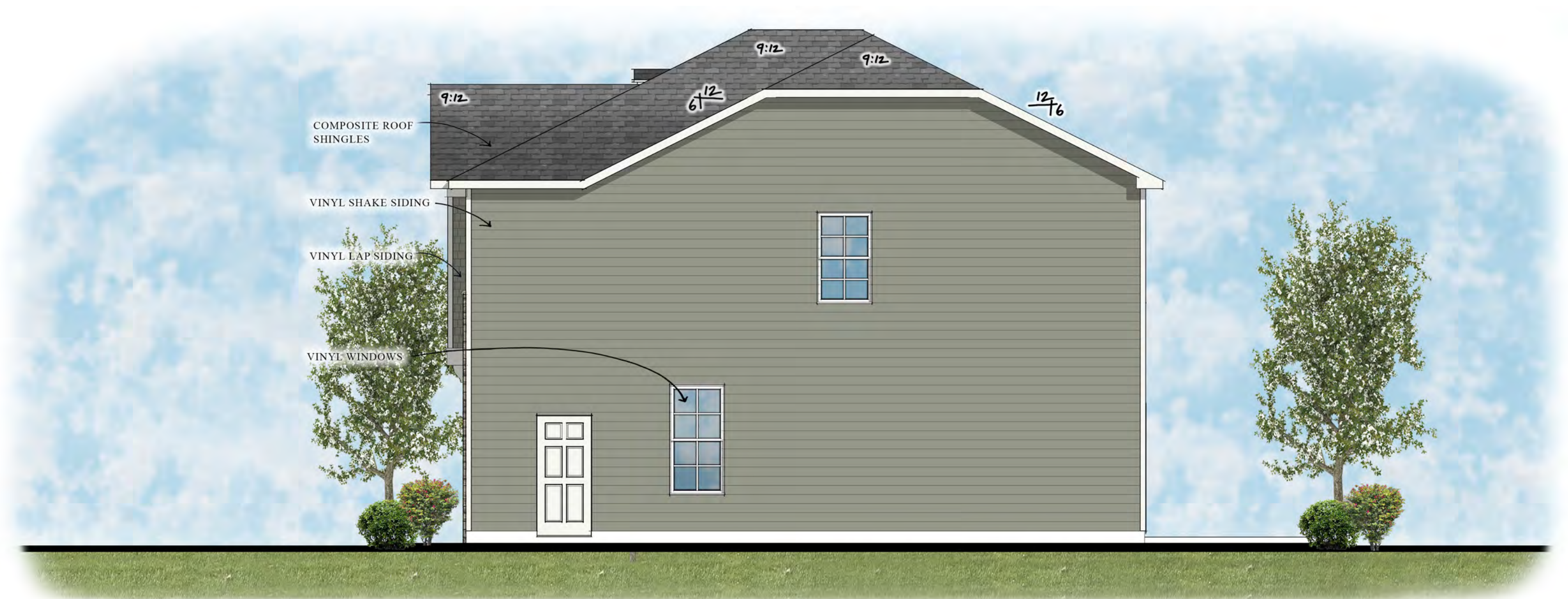
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Cameron - Right Elevation

Knightdale, NC

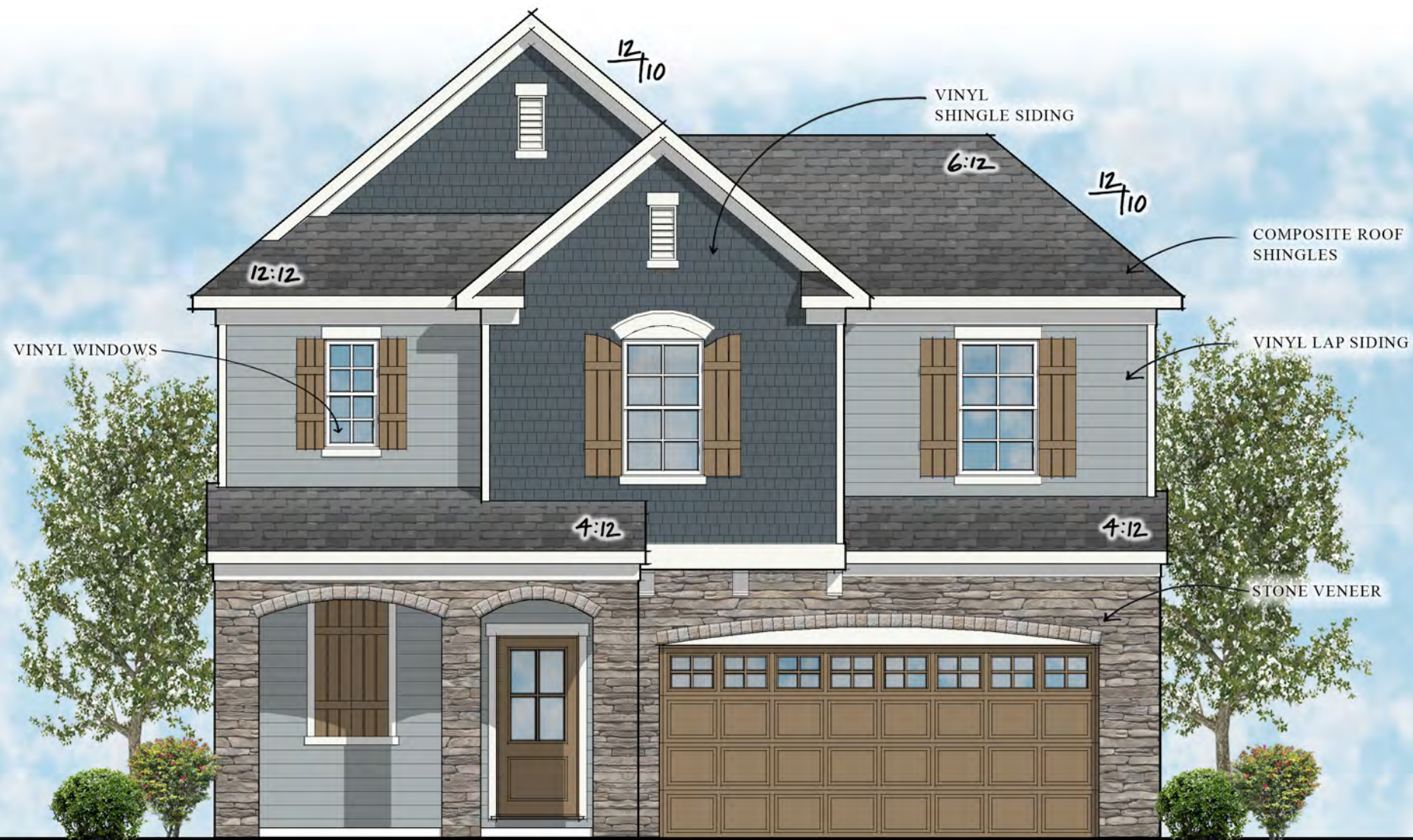
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Jackson - Front Elevation

Knightdale, NC

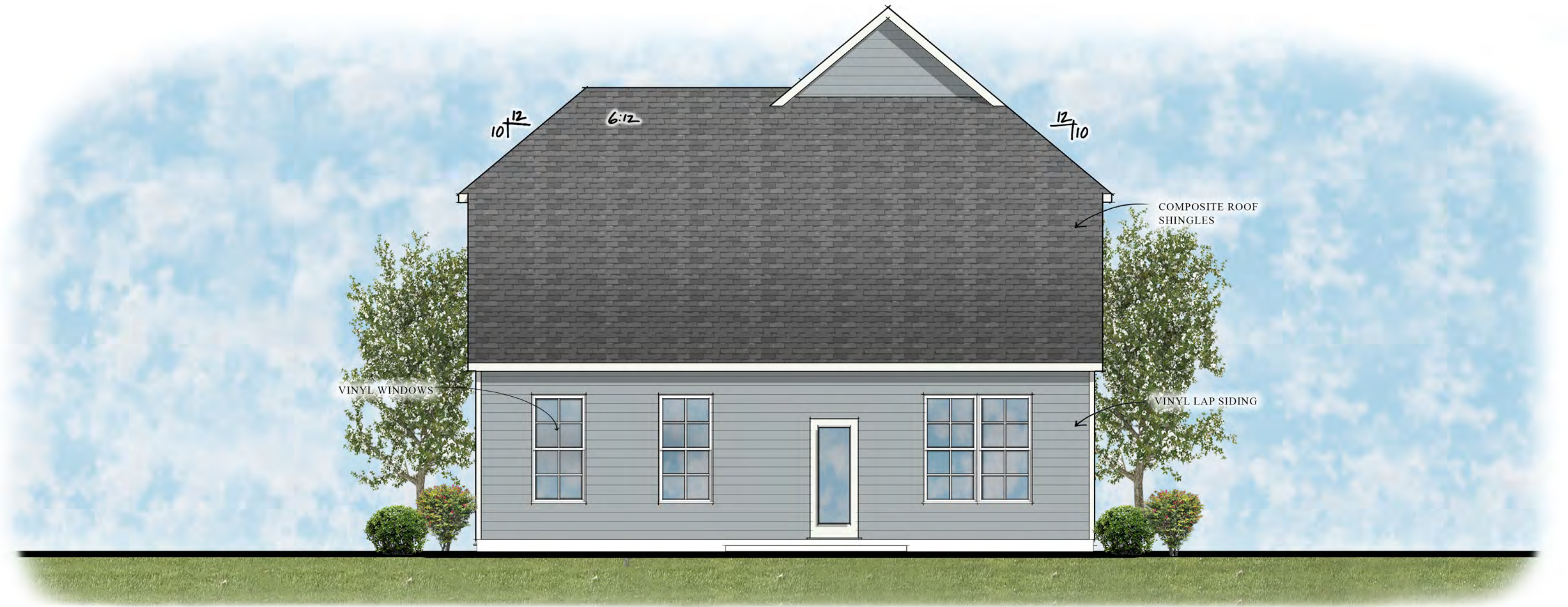
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Jackson - Rear Elevation

Knightdale, NC

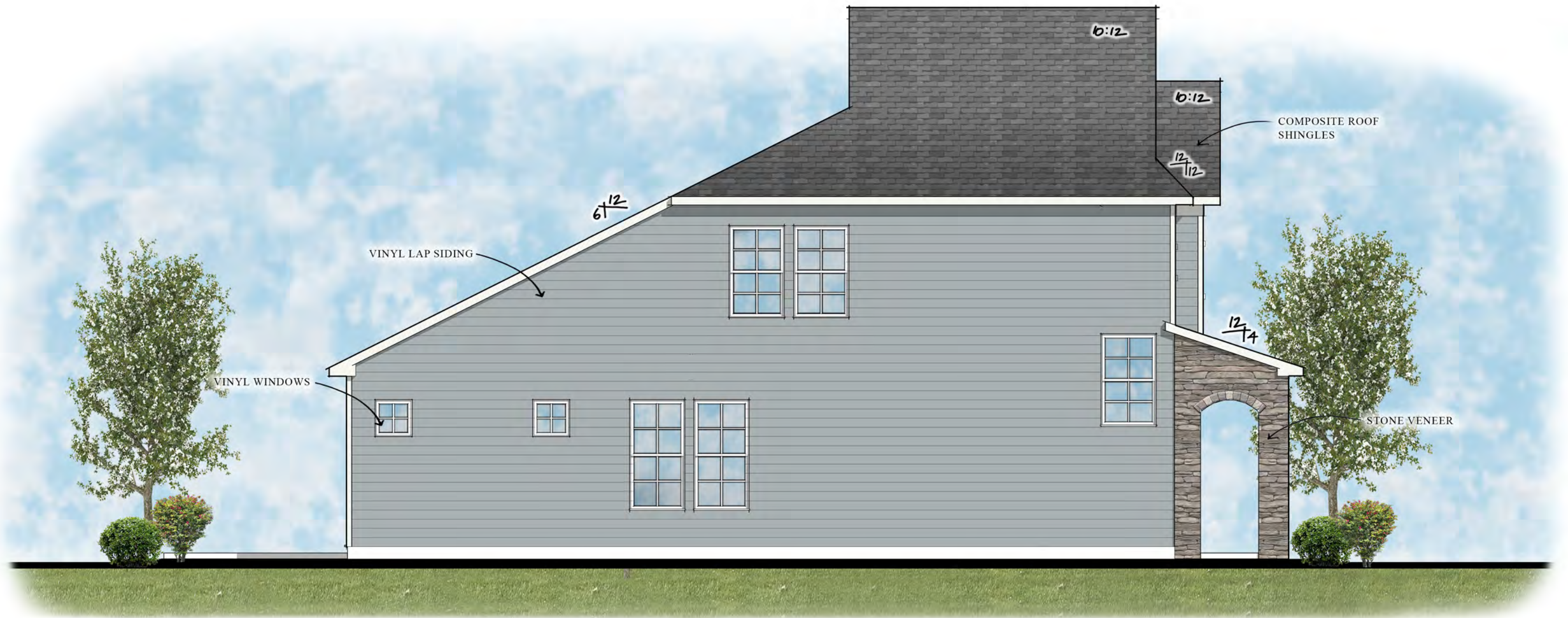
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Jackson - Right Elevation

Knightdale, NC

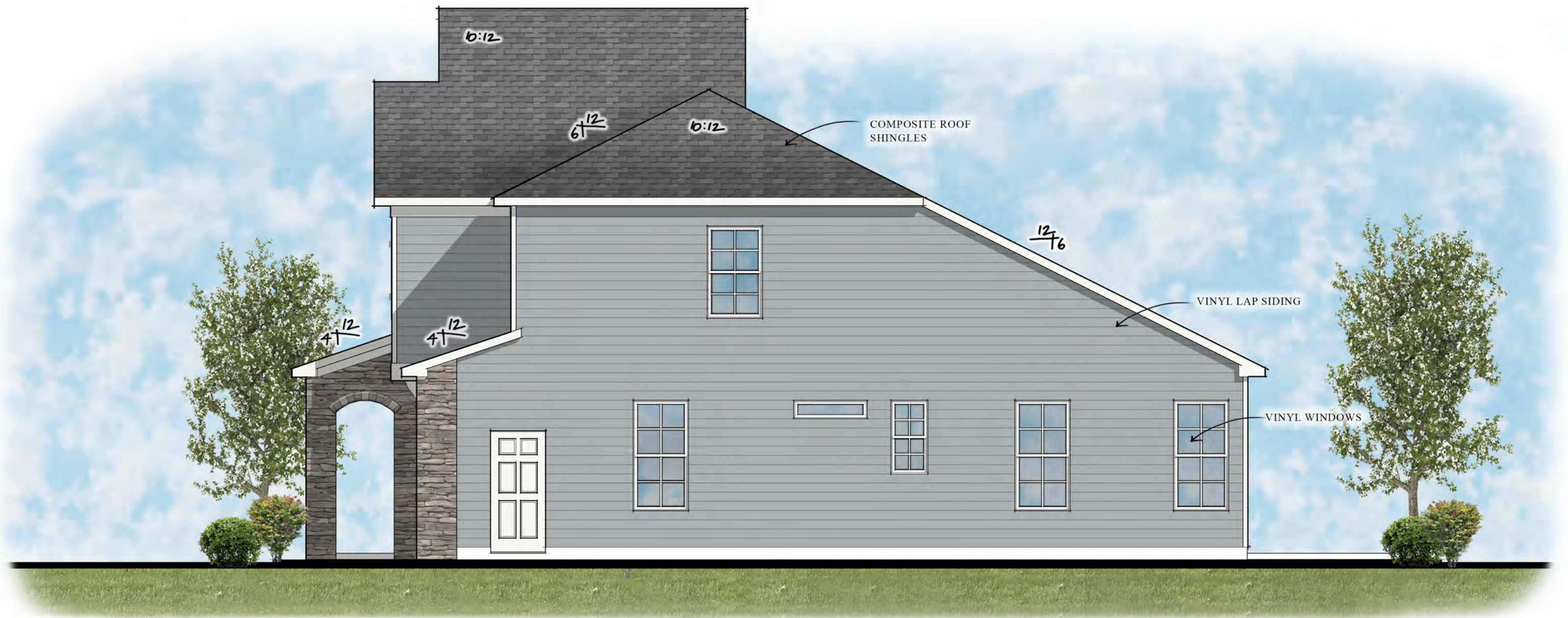
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Jackson - Right Elevation

Knightdale, NC

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Savannah - Front Elevation

Knightdale, NC

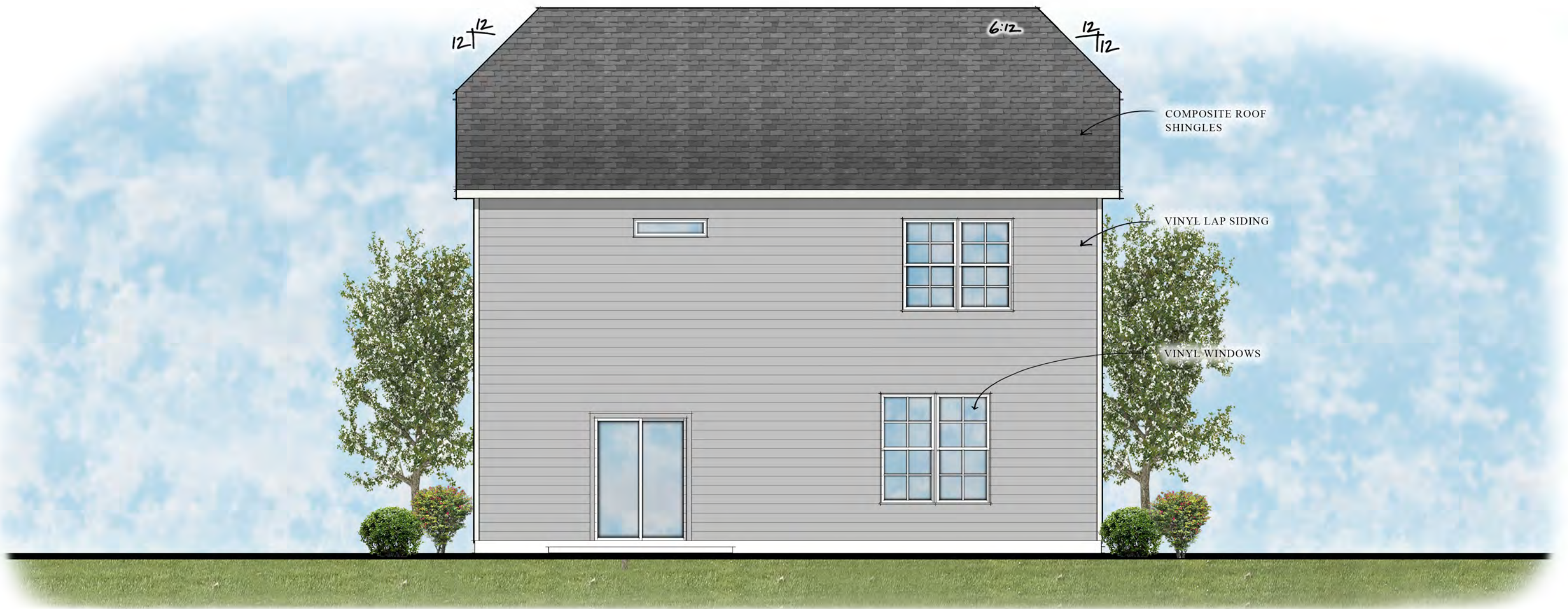
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Savannah - Rear Elevation

Knightdale, NC

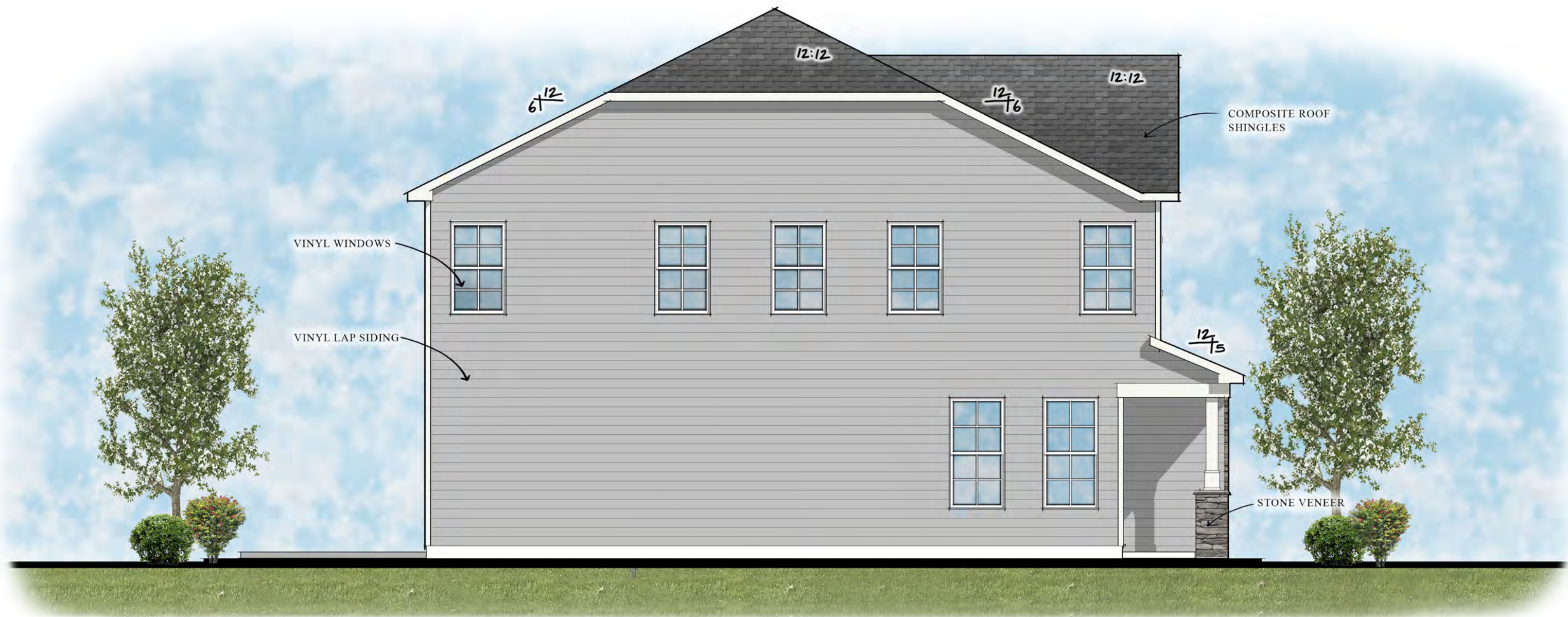
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Savannah - Left Elevation

Knightdale, NC

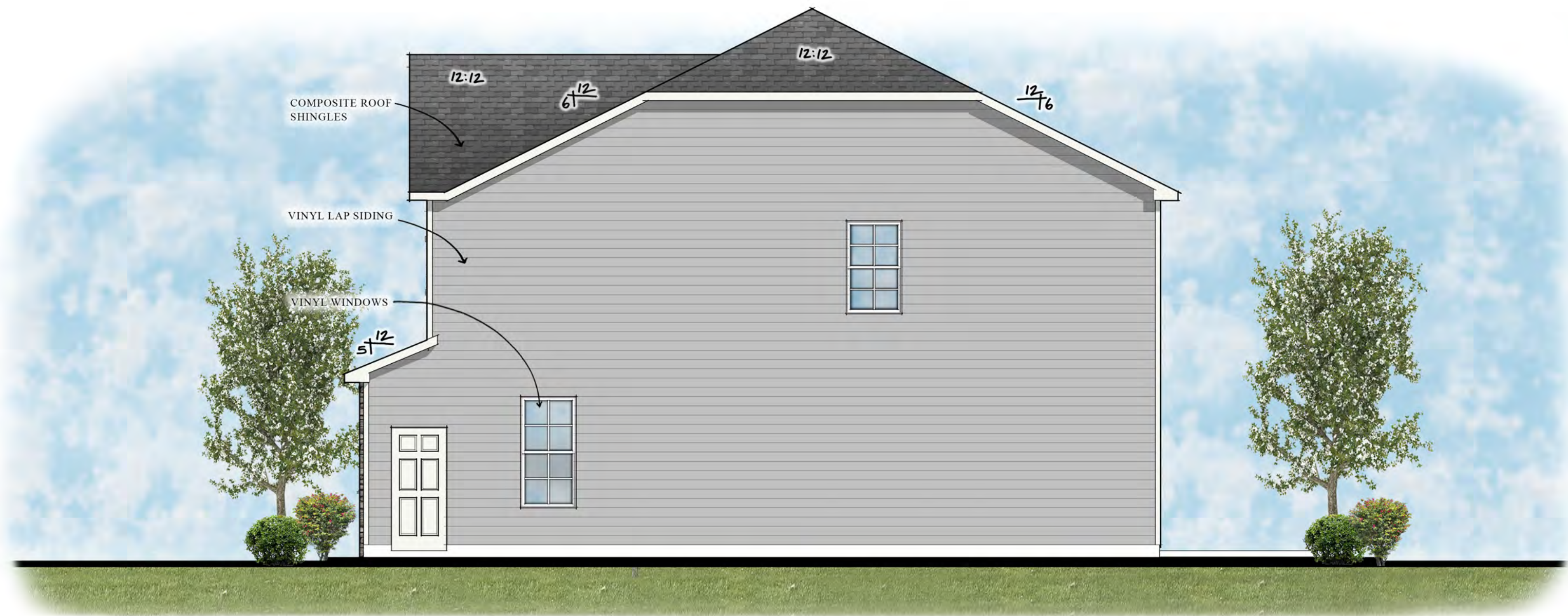
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Savannah - Right Elevation

Knightdale, NC

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5-Plex - Front Elevation

20' 3-Story Rear Load Townhomes

09.13.2023



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FIBER CEMENT
LAP SIDING



5-Plex - Rear Elevation

20' 3-Story Rear Load Townhomes

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5-Plex - Sides Elevations

20' 3-Story Rear Load Townhomes

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6-Plex - Front Elevation

20' 3-Story Rear Load Townhomes

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FIBER CEMENT
LAP SIDING



6-Plex - Rear Elevation

20' 3-Story Rear Load Townhomes

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6-Plex - Sides Elevations

20' 3-Story Rear Load Townhomes

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



Denmark '1' - Front Elevation

Knightdale, NC

11.10.2023



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Denmark '2' - Front Elevation

Knightdale, NC

11.10.2023



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Denmark '3' - Front Elevation

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Denmark '4' - Front Elevation

Knightdale, NC

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5-Plex - Front Elevation

20' 3-Story Rear Load Townhomes

09.13.2023



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FIBER CEMENT
LAP SIDING



5-Plex - Rear Elevation

20' 3-Story Rear Load Townhomes

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5-Plex - Sides Elevations

20' 3-Story Rear Load Townhomes

09.13.2023



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20' 3-Story Rear Load Townhomes

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MUNICIPAL WATER ALLOCATION POINTS SUMMARY (PROPOSED)

BASE POINTS

Major Subdivision

15

BONUS POINTS

Sec 2C Single-family & Townhomes Mix

15

Sec 2B Construct a fountain or other storm water amenity within the bmp

4

Sec 2B Provision of on-street public parking (1 point per stall)

107

Sec 4F Tennis & Pickleball courts (two regulation courts, fenced)

5

Sec 4F IPEMA Certified Playground Equipment

4

TOTAL POINTS

150

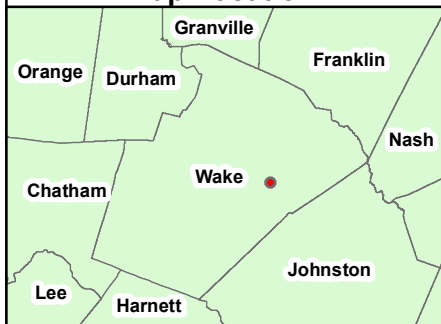
Points required to merit water allocation

50

NOTE: Features depicted herein must be field verified by the USACE and/or NCDWR, or its delegated authority before being valid. Location, shape, and size of depicted features on the evaluated site are approximate and should be surveyed by a licensed NC surveyor for final site planning.



Map Location



Wetland and Stream Sketch Map

Old Faison Road Gower Property
Sage Project #2023.091

Prepared by: R. Elliott

August 10, 2023

1 inch = 100 feet

0 100 200 Feet



Figure 3



Sage Ecological Services, Inc.
Office: 919-335-6757
Cell: 919-559-1537