

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

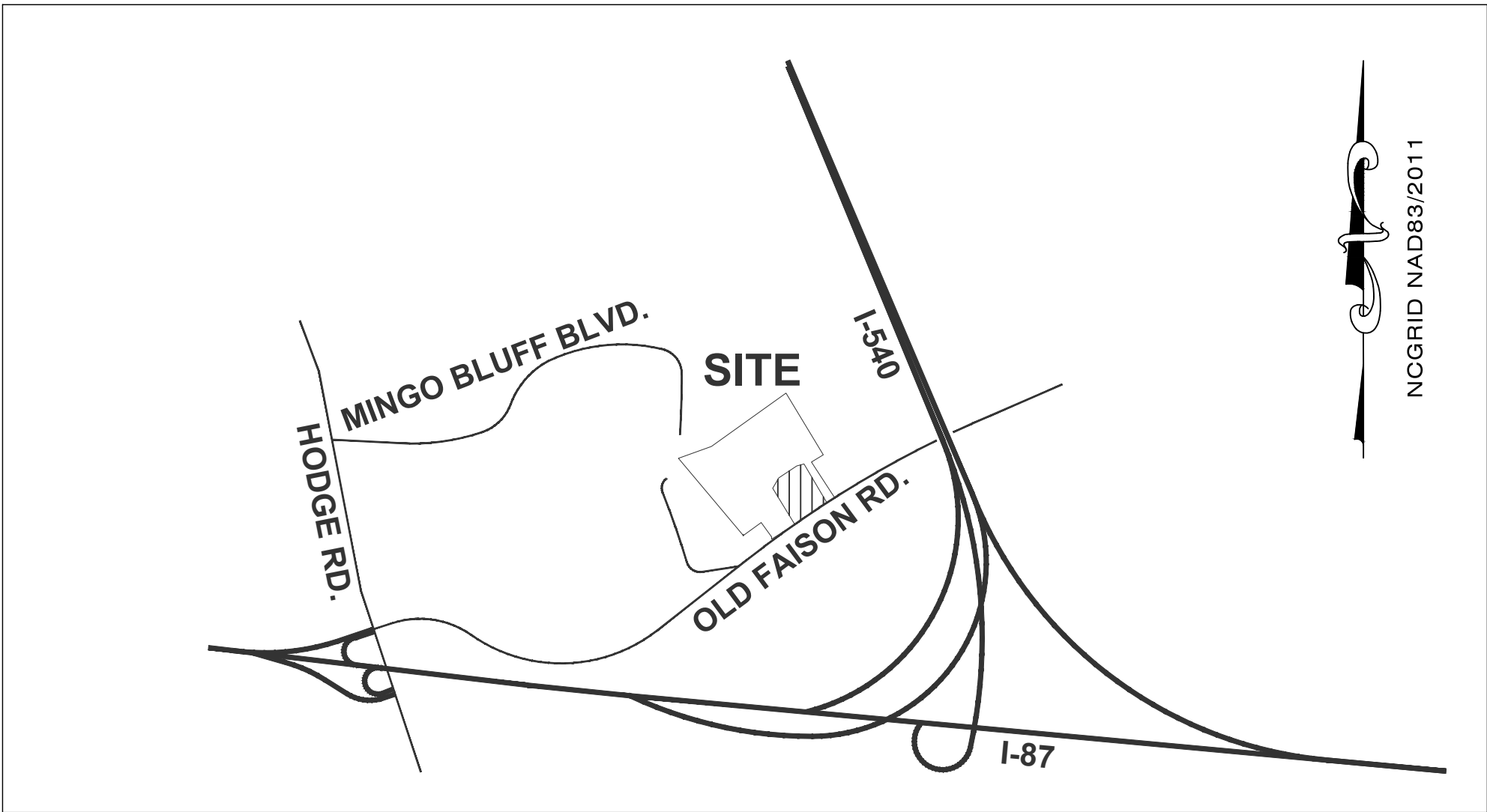
LAND USE ATTORNEY

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 OFF-SITE CITY OF RALEIGH SANITARY SEWER EASEMENTS TO ACCOMMODATE FUTURE SEWER LINE CONSTRUCTION



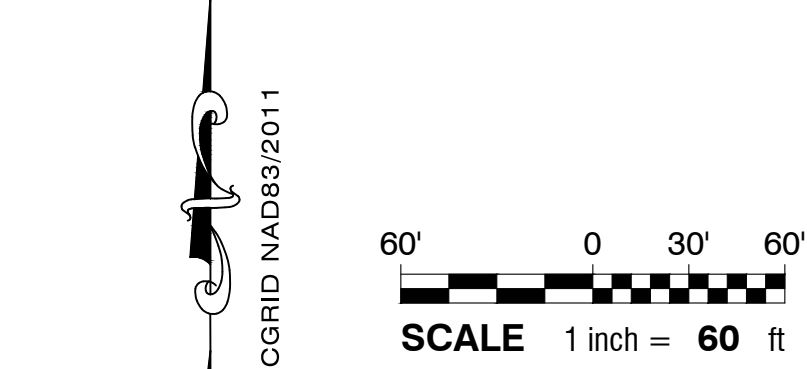
VICINITY MAP
N.T.S.

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

RECOMBINATION
PLAT ADDED

SITE DATA	
Subdivision Name	Old Faison Place
PIN #/S	1743463116 / 174346606
Property Area	20.79 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 DUs	117
Proposed Density	5.64 +/- DU/AC Prior to ROW 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.



NCGRID NAD83/2011

FEMA FLOODPLAIN NOTE:
THIS PROPERTY IS IN FEMA FLOOD ZONE X.
THERE IS NO FLOODPLAIN ON THIS PROPERTY PER FEMA FIRM PANNEL
173201174300K 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 & SEW
MAPPING.

REVISIONS:			
NO.	DESCRIPTION	DATE	BY
	MASTER PLAN SUBMITTAL # 4	8/26/2025	
	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	

SHSBURY & THE HOLDING COMPANY, LLC
OLD FAISON PLACE
 CITY OF KNIGHTDALE - WAKE COUNTY - NORTH CAROLINA

EXISTING CONDITIONS

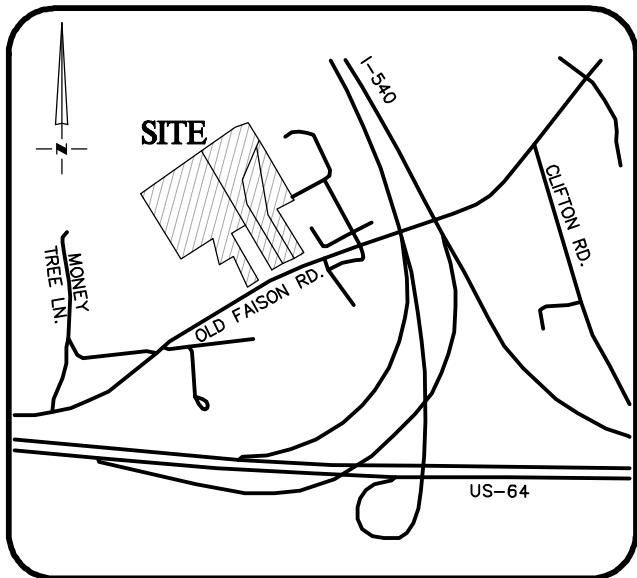
DATE:	7-22-2025
DESIGNED BY:	CS
DRAWN BY:	TAH
CHECKED BY:	SUB
PROJECT No.	2022113
DRAWING No.	W-4104
SCALE:	AS SHOWN
SHEET No.	

C1.21



Engineers
Planners
Surveyors
Landscape Architects

Rivers
& ASSOCIATES, INC.
Since 1918
riversandassociates.com



VICINITY MAP
Not To Scale

GENERAL NOTES

- AREAS COMPUTED BY COORDINATE METHOD.
- BASIS OF BEARINGS: NC GRID (NAD-83)
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- METAL STAKES SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- 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.
- NO N.C. GRID MONUMENT RECOVERED WITHIN 2,000 FT. OF SITE.
- CURRENT ZONING: GR8 (KNIGHTDALE)
- REFERENCES
-DB 3658 PG 759 BM 1995 PG 802
-DB 6032 PG 24 BM 1997 PG 690
-DB 7820 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 2089
-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.

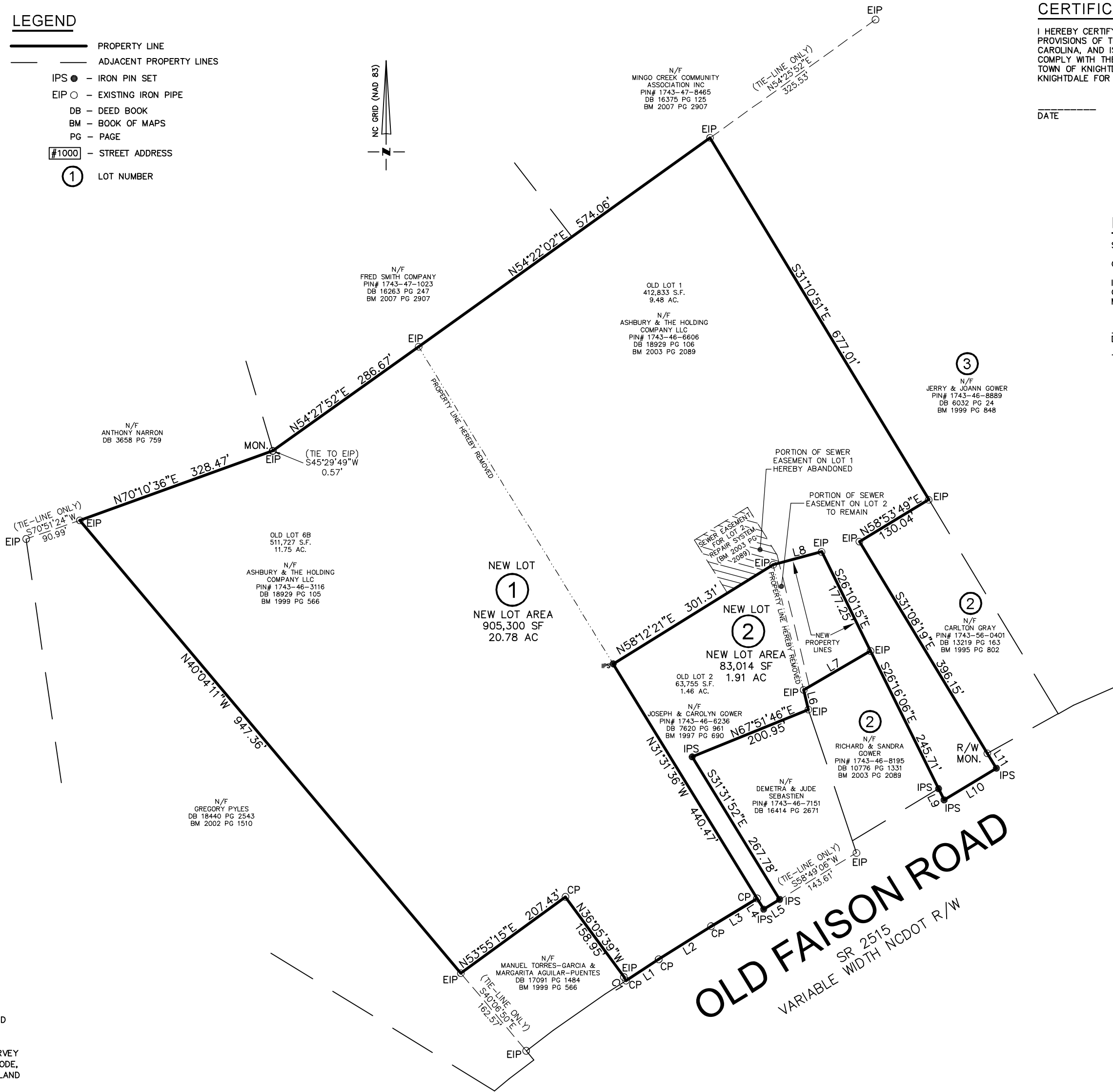
THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS
DATE _____

BY _____ (PLS)
DEAN M. RHOADS, N.C. PLS L-4679



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



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

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.

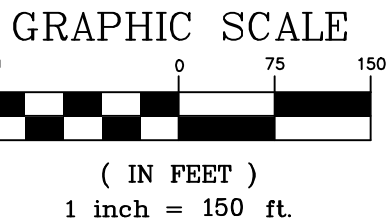
OWNER: _____

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: _____

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



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

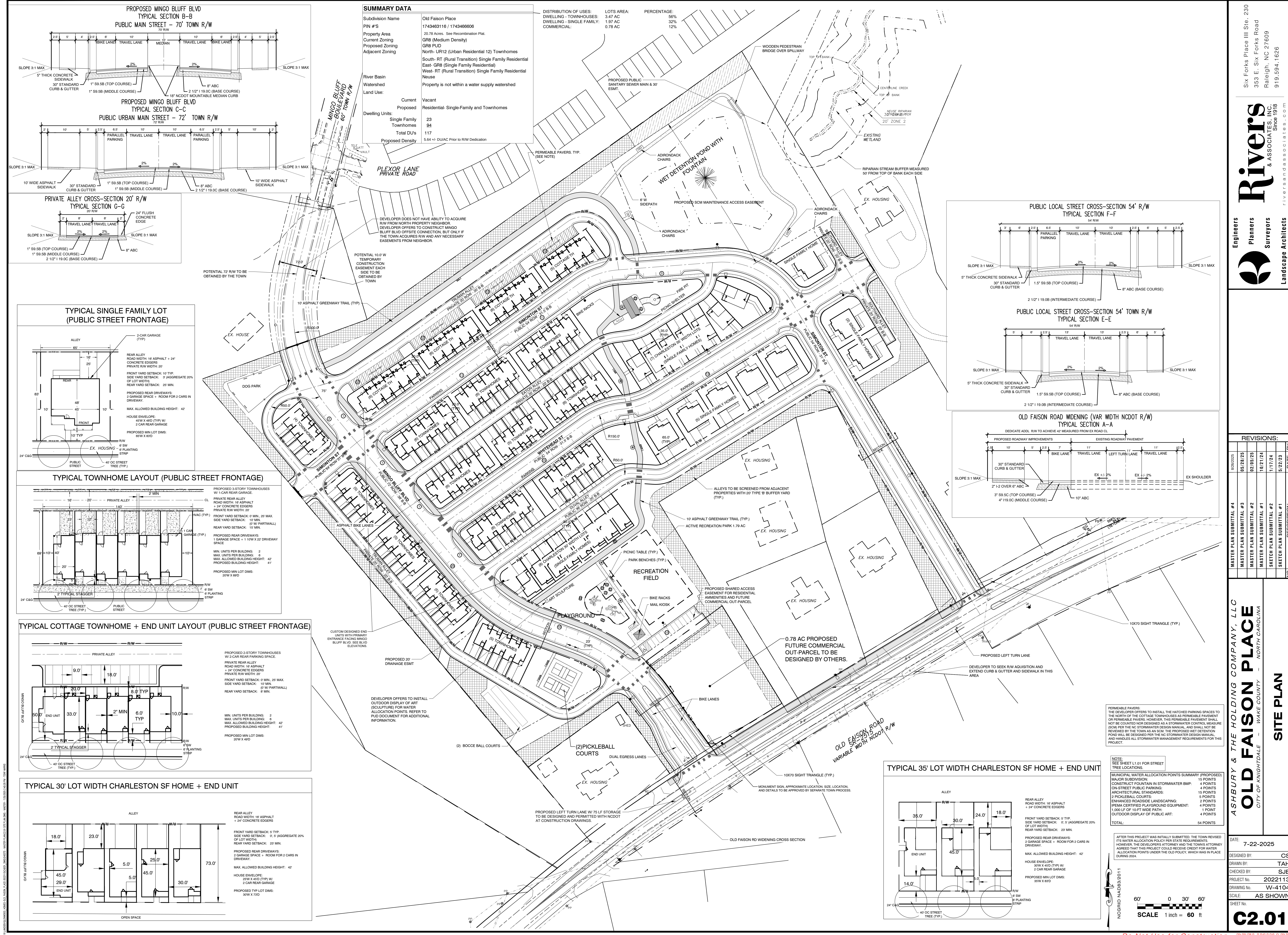
PIN 1743-46-6606 (LOT 1)
PIN 1743-46-6236 (LOT 2)
PIN 1743-46-3116 (LOT 6B)

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

PROPERTY OF:

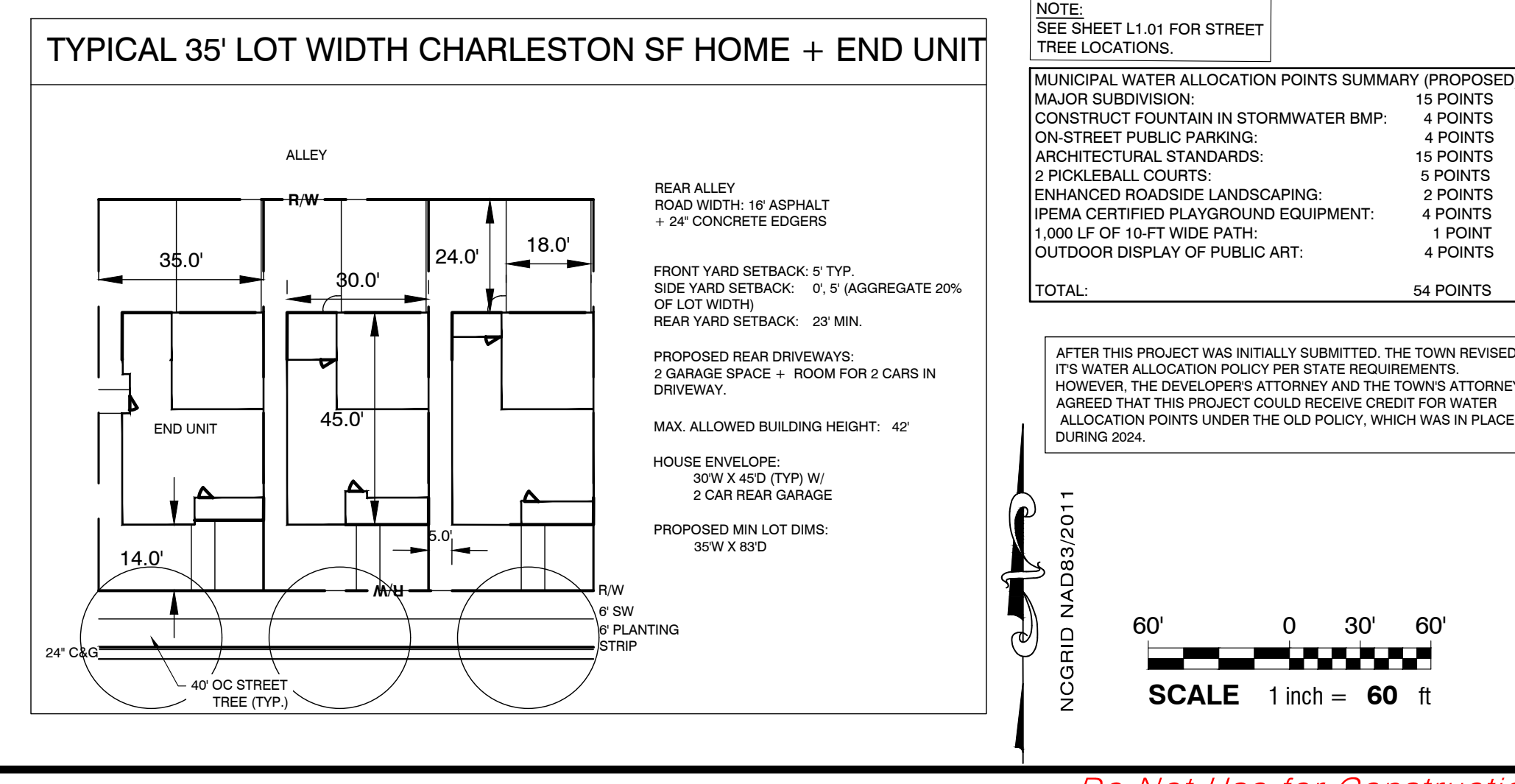
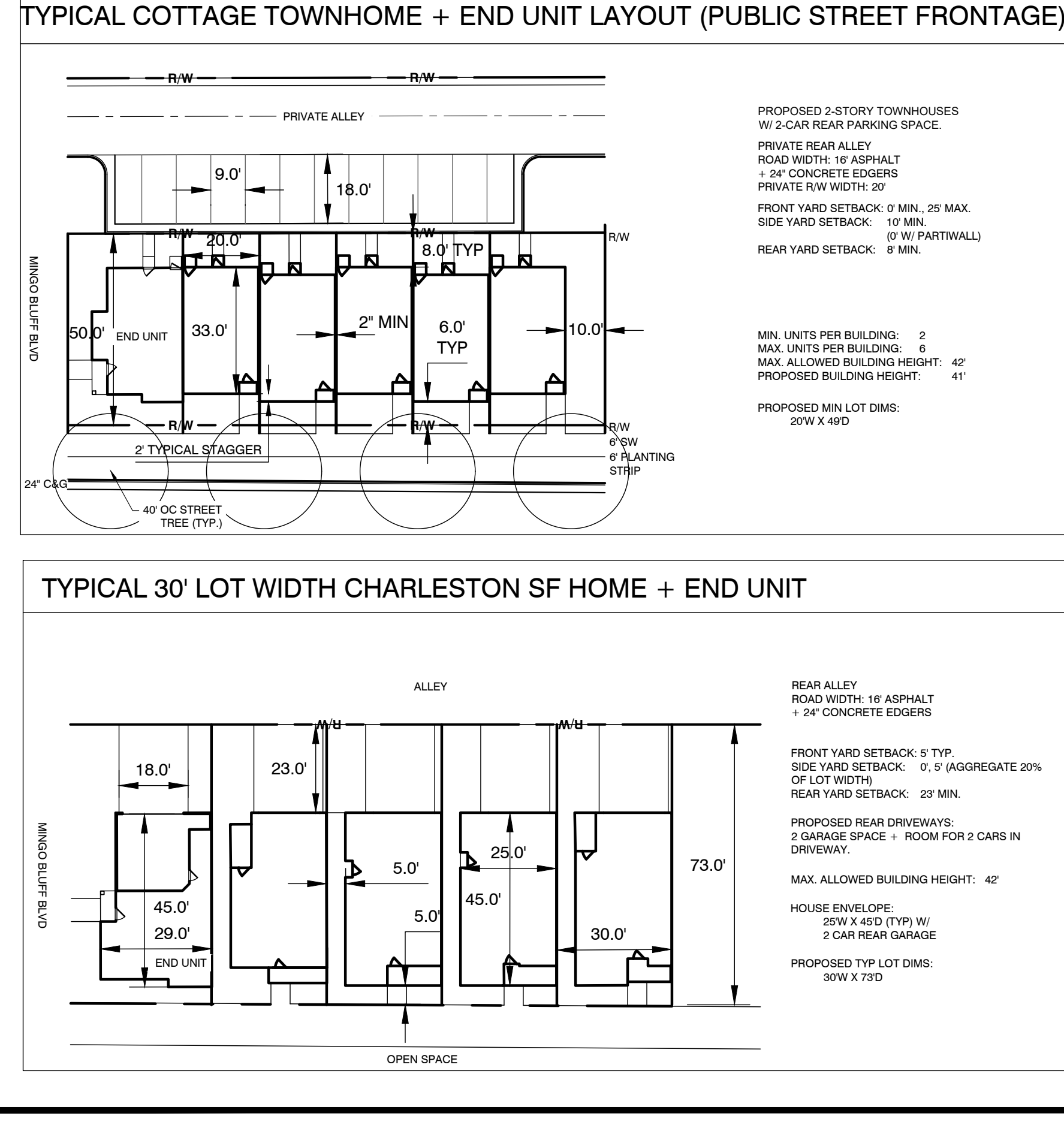
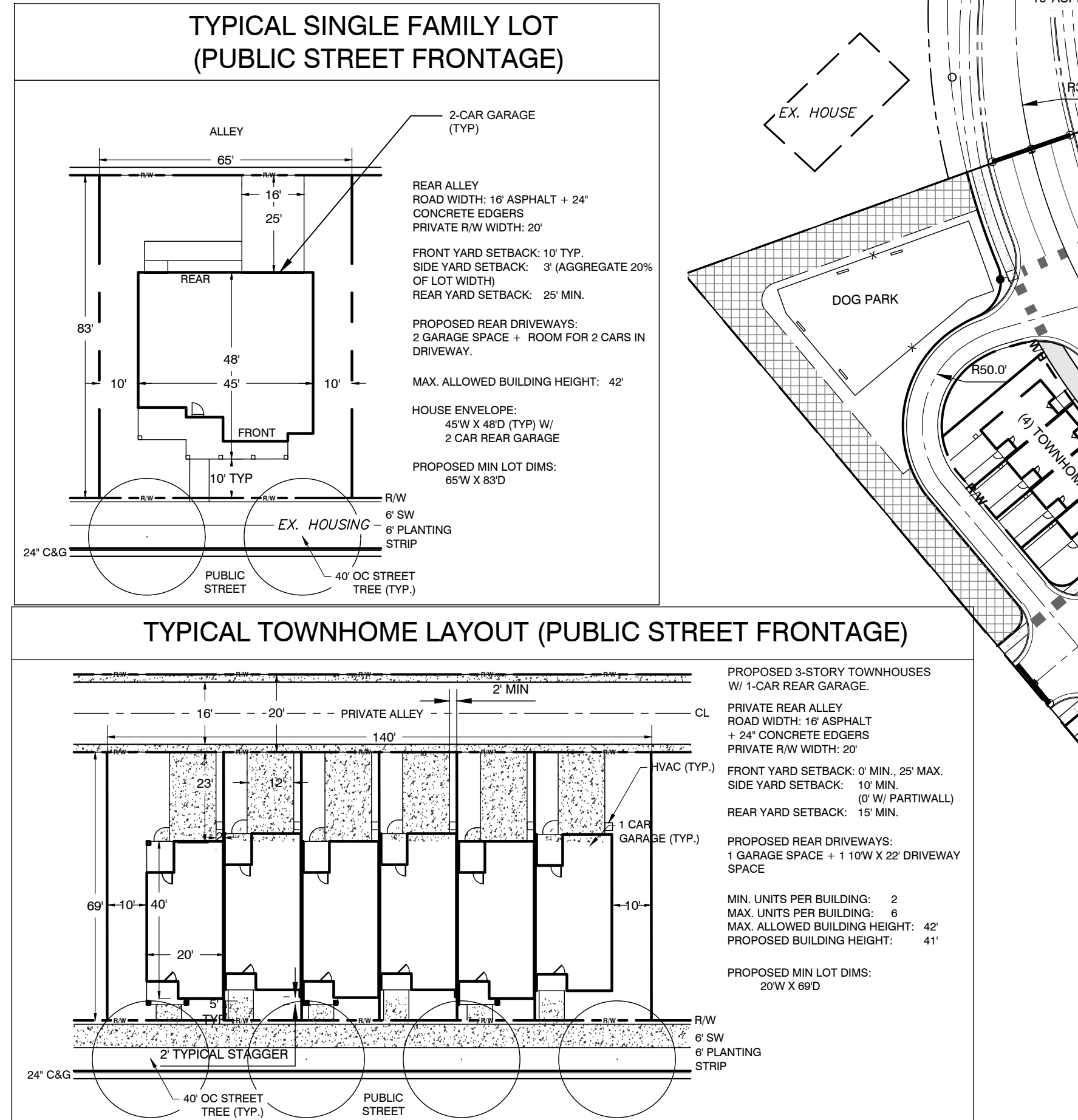
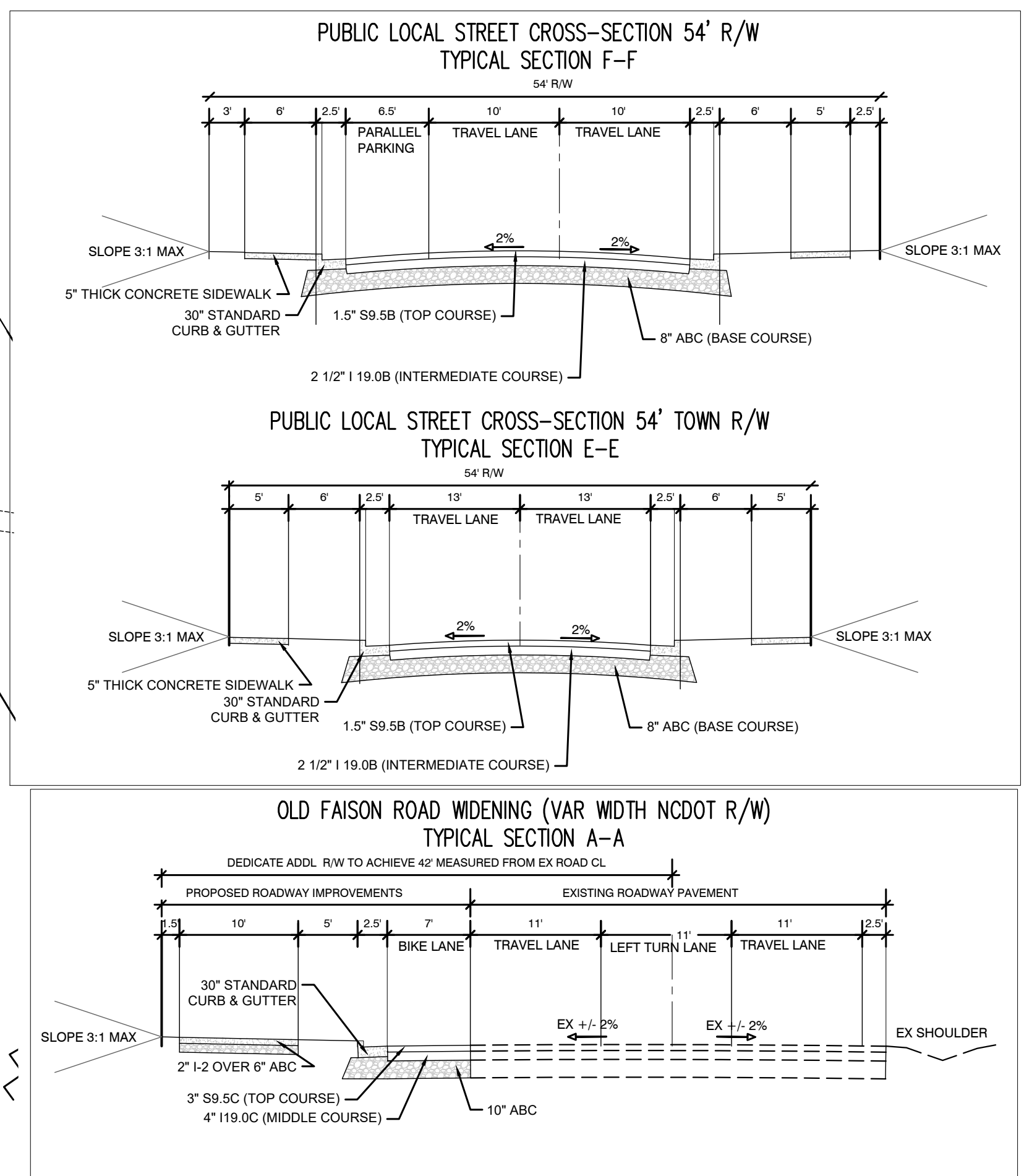
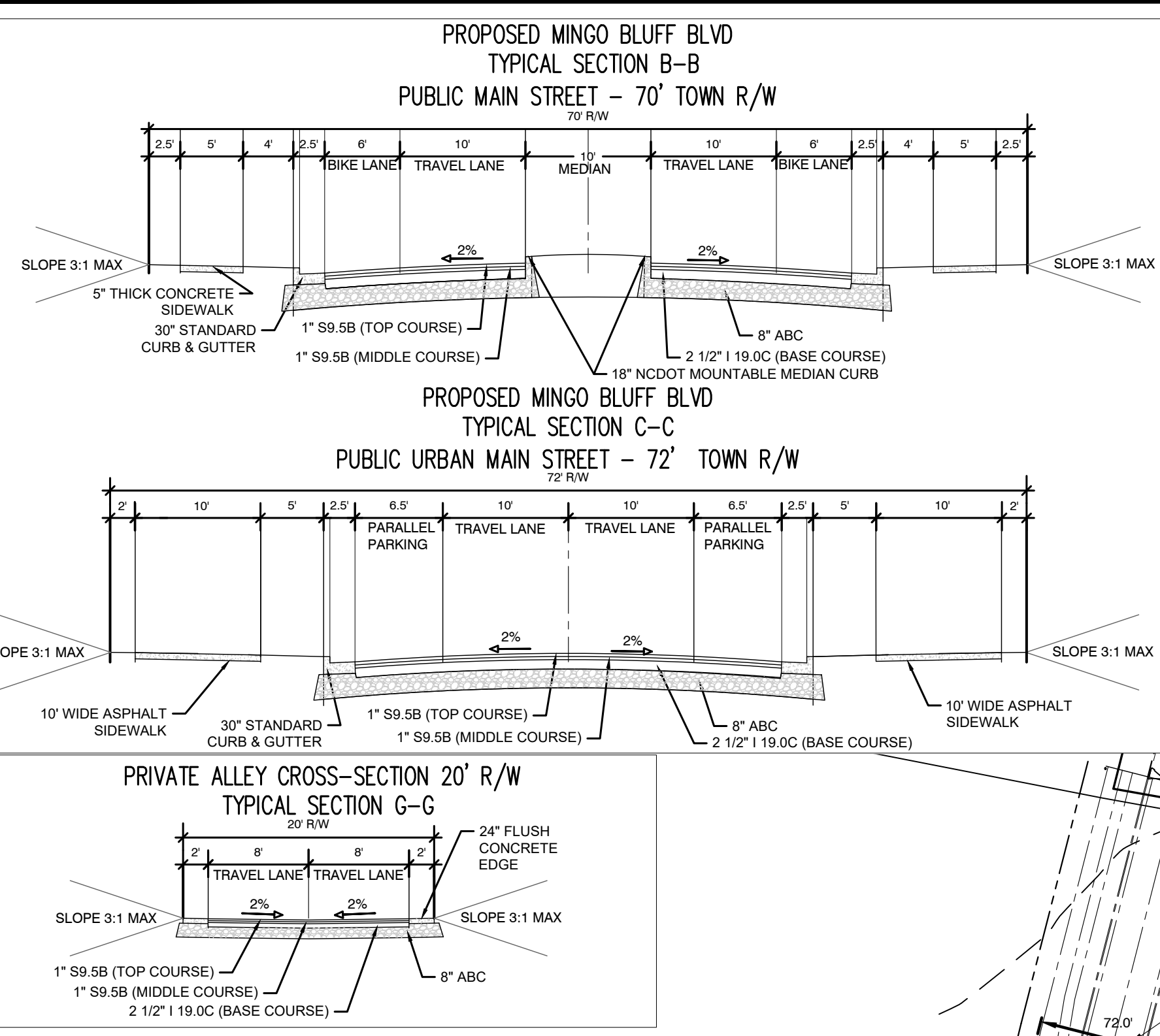
GLENWOOD HOMES
9220 FAIRBANKS DRIVE, SUITE 205
RALEIGH, NC 27613

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 / 1743466608
Property Area	20.78 Acres. See Recombination Plat.
Current Zoning	GR8 PUD
Proposed Zoning	North- URS12 (Urban Residential 12) Townhomes
Adjacent Zoning	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 RW 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%



Engineers
Planners
Surveyors
Landscape Architects

Rivers
& ASSOCIATES, INC.
Since 1918
riversandassociates.com

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

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

REVISIONS:

NO	DESCRIPTION	DATE	BY
1	MASTER PLAN SUBMITTAL #1	5/22/23	
2	SKETCH PLAN SUBMITTAL #2	1/17/24	
3	MASTER PLAN SUBMITTAL #3	02/07/25	
4	MASTER PLAN SUBMITTAL #4	8/26/2025	

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

SITE PLAN

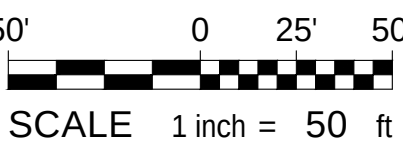
PERMEABLE PAVERS: THE DEVELOPER OFFERS TO INSTALL THE HATCHED PARKING SPACES TO THE NORTH OF THE COTTAGE TOWNHOUSES AS PERMISSIBLE PAVEMENT ON PERMEABLE PAVERS. HOWEVER, THIS PERMEABLE PAVEMENT SHALL NOT BE COUNTED NOR DESIGNED AS A STORMWATER CONTROL MEASURE (SCM) PER THE NC STORMWATER DESIGN MANUAL 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.

PRINCIPAL WATER ALLOCATION POINTS SUMMARY (PROPOSED):

MAJOR SUBDIVISION:	POINTS
CONSTRUCT FOUNTAIN IN STORMWATER BMP:	15
ON-STREET PUBLIC PARKING:	4
ARCHITECTURAL STANDARDS:	15
2 PICKLEBALL COURTS:	2
ENHANCED ROADSIDE LANDSCAPING:	2
IPEMA CERTIFIED PLAYGROUND EQUIPMENT:	4
1,000 LF OF 16-FT WIDE PATH:	1
OUTDOOR DISPLAY OF PUBLIC ART:	4
TOTAL:	54

AFTER THIS PROJECT WAS INITIALLY SUBMITTED, THE TOWN REVISED ITS WATER ALLOCATION POLICY PER STATE REQUIREMENTS. HOWEVER, THE DEVELOPERS 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.



OPEN SPACE HATCH LEGEND

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

NOTE:

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

REVISIONS:	
DATE	DESCRIPTION
10/26/2025	MASTER PLAN SUBMITTAL #4
05/28/25	MASTER PLAN SUBMITTAL #3
02/05/25	MASTER PLAN SUBMITTAL #2
10/21/24	MASTER PLAN SUBMITTAL #1
1/17/24	SKETCH PLAN SUBMITTAL #2
5/22/23	SKETCH PLAN SUBMITTAL #1

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

OPEN SPACE PLAN

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



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.

3/4" NYLON STRAP STAKING REQUIRED FOR LEANING TREES OR AS REQUIRED BY CONTRACT.

ROOT CROWN TO BE AT FINISH GRADE ±

6" SLIP KNOT WITH STOP KNOT, 8" LARGER THAN TREE DIAMETER

BUTTRUSS ROOTS

KEEP MULCH 1" TO 2" AWAY FROM TRUNK

4" MAX. LAYER OF MULCH

4" MAX. HIGH WATER BERM OUTSIDE OF BACKFILL

PLANTING MIX (AS SPECIFIED)

17"x21"x18" WOOD STAKE WITH CENTERED 3/8" HOLE DRIVEN IN LINE WITH STRAP

UNDISTURBED SOIL

FINISH GRADE

REMOVE TYPICAL EXCESS SOIL FROM GROWER OVER ROOT SYSTEM, UP TO 1" DEPTH. SELECT PLANTS WITH MORE THAN 3"

REMOVE TOP 1/3 BURLAP AND ANY NAILS/PINS, ETC.

REMOVE TOP 2/3 OF WIRE BASKET WHERE PRESENT

RAISE PIT BOTTOM TO SET BUTTRUSS ROOTS AT THE CORRECT HEIGHT, FIRM SOIL UNDER ROOT BALL

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

3"	12'-14'	16'	24"	21"
4"	14'-16'	18'	24"	21"

DATE	REVISIONS	DESCRIPTION

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

WOOD FENCE DETAIL

DEAD TREES AND SCRUB OR UNDER GROWTH SHALL BE CUT FLUSH WITH ADJACENT GRADE. NO GRUBBING ALLOWED UNDER DRIP LINE.

PLANT CANOPY DRIP LINE

5'-FT (TYP.)

2"x4" WOOD POSTS

1"x4" WOOD RAILS

EXISTING LIMIT OF CANOPY DRIP LINE

PLAN VIEW OF PROTECTIVE FENCING AROUND SINGLE TREE - EXPAND AS NECESSARY

1"x4" HORIZ. WOOD RAILS

5" MIN.

3'-0" 6" O.C. MAX.

WARNING SIGN DETAIL

PLANT CANOPY DRIP LINE

8" MAX. VARIABLE AS DIRECTED BY THE ENGINEER

MIN. 12-1/2 GA. WIRES

6" STEEL T POST (FACTORY PAINTED)

ORANGE, UV RESISTANT, HIGH-TENSILE STRENGTH, POLY BARRICADE FABRIC (TYPICAL)

EXISTING LIMIT OF CANOPY DRIP LINE

PERFORATED PLASTIC FENCE DETAIL

PLANT CANOPY DRIP LINE

8" MAX. VARIABLE AS DIRECTED BY THE ENGINEER

MIN. 12-1/2 GA. WIRES

6" STEEL T POST (FACTORY PAINTED)

ORANGE, UV RESISTANT, HIGH-TENSILE STRENGTH, POLY BARRICADE FABRIC (TYPICAL)

EXISTING LIMIT OF CANOPY DRIP LINE

PLAN VIEW OF PROTECTIVE FENCING AROUND SINGLE TREE - EXPAND AS NECESSARY

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 DRIP LINE OF TREES AND 1' MINIMUM OUTSIDE SHRUBS OR OTHER PLANTS.

DATE	REVISIONS	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 / Sawtooth Zelkova	B & B	3" CAL.	12' - 14' HT.	+/-38

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353 E. Six Forks Road
Raleigh, NC 27609
919.594.1626

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REVISIONS:

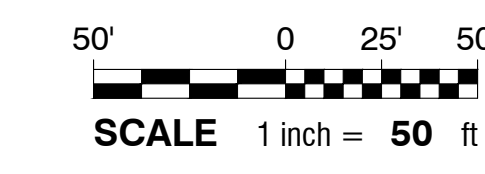
NO.	DATE	DESCRIPTION
1	5/22/23	SKETCH PLAN SUBMITTAL #1
2	1/17/24	SKETCH PLAN SUBMITTAL #2
3	10/21/24	MASTER PLAN SUBMITTAL #1
4	02/05/25	MASTER PLAN SUBMITTAL #2
5	05/29/25	MASTER PLAN SUBMITTAL #3
6	06/26/25	MASTER PLAN SUBMITTAL #4

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

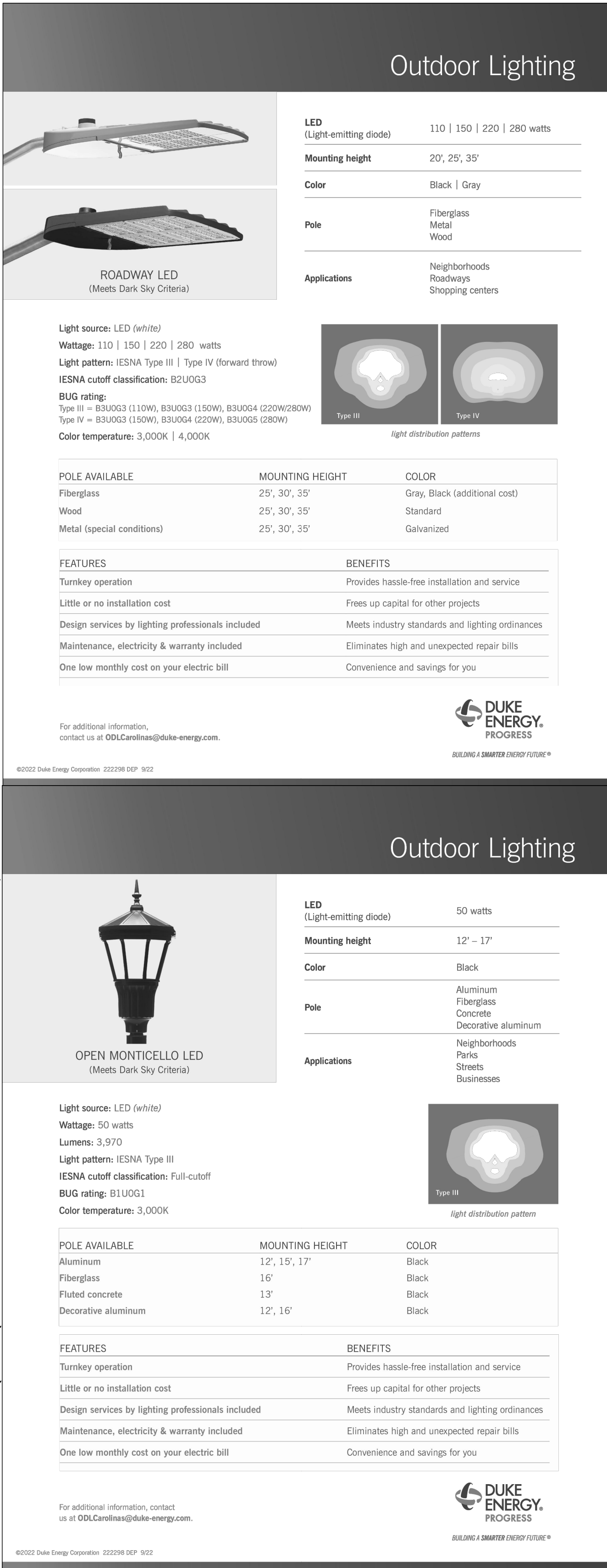
LANDSCAPE PLAN

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



Do Not Use for Construction - 06/26/25





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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FIBER CEMENT
BOARD AND BATTEN

COMPOSITE ROOF
SHINGLES

VINYL WINDOWS

FIBER CEMENT
LAP SIDING

BRICK ROWLOCK

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
- Composite Roof Shingles
- Wrapped Porch Columns

Denmark '2' - Front Elevation

Knightdale, NC

09.26.2024



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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

Knightdale, NC

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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

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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

09.26.2024



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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



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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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

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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

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Front Elevation 'C' Facing
Mingo Bluff Blvd.

6-Plex

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

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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

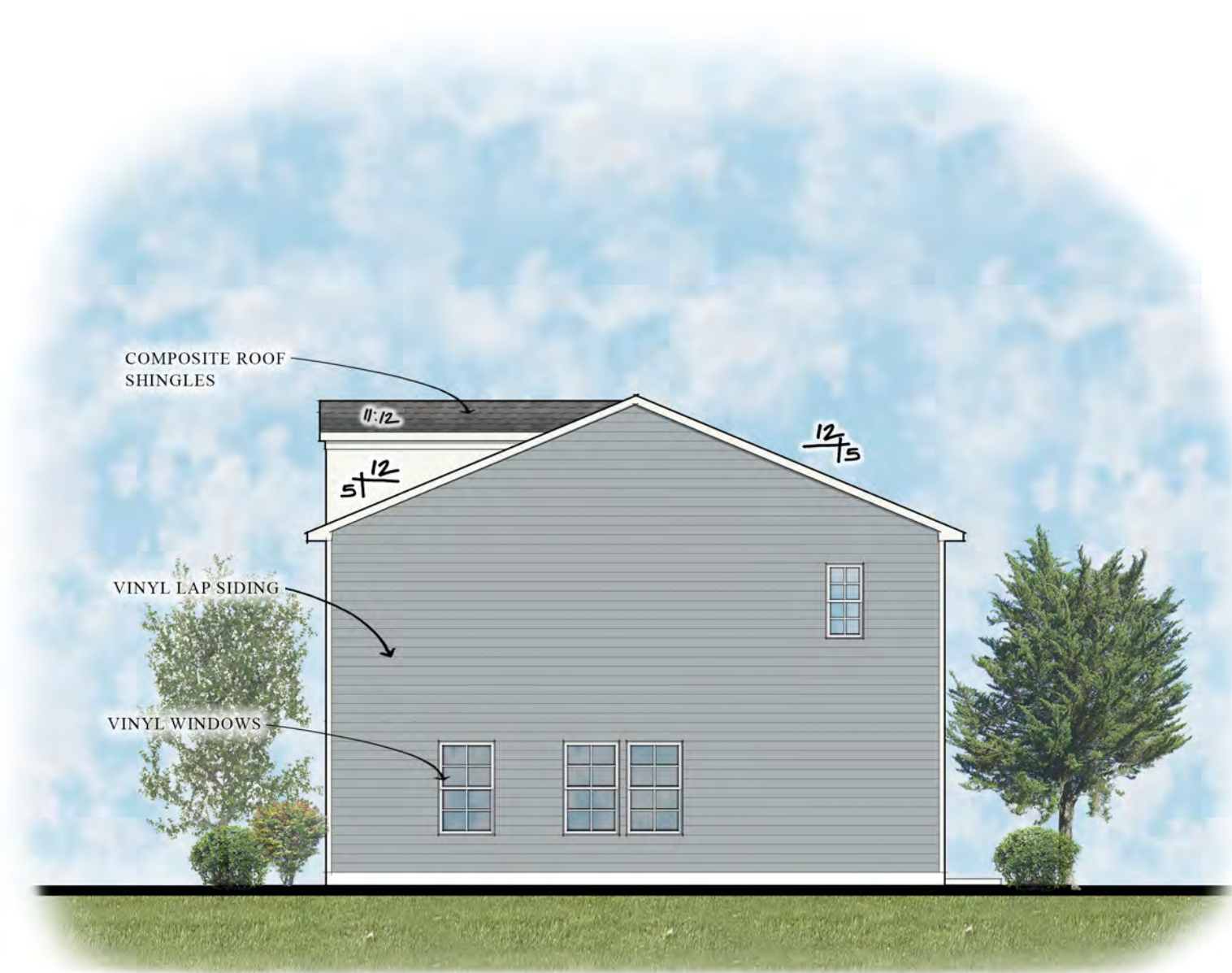
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Right Elevation

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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Front Elevation

6-Plex

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

06.04.2025



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Rear Elevation

6-Plex

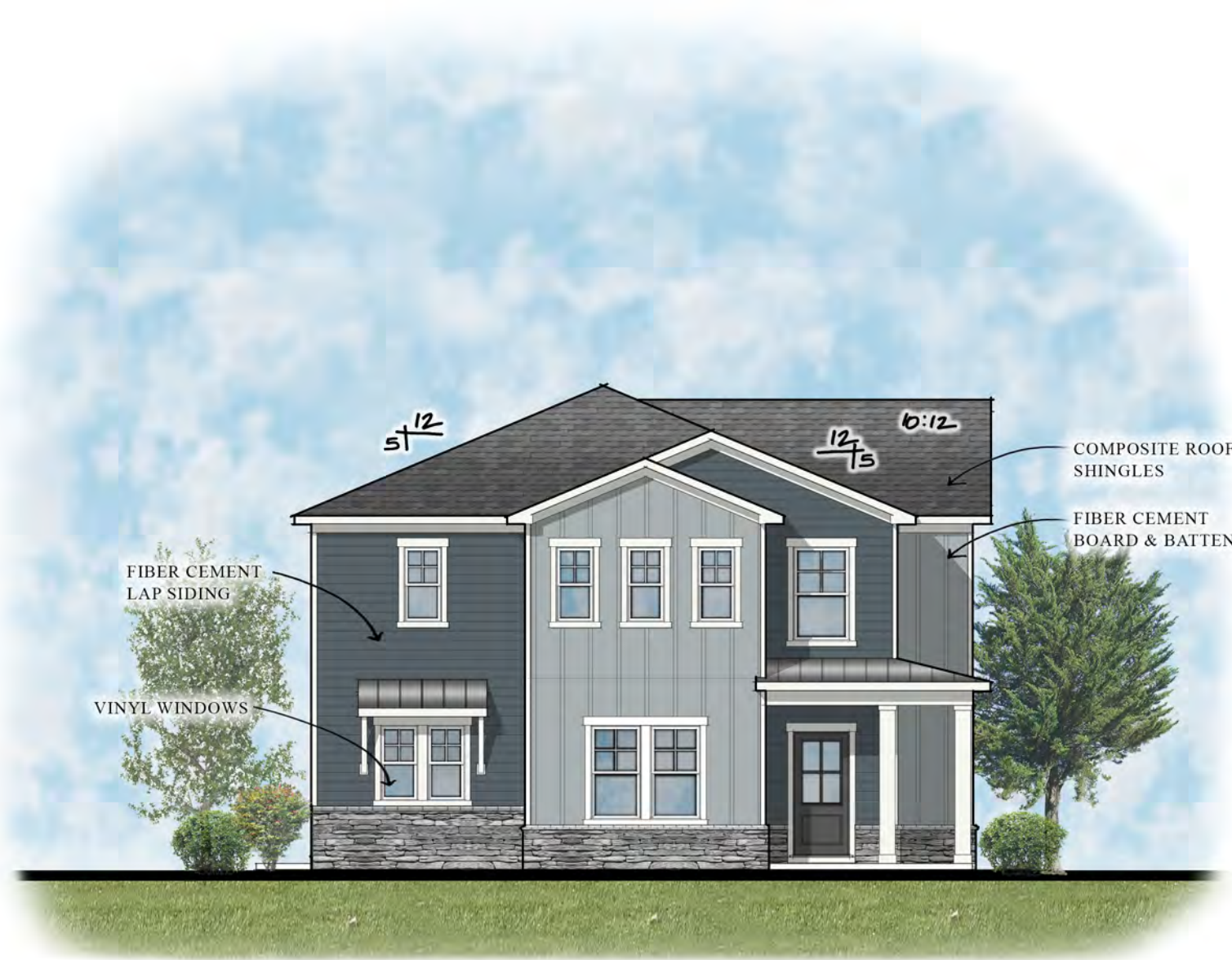
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06.04.2025



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Left Elevation
Facing Mingo Bluff Blvd.

6-Plex

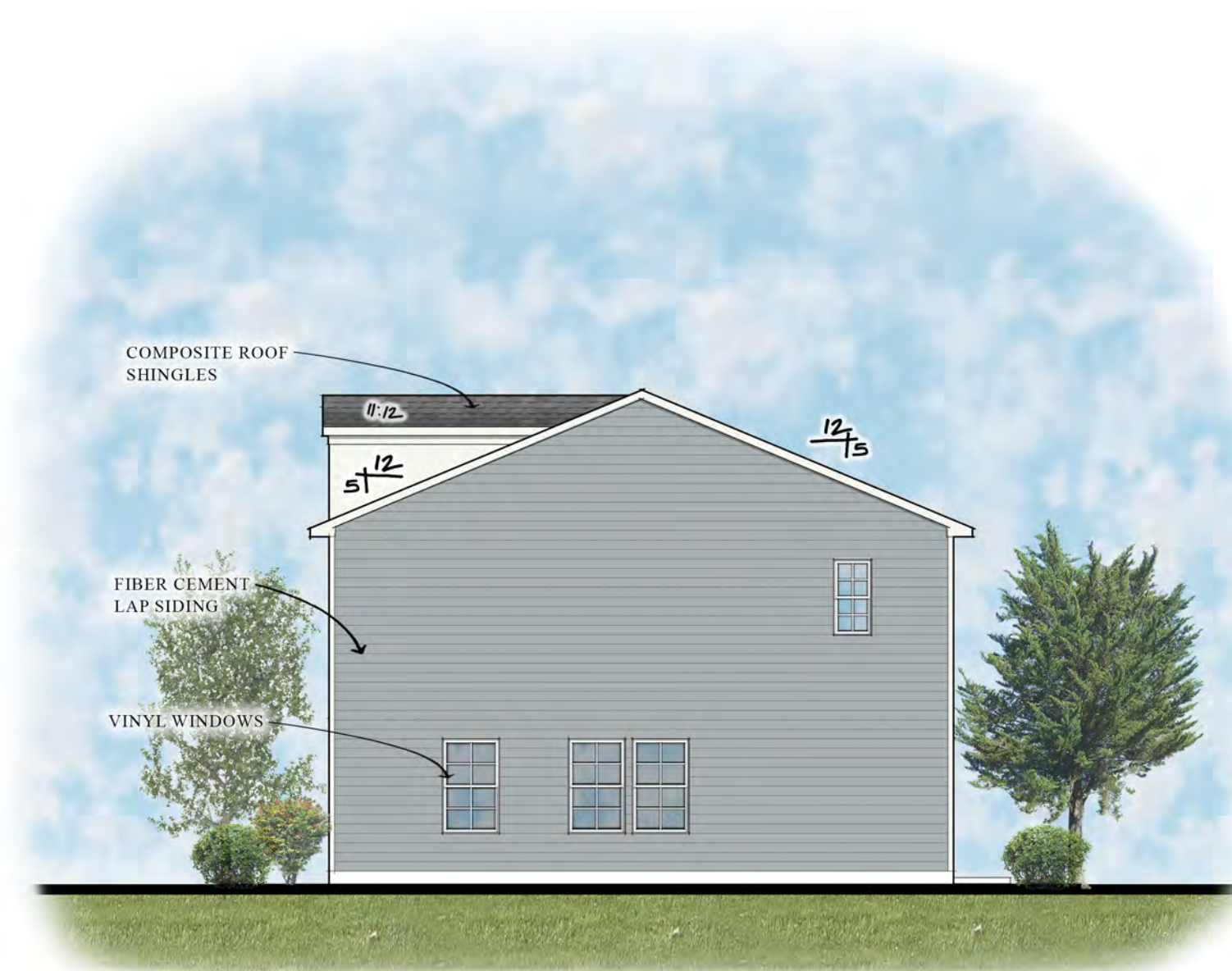
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Right Elevation

6-Plex

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

06.04.2025



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30' Single Family - Knightdale, NC

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25' Single Family - Knightdale, NC

06.05.2025



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Front Elevation

25' Single Family - Knightdale, NC

06.05.2025



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Rear Elevation

25' Single Family - Knightdale, NC

06.05.2025



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Left Elevation

25' Single Family - Knightdale, NC

06.05.2025



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Right Elevation

25' Single Family - Knightdale, NC

06.05.2025



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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

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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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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Facing Mingo Bluff Blvd.

Front Elevation

25' Single Family - Knightdale, NC

06.04.2025



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Side Elevation

25' Single Family - Knightdale, NC

06.04.2025



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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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Rear Elevation

25' Single Family - Knightdale, NC

06.04.2025



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