

CONCEPT / SKETCH PLAN NOTES

- 1. BASE FILE ASSEMBLED WITH WAKE COUNTY GIS PARCEL LINES, TOPOGRAPHIC INFORMATION, AND OTHER AVAILABLE RECORD PLANS.
- 2. ALL PRELIMINARY AND CONCEPTUAL DESIGN SKETCHES ARE SUBJECT TO FIELD VERIFICATION OF ITEMS INCLUDING BUT NOT LIMITED TO BOUNDARY SURVEY, TOPOGRAPHIC SURVEY, EXISTING UTILITIES, REGULATED STREAM BUFFERS, WETLANDS, FLOODPLAIN DELINEATIONS, SOIL CONDITIONS (SEPTIC SOILS), SPECIMEN TREE LOCATIONS AND RIGHT-OF-WAY DEDICATION. THESE ITEMS ARE VERIFIED DURING FUTURE DESIGN DEVELOPMENT PHASE OF THE PROJECT.
- 3. ALL AREA CALCULATIONS ARE PRELIMINARY AND WILL BE ADJUSTED WITH ACTUAL BOUNDARY SURVEY.

SITE DATA

PROJECT NAME: OLD FAISON VILLAGE

PIN: 1743-89-5866, 1753-88-6921

ADDRESS: 4402 OLD FAISON ROAD  
KNIGHTDALE

PLANNING JURISDICTION: TOWN OF KNIGHTDALE

SITE AREA: 58.85 ACRES ±

EXISTING ZONING: RT

PROPOSED ZONING: CONDITIONAL ZONING WITH UR12 BASE

EXISTING USE: VACANT

PROPOSED USE: TOWNHOMES, SINGLE-FAMILY ROW HOUSES, 50' SINGLE FAMILY HOMES, COMMERCIAL

PROPOSED NUMBER OF UNITS:

- 64 TOWNHOME LOTS (22x60) - 38%
- 33 ROW HOUSES (33x120) - 32%
- 51 50' SINGLE FAMILY LOTS (50x120) - 30%
- 168 TOTAL UNITS

PROPOSED DENSITY: 2.85 UNITS / ACRE

PARKING PROPOSED:

- 2 SPACES PER LOT (SINGLE FAMILY)
- 4 SPACES PER LOT (TOWNHOMES)
- 7,500-10,000/SF COMMERCIAL

ON-STREET GUEST PARKING MAY BE PROVIDED

OPEN SPACE REQUIRED: 15.7 ACRES

- 50% ACTIVE: 7.84 ACRES
- 50% PASSIVE: 7.84 ACRES

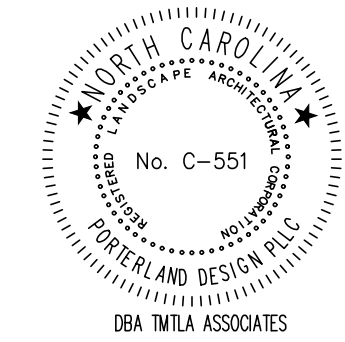
TOTAL OPEN SPACE PROPOSED: 25.0 ACRES (42.5% OF SITE)



1 CONCEPT PLAN  
C-1 SCALE: 1"=100'

100' 50' 0 100' 200'  
SCALE: 1" = 100'

TMTLA ASSOCIATES



LANDSCAPE ARCHITECTURE & LAND PLANNING  
5011 SOUTH PARK DRIVE, STE. 200, DUNHAM, NC 27713  
p: (919) 484-8880 e: info@tmtla.com

PRELIMINARY  
NOT FOR  
CONSTRUCTION

REVISIONS:

CONCEPT - 1  
KNIGHTDALE ASSEMBLAGE  
OLD FAISON RD  
KNIGHTDALE NC 27545

SCALE:  
AS NOTED  
DRAWN BY:  
TMT  
PROJECT #  
25013  
DATE:  
02/27/2025

SHEET  
C-1  
OF XX