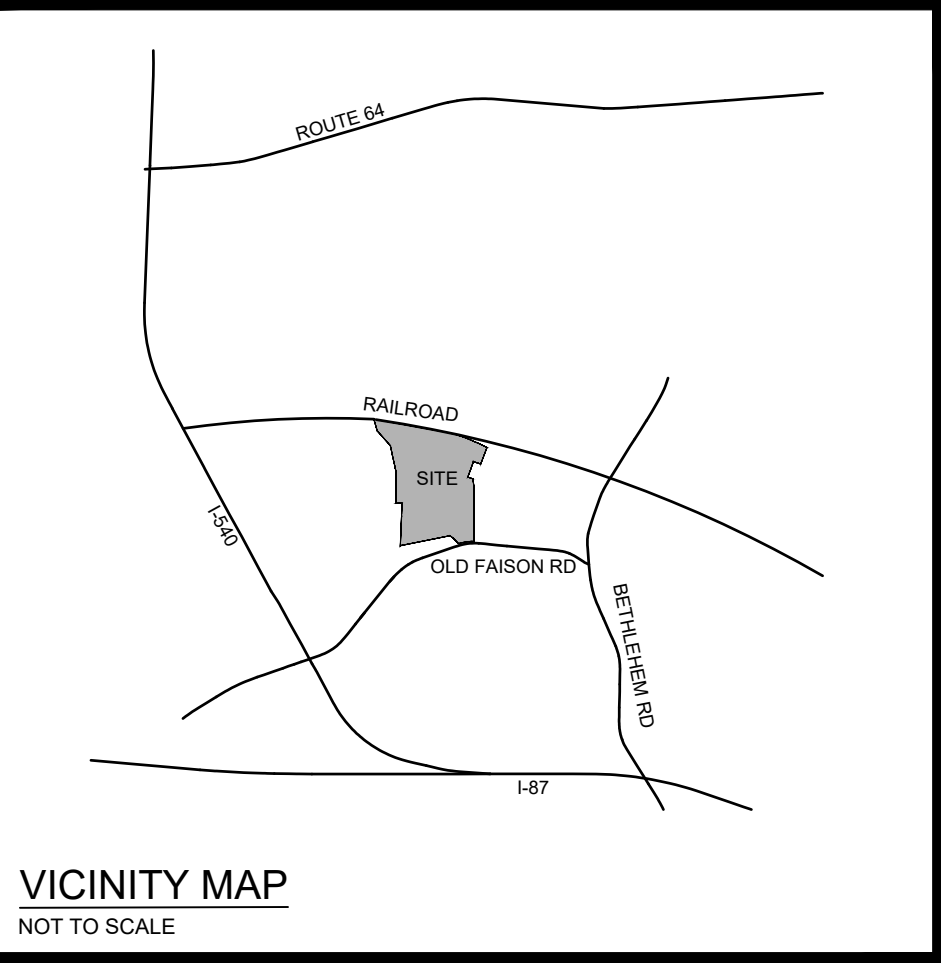
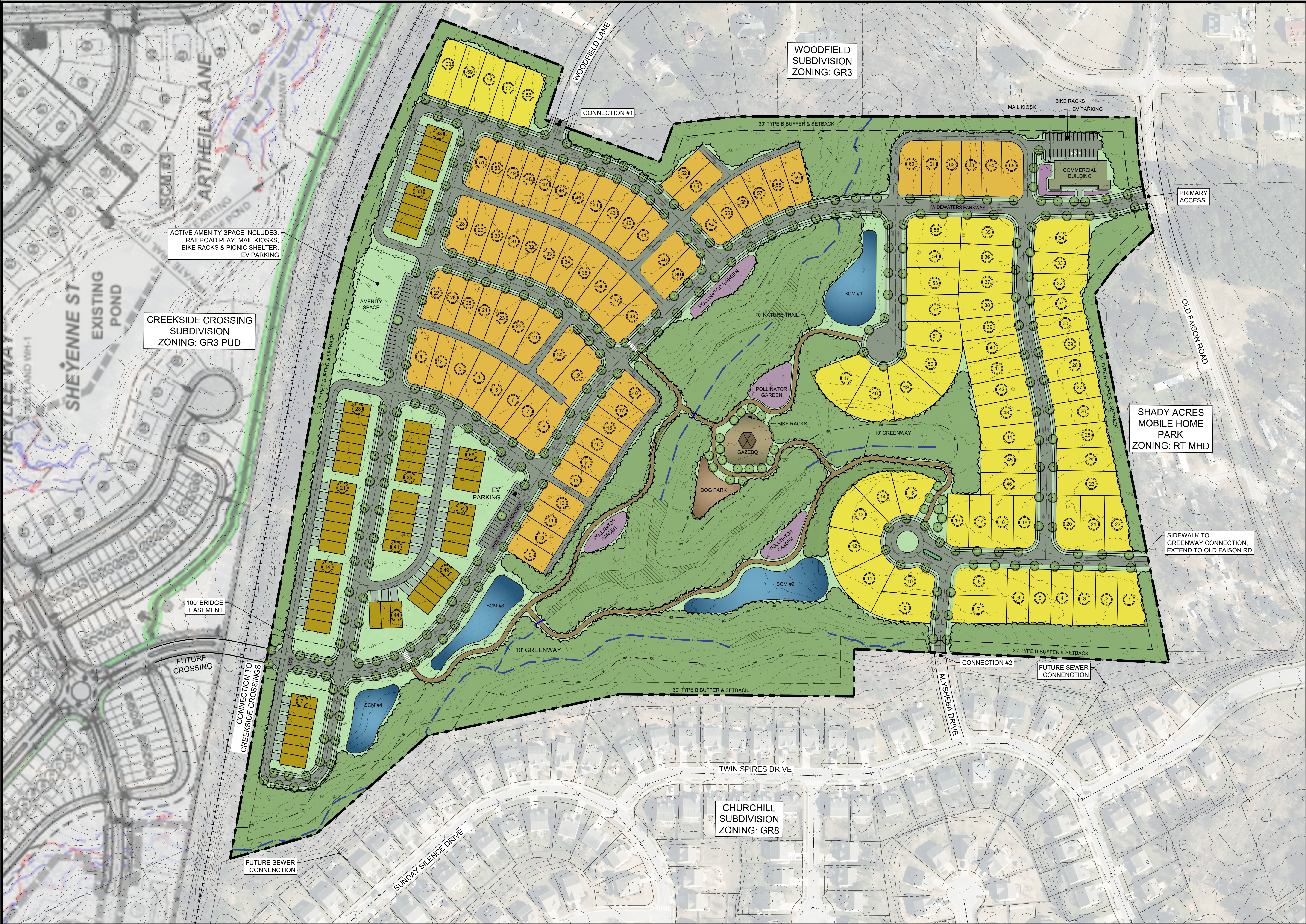


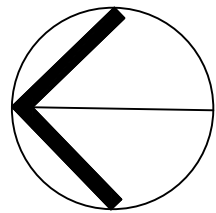


SITE DATA SUMMARY

PROJECT NAME:	OLD FAISON VILLAGE
PROPERTY OWNER:	G&F PROPERTIES LLC
PARCEL #:	0031642
PIN(S):	1743-89-5866, 1743-88-6921
SITE ADDRESS:	4402 OLD FAISON ROAD
JURISDICTION:	KNIGHTDALE
EXISTING ZONING:	RT
PROPOSED ZONING:	CONDITIONAL ZONING WITH UR12BASE
OVERLAY DISTRICT:	N/A
WATERSHED:	NEUSE RIVER
GROSS LOT ACREAGE:	58.85 AC. / 827,640 SF
NCDOT R/W DEDICATION:	0
NET LOT ACREAGE:	0
WIDEWATERS PARKWAY LENGTH:	2,470 LF.
GREENWAY (PUBLIC & PRIVATE):	3,500 LF.
PUBLIC SIDEWALKS (5' WIDE):	5,000+ LF.
SANITARY SEWER LINES & MANHOLES:	±6,700 LF. SS, 36 MANHOLES MIN.
CURRENT USE:	VACANT
PROPOSED USE:	TOWNHOMES, SINGLE-FAMILY ROW HOUSES, 50' SINGLE FAMILY HOMES, COMMERCIAL
CURRENT USE OF ADJACENT PARCELS:	SINGLE FAMILY RESIDENTIAL
BUILDING SETBACKS:	
FRONT:	30'
SIDE:	30'
REAR:	30'
BUILDING HEIGHT	
PROPOSED UNITS:	65 SINGLE-FAMILY ROW HOUSES 60 SINGLE FAMILY HOMES NW CORNER LOCATED IN FLOOD ZONE ACCORDING TO FEMA MAP #3720174300K
FLOOD ZONE:	

LEGEND	
	LOW DENSITY RESIDENTIAL
	MED DENSITY RESIDENTIAL
	HIGH DENSITY RESIDENTIAL
	STORMWATER CONTROL MEASURE
	POLLINATOR GARDEN
	DOG PARK
	COMMERCIAL BUILDING

PROJECT NOTE:
THIS MASTER PLAN IS CONCEPTUAL AND NOT FOR CONSTRUCTION. THIS PROJECT WILL REQUIRE TOWN OF KNIGHTDALE SITE PLAN APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION. CONCEPT PLAN IS INTENDED TO BE USED FOR PLANNING AND SCOPE DEVELOPMENT ONLY.



SCALE: 1" = 100'

