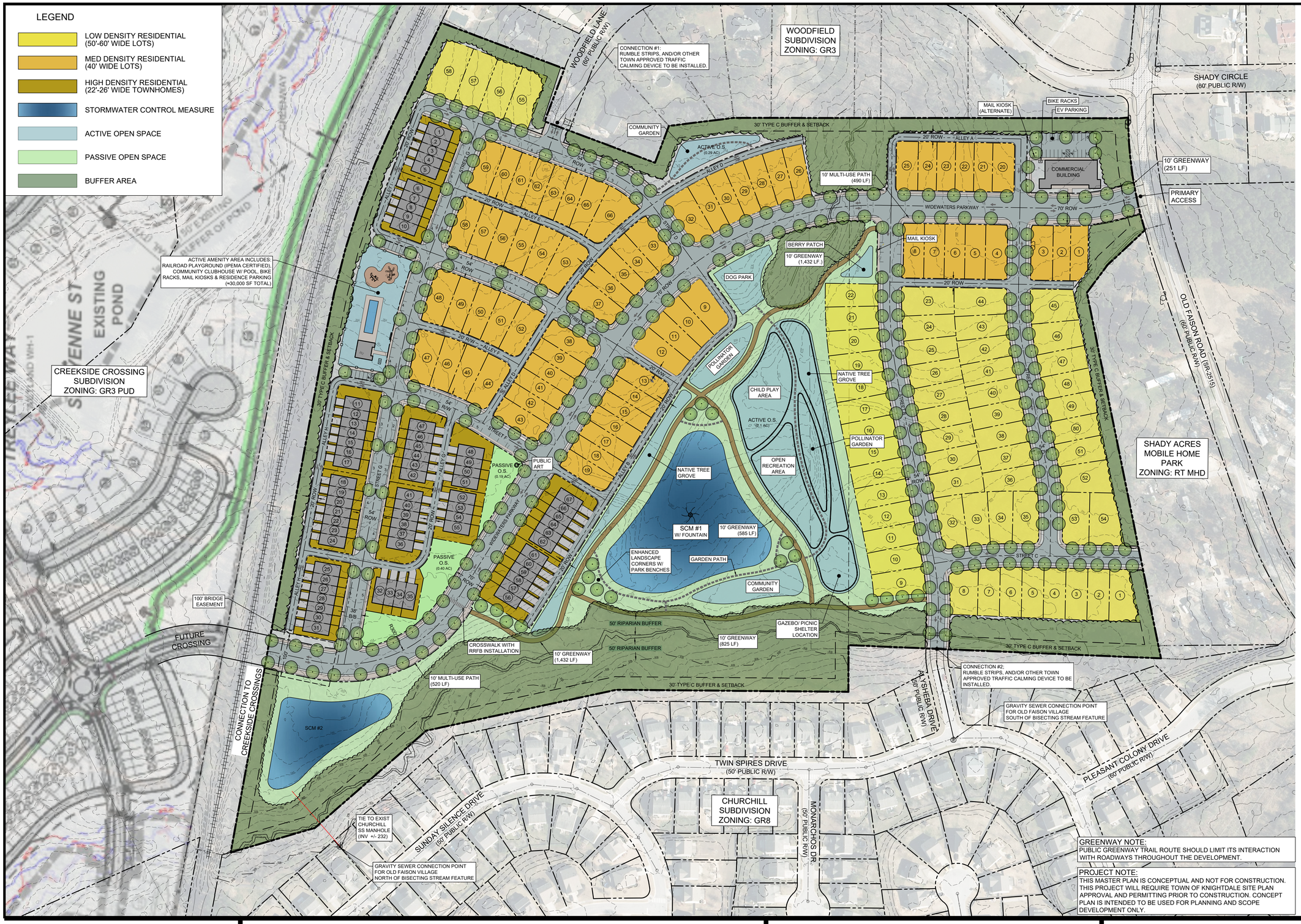
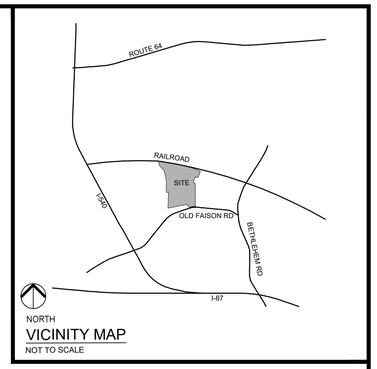


GREENWAY NOTE:
PUBLIC GREENWAY TRAIL ROUTE SHOULD LIMIT ITS INTERACTION WITH ROADWAYS THROUGHOUT THE DEVELOPMENT.

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.



VICINITY MAP
NOT TO SCALE

SITE DATA SUMMARY

PROJECT NAME:	FAISON RESERVE
PROPERTY OWNER:	MARLOWE & MOYE LLC PO BOX 20667 RALEIGH, NC 27619 PHONE: (919) 844-7888
PARCEL #:	0031642
PIN(S):	1743-89-5866, 1743-88-6921
SITE ADDRESS:	4402 OLD FAISON ROAD
JURISDICTION:	KNIGHTDALE
EXISTING ZONING:	RT
PROPOSED ZONING:	UR12 PUD
OVERLAY DISTRICT:	N/A
WATERSHED:	NEUSE RIVER
GROSS LOT ACREAGE:	2,518,207 SF./57.81 AC.
RIGHT OF WAY DEDICATION:	534,715 SF./12.27 AC.
NET LOT ACREAGE:	1,983,722 SF./45.54 AC.
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, 40' SINGLE-FAMILY ROW HOUSES, 50'-60' SINGLE FAMILY HOMES, COMMERCIAL
CURRENT USE OF ADJACENT PARCELS:	SINGLE FAMILY RESIDENTIAL
BUILDING SETBACKS:	
TOWNHOMES:	
FRONT (MAX.):	25'
SIDE (MIN.)	10'
REAR (MIN.)	15'
SINGLE-FAMILY:	
FRONT (MIN.):	10'
CORNER SIDE (MIN.):	10'
SIDE (MIN.)	20% LOT WIDTH
REAR (MIN.)	25'
COMMERCIAL:	
FRONT (MIN.):	10'
FRONT (MAX.):	30'
SIDE (MIN.):	6'
BUILDING HEIGHT	
PROPOSED UNITS:	67 TOWNHOMES 66 SINGLE-FAMILY ROW HOUSES 58 SINGLE FAMILY HOMES
FLOOD ZONE:	NW CORNER LOCATED IN FLOOD ZONE ACCORDING TO FEMA MAP #3720174300K

WATER ALLOCATION POINT TABLE:

BASE POINTS:	
MAJOR SUBDIVISION	15 PTS
BONUS POINTS:	
FULL CROSS SECTION OF EX. OFF-SITE PUB. STREET	6 PTS
> 2,000 LF OF 10-FOOT-WIDE PATH	6 PTS
> 4,000 LF OF 5-FOOT-WIDE-PUBLIC SIDEWALK	8 PTS
STORMWATER - WETLAND	5 PTS
EXCLUSIVE USE OF NATIVE LANDSCAPE SPECIES	5 PTS
OUTDOOR DISPLAY OF PUBLIC ART	4 PTS
INSTALLATION OF WAYFINDING/TOWN SIGNAGE	3 PTS
LAP POOL (4 LANE MIN.)	3 PTS
CLUBHOUSE (BATH & CHANGING ROOM ONLY)	3 PTS
IPEMA CERTIFIED PLAYGROUND EQUIPMENT	4 PTS
TOTAL POINTS	62 PTS

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

THE SITE GROUP, PLLC.
1111 Oberlin Road
Raleigh, NC 27605-1136 USA
Office: 919.835.4787
E Mail: BDM@thesitegroup.net

FAISON RESERVE

KNIGHTDALE, NC
4402 OLD FAISON ROAD

MASTER PLAN CONCEPT
PROGRESS 2025-10-09

SCALE: 1" = 100'

0 100 200 300 400

(DRAWING SCALED FOR 24x36 INCH PLOTS)

DATE: 08/27/2025
JOB CODE: L7OFRZ

DRAWING NUMBER
SK-1.0