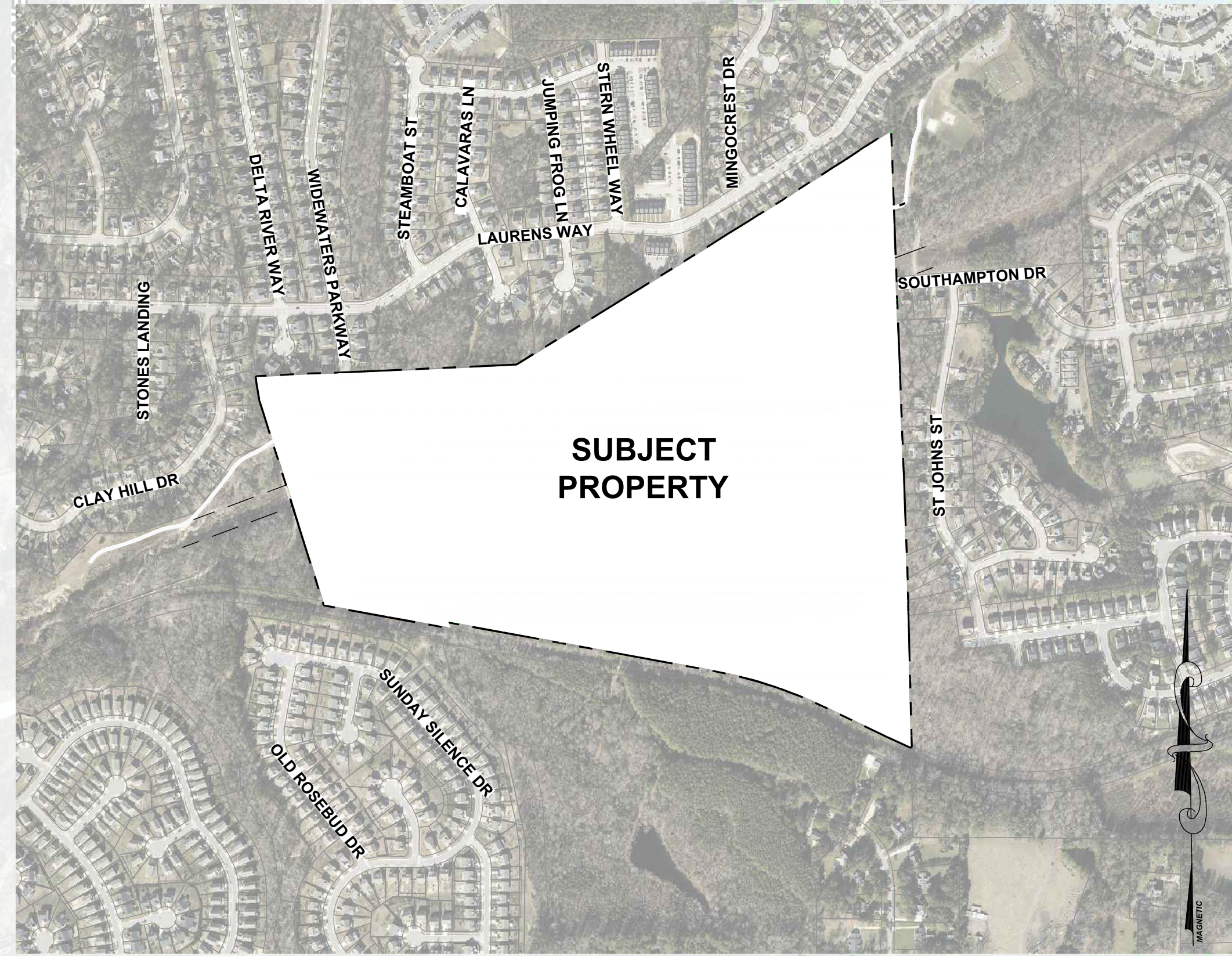


PRESERVE AT HALE TART PROPERTY

SKETCH PLAN REVIEW



VICINITY MAP

1" = 500'

| SITE DATA TABLE | |
|--|--|
| SITE AREA | 102.06 AC |
| PROPOSED ZONING | PD-GR3 |
| CURRENT ZONING | RT |
| EXISTING LAND USE | SINGLE FAMILY/ FORESTRY LAND |
| PROPOSED LAND USE | RESIDENTIAL |
| PROPOSED UNITS | 291 UNITS |
| 3 STORY TOWNHOMES 20' x 100' | 21 UNITS |
| TOWNHOMES 20' x 100' | 47 UNITS |
| SINGLE FAMILY 30' x 110' | 78 UNITS |
| SINGLE FAMILY 60' x 120' | 52 UNITS |
| SINGLE FAMILY 70' x 120' | 21 UNITS |
| MULTI-FAMILY 135' x 70' | 72 UNITS |
| REQUIRED OPEN SPACE | 7.40 AC |
| PROVIDED PASSIVE OPEN SPACE | 33.05 AC |
| PROVIDED ACTIVE OPEN SPACE | 8.03 AC |
| GREENWAY EASEMENT + MINGO CREEK TRAIL AREA | 1.87 AC |
| TRAIL | 0.59 AC |
| PARK AREAS | 3.56 AC |
| POOL SITE | 0.57 AC |
| CONNECTIVITY INDEX | 1.52 |
| PROPERTY | BREWER, PAMELA LEIGH FAISON HALE, TERESA ANN FAISON - PIN: 1744711175, 1744910921, 1744619718 & 1744920445. TART, DEBORAH JANE TART, MELTON E JR - PIN: 1744811114 & 1744713798. SITE ADDRESS: 805 SOUTHAMPTON DR, KNIGHTDALE, WAKE COUNTY, NC 27545 |

| TREE SAVE REQUIREMENT | |
|--|-------------------------------|
| 9,730 LF X 20 LF = 194,600 SQ FT REQUIRED (4.68 ACRES) | |
| TREE COVERAGE PROVIDED | 1,083,034 SQ FT (24.86 ACRES) |

| WATER ALLOCATION POINTS | |
|---------------------------------|------------------|
| BASE POINTS | |
| MAJOR SUBDIVISION | 15 POINTS |
| BONUS POINTS | |
| CONSTRUCTED WETLAND | 5 POINTS |
| STORMWATER BMP FOUNTAIN | 5 POINTS |
| 4 ON-STREET PARKING SPOTS | 4 POINTS |
| ARCHITECTURAL STANDARDS | 15 POINTS |
| CLUBHOUSE - BATHROOM ONLY | 3 POINTS |
| IPEMA PLAYGROUND | 4 POINTS |
| RESORT STYLE POOL (2,500 SQ FT) | 2 POINTS |
| TOTAL POINTS | 53 POINTS |

| SETBACK TABLE | | | | |
|---------------------|--|--|---------------------------------------|----------------------------------|
| | FRONT LOAD SINGLE FAMILY LOT STANDARDS | FRONT LOAD SINGLE FAMILY LOT STANDARDS | REAR LOAD SINGLE FAMILY LOT STANDARDS | REAR LOAD TOWNHOME LOT STANDARDS |
| MINIMUM LOT SIZE | 8,400 SF | 7,200 SF | 3,300 SF | 2,000 SF |
| LOT WIDTH | 70' | 60' | 30' | 20' |
| SIDE SETBACK | 5' | 5' | 3' | 10' |
| CORNER SIDE SETBACK | 10' | 10' | 10' | 10' |
| REAR SETBACK | 20' | 20' | 20' | 20' |
| DRIVEWAY LENGTH | 35' | 35' | 35' | 35' |
| FRONT SETBACK | 10' | 10' | 10' | 10' |
| BUILDING SEPARATION | | | | 10' |



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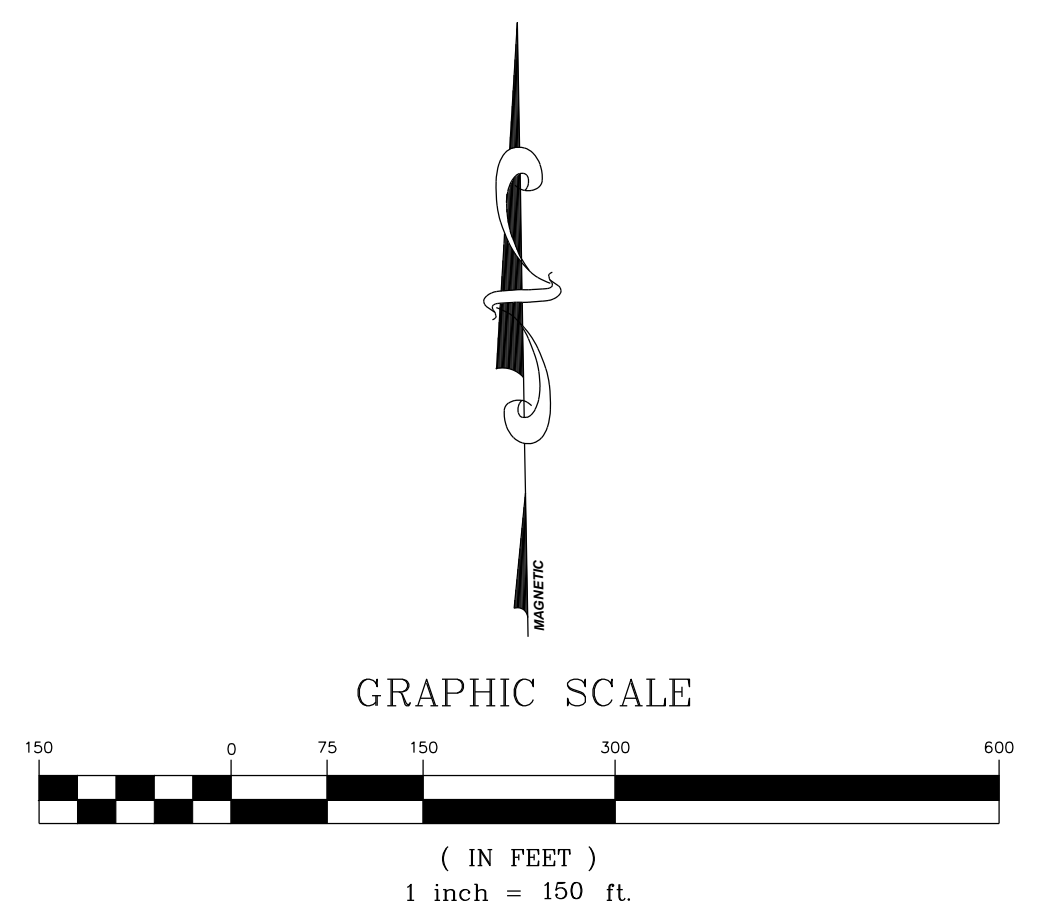
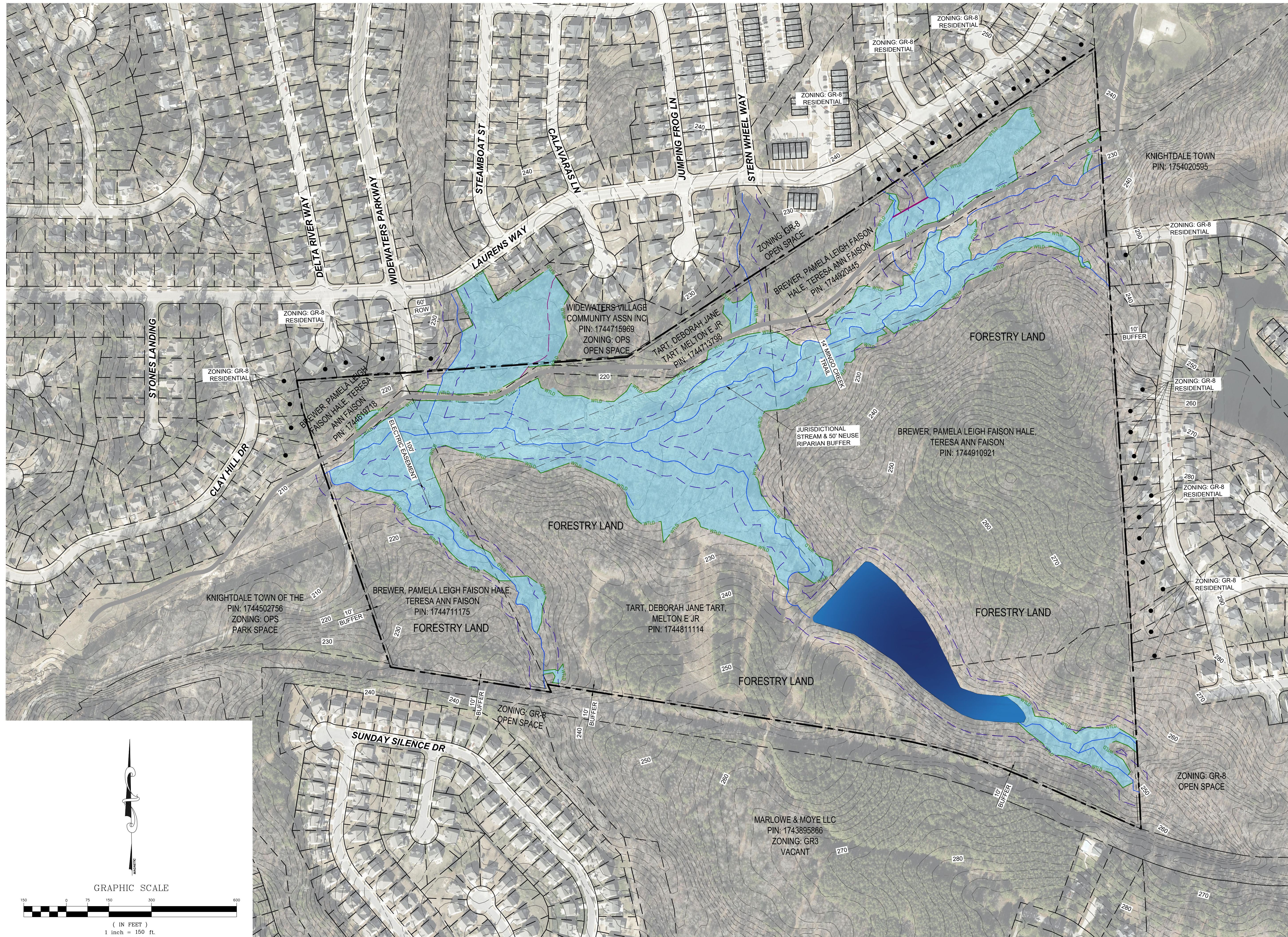
| STRONG ROCK PROJECT | | | | |
|---------------------|-------|----------|-------------|----------|
| DATE | SCALE | AS SHOWN | DESIGNED BY | DRAWN BY |
| | | | JWL | JWL |
| | | | JWL | JWL |
| | | | JWL | JWL |

KNIGHTDALE - HALE TART PROPERTY
TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
SKETCH PLAN
COVER SHEET

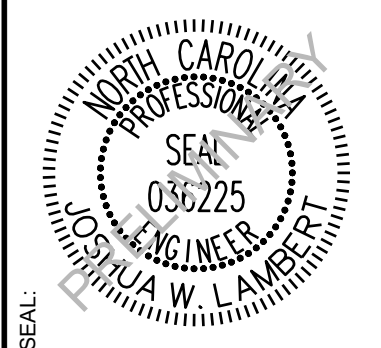
DRAWING SHEET

C-1.0

| No. | REVISIONS | DATE | BY |
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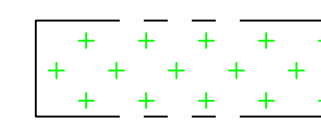


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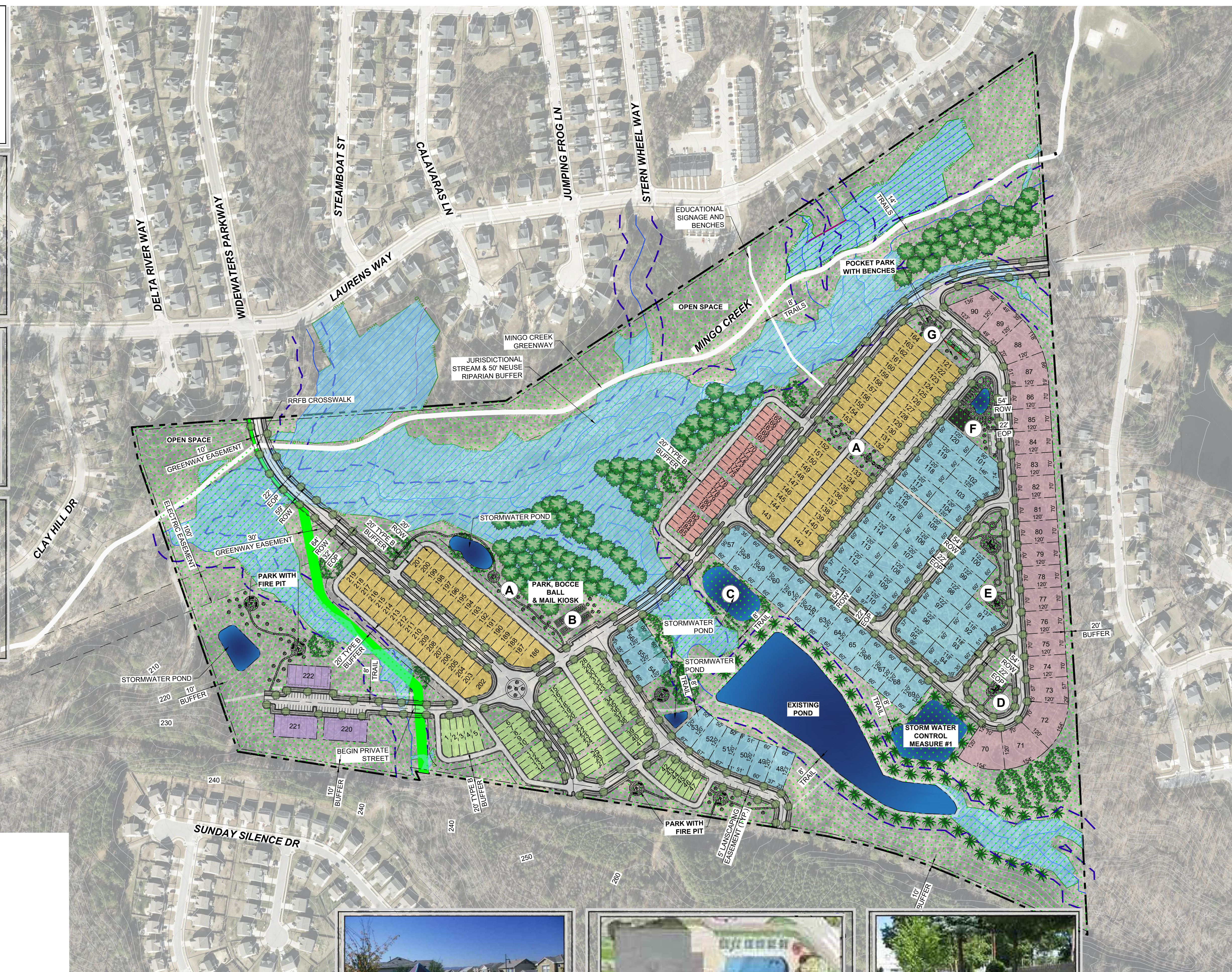
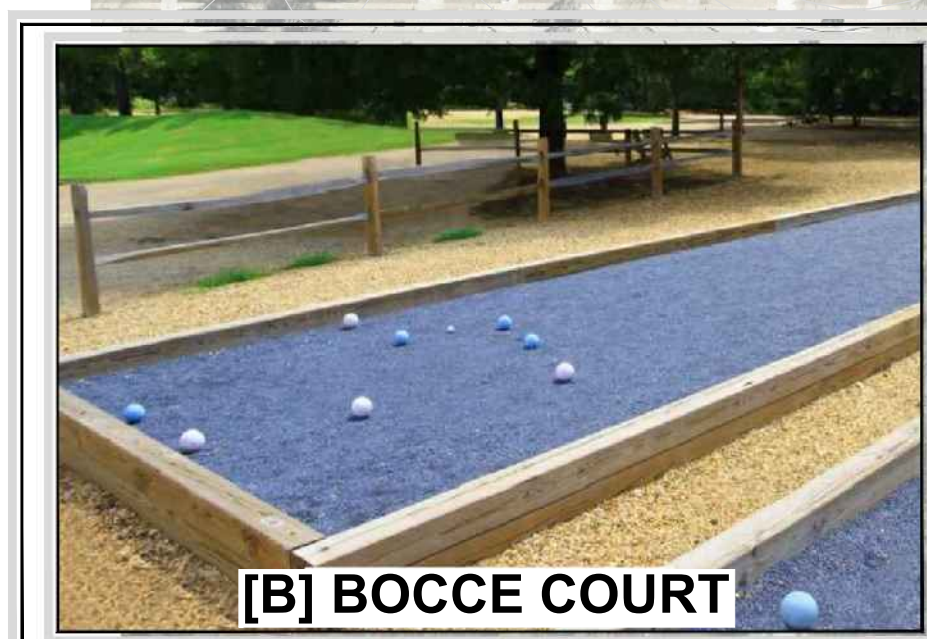
| DATE | SCALE | DESIGNED BY | DRAWN BY | CHECKED BY |
|------|----------|-------------|----------|------------|
| | AS SHOWN | JWL | JWL | JWL |

KNIGHTDALE - HALE TART PROPERTY
 TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
SKETCH PLAN
 EXISTING CONDITIONS AND
 ENVIRONMENTAL INVENTORY


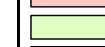




DRAWING SHEET
C-2.0

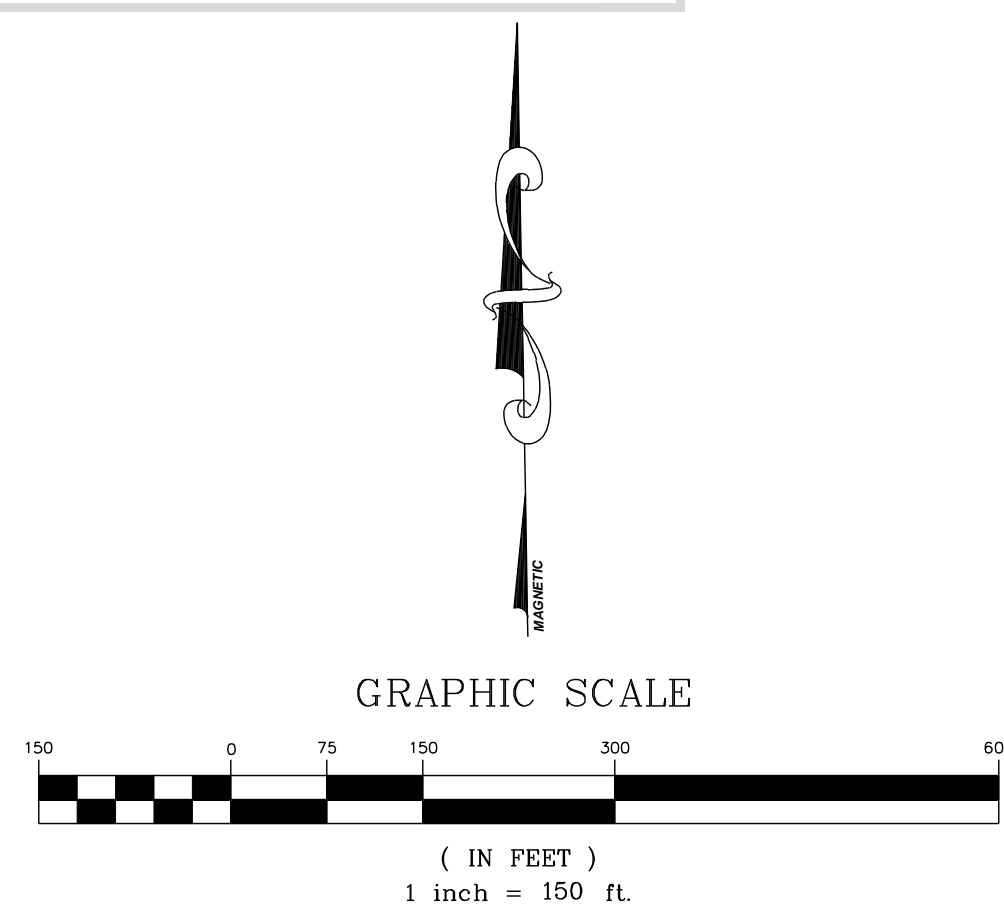
LEGEND:

-  OPEN SPACE
-  POND
-  ROAD

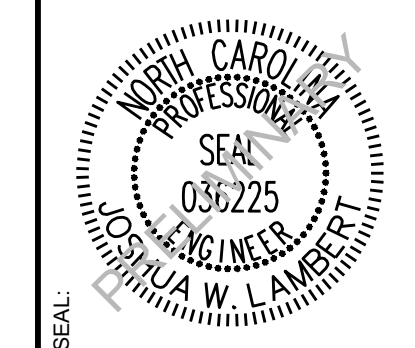


PRELIMINARY SKETCH "D"

| | | | |
|---|-------------------|-----------------|----------------|
|  | 3 STORY TOWNHOMES | 20' x 100' LOTS | 21 UNITS (7%) |
|  | TOWNHOMES | 20' x 100' LOTS | 47 UNITS (16%) |
|  | SINGLE FAMILY | 30' x 110' LOTS | 78 UNITS (27%) |
|  | SINGLE FAMILY | 60' x 120' LOTS | 52 UNITS (18%) |
|  | SINGLE FAMILY | 70' x 120' LOTS | 21 UNITS (7%) |
|  | BUILDING | 135' x 70' LOTS | 72 UNITS (25%) |
| | | | 291 UNITS |



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| | | AS SHOWN | JWL | JWL | JWL |

KNIGHTDALE - HALE TART PROPERTY
TOWN OF KIGHTDALE, WAKE COUNTY, NORTH CAROLINA

SKETCH PLAN

PRELIMINARY PLAT

DRAWING SHEET
C-3.0

03 OF 06



SINGLE FAMILY FRONT-LOADED #1



SINGLE FAMILY FRONT-LOADED #4



SINGLE FAMILY FRONT-LOADED #2



SINGLE FAMILY FRONT-LOADED #3

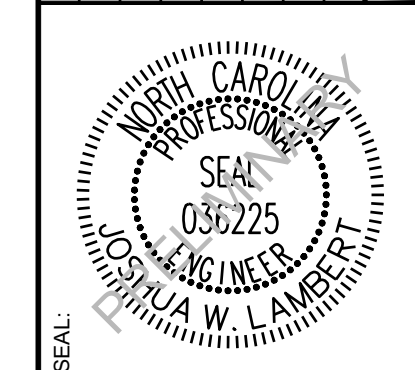
ARCHITECTURAL CONDITIONS:

- TOWNHOMES SHALL BE TWO-STORY HOMES AND THREE STORY HOMES WITH A MINIMUM WIDTH OF 20' WIDE AND HAVE A MINIMUM HEATED AREA OF 1,400 SQUARE FEET. THREE-STORY TOWNHOMES WILL COMPRISE AT LEAST 30% OF PRODUCT MIX.
- NEO TRADITIONAL SINGLE FAMILY DETACHED HOMES SHALL BE REAR LOADED TWO-STORY HOMES BUILT ON LOTS LESS THAN 60 FEET WIDE WITH A MINIMUM HEATED AREA OF 1,500 SQUARE FEET.
- SINGLE FAMILY RANCH DETACHED HOMES SHALL BE BUILT ON LOTS AT LEAST 60 FEET WIDE WITH A MINIMUM HEATED AREA OF 1,480 SQUARE FEET, AND NO MORE THAN 25% OF THE RANCH HOMES MAY BE LESS THAN 1,500 SQUARE FEET.
- TRADITIONAL SINGLE FAMILY DETACHED HOMES SHALL BE TWO-STORY HOMES BUILT ON LOTS AT LEAST 60 FEET WIDE WITH A MINIMUM HEATED AREA OF 2,100 SQUARE FEET.
- ALL HOMES WILL EITHER CONSIST OF A SINGLE MATERIAL OF BRICK OR STONE OR WILL HAVE A COMBINATION OF 2 OR MORE OF THE FOLLOWING MATERIALS ON THE FRONT FAÇADE (NOT INCLUDING FOUNDATIONS): STONE, BRICK, LAP SIDING, FIBER CEMENT SIDING, SHAKES, OR BOARD AND BATTEN SIDING, WITH SIDE AND REAR FAÇADES OF FIBER CEMENT SIDING. WHEN 2 MATERIALS ARE USED, THE MATERIALS SHALL BE DIFFERENT BUT COMPLIMENTARY COLORS. VINYL MAY ONLY BE USED OF SOFFITS, FASCIA, AND CORNER BOUNDS.
- ALL SINGLE FAMILY DETACHED HOMES WILL HAVE FRONT PORCHES WITH A MINIMUM DEPTH OF 5 FEET. TOWNHOMES WILL HAVE RECESSED FRONT PORCHES WITH A MINIMUM DEPTH OF 5 FEET AND/OR BALCONIES.
- ALL TRADITIONAL SINGLE FAMILY DETACHED HOMES WILL HAVE A REAR PATIO OR DECKS A MINIMUM OF 10' X 10'. ALL SINGLE FAMILY RANCH DETACHED HOMES WILL HAVE A MINIMUM 6' X 10' COVERED PATIO.
- MAIN ROOF PITCHES (EXCLUDING PORCHES) FRONTING THE STREET WILL BE AT LEAST 7:12, WITH THE EXCEPTION OF RANCH HOMES IN WHICH 6:12 SHALL BE ALLOWED.
- FOR EVERY 30 FEET (OR FRACTION) OF CONTINUOUS SIDE ELEVATION (CALCULATED ON A PER FLOOR BASIS), THERE SHALL BE ONE WINDOW OR DOOR ADDED TO THE SIDE ELEVATIONS. ANY SIDING BREAK ON THE SIDE OF THE HOME, SUCH AS A FIREPLACE, SIDE PORCH, OR WALL OFFSETS MAY BE USED AS AN ALTERNATE TO WINDOWS.
- THERE SHALL BE A MINIMUM 12 INCH OVERHANG ON EVERY GABLE END FOR EVERY HOME.
- GARAGES ON ALL NEO TRADITIONAL SINGLE FAMILY DETACHED HOMES AND TOWNHOMES SHALL BE ALLEY FED.
- ALL SINGLE FAMILY DETACHED HOMES SHALL BE RAISED FROM THE FINISHED GRADE A MINIMUM OF 18" AND SHALL HAVE STEM WALL OR RAISED SLAB FOUNDATIONS THAT SHALL BE COVERED ON ALL SIDES WITH BRICK OR STONE. AREAS UNDER PORCHES MAY BE ENCLOSED WITH LATTICE.
- ALL SINGLE FAMILY ATTACHED HOMES SHALL BE RAISED FROM THE FINISHED GRADE A MINIMUM OF 12" AND SHALL HAVE STEM WALL OR RAISED SLAB FOUNDATIONS THAT SHALL BE COVERED ON ALL SIDES WITH BRICK OR STONE. AREAS UNDER PORCHES MAY BE ENCLOSED WITH LATTICE.
- ANY SINGLE FAMILY HOMES WITH A CRAWL SPACE SHALL BE WRAPPED IN BRICK, OR STONE ON ALL SIDES AND 18" EXPOSED FOUNDATION.
- FOR FRONT LOAD SINGLE FAMILY DETACHED HOMES, NO MORE THAN 10% CAN HAVE GARAGE DOORS THAT EXCEED 45% OF THE OVERALL WIDTH OF THE HOUSE, AND IN NO CASES CAN THE GARAGE DOOR EXCEED 48% OF THE OVERALL WIDTH OF THE HOUSE.
- ALL HOMES SHALL HAVE FRONT DOOR GLASS INSERTS. 18. GARAGES FOR LOTS THAT ARE AT LEAST 60 FEET WIDE WILL NOT PROTRUDE MORE THAN SIX (6) FEET FROM THE FRONT PORCH OR STOOP AND ALL GARAGE DOORS SHALL HAVE WINDOW INSERTS AND HARDWARE.

NOTES:

ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY

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|---------------------|------|----------|-------------|----------|------------|
| | | AS SHOWN | JWL | JWL | JWL |

KNIGHTDALE - HALE TART PROPERTY
TOWN OF KIGHTDALE, WAKE COUNTY, NORTH CAROLINA
SKETCH PLAN
HOUSE ILLUSTRATION

DRAWING SHEET
C-4.0



SINGLE FAMILY FRONT-LOADED #5



SINGLE FAMILY REAR-LOADED #1



SINGLE FAMILY REAR-LOADED #4



SINGLE FAMILY FRONT-LOADED #6



SINGLE FAMILY REAR-LOADED #2



SINGLE FAMILY REAR-LOADED #5



SINGLE FAMILY FRONT-LOADED #7



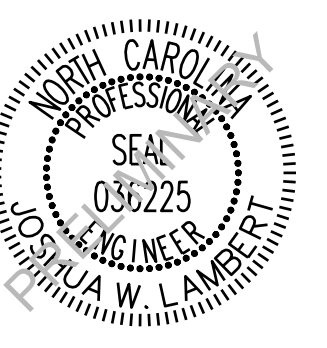
SINGLE FAMILY REAR-LOADED #3



SINGLE FAMILY REAR-LOADED #6

NOTES:

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|---------------------|
| STRONG ROCK PROJECT |
| DATE |
| SCALE AS SHOWN |
| DESIGNED BY JWL |
| DRAWN BY JWL |
| CHECKED BY JWL |

KNIGHTDALE - HALE TART PROPERTY
TOWN OF KIGHTDALE, WAKE COUNTY, NORTH CAROLINA
SKETCH PLAN
HOUSE ILLUSTRATION

DRAWING SHEET
C-4.1

