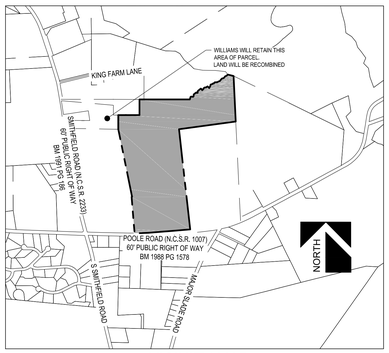


VICINITY MAP
SCALE: 1" = 1000'

LEGEND

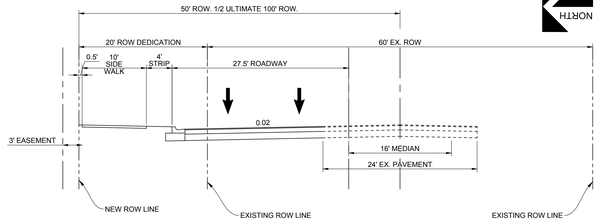
- ON STREET PARKING-STRIPED
- TYPICAL MEDIANS
- STREAM BUFFER
- PERIMETER BUFFER
- TREE SAVE
- POND
- ACTIVE OPEN SPACE (AOS)
- PASSIVE OPEN SPACE (POS)
- PUBLIC GREENWAY
- 35' SINGLE FAMILY
- 60' SINGLE FAMILY
- TOWNHOUSE
- DISC GOLF COURSE
- OS - OPEN SPACE LABEL

OPEN SPACE

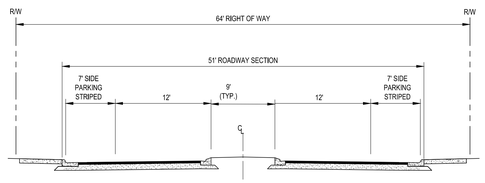
#	ACTIVE (SF)	PASSIVE (SF)	DISCRIPTION
OS-1		9,119	ENHANCED LANDSCAPING, SIDEWALK, BENCHES
OS-2		10,120	GATEWAY LANDSCAPING, PUBLIC ART
OS-3	47,698		CLUBHOUSE (MIN. 1,500 SF), RESORT STYLE POOL,PLAYGROUND, BIKE RACKS, PAVILION
OS-4		4,950	ENHANCED LANDSCAPING, ENHANCED MEANDERING SIDEWALK, BENCHES, PUBLIC ART
OS-5		10,297	ENHANCED LANDSCAPING, ENHANCED MEANDERING SIDEWALK, BENCHES, PUBLIC ART
OS-6		11,487	ENHANCED LANDSCAPING, ENHANCED MEANDERING SIDEWALK, BENCHES, PUBLIC ART, SWING PARK, PAVILION
OS-7		33,514	ENHANCED LANDSCAPING, ENHANCED MEANDERING SIDEWALK NETWORK, BENCHES
OS-8		26,246	ENHANCED LANDSCAPING, ENHANCED MEANDERING SIDEWALK, BENCHES, PUBLIC ART, SWING PARK, PAVILION
OS-9		7,564	ENHANCED LANDSCAPING, ENHANCED SIDEWALK NETWORK, BENCHES, SWING PARK
OS-10		9,471	ENHANCED LANDSCAPING
OS-11		5,450	ENHANCED ROADSIDE LANDSCAPING
OS-12	174,351		9-HOLE DISC GOLF COURSE, MONARCH BUTTERFLY WAY STATION, NATIVE PLANTINGS AND EDUCATIONAL SIGNAGE, BIKE RACKS
OS-13	19,344		DISC GOLF COURSE
OS-14		23,390	ENHANCED ROADSIDE LANDSCAPING
OS-15		11,004	SWING PARK, PAVILION
OS-16		15,896	PLAYGROUND, BIKE RACKS, PAVILION
TOTAL	241,393		ACTIVE (SF)
	5.54		ACTIVE (AC)
TOTAL		178,508	PASSIVE (SF)
		4.10	PASSIVE (AC)

NOTES:

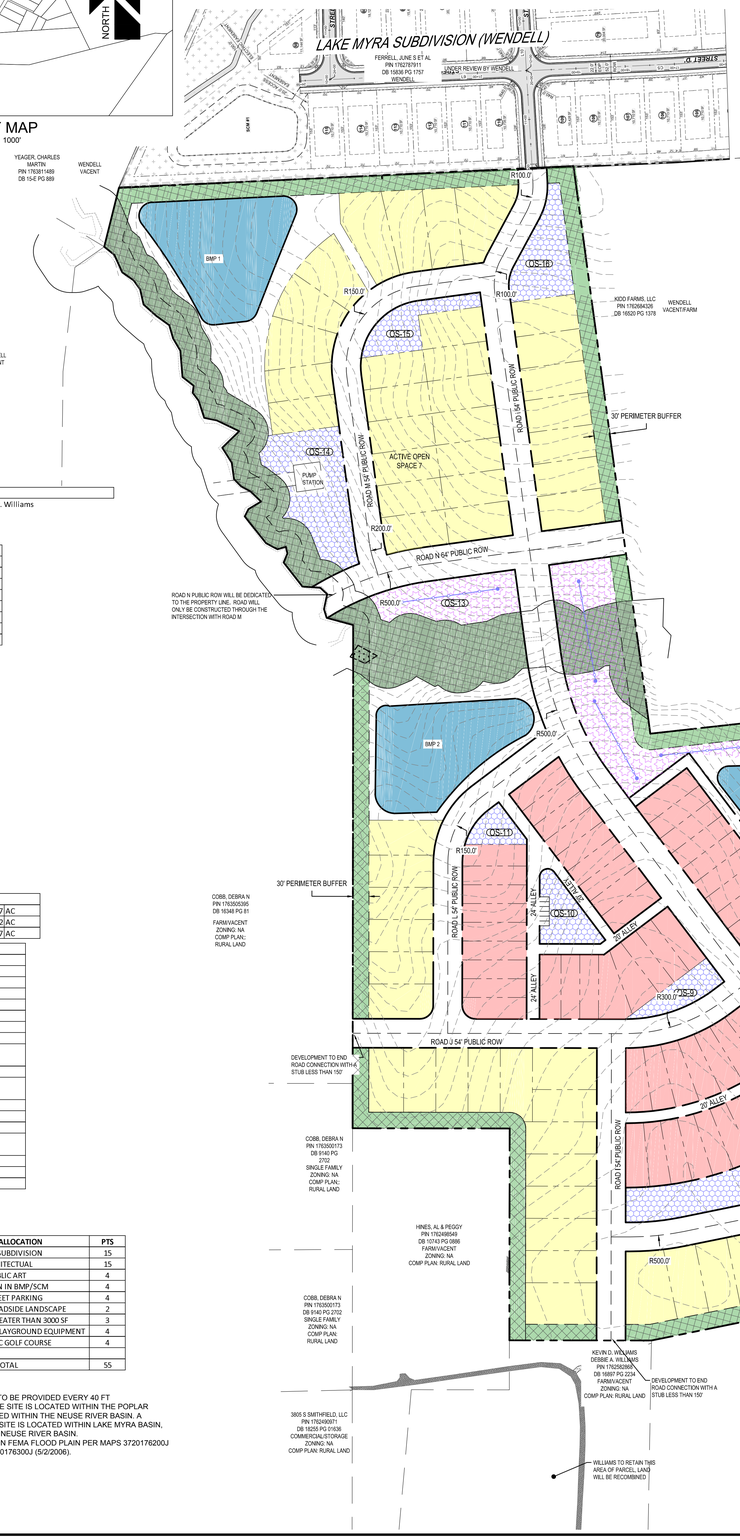
1. IN ORDER TO PROVIDE FLEXIBILITY DURING FINAL DESIGN, PUBLIC ART, PAVILION, PLAYGROUND AND SWING PARK ARE LISTED IN MULTIPLE LOCATIONS.
2. THE OVERALL PROJECT WILL PROVIDE A MINIMUM OF ONE(1) EACH OF THESE THREE ELEMENTS. ALL OTHER ITEMS WILL BE PROVIDED AS LISTED IN THE TABLE ABOVE EVEN IF SHOWN IN MULTIPLE LOCATIONS.
3. ENHANCED SIDEWALKS - IN ORDER TO PROVIDE A UNIQUE PEDESTRIAN STREETSCAPE, PUBLIC SIDEWALKS WITHIN THE RIGHT-OF-WAY WILL BE REPLACED BY ENHANCED MEANDERING SIDEWALKS WITHIN OPEN SPACE AREA 3-8 THESE SIDEWALKS WILL BE MAINTAINED BY THE HOMES OWNER'S ASSOCIATION AND WILL BE LOCATED WITHIN A PUBLIC SIDEWALK EASEMENT.

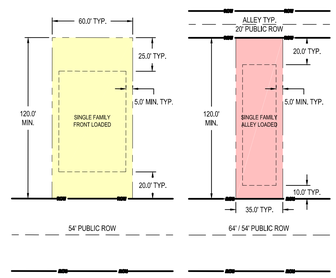


POOLE ROAD WIDENING
TYPICAL SECTION
(NTS)

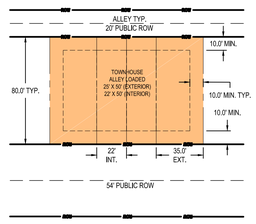


MAIN STREET SECTION
SIDE PARKING W/MEDIAN
(TWO WAY)
ROAD A & B

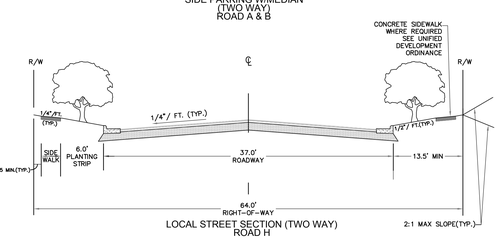




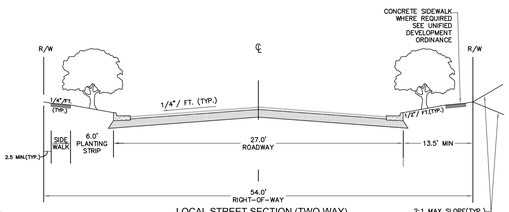
TYPICAL LOT LAYOUTS
SCALE: 1" = 40'



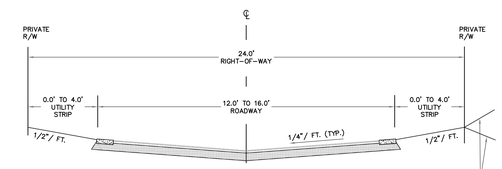
TYPICAL LOT LAYOUTS
SCALE: 1" = 40'



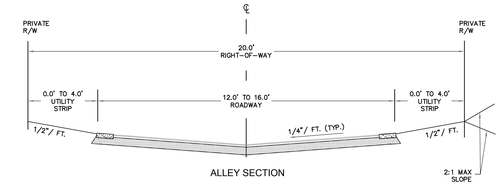
LOCAL STREET SECTION (TWO WAY)
ROAD H



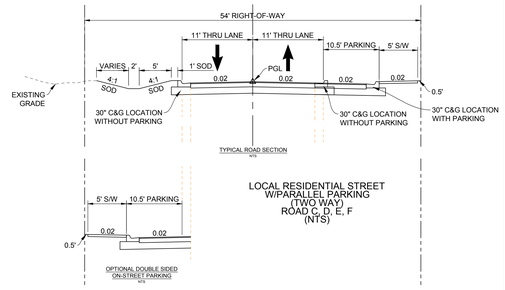
LOCAL STREET SECTION (TWO WAY)
ROADS G, I, J, K, L, M
ROADS C, D, E, F (WITHOUT PARKING)



ALLEY SECTION



ALLEY SECTION



LOCAL RESIDENTIAL STREET
W/PARALLEL PARKING
(TWO WAY)
ROAD C, D, E, F
(NTS)

SITE DATA TABLE

OWNER	Kevin D Williams and Debbie A. Williams Smithfield-Poole Holdings LLC
DEVELOPER	D.R. Horton

PIN#	AREA (AC)	AREA (SF)
1762595569	6.06	263,952
1762582868	58.19	2,534,845
1762572715	8.23	358,710
1762483243	0.76	33,519
GROSS AREA	73.25	3,191,026
ROW DEDICATION (POOLE ROAD)	0.46	19,919
NET AREA	72.80	3,171,107
EXISTING ZONING		
EXISTING USE	VACANT/AG	
PROPOSED ZONING	PUD-GRE8	
PROPOSED USE	SF RESIDENTIAL	
FRONT LOAD 60' SINGLE FAMILY	85	
ALLEY LOAD 35' SINGLE FAMILY	124	
ALLY LOAD TOWNHOMES	37	
TOTAL	246	
DENSITY DU/AC	3.4	
MAXIMUM DENSITY DU/AC		
CONNECTIVITY INDEX	1.7	
TREE SAVE AREA		
REQUIRED @10% (AC)	7.28	
PROVIDED (AC)	7.30	

NATURAL RESOURCES INVENTORY		
STREAM BUFFER	4.7	AC
WETLANDS	0.052	AC
FOREST COVER	57	AC

OPEN SPACE	UNITS	FACTOR	BEDS	
TOTAL BEDS OUTSIDE 1/2 MILE	246	3.5	861	
	(SF)	TOTAL SF	TOTAL AC	
OPEN SPACE CALC.	520	447,720	10.28	
REDUCTION	25%	335,790	7.71	
REQUIRED ACTIVE OPEN SPACE		167,895	3.85	
REQUIRED PASSIVE OPEN SPACE		167,895	3.85	
PROVIDED OPEN SPACE				
ACTIVE OPEN SPACE	240,892	SF	5.53	AC
PASSIVE OPEN SPACE	174,561	SF	4.01	AC
TOTAL	415,453	SF	9.54	AC
ADDITIONAL OPEN SPACE		SF	0.00	AC
ENVIRONMENTAL OPEN SPACE	211,652	SF	4.86	AC
TOTAL OPEN SPACE	1,042,558	SF	23.93	AC
% TOTAL OPEN SPACE	32.9%			

SETBACKS	
FRONT LOAD SINGLE FAMILY	
FRONT (FT)	20
SIDE (FT)	5
CORNER SIDE (FT)	5
REAR (FT)	25
MIN FRONT LOT WIDTH (FT)	60
MIN AREA (SF)	3500
ALLEY LOAD 35' SINGLE FAMILY	
FRONT (FT)	10
SIDE (FT)	5
CORNER SIDE (FT)	5
REAR (FT)	20
MIN FRONT LOT WIDTH (FT)	35
MIN AREA (SF)	1750

ALLEY LOAD TOWNHOMES	
FRONT (FT)	10
SIDE (FT)	10
CORNER SIDE (FT)	10
REAR (FT)	20
MIN FRONT LOT WIDTH (FT)	20

NOTE: DEVELOPER IS PROPOSING 5' SIDE AND CORNER SETBACKS AND 25' REAR SETBACKS WITH PUD

WATER ALLOCATION	PTS
MAJOR SUBDIVISION	15
ARCHITECTUAL	15
PUBLIC ART	4
FOUNTAIN IN BMP/SCM	4
ON-STREET PARKING	4
ENHANCED ROADSIDE LANDSCAPE	2
DECK/PATIO GREATER THAN 3000 SF	3
TOT LOT W/ IPEMA PLAYGROUND EQUIPMENT	4
9 HOLE DISC GOLF COURSE	4
TOTAL	55

NOTES:

1. STREETS TREES TO BE PROVIDED EVERY 40 FT
2. A PORTION OF THE SITE IS LOCATED WITHIN THE POPLAR CREEK WATERSHED WITHIN THE NEUSE RIVER BASIN. A PORTION OF THE SITE IS LOCATED WITHIN LAKE MYRA BASIN, NSW, WITHIN THE NEUSE RIVER BASIN.
3. SITE IS NOT WITHIN FEMA FLOOD PLAIN PER MAPS 3720176200J (5/2/2006) AND 3720176300J (5/2/2006).

G:\NCA\Projects\Tenaxnor\0318-01 Knightdale Assemblage\03_ENV\Exhibits\2022-0225 TOK_Sketch Plan\SV02\2022-0801 TOK Sketch Plan.dwg

BGE
5440 WADE PARK BLVD, SUITE 102
RALEIGH NC 27607
www.bgeinc.com
NC LICENSE #C-4397

KNIGHTDALE ASSEMBLAGE

DATE: 08/23/2022

0 100 200 300
SCALE: 1" = 100

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