

PARKSIDE AT WESTLAKE

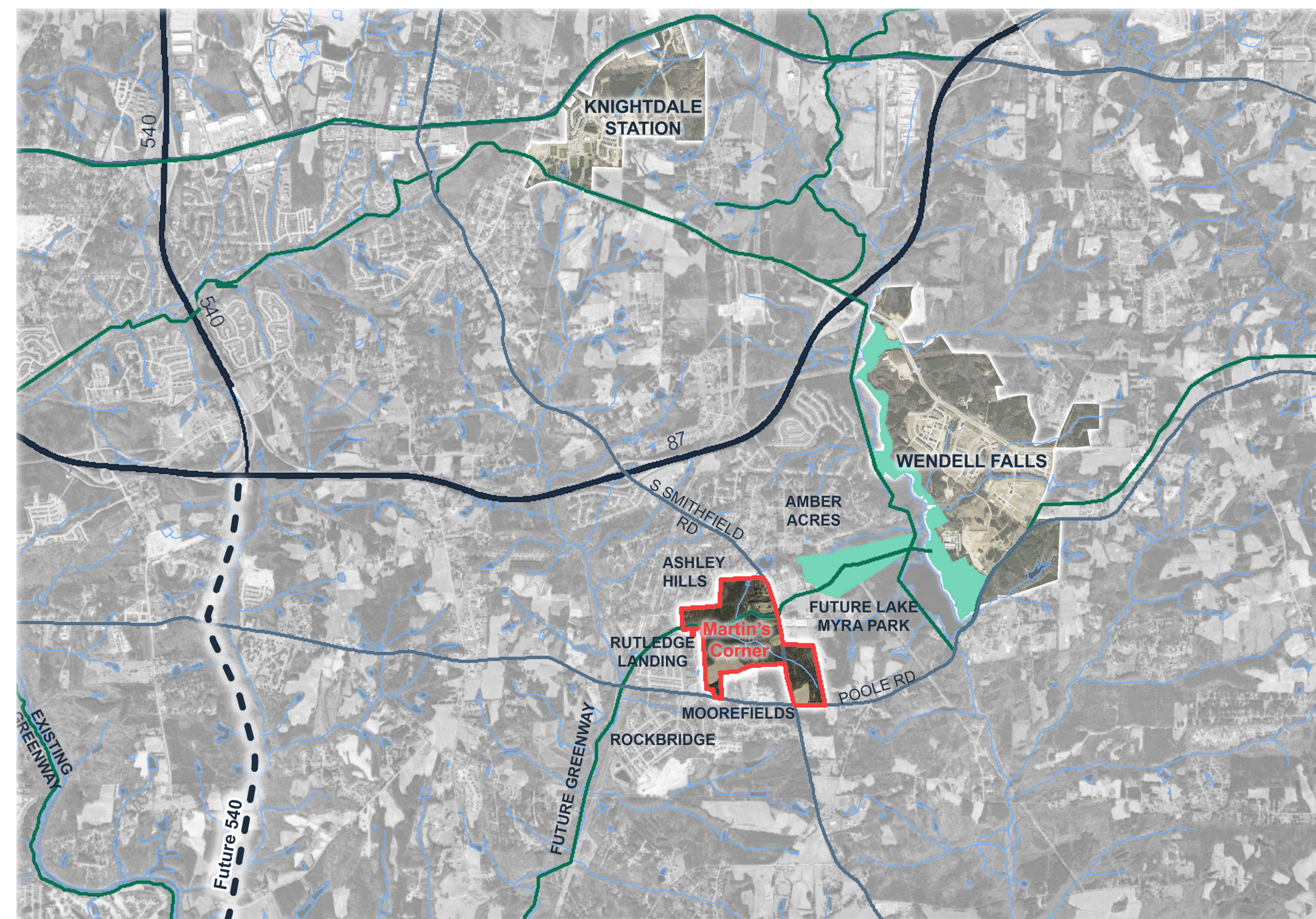
DEVELOPMENT DATA

TOTAL SITE ACREAGE: 210.55 AC.
ROW DEDICATION: 6.82 AC.
NET SITE ACREAGE: 203.73 AC.
EXISTING LAND USE: VACANT, AGRICULTURE
PROPOSED LAND USE: NMX PUD
PROPOSED UNITS: 1,069 UNITS
SINGLE FAMILY LOTS: 351 UNITS
TOWNHOME LOTS: 366 UNITS
APARTMENTS: 308 UNITS
UPPER STORY APARTMENTS: 44 UNITS
COMMERCIAL: 125-250 KSF (16.75 Ac.)

SITE CALCULATIONS

OPEN SPACE REQUIRED: 30.62 AC.
OPEN SPACE PROVIDED: 65.00 AC.+ (INCLUDES SCMS)
ACTIVE OPEN SPACE REQUIRED: 15.31 AC.
ACTIVE OPEN SPACE PROVIDED: 15.31 AC.
PASSIVE OPEN SPACE REQUIRED: 15.31 AC.
PASSIVE OPEN SPACE PROVIDED: 53.94 AC. (INCLUDES SCMS)
CONNECTIVITY INDEX REQUIRED: 1.50
CONNECTIVITY INDEX PROVIDED: 1.50

A COMPREHENSIVE COMMUNITY SKETCH PLAN



4001 S. SMITHFIELD RD
KNIGHTDALE, NC

PROPERTY OWNERS

SMITHFIELD POOLE HOLDINGS LLC
2310 S MIAMI BLVD STE 238
DURHAM NC 27703

OAKLEY, KENNY
700 BETHLEHEM RD
KNIGHTDALE NC

WATER ALLOCATION CALCULATIONS

MIXTURE OF USES BASE POINTS: 41 POINTS
NATURAL HABITAT CONSERVATION: 10 POINTS
2 POOLS: 4 POINTS
CLUBHOUSE: 7 POINTS
TOTAL POINTS: 62 POINTS

EXISTING CONDITIONS



MASTERPLAN



NOTES

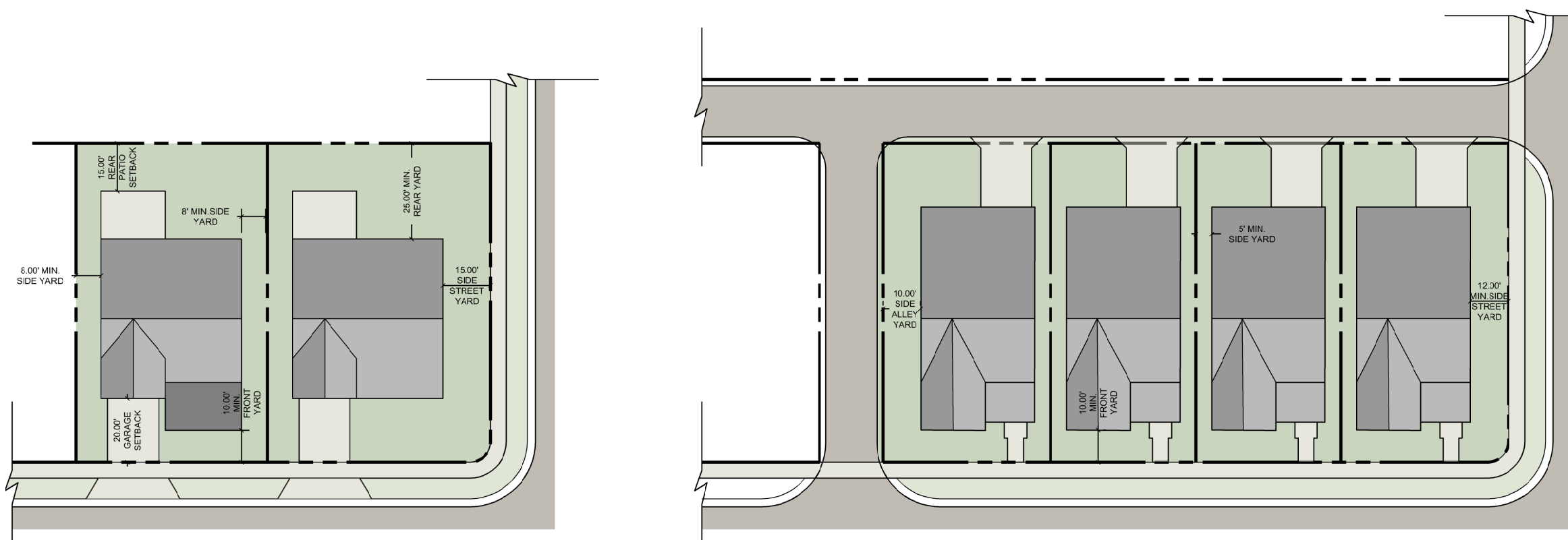
1. SEE STREET TYPOLOGIES FOR RIGHT OF WAY DIMENSIONS & STANDARDS.
2. POOLE & SMITHFIELD ROADS SHALL BOTH BE IMPROVED TO HALF THE BOULEVARD STANDARD RIGHT OF WAY ALONG THE FRONTAGE OF THE DEVELOPMENT. WHERE THE DEVELOPMENT ENCOMPASSES BOTH SIDES OF THE RIGHT OF WAY, THE ROAD SHALL BE IMPROVED THE FULL WIDTH.
3. ROAD IMPROVEMENTS NOTED ARE SUBJECT TO CHANGE PER FINDINGS OF TIA AND NCDOT.
4. COMMERCIAL LAYOUTS SHOWN ARE ILLUSTRATIVE IN NATURE. EXACT CONFIGURATION OF BUILDINGS AND PARKINGS TO BE DETERMINED AT SITE PLAN.

UNIT LEGEND

	FRONT LOADED SINGLE FAMILY LOT (63)
	REAR LOADED SINGLE FAMILY LOT (288)
	TOWNHOMES (366)
	APARTMENTS (308)
	COMMERCIAL (250,000 SF)
	VERTICALLY MIXED USE (44 UPPER FLOOR UNITS)

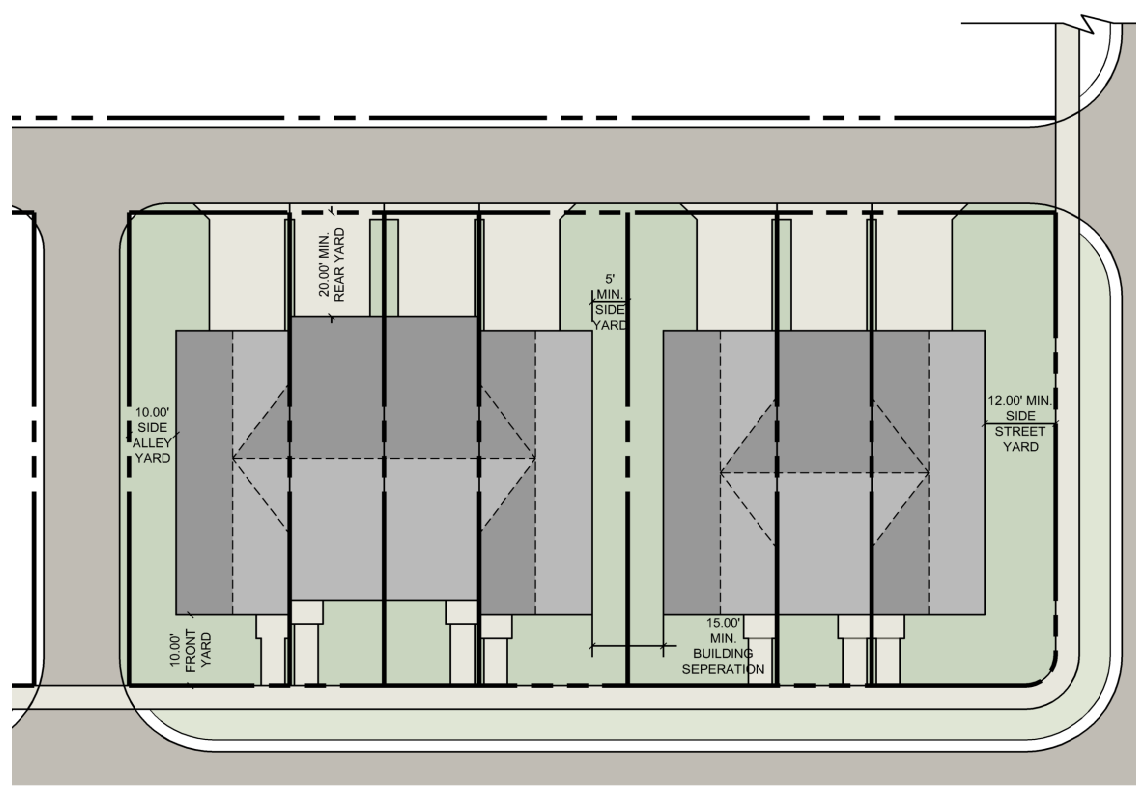
DEVELOPMENT STANDARDS

RESIDENTIAL LOT STANDARDS

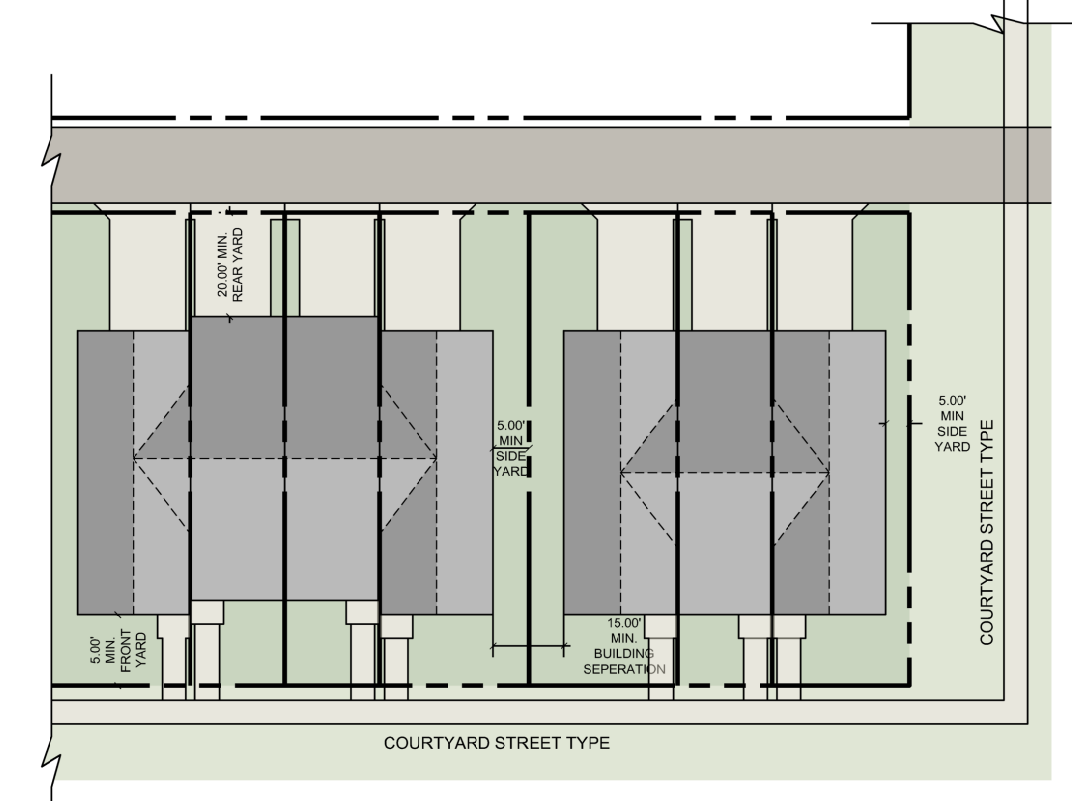


FRONT LOADED SINGLE FAMILY

REAR LOADED SINGLE FAMILY



TOWNHOMES ON STREETS

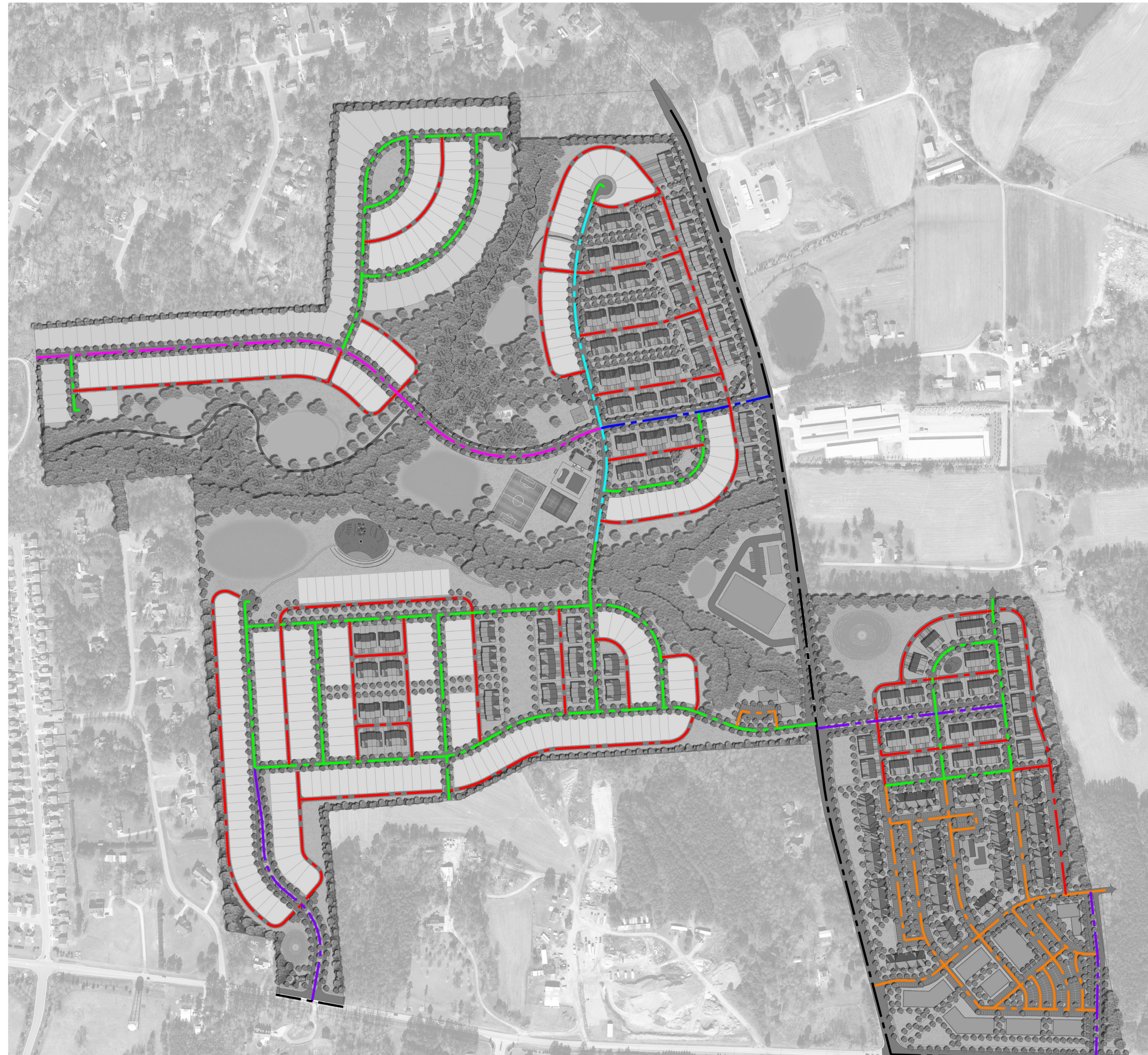


TOWNHOMES ON COURTYARDS

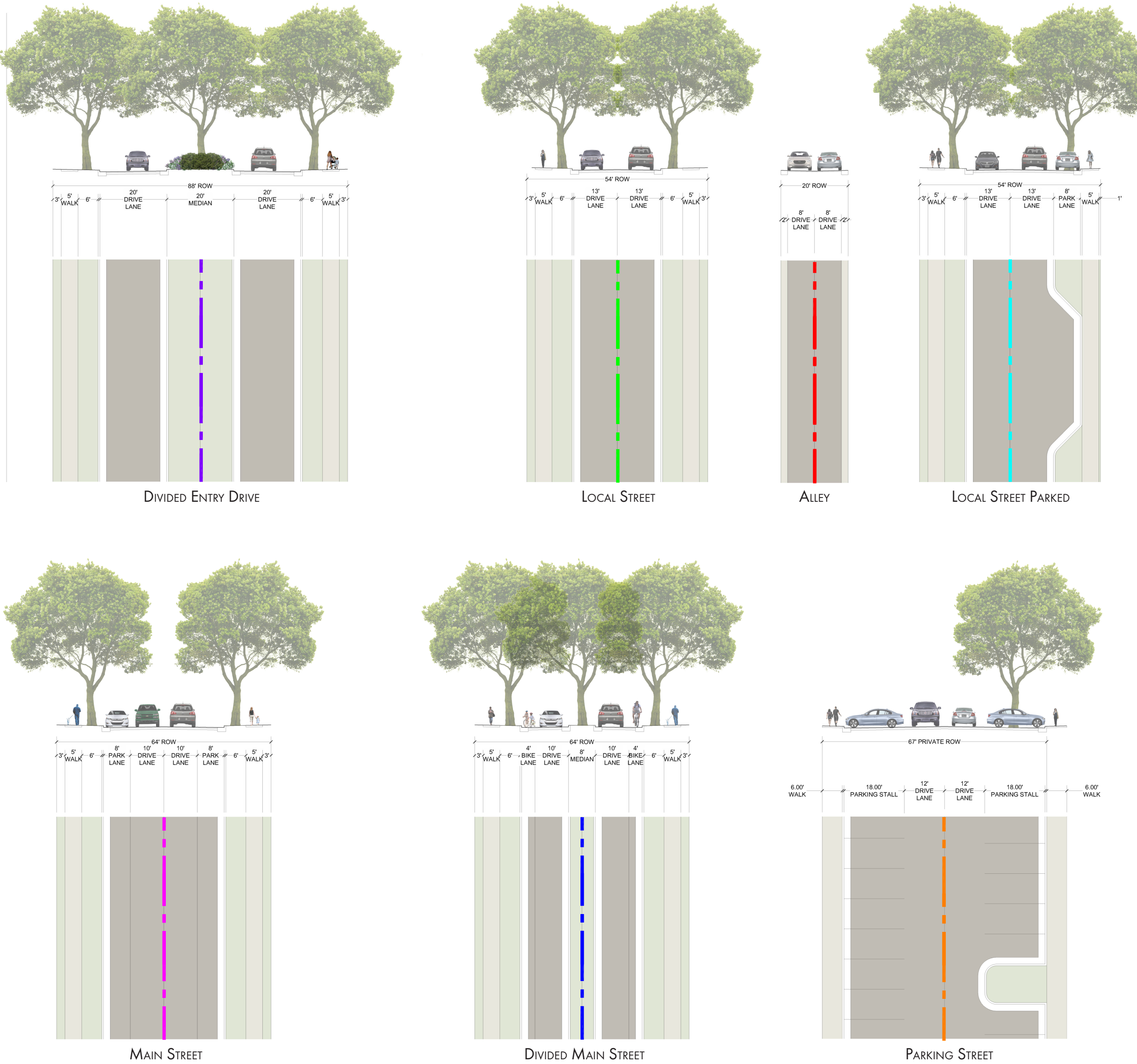
OPEN SPACE STANDARDS

1. RESIDENTIAL AMENITY CENTER SHALL INCLUDE THE FOLLOWING ELEMENTS:
 - LAP LANES
 - RECREATIONAL POOL WITH SPLASH CENTER
 - FITNESS CENTER
 - MEETING LOUNGE
2. APARTMENT AMENITY CENTER SHALL INCLUDE THE FOLLOWING ELEMENTS:
 - POOL WITH SUN DECK
 - FITNESS CENTER
 - LEASING OFFICE
 - LOUNGE

STREET TYPE KEY MAP



STREET TYPE SECTIONS



COMMERCIAL STANDARDS

1. USES ALLOWABLE IN NEIGHBORHOOD COMMERCIAL INCLUDE:
 - DAYCARE
 - CAFE/RESTAURANT
 - ANIMAL SERVICES
 - ARTS STUDIOS
 - FOOD TRUCKS
 - OFFICE
 - BAR/TAVERN/MICROBREWERY
 - TASTING ROOM
 - CULTURAL SERVICES/CENTER
 - RECREATIONAL FACILITIES
 - CONVENIENCE STORE (WITHOUT GAS)
 - PHARMACY
 - COWORKING
 - NON-TRADITIONAL SCHOOLS
 - NEIGHBORHOOD RETAIL
2. USES ALLOWABLE IN CORRIDOR COMMERCIAL INCLUDE:
 - GOVERNMENT SERVICES
 - POST OFFICE
 - RESTAURANTS
 - CONVENIENCE STORES WITH GAS
 - RETAIL <50,000 SF
 - INDOOR SELF-STORAGE
 - DAYCARE
 - RECREATIONAL FACILITIES
 - DRY CLEANING
 - BAR/TAVERN/MICROBREWERY
 - ARTS STUDIOS
 - ANIMAL SERVICES
 - OFFICE
 - BANKS
 - NEIGHBORHOOD MANUFACTURING
3. USES ALLOWABLE IN COMMERCIAL CENTER INCLUDE:
 - ALL USES ALLOWABLE IN NMX ZONING PER KNIGHTDALE UDO

STREET STANDARD NOTES

1. WHERE STREET STUBS EXTEND TO PROPERTY LINES ADJACENT TO UNDEVELOPED PROPERTIES, THERE SHALL BE AN INTERSECTING ALLEY OR STREET WITHIN 150' OF THE PROPERTY LINE TO PROVIDE FOR SAFE TURN AROUND OPPORTUNITIES
2. CUL-DE-SACS SHALL HAVE A MINIMUM RADIUS OF 37.5 FT AS MEASURED TO THE BACK OF CURB.

OPEN SPACE TYPOLOGY PRECEDENTS

COURTYARDS



NATURE BASED PLAY



AMENITY CENTERS



RESIDENTIAL TYPOLOGY PRECEDENTS

TOWNHOMES



SINGLE FAMILY



APARTMENTS



COMMERCIAL TYPOLOGY PRECEDENTS

NEIGHBORHOOD COMMERCIAL



COMMERCIAL CENTER



CORRIDOR COMMERCIAL

