

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
TOTAL PROPOSED UNITS:	1,149 UNITS
FRONT LOAD SINGLE FAMILY LOTS (6,000SF):	80 UNITS
REAR LOAD SINGLE FAMILY LOTS(3,800SF):	260 UNITS
TOWNHOME LOTS:	393 UNITS
APARTMENTS:	416 UNITS
COMMERCIAL & OFFICE:	150-400 KSF (12.84 Ac.)

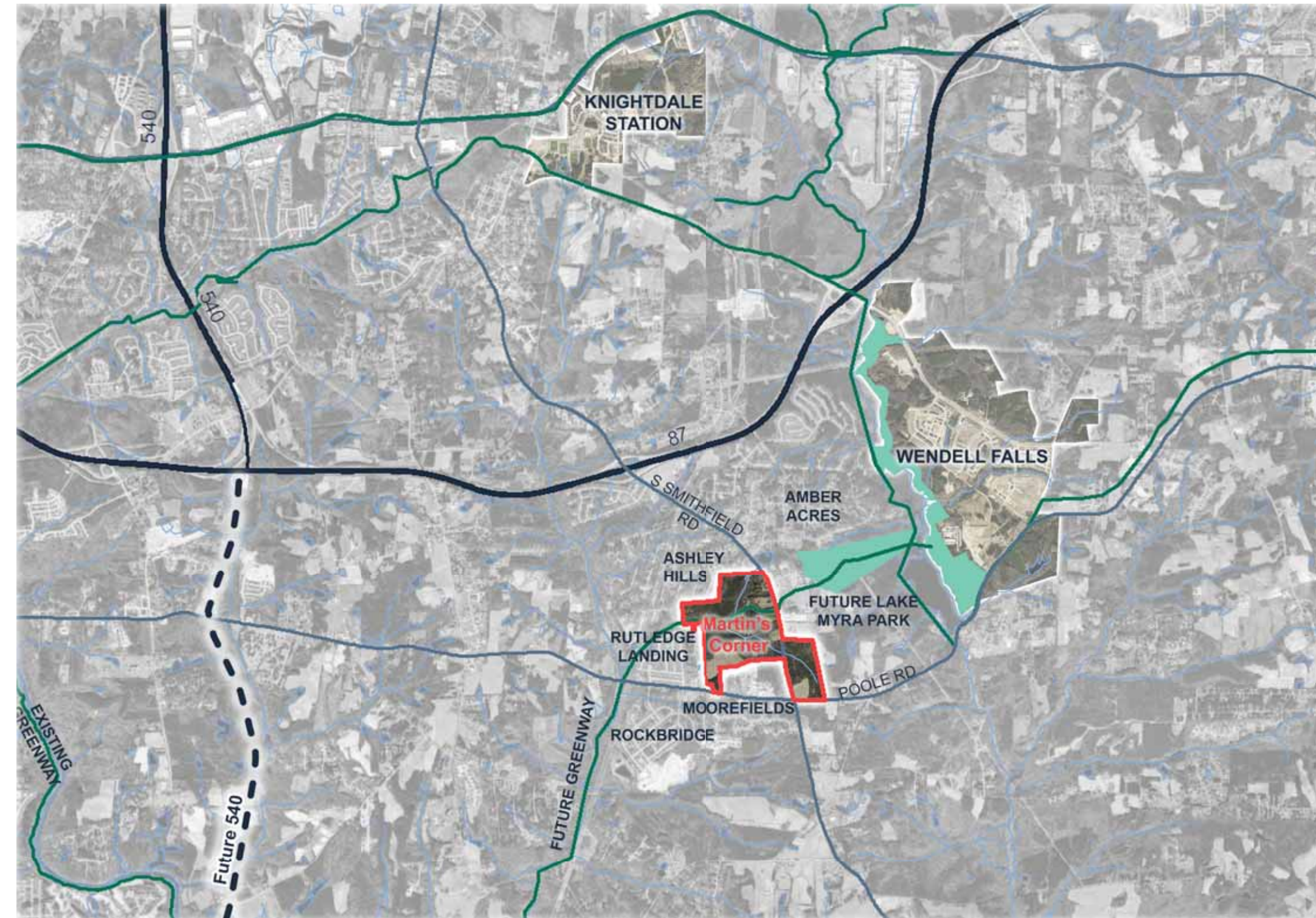
SITE CALCULATIONS

OPEN SPACE REQUIRED:	32.28 AC.
OPEN SPACE PROVIDED:	39.06 AC.+ (INCLUDES SCMS)
ACTIVE OPEN SPACE REQUIRED:	16.14 AC.
ACTIVE OPEN SPACE PROVIDED:	16.16 AC.
PASSIVE OPEN SPACE REQUIRED:	16.14 AC.
PASSIVE OPEN SPACE PROVIDED:	22.9 AC. (INCLUDES SCMS)
CONNECTIVITY INDEX REQUIRED:	1.50
CONNECTIVITY INDEX PROVIDED:	1.50

PARKING CALCULATIONS

FRONT LOAD SINGLE FAMILY RESIDENTIAL:	2 SPACES ON PROPERTY + 0.3 GUEST SPACES
REAR LOAD SINGLE FAMILY & TOWNHOMES:	2 SPACES ON PROPERTY + 0.3 GUEST SPACES
AMENITY CENTER:	90 ON-STREET SPACES
APARTMENTS:	1 SPACE PER BEDROOM (2 PER UNIT MAX)
NORTHERN NEIGHBORHOOD COMMERCIAL:	3.0 SPACES / 1,000 SF GROSS FLOOR AREA *
SOUTHERN NEIGHBORHOOD COMMERCIAL:	3.5 SPACES / 1,000 SF GROSS FLOOR AREA *
CORRIDOR COMMERCIAL:	PER USE BASED ON UDO REQUIREMENTS
COMMERCIAL CENTER:	2.25 SPACES / 1,000 SF GROSS FLOOR AREA
COMMERCIAL UNDER RESIDENTIAL:	1.125 SPACES / 1,000 SF FLOOR AREA

A COMPREHENSIVE COMMUNITY SKETCH PLAN



4001 S. SMITHFIELD RD
KNIGHTDALE, NC

PROPERTY OWNERS

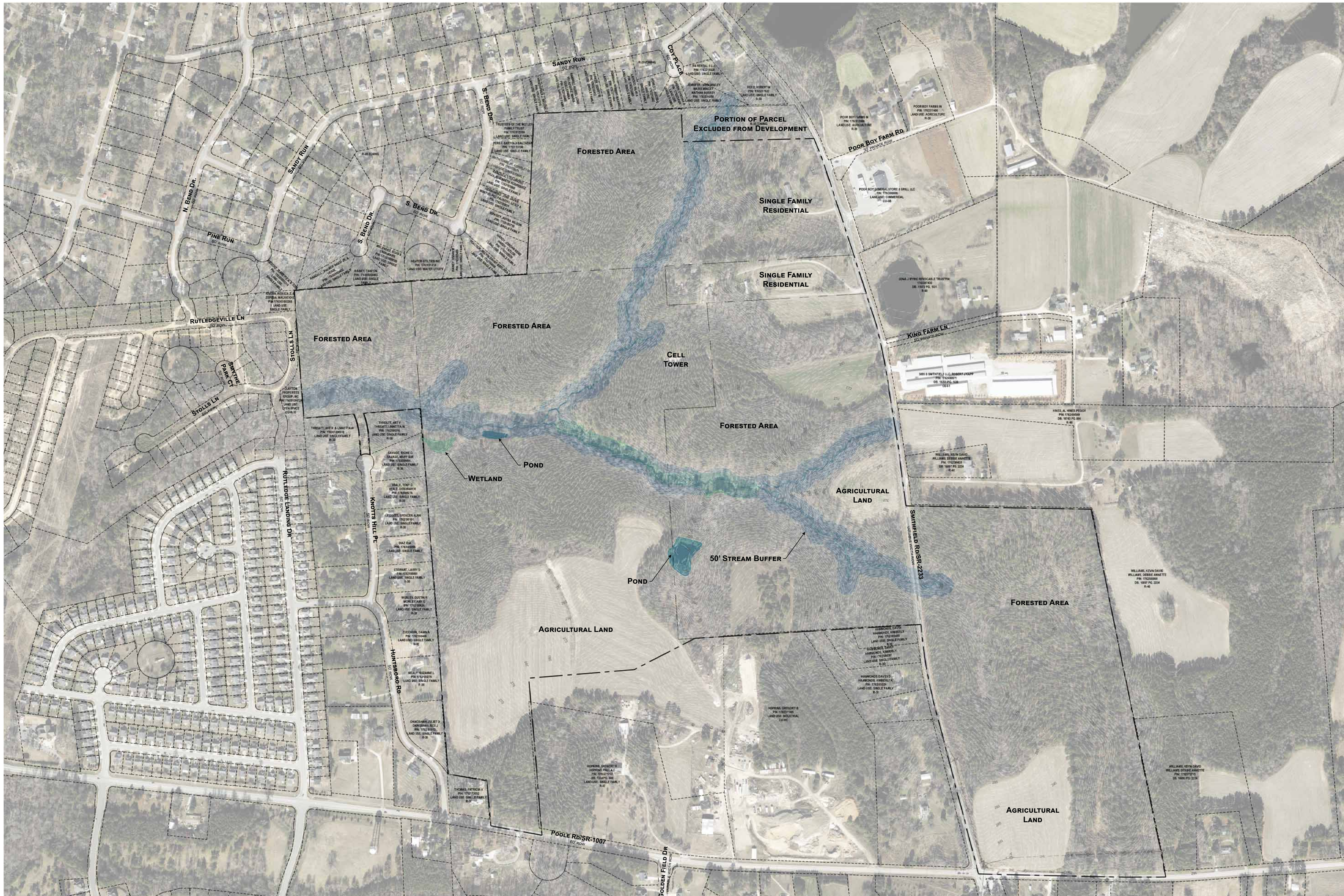
SMITHFIELD POOLE HOLDINGS LLC
2310 S MIAMI BLVD STE 238
DURHAM NC 27703

OAKLEY, KENNY
700 BETHLEHEM RD
KNIGHTDALE NC

WATER ALLOCATION CALCULATIONS

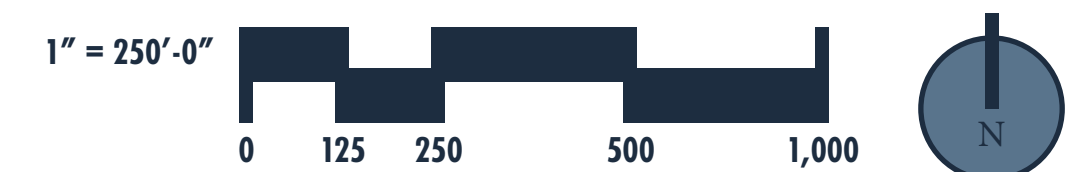
MIXED USE (GREENFIELD) BASE POINTS	50 POINTS
MIXED USE DEVELOPMENT POINTS:	50 POINTS
MAJOR SUBDIVISION BASE POINTS:	15 POINTS
STORMWATER WETLAND:	5 POINTS
HOUSE & TOWNHOUSE ARCH. STANDARDS:	15 POINTS
LAP POOL:	3 POINTS
2500+ SF CLUBHOUSE:	7 POINTS
TENNIS COURTS:	5 POINTS
TOTAL MAJOR SUBDIVISION POINTS:	50 POINTS
MULTIFAMILY RESIDENTIAL BASE POINTS:	20 POINTS
2,500+ SF RESORT STYLE POOL:	2 POINTS
3,500+ SF CLUBHOUSE:	8 POINTS
STORMWATER FOUNTAIN AMENITY:	4 POINTS
IPEMA PLAYGROUND EQUIPMENT:	4 POINTS
3,000+ SF PATIO:	3 POINTS
ENHANCED ROADSIDE LANDSCAPING:	2 POINTS
NATURAL HABITAT CONSERVATION:	5 POINTS
WATER PLAYGROUND WITH APPARATUS:	2 POINTS
TOTAL MULTIFAMILY RESIDENTIAL POINTS:	50 POINTS

EXISTING CONDITIONS



NOTES

1. SITE IS LOCATED IN NEUSE RIVER BASIN OUTSIDE CRITICAL WATERSHED AND WATER SUPPLY OVERLAYS.
2. PROPERTY BOUNDARY AND ENVIRONMENTAL FEATURES LOCATED PER SURVEY FROM BRASS, NIXON, & KENNEDY DATED MARCH 24, 2022.
3. TOPOGRAPHY EXTRAPOLATED FROM WAKE COUNTY GIS DATA.



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 ENVCOMPASSES 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.
5. ALL RESIDENTIAL LOTS SHALL BE MASS GRADED TO PROVIDE APPROPRIATE DRAINAGE TO STORMWATER FACILITIES.
6. AMENITY CENTER SERVING SINGLE FAMILY LOTS SHALL BE CONSTRUCTED PRIOR TO ISSUANCE OF 88TH CERTIFICATE OF OCCUPANCY
7. AMENITY CENTER SERVING APARTMENTS SHALL BE CONSTRUCTED PRIOR TO ISSUANCE OF 1ST CERTIFICATE OF OCCUPANCY
8. MIX OF USES SHALL BE IN ACCORDANCE WITH UDO 11.1.B.
9. TREE COVERAGE CALCULATIONS:
SITE AREA (EXCLUDING POOLE RD. & SMITHFIELD RD.) - 203.70 AC
REQUIRED TREE COVER (19,459' PERIMETER X 20') - 8.93 AC
TREE COVER PROVIDED (NEUSE RIVER BUFFERS) - 15.86 AC.
10. PARKING CALCULATIONS:
FRONT LOADED SINGLE FAMILY LOTS - 2 SPACES/LOT
REAR LOADED SINGLE FAMILY LOTS - 2 SPACES / LOT
TOWNHOUSES - 2.5 SPACES/LOT (2 SPACES ON LOT & 0.5 SPACES IN PARKING LOTS + MARKED STREET PARKING)
APARTMENTS - 1 SPACE FOR STUDIO & 1 BEDROOM UNITS + 2 SPACES FOR 2 & 3 BEDROOM UNITS (INCLUDES ADJACENT ON-STREET PARKING)
COMMERCIAL CENTER - 4 SPACES / 1,000SF OF GROUND FLOOR COMMERCIAL + 1 SPACE / 1,000SF OF UPPER FLOOR OFFICE
NEIGHBORHOOD COMMERCIAL - 3.5 SPACES / 1,000 SF OF COMMERCIAL
11. PARK & RIDE SPACES AND TRANSIT SHELTER SHALL BE PROVIDED AT COMMERCIAL CENTER IN ACCORDANCE WITH UDO 7.1.E
12. ELECTRIC VEHICLE PARKING AND CHARGING STATIONS SHALL BE PROVIDED IN ACCORDANCE WITH UDO 7.1.1.2
13. BICYCLE PARKING SHALL BE PROVIDED IN ACCORDANCE WITH UDO 7.1.F
14. CUL-DE-SACS SHALL ONLY BE PERMITTED WHERE TRAIL HEADS CONTINUE THE PEDESTRIAN CIRCULATION, ALLOWING PEDESTRIAN CONNECTIVITY, WHILE LIMITING IMPACTS TO ENVIRONMENTALLY SENSITIVE AREAS SUCH AS STREAMS AND WETLANDS.
15. SEWER SHALL BE SERVED VIA PROPOSED GRAVITY OUTFALL TO EXISTING POPLAR CREEK GRAVITY LINE. DOWNSTREAM SEWER CAPACITY ANALYSIS SHALL BE PROVIDED WITH ZONING.
16. PUBLIC WATER SHALL BE INSTALLED IN ALL PUBLIC RIGHTS OF WAY INCLUDING SMITHFIELD RD. TO SERVE DEVELOPMENT.
17. STREET RIGHT OF WAY DEDICATION SHALL BE PERMITTED IN THE FALL ZONE OF THE EXISTING CELL TOWER, HOWEVER NO SUBDIVISION SHALL OCCUR IN THIS ZONE FOR SINGLE FAMILY OR COMMERCIAL USES.

USE DISTRIBUTION

USE TYPE	AREA IN AC.	PERCENT DEVELOPMENT
SINGLE FAMILY DWELLING	41.46	48.1%
TOWNHOUSE DWELLING	22.69	26.4%
MULTIFAMILY DWELLING	9.12	10.6%
MIXED USE	6.93	8.0%
COMMERCIAL/OFFICE	5.90	6.9%

UNIT LEGEND

	FRONT LOADED SINGLE FAMILY LOT (80)
	REAR LOADED SINGLE FAMILY LOT (260)
	TOWNHOMES (393)
	APARTMENTS (380)
	COMMERCIAL
	VERTICALLY MIXED USE CENTER (+/-36 APARTMENTS, 75K SF COMMERCIAL, 47K SF OFFICE)



OPEN SPACE STANDARDS

OPEN SPACE STANDARDS

- RESIDENTIAL AMENITY CENTER SHALL INCLUDE THE FOLLOWING ELEMENTS:
 - LAP LANES
 - RECREATIONAL POOL
 - FITNESS CENTER
 - MEETING LOUNGE
- APARTMENT AMENITY CENTER SHALL INCLUDE THE FOLLOWING ELEMENTS:
 - POOL WITH SUN DECK
 - WATER PLAYGROUND WITH AT LEAST 2 OVERHEAD STRUCTURES AND 1 SPRAYER
 - FITNESS CENTER
 - LEASING OFFICE
 - LOUNGE
- STREET TRAIL EASEMENT SHALL BE 10' BEYOND EDGE OF STREET TRAIL AND INCLUDE A WOODEN FENCE 3-5' FROM EDGE OF TRAIL, THERE SHALL BE A 2' WIDE MOW STRIP OF LAWN, BEYOND WHICH THERE SHALL BE ORNAMENTAL GRASSES MIXED WITH SEASONAL FLOWERS, AND OVERHEAD TREES AT A RATE OF 1 TREE PER 80' OF FRONTAGE AND 2 ORNAMENTAL TREES PER 80' OF FRONTAGE.
- 1 BENCH SHALL BE REQUIRED FOR EVERY 150' OF OFF-STREET TRAILS.

ACTIVE OPEN SPACE (17.581 Ac REQUIRED):

● AMENITY CENTER (CREDITED AT 25%)	4.40
● SOCCER & TENNIS COURTS	1.73
● PLAYGROUND & AMPITHEATER	1.15
● EASTERN PLAYGROUND	0.49
● PUBLIC GREENWAY PUBLICLY MAINTAINED	1.34
● EAST SIDE PARK	0.94
● RECREATIONAL LAWN	1.45
● STREET TRAIL EASEMENTS	1.67
● APARTMENT AMENITY CENTER	1.01
● PUBLIC GREENWAY PRIVATELY MAINTAINED	4.08
TOTAL PROVIDED	18.26 Ac.

PASSIVE OPEN SPACE (17.581 Ac REQUIRED):

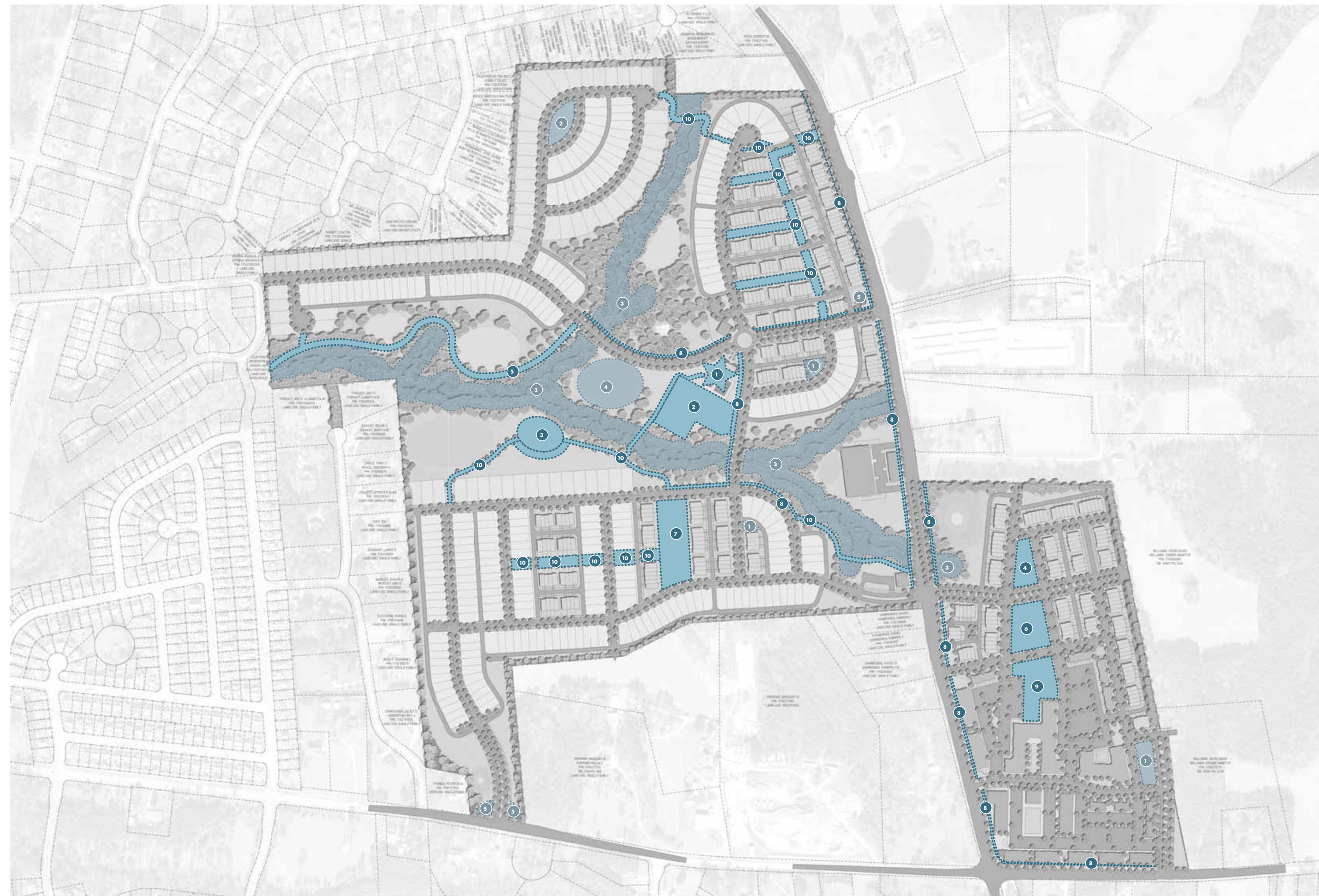
● HARDCAPED/LANDSCAPED SQUARES	0.38
● DOG PARK	0.43
● PRESERVATION OF NATURAL RESOURCES	14.80
● CONSTRUCTED WETLAND	1.50
● GATEWAY LANDSCAPING	0.50

TOTAL PROVIDED 17.61 Ac.

REQUIRED OPEN SPACE CALCULATIONS

OPEN SPACE REQUIRED	TOWNHOMES	BED/TOWN-HOME	TOWNHOME BEDS	SINGLE FAMILY LOTS	BED/SINGLE FAMILY LOT	SINGLE FAMILY BEDS	APARTMENT BEDS	TOTAL BEDS	SF OPEN SPACE/ BED	SF OPEN SPACE REQUIRED	
All UNITS OVER 1/2 MI FROM SIDEWALK ENTERING A PARK	393	2.5	982.5	340	3.5	1190	773	2945.5	520	1531660	
								TOTAL	1531660	35.162 Ac	

OPEN SPACE MAP



NATURE BASED PLAY



3 PLAYGROUND & AMPITHEATER

AMENITY CENTERS



1/2 AMENITY CENTER POOL & HARD COURTS



3/4 PLAYGROUNDS



1 AMENITY CENTER



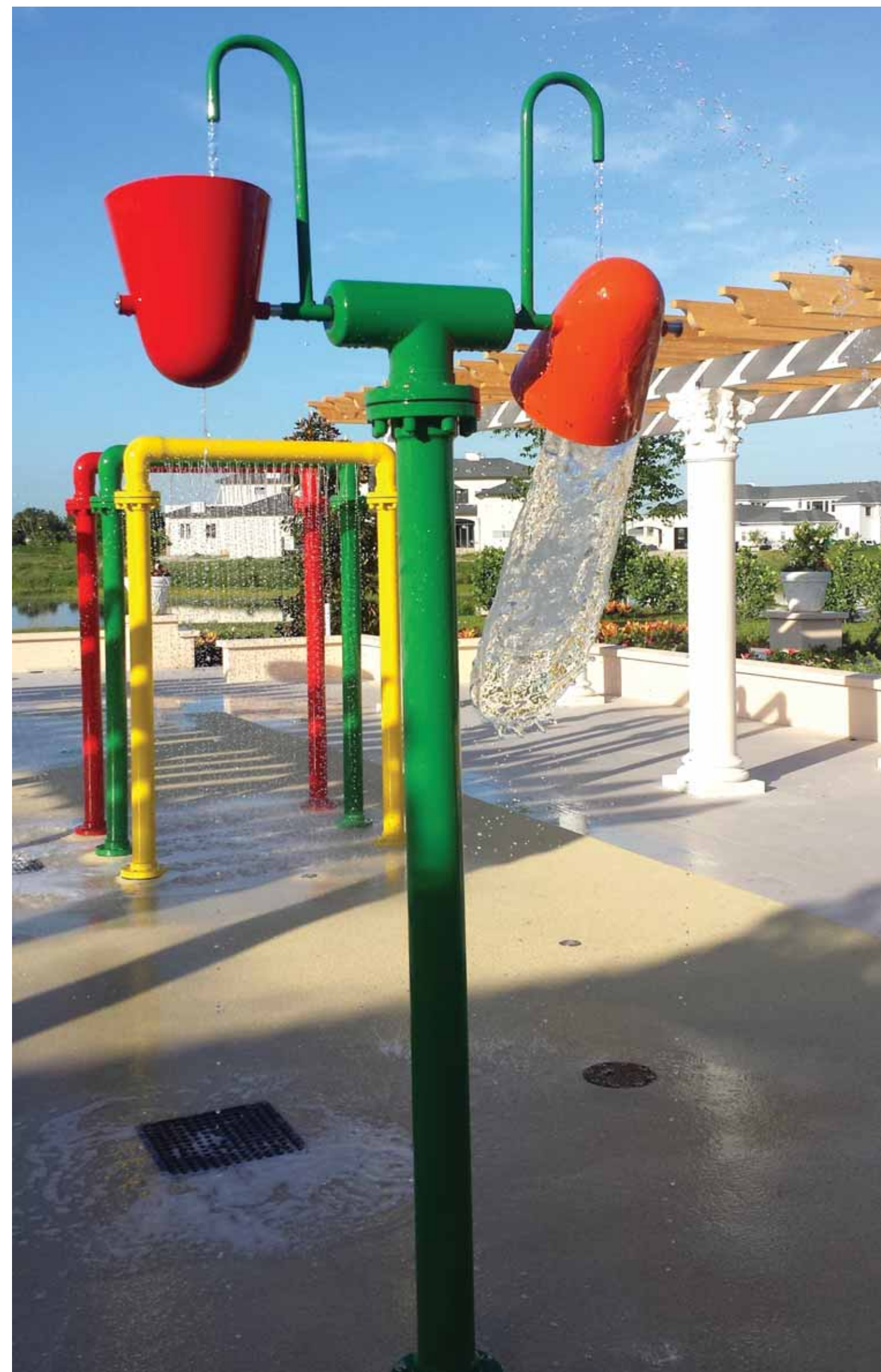
3/4 PLAYGROUNDS



9 PLAZA AMENITY AREA

OPEN SPACE CHARACTER ELEMENTS

WATER PLAYGROUNDS



DOG PARK



PASTORAL CHARACTER ELEMENTS

ARCHITECTURAL CHARACTER



STREET TRAIL LANDSCAPING



PUBLIC GREENWAY



COURTYARDS/GREENWAYS

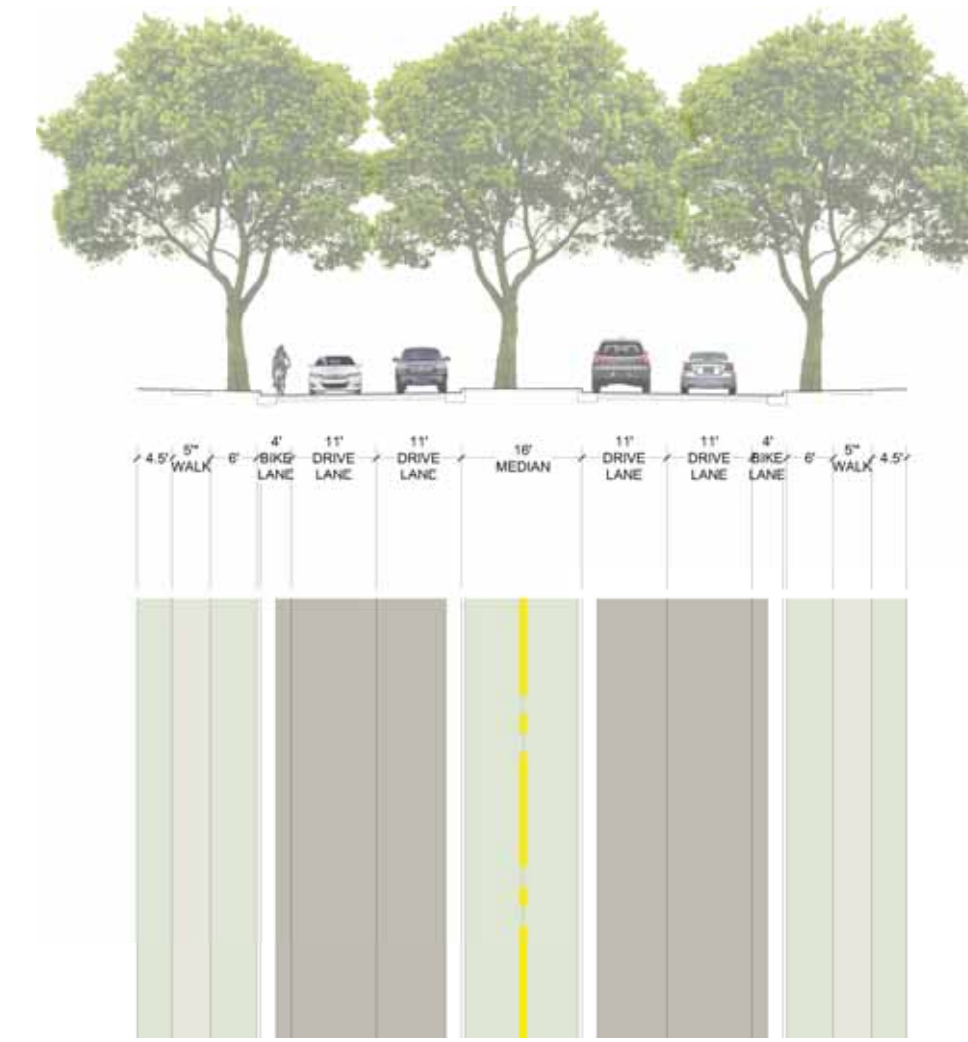


VEHICULAR CIRCULATION STANDARDS

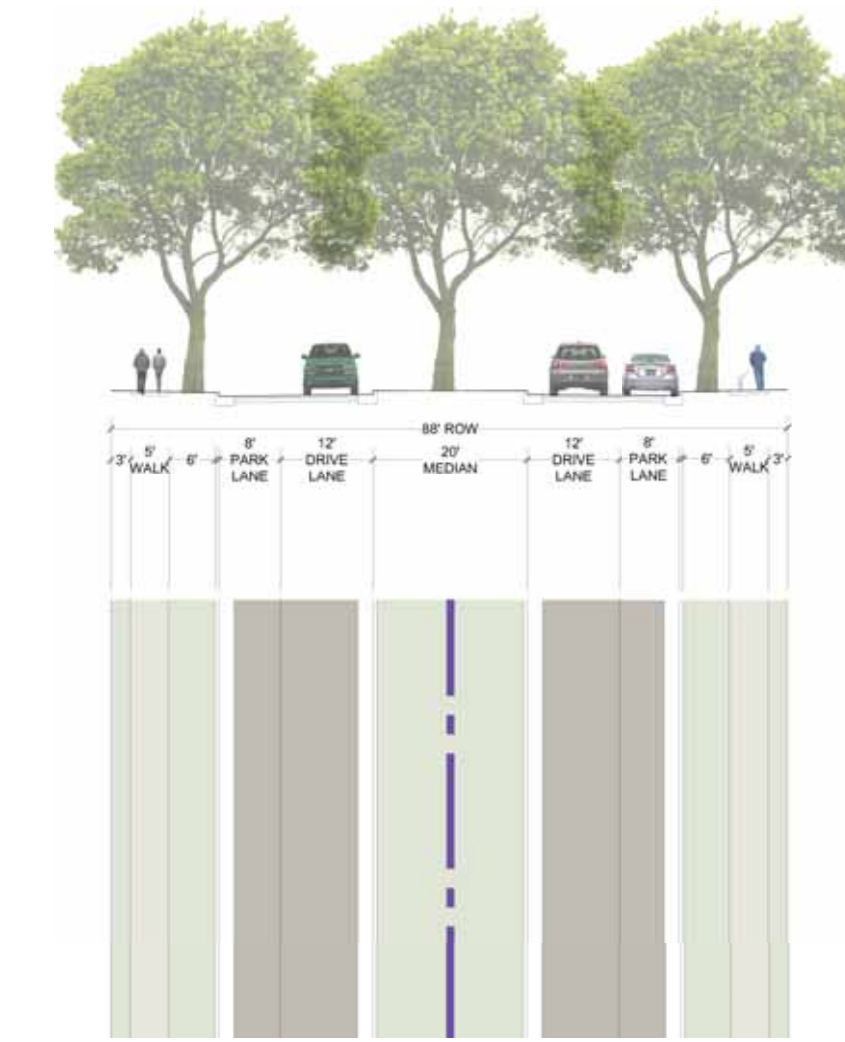
STREET STANDARD NOTES

1. FIRE APPARATUS TURN-A-ROUNDS SHALL BE PROVIDED WHERE STREET STUBS/DEAD ENDS EXCEED 150'.
2. CUL-DE-SACS SHALL HAVE A MINIMUM DIAMETER OF 96 FT AS MEASURED TO THE FACE OF CURB.
3. WHERE A CUL-DE-SAC IS PROPOSED, A PEDESTRIAN TRAIL MUST CONNECT THE CUL-DE-SAC TO ANOTHER STREET TO PROVIDE SUFFICIENT PEDESTRIAN CONNECTIVITY, WHILE MINIMIZING IMPACTS TO ENVIRONMENTAL FEATURES.
4. PARALLEL PARKING SPACES SHALL HAVE A MINIMUM LENGTH OF 23'.
5. WHERE DEVELOPMENT BORDERS BOULEVARDS ON ONE SIDE, HALF OF THE FULL CROSS SECTION SHALL BE CONSTRUCTED. WHERE DEVELOPMENT BORDERS BOULEVARD ON BOTH SIDES OF RIGHT OF WAY, FULL CROSS SECTION SHALL BE CONSTRUCTED.
6. TREES SHALL BE TRIMMED & LIMBED UP TO MAINTAIN 13'-6" VERTICAL CLEARANCE IN ROADWAY.

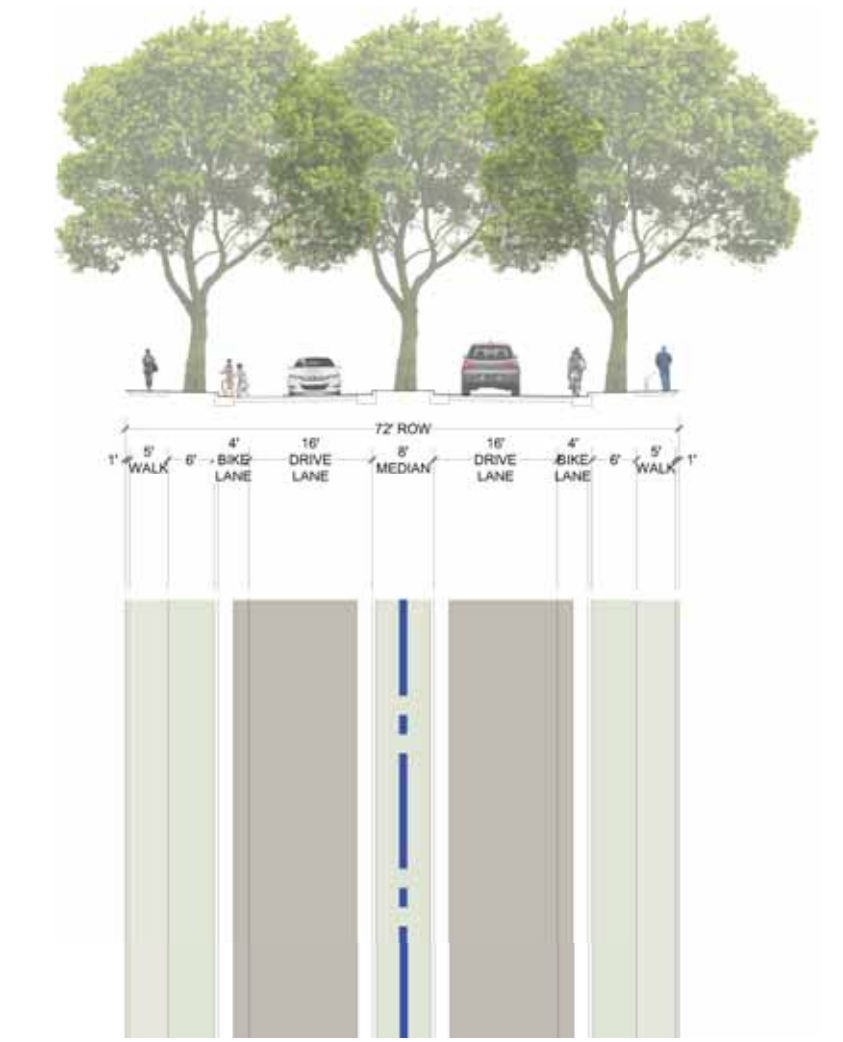
STREET TYPE SECTIONS



BOULEVARD

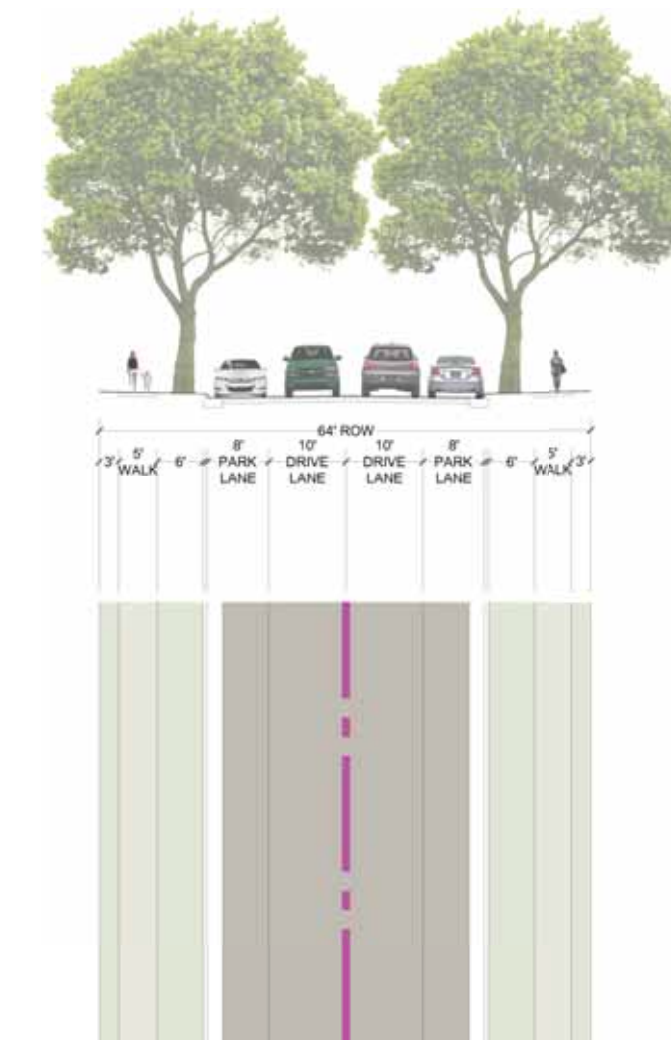
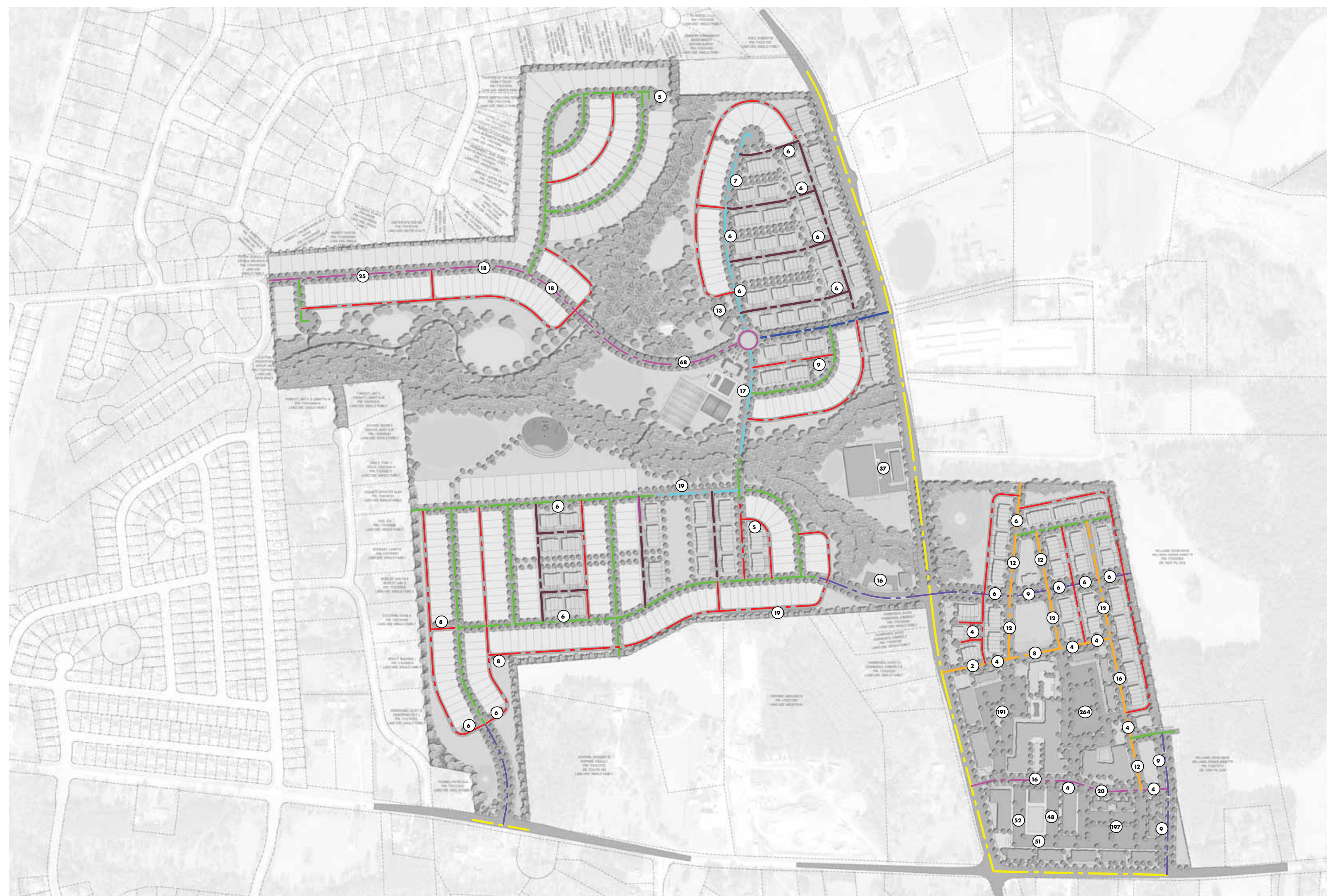


URBAN AVENUE - 2

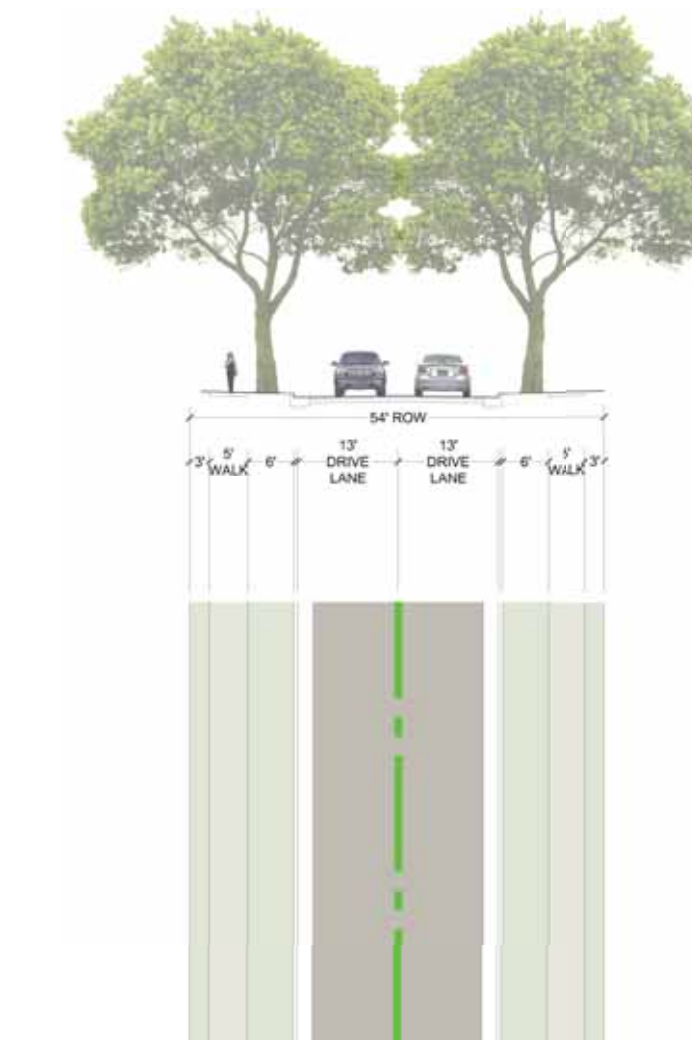


DIVIDED MAIN STREET

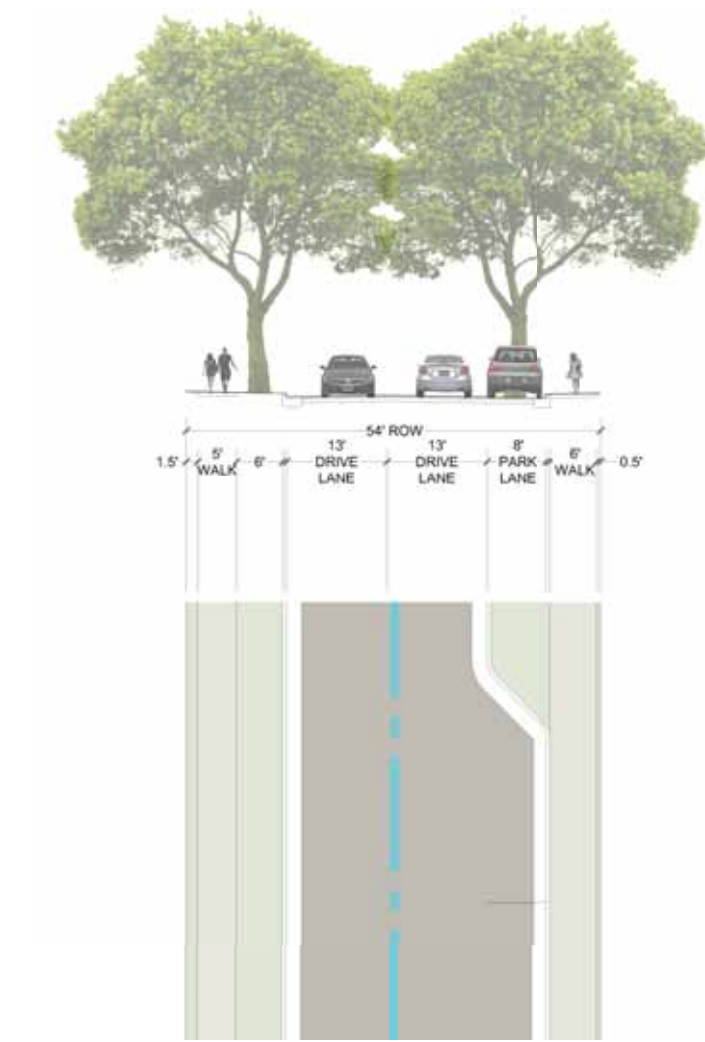
STREET TYPE KEY MAP & PARKING



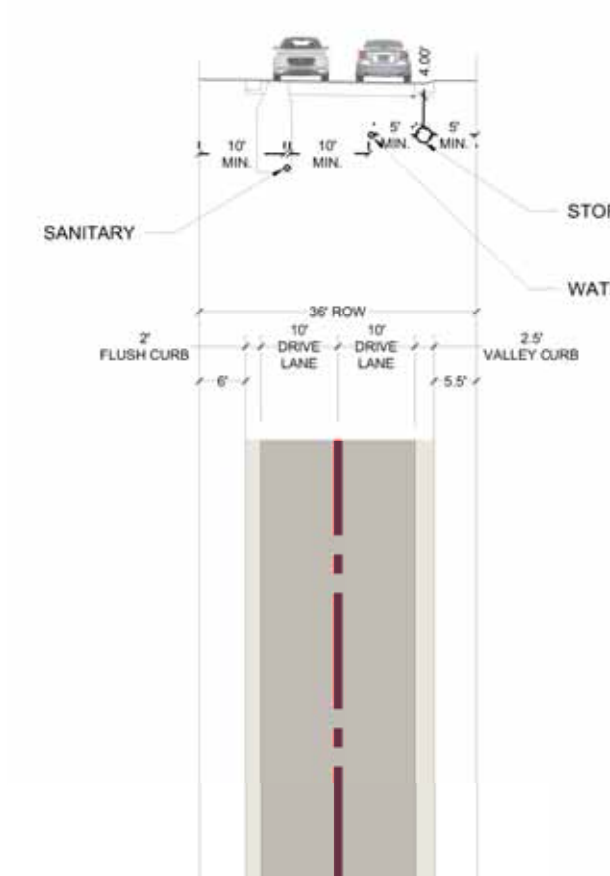
MAIN STREET



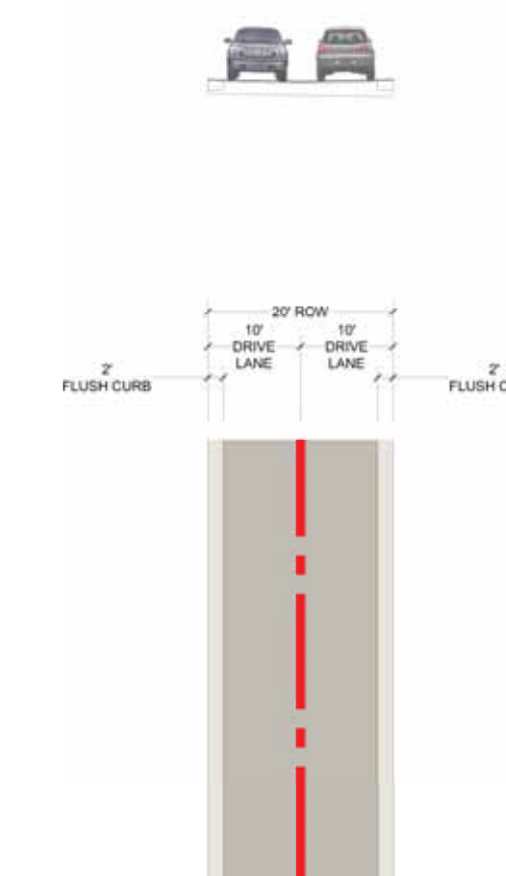
LOCAL STREET



ON-STREET PARKING
ON LOCAL STREET



UTILITY ALLEY

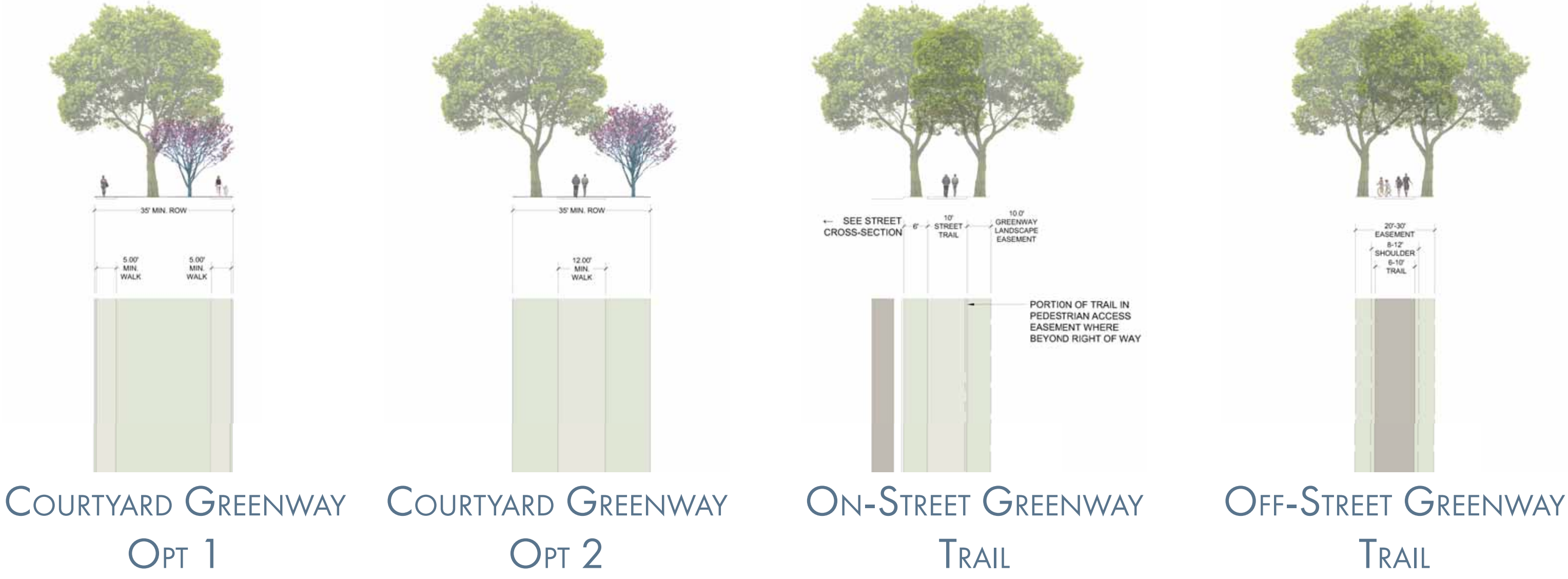


ALLEY



DOUBLE PARKED
LOCAL STREET

PEDESTRIAN CIRCULATION STANDARDS



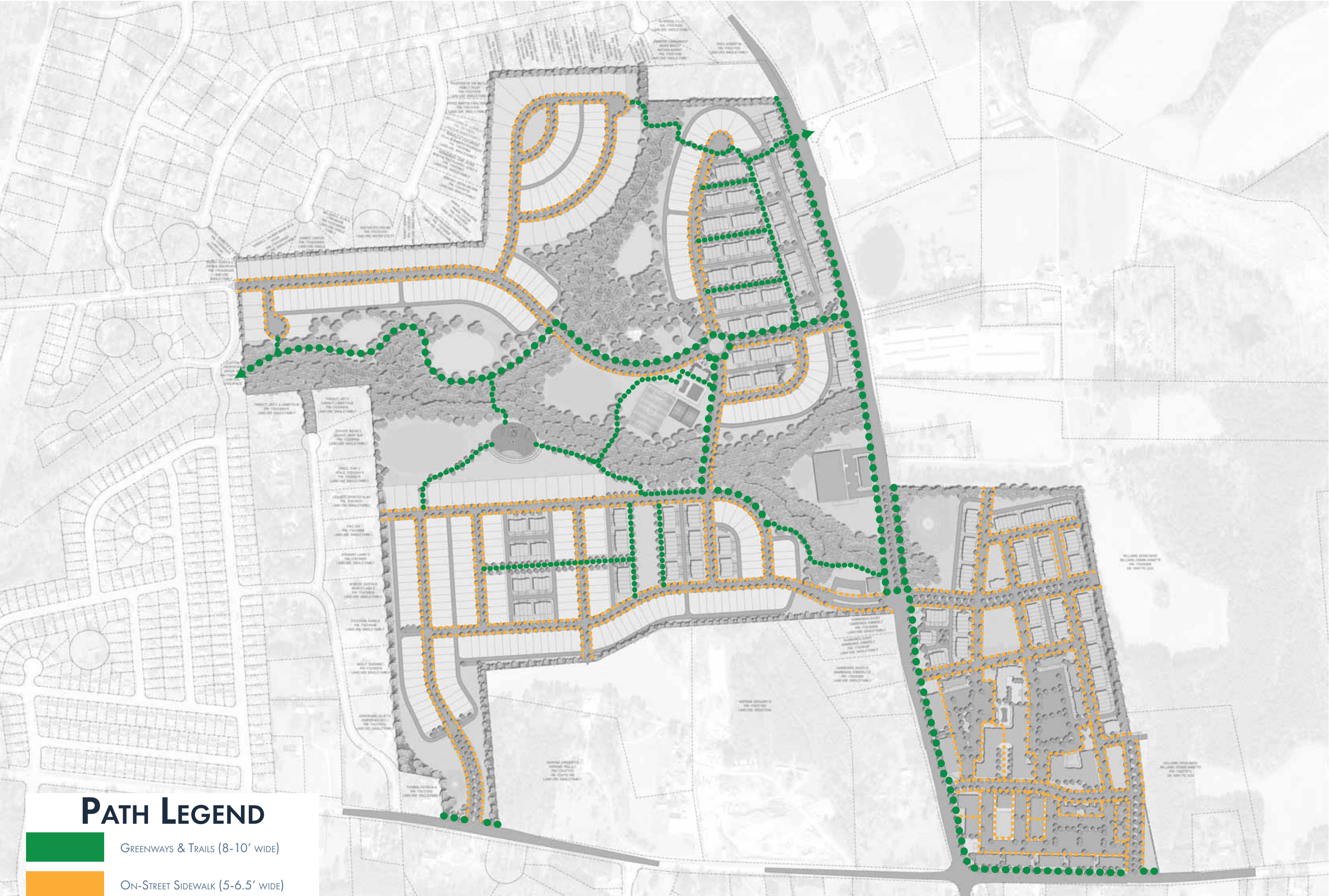
ON-STREET GREENWAY



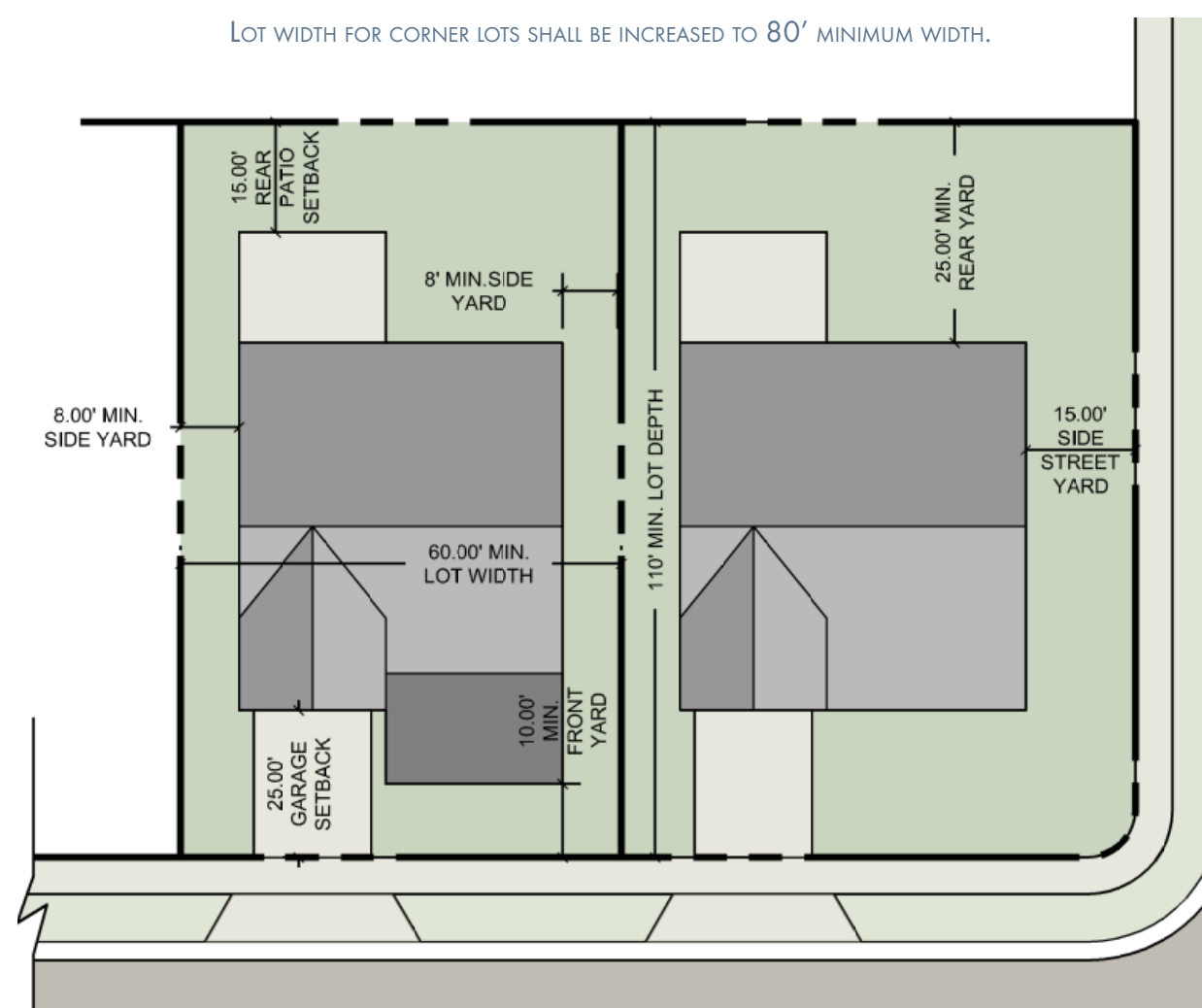
OFF-STREET GREENWAY



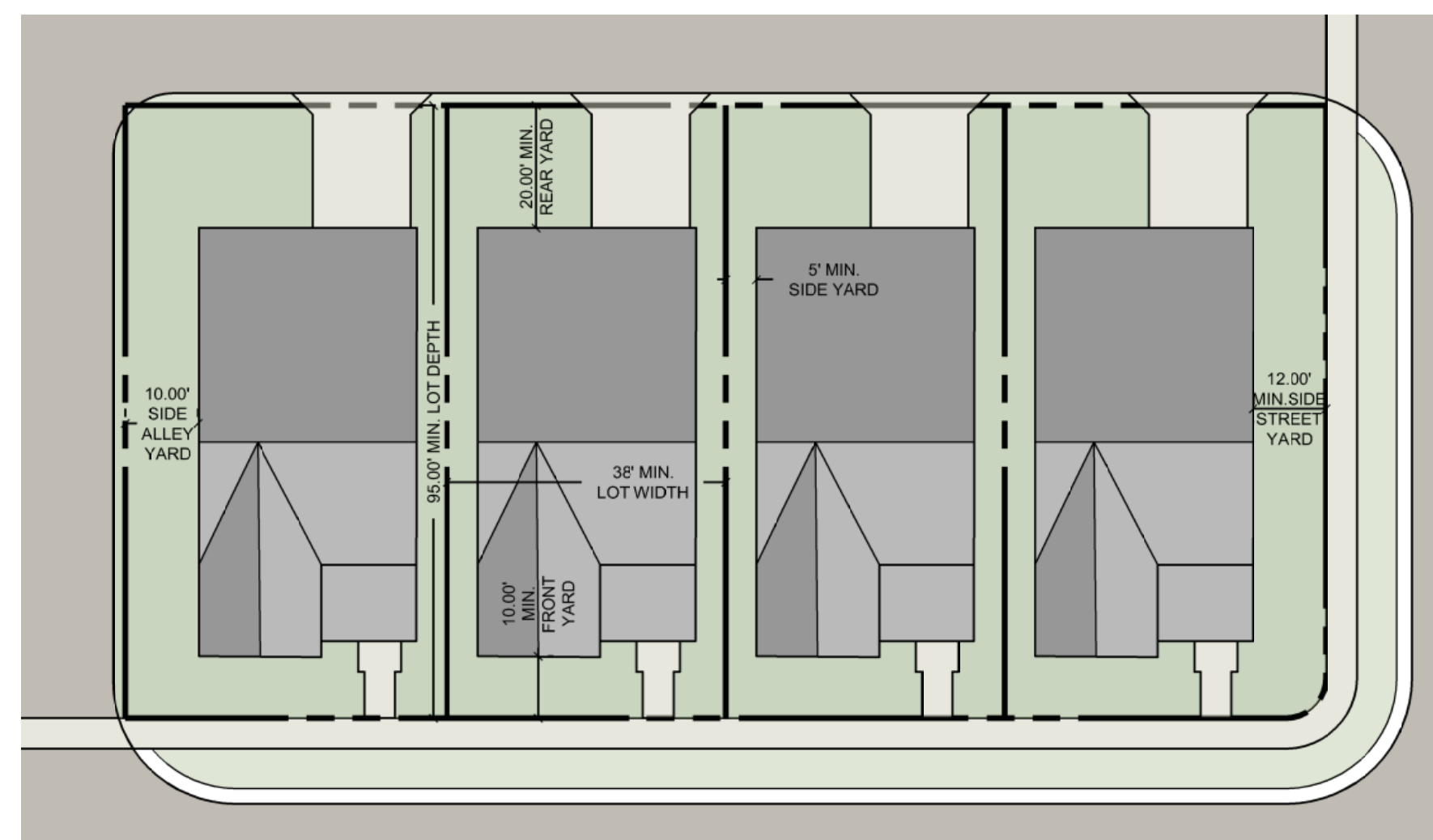
PEDESTRIAN PATH KEY MAP



RESIDENTIAL DEVELOPMENT STANDARDS



FRONT LOADED SINGLE FAMILY LOT



REAR LOADED SINGLE FAMILY LOT

RESIDENTIAL KEY MAP



SINGLE FAMILY

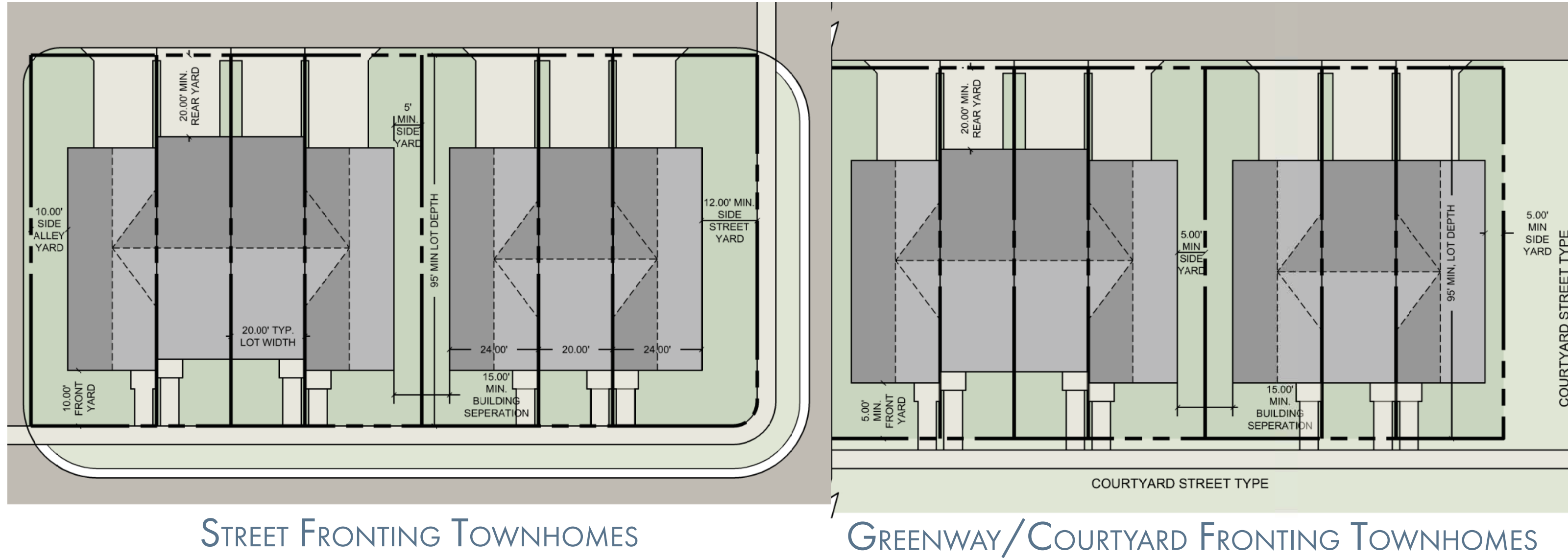


ARCHITECTURAL CONDITIONS

- FOUNDATIONS SHALL BE CRAWL SPACES OR ELEVATED SLAB FOUNDATIONS WHICH NATURALLY VARY IN HEIGHT DUE TO TOPOGRAPHY AND/OR FOR DRAINAGE PURPOSES BUT IN ALL EVENTS SHALL BE AT LEAST 18" IN HEIGHT MEASURED AT NO LESS THAN ONE POINT ON THE FRONT FAÇADE OF THE HOUSE. FOUNDATIONS SHALL BE WRAPPED IN BRICK OR STONE ON ALL SIDES EXCEPT WHERE A DRIVEWAY TIES INTO A GARAGE, WHERE APPLICABLE.
- ALL HOUSE TYPE BUILDINGS WHICH ARE EITHER LOCATED ON THE CORNER AT AN INTERSECTION OF PUBLIC STREETS, OR LOCATED ON THE CORNER AT THE INTERSECTION OF A PUBLIC STREET WITH AN ALLEY (PUBLIC OR PRIVATE) SHALL BE CONSTRUCTED WITH A FRONT PORCH, OF GREATER THAN OR EQUAL TO SIX (6) FEET IN DEPTH, [MEASURED FROM THE FRONT PLANE OF THE HOUSE TO LESSER OF (A) THE INSIDE EDGE OF THE FRONT SOFFIT (OR EQUIVALENT) OF THE PORCH, OR (B) THE FRONT OF ANY COLUMNS OR RAILINGS,] AND WHICH SHALL COVER, [MEASURED BY (A) THE OUTSIDE OF ANY COLUMNS AND/OR RAILINGS, OR (B) THE INSIDE OF ANY SOFFITS, (WHICHEVER IS LESS)], AT LEAST ONE HALF (50%) OF THE MEASUREMENT OF THE WIDTH OF THE PLANE OF THE HOUSE TO WHICH THE PORCH IS AFFIXED [MEASURED AT THE OPPOSING OUTSIDE EDGES OF THE SIDING OR TRIM ON THE OF THE PLANE OF THE HOUSE TO WHICH THE PORCH IS AFFIXED] OR 12' WHICHEVER IS LESS.
- THE MASTER PLAN SHALL IDENTIFY THE CORNERS DESCRIBED ABOVE AND SHALL FURTHER SPECIFY THAT NO MORE THAN TWO ADJACENT HOUSES MAY BE CONSTRUCTED WITHOUT PORCHES AS DESCRIBED, ABOVE.
- ALL HOUSE TYPE BUILDINGS WHICH DO NOT HAVE A PORCH, [DEFINED ABOVE] SHALL HAVE A STOOP OF GREATER THAN OR EQUAL TO SIX (6) FEET IN DEPTH, MEASURED FROM THE FRONT PLANE OF THE HOUSE TO LESSER OF (A) THE INSIDE EDGE OF THE FRONT SOFFIT (OR EQUIVALENT) OF THE PORCH OR STOOP, OR (B) THE OUTSIDE OF ANY COLUMNS OR RAILINGS, AND SHALL BE GREATER THAN OR EQUAL TO SIX (6) FEET IN WIDTH [MEASURED BY (A) THE OUTSIDE OF ANY COLUMNS AND/OR RAILINGS, OR (B) THE INSIDE OF ANY SOFFITS, (WHICHEVER IS LESS)].
- NO MORE THAN 2 ADJACENT HOUSES SHALL BE PLACED WITH THE SAME SETBACK FROM THE STREET.
- WALL MATERIALS MAY INCLUDE WOOD, SYNTHETIC WOOD, CEMENTITIOUS BOARDS, BRICK, STONE, CULTURED STONE, STUCCO, AND ARCHITECTURAL METAL. WALL MATERIAL COMPONENTS OF VINYL / POLYVINYL MATERIAL MAY ONLY BE USED AS A TRIM OR ACCENT MATERIAL.
- FRONT FAÇADES SHALL BE COMPRISED OF A MINIMUM OF TWO (2) OF THE LISTED WALL MATERIALS, OF WHICH THE BRICK OR STONE REQUIRED FOR THE FOUNDATION, ABOVE, SHALL COUNT FOR ONE (1). WHEN A FAÇADE IS COMPRISED ENTIRELY OF BRICK, THERE SHALL BE NO REQUIREMENT FOR A SECOND MATERIAL, BUT AN ACCENT ROW OF BRICK SHALL BE USED AT THE HEIGHT OF THE WATER TABLE.
- PRINCIPLE ROOFS SHALL HAVE A PITCH OF NOT LESS THAN 6:12.
- EAVES SHALL PROJECT NOT LESS THAN 6" EXCEPT FOR BAY WINDOW OR SIMILAR FAÇADE PROJECTIONS WHICH MAY HAVE EAVES OF NOT LESS THAN 2".
- ROT-RESISTANT TRIM MATERIAL OF NO LESS THAN 3.5 INCHES IN WIDTH SHALL BE INSTALLED AROUND ALL WINDOWS AND DOORS.
- WINDOWS AND DOORS, THEMSELVES, AND RELEVANT JAMBS AND CASINGS SHALL BE OF ROT-RESISTANT WOOD, WOOD-LOOK MATERIALS, OR EQUIVALENT MATERIALS IF SECURITY, DURABILITY, OR FIRE-RESISTANCE TAKE PRECEDENCE.
- METAL "COIL-STOCK" TRIM SHALL ONLY BE PERMITTED FOR DRIP EDGE LOCATIONS. ALL SOFFITS, EAVES, AND FACIA WILL BE CONSTRUCTED AND/OR CLAD WITH ROT-RESISTANT CEMENTITIOUS OR SYNTHETIC BOARDS.
- ROOFS - ROOFS SHALL BE CLAD IN ONE OR MORE OF THE FOLLOWING: STANDING-SEAM METAL, SLATE, WOOD, OR ARCHITECTURAL ASPHALT SHINGLES. FLAT ROOF ASSEMBLIES, OR OTHER ROOF ASSEMBLIES OF LESS THAN OR EQUAL TO 3:12 PITCH (EXCLUDING STOOPS AND TERRACES) WHICH FACE A STREET (EXCLUDING ALLEYS) AND WHICH ARE CLAD IN ANY MATERIALS OTHER THAN STANDING-SEAM METAL, SHALL BE SURROUNDED BY A PARAPET, RAILING, CORNICHE, OR EAVE STRUCTURE.
- BUILDINGS SHALL NOT HAVE UNINTERRUPTED WALL PLANES GREATER THAN 40 FEET IN ANY DIRECTION VISIBLE FROM ANY STREET FROM ANY SIDE OF THE BUILDING. GLAZED WINDOWS, ENTRY DOORS, CANTILEVERS, BAND BOARDS, WATER TABLES, JOGS/OFFSETS, AND OTHER SIMILAR ARCHITECTURAL BREAKS SHALL BE USED TO INTERRUPT WALL PLANES AS APPROPRIATE. BUILDINGS SHALL NOT HAVE UNINTERRUPTED ROOF PLANES OR PARAPET PLANES OF GREATER THAN 40 FEET IN ANY DIRECTION. STEPS, CORBELS, OR JOGS/OFFSETS SHALL BE USED TO INTERRUPT ROOF PLANES OR PARAPET PLANES.
- A MINIMUM OF FOUR (4) OF THE BELOW LISTED ARCHITECTURAL FEATURES INCLUDING AT LEAST ONE (1) FEATURE FROM EACH OF THE THREE (3) CATEGORIES SHALL BE UTILIZED ON EACH HOUSE:
 - ENTRANCE
 - 6" MIN. WIDTH DOOR TRIM OR SIDELIGHTS
 - GLAZED PANEL IN ENTRY DOOR.
 - COVERED PORCH NOT LESS THAN 6' DEEP AND EXTENDING MORE THAN 50% OF THE FAÇADE.
 - FAÇADE
 - BAY WINDOW
 - WINDOW TRIM (3.5" MIN. WIDTH)
 - SHUTTERS
 - PATTERNED FINISH (SCALES, SHAKES, WAINSCOTING, BOARD & BATTEN, ETC.)
 - ROOF
 - DORMER
 - GABLE
 - CHIMNEY



RESIDENTIAL DEVELOPMENT STANDARDS



TOWNHOMES

ARCHITECTURAL CONDITIONS



- THE MASTER PLAN SHALL DESIGNATE THAT AT LEAST 20% OF THE TOWNHOUSE BUILDINGS IT PROPOSES WILL BE 2-STORIES AS DESCRIBED BY CHAPTER 3 OF THE UDO.
- ANY TOWNHOUSES GREATER THAN OR EQUAL TO 25' IN WIDTH SHALL HAVE A 2-CAR GARAGE.
- TOWNHOME BUILDINGS SHALL BE LESS THAN 200' WIDE, REGARDLESS OF THE NUMBER OF TOWNHOMES IN THE BUILDING.
- FOUNDATIONS SHALL BE CRAWL SPACES OR ELEVATED SLAB FOUNDATIONS WHICH NATURALLY VARY IN HEIGHT DUE TO TOPOGRAPHY AND/OR FOR DRAINAGE PURPOSES BUT IN ALL EVENTS SHALL BE AT LEAST 18" IN HEIGHT MEASURED AT NO LESS THAN ONE POINT ON THE FRONT FACADE OF EACH TOWNHOUSE. FOUNDATIONS SHALL BE WRAPPED IN BRICK OR STONE ON ALL SIDES EXCEPT WHERE A DRIVEWAY TIES INTO A GARAGE, WHERE APPLICABLE.
- THIRTY PERCENT (30%) OF THE TOWNHOUSES IN ANY TOWNHOUSE BUILDING CLUSTER SHALL BE CONSTRUCTED WITH A FRONT PORCH OF GREATER THAN OR EQUAL TO FIVE (5) FEET IN DEPTH, [MEASURED FROM THE FRONT PLANE OF THE HOUSE TO LESSER OF (A) THE INSIDE EDGE OF THE FRONT SOFFIT (OR EQUIVALENT) OF THE PORCH, OR (B) THE FRONT OF ANY COLUMNS OR RAILINGS,] AND WHICH SHALL COVER, [MEASURED BY (A) THE OUTSIDE OF ANY COLUMNS AND/OR RAILINGS, OR (B) THE INSIDE OF ANY SOFFITS, (WHICHEVER IS LESS)], AT LEAST ONE HALF (50%) OF THE MEASUREMENT OF THE WIDTH OF THE PLANE OF THE HOUSE TO WHICH THE PORCH IS AFFIXED [MEASURED AT THE OPPOSING OUTSIDE EDGES OF THE SIDING OR TRIM ON THE OF THE PLANE OF THE HOUSE TO WHICH THE PORCH IS AFFIXED].
- ALL TOWNHOUSE TYPE BUILDINGS WHICH DO NOT HAVE A PORCH, [DEFINED ABOVE] SHALL HAVE A STOOP OF GREATER THAN OR EQUAL TO FIVE (5) FEET IN DEPTH, MEASURED FROM THE FRONT PLANE OF THE HOUSE TO LESSER OF (A) THE INSIDE EDGE OF THE FRONT SOFFIT (OR EQUIVALENT) OF THE PORCH OR STOOP, OR (B) THE OUTSIDE OF ANY COLUMNS OR RAILINGS, AND SHALL BE GREATER THAN OR EQUAL TO FIVE (5) FEET IN WIDTH [MEASURED BY (A) THE OUTSIDE OF ANY COLUMNS AND/OR RAILINGS, OR (B) THE INSIDE OF ANY SOFFITS, (WHICHEVER IS LESS)].
- WALL MATERIALS MAY INCLUDE WOOD, SYNTHETIC WOOD, CEMENTITIOUS BOARDS, BRICK, STONE, CULTURED STONE, STUCCO, AND ARCHITECTURAL GLASS AND/OR METAL. WALL MATERIAL COMPONENTS OF VINYL /POLYVINYL MATERIAL MAY ONLY BE USED AS A TRIM OR ACCENT MATERIAL.
- FRONT FACADES SHALL BE COMPRISED OF A MINIMUM OF TWO (2) OF THE LISTED WALL MATERIALS, OF WHICH THE BRICK OR STONE REQUIRED FOR THE FOUNDATION, ABOVE, SHALL COUNT FOR ONE (1). WHEN A FACADE IS COMPRISED ENTIRELY OF BRICK, THERE SHALL BE NO REQUIREMENT FOR A SECOND MATERIAL, BUT AN ACCENT ROW OF BRICK SHALL BE USED AT THE HEIGHT OF THE WATER TABLE.
- PRINCIPLE ROOFS SHALL HAVE A PITCH OF NOT LESS THAN 6:12.
- EAVES SHALL PROJECT NOT LESS THAN 6" EXCEPT FOR BAY WINDOW OR SIMILAR FACADE PROJECTIONS WHICH MAY HAVE EAVES OF NOT LESS THAN 2".
- ROT-RESISTANT TRIM MATERIAL OF NO LESS THAN 3.5 INCHES IN WIDTH SHALL BE INSTALLED AROUND ALL WINDOWS AND DOORS.
- WINDOWS AND DOORS, THEMSELVES, AND RELEVANT JAMBS AND CASINGS SHALL BE OF ROT-RESISTANT WOOD, WOOD-LOOK MATERIALS, OR EQUIVALENT MATERIALS IF SECURITY, DURABILITY, OR FIRE-RESISTANCE TAKE PRECEDENCE.
- METAL "COIL-STOCK" TRIM SHALL ONLY BE PERMITTED FOR DRIP EDGE LOCATIONS. ALL SOFFITS, EAVES, AND FACIA WILL BE CONSTRUCTED AND/OR CLAD WITH ROT-RESISTANT CEMENTITIOUS OR SYNTHETIC BOARDS.
- ROOFS - ROOFS SHALL BE CLAD IN ONE OR MORE OF THE FOLLOWING: STANDING-SEAM METAL, SLATE, OR ASPHALT SHINGLES. FLAT ROOF ASSEMBLIES, OR OTHER ROOF ASSEMBLIES OF LESS THAN OR EQUAL TO 3:12 PITCH (EXCLUDING STOOPS AND TERRACES) WHICH FACE A STREET (EXCLUDING ALLEYS) AND WHICH ARE CLAD IN ANY MATERIALS OTHER THAN STANDING-SEAM METAL, SHALL BE SURROUNDED BY A PARAPET, RAILING, CORNICE, OR EAVE STRUCTURE.
- BUILDINGS SHALL NOT HAVE UNINTERRUPTED WALL PLANES GREATER THAN 40 FEET IN ANY DIRECTION VISIBLE FROM ANY STREET FROM ANY SIDE OF THE BUILDING. GLAZED WINDOWS, ENTRY DOORS, CANTILEVERS, BAND BOARDS, WATER TABLES, JOGS/OFFSETS, AND OTHER SIMILAR ARCHITECTURAL BREAKS SHALL BE USED TO INTERRUPT WALL PLANES AS APPROPRIATE. BUILDINGS SHALL NOT HAVE UNINTERRUPTED ROOF PLANES OR PARAPET PLANES OF GREATER THAN 40 FEET IN ANY DIRECTION. STEPS, CORBELS, OR JOGS/OFFSETS SHALL BE USED TO INTERRUPT ROOF PLANES OR PARAPET PLANES.
- A MINIMUM OF FIVE (5) OF THE BELOW LISTED ARCHITECTURAL FEATURES INCLUDING AT LEAST ONE (1) FEATURE FROM EACH OF THE FOUR (4) CATEGORIES SHALL BE UTILIZED ON EACH UNIT:
 - ENTRANCE
 - o 6" MIN. WIDTH DOOR TRIM OR SIDELIGHTS
 - o GLAZED PANEL IN ENTRY DOOR.
 - o COVERED PORCH NOT LESS THAN 5' DEEP AND EXTENDING MORE THAN 50% OF THE FACADE.
 - BUILDING OFF-SET (MIN. OF 2 PER BUILDING CLUSTER)
 - o FACADE OFF-SET (12" MIN.)
 - o ROOF LINE OFF-SET (12" MIN.)
 - FACADE
 - o BAY WINDOW
 - o WINDOW TRIM (3.5" MIN. WIDTH)
 - o SHUTTERS
 - o PATTERNED FINISH (SCALES, SHAKES, WAINSCOTING, BOARD & BATTEN, ETC.)
 - ROOF
 - o DORMER
 - o GABLE
 - o CHIMNEY
- PROPOSED HOME ELEVATIONS WILL BE INCLUDED WITH THE PUD AND ARE APPROVED WITH THE PUD. ADDITIONAL ELEVATIONS AND FUTURE RECONSTRUCTION OR RENOVATION IS PERMITTED TO THE EXTENT THE ABOVE CONDITIONS ARE MET.



RESIDENTIAL KEY MAP



MULTIFAMILY DEVELOPMENT STANDARDS

MULTIFAMILY CONDITIONS:

1. OPEN SPACE LOCATIONS AND DESIGNATIONS ARE SUBJECT TO CHANGE WITHIN MULTIFAMILY DEVELOPMENT, HOWEVER QUANTITY OF OPEN SPACE SHALL BE MAINTAINED.
2. THERE SHALL BE 300-350 UNITS NORTH OF THE CROSS-CONNECTION STREET AND 40-50 UPPER STORY APARTMENTS IN COMMERCIAL/MIXED USE CENTER
3. COMMERCIAL/PROFESSIONAL SERVICES ASSOCIATED WITH THE MULTIFAMILY DEVELOPMENT SHALL BE LOCATED ON THE GROUND FLOOR FACING THE MAIN STREET THAT CONNECTS THE MULTIFAMILY DEVELOPMENT TO THE MIXED USE DEVELOPMENT.
4. WHERE APARTMENTS FRONT THE SAME PUBLIC RIGHT OF WAY AS SINGLE FAMILY LOTS, THEY SHALL BE NO MORE THAN 1 ADDITIONAL STORY IN HEIGHT THAN THE SINGLE FAMILY BUILDINGS.
5. APARTMENT BUILDINGS SHALL UTILIZE ROOF FORMS WITH MINIMAL SLOPES AND UTILITY WELLS AND/OR FLAT ROOFS WITH PARAPETS.
6. APARTMENT BUILDINGS STREET FACING FACADES SHALL INCLUDE AT LEAST 2 OF THE FOLLOWING: VERTICAL BOARD N BATTEN, HORIZONTAL HARDIE BOARD SIDING, BRICK VENEER, STONE VENEER
7. AIR HANDLERS FOR INDIVIDUAL UNITS SHALL NOT BE VISIBLE FROM PUBLIC RIGHTS OF WAY AND SHALL BE LOCATED ON THE ROOF OR WITH ADEQUATE SCREENING AT GROUND FLOOR SO AS NOT TO BE VISIBLE FROM PUBLIC RIGHTS OF WAY.

UPPER STORY APARTMENTS



APARTMENTS



RESIDENTIAL KEY MAP



COMMERCIAL TYPOLOGY PRECEDENTS

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*
- PHARMACY
- COWORKING
- NEIGHBORHOOD RETAIL

2. USES ALLOWABLE IN CORRIDOR COMMERCIAL INCLUDE:

- GOVERNMENT SERVICES
- POST OFFICE
- RESTAURANTS
- RETAIL <50,000 SF
- INDOOR SELF-STORAGE (LIMITED TO BUILDING 2 PER PAGE 2, MEETING UDO 6.4 STANDARDS)
- DAYCARE
- RECREATIONAL FACILITIES
- DRY CLEANING
- BAR/TAVERN/MICROBREWERY
- ARTS STUDIOS
- ANIMAL SERVICES
- OFFICE
- BANKS

3. USES ALLOWABLE IN COMMERCIAL CENTER INCLUDE:

- ALL USES ALLOWABLE IN NMX ZONING PER KNIGHTDALE UDO EXCLUDING:*
- GROUND FLOOR RESIDENTIAL,
- DRIVE-THRU USES,
- FUNERAL HOMES,
- AUTO PARTS SALES,
- NIGHTCLUBS,
- RELIGIOUS INSTITUTIONS,
- GAS STATIONS,
- CONVENIENCE STORES,
- NONTRADITIONAL SCHOOLS,
- SELF-STORAGE, AND
- NEIGHBORHOOD MANUFACTURING

*SOME USES WILL REQUIRE SPECIAL USE PERMITS PER UDO

4. CORRIDOR COMMERCIAL BUILDING 1 SHALL BE A MINIMUM OF 20' IN HEIGHT, AND SHALL BE CONSTRUCTED PRIOR TO ISSUANCE OF A CO FOR ANY INDOOR SELF-STORAGE USE IN BUILDING 2.

NEIGHBORHOOD COMMERCIAL



COMMERCIAL CENTER



CORRIDOR COMMERCIAL

