

BOULDER RIDGE

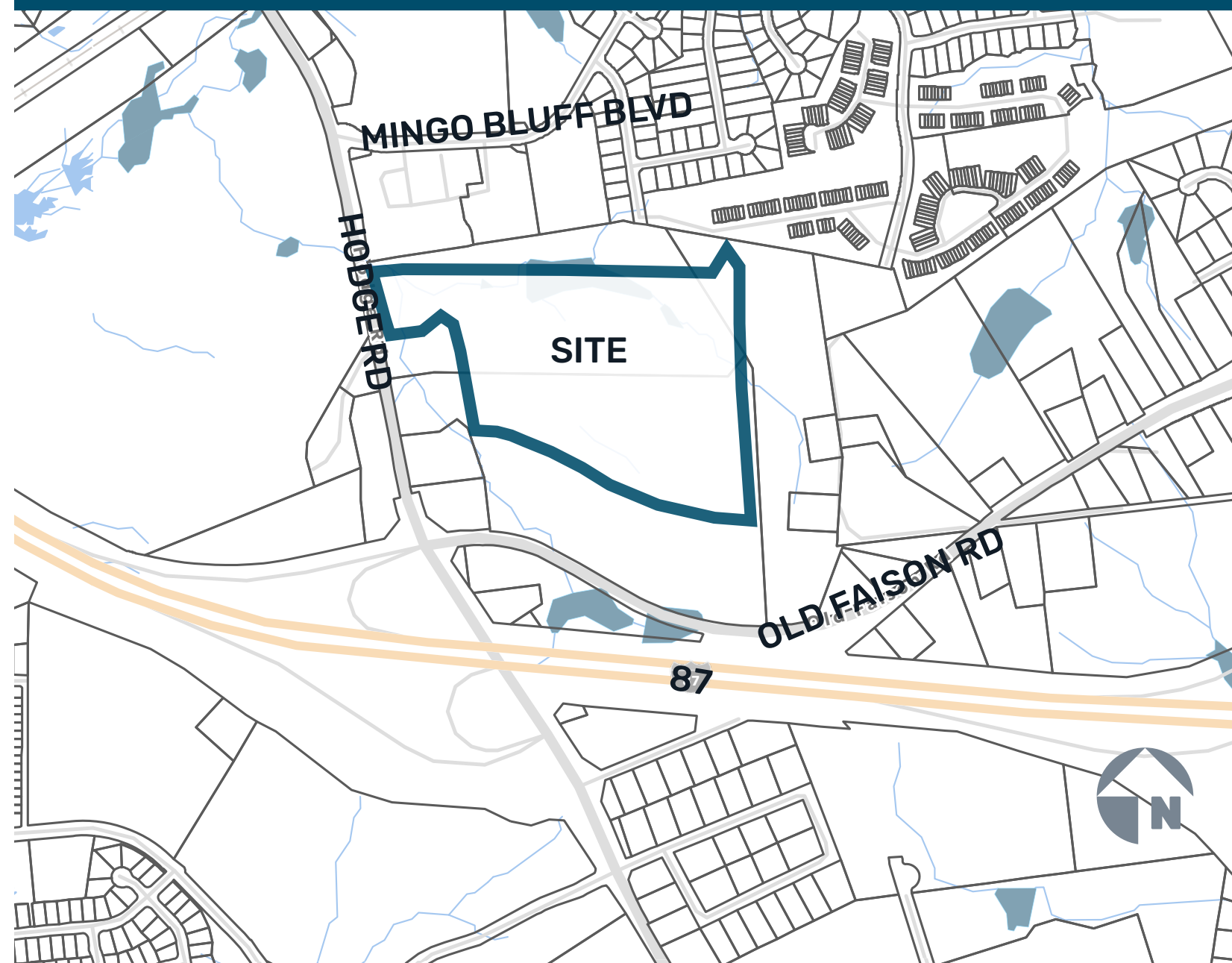
SKETCH PLAN FOR PLANNED UNIT DEVELOPMENT

2024. 08. 09 ZMA-3-24

SR REAL ESTATE PARTNERS



Vicinity Map



Open Space Table	
Required Open Space (Units x Bedrooms x 580/43560) Apartments: 400 x 1.4 x 580/43560 = 7.45 ac Townhomes: 86 x 2 x 580/43560 = 3.43 ac Simplex: 10 x 3 x 580/43560 = .266 ac	11.15 acres
25% Amenity Reduction	2.78 acres
Total Required Open Space (With Amenity Reduction applied)	8.36 acres
Required Active	4.18 acres
Required Passive	4.18 acres
Proposed Open Space	10.82 acres
Proposed Active (Requested PUD modification to permit slightly less active)	3.51 acres
Proposed Passive	7.32 acres

Water Allocation Points	
Base Points	
Mixture of Use	41 Points
Bonus Points	
IPEMA Certified Playground Equipment	4 Points
On-Street Public Parking	4 Points
Pool	1 Points
Transit Easement with Shelter	2 Points
Clubhouse - 3500 SF Min./No Kitchen	8 Points
Total Points	60 Points

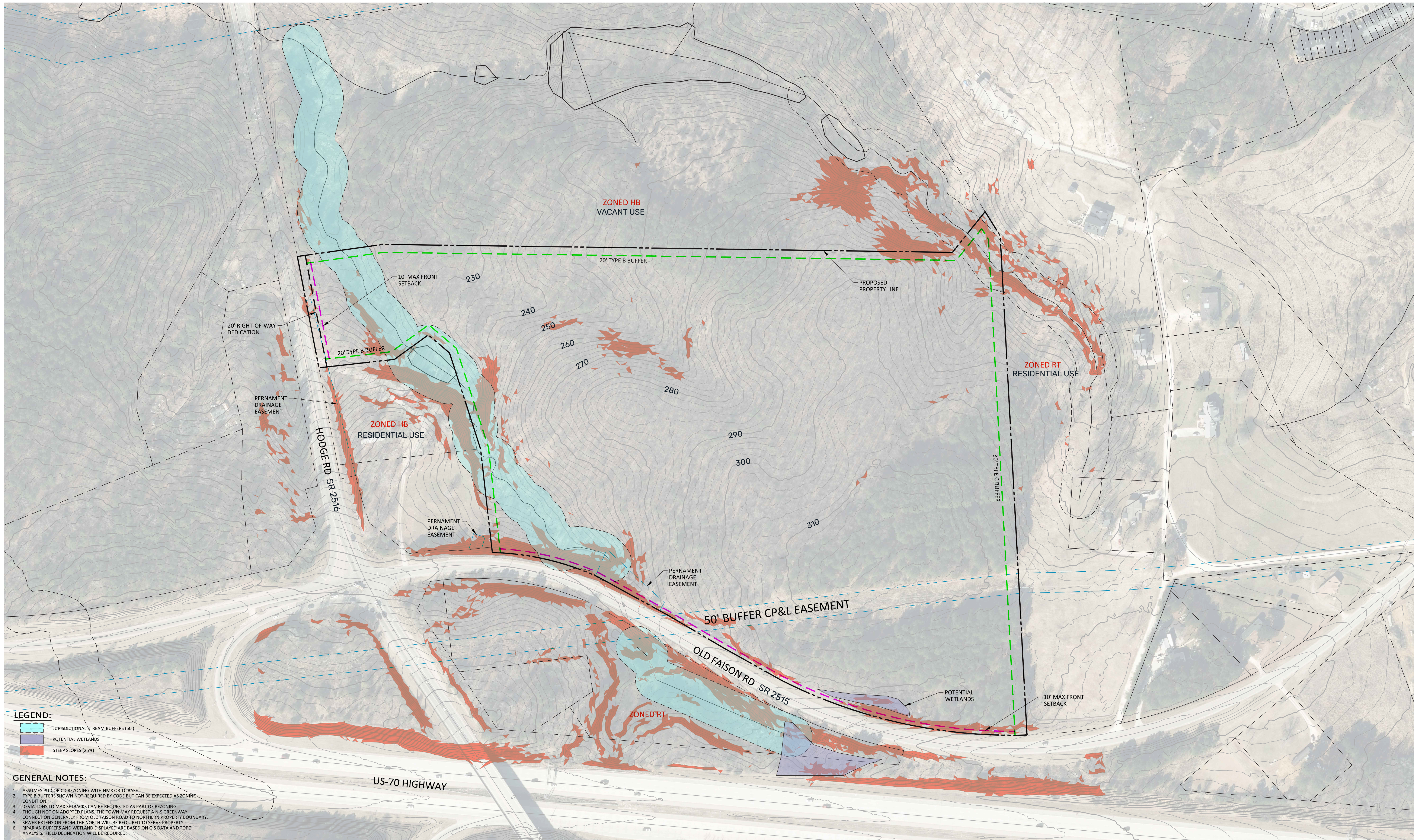
Parking Table					
Building Type	Number of Units/sf	Bedroom Assumption	Parking Rate	Spaces Required	Spaces Provided
TH / Simplex	96 units	3 Bedroom (2 for Simplex)	2 per unit	192	363*
Apartments	400 units	1.4 Bedroom (on average)	1 per bedroom	560	586
Non- Residential	38000 sf	N/A	5 per 1000 retail	165	165
			3 per 1000 office	15	15

*Note: Figures includes head-in, driveway, garage, and parallel (guest) spaces in Townhome POD.

Site Data Table	
Site Area	+/- 34.11 Acres
Knightdale Zoning	Highway Business (HB)
Existing Land Use	Vacant
Proposed Zoning	Neighborhood Mixed Use (NMX) - PUD
Proposed Land Uses	Residential, Commercial, Mixed-Use
Watershed Classification	Lower Neuse River
Required Tree Canopy	2.6 acres
Proposed Tree Cover	3.2 acres
Proposed Units	496 Units (+/-14.54 DU/A)
Simplex	10 Units (2.01%)
Townhome	86 Units (17.33%)
Apartment	400 Units (80.64%)
Mixed-Use/Commercial	+/- 6.5 Acres
Property PINS	1743255851

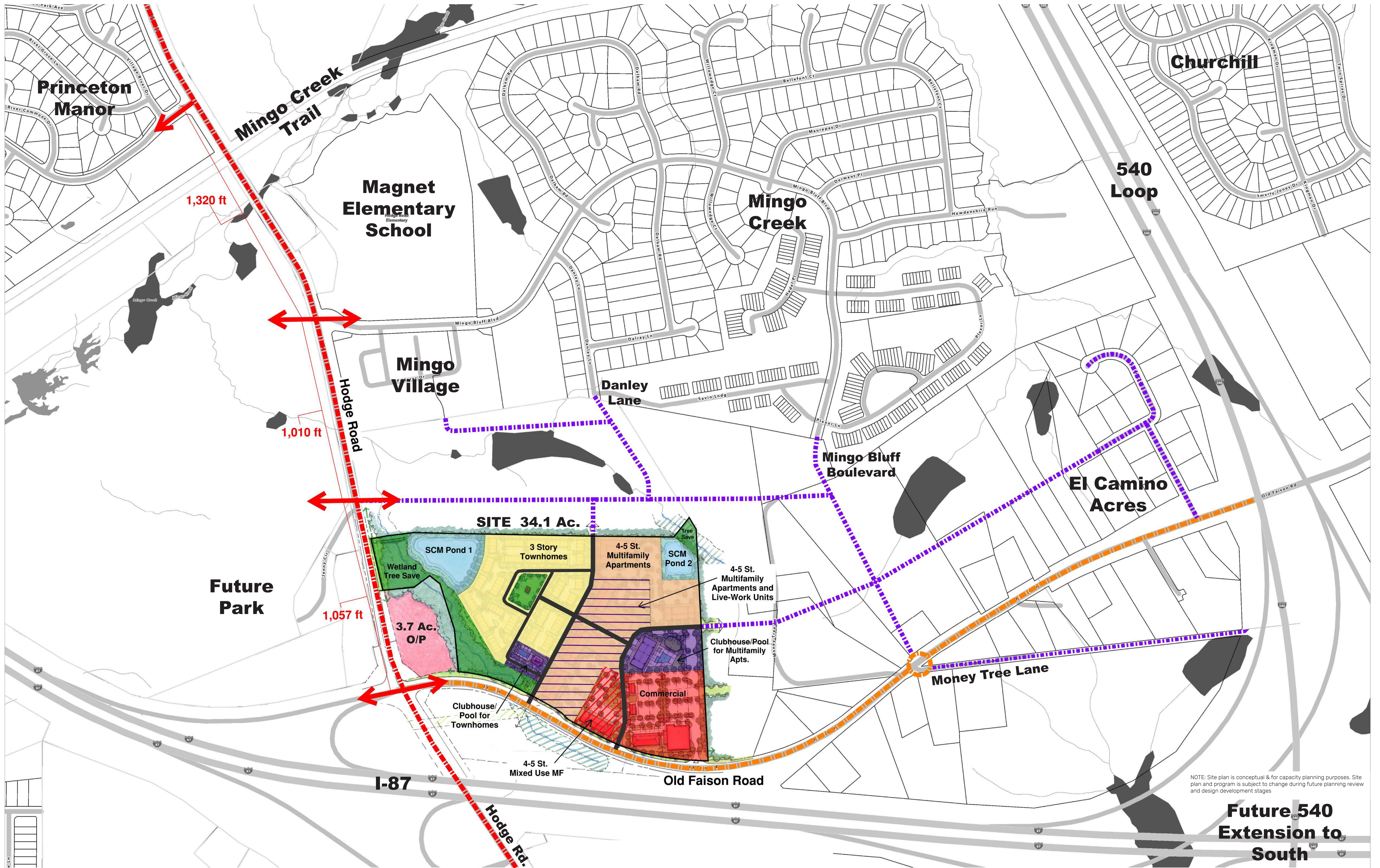
Sheet Index:

- 1: Title Sheet
- 2: Site Constraints
- 3: Context Map
- 4: Conceptual Master Plan
- 5: Typology Exhibit
- 6: Precedent Imagery



- LEGEND:**
- JURISDICTIONAL STREAM BUFFERS (50')
 - POTENTIAL WETLANDS
 - STEEP SLOPES (25%)

- GENERAL NOTES:**
1. ASSUMES PUD OR CD REZONING WITH NMIX OR TC BASE
 2. TYPE B BUFFERS SHOWN NOT REQUIRED BY CODE BUT CAN BE EXPECTED AS ZONING CONDITION.
 3. DEVIATIONS TO MAX SETBACKS CAN BE REQUESTED AS PART OF REZONING.
 4. THOUGH NOT ON ADOPTED PLANS, THE TOWN MAY REQUEST A N-S GREENWAY CONNECTION GENERALLY FROM OLD FAISON ROAD TO NORTHERN PROPERTY BOUNDARY.
 5. SEWER EXTENSION FROM THE NORTH WILL BE REQUIRED TO SERVE PROPERTY.
 6. RIPARIAN BUFFERS AND WETLAND DISPLAYED ARE BASED ON GIS DATA AND TOPO ANALYSIS. FIELD DELINEATION WILL BE REQUIRED.



NOTE: Site plan is conceptual & for capacity planning purposes. Site plan and program is subject to change during future planning review and design development stages

Future 540 Extension to South



LAND USE

- 4 TO 5 STORY MULTIFAMILY APARTMENTS, +/- 400 DU (INCLUDING LIVE WORK UNITS)
- LIVE-WORK UNITS, (2 LEVEL @ STREET) +/- 20 DU
- 3 STORY TOWNHOMES, +/- 96 DU (TOWNHOME-FORM)
- 10 SIMPLEX UNITS (BELOW TOWNHOME UNITS)
- COMMERCIAL, +/- 40,000 SQ FT (400 DU MF DISTRICT)
- CLUBHOUSE / AMENITY SPACE, +/- 15,000 SF TOTAL

TOTAL PARKING SHOWN: +/- 865 SPACES

BUILDING DATA

- A** 4/5 SPLIT MULTIFAMILY APARTMENTS WITH LIVE WORK UNITS AT STREET (+/- 50 DU, INCLUDING 6 LIVE-WORK UNITS)
- B** 4/5 SPLIT MULTIFAMILY APARTMENTS WITH LIVE WORK UNITS AT STREET (+/- 88 DU, INCLUDING 7 LIVE-WORK UNITS)
- C** 4/5 SPLIT MULTIFAMILY APARTMENTS WITH LIVE WORK UNITS AT STREET (+/- 88 DU, INCLUDING 7 LIVE-WORK UNITS)
- D** 4 STORY MULTIFAMILY APARTMENTS, +/- 50 DU
- E** 4 STORY MULTIFAMILY APARTMENTS, +/- 50 DU
- F** +/- 10K AMENITY BUILDING WITH +/- 1000 SF ATTACHED PUBLIC COFFEE SHOP AND 2500 SF POOL
- G** 4 STORY MULTI FAMILY APARTMENT, +/- 50 DU
- H** 1 STORY +/- 6.5K SF COMMERCIAL
- I** +/- 9K SF COMMERCIAL (WITH 1.5K SF COFFEE) 1 TO 2 STORY
- J** OPTION 1 (SHOWN): +/- 16.5K GROCERY (1-2 STORY)
OPTION 2: +/- 30K MEDICAL OFFICE BUILDING (2-3 STORIES) AND PARKING IN PLACE OF BUILDING I
- K** 3 STORY TOWNHOMES / REAR-LOADED, +/- 90 DU
- L** +/- 3.6 K SF CLUB, LEASING, WITH 1,600 SF POOL

NOTE: NUMBERED BUILDINGS AND PUBLIC SPACES ARE LINKED TO PRECEDENT IMAGERY INCLUDED WITH THIS APPLICATION

PUBLIC GREENWAY (30' EASEMENT)

BADMINTON COURTS

HODGE ROAD - SR 2516

PLAYGROUND, PLAY LAWN AND
EVENT LAWN

PRIVATE STREET

PRIVATE ALLEY

STREET 'A'

STREET 'B'

POOL, CLUBHOUSE AND
PICKLEBALL COURTS

POOL AND CLUBHOUSE

OLD FAISON ROAD - SR 2515

BUILDING TYPOLOGY

- 4/5 SPLIT STORY MULTIFAMILY APARTMENTS (4-STORY FACING STREET 'A')
- 4 STORY MULTIFAMILY APARTMENTS
- 3 STORY TOWNHOMES
- 3 STORY TOWNHOMES ABOVE SIMPLEX
- 1-2 STORY COMMERCIAL* (3-STORY MEDICAL OFFICE OPTION)
- 1 STORY CLUBHOUSE/SHELTER

STREET TYPOLOGY

URBAN MAIN STREET - STREET 'A'

Right-of-Way: 72'

Wide Sidewalk, Parking, Travel Lane, Travel Lane, Parking, Wide Sidewalk

LOCAL STREET - STREET 'B'

LOCAL STREET CUSTOMIZED WITH ON-STREET PARKING VARIABLE R/W

54'

SW, Pathway, Travel Lanes, Pathway, SW

PRIVATE STREET

PRIVATE ALLEY

OPEN SPACE

- PASSIVE OPEN SPACE
- ACTIVE OPEN SPACE

