

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:	1,032 UNITS
FRONT LOAD SINGLE FAMILY LOTS (6,000SF):	80 UNITS
REAR LOAD SINGLE FAMILY LOTS(3,800SF):	206 UNITS
TOWNHOME LOTS:	366 UNITS
APARTMENTS:	380 UNITS
COMMERCIAL & OFFICE:	125-525 KSF (16.75 AC.)

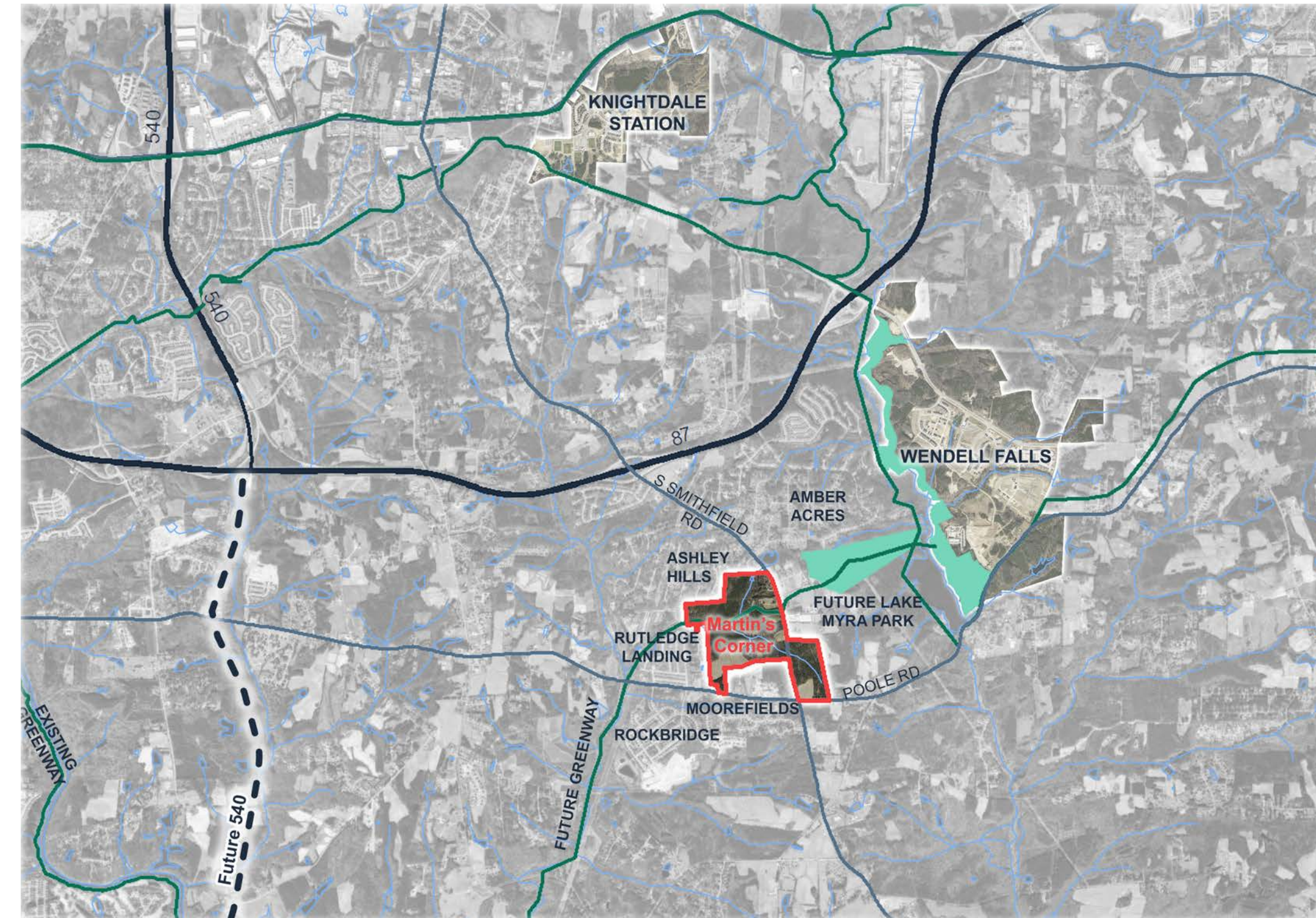
SITE CALCULATIONS

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 IN DRIVEWAY & GARAGE
REAR LOAD SINGLE FAMILY & TOWNHOMES:	2 SPACES IN DRIVEWAY & GARAGE + 202 GUEST
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
	* SHALL BE INCREASED TO 5 SPACES / 1,000 GROSS FLOOR AREA FOR RESTAURANT USES

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

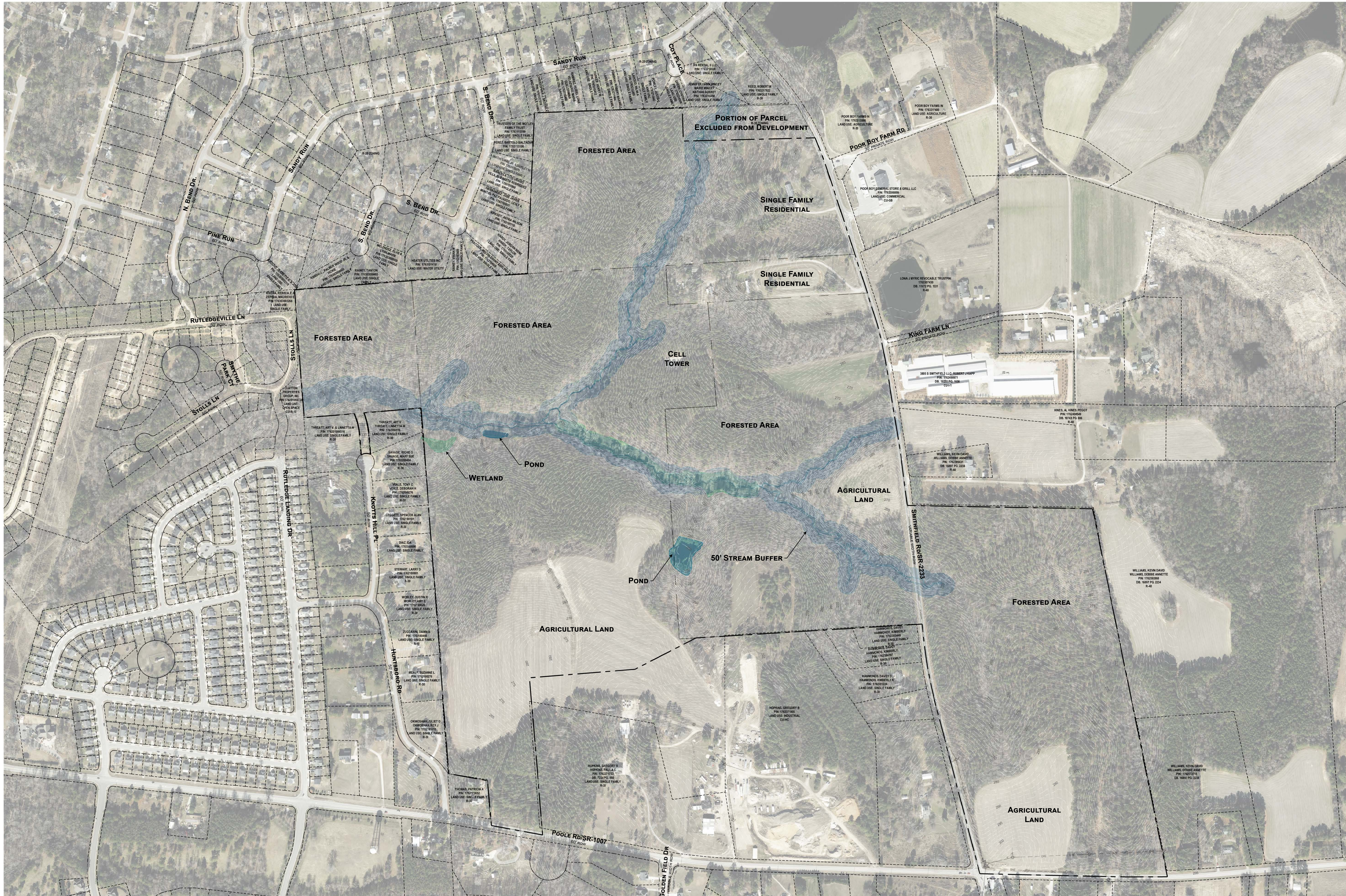
OAKLEY, KENNY
700 BETHLEHEM RD
KNIGHTDALE NC

WATER ALLOCATION CALCULATIONS

RETAIL CENTER BASE POINTS:	41 POINTS
GATEWAY LANDSCAPING:	5 POINTS
ON-STREET PARKING:	4 POINTS
TOTAL RETAIL CENTER POINTS:	50 POINTS
MAJOR SUBDIVISION BASE POINTS:	15 POINTS
NATURAL HABITAT CONSERVATION:	10 POINTS
STORMWATER WETLAND:	5 POINTS
GATEWAY LANDSCAPING:	5 POINTS
LAP POOL:	3 POINTS
CLUBHOUSE:	7 POINTS
TENNIS COURTS:	5 POINTS
TOTAL MAJOR SUBDIVISION POINTS:	50 POINTS
MULTIFAMILY RESIDENTIAL BASE POINTS:	20 POINTS
RESORT STYLE POOL:	2 POINTS
CLUBHOUSE:	8 POINTS
STORMWATER AMENITIES:	4 POINTS
PLAYGROUND EQUIPMENT:	4 POINTS
PATIO:	3 POINTS
ENHANCED ROADSIDE LANDSCAPING:	2 POINTS
NATURAL HABITAT CONSERVATION:	5 POINTS
WATER PLAYGROUND:	2 POINTS
TOTAL MULTIFAMILY RESIDENTIAL POINTS:	50 POINTS

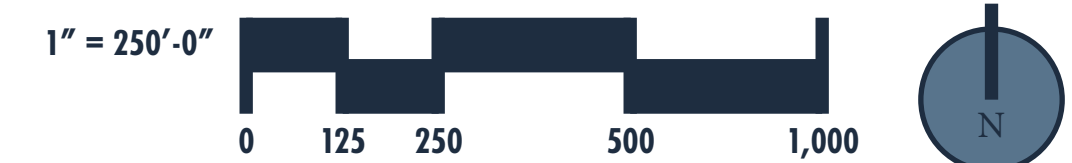


EXISTING CONDITIONS



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

- SEE STREET TYPOLOGIES FOR RIGHT OF WAY DIMENSIONS & STANDARDS.
- 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.
- ROAD IMPROVEMENTS NOTED ARE SUBJECT TO CHANGE PER FINDINGS OF TIA AND NCDOT.
- COMMERCIAL LAYOUTS SHOWN ARE ILLUSTRATIVE IN NATURE. EXACT CONFIGURATION OF BUILDINGS AND PARKINGS TO BE DETERMINED AT SITE PLAN.
- ALL RESIDENTIAL LOTS SHALL BE MASS GRADED TO PROVIDE APPROPRIATE DRAINAGE TO STORMWATER FACILITIES.
- AMENITY CENTER SERVING SINGLE FAMILY LOTS SHALL BE CONSTRUCTED PRIOR TO ISSUANCE OF 88TH CERTIFICATE OF OCCUPANCY
- AMENITY CENTER SERVING APARTMENTS SHALL BE CONSTRUCTED PRIOR TO ISSUANCE OF 1ST CERTIFICATE OF OCCUPANCY
- MIX OF USES SHALL BE IN ACCORDANCE WITH UDO 11.1.B. WHILE SUBJECT TO CHANGE, PARCEL AREA BY USE IS CURRENTLY CALCULATED AT:
 SINGLE FAMILY - 45.4%
 TOWNHOUSES - 25.0%
 MULTIFAMILY - 10.4%
 MIXED USE - 10.3%
 COMMERCIAL - 9.0%
- 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.
- 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
 COMMERCIAL CENTER - 4 SPACES / 1,000SF OF COMMERCIAL
 NEIGHBORHOOD COMMERCIAL - 3.5 SPACES / 1,000 SF OF COMMERCIAL
- PARK & RIDE SPACES AND TRANSIT SHELTER SHALL BE PROVIDED AT COMMERCIAL CENTER IN ACCORDANCE WITH UDO 7.1.E
- ELECTRIC VEHICLE PARKING AND CHARGING STATIONS SHALL BE PROVIDED IN ACCORDANCE WITH UDO 7.1.1.2
- BICYCLE PARKING SHALL BE PROVIDED IN ACCORDANCE WITH UDO 7.1.F
- 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.
- SEWER SHALL BE SERVED VIA PROPOSED GRAVITY OUTFALL TO EXISTING POPLAR CREEK GRAVITY LINE. DOWNSTREAM SEWER CAPACITY ANALYSIS SHALL BE PROVIDED WITH ZONING.
- PUBLIC WATER SHALL BE INSTALLED IN ALL PUBLIC RIGHTS OF WAY INCLUDING SMITHFIELD RD. TO SERVE DEVELOPMENT.
- 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	41.98	45.1%
TOWNHOUSE DWELLING	23.11	24.8%
MULTIFAMILY DWELLING	8.60	9.2%
MIXED USE	13.46	14.5%
COMMERCIAL/OFFICE	5.90	6.3%

UNIT LEGEND

- FRONT LOADED SINGLE FAMILY LOT (63)
- REAR LOADED SINGLE FAMILY LOT (288)
- TOWNHOMES (366)
- APARTMENTS (308)
- COMMERCIAL
- VERTICALLY MIXED USE RESIDENTIAL OVER COMMERCIAL(66 UPPER FLOOR UNITS)
- VERTICALLY MIXED USE OFFICE OVER COMMERCIAL



OPEN SPACE STANDARDS

OPEN SPACE STANDARDS

1. RESIDENTIAL AMENITY CENTER SHALL INCLUDE THE FOLLOWING ELEMENTS:

- LAP LANES
- RECREATIONAL POOL
- FITNESS CENTER
- MEETING LOUNGE

2. APARTMENT AMENITY CENTER SHALL INCLUDE THE FOLLOWING ELEMENTS:

- POOL WITH SUN DECK
- WATER PLAYGROUND/SPLASH CENTER
- FITNESS CENTER
- LEASING OFFICE
- LOUNGE

ACTIVE OPEN SPACE (16.14 Ac REQUIRED):

● AMENITY CENTER (CREDITED AT 25%)	4.03
● SOCCER & TENNIS COURTS	2.95
● PLAYGROUND & AMPITHEATER	1.15
● EASTERN PLAYGROUND	0.16
● GREENWAY/OFF STREET TRAILS	2.42
● DOG PARK	0.43
● RECREATIONAL LAWN	1.37
● STREET TRAIL EASEMENTS	1.30
● APARTMENT AMENITY CENTER	0.41
● POOLE RD PLAZA	0.50
● APARTMENT PATIO/PLAZA	0.08
● APARTMENT PARK	0.78
● APARTMENT PLAYGROUND	0.13
● COMMERCIAL PATIOS/PLAZAS	0.32
● POND TRAILS	0.13
TOTAL PROVIDED	16.16 Ac.

PASSIVE OPEN SPACE (16.14 Ac REQUIRED):

● HARDSCAPED/LANDSCAPED SQUARES	1.5
● PRIVATE GREENWAYS	1.4
● PRESERVATION OF NATURAL RESOURCES	14.8
● CONSTRUCTED WETLAND	4.2
● GATEWAY LANDSCAPING	0.4
● ENHANCED ROADSIDE LANDSCAPING	0.6
TOTAL PROVIDED	22.9 Ac.

REQUIRED OPEN SPACE CALCULATIONS

DISTANCE FROM PARK	TOWNHOME LOTS	BED/TOWNHOME	TOWNHOME BEDS	SINGLE FAMILY LOTS	BED/SINGLE FAMILY LOT	SINGLE FAMILY BEDS	APARTMENTS UNITS	BED/APARTMENT	APARTMENT BEDS	TOTAL BEDS	SF OPEN SPACE/BED	SF OPEN SPACE REQUIRED	
.25 MILES	25	2.5	62.5	0	3.5	0	0	2.5	0	62.5	260	16250	
.25-.50 MILES	254	2.5	635	110	3.5	385	96	2.5	240	1260	390	491400	
.5-1.0 MILES	85	2.5	212.5	230	3.5	805	284	2.5	710	1727.5	520	898300	
										TOTAL		1405950	32.28 Ac

NATURE BASED PLAY



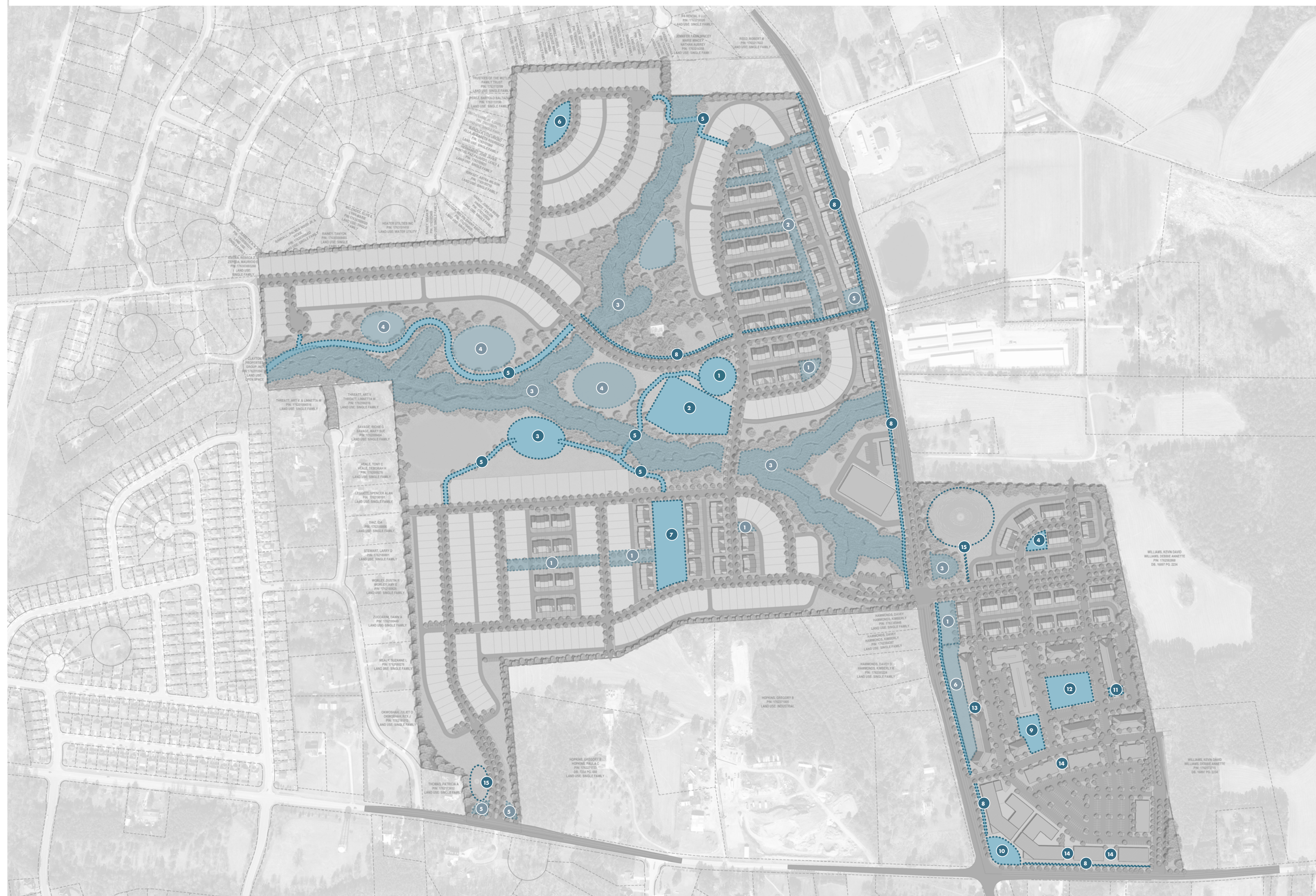
3 PLAYGROUND & AMPITHEATER

AMENITY CENTERS



1/2 AMENITY CENTER POOL & HARD COURTS

OPEN SPACE MAP



3/4 PLAYGROUNDS



1 AMENITY CENTER



3/4 PLAYGROUNDS



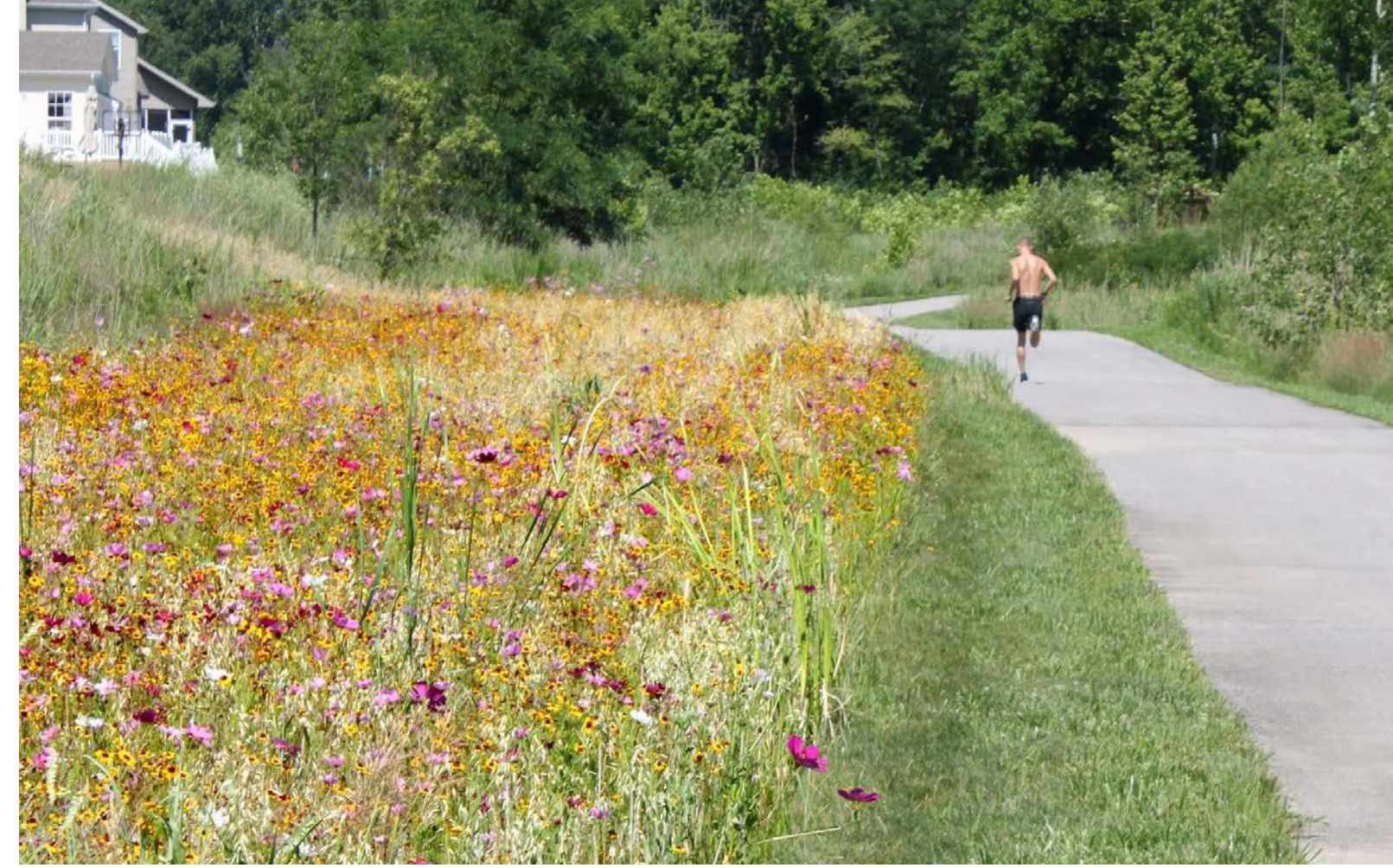
11 PLAZA AMENITY AREA

PASTORAL CHARACTER ELEMENTS

ARCHITECTURAL CHARACTER



ENHANCED LANDSCAPING



IMPROVED GREENWAYS



COURTYARDS

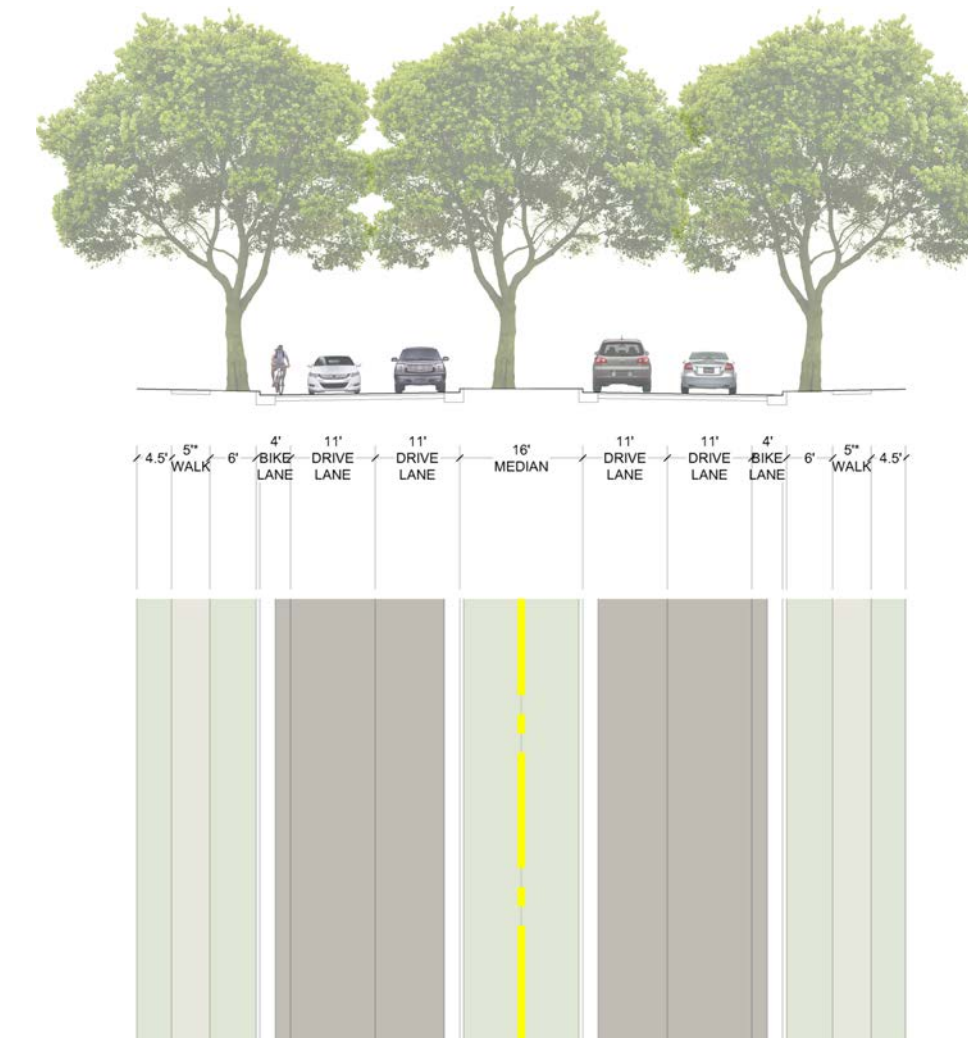


VEHICULAR CIRCULATION STANDARDS

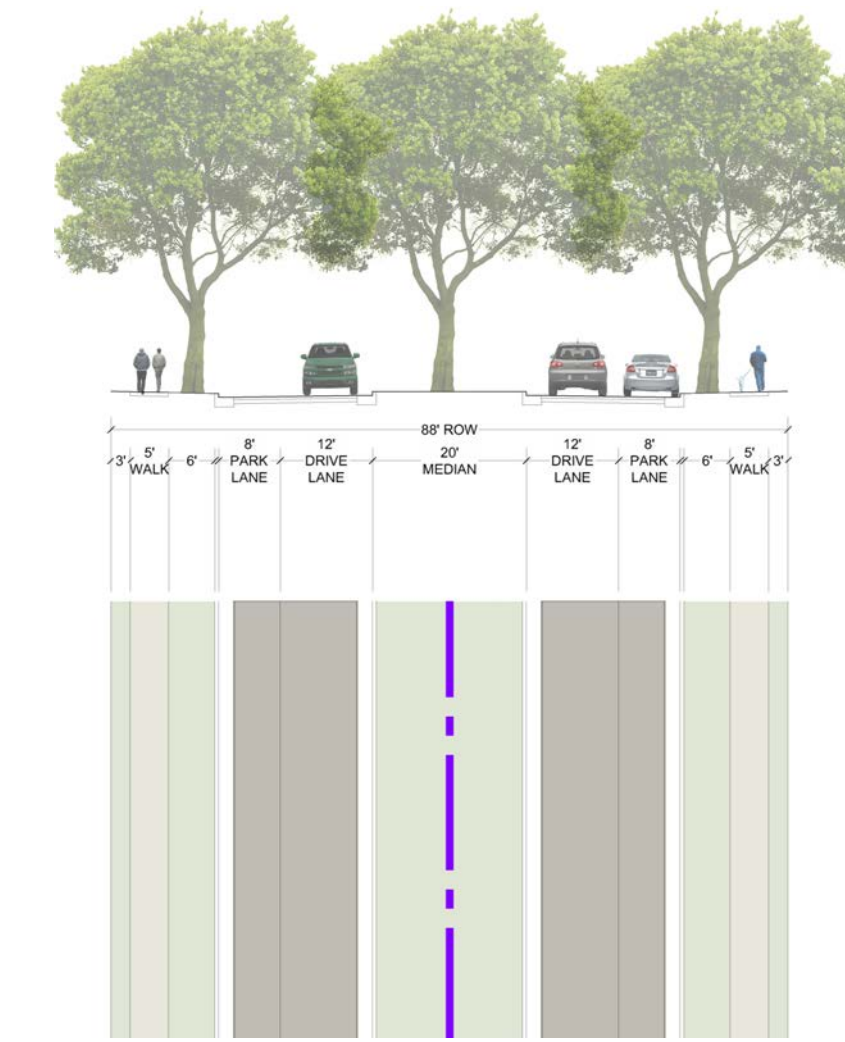
STREET STANDARD NOTES

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.

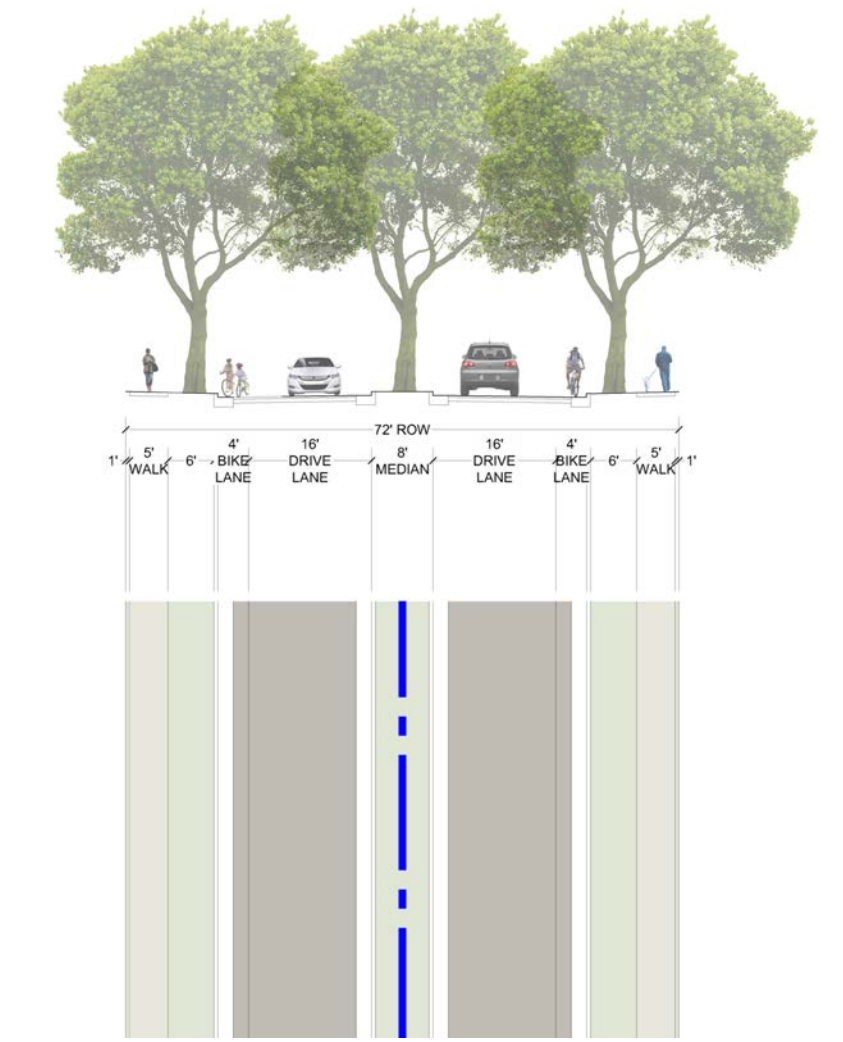
STREET TYPE SECTIONS



BOULEVARD

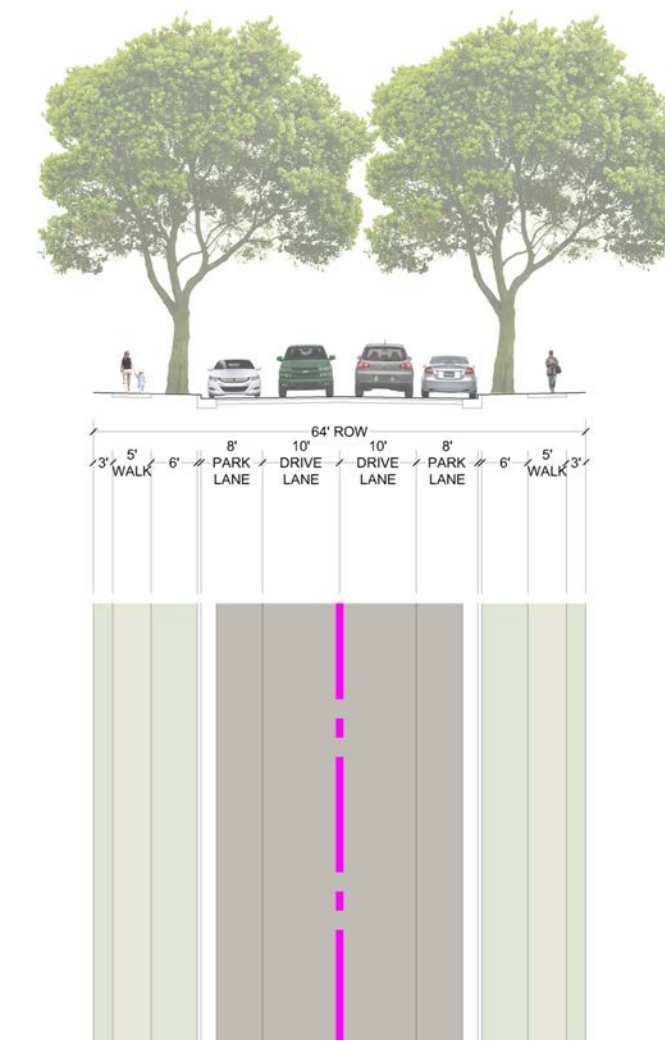
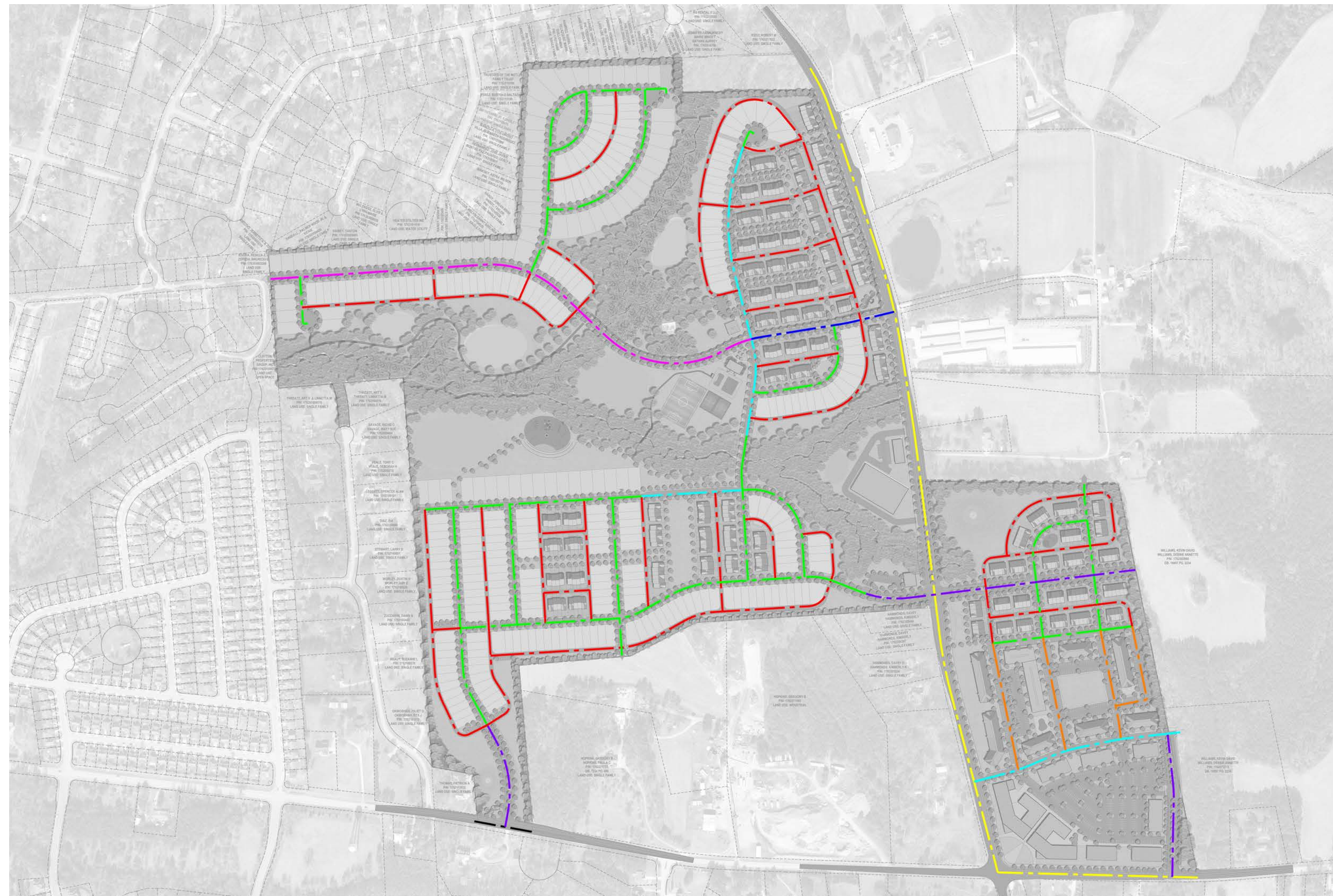


URBAN AVENUE - 2

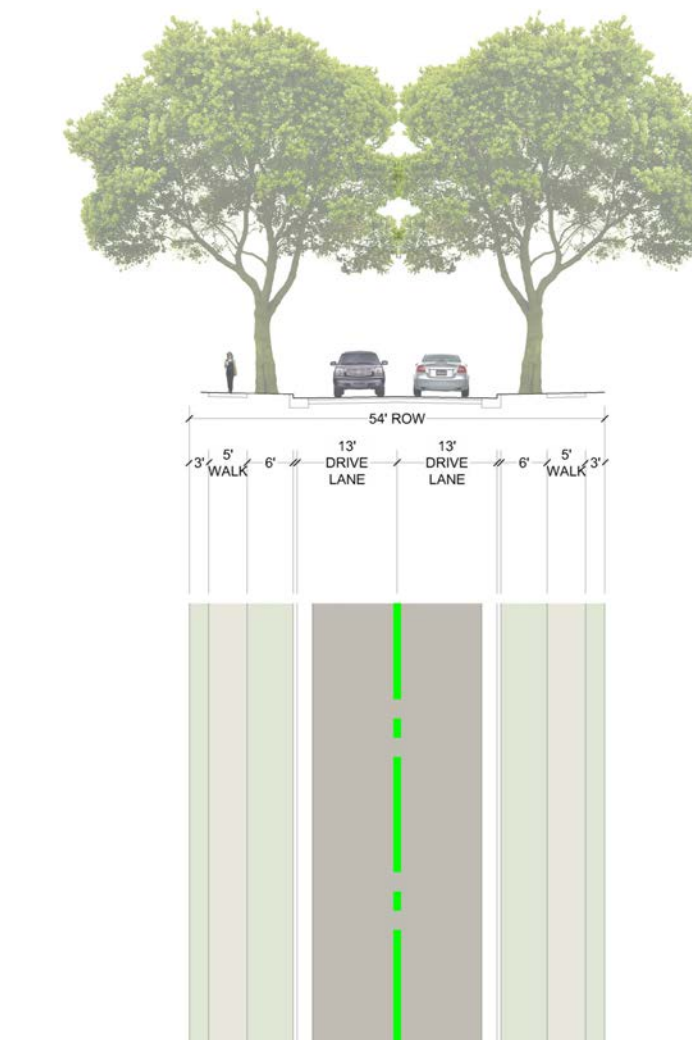


DIVIDED MAIN STREET

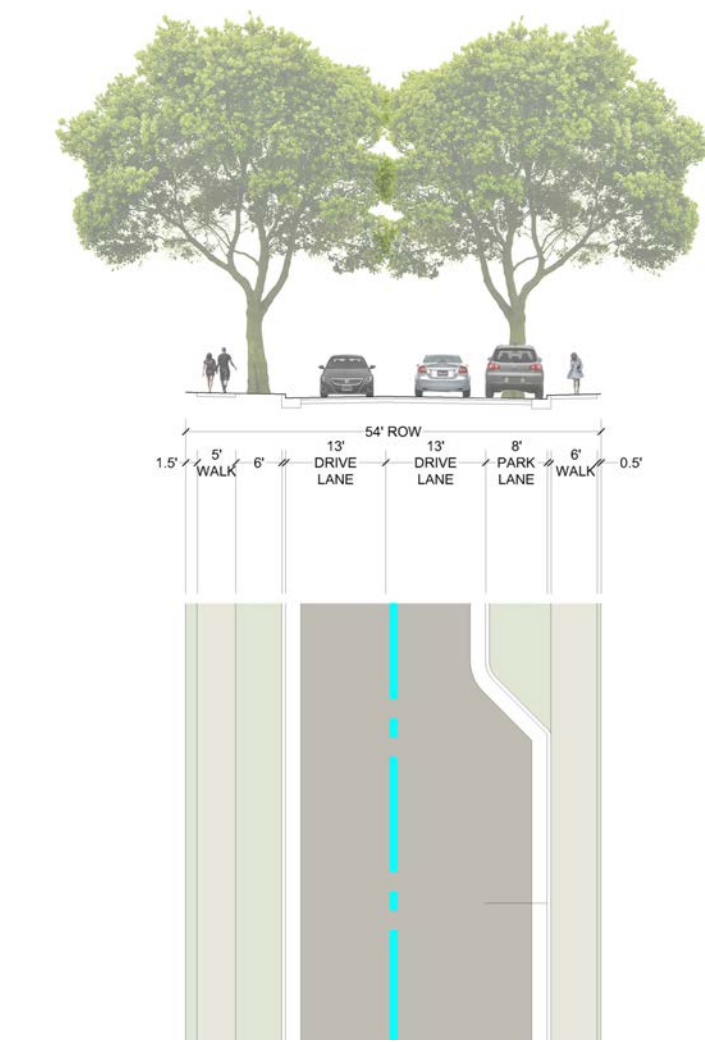
STREET TYPE KEY MAP



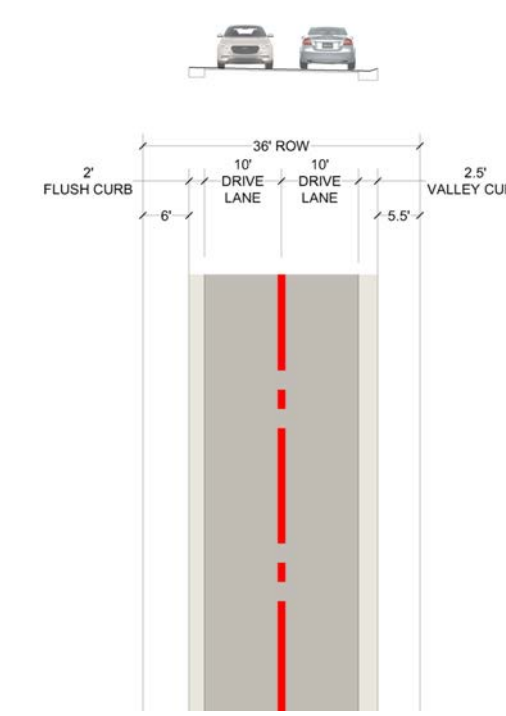
MAIN STREET



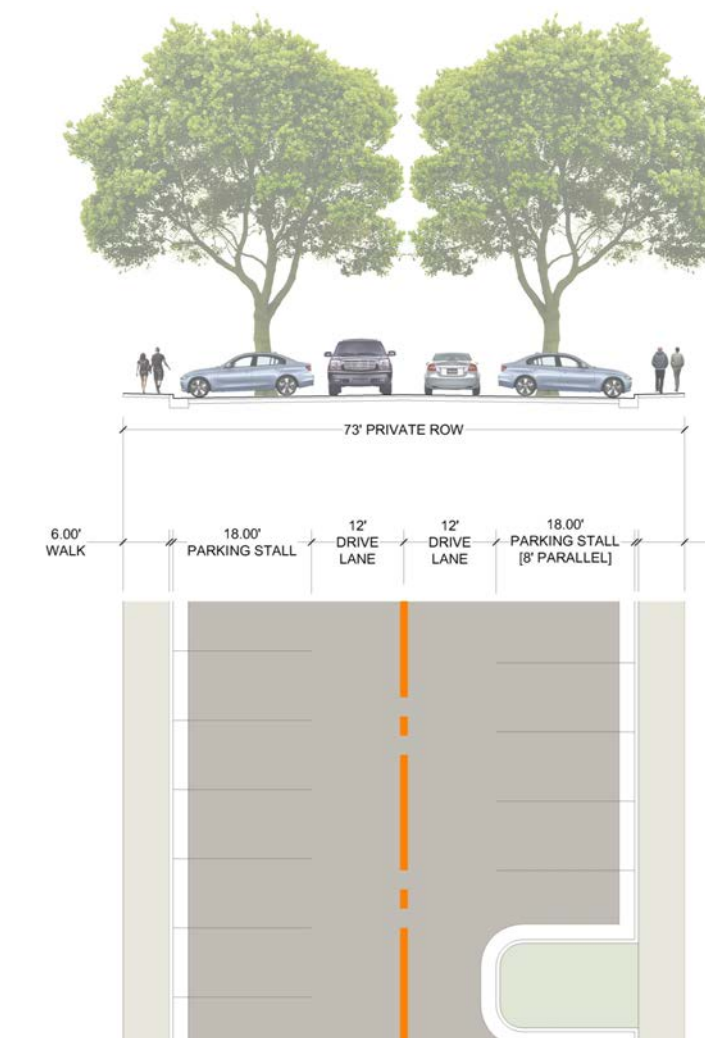
LOCAL STREET



ON-STREET PARKING
ON LOCAL STREET



ALLEY

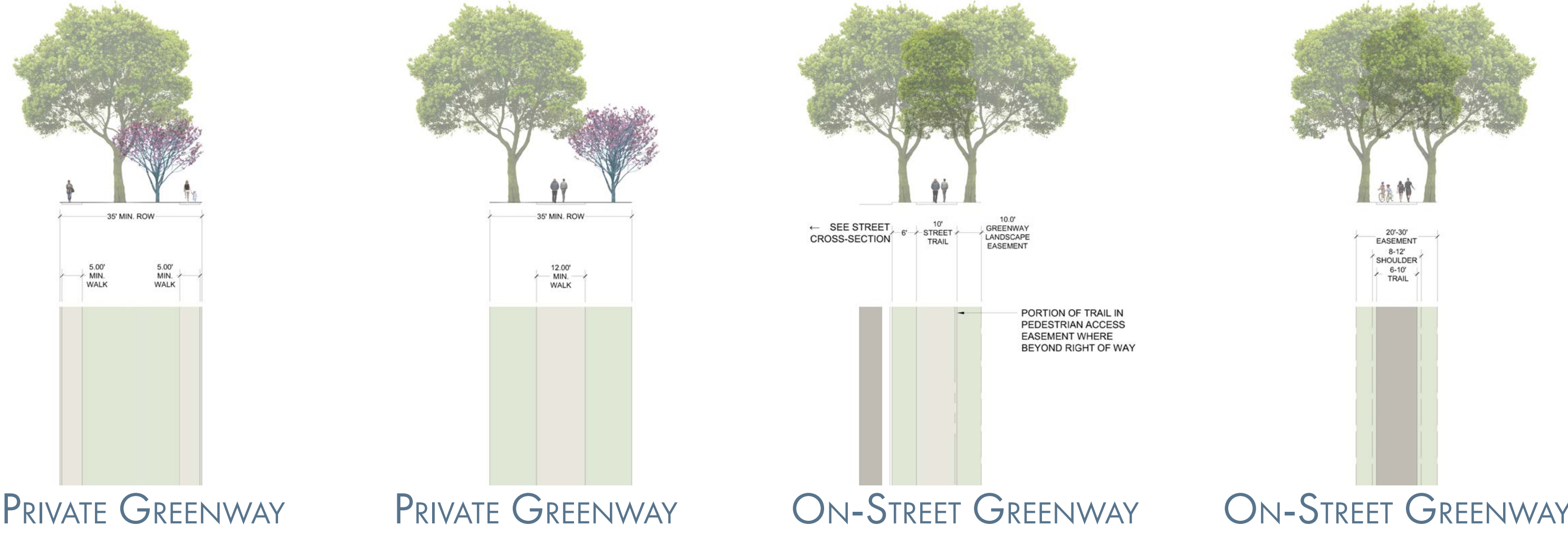


PARKING STREET

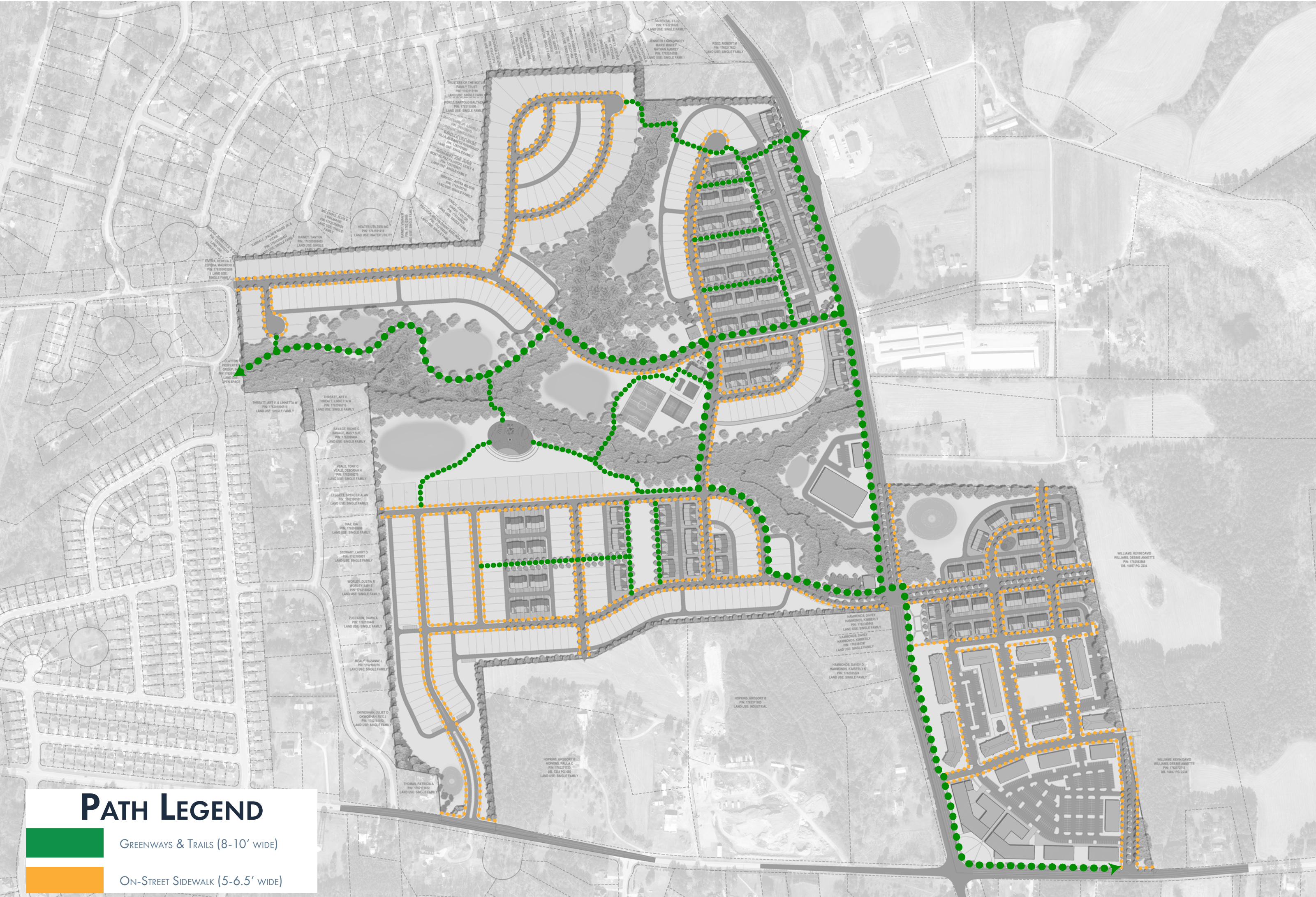
PEDESTRIAN CIRCULATION STANDARDS

ON-STREET GREENWAY

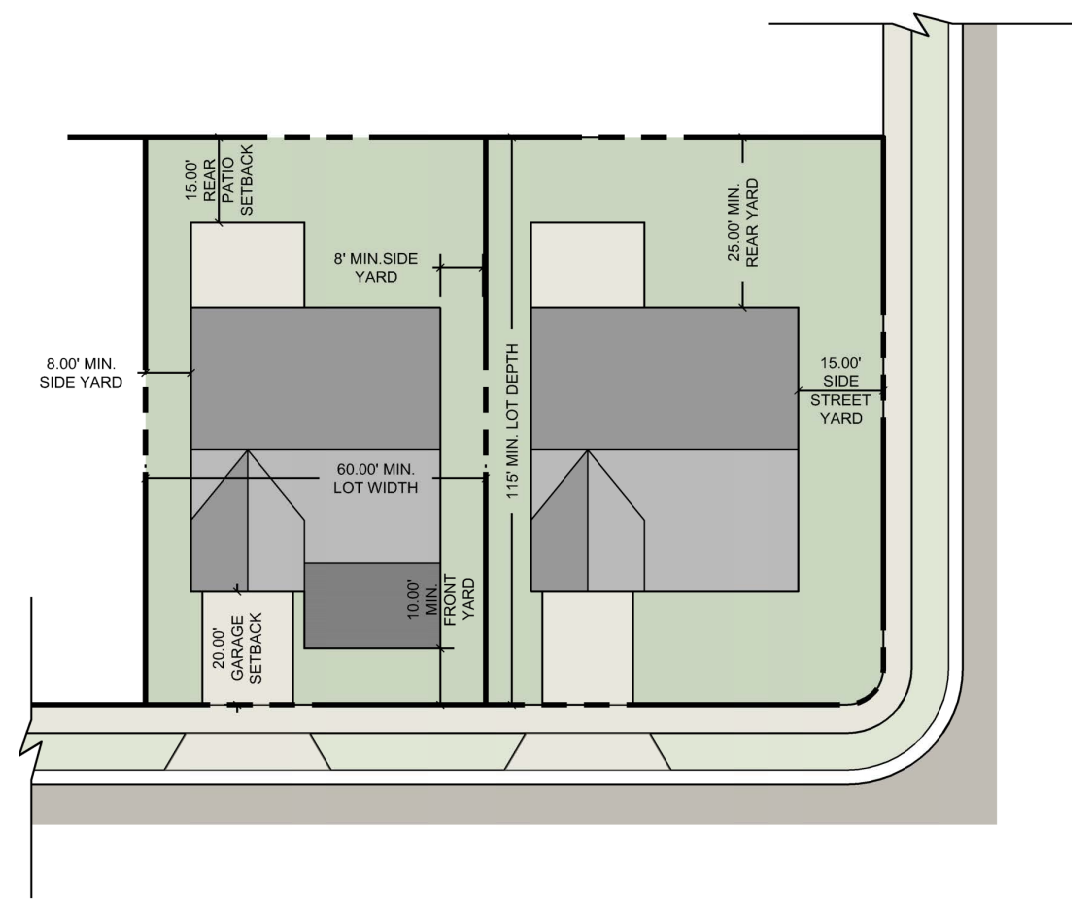
OFF-STREET GREENWAY



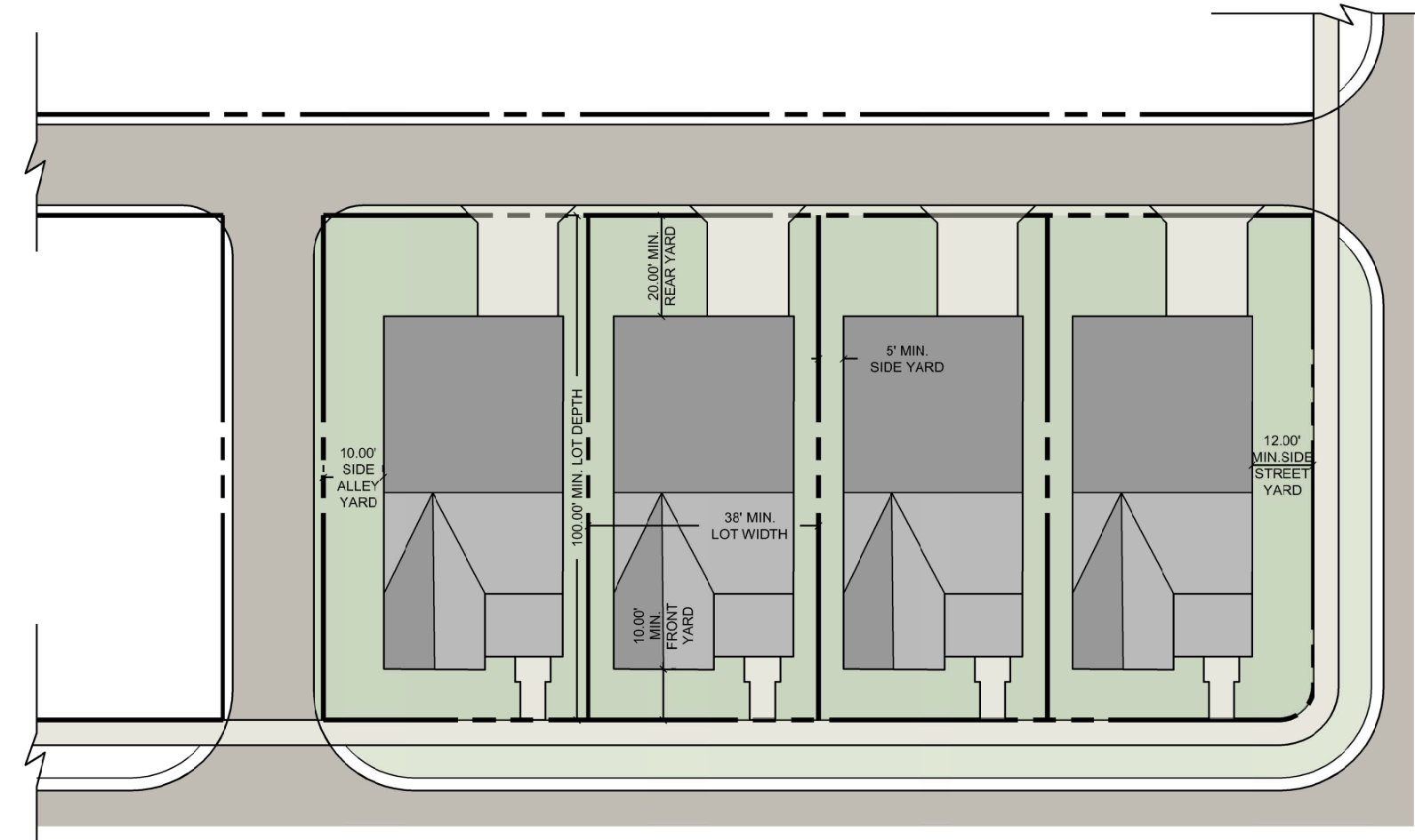
PEDESTRIAN PATH KEY MAP



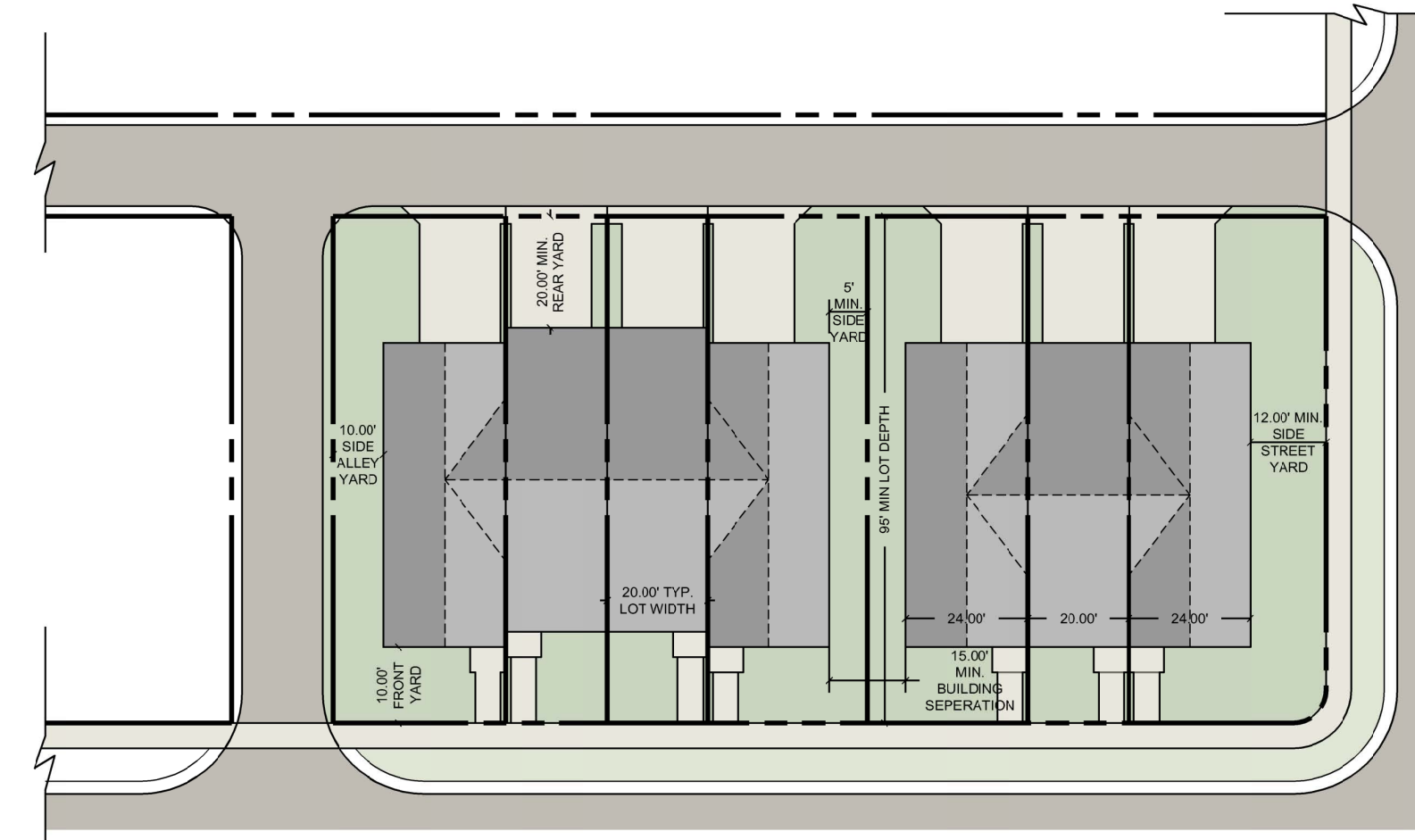
RESIDENTIAL DEVELOPMENT STANDARDS



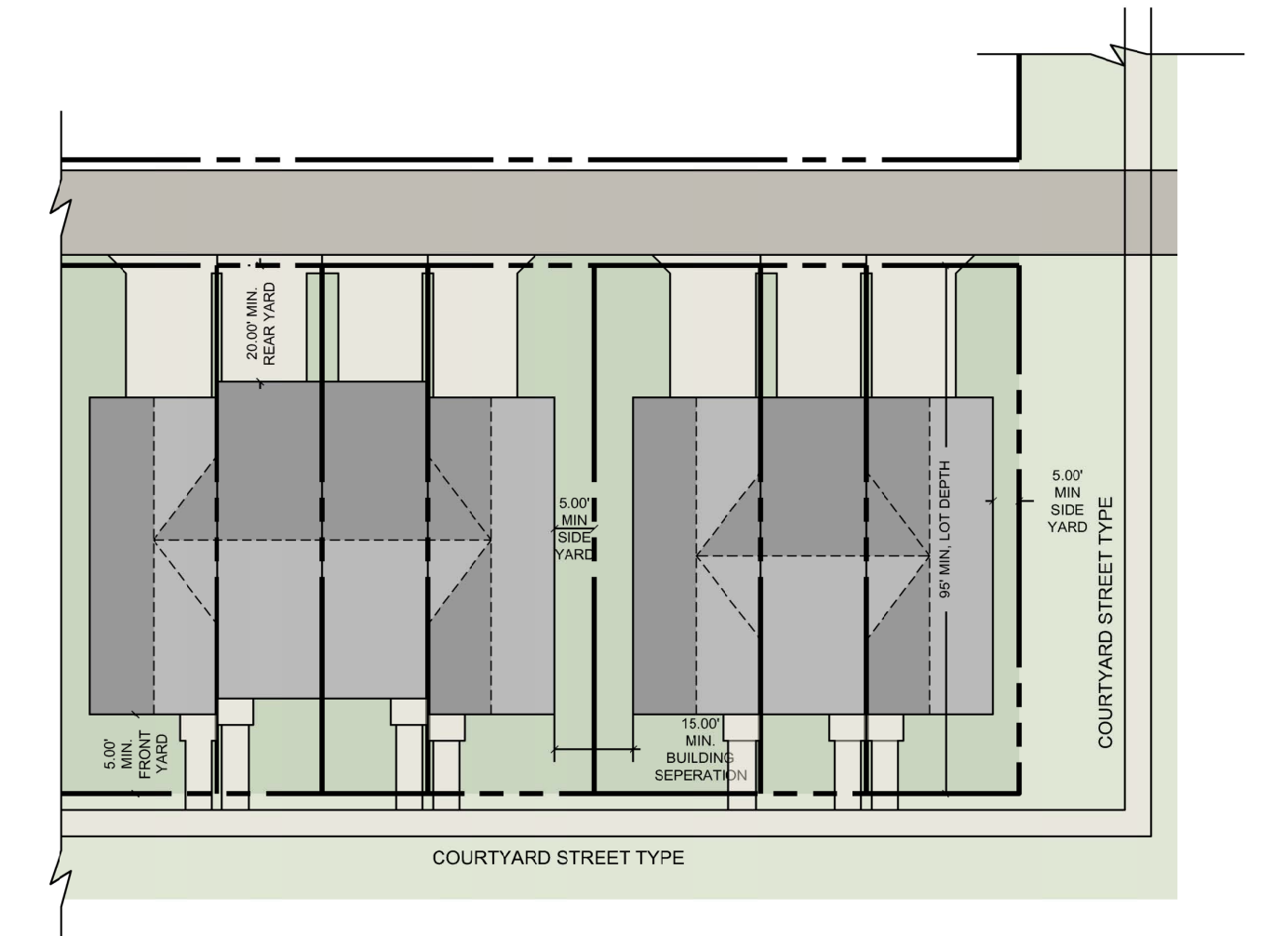
FRONT LOADED SINGLE FAMILY LOT



REAR LOADED SINGLE FAMILY LOT

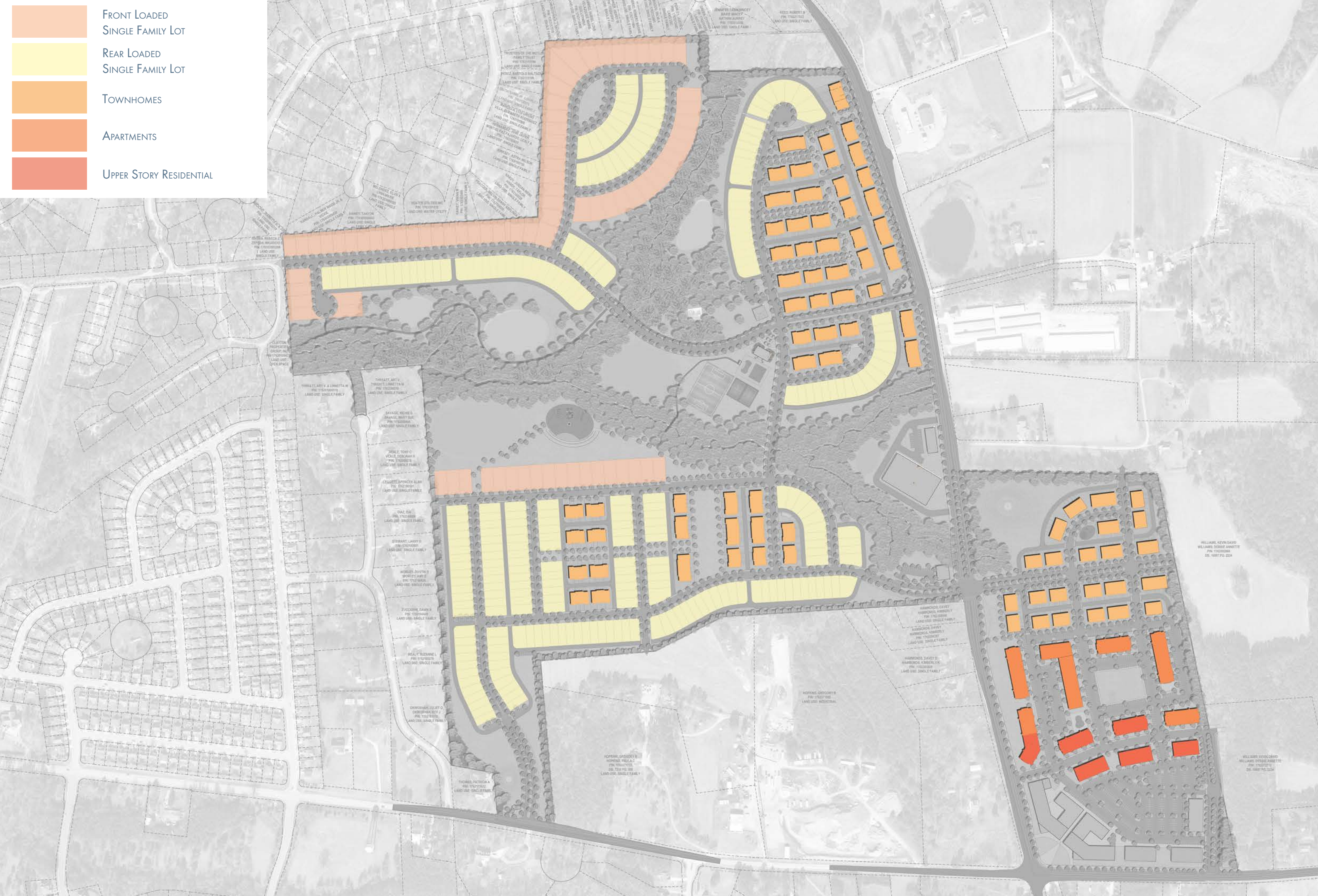


STREET FRONTING TOWNHOMES

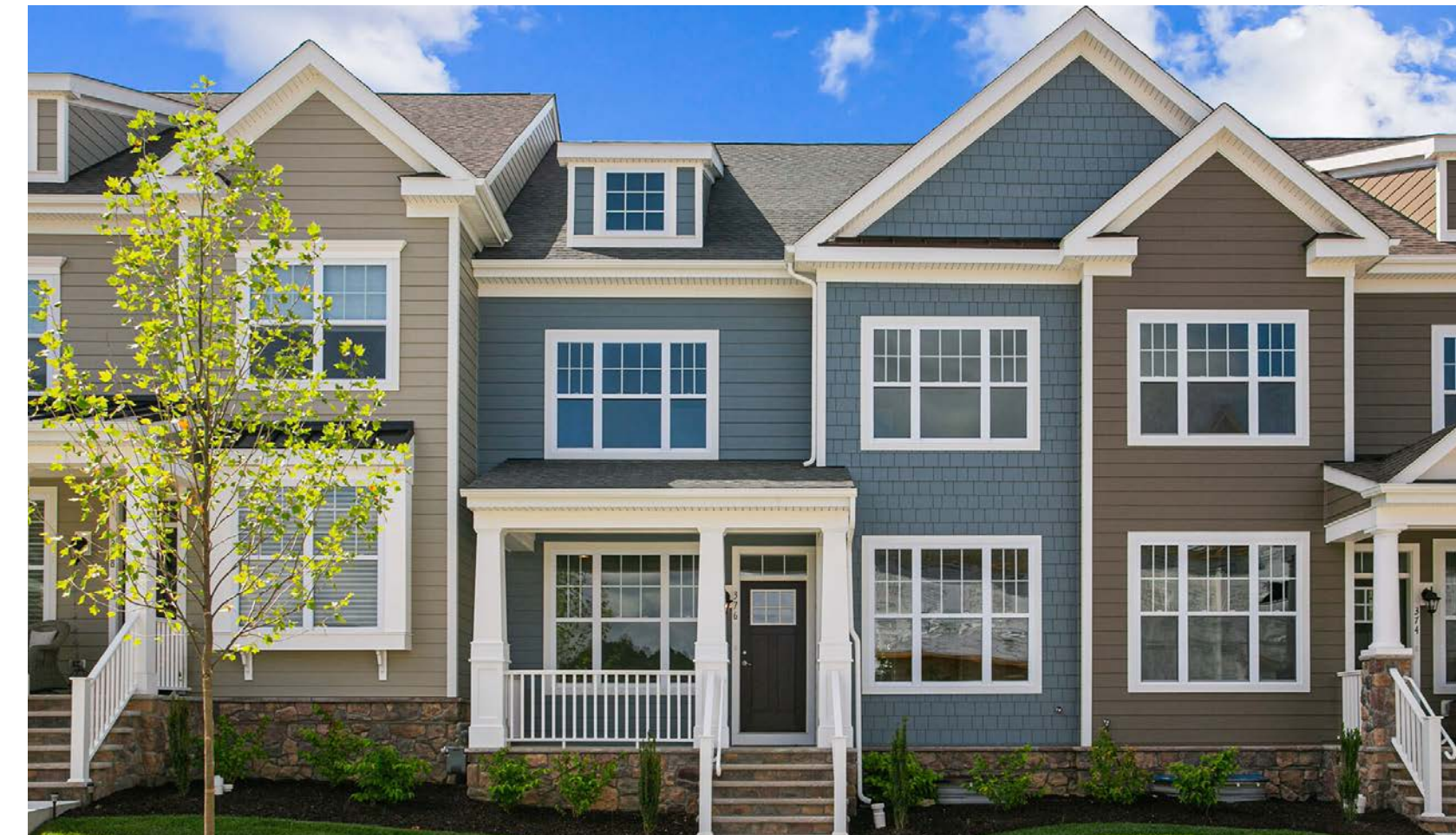


PRIVATE GREENWAY/COURTYARD FRONTING TOWNHOMES

RESIDENTIAL KEY MAP



TOWNHOMES



SINGLE FAMILY



MULTIFAMILY DEVELOPMENT STANDARDS

MULTIFAMILY CONDITIONS:

1. LAYOUT SHOWN IS SCHEMATIC IN NATURE & SUBJECT TO CHANGE.
2. OPEN SPACE LOCATIONS AND DESIGNATIONS ARE SUBJECT TO CHANGE WITHIN MULTIFAMILY DEVELOPMENT, HOWEVER QUANTITY OF OPEN SPACE SHALL BE MAINTAINED.
3. THERE SHALL BE 300-350 UNITS NORTH OF THE CROSS-CONNECTION STREET AND 50-75 UPPER STORY APARTMENTS IN COMMERCIAL/MIXED USE CENTER
4. COMMERCIAL/PROFESSIONAL SERVICES ON GROUND FLOOR OF BUILDINGS FRONTING ON PARKING STREET/FACING COMMERCIAL POD WITH AT LEAST 30,000 SF OF GROSS AREA
5. BUILDING SHALL BE SETBACK FROM SMITHFIELD RIGHT OF WAY A MINIMUM OF 50', WHICH WILL HAVE A LANDSCAPING EASEMENT FOR ENHANCED LANDSCAPING ALONG THE ROADWAY AND ASSOCIATED STREET TRAIL.
6. WHERE APARTMENTS FRONT THE SAME PUBLIC RIGHT OF WAY AS SINGLE FAMILY LOTS, THEY SHALL BE NO MORE THAN 1 ADDITIONAL STORY IN HEIGHT AS THE SINGLE FAMILY BUILDINGS
7. APARTMENT BUILDINGS SHALL UTILIZE ROOF FORMS WITH MINIMAL SLOPES AND UTILITY WELLS AND/OR FLAT ROOFS WITH PARAPETS.
8. APARTMENT BUILDINGS SHALL USE MATERIALS INCLUDING AT LEAST 2 OF THE FOLLOWING: VERTICAL BOARD N BATTEN, HORIZONTAL HARDIE BOARD OR VINYL SIDING, BRICK VENEER, STONE VENEER
9. AIR HANDLERS FOR INDIVIDUAL UNITS SHALL NOT BE VISIBLE FROM PUBLIC RIGHTS OF WAY AND SHALL EITHER BE LOCATED ON THE ROOF OR WITH ADEQUATE SCREENING AT GROUND FLOOR SO AS NOT TO BE VISIBLE FROM PUBLIC RIGHTS OF WAY.

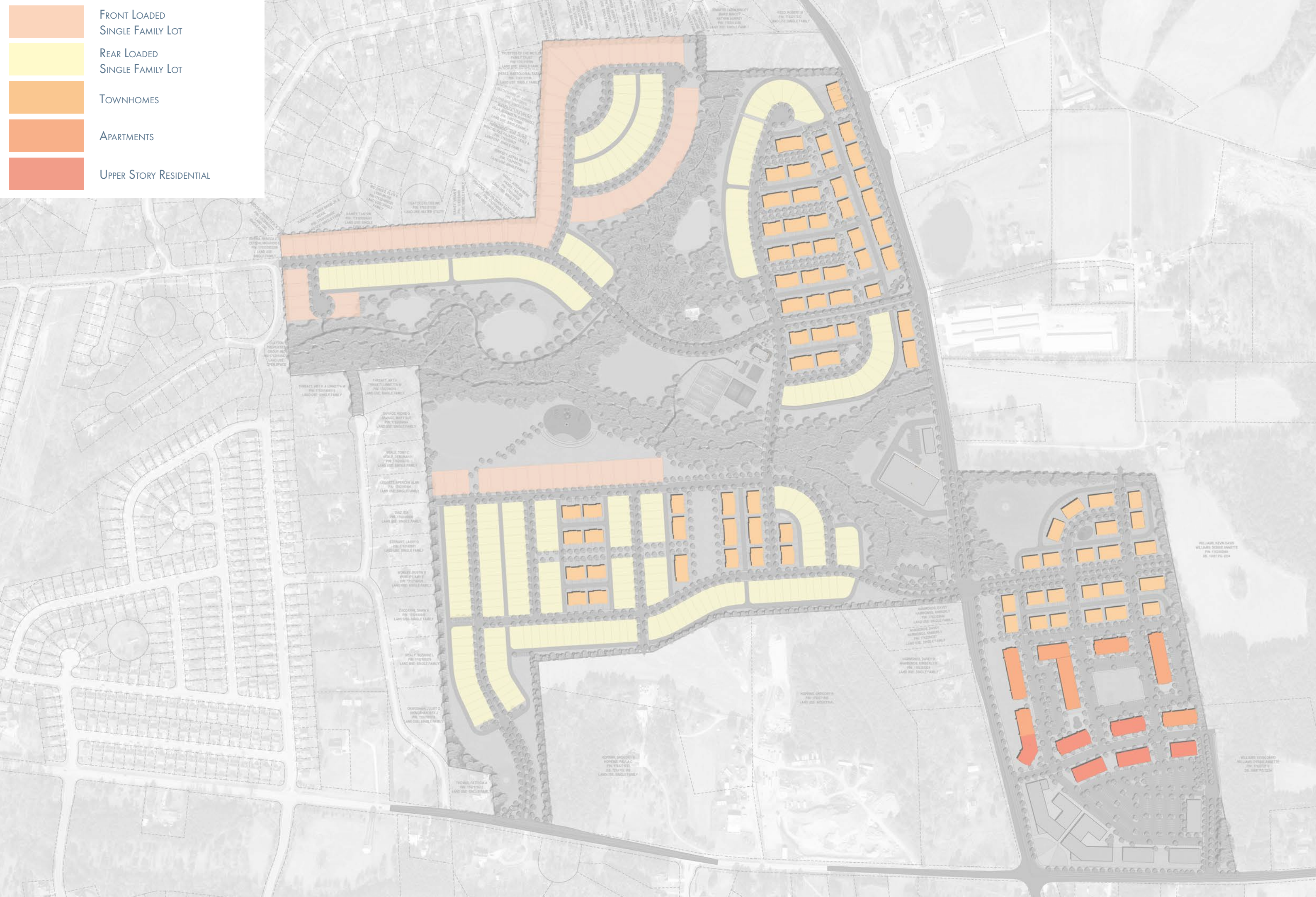
UPPER STORY APARTMENTS



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*
- 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*

*SOME USES MAY REQUIRE SPECIAL USE PERMITS

NEIGHBORHOOD COMMERCIAL



COMMERCIAL CENTER



CORRIDOR COMMERCIAL

