

SILVERSTONE SUBDIVISION
ZONED UR-12

CARILLON ASSISTED LIVING - ZONED NMX

ELEVATE RIVERVIEW APARTMENTS
KNIGHTDALE, NORTH CAROLINA

SKETCH SITE PLAN
SEPTEMBER 3, 2021

SITE DATA

SITE AREA: ± 28.19 ACRES
CURRENT ZONING: RMX
PROPOSED ZONING: NO MAXIMUM
MAX DENSITY: NO MAXIMUM
BUILDING SETBACKS:
FRONT: 0'-MIN, 25' MAX
SIDE: 10'
REAR: N/A

PROPOSED APARTMENT BUILDINGS

(5) 4-STORY: (32) 1-BEDROOM UNITS & (24) 2-BEDROOM UNITS PER BUILDING
(2) 3-STORY: (24) 1-BEDROOM UNITS & (18) 2-BEDROOM UNITS PER BUILDING

(5) 4-STORY BUILDINGS= 280 PROPOSED UNITS
(2) 3-STORY BUILDINGS= 84 PROPOSED UNITS
TOTAL UNITS= 364 UNITS (208 1BR & 156 2BR)

(30) TOWNHOME UNITS (3 BEDROOM)

APARTMENT PARKING REQUIREMENTS

MINIMUM PARKING = 1 SPACE / BEDROOM

MAXIMUM PARKING = 2 SPACES / UNIT

MINIMUM PARKING = 520 SPACES REQUIRED

MAXIMUM PARKING = 728 SPACES REQUIRED

502 PARKING SPACES PROVIDED (INCLUDES 33 H.C. SPACES)

18 GARAGE SPACES PROVIDED

520 TOTAL SPACES PROVIDED

55 ON-STREET PARKING SPACES PROVIDED

OVERALL TOTAL - 575 SPACES

BICYCLE PARKING REQUIRED

1 SPACE / 20 MOTORIZED SPACE

520/20 = 26 BICYCLE SPACES / 26 SPACES REQD.

BICYCLE PARKING PROVIDED

32 SPACES

TREE COVERAGE

SITE PERIMETER = ± 5,927 LF x 20' DEPTH

= 118,540 SF / 2.72 AC. TREE COVERAGE REQUIRED (9.7% OF SITE)

118,540 / 2.72 AC. TREE COVERAGE PROVIDED (9.7% OF SITE)

OPEN SPACE

PROPOSED DENSITY = 12.8 DU / AC

PROXIMITY ZONE = OUTSIDE 1/2 MILE

PROPOSED OVERALL BEDROOMS = 618

PROPOSED AMENITY REDUCTION = 25%

(PROVIDING CLUBHOUSE WITH MIN. 1,500 SF & RESORT STYLE POOL WITH MIN. 2,500 SF SURFACE WATER AREA)

610 BEDROOMS x 580 SF @ +10 DENSITY > 1/2 MILE PROXIMITY

= 353,800 - 25% REDUCTION







= 265,350 SF / 6.09 AC OPEN SPACE REQUIRED

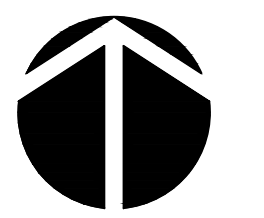
132,675 SF MIN. ACTIVE OPEN SPACE

134,588 SF ACTIVE OPEN SPACE PROVIDED

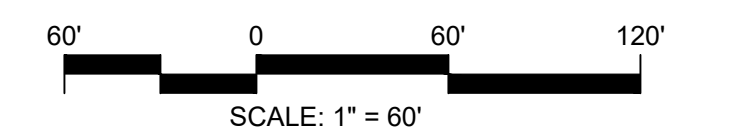
451,560 SF PASSIVE OPEN SPACE PROVIDED

586,148 SF / 13.46 AC. TOTAL OPEN SPACE PROVIDED (47.8%)

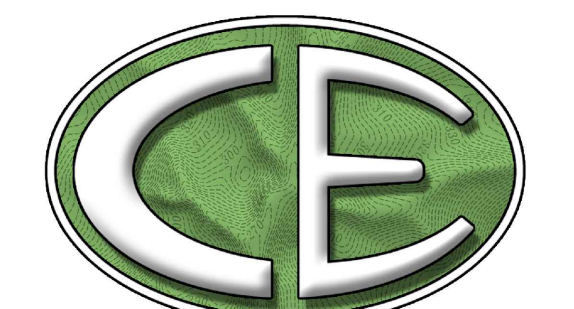
-  PASSIVE OPEN SPACE
-  ACTIVE OPEN SPACE
-  RETAIL OUTPARCEL
-  EXISTING POND
-  30' ZONE 1 NEUSE RIPARIAN BUFFER
-  20' ZONE 2 NEUSE RIPARIAN BUFFER



NORTH



SCALE: 1" = 60'



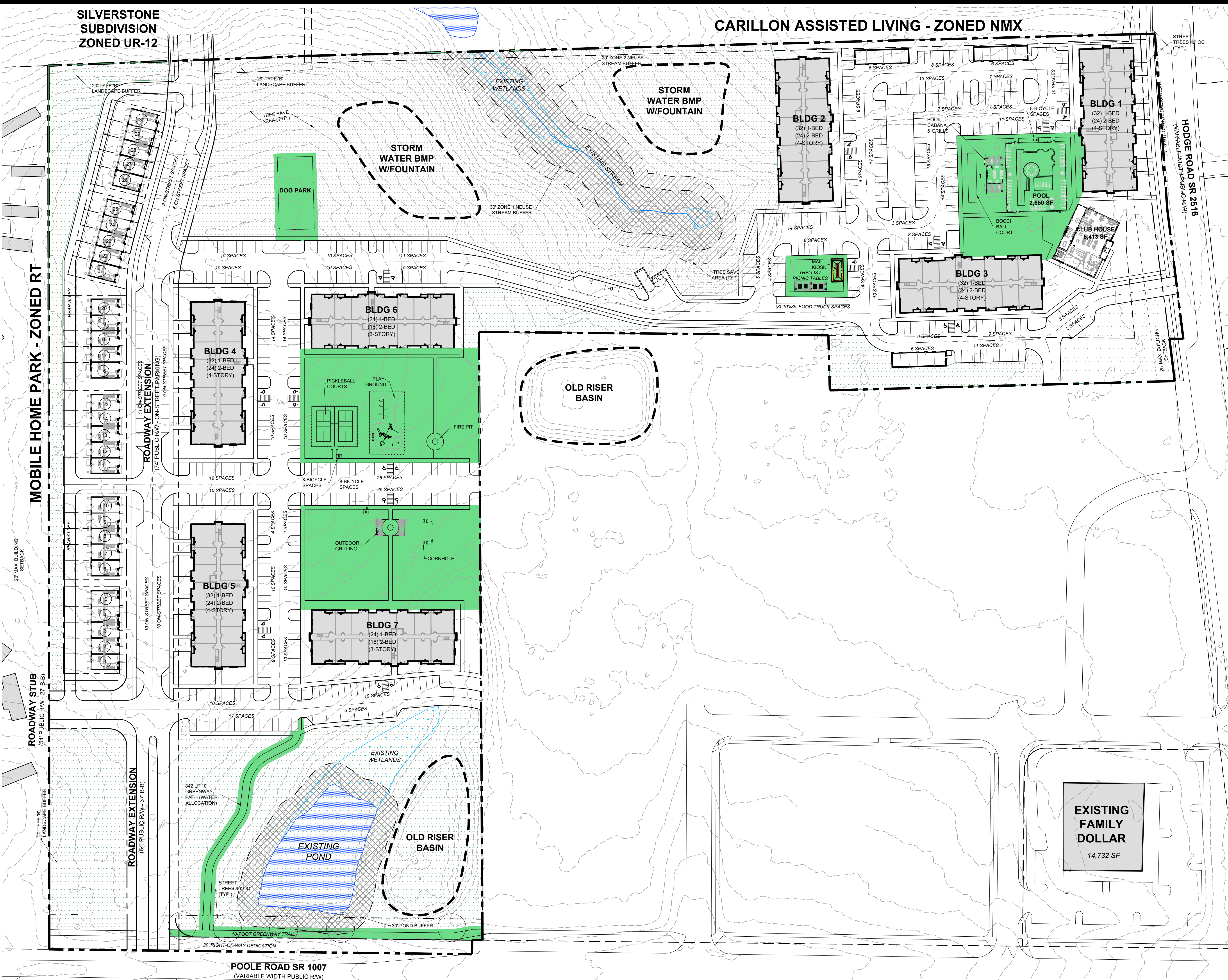
CE GROUP

301 GLENWOOD AVE. SUITE 220

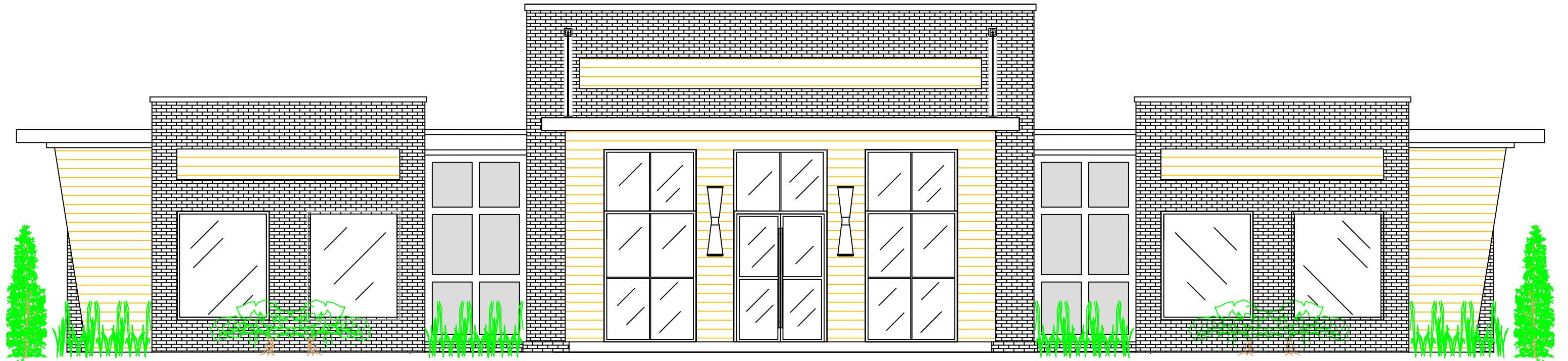
RALEIGH, NC 27603

PHONE: 919-367-8790

www.cegroupinc.com



POOLE ROAD SR 1007
(VARIABLE WIDTH PUBLIC RW)



CLUBHOUSE FRONT ELEVATION
NEW CONCEPT FOR RIVERVIEW, KNIGHTDALE
WITH PARAPET WALL
REVISED 8-5-2021



1 PARKING LOT ELEVATION— BUILDING TYPE 56
4 STORY BUILDING WITH PARAPET WALLS
REVISED 8-9-2021