PARKSIDE AT WESTLAKE

4001 SOUTH SMITHFIELD ROAD
KNIGHTDALE, NORTH CAROLINA

MASTER PLAN

ZMA-15-22
PROJECT NUMBER: SHD-21001
DATE: JANUARY 23, 2023
REVISED: JUNE 23, 2023

ZONING CONDITIONS

THE PROPOSED MASTER PLAN HAS AN ASSOCIATED PLANNED UNIT DEVELOPMENT (PUD) DOCUMENT (ORIGINALLY DATED 01/23/2023) WHICH DETAILS MODIFICATIONS TO TYPICAL UDO STANDARDS AND BINDING ARCHITECTURAL CONDITIONS WHICH WOULD APPLY TO THE APPROVED MASTER PLAN.

IN ADDITION TO PRESCRIBED ARCHITECTURAL STANDARDS CONTAINED WITHIN THE PUD DOCUMENT, THE FOLLOWING ZONING CONDITIONS SHALL APPLY:

1. TO CREATE A MOVE DIVERSE RANGE OF RESIDENTIAL LOT TYPES, PARKSIDE AT WESTLAKE WILL INCLUDE UP TO 25% OF ITS SINGLE FAMILY DETACHED UNITS AS FRONT-LOADED LOTS LESS THAN 80' IN WIDTH. THESE LOTS SHALL BACK UP TO EITHER A PERIMETER BUFFER OR OPEN SPACE. THE APPLICANT HAS OFFERED TAILORED ARCHITECTURAL STANDARDS FOR THESE UNITS AS A CONDITION OF THE ZONING APPROVAL.

2. FRONT-LOADED SINGLE-FAMILY DWELLINGS IN PARKSIDE AT WESTLAKE WILL BE SERVED BY DRIVEWAYS THAT ARE A MINIMUM LENGTH OF 25' RATHER THAN THE UDO REQUIREMENT OF 35'.

3. REAR-LOADED SINGLE-FAMILY DWELLINGS WILL BE SERVED BY DRIVEWAYS THAT ARE A MINIMUM LENGTH OF 20' RATHER THAN THE UDO REQUIREMENT OF 35'. FURTHERMORE, REAR SETBACKS OF 12' SHALL BE APPLIED RATHER THAN 25' (MIN. 20' MEASURED TO THE EDGE OF ALLEY PAVEMENT).

4. SECTION 6.7 OF THE UDO OUTLINES ARCHITECTURAL STANDARDS FOR APARTMENT BUILDINGS. THERE ARE 3 BUILDING AREAS IDENTIFIED ON THE PUD MASTER PLAN AS 'APARTMENTS - TOWNHOME STYLE' THAT ARE MULTIFAMILY BY USE, BUT THE BUILDINGS ARE DESIGNED AS A TOWNHOME STYLE BUILDING. AS SUCH, BUILDINGS WITHIN THESE AREAS SHALL BE SUBJECT TO THE APARTMENT BUILDING SETBACKS, BUT SHALL ADHERE TO THE DESIGN STANDARDS OUTLINED FOR TOWNHOMES IN THE PUD DOCUMENT.

5. PARKSIDE AT WESTLAKE PROPOSES MODIFICATIONS TO THE TOWN'S ADOPTED ALLEY, URBAN AVENUE, MAIN STREET, AND URBAN MAIN STREET CROSS-SECTIONS, AS SHOWN IN THE MASTER PLAN.

6. PARKSIDE AT WESTLAKE REQUESTS A SMALL DEVIATION TO THE MINIMUM DISTRIBUTION OF THE "MIXED USE' LAND TYPE, AS OUTLINED IN THE PUD DOCUMENT.

7. WITHIN PARKSIDE AT WESTLAKE, A 20' TYPE B BUFFER WILL BE APPLIED ALONG PORTIONS OF THE WESTERN AND NORTHERN PROPERTY BOUNDARY IN LIEU OF A 30' TYPE C BUFFER. THE 20' TYPE B BUFFER IS ONLY APPLIED WHERE PROPOSED SFD LOTS OF 60' OR MORE ABUT EXISTING SINGLE-FAMILY LOTS, OR WHERE ALLEYS CREATE ADDITIONAL SEPARATION BETWEEN SINGLE FAMILY USES.

8. ARCHITECTURAL STANDARDS FOR ALL RESIDENTIAL BUILDING TYPES ARE INCLUDED IN THIS PUD DOCUMENT. EXCEPT WHERE OTHERWISE CONDITIONED BY THE PUD DOCUMENT, ALL BUILDING TYPES SHALL ADHERE TO THE TOWN'S ADOPTED BUILDING TYPE STANDARDS.

9. APARTMENT BUILDING CONDITIONS:
   A. THE APPLICANT REQUESTS A MODIFICATION TO THE TOWN'S APARTMENT BUILDING ROOF STANDARDS TO PERMIT ROOF FORMS WITH MINIMAL SLOPES AND UTILITY WELLS (RATHER THAN STRICTLY FLAT ROOFS).

   B. SECTION 5.2A2 OF THE KNIGHTDALE UDO (DWELLING MULTIFAMILY) REQUIRES "ONE HUNDRED (100) SQUARE FEET OF NON-RESIDENTIAL SPACE SHALL BE PROVIDED PER EVERY MULTIFAMILY UNIT." FOR CLARITY, WITHIN PARKSIDE AT WESTLAKE, THIS TOTAL AMOUNT OF REQUIRED NON-RESIDENTIAL SPACE IS PROVIDED WITHIN A CENTRAL MULTIFAMILY STRUCTURE AND THE ADJACENT MIXED-USE CENTER BUILDINGS, BUT IS NOT REQUIRED TO BE DISTRIBUTED AMONG ALL APARTMENT BUILDINGS PRESENT.

   C. THERE SHALL BE ±361 UNITS WITHIN THE MULTIFAMILY POD, AND +/- 64 UPPER-STORY APARTMENT UNITS IN THE COMMERCIAL/MIXED-USE CENTER.

   D. FOR ANY TOWNHOME OR 2-OVER-2 STYLE MULTIFAMILY BUILDING, A MINIMUM DRIVEWAY LENGTH OF 20' SHALL BE PROVIDED.

10. COMMERCIAL CONDITIONS
   A. THE PAD SITE ALONG SMITHFIELD ROAD WITHIN THE CORRIDOR COMMERCIAL POD IS OFFERED FOR DEDICATION TO THE TOWN FOR USE AS A POLICE SUB-STATION, OR FOR OTHER GOVERNMENTAL PURPOSES.

   B. THE IDENTIFIED SELF-STORAGE FACILITY WITHIN THE CORRIDOR COMMERCIAL AREA IS THE ONLY PLACE WHERE A SELF-STORAGE (MINI WAREHOUSE) USE IS PERMITTED. THE PUD DOCUMENT INCLUDES TAILORED DEVELOPMENT AND ARCHITECTURAL STANDARDS FOR THIS USE.

11. DUE TO SURROUNDING EXISTING COUNTY SUBDIVISIONS WITH LIMITED STREET STUBS AND THE SIGNIFICANT NUMBER OF RIPARIAN BUFFERS ON SITE LIMITING STREET CONNECTIONS, PARKSIDE AT WESTLAKE SHALL BE PERMITTED DEVIATIONS FROM MAX BLOCK LENGTH REQUIREMENTS. BLOCK LENGTHS SHALL BE PERMITTED AS SHOWN IN THE ASSOCIATED MASTER PLAN. SIMILARLY, UP TO 3 CUL-DE-SACS SHALL BE PERMITTED AS REFLECTED IN THE ASSOCIATED MASTER PLAN. FINALLY, THE DEVELOPMENT SHALL BE PERMITTED A MINIMUM CONNECTIVITY INDEX OF 1.4, RATHER THAN 1.5.

12. SECTION 9.3.B OF THE UDO PROHIBITS MASS GRADING ON LOTS 60' OR GREATER IN WIDTH. THE APPLICANT HEREBY REQUESTS THE ABILITY TO MASS GRADE SAID LOTS WITHIN PARKSIDE AT WESTLAKE. JUSTIFICATION IS PROVIDED IN THE PUD DOC.

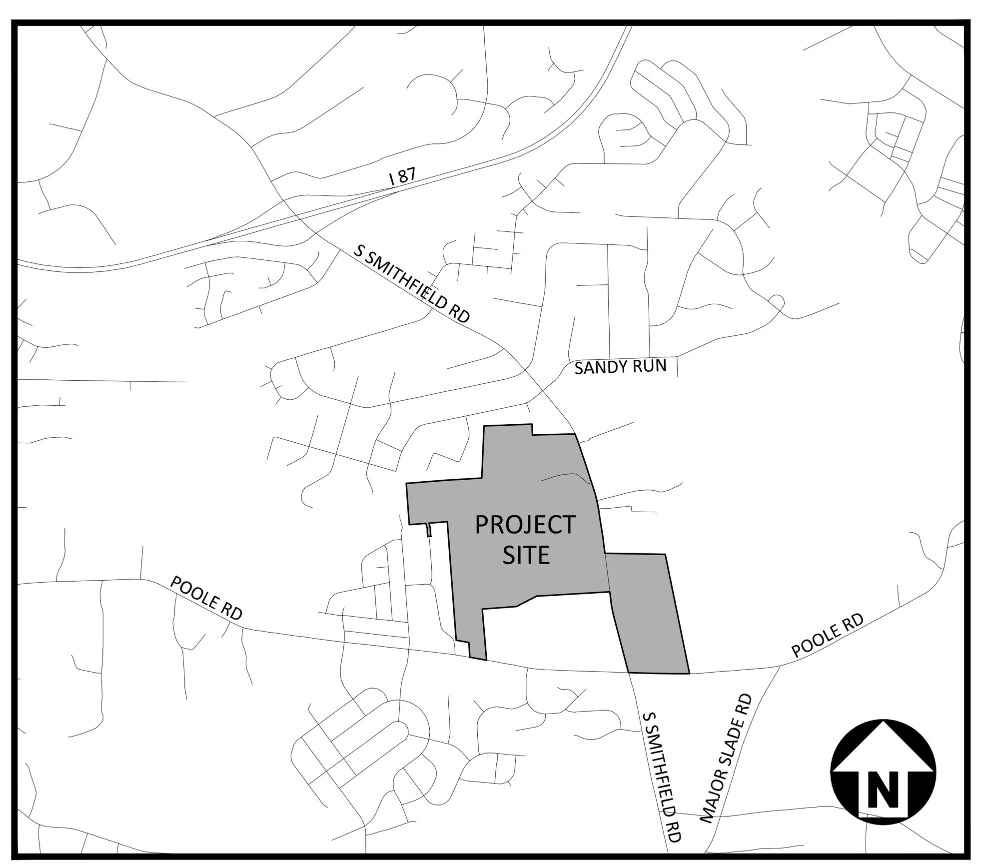
13. SECTION 5.9D OF THE UDO REQUIRES ALL CELL TOWERS TO BE SET BACK 200 FT FROM ANY RESIDENTIAL DISTRICT, AS WELL AS SET BACK FROM THE PROPERTY LINE A DISTANCE EQUAL TO THE TOWER'S FALL RADIUS. PARKSIDE AT WESTLAKE REQUESTS TO ALLOW ONE EXISTING TOWER TO REMAIN WITHIN THE PROPOSED NMX PUD WITH A REDUCED SETBACK ON THE SOUTH SIDE TO PERMIT A NEW ROADWAY AND SLIVER OF OPEN SPACE WITHIN THE CELL TOWER'S FALL RADIUS. NO RESIDENTIAL LOTS SHALL BE PERMITTED WITHIN THE FALL ZONE.

14. PARKSIDE AT WESTLAKE SHALL BE PERMITTED TO AUTHORIZE FOOD TRUCKS WITHIN THE PORTION OF THE MIXED USE CENTER IDENTIFIED AS PHASE 1C.

15. ON-STREET PARKING SPACES ALONG THE SAME SIDE OF THE STREET MAY COUNT TOWARDS OFF-STREET PARKING REQUIREMENTS FOR APARTMENTS OR SHOPPING CENTER USES. FURTHERMORE, NON-RESIDENTIAL PARKING REQUIREMENTS MAY BE REDUCED BY UP TO 10% PER SECTION 7.1.H.1 DUE TO PEDESTRIAN ACCESS.

16. SECTION 11.2.C.11 OF THE UDO REQUIRES ALL RECREATIONAL OPEN SPACE TO HAVE AT LEAST 50 FEET OF FRONTAGE ON AT LEAST 1 PUBLIC STREET WITHIN THE SUBDIVISION. IN ORDER TO FACILITATE THE DEVELOPMENTS INCLUSION OF RESIDENTIAL LOTS FRONTING ON OPEN SPACE, THIS REQUIREMENT SHALL NOT APPLY TO OPEN SPACE # 3.

17. DURING CONSTRUCTION DRAWING REVIEW, THE APPLICANT SHALL WORK WITH THE TOWN OF KNIGHTDALE AND GoTRIANGLE TO IDENTIFY APPROPRIATE LOCATIONS FOR TRANSIT EASEMENTS TO SERVE THIS DEVELOPMENT AND THE GREATER REGION.



VICINITY MAP
N.T.S.

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SHEET INDEX

C1.00	EXISTING CONDITIONS
C2.00	OVERALL SITE PLAN
C2.01-.11	SITE, SIGNAGE, PAVEMENT MARKING PLAN - AREAS "A - M"
C2.12	PHASING PLAN
C4.00	OVERALL UTILITY PLAN
C4.01-.11	UTILITY PLAN - AREAS "A - M"
C8.00	TYPICAL SECTIONS & SITE DETAILS
L5.01-.11	LANDSCAPE PLAN - AREAS "A - M"
L5.12	LANDSCAPE NOTES AND DETAILS
L6.00	LIGHTING PLAN

UTILITY CONDITIONS OF APPROVAL

1. ALL WATER, SANITARY SEWER AND REUSE FACILITIES SHALL BE INSTALLED, INSPECTED, TESTED, AND ACCEPTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT FOR OPERATIONS AND MAINTENANCE.

2. A PETITION FOR ANNEXATION INTO THE CITY LIMITS SHALL BE SUBMITTED IN ACCORDANCE WITH CITY COUNCIL POLICY FOR EXTENSION OF UTILITY SERVICE TO PROPERTIES CURRENTLY OUTSIDE OF THE CITY LIMITS.

3. CONSTRUCTION DRAWINGS MUST BE APPROVED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT FOR ALL PUBLIC WATER, PUBLIC SEWER AND/OR PRIVATE SEWER EXTENSIONS PRIOR TO MAP RECORDATION.

4. A PLAT MUST BE RECORDED AT THE WAKE COUNTY REGISTER OF DEEDS OFFICE FOR ALL UTILITY EASEMENT DEDICATIONS.

5. A DOWNSTREAM SEWER CAPACITY STUDY IN COMPLIANCE WITH CORPUD HANDBOOK SHALL BE SUBMITTED BY THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION DRAWINGS.

6. A DEED SHALL BE RECORDED PRIOR TO CONCURRENT APPROVAL FOR ALL NECESSARY OFFSITE CITY OF RALEIGH SANITARY SEWER EASEMENTS TO ACCOMMODATE FUTURE SEWER LINE CONSTRUCTION.

WATER ALLOCATION POINTS

MIXED USE (GREENFIELD) BASE POINTS	50 POINTS
TOTAL 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
2,500+ SF CLUBHOUSE	7 POINTS
TENNIS/PICKLE BALL 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

SITE DATA

PIN			1762483243, 1762197296, 1763007038, P/O 1763204868, 1763209410
SITE AREA			GROSS AREA: 206.48 AC
			NCDOT R/W DEDICATION: 3.06 AC
			NET AREA: 203.42 AC
EXISTING ZONING			R-30 (10.07 AC), CU-R-10 (196.41 AC)
PROPOSED ZONING			PUD (NMX)
WATERSHED CLASSIFICATION			LOWER NEUSE RIVER
RIVER BASIN			NEUSE
FEMA DATA			FIRM PANELS #3720176300K & #3720176200K BOTH DATED 07/19/2022
EXISTING USE			VACANT, >10 ACRES WITH HOUSE, RESIDENTIAL <10 ACRES
PROPOSED USE			MIXED USE (MIXED RESIDENTIAL/COMMERCIAL/MIXED USE)
DENSITY			1,161 UNITS / 203.42 AC = 5.71 DU/AC
			SINGLE FAMILY = 335 UNITS (28.85%)
			TOWNHOMES = 401 UNITS (34.54%)
			APARTMENT = 425 UNITS (36.61%)
			COMMERCIAL/MIXED USE = 12.84 AC
SETBACKS (SFD FRONT LOAD)		PROPOSED (PER PUD)	MIN. LOT SIZE: 6,000 SF
			MIN. LOT WIDTH: 60'
			MIN. FRONT SETBACK: 10' (25' FOR FACE OF GARAGE)
			MIN. DRIVEWAY LENGTH: 25'
			SIDE SETBACK: 8' (15' ON CORNER SIDES)
			REAR SETBACK: 25'
			MAX. BUILDING HEIGHT: 3 STORIES
SETBACKS (SFD REAR LOAD)		PROPOSED (PER PUD)	MIN. LOT SIZE: 3,500 SF
			MIN. LOT WIDTH: 35'
			MIN. FRONT SETBACK: 10'
			MIN. SIDE SETBACK: 5'
			MIN. SIDE STREET SETBACK: 10'
			MIN. REAR SETBACK: 12' (20' TO EDGE OF ALLEY PAVEMENT)
			MIN. DRIVEWAY LENGTH: 20' (MEASURED FROM EDGE OF PAVEMENT)
			MAX. BUILDING HEIGHT: 3 STORIES
SETBACKS (TOWNHOMES REAR LOAD - FRONTING STREETS)		PROPOSED (PER PUD)	MIN. LOT WIDTH: 20'
			MIN. FRONT SETBACK: 5'
			MAX. FRONT SETBACK: 25'
			MIN. BUILDING SEPARATION: 15'
			MIN. SIDE SETBACK: 5' (0' IF PARTIWALL EXISTS)
			MIN. SIDE STREET YARD: 10'
			MIN. REAR SETBACK: 12' (20' TO EDGE OF ALLEY PAVEMENT)
			MIN. DRIVEWAY LENGTH: 20' (MEASURED FROM EDGE OF PAVEMENT)
			MAX. BUILDING HEIGHT: 3 STORIES
SETBACKS (TOWNHOMES REAR LOAD - FRONTING OPEN SPACE)		PROPOSED (PER PUD)	MIN. LOT WIDTH: 20'
			MIN. FRONT SETBACK: 0'
			MAX. FRONT SETBACK: 25'
			MIN. BUILDING SEPARATION: 15'
			MIN. SIDE SETBACK: 5' (0' IF PARTIWALL EXISTS)
			MIN. SIDE STREET YARD: 10'
			MIN. REAR SETBACK: 12' (20' TO EDGE OF ALLEY PAVEMENT)
			MIN. DRIVEWAY LENGTH: 20' (MEASURED FROM EDGE OF PAVEMENT)
			MAX. BUILDING HEIGHT: 3 STORIES
PARKING	SFD & TH	REQUIRED	2/UNIT x 736 UNITS = 1,472 SPACES
		PROPOSED	1,003 GARAGE SPACES (602 SFD/401 TH)
			1,003 DRIVEWAY SPACES (602 SFD/401 TH)
			2,006 TOTAL SPACES
	MF & SHOPPING CENTER (EAST)	REQUIRED	2/1,000 SF x 122,800 SF X 0.9 (10% REDUCTION) OF SHOPPING CENTER = 222 SPACES.
			1/BEDROOM (MAX 2/UNIT) x 425 UNITS = 580 SPACES
			TOTAL = 802 SPACES
		PROPOSED	OFF-STREET PARKING = 754 SPACES
			ON-STREET SPACES ADJACENT TO BUILDINGS (COUNT TOWARDS OFF-STREET PER PUD DOC) = 55 SPACES
			TOTAL = 809 SPACES
	ADDITIONAL PROPOSED		502 ON-STREET SPACES (EXCLUDING 55 LISTED ABOVE)
			27 ON-ALLEY SPACES
			12 AMENITY SPACES
			541 TOTAL ADDITIONAL SPACES
EV PARKING	MF & SHOPPING CENTER (EAST)	REQUIRED	1/40 x 802 MOTOR VEHICLE SPACES = 21 SPACES (15 MAXIMUM)
		PROPOSED	15 SPACES
BICYCLE PARKING	MF & SHOPPING CENTER (EAST)	REQUIRED	1/20 x 802 MOTOR VEHICLE SPACES = 41 SPACES
		PROPOSED	41 SPACES
TOTAL OPEN SPACE		REQUIRED	35.17 AC x 0.75 = 26.38 AC
			(25% REDUCTION FOR NEIGHBORHOOD AMENITY)
		PROPOSED	17.11 AC - PASSIVE
			13.20 AC - ACTIVE
			45.96 AC - COMMON OPEN SPACE
			76.27 AC - TOTAL
PASSIVE OPEN SPACE		REQUIRED	13.20 AC
		PROPOSED	17.11 AC
			(SEE OPEN SPACE CALCULATION TABLE ON SHEET C2.00)
ACTIVE OPEN SPACE		REQUIRED	13.20 AC
		PROPOSED	13.20 AC
			(SEE OPEN SPACE CALCULATION TABLE ON SHEET C2.00)
ADDITIONAL COMMON OPEN SPACE		PROPOSED	45.96 AC
TREE SAVE (PERIMETER OF SITE x 20')		REQUIRED	8.48 AC (18,470 LF x 20' = 369,400 SF)
		PROPOSED	15.65 AC (AREA WITHIN RIPARIAN BUFFERS)
CONNECTIVITY		REQUIRED	1.4 PER PUD CONDITION
		PROPOSED	1.41 (55 LINKS/39 NODES)

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

MCADAMS
The John R. McAdams Company, Inc.
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Durham, NC 27713

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CLIENT

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CONTACT: KATIE HAMILTON
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EMAIL: katie@ganderdev.com

PROJECT DIRECTORY

OWNERS
SMITHFIELD-POOLE HOLDINGS LLC
2310 S MIAMI BLVD STE 238
DURHAM, NC 27703
PIN: 1762483243
PIN: 1762197296
PIN: 1763007038
PIN: P/O 1763204868

OAKLEY, KENNY
700 BETHLEHEM RD
KNIGHTDALE, NC 2754
PIN: 1763209410

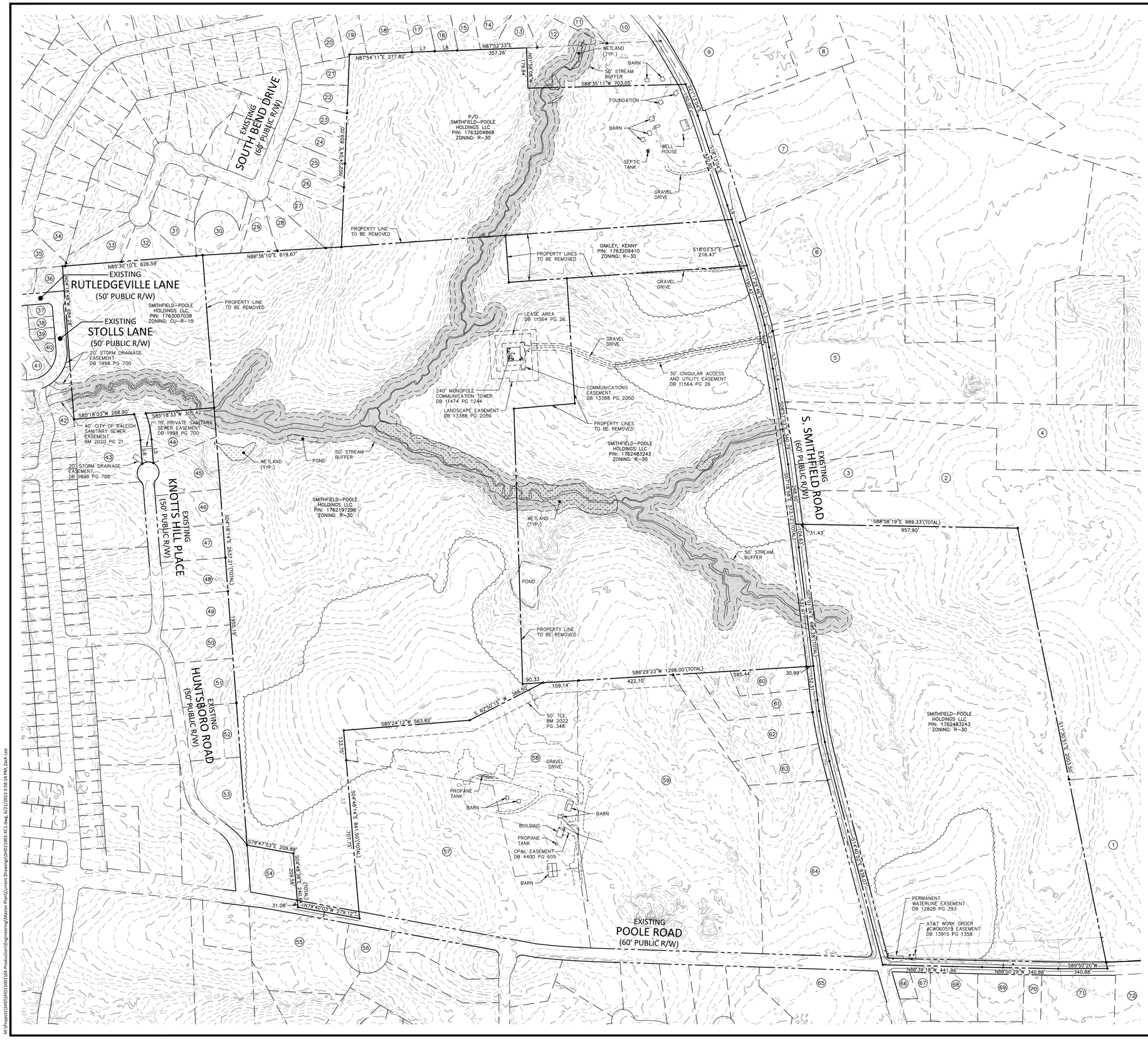
NORTH CAROLINA PROFESSIONAL SEAL 33828 ENGINEER RYAN C. AKERS
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	03. 30. 2023	PER TOWN COMMENTS
2	06. 23. 2023	PER TOWN COMMENTS

MASTER PLAN FOR:

PARKSIDE AT WESTLAKE
KNIGHTDALE, NC
PROJECT NUMBER: SHD-21001



ADJACENT PROPERTY OWNER INFORMATION

1. WILLIAMS, KEVIN DAVID
WILLIAMS, DEBBIE ANNETTE
PIN: 1762572715
ZONING: R-40

2. WILLIAMS, KEVIN DAVID
WILLIAMS, DEBBIE ANNETTE
PIN: 1762582868
ZONING: R-40

3. WILLIAMS, KEVIN DAVID
WILLIAMS, DEBBIE ANNETTE
PIN: 1762399431
ZONING: R-40

4. HINES, AL
HINES, PEGGY
PIN: 1762498549
ZONING: R-40

5. ROBERT J KAPP
PIN: 1762490971
ZONING: CU-I-1

6. LONA J MYRIC REVOCABLE TRUST
PIN: 1763307430
ZONING: R-40

7. POOR BOY GENERAL STORE & GRILL LLC
PIN: 1763306899
ZONING: CU-GB

8. POOR BOY FARMS INC
PIN: 1763317400
ZONING: R-30

9. POOR BOY FARMS INC
PIN: 1763315586
ZONING: R-30

10. REED, ROBERT M
PIN: 1763217622
ZONING: R-30

11. RS RENTAL II LLC
PIN: 1763216520
ZONING: R-20

12. MINCEY, JENNIFER FAWN MARIE
MINCEY, NATHAN AUBREY
PIN: 1763215999
ZONING: R-20

13. GREEN, CYNTHIA A
PIN: 1763214358
ZONING: R-20

14. POWLEY, JUSTIN C
PIN: 1763213442
ZONING: R-20

15. LAHOUD, HILMI A
PIN: 1763212405
ZONING: R-20

16. HUTCHINS, KAYLA L
HUTCHINS, ROBERT
PIN: 1763211404
ZONING: R-20

17. PARKER, HENRY W
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18. RAMIREZ, HURIEL LUNA
VELAZQUEZ, MARIA GUILLERMINA
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ZONING: R-20

19. SKOTNICKI, CHRISTOPHER J
PIN: 1763117318
ZONING: R-20

20. HARRIS, HAGAR V
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ZONING: R-20

21. TRUSTEES OF THE MOTLEY FAMILY TRUST
PIN: 1763115199
ZONING: R-20

22. PEREZ, BARTOLO
BALTAZAR
PIN: 1763115190
ZONING: R-20

23. SMITH, VANIE JR
SMITH, SHIRLEY M
PIN: 1763105979
ZONING: R-20

24. MANCILLA, LUIS URIOSO
VILLA, ELIZABETH RODRIGUEZ
PIN: 1763105960
ZONING: R-20

25. HERNANDEZ, JOSE JAVIER MONTIEL
PAZ-FAJARDO, LESLY A
PIN: 1763105831
ZONING: R-20

26. KIRKSEY, ASTRA WILSON
PIN: 1763105710
ZONING: R-20

27. HARDY, JORDAN IRENE
HARDY, TAYLOR
PIN: 1763105528
ZONING: R-20

28. PEACOCK, MELVIN DANNY
PEACOCK, BELINDA F
PIN:1763104520
ZONING: R-20

29. RAINEY, VIVIAN M
PIN: 1763103409
ZONING: R-20

30. HEATER UTILTIES INC
PIN: 1763101418
ZONING: R-20

31. MELENDEZ, ELVIS
MELENDEZ, LYNN-MARIE
PIN: 1763009520
ZONING: R-20

32. RAINEY, TANYON
PIN: 1763008403
ZONING: R-40

33. RANDALL, PALMER WOOD JR
RANDALL, VICKIE
PIN: 1763006432
ZONING: R-40

34. FLORES, ANTONIO JAIMES
GARCIA, FERNANDA MAYA
PIN: 1763003498
ZONING: R-40

35. AROCHO, JEANETTE A
AROCHO, JOSE
PIN: 1763003319
ZONING: R-40

36. RIVERA, REBECA ZELADA
ZEPEDA, MAURICIO E
PIN: 1763003268
ZONING: CU-R-10

37. BUCIO, RIGOBERTO ROMERO
PIN: 1763003124
ZONING: CU-R-10

38. AWAD, ARIF ABDALLA
MEDANI, WAFA G
PIN: 1763003039
ZONING: CU-R-10

39. BRYANT, CHRISTIAN L
BRYANT, MARNIECE
PIN: 1763003034
ZONING: CU-R-10

40. MOSPAN, CHRISTOPHER
MOSPAN, BRITTNEY SALERA
PIN: 1762093957
ZONING: CU-R-10

41. CLAYTON PROPERTIES GROUP INC
PIN: 1763002041
ZONING: CU-R-10

42. CLAYTON PROPERTIES GROUP INC
PIN: 1762094724
ZONING: CU-R-10

43. THREATT, ART V
THREATT, LINNETTA W
PIN: 1762096516
ZONING: R-30

44. THREATT, ART V
THREATT, LINNETTA W
PIN: 1762096516
ZONING: R-30

45. SAVAGE, RICHIE G
SAVAGE, MARY SUE
PIN: 1762099494
ZONING: R-30

46. VEALE, TONY C
VEALE, DEBORAH H
PIN: 1762099276
ZONING: R-30

47. LEGGETT, SPENCER ALAN
PIN: 1762190101
ZONING: R-30

48. DIAZ, IDA
PIN: 1762089996
ZONING: R-30

49. STEWART, LARRY D
PIN: 1762180801
ZONING: R-30

50. WORLEY, DUSTIN R
WORLEY, AMY E
PIN: 1762180626
ZONING: R-30

51. ZUCCARINI, DAWN A
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ZONING: R-30

52. MEALY, SUZANNE L
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ZONING: R-30

53. OKWOSHAH, JULIET O
OKWOSHAH, REX J
PIN: 1762181012
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54. THOMAS, PATRICIA A
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ZONING: R-30

55. WOODRUFF, MICHAEL C
JONES, ROSALINDA AHUMADA
PIN: 1762174299
ZONING: R-30

56. AQUA NORTH CAROLINA, INC.
PIN: 1762177278
ZONING: R-30

57. HOPKINS, GREGORY B
PIN: 1762271733
ZONING: R-30

58. HOPKINS, GREGORY B
PIN: 1762283181
ZONING: R-30

59. HOPKINS, GREGORY B
PIN: 1762371805
ZONING: CU-HC

60. HAMMONDS, DAVEY
HAMMONDS, KIMBERLY
PIN: 1762385448
ZONING: R-30

61. HAMMONDS, DAVEY
HAMMONDS, KIMBERLY
PIN: 1762384397
ZONING: R-30

62. HAMMONDS, DAVEY D
HAMMONDS, KIMBERLY K
PIN: 1762385224
ZONING: R-30

63. CAMPBELL, JACQUELINE L S
PIN: 1762385191
ZONING: R-30

64. POOLE ROAD HOLDINGS LLC
PIN: 1762377713
ZONING: CU-HC

65. FOOD LION, INC
PIN: 1762368875
ZONING: CU-GB

61. KIRK, CLARENCE M JR
KIRK, PHILIP G
PIN: 1762471164
ZONING: R-30

62.KIRK, CLARENCE M JR
KIRK, PHILIP G
PIN: 1762472045
ZONING: R-30

63. EDWARDS, BETTY W
JOHNSON, BILLIE W
PIN: 1762473099
ZONING: R-30

64. JOHNSON, DOUGLAS LYNN
PIN: 1762476009
ZONING: R-30

65. KIDD FARMS, LLC
PIN: 1762477044
ZONING: R-30

66. JAMES L CRESIMORE & ASSOC LP
PIN: 1762469609
ZONING: R-30

67. KIDD FARMS, LLC
PIN: 1762562793
ZONING: R-30

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	2179.07	49.92	S08°01'28"E	49.92
C2	2179.07	140.08	S10°31'15"E	140.05
C3	2179.07	88.23	S13°31'16"E	88.23
C4	425.00	119.80	N12°25'25"W	119.40
C5	50.00	52.34	S85°38'11"W	49.98
C6	375.00	119.87	N13°29'53"W	119.36

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S15°16'16"E	86.86
L2	S10°59'09"E	99.96
L3	S09°55'05"E	97.11
L4	S09°25'50"E	91.82
L5	S04°20'26"E	104.99
L6	N04°19'42"W	104.97
L7	N87°52'35"E	101.41
L8	N87°48'08"E	101.51
L9	S17°26'10"E	65.86

GRAPHIC SCALE
0 100 200 400
1 inch = 200 ft.

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GANDER DEVELOPMENT
2310 S MIAMI BLVD, SUITE 235
DURHAM, NC 27703

PARKSIDE AT WESTLAKE
MASTER PLAN
4001 SOUTH SMITHFIELD ROAD
KNIGHTDALE, NORTH CAROLINA

REVISIONS

NO.	DATE	
1	03. 30. 2023	PER TOWN COMMENTS
2	06. 23. 2023	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-XC1
CHECKED BY	RCA
DRAWN BY	RLU
SCALE	1"=200'
DATE	01. 23. 2023

SHEET

EXISTING CONDITIONS

C1.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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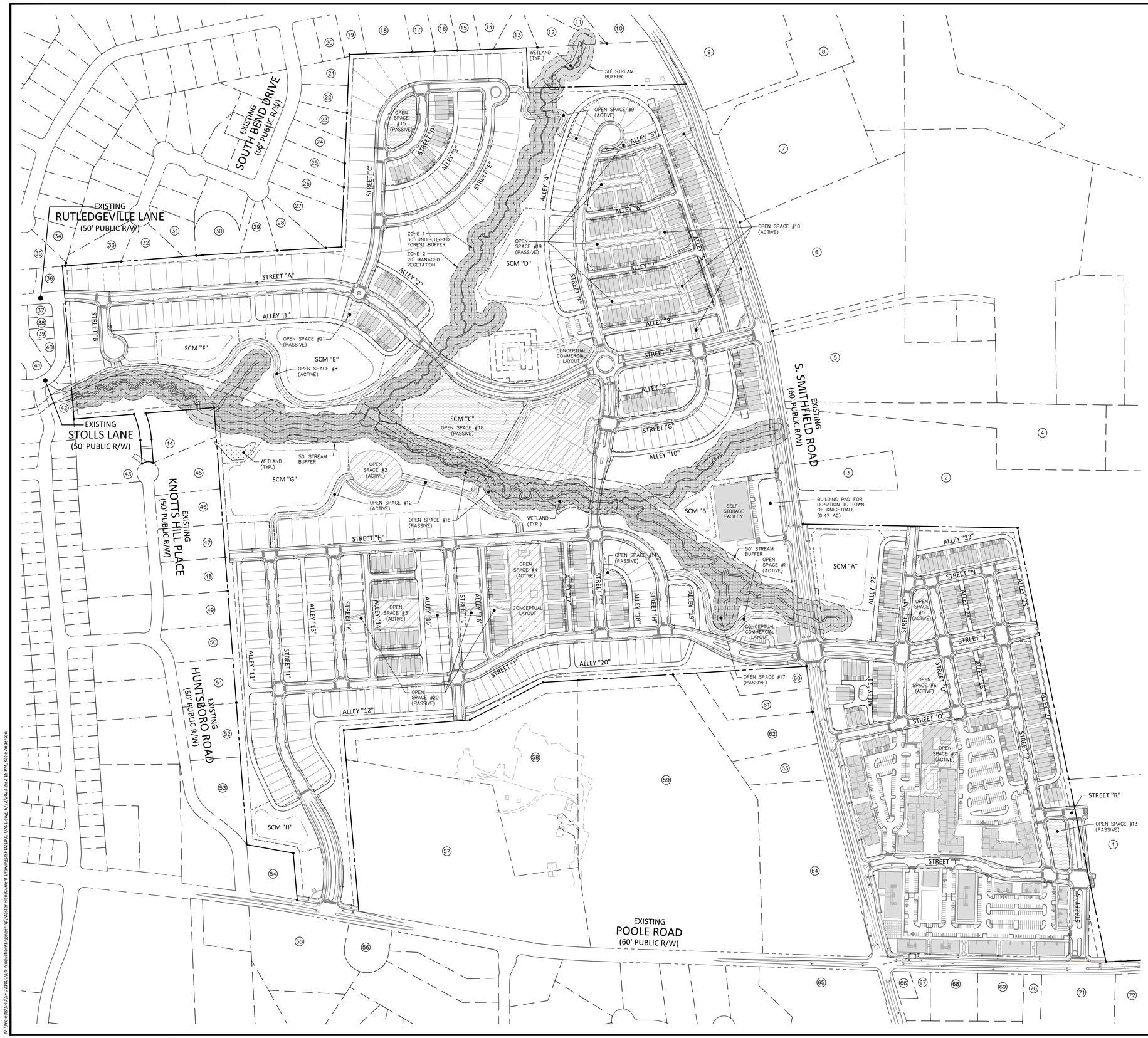

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
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- TRAFFIC DIRECTIONAL ARROW
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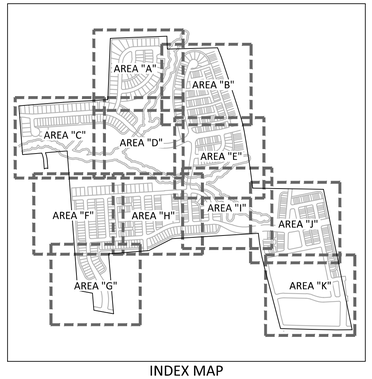
- CENTERLINE
- WETLANDS
- OPEN SPACE - PASSIVE
- OPEN SPACE - ACTIVE
- TREE SAVE AREA

OPEN SPACE STANDARDS

ACTIVE OPEN SPACE		
OPEN SPACE 1	AMENITY CENTER (CLUBHOUSE, POOL, SOCCER FIELD, TENNIS/PICKLEBALL COURTS)	3.62 AC
OPEN SPACE 2	PLAYGROUND & AMPHITHEATER	0.97 AC
OPEN SPACE 3	1) BOCCE BALL COURTS OR PING PONG TABLES; 2) CUTTING GARDEN; 3) TRAIL CONNECTIONS	0.62 AC
OPEN SPACE 4	1) DETACHABLE VOLLEYBALL POLES WITH PERMANENT BASE/FOUNDATION; 2) STORAGE CONTAINER FOR NET/BALLS/BAGS; 3) SOCCER GOAL OR PERMANENT CORNHOLE BOARDS	1.45 AC
OPEN SPACE 5	PLAYGROUND, POLLINATOR GARDEN, COMMUNITY BUILDING, NATURE PLAY	0.48 AC
OPEN SPACE 6	AMPHITHEATER, OUTDOOR GAMES, ACTIVITY LAWN, PICNIC SHELTER, FARMERS MARKET	0.93 AC
OPEN SPACE 7	APARTMENT AMENITY CENTER (RESORT STYLE POOL WITH WATER PLAYGROUND, CLUBHOUSE, PLAYGROUND)	1.02 AC
OPEN SPACE 8	PUBLIC GREENWAY PUBLICLY MAINTAINED	1.31 AC
OPEN SPACES 9, 10, 11, 12	PUBLIC GREENWAY PRIVATELY MAINTAINED	2.80 AC
	TOTAL	13.20 AC
PASSIVE OPEN SPACE		
OPEN SPACES 13, 14	HARDSCAPED/LANDSCAPED SQUARES	0.45 AC
OPEN SPACE 15	DOG PARK	0.51 AC
OPEN SPACES 16, 17	PRESERVATION OF NATURAL RESOURCES	11.77 AC
OPEN SPACE 18	AMENITIZED SCM "C" (SIDEWALK, GREENWAY, LANDSCAPING, SEATING)	2.93 AC
OPEN SPACES 19, 20, 21	PEDESTRIAN TRAILS/WALKS (TO INCLUDE BENCHES, LANDSCAPING, AND GATHERING SPACES)	1.59 AC
	TOTAL	17.25 AC



INDEX MAP

GRAPHIC SCALE
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NORTH CAROLINA PROFESSIONAL SEAL 33828 ENGINEER RYAN C. AKERS
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	03. 30. 2023	PER TOWN COMMENTS
2	06. 23. 2023	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-OAS1
CHECKED BY	RCA
DRAWN BY	RLU
SCALE	1"=200'
DATE	01. 23. 2023

SHEET

OVERALL SITE PLAN

C2.00

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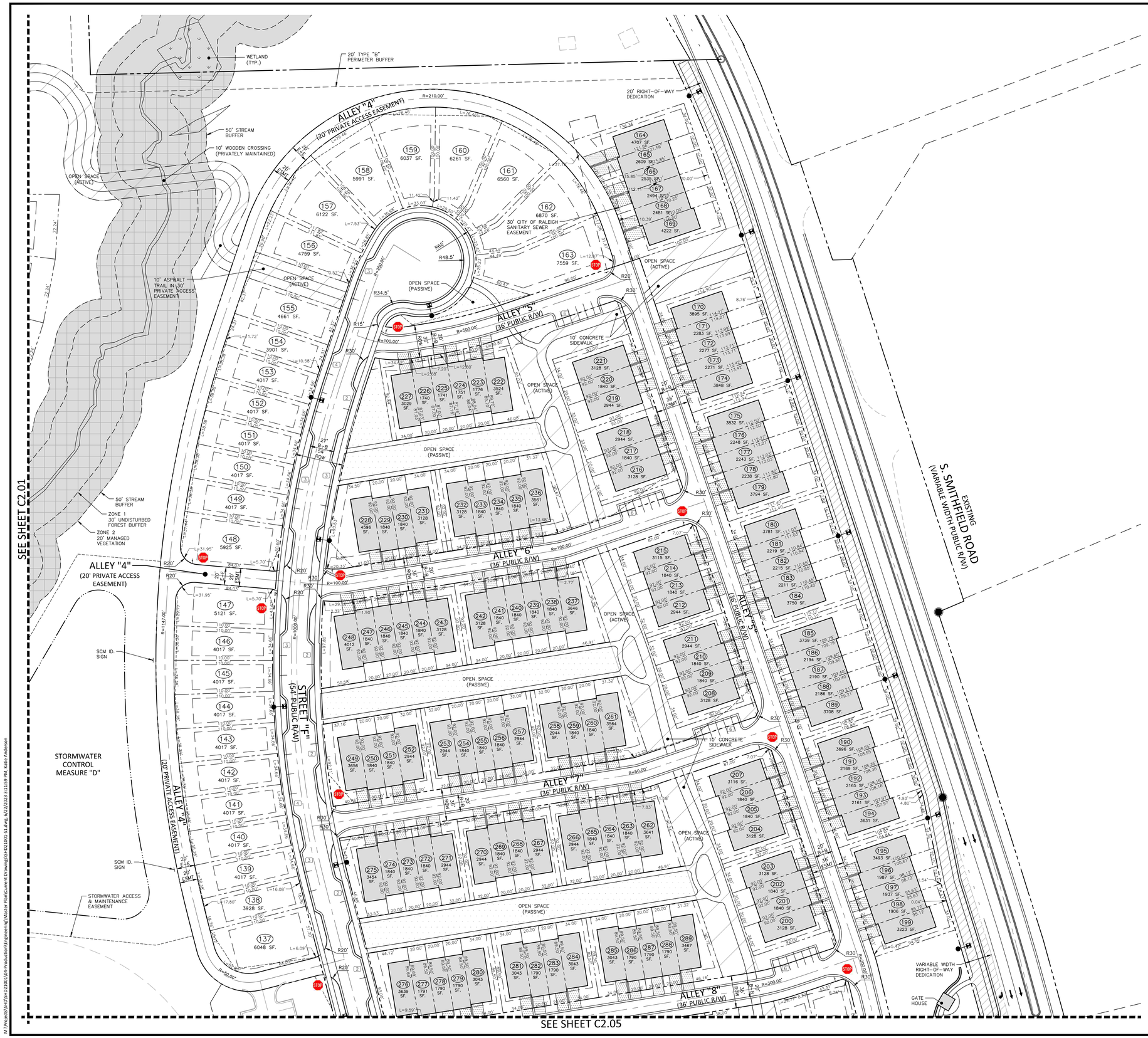

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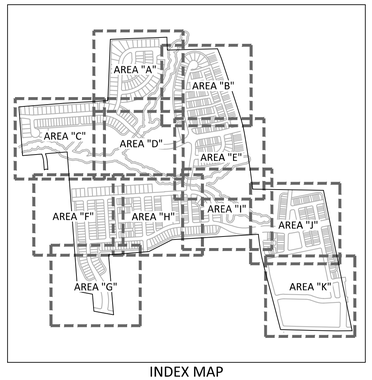
SITE SIGN KEY

R2-1 SPEED LIMIT 25 | R1-1 STOP | R6-5P | W11-2 W16-7P | R6-4 | R1-2 YIELD | OM4-3

SPEED LIMIT TABLE	
54' LOCAL STREET	25 MPH
74' AVENUE	35 MPH



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FILENAME	SHD21001-S1
CHECKED BY	RCA
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SCALE	1"=50'
DATE	01. 23. 2023

SHEET

SITE, SIGNAGE,PAVEMENT MARKING PLAN-AREA "B"

C2.02

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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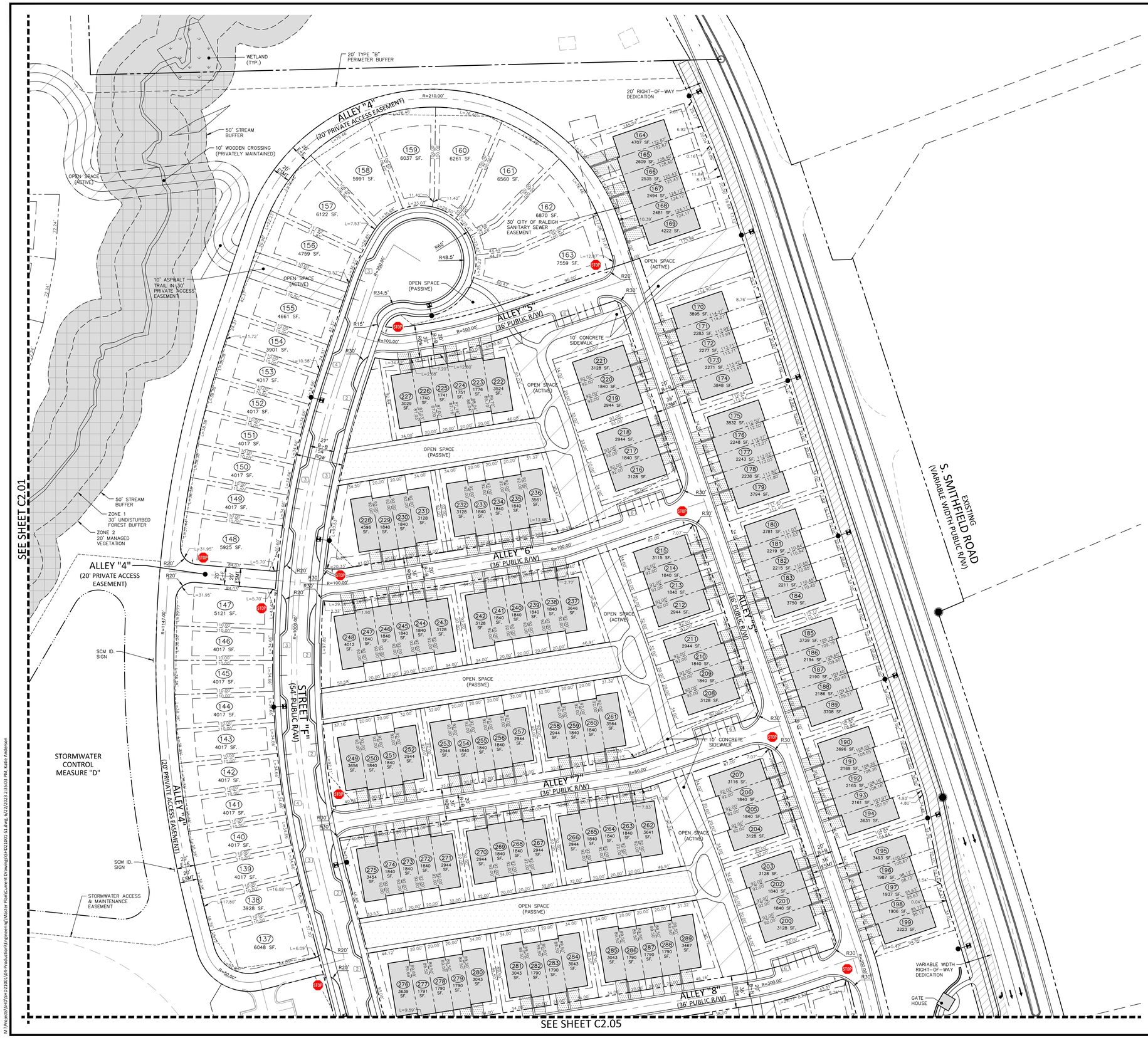

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SITE SIGN KEY

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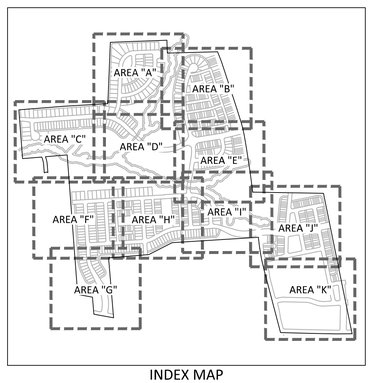
SPEED LIMIT TABLE	
54' LOCAL STREET	25 MPH
74' AVENUE	35 MPH



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CHECKED BY	RCA
DRAWN BY	RLU
SCALE	1"=50'
DATE	01. 23. 2023

SHEET

SITE, SIGNAGE,PAVEMENT MARKING PLAN-AREA "B"

C2.02

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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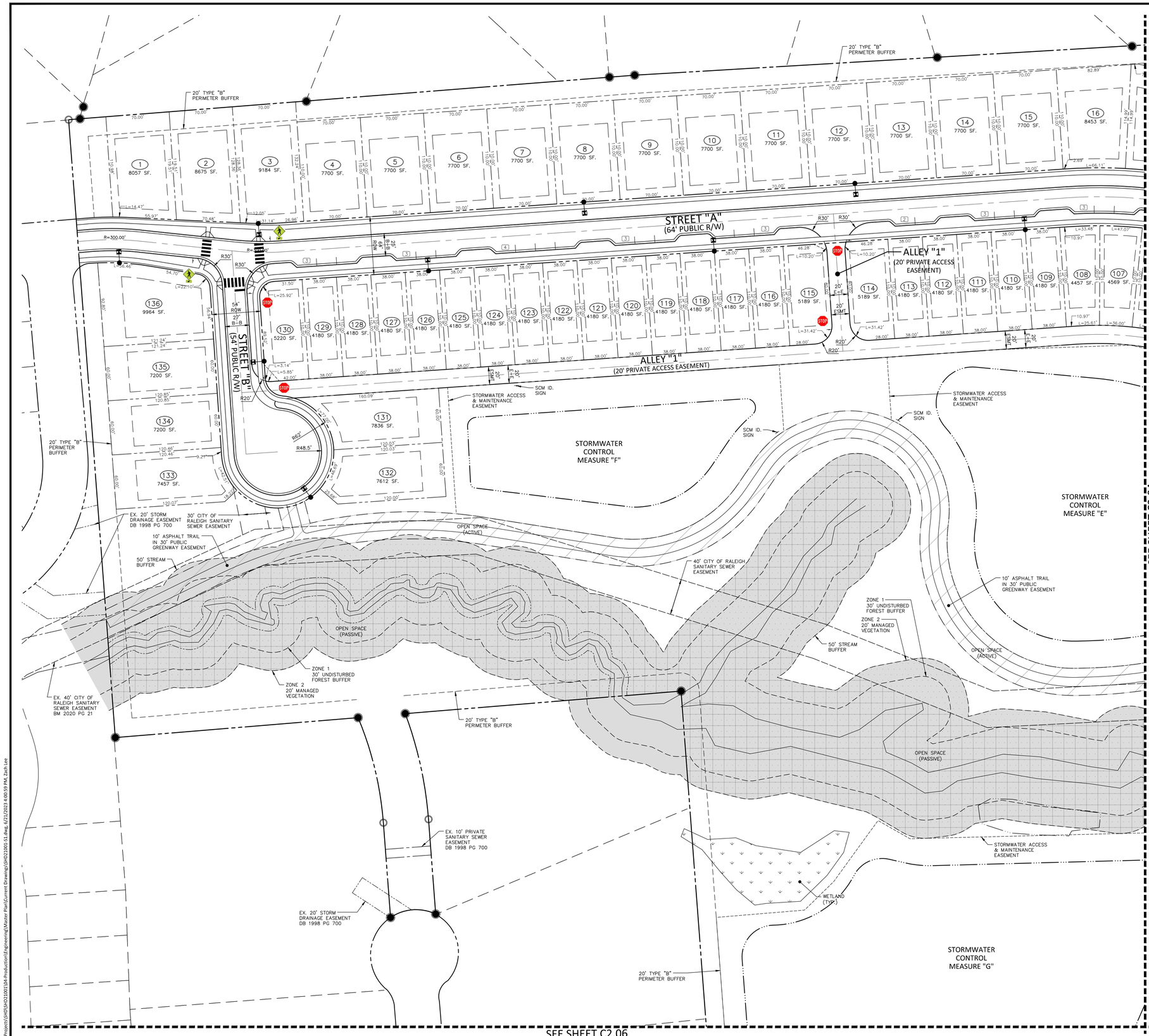

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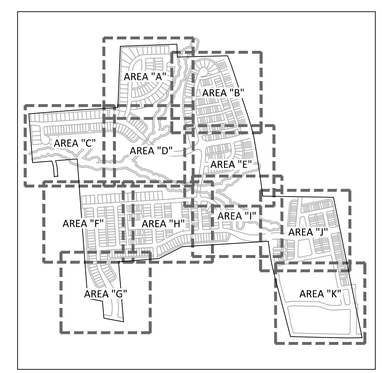

INDEX MAP

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0 25 50 100
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PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-S1
CHECKED BY	RCA
DRAWN BY	RLU
SCALE	1"=50'
DATE	01. 23. 2023

SHEET

SITE, SIGNAGE,PAVEMENT MARKING PLAN-AREA "C"

C2.03

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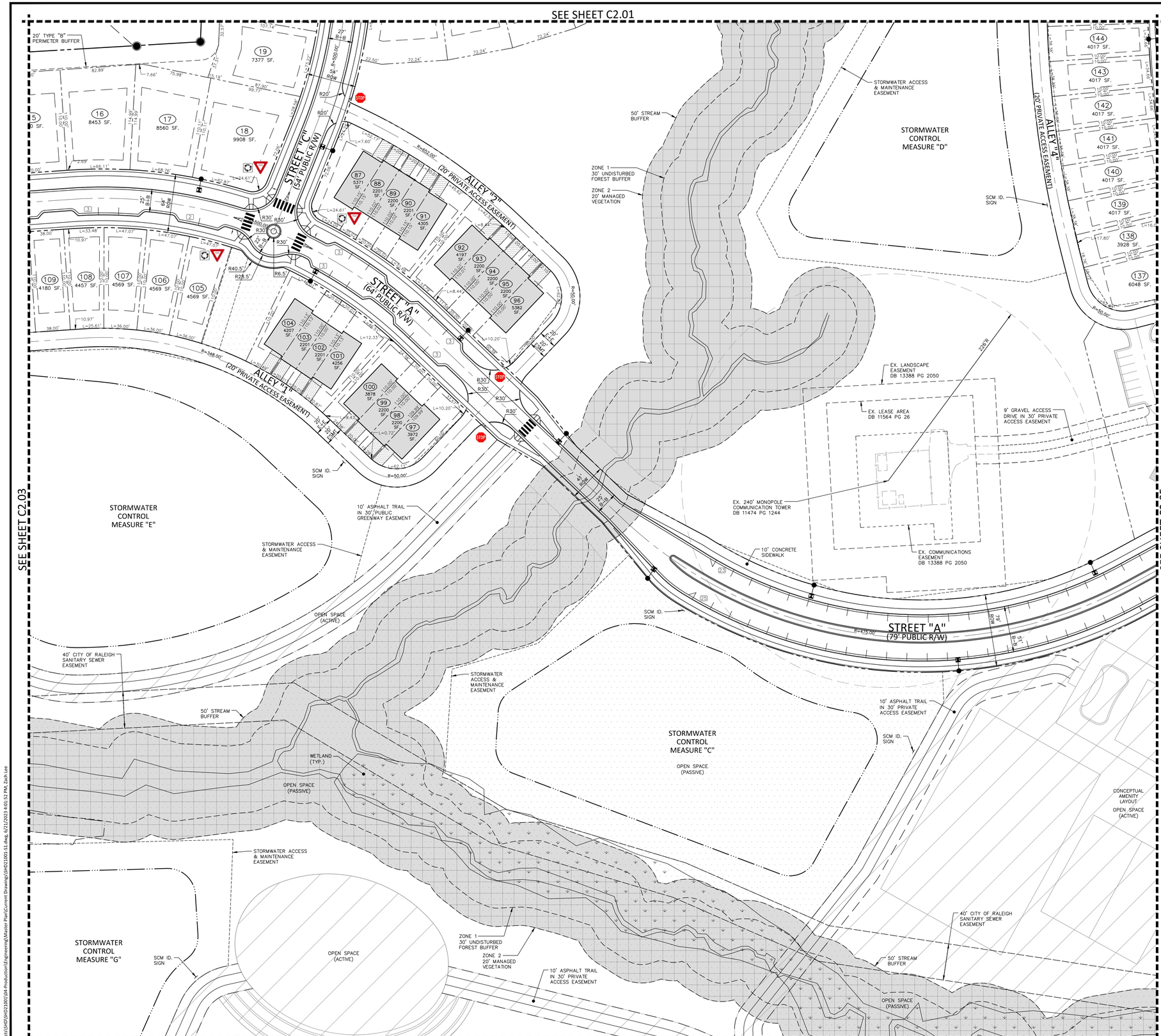

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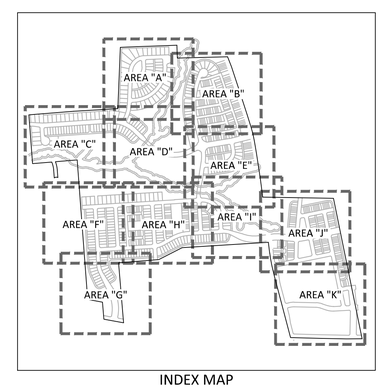

INDEX MAP

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0 25 50 100
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NORTH CAROLINA PROFESSIONAL SEAL 33828 ENGINEER RYAN C. AKERS
NOT VALID WITHOUT ORIGINAL SEAL OR SIGNATURE

REVISIONS

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PLAN INFORMATION

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CHECKED BY	RCA
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SCALE	1"=50'
DATE	01. 23. 2023

SHEET

SITE, SIGNAGE,PAVEMENT MARKING PLAN-AREA "D"

C2.04

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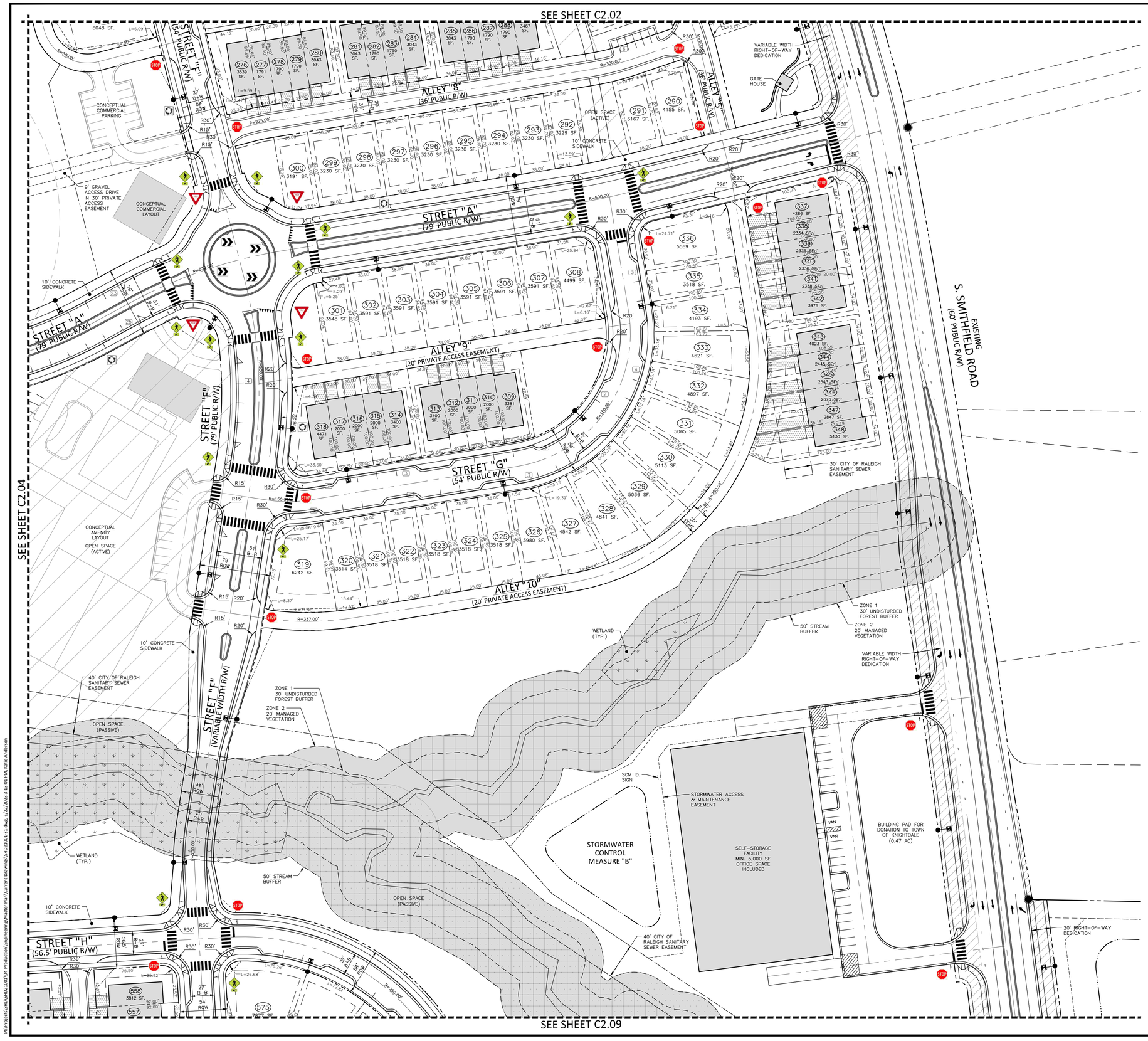

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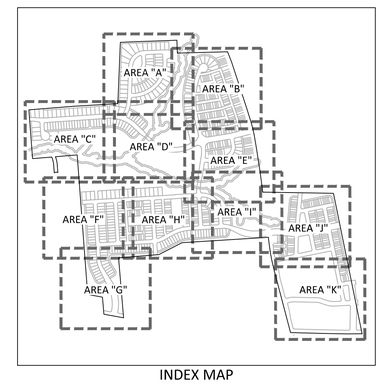

INDEX MAP

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SCALE	1"=50'
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SHEET

SITE, SIGNAGE,PAVEMENT MARKING PLAN-AREA "E"

C2.05

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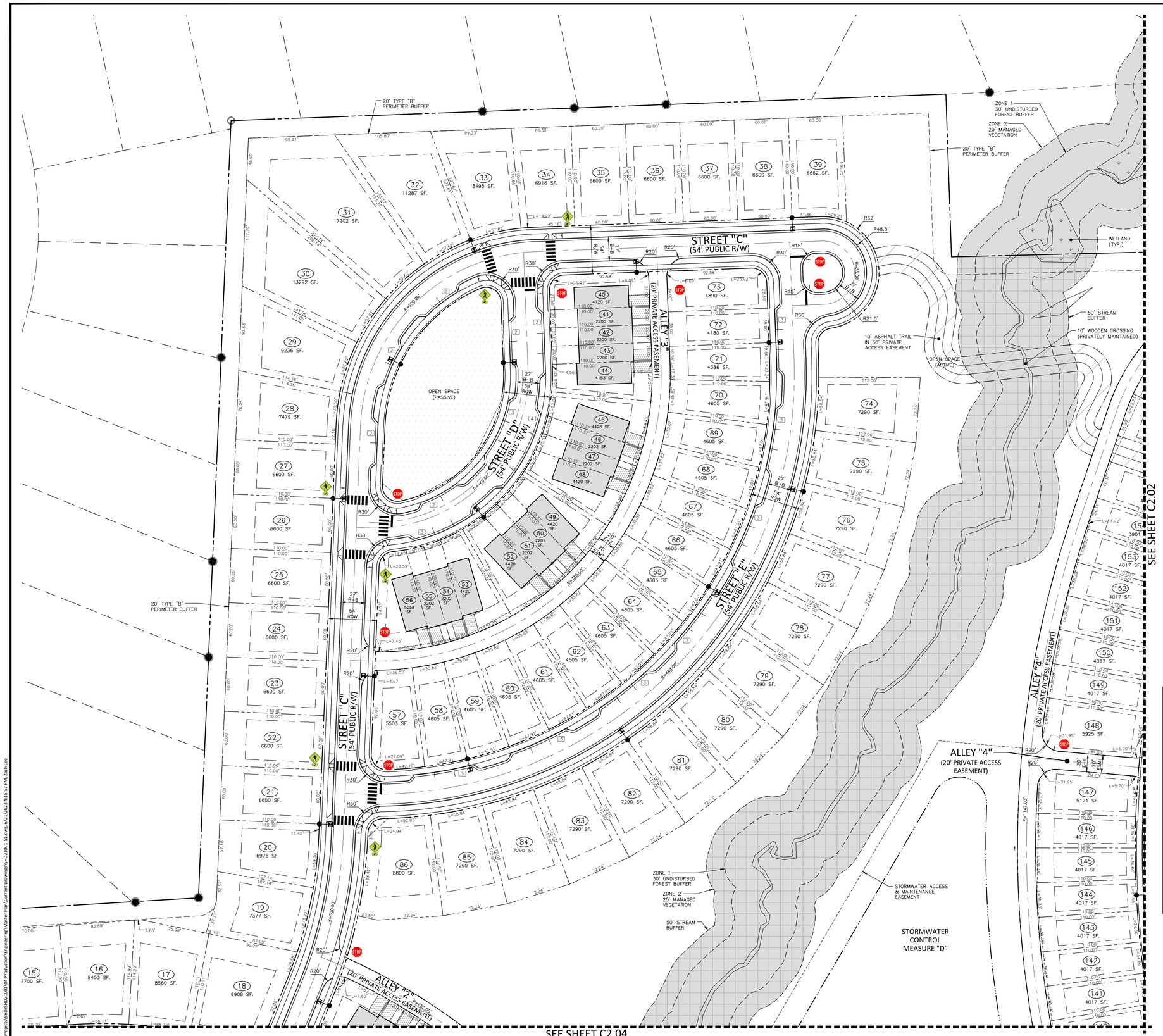

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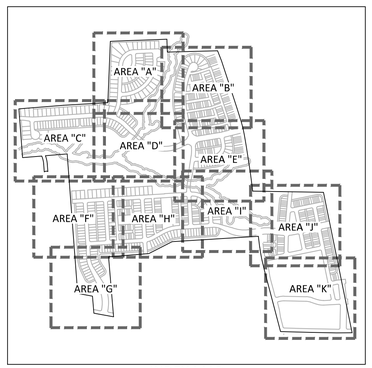

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DATE	01. 23. 2023

SHEET

SITE, SIGNAGE,PAVEMENT MARKING PLAN-AREA "A"

C2.01

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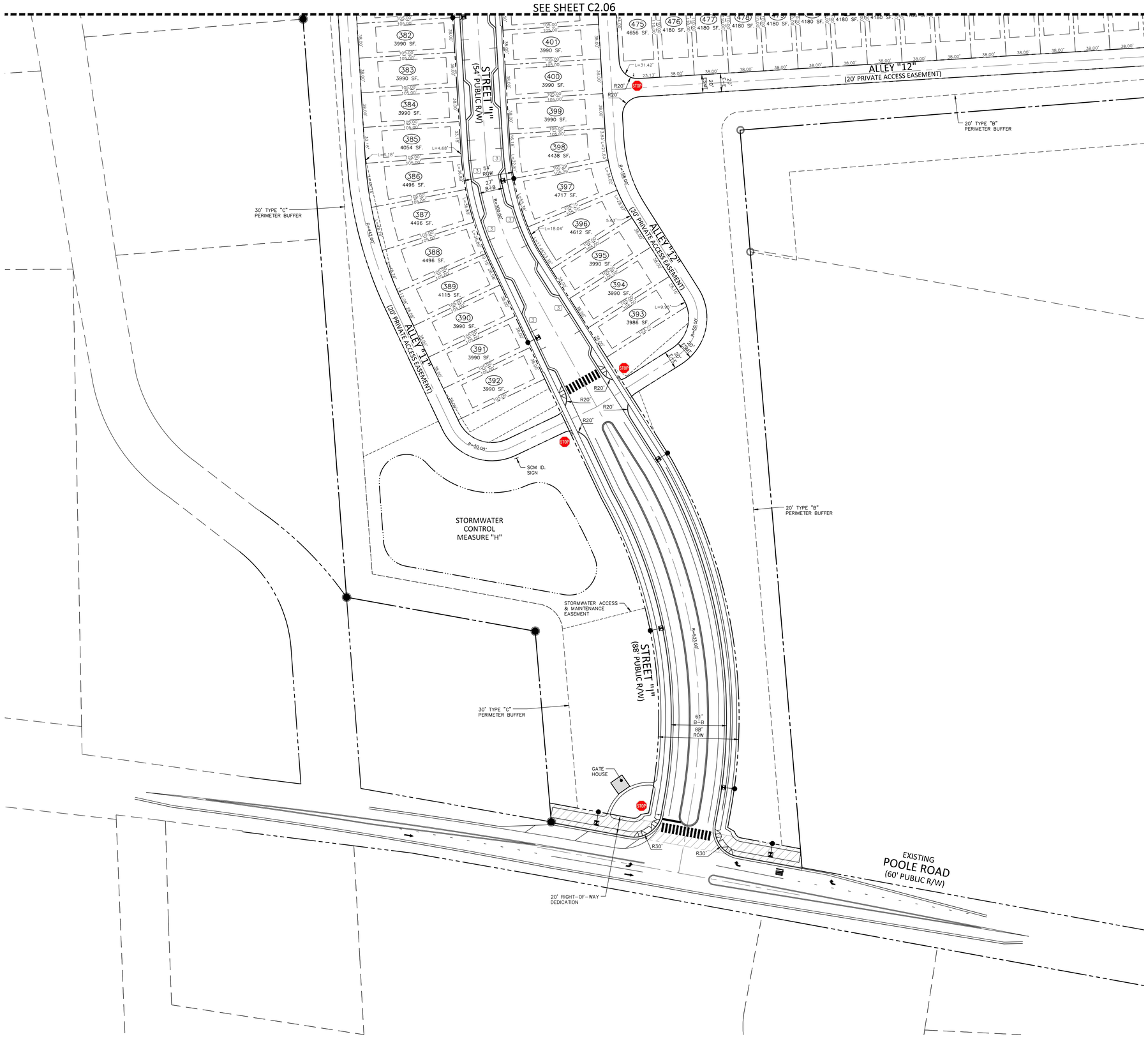


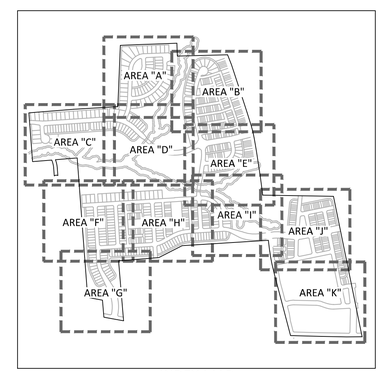
SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ — ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- WETLANDS
- OPEN SPACE - PASSIVE (SEE OPEN SPACE TABLE SHEET C2.00)
- OPEN SPACE - ACTIVE (SEE OPEN SPACE TABLE SHEET C2.00)
- TREE SAVE AREA

SITE SIGN KEY

R2-1 SPEED LIMIT 25 · R1-1 STOP · R6-5P · W11-2 W16-7P · R6-4 · R1-2 · OM4-3

SPEED LIMIT TABLE	
54' LOCAL STREET	25 MPH
74' AVENUE	35 MPH



INDEX MAP

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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DURHAM, NC 27703

GANDER DEVELOPMENT

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MASTER PLAN
4001 SOUTH SMITHFIELD ROAD
KNIGHTDALE, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 33828 ENGINEER RYAN C. AKERS
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	03. 30. 2023	PER TOWN COMMENTS
2	06. 23. 2023	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-S1
CHECKED BY	RCA
DRAWN BY	RLU
SCALE	1"=50'
DATE	01. 23. 2023

SHEET

SITE, SIGNAGE,PAVEMENT MARKING PLAN-AREA "G"

C2.07

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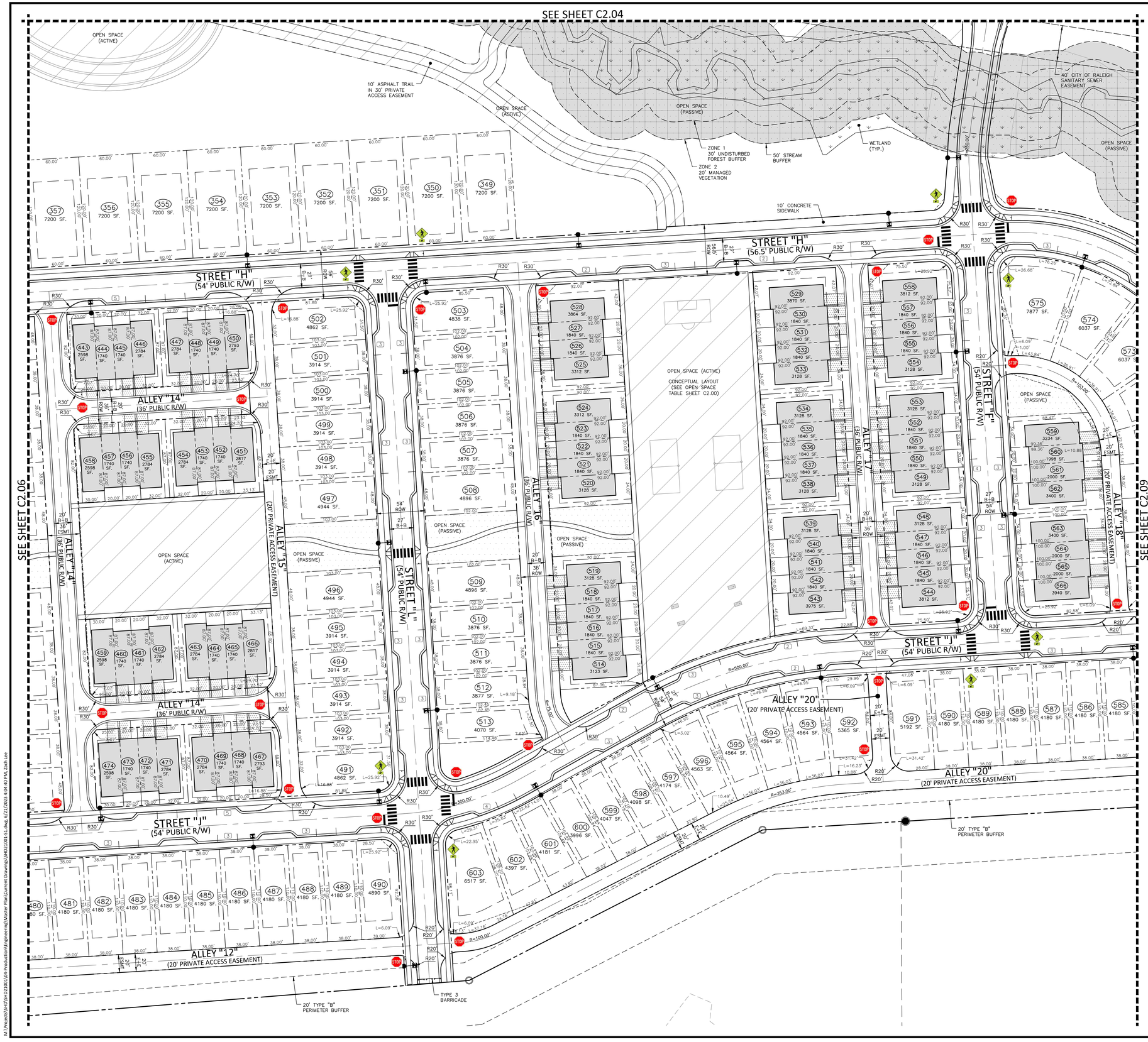

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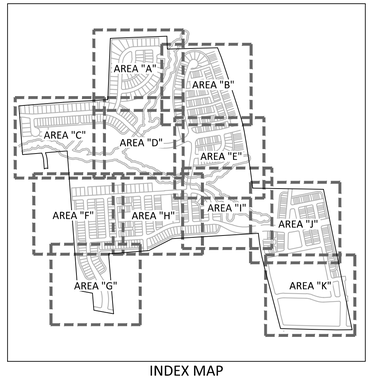
- CENTERLINE
- WETLANDS
- OPEN SPACE - PASSIVE (SEE OPEN SPACE TABLE SHEET C2.00)
- OPEN SPACE - ACTIVE (SEE OPEN SPACE TABLE SHEET C2.00)
- TREE SAVE AREA

SITE SIGN KEY

R2-1 SPEED LIMIT 25 | R1-1 STOP | R6-5P | W11-2 W16-7P | R6-4 | R1-2 YIELD | OM4-3

SPEED LIMIT TABLE	
54' LOCAL STREET	25 MPH
74' AVENUE	35 MPH



INDEX MAP

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

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NORTH CAROLINA PROFESSIONAL SEAL 33828 ENGINEER ARVIN C. AKERS
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1	03. 30. 2023	PER TOWN COMMENTS
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PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-S1
CHECKED BY	RCA
DRAWN BY	RLU
SCALE	1"=50'
DATE	01. 23. 2023

SHEET

SITE, SIGNAGE,PAVEMENT MARKING PLAN-AREA "H"

C2.08

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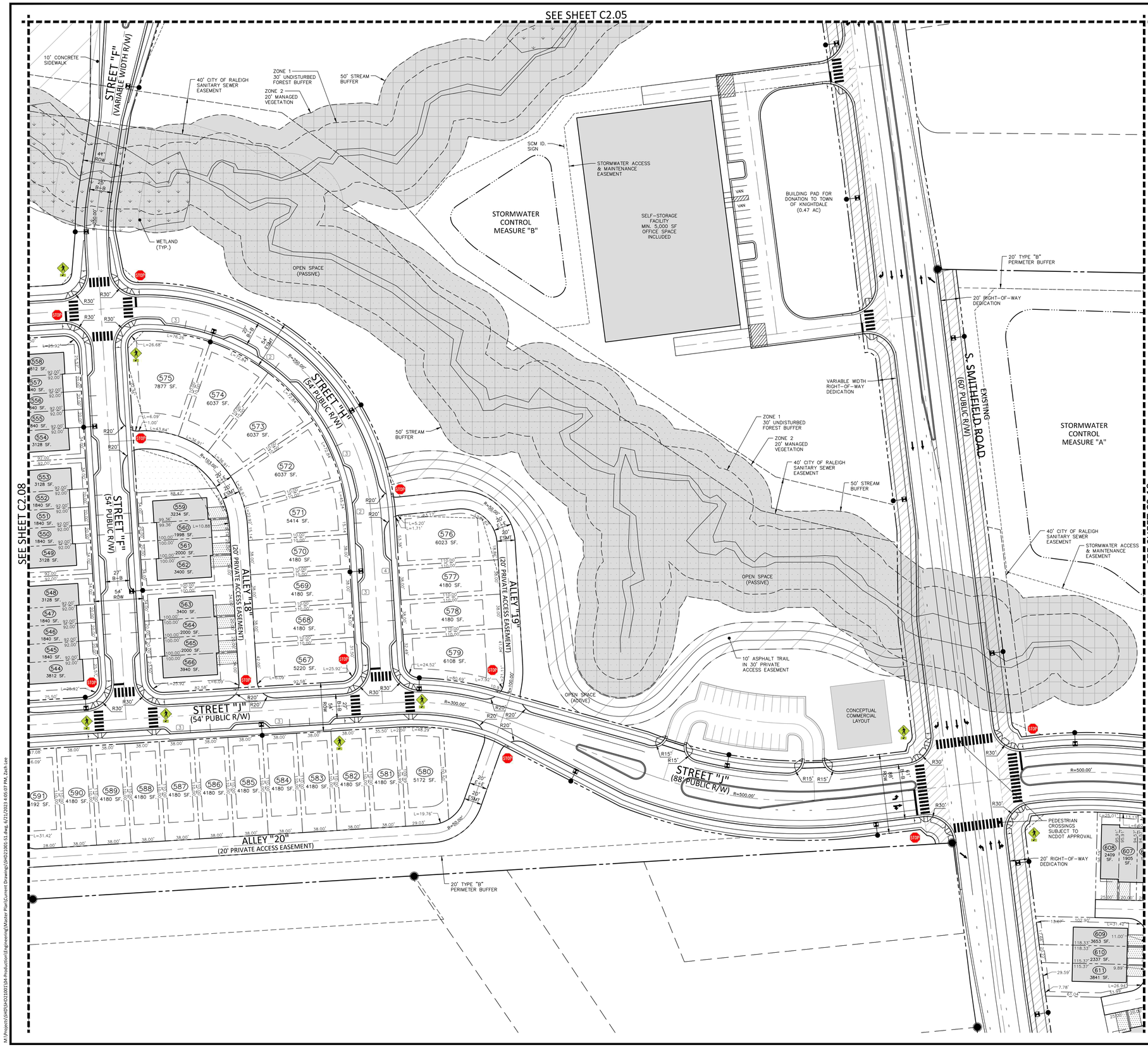

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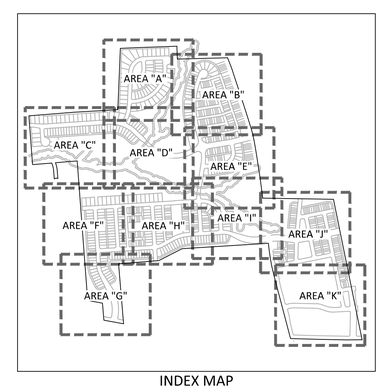

INDEX MAP

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

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SCALE	1"=50'
DATE	01. 23. 2023

SHEET

SITE, SIGNAGE,PAVEMENT MARKING PLAN-AREA "I"

C2.09

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CONCEPTUAL ACTIVE OPEN SPACE LAYOUT

NOT TO SCALE

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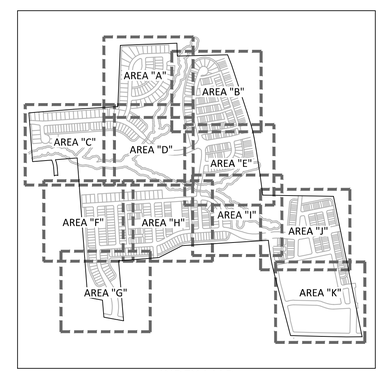

INDEX MAP

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SCALE	1"=50'
DATE	01. 23. 2023

SHEET

SITE, SIGNAGE,PAVEMENT MARKING PLAN-AREA "J"

C2.10

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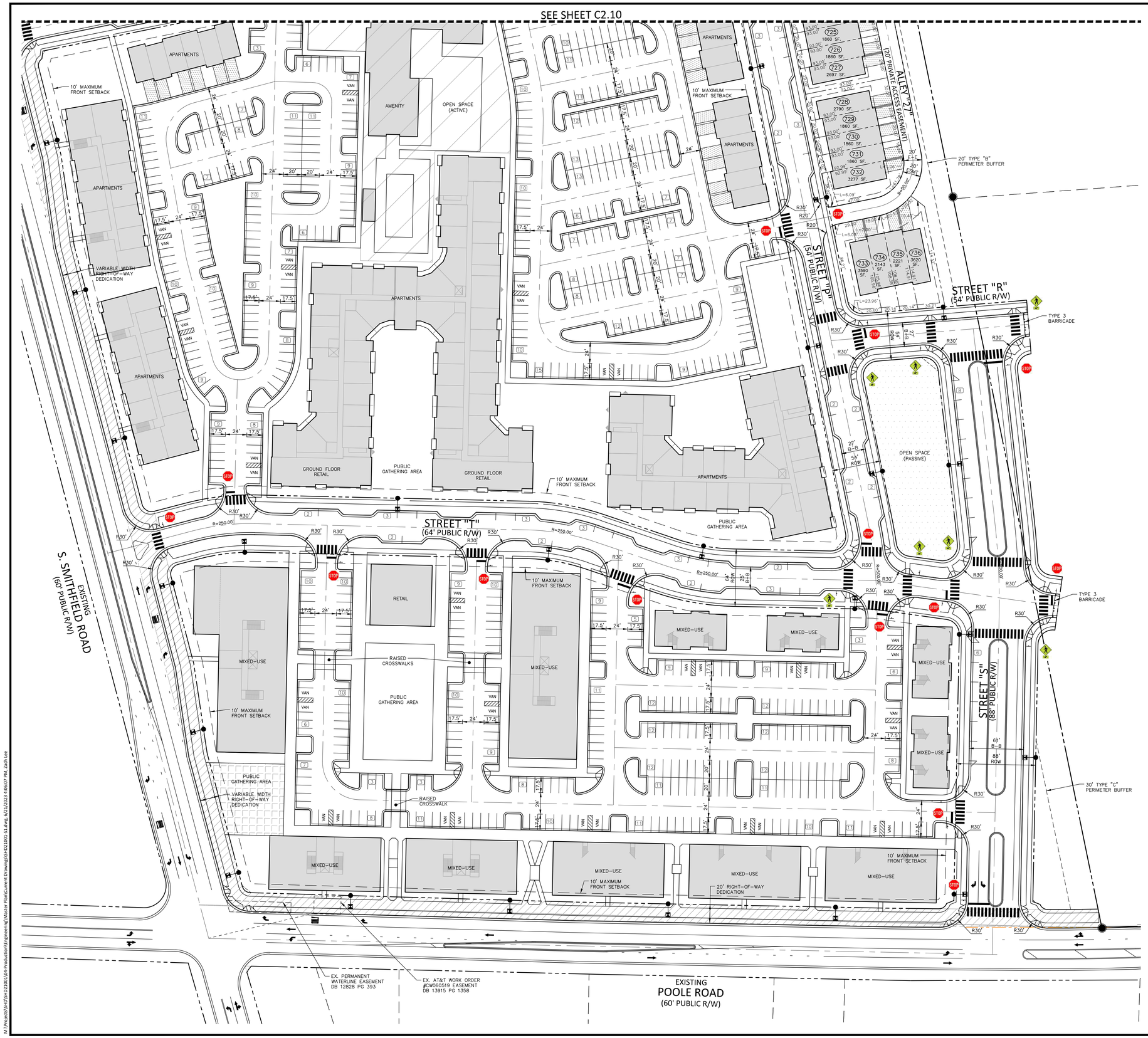

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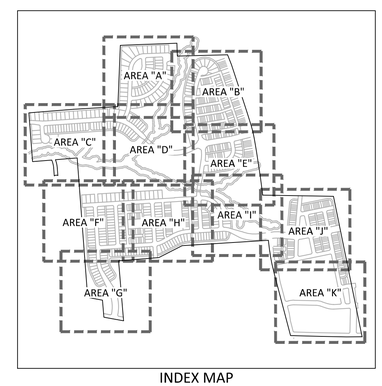
54' LOCAL STREET	25 MPH
74' AVENUE	35 MPH

GENERAL NOTES:

1. ALL MULTI-FAMILY, MIXED-USE, AND COMMERCIAL BUILDINGS WILL HAVE AN ENTRANCE LOCATED ON THE FAÇADE OF THE BUILDING FACING THE PRIMARY STREET TO WHICH IT ABUTS. PEDESTRIAN WALKWAYS SHALL CONNECT THESE ENTRYWAYS TO THE ADJACENT PUBLIC ROW.



INDEX MAP

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DRAWN BY	RLU
SCALE	1"=50'
DATE	01. 23. 2023

SHEET

SITE, SIGNAGE,PAVEMENT MARKING PLAN-AREA "K"

C2.11

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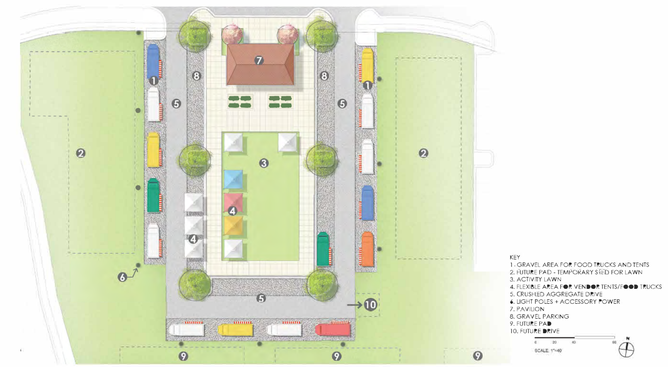
INSET #1



VILLAGE GREEN - INTERIM OPEN SPACE CONCEPT | CONCEPT DESIGN

KNIGHTDALE, NORTH CAROLINA | 16 JUNE 2023

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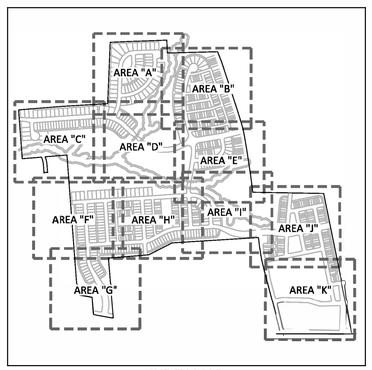

INDEX MAP

GRAPHIC SCALE

0 100 200 400

1 inch = 200 ft.

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PLAN INFORMATION

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FILENAME	SHD21001-S2
CHECKED BY	RCA
DRAWN BY	RLU
SCALE	1"=200'
DATE	01. 23. 2023

SHEET

PHASING PLAN

C2.12

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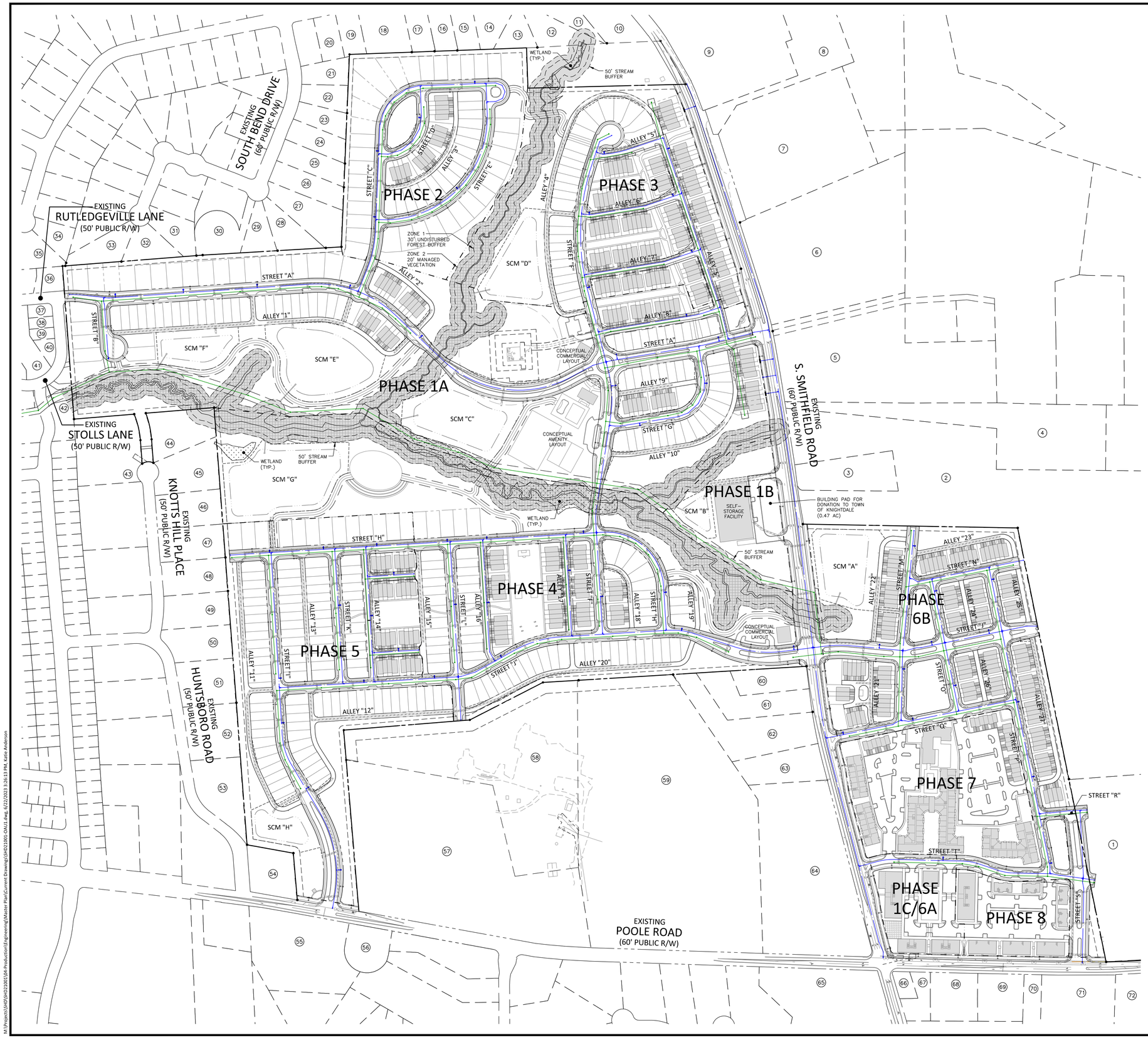
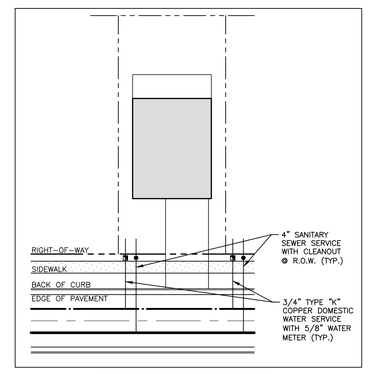


UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- PIV — POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BF — BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- FM — SEWER FORCE MAIN
- G — GAS LINE
- OU — OVERHEAD UTILITY
- UE — UNDERGROUND ELECTRIC
- T — TELEPHONE
- EASEMENT LINE
- WETLANDS
- TREE SAVE AREA



TYPICAL UTILITY SERVICE DETAIL
SCALE: NTS

GRAPHIC SCALE
0 100 200 400
1 inch = 200 ft.

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FILENAME	SHD21001-OAU1
CHECKED BY	RCA
DRAWN BY	RLU
SCALE	1"=200'
DATE	01. 23. 2023

SHEET

OVERALL UTILITY PLAN

C4.00

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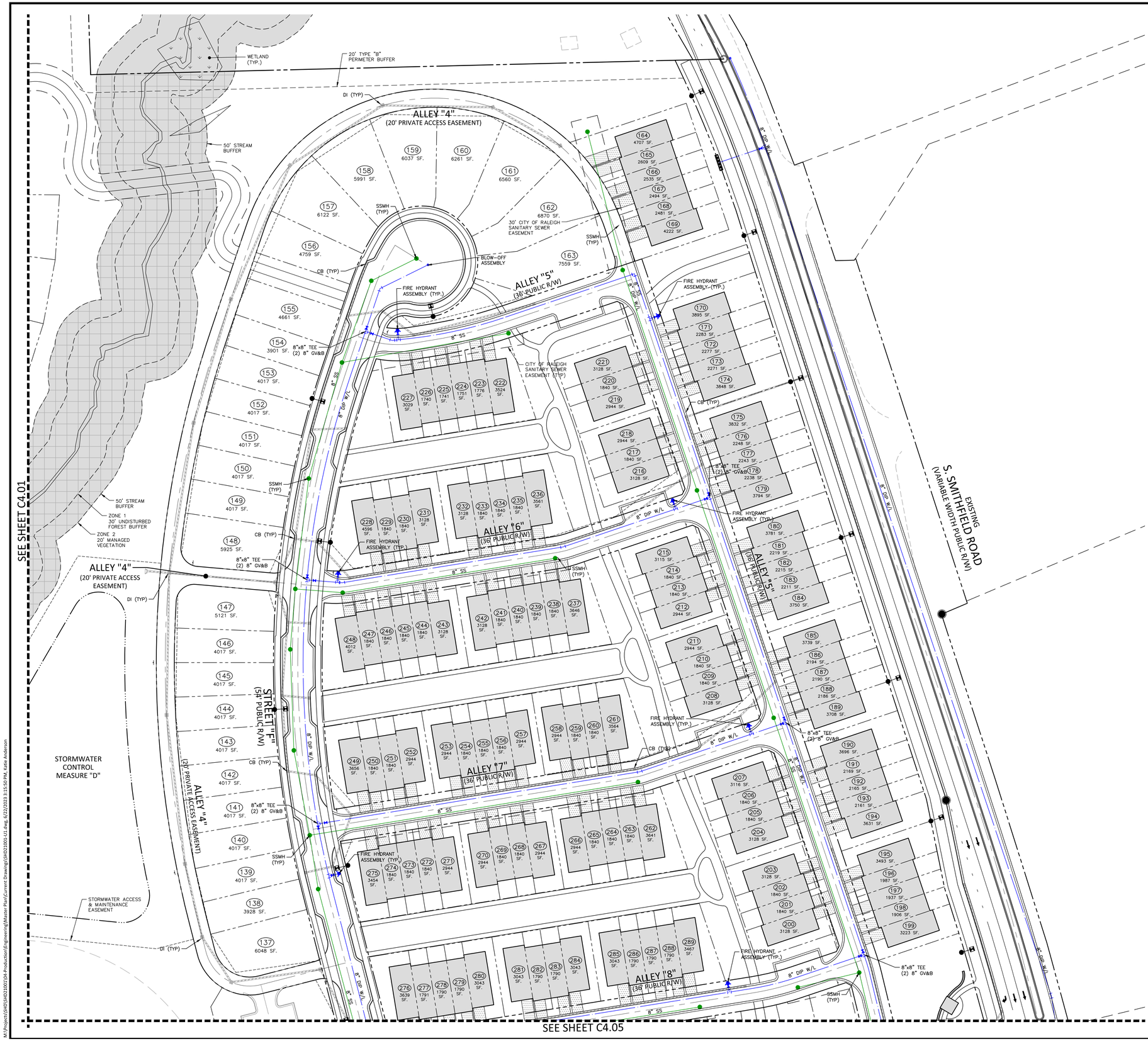

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SHEET

UTILITY PLAN
AREA "B"

C4.02

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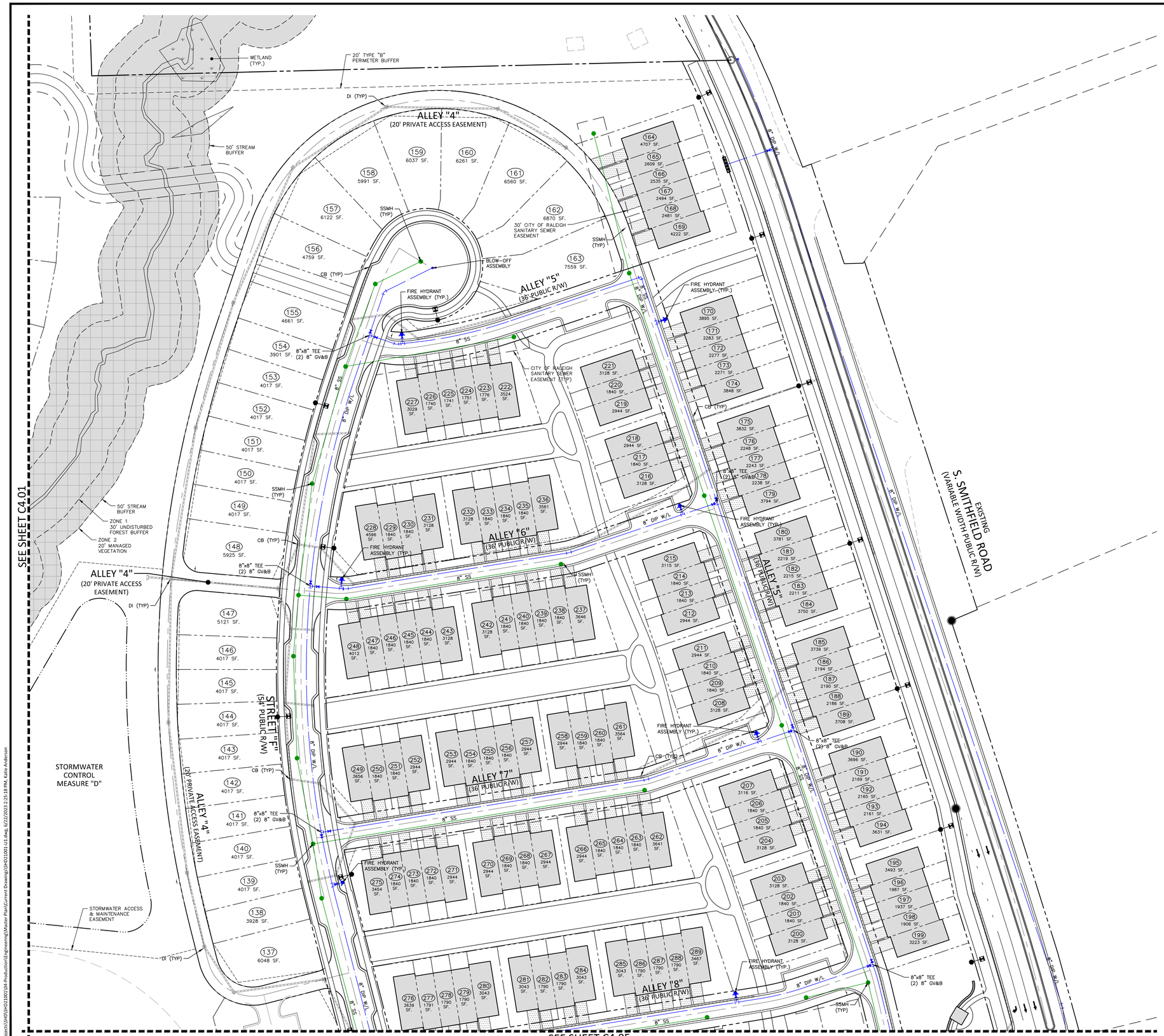

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2310 S MIAMI BLVD, SUITE 235
DURHAM, NC 27703

GANDER DEVELOPMENT

PARKSIDE AT WESTLAKE
MASTER PLAN
4001 SOUTH SMITHFIELD ROAD
KNIGHTDALE, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 33828 ENGINEER RYAN C. AKERS
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REVISIONS

NO.	DATE	
1	03. 30. 2023	PER TOWN COMMENTS
2	06. 23. 2023	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-U1
CHECKED BY	RCA
DRAWN BY	RLU
SCALE	1"=50'
DATE	01. 23. 2023

SHEET

UTILITY PLAN
AREA "B"

C4.02

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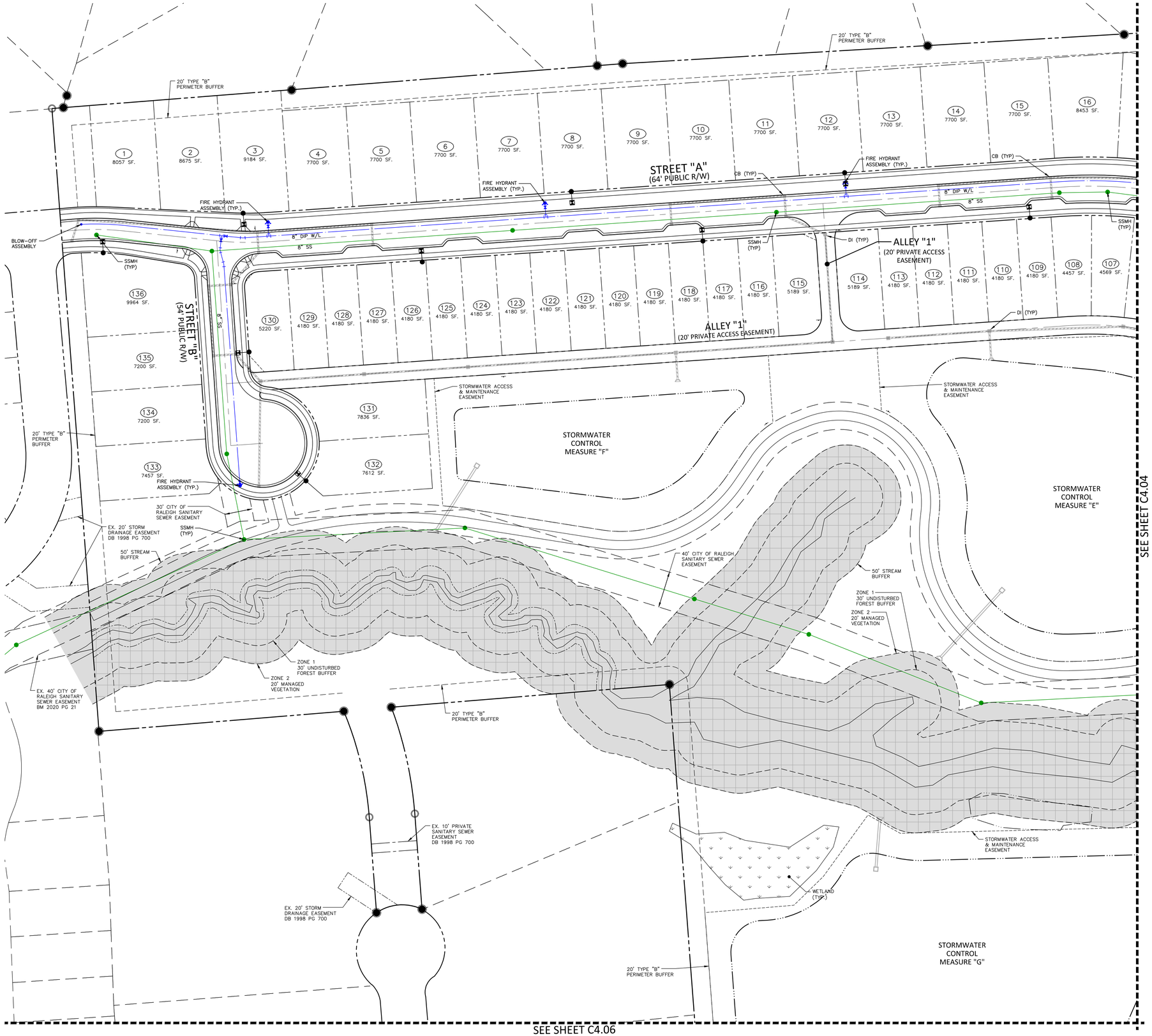

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE
- WETLANDS
- TREE SAVE AREA

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

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PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-U1
CHECKED BY	RCA
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SCALE	1"=50'
DATE	01. 23. 2023

SHEET

UTILITY PLAN
AREA "C"

C4.03

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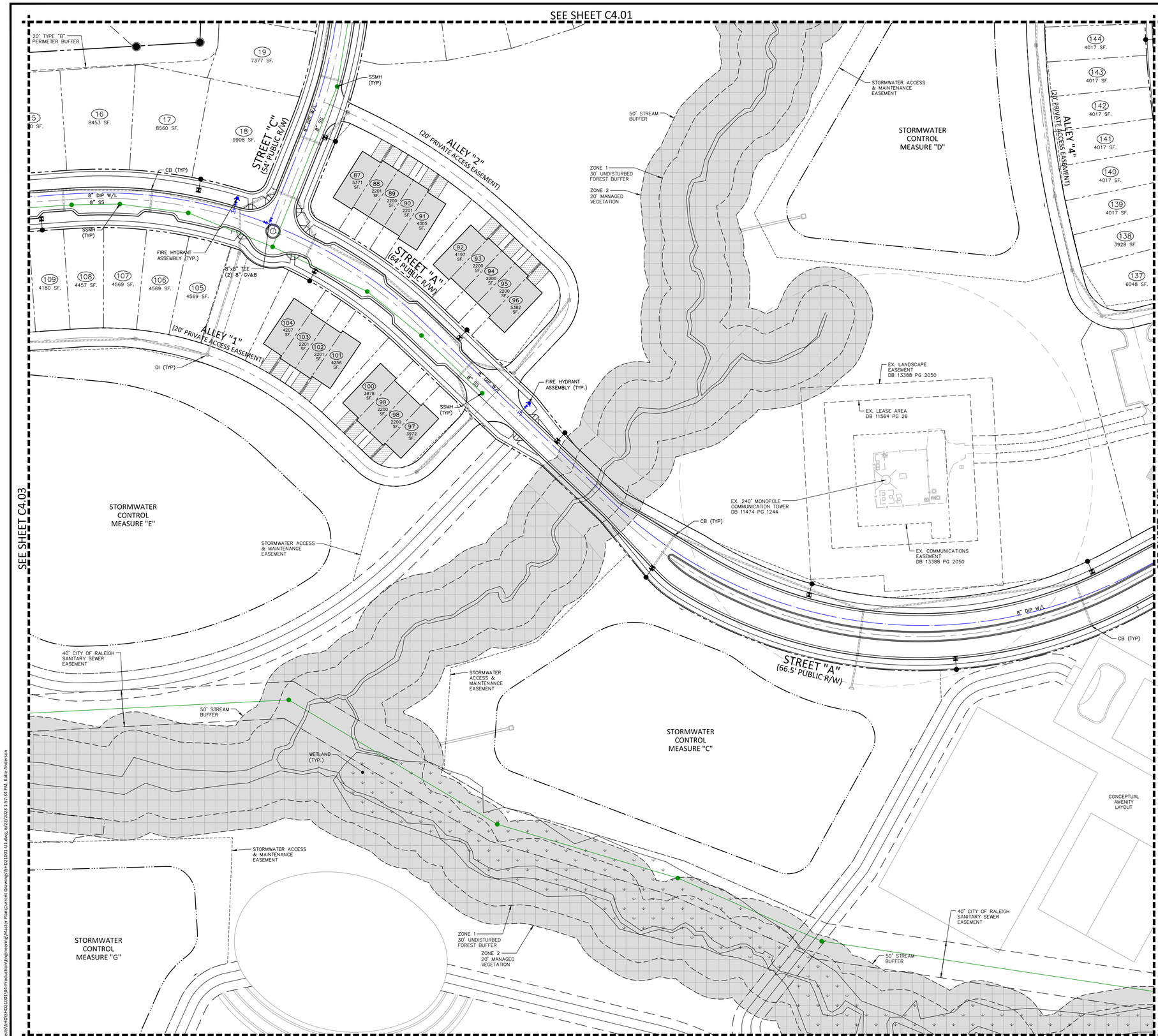

UTILITY LEGEND

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- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- PIV — POST INDICATOR VALVE
- VALVE IN MANHOLE
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GRAPHIC SCALE
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DATE	01. 23. 2023

SHEET

UTILITY PLAN
AREA "D"

C4.04

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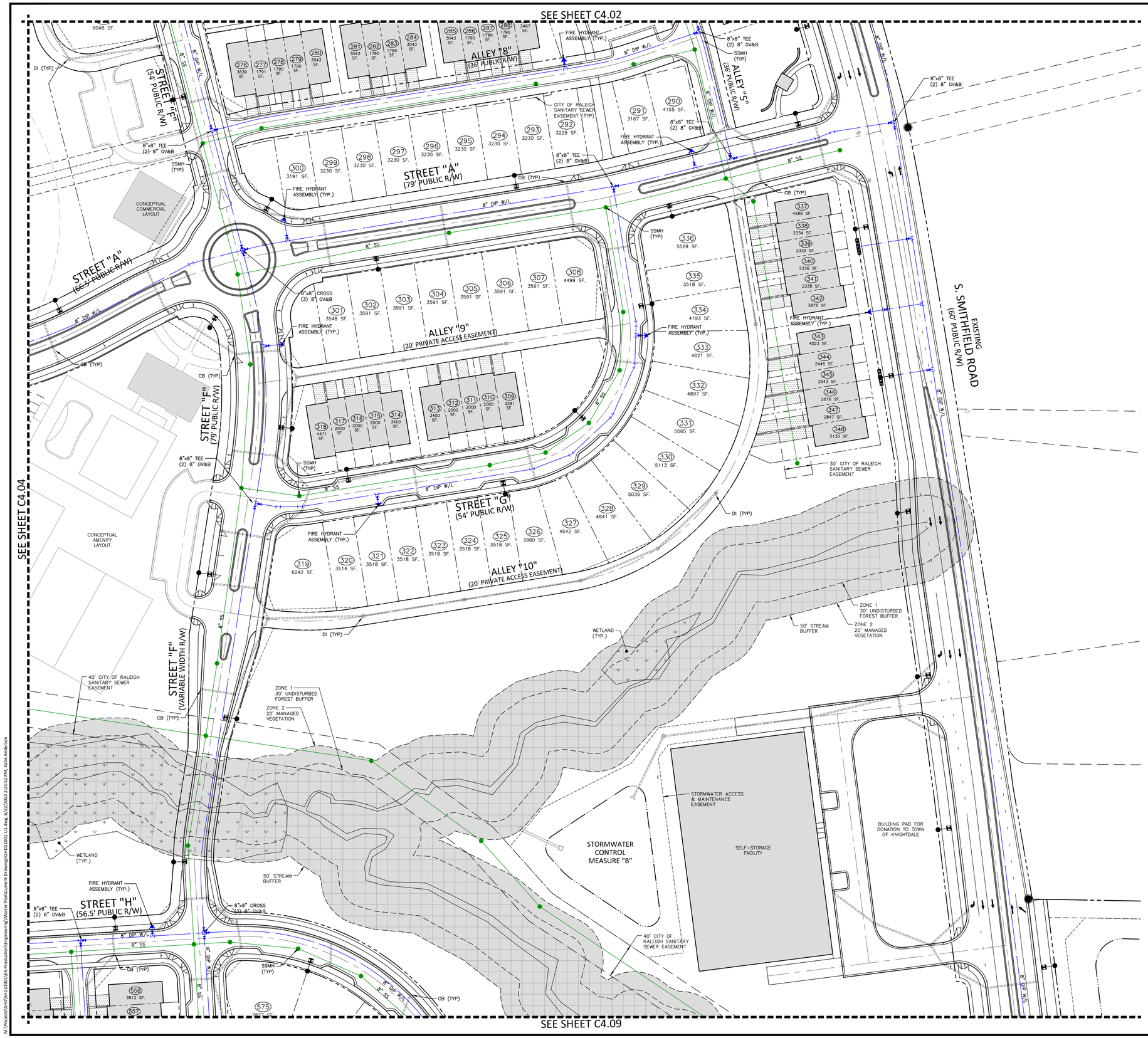

UTILITY LEGEND

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UTILITY PLAN
AREA "E"

C4.05

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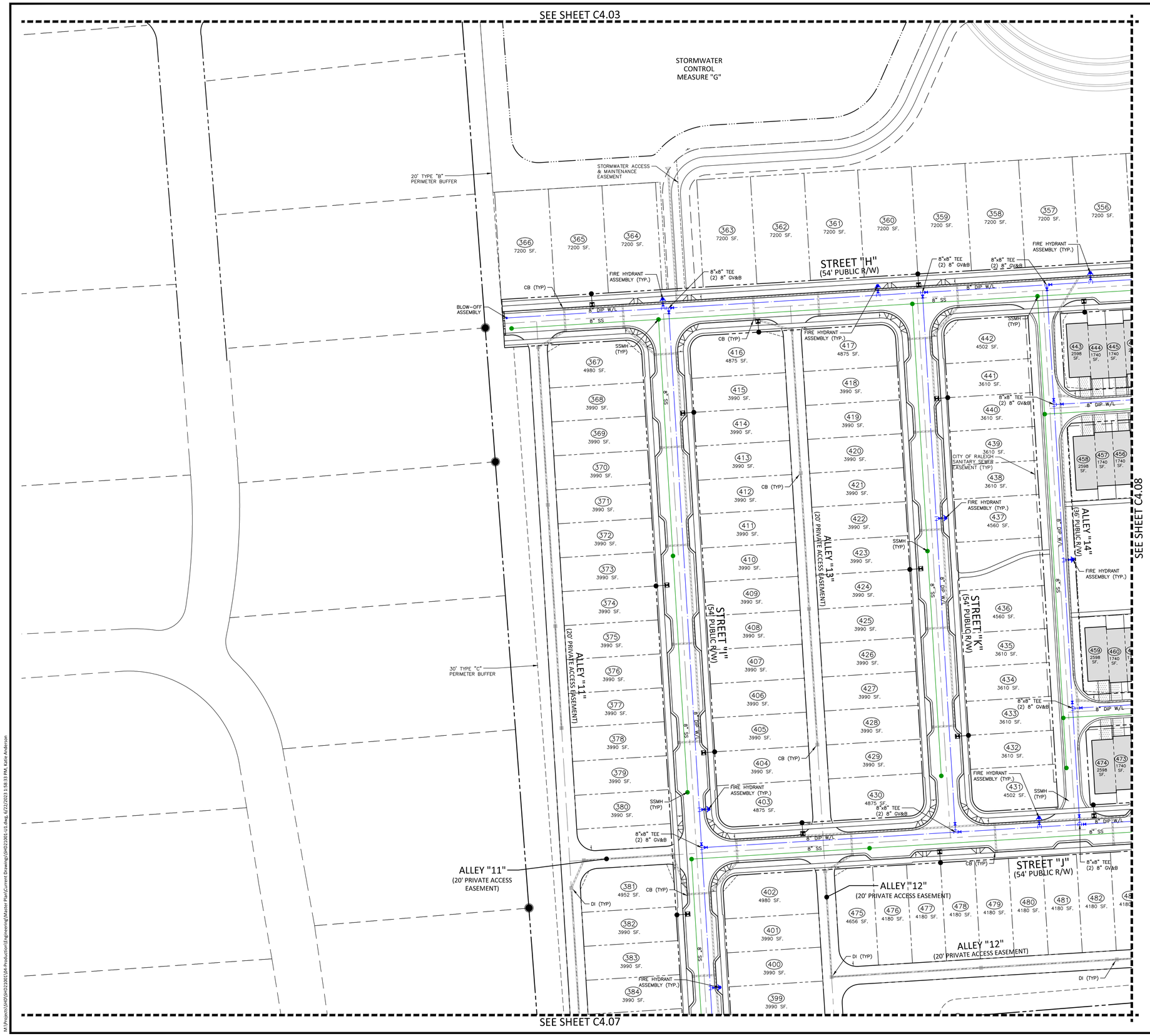

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UTILITY PLAN AREA "F"

C4.06

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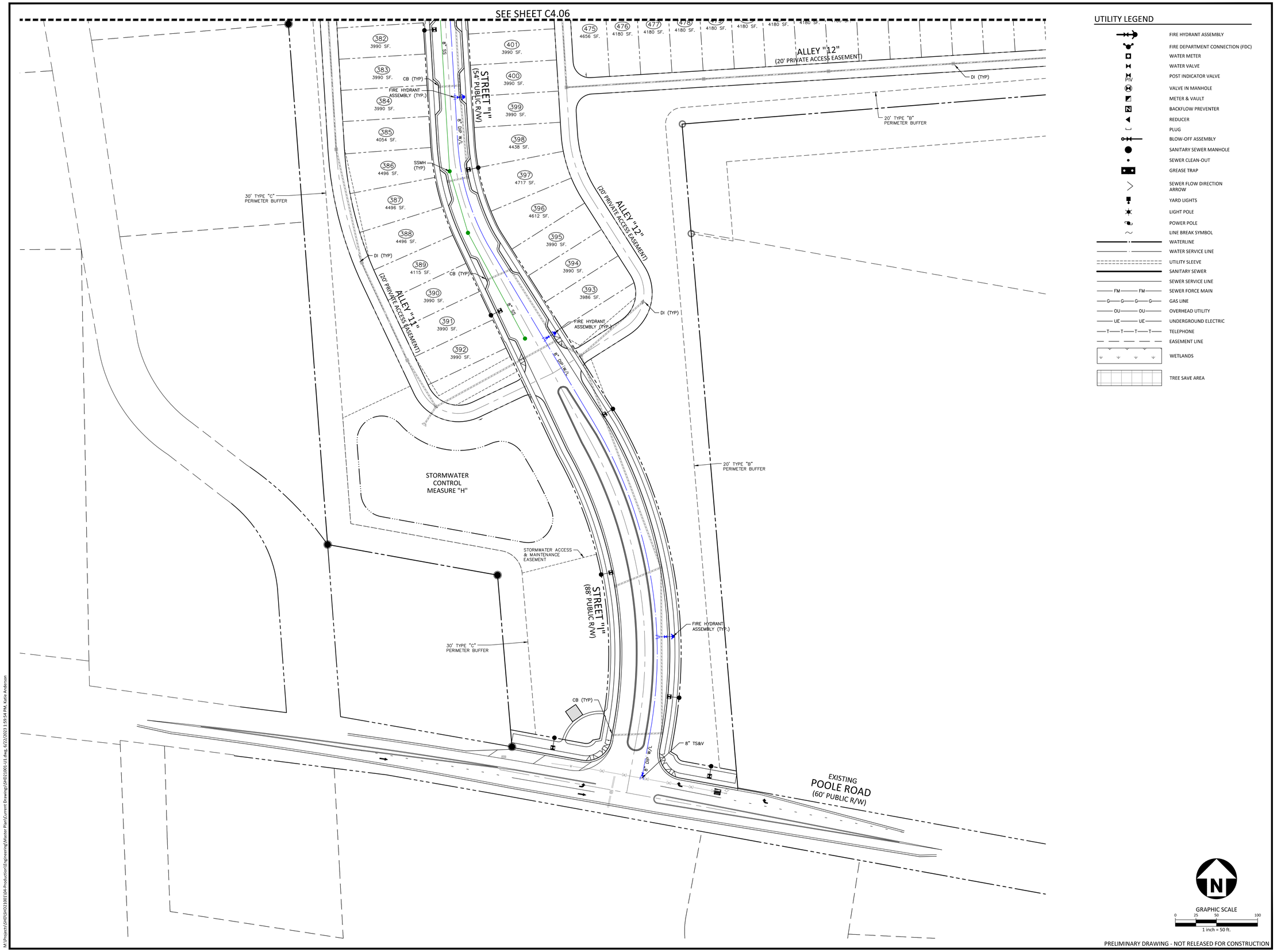

UTILITY LEGEND

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UTILITY PLAN
AREA "G"

C4.07

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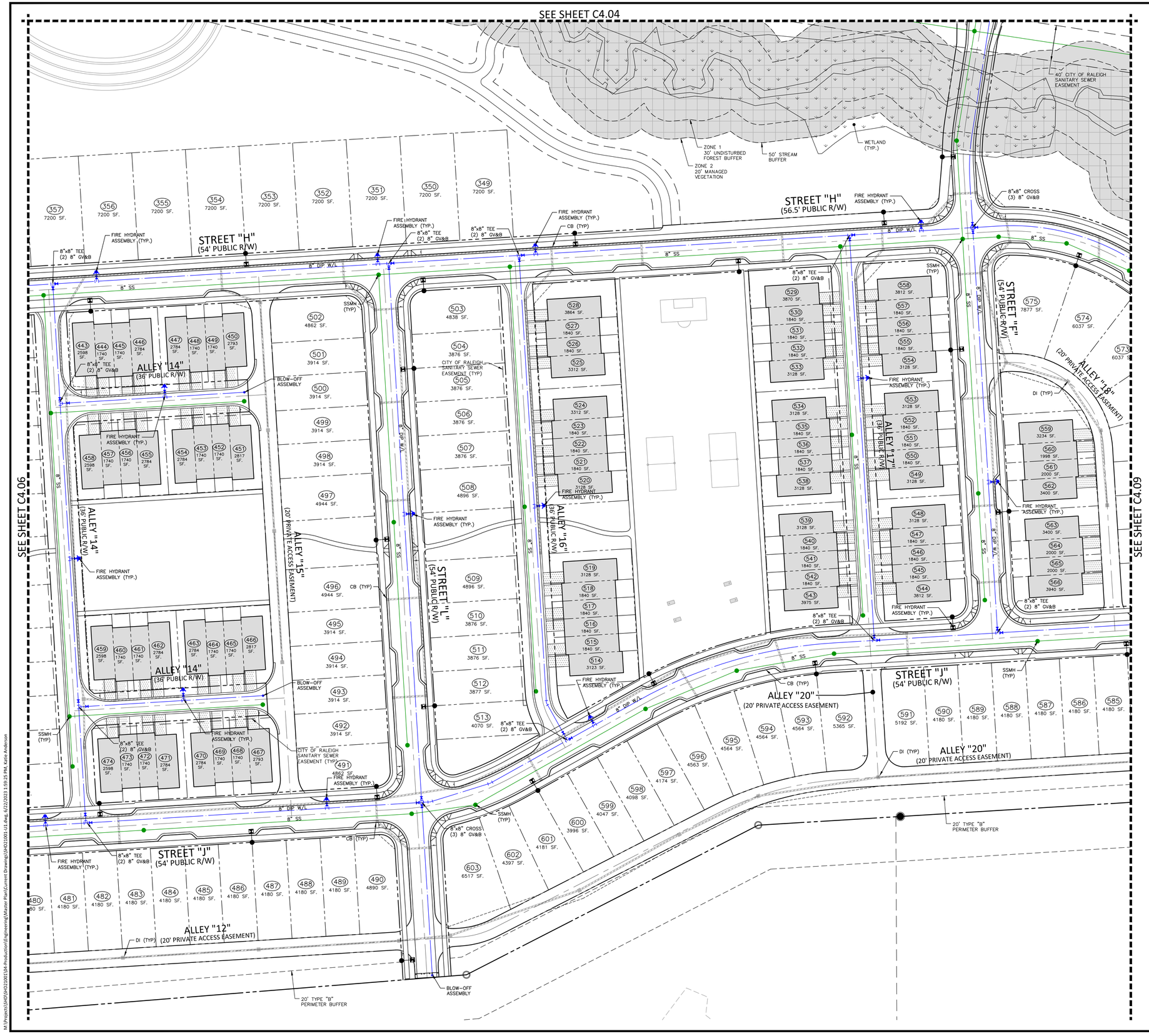

UTILITY LEGEND

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CHECKED BY	RCA
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SCALE	1"=50'
DATE	01. 23. 2023

SHEET

UTILITY PLAN
AREA "H"

C4.08

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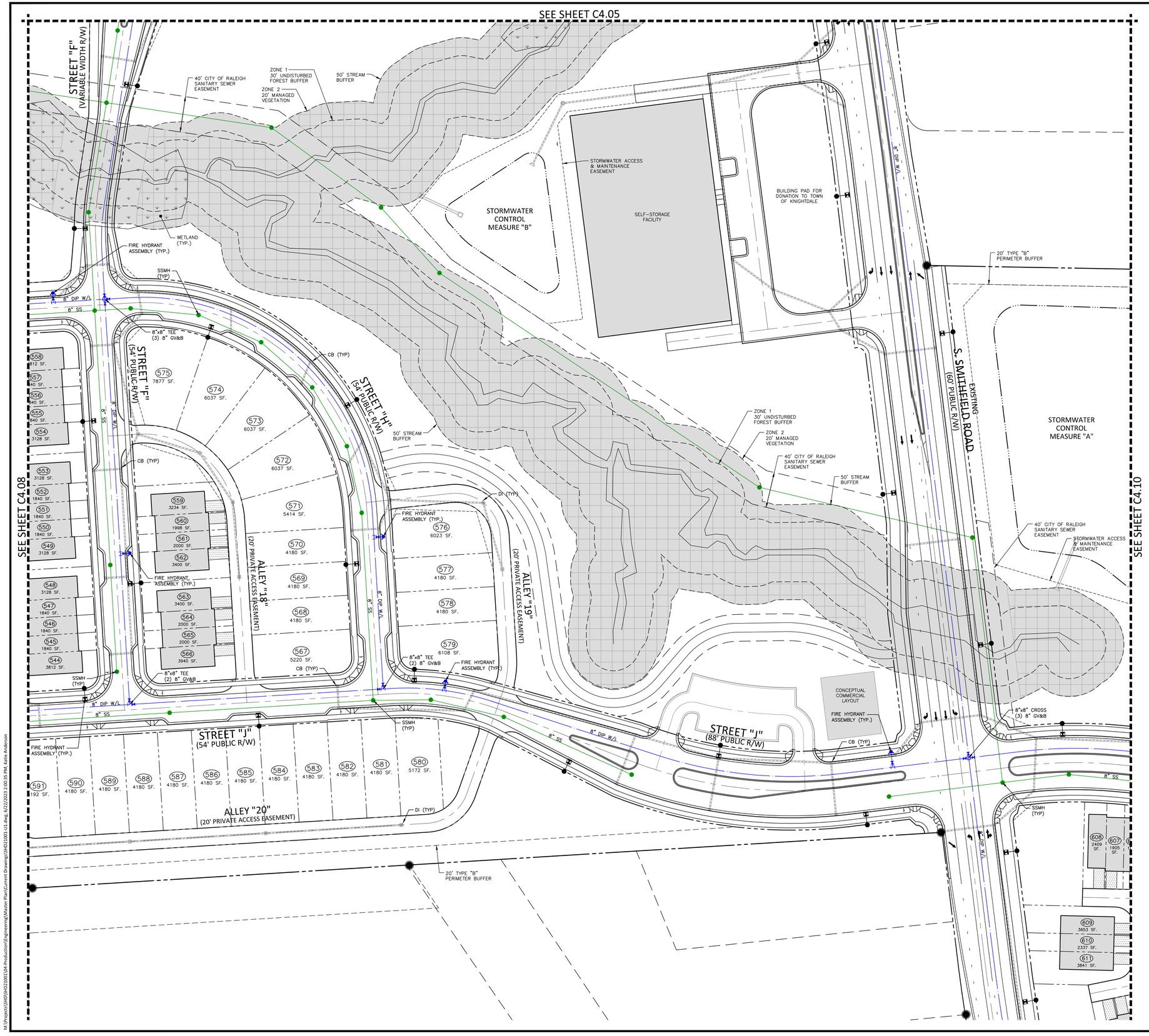

UTILITY LEGEND

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SHEET

UTILITY PLAN
AREA "I"

C4.09

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UTILITY LEGEND

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- FIRE DEPARTMENT CONNECTION (FDC)
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SHEET

UTILITY PLAN AREA "J"

C4.10

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

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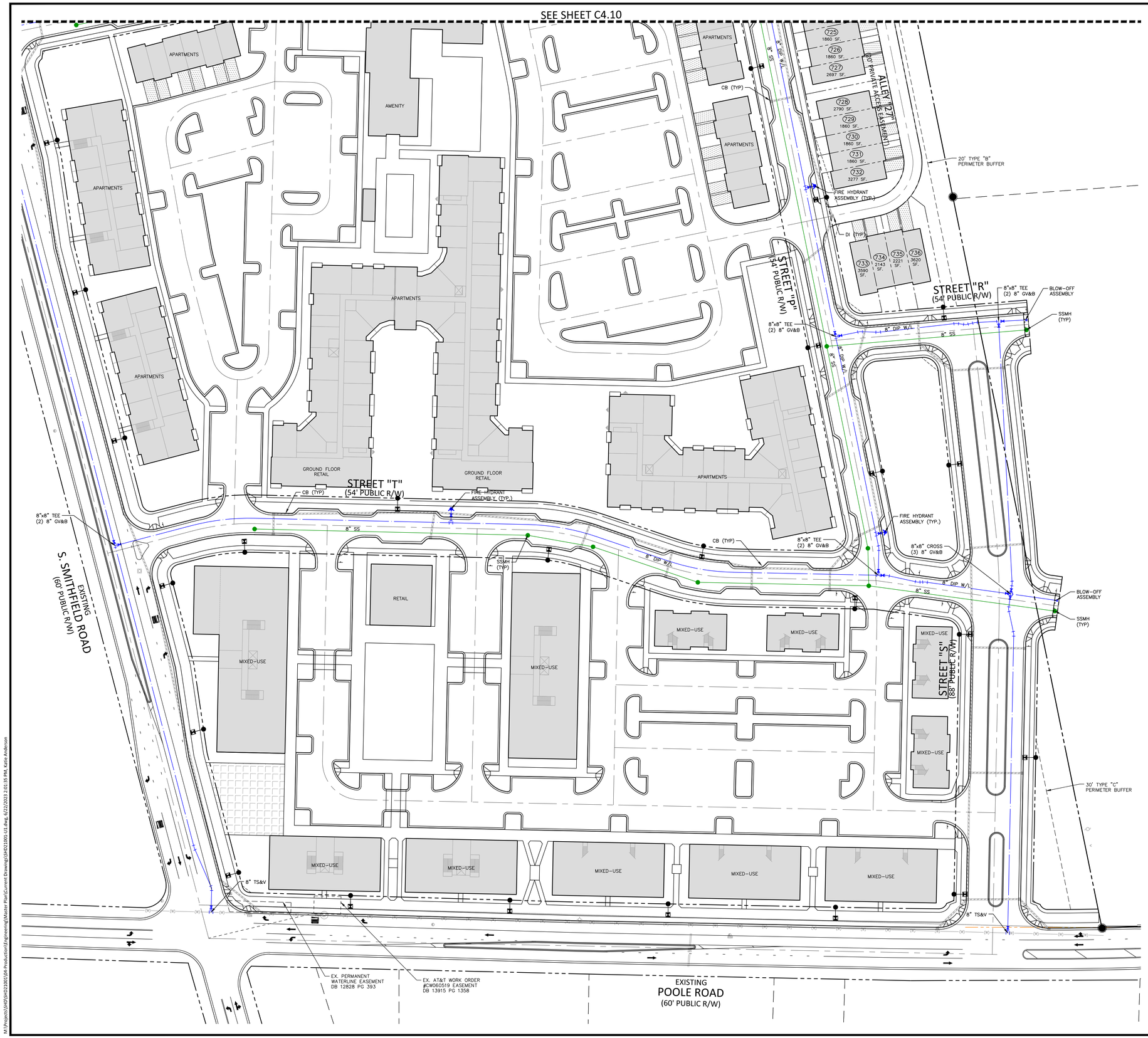

UTILITY LEGEND

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SHEET

UTILITY PLAN
AREA "K"

C4.11

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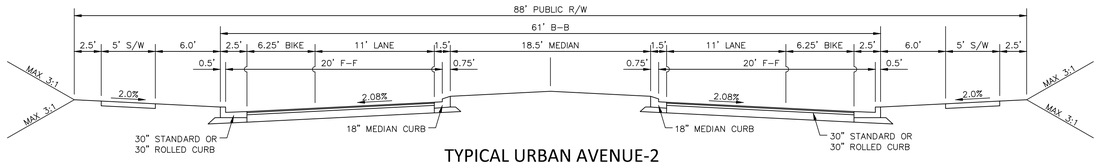
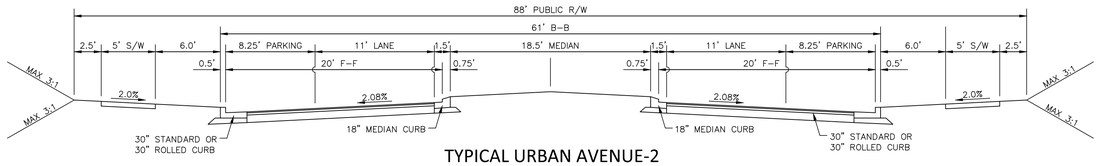
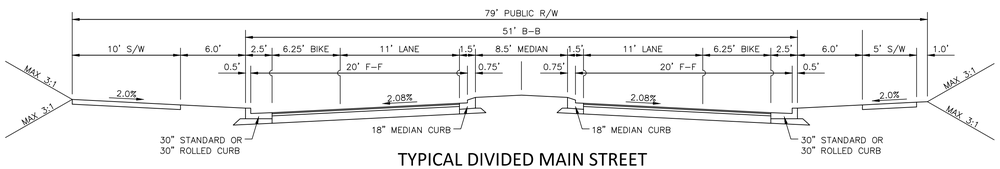


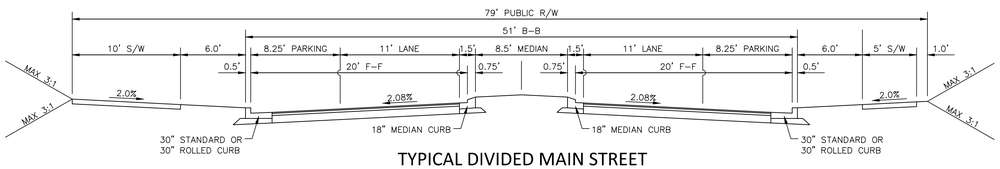
TYPICAL URBAN AVENUE-2
(88' R/W, 61' B-B)



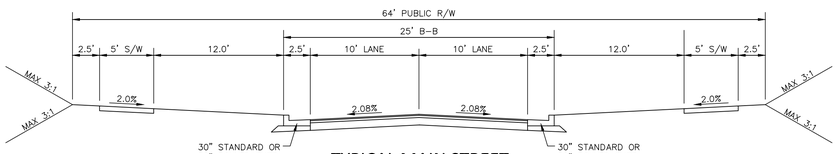
TYPICAL URBAN AVENUE-2
WITH ON-STREET PARKING
(88' R/W, 61' B-B)



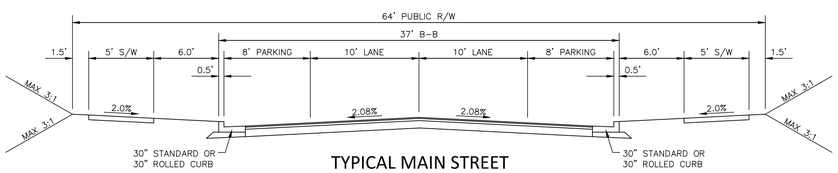
TYPICAL DIVIDED MAIN STREET
WITH 10' SIDEWALK ON ONE SIDE
(79' R/W, 51' B-B)



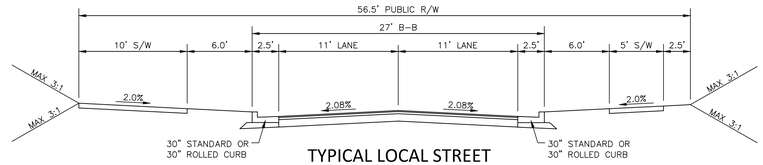
TYPICAL DIVIDED MAIN STREET
WITH 10' SIDEWALK ON ONE SIDE
AND ON-STREET PARKING
(79' R/W, 51' B-B)



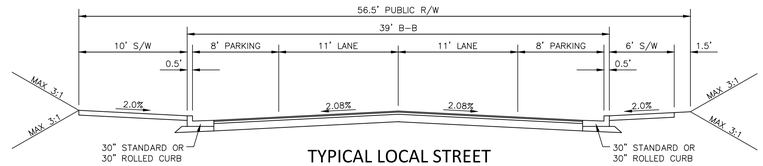
TYPICAL MAIN STREET
(64' R/W, 25' B-B)



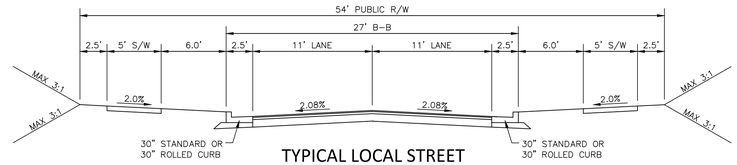
TYPICAL MAIN STREET
WITH ON-STREET PARKING
(64' R/W, 37' B-B)



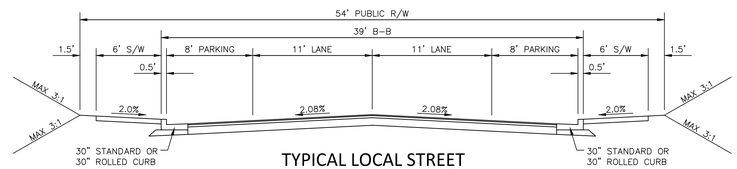
TYPICAL LOCAL STREET
WITH 10' SIDEWALK ON ONE SIDE
(56.5' R/W, 27' B-B)



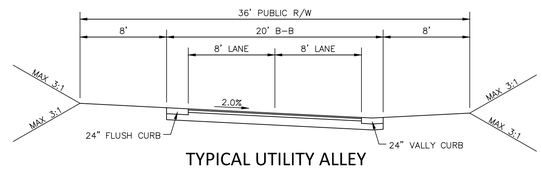
TYPICAL LOCAL STREET
WITH 10' SIDEWALK ON ONE SIDE
AND ON-STREET PARKING
(56.5' R/W, 39' B-B)



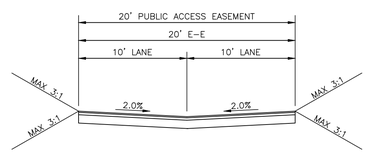
TYPICAL LOCAL STREET
(54' R/W, 27' B-B)



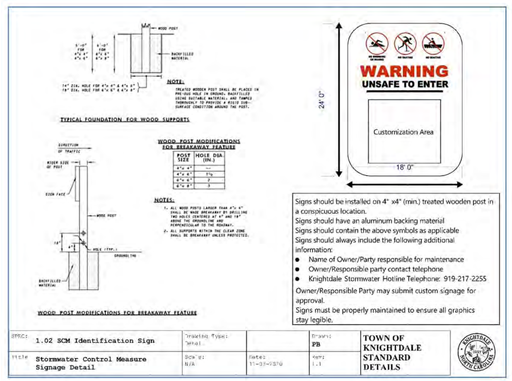
TYPICAL LOCAL STREET
WITH ON-STREET PARKING
(54' R/W, 39' B-B)



TYPICAL UTILITY ALLEY
(36' R/W, 20' B-B)



TYPICAL ALLEY
(20' ESMT, 20' E-E)



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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DURHAM, NC 27703

PARKSIDE AT WESTLAKE
MASTER PLAN
4001 SOUTH SMITHFIELD ROAD
KNIGHTDALE, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 33828 ENGINEER RYAN C. AKERS
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	03. 30. 2023	PER TOWN COMMENTS
2	06. 23. 2023	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-D1
CHECKED BY	RCA
DRAWN BY	RLU
SCALE	NTS
DATE	01. 23. 2023

SHEET

TYPICAL SECTIONS & SITE DETAILS

C8.00

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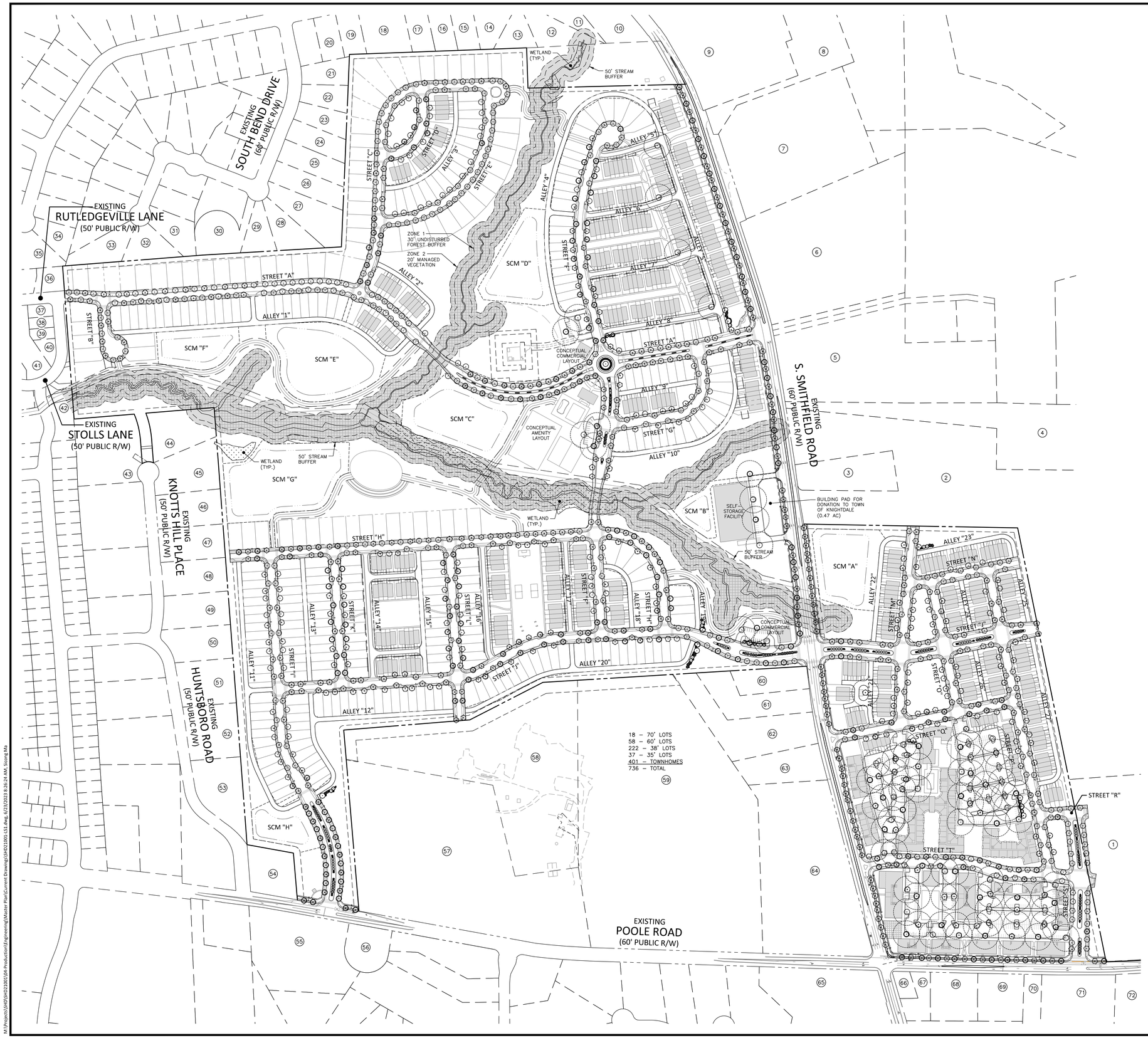

PLANT SCHEDULE OVERALL LANDSCAPE

CANOPY TREES	CODE	COMMON NAME
	ASM	Bonfire Sugar Maple
	ASL	Legacy Sugar Maple
	PCC	Chinese Pistache
	QNN	Nuttall Oak
	TSP	Green Giant Arborvitae
	ULC	Lacebark Elm
	UPA	Allee Lacebark Elm
	UPT	Athena Elm
	UPB	Bosque Elm
	ZSG	Green Vase Zelkova
	ZSV	Village Green Zelkova
UNDERSTORY TREES	**CODE**	**COMMON NAME**
	ABT	Trident Maple
	CCF	Eastern Red Bud
	IVY	Yaupon Holly
	KPG	Golden Rain Tree
	LNW	White Crape Myrtle Multi-Trunk
	MGL	Dwarf Southern Magnolia
	POO	Okame Cherry
SHRUBS	**CODE**	**COMMON NAME**
	AGEG	Glossy Abelia
	DIPI	Blue Cascade® Distylium
	ICCC	Carissa Holly
	ICNN	Needlepoint Holly
	ICCD	Dwarf Japanese Holly
	ICSS2	Heler Japanese Holly
	LCPD	Dark Fire Fringe Flower
	RISW	Pink Lady Indian Hawthorn

GRAPHIC SCALE
0 100 200 400
1 inch = 200 ft.

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PARKSIDE AT WESTLAKE
MASTER PLAN
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KNIGHTDALE, NORTH CAROLINA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2027 SARA RUNGE DONOHOE
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	03. 30. 2023	PER TOWN COMMENTS
2	06. 23. 2023	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-LS1
CHECKED BY	SRD
DRAWN BY	CMXY
SCALE	1"=200'
DATE	01. 23. 2023

SHEET

OVERALL LANDSCAPE PLAN

L5.00

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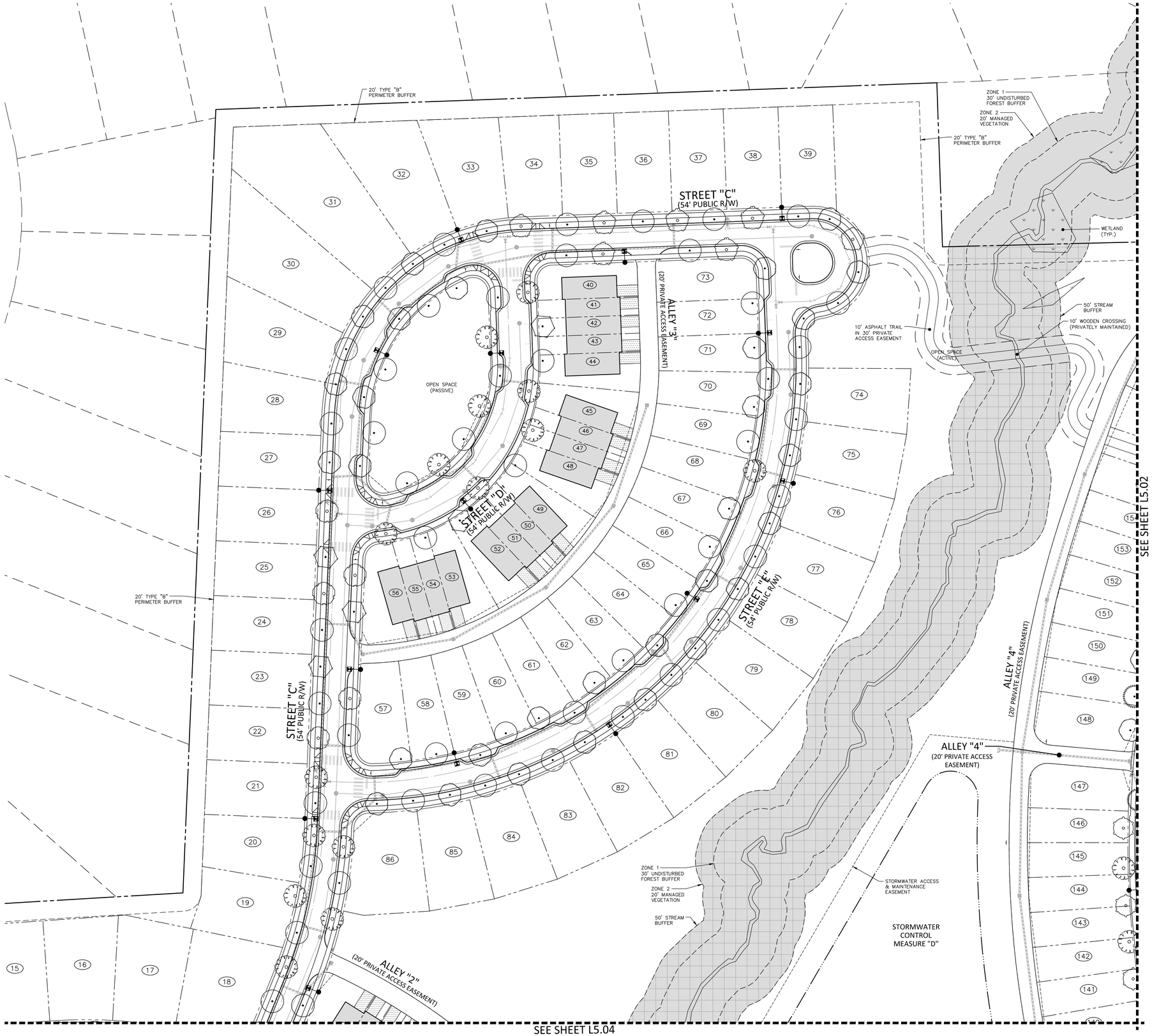

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ — ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- TREE SAVE AREA

PLANT SCHEDULE AREA A

CANOPY TREES	CODE	COMMON NAME
	ASM	Bonfire Sugar Maple
	ASL	Legacy Sugar Maple
	PCC	Chinese Pistache
	ULC	Lacebark Elm
	UPA	Allee Lacebark Elm
	UPB	Bosque Elm
	ZSG	Green Vase Zelkova
	ZSV	Village Green Zelkova

INDEX MAP

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

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MASTER PLAN
4001 SOUTH SMITHFIELD ROAD
KNIGHTDALE, NORTH CAROLINA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2027 SARA RUNGE DONOHOE
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	03. 30. 2023	PER TOWN COMMENTS
2	06. 23. 2023	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-LS1
CHECKED BY	SRD
DRAWN BY	CMXY
SCALE	1"=50'
DATE	01. 23. 2023

SHEET

LANDSCAPE PLAN
AREA "A"

L5.01

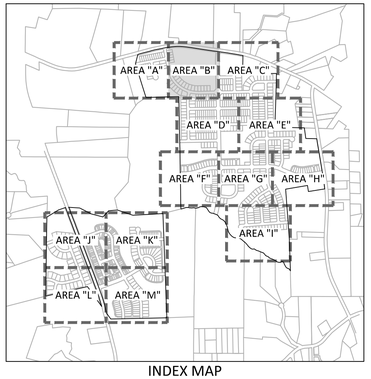
M:\Projects\SHD\SHD21001\04-Production\Engineering\Master Plan\Current Drawings\SHD21001-LS1.dwg, 6/23/2023 8:26:45 AM, Sicong Ma

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ — ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- TREE SAVE AREA

PLANT SCHEDULE AREA B

CANOPY TREES	CODE	COMMON NAME
	ASM	Bonfire Sugar Maple
	ASL	Legacy Sugar Maple
	QNN	Nuttall Oak
	TSP	Green Giant Arborvitae
	ULC	Lacebark Elm
	UPA	Allee Lacebark Elm
	UPT	Athena Elm
	UPB	Bosque Elm
	ZSG	Green Vase Zelkova
UNDERSTORY TREES	**CODE**	**COMMON NAME**
	IVY	Yaupon Holly
SHRUBS	**CODE**	**COMMON NAME**
	ICNN	Needlepoint Holly
	ICCD	Dwarf Japanese Holly



INDEX MAP

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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MASTER PLAN
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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2027 SARA RUNGE DONOHOE
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	03. 30. 2023	PER TOWN COMMENTS
2	06. 23. 2023	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-LS1
CHECKED BY	SRD
DRAWN BY	CMXY
SCALE	1"=50'
DATE	01. 23. 2023

SHEET

LANDSCAPE PLAN
AREA "B"

L5.02

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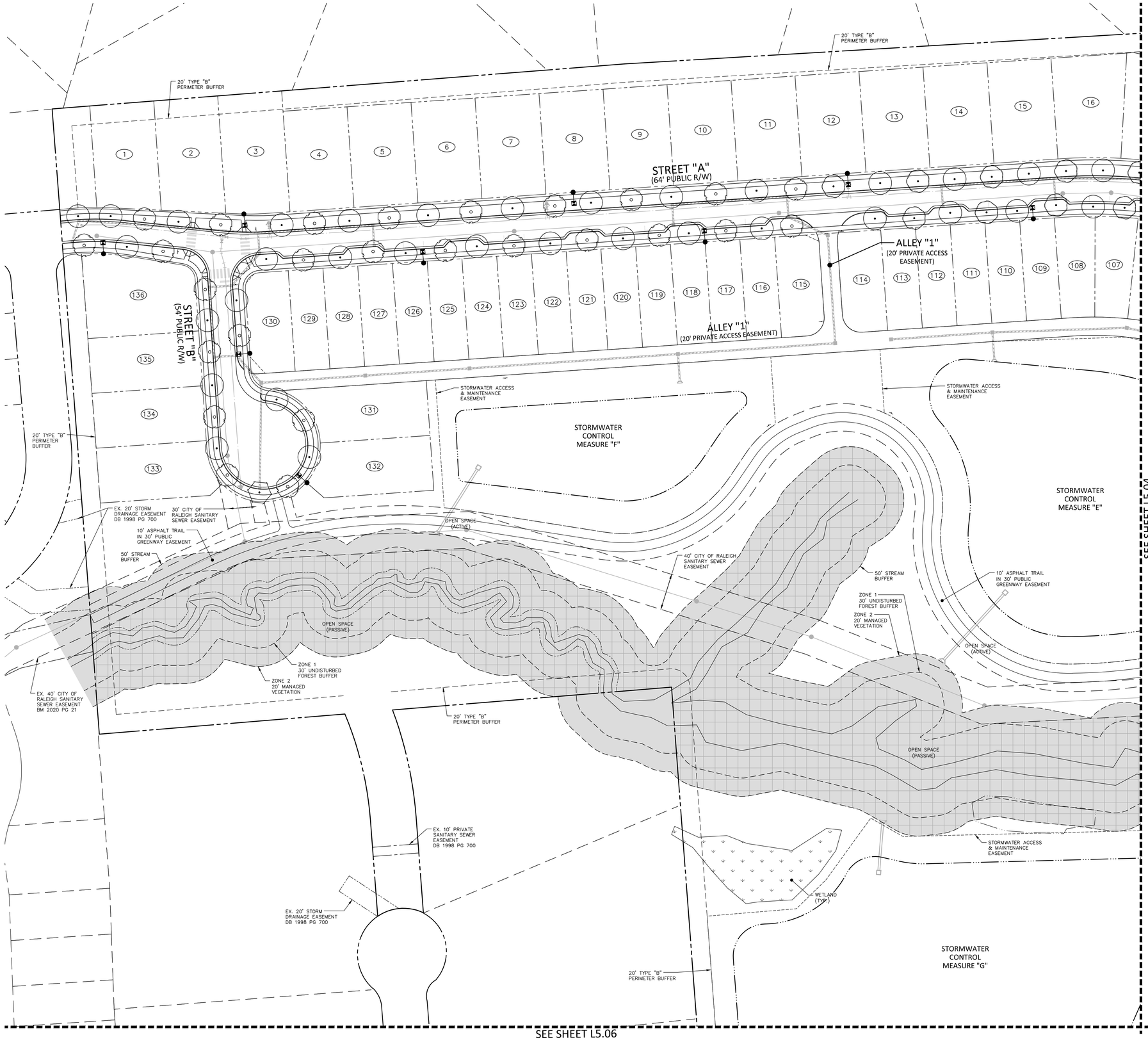
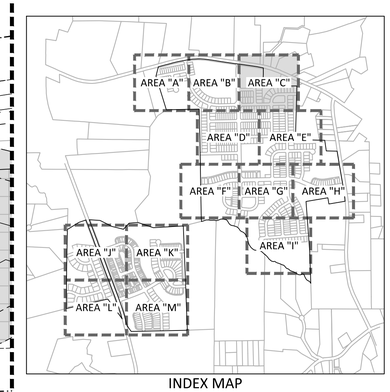


SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ — ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- TREE SAVE AREA

PLANT SCHEDULE AREA C

CANOPY TREES	CODE	COMMON NAME
	ASM	Bonfire Sugar Maple
	ASL	Legacy Sugar Maple
	PCC	Chinese Pistache
	UPA	Allee Lacebark Elm



INDEX MAP

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

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MASTER PLAN
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KNIGHTDALE, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL LANDSCAPE ARCHITECT SARA RUNGE DONOHOE 2027 FOR REVIEW AND NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	03. 30. 2023	PER TOWN COMMENTS
2	06. 23. 2023	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-LS1
CHECKED BY	SRD
DRAWN BY	CMXY
SCALE	1"=50'
DATE	01. 23. 2023

SHEET

LANDSCAPE PLAN AREA "C"

L5.03

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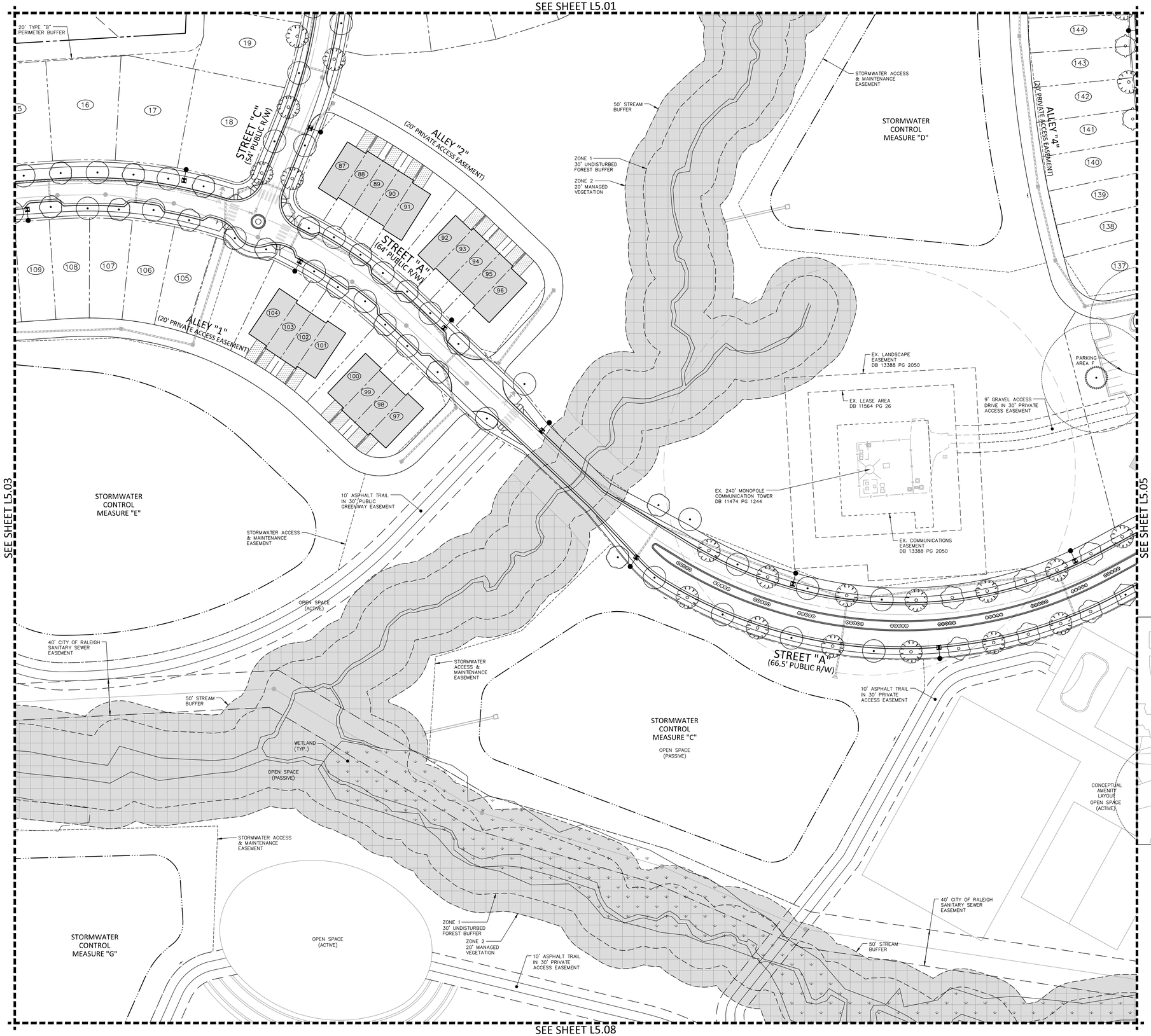

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ — ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- TREE SAVE AREA

PLANT SCHEDULE AREA D

CANOPY TREES	CODE	COMMON NAME
	ASM	Bonfire Sugar Maple
	ASL	Legacy Sugar Maple
	ULC	Lacebark Elm
	UPA	Allee Lacebark Elm
	UPT	Athena Elm
	UPB	Bosque Elm
	ZSG	Green Vase Zelkova
SHRUBS	**CODE**	**COMMON NAME**
	DIPI	Blue Cascade® Distylium
	ICSS2	Heler Japanese Holly
	LCPD	Dark Fire Fringe Flower
	RISW	Pink Lady Indian Hawthorn

INDEX MAP

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

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GANDER DEVELOPMENT

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KNIGHTDALE, NORTH CAROLINA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2027 SARA RUNGE DONOHOE
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	03. 30. 2023	PER TOWN COMMENTS
2	06. 23. 2023	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-LS1
CHECKED BY	SRD
DRAWN BY	CMXY
SCALE	1"=50'
DATE	01. 23. 2023

SHEET

LANDSCAPE PLAN AREA "D"

L5.04

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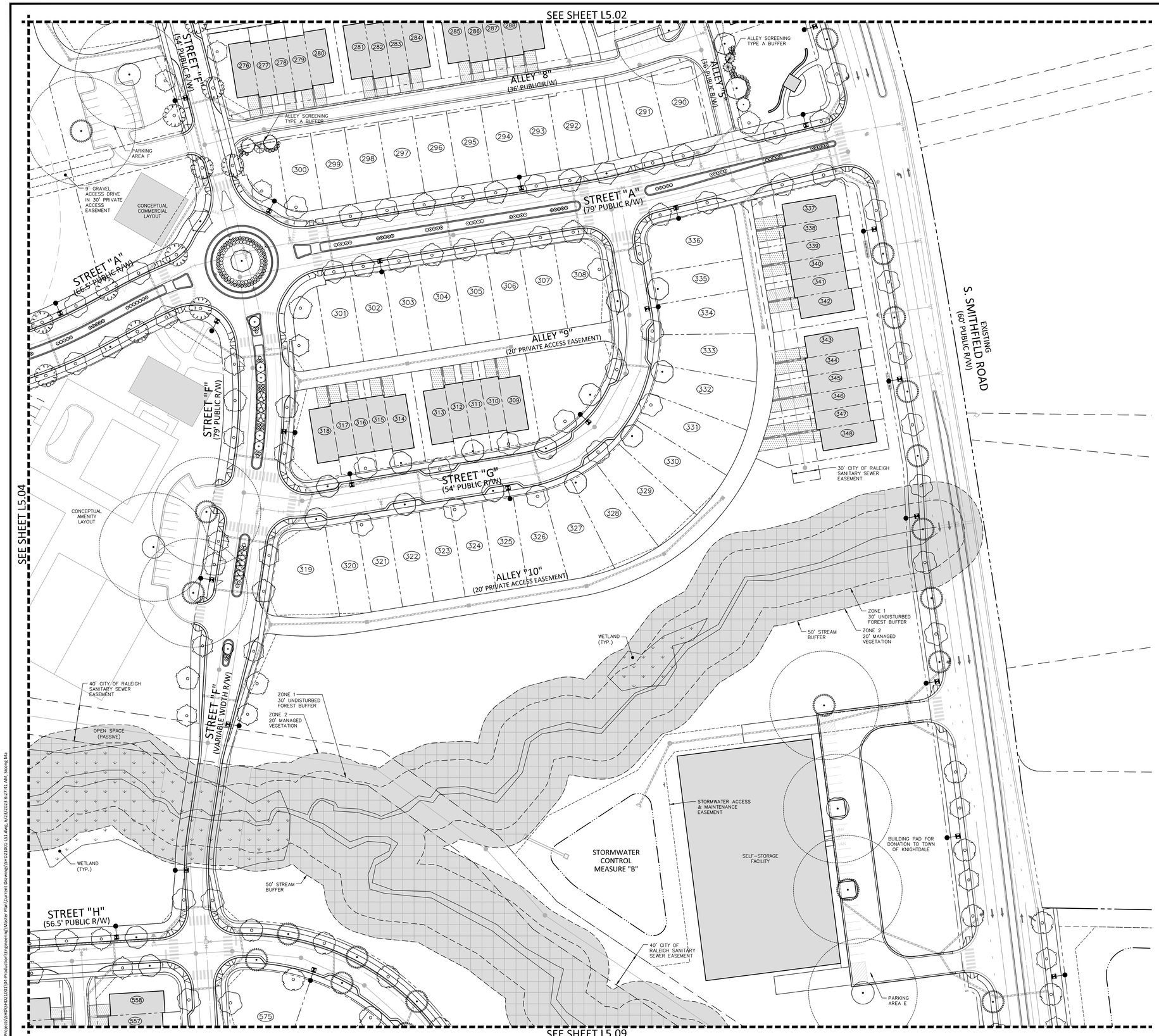

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ — ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- TREE SAVE AREA

PLANT SCHEDULE AREA E

CANOPY TREES	CODE	COMMON NAME
	ASM	Bonfire Sugar Maple
	ASL	Legacy Sugar Maple
	PCC	Chinese Pistache
	QNN	Nuttall Oak
	TSP	Green Giant Arborvitae
	ULC	Lacebark Elm
	UPA	Allee Lacebark Elm
	UPT	Athena Elm
	UPB	Bosque Elm
	ZSG	Green Vase Zelkova
	ZSV	Village Green Zelkova
UNDERSTORY TREES	**CODE**	**COMMON NAME**
	CCF	Eastern Red Bud
	IVY	Yaupon Holly
	KPG	Golden Rain Tree
	LNW	White Crape Myrtle Multi-Trunk
	POO	Okame Cherry
SHRUBS	**CODE**	**COMMON NAME**
	DIPI	Blue Cascade® Distylium
	ICNN	Needlepoint Holly
	ICCD	Dwarf Japanese Holly
	ICSS2	Heler Japanese Holly
	LCPD	Dark Fire Fringe Flower
	RISW	Pink Lady Indian Hawthorn

INDEX MAP

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

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KNIGHTDALE, NORTH CAROLINA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2027 SARA RUNGE DONOHOE
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	03. 30. 2023	PER TOWN COMMENTS
2	06. 23. 2023	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-LS1
CHECKED BY	SRD
DRAWN BY	CMXY
SCALE	1"=50'
DATE	01. 23. 2023

SHEET

LANDSCAPE PLAN
AREA "E"

L5.05

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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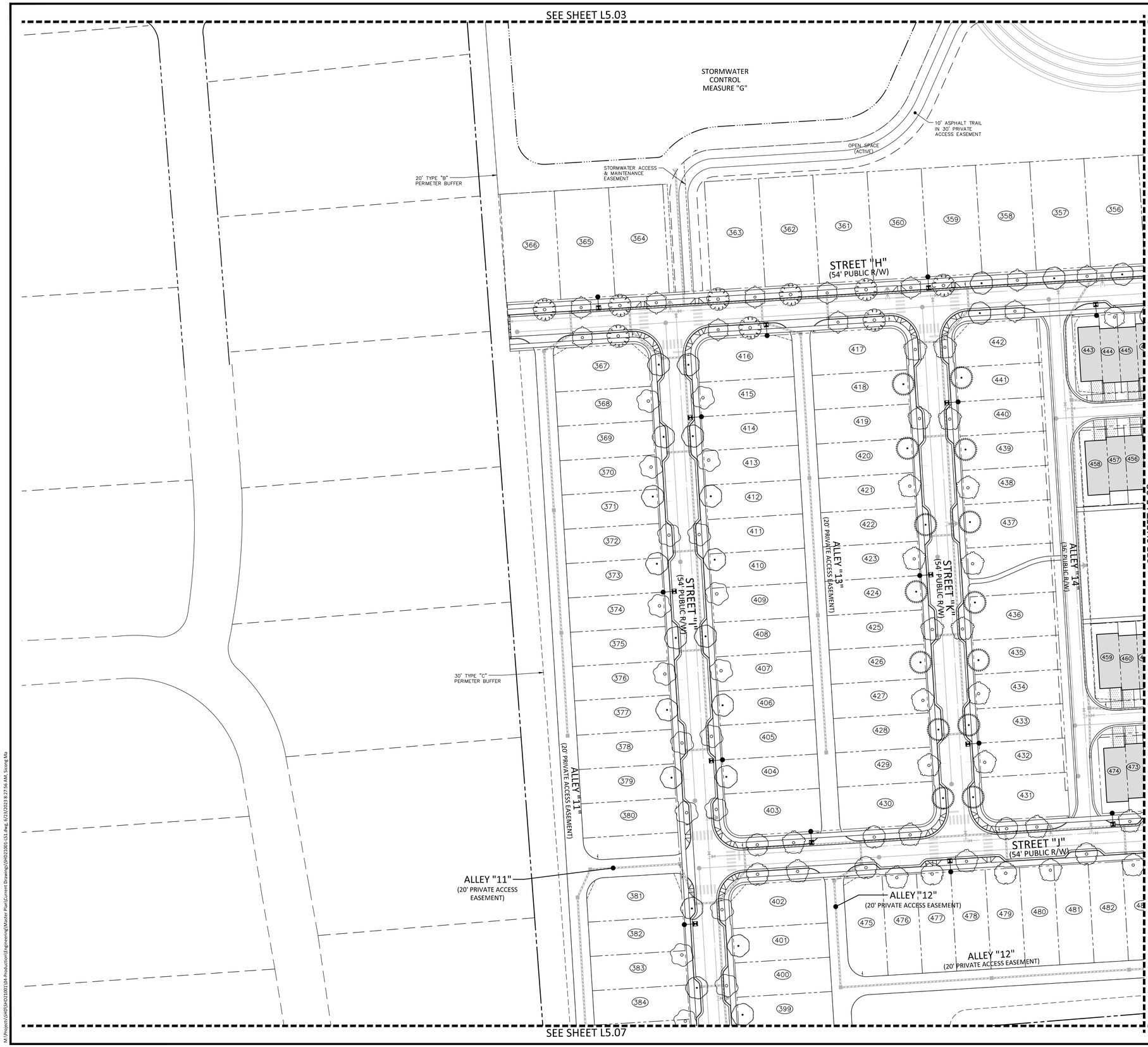
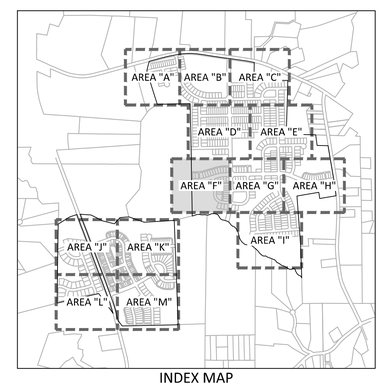


SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- TYPE A, TYPE B, TYPE C — ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- TREE SAVE AREA

PLANT SCHEDULE AREA F

CANOPY TREES	CODE	COMMON NAME
	ASL	Legacy Sugar Maple
	PCC	Chinese Pistache
	ULC	Lacebark Elm
	UPT	Athena Elm
	UPB	Bosque Elm
	ZSG	Green Vase Zelkova
	ZSV	Village Green Zelkova



INDEX MAP

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

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DURHAM, NC 27703

GANDER DEVELOPMENT

PARKSIDE AT WESTLAKE
MASTER PLAN
4001 SOUTH SMITHFIELD ROAD
KNIGHTDALE, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL LANDSCAPE ARCHITECT SARA RUNGE DONOVAN 2027
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	03. 30. 2023	PER TOWN COMMENTS
2	06. 23. 2023	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-LS1
CHECKED BY	SRD
DRAWN BY	CMXY
SCALE	1"=50'
DATE	01. 23. 2023

SHEET

LANDSCAPE PLAN AREA "F"

L5.06

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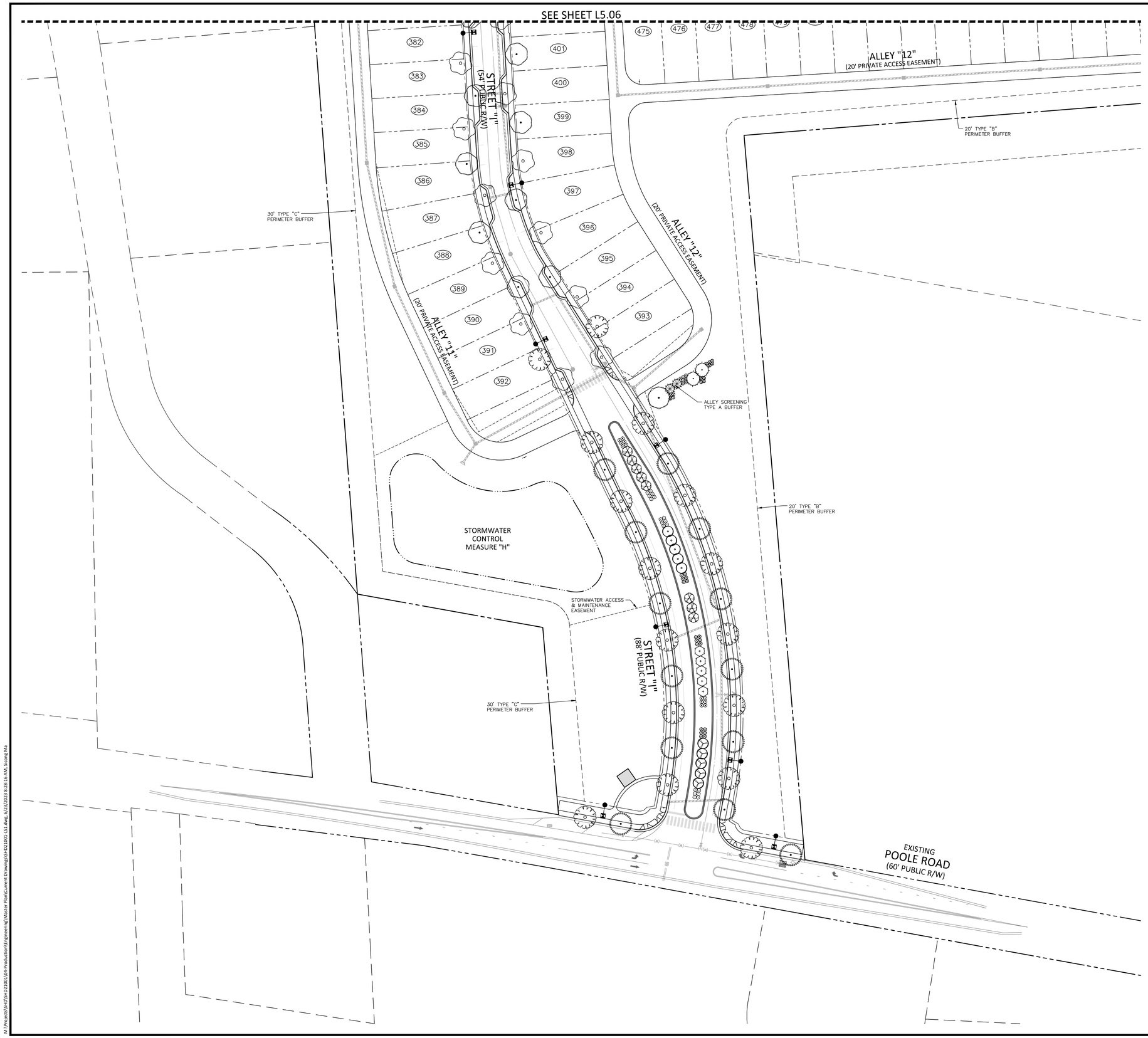

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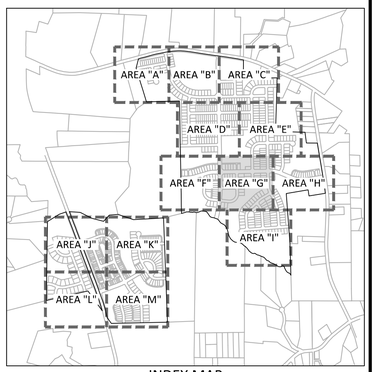
- CENTERLINE
- TREE SAVE AREA

PLANT SCHEDULE AREA G

CANOPY TREES	CODE	COMMON NAME
	ASL	Legacy Sugar Maple
	QNN	Nuttall Oak
	TSP	Green Giant Arborvitae
	ULC	Lacebark Elm
	UPT	Athena Elm
	UPB	Bosque Elm
UNDERSTORY TREES	**CODE**	**COMMON NAME**
	ABT	Trident Maple
	IVY	Yaupon Holly
	KPG	Golden Rain Tree
	LNW	White Crape Myrtle Multi-Trunk
	POO	Okame Cherry
SHRUBS	**CODE**	**COMMON NAME**
	DIPI	Blue Cascade® Distylium
	ICNN	Needlepoint Holly
	ICCD	Dwarf Japanese Holly
	ICSS2	Heler Japanese Holly
	LCPD	Dark Fire Fringe Flower



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LANDSCAPE PLAN AREA "G"

L5.07

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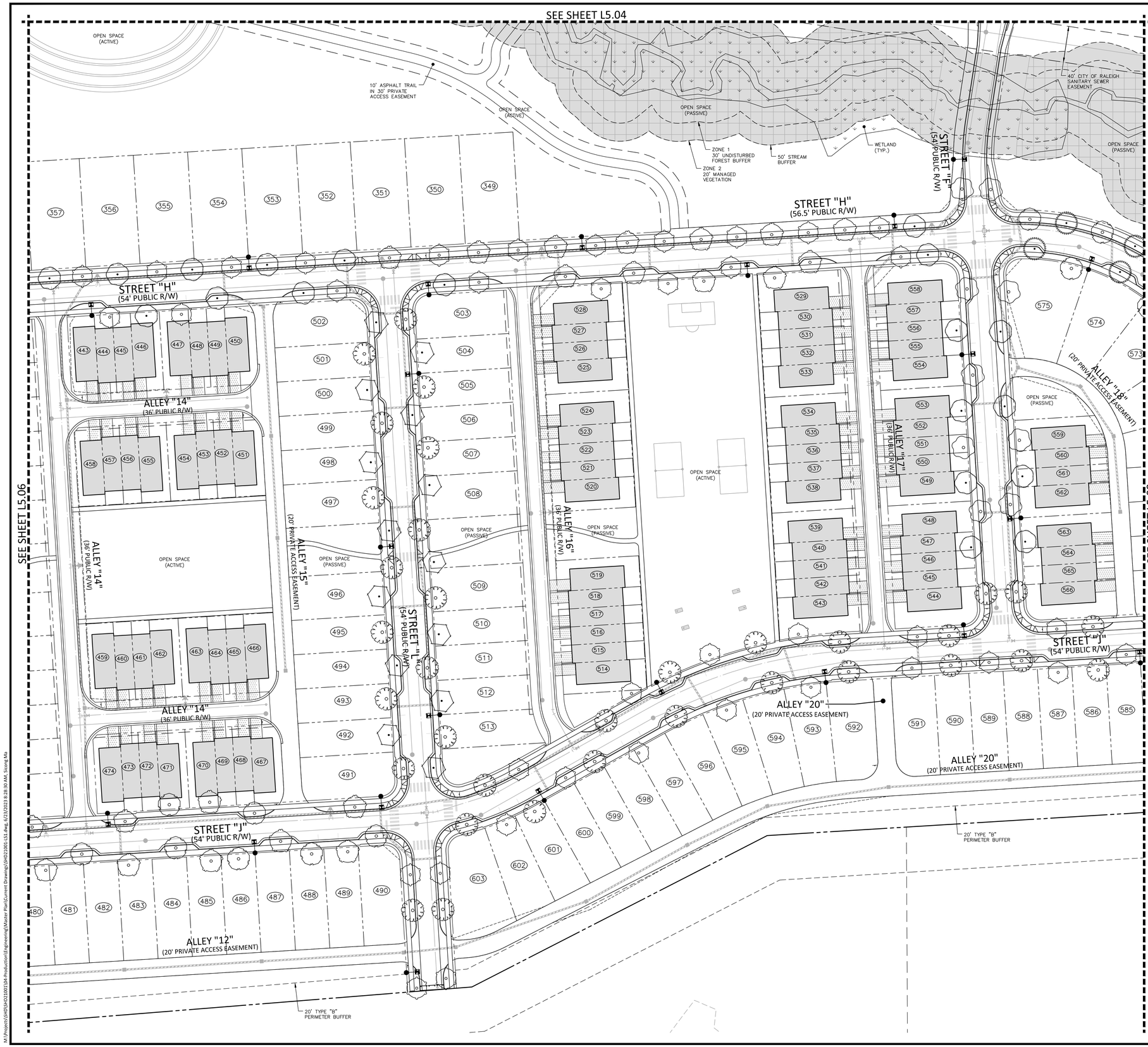

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- TREE SAVE AREA

PLANT SCHEDULE AREA H

CANOPY TREES	CODE	COMMON NAME
	ASM	Bonfire Sugar Maple
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	PCC	Chinese Pistache
	ULC	Lacebark Elm
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	UPB	Bosque Elm
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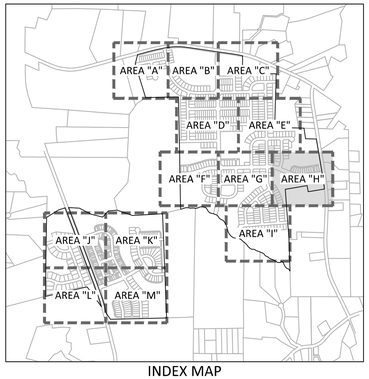

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LANDSCAPE PLAN
AREA "H"

L5.08

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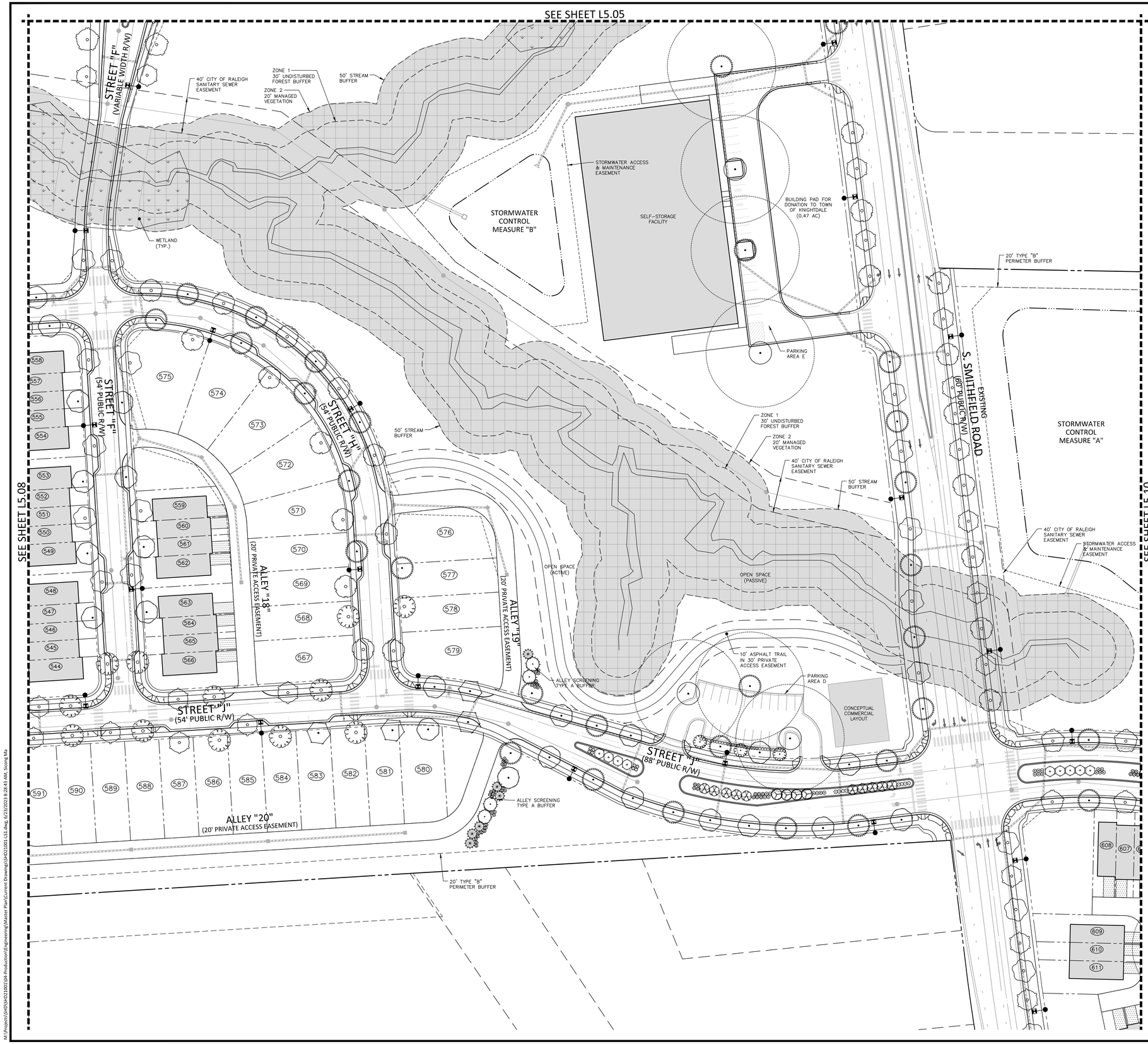

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- TREE SAVE AREA

PLANT SCHEDULE AREA I

CANOPY TREES	CODE	COMMON NAME
	ASM	Bonfire Sugar Maple
	ASL	Legacy Sugar Maple
	PCC	Chinese Pistache
	QNN	Nuttall Oak
	TSP	Green Giant Arborvitae
	ULC	Lacebark Elm
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	POO	Okame Cherry
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	DIPI	Blue Cascade® Distylium
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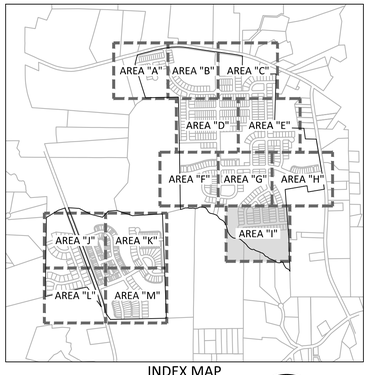
	ICNN	Needlepoint Holly
	ICCD	Dwarf Japanese Holly
	ICSS2	Heler Japanese Holly
	LCPD	Dark Fire Fringe Flower
	RISW	Pink Lady Indian Hawthorn



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SARA RUNGE DONOVAN
2027
FOR REVIEW & COORDINATION NOT FOR CONSTRUCTION

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LANDSCAPE PLAN
AREA "I"

L5.09

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PLANT SCHEDULE AREA J

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	PCC	Chinese Pistache
	TSP	Green Giant Arborvitae
	ULC	Lacebark Elm
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NORTH CAROLINA PROFESSIONAL SEAL LANDSCAPE ARCHITECTURE SARA RUNGE DONOHOE 2027 NOT FOR CONSTRUCTION

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DATE	01. 23. 2023

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LANDSCAPE PLAN AREA "J"

L5.10

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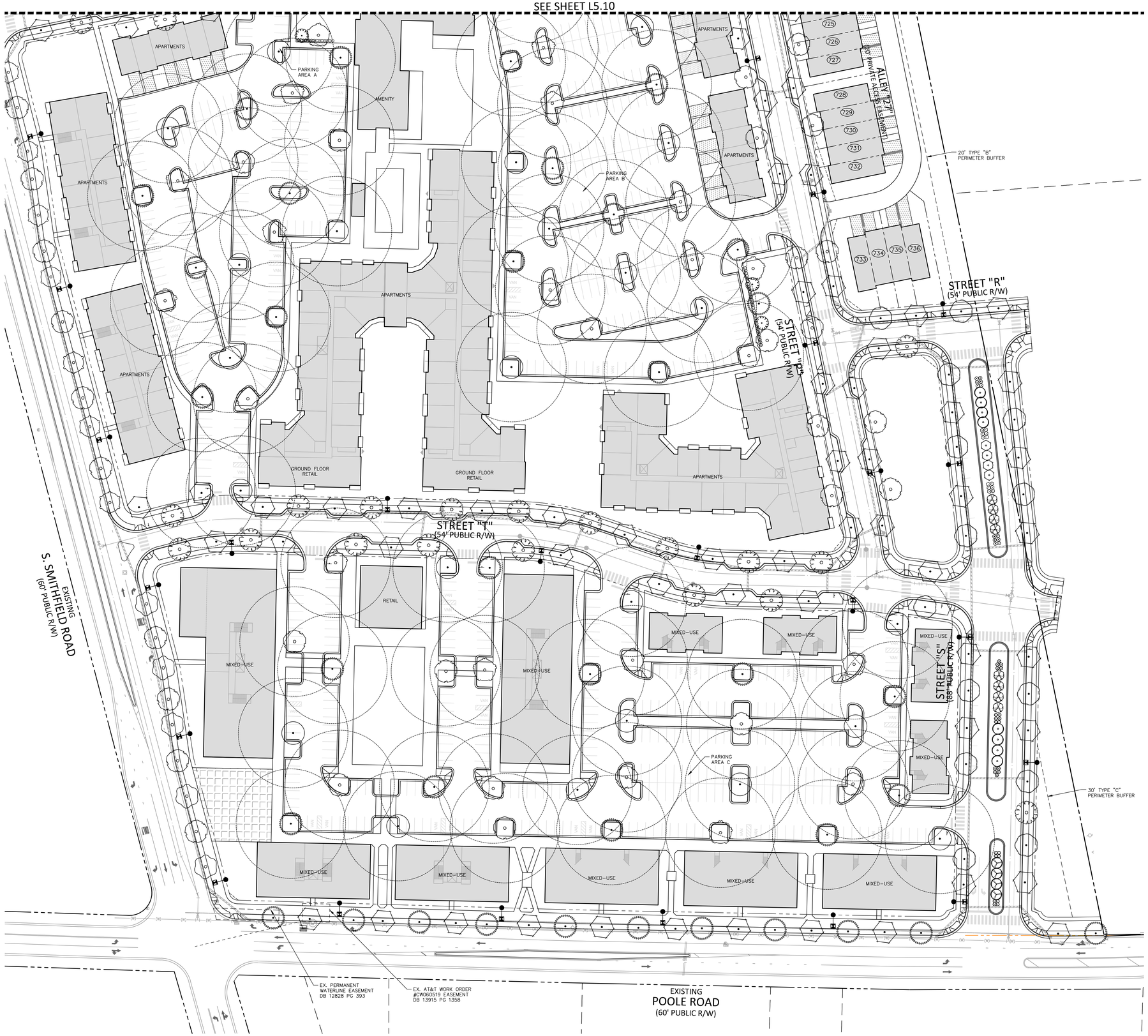

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- TYPE Ⓐ TYPE Ⓑ TYPE Ⓒ — ACCESSIBLE ROUTE
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PLANT SCHEDULE AREA K

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	PCC	Chinese Pistache
	ULC	Lacebark Elm
	UPA	Allee Lacebark Elm
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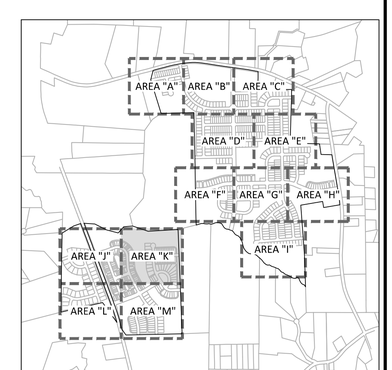
	DIPI	Blue Cascade® Distylium
	ICCC	Carissa Holly
	ICSS2	Heler Japanese Holly
	LCPD	Dark Fire Fringe Flower
	RISW	Pink Lady Indian Hawthorn



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LANDSCAPE PLAN
AREA "K"

L5.11

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GENERAL LANDSCAPE NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF KNIGHTDALE AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
5. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCRPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
13. SUBSTITUTIONS OF SPECIFIC PLANTS CAN ONLY OCCUR WITH PRIOR WRITTEN PERMISSION OF BOTH OWNER AND LANDSCAPE ARCHITECT.
14. CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
15. LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY AMERICAN HORT - AMERICANHORT.ORG.
16. ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
17. ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
18. ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
19. ALL TREES MUST BE PLANTED AFTER OCTOBER 1 AND BEFORE MARCH 31.
20. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
21. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
22. PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
23. PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
24. ALL TREE PLANTINGS SHALL BE MULCHED WITH 3 INCHES OF SHREDDED BARK OR 4 INCHES OF PINE STRAW IN A 3 FOOT RADIUS AROUND THE TREE, OR TO THE DRIPLINE, WHICHEVER IS GREATER. THE MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE THEREAFTER. MULCH SHALL NOT COVER THE ROOT COLLAR.

WARRANTY & MAINTENANCE:

1. WARRANTY: INSTALLER SHALL REPAIR OR REPLACE ANY PLANTINGS THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION. FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
   - DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT, ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
   - STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER.
2. MAINTENANCE: INITIAL MAINTENANCE SHALL BE PROVIDED IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL SUBSTANTIAL COMPLETION. UPON SUBSTANTIAL COMPLETION, MAINTENANCE FOR ALL PLANT MATERIAL SHALL BE PROVIDED FOR ONE YEAR AT A MINIMUM SHALL INCLUDE:
   - TREE AND SHRUB MAINTENANCE: MAINTAIN PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, AND RESETTING TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY OR TREAT AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
   - GROUND COVER AND PLANT MAINTENANCE: MAINTAIN AND ESTABLISH PLANTINGS BY WATERING, WEEDING, FERTILIZING, MULCHING, AND OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS.
   - PROTECT EXTERIOR PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND OTHERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED PLANTINGS.

LANDSCAPE CALCULATIONS

STREET TREES

STREET A — 5,465 LF
TREES
REQUIRED: 137 (1/40 LF)
PROVIDED: 137

STREET B — 529 LF
TREES
REQUIRED: 14 (1/40 LF)
PROVIDED: 14

STREET C — 2,255 LF
TREES
REQUIRED: 57 (1/40 LF)
PROVIDED: 57

STREET D — 629 LF
TREES
REQUIRED: 16 (1/40 LF)
PROVIDED: 17

STREET E — 1,559 LF
TREES
REQUIRED: 39 (1/40 LF)
PROVIDED: 40

STREET F — 3,346 LF
TREES
REQUIRED: 84 (1/40 LF)
PROVIDED: 84

STREET G — 1,032 LF
TREES
REQUIRED: 26 (1/40 LF)
PROVIDED: 26

STREET H — 3,481 LF
TREES
REQUIRED: 88 1/40 LF)
PROVIDED: 88

STREET I — 2,818 LF
TREES
REQUIRED: 71 (1/40 LF)
PROVIDED: 73

STREET J — 4,456 LF
TREES
REQUIRED: 112 (1/40 LF)
PROVIDED: 115

STREET K — 1,024 LF
TREES
REQUIRED: 26 (1/40 LF)
PROVIDED: 28

STREET L — 1,193 LF
TREES
REQUIRED: 30 (1/40 LF)
PROVIDED: 34

STREET M — 1,202 LF
TREES
REQUIRED: 31 (1/40 LF)
PROVIDED: 32

STREET N — 582 LF
TREES
REQUIRED: 15 (1/40 LF)
PROVIDED: 16

STREET O — 769 LF
TREES
REQUIRED: 20 (1/40 LF)
PROVIDED: 23

STREET P — 2,000 LF
TREES
REQUIRED: 50 (1/40 LF)
PROVIDED: 54

STREET Q — 1,089 LF
TREES
REQUIRED: 28 (1/40 LF)
PROVIDED: 28

STREET R — 227 LF
TREES
REQUIRED: 6 (1/40 LF)
PROVIDED: 6

STREET S — 905 LF
TREES
REQUIRED: 23 (1/40 LF)
PROVIDED: 23

STREET T — 1,275 LF
TREES
REQUIRED: 32 (1/40 LF)
PROVIDED: 33

POOLE RD — 981 LF
TREES
REQUIRED: 25 (1/40 LF)
PROVIDED: 25

S. SMITHFIELD RD — 4,028 LF
TREES
REQUIRED: 101 (1/40 LF)
PROVIDED: 101

LANDSCAPE CALCULATIONS

MEDIAN PLANTING

STREET A — 1,119 LF
SHRUBS
REQUIRED: 112 (2/20 LF)
PROVIDED: 112

STREET F — 250 LF
UNDERSTORY TREES
REQUIRED: 13 (1/20 LF)
PROVIDED: 13
SHRUBS
REQUIRED: 25 (2/20LF)
PROPOSED: 26

STREET I — 460 LF
UNDERSTORY TREES
REQUIRED: 23 (1/20 LF)
PROVIDED: 23
SHRUBS
REQUIRED: 46 (2/20LF)
PROPOSED: 48

STREET J — 1,014 LF
UNDERSTORY TREES
REQUIRED: 51 (1/20 LF)
PROVIDED: 51
SHRUBS
REQUIRED: 102 (2/20 LF)
PROVIDED: 102

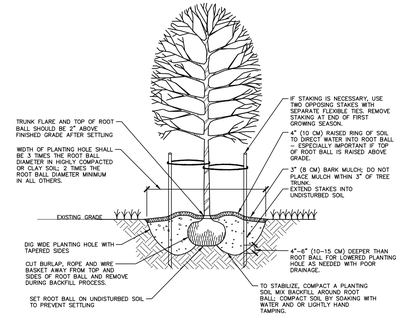
STREET S — 467 LF
UNDERSTORY TREES
REQUIRED: 24 (1/20 LF)
PROVIDED: 24
SHRUBS
REQUIRED: 47 (2/20 LF)
PROVIDED: 48

PARKING LOT LANDSCAPING

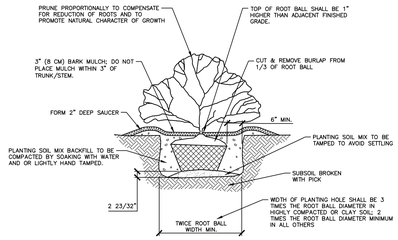
REQUIRED: ALL SPACES WITHIN 60' OF CANOPY TREE
PROVIDED:
PARKING AREA A: 21
PARKING AREA B: 22
PARKING AREA C: 33
PARKING AREA D: 3
PARKING AREA E: 4
PARKING AREA F: 2

PLANT SCHEDULE OVERALL LANDSCAPE

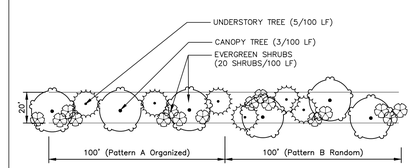
CANOPY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT
	ASM	155	Bonfire Sugar Maple	Acer saccharum 'Bonfire'	2" min	8' min
	ASL	152	Legacy Sugar Maple	Acer saccharum 'Legacy'	2" min	8' min
	PCC	137	Chinese Pistache	Pistacia chinensis	2.5"	
	QNN	5	Nuttall Oak	Quercus nuttallii	2.5"	
	TSP	11	Green Giant Arborvitae	Thuja standishii x plicata 'Green Giant'	-	8'
	ULC	141	Lacebark Elm	Ulmus parvifolia	2.5"	
	UPA	135	Allee Lacebark Elm	Ulmus parvifolia `Allee`	2.5"	
	UPT	111	Athena Elm	Ulmus parvifolia `Athena`	2.5"	
	UPB	128	Bosque Elm	Ulmus parvifolia `Bosque`	2.5"	
	ZSG	90	Green Vase Zelkova	Zelkova serrata `Green Vase`	2.5"	
	ZSV	110	Village Green Zelkova	Zelkova serrata `Village Green`	2.5"	
UNDERSTORY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT
	ABT	18	Trident Maple	Acer buergerianum	1"	8`
	CCF	1	Eastern Red Bud	Cercis canadensis `Flame`	1"	8`
	IVY	12	Yaupon Holly	Ilex vomitoria	-	6`
	KPG	27	Golden Rain Tree	Koelreuteria paniculata	1" min	8` min
	LNW	40	White Crape Myrtle Multi-Trunk	Lagerstroemia x `Natchez`	-	8`
	MGL	6	Dwarf Southern Magnolia	Magnolia grandiflora `Little Gem`	-	6`
	POO	25	Okame Cherry	Prunus x okame	1"	8`
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT
	AGEG	41	Glossy Abelia	Abelia x grandiflora `Edward Goucher`	-	18" min
	DIPI	78	Blue Cascade® Distylium	Distylium x 'PIIDIST-II'	-	18`` min
	ICCC	35	Carissa Holly	Ilex cornuta `Carissa`	-	18" min
	ICNN	55	Needlepoint Holly	Ilex cornuta `Needlepoint`	-	18" min
	ICCD	43	Dwarf Japanese Holly	Ilex crenata `Compacta`	-	18" min
	ICSS2	139	Heler Japanese Holly	Ilex crenata `helleri`	-	18" min
	LCPD	125	Dark Fire Fringe Flower	Loropetalum chinense rubrum `Dark Fire`	-	18" min
	RISW	73	Pink Lady Indian Hawthorn	Rhaphiolepis indica `Pink Lady`	-	18`` min



NOTES:
1. SELECT TREES THAT HAVE: STRONG CENTRAL LEADER; CROWN WITH FULL FOLIAGE; ARE GROWN IN HEAVY CLAY SOIL WITH DRIP IRRIGATION.
2. BEFORE INSTALLING PLANTING SOIL MIX BACKFILL AROUND ROOT BALL, BE SURE TO SOAK HOLE TO CONFIRM WATER FILTERS THROUGH UNDISTURBED SOIL; DESIGN ALTERNATIVE DRAINAGE SYSTEM IF REQUIRED.
3. A SOIL EXPERT CAN BE CONSULTED TO HELP MODIFY AND FERTILIZE TOPSOIL TO CREATE AN ACCEPTABLE PLANTING SOIL MIX FOR THE SITE CONDITIONS AND SPECIFIC TREE SPECIES.
4. WHEN CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
5. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND DURING DRY PERIODS.



TYPE 'B' BUFFER DETAIL



TYPE 'B' BUFFER - OPTION 1
NOT TO SCALE

PLANTING PERFORMANCE STANDARDS:

TYPE "B" BUFFER
CREATE A SEMI–OPAQUE BUFFER FROM THE GROUND TO A HEIGHT OF 6' AND INTERMITTENT VISUAL OBSTRUCTION FROM A HEIGHT OF 6' UP TO A HEIGHT OF 30'. SHALL CONTAIN HORIZONTAL OPENINGS NO GREATER THAN 20' IN WIDTH FOR INTERMITTANT VISUAL OBSTRUCTION AND NO GREATER THAN 5' IN WIDTH FOR SEMI–OPAQUE SCREEN UPON THE PLANT'S MATURITY.

STREETSCAPE AND INTERNAL BUFFER PLANT SPECIES

CANOPY TREE SPECIES
(INSTALLED AT 2" CAL., 8' HT. MIN.)
LIRIODENDRON TULIPIFERA
LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'
NYSSA SYLVATICA
QUERCUS NUTTALLII
QUERCUS PHELLOS
QUERCUS RUBRA
PLATANUS OCCIDENTALIS
ZELKOVA SERRATA

EVERGREEN CANOPY TREE SPECIES
(INSTALLED AT 2" CAL. 8' HT. MIN.)
CEDRUS DEODORA
MAGNOLIA GRANDIFLORA
PINUS TAEDA
THUJA OCCIDENTALIS 'GREEN GIANT'

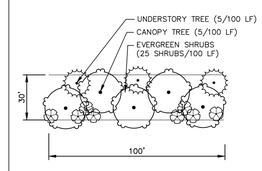
EVERGREEN SHRUB SPECIES
(INSTALLED AT 36" HT. MIN.)
CALLICARPA AMERICANA
ILEX CORNUTA 'NEEDLEPOINT' ILEX GLABBRA 'NIGRA'
ILEX CRENATA 'COMPACTA'
AZALEA HYBRIDS
ILLICIUM PARVIFOLIUM
MYRICA SP.
ILEX VOMITORIA 'NANA'
CAMELLIA SASANQUA
OSMANTHUS X FORTUNEI
PRUNUS CAROLINIANA
HYDRANGEA MACROPHYLLA

UNDERSTORY TREE SPECIES
(INSTALLED AT 1" CAL. 6' HT. MIN.)
CARPINUS CAROLINIANA
CERCIS CANADENSIS
CHIONANTHUS RETUSUS
CORNUS 'SPP'
ILEX OPACA 'CAROLINA #2'
ILEX X EMILY BRUNER'
ILEX VOMITORIA
JUNIPERUS VIRGINIANA
PISTACHIA CHINENSIS
VIBURNUM AWABUKI
VIBURNUM DENTATUM

NOTE: ADDITIONAL PLANTINGS TO BE ADDED IF PROVIDED PERFORMANCE STANDARD IS NOT ACHIEVED

NOTE: PLANTS SPECIES TO BE SELECTED AT CONSTRUCTION DRAWING PHASE. SPECIES AND QUANTITIES NOT SHOWN ON PLANT SCHEDULE.

TYPE 'C' BUFFER DETAIL



TYPE 'C' BUFFER - OPTION 1
NOT TO SCALE

PLANTING PERFORMANCE STANDARDS:

TYPE "C" BUFFER
CREATE A SEMI–OPAQUE BUFFER FROM THE GROUND TO A HEIGHT OF 6' AND INTERMITTENT VISUAL OBSTRUCTION FROM A HEIGHT OF 6' UP TO A HEIGHT OF 30'. SHALL CONTAIN HORIZONTAL OPENINGS NO GREATER THAN 20' IN WIDTH FOR INTERMITTANT VISUAL OBSTRUCTION AND NO GREATER THAN 5' IN WIDTH FOR SEMI–OPAQUE SCREEN UPON THE PLANT'S MATURITY.

STREETSCAPE AND INTERNAL BUFFER PLANT SPECIES

CANOPY TREE SPECIES
(INSTALLED AT 2" CAL., 8' HT. MIN.)
LIRIODENDRON TULIPIFERA
LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'
NYSSA SYLVATICA
QUERCUS NUTTALLII
QUERCUS PHELLOS
QUERCUS RUBRA
PLATANUS OCCIDENTALIS
ZELKOVA SERRATA

EVERGREEN CANOPY TREE SPECIES
(INSTALLED AT 2" CAL. 8' HT. MIN.)
CEDRUS DEODORA
MAGNOLIA GRANDIFLORA
PINUS TAEDA
THUJA OCCIDENTALIS 'GREEN GIANT'

EVERGREEN SHRUB SPECIES
(INSTALLED AT 36" HT. MIN.)
CALLICARPA AMERICANA
ILEX CORNUTA 'NEEDLEPOINT' ILEX GLABBRA 'NIGRA'
ILEX CRENATA 'COMPACTA'
AZALEA HYBRIDS
ILLICIUM PARVIFOLIUM
MYRICA SP.
ILEX VOMITORIA 'NANA'
CAMELLIA SASANQUA
OSMANTHUS X FORTUNEI
PRUNUS CAROLINIANA
HYDRANGEA MACROPHYLLA

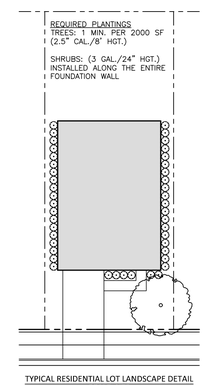
UNDERSTORY TREE SPECIES
(INSTALLED AT 1" CAL. 6' HT. MIN.)
CARPINUS CAROLINIANA
CERCIS CANADENSIS
CHIONANTHUS RETUSUS
CORNUS 'SPP'
ILEX OPACA 'CAROLINA #2'
ILEX X EMILY BRUNER'
ILEX VOMITORIA
JUNIPERUS VIRGINIANA
PISTACHIA CHINENSIS
VIBURNUM AWABUKI
VIBURNUM DENTATUM

NOTE: ADDITIONAL PLANTINGS TO BE ADDED IF PROVIDED PERFORMANCE STANDARD IS NOT ACHIEVED

NOTE: PLANTS SPECIES TO BE SELECTED AT CONSTRUCTION DRAWING PHASE. SPECIES AND QUANTITIES NOT SHOWN ON PLANT SCHEDULE.

RESIDENTIAL LANDSCAPING NOTES:

1. EACH SINGLE-FAMILY OR DUPLEX LOT SHALL CONTAIN A MINIMUM OF 1 CANOPY TREE FOR EVERY 2,000 SQUARE FEET OF LOT AREA OR FRACTION THEREOF UP TO 20,000 SQUARE FEET IN LOT AREA. ANY PORTION OF THE RESIDENTIAL LOT OCCUPIED BY A RECORDED UTILITY EASEMENT SHALL NOT BE INCLUDED AS PART OF THE TOTAL LOT AREA. THE LOCATION OF PLANTING TO ACCOUNT FOR PHYSICAL CONDITIONS MAY BE ADJUSTED BY THE LAND USE ADMINISTRATOR.
2. THE USE OF EXISTING TREES MEETING THE FOLLOWING STANDARDS TO SATISFY THIS REQUIREMENT IS ENCOURAGED. EXISTING LARGE SHADE TREES MEASURING MORE THAN 6 INCHES IN DBH MAY BE COUNTED TOWARDS FULFILLING THIS REQUIREMENT.
3. REQUIRED STREET TREES (SECTION 7.4 (J)) MAY NOT BE COUNTED TOWARDS THE FULFILLMENT OF THE RESIDENTIAL LANDSCAPING REQUIREMENT. APART FROM REQUIRED STREET TREES, ALL OTHER TREES REQUIRED UNDER THIS CHAPTER SHALL BE PLANTED WITHIN THE PRIVATE LOT.
4. FOUNDATION PLANTINGS CONSISTING OF EVERGREEN SHRUBS SHALL BE INSTALLED ALONG THE ENTIRE FOUNDATION WALL OF THE BUILDING. PLANT INSTALLATION SHALL BE A MINIMUM OF 2 FEET IN HEIGHT PLANTED AT 4 FOOT INTERVALS.



TYPICAL RESIDENTIAL LOT LANDSCAPE DETAIL
SCALE: NTS

CANOPY TREE SPECIES
(INSTALLED AT 2" CAL., 8' HT. MIN.)
LIRIODENDRON TULIPIFERA
LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'
NYSSA SYLVATICA
QUERCUS NUTTALLII
QUERCUS PHELLOS
QUERCUS RUBRA
PLATANUS OCCIDENTALIS
ZELKOVA SERRATA

EVERGREEN SHRUB SPECIES
(INSTALLED AT 24" HT. MIN.)
CALLICARPA AMERICANA
ILEX CORNUTA 'NEEDLEPOINT'
ILEX GLABRA 'NIGRA'
ILEX CRENATA 'COMPACTA'
AZALEA HYBRIDS
ILLICIUM PARVIFOLIUM
MYRICA SP.
ILEX VOMITORIA 'NANA'
CAMELLIA SASANQUA
OSMANTHUS X FORTUNEI
PRUNUS CAROLINIANA
HYDRANGEA MACROPHYLLA

NOTES:
1. PLANTING LOCATIONS AND SPECIES MAY VARY AND MAY BE FIELD ADJUSTED AS NECESSARY.
2. ALL TREES AND SHRUBS TO BE INSTALLED SHALL BE ON THE TOWN OF KNIGHTDALE APPROVED CANOPY TREE LIST.
3. SHRUBS SHALL BE LOCATED WITHIN 12' FEET OF THE BUILDING FOUNDATION BUT NO CLOSER THEN 4' MEASURED FROM CENTER OF SHRUB TO BUILDING.
4. TREES AND/OR SHRUBS MAY NOT BE PLANTED WITHIN ANY UNDERGROUND UTILITY EASEMENT WHEN A MUNICIPALITY IS THE HOLDER OF THE EASEMENT.
5. THE LOCATION OF LOT LANDSCAPING SHOWN MAY BE ADJUSTED WITHIN THE LOT PROVIDED IT DOES NOT CONFLICT WITH THE RIGHT-OF-WAY OR ANY UTILITY EASEMENTS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

MCADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

GANDER DEVELOPMENT
2310 S MIAMI BLVD, SUITE 235
DURHAM, NC 27703

GANDER DEVELOPMENT

PARKSIDE AT WESTLAKE
MASTER PLAN
4001 SOUTH SMITHFIELD ROAD
KNIGHTDALE, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL LANDSCAPE ARCHITECTURE 2027 SARA RUNGE DONOHOE
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	03. 30. 2023	PER TOWN COMMENTS
2	06. 23. 2023	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-LS1
CHECKED BY	SRD
DRAWN BY	CMXY
SCALE	N/A
DATE	01. 23. 2023

SHEET

LANDSCAPE NOTES & DETAILS

L5.12

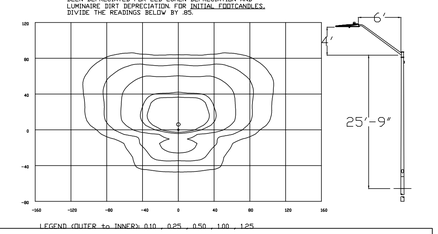
M:\Projects\SHD\SHD21001\04-Production\Engineering\Master Plan\Current Drawings\SHD21001-LS1.dwg, 6/23/2023 8:29:26 AM, Sisong Ma

ISOFOOTCANDLE CURVES

FIXTURE: LED 150 - AEL
MOUNTING HEIGHT: 30 FT
LIGHT SOURCE: 40 LED'S, 4000K, 70 CRI
LUMENS - 16192
PATTERN: TYPE III, B3-U0-G3(zero light at or above 90 degrees)
B1-U0-G2 (MAX FOR LOCAL STREETS)

ASSY# LFIX-RW-LED-150-GRAY-III-MULTIV-___-P
POLE ASSY# LPOLE-DB-FG-30FT-GRAY-___-P (GRAY)

NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LED LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION FOR INITIAL FOOTCANDLES. DIVIDE THE READINGS BELOW BY .85.



LEGEND (OUTER to INNER): 0.10 , 0.25 , 0.50 , 1.00 , 1.25

Schedule

Symbol	Label	Quantity	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor
	150A	XX	LED 150w Roadway - Type III - 4000K	1	16192	0.85

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2905 Meridian Parkway
Durham, NC 27713

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CLIENT

GANDER DEVELOPMENT
2310 S MIAMI BLVD, SUITE 235
DURHAM, NC 27703

GANDER DEVELOPMENT

PARKSIDE AT WESTLAKE
MASTER PLAN
4001 SOUTH SMITHFIELD ROAD
KNIGHTDALE, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 33028 ENGINEER RYAN C. AKERS
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	03. 30. 2023	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	SHD-21001
FILENAME	SHD21001-LI1
CHECKED BY	RCA
DRAWN BY	RLU
SCALE	1"=200'
DATE	01. 23. 2023

SHEET

LIGHTING PLAN

L6.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PARKSIDE AT WESTLAKE

Planned Unit Development

Town of Knightdale
JANUARY 23, 2023

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PARKSIDE AT WESTLAKE

Planned Unit Development (NMX) Prepared
for The Town of Knightdale

Submittal Dates

First Submittal:	1/23/23
Second Submittal:	3/30/23
Third Submittal:	6/23/23

Developer
Gander Development
2310 Miami Blvd, Suite 235
Durham, NC, 27703

McAdams Company, Design Lead
621 Hillsborough St., Suite 500
Raleigh NC 27603

MCADAMS

GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING

1 VISION + INTENT

VISION + INTENT

As stated in §2.4 (C) and 12.2 (F)(3)(g) of the Knightdale Unified Development Ordinance, the Planned Unit Development District is designed to encourage master planning of development so as to coordinate and manage the impacts of the development on the provision of Town Services and infrastructure. The Planned unit Development encourages creativity and innovation in the design of development, but in return for this flexibility the expectation is for communities to:

- Provide exceptional design, character, and quality
- Provide high quality community amenities with an emphasis on place making
- Incorporate a creative and integrated design in the layout of buildings
- Ensure compatibility with surrounding land uses and neighborhood character
- Further the goals of the Comprehensive Plan including the growth framework and growth and conservation map
- Provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure.

THE PARKSIDE AT WESTLAKE PUD MEETS THE STATED VISION AND INTENT OF THE PLANNED UNIT DEVELOPMENT AND GOALS OF ADOPTED PLANS AS FOLLOWS:

Provide exceptional design, character, and quality:

Homes within the proposed PUD will follow a set of prescribed architectural design standards which preserve the spirit and intent of the design requirements previously applicable in Chapter 5 of the Knightdale UDO (archived version). The proposed development provides exceptional site design, character, and quality through the location and design of open spaces, thoughtful pedestrian connections, diversified housing stock, and commercial integration throughout the development.

Provide high quality community amenities:

Parkside at WestLake is anchored by a centralized park and amenity space located along the traffic circle on the main access drive for the residential portion of this project. This central amenity site will include a pool and clubhouse, as well as soccer fields and hard surface courts. Linked to this main amenity site is a public greenway which traverses the site from east to west, and provides pedestrian access to a playground and amphitheater. The portion of the site west of Smithfield Road also incorporates additional distributed open spaces, including a dog park, gate houses, green squares and courtyards. East of Smithfield Road, the Townhome and Apartment section of this development will include an additional pool and clubhouse, playground, and open park space.

Incorporate creative design in the layout of buildings:

Parkside at Westlake incorporates an evenly distributed mix of SFD detached homes, Townhomes, and Apartments, with each product type comprising at least 25% of the total units. Over 75 percent of single family detached homes are rear-loaded, creating a strong residential streetscape presence. In order to provide additional variety in product layout and stronger links between individual units and open space, many townhome units are designed to front on open courtyards or squares. Preserved natural areas serve as the backdrop to many homes. Commercial buildings and apartments frame Smithfield and Poole Road, creating a strong street presence and screening surface parking.

Ensure compatibility with surrounding land uses and neighborhood character:

In addition to providing perimeter buffers, the proposed layout strategically locates its largest single family lots along the northern and western borders of the site, creating more natural transitions from adjacent county subdivisions. Townhome units are either clustered internal to the site, or positioned closer to the site's main frontage roads. The most intense uses (Commercial Mixed Use Center and Apartments) are located along the intersection of Poole Road and Smithfield Road.

Ensure the creation of mixed density neighborhoods, neighborhood nodes, and mixed use centers:

The proposed PUD advances the Town's general desire to create additional mixed density neighborhoods and mixed use centers, through its diverse residential offerings, non-residential incorporation, and vertical mixed use commitments. In addition to the proposed mixed use shopping center area, the site also proposes three additional smaller commercial areas.

Further the goals of the Comprehensive Plan including the growth framework and growth & conservation map:

Approval of the proposed development would constitute an amendment to the Comprehensive Plan, which identifies this area as a 'Rural Planning Area'. However, it is the applicant's position that this change is warranted, given the level of growth occurring in and around Wendell Falls, as well due to the fact that the prior version of the Comprehensive Plan did envision a Secondary Activity Center at the intersection of Poole Road and Smithfield Road.

Provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure:

The proposed PUD is designed to be compact, efficient, and environmentally responsible. It further supports the Town’s infrastructure goals of increased vehicular and pedestrian connectivity and capacity by implementing significant stretches of roadway widening, while providing new internal roads and pedestrian alternatives. This project will also incorporate notable utility extensions serving the broader region.

THE DESIGN OF PARKSIDE AT WESTLAKE ADDRESSES THE FOLLOWING FINDINGS OF FACT REQUIRED FOR PUD APPROVAL:

Comprehensive Plan Conformity

Approval of the proposed development would constitute an amendment to the Comprehensive Plan, which identifies this area as a 'Rural Planning Area'. However, it is the applicant's position that this change is warranted, given the level of growth occurring in and around Wendell Falls, as well due to the fact that the prior version of the Comprehensive Plan did envision a Secondary Activity Center at the intersection of Poole Road and Smithfield Road.

Public Welfare

The planned unit development is designed in adherence with all fire and emergency service requirements. Where units are accessed by alleys instead of typical public ROW cross-sections, said alleys are upgraded to meet all emergency vehicle service needs. Furthermore, the applicant has offered land to the Town for a police substation to support increased response time.

Impact on Other Property

The proposed planned unit development will not negatively impact other adjacent property. The mix of uses offered will enable this development to be more financially sustainable and resilient, supporting adjacent property. The non-residential components proposed will provide both employment and convenience needs to surrounding neighborhoods. Location decisions regarding denser lot sizes and perimeter buffers are made thoughtfully to create more natural transitions from existing development.

Impact on Public Facilities and Resources

The planned unit development has been designed with adequate utilities, road access, drainage, and other necessary facilities. The project includes significant frontage improvements and utility extensions which will benefit the greater area. Furthermore, the site will incorporate a proposed East-West greenway network which offers convenient exposure to the natural environment, links various site amenities, and forms part of the connection to the future Lake Myra Park.

Ensure the creation of mixed density neighborhoods, neighborhood nodes, and mixed use centers:

The proposed development provides a diverse range of residential products (SFD detached, Townhomes, apartment units), includes commercial integration, and provides commitments to vertical mixed use along Poole Road.

Archaeological, Historical, or Cultural Impact:

The planned unit development does not adversely impact any known archaeological, historical, or cultural resources located on or off the parcels proposed for development.

Parking and Traffic

The proposed PUD provides significant on-street parking within its residential street segments through custom cross-sections. The associated TIA identifies required roadway improvements to address roadway impacts generated by the development. Multi-use side paths provide alternative transportation options for willing users. Approximately 500 guest parking spaces are provided either on-street or along alleys.

Adequate Buffering

The planned unit development provides a combination of Type B and Type C buffers, varying based on the adjacent proposed use (Commercial vs. Residential) to be consistent with adjacent uses.

Performance

McAdams a proven track-record of recent PUD approvals of large, mixed-use projects and has a high level of familiarity with Knightdale's standards and expectations.

BRANDING

Parkside at WestLake will be designed with a cohesive brand spanning its varied land uses and typologies. This brand will help form a collective identify for the Parkside at Westlake Community, providing visually distinct yet related iconography throughout the development, rooted in the history of this region.

THE LOGO/BRAND SYSTEM

RESIDENTIAL LOGO/BRAND STATE TREE - LONGLEAF PINE

In the state of North Carolina, the Longleaf Pine has a long history of use and environmental significance. Pine trees are so important to the state that in 1963, it was recognized as the state tree.

RETAIL LOGO/BRAND KNIGHTDALE CABOOSE

Knightdale's most iconic attraction. The red caboose sites where the depot stood.

COMMUNITY PARKS/TRAILS LOGO/BRAND STYLE

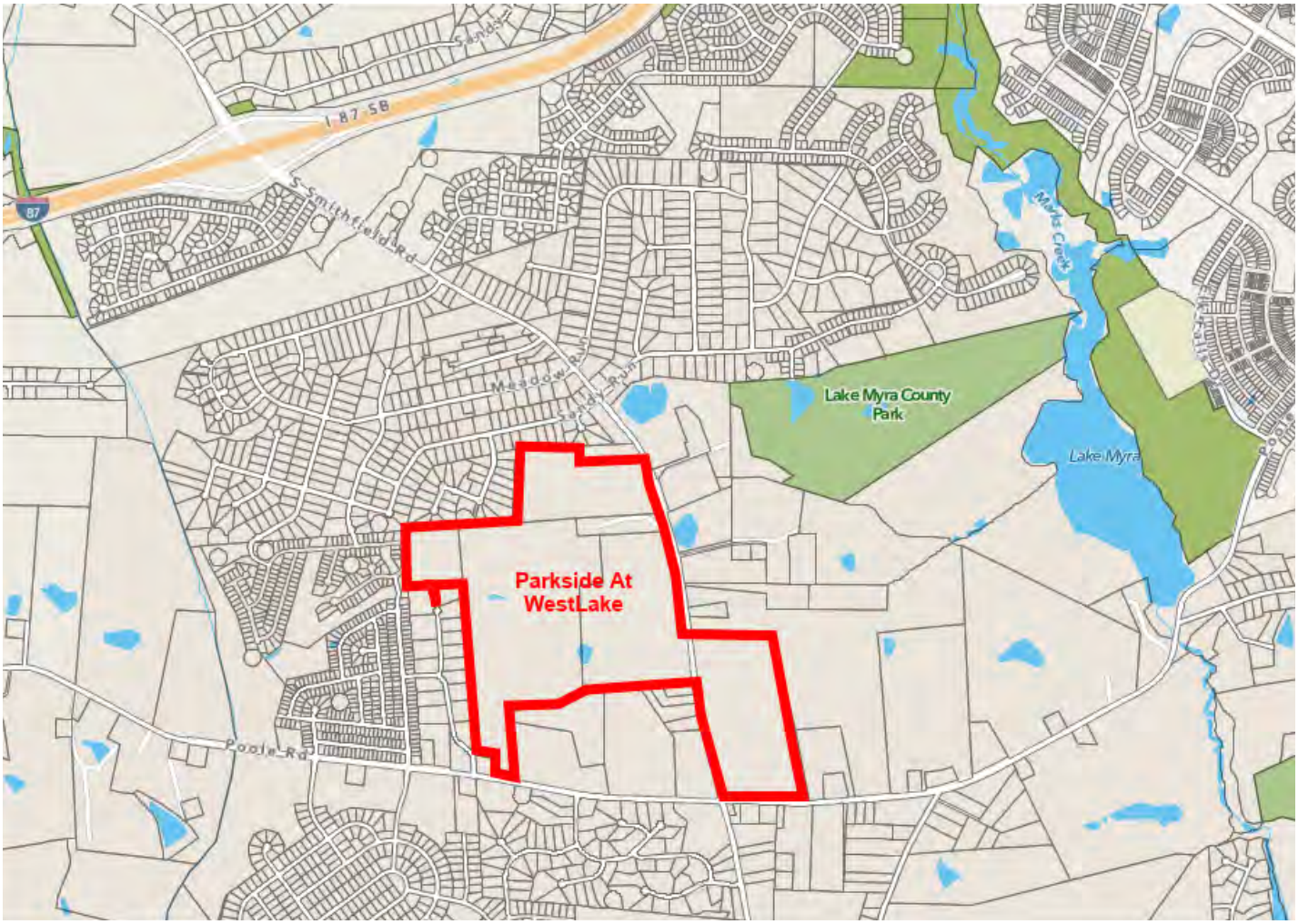
Parks - "Mountain" theme names
Residential Streets - "Flowers"
Residential Trails - "Animals"
Retail Streets - "Trees"

2 EXISTING CONDITIONS

EXISTING CONDITIONS SUMMARY

Parkside at WestLake is located on 5 parcels on either side of S. Smithfield Road, north of the intersection of Poole Road and Smithfield Road (PIN # 1762197296, 1763007038, 1763209410, 1762483243, and 1763204868 [Partial]). The site is free of any floodplain, but is subject to riparian buffers and small wetland areas. Stands of trees occupy over half of the site, with some cleared agricultural lands located primarily on the southern half of the development site. Much of the site slopes internally towards the riparian buffers which traverse the site both east-west and north-south.

VICINITY MAP



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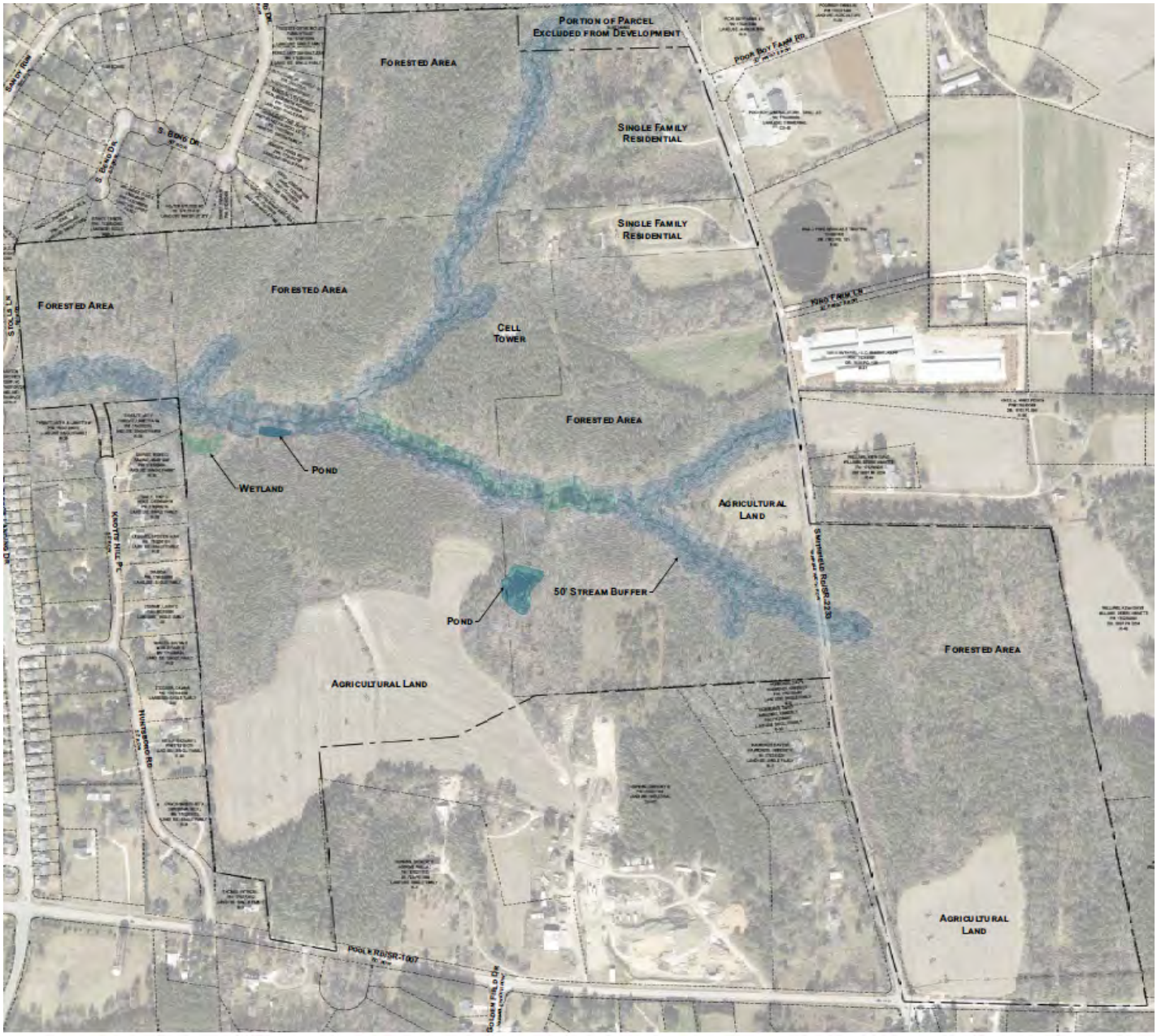
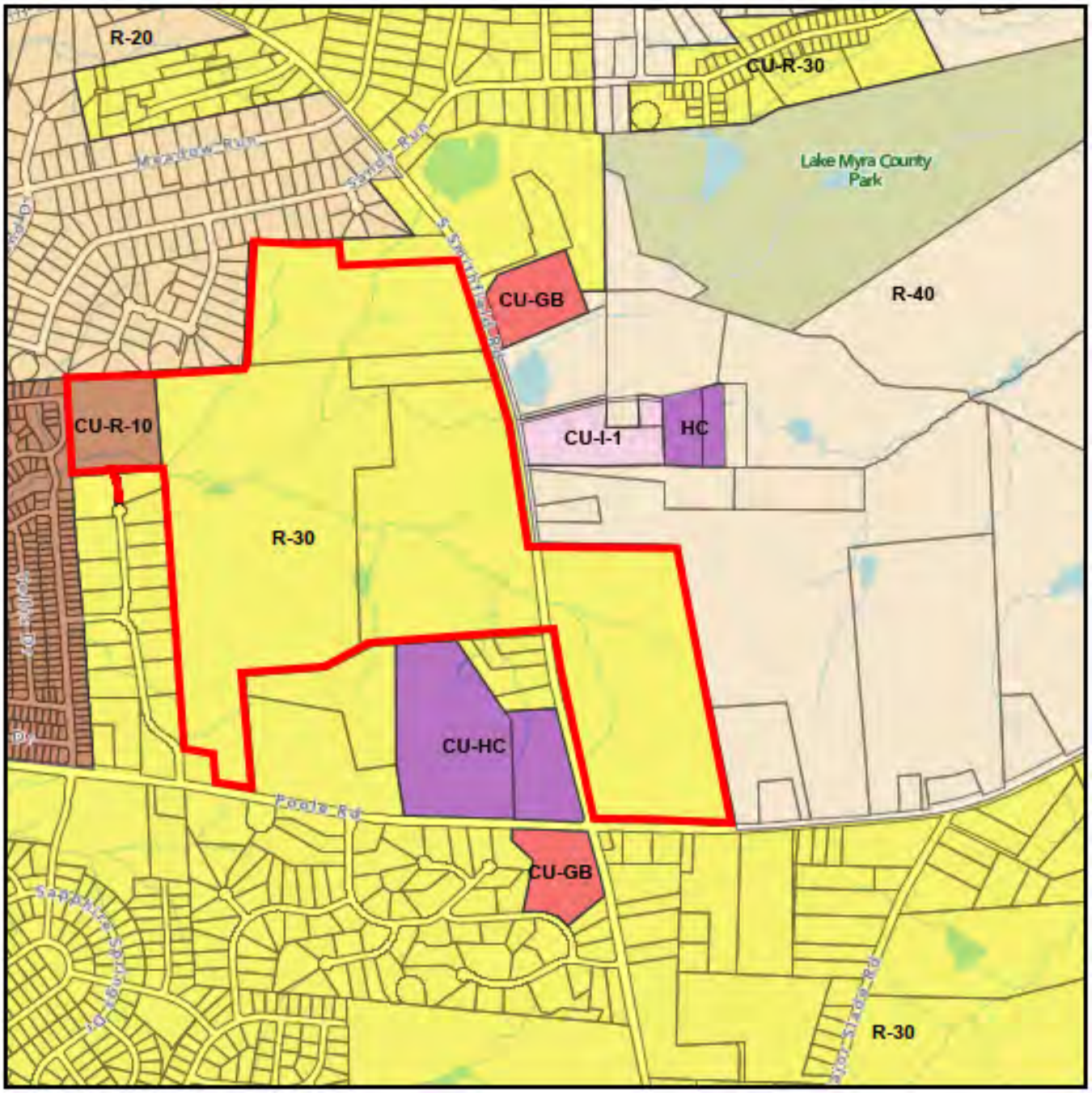
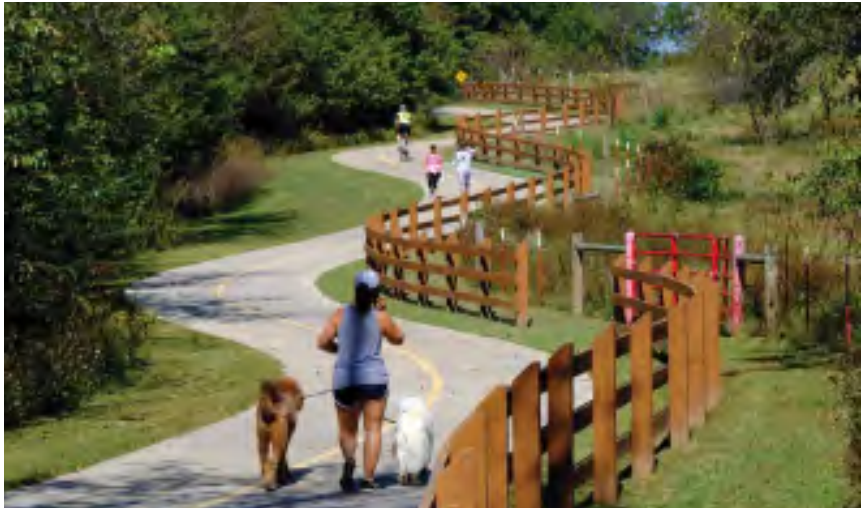
Disclaimer
*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied ,are provided for the data therein, its use,or its interpretation.*

ENVIRONMENTAL SURVEY



CURRENT ZONING MAP





3 PUD MASTER PLAN

Images are illustrative in nature and subject to change based on review and approval by the Land Use Administrator.

PLANNED UNIT DEVELOPMENT MASTER PLAN

DEVELOPMENT DETAILS

Parkside at WestLake is a master-planned mixed use development in southeast Knightdale, consisting of 335 detached single family homes (primarily rear-loaded), 401 Townhomes (all rear-loaded), and 425 Apartment units. The site also includes over 12 acres of commercial and office space, which is designed to accommodate between 200,000 and 250,000 SF of non-residential uses. This non-residential acreage is primarily positioned closer to the intersection of S. Smithfield Road and Poole Road. This development would be designed to the NMX and Planned Unit Development standards of the Town of Knightdale Unified Development Ordinance. Parkside at WestLake will provide a variety of housing choices for Knightdale citizens, as well as well-designed and multi-functional recreational amenities, including multiple pools and clubhouses, playgrounds, a dog park, and an amphitheater.

The Commercial Mixed Use Center identified on the master plan is designed to be vertically mixed, with +/- 64 apartments, ~82,000 SF of commercial, and ~41,000 SF of office space. In addition to the Commercial Mixed Use Center, 2 Neighborhood Commercial Pods and 1 Corridor Commercial area are identified. The neighborhood commercial pods are meant to be conceptual in nature and are intended to support small neighborhood serving businesses. The Corridor Commercial parcel represents a more detailed site plan layout, supporting an intended self-storage facility in the rear of the site, with a pad site in front offered to the town for a police substation. A conceptual elevation of the proposed self-storage facility is included in the design guidelines section of this document.

RESIDENTIAL DEVELOPMENT MIX

	Number of Units	Percentage of development
• Front loaded Single Family Dwellings	80	6.9%
• Rear loaded Single Family Dwellings	255	22%
• Townhome Lots	401	34.5%
• Apartment Units	425	36.6%

USE DISTRIBUTION SUMMARY

Use Type	Area in Acreage	Percent Development
Single Family Dwelling	40.54	47.6%
Townhouse Dwelling	21.95	25.8%
Multifamily Dwelling	9.76	11.4%
Mixed Use	6.94	8.2%
Commercial/Office*	5.98	7.0%

*Note: Total commercial/office space will be at least 150,000 SF, but shall not exceed 275,000 without requiring a PUD modification. This figure does not include square footage associated with residential amenity centers, but is inclusive of intended self-storage within the Corridor Commercial area.

ORIGINAL CONCEPT PLAN

NOTE:

The layout and design displayed in this illustrative concept plan is conceptual in nature, illustrating the overall vision of the developer. The concept plan is reflective of the design at the time of Sketch Plan and represents the layout shared at the the neighborhood meeting. The Master Plan developed following the neighborhood meeting largely matches this conceptual design. None the less, the Master Plan should be referred to as the most current, detailed drawing.

UNIT LEGEND

- Front Loaded SFD (80)
- Rear Loaded SFD (260)
- Townhomes (393)
- Apartments (425)
- Commercial
- Vertically Mixed Use Center (+/- 64 Apts, 82k SF Comm., 40k SF Office)

1" = 250'-0"

0 125 250 500 1,000

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FRONT LOADED SINGLE-FAMILY DWELLINGS

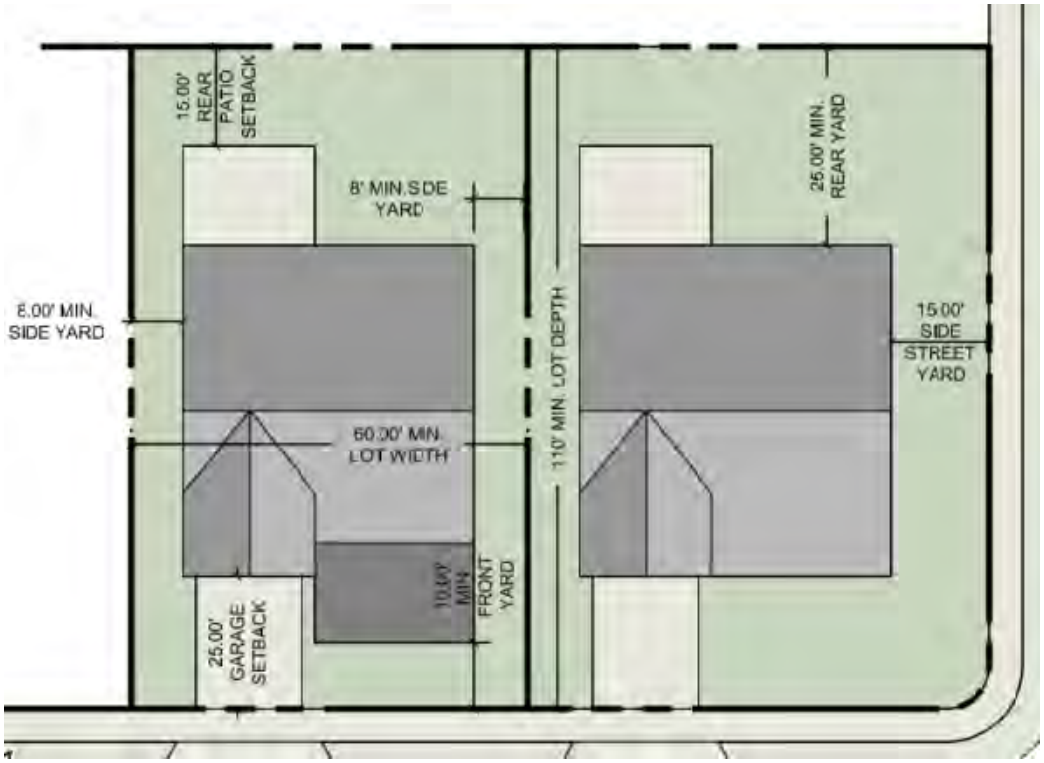
MODIFICATIONS TO UDO STANDARDS

Section 3.4K of the Knightdale Unified Development Ordinance requires that any lot less than 80' in width be accessed via an alley or rear lane access. In order to create a more compact layout that allows for more open space preservation, Parkside at WestLake will include up to 30% of its single family units as front-loaded lots less than 80' in width. To ensure that the homes are of high-quality and add to the vitality OF Knightdale , the applicant has offered tailored architectural standards as a condition of the zoning approval.

To create an interesting streetscape and encourage interaction between the public and private realm, front-loaded single-family dwellings in Project Hope will be served by driveways that are a minimum length of 25' rather than the UDO requirement of 35'.

FRONT LOADED SFD STANDARDS

Minimum lot size	6000 sf
Lot width(min.)	60'
Front setback (min)	10' (25' for face of garage)
Minimum driveway length	25'
Side setback (min)	8' (15' on corner sides)
Rear setback (min)	25'
Maximum building height	3 stories
Rear Patio Setback (min)	15'



Images are illustrative in nature and subject to change based on review and approval by the Land Use Administrator.

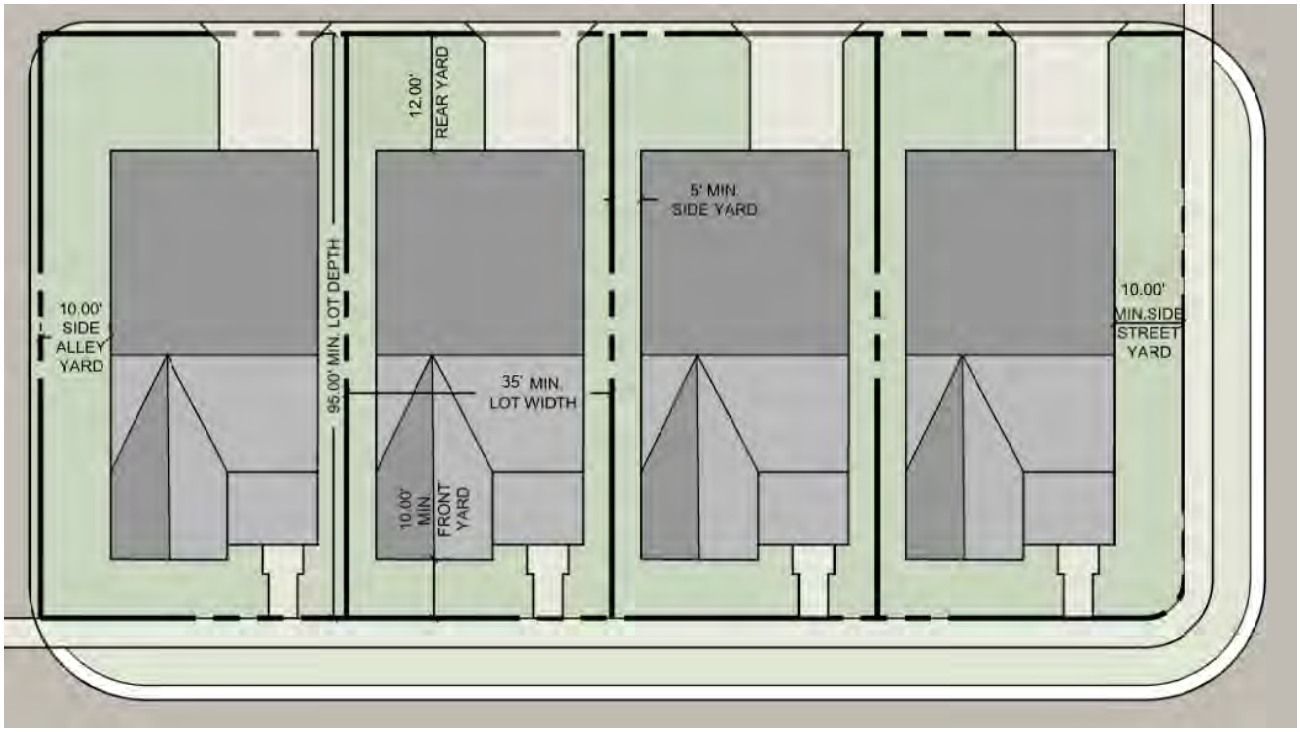
REAR LOADED SINGLE-FAMILY DWELLINGS

MODIFICATIONS TO UDO STANDARDS

In an effort to reduce the amount of impervious surface on the lots and allow for utilities within certain alleys and rear-loaded single-family dwellings in the development will be served by driveways that are a minimum length of 20' rather than the UDO requirement of 35'. Furthermore, rear setbacks of 12' (20' measured to edge of alley pavement) shall be applied rather than 25'.

REAR LOADED SINGLE FAMILY DWELLING STANDARDS

Min Lot Size	3500 SF
Min Lot Width	35'
Min Front Setback	10'
Min Driveway Length	20' (measured to edge of alley pavement)
Min Side Setback	5'
Min Side Street Setback	10'
Min Rear Setback	12' (20' to edge of alley pavement)
Max Height	3 stories



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TOWNHOME DWELLINGS

MODIFICATIONS TO UDO STANDARDS

All Townhome units within Parkside at WestLake shall be rear-loaded. Dimensional standards vary based on whether the Townhome building fronts on public ROW vs. open space, as shown below. In order to accommodate wider alleyways with utilities to permit blocks fronting on open space, Parkside at Westlake shall permit minimum rear setbacks of 12' rather than the UDO requirement of 15'. In these instances, the building must still maintain a minimum of 20' of separation from the edge of the alley pavement. Additionally, a min. side setback of 5' shall apply instead of the UDO requirement for 10', and a min. lot width of 20' (instead of the UDO requirement for 30'). However, the min. side street yard shall be 10' and a min. building separation of 15' shall apply. To ensure that homes are of high-quality and add to the vitality Knightdale , the applicant has offered tailored architectural standards as a condition of the zoning approval.

STREET FACING TOWNHOME STANDARDS

- Min. lot width 20'
- Min. front setback 5'
- Max. front setback 25'
- Min. side setback 5' (if partiwall exists, 0 foot side yard minimum.)
- Min. side street yard 10'
- Min. rear setback 12' (20' min. measured to edge of alley pavement)
- Min. driveway length 20 ft (measured to edge of alley pavement)
- Max building height 3 stories
- Min building separation 15'

GREENWAY / COURTYARD FACING TOWNHOME STANDARDS

- Min. lot width 20'
- Min. front setback 0'
- Max. front setback 25'
- Min. side setback 5' (if partiwall exists, 0 foot side yard minimum.)
- Min. side street yard 10'
- Min. rear setback 12' (20' min. measured to edge of alley pavement)
- Min. driveway length 20 ft (measured to edge of alley pavement)
- Max building height 3 stories
- Min building separation 15'

Images are illustrative in nature and subject to change based on review and approval by the Land Use Administrator.

APARTMENT BUILDINGS

MODIFICATIONS TO UDO STANDARDS

Apartment buildings within Parkside at Westake shall adhere to all building setbacks and dimensional standards outlined in Section 6.7 of the UDO (provided below for ease of use). The applicant hereby requests a modification to the Town's Apartment Building roof standards to permit roof forms with minimal slopes and utility wells (rather than strictly flat roofs).

Section 5.2A2 of the Knightdale UDO (Dwelling Multifamily) also requires "One hundred (100) square feet of nonresidential space shall be provided per every multifamily unit." For clarity, within Parkside at Westlake, this total amount of required non-residential space is provided within a central multifamily structure and the adjacent mixed-use center buildings, but is not required to be distributed among all apartment buildings present.

APARTMENT BUILDING STANDARDS

- Minimum Front Setback 0'
- Maximum Front Setback 10'
- Minimum Side Setback* 10'*
- Minimum Rear Setback 15'

*Note: If partiwall exists, 0 foot side yard minimum

APARTMENT BUILDING CONDITIONS

1. There shall be ~361 units within the Multifamily POD shown in the PUD Master Plan and +/- 64 upper-story apartment units in the commercial/mixed use center.
2. Architectural conditions are contained within the design guidelines portion of this PUD document.
3. For any townhome or 2-over-2 style multifamily building, a minimum driveway length of 20' shall be provided.

COMMERCIAL REGULATIONS

In order to foster convenient and accessible neighborhood business uses and align more closely with the Town's desire to see a mix of uses included in development proposals, the proposed PUD includes 3 commercial typologies, identified in the Master Plan as 'Neighborhood Commercial', 'Commercial Center', and 'Corridor Commercial'. Each commercial typology has its own list of permitted uses and shall be subject to the conditions provided below. Otherwise, all three typologies shall be subject to applicable NMX and building type standards outlined in the UDO.

Commercial Conditions:

1. A pad site for donation to the town (as shown in the Master Plan within the Corridor Commercial POD along Smithfield Road)' is offered for dedication to the Town for use as a police substation, or for other governmental purposes.

2. The proposed Self-Storage building within the Corridor Commercial area is the only location where a self-storage (mini-warehouse) use is permitted. Any self- storage use shall adhere to the architectural standards prescribed by this PUD document (specific to self-storage) and shall be a minimum of 2 stories in height.

3. Phase 1C open space, park improvements and monumentation shall be completed prior to any building permits being requested or released in any phase other than Phase 1. Said improvements shall specifically include a pavilion structure and gravel drive surrounding a central green to create a preliminary activity center. This preliminary activity center shall be utilized as the focal point for temporary uses (farm sales, food trucks, tree lots, agritourism, etc.) prior to the construction of the ultimate mixed use center and associated infrastructure. Conceptual plans and depictions of the proposed improvements are included elsewhere herein.

Permitted Uses

Temporary/Accessory Uses:

- All Temporary uses permitted by the UDO (Section 3.1,C,10) shall be permitted within the proposed PUD, including farm stands, pumpkin patches, tree lots, farmers markets, food trucks, outdoor recreation such as corn mazes, kids' bouncy houses, outdoor movies, etc.
- All accessory uses permitted by the UDO within the NMX district shall be permitted within the proposed PUD, except as further limited in the sections below.

1. Uses Permitted in Neighborhood Commercial Area Include:

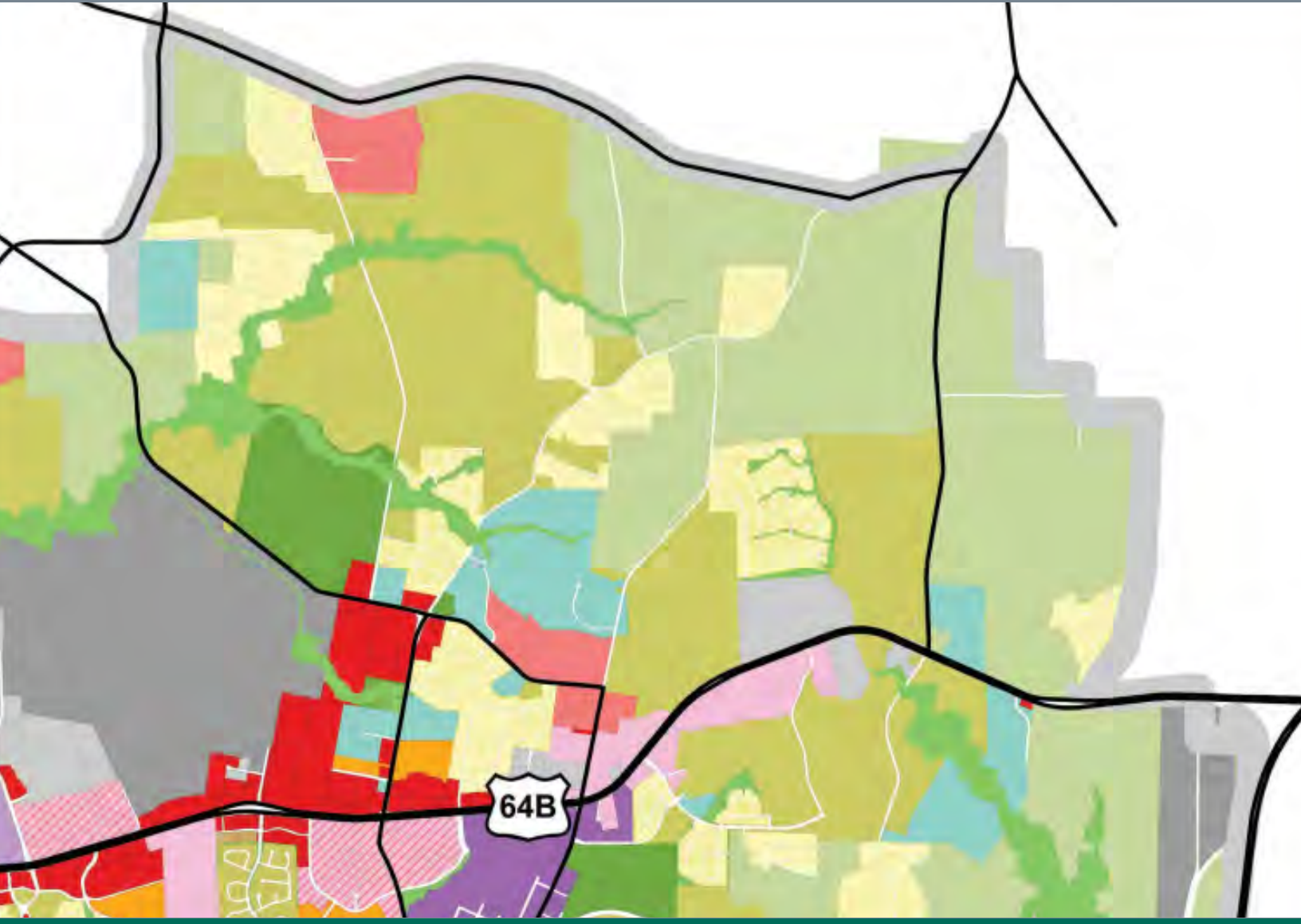
a. Daycare Center
b. Restaurant
c. Animal Services* (SUP required for Boarding facilities)
d. Studio - Art, dance, martial arts, music
e. Professional Services
f. Personal Services
g. Meeting Facilities
h. Amusements, Indoor - 5k SF or Less
i. Bar/Tavern/Microbrewery
j. Tasting Room
k. Cultural or Community Facility
l. Recreational Facilities, Indoor
m. Pharmacy
n. Coworking
o. Neighborhood Retail / Restaurant

Permitted Uses (continued)

2. Uses Permitted in Corridor Commercial Area Include:
    a. Government Services
    b. Post Office
    c. Restaurant
    d. General Retail - < 50,000 SF
    e. Professional Services
    f. Personal Services
    g. Meeting Facilities
    h. Amusements, Indoor - 5k SF or Less
    i. Bar/Tavern/Microbrewery
    j. Mini-Warehouses (indoor self-storage)
    k. Child / Adult Day Care Center
    l. Recreational Facilities, Indoor
    m. Studio - Art, Dance, Martial Arts, Music
    n. Animal Services* (SUP required for Boarding Facilities)
    o. Public Safety Facility
    p. Banks, Credit Unions, Financial Services

3. Uses Permitted in Commercial Center Include:
    a. ALL uses allowable in NMX zoning Per Knightdale UDO* <u>excluding</u>:
        i. Ground Floor Residential
        ii. Drive-Thru Uses
        iii. Funeral Homes
        iv. Auto Parts Sales
        v. Nightclubs
        vi. Religious Institutions
        vii. Gas Stations
        viii. Convenience Stores
        ix. Non-Traditional Schools
        x. Self-Storage
        xi. Neighborhood Manufacturing
        xii. Studio - Art, Dance, Martial Arts, Music
        xiii. Animal Services
        xiv. Public Safety Facility
        xv. Banks, Credit Unions, Financial Services

*Some uses will require special permit approval per UDO



4 UDO + COMPREHENSIVE PLAN CONSISTENCY

UNIFIED DEVELOPMENT ORDINANCE CONSISTENCY

The Parkside at WestLake PUD has been designed to meet the requirements of the Unified Development Ordinance where practical and achievable. There are some instances where, due to site constraints or special needs associated with this project, it is not possible to meet the specific requirement of the Ordinance. In those instances, the applicant is proposing site development allowances that will meet the intent of the Ordinance while providing necessary flexibility. The requested modifications to the requirements of the UDO, and the proposed alternative methods of compliance, are listed below.

SITE DEV. ALLOWANCE FOR FRONT LOADED SINGLE-FAMILY DWELLINGS

Section 3.4K of the Knightdale Unified Development Ordinance requires that any lot less than 80' in width be accessed via an alley or rear lane access. In order to create a more diverse range of residential lot types, Parkside at Westlake will include up to 25% of its single family detached units as front-loaded lots less than 80' in width. These lots shall all back up to either a perimeter buffer or open space. The applicant has offered tailored architectural standards for these units as a condition of the zoning approval.

To create an interesting streetscape and encourage interaction between the public and private realm, front-loaded single-family dwellings in Parkside at WestLake will be served by driveways that are a minimum length of 25' rather than the UDO requirement of 35'. The proposed driveway length will still ensure that parked vehicles do not obstruct pedestrian movement on the adjacent sidewalk.

SITE DEV. ALLOWANCE TO REAR LOADED SINGLE-FAMILY DWELLINGS

In an effort to reduce the amount of impervious surface on lots and create space for utilities to be provided within alleys serving lots fronting on open space, rear-loaded single-family dwellings will be served by driveways that are a minimum length of 20' rather than the UDO requirement of 35'. Furthermore, rear setbacks of 12' shall be applied rather than 25' (Min. 20' measured to the edge of alley pavement).

SITE DEV. ALLOWANCE TO FRONTAGE REQUIREMENTS

Section 6.4B of the UDO requires that all buildings shall share a frontage line (primary facade) with a street or square. For clarity, Parkside at Westlake shall be permitted to have single family dwellings which front on an open space 'courtyard', as depicted in the associated Master Plan.

SITE DEV. ALLOWANCE TO APARTMENT BUILDING DESIGN STANDARDS

Section 6.7 of the UDO outlines architectural standards for Apartment Buildings. While the vast majority of apartments within Parkside at WestLake shall adhere to these standards, there are three building areas identified on the PUD Master Plan as 'Apartments - Townhome Style' that are multifamily by use, but the buildings are designed as Townhome style buildings. As such, buildings within these areas shall be subject to Apartment Building setbacks, but shall adhere to the design standards outlined for Townhomes in the PUD document. Furthermore, apartment buildings shall be permitted roof forms with minimal slopes and utility wells (rather than strictly flat roofs).

SITE DEV. ALLOWANCE TO STANDARD STREET CROSS-SECTIONS

The Town's adopted Comprehensive Transportation Plan includes standard cross-sections for different street types. Parkside at Westlake proposes the following modifications to accomodate site layout and design:

- Lots which front on open-space rather than a public ROW will be served by a custom 36' 'Utility Alley', in order to permit room for public utilities within these alleys rather than via a local road.
- Alternative cross-sections are proposed to the Town's Urban Avenue - 2 lanes (to allow for a median divided urban avenue), Main Street - 3-lanes (to allow for 20' of pavement to accommodate emergency vehicles), and Urban Main Street - 2-lanes (to allow for a 2-lane section with on-street parking, street trees within the verge, and sidewalks). Details on proposed cross-sections are provided in the Master Plan set.

UNIFIED DEVELOPMENT ORDINANCE CONSISTENCY

SITE DEVELOPMENT ALLOWANCE FOR DISTRIBUTION OF USES

Section 11.1B of the Knightdale Unified Development Ordinance establishes a minimum and maximum required distribution of uses, calculated as the net development area which excludes street ROW and dedicated open space. Parkside at Westlake adheres to every distribution category range except 'Mixed Use'. Due to the size of the development, the manner in which Knightdale's calculation emphasizes single family use by using acreage, and the need to prioritize more residnential uses on the west side of Smithfield road to match adjacent county development, the applicant requests a minimum 'Mixed Use' acreage of 7% rather than the UDO requirement of 10%. For reference, the portion of the development east of Smithfield road is over 40% mixed use.

Use Type	Area in Acreage	Percent Development
Single Family Dwelling	40.54	47.6%
Townhouse Dwelling	21.95	25.8%
Multifamily Dwelling	9.76	11.4%
Mixed Use	6.94	8.2%
Commercial/Office*	5.98	7.0%

SITE DEV. ALLOWANCE TO PERIMETER BUFFER YARD

Section 7.4I of the UDO requires a 30 ft Type C buffer between a proposed NMX zoning district and adjacent residential districts. This standard is meant to buffer the more intense uses permitted in the NMX district from the lower density residential districts. Within Parkside at WestLake, a Type 20' Type B buffer will be applied along portions of the western and northern property boundary in lieu of a 30' Type C Buffer. The 20' Type B buffer is only applied where proposed 60' SFD detached lots abut existing single family lots, or where alleys create additional separation between single family uses.

SITE DEV. ALLOWANCE TO MAX BLOCK LENGTH, CUL-DE-SAC, & CONNECTIVITY INDEX REQUIREMENTS

Section 11.3.E.4, 11.3.E.5, and 11.3.E.7 of the UDO establish standards for maximum block length, cul-de-sacs, and minimum connectivity for the NMX district. Due to surrounding existing county subdivisions with limited street stubs and the significant amount of riparian buffers on site limiting the ability for street connections, Parkside at WestLake shall be permitted deviations from max block length requirement of 660'. Block lengths shall be permitted as shown in the associated Master Plan (Street A - max 1300'; Street F - max 1100'; Street I - Max 1100'; Street J - Max 700'). Similarly, up to 3 cul-de-sacs shall be permitted as reflected in the associated Master Plan. Finally, the development shall be permitted a minimum connectivity index of 1.4, rather than 1.5.

SITE DEVELOPMENT ALLOWANCE TO CELL TOWER SETBACK REQUIREMENTS

Section 5.9D of the UDO requires all cell towers to be set back 200 ft from any residential district, as well as set back from the property line a distance equal to the tower's fall radius. Parkside at Westlake requests to allow one existing tower to remain within the proposed NMX PUD with a reduced setback on the south side to permit a new roadway and sliver of open space within the cell tower's fall radius. No residential lots shall be permitted within the fall zone

SITE DEV. ALLOWANCE TO ALLOW MASS GRADING

Section 9.3.B of the UDo prohibits mass grading on lots 60' or greater in width. The applicant hereby requests the ability to mass grade said lots within Parkside at Westlake. As shown in the associated Master Plan, only 80 lots of the 341 SFD lots included would be subject to this limitation. This represents less than 25% of the SFD detached lots in this development and less than 8% of the total units for the project as a whole. All SFD lots greater than or equal to 60' in width are located along the project perimeter (where they back up to a landscaped buffer) or back up to open space. To limit the visual impact of mass grading, grading shall be conducted in phases, rather than all at one time.

UNIFIED DEVELOPMENT ORDINANCE CONSISTENCY

SITE DEV. ALLOWANCE TO PERMITTED LOCATIONS FOR FOOD TRUCKS

Section 3.1 of the UDO restricts food trucks to parcels with an existing retail/restaurant, office/service, or entertainment/recreation use. Parkside at Westlake shall be permitted to authorize food trucks within the area identified in Phase 1C in advance of permanent non-residential uses. The intent is to foster the development of an activity center through temporary uses in advance of the ultimate shopping center being in place.

SITE DEV. ALLOWANCE TO RECREATIONAL OPEN SPACE FRONTAGE REQUIREMENTS

Section 11.2.C.11 of the UDO requires all recreational open space to have at least 50 feet of frontage on at least 1 public street within the subdivision. In order to facilitate the developments inclusion of residential lots fronting on open space, this requirement shall not apply to Open Space # 3, which is fronted by townhomes and alleys.

SITE DEV. ALLOWANCE TO PARKING REQUIREMENTS

To incentivize the incorporation and use of on-street parking, on-street parking spaces along the same side of the street may count towards off-street parking requirements for apartments or shopping center uses. Furthermore, non-residential parking requirements may be reduced by up to 10% per section 7.1.H.1 due to pedestrian access.

SITE DEV. ALLOWANCE/CLARIFICATION ON MULTIFAMILY MIXED USE REQUIREMENTS

Section 5.2A2 of the Knightdale UDO (Dwelling Multifamily) also requires "One hundred (100) square feet of nonresidential space shall be provided per every multifamily unit." For clarity, within Parkside at Westlake, this total amount of required non-residential space is provided within a central multifamily structure and the adjacent mixed-use center buildings, but is not required to be distributed among all apartment buildings present.

KNIGHTDALENEXT 2035 COMPREHENSIVE PLAN CONSISTENCY

While the proposed PUD is consistent with prior comprehensive plan elements which envisioned an activity center at the intersection of Smithfield Road and Poole Road, approval of the Parkide at Westlake PUD would constitute and amendment to the currently adopted Comprehensive Plan to better reflect the proposed density this project would include.

Currently, the Growth Framework map included in the KnightdaleNext 2035 Comprehensive Plan identifies the project site as falling within an ETJ / Expansion Area. Similarly, the Growth and Conservation map identifies this area as falling within the Rural Living place-type category. However, the Comprehensive Plan in place prior to the adoption of KnighdtaleNext 2035 showed a secondary activity center at our site's intersection, surrounded by an urban village design district. Thus, approval of the PUD would represent a shift back to this earlier future land use intent, which viewed the intersection as Smithfield Rd and Poole Road as a significant gateway into Knightdale, serving as an activity center for the surrounding region. The site's significant roadway access, greenway connections, regional park access, and proximity to Wendell Falls all support this denser future land use pattern.

Furthermore, Parkside at WestLake is consistent with the following Guiding Principles in the KnightdaleNext 2035 Comprehensive Plan ("KCP"):

1. Great Neighborhoods and Expanded Home Choices: This principle aims to promote vibrant neighborhoods that "provide greater access to a range of housing choices people need at different stages of their life." (KCP p. 17). This principle also notes that "new neighborhoods should mix two or more housing choices into one community." (KCP p. 17). Parkside at WestLake provides a mix of single family, townhome, and multifamily products - including upper-floor apartments above commercial and townhomes fronting on open space.

2. Transportation: This guiding guiding principle aims to "provide a safe, reliable, and integrated transportation system that balances all modes of transportation, including walking, biking, public transit, and cars" (KCP p. 15). This project includes frontage improvements to Smithfield Road and Poole road, as well as incorporates a new east-west collector road which would provide existing county subdivisions more direct access to Smithfield Road through the proposed development, in conformance with the Town's adopted Comprehensive Transportation Plan. The PUD also includes a proposed public greenway network in alignment with the Town's adopted greenway plan, traversing the site from east to west along the site's riparian buffers and proposed collector road. This proposed stretch of greenway is part of a broader network which would ultimately connect the Neuse River to the Future Lake Myra County Park to the east. Widening improvements to Smithfield Road and Poole Road would include sidepaths to further support the project's pedestrian and bicycle accessibility. Finally, the proposed Neighborhood Center will be designed to accommodate a transit stop and park and ride spaces (pending coordination with the transit authority and confirmation that a transit stop is desired at this location).

KNIGHTDALENEXT 2035 COMPREHENSIVE PLAN CONSISTENCY

3. Parks and Recreation: This principle aims to "promote and expand opportunities where people can be more involved in an active community lifestyle represented, in part, by the presence of high quality parks, public spaces and recreation facilities located near where people live." (KCP p.15).

As illustrated in the conceptual master plan, Parkside at WestLake will incorporate public and private pedestrian trails, 2 clubhouses and pools, tennis/pickleball courts, playgrounds, a soccer field, traditional park spaces, an amphitheater, and a dog park. These varied amenity spaces are distributed throughout the community in order to create diverse opportunities for public enjoyment. Furthermore, the proposed greenway and trail network is designed to align with the future entrance to the Lake Myra County Park, facilitating greater access to a regional park to the east.

4. Unique Activity Centers: This principle aims to "encourage the development of unique activity centers that include a mix of uses and activities located close together, providing people with new options for places to live, work, shop, and participate in civic life."

Parkside at WestLake incorporates over 12 acres of commercial/mixed use development broken into 3 commercial typologies - Commercial Center, Corridor Commercial, and Neighborhood Commercial. The Commercial Center will be located at the intersection of Poole Road and Smithfield Road, and will serve as a regional activity center. As stated in the Comprehensive Plan, "the presence of activity centers should further the economic vitality and sustainability of the Town, while also promoting social interaction and community building" (KCP p. 14). This Neighborhood Center, in conjunction with the Corridor Commercial and Neighborhood Commercial areas, will provide for the immediate needs of the proposed community as well as the broader shopping and employment needs for the surrounding community.

Furthermore, a large open space square is proposed in the middle of the Neighborhood Center POD - to serve as a central gathering area within this commercial/mixed use center. This open space square will also be initially utilized as the center for temporary uses (farm sales, food trucks, tree lots, agritourism, etc.) prior to the construction of the ultimate shopping center. To support these temporary uses, the developer shall provide a gravel drive surrounding the open space square with a pavilion structure placed in the middle of the square (to be removed once the ultimate shopping center is constructed).

5 DESIGN GUIDELINES

Images are illustrative in nature and subject to change based on review and approval by the Land Use Administrator.

SFD DETACHED ARCHITECTURAL STANDARDS

Foundations:

- Single family detached house foundations shall be either crawl space or elevated slab with a minimum height of 18" at all points along the front and side facades, excluding any portion of the rear or side façade adjacent to the garage, where the finished grade may slope up to the garage floor elevation to maintain accessibility and positive drainage away from the garage.
- All exposed foundations shall be wrapped in brick or stone, or formed concrete, excluding areas under porches, which may be enclosed with lattice.

Facades:

- All homes will either consist of a single material of brick or stone or will have a combination of 2 or more of the following finishes on the front façade (not including foundations): stone, brick, lap siding, shakes, or board and batten siding.
- Vinyl may only be used for soffits, fascia, and corner boards. Metal coil-stock trim shall only be permitted for drip-edge locations.
- No street facing facade shall have an uninterrupted plane greater than 20' in length. Glazed windows, entry doors, cantilevers, band boards, water tables, offsets, and other similar architectural breaks shall be used to interrupt façade planes.
- All non-street facing facades shall have uninterrupted plans of no greater than 30'. Planes shall be broken with windows, chimneys, side porches, wall offsets or similar treatments.
- All primary exterior facades shall include a minimum of 2 windows.
- Street facing facades shall have a minimum of 1 of the following:
    - Bay window
    - Window Trim 4" or greater in width
    - Shutters
    - Balcony
    - Patterned finish (Scales, Shakes, Wainscoting, Board & Batten, etc.)

Roofing:

- Primary roofs shall be clad in one or more of the following: standing-seam metal, slate, wood, or architectural asphalt shingles.
- Primary roofs shall have a minimum pitch of 6:12.
- Secondary roofs shall have a minimum pitch of 3:12 and shall be clad in architectural asphalt shingles or standing seam metal or shall utilize a parapet, railing, cornice, or eave structure where the pitch is less than 3:12.

SFD DETACHED ARCHITECTURAL STANDARDS

- Buildings shall not have uninterrupted roof planes or parapet planes of greater than 30' in any direction. Dormers, steps, corbels, or offsets shall be used to interrupt roof planes or parapet planes.
- Eaves shall extend a minimum of 8", excluding bay windows or similar façade projections which shall have eaves of no less than 2"
- All single family roofs shall have a minimum of 1 of the following:
    - Dormer
    - Gable
    - Chimney
    - Cupola
    - Widow's Walk

Entrances:

- All single family detached houses shall have one of the following for all Street-Facing Entrances:
    - A porch measuring a minimum of 6'x6'
    - A stoop measuring a minimum of 6'x6'
- Street Facing entrances shall have a minimum of 1 of the following:
    - 4" or greater width door trim
    - Sidelight windows
    - Transom window
    - Glazed Panel in Entry Door
    - Covered porch a minimum 8' in depth and a minimum width of 50% of the façade length
- Rot-resistant trim material of no less than 3.5" shall be installed around all doorways.

Garages:

- Garages on street facing facades shall not extend beyond the front plane of the porch and/ or stoop.
    - Garage doors on street facing facades shall have carriage style hardware and/or windows.
    - Garage doors shall not exceed 45% of the width of the street facing façade or shall be split into separate bays.
    - All lots less than 55' in width shall have rear loaded garages accessed from alleys.

SFD DETACHED - EXAMPLE ELEVATIONS

PARKSIDE AT WESTLAKE
KNIGHTDALE

SFD REAR LOADED - EXAMPLE ELEVATIONS

SFD REAR LOADED - EXAMPLE ELEVATIONS

TOWNHOME ARCHITECTURAL STANDARDS

Foundations:

- Townhouse foundations shall be raised with a stem wall or or elevated slab with a minimum height of 18" at all points along the front and side facades, excluding any portion of the rear façade and the rear portion of side facades where the finished grade may slope up to the garage floor elevation to maintain accessibility and positive drainage away from the garage.
- All exposed foundations shall be wrapped in brick or stone, or formed concrete, excluding areas under porches, which may be enclosed with lattice.

Facades:

- Each townhouse building will either consist of a single material of brick or stone or will have a combination of 2 or more of the following finishes on the front façade (not including foundations): stone, brick, lap siding, precast or cast-in place concrete, EIFS, or board and batten siding.
- Where a townhouse building includes more than 4 units and isn't constructed of a single material of stone or brick, there shall be a minimum of 2 complimentary colors for primary façade materials.
- Vinyl may only be used for soffits, fascia, and corner boards. Metal coil-stock trim shall only be permitted for drip-edge locations.
- No primary or street-facing facade shall have an uninterrupted plane greater than 20' in length. Glazed windows, entry doors, cantilevers, band boards, water tables, offsets, and other similar architectural breaks shall be used to interrupt façade planes.
- All non-street facing facades shall have uninterrupted plans of no greater than 30'. Planes shall be broken with windows, chimneys, side porches, wall offsets or similar treatments.
- All primary exterior facades shall include a minimum of 2 windows per unit.
- Where more than 4 townhouses are in a single building, there shall be a minimum of 2 façade off-sets per building measuring a minimum of 12".
- Primary facades shall have a minimum of 1 of the following:
    - Bay window
    - Window Trim 4" or greater in width
    - Shutters
    - Patterned finish (Scales, Shakes, Wainscoting, Board & Batten, etc.)

Building Sizes:

- A minimum of 30% of townhomes shall be 3-stories. All other townhomes shall be a minimum of 2-stories.
- There shall be no building exceeding 168' in length.

TOWNHOME ARCHITECTURAL STANDARDS

Roofing:

- Primary roofs shall be clad in one or more of the following: standing-seam metal, slate, wood, or architectural asphalt shingles.
- Primary roofs shall have a minimum pitch of 6:12.
- Secondary roofs shall have a minimum pitch of 3:12 and shall be clad in standing seam metal or architectural asphalt shingles or shall utilize a parapet, railing, cornice, or eave structure where the pitch is less than 3:12.
- Buildings shall not have uninterrupted roof planes or parapet planes of greater than 30' in any direction. Dormers, steps, corbels, or offsets shall be used to interrupt roof planes or parapet planes.
- Eaves shall extend a minimum of 6", excluding bay windows or similar façade projections which shall have eaves of no less than 2"
- All townhouses shall have a minimum of 1 of the following:
    - Dormer
    - Gable
    - Chimney
    - Balcony
    - Widow's Walk

Entrances:

- All townhouses shall have one of the following for all Primary Entrances:
    - A porch measuring a minimum of 5'x5'
    - A stoop measuring a minimum of 4'x4'

      *At least 2 townhome units in every building shall utilize the porch option above
- Primary entrances shall have a minimum of 1 of the following:
    - 4" or greater width door trim
    - Sidelight windows
    - Transom window
    - Glazed Panel in Entry Door
    - Covered porch a minimum 6' in depth and a minimum width of 50% of the unit width
- Rot-resistant trim material of no less than 3.5" shall be installed around all doorways.

Garages:

- All townhomes shall have rear-loaded garages accessed from alleyways.
- Garages may be stand-a-lone structures or housed within the primary townhouse structure.
- Any townhome greater than 24' in width shall have a 2-car garage

TOWNHOME - EXAMPLE ELEVATIONS

APARTMENT BUILDING ARCHITECTURAL STANDARDS

Roofing:

- Primary roof forms shall be flat roof assemblies with a parapet or eave structure such that the roof material is not visible from adjacent finished grade
- Secondary roof forms may slope with a minimum pitch of 3:12 and shall utilize one of the following materials: standing-seam metal, slate, wood, or architectural asphalt shingles.

Building Sizes:

- Where apartment buildings front the same internal right of way as single family or townhome lots, they shall be no more than 1 additional story in height than the single family or townhome building.

Facades:

- Street facing facades shall utilize at least 2 of the following: Brick Veneer, Stone Veneer, vertical board and batten, or lap siding
- Buildings shall not have uninterrupted wall planes greater than 30 feet in any direction visible from any street. 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.
- The base of all buildings shall have a masonry-type cladding a minimum of 24” above the elevation of the finished grade, excluding patios and doorways.
- Apartment buildings shall adhere to all standards contained within Section 6.7 of the UDO related to Material, Colors, Facades, and Building Entrances, except as modified above.

Mechanical and Electrical Equipment:

- As allowed by North Carolina Residential Code, and excepting plumbing vents, clothes dryer vents, attic vents, and bath fan vents, the mechanical components of structures shall be screened to limit or proscribe visibility from public rights-of-way via one of the following: (a) opaque landscaping, (b) building-matched wing walls, (c) parapets, (d) architectural screens or louvers, (e) opaque fencing, or (f) an equivalent residential-context visual-obstruction. Plumbing vents, clothes dryer vents, attic vents, bath fan vents and equivalent apparatuses shall be either (a) incorporated into the structure, (b) placed in inconspicuous locations, or (c) be colored to match the building plane which they penetrate, and/or be trimmed in the same fashion as windows and doors and colored to match the trim.

APARTMENT BUILDING EXAMPLE ELEVATIONS

Upper Story Apartments

Apartments

COMMERCIAL/MIXED USE ARCHITECTURAL STANDARDS

In order to foster convenient and accessible neighborhood business uses and align more closely with the Town's desire to see a mix of uses included in development proposals, the proposed PUD includes 3 commercial typologies, identified in the Master Plan as 'Neighborhood Commercial', 'Commercial Center', and 'Corridor Commercial'. All commercial/mixed use buildings shall be subject to the applicable architectural standards outlined in Chapter 6 of the UDO based on the relevant building type, with the exception of the proposed self-storage facility within the Corridor Commercial typology. The self-storage facility shall follow the standards included in the following section.

Conceptual elevations developed by CI Design, Inc. for the various building types shown in the Commercial Center and Multifamily Pod are provided on the following pages.

4-STORY APARTMENTS

1-STORY CLUBHOUSE AMENITY

3-STORY APARTMENTS

PARKSIDE AT WESTLAKE | ELEVATIONS

KNIGHTDALE, NORTH CAROLINA | JUNE 16, 2023

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GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING

3-STORY TOWNHOMES

1-STORY CLUBHOUSE AMENITY

2-STORY APARTMENT ABOVE RETA

2-STORY OFFICE ABOVE 1-STORY RETAIL

2-STORY OFFICE ABOVE RETAIL

1-STORY RETAIL

PARKSIDE AT WESTLAKE | ELEVATIONS

KNIGHTDALE, NORTH CAROLINA | JUNE 16, 2023

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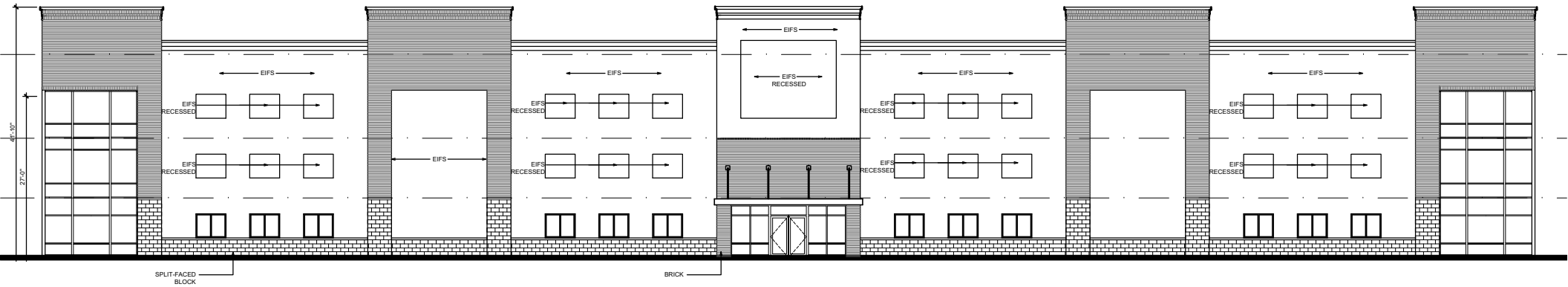
GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING

SELF-STORAGE FACILITY DESIGN STANDARDS

1. The self-storage (mini-storage) use shall only be permitted within the Corridor Commercial pod within the proposed NMX PUD.
2. Yard Setbacks
    a. Front (Min.): 0 ft
    b. Front (Max.): n/a
    c. Side (Min.): 10 ft
    d. Rear (Min.): 30 ft
3. Height
    a. Min. Height: 2 stories
    b. Max Height: 3 stories
4. Parking shall be permitted in the front yard if screened from ROW by a proposed detached outlot / liner building.
5. Roofs shall be flat and screened from view by parapet walls.
6. Articulation
    a. No blank, uninterrupted wall shall extend for a length greater than or equal to 30 ft.
        i. Blank walls shall be avoided by the addition of window features (transparent or non-transparent), piers, building recesses, pilasters, arches, columns, or significant changes in the texture or pattern of building materials.
6. Awnings
    a. A building canopy, awning, or similar weather protection, if provided, shall project a minimum of 3-5 feet.
7. Window Features / Transparency
    a. All primary entrances shall feature a transparent door.
    b. The first floor of the primary façade shall include window features (transparent <u>or</u> non-transparent [i.e. spandrel glass]) on at least 40% of the length of the first floor building elevation.
    c. Min. window area: 16 ft
    d. Min. window width: 3 ft
    e. Min. window height: 4 ft
8. Primary Facade Entrance
    a. The front entrance shall face Smithfield Road and shall be distinguishable form the rest of the building through the use of elements such as but not limited to a landscape forecourt, a wide pedestrian path, access and pathway paving, special plants and landscape, and / or a prominent roof form.
9. Material Colors
    a. Facade colors shall be of a low reflectance earth tone, muted, subtle, or neutral colors. Building trim may feature brighter colors as an accent material. The use of high-intensity, metallic, fluorescent, day glow, or neon colors shall be prohibited.
10. Public gathering space design and activation shall adhere to the same standards as prescribed for mixed-use buildings in the UDO (Section 6.8).

PARKSIDE AT WESTLAKE
SELF-STORAGE FACILITY: CONCEPTUAL ELEVATION

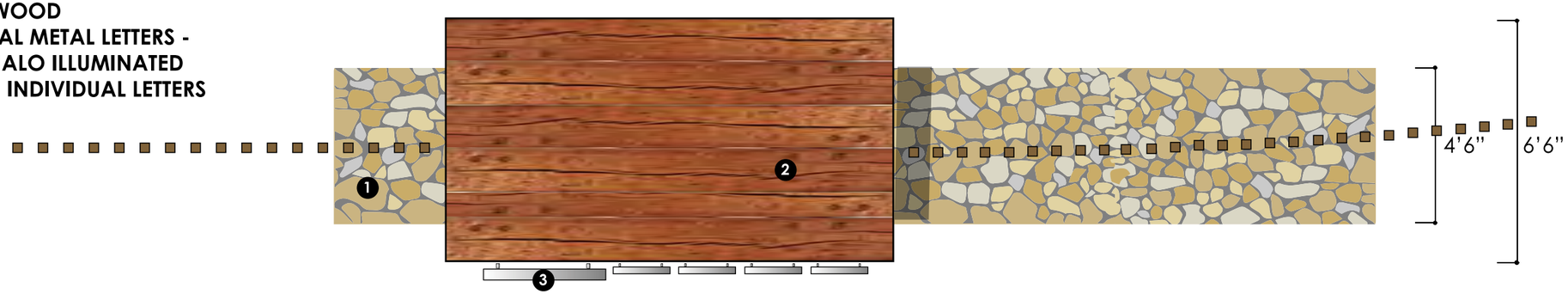


Location: Corridor Commercial POD (Smithfield Rd)

SIGNAGE, MONUMENTATION, AND OPEN SPACE DESIGN CONCEPTS

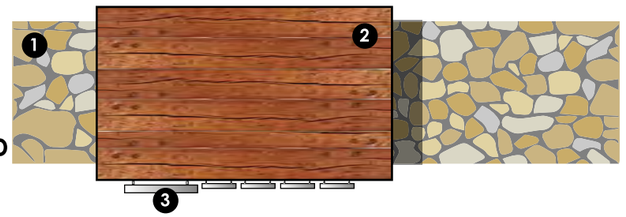
As part of the developments overall branding package, Parskide at Westlake will provide a comprehensive hierarchy of sign types with shared core elements. These core elements will play off the Town's agricultural roots, prominently incorporating wood and stone. As such, the developer commits to incorporating wood and stone into all residential monument and pylon style signs. All commercial monument or pylon style signs shall incorporate stone.

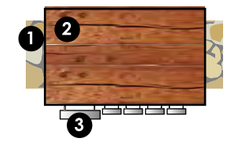
1. CHAPEL HILL STONE
2. "BEAM" WOOD
3. INDIVIDUAL METAL LETTERS - EDGE & HALO ILLUMINATED
4. FACE LITE INDIVIDUAL LETTERS

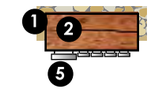


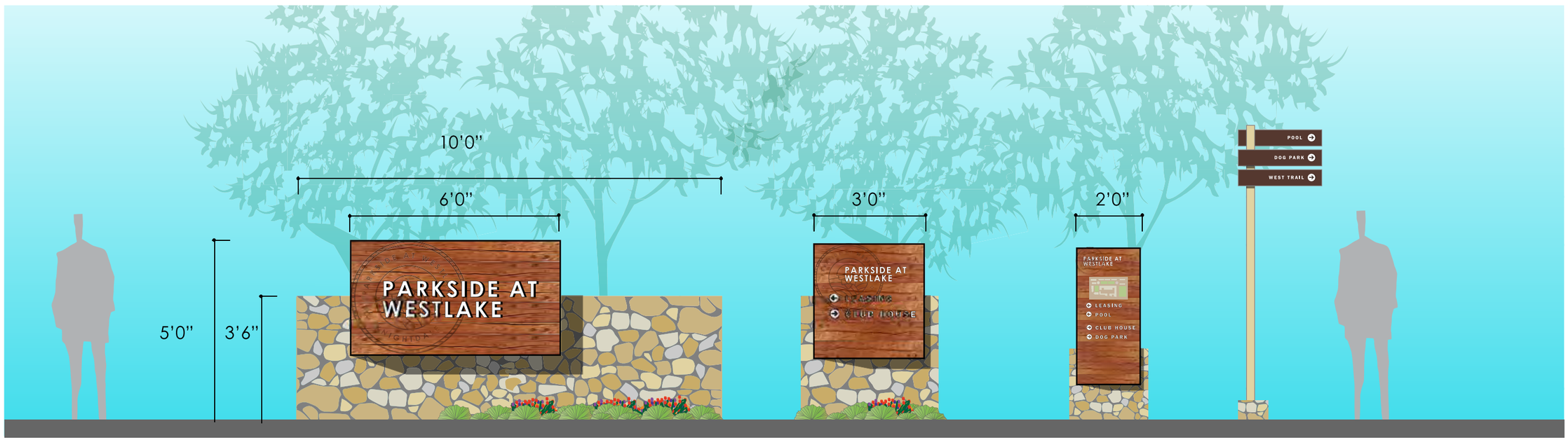
1 PRIMARY IDENTITY **QTY 2**

1. NATIVE STONE
2. "BEAM" WOOD
3. INDIVIDUAL METAL LETTERS - EDGE & HALO ILLUMINATED
4. FACE LITE INDIVIDUAL LETTERS
5. METAL LETTERS - NON ILLUMINATED
6. METAL PANELS - VINYL GRAPHICS
7. PAINTED METAL







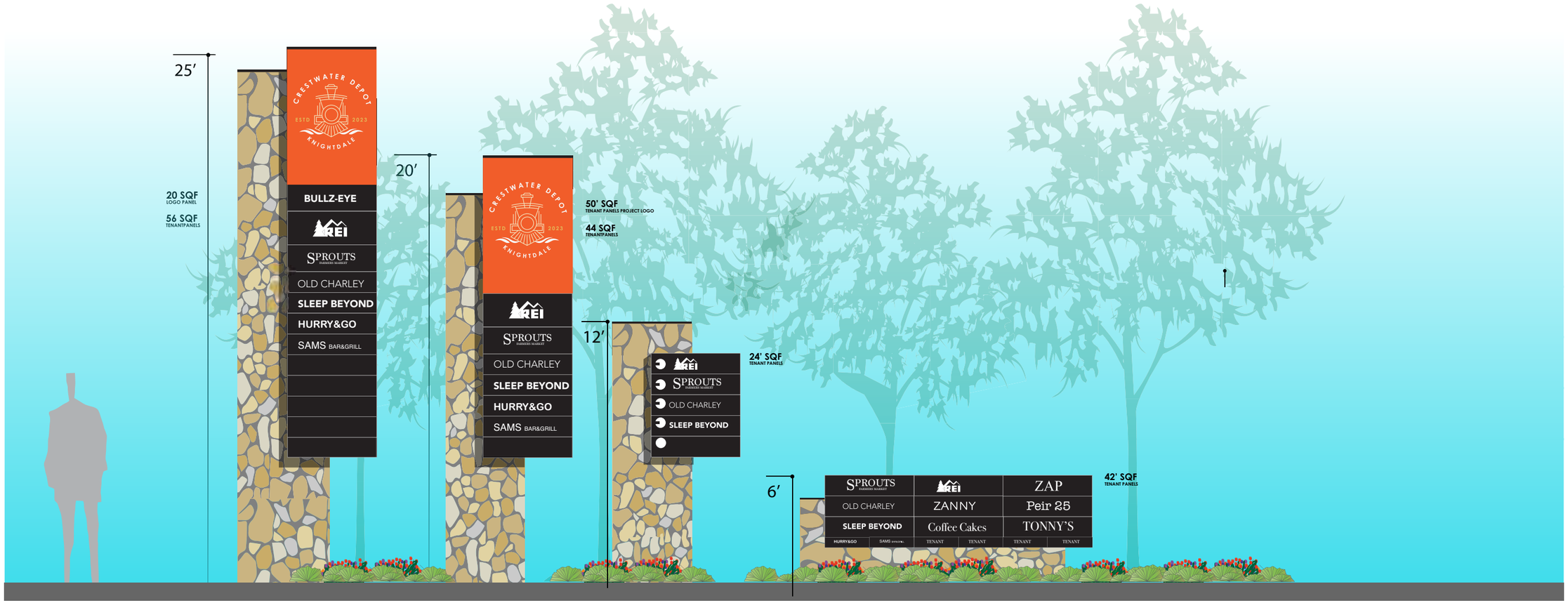


1 PRIMARY IDENTITY

2 VEHICULAR DIRECTIONAL

3 PEDESTRIAN DIRECTIONAL

4 PEDESTRIAN DIRECTIONAL POLE MTD



1 PRIMARY TENANT PYLON

2 SECONDARY TENANT PYLON

3 VEHICULAR DIRECTIONAL

4 VEHICULAR PYLON

OPEN SPACE DESIGN CONCEPTS

As the Parkside at Westlake plans further develop, additional open space design and programming will be incorporated into construction drawings or submitted as a separate site plan review. The following section highlights initial conceptual designs for key open space amenities throughout the development. The intent of these designs is to illustrate the applicant's initial design intent and commitment to providing a diverse range of high quality gathering spaces for the community.

Conceptual Amphitheater Design (Phase 4)

KEY
1. GRAVEL AREA FOR FOOD TRUCKS AND TENTS
2. FUTURE PAD - TEMPORARY SEED FOR LAWN
3. ACTIVITY LAWN
4. FLEXIBLE AREA FOR VENDOR TENTS/FOOD TRUCKS
5. CRUSHED AGGREGATE DRIVE
6. LIGHT POLES + ACCESSORY POWER
7. PAVILION
8. GRAVEL PARKING
9. FUTURE PAD
10. FUTURE DRIVE

0 20 40 80

SCALE: 1"=40'

N

VILLAGE GREEN - INTERIM OPEN SPACE CONCEPT | CONCEPT DESIGN

KNIGHTDALE, NORTH CAROLINA | 16 JUNE 2023

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VILLAGE GREEN - INTERIM OPEN SPACE CONCEPT | CONCEPT DESIGN

KNIGHTDALE, NORTH CAROLINA | 16 JUNE 2023

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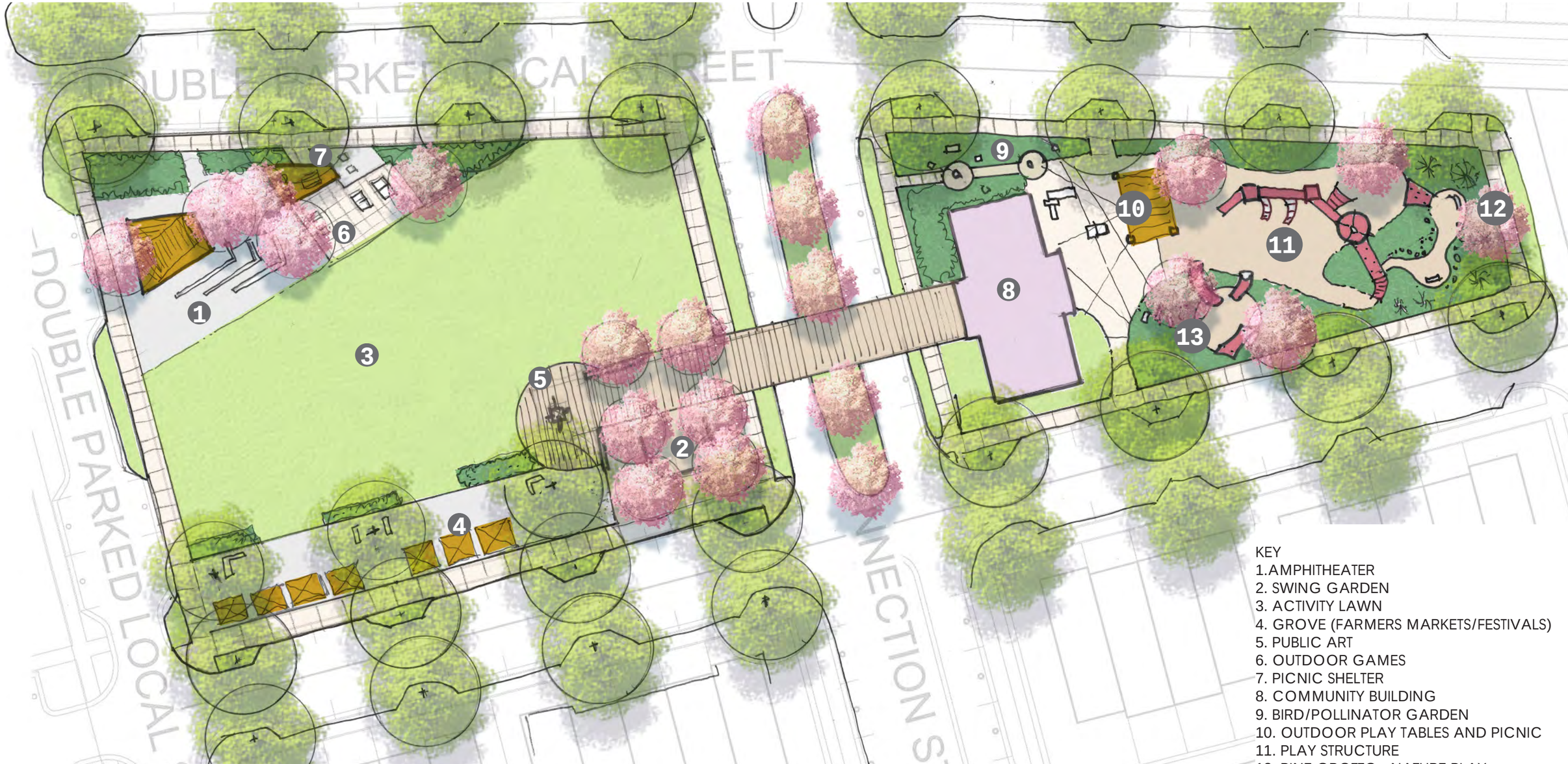

KEY
1.AMPHITHEATER
2. SWING GARDEN
3. ACTIVITY LAWN
4. GROVE (FARMERS MARKETS/FESTIVALS)
5. PUBLIC ART
6. OUTDOOR GAMES
7. PICNIC SHELTER
8. COMMUNITY BUILDING
9. BIRD/POLLINATOR GARDEN
10. OUTDOOR PLAY TABLES AND PICNIC
11. PLAY STRUCTURE
12. PINE GROTTO - NATURE PLAY
13. THE SLIDE HILL

0 20 40 80

SCALE: 1"=40'

N

PUBLIC OPEN SPACE | SCHEMATIC DESIGN

Open Space # 5 & #6 on Master Plan | 30 MARCH 2023

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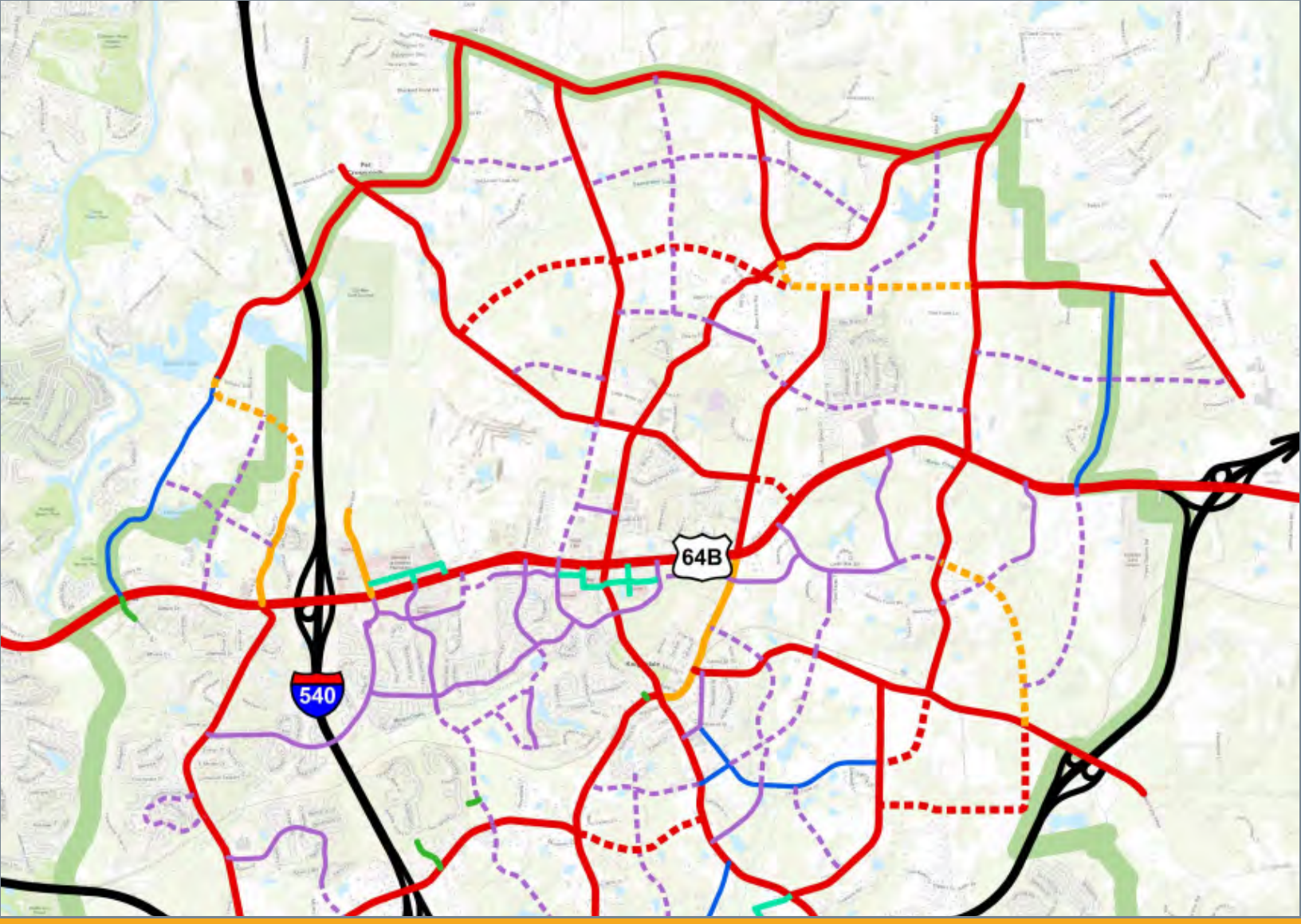


6 TRANSPORTATION ANALYSIS

TRANSPORTATION IMPACT ANALSYIS SUMMARY

A Traffic Impact Analysis (TIA) was conducted by Ramey Kemp and Associates for the proposed development in accordance with the Knightdale (Town) Unified Development Ordinance (UDO) and North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. A full copy of the TIA has been submitted for review and approval with the PUD document.

The following pages contain a list of traffic improvements recommended by Ramey Kemp at the time of initial PUD submittal. **Final traffic improvements will be based on updated TIA recommendations following additional NCDOT and Town of Knightdale review.**

STUDY AREA

The study area for the TIA was determined through coordination with the Town and NCDOT and consists of the following existing intersections:

- Poole Road and Smithfield Road
- Smithfield Road and Sandy Run
- Smithfield Road and US 64 Eastbound Ramps
- Smithfield Road and US 64 Westbound Ramps
- Smithfield Road and Major Slade Road
- Poole Road and Bethlehem Road
- Poole Road and Major Slade Road

RECOMMENDED IMPROVEMENTS BY DEVELOPER

Recommended Improvements by Developer **(Subject to Change)**

Poole Road and Smithfield Road

- Provide an exclusive southbound right-turn lane with a minimum of 75 feet of storage and appropriate deceleration and taper length. *[Phase 2]*

Smithfield Road and Major Slade Road

- Provide an exclusive southbound right-turn lane with a minimum of 100 feet of storage and appropriate deceleration and taper length. *[Phase 2]*

Poole Road and Major Slade Road

- Provide an exclusive northbound right-turn lane with a minimum of 100 feet of storage and appropriate deceleration and taper length. *[Full Build]*

Smithfield Road and Site Access A

The proposed development is expected to provide approximately 0.6 miles of widening along its frontage on either side of Smithfield Road to construct a portion of the planned four-lane divided section.

- Construct eastbound approach with one (1) ingress lane and two (2) egress lanes striped as one left-turn lane and one right-turn lane. *[Phase 1]*
- Provide an exclusive northbound left-turn lane with a minimum of 150 feet of storage and appropriate taper. *[Phase 1]*
- Provide an exclusive southbound right-turn lane with a minimum of 100 feet of storage and appropriate taper. *[Phase 1]*
- Monitor intersection for signalization and install traffic signal when warranted. *[Full Build]*

RECOMMENDED IMPROVEMENTS BY DEVELOPER

Smithfield Road and Site Access B / Site Access F

The proposed development is expected to provide approximately 0.6 miles of widening along its frontage on either side of Smithfield Road to construct a portion of the planned four-lane divided section.

- Construct eastbound approach with one (1) ingress lane and two (2) egress lanes striped as one left-turn lane and one right-turn. *[Phase 2]*
- Provide an exclusive northbound left-turn lane with a minimum of 200 feet of storage and appropriate taper. *[Phase 2]*
- Provide an exclusive southbound right-turn lane with a minimum of 75 feet of storage and appropriate taper. *[Phase 2]*
- Construct westbound approach with one (1) ingress lane and one (1) egress lane striped as a shared left-thru-right lane. *[Full Build]*
- Provide an exclusive southbound left-turn lane with a minimum of 250 feet of storage and appropriate taper. *[Full Build]*
- Monitor intersection for signalization and install traffic signal when warranted. *[Full Build]*

Poole Road and Site Access C

- Construct southbound approach with one (1) ingress lane and one (1) egress lane striped a shared left-right. *[Phase 2]*
- Provide an exclusive eastbound left-turn lane with a minimum of 50 feet of storage and appropriate taper. *[Phase 2]*
- Provide an exclusive westbound right-turn lane with a minimum of 50 feet of storage and appropriate taper. *[Phase 2]*
- Provide stop-control for the southbound approach *[Phase 2]*

Smithfield Road and Site Access D

The proposed development is expected to provide approximately 0.6 miles of widening along its frontage on either side of Smithfield Road to construct a portion of the planned four-lane divided section.

- Construct eastbound approach with one (1) ingress lane and one (1) egress lane striped a shared left-right. *[Full Build]*
- Provide an exclusive southbound right-turn lane with a minimum of 75 feet of storage and appropriate taper. *[Full Build]*
- Provide stop-control for the eastbound approach. *[Full Build]*

RECOMMENDED IMPROVEMENTS BY DEVELOPER

Smithfield Road and Site Access E

The proposed development is expected to provide approximately 0.6 miles of widening along its frontage on either side of Smithfield Road to construct a portion of the planned four-lane divided section.

- Construct eastbound approach with one (1) ingress lane and one (1) egress lane striped a right-in/right-out. *[Full Build]*
- Provide an exclusive southbound right-turn lane with a minimum of 50 feet of storage and appropriate taper. *[Full Build]*
- Provide stop-control for the eastbound approach. *[Full Build]*

Smithfield Road and Site Access G

The proposed development is expected to provide approximately 0.6 miles of widening along its frontage on either side of Smithfield Road to construct a portion of the planned four-lane divided section.

- Construct westbound approach with one (1) ingress lane and one (1) egress lane striped a right-in/right-out. *[Full Build]*
- Provide an exclusive northbound right-turn lane with a minimum of 50 feet of storage and appropriate taper. *[Full Build]*
- Provide stop-control for the westbound approach. *[Full Build]*

Poole Road and Site Access H

- Construct southbound approach with one (1) ingress lane and two (2) egress lanes striped as one left-turn lane and one right-turn lane. *[Phase 2]*
- Provide an exclusive eastbound left-turn lane with a minimum of 150 feet of storage and appropriate taper. *[Phase 2]*
- Provide an exclusive westbound right-turn lane with a minimum of 75 feet of storage and appropriate taper. *[Phase 2]*
- Provide stop-control for the southbound approach *[Phase 2]*

RECOMMENDED IMPROVEMENTS BY DEVELOPER

Smithfield Road and Site Access I

The proposed development is expected to provide approximately 0.6 miles of widening along its frontage on either side of Smithfield Road to construct a portion of the planned four-lane divided section.

- Construct westbound approach with one (1) ingress lane and one (1) egress lane striped a right-in/right-out. *[Full Build]*
- Provide an exclusive northbound right-turn lane with a minimum of 50 feet of storage and appropriate taper. *[Full Build]*
- Provide stop-control for the westbound approach. *[Full Build]*

Improvements Needed to Meet Town's UDO Requirements **(Subject to Change)**

Smithfield Road and Sandy Run

- Provide an exclusive eastbound left-turn lane with a minimum of 275 feet of storage and appropriate deceleration and taper length. *[Phase 2]**

  *(*Note - if warranted following site Access 1 being completed)*

Smithfield Road and Major Slade Road

- Provide an exclusive eastbound left-turn lane with a minimum of 275 feet of storage and appropriate deceleration and taper length. *[Full Build]*

7 RECREATIONAL OPEN SPACE + AMENITIES

RECREATIONAL OPEN SPACE AND AMENITIES

Parkside at WestLake will provide a diverse offering of active and passive recreation areas within the development as detailed on the following page, linked by a comprehensive network of sidewalks and greenways.

Open Space Standards

- Total recreation open space required: 26.38 Acres
- Active recreation space required: 13.2 Acres
- Active recreation space provided: 13.2 Acres

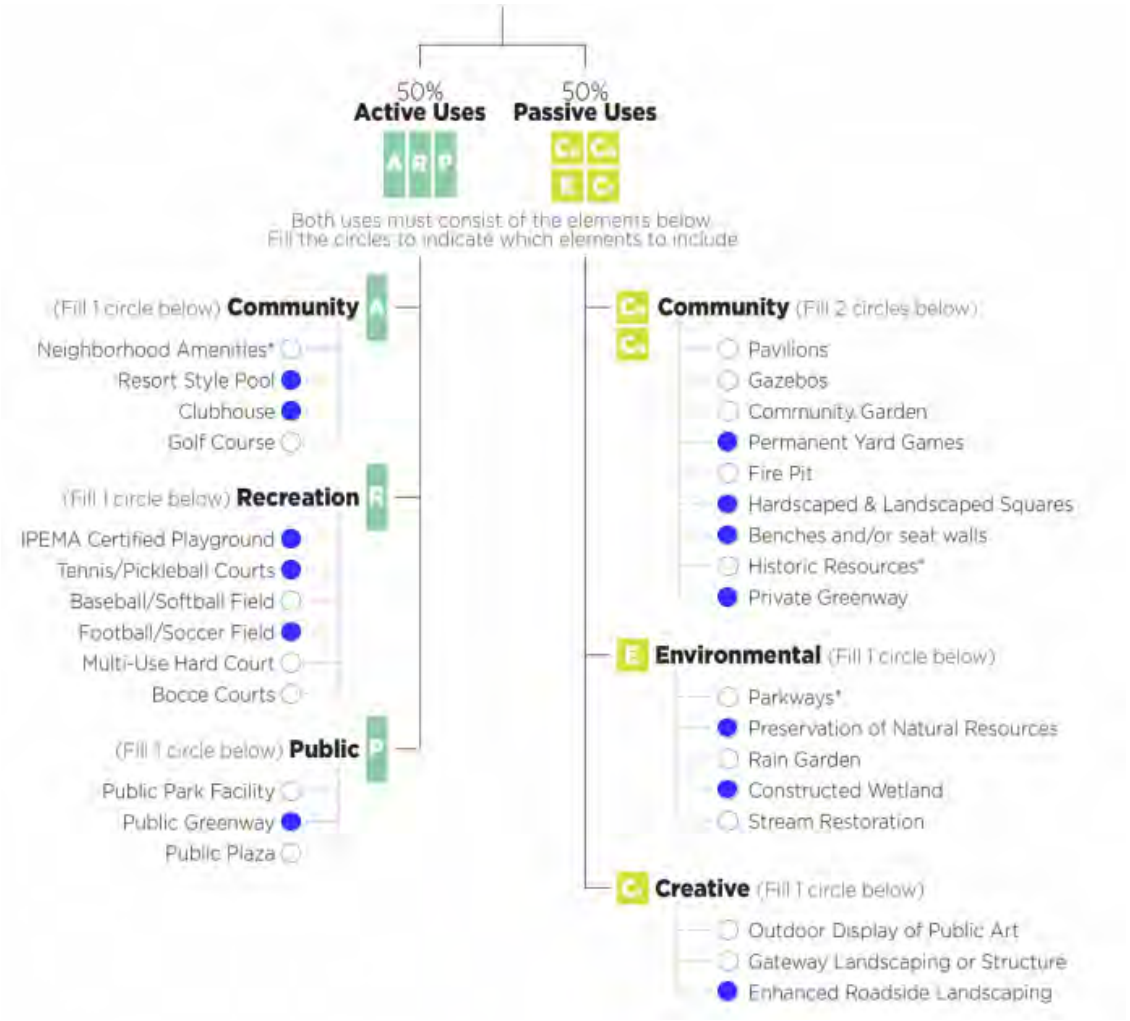
- Passive open space required: 13.2 Acres
- Passive open space provided: 17.02 Acres

Parkside at WestLake is anchored by a centralized park and amenity space located along a traffic circle on the main access drive for the residential portion of this project. This central amenity site will include a pool and clubhouse, as well as soccer fields and hard surface courts. Linked to this main amenity site is a public greenway which traverses the site from east to west, and provides pedestrian access to a playground and amphitheater. The portion of the site west of Smithfield Road also incorporates additional distributed open spaces, including a dog park, gate houses, green squares and courtyards. East of Smithfield Road, the Townhome and Apartment section of this development will include an additional pool and clubhouse, playground, and open park space.

RECREATIONAL OPEN SPACE AND AMENITIES

Parkside at WestLake will provide a diverse offering of active and passive recreation areas within the development as detailed below, linked by a comprehensive network of sidewalks and greenways.

The 'Design Guidelines' section of this document contains a conceptual design for two active open space areas (identified as Open Space #5 and Open Space #6 on the associated master plan) within the portion of the site east of Smithfield Road. These two adjacent parks will provide a centralized community gathering location for this portion of the development, anchored by play structures, gardens, permanent outdoor games, an amphitheater, event lawn, farmers market, community building, and outdoor play tables and picnic facilities.



8 INFRASTRUCTURE

STREETS + SIDEWALKS

Streets and alleys within Parkside at Westlake are designed to meet the construction standards of the Town of Knightdale, though modifications to street cross-sections are proposed as part of the PUD.

- Lots which front on open-space rather than a public ROW will be served by a custom 36' 'Utility Alley', in order to permit room for public utilities within these alleys rather than via a local road.
- Alternative cross-sections are proposed to the Town's Urban Avenue - 2 lanes (to allow for a median divided urban avenue), Main Street - 3-lanes (to allow for 20' of pavement to accommodate emergency vehicles), and Urban Main Street - 2-lanes (to allow for a 2-lane section with on-street parking, street trees within the verge, and sidewalks). Details on proposed cross-sections are provided in the Master Plan set.
- Frontage along Smithfield Road and Poole Road will be improved to the Town's standard Boulevard (4-lane median divided with sidepaths) cross-section.
- All remaining streets and alleys within the development will be constructed to Town of Knightdale standards.

STORMWATER

Parkside at WestLake is located within the Neuse River basin. The proposed development shall be subject to stormwater management requirements found in Chapter 9: Environmental Protection Standards of the Town of Knightdale's Unified Development Ordinance (UDO). Per regulations established in Chapter 9 of the Town of Knightdale's UDO, stormwater runoff provisions shall address peak flow mitigation and water quality management.

Eight above ground stormwater control measures (SCMs) are proposed to meet regulations established Chapter 9 of the Town of Knightdale's UDO by providing peak flow mitigation and water quality management for the site. Additionally, these SCMs will be designed to have a minimum of 85% avg. annual removal for Total Suspended Solids (TSS). The developer reserves the right to add underground SCMs or bioretention within the Neighborhood Center or Multifamily POD if the need arises without modifying the zoning approval.

WATER + SEWER

Water and sewer within Parkside at WestLake are designed to meet the standards of the City of Raleigh.

- Utility extensions will be required to serve this development and all extensions shall be reviewed and approved by the City of Raleigh to confirm compliance will all applicable standards.
- All sewer mains within the development will be 8" diameter minimum
- A water system analysis will be submitted at the time of construction drawing submittal to determine water main sizes within the development.
- Development shall include the construction of a new 18" sewer interceptor to remove concerns over the Lake Myra Pump Station.

9 NEIGHBORHOOD MEETING REPORT

PARKSIDE AT WESTLAKE NEIGHBORHOOD MEETING

January 10, 2023, 6:00pm
Online Zoom Webinar Format

Total attendees: 18 (9 Neighbors/Residents and 9 Dev. Team/Town Staff)

Participants Present:

1. Allen Edwards
2. Art Threatt
3. Caroline Cheeves (Dev. Team)
4. Debbie
5. Dveal
6. James E
7. Katie – Gander (Dev. Team)
8. Lynda Rodriguez
9. Robert Shunk (Dev. Team)
10. Jacob Anderson (Dev. Team)
11. Kevin Lewis (Town Staff)
12. Ryan Akers (Dev. Team)
13. Ryan Barker (Dev. Team)
14. Will Yadusky (Dev. Team)
15. Davey Hammonds
16. Kimberly Hammonds
17. David Bergmark (Dev. Team)
18. Anonymous attendee

Presenters:

a. David Bergmark (McAdams)
b. Caroline Cheeves (Ramey Kemp)

Frequency of Categorized Questions/ Comments :

Annexation: 2
Timing: 1
Buffers: 1
Traffic: 9

Presentation

With the aid of a PowerPoint presentation, David Bergmark provided a summary of the development proposal covering the following areas:

- Purpose of neighborhood meetings
- Introduction of the development team
- Project development timeline
- Project location and existing zoning
- Proposed uses and densities
- Open space and amenities
- Explanation of the master plan layout
- Perimeter buffers
- Commercial areas proposed
- Traffic management

Citizen Questions and Responses

1. **Question/Comment** – When will the annexation occur? Will the annexation just be for this development or include any neighboring property? [Annexation]
    a. **Response**: Annexation would occur with the rezoning proposal. We would need to annex the site for the Town of Knightdale to approve the rezoning request, as it currently not in their jurisdiction. The annexation would ONLY include the property that is voluntarily being submitted for annexation by the property owners as part of this proposal. It would not include any adjoining neighboring property.

2. **Question/Comment -** When is this project expected to break ground. How long will buildout be?? [Timeline]
    a. **Response**: Potential PUD approval could occur in May. Construction drawings might be done by the end of the year but could go into 2024. After CD approval, site work would begin in phases. We would likely be looking at a 8 year build-out.

3. **Question/Comment –** When will the TIA be available? While it is nice to have additional lanes added, you are creating 4 lanes segments that revert back to 2-lane segments. How does that impact congestion? [Traffic]
    a. **Response**:
        i. The TIA would be publicly available soon – either with our 1/23/23 submittal or shortly afterwards. Once submitted, it will be public Record. Road widening that happens incrementally occurs that way so that developers bear the cost of the widening rather than the tax payer. Any widening improvements would be reviewed by the Town and DOT to ensure they are being conducted in a safe manner, in terms of where lanes begin and end. Additionally, the frontage improvements we are making go beyond the traffic improvements called for by the TIA. So the TIA would identify improvements needed to specifically address the traffic impacts generated by this development, and the frontage widening we are doing to meet Knightdale regulation is an added benefit that goes above and beyond what is needed to address traffic congestion created by this development.
        ii. Kevin Lewis added that this project would be added to the Knightdale development map on the Town's website, with the plan set and TIA linked.

4. **Question/Comment –** we have 14000 cars per day on Smithfield road and your project would add 10,000 cars per day. How will that work when traffic is bumper to bumper now. [Traffic]

a. **Response**: That TIA will evaluate the current LOS , will evaluate how many additional trips we are adding, where those trips are going (how they are distributed), and determine where the extra congestion is occurring and what improvements need to be made by the developer based on that analysis. For example, if the study shows a significant amount of trips going north up Smithfield road, it might recommend that we add a turn lane, or extend the length of an existing turn lane to accommodate that additional traffic. The TIA will evaluate all the impacts of the Dev. and determine what improvements are needed to maintain acceptable levels of service per DOT standards.

5. **Question/Comment -** Will widening of Smithfield encroach on property owners to the east? **[Traffic]**
   a. **Response**: Our frontage improvements would solely be along the property that we own. If you own additional property to the east of Smithfield road, our widening improvements shouldn't impact you. Occasionally if we had a turn lane needed near the edge of our development there could be a case where the edge of that turn lane might encroach onto a neighboring property and we would need to try to acquire an easement to extend the edge of that turn lane. You would have to request that of property owners – you can't force it.

6. **Question/Comment** – Do you have first right of refusal for the Hopkins Property along Poole Road between the 2 points of frontage. If yes, what would be built on that portion of land. Does this take into consideration the tractor trailers that are currently parking on that property and utilizing the Poole/Smithfield intersection. [Project Expansion / Traffic]
   a. **Response**: No, we do not have a first right of refusal on the Hopkins property, so we have no plans for that land and that is why it is not included as part of our development proposal. As part of the TIA, it would evaluate the different vehicles, so if you have larger vehicle types that would be taken into consideration. Larger vehicles require a larger turning radius. However, in this case, both Poole Road and Smithfield Road are thoroughfares where larger vehicle traffic is expected and designed for.

7. **Question/Comment** – A recent traffic study of the Poole Road / Smithfield Road intersection rates level of service F in 2027. Wait times exceed 80 seconds. How will you improve this wait time? [Traffic]
   a. **Response (Caroline Cheeves)**:). The intersection is going to experience increased delay in the future. Based on the town's UDO, we are required to show mitigation to improve the intersection up to an acceptable LOS. There are NCDOT improvements occurring at that intersection. NCDOT will be installing left turn lanes that will precede this development. Additionally, this development and an adjoining development will need to provide additional mitigation above those left turn lanes. Since we do have frontage all the way down to the intersection, we will be able to utilize that frontage in order to assist with intersection improvements. The TIA is not submitted yet, but we will be recommending improvements ,which will be improved by both the Town and NCDOT. We need to vet those improvements through the Town and DOT.

8. **Question/Comment** – Will current property owners on Smithfield Road be impacted or will road widening be on the proposed development side.? [Traffic]
    a. **Response**: Our frontage improvements would just be along our side (the development side) of the centerline. If the TIA called for additional turn lanes that went off-site, in many cases that could be accommodated within the existing ROW, but if there was a need to go outside of the existing ROW we would need to try to acquire easements or property to allow for that space. However, we are dealing with very wide rights-of-way to begin with, which should help.

9. **Question/Comment** – Will we lose any road frontage property due to the road widening? [Traffic]
    a. **Response**: You should not be, as we are widening along our frontage. If the TIA called for improvements that required widening on a private property owner side of the road that couldn't be accommodated within the existing ROW, we would have to request to purchase property to try to accommodate that recommended improvement. As this project progresses, we will continue to work with any neighbors that might be impacted by ROW construction, even if those improvements are being conducted within the existing road ROW. It could still influence someone's driveway for example. We are more than willing to meet property owners and vet any individual impacts even if it is occurring within the ROW.

10. **Question/Comment** – When will the Poole Road / Smithfield Road 3-lane intersection improvements be finished. [Traffic]
    a. **Response**: It can take DOT a little longer than private development, but it is going up to bid this summer, which means is should be done in 2024 most likely.

11. **Question/Comment** – Our property is next to the development. Why isn't our buffer a 30' Type C buffer? [Buffers]
    a. **Response**: The 30' Type C is typically where we have a more intense use (such as commercial or apartments). The typical buffer between SFD detached SFD abutting existing SFD detached residential is a 20' Type B buffer. The purpose of the buffer is to provide some visual screening between less compatible uses, so when you have single family homes abutting single family homes (even if the proposed lots are smaller), then that wider buffer is generally not seen as being needed in that situation.

12. **Question/Comment:** We were told the current Smithfield Road/Poole Road intersection improvement underway by DOT is only adding a turn lane, with a single lane on either side. Has that plan been changed. [Traffic]
    a. **Response**: NCDOT is installing left turn lanes along both Smithfield and Poole road. That is going to happen regardless of this project. They are putting that up to bid this summer, so that will likely precede this project or the other project to the east. This project would widen the frontage and will add another through-lane along the frontage of the site. That is in addition to those left turn lanes NCDOT is adding.

13. **Question/Comment** – I know you only had to notify property owners within 200 ft, but I sent the invite to the Scanlons and personally thinks you should have notified everyone in the Moorefield development since traffic would impact them. [Process]
    a. **Response**: First and foremost, anyone who is interested in learning more about this development, asking questions, or providing feedback is welcome to reach out to me. I (David Bergmark) would be happy to meet with any interested parties to discuss the project. This is still very early in the process. There will also be a public hearing as part of the public engagement process. David Bergmark brought up his contact information again for participants.

Concluding Remarks

- Katie Hamilton with Gander Development thanked everyone for participating. Once our TIA is further developed we can provide even more concrete feedback on traffic impacts. Please keep the lines of communication open and reach out with any concerns or questions.

NEIGHBORHOOD MEETING MAILING LIST (250 FT BUFFER)

PEREZ, BARTOLO
BALTAZAR 105 S BEND DR
KNIGHTDALE NC
27545-9795

PEACOCK, MELVIN DANNY PEACOCK,
BELINDA F 117 S BEND DR
KNIGHTDALE NC 27545-9795

ETCHELLS, JAMES L ETCHELLS,
JUNE S 9709 POOLE RD
WENDELL NC 27591-8754

CRAWFORD, TRACY NICOLE
1044 RUTLEDGE LANDING DR
KNIGHTDALE NC 27545-7495

ZUCCARINI, DAWN A
1025 HUNTSBORO RD
KNIGHTDALE NC 27545-8111

JAMES L CRESIMORE & ASSOC
LP PO BOX 17743
RALEIGH NC 27619-7743

STEWART, LARRY D
925 KNOTTS HILL PL
KNIGHTDALE NC 27545-8112

MELENDEZ, ELVIS MELENDEZ, LYNN-
MARIE 305 S BEND DR
KNIGHTDALE NC 27545-9721

PARKER, HENRY W
207 SANDY RUN
KNIGHTDALE NC 27545-9789

AROCHO, JEANETTE A AROCHO,
JOSE 409 SANDY RUN
KNIGHTDALE NC 27545-9791

SMITH, VANIE JR SMITH,
SHIRLEY M 107 S BEND DR
KNIGHTDALE NC 27545-9795

RAINEY, VIVIAN M
119 S BEND DR
KNIGHTDALE NC 27545-9795

POOR BOY FARMS INC
5821 POOR BOY FARM RD
KNIGHTDALE NC 27545-9302

KIRK, CLARENCE M JR KIRK,
PHILIP G 10908 POOLE RD
WENDELL NC 27591-8081

GREEN, CYNTHIA A
104 COY PL
KNIGHTDALE NC 27545-9792

POWLEY, JUSTIN C
102 COY PL
KNIGHTDALE NC 27545-9792

MANCILLA, LUIS URIOSO VILLA, ELIZABETH
RODRIGUEZ 109 S BEND DR
KNIGHTDALE NC 27545-9795

HARRIS, HAGAR V
215 SANDY RUN
KNIGHTDALE NC 27545-9789

HINES, AL HINES, PEGGY
3817 S SMITHFIELD RD
KNIGHTDALE NC 27545-9345

MINCEY, JENNIFER FAWN MARIE MINCEY, NATHAN
AUBREY 105 COY PL
KNIGHTDALE NC 27545-9792

KIRKSEY, ASTRA WILSON
113 S BEND DR
KNIGHTDALE NC 27545-9795

HEATER UTILTIES INC
202 MACKENAN DR
CARY NC 27511-6447

HOPKINS, GREGORY B
1728 BETHLEHEM RD
KNIGHTDALE NC 27545-9334

RAMIREZ, HURIEL LUNA VELAZQUEZ, MARIA
GUILLERMINA 209 SANDY RUN
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PO BOX 99321
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MCCOLLUM, CONNIE F
201 S BEND DR
KNIGHTDALE NC 27545-9796

MARSHALL, TRAVIS K
1204 GOLDEN FIELD DR
KNIGHTDALE NC 27545-8118

LEACH, MORTIMER L LEACH,
DEREVANA R 7025 SAN JUAN HILL CT
RALEIGH NC 27610-6329

RANDALL, PALMER WOOD JR RANDALL,
VICKIE 308 S BEND DR
KNIGHTDALE NC 27545-9721

WATSON-RODRIGUEZ, LINDA
7325 FRIBOURG CT
WENDELL NC 27591-6956

NEIGHBORHOOD MEETING MAILING LIST (250 FT BUFFER)

FORREST, JULIUS MILTON FORREST, JANETTE SMITH 405 SANDY RUN
KNIGHTDALE NC 27545-9791

THOMAS, PATRICIA A
9301 POOLE RD
KNIGHTDALE NC 27545-8122

COBB, DEBRA LYNN NEVILLE
6032 KING FARM LN
KNIGHTDALE NC 27545-8755

JOHNSON, DOUGLAS LYNN
9608 POOLE RD
WENDELL NC 27591-8751

LONA J MYRIC REVOCABLE TRUST 3717 S SMITHFIELD RD
KNIGHTDALE NC 27545-9343

SEAWELL, ANNETTE N
1200 GOLDEN FIELD DR
KNIGHTDALE NC 27545-8118

AQUA NORTH CAROLINA, INC.
202 MACKENAN DR
CARY NC 27511-6447

TRUSTEES OF THE MOTLEY FAMILY TRUST 103 S BEND DR
KNIGHTDALE NC 27545-9795

EDWARDS, BETTY W JOHNSON, BILLIE W 201 MEADOW RUN
KNIGHTDALE NC 27545-9480

REED, ROBERT M
4501 NEW BERN AVE STE 130243
RALEIGH NC 27610-1549

DIAZ, IDA
921 KNOTTS HILL PL
KNIGHTDALE NC 27545-8112

SKOTNICKI, CHRISTOPHER J
702 WINTER HILL DR
APEX NC 27502-1376

MEALY, SUZANNE L
1033 HUNTSBORO RD
KNIGHTDALE NC 27545-8111

WORLEY, DUSTIN R WORLEY, AMY E 1021 HUNTSBORO RD
KNIGHTDALE NC 27545-8111

REVOLLAR, MAURO
306 S BEND DR
KNIGHTDALE NC 27545-9721

RAINEY, TANYON
307 S BEND DR
KNIGHTDALE NC 27545-9721

THREATT, ART V THREATT, LINNETTA W 908 KNOTTS HILL PL
KNIGHTDALE NC 27545-8112

VEALE, TONY C VEALE, DEBORAH H 913 KNOTTS HILL PL
KNIGHTDALE NC 27545-8112

SAVAGE, RICHIE G SAVAGE, MARY SUE 909 KNOTTS HILL PL
KNIGHTDALE NC 27545-8112

HAMMONDS, DAVEY HAMMONDS, KIMBERLY 3944 S SMITHFIELD RD
KNIGHTDALE NC 27545-9346

HAMMONDS, DAVEY HAMMONDS, KIMBERLY 3944 S SMITHFIELD RD
KNIGHTDALE NC 27545-9346

HAMMONDS, DAVEY D HAMMONDS, KIMBERLY K 3944 S SMITHFIELD RD
KNIGHTDALE NC 27545-9346

DOUGLAS, JOSIE W
9228 POOLE RD
KNIGHTDALE NC 27545-9170

FLORES, ANTONIO JAIMES GARCIA, FERNANDA MAYA 407 SANDY RUN
KNIGHTDALE NC 27545-9791

HOPKINS, GREGORY B
1728 BETHLEHEM RD
KNIGHTDALE NC 27545-9334

POOR BOY GENERAL STORE & GRILL LLC 5821 POOR BOY FARM RD
KNIGHTDALE NC 27545-9302

POOLE ROAD HOLDINGS LLC
3628 TRYON RD STE A
RALEIGH NC 27606-4202

KIDD FARMS, LLC
9813 POOLE RD
WENDELL NC 27591-8756

KIDD FARMS, LLC
9813 POOLE RD
WENDELL NC 27591-8756

OKWOSHAH, JULIET O OKWOSHAH, REX J PO BOX 41153
RALEIGH NC 27629-1153

NEIGHBORHOOD MEETING MAILING LIST (250 FT BUFFER)

SMITHFIELD-POOLE HOLDINGS LLC 2310 S MIAMI BLVD STE 238 DURHAM NC 27703-4900

PATTISON, SUSAN T 1044 HUNTSBORO RD KNIGHTDALE NC 27545-9108

WILLIAMS, KEVIN DAVID WILLIAMS, DEBBIE ANNETTE 3833 S SMITHFIELD RD KNIGHTDALE NC 27545-9345

WILLIAMS, KEVIN DAVID WILLIAMS, DEBBIE ANNETTE 3833 S SMITHFIELD RD KNIGHTDALE NC 27545-9345

WILLIAMS, KEVIN DAVID WILLIAMS, DEBBIE ANNETTE 3833 S SMITHFIELD RD KNIGHTDALE NC 27545-9345

HERNANDEZ, JOSE JAVIER MONTIEL PAZ-FAJARDO, ÁESLY

111 S BEND DR KNIGHTDALE NC 27545-9795

WOODRUFF, MICHAEL C JONES, ROSALINDA AHUMADA 160 CLYDE PEARCE RD ZEBULON NC 27597-7780

LANGER, LENA TRUSTEE LANGER, OLEG TRUSTEE 30 OCEANVIEW PL STATEN ISLAND NY 10308-3100

CAMPBELL, JACQUELINE L S 4000 S SMITHFIELD RD KNIGHTDALE NC 27545-9348

HUTCHINS, KAYLA L HUTCHINS, ROBERT 205 SANDY RUN KNIGHTDALE NC 27545-9789

KIRK, CLARENCE M JR KIRK, PHILIP G 10908 POOLE RD WENDELL NC 27591-8081

FOYE, JO-ANN WILLIS TRUSTEE FOYE, BRIAN CURTIS TRUSTEE 2146 CHARLES ST APT 52 DURHAM NC 27707-2980

NEWBANKS, ROBERT WYNN, LISA 912 KNOTTS HILL PL KNIGHTDALE NC 27545-8112

LEYVA-ISLAS, HUBERTO 103 SANDY RUN KNIGHTDALE NC 27545-9788

LEGGETT, SPENCER ALAN 917 KNOTTS HILL PL KNIGHTDALE NC 27545-8112

CLAYTON PROPERTIES GROUP INC 441 WESTERN LN IRMO SC 29063-9230

CLAYTON PROPERTIES GROUP INC 441 WESTERN LN IRMO SC 29063-9230

CLAYTON PROPERTIES GROUP INC 441 WESTERN LN IRMO SC 29063-9230

CLAYTON PROPERTIES GROUP INC 441 WESTERN LN IRMO SC 29063-9230

MOSPAN, CHRISTOPHER MOSPAN, BRITTNEY SALERA 309 GROSVENOR DR RALEIGH NC 27615-2049

OAKLEY, KENNY 700 BETHLEHEM RD KNIGHTDALE NC 27545-9314

BERLACK, VINCENT EVON 5521 RUTLEDGEVILLE LN KNIGHTDALE NC 27545-6678

BUCIO, RIGOBERTO ROMERO 800 STOLLS LN KNIGHTDALE NC 27545-6674

AWAD, ARIF ABDALLA MEDANI, WAFA G 804 STOLLS LN KNIGHTDALE NC 27545-6674

MCKINNON, BARBARA H MCKINNON, MALCOLM 905 STOLLS LN KNIGHTDALE NC 27545-6675

3805 S SMITHFIELD LLC; CO ROBERT J KAPP 3805 S SMITHFIELD RD KNIGHTDALE NC 27545-7621

LI, VICTORIA QIUFANG 5505 SMYTHE PARK CT KNIGHTDALE NC 27545-6673

RIVERA, REBECA ZELADA ZEPEDA, MAURICIO E 5529 RUTLEDGEVILLE LN KNIGHTDALE NC 27545-6678

BRYANT, CHRISTIAN L BRYANT, MARNIECE 808 STOLLS LN KNIGHTDALE NC 27545-6674

ARCILA RODRIGUEZ, OMAR ANTONIO ESPINOLA, CARMEN ELENA 304 S BEND DR KNIGHTDALE NC 27545-9721

NEIGHBORHOOD MEETING MAILING LIST (250 FT BUFFER)

FOOD LION, LLC; REAL ESTATE
DEPT 2110 EXECUTIVE DR
SALISBURY NC 28147-9007

SMITHFIELD POOLE HOLDINGS
LLC 2310 S MIAMI BLVD STE 238
DURHAM NC 27703-4900

RS RENTAL II LLC
32 MERCER ST
NEW YORK NY 10013-2518

RUCKSER, ADRIENNE RUCKSER, JOHN
CONRAD 303 S BEND DR
KNIGHTDALE NC 27545-9721

FREEMAN, DEBBIE L
1200 SWEETGRASS ST
KNIGHTDALE NC 27545-8161

SMITHFIELD - POOLE HOLDINGS
LLC 2310 S MIAMI BLVD STE 238
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HOPKINS, GREGORY B
9325 POOLE RD
KNIGHTDALE NC 27545-9173

HARDY, JORDAN IRENE HARDY,
TAYLOR 115 S BEND DR
KNIGHTDALE NC 27545-9795

SALAZAR, ADAM D MA,
JENNIFER 904 STOLLS LN
KNIGHTDALE NC 27545-6675

SMITHFIELD-POOLE HOLDINGS
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PROGRESS RESIDENTIAL BORROWER 14
LLC PO BOX 4090
SCOTTSDALE AZ 85261-4090

FEEHAN, DANIEL WILLIAM
100 COY PL
KNIGHTDALE NC 27545-9792

HODGE, RICHARD ALECK III SANTOSTEFANO,
GABRIELLA O 901 STOLLS LN
KNIGHTDALE NC 27545-6675

AQUA NORTH CAROLINA, INC.
202 MACKENAN DR
CARY NC 27511-6447