

PARKSIDE AT WESTLAKE

SKETCH PLAN FOR PLANNED UNIT DEVELOPMENT CONCEPTUAL MASTER PLAN

2024. 06. 19



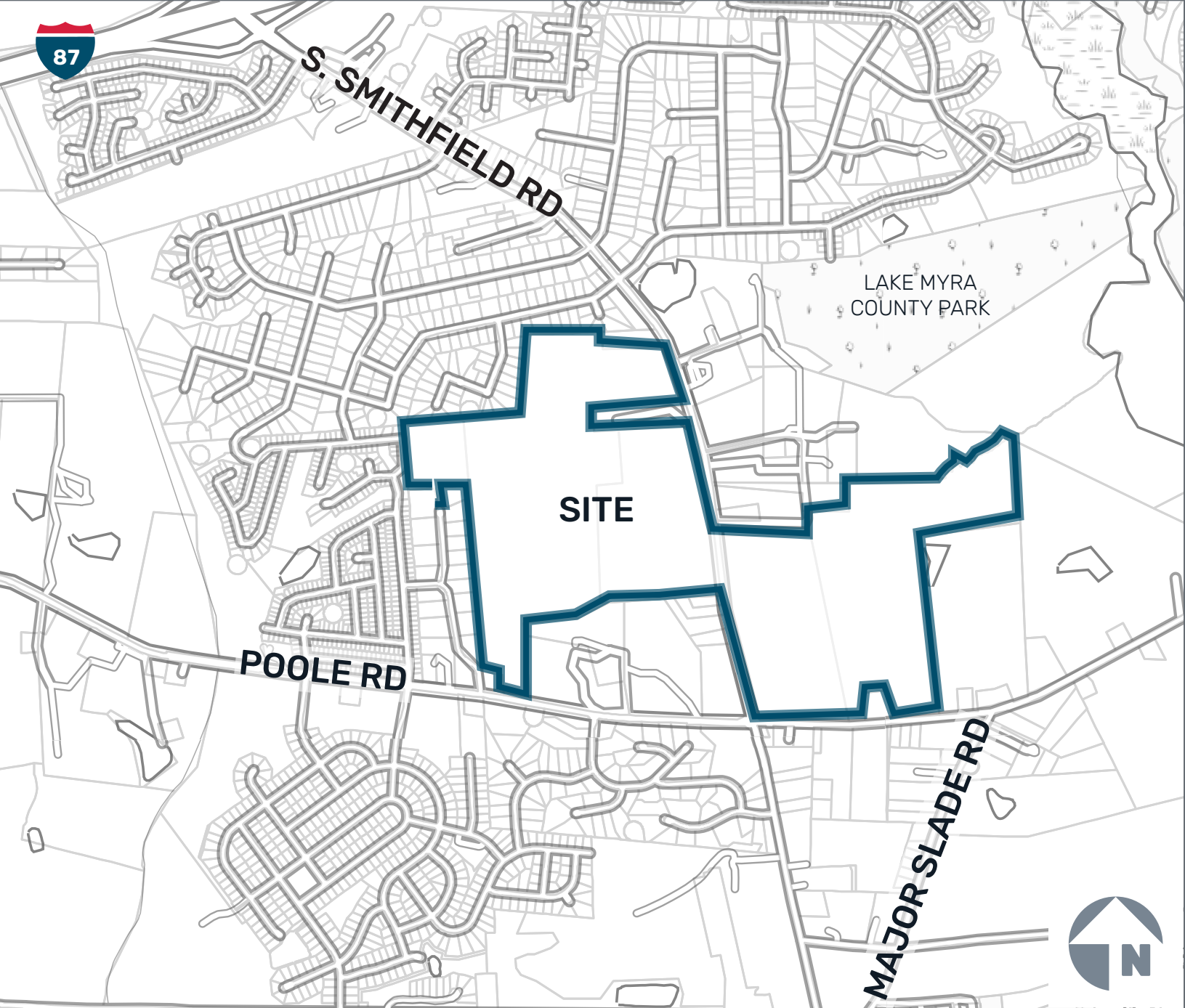
Site Data Table	
Site Area	+/- 270.70 Acres
Knightdale Zoning	R-40, R-30, CU-R-10,
Existing Land Use	Vacant/Residential < 10 AC
Proposed Land Use	NMX - PUD
Watershed Classification	Lower Neuse River
Proposed Units	1,378 Units (+/-5.09 DU/A)
Single Family	464 Units (33.7%)
Townhomes	465 Units (33.7%)
Apartment	449 Units (32.6%)
Commercial	12.84 Acres
Property PINS	1762483243, 1762197296, 1763007038, P/O 1763204868, 1763209410, 1762586718

Water Allocation Points	
Required Points	50 Points
Major subdivision base points	15 Points
Stormwater Wetland	5 Points
House & Townhouse Arch. Standards	15 Points
Lap Pool & Other Pool	4 Points
2,500+ SF Clubhouse	7 Points
Tennis/Pickleball Courts	5 Points
Total Major Subdivision Points	51 Points

Water Allocation Points	
Required 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

Water Allocation Points	
Mixed Use (Greenfield) Base Points	50 Points
Total Mixed Use Development Points	50 Points

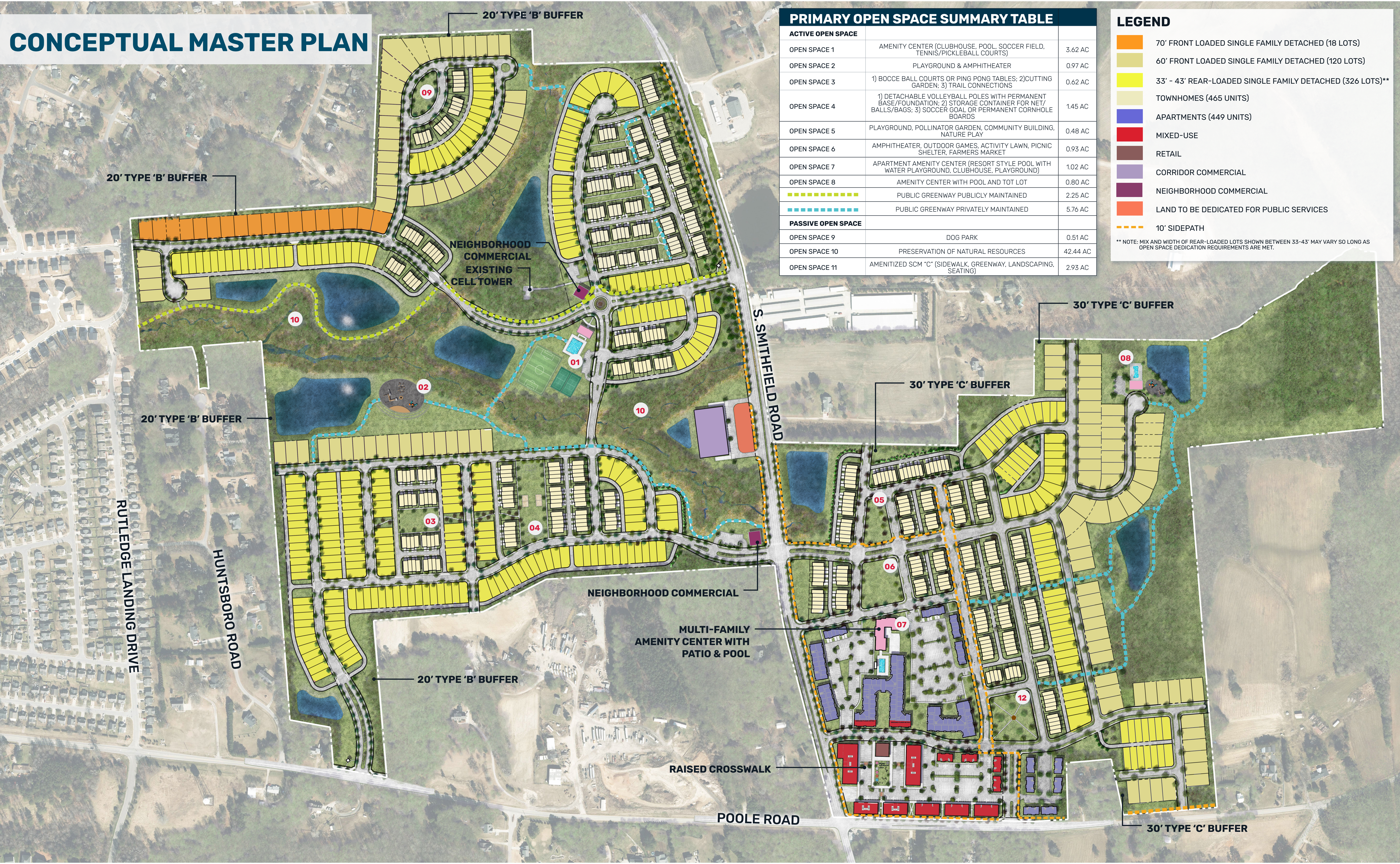
Vicinity Map



Open Space + Tree Save + Connectivity	
Total Open Space Required	35 Acres
Total Open Space Provided*	113.28 Acres
Passive Open Space Required	17.5 Acres
Passive Open Space Provided	18.54 Acres
Active Open Space Required	17.5 Acres
Active Open Space Provided	18.34 Acres
Tree Save - Perimeter of Site x 20'	369,400 sf or 8.48 Acres (18.470 Lf x 20')
Tree Save Provided	15.65 Acres (Area within Riparian Buffers)
Connectivity Required (Per PUD Condition)	1.4
Connectivity Provided	1.42 (84 Links/ 59 Nodes)

* 'TOTAL OPEN SPACE PROVIDED' FIGURE INCLUDES NON-RECREATIONAL OPEN SPACE (OUTSIDE PASSIVE OR ACTIVE CATEGORIES).
'TOTAL OPEN SPACE REQUIRED' FIGURE INCLUDES 25% REDUCTION FOR NEIGHBORHOOD AMENITY.

CONCEPTUAL MASTER PLAN



PRIMARY OPEN SPACE SUMMARY TABLE		
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	AMENITY CENTER WITH POOL AND TOT LOT	0.80 AC
	PUBLIC GREENWAY PUBLICLY MAINTAINED	2.25 AC
	PUBLIC GREENWAY PRIVATELY MAINTAINED	5.76 AC
PASSIVE OPEN SPACE		
OPEN SPACE 9	DOG PARK	0.51 AC
OPEN SPACE 10	PRESERVATION OF NATURAL RESOURCES	42.44 AC
OPEN SPACE 11	AMENITIZED SCM "C" (SIDEWALK, GREENWAY, LANDSCAPING, SEATING)	2.93 AC

LEGEND

70' FRONT LOADED SINGLE FAMILY DETACHED (18 LOTS)

60' FRONT LOADED SINGLE FAMILY DETACHED (120 LOTS)

33' - 43' REAR-LOADED SINGLE FAMILY DETACHED (326 LOTS)**

TOWNHOMES (465 UNITS)

APARTMENTS (449 UNITS)

MIXED-USE

RETAIL

CORRIDOR COMMERCIAL

NEIGHBORHOOD COMMERCIAL

LAND TO BE DEDICATED FOR PUBLIC SERVICES

10' SIDEPATH

** NOTE: MIX AND WIDTH OF REAR-LOADED LOTS SHOWN BETWEEN 33'-43' MAY VARY SO LONG AS OPEN SPACE DEDICATION REQUIREMENTS ARE MET.

CONCEPTUAL OPEN SPACE

PUBLIC GATHERING AREA



PUBLIC OPEN SPACE (OPEN SPACE #5&6 ON CONCEPTUAL MASTER PLAN)



OPEN SPACE TYPOLOGY PRECEDENTS

COURTYARDS



NATURE BASED PLAY



AMENITY CENTERS



RESIDENTIAL TYPOLOGY PRECEDENTS

TOWNHOMES



SINGLE FAMILY



APARTMENTS



COMMERCIAL TYPOLOGY PRECEDENTS

NEIGHBORHOOD COMMERCIAL



COMMERCIAL CENTER



CORRIDOR COMMERCIAL

