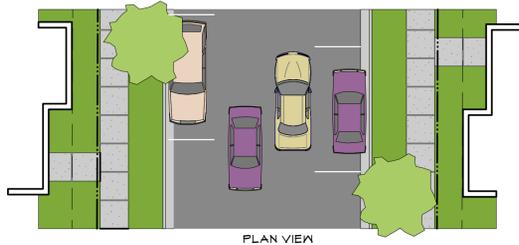




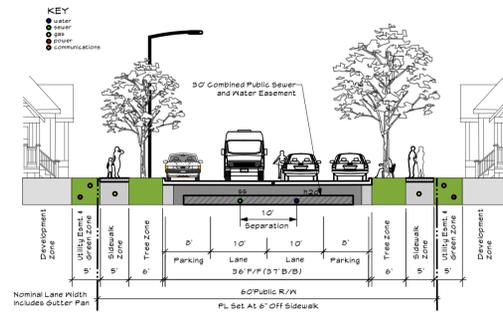
REPRESENTATIVE TYPICAL MIXED-PRODUCT STREETScape



THE ARENA EXAMPLE - (PECAN SQUARE)



PLAN VIEW



TYPICAL STREET SECTION - PARKING TWO-SIDES

	Phase-I		Phase-II		Total I & II	
	du's	% of Subtotal	du's	% of Subtotal	du's	% of Subtotal
Detached-50	39 du's	13.2%	6 du's	2.0%	45 du's	15.2%
Detached 40	13 du's	4.4%	11 du's	3.7%	24 du's	8.1%
Detached-35	33 du's	11.1%	25 du's	8.4%	58 du's	19.6%
Detached-30	25 du's	8.4%	18 du's	6.1%	43 du's	14.5%
Detached-26	0 du's	0.0%	0 du's	0.0%	0 du's	0.0%
Townhome (du's)	54 du's	18.2%	48 du's	16.2%	102 du's	34.5%
End	30 du's	10.1%	26 du's	8.8%	56 du's	18.9%
Interior	24 du's	8.1%	22 du's	7.4%	46 du's	15.5%
Duplex-38 (du's)	12 du's	4.1%	12 du's	4.1%	24 du's	8.1%
Subtotal SF & Duplexes	176 du's	59.5%	120 du's	40.5%	296 du's	100.0%
Quadplex-50' (du's)	8 du's	6.1%	12 du's	9.1%	20 du's	15.2%
Quadplex-80' (du's)	0 du's	0.0%	0 du's	0.0%	0 du's	0.0%
Apartments/Condos	48 du's	36.4%	64 du's	48.5%	112 du's	84.8%
Subtotal Multi-Family	56 du's	42.4%	76 du's	57.6%	132 du's	100.0%
Total	232 du's		196 du's		428 du's	
Non-Residential						
Self-Storage	13,770 sf		16,000 sf +36 sp		29,770 sf	
Club (heated area) w/ Wrapped Porch	4,800 sf				4,800 sf	
The Arena	19,830 sf				19,830 sf	
Parktown Square Workspace, Etc.	5,400 sf				5,400 sf	
Picnic Shelter/Open-Air Chapel	3,900 sf				3,900 sf	
Public Streets Proposed						
Length Along Centerline	4,750 lf		4,330 lf		9,080 lf	
Asphalt	146,299 sf		153,578 sf		299,877 sf	
24" C&G	9,932 lf		9,324 lf		19,256 lf	
Parking Areas (NIC Town Park)						
Asphalt - Apts. + other	56,336 sf		62,752 sf		119,088 sf	
Total 24" C&G Apts. + other	3,257 lf		3,618 lf		6,875 lf	

Project Attributes

General

- Embraces Smart Growth "new-urbanism" Principals
- Compact and Walkable
- Interconnected Streets with Sidewalks Throughout
- Pocket Parks and Community Center Destination
- Mixed-Residential Housing Types
- Engaging Streetscape Architecture with Useable Front Porches
- Eyes on the Street - Crime Prevention thru Environmental Design (CPTED)
- Missing-Middle Price Points
- Maximize On-Street Parking/Minimize Parking Lots
- Street Tree Shade Canopy
- Stormwater Management

Amenities

- Community Center Focused on Norlina Town Pool/Park
- Town Park/Pool Redevelopment Opportunities
- Community Center
- The Arena Gathering Space Youth Programs, Year-Round Activities
- Pool with Spray Pad
- Pickleball Courts
- Playground
- Ball Diamond
- Community Green
- Pondsides Picnic Shelter/Open-Air Non-Denominational Chapel
- Walking/Running Trails
- Dog Parks
- Sidewalks Throughout

Streets and Community Services

- Trash Collection Dumpsters and Roll-Out Combinations
- Parking 2/DU Detached and Townhomes & 1.5/DU Multi-Family Unit
- On-Street Parking by Permit with One Assigned Per Home
- Mail Kiosks Located Throughout Community
- Homeowners Association for Property Management
- Public Street Sections
 - 10' Drive Lanes
 - 37'-0" Back-to-Back Parking Both Sides
 - 30'-6" Back-to-Back Parking One Sides
 - 25'-0" Back-to-Back One-Way Parking One Sides
- Sewer & Water Located in Street or Public Easements
- Soft utilities Located in Rear of Homes Where Possible or in 5' Lot Front Easement

Project:

Parktown Village
Norlina, North Carolina

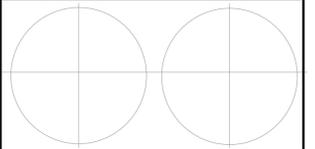
Developer:

GWP Developers LLC
PO Box 4038
Rocky Mount, NC 27804

Sheet Title:

Concept Plan
Details

No. Date: Issue Notes:



Design Firm:

Scott Murray Land Planning, Inc.
274 Botetourt Ct. Boynton, VA 23917
252-213-9501 434-689-2925 (fax)
www.stmlandplan.com
smurray@stmlandplan.com

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Scale: 1" = 120'-0"

Date: 4-24-2022

Drawn & Checked By: STM

Surveyed:.

CP2

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