



REPRESENTATIVE TYPICAL MIXED-PRODUCT STREETScape

Project:

Parktown Village
Norlina, North Carolina

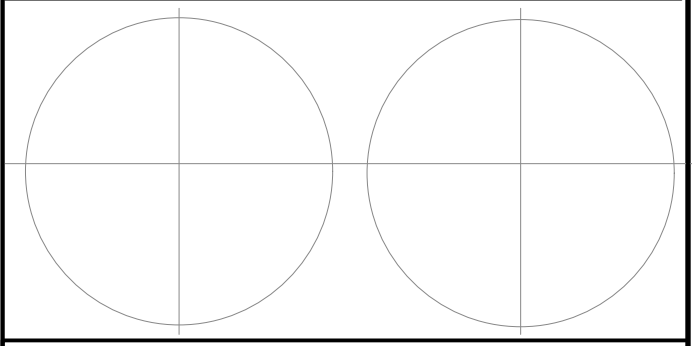
Developer:

GWP Developers LLC
PO Box 4038
Rocky Mount, NC 27804

Sheet Title:

Concept Plan

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:
of



- 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
 - Pondside 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

Initial Phases

Self-Storage

Individual Trash Roll-Out Staging Areas

Sanitary Sewer Outfall

Pondside Picnic Shelter/Open-Air Non-Denominational Chapel

Round-About

Parktown Square - Workspace & Shops

Parktown Green

Pocket Parks (Typical)

Maximize On-Street Parking

Mixed-Residential

Sidewalks Typical Throughout Both Sides of Street (Not Shown)

Muti-Family Residential

TERRELL ST.

WEST ST.

CENTER ST.

WALKER AVE.

NORTH

0 120 240 360 FT

SWP 1 AC

STREET K

STREET N

STREET M

STREET J

STREET I

STREET H

STREET G

STREET F

STREET E

STREET D

STREET C

STREET B

STREET A

Dog Park

Parktown Ball Diamond or Multi-Use Play Field

Town of Norlina Property

Playground

Walking/Running Trails

Community Center & Cafe

Pickle Ball Courts

Norlina Pool - Redeveloped

The Arena Activity Center 120' x 170'

SWP 2 AC

SWP 1.6 AC

SWP 3.2 AC

SWP 6 AC