THE WALK AT BOONE

CONCEPTUAL PLAN

JUNE 10, 2026 | REVISED: AUGUST 24, 2026

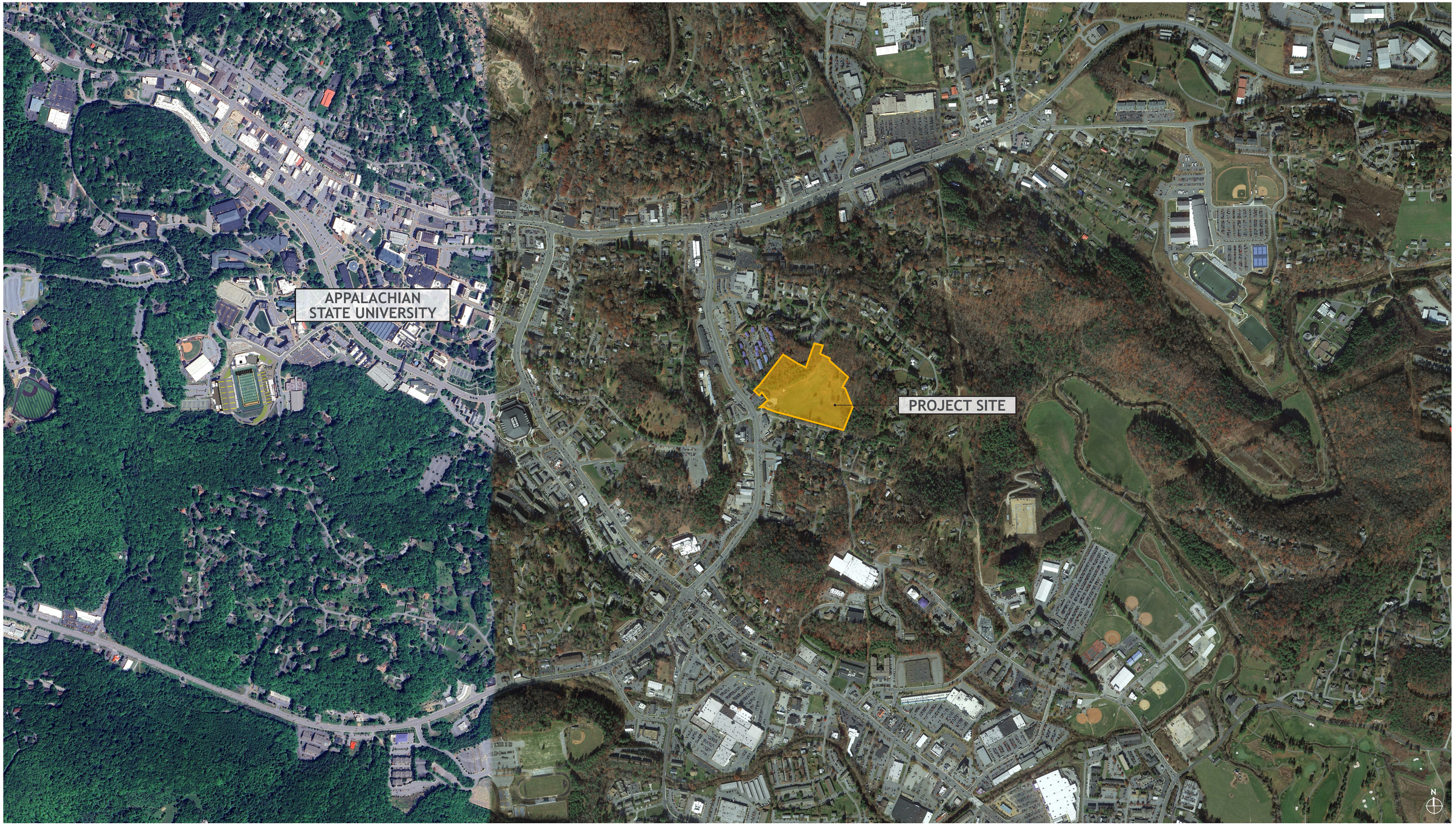
A RESIDENTIAL COMMUNITY DEVELOPED BY

LANDMARK PROPERTIES

NILES BOLTON ASSOCIATES

The Walk at Boone - Conceptual Site Plan

Beverly Heights - Boone, NC



Existing Site Conditions

Beverly Heights - Boone, NC

SITE DATA:

SITE AREA: +/- 23.11 ACRES

POTENTIAL JURISDICTIONAL WETLAND

550' NC HWY 105 EXTENSION CORRIDOR OVERLAY

VIEWSHED PROTECTION DISTRICT

POTENTIAL JURISDICTIONAL WETLAND

POTENTIAL JURISDICTIONAL WETLAND

HWY 105 EXT (US 321)

BEVERLY HEIGHTS AVE.

0' 30' 60' 120'

The Walk at Boone - Conservation Easement Overlay

Beverly Heights - Boone, NC



The Walk at Boone - Conceptual Site Plan

Beverly Heights - Boone, NC

SITE DATA:

SITE AREA: +/- 23.11 ACRES

PROPOSED DEVELOPMENT SUMMARY:

FLATS: 105 UNITS | 420 BEDS
331 NSF/BED AVG | 139,020 NRSF TOTAL
(5) 3 ST W/ BSMT BLDGS (84 BEDS EACH)

LEASING & AMENITY: 12,000 SF (11 PARKING SPACES)
GRAB & GO MARKET: 1,000 SF (4 PARKING SPACES)

RESIDENTIAL PARKING: 342 TOTAL SPACES
(304 DECK SPACES + 38 SURFACE SPACES)
RESIDENTIAL PARKING RATIO: 0.81 SPACES/BED

COTTAGES & ROW APARTMENTS: 74 UNITS | 198 BEDS

COTTAGES & ROW APARTMENT PARKING: 210 SPACES
(200 SURFACE SPACES + 10 COTTAGE GARAGE SPACES)
COTTAGES & ROW APARTMENT PARKING RATIO: 1.06 SPACES/BED

OVERALL TOTALS:

TOTAL UNIT MIX:

UNIT TYPE	UNITS	BEDS	UNIT MIX
1 BR	10	10	5.59%
2 BR	16	32	8.94%
3 BR	36	108	20.11%
4 BR	117	468	65.36%
TOTALS	179	618	100%

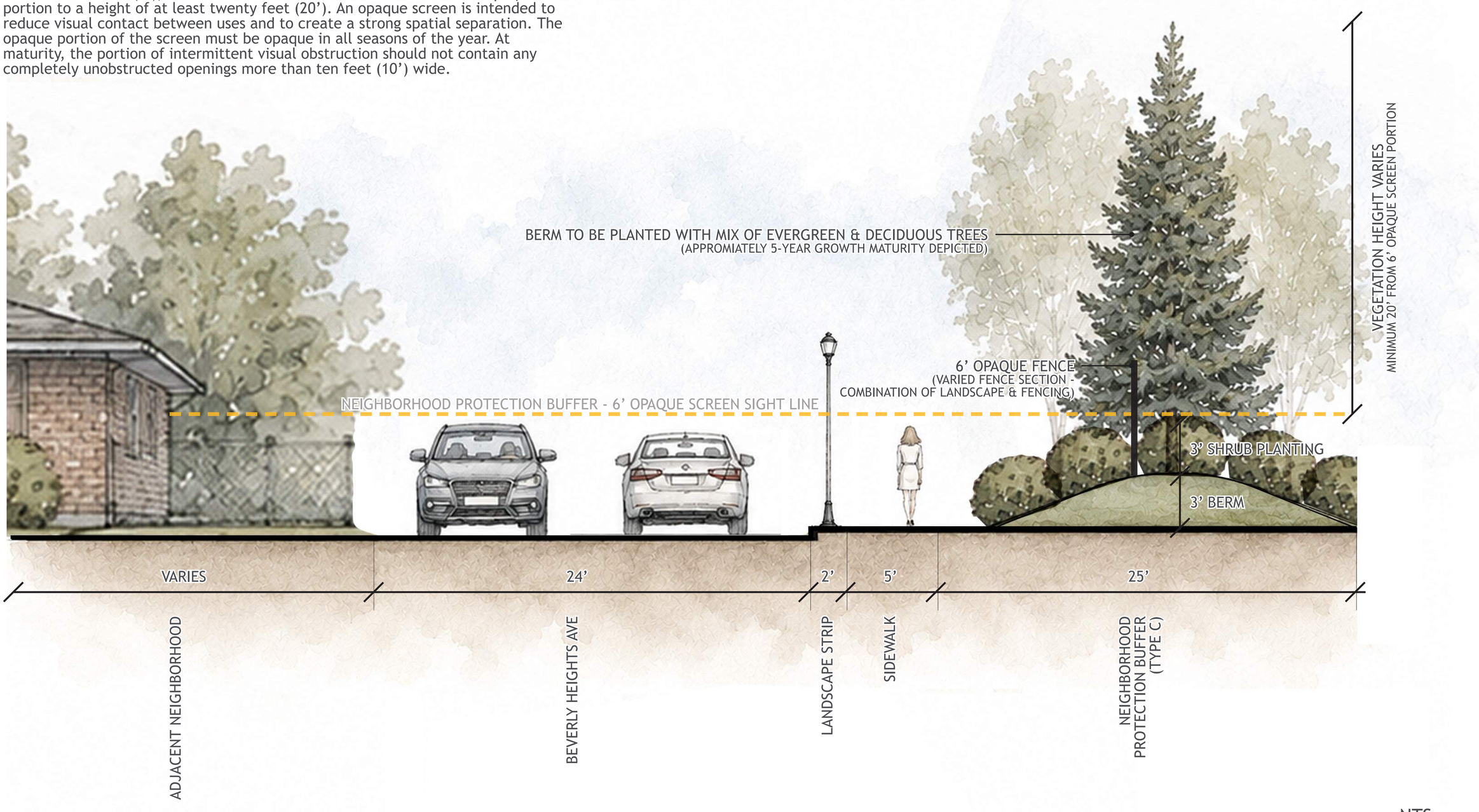
TOTAL RESIDENTIAL COUNT: 179 UNITS | 618 BEDS

The Walk at Boone - Typical Neighborhood Protection Buffer Section

Beverly Heights - Boone, NC

Sec. 31.05.01 - Buffer Compliance

Type “C” is a twenty-five-foot (25’) buffer that is opaque from the ground to a height of at least six feet (6’), with intermittent visual obstructions from the opaque portion to a height of at least twenty feet (20’). An opaque screen is intended to reduce visual contact between uses and to create a strong spatial separation. The opaque portion of the screen must be opaque in all seasons of the year. At maturity, the portion of intermittent visual obstruction should not contain any completely unobstructed openings more than ten feet (10’) wide.



NTS

The Walk at Boone

Conceptual Rendering View Looking East

BEVERLY HEIGHTS AVE

NILES BOLTON ASSOCIATES

The Walk at Boone

Conceptual Rendering View Looking North

BEVERLY HEIGHTS AVE

NILES BOLTON ASSOCIATES

The Walk at Boone

Conceptual Rendering View Clubhouse & Appal Cart Stop

NILES BOLTON ASSOCIATES

The Walk at Boone

Conceptual Rendering View Looking West

BEVERLY HEIGHTS AVE

NILES BOLTON ASSOCIATES

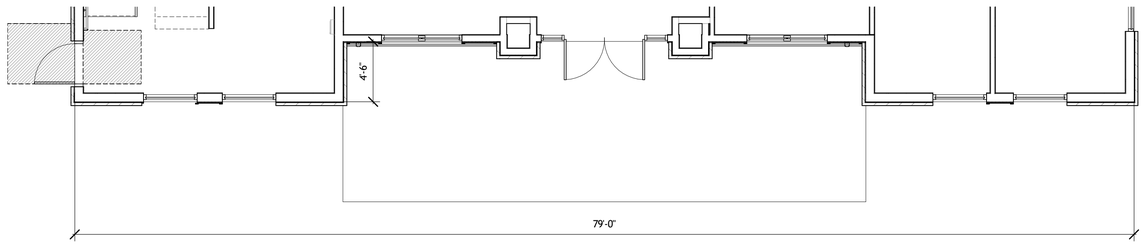
Clubhouse

Beverly Heights - Boone, NC

FEATURE TYPE	NO. PER
4'-0" OFFSET WALL	2
WINDOWS	18
CHANGE OF MATERIALS	2
COVERED ENTRY	1
WOODEN BRACKETS	1
TOTAL FEATURES	24

MASONRY CALCULATIONS	
WALL AREA:	2,384 SF
MASONRY AREA:	716 SF
PERCENTAGE:	30%
WINDOW AREA:	796 SF



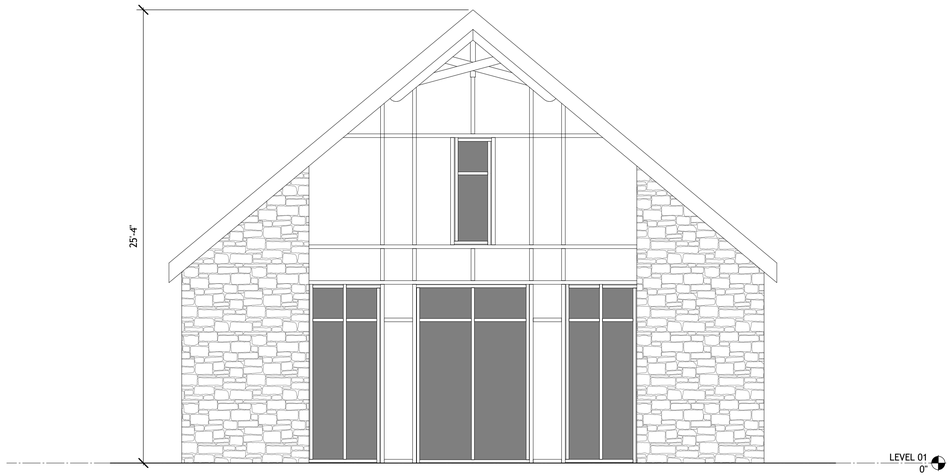


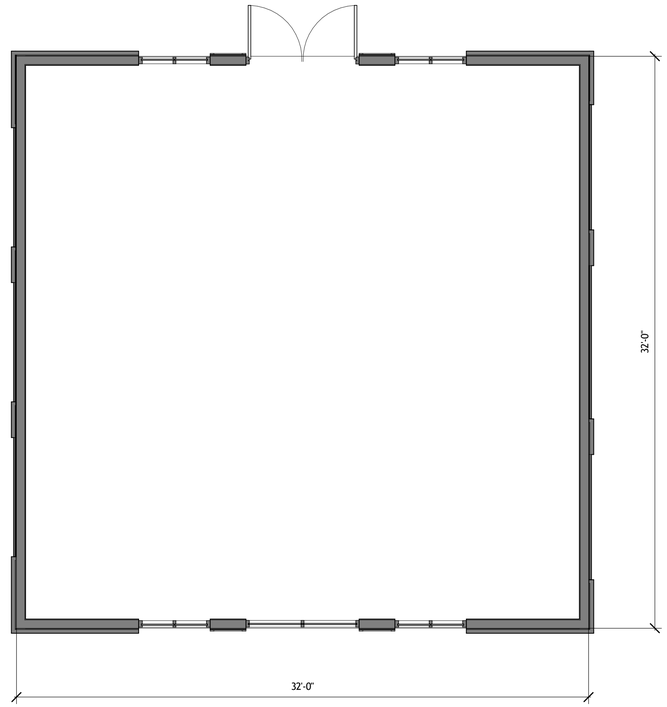
Grab & Go Market

Beverly Heights - Boone, NC

FEATURE TYPE	NO. PER
WINDOWS	4
CHANGE OF MATERIALS	2
WOODEN GABLE TRUSS	1
TOTAL FEATURES	7

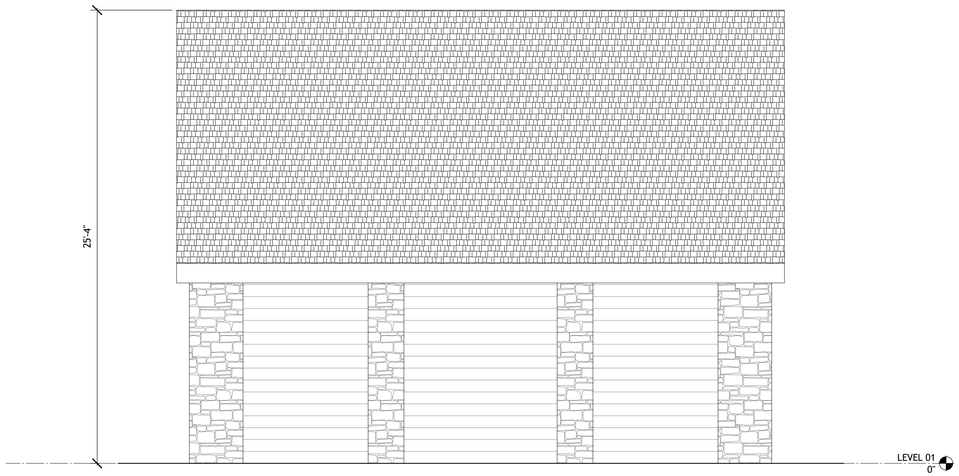
MASONRY CALCULATIONS	
WALL AREA:	570 SF
MASONRY AREA:	195 SF
PERCENTAGE:	34%
WINDOW AREA:	155 SF





FEATURE TYPE	NO. PER
CHANGE OF MATERIALS	2
PILASTERS	4
TOTAL FEATURES	6

MASONRY CALCULATIONS	
WALL AREA:	328 SF
MASONRY AREA:	100 SF
PERCENTAGE:	30%
WINDOW AREA:	N/A



21BA-14

Beverly Heights - Boone, NC

BUILDING NUMBERS: 100, 200, 300, 400, 500

FEATURE TYPE	NO. PER
3'-6" OFFSET WALL	2
WINDOWS	42
CHANGE OF MATERIALS	2
COVERED ENTRY	1
AWNING	6
WOODEN BRACKETS	3
CORNICE BEAMS	2
WOODEN GABLE TRUSS	2
TOTAL FEATURES	60

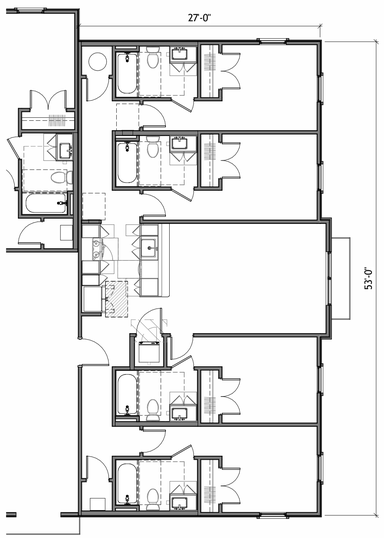
MASONRY CALCULATIONS	
WALL AREA:	5,595 SF
MASONRY AREA:	2,141 SF
PERCENTAGE:	38%
WINDOW AREA:	645 SF



FEATURE TYPE	NO. PER
4'-0" OFFSET WALL	2
WINDOWS	24
CHANGE OF MATERIALS	2
AWNING	2
WOODEN BRACKETS	1
WOODEN GABLE TRUSS	1
TOTAL FEATURES	32

MASONRY CALCULATIONS	
WALL AREA:	2,225 SF
MASONRY AREA:	716 SF
PERCENTAGE:	32%
WINDOW AREA:	360 SF





3R-23

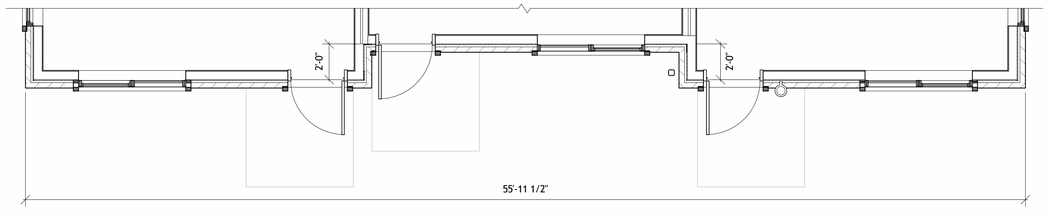
Beverly Heights - Boone, NC

BUILDING NUMBERS: 5, 8, 9, 10, 13

FEATURE TYPE	# PER
2'-0" OFFSET WALL	2
WINDOWS	12
AWNING	3
CHANGE OF MATERIALS	3
WOODEN GABLE TRUSS	2
TOTAL FEATURES	22

MASONRY CALCULATIONS	
WALL AREA:	1140 SF
MASONRY AREA:	344 SF
PERCENTAGE:	30%
WINDOW AREA:	180 SF





153_MISSOURI_ROW APARTMENTS_central_LoranKVJZV.rvt
16:25 AM

6R-34

Beverly Heights - Boone, NC

BUILDING NUMBERS: 3, 4

FEATURE TYPE	# PER
2'-0" OFFSET WALL	4
WINDOWS	36
AWNING	6
CHANGE OF MATERIALS	3
WOODEN GABLE TRUSS	3
ROOF LINE WOOD BLOCKS	3
WOOD BRACKETS	6
TOTAL FEATURES	61

MASONRY CALCULATIONS	
WALL AREA:	3174 SF
MASONRY AREA:	1078 SF
PERCENTAGE:	34%
WINDOW AREA:	540 SF



153_MISSOURI_ROW APARTMENTS_central_loranKV.ZIV.rvt
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6R-23

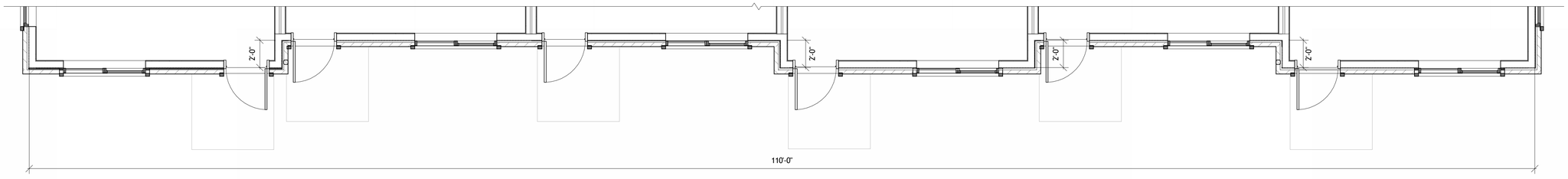
Beverly Heights - Boone, NC

BUILDING NUMBERS: 2

FEATURE TYPE	# PER
2'-0" OFFSET WALL	4
WINDOWS	24
AWNING	6
CHANGE OF MATERIALS	3
WOODEN GABLE TRUSS	3
TOTAL FEATURES	40

MASONRY CALCULATIONS	
WALL AREA:	2223 SF
MASONRY AREA:	710 SF
PERCENTAGE:	32%
WINDOW AREA:	360 SF





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Q-22

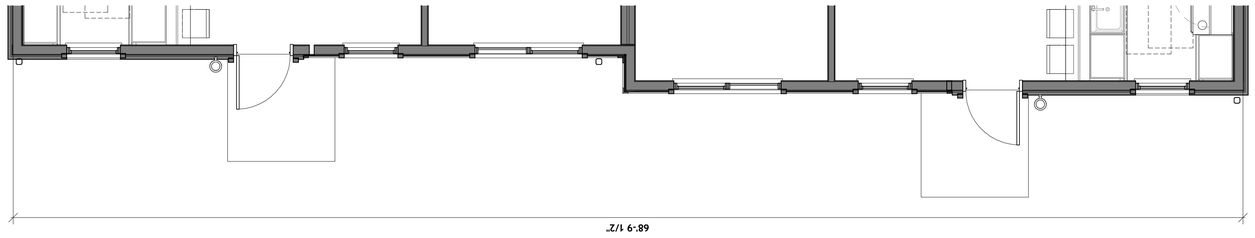
Beverly Heights - Boone, NC

BUILDING NUMBERS: 6, 7, 15, 16

FEATURE TYPE	NO. PER
2'-0" OFFSET WALL	1
WINDOWS	12
CHANGE OF MATERIALS	2
COVERED ENTRY	2
WOODEN GABLE TRUSS	1
TOTAL FEATURES	18

MASONRY CALCULATIONS	
WALL AREA:	1,107 SF
MASONRY AREA:	348 SF
PERCENTAGE:	31%
WINDOW AREA:	180 SF





5P-1323

Beverly Heights - Boone, NC

BUILDING NUMBERS: 14

FEATURE TYPE	NO. PER
2'-0" OFFSET WALL	4
WINDOWS	60
CHANGE OF MATERIALS	2
COVERED ENTRY	5
WOODEN GABLE TRUSS	5
TOTAL FEATURES	76

MASONRY CALCULATIONS	
WALL AREA:	5,680 SF
MASONRY AREA:	1,568 SF
PERCENTAGE:	28%
WINDOW AREA:	900 SF



