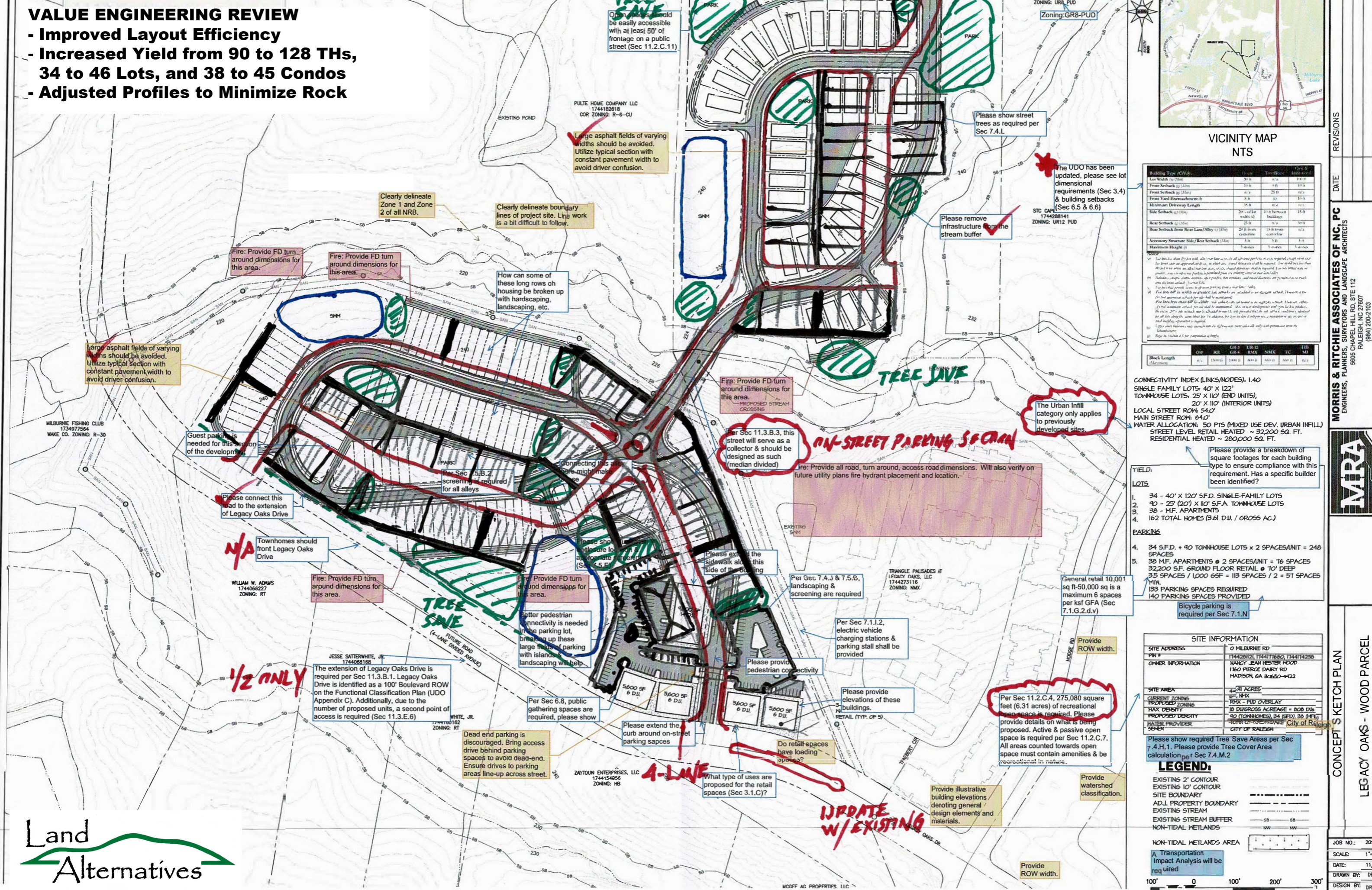


# VALUE ENGINEERING REVIEW

- Improved Layout Efficiency
- Increased Yield from 90 to 128 THs, 34 to 46 Lots, and 38 to 45 Condos
- Adjusted Profiles to Minimize Rock



VICINITY MAP NTS

Building Type (CU/du)	Front	Side	Back	Height
Low Density Single	5' 0"	5' 0"	5' 0"	10' 0"
Front Setback (to 150)	5' 0"	5' 0"	5' 0"	10' 0"
Front Yard Encroachment (h)	0' 0"	0' 0"	0' 0"	10' 0"
Minimum Driveway Length	5' 0"	5' 0"	5' 0"	10' 0"
Side Setback (to 150)	5' 0"	5' 0"	5' 0"	10' 0"
Back Setback (to 150)	5' 0"	5' 0"	5' 0"	10' 0"
Back Setback from Rear Lane/Alley (to 150)	5' 0"	5' 0"	5' 0"	10' 0"
Accessory Structure Side/Rear Setback (Max)	5' 0"	5' 0"	5' 0"	10' 0"
Maximum Height (h)	5' 0"	5' 0"	5' 0"	10' 0"

CONNECTIVITY INDEX (LINKS/NODES): 1.40  
 SINGLE FAMILY LOTS: 40' X 120'  
 TOWNHOUSE LOTS: 25' X 110' (END UNITS), 20' X 110' (INTERIOR UNITS)  
 LOCAL STREET ROW: 54.0'  
 MAIN STREET ROW: 64.0'  
 WATER ALLOCATION: 50 PTS (MIXED USE DEV. URBAN INFILL)  
 STREET LEVEL RETAIL HEATED ~ 32,200 SQ. FT.  
 RESIDENTIAL HEATED ~ 200,000 SQ. FT.

**YIELD:**  
**LOTS:**  
 1. 34 - 40' X 120' S.F.D. SINGLE-FAMILY LOTS  
 2. 40 - 25' (20') X 110' S.F.A. TOWNHOUSE LOTS  
 3. 38 - M.F. APARTMENTS  
 4. 162 TOTAL HOMES (3.61 DUJ / GROSS AC.)  
**PARKING:**  
 4. 34 S.F.D. + 40 TOWNHOUSE LOTS X 2 SPACES/UNIT = 248 SPACES  
 5. 38 M.F. APARTMENTS @ 2 SPACES/UNIT = 76 SPACES  
 32,200 S.F. GROUND FLOOR RETAIL @ 10' DEEP  
 3.5 SPACES / 1,000 GSF = 113 SPACES / 2 = 57 SPACES  
 133 PARKING SPACES REQUIRED  
 140 PARKING SPACES PROVIDED  
 Bicycle parking is required per Sec 7.1.N

SITE INFORMATION	
SITE ADDRESS	0 MILBURN RD
PARCEL #	174428141, 174417168, 174414290
OWNER INFORMATION	NANCY JEAN HESTER POOD 1760 PIERCE DAIRY RD MADISON, GA 30650-4422
SITE AREA	4.1 ACRES
EXISTING ZONING	RMX - PUD OVERLAY
PROPOSED ZONING	UR - DUGROSS ACRES = 808 DUJ
PROPOSED DENSITY	40 (TOWNHOUSES), 34 (S.F.D.), 30 (M.F.)
WATER PROVIDER	CITY OF RALEIGH
SEWER	CITY OF RALEIGH

Please show required Tree Save Areas per Sec 7.4.H.1. Please provide Tree Cover Area calculation per Sec 7.4.M.2

**LEGEND:**  
 EXISTING 2' CONTOUR  
 EXISTING 10' CONTOUR  
 SITE BOUNDARY  
 ADJ. PROPERTY BOUNDARY  
 EXISTING STREAM  
 EXISTING STREAM BUFFER  
 NON-TIDAL WETLANDS  
 NON-TIDAL WETLANDS AREA

REVISIONS

DATE

MORRIS & RITCHE ASSOCIATES OF NC, PC  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 5605 CHAPEL HILL RD, STE 112  
 RALEIGH, NC 27607  
 (984) 200-2103

CONCEPT SKETCH PLAN

LEGACY OAKS - WOOD PARCEL

JOB NO.: 209E  
 SCALE: 1"=1'  
 DATE: 11/1  
 DRAWN BY: DRT  
 DESIGN BY: DRT

