

VALUE ENGINEERING REIEW
 - Increased Yield from 125 to 136 Lots
 and 388 to 424 Apartments
 - Conditional approval from Duke
 Energy for SCM under OHE

SINGLE FAMILY SITE DATA

SITE ACREAGE: 95.5 ACRES (NORTH OF SMITHFIELD RD)

80' SINGLE FAMILY LOTS	35	37
60' SINGLE FAMILY LOTS	46	37
35' SINGLE FAMILY LOTS (REAR LOADED)	27	23
20' TOWNHOME LOTS (REAR LOADED)		28
TOTAL SINGLE FAMILY AND TOWNHOMES	125	125

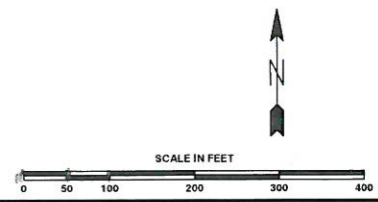
APARTMENT SITE DATA

BUILDING TYPE	1-BDRM UNITS	2-BDRM UNITS	3-BDRM UNITS	RETAIL SPACE	BLDG TYPES	TOTAL UNITS	TOTAL RETAIL
1 (WEST)	0	16	16	0	1	32	0
2 (WEST)	20	16	0	0	4	144	0
3 (WEST)	12	14	12	8,300	2	76	16,600
SUBTOTAL						252	16,600
1 (EAST)	0	16	16	0	2	64	0
2 (EAST)	20	16	0	0	2	72	0
SUBTOTAL						136	0
TOTAL						388	16,600

PARKING REQUIREMENTS:
 WEST SIDE: 400 SPACES FOR APARTMENTS PLUS 67 SPACES FOR RETAIL
 488 PROVIDED (INCLUDES 47 ON-STREET PARKING SPACES)
 EAST SIDE: 232 REQUIRED FOR APARTMENTS
 263 PROVIDED (INCLUDES 31 SPACES FOR POOL/CLUB/MAIL KIOSK)

COMPARATIVE TABLE

	CURRENT:	PROPOSED:	GAIN/LOSS:
TOWNHOUSE BUILDINGS:	4 (24 UNITS)	5 (28 UNITS)	+4
80' LOTS:	32	37	+5
60' LOTS:	40	37	-3
REAR LOADING LOTS:	28	23	-5
APARTMENT UNITS:	408	388	-20



BNK
BASS, NIXON & KENNEDY, INC.
 CONSULTING ENGINEERS
 6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
 TELEPHONE: (919) 851-4422 OR (800) 364-1879 FAX: (919) 851-8968
 CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

KNIGHTDALE MIXED USE PROJECT
 SMITHFIELD ROAD
 TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

SHEET C1.0

PROGRESS IP: 03-20097
 DATE: 03-20097
 DRAWN BY: [blank]
 CHECK BY: MDB

OVERALL SITE PLAN
 SCALE: 1" = 100'

NO. DATE DESCRIPTION REVISIONS

TOWN OF KNIGHTDALE PROJECT NO. XX-XX-XX

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION