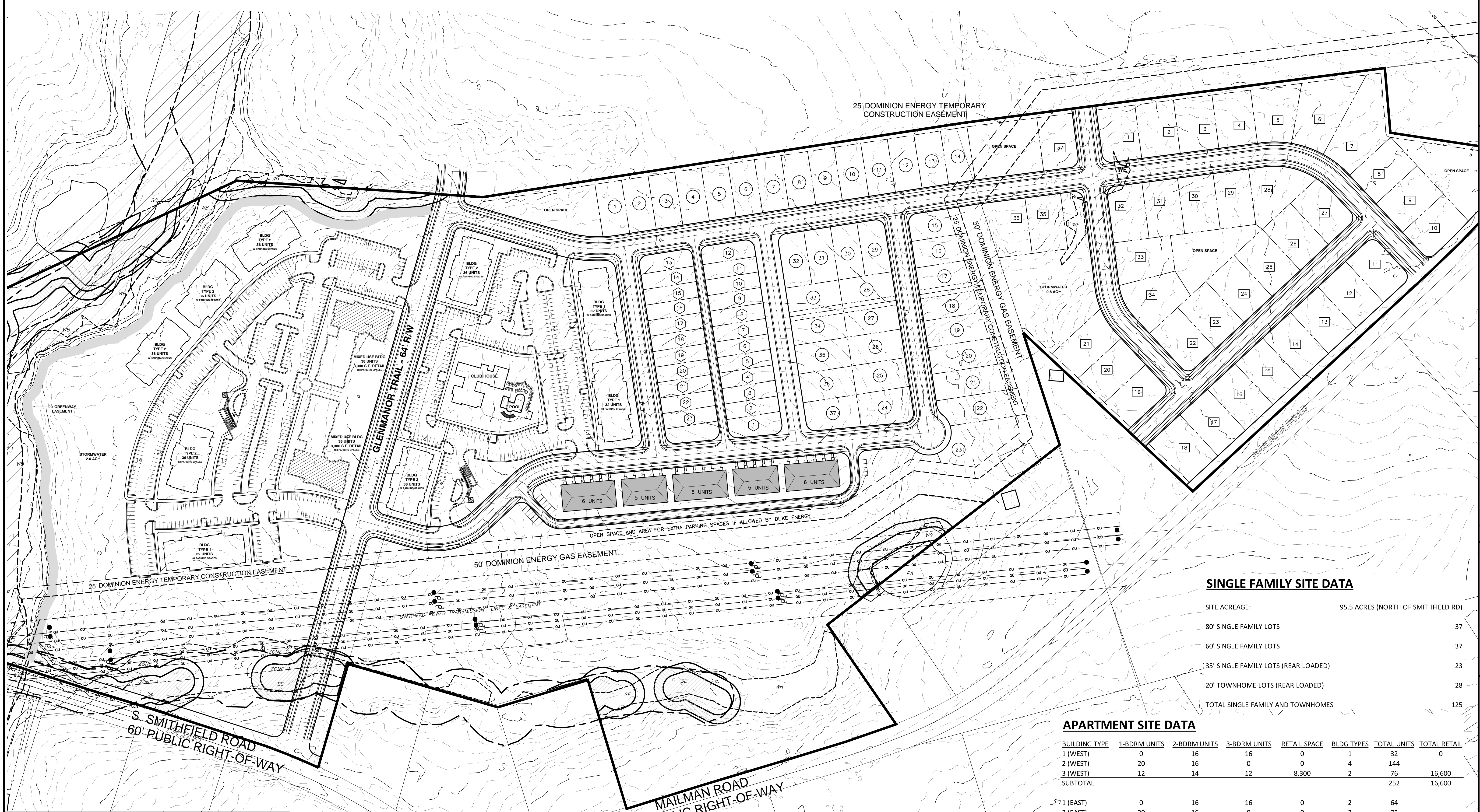




**BASS, NIXON & KENNEDY, INC.**  
**CONSULTING ENGINEERS**  
 6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607  
 TELEPHONE: (919)851-1822 OR (800)354-1879 • FAX: (919)851-8868  
 CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)



**SINGLE FAMILY SITE DATA**

SITE ACREAGE:	95.5 ACRES (NORTH OF SMITHFIELD RD)
80' SINGLE FAMILY LOTS	37
60' SINGLE FAMILY LOTS	37
35' SINGLE FAMILY LOTS (REAR LOADED)	23
20' TOWNHOME LOTS (REAR LOADED)	28
<b>TOTAL SINGLE FAMILY AND TOWNHOMES</b>	<b>125</b>

**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
<b>SUBTOTAL</b>						<b>252</b>	<b>16,600</b>
1 (EAST)	0	16	16	0	2	64	0
2 (EAST)	20	16	0	0	2	72	0
<b>SUBTOTAL</b>						<b>136</b>	<b>0</b>
<b>TOTAL</b>						<b>388</b>	<b>16,600</b>

**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)

**SITE DATA**

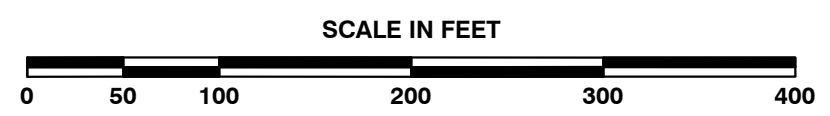
**PROJECT NAME:** KNIGHTDALE MIXED USE  
**SITE ACRES:** 95.5 ACRES  
**EXISTING LAND USE:** VACANT  
**PROPOSED LAND USE:** RESIDENTIAL/RETAIL  
**CURRENT ZONING:** RURAL TRANSITION (RT)  
**PROPOSED ZONING:** PLANNED UNIT DEVELOPMENT (PUD)

**PROPERTY OWNERS:** G&F PROPERTIES, LLC  
 P.O. BOX 767  
 WENDELL, NC 27591-0767  
 GIOVANNI MORTARINO  
 CPESC  
 2830 CHARLEMAGNE DR.  
 VIRGINIA BEACH, NC 23451-1358  
**BILLY B. ROBERSON**  
 1213 INDIAN TRAIL DRIVE  
 RALEIGH, NC 27609-5439

**ENGINEER:** BASS, NIXON AND KENNEDY, INC.  
 6310 CHAPEL HILL ROAD, STE. 250  
 RALEIGH, NC 27607  
 919-851-4422  
 CONTACT: MARTY D. BIZZELL, PE.

**COMPARATIVE TABLE**

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



PROGRESS	IP	DATE	DRAWN BY
03-20097 <td></td> <td></td> <td></td>			

**KNIGHTDALE MIXED USE PROJECT**  
**SMITHFIELD ROAD**  
 TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA  
**SHEET C1.0**

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION