

ADJOINING LOT OWNERS OWNERS

LOT 1 HOLMQUIST, DONNIE E PIN: 1753-66-3579 DB: 2974 PG. 589 USE: SINGLE FAMILY ZONING: RT	LOT 6 MILLER, MICHAEL CAMERON III PIN: 1753-76-8452 DB: 16167 PG. 1332 USE: MOBILE HOME ZONING: RT
LOT 2 HOLMQUIST, ANNETTE I PIN: 1753-66-5562 DB: 16191 PG. 653 USE: SINGLE FAMILY ZONING: RT	LOT 7 JARRELL, ERVIN B PIN: 1753-86-2427 DB: 2158 PG. 8 USE: SINGLE FAMILY ZONING: GR3
LOT 3 JONES, BARBARA W PIN: 1753-76-2216 DB: 3632 PG. 591 USE: SINGLE FAMILY ZONING: RT	LOT 8 POPE, ROBERT L PIN: 1753-86-5891 DB: 4894 PG. 131 USE: MANUFACTURED HOME ZONING: GR3
LOT 4 CALDWELL, JAMES L CALDWELL, BRENDA S PIN: 1753-76-5265 DB: 3448 PG. 284 USE: SINGLE FAMILY ZONING: RT	LOT 9 POPE, ROBERT L PIN: 1753-86-6509 DB: 2218 PG. 49 USE: VACANT ZONING: GR3
LOT 5 CALDWELL, JAMES L CALDWELL, BRENDA S PIN: 1753-76-6385 DB: 5236 PG. 803 USE: MANUFACTURED HOME ZONING: RT	

PROPERTY OWNERS:
GAF PROPERTIES, LLC
P.O. BOX 767
WENDELL, NC 27591-0767

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

GIOVANNI MORTARINA
CPESC
2830 CHARLEMAGNE DR.
VIRGINIA BEACH, VA 23451-1358

BILLY B. ROBERSON
1213 INDIAN TRAIL DRIVE
RALEIGH, NC 27609-5439

SITE DATA

PROJECT NAME:	KNIGHTDALE MIXED USE
SITE ACRES:	75.87 ACRES (AFTER RECOMBINATION)
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	RESIDENTIAL/MIXED USE
CURRENT ZONING:	RURAL TRANSITIONAL (RT)
PROPOSED ZONING:	PLANNED UNIT DEVELOPMENT
UNDERLYING ZONING:	NMX

Lot and Building Dimensional Requirements

Building Type	House	Townhouse	Apartment	Mixed-Use
Lot Width (min)*	60'	20'	n/a	n/a
Front Setback (min)	10'	15'	0'	0'
Front Setback (max)	n/a	25'	25'	10'
Minimum Driveway	35'	20' (rear)	n/a	n/a
Side Setback (min)	20% of lot (5' min)	10' between bldgs	10' between bldgs	0' within development
Rear Setback (min)	25'	20'	n/a	0'
Rear Setback (Alley)	20' from centerline	20' from R/W	15' from centerline	0'
Maximum Height	3 stories	3 stories	4 stories	4 stories

* All single family lots 60' and wider will be front loaded per PUD

SINGLE FAMILY SITE DATA

SITE ACREAGE:	95.5 ACRES (NORTH OF SMITHFIELD RD)
60' SINGLE FAMILY LOTS	87
20' TOWNHOME LOTS (REAR LOADED)	65
TOTAL SINGLE FAMILY AND TOWNHOMES	152

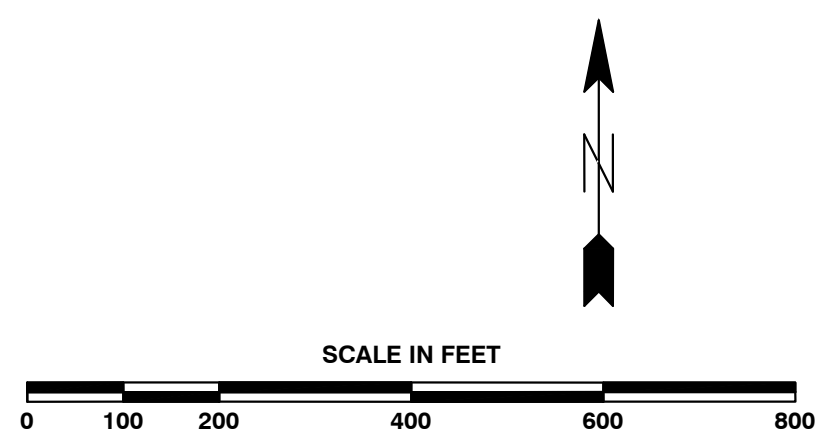
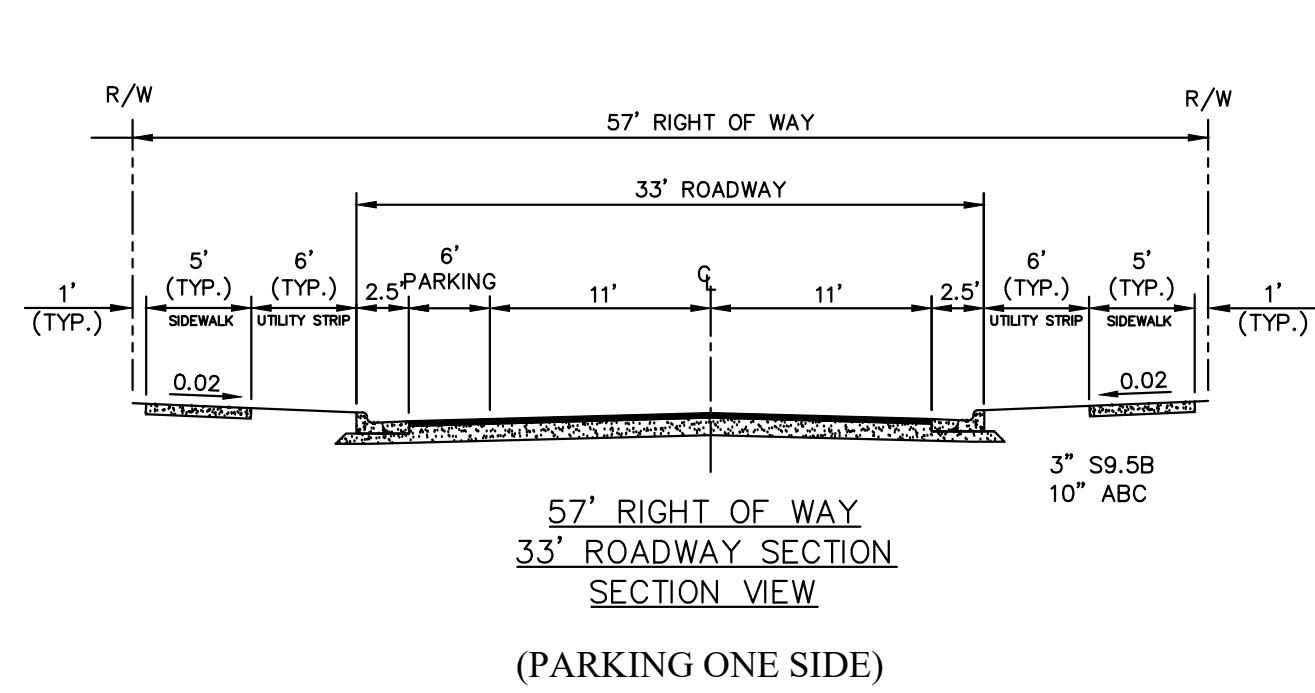
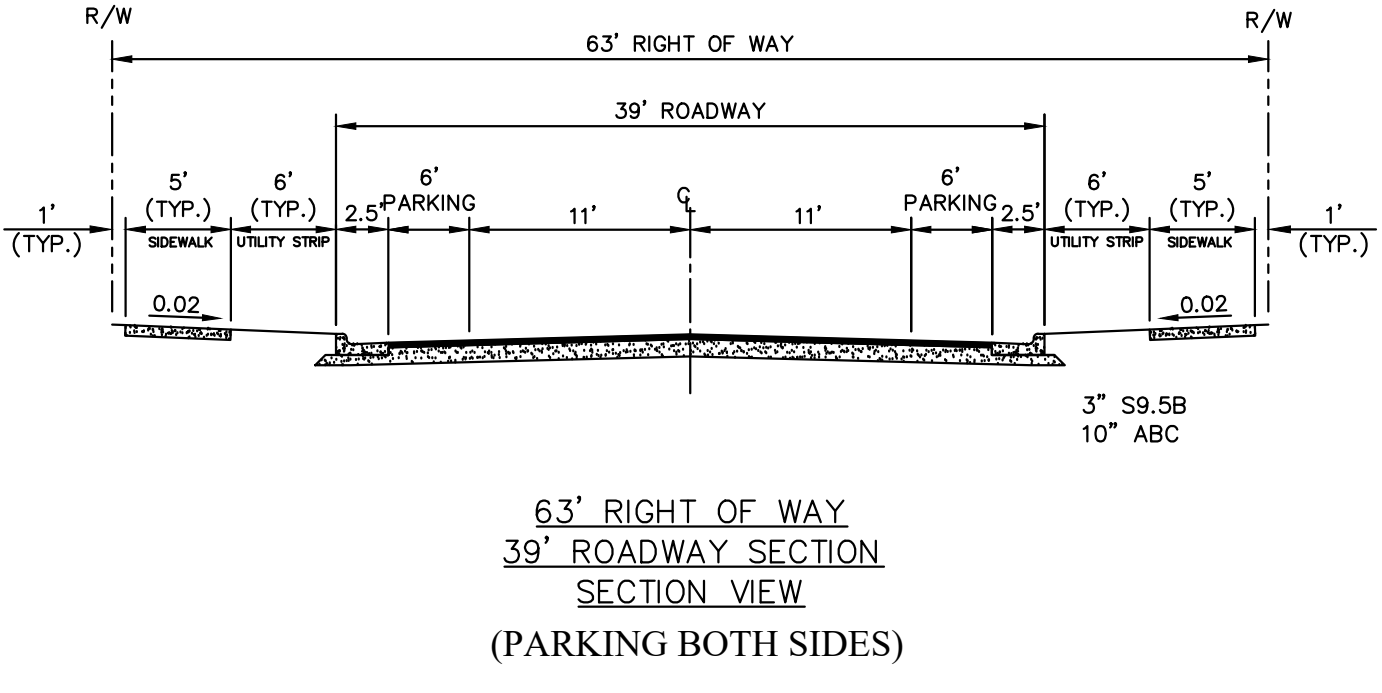
RECREATION OPEN SPACE CALCS

SINGLE FAMILY 87 X 3.5 =	305 BEDROOMS
TOWNHOMES 65 X 3 =	195 BEDROOMS
APARTMENTS 388	680 BEDROOMS
TOTAL:	1,180 BEDROOMS
GROSS DENSITY:	540/75.87 = 7.1 D.U.A.
ALL LOTS ARE OUTSIDE 1/4 MILE PROXIMITY ZONE: 1,180 X 550 =	649,000 SF (14.9 ACRES OR 19.6% OF SITE)
REQUIRED ACTIVE OPEN SPACE:	14.90 X 0.5 = 7.45 ACRES
NEIGHBORHOOD AMENITY PROVIDED:	1.86 ACRES
GREENWAY:	0.40 ACRES
PUBLIC PLAZA:	0.52 ACRES
ENHANCED STORMWATER DEVICES:	3.16 ACRES
NEIGHBORHOOD PARKS:	0.91 ACRES
DOG PARK/WALKING TRAILS:	2.7 ACRES
TOTAL:	(64%) 9.55 ACRES
REQUIRED PASSIVE OPEN SPACE:	5.35 ACRES
PASSIVE OPEN SPACE PROVIDED:	9.43 ACRES
TOTAL OPEN SPACE PROVIDED:	(25% OF SITE) 18.98 ACRES

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)	24	12	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)	24	12	0	0	2	72	0
SUBTOTAL						136	0
TOTAL						388	16,600

PARKING REQUIREMENTS:
WEST SIDE:
384 SPACES FOR APARTMENTS
67 SPACES FOR RETAIL/COMMERCIAL
451 TOTAL SPACES REQUIRED
464 TOTAL SPACES PROVIDED (INCLUDES 26 ON-STREET PARKING SPACES)
22 ACCESSIBLE SPACES PROVIDED
EAST SIDE:
228 REQUIRED FOR APARTMENTS
295 PROVIDED (INCLUDES 67 SPACES FOR POOL/CLUB/MAIL KIOSK)
18 ACCESSIBLE SPACES PROVIDED



BANK
BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919)851-4422 OR (800)354-1879 * FAX: (919)851-8868
CERTIFICATION NUMBERS: NCBELS (C-010); NCBOLA (C-0267)

NO.	DATE	DESCRIPTION	BY

IP: IP
DRAWN BY: DRAWN BY
OVERALL SITE PLAN
SCALE: 1" = 200'
CHK BY: MDB

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

SHEET C1.1