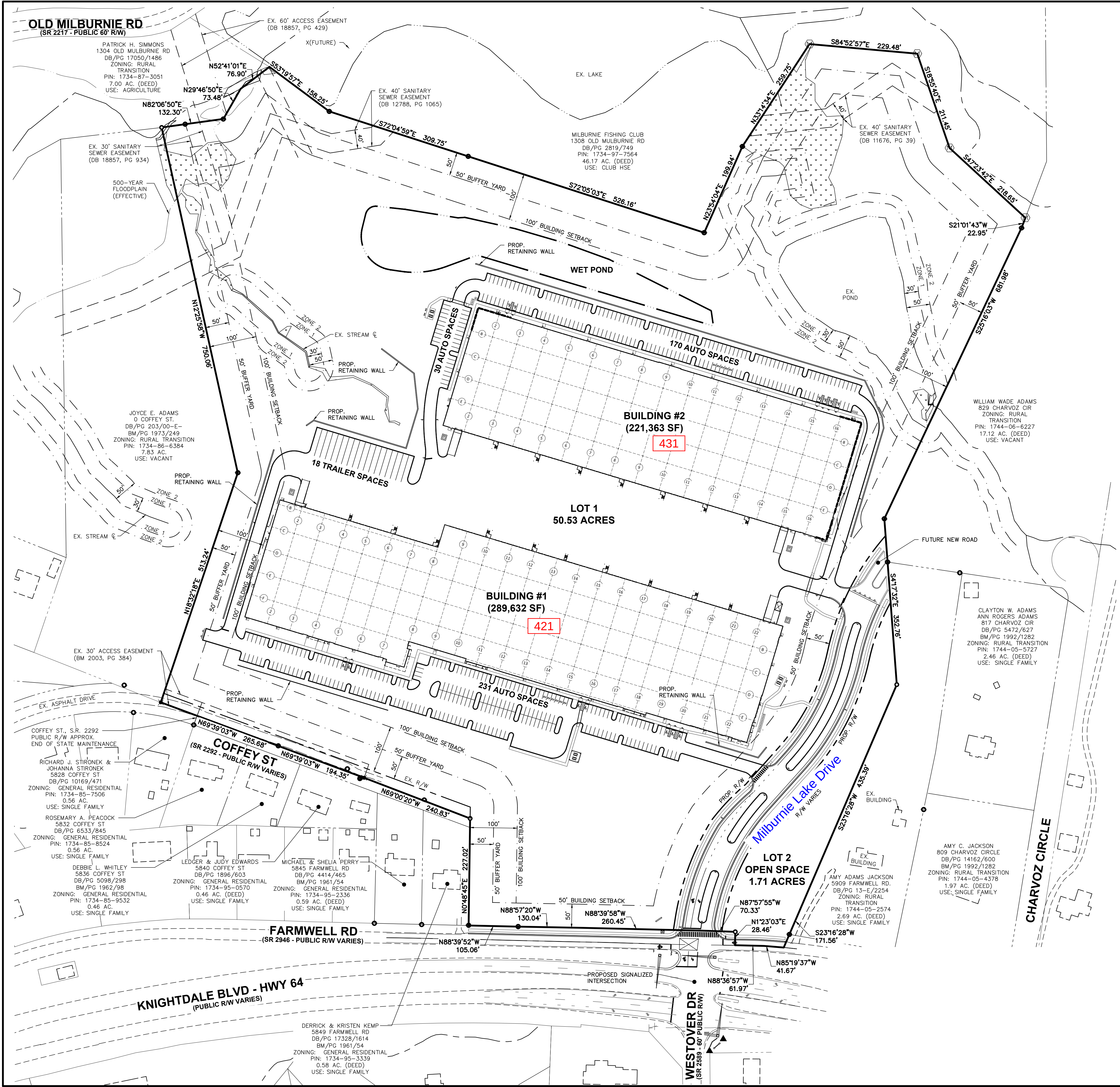




SITE DATA TABLE

SITE ACREAGE:	54.13 ACRES
EXISTING ZONING:	MI-PUD (MANUFACTURING & INDUSTRIAL - PLANNED UNIT DEVELOPMENT)
OVERLAY DISTRICT:	NONE
EXISTING LAND USE:	SINGLE FAMILY
PROPOSED LAND USE:	MANUFACTURING, LIGHT (UDO 5.7.B) RESEARCH AND DEVELOPMENT (UDO 5.7.E) STORAGE - WAREHOUSE, INDOOR STORAGE (UDO 5.7.G) WHOLESALE AND DISTRIBUTION (UDO 5.7.H) BREWERY/WINERY/DISTILLERY (UDO 3.1.C.6) LABORATORY - MEDICAL, ANALYTICAL, RESEARCH & DEVELOPMENT (UDO 3.1.C.6)

WATERSHED:	LOWER NEUSE
PROPOSED IMPERVIOUS AREA	953,964 SF (21.9 AC.)
PROPOSED NO. BUILDINGS:	2
BUILDING #1 AREA:	289,632 SF
BUILDING #2 AREA:	221,363 SF
TOTAL BUILDING AREA:	510,995 SF
PHASING:	NONE
FRONT SETBACK (MIN.) **:	50 FT
SIDE SETBACK (MIN.) **:	50 FT
REAR SETBACK (MIN.) **:	50 FT

** IF ADJACENT TO RESIDENTIAL DISTRICT, 100 FEET.

REQUIRED RECREATION OPEN SPACE:	0 SF
PROVIDED RECREATION OPEN SPACE:	0 SF

PARKING CALCULATIONS

USE TYPE:	MANUFACTURING, LIGHT
MAXIMUM NO. OF PARKING SPACES:	1.5 PER KSF GFA
MINIMUM NO. OF PARKING SPACES:	0.5 X MAXIMUM
**KSF = 1,000 SF; GFA = GROSS FLOOR AREA	

BUILDING NO.	GFA (SF)	MAX. SPACES	MIN. SPACES	AUTO SPACES PROVIDED	TRUCK SPACES PROVIDED
1	289,632	434	217	231	18
2	221,363	332	166	200	0

ELECTRIC VEHICLE REQUIREMENTS: 1 PER 40 SPACES = 11 SPACES
OF CHARGING STATIONS/DEDICATED SPACES PROVIDED: 11 SPACES

BICYCLE PARKING REQUIRED: 1 PER 10 PARKING SPACES = 45 SPACES
BICYCLE PARKING PROVIDED: 46 SPACES

TOWN OF KNIGHTDALE WATER ALLOCATION POLICY

TOWN OF KNIGHTDALE WATER ALLOCATION POLICY CALCULATIONS ARE SHOWN BELOW:
PROPOSED MANUFACTURING/INDUSTRIAL EMPLOYMENT CENTER - 507,000 SF
MANUFACTURING/INDUSTRIAL EMPLOYMENT CENTER POINTS EARNED: 70 BASE POINTS

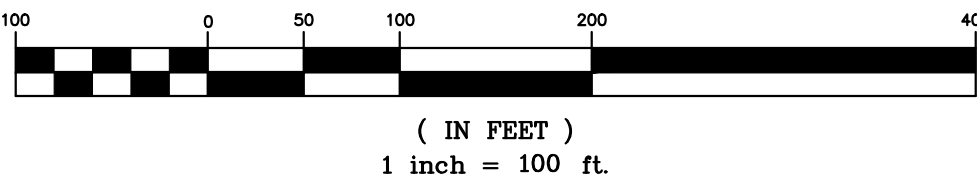
GENERAL NOTES

- ALL PARKING AREAS MUST BE PAVED AND HAVE STANDARD CURB & GUTTER.
- DEVELOPMENT WILL NOT BE PHASED.

LEGEND

- Iron Pipe Found
- Calculated Point
- Railroad Spike
- Ex. Fence Line
- Ex. Property Line
- Property Line
- Ex. Wetlands

GRAPHIC SCALE



ZMA-16-21

Town Certification. This design has been reviewed by the Development Services Engineer for the Town of Knightdale, and to the best of my knowledge and belief, it conforms to the requirements established in the Standard Specifications of the Town of Knightdale.

By: _____ Date: _____
Development Services Engineer

These plans are approved by the Town of Knightdale and serve as construction plans for this project.

By: _____ Date: _____
Administrator

PLAN PREPARED BY:

PLAN PREPARED FOR:

51 Kilmoyne Drive, Suite 102
Cary, North Carolina 27511
ph 919.481.6590
fax 919.336.5127

ADVANCED
CIVIL DESIGN
ENGINEERS & SURVEYORS

5901 Farmwell Road, Knightdale, NC 27610 - Wake County

KNIGHTDALE GATEWAY
CONSTRUCTION PLAN
FOR
BEACON PARTNERS
OVERALL SITE PLAN

Issue Dates:

09/20/2022	- Construction Plan Submittal #1
11/11/2022	- Construction Plan Submittal #2
12/22/2022	- Construction Plan Submittal #3
02/10/2023	- Construction Plan Submittal #4

Date: 02/10/2023
Scale: 1" = 100'

Drawn By: AMK
Checked By: JRR

Project Number:
21-0011-504

Drawing Number:
C.3.0