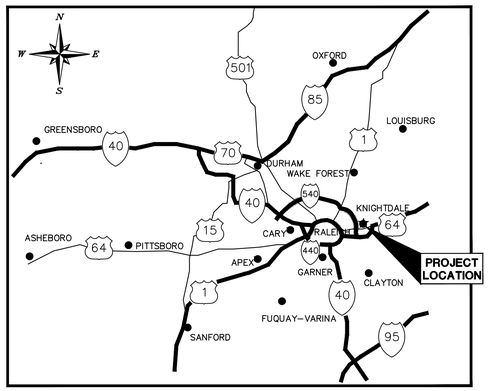
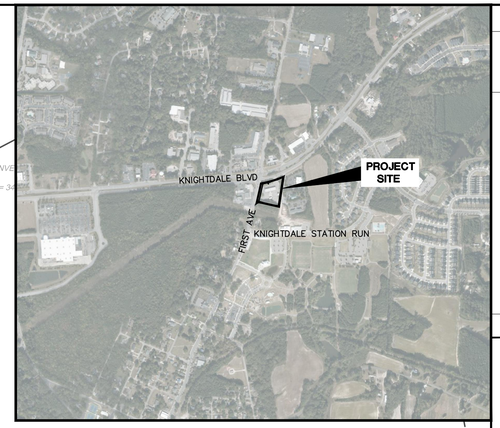


PROJECT LOCATION
NTS



VICINITY MAP

SCALE: 1" = 1000'

ZONING: HB
USE: GAS STATION

ZONING: HB
USE: COMMERCIAL

ZONING: HB
USE: COMMERCIAL

ZONING: NMX
USE: VACANT

KNIGHTDALE BLVD
(R/W WIDTH VARIES)

FIRST AVE
(60' PUBLIC R/W)

MONEY CT
(R/W WIDTH VARIES)

S68°43'52"W
99.99'

S73°01'52"W
100.00'

S76°52'52"W
114.33'

N8°51'31"E
422.22'

S12°46'32"W
280.84'

N77°12'57"W
294.48'

S12°47'51"W 198.99'

C1

L2

ASPHALT

CURB

CONC SIDEWALK

POSSIBLE JUNCTION BOX

1-STORY BLOCK BLDG

CAR WASH

DUMPSTER

OVERHANG

CONC

DROP INLET
TOP= 342.37
15" RCP
INV IN= 339.07
15" RCP
INV OUT = 338.92

DROP INLET
TOP= 345.36
FULL OF DEBRIS

DROP INLET
TOP= 345.94
15" RCP
INV IN= 342.89
15" RCP
INV OUT = 342.6

DROP INLET
TOP= 345.94
15" RCP
INV IN= 341.94
15" RCP
INV OUT = 341.76

DROP INLET
TOP= 346.97
18" RCP
INV IN= 342.15
18" RCP
INV OUT = 342.05

DROP INLET
TOP= 347.21
15" RCP
INV OUT = 346.9

GRATE TOP INLET
TOP= 344.64
15" RCP
INV IN= 340.34
15" RCP
INV OUT = 340.29

ROOF DRAIN
3" PVC
INV = 347.53'

ROOF DRAIN
3" PVC
INV = 347.59'

ROOF DRAIN
3" PVC
INV = 347.36'

ROOF DRAIN
3" PVC
INV = 347.50'

ROOF DRAIN
3" PVC
INV = 347.23'

ROOF DRAIN
3" PVC
INV = 347.61

ROOF DRAIN
3" PVC
INV = 347.30'

ROOF DRAIN
3" PVC
INV = 347.54

ROOF DRAIN
4" PVC
INV = 347.50

ROOF DRAIN
3" PVC
INV = 347.51

ROOF DRAIN
3" PVC
INV = 348.22'

STORM INVERT
3" PVC
INV = 348.57

STORM INVERT
3" PVC
INV = 348.54

STORM INVERT
3" CPP
INV = 347.63'

9"X9" GRATE
TOP = 348.57
3" CPP
INV OUT = 348.07

DROP INLET
TOP= 352.39
8" DIP
INV IN = 348.05
15" RCP
INV IN = 347.99
15" RCP
INV OUT = 347.70

DROP INLET
TOP= 352.43
15" RCP
INV IN = 347.57
15" RCP
INV OUT = 347.47

DROP INLET
TOP= 341.44
12" RCP
INV IN= 337.15
18" RCP
INV OUT = 337.84

STORM INVERT
15" RCP
INV = 339.02

N/F
LOCKE CHARLOTTE C
1754-55-8634
DB 10550, PG 213

N/F
WAKE HOSPITALITY INC
1754-65-2794
DB 13536, PG 940

N/F
JERRY GOWER
CONSTRUCTION CO INC
1754-65-1577
DB 16129, PG 2694

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

PRELIMINARY
NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn

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421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-677-2000
WWW.KIMLEY-HORN.COM

KHA PROJECT 017311002
DATE 11/29/2021
SCALE AS SHOWN
DESIGNED BY JCB
DRAWN BY JCB
CHECKED BY COB

EXISTING CONDITIONS

EP MART
KNIGHTDALE
PREPARED FOR
EASTERN PETROLEUM CORPORATION
KNIGHTDALE NORTH CAROLINA

SHEET NUMBER
EX-1

Plotted By: Judd, Katie Sheet Set: LINCOLN CHARTER SCHOOL Layout: Existing Conditions November 29, 2021 02:19:02pm \\kimley-horn.com\SE_RAL\RAL_LDEV_Marketing Proposals\EP Mart\Knightdale\Preliminary Site Layout\2021-11-29 Preliminary Site Layout\EPSL-4 Preliminary Site Layout.dwg
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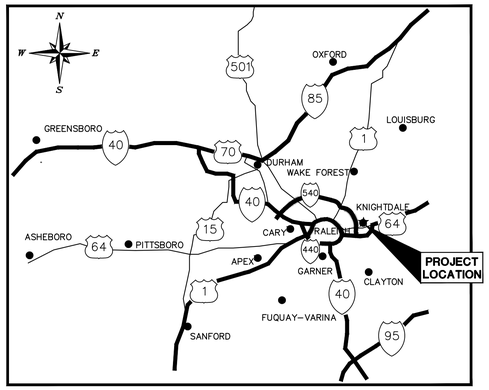
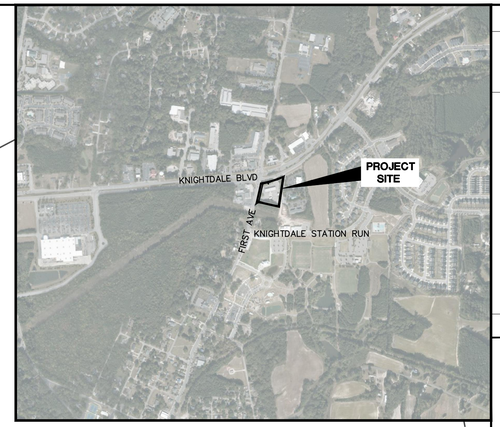


PROJECT LOCATION
NTS



VICINITY MAP

SCALE: 1" = 1000'

ZONING: HB
USE: GAS STATION

ZONING: HB
USE: COMMERCIAL

ZONING: HB
USE: COMMERCIAL

ZONING: NMX
USE: VACANT

KNIGHTDALE BLVD
(R/W WIDTH VARIES)

FIRST AVE
(per PUBLIC R/W)

MONEY CT
(R/W WIDTH VARIES)

PROPOSED OUTDOOR SEATING AREA 400 SF (BENCHES AND SCULPTURE WITH CELEBRATORY LIGHTING)

PROPOSED MONUMENT SIGN

10' TYPE 'A' BUFFER

STAMPED ASPHALT

ORDER BOARD

PROPOSED SIDEWALK

PROPOSED CONVENIENCE STORE
6,600 S.F.
23 PARKING SPACES

PROPOSED R/W DEDICATION

20' TYPE 'B' BUFFER

PROPOSED BICYCLE RACK

PROPOSED EV CHARGING STATIONS

EXISTING HC RAMP

CROSS ACCESS EASEMENT

UNDERGROUND FUEL TANKS

N/F
WAKE HOSPITALITY INC
1754-65-2794
DB 13536, PG 940

N/F
JERRY GOWER CONSTRUCTION CO INC
1754-65-1577
DB 16129, PG 2694

N/F
LOCKE CHARLOTTE C
1754-55-8634
DB 10550, PG 213

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

EXISTING SITE AREA: 2.33 AC
SITE AREA AFTER DEDICATION: 2.23 AC

EXISTING/PROPOSED USE: CONVENIENCE STORE WITH FUEL SALES
EXISTING ZONING: HB (HIGHWAY BUSINESS)
PROPOSED ZONING: HBCU (HIGHWAY BUSINESS CONDITIONAL USE)

PARKING REQUIRED
MAXIMUM: 3.5 PER KSF GFA = 3.5 * 6.6 KSF = 23 SPACES
MINIMUM: 1/2 OF MAXIMUM = 12 SPACES

PARKING PROVIDED
REGULAR: 21 SPACES
ADA: 2 SPACES
ELECTRIC VEHICLE: 6 SPACES

IMPERVIOUS AREA CALCULATIONS
PRE-DEVELOPMENT: 71,900 SF (1.65 AC)
POST-DEVELOPMENT: 79,414 SF (1.82 AC)

PRELIMINARY
NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
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421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-677-2000
WWW.KIMLEY-HORN.COM

KHA PROJECT	017311002
DATE	11/29/2021
SCALE	AS SHOWN
DESIGNED BY	JCB
DRAWN BY	JCB
CHECKED BY	COB

PRELIMINARY SITE LAYOUT

EP MART
KNIGHTDALE
PREPARED FOR
EASTERN PETROLEUM CORPORATION
KNIGHTDALE NORTH CAROLINA

SHEET NUMBER
PSL-4

Plotted By: judd, Katie Sheet Set: LINCOLN CHARTER SCHOOL Layout: Preliminary Site Layout November 29, 2021 02:19:04pm \\kimley-horn.com\SE_RAL\RAL_LDEV_Marketing Proposals\EP Mart\Knightdale\Preliminary Site Layout\2021-11-29 Preliminary Site Layout\PSL-4 Preliminary Site Layout.dwg
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