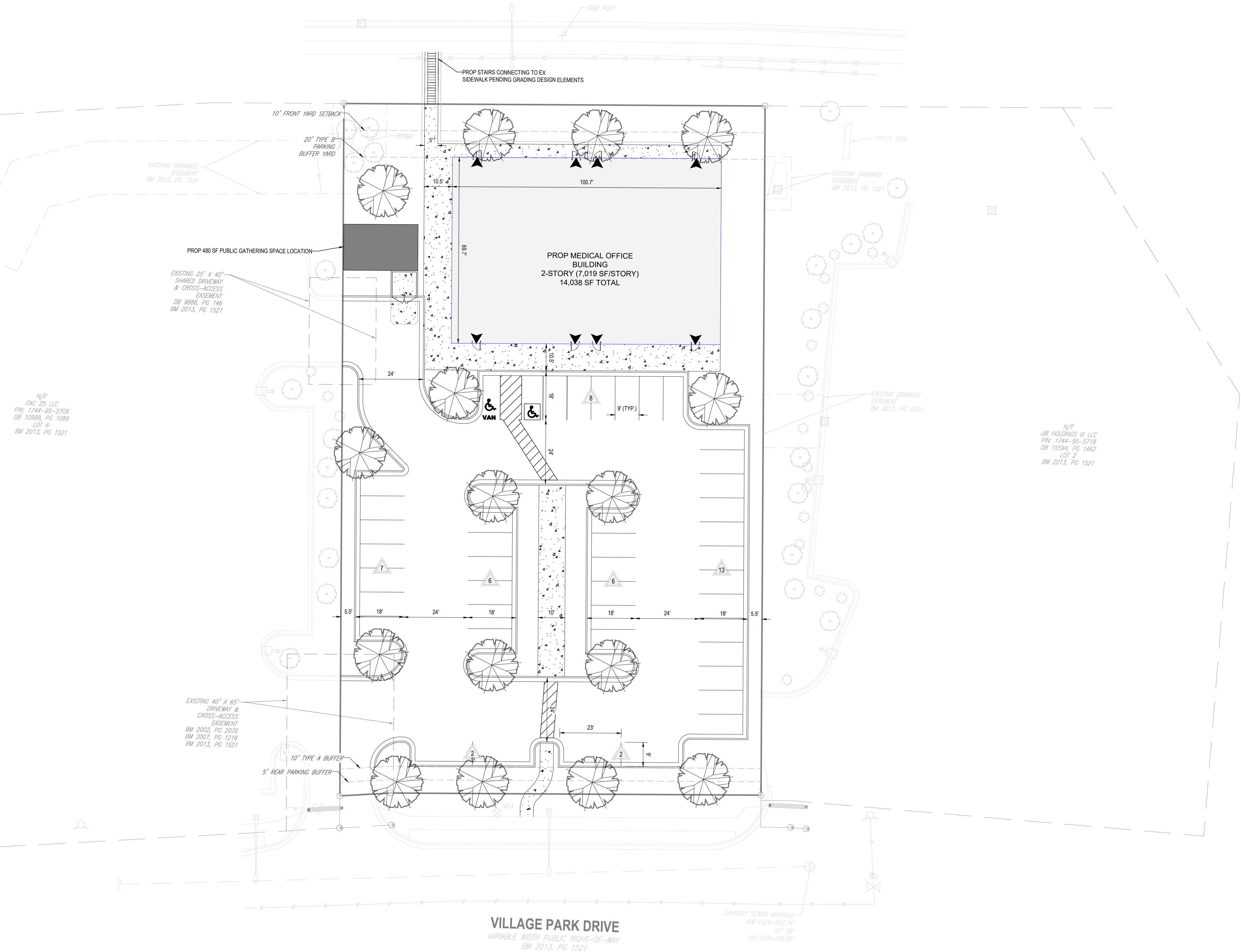




**US HIGHWAY 64 /
KNIGHTDALE BOULEVARD**

VARIABLE WIDTH PUBLIC
RIGHT-OF-WAY
BM 2013, PG 1521



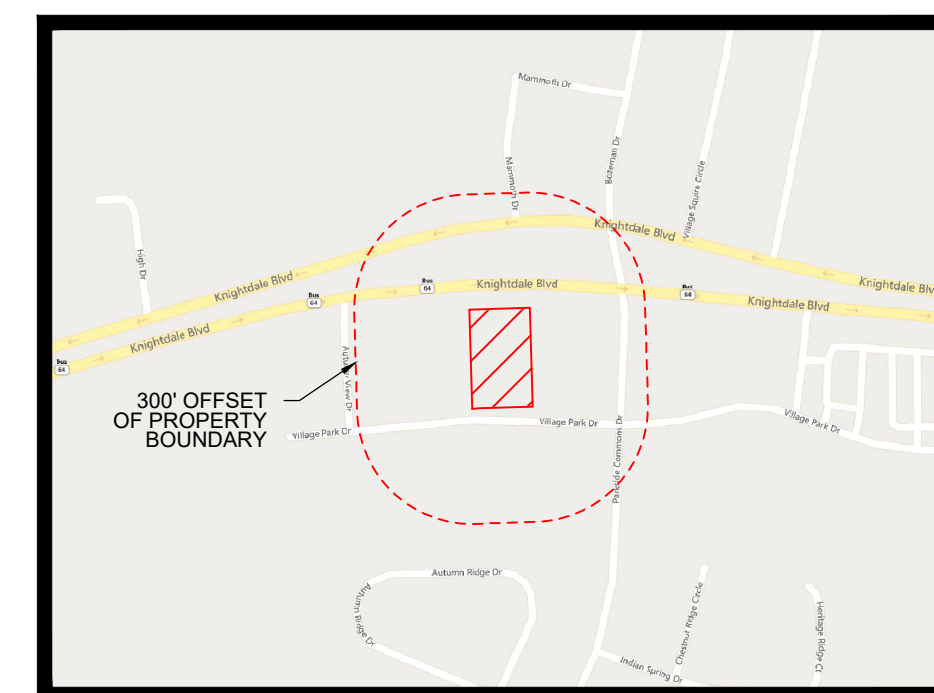
SITE PLAN & ZONING NOTES:

- SITE ADDRESS: 4012 VILLAGE PARK DRIVE
KNIGHTDALE, NC 27545
- OWNER: OPSJH LLC
821 COUNTRY CLUB ROAD
ROCKY MOUNT, NC 27804
- PIN: 1744-95-3860
- SITE ACREAGE: 0.93 AC
- ZONING: NMX
- LAND USE: EXISTING LAND USE: VACANT
PROPOSED LAND USE: MEDICAL OFFICE
- VEHICLE PARKING: PROPOSED BUILDING SF: 14,038 SF
MAXIMUM PARKING ALLOWED: 6.5 SPACES PER 1000 GFA = 77
MINIMUM PARKING REQUIRED: 1/2 MAXIMUM = 38 SPACES / 2 = 19 SPACES
PROPOSED PARKING: 44 SPACES

BOHLER
BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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VICINITY MAP
500 250 125 0 500
1" = 500'

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY



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It's fast. It's free. It's the law.

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PROJECT No.: NCB230070
DRAWN BY: DW
CHECKED BY: RG
DATE: 02/05/2024
CAD ID:

PROJECT:

SKETCH PLAN

FOR _____

PROPOSED DEVELOPMENT
4012 VILLAGE PARK DRIVE
KNIGHTDALE, NC 27545
WAKE COUNTY

BOHLER
BOHLER ENGINEERING NC, PLLC
SC COA NO. 4810
4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

SHEET TITLE:

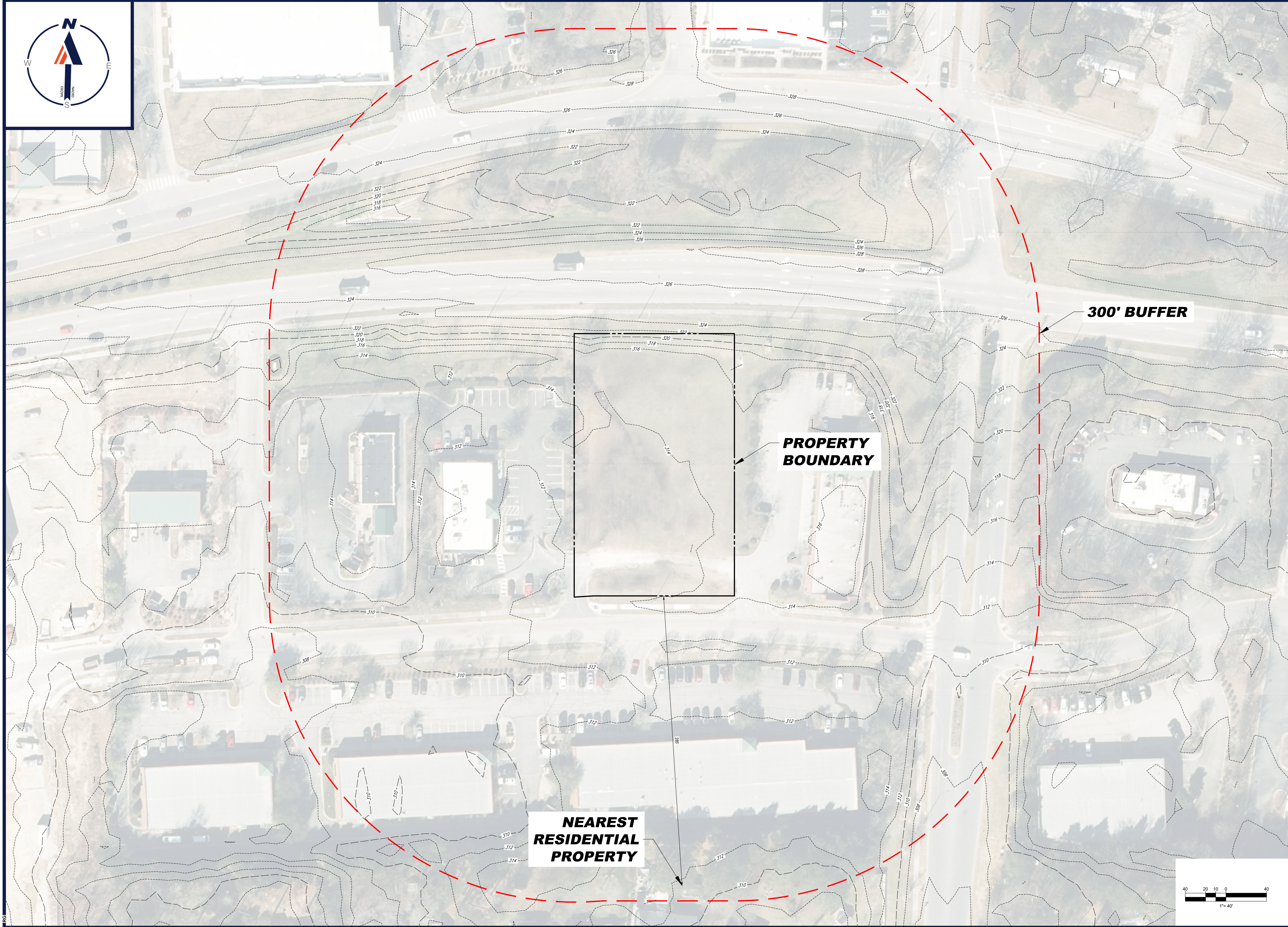
SITE PLAN

SHEET NUMBER:
C-301

ORG. DATE - 02/05/2024

20 10 5 0 20
SCALE: 1" = 20'

H:\2023\NC\230070\01.LAND DEVELOPMENT\CAD\DRAWINGS\EXHIBITS\24026 - SKETCH PLAN\NC230070 - SKETCH PLAN - LAYOUT C-301 SITE



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REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT No.: NCB230070
DRAWN BY: DW
CHECKED BY: RG
DATE: 02/05/2024
CAD ID: TOPO-0

PROJECT:
SKETCH PLAN
FOR _____

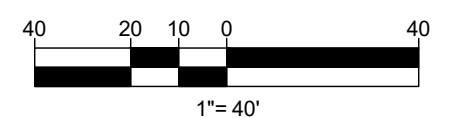
PROPOSED DEVELOPMENT
4012 VILLAGE PARK DRIVE
KNIGHTDALE, NC 27545
WAKE COUNTY

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4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com

SHEET TITLE:
OVERALL VICINITY MAP

SHEET NUMBER:
C-301

ORG. DATE - 02/05/2024



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1 North and South Elevations
SCALE 3/16" = 1'-0"



2 East and West Elevations
SCALE 3/16" = 1'-0"

MEDICAL OFFICE BUILDING
KNIGHTDALE, NORTH CAROLINA



CORPORATE STAMP

ARCHITECT'S STAMP

No	Rev./Submissons	Date
	PLANNING	//
SCALE	PROJECT NO	
1/4" = 1'-0"	231202	
DESIGNED	DATE	
RSR	28 MAR 24	
DRAWN	CHECKED	
RSR	RSR	

DRAWINGS
BUILDING ELEVATIONS
DRAWING NO
A2.0

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