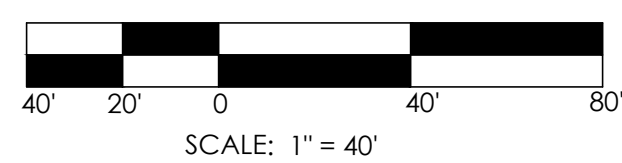


1 CONCEPT PLAN - 1
 C-1 SCALE: 1"=40'



CONCEPT / SKETCH PLAN NOTES

- CAD BASE FILE PROVIDED BY OWNER. ADDITIONAL WAKE COUNTY GIS PARCEL LINES, TOPOGRAPHIC INFORMATION, AND OTHER AVAILABLE RECORD PLANS USED TO SUPPLEMENT THE PROJECT BASE FILE.
- ALL PRELIMINARY AND CONCEPTUAL DESIGN SKETCHES ARE SUBJECT TO FIELD VERIFICATION OF ITEMS INCLUDING BUT NOT LIMITED TO BOUNDARY SURVEY, TOPOGRAPHIC SURVEY, EXISTING UTILITIES, REGULATED STREAM BUFFERS, WETLANDS, FLOODPLAIN DELINEATIONS, SOIL CONDITIONS, SPECIMEN TREE LOCATIONS AND RIGHT-OF-WAY DEDICATION. THESE ITEMS ARE VERIFIED DURING FUTURE DESIGN DEVELOPMENT PHASE OF THE PROJECT.
- ALL AREA CALCULATIONS ARE PRELIMINARY AND WILL BE ADJUSTED WITH ACTUAL BOUNDARY SURVEY.
- PROJECT SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL # 3720175400K (ZONE X) DATED JULY 19, 2022.
- A WETLAND EVALUATION SHALL BE PERFORMED TO VERIFY IF THERE ARE ANY PROTECTED WETLANDS WITHIN THE PROJECT SITE.
- A STREAM BUFFER EVALUATION SHALL BE PERFORMED TO DETERMINE IF THERE ARE BUFFERED STREAMS LOCATED WITHIN OR ADJACENT TO THE PROJECT SITE.
- EXISTING CONDITIONS AS SHOWN ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THE PROJECT SITE AND FAMILIARIZE WITH ACTUAL FIELD CONDITIONS PRIOR TO BIDDING AND COMMENCING WORK. IF FIELD CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THE CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER IMMEDIATELY.

SITE DATA

OWNER:	AXIOM HOLDINGS, LLC
OWNER ADDRESS:	3739 NATIONAL DR. STE. 105, RALEIGH, NC 27612
PROPERTY ADDRESS:	7800 KNIGHTDALE BLVD.
PIN:	1754773240
REID:	0115243
DEED:	DB19287/DP1910
PROPERTY AREA:	217,652 SF / 5.00 AC
EX. USE:	INDUSTRIAL
PROPOSED USE:	GENERAL RETAIL / MEDICAL SERVICES
EX. ZONING:	HB - HIGHWAY BUSINESS
OVERLAYS:	NONE
JURISDICTION:	TOWN OF KNIGHTDALE PLANNING
BUILDING AREA:	3,454 SF EXISTING TO BE DEMOLISHED 16,500 SF RETAIL PROPOSED 14,400 SF MEDICAL SERVICES
FRONT SETBACK:	10' MIN., 30' MAX.
SIDE SETBACK:	6' MIN.
REAR SETBACK:	0' MIN.
PARKING REAR SETBACK:	5'
BUILDING HEIGHT:	XX' MAX, XX' PROPOSED
WATERSHED:	MARKS CREEK
WATERSHED OVERLAY:	NONE
RIVER BASIN:	NEUSE RIVER BASIN
PUBLIC GATHERING SPACE:	UDO SEC. 6.9, A MINIMUM OF 1 SF PER EVERY 25 SF OF GROSS FLOOR AREA OR 500 SF, WHICHEVER IS LESS. OF PUBLIC GATHERING SPACE SHALL BE PROVIDED.
TREE COVERAGE:	SEE LANDSCAPE CALCULATIONS
LANDSCAPE BUFFERS:	SEE PLAN VIEW FOR REQUIRED BUFFER YARDS
VEHICULAR PARKING:	UDO SEC. 7.1.G, BASED ON PROPOSED USE GENERAL RETAIL (10K SF TO 50K SF) MIN. PARKING SPACES: 1/2 MAXIMUM ALLOWED (50 MIN. SPACES) MAX. PARKING SPACES 6.0 PER KSF GFA 16,500 / 1,000 SF = 16.5 X 6.0 = 99 MAX PARKING SPACES ALLOWED MEDICAL SERVICES MIN. PARKING SPACES 1/2 MAXIMUM ALLOWED (40 MIN. SPACES) MAX. PARKING SPACES 5.5 PER KSF GFA 14,400 / 1,000 SF = 14.4 X 5.5 = 79.2 (79) MAX PARKING SPACES ALLOWED MIN. PARKING REQUIRED = 90 SPACES MAX. PARKING ALLOWED = 178 SPACES 146 TOTAL PARKING SPACES PROVIDED INCLUDING 8 ADA VAN SPACES
ELECTRIC VEHICLE PARKING:	UDO SEC. 7.1.I, NONRESIDENTIAL USES WITH OFF-STREET PARKING FOR MOTORIZED VEHICLES OF MORE THAN FORTY (40) SPACES SHALL PROVIDE ELECTRIC VEHICLE CHARGING STATIONS AT A RATE OF ONE (1) ELECTRIC VEHICLE CHARGING STATION FOR EVERY FORTY (40) MOTORIZED VEHICLE SPACES 146 PARKING SPACES / 40 = 3.65 (4) EV CHARGING STATIONS REQUIRED
BICYCLE PARKING:	UDO SEC. 7.1.F, ONE (1) BICYCLE PARKING SPACE FOR EVERY TEN (10) MOTORIZED VEHICLE SPACES 146 MOTOR VEHICLE SPACES / 10 = 14.6 (15) BIKE PARKING SPACES REQUIRED

LANDSCAPE CALCULATIONS

UDO SEC. 7.4.J. INTERIOR PARKING LOT LANDSCAPING
 APPLICABILITY: PARKING LOTS WITH MORE THAN SIXTEEN (16) PARKING SPACES SHALL BE LANDSCAPED.
 MINIMUM PLANTINGS: NO PARKING SPACE SHALL BE MORE THAN SIXTY (60) FEET FROM THE BASE OF A DECIDUOUS CANOPY TREE. IN ADDITION, LANDSCAPE AREAS SHALL BE PROVIDED AT THE END OF EACH PARKING ROW AND SHALL CONTAIN A DECIDUOUS CANOPY TREE.
 PERFORMANCE STANDARDS: DECIDUOUS CANOPY TREES SHALL BE PLANTED IN A MANNER THAT PROVIDES SHADE FOR THE ENTIRE PARKING LOT AT MATURITY. EACH CANOPY TREE SHALL BE PROVIDED WITH A MINIMUM PERVIOUS GROUND AREA OF THREE HUNDRED (300) SQUARE FEET FOR ADEQUATE ROOT GROWTH WHICH SHALL BE SEPARATED FROM PARKING SPACES BY AN EIGHTEEN (18) INCH STANDARD CURB AND GUTTER DESIGNED TO MINIMIZE DAMAGE BY VEHICLES TO PLANTS WITHIN THE LANDSCAPED AREA.

UDO SEC. 7.4.L. STREET TREE PLANTINGS
 STREET TREES SHALL BE CANOPY TREES AND SHALL BE INSTALLED AT A MINIMUM AVERAGE DISTANCE OF FORTY (40) FEET ON CENTER IN A PLANTING STRIP A MINIMUM OF FIVE (5) FEET IN WIDTH.
 STREET TREES SHALL BE PLACED AT LEAST TEN (10) FEET FROM LIGHT POLES AND TWELVE (12) FEET FROM ELECTRICAL TRANSFORMERS IN ORDER TO ALLOW THESE UTILITIES TO BE SAFELY SERVICED (UNDERSTORY TREES MAY BE PLACED WITHIN FIVE (5) FEET OF SUCH DEVICES).
 STREET TREES SHALL BE DECIDUOUS HARDWOODS AND SHALL MEET THE CRITERIA SET FORTH IN SECTION 7.4 (C).

UDO SEC. 7.4.M. OVERALL TREE CANOPY
 ALL NEW DEVELOPMENT ON LOTS OR PARCELS OVER TWO (2) ACRES MUST MEET THE FOLLOWING TREE COVER REQUIREMENT DURING THE INITIAL MASTER PLAN PROCESS. A TREE COVER AREA EQUAL TO THE PERIMETER OF THE DEVELOPMENT IN FEET MULTIPLIED BY TWENTY (20) SHALL BE MAINTAINED ON SITE UP TO A MAXIMUM TREE COVER AREA CONSISTING OF TEN (10) PERCENT OF THE ENTIRE SITE. ANY REQUIRED LANDSCAPE BUFFER YARDS AND NEUSE RIVER BASIN RIPARIAN BUFFERS (NRBS) MAY BE CREDITED TOWARD THIS REQUIREMENT. IN THE EVENT THAT THE REQUIRED TREE COVER AREA CANNOT BE MET WITH THE REQUIRED LANDSCAPE BUFFER YARDS AND NRBS, ADDITIONAL SPACE MUST BE SET ASIDE IN THIS ADDITIONAL SPACE. PREFERENCE IS GIVEN TO PRESERVING EXISTING TREES RATHER THAN UTILIZING NEW PLANTINGS.
 EXISTING PARCEL PERIMETER = 2,037 LF X 20 = 40,740 SF / 0.94 AC
 PARCEL AREA = 217,652 SF X 0.1 = 21,765 SF / 0.50 AC
 MIN. TREE COVER AREA = 21,765 SF / 0.50 AC

TMTLA ASSOCIATES
 LANDSCAPE ARCHITECTURE & LAND PLANNING
 5011 SOUTH PARK DRIVE, STE. 200-DURHAM, NC 27713
 P: (919) 484-8880 E: info@tmtla.com

2024-XX-XX
 PRELIMINARY
 NOT FOR CONSTRUCTION

REVISIONS:

CONCEPT PLAN - 1
 7800 KNIGHTDALE BLVD.
 7800 KNIGHTDALE BLVD
 KNIGHTDALE, NC 27545

SCALE:
 AS NOTED
 DRAWN BY:
 AJP
 PROJECT #
 24029
 DATE:
 4/9/2024
 SHEET
 C-1
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