



SKETCH PLAN - DATA TABLE

1. PROJECT NAME:	HINTON OAKS INDUSTRIAL PARK - LOTS 9 AND 10 - BLDGS #6 & #7
2. STREET ADDRESS:	0 HINTON OAKS BOULEVARD KNIGHTDALE, NORTH CAROLINA
3. SITE AREA:	LOT 9: 23.8 AC LOT 10: 34.9 AC TOTAL AREA: 58.7 AC
4. CURRENT ZONING:	MQ (TO BE REZONED)
5. NEW BUILDING USE:	BUILDING #6 - 180,000 SF WHOLESALE/DISTRIBUTION BUILDING #7 - 164,000 SF WHOLESALE/DISTRIBUTION
6. PIN:	1744-59-2979
7. CURRENT LAND USE:	VACANT
8. WATERSHED CLASSIFICATION:	NEUSE RIVER BASIN
9. BUILDING USE / PARKING SUMMARY:	<p>BUILDING #6 - 180,000 SF WAREHOUSE MAXIMUM PARKING PERMITTED (WAREHOUSE) = 1 SP / 1,000 SF = 180,000/1000 = 180 SPACES MAXIMUM ALLOWED MINIMUM PARKING REQUIRED = 1/2 OF MAXIMUM = 90 SPACES REQUIRED 187 PARKING SPACES PROVIDED</p> <p>BUILDING #7 - 164,000 SF WAREHOUSE MAXIMUM PARKING PERMITTED (WAREHOUSE) = 1 SP / 1,000 SF = 164,000/1000 = 164 SPACES MAXIMUM ALLOWED MINIMUM PARKING REQUIRED = 1/2 OF MAXIMUM = 82 SPACES REQUIRED 148 PARKING SPACES PROVIDED</p> <p>ELECTRIC VEHICLE (EV) PARKING REQUIRED EV PARKING SPACES = 1 PER 40 SPACES (MINIMUM = 2, MAXIMUM = 15)</p> <p>BUILDING #6: REQUIRED EV SPACES REQUIRED = 187/40 = 5 SPACES BUILDING #7: REQUIRED EV SPACES REQUIRED = 148/40 = 4 SPACES</p>
10. OWNER NAME/ADDRESS:	WAKE STONE PROPERTY COMPANY P.O. BOX 190 KNIGHTDALE, NORTH CAROLINA 27545 919/266-1100

GENERAL NOTES

- ON SITE FENCES & GATES SHALL NOT EXCEED SIX FEET (6') IN THE FRONT YARD AND EIGHT FEET (8') IN THE SIDE AND REAR YARDS
- OUTDOOR STORAGE OF MATERIALS IS PROHIBITED.
- THE TOWN OF KNIGHTDALE HAS DETERMINED THAT THIS PROJECT MEETS THE REQUIREMENTS FOR THE WATER ALLOCATION POLICY.
- SCM'S WILL REQUIRE AN ACCESS EASEMENT TO ENSURE MAINTENANCE AND INSPECTIONS CAN BE PERFORMED REGULARLY.
- STREAM BUFFERS, FLOODWAYS & FLOODPLAINS, WETLANDS AND ZONING BUFFERS ARE REQUIRED TREE SAVE AREAS AND CANNOT BE DISTURBED.
- PARKING LOT LANDSCAPING AND SCREENING SHALL BE PROVIDED PER TOWN REQUIREMENTS.

TREE COVER AREA CALCULATIONS

REQUIRED TREE COVER AREA EQUALS THE PERIMETER OF THE DEVELOPMENT IN FEET MULTIPLIED BY TWENTY (20).
 REQUIRED TREE COVER AREA = 6,674 LF X 20 = 133,480 SF = 3.06 AC
 PROVIDED TREE COVER AREA = 15.2 ACRES



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PRELIMINARY
NOT FOR CONSTRUCTION

**HINTON OAKS INDUSTRIAL PARK
LOTS 9 & 10**

**0 HINTON OAKS BOULEVARD
KNIGHTDALE, NORTH CAROLINA**

ISSUED: 21 JULY 2022

REVISIONS:

12 SEPT 2022

PER TOWN COMMENTS

DRAWN BY: JET
CHECKED BY: MLS

PROJECT: WSHOIPN

SKETCH PLAN

DWG. NO. **SP 1.0**