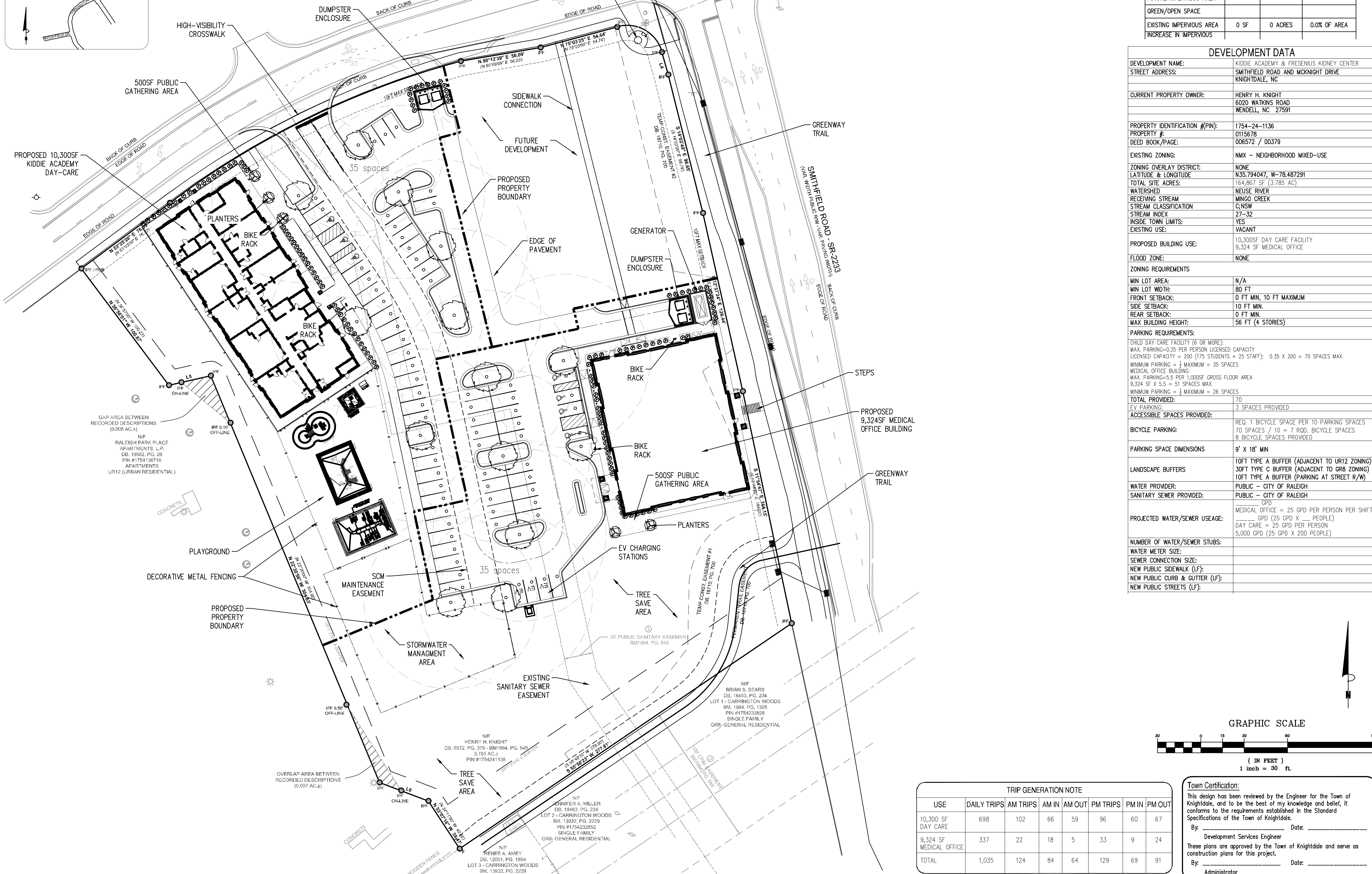


LINE TABLE					
LINE	BEARING	LENGTH			
L4	S 16°00'44" E	16.12			
L5	S 77°19'02" W	29.81			
L6	N 69°05'40" W	36.14			

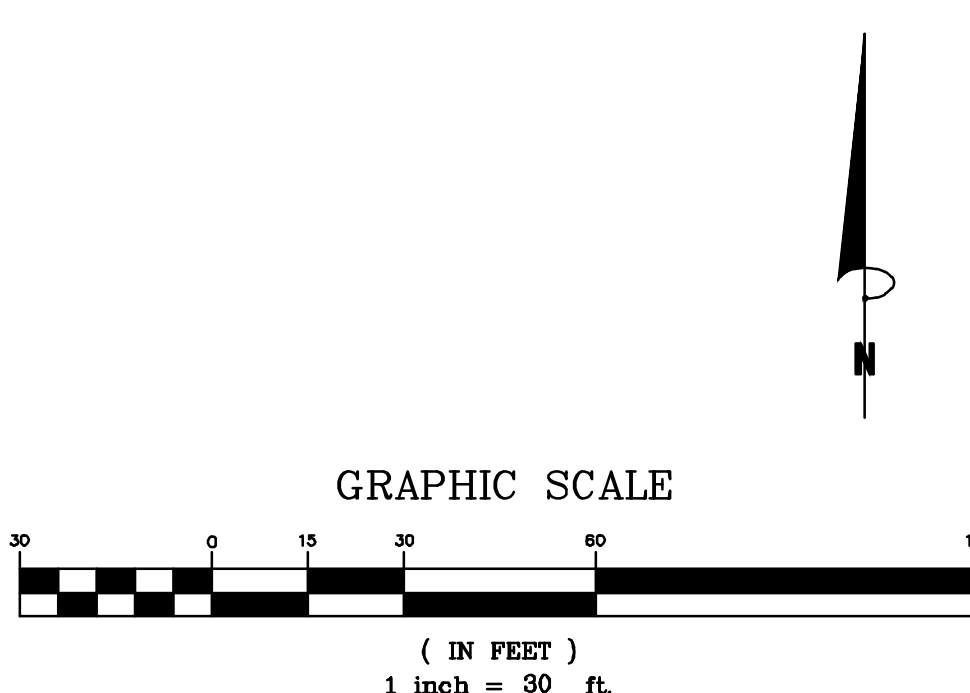
  

CURVE TABLE						
CURVE	RADIUS	LENGTH	BEARING	CHORD	DELTA	TANGENT
C3	587.35'	225.23'	N 64°01'08" E	223.85'	21°58'16"	114.02'
C4	25.00'	30.81'	S 60°42'01" E	35.59'	90°46'13"	25.34'



IMPERVIOUS SUMMARY TABLE			
ON-SITE AREA = 164,867 SF (3.785 AC)			
BUILDINGS	19,624 SF	0.45 ACRES	11.90% OF AREA
PAVEMENT	37,440 SF	0.86 ACRES	22.7% OF AREA
SIDEWALK	9,480 SF	0.22 ACRES	5.75% OF AREA
IMPERVIOUS AREA	66,544 SF	1.53 ACRES	40.36% OF AREA
FUTURE IMPERVIOUS AREA			
GREEN/OPEN SPACE			
EXISTING IMPERVIOUS AREA	0 SF	0 ACRES	0.0% OF AREA
INCREASE IN IMPERVIOUS			

DEVELOPMENT DATA	
DEVELOPMENT NAME:	KIDDIE ACADEMY & FRESENIUS KIDNEY CENTER
STREET ADDRESS:	SMITHFIELD ROAD AND MCKNIGHT DRIVE, KNIGHTDALE, NC
CURRENT PROPERTY OWNER:	HENRY H. KNIGHT 6020 WATKINS ROAD WENDELL, NC 27591
PROPERTY IDENTIFICATION #(PIN):	1754-24-1136
PROPERTY #:	0115678
DEED BOOK/PAGE:	006572 / 00379
EXISTING ZONING:	NMX - NEIGHBORHOOD MIXED-USE
ZONING OVERLAY DISTRICT:	NONE
LATITUDE & LONGITUDE:	N35.794047, W-78.487291
TOTAL SITE ACRES:	164,867 SF (3.785 AC)
WATERSHED:	NEUSE RIVER
RECEIVING STREAM:	MINGO CREEK
STREAM CLASSIFICATION:	C;NSW
STREAM INDEX:	27-32
INSIDE TOWN LIMITS:	YES
EXISTING USE:	VACANT
PROPOSED BUILDING USE:	10,300SF DAY CARE FACILITY 9,324 SF MEDICAL OFFICE
FLOOD ZONE:	NONE
ZONING REQUIREMENTS	
MIN LOT AREA:	N/A
MIN LOT WIDTH:	80 FT
FRONT SETBACK:	0 FT MIN, 10 FT MAXIMUM
SIDE SETBACK:	10 FT MIN.
REAR SETBACK:	0 FT MIN.
MAX BUILDING HEIGHT:	56 FT (4 STORES)
PARKING REQUIREMENTS:	
CHILD DAY CARE FACILITY (6 OR MORE):	
MAX. PARKING=0.35 PER PERSON LICENSED CAPACITY	
LICENSED CAPACITY = 200 (175 STUDENTS + 25 STAFF):	0.35 X 200 = 70 SPACES MAX.
MINIMUM PARKING = 1/3 MAXIMUM = 35 SPACES	
MEDICAL OFFICE BUILDING:	
MAX. PARKING=5.5 PER 1,000SF GROSS FLOOR AREA	
9,324 SF X 5.5 = 51 SPACES MAX.	
MINIMUM PARKING = 1/3 MAXIMUM = 26 SPACES	
TOTAL PROVIDED:	70
EV PARKING:	3 SPACES PROVIDED
ACCESSIBLE SPACES PROVIDED:	
BICYCLE PARKING:	REQ. 1 BICYCLE SPACE PER 10 PARKING SPACES 70 SPACES / 10 = 7 BICYCLE SPACES 8 BICYCLE SPACES PROVIDED
PARKING SPACE DIMENSIONS	9' X 18' MIN
LANDSCAPE BUFFERS	10FT TYPE A BUFFER (ADJACENT TO UR12 ZONING) 30FT TYPE C BUFFER (ADJACENT TO GRB ZONING) 10FT TYPE A BUFFER (PARKING AT STREET R/W)
WATER PROVIDER:	PUBLIC - CITY OF RALEIGH
SANITARY SEWER PROVIDED:	PUBLIC - CITY OF RALEIGH
PROJECTED WATER/SEWER USAGE:	MEDICAL OFFICE = 25 GPD PER PERSON PER SHIFT _____ GPD (25 GPD X _____ PEOPLE) DAY CARE = 25 GPD PER PERSON 5,000 GPD (25 GPD X 200 PEOPLE)
NUMBER OF WATER/SEWER STUBS:	
WATER METER SIZE:	
SEWER CONNECTION SIZE:	
NEW PUBLIC SIDEWALK (LF):	
NEW PUBLIC CURB & GUTTER (LF):	
NEW PUBLIC STREETS (LF):	



TRIP GENERATION NOTE							
USE	DAILY TRIPS	AM TRIPS	AM IN	AM OUT	PM TRIPS	PM IN	PM OUT
10,300 SF DAY CARE	698	102	66	59	96	60	67
9,324 SF MEDICAL OFFICE	337	22	18	5	33	9	24
TOTAL	1,035	124	84	64	129	69	91

**Town Certification:**  
This design has been reviewed by the Engineer for the Town of Knightdale, and to be 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



Bowman North Carolina Ltd.  
4006 BARRETT DR  
Suite 104  
RALEIGH, NC 27609  
Phone: (919) 655-6570  
bowman.com

**SITE PLAN**  
Kiddie Academy & Fresenius Kidney Center  
Smithfield Road and McKnight Drive  
Knightdale, NC Wake County

PRIMAX PROPERTIES, LLC  
PRELIMINARY  
DO NOT  
USE FOR  
CONSTRUCTION

PLAN STATUS		
DATE	DESCRIPTION	
3/14/23	SKETCH SUBMITTAL	
DATE	DESCRIPTION	
MEL DESIGN	MEL DRAWN	XXX CHKD
SCALE	H: 1" = 40'	V: 1" = XXX'
JOB No.	220133-01-001	
DATE	March 14, 2023	
FILE No.	220133-01-001	
SHEET	C3.0	



LICENSING SCHEDULE					
ROOM NAME	AREA (SF)	SF PER CHILD	NUMBER OF CHILDREN	NUMBER OF TEACHERS	NUMBER OF ADMIN
INFANT	415 SF	50 SF	8	2	0
INFANT	414 SF	50 SF	8	2	0
TODDLER	323 SF	30 SF	10	2	0
TODDLER	323 SF	30 SF	10	2	0
2-YR OLDS	498 SF	30 SF	16	2	0
2-YR OLDS	495 SF	30 SF	16	2	0
3-YR OLDS	547 SF	30 SF	18	2	0
3-YR OLDS	546 SF	30 SF	18	2	0
4-YR OLDS	732 SF	30 SF	24	2	0
SCHOOL AGE	654 SF	30 SF	21	1	0
5-YR OLDS	781 SF	30 SF	26	2	0
DIRECTOR'S OFFICE	122 SF	0 SF		0	1
OWNER'S OFFICE	129 SF	0 SF		0	1
KITCHEN	349 SF	0 SF		0	1
TOTAL	6328 SF		175	21	3



**1 LICENSING PLAN**  
SCALE: 3/16" = 1'-0"

**KIDDIE ACADEMY  
KNIGHTDALE**

MCKNIGHT DRIVE

KNIGHTDALE, NC

KEY PLAN

Revisions		
#	Date	Description

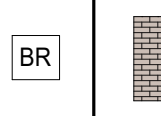
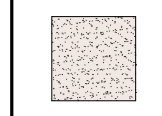
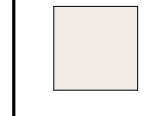
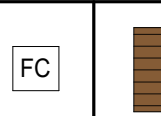
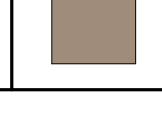

Project Number: 22195  
Issued for: SCHEMATIC  
Issue Date: 02/23/23

DRAWING TITLE  
**OVERALL LICENSING  
FLOOR PLAN**

SHEET NUMBER

**L1**



PRIMARY MATERIALS			SECONDARY MATERIALS			MISCELLANEOUS MATERIALS		
TAG	POCHE	MATERIAL DESCRIPTION	TAG	POCHE	MATERIAL DESCRIPTION	TAG	POCHE	MATERIAL DESCRIPTION
MASONRY			EIFS			PAINT		
BR		BRICK VENEER MANUFACTURER: GENERAL SHALE STYLE: WIRECUT COLOR: GRAYSBURG - MONCURE, NC PLANT	EIFS-1		MANUFACTURER: SENERGY STYLE: FINE FINISH COLOR: ST #3058 NIGHTINGALE	PNT		COLOR: SW7000 IBIS WHITE
FIBER CEMENT PANELS			EIFS-2			CANVAS CANOPY		
FC		FIBER CEMENT PANELS MANUFACTURER: NICHIIA ARCHITECTURAL WALL PANELS STYLE: VINTAGEWOOD COLOR: REDWOOD	EIFS-2		MANUFACTURER: SENERGY STYLE: FINE FINISH COLOR: LRV #33 HAZELNUT	CAN		MANUFACTURER: TEMPOTEST MARINE STYLE: SOLID COLOR: T97 CHARCOAL
APPLY SEALER OVER ALL BRICK THAT DOES NOT HAVE A CAVITY DRAINAGE SYSTEM.								



**4 REAR ELEVATION**  
 SCALE: 3/16" = 1'-0"



**2 PLAYGROUND ELEVATION**  
 SCALE: 3/16" = 1'-0"



**3 MCKNIGHT DRIVE ELEVATION**  
 SCALE: 3/16" = 1'-0"



**1 ENTRY ELEVATION**  
 SCALE: 3/16" = 1'-0"

#	Date	Description



**LEGEND**

	<b>PRIMARY MATERIALS:</b> BRICK / FIBER CEMENT PANEL
	<b>SECONDARY MATERIALS:</b> EIFS
	GLAZING

**REAR ELEVATION**

WINDOW PERCENTAGE	
BUILDING LENGTH FEET:	156
INCHES:	1872
WINDOW LENGTH INCHES:	800
40% LENGTH COMPLIANT?	YES
<b>WALL MATERIAL PERCENTAGES</b>	
TOTAL FACADE SF	3133
WINDOWS SF	484
TOTAL FACADE SF W/O WINDOW:	2648
BRICK / FIBER CEMENT SF	1453
EIFS SF	1216
<b>PRIMARY MATERIALS</b>	
BRICK / FIBER CEMENT % COMPLIANT?	YES
<b>SECONDARY MATERIALS</b>	
EIFS % COMPLIANT?	YES

**ENTRY ELEVATION**

WINDOW PERCENTAGE	
BUILDING LENGTH FEET:	156
INCHES:	1872
WINDOW LENGTH INCHES:	840
40% LENGTH COMPLIANT?	YES
<b>WALL MATERIAL PERCENTAGES</b>	
TOTAL FACADE SF	3299
WINDOWS SF	539
TOTAL FACADE SF W/O WINDOW:	2760
BRICK / FIBER CEMENT SF	1753
EIFS SF	1006
<b>PRIMARY MATERIALS</b>	
BRICK / FIBER CEMENT % COMPLIANT?	YES
<b>SECONDARY MATERIALS</b>	
EIFS % COMPLIANT?	YES

**PLAYGROUND ELEVATION**

WINDOW PERCENTAGE	
BUILDING LENGTH FEET:	65
INCHES:	788
WINDOW LENGTH INCHES:	344
40% LENGTH COMPLIANT?	YES
<b>WALL MATERIAL PERCENTAGES</b>	
TOTAL FACADE SF	1342
WINDOWS SF	200
TOTAL FACADE SF W/O WINDOW:	1142
BRICK / FIBER CEMENT SF	586
EIFS SF	556
<b>PRIMARY MATERIALS</b>	
BRICK / FIBER CEMENT % COMPLIANT?	YES
<b>SECONDARY MATERIALS</b>	
EIFS % COMPLIANT?	YES

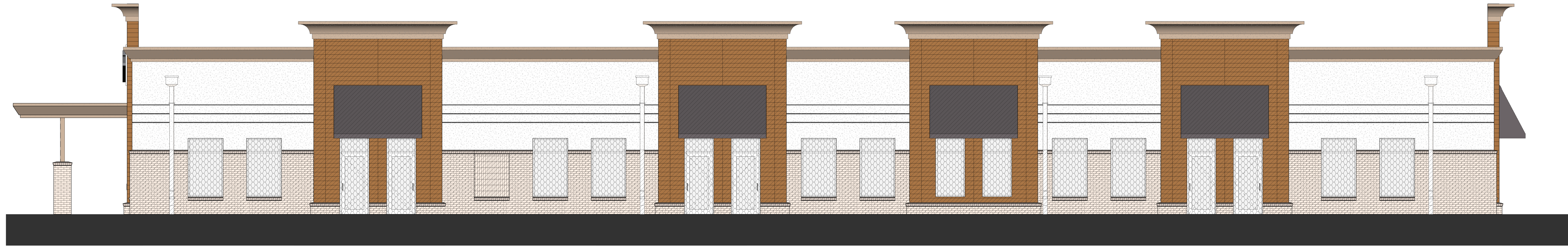
**MCKNIGHT DRIVE ELEVATION**

WINDOW PERCENTAGE	
BUILDING LENGTH FEET:	65
INCHES:	788
WINDOW LENGTH INCHES:	328
40% LENGTH COMPLIANT?	YES
<b>WALL MATERIAL PERCENTAGES</b>	
TOTAL FACADE SF	1379
WINDOWS SF	215
TOTAL FACADE SF W/O WINDOW:	1164
BRICK / FIBER CEMENT SF	635
EIFS SF	529
<b>PRIMARY MATERIALS</b>	
BRICK / FIBER CEMENT % COMPLIANT?	YES
<b>SECONDARY MATERIALS</b>	
EIFS % COMPLIANT?	YES

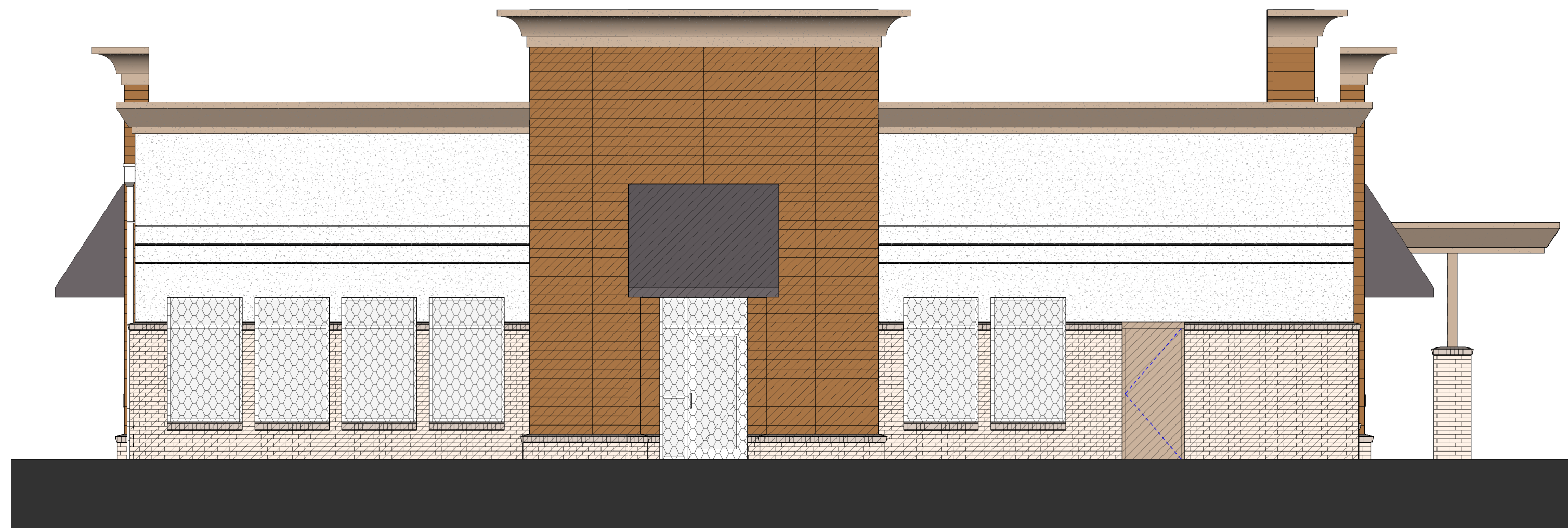
**EXTERIOR FINISH LEGEND**

PRIMARY MATERIALS			SECONDARY MATERIALS			MISCELLANEOUS MATERIALS		
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<b>MASONRY</b>			<b>EIFS</b>			<b>PAINT</b>		
BR		BRICK VENEER MANUFACTURER: GENERAL SHALE STYLE: WIRECUT COLOR: GRAYSBURG - MONCURE, NC PLANT	EIFS-1		MANUFACTURER: SENERGY STYLE: FINE FINISH COLOR: ST #3058 NIGHTINGALE	PNT		COLOR: SW7000 IBIS WHITE
<b>FIBER CEMENT PANELS</b>			<b>EIFS-2</b>			<b>CANVAS CANOPY</b>		
FC		FIBER CEMENT PANELS MANUFACTURER: NICHHA ARCHITECTURAL WALL PANELS STYLE: VINTAGEWOOD COLOR: REDWOOD	EIFS-2		MANUFACTURER: SENERGY STYLE: FINE FINISH COLOR: LRV #33 HAZELNUT	CAN		MANUFACTURER: TEMPOTEST MARINE STYLE: SOLID COLOR: T97 CHARCOAL

APPLY SEALER OVER ALL BRICK THAT DOES NOT HAVE A CAVITY DRAINAGE SYSTEM.



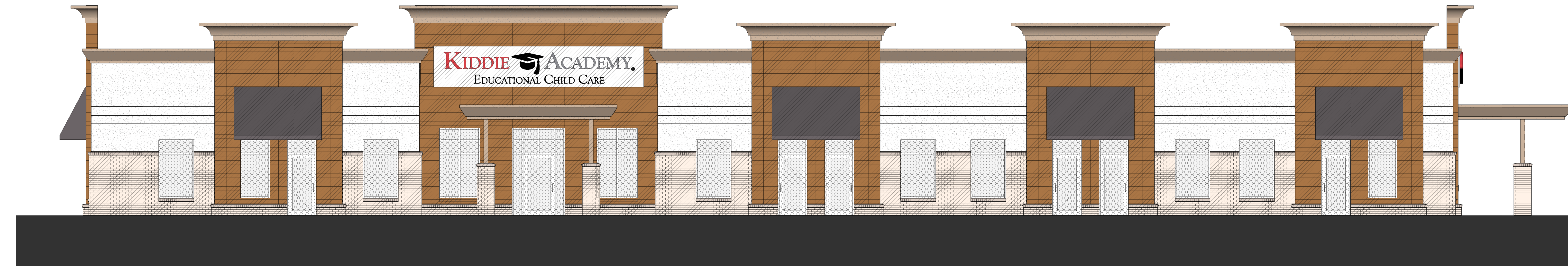
**4 REAR ELEVATION**  
SCALE: 3/16" = 1'-0"



**2 PLAYGROUND ELEVATION**  
SCALE: 3/16" = 1'-0"



**3 MCKNIGHT DRIVE ELEVATION**  
SCALE: 3/16" = 1'-0"



**1 ENTRY ELEVATION**  
SCALE: 3/16" = 1'-0"

Revisions

#	Date	Description



PRIMARY MATERIALS			SECONDARY MATERIALS			MISCELLANEOUS MATERIALS		
TAG	POCHE	MATERIAL DESCRIPTION	TAG	POCHE	MATERIAL DESCRIPTION	TAG	POCHE	MATERIAL DESCRIPTION
MASONRY			EIFS			PAINT		
BR		BRICK VENEER MANUFACTURER: GENERAL SHALE STYLE: WIRECUT COLOR: GRAYSBURG - MONCURE, NC PLANT	EIFS-1		MANUFACTURER: SENERGY STYLE: FINE FINISH COLOR: ST #3058 NIGHTINGALE	PNT		COLOR: SW7000 IBIS WHITE
FIBER CEMENT PANELS			EIFS-2			CANVAS CANOPY		
FC		FIBER CEMENT PANELS MANUFACTURER: NICHHA ARCHITECTURAL WALL PANELS STYLE: VINTAGEWOOD COLOR: REDWOOD	EIFS-2		MANUFACTURER: SENERGY STYLE: FINE FINISH COLOR: LRV #33 HAZELNUT	CAN		MANUFACTURER: TEMPOTEST MARINE STYLE: SOLID COLOR: T97 CHARCOAL

APPLY SEALER OVER ALL BRICK THAT DOES NOT HAVE A CAVITY DRAINAGE SYSTEM.



**4 REAR ELEVATION (COLOR)**  
SCALE: 3/16" = 1'-0"



**2 PLAYGROUND ELEVATION (COLOR)**  
SCALE: 3/16" = 1'-0"



**3 MCKNIGHT DRIVE ELEVATION (COLOR)**  
SCALE: 3/16" = 1'-0"



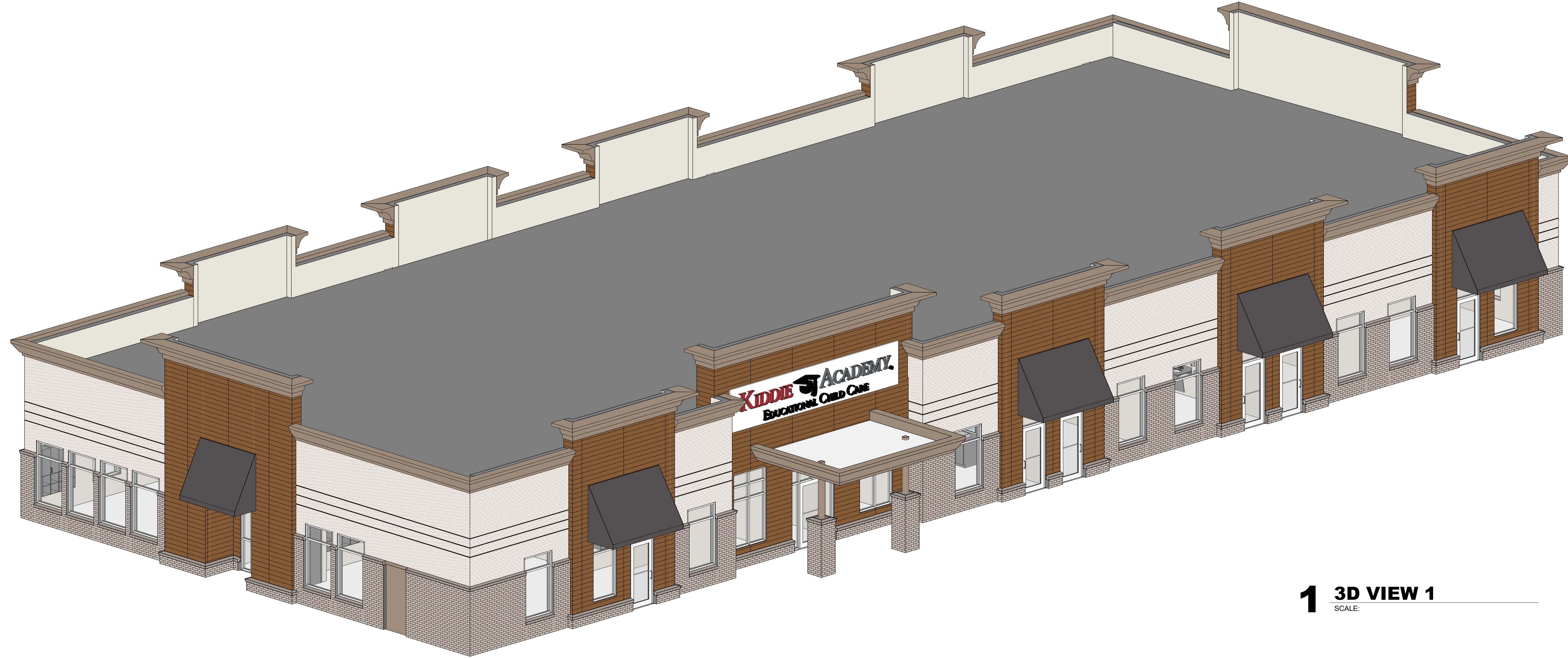
**1 ENTRY ELEVATION (COLOR)**  
SCALE: 3/16" = 1'-0"

Revisions		
#	Date	Description





**2 3D VIEW 2**  
SCALE:



**1 3D VIEW 1**  
SCALE:

**KIDDIE ACADEMY  
KNIGHTDALE**

MCKNIGHT DRIVE  
KNIGHTDALE, NC

KEY PLAN

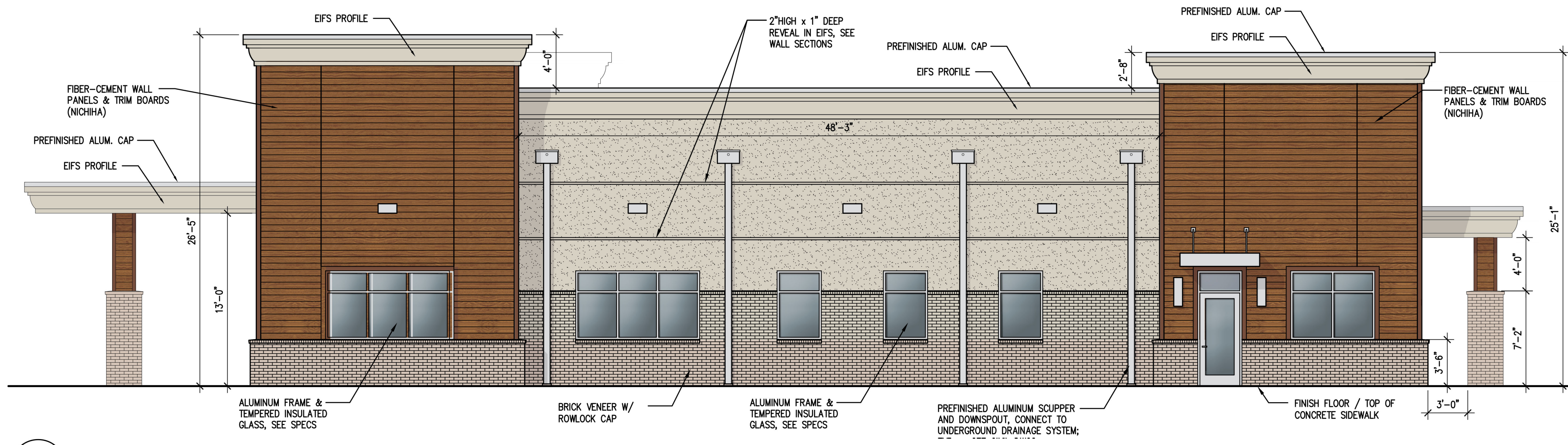
Revisions		
#	Date	Description

Project Number: 22195  
Issued for: SCHEMATIC  
Issue Date: 02/23/23

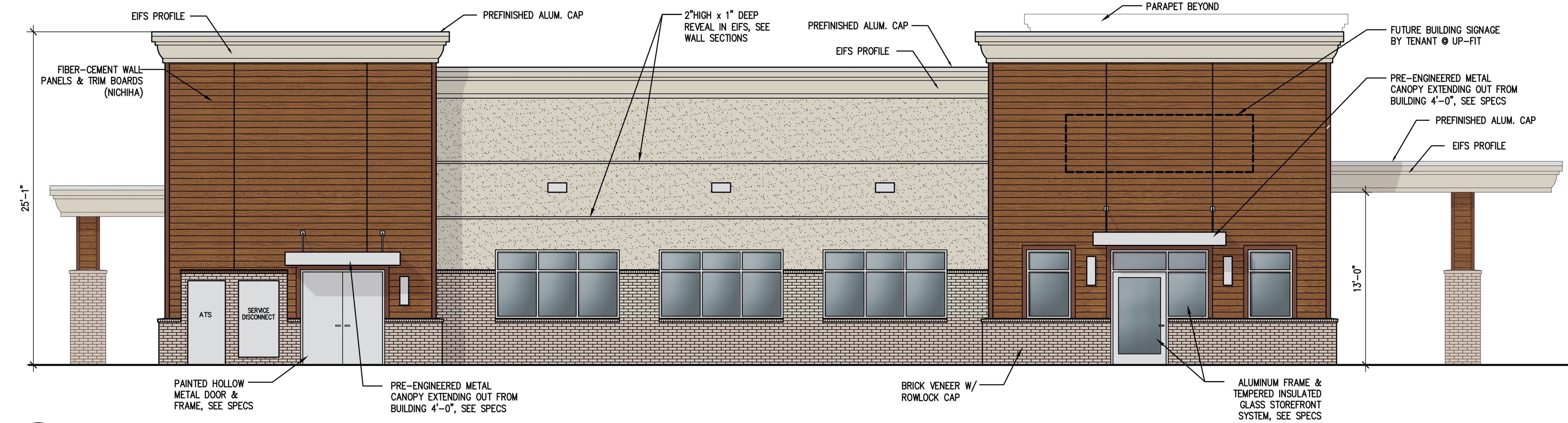
DRAWING TITLE  
**3D VIEWS**

SHEET NUMBER  
**L3**

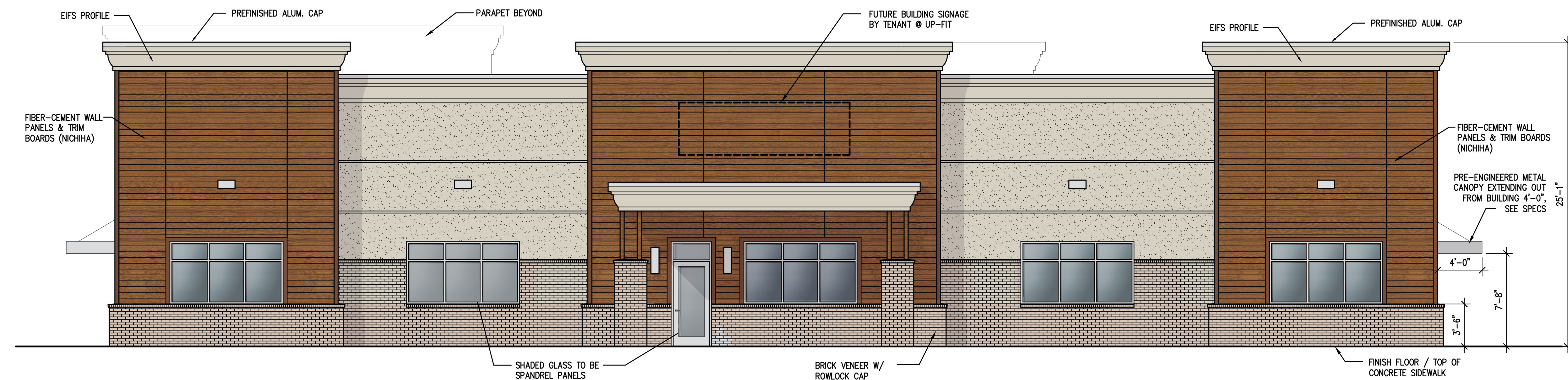




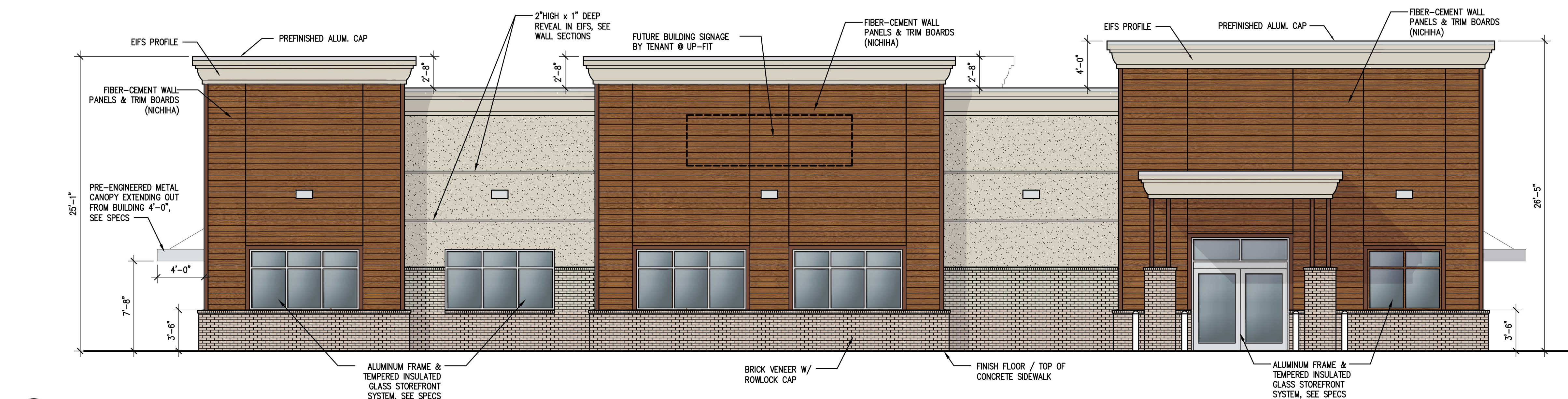
1 SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION  
SCALE: 3/16" = 1'-0"



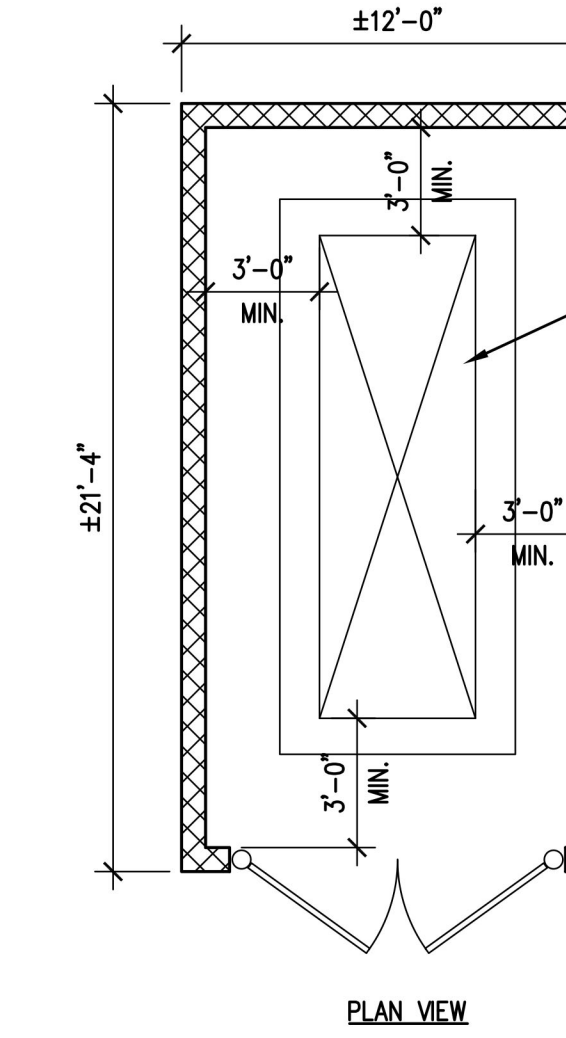
3 EAST ELEVATION  
SCALE: 3/16" = 1'-0"



4 WEST ELEVATION  
SCALE: 3/16" = 1'-0"

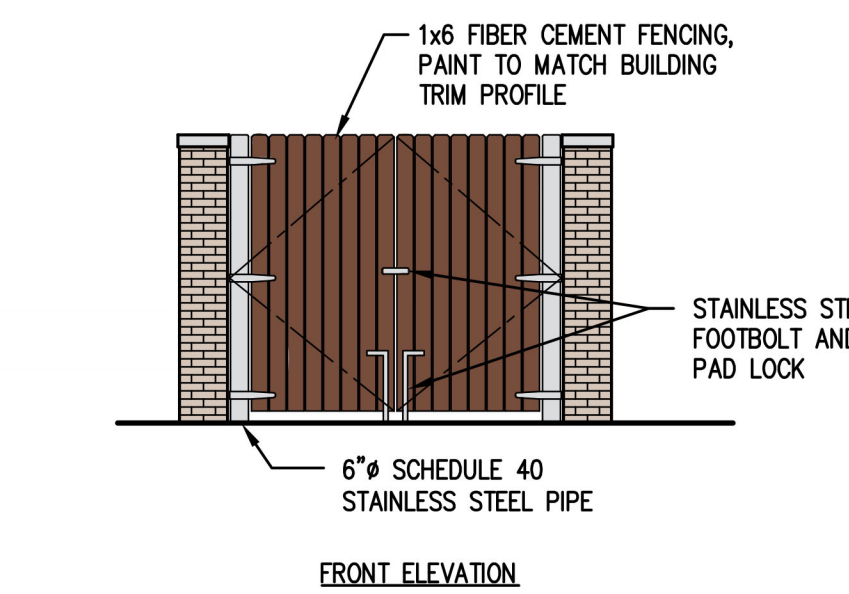
**EXTERIOR MATERIALS:**

BRICK VENEER: GENERAL SHALE - GRAYSBURG  
EIFS: SENERGY - FINE FINISH - COLOR: ST#3058 NIGHTINGALE  
FIBER-CEMENT WALL PANELS: NICHHA ARCHITECTURAL WALL PANELS  
VINYL WOOD - COLOR: REDWOOD  
ALUMINUM STOREFRONT, COPING, CANOPIES & TRIM: CLEAR ANODIZED ALUMINUM

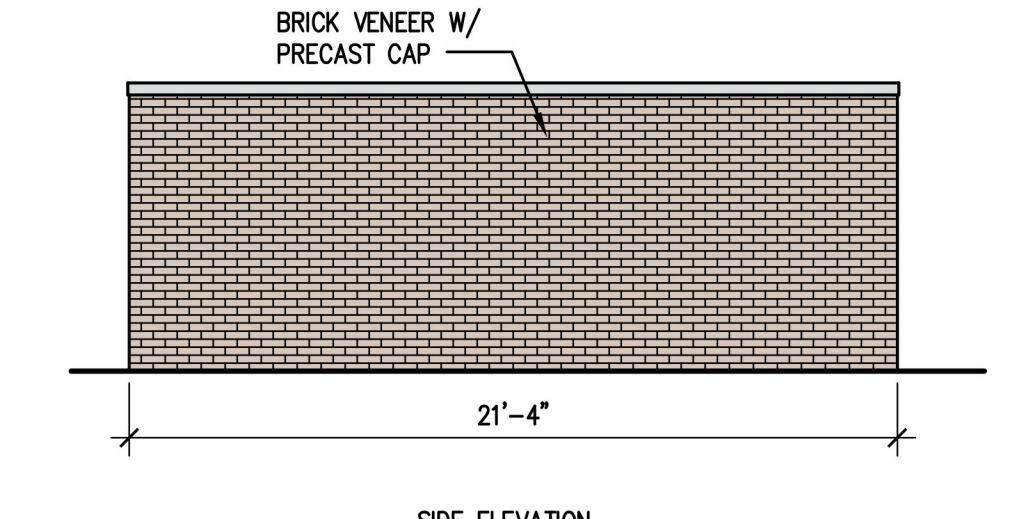


EMERGENCY GENERATOR, COORDINATE ENCLOSURE SIZE WITH GENERATOR MANUFACTURER

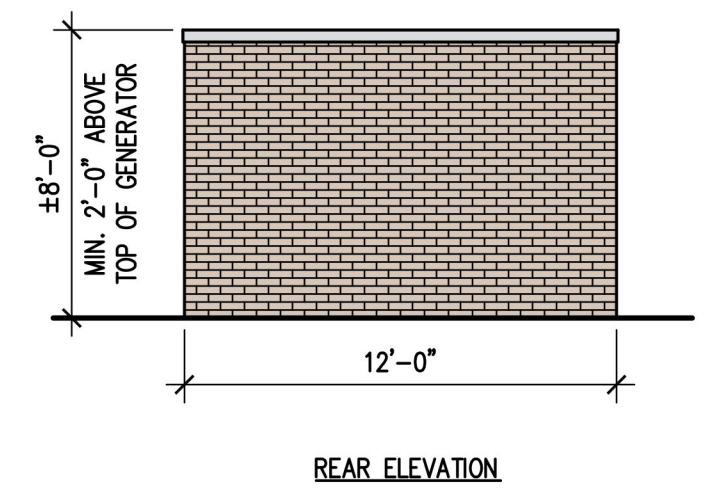
PLAN VIEW



FRONT ELEVATION

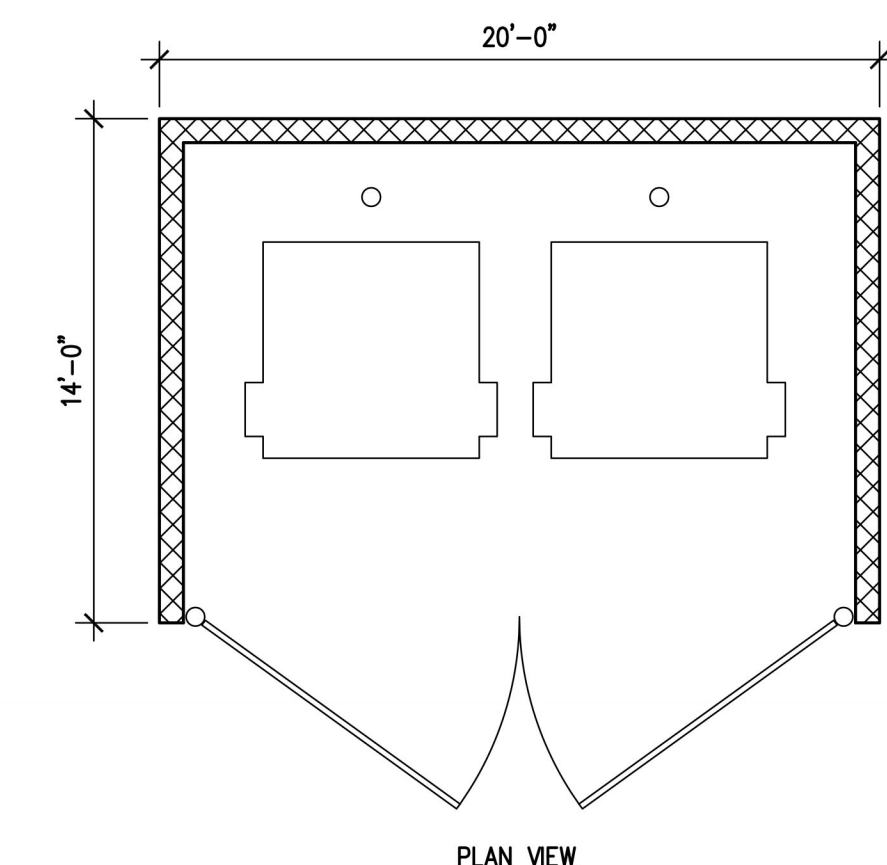


SIDE ELEVATION

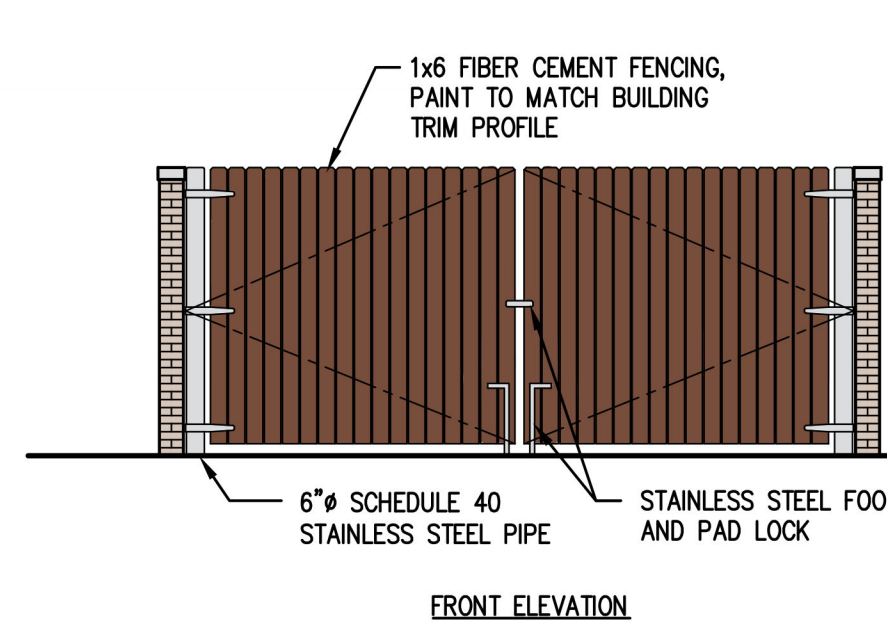


REAR ELEVATION

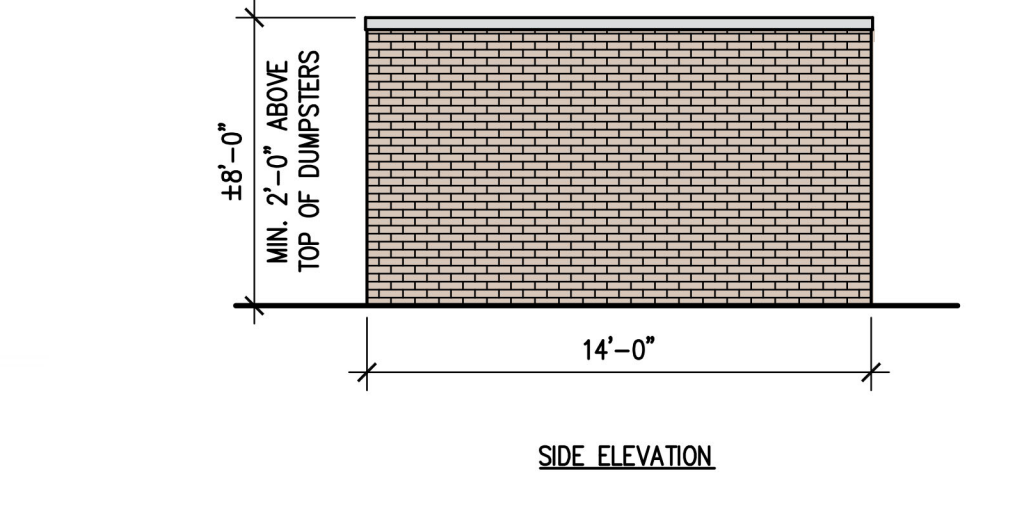
5 GENERATOR ENCLOSURE PLAN & ELEVATIONS  
SCALE: 3/16" = 1'-0"



PLAN VIEW



FRONT ELEVATION



SIDE ELEVATION

6 DUMPSTER ENCLOSURE PLAN AND ELEVATIONS  
SCALE: 3/16" = 1'-0"

**PRELIMINARY**  
FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

**DUNN & DALTON ARCHITECTS**  
401 North Heritage St.  
252-527-1523 Phone  
252-527-0048 Fax

Proposed Shell Building for:  
**FKC KNIGHTDALE**  
#101477-1-DN-S-BO-2021  
MCKNIGHT DRIVE  
KNIGHTDALE, NC 27545

**FRESENIUS KIDNEY CARE**

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Drafted By: TWD  
Checked By: TWD  
Date Drawn: X/XX/2022  
Project #: FRE-COD-21070

REVISION DESCRIPTION	DATE	REV #

SHEET NAME:  
**EXTERIOR ELEVATIONS OPTION #A**

SHEET NUMBER:  
**A3.0**