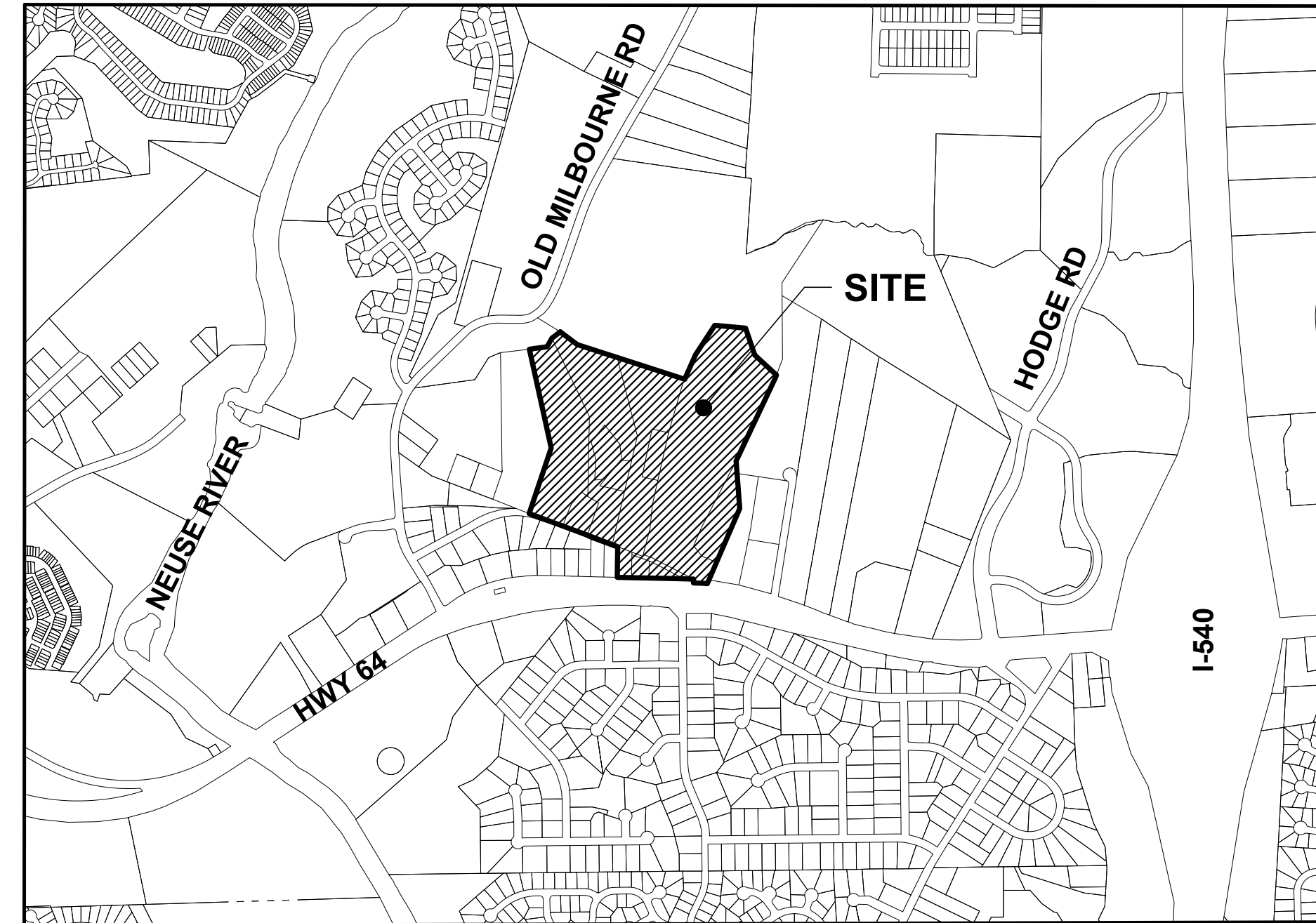


# SKETCH PLAN

# KNIGHTDALE GATEWAY

## 5901 FARMWELL ROAD

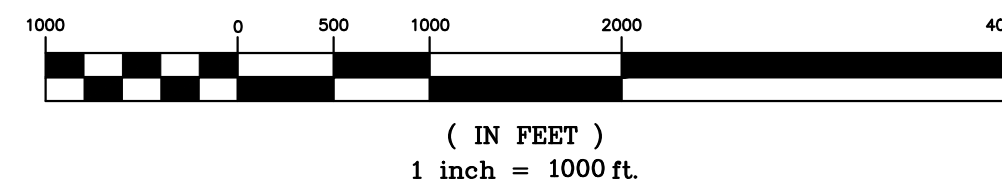
## ST. MATTHEW'S TOWNSHIP, KNIGHTDALE, NORTH CAROLINA



### VICINITY MAP

SCALE: 1"=1,000'

#### GRAPHIC SCALE



DEVELOPER

**BEACON PARTNERS**  
500 EAST MOREHEAD ST, SUITE 200  
CHARLOTTE, NC 28202  
PHONE (704) 597-7757

ENGINEER

**ADVANCED CIVIL DESIGN, INC.**  
51 KILMAYNE DRIVE, SUITE 102  
CARY, NC 27511  
PHONE (919) 481-6290  
FAX (919) 336-5127

OWNER

**PATRICIA W. SIMMONS**  
5909 COFFEY ST  
RALEIGH, NC 27604

OWNER

**JMAK PLANT FARM LLC**  
PO BOX 453  
FAIRVIEW, NC 28730-0453

OWNER

**BEVERLY C. MORRIS TRUSTEE &  
JULIA HERNANDEZ TRUSTEE**  
PO BOX 453  
FAIRVIEW, NC 28730-0453

OWNER

**MARIANNE JEFFREYS PAIR**  
5845 COFFEY ST  
RALEIGH, NC 27604

OWNER

**MOTAPARTHY PROPERTIES, LLC**  
105 CASHWELL DR  
GOLDSBORO, NC 27534

### INDEX OF DRAWINGS

COVER SHEET	C.1.0
OVERALL EXISTING CONDITIONS PLAN	C.2.0
EXISTING CONDITIONS PLAN	C.2.1 - C.2.2
OVERALL SKETCH PLAN	C.3.0
SKETCH PLAN	C.3.1 - C.3.2
DESIGN CONCEPT RENDERINGS	C.4.0 - C.4.1
MATERIALS BOARD	C.4.2

### SITE DATA TABLE

SITE ACREAGE:	54.14 ACRES
EXISTING ZONING:	RT (RURAL TRANSITION)
PROPOSED ZONING:	MI (MANUFACTURING & INDUSTRIAL)
OVERLAY DISTRICT:	NONE
EXISTING LAND USE:	SINGLE FAMILY
PROPOSED LAND USE:	MANUFACTURING, LIGHT (UDO 5.7.B) RESEARCH AND DEVELOPMENT (UDO 5.7E) STORAGE - WAREHOUSE, INDOOR STORAGE (UDO 5.7G) WHOLESALE AND DISTRIBUTION (UDO 5.7H)

WATERSHED:	LOWER NEUSE
PROPOSED NO. BUILDINGS:	2
BUILDING #1 AREA:	221,000 SF
BUILDING #2 AREA:	286,000 SF
TOTAL BUILDING AREA:	507,000 SF
FRONT SETBACK (MIN.) **:	50 FT
SIDE SETBACK (MIN.) **:	50 FT
REAR SETBACK (MIN.) **:	50 FT

\*\* IF ADJACENT TO RESIDENTIAL DISTRICT, 100 FEET.

### PARKING CALCULATIONS

USE TYPE: MANUFACTURING, LIGHT  
MAXIMUM NO. OF PARKING SPACES: 1.5 PER KSF GFA  
MINIMUM NO. OF PARKING SPACES: 0.5 X MAXIMUM  
\*\*KSF = 1,000 SF; GFA = GROSS FLOOR AREA

BUILDING NO.	GFA (SF)	MAX. SPACES	MIN. SPACES	AUTO SPACES PROVIDED
1	221,000	331	166	205
2	286,000	429	215	412

ELECTRIC VEHICLE REQUIREMENTS:  
# OF CHARGING STATIONS/DEDICATED SPACES PROVIDED: 1 PER 40 SPACES = 16 SPACES  
16 SPACES  
BICYCLE PARKING REQUIRED:  
BICYCLE PARKING PROVIDED: 1 PER 10 PARKING SPACES = 62 SPACES  
62 SPACES

### TREE COVER AREA CALCULATIONS

PERIMETER OF SITE: 6,950 FEET  
REQUIRED TREE COVER AREA: 6,950 FT X 20 FT = 139,000 SF  
REQUIRED AREA % OF TOTAL LOT AREA: 139,000 SF / 2,358,143 SF = 5.89%  
5.89% OF TOTAL LOT AREA (< 10% MAX)  
EXISTING TREE COVER AREA TO BE UTILIZED: 483,344 SF  
ADDITIONAL SPACE REQUIRED: 0 SF  
RE-PLANTED AREA REQUIRED: 0 SF  
RE-PLANTED AREA PROVIDED: 9,611 SF

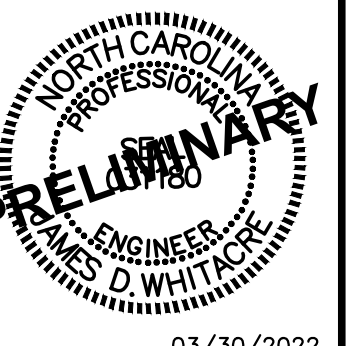
### USE STANDARDS

- UDO SECTION 5.7.B LIGHT MANUFACTURING:**
- ALL MATERIALS OR EQUIPMENT SHALL BE STORED WITHIN AN ENCLOSED BUILDING OR STORED WITHIN AN OUTDOOR STORAGE AREA THAT COMPLIES WITH ALL REGULATIONS SET FORTH IN SECTION 5.10 AND IS RESTRICTED TO THE REAR YARD.
  - ANY OPERATION WHICH RESULTS IN THE CREATION OF NOXIOUS VIBRATIONS, ODORS, DUST, GLARE, OR SOUND IS PROHIBITED.
- UDO SECTION 5.7E RESEARCH AND DEVELOPMENT:**
- ALL MATERIALS OR EQUIPMENT SHALL BE STORED WITHIN AN ENCLOSED BUILDING OR STORED WITHIN AN OUTDOOR STORAGE AREA THAT COMPLIES WITH ALL REGULATIONS SET FORTH IN SECTION 5.10 AND IS RESTRICTED TO THE REAR YARD.
  - ANY OPERATION WHICH RESULTS IN THE CREATION OF NOXIOUS VIBRATIONS, ODORS, DUST, GLARE OR SOUND IS PROHIBITED.
- UDO SECTION 5.7G STORAGE - WAREHOUSE, INDOOR STORAGE:**
- AN INDOOR STORAGE WAREHOUSE BUILDING IS LIMITED TO FIVE THOUSAND (5,000) SQUARE FEET PER FLOOR IN THE TC AND RR DISTRICTS.
  - OUTDOOR STORAGE IS NOT PERMITTED.
  - IN THE RR DISTRICT, ALL AREAS SHALL BE SCREENED FROM ANY PRE-EXISTING ADJACENT RESIDENCE (OTHER THAN THE OWNER'S) BY A TYPE-A BUFFER YARD (SECTION 7.4 (1)(2)).
- UDO SECTION 5.7H WHOLESALE AND DISTRIBUTION:**
- ALL VEHICLE STORAGE AREAS SHALL BE ENCLOSED BY AN OPAQUE FENCE OR WALL, RESTRICTED TO THE REAR YARD, AND SCREENED FROM OFF-SITE VIEW OF A PUBLIC RIGHT-OF-WAY BY A TYPE-A BUFFER YARD (SECTION 7.4 (1)(2)).
  - NO OUTDOOR PUBLIC ADDRESS SYSTEM SHALL BE PERMITTED WHICH CAN BE HEARD BEYOND THE BOUNDARIES OF THE PROPERTY.

PLAN PREPARED BY:  
  
**ADVANCED CIVIL DESIGN**  
 ENGINEERS SURVEYORS  
 51 Kilmayne Drive, Suite 102  
 Cary, North Carolina 27511  
 ph 919-481-6290  
 fax 919-336-5127

PLAN PREPARED FOR:  
  
**BEACON PARTNERS**  
 500 East Morehead St.  
 Suite 200  
 Charlotte, North Carolina 28209  
 tel. 704.597.7757  
 fax 704.598.6133

St. Matthews Township - 5901 Farmwell Road, Knightdale, NC 27510 - Wake County  
**KNIGHTDALE GATEWAY**  
**SKETCH PLAN**  
 FOR  
**BEACON PARTNERS**  
**COVER SHEET**



03/30/2022

Issue Dates:	11/30/2021	01/12/2022	02/11/2022	03/30/2022
Submittal #1	11/30/2021	01/12/2022	02/11/2022	03/30/2022
Submittal #2				
Submittal #3				
Submittal #4				

Date: 03/30/2022  
 Scale: 1" = 1,000'  
 Drawn By: JRR  
 Checked By: JDW  
 Project Number:  
**21-0011-504**  
 Drawing Number:  
**C.1.0**







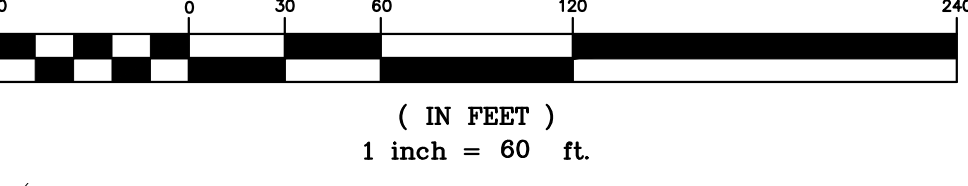
**GENERAL NOTES**

1. PRELIMINARY WETLAND LOCATIONS, STREAMS, AND PRELIMINARY BUFFER DETERMINATIONS PROVIDED BY ATLAS ENVIRONMENTAL.
2. NO HISTORIC BUILDING OBSERVED ON THE SITE.
3. NO FREE STANDING OR OPEN-GROWN OR FIELD GROWN TREES OBSERVED.
4. BASED ON FIELD OBSERVATIONS AND THE REVIEW OF AVAILABLE DATA, PROTECTED SPECIES WERE NOT IDENTIFIED TO LIKELY OCCUR ON THE SITE.
5. SITE IS HEAVILY WOODED WITH A MIXTURE OF PINES, HARDWOODS, AND UNDERSTORY VEGETATION.

**FLOOD NOTE**

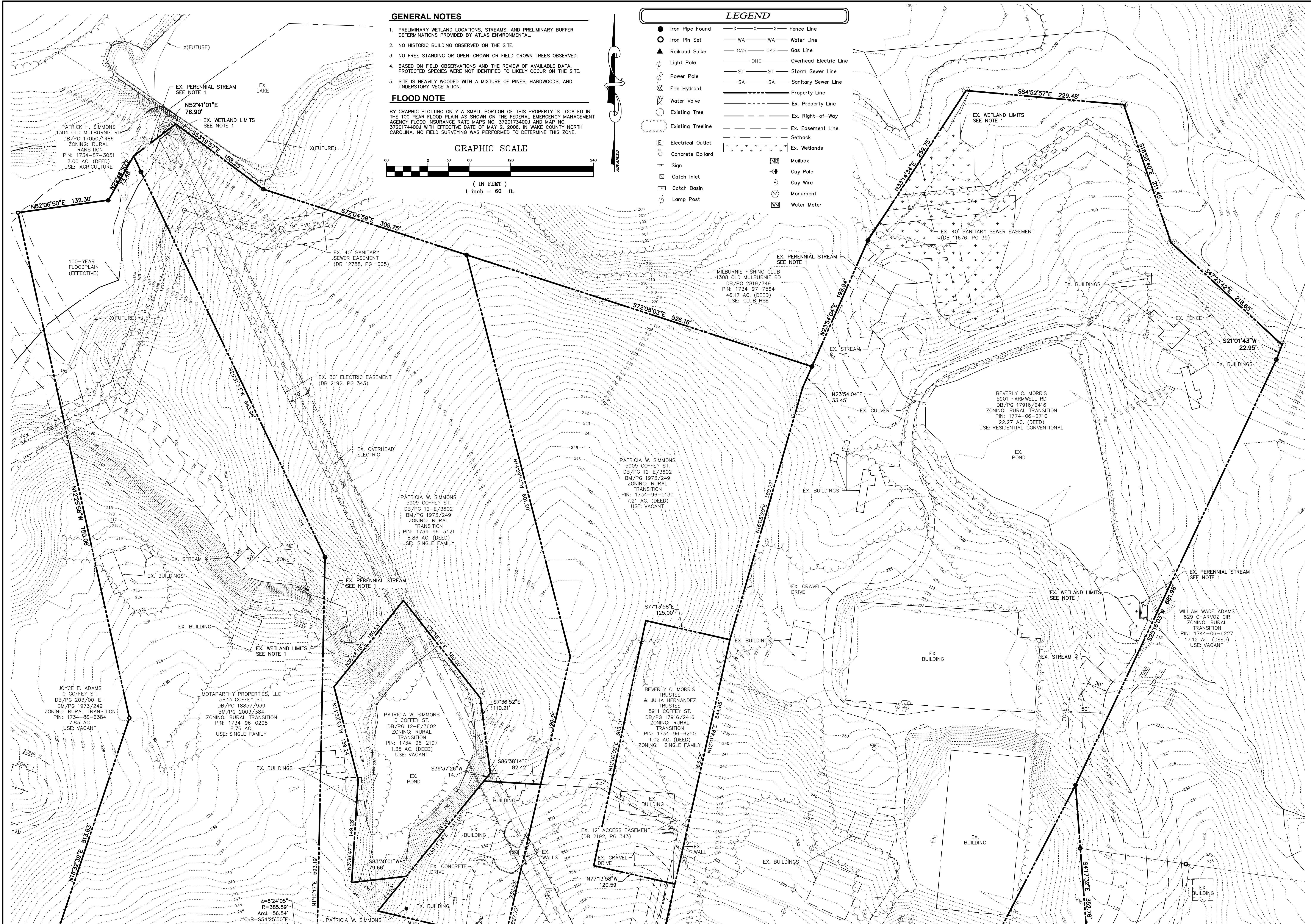
BY GRAPHIC PLOTTING ONLY A SMALL PORTION OF THIS PROPERTY IS LOCATED IN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS NO. 3720173400J AND MAP NO. 3720174400J WITH EFFECTIVE DATE OF MAY 2, 2006, IN WAKE COUNTY NORTH CAROLINA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

**GRAPHIC SCALE**



**LEGEND**

- Iron Pipe Found
- Iron Pin Set
- ▲ Railroad Spike
- Light Pole
- Power Pole
- Fire Hydrant
- Water Valve
- Existing Tree
- Existing Trestle
- Electrical Outlet
- Concrete Bollard
- Sign
- Catch Inlet
- Catch Basin
- Lamp Post
- x — x — Fence Line
- WA — WA — Water Line
- GAS — GAS — Gas Line
- OHE — OHE — Overhead Electric Line
- ST — ST — Storm Sewer Line
- SA — SA — Sanitary Sewer Line
- — — — — Property Line
- · — · — · — Ex. Property Line
- · — · — · — Ex. Right-of-Way
- · — · — · — Ex. Easement Line
- · — · — · — Setback
- · — · — · — Ex. Wetlands
- MB Mailbox
- Guy Pole
- Guy Wire
- M Monument
- WM Water Meter



**MATCHLINE - SEE SHEET C.2.2**

PLAN PREPARED BY:  
  
**ADVANCED CIVIL DESIGN**  
 ENGINEERS SURVEYORS  
 51 Kilmorye Drive, Suite 102  
 Cary, North Carolina 27511  
 PH 919.481.6990  
 FAX 919.336.5127

PLAN PREPARED FOR:  
  
**BEACON PARTNERS**  
 500 East Marshall St.  
 Charlotte, North Carolina 28269  
 PH 704.587.7757  
 FAX 704.588.6335

St. Matthews Township - 5901 Farmwell Road, Knightdale, NC 27610 - Wake County  
**KNIGHTDALE GATEWAY**  
**SKETCH PLAN**  
 FOR  
**BEACON PARTNERS**  
**EXISTING CONDITIONS PLAN**

**PRELIMINARY**  
 03/30/2022

Issue Dates:	11/20/2021 - Town Submittal #1
	01/12/2022 - Town Submittal #2
	02/11/2022 - Town Submittal #3
	03/30/2022 - Town Submittal #4
Date:	03/30/2022
Scale:	1" = 60'
Drawn By:	JRR
Checked By:	JDW
Project Number:	21-0011-504
Drawing Number:	<b>C.2.1</b>







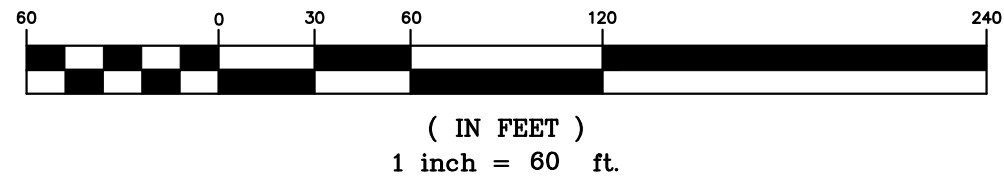




**GENERAL NOTES**

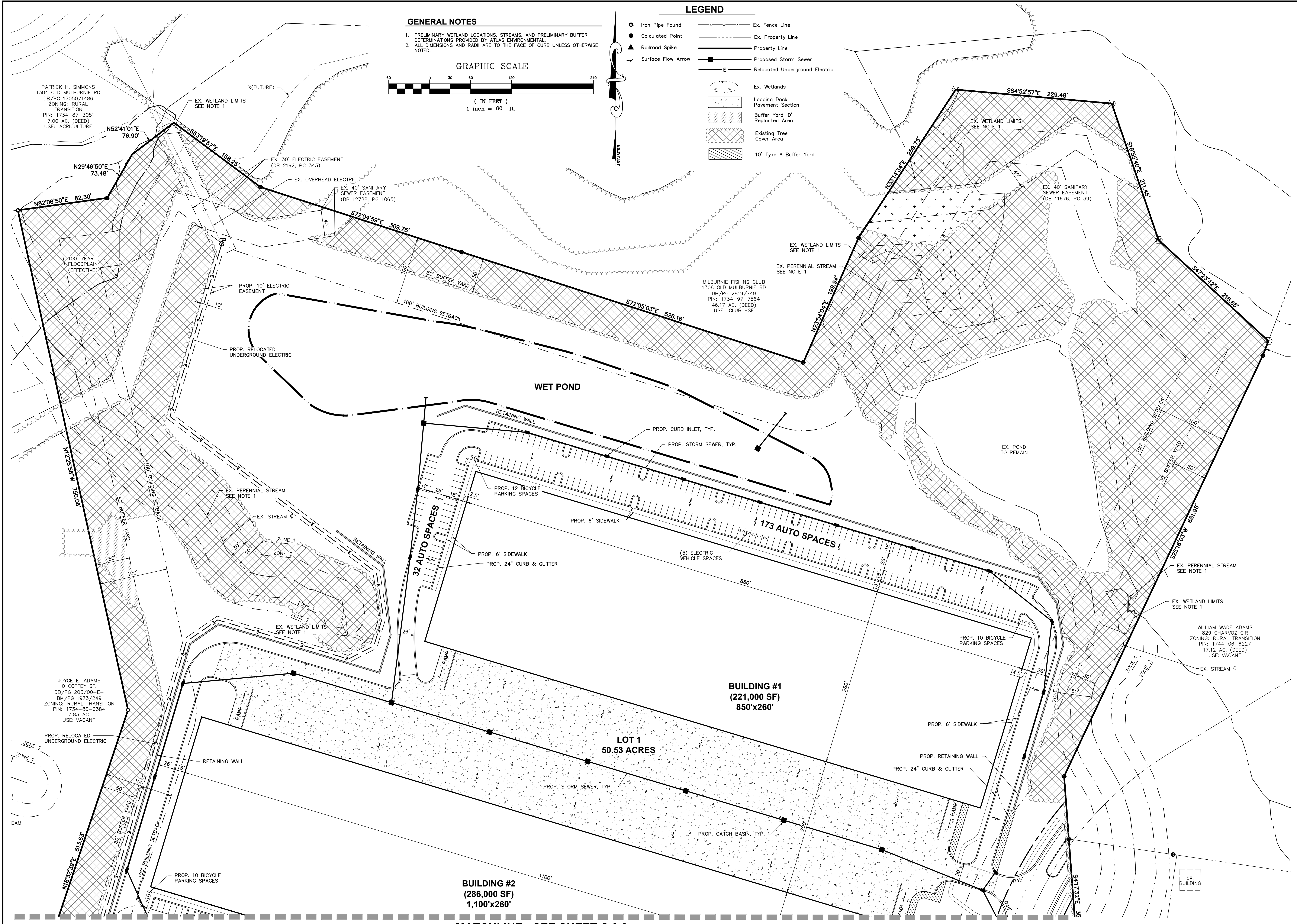
1. PRELIMINARY WETLAND LOCATIONS, STREAMS, AND PRELIMINARY BUFFER DETERMINATIONS PROVIDED BY ATLAS ENVIRONMENTAL.
2. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

**GRAPHIC SCALE**



**LEGEND**

- Iron Pipe Found
- Calculated Point
- ▲ Railroad Spike
- Surface Flow Arrow
- Ex. Fence Line
- - - Ex. Property Line
- Property Line
- Proposed Storm Sewer
- Relocated Underground Electric
- Ex. Wetlands
- ▨ Loading Dock Pavement Section
- ▨ Buffer Yard 'D' Replanted Area
- ▨ Existing Tree Cover Area
- ▨ 10' Type A Buffer Yard



PATRICK H. SIMMONS  
1304 OLD MULBURNIE RD  
DB/PG 17050/1486  
ZONING: RURAL  
TRANSITION  
PIN: 1734-87-3051  
7.00 AC. (DEED)  
USE: AGRICULTURE

EX. 30' ELECTRIC EASEMENT  
(DB 2192, PG 343)  
EX. OVERHEAD ELECTRIC  
EX. 40' SANITARY  
SEWER EASEMENT  
(DB 12788, PG 1065)

MILBURNIE FISHING CLUB  
1308 OLD MULBURNIE RD  
DB/PG 2819/749  
PIN: 1734-97-7564  
46.17 AC. (DEED)  
USE: CLUB HSE

WILLIAM WADE ADAMS  
829 CHARVOZ CIR  
ZONING: RURAL TRANSITION  
PIN: 1744-06-6227  
17.12 AC. (DEED)  
USE: VACANT

JOYCE E. ADAMS  
0 COFFEY ST  
DB/PG 203/00-E  
BM/PG 1973/249  
ZONING: RURAL TRANSITION  
PIN: 1734-86-6384  
7.83 AC.  
USE: VACANT

**BUILDING #2**  
(286,000 SF)  
1,100'x260'

**BUILDING #1**  
(221,000 SF)  
850'x260'

**LOT 1**  
50.53 ACRES

**MATCHLINE - SEE SHEET C.3.2**

PLAN PREPARED BY:  
51 Kilmoyne Drive, Suite 102  
Cary, North Carolina 27511  
ph 919.481.6990  
fax 919.336.5127  
**ADVANCED**  
CIVIL DESIGN  
ENGINEERS SURVEYORS

PLAN PREPARED FOR:  
**BEACON PARTNERS**  
500 East Morehead St.  
Suite 200  
Charlotte, North Carolina 28269  
tel. 704.597.7757  
fax 704.598.6335

St. Matthews Township - 5901 Formwell Road, Knightdale, NC 27610 - Wake County  
**KNIGHTDALE GATEWAY**  
**SKETCH PLAN**  
FOR  
**BEACON PARTNERS**  
**SKETCH PLAN**

**PRELIMINARY**  
NORTH CAROLINA PROFESSIONAL ENGINEER  
SEAL  
D. WHITFIELD  
03/30/2022

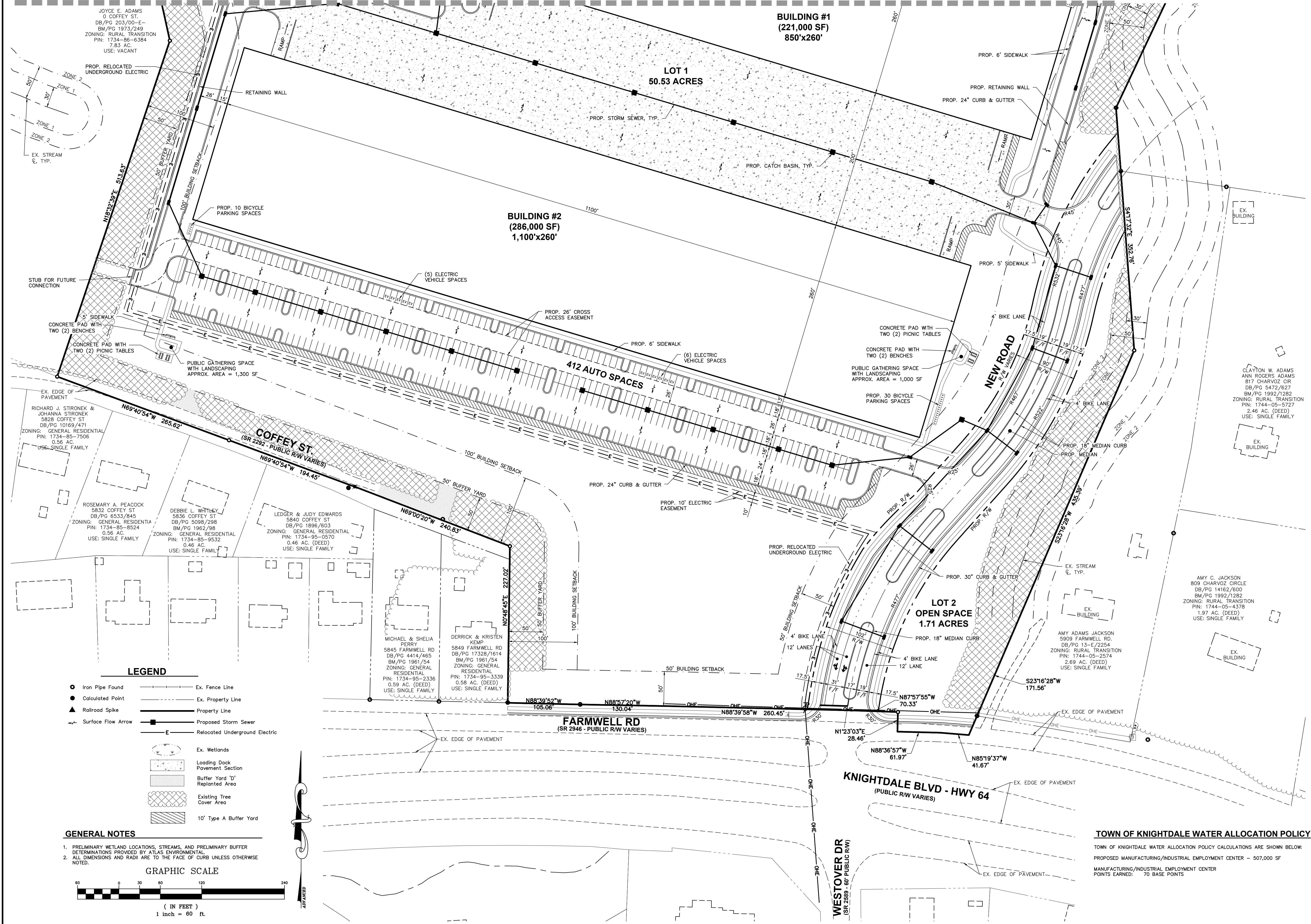
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	03/30/2022 - Town Submittal #4

Date: 03/30/2022  
Scale: 1" = 60'  
Drawn By: JRR  
Checked By: JDW  
Project Number:  
**21-0011-504**  
Drawing Number:  
**C.3.1**

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MATCHLINE - SEE SHEET C.3.1



**BUILDING #1**  
(221,000 SF)  
850'x260'

**BUILDING #2**  
(286,000 SF)  
1,100'x260'

**LOT 1**  
50.53 ACRES

**LOT 2**  
OPEN SPACE  
1.71 ACRES

412 AUTO SPACES

**COFFEY ST.**  
(SR 2292 - PUBLIC R/W VARIES)

**FARMWELL RD.**  
(SR 2946 - PUBLIC R/W VARIES)

**KNIGHTDALE BLVD - HWY 64**  
(PUBLIC R/W VARIES)

**WESTOVER DR.**  
(SR 2559 - 60' PUBLIC R/W)

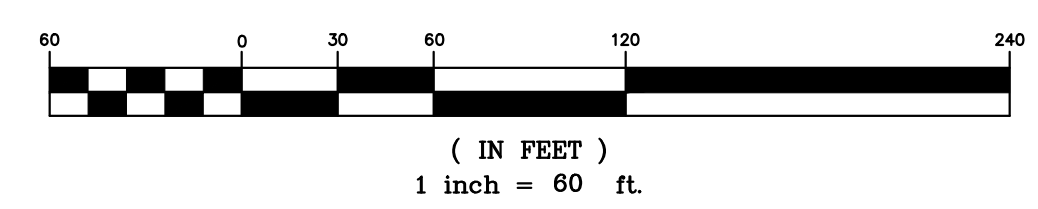
**LEGEND**

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- Calculated Point
- ▲ Railroad Spike
- Surface Flow Arrow
- Ex. Fence Line
- - - Ex. Property Line
- Property Line
- Proposed Storm Sewer
- - - Relocated Underground Electric
- Ex. Wetlands
- ▨ Loading Dock Pavement Section
- ▨ Buffer Yard 'D' Replanted Area
- ▨ Existing Tree Cover Area
- ▨ 10' Type A Buffer Yard

**GENERAL NOTES**

- PRELIMINARY WETLAND LOCATIONS, STREAMS, AND PRELIMINARY BUFFER DETERMINATIONS PROVIDED BY ATLAS ENVIRONMENTAL.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

**GRAPHIC SCALE**



PLAN PREPARED BY:

ADVANCED CIVIL DESIGN  
ENGINEERS SURVEYORS

51 Kimmage Drive, Suite 102  
Cary, North Carolina 27511  
ph 919.484.6990  
fax 919.336.5127

PLAN PREPARED FOR:

BEACON PARTNERS

500 East Mainwood St.  
Suite 200  
Charlotte, North Carolina 28249  
tel. 704.597.7757  
fax 704.598.6335

St. Matthews Township - 5901 Farmwell Road, Knightdale, NC 27610 - Wake County

**KNIGHTDALE GATEWAY**  
SKETCH PLAN  
FOR  
BEACON PARTNERS  
SKETCH PLAN

PRELIMINARY

03/30/2022

Issue Dates:	11/20/2021 - Town Submittal #1
	01/12/2022 - Town Submittal #2
	02/11/2022 - Town Submittal #3
	03/30/2022 - Town Submittal #4

Date: 03/30/2022  
Scale: 1" = 60'

Drawn By: JRR  
Checked By: JDW

Project Number:  
**21-0011-504**

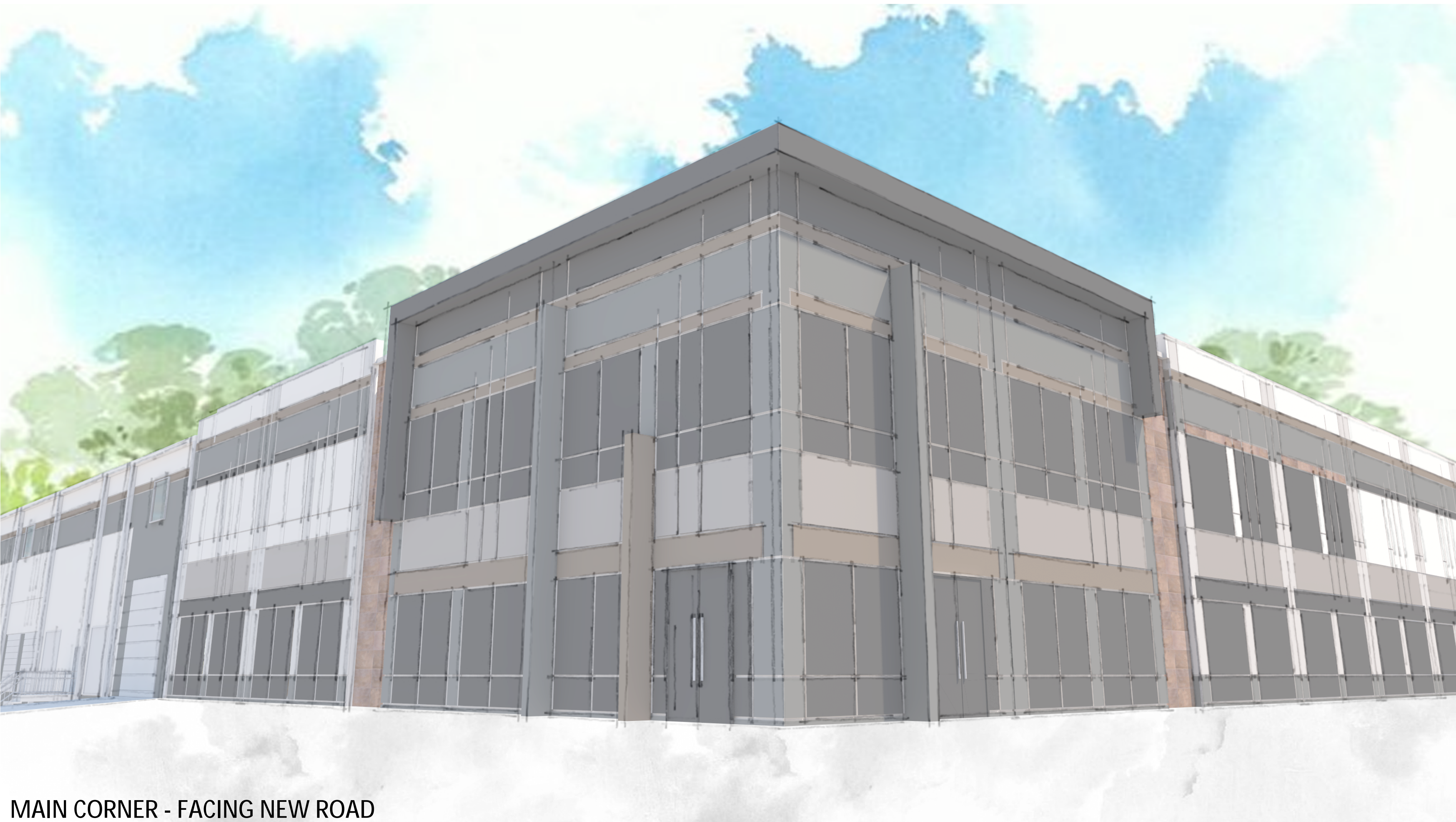
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**C.3.2**

**TOWN OF KNIGHTDALE WATER ALLOCATION POLICY**

TOWN OF KNIGHTDALE WATER ALLOCATION POLICY CALCULATIONS ARE SHOWN BELOW:  
PROPOSED MANUFACTURING/INDUSTRIAL EMPLOYMENT CENTER - 507,000 SF  
MANUFACTURING/INDUSTRIAL EMPLOYMENT CENTER  
POINTS EARNED: 70 BASE POINTS

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MAIN CORNER - FACING NEW ROAD



ENTRANCE ELEVATION - FACING NEW ROAD



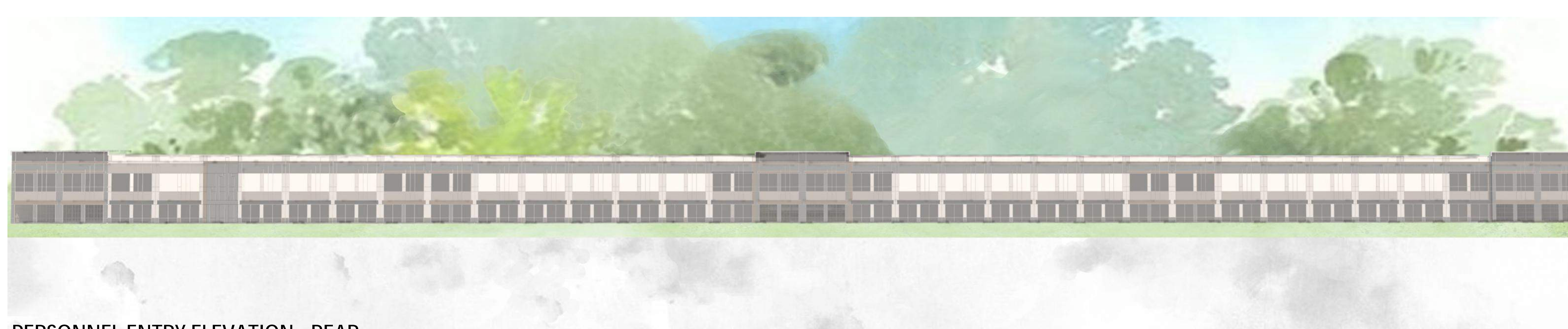
SIDE ELEVATION - BACK SIDE FACING TREES / POND



TRUCK COURT ELEVATION - FRONT FACING BUILDING 2



PERSONNEL ENTRY PERSPECTIVE



PERSONNEL ENTRY ELEVATION - REAR

**KNIGHTDALE GATEWAY**  
 BUILDING 1  
 Design Concept Renderings  
 Knightdale, NC  
 FEBRUARY 11, 2022  
 architects




BEACON PARTNERS      merriman schmitt





MAIN CORNER - FACING HWY 64 & NEW ROAD



ENTRANCE ELEVATION - FACING NEW ROAD



SIDE ELEVATION - BACK SIDE FACING TREES / POND



FRONT ELEVATION - FACING HWY 64



MIDDLE ENTRY PERSPECTIVE



TRUCK COURT ELEVATION - REAR

# KNIGHTDALE GATEWAY

BUILDING 2

Design Concept Renderings

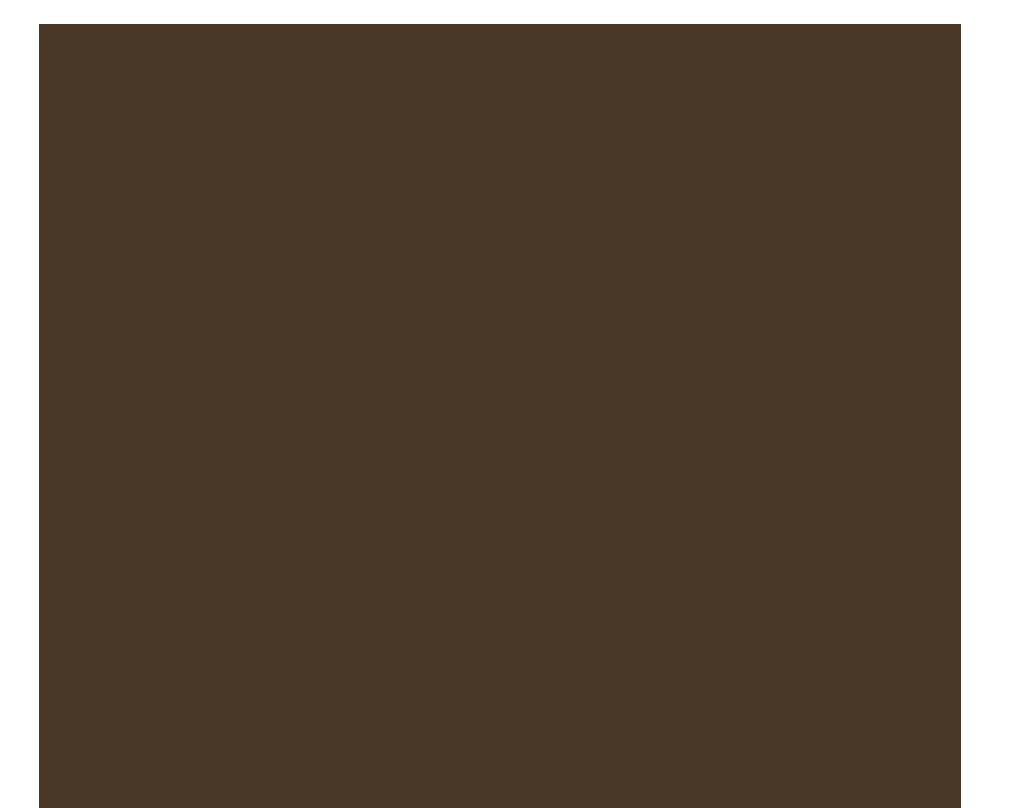
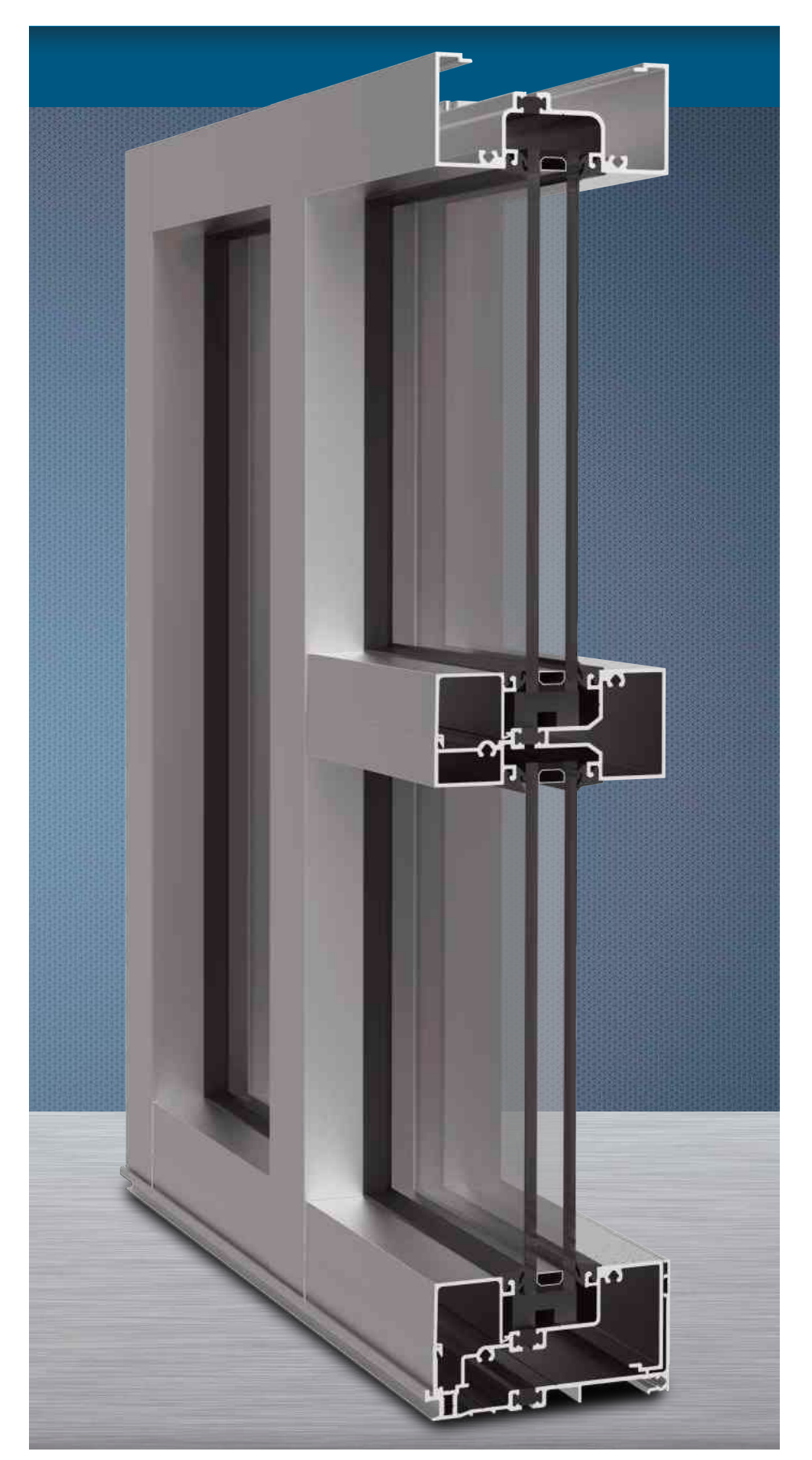
Knightsdale, NC

FEBRUARY 11, 2022



merriman  
schmitt



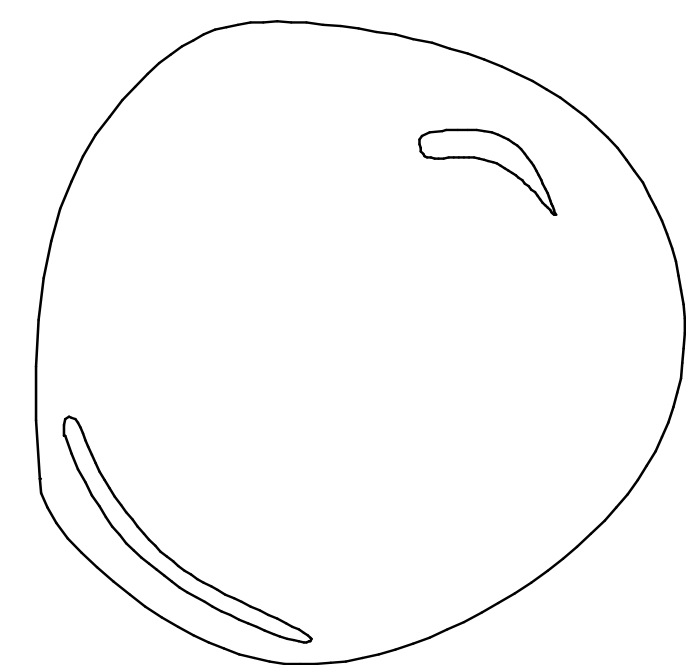


**Bronze**  
WINDOW FRAMES AND DOORS TO BE BRONZE ALUMINUM FINISH

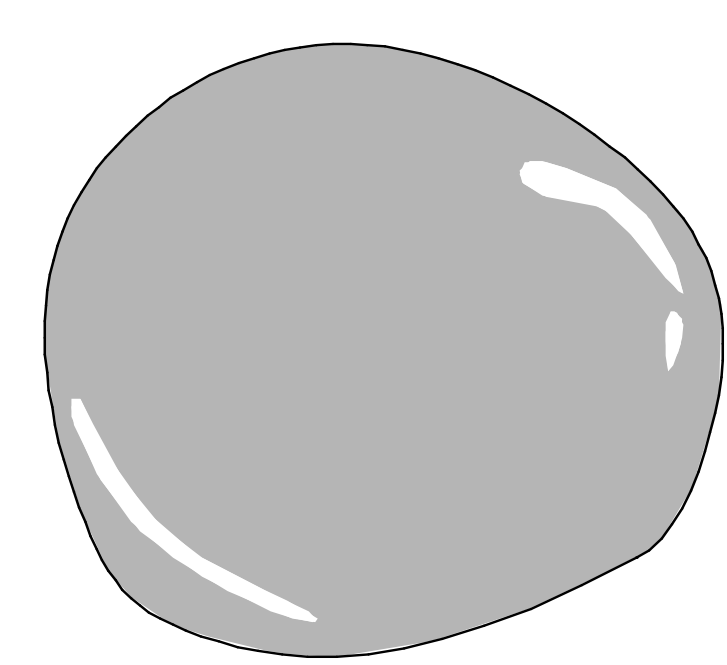


CERAMIC TILE ACCENTS TO BE GIO TILE METALLO IN RUST COLOR

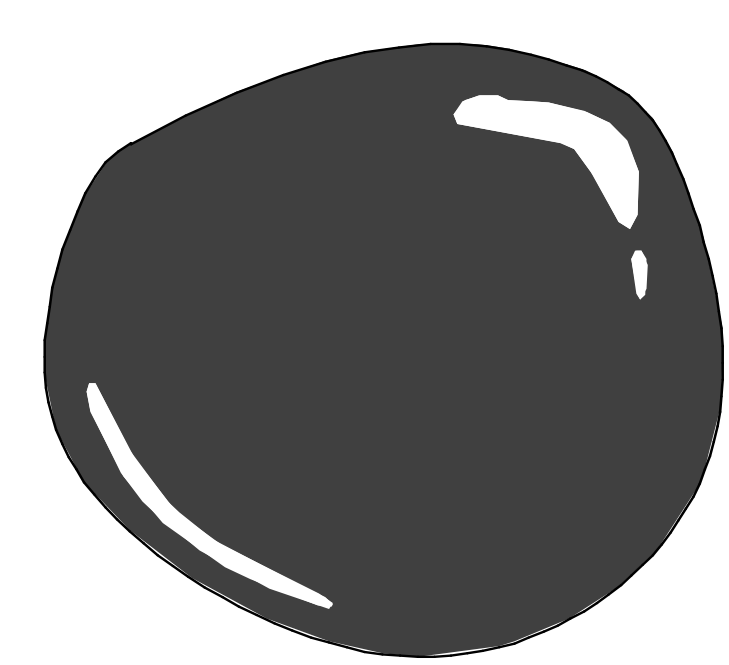
**PAINT COLOR KEY**



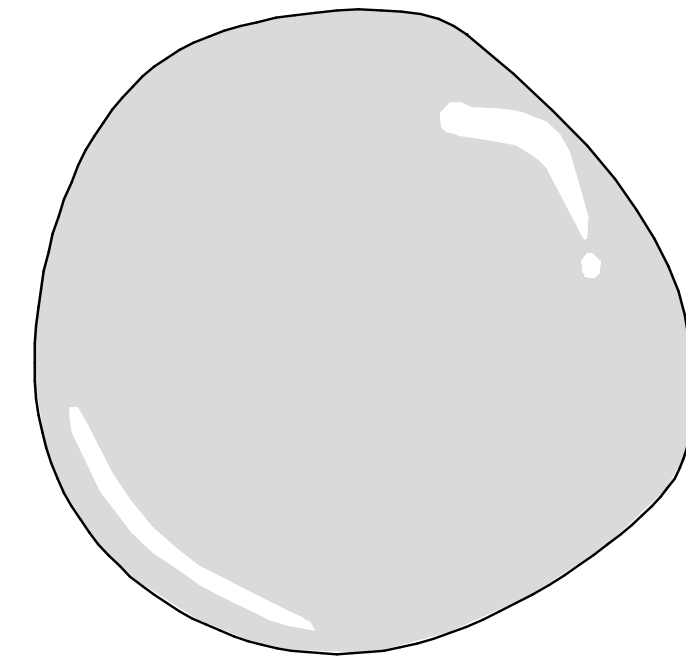
**PB - PAINT BASEWALL COLOR - EIDER WHITE SW7014**



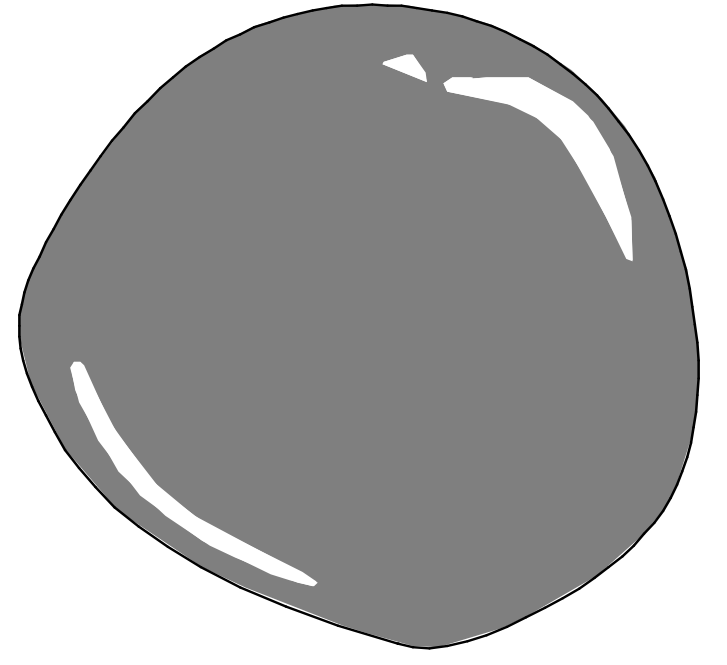
**PA2 - PAINT ACCENT 02 - DOVETAIL SW7018**



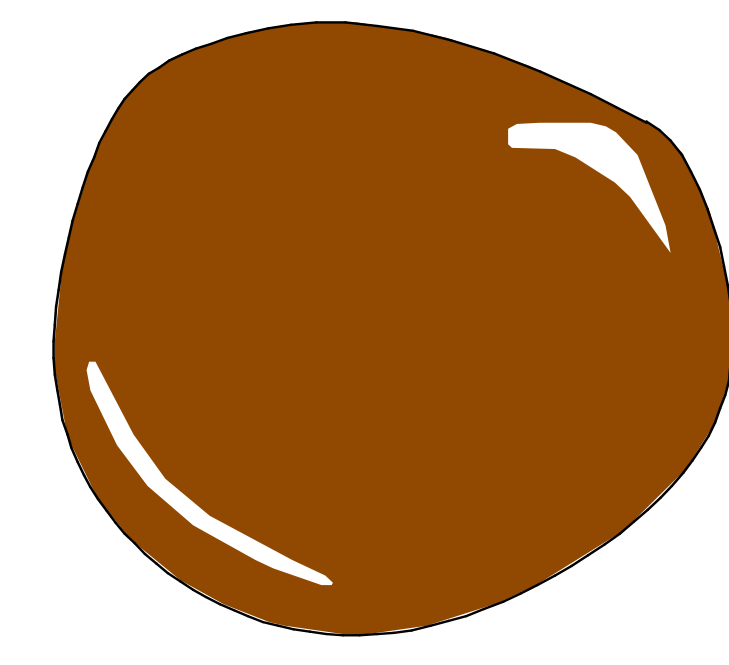
**PA4 - PAINT ACCENT 04 - IRON ORE SW7069**



**PA1 - PAINT ACCENT 01 - LIGHT FRENCH GRAY SW0055**



**PA3 - PAINT ACCENT 03 - GRIZZLE GRAY SW7068**



**PA5 - PAINT ACCENT 05 - SMOKEHOUSE SW7040**

**FOR SITE APPROVAL ONLY**

Town Certification: This design has been reviewed by the Engineer for the Town of Knightdale, and to the best of my knowledge and belief, it conforms to the requirements established in the Standard Specifications of the Town of Knightdale.

By: \_\_\_\_\_  
Development Services Engineer

Date: \_\_\_\_\_

These plans are approved by the Town of Knightdale and serve as construction plans for the project.

By: \_\_\_\_\_  
Administrator

Date: \_\_\_\_\_

**KNIGHTDALE GATEWAY**

**BUILDING 1 & 2  
Material Board**

Knightdale, NC  
February 10, 2022

