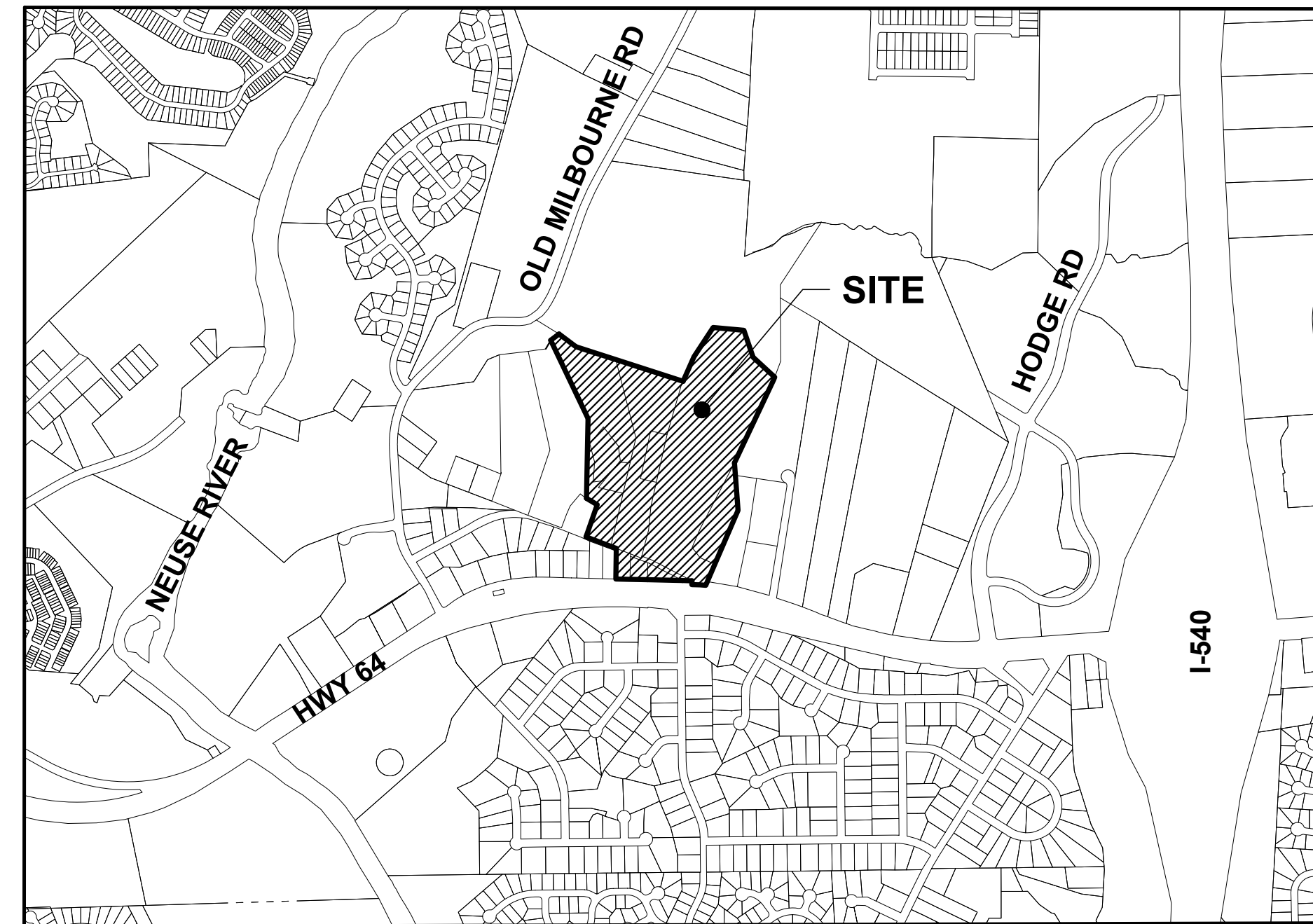


SKETCH PLAN

KNIGHTDALE ASSEMBLAGE

5901 FARMWELL ROAD KNIGHTDALE, NORTH CAROLINA

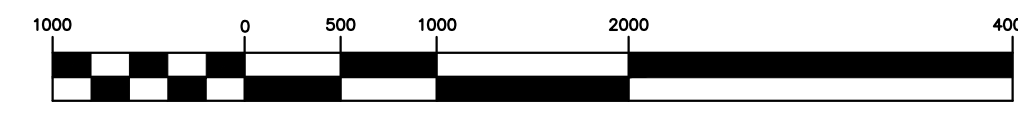


<u>INDEX OF DRAWINGS</u>	
COVER SHEET	C.1.0
OVERALL EXISTING CONDITIONS PLAN	C.2.0
EXISTING CONDITIONS PLAN	C.2.1 - C.2.2
OVERALL SKETCH PLAN	C.3.0
SKETCH PLAN	C.3.1 - C.3.2

VICINITY MAP

SCALE: 1"=1,000'

GRAPHIC SCALE



(IN FEET)
1 inch = 1000 ft.

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
PHONE (919) 830-3024

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

PLAN PREPARED BY:

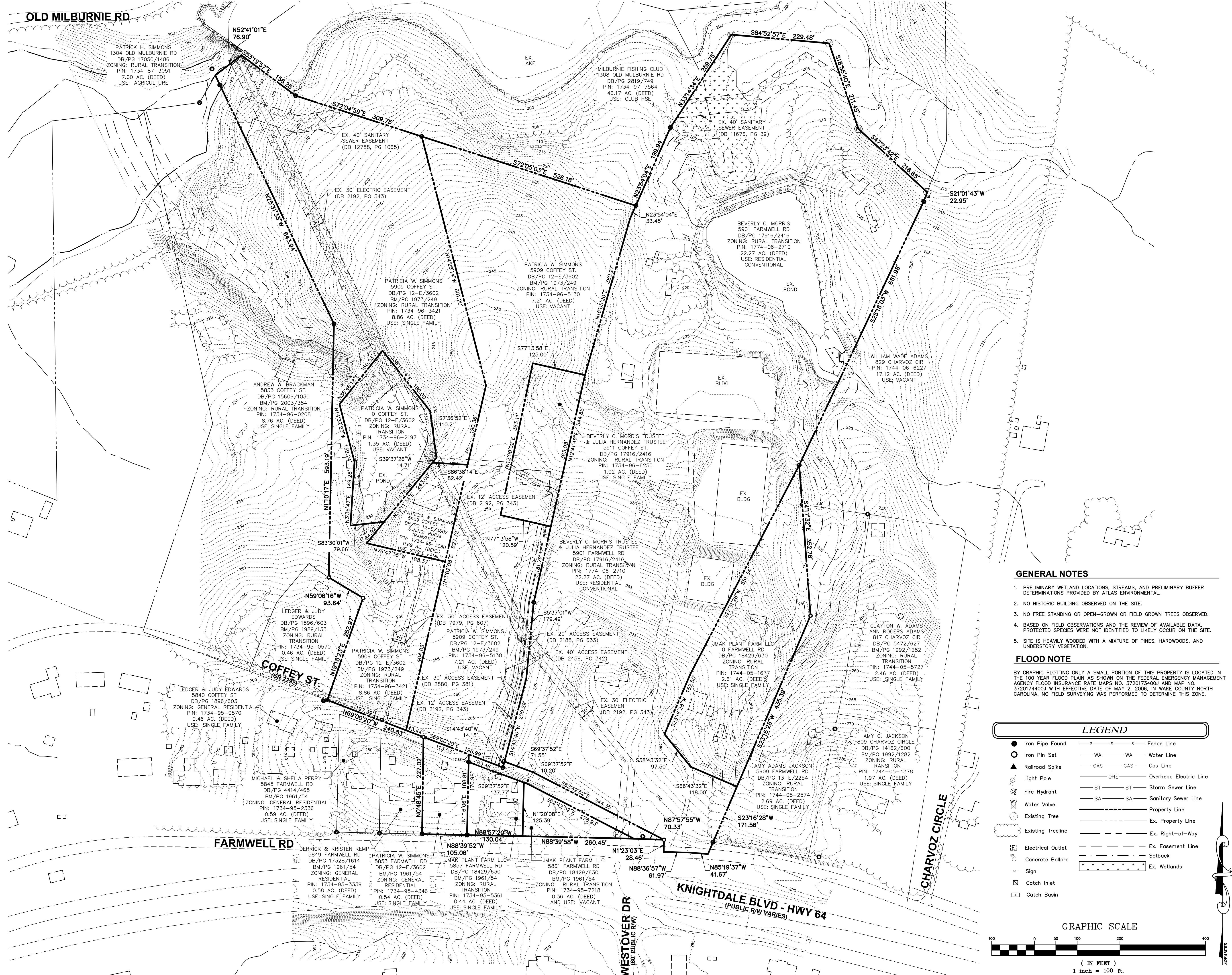
ADVANCED CIVIL DESIGN
 ENGINEERS SURVEYORS
 51 Kilmayne Drive, Suite 102
 Cary, North Carolina 27511
 ph 919.481.6290
 fax 919.336.5127

PLAN PREPARED FOR:

BEACON PARTNERS
 500 East Morehead St.
 Suite 200
 Charlotte, North Carolina 28209
 tel. 704.597.7757
 fax 704.598.6133

5901 Farmwell Road, Knightdale, NC 27610 - Wake County
KNIGHTDALE ASSEMBLAGE
 SKETCH PLAN
 FOR
BEACON PARTNERS
COVER SHEET



Issue Dates:	11/30/2021 - Town Submittal #1
Date:	11/30/2021
Scale:	1" = 1,000'
Drawn By:	JRR
Checked By:	JDW
Project Number:	21-0011-504
Drawing Number:	C.1.0



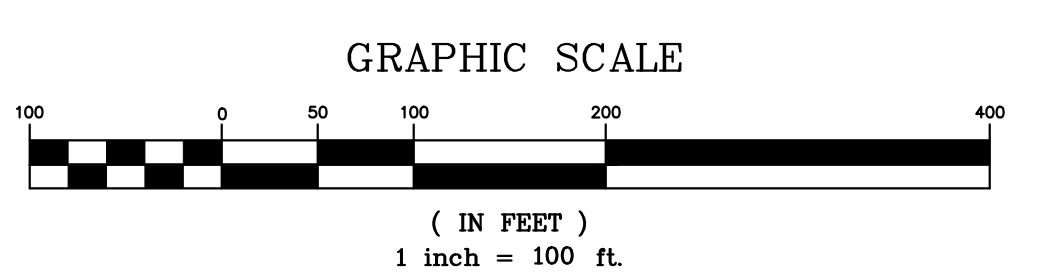
GENERAL NOTES

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 PLAN 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.

LEGEND	
●	Iron Pipe Found
○	Iron Pin Set
▲	Railroad Spike
○	Light Pole
⊕	Fire Hydrant
⊕	Water Valve
○	Existing Tree
○	Existing Treeline
⊕	Electrical Outlet
⊕	Concrete Ballard
⊕	Sign
⊕	Catch Inlet
⊕	Catch Basin
---	Fence Line
---	Water Line
---	Gas Line
---	Overhead Electric Line
---	Storm Sewer Line
---	Sanitary Sewer Line
---	Property Line
---	Ex. Property Line
---	Ex. Right-of-Way
---	Ex. Easement Line
---	Setback
---	Ex. Wetlands



PLAN PREPARED BY:

51 Kilmorye Drive, Suite 02
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PLAN PREPARED FOR:

500 East Morehead St.
Charlotte, North Carolina 28269
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Fax 704-598-6335

5901 Farmwell Road, Knightdale, NC 27610 - Wake County

KNIGHTDALE ASSEMBLAGE

SKETCH PLAN

FOR

BEACON PARTNERS

OVERALL EXISTING CONDITIONS PLAN

11/30/2021

11/30/2021

Issue Dates:
11/30/2021 - Town Submittal #1

Date: 11/30/2021
Scale: 1" = 100'

Drawn By: JRR
Checked By: JDW

Project Number:
21-0011-504

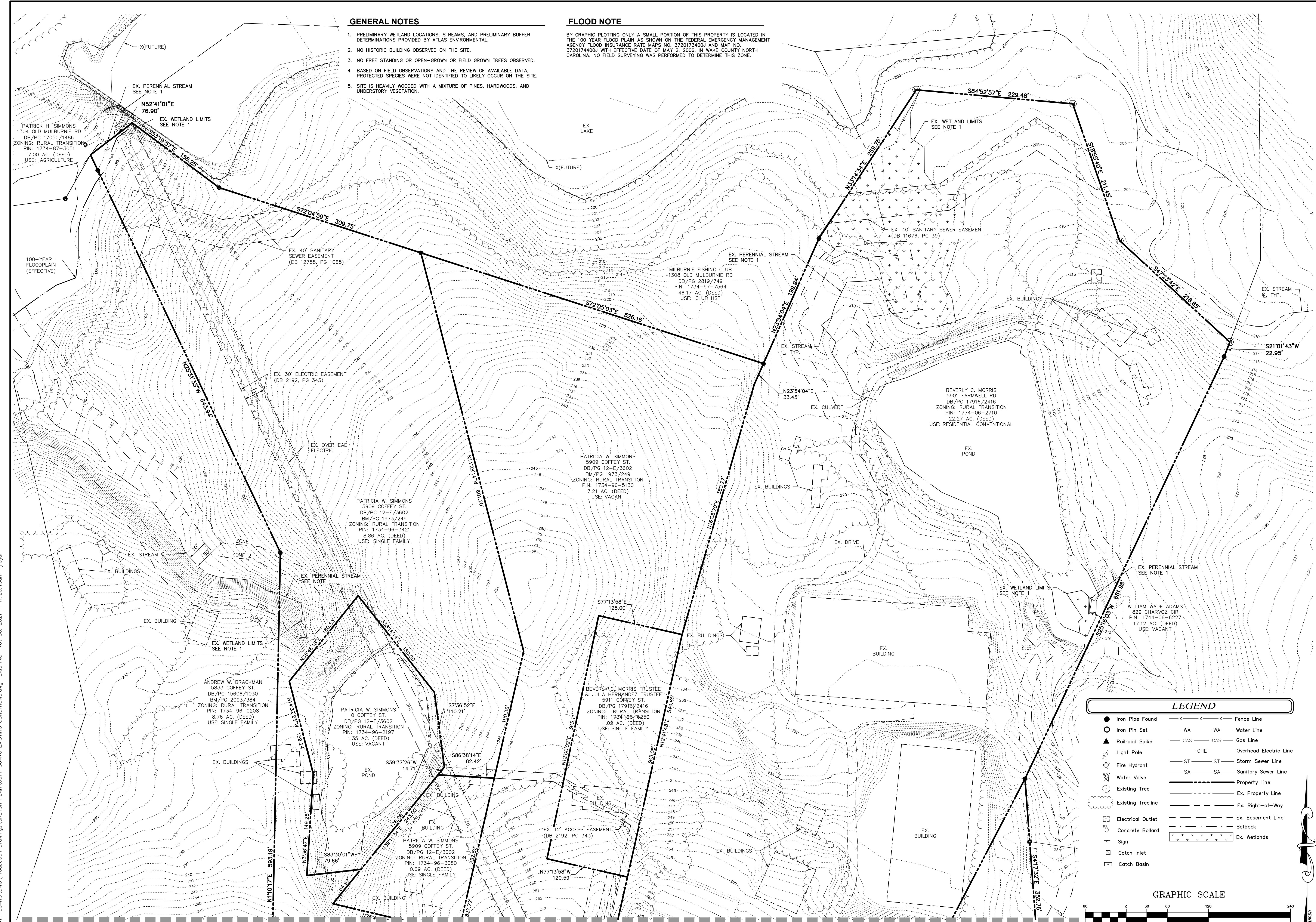
Drawing Number:
C.2.0

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FLOOD NOTE

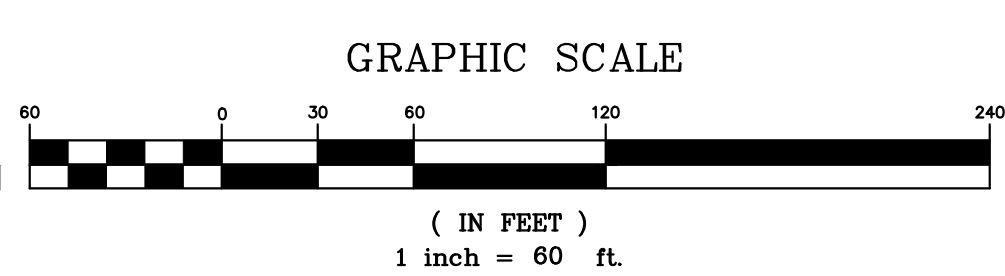
BY GRAPHIC PLOTTING ONLY A SMALL PORTION OF THIS PROPERTY IS LOCATED IN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS NO. 3720173400J AND MAP NO. 3720174400J WITH EFFECTIVE DATE OF MAY 2, 2006. IN WAKE COUNTY NORTH CAROLINA. NO FIELD SURVEYING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



MATCHLINE - SEE SHEET C.2.2

LEGEND

●	Iron Pipe Found	-x-x-	Fence Line
○	Iron Pin Set	—WA—WA—	Water Line
▲	Railroad Spike	—GAS—GAS—	Gas Line
○	Light Pole	—OHE—	Overhead Electric Line
○	Fire Hydrant	—ST—ST—	Storm Sewer Line
○	Water Valve	—SA—SA—	Sanitary Sewer Line
○	Existing Tree	—	Property Line
○	Existing Treeline	- - - - -	Ex. Property Line
○	Electrical Outlet	- - - - -	Ex. Right-of-Way
○	Concrete Bollard	- - - - -	Ex. Easement Line
○	Sign	- - - - -	Setback
○	Catch Inlet	- - - - -	Ex. Wetlands
○	Catch Basin	- - - - -	



PLAN PREPARED BY:

51 Kilmorye Drive, Suite 102
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Charlotte, North Carolina 28202
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FAX 704.598.6335

5901 Farmwell Road, Knightdale, NC 27610 - Wake County

KNIGHTDALE ASSEMBLAGE

SKETCH PLAN

FOR

BEACON PARTNERS

EXISTING CONDITIONS PLAN

11/30/2021

Issue Dates:
11/30/2021 - Town Submittal #1

Date: 11/30/2021
Scale: 1" = 60'

Drawn By: JRR
Checked By: JDW

Project Number:
21-0011-504

Drawing Number:
C.2.1

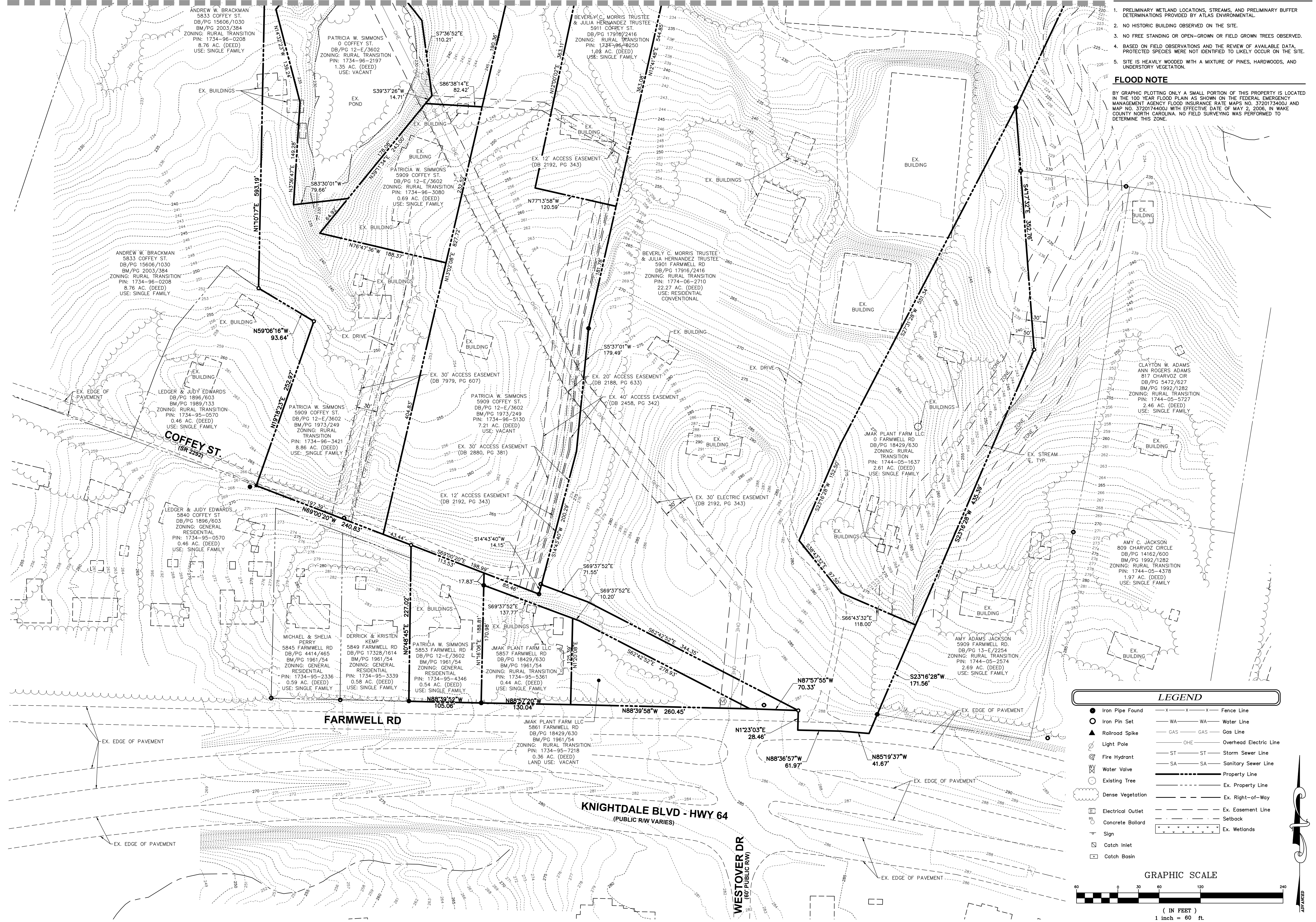
MATCHLINE - SEE SHEET C.2.1

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LEGEND

● Iron Pipe Found	-x-x-x-x- Fence Line
○ Iron Pin Set	-WA-WA- Water Line
▲ Railroad Spike	-GAS-GAS- Gas Line
○ Light Pole	-OHE- Overhead Electric Line
⊙ Fire Hydrant	-ST-ST- Storm Sewer Line
⊙ Water Valve	-SA-SA- Sanitary Sewer Line
○ Existing Tree	- - - - - Property Line
○ Dense Vegetation	- - - - - Ex. Property Line
⊙ Electrical Outlet	- - - - - Ex. Right-of-Way
⊙ Concrete Ballad	- - - - - Ex. Easement Line
⊙ Sign	- - - - - Setback
⊙ Catch Inlet	- - - - - Ex. Wetlands
⊙ Catch Basin	

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

PLAN PREPARED BY:

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fax 919.336.5127

PLAN PREPARED FOR:

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fax 704.598.6335

5901 Farmwell Road, Knightdale, NC 27610 - Wake County

KNIGHTDALE ASSEMBLAGE

SKETCH PLAN

FOR

BEACON PARTNERS

EXISTING CONDITIONS PLAN

11/30/2021

Issue Dates:
11/30/2021 - Town Submittal #1

Date: 11/30/2021
Scale: 1" = 60'

Drawn By: JRR
Checked By: JDW

Project Number:
21-0011-504

Drawing Number:
C.2.2

OLD MILBURNIE RD

PATRICK H. SIMMONS
1304 OLD MILBURNIE RD
DB/PG 17050/1486
ZONING: RURAL TRANSITION
PIN: 1734-97-3051
7.00 AC. (DEED)
USE: AGRICULTURE

EX. 40' SANITARY
SEWER EASEMENT
(DB 12788, PG 1065)

EX. LAKE

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

EX. 40' SANITARY
SEWER EASEMENT
(DB 11676, PG 39)

WET POND

STORMWATER
WETLAND

EX. POND

15 TRAILER
SPACES

170 AUTO SPACES

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

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

LOT 1
37.37 ACRES

BUILDING #2
(168,000 SF)
800'x210'

252 AUTO SPACES

NEW ROAD
30' PUBLIC R/W

CLAYTON W. ADAMS
ANN ROGERS ADAMS
817 CHARVOZ CIR
DB/PG 5472/627
BM/PG 1992/1282
ZONING: RURAL TRANSITION
PIN: 1744-05-5727
2.46 AC. (DEED)
USE: SINGLE FAMILY

COFFEY ST
(SR 2282)

ANDREW W. BRACKMAN
5833 COFFEY ST.
DB/PG 15606/1030
BM/PG 2003/384
ZONING: RURAL TRANSITION
PIN: 1734-96-0208
8.76 AC. (DEED)
USE: SINGLE FAMILY

LEDGER & JUDY
EDWARDS
DB/PG 1896/603
BM/PG 1989/133
ZONING: RURAL
TRANSITION
PIN: 1734-95-0570
0.46 AC. (DEED)
USE: SINGLE FAMILY

LEDGER & JUDY EDWARDS
5840 COFFEY ST
DB/PG 1896/603
ZONING: GENERAL
RESIDENTIAL
PIN: 1734-95-0570
0.46 AC. (DEED)
USE: SINGLE FAMILY

MICHAEL & SHELIA PERRY
5845 FARMWELL RD
DB/PG 4414/465
BM/PG 1961/54
ZONING: GENERAL RESIDENTIAL
PIN: 1734-95-2336
0.59 AC. (DEED)
USE: SINGLE FAMILY

DERRICK & KRISTEN KEMP
5849 FARMWELL RD
DB/PG 17328/1614
BM/PG 1961/54
ZONING: GENERAL RESIDENTIAL
PIN: 1734-95-3339
0.58 AC. (DEED)
USE: SINGLE FAMILY

LOT 2
COMMERCIAL OUTPARCEL
3.35 ACRES

LOT 3
OPEN SPACE
1.71 ACRES

AMY ADAMS JACKSON
5909 FARMWELL RD.
DB/PG 13-E/2254
ZONING: RURAL TRANSITION
PIN: 1744-05-4378
1.97 AC. (DEED)
USE: SINGLE FAMILY

AMY C. JACKSON
809 CHARVOZ CIRCLE
DB/PG 14162/600
BM/PG 1992/1282
ZONING: RURAL TRANSITION
PIN: 1744-05-4378
1.97 AC. (DEED)
USE: SINGLE FAMILY

FARMWELL RD

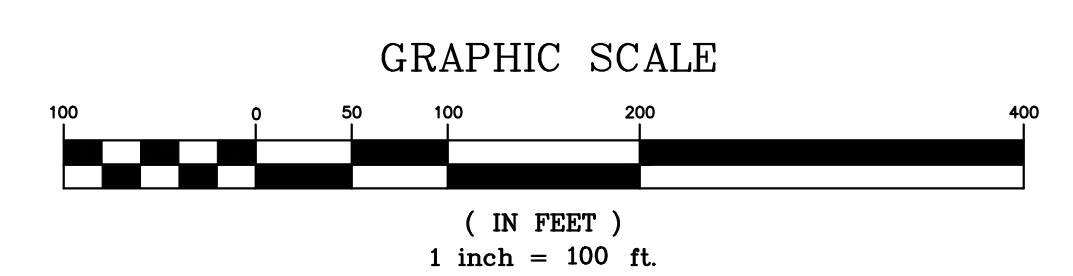
KNIGHTDALE BLVD - HWY 64
(PUBLIC R/W VARIES)

WESTOVER DR
(60' PUBLIC R/W)

CHARVOZ CIRCLE

LEGEND

- Iron Pipe Found
- Calculated Point
- ▲ Railroad Spike
- Ex. Fence Line
- - - Ex. Property Line
- Property Line
- Ex. Wetlands



O:\21-0011-504NC\Production Drawings\Sketch PLAN\0011-504NC OVERALL SKETCH PLAN.dwg OVERALL SKETCH Nov 30, 2021 11:26:55am Froyl

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 Morehead St.
Suite 200
Charlotte, North Carolina 28249
tel. 704.597.7757
fax 704.598.6335

5901 Farmwell Road, Knightdale, NC 27610 - Wake County

KNIGHTDALE ASSEMBLAGE
SKETCH PLAN
FOR
BEACON PARTNERS
OVERALL SKETCH PLAN

PRELIMINARY
ENGINEER
D. WHITTICK
11/30/2021

Issue Dates:
11/30/2021 - Town Submittal #1

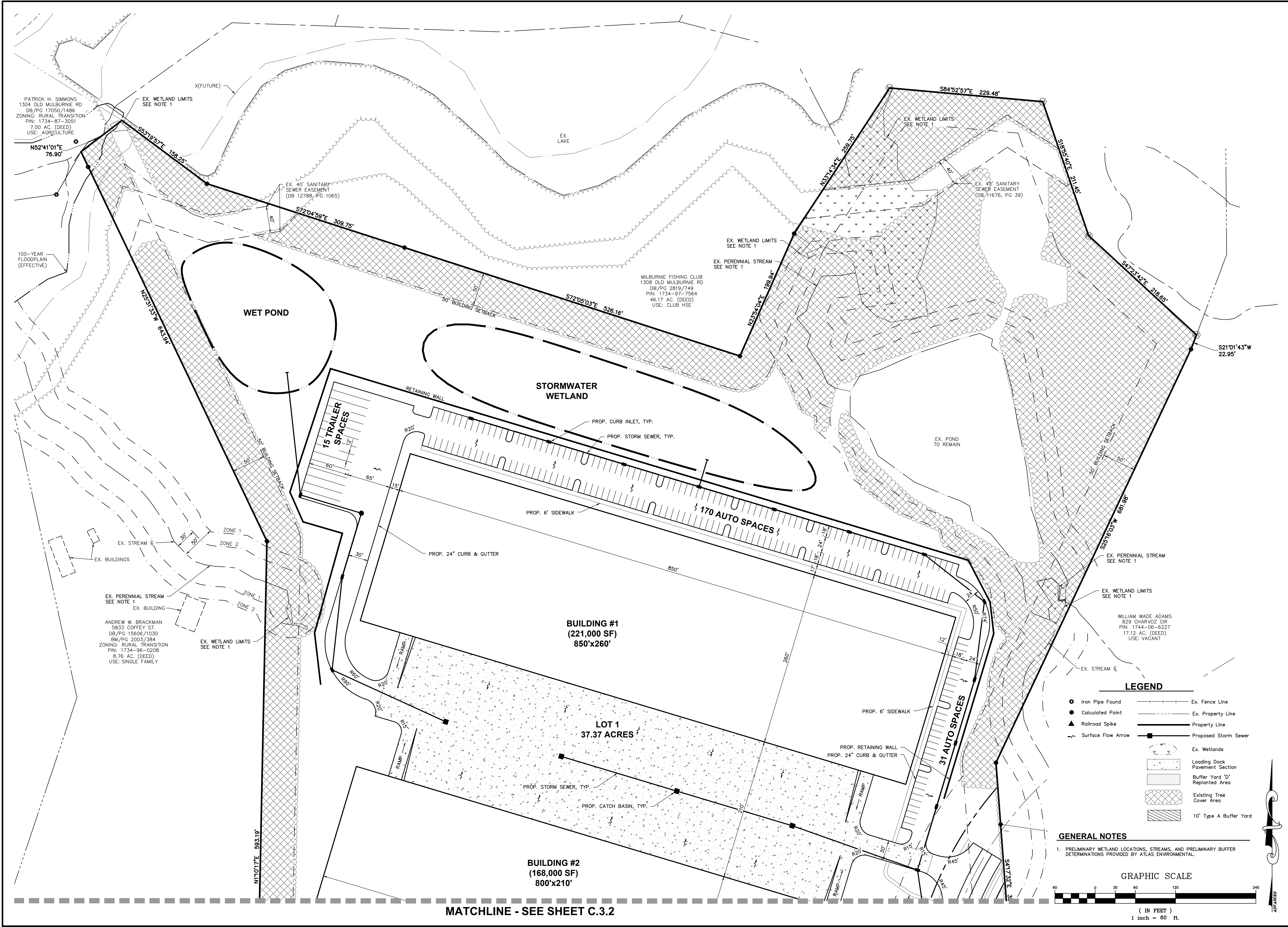
Date: 11/30/2021
Scale: 1" = 100'

Drawn By: JRR
Checked By: JDW

Project Number:
21-0011-504

Drawing Number:
C.3.0

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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. 40' SANITARY
SEWER EASEMENT
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MILBURNIE FISHING CLUB
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SEWER EASEMENT
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ANDREW W. BRACKMAN
5833 COFFEY ST.
DB/PG 15606/1030
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ZONING: RURAL TRANSITION
PIN: 1734-96-0208
8.76 AC. (DEED)
USE: SINGLE FAMILY

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

- LEGEND**
- Iron Pipe Found
 - Calculated Point
 - ▲ Railroad Spike
 - Surface Flow Arrow
 - Ex. Fence Line
 - - - Ex. Property Line
 - Property Line
 - Proposed Storm Sewer
 - 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.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

MATCHLINE - SEE SHEET C.3.2

PLAN PREPARED BY:

 ADVANCED CIVIL DESIGN
 ENGINEERS SURVEYORS
 51 Kilmoyne Drive, Suite 102
 Cary, North Carolina 27511
 ph 919.481.6990
 fax 919.336.5127

PLAN PREPARED FOR:

 BEACON PARTNERS
 500 East Morehead St.
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 Charlotte, North Carolina 28269
 tel. 704.597.7757
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5901 Formwell Road, Knightdale, NC 27610 - Wake County
KNIGHTDALE ASSEMBLAGE
SKETCH PLAN
 FOR
BEACON PARTNERS
SKETCH PLAN

11/30/2021

Issue Dates:
11/30/2021 - Town Submittal #1

Date: 11/30/2021
Scale: 1" = 60'

Drawn By: JRR
Checked By: JDW

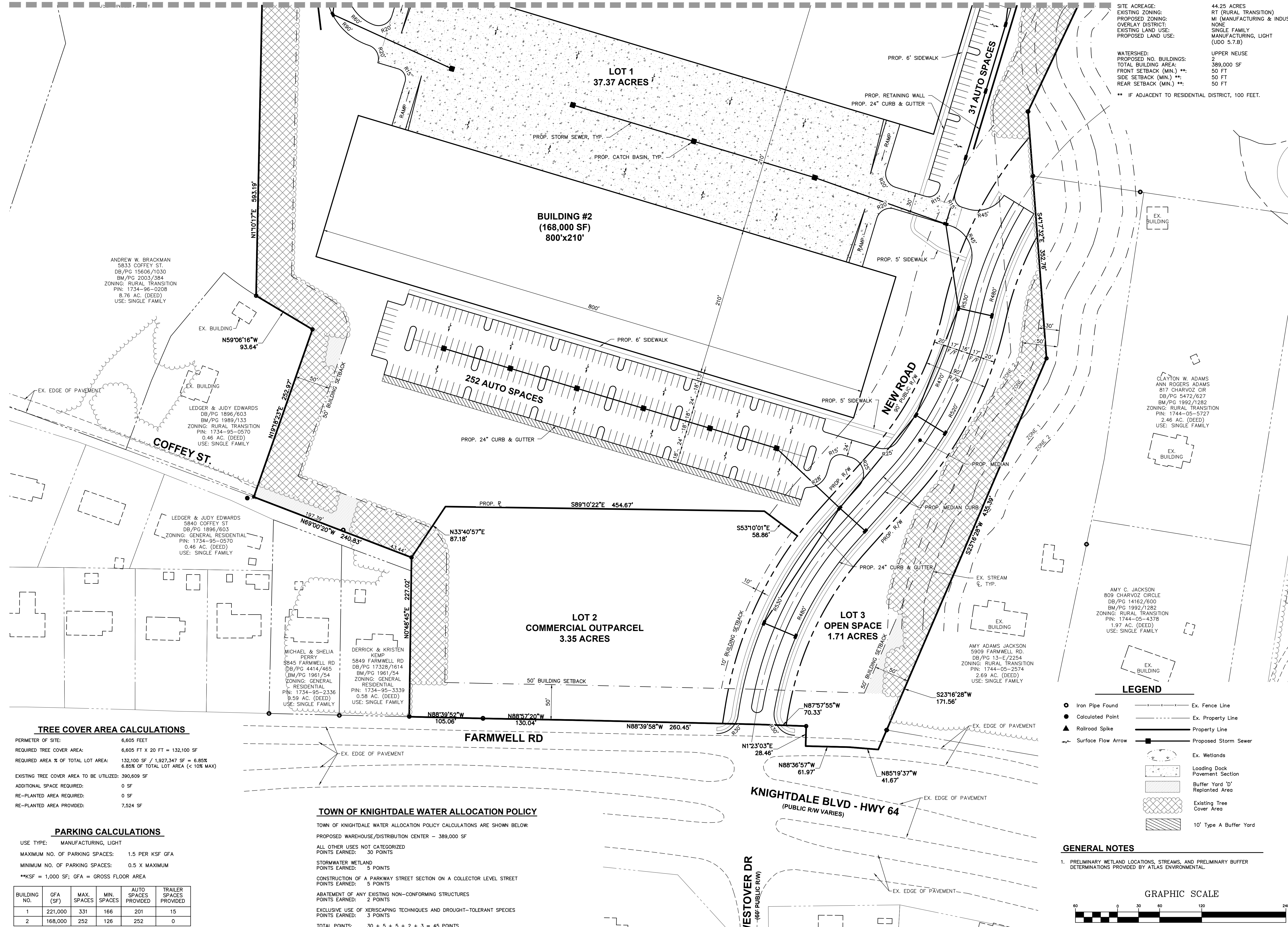
Project Number:
21-0011-504

Drawing Number:
C.3.1

SITE DATA TABLE

SITE ACREAGE:	44.25 ACRES
EXISTING ZONING:	RT (RURAL TRANSITION)
PROPOSED ZONING:	M (MANUFACTURING & INDUSTRIAL)
OVERLAY DISTRICT:	NONE
EXISTING LAND USE:	SINGLE FAMILY
PROPOSED LAND USE:	MANUFACTURING, LIGHT (UDO 5.7.B)
WATERSHED:	UPPER NEUSE
PROPOSED NO. BUILDINGS:	2
TOTAL BUILDING AREA:	389,000 SF
FRONT SETBACK (MIN.) **:	50 FT
SIDE SETBACK (MIN.) **:	50 FT
REAR SETBACK (MIN.) **:	50 FT

** IF ADJACENT TO RESIDENTIAL DISTRICT, 100 FEET.



ANDREW W. BRACKMAN
5833 COFFEY ST.
DB/PG 15606/1030
BM/PG 2003/384
ZONING: RURAL TRANSITION
PIN: 1734-95-0208
0.76 AC. (DEED)
USE: SINGLE FAMILY

LEDGER & JUDY EDWARDS
5840 COFFEY ST.
DB/PG 1896/603
BM/PG 1989/133
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USE: SINGLE FAMILY

AMY ADAMS JACKSON
5909 FARMWELL RD.
DB/PG 13-E/2254
ZONING: RURAL TRANSITION
PIN: 1744-05-2574
2.69 AC. (DEED)
USE: SINGLE FAMILY

CLAYTON W. ADAMS
ANN ROGERS ADAMS
817 CHARVOZ CIR
DB/PG 5472/627
BM/PG 1992/1282
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USE: SINGLE FAMILY

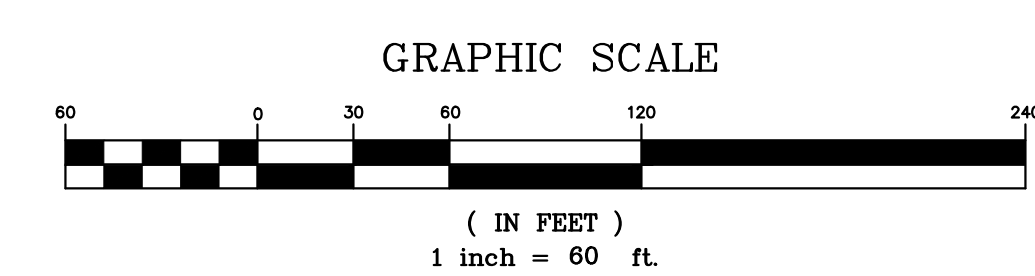
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LEGEND

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- Surface Flow Arrow
- Ex. Fence Line
- Ex. Property Line
- Property Line
- Proposed Storm Sewer
- 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.



TREE COVER AREA CALCULATIONS

PERIMETER OF SITE:	6,605 FEET
REQUIRED TREE COVER AREA:	6,605 FT X 20 FT = 132,100 SF
REQUIRED AREA % OF TOTAL LOT AREA:	132,100 SF / 1,927,347 SF = 6.85%
EXISTING TREE COVER AREA TO BE UTILIZED:	390,609 SF
ADDITIONAL SPACE REQUIRED:	0 SF
RE-PLANTED AREA REQUIRED:	0 SF
RE-PLANTED AREA PROVIDED:	7,524 SF

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	TRAILER SPACES PROVIDED
1	221,000	331	166	201	15
2	168,000	252	126	252	0

TOWN OF KNIGHTDALE WATER ALLOCATION POLICY

TOWN OF KNIGHTDALE WATER ALLOCATION POLICY CALCULATIONS ARE SHOWN BELOW:
 PROPOSED WAREHOUSE/DISTRIBUTION CENTER - 389,000 SF
 ALL OTHER USES NOT CATEGORIZED POINTS EARNED: 30 POINTS
 STORMWATER WETLAND POINTS EARNED: 5 POINTS
 CONSTRUCTION OF A PARKWAY STREET SECTION ON A COLLECTOR LEVEL STREET POINTS EARNED: 5 POINTS
 ABATEMENT OF ANY EXISTING NON-COMFORMING STRUCTURES POINTS EARNED: 2 POINTS
 EXCLUSIVE USE OF XERISCAPING TECHNIQUES AND DROUGHT-TOLERANT SPECIES POINTS EARNED: 3 POINTS
 TOTAL POINTS: 30 + 5 + 5 + 2 + 3 = 45 POINTS

PLAN PREPARED BY:

 ADVANCED CIVIL DESIGN
 ENGINEERS SURVEYORS
 51 Kimmage Drive, Suite 102
 Cary, North Carolina 27511
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PLAN PREPARED FOR:

 BEACON PARTNERS
 500 East Morehead St.
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 tel. 704.597.7757
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KNIGHTDALE ASSEMBLAGE
 SKETCH PLAN FOR
 BEACON PARTNERS
 SKETCH PLAN
 5901 Farmwell Road, Knightdale, NC 27610 - Wake County

PRELIMINARY
 ENGINEER
 MADE D. WHITFIELD
 11/30/2021

Issue Dates:
 11/30/2021 - Town Submitter #1
 Date: 11/30/2021
 Scale: 1" = 60'
 Drawn By: JRR
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