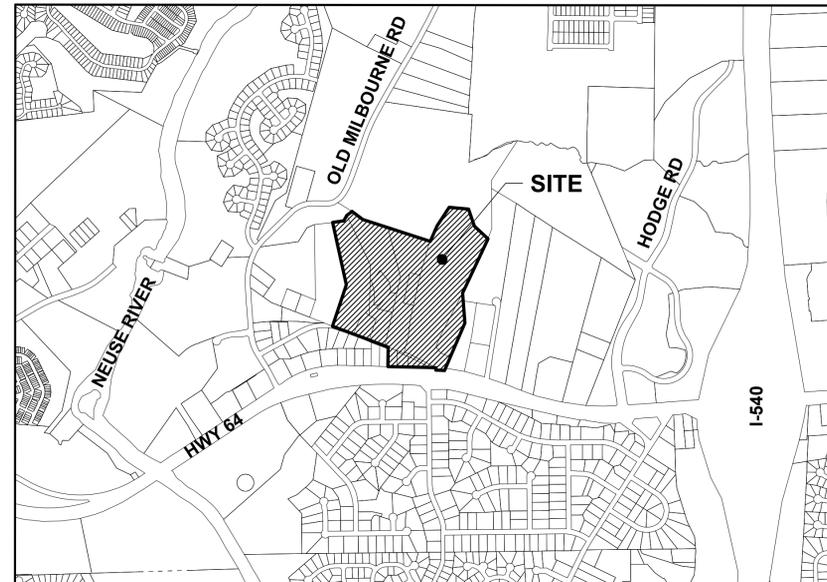


MASTER PLAN

KNIGHTDALE GATEWAY

5901 FARMWELL ROAD

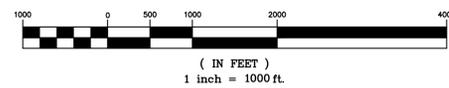
ST. MATTHEW'S TOWNSHIP, KNIGHTDALE, NORTH CAROLINA



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

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| OVERALL EXISTING CONDITIONS PLAN | C.2.0 |
| EXISTING CONDITIONS PLAN | C.2.1 - C.2.2 |
| OVERALL SITE PLAN | C.3.0 |
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| SIGNAGE & MARKING PLAN | C.3.3 - C.3.4 |
| OVERALL UTILITY PLAN | C.4.0 |
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SITE DATA TABLE

| | |
|---|--|
| SITE ACREAGE: | 54.14 ACRES |
| EXISTING ZONING: | RT (RURAL TRANSITION) |
| PROPOSED ZONING: | MI-PUD (MANUFACTURING & INDUSTRIAL - PLANNED UNIT DEVELOPMENT) |
| 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 |
| PHASING: | NONE |
| FRONT SETBACK (MIN.) **: | 50 FT |
| SIDE SETBACK (MIN.) **: | 50 FT |
| REAR SETBACK (MIN.) **: | 50 FT |
| ** IF ADJACENT TO RESIDENTIAL DISTRICT, 100 FEET. | |
| REQUIRED RECREATION OPEN SPACE: | 0 SF |
| PROVIDED RECREATION OPEN SPACE: | 0 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 |
|--------------|----------|-------------|-------------|----------------------|
| 1 | 221,000 | 331 | 166 | 200 |
| 2 | 286,000 | 429 | 215 | 404 |

ELECTRIC VEHICLE REQUIREMENTS: 1 PER 40 SPACES = 16 SPACES
OF CHARGING STATIONS/DEDICATED SPACES PROVIDED: 16 SPACES
BICYCLE PARKING REQUIRED: 1 PER 10 PARKING SPACES = 61 SPACES
BICYCLE PARKING PROVIDED: 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

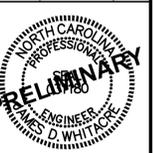
USE STANDARDS

- 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 28202
tel. 704.597.7757
fax 704.598.6133

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



05/23/2022

| Issue Dates: | Submitter #1 |
|--------------|--------------|
| 05/23/2021 | Master Plan |
| 05/23/2021 | Submitter #1 |

Date: 05/23/2022
Scale: 1" = 1,000'
Drawn By: JRR
Checked By: JDW
Project Number:
21-0011-504
Drawing Number:
C.1.0

OLD MILBURNIE RD
(SR 2217 - 60' PUBLIC R/W)

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

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

MOTAPARTY PROPERTIES, LLC
5833 COFFEY ST.
DB/PG 18857/939
BM/PG 2003/384
ZONING: RURAL TRANSITION
PIN: 1734-96-0208
8.76 AC.
USE: SINGLE FAMILY

MARIANNE JEFFREYS
5845 COFFEY ST.
DB/PG 4462/628
BM/PG 1989/133
ZONING: RURAL
TRANSITION
PIN: 1734-95-0783
1.13 AC.
USE: SINGLE FAMILY

ROSEMARY A. PEACOCK
5832 COFFEY ST
DB/PG 6533/845
ZONING: GENERAL RESIDENTIAL
PIN: 1734-85-8524
0.56 AC.
USE: SINGLE FAMILY

DERBIE L. WHITLEY
5836 COFFEY ST
DB/PG 5098/298
BM/PG 1962/98
ZONING: GENERAL RESIDENTIAL
PIN: 1734-85-9532
0.46 AC.
USE: SINGLE FAMILY

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

MICHAEL & SHEILA 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

PATRICK W. SIMMONS
5853 FARMWELL RD
DB/PG 12-E/3602
BM/PG 1961/54
ZONING: RURAL
TRANSITION
PIN: 1734-95-4346
0.54 AC. (DEED)
USE: SINGLE FAMILY

JM&K PLANT FARM LLC
5857 FARMWELL RD
DB/PG 18429/630
BM/PG 1961/54
ZONING: RURAL TRANSITION
PIN: 1734-95-5361
0.44 AC. (DEED)
USE: SINGLE FAMILY

JM&K PLANT FARM LLC
5861 FARMWELL RD
DB/PG 13-E/2254
ZONING: RURAL
TRANSITION
PIN: 1744-05-2574
0.69 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

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

AMY C. JACKSON
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

CLAYTON W. ADAMS
AWN 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

BEVERLY C. MORRIS TRUSTEE & JULIA HERNANDEZ TRUSTEE
5901 FARMWELL RD
DB/PG 17916/2416
ZONING: RURAL TRANSITION
PIN: 1734-96-6250
1.02 AC. (DEED)
USE: SINGLE FAMILY

BEVERLY C. MORRIS TRUSTEE & JULIA HERNANDEZ TRUSTEE
5901 FARMWELL RD
DB/PG 17916/2416
ZONING: RURAL TRANSITION
PIN: 1734-96-6250
1.02 AC. (DEED)
USE: SINGLE FAMILY

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

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

DERBIE L. WHITLEY
5836 COFFEY ST
DB/PG 5098/298
BM/PG 1962/98
ZONING: GENERAL RESIDENTIAL
PIN: 1734-85-9532
0.46 AC.
USE: SINGLE FAMILY

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

MICHAEL & SHEILA 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

PATRICK W. SIMMONS
5853 FARMWELL RD
DB/PG 12-E/3602
BM/PG 1961/54
ZONING: RURAL
TRANSITION
PIN: 1734-95-4346
0.54 AC. (DEED)
USE: SINGLE FAMILY

JM&K PLANT FARM LLC
5857 FARMWELL RD
DB/PG 18429/630
BM/PG 1961/54
ZONING: RURAL TRANSITION
PIN: 1734-95-5361
0.44 AC. (DEED)
USE: SINGLE FAMILY

JM&K PLANT FARM LLC
5861 FARMWELL RD
DB/PG 13-E/2254
ZONING: RURAL
TRANSITION
PIN: 1744-05-2574
0.69 AC. (DEED)
USE: SINGLE FAMILY

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

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ZONING: RURAL TRANSITION
PIN: 1734-96-6250
1.02 AC. (DEED)
USE: SINGLE FAMILY

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

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

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DB/PG 17916/2416
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1.02 AC. (DEED)
USE: SINGLE FAMILY

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DB/PG 17916/2416
ZONING: RURAL TRANSITION
PIN: 1734-96-6250
1.02 AC. (DEED)
USE: SINGLE FAMILY

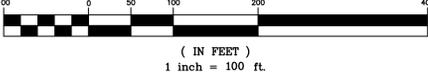
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17.12 AC. (DEED)
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829 CHARVOZ CIR
ZONING: RURAL TRANSITION
PIN: 1744-06-6227
17.12 AC. (DEED)
USE: VACANT

LEGEND

- Iron Pipe Found
- Iron Pin Set
- ▲ Railroad Spike
- Light Pole
- ⊕ Fire Hydrant
- ⊕ Water Valve
- Existing Tree
- Existing Treeline
- ⊕ Electrical Outlet
- ⊕ Concrete Ballot
- ⊕ Sign
- ⊕ Catch Inlet
- ⊕ Catch Basin
- x—x—x—x— Fence Line
- WA—WA— Water Line
- GAS—GAS— Gas Line
- GHE— 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

GRAPHIC SCALE



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, 2008. IN WAKE COUNTY NORTH CAROLINA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

PLAN PREPARED BY:

51 Kimmage Drive, Suite 02
Cary, North Carolina 27511
ph 919.481.6990
fax 919.336.5127

PLAN PREPARED FOR:

500 East Morehead St.
Charlotte, North Carolina 28289
tel. 704.597.7757
fax 704.598.6335

5901 Farmwell Road, Knightdale, NC 27610 - Wake County

KNIGHTDALE GATEWAY

MASTER PLAN

FOR

BEACON PARTNERS

OVERALL EXISTING CONDITIONS

05/23/2022

Issue Dates:
05/23/2021 - Master Plan Submittal #1

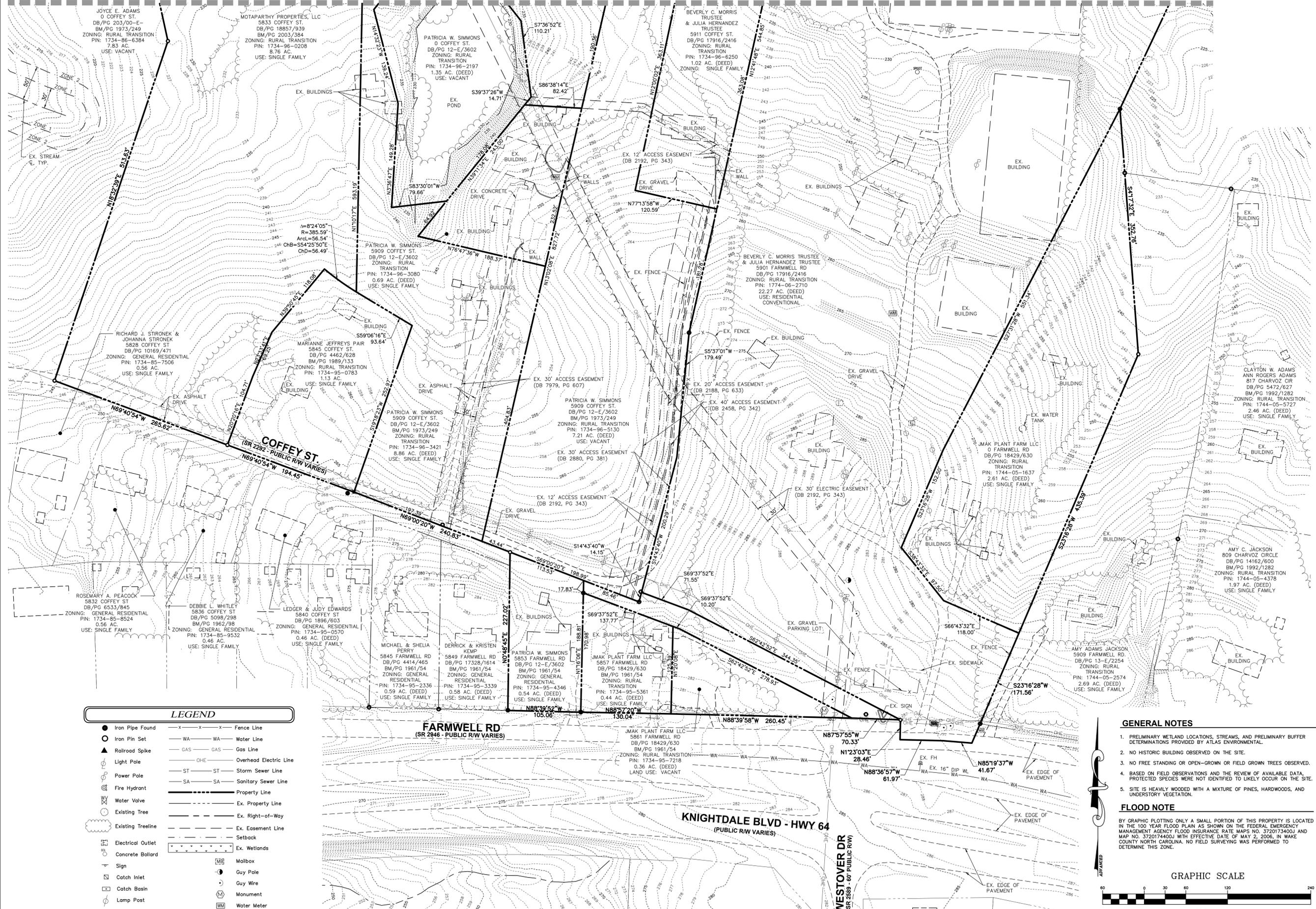
Date: 05/23/2022
Scale: 1" = 100'

Drawn By: JRR
Checked By: JDW

Project Number:
21-0011-504

Drawing Number:
C.2.0

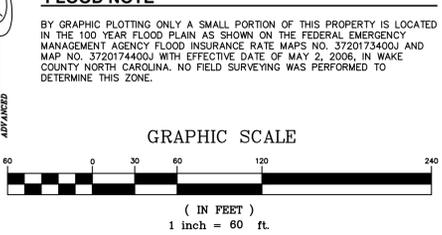
MATCHLINE - SEE SHEET C.2.2



LEGEND

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

- 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. 372013400J 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.



PLAN PREPARED BY: **ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS**
 51 Kimmage Drive, Suite 102
 Cary, North Carolina 27511
 PH 919-481-6990
 FAX 919-336-5127

PLAN PREPARED FOR: **BEACON PARTNERS**
 500 East Marshall St.
 Raleigh, North Carolina 27619
 TEL 704-597-7757
 FAX 704-598-6335

9501 Farmwell Road, Knightdale, NC 27610 - Wake County

**KNIGHTDALE GATEWAY
 MASTER PLAN
 FOR
 BEACON PARTNERS
 EXISTING CONDITIONS**

DATE: 05/23/2022
 SCALE: 1" = 60'

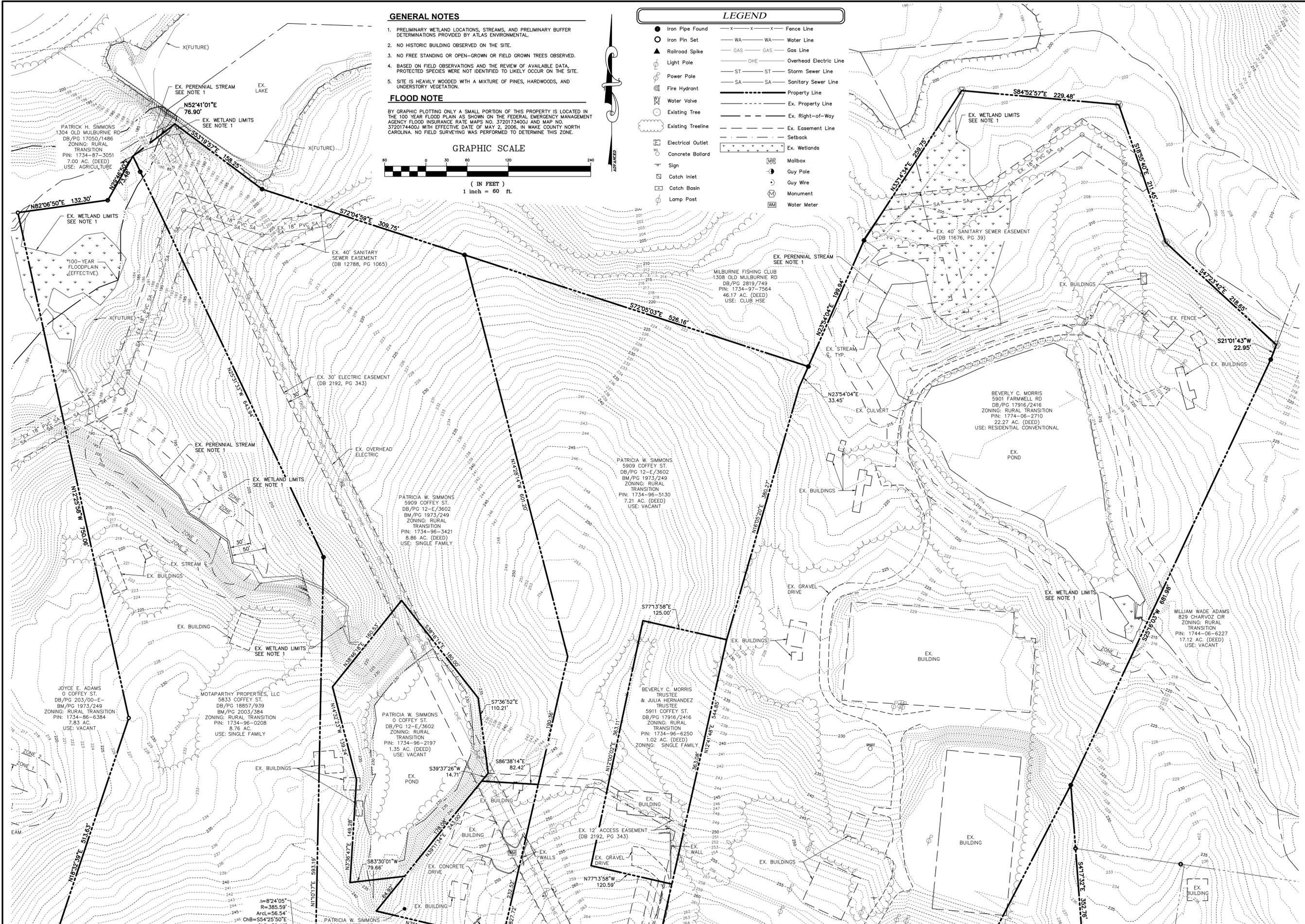
Issue Dates:
 05/23/2021 - Master Plan Submittal #1

Drawn By: JRR
 Checked By: JDW

Project Number:
21-0011-504

Drawing Number:
C.2.1

C:\31-001-504NC\Production Drawings\MASTER PLAN\001-504NC EXISTING CONDITIONS.dwg EXISTING 2 May 18, 2022 8:17:42pm floyd



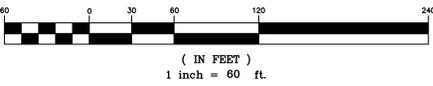
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GRAPHIC SCALE



LEGEND

- Iron Pipe Found
- Iron Pin Set
- ▲ Railroad Spike
- Light Pole
- Power Pole
- Fire Hydrant
- Water Valve
- Existing Tree
- Existing Tree Line
- 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

PLAN PREPARED BY:

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ph 919.484.6990
fax 919.336.5127

PLAN PREPARED FOR:

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Charlotte, North Carolina 28269
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fax 704.598.6335

5901 Formwell Road, Knightdale, NC 27610 - Wake County

KNIGHTDALE GATEWAY

MASTER PLAN

FOR

BEACON PARTNERS

EXISTING CONDITIONS

05/23/2022

Issue Dates:

05/23/2021 - Master Plan Submittal #1

Date: 05/23/2022

Scale: 1" = 60'

Drawn By: JRR

Checked By: JDW

Project Number:

21-0011-504

Drawing Number:

C.2.2

MATCHLINE - SEE SHEET C.2.1

OLD MILBURNIE RD
(SR 2217 - PUBLIC 60' R/W)

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

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

RICHARD J. STRONEK &
JOHANNA STRONEK
5828 COFFEY ST
DB/PG 10169/471
ZONING: GENERAL RESIDENTIAL
PIN: 1734-85-7506
0.56 AC.
USE: SINGLE FAMILY

ROSEMARY A. PEACOCK
5832 COFFEY ST
DB/PG 6533/845
ZONING: GENERAL RESIDENTIAL
PIN: 1734-85-8524
0.56 AC.
USE: SINGLE FAMILY

DERBIE L. WHITLEY
5836 COFFEY ST
DB/PG 5098/298
BM/PG 1962/98
ZONING: GENERAL RESIDENTIAL
PIN: 1734-85-9532
0.46 AC.
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 & SHEILA 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

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

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

WESTOVER DR
(SR 2698 - 60' PUBLIC R/W)

BUILDING #2
(221,000 SF)

BUILDING #1
(286,000 SF)

LOT 1
50.53 ACRES

LOT 2
OPEN SPACE
1.71 ACRES

SITE DATA TABLE

| | |
|---|--|
| SITE ACREAGE: | 54.14 ACRES |
| EXISTING ZONING: | RT (RURAL TRANSITION) |
| PROPOSED ZONING: | M1-PUD (MANUFACTURING & INDUSTRIAL - PLANNED UNIT DEVELOPMENT) |
| 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 |
| PHASING: | NONE |
| FRONT SETBACK (MIN.) **: | 50 FT |
| SIDE SETBACK (MIN.) **: | 50 FT |
| REAR SETBACK (MIN.) **: | 50 FT |
| ** IF ADJACENT TO RESIDENTIAL DISTRICT, 100 FEET. | |
| REQUIRED RECREATION OPEN SPACE: | 0 SF |
| PROVIDED RECREATION OPEN SPACE: | 0 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 |
|--------------|----------|-------------|-------------|----------------------|
| 1 | 221,000 | 331 | 166 | 200 |
| 2 | 286,000 | 429 | 215 | 404 |

ELECTRIC VEHICLE REQUIREMENTS: 1 PER 40 SPACES = 16 SPACES
OF CHARGING STATIONS/DEDICATED SPACES PROVIDED: 16 SPACES
BICYCLE PARKING REQUIRED: 1 PER 10 PARKING SPACES = 61 SPACES
BICYCLE PARKING PROVIDED: 62 SPACES

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

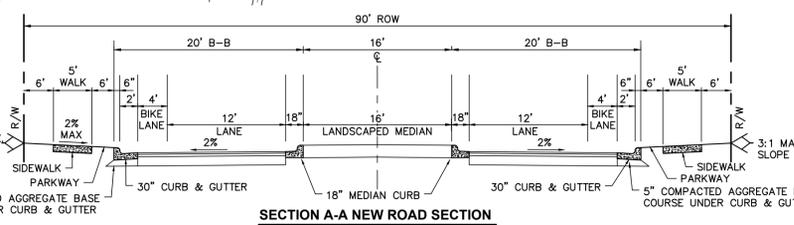
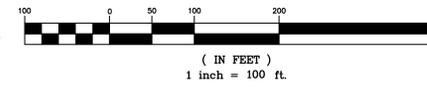
GENERAL NOTES

- ALL PARKING AREAS MUST BE PAVED AND HAVE STANDARD CURB & GUTTER.
- DEVELOPMENT WILL NOT BE PHASED.

LEGEND

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

GRAPHIC SCALE



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FAX 919.336.5127
ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

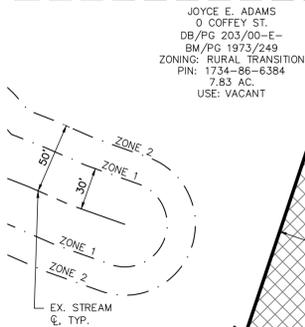
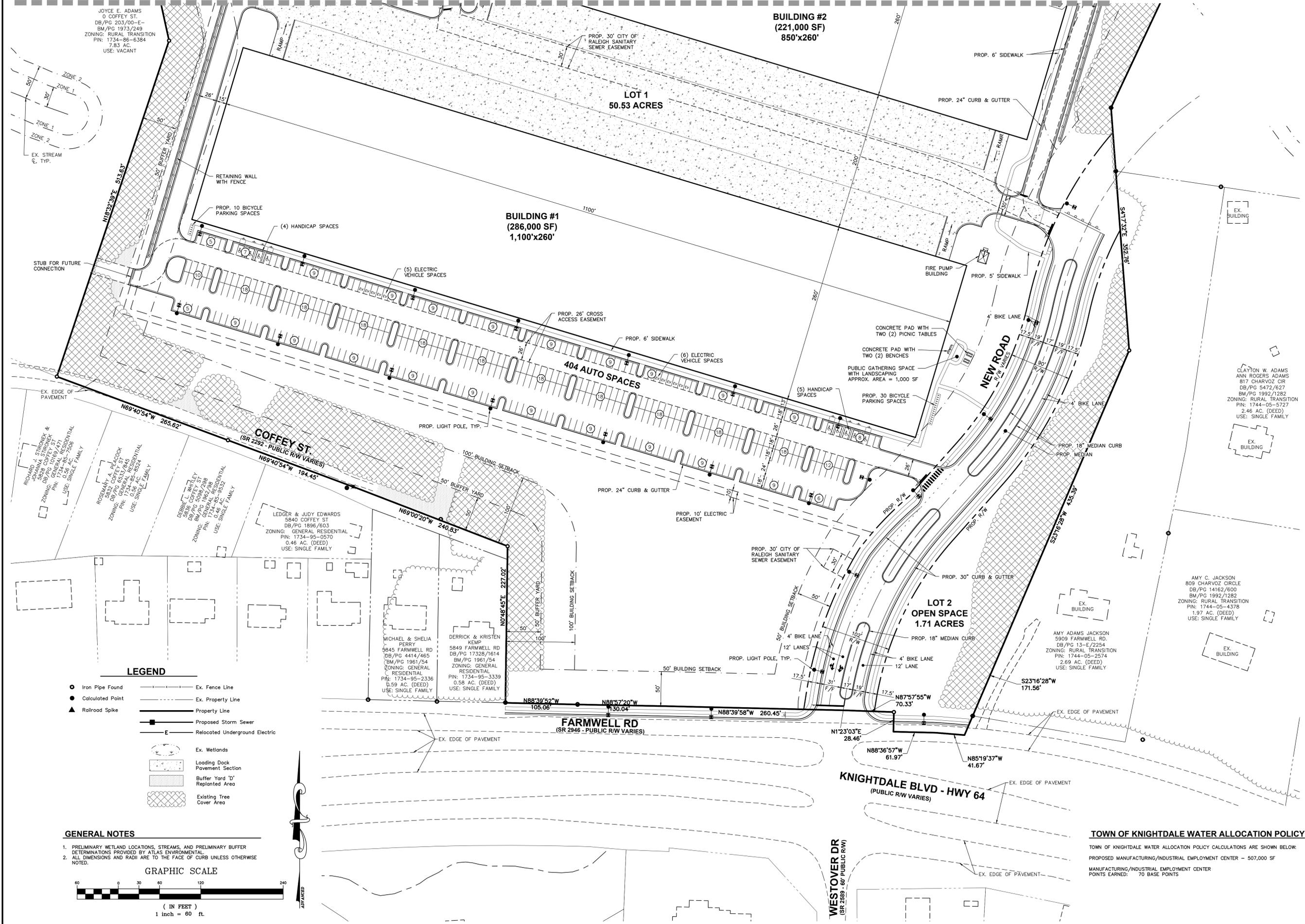
PLAN PREPARED FOR:
BEACON PARTNERS
500 East Morehead St.
Suite 200
Charlotte, North Carolina 28249
Tel. 704.557.7757
Fax 704.558.6335

5901 Formwell Road, Knightdale, NC 27610 - Wake County
KNIGHTDALE GATEWAY
MASTER PLAN
FOR
BEACON PARTNERS
OVERALL SITE PLAN

PRELIMINARY
NORTH CAROLINA PROFESSIONAL ENGINEERING AND SURVEYING
D. WHITLOCK
05/23/2022

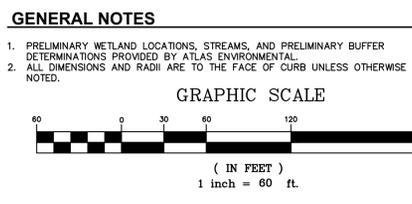
Issue Dates:
05/23/2021 - Master Plan Submittal #1
Date: 05/23/2022
Scale: 1" = 100'
Drawn By: JRR
Checked By: JDW
Project Number:
21-0011-504
Drawing Number:
C.3.0

MATCHLINE - SEE SHEET C.3.2



LEGEND

| | |
|--------------------|----------------------------------|
| ● Iron Pipe Found | — Ex. Fence Line |
| ○ Calculated Point | — Ex. Property Line |
| ▲ Railroad Spike | — Property Line |
| — E | — Proposed Storm Sewer |
| — | — Relocated Underground Electric |
| — | — Ex. Wetlands |
| — | — Loading Dock Pavement Section |
| — | — Buffer Yard 'D' Replanted Area |
| — | — Existing Tree Cover Area |



PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
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5901 Farmwell Road, Knightdale, NC 27610 - Wake County

KNIGHTDALE GATEWAY MASTER PLAN FOR BEACON PARTNERS SITE PLAN

05/23/2022

PRELIMINARY

ENGINEER
M. D. WHITLOCK

Issue Dates:
05/23/2021 - Master Plan Submittal #1

Date: 05/23/2022
Scale: 1" = 60'

Drawn By: JRR
Checked By: JDW

Project Number:
21-0011-504

Drawing Number:
C.3.1

TOWN OF KNIGHTDALE WATER ALLOCATION POLICY

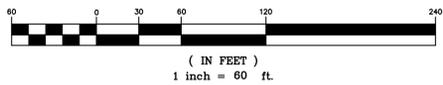
TOWN OF KNIGHTDALE WATER ALLOCATION POLICY CALCULATIONS ARE SHOWN BELOW:
PROPOSED MANUFACTURING/INDUSTRIAL EMPLOYMENT CENTER - 507,000 SF
MANUFACTURING/INDUSTRIAL EMPLOYMENT CENTER POINTS EARNED: 70 BASE POINTS

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GENERAL NOTES

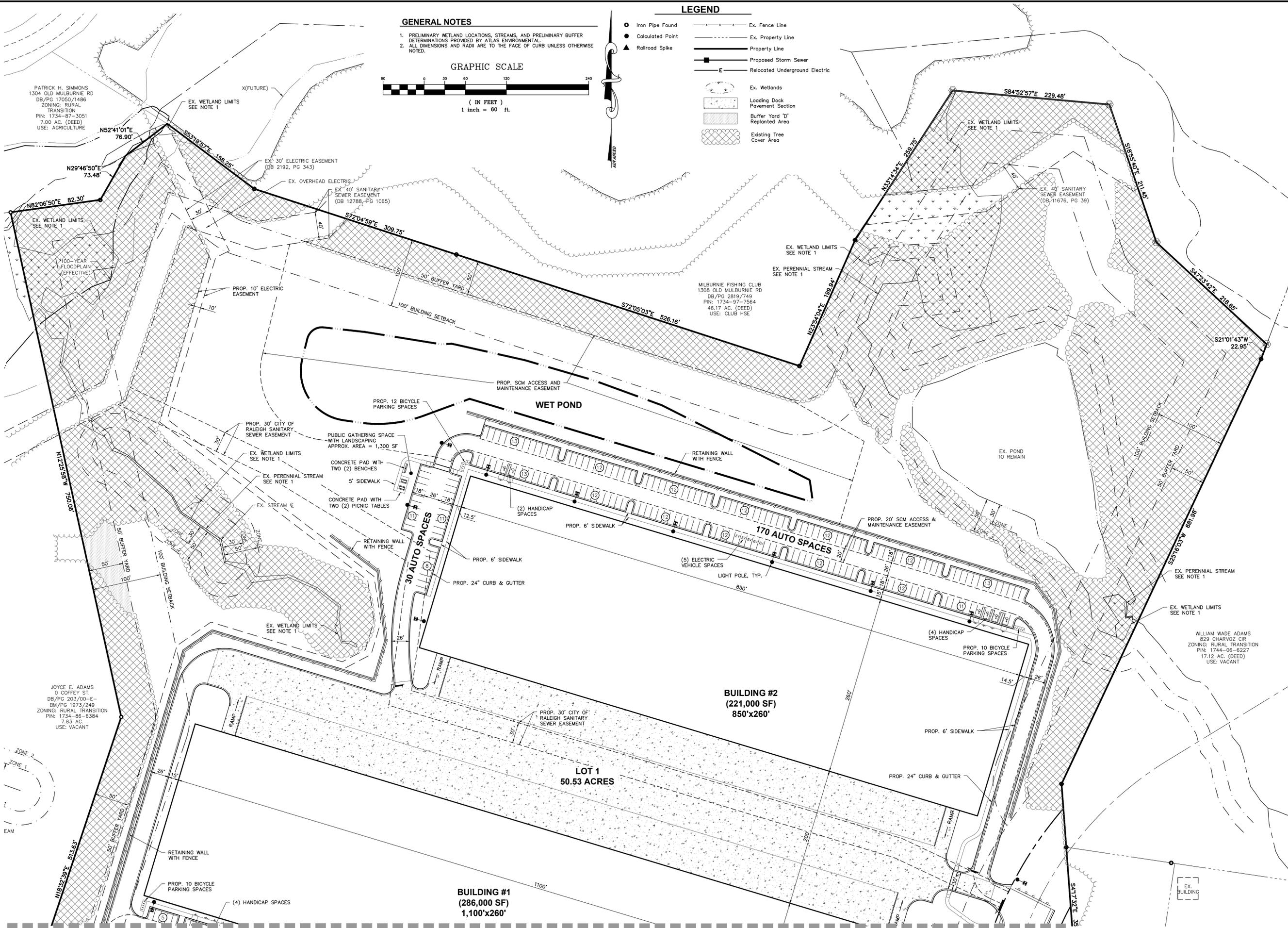
1. PRELIMINARY WETLAND LOCATIONS, STREAMS, AND PRELIMINARY BUFFER DETERMINATIONS PROVIDED BY ATLAS ENVIRONMENTAL.
2. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

GRAPHIC SCALE



LEGEND

- Iron Pipe Found
- Calculated Point
- ▲ Railroad Spike
- 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



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

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

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

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

BUILDING #2
(221,000 SF)
850'x260'

LOT 1
50.53 ACRES

170 AUTO SPACES

30 AUTO SPACES

WET POND

MATCHLINE - SEE SHEET C.3.1

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5901 Formwell Road, Knightdale, NC 27610 - Wake County

KNIGHTDALE GATEWAY
MASTER PLAN
FOR
BEACON PARTNERS
SITE PLAN

05/23/2022

| | |
|-----------------|---------------------------------------|
| Issue Dates: | 05/23/2021 - Master Plan Submittal #1 |
| Date: | 05/23/2022 |
| Scale: | 1" = 60' |
| Drawn By: | JRR |
| Checked By: | JDW |
| Project Number: | 21-0011-504 |
| Drawing Number: | C.3.2 |

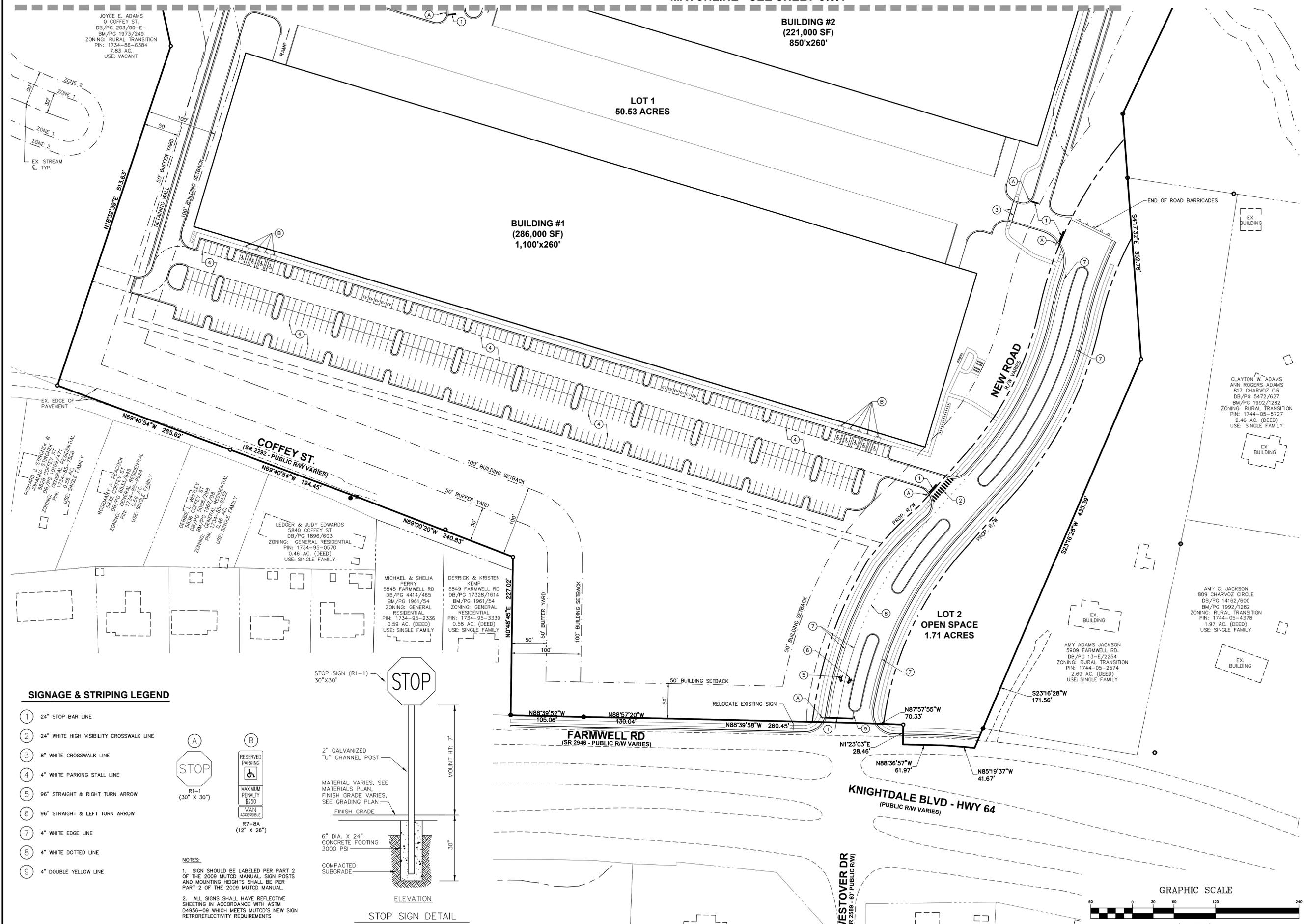
MATCHLINE - SEE SHEET C.3.4

BUILDING #2
(221,000 SF)
850'x260'

LOT 1
50.53 ACRES

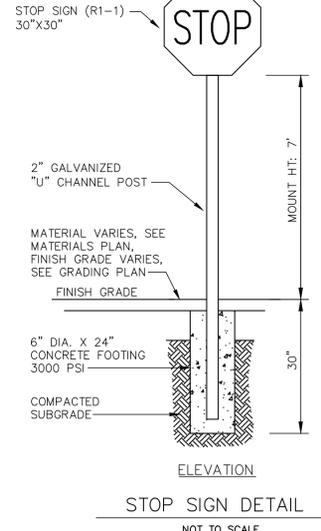
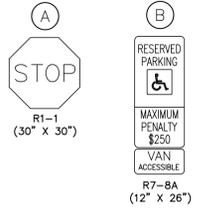
BUILDING #1
(286,000 SF)
1,100'x260'

LOT 2
OPEN SPACE
1.71 ACRES



SIGNAGE & STRIPING LEGEND

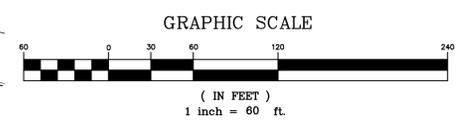
- ① 24" STOP BAR LINE
- ② 24" WHITE HIGH VISIBILITY CROSSWALK LINE
- ③ 8" WHITE CROSSWALK LINE
- ④ 4" WHITE PARKING STALL LINE
- ⑤ 96" STRAIGHT & RIGHT TURN ARROW
- ⑥ 96" STRAIGHT & LEFT TURN ARROW
- ⑦ 4" WHITE EDGE LINE
- ⑧ 4" WHITE DOTTED LINE
- ⑨ 4" DOUBLE YELLOW LINE



NOTES:

1. SIGN SHOULD BE LABELED PER PART 2 OF THE 2009 MUTCD MANUAL, SIGN POSTS AND MOUNTING HEIGHTS SHALL BE PER PART 2 OF THE 2009 MUTCD MANUAL.

2. ALL SIGNS SHALL HAVE REFLECTIVE SHEETING IN ACCORDANCE WITH ASTM D4956-09 WHICH MEETS MUTCD'S NEW SIGN RETROREFLECTIVITY REQUIREMENTS



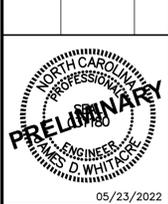
PLAN PREPARED BY:

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KNIGHTDALE GATEWAY
MASTER PLAN
 FOR
BEACON PARTNERS
SIGNAGE AND MARKING PLAN



Issue Dates:
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 Date: 05/23/2022
 Scale: 1" = 60'
 Drawn By: JRR
 Checked By: JDW
 Project Number:
21-0011-504
 Drawing Number:
C.3.3

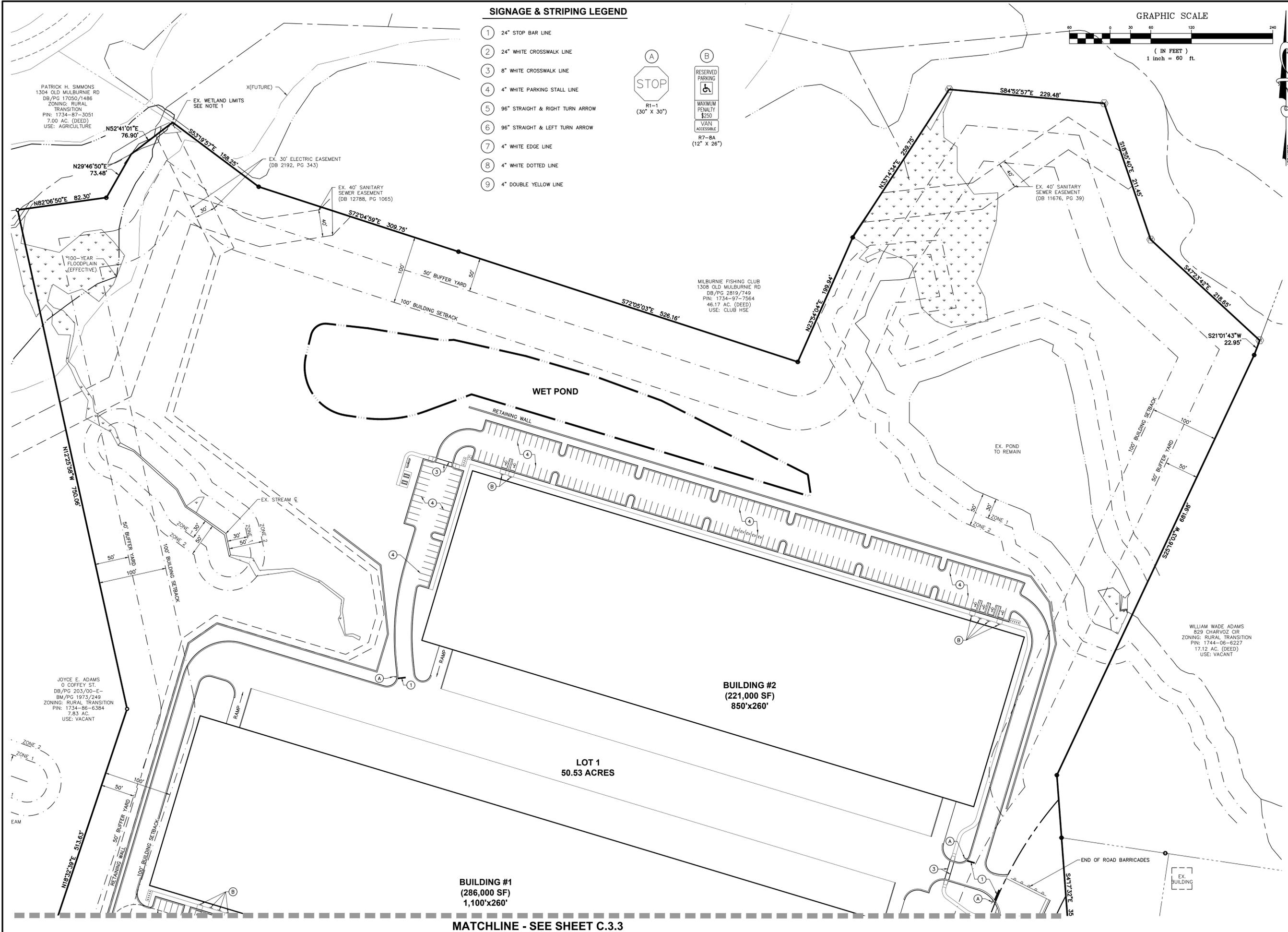
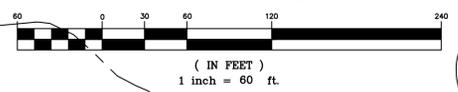
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SIGNAGE & STRIPING LEGEND

- ① 24" STOP BAR LINE
- ② 24" WHITE CROSSWALK LINE
- ③ 8" WHITE CROSSWALK LINE
- ④ 4" WHITE PARKING STALL LINE
- ⑤ 96" STRAIGHT & RIGHT TURN ARROW
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GRAPHIC SCALE



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

X(FUTURE)

EX. WETLAND LIMITS
SEE NOTE 1

EX. 30' ELECTRIC EASEMENT
(DB 2192, PG 343)

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

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

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
(221,000 SF)
850'x260'

LOT 1
50.53 ACRES

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

MATCHLINE - SEE SHEET C.3.3

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5901 Formwell Road, Knightdale, NC 27610 - Wake County

KNIGHTDALE GATEWAY

MASTER PLAN
FOR
BEACON PARTNERS

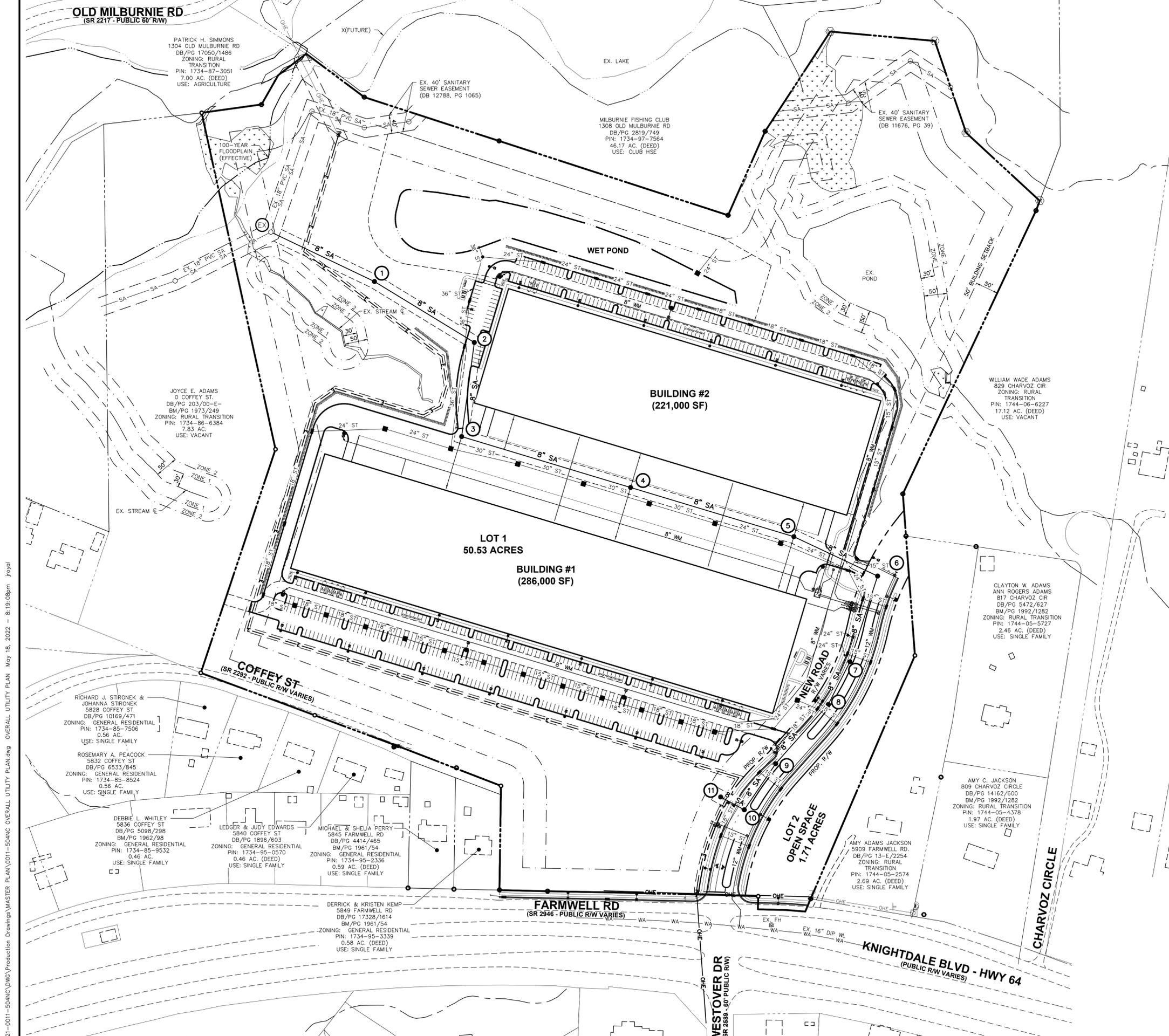
SIGNAGE AND MARKING PLAN

PRELIMINARY

05/23/2022

| | |
|-----------------|---------------------------------------|
| Issue Dates: | 05/23/2021 - Master Plan Submittal #1 |
| Date: | 05/23/2022 |
| Scale: | 1" = 60' |
| Drawn By: | JRR |
| Checked By: | JDW |
| Project Number: | 21-0011-504 |
| Drawing Number: | C.3.4 |

C:\V1-0011-504NC\Production Drawings\MASTER PLAN\0011-504NC SIGNAGE AND MARKING PLAN.dwg SIGNAGE 2 May 18, 2022 - 8:18:52pm Jroyal



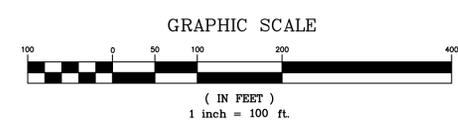
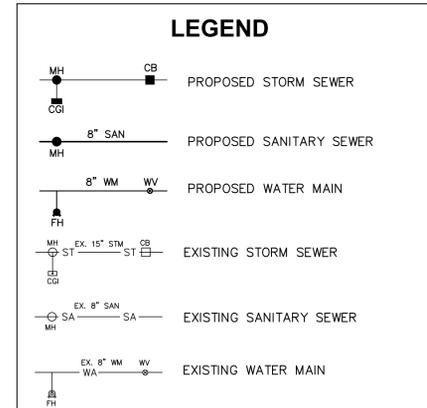
TOWN OF KNIGHTDALE WATER ALLOCATION POLICY

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

WATER & SEWER

- CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF EXISTING PUBLIC UTILITIES PRIOR TO ANY EXCAVATIONS, GRADING, OR INSTALLATION OF UNDERGROUND UTILITIES ON OR ADJACENT TO THE PROJECT.
- BUILDING WILL BE CONNECTED TO THE CITY OF RALEIGH WATER AND SANITARY SEWER SYSTEMS.
- ALL SANITARY SEWER AND WATER LOCATED OUTSIDE THE PROPOSED STREET RIGHT-OF-WAY SHALL PROVIDED WITH STANDARD EASEMENT WIDTHS AS PER CITY OF RALEIGH REQUIREMENTS AND SHALL DEDICATED TO THE CITY OF RALEIGH ON THE FINAL PLAN.
- NO SERVICES SHALL BE BENT OR INSTALLED IN SUCH A WAY THAT DOES NOT COMPLY WITH CITY STANDARDS.

- STANDARD UTILITY NOTES (AS APPLICABLE)**
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
 - UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
 - ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
 - 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
 - IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
 - INSTALL 2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2' X 2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
 - INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
 - PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
 - ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWM, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
 - NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
 - GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 250-7825 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
 - CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HELVEY AT (919) 212-5923 OR JOANIE.HELVY@RALEIGHNC.GOV FOR MORE INFORMATION.



O:\21-0011-504NC\DWG\Production Drawings\MASTER PLAN\0011-504NC OVERALL UTILITY PLAN.dwg OVERALL UTILITY PLAN May 18, 2022 8:19:08pm Jjoyl

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

PLAN PREPARED FOR: **BEACON PARTNERS**
 500 East Main Street, Suite 200
 Charlotte, North Carolina 28202
 tel. 704.597.7757
 fax 704.598.6335

5901 Farmwell Road, Knightdale, NC 27610 – Wake County

KNIGHTDALE GATEWAY MASTER PLAN FOR BEACON PARTNERS OVERALL UTILITY PLAN

05/23/2022

Issue Dates: 05/23/2021 – Master Plan Submittal #1

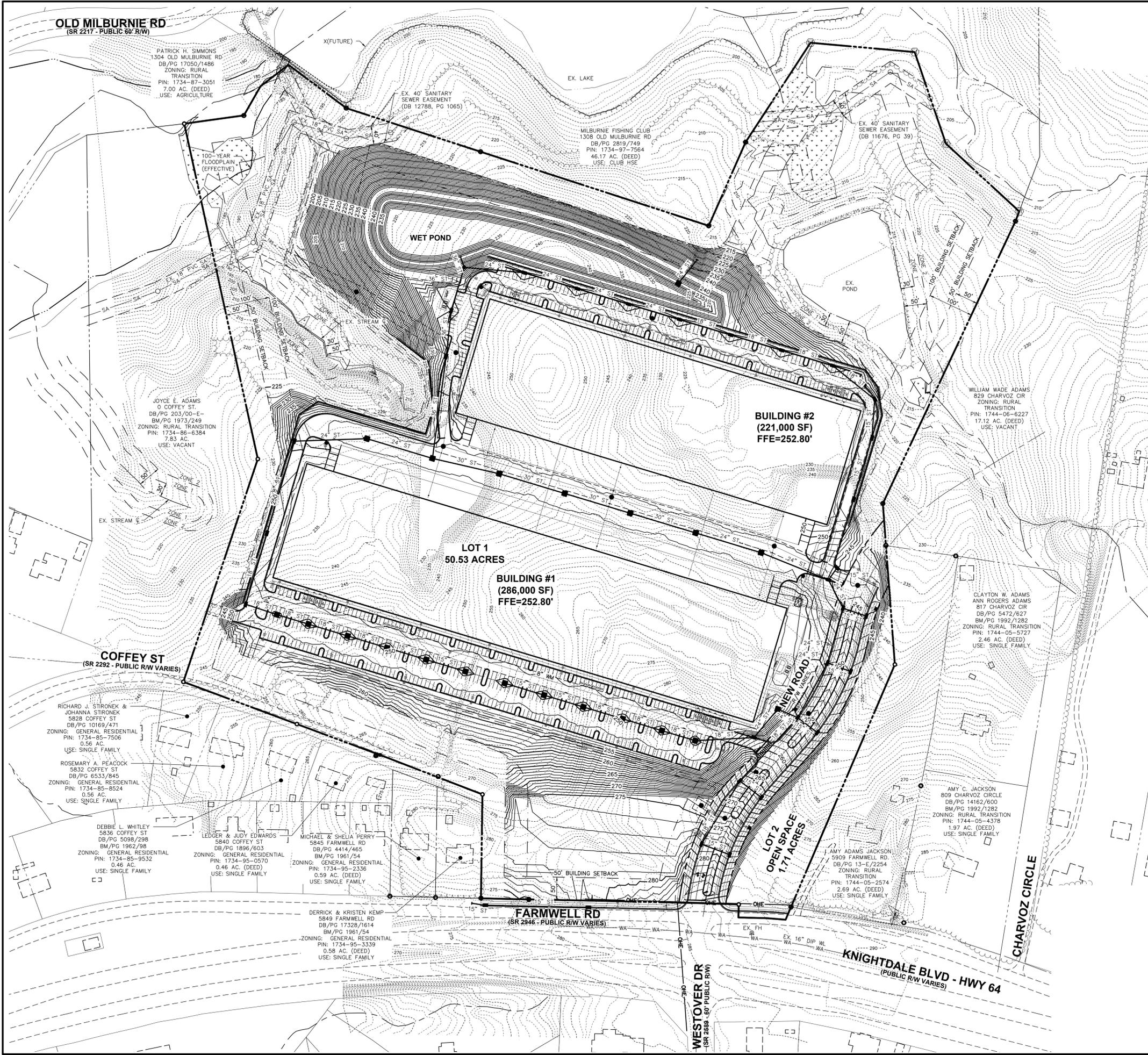
Date: 05/23/2022
 Scale: 1" = 100'

Drawn By: JRR
 Checked By: JDW

Project Number: 21-0011-504

Drawing Number: **C.4.0**

0:\21-0011-504NC\Production Drawings\MASTER PLAN\0011-504NC OVERALL GRADING PLAN.dwg May 18, 2022 8:19:59pm Joyal



OLD MILBURNIE RD
(SR 2217 - PUBLIC 60' R/W)

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

EX. 40' SANITARY
SEWER EASEMENT
(DB 12758, PG 1065)

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)

JOYCE E. ADAMS
0 COFFEY ST
DB/PG 203/00-E-
BM/PG 1973/249
ZONING: RURAL TRANSITION
PIN: 1734-85-6384
7.83 AC.
USE: VACANT

BUILDING #2
(221,000 SF)
FFE=252.80'

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

LOT 1
50.53 ACRES

BUILDING #1
(286,000 SF)
FFE=252.80'

CLAYTON W. ADAMS
ANN ROGERS ADAMS
817 CHARVOZ CIR
DB/PG 5472/827
BM/PG 1992/1282
ZONING: RURAL TRANSITION
PIN: 1744-05-5727
2.46 AC. (DEED)
USE: SINGLE FAMILY

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

RICHARD J. STIRONÉK &
JOHANNA STIRONÉK
5828 COFFEY ST
DB/PG 10169/471
ZONING: GENERAL RESIDENTIAL
PIN: 1734-85-7506
0.56 AC.
USE: SINGLE FAMILY

ROSEMARY A. PEACOCK
5832 COFFEY ST
DB/PG 6533/845
ZONING: GENERAL RESIDENTIAL
PIN: 1734-85-8524
0.56 AC.
USE: SINGLE FAMILY

DEBBIE L. WHITLEY
5836 COFFEY ST
DB/PG 5098/298
BM/PG 1962/98
ZONING: GENERAL RESIDENTIAL
PIN: 1734-85-9532
0.46 AC.
USE: SINGLE FAMILY

LEDGER & JUDY EDWARDS
5840 COFFEY ST
DB/PG 1896/603
ZONING: GENERAL RESIDENTIAL
PIN: 1734-85-0570
0.46 AC. (DEED)
USE: SINGLE FAMILY

MICHAEL & SHEILA 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

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

WESTOVER DR
(SR 2888 - 60' PUBLIC R/W)

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

LOT 2
OPEN SPACE
1.71 ACRES

CHARVOZ CIRCLE

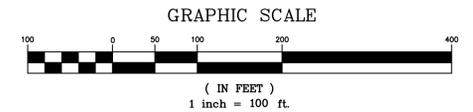
- GENERAL NOTES**
1. PRELIMINARY WETLAND LOCATIONS, STREAMS, AND PRELIMINARY BUFFER DETERMINATIONS PROVIDED BY ATLAS ENVIRONMENTAL.
 2. NO HISTORIC BUILDING OBSERVED ON THE SITE.
 3. NO FREE STANDING OR OPEN-GROWN OR FIELD GROWN TREES OBSERVED.
 4. BASED ON FIELD OBSERVATIONS AND THE REVIEW OF AVAILABLE 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 NOTING 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.

LEGEND

| | |
|-----------------------|------------------------------------|
| ● Iron Pipe Found | — WA — WA — Ex. Water Line |
| ● Calculated Point | — ST — ST — Ex. Storm Sewer |
| ▲ Railroad Spike | — SA — SA — Ex. Sanitary Sewer |
| ⊕ Electric Power Pole | — — — Ex. Fence Line |
| ⊙ Fire Hydrant | — OHE — Ex. Overhead Electric Line |
| ⊖ Ex. Wetlands | — — — Ex. Property Line |
| ⊖ Dense Vegetation | — — — Right of Way |
| | — — — Property Line |



PLAN PREPARED BY:

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Charlotte, North Carolina 28269
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5901 Farmwell Road, Knightdale, NC 27610 - Wake County

KNIGHTDALE GATEWAY

MASTER PLAN

FOR

BEACON PARTNERS

OVERALL GRADING PLAN

05/23/2022

| | |
|-----------------|---------------------------------------|
| Issue Dates: | 05/23/2021 - Master Plan Submittal #1 |
| Date: | 05/23/2022 |
| Scale: | 1" = 100' |
| Drawn By: | JRR |
| Checked By: | JDW |
| Project Number: | 21-0011-504 |
| Drawing Number: | C.5.0 |

MATCHLINE - SEE SHEET C.5.2

BUILDING #1
(286,000 SF)
1,100'x260'
FFE=252.80'

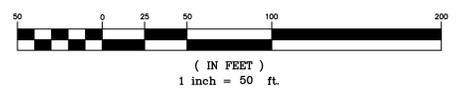
LOT 1
50.53 ACRES

LOT 2
OPEN SPACE
1.71 ACRES

LEGEND

- ST Ex. Storm Line
- SA Ex. Sanitary Line
- WA Ex. Water Line
- G Ex. Gas Line
- OHE Ex. Overhead Electric Line
- Ex. Property Line
- Right of Way
- Property Line
- Ex. Wetlands
- Surface Flow Arrow
- DS Down Spout
- 8" WA Prop. Water Line
- 12" ST Prop. Storm Sewer
- 8" SA Prop. Sanitary Sewer
- 261 Ex. Minor Contour
- 260 Ex. Major Contour
- 261 Prop. Minor Contour
- 260 Prop. Major Contour
- TC Top of Casting/Top of Curb Elevation
- 0.00 Pavement or Ground Elevation
- EX. 0.00 Existing Pavement or Ground Elevation

GRAPHIC SCALE



C:\V1-001-504NC\DWG\Production Drawings\MASTER PLAN\001-504NC GRADING AND DRAINAGE PLAN.dwg GRADING 1 May 18, 2022 - 8:20:20pm Proyd

PLAN PREPARED BY:

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KNIGHTDALE GATEWAY
MASTER PLAN
FOR
BEACON PARTNERS
GRADING AND DRAINAGE PLAN

05/23/2022

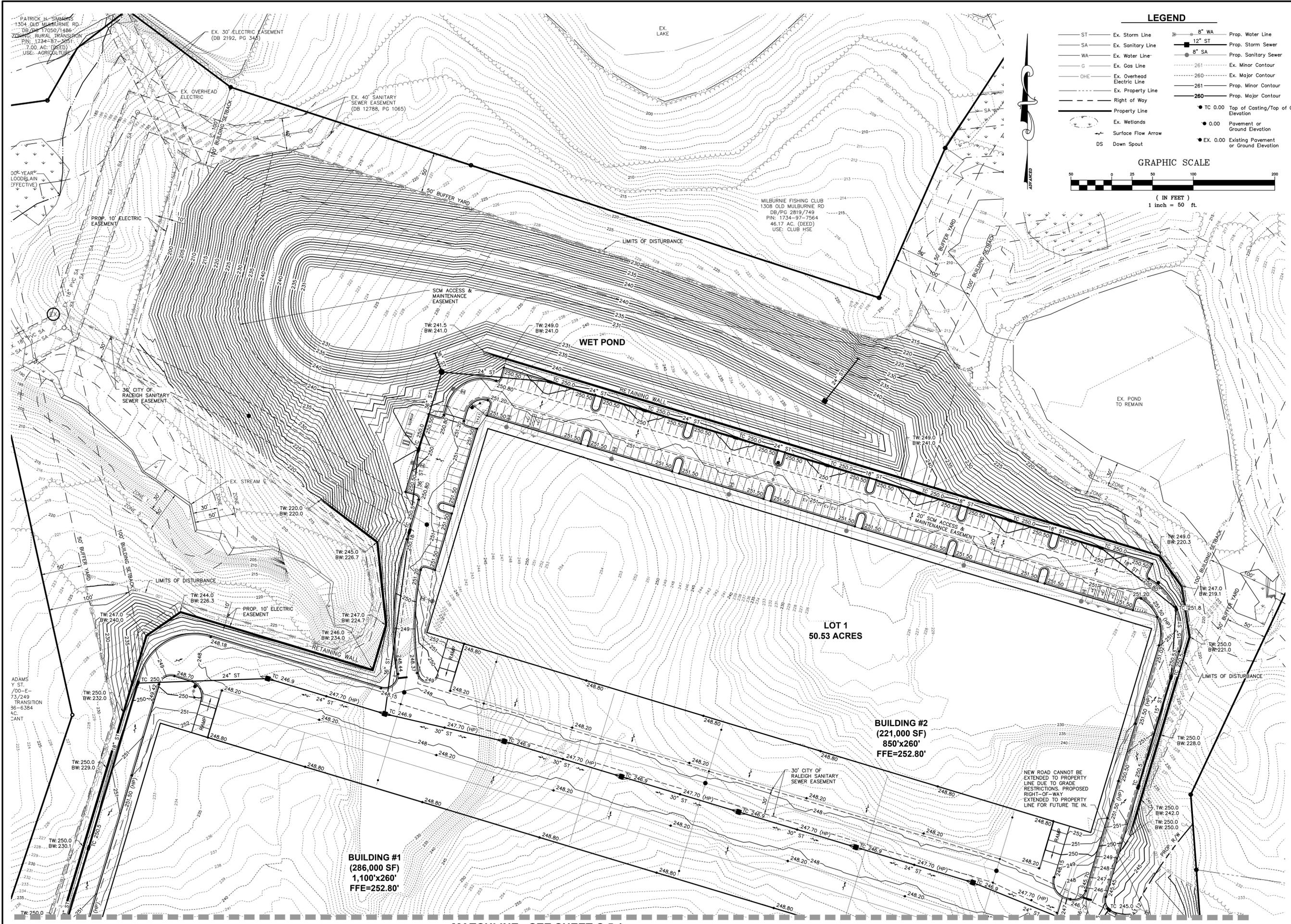
Issue Dates:
05/23/2021 - Master Plan Submittal #1

Date: 05/23/2022
Scale: 1" = 50'

Drawn By: JRR
Checked By: JDW

Project Number:
21-0011-504

Drawing Number:
C.5.1



LEGEND

| | | | |
|-----------|----------------------------|------------|---------------------------------------|
| — ST — | Ex. Storm Line | 8" WA | Prop. Water Line |
| — SA — | Ex. Sanitary Line | 12" ST | Prop. Storm Sewer |
| — WA — | Ex. Water Line | 8" SA | Prop. Sanitary Sewer |
| — G — | Ex. Gas Line | — 261 — | Ex. Minor Contour |
| — OHE — | Ex. Overhead Electric Line | — 261 — | Ex. Major Contour |
| — — — — — | Ex. Property Line | — 261 — | Prop. Minor Contour |
| — — — — — | Right of Way | — 260 — | Prop. Major Contour |
| — — — — — | Property Line | ● TC 0.00 | Top of Casting/Top of Curb Elevation |
| — — — — — | Ex. Wetlands | ● 0.00 | Pavement or Ground Elevation |
| → | Surface Flow Arrow | ● EX. 0.00 | Existing Pavement or Ground Elevation |
| DS | Down Spout | | |

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

PLAN PREPARED BY:

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 ENGINEERS SURVEYORS
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5901 Formwell Road, Knightdale, NC 27610 - Wake County
KNIGHTDALE GATEWAY
MASTER PLAN
 FOR
BEACON PARTNERS
GRADING AND DRAINAGE PLAN

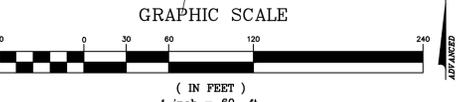
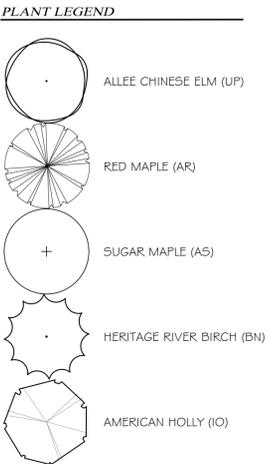
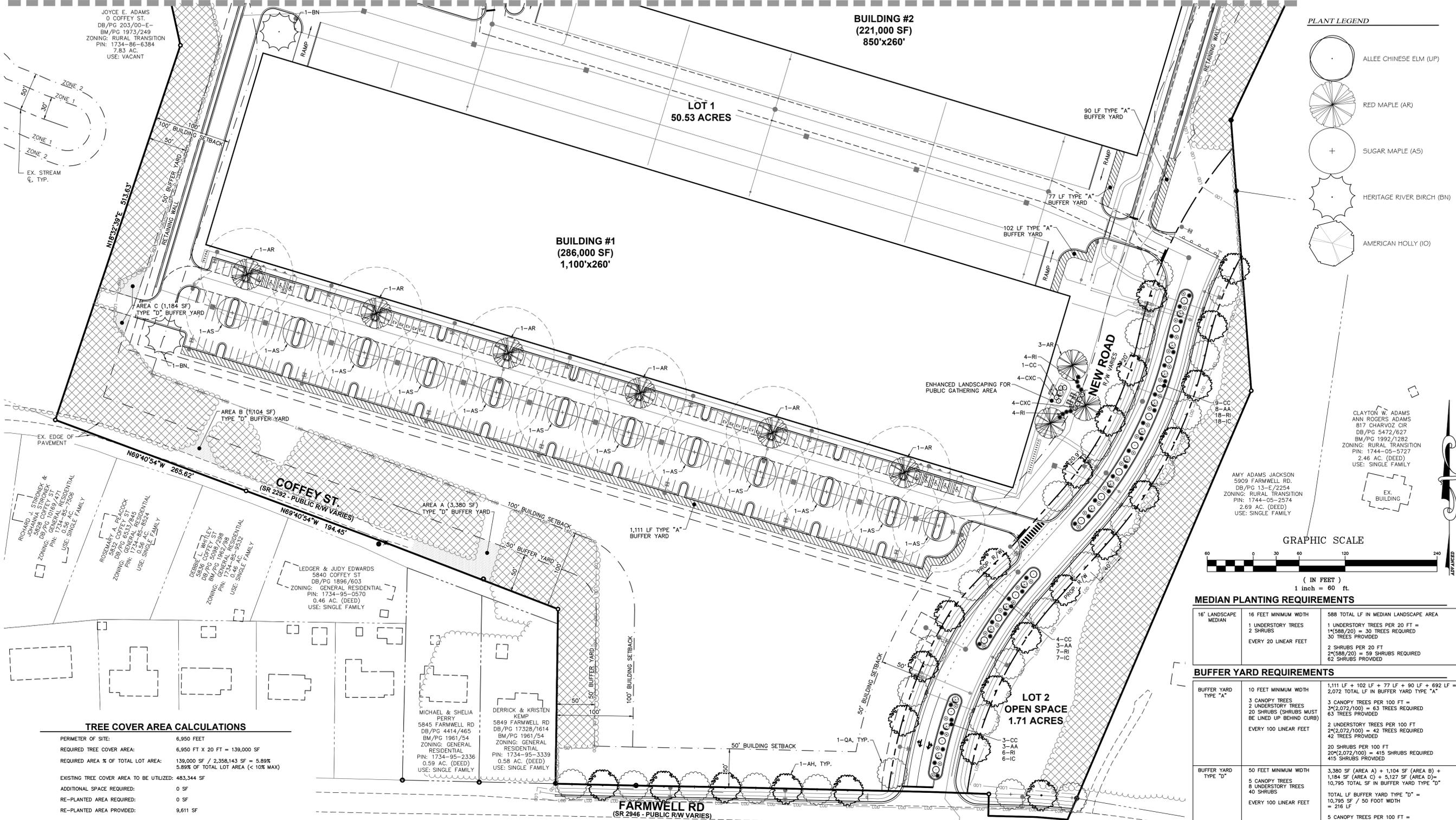
PRELIMINARY
 ENGINEER
 D. WHITTICE

Issue Dates:
 05/23/2021 - Master Plan Submittal #1
 05/23/2022
 Date: 05/23/2022
 Scale: 1" = 50'
 Drawn By: JRR
 Checked By: JDW
 Project Number:
21-0011-504
 Drawing Number:
C.5.2

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MATCHLINE - SEE SHEET C.5.1

MATCHLINE - SEE SHEET C.3.2



MEDIAN PLANTING REQUIREMENTS

| | | |
|----------------------|---|---------------------------------------|
| 16' LANDSCAPE MEDIAN | 16 FEET MINIMUM WIDTH | 588 TOTAL LF IN MEDIAN LANDSCAPE AREA |
| 1 UNDERSTORY TREES | 1 UNDERSTORY TREES PER 20 FT = 1*(588/20) = 30 TREES REQUIRED | |
| 2 SHRUBS | 2 SHRUBS PER 20 FT = 2*(588/20) = 59 SHRUBS REQUIRED | |
| EVERY 20 LINEAR FEET | | |

BUFFER YARD REQUIREMENTS

| | | |
|---|--|---|
| BUFFER YARD TYPE "A" | 10 FEET MINIMUM WIDTH | 1,111 LF + 102 LF + 77 LF + 90 LF + 692 LF = 2,072 TOTAL LF IN BUFFER YARD TYPE "A" |
| 3 CANOPY TREES | 3 CANOPY TREES PER 100 FT = 3*(2,072/100) = 63 TREES REQUIRED | |
| 20 SHRUBS (SHRUBS MUST BE LINED UP BEHIND CURB) | 20 SHRUBS PER 100 FT = 20*(2,072/100) = 415 SHRUBS REQUIRED | |
| EVERY 100 LINEAR FEET | | |
| BUFFER YARD TYPE "D" | 50 FEET MINIMUM WIDTH | 3,380 SF (AREA A) + 1,104 SF (AREA B) + 1,184 SF (AREA C) + 5,127 SF (AREA D) = 10,795 TOTAL SF IN BUFFER YARD TYPE "D" |
| 5 CANOPY TREES | TOTAL LF BUFFER YARD TYPE "D" = 10,795 SF / 50 FOOT WIDTH = 216 LF | |
| 8 UNDERSTORY TREES | 5 CANOPY TREES PER 100 FT = 5*(216/100) = 11 TREES REQUIRED | |
| 40 SHRUBS | 8 UNDERSTORY TREES PER 100 FT = 8*(216/100) = 18 TREES REQUIRED | |
| EVERY 100 LINEAR FEET | | |

NOTE: THE ABOVE TYPE 'D' BUFFER CALCULATIONS ASSUME EXISTING TREE SAVE AREAS MEET THE MINIMUM PLANTING REQUIREMENTS. IF EXISTING TREE SAVE AREAS SIGNIFICANTLY EXCEED MINIMUM PLANTING REQUIREMENTS IT IS POSSIBLE THE ADDITIONAL PLANTINGS WOULD NOT BE REQUIRED. PLEASE SCHEDULE AN INSPECTION WITH THE TOWN PLANNER TO CONFIRM PRIOR TO PLANTING.

LEGEND

- Iron Pipe Found
- Calculated Point
- Railroad Spike
- Buffer Yard 'D' Replanted Area
- Existing Tree Cover Area
- Type A Buffer Yard (UDO B.7.A.1)
- Ex. Fence Line
- Ex. Property Line
- Property Line
- Proposed Storm Sewer
- Limits of Disturbance
- Ex. Wetlands

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
(221,000 SF)
850'x260'

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

LOT 1
50.53 ACRES

LOT 2
OPEN SPACE
1.71 ACRES

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

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

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

TREE COVER AREA CALCULATIONS

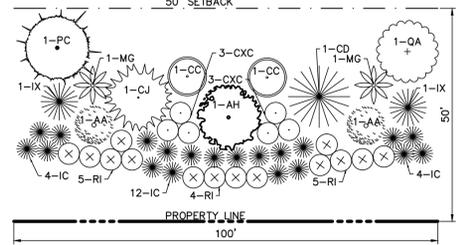
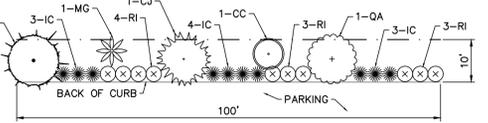
| | |
|--|-----------------------------------|
| PERIMETER OF SITE: | 6,950 FEET |
| REQUIRED TREE COVER AREA: | 6,950 FT X 20 FT = 139,000 SF |
| REQUIRED AREA % OF TOTAL LOT AREA: | 139,000 SF / 2,358,143 SF = 5.89% |
| EXISTING TREE COVER AREA TO BE UTILIZED: | 483,344 SF |
| ADDITIONAL SPACE REQUIRED: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

LANDSCAPE NOTES

- AT TIME OF INSTALLATION, CANOPY TREES SHALL BE A MINIMUM OF 2" CALIPER AND 8' IN HEIGHT; UNDERSTORY TREES SHALL BE A MINIMUM OF 1 1/4" CALIPER AND 6' IN HEIGHT; AND SHRUBS SHALL BE AT LEAST 18" IN HEIGHT AND A 3 GALLON CONTAINER SIZE.
- ANY ABOVE GROUND UTILITIES HAVE TO BE SCREENED IN ACCORDANCE WITH UDO SECTION 8.7.
- 40-60% OF CANOPY TREES AND 40-60% OF UNDERSTORY TREES HAVE TO BE EVERGREEN PER UDO SECTION 8.6.

BUFFER YARD PLANTS

| TYPE | KEY | QTY. | BOTANICAL NAME | COMMON NAME | MINIMUM INSTALLED SIZE | ROOT |
|-------------------------|-----|------|----------------------------|------------------------|------------------------|-------|
| CANOPY TREES | | | | | | |
| DECIDUOUS | AH | 3 | CARPINUS CAROLINIANA | AMERICAN HORNBEAM | 2" CAL. & 8' HT. | B&B |
| DECIDUOUS | QA | 23 | QUERCUS ACUTISSIMA | SAWTOOTH OAK | 2" CAL. & 8' HT. | B&B |
| DECIDUOUS | PC | 23 | PISTACHIA CHINENSIS | CHINESE PISTACHIO | 2" CAL. & 8' HT. | B&B |
| EVERGREEN | CD | 2 | CEDRUS DEODARA | DEODAR CEDAR | 2" CAL. & 8' HT. | B&B |
| EVERGREEN | CJ | 23 | CRYPTOMERIA JAPONICA | JAPANESE CRYPTOMERIA | 2" CAL. & 8' HT. | B&B |
| UNDERSTORY TREES | | | | | | |
| DECIDUOUS | AA | 5 | AMELANCHIER ARBOREA | DOWNY SERVICEBERRY | 6" HEIGHT | B&B |
| DECIDUOUS | CC | 25 | CERCIS CANADENSIS | REDBUD | 1 1/4" CAL. | B&B |
| EVERGREEN | MG | 25 | MAGNOLIA GRANDIFLORA | SOUTHERN MAGNOLIA | 6" HEIGHT | B&B |
| EVERGREEN | IX | 5 | ILEX X NELLIE R STEVENS | NELLIE R STEVENS HOLLY | 6" HEIGHT | B&B |
| SHRUBS | | | | | | |
| DECIDUOUS | CXC | 30 | CARYOPTERIS X CLANDONENSIS | BLUE MIST SHRUB | 36" HEIGHT | CONT. |
| EVERGREEN | RI | 236 | RHAPHIOLEPIS INDICA | INDIAN HAWTHORN | 24" HEIGHT | CONT. |
| EVERGREEN | IC | 236 | ILEX CORNUTA 'BURFORDII' | BURFORD HOLLY | 18" HEIGHT | CONT. |



PLAN PREPARED BY: 51 Kimmage 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

5901 Farmwell Road, Knightdale, NC 27610 - Wake County

KNIGHTDALE GATEWAY MASTER PLAN FOR BEACON PARTNERS LANDSCAPE PLAN

05/23/2022

Issue Dates: 05/23/2021 - Master Plan Submittal #1

Date: 05/23/2022
Scale: 1" = 60'

Drawn By: JRR
Checked By: JDW

Project Number: 21-0011-504

Drawing Number: C.6.1

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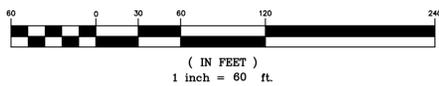
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1. AT TIME OF INSTALLATION, CANOPY TREES SHALL BE A MINIMUM OF 2" CALIPER AND 8' IN HEIGHT; UNDERSTORY TREES SHALL BE A MINIMUM OF 1 1/4" CALIPER AND 6' IN HEIGHT; AND SHRUBS SHALL BE AT LEAST 18" IN HEIGHT AND A 3 GALLON CONTAINER SIZE.
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LEGEND

- Iron Pipe Found
- Calculated Point
- ▲ Railroad Spike
- ▨ Buffer Yard 'D' Replanted Area
- ▨ Existing Tree Cover Area
- ▨ Type A Buffer Yard (UDO 8.7.A.1)
- Ex. Fence Line
- Ex. Property Line
- Property Line
- Proposed Storm Sewer
- L.O.D. Limits of Disturbance
- Ex. Wetlands

GRAPHIC SCALE



ADVANCED

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

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

LOT 1
50.53 ACRES

BUILDING #2
(221,000 SF)
850'x260'

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

MATCHLINE - SEE SHEET C.3.1

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KNIGHTDALE GATEWAY
MASTER PLAN
FOR
BEACON PARTNERS
LANDSCAPE PLAN

PRELIMINARY

05/23/2022

Issue Dates:
05/23/2021 - Master Plan Submittal #1

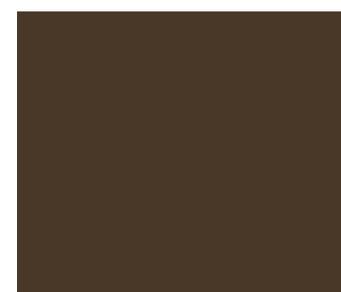
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Drawn By: JRR
Checked By: JDW

Project Number:
21-0011-504

Drawing Number:
C.6.2

C:\V1-0011-504\NC\Production Drawings\MASTER PLAN\0011-504\NC LANDSCAPE PLAN.dwg LANDSCAPE 2 May 18, 2022 - 8:21:34pm Froyd



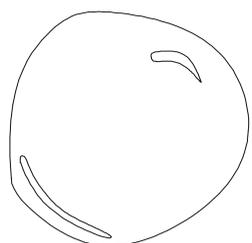
Bronze

WINDOW FRAMES AND DOORS TO BE BRONZE ALUMINUM FINISH

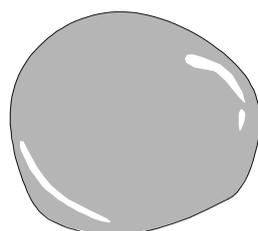


CERAMIC TILE ACCENTS TO BE GIO TILE METALLO IN RUST COLOR

PAINT COLOR KEY



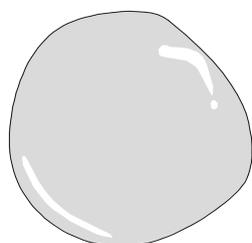
PB - PAINT BASEWALL COLOR - EIDER WHITE SW7014



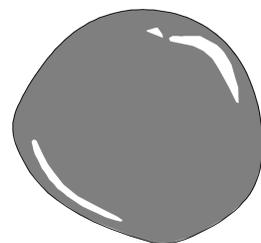
PA2 - PAINT ACCENT 02 - DOVETAIL SW7018



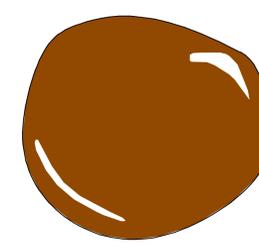
PA4 - PAINT ACCENT 04 - IRON ORE SW7069



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

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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

MAY 17, 2022





1 FRONT ELEVATION - PLAN SOUTH
SCALE: 1" = 20'



2 SIDE ELEVATION - PLAN EAST
SCALE: 1" = 20'



3 REAR ELEVATION - TRUCK COURT - PLAN NORTH
SCALE: 1" = 20'



4 SIDE ELEVATION - PLAN WEST
SCALE: 1" = 20'

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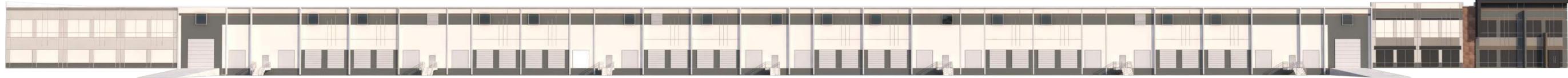
By: Development Services Engineer

Date: _____

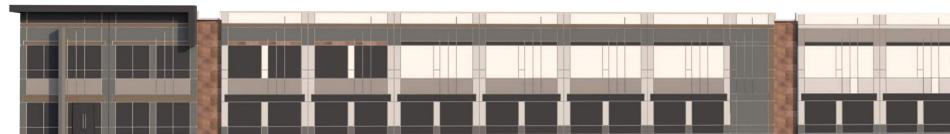
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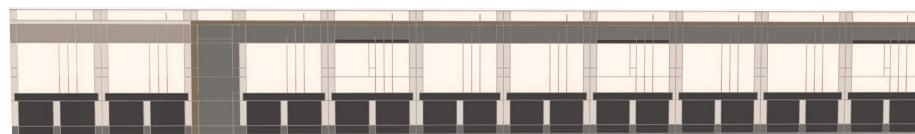
① FRONT ELEVATION - PLAN SOUTH
SCALE: 1" = 20'



② SIDE ELEVATION - PLAN EAST
SCALE: 1" = 20'



③ REAR ELEVATION - PLAN NORTH
SCALE: 1" = 20'



④ SIDE ELEVATION - PLAN WEST
SCALE: 1" = 20'

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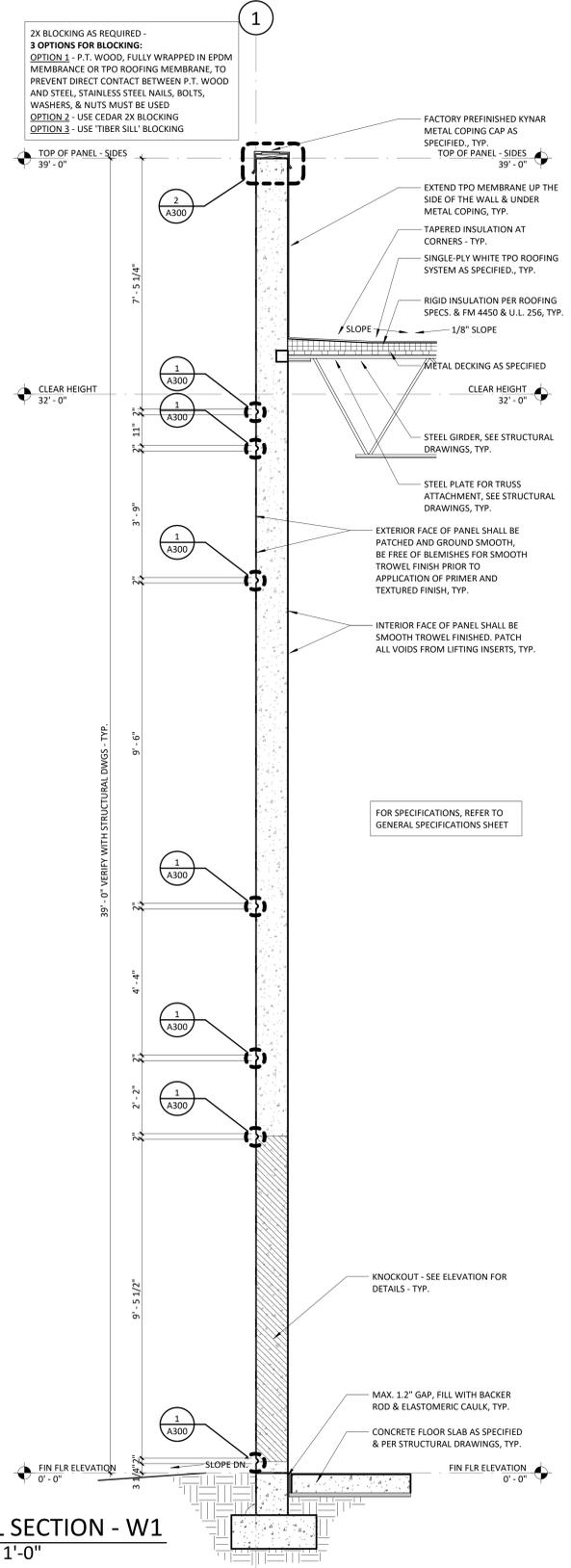
By: _____
Development Services Engineer

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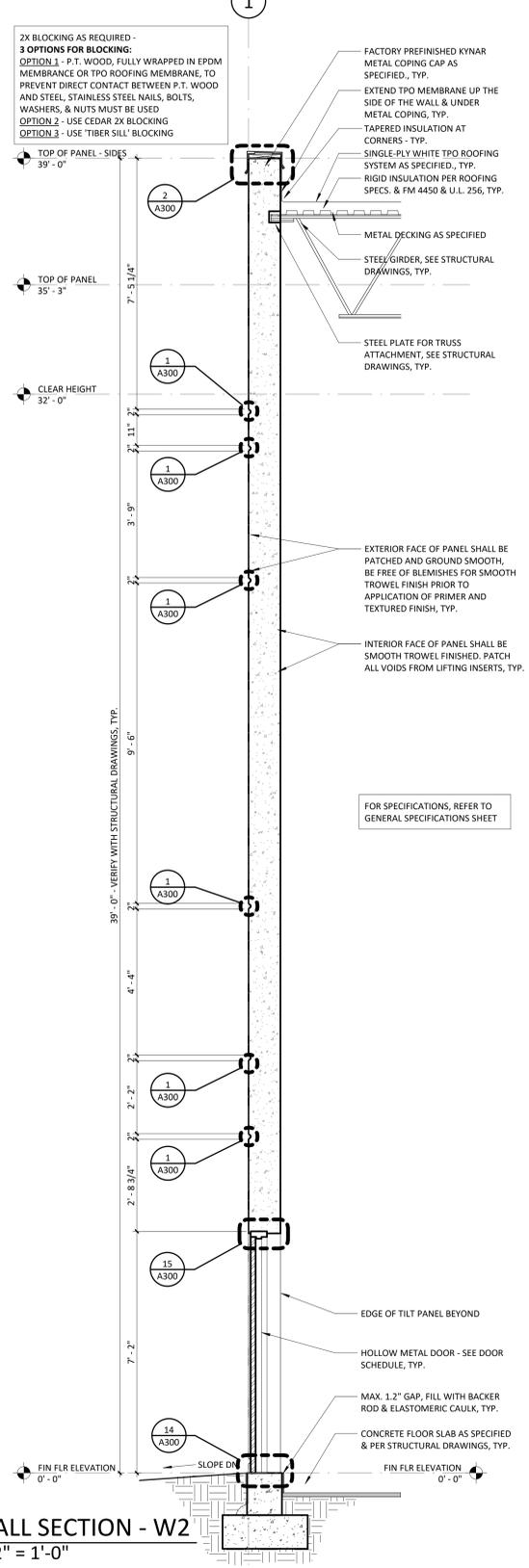
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Administrator

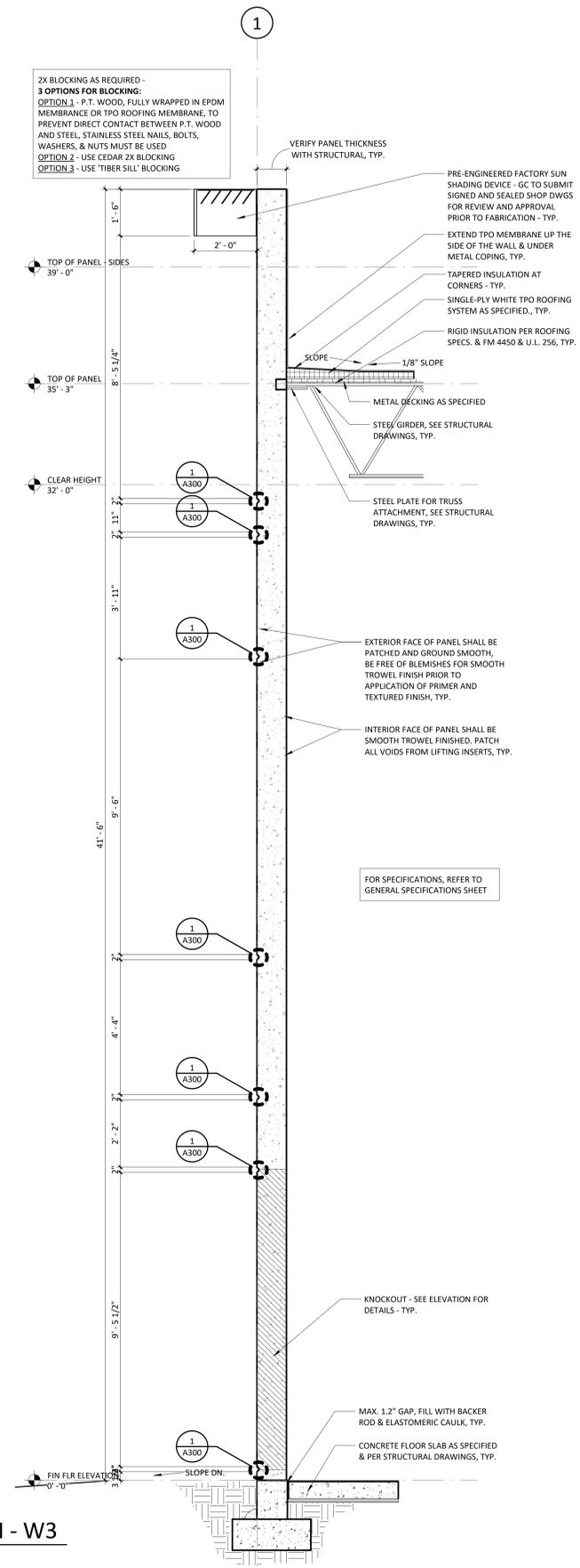
Date: _____



1 WALL SECTION - W1
1/2" = 1'-0"



2 WALL SECTION - W2
1/2" = 1'-0"



3 WALL SECTION - W3
1/2" = 1'-0"

FOR SPECIFICATIONS, REFER TO GENERAL SPECIFICATIONS SHEET

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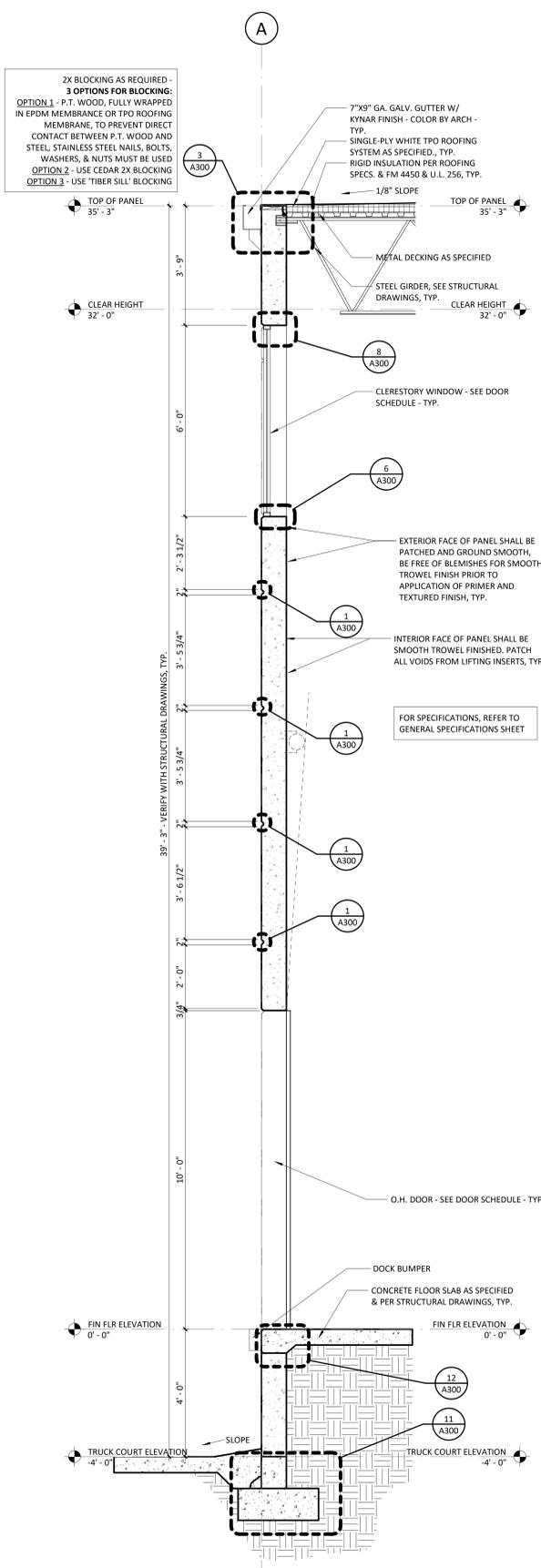
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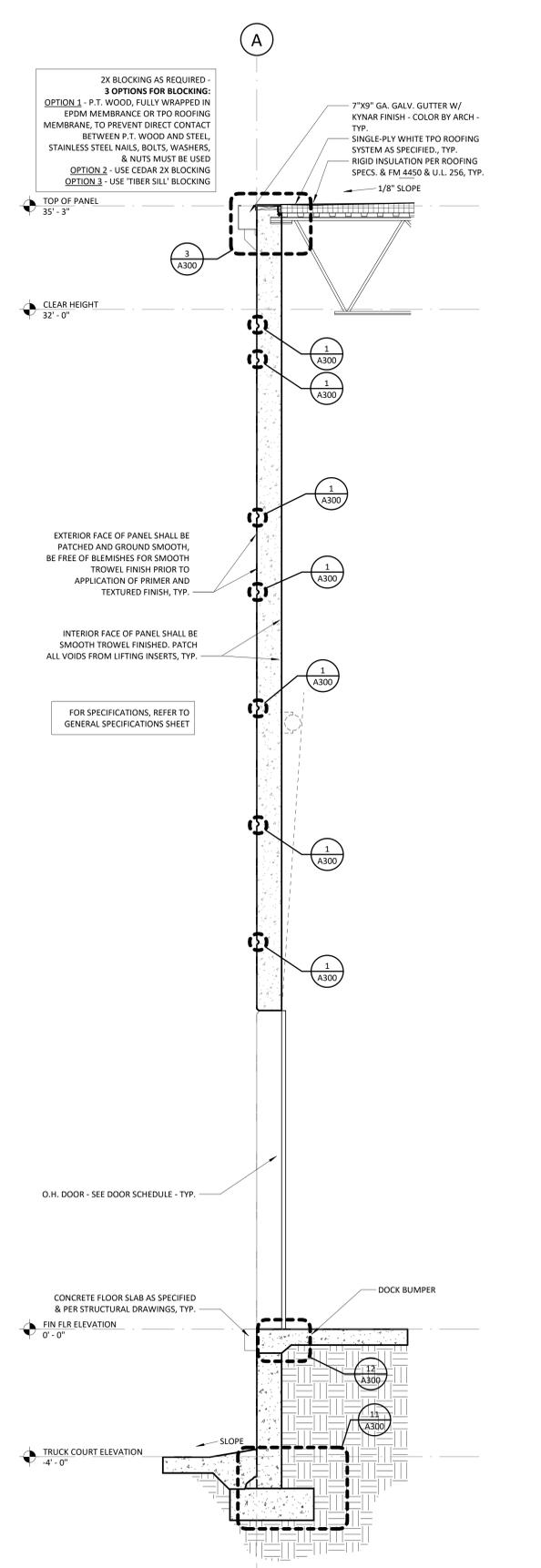
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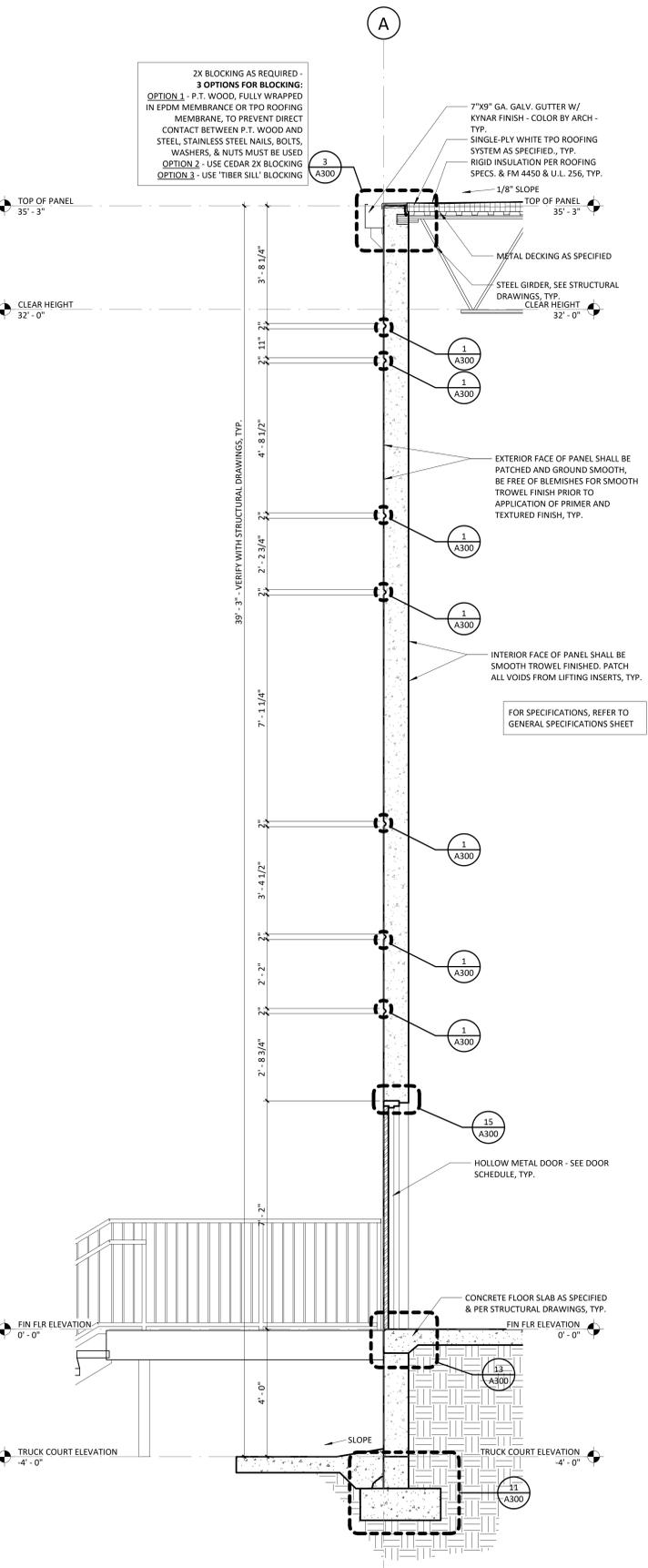
By: Administrator
Date: _____



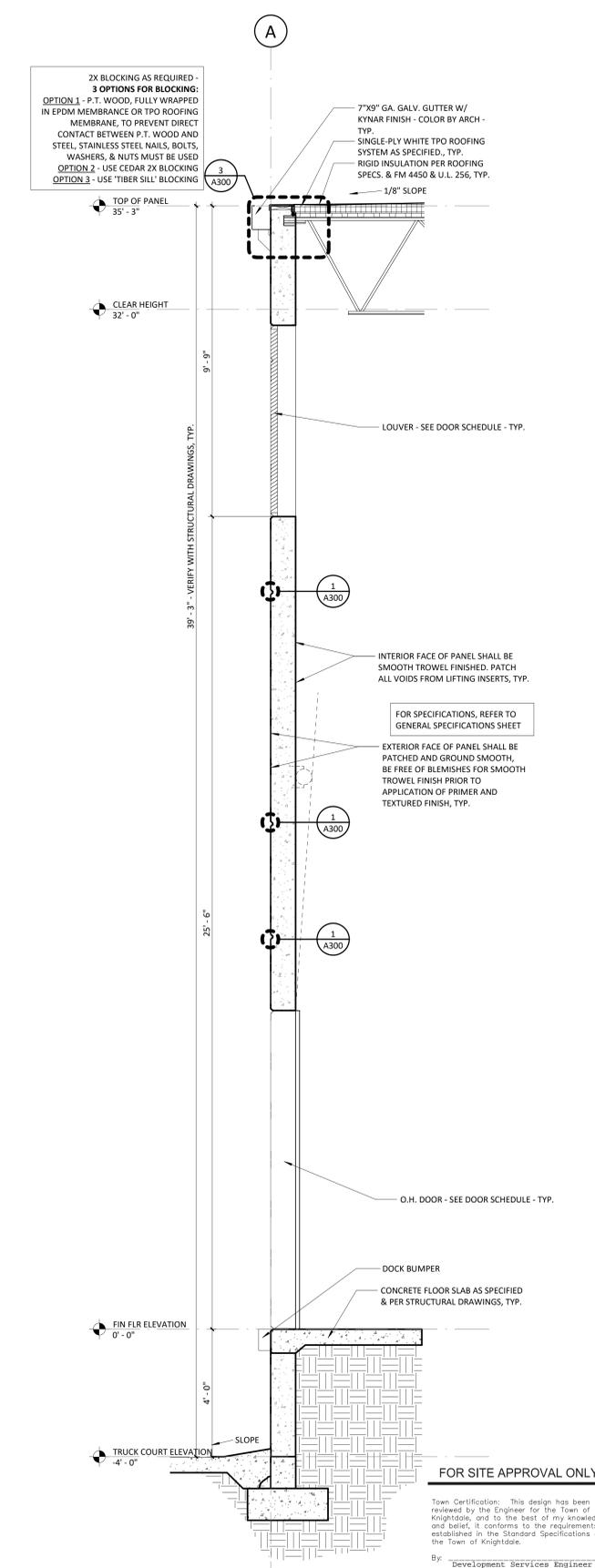
1 WALL SECTION - S1
1/2" = 1'-0"



2 WALL SECTION - S2
1/2" = 1'-0"



3 WALL SECTION - S3
1/2" = 1'-0"



4 WALL SECTION - S4
1/2" = 1'-0"

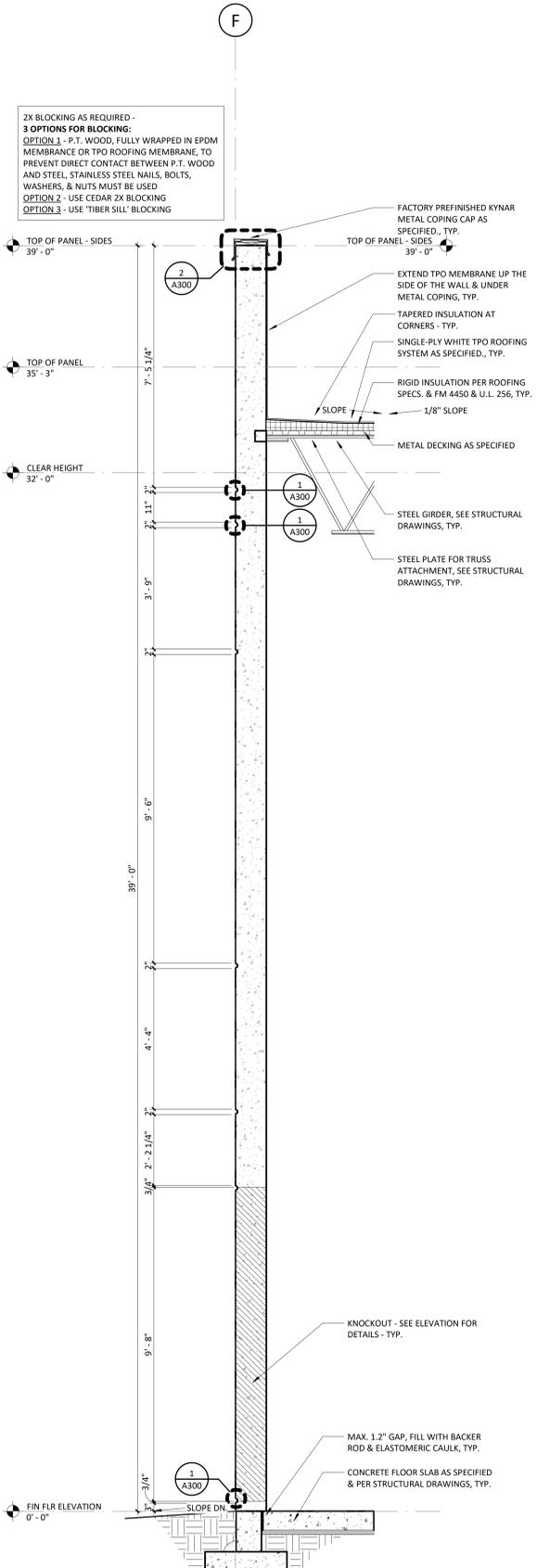
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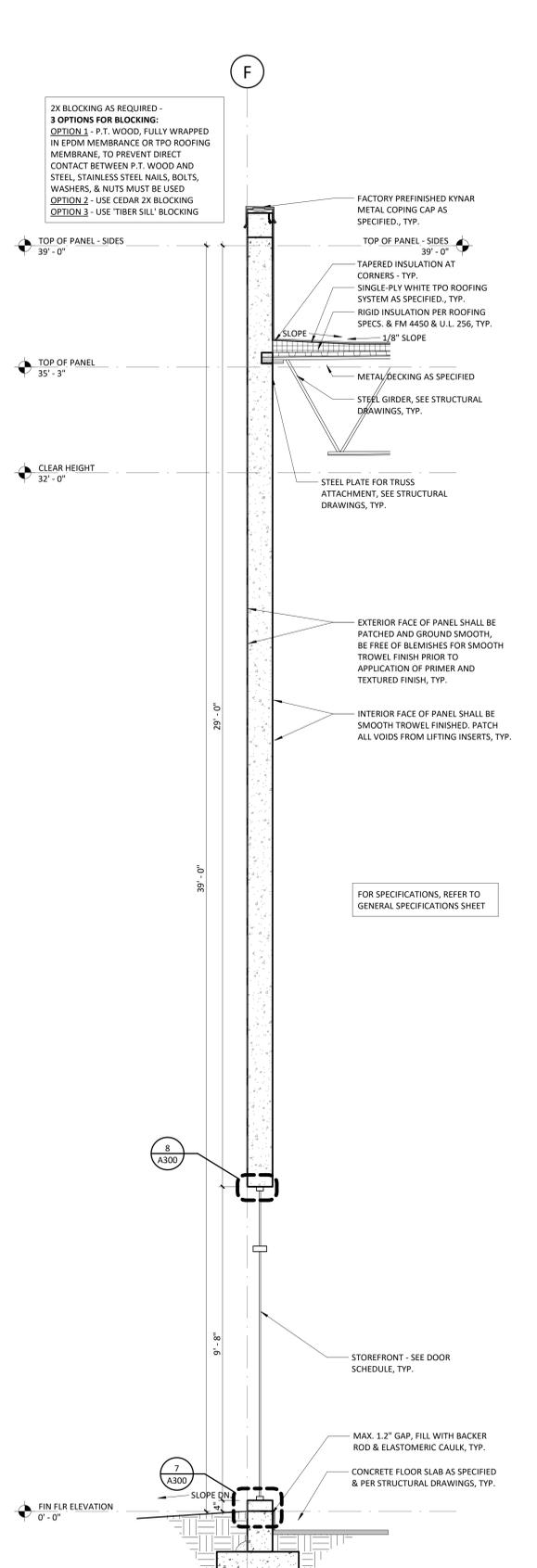
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Development Services Engineer
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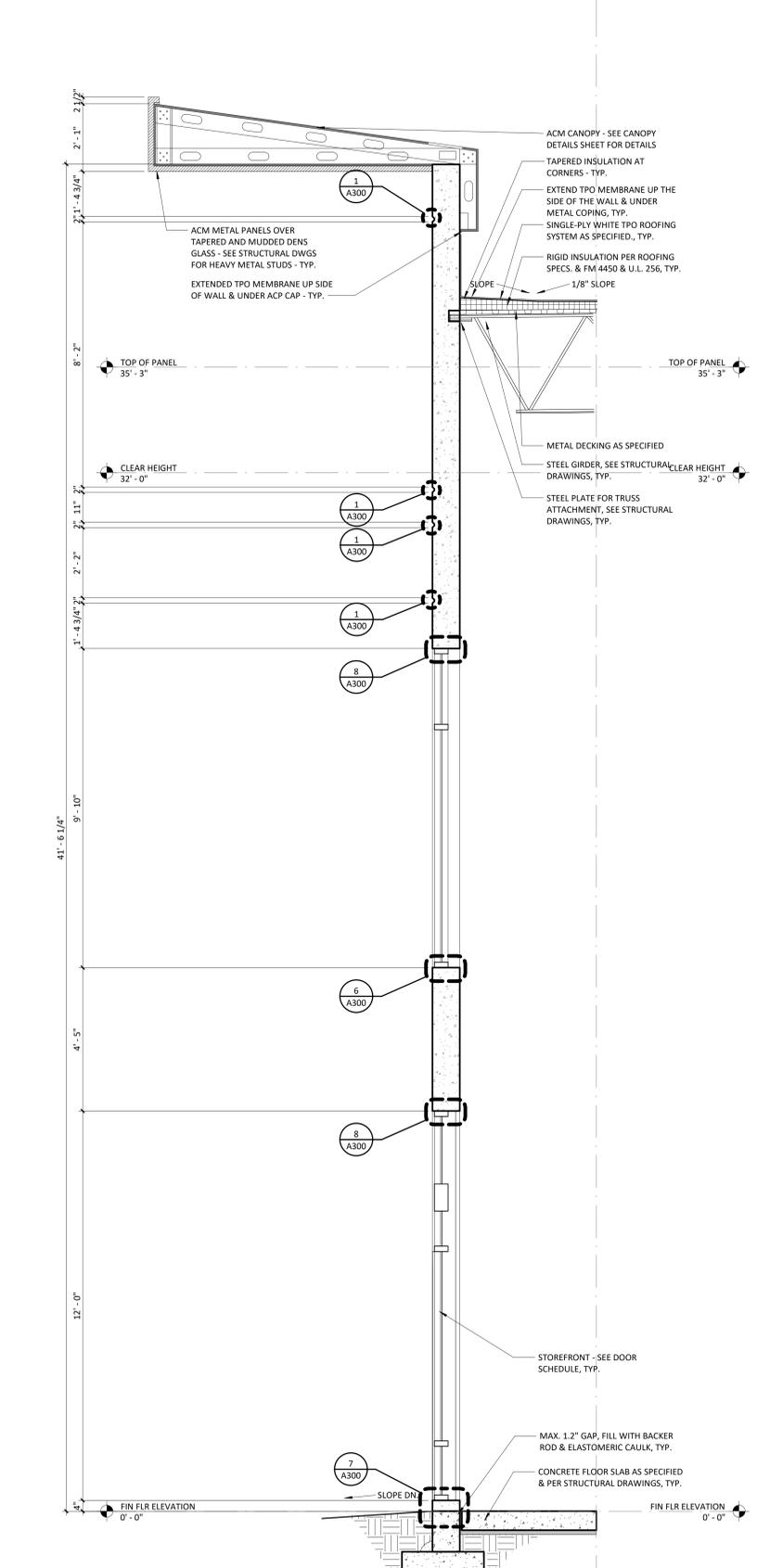
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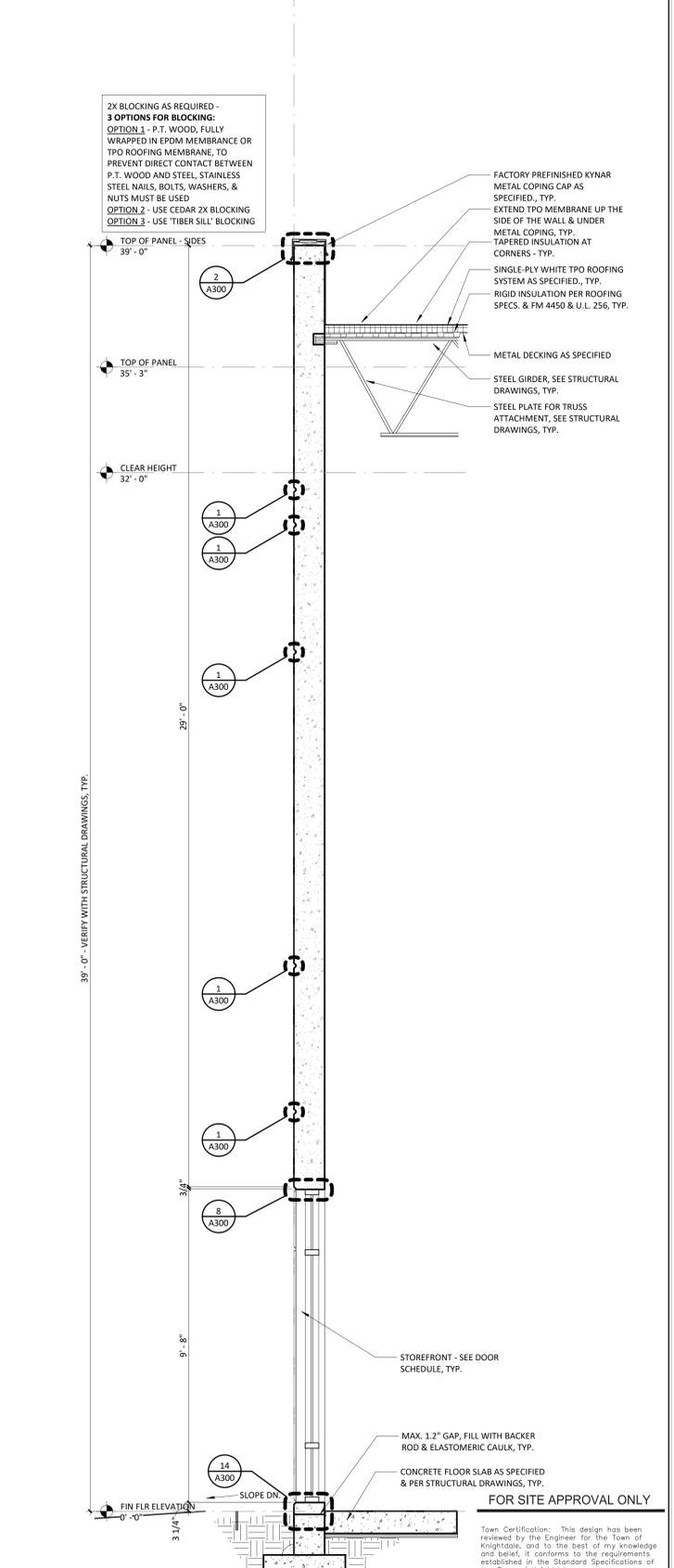
1 WALL SECTION - S6
1/2" = 1'-0"



2 WALL SECTION - S7
1/2" = 1'-0"



3 WALL SECTION - S8
1/2" = 1'-0"



4 WALL SECTION - E1
1/2" = 1'-0"

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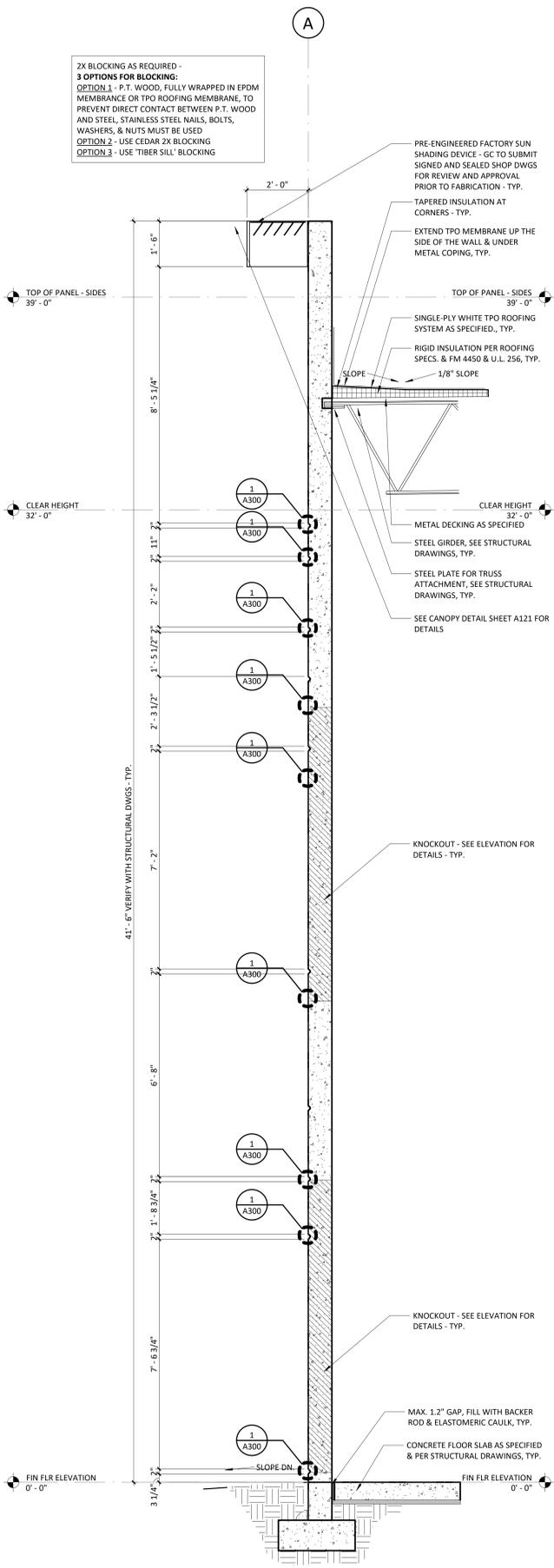
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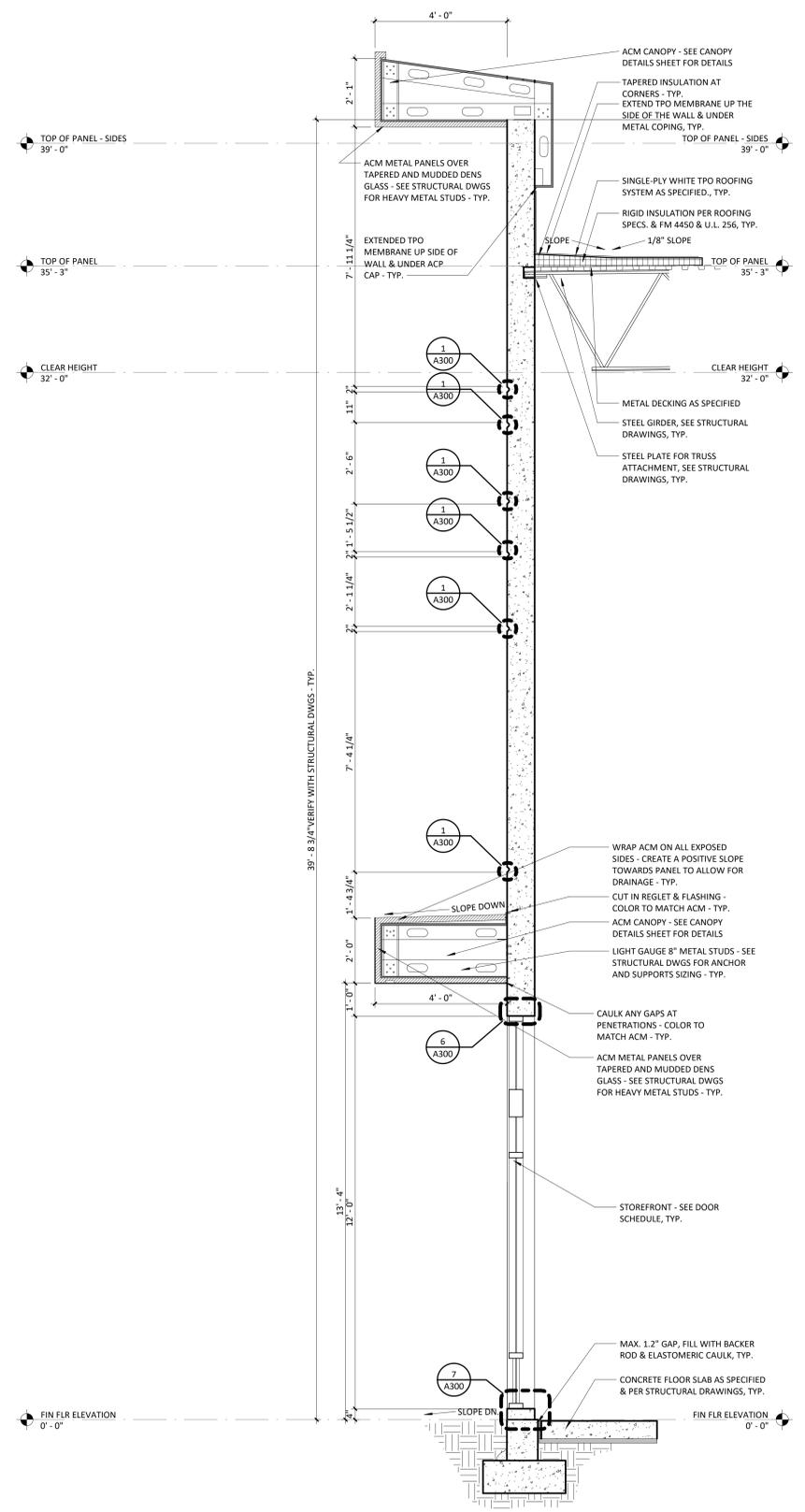
By: _____
Administrator

Date: _____

2X BLOCKING AS REQUIRED -
3 OPTIONS FOR BLOCKING:
OPTION 1 - P.T. WOOD, FULLY WRAPPED IN EPDM MEMBRANCE OR TPO ROOFING MEMBRANE, TO PREVENT DIRECT CONTACT BETWEEN P.T. WOOD AND STEEL. STAINLESS STEEL NAILS, BOLTS, WASHERS, & NUTS MUST BE USED
OPTION 2 - USE CEDAR 2X BLOCKING
OPTION 3 - USE "TIBER SILL" BLOCKING



1 WALL SECTION N5
1/2" = 1'-0"



2 WALL SECTION SW1
1/2" = 1'-0"

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