

G:\26--0025--504\NC DWG Production Drawings\MASTER PLAN\0025--504--COVER.dwg COVER Aug 21, 2026 -- 5:04:48pm Foyal

MASTER PLAN

ADAMS ASSEMBLAGE PUD

0 MILBURNIE LAKE DRIVE, 5909 FARMWELL ROAD, 809 & 817 CHARVOZ CIRCLE

ST. MATTHEW'S TOWNSHIP, KNIGHTDALE, NORTH CAROLINA

ZMA-4-26

GENERAL NOTES

1. SEE ADAMS ASSEMBLAGE -- TRIP GENERATION MEMORANDUM DATED JULY 9, 2026, PREPARED BY KIMLEY--HORN AND ASSOCIATES, INC., FOR DETAILED ANALYSIS.

WATER & SEWER

1. 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.
2. ALL SANITARY SEWER AND WATER LOCATED OUTSIDE THE PROPOSED STREET RIGHT-OF-WAY SHALL BE PROVIDED WITH STANDARD EASEMENT WIDTHS AS PER CITY OF RALEIGH REQUIREMENTS AND SHALL BE DEDICATED TO THE CITY OF RALEIGH ON THE FINAL PLAT.
3. NO SERVICES SHALL BE BENT OR INSTALLED IN SUCH A WAY THAT DOES NOT COMPLY WITH CITY STANDARDS.
4. A PLAT FOR ALL CITY OF RALEIGH SANITARY SEWER EASEMENTS WILL BE SUBMITTED TO CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT FOR REVIEW PRIOR TO RECORDING AND PRIOR TO THE ISSUANCE OF BUILDING PERMITS FROM THE TOWN OF KNIGHTDALE.

TOWN OF KNIGHTDALE WATER ALLOCATION POLICY

REQUIRED POINTS FOR WATER ALLOCATION: 50 POINTS

TOWN OF KNIGHTDALE WATER ALLOCATION POLICY CALCULATIONS ARE SHOWN BELOW:

ALL OTHER USES NOT CATEGORIZED (POINTS EARNED): 30 BASE POINTS

SECTION 2B -- PARKING LOTS AND STORMWATER CONTROL MEASURE
STORMWATER -- UNDERGROUND CAPTURE SYSTEM (CISTERN)
STORMWATER -- BIORETENTION 5 POINTS
5 POINTS

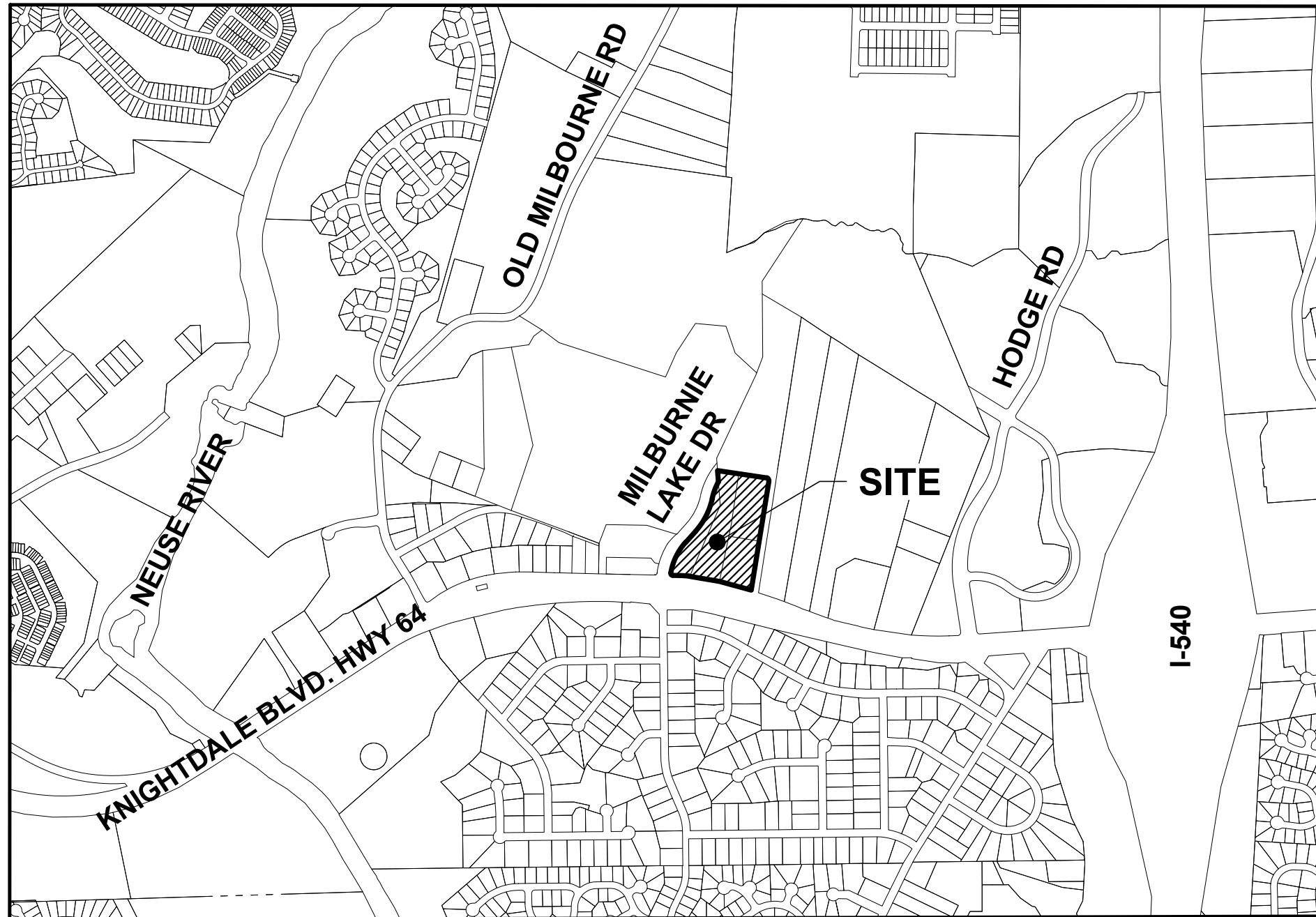
SECTION 2C -- BUILDING/SITE DESIGN
EXCLUSIVE USE OF NATIVE LANDSCAPE SPECIES 5 POINTS

SECTION 3 -- OUTDOOR ENHANCEMENT
INSTALLATION OF WAYFINDING/TOWN SIGNAGE 3 POINTS
ENHANCED ROADSIDE LANDSCAPING AND HARDSCAPING 2 POINTS

TOTAL POINTS: 50 POINTS

ARCHITECTURAL STANDARDS

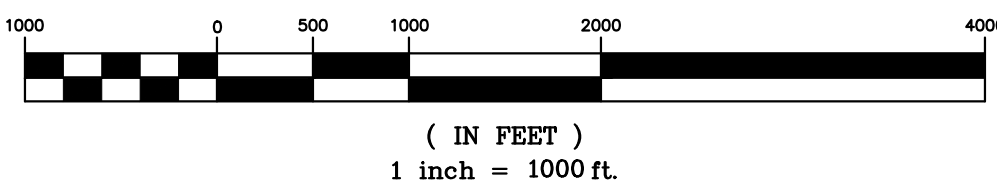
1. IN ORDER TO DIVIDE AND CREATE VERTICAL ORIENTATION ON BUILDING FACADES AND ADD VISUAL INTEREST, EXPANSES OF BLANK WALL SHALL NOT EXCEED SEVENTY (70) FEET IN WIDTH WITHOUT BEING INTERRUPTED WITH AN ARCHITECTURAL FEATURE SUCH AS, BUT NOT LIMITED TO:
- A. COLUMNS,
B. RECESSES IN OR PROJECTIONS FROM THE BUILDING FAÇADE,
C. PIERS,
D. ROOFLINES,
E. BRICK PATTERNS, OR
F. REVEALS IN CONCRETE TILT CONSTRUCTION WITH CONTRASTING PAINT COLORS.
2. EACH BUILDING FAÇADE SHALL HAVE ARCHITECTURAL FEATURES THAT ARE REPEATED THROUGH THE PATTERN OF WALLS AND OPENINGS. EACH BUILDING FAÇADE SHALL HAVE AN IDENTIFIABLE BASE, BODY, AND CAP WITH HORIZONTAL ELEMENTS SEPARATING THESE COMPONENTS. THE BODY OF THE BUILDING SHALL CONSTITUTE A MINIMUM OF 50% OF THE TOTAL BUILDING HEIGHT.
3. BUILDINGS SHALL BE ARCHITECTURALLY COMPATIBLE BY WAY OF COLORS AND USE OF MATERIALS WITH THE ADJACENT KNIGHTDALE GATEWAY DEVELOPMENT.
- A. BUILDING EXTERIOR SHALL HAVE A MINIMUM OF TWO DIFFERENT COLORS.
B. BUILDING EXTERIOR SHALL HAVE A MINIMUM OF TWO DIFFERENT MATERIALS.
C. THE PRIMARY FAÇADE OF THE BUILDING SHALL INCLUDE ONE OF THE FOLLOWING MATERIALS:
I. CONCRETE TILT OR PRECAST CONCRETE WALL PANELS, WITH A BASE WALL PAINT COLOR IN CONJUNCTION WITH VARYING COMPLIMENTARY ACCENT PAINT COLORS.
II. BRICK MASONRY,
III. STONE OR CERAMIC TILE ACCENTS, OR
IV. ALUMINUM STOREFRONTS WITH ANODIZED OR PRE--FINISHED COLORS.
D. THE FOLLOWING EXTERIOR BUILDING MATERIALS SHALL BE PROHIBITED:
I. VINYL SIDING,
II. PAINTED, SMOOTH FACED CONCRETE BLOCK (DECORATIVE BLOCKS ARE ACCEPTABLE).
4. EIFS OR SYNTHETIC STUCCO SHALL NOT BE USED IN THE FIRST FOUR FEET ABOVE GRADE AND SHALL BE LIMITED TO ONLY 25% OF EACH BUILDING FAÇADE.
5. SOFFIT AND FASCIA MATERIALS SHALL BE EIFS, ARCHITECTURAL METAL PANELS (ACM), OR TONGUE AND GROOVE WOOD.
6. WINDOWS AND STOREFRONT GLAZING SHALL HAVE MULLIONS THAT PROVIDE RHYTHM AND VISUAL INTEREST.
7. BUILDING'S PRIMARY ENTRANCE SHALL EMPHASIZE STREET LEVEL, PEDESTRIAN FOCUSED VISUAL INTEREST THROUGH THE USE OF FEATURES SUCH AS, BUT NOT LIMITED TO:
A. COLUMNS,
B. PIERS,
C. WINDOWS,
D. RECESSED ENTRIES,
E. SHELTERING ELEMENTS,
F. ROOFLINES,
G. TRIM,
H. COLOR CHANGE,
I. MATERIAL CHANGE, OR
J. AND MASONRY PATTERNS.
8. BUILDING'S SECONDARY ENTRANCES SHALL EMPHASIZE STREET LEVEL, PEDESTRIAN FOCUSED VISUAL INTEREST THROUGH THE USE OF FEATURES SUCH AS, BUT NOT LIMITED TO:
A. RECESSED ENTRIES,
B. SHELTERING ELEMENTS, OR
C. ADJACENT STOREFRONT WINDOWS.
9. BUILDING FACADES FACING PUBLIC STREETS SHALL INCORPORATE ENHANCED ARCHITECTURAL FEATURES TO CREATE VISUAL INTEREST
10. THE FAÇADE OF BUILDING CORNERS SHALL MAINTAIN A RELATION TO EACH OTHER, BUT ARE NOT REQUIRED TO BE IDENTICAL.
11. EACH BUILDING SHALL HAVE A MINIMUM OF TWO PARAPET HEIGHTS.
12. SIMPLE PARAPET ROOF EDGES WITH COPING SHALL BE USED.
13. ROOF FEATURES MAY INCLUDE ARCHITECTURAL STANDING SEAM METAL OR CANOPIES USING ARCHITECTURAL PREFINISHED METAL PANELS (ALUMINUM COMPOSITE MATERIAL).



VICINITY MAP

SCALE: 1"=1,000'

GRAPHIC SCALE



DEVELOPER

BEACON PARTNERS

3600 SOUTH BOULEVARD, SUITE 250
CHARLOTTE, NC 28209
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

BEACON KG LAND LLC

3600 SOUTH BOULEVARD, SUITE 250
CHARLOTTE, NC 28209--0066

OWNER

AMY JACKSON

5909 FARMWELL RD
RALEIGH, NC 27610-9283

OWNER

CLAYTON AND ANN ADAMS

5917 FARMWELL RD
RALEIGH, NC 27610-9283

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SITE DATA TABLE

SITE ACREAGE:	8.909 ACRES
EXISTING ZONING:	M1 PUD & RT (RURAL TRANSITION)
PROPOSED ZONING:	M1 PUD
OVERLAY DISTRICT:	NONE
EXISTING LAND USE:	SINGLE FAMILY
PROPOSED LAND USE:	MANUFACTURING, LIGHT (UDO 5.7B) RESEARCH AND DEVELOPMENT (UDO 5.7E) STORAGE -- WAREHOUSE, INDOOR STORAGE (UDO 5.7G) WHOLESALE AND DISTRIBUTION (UDO 5.7H) BREWERY/WINERY/DISTILLERY (UDO 3.1.C.6) LABORATORY -- MEDICAL, ANALYTICAL, RESEARCH & DEVELOPMENT (UDO 3.1.C.6)
WATERSHED:	MINGO CREEK -- NEUSE RIVER
PROPOSED NO. BUILDINGS:	1
BUILDING #1 AREA:	198,342 SF
FRONT SETBACK (MIN.):	50 FT
SIDE SETBACK (MIN.):	50 FT
REAR SETBACK (MIN.):	50 FT
BUILDING HEIGHT (MAX):	70 FT
BUILDING STORIES (MAX):	5

USE STANDARDS

UDO SECTION 5.7.B LIGHT MANUFACTURING:

1. 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.
2. ANY OPERATION WHICH RESULTS IN THE CREATION OF NOXIOUS VIBRATIONS, ODORS, DUST, GLARE, OR SOUND IS PROHIBITED.

UDO SECTION 5.7E RESEARCH AND DEVELOPMENT:

1. 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.
2. 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:

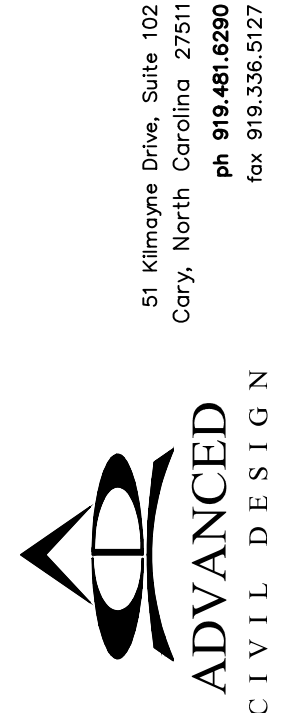
1. OUTDOOR STORAGE IS NOT PERMITTED.

UDO SECTION 5.7H WHOLESALE AND DISTRIBUTION:

1. 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)).
2. NO OUTDOOR PUBLIC ADDRESS SYSTEM SHALL BE PERMITTED WHICH CAN BE HEARD BEYOND THE BOUNDARIES OF THE PROPERTY.

ZMA-4-26

PLAN PREPARED BY: FIRM # C-2798



PLAN PREPARED FOR:



5909 Farmwell Road, Knightdale, NC 27610 -- Wake County

ADAMS ASSEMBLAGE PUD

MASTER PLAN
FOR

BEACON PARTNERS

COVER SHEET



08/21/2026

Issue Dates:				
08/21/2026 -- Master Plan Submittal #1				

Date: 08/21/2026

Scale: 1" = 1,000'

Drawn By:

Checked By:

AMK

JRR

Project Number:

26--0025--504

Drawing Number:

C.1.0



FLOOD NOTE

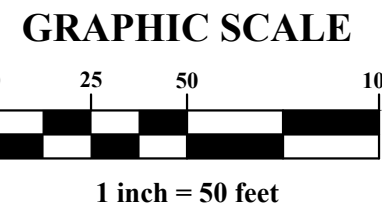
By graphic plotting, this property is located in Zone "X" (Areas determined to be outside of the 100-year flood plain) by the Federal Emergency Agency on Flood Insurance Rate Map, Community Panel No. 3720174400K, with an effective date of July 19, 2022, in Wake County, North Carolina. No field surveying was performed to determine this zone.

GENERAL NOTES

1. SURVEY INFORMATION PROVIDED BY ADVANCED CIVIL DESIGN ON FEBRUARY 19, 2026.
2. PRELIMINARY WETLAND LOCATIONS, STREAMS, AND PRELIMINARY BUFFER DETERMINATIONS PROVIDED BY ATLAS ENVIRONMENTAL.
3. CONTRACTOR SHALL FIELD LOCATE AND VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON PLANS ARE APPROXIMATE. CONTRACTOR TO REPORT ANY DISCREPANCIES TO THE ENGINEER AND CALL 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITY.
4. NO HISTORIC BUILDING OBSERVED ON THE SITE.
5. NO FREE STANDING OR OPEN-GROWN OR FIELD GROWN TREES OBSERVED.
6. BASED ON FIELD OBSERVATIONS AND THE REVIEW OF AVAILABLE DATA, PROTECTED SPECIES WERE NOT IDENTIFIED TO LIKELY OCCUR ON THE SITE.
7. SITE IS HEAVILY WOODED WITH A MIXTURE OF PINES, HARDWOODS, AND UNDERSTORY VEGETATION.
8. WATERSHED IS THE MINGO CREEK IN THE NEUSE RIVER BASIN.

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 — 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 Bollard	— — Setback
○ Sign	— — Ex. Wetlands
○ Catch Inlet	○ Mailbox
○ Catch Basin	○ Guy Pole
○ Lamp Post	○ Guy Wire
	○ Monument
	○ Water Meter



ZMA-4-26

PLAN PREPARED BY: FIRM # C-2798

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

51 Kilmorye Drive, Suite 102
Cary, North Carolina 27511
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PLAN PREPARED FOR:

BEACON PARTNERS
500 East Woodhead St.
Charlotte, North Carolina 28219
tel. 704.592.7722
fax 704.598.6135

5903 Farmwell Road, Knightdale, NC 27610 -- Wake County

ADAMS ASSEMBLAGE PUD

MASTER PLAN
FOR
BEACON PARTNERS

EXISTING CONDITIONS PLAN

Issue Dates:

08/21/2026 -- Master Plan Submittal #1

08/21/2026

Date: 08/21/2026

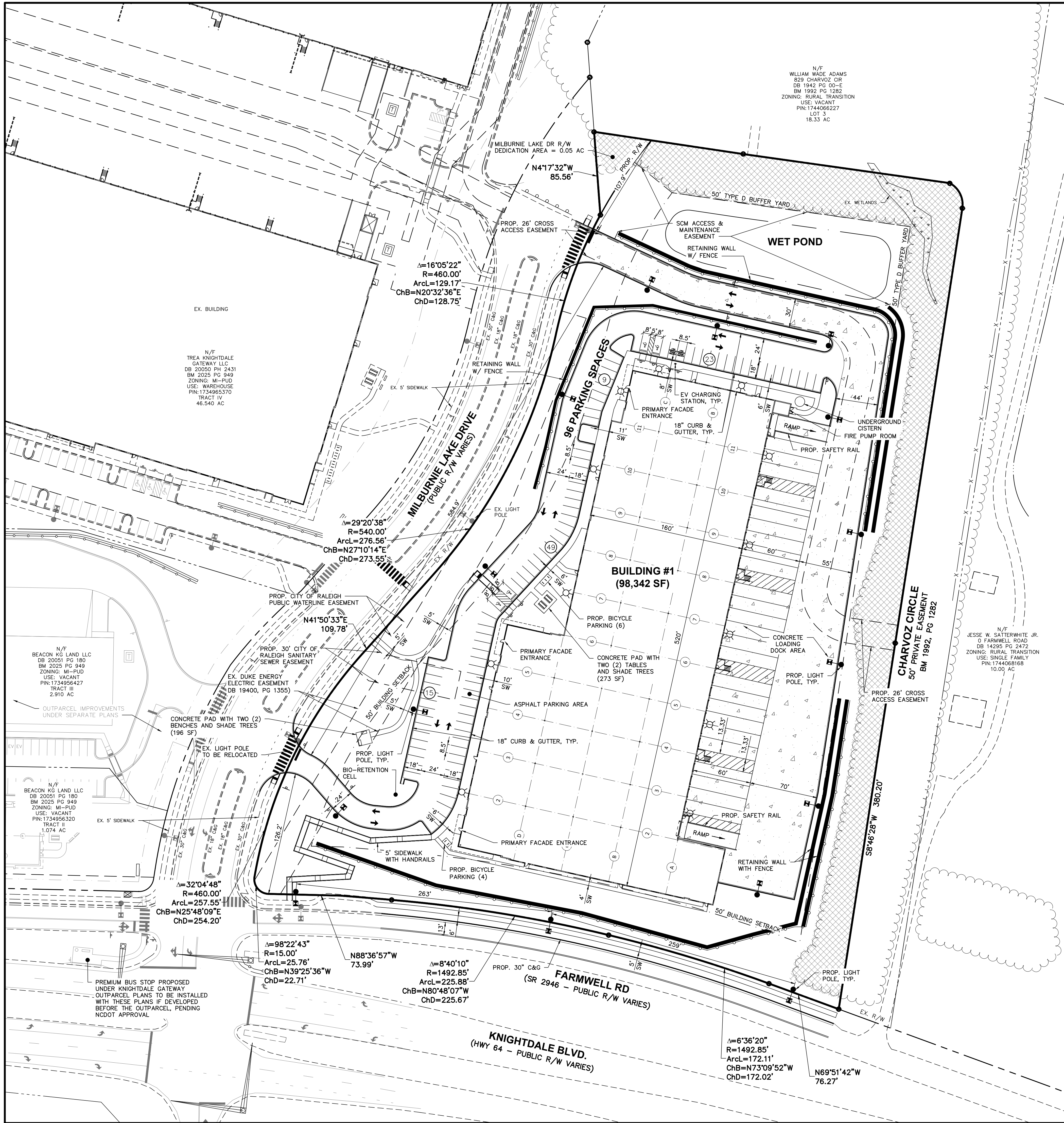
Scale: 1" = 50'

Drawn By: AMK

Checked By: JRR

Project Number: 26-0025-504

Drawing Number: C.2.0



<u>SITE DATA TABLE</u>	
SITE ACREAGE:	8.909 ACRES
EXISTING ZONING:	M1 PUD & RT (RURAL TRANSITION)
PROPOSED ZONING:	M1 PUD
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) BREWERY/WINERY/DISTILLERY (UDO 3.1.C.6) LABORATORY – MEDICAL, ANALYTICAL, RESEARCH & DEVELOPMENT (UDO 3.1.C.6)
WATERSHED:	MINGO CREEK – NEUSE RIVER
PROPOSED NO. BUILDINGS:	1
BUILDING #1 AREA:	±98,342 SF
FRONT SETBACK (MIN.):	50 FT
SIDE SETBACK (MIN.):	50 FT
REAR SETBACK (MIN.):	50 FT
BUILDING HEIGHT (MAX.):	70 FT
BUILDING STORIES (MAX.):	5

PARKING CALCULATIONS

USE TYPE: WHOLESALE AND DISTRIBUTION

MAXIMUM NO. OF PARKING SPACES: 2.0 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	TRUCK SPACES PROVIDED
1	89,000	178	89	89	0

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	TRUCK SPACES PROVIDED
1	9,342	14	7	7	0

TOTAL PARKING SPACES:	96 SPACES	
ELECTRIC VEHICLE REQUIREMENTS:		1 PER 40 SPACES = 2 SPACES
# OF CHARGING STATIONS/DEDICATED SPACES PROVIDED:		2 SPACES
BICYCLE PARKING REQUIRED:		1 PER 10 PARKING SPACES = 10 SPACES
BICYCLE PARKING PROVIDED:		10 SPACES

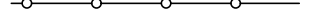
TREE COVER AREA CALCULATIONS

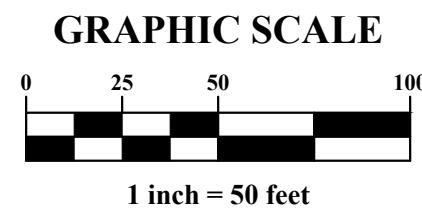
PERIMETER OF SITE:	2,720 FEET
REQUIRED TREE COVER AREA (PERIMETER):	2,720 FT X 20 FT = 54,400 SF
SITE AREA:	
MAXIMUM REQUIRED TREE COVER AREA:	8,909 ACRES
MAXIMUM REQUIRED TREE COVER AREA:	(0.10 X 8,909 ACRES) = 0.891 ACRES OR 38,812 SF
	38,812 SF < 54,400 SF
	<u>38,812 SF REQUIRED</u>
EXISTING TREE COVER AREA TO BE UTILIZED:	46,351 SF
ADDITIONAL SPACE REQUIRED:	0 SF

KNOWLEDGE OF KNIGHTDALE WATER ALLOCATION POLICY	
ED POINTS FOR WATER ALLOCATION: 50 POINTS	
OF KNIGHTDALE WATER ALLOCATION POLICY CALCULATIONS ARE SHOWN BELOW:	
WHICH USES NOT CATEGORIZED (POINTS EARNED):	30 BASE POINTS
2B - PARKING LOTS AND STORMWATER CONTROL MEASURE	
OR SWAMPWATER - UNDERGROUND CAPTURE SYSTEM (CISTERN)	5 POINTS
OR SWAMPWATER - BIORETENTION	5 POINTS
2C - BUILDING/SITE DESIGN	
CLUSIVE USE OF NATIVE LANDSCAPE SPECIES	5 POINTS
3 - OUTDOOR ENHANCEMENT	
YSTALLATION OF WAYFINDING/TOWN SIGNAGE	3 POINTS
OR HARMED ROADSIDE LANDSCAPING AND HARDSCAPING	2 POINTS
TOTAL POINTS:	50 POINTS

- ## **GENERAL NOTES**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF KNIGHTDALE STANDARDS AND SPECIFICATIONS, LATEST EDITION.
 2. PAVEMENT DESIGN SHALL BE VERIFIED BY A GEOTECHNICAL ENGINEER'S REPORT.
 3. EXISTING VEGETATION AND NATURAL AREAS WILL BE PROTECTED TO THE GREATEST EXTENT POSSIBLE AND MINIMUM CLEARING OF LAND SHALL BE UNDERTAKEN DURING DEVELOPMENT.
 4. ALL OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
 5. 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.
 6. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, POWER, TELEPHONE POLES, ETC AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH.
 8. THIS SITE IS NOT LOCATED IN SPECIAL FLOOD HAZARD ZONE BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 3720174400K WITH AN EFFECTIVE DATE OF JULY 19, 2022, IN WAKE COUNTY NORTH CAROLINA.
 9. ALL ONSITE PAVEMENT MARKINGS AND REGULATORY SIGNAGE SHALL BE THERMOPLASTIC WITH THE EXCEPTION OF PARKING STRIPES WHICH MAY BE PAINTED.
 10. ALL FACE OF CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
 11. TOWN MAINTENANCE OF PAVEMENT AND CURB ENDS AT R/W.
 12. ALL RETAINING WALLS WILL REQUIRE A SEPARATE BUILDING PERMIT REVIEW AND APPROVAL.

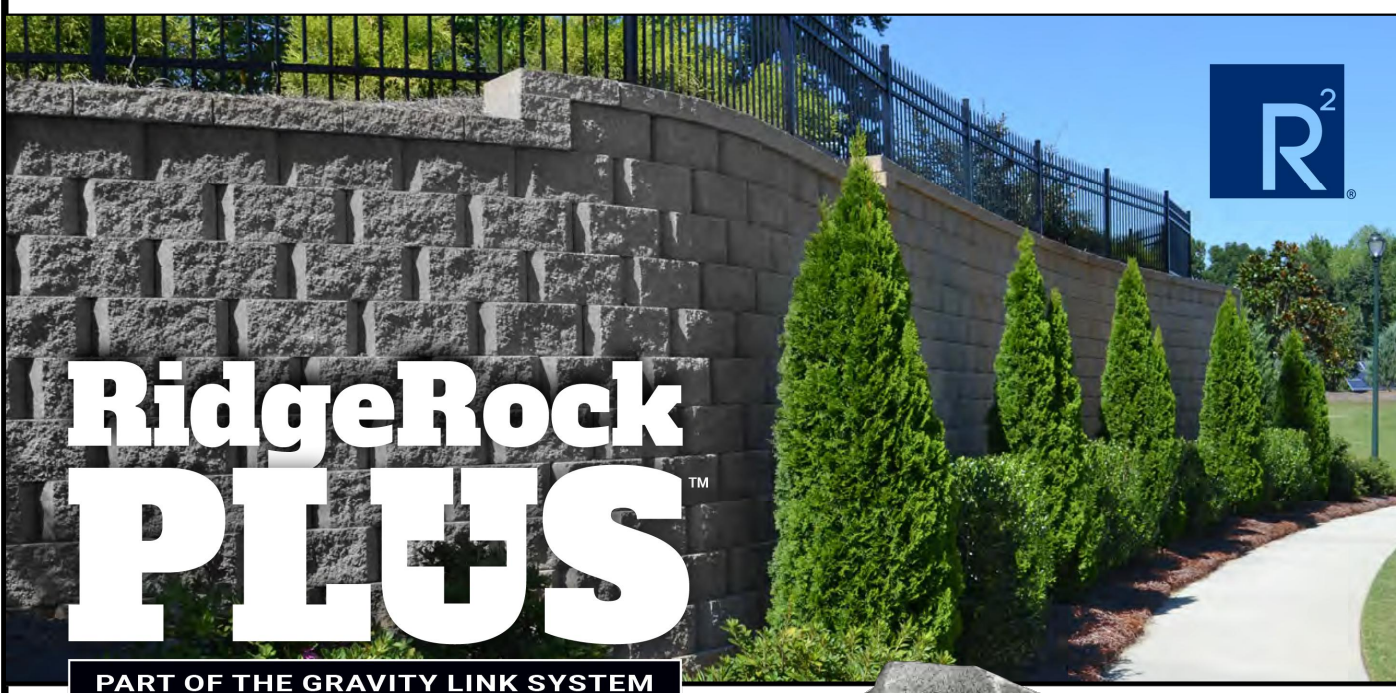
LEGEND

	EX. BOUNDARY LINE
	PROP. RIGHT-OF-WAY LINE
	PROP. BOUNDARY LINE
	SETBACK/BUFFER LINE
	EASEMENT LINE
	PROPOSED FENCE LINE
	PROPOSED TREE LINE
	EX. WETLANDS
	EXISTING TREE COVER AREA
	CONCRETE DRIVE SECTION
	STANDARD DUTY PAVEMENT SECTION



ZMA-4-26

PLAN PREPARED BY: FIRM # C-27901		PLAN PREPARED FOR:		5909 Farmwell Road, Knightdale, NC 27610 — Wake County		ADAMS ASSEMBLAGE PUD		MASTER PLAN FOR BEACON PARTNERS		SITE PLAN						51 Kilmorye Drive, Suite 102 Cary, North Carolina 27513 ph 919.484.6990 fax 919.236.3121 ENGINEERS & SURVEYORS	
Issue Dates:		08/21/2026 — Master Plan Submitted #1		Date: 08/21/2026 Scale: 1" = 50'		Drawn By: AMK		Checked By: JRR		Project Number: 26—0025—504		Drawing Number: C.3.0					



Countless Applications

RidgeRock Plus™ is a revolutionary product that solves your reinforced wall application requirements while also being the linchpin for the RidgeRock Gravity Link System. One product, multiple retaining wall solutions.

Installation Benefits

RidgeRock Plus™ utilizes the same patented Flexible Wing Positioning System (FWPS) as its RidgeRock counterparts. The FWPS mechanism provides flexibility in constructing radii without the loss of shear resistance and provides movement from left to right when needed to align with adjacent blocks. The FWPS system allows wall construction without the need for pins or clips. The integral connection mechanism offers engineers and architects peace of mind that shear will not be lost, and reduces time and effort requirements for contractors.

The PLUS design allows the product to be used with our Gravity Link™ system, as well as full integration with our RidgeRock II™ and MAXIM™ products. The product can be used with or without geogrid, depending upon application.

Finally, a product that can be switched at will to accommodate limited space constraints and no geogrid applications and easily converted to a standard geogrid reinforced wall when applications allow it.



The RidgeRock Plus™ Positioning Lug
on the bottom of the block provides remarkable shear capacity while allowing maneuverability for difficult installations.

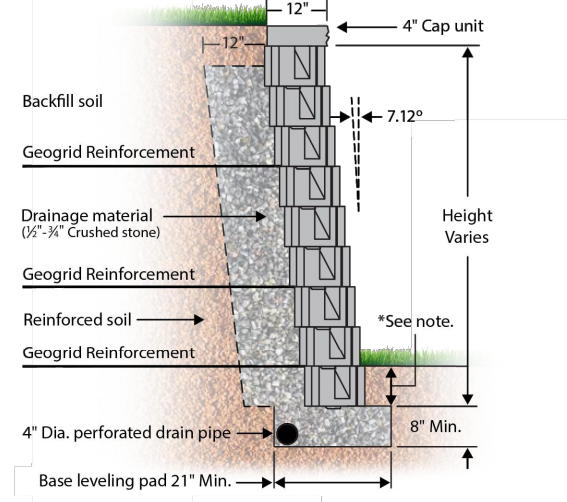


Our Patented Gravity Link™ Channel
provides anchoring at the rear of the unit and provides the ability to connect to other products in a Gravity Link application.

RidgeRock PLUS Structural Benefits

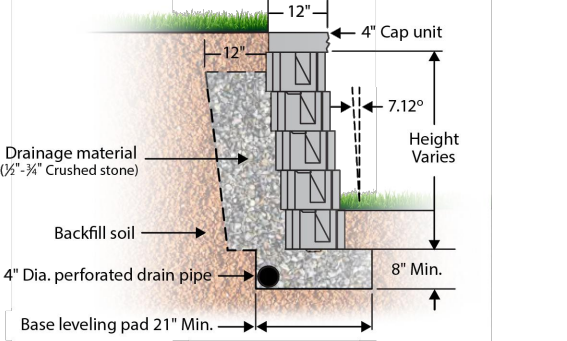
The benefit of RidgeRock Plus™ is its ability to stand alone or be used in conjunction with Link Blocks allowing design and construction of walls in a variety of applications. RidgeRock Plus™ can be used with or without geogrid, and can seamlessly transition between gravity and grid applications within the same wall. The most versatile product in the RidgeRock lineup, the PLUS unit can be combined with any RidgeRock facing unit in the same wall, can be used with or without geogrid, and connected to RidgeRock Link block to create a Gravity Link Wall.

Reinforced Wall Detail



* Embedment below grade varies with condition in front of wall. 6" Minimum.

Gravity Wall Detail



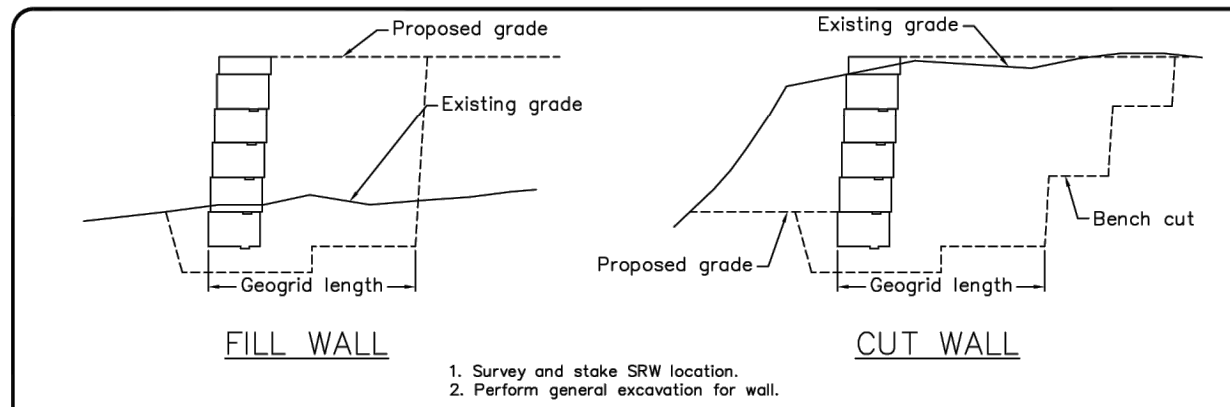
RidgeRock Retaining Walls
704-504-3358 office / 704-504-3038 fax
670 Griffith Road / Charlotte, NC 28217
PO Box 241233 28224
RidgeRock.com

Design Aesthetics

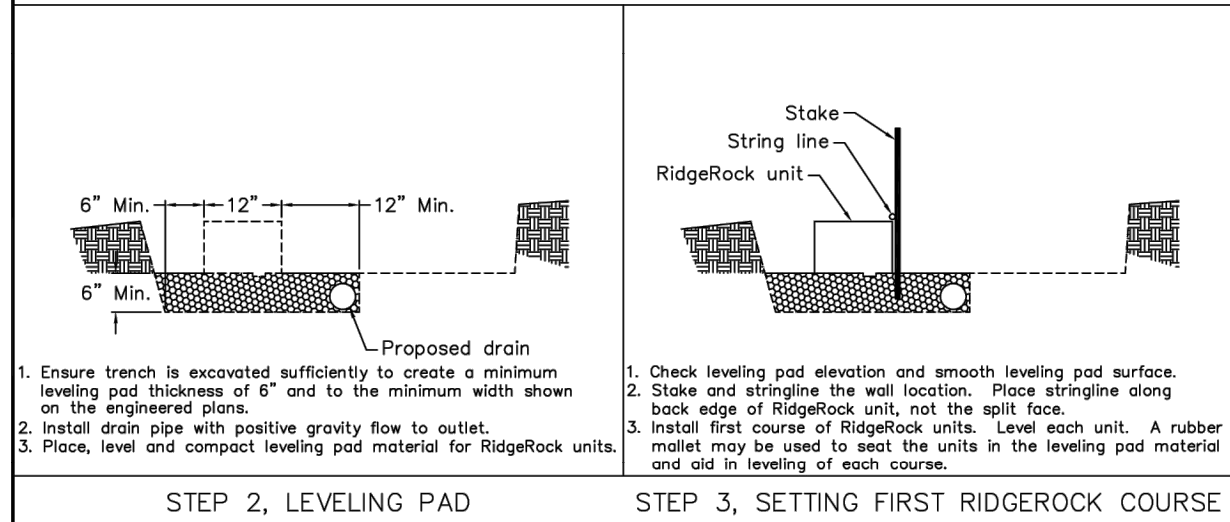
Available in Straight or Beveled face, the split face rock texture provides a natural appearance with the option of clean straight lines, or softer shadowed effects. Multiple color choices provide the opportunity to integrate in multiple landscapes and the Belgado face option provides a multi-size unit solution for a higher end look and feel.

Specifications	
Weight (Empty)	74 lbs
Height	8 inches
Depth (front to back)	12 inches
Width (left to right)	18 inches
Face coverage	1.0 sq.ft.
Setback per course	1 inch

*Weight, setback and other dimensions may vary by region. Contact your local representative for specifications and availability. Patent Nos. 10,907,350, 6,166,354, 6,474,036, 8,341,315. Other patents pending.

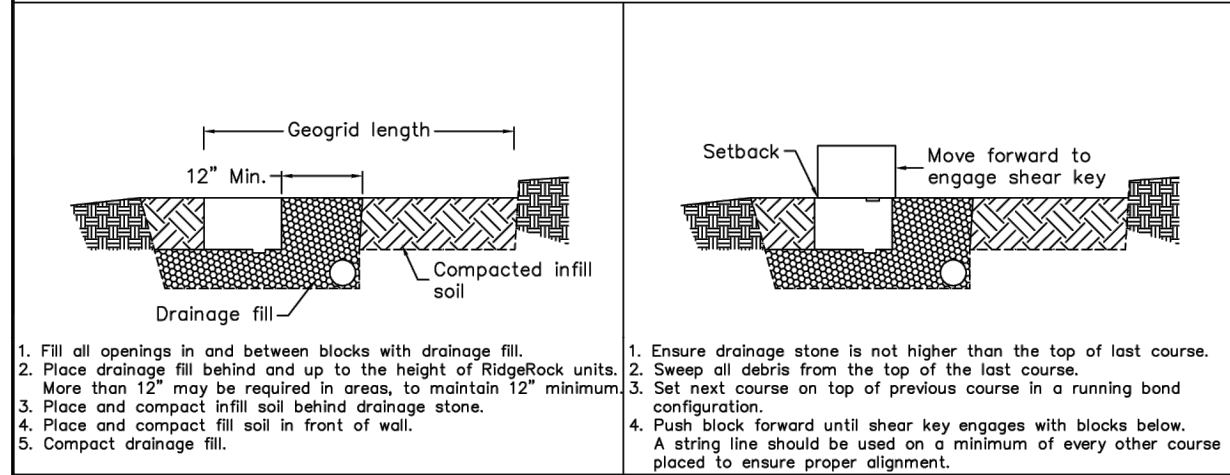


STEP 1, WALL LAYOUT AND GENERAL EXCAVATION



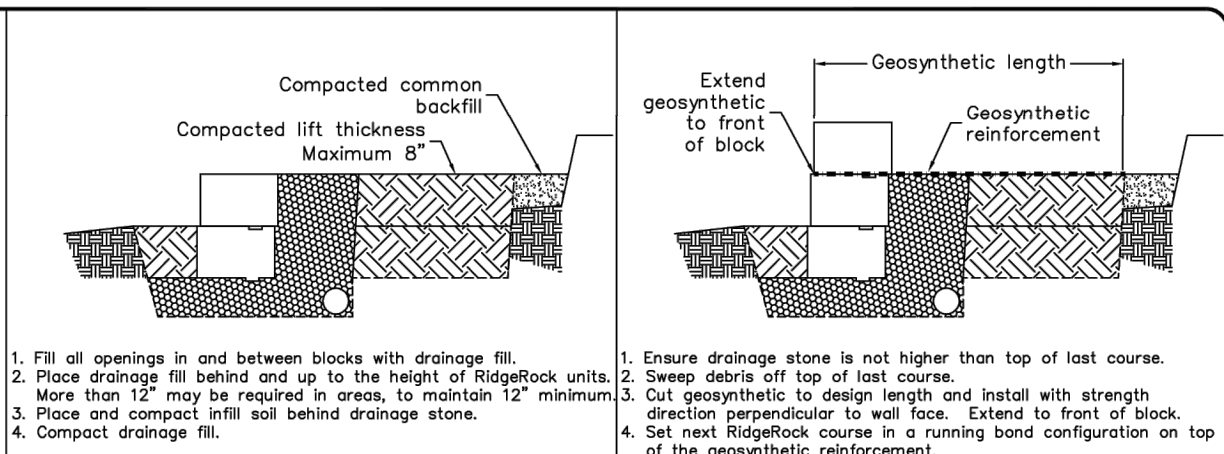
STEP 2, LEVELING PAD

STEP 3, SETTING FIRST RIDGEROCK COURSE

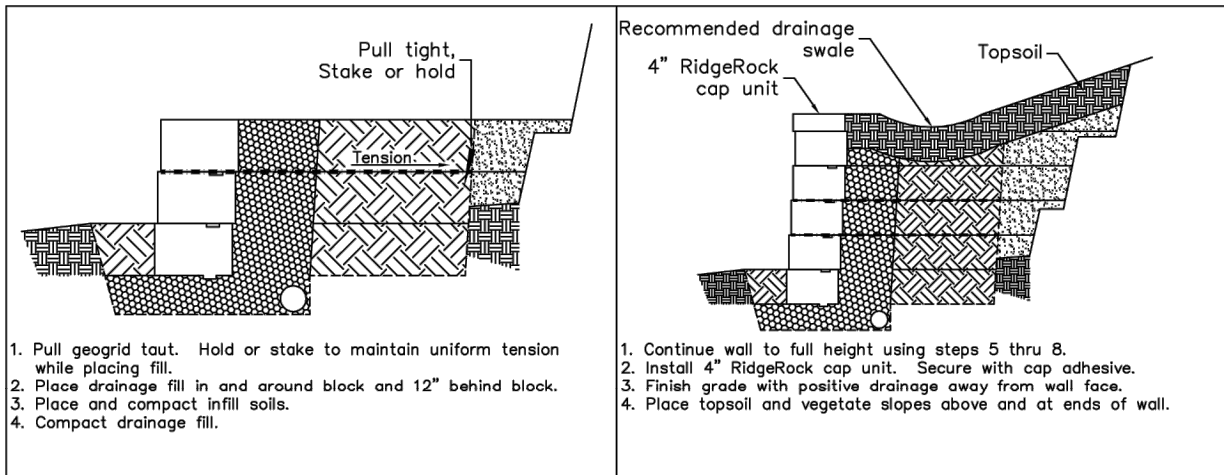


STEP 4, BACKFILLING FIRST COURSE

STEP 5, SETTING NEXT RIDGEROCK COURSES



STEP 6, FILL PLACEMENT ON NEXT COURSES



STEP 8, BACKFILLING OVER GEOSYNTHETIC

STEP 9, COMPLETE THE WALL

RIDGEROCK RETAINING WALL INSTALLATION PROCEDURE

RIDGEROCK DETAILS

1 of 1
SHEET NO.

9/2023
DATE

R² RidgeRock Retaining Walls, LLC
P.O. Box 241233
Charlotte, NC 28224
704-504-3358
Fax: 504-3038

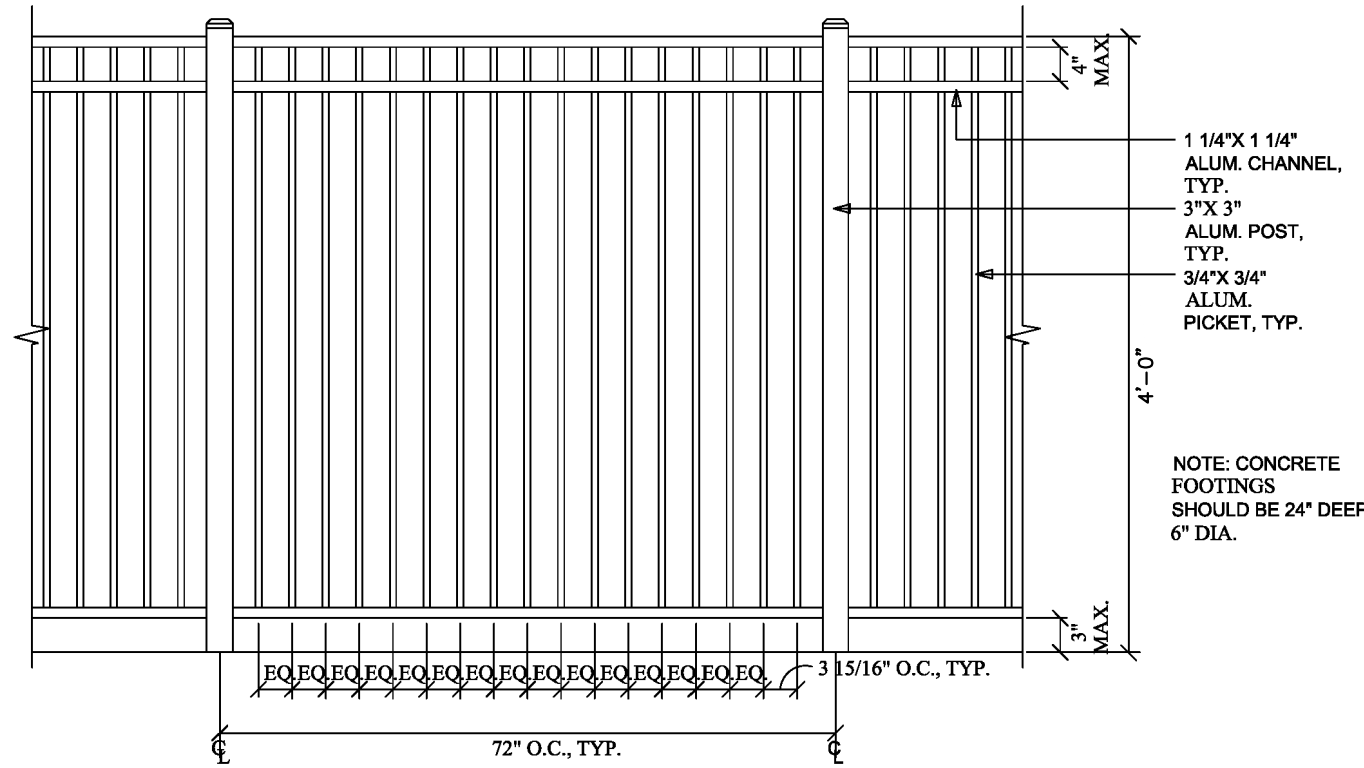


RETAINING WALL COLOR SAMPLE

DETAILS SHOWN ON THIS DRAWING ARE FOR GENERAL INFORMATION ONLY.
FINAL DESIGN SHALL BE PER SOILS REPORT & WALL SUPPLIER ENGINEER

SEGMENTAL MASONRY RETAINING STRUCTURE MATERIALS MUST BE AN INTEGRAALLY TINTED MEDIUM OR DARK BROWN OR RUST COLOR

COLOR SELECTION: MEDIUM BROWN



FENCING

SCALE: NONE

NOTE: FENCE SHALL BE 4'-FEET IN HEIGHT, SEE DRAWING FOR LOCATION. ALL FENCE SHALL BE FLAT TOP "ASCOT" STYLE FENCE SUPPLIED BY ALUMI-GUARD, OR APPROVED EQUAL. FENCE SHALL BE MADE OF ALUMINUM AND PAINTED BLACK.

RETAINING WALL FENCE DETAIL

(NO SCALE)

PLAN PREPARED BY: FIRM # C-2798

PLAN PREPARED FOR:

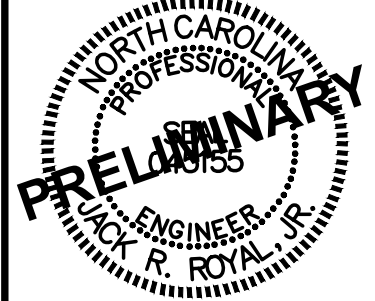
BEACON PARTNERS
500 East Woodland St.
Suite 200
Charlotte, North Carolina 28219
Tel: 704.592.7757
fax: 704.598.6155

5903 Formwell Road, Knightdale, NC 27610 - Wake County

ADAMS ASSEMBLAGE PUD

MASTER PLAN
FOR
BEACON PARTNERS

SITE DETAILS



08/21/2026

Issue Dates:
08/21/2026 - Master Plan Submittal #1

Date: 08/21/2026

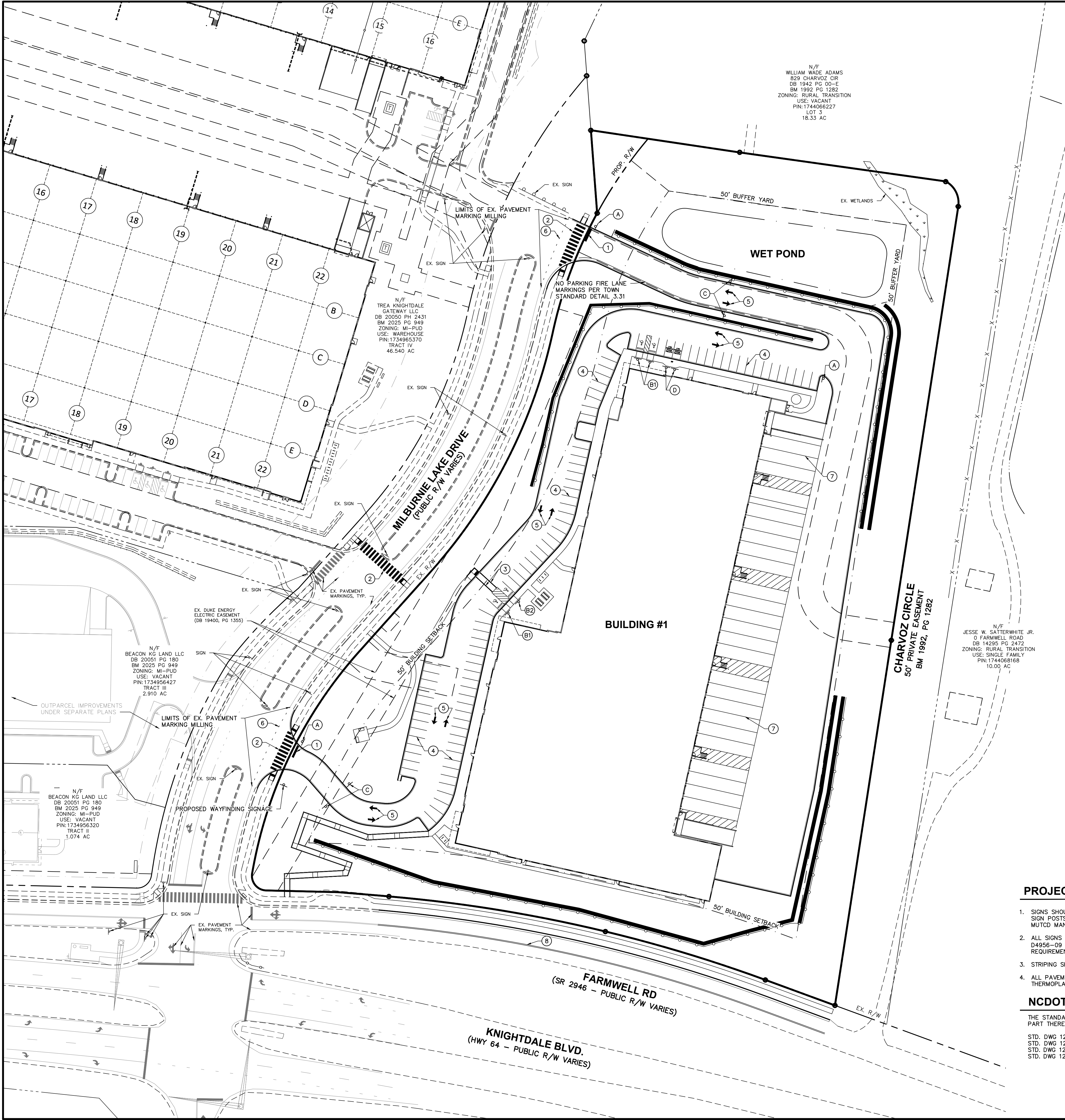
Scale: AS NOTED

Drawn By: AMK
Checked By: JRR

Project Number:
26-0025-504

Drawing Number:
C.3.2

ZMA-4-26



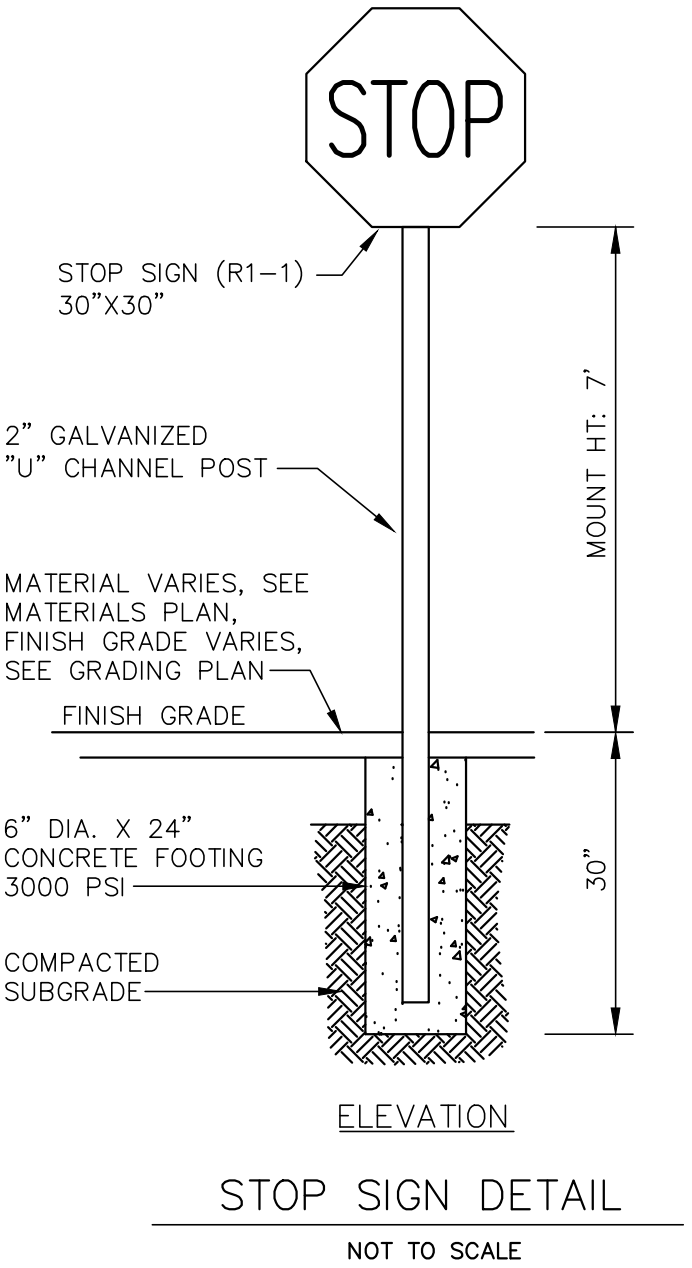
N/F
WILLIAM WADE ADAMS
829 CHARVOZ CIR
DB 1942 PG 00-E
BM 1992 PG 1282
ZONING: RURAL TRANSITION
USE: VACANT
PIN: 1744066227
LOT 3
18.33 AC

N/F
TREA KNIGHTDALE
GATEWAY LLC
DB 20050 PH 2431
BM 2025 PG 949
ZONING: MI-PUD
USE: WAREHOUSE
PIN: 1734956370
TRACT IV
46.540 AC

N/F
BEACON KG LAND LLC
DB 20051 PG 180
BM 2025 PG 949
ZONING: MI-PUD
USE: VACANT
PIN: 1734956427
TRACT III
2.910 AC

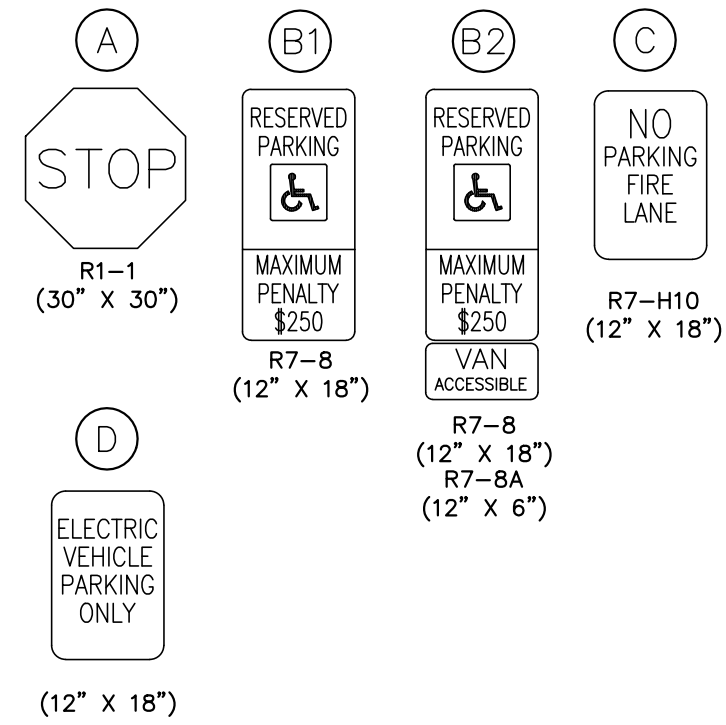
N/F
BEACON KG LAND LLC
DB 20051 PG 180
BM 2025 PG 949
ZONING: MI-PUD
USE: VACANT
PIN: 1734956320
TRACT II
1.074 AC

N/F
JESSE W. SALTERWHITE JR.
0 FARMWELL ROAD
DB 14295 PG 2472
ZONING: RURAL TRANSITION
USE: SINGLE FAMILY
PIN: 1744068168
10.00 AC



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 ARROW
- 6 4" WHITE DOTTED LINE
- 7 4" YELLOW LINE
- 8 4" DOUBLE YELLOW LINE



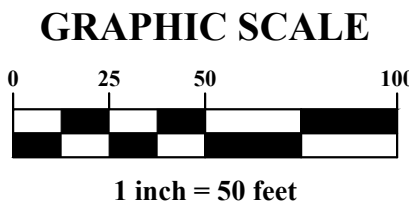
PROJECT NOTES

- SIGNS SHOULD BE LABELED PER PART 2 OF THE 2025 MUTCD MANUAL. SIGN POSTS AND MOUNTING HEIGHTS SHALL BE PER PART 2 OF THE 2025 MUTCD MANUAL.
- ALL SIGNS SHALL HAVE REFLECTIVE SHEETING IN ACCORDANCE WITH ASTM D4956-09 WHICH MEETS MUTCD'S NEW SIGN RETROREFLECTIVITY REQUIREMENTS
- STRIPING SHALL BE INSTALLED PER PART 3 OF THE 2025 MUTCD MANUAL.
- ALL PAVEMENT MARKINGS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC.

NCDOT ROADWAY STANDARD DRAWING LIST

THE STANDARD CONSTRUCTION DRAWINGS LISTED ON THESE PLANS SHALL BE A PART THEREOF.

STD. DWG 1205.01 SHEET 1 OF 2
STD. DWG 1205.01 SHEET 2 OF 2
STD. DWG 1205.07 SHEET 1 OF 2
STD. DWG 1205.08 SHEET 1 OF 9



ZMA-4-26

PLAN PREPARED BY: FIRM # C-2798

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

PLAN PREPARED FOR:

BEACON PARTNERS
500 East Woodleaf St.
Charlotte, North Carolina 28219
tel. 704.597.7722 fax 704.598.6335

5903 Farmwell Road, Knightdale, NC 27610 -- Wake County

ADAMS ASSEMBLAGE PUD

MASTER PLAN FOR BEACON PARTNERS

SIGNAGE AND MARKING PLAN

08/21/2026

Issue Dates:

08/21/2026 -- Master Plan Submittal #1

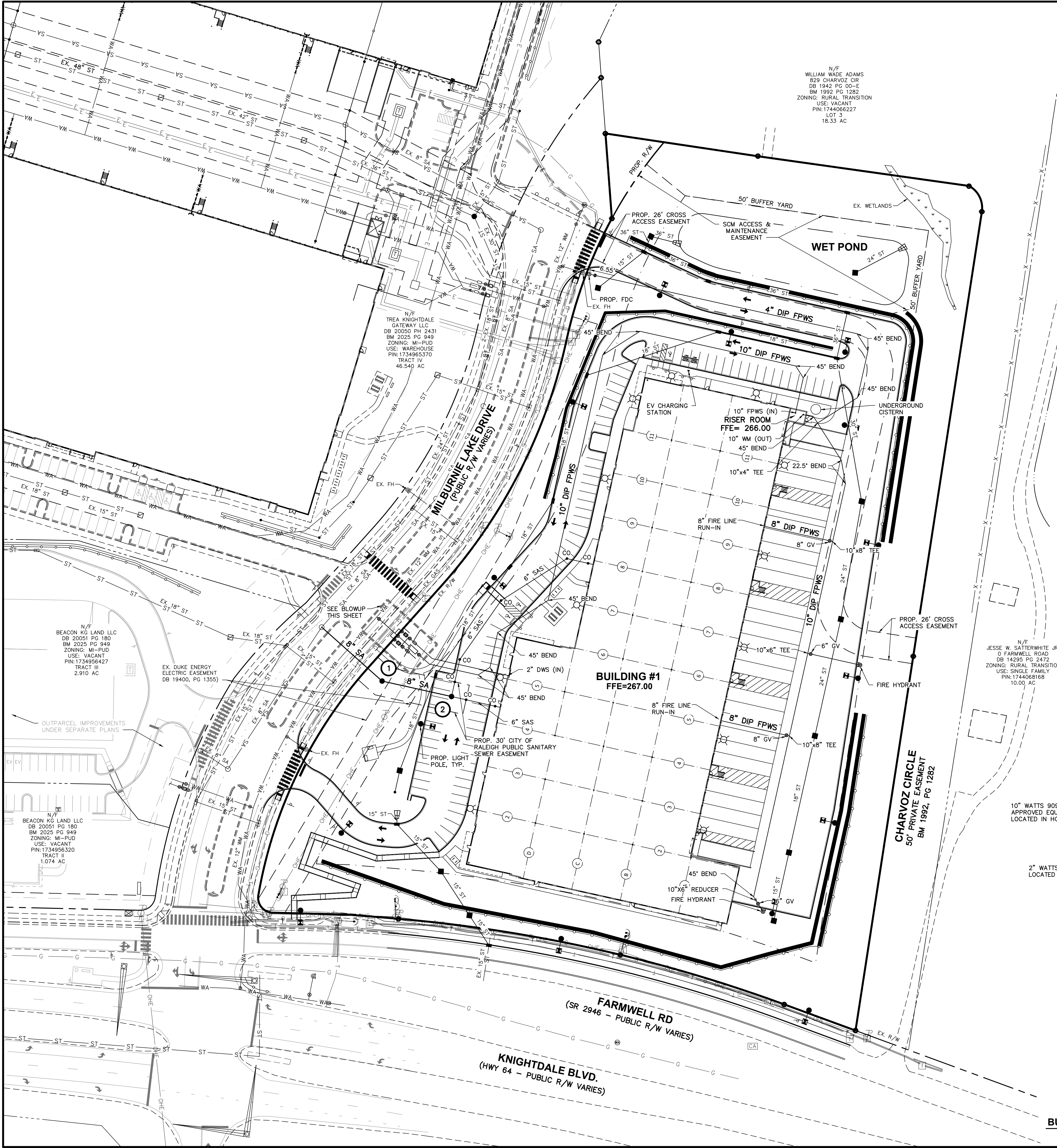
Date: 08/21/2026
Scale: 1" = 50'

Drawn By: AMK
Checked By: JRR

Project Number:
26-0025-504

Drawing Number:
C.3.3

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TOWN OF KNIGHTDALE WATER ALLOCATION POLICY

REQUIRED POINTS FOR WATER ALLOCATION:	50 POINTS
TOWN OF KNIGHTDALE WATER ALLOCATION POLICY CALCULATIONS ARE SHOWN BELOW:	
ALL OTHER USES NOT CATEGORIZED (POINTS EARNED):	30 BASE POINTS
SECTION 2B - PARKING LOTS AND STORMWATER CONTROL MEASURE	
STORMWATER - UNDERGROUND CAPTURE SYSTEM (CISTERN)	5 POINTS
STORMWATER - BIORETENTION	5 POINTS
SECTION 2C - BUILDING/SITE DESIGN	
EXCLUSIVE USE OF NATIVE LANDSCAPE SPECIES	5 POINTS
SECTION 3 - OUTDOOR ENHANCEMENT	
INSTALLATION OF WAYFINDING/TOWN SIGNAGE	2 POINTS
ENHANCED ROADSIDE LANDSCAPING AND HARDSCAPING	2 POINTS
TOTAL POINTS:	50 POINTS

WATER & SEWER

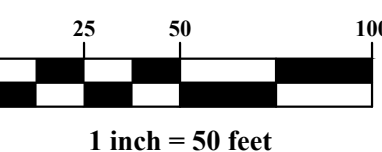
- CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF EXISTING PUBLIC UTILITIES PRIOR TO ANY EXCAVATIONS, GRADING, OR INSTALLATION OF UNDERGROUND UTILITIES ON OR ADJACENT TO THE PROJECT.
- BUILDING WILL BE CONNECTED TO THE CITY OF RALEIGH WATER AND SANITARY SEWER SYSTEMS.
- ALL SANITARY SEWER 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 PLAT.
- NO SERVICES SHALL BE BENT OR INSTALLED IN SUCH A WAY THAT DOES NOT COMPLY WITH CITY STANDARDS.

STANDARD UTILITY NOTES (AS APPLICABLE)

UPDATED JAN. 2025

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS 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 MAIN PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATION.
 - 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 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORMDRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUS DETAILS W-41 & S-49).
 - IF 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.
- DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVELING PRIVATE PROPERTY.
- 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.
- SEWER BYPASS PUMPING - A BYPASS PLAN SEALED BY AN NC PROFESSIONAL ENGINEER SHALL BE PROVIDED TO RALEIGH WATER PRIOR TO PUMPING OPERATIONS FOR APPROVAL. THE OPERATIONS AND EQUIPMENT SHALL COMPLY WITH THE PUBLIC UTILITIES HANDBOOK.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 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 INCLUDED ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS PROCEDURE.
- INSTALL WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' 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.
- INSPECTIONS OF 4" AND LARGER WATER MAINS OF THE PRIVATE DISTRIBUTION SYSTEM WILL BE INSPECTED AS PART OF THE INFRASTRUCTURE PERMIT.
- PRIVATE SEWER MAINS AS PART OF A COLLECTION SYSTEM ARE PERMITTED AND INSPECTED UNDER THE PRIVATE INFRASTRUCTURE PERMIT FOR SEWER.
- ANY WATER OR SEWER SERVICES ON PRIVATE PROPERTY THAT WILL BE INSTALLED UNDER CONSTRUCTION DRAWINGS MAY REQUIRE A PLUMBING UTILITY PERMIT IN THE CITY OF RALEIGH. CONSULT WITH THE ENGINEERING INSPECTION COORDINATOR DURING THE PRE-CONSTRUCTION MEETING ON THE NECESSARY PERMITS.
- INSTALL SEWER SERVICES WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED PER THE CURRENT NC PLUMBING CODE.
- PRESSURE REDUCING VALVED 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 NCDOW, 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 RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC AND/OR BUILDING PERMIT. CONTACT (919) 996-4516 OF FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION REQUIREMENTS:
 - CROSS-CONNECTION PROTECTION DEVICES ARE REQUIRED BASED ON THE DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA.
 - THE DEVICES SHALL MEET THE AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS AND BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
 - THE DEVICE AND INSTALLATION SHALL MEET THE GUIDELINES OF APPENDIX A - GUIDELINES AND REQUIREMENTS OF THE CROSS CONNECTION PROGRAM IN RALEIGH SERVICE AREA.
 - THE DEVICES SHALL BE INSTALLED & TESTED (BOTH, INITIAL & PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT CROSSCONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
- NOTICE FOR PROJECTS THAT INVOLVE AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT, ANY CITY REIMBURSEMENT GREATER THAN \$250,000.00 MUST UNDERGO THE PUBLIC BIDDING PROCESS.
- PRIVATE SUB-METERING - NO RELEASE OF WATER SHALL OCCUR WITHOUT THE APPROVAL OF THE NORTH CAROLINA UTILITY COMMISSION. SUB-METERING SHALL BE IN ACCORDANCE WITH SECTION 1400 OF THE "SAFE DRINKING WATER ACT"

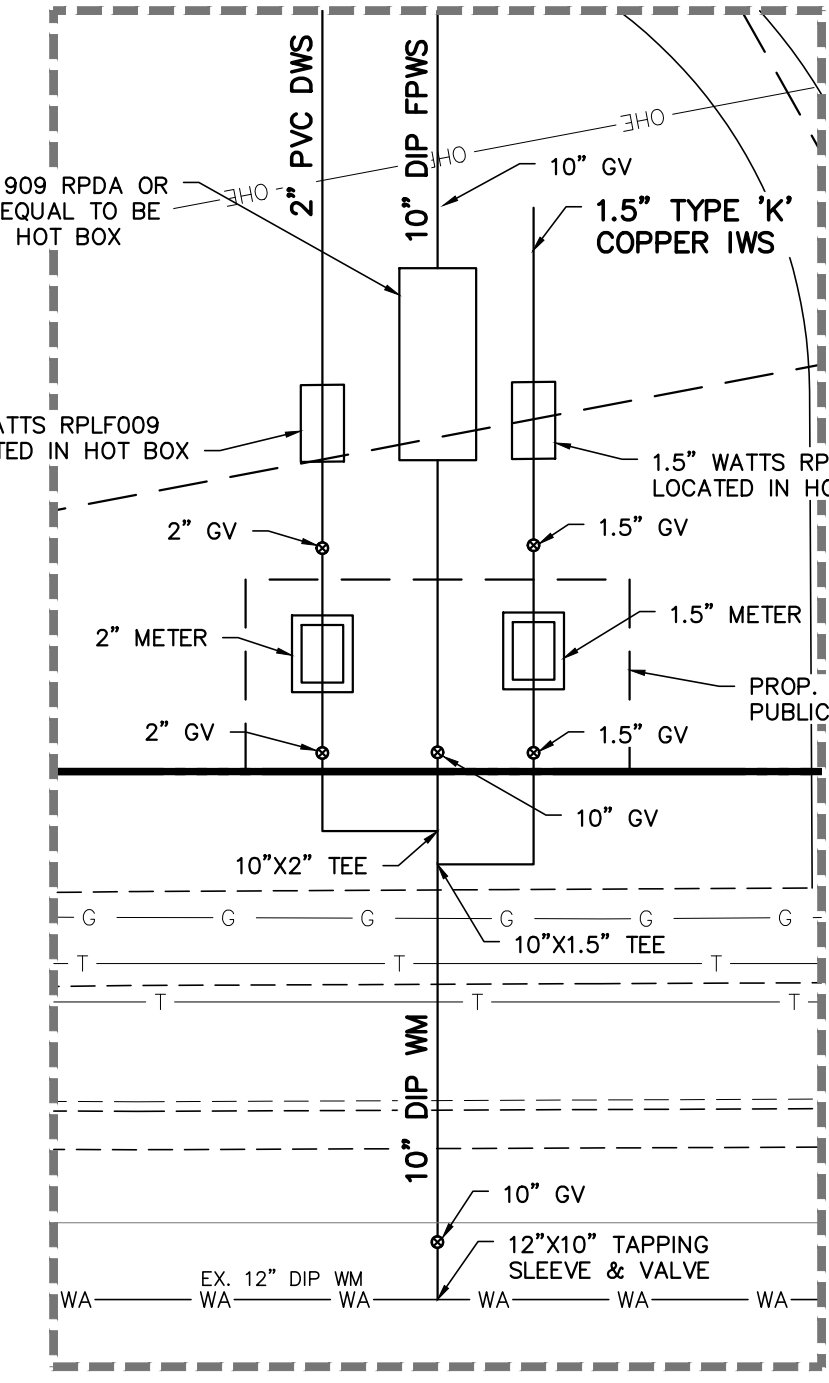
GRAPHIC SCALE



LEGEND

	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATER MAIN
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN

ZMA-4-26



BUILDING DOMESTIC/FIRE WATER TAP DETAIL

SCALE: 1" = 10'

PLAN PREPARED BY: FIRM # C-2798

51 Kilmoyne Drive, Suite 102
Cary, North Carolina 27511
ph 919.481.6590
fax 919.336.5127

ADVANCED
CIVIL DESIGN
ENGINEERS & SURVEYORS

PLAN PREPARED FOR:

BEACON PARTNERS
500 East Woodland St.
Suite 200
Chattahoochee, North Carolina 28219
tel. 704.592.7722
fax 704.598.6135

5903 Farmwell Road, Knightdale, NC 27610 - Wake County

ADAMS ASSEMBLAGE PUD
MASTER PLAN
FOR
BEACON PARTNERS
UTILITY PLAN

NC Grid NAD 83
(2011 Adjustment)

PRELIMINARY
PROFESSIONAL ENGINEER
FOR R/W, ROW, & R/R

08/21/2026

Issue Dates:

08/21/2026 - Master Plan Submittal #1

Date: 08/21/2026
Scale: 1" = 50'

Drawn By: AMK
Checked By: JRR

Project Number:
26-0025-504

Drawing Number:
C.4.0



GENERAL NOTES

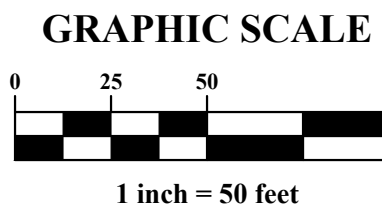
1. WETLAND LOCATIONS, STREAMS, AND BUFFER DETERMINATIONS PROVIDED BY ATLAS ENVIRONMENTAL.
2. NO HISTORIC BUILDING OBSERVED ON THE SITE.
3. NO FREE STANDING OR OPEN-GROWN OR FIELD GROWN TREES OBSERVED.
4. BASED ON FIELD OBSERVATIONS AND THE REVIEW OF AVAILABLE DATA, PROTECTED SPECIES WERE NOT IDENTIFIED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

FLOOD NOTE

THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ZONE AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE PANEL NO. 3720174400K, EFFECTIVE ON JULY 19, 2022, IN WAKE COUNTY NORTH CAROLINA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

LEGEND

	PROPOSED STORM SEWER		SURFACE FLOW ARROW
	EXISTING STORM SEWER		PROPOSED BY SEPARATE PLAN GROUND ELEVATION
	EXISTING WATER MAIN		PROPOSED BY SEPARATE PLAN TOP CASTING
	EXISTING SANITARY SEWER		PROPOSED GROUND ELEVATION
	PROPOSED CONTOUR		PROPOSED TOP OF CURB
	EXISTING CONTOUR		PROPOSED TOP CASTING
	SILT & TREE PROTECTION FENCE / LOD		
	TREE PROTECTION FENCE / LOD		
	SILT FENCE / LOD		
	LIMITS OF DISTURBANCE		



ZMA-4-26

PLAN PREPARED BY: FIRM # C-2798

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

PLAN PREPARED FOR:

BEACON PARTNERS
500 East Woodland St.
Charlotte, North Carolina 28219
Tel: 704.587.7722 Fax: 704.586.6335

5903 Farmwell Road, Knightdale, NC 27610 - Wake County

ADAMS ASSEMBLAGE PUD

MASTER PLAN
FOR
BEACON PARTNERS

GRADING PLAN

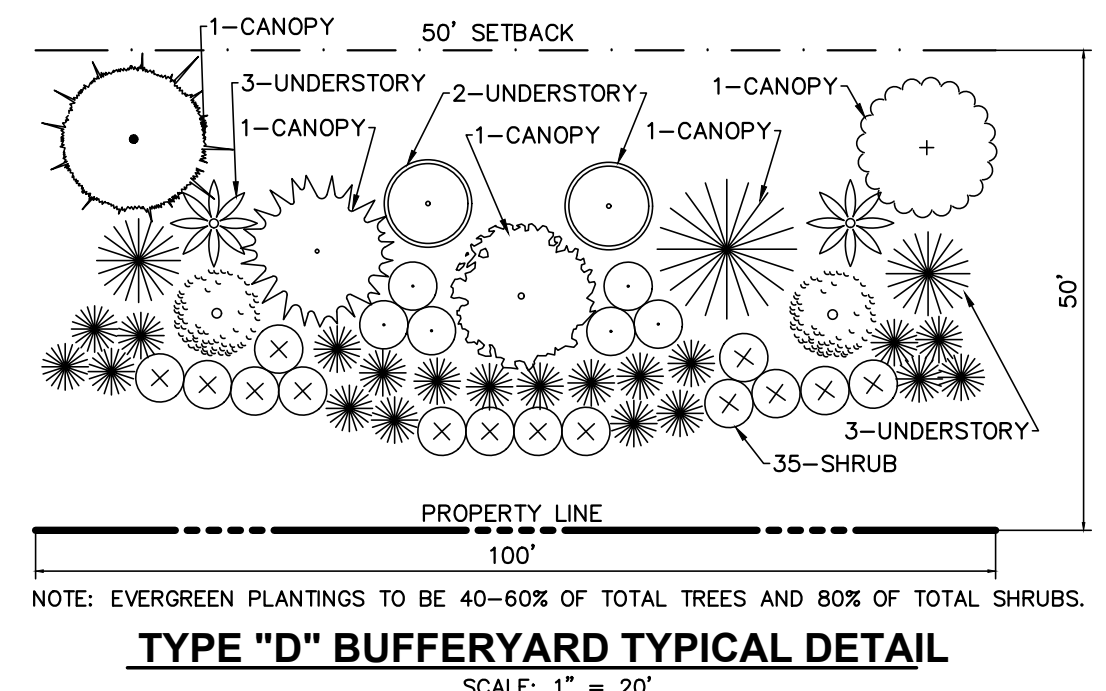
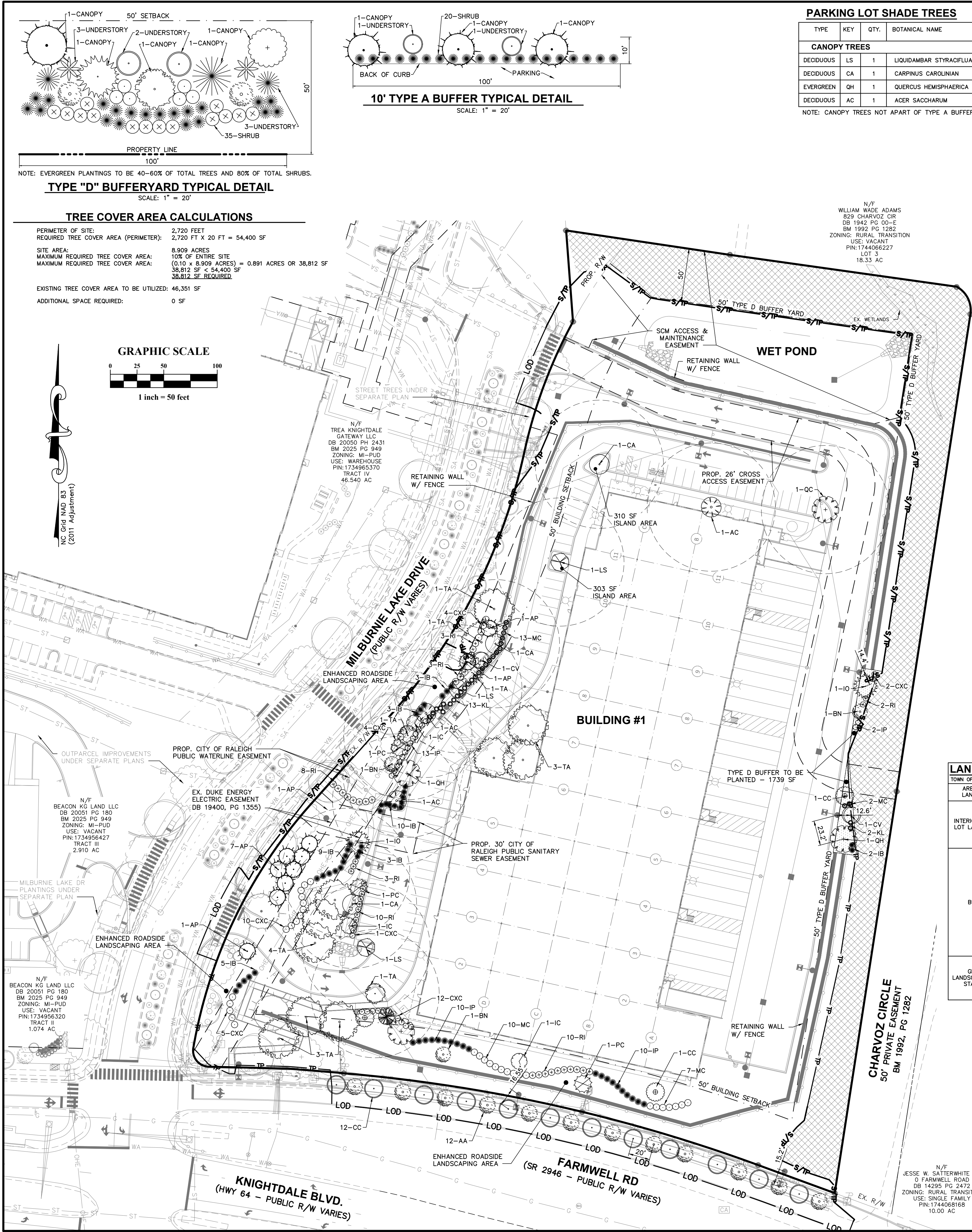
Issue Dates:
08/21/2026 - Master Plan Submittal #1

Date: 08/21/2026
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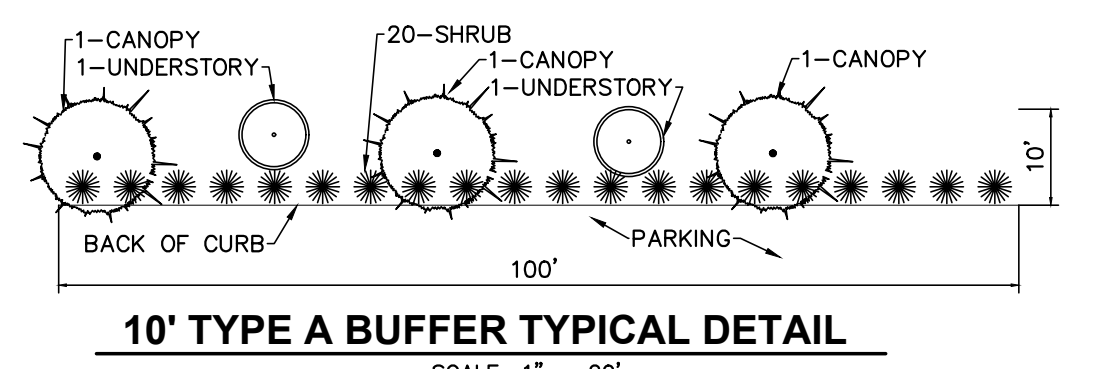
Drawn By: AMK
Checked By: JRR

Project Number:
26-0025-504

Drawing Number:
C.5.0



TYPE "D" BUFFER YARD TYPICAL DETAIL
SCALE: 1" = 20'



10' TYPE A BUFFER TYPICAL DETAIL
SCALE: 1" = 20'

PARKING LOT SHADE TREES							
TYPE	KEY	QTY.	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE	ROOT	SYMBOL
CANOPY TREES							
DECIDUOUS	LS	1	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	2" CAL. & 8' HT.	B&B	
DECIDUOUS	CA	1	CARPINUS CAROLINIAN	AMERICAN HORNBEAM	2" CAL. & 8' HT.	B&B	
EVERGREEN	QH	1	QUERCUS HEMISPHERICA	LAUREL OAK	2" CAL. & 8' HT.	B&B	
DECIDUOUS	AC	1	ACER SACCHARUM	SUGAR MAPLE	2" CAL. & 8' HT.	B&B	

NOTE: CANOPY TREES NOT APART OF TYPE A BUFFER.

NOTE: CANOPY TREES NOT APART OF TYPE A BUFFER.

N/F
WILLIAM WADE ADAMS
829 CHARVOZ CIR
DB 1942 PG 00-E
BM 1992 PG 1282
ZONING: RURAL TRANSITION
USE: VACANT
PIN: 1744066227
LOT 3
18.33 AC

BUFFER PLANTINGS NOTE:
EXISTING VEGETATION IN BUFFERS IS TO BE PRESERVED TO THE FULLEST EXTENT PRACTICABLE AND SUPPLEMENTED ONLY AS NEEDED IN ORDER TO MEET THE REQUIREMENTS OF EACH BUFFER TYPE.

LANDSCAPE REQUIREMENTS & CALCULATIONS						
TOWN OF KNIGHTDALE UDO (JULY 21, 2021)						
AREA TO BE LANDSCAPED	CODE REQUIREMENT	LOCATION	SQUARE FEET/ LINEAR FEET/LOTS	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED	CODE SECTION
INTERIOR PARKING LOT LANDSCAPING	-NO PARKING SPACE SHALL BE MORE THAN SIXTY (60) FEET FROM THE BASE OF A DECIDUOUS CANOPY TREE. IN ADDITION, LANDSCAPE AREAS SHALL BE PROVIDED AT THE END OF EACH PARKING ROW AND SHALL CONTAIN A DECIDUOUS CANOPY TREE. -DECIDUOUS CANOPY TREES TO BE PLANTED SO THAT ENTIRE PARKING LOT IS SHADED. EACH CANOPY TREE SHALL RECEIVE 300 SF OF GROUND AREA FOR ROOT GROWTH WHICH SHALL BE SEPARATED FROM PARKING SPACES BY AN EIGHTEEN (18) INCH STANDARD CURB AND GUTTER.	-THROUGHOUT SITE	N/A	AS NEEDED	-4 CANOPY TREES	7.J
BUFFERS	10' TYPE A: REQUIRED: SEMI-OPAQUE SCREEN FROM GROUND TO 4 FEET AND INTERMITTENT VISUAL OBSTRUCTIONS FROM 4 TO 30 FEET WITH OPENINGS NO GREATER THAN 20 FEET. FOR EVERY ONE HUNDRED (100) LINEAR FEET, THERE SHALL BE AT LEAST THREE (3) CANOPY TREES, TWO (2) UNDERSTORY TREES, AND TWENTY (20) SHRUBS. DEPENDING ON THE SPECIES CHOSEN, ADDITIONAL TREES OR SHRUBS MAY BE NECESSARY TO MEET THE SCREENING PERFORMANCE STANDARD AS STATED ABOVE.	-WEST OF PARKING LOT WHERE APPLICABLE	3,879 SF/ 388 LF	-12 CANOPY TREES -8 UNDERSTORY TREES -78 SHRUBS	-12 CANOPY TREES -8 UNDERSTORY TREES -78 SHRUBS	7.I.2
	50' TYPE D: REQUIRED: OPAQUE SCREEN FROM GROUND TO A HEIGHT OF 30 FEET WITH NO OPENINGS. FOR EVERY ONE HUNDRED (100) LINEAR FEET, THERE SHALL BE AT LEAST FIVE (5) CANOPY TREES, EIGHT (8) UNDERSTORY TREES, AND THIRTY-FIVE (35) SHRUBS. DEPENDING ON THE SPECIES CHOSEN, ADDITIONAL TREES OR SHRUBS MAY BE NECESSARY TO MEET THE SCREENING PERFORMANCE STANDARD AS STATED ABOVE.	-EAST PROPERTY LINE -NORTH PROPERTY LINE	1,739 SF/ 35 LF	-2 CANOPY TREES -5 UNDERSTORY TREES -12 SHRUBS	-2 CANOPY TREES -5 UNDERSTORY TREES -12 SHRUBS	7.I.5
GENERAL LANDSCAPE DESIGN STANDARDS	- EVERGREEN TREE: 6' MIN HT & 2" MIN CAL AT INSTALLATION - MULTI-STEMMED TREE: 8' MIN HT & HAVE AT LEAST 3 STALKS - CANOPY TREE: 8' MIN HT & 2" MIN CALIPER AT INSTALLATION - UNDERSTORY TREE: 6' MIN HT & 1.25" MIN CALIPER AT INSTALLATION - SHRUBS: 18" MIN HT & 3 GAL AT INSTALLATION, MINIMUM SPREAD 12"-15"	-THROUGHOUT SITE	N/A	N/A	N/A	7.G.1.A

LEGEND

- SILT & TREE PROTECTION FENCE / LOD
- TREE PROTECTION FENCE / LOD
- LIMITS OF DISTURBANCE
- TYPE A BUFFER YARD PLANTING AREA
- TYPE D BUFFER YARD PLANTING AREA
- Existing Tree Cover Area
- Ex. Fence Line
- Ex. Property Line
- Property Line
- Ex. Wetlands

ZMA-4-26

Date: 08/21/2026
Scale: 1" = 50'

Drawn By: AMK
Checked By: JRR

Project Number:
26-0025-504

Drawing Number:
C.6.0

PLAN PREPARED BY: FIRM # C-2798

BEACON PARTNERS
CIVIL DESIGN
ENGINEERS & SURVEYORS

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5903 Farmwell Road, Knightdale, NC 27610 - Wake County

ADAMS ASSEMBLAGE PUD
MASTER PLAN
FOR
BEACON PARTNERS
LANDSCAPE PLAN

PROFESSIONAL SEAL
NORTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
NO. 1744066227
JULY 21, 2021

Issue Dates:
08/21/2026 - Master Plan Submittal #1

Date: 08/21/2026
Scale: 1" = 50'

Drawn By: AMK
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Project Number:
26-0025-504

Drawing Number:
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SEEDING SCHEDULE		
MAXIMUM SLOPE 3:1		
SEEDING PERIOD	SEEDING TYPE	APPLICATION RATE (LBS./ACRE)
AUGUST 15 – NOVEMBER 01	TALL FESCUE	300
NOVEMBER 01 – MARCH 01	TALL FESCUE AND ABRUZZI RYE	25
MARCH 01 – APRIL 15	TALL FESCUE	300
APRIL 15 – JUNE 30	HULLED COMMON BERMOUDAGRASS	25
JULY 01 – AUGUST 15	TALL FESCUE AND *BROWNTOP MILLET OR *SORGHUM-SUDAN HYBRIDS	35
SLOPES 2:1 TO 3:1		
MARCH 01 – JUNE 01	BERGIA LESPEDeza (SCARIFIED) AND	50
MARCH 01 – APRIL 15	TALL FESCUE OR	120
MARCH 01 – JUNE 30	WEEDING LOVEGRASS OR HULLED COMMON BERMOUDAGRASS	25
JUNE 01 – SEPTEMBER 01	*TALL FESCUE AND *BROWNTOP MILLET OR *SORGHUM-SUDAN HYBRIDS	35
SEPTEMBER 01 – MARCH 01	BERGIA LESPEDeza (UNHULLED, UNSCARIFIED) AND	70
NOVEMBER 01 – MARCH 01	TALL FESCUE OR ABRUZZI RYE	25
TEMPORARY – RESEED ACCORDING TO OPTIMUM SEASON FOR DESIRED PERMANENT VEGETATION. DO NOT ALLOW TEMPORARY COVER TO GROW OVER 12" IN HEIGHT BEFORE MOWING. OTHERWISE FESCUE MAY BE SHADED OUT. CONSULT CONSERVATION ENGINEER OR SOIL CONSERVATION SERVICE FOR ADDITIONAL INFORMATION CONCERNING OTHER ALTERNATIVES FOR VEGETATION OF DENIED AREAS. THE ABOVE VEGETATION RATES ARE THOSE WHICH DO WELL UNDER LOCAL CONDITIONS, OTHER SEEDING RATE COMBINATIONS ARE POSSIBLE.		
GROUND COVER – WHEREVER LAND DISTURBING ACTIVITY IS UNDERTAKEN ON A TRACT COMPRISING MORE THAN ONE (1) ACRE, A GROUND COVER SUFFICIENT TO RESTRAIN EROSION MUST BE PLANTED OR PROVIDED WITHIN 15 WORKING DAYS OR 90 CALENDAR DAYS.		
GRADED SLOPES AND FILLS – WITHIN 15 WORKING DAYS OR 30 CALENDAR DAYS, OR COMPLETION OF ANY PHASE OF GRADING, WHICHEVER PERIOD IS SHORTER, SLOPES SHALL BE PLANTED OR OTHERWISE PROVIDED WITH GROUND COVER, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION.		
REVISIONS	TOWN OF KNIGHTDALE SEEDING SCHEDULE	
DATE	DESCRIPTION	STD. NO.
		2.01

NOTES:		
1. MACHINE COMPACTION OF ALL FILL IS REQUIRED. DIVERSIONS SUFFICIENT TO DIRECT ALL SEDIMENT-LADEN STORMWATER INTO A SEDIMENT CONTROL DEVICE MUST BE INSTALLED PRIOR TO CLEARING AND GRUBBING OF THE AREA (OR IN CONJUNCTION WITH THIS OPERATION IF SEDIMENT CONTROLS AND DIVERSIONS ARE INSTALLED AS EACH CRITICAL POINT IS REACHED).		
2. DIVERSIONS SHOULD BE LOCATED TO MINIMIZE DAMAGES BY CONSTRUCTION OPERATIONS.		
3. DIVERSIONS SHOULD BE SEEDED AND MULCHED IF THEY ARE TO REMAIN IN PLACE OVER 30 DAYS.		
4. CHECK DEVICE AFTER EACH RAIN, BUT ONCE A WEEK REGARDLESS. REPAIR AS NECESSARY.		
SLOPE 2:1 MAX		
NATURAL GROUND OR FILL OR CUT SLOPES		
BERM		
DITCH		
BERM/DITCH		
NOTE:		
POSITIVE GRADE MUST BE PROVIDED TO ASSURE DRAINAGE. IF SLOPE EXCEEDS 2% DEEP AND MULCH DIVERSION. TRY NOT TO EXCEED 60 INCH VERTICAL RISE. MAXIMUM DRAINAGE AREA = 5 ACRES WITHOUT SUPPORTING CALC. DIVERSIONS AT THE TOP OF SLOPES MUST EMPTY INTO AN APPROVED SLOPE DRAIN. BERM/DITCH IS MOST COMMONLY USED.		
REVISIONS	TOWN OF KNIGHTDALE TEMPORARY DIVERSION BERM/DITCH	
DATE	DESCRIPTION	STD. NO.
		2.02

NOTES:		
1. REMOVE ALL BARRIERS UPON COMPLETION OF PROJECT.		
2. LANDSCAPING PLANS SHALL SHOW LOCATIONS OF ALL TREE PROTECTION FENCES.		
3. ALL PLANTS TO BE SAVED SHALL BE PROTECTED BY FENCING AS SHOWN IN THIS DETAIL.		
4. CONTRACTOR SHALL INSTALL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION OR GRADING ACTIVITY.		
5. CONTRACTOR SHALL CALL FOR INSPECTION AND APPROVAL OF PROTECTIVE FENCING PRIOR TO BEGINNING ANY CONSTRUCTION OR GRADING.		
6. PROTECTIVE FENCING SHALL BE LOCATED 5' OUTSIDE DRIPLINE OF TREES AND 1' MINIMUM OUTSIDE SHRUBS OR OTHER PLANTS.		
REVISIONS	TOWN OF KNIGHTDALE PLANT PROTECTIVE FENCING	
DATE	DESCRIPTION	STD. NO.
		2.10-1

NOTES:		
1. ORANGE SILT FENCE REQUIRED.		
2. USE SILT FENCE ONLY WHEN DRAINAGE AREA DOES NOT EXCEED 1/4 ACRE AND NEVER IN AREAS OF CONCENTRATED FLOW.		
3. ORANGE, UV RESISTANT, HIGH-TENSIL STRENGTH, POLY BARRIAGE FABRIC MUST BE USED.		
4. END OF SILT FENCE MUST BE TURNED UPHELL.		
5. WARNING SIGNS ARE TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL.		
6. LETTERS TO BE 3" HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED IN "WARNING SIGN DETAIL" (THIS SHEET).		
7. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS.		
8. SIGNS SHALL BE PLACED AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER.		
9. FOR TREE PROTECTION WITH AREAS LESS THAN A 200' PERMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA.		
10. ATTACH SIGNS SECURELY TO FENCE, POSTS AND FABRIC.		
11. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.		
12. ADDITIONAL SIGNS MAY BE REQUIRED BY TOWN OF KNIGHTDALE ENGINEERING DEPARTMENT BASED ON ACTUAL FIELD CONDITIONS.		
REVISIONS	TOWN OF KNIGHTDALE STANDARD TEMPORARY SILT/TREE PROTECTION FENCE	
DATE	DESCRIPTION	STD. NO.
		2.10-2

NOTES:		
1. MINIMUM PAVEMENT REPLACEMENT REQUIREMENTS FOR TOWN STREETS AS SHOWN.		
2. USE OF PAVEMENT REPLACEMENT (AS SHOWN HEREON) ON STATE ROADS SUBJECT TO N.C.D.O.T. APPROVAL.		
3. REPAIR PAVEMENT MARKINGS WITH SIMILAR MATERIAL.		
REVISIONS	TOWN OF KNIGHTDALE ASPHALT PAVEMENT REPAIR SECTION	
DATE	DESCRIPTION	STD. NO.
		3.14

NOTES:		
CONCRETE TO MATCH EXISTING 3000 PSI (MIN. THICKNESS 4")		
TRENCH WIDTH 12" 3" NOMINAL		
SAW CUT EXISTING CONCRETE PAVEMENT. CLEAN AND ROUGHEN JOINT PRIOR TO PLACEMENT OF NEW CONCRETE.		
EXISTING PORTLAND CEMENT CONCRETE PAVEMENT		
8" MIN. COMPACTED AGGREGATE BASE COURSE (A.B.C.)		
SELECT BACKFILL COMPACTED IN 6" LAYERS		
8" MIN. 12" MAX		
SHAPED INVERT		
NOTE:		
PAYMENT FOR PAVEMENT REPLACEMENT SHALL BE BASED ON THE LINEAL FEET OF TRENCH WHERE EXISTING PAVEMENT IS REPLACED.		
REVISIONS	TOWN OF KNIGHTDALE CONCRETE PAVEMENT REPAIR SECTION	
DATE	DESCRIPTION	STD. NO.
		3.15

PLANNING & URBAN DESIGN DESIGN STANDARDS		
RECOMMENDED LOS "A"		
MINIMUM LOS "C"		
PARKING ANGLE 90° (TWO WAY OPERATION ONLY)		
TOTAL 63'6"		
PARKING ANGLE 60° (ONE WAY OPERATION ONLY)		
TOTAL 53'6"		
PARKING ANGLE 45° (ONE WAY OPERATION ONLY)		
TOTAL 48'9"		
PARALLEL PARKING (TWO WAY OPERATION ONLY)		
TOTAL 40'		
NOTE:		
1. FOR ACCESSIBLE PARKING STANDARDS SEE TOWN UNITED DEVELOPMENT ORDINANCE.		
2. PAVEMENT MARKINGS SHALL BE 4" WHITE PAINT TO TOWN STANDARDS.		
REVISIONS	TOWN OF KNIGHTDALE PARKING STANDARDS	
DATE	DESCRIPTION	STD. NO.
		3.20

NOTES:		
A ROOT COLLAR EXCAVATION FOR ALL TREES SPECIFIED WILL BE DONE BY THE TOWN TO ENSURE THAT TREES WERE NOT PLANTED/GROWN TOO DEEPLY AT SOURCE. (NURSERY LANDSCAPE CONTRACTOR SHALL HAVE SUPPLIER MARK GROUND LEVEL LINE ABOVE ROOT BALL. IF TOWN DETERMINES THAT THERE IS EXCESSIVE SOIL OVER THE ROOT CROWN, THESE TREES WILL BE REJECTED.)		
REVISIONS	TOWN OF KNIGHTDALE ROOT CROWN DEPTHS	
DATE	DESCRIPTION	STD. NO.
		3.21

NOTES:		
1. 300 SF MIN. TOTAL REQUIRED AREA PER TREE.		
2. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS BEFORE PREPARING SOIL AND PLANTING TREES.		
3. REMOVE COMPACTED SOIL AND ADD 24" NEW OR TOPSOIL/PLANTING MIX OR UNCOMPACT AND AMEND TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES.		
REVISIONS	TOWN OF KNIGHTDALE TREE PLANTING ISLAND IN PARKING LOTS	
DATE	DESCRIPTION	STD. NO.
		3.23

NOTES:		
1. REMOVE WIRE OR NYLON TWINE FROM BALL.		
2. SOAK ROOT BALL AND PLANT DIT IMMEDIATELY AFTER INSTALLATION.		
3/4" NYLON STRAP STAKING REQUIRED FOR LEANING TREES OR AS REQUIRED BY CONTRACT.		
ROOT CROWN TO BE AT FINISH GRADE ±		
6" SLIP KNOT WITH STOP KNOT. 6" LARGER THAN TREE DIAMETER		
BUTTRESS ROOTS		
KEEP MULCH 1" TO 2" AWAY FROM TRUNK		
4" MAX. LAYER OF MULCH		
UNDISTURBED SOIL		
FINISH GRADE		
REMOVE TYPICAL EXCESS SOIL FROM GROWER OVER ROOT SYSTEM, UP TO 1" DEPTH. REJECT PLANTS WITH MORE THAN 3".		
REMOVE TOP 1/3 BURLAP AND ANY NAILS/PINS, ETC.		
REMOVE TOP 2/3 OF WIRE BASKET WHERE PRESENT		
RAISE PIT BOTTOM TO SET BUTTRESS ROOTS AT THE CORRECT HEIGHT. FIRM SOIL UNDER ROOT BALL		
ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (AMS, 1990, PART 1, "SHADE AND FLOWERING TREES")		
FOR EXAMPLE: CALIPER HEIGHT (RANGE) MAX. HEIGHT MIN. ROOT BALL DIA. MIN. ROOT BALL DEPTH		
2" 3" 12-14' 14-16' 16' 18' 24' 21"		
REVISIONS	TOWN OF KNIGHTDALE TREE PLANTING (FOR SINGLE AND MULTI-STEM TREES)	
DATE	DESCRIPTION	STD. NO.
		3.25

NOTES:		
1. MEANT TO PROVIDE GUIDANCE ON STREET TREE PLANTING REFERENCE SPECIFIC CROSS SECTION FOR PLANTING LOCATION AND WIDTH.		
2. 6 FT. PLANTING WIDTH PREFERRED, WHERE POSSIBLE.		
3. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE, AND CONSTRUCTION DEBRIS BEFORE PREPARING SOIL AND PLANTING TREES.		
4. REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL WITH PLANT MIX OR UNCOMPACT AND AMEND TO 24" OF EXISTING SOIL TO MEET TOPSOIL WITH PLANTING MIX STANDARDS FOR TREES.		
5. MULCH SHALL NOT BE STACKED AGAINST BASE OF PLANTING.		
WIDTH VARIES		
2'-6" CURB AND GUTTER		
LAWN (500)		
MIN. CALIPER 3" TO 3-1/2"		
MULCH RING		
CONCRETE SIDEWALK		
EXCAVATE AT 1:1 SLOPE 30 AS NOT TO DISTURB STREET SUBGRADE		
COMPACTED SUBGRADE		
REVISIONS	TOWN OF KNIGHTDALE STREET TREE PLANTING	
DATE	DESCRIPTION	STD. NO.
	07.01.2024	3.26

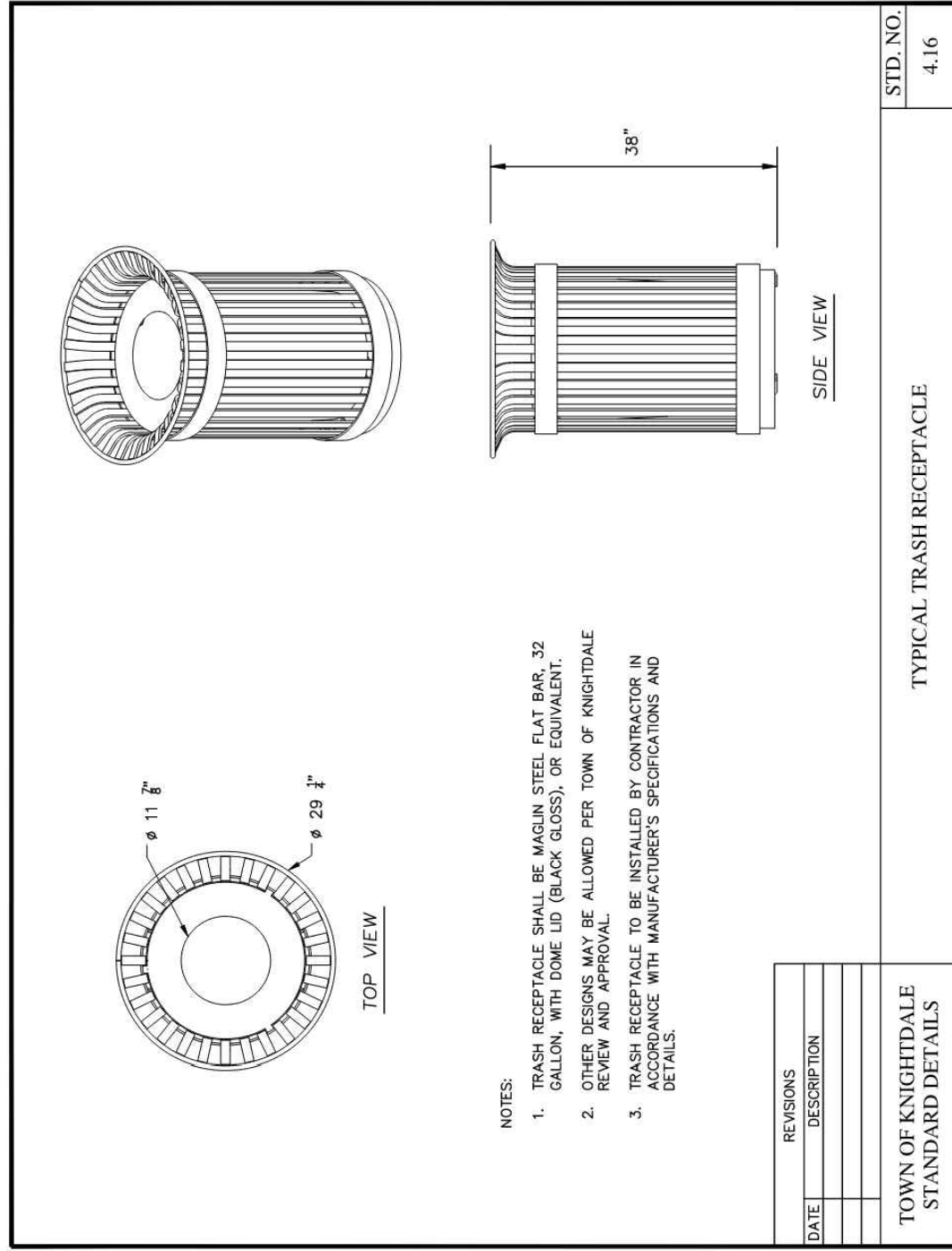
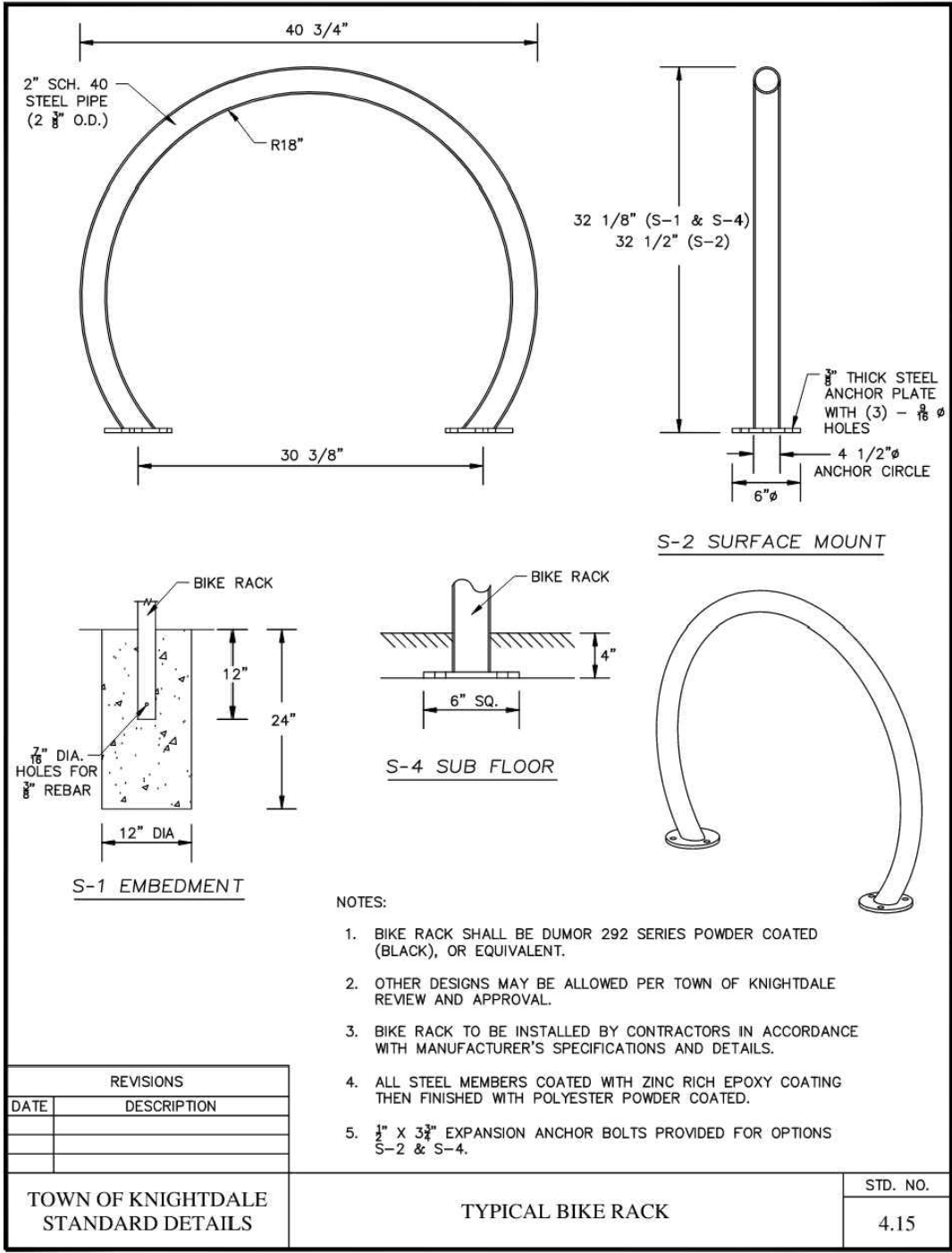
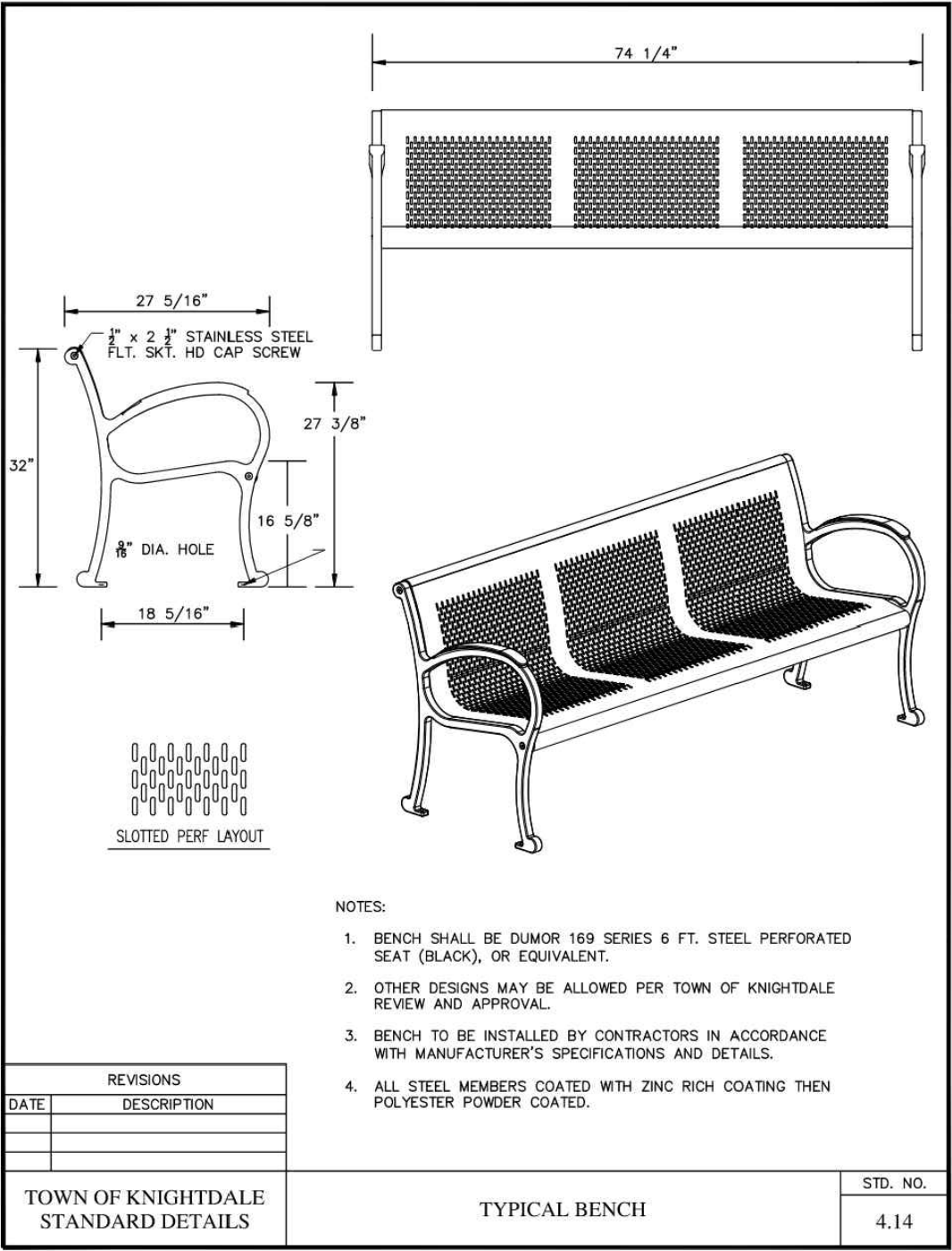
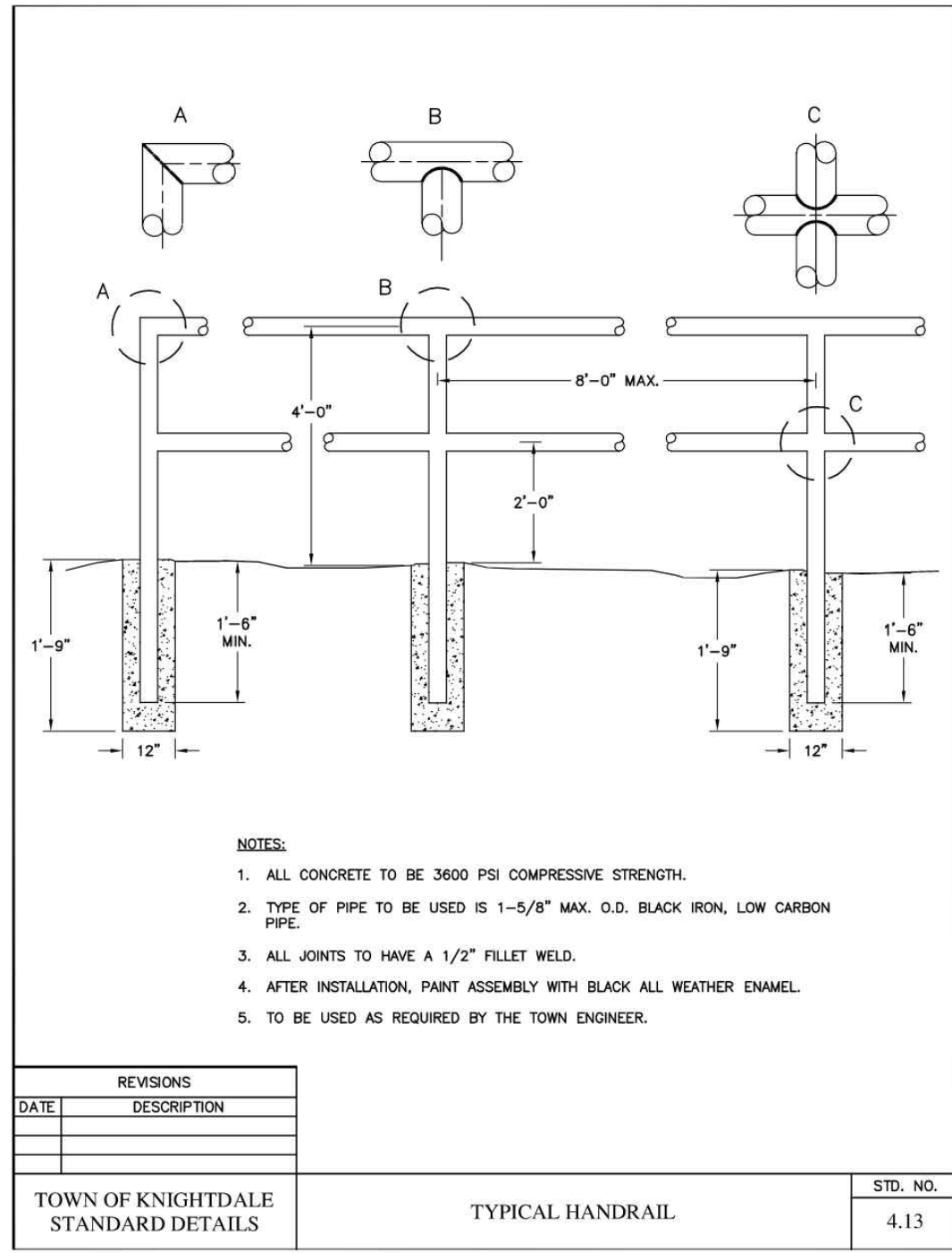
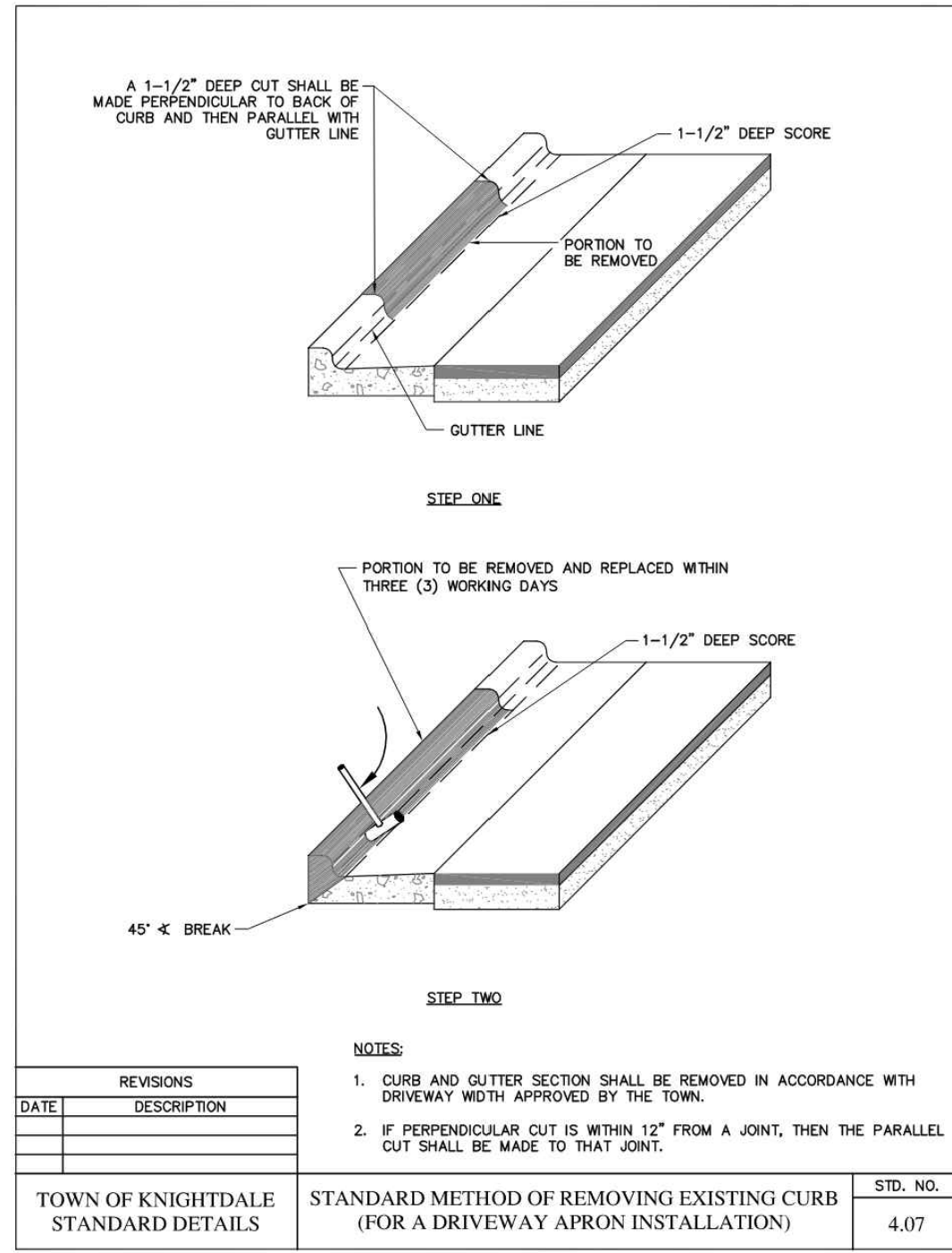
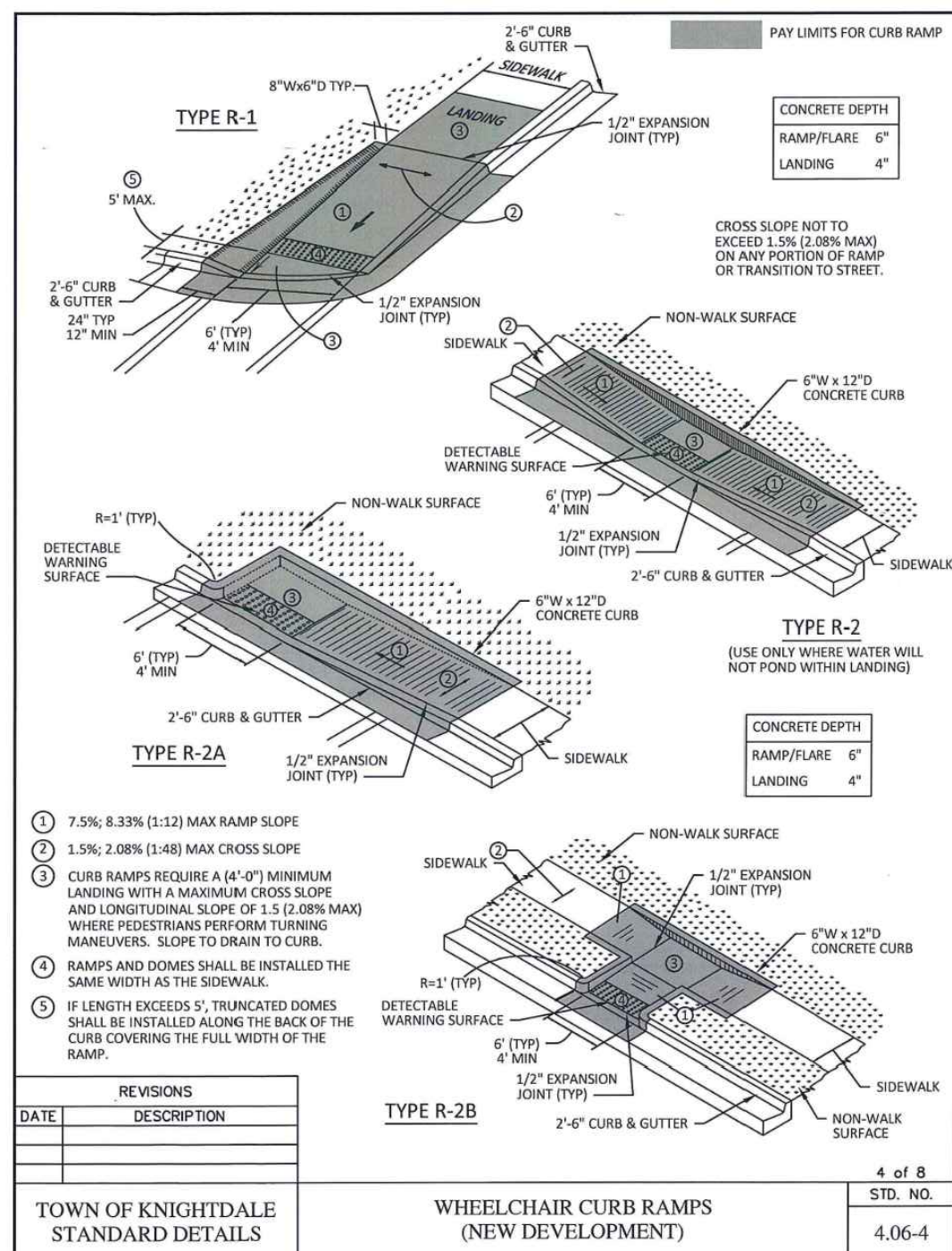
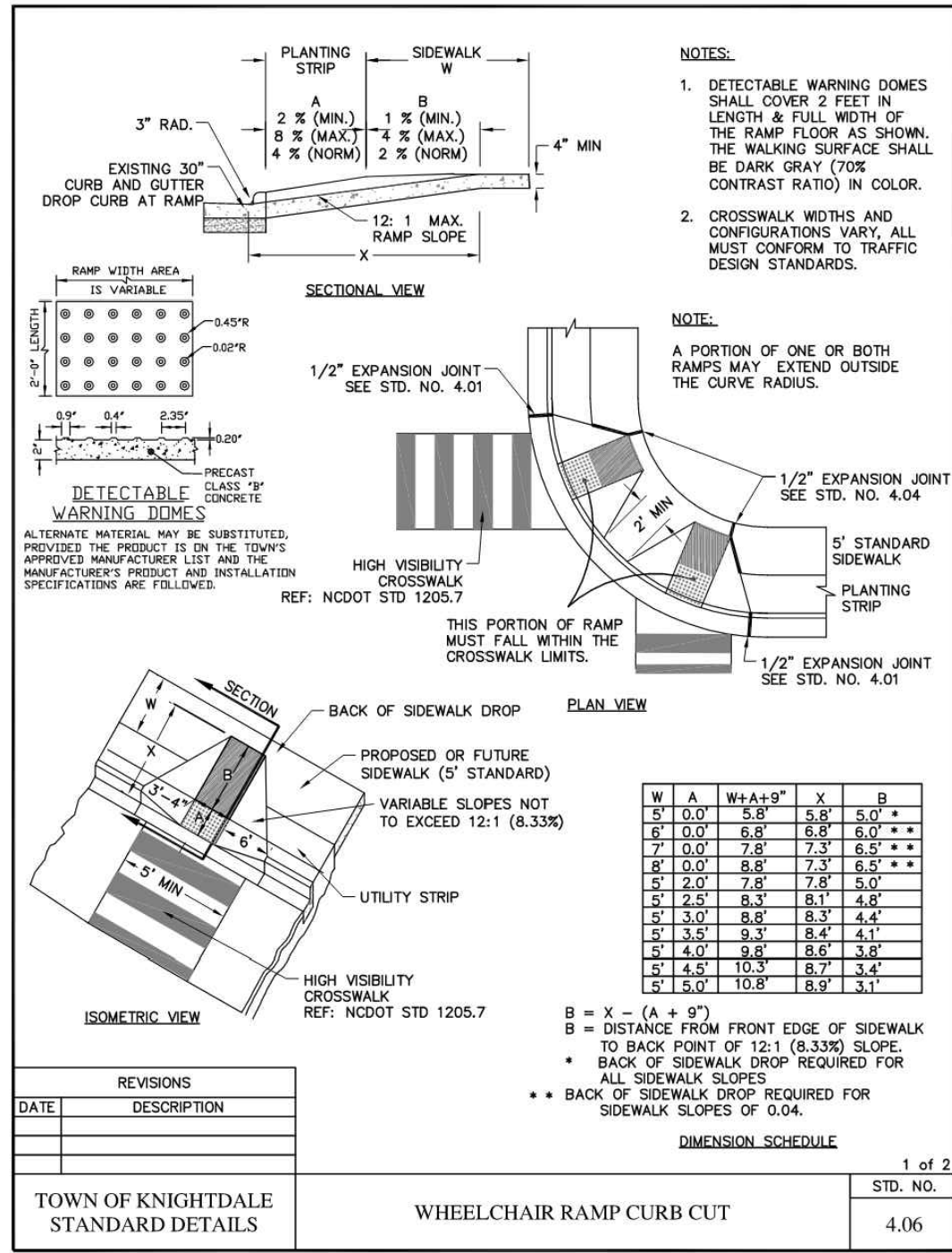
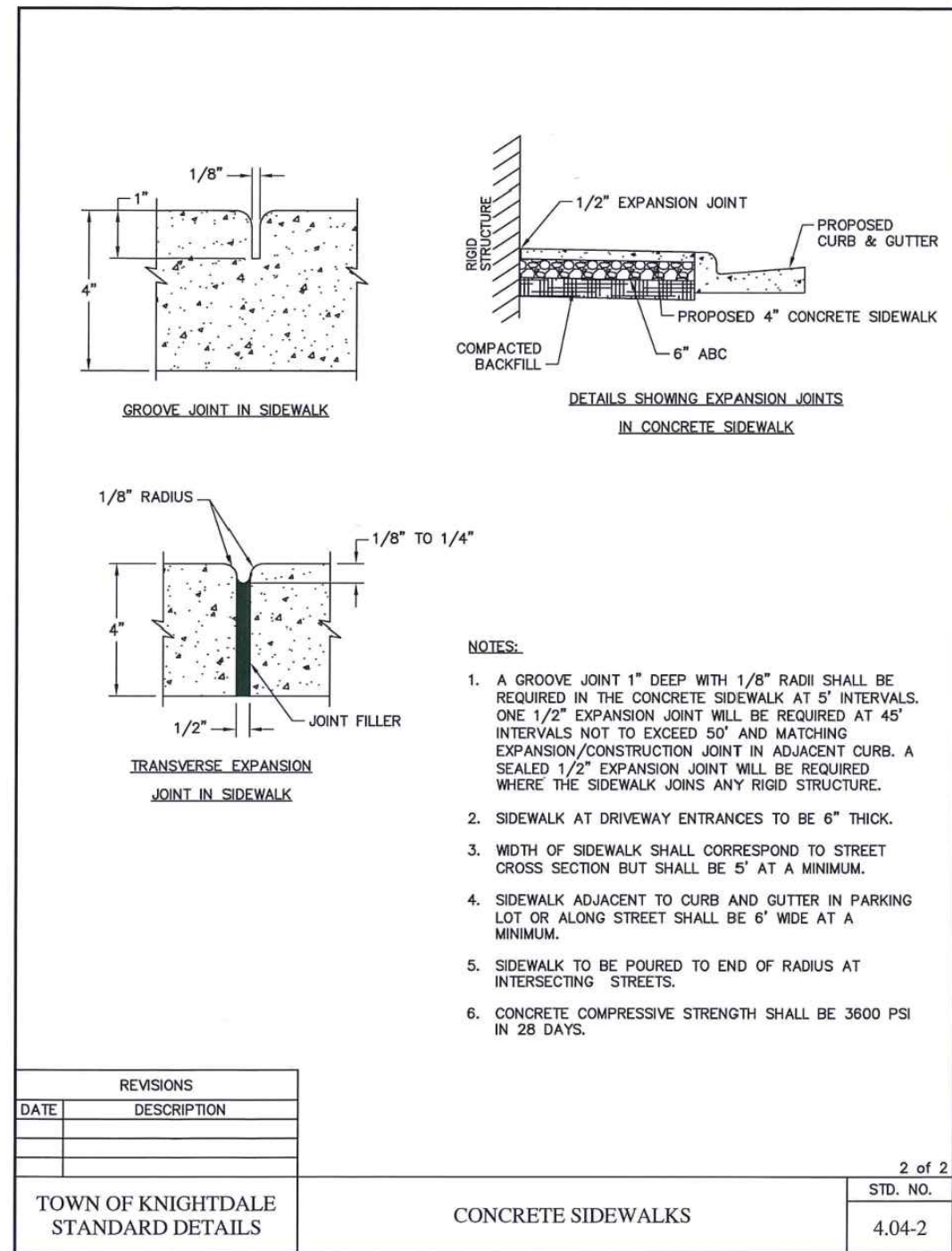
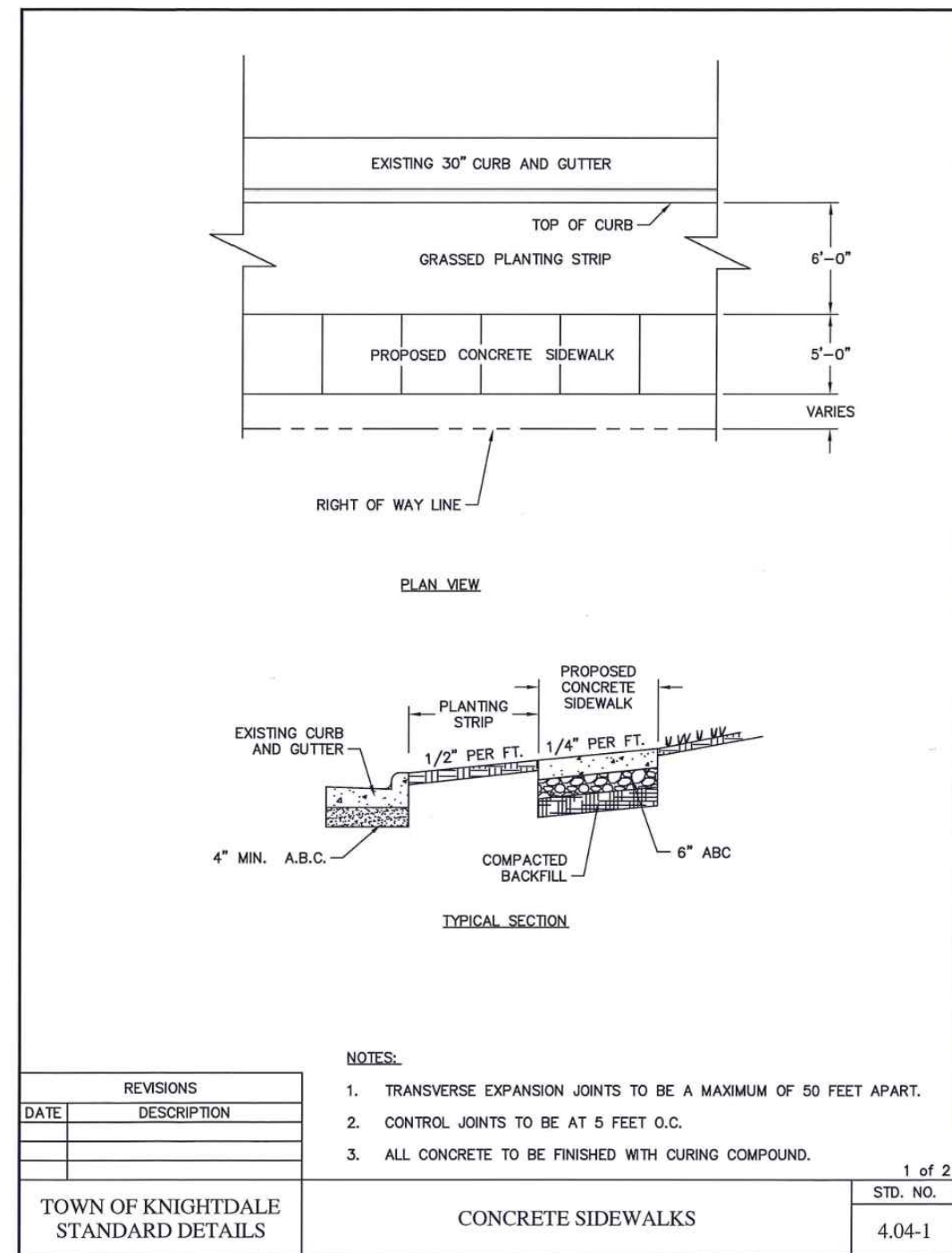
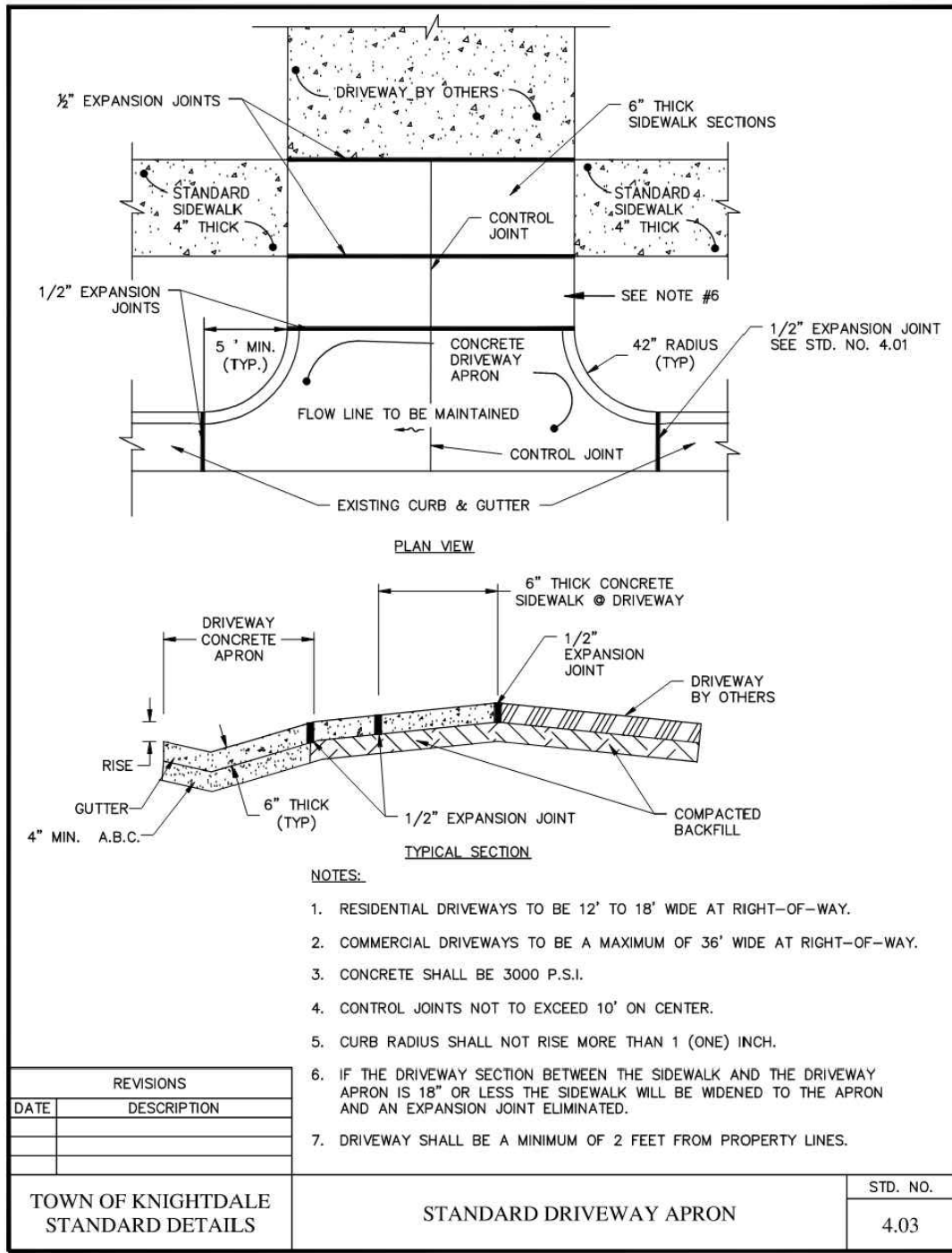
CURB & GUTTER		
NO PARKING FIRE LANE		
MINIMUM 8" HIGH YELLOW LETTERS (THERMOPLASTIC)		
4" SOLID YELLOW LINE (THERMOPLASTIC)		
TYPICAL FIRE LANE PAVEMENT MARKING DETAIL		
REVISIONS	TOWN OF KNIGHTDALE FIRE LANE PAVEMENT MARKING	
DATE	DESCRIPTION	STD. NO.
		3.31

1/2" RADIUS		
3" RADIUS		
1/8" RADIUS		
STANDARD 2'-6" CURB AND GUTTER		
1/2" RADIUS		
3" RADIUS		
1/8" RADIUS		
1'-6" STANDARD CURB AND GUTTER		
3" RADIUS		
2'-0"		
SLOPE FOR VARIABLE SUPER ELEVATION RATES		
REVISIONS	TOWN OF KNIGHTDALE CURB AND GUTTER	
DATE	DESCRIPTION	STD. NO.
		4.01

NOTES:		
1. CONTRACTION JOINTS SHALL BE SPACED AT 10-FOOT INTERVALS. JOINT SPACING MAY BE ALTERED BY THE ENGINEER TO PREVENT UNCONTROLLED CRACKING.		
2. CONTRACTION JOINTS MAY BE INSTALLED BY THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES, A MINIMUM DEPTH OF 1-1/2" SHALL BE OBTAINED.		
3. ALL EXPANSION JOINTS SHALL BE SPACED AT 80-FOOT INTERVALS, AND ADJACENT TO ALL RIGID OBJECTS. JOINTS SHALL MATCH LOCATIONS WITH JOINTS IN ADJUTING SIDEWALK.		
4. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3600 PSI IN 28 DAYS.		
5. CURB SHALL BE DEPRESSED AT INTERSECTIONS TO PROVIDE FOR FUTURE ACCESSIBLE RAMPS.		
6. TOP 6" OF SUBGRADE BENEATH THE CURB AND GUTTER SHALL BE COMPACTED TO 100% STANDARD PROCTOR DENSITY.		
REVISIONS	TOWN OF KNIGHTDALE CURB AND GUTTER	
DATE	DESCRIPTION	STD. NO.
		4.01

ZMA-4-26

PLAN PREPARED BY: FIRM # C-2798 51 Kilmorye Drive, Suite 102 Cary, North Carolina 27511 PH 919.481.6590 FAX 919.336.5127 ADVANCED CIVIL DESIGN ENGINEERS & SURVEYORS		PLAN PREPARED FOR: BEACON PARTNERS 500 East Woodhead St. Suite 200 Charlotte, North Carolina 28219 TEL 704.597.7733 FAX 704.598.6335	
5903 Farmwell Road, Knightdale, NC 27610 – Wake County ADAMS ASSEMBLAGE PUD MASTER PLAN FOR BEACON PARTNERS STANDARD DETAILS		NORTH CAROLINA PROFESSIONAL SEAL FOR ENGINEER OF CIVIL 08/21/2026	
Issue Dates:	08/21/2026 – Master Plan Submittal #1	Date:	08/21/2026
Scale:	NOT TO SCALE	Drawn By:	AMK
		Checked By:	JRR
		Project Number:	26-0025-504
		Drawing Number:	C.7.0



Issue Dates:

08/21/2026	Master Plan Submittal #1
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Scale: 08/21/2026
Scale: NOT TO SCALE

Drawn By: AMK
Checked By: JRR

Project Number:
26-0025-504

Drawing Number:
C.7.1

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ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

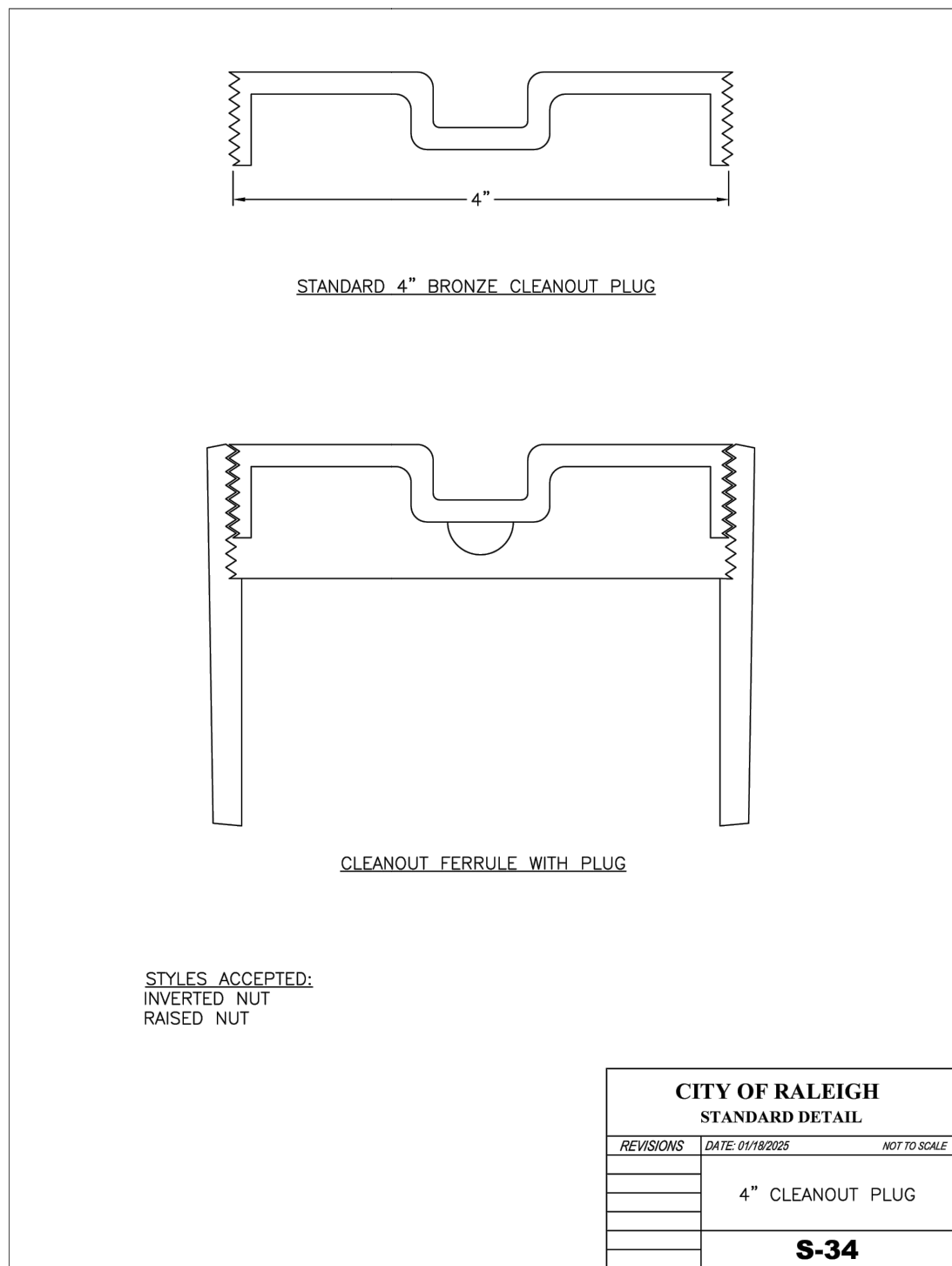
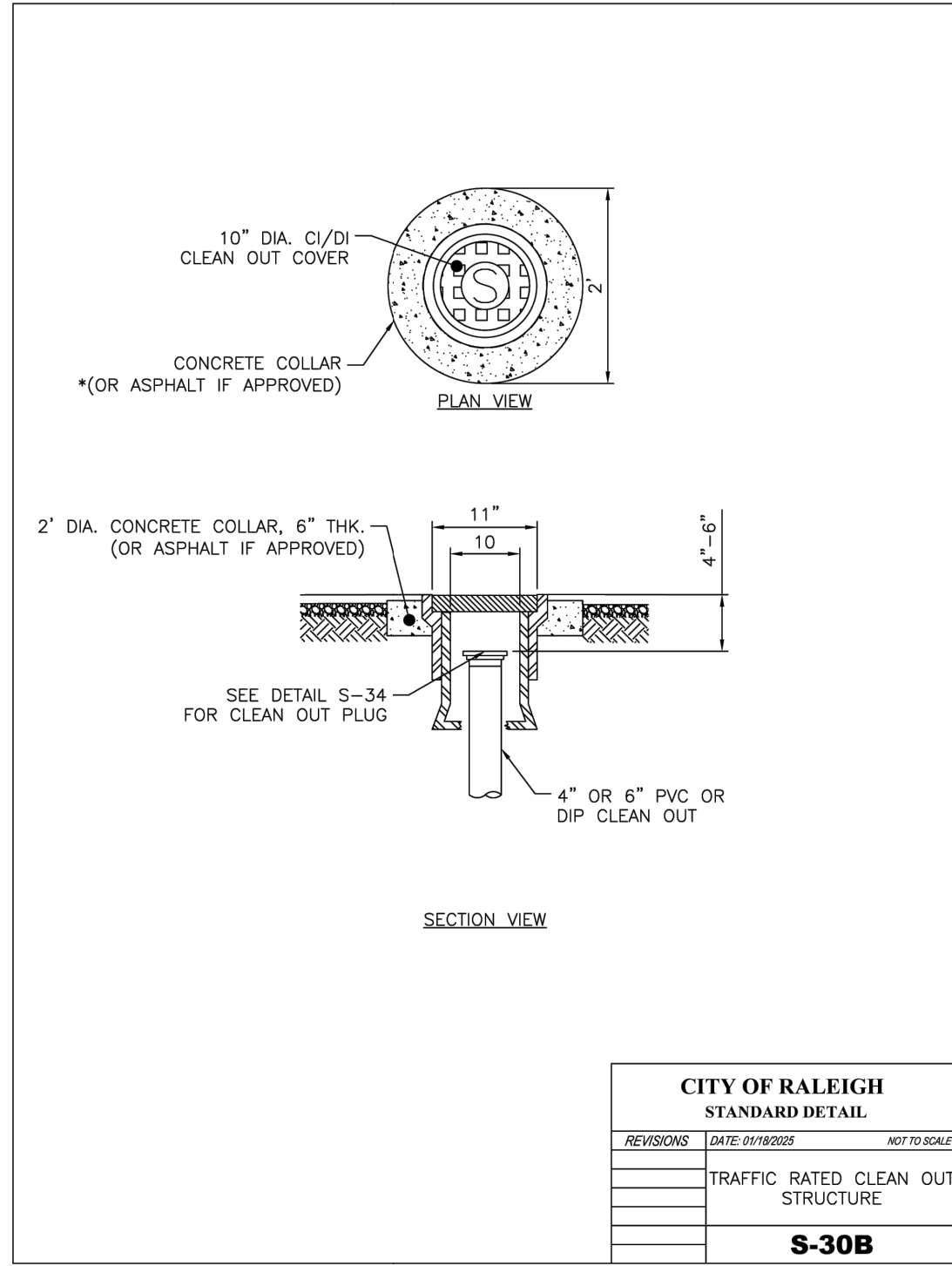
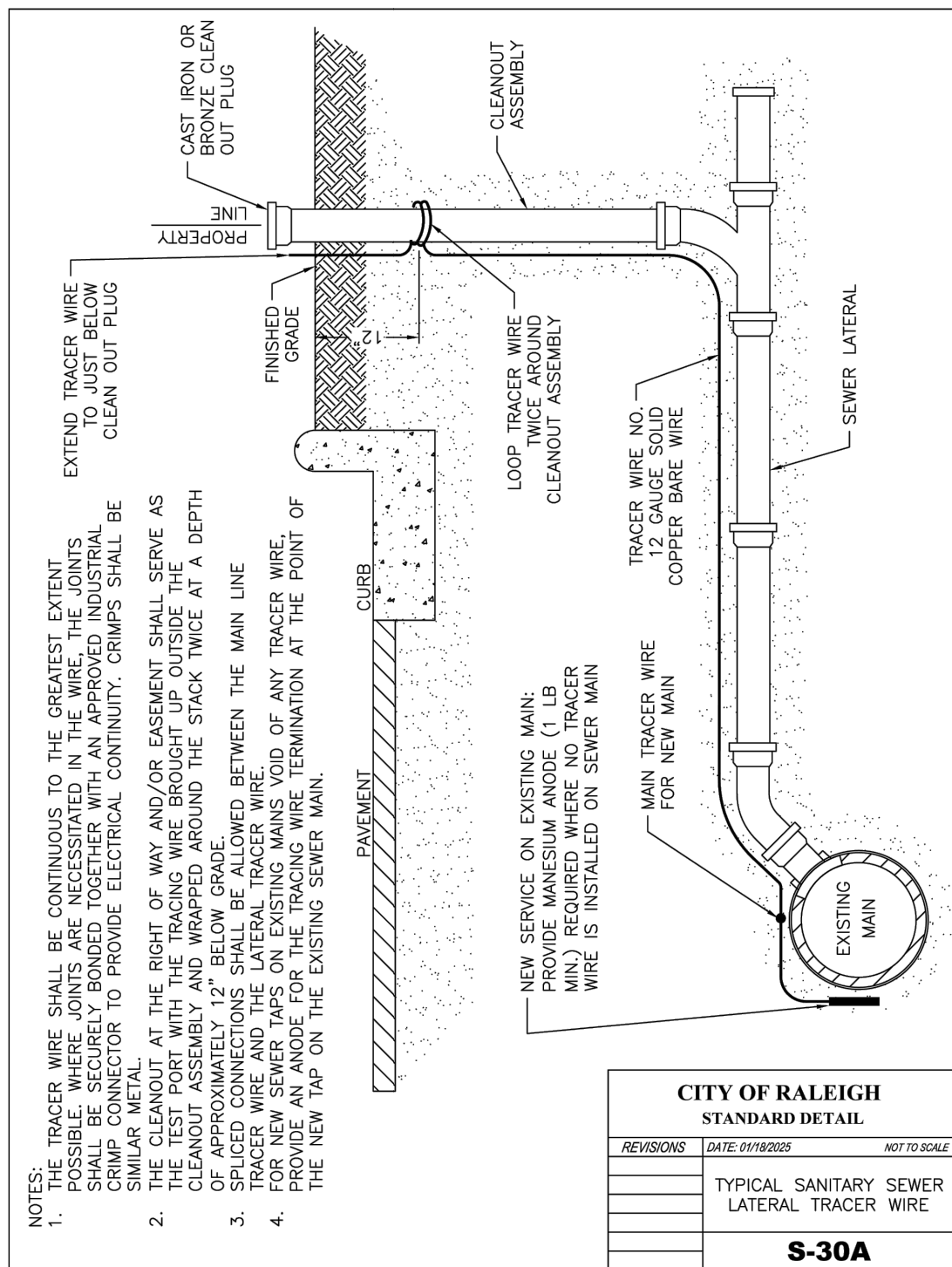
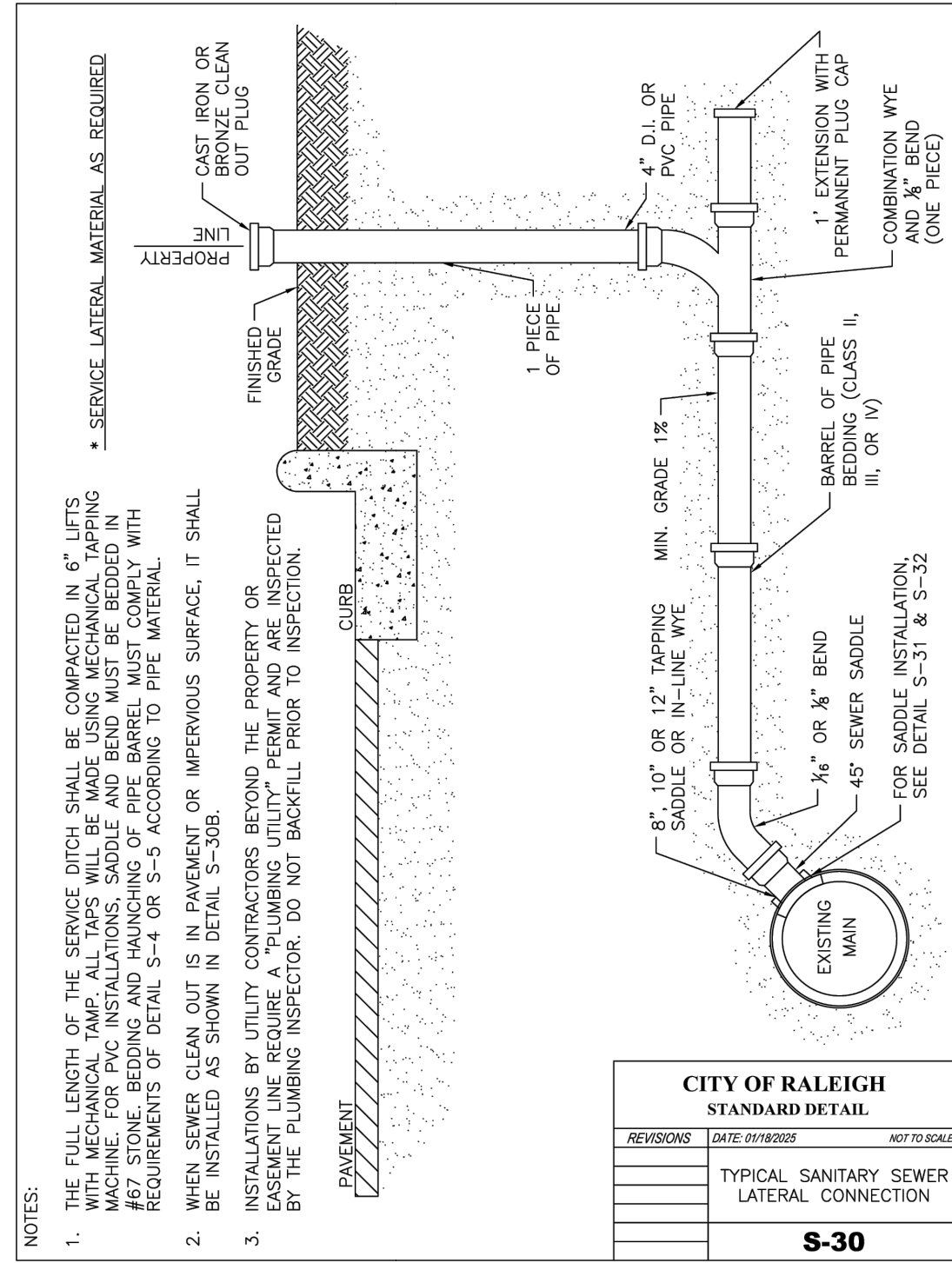
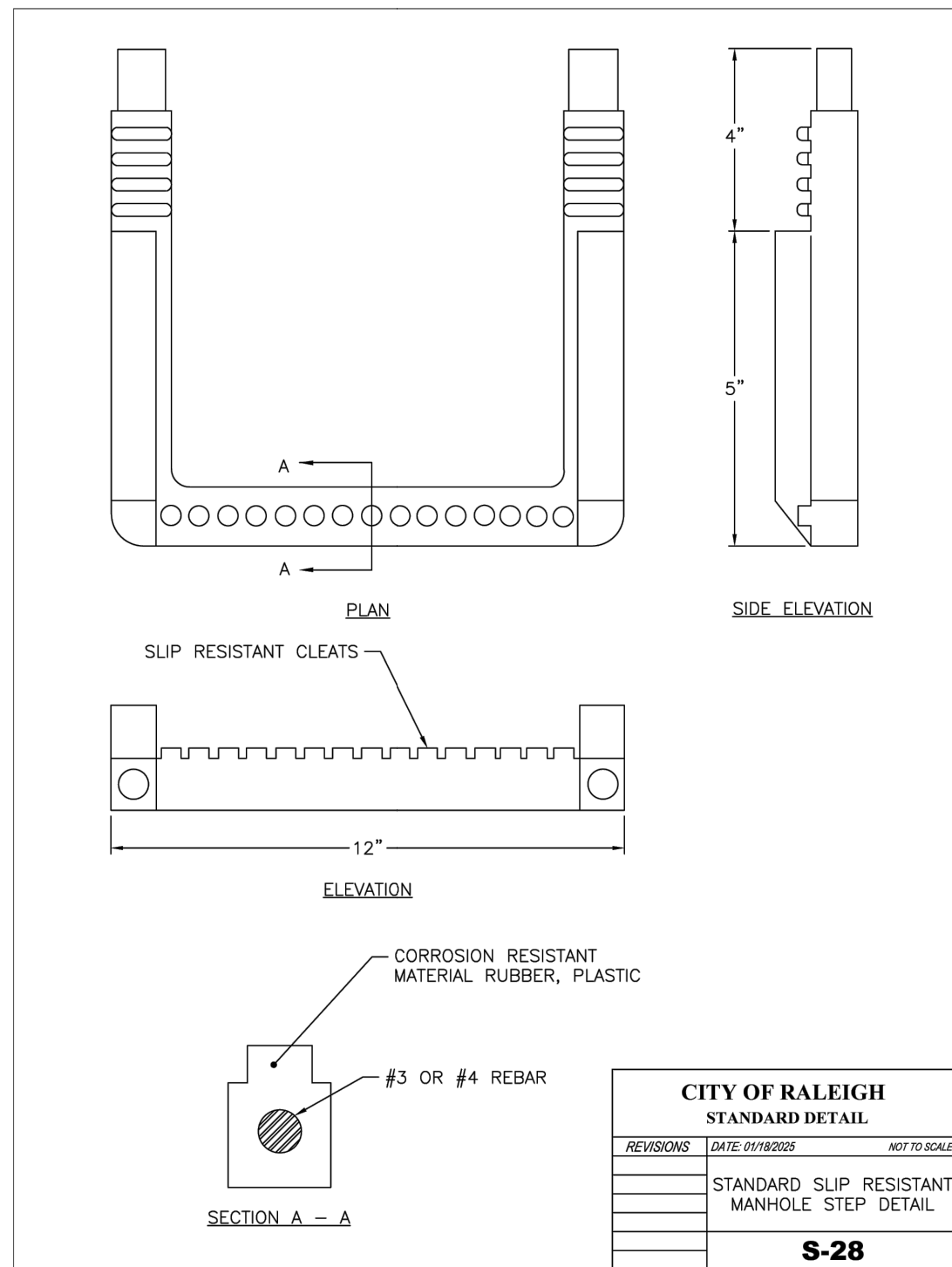
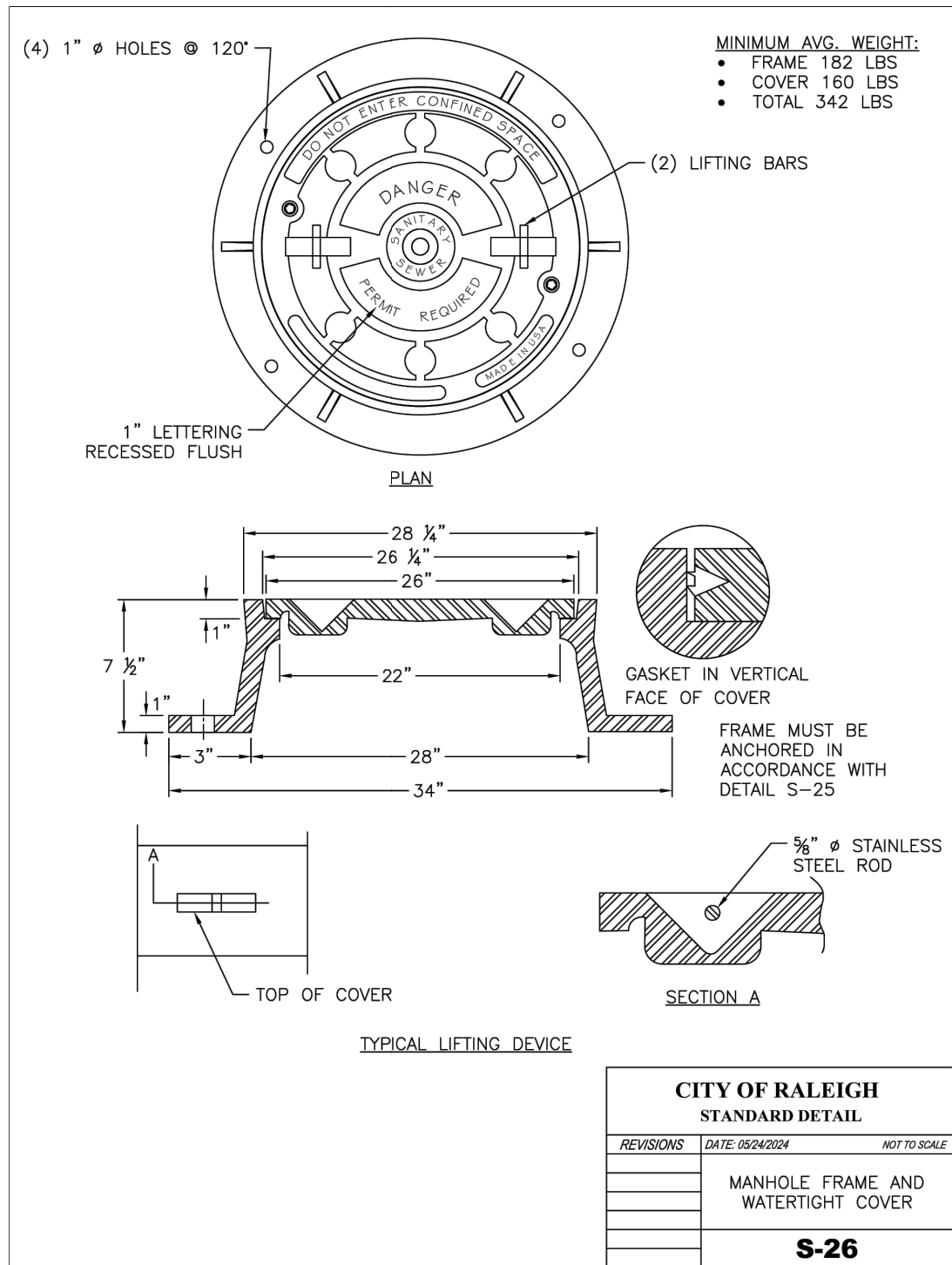
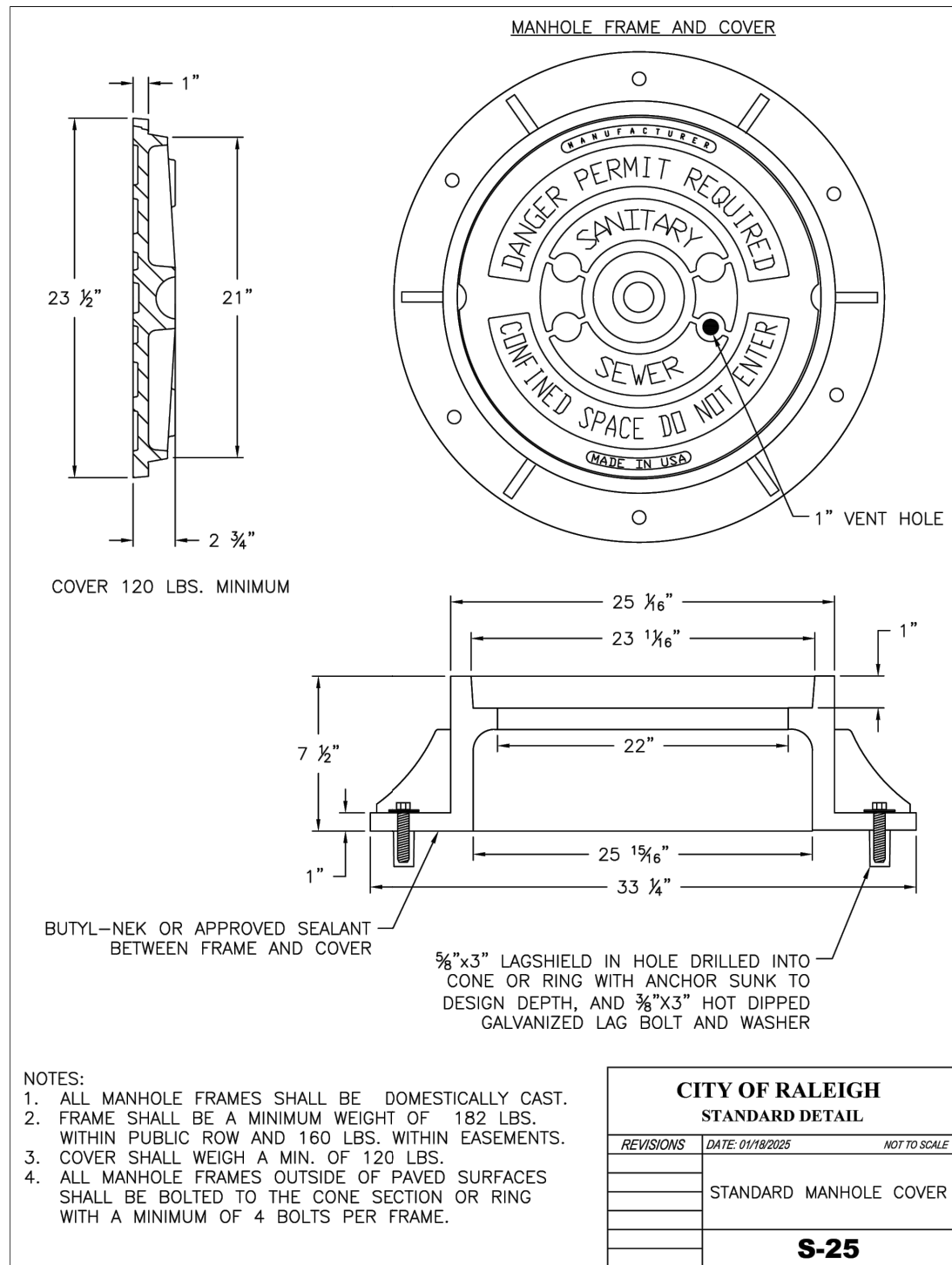
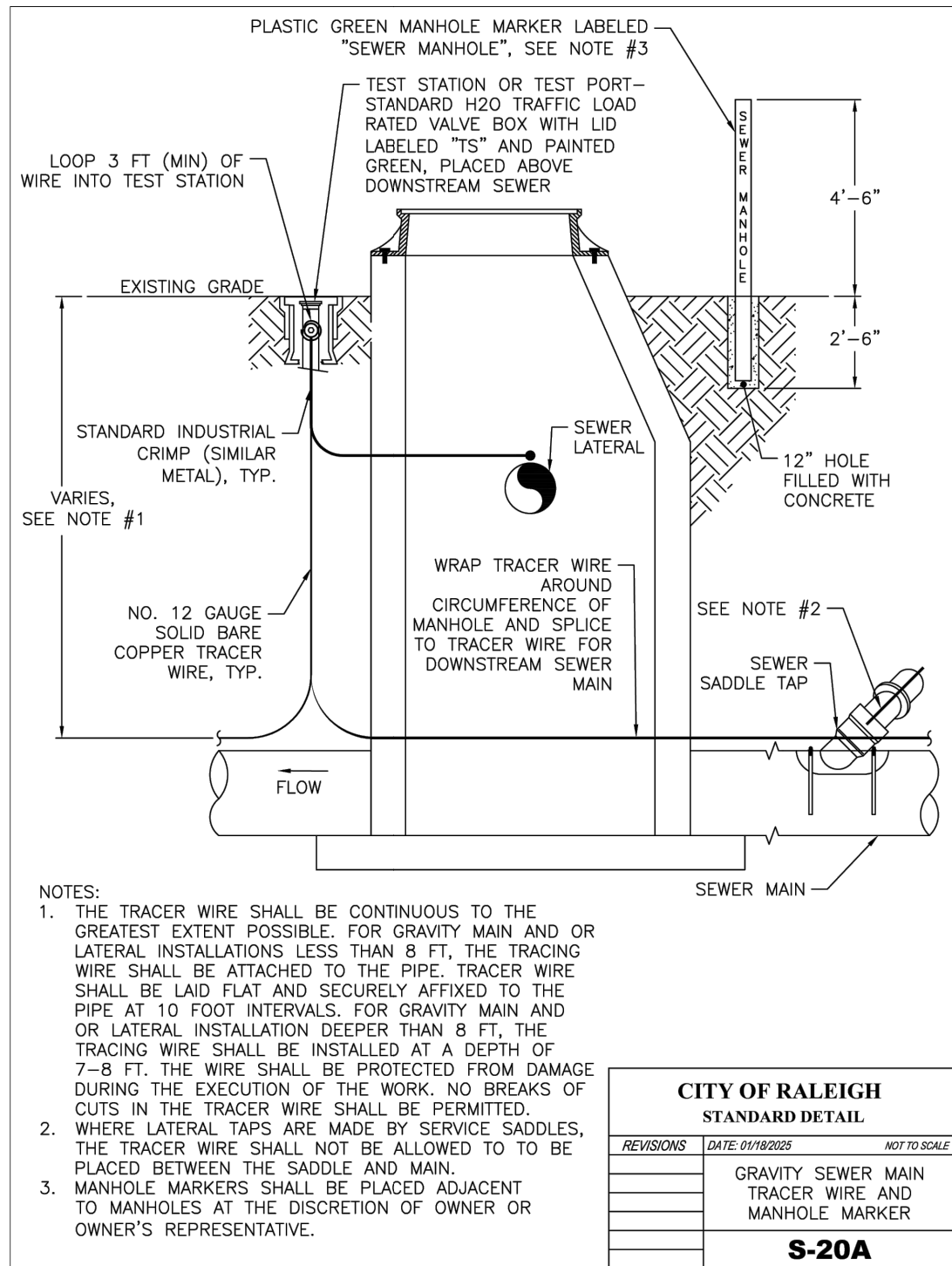
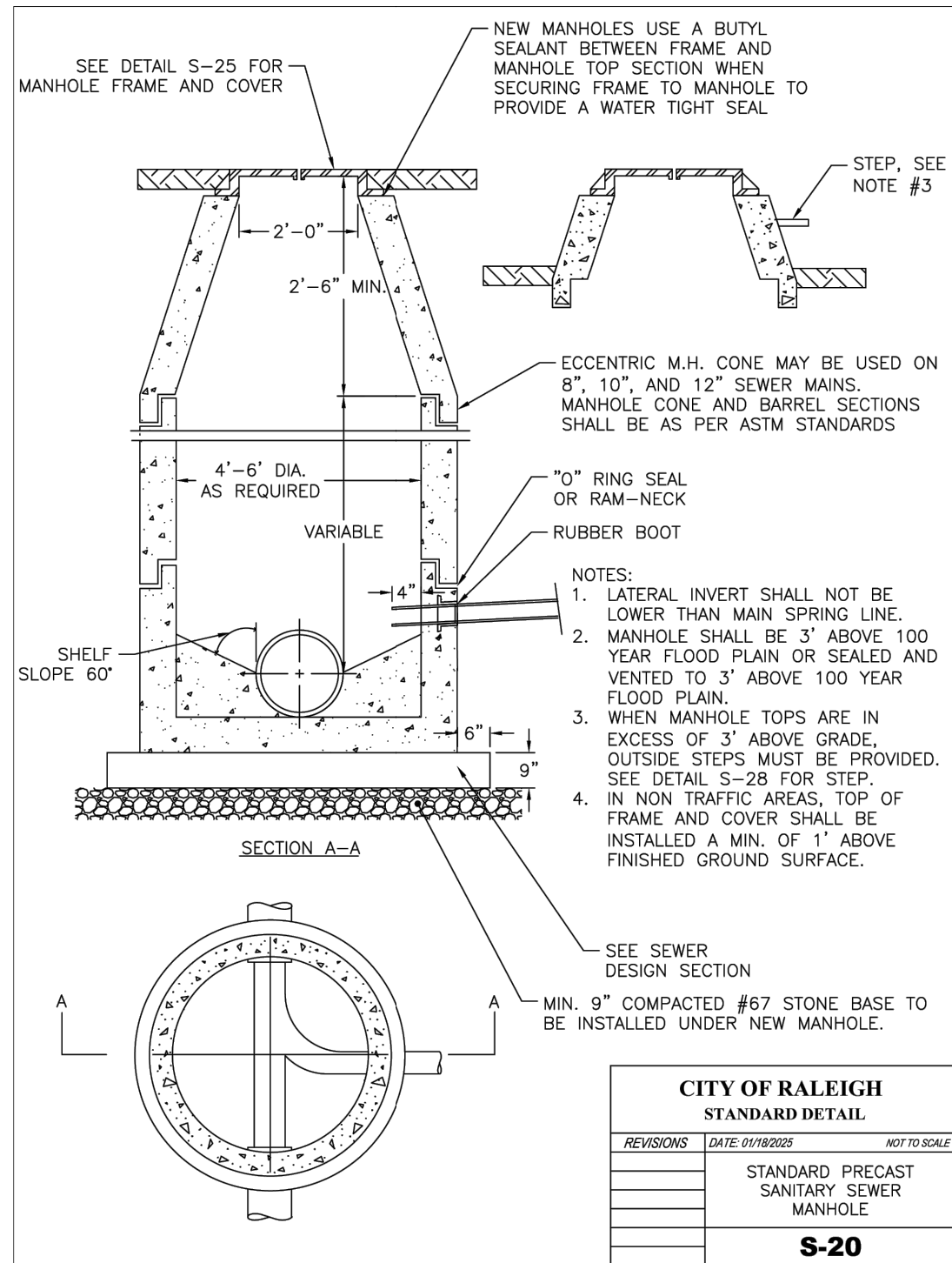
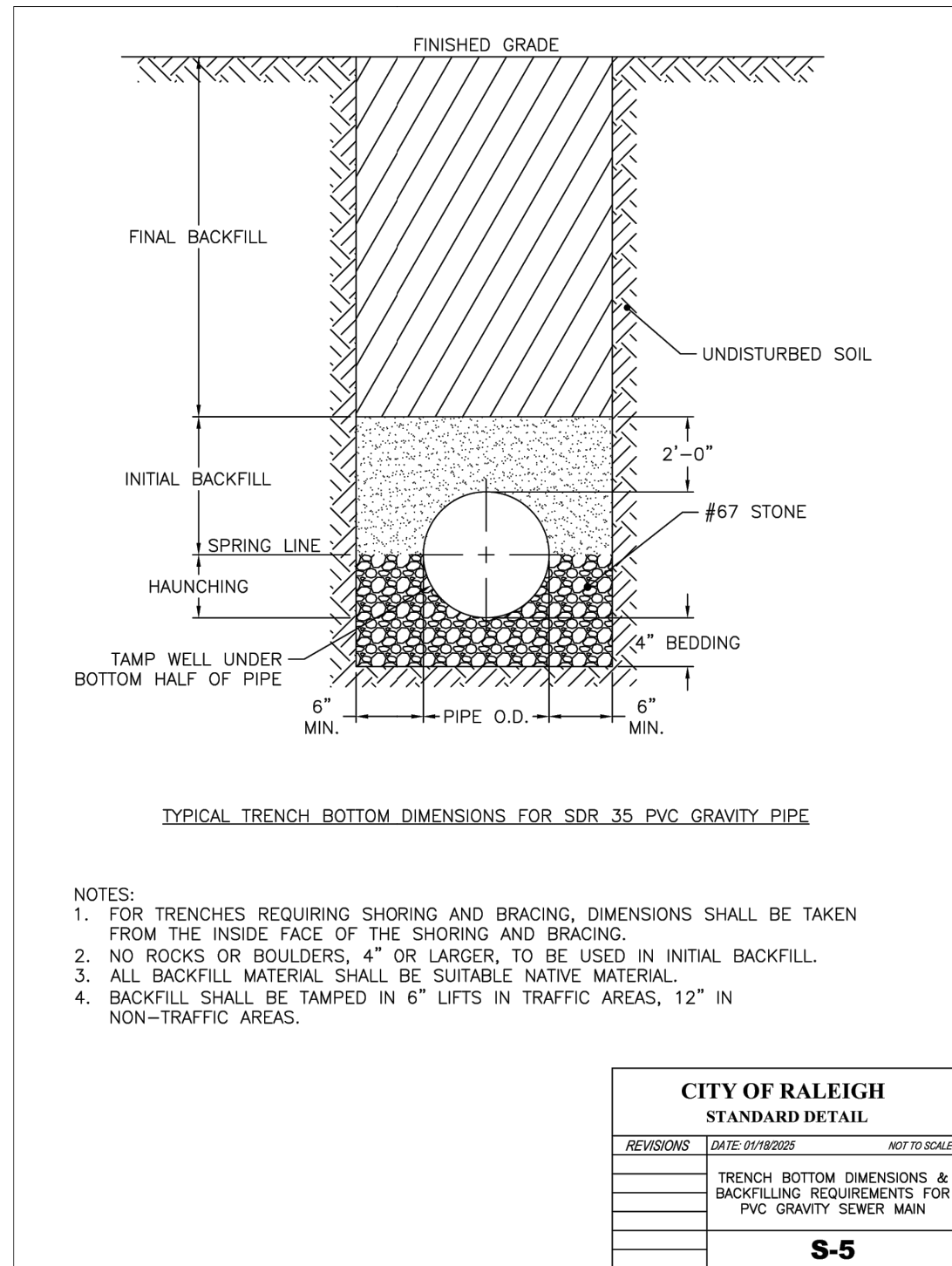
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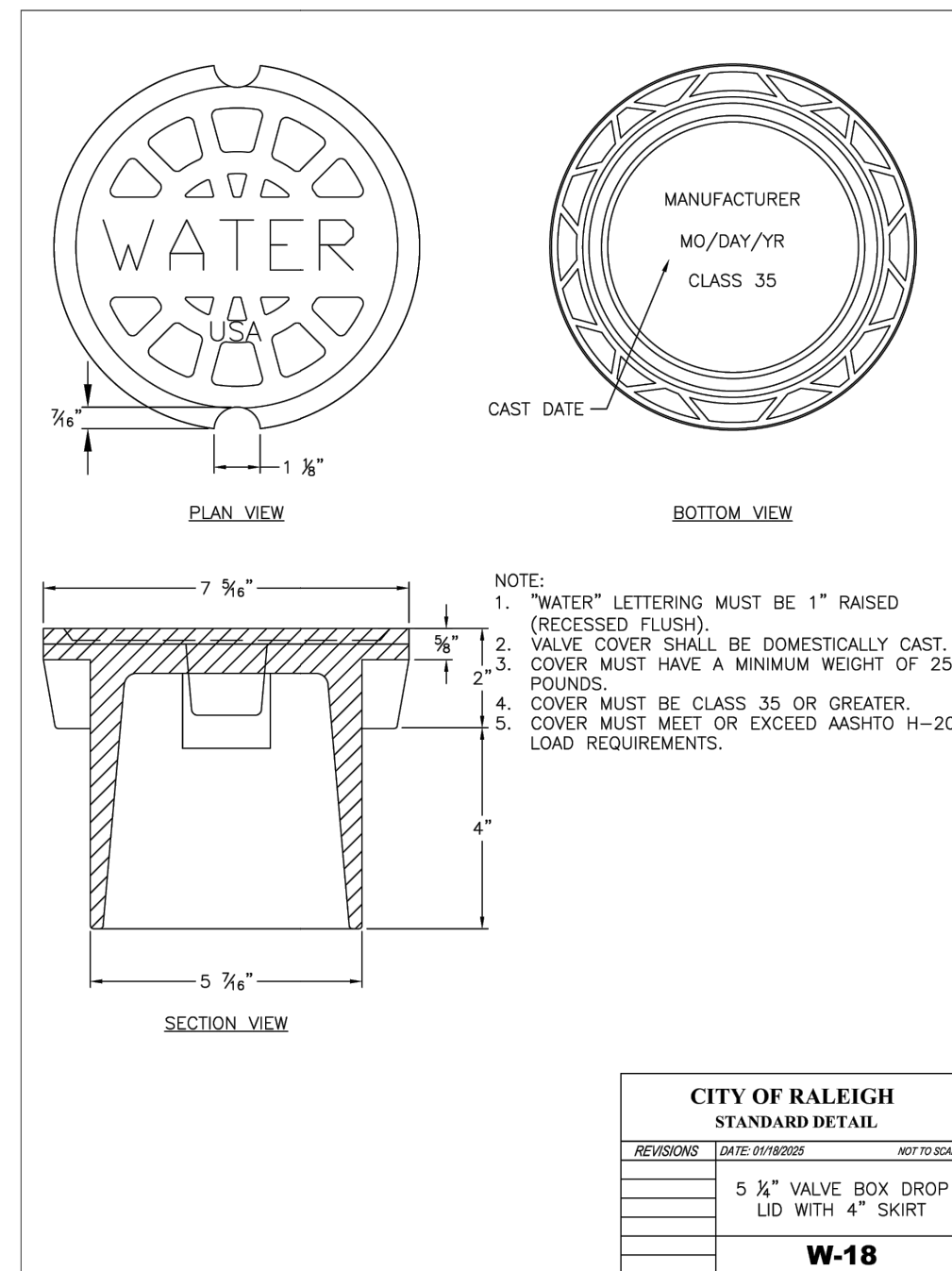
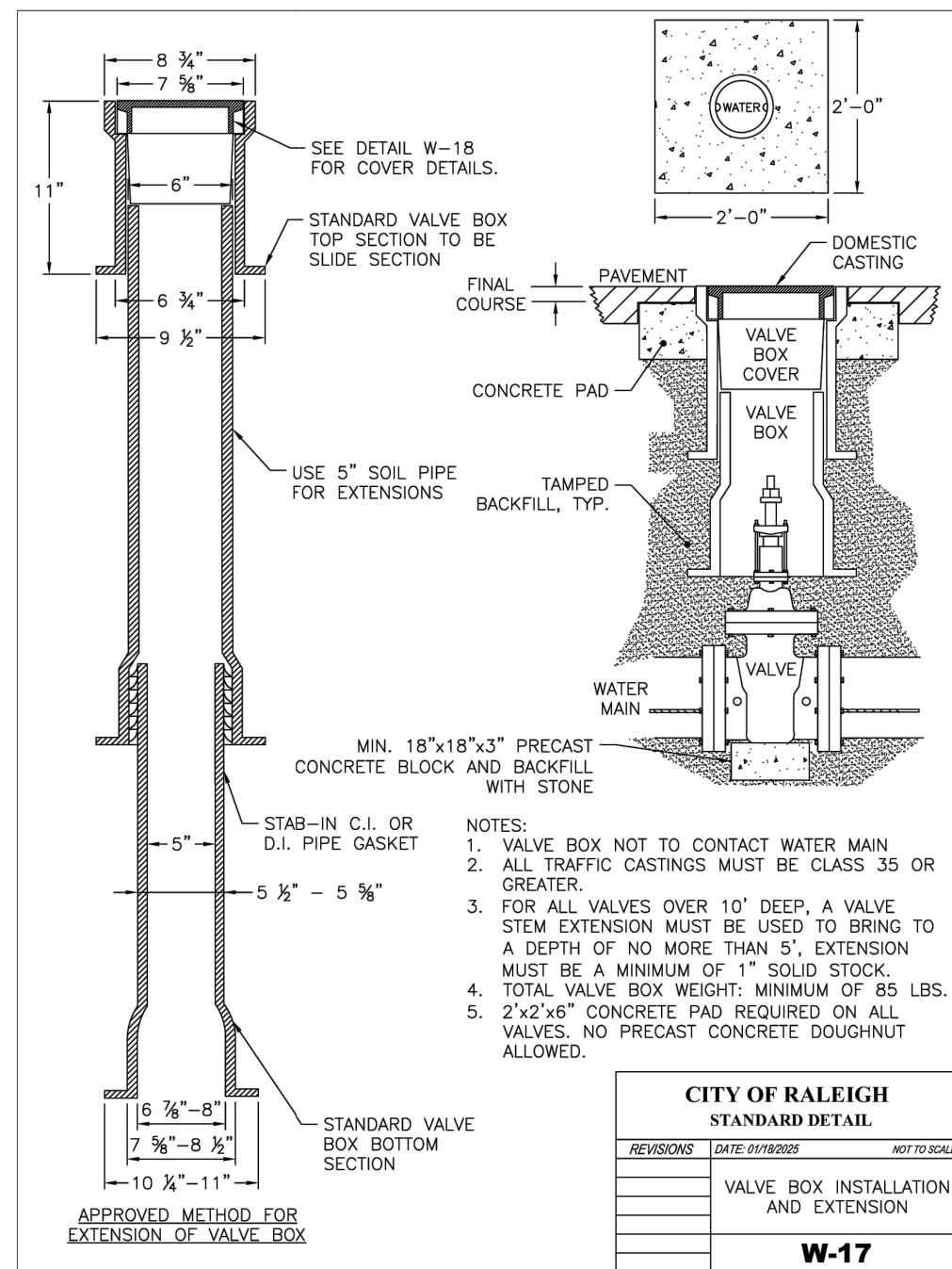
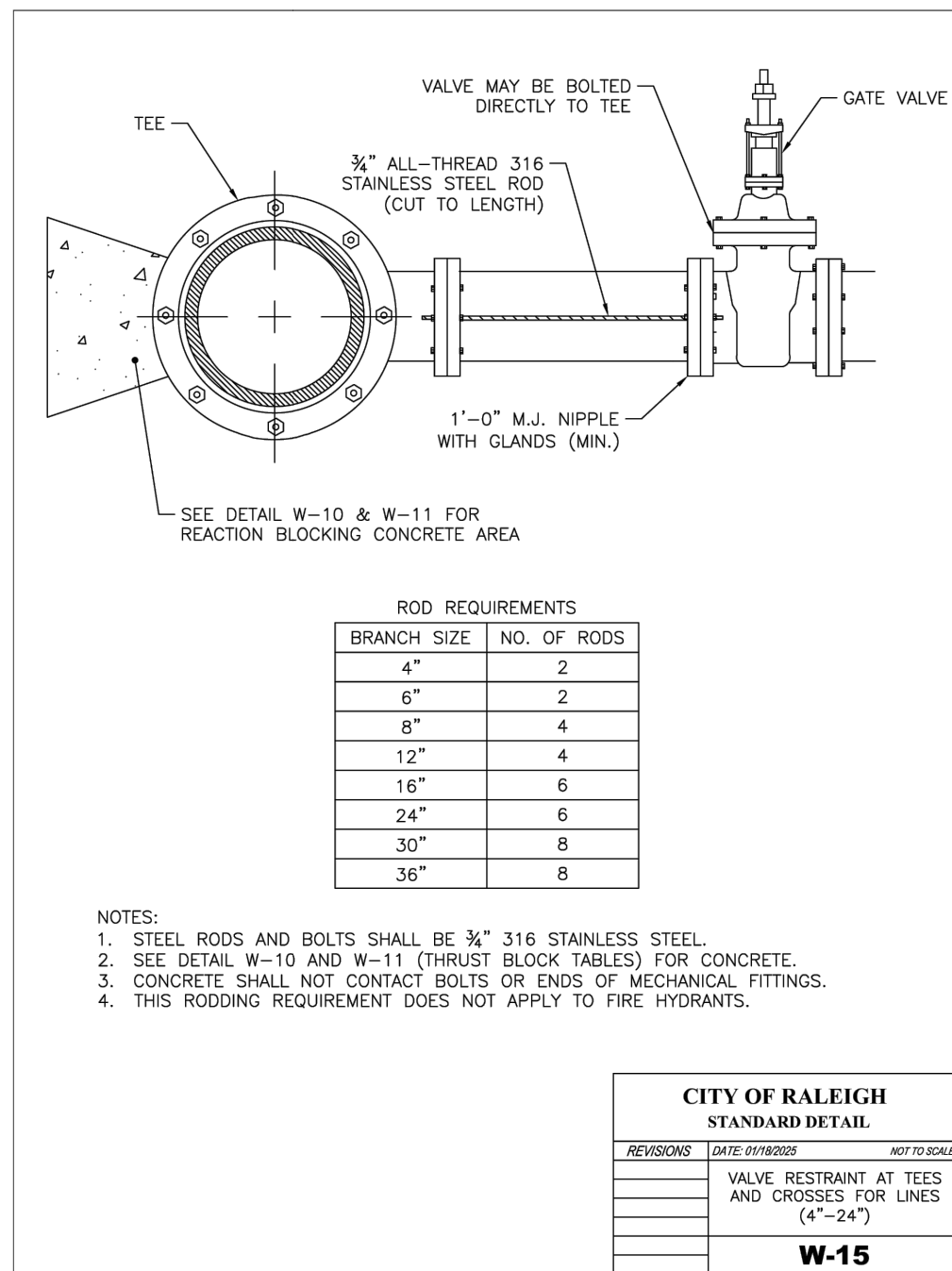
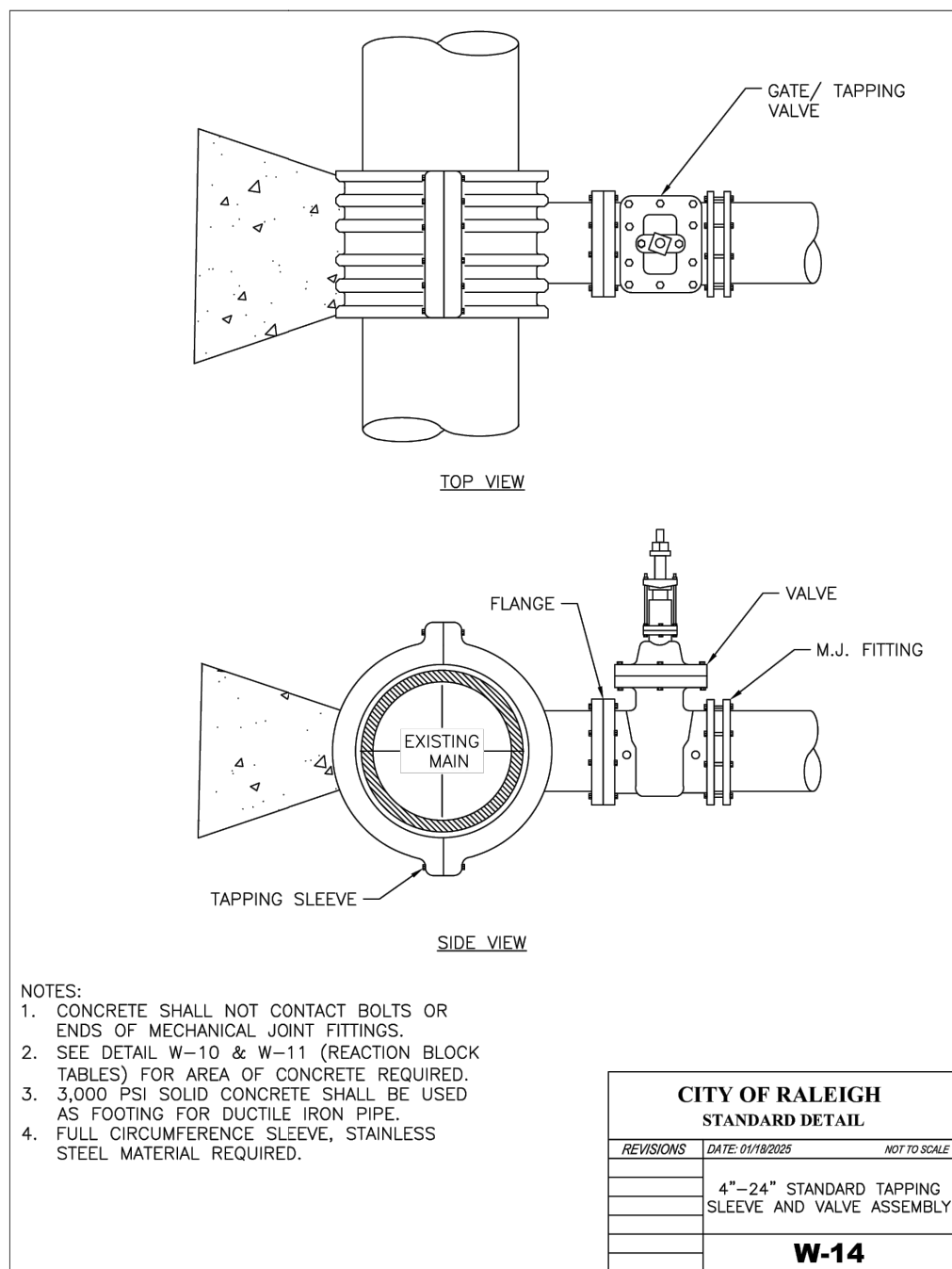
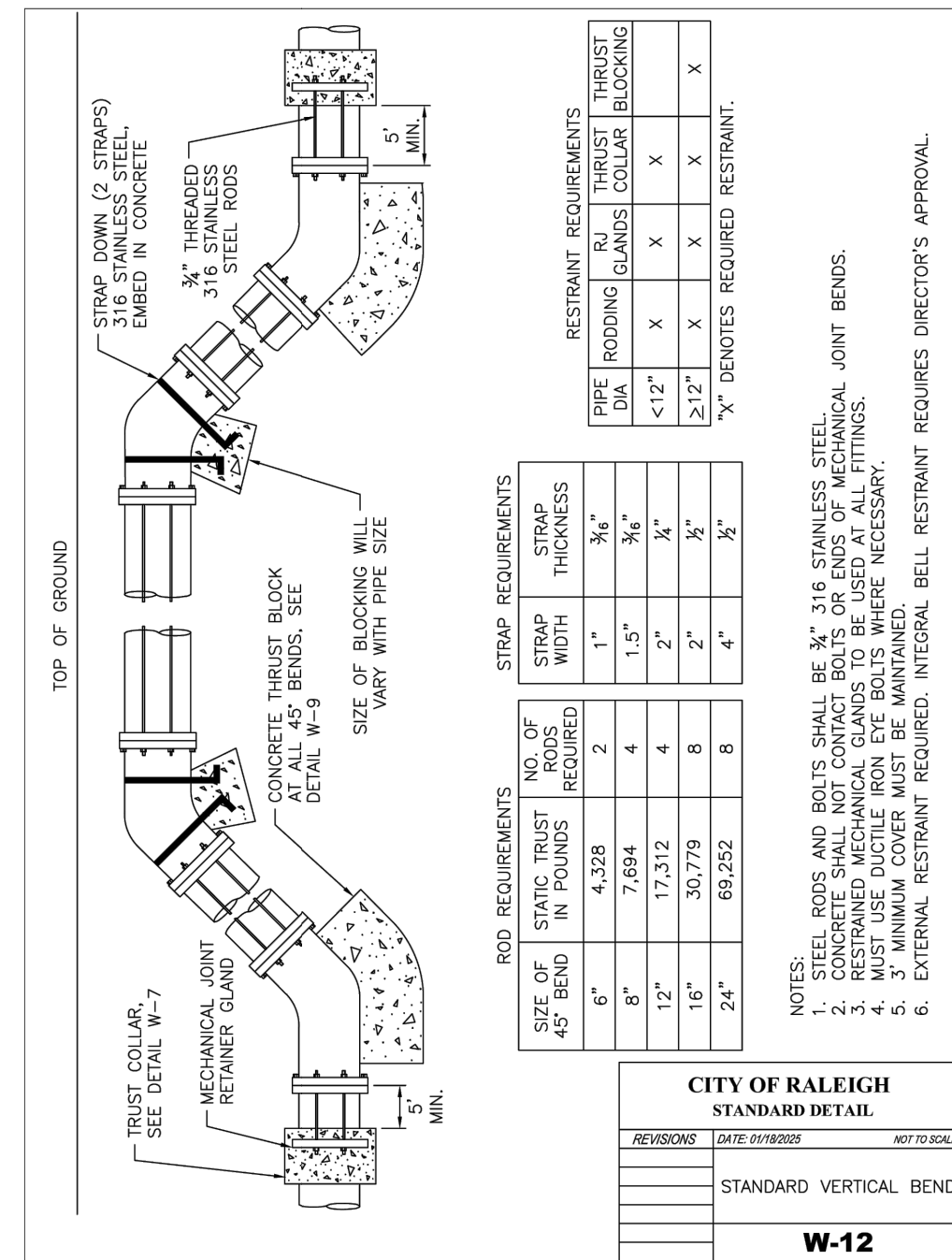
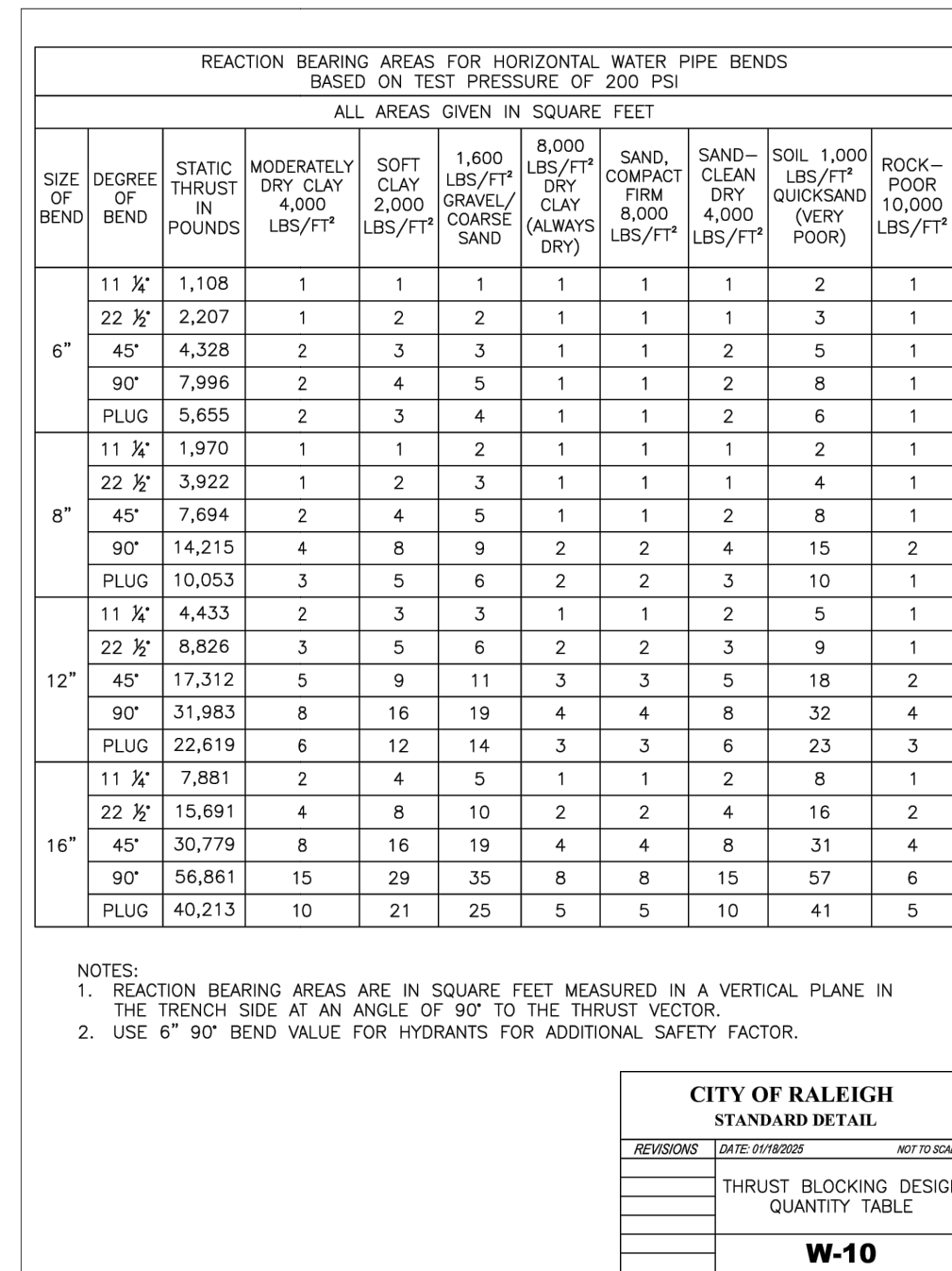
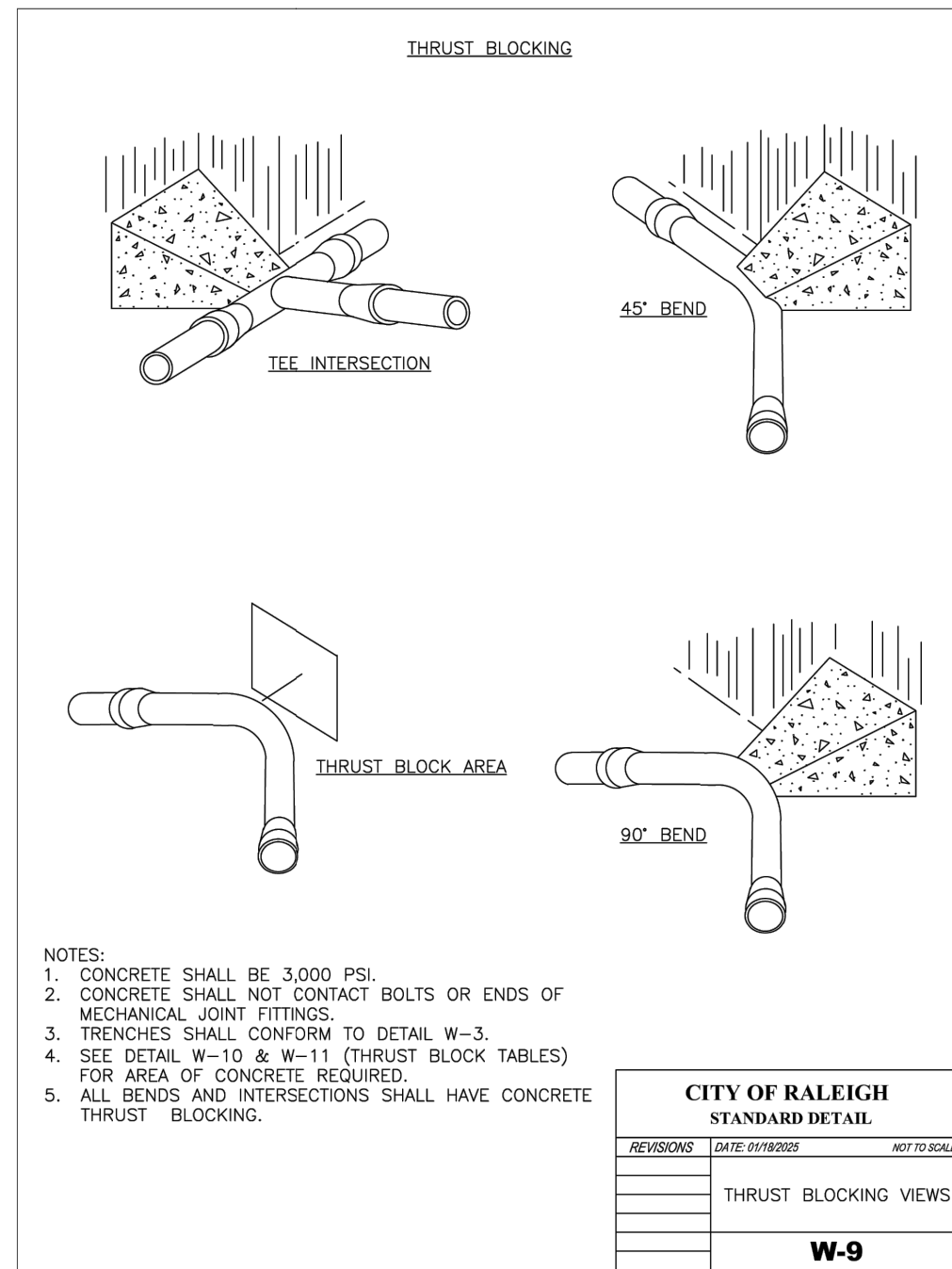
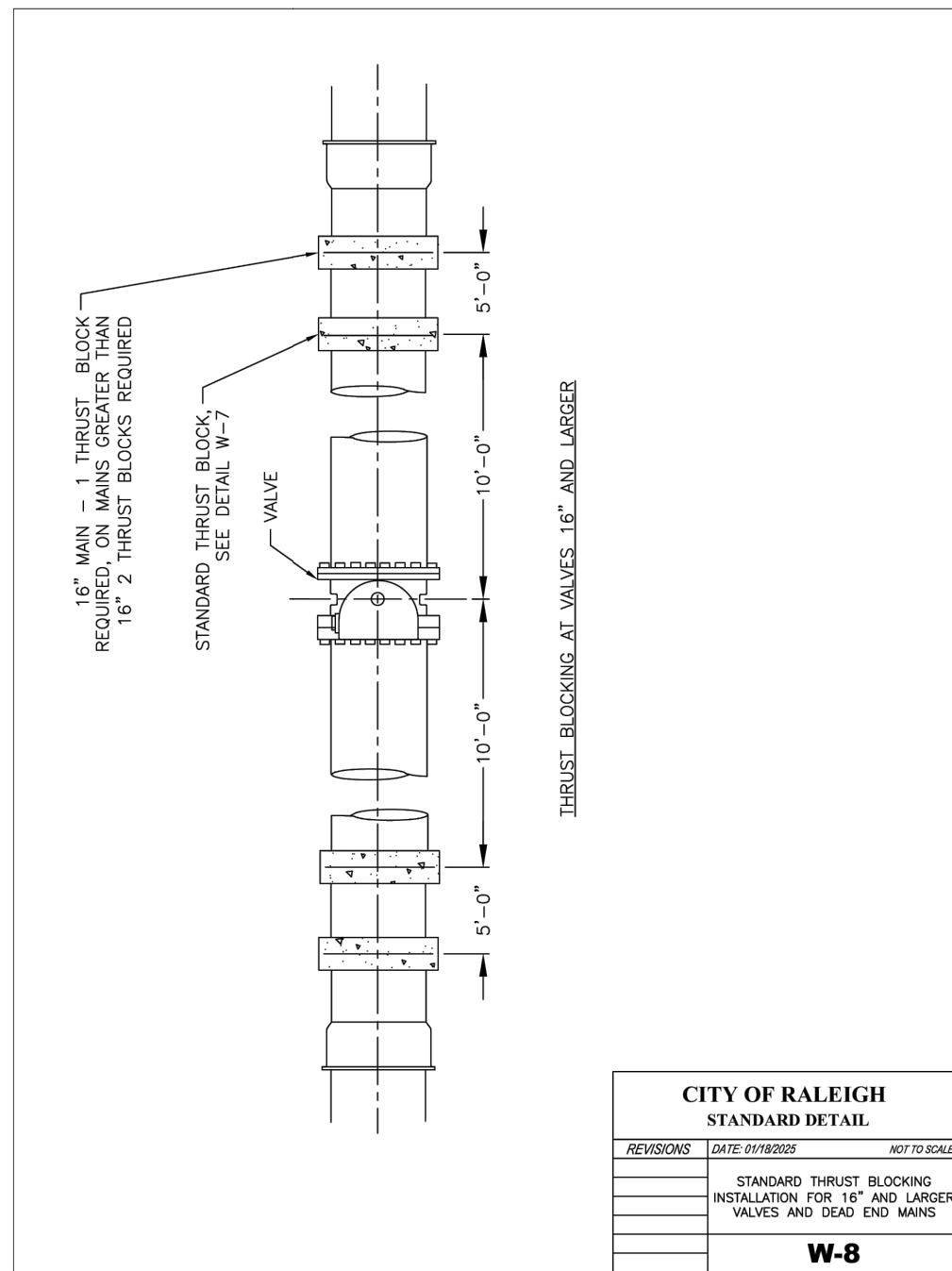
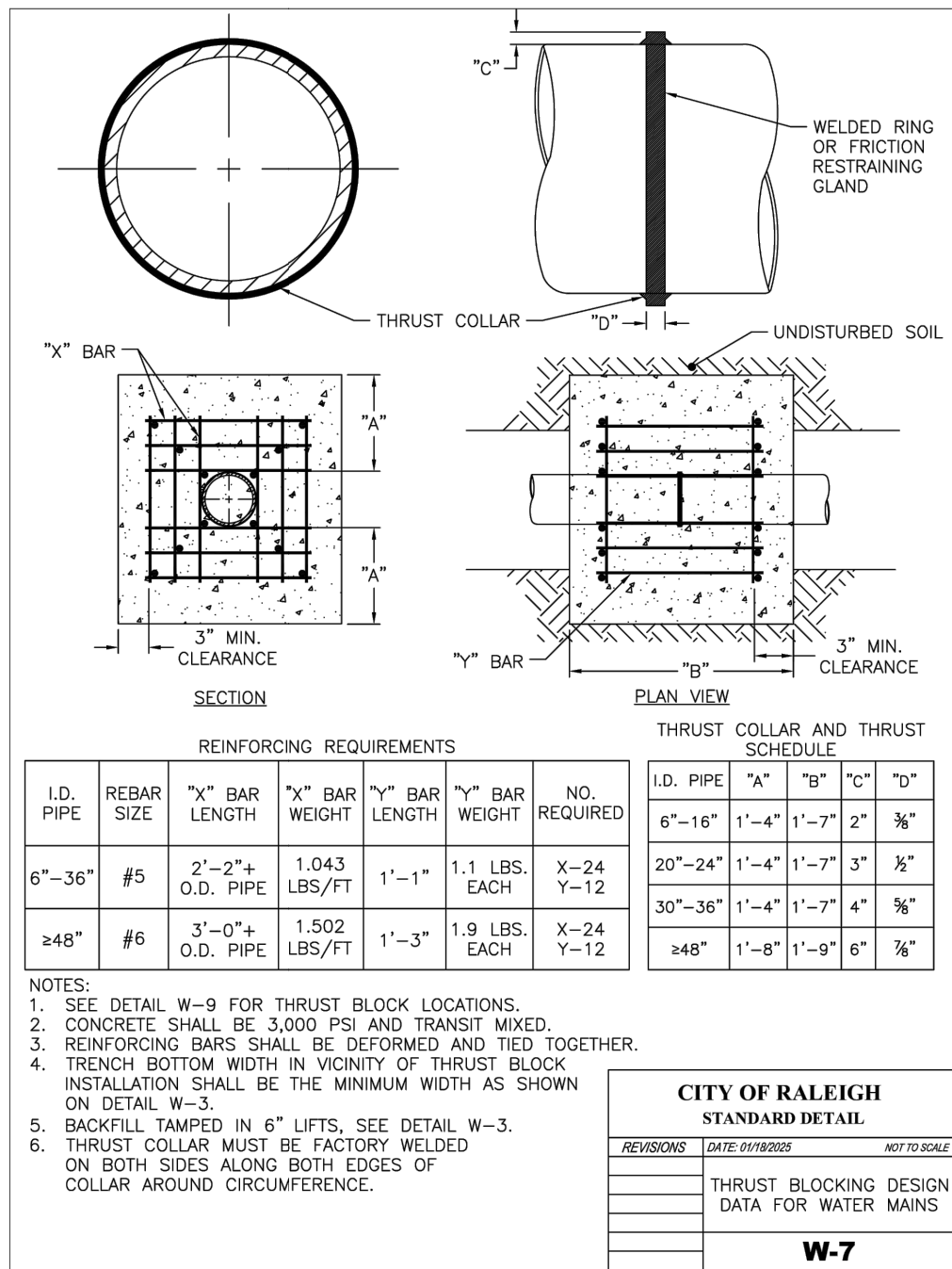
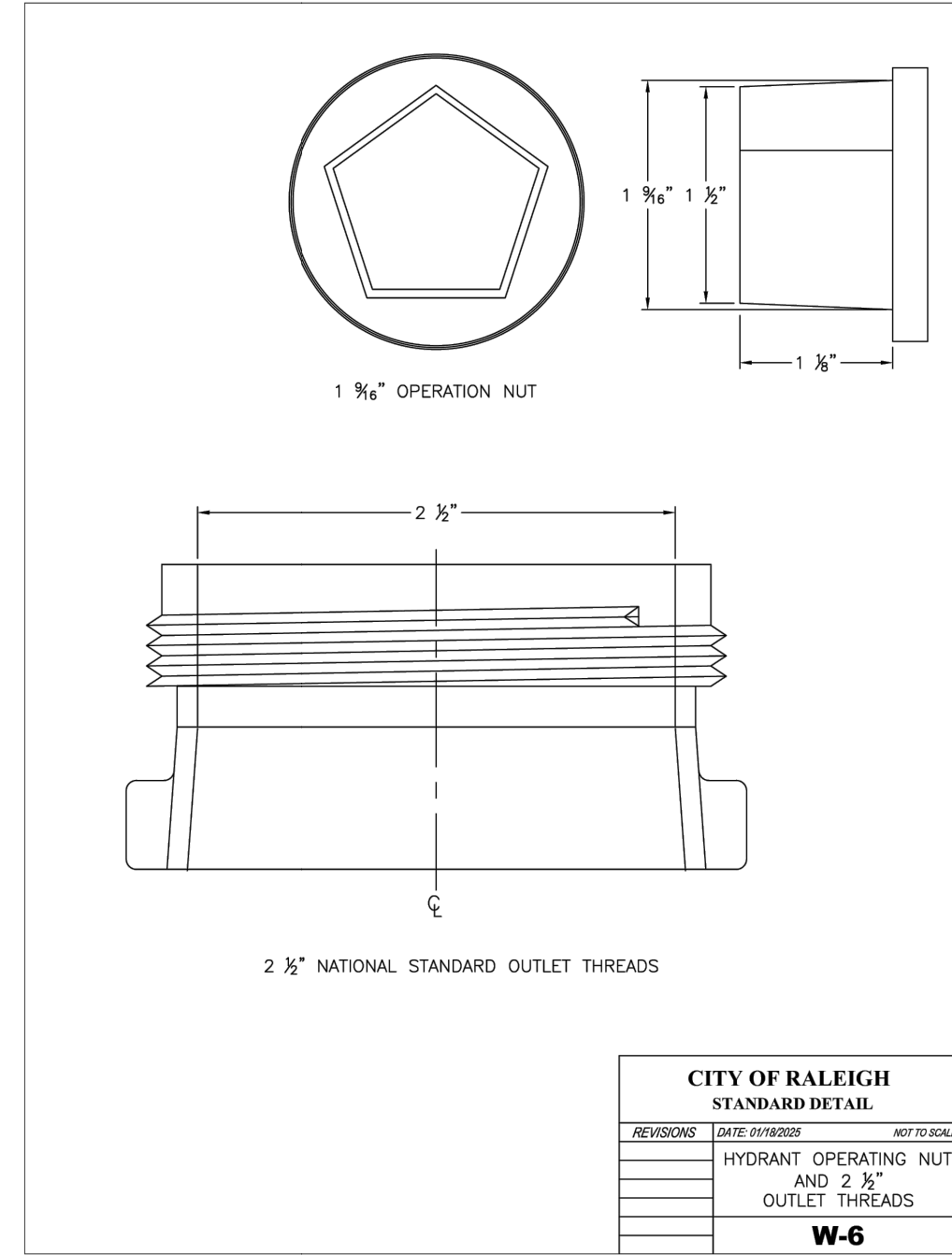
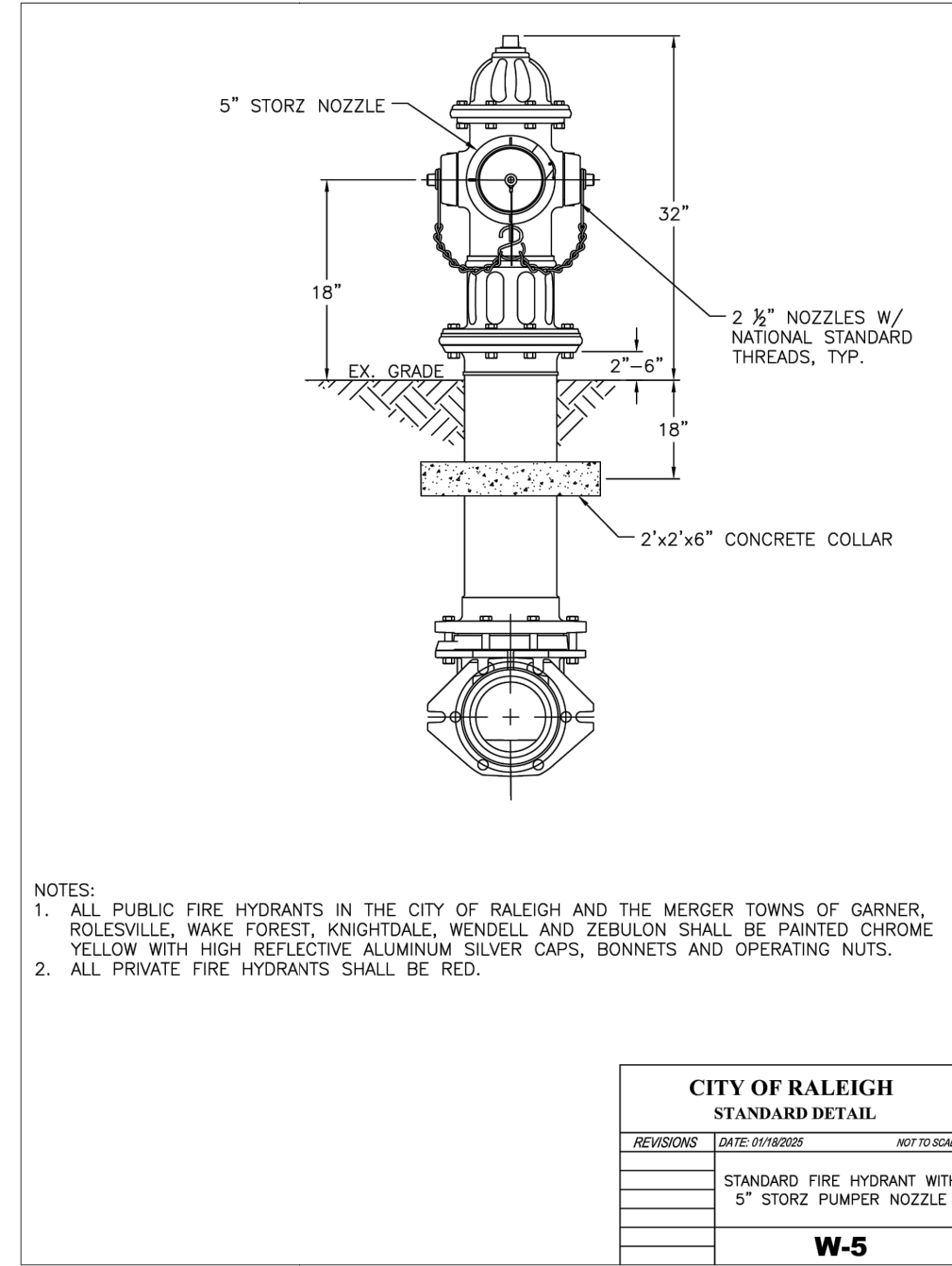
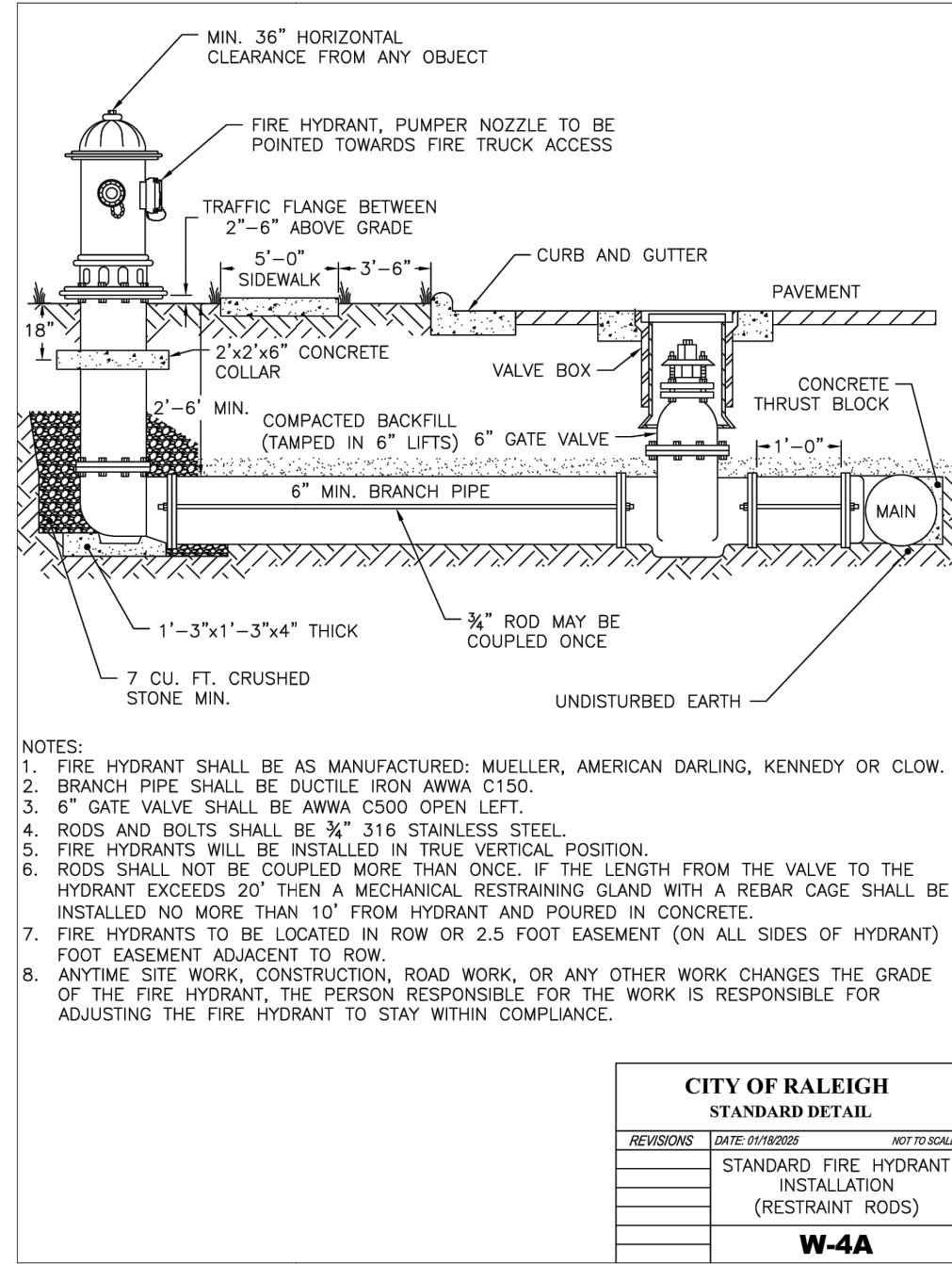
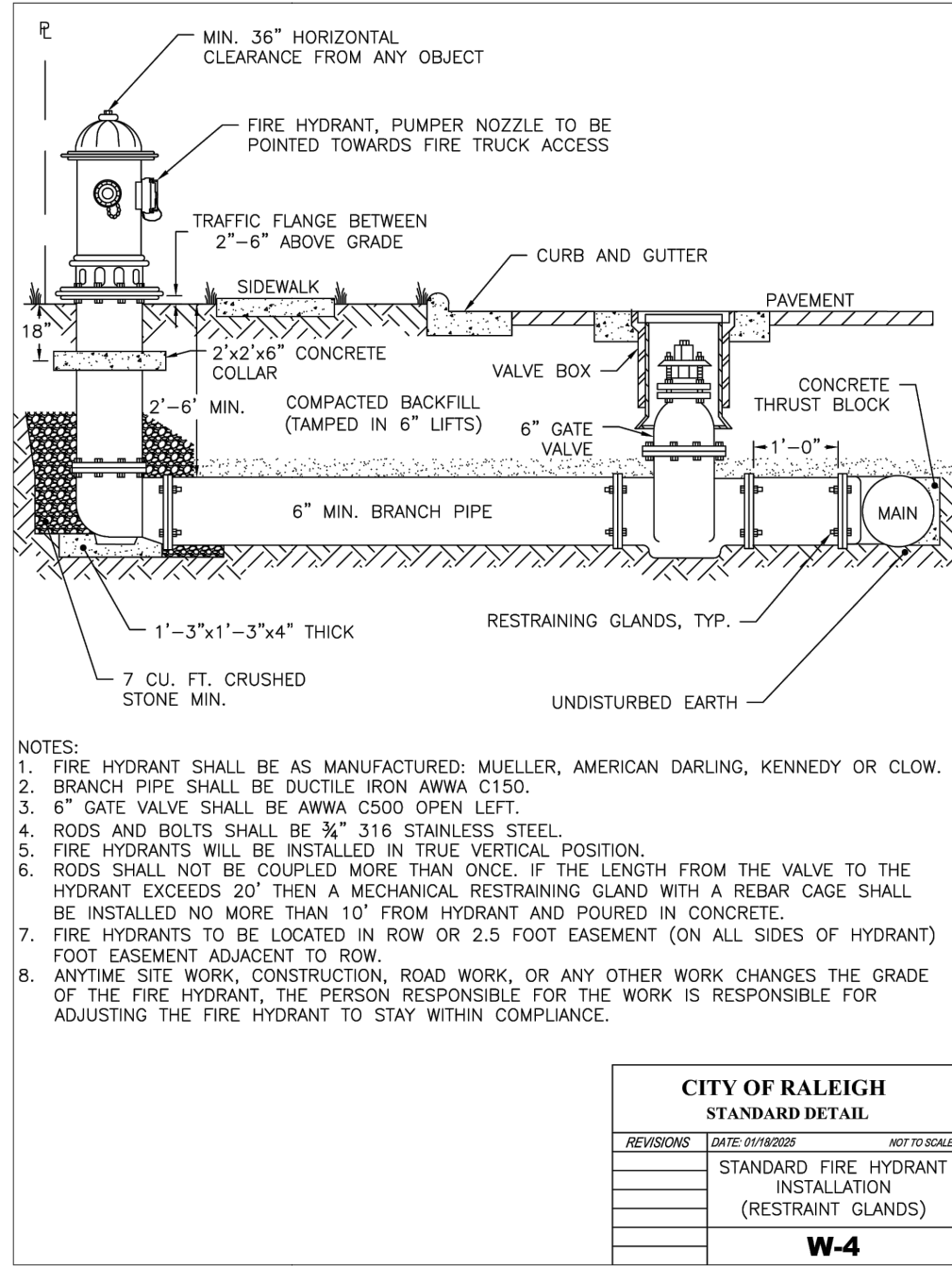
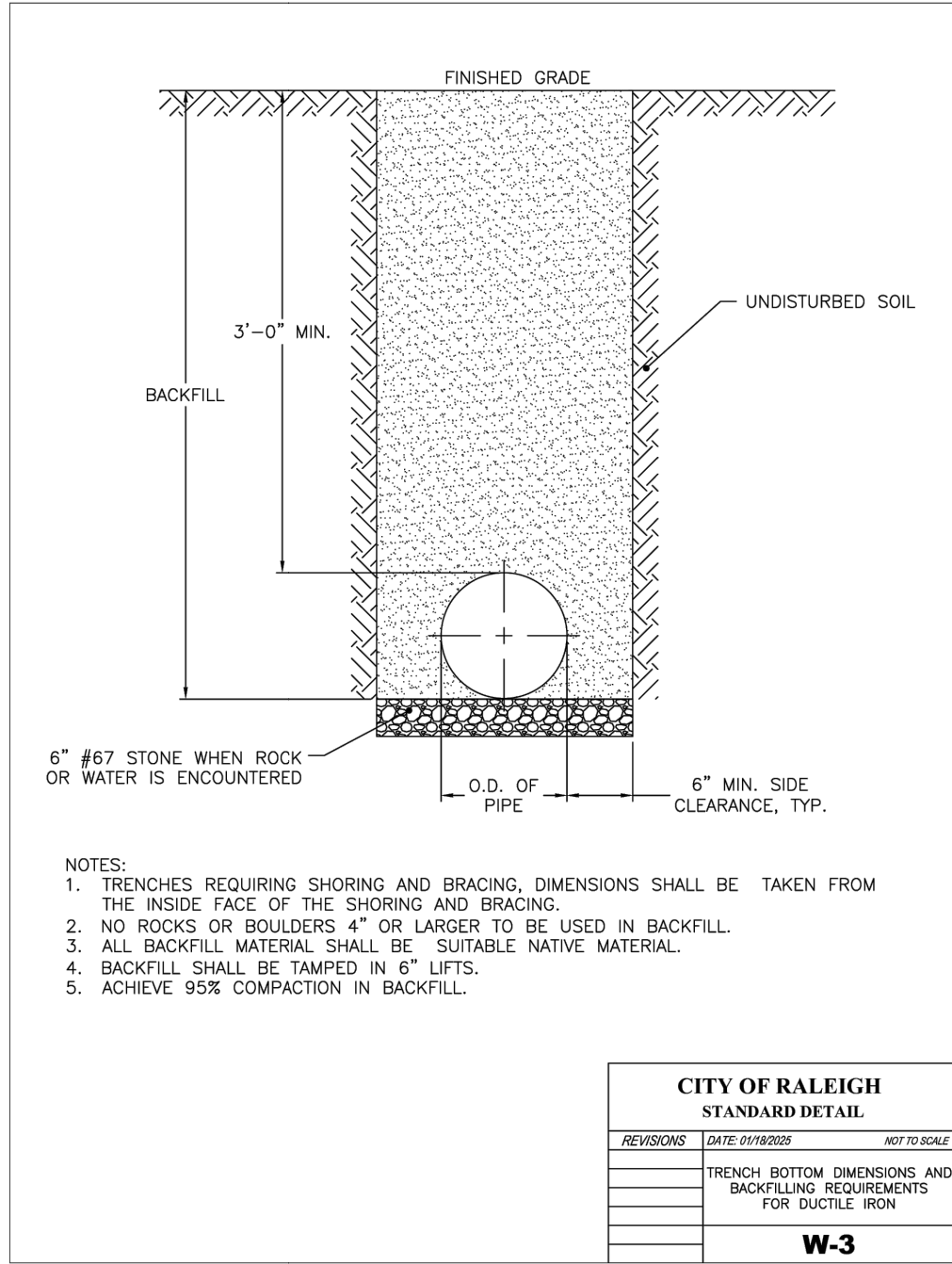
ADAMS ASSEMBLAGE PUD
MASTER PLAN FOR
BEACON PARTNERS

STANDARD DETAILS

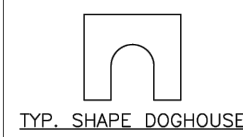
NOT FOR CONSTRUCTION
PROFESSIONAL SEAL
FOR ROYAL J. FRYAL
ENGINEER
NO. 10003

08/21/2026





ZMA-4-26



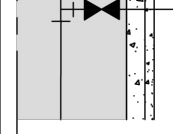
- NOTES:
1. METER AS MANUFACTURED BY SENSUS OR NEPTUNE.
 2. METER TO BE PROVIDED BY RALEIGH WATER.
 3. BACKFILL TAMPED IN 6" LIFTS.
 4. REINFORCEMENT: #4 @ 6" O.C.E.W.
 5. CONCRETE: 4,000 PSI @ 28 DAYS.
 6. ALL RPZ BACKFLOW PREVENTION DEVICES MUST BE INSTALLED IN ACCORDANCE WITH AWWA M22.
 7. ALL COPPER SETTERS ARE TO HAVE A BALL TYPE SHUT OFF VALVE ON BOTH SIDES OF COPPER SETTER WITH HIGH RISE BYPASS THAT IS MANUFACTURED BY FORD, MUELLER, OR AT McDONALD (NO EXCEPTIONS).
 8. ALL MORTAR MUST BE MIXED WITH PRECAST BLOCKS OR BRICK AND MORTAR. DRY STACKING OF BLOCK IS NOT ALLOWED.

"A"	
1 1/2" METER	13 1/4"

** TRAFFIC RATED
VAULT WALL THICKNESS

REVISIONS	DATE: 05/18/2025	NOT TO SCALE
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W-31



- ## NOTES

1. SERVICE TAPS FOR 2" AND SMALLER DOMESTIC SERVICES MAY BE BY CORPORATION OR BY THE SERVICE COMPANY. SERVICE TAPS SHALL BE INSTALLED IN THE MAIN AND VALVE ASSEMBLY AND 90° BEND.
2. SERVICE TAPS SHALL BE INSTALLED DOWNHILL AND DOWN-TO-TO-TO DOWNHILL ON THE BACKFLOW ASSEMBLY, PROVIDED THAT THE FIRE PROTECTION AND SPRINKLER SYSTEMS ARE NOT PLACED IN THE DOWNHILL POSITION. SERVICE TAPS SHALL BE ONE DOMESTIC TAP PER FIRE LINE ON STREET SIDE OF BACKFLOW.
3. FIRE LINE SHALL HAVE A FIRE HYDRANT OR BLOW OFF ASSEMBLY AT ITS END TO FACILITATE FLUSHING.
4. IRRIGATION METERS SHALL BE LOCATED ON THE SIDE OF DOMESTIC METER WITH THE BACKFLOW ASSEMBLY.
5. THE CONTAINMENT BACKFLOW ASSEMBLY SHALL BE INSTALLED WITHIN 50' LINEAR OF THE FIRE LINE.
6. DOMESTIC/IRRIGATION BACKFLOW RISER/STANDPIPE SHALL BE OF APPROVED MATERIALS AS LISTED IN NC PLUMBING CODE.
7. THE RISER SHALL BE MINIMUM OF 12" ABOVE ANY MATERIAL (MULCH INCLUDED) OR GRADE.
8. THE RISER VALVE IS REQUIRED AFTER THE METER BUT BEFORE THE BACKFLOW ASSEMBLY FOR MAINTENANCE AND REPLACEMENT PURPOSES.
9. THE INSTALLATION MUST ALSO MEET ALL CODE REQUIREMENTS PER THE NC PLUMBING CODE.

REVISIONS	DATE: 05/18/2025	NOT TO SCALE
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W-34



- NOTES:
- | | |
|----|-----|
| 1. | ENC |
| 2. | CON |
| | PIF |
| | INS |
| | THE |
| 3. | NO |
| | PRO |
| | CON |
| | REQ |
| 4. | RES |
| | IN |
| | RES |
| 5. | ALL |
| 6. | STE |

REVISIONS	DATE: 06/18/2025	NOT TO SCALE
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W-36

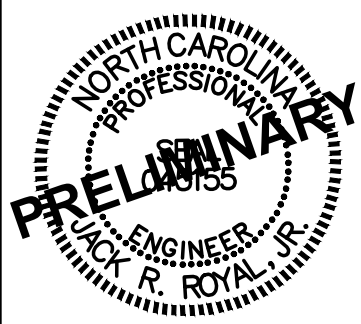
ZMA-4-26

iii

Drawn By:	Checked By:
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Results

Drawing Number:



08/21/2026

nty

MASTER PLAN FOR BEACON PARTNERS

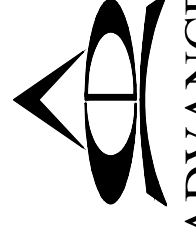
STANDARD DETAILS

PLAN PREPARED FOR:



500 East Morehead St.
Suite 200
Charlotte, North Carolina 28261
tel. 704.597.7757
fax 704.598.6335

PLAN PREPARED BY: FIRM # C-2798



ADVANCED
CIVIL DESIGN

51 Kilmayne Drive, Suite 102
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127

KNIGHTDALE - PHASE 2 - BUILDING 1

SITE LIGHTING

5909 FARMWELL ROAD,
KNIGHTDALE, NC 27610

DRAWING STATUS:

NOT FOR CONSTRUCTION

[illegible]

PROJECT NUMBER:

PERMIT TRACKING NUMBER:

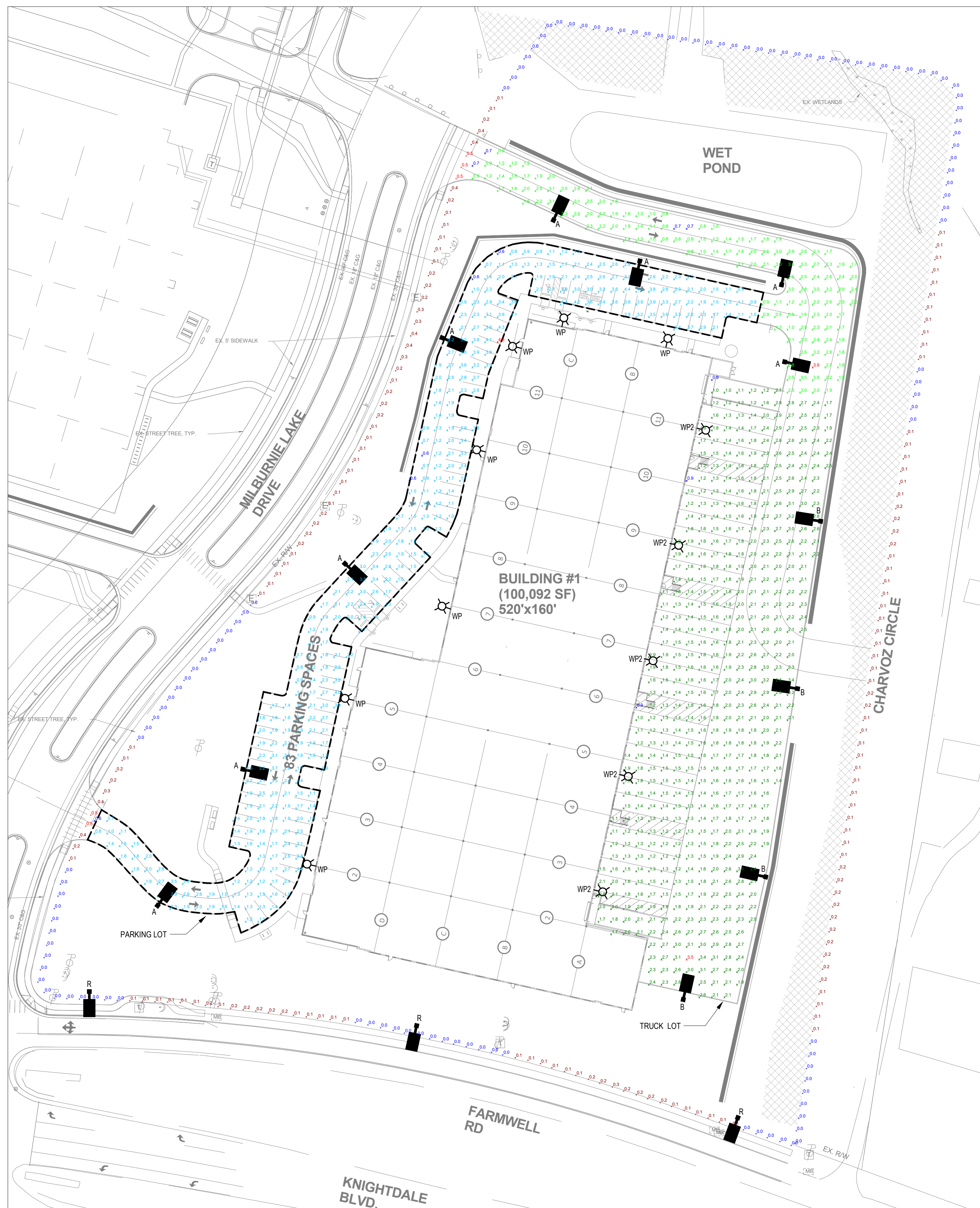
SEALS:

SHEET TITLE:

OVERALL SITE PLAN

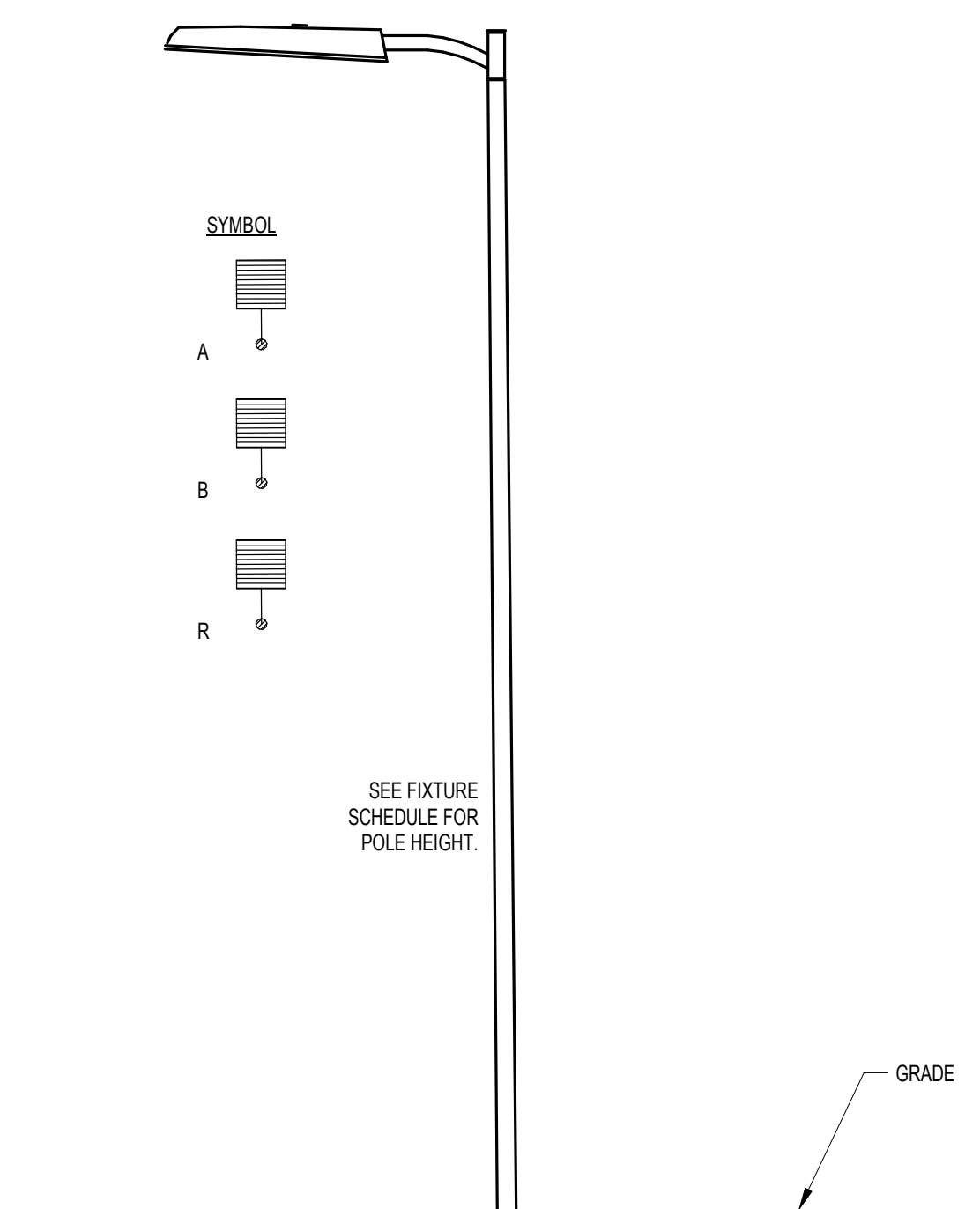
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SL-001

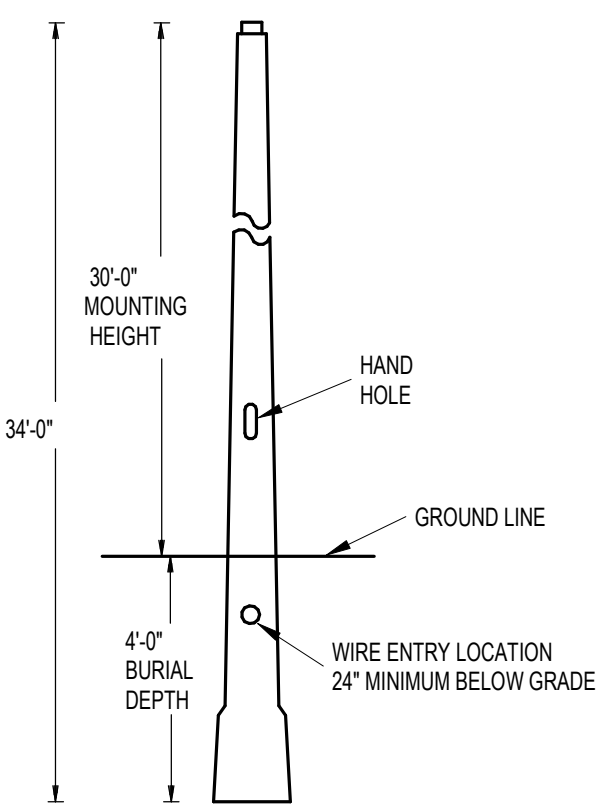


1 SITE LIGHTING PLAN

SCALE: 1" = 50'-0"



2 FIXTURE "A", "B", AND "R" DETAIL
SCALE: NONE



3 LIGHT POLE BASE DETAIL TYPE ONE

Lighting Fixture Schedule						
Type	Description	Manufacturer	Model	BNK Mounting Height	Wattage	
A	NEW LED POLE MOUNTED PARKING LOT LIGHTING - TYPE 3 DISTRIBUTION	EATON - STREETWORKS	GAN-AF-03-LED-U-T3R	30' - 0"	150.0 W	
B	NEW LED POLE MOUNTED PARKING LOT LIGHTING - TYPE 4 DISTRIBUTION	EATON - STREETWORKS	GAN-AF-04-LED-U-T4F	30' - 0"	220.0 W	
R	NEW LED POLE MOUNTED PARKING LOT LIGHTING - TYPE 3 DISTRIBUTION	BY TOWN OF KNIGHTDALE	BY TOWN OF KNIGHTDALE	30' - 0"	225.0 W	
NP	WALL MOUNTED LIGHTING FIXTURE - TYPE 5 DISTRIBUTION - 10,000 LUMENS	LITHONIA	DSKWZ LED P7 4K 40CR 13M	16' - 0"	72.5 W	
WP2	WALL MOUNTED LIGHTING FIXTURE - TYPE 4 DISTRIBUTION - 14,000 LUMENS	LITHONIA	DSKWZ LED P7 4K 40CR 14M	30' - 0"	103.0 W	

FIXTURES "A" AND "B"



Outdoor Lighting

SHOCKED LED

SHOCKED LED

White LED available (4000K)
 Color Temperature: 3000K, 4000K, 5000K, 6000K

FEATURES	INCHES	LUMENS	PATTERNS	BUG RATING
Standard	12.5	15,000	0	00-00-00
Standard	15	15,000	0	00-00-00
Standard	15.5	20,000	0	00-00-00
Standard	20	20,000	0	00-00-00
Standard	40.5	20,000	0	00-00-00
Standard	40.5	25,000	0	00-00-00
Standard	50.5	25,000	0	00-00-00

LIGHT DISTRIBUTION PATTERNS



PEEL BACK LENS - ADJUSTABLE SHIELDING

Beam Angle	Beam Spread	FOOT CANDLE
Standard	25° - 30°	1000 - 1500
Wash	30° - 35°	500 - 1000

LED
 120V/60Hz/50W/LED watts

Color Temp:
 27° - 30°

Material:
 Bronze
 Black
 Silver
 Custom color available

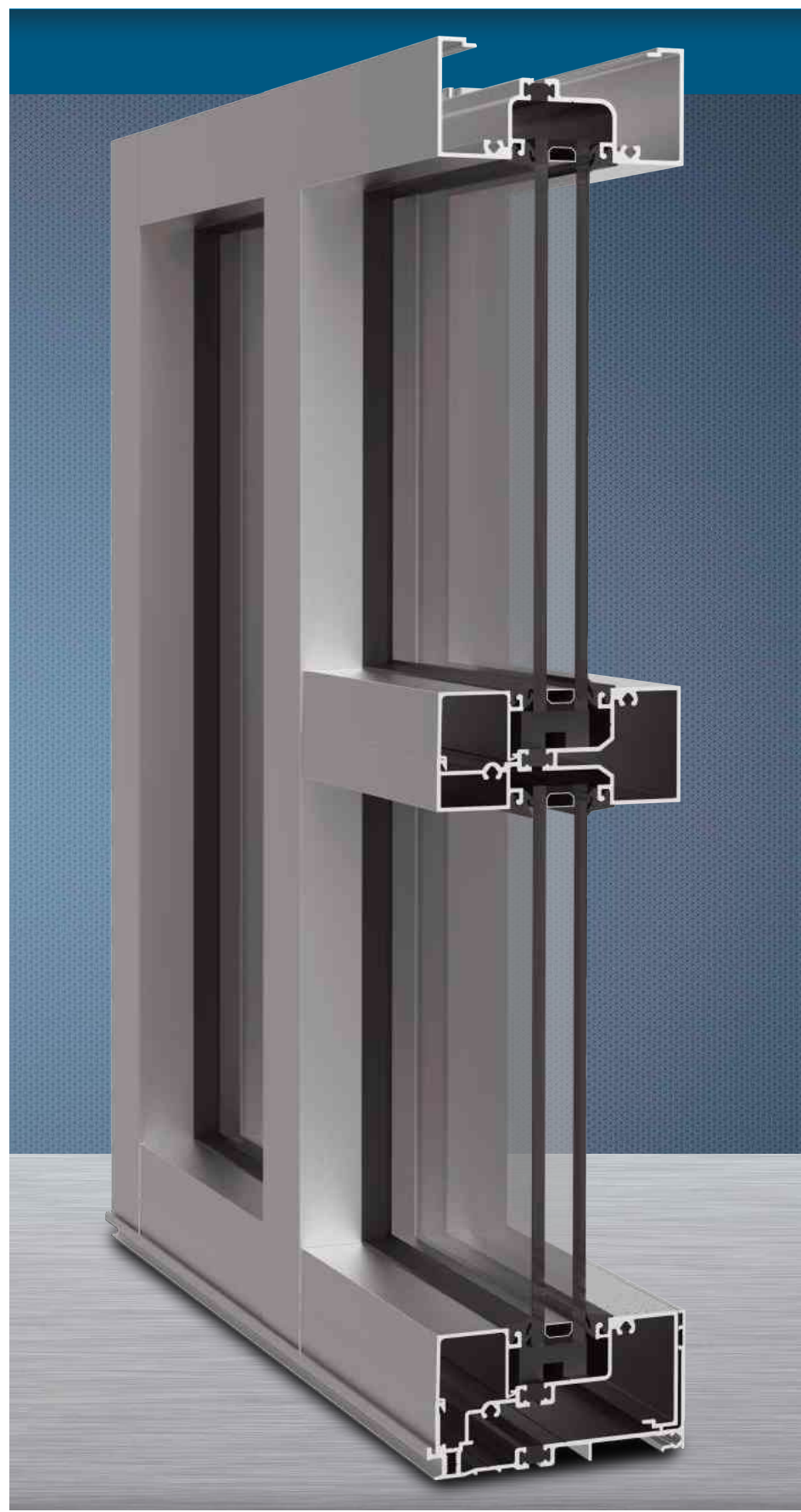
Size:
 Mount: 4.5" x 4.5"
 Dia: 6"

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 Omaha, NE 68144
 402.491.1100
www.kwiklites.com

Kwik Lites
 Illuminating the World

FIXTURES "WP" AND "WP2"

[illegible]



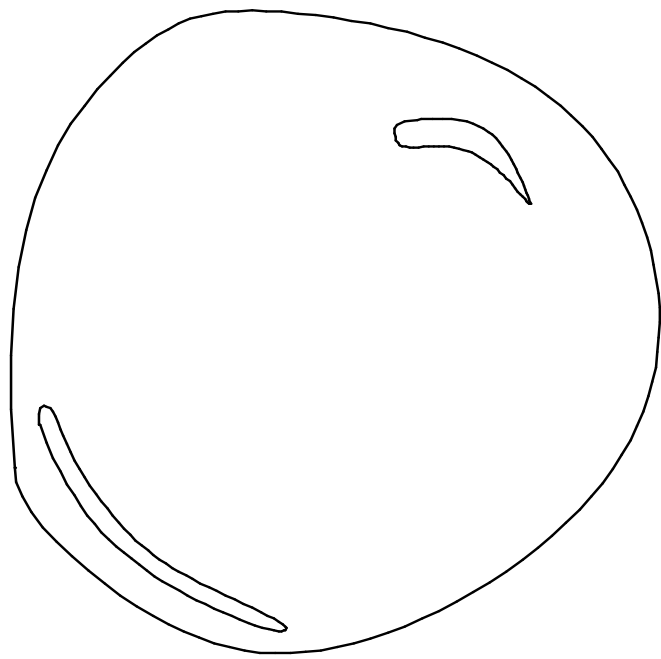
Bronze

WINDOW FRAMES AND DOORS TO BE BRONZE ALUMINUM FINISH

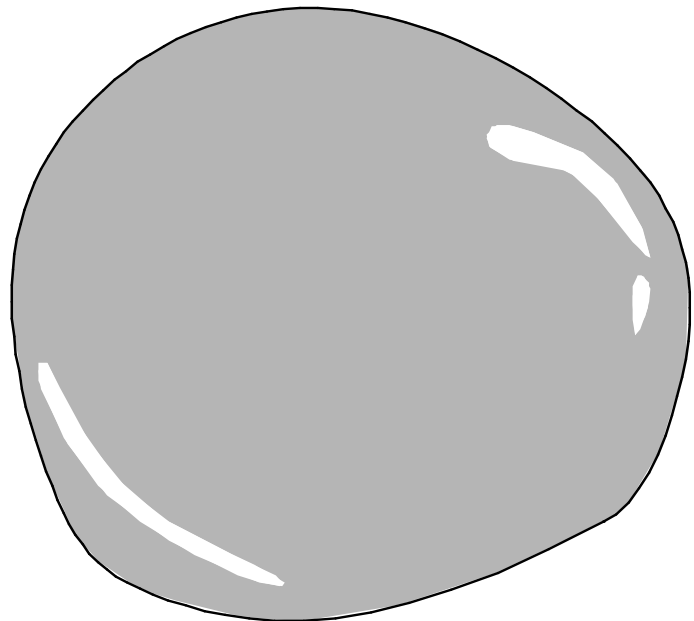


CERAMIC TILE ACCENTS TO BE GIO TILE METALLO IN RUST COLOR

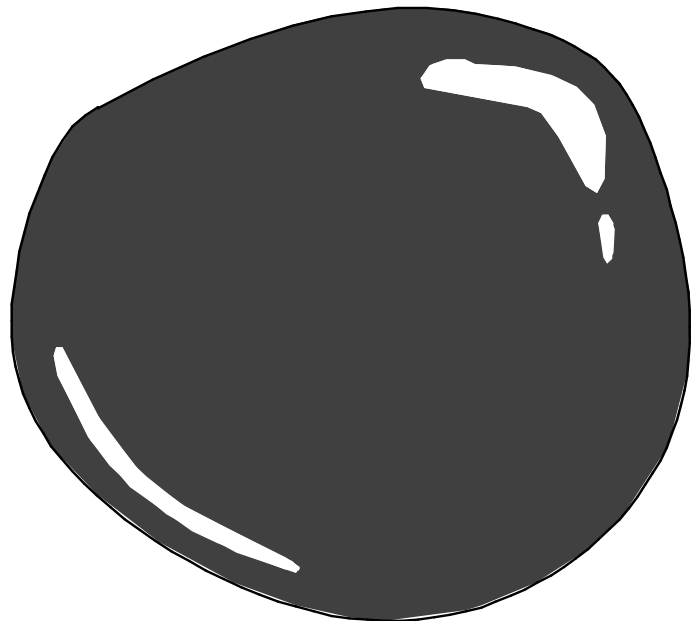
PAINT COLOR KEY



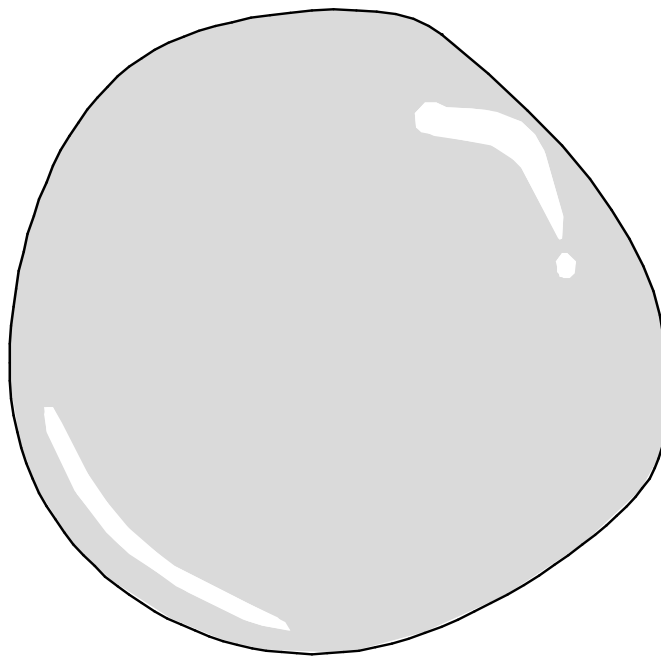
PB - PAINT BASEWALL COLOR - EIDER WHITE SW7014



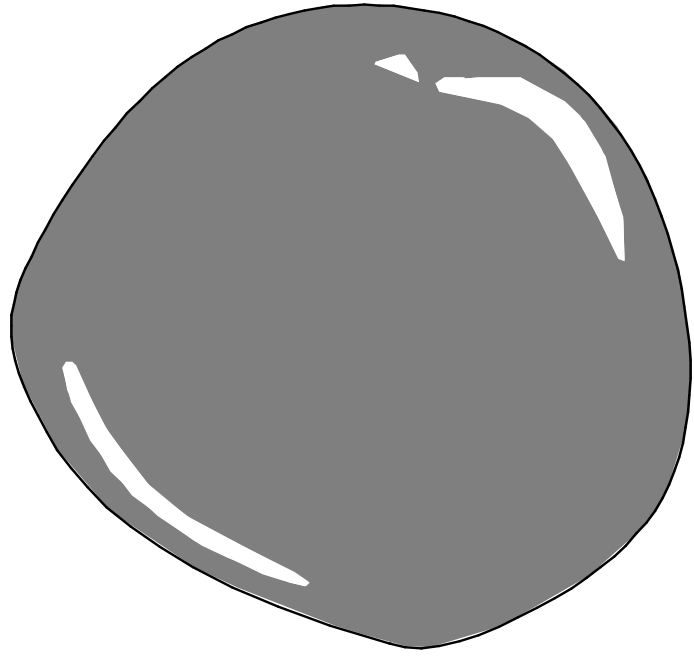
PA2 - PAINT ACCENT 02 - DOVETAIL SW7018



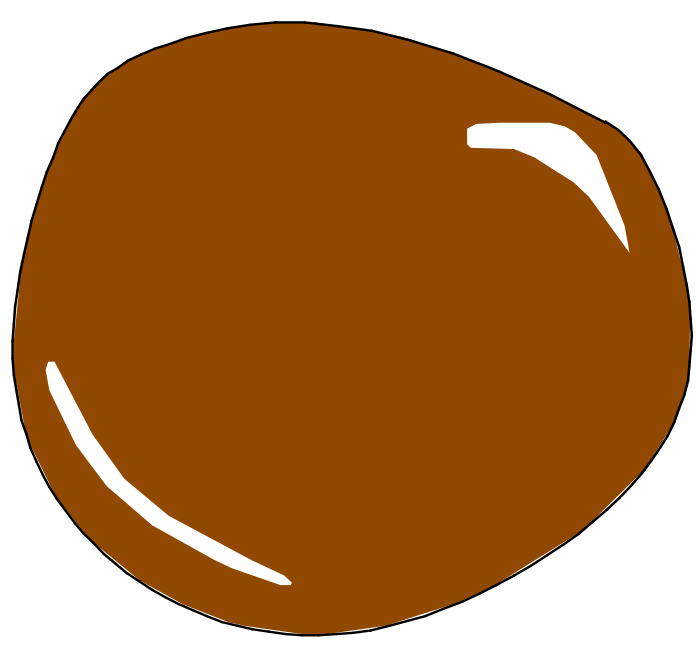
PA4 - PAINT ACCENT 04 - IRON ORE SW7069



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 ADAMS ASSEMBLAGE

**BUILDING 1
Material Board**

Knightdale, NC
August 24, 2026



KNIGHTDALE GATEWAY PHASE 2

BUILDING 1

5909 FARMWELL ROAD, KNIGHTDALE, NC 27610

UNCONDITIONED WAREHOUSE PERIODICALLY OCCUPIED

MINIMUM 30 FT. CLEAR HEIGHT UNDER STRUCTURE TYPICAL.

DRAWING STATUS:

NOT FOR CONSTRUCTION

[illegible]

PROJECT NUMBER: C26018

PERMIT TRACKING NUMBER: XXX

SEALS:

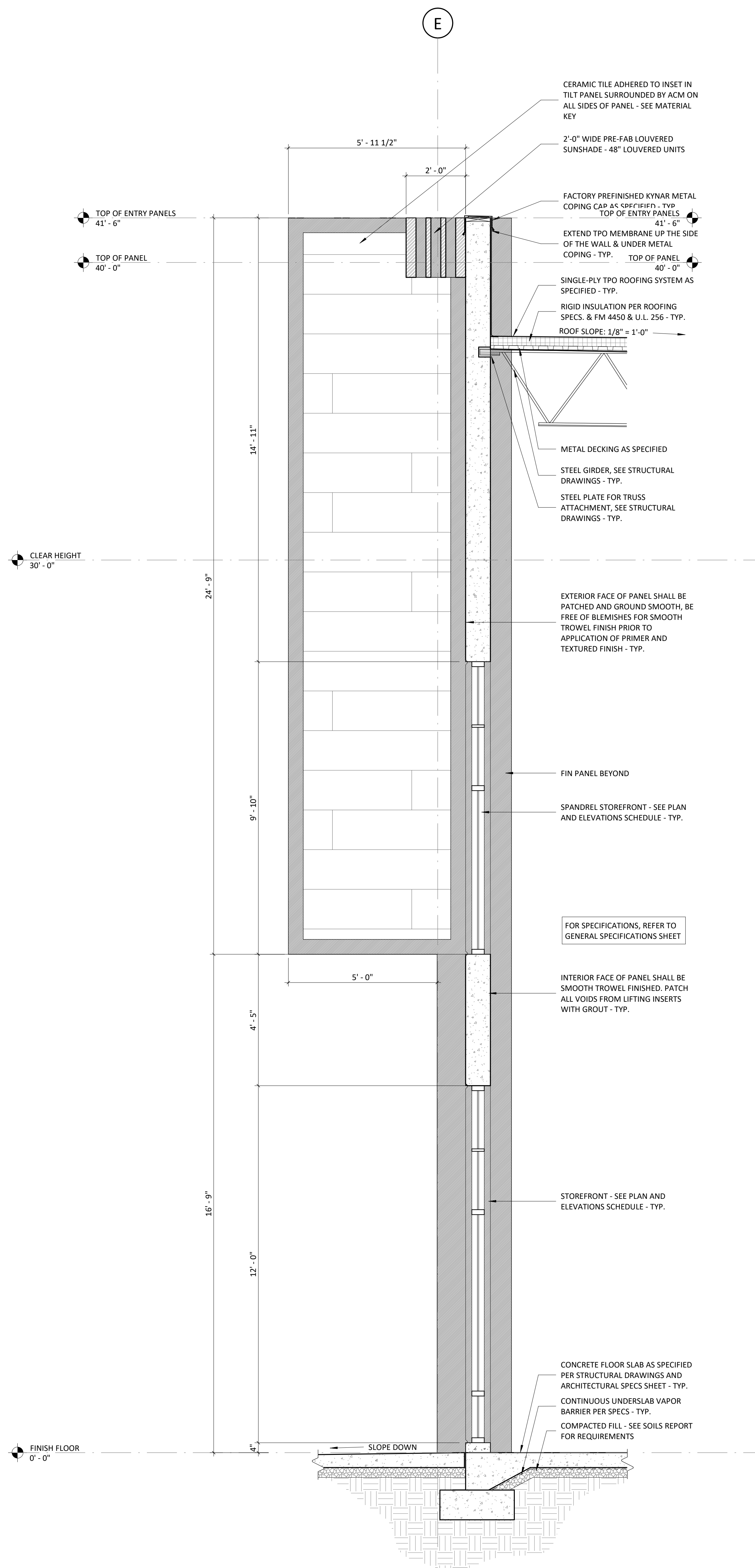
SKETCH PLAN SUBMISSION
08-20-2026

SHEET TITLE:

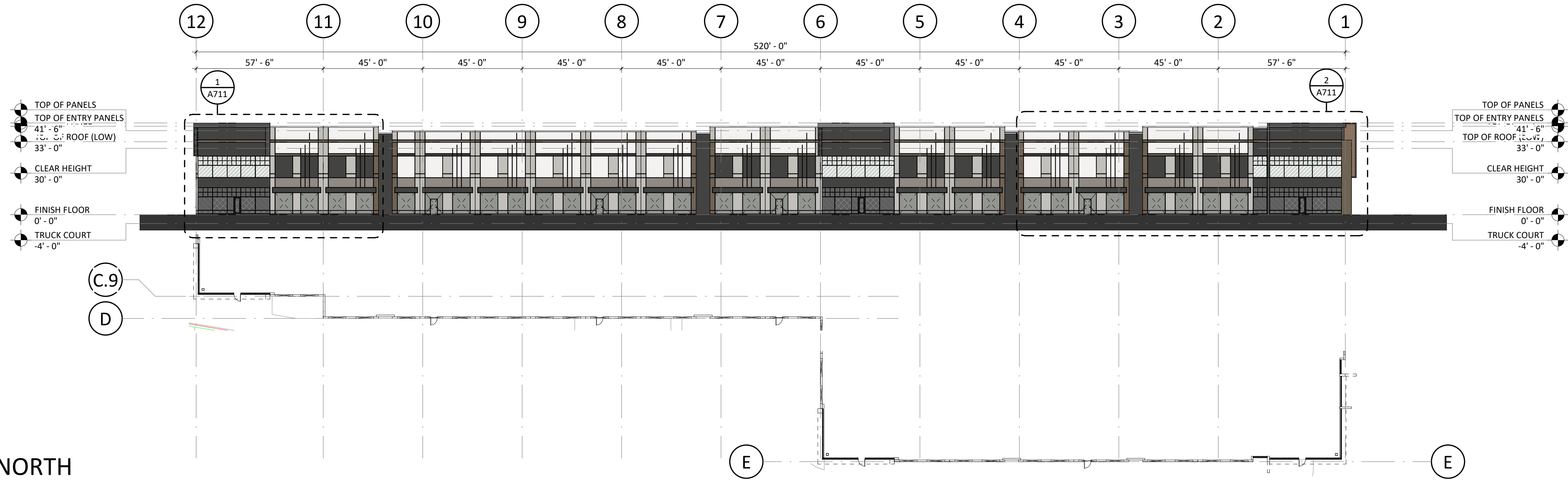
WALL SECTIONS

SHEET NUMBER:

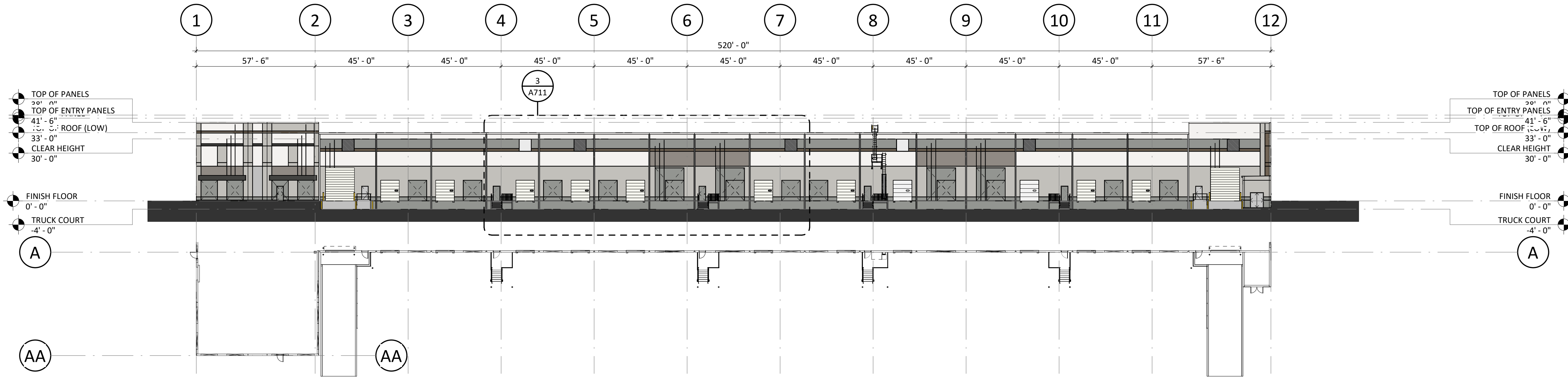
A422



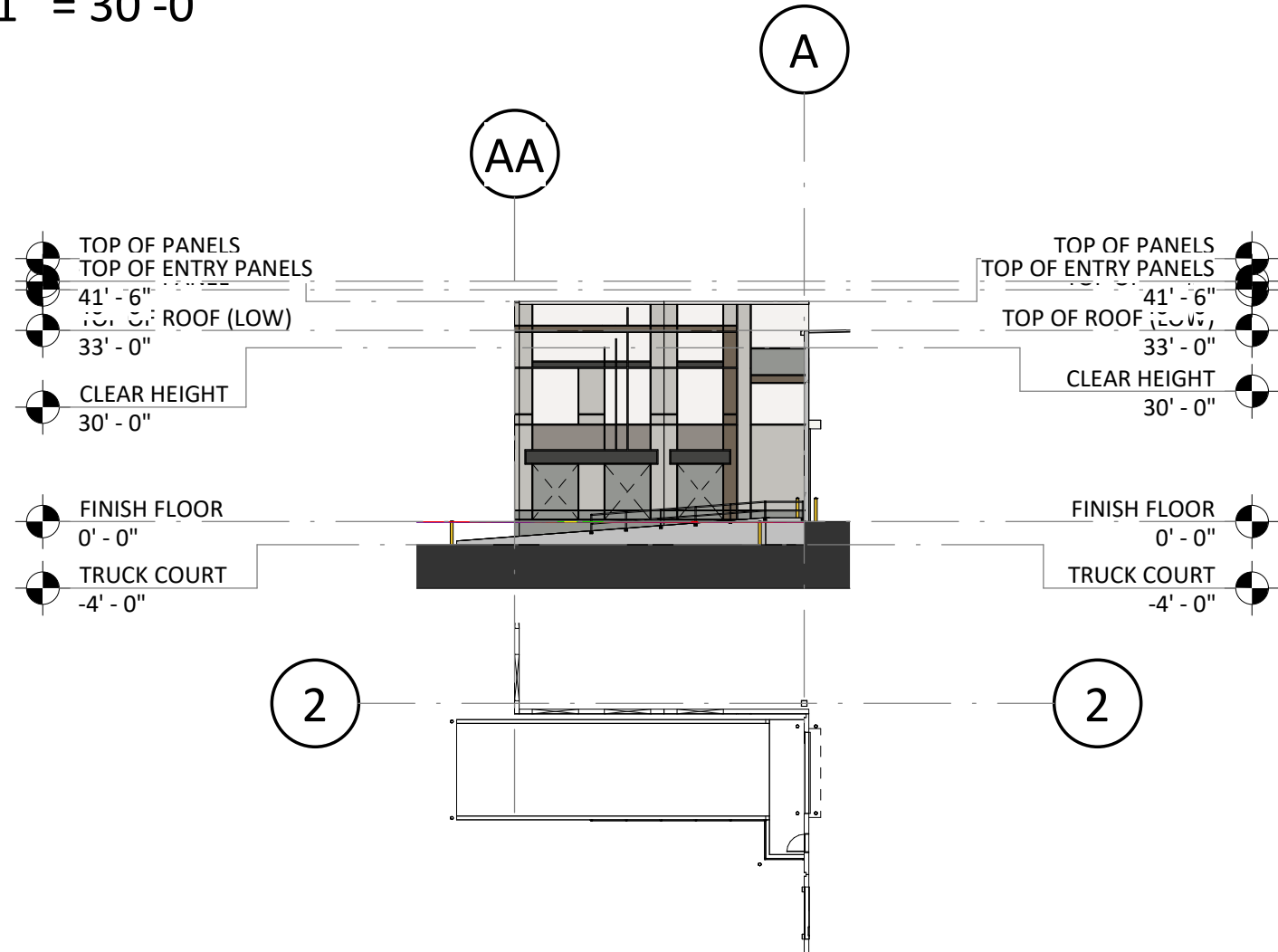
1 MAIN ENTRY SECTION
1/2" = 1'-0"



1 OVERALL COLOR ELEVATION - PLAN NORTH
1" = 30'-0"



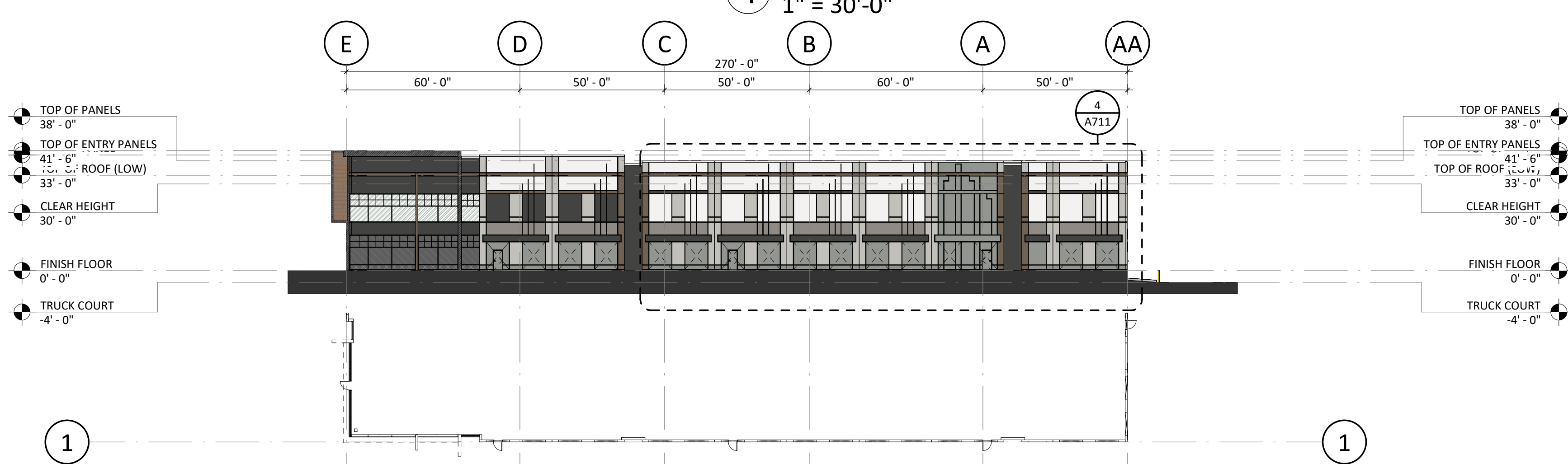
2 OVERALL COLOR ELEVATION - PLAN SOUTH
1" = 30'-0"



3 OVERALL COLOR ELEVATION - PLAN EAST TRUCK COURT
1" = 30'-0"



4 OVERALL COLOR ELEVATION - PLAN EAST
1" = 30'-0"



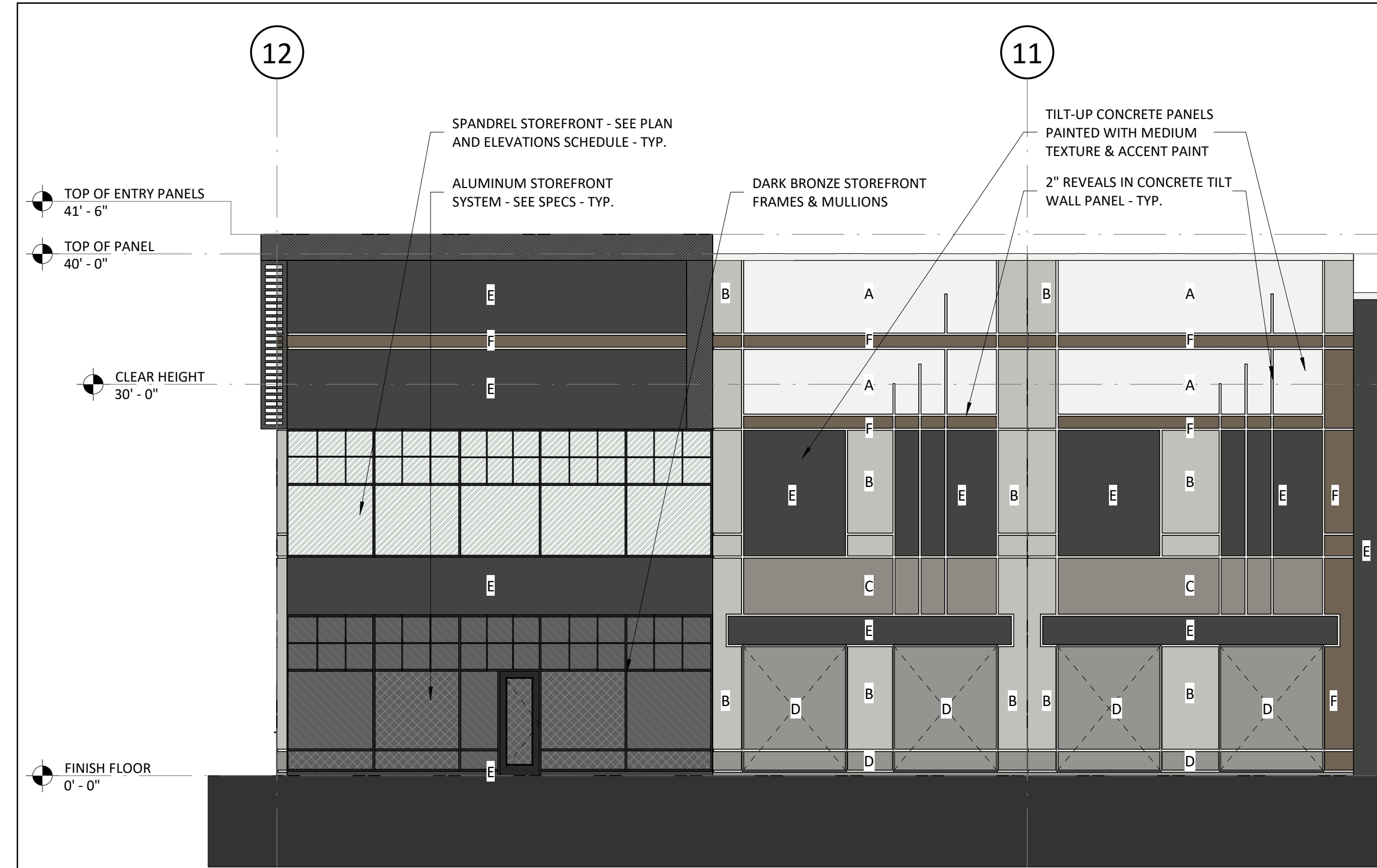
5 OVERALL COLOR ELEVATION - PLAN WEST
1" = 30'-0"

ELEVATION MATERIAL KEY	
ROOF COPING: TBD BY ARCHITECT	
ROOFING: WHITE TPO	
GUTTERS & DOWNSPOUTS: COLOR TBD BY ARCHITECT	
	PLATE GLAZING
	TEMPERED GLAZING
	ACM METAL PANELS COLOR TBD BY ARCHITECT
	CERAMIC TILE - GIO TILE METALLO RUST, 24" X 48"
	BASEWALL - MEDIUM TEXTURE PAINT SHERWIN WILLIAMS: SW7014 - EIDER WHITE
	ACCENT B - FINE TEXTURE PAINT SHERWIN WILLIAMS: SW0055 - LIGHT FRENCH GRAY
	ACCENT C - FINE TEXTURE PAINT SHERWIN WILLIAMS: SW7018 - DOVETAIL
	ACCENT D - FINE TEXTURE PAINT SHERWIN WILLIAMS: SW7068 - GRIZZLE GRAY
	ACCENT E - FINE TEXTURE PAINT SHERWIN WILLIAMS: SW7069 - IRON ORE
	ACCENT F - FINE TEXTURE PAINT SHERWIN WILLIAMS: SW7040 - SMOKEHOUSE

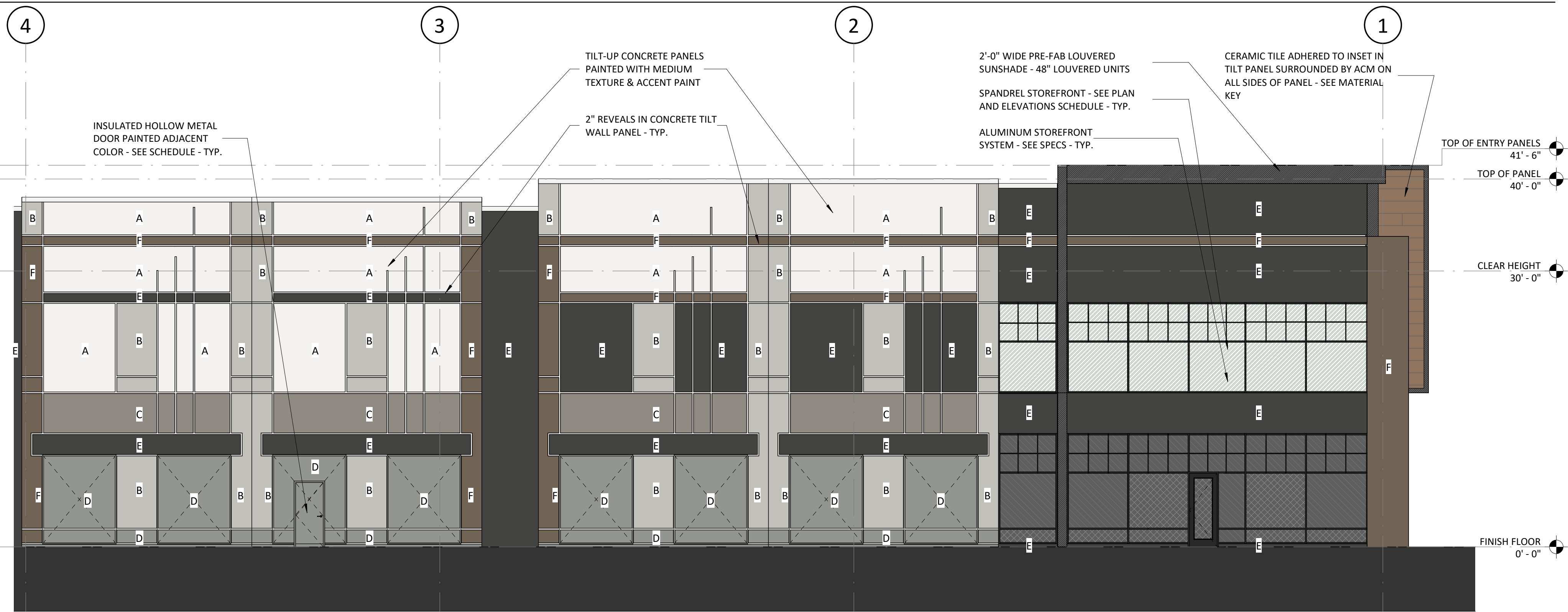
GENERAL NOTES

- AT EXPOSED EDGE OF PANELS, TURN AND CONTINUE REVEALS TO MATCH FRONT OF PANEL, U.N.O.
- FUTURE KNOCK-OUT LOCATIONS ARE SHOWN WITH DASHED LINES. THEY ARE TO BE FORMED OUT AS REVEALS IN THE PANELS, U.N.O.
- ALL EXTERIOR WALL SURFACES TO RECEIVE MEDIUM SAND TEXTURE - SHERWIN WILLIAMS TEXTURE COATING OR APPROVED EQUAL, COLOR TBD.
- ACCENT COLORS AND LOCATIONS TBD AND APPROVED IN WRITING BY OWNER.
- GROUT SOLID ALL LARGE PENETRATIONS THROUGH CONCRETE WALLS. CAULK WITH BACKER ROD AT SMALL PENETRATIONS.

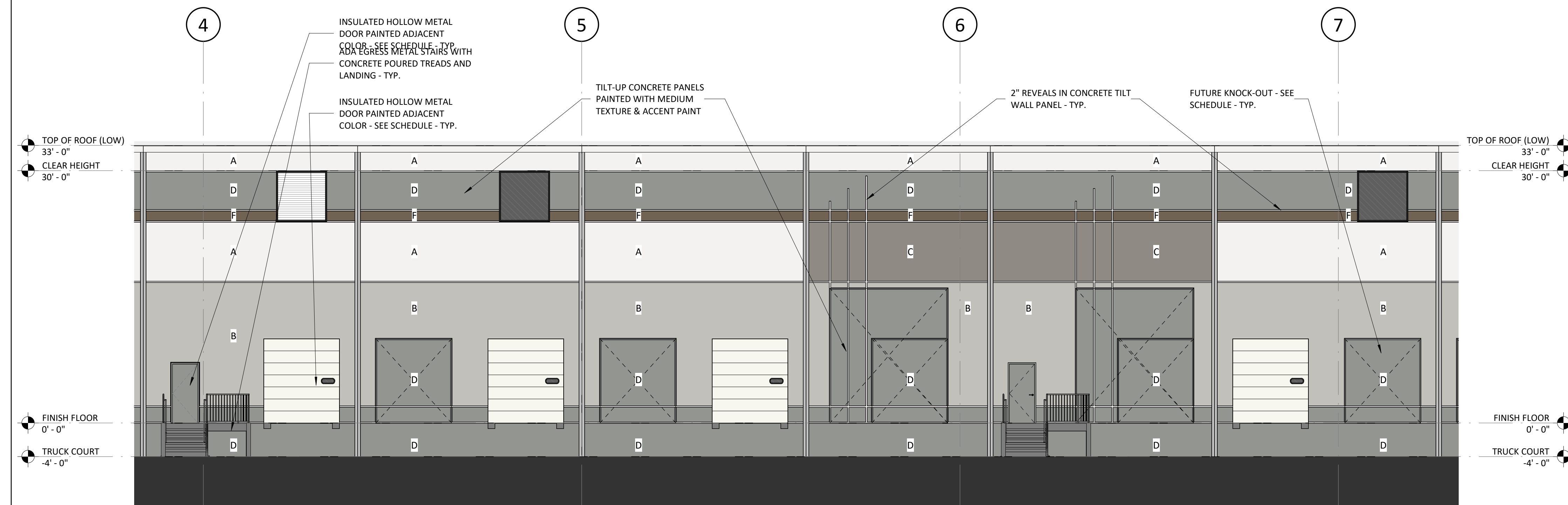
REVISIONS		
MARK	DATE	DESCRIPTION



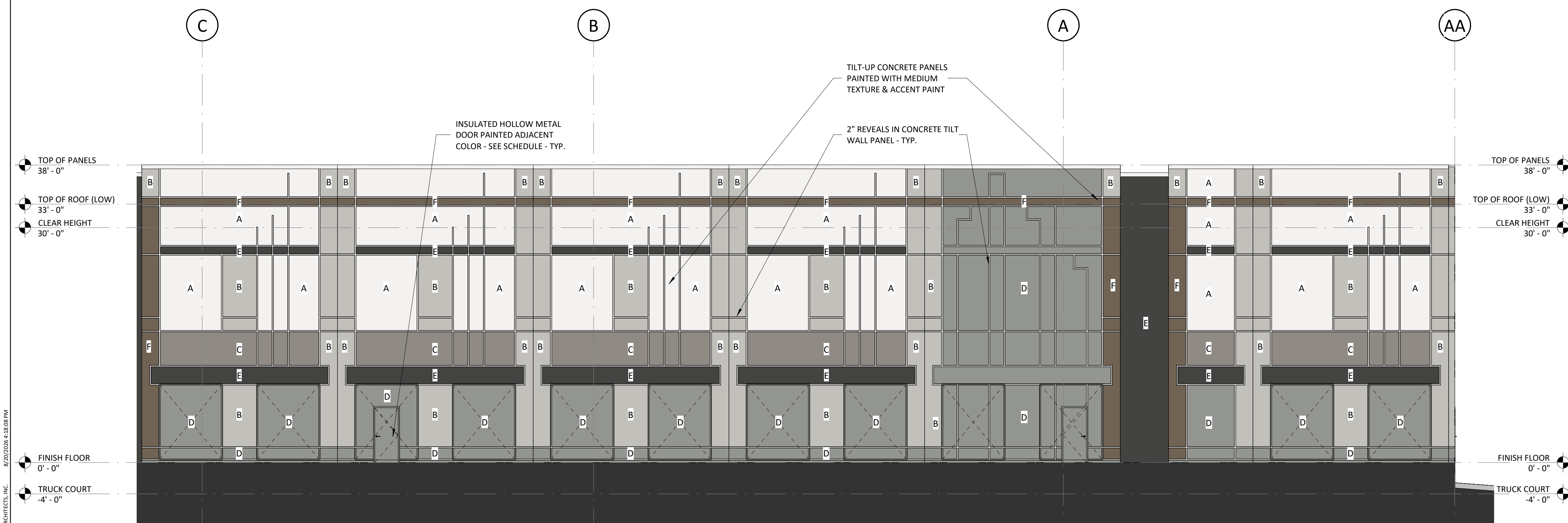
1 ENLARGED COLOR ELEVATION - PLAN NORTH 1
1/8" = 1'-0"



2 ENLARGED COLOR ELEVATION - PLAN NORTH 2
1/8" = 1'-0"



3 ENLARGED COLOR ELEVATION - PLAN SOUTH
1/8" = 1'-0"



4 ENLARGED COLOR ELEVATION - PLAN WEST
1/8" = 1'-0"

ELEVATION MATERIAL KEY	
ROOF COPING: TBD BY ARCHITECT	
ROOFING: WHITE TPO	
GUTTERS & DOWNSPOUTS: COLOR TBD BY ARCHITECT	
	PLATE GLAZING
	TEMPERED GLAZING
	ACM METAL PANELS COLOR TBD BY ARCHITECT
	CERAMIC TILE - GIO TILE METALLO RUST, 24" X 48"
	BASEWALL - MEDIUM TEXTURE PAINT SHERWIN WILLIAMS: SW7014 - EIDER WHITE
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	ACCENT C - FINE TEXTURE PAINT SHERWIN WILLIAMS: SW7018 - DOVETAIL
	ACCENT D - FINE TEXTURE PAINT SHERWIN WILLIAMS: SW7068 - GRIZZLE GRAY
	ACCENT E - FINE TEXTURE PAINT SHERWIN WILLIAMS: SW7069 - IRON ORE
	ACCENT F - FINE TEXTURE PAINT SHERWIN WILLIAMS: SW7040 - SMOKEHOUSE

REVISIONS		
MARK	DATE	DESCRIPTION



1 CORNER PERSPECTIVE - PLAN NORTHWEST



2 CORNER PERSPECTIVE - PLAN NORTHEAST

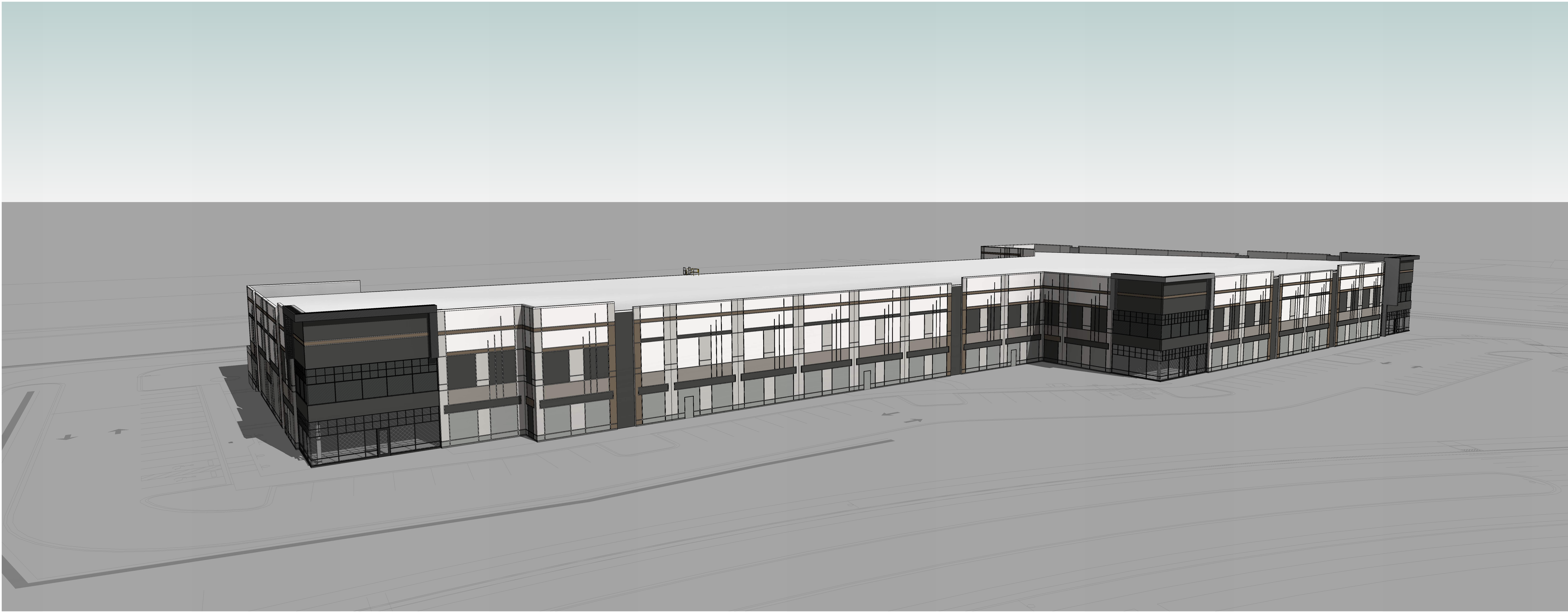


3 CORNER PERSPECTIVE - PLAN SOUTHWEST



4 CORNER PERSPECTIVE - PLAN SOUTHEAST

REVISIONS		
MARK	DATE	DESCRIPTION



1 OVERALL BUILDING PERSPECTIVE - BIRD'S EYE VIEW



2 OVERALL BUILDING PERSPECTIVE 2 - BIRD'S EYE VIEW

REVISIONS		
MARK	DATE	DESCRIPTION
PROJECT NUMBER: C26018		
PERMIT TRACKING NUMBER: XXX		
SEALS:		