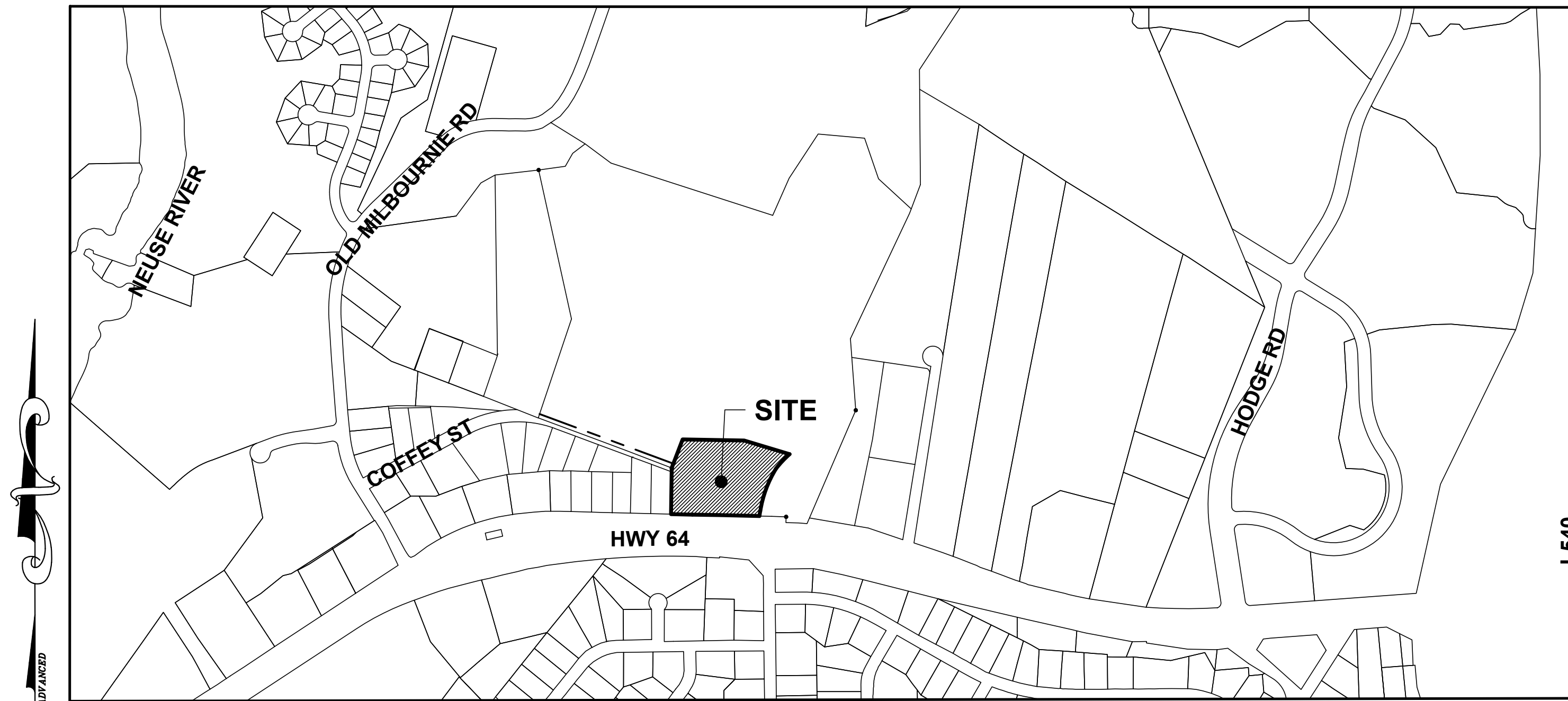


# SKETCH PLAN

# KNIGHTDALE GATEWAY OUTPARCEL

## 5901 FARMWELL ROAD

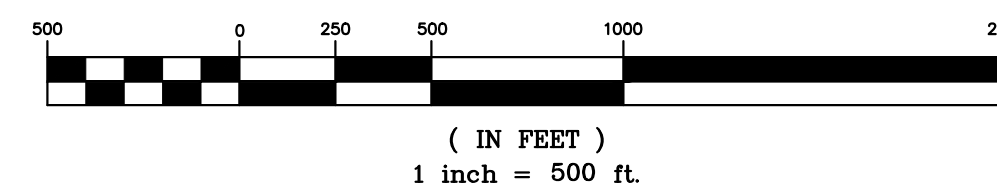
## ST. MATTHEW'S TOWNSHIP, KNIGHTDALE, NORTH CAROLINA



**VICINITY MAP**

SCALE: 1"=500'

**GRAPHIC SCALE**



**INDEX OF DRAWINGS**

COVER SHEET	C.1.0
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SKETCH PLAN	C.3.1
FLEX BUILDING EXTERIOR ELEVATIONS	A200
RETAIL BUILDING EXTERIOR ELEVATIONS	A200

**SITE DATA TABLE**

SITE ACREAGE:	3.98 ACRES
EXISTING ZONING:	MU-PUD ( MANUFACTURING & INDUSTRIAL - PLANNED UNIT DEVELOPMENT)
OVERLAY DISTRICT:	NONE
EXISTING LAND USE:	UNDER CONSTRUCTION
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) BUSINESS SUPPORT SERVICES (5.4D) GOVERNMENT SERVICES MEDICAL SERVICES PERSONAL SERVICES (5.4J) PROFESSIONAL SERVICES AUTO PART SALES (5.5A) TASTING ROOM AMUSEMENT, INDOOR - 5,000 SF OR LESS AMUSEMENT, INDOOR - 5,001 SF - 20,000 SF AMUSEMENT, INDOOR - GREATER THAN 20,000 SF RECREATIONAL FACILITIES, INDOOR (5.6C)
WATERSHED:	LOWER NEUSE
PROPOSED NO. BUILDINGS:	2
FLEX BUILDING AREA:	26,000 SF
RETAIL BUILDING AREA:	10,800 SF
TOTAL BUILDING AREA:	36,800 SF
FRONT YARD SETBACK (MIN.):	0 FT
FRONT YARD SETBACK (MAX.):	10 FT
SIDE YARD SETBACK (MIN.):	6 FT
REAR YARD SETBACK (MIN.):	10 FT

**PARKING CALCULATIONS**

USE TYPE: MANUFACTURING, LIGHT & GENERAL RETAIL (10,001 SF - 50,000 SF)  
 MAXIMUM NO. OF PARKING SPACES: 1.5 PER KSF GFA (MANUFACTURING, LIGHT) 6 PER KSF GFA (GENERAL RETAIL - 10,001 - 50,000 SF)  
 MINIMUM NO. OF PARKING SPACES: 0.5 X MAXIMUM  
 \*\*KSF = 1,000 SF; GFA = GROSS FLOOR AREA

BUILDING	GFA (SF)	MAX. SPACES	MIN. SPACES	AUTO SPACES PROVIDED
FLEX	26,000	39	19	35
RETAIL	10,800	64	32	58

ELECTRIC VEHICLE REQUIREMENTS:  
 # OF CHARGING STATIONS/DEDICATED SPACES PROVIDED: 1 PER 40 SPACES = 2 SPACES  
 2 SPACES  
 BICYCLE PARKING REQUIRED: 1 PER 10 PARKING SPACES = 9 SPACES  
 BICYCLE PARKING PROVIDED: 10 SPACES

**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 OWNERS) 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.

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

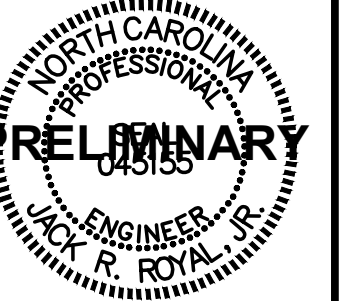
ENGINEER  
**ADVANCED CIVIL DESIGN, INC.**  
 51 KILMAYNE DRIVE, SUITE 102  
 CARY, NC 27511  
 PHONE (919) 481-6290  
 FAX (919) 336-5127

OWNER  
**BEACON KG LLC**  
 500 EAST MOREHEAD ST, SUITE 200  
 CHARLOTTE, NC 28202  
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PLAN PREPARED BY:  
  
**ADVANCED CIVIL DESIGN**  
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KNIGHTDALE GATEWAY OUTPARCEL  
 SKETCH PLAN  
 FOR  
 BEACON PARTNERS  
 COVER SHEET  
 St. Matthews Township - 5901 Farmwell Road, Knightdale, NC 27610 - Wake County



08/04/2023

Issue Dates:  
 08/04/2023 - Town Submittal #1

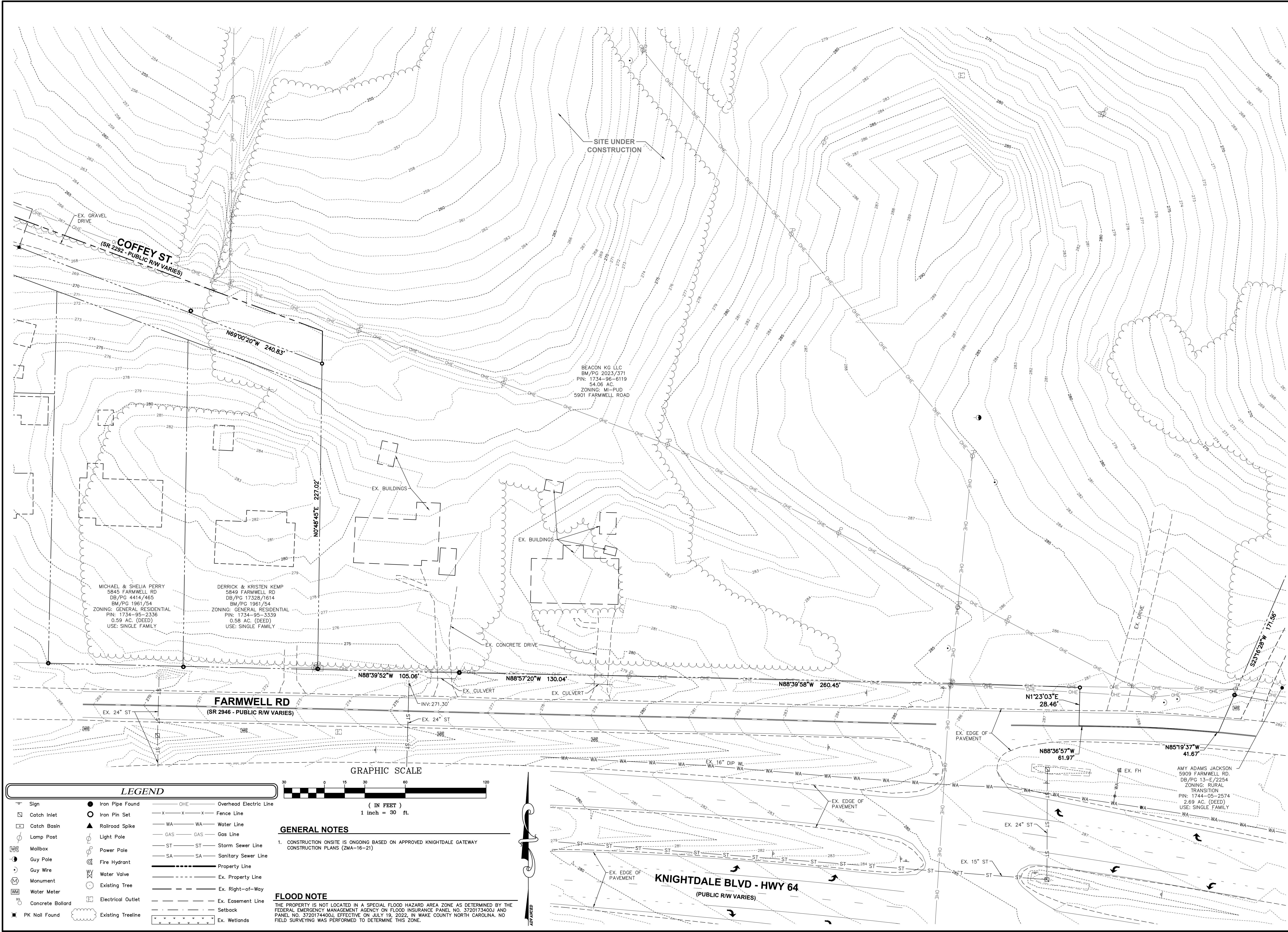
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Project Number:  
**21-0011-504**

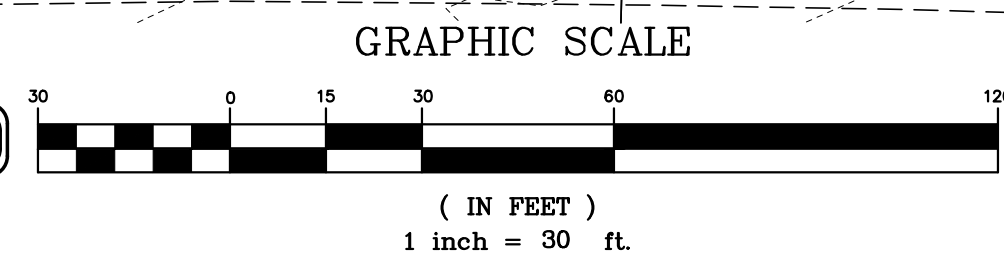
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**LEGEND**

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



**GENERAL NOTES**

1. CONSTRUCTION ONSITE IS ONGOING BASED ON APPROVED KNIGHTDALE GATEWAY CONSTRUCTION PLANS (ZMA-16-21)

**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. 3720173400J AND PANEL NO. 3720174400J, EFFECTIVE ON JULY 19, 2022, IN WAKE COUNTY NORTH CAROLINA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

PLAN PREPARED BY:

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**

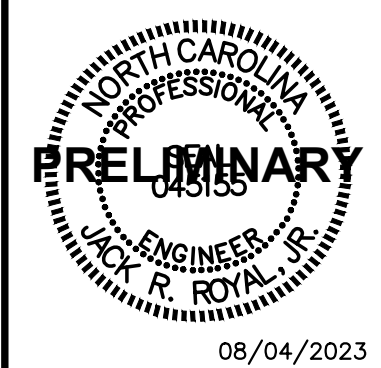
500 East Morehead St.  
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Charlotte, North Carolina 28269  
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St. Matthews Township - 5901 Farmwell Road, Knightdale, NC 27610 - Wake County

**KNIGHTDALE GATEWAY OUTPARCEL**

**SKETCH PLAN**  
FOR  
**BEACON PARTNERS**

**EXISTING CONDITIONS**



Issue Dates:  
08/04/2023 - Town Submittal #1

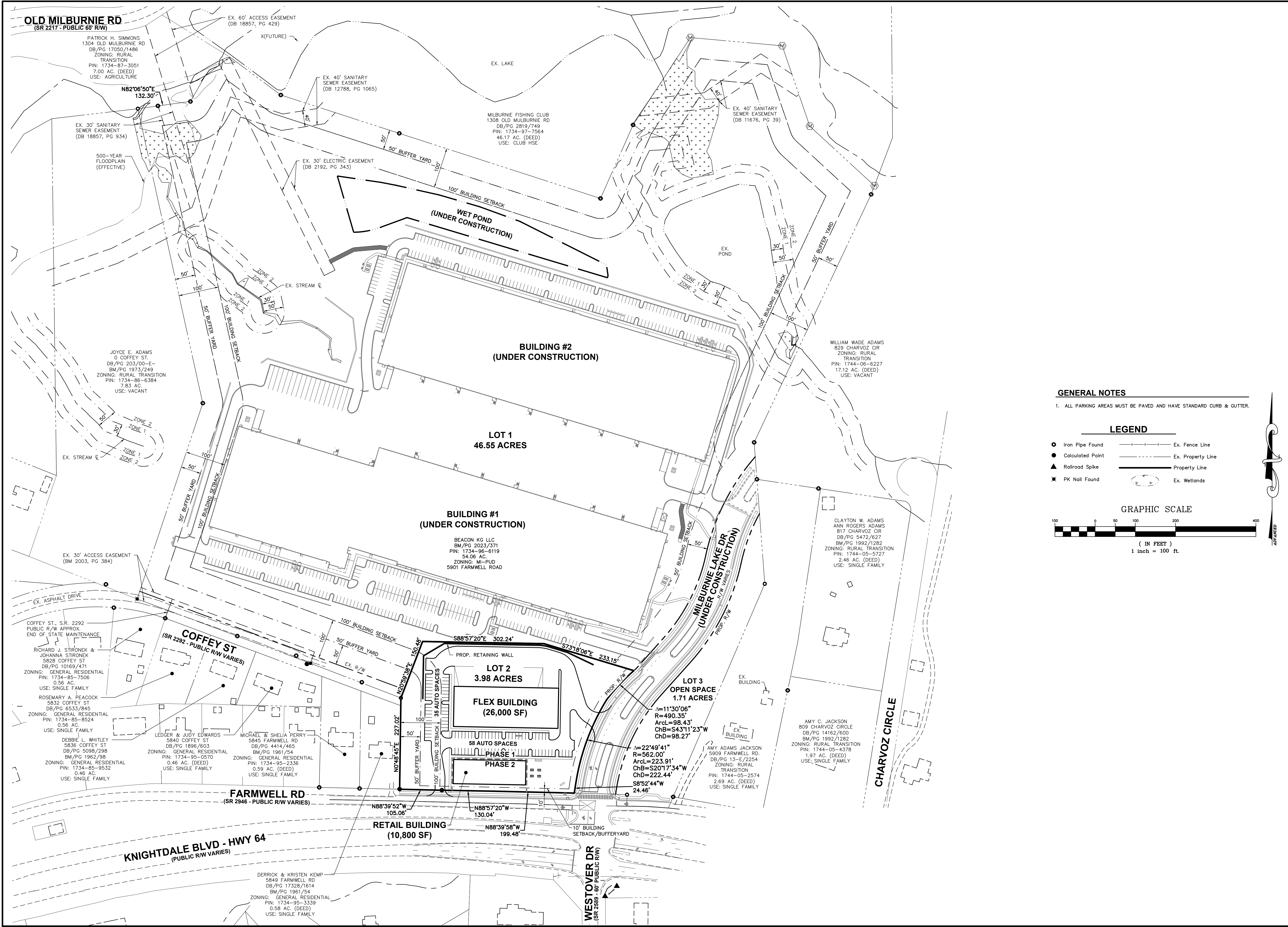
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Checked By: JRR

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

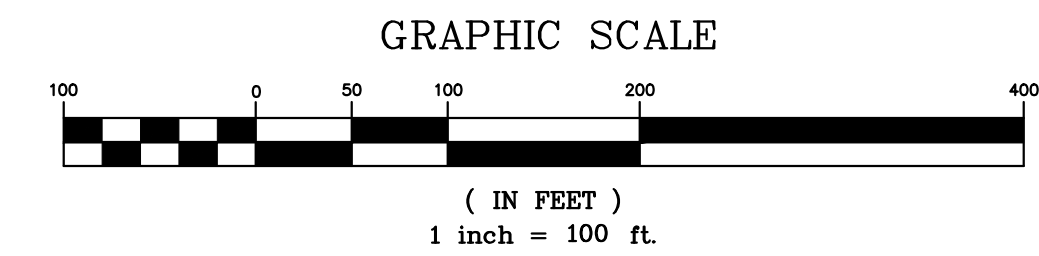
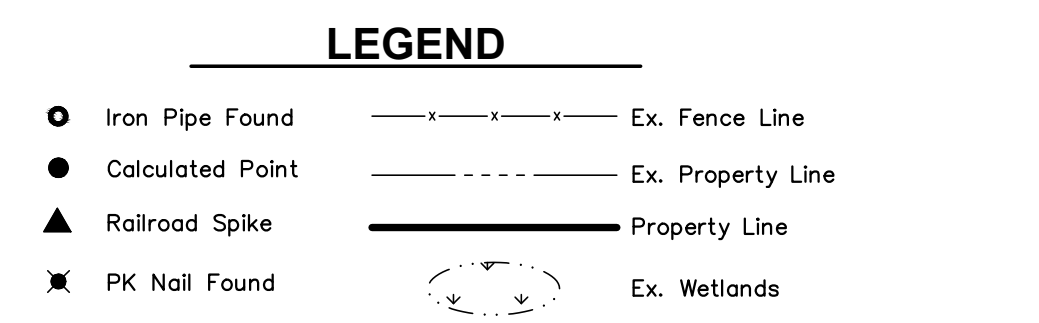
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**GENERAL NOTES**

- 1. ALL PARKING AREAS MUST BE PAVED AND HAVE STANDARD CURB & GUTTER.



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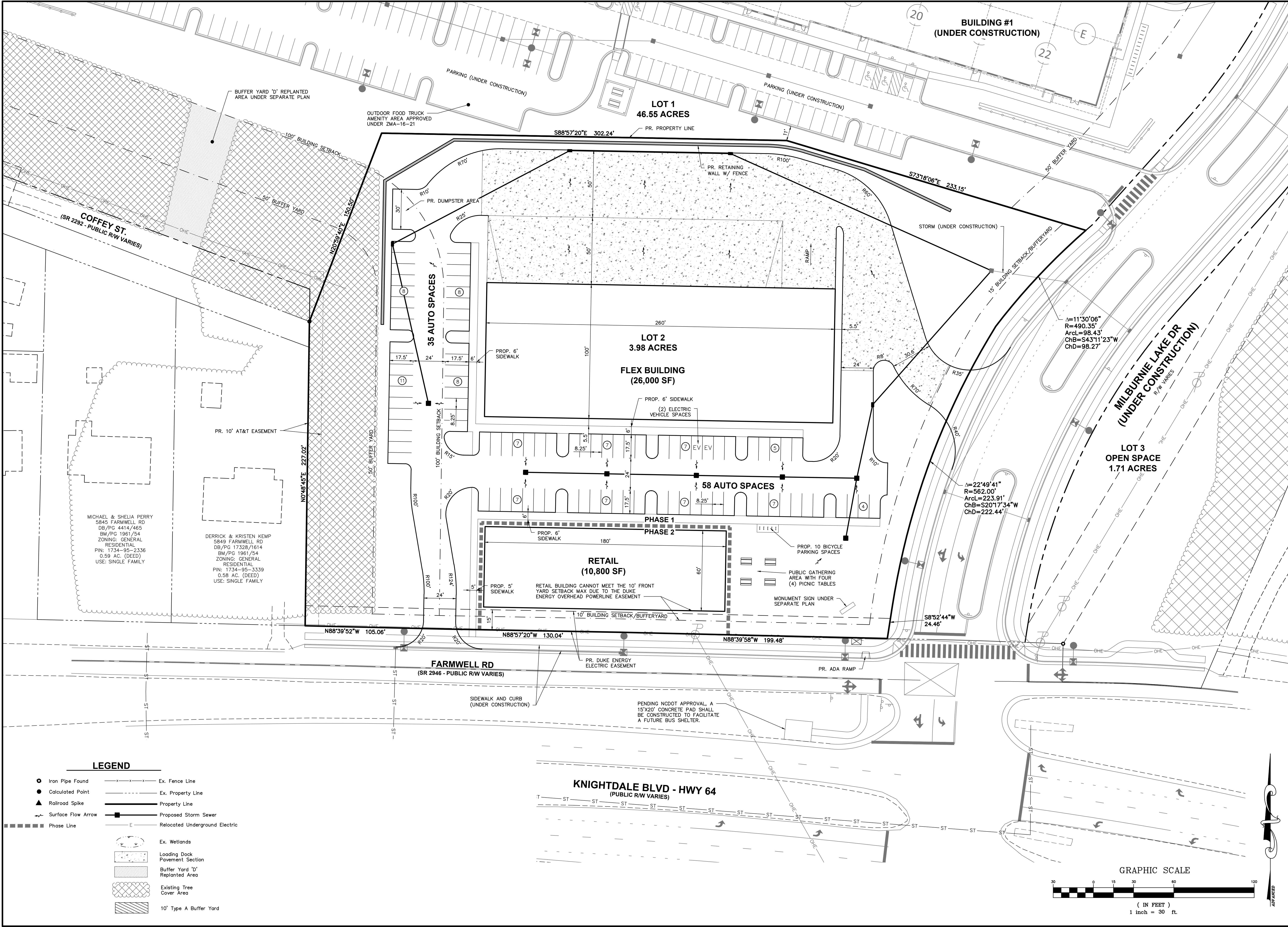
KNIGHTDALE GATEWAY OUTPARCEL  
SKETCH PLAN  
FOR  
BEACON PARTNERS  
OVERALL SKETCH PLAN

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

Issue Dates:  
08/04/2023 - Town Submittal #1

Date:	08/04/2023
Scale:	1" = 100'
Drawn By:	AMK
Checked By:	JRR
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Drawing Number:	C.3.0

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PLAN PREPARED BY:  
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KNIGHTDALE GATEWAY OUTPARCEL  
SKETCH PLAN  
FOR  
BEACON PARTNERS  
SKETCH PLAN

St. Matthews Township - 5901 Farmwell Road, Knightdale, NC 27610 - Wake County  
**RELEASARY**  
NORTH CAROLINA PROFESSIONAL ENGINEER  
No. 10000  
ROYAL J. JONES  
08/04/2023

Issue Dates:  
08/04/2023 - Town Submittal #1  
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Scale: 1" = 30'  
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Drawing Number:  
**C.3.1**



