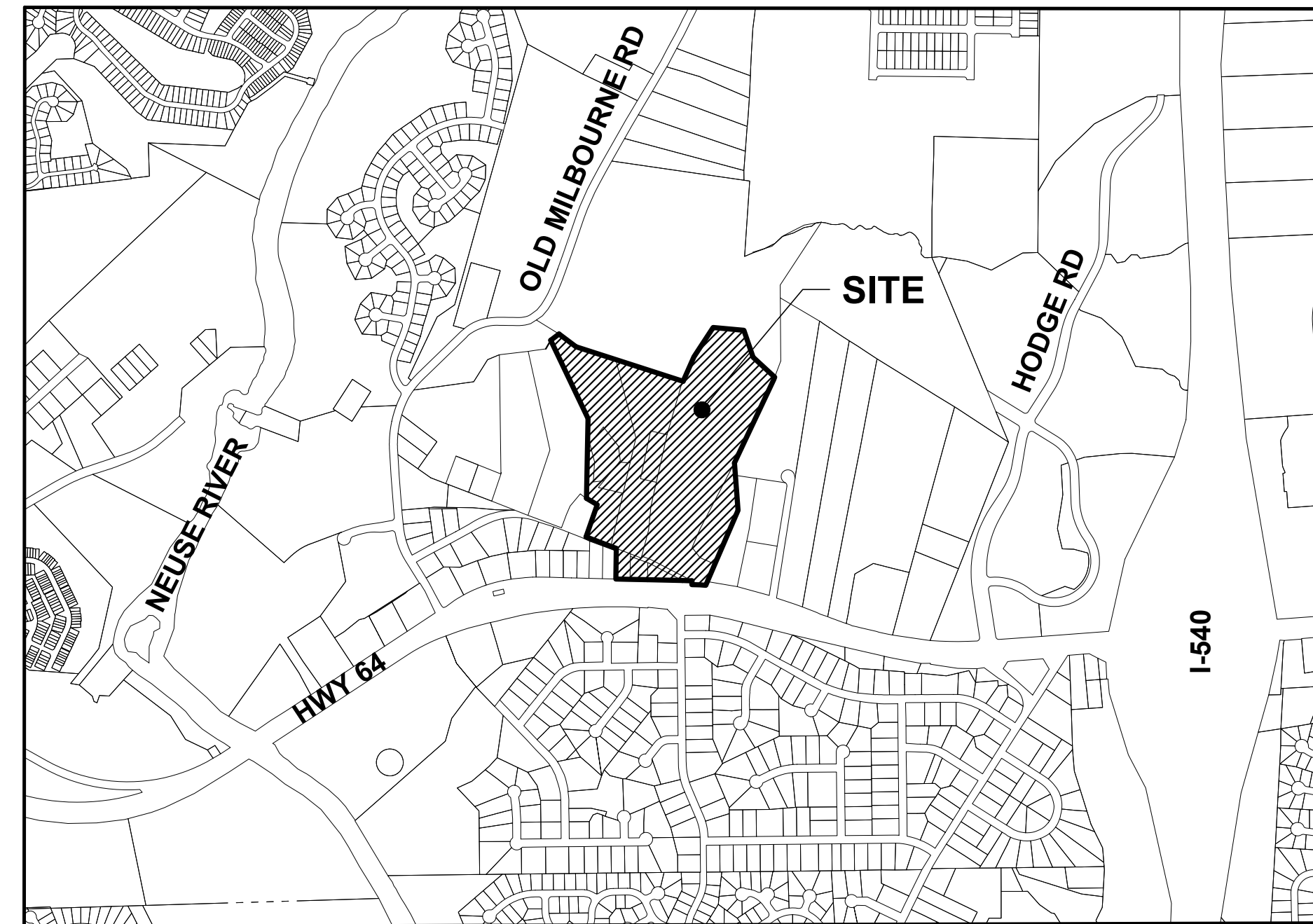


SKETCH PLAN

KNIGHTDALE GATEWAY

5901 FARMWELL ROAD

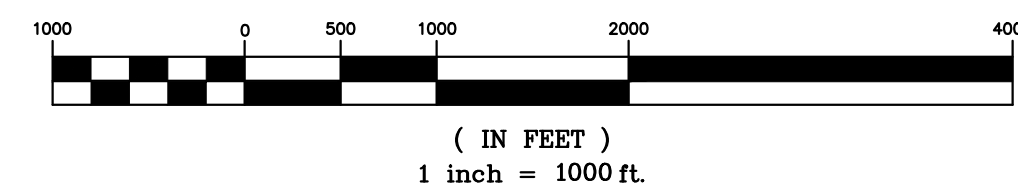
ST. MATTHEW'S TOWNSHIP, KNIGHTDALE, NORTH CAROLINA



VICINITY MAP

SCALE: 1"=1,000'

GRAPHIC SCALE



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

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

OWNER
PATRICIA W. SIMMONS
 5909 COFFEY ST
 RALEIGH, NC 27604
 PHONE (919) 830-3024

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

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

INDEX OF DRAWINGS

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

SITE DATA TABLE

SITE ACREAGE:	44.25 ACRES
EXISTING ZONING:	RT (RURAL TRANSITION)
PROPOSED ZONING:	MI (MANUFACTURING & INDUSTRIAL)
OVERLAY DISTRICT:	NONE
EXISTING LAND USE:	SINGLE FAMILY
PROPOSED LAND USE:	MANUFACTURING, LIGHT (UDO 5.7.B)
WATERSHED:	LOWER NEUSE
PROPOSED NO. BUILDINGS:	2
BUILDING #1 AREA:	221,000 SF
BUILDING #2 AREA:	168,000 SF
TOTAL BUILDING AREA:	389,000 SF
FRONT SETBACK (MIN.) **:	50 FT
SIDE SETBACK (MIN.) **:	50 FT
REAR SETBACK (MIN.) **:	50 FT

** IF ADJACENT TO RESIDENTIAL DISTRICT, 100 FEET.

PARKING CALCULATIONS

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

BUILDING NO.	GFA (SF)	MAX. SPACES	MIN. SPACES	AUTO SPACES PROVIDED	TRAILER SPACES PROVIDED
1	221,000	331	166	198	15
2	168,000	252	126	252	0

ELECTRIC VEHICLE REQUIREMENTS: 1 PER 40 SPACES
 # OF CHARGING STATIONS/DEDICATE SPACES REQUIRED: 11 SPACES

TREE COVER AREA CALCULATIONS

PERIMETER OF SITE: 6,605 FEET
 REQUIRED TREE COVER AREA: 6,605 FT X 20 FT = 132,100 SF
 REQUIRED AREA % OF TOTAL LOT AREA: 132,100 SF / 1,927,347 SF = 6.85%
 6.85% OF TOTAL LOT AREA (< 10% MAX)
 EXISTING TREE COVER AREA TO BE UTILIZED: 387,008 SF
 ADDITIONAL SPACE REQUIRED: 0 SF
 RE-PLANTED AREA REQUIRED: 0 SF
 RE-PLANTED AREA PROVIDED: 5,258 SF

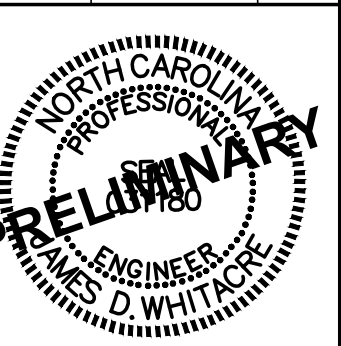
PLAN PREPARED BY:

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:

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

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



01/12/2022

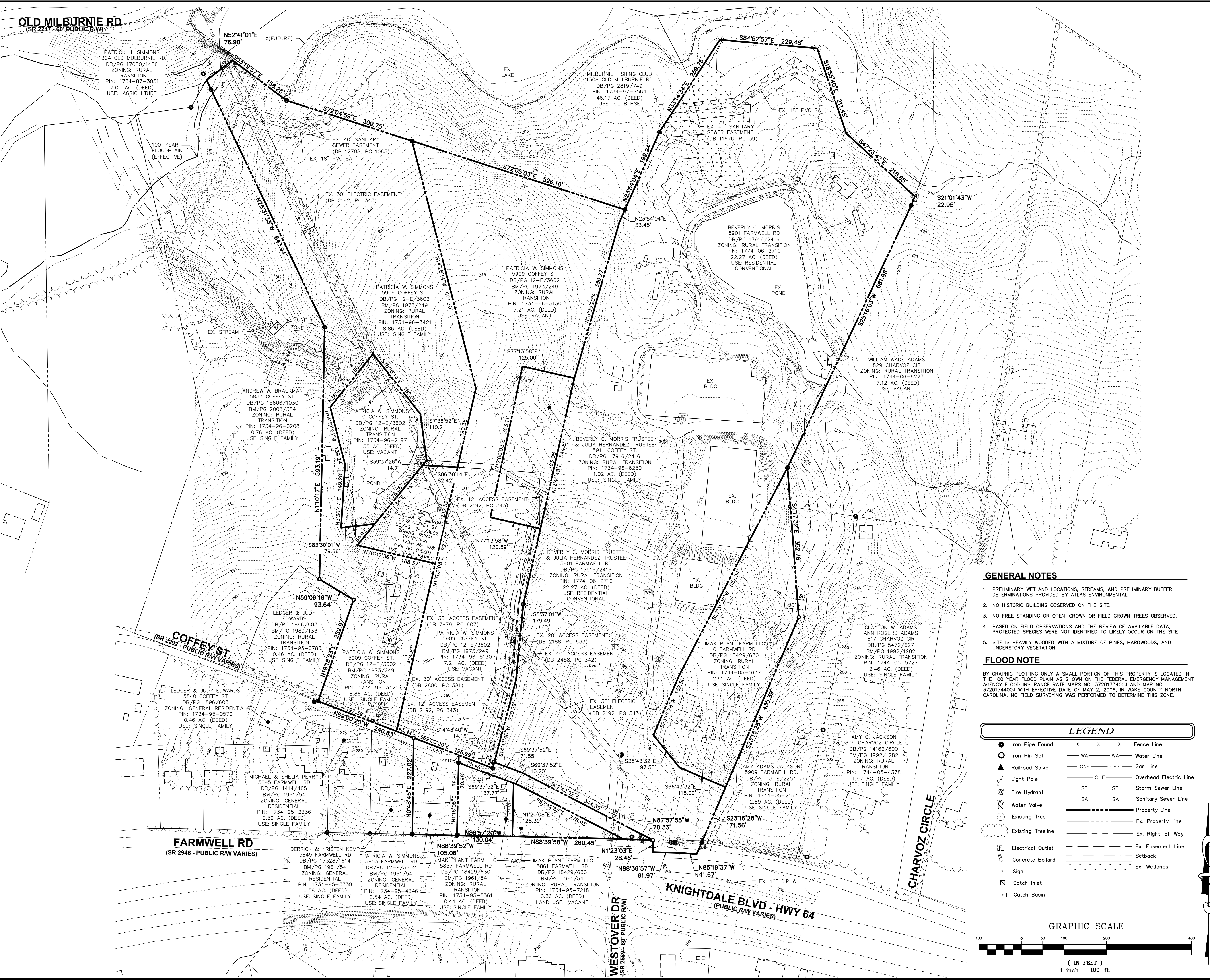
Issue Dates:
 11/30/2021 - Town Submittal #1
 01/12/2022 - Town Submittal #2

Date: 01/12/2022
 Scale: 1" = 1,000'

Drawn By: JRR
 Checked By: JDW

Project Number:
21-0011-504

Drawing Number:
C.1.0



GENERAL NOTES

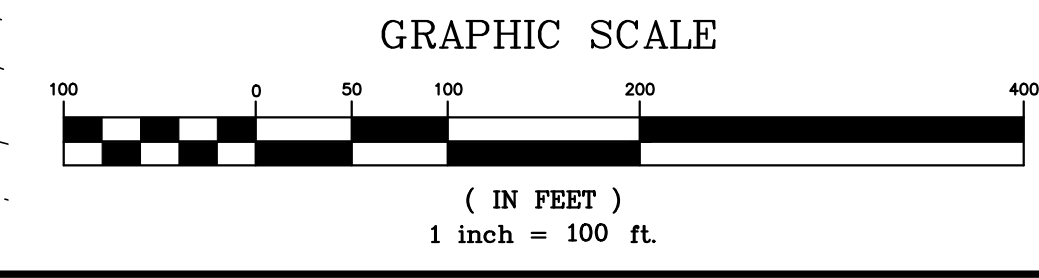
1. PRELIMINARY WETLAND LOCATIONS, STREAMS, AND PRELIMINARY BUFFER DETERMINATIONS PROVIDED BY ATLAS ENVIRONMENTAL.
2. NO HISTORIC BUILDING OBSERVED ON THE SITE.
3. NO FREE STANDING OR OPEN-GROWN OR FIELD GROWN TREES OBSERVED.
4. BASED ON FIELD OBSERVATIONS AND THE REVIEW OF AVAILABLE DATA, PROTECTED SPECIES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

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY A SMALL PORTION OF THIS PROPERTY IS LOCATED IN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS NO. 3720173400J AND MAP NO. 3720174400J WITH EFFECTIVE DATE OF MAY 2, 2008, IN WAKE COUNTY NORTH CAROLINA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

LEGEND

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



PLAN PREPARED BY:

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fax 919.336.5127

PLAN PREPARED FOR:

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Charlotte, North Carolina 28289
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fax 704.598.6335

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

KNIGHTDALE GATEWAY

SKETCH PLAN

FOR

BEACON PARTNERS

OVERALL EXISTING CONDITIONS PLAN

01/12/2022

Issue Dates:

11/20/2021	- Town Submittal #1
01/12/2022	- Town Submittal #2

Date: 01/12/2022
Scale: 1" = 100'

Drawn By: JRR
Checked By: JDW

Project Number:
21-0011-504

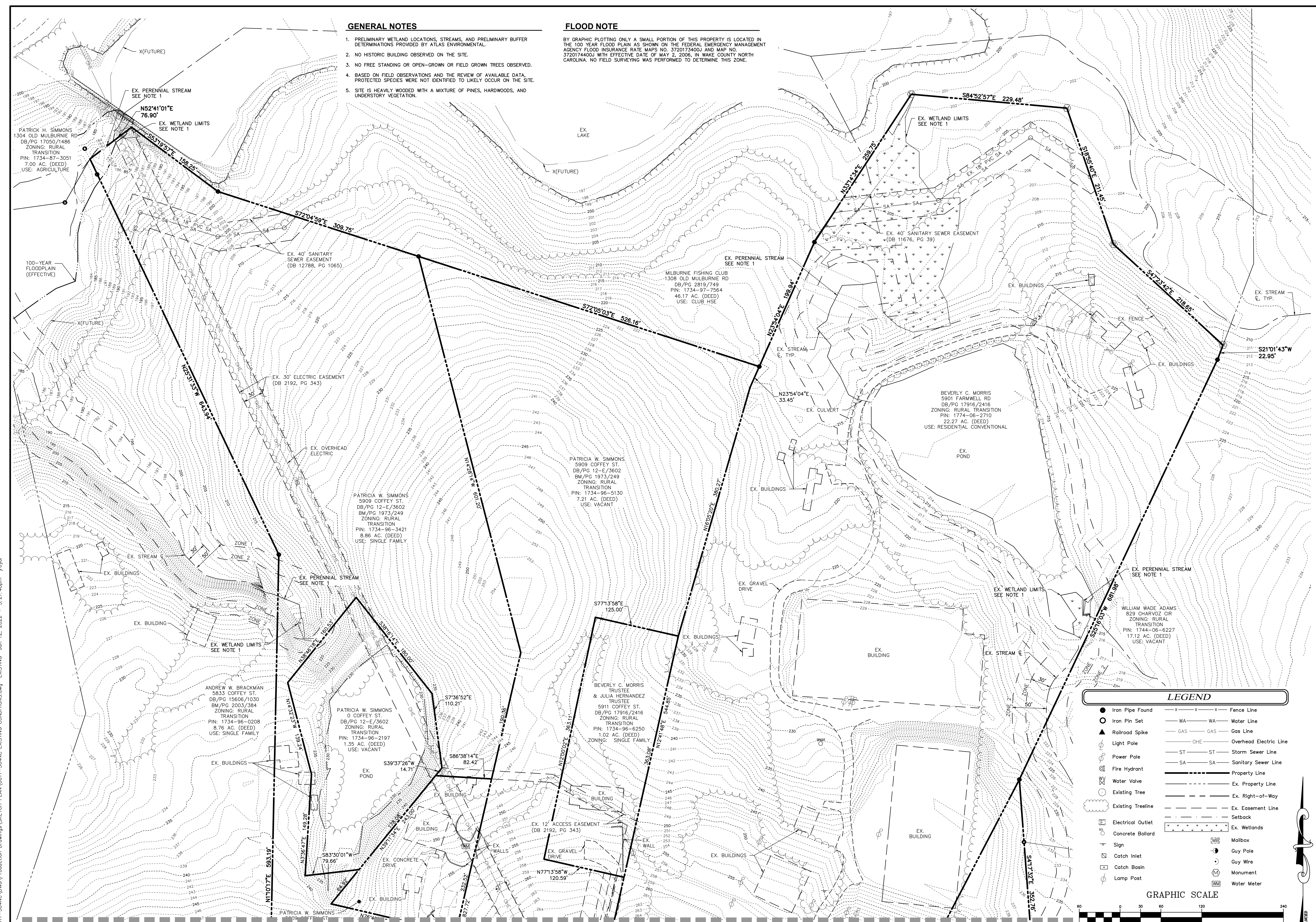
Drawing Number:
C.2.0

GENERAL NOTES

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FLOOD NOTE

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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- 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 Tree Line	- - - - - Ex. Right-of-Way
○ Electrical Outlet	- - - - - Ex. Easement Line
○ Concrete Bollard	- - - - - Setback
○ Sign	■ Wetlands
○ Catch Inlet	■ Mailbox
○ Catch Basin	○ Guy Pole
○ Lamp Post	○ Monument
	○ Water Meter

GRAPHIC SCALE
 (IN FEET)
 1 inch = 60 ft.

PLAN PREPARED BY:

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

PRELIMINARY
 01/12/2022

Issue Dates:
 11/20/2021 - Town Submittal #1
 01/12/2022 - Town Submittal #2

Date: 01/12/2022
 Scale: 1" = 60'

Drawn By: JRR
 Checked By: JDW

Project Number:
 21-0011-504

Drawing Number:
C.2.1

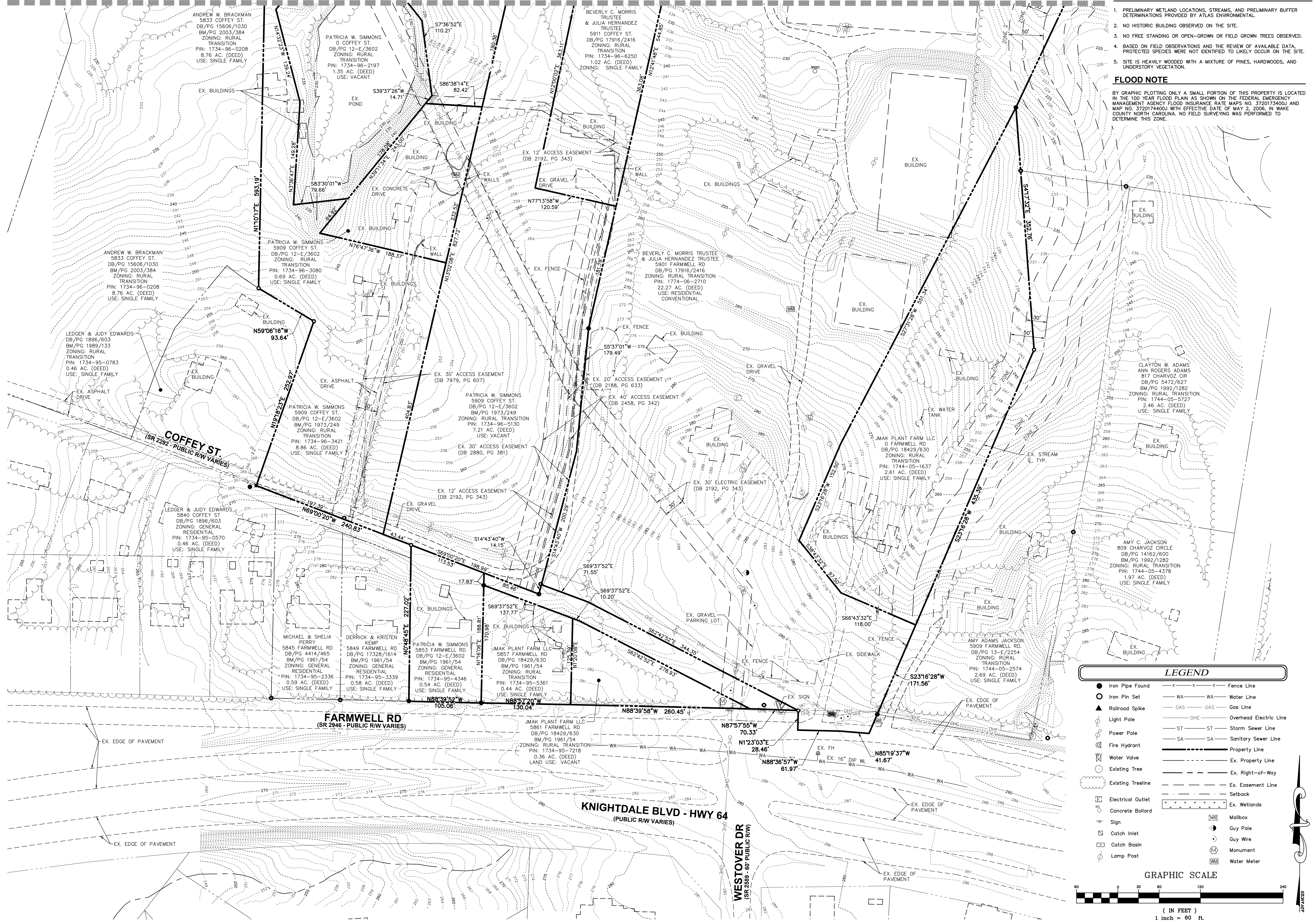
MATCHLINE - SEE SHEET C.2.1

GENERAL NOTES

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FLOOD NOTE

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LEGEND

● Iron Pipe Found	—x—x—x—x—	Fence Line
○ Iron Pin Set	—WA—WA—	Water Line
▲ Railroad Spike	—GAS—GAS—	Gas Line
⊕ Light Pole	—OHE—	Overhead Electric Line
⊖ 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

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

PLAN PREPARED BY:

51 Kilmorye Drive, Suite 102
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PH 919.481.6990
FAX 919.336.5127

PLAN PREPARED FOR:

500 East Morehead St.
Suite 200
Charlotte, North Carolina 28269
Tel. 704.597.7757
Fax 704.598.6335

KNIGHTDALE GATEWAY
SKETCH PLAN
FOR
BEACON PARTNERS
EXISTING CONDITIONS PLAN

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

01/12/2022

Issue Dates:
11/20/2021 - Town Submittal #1
01/12/2022 - Town Submittal #2

Date: 01/12/2022
Scale: 1" = 60'

Drawn By: JRR
Checked By: JDW

Project Number:
21-0011-504

Drawing Number:
C.2.2

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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 12788, 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)

WET POND

WET POND

EX. POND

EX. STREAM

EX. BUILDINGS

EX. BUILDING

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

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

LEDGER & JUDY
EDWARDS
DB/PG 1896/603
BM/PG 1989/133
ZONING: RURAL
TRANSITION
PIN: 1734-95-0783
0.46 AC. (DEED)
USE: SINGLE FAMILY

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

MICHAEL & SHEILA PERRY
5845 FARMWELL RD
DB/PG 4414/485
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

PROP. RETAINING WALL

15 TRAILER SPACES

28 AUTO SPACES

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

LOT 1
37.37 ACRES

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

252 AUTO SPACES

LOT 2
OUTPARCEL
3.35 ACRES

LOT 3
OPEN SPACE
1.71 ACRES

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

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

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
2.69 AC. (DEED)
USE: SINGLE FAMILY

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

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

WESTOVER DR
(SR 2889 - 60' PUBLIC R/W)

CHARVOZ CIRCLE

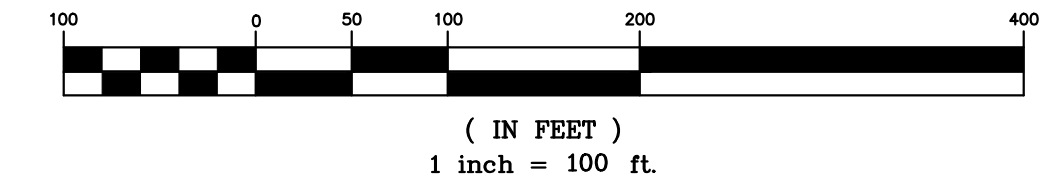
GENERAL NOTES

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

LEGEND

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

GRAPHIC SCALE



PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
51 Kilmorye Drive, Suite 102
Cary, North Carolina 27511
ph 919.481.6990
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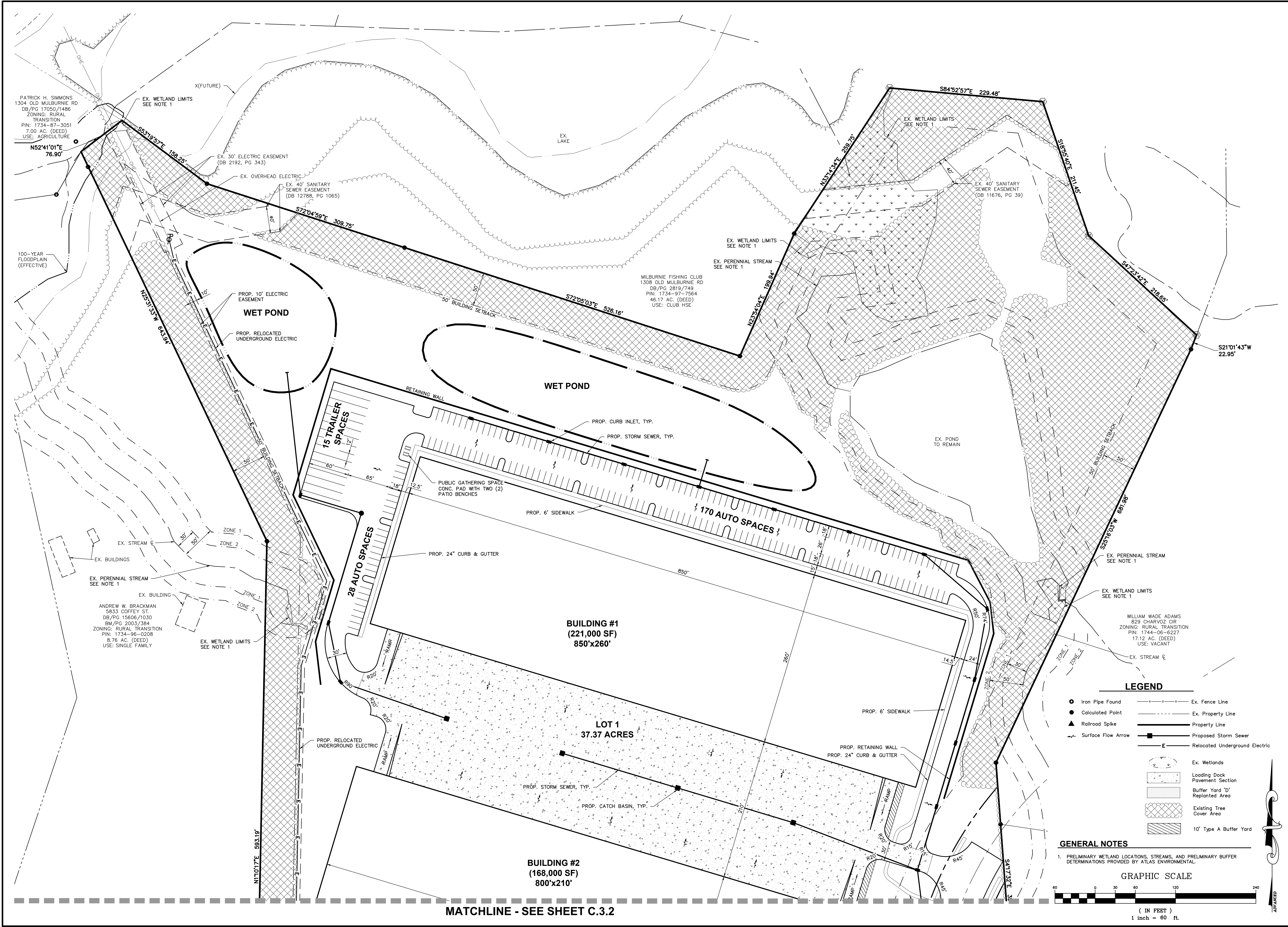
PLAN PREPARED FOR:
BEACON PARTNERS
500 East Morehead St.
Suite 200
Charlotte, North Carolina 28269
tel. 704.587.7757
fax 704.588.6335

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

PRELIMINARY
NORTH CAROLINA PROFESSIONAL ENGINEER
D. WHITLOCK
01/12/2022

Issue Dates:
11/20/2021 - Town Submittal #1
01/12/2022 - Town Submittal #2
Date: 01/12/2022
Scale: 1" = 100'
Drawn By: JRR
Checked By: JDW
Project Number:
21-0011-504
Drawing Number:
C.3.0

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MATCHLINE - SEE SHEET C.3.2

LEGEND

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

GENERAL NOTES

- PRELIMINARY WETLAND LOCATIONS, STREAMS, AND PRELIMINARY BUFFER DETERMINATIONS PROVIDED BY ATLAS ENVIRONMENTAL.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

PLAN PREPARED BY: **ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS**
51 Kilmoyne Drive, Suite 102
Cary, North Carolina 27511
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St. Matthews Township - 5901 Farmwell Road, Knightdale, NC 27610 - Wake County

KNIGHTDALE GATEWAY
SKETCH PLAN
FOR
BEACON PARTNERS
SKETCH PLAN

PRELIMINARY
NORTH CAROLINA PROFESSIONAL ENGINEER
JAMES D. WHITLOCK
01/12/2022

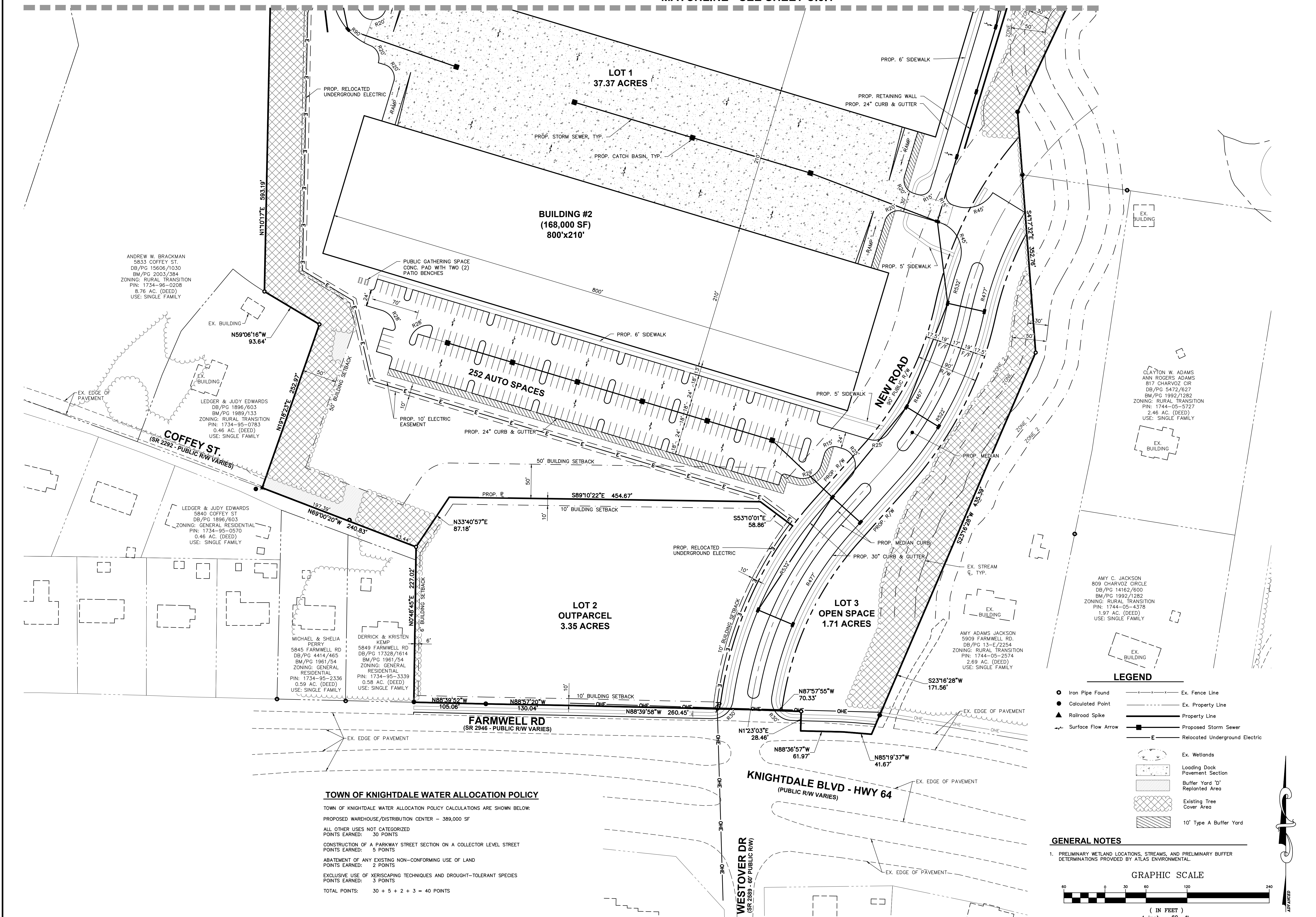
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Drawn By: JRR Checked By: JDW

Project Number:
21-0011-504

Drawing Number:
C.3.1



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

LEDGER & JUDY EDWARDS
DB/PG 1896/603
BM/PG 1989/133
ZONING: RURAL TRANSITION
PIN: 1734-95-0783
0.46 AC. (DEED)
USE: SINGLE FAMILY

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

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

DERRICK & KRISTEN KEMP
5849 FARMWELL RD
DB/PG 17328/1314
BM/PG 1961/54
ZONING: GENERAL RESIDENTIAL
PIN: 1734-95-3339
0.58 AC. (DEED)
USE: SINGLE FAMILY

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

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

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

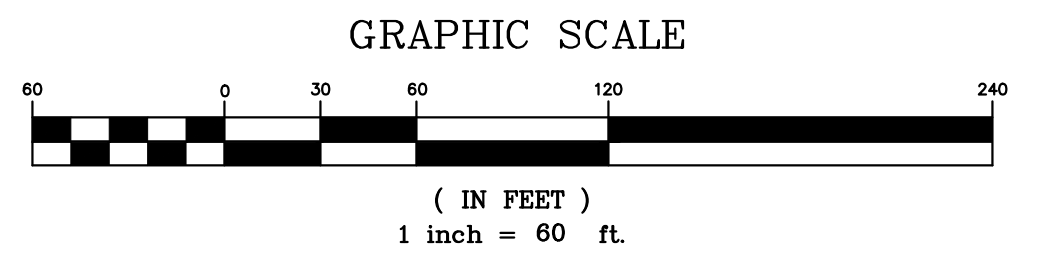
TOWN OF KNIGHTDALE WATER ALLOCATION POLICY

TOWN OF KNIGHTDALE WATER ALLOCATION POLICY CALCULATIONS ARE SHOWN BELOW:
PROPOSED WAREHOUSE/DISTRIBUTION CENTER - 389,000 SF
ALL OTHER USES NOT CATEGORIZED
POINTS EARNED: 30 POINTS
CONSTRUCTION OF A PARKWAY STREET SECTION ON A COLLECTOR LEVEL STREET
POINTS EARNED: 5 POINTS
ABATEMENT OF ANY EXISTING NON-CONFORMING USE OF LAND
POINTS EARNED: 2 POINTS
EXCLUSIVE USE OF XERISCAPING TECHNIQUES AND DROUGHT-TOLERANT SPECIES
POINTS EARNED: 3 POINTS
TOTAL POINTS: 30 + 5 + 2 + 3 = 40 POINTS

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

GENERAL NOTES

1. PRELIMINARY WETLAND LOCATIONS, STREAMS, AND PRELIMINARY BUFFER DETERMINATIONS PROVIDED BY ATLAS ENVIRONMENTAL.



C:\V1-0011-504NC\Production Drawings\SKETCH PLAN\0011-504NC SKETCH PLAN.dwg SKETCH 2 Jan 12, 2022 3:35:07pm Jroyl

PLAN PREPARED BY:

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fax 919.336.5127

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KNIGHTDALE GATEWAY
SKETCH PLAN
FOR
BEACON PARTNERS
SKETCH PLAN

01/12/2022

Issue Dates:	11/20/2021 - Town Submittal #1	01/12/2022 - Town Submittal #2
Date:	01/12/2022	
Scale:	1" = 60'	
Drawn By:	JRR	Checked By: JDW
Project Number:	21-0011-504	
Drawing Number:	C.3.2	



KNIGHTDALE GATEWAY

BUILDING 2

Design Concept Renderings

Knightdale, NC

JANUARY 12, 2022

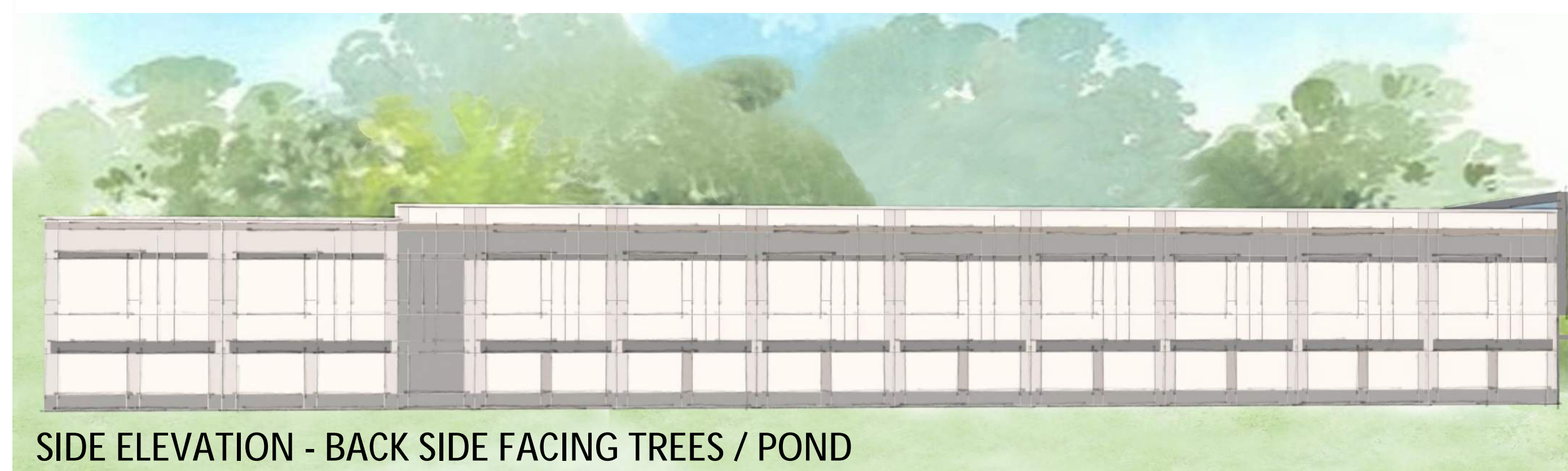




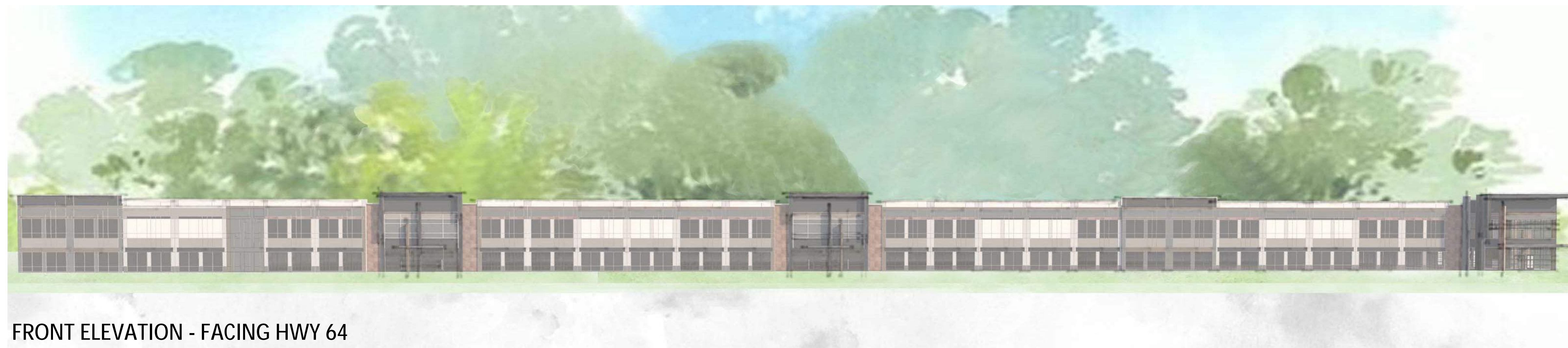
MAIN CORNER - FACING HWY 64 & NEW ROAD



SIDE ELEVATION - ALONG NEW ROAD



SIDE ELEVATION - BACK SIDE FACING TREES / POND



FRONT ELEVATION - FACING HWY 64



MIDDLE ENTRY PERSPECTIVE



TRUCK COURT ELEVATION - REAR

KNIGHTDALE GATEWAY

BUILDING 2

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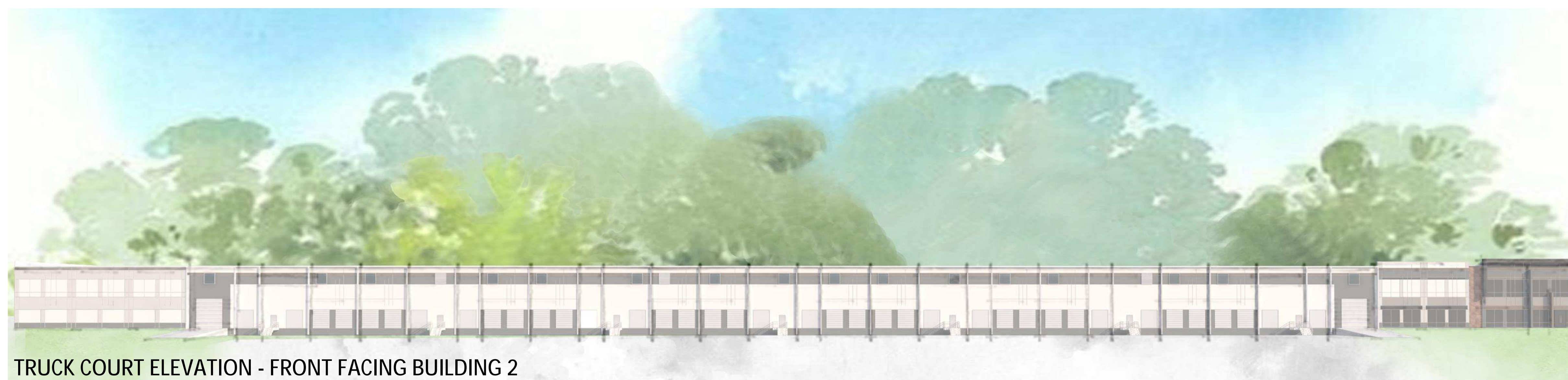
MAIN CORNER - FACING NEW ROAD



SIDE ELEVATION - PARALLEL TO PARKING LOT OFF NEW ROAD



SIDE ELEVATION - BACK SIDE FACING TREES / POND



TRUCK COURT ELEVATION - FRONT FACING BUILDING 2



PERSONNEL ENTRY PERSPECTIVE



PERSONNEL ENTRY ELEVATION - REAR

KNIGHTDALE GATEWAY

BUILDING 1
Design Concept Renderings

Knightdale, NC

JANUARY 12, 2022

architects



BEACON
PARTNERS



merriman
schmitt