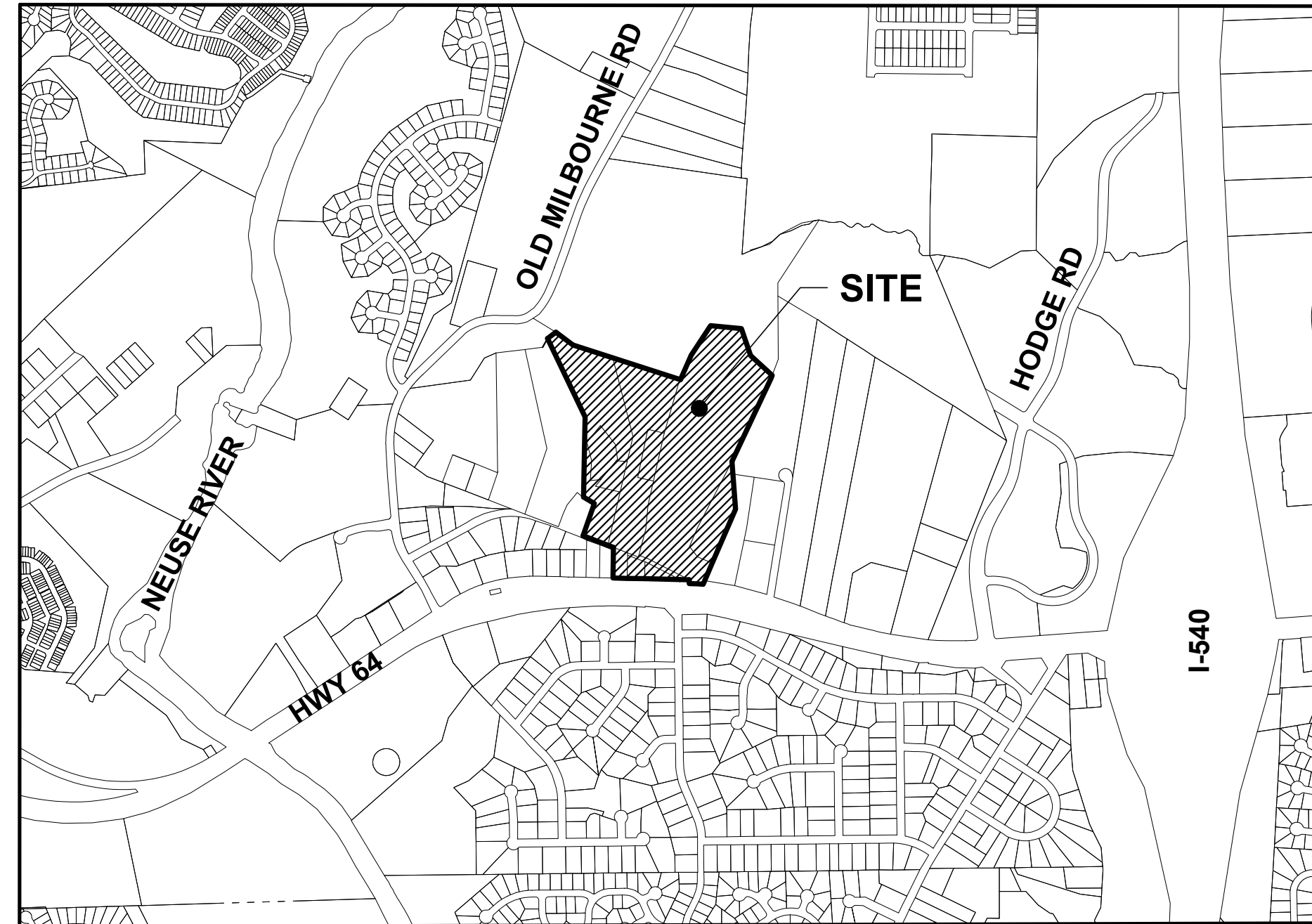


SKETCH PLAN

KNIGHTDALE GATEWAY

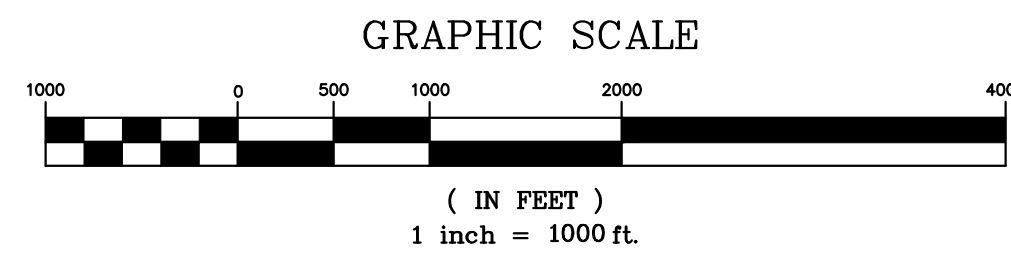
5901 FARMWELL ROAD

ST. MATTHEW'S TOWNSHIP, KNIGHTDALE, NORTH CAROLINA



VICINITY MAP

SCALE: 1"=1,000'



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.4.1
MATERIALS BOARD	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) RESEARCH AND DEVELOPMENT (UDO 5.7E) STORAGE - WAREHOUSE, INDOOR STORAGE (UDO 5.7G) WHOLESALE AND DISTRIBUTION (UDO 5.7H)

WATERSHED:	LOWER NEUSE
PROPOSED NO. BUILDINGS:	2
BUILDING #1 AREA:	221,000 SF
BUILDING #2 AREA:	166,200 SF
TOTAL BUILDING AREA:	387,200 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
1	221,000	331	166	216
2	166,200	249	125	243

ELECTRIC VEHICLE REQUIREMENTS: 1 PER 40 SPACES = 11 SPACES
OF CHARGING STATIONS/DEDICATED SPACES PROVIDED: 11 SPACES
BICYCLE PARKING REQUIRED: 1 PER 10 PARKING SPACES = 46 SPACES
BICYCLE PARKING PROVIDED: 46 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

USE STANDARDS

- UDO SECTION 5.7.B LIGHT MANUFACTURING:**
- ALL MATERIALS OR EQUIPMENT SHALL BE STORED WITHIN AN ENCLOSED BUILDING OR STORED WITHIN AN OUTDOOR STORAGE AREA THAT COMPLIES WITH ALL REGULATIONS SET FORTH IN SECTION 5.10 AND IS RESTRICTED TO THE REAR YARD.
 - ANY OPERATION WHICH RESULTS IN THE CREATION OF NOXIOUS VIBRATIONS, ODORS, DUST, GLARE, OR SOUND IS PROHIBITED.
- UDO SECTION 5.7E RESEARCH AND DEVELOPMENT:**
- ALL MATERIALS OR EQUIPMENT SHALL BE STORED WITHIN AN ENCLOSED BUILDING OR STORED WITHIN AN OUTDOOR STORAGE AREA THAT COMPLIES WITH ALL REGULATIONS SET FORTH IN SECTION 5.10 AND IS RESTRICTED TO THE REAR YARD.
 - ANY OPERATION WHICH RESULTS IN THE CREATION OF NOXIOUS VIBRATIONS, ODORS, DUST, GLARE OR SOUND IS PROHIBITED.
- UDO SECTION 5.7G STORAGE - WAREHOUSE, INDOOR STORAGE:**
- AN INDOOR STORAGE WAREHOUSE BUILDING IS LIMITED TO FIVE THOUSAND (5,000) SQUARE FEET PER FLOOR IN THE TC AND RR DISTRICTS.
 - OUTDOOR STORAGE IS NOT PERMITTED.
 - IN THE RR DISTRICT, ALL AREAS SHALL BE SCREENED FROM ANY PRE-EXISTING ADJACENT RESIDENCE (OTHER THAN THE OWNER'S) BY A TYPE-A BUFFER YARD (SECTION 7.4 (1)(2)).
- UDO SECTION 5.7H WHOLESALE AND DISTRIBUTION:**
- ALL VEHICLE STORAGE AREAS SHALL BE ENCLOSED BY AN OPAQUE FENCE OR WALL, RESTRICTED TO THE REAR YARD, AND SCREENED FROM OFF-SITE VIEW OF A PUBLIC RIGHT-OF-WAY BY A TYPE-A BUFFER YARD (SECTION 7.4 (1)(2)).
 - NO OUTDOOR PUBLIC ADDRESS SYSTEM SHALL BE PERMITTED WHICH CAN BE HEARD BEYOND THE BOUNDARIES OF THE PROPERTY.

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

PLAN PREPARED FOR:
BEACON PARTNERS
500 East Morehead St.
Suite 200
Charlotte, North Carolina 28209
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fax 704.598.6133

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



02/11/2022

Issue Dates:	11/30/2021 - Town Submittal #1	01/12/2022 - Town Submittal #2	02/11/2022 - Town Submittal #3
Date:	02/11/2022		
Scale:	1" = 1,000'		
Drawn By:	JRR	Checked By:	JDW
Project Number:	21-0011-504		
Drawing Number:	C.1.0		

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

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

100-YEAR
FLOODPLAIN
(EFFECTIVE)

EX. STREAM

ANDREW W. BRACKMAN
5833 COFFEY ST.
DB/PG 15605/1030
BM/PG 2003/384
ZONING: RURAL
TRANSITION
PIN: 1734-96-0208
8.76 AC. (DEED)
USE: SINGLE FAMILY

PATRICK W. SIMMONS
5909 COFFEY ST.
DB/PG 12-E/3602
ZONING: RURAL
TRANSITION
PIN: 1734-96-2197
1.35 AC. (DEED)
USE: VACANT

LEDGER & JUDY
EDWARDS
5840 COFFEY ST.
DB/PG 1896/603
BM/PG 1989/133
ZONING: RURAL
TRANSITION
PIN: 1734-95-0783
0.46 AC. (DEED)
USE: SINGLE FAMILY

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

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

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

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

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

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

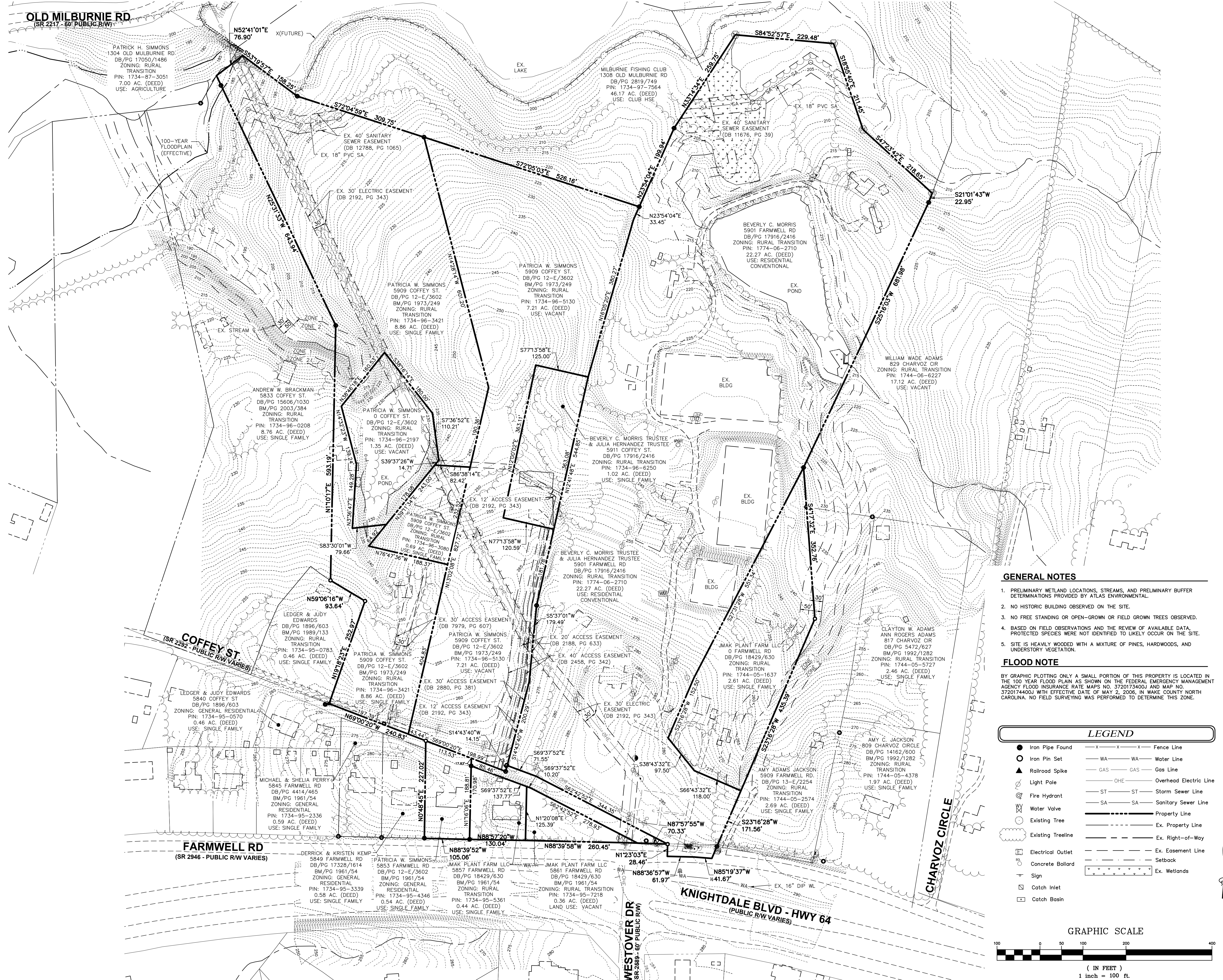
JMAK PLANT FARM LLC
5857 FARMWELL RD
DB/PG 18429/630
BM/PG 1961/54
ZONING: RURAL
TRANSITION
PIN: 1734-95-5361
0.44 AC. (DEED)
USE: SINGLE FAMILY

JMAK PLANT FARM LLC
5861 FARMWELL RD
DB/PG 18429/630
BM/PG 1961/54
ZONING: RURAL
TRANSITION
PIN: 1734-95-7218
0.36 AC. (DEED)
LAND USE: VACANT

WESTOVER DR
(SR 2489 - 60' PUBLIC R/W)

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

CHARVOZ CIRCLE



GENERAL NOTES

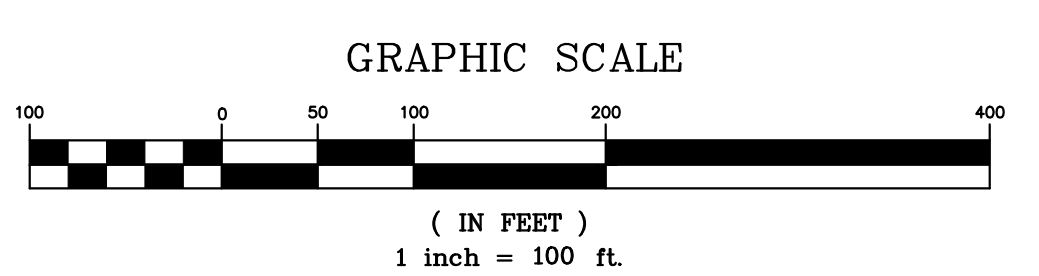
1. PRELIMINARY WETLAND LOCATIONS, STREAMS, AND PRELIMINARY BUFFER DETERMINATIONS PROVIDED BY ATLAS ENVIRONMENTAL.
2. NO HISTORIC BUILDING OBSERVED ON THE SITE.
3. NO FREE STANDING OR OPEN-GROWN OR FIELD GROWN TREES OBSERVED.
4. BASED ON FIELD OBSERVATIONS AND THE REVIEW OF AVAILABLE DATA, PROTECTED SPECIES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

FLOOD NOTE

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



PLAN PREPARED BY:

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PLAN PREPARED FOR:

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

KNIGHTDALE GATEWAY
SKETCH PLAN
FOR
BEACON PARTNERS

OVERALL EXISTING CONDITIONS PLAN

02/11/2022

Issue Dates:
11/20/2021 - Town Submittal #1
01/12/2022 - Town Submittal #2
02/11/2022 - Town Submittal #3

Date: 02/11/2022
Scale: 1" = 100'

Drawn By: JRR
Checked By: JDW

Project Number:
21-0011-504

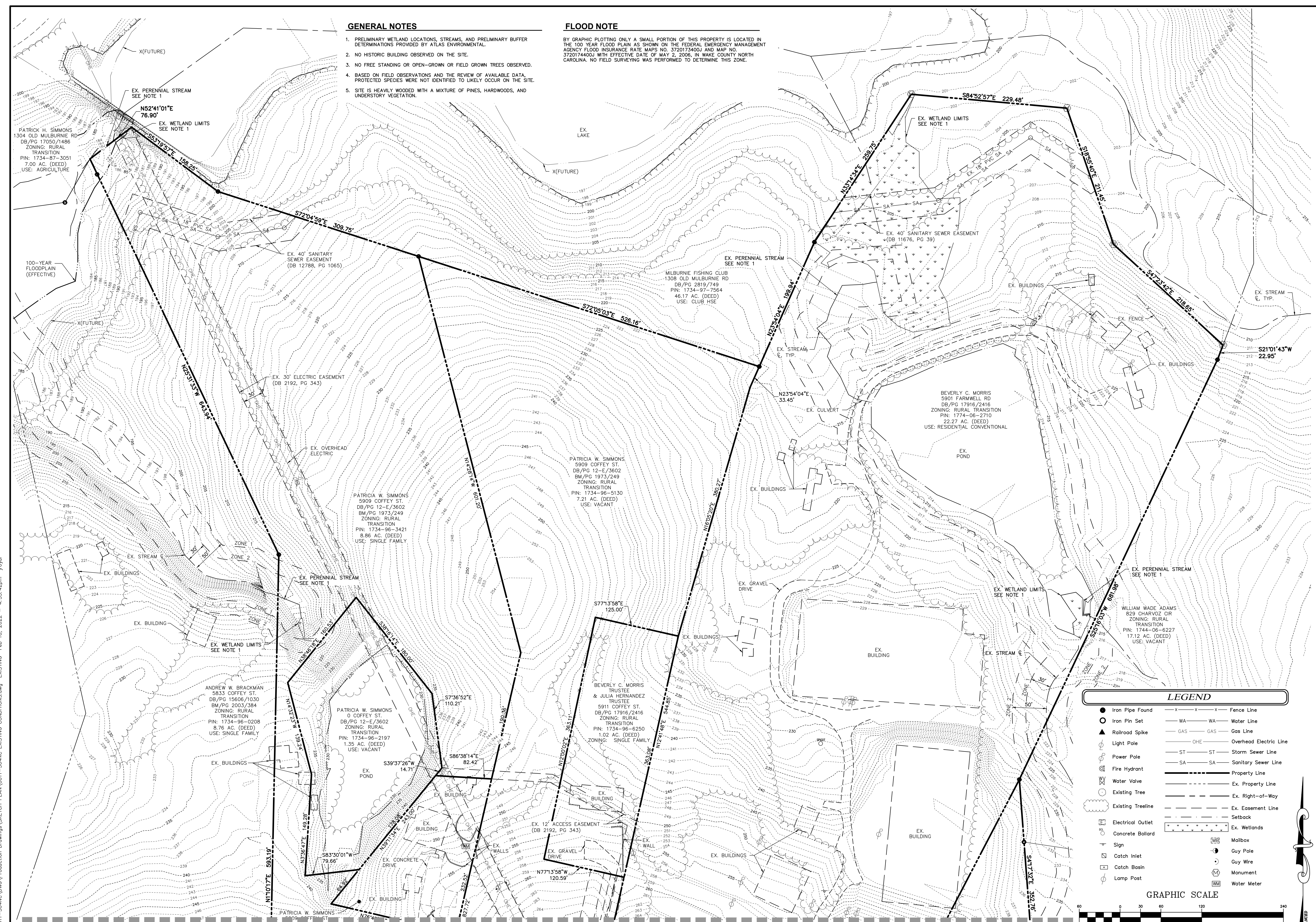
Drawing Number:
C.2.0

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, 2006, IN WAKE COUNTY NORTH CAROLINA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.



PLAN PREPARED BY:

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 Cary, North Carolina 27511
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 fax 919.336.5127
ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS

PLAN PREPARED FOR:

BEACON PARTNERS
 500 East Main Street
 Charlotte, North Carolina 28202
 tel. 704.597.7757
 fax 704.598.6335

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

PRELIMINARY
 ENGINEER
 D. WHITTICE

Issue Dates:
 11/20/2021 - Town Submittal #1
 01/12/2022 - Town Submittal #2
 02/11/2022 - Town Submittal #3

Date: 02/11/2022
 Scale: 1" = 60'

Drawn By: JRR
 Checked By: JDW

Project Number:
21-0011-504

Drawing Number:
C.2.1

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	○ Ex. Wetlands
○ Catch Inlet	○ Mailbox
○ Catch Basin	○ Guy Pole
○ Lamp Post	○ Monument
	○ Water Meter

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

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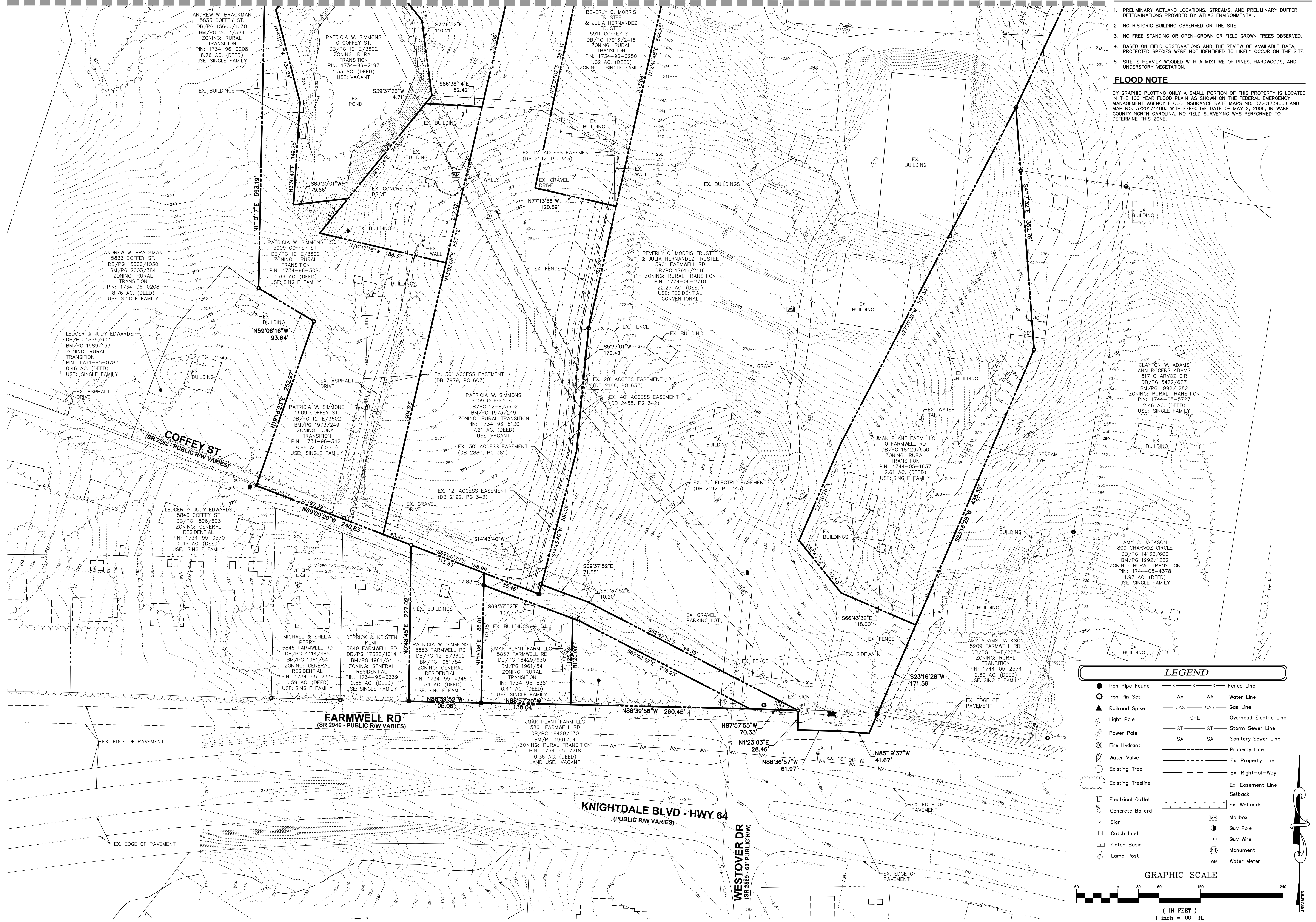
MATCHLINE - SEE SHEET C.2.1

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. 372073400J AND MAP NO. 372074400J WITH EFFECTIVE DATE OF MAY 2, 2006. IN WAKE COUNTY NORTH CAROLINA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.



LEGEND

● Iron Pipe Found	—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:

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PLAN PREPARED FOR:

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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

02/11/2022

Issue Dates:

11/20/2021	- Town Submittal #1
01/12/2022	- Town Submittal #2
02/11/2022	- Town Submittal #3

Date: 02/11/2022
Scale: 1" = 60'

Drawn By: JRR
Checked By: JDW

Project Number:
21-0011-504

Drawing Number:
C.2.2

0:\31-0011-504NC\Production Drawings\Sketch PLAN\0011-504NC OVERALL SKETCH PLAN.dwg OVERALL SKETCH Feb 10, 2022 - 5:36:40pm Jroy

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)

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

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

LEDGER & JUDY
EDWARDS
DB/PG 1896/603
BM/PG 1989/133
ZONING: RURAL
TRANSITION
PIN: 1734-95-0783
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 4414/465
BM/PG 1961/54
ZONING: GENERAL RESIDENTIAL
PIN: 1734-95-2336
0.59 AC. (DEED)
USE: SINGLE FAMILY

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

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

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

BUILDING #1
(221,000 SF)

BUILDING #2
(166,200 SF)

LOT 1
40.62 ACRES

LOT 2
OPEN SPACE
1.71 ACRES

170 AUTO SPACES

243 AUTO SPACES

46 AUTO SPACES

WET POND

EX. POND

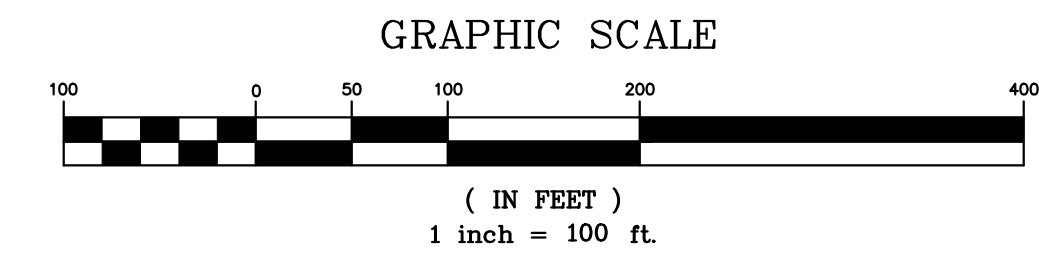
100-YEAR
FLOODPLAIN
(EFFECTIVE)

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



PLAN PREPARED BY:

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

500 East Morehead St.
Suite 200
Charlotte, North Carolina 28269
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fax 704.558.6335

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

KNIGHTDALE GATEWAY
SKETCH PLAN
FOR
BEACON PARTNERS
OVERALL SKETCH PLAN

Issue Dates:

11/20/2021	- Town Submittal #1
01/12/2022	- Town Submittal #2
02/11/2022	- Town Submittal #3

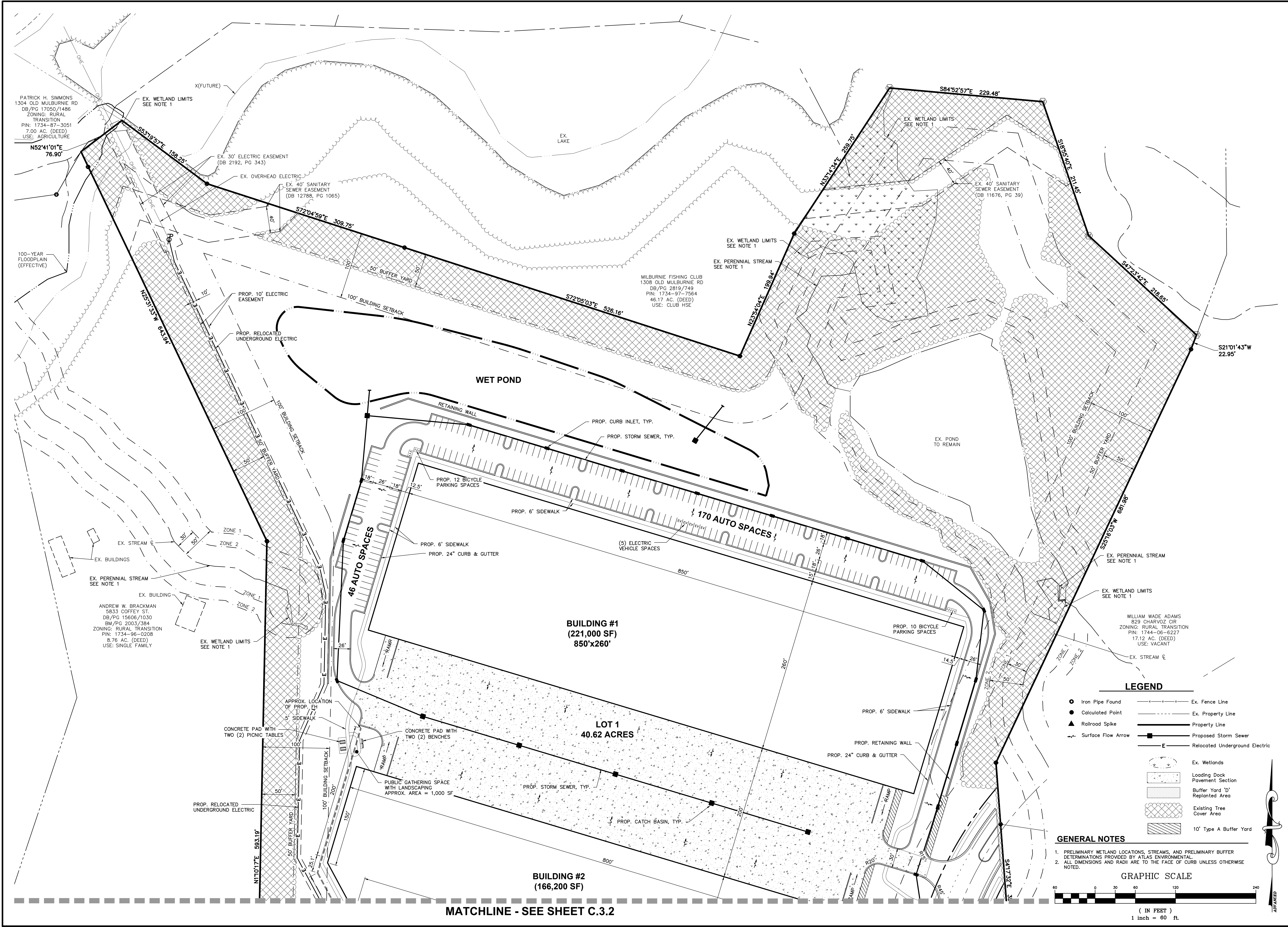
Date: 02/11/2022
Scale: 1" = 100'

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.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

PLAN PREPARED BY:

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 fax 919.336.5127
 ENGINEERS SURVEYORS

PLAN PREPARED FOR:

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 tel. 704.597.7757
 fax 704.598.6335

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

KNIGHTDALE GATEWAY
SKETCH PLAN
 FOR
BEACON PARTNERS
SKETCH PLAN

Issue Dates:
 11/20/2021 - Town Submittal #1
 01/12/2022 - Town Submittal #2
 02/11/2022 - Town Submittal #3

Date: 02/11/2022
 Scale: 1" = 60'

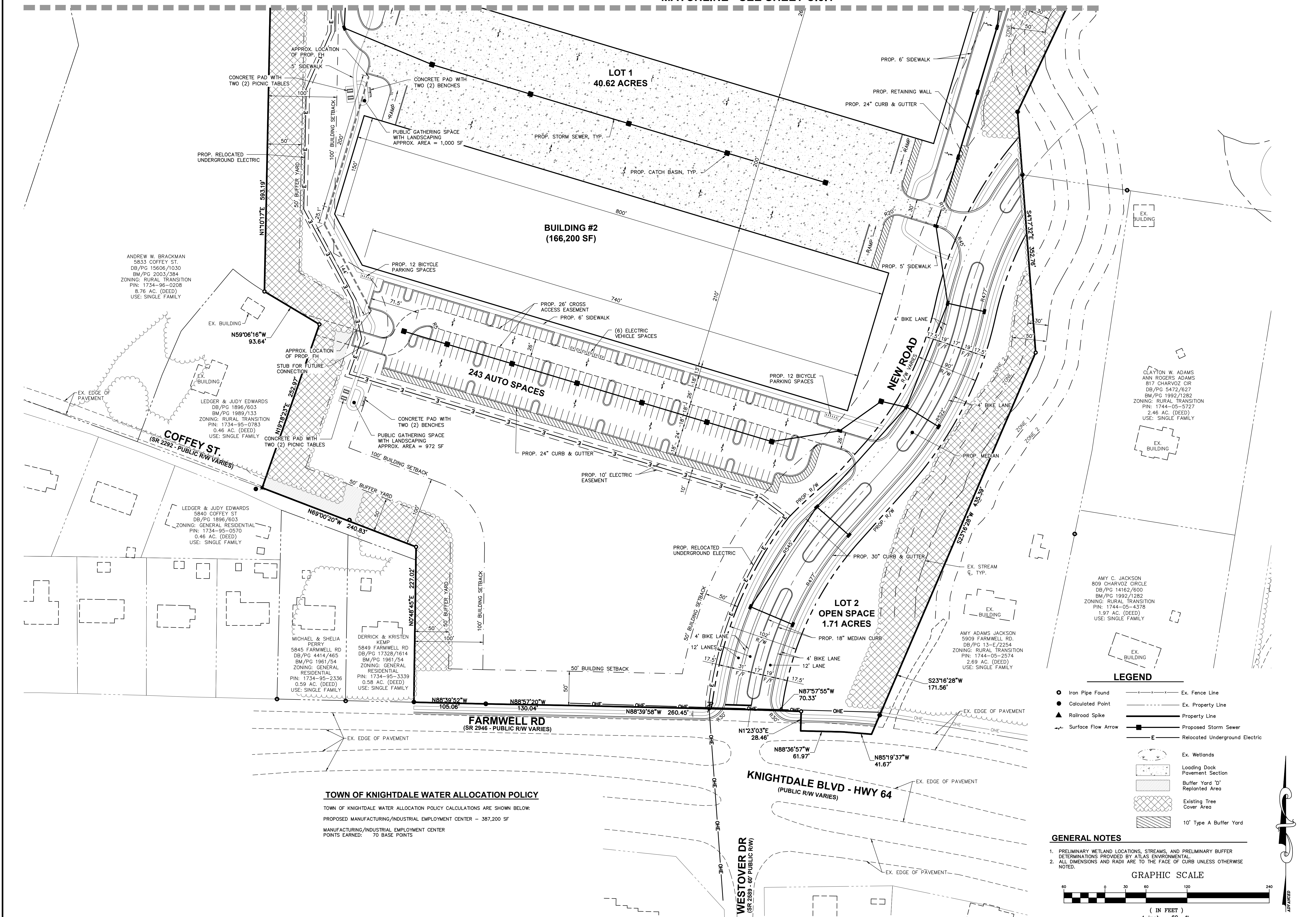
Drawn By: JRR
 Checked By: JDW

Project Number:
21-0011-504

Drawing Number:
C.3.1

APPROVED





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

LEDGER & JUDY EDWARDS
DB/PG 1896/603
BM/PG 1989/133
ZONING: RURAL TRANSITION
PIN: 1734-95-0783
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 17328/1514
BM/PG 1961/54
ZONING: GENERAL RESIDENTIAL
PIN: 1734-95-3339
0.58 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

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

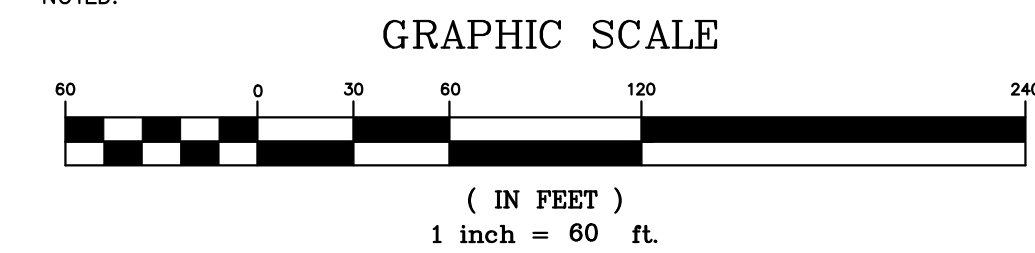
TOWN OF KNIGHTDALE WATER ALLOCATION POLICY

TOWN OF KNIGHTDALE WATER ALLOCATION POLICY CALCULATIONS ARE SHOWN BELOW:
PROPOSED MANUFACTURING/INDUSTRIAL EMPLOYMENT CENTER - 387,200 SF
MANUFACTURING/INDUSTRIAL EMPLOYMENT CENTER
POINTS EARNED: 70 BASE 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

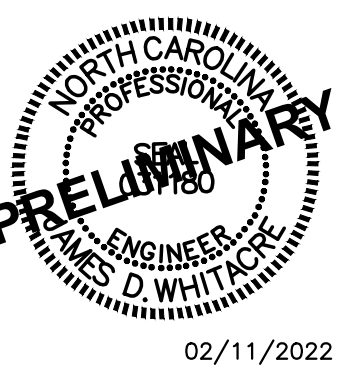
1. PRELIMINARY WETLAND LOCATIONS, STREAMS, AND PRELIMINARY BUFFER DETERMINATIONS PROVIDED BY ATLAS ENVIRONMENTAL.
2. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.



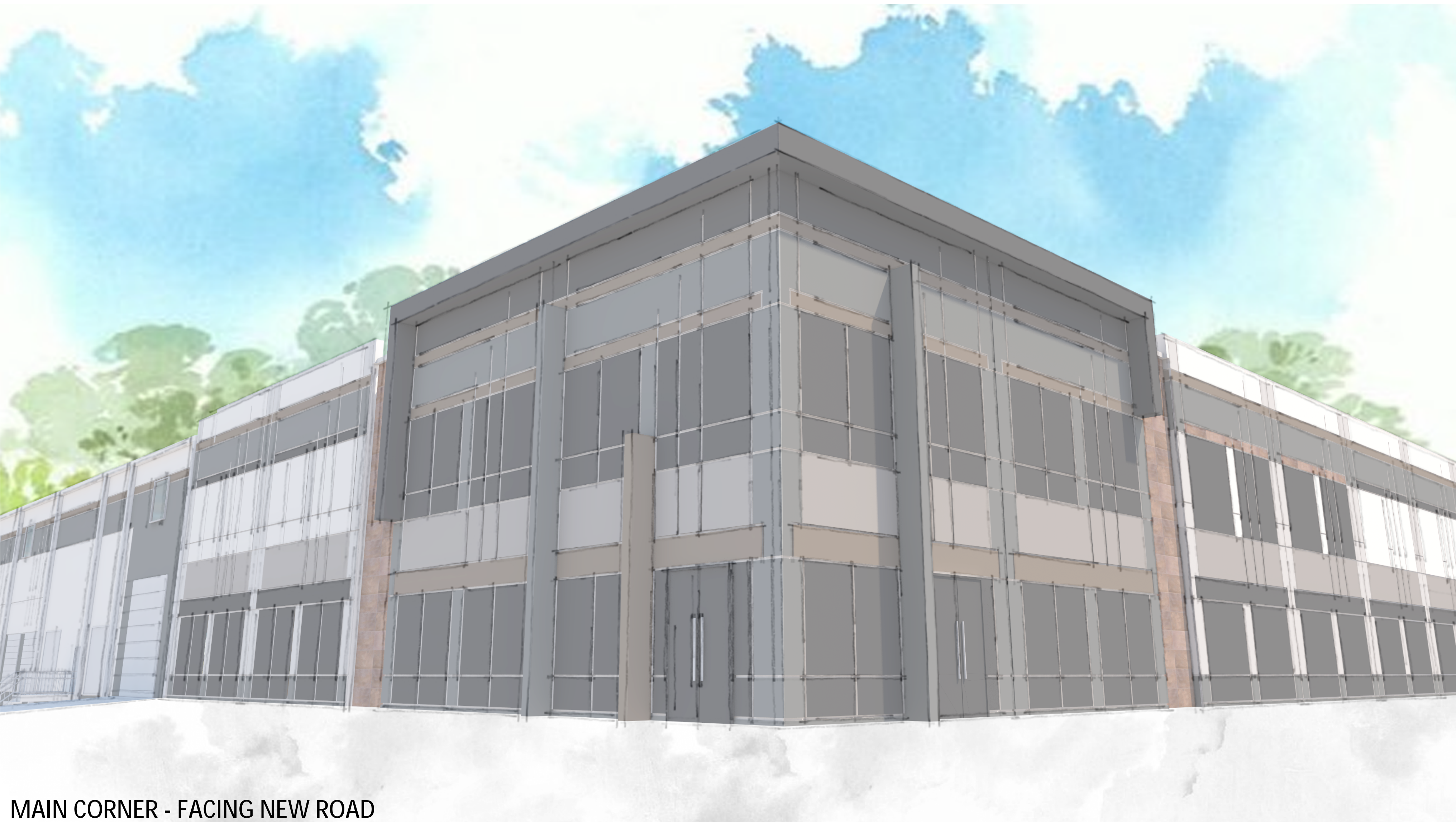
PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
51 Kilmoyne Drive, Suite 102
Cary, North Carolina 27511
ph 919.481.6990
fax 919.336.5127

PLAN PREPARED FOR:
BEACON PARTNERS
500 East Morehead St.
Suite 200
Charlotte, North Carolina 28269
tel. 704.597.7757
fax 704.598.6335

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



Issue Dates:	11/20/2021 - Town Submittal #1	01/12/2022 - Town Submittal #2	02/11/2022 - Town Submittal #3
Date:	02/11/2022		
Scale:	1" = 60'		
Drawn By:	JRR	Checked By:	JDW
Project Number:	21-0011-504		
Drawing Number:	C.3.2		



MAIN CORNER - FACING NEW ROAD



ENTRANCE ELEVATION - FACING 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
 FEBRUARY 11, 2022
 architects




BEACON PARTNERS merriman schmitt



MAIN CORNER - FACING HWY 64 & NEW ROAD



ENTRANCE ELEVATION - FACING 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

Design Concept Renderings

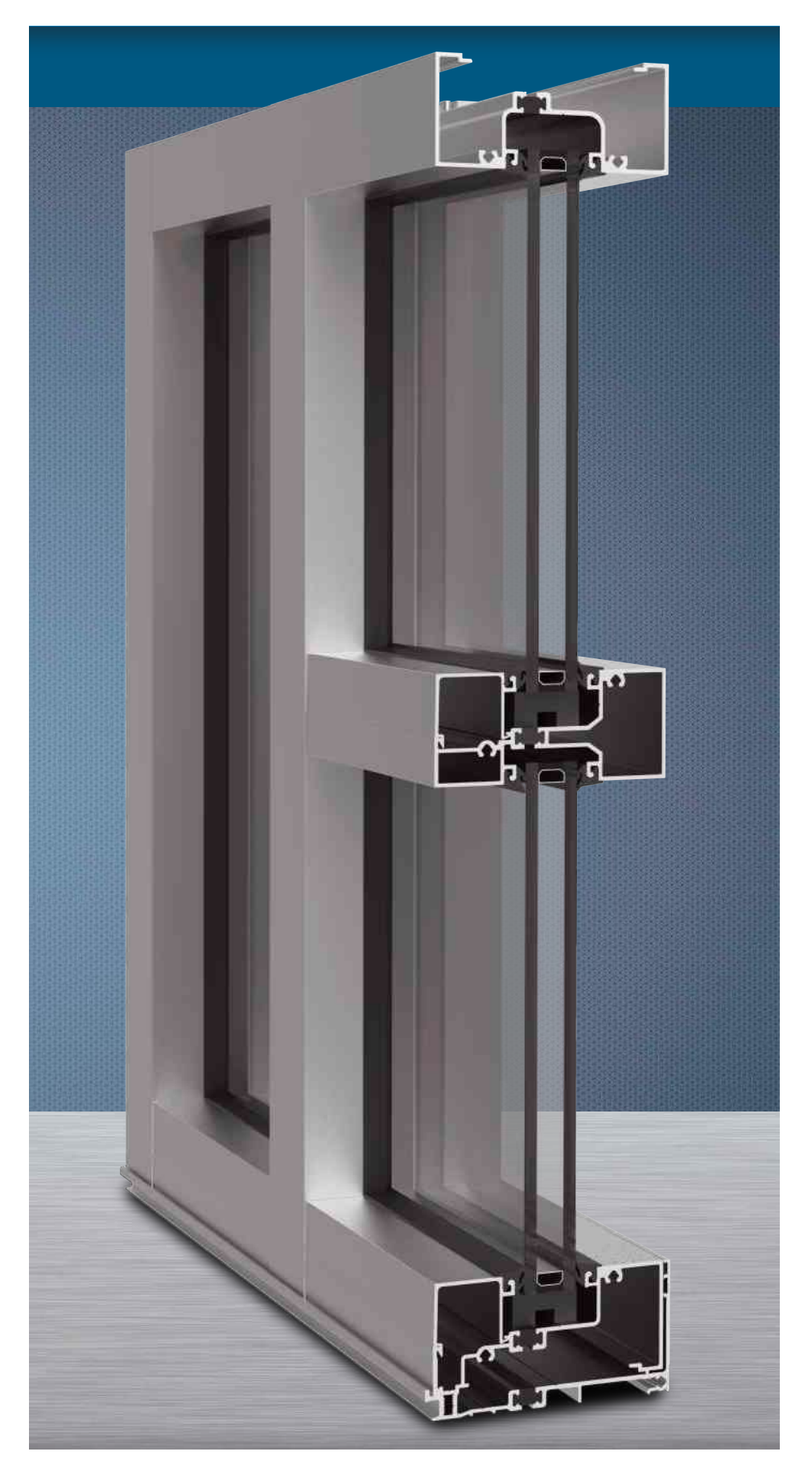
Knightsdale, NC

FEBRUARY 11, 2022



BEACON PARTNERS

merriman schmitt

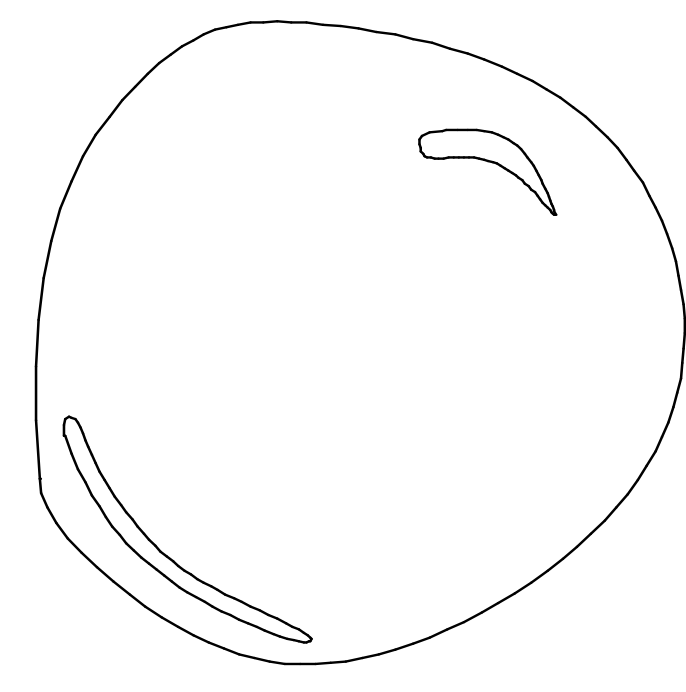


Bronze
WINDOW FRAMES AND DOORS TO BE BRONZE ALUMINUM FINISH

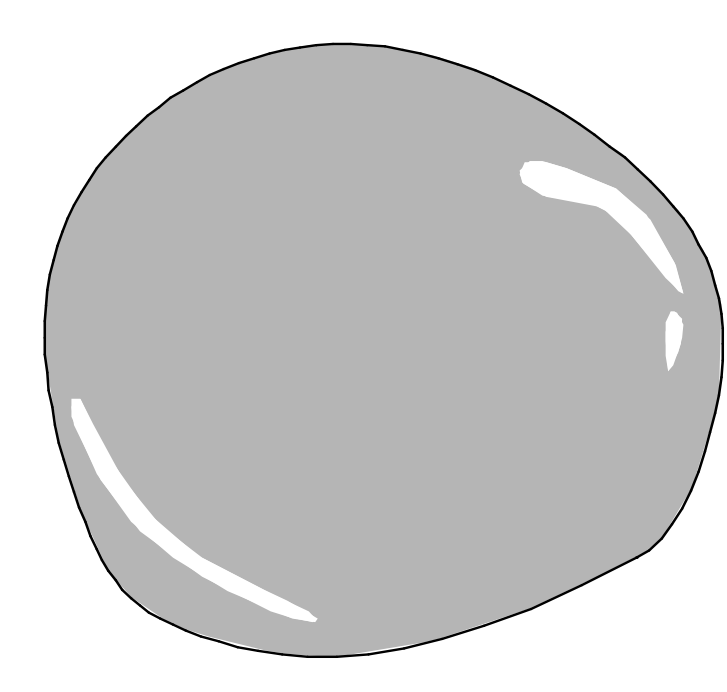


CERAMIC TILE ACCENTS TO BE GIO TILE METALLO IN RUST COLOR

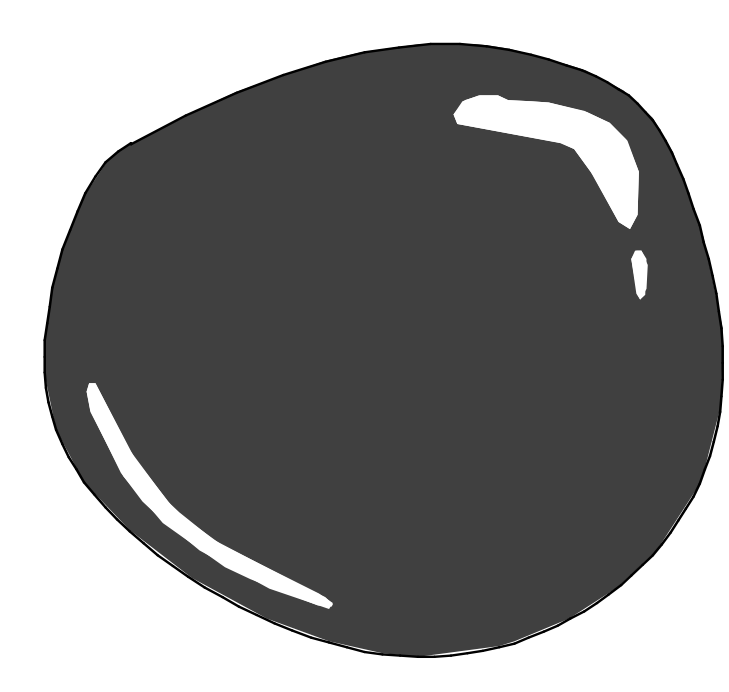
PAINT COLOR KEY



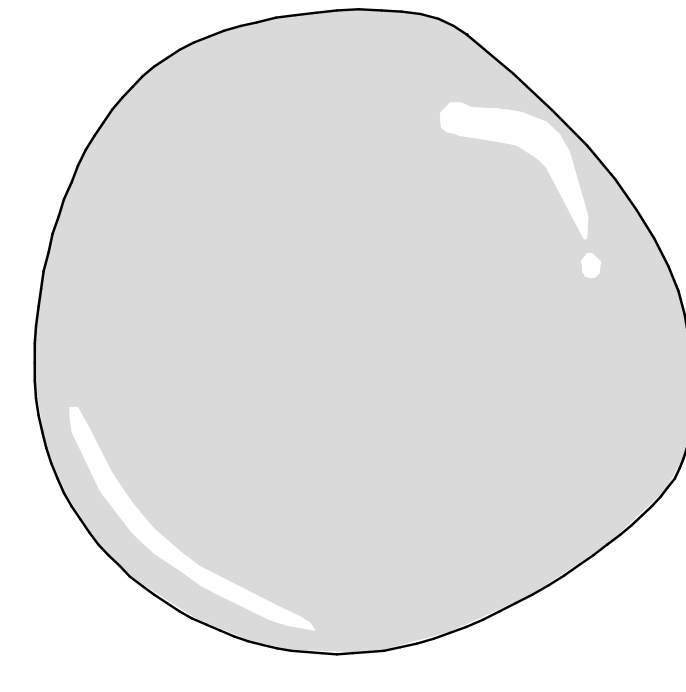
PB - PAINT BASEWALL COLOR - EIDER WHITE SW7014



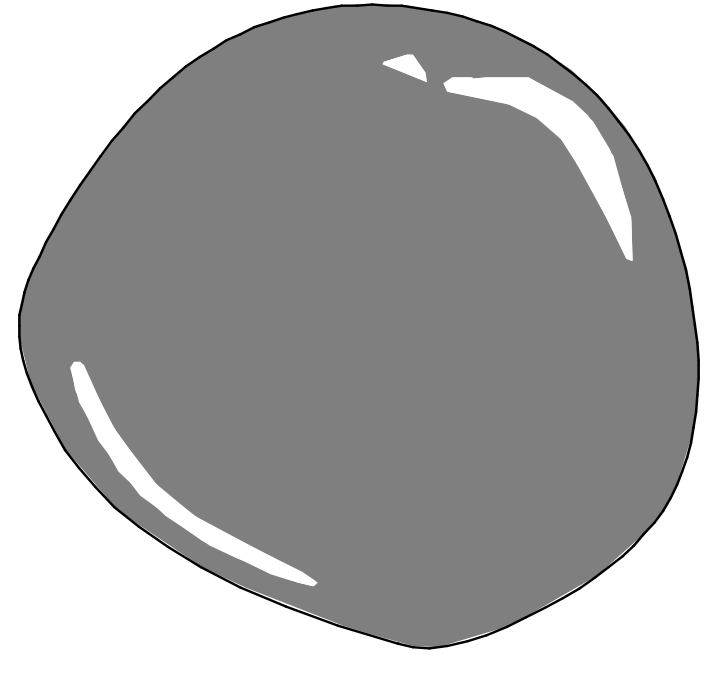
PA2 - PAINT ACCENT 02 - DOVETAIL SW7018



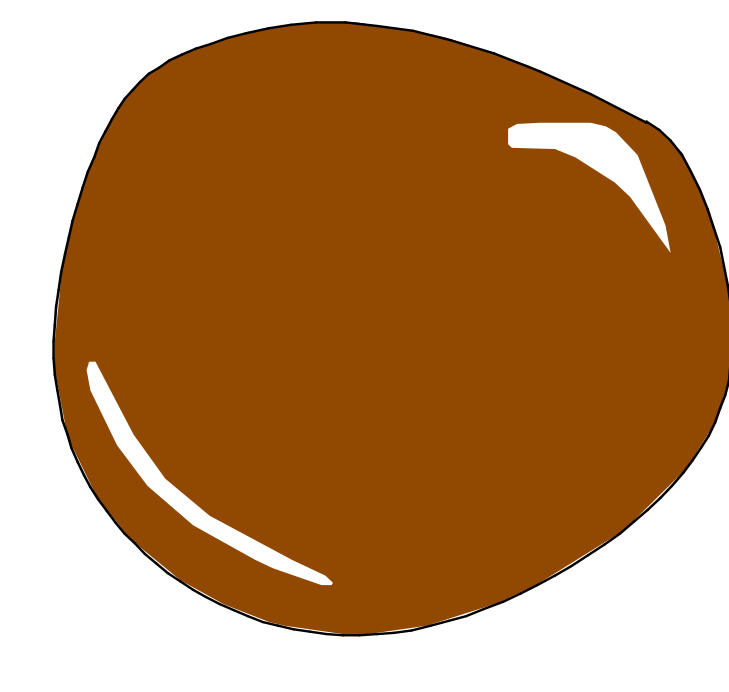
PA4 - PAINT ACCENT 04 - IRON ORE SW7069



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 GATEWAY

**BUILDING 1 & 2
Material Board**

Knightdale, NC
February 10, 2022

