



## Sketch Plan

1st Submittal: 12.04.2019  
 2nd Submittal: 01.21.2020  
 3rd Submittal: 02.12.2020

# 7630 Knightdale Boulevard

Knightdale, North Carolina 27545



SKETCH PLAN

FOR REVIEW ONLY  
 NOT FOR  
 CONSTRUCTION

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### Project Team

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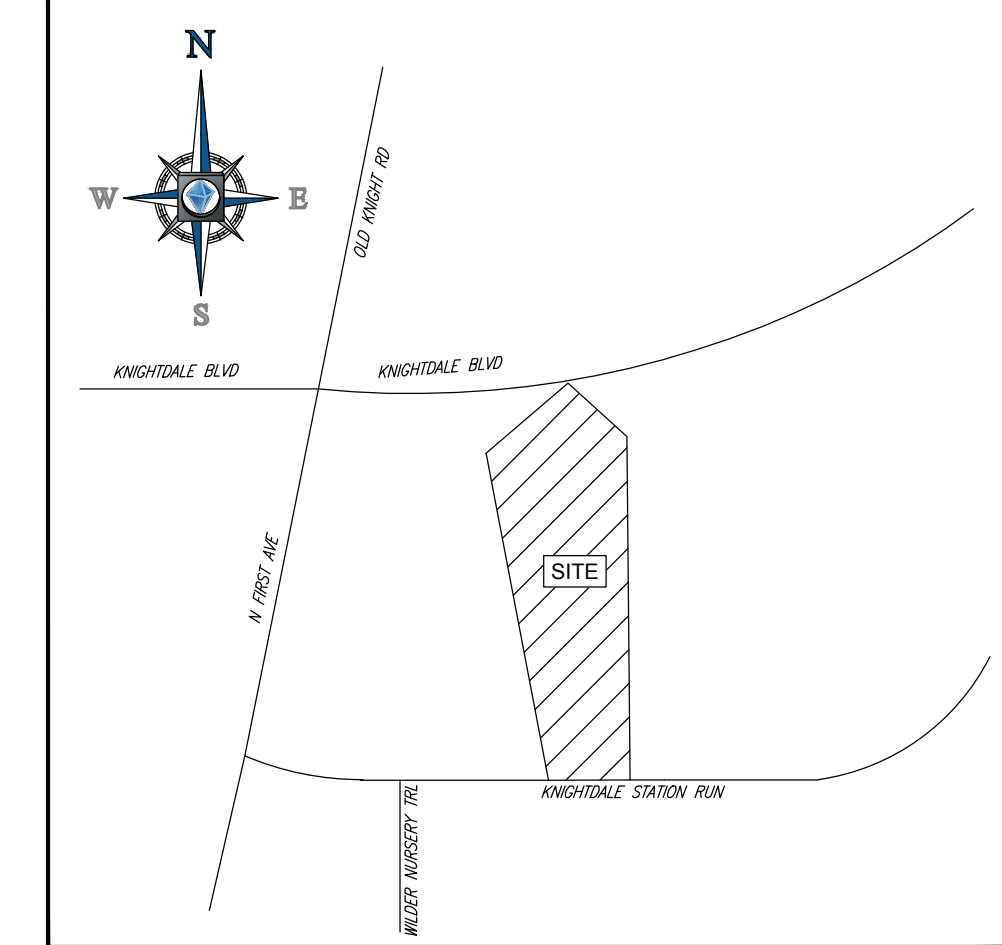
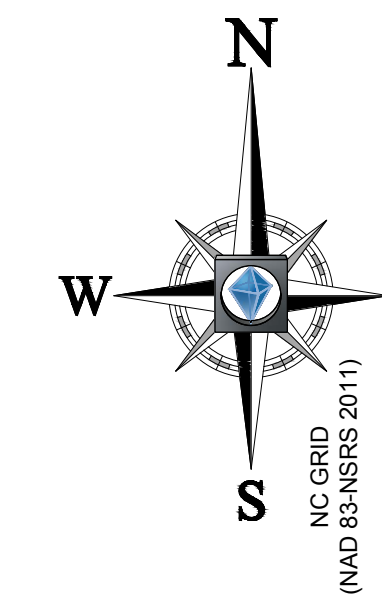
SKETCH PLAN

PROJECT:	BIP-19048	DATE	
ISSUE:	Sketch Plan	12.04.2019	
REVISIONS:	1st Review Comments	01.21.2020	
	2nd Review Comments	02.12.2020	

DRAWN BY: SB  
 CHECKED BY: KT  
 CONTENT: COVER

L0.0

- NOTES:
- 1) NO TITLE REPORT FURNISHED.
  - 2) AREAS COMPUTED BY COORDINATE METHOD.
  - 3) PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
  - 4) ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
  - 5) THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS FIRM.
  - 6) RIGHTS-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD.
  - 7) NC GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PRE THE NCVRS NETWORK.
  - 8) BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011).
  - 9) VERTICAL DATUM SHOWN HEREON IS NAVD83.
  - 10) THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3720175400J, PANEL 1754 EFFECTIVE DATE MARCH 2, 2006.



- REFERENCES:
- BM 1999, PG 1826
  - BM 2014, PG 1716
  - BM 2015, PG 1399
  - BM 2017, PG 1947
  - BM 2017, PG 2505
  - DB 8139, PG 672
  - DB 17329, PG 1034
  - DB 13536, PG 940
  - DB 16129, PG 2694
  - DB 11728, PG 1830
  - DB 15318, PG 648

**SURVEYOR CERTIFICATION**

I, THOMAS E. TEABO, PLS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP.

THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY OF THE SURVEY AS CALCULATED IS 1:10,000\*, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD. THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH TITLE 21, CHAPTER 56, NCAC, AS AMENDED.

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: "CLASS A"
- (2) POSITIONAL ACCURACY: 0.04"
- (3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
- (4) DATES OF SURVEY: 10/14/19
- (5) DATUM/EPOCH: NAD 83 (2011) EPOCH 3010.00
- (6) PUBLISHED/FIXED-CONTROL USE: NCVRS
- (7) GEOID MODEL: 2012 (CONUS)
- (8) COMBINED GRID FACTOR(S): 0.999906081
- (9) UNITS: US SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND AND SEAL THIS 23RD DAY OF OCTOBER A. D., 2019.

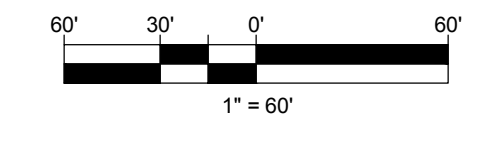
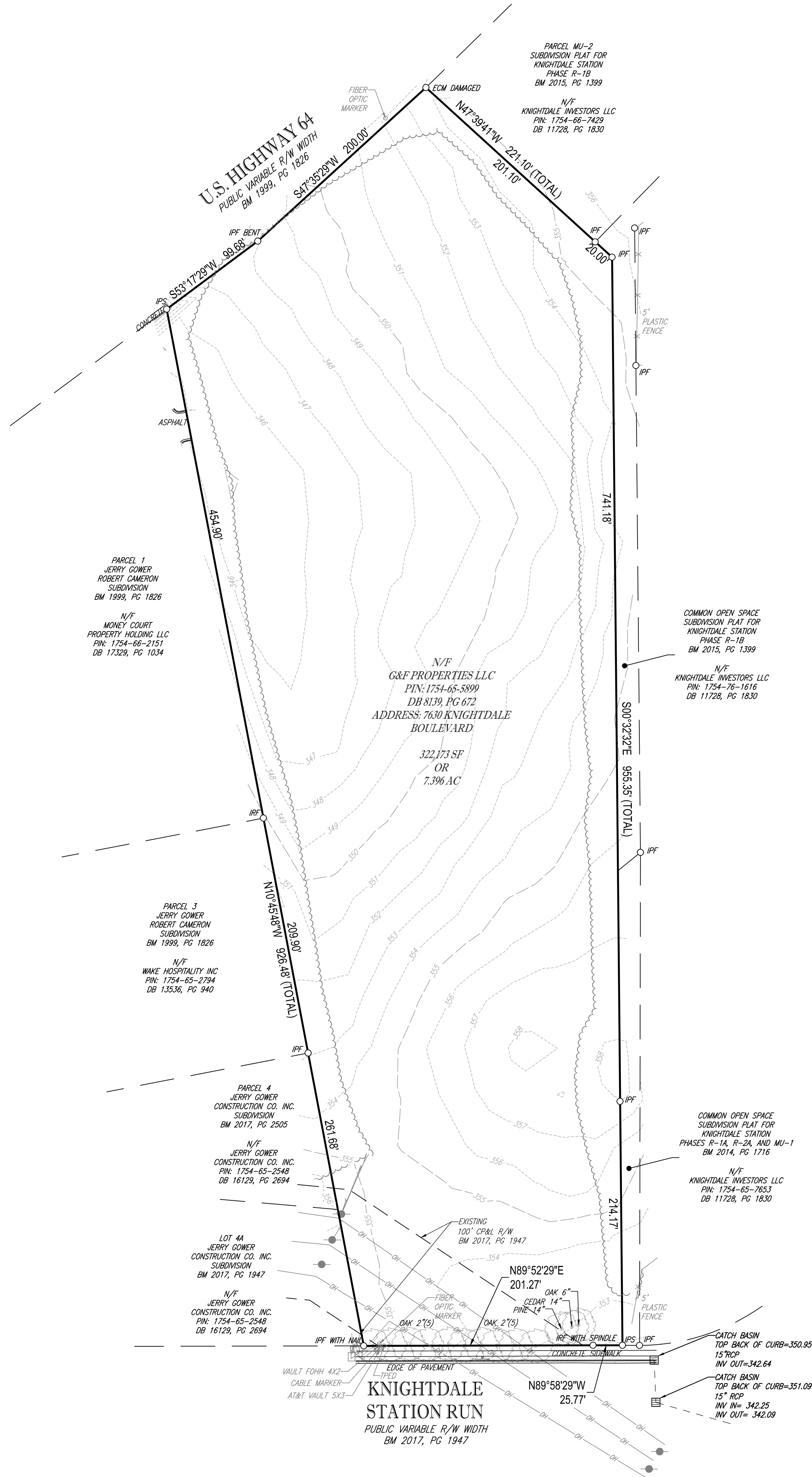
**PRELIMINARY - NOT FOR RECORDATION, SALES OR CONVEYANCES**

SURVEYOR NC L-3920



**LEGEND**

	EXISTING CONTOUR
	LINE SURVEYED
	LINE NOT SURVEYED
	WATER VALVE
	OVERHEAD WIRES
	GRATE TOP INLET
	UTILITY POLE
	IRON PIPE SET
	IRON PIPE FOUND
	IRON REBAR FOUND
	EXISTING CONCRETE MONUMENT
	SIGN
	FENCE
	AREA LIGHT
	GUY WIRE



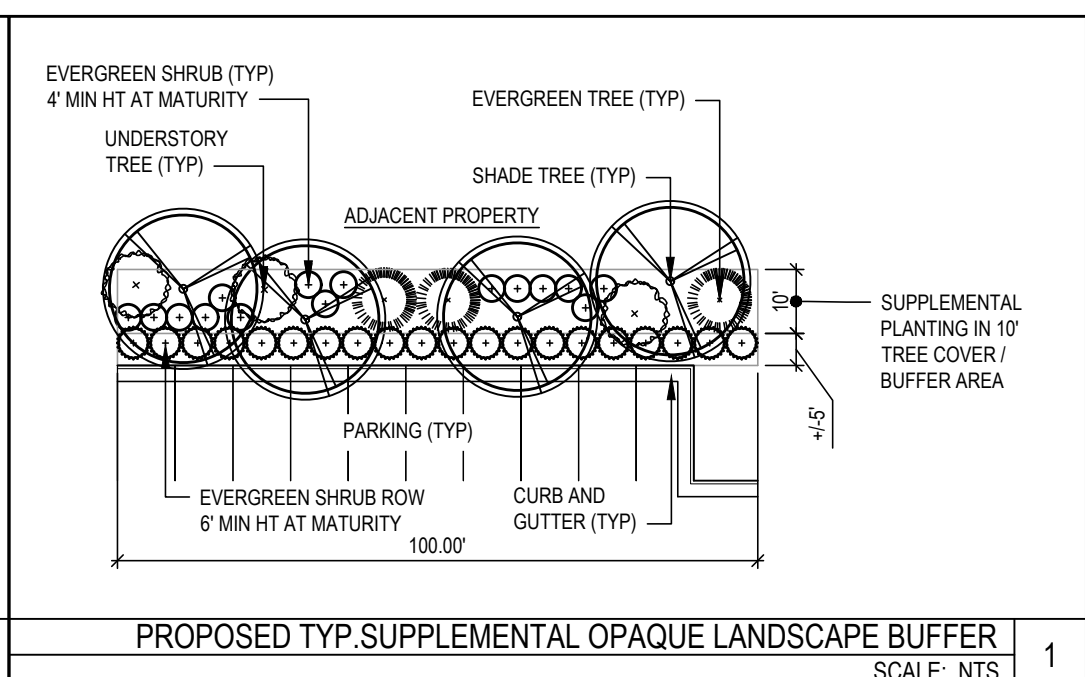
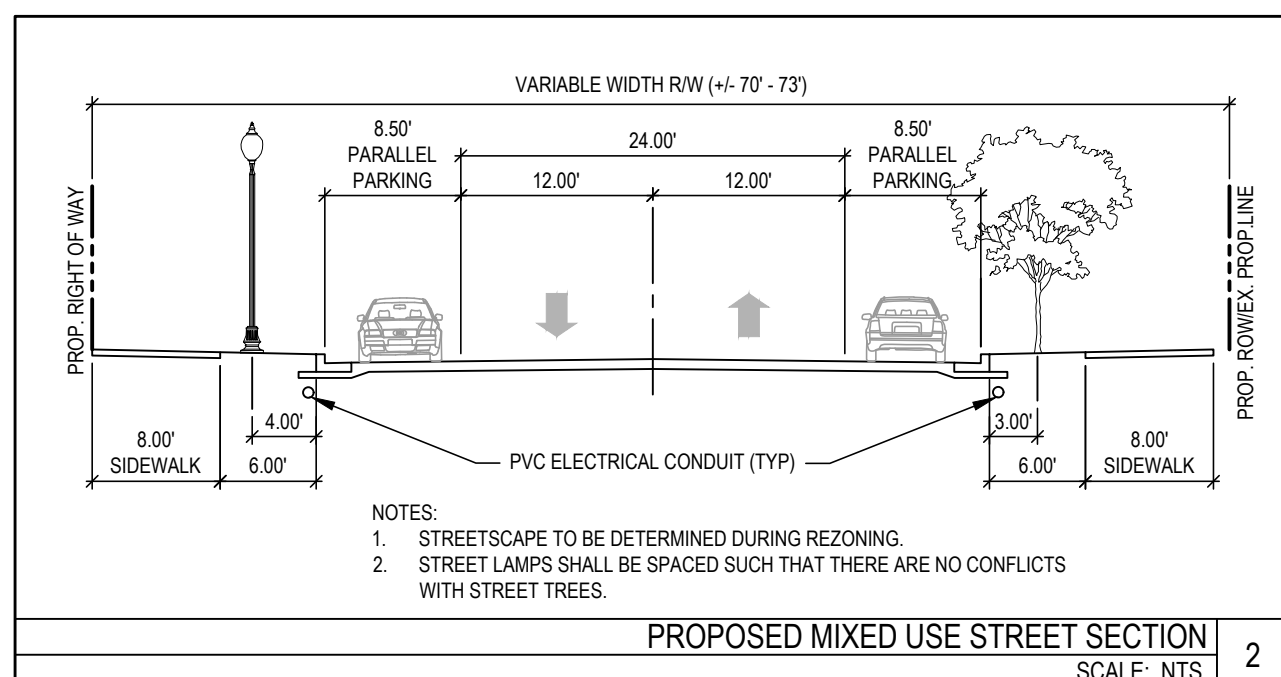
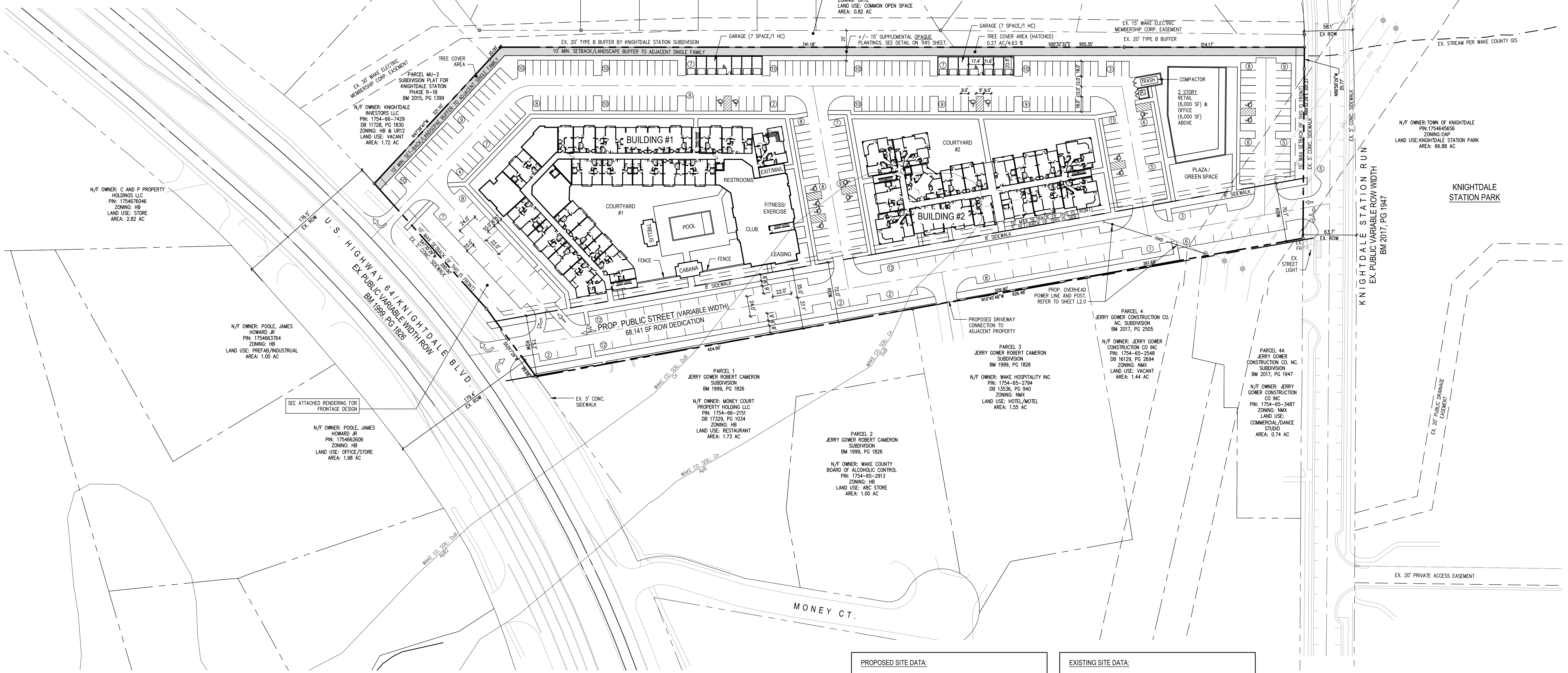
**BOUNDARY & TOPOGRAPHIC SURVEY**  
**PROPERTY OF**  
**G & F PROPERTIES, LLC**  
 PIN: 1754-65-5899  
 DB 8139, PG 672  
 TOWN OF KNIGHTDALE  
 ST. MATTHEWS TOWNSHIP  
 WAKE COUNTY, NORTH CAROLINA

FILE NO: NSR192091  
 DATE: 10/23/19  
 FIELD DATE: 10/14/19

**BOHLER ENGINEERING NC, PLLC**  
 4130 PARKLAKE AVENUE SUITE 130  
 RALEIGH, NORTH CAROLINA 27612  
 919.678.9000 • 919.703.2665 FAX  
 WWW.BOHLENGINEERING.COM

CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
RJ	JT	TET	TET	1" = 60'	1 OF 1

BOHLER ENGINEERING, ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAP OR DATA SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING, INC.



**BUILDING NOTE:**  
1. ALL STAIRWELLS ARE INTERNAL.

**TREE COVER:**  
TREE COVER REQUIRED: 5.83 AC (GROSS SITE) X 10% = 0.58 AC  
TREE COVER PROPOSED: 10' BUFFER AT NORTH = 0.27 AC (4.63%)

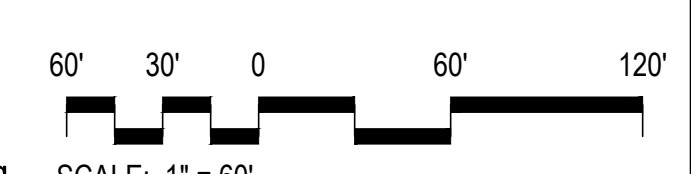
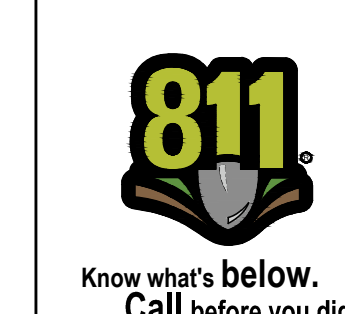
**PROPOSED SITE DATA:**

ZONING:	NMX (NEIGHBORHOOD MIXED USE)
NET SITE ACREAGE:	322.173 SF / 7.396 AC
RIGHT OF WAY DEDICATION:	68.141 SF / 1.564 AC
GROSS SITE ACREAGE:	254.032 SF / 5.832 AC
USE:	MIXED USE (APARTMENT, OFFICE, AND RETAIL)
OFFICE:	+/- 6,200 SF
RETAIL:	+/- 6,200 SF
RESIDENTIAL UNITS:	
STUDIO:	15 UNITS
1 BEDROOM:	74 UNITS
2 BEDROOM:	106 UNITS
	195 UNITS
DENSITY (DU/AC):	195 DU / 5.832 AC = 33.44
PARKING SPACE REQUIRED:	
1 X 89 (1 BR & STUDIO) =	89
2 X 108 (2 BR) =	212
3.5 X 6.2 (RETAIL) =	22
3.5 X 6.2 (OFFICE) =	22
TOTAL REQUIRED:	345
PARKING SPACE PROPOSED:	
ON SITE:	251
ON STREET:	85
TOTAL PROPOSED:	316

**EXISTING SITE DATA:**

SITE ADDRESS:	7630 KNIGHTDALE BLVD
PIN NUMBER:	1754-65-5899
DEED BOOK:	DB 008139, PG 00872
CURRENT ZONING:	HB
ACREAGE:	322.173 SF / 7.396 AC
EXISTING USE:	VACANT
ALLUVIAL SOIL:	Cn
FEMA MAP PANEL #:	1754
WATERSHED:	LOWER NEUSE RIVER

**NOTES:**  
1. A PARKING REDUCTION WILL BE REQUIRED FOR THIS PLAN EVEN IF THE ON STREET SPACES IN THE PUBLIC RIGHT OF WAY ARE INCLUDED IN THE PROVIDED PARKING COUNT.  
2. SETBACK TO BE DETERMINED DURING REZONING.  
3. TREE COVER PERCENTAGE TO BE DETERMINED DURING REZONING.  
4. STREETSCAPE TO BE DETERMINED DURING REZONING.



Brown Investment Properties  
**7630 Knightdale Boulevard**  
Knightdale, North Carolina 27545

**SKETCH PLAN**

FOR REVIEW ONLY  
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REVISIONS:			
	1st Review Comments		01.21.2020
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DRAWN BY:	MA, SB		
CHECKED BY:	KT		
CONTENT:	SKETCH PLAN		

**L1.0**

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BUILDING A SMARTER ENERGY FUTURE™

### DUKE ENERGY ELECTRIC TRANSMISSION RIGHT-OF-WAY GUIDELINES/RESTRICTIONS VALID FOR NORTH CAROLINA AND SOUTH CAROLINA (Revised 11/20/2014)

This list of right-of-way restrictions has been developed to answer the most frequently asked questions about property owner use of Duke Energy's electric transmission rights of way. This list does not cover all restrictions or all possible situations. You should contact the Asset Protection right-of-way specialist if you have additional concerns about the rights of way. This list of restrictions is subject to change at any time and without notice. Duke Energy reserves all rights conveyed to it by the right-of-way agreement applicable to the subject property. All activity within the rights of way shall be reviewed by an Asset Protection right-of-way specialist to obtain prior written approval. Engineering plans may be required. Compliance with the Duke Energy Right-of-Way Guidelines/Restrictions or approval of any plans by Duke Energy does not mean that the requirements of any local, county, state or federal government or other applicable agency with governing authority have been satisfied.

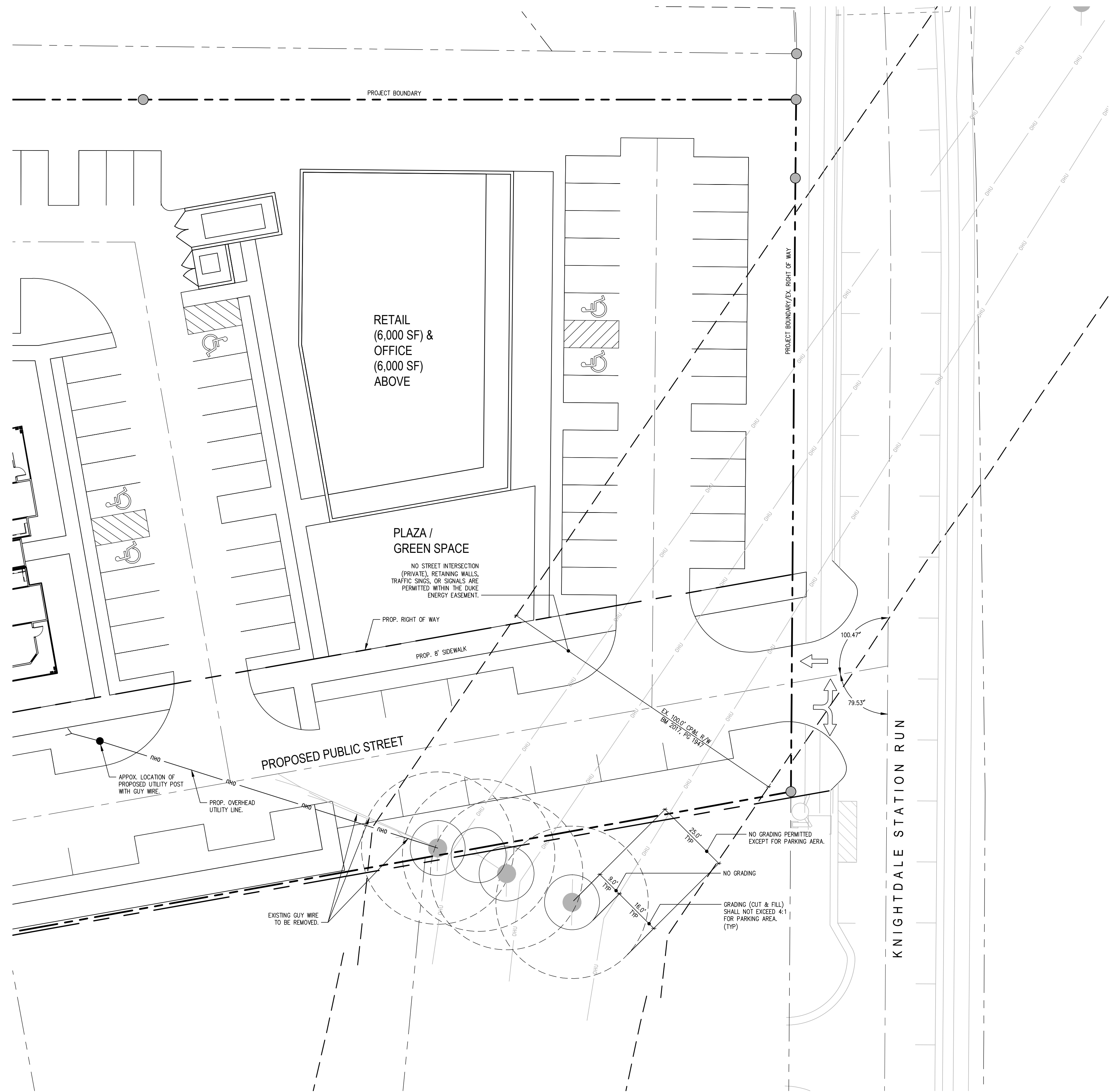
- Structures, buildings, manufactured/mobile homes, satellite systems, swimming pools (any associated equipment and decking), graves, billboards, dumpsters, signs, wells, deer stands, retaining walls, septic systems or tanks (whether above or below ground), debris of any type, flammable material, building material, wrecked or disabled vehicles and all other objects (whether above or below ground) which in Duke Energy's opinion interfere with the electric transmission right of way are not allowed within the right-of-way limits. Transformers, telephoneline pedestals (and associated equipment) and fire hydrants are not allowed. Manholes, water valves, water meters, backflow preventers and irrigation heads are not permitted. Attachments to Duke Energy structures are prohibited.
- Fences and gates shall not exceed 10 feet in height and shall be installed greater than 25 feet from poles, towers and guy anchors. Fences shall not parallel the centerline within the rights of way but may cross from one side to the other at any angle not less than 30 degrees with the centerline. If a fence crosses the right of way, a gate (16 feet wide at each crossing) shall be installed by the property owner, per Duke Energy's specifications. The property owner is required to install a Duke Energy lock on the gate to ensure access. Duke Energy will supply a lock.
- Grading (cuts or fill) shall be no closer than 25 feet from poles, towers, guys and anchors (except for parking areas; see paragraph 7) and the slope shall not exceed 4:1. Grading or filling near Duke Energy facilities which will prevent free equipment access or create ground-to-conductor clearance violations will not be permitted. Storage or stockpiling of dirt or any other material is prohibited. Sedimentation control, including re-vegetation, is required per state regulations.
- Streets, roads, driveways, sewer/water lines, other utility lines or any underground facilities shall not parallel the centerline within the right of way but may cross, from one side to the other, at any angle not less than 30 degrees with the centerline. No portion of such facility or corresponding easement shall be located within 25 feet of Duke Energy's facilities. Roundabouts, cut-de-sacs and intersections (such as roads, driveways and alleyways) are not permitted.
- Any drainage feature that allows water to pond, causes erosion, directs stormwater toward the right of way or limits access to or around Duke Energy facilities is prohibited.
- Contact Duke Energy prior to the construction of lakes, ponds, retention or detention facilities, etc.
- Parking may be permitted within the right of way, provided that:
  - Prior to grading, concrete barriers shall be installed at a minimum of 9 feet from the Duke Energy facilities.
  - During construction, grading shall be no closer than 10 feet to any Duke Energy facility.
  - After grading/paving activity is complete, a Duke Energy-approved barrier sufficient to withstand a 15mph vehicular impact shall be erected 9 feet from any Duke Energy facility.
  - Any access areas, entrances or exits shall cross (from one side to the other) the right of way at any angle not less than 30 degrees with the centerline and shall not pass within 25 feet of any structure. Parking lot entrances/exits cannot create an intersection within the right of way.
  - Lighting within the right-of-way limits must be approved by Duke Energy before installing. Due to engineering design standards, lighting is not allowed in the "Wire Zone." Where lighting is approved ("Border Zone"), the total height may not exceed 15 feet in Area A and 12 feet in Area B. See map on back of this page for Areas. Contact your Asset Protection right-of-way specialist as the "Wire Zone" varies for the different voltage lines.
- Duke Energy will not object to certain vegetation plantings as long as:
  - They do not interfere with the access to or the safe, reliable operation and maintenance of Duke Energy facilities.
  - Duke Energy does not object to low-growing shrubs and grasses within the "Wire Zone." Tree species are not allowed within the "Wire Zone." Trees that are approved in the "Border Zone" may not exceed, at maturity, 15 feet in Area A and 12 feet in Area B. See map on back of page for Areas. Contact the Asset Protection right-of-way specialist for "Wire Zone"/"Border Zone" definitions.
  - For compliant mature height species, refer to [plants.ces.ncsu.edu/](http://plants.ces.ncsu.edu/) for reference.
  - Engineering drawings must indicate the outermost conductor.
  - Vegetation that is not in compliance is subject to removal without notice.
  - Duke Energy may exercise the right to cut "danger trees" outside the right-of-way limits as required to properly maintain and operate the transmission line.

We hope this is useful information. If you have additional questions or plan any activity not mentioned above, please contact the Asset Protection right-of-way specialist for your area (see map).

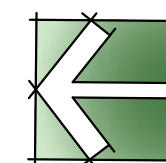
Keywords: (ortho), customer services, transmission - asset management, 02/01  
Applies to: Transmission - Carolinas (East and West)

FRM-TROXX0047  
Rev. 0 11/14  
Page 1 of 1

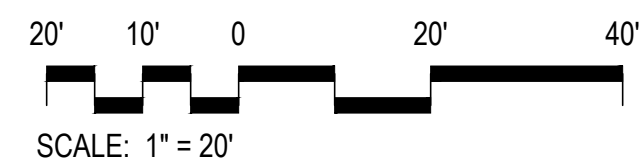
**AUTHORIZED COPY**  
Duke Energy Proprietary Business Information



### EXHIBIT FOR DUKE ENERGY RIGHT OF WAY RESTRICTIONS



Know what's below.  
Call before you dig.



**JDAVIS**  
510 South Wilmington Street | Raleigh, NC 27601 | Tel: 919.835.1500  
1218 Chestnut St., 7th Floor | Philadelphia, PA 19107 | Tel: 215.546.0121

Brown Investment Properties  
**7630 Knightdale Boulevard**  
Knightdale, North Carolina 27545

SKETCH PLAN

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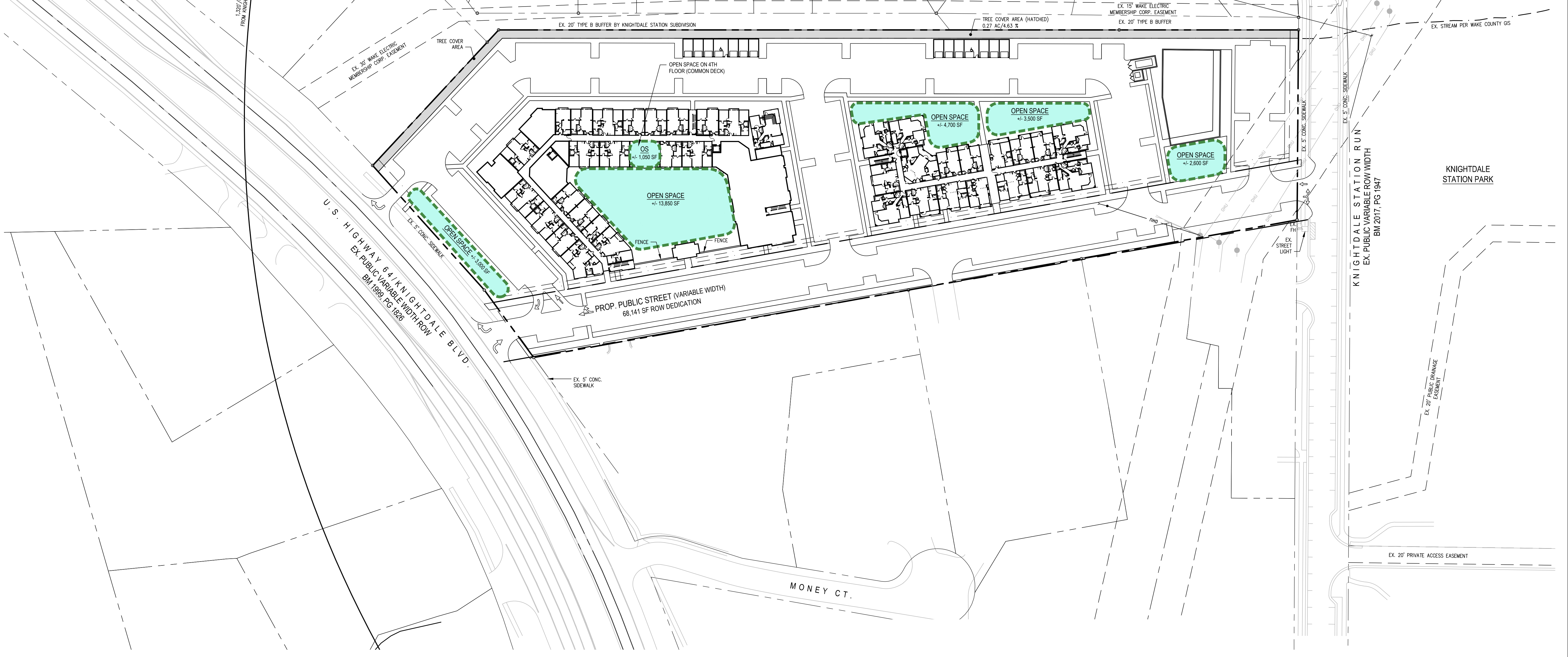
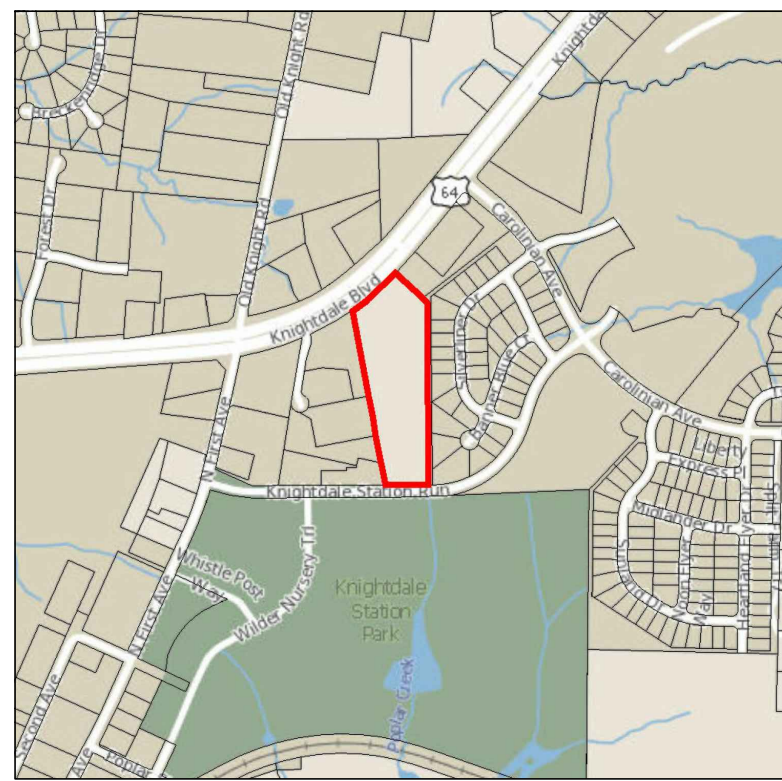
SKETCH PLAN

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DRAWN BY: SB  
CHECKED BY: KT  
CONTENT: EXHIBIT FOR DUKE ENERGY  
RIGHT OF WAY RESTRICTIONS

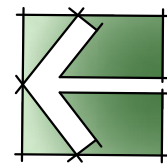
L2.0

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OPEN SPACE CALCULATION:	
TOTAL DENSITY:	33.44 DU/AC
TOTAL BEDROOMS:	301
* ALL UNITS ARE WITHIN 1/4 MILE FROM KNIGHTDALE STATION PARK	
OPEN SPACE REQUIRED:	301 BEDROOMS X 290 = 89,290 SF
	25% DEDUCTION = 21,823 SF
	TOTAL OS REQUIRED = 67,467 SF / 1.55 AC
OPEN SPACE PROPOSED:	+/- 28,700 SF / 0.66 AC

OPEN SPACE  
DIAGRAM



**Brown Investment Properties**  
**7630 Knightdale Boulevard**  
 Knightdale, North Carolina 27545

SKETCH  
PLAN

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DRAWN BY:	SB
CHECKED BY:	KT
CONTENT:	OPEN SPACE DIAGRAM

SITE INFORMATION	
RESIDENTIAL (HEATED AREA)	254,146 SF
RETAIL (HEATED AREA)	6,200 SF
OFFICE (HEATED AREA)	6,200 SF
TOTAL PROJECT (HEATED AREA)	266,546 SF

WATER ALLOCATION POLICY	
<b>BASE POINTS</b>	
MIXED USE DEVELOPMENT (GREENFIELD)	50
<b>BONUS POINTS</b>	
SECTION 2B - PARKING LOTS AND STORMWATER BMP'S: PROVISIONS OF ON-STREET PUBLIC PARKING (1 POINT PER STALL UP TO 4 MAX)	4
SECTION 4B - POOL: RESORT STYLE POOL	2
SECTION 4C - OUTDOOR DECK/PATIO: DECK/PATIO - MORE THAN 2000 SF	2
SECTION 4E - CLUBHOUSE MEETING SPACE WITHOUT KITCHEN MORE THAN 3500 SQUARE FEET	8
<b>TOTAL POINTS:</b>	<b>66</b>

**BOHLER**  
ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS RECALLED OTHERWISE.

REVISIONS			
REV	DATE	COMMENT	DRAWN BY

**811**  
Know what's Below.  
Call before you dig.  
ALWAYS CALL 811  
It's fast. It's free. It's the law.

FOR CONCEPT PURPOSES ONLY

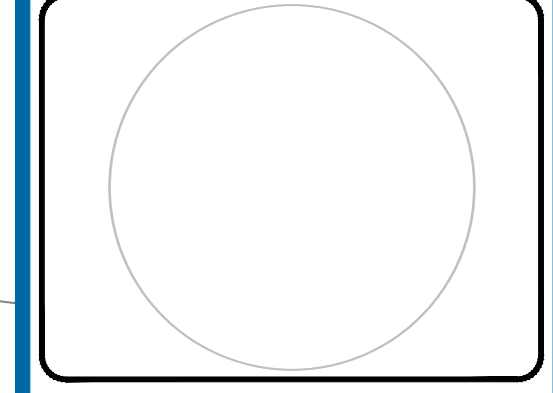
PROJECT No.:	NCR192091
LAND USE:	KNIGHTDALE STATION PARK
CHECKED BY:	WLB
DATE:	2/11/20
CAD I.D.:	NCR192091 - GPO

PROJECT: **PROP. SKETCH PLAN DOCUMENTS**  
FOR **JDAVIS ARCHITECTS**  
**JDAVIS**

7630 KNIGHTDALE BLVD.  
KNIGHTDALE, NC 27545

**BOHLER**  
ENGINEERING NC, PLLC  
NCBELS P-1132

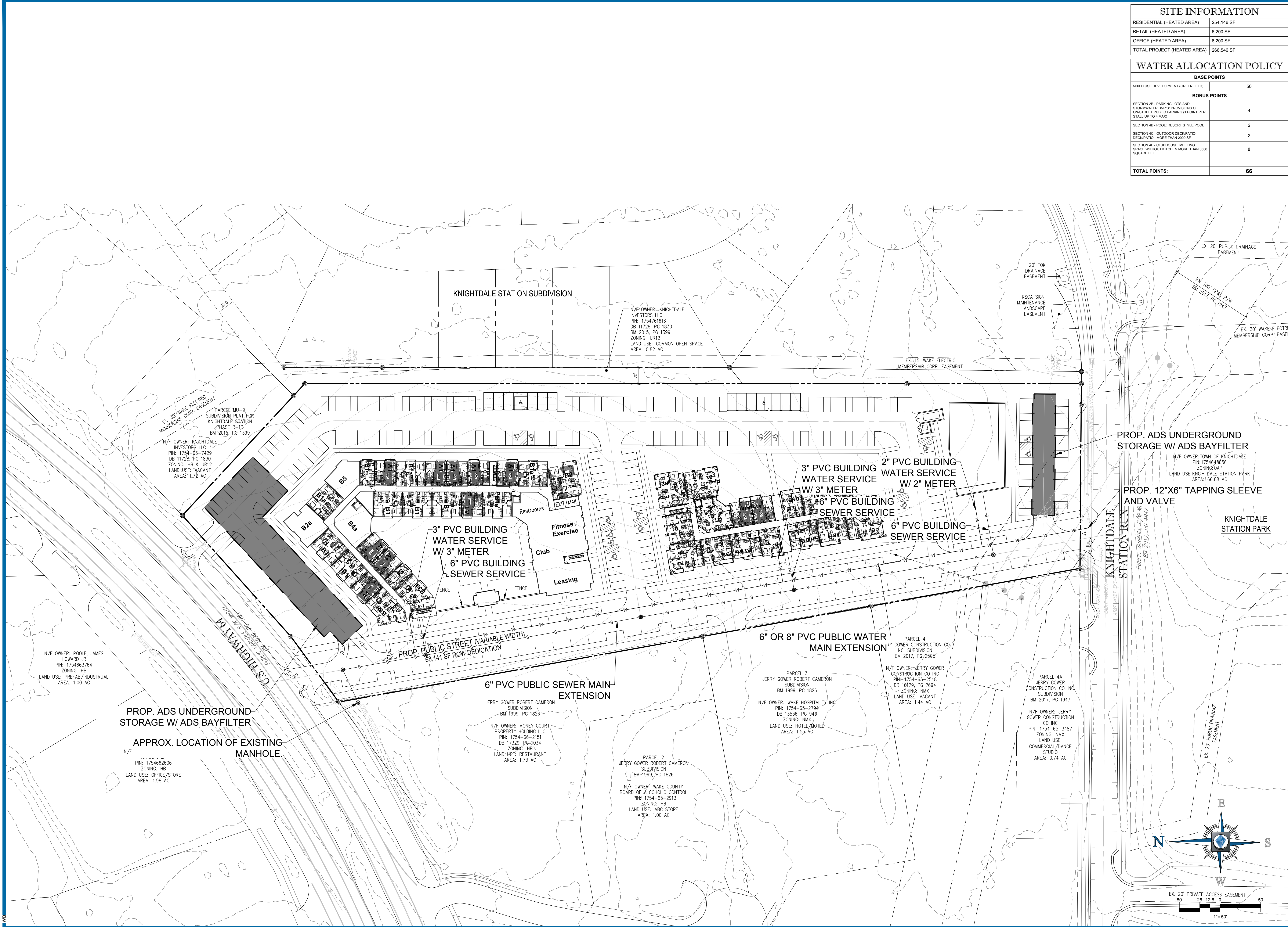
4130 PARKLAKE AVENUE, SUITE 130  
RALEIGH, NC 27612  
Phone: (919) 578-9000  
NC@BohlerEng.com



SHEET TITLE:  
**SCM PLAN**

SHEET NUMBER:  
**C-401**

REVISION 0 - 2/11/20



H:\2019\NCR192091\DRAWINGS\PLAN SETS\PRELIMINARY DESIGN FILES\NCR192091 - GPO - LAYOUT - EMPTY



CEMT. PANEL & BATTEN-  
PAINT COLOR #5  
CEMT. LAP SIDING-  
PAINT COLOR #4

CEMT. PANEL & BATTEN-  
PAINT COLOR #3

METAL COPING  
(WHITE)  
CEMT. CORNICE  
PAINT COLOR #1  
CEMT. TRIM  
PAINT COLOR #1  
CEMT. PANEL &  
BATTEN- PAINT COLOR  
#1

VINYL WINDOWS  
(BROWN/TAN)  
GUARDRAIL  
(BROWN/TAN)  
BRICK COLOR #1  
BRICK COLOR #3  
BRICK COLOR #2

TYPICAL FRONT ELEVATION  
SCALE: N.T.S.

4



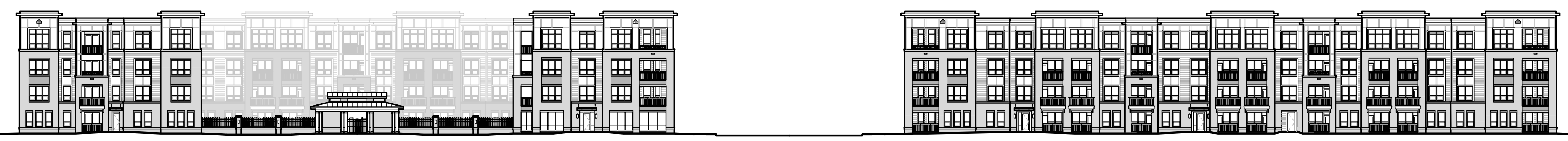
BUILDING #2 ELEVATION  
SCALE: 1/16" = 1'-0"

3



BUILDING # 1 ELEVATION  
SCALE: 1/16" = 1'-0"

2



STREETSCAPE ELEVATION  
SCALE: 1/30" = 1'-0"

1

ALL ELEVATIONS  
ARE SCHEMATIC  
ONLY

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