

PIN # 1754558995
 LOCKE, L W LOCKE 2 LLC.
 D.B. 8845 PG. 2551
 ZONING: HB
 CONVENIENCE STORE

PIN # 1754558634
 LOCKE, CHARLOTTE C.
 D.B. 10550 PG. 213
 ZONING: NMX-CD
 VACANT

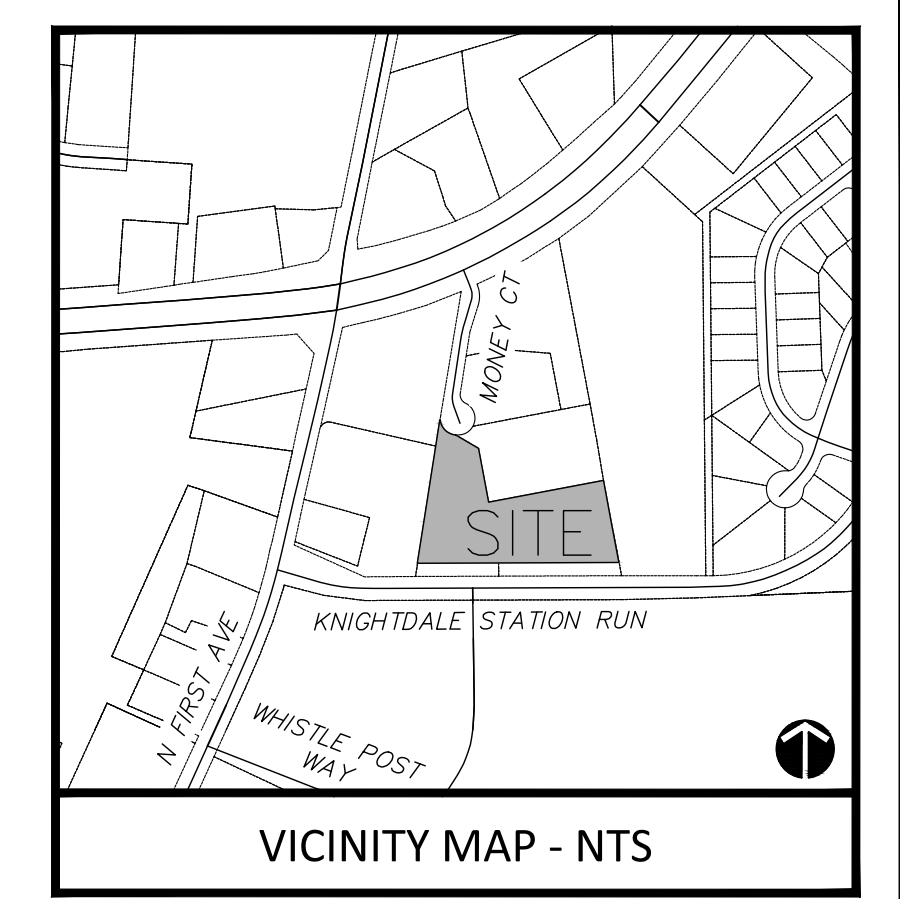
PIN # 1754652794
 WAKE HOSPITALITY INC.
 D.B. 13536 PG. 940
 ZONING: NMX-CD
 HOTEL

PIN # 1754654868
 KNIGHTDALE APARTMENT
 RENTAL PROPERTIES, LLC.
 D.B. 18291 PG. 979
 ZONING: NMX-CD

PIN # 1754651510
 CORNER OFFICE LLC.
 D.B. 17041 PG. 1471
 ZONING: NMX
 RESTAURANT

PIN # 1754653487
 JERRY GOWER
 CONSTRUCTION CO INC.
 D.B. 16129 PG. 2694
 ZONING: NMX
 DANCE STUDIO

SUGAR MAGNOLIA LANE
 (VARIABLE WIDTH R/W +/- 41' B-B)
 (UNDER CONSTRUCTION)



Rivers
 & ASSOCIATES, INC.
 Since 1918
 PLANNERS
 ENGINEERS
 SURVEYORS
 LANDSCAPE ARCHITECTS
 107 East Second Street
 Greenville, NC 27658
 (252) 752-4135

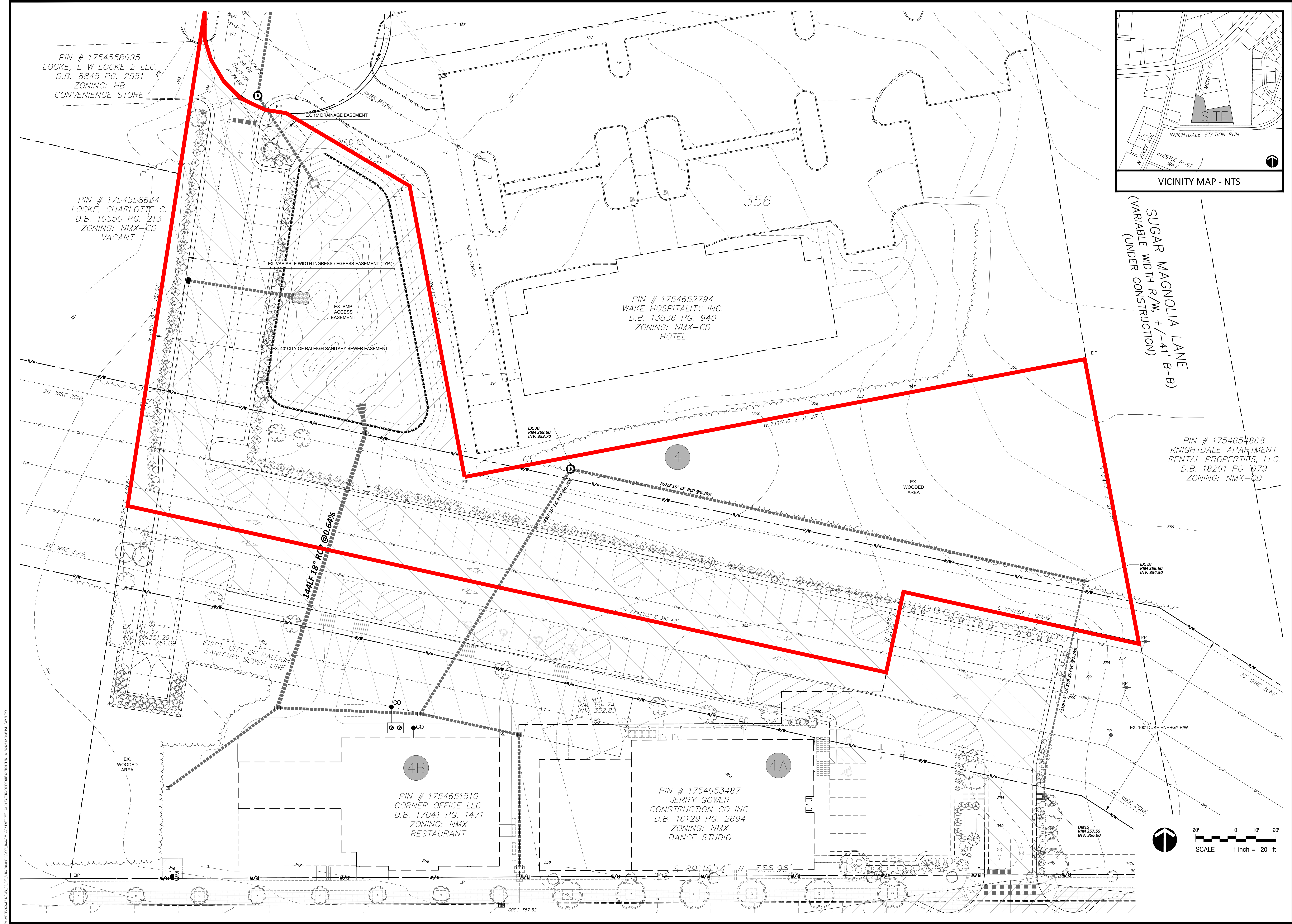
Preliminary
 DO NOT USE
 FOR CONSTRUCTION

ISSUE/REVISIONS:	
NO.	DATE

T & R BUILDERS, INC.
701 MONEY COURT
 TOWN OF KNIGHTDALE - WAKE COUNTY - NORTH CAROLINA
EXISTING CONDITIONS SKETCH PLAN

DATE: _____
 DESIGNED BY: _____
 DRAWN BY: SBF
 CHECKED BY: PRM
 PROJECT No. 2014160.1
 DRAWING No. W-4078
 SCALE: AS SHOWN
 SHEET No. _____

C1.01



T & R BUILDERS, INC. 107 EAST SECOND STREET, GREENVILLE, NC 27658. ALL RIGHTS RESERVED. THIS SKETCH PLAN IS NOT TO BE USED FOR CONSTRUCTION.



SITE ADDRESS
 403 KNIGHTDALE STATION RUN
 KNIGHTDALE, NC 27545

OWNER:
 JERRY GOWER CONSTRUCTION CO. INC.
 7324 SIEMENS ROAD
 WENDELL, NC 27591

DEVELOPER:
 JERRY L. GOWER
 ATTN: JERRY L. GOWER - (919) 365-9734
 7324 SIEMENS ROAD
 WENDELL, NC 27591



Preliminary
 DO NOT USE
 FOR CONSTRUCTION

NO.	DESCRIPTION	DATE	BY

T & R BUILDERS, INC.
701 MONEY COURT
 TOWN OF KNIGHTDALE - WAKE COUNTY - NORTH CAROLINA
NATURAL RESOURCES SKETCH PLAN

DATE:	
DESIGNED BY:	
DRAWN BY:	SBF
CHECKED BY:	PRM
PROJECT No.:	2014160.1
DRAWING No.:	W-4078
SCALE:	AS SHOWN
SHEET No.:	

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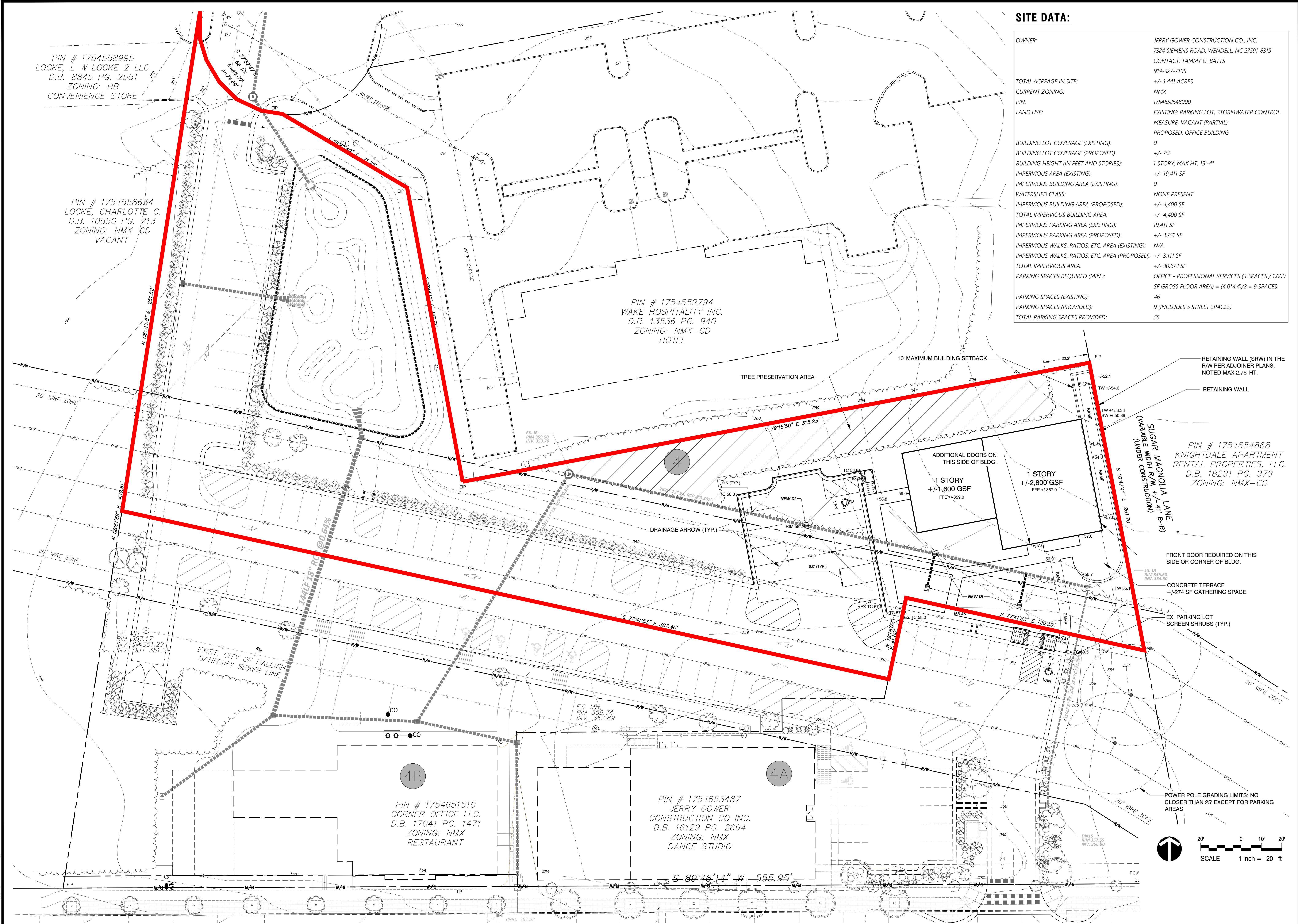
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 RESTAURANT

PIN # 1754653487
 JERRY GOWER
 CONSTRUCTION CO INC.
 D.B. 16129 PG. 2694
 ZONING: NMX
 DANCE STUDIO

SITE DATA:

OWNER:	JERRY GOWER CONSTRUCTION CO., INC. 7324 SIEMENS ROAD, WENDELL, NC 27591-8315 CONTACT: TAMMY G. BATTS 919-427-7105
TOTAL ACREAGE IN SITE:	+/- 1.441 ACRES
CURRENT ZONING:	NMX
PIN:	1754652548000
LAND USE:	EXISTING: PARKING LOT, STORMWATER CONTROL MEASURE, VACANT (PARTIAL) PROPOSED: OFFICE BUILDING
BUILDING LOT COVERAGE (EXISTING):	0
BUILDING LOT COVERAGE (PROPOSED):	+/- 7%
BUILDING HEIGHT (IN FEET AND STORIES):	1 STORY, MAX HT. 19'-4"
IMPERVIOUS AREA (EXISTING):	+/- 19,411 SF
IMPERVIOUS BUILDING AREA (EXISTING):	0
WATERSHED CLASS:	NONE PRESENT
IMPERVIOUS BUILDING AREA (PROPOSED):	+/- 4,400 SF
TOTAL IMPERVIOUS BUILDING AREA:	+/- 4,400 SF
IMPERVIOUS PARKING AREA (EXISTING):	19,411 SF
IMPERVIOUS PARKING AREA (PROPOSED):	+/- 3,751 SF
IMPERVIOUS WALKS, PATIOS, ETC. AREA (EXISTING):	N/A
IMPERVIOUS WALKS, PATIOS, ETC. AREA (PROPOSED):	+/- 3,111 SF
TOTAL IMPERVIOUS AREA:	+/- 30,673 SF
PARKING SPACES REQUIRED (MIN.):	OFFICE - PROFESSIONAL SERVICES (4 SPACES / 1,000 SF GROSS FLOOR AREA) = (4.0*4.4)/2 = 9 SPACES
PARKING SPACES (EXISTING):	46
PARKING SPACES (PROVIDED):	9 (INCLUDES 5 STREET SPACES)
TOTAL PARKING SPACES PROVIDED:	55



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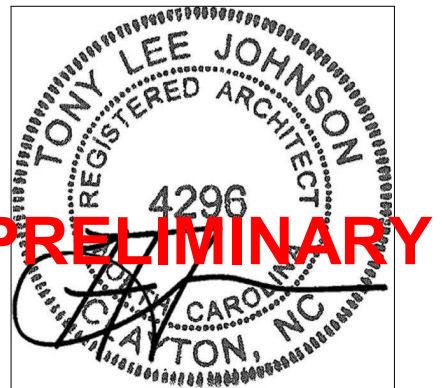
ISSUE/REVISIONS:

NO.	DESCRIPTION	DATE	BY
04/13/23	SKETCH PLAN REVIEW		

T & R BUILDERS, INC.
701 MONEY COURT
 TOWN OF KNIGHTDALE - WAKE COUNTY - NORTH CAROLINA
SKETCH PLAN

DATE:

DESIGNED BY:	PRM, SBF
DRAWN BY:	SBF
CHECKED BY:	PRM, JSJ
PROJECT No.:	2014160.1
DRAWING No.:	W-4078
SCALE:	AS SHOWN
SHEET No.:	C2.01



GOWER OFFICE BUILDING
701 MONEY COURT, KNIGHTDALE, NC

918-560-7717
Tony@TonyJohnsonArchitect.com
144 Durham Street
Clayton, NC 27520
TonyJohnsonArchitect.com

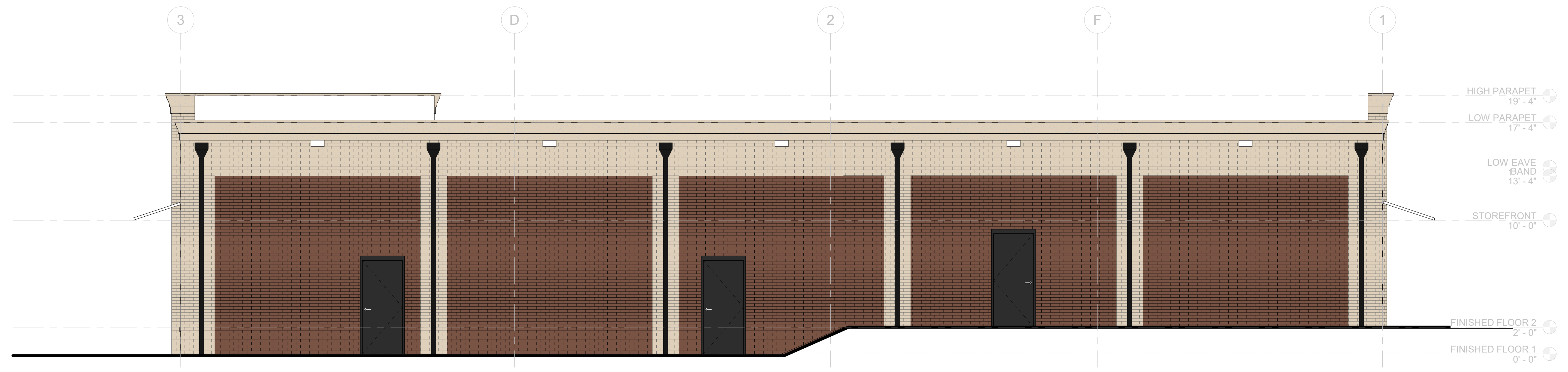


ISSUE DATE	03-29-2023
REVISION	
PROJECT #	2023-026
EXTERIOR ELEVATIONS	

SHEET
A-1.1



① SOUTH ELEVATION
1/4" = 1'-0"



② NORTH ELEVATION
1/4" = 1'-0"

MATERIAL INDEX



① WEST ELEVATION
1/4" = 1'-0"



② EAST ELEVATION
1/4" = 1'-0"



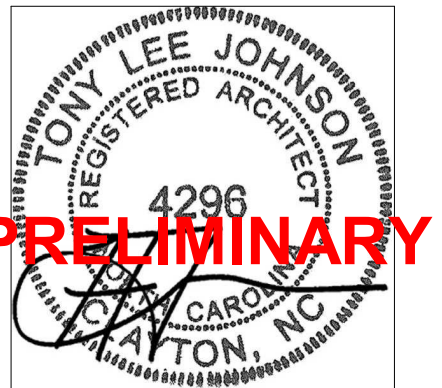
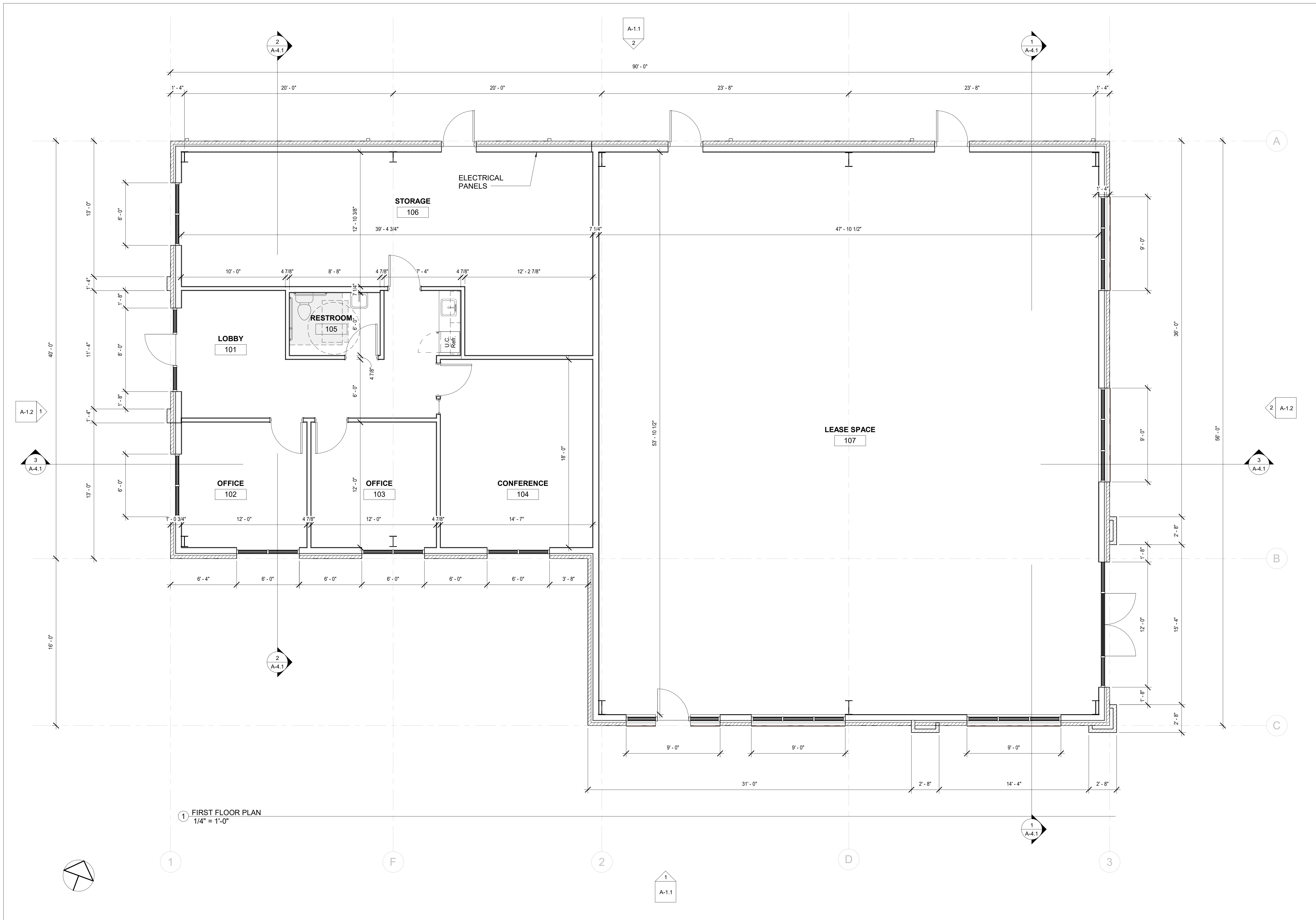
**GOWER OFFICE
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ISSUE DATE	03-29-2023
REVISION	
PROJECT #	2023-026
EXTERIOR ELEVATIONS	

SHEET
A-1.2



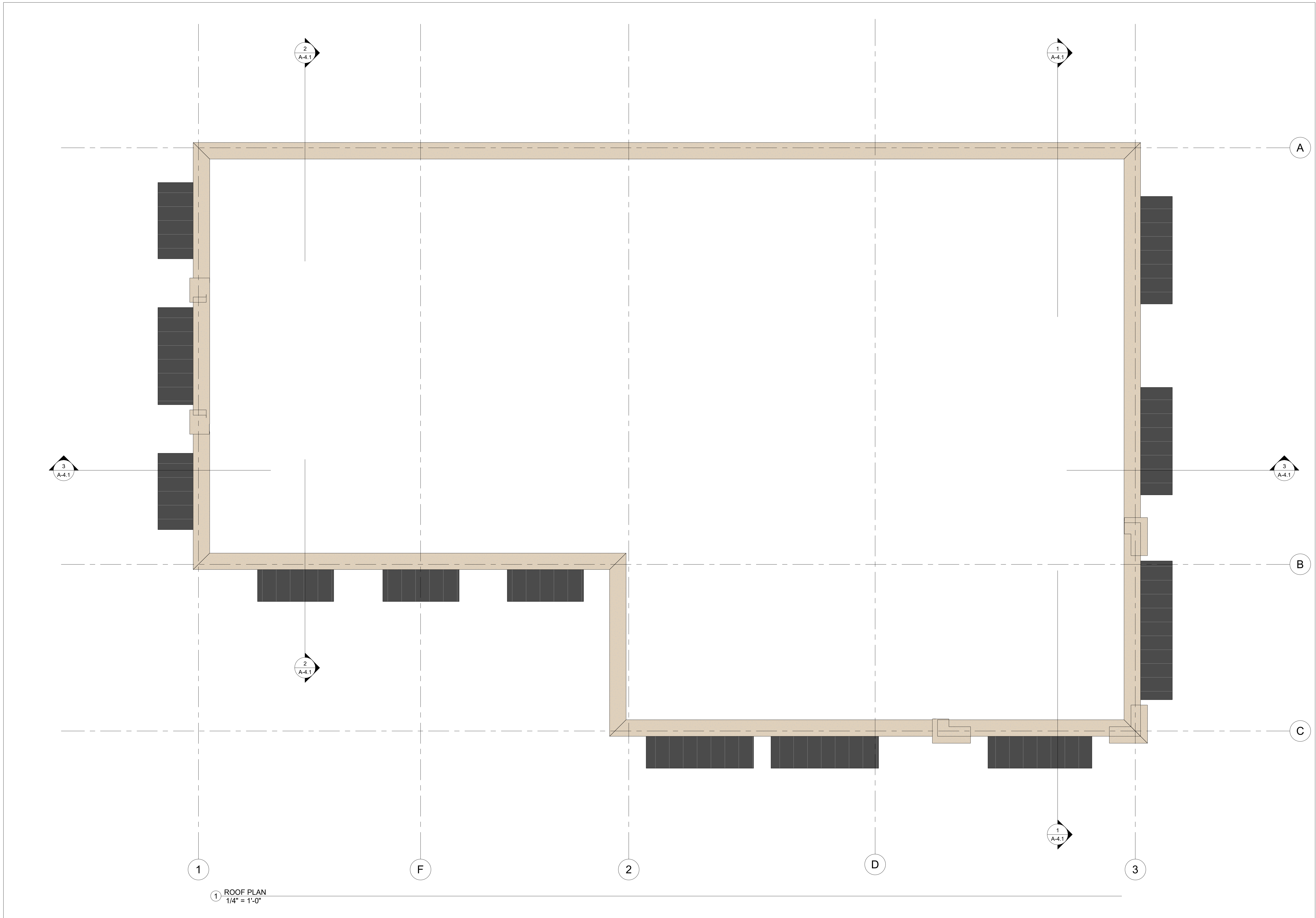
**GOWER OFFICE
BUILDING**
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TonyJohnsonArchitect.com



ISSUE DATE	03-29-2023
REVISION	
PROJECT #	2023-026
FIRST FLOOR PLAN	
SHEET	

A-2.1



1 ROOF PLAN
1/4" = 1'-0"



**GOWER OFFICE
BUILDING**
701 MONEY COURT, KNIGHTDALE, NC

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Tony.JohnsonArchitect.com



ISSUE DATE	03-29-2023
REVISION	
PROJECT #	2023-026
ROOF PLAN	

SHEET
A-3.1



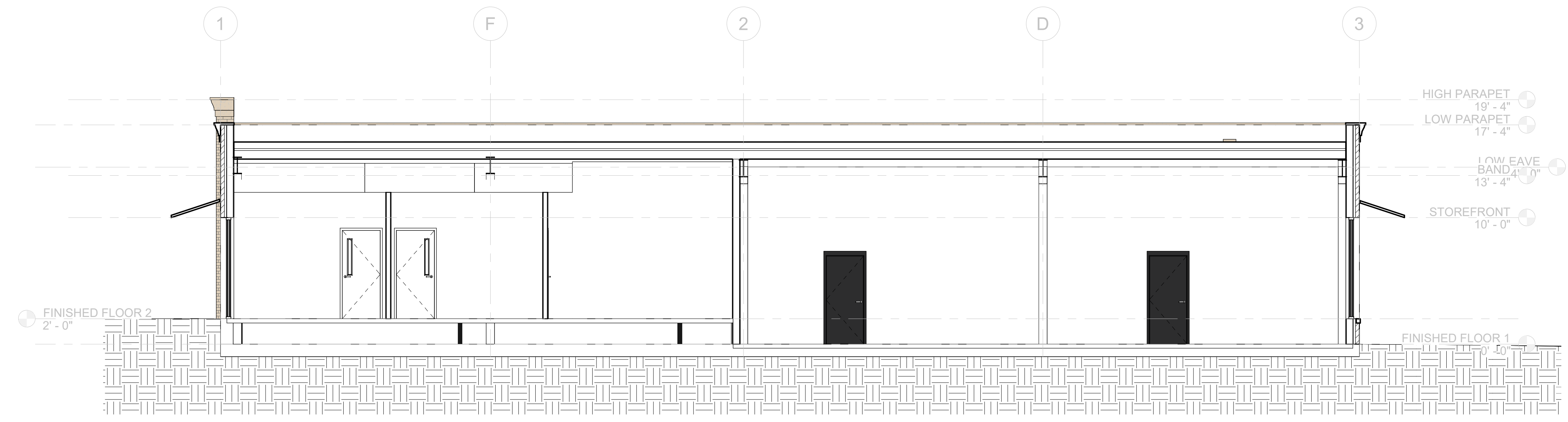
GOWER OFFICE BUILDING
701 MONEY COURT, KNIGHTDALE, NC

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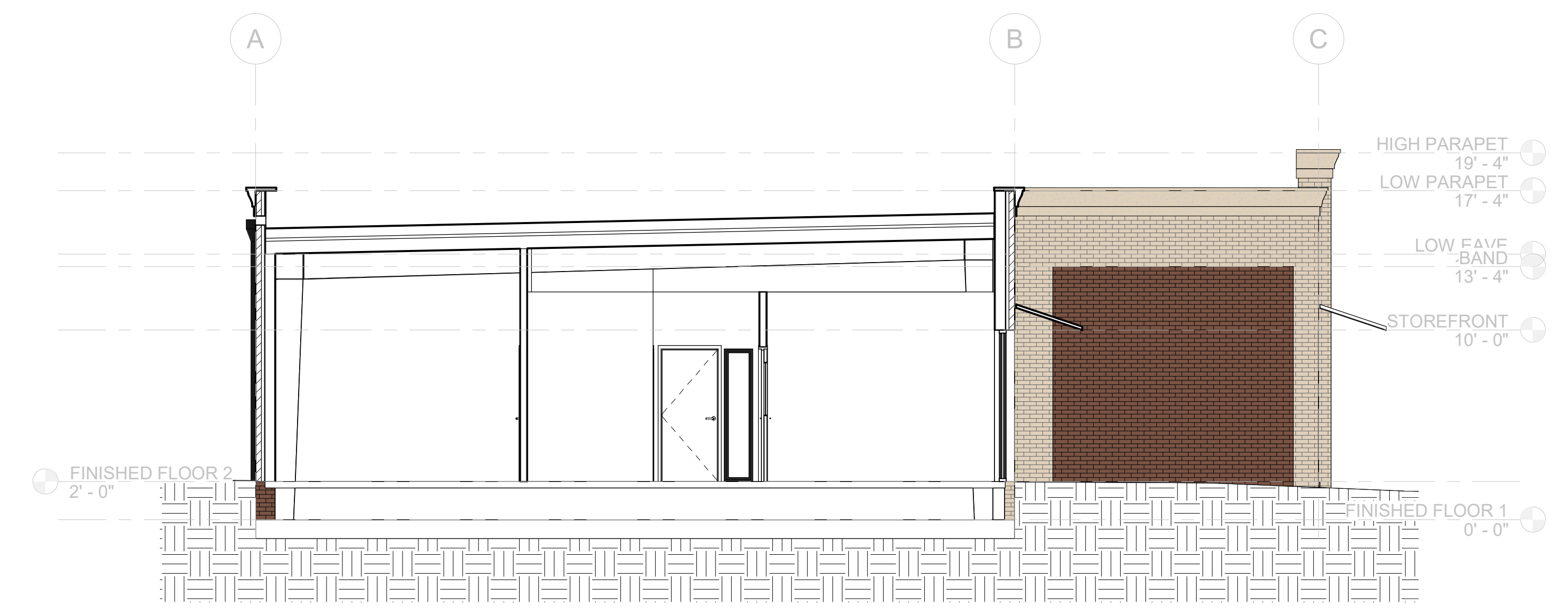


ISSUE DATE	03-29-2023
REVISION	
PROJECT #	2023-026
BUILDING SECTIONS	

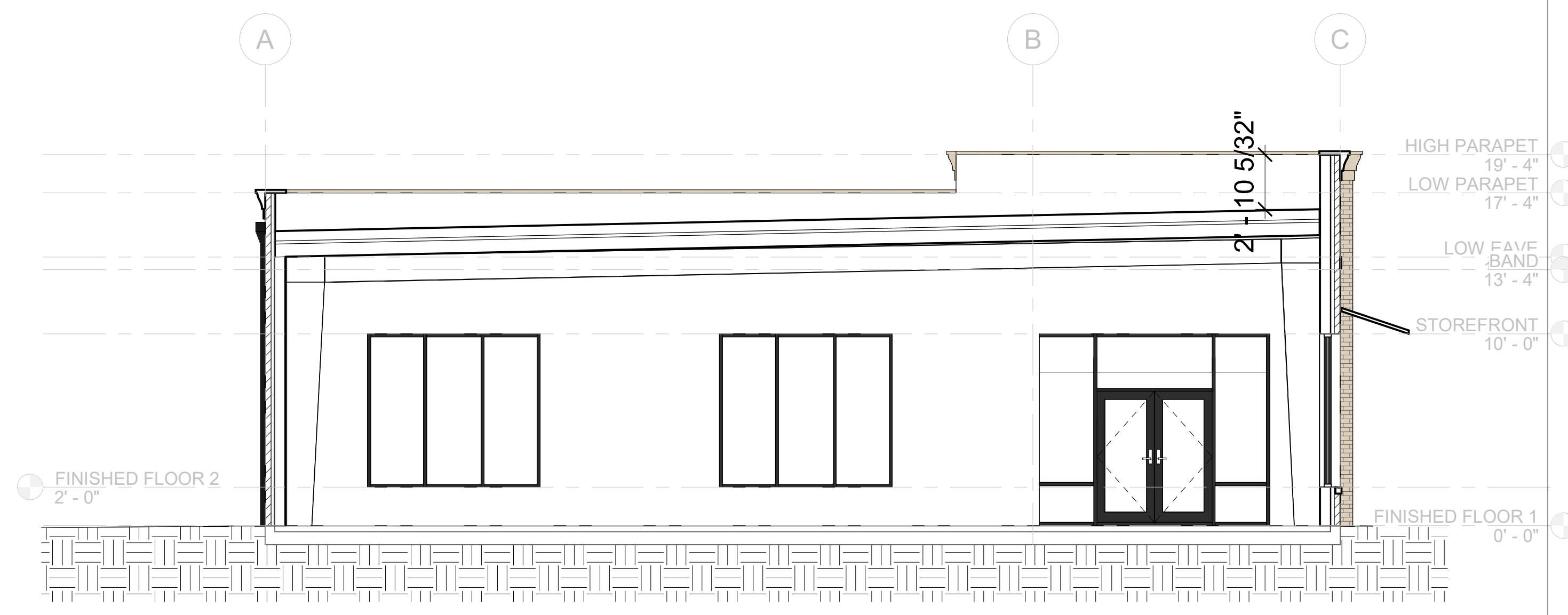
SHEET
A-4.1



③ BUILDING SECTION
3/16" = 1'-0"



② SECTION AT OFFICE SPACE
3/16" = 1'-0"



① SECTION AT LEASE SPACE
3/16" = 1'-0"