

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

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

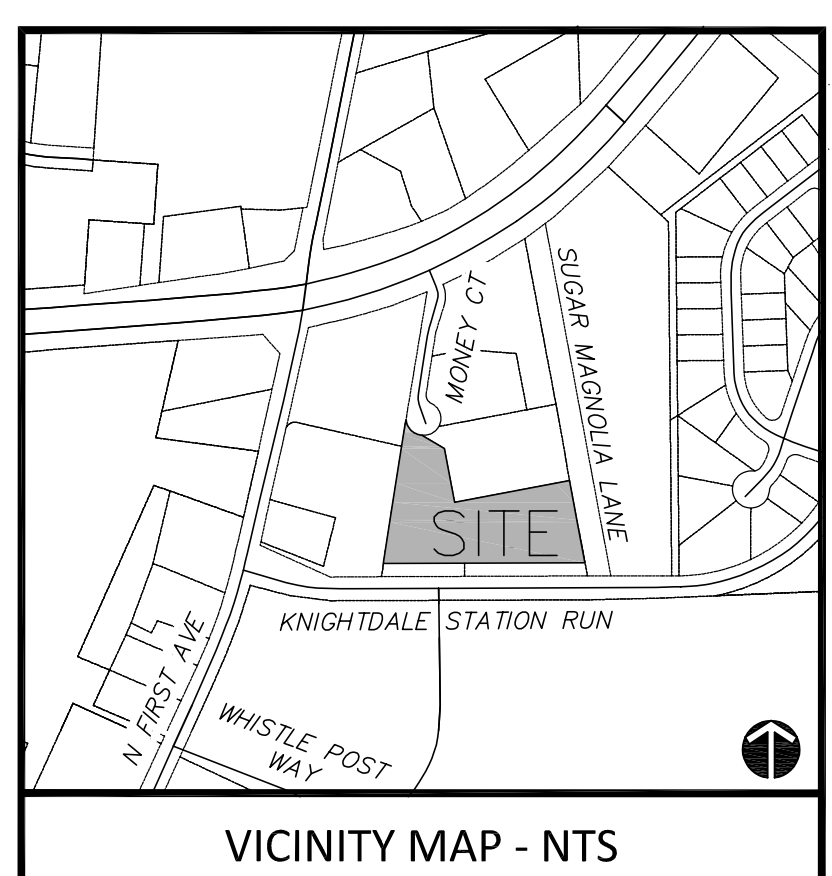
PIN # 1754652794
 WAKE HOSPITALITY INC.
 D.B. 13536 PG. 940
 ZONING: NMX
 HOTEL

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

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.
 ENGINEERS
 PLANNERS
 SURVEYORS
 LANDSCAPE ARCHITECTS

NC License: F-0334
 RIVERSANDASSOCIATES.COM
 Since 1918
 Six Forks Place, III, Ste. 230
 Raleigh, NC 27609
 919.594.1626

Preliminary
 DO NOT USE
 FOR CONSTRUCTION

NO.	DESCRIPTION	DATE	BY
06/15/23	SKETCH PLAN REVIEW #2		
04/13/23	SKETCH PLAN REVIEW #1		

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

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

C1.01



\\\KINGDOMMOUNTAIN\CT\PC\BLS\DRAWINGS\701 MONEY COURT\701 MONEY COURT SKETCH PLAN\701 MONEY COURT SKETCH PLAN.dwg
 DATE PLOTTED: 08/15/2023 10:45:00 AM
 PLOTTER: HP DesignJet 2400



Preliminary
DO NOT USE
FOR CONSTRUCTION

NO.	DATE	BY	DESCRIPTION
	08/15/23		SKETCH PLAN REVIEW #2
	04/13/23		SKETCH PLAN REVIEW #1

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

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

C1.11

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

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

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

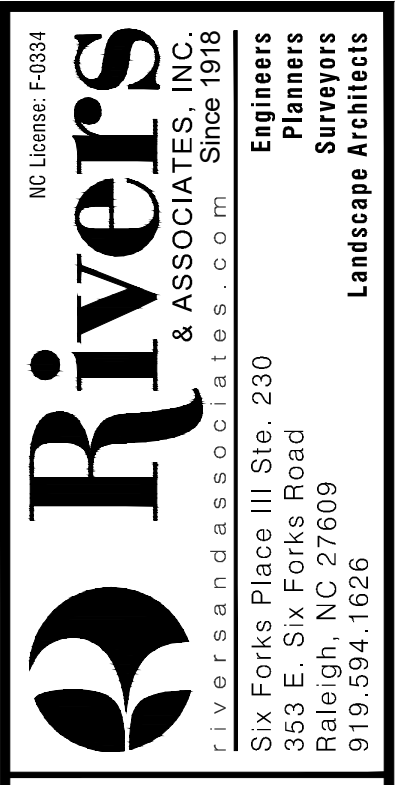
PIN # 1754654868
 KNIGHTDALE APARTMENT
 RENTAL PROPERTIES, LLC.
 D.B. 18291 PG. 979
 ZONING: NMX-PUD

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

SITE DATA TABLE	
PROPERTY INFORMATION - NC PIN - 1754652548000 ADDRESS - 701 MONEY CT. KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA 27545 JERRY GOWER CONSTRUCTION CO., INC. 7324 SIEMENS ROAD, WENDELL, NC 27591-8315	
OWNER -	T&R BUILDERS, INC.
DEVELOPER -	7324 SIEMENS ROAD, WENDELL, NC 27591-8315 CONTACT - TAMMY BATTS, 919-427-7105
SITE AREA -	LOT 4 - 1.441 ACRES (62,770 SF) LOT 4A - 0.767 ACRES (33,411 SF) LOT 4B - 0.972 ACRES (42,340 SF) 3.18 ACRES (138,521 SF)
ADJOINERS AREA -	EXISTING - PARKING LOT, STORMWATER CONTROL MEASURE. VACANT (PARTIAL) PROPOSED - OFFICE BUILDING
SUBDIVISION TOTAL LAND USE -	NONE PRESENT
ZONING -	EXISTING BUILDING LOT COVERAGE (LOT 4) = 0 PROPOSED BUILDING FOOTPRINT = 4,400 SF PROPOSED BUILDING LOT COVERAGE (LOT 4) = +1.7% BUILDING HEIGHT = 1 STORY, MAX HT. +19'-4" REQUIRED - TREE COVER AREA EQUAL TO PERIMETER OF DEVELOPMENT X 20, WITH A MAXIMUM OF 10% TOTAL SITE AREA. PERIMETER OF LOTS 4, 4A, 4B = 1,866 LF 1,866 X 20 = 37,320 SF (26.94%) MAX - 13,852 SF (10%) 13,852 SF OF TREE COVER AREA REQUIRED
WATERSHED CLASS -	NOTE: REQUIRED SUGAR MAGNOLIA LANE STREET FRONTAGE OF PROPOSED BUILDING OVERLAPS A PORTION OF PREVIOUSLY RESERVED TREE PRESERVATION AREA "B" BY 2,422 SF. REQUIRED - 13,852 SF - 2,422 SF = 11,430 SF PROVIDED -
BUILDING DATA -	TREE COVER AREA "A" = 4,236 SF TREE COVER AREA "B" = 5,077 SF (POST CLEARING) TREE COVER AREA "C" = 1,349 SF TREE COVER AREA "D" = 689 SF TREE COVER AREA "E" = 432 SF PROVIDED TREE COVER AREA = 11,783 SF
TREE COVER AREA -	

PARKING (LOTS 4, 4A & 4B) - REQUIRED -	
PROPOSED BUILDING (OFFICE - PROFESSIONAL SERVICES) - 4 SPACES / 1,000 SF GFA = (4,400 / 1,000)X4 = 18 SPACES MIN.	
EXISTING BUILDING (LOT 4A, DANCE STUDIO) = 18 SPACES MIN. (AS PER PREVIOUSLY APPROVED SITE PLANS)	
EXISTING BUILDING (LOT 4B, RESTAURANT) = 74 SPACES MIN. (AS PER PREVIOUSLY APPROVED SITE PLANS)	
TOTAL PARKING SPACES REQUIRED = 109 SPACES MIN.	
PROVIDED -	
EXISTING SPACES TO REMAIN = 82 SPACES	
EX. ON-STREET KNIGHTDALE STA. RUN SPACES = 21 SPACES	
PROPOSED NEW SPACES = 10 SPACES	
TOTAL PARKING SPACES PROVIDED = 113 SPACES	
BICYCLE PARKING - REQUIRED	
FOR NON-RESIDENTIAL USE WITH MORE THAN 40 SPACES.	
1 BICYCLE PARKING SPACE FOR EVERY 10 VEHICLE PARKING SPACES	
REQUIRED TOTAL BICYCLE SPACES - 60 / 10 = 6	
PROVIDED BICYCLE SPACES -	
EV CHARGING STATIONS - REQUIRED	
1 STATION / 40 PARKING SPACES (60 / 40) = 2	
PROVIDED	
IMPERVIOUS AREA -	
EXISTING -	
LOT 4 = 19,008 SF	30.28%
LOT 4A = 21,420 SF	64.11%
LOT 4B = 26,063 SF	61.55%
EXISTING TOTAL IMPERVIOUS AREA = 66,491 SF	48.00%
PROPOSED -	
LOT 4 EXISTING = 19,008 SF	
PROPOSED ADDITIONAL = 10,673 SF	
LOT 4 SUBTOTAL = 29,681 SF	47.29%
LOT 4A EXISTING = 21,420 SF	64.11%
LOT 4B EXISTING = 26,063 SF	61.55%
EXISTING TOTAL IMPERVIOUS AREA = 77,169 SF	55.71%



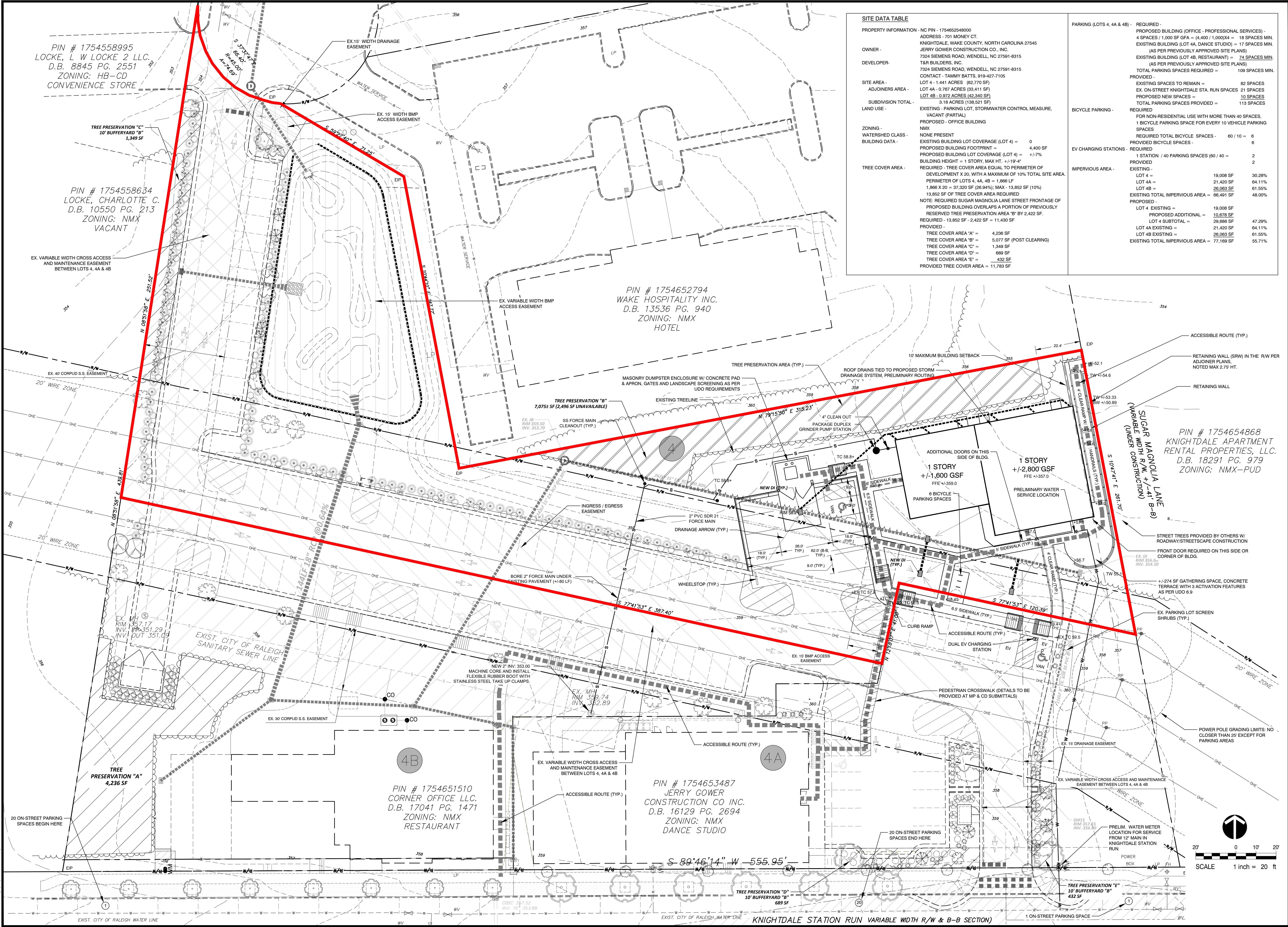
Preliminary DO NOT USE FOR CONSTRUCTION

ISSUE/REVISIONS:			
NO.	DESCRIPTION	DATE	BY
06/15/23	SKETCH PLAN REVIEW #2		
04/13/23	SKETCH PLAN REVIEW #1		

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**



Do Not Use for Construction - PRELIMINARY



GOWER OFFICE BUILDING
701 MONEY COURT, KNIGHTDALE, NC

919-568-7717
tony@tonyjohnsonarchitect.com
140 Durham Street
Clayton, NC 27020
TonyJohnsonArchitect.com



ISSUE DATE	03-29-2023
REVISION	1 05-22-2023
PROJECT #	2023-026

EXTERIOR ELEVATIONS

SHEET
A-1.1



MATERIAL INDEX



1 WEST ELEVATION
1/4" = 1'-0"



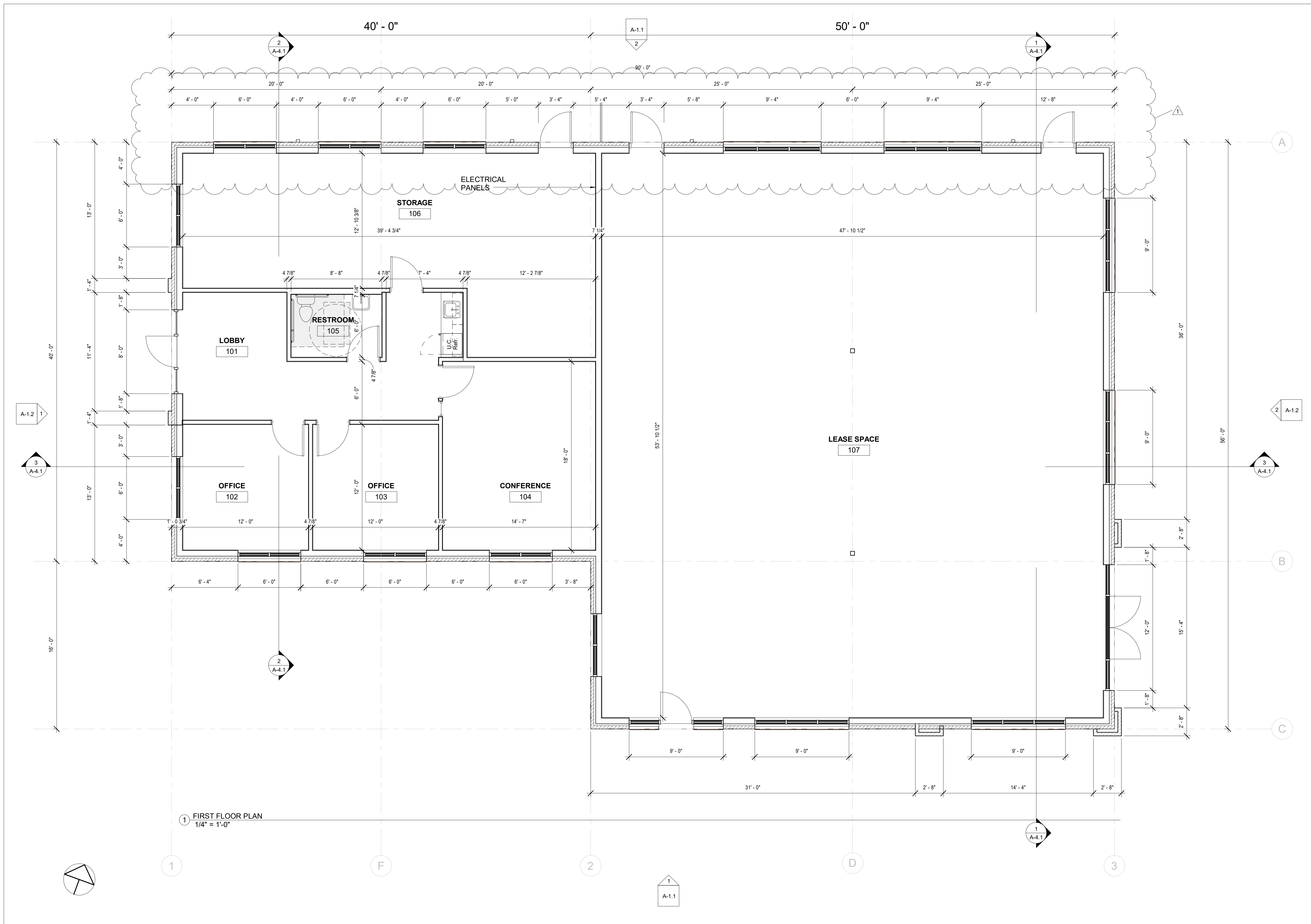
2 EAST ELEVATION
1/4" = 1'-0"



GOWER OFFICE BUILDING
701 MONEY COURT, KNIGHTDALE, NC



ISSUE DATE	03-29-2023
REVISION	1 05-22-2023
PROJECT #	2023-026
EXTERIOR ELEVATIONS	
SHEET	
A-1.2	



1 FIRST FLOOR PLAN
1/4" = 1'-0"

PRELIMINARY

TONY LEE JOHNSON
REGISTERED ARCHITECT
4296
CLAYTON, NC
03-29-2023

TONY L. JOHNSON ARCHITECT P.A.
REGISTERED ARCHITECTURAL CORPORATION
51220
NORTH CAROLINA
CLAYTON, NC

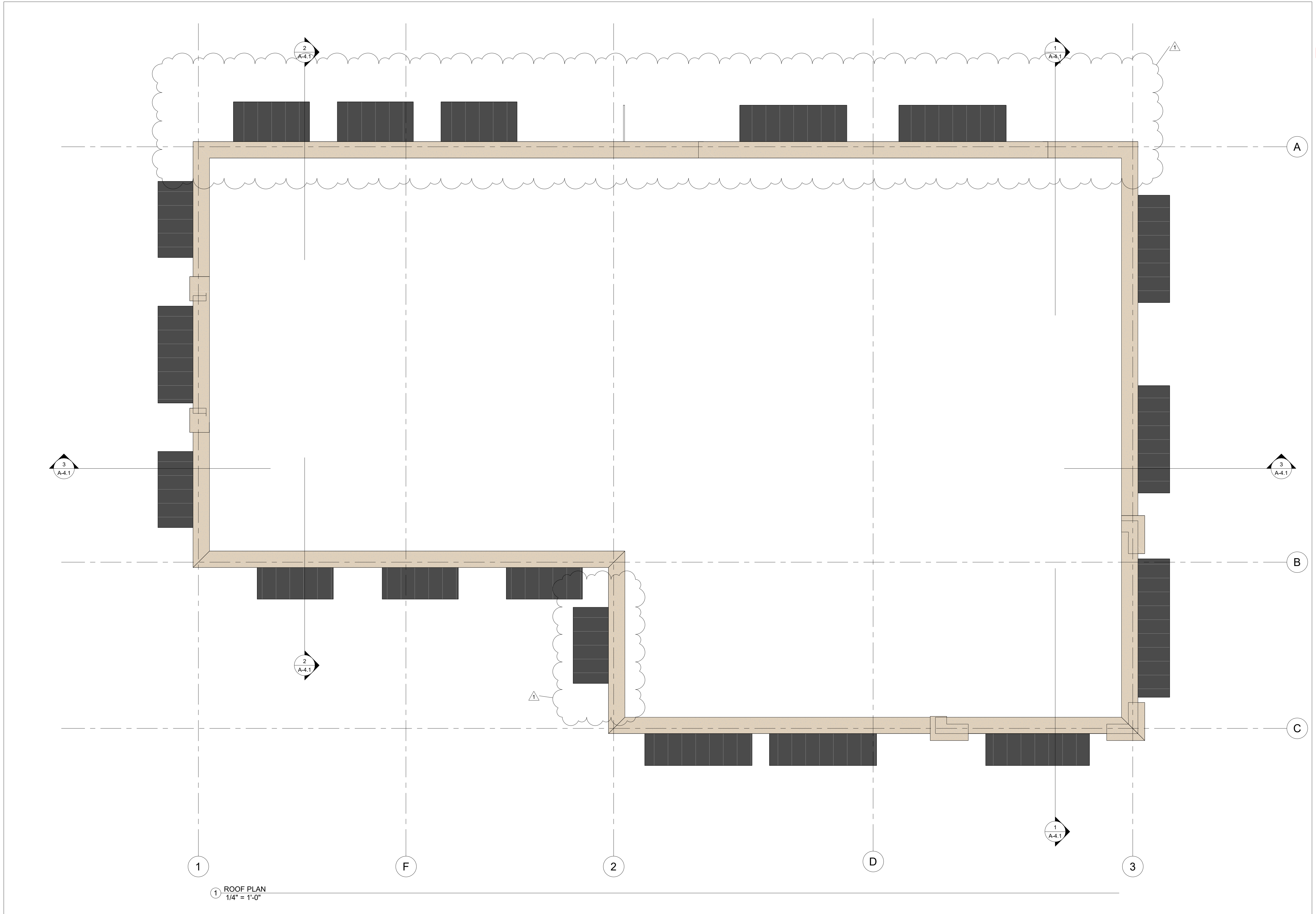
GOWER OFFICE BUILDING
701 MONEY COURT, KNIGHTDALE, NC

919-568-7717
tony@tonyjohnsonarchitect.com
140 Durham Street
Clayton, NC 27920
TonyJohnsonArchitect.com

TONY JOHNSON ARCHITECTURE

ISSUE DATE	03-29-2023
REVISION	1 05-22-2023
PROJECT #	2023-026
FIRST FLOOR PLAN	

SHEET
A-2.1



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

PRELIMINARY

TONY LEE JOHNSON
REGISTERED ARCHITECT
4296
CLAYTON, NC
03-29-2023

TONY L. JOHNSON ARCHITECT, P.A.
REGISTERED ARCHITECTURAL CORPORATION
51220
NORTH CAROLINA
CLAYTON, NC

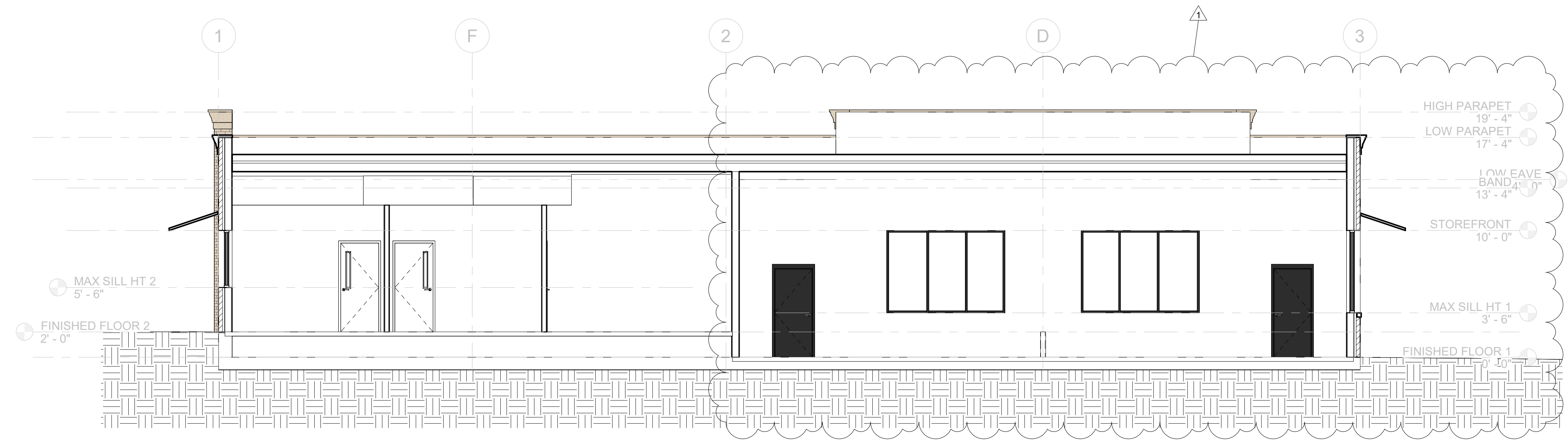
**GOWER OFFICE
BUILDING**
701 MONEY COURT, KNIGHTDALE, NC

919-568-7717
tony@tonyljohnsonarchitect.com
140 Durham Street
Clayton, NC 27020
TonyJohnsonArchitect.com

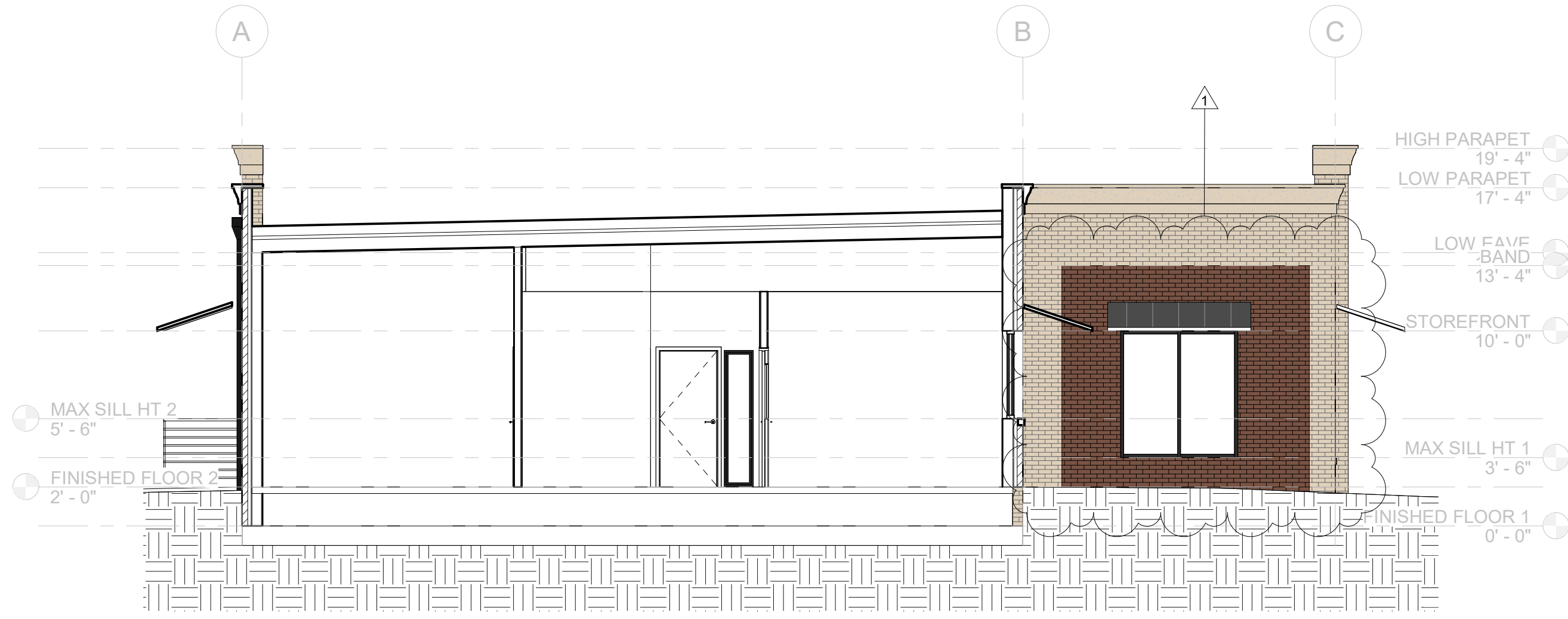
TONY
JOHNSON
ARCHITECTURE

ISSUE DATE	03-29-2023
REVISION	1 05-22-2023
PROJECT #	2023-026
ROOF PLAN	

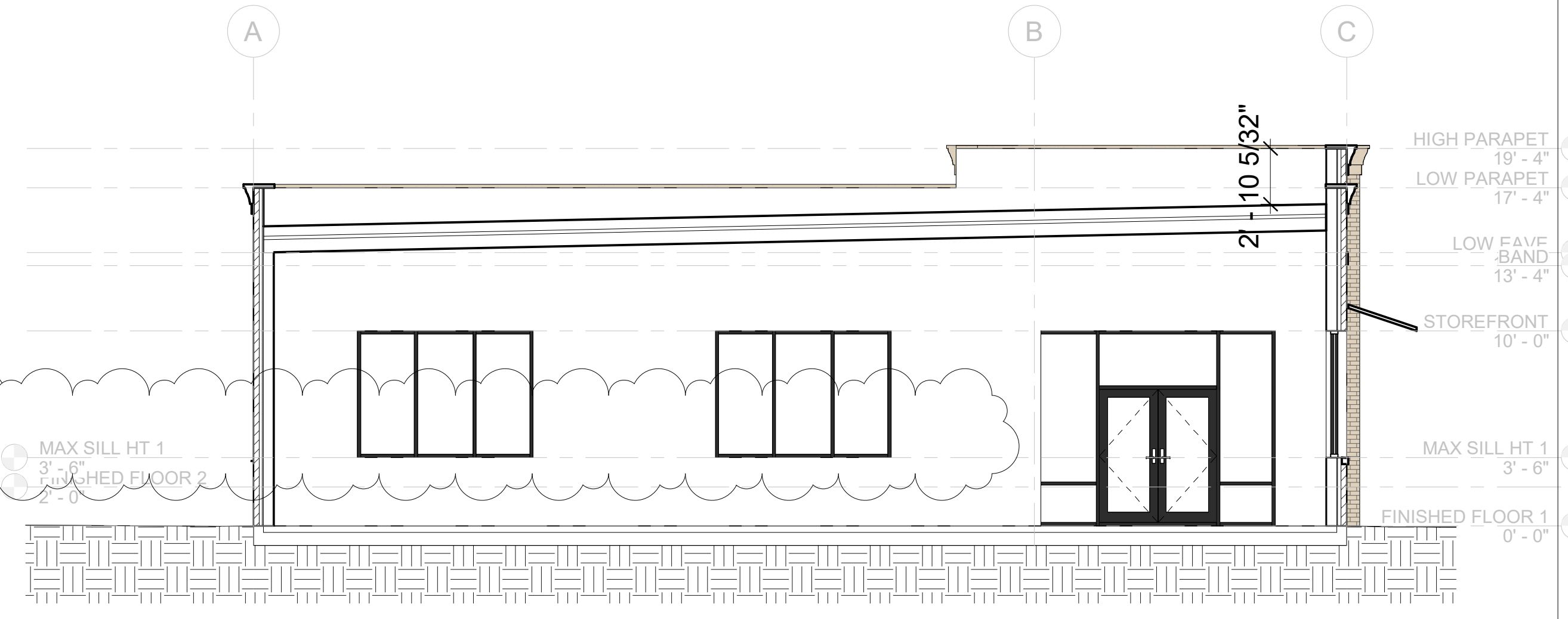
SHEET
A-3.1



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"

PRELIMINARY

TONY LEE JOHNSON
REGISTERED ARCHITECT
4296
CLAYTON, NC
03-29-2023

TONY L. JOHNSON ARCHITECT P.A.
REGISTERED ARCHITECTURAL CORPORATION
51220
NORTH CAROLINA
CLAYTON, NC

GOWER OFFICE BUILDING
 701 MONEY COURT, KNIGHTDALE, NC

919-568-7717
 tony@tonyljohnsonarchitect.com
 140 Durham Street
 Clayton, NC 27320
 TonyJohnsonArchitect.com

TONY JOHNSON
 ARCHITECTURE



ISSUE DATE	03-29-2023
REVISION	1 05-22-2023
PROJECT #	2023-026

BUILDING SECTIONS

SHEET
A-4.1