

I, G. DARRELL TAYLOR, CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY BY ME (DEED DESCRIPTION RECORDED IN BOOK 8441, PAGE 512); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:20,000+. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 23TH DAY OF MARCH A.D., 2024.

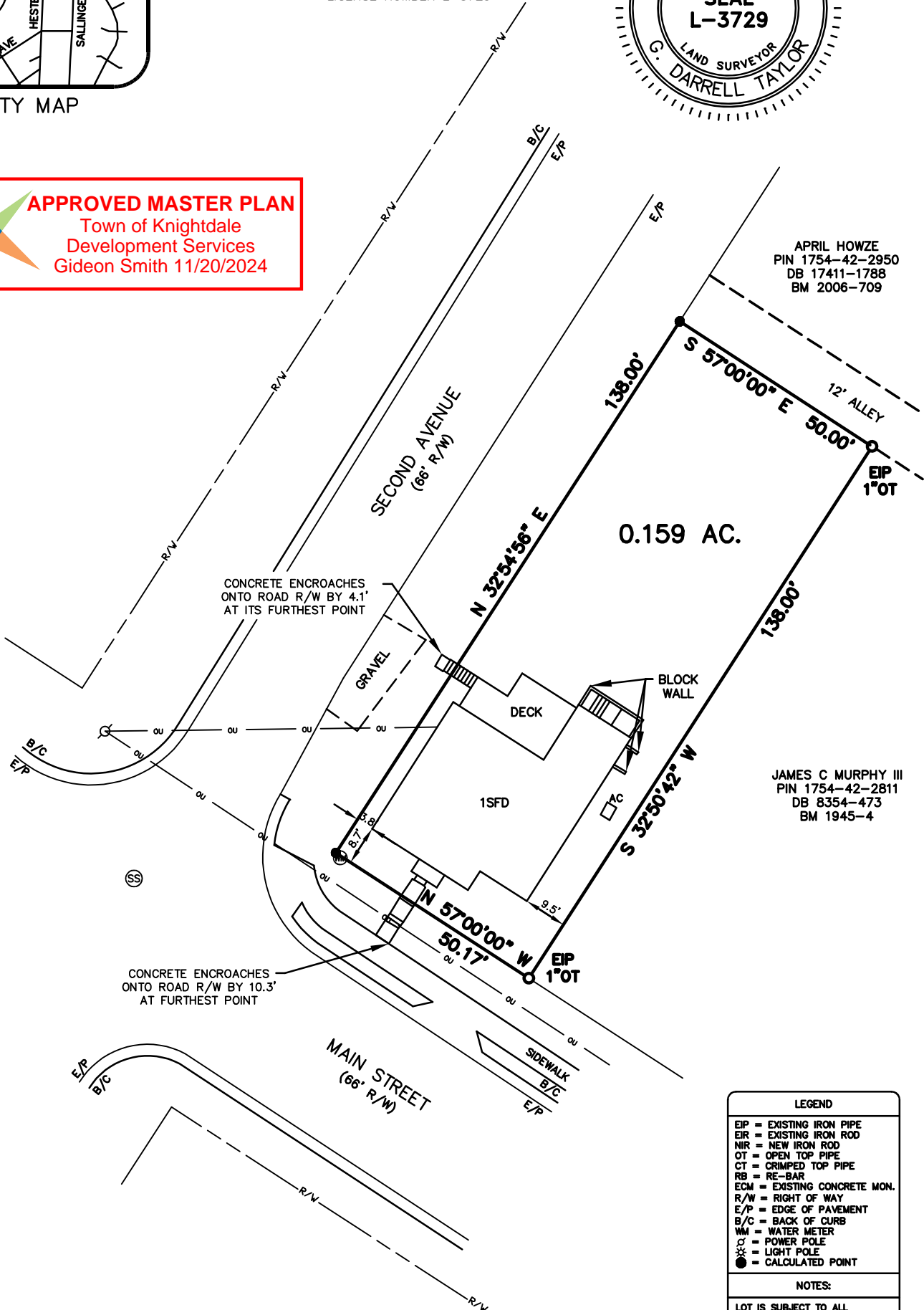
THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

*G. Darrell Taylor*  
 PROFESSIONAL LAND SURVEYOR  
 LICENSE NUMBER L-3729



VICINITY MAP

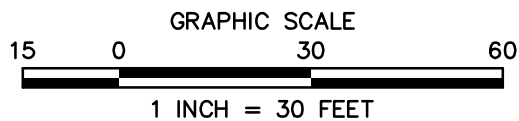
**APPROVED MASTER PLAN**  
 Town of Knightdale  
 Development Services  
 Gideon Smith 11/20/2024



APRIL HOWZE  
 PIN 1754-42-2950  
 DB 17411-1788  
 BM 2006-709

JAMES C MURPHY III  
 PIN 1754-42-2811  
 DB 8354-473  
 BM 1945-4

LEGEND
EIP = EXISTING IRON PIPE
EIR = EXISTING IRON ROD
NIR = NEW IRON ROD
OT = OPEN TOP PIPE
CT = CRIMPED TOP PIPE
RB = RE-BAR
ECM = EXISTING CONCRETE MON.
R/W = RIGHT OF WAY
E/P = EDGE OF PAVEMENT
B/C = BACK OF CURB
WM = WATER METER
CP = POWER POLE
* = LIGHT POLE
● = CALCULATED POINT
NOTES:
LOT IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.
FLOOD NOTE:
NO FEMA FLOOD HAZARD AREAS PER FIRM NUMBER 3720XXXXXX, MAP REVISED JULY 19, 2022.



PROJ. NO.: 2024-226  
 FILENAME: JOHNSON  
 DRAWN BY: GDT  
 SCALE: 1" = 30'  
 DATE: 03/24/24

SURVEY FOR: DOUG JOHNSON &  
 JOHN ANNIE LLC  
 16 MAIN STREET  
 KNIGHTDALE, NC 27545  
 ST. MATTHEW'S TWP., WAKE CO., N.C.  
 PIN 1754-42-1863 DB 8441, PG 512

**G. DARRELL TAYLOR**  
 Professional Land Surveyor  
 2220 Effingham Circle  
 Raleigh, NC 27615  
 919.906.8043  
 ncsurveyorder@gmail.com

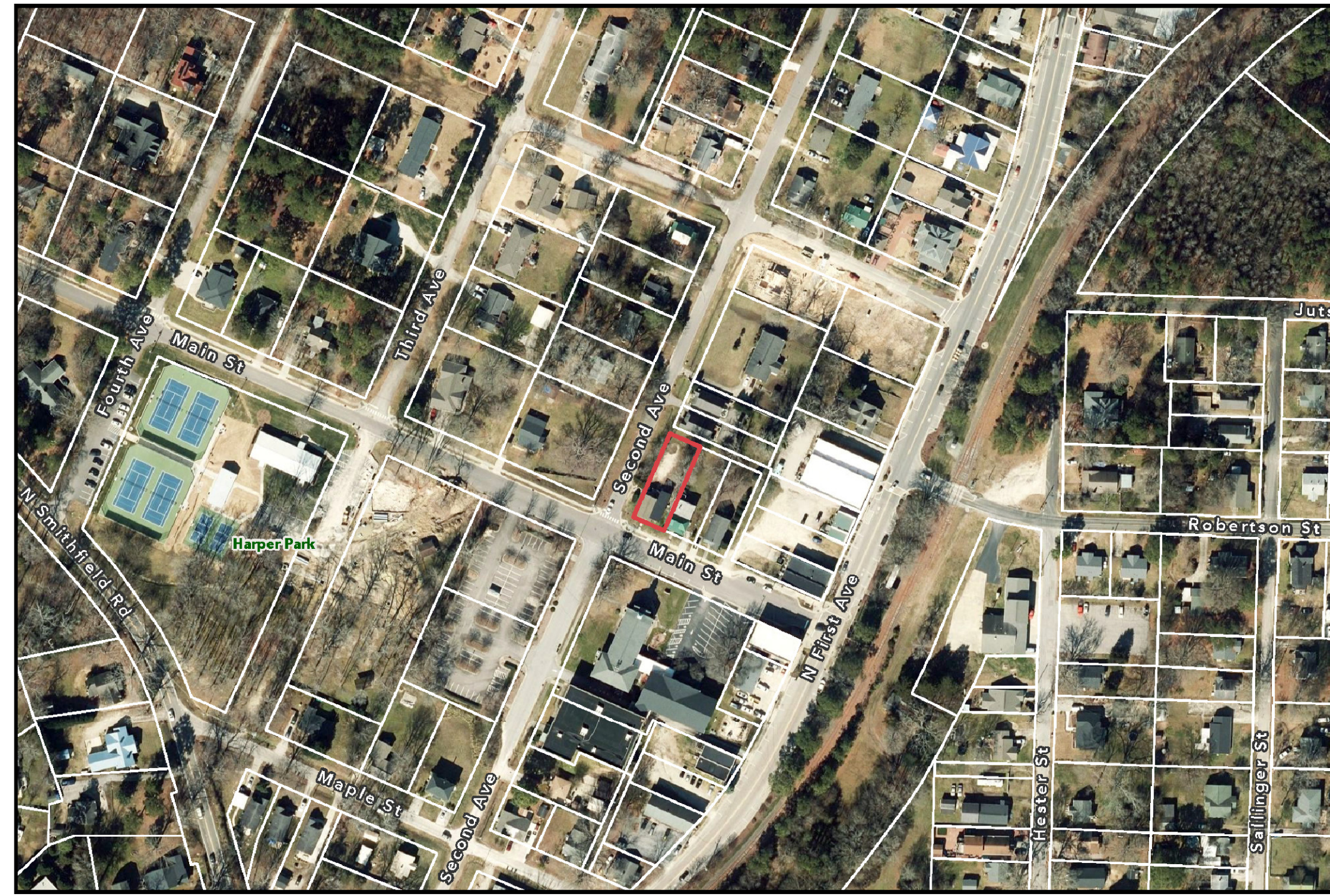
Site Data Table	
Total Acreage	0.159
Acreage in Parks & Other Non-residential Uses	0.159
Total # of Housing Units	0
Area of All Mixed-Use & Non-Residential Buildings	1,345 sqft
Gross Project Density per Acre	6.3
Linear ft of Streets	221ft
Linear ft of Sidewalks	67ft

DOUG & CINDY JOHNSON

16 MAIN STREET  
KNIGHTDALE, NC. 27545  
919-920-0932

PROPERTY INFORMATION

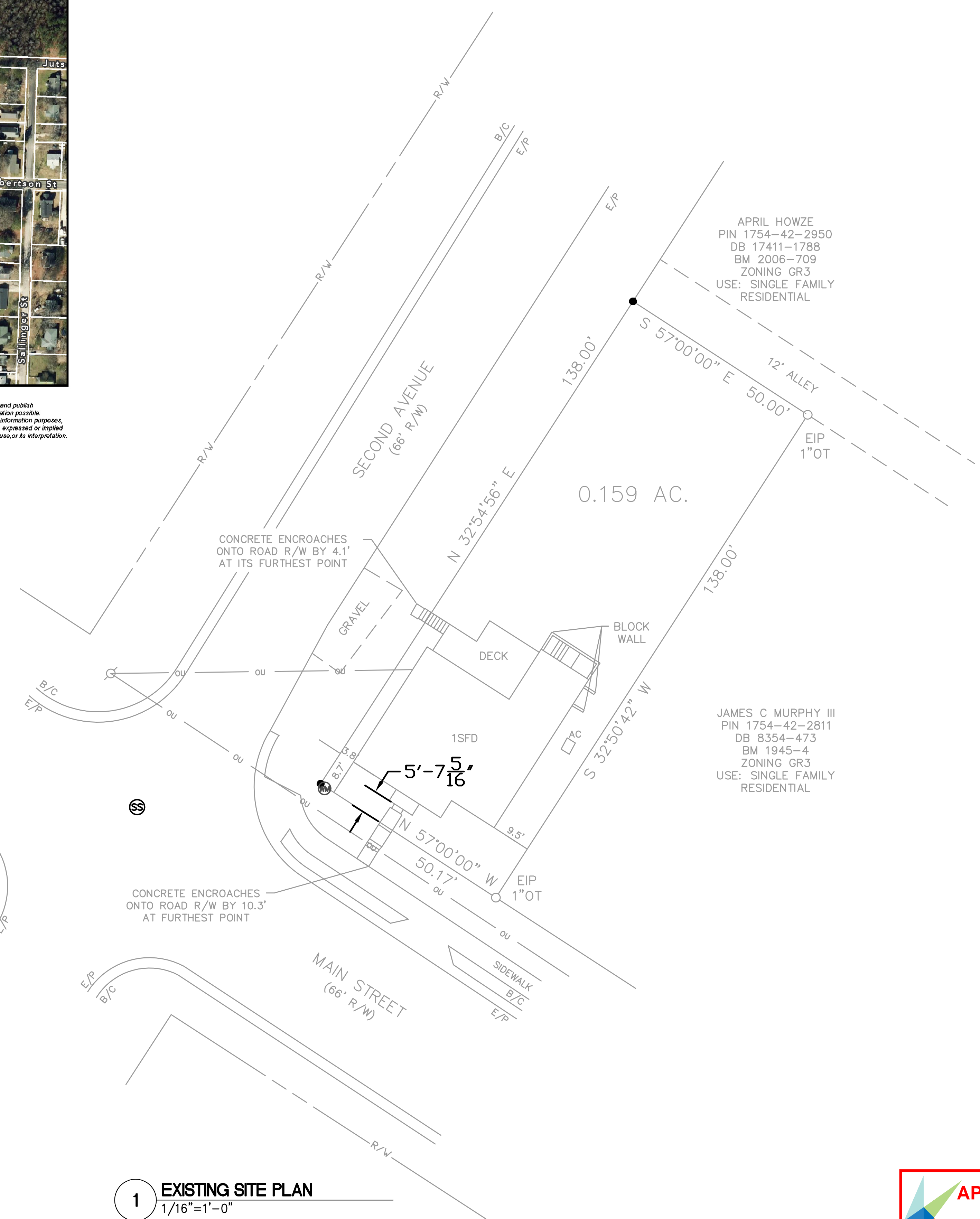
0.159 ACRES  
1,345 SQFT EXISTING HOUSE  
CURRENT ZONING GR3  
PROPOSED ZONING TC  
PROPOSED USE: BANKS, CREDIT UNIONS, AND FINANCIAL SERVICES (EDWARD JONES OFFICE)



ZMA-4-24 Edward Jones Office Vicinity Map



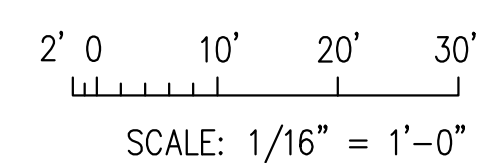
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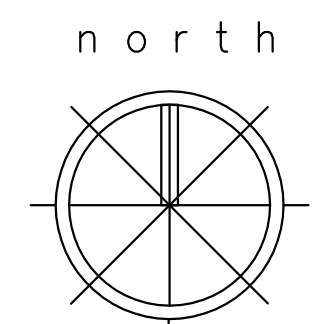
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**1 EXISTING SITE PLAN**  
1/16" = 1'-0"



**APPROVED MASTER PLAN**  
Town of Knightdale  
Development Services  
Gideon Smith 11/20/2024



**Edward Jones Branch Office: Katie Smith, CFP**  
KNIGHTDALE, NC  
ST. MATTHEW'S TOWNSHIP; WAKE COUNTY  
TOK PROJECT# ZMA-4-24

REVISIONS

NO.	DATE	DESCRIPTION

DATE  
**09.30.2024**

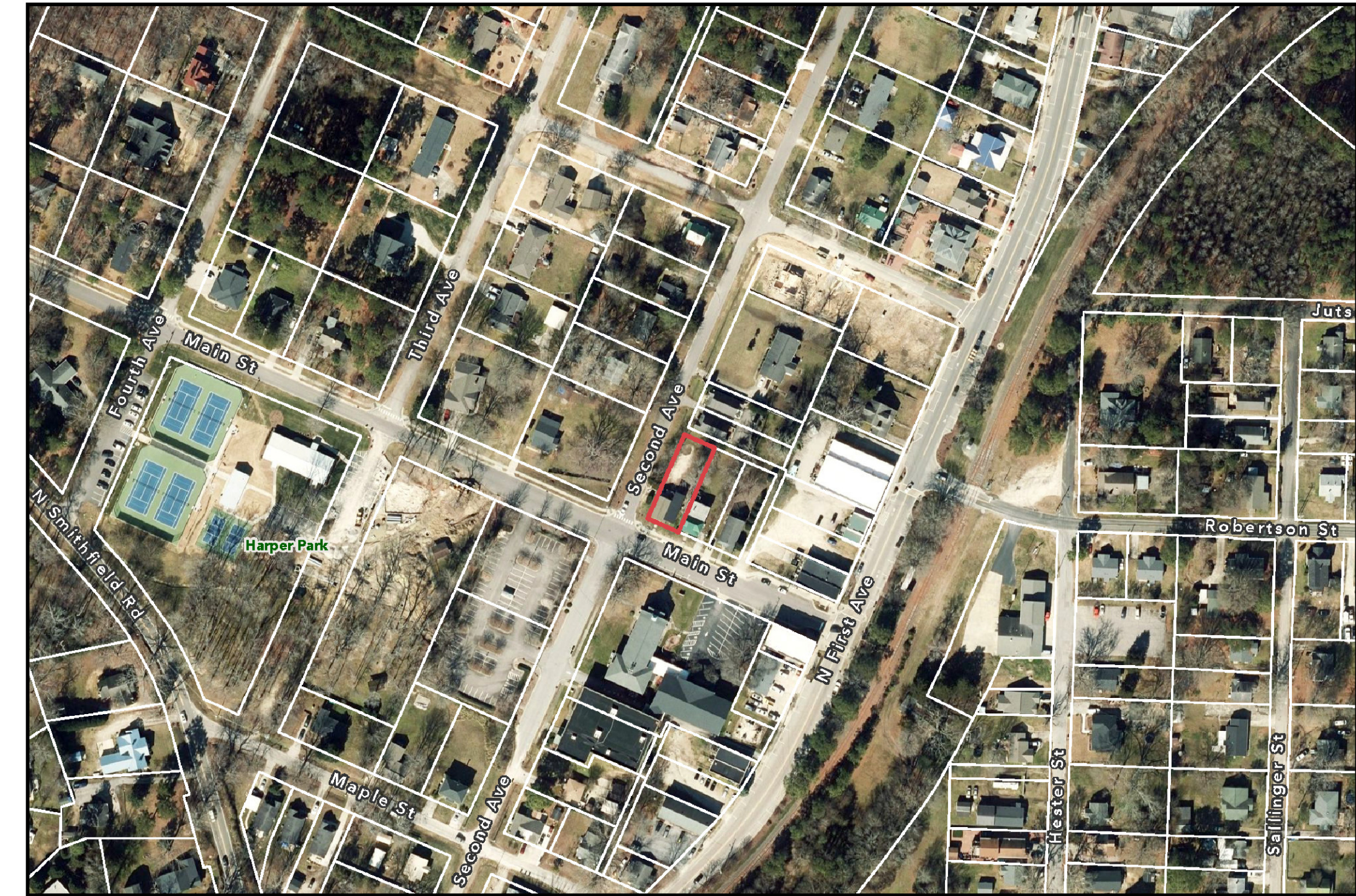
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PROJECT NO.

SHEET TITLE

SHEET

1 OF 6



ZMA-4-24 Edward Jones Office Vicinity Map

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**Requested Deviations through Conditional District Rezoning are as follows:**

**Building Setbacks:** 1. UDO Sections 3.4 & 6.5 - The House Building Type Standard requires a minimum 10-foot front setback. The existing setback is 8.7-feet and current porch is 4.2-feet into setback. We're proposing to enlarge the porch such that the setback would now be 2.7-feet. We're requesting this deviation so there is enough room for handicap accessibility and to match the adjacent properties.

**Building Type Standards:** 1. UDO Section 5.4.C.1 - Banks, credit unions, and financial services uses shall be located in the Mixed-Use Building Type as detailed in Section 6.8 of the UDO. We're requesting to use house building type standard for proposed zoning TC, as it is the current structure in place.

**Parking Location:** 1. UDO Sections 7.1.K.1 & 7.1.M.1 - Parking spaces/lots cannot be located within any required setback, in the front yard, or in front of the building facade. We're requesting use of the current driveway entrance curbing to make an ADA accessible parking spot in front of 16 Main St. The driveway entrance was already installed by the town and 16 Main St is the only property on the block that does not have the driveway paved past the sidewalk. It would be dangerous and inconvenient for handicapped individuals to use street parking and/or have to park behind the building. The safest and shortest distance to the front door is by using the current driveway entrance. Due to the width of the lot, if handicapped individuals had to park behind the house, it would be hazardous to make their way from the back of the home all the way around to the front.  
2. UDO Section 7.1.K.4 - Parking spaces/lots cannot encroach upon or extend onto public rights-of-way or sidewalks. We request deviation to match adjacent properties and to ensure the safest route for handicapped individuals.

**Parking Lot Design:** 1. UDO Section 7.1.K.2.c - All vehicle accommodation areas (parking lots) shall be curbed using standard curb & gutter with a minimum width of 1.5 feet. We request to not be required to install curb and gutter by the ADA parking space as there is not sufficient space due to the property size.

**Required Buffers:** 1. UDO Section 7.4.1.1 - When a Town Center Zoning District is proposed adjacent to a GR3 Zoned parcel, a Type C (30') Buffer is required. Relief from this requirement is required along the northern and eastern property lines. We request to remove the buffer requirements as the space between the current home and eastern house is only 10-feet. The other houses on the block and in the neighborhood do not have 30-foot buffers and would decrease the visual aesthetics of the homes.

**Main Street Street Trees:** 1. UDO Sections 7.4.L & 10.2.K - Street trees are required along Main Street. We'd like to request deviation from UDO Section 7.4.L & 10.2.K to not have one state tree (canopy tree) along Main St as none of the other homes on that street have any trees. The grass strip between the road and sidewalk is not very wide and the tree would have to be planted in front of the mailbox and front door to adhere to these guidelines with the proposed ADA parking spot.

**Second Avenue Roadway Improvements:** 1. UDO Sections 10.4.A & 10.4.A.1.b - Second Avenue is identified as a Local Street per Appendix A of the UDO. New development with frontages on existing publicly maintained street shall be required to upgrade all their frontages to meet the standards of Chapter 10 of the UDO. We request to remove the requirement of improving Second Avenue with curb and gutter, sidewalk, on-street parking, street trees and street lights, as the front of our proposed office is on Main St. Second Avenue is primarily residential and none of the other lots have these requirements, nor is there sufficient space to add.

**Trash/Recycling Receptacles:** 1. UDO Section 7.5.E. - All trash/recycling bins are restricted to the side or rear yards only and must be screened from off-site view. We request for trash receptacles to be stored under deck and out of view from the street. We request deviation from the containment area and landscape screening as there will be less trash than a residential home, and we will be using a standard 96-gallon trash can.

**Parking:**

The site is located within the Central Business District. The proposed development will make a \$500 per parking space contribution to the Town of Knightdale's parking fund in lieu of constructing the required minimum number of parking spaces on site. The \$2,000 total parking fund contribution will be paid before Construction Drawings approval. This financial contribution does not account for the required ADA parking space, which will be constructed on-site.

Calculations for total payment required: 1,260 square foot house per Wake County Tax Card; Maximum parking required: 1,260 SF/1,000 SF = 1.26 x 5.5 parking spaces = 6.93 parking spaces = 7 parking spaces allowed (maximum); Minimum = 1/2 maximum = 4 parking spaces required

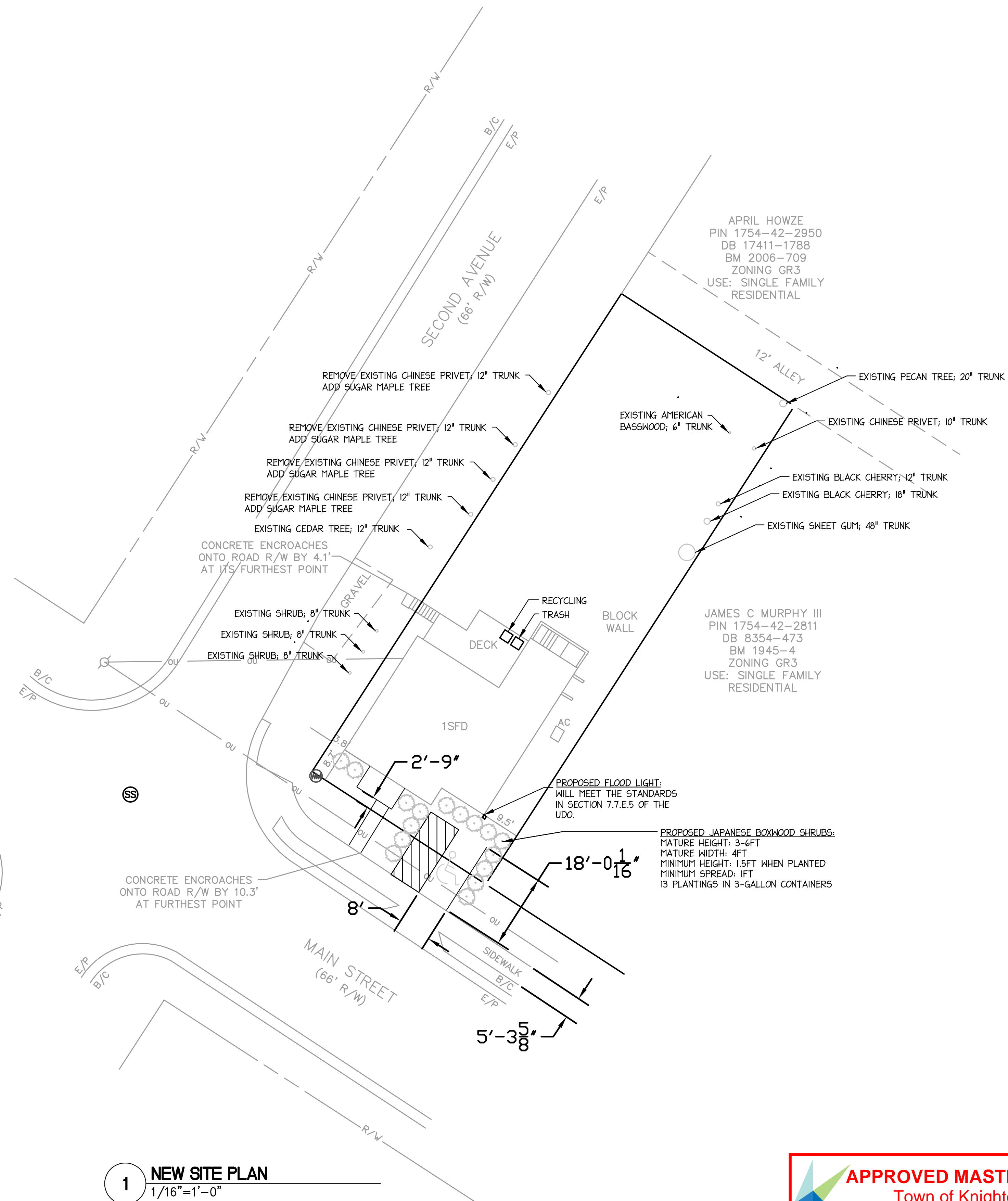
**Transactions:**

Only indoor transactions shall be permitted with no night drop boxes permitted per Section 5.4.C.2 of the UDO.

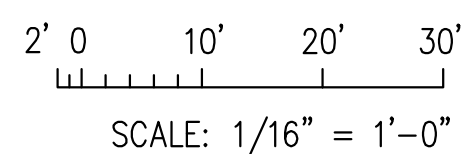
**Water Allocation Policy:**

The current home is already connected to the town's water and sewer system. We will meet the Town of Knightdale Water Allocation Policy (WAP) requirement of 50 points with the following features:

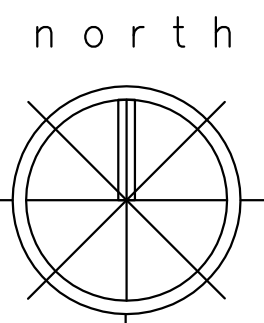
Base Points	Points
Change of Use	50
Bonus Points	
Change of Use	4
Total	54



1 NEW SITE PLAN  
1/16" = 1'-0"



**APPROVED MASTER PLAN**  
Town of Knightdale  
Development Services  
Gideon Smith 11/20/2024



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DOUG & CINDY JOHNSON

16 MAIN STREET  
KNIGHTDALE, NC, 27545  
919-920-0952

**PROPERTY INFORMATION**

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Edward Jones Branch Office: Katie Smith, CFP  
KNIGHTDALE, NC  
ST. MATTHEW'S TOWNSHIP; WAKE COUNTY  
TOK PROJECT# ZMA-4-24

REVISIONS

DATE

09.30.2024

DRAWN BY

PROJECT NO.

SHEET TITLE

SHEET

2 OF 6

DOUG & CINDY JOHNSON

16 MAIN STREET  
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919-920-0932

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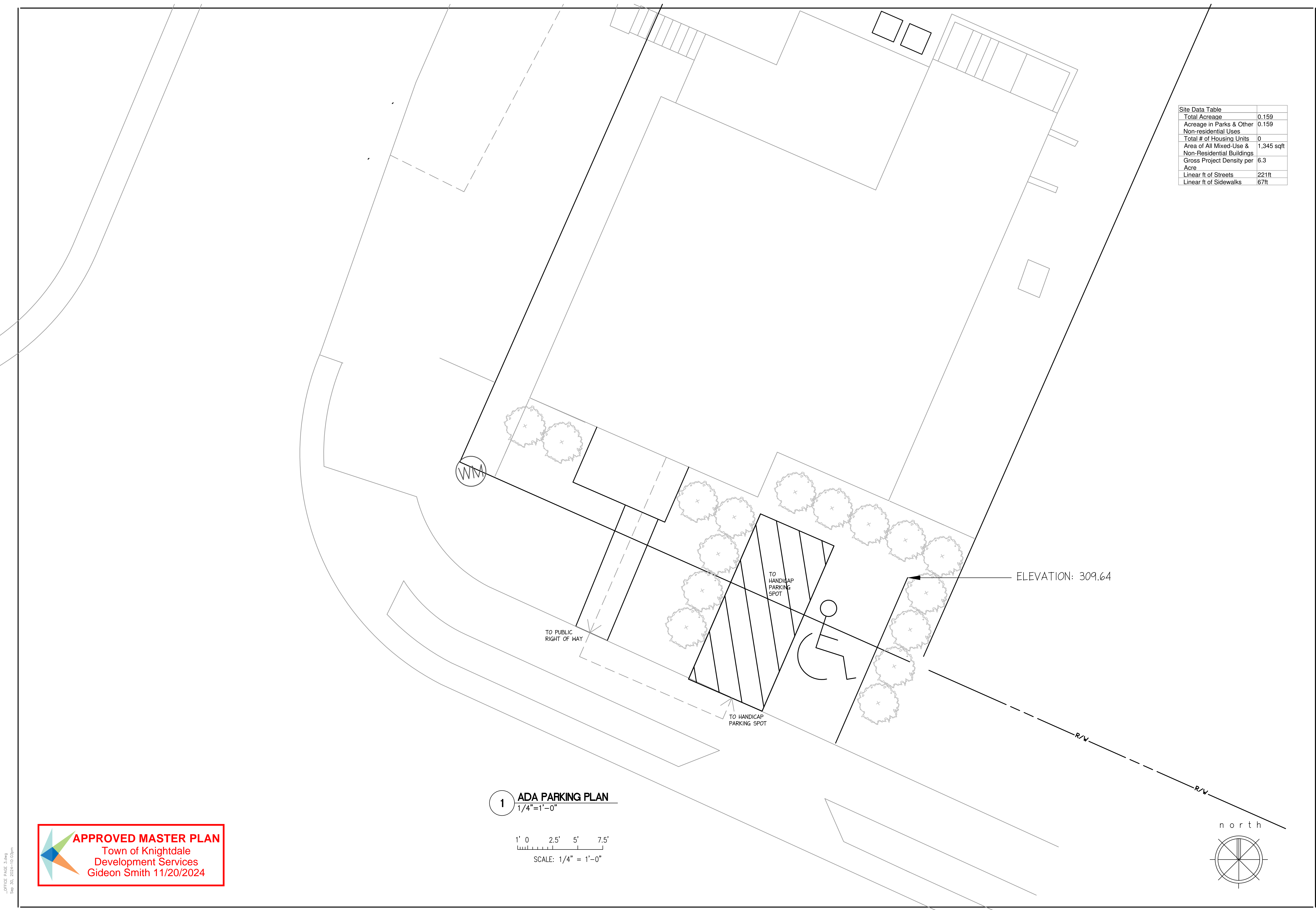
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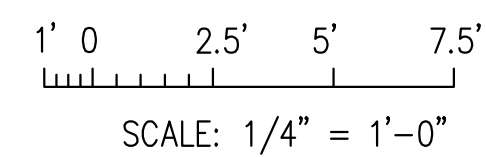
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3 OF 6



1 ADA PARKING PLAN  
1/4" = 1'-0"



DOUG & CINDY JOHNSON

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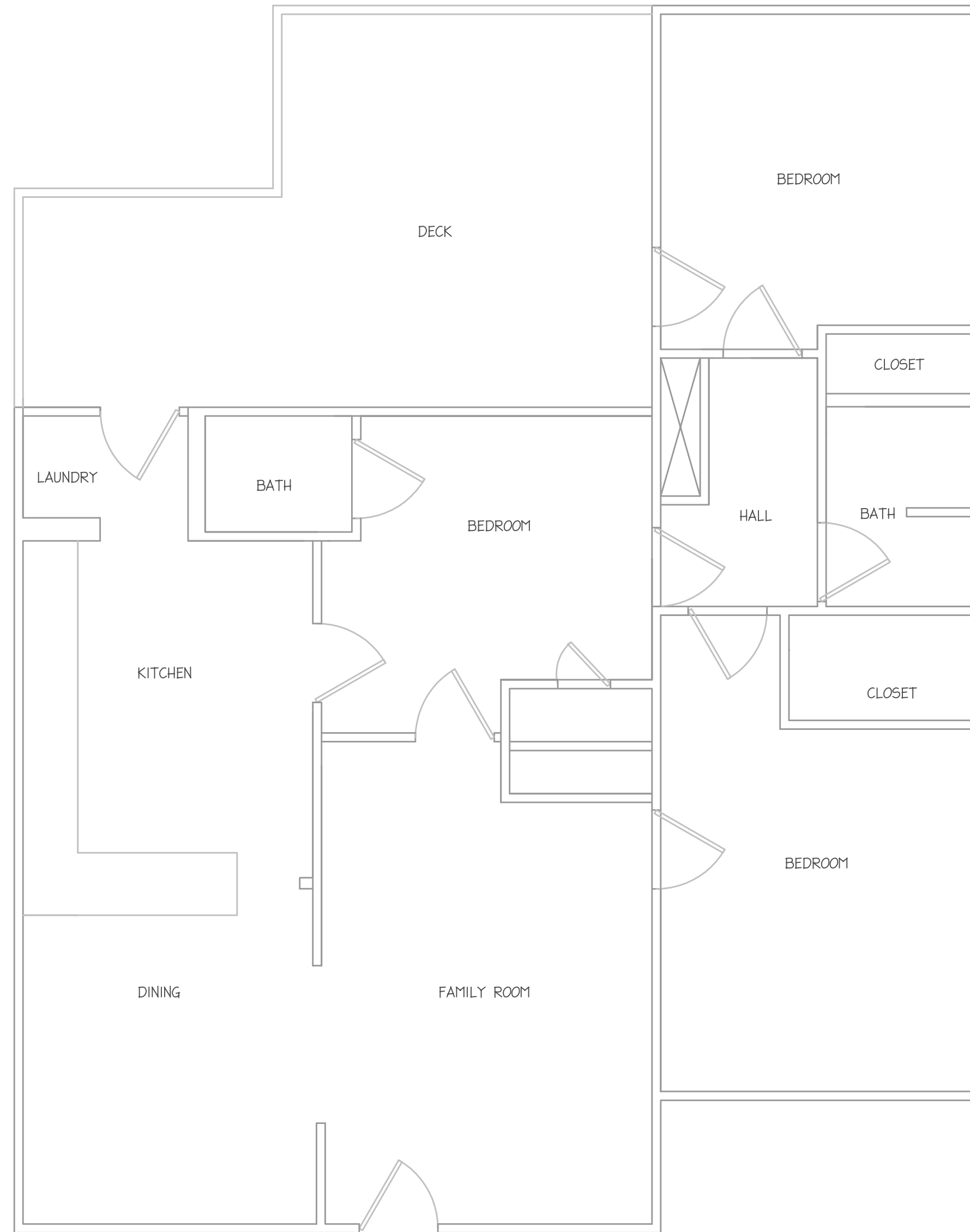
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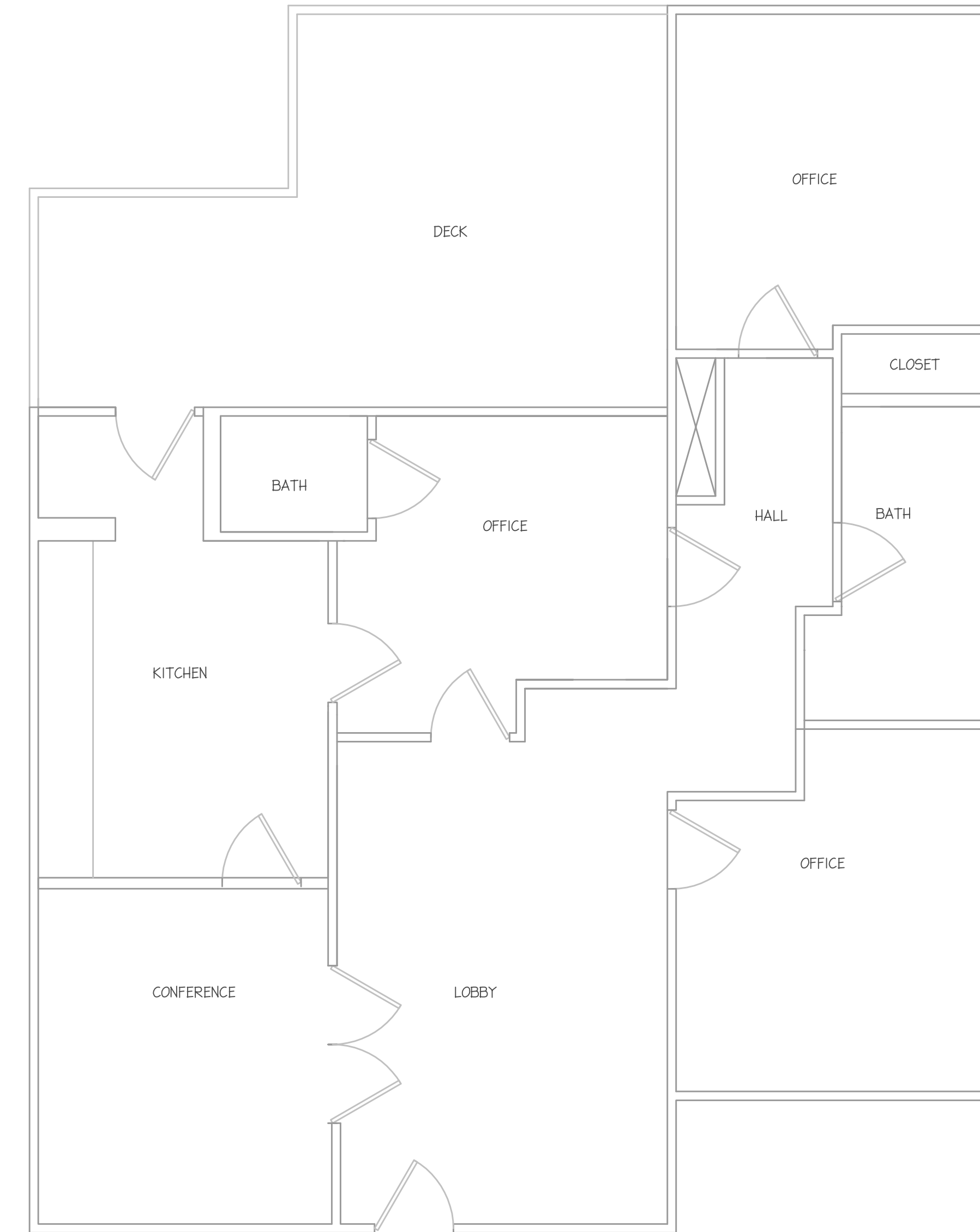
KNIGHTDALE, NC

ST. MATTHEW'S TOWNSHIP; WAKE COUNTY

TOK PROJECT# ZMA-4-24



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



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



REVISIONS

Table with 2 columns: REVISIONS, DATE

DATE  
09.30.2024

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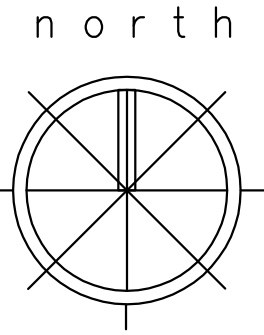
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# SITE TOPOGRAPHY

**APPROVED MASTER PLAN**  
 Town of Knightdale  
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 Gideon Smith 11/20/2024



DOUG & CINDY  
 JOHNSON  
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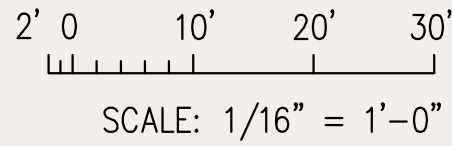
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**1 TOPOGRAPHY PLAN**  
 1/16" = 1'-0"



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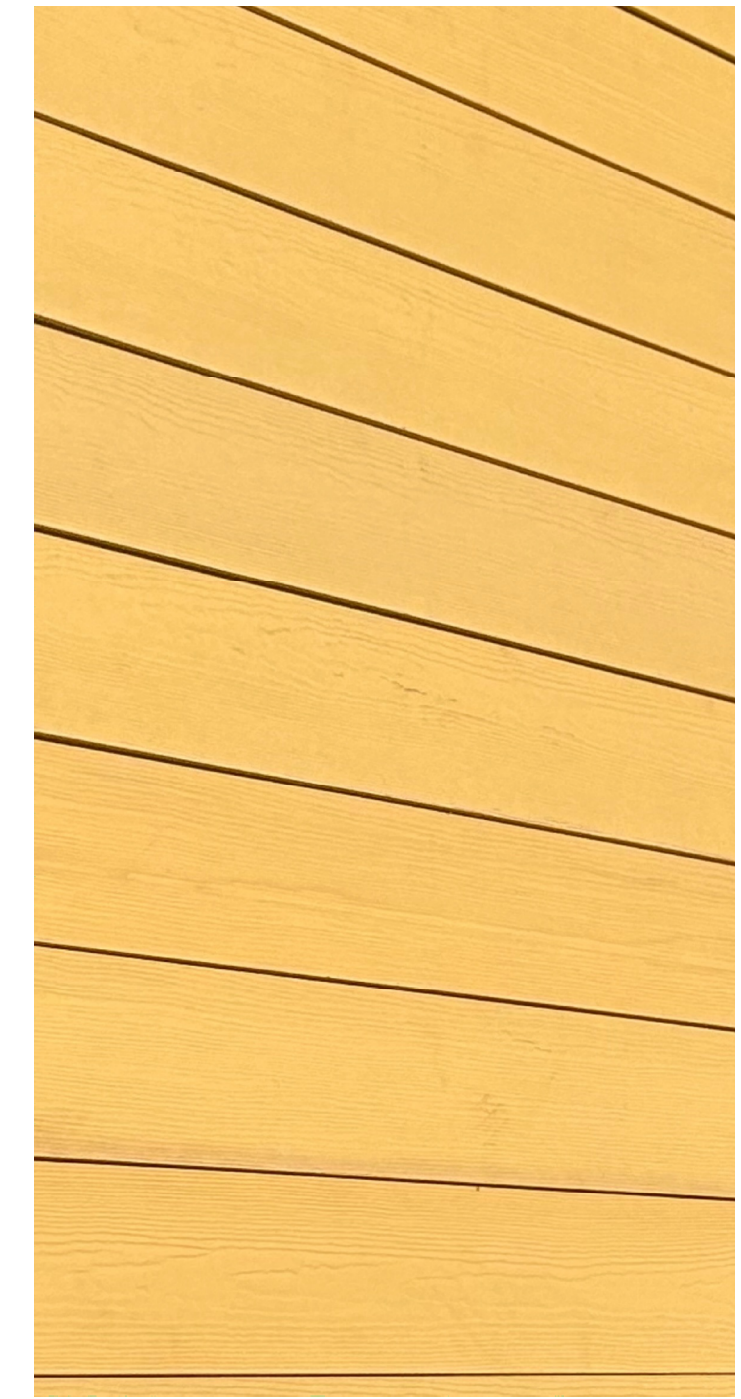
PROPOSED FRONT DOOR



PROPOSED WINDOWS



PROPOSED EXTERIOR COLOR



PROPOSED FIBER CEMENT



EXISTING VINYL SIDING

