



# Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

**Office Use Only:** Case #: \_\_\_\_\_ Planner (print): \_\_\_\_\_

Please review UDO Section 10.2.8. to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

**Site Plan Tier:** Tier Two Site Plan  Tier Three Site Plan

Building and Development Type (Check all that apply)		Site Transaction History
<input checked="" type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Townhouse <input type="checkbox"/> Apartment <input type="checkbox"/> Tiny house <input checked="" type="checkbox"/> Open lot	<input type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Civic <input type="checkbox"/> Cottage Court <input type="checkbox"/> Frequent Transit Development Option	Subdivision case #: <u>SUB-0031-2021</u> Scoping/sketch plan case #: _____ Certificate of Appropriateness #: _____ Board of Adjustment #: _____ Zoning Case #: _____ Design Alternate #: _____

### GENERAL INFORMATION

Development name: Tucker Place - Pool Amenity

Inside City limits? Yes  No

Property address(es): 2640 Princess Tree Drive, Raleigh, NC

Site P.I.N.(s): 1748323666

Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).  
  
Construction of a proposed pool, pool deck and pool house structure with associated parking.

**Current Property Owner(s):** Roman Acosta, MPA

Company: McAdams Title: Senior Forward Planner

Address: 1800 Perimeter Park Drive, Suite 140, Morrisville, NC 27560

Phone #: 919-768-7976 Email: racosta@kbhome.com

**Applicant Name (If different from owner. See "who can apply" in instructions):** Sara Donohoe, PLA

Relationship to owner:  Lessee or contract purchaser  Owner's authorized agent  Easement holder

Company: McAdams Address: 621 Hillsborough St., Ste 500 Raleigh, NC, 27603

Phone #: 919-287-0831	Email: donohoe@mcadamsco.com
<b>NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.</b>	
<b>Developer Contact:</b>	
Company:	Title:
Address:	
Phone #:	Email:
Applicant Name:	
Company:	Address:
Phone #:	Email:

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): R-10-CU	Existing gross floor area (not to be demolished): 0
Gross site acreage: 49.42 ac.	Existing gross floor area to be demolished: 0
# of parking spaces proposed: 23	New gross floor area: 955 sf
Max # parking permitted (7.1.2.C): 23	Total sf gross (to remain and new): 955 sf
Overlay District (if applicable): N/A	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: 1
Proposed use (UDO 6.1.4): Accessory to Principal Res. Use	Proposed # of basement levels (UDO 1.5.7.A.6) 0

STORMWATER INFORMATION	
Imperious Area on Parcel(s): Existing (sf) <u>0</u> Proposed total (sf) <u>634,029</u>	Impervious Area for Compliance (includes ROW): Existing (sf) <u>573</u> Proposed total (sf) <u>1,490</u>

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS	
Total # of dwelling units: N/A	Total # of hotel bedrooms: N/A
# of bedroom units: 1br _____ 2br _____ 3br _____ 4br or more _____	
# of lots: N/A	Is your project a cottage court? <input type="radio"/> Yes <input type="radio"/> No
	A frequent transit development? <input type="radio"/> Yes <input type="radio"/> No

Continue to Applicant Signature Block on Page Three.

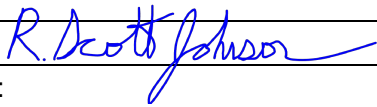
**APPLICANT SIGNATURE BLOCK**

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that developments approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: 	Date:
Printed Name:	

# TUCKER PLACE - AMENITY

2640 PRINCESS TREE DRIVE  
RALEIGH, NORTH CAROLINA

## ADMINISTRATIVE SITE PLAN CITY OF RALEIGH CASE #ASR-XXXX-XXXX PROJECT NUMBER: KBH-20000 DATE: FEBRUARY 2, 2024

### SHEET INDEX

C1.00	OVERALL SUBDIVISION PLAN
C1.01	AMENITY EXISTING CONDITIONS
C1.10	AMENITY DEMOLITION PLAN
C2.00	AMENITY SITE PLAN
C3.00	AMENITY GRADING PLAN
C4.00	AMENITY UTILITY PLAN
C8.01	SITE AND UTILITY DETAILS
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L5.00	AMENITY LANDSCAPE PLAN
L5.01	LANDSCAPE NOTES AND DETAILS
L6.00	LIGHTING PLAN
L8.01	TREE CONSERVATION PLAN AND CALCULATIONS
L8.02	TREE CONSERVATION PLAN AND CALCULATIONS
A2.0	EXTERIOR ELEVATIONS



**McADAMS**  
The John R. McAdams Company, Inc.  
2905 Meridian Parkway  
Durham, NC 27713  
phone 919.361.5000  
fax 919.361.2269  
license number: C-0293, C-187  
www.mcadamsco.com

### CONTACT

SARA DONOHOE  
donohoe@mcadamsco.com  
PHONE: 703.431.8058

### CLIENT

SCOTT JOHNSON  
KB HOME CAROLINAS DIVISION  
4506 SOUTH MIAMI BOULEVARD, SUITE 100  
DURHAM, NORTH CAROLINA 27703

### PROJECT DIRECTORY

### Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Place, Suite 400 • Raleigh, NC 27601 • (919)966-3200

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.6. Please check the appropriate building types and indicate the plan checked document when submitting.

**Office Use Only: Case #** \_\_\_\_\_ **Printer print:** \_\_\_\_\_

Please review UDO Section 10.2.6 to determine the site plan fee. If assistance determining a Site Plan Fee is needed, a Site Plan Fee Verification request can be submitted online via the [Plan and Development Portal](#). (Note: There is a fee for this verification service.)

**Site Plan Fee:** Tier Two Site Plan  Tier Three Site Plan

Building and Development Type (Check all that apply)	Site Transaction History
<input checked="" type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Townhouse <input type="checkbox"/> Apartment <input type="checkbox"/> Tiny house <input checked="" type="checkbox"/> Open lot	Subdivision case # <u>SR-2023-2021</u> Scoping/initial plan case # _____ Certificate of Appropriateness # _____ Board of Adjustment # _____ Zoning Case # _____ Design Alternative # _____

**GENERAL INFORMATION**

Development name: Tucker Place - Pool Amenity  
 Inside City limits?  Yes  No  
 Property address(es): 2640 Princess Tree Drive, Raleigh, NC  
 Site # (N/A): 1748323666  
 Please describe the scope of work, include any additions, expansions, and uses (UDO 6.1.4):  
 Construction of a proposed pool, pool deck and pool house structure with associated parking.

Current Property Owner(s): Roman Acosta, MPA  
 Company: McAdams Title: Senior Forward Planner  
 Address: 1802 Parkside Park Drive, Suite 140, Morrisville, NC 27560  
 Phone #: 919-768-7976 Email: racosta@kbhome.com

Applicant Name (if different from owner. See "who can apply" in instructions): Sara Donohoe, PLA  
 Relationship to owner:  Lessee or contract purchaser  Owner's authorized agent  Easement holder

Company: McAdams Address: 621 Hillsborough St., Ste 500 Raleigh, NC, 27603

Page 1 of 3

Phone #: 919-287-0831 Email: donohoe@mcadamsco.com

**NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.**

Developer Contact:  
 Company: \_\_\_\_\_ Title: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone #: \_\_\_\_\_ Email: \_\_\_\_\_  
 Assistant Name: \_\_\_\_\_  
 Company: \_\_\_\_\_ Address: \_\_\_\_\_  
 Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	BUILDING DATA
<b>SITE DATA</b> Zoning district(s) (please provide the acreage of each): <u>R-10-CU</u> Gross site acreage: <u>49.42 ac.</u> # of zoning cases proposed: <u>23</u> Max # parking permitted (1:1.2 CU): <u>23</u> Overlay District (if applicable): <u>N/A</u> Existing use (UDO 6.1.4): <u>Vacant</u> Proposed use (UDO 6.1.4): <u>Accessory to Principal Use</u>	<b>BUILDING DATA</b> Existing gross floor area (not to be demolished): <u>0</u> Existing gross floor area to be demolished: <u>0</u> New gross floor area: <u>955 sf</u> Total of gross (to remain and new): <u>955 sf</u> Proposed # of buildings: <u>1</u> Proposed # of stories for each: <u>1</u> Proposed # of basement levels (UDO 1.5.7.A.6): <u>0</u>

**STORMWATER INFORMATION**

Impervious Area on Parcel(s):  
 Existing (sf): 0 Proposed total (sf): 634,029  
 Impervious Area for Compliance (includes ROW):  
 Existing (sf): 573 Proposed total (sf): 1,490

**RESIDENTIAL + OVERNIGHT LODGING DEVELOPMENTS**

Total # of dwelling units: N/A Total # of hotel bedrooms: N/A  
 # of bedroom units: 0 # of hotel rooms: 0  
 # of lots: N/A Is your project a cottage court?  Yes  No  
 A frequent transit development?  Yes  No

Continue to Applicant Signature Block on Page Three.

Page 2 of 3

**APPLICANT SIGNATURE BLOCK**

Pursuant to state law (N.C. Gen. Stat. § 160D-403a), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An assessment holder may also apply for development approval for such development as is authorized by the assessment.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403a) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403b.

The undersigned certifies that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-758B(1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: R. Donohoe Date: February 2, 2024  
 Printed Name: R. Scott Johnson

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### ZONING CONDITIONS ZONING CASE NUMBER Z-18-17

ORDINANCE EFFECTIVE 05/04/2021  
 2640 PRINCESS TREE DRIVE, LOCATED AT THE NORTHERN STUB OF LELAND DRIVE, A FEW HUNDRED FEET NORTH OF HARTHAM PARK AVENUE, ONE PARCEL, TOTALING APPROXIMATELY 49 ACRES REZONED TO RESIDENTIAL-10-CONDITIONAL USE (R-10-CU). CONDITIONS DATED: MARCH 12, 2021.

- THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED ON THE PROPERTY IS 179.
- THE APARTMENT AND TOWNHOUSE BUILDING TYPE SHALL BE PROHIBITED.
- IF THE PROPERTY IS DEVELOPED WITH A CONVENTIONAL SUBDIVISION, A MINIMUM TWENTY PERCENT (20%) OF THE NET SITE AREA SHALL BE SET ASIDE AS OPEN SPACE.
- PROPERTY OWNERS SHALL PROVIDE A MINIMUM THIRTY-FOOT (30') WIDE BUFFER ALONG THE SHARED BOUNDARY LINE WITH THOSE PARCELS IDENTIFIED AS "LOT 1221 TOWNHOUSE COMMON AREA" AND "LOT 1250 TOWNHOUSE COMMON AREA" ON THAT PLAT RECORDED IN BOOK OF MAPS 2010, PAGE 674 (THE "TOWNHOUSE PROPERTY"). THE FIRST TEN (10) FEET OF THE BUFFER ADJACENT TO THE TOWNHOUSE PROPERTY SHALL BE UNDISTURBED, EXCEPT FOR TREE REMOVAL ASSOCIATED WITH ANY EXISTING OR PROPOSED PUBLIC RIGHTS-OF-WAY, ACCESS EASEMENTS, SLOPE EASEMENTS, UTILITY EASEMENTS, OR ANY EASEMENTS REQUIRED BY A GOVERNMENTAL ENTITY. FOR THE OUTER TWENTY (20) FEET OF THE BUFFER AREA ADJACENT TO THE TOWNHOUSE PROPERTY IF FIVE (5) FEET OR MORE OF THE WIDTH OF THE BUFFER AREA IS IMPACTED BY THE TREE REMOVAL EXCEPT FOR TREE REMOVAL ASSOCIATED WITH ANY EXISTING OR PROPOSED RIGHTS-OF-WAY, ACCESS EASEMENTS, SLOPE EASEMENTS, UTILITY EASEMENTS, OR ANY EASEMENTS REQUIRED BY A GOVERNMENTAL ENTITY, THOSE DISTURBED PORTIONS OF THE BUFFER AREA SHALL BE REPLANTED AT A RATE OF AT LEAST FOUR (4) SHADE TREES AND THREE (3) UNDERSTORY TREES PER 100 LINEAR FEET.

### ZONING CONDITION RESPONSES

- UNITS WITHIN THIS SUBDIVISION WILL NOT EXCEED 179 (SEE SITE DATA TABLE BELOW).
- PROPOSED USE IS LIMITED TO SINGLE FAMILY DETACHED (SEE SITE DATA TABLE BELOW).
- OPEN SPACE MEETS THE MINIMUM 20% PERCENT REQUIREMENT (SEE SITE DATA TABLE BELOW).
- THE BUFFER HAS BEEN PROVIDED AS SPECIFIED. PLEASE SEE SHEET L5.00.

### PARKING CALCULATIONS AMENITY VUA

**PARKING REQUIRED:**

REQUIRED: 1/500 SF OF GROSS FLOOR AREA (955 SF = 2 STALLS)  
 1/1,000 SF OUTDOOR USE AREA (20,902 SF = 21 STALLS)

PROVIDED: 23 STALLS

**BICYCLE PARKING REQUIRED:**

REQUIRED: 1 SPACE/5,000 SF OF SITE AREA, MIN. 4 = 5 SPACES

PROVIDED: 6 SPACES/3 RACKS

### PUBLIC IMPROVEMENTS QUANTITIES

PHASE NUMBER	PHASE 1	PHASE 2
NUMBER OF LOTS	89	80
LOT NUMBERS BY PHASE	1-76, 115-127	77-114, 128-169
NUMBER OF UNITS	-	-
LIVABLE BUILDINGS	89	80
OPEN SPACE?	YES	YES
NUMBER OF OPEN SPACE LOTS	1	1
6" PUBLIC WATER (LF)	264 LF	168 LF
8" PUBLIC WATER (LF)	3,743 LF	2,627 LF
12" PUBLIC WATER (LF)	313 LF	0 LF
6" PUBLIC SEWER (LF)	3,254 LF	2,588 LF
PUBLIC STREET (LF) - FULL	4,080 LF	2,617 LF
PUBLIC STREET (LF) - PARTIAL	0 LF	0 LF
PUBLIC SIDEWALK (LF) - FULL	8,160 LF	5,234 LF
PUBLIC SIDEWALK (LF) - PARTIAL	0 LF	0 LF
STREET SIGNS (LF)	4,080 LF	2,617 LF
WATER SERVICE STUBS	93	81
SEWER SERVICE STUBS	91	81

### OPEN SPACE CALCULATIONS:

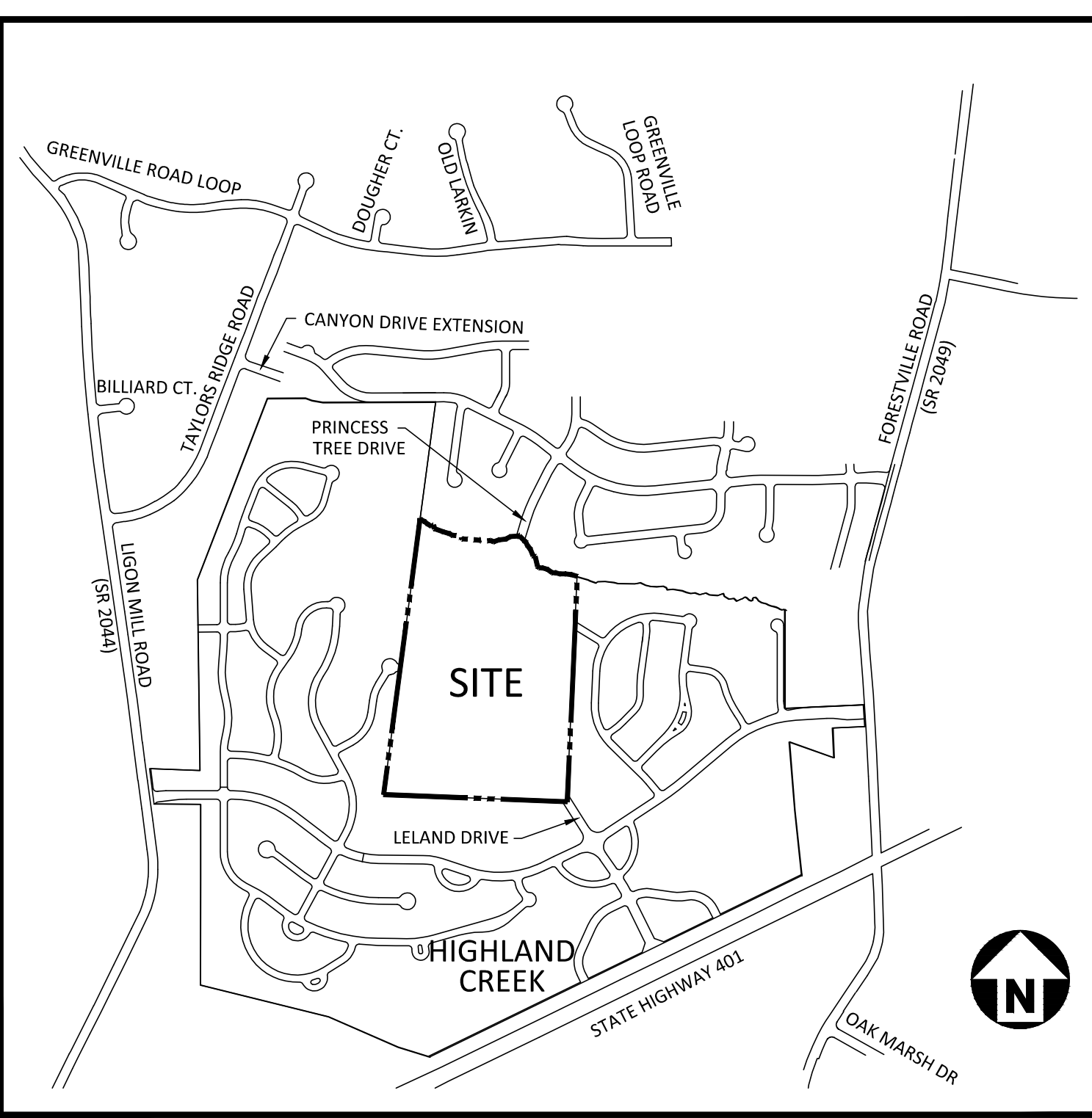
**OPEN SPACE REQUIRED\*:**  
 TOTAL NET SITE AREA: 40.86 AC  
 20% OF 40.86 AC = 8.17 AC MINIMUM REQUIRED OPEN SPACE

PHASE 1 TOTAL AREA (NET) = 21.69 AC  
 20% (21.69 AC) = 4.34 AC MIN OPEN SPACE REQUIRED  
 PHASE 2 TOTAL AREA (NET) = 19.17 AC  
 20% (19.17 AC) = 3.83 AC MIN OPEN SPACE REQUIRED

\*PER ZONING CASE #Z-18-17, IF THE PROPERTY IS DEVELOPED WITH A CONVENTIONAL SUBDIVISION, A MINIMUM OF TWENTY PERCENT (20%) OF THE NET SITE AREA SHALL BE SET ASIDE AS OPEN SPACE.

**OPEN SPACE PROVIDED\*:**  
 TOTAL OPEN SPACE PROVIDED: 11.75 AC (29% OF NET SITE AREA)  
 TOTAL AREA OF STORMWATER CONTROL MEASURES INCLUDED IN OPEN SPACE: 1.83 AC (15% OF TOTAL OPEN SPACE)

PHASE NUMBER	REQUIRED	PROVIDED
PHASE 1	(20%) 4.34 AC	(28%) 6.06 AC
PHASE 2	(20%) 3.83 AC	(30%) 5.69 AC
TOTAL (PHASE 1 & 2)	(20%) 8.17 AC	(28%) 11.75 AC



**VICINITY MAP**  
1" = 1000'

### SITE DATA

SITE ADDRESS: 2640 PRINCESS TREE DRIVE, RALEIGH, NC  
 PARCEL PIN NUMBER: 1748323666  
 EXISTING ZONING: R-10-CU (RESIDENTIAL - 10 - CONDITIONAL USE)  
 OVERLAY DISTRICT: NONE APPLICABLE  
 BLOCK PERIMETER: MAX ALLOWABLE: 2,500 LF  
 PROPOSED: 3,830-11,231 LF (SEE SHEET L5.07)  
 WATERSHED: TOMS CREEK  
 FLOODPLAIN/FIRM PANEL: NONE APPLICABLE  
 GROSS SITE AREA: 2,152,704 SF (49.42 AC) NET SITE AREA: 1,779,864 (40.86 AC)  
 EXISTING USE: VACANT  
 PROPOSED USE: SINGLE FAMILY DETACHED  
 PROPOSED DWELLING UNITS: 169 UNITS  
 R-10 DENSITY: ALLOWABLE: 179 DWELLING UNITS (3.62 UNITS/ACRE)  
 PROPOSED: 169 DWELLING UNITS (3.42 UNITS/ACRE)  
 IMPERVIOUS AREA: EXISTING IMPERVIOUS: 0.0 AC  
 PROPOSED IMPERVIOUS: 21.74 AC (947,202 SF)  
 BUILDING SQUARE FOOTAGE: 955 SF

### ZONING CONDITION COMPLIANCE TABLE

DWELLING UNITS:	MINIMUM ALLOWABLE DWELLING UNITS:	179 UNITS
TOTAL PROPOSED UNITS:	169 UNITS	
OPEN SPACE:	TOTAL REQUIRED OPEN SPACE: 8.17 ACRES (20% NET SITE AREA)	
	TOTAL OPEN SPACE PROPOSED: 11.75 AC	

- ### SOLID WASTE COMPLIANCE STATEMENT:
- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
  - THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY THE CITY OF RALEIGH.
  - INDIVIDUAL ROLLOUT CARTS WILL BE PROVIDED.
  - ALL REFUSE CONTAINERS WILL BE STORED IN INDIVIDUAL GARAGES.

### ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 986-2409 and the Public Utilities Department at (919) 986-4540 at least **twenty four hours** prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of **monetary fines**, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a **Fine and Possible Exclusion** from future work in the City of Raleigh.

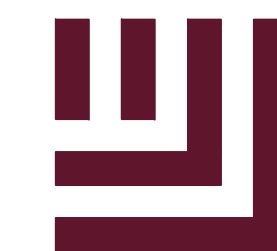
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.



CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4849) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

**ADMINISTRATIVE SITE PLAN FOR:**  
 TUCKER PLACE - AMENITY  
 RALEIGH, NORTH CAROLINA  
 PROJECT NUMBER: KBH-20000



**McADAMS**

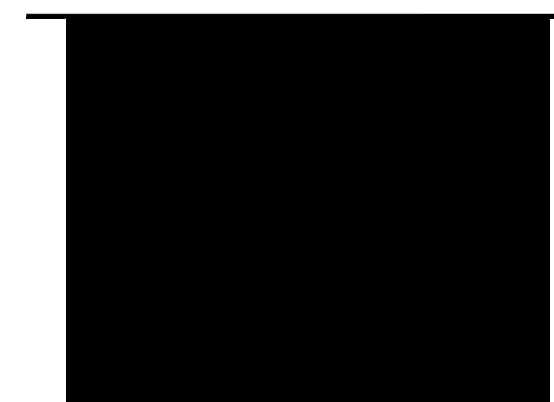
The John R. McAdams Company, Inc.  
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license number: C-0293, C-187

www.mcadamsco.com

**CLIENT**

SCOTT JOHNSON  
KB HOME CAROLINAS DIVISION  
4506 SOUTH MIAMI BOULEVARD, SUITE 100  
DURHAM, NORTH CAROLINA 27703

**TUCKER PLACE - AMENITY  
ADMINISTRATIVE SITE PLAN  
2640 PRINCESS TREE DRIVE  
RALEIGH, NORTH CAROLINA**



**REVISIONS**

NO. DATE

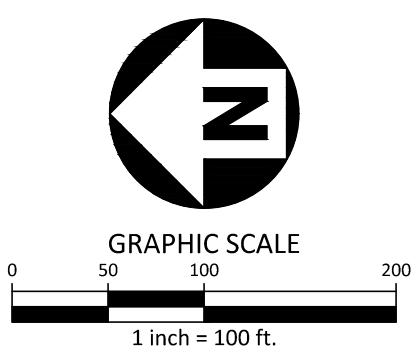
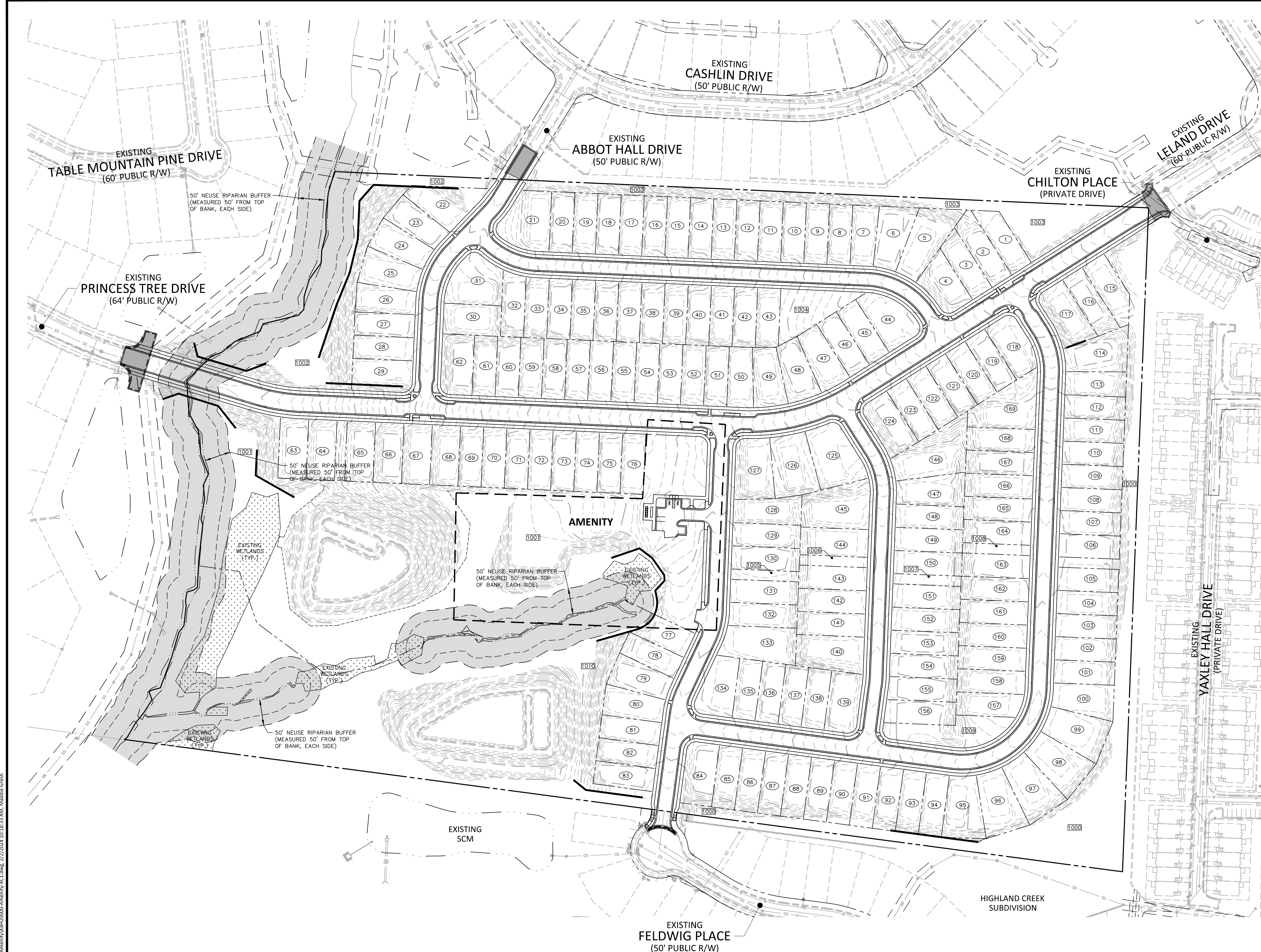
**PLAN INFORMATION**

PROJECT NO. KBH-20000  
FILENAME KBH20000-Amenity-XC1  
CHECKED BY SRD  
DRAWN BY MCG  
SCALE 1"=100'  
DATE 02.02.2024

**SHEET**

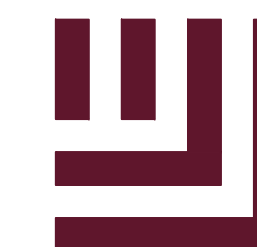
**OVERALL  
SUBDIVISION PLAN**

**C1.00**



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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**McADAMS**

The John R. McAdams Company, Inc.  
621 Hillsborough Street  
Suite 500  
Raleigh, NC 27603  
phone 919. 361. 5000  
fax 919. 361. 2269  
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**CLIENT**

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4506 SOUTH MIAMI BOULEVARD, SUITE 100  
DURHAM, NORTH CAROLINA 27703

**TUCKER PLACE - AMENITY**  
ADMINISTRATIVE SITE PLAN  
2640 PRINCESS TREE DRIVE  
RALEIGH, NORTH CAROLINA



**REVISIONS**

NO. DATE

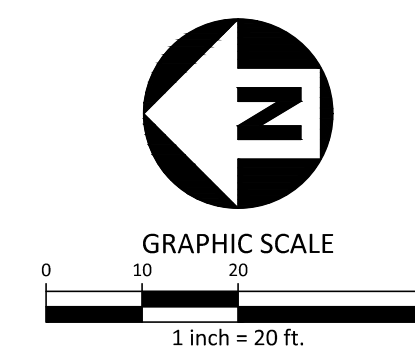
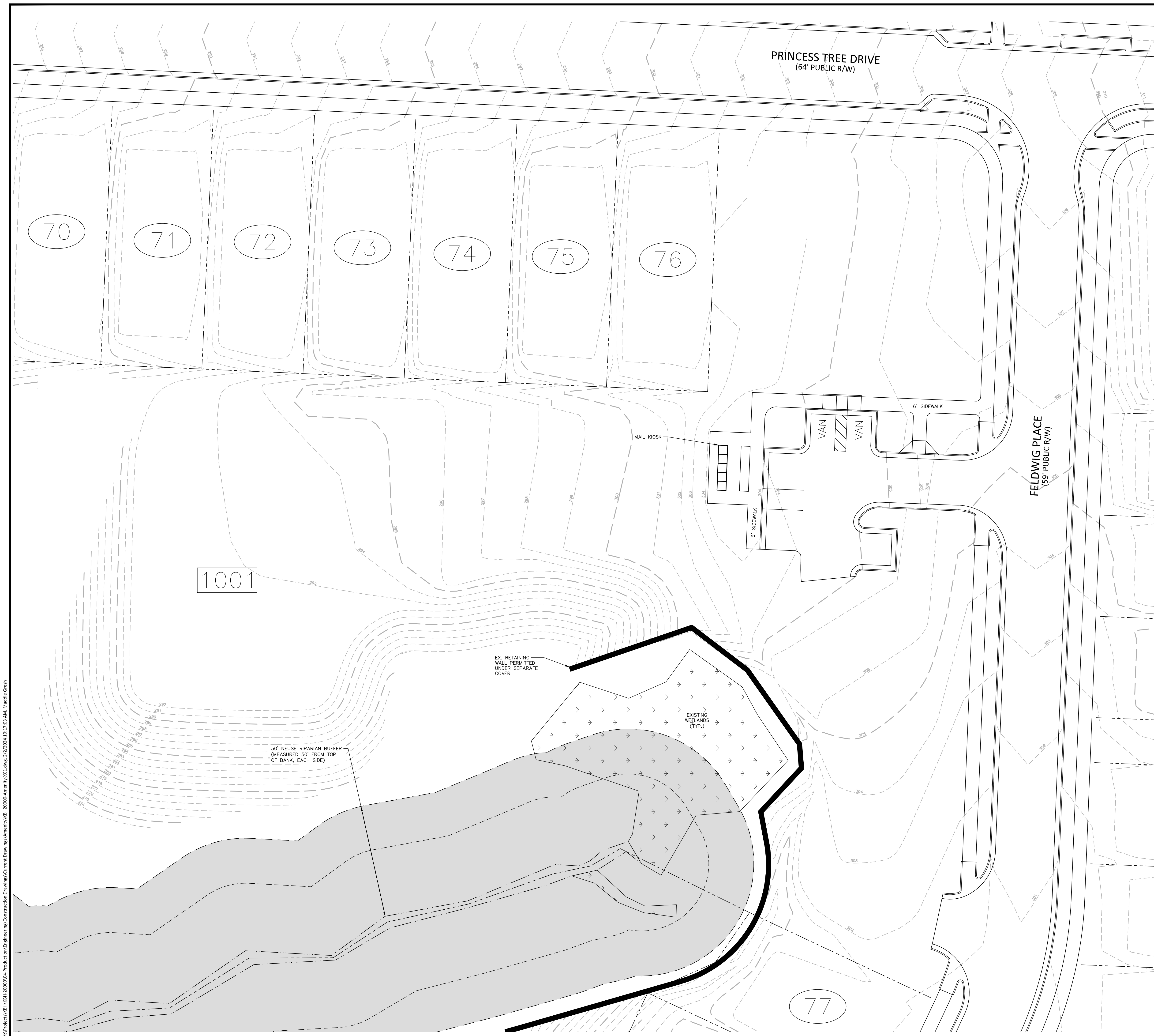
**PLAN INFORMATION**

PROJECT NO. KBH-20000  
FILENAME KBH20000-Amenity-XC1  
CHECKED BY SRD  
DRAWN BY MCG  
SCALE 1"=20'  
DATE 02.02.2024

**SHEET**

AMENITY  
EXISTING CONDITIONS

**C1.01**




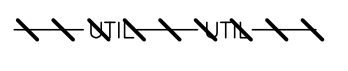

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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**DEMOLITION LEGEND**

-  TREE OR OTHER VEGETATION TO BE REMOVED
-  UNDERGROUND UTILITY TO BE REMOVED
-  AREA TO BE REMOVED (SIDEWALK, CURB AND GUTTER, STRUCTURES, ASPHALT, CONCRETE PAVING, ETC.)

NOTE: SEE PLAN FOR DETAILED DEMOLITION PROCEDURES, SEQUENCING AND SPECIFICATIONS.

- DEMOLITION NOTES:**
- IN ACCORDANCE WITH 40 CFR, PART 61, SUBPART M, A THOROUGH INSPECTION SHALL BE CONDUCTED FOR ASBESTOS-CONTAINING MATERIALS, PRIOR TO CONDUCTING A RENOVATION OR DEMOLITION ACTIVITY OF AN EXISTING STRUCTURE. THE ASBESTOS INSPECTION MUST BE CONDUCTED BY A NORTH CAROLINA ACCREDITED ASBESTOS INSPECTOR. ALL REGULATED AND/OR FRIABLE ASBESTOS-CONTAINING MATERIALS IDENTIFIED DURING THE SURVEY, WHICH WILL BE DISTURBED, MUST BE PROPERLY REMOVED BY ACCREDITED INDIVIDUALS BEFORE BEGINNING THE RENOVATION OR DEMOLITION ACTIVITY. IF REGULATED AND/OR FRIABLE ASBESTOS CONTAINING MATERIALS TO BE REMOVED EXCEED 160 SQUARE FEET, 260 LINEAR FEET OR 35 CUBIC FEET, A PERMIT SHALL BE APPLIED FOR THROUGH THE NORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES.
  - ALL MATERIAL TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A PERMITTED SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS.

EX. LANDSCAPE PERMITTED UNDER SEPARATE COVER

EX. RETAINING WALL PERMITTED UNDER SEPARATE COVER

MAIL KIOSK TO BE RELOCATED ON SITE

50' NEUSE RIPARIAN BUFFER (MEASURED 50' FROM TOP OF BANK, EACH SIDE)

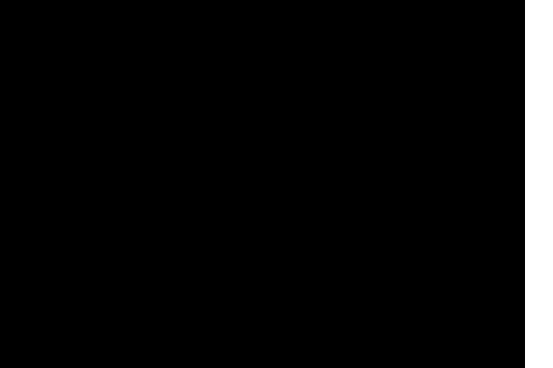
EXISTING WETLANDS (TYP.)



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2640 PRINCESS TREE DRIVE  
RALEIGH, NORTH CAROLINA



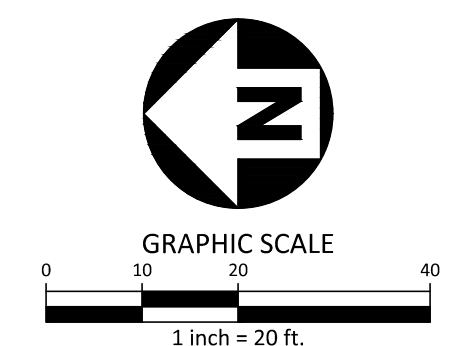
**REVISIONS**

NO.	DATE

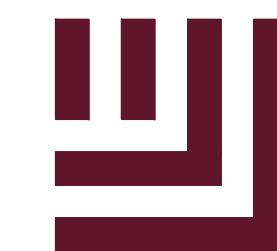
**PLAN INFORMATION**

PROJECT NO.	KBH-20000
FILENAME	KBH20000-Amenity-DM1
CHECKED BY	SRD
DRAWN BY	MCG
SCALE	1"=20'
DATE	02.02.2024

**AMENITY**  
**DEMOLITION PLAN**  
**C1.10**



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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2640 PRINCESS TREE DRIVE  
RALEIGH, NORTH CAROLINA**



**REVISIONS**

NO. DATE

**PLAN INFORMATION**

PROJECT NO. KBH-20000  
FILENAME KBH20000-Amenity-S1  
CHECKED BY SRD  
DRAWN BY MCG  
SCALE 1"=20'  
DATE 02.02.2024

**SHEET**

**AMENITY  
SITE PLAN**

**C2.00**

**SITE LEGEND**

- SIGNAGE
- LIGHT POLE
- ACC VAN
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- ACCESSIBLE RAMPS
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- PHASE LINE
- SINGLE FAMILY DETACHED LOT
- OPEN SPACE/  
COMMON AREA LOT  
(UNOCCUPIED)

**KEY LEGEND**

- ① STOP SIGN
- ② ACCESSIBLE RAMP
- ③ PRIVATE STORM DRAINAGE EASEMENT
- ④ PUBLIC STORM DRAINAGE EASEMENT

**PARKING CALCULATIONS  
AMENITY VUA**

PARKING REQUIRED:  
REQUIRED: 1/500 SF OF GROSS FLOOR AREA (955 SF = 2 STALLS)  
1/1,000 SF OUTDOOR USE AREA (20,902 SF = 21 STALLS)

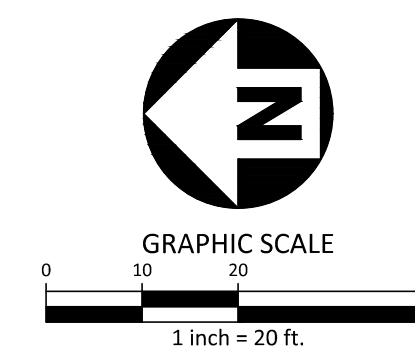
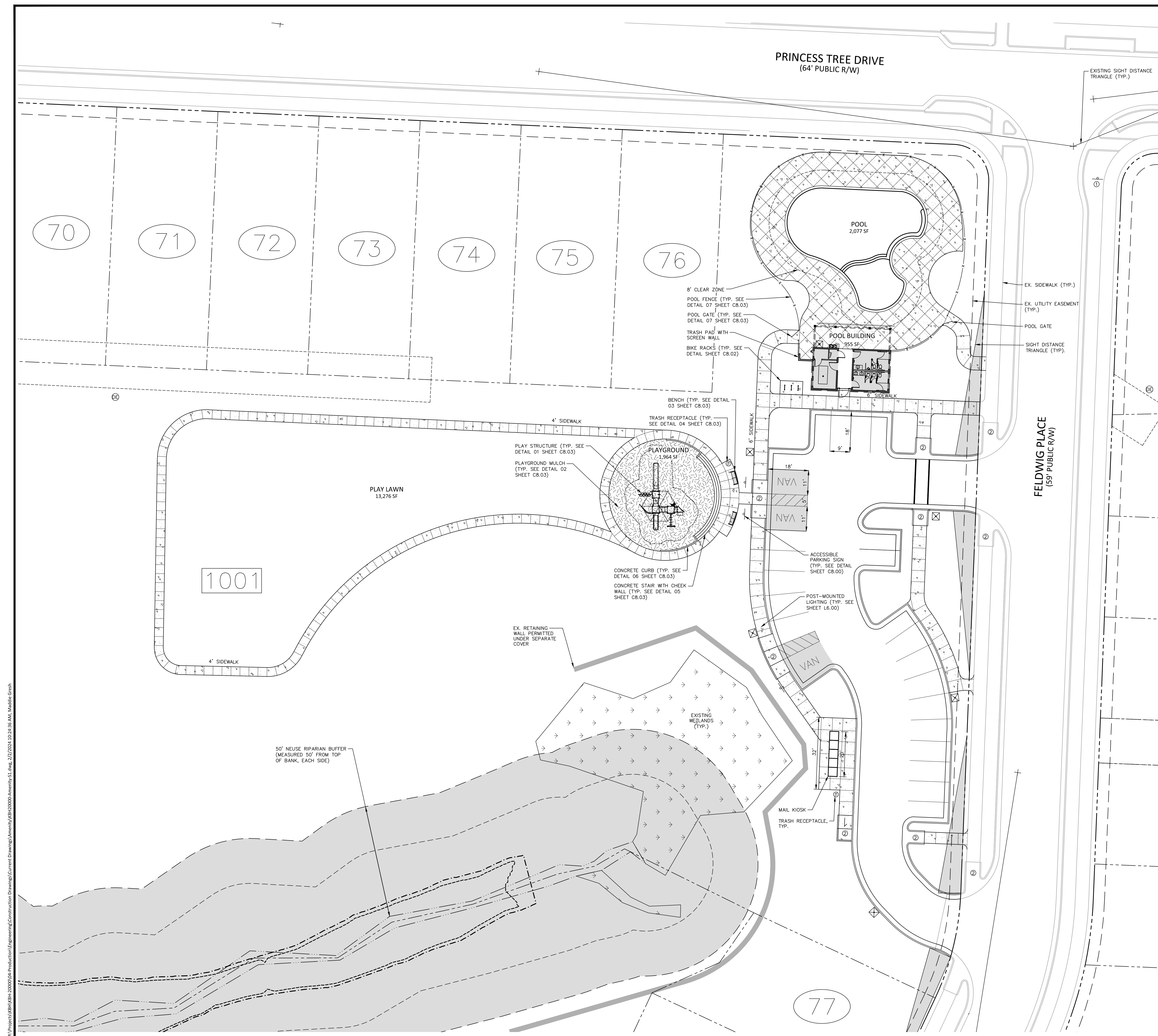
PROVIDED: 23 STALLS

BICYCLE PARKING REQUIRED:  
REQUIRED: 1 SPACE/5,000 SF OF SITE AREA, MIN. 4 + 5 SPACES

PROVIDED: 6 SPACES/3 RACKS

**NOTE:**

- WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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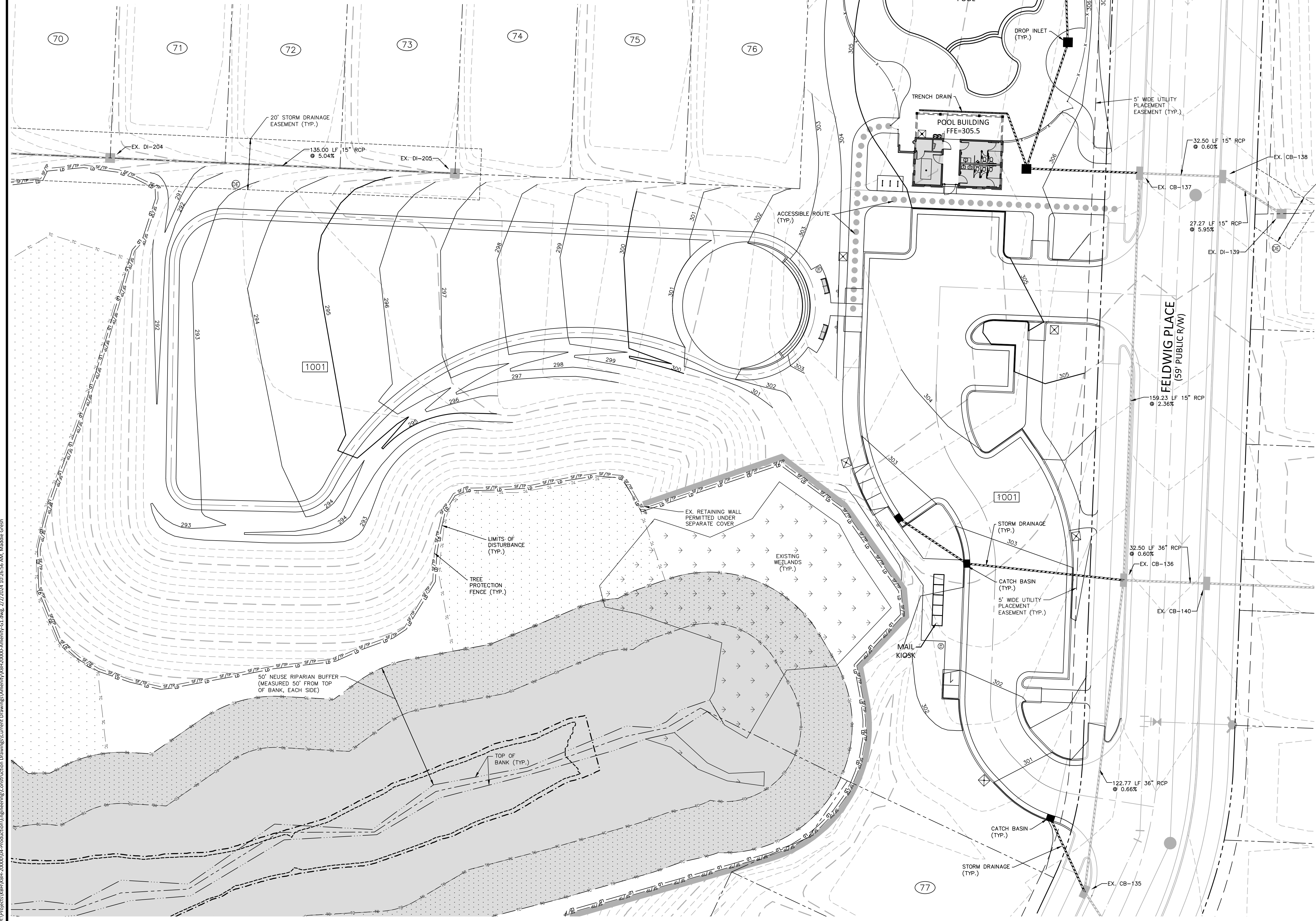


**STORM DRAINAGE NOTES**

- ALL STORM DRAINAGE PIPES SHOWN SHALL BE REINFORCED CONCRETE (RCP) (MINIMUM CLASS III) UNLESS NOTED OTHERWISE. CONTRACTOR TO COORDINATE WITH THE GEOTECH TO VERIFY TYPE OF BEDDING REQUIRED BASED ON SOIL CONDITIONS. CONTRACTOR TO SELECT REQUIRED CLASS OF PIPE BASED ON DEPTH OF PIPE AND BEDDING PROVIDED PER THE AMERICAN CONCRETE PIPE ASSOCIATION GUIDELINES.
- ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS.
- ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
- ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
- ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
- THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE STANDARD, USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.
- ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
- MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE OR GEOTECH AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
- BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCHES SHALL BE COMPACTED TO 100 PERCENT STANDARD PROCTOR.
- UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.
- ALL CONCRETE PIPE AND PRECAST STORM STRUCTURES SHALL MEET NCDOT STANDARDS BY MANUFACTURER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL PIPE AND STRUCTURES FOR CRACKS OR BREAKS, PRIOR TO INSTALLATION. ANY DAMAGED ITEMS SHALL NOT BE INSTALLED.
- "KNOCK-OUT" BOXES OR HOPE PIPE SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAYS UNLESS APPROVED IN WRITING BY CITY OF RALEIGH STORMWATER DEPARTMENT.

**GRADING NOTES**

- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. FOR NECESSARY PLAN OR GRADE CHANGES, NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "F" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
- CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. TIMING OF REMOVAL SHALL BE COORDINATED WITH THE EROSION CONTROL INSPECTOR.
- EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- SOIL UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.



**GRADING LEGEND**

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- TOP & BOTTOM CURB ELEVATIONS
- SPOT ELEVATION
- STORM DRAINAGE
- LIMITS OF DISTURBANCE
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EASEMENT LINE
- PRIMARY TREE CONSERVATION AREA
- SECONDARY TREE CONSERVATION AREA
- PRIVATE STORM DRAINAGE EASEMENT
- PUBLIC STORM DRAINAGE EASEMENT

**EXISTING STORM DRAINAGE:**

CB-135 T/C=300.61 INV IN=294.20 (CB-136) INV OUT=293.90	DI-139 T/G=307.16 INV OUT=303.91	CB-224 T/C=306.19 INV IN=301.70 (CB-226) INV IN=301.94 (CB-225) INV OUT=300.95
CB-140 T/C=302.39	CB-226 INV IN=295.40 (DI-141) INV OUT=295.30	CB-227 T/C=310.36 INV IN=305.80 (CB-227) INV OUT=305.70
CB-136 T/C=302.39 INV IN=295.10 (CB-140) INV IN=298.14 (CB-137) INV OUT=295.00	DI-204 T/G=288.55 INV IN=285.30 (DI-205) INV OUT=285.15	CB-222 T/C=299.55 INV IN=295.05 (CB-224) INV IN=295.30 (CB-223) INV OUT=294.35
CB-137 T/C=306.54 INV IN=302.00 (CB-138) INV OUT=301.90	DI-205 T/G=295.43 INV OUT=292.10	
CB-138 T/C=306.54 INV IN=302.29 (DI-139) INV OUT=302.19		

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**TUCKER PLACE - AMENITY  
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2640 PRINCESS TREE DRIVE  
RALEIGH, NORTH CAROLINA**

**REVISIONS**

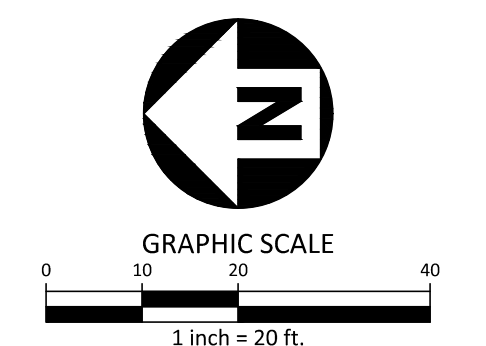
NO.	DATE

**PLAN INFORMATION**

PROJECT NO. KBH-20000  
FILENAME KBH20000-Amenity-G1  
CHECKED BY SRD  
DRAWN BY MCG  
SCALE 1"=20'  
DATE 02.02.2024

**SHEET**

AMENITY  
GRADING PLAN  
**C3.00**



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REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. KBH-20000  
FILENAME KBH20000-Amenity-U1  
CHECKED BY SRD  
DRAWN BY MCG  
SCALE 1"=20'  
DATE 02.02.2024

SHEET

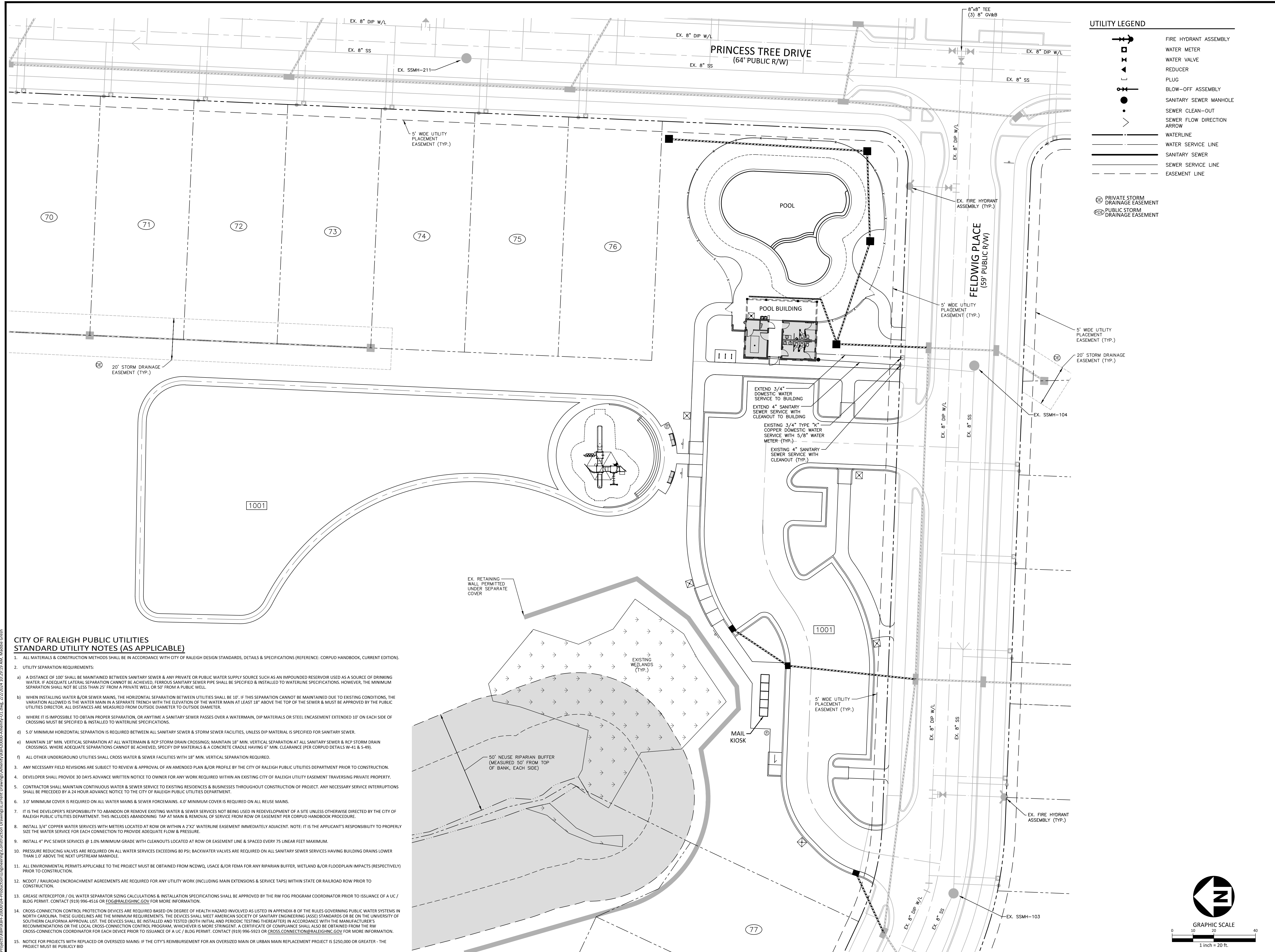
AMENITY  
UTILITY PLAN

C4.00

UTILITY LEGEND

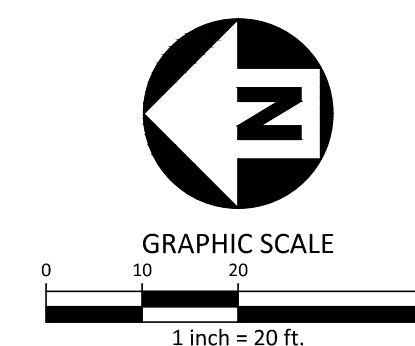
- FIRE HYDRANT ASSEMBLY
- WATER METER
- WATER VALVE
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- SEWER FLOW DIRECTION ARROW
- WATERLINE
- WATER SERVICE LINE
- SANITARY SEWER
- SEWER SERVICE LINE
- EASEMENT LINE

- PRIVATE STORM DRAINAGE EASEMENT
- PUBLIC STORM DRAINAGE EASEMENT



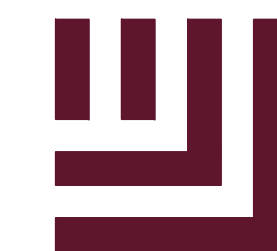
CITY OF RALEIGH PUBLIC UTILITIES  
STANDARD UTILITY NOTES (AS APPLICABLE)

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
  - a) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
  - b) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER.
  - c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
  - d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
  - e) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & 5-49).
  - f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
5. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
6. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
7. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
8. INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
9. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
10. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 10' ABOVE THE NEXT UPSTREAM MANHOLE.
11. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
12. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
13. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
14. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FROM THE RW CROSS-CONNECTION COORDINATOR FOR EACH DEVICE PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-5923 OR CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
15. NOTICE FOR PROJECTS WITH REPLACED OR OVERSIZED MAINS: IF THE CITY'S REIMBURSEMENT FOR AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT PROJECT IS \$250,000 OR GREATER - THE PROJECT MUST BE PUBLICLY BID.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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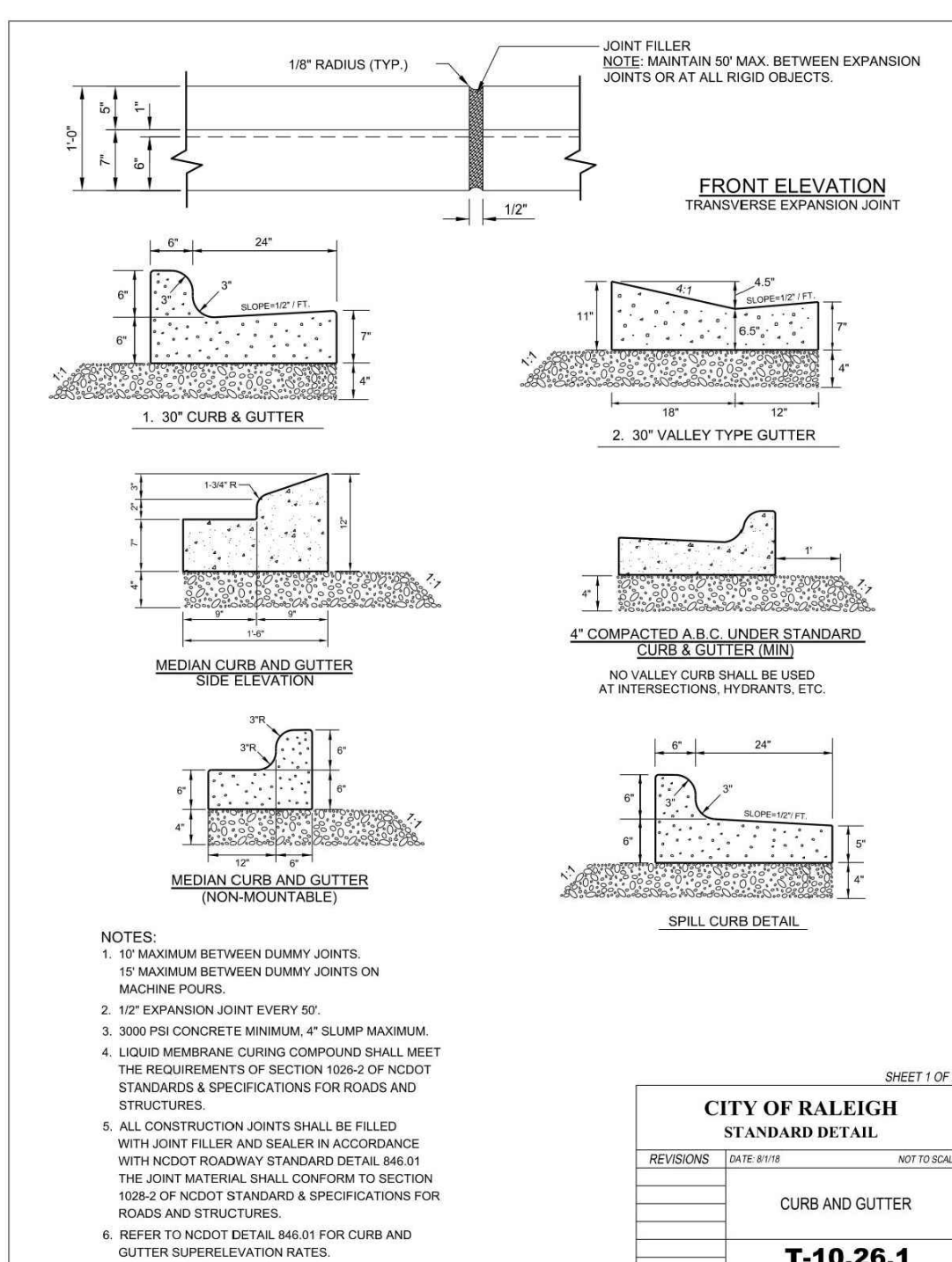


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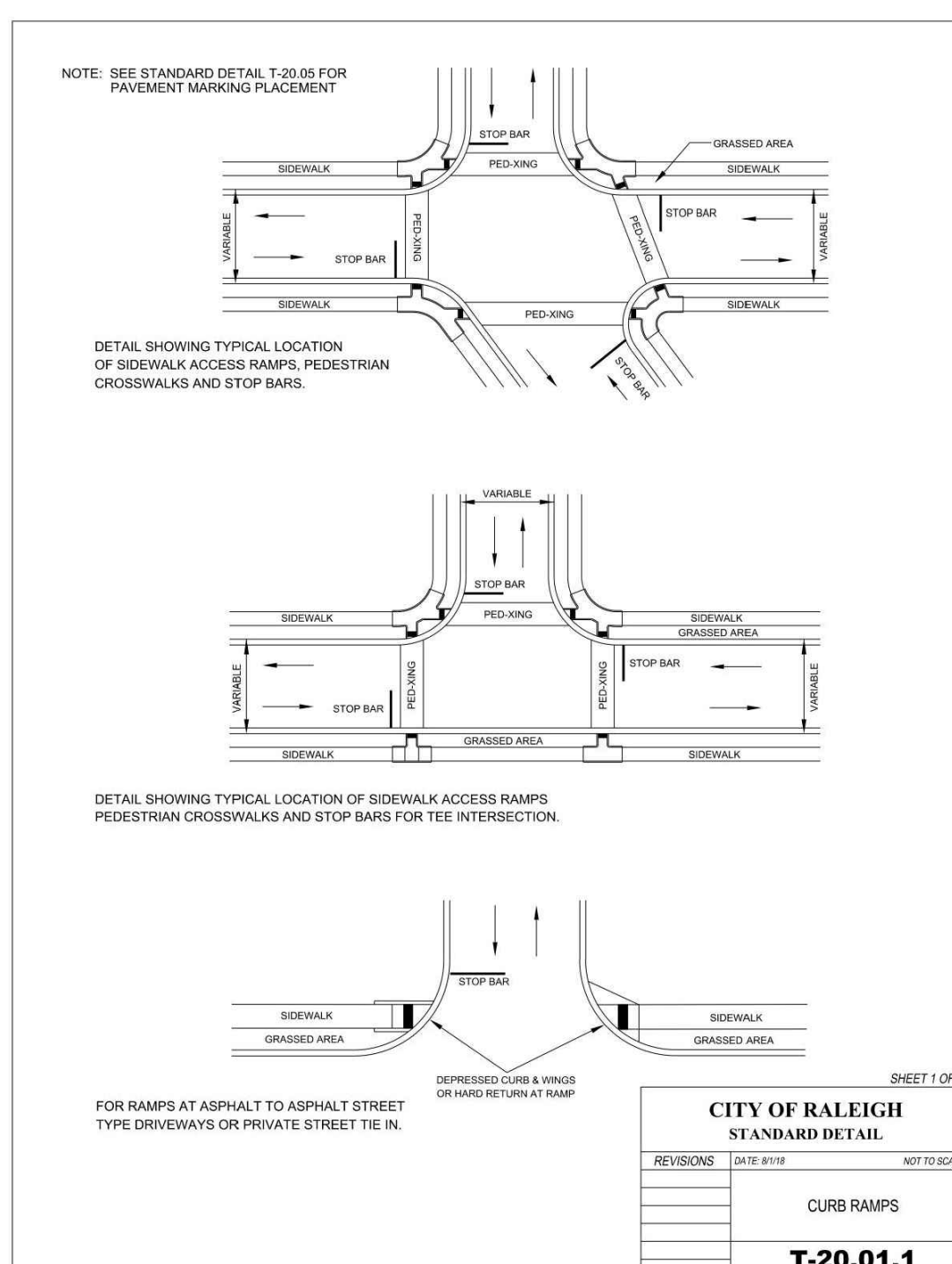


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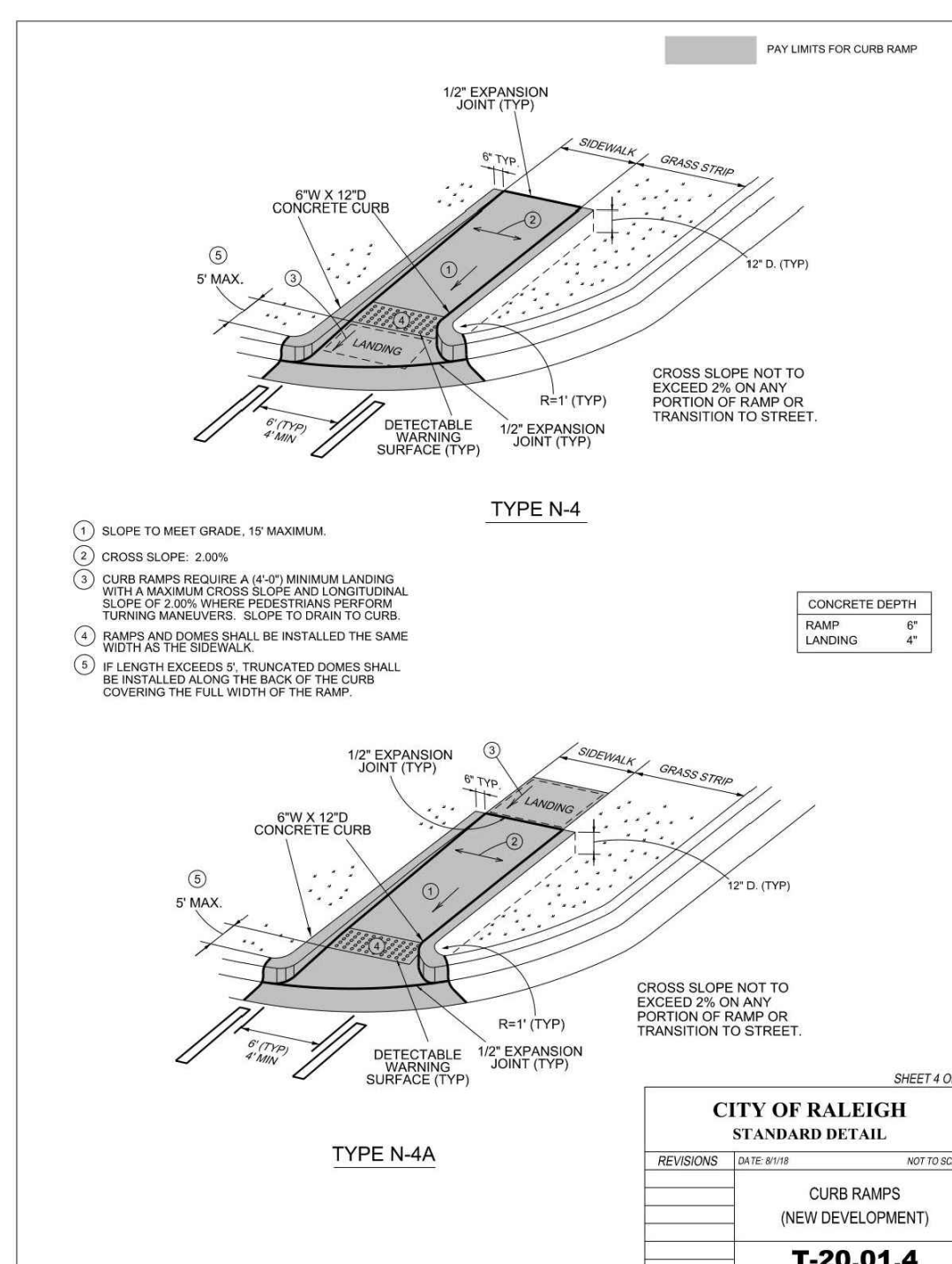


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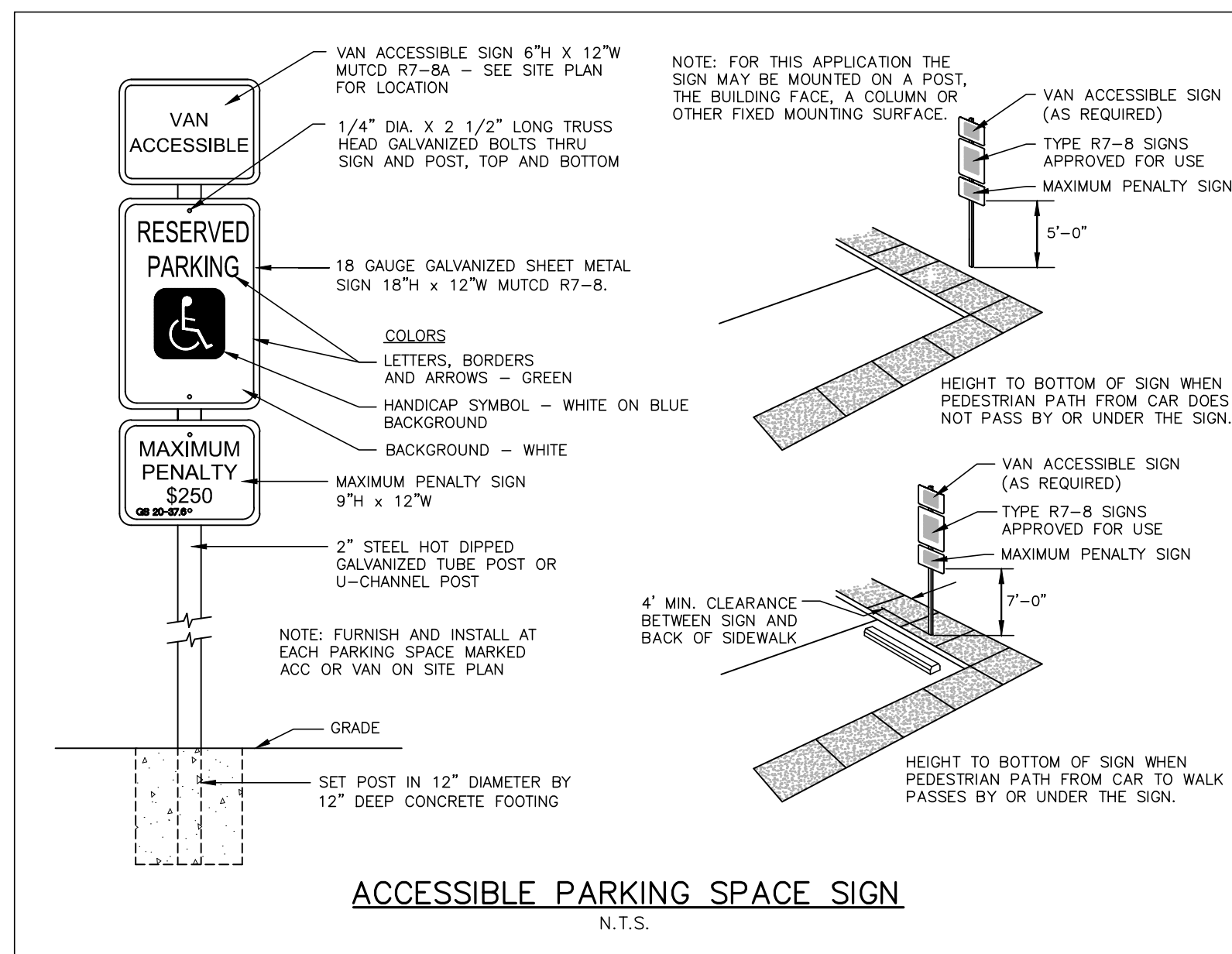


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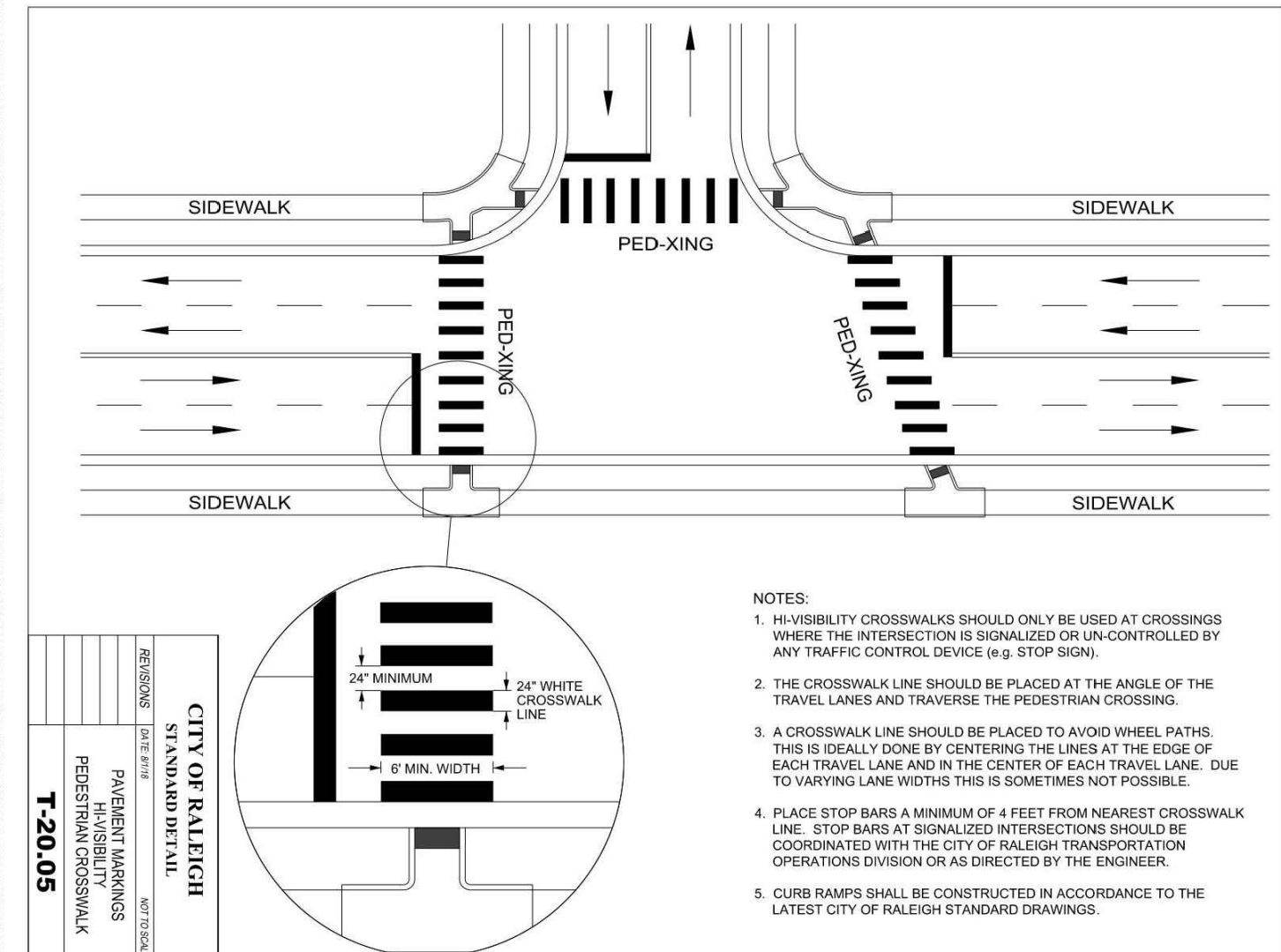


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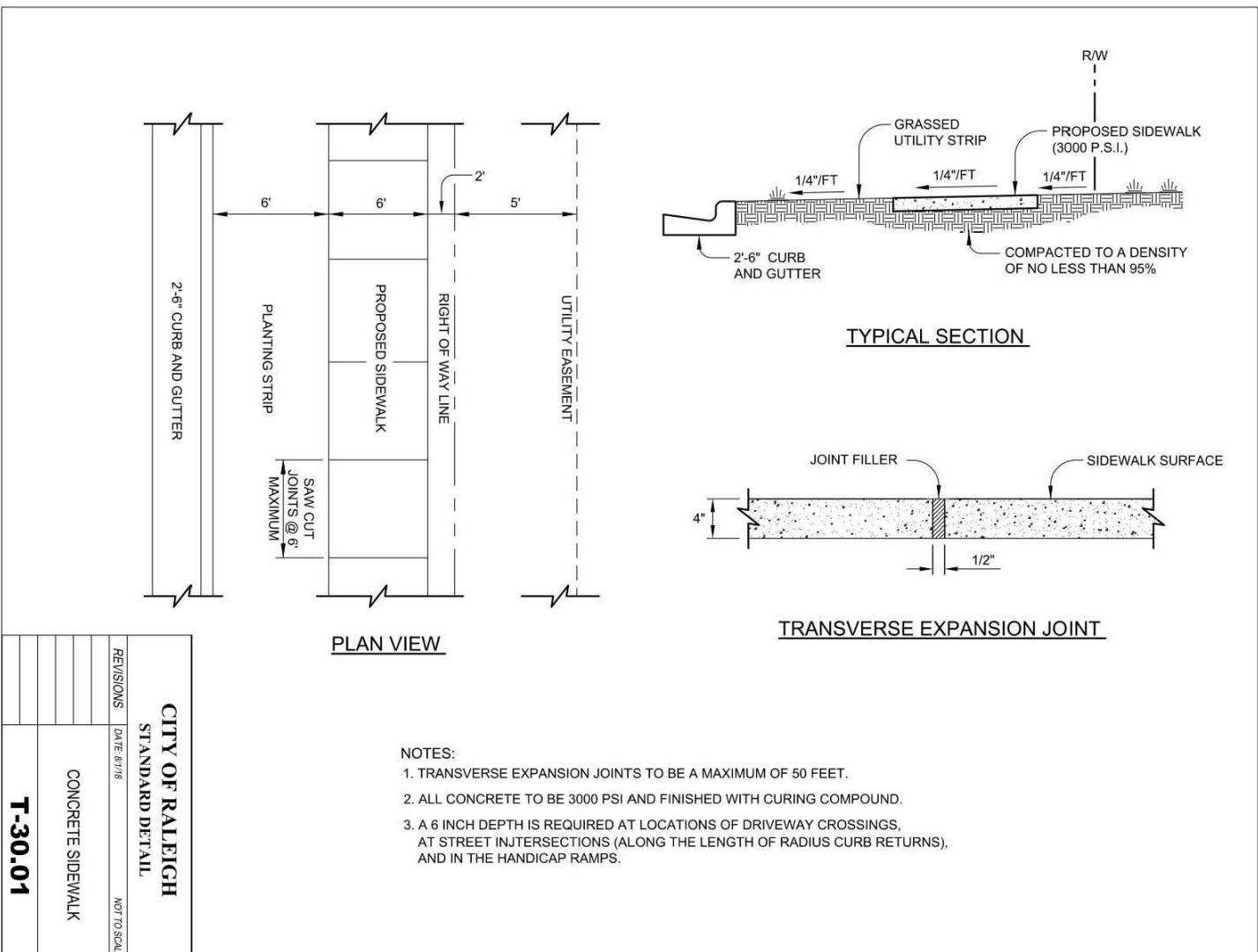


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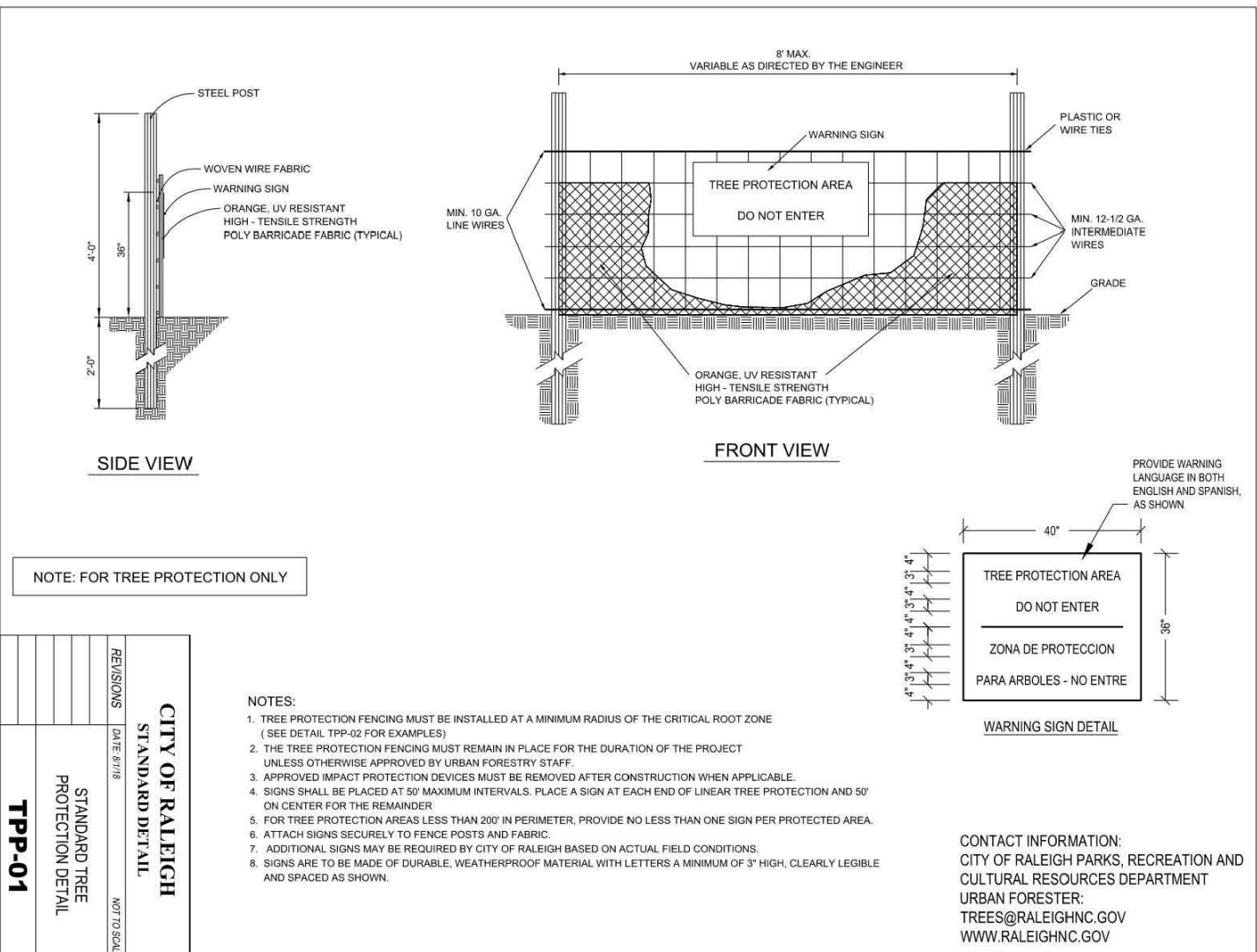


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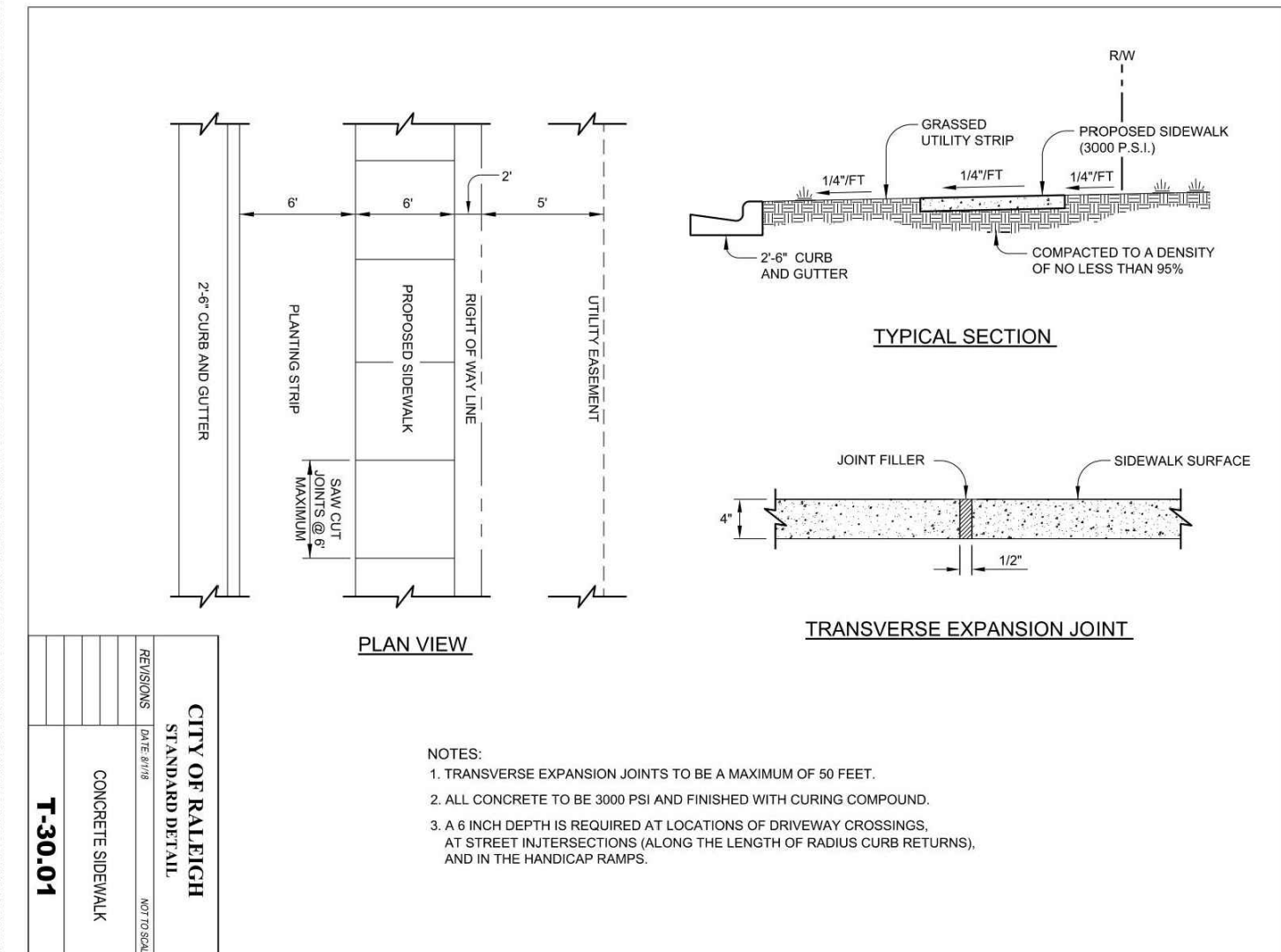


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Table with 3 columns: REVISIONS, DATE, BY. Includes title 'CITY OF RALEIGH STANDARD DETAIL CONCRETE SIDEWALK T-20.01'.

REVISIONS

Table with 2 columns: NO., DATE

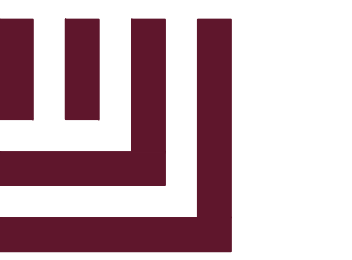
PLAN INFORMATION

Table with 2 columns: PROJECT NO., FILENAME, CHECKED BY, DRAWN BY, SCALE, DATE.

SHEET

SITE AND UTILITY DETAILS

C8.01



McADAMS

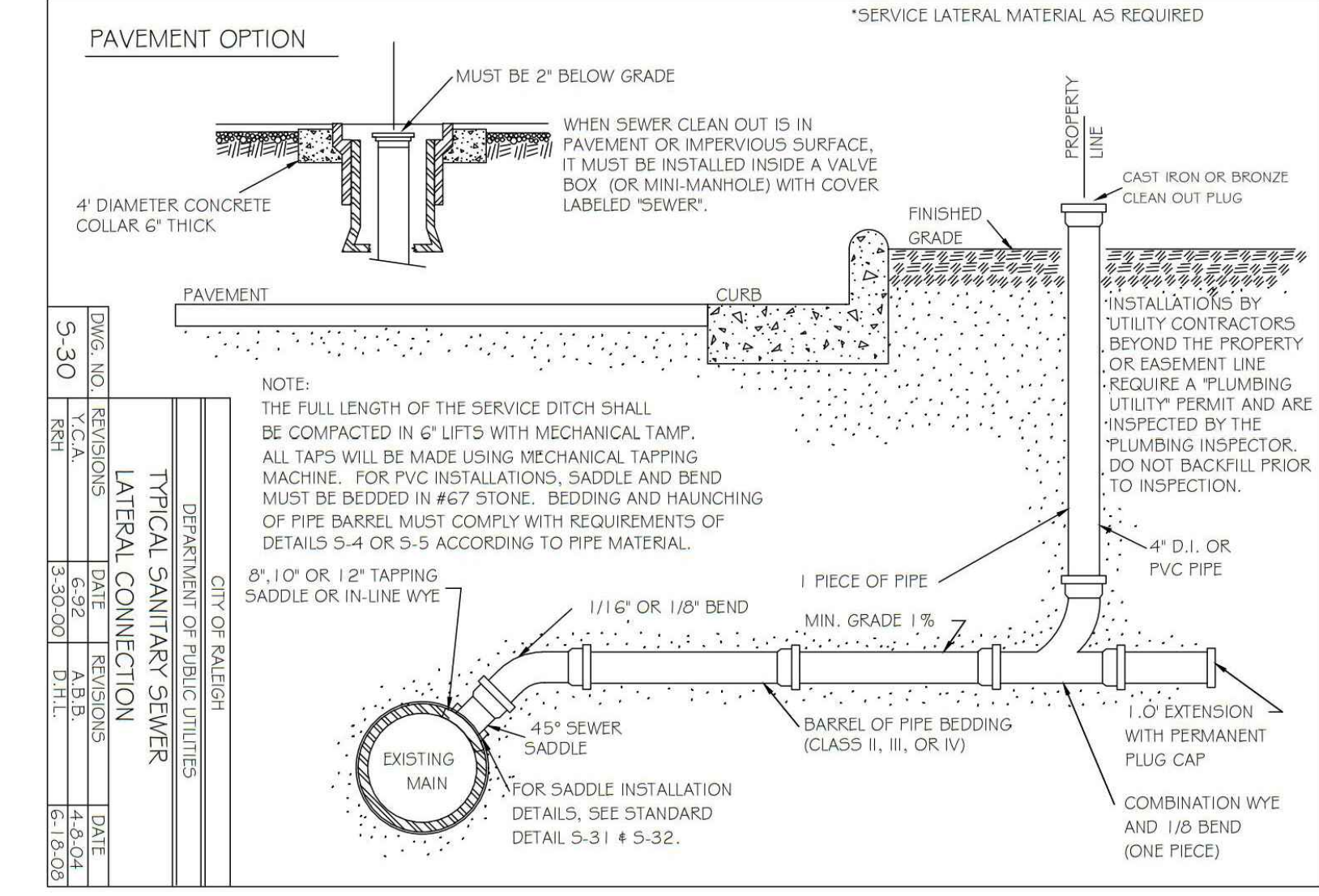
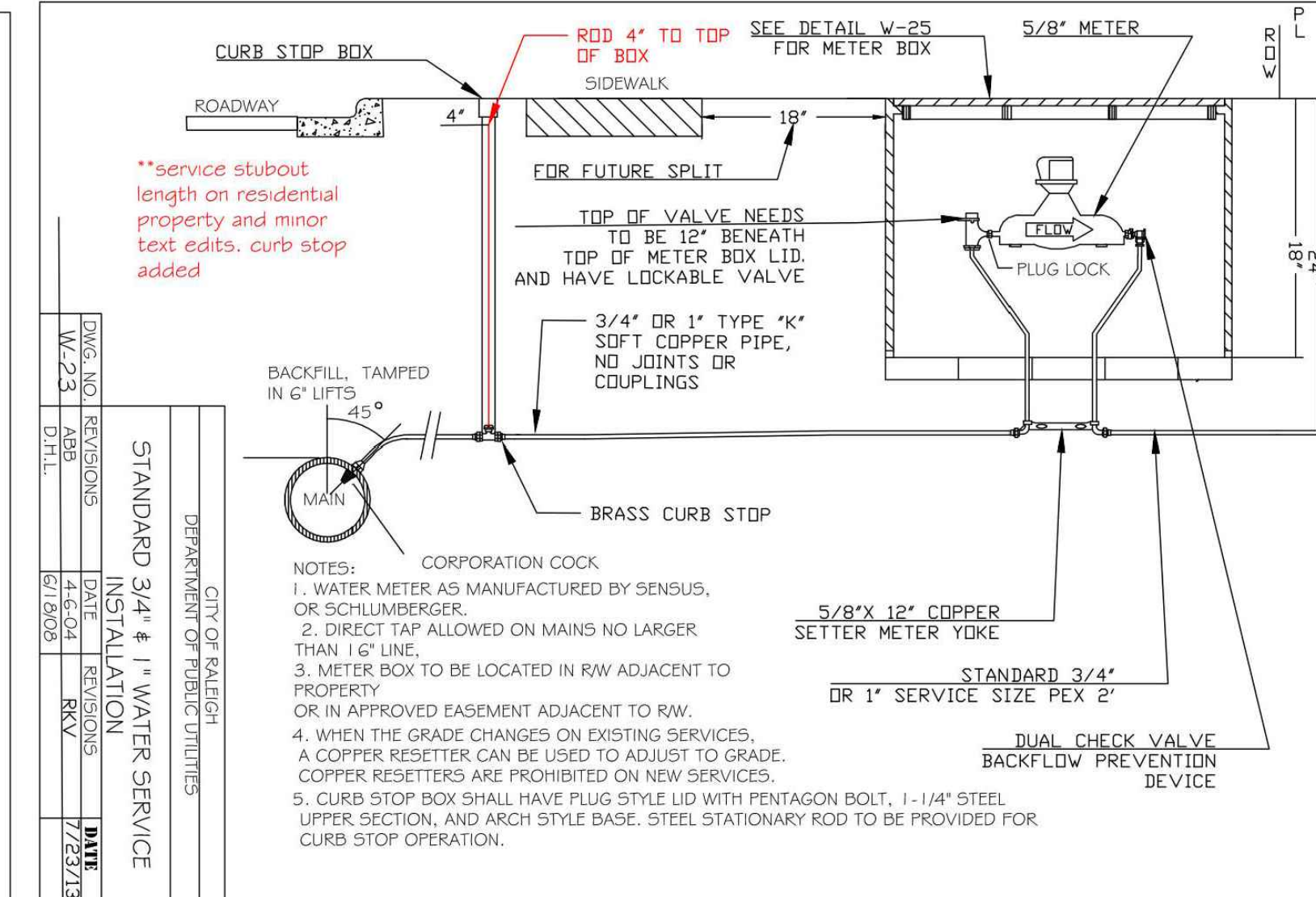
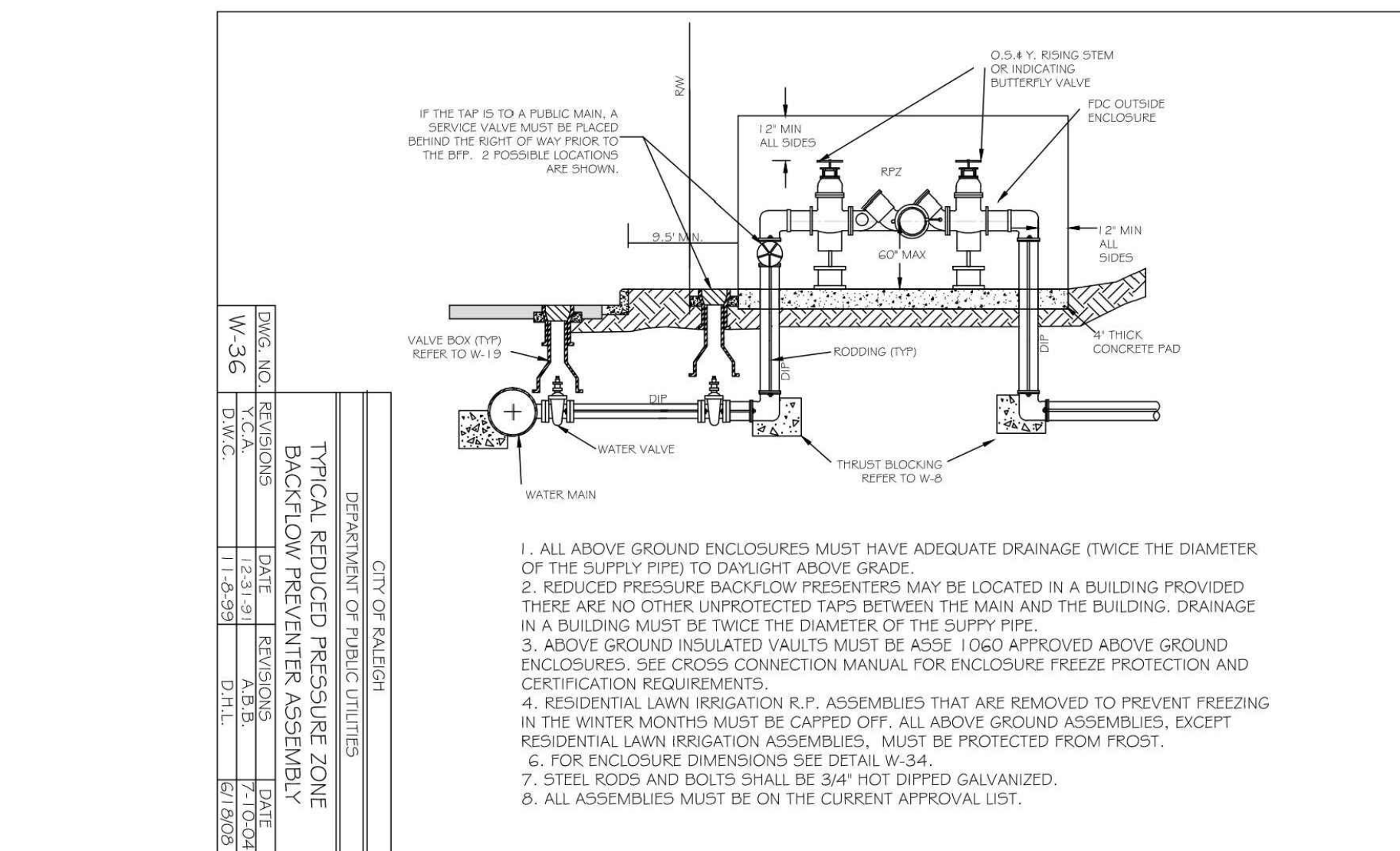
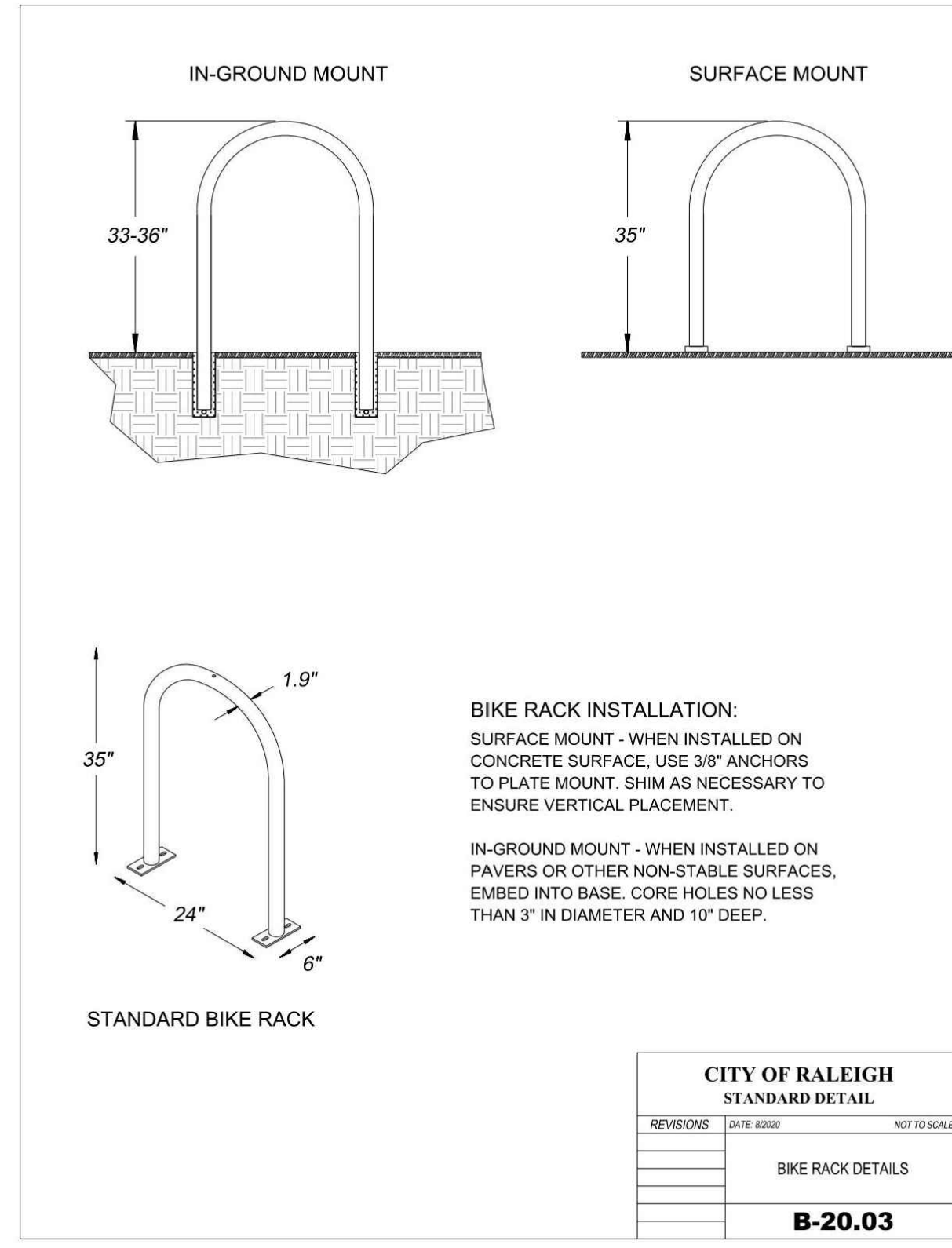
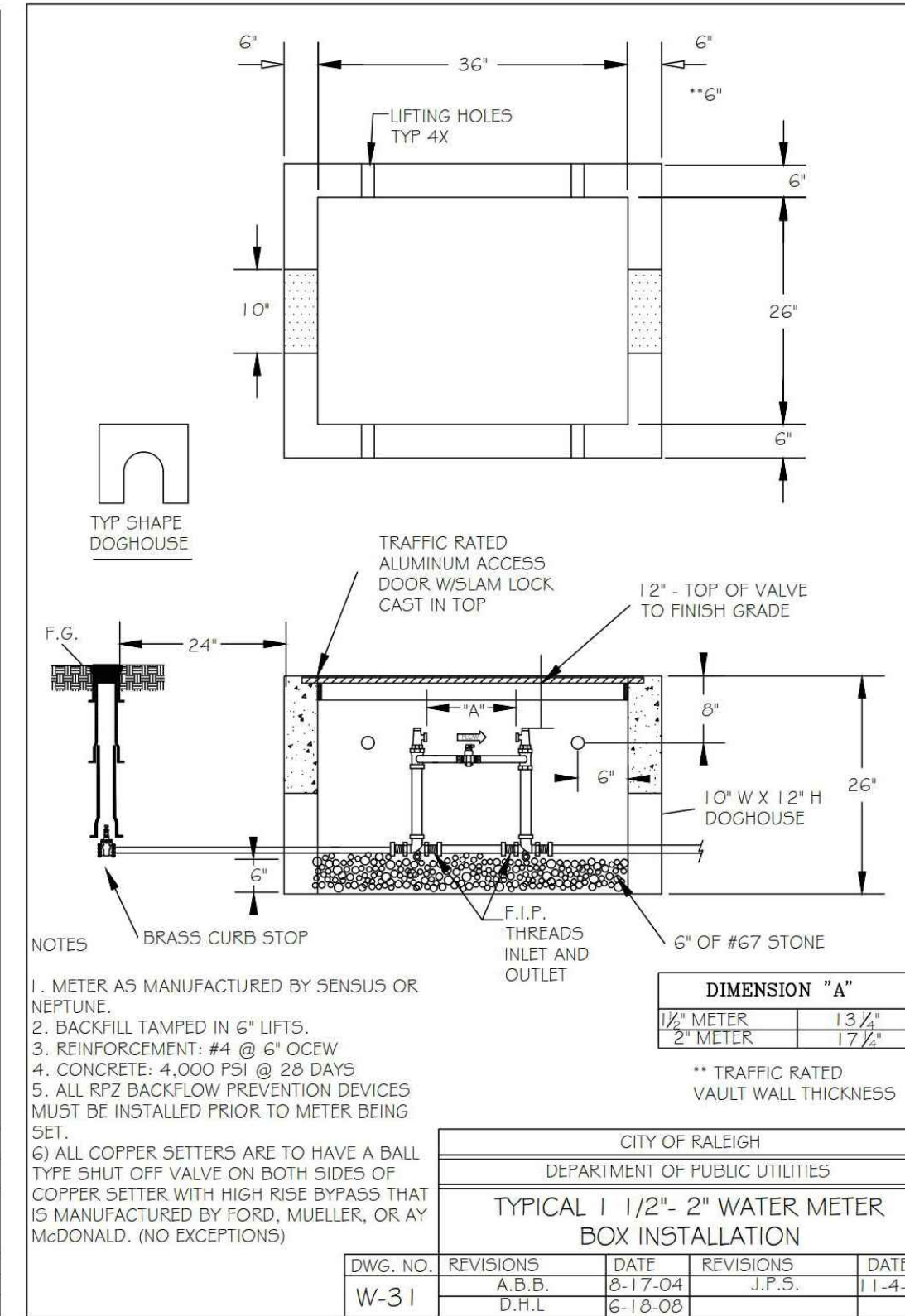
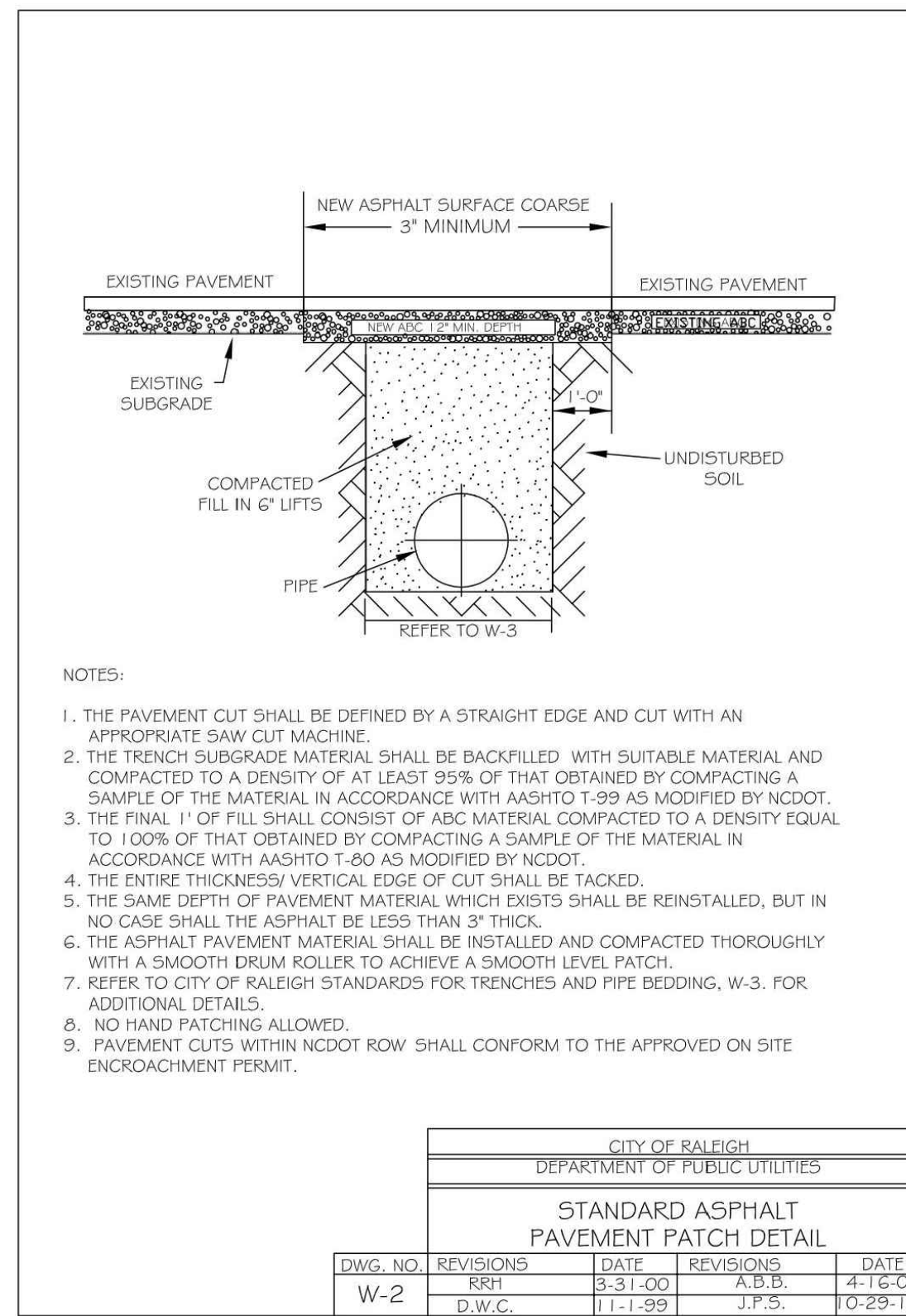
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TUCKER PLACE - AMENITY  
ADMINISTRATIVE SITE PLAN  
2640 PRINCESS TREE DRIVE  
RALEIGH, NORTH CAROLINA



REVISIONS

NO. DATE

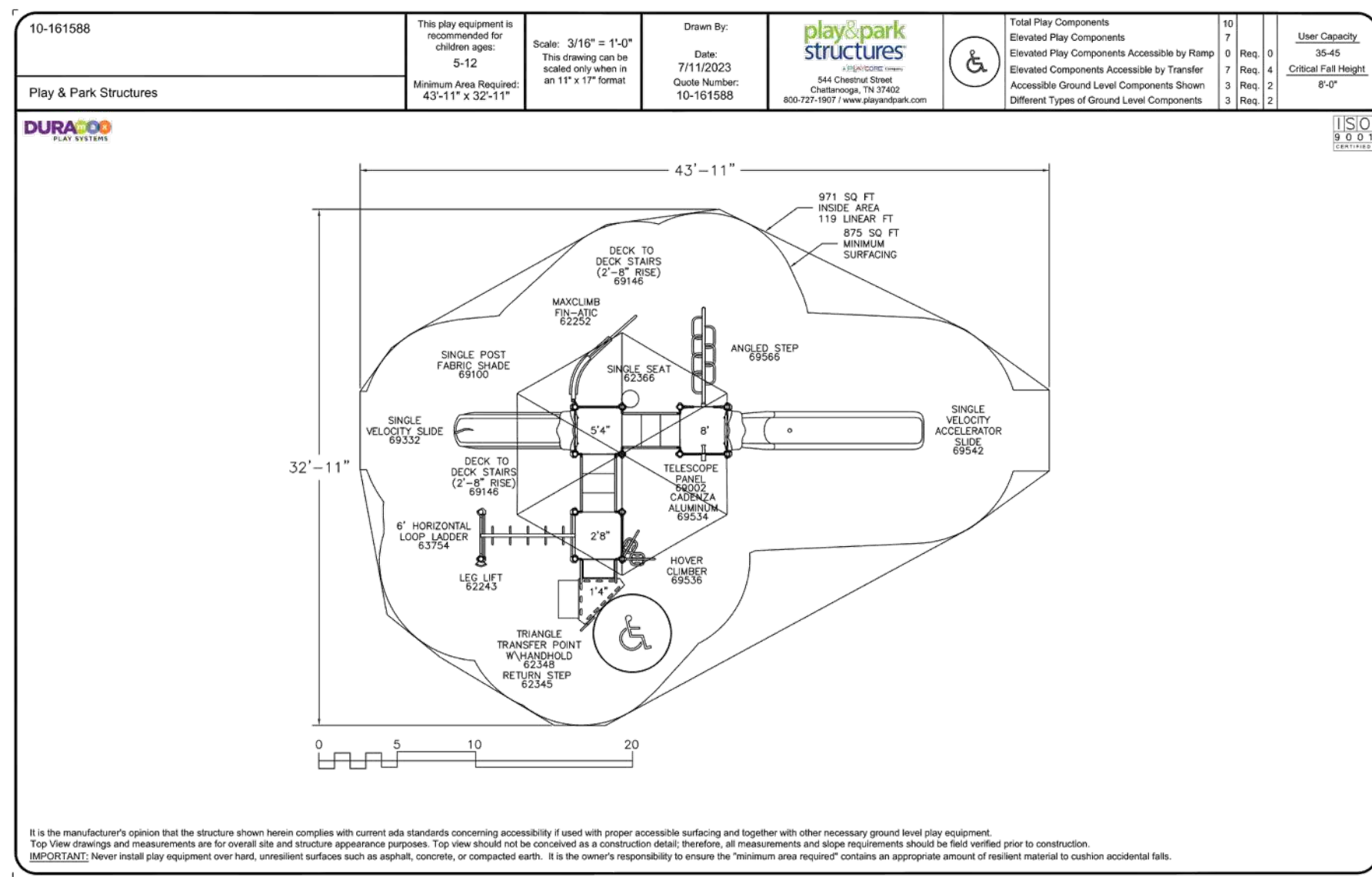
PLAN INFORMATION

PROJECT NO. KBH-20000  
FILENAME KBH20000-Amenity-01  
CHECKED BY SRD  
DRAWN BY MCG  
SCALE --  
DATE 02.02.2024

SHEET

SITE AND UTILITY  
DETAILS

C8.02



**01 PLAY STRUCTURE**  
SCALE: NTS

**SuperiorAmenities Zion Trash Receptacle**

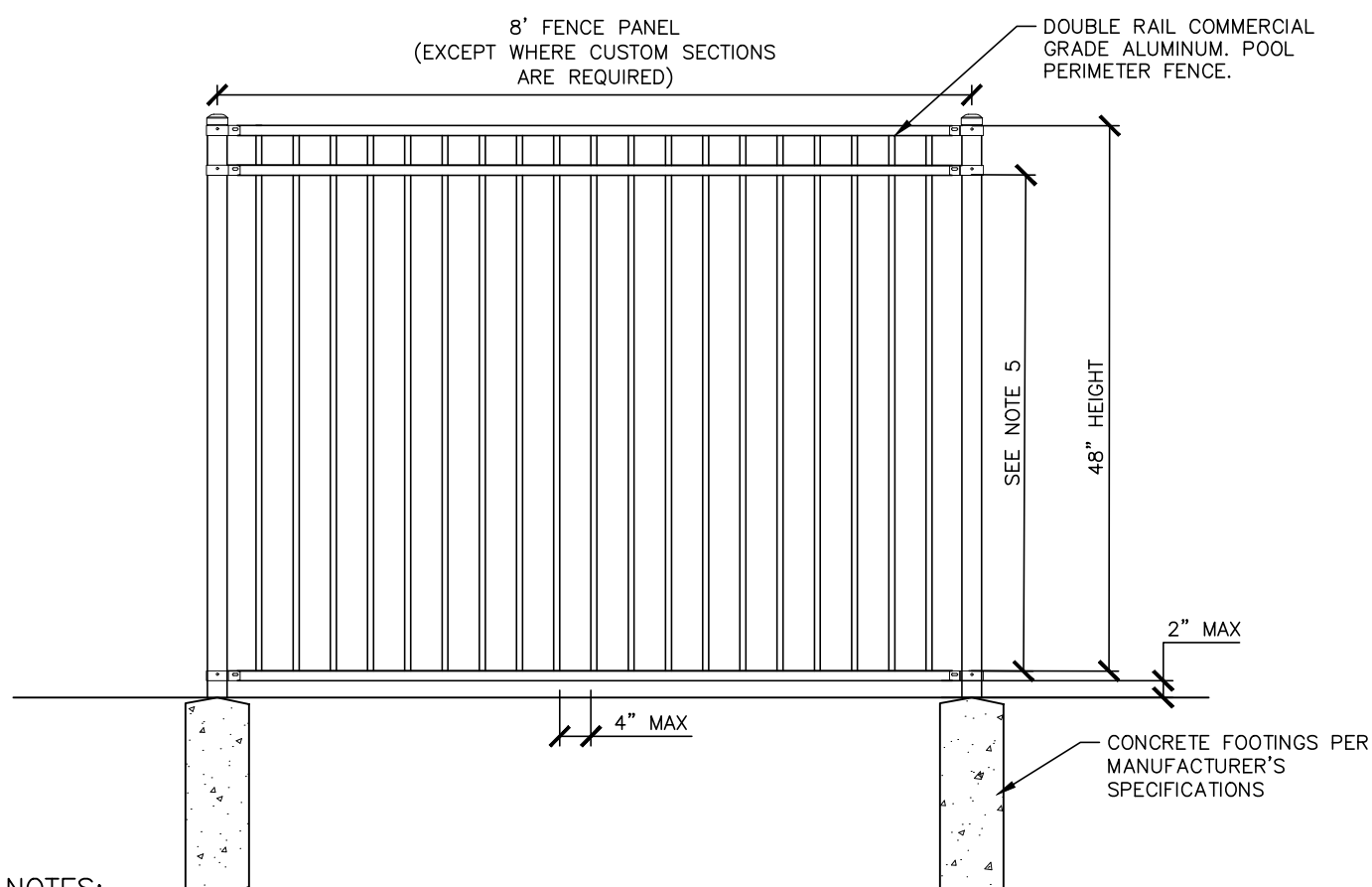


The Zion Trash Receptacle features an all-steel, vertical slatted design suitable for any outdoor location. With its simple and modern design, place this commercial trash receptacle next to the matching Zion Bench in courtyards, outdoor shopping malls, or city sidewalks for an upscale, cohesive design. The Zion collection is made from tough steel that is coated in a superdurable powder coat in your choice of color. This outdoor trash receptacle includes a plastic liner and your choice of flat top lid, ash bonnet, or rain bonnet.

- 36 Gallon Capacity
- Powder Coated Finish
- Lid and Liner Included
- Features 1 1/2" x 1/4" flat steel straps

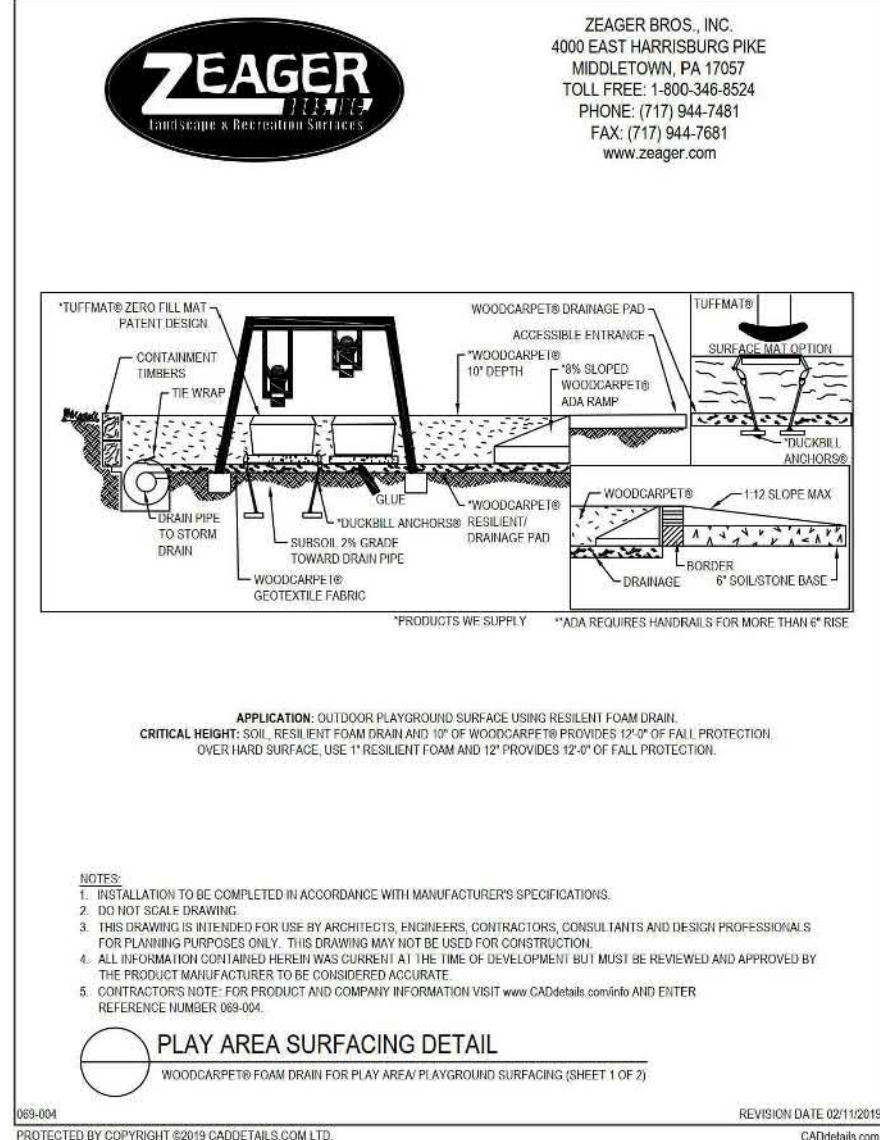
To Order: sales@slbrands.com • 1.800.327.8774 • srp@superamenities.com

**04 TRASH RECEPTACLE**  
SCALE: NTS

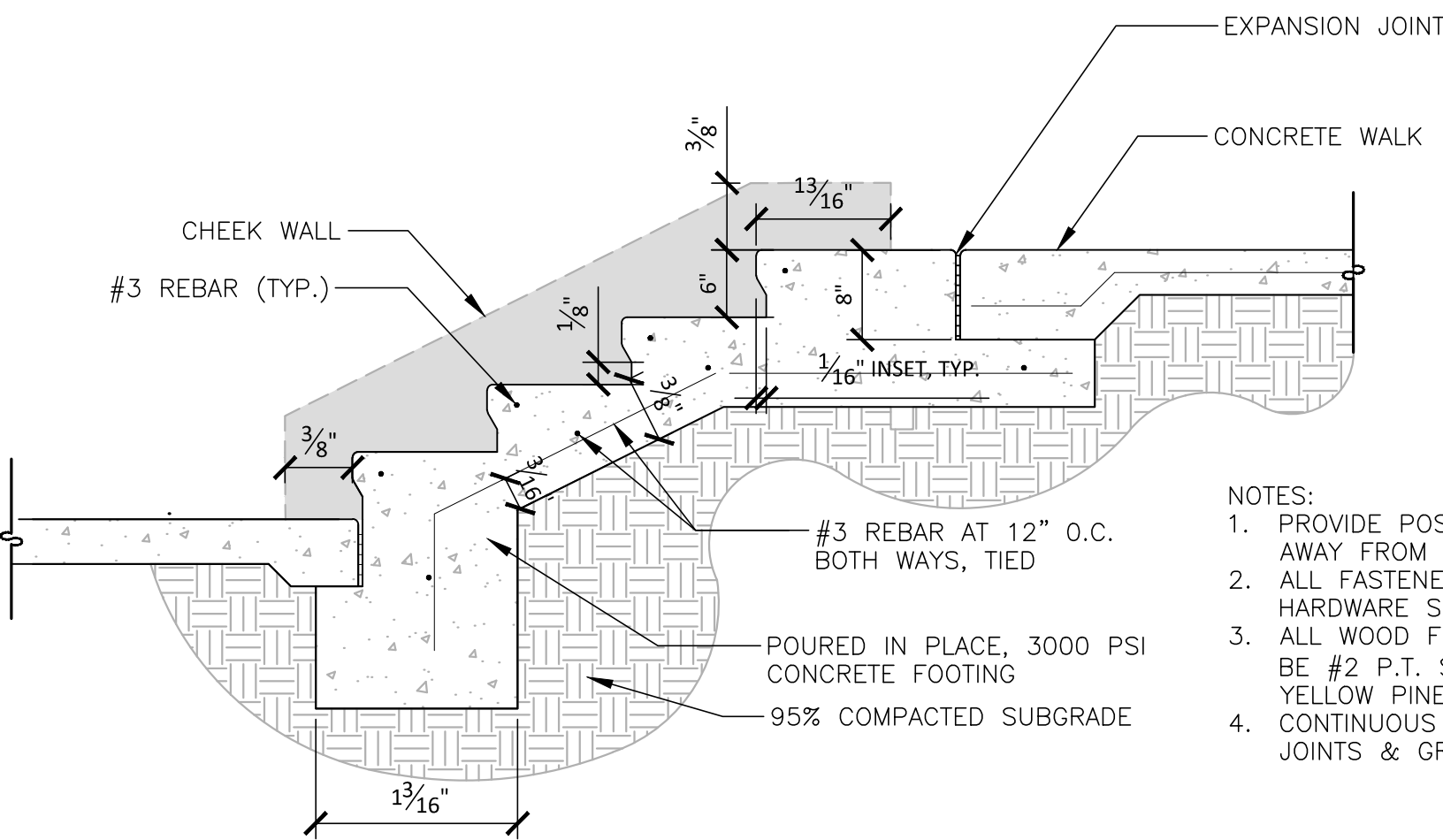


- NOTES:**
- ALL FASTENERS AND HARDWARE SHALL BE S.S.
  - FENCE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
  - FENCE DIMENSIONS (OR EQUAL) - CONTRACTOR TO ENSURE FENCE MEETS ALL APPLICABLE POOL CODES COMMERCIAL STRENGTH ALUMINUM.
- POSTS: 2 1/2" x 2 1/2"  
RAILS: 1 1/2" x 1 1/2" - NO EXPOSED SCREW SYSTEM  
PICKETS: 3/4" x 1/4" W/ 3 1/4" SPACING  
COLOR: SATIN BLACK, SHOP APPLIED POWDER COAT
- CONFIRM POOL FENCE MEETS LOCAL CODE CRITERIA
  - FOR POOL FENCING, THE HORIZONTAL SPACE BETWEEN VERTICAL MEMBERS SHALL NOT EXCEED 4 INCHES, WHERE THE HORIZONTAL SPACE BETWEEN VERTICAL MEMBERS EXCEEDS 1-3/4 INCHES THERE SHALL BE AT LEAST 30 INCHES BETWEEN ANY HORIZONTAL BOTTOM RAIL OR STRINGER AND THE NEXT HORIZONTAL RAIL OR STRINGER.

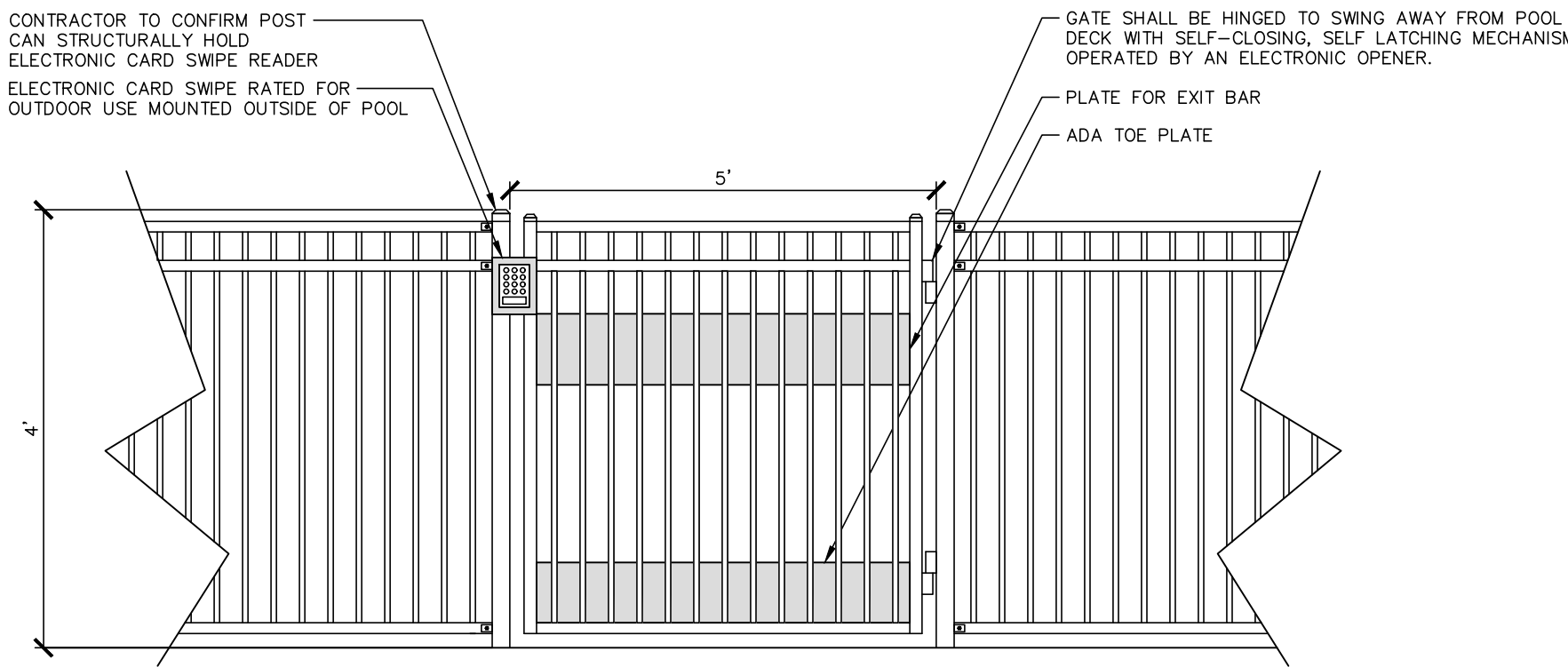
**07 POOL FENCE AND GATE**  
SCALE: NTS



**02 PLAYGROUND MULCH**  
SCALE: NTS



**05 CONCRETE STAIRS**  
SCALE: 3/4" = 1'-0"



- CONTRACTOR TO CONFIRM POST CAN STRUCTURALLY HOLD ELECTRONIC CARD SWIPE READER FOR OUTDOOR USE MOUNTED OUTSIDE OF POOL.**
- NOTES:**
- GATE HARDWARE WILL BE OPERABLE WITH ONE HAND AND WILL NOT REQUIRE >5LBS OF FORCE, PINCHING, TIGHT GRASPING OR TWISTING OF THE WRIST TO OPERATE.
  - GATE ENTRY CONTROLS WILL BE LOCATED NOT LESS THAN 34" MINIMUM AND 48" MAXIMUM ABOVE FINISHED GRADE.
  - CONTRACTOR TO SUBMIT MANUFACTURER INFORMATION AND CUT SHEETS FOR LATCH PRIOR TO ORDERING, COORDINATE THE SYSTEM WITH OTHER SITE ACCESS CONTROLS AS REQUIRED.
  - CONFIRM POOL FENCE MEETS LOCAL CODE CRITERIA.
  - POOL GATE AND POOL FENCE TO BE FLUSH.
  - SELF-CLOSING LATCH IS TO BE MOUNTED ON THE POOL SIDE OF THE GATE AT A MAXIMUM 48" ABOVE FINISHED GRADE.
  - POOL GATE SHALL MEET ADA & ALL CODES, BRING ANY DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
  - FENCE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- MATERIAL AND SIZE:**
- GATE AND FENCE SHALL BE COMMERCIAL GRADE ALUMINUM (OR APPROVED EQUAL)
  - ALL FASTENERS AND HARDWARE SHALL BE S.S.
  - GATE DIMENSIONS (OR APPROVED EQUAL)
- POSTS: 2 1/2" x 2 1/2"  
RAILS: 1 1/2" x 1 1/2" - NO EXPOSED SCREW SYSTEM  
PICKETS: 3/4" x 1/4" W/ 3 1/4" SPACING  
FINISH: SATIN BLACK, SHOP APPLIED POWDER COAT

**05 CONCRETE STAIRS**  
SCALE: 3/4" = 1'-0"

**SuperiorAmenities Zion Bench with Back**

The Zion Bench with Back features an all-steel, horizontal slatted design suitable for any outdoor area. With its modern design and 6' length, place this bench within courtyards, outdoor shopping malls, or city sidewalks for an upscale feel. The Zion Bench collection is made from tough steel that is coated in a superdurable powder coat in your choice of color.

This bench is available without armrests, with side armrests, and with both side and center armrests. This bench is also available in a backless version.

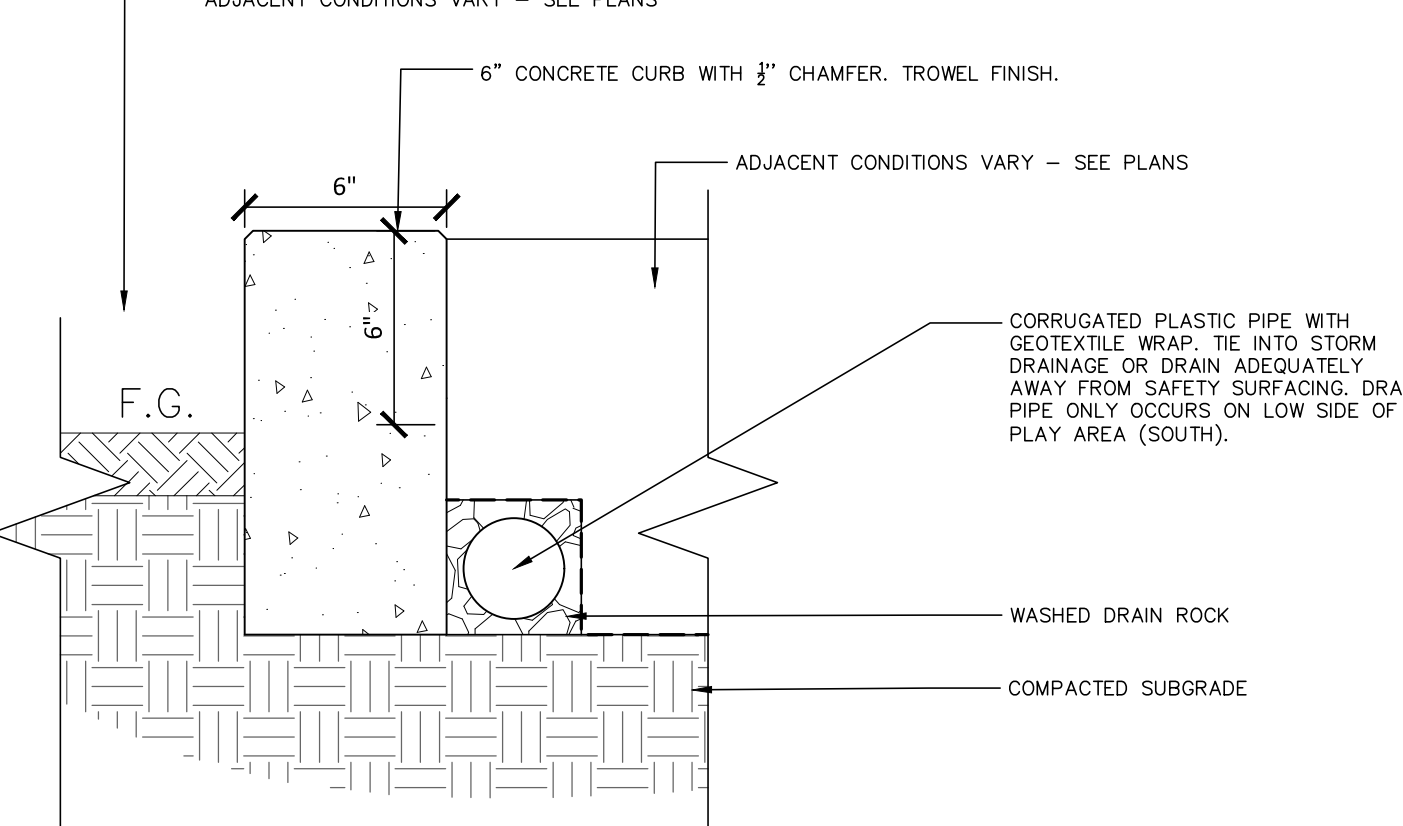
**Specifications:**

- 6' length
- Powder coated finish
- Legs are made from 3/4" laser cut steel plate
- Fully welded
- Combined portable/surface mount frame

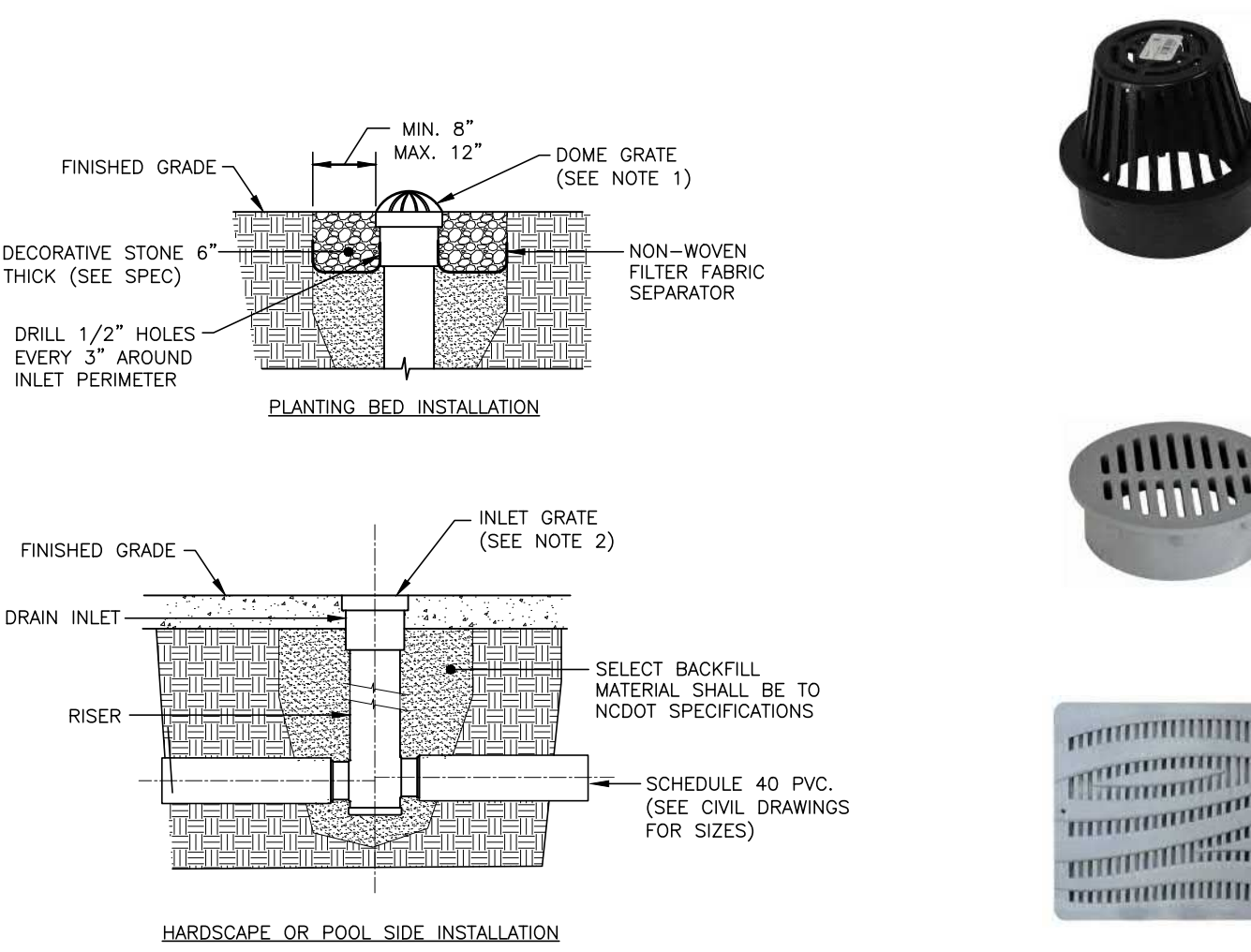
6' Length  
Powder Coated Finish

To Order: sales@slbrands.com • 1.800.327.8774 • srp@superamenities.com

**03 BENCH**  
SCALE: NTS

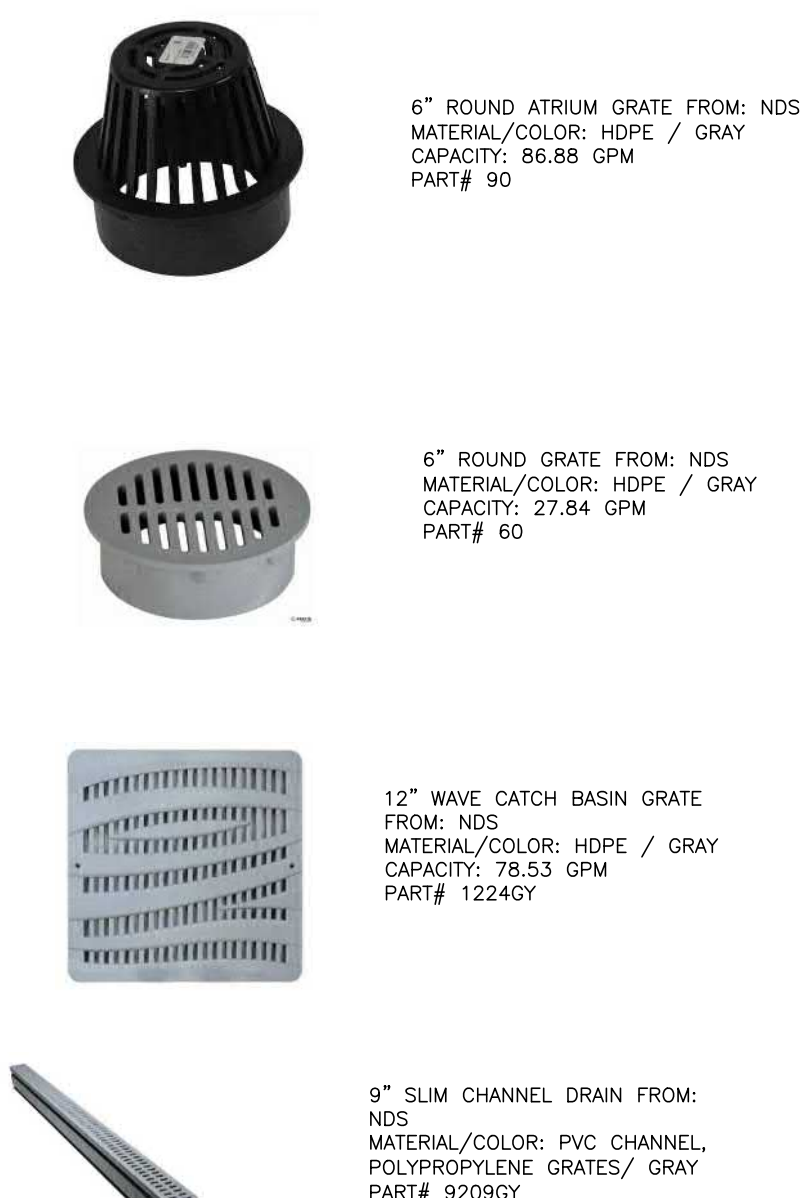


**06 CONCRETE CURB**  
SCALE: NTS



- NOTES:**
- PLANTING BED: "NYLOPLAST" DUCTILE IRON DOME GRATE
  - HARDSCAPE: INLET GRATE TO BE "NYLOPLAST" SQUARE PEDESTRIAN LIGHT DUTY WITH BRONZE FINISH. POOL DECK: INLET TO BE ROUND "NYLOPLAST" BRONZE CORROSIVE RESISTANT PEDESTRIAN GRADE.
  - FOLLOW MANUFACTURER'S GUIDELINES FOR MATERIAL REQUIREMENTS AND INSTALLATION METHODS.
  - SEE GRADING PLAN FOR ALL GRATE SIZES.

**08 LANDSCAPE DRAIN INLET**  
SCALE: NTS



- 6" ROUND ATRIUM GRATE FROM: NDS MATERIAL/COLOR: HDPE / GRAY CAPACITY: 86.88 GPM PART# 60
- 6" ROUND GRATE FROM: NDS MATERIAL/COLOR: HDPE / GRAY CAPACITY: 27.84 GPM PART# 60
- 12" WAVE CATCH BASIN GRATE FROM: NDS MATERIAL/COLOR: HDPE / GRAY CAPACITY: 78.53 GPM PART# 1224GY
- 9" SLIM CHANNEL DRAIN FROM: NDS MATERIAL/COLOR: PVC CHANNEL, POLYPROPYLENE GRATES/ GRAY PART# 92090Y

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**TUCKER PLACE - AMENITY ADMINISTRATIVE SITE PLAN**  
2640 PRINCESS TREE DRIVE  
RALEIGH, NORTH CAROLINA

**REVISIONS**

NO.	DATE

**PLAN INFORMATION**

PROJECT NO. KBH-20000  
FILENAME KBH20000-Amenity-D1  
CHECKED BY SRD  
DRAWN BY MCG  
SCALE ---  
DATE 02.02.2024

**SHEET**

**SITE AND UTILITY DETAILS**  
**C8.03**



**SITE LEGEND**

- SIGNAGE
- LIGHT POLE
- ACC VAN
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- ACCESSIBLE RAMPS
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- PHASE LINE
- SINGLE FAMILY DETACHED LOT
- OPEN SPACE/ COMMON AREA LOT (UNOCCUPIED)
- PRIMARY TREE CONSERVATION AREA (TCA)
- SECONDARY TREE CONSERVATION AREA (TCA)

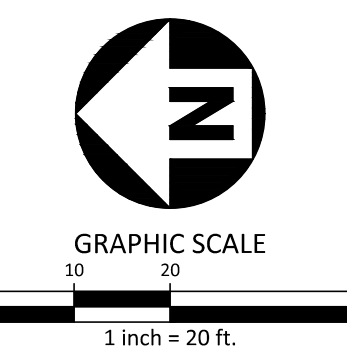
**PLANT SCHEDULE**

- | SYMBOL              | CODE | COMMON NAME               |
|---------------------|------|---------------------------|
| <b>CANOPY TREES</b> |      |                           |
|                     | OPW  | Willow Oak                |
| <b>SHRUBS</b>       |      |                           |
|                     | ICCH | Chesapeake Japanese Holly |
|                     | LCRU | Ruby Loropetalum          |
|                     | VDBM | Southern Arrowwood        |

**GENERAL NOTES**

- SEE SHEET L5.01 FOR FULL PLANT SCHEDULE, LANDSCAPE INSTALLATION DETAILS, LANDSCAPE NOTES & CALCULATIONS.

PREVIOUSLY APPROVED CODE LANDSCAPE PERMITTED UNDER SEPARATE COVER



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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 ADMINISTRATIVE SITE PLAN  
 2640 PRINCESS TREE DRIVE  
 RALEIGH, NORTH CAROLINA**

**REVISIONS**

NO.	DATE

**PLAN INFORMATION**

PROJECT NO. KBH-20000  
 FILENAME KBH20000-Amenity-LS1  
 CHECKED BY SRD  
 DRAWN BY MCG  
 SCALE 1"=20'  
 DATE 02.02.2024

**SHEET**

**AMENITY  
 LANDSCAPE PLAN  
 L5.00**

M:\Projects\KBH\KBH-20000\04-Production\Drawings\Amenity\KBH20000-Amenity-LS1.dwg, 2/2/2024 10:38:14 AM, Madeline Grech

**LANDSCAPE NOTES**

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
- ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
- VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS IN QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
- ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
- CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
- PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
- PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
- CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS UNLESS WAIVED BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS.
- TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CINDERS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTRANEOUS MATERIAL.
- LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. SPREAD PLANTING SOIL MIX TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.
- PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3 INCHES, AND WITH A MINIMUM 3 FOOT RADIUS FROM BASE OF TREE OR TO DRIFLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE. MULCH SHALL NOT COVER THE ROOT FLARE. CONFIRM MULCH SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.
- DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPERLY STAGED TREES ARE STANDING, UNTIED AND SPACED. UNLESS IMMEDIATELY INSTALLED, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
- SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
- CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
- REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
- FINISH GRADING. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE. REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
- WHERE STREET TREES ARE LOCATED WITHIN THE SIGHT DISTANCE TRIANGLE, TREES TO BE LIMBED UP TO A HEIGHT OF 6' FROM THE GROUND FOR VISIBILITY.

**LANDSCAPE CALCULATIONS**

**VEHICULAR USE AREA**

PER SEC. 7.1.7.F.2.  
 "IN NO CASE SHALL THERE BE LESS THAN 1 SHADE TREE FOR EVERY 2,000 SF OF PARKING AREA..."

VEHICLE USE AREA:	11,488 SF
TREES REQUIRED:	6 (1/2,000 SF - 3" CAL.)
TREES PROVIDED:	6

PER SEC. 7.1.7.B.4.  
 "ALL SURFACE PARKING AREAS OF ANY SIZE WITHIN ANY DISTRICT WITH FRONTAGE ON ANY PORTION OF A STREET RIGHT-OF-WAY (NOT INCLUDING AN ALLEY) MUST BE SCREENED ALONG THE STREET EDGE BY A TYPE C3 STREET PROTECTIVE YARD UNDER SEC. 7.2.4.B."

C3 YARD:	242 LF
SHRUBS REQUIRED:	73 SHRUBS (30/100 LF PER 7.2.4.B)
SHRUBS PROVIDED:	73 SHRUBS (3.5' INSTALL HEIGHT)

**PLANT SCHEDULE**

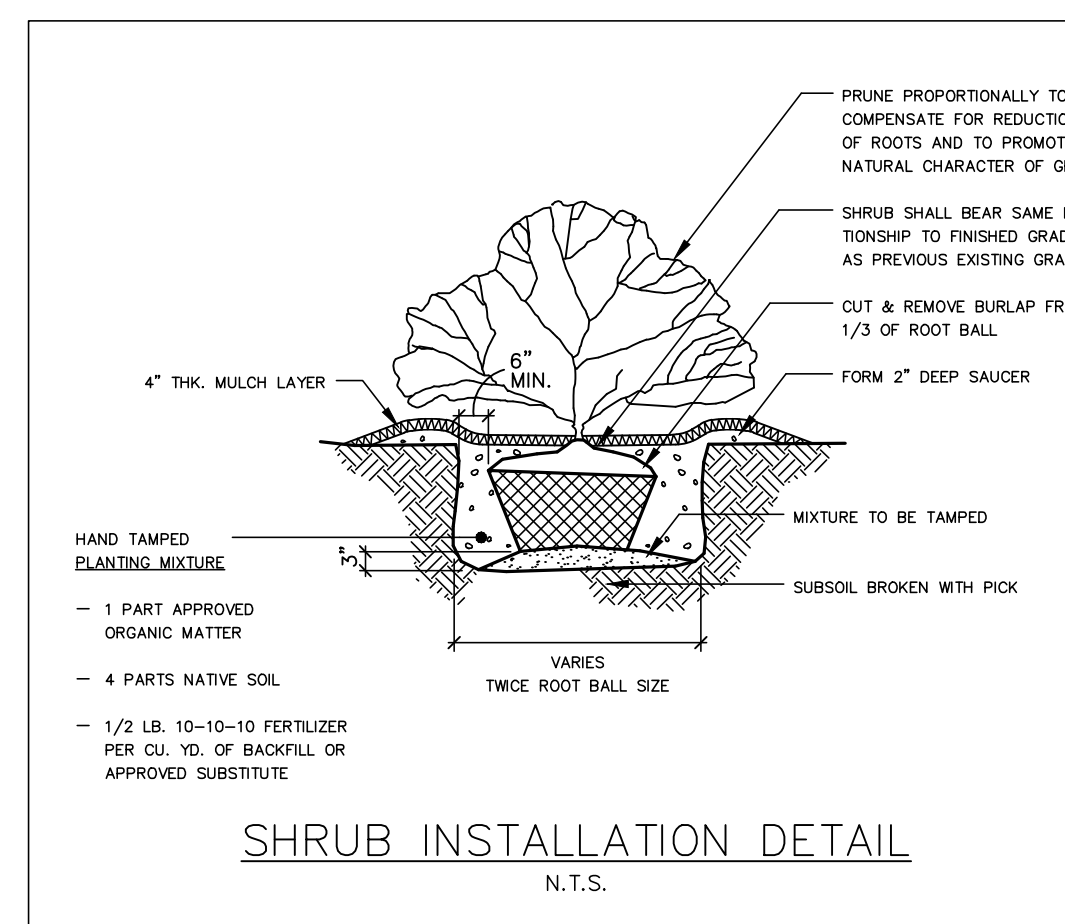
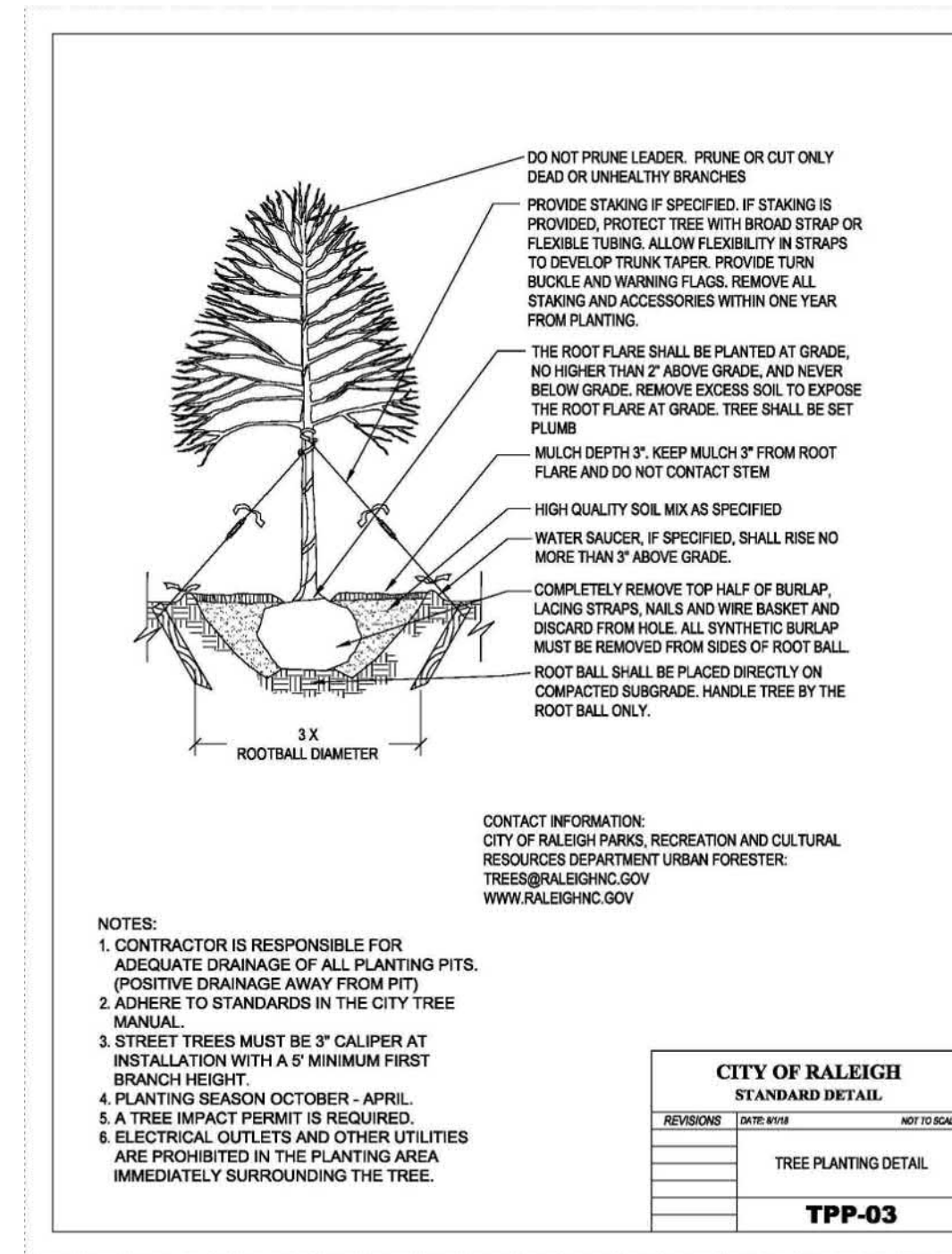
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL	HEIGHT
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**CANOPY TREES**

	QPW	6	Quercus phellos / Willow Oak	3" min	10' min
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SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPACING
--------	------	-----	-------------------------	--------	---------

	ICCH	45	Ilex crenata 'Chesapeake' / Chesapeake Japanese Holly	42" min	
	LCRU	19	Loropetalum chinense 'Ruby' / Ruby Loropetalum	42" min	
	VDBM	9	Viburnum dentatum 'Blue Muffin' / Southern Arrowwood	42" min	



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**TUCKER PLACE - AMENITY**  
 ADMINISTRATIVE SITE PLAN  
 2640 PRINCESS TREE DRIVE  
 RALEIGH, NORTH CAROLINA

**REVISIONS**

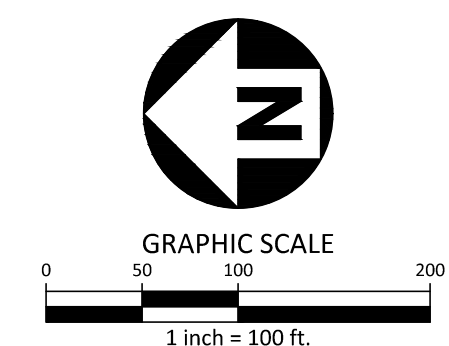
NO.	DATE

**PLAN INFORMATION**

PROJECT NO.	KBH-20000
FILENAME	KBH20000-Amenity-LS1
CHECKED BY	SRD
DRAWN BY	MCG
SCALE	AS SHOWN
DATE	02. 02. 2024

**SHEET**

**LANDSCAPE NOTES AND DETAILS**  
**L5.01**



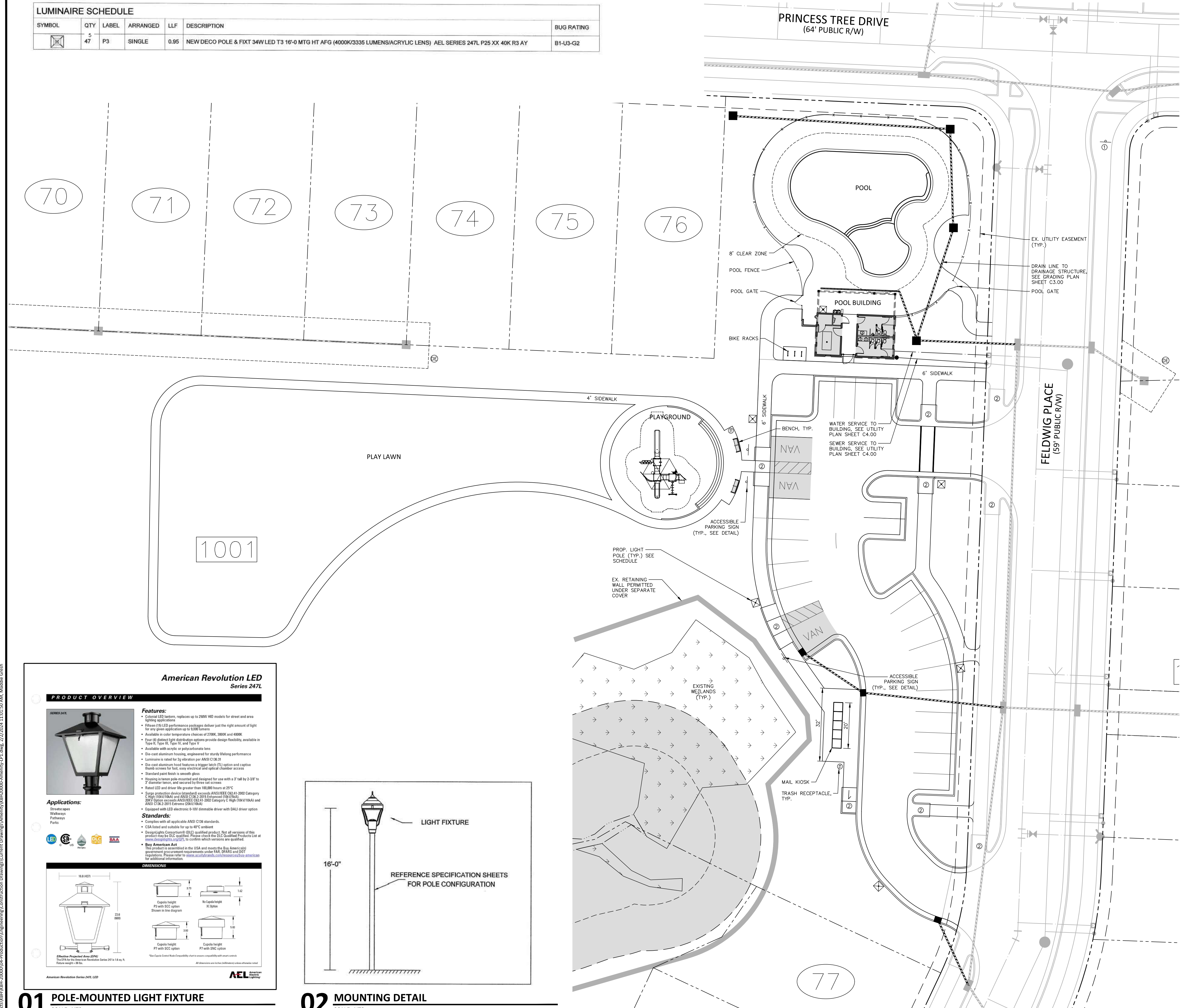
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\KBH\KBH-20000\04-Production\Engineering\Construction Drawings\Amenity\KBH20000-Amenity-LS1.dwg, 2/2/2024, 1:03:55.11 AM, Madeline Grech

LUMINAIRE SCHEDULE							BUG RATING
SYMBOL	QTY	LABEL	ARRANGED	LLF	DESCRIPTION		
	5	47	P3	SINGLE	0.95	NEW DECO POLE & FIXT 34W LED T3 16'-0" MTG HT AFG (4000K/3335 LUMENS/ACRYLIC LENS) AEL SERIES 247L P25 XX 40K R3 AY	B1-U3-G2

SITE LEGEND	
	SIGNAGE
	LIGHT POLE
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	ACCESSIBLE RAMPS
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	PHASE LINE
	SINGLE FAMILY DETACHED LOT
	OPEN SPACE/ COMMON AREA LOT (UNOCCUPIED)

KEY LEGEND	
	STOP SIGN
	ACCESSIBLE RAMP
	PRIVATE STORM DRAINAGE EASEMENT
	PUBLIC STORM DRAINAGE EASEMENT



**McADAMS**  
The John R. McAdams Company, Inc.  
621 Hillsborough Street  
Suite 500  
Raleigh, NC 27603  
phone 919. 361. 5000  
fax 919. 361. 2269  
license number: C-0293, C-187  
www.mcadamsco.com

**CLIENT**  
SCOTT JOHNSON  
KB HOME CAROLINAS DIVISION  
4506 SOUTH MIAMI BOULEVARD, SUITE 100  
DURHAM, NORTH CAROLINA 27703

**TUCKER PLACE - AMENITY  
ADMINISTRATIVE SITE PLAN  
2640 PRINCESS TREE DRIVE  
RALEIGH, NORTH CAROLINA**

**REVISIONS**

NO.	DATE

**PLAN INFORMATION**

PROJECT NO.	KBH-20000
FILENAME	KBH20000-Amenity-LP1
CHECKED BY	SRD
DRAWN BY	MCG
SCALE	1"=20'
DATE	02.02.2024

**SHEET**

**AMENITY  
LIGHTING PLAN  
L6.00**

**American Revolution LED  
Series 247L**

**PRODUCT OVERVIEW**

**Features:**

- Colored LED system, replaces up to 250W HID models for street and area lighting applications
- Efficient LED performance packages deliver just the right amount of light for any given application up to 5,000 lumens
- Available in color temperature choices of 2700K, 3000K and 4000K
- Four (4) distinct light distribution options provide design flexibility, available in Type II, Type III, Type IV, and Type V
- Available with acrylic or polycarbonate lens
- Die-cast aluminum housing, engineered for steady lifelong performance
- Luminaire is rated for 50,000 hours per ANSI C136-30
- Die-cast aluminum hood features a trigger latch (TL) option and captive thumb screws for fast, easy electrical and optical chamber access
- Standard paint finish is smooth gloss
- Housing is made pole-mounted and designed for use with a 2" tall by 2-3/4" x 2" diameter arm, and secured by three set screws
- Rated LED and driver life greater than 100,000 hours at 25°C
- Eight protection device (EPD) options: ANSI/IEEE C62.41 3000 Category 20V System (compliant with ANSI/IEEE C62.41 3000 Category 2, High Voltage/10kVA) and ANSI C136-30 (compliant with ANSI/IEEE C62.41 3000 Category 2)
- Equipped with LED electronic 0-18V dimmable driver with DALI driver option

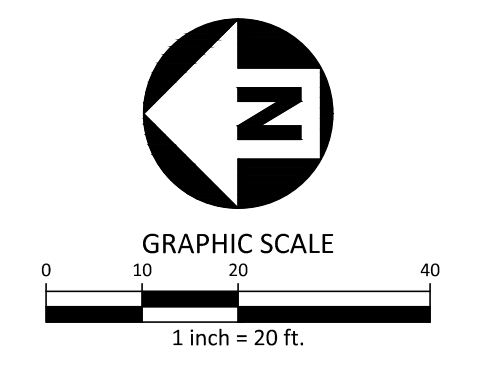
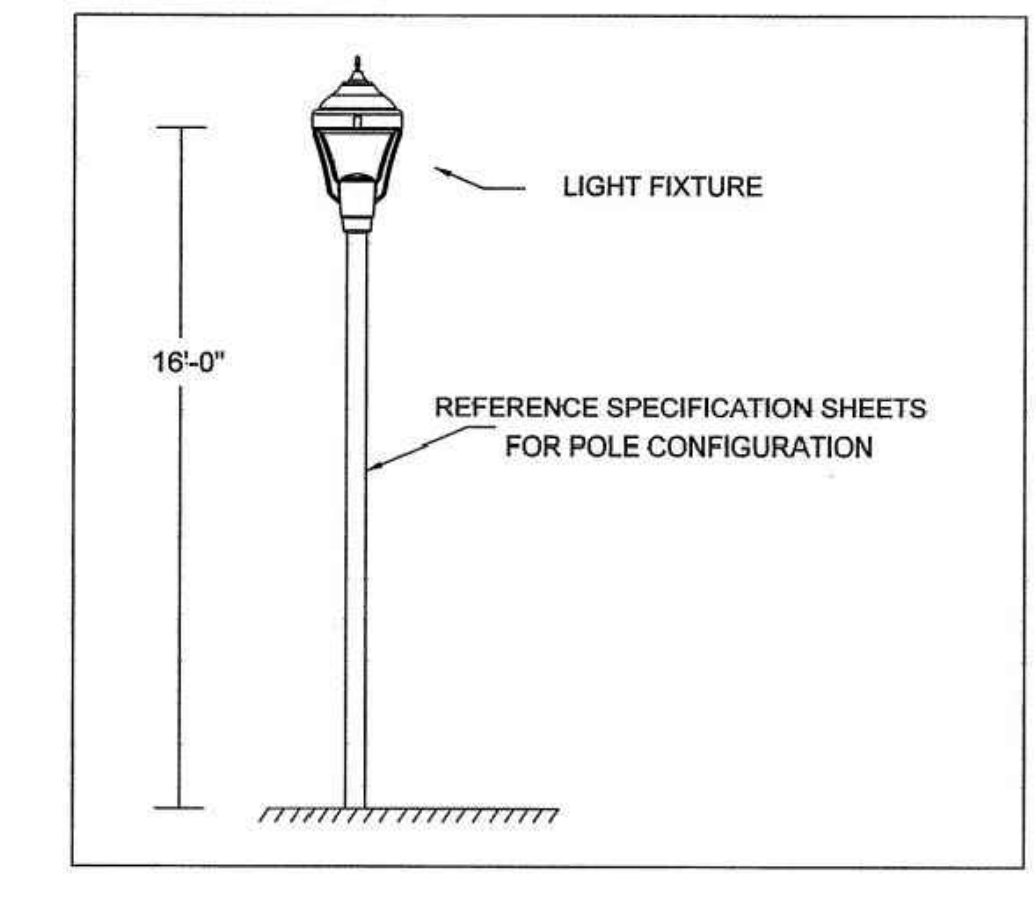
**Standards:**

- Complies with all applicable ANSI C136 standards
- CSA listed and suitable for up to 40°C ambient
- Designated Component (DLC) qualified product. Not all versions of this product are DLC qualified. Please check the DLC Qualified Products list at [www.designlights.com/DLC](http://www.designlights.com/DLC) to confirm which versions are qualified.
- **Buy American Act:**  
This product is assembled in the USA and meets the Buy American Act requirements (government requirements under FAR, 48 CFR) and other applicable regulations. Please refer to [www.buyusa.gov](http://www.buyusa.gov) for additional information.

**Applications:**  
Streetscape  
Walkways  
Parkways  
Parks

**Dimensions:**

**01 POLE-MOUNTED LIGHT FIXTURE**  
SCALE: NTS



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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McADAMS

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Durham, NC 27713

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CLIENT

MR. JONATHAN HAYWARD  
KB HOME CAROLINAS DIVISION  
4506 SOUTH MIAMI BOULEVARD, SUITE 100  
DURHAM, NORTH CAROLINA 27703

TUCKER PLACE  
SITE PERMIT REVIEW  
2640 PRINCESS TREE DRIVE  
RALEIGH, NORTH CAROLINA



REVISIONS

NO. DATE

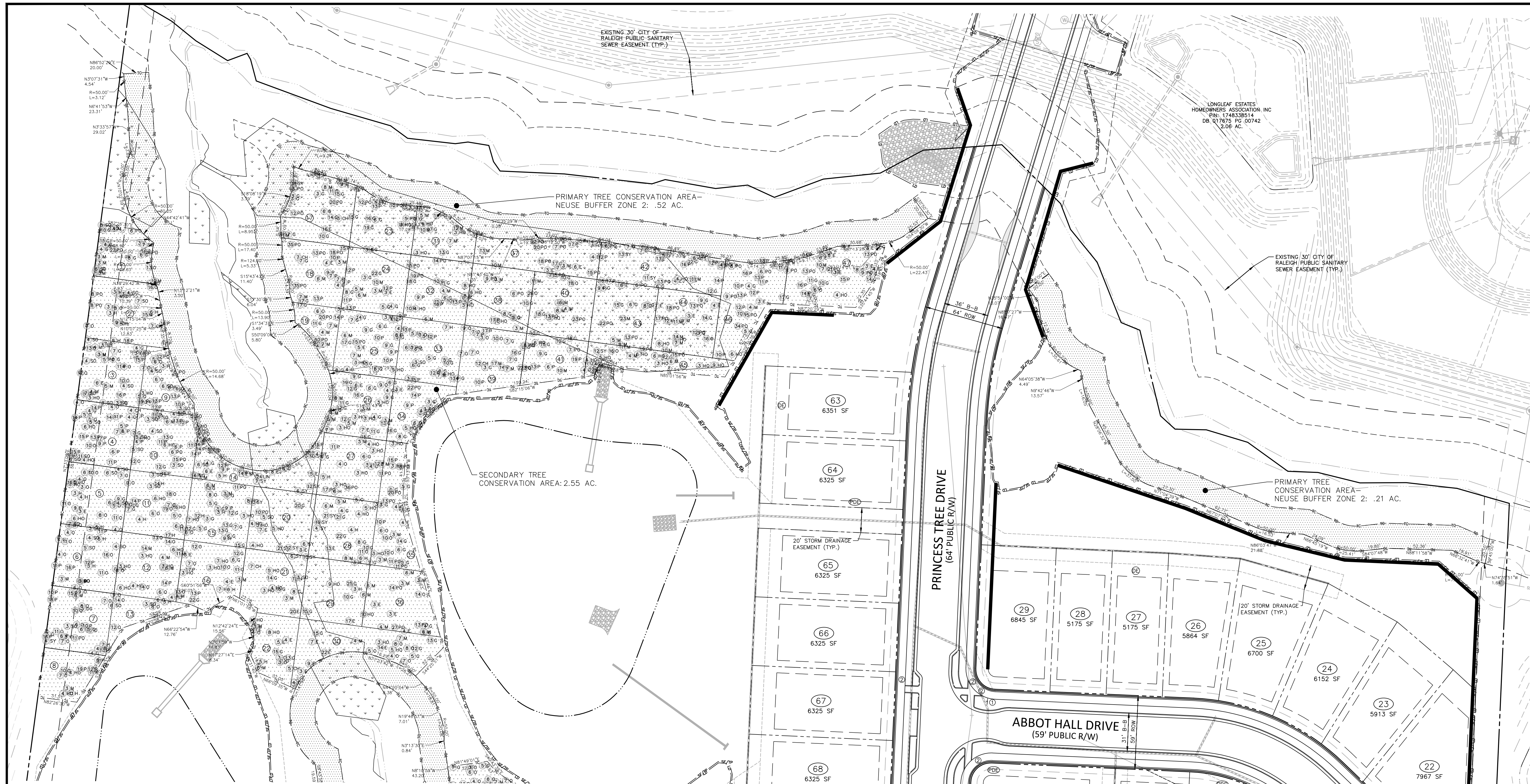
PLAN INFORMATION

PROJECT NO. KBH-20000  
FILENAME KBH20000-TCL1  
CHECKED BY SMD  
DRAWN BY AAL  
SCALE 1"=40'  
DATE 05.01.2023

SHEET

TREE CONSERVATION  
PLAN

L8.01



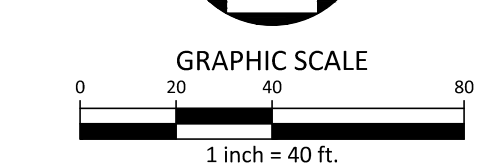
SITE LEGEND

- ① STOP SIGN
- ② ACCESSIBLE RAMP
- ③ PRIVATE STORM DRAINAGE EASEMENT
- ④ PUBLIC STORM
- ⑤ SIGNAGE
- ★ LIGHT POLE
- ACC ACCESSIBLE PARKING STALL
- VAN VAN ACCESSIBLE PARKING STALL
- ACCESSIBLE RAMPS
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- PRIMARY TREE CONSERVATION AREA (TCA)
- SECONDARY TREE CONSERVATION AREA (TCA)

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered a permit or approval for construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws, rules, regulations, codes, and ordinances. The City of Raleigh does not warrant, represent, or guarantee that the construction of the proposed use will not violate any applicable laws, rules, regulations, codes, and ordinances. The City of Raleigh does not warrant, represent, or guarantee that the construction of the proposed use will not violate any applicable laws, rules, regulations, codes, and ordinances. The City of Raleigh does not warrant, represent, or guarantee that the construction of the proposed use will not violate any applicable laws, rules, regulations, codes, and ordinances.

City of Raleigh Development Approval  
City of Raleigh Development Approval  
City of Raleigh Development Approval



FINAL DRAWING - RELEASED FOR CONSTRUCTION

SPR-0230-2021 Approved.pdf

M:\Projects\KBH\KBH-20000\04-Production\Drawings\Construction\Drawings\Current\Drawings\VBH\0000-TCL.dwg, 4/27/2023 4:55:57 PM, Autodesk Liaspuit

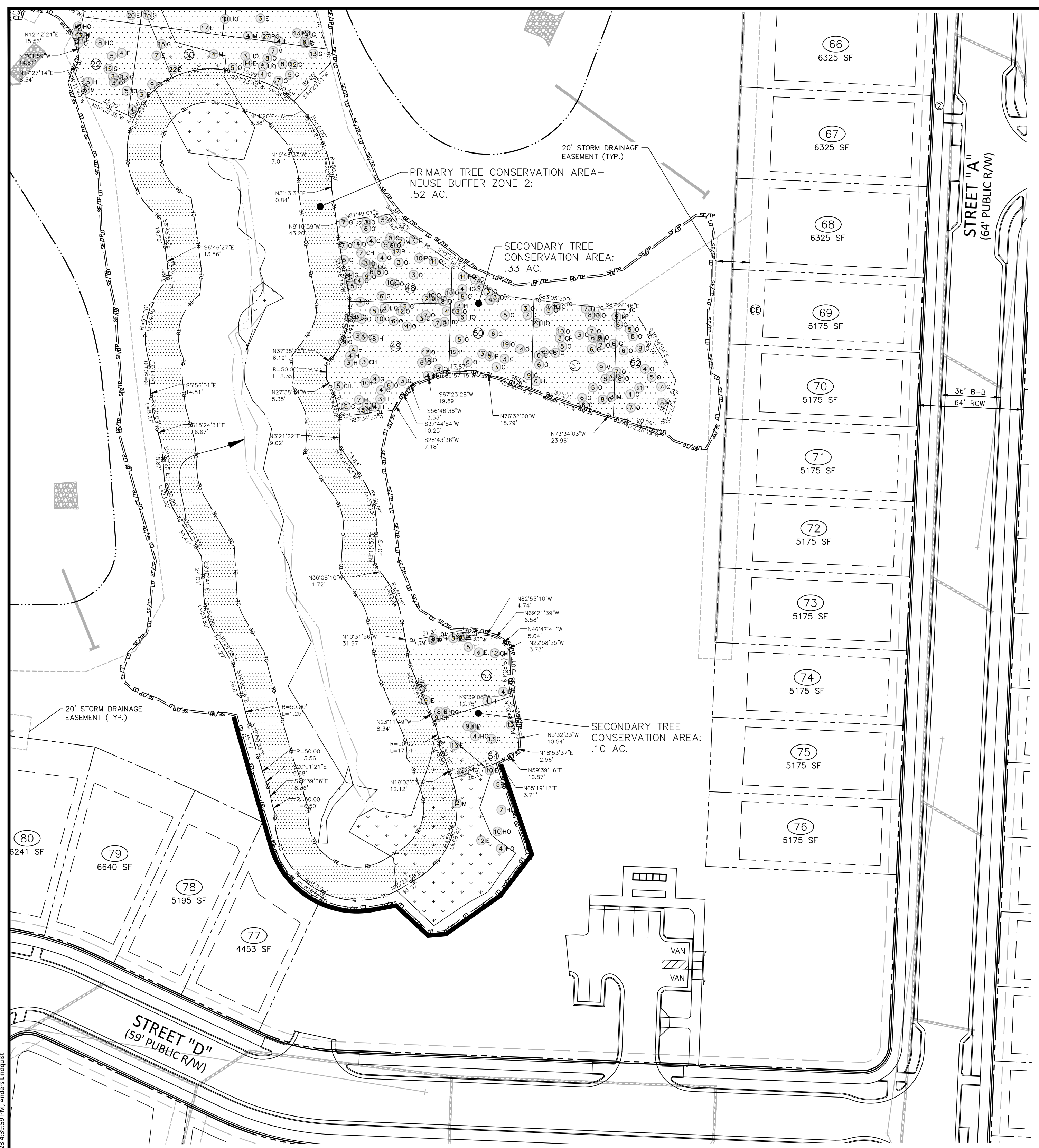


Table with columns for Plot #, Species, DBH, Area, and various calculations for each of the 30 plots. Includes sub-totals for 'TOTAL BALANCE' and 'BALANCE' for each plot.

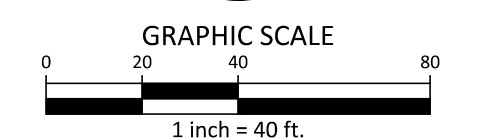
TREE LEGEND: 16C CEDAR, 16CH CHERRY, 18E ELM, 12G SWEET GUM, 16H HICKORY, 31M MAPLE, 31O OAK, 18P PINE, 14PO POPLAR, 4SO SOURWOOD, 4SY SYCAMORE. Includes symbols for caliper and tree type.

TREE CONSERVATION CALCULATIONS: GROSS SITE AREA: 49.42 AC., RIGHT-OF-WAY DEDICATION: 8.76 AC., NET SITE AREA: 40.86 AC., TREE CONSERVATION REQUIRED: 4.09 AC., TREE CONSERVATION PROVIDED: 4.25 AC., PRIMARY TREE CONSERVATION AREA PROVIDED: 1.27 AC., SECONDARY TREE CONSERVATION AREA PROVIDED: 2.98 AC.

SITE LEGEND

- STOP SIGN, ACCESSIBLE RAMP, PRIVATE STORM DRAINAGE EASEMENT, PUBLIC STORM, SIGNAGE, LIGHT POLE, ACCESSIBLE PARKING STALL, VAN ACCESSIBLE PARKING STALL, ACCESSIBLE RAMP, PROPERTY LINE, RIGHT-OF-WAY LINE, LOT LINE, EASEMENT LINE, PRIMARY TREE CONSERVATION AREA (TCA), SECONDARY TREE CONSERVATION AREA (TCA)

CITY OF RALEIGH PLANS AUTHORIZED FOR CONSTRUCTION. This approval is valid only upon the signature of a City of Raleigh Review Officer. This approval is not valid for any other project or location. Any modification to the approved plans without the signature of the Review Officer will invalidate this approval.



McADAMS The John R. McAdams Company, Inc. 2905 Meridian Parkway Durham, NC 27713 phone 919. 361. 5000 fax 919. 361. 2269 license number: C-0293, C-187 www.mcadamsco.com

CLIENT MR. JONATHAN HAYWARD KB HOME CAROLINAS DIVISION 4506 SOUTH MIAMI BOULEVARD, SUITE 100 DURHAM, NORTH CAROLINA 27703

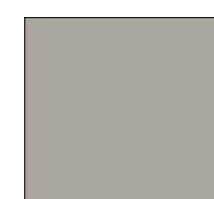
TUCKER PLACE SITE PERMIT REVIEW 2640 PRINCESS TREE DRIVE RALEIGH, NORTH CAROLINA

REVISIONS NO. DATE PLAN INFORMATION PROJECT NO. KBH-20000 FILENAME KBH20000-TC1 CHECKED BY SMD DRAWN BY AAL SCALE 1"=40' DATE 05.01.2023 SHEET TREE CONSERVATION PLAN & CALCULATIONS L8.02

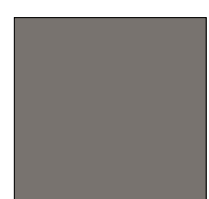
# MATERIAL LEGEND



**STONE VENEER**  
COLOR: OAK ISLAND  
LEDGESTONE



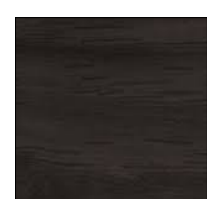
**HORIZONTAL SIDING**  
COLOR: DORIAN GRAY  
SW: 7017



**SHAKE SIDING**  
COLOR: GUANTLET GRAY  
SW: 7019



**EXTERIOR TRIM**  
COLOR: ALABASTER  
SW: 7008



**COLUMNS**  
COLOR: STAINED  
SW EBONY



**DOORS / SHUTTERS**  
COLOR: BLACK FOX  
SW: 7020



**WINDOWS**  
COLOR: BRONZE



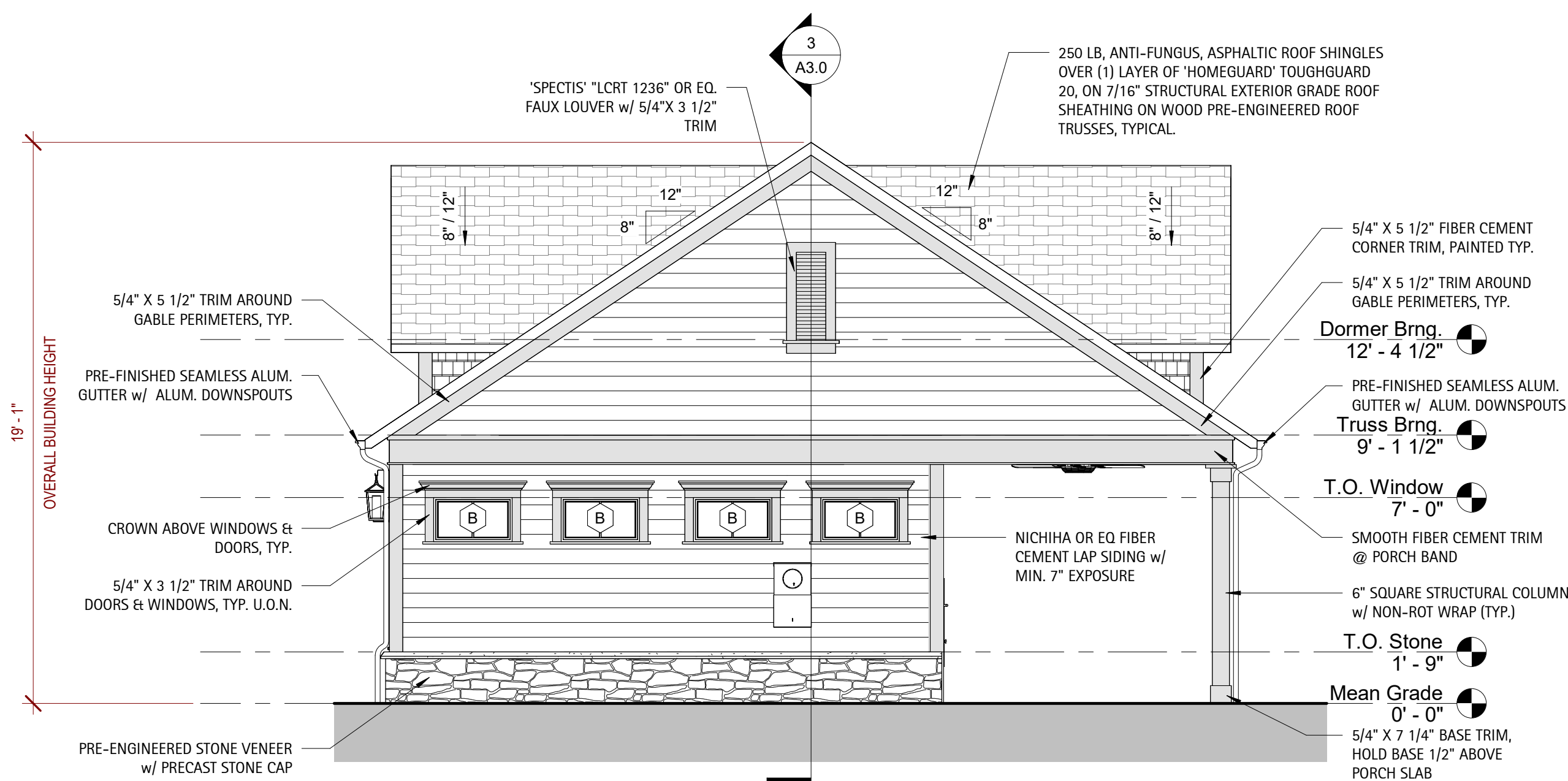
**GUTTERS & DOWNSPOUT**  
COLOR: BRONZE



**ROOFING ASPHALT SHINGLE**  
COLOR: WEATHERWOOD  
GAF TIMBERLINE

## TRANSPARENCY CALCULATIONS

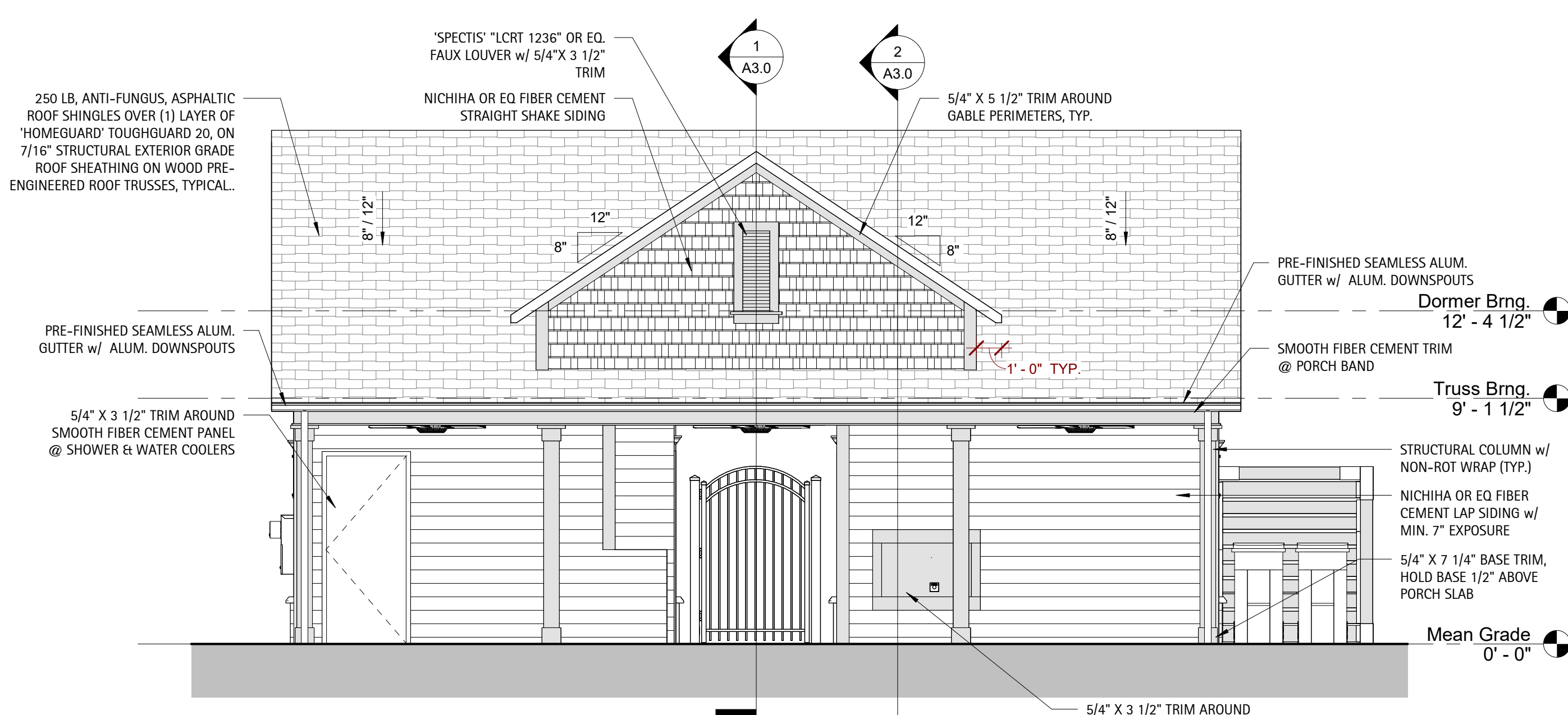
LEVEL:	TOTAL AREA:	TOTAL OPENING:	REQUIRED PERCENTAGE:	PROVIDED PERCENTAGE:
FIRST FLOOR:	154 SF	91 SF	50%	59%
<b>BLANK WALL AREA:</b>				
FIRST FLOOR:	71 SF			



**Elevation - Right**  
1/4" = 1'-0"

## TRANSPARENCY CALCULATIONS

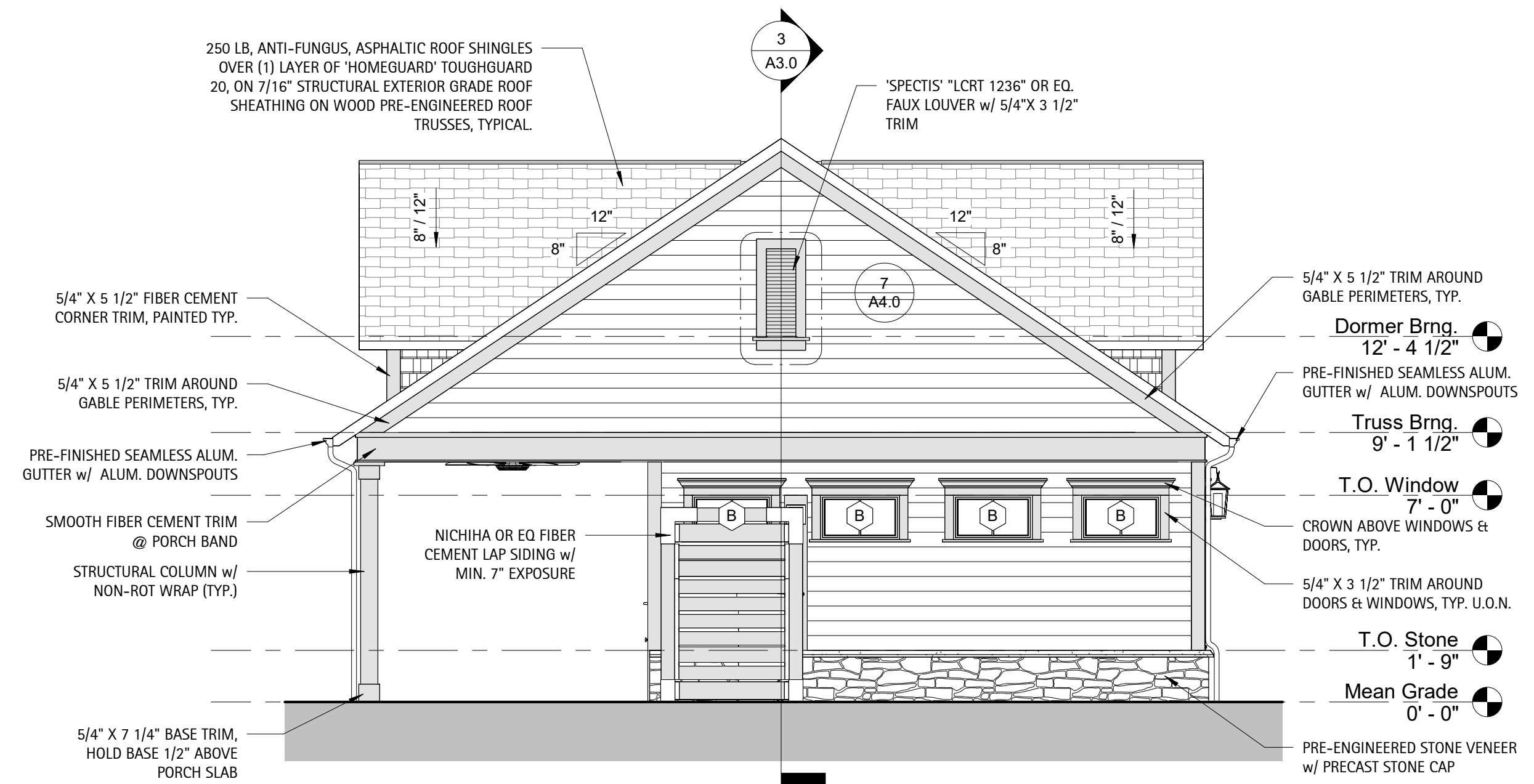
LEVEL:	TOTAL AREA:	TOTAL OPENING:	REQUIRED PERCENTAGE:	PROVIDED PERCENTAGE:
FIRST FLOOR:	256 SF	86 SF	50%	38%
<b>BLANK WALL AREA:</b>				
FIRST FLOOR:	170 SF			



**Elevation - Rear**  
1/4" = 1'-0"

## TRANSPARENCY CALCULATIONS

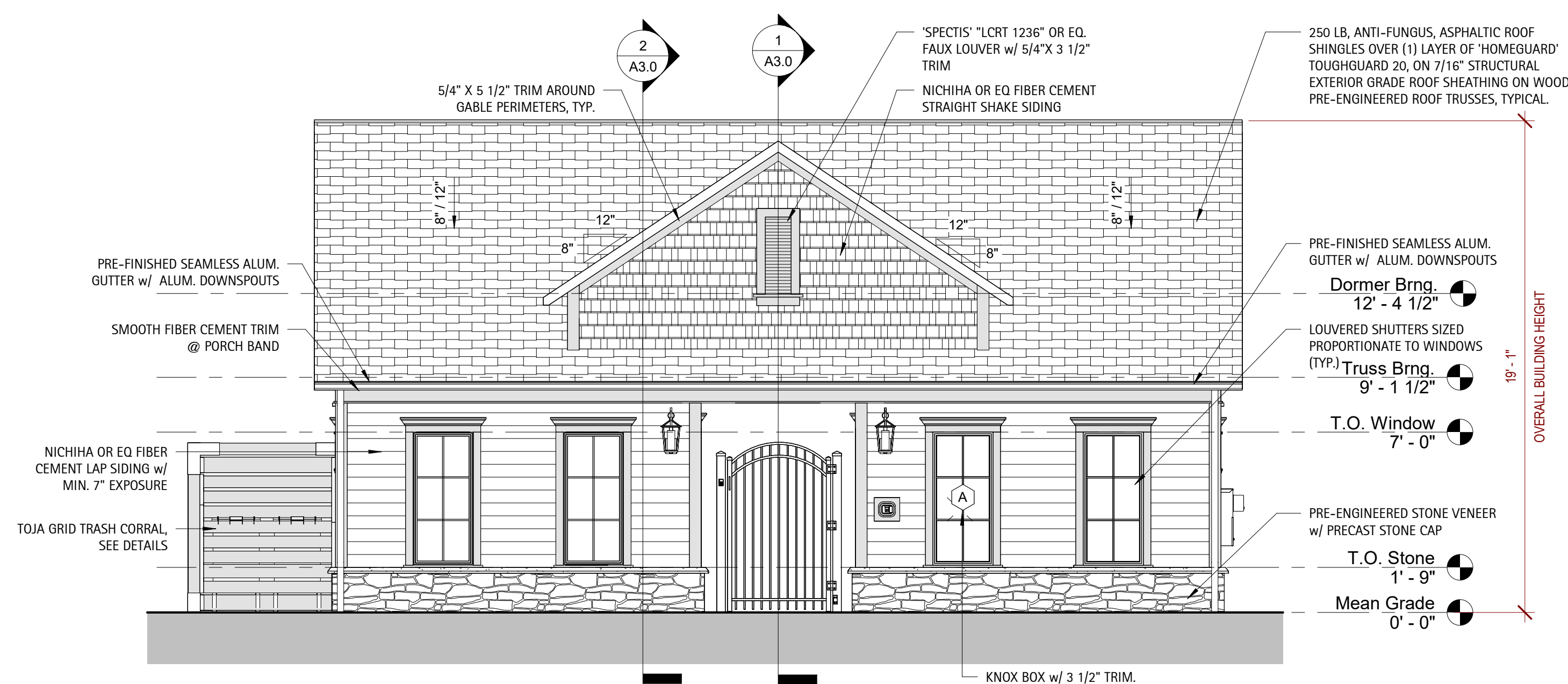
LEVEL:	TOTAL AREA:	TOTAL OPENING:	REQUIRED PERCENTAGE:	PROVIDED PERCENTAGE:
FIRST FLOOR:	154 SF	91 SF	50%	59%
<b>BLANK WALL AREA:</b>				
FIRST FLOOR:	86 SF			



**Elevation - Left**  
1/4" = 1'-0"

## TRANSPARENCY CALCULATIONS

LEVEL:	TOTAL AREA:	TOTAL OPENING:	REQUIRED PERCENTAGE:	PROVIDED PERCENTAGE:
FIRST FLOOR:	198 SF	99 SF	50%	50%
<b>BLANK WALL AREA:</b>				
FIRST FLOOR:	99 SF			



**Elevation - Front**  
1/4" = 1'-0"



PRELIMINARY NOT FOR CONSTRUCTION

**Perry Cox architect, p.a.**  
124 Salem Towne Court, Apex, NC 27502  
P. 919.363.5411  
www.pcoxdesign.com

NO.	REVISION	DATE

## EXTERIOR ELEVATIONS

PROJECT #: 2024XXX  
DATE ISSUED: 02/02/2024  
DRAWING BY: JGM  
CHECKED BY: BSJ/PGC  
PLANNING

TUCKER PLACE AMENITY  
KB HOMES  
PLANNING SHEET  
RALEIGH, NC

**A2.0**