



# Administrative Approval Action

Case File / Name: ASR-0011-2024  
DSLCL - TUCKER PLACE - POOL AMENITY

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
www.raleighnc.gov

- LOCATION:** This property is located within the Tucker Place Subdivision which is north of Louisburg Road, south of Longleaf Estates Drive, east of Ligon Mill Road, and west of Forestville Road. It is specifically located near the intersection of Princess Tree Drive and Feldwig Place, and identified as 2628 Princess Tree Drive. It is zoned R-10-CU.
- REQUEST:** This project proposes redeveloping an existing amenity area which is part of a 7.09-acre common lot. Currently, there is a mail kiosk and 9 parking spaces. The plan includes construction of a 2,077 square foot pool with pool deck and a 955 square foot accessory building with restrooms and pool-related storage. A 1,964 square foot playground with play structure is proposed along with a 13,276 square foot play lawn. The existing mail kiosk will be relocated on the property, closer to a second entrance into the parking lot on Feldwig Place. This area will be served by a parking lot with 23 vehicular and 6 bicycle parking spaces.
- DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** N/A
- FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated May 22, 2024 by McAdams.

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

*This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:*

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

***The following items are required prior to approval of Site Permitting Review plans:***

### **Stormwater**

1. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

### **Urban Forestry**

2. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

***The following items must be approved prior to the issuance of building permits:***





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## Urban Forestry

1. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 7 street trees along Feldwig Place and 3 street trees along Princess Tree Drive.

***The following are required prior to issuance of building occupancy permit:***

## General

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

## Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

**EXPIRATION DATES:** The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

### **3-Year Expiration Date:** July 26, 2027

Obtain a valid building permit for the total area of the project, or a phase of the project.

### **4-Year Completion Date:**

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: \_\_\_\_\_ Date: 07/26/2024  
Development Services Dir/Designee  
Staff Coordinator: Jessica Gladwin

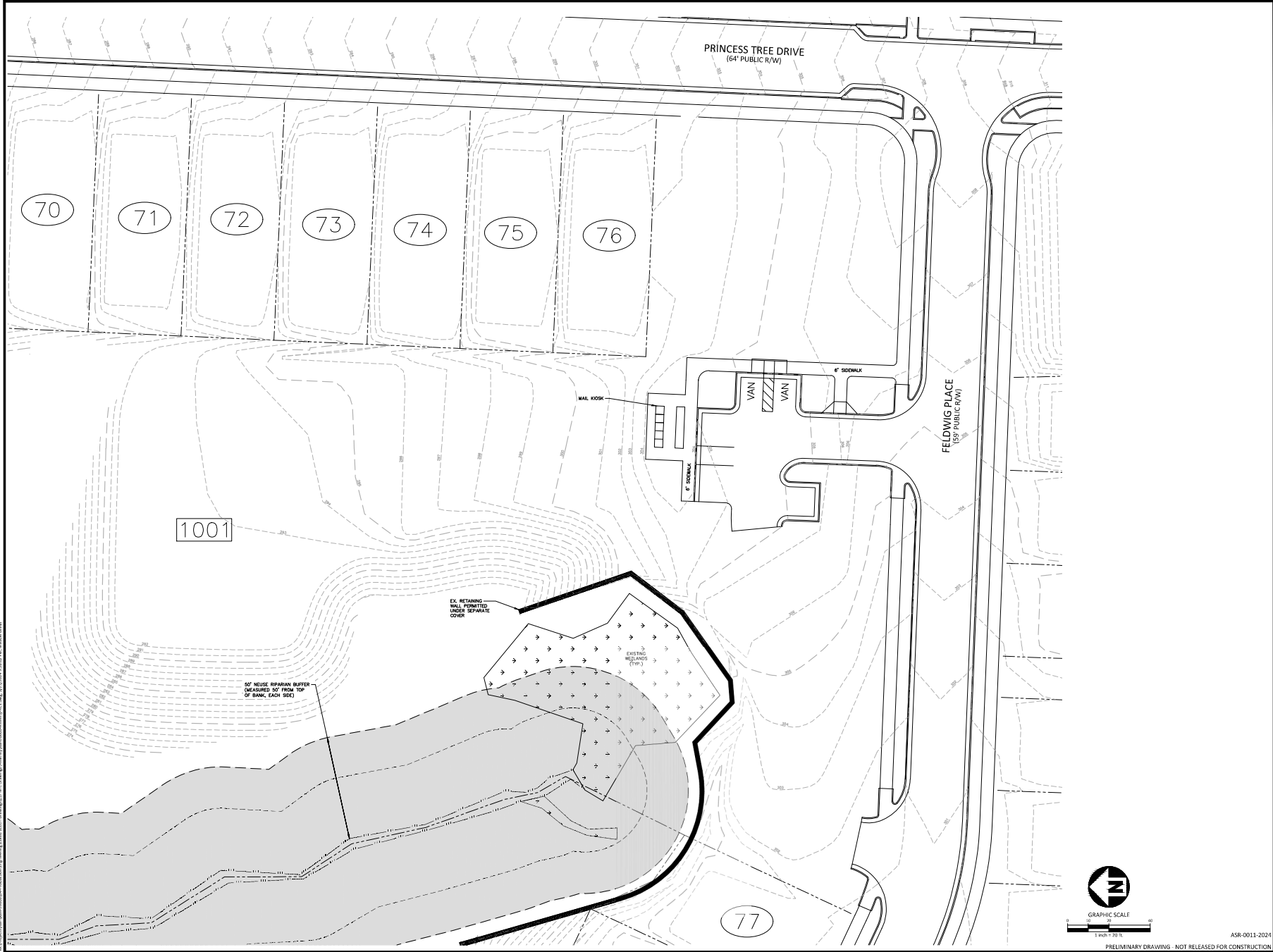












**McADAMS**  
The John R. McAdams Company, Inc.  
621 Hillsborough Street  
Suite 500  
Raleigh, NC 27603  
phone 919.361.5000  
fax 919.361.2269  
license number: C-0293, C-187  
www.mcadamsco.com

**CLIENT**  
R. SCOTT JOHNSON  
K8 HOME CAROLINAS DIVISION  
4506 SOUTH MIAMI BOULEVARD, SUITE 100  
DURHAM, NORTH CAROLINA 27703

**TUCKER PLACE - AMENITY  
ADMINISTRATIVE SITE PLAN  
2628 PRINCESS TREE DRIVE  
RALEIGH, NORTH CAROLINA**

**REVISIONS**  
NO. DATE  
1 04.09.2024 RESPONSE TO CITY COMMENTS  
2 05.22.2024 RESPONSE TO CITY COMMENTS

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

**AMENITY  
EXISTING CONDITIONS  
C1.01**

ASR-0011-2024

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





#### 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 C.F.R. PART 63, SUBPART M, A THOROUGH INSPECTION SHALL BE CONDUCTED FOR ASBESTOS-CONTAINING MATERIALS PRIOR TO CONDUCTING A DEMOLITION OR DEMOLITION ACTIVITY OF AN EXISTING STRUCTURE. THE ASBESTOS INSPECTION MUST BE CONDUCTED BY A NORTH CAROLINA ACCREDITED ASBESTOS INSPECTOR. ALL REGULATED AND/OR FRAGILE ASBESTOS-CONTAINING MATERIALS IDENTIFIED DURING THE SURVEY, WHICH WILL BE IDENTIFIED, MUST BE PROPERLY REMOVED BY ACCREDITED INDIVIDUALS BEFORE BEGINNING THE RENOVATION OR DEMOLITION ACTIVITY. IF REGULATED AND/OR FRAGILE ASBESTOS-CONTAINING MATERIALS TO BE REMOVED EXCEED 100 SQUARE FEET, 250 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.

  
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## TUCKER PLACE - AMENITY ADMINISTRATIVE SITE PLAN 2628 PRINCESS TREE DRIVE RALEIGH, NORTH CAROLINA

#### REVISIONS

NO.	DATE	DESCRIPTION
1	04.09.2024	RESPONSE TO CITY COMMENTS
2	05.22.2024	RESPONSE TO CITY COMMENTS

#### PLAN INFORMATION

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

#### SHEET

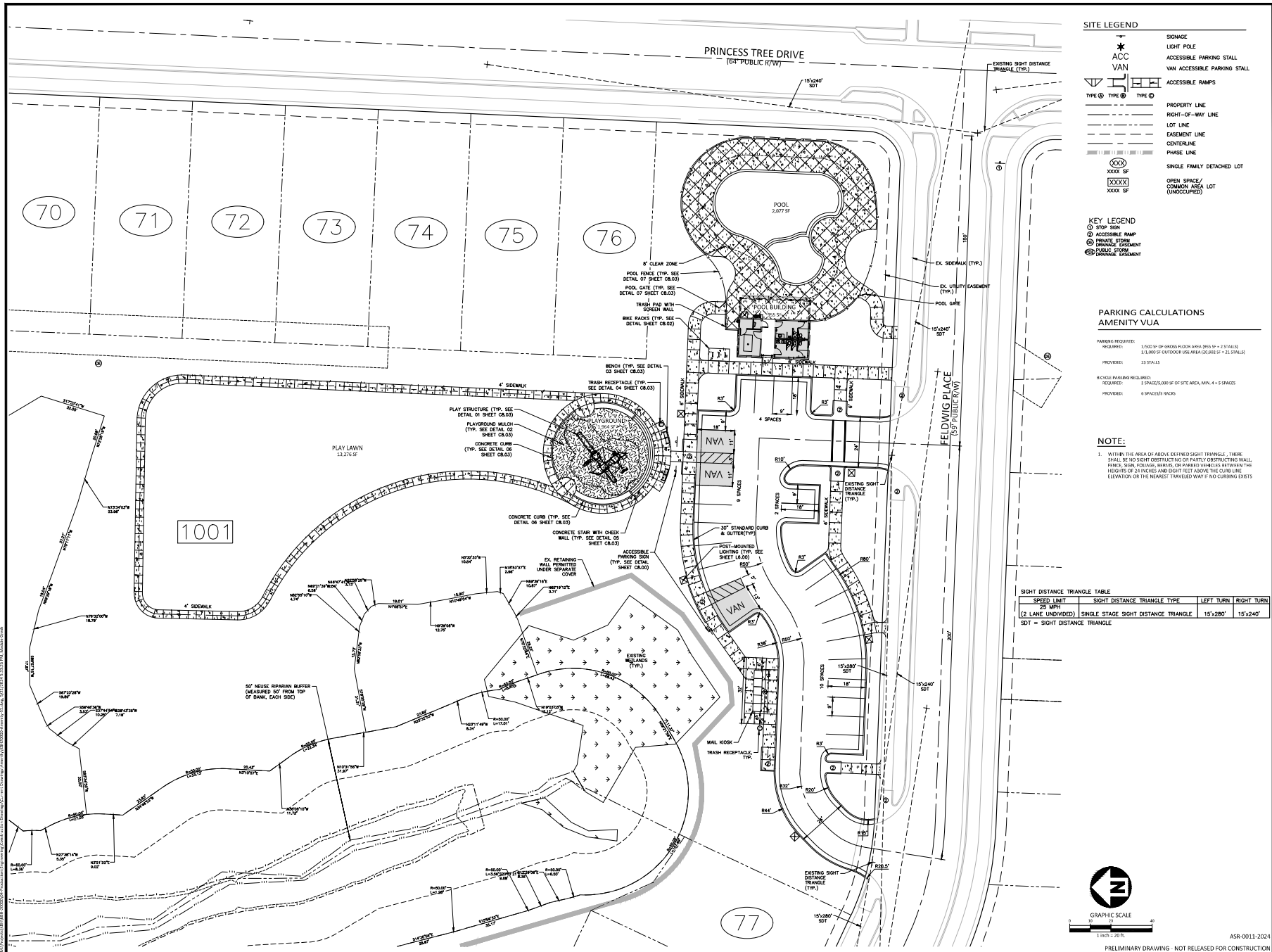
## AMENITY DEMOLITION PLAN C1.10

ASR-0011-2024



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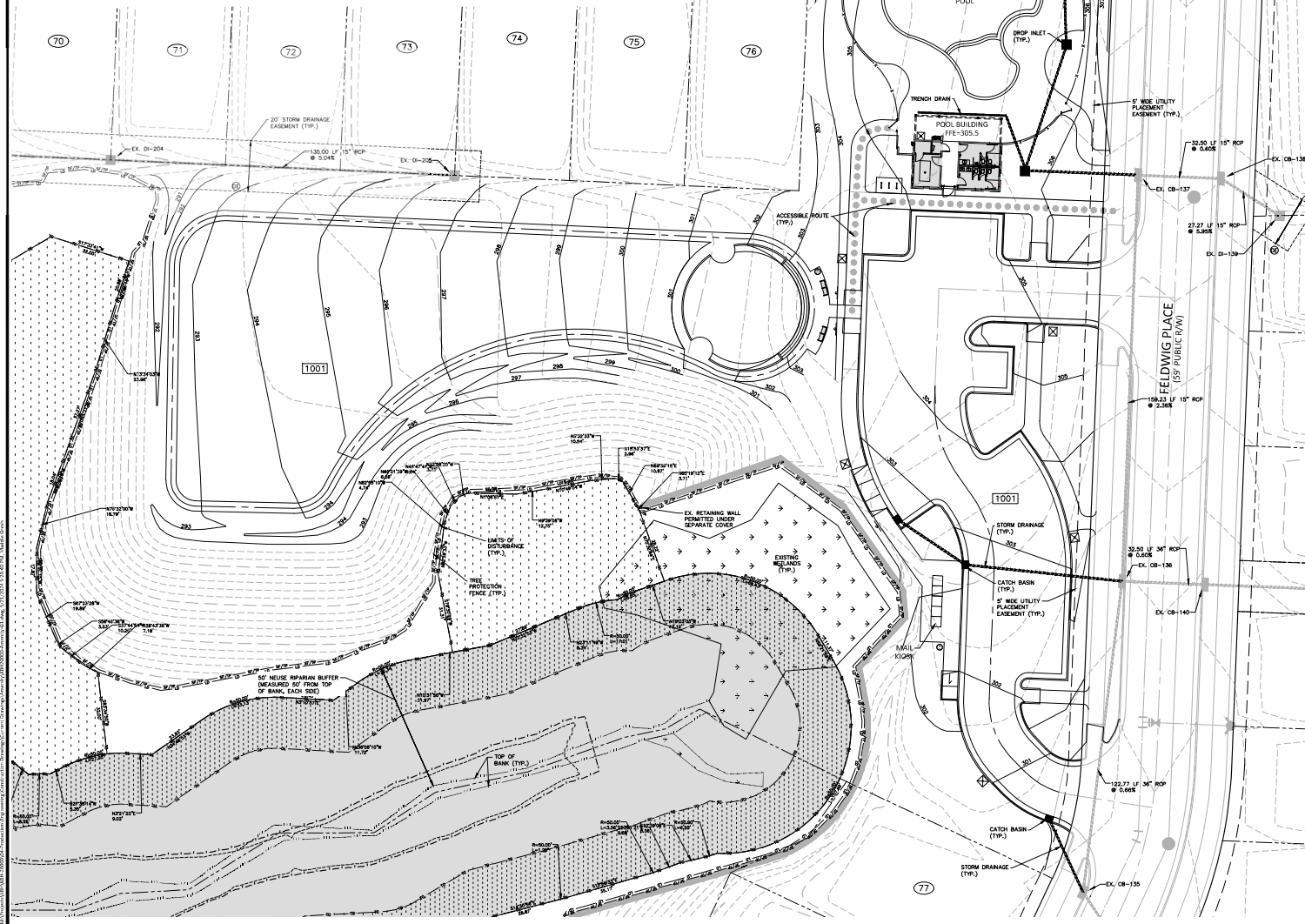


# STORM DRAINAGE NOTES

1. ALL STORM DRAINAGE PIPES SHOWN SHALL BE REINFORCED CONCRETE (NOT MINIMUM CLASS II) UNLESS NOTED OTHERWISE. PIPE SHALL BE TO COMPLY WITH THE REQUIREMENTS OF 15% PIPE BENDING REQUIRED BASED ON SOIL CONDITIONS. CONTRACTOR TO SELECT REQUIRED CLASS OF PIPE BASED ON DEPTH OF PIPE AND BENDING PROVIDED PER THE ADEQUATE CONCRETE PIPE ASSOCIATION GUIDELINES.
2. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS.
3. ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
4. ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INVERT WALL.
5. ALL PIPE JOINTS SHALL BE MADE WITH PREHARDENED JOINT SEALS, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B-1 COMPACTED GROUTS AND JOINTS OF NOTES.
6. THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE FINISH. LUMPS AND PATCHES TO MANUFACTURING SPECIFICATIONS.
7. ALL MANHOLE SHALL BE BORN PLASTIC IN NATURE, WITH FIBER REINFORCED POLYESTER MATERIAL. CONSTRUCTION MATERIALS OR OTHER STRUCTURAL MATERIAL, SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BE FLOWN IN A PLASTIC CHANNEL UNDER THE TAMPING OR ROLLING OF ROADS.
8. MATERIALS DEFINED BY THE OWNER'S SPECIFICATIONS OR OTHERWISE AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
9. BACKFILL OF STORM DRAINAGE SHALL BE COMPLETED IMMEDIATELY AFTER PIPE IS LAYED. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO BE IN ACCORDANCE WITH THE STANDARD PROCTOR TEST. THE TOP 6 INCHES SHALL BE COMPACTED TO THE STANDARD PROCTOR.
10. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNDESIGNED TRINCHES AFTER PIPE HAS BEEN PLACED.
11. ALL CONCRETE PIPE AND PRECAST STORM STRUCTURES SHALL MEET AASHTO STANDARDS BY MANUFACTURERS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL PIPE AND STRUCTURES FOR CATCHES OR BREAKS, PRIOR TO INSTALLATION. ANY DAMAGES SHALL NOT BE RECOVERED.
13. "NOISE-OUT" DROPS OR HOPE PIPE SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAYS UNLESS APPROVED IN WRITING BY CITY OF RALEIGH STORM/WATER DEPARTMENT.

# GRADING NOTES

1. 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 ARE FOUND 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 DISCREPANCIES OR GRADES SHOWN INCORRECTLY ON THESE PLANS OR BASED NOT TO CORRECT AND NOT BEAN DUE.
2. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS (FINAL RULE BOOK PART 1926, SUBPART A) APPLIES TO ALL EXCAVATIONS EXCEPTING PIPE 60 FEET IN DEPTH. OCCUPATION EXCEEDING 4 FEET IN DEPTH SHALL BE THE SUBJECT OF A TRENCH-SAFETY PLAN BY A LICENSED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE NCODI STANDARDS AND SPECIFICATIONS AS APPLICABLE.
4. CONTRACTOR SHALL NOTIFY "CITY" (CITY OF RALEIGH) AT LEAST 72 HOURS BEFORE ANY WORK PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION. EXISTING UTILITIES LOCATED BY CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THE LOCATION SERVICES NEARBY OF "CITY". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
5. CONTRACTOR, MAINTENANCE AND RESIDENTS OF ALL EROSION CONTROL MEASURES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE USE OF EROSION CONTROL MEASURES IS CONSIDERED WITH THE EROSION CONTROL MEASURES.
6. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE DATA. CONTRACTOR SHALL VERIFY ALL LOCATIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
7. SOIL UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (GUT) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.







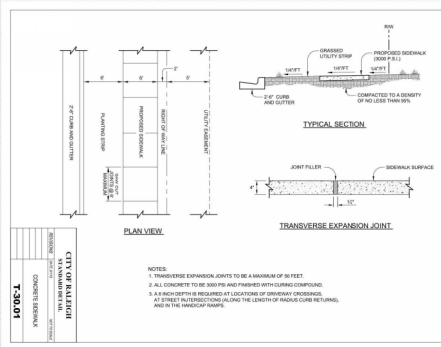
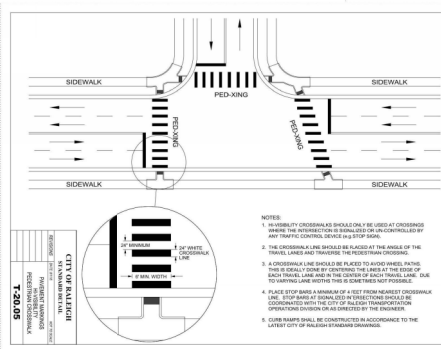
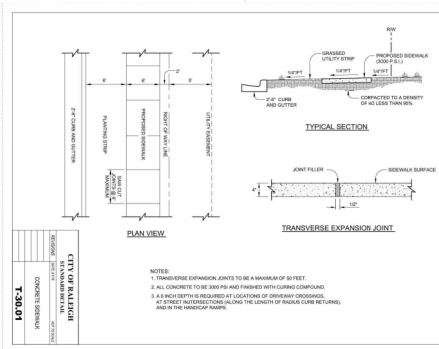
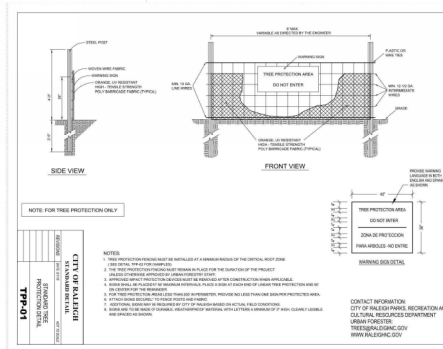
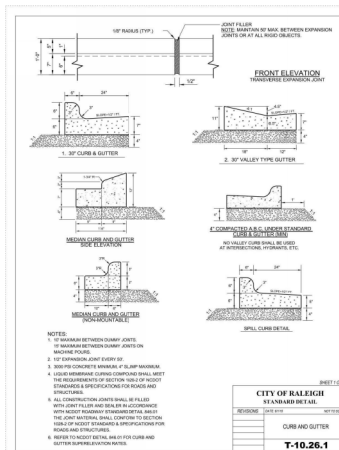
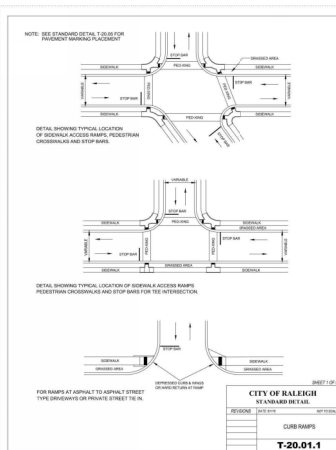
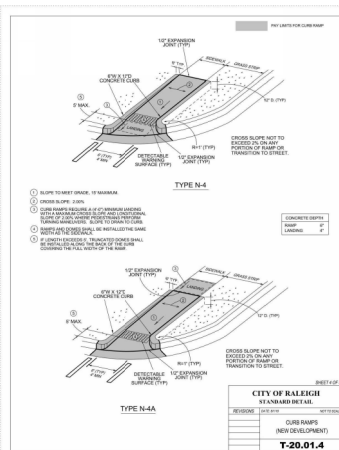
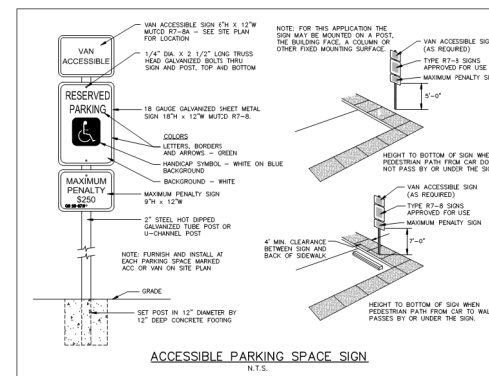




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**TUCKER PLACE - AMENITY**  
ADMINISTRATIVE SITE PLAN  
2628 PRINCESS TREE DRIVE  
RALEIGH, NORTH CAROLINA



## REVISIONS

NO.	DATE	
1	04. 09. 2024	RESPONSE TO CITY COMMENTS
2	05. 22. 2024	RESPONSE TO CITY COMMENTS

## PLAN INFORMATION

PROJECT NO.	KBH-20000
FILENAME	KBH20000-Amenity-D1
CHECKED BY	
DRAWN BY	MCG
SCALE	---
DATE	02. 02. 2024
<b>SHEET</b>	

## SITE AND UTILITY DETAILS

## C8.01

ASR-0011-2024

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





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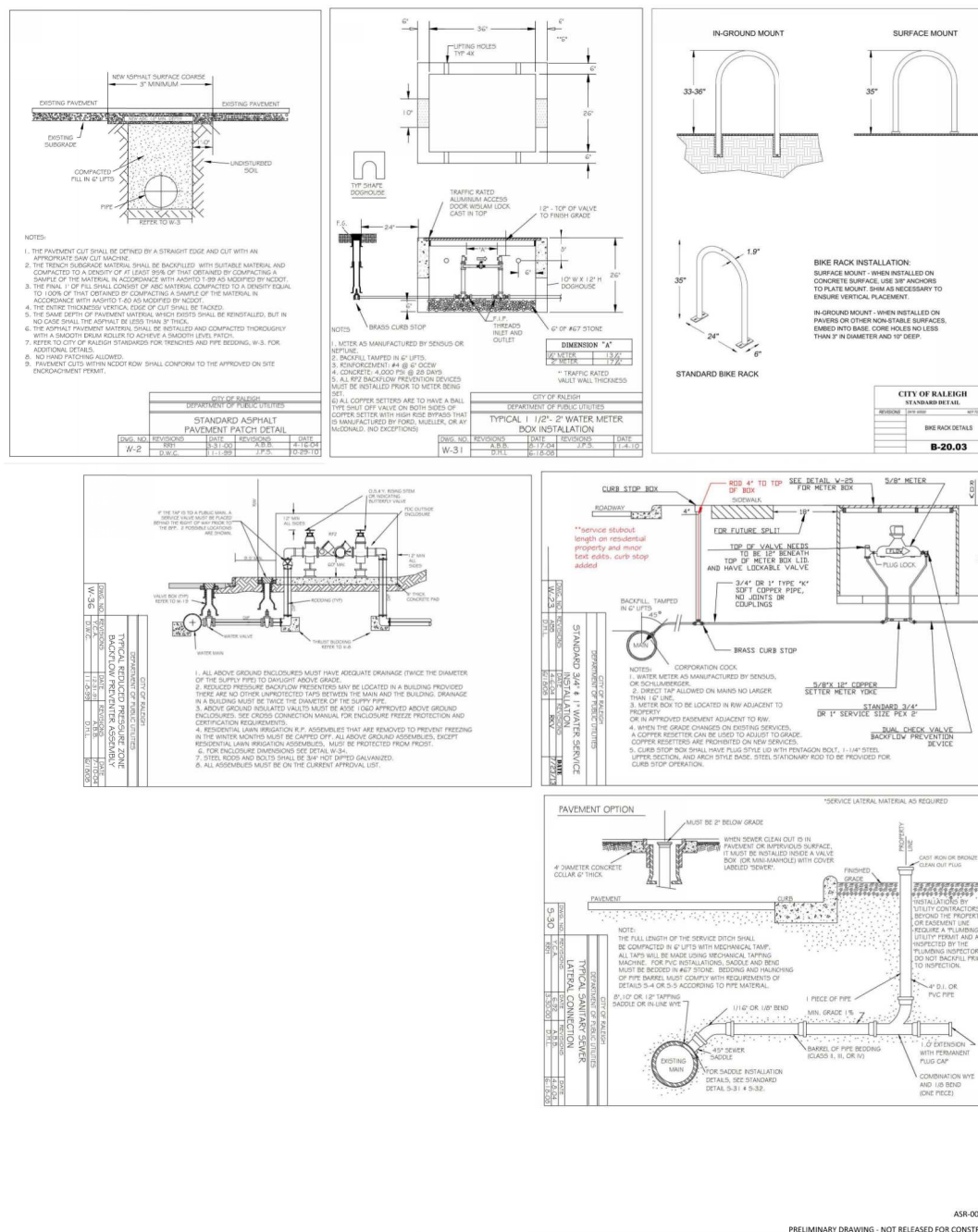
NO.	DATE	
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2	06. 22. 2024	RESPONSE TO CITY COMMENTS

## PLAN INFORMATION

PROJECT NO.	KBH-20000
FILENAME	KBH20000-Amenity-D7
CHECKED BY	SRD
DRAWN BY	MCQ
SCALE	---
DATE	02. 02. 2024
<b>SHEET</b>	

## SITE AND UTILITY DETAILS

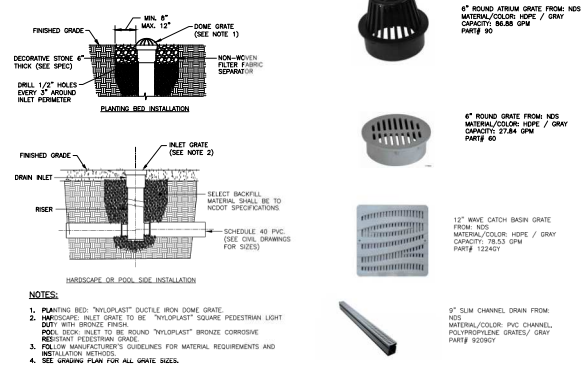
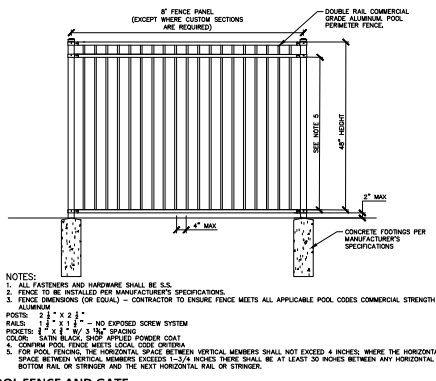
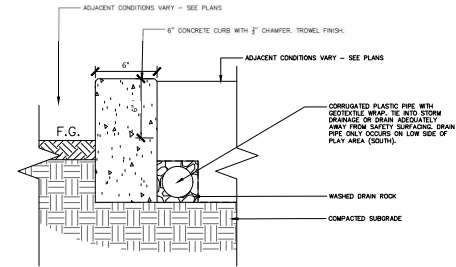
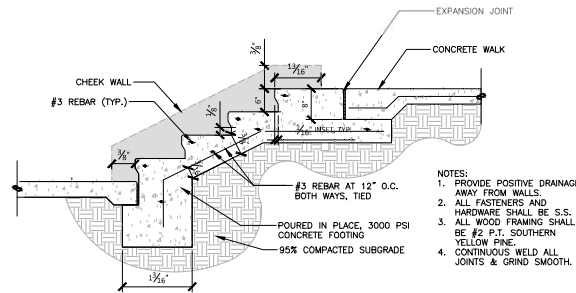
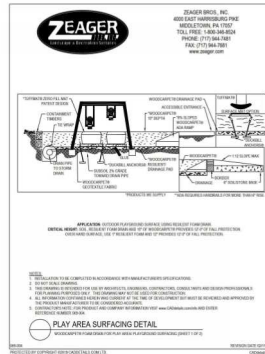
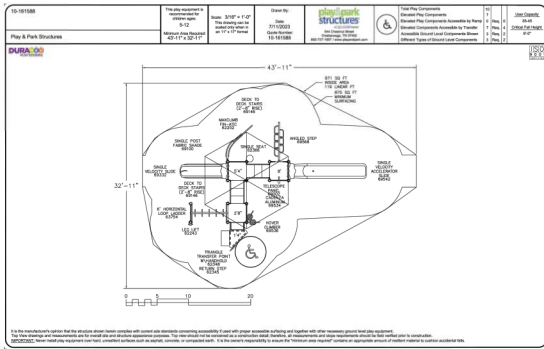
## C8.02



ASR-0011-2024

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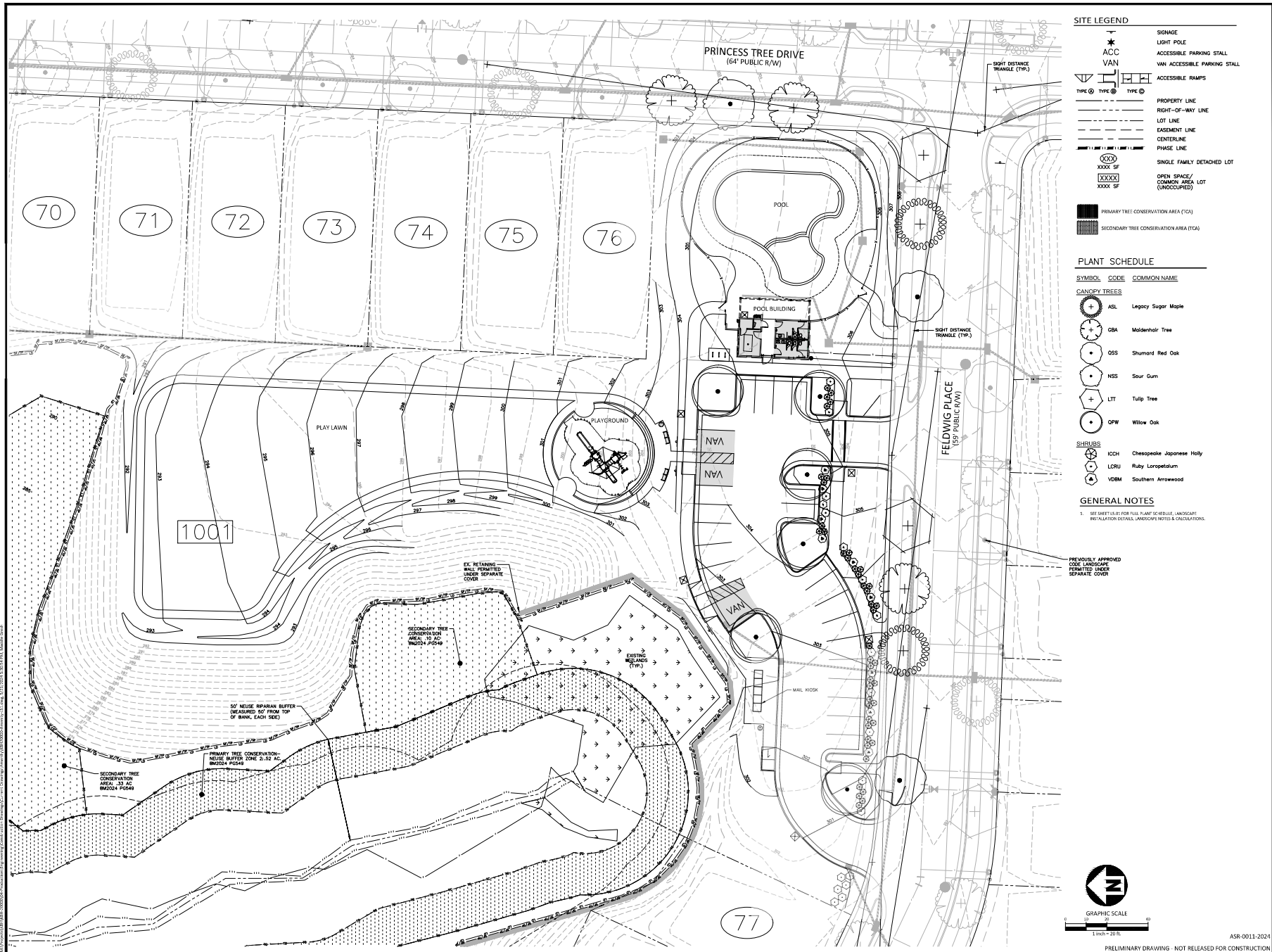




NO.	DATE	REVISIONS
1	04.09.2024	RESPONSE TO CITY COMMENTS
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PLAN INFORMATION	
PROJECT NO.	KBH-20000
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#### SITE LEGEND

ACC VAN	SIGNAGE
TYPE ① TYPE ② TYPE ③	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
XXXX SF	OPEN SPACE/ COMMON AREA LOT (UNOCCUPIED)
XXXX SF	
XXXX SF	
	PRIMARY TREE CONSERVATION AREA (TCA)
	SECONDARY TREE CONSERVATION AREA (TCA)

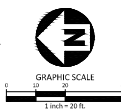
#### PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
CANOPY TREES		
ASL	Legacy Sugar Maple	
CBA	Madagascar Tree	
OSS	Shumard Red Oak	
NSS	Sour Gum	
LIT	Tulip Tree	
QFW	Willow Oak	
SHRUBS		
ICCH	Chesapeake Japanese Holly	
LORU	Ruby Loropetalum	
VOBM	Southern Arrowwood	

#### GENERAL NOTES

- SEE SHEET L5.01 FOR TAIL PLANT SCHEDULE, LANDSCAPE INSTALLATION DETAILS, LANDSCAPE NOTED & CALCULATIONS.

PREVIOUSLY APPROVED  
CODE LANDSCAPE  
PERMITTED UNDER  
SEPARATE COVER



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1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.

3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.

## VEHICULAR USE AREA

<sup>4</sup>IN NO CASE SHALL THERE BE LESS THAN 1 SHADE TREE FOR EVERY 2,000 SF OF PARKING AREA..<sup>4</sup>

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




PER SEC. 7.2.7.3.4,  
"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. 7.2.4.3."

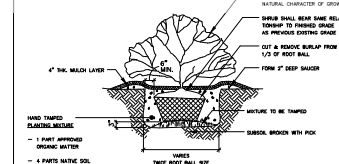
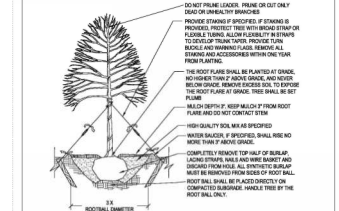
CS YARD:	242
SHRUBS REQUIRED:	73 SHRUBS (30/100 LF PER 7.243)
SHRUBS PROVIDED:	73 SHRUBS (3.5' INSTALL HEIGHT)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL	HEIGHT	REMARKS
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	ASL	2	<i>Acer saccharum</i> 'Legacy' / Legacy Sugar Maple	3" min	10" min	Street Tree
	GBA	3	<i>Ginkgo biloba</i> 'Autumn Gold' TM / Maidenhair Tree	3" min	10" min	Street Tree
	LIT	2	<i>Liriodendron tulipifera</i> / Tulip Tree	3" min	10" min	Street Tree
	NSS	1	<i>Nyssa sylvatica</i> / Sour Gum	3" min	10" min	Street Tree
	QPW	6	<i>Quercus phellos</i> / Willow Oak	3" min	10" min	VUA Tree
	QSS	2	<i>Quercus shumardii</i> / Shumard Red Oak	3" min	10" min	Street Tree

SYMBOL

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



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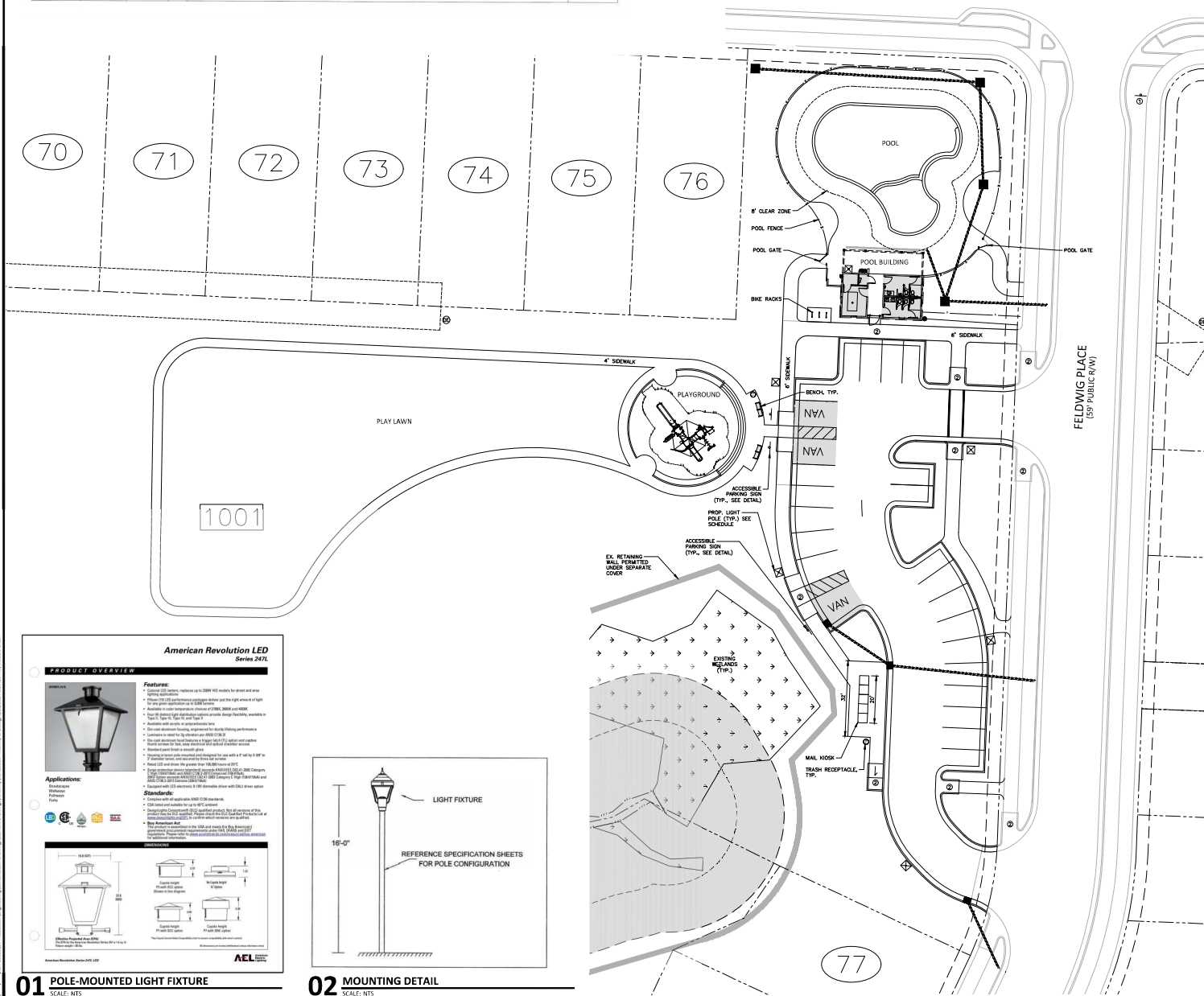
## LANDSCAPE NOTES

**LF 01**


## L5.01




LUMINAIRE SCHEDULE						
SYMBOL	QTY	LABEL	ARRANGED	LLF	DESCRIPTION	BUG RATING
	5	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 PLAN LEGEND



★  
ACC  
VAN



TYPE ① TYPE ② TYPE ③

① STOP SIGN  
② ACCESSIBLE RAMP  
③ PRIVATE, STORM-WATER  
POLLUTION CONTROL  
④ PUBLIC SPACE  
⑤ UNIMPAVED ADJACENT

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

XXXX SF  
XXXX F  
XXXXX  
XXXXX SF

SINGLE FAMILY DETACHED LOT  
OPEN SPACE /  
COMMON AREA LOT  
(UNIMPAVED)



**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](http://www.mcadamsco.com)

**CLIENT**  
R. SCOTT JOHNSON  
KB HOME CAROLINAS DIVISION  
4506 SOUTH MIAMI BOULEVARD, SUITE 10  
DURHAM, NORTH CAROLINA 27703

**TUCKER PLACE - AMENITY**  
ADMINISTRATIVE SITE PLAN  
2628 PRINCESS TREE DRIVE  
RALEIGH, NORTH CAROLINA

## REVISIONS

NO.	DATE	
1	04.09.2024	RESPONSE TO CITY COMMENTS
2	05.22.2024	RESPONSE TO CITY COMMENTS

## PLAN INFORMATION

PROJECT NO.	KBH-20000
FILENAME	KBH20000-Amenity-LP1
CHECKED BY	SRD
DRAWN BY	MCG
SCALE	1"=20'
DATE	02. 02. 2024

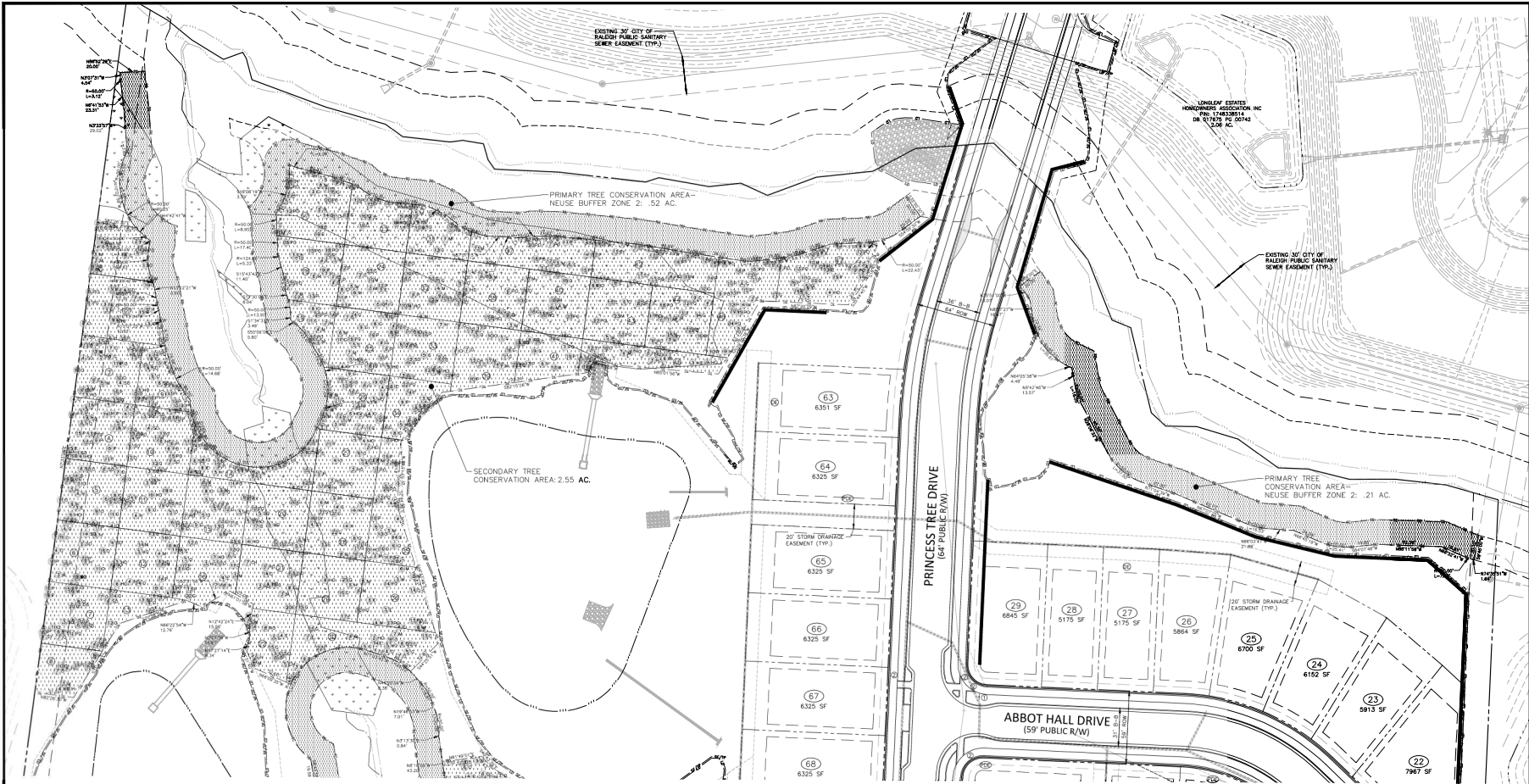
## SHEET

AMENITY  
LIGHTING PLAN  
**L6.00**

ASR-0011-2024

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





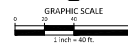
SITE LEGEND

- 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

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 as a guarantee, warranty, or endorsement of the project or the 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 standards, and are each responsible for obtaining all necessary permits, approvals, and licenses from the appropriate authorities. The approved use is not a guarantee of any kind. The City of Raleigh Development Department is not responsible for the accuracy or completeness of the information provided. Any modifications to the approved use must be approved by the City of Raleigh Development Department.

City of Raleigh Development Department



FINAL DRAWING - RELEASED FOR CONSTRUCTION

**McADAMS**

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Durham, NC 27713

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**CLIENT**

MR. JONATHAN HAYWARD  
K8 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**

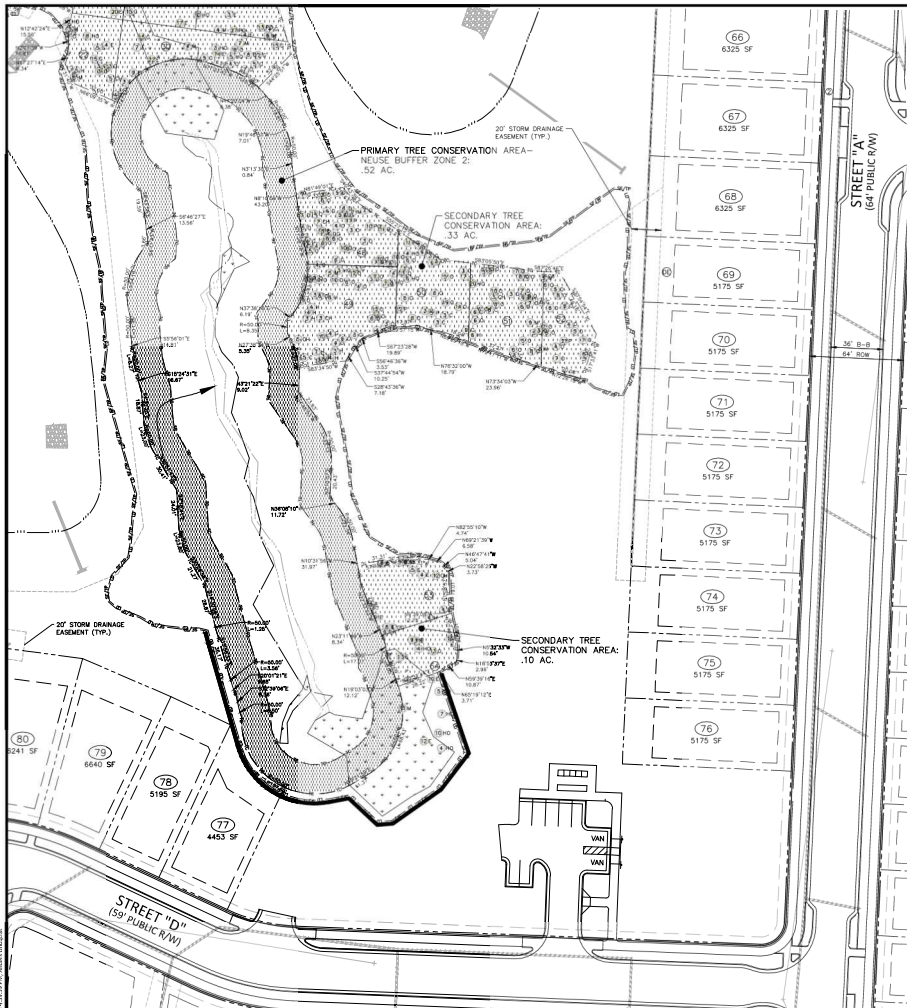
PROJECT NO. KBH-20000  
FILENAME KBH-20000-TC1  
CHECKED BY SMD  
DRAWN BY AAL  
SCALE 1"=40'  
DATE 05.01.2023

**SHEET**

**TREE CONSERVATION PLAN**

**L8.01**





TREE LEGEND

- CEM
- CHERRY
- ELM
- SWEET GUM
- HICORY
- MAPLE
- DAK
- PINE
- POPLAR
- SOURWOOD
- SYCAMORE

TREE CONSERVATION CALCULATIONS:

GROSS SITE AREA: 49.42 AC.  
RIGHT-OF-WAY DEDICATION: 8.76 AC.  
NET SITE AREA: 40.66 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.

NOTES:  
1. THE OVERALL HEALTH OF THE PROPOSED TREE CONSERVATION AREA IS GOOD.

SITE LEGEND

- STOP SIGN
- ACCESSIBLE RAMP
- PRIVATE STORM DRAINAGE EASEMENT
- PUBLIC STORM
- SIORAGE
- LIGHT POLE
- ACCESSIBLE PARKING STALL
- 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)

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FINAL DRAWING - RELEASED FOR CONSTRUCTION

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

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.: KBH-20000  
FILENAME: KBH-20000-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



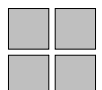
GUTTERS & DOWNSPOUT  
COLOR: BRONZE



ROOFING ASPHALT SHINGLE  
COLOR: WEATHERWOOD  
GAFTIMBERLINE



D. CLUGSTON



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

DATE: 05/17/24  
REVISION  
C.O.R. 438  
NO.

SHEET DESCRIPTION  
EXTERIOR  
ELEVATIONS

PROJECT #: 2024006  
DATE ISSUED: 03/13/2024  
DRAWING BY: JGM  
CHECKED BY: BSJ/PBC  
100% CD's

TUCKER PLACE AMENITY  
KB HOMES  
PLANNING SHEET  
RALEIGH, NC

A2.0

