



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 Type		Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> Cottage Court	Subdivision case #: _____
<input type="checkbox"/> Attached	<input type="checkbox"/> General	Scoping/sketch plan case #: <u>0148-2022</u>
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Mixed use	Certificate of Appropriateness #: _____
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Open lot	Board of Adjustment #: _____
<input type="checkbox"/> Tiny house	<input type="checkbox"/> Civic	Zoning Case #: _____
		Design Alternate #: _____

GENERAL INFORMATION

Development name: The Beautiful Community

Inside City limits? Yes No

Property address(es):
517 BUCK JONES RD /// 5323 BARCLAY DR

Site P.I.N.(s): 0773974470 /// 0773979371

Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).
As confirmed in the scoping plan we are in the Frequent Transit Plan, thus we are utilizing development option per UDO Section 2.7.1 specifically G4 where we will construction 64 unit among 10 buildings, and have supplementing parking on site.

Current Property Owner(s): MOLINA, ELIZABETH /// Charles Santos

Company: N/A /// BUILDER BEE PROPERTIES Title: N/A /// Owner

Address: 517 BUCK JONES RD /// 7319 Matthews Mint Hill Rd Suite I # 1710; Mint Hill NC 28227

Phone #: 919-987-5068 Email: charles@builderbeeprojects.com

Applicant Name (If different from owner. See "who can apply" in instructions): Charles Santos

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

Company: N/A /// BUILDER BEE PROPERTIES Address: 7319 Matthews Mint Hill Rd Suite I # 1710; Mint Hill NC

Phone #:	Email:
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact: Charles Santos	
Company: BUILDER BEE PROPERTIES LLC	Title: Owner
Address: 7319 Matthews Mint Hill Rd Suite I # 1710; Mint Hill NC 28227	
Phone #: 919-987-5068	Email: charles@builderbeeprojects.com
Applicant Name: Charles Santos	
Company: BUILDER BEE PROPERTIES	Address: 7319 Matthews Mint Hill Rd Suite I # 1710; Mint Hill NC
Phone #: 919-987-5068	Email: charles@builderbeeprojects.com

DEVELOPMENT TYPE + SITE DATE TABLE
(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): R-4 -NCOD (Roylene Acres Neighborhood)	Existing gross floor area (not to be demolished): 0
Gross site acreage: 4.85 (Surveyed) 4.18+0.55 = 4.73 (GIS)	Existing gross floor area to be demolished: 3,186
# of parking spaces proposed: 97	New gross floor area: 70,590
Max # parking permitted (7.1.2.C): 97	Total sf gross (to remain and new): 70,590
Overlay District (if applicable): Roylene Acres Neigh	Proposed # of buildings: 10
Existing use (UDO 6.1.4): R-4 -NCOD	Proposed # of stories for each: 2
Proposed use (UDO 6.1.4): R-4 -NCOD	Proposed # of basement levels (UDO 1.5.7.A.6) 0

STORMWATER INFORMATION

Imperious Area on Parcel(s): Existing (sf) <u>11,166</u> Proposed total (sf) <u>87,954</u>	Impervious Area for Compliance (includes ROW): Existing (sf) <u>11,166</u> Proposed total (sf) <u>87,954</u>
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RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS

Total # of dwelling units: 64	Total # of hotel bedrooms:
# of bedroom units: 1br <input checked="" type="checkbox"/> 46 2br <input checked="" type="checkbox"/> 9 3br <input checked="" type="checkbox"/> 9 4br or more <input type="checkbox"/>	
# of lots: 1	Is your project a cottage court? <input type="radio"/> Yes <input checked="" type="radio"/> No
	A frequent transit development? <input checked="" type="radio"/> Yes <input type="radio"/> No

Continue to Applicant Signature Block on Page Three.


APPLICANT SIGNATURE BLOCK

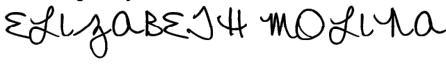
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for 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: 	dotloop verified 11/11/22 1:49 PM EST E72P-SSLH-NFJV-EP58	Date: <u>11/11/2022</u>
Printed Name: Charles Santos		

DocuSigned by:

CO71CED60F3E469
ELIZABETH MOLINA

GENERAL NOTES:

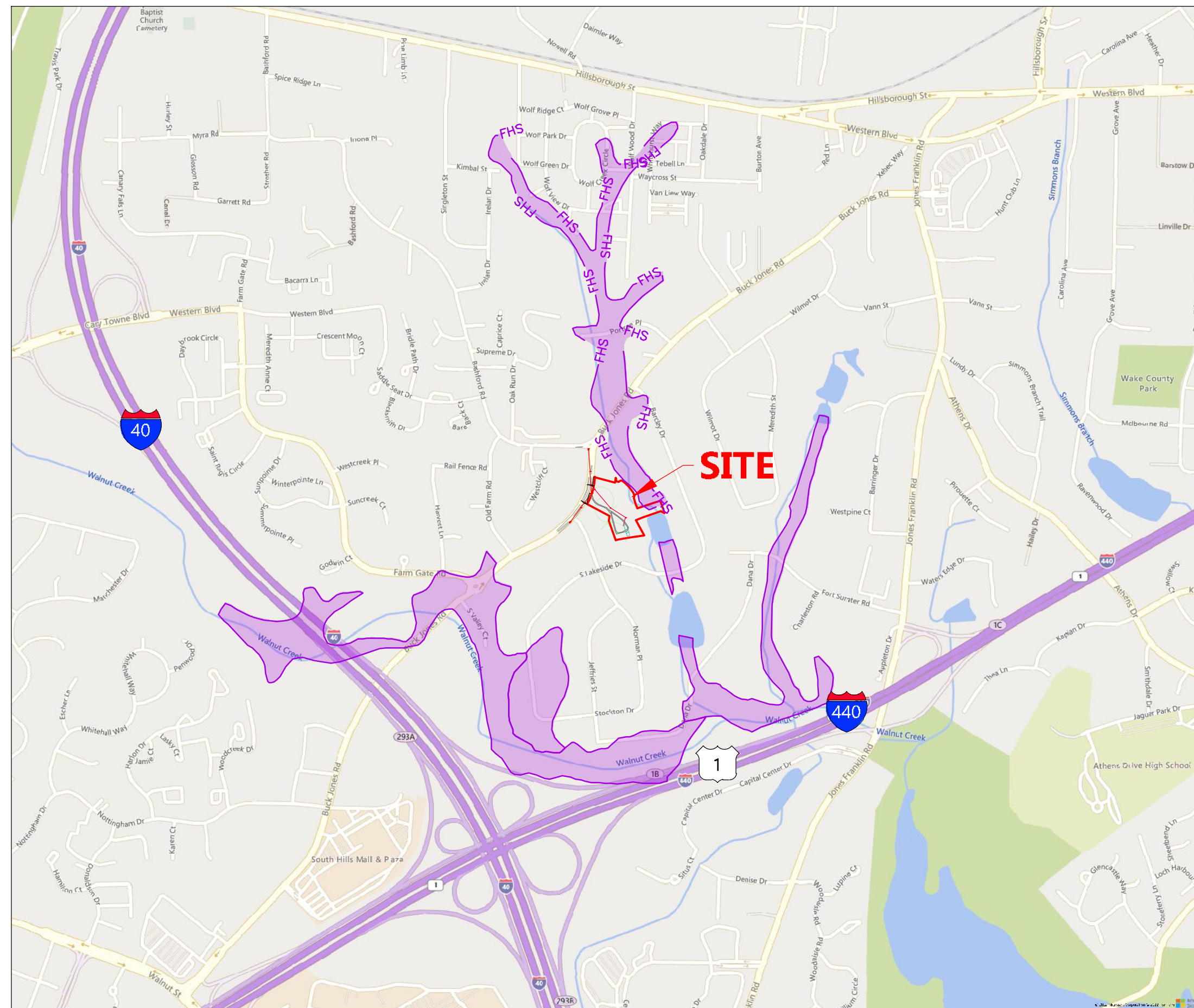
- THE CONTRACTOR SHALL MARK THE LIMITS OF THE STREAM BUFFER WITH ORANGE TREE PROTECTION FENCE WITH APPROPRIATE SIGNAGE. TREE PROTECTION FENCE SHALL BE INSTALLED ALONG THE OUTER ZONE OF ANY NEUSE RIVER BUFFER OR CAPE FEAR BUFFER OR IF THERE IS ANY CONSTRUCTION WITHIN 50 FEET OF THE BUFFER EDGE. THIS MUST BE DONE PRIOR TO STARTING ANY CLEARING AND MUST BE DONE TO OBTAIN A CERTIFICATE OF COMPLIANCE.
- IF THE DEVELOPER HAS RECEIVED APPROVAL TO WORK IN THE FIRST 20-FEET OF A STREAM BUFFER, THEN THE LAST 30-FOOT BOUNDARY SHALL BE MARKED IN THE AREA ADJACENT TO THIS WORK. OTHERWISE THE ENTIRE 50-FEET SHALL BE MARKED. THIS MARKING SHALL REMAIN IN PLACE UNTIL ALL ADJACENT DISTURBED AREAS HAVE BEEN COMPLETED AND STABILIZED.
- CONTRACTOR WILL INSTALL TEMPORARY DIVERSION DITCHES WHEN SETTING UP EROSION CONTROL MEASURES IN THE SAME LOCATION AS THE PERMANENT DITCHES (7 DAY GROUND COVER REQUIRED).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL LOCAL, COUNTY, OR STATE REQUIRED BUILDING PERMITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK ON THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY'S (ELECTRIC, GAS, TELEPHONE, ETC.)
- THE CONTRACTOR SHALL BE AWARE OF ANY OVERHEAD POWER LINES AND SHALL TAKE ALL NECESSARY PRECAUTION TO ENSURE THAT PERSONNEL AND TRAFFIC ARE SAFE AT ALL TIMES.
- THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, CHARTED OR UNCHARTED, LOCATED OR UNLOCATED. ANY AND ALL WORK PERFORMED TO REPAIR UTILITIES DAMAGED BY THE UTILITY CONTRACTOR MUST MEET THE APPROVAL OF THE ASSOCIATED UTILITY COMPANY AND THE UTILITY CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY SUCH REPAIRS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLACEMENT OF A SUITABLE BACKFILL MATERIAL AND SHALL PLACE MATERIAL IN 12" LAYERS AND COMPACT SAID FILL TO A 95% STANDARD PROCTOR.
- THE CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL DURING ALL PHASES OF THIS CONSTRUCTION IN ACCORDANCE WITH NCDOT AND ALL MUNICIPALITY STANDARDS.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MOST CURRENT EDITION OF THE ORDINANCE.
- THE CONTRACTOR SHALL OBTAIN A LANE CLOSURE PERMIT (IF APPLICABLE) FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAFFIC LANE FROM THE PUBLIC WORKS DEPARTMENT-TRANSPORTATION OPERATION DIVISION AT LEAST 48 HOURS IN ADVANCE AND FOR STREET CLOSURES, AT LEAST 2 WEEKS IN ADVANCE. PROVIDE EXACT LOCATION, CROSS STREET, DATES FOR LANE CLOSURE, CONTACT PERSON AND FAX NUMBER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE INSPECTIONS DEPARTMENT FOR A STREET CUT PERMIT (IF APPLICABLE)
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- THE CONTRACTOR SHALL REPAIR ALL DRIVEWAYS, DRIVEWAY PIPES, CURB AND GUTTER, SIDEWALKS AND STREET TO EXISTING CONDITION OR BETTER.
- ANY CHANGES OR DEVIATIONS FROM THESE PLANS NO MATTER HOW MINOR SHALL BE DONE ONLY WITH THE EXPRESS "PRE-APPROVAL" OF THE PROJECT ENGINEER.
- IT IS REQUIRED BY THE STATE, THAT THE ENGINEER CERTIFY THE AS-BUILT CONDITIONS OF THE UTILITIES AFTER THEY HAVE BEEN CONSTRUCTED. IT IS THEREFORE NECESSARY THAT THE ENGINEER WITNESS AND MONITOR THE CONSTRUCTION PROCESS. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE ENGINEER, WITH AT LEAST 48 HOURS OF ADVANCE NOTICE OF WHEN THE CONSTRUCTION WILL TAKE PLACE SO THAT PROPER INSPECTIONS CAN BE MADE.
- THE STEEPNESS FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED WILL, WITHIN 14 CALENDAR DAYS OF COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH TEMPORARY GROUND COVER, DEVICES OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION. PERMANENT GROUND COVER WILL BE PROVIDED FOR ALL DISTURBED AREAS WITHIN 14 CALENDAR DAYS. (PER GENERAL STATUTE 113A-57 PARAGRAPH 2 & 3).
- NO DISTURBED AREA SHALL BE ALLOWED TO REMAIN UNPROTECTED AND MUST BE MULCHED AND SEEDED WITHIN 14 DAYS OF WHEN WORK WAS CONDUCTED.
- THE WATER LINES SHALL BE BURIED A MINIMUM OF 3' DEEP, FROM THE TOP OF THE FINISHED GROUND ELEVATION TO THE TOP OF THE PIPE THROUGH THE ENTIRE LENGTH OF THE PIPE.
- THE METER SETTERS SHALL BE PLACED AT LEAST SIX (6) FEET FROM THE PROPERTY LINE BETWEEN THE LOTS AND NO MORE THAN TEN (10) FEET FROM THE PROPERTY LINE BETWEEN THE LOTS. THE METER SETTERS SHALL BE LOCATED ONE (1) FOOT WITHIN THE RIGHT-OF-WAY NEAR THE LOT CORNER OF EACH LOT (UNLESS RESTRICTED BY SIDEWALK IN WHICH CASE WILL BE PLACED A REASONABLE DISTANCE FROM THE SIDEWALK BUT NO FURTHER THAN 6 FEET).
- EACH WATER LINE TAP SHALL BE INDIVIDUAL AND MADE A MINIMUM OF 12" APART.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OR EDGE OF PAVEMENT OF INTERSECTING STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY OF THE RADIUS CURVATURE, OR TWENTY (20) FEET FROM THE INTERSECTION OF RIGHT-OF-WAY LINES, WHICHEVER IS GREATER. THE RADIUS OF THE DRIVEWAY SHALL NOT ENCROACH ON THE MINIMUM CORNER CLEARANCE.
- WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH THE ADA AND LOCAL STANDARD. WHERE SIDEWALK IS NOT REQUIRED ALONG THE PUBLIC ROW, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, PARKED VEHICLE OR OTHER OBJECT.
- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL STANDARDS AND SPECIFICATIONS.
- EXISTING UNUSED UTILITY SERVICES SHALL BE ABANDONED AT THE MAIN AND REMOVED FROM THE ROW OR EASEMENT.
- ALL STRUCTURAL STORM WATER SCM'S SHALL BE LOCATED OUTSIDE OF NCDOT RIGHT OF WAYS. A PERMANENT PUBLIC DRAINAGE EASEMENT SHALL BE LOCATED OUTSIDE OF THE NCDOT RIGHT OF WAYS) FOR ACCESS. NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION & MAINTENANCE OR LIABILITY OF THE STRUCTURAL STORM WATER SCM'S.
- ALL ROADWAY DITCHES MUST BE STABLE BEFORE THEY WILL BE TAKEN INTO THE STATE SYSTEM.
- THERE SHALL BE NO FILLING OR ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED.

SITE SPECIFIC NOTES:

- THE ENGINEER IS: JOHN W. HARRIS, P.E. CONSULTING ENGINEER INC, 5112 BUR OAK CIRCLE, RALEIGH, NC 27612; (919) 789-0744.
- THE ARCHITECT IS: LOUIS CHERRY ARCHITECTURE, PLLC, 222 N. BLOODWORTH ST., RALEIGH, NC 27601; (919)971-2299.
- THE SURVEYOR IS: STEWART-PROCTOR, PLLC, 319 CHAPANOKE ROAD, SUITE 106, RALEIGH, NC 27603.
- OVERALL TOPOGRAPHIC INFORMATION WAS TAKEN FROM WAKE COUNTY GIS. STREET SECTIONS AND LOCATION OF EXISTING PAVEMENT AND STRUCTURES PROVIDED BY THE SURVEYOR.
- BOUNDARY INFORMATION WAS TAKEN FROM INFORMATION PROVIDED BY THE SURVEYOR.
- STREET SHALL BE 26' WIDE FROM FACE OF CURB TO FACE OF CURB.
- CUL-DE-SACS SHALL HAVE A 50' RADIUS. PAVEMENT RADI WITHIN CUL-DE-SAC SHALL BE 35'.
- PROJECT WILL USE MUNICIPAL WATER AND SEWER SYSTEMS.
- THERE ARE NO FEMA FLOOD BOUNDARIES ON THIS SITE ACCORDING TO CURRENT FIRM PANEL 404/401 PERMITS WILL NOT BE NEEDED.
- THERE SHALL BE NO FILLING OR ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA. [14-14-1.2(A-H)]

SITE DATA TABLE	
OWNER:	BUILDER BEE PROPERTIES, LLC
OWNER ADDRESS:	4441 SIX FORKS RD, SUITE 106 #206 RALEIGH, NC 27609
SITE ADDRESS:	517 BUCK JONES RD RALEIGH, NC 27606-2201
SUBDIVISION:	ROYLENE ACRES
TOWNSHIP:	RALEIGH
COUNTY:	WAKE
Basin:	WALNUT CREEK
PIN:	0773974470 & 0773979371
REID:	0055720 & 0206513
DEED BOOK & PAGE #:	BK:019173 PG:02017 & BK:019036 PG:02650
CURRENT USE CLASS:	RESIDENTIAL - SINGLE-UNIT LIVING
PROPOSED USE CLASS:	RESIDENTIAL - MULTI-UNIT LIVING
NUMBER OF LOTS: (PROPOSED)	1
SITE AREA:	4.72 (COMBINED SURVEYS) 4.73 (GIS)
NO. OF EXISTING BLDGS:	1
NO. OF PROPOSED BLDGS:	10
BUILDING TYPE:	APARTMENT
ZONING:	R-4
ADDITIONAL HOUSING:	FREQUENT TRANSIT DEVELOPMENT OPTION UDO 2.7.1
BUILDING SETBACKS	
FROM PRIMARY STREET (MIN)	50 Ft (ROYLENE NCOD)
FROM SIDE STREET (MIN)	10 Ft (UDO 2.7.1.D)
FROM SIDE LOT BOUNDARY LINE (MIN)	5 Ft (UDO 2.7.1.D)
FROM REAR SITE BOUNDARY LINE (MIN)	25 Ft (UDO 2.7.1.D)
STREET FRONTAGE (MIN)	100 Ft (ROYLENE NCOD)
PARCEL DEPTH (MIN)	100 Ft (UDO 2.7.1.B)
PARCEL WIDTH (MIN)	65 Ft (UDO 2.7.1.B)
MAXIMUM BLDG HEIGHT:	30 FT - 2 1/2 STORES (ROYLENE NCOD)
NET SITE AREA/UNIT (MIN):	2,000 SF (UDO 2.7.1.C)
OUTDOOR AMENITY AREA (MIN)	10% (UDO 2.7.1.B)
DISTURBED AREA	To Be Calculated in SPR

IMPERVIOUS AREA CHART	
Total Area	211,279 SQ. FT. / 4.18 ACRES
Existing Impervious	11,166 SQ. FT.
Proposed Impervious	87,954 SQ. FT.
percentage of impervious	41.6%



VICINITY MAP

SCALE: 1" = 1,000'

Traffic Control and Pedestrian Plan (TCPED) Notes:

- Prior to any work that impacts the right-of-way, closing or detouring of any street, lane, or sidewalk, the contractor must apply for a permit with Right-of-Way Services. Please direct any questions to rightofwayservices@raleighnc.gov.
- The street, lane, sidewalk, closure permit is required for any closure on city streets and all NCDOT streets within Raleigh's Jurisdiction.
- A permit request with a TCPED Plan shall be submitted to Right-of-Way Services through the City of Raleigh Permit and Development Portal.
- Prior to the start of work, the Client shall schedule a Pre-Construction meeting with the Engineering Inspections Coordinator to review the specific components of the approved plan, and ensure all permits are issued.
- All TCPED Plans shall comply with all Local, State, and Federal requirements and standards, including but not limited to:
 - Manual on Uniform Traffic Control (MUTCD);
 - Public Rights-of-Way Accessibility Guidelines (PROWAG);
 - American Disability Act (ADA) requirements;
 - Raleigh Street Design Manual (RSDM).
- All public sidewalks must be accessible to pedestrians who are visually impaired and/or people with mobility concerns. Existing and alternative pedestrian routes during construction shall be required to be compliant with the Public Rights of Way Accessibility Guidelines (PROWAG), the ADA Standards for Accessible Design and the Manual on Uniform Traffic Control Devices (MUTCD).
- All permits must be available and visible on site during the operation.

SITE PERMITTING APPROVAL

Water and Sewer Permits (if applicable)

The City of Raleigh consents to the connection and extension of the City's Public Sewer System as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook. City of Raleigh Public Utilities Department Permit # _____

The City of Raleigh consents to the connection and extension of the City's Public Water System as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook. City of Raleigh Public Utilities Department Permit # _____

The City of Raleigh consents to the connection to its public sewer system and extension of the private sewer collection system as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh Public Utilities Department Permit # _____

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 to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal Law. All construction must be in accordance with all local, state, and Federal Rules and Regulations.

Electronic Approval: This approval is being issued electronically. This approval is valid only upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. This electronic approval may not be edited once issued. Any modification to this approval once issued will invalidate this approval.

City of Raleigh Development Approval _____

City of Raleigh Review Officer _____

Sheet List Table

Sheet #	Sheet Title
1	Cover
2	Existing Conditions
3	Demolition Plan
4	Proposed Site Plan
5	Grading Plan
6	Stormwater plan
7	Utility Plan
8	Lighting Plan
9	TCA Plan
10	Landscape Plan
11	Floor Plans - Type 1
12	Floor Plans - Type 2
13	Floor Plans - Type 3
14	Floor Plans - Type 4
15	Floor Plans - Type 5
16	Elevations - Type 1
17	Elevations - Type 2
18	Elevations - Type 3
19	Elevations - Type 4
20	Elevations - Type 5

N.C. UNDERGROUND UTILITIES

3 DAYS BEFORE DIGGING CALL
TOLL FREE 811 or (800)632-4949
 A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

John W. Harris, P.E.
 Consulting Engineer, Inc.



5112 Bur Oak Circle
 Raleigh, N.C. 27612
 (919) 789-0744
 www.jharriseng.net

Date Stated: March 03, 2022
 Printed Date: 15-Nov-22 10:19 PM
 Drawn By: JHT

File: M:\Project Files\Beautiful Community\F&A
 Buck Jones\Beautiful Community X-File.dwg
 Revision: NONE AS OF PRINTED DATE

Cover For
The Beautiful Community





MURRAY, V G, JR
 PIN: 0773971796
 DB 011672, Page 02778

LIGON, ADAM
 PIN: 0773977892
 DB 015058, Page 0435

RALEIGH, CITY OF
 PO BOX 590
 RALEIGH NC 27602-0590
 PIN: 0773974783
 DB 01816, Page 0035

STRONG, JO WATSON
 PIN: 0773978529
 DB 21--E, Page 2181

ALL SAINTS ANTIOCHIAN
 ORTHODOX CHURCH
 PIN: 0773971423
 DB 5887, Page 220

BARNWELL, J FORREST
 BARNWELL, LANA P
 PIN: 0773979424
 DB 02776, Page 0844

BASSET, CARLTON GRINDSTAFF
 PIN: 0773974218
 DB 18255, Page 794

BEEKER, REBEKAH R.
 PIN: 0783071347
 DB 04243, Page 0652

BASSET, CARLTON GRINDSTAFF
 PIN: 0773973251
 DB 18255, Page 794

KORDAS, SZYMON
 KORDAS, MAGDALENA
 PIN: 0783071277
 DB 017402, Page 0485

WIGGINS, CARLYLE AUBREY III
 PIN: 0773974131
 DB 2208, Page 281

CORREGAN, BRUCE H.
 CORREGAN, MARTHA B.
 PIN: 0783072108
 DB 008325, Page 1288

CROOK, STEPHEN HAROLD
 CROOK, KATHLEEN D.
 PIN: 0773974071
 DB 4485, Page 029

LAKESIDE IMPROVEMENT
 ASSOC
 PIN: 0783070005
 DB 01000, Page 0001

HOYLE, JAMES F.
 HOYLE, PATSY LYNCH
 PIN: 0773966839
 DB 01781, Page 0301

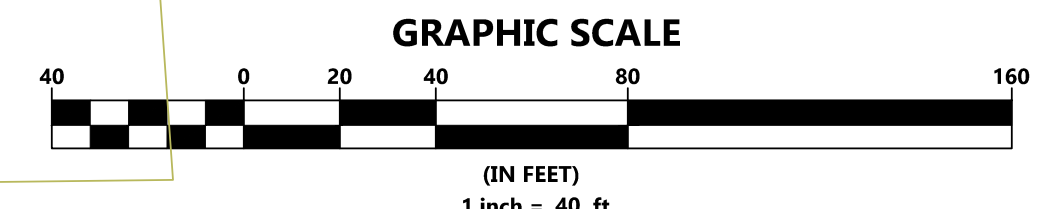
GARDNER, JONATHAN ALLEN
 PIN: 0773965888
 DB 16162, Page 01669

CRAIGHEAD, ANN W., TRUSTEE
 ANN W. CRAIGHEAD REVOCABLE LIVING TRUST
 PIN: 0773986973
 DB 017261, Page 02142

MCKEOWN, CARRIE P
 MCKEOWN, CHARLES E III
 PIN: 0773964875
 DB 17984, Page 02733

N.C. UNDERGROUND UTILITIES

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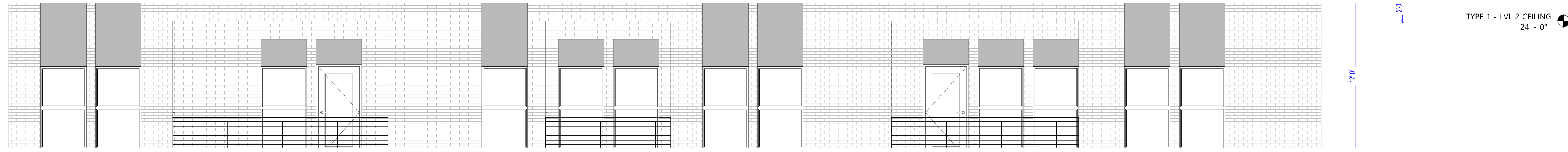


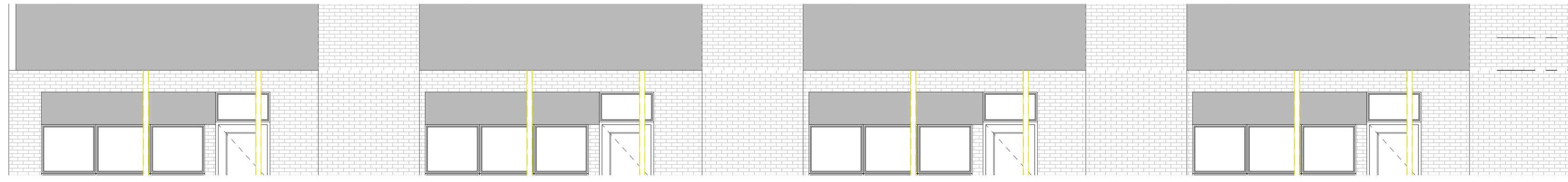
John W. Harris, P.E.
 Consulting Engineer, Inc.
 5112 Bur Oak Circle
 Raleigh, N.C. 27612
 (919) 789-0744
 www.jharriseng.net

Date Started: March 03, 2022
 Printed Date: 15-Nov-22 10:19 PM
 Drawn By: JBT
 File: M:\Project Files\Beautiful Community\FKA Buck Jones\Beautiful Community X-File.dwg
 Revision: NONE AS OF PRINTED DATE

Proposed Site Plan
 For
The Beautiful Community



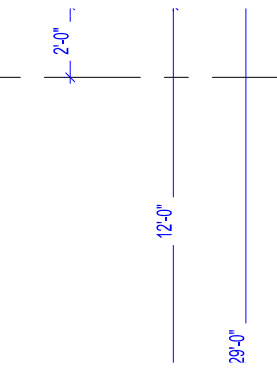
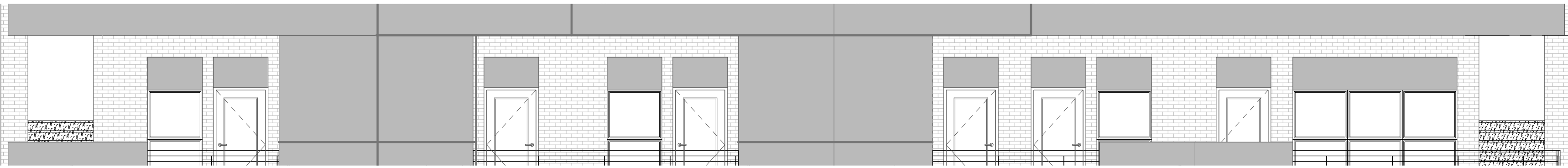




TYPE 3 - ROOF
448' - 0"

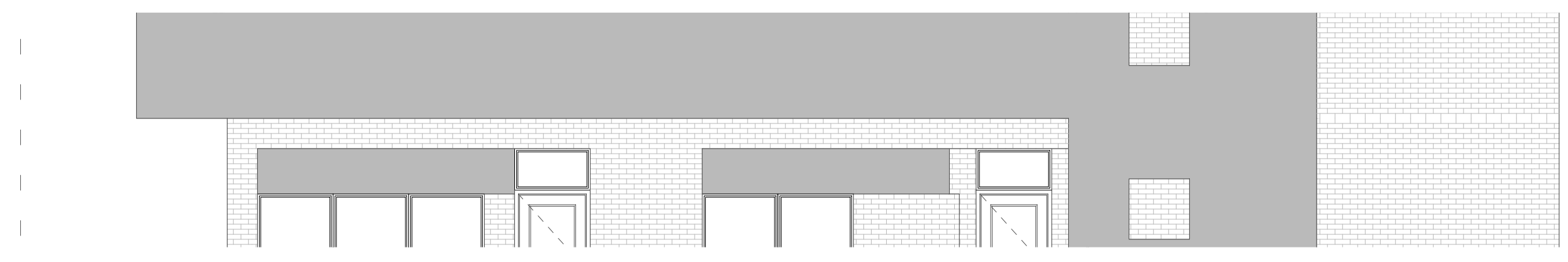
TYPE 3 - LVL 2 CEILING
446' - 0"





TYPE 4 - LVL 2 CEILING





24'
24'
48'

431 - U

TYPE 5 - ROOF
428' - 0"

TYPE 5 - LVL 2 CEILING
428' - 0"

