



Administrative Approval Action

Case File / Name: ASR-0108-2022
DSLCL - THE BEAUTIFUL COMMUNITY

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

LOCATION: This 4.79 acre site consists of two existing parcels, identified as 517 Buck Jones Road and 5323 Barclay Drive, which will be recombined. The site is located north of South Lakeside Drive, southeast of Bashford Road, east of Old Farm Road, and west of Barclay Drive. It is zoned R-4, located in the Roylene Acres NCOD, and a Frequent Transit Area.

REQUEST: This project proposes recombining the two existing parcels and developing the site for a multi-unit living development. There is an existing detached house on one parcel that will be demolished. The plan includes 64 units within 10 apartment buildings (46 1-bedroom units, 9 2-bedroom units and 9 3-bedroom units) with parking, amenity areas, stormwater and other site improvements. The plan will be developed using the Frequent Transit Development Option (FTDO). With more than 12 units proposed, the development will provide 11 affordable units to meet the minimum 20% requirement described in UDO Section 2.7.1.G4 and will comply with the Affordable Housing Standards determined by the City of Raleigh Housing & Neighborhoods Department, including an Affordable Housing Deed Restriction.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: RCMP-0046-2024: DSLCL - Recorded Maps/Recombination

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 July 30, 2024 by Builder Bee Projects, LLC.

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:

General

1. Prior to SPR approval, all retaining walls will be permitted either by zoning permits (walls less than 5 feet in height) or building permits (walls greater than 5 feet in height).
2. Prior to SPR approval, a lighting plan shall be provided for any building, pedestrian, vehicular or other lighting to be located on site. Lighting plan shall be in compliance with UDO Section 7.4 and any other applicable standards.
3. Prior to SPR approval, plan shall receive approval from City of Raleigh Solid Waste Services for its solid waste management plan. Plan shall show compliance with the Solid Waste Design Manual and UDO Section 7.2.5.C. If service will be provided by a third-party, a signed and dated intent to serve letter shall be included in the plan set.



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4. Prior to SPR approval, a recombination plat shall be recorded with Wake County Register of Deeds showing the recombination of PIN# 0773974470 and PIN# 0773979371.
5. Elevations for each building shall be included in the plan set. Elevations should show the post-development average grade height, in feet, along with the calculations. The spot grades should correspond to the points on the Grading Plan (Sheet 5). (UDO Sections 1.5.7 and 2.7.1.E2)
6. Prior to SPR approval, plans shall show compliance with and the calculations for how the affordable units will be determined per UDO Section 2.7.1.G4 which requires plans utilizing the Frequent Transit Development Option with more than 12 residential units to provide affordable units. At least 20% of the units over 12, shall be considered affordable per the metrics of this section.

Engineering

7. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Public Utilities

8. A deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.

Stormwater

9. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
10. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
11. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
12. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

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

RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General



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1. The greenway easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway.

Public Utilities

2. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

3. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
4. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).
5. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

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:

General

1. A demolition permit shall be obtained.
2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Public Utilities

3. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

4. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

Urban Forestry

5. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).



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6. A public infrastructure surety for 13 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.
7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 13 street trees along Buck Jones Rd.

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
2. Development shall comply with UDO Section 2.7.1.G4 and any other relevant sections and requirements related to affordable housing as a Frequent Transit Development Option (FTDO) development. A number of units equal to at least twenty percent (20%) shall be affordable for households earning sixty percent (60%) of the Area Median Income or less for a period of no less than 30 years from the date of issuance of a certificate of occupancy. The rent and income limits will follow the Affordable Housing Standards determined annually by the City of Raleigh Housing & Neighborhoods Department. An Affordable Housing Deed Restriction in a form approved by the City shall be filed and recorded in the property's chain of title by the property owner in the Wake County Register of Deeds prior to the project receiving a certificate of occupancy. The property owner of development approved under this section shall provide an annual report to the City to demonstrate compliance with the requirements of this section. The report shall utilize a form prescribed by the City and shall be submitted in accordance with a schedule set by the City. Affordable units used to meet the requirements of this section shall be constructed concurrently with the project's market rate units (UDO Section 5.5.1.G.2.ii).

Stormwater

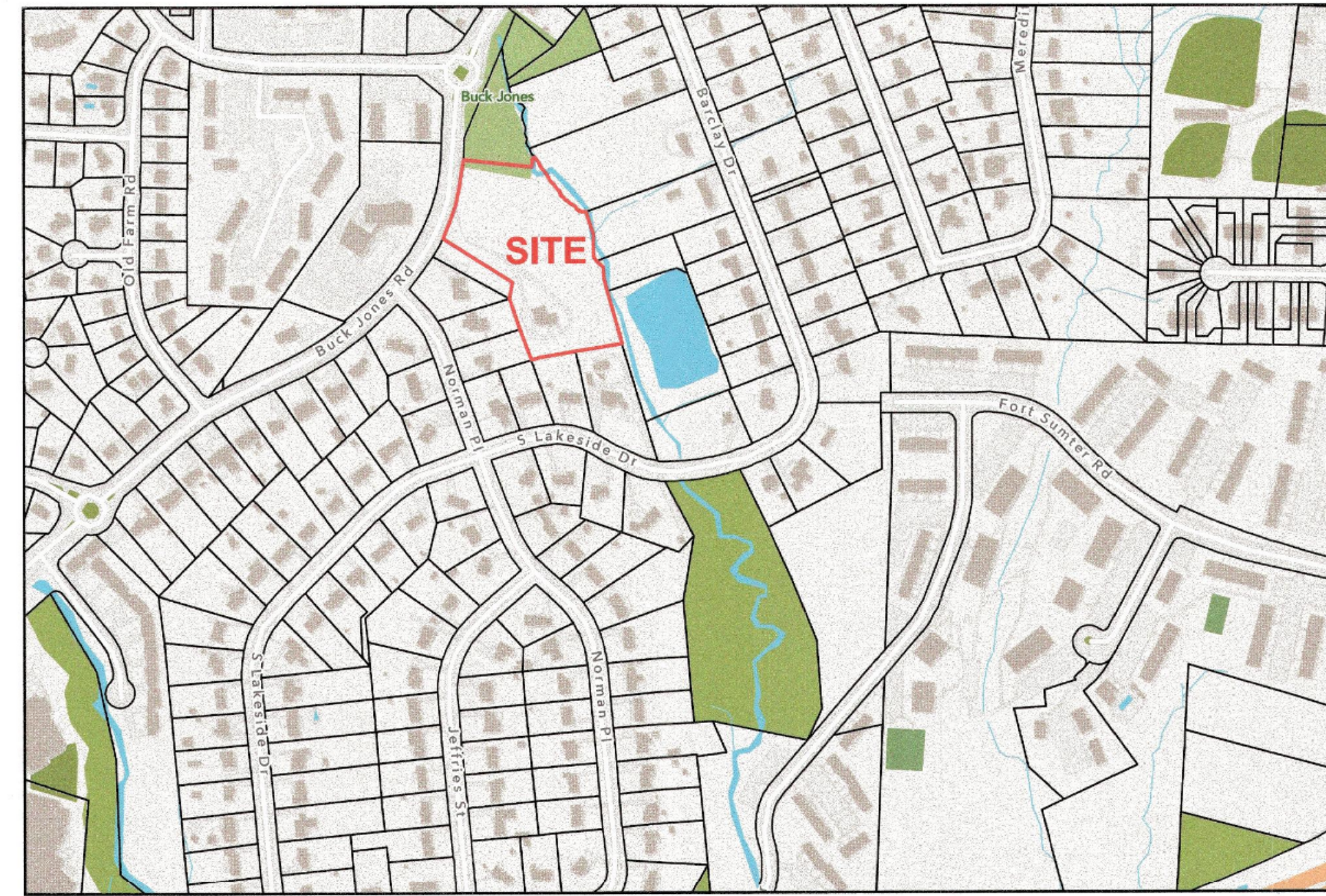
3. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
4. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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:

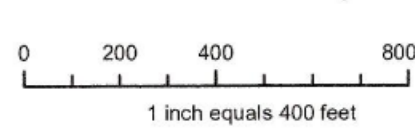
3-Year Expiration Date: September 25, 2027

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

SHEET 1 COVER
SHEET 2 EXISTING CONDITIONS AND DEMOLITION PLAN
SHEET 3 SITE PLAN
SHEET 4 UTILITY PLAN
SHEET 5 GRADING PLAN
SHEET 6 PRE-DEVELOPMENT DRAINAGE MAP
SHEET 7 POST-DEVELOPMENT DRAINAGE MAP
SHEET 8 STORMWATER PLAN
SHEET 9 LANDSCAPE PLAN
SHEET 10 PARKS AND RECREATION PLAN
SHEET 11 TREE CONSERVATION PLAN
SHEET 12 BLOCK PERIMETER PLAN
SHEET 13 FIRE PROTECTION PLAN
SHEET 14 SIGHT TRIANGLE EXHIBIT
SHEET 15 FLOOR PLAN TYPE 1 UNIT
SHEET 16 FLOOR PLAN TYPE 2 UNIT
SHEET 17 FLOOR PLAN TYPE 3 UNIT
SHEET 18 FLOOR PLAN TYPE 4 UNIT
SHEET 19 FLOOR PLAN TYPE 5 UNIT
SHEET 20 ELEVATIONS TYPE 1
SHEET 21 ELEVATIONS TYPE 2
SHEET 22 ELEVATIONS TYPE 3
SHEET 23 ELEVATIONS TYPE 4
SHEET 24 ELEVATIONS TYPE 5
SHEET 25 SITE DETAILS 1
SHEET 26 SITE DETAILS 2



VICINITY MAP



Disclaimer: Map maker every effort to produce and publish the most current and accurate information possible. However, the maps are produced for informational purposes and are NOT surveys. No warranties, expressed or implied, are provided for the site shown. In use or interpretation.

ASR PLANS FOR THE BEAUTIFUL COMMUNITY C.O.R. PROJECT #ASR-0108-2022 CITY OF RALEIGH, NORTH CAROLINA 64 UNIT APARTMENT DEVELOPMENT SUBMITTAL DATE: 11-11-2022 REVISED: MARCH, 4 2024 REVISED: MAY 17, 2024 REVISED: JULY 30, 2024

2/12/24

A Beautiful Community 517 Buck Jones Road Raleigh, NC 27606



Mr. Bell:

This re: 517 BUCK JONES ROAD RALEIGH, NC 27606. We have reviewed the plans and have found that REPUBLIC SERVICES will be able to safely perform all needed services.

Based on the number of units, Republic Services recommends an 8 yard front load trash dumpster be serviced 3x per week. We also recommend an 8 yard recycling dumpster be serviced 1x per week. If the volume of trash or recycling increases over time contact your local Republic rep to increase the frequency of service.

If the event that the project design changes, this letter is void and a new letter must be issued. Additionally, this letter is non-transferable.

We want to visit the site during the initial phases of construction to ensure that the site will continue to be safe for us to provide service.

We look forward to providing waste and recycling services at your new property once it has been completed and ready to be serviced.

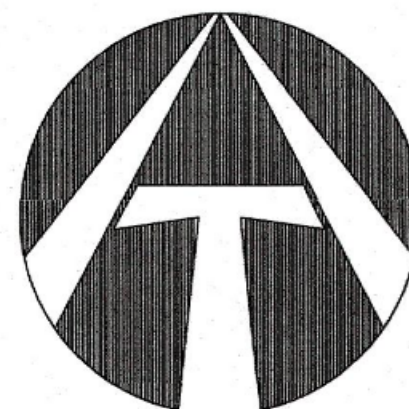
Please feel free to contact me directly 919-519-8020 or email bellj@rs.com

Best Regards,

JON PORTER Account Executive Republic Services 919-519-8020

PUBLIC IMPROVEMENT QUANTITIES:

Table with 2 columns: PHASE NUMBER(S) and QUANTITY. Includes items like LOT NUMBER BY PHASE (1), NUMBER OF UNITS (64), LIVABLE BUILDINGS (10), PUBLIC WATER (LF) (0), PRIVATE WATER (LF) 4" or larger (1,632), PUBLIC SEWER (LF) (0), PUBLIC FORCE MAIN (LF) (0), PRIVATE SEWER (LF) (790), PUBLIC STREET (LF) FULL (0), PUBLIC STREET (LF) PARTIAL (0), PUBLIC SIDEWALK (LF) FULL (0), PUBLIC SIDEWALK (LF) PARTIAL (0), MULTI-USE PATH (LF) (0), PUBLIC STORM DRAIN (LF) (0), STREET SIGNS (LF) (0), WATER SERVICE STUBS (1), SEWER SERVICE STUBS (1).



CO. LIC #: C-0343 THOMPSON and ASSOCIATES, P.A.

1149 EXECUTIVE CIRCLE SUITE D UNIT 2 CARY, NC 27511 TEL. 919 465-1566

NOTE: ALL CONSTRUCTION & MATERIALS SHALL BE IN STRICT ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS & SPECIFICATIONS.

OWNER: BUILDER BEE PROPERTIES, LLC 4441 SIX FORKS RD. STE 106 #206 RALEIGH, NC 27609

PRELIMINARY DRAWING FOR REVIEW ONLY

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 408 • Raleigh, NC 27601 919-966-2900



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 indicate the plan checks/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 selection table with checkboxes for Tier Two Site Plan and Tier Three Site Plan. Includes a table for Building Type with checkboxes for Detached, Attached, Apartment, Townhouse, Tiny house, Cottage Court, General, Mixed use, Open lot, and Civic.

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 1 # 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

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 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-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 development 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(b)), 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: Charles Santos Date: 11.11.2022 Printed Name: Charles Santos

APPLICANT SIGNATURE BLOCK

PARKING CALCULATIONS

PARKING CALCULATIONS table with columns: USE, # UNITS, BEDROOMS, MAX VEHICLE PARKING, VEHICLE SPACES, SHORT TERM BICYCLE SPACES, SHORT TERM SPACES, LONG TERM BICYCLE SPACES, LONG TERM SPACES.

NET SITE AREA/UNIT REQUIRED: 2000 SF NET SITE AREA/UNIT PROPOSED: 3,301 SF

SITE CONTAINS NEUSE RIVER BUFFER AREA NO FEMA FLOOD AREA ON SITE: MAP #S 3720077300K DATED JULY 19, 2022 NO WETLANDS ON SITE

EX IMPERVIOUS SURFACE AREA: 11,166 SF (REMOVED) PROPOSED BUILDINGS/POOL AREA: 42,211 SF ASPHALT & CURB/GUTTER: 33,881 SF CONCRETE SIDEWALK: 9,682 SF

TOTAL PROPOSED IMPERVIOUS SURFACE AREA: 85,754 SF 1.97 AC TOTAL PROPOSED IMPERVIOUS SURFACE PERCENTAGE: 85,754/208,661 = 41.1%

BUILDING SETBACKS: MAX. BUILDING HEIGHT 50' FRONT (ROYLENE NCCOD) 30' 2.5 STORY (ROYLENE NCCOD) 20' REAR PER UDO 2.7.10 5' SIDE PER UDO 2.7.10

TRIP GENERATION SUMMARY

TRIP GENERATION SUMMARY table with columns: LAND USE (ITE CODE), INTENSITY, DAILY TRAFFIC (vpd), WEEKDAY AM PEAK HOUR TRIPS (vph), WEEKDAY PM PEAK HOUR TRIPS (vph).

SOLID WASTE SERVICES NOTE: SOLID WASTE SERVICES WILL BE PROVIDED BY REPUBLIC SERVICES.

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 RIGHTWAYSERVICES@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 (MUTCD)
ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

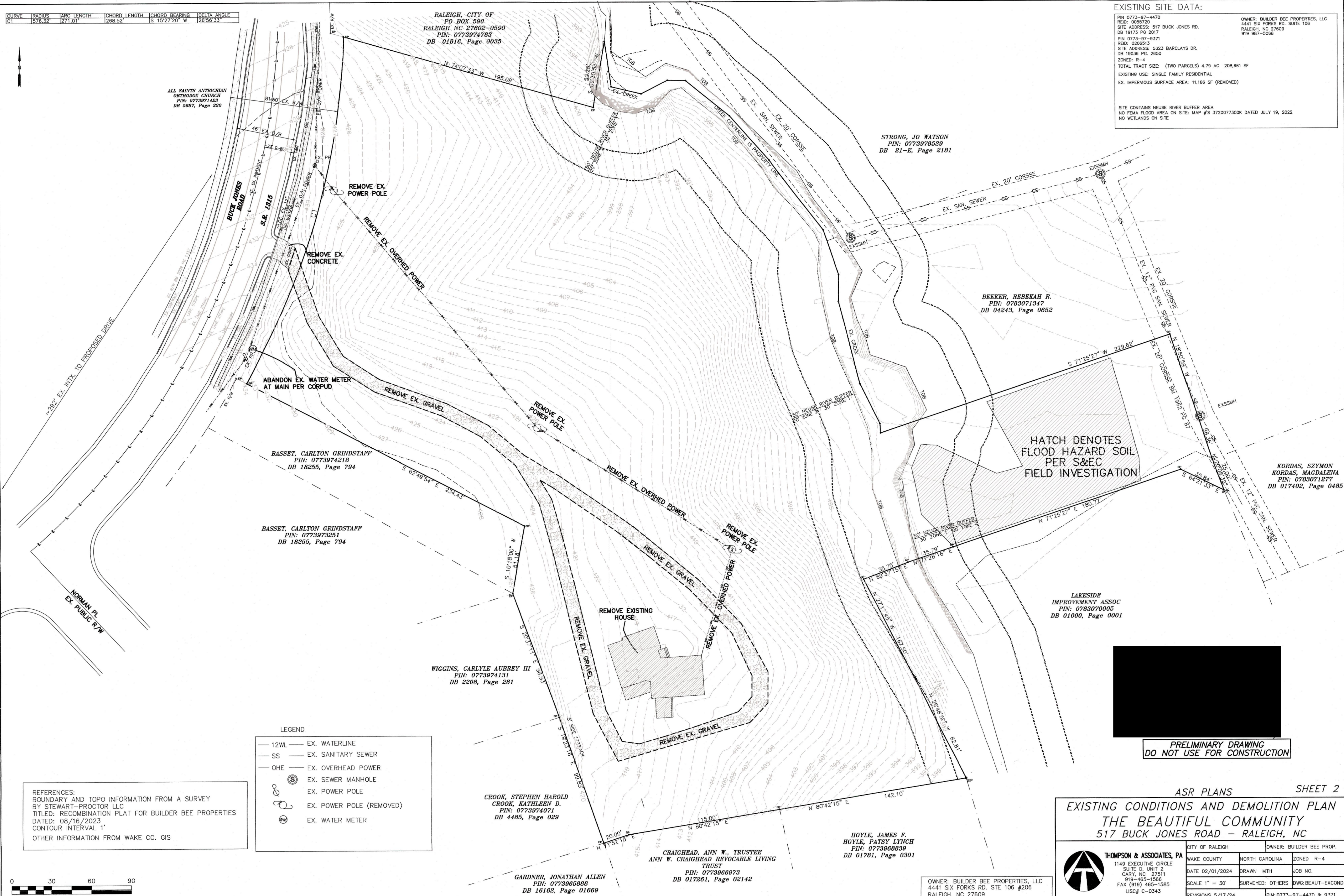
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	576.32'	1271.01'	268.52'	S 15°27'20" W	26°58'33"

EXISTING SITE DATA:

PIN: 0773-97-4470
 REID: 0056720
 SITE ADDRESS: 517 BUCK JONES RD.
 DB 19173 PG. 2017
 PIN: 0773-97-9371
 REID: 0206513
 SITE ADDRESS: 5323 BARCLAYS DR.
 DB 19038 PG. 2650
 ZONED: R-4
 TOTAL TRACT SIZE: (TWO PARCELS) 4.79 AC 208,661 SF
 EXISTING USE: SINGLE FAMILY RESIDENTIAL
 EX. IMPERVIOUS SURFACE AREA: 11,166 SF (REMOVED)

OWNER: BUILDER BEE PROPERTIES, LLC
 4441 SIX FORKS RD. SUITE 106
 RALEIGH, NC 27609
 919 987-5068

SITE CONTAINS NEUSE RIVER BUFFER AREA
 NO FEMA FLOOD AREA ON SITE: MAP #S 3720077300K DATED JULY 19, 2022
 NO WETLANDS ON SITE



LEGEND

— 12WL —	EX. WATERLINE
— SS —	EX. SANITARY SEWER
— OHE —	EX. OVERHEAD POWER
⊙	EX. SEWER MANHOLE
⊙	EX. POWER POLE
⊙	EX. POWER POLE (REMOVED)
⊙	EX. WATER METER


REFERENCES:
 BOUNDARY AND TOPO INFORMATION FROM A SURVEY
 BY STEWART-PROCTOR LLC
 TITLED: RECOMBINATION PLAT FOR BUILDER BEE PROPERTIES
 DATED: 08/16/2023
 CONTOUR INTERVAL 1'
 OTHER INFORMATION FROM WAKE CO. GIS

**PRELIMINARY DRAWING
 DO NOT USE FOR CONSTRUCTION**

ASR PLANS SHEET 2

**EXISTING CONDITIONS AND DEMOLITION PLAN
 THE BEAUTIFUL COMMUNITY
 517 BUCK JONES ROAD - RALEIGH, NC**

CITY OF RALEIGH		OWNER: BUILDER BEE PROP.	
WAKE COUNTY	NORTH CAROLINA	ZONED R-4	
DATE 02/01/2024	DRAWN MTH	JOB NO.	
SCALE 1" = 30'	SURVEYED: OTHERS	DWG: BEAUT-EXCOND	
REVISIONS 5/17/24		PIN: 0773-97-4470 & 9371	

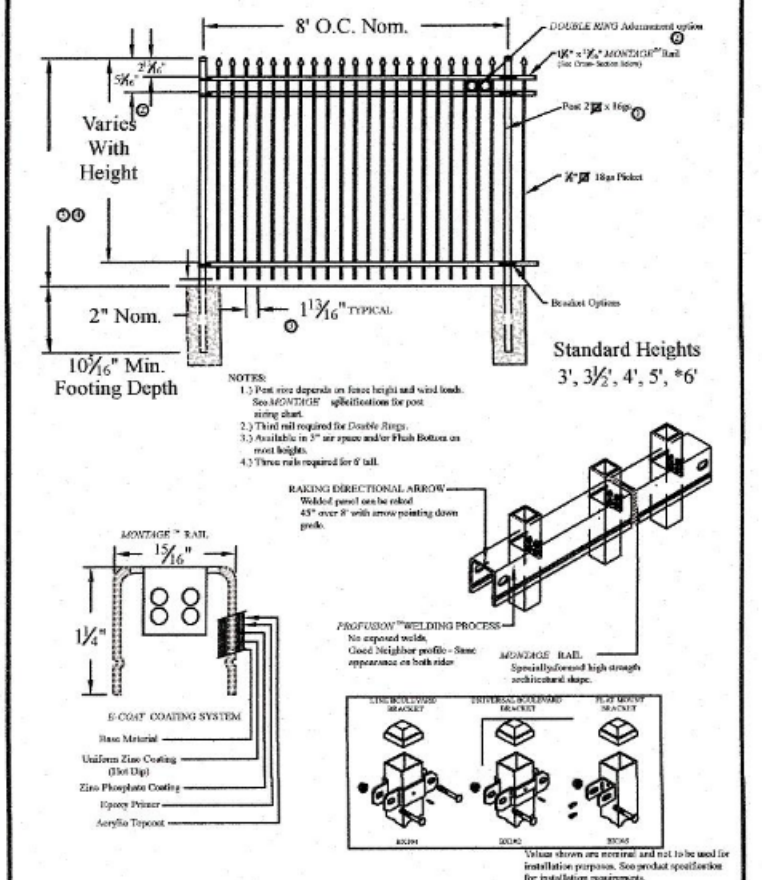


THOMPSON & ASSOCIATES, PA
 1149 EXECUTIVE CIRCLE
 SUITE D, UNIT 2
 CARY, NC 27511
 919-465-1566
 FAX (919) 465-1585
 LIC# C-0343

OWNER: BUILDER BEE PROPERTIES, LLC
 4441 SIX FORKS RD. STE 106 #206
 RALEIGH, NC 27609

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	576.32	271.01	268.52	S 15°27'20" W	26°56'33"

5' HT. FENCING ALONG TOP OF RETAINING WALL

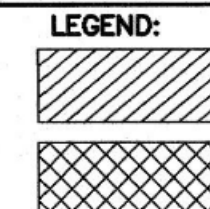


WROUGHT IRON FENCE DETAIL
AMERICAN FENCE PRODUCTS
"MONTAGE PLUS" OR EQUAL

ALL SAINTS ANTIOCHIAN
ORTHODOX CHURCH
PIN: 0773971429
DB 5687, Page 220

N: 737614
E: 2079407

RALEIGH, CITY OF
PO BOX 590
RALEIGH NC 27602-0590
PIN: 0773974763
DB 01816, Page 0035



C.O.R. GREENWAY AND
TCA-GREENWAY
AMENITY AREA

NOTE:
MINIMUM CORNER CLEARANCE FROM CURB LINE OF INTERSECTION
STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE
POINT OF TANGENCY.

SIGHT DISTANCE NOTE:
WITHIN THE AREA OF 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.

FIRE PROTECTION NOTES:

1. ALL INTERSECTION CURB RADI ARE 30' (28' MIN. REQUIRED)
2. ALL FIRE HYDRANTS SHOWN ON UTILITY SHEET ARE PRIVATE.
3. COMPLY WITH ALL FIRE SAFETY REQUIREMENTS DURING CONSTRUCTION/DEMOLITION.
(CHAPTER 33, 2018 NC FIRE CODE, NFPA 241, AND CHAPTER 33, 2018 NC BLDG. CODE.)
4. FIRE FLOW ANALYSIS MUST BE PROVEN AT TIME OF BUILDING PERMITS. (NCFG 507.3.)
SHOWING AVAILABLE FIRE FLOW AT HYDRANT AND THE MIN. REQUIRED FIRE FLOW CALCULATION
FROM 2018 NCFG APPENDIX B OR OTHER APPROVED METHOD.

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

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

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

LAKESIDE
IMPROVEMENT ASSOC
PIN: 0783070005
DB 01000, Page 0001

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

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

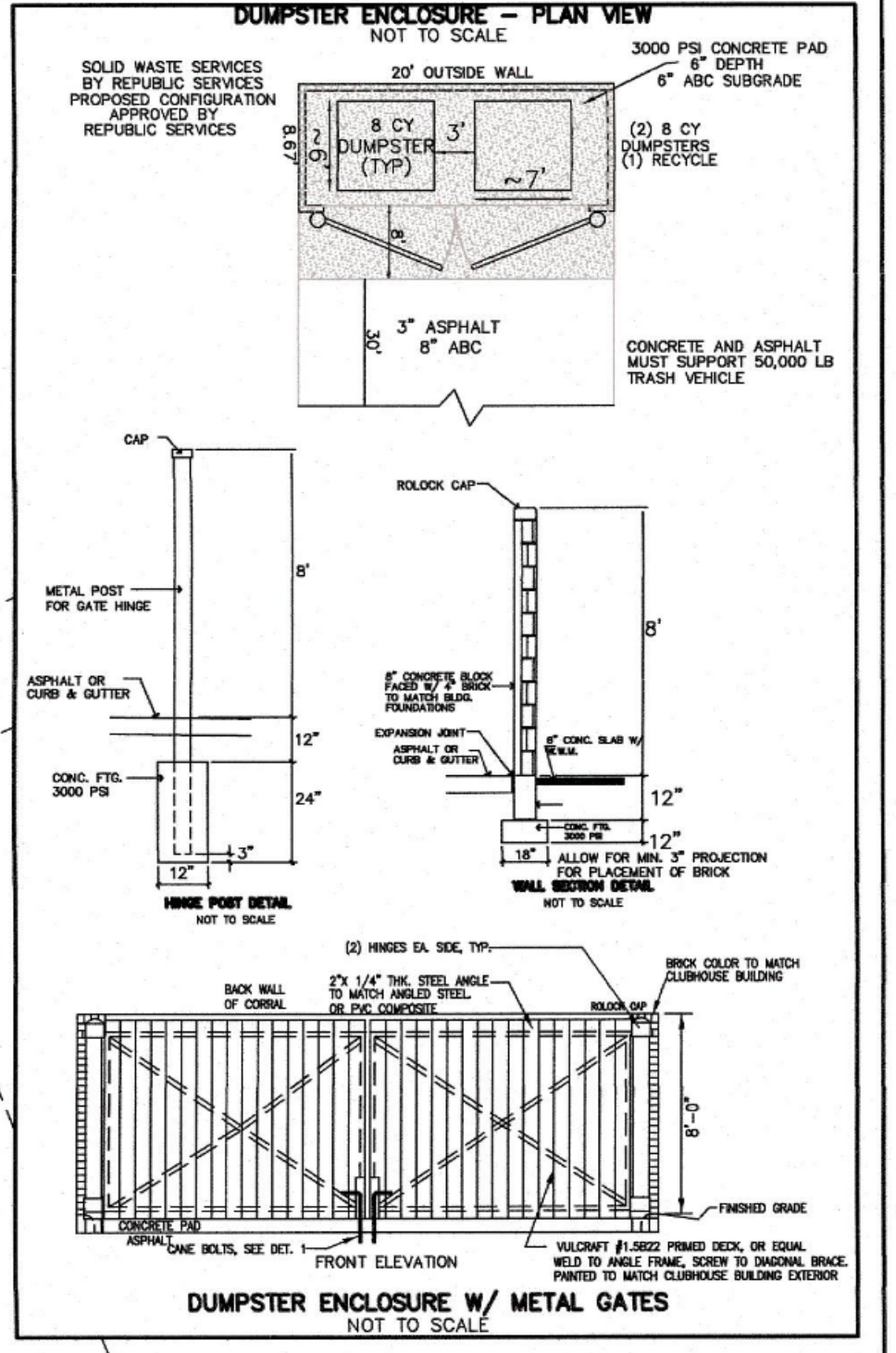
CRAIGHEAD, ANN W., TRUSTEE
ANN W. CRAIGHEAD REVOCABLE LIVING
TRUST
PIN: 0773966973
DB 017261, Page 02142

HOYLE, JAMES F.
HOYLE, PATSY LYNCH
PIN: 0773968839
DB 01781, Page 0301

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

NOTE:
ALL CONSTRUCTION & MATERIALS SHALL BE
IN STRICT ACCORDANCE WITH ALL CITY OF
RALEIGH STANDARDS, SPECIFICATIONS, AND
DETAILS AND NCDDT.

OWNER: BUILDER BEE PROPERTIES, LLC
4441 SIX FORKS RD. STE 106 #206
RALEIGH, NC 27609



PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

SITE DATA:

PIN 0773-97-4470
REID: 0055720
SITE ADDRESS: 517 BUCK JONES RD.
DB 19173 PG 2017

PIN 0773-97-9371
REID: 0208513
SITE ADDRESS: 5323 BARCLAYS DR.
DB 19036 PG. 2650

ZONED: R-4
TOTAL TRACT SIZE: (TWO PARCELS) 4.79 AC 208,861 SF
EXISTING USE: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: RESIDENTIAL-MULTI UNIT (APARTMENTS)
PROPOSED BEDROOMS: 91
FREQUENT TRANSIT DEVELOPMENT OPTION UDD 2.7.1

EXISTING BUILDINGS: 1 (REMOVED)
PROPOSED APARTMENT BUILDINGS: 10 UNITS: 64
PROPOSED LOTS: 1

AMENITY AREA REQUIRED: 10% NET TRACT SIZE = .1 X 208,861 SF = 20,886.10 SF 0.479 AC
PROPOSED AMENITY AREA: 22,490 SF 0.516 AC 10.65%
AMENITY AREAS 1 AND 2

CITY OF RALEIGH GREENWAY DEDICATION: 53,600 SF 1.23 AC
TCA REQUIRED: 10% TRACT SIZE = .1 (208,861 SF) = 20,886.10 SF
TCA-GREENWAY PROPOSED: 28,916 SF 0.664 AC 13.86%

NET SITE AREA/UNIT REQUIRED: 2000 SF
NET SITE AREA/UNIT PROPOSED: 3,301 SF

SITE CONTAINS NEUSE RIVER BUFFER AREA
NO FEMA FLOOD AREA ON SITE: MAP #S 3720077300K DATED JULY 19, 2022
NO WETLANDS ON SITE

EX. IMPERVIOUS SURFACE AREA: 11,166 SF (REMOVED)
PROPOSED BUILDINGS/POOL AREA: 42,211 SF
ASPHALT & CURB/GUTTER: 33,881 SF
CONCRETE SIDEWALK: 9,862 SF

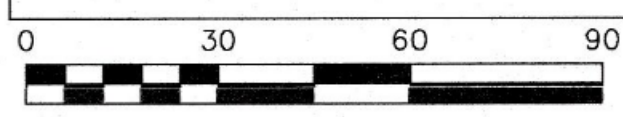
TOTAL PROPOSED IMPERVIOUS SURFACE AREA: 85,754 SF 1.97 AC
TOTAL PROPOSED IMPERVIOUS SURFACE PERCENTAGE: 85,754/208,861 = 41.1%

BUILDING SETBACKS: MAX. BUILDING HEIGHT
50' FRONT (ROYLENE NCDD) 30' 2.5 STORY (ROYLENE NCDD)
20' REAR PER UDD 2.7.10
5' SIDE PER UDD 2.7.10

PARKING CALCULATIONS

USE	# UNITS	BEDROOMS	MAX VEHICLE PARKING	VEHICLE SPACES	SHORT TERM BICYCLE SPACES	SHORT TERM BICYCLE SPACES	LONG TERM BICYCLE SPACES	LONG TERM BICYCLE SPACES
MULTI-UNIT 0-1 BEDROOM	46	46	1.5 SPACE PER UNIT	69	1 SPACE PER 20 UNITS	2.3	1 SPACE PER 7 BEDROOMS	6.57
MULTI-UNIT 2 BEDROOM	9	18	2.25 SPACE PER UNIT	20.25	1 SPACE PER 20 UNITS	0.45	1 SPACE PER 20 UNITS	2.57
MULTI-UNIT 3 BEDROOM	9	27	3.0 SPACE PER UNIT	27	1 SPACE PER 20 UNITS	0.45	1 SPACE PER 20 UNITS	3.86
REQUIRED TOTAL			116 MAX		REQUIRED TOTAL	4 MIN.	REQUIRED TOTAL	13 MIN.
PROPOSED			96		PROPOSED	4	PROPOSED	14

NOTE: 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.



**SITE PLAN
THE BEAUTIFUL COMMUNITY
517 BUCK JONES ROAD - RALEIGH, NC**



THOMPSON & ASSOCIATES, PA
1149 EXECUTIVE CIRCLE
SUITE D, UNIT 2
CARY, NC 27511
919-465-1586
FAX (919) 465-1585
LISC# C-0343

CITY OF RALEIGH	OWNER: BUILDER BEE PROP.
WAKE COUNTY	NORTH CAROLINA
DATE 11/01/2023	DRAWN WITH
SCALE 1" = 30'	SURVEYED: OTHERS
REVISIONS 7/30/24	PIN: 0773-97-4470 & 9371

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	576.32	1271.01	268.52	S 15°27'20" W	28°58'33"

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

ALL SAINTS ANTIOCHIAN
ORTHODOX CHURCH
PIN: 0773971453
DB 5687, Page 250

TAP EX. 12" WATERLINE PER
COR. STDS & SPECS
WITH TAPPING SLEEVE
(FULL CIRCUMFERENCE)
AND 6" VALVE AND EXTEND
6" DIP WATERLINE INTO SITE

4" MASTER METER
WITH FIRE PROTECTION
PER CORPUD STDS.

LEGEND:

- ⊙ EX. SANITARY SEWER MANHOLE
- ⊙ EX. WATER METER
- ⊙ EX. FIRE HYDRANT
- WV EX. WATER VALVE
- ⊙ EX. POWER POLE
- < EX. GUY WIRE
- ⊙ EX. TELEPHONE PEDESTAL
- ⊙ PROPOSED SAN. SEWER MANHOLE
- ⊙ PROPOSED SS CLEANOUT
- ⊙ PROPOSED WATER METER
- ⊙ PROPOSED WATER VALVE
- ⊙ PROPOSED FIRE HYDRANT
- ⊙ PROPOSED WATERLINE BEND/TEE
- ⊙ PROPOSED FDC

PUBLIC IMPROVEMENT QUANTITIES:

PHASE NUMBER(S)	1
LOT NUMBER BY PHASE	1
NUMBER OF UNITS	64
LIVABLE BUILDINGS	10
OPEN SPACE	NO
# OPEN SPACE LOTS	0
PUBLIC WATER (LF)	0
PRIVATE WATER (LF) 4" or larger	1,632
PUBLIC SEWER (LF)	0
PRIVATE FORCE MAIN (LF)	0
PRIVATE SEWER (LF)	790
PUBLIC STREET (LF) FULL	43.0
PUBLIC STREET (LF) PARTIAL	0
PUBLIC SIDEWALK (LF) FULL	0
PUBLIC SIDEWALK (LF) PARTIAL	0
MULTI-USE PATH (LF)	0
PUBLIC STORM DRAIN (LF)	0
STREET SIGNS (LF)	0
WATER SERVICE STUBS	1
SEWER SERVICE STUBS	1

UTILITY QUANTITIES:

8" DIP SANITARY SEWER (PRIVATE)	790 LF
6" PVC SANITARY SEWER SERVICE (PRIVATE)	1,146 LF
6" DIP FIRELINE (PRIVATE)	1,176 LF
4" PVC (SDR-21) WATERLINE (PRIVATE)	456 LF
2" PVC (SDR-21) WATERLINE (PRIVATE)	674 LF
FIRE HYDRANT ASSEMBLIES (PRIVATE)	6
4" MASTER WATER METER	1
6" BACKFLOW PREVENTER (RPDA)	1
4" BACKFLOW PREVENTER (RPZ)	1
SANITARY SEWER MANHOLES	9

PROJECT WATER SYSTEM DATA

- ARE THE TOTAL # DOMESTIC WATER SERVICES ≥ 15, OR THE TOTAL # PEOPLE SERVED ≥ 25? YES
- TYPE OF DEVELOPMENT? RESIDENTIAL APARTMENTS
- NOTE: permitting by City of Raleigh on projects having ≥ 15 domestic water services, OR serving ≥ 25 people, require Developer GET to re-rail water (or must have a WR designation from NCDUC for Apartment projects only)

STANDARD UTILITY NOTES (as applicable)

- All materials and construction methods shall be in accordance with City of Raleigh design standards, details, and specifications. (reference: CORPUD Handbook, current edition.)
- Utility separation requirements:
 - A distance of 10' 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, sanitary sewer pipe shall be specified & installed to relative specifications. However, the minimum separation shall not be less than 2' from a private well or 50' from a public well.
 - When installing water and/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 to be a separate trench with the direction of the water main at least 15° above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
 - Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 12" on each side of crossing must be specified & installed to relative specifications.
 - 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer.
 - Maintain 18" min. vertical separation of all watermain & RCP storm drain crossings; maintain 18" min. vertical separation of all sanitary sewer & RCP storm drain crossings; where adequate separation cannot be achieved, specify DIP materials & a concrete capping having 6" min. clearance (see CORPUD details W-11 & S-46).
 - All other underground utilities shall cross water & sewer facilities with 18" vertical separation required.
- Any necessary field relocations are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction.
- Developer shall provide 30 days advance written notice to owner for any work required within an existing City of Raleigh Utility Easement favoring private property.
- 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.
- 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all reuse mains.
- 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 top of main, removal of service from ROW or easement, per CORPUD Handbook procedure.
- Install 3/4" copper water services with meters located at ROW or within a 2' 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.
- Install 4" PVC sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
- 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 1.0' above the next upstream manhole.
- 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.
- NCDOT/Railroad Encroachment Agreements are required for any utility work (including main extensions & service loops within state or railroad ROW) prior to construction.
- Crosses Interstate/24 Water Separator sizing, conditions & installation specifications shall be approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact (919) 998-4518 or fog@raleighnc.gov for more information.
- Cross-connection 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 approved list. The devices shall be installed and tested (both initial and periodic testing, thereafter) in accordance with the manufacturer's recommendations or the most restrictive 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 Building Permit. Contact (919) 998-3923 or crossconnection@raleighnc.gov for more information.

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

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

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

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

CRAIGHEAD, ANN W., TRUSTEE
ANN W. CRAIGHEAD REVOCABLE LIVING TRUST
PIN: 0773968873
DB 017261, Page 02142

HOYLE, JAMES F.
HOYLE, PATSY LYNCH
PIN: 0773968839
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DB 04243, Page 0652

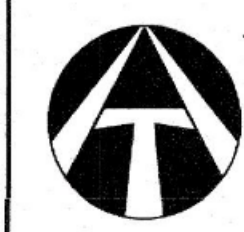
LAKESIDE
IMPROVEMENT ASSOC
PIN: 0783070005
DB 01000, Page 0001

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

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

NOTE: ALL PROPOSED BUILDINGS TO HAVE RPDA BACKFLOW DEVICES FOR FIRE LINES INSIDE EACH RISER ROOM. PLUMBING CONTRACTOR TO ENSURE BRAND AND MODEL MEET ALL C.O.R. SPECIFICATIONS.

ASR PLANS SHEET 4
UTILITY PLAN
THE BEAUTIFUL COMMUNITY
517 BUCK JONES ROAD - RALEIGH, NC

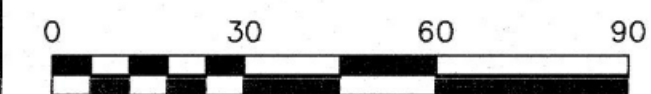


THOMPSON & ASSOCIATES, PA
1149 EXECUTIVE CIRCLE
SUITE D, UNIT 2
CARY, NC 27511
919-465-1566
FAX (919) 465-1585
LSC# C-0343

CITY OF RALEIGH	OWNER: BUILDER BEE PROP.
WAKE COUNTY	NORTH CAROLINA
DATE 11/01/2023	DRAWN MTH
SCALE 1" = 30'	SURVEYED: OTHERS
REVISIONS 7/30/24	DESIGNED: BEE
	JOB NO. R-4
	ZONED R-4
	DWG. BC-SITE
	PIN: 0773-97-4470 & 9371

OWNER: BUILDER BEE PROPERTIES, LLC
4441 SIX FORKS RD. STE 106 #206
RALEIGH, NC 27609

NOTE: ALL CONSTRUCTION & MATERIALS SHALL BE IN STRICT ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS, SPECIFICATIONS, AND DETAILS AND NCDOT.



NOTE:
ALL PRIVATE STORM DRAINAGE EASEMENTS AND STORMWATER MEASURES WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

GROUND STABILIZATION REQUIRED WITHIN 7 DAYS FOR PERIMETER AREAS AND FOR SLOPES GREATER THAN 3:1. ALL OTHER AREAS IT IS REQUIRED WITHIN 14 DAYS OF ANY PHASE OF GRADING.

GRADING NOTES:
PRIOR TO GRADING, A GRADING AND EROSION CONTROL PLAN SHALL BE FILED WITH C.O.R.
A GRADING PERMIT SHALL BE OBTAINED AS REQUIRED.
ALL GRADING AND EROSION CONTROL REQUIREMENTS OF THE SOIL AND EROSION CONTROL ORDINANCE OF THE CITY OF RALEIGH SHALL BE COMPLIED WITH.

ALL SAINTS ANTIOCHIAN
ORTHODOX CHURCH
PIN: 0773971423
DB 5697, Page 220

RALEIGH, CITY OF
PO BOX 590
RALEIGH NC 27602-0590
PIN: 0773974763
DB 01816, Page 0035

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

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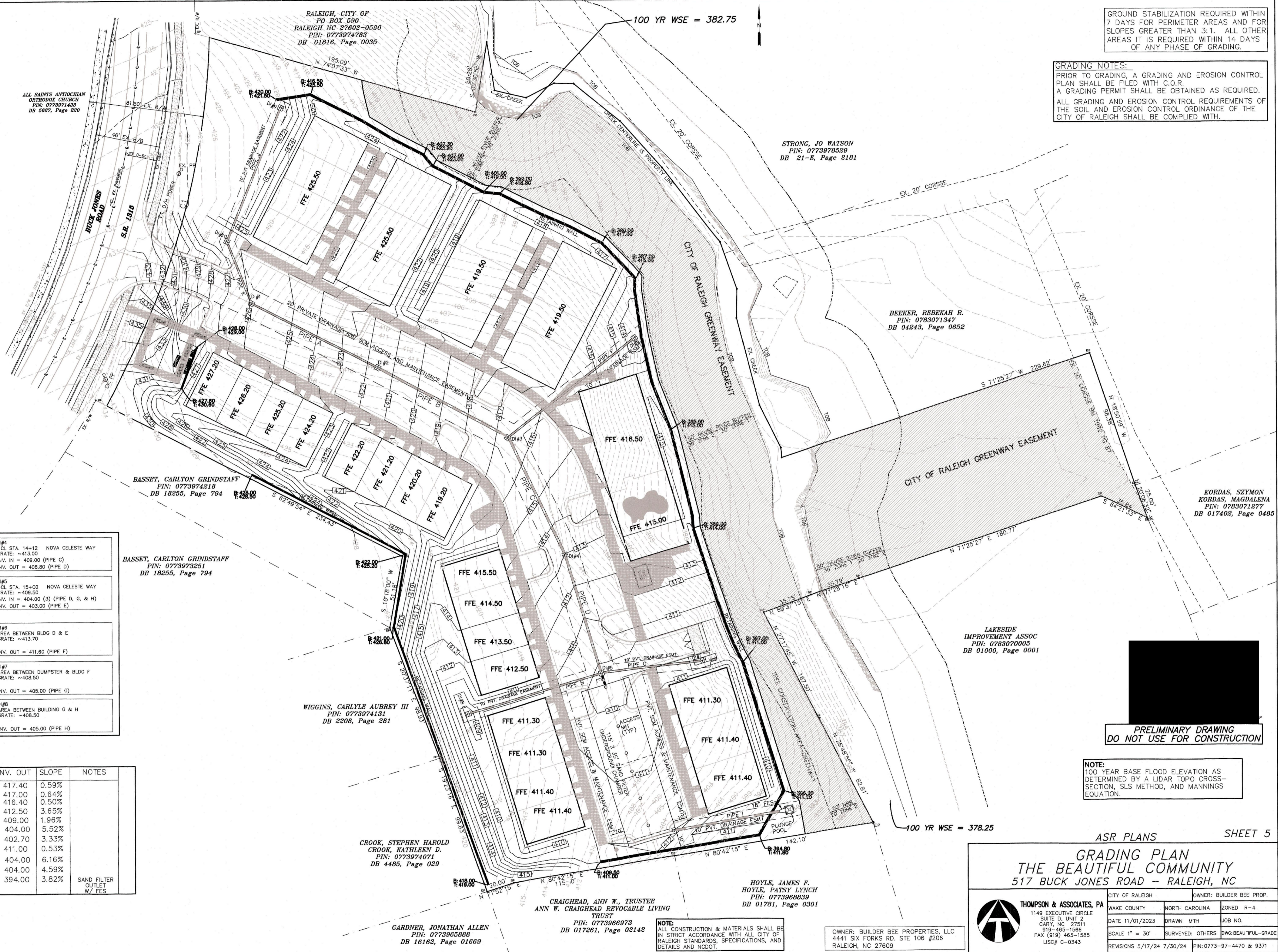
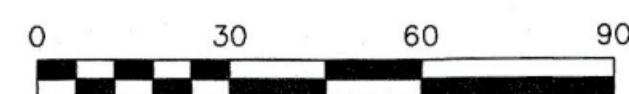
NOTE:
100 YEAR BASE FLOOD ELEVATION AS DETERMINED BY A LIDAR TOPO CROSS-SECTION, SLS METHOD, AND MANNINGS EQUATION.

STORM STRUCTURE SCHEDULE

DI#9 NEAR WALL @ BLDG A GRATE: ~420.00 INV. OUT = 418.00 (PIPE J)	DI#4 ~CL STA. 14+12 NOVA CELESTE WAY GRATE: ~413.00 INV. IN = 409.00 (PIPE C) INV. OUT = 408.80 (PIPE D)
DI#10 WEST SIDE BLDG A GRATE: ~426.50 INV. IN = 417.40 (PIPE J) INV. OUT = 417.30 (PIPE K)	DI#5 ~CL STA. 15+00 NOVA CELESTE WAY GRATE: ~409.50 INV. IN = 404.00 (3) (PIPE D, G, & H) INV. OUT = 403.00 (PIPE E)
DI#1 ~CL STA. 11+14 NOVA CELESTE WAY GRATE: ~426.00 INV. IN = 417.00 (PIPE K) INV. OUT = 416.90 (PIPE A)	DI#6 AREA BETWEEN BLDG D & E GRATE: ~413.70 INV. OUT = 411.60 (PIPE F)
DI#2 ~CL STA. 12+14 NOVA CELESTE WAY GRATE: ~421.60 INV. IN = 416.40 (PIPE A) INV. OUT = 416.30 (PIPE B)	DI#7 AREA BETWEEN DUMPSTER & BLDG F GRATE: ~408.50 INV. OUT = 405.00 (PIPE G)
DI#3 ~CL STA. 13+19 NOVA CELESTE WAY GRATE: ~416.50 INV. IN = 412.50 (PIPE B) INV. IN = 411.00 (PIPE F) INV. OUT = 410.80 (PIPE C)	DI#8 AREA BETWEEN BUILDING G & H GRATE: ~408.50 INV. OUT = 405.00 (PIPE H)

STORM DRAINAGE SCHEDULE

PIPE	TYPE	SIZE	LENGTH	INV. IN	INV. OUT	SLOPE	NOTES
J	HDPE	15"	~102'	418.00	417.40	0.59%	
K	HDPE	15"	~47'	417.30	417.00	0.64%	
A	HDPE	15"	~100'	416.90	416.40	0.50%	
B	HDPE	18"	~104'	416.30	412.50	3.65%	
C	HDPE	18"	~92'	410.80	409.00	1.96%	
D	HDPE	18"	~87'	408.80	404.00	5.52%	
E	HDPE	18"	~9'	403.00	402.70	3.33%	
F	HDPE	15"	~114'	411.60	411.00	0.53%	
G	HDPE	15"	~73'	408.50	404.00	6.16%	
H	HDPE	15"	~98'	408.50	404.00	4.59%	
I	HDPE	18"	~78.5'	397.00	394.00	3.82%	SAND FILTER OUTLET W/ FES



ASR PLANS SHEET 5
GRADING PLAN
THE BEAUTIFUL COMMUNITY
517 BUCK JONES ROAD - RALEIGH, NC

<p>THOMPSON & ASSOCIATES, PA 1149 EXECUTIVE CIRCLE SUITE D, UNIT 2 CARY, NC 27511 919-465-1566 FAX (919) 465-1585 LIC# C-0343</p>	CITY OF RALEIGH	OWNER: BUILDER BEE PROP.	
	WAKE COUNTY	NORTH CAROLINA	ZONED R-4
	DATE 11/01/2023	DRAWN MTH	JOB NO.
	SCALE 1" = 30'	SURVEYED: OTHERS	DWG: BEAUTIFUL-GRAD
	REVISIONS 5/17/24 7/30/24	PIN: 0773-97-4470 & 9371	

OWNER: BUILDER BEE PROPERTIES, LLC
4441 SIX FORKS RD. STE 106 #206
RALEIGH, NC 27609

NOTE:
ALL CONSTRUCTION & MATERIALS SHALL BE IN STRICT ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS, SPECIFICATIONS, AND DETAILS AND NC DOT.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	576.32	271.01	268.52	S 15°27'26" W	26°56'33"

LEGEND

- 12WL — EX. WATERLINE
- SS — EX. SANITARY SEWER
- OHE — EX. OVERHEAD POWER
- ⊙ EX. SEWER MANHOLE
- ⊙ EX. POWER POLE
- ⊙ EX. POWER POLE (REMOVED)
- ⊙ EX. WATER METER
- EX. FLOOD HAZARD SOIL TYPE Cm GIS

ALL SAINTS ANTIOCHIAN
ORTHODOX CHURCH
PIN: 0773971428
DB 5687, Page 220

RALEIGH, CITY OF
PO BOX 500
RALEIGH, NC 27602-0500
PIN: 0773974783
DB 01816, Page 0036

DA1 = 0.13 ACRES
0.13 AC WOODS (CN 73)
CN = 73
TL = 171 LF SHEET FLOW @ 14.6% SLOPE
TC = 14.04 MIN.
Q2 = 0.18 CFS
Q10 = 0.36 CFS

FLOOD HAZARD SOIL
TYPE Cm

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

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

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OWNER: BUILDER BEE PROPERTIES, LLC
4441 SIX FORKS RD, STE 106 #206
RALEIGH, NC 27609

REFERENCES:
BOUNDARY AND TOPO INFORMATION FROM A SURVEY
BY STEWART-PROCTOR LLC
TITLED: RECOMBINATION PLAT FOR BUILDER BEE PROPERTIES
DATED: 08/16/2023
CONTOUR INTERVAL 1'
OTHER INFORMATION FROM WAKE CO. GIS

PRE RUNOFF CALCULATIONS

NEED TO DETERMINE THE PRE-DEVELOPMENT CONDITIONS FOR THE 2 AND 10 YEAR 24 HOUR STORM RUNOFF AMOUNT. THESE CONDITIONS MUST BE DETERMINED IN THE CURRENT PRE-DEVELOPMENT STATE. THE RESULTS OF THESE PRE-DEVELOPMENT CONDITIONS SHALL NOT BE INCREASED IN THE POST-DEVELOPMENT CONDITION. THE SCS METHOD IS TO BE USED FOR ALL STORM EVENTS.

RAINFALL AMOUNTS:
1 YR 24 HR = 2.83"
2 YR 24 HR = 3.60"
10 YR 24 HR = 5.28"
100 YR 24 HR = 8.00"

PRE DEVELOPMENT PEAK RUNOFF RATE WAS CALCULATED USING THE SCS METHOD. WEIGHTED CN VALUES

PRE RUNOFF CURVE NUMBER (CN):

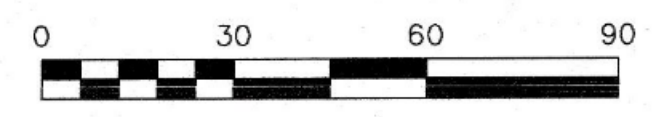
SOIL GROUP	COVER DESCRIPTION	CN
PbD & Che, C	FAIR WOODS	73
PbD & Che, C	PAVEMENT	98

TOTAL DRAINAGE AREA:
4.79 ACRES (FROM SITE) THRU SITE = 4.79 ACRES

TIME OF CONCENTRATION (Tc):
USING TR55 TC COMPUTATION METHOD
USED A MIN. OF 5 MIN Tc FOR ALL CALCULATIONS

PRE PEAK DISCHARGES:	2-YEAR	10 YEAR	Tc (MIN)
HYDRAFLOW - DA1	Qp = 0.18 CFS	Qp = 0.36 CFS	14.04
HYDRAFLOW - DA2	Qp = 4.71 CFS	Qp = 9.68 CFS	16.37
HYDRAFLOW - DA3	Qp = 1.01 CFS	Qp = 1.97 CFS	25.58
TOTALS	Qp = 5.90 CFS	Qp = 12.01 CFS	

DRAINAGE AREA	IMPERVIOUS AREA	PERVIOUS AREA	TOTAL AREA	WEIGHTED CN	GRASS SHEET FLOW	GRASS SHALLOW FLOW	CHANNEL FLOW	TOTAL Tc	PRE Q2	PRE Q10
ACRES	ACRES	ACRES	ACRES		LINEAR FEET	LINEAR FEET	LINEAR FEET	MIN.	FLOW-CFS	FLOW-CFS
DA1	0	0.13	0.13	73	171	-	-	14.04	0.18	0.36
DA2	0.14	3.70	3.84	74	226	-	470	16.37	4.71	9.68
DA3	0.11	0.71	0.82	76	300	50	-	25.58	1.01	1.97
TOTAL DRAINAGE AREA - PRE DEVELOPMENT			4.79							



HATCH DENOTES
FLOOD HAZARD SOIL
PER S&EC
FIELD INVESTIGATION

DA2 = 3.84 ACRES
5.70 AC WOODS (CN 73)
0.14 AC IMPERVIOUS (CN 98)
CN = 74
TL = 226 LF SHEET FLOW @ 18.0% SLOPE
TC = 470 LF CHANNEL FLOW @ 1.1% SLOPE
TC = 16.37 MIN.
Q2 = 4.71 CFS
Q10 = 9.68 CFS

DA3 = 0.82 ACRES
0.71 AC WOODS (CN 73)
0.11 AC IMPERVIOUS (CN 98)
CN = 78
TL = 300 LF SHEET FLOW @ 10.2% SLOPE
TC = 25.58 MIN.
Q2 = 1.01 CFS
Q10 = 1.97 CFS

**PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION**

ASR PLANS SHEET 6

**PRE-DEVELOPMENT DRAINAGE AREA MAP
THE BEAUTIFUL COMMUNITY
517 BUCK JONES ROAD - RALEIGH, NC**

CITY OF RALEIGH		OWNER: BUILDER BEE PROP.	
WAKE COUNTY	NORTH CAROLINA	ZONED R-4	
DATE 02/01/2024	DRAWN MTH	JOB NO.	
SCALE 1" = 30'	SURVEYED: OTHERS	DWG: BEAUT-PREDEV	
REVISIONS: 5-17-2024	PIN: 0773-97-4470 & 9371		

THOMPSON & ASSOCIATES, PA
1149 EXECUTIVE CIRCLE
SUITE D, UNIT 2
CARY, NC 27511
919-465-1566
FAX (919) 465-1585
LIC# C-0343

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	576.32	271.01	268.52	S 15°27'20" W	26°56'33"

- 12WL — EX. WATERLINE
- SS — EX. SANITARY SEWER
- OHE — EX. OVERHEAD POWER
- ⊙ EX. SEWER MANHOLE
- ⊙ EX. POWER POLE
- ⊙ EX. POWER POLE (REMOVED)
- ⊙ EX. WATER METER
- EX. FLOOD HAZARD SOIL TYPE Cm GIS

REFERENCES:
BOUNDARY AND TOPO INFORMATION FROM A SURVEY BY STEWART-PROCTOR LLC
TITLED: RECOMBINATION PLAT FOR BUILDER BEE PROPERTIES
DATED: 08/16/2023
CONTOUR INTERVAL 1'
OTHER INFORMATION FROM WAKE CO. GIS

STORMWATER MANAGEMENT:
MAXIMUM ALLOWABLE DISCHARGE FOR SITE IS THE LESSER OF THE PRE DEVELOPMENT 2 OR 10 YEAR DISCHARGE. POST DEVELOPMENT FLOWS CANNOT EXCEED MORE THAN THE PRE DEVELOPMENT LEVEL FOR THE ENTIRE SITE.

PRE RUNOFF CALCULATIONS - THRU SITE
Pre-Development rate was calculated using the SCS Method. See Pre-Development Drainage Sheet 6 for calculation on total pre-development runoff rates.
DA1 $Q_{2yr} = 0.18$ cfs DA2 $Q_{2yr} = 4.71$ cfs DA3 $Q_{2yr} = 1.01$ cfs
DA1 $Q_{10yr} = 0.36$ cfs DA2 $Q_{10yr} = 9.68$ cfs DA3 $Q_{10yr} = 1.97$ cfs

POST RUNOFF CALCULATIONS - FROM SITE
Pre-Development rate was calculated using the SCS Method. See Post-Development Drainage Sheet 7 for calculation on total post-development runoff rates.
Proposed Impervious: 3.64 ac.
Existing & Proposed Pervious: 4.40 ac.
Using SCS Method with CN factors:
CN = 98 for impervious
CN = 61 for pervious (good condition)
CN = 73 for existing woods (fair condition)
DA1 $Q_{2yr} = 0.16$ cfs DA2 $Q_{2yr} = 2.32$ cfs DA3 $Q_{2yr} = 10.38$ cfs
DA1 $Q_{10yr} = 0.32$ cfs DA2 $Q_{10yr} = 4.62$ cfs DA3 $Q_{10yr} = 17.60$ cfs

POST RUNOFF CALCULATIONS W/ ROUTING THRU SCM UNDERGROUND SAND FILTER
3.22 acres from the site will drain to and thru a proposed underground sand filter. Using the SCS Method, the required storm events will be routed thru the proposed sand filter. The outflow from the sand filter plus the flow from the 0.16 acres of the site that does not drain thru the sand filter (all from DA3) shall not be greater than the pre-development runoff rates.

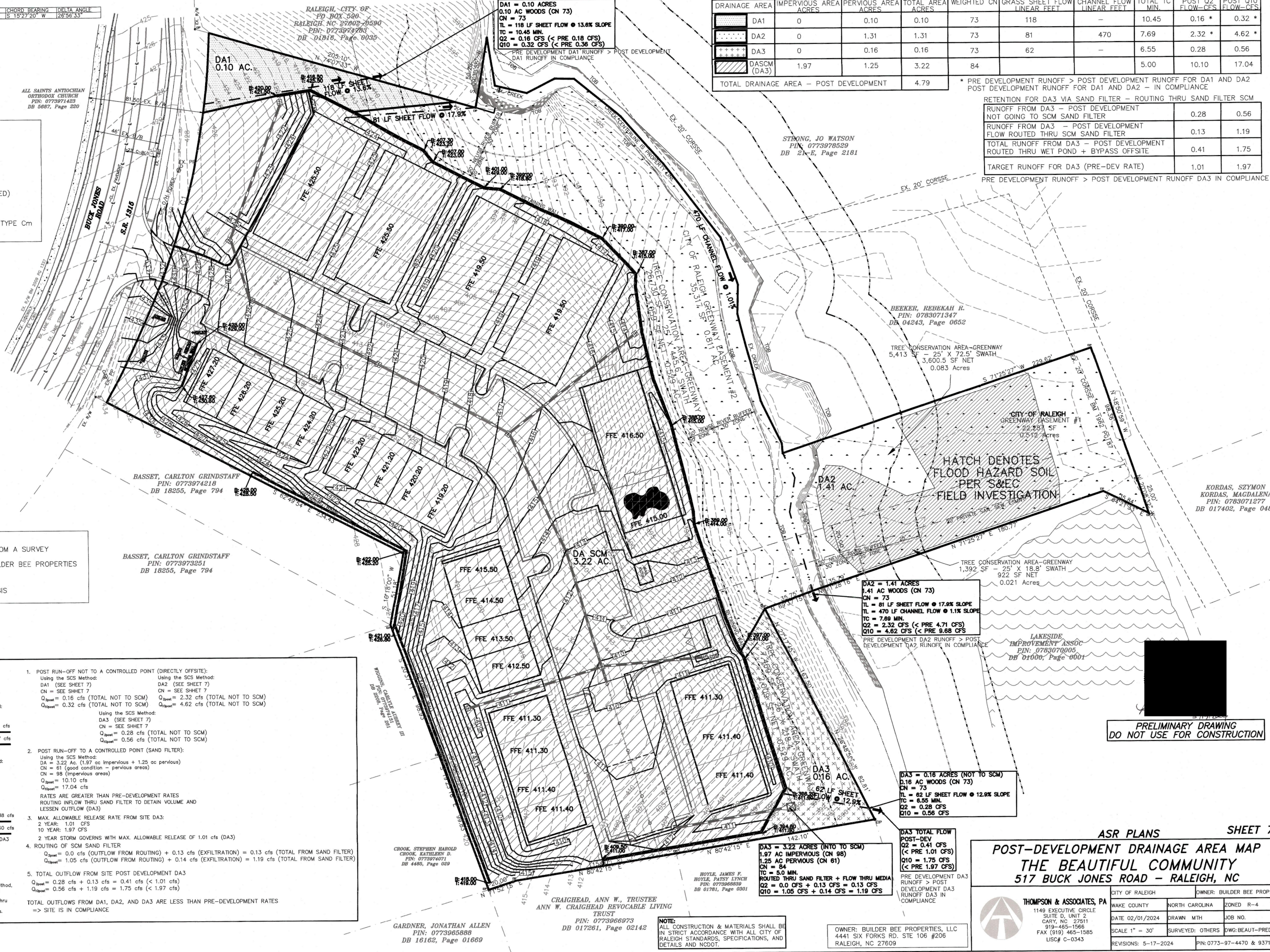
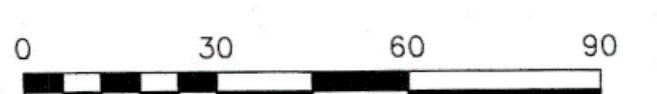
1. POST RUN-OFF NOT TO A CONTROLLED POINT (DIRECTLY OFFSITE):
Using the SCS Method:
DA1 (SEE SHEET 7) $Q_{2yr} = 0.16$ cfs (TOTAL NOT TO SCM) $Q_{10yr} = 0.32$ cfs (TOTAL NOT TO SCM)
DA2 (SEE SHEET 7) $Q_{2yr} = 2.32$ cfs (TOTAL NOT TO SCM) $Q_{10yr} = 4.62$ cfs (TOTAL NOT TO SCM)
DA3 (SEE SHEET 7) $Q_{2yr} = 0.28$ cfs (TOTAL NOT TO SCM) $Q_{10yr} = 0.56$ cfs (TOTAL NOT TO SCM)

2. POST RUN-OFF TO A CONTROLLED POINT (SAND FILTER):
Using the SCS Method:
DA = 3.22 Ac (1.97 ac Impervious + 1.25 ac pervious)
CN = 61 (good condition - pervious areas)
CN = 98 (impervious areas)
 $Q_{2yr} = 10.10$ cfs
 $Q_{10yr} = 17.04$ cfs
RATES ARE GREATER THAN PRE-DEVELOPMENT RATES. ROUTING INFLOW THRU SAND FILTER TO DETAIN VOLUME AND LESSEN OUTFLOW (DA3).
3. MAX. ALLOWABLE RELEASE RATE FROM SITE DA3:
2 YEAR: 1.01 CFS
10 YEAR: 1.97 CFS
2 YEAR STORM GOVERNS WITH MAX. ALLOWABLE RELEASE OF 1.01 cfs (DA3)

4. ROUTING OF SCM SAND FILTER
 $Q_{2yr} = 0.0$ cfs (OUTFLOW FROM ROUTING) + 0.13 cfs (EXFILTRATION) = 0.13 cfs (TOTAL FROM SAND FILTER)
 $Q_{10yr} = 1.05$ cfs (OUTFLOW FROM ROUTING) + 0.14 cfs (EXFILTRATION) = 1.19 cfs (TOTAL FROM SAND FILTER)

5. TOTAL OUTFLOW FROM SITE POST DEVELOPMENT DA3
 $Q_{2yr} = 0.28$ cfs + 0.13 cfs = 0.41 cfs (< 1.01 cfs)
 $Q_{10yr} = 0.56$ cfs + 1.19 cfs = 1.75 cfs (< 1.97 cfs)

TOTAL OUTFLOWS FROM DA1, DA2, AND DA3 ARE LESS THAN PRE-DEVELOPMENT RATES => SITE IS IN COMPLIANCE



DRAINAGE AREA	IMPERVIOUS AREA ACRES	PERVIOUS AREA ACRES	TOTAL AREA ACRES	WEIGHTED CN	GRASS SHEET FLOW LINEAR FEET	CHANNEL FLOW LINEAR FEET	TOTAL TC MIN.	POST Q2 FLOW-CFS	POST Q10 FLOW-CFS
DA1	0	0.10	0.10	73	118	-	10.45	0.16 *	0.32 *
DA2	0	1.31	1.31	73	81	470	7.69	2.32 *	4.62 *
DA3	0	0.16	0.16	73	62	-	6.55	0.28	0.56
DASCM (DA3)	1.97	1.25	3.22	84	-	-	5.00	10.10	17.04
TOTAL DRAINAGE AREA - POST DEVELOPMENT			4.79						

* PRE DEVELOPMENT RUNOFF > POST DEVELOPMENT RUNOFF FOR DA1 AND DA2
POST DEVELOPMENT RUNOFF FOR DA1 AND DA2 - IN COMPLIANCE

RETENTION FOR DA3 VIA SAND FILTER - ROUTING THRU SAND FILTER SCM
RUNOFF FROM DA3 - POST DEVELOPMENT NOT GOING TO SCM SAND FILTER 0.28 0.56
RUNOFF FROM DA3 - POST DEVELOPMENT FLOW ROUTED THRU SCM SAND FILTER 0.13 1.19
TOTAL RUNOFF FROM DA3 - POST DEVELOPMENT ROUTED THRU WET POND + BYPASS OFFSITE 0.41 1.75
TARGET RUNOFF FOR DA3 (PRE-DEV RATE) 1.01 1.97
PRE DEVELOPMENT RUNOFF > POST DEVELOPMENT RUNOFF DA3 IN COMPLIANCE

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

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

TREE CONSERVATION AREA-GREENWAY
5,413 SF - 25' X 72.5' SWATH
3,600.5 SF NET
0.083 Acres

CITY OF RALEIGH
GREENWAY BASEMENT #1
22,251 SF
0.512 Acres

HATCH DENOTES
FLOOD HAZARD SOIL
PER S&EC
FIELD INVESTIGATION

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

DA2 = 1.41 ACRES
1.41 AC WOODS (CN 73)
CN = 73
TL = 81 LF SHEET FLOW @ 17.8% SLOPE
TL = 470 LF CHANNEL FLOW @ 1.1% SLOPE
TC = 7.69 MIN.
Q2 = 2.32 CFS (< PRE 4.71 CFS)
Q10 = 4.62 CFS (< PRE 9.68 CFS)
PRE DEVELOPMENT DA2 RUNOFF > POST DEVELOPMENT DA2 RUNOFF IN COMPLIANCE

LAKESIDE
IMPROVEMENT ASSOC
PIN: 0783070005
DB 01006, Page 0001

DA3 = 0.16 ACRES (NOT TO SCM)
0.16 AC WOODS (CN 73)
CN = 73
TL = 62 LF SHEET FLOW @ 12.9% SLOPE
TL = 6.55 MIN.
Q2 = 0.28 CFS
Q10 = 0.56 CFS

DA3 = 3.22 ACRES (INTO TO SCM)
1.97 AC IMPERVIOUS (CN 98)
1.25 AC PERVIOUS (CN 61)
CN = 84
TC = 5.0 MIN.
ROUTED THRU SAND FILTER + FLOW THRU MEDIA
Q2 = 0.0 CFS + 0.13 CFS = 0.13 CFS
Q10 = 1.05 CFS + 0.14 CFS = 1.19 CFS
PRE DEVELOPMENT DA3 RUNOFF > POST DEVELOPMENT DA3 IN COMPLIANCE

DA3-TOTAL FLOW
POST-DEV
Q2 = 0.41 CFS
Q10 = 1.75 CFS
Q10 = 1.75 CFS (< PRE 1.97 CFS)

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

HOYLE, JAMES F.
HOYLE, PATSY LYNCH
PIN: 0773968859
DB 01781, Page 0301

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

CRAIGHEAD, ANN W., TRUSTEE
ANN W. CRAIGHEAD REVOCABLE LIVING TRUST
PIN: 0773966973
DB 017261, Page 02142

NOTE:
ALL CONSTRUCTION & MATERIALS SHALL BE IN STRICT ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS, SPECIFICATIONS, AND DETAILS AND NCDOT.

OWNER: BUILDER BEE PROPERTIES, LLC
4441 SIX FORKS RD, STE 106 #206
RALEIGH, NC 27609

ASR PLANS SHEET 7

**POST-DEVELOPMENT DRAINAGE AREA MAP
THE BEAUTIFUL COMMUNITY
517 BUCK JONES ROAD - RALEIGH, NC**

CITY OF RALEIGH		OWNER: BUILDER BEE PROP.	
WAKE COUNTY	NORTH CAROLINA	ZONED R-4	
DATE 02/01/2024	DRAWN MTH	JOB NO.	
SCALE 1" = 30'	SURVEYED: OTHERS	DWG: BEAUT-PREDEV	
REVISIONS: 5-17-2024		PIN: 0773-97-4470 & 9371	

THOMPSON & ASSOCIATES, PA
1149 EXECUTIVE CIRCLE
SUITE D, UNIT 2
CARY, NC 27511
919-485-1566
FAX (919) 485-1585
LIC# C-0343

NOTE:
ALL PRIVATE STORM DRAINAGE EASEMENTS AND STORMWATER MEASURES WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

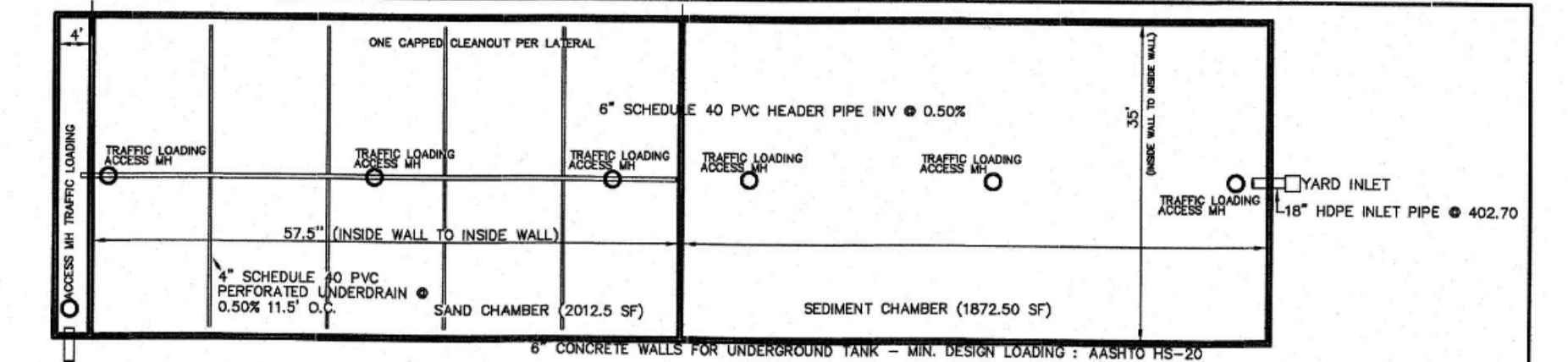
GROUND STABILIZATION REQUIRED WITHIN 7 DAYS FOR PERIMETER AREAS AND FOR SLOPES GREATER THAN 3:1. ALL OTHER AREAS IT IS REQUIRED WITHIN 14 DAYS OF ANY PHASE OF GRADING.

GRADING NOTES:
PRIOR TO GRADING, A GRADING AND EROSION CONTROL PLAN SHALL BE FILED WITH C.O.R. A GRADING PERMIT SHALL BE OBTAINED AS REQUIRED. ALL GRADING AND EROSION CONTROL REQUIREMENTS OF THE SOIL AND EROSION CONTROL ORDINANCE OF THE CITY OF RALEIGH SHALL BE COMPLIED WITH.

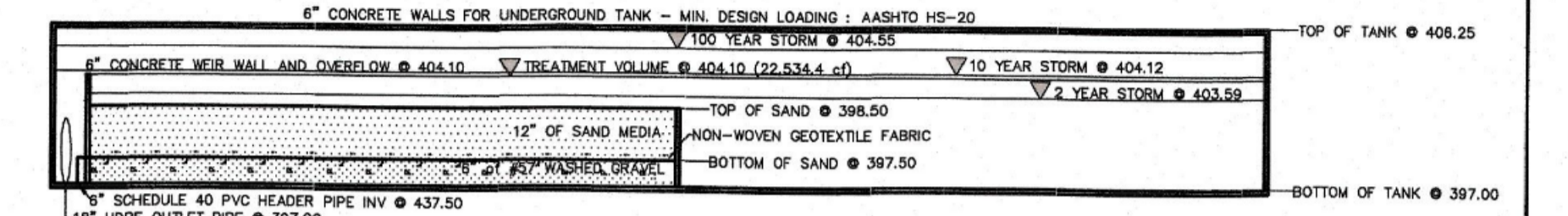
ALL SAINTS ANTIPOCHIAN
ORTHODOX CHURCH
PIN: 0773971423
DB 5687, Page 220

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



UNDERGROUND SAND FILTER - PLAN VIEW (NTS)



UNDERGROUND SAND FILTER - SECTION VIEW (NTS)

SAND FILTER NOTES AND SPECIFICATIONS:

SAND MEDIA SHALL BE CLEAN WASHED COARSE MASONRY SAND CONFORMING TO ASTM C-33. AVERAGE DIAMETER PARTICLE SIZE LESS THAN 2mm.
UNDERDRAIN STONE SHALL BE #57 WASHED STONE WITH A SIZE 0.375" TO 0.75".
UNDERDRAIN PIPING SHALL BE SCHEDULE 40 PVC. THE PERFORATIONS FOR THE 4" LATERALS SHALL BE 3/4" DIA HOLES @ 6" O.C., 4 HOLES PER ROW.
THE GEOTEXTILE FABRIC SHALL MAINTAIN A 125 GPM PER SQ. FT. FLOW RATE. ELONGATION SHALL BE GREATER THAN 50% (ASTM D4632), TENSILE STRENGTH 50 LB (ASTM D4632), TEAR STRENGTH 40 LB (ASTM D4633), PUNCTURE STRENGTH 220 LB (ASTM D8241), PERMITTIVITY 0.20 SEC (ASTM D4751), APPARENT OPENING SIZE #60 SIEVE (ASTM D4751), UV STABILITY AFTER 500 HRS EXPOSURE 50% (ASTM D4355).
THE SHWT IS NOT WITHIN 2' OF THE BOTTOM OF THE SAND FILTER.
SAND FILTER SHALL BE PRECAST REINFORCED CONCRETE - MIN DESIGN LOAD HS-20. CONTRACTOR SHALL SUBMIT ENGINEER SIGNED/SEALED SHOP DRAWINGS.

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

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

LAKESIDE
IMPROVEMENT ASSOC
PIN: 0783070005
DB 01000, Page 0001

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

NOTE:
100 YEAR BASE FLOOD ELEVATION AS DETERMINED BY A LIDAR TOPO CROSS-SECTION, SLS METHOD, AND MANNINGS EQUATION.

STORM STRUCTURE SCHEDULE

D#9 NEAR WALL @ BLDG A GRATE: ~420.00 INV. OUT = 418.00 (PIPE J)	D#4 ~CL STA. 14+12 NOVA CELESTE WAY GRATE: ~413.00 INV. IN = 409.00 (PIPE C) INV. OUT = 408.80 (PIPE D)
D#10 WEST SIDE BLDG A GRATE: ~426.50 INV. IN = 417.40 (PIPE J) INV. OUT = 417.30 (PIPE K)	D#5 ~CL STA. 15+00 NOVA CELESTE WAY GRATE: ~409.50 INV. IN = 404.00 (3) (PIPE D, G, & H) INV. OUT = 403.00 (PIPE E)
D#1 ~CL STA. 11+14 NOVA CELESTE WAY GRATE: ~428.00 INV. IN = 417.00 (PIPE K) INV. OUT = 416.90 (PIPE A)	D#6 AREA BETWEEN BLDG D & E GRATE: ~413.70 INV. OUT = 411.60 (PIPE F)
D#2 ~CL STA. 12+14 NOVA CELESTE WAY GRATE: ~421.90 INV. IN = 416.40 (PIPE A) INV. OUT = 416.30 (PIPE B)	D#7 AREA BETWEEN DUMPSTER & BLDG F GRATE: ~408.50 INV. OUT = 405.00 (PIPE G)
D#3 ~CL STA. 13+19 NOVA CELESTE WAY GRATE: ~418.50 INV. IN = 412.50 (PIPE B) INV. IN = 411.00 (PIPE F) INV. OUT = 410.80 (PIPE C)	D#8 AREA BETWEEN BUILDING G & H GRATE: ~408.50 INV. OUT = 405.00 (PIPE H)

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

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

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

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CRAIGHEAD, ANN W., TRUSTEE
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PIN: 0773988973
DB 017261, Page 02142

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HOYLE, PATSY LYNCH
PIN: 0773988939
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STORM DRAINAGE SCHEDULE

PIPE	TYPE	SIZE	LENGTH	INV. IN	INV. OUT	SLOPE	NOTES
J	HDPE	15"	~102'	418.00	417.40	0.59%	
K	HDPE	15"	~47'	417.30	417.00	0.64%	
A	HDPE	15"	~100'	416.90	416.40	0.50%	
B	HDPE	18"	~104'	416.30	412.50	3.65%	
C	HDPE	18"	~92'	410.80	409.00	1.96%	
D	HDPE	18"	~87'	408.80	404.00	5.52%	
E	HDPE	18"	~9'	403.00	402.70	3.33%	
F	HDPE	15"	~114'	411.60	411.00	0.53%	
G	HDPE	15"	~73'	408.50	404.00	6.16%	
H	HDPE	15"	~98'	408.50	404.00	4.59%	
I	HDPE	18"	~78.5'	397.00	394.00	3.82%	SAND FILTER OUTLET W/ FFS

CALCULATING REQUIRED STORMWATER TREATMENT VOLUME USING THE SIMPLE METHOD:
REQUIRED TO TREAT 1" OF RUNOFF FROM THE SITE AREA OF 4.79 AC.
AREA USING THE SIMPLE METHOD:

- POST RUN-OFF FROM SITE: IMPERVIOUS AREA = 1.97 AC. PERVIOUS AREA = 2.82 AC.
- REQUIRED TREATMENT VOLUME OF RUNOFF FROM FIRST 1" RUNOFF FROM SITE AS PER NCDENR BMP MANUAL
 $R_v = 0.05 + 0.9 \times I_p$
where: $I_p = 1.97 \text{ ac} / 4.79 \text{ ac} = 0.41$
 $R_v = 0.42$
 $V \text{ required} = 3,630 \times 1" \times 0.42 \times 4.79 \text{ ac}$
required = 7,302.8 cf (75% Reduction for Sand Filter = 5,477.1 cf)
- Total V of underground SCM Sand Filter @ 40.10 = 22,534.4 cf

NOTE:
ALL CONSTRUCTION & MATERIALS SHALL BE IN STRICT ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS, SPECIFICATIONS, AND DETAILS AND NCDOT.

OWNER: BUILDER BEE PROPERTIES, LLC
4441 SIX FORKS RD, STE 106 #206
RALEIGH, NC 27609



CITY OF RALEIGH	OWNER: BUILDER BEE PROP.
WAKE COUNTY	NORTH CAROLINA
DATE 11/01/2023	DRAWN MTH
SCALE 1" = 30'	SURVEYED: OTHERS
REVISIONS 5/17/24 7/30/24	PIN: 0773-97-4470 & 9371

**STORMWATER PLAN
THE BEAUTIFUL COMMUNITY
517 BUCK JONES ROAD - RALEIGH, NC**

LEGEND

- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED BACKFLOW

ALL SAINTS ANTIOCHIAN
ORTHODOX CHURCH
PIN: 0773971423
DB 0687, Page 220

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

STRONG, JO WATSON
PIN: 0773976529
DB 21-E, Page 2181

PARKING AREA PLANTING REQUIREMENTS:

INTERIOR LANDSCAPE ISLANDS: 9 ISLANDS PROPOSED
1 TREE PER ISLAND = 9 TREES REQUIRED
13 TREES PROPOSED. INCLUDES 4 TREES PLANTED
AT END POINTS OF PARKING AREA AND 3 ADDITIONAL
TREES TO MEET 2000 SF REQUIREMENT.

1 TREE REQUIRED PER EACH 200 SF OF
PARKING AREA.
PARKING AREA 31,839 SF/2000 = 15.92 (16) TREES.
16 TREES PROVIDED

NOTE: TREE PLANTED AT LEAST 10' FROM ANY FIRE HYDRANT.

PARKING AREA AND PARKING ISLAND PLANT LIST:

SYMBOL	TYPE	#	COMMON	SCIENTIFIC	CAL. HT.	MATURE HT./CROWN SPREAD	NOTE
(Symbol)	SHADE	13	SUGAR MAPLE OAKS RIVER BIRCH CHOOSE FROM	ACER SACCHARUM QUERCUS SPP. BETULA NIGRA CHOOSE FROM	3' 10'	>60' 30-50'	B & B SINGLE STEM ONLY

NOTE: SAWTOOTH OAK (QUERCUS ACUTISSIMA) NOT TO BE USED

PERIMETER ISLAND:
5' WIDTH LANDSCAPE AREA WITH 30 SHRUBS (18" HT.)
PER 100 LF OF PRIMARY INTERNAL ACCESS DRIVE
LF OF PRIMARY INTERNAL ACCESS DRIVE: 568 LF
1,136 LF INCLUDES BOTH SIDES OF ROAD
1136/100 X 30 = 340 SHRUBS REQUIRED
340 SHRUBS PROPOSED

PERIMETER ISLAND AREA

SYMBOL	TYPE	#	COMMON	SCIENTIFIC	CAL. HT.	MATURE HT./CROWN SPREAD	NOTE
(Symbol)	EVERGREEN SHRUB	340	CARISSA HOLLY DWARF BURFORD HOLLY DWARF ABELIA GREEN GEM BOXWOOD CHOOSE FROM	ILEX CORNUTA BURFORD HOLLY ABELIA GRANDIFLORA BUXUS HYBRID	18"	3'-4' 3-5' WIDTH	3 GAL

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LAKESIDE
IMPROVEMENT ASSOC
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DB 01000, Page 0001

BUCK JONES ROAD STREET TREE CALCULATIONS:
TREES PLANTED IN 3.5' PLANTING STRIP BETWEEN EX. BOC & EX. SIDEWALK

273 LF FRONTAGE
273/20 = (13 TREES) REQUIRED
13 TREES PROVIDED

AREA UNDER EX. POWER LINES: UNDERSTORY TREES
SUITABLE UNDER POWER LINES TO BE PLANTED

BUCK JONES ROAD STREET TREE PLANT LEGEND:

SYMBOL	TYPE	#	COMMON	SCIENTIFIC	CAL. HT.	MATURE HT./CROWN SPREAD	NOTE
(Symbol)	UNDERSTORY	13	EASTERN REDBUD	CERIS CANADENSIS	1.5' 6'	20'-30' 25'	B & B SINGLE STEM ONLY

NOTE: TREES PLANTED AT LEAST 20' FROM EX. POWER POLES

NOTE:
STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE
WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.

HVAC SCREENING REQUIREMENTS

SOLID OPAQUE LANDSCAPE SCREEN REACING HT.
OF MECHANICAL EQUIPMENT

SEE PLAN FOR SHRUB SCREEN AS SHOWN
THIS SHEET.

SYMBOL	TYPE	#	COMMON	SCIENTIFIC	CAL. HT.	MATURE HT./CROWN SPREAD	NOTE
(Symbol)	EVERGREEN SHRUB	98	DWARF BURFORD HOLLY	ILEX CORNUTA 'BURFORD NANA'	24"	8-10' 8-10' WIDTH	3 GAL

WIGGINS, CARLYLE AUBREY III
PIN: 0773974131
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CROOK, STEPHEN HAROLD
CROOK, KATHLEEN D.
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CRAIGHEAD, ANN W., TRUSTEE
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PIN: 0773966973
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HOYLE, JAMES F.
HOYLE, PATSY LYNCH
PIN: 0773968839
DB 01781, Page 0301

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

CITY OF RALEIGH GREENWAY EASEMENT AND
TREE CONSERVATION AREA-GREENWAY

PRELIMINARY DRAWING
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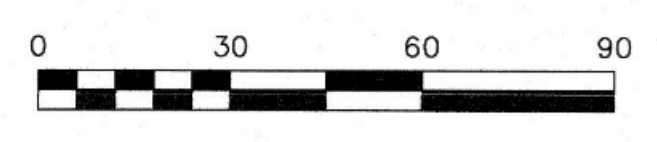
ASR PLANS SHEET 9

**LANDSCAPE PLAN
THE BEAUTIFUL COMMUNITY
517 BUCK JONES ROAD - RALEIGH, NC**

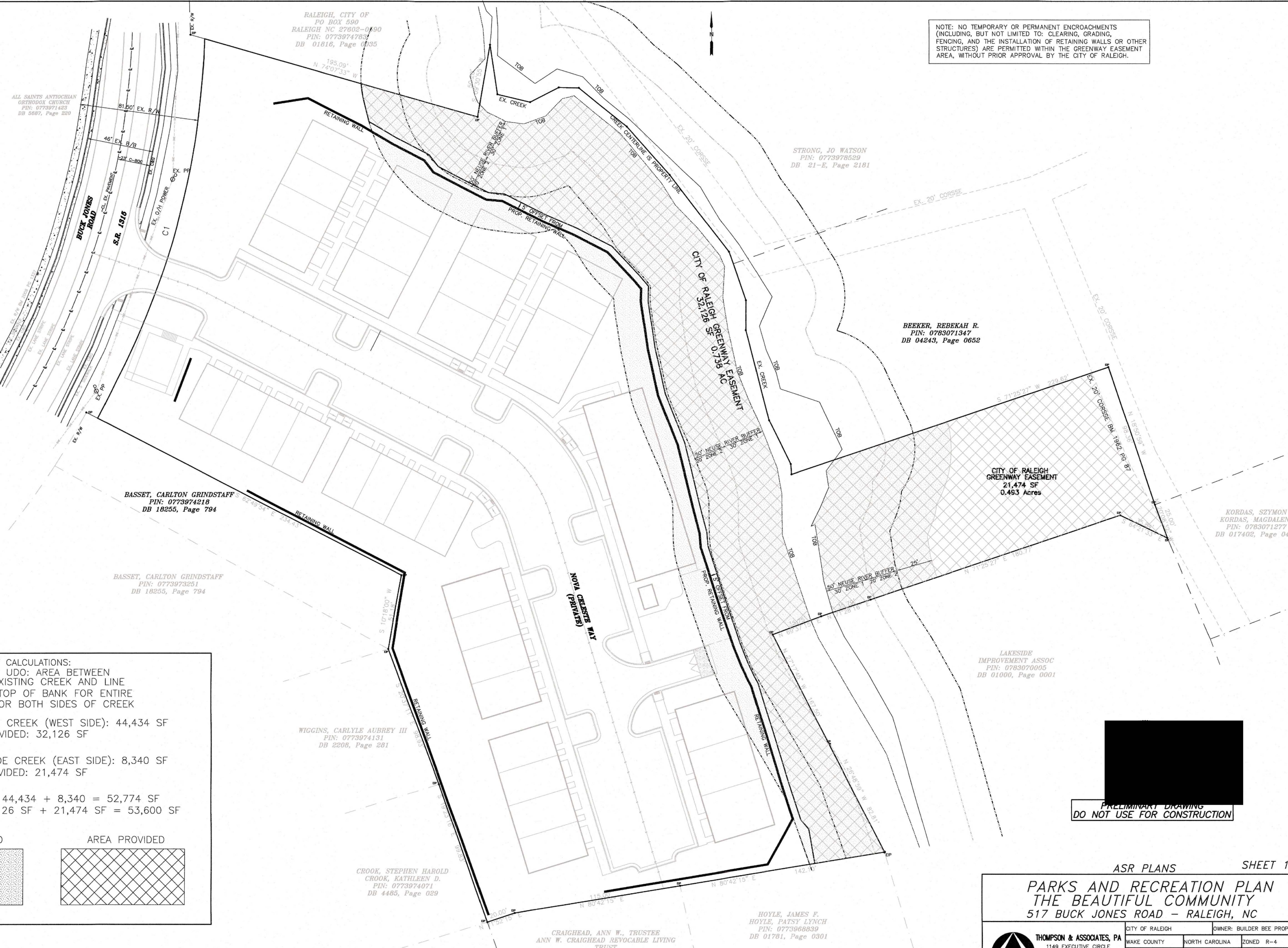
CITY OF RALEIGH	OWNER: BUILDER BEE PROP.
WAKE COUNTY	NORTH CAROLINA ZONED R-4
DATE 02/01/2024	DRAWN MTH JOB NO.
SCALE 1" = 30'	SURVEYED: OTHERS DWG:BEAUT-LAND
REVISIONS 5/17/24 7/30/24	PIN: 0773-97-4470 & 9371

THOMPSON & ASSOCIATES, PA
1149 EXECUTIVE CIRCLE
SUITE D, UNIT 2
CARY, NC 27511
919-465-1566
FAX (919) 465-1585
LISC# C-0343

OWNER: BUILDER BEE PROPERTIES, LLC
4441 SIX FORKS RD. STE 106 #206
RALEIGH, NC 27609



NOTE: 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.

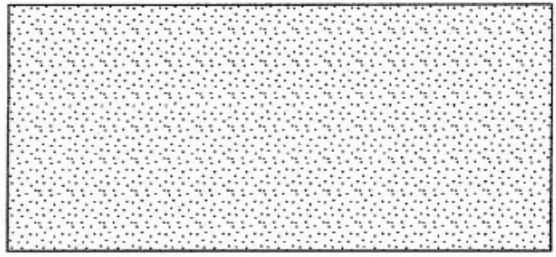


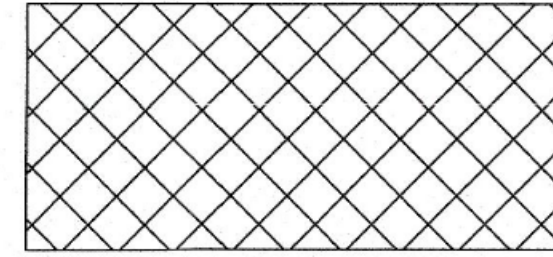
GREENWAY CALCULATIONS:
 AREA REQUIRED BY UDO: AREA BETWEEN TOP OF BANK OF EXISTING CREEK AND LINE 75' OFFSET FROM TOP OF BANK FOR ENTIRE LENGTH OF CREEK FOR BOTH SIDES OF CREEK

AREA REQUIRED LEFT SIDE CREEK (WEST SIDE): 44,434 SF
 AREA PROVIDED: 32,126 SF

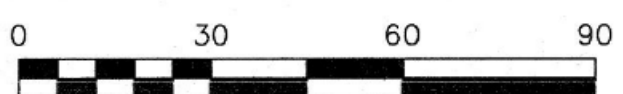
AREA REQUIRED RIGHT SIDE CREEK (EAST SIDE): 8,340 SF
 AREA PROVIDED: 21,474 SF

TOTAL AREA REQUIRED: 44,434 + 8,340 = 52,774 SF
 TOTAL AREA PROVIDED: 32,126 SF + 21,474 SF = 53,600 SF

AREA REQUIRED 


AREA PROVIDED 

PRELIMINARY DRAWING
 DO NOT USE FOR CONSTRUCTION



ASR PLANS SHEET 10

PARKS AND RECREATION PLAN
THE BEAUTIFUL COMMUNITY
 517 BUCK JONES ROAD - RALEIGH, NC

		CITY OF RALEIGH		OWNER: BUILDER BEE PROP.	
THOMPSON & ASSOCIATES, PA 1149 EXECUTIVE CIRCLE SUITE D, UNIT 2 CARY, NC 27511 919-465-1566 FAX (919) 465-1585 LISC# C-0343		WAKE COUNTY	NORTH CAROLINA	ZONED R-4	
		DATE 02/01/2024	DRAWN MTH	JOB NO.	
		SCALE 1" = 30'	SURVEYED: OTHERS	DWG: BEAUT-PARKS	
		REVISIONS 7/30/24	PIN: 0773-97-4470 & 9371		

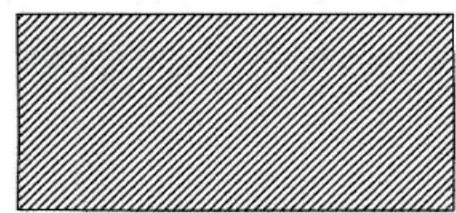
NOTE: ALL CONSTRUCTION & MATERIALS SHALL BE IN STRICT ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS, SPECIFICATIONS, AND DETAILS AND NOT.

OWNER: BUILDER BEE PROPERTIES, LLC
 4441 SIX FORKS RD. STE 106 #206
 RALEIGH, NC 27609

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

GREENWAY EASEMENT



TCA - GREENWAY CALCULATIONS:
 TOTAL TRACT SIZE: 208,661 SF
 TCA REQUIRED: 10% TRACT SIZE: 0.1 (208,661) = 20,866 SF

WEST SIDE OF EX. CREEK:
 TCA-GREENWAY PROPOSED: 32,126 SF (GROSS)
 A 25' SWATH ALONG ENTIRE LENGTH OF CREEK (654 LF)
 REMOVED FROM CALCULATIONS FOR FUTURE TRAIL CONSTRUCTION
 32,126 SF - 654 LF(25') = 15,776 SF
 A 20' WIDE AREA (1,018 SF) ALSO REMOVED FOR SANITARY SEWER CONSTRUCTION
 15,776 SF - 1,018 SF = 14,758 SF TCA-GREENWAY PROPOSED FOR WEST SIDE OF EXISTING CREEK

EAST SIDE OF EX. CREEK:
 TCA-GREENWAY PROPOSED: 21,474 SF (GROSS)
 A 25' SWATH ALONG ENTIRE LENGTH OF CREEK (114 LF)
 REMOVED FROM CALCULATIONS FOR FUTURE TRAIL CONSTRUCTION
 21,474 SF - 114 LF(25') = 18,624 SF
 A 20' WIDE AREA (4,466 SF) ALSO REMOVED FOR SANITARY SEWER CONSTRUCTION
 18,624 SF - 4,466 SF = 14,158 SF TCA-GREENWAY PROPOSED FOR EAST SIDE OF EXISTING CREEK

**TOTAL TREE CONSERVATION AREA-GREENWAY PROPOSED: 28,916 SF 0.664 AC
 13.86%**

ALL SAINTS ANTIOCHAN
 ORTHODOX CHURCH
 PIN: 0773971429
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BEEKER, REBEKAH R.
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 DB 04243, Page 0652

KORDAS, SZYMON
 KORDAS, MAGDALENA
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BASSET, CARLTON GRINDSTAFF
 PIN: 0773974218
 DB 18255, Page 794

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

CROOK, STEPHEN HAROLD
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 PIN: 0773974071
 DB 4485, Page 029

CRAIGHEAD, ANN W., TRUSTEE
 ANN W. CRAIGHEAD REVOCABLE LIVING
 TRUST
 PIN: 0773966973
 DB 017261, Page 02142

GARDNER, JONATHAN ALLEN
 PIN: 0773965888
 DB 16182, Page 01689

HOYLE, JAMES F.
 HOYLE, PATSY LYNCH
 PIN: 0773968839
 DB 01781, Page 0301

LAKEVIEW
 IMPROVEMENT ASSOC
 PIN: 0783070005
 DB 01000, Page 0001

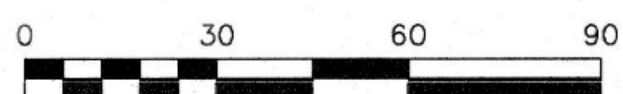
PRELIMINARY DRAWING
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Tree Conservation Plan Data Sheet
 UDO Article 9.1 Tree Conservation
 (Include applicable information on the plan sheet)

Project Name: The Beautiful Community

Gross Site Acres: 4.79 ac
 Right-of-way to be dedicated with this project: 0 ac
 Net Site Acres: 4.79 ac

	Number of Acres	Percent of Tract
UDO 9.1.4.A. Primary Tree Conservation Areas		
1. Primary Tree Conservation Area - SHOD 1	_____ ac	_____ %
1. Primary Tree Conservation Area - SHOD 2	_____ ac	_____ %
2. Primary Tree Conservation Area - Parkway Frontage	_____ ac	_____ %
3. Primary Tree Conservation Area - CM	_____ ac	_____ %
4. Primary Tree Conservation Area - MPOD	_____ ac	_____ %
5. Primary Tree Conservation Area - Champion Tree XX' dbh species	_____ ac	_____ %
6. Primary Tree Conservation Area - Neuse Buffer Zone 2	_____ ac	_____ %
7. Primary Tree Conservation Area - 45% Slopes	_____ ac	_____ %
8. Primary Tree Conservation Area - Thoroughfare	_____ ac	_____ %
Subtotal of Primary Tree Conservation Areas:	_____ ac	_____ %
UDO 9.1.4.D.2 Tree Conservation Area - Greenway	<u>0.664</u> ac	<u>13.86</u> %
UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas (Include perimeter buffers and their alternate compliance areas)		
_____ ac	_____ %	_____ %
UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Areas (Include individual trees and their alternate compliance areas)		
_____ ac	_____ %	_____ %
Subtotal of Secondary Tree Conservation Areas:	_____ ac	_____ %
TOTAL ALL TREE CONSERVATION AREA PROVIDED:	<u>0.664</u> ac	<u>13.86</u> %
UDO 9.1.9. Watershed Protection Overlay Districts		
UWPOD - Wooded Area (preserved)	_____ ac	_____ %
UWPOD - Wooded Area (planted)	_____ ac	_____ %
FWPOD - Wooded Area (preserved)	_____ ac	_____ %
FWPOD - Wooded Area (planted)	_____ ac	_____ %
SWPOD - Wooded Area (preserved)	_____ ac	_____ %
SWPOD - Wooded Area (planted)	_____ ac	_____ %



NOTE:
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 DETAILS AND NCDOT.

OWNER: BUILDER BEE PROPERTIES, LLC
 4441 SIX FORKS RD. STE 106 #206
 RALEIGH, NC 27609



**TREE CONSERVATION PLAN
 THE BEAUTIFUL COMMUNITY
 517 BUCK JONES ROAD - RALEIGH, NC**

ASR PLANS SHEET 11

CITY OF RALEIGH	OWNER: BUILDER BEE PROP.
WAKE COUNTY	NORTH CAROLINA ZONED R-4
DATE 02/01/2024	DRAWN MTH JOB NO.
SCALE 1" = 30'	SURVEYED: OTHERS DWG:BUAUT-TREE
REVISIONS 7/30/24	PIN:0773-97-4470 & 9371



	Block Perimeter (max)	Dead-End Street (max)	Min. Site Area Applicable (acres)
R-1, R-2, R-4, R-6: By Average Lot Size on Block			
40,000+ sf	8,000'	1,000'	34
20,000 - 39,999 sf	6,000'	750'	19
10,000 - 19,999 sf	5,000'	600'	13
6,000 - 9,999 sf	4,500'	550'	11
up to 5,999 sf	3,000'	400'	5
R-10: By District			
R-10	2,500'	300'	3
Mixed Use Districts			
DX-, TOD	2,000'	Not allowed	2
RX-, NX-, CX-, OX-: up to 4 stories	3,000'	400'	5
RX-, NX-, CX-, OX-: 5+ stories	2,500'	300'	3
OP-, IX-	4,000'	500'	9
Special Districts			
CM, AP	n/a	n/a	n/a
IH	n/a	n/a	n/a
MH	3,000'	400'	5
CMP, PD	4,000' unless established in master plan	500' unless established in master plan	9

Supp. No. 26 Part 10: Unified Development Ordinance City of Raleigh, North Carolina

NUMBER OF LOTS = 30
 AVG. LOT SIZE = 1174311 SF / 30 = 39144 SF
 R-4 MAX. ALLOWED BLOCK PERIMETER = 8000 LF
 CALCULATED BLOCK PERIMETER = 4612 LF

**PRELIMINARY DRAWING
 DO NOT USE FOR CONSTRUCTION**

**BLOCK PERIMETER PLAN
 THE BEAUTIFUL COMMUNITY
 517 BUCK JONES ROAD - RALEIGH, NC**

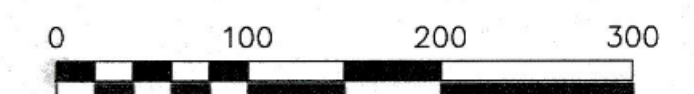
CITY OF RALEIGH		OWNER: BUILDER BEE PROP.	
WAKE COUNTY	NORTH CAROLINA	ZONED R-4	
DATE 02/01/2024	DRAWN MTH	JOB NO.	
SCALE 1" = 100'	SURVEYED: OTHERS	DWG: BEAUT-SIGHT TRI	
REVISIONS		PIN: 0773-97-4470 & 9371	



THOMPSON & ASSOCIATES, PA
 1149 EXECUTIVE CIRCLE
 SUITE D, UNIT 2
 CARY, NC 27511
 919-465-1566
 FAX (919) 465-1585
 LIC# C-0343

OWNER: BUILDER BEE PROPERTIES, LLC
 4441 SIX FORKS RD, STE 106 #206
 RALEIGH, NC 27609

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

ALL SAINTS ANTIOCHIAN
 ORTHODOX CHURCH
 PIN: 0773971423
 DB 5607, Page 220

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

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 DB 04243, Page 0652

KORDAS, SZYMON
 KORDAS, MAGDALENA
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 DB 2208, Page 281

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OWNER: BUILDER BEE PROPERTIES, LLC
 4441 SIX FORKS RD. STE 106 #206
 RALEIGH, NC 27609

THOMPSON & ASSOCIATES, PA
 1149 EXECUTIVE CIRCLE
 SUITE D, UNIT 2
 CARY, NC 27511
 919-465-1566
 FAX (919) 465-1585
 LIC# C-0343

CITY OF RALEIGH	OWNER: BUILDER BEE PROP.
WAKE COUNTY	NORTH CAROLINA
DATE 02/01/2024	DRAWN MTH
SCALE 1" = 30'	SURVEYED: OTHERS
REVISIONS 5/17/24 7/30/24	PIN: 0773-97-4470 & 9371

ASR PLANS SHEET 13
FIRE PROTECTION PLAN
THE BEAUTIFUL COMMUNITY
517 BUCK JONES ROAD - RALEIGH, NC



MURRAY, V G JR
PIN: 0773971706
DB 011872, Page 02776

LIGON, ADAM
PIN: 0773977892
DB 015059, Page 0435

RALEIGH, CITY OF
PO BOX 590
RALEIGH NC 27602-0590
PIN: 0773974793
DB 01816, Page 0035

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

ALL SAINTS ANTIOCHIAN
ORTHODOX CHURCH
PIN: 0773971423
DB 5687, Page 220

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

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

BASSET, CARLTON GRINDSTAFF
PIN: 0773973851
DB 18255, Page 794

WIGGINS, CARLYLE AUBREY III
PIN: 0773974131
DB 2206, Page 281

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

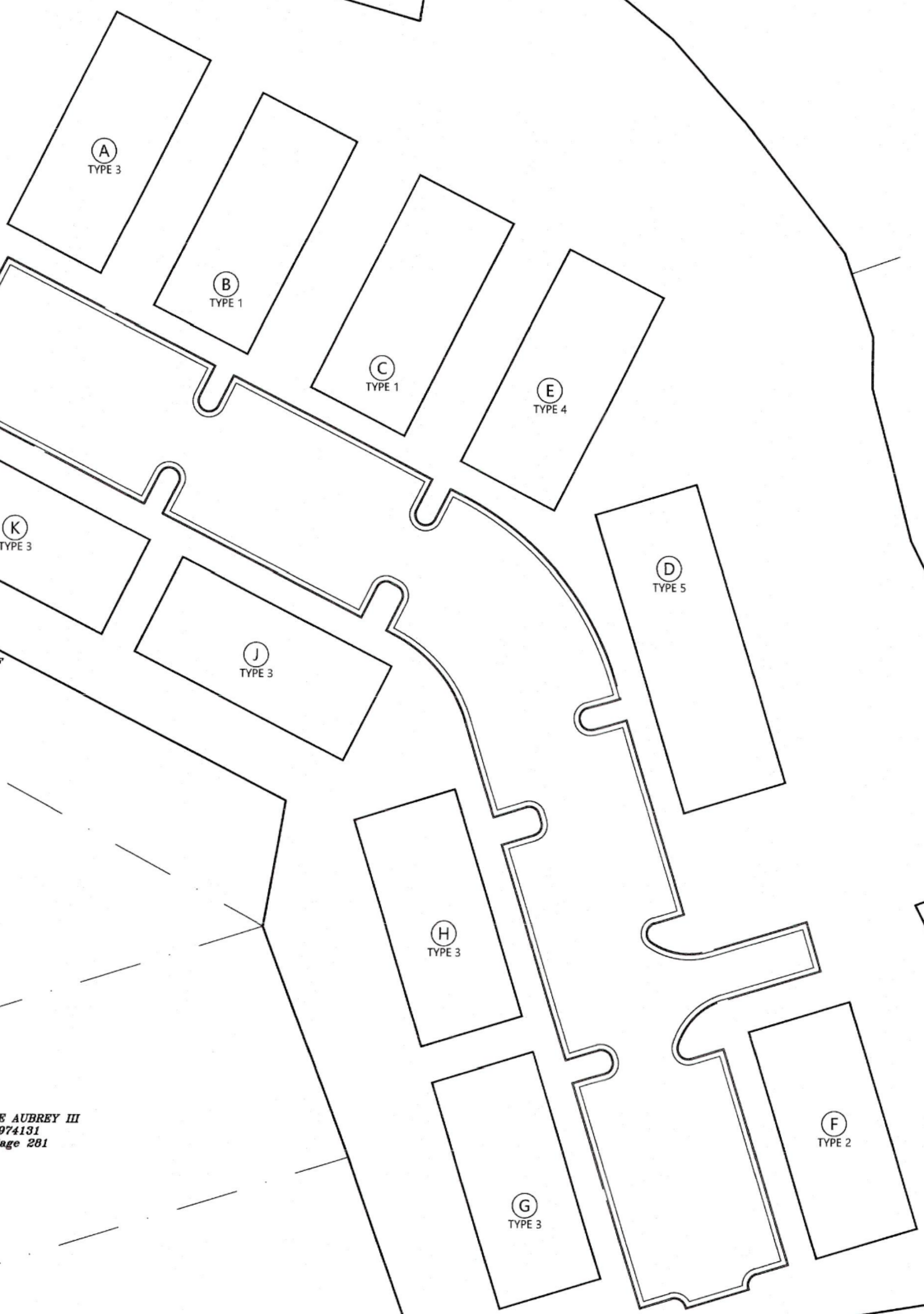
LAKESIDE
IMPROVEMENT ASSOC
PIN: 0783070068
DB 01006, Page 0001

15' X 480' SIGHT TRIANGLE

15' X 340' SIGHT TRIANGLE

NORMAN PL
EX. PUBLIC R/W

BUCK JONES
S.R. 1816



**PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION**



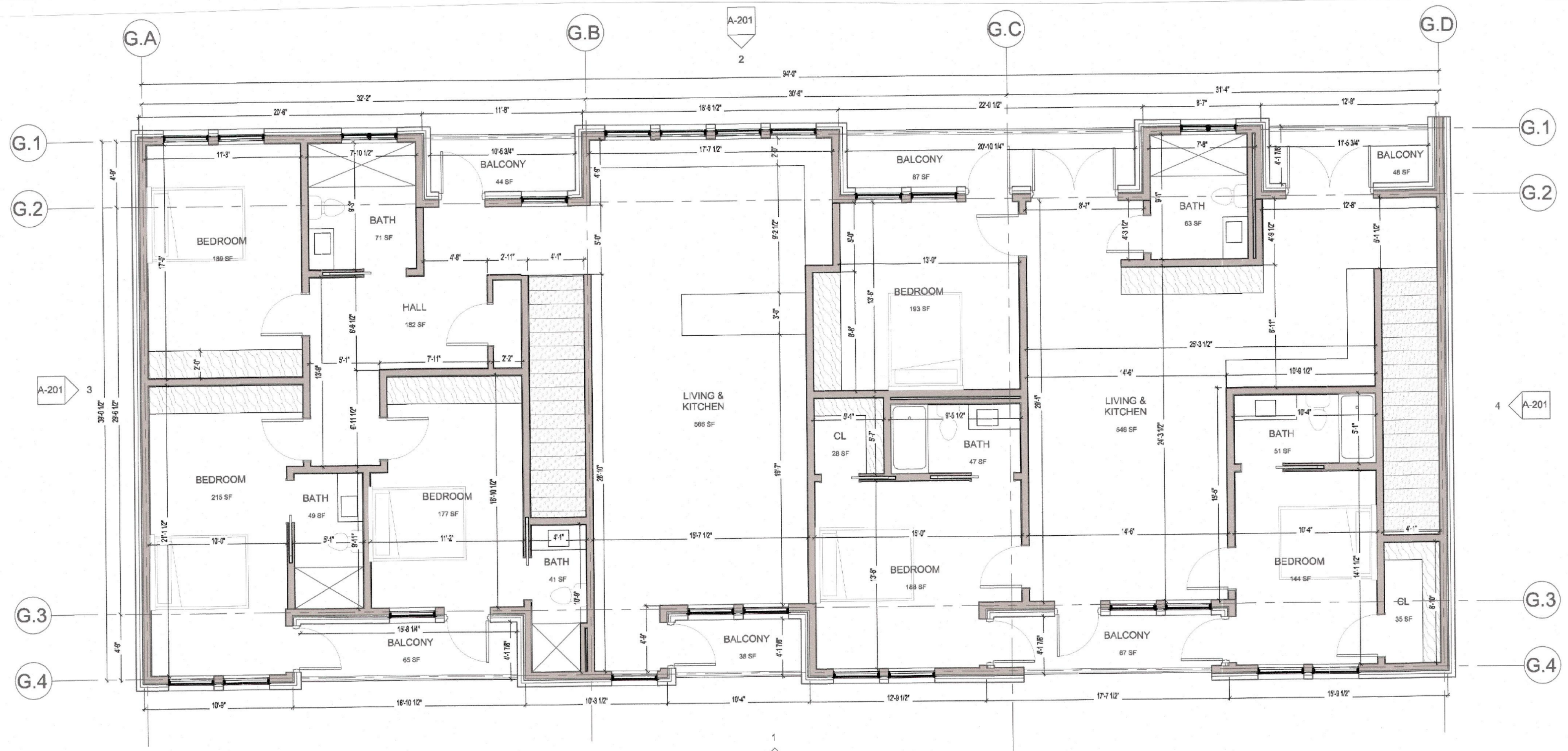
NOTE:
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OWNER: BUILDER BEE PROPERTIES, LLC
4441 SIX FORKS RD., STE 106 #206
RALEIGH, NC 27609

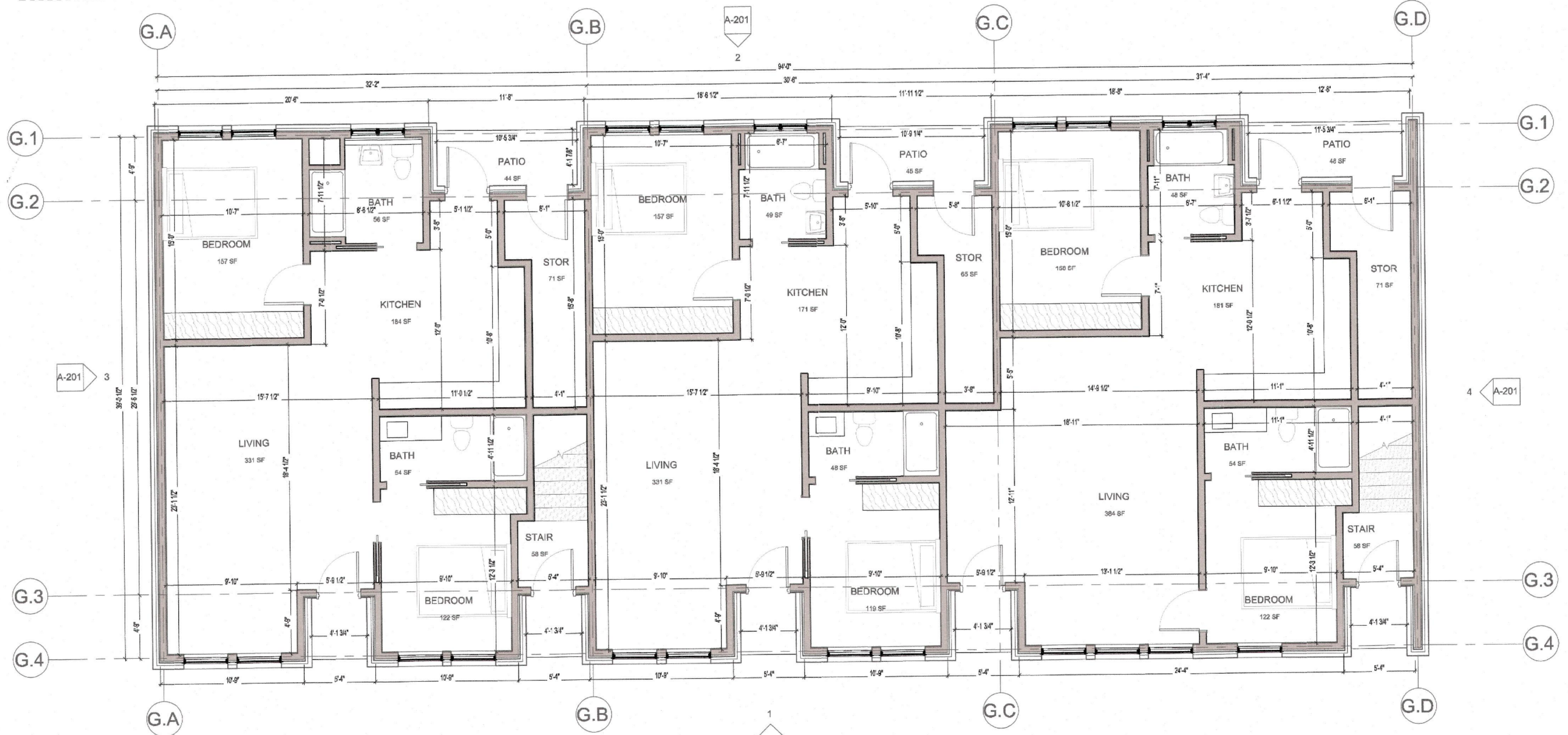
THOMPSON & ASSOCIATES, PA
1149 EXECUTIVE CIRCLE
SUITE D, UNIT 2
CARY, NC 27511
919-465-1566
FAX (919) 465-1585
LIC# C-0343

CITY OF RALEIGH		OWNER: BUILDER BEE PROP.	
WAKE COUNTY	NORTH CAROLINA	ZONED R-4	
DATE 11/01/2023	DRAWN MTH	JOB NO.	
SCALE 1" = 40'	SURVEYED: OTHERS	DWG: BC-SITE	
REVISIONS	PIN: 0773-97-4470 & 9371		

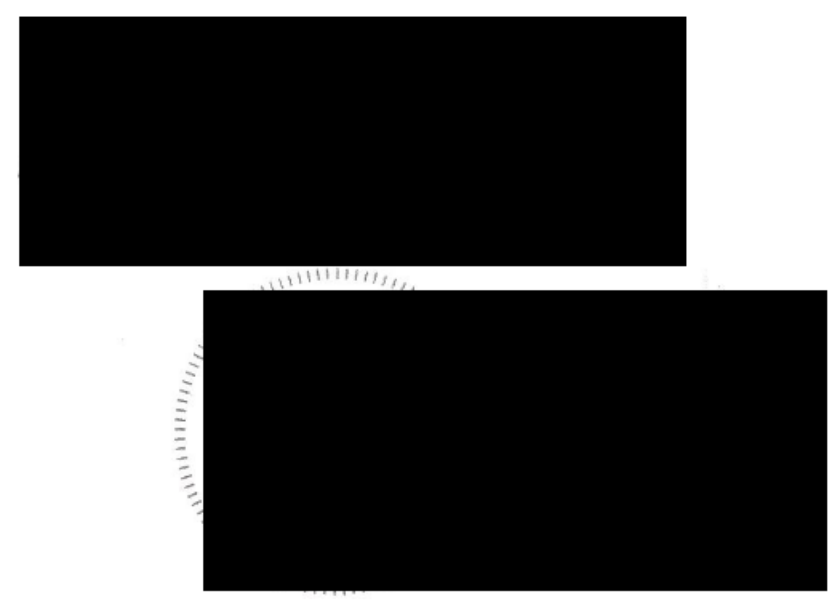
**SITE TRIANGLE EXHIBIT
THE BEAUTIFUL COMMUNITY
517 BUCK JONES ROAD - RALEIGH, NC**



2 TYPE 1 - SECOND FLOOR PLAN
3/16" = 1'-0"



1 TYPE 1 - FIRST FLOOR PLAN
3/16" = 1'-0"



LOUIS CHERRY ARCHITECTURE
Registered Architectural Corporation
North Carolina

OWNER
BUILDER BEE LLC.

ARCHITECT
Louis Cherry Architecture, PLLC
222 N. Bloodworth St. (919) 971-2299
Raleigh, NC 27601 louischerry.com

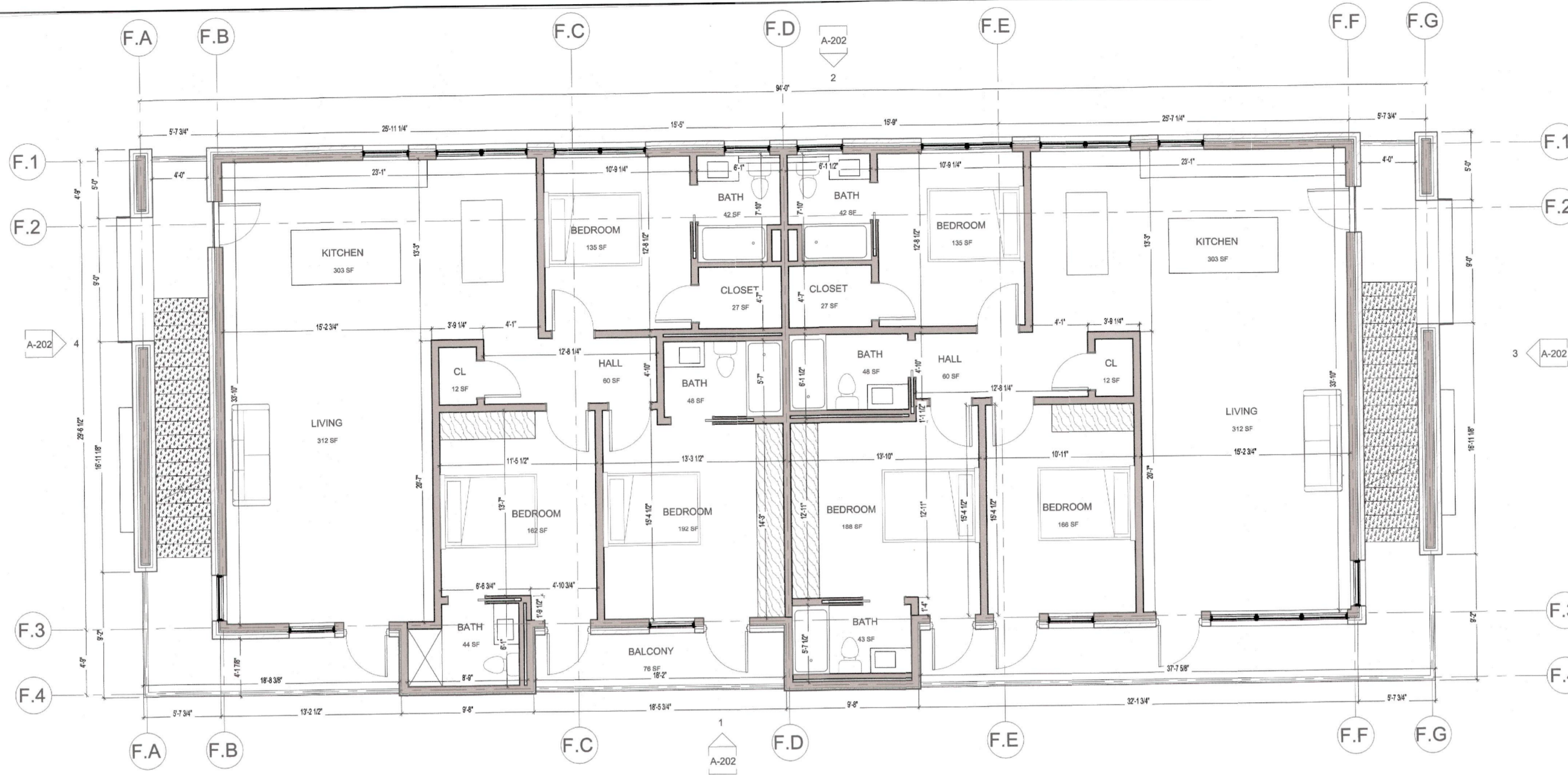
<p>ASR PLANS SHEET 15</p> <p>FLOOR PLANS TYPE 1</p> <p>THE BEAUTIFUL COMMUNITY</p> <p>517 BUCK JONES ROAD - RALEIGH, NC</p>		CITY OF RALEIGH		OWNER: BUILDER BEE PROP.
		WAKE COUNTY	NORTH CAROLINA	ZONED R-4
THOMPSON & ASSOCIATES, PA 1149 EXECUTIVE CIRCLE SUITE D, UNIT 2 CARY, NC 27511 919-465-1565 FAX (919) 465-1585 LIC# C-0343		DATE 11/01/2023	DRAWN MTH	JOB NO.
SCALE 1" = 30'		SURVEYED: OTHERS	DWG: BC-SITE	
REVISIONS		PIN: 0773-97-4470 & 9371		

OWNER

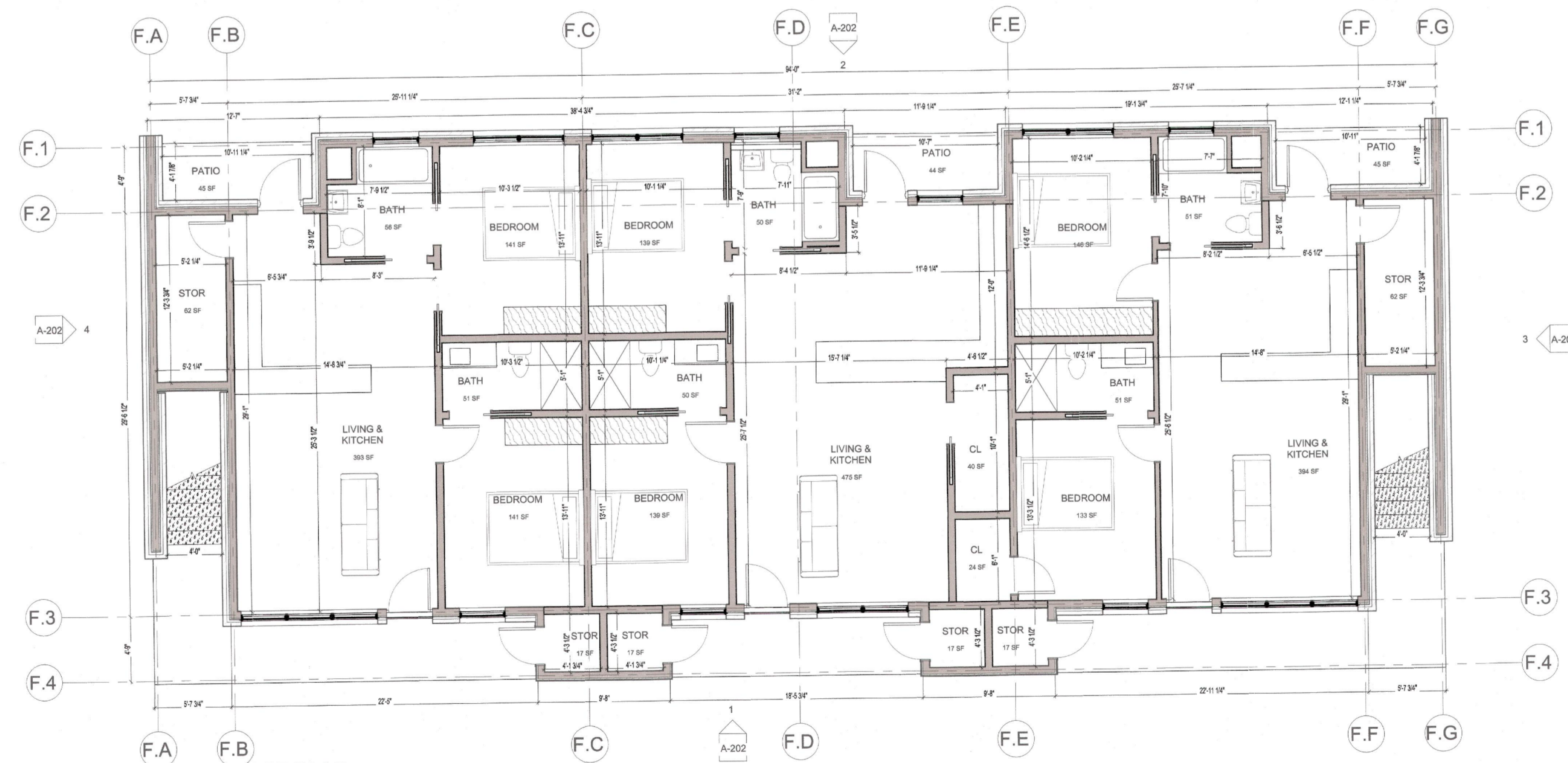
BUILDER BEE LLC

ARCHITECT

Louis Cherry Architecture PLLC
222 N. Bloodworth St.
Raleigh, NC 27601
(919) 971-2299
louischerry.com



2 TYPE 2 - SECOND FLOOR PLAN
3/16" = 1'-0"



1 TYPE 2 - FIRST FLOOR PLAN
3/16" = 1'-0"

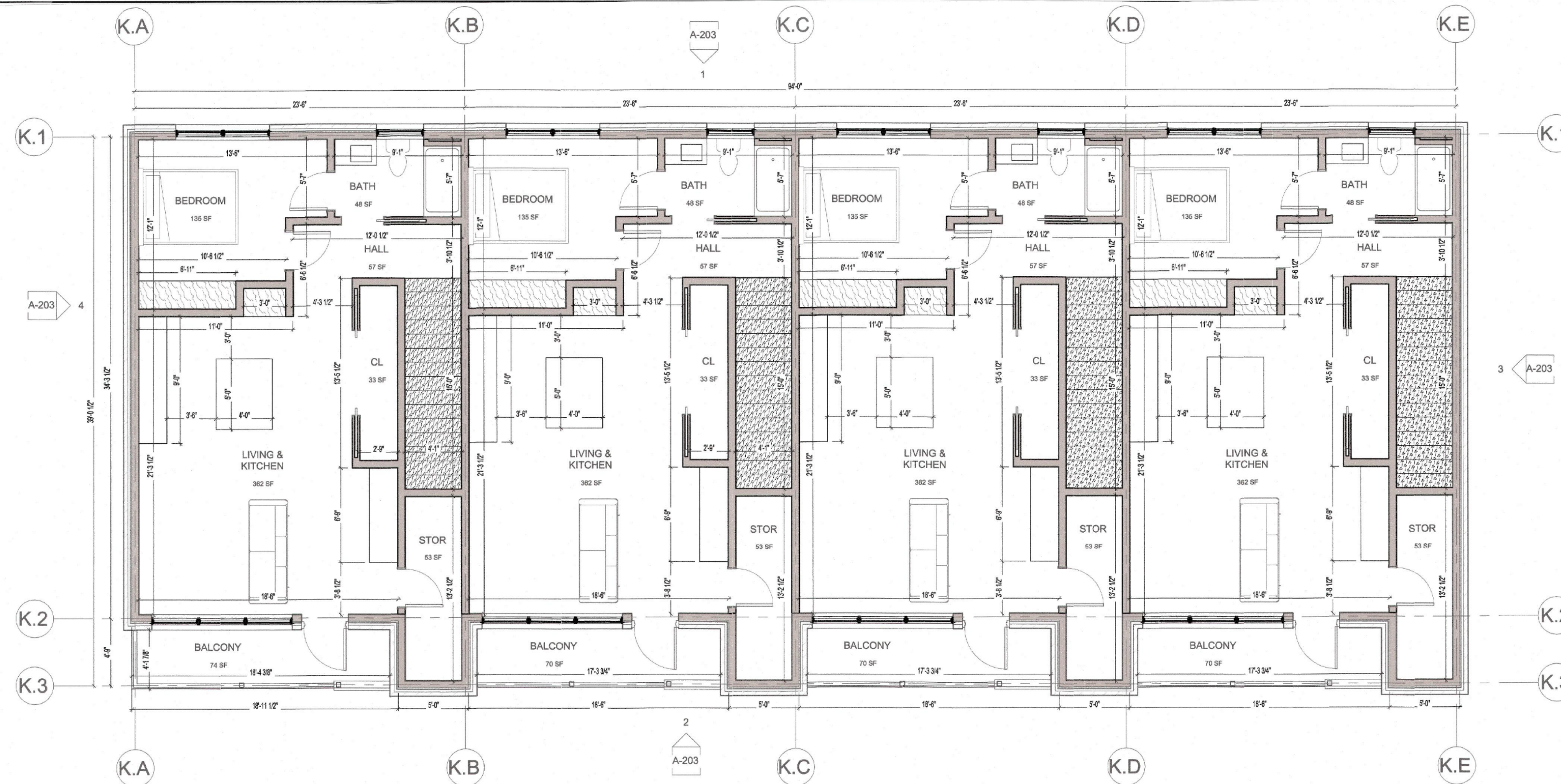
<p>FLOOR PLANS TYPE 2 THE BEAUTIFUL COMMUNITY 517 BUCK JONES ROAD - RALEIGH, NC</p>			CITY OF RALEIGH		OWNER: BUILDER BEE PROP.
			WAKE COUNTY	NORTH CAROLINA	ZONED R-4
<p>THOMPSON & ASSOCIATES, PA 1149 EXECUTIVE CIRCLE SUITE D, UNIT 2 CARY, NC 27511 919-465-1566 FAX (919) 465-1585 LISC# C-0343</p>			DATE 11/01/2023	DRAWN MTH	JOB NO.
			SCALE 1" = 30'	SURVEYED: OTHERS	DWG: BC-SITE
REVISIONS			PIN: 0773-97-4470 & 9371		

LOUIS CHERRY ARCHITECTURE

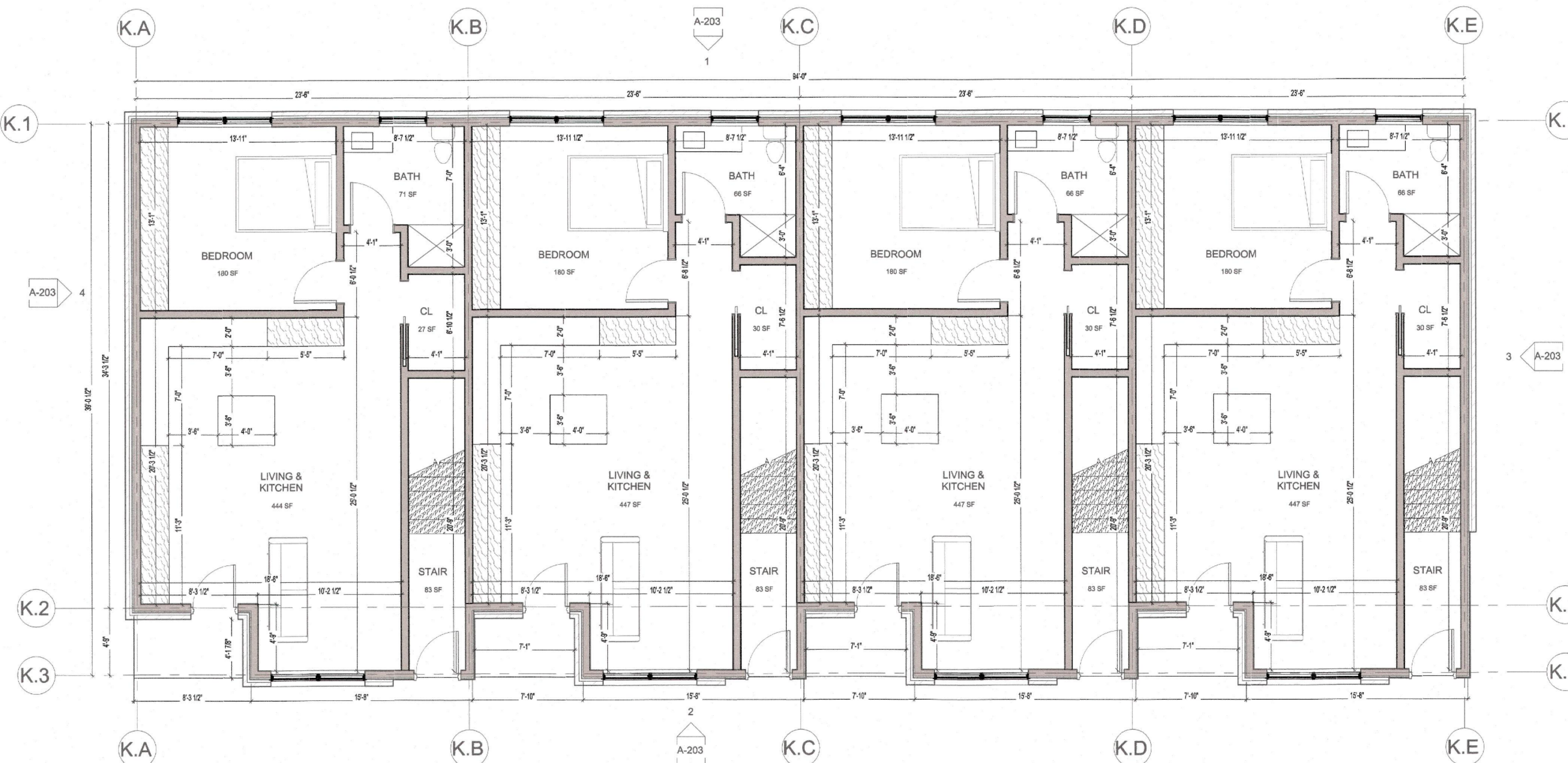
LOUIS CHERRY ARCHITECTURE
Registered Architectural Corporation
North Carolina

OWNER
BUILDER BEE LLC.

ARCHITECT
Louis Cherry Architecture, PLLC
222 N. Bloodworth St.
Raleigh, NC 27601
(919) 971-2299
louischerry.com



2 TYPE 3 - SECOND FLOOR PLAN
3/16" = 1'-0"



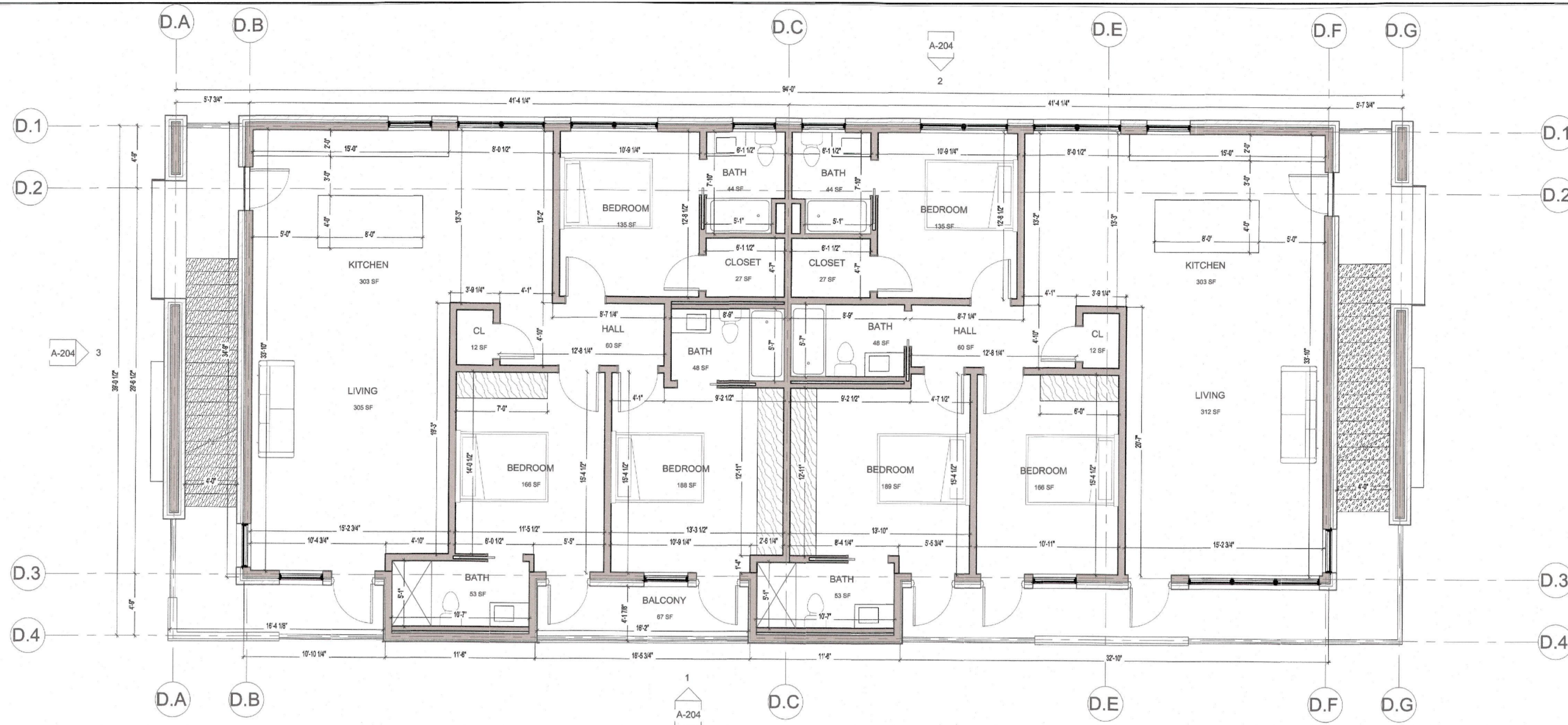
1 TYPE 3 - FIRST FLOOR PLAN
3/16" = 1'-0"

ASR PLANS SHEET 17

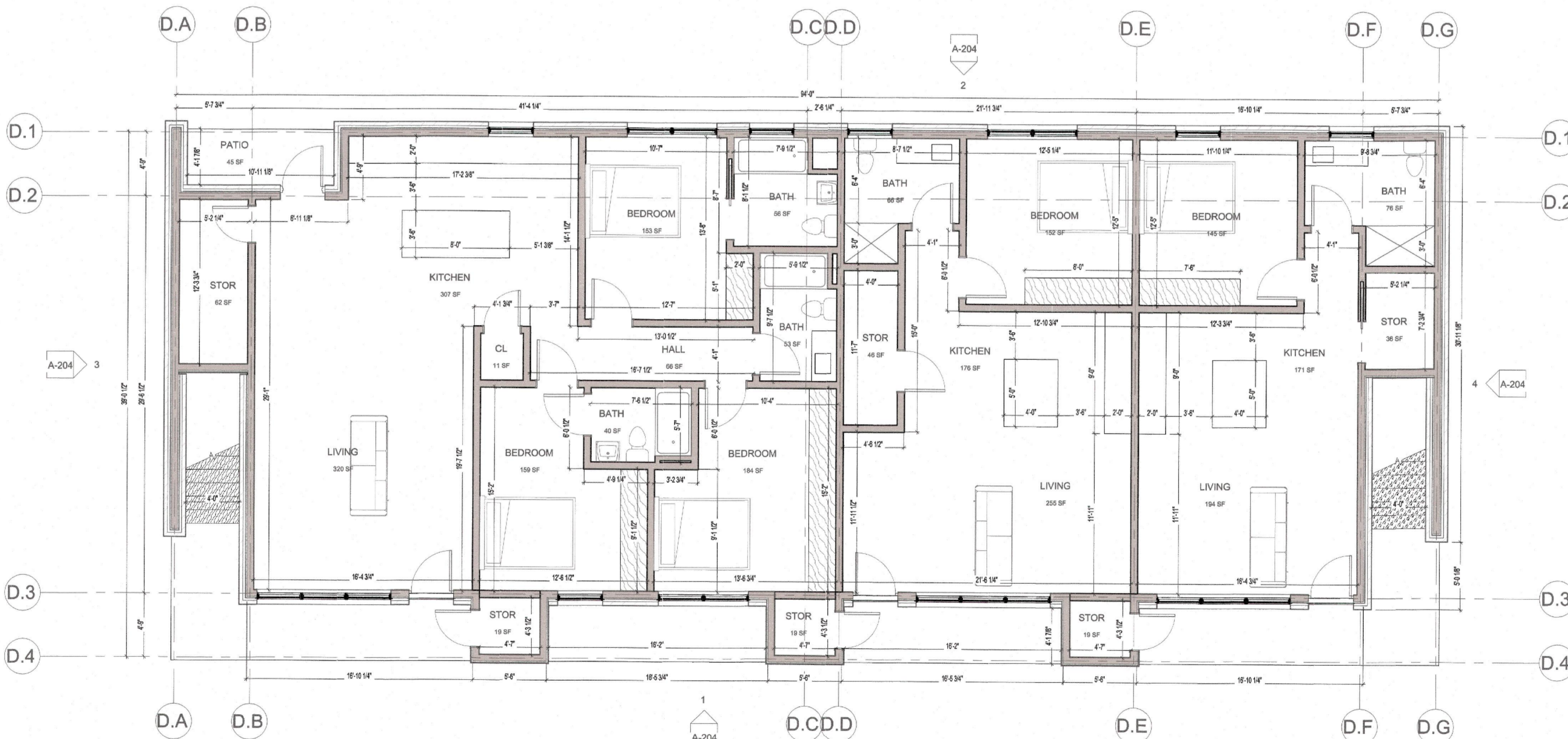
FLOOR PLANS TYPE 3
THE BEAUTIFUL COMMUNITY
517 BUCK JONES ROAD - RALEIGH, NC

THOMPSON & ASSOCIATES, PA
1149 EXECUTIVE CIRCLE
SUITE D, UNIT 2
CARY, NC 27511
919-455-1566
FAX (919) 465-1585
LISC# C-0343

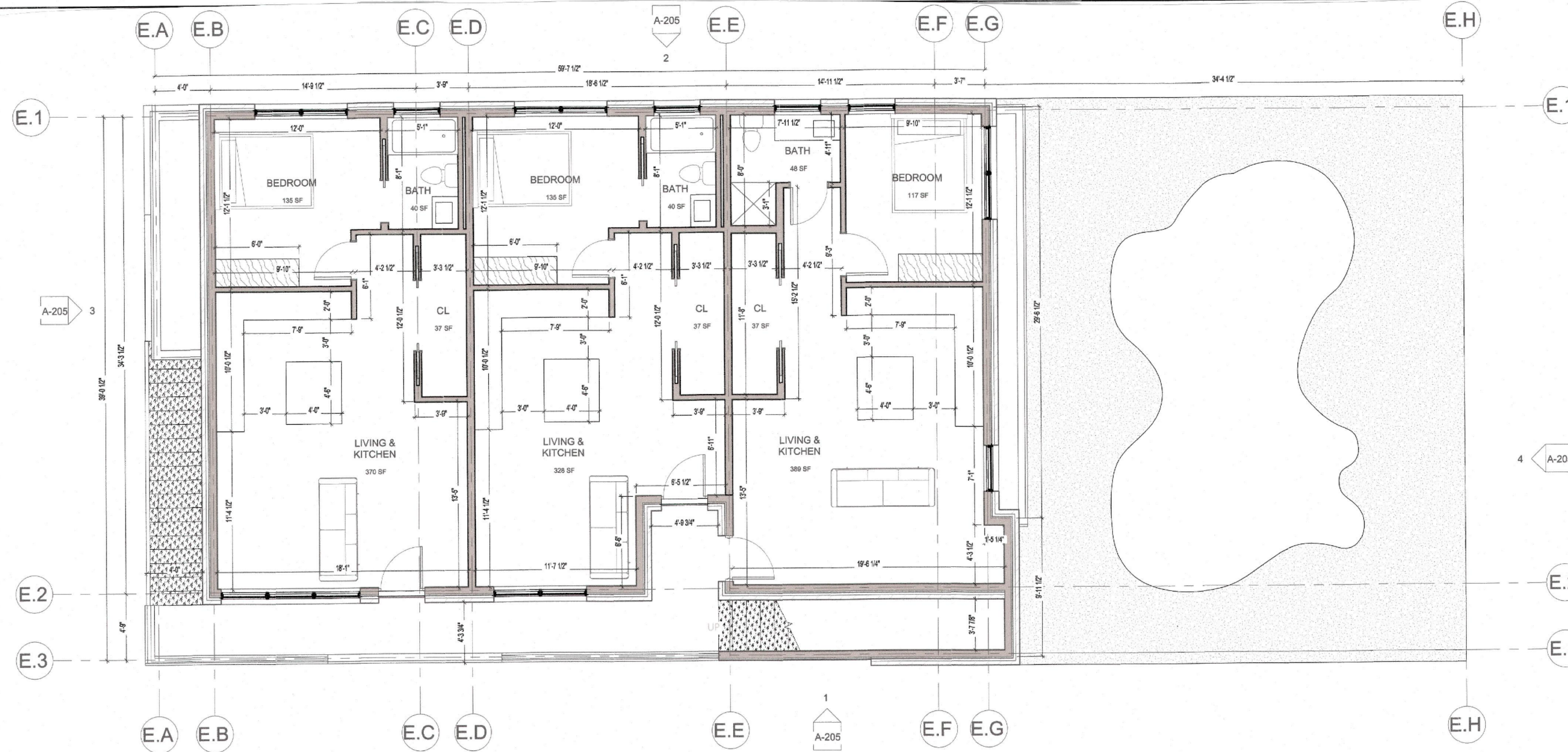
CITY OF RALEIGH		OWNER: BUILDER BEE PROP.	
WAKE COUNTY	NORTH CAROLINA	ZONED	R-4
DATE 11/01/2023	DRAWN MTH	JOB NO.	
SCALE 1" = 30'	SURVEYED: OTHERS	DWG: BC-SITE	
REVISIONS	PIN: 0773-97-4470 & 9371		



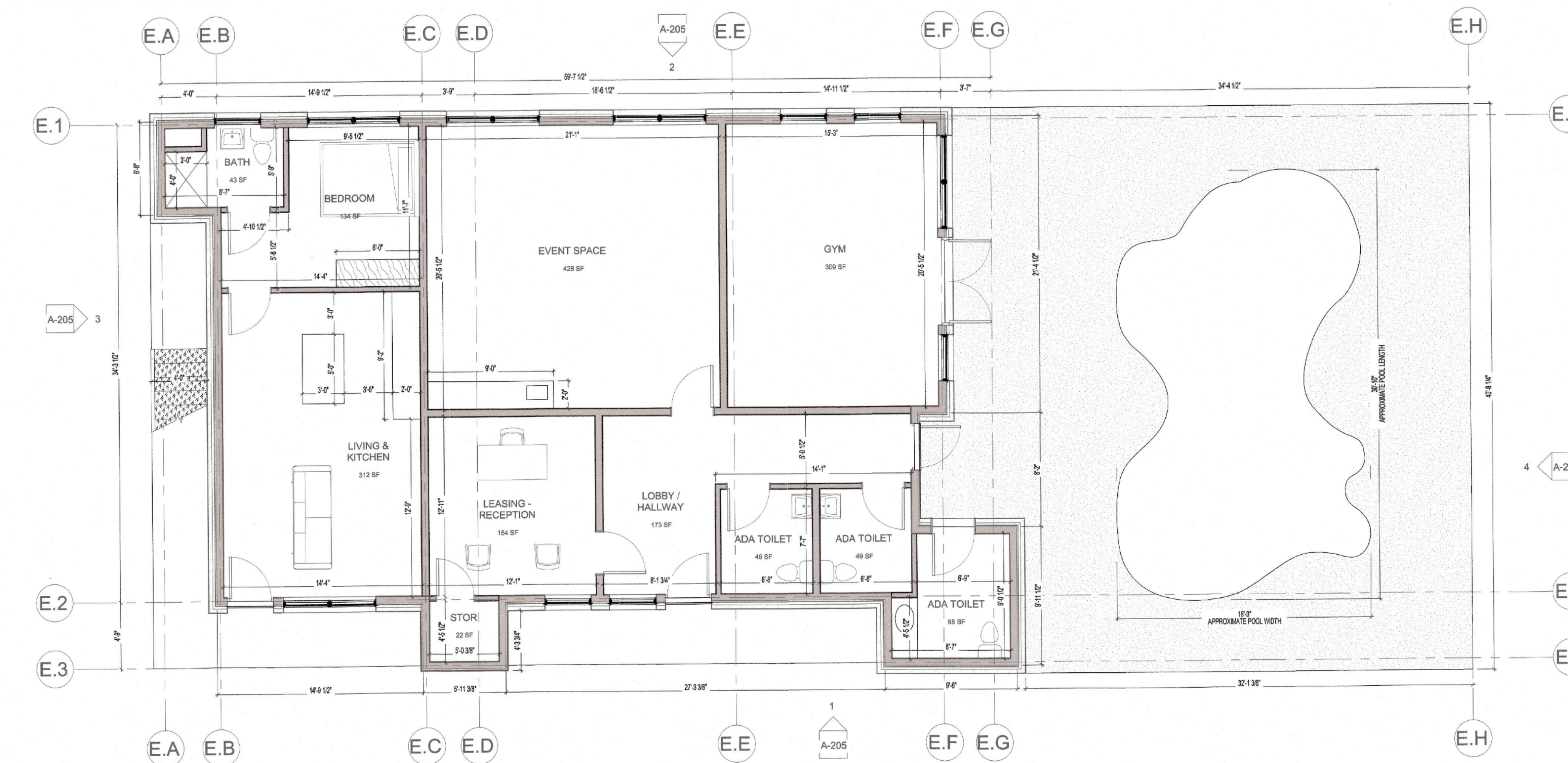
2
A-104
TYPE 4 - SECOND FLOOR PLAN
3/16" = 1'-0"



1
A-104
TYPE 4 - FIRST FLOOR PLAN
3/16" = 1'-0"



2 TYPE 5 - SECOND FLOOR PLAN
3/16" = 1'-0"



1 TYPE 5 - FIRST FLOOR PLAN
3/16" = 1'-0"



LOUIS CHERRY ARCHITECTURE
Registered Architectural Corporation
North Carolina

OWNER
BUILDER BEE LLC

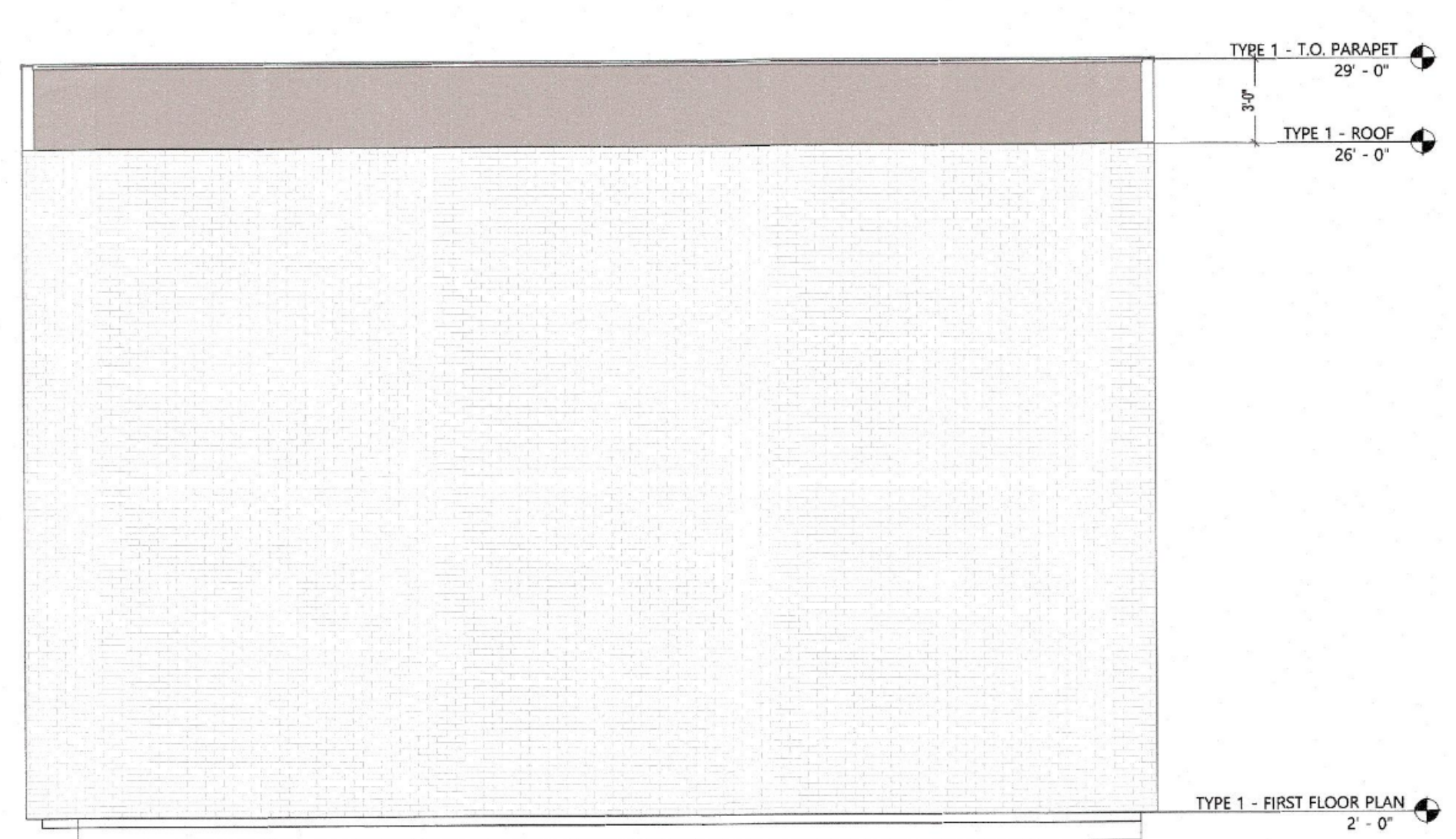
ARCHITECT
Louis Cherry Architecture, PLLC
222 N. Bloodworth St.
Raleigh, NC 27601
(919) 971-2299
louischerry.com



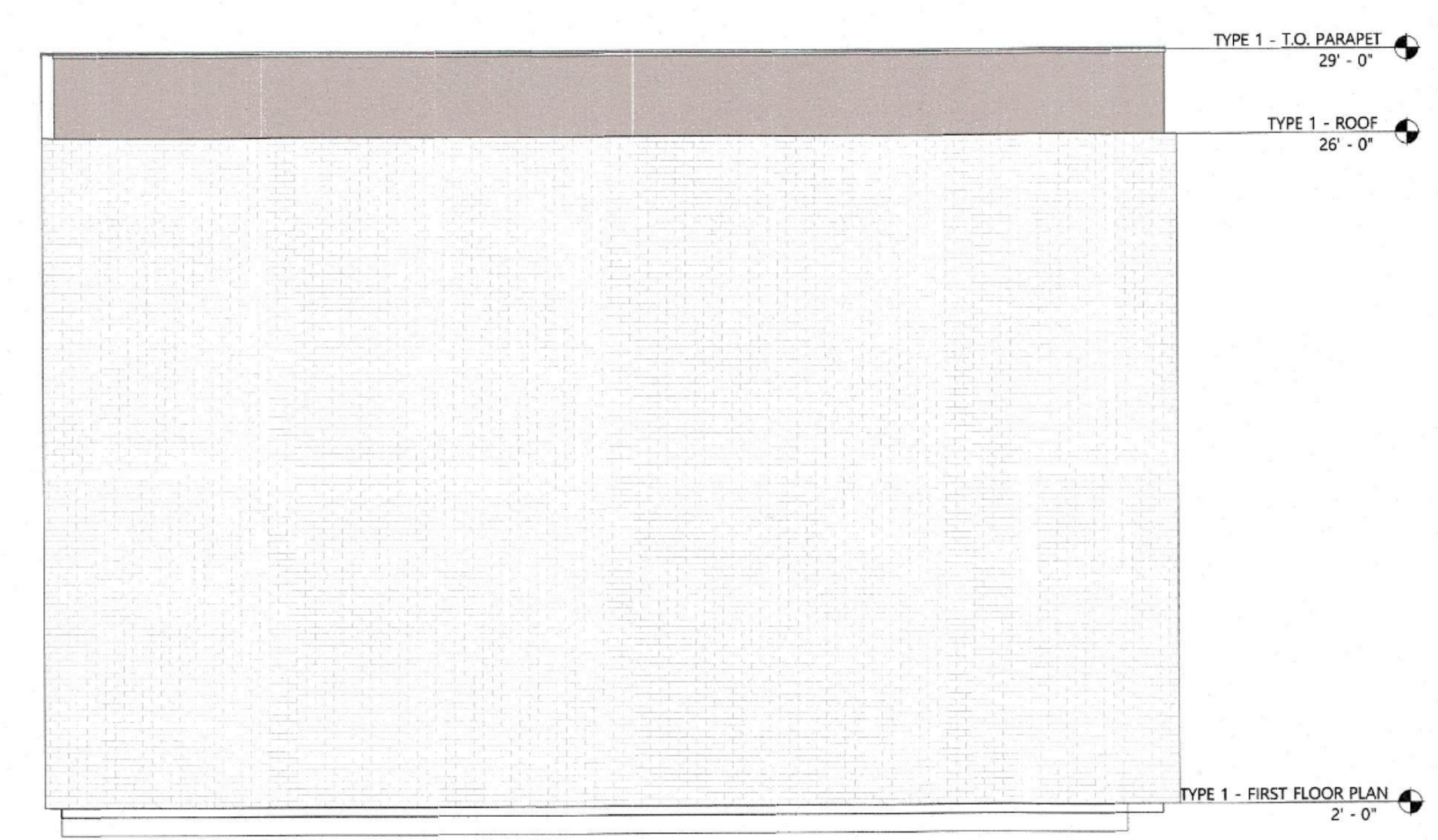
1
TYPE 1 - WEST ELEV (FRONT)
3/16" = 1'-0"



2
TYPE 1 - EAST ELEV (BACK)
3/16" = 1'-0"



3
TYPE 1 - NORTH ELEV
3/16" = 1'-0"



4
TYPE 1 - SOUTH ELEV
3/16" = 1'-0"

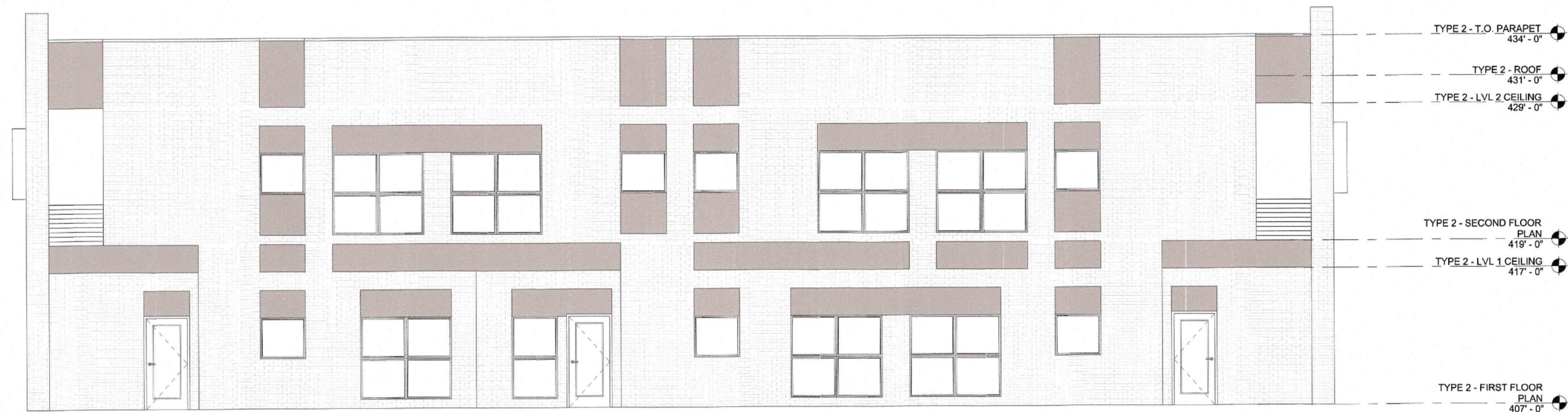
ELEVATIONS TYPE 1
THE BEAUTIFUL COMMUNITY
517 BUCK JONES ROAD - RALEIGH, NC

THOMPSON & ASSOCIATES, PA
1149 EXECUTIVE CIRCLE
SUITE D, UNIT 2
CARY, NC 27511
919-455-1566
FAX (919) 465-1585
LISC# C-0343

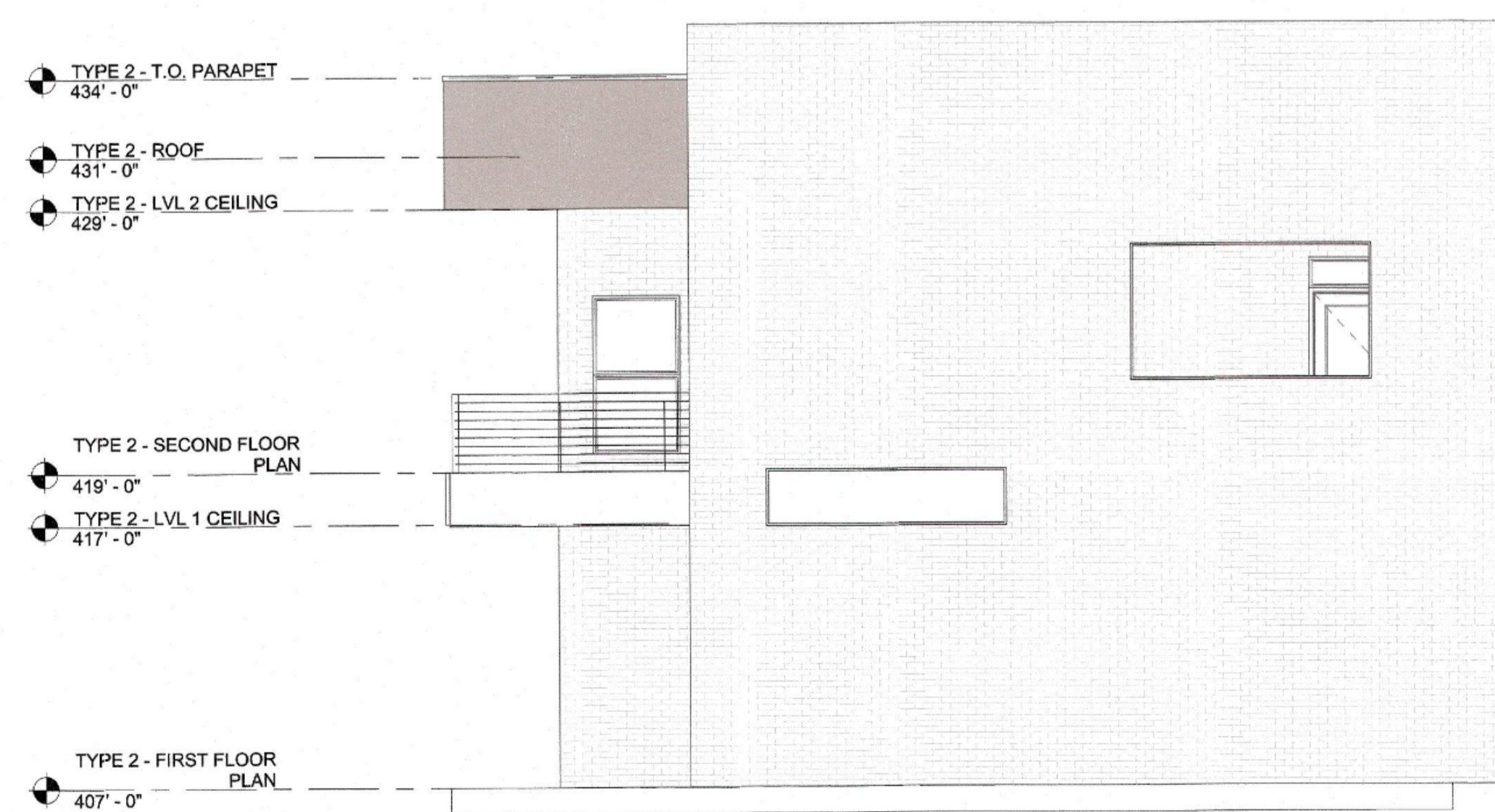
CITY OF RALEIGH		OWNER: BUILDER BEE PROP.	
WAKE COUNTY	NORTH CAROLINA	ZONED	R-4
DATE 11/01/2023	DRAWN MTH	JOB NO.	
SCALE 1" = 30'	SURVEYED: OTHERS	DWG: BC-SITE	
REVISIONS		PIN: 0773-97-4470 & 9371	



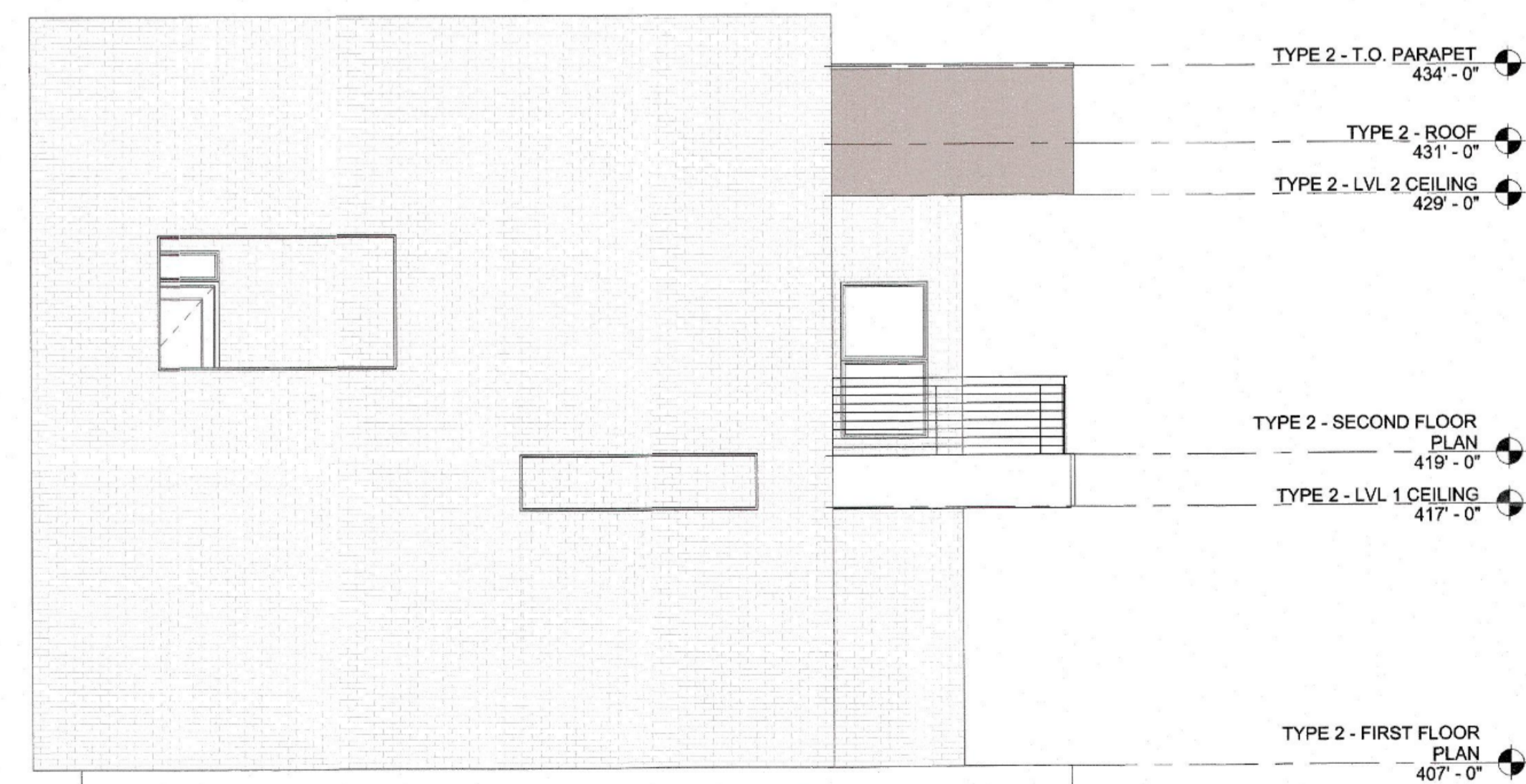
1 TYPE 2 - FRONT
3/16" = 1'-0"



2 TYPE 2 - BACK
3/16" = 1'-0"



3 TYPE 2 - SIDE
3/16" = 1'-0"



4 TYPE 2 - SIDE ELEVATION 2
3/16" = 1'-0"

ASR PLANS			SHEET 21
ELEVATIONS TYPE 2			
THE BEAUTIFUL COMMUNITY			
517 BUCK JONES ROAD - RALEIGH, NC			
THOMPSON & ASSOCIATES, PA 1149 EXECUTIVE CIRCLE SUITE D, UNIT 2 CARY, NC 27511 919-465-1566 FAX (919) 465-1585 LISC# C-0343	CITY OF RALEIGH	OWNER: BUILDER BEE PROP.	
WAKE COUNTY	NORTH CAROLINA	ZONED R-4	
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SCALE 1" = 30'	SURVEYED: OTHERS	DWG: BC-SITE	
REVISIONS	PIN: 0773-97-4470 & 9371		



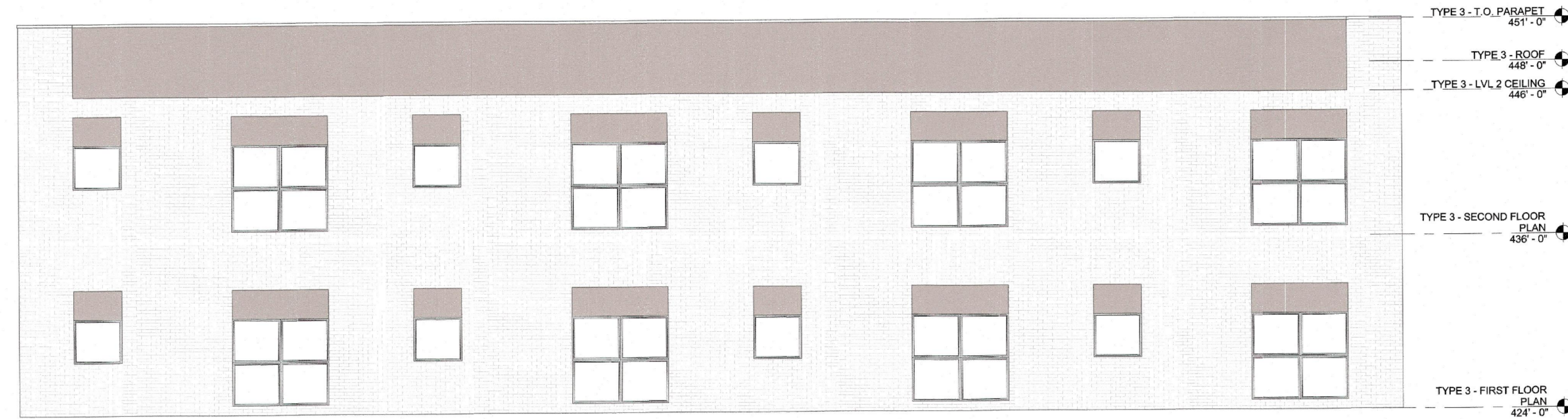
LOUIS CHERRY ARCHITECTURE
Registered Architectural Corporation
North Carolina

OWNER
BUILDER BEE LLC

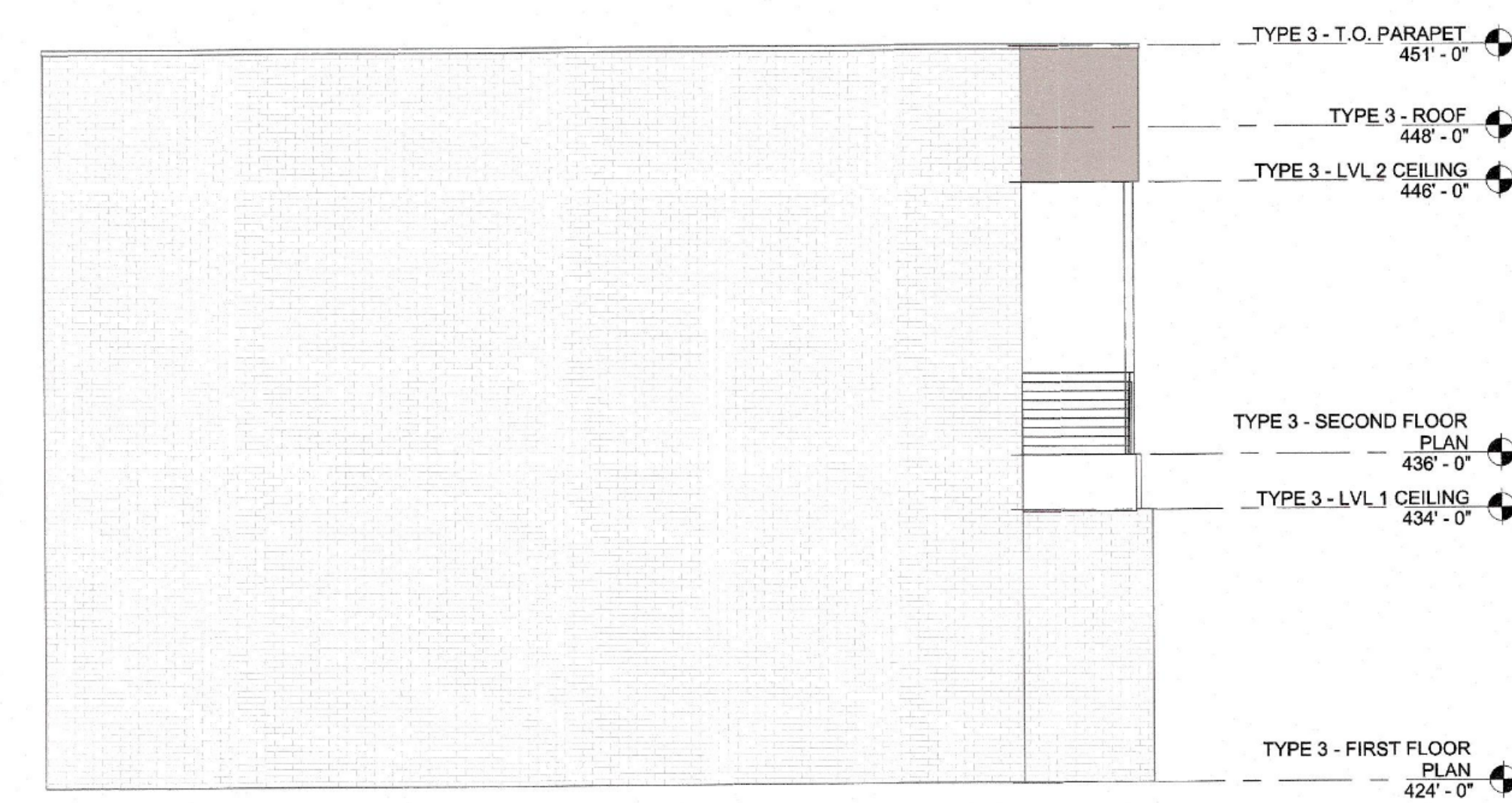
ARCHITECT
Louis Cherry Architecture, PLLC
222 N. Bloodworth St.
Raleigh, NC 27601
(919) 971-2299
louischerry.com



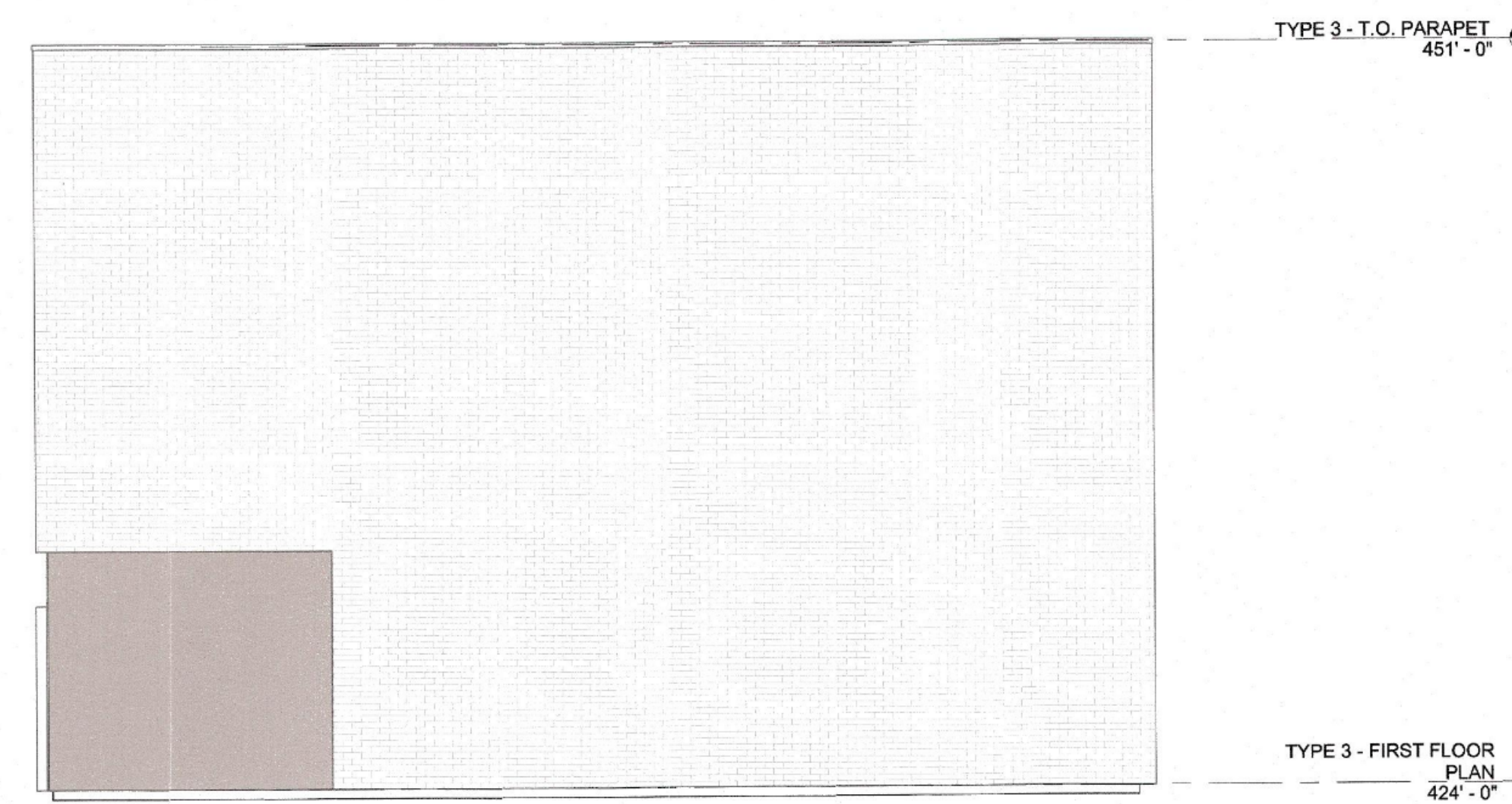
2 TYPE 3 - FRONT
3/16" = 1'-0"



1 TYPE 3 - BACK
3/16" = 1'-0"

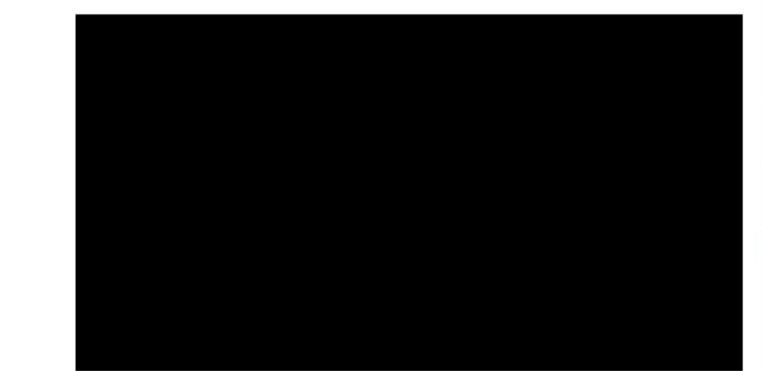


4 TYPE 3 - SIDE ELEV.
3/16" = 1'-0"



3 TYPE 3 - SIDE
3/16" = 1'-0"

ASR PLANS			SHEET 22
ELEVATIONS TYPE 3			
THE BEAUTIFUL COMMUNITY			
517 BUCK JONES ROAD - RALEIGH, NC			
THOMPSON & ASSOCIATES, PA 1149 EXECUTIVE CIRCLE SUITE D, UNIT 2 GARY, NC 27511 919-455-1566 FAX (919) 465-1585 LISC# C-0343	CITY OF RALEIGH	OWNER: BUILDER BEE PROP.	
WAKE COUNTY	NORTH CAROLINA	ZONED R-4	
DATE 11/01/2023	DRAWN MTH	JOB NO.	
SCALE 1" = 30'	SURVEYED: OTHERS	DWG: BC-SITE	
REVISIONS	PIN: 0773-97-4470 & 9371		



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Registered Architectural Corporation
North Carolina

OWNER

BUILDER BEE LLC

ARCHITECT

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222 N. Bloodworth St.
Raleigh, NC 27601

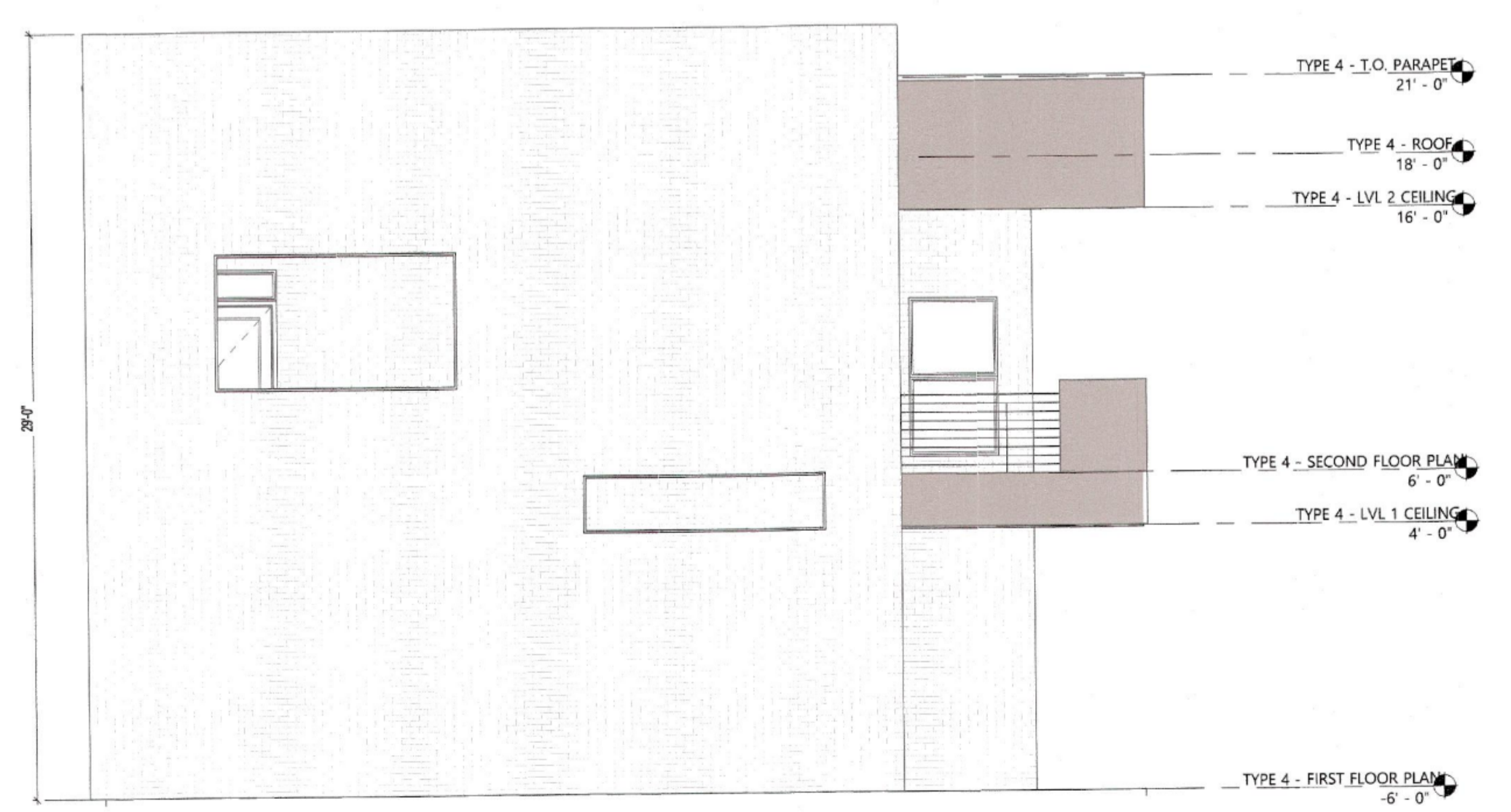
(919) 971-2299
louischerry.com



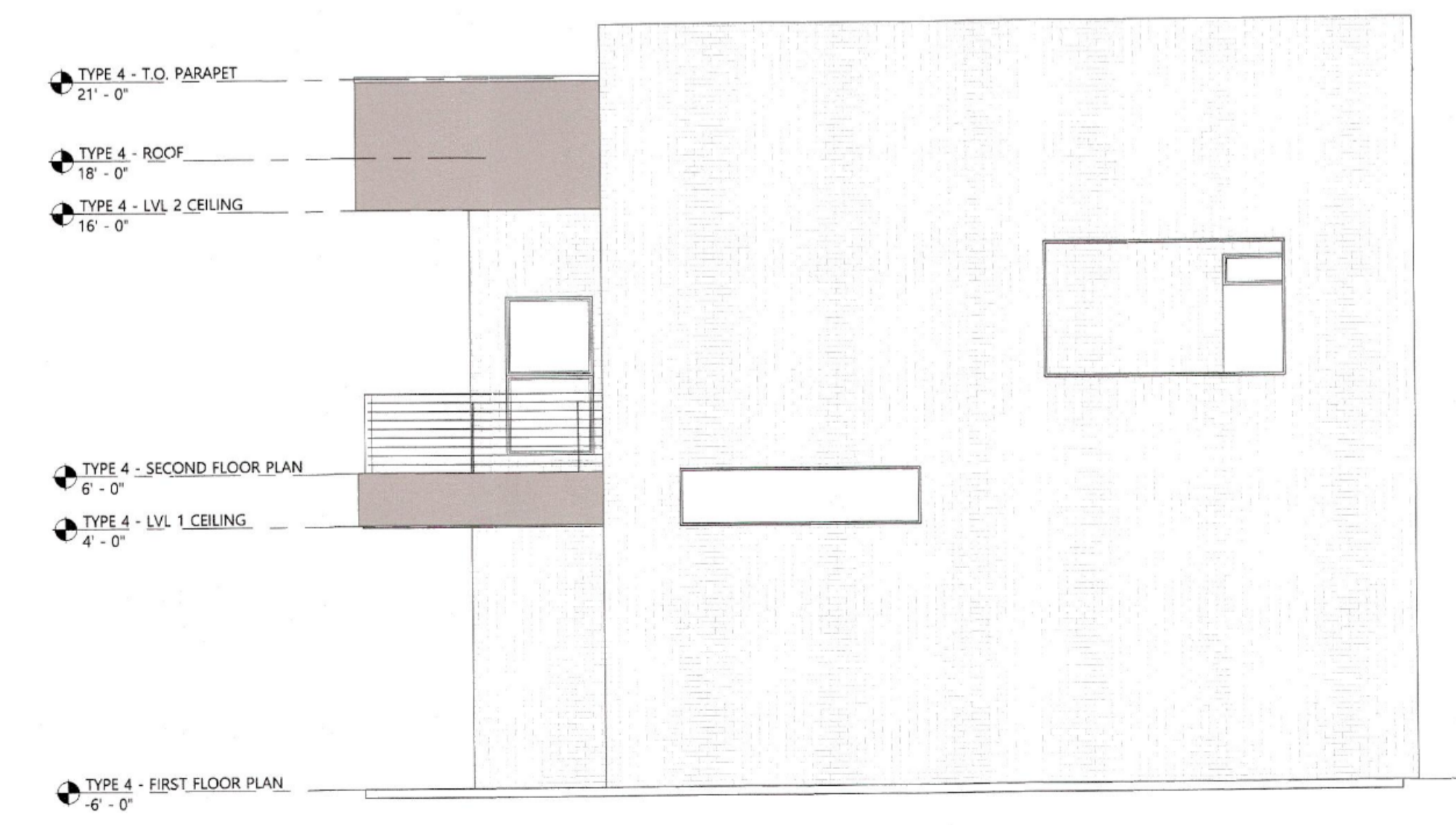
1
A-204
TYPE 4 - WEST ELEV (FRONT)
3/16" = 1'-0"



2
A-204
TYPE 4 - EAST ELEV (BACK)
3/16" = 1'-0"



3
A-204
D - NORTH ELEV
3/16" = 1'-0"



4
A-204
D - SOUTH ELEV (SIDE)
3/16" = 1'-0"

ASR PLANS		SHEET 23
ELEVATIONS TYPE 4		
THE BEAUTIFUL COMMUNITY		
517 BUCK JONES ROAD - RALEIGH, NC		
THOMPSON & ASSOCIATES, PA 1149 EXECUTIVE CIRCLE SUITE D, UNIT 2 CARY, NC 27511 919-465-1566 FAX (919) 465-1585 LISC# C-0343	CITY OF RALEIGH WAKE COUNTY DATE 11/01/2023 SCALE 1" = 30' REVISIONS	OWNER: BUILDER BEE PROP. NORTH CAROLINA ZONED R-4 DRAWN MTH JOB NO. SURVEYED: OTHERS DWG: BC-SITE PIN: 0773-97-4470 & 9371

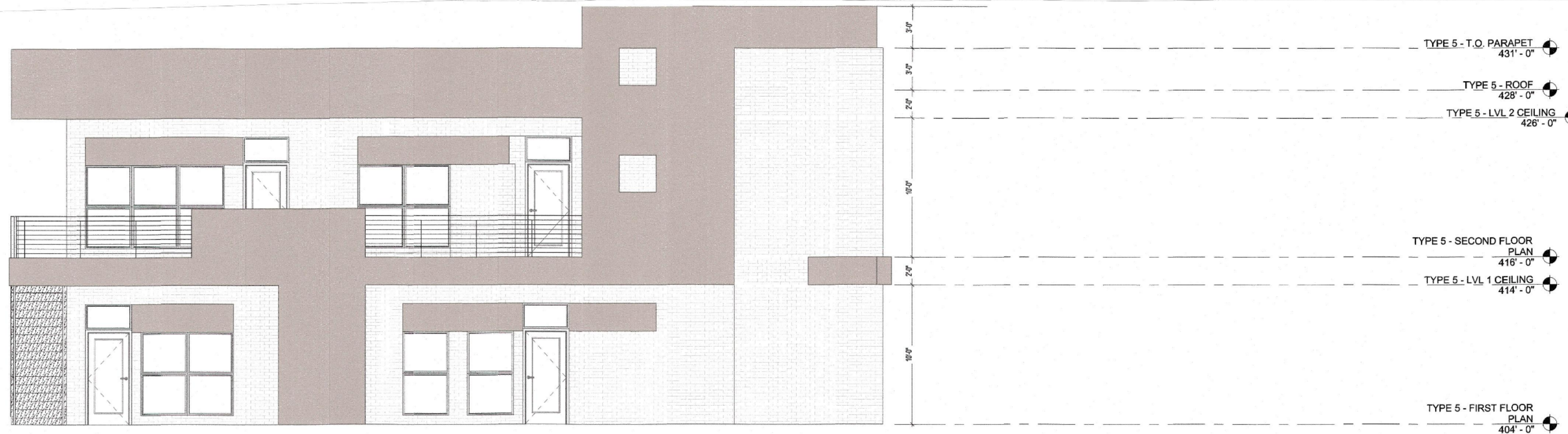
OWNER

BUILDER BEE LLC

ARCHITECT

Louis Cherry Architecture, PLLC
222 N. Bloodworth St.
Raleigh, NC 27601

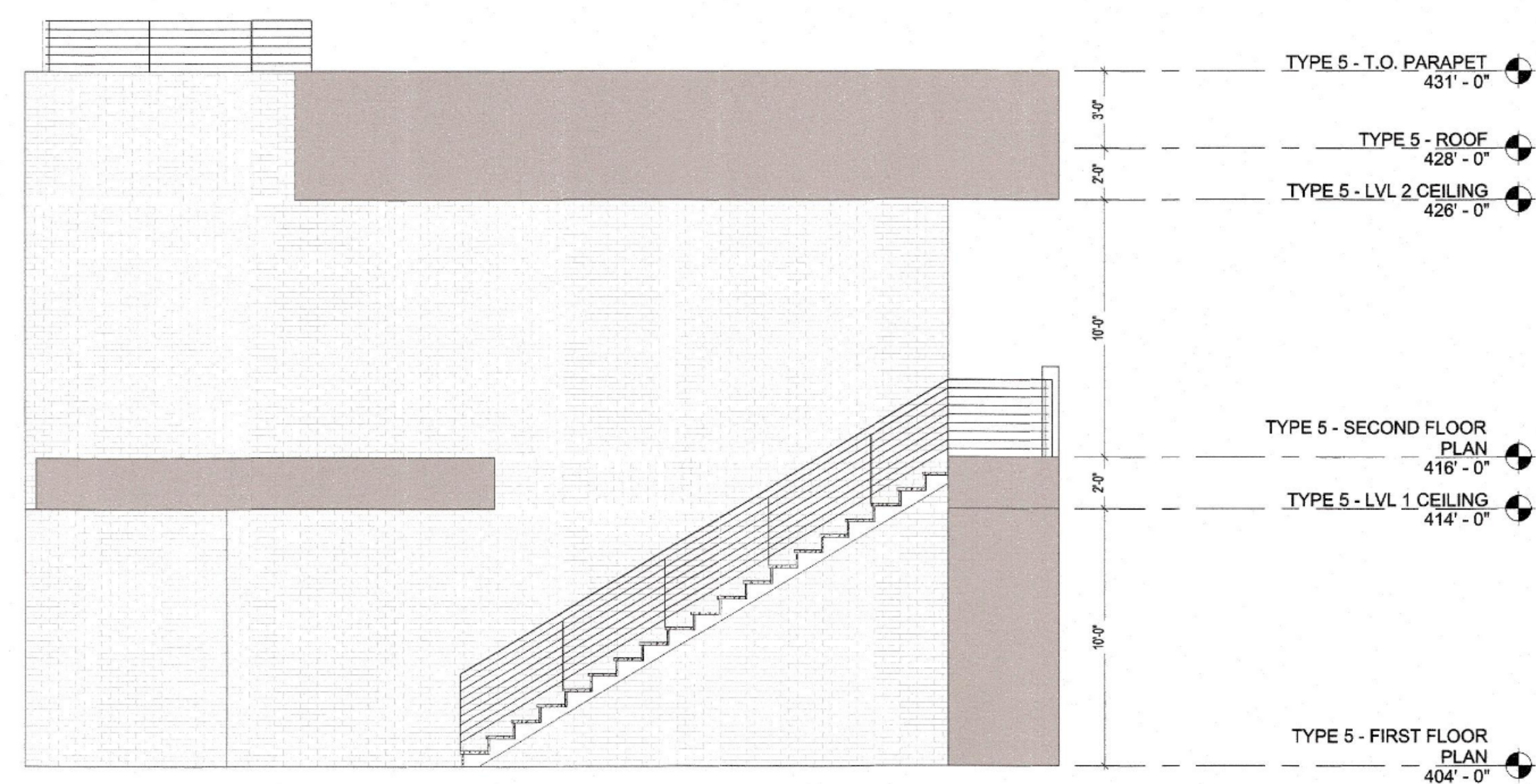
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1 TYPE 5 - FRONT
3/16" = 1'-0"



2 TYPE 5 - BACK
3/16" = 1'-0"



3 TYPE 5 - SIDE
3/16" = 1'-0"

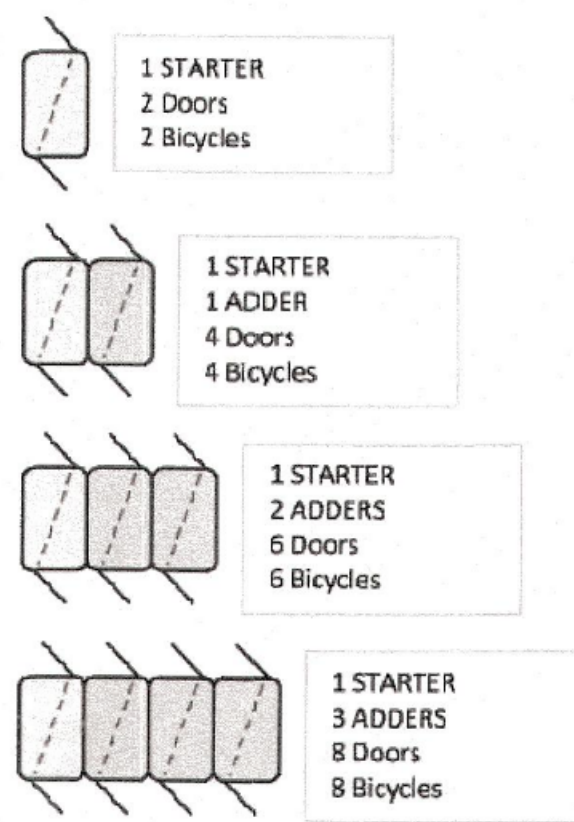


4 TYPE 5 - SIDE FACING POOL
3/16" = 1'-0"

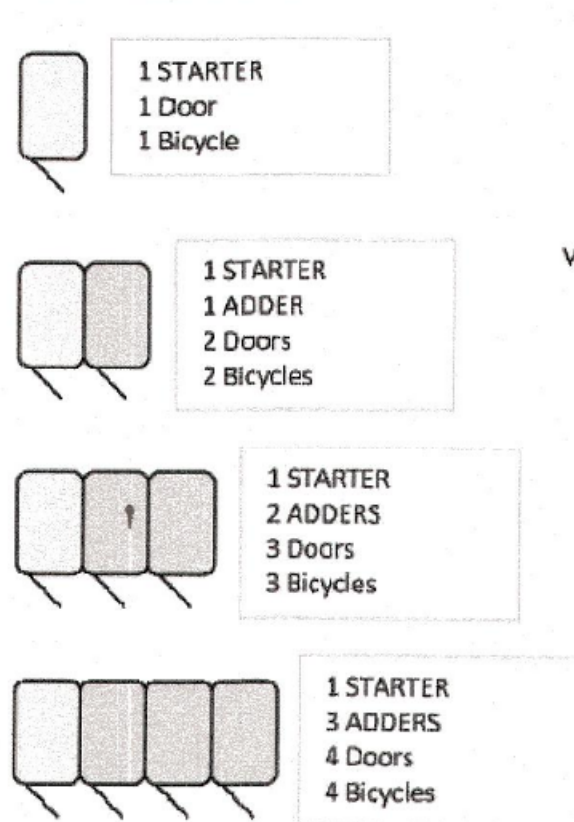
LOCKER SELECTION MATRIX



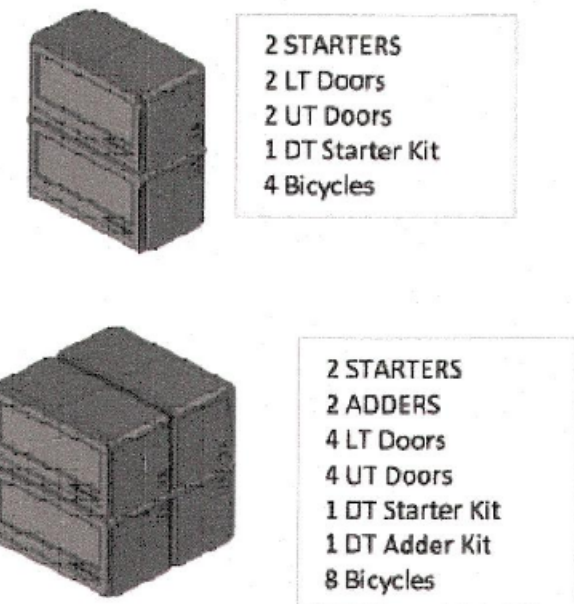
DOUBLE SIDED LOCKERS



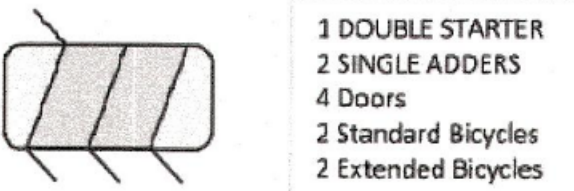
SINGLE SIDED LOCKERS



UPPER TIER LOCKERS
(Includes Double Sided and Single Sided Lockers)

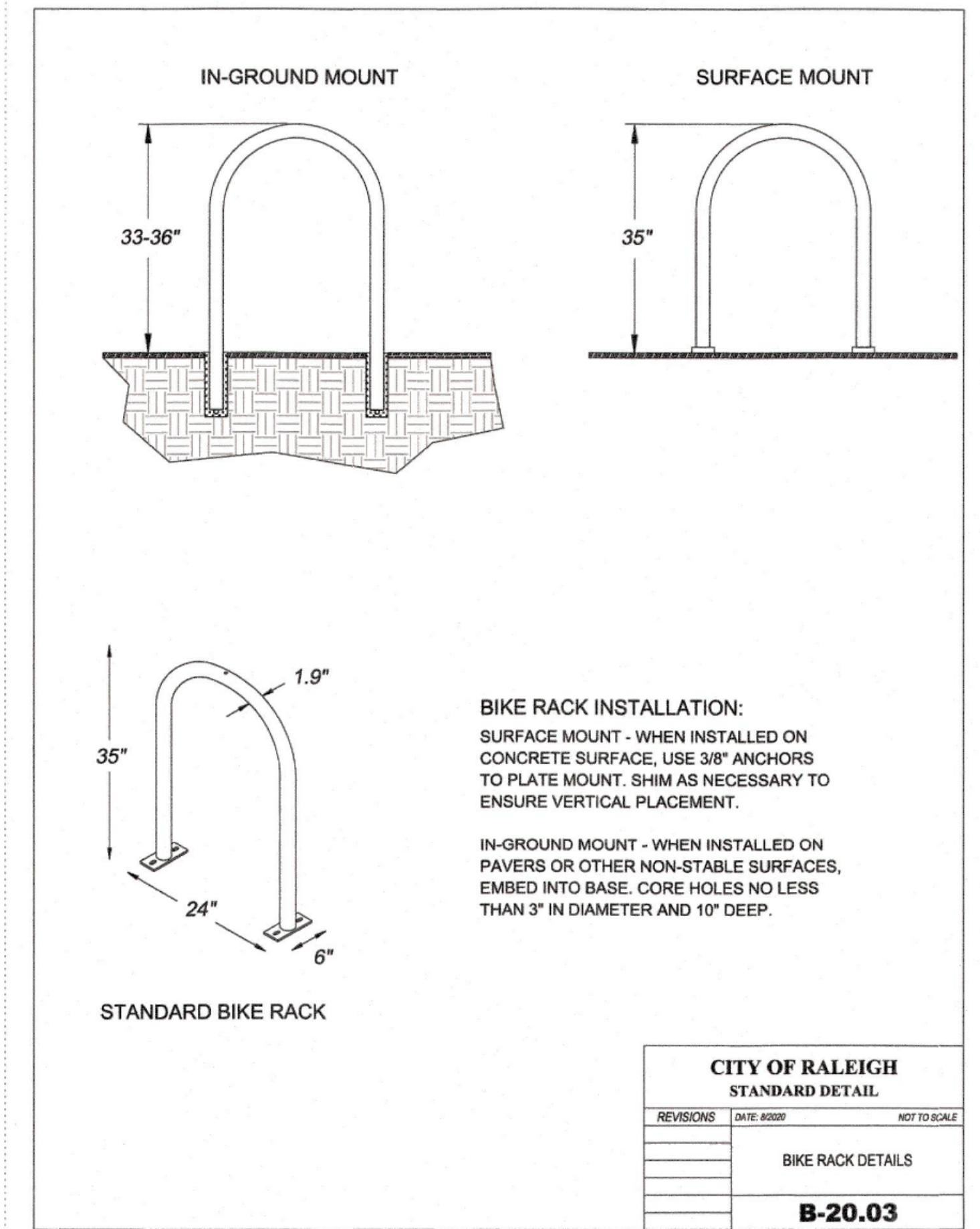
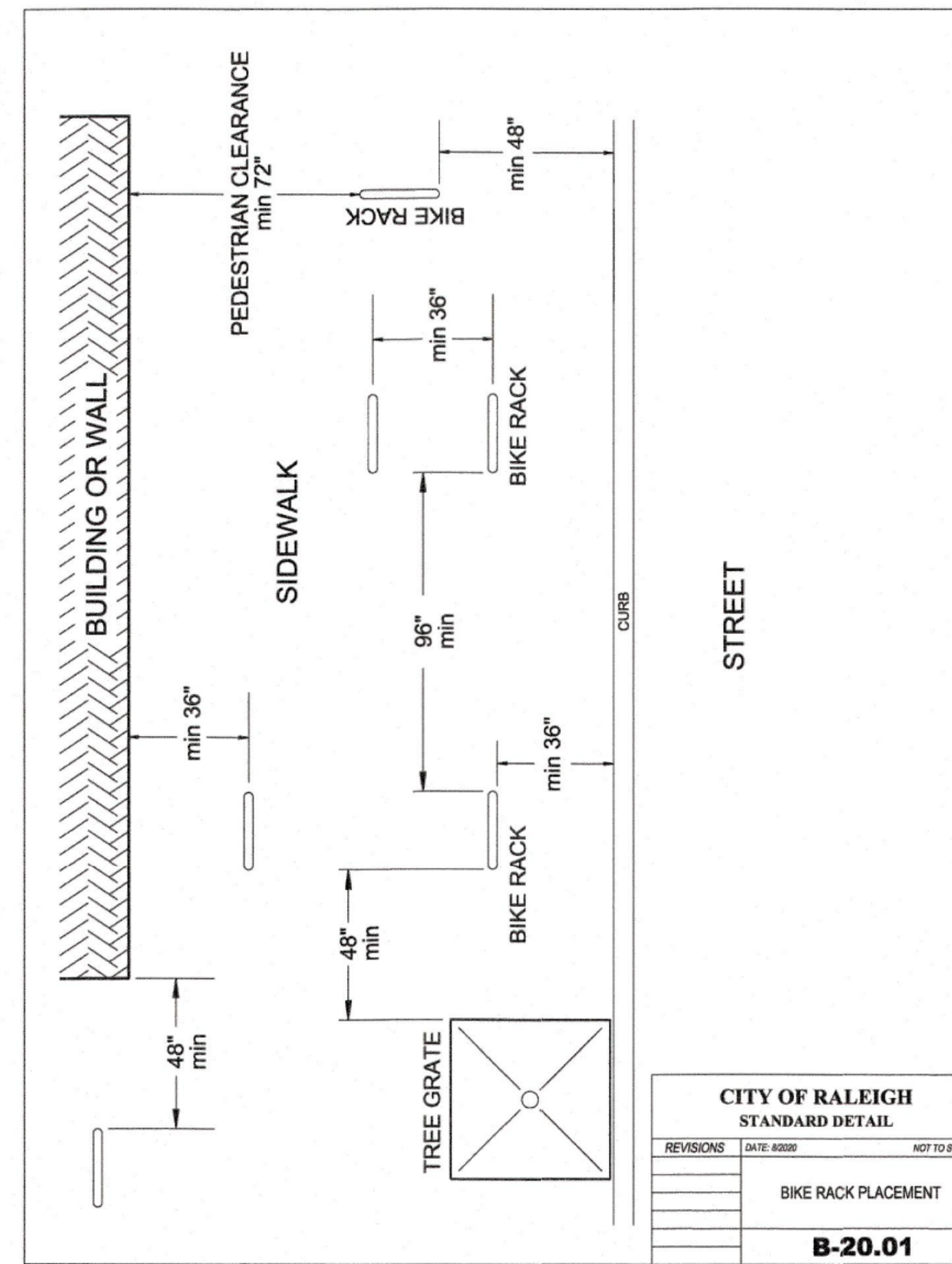
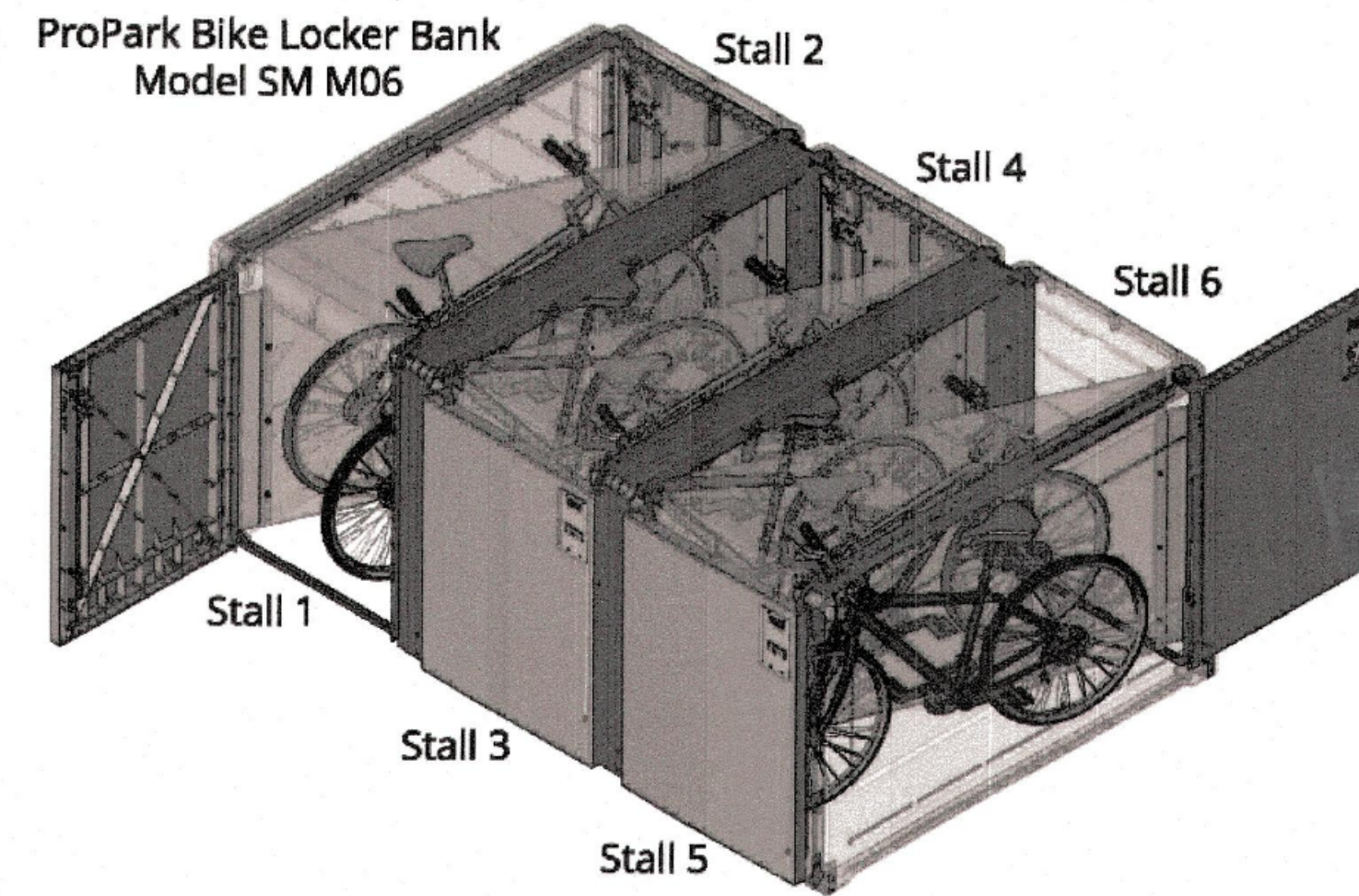
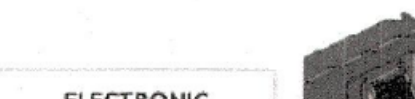
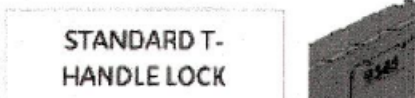
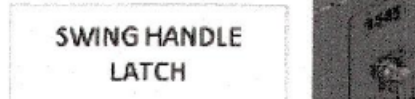
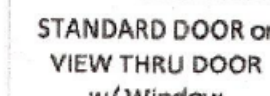
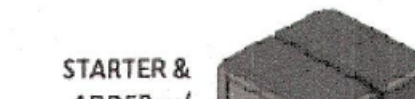
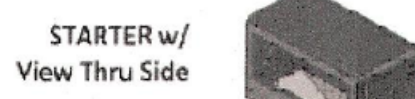
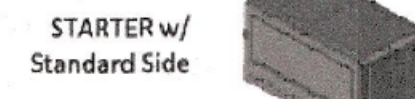


EXTENSION BICYCLE LOCKER



THE LOCKER CONFIGURATIONS ALLOW AS

- Select **STARTER UNIT** (Single or Double Sided). Determine number of bicycles to park. Determine **PLAIN STANDARD END or VIEW THRU** (End Panels with Windows).
- Determine number of **ADDER UNITS** needed (Based on number of bicycles to park). Select Double Sided or Single Sided based on the Starter Unit style from Step-1.
- Select the **DOOR STYLE** and quantity needed. Determine **STANDARD or VIEW THRU DOOR and LOCKING STYLE**.
2-door units need 2 doors.
1-door units need 1 door.
UPPER TIER units need UT doors.
- Select **UPPER TIER** units based on the Starter/Adder selection from Step-1 & -2. Select **STARTER & ADDER Double Tier Kits** for each UT Locker. UT locker qty must be the same as the LT locker qty.



ASR PLANS SHEET 25
 SITE DETAILS 1
 THE BEAUTIFUL COMMUNITY
 517 BUCK JONES ROAD - RALEIGH, NC

THOMPSON & ASSOCIATES, PA 1149 EXECUTIVE CIRCLE SUITE D, UNIT 2 CARY, NC 27511 919-465-1566 FAX (919) 465-1585 LIC# C-0343	CITY OF RALEIGH		OWNER: BUILDER BEE PROP.	
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