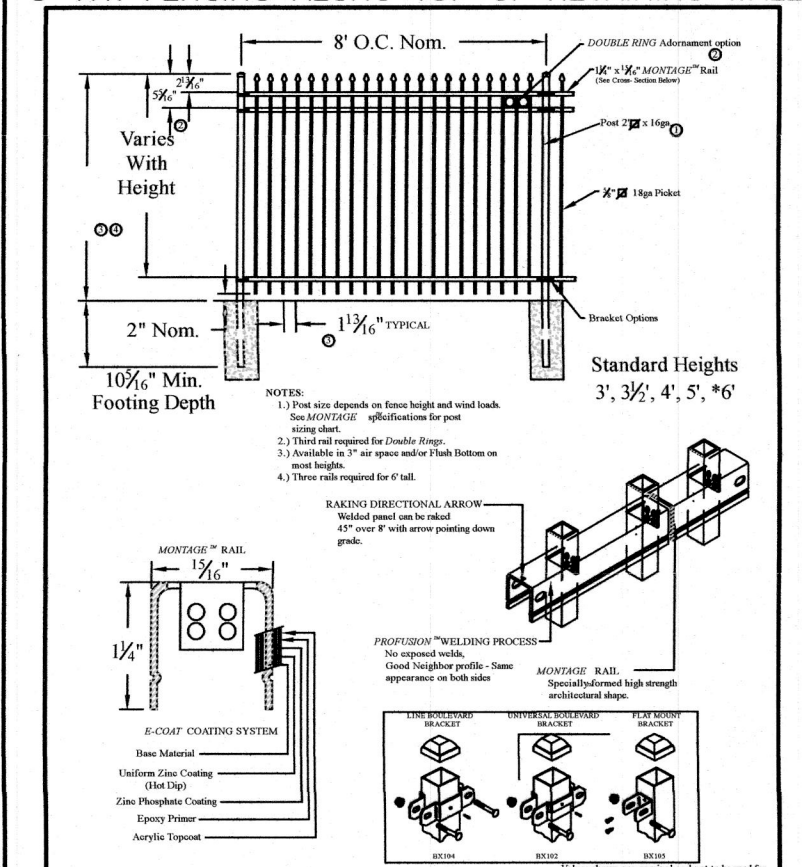


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	576.32	271.01	268.52	S 15°27'20" W	26°56'33"

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: 0770971428
DB 5687, Page 220

N: 737614
E: 2079407

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

LEGEND:



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

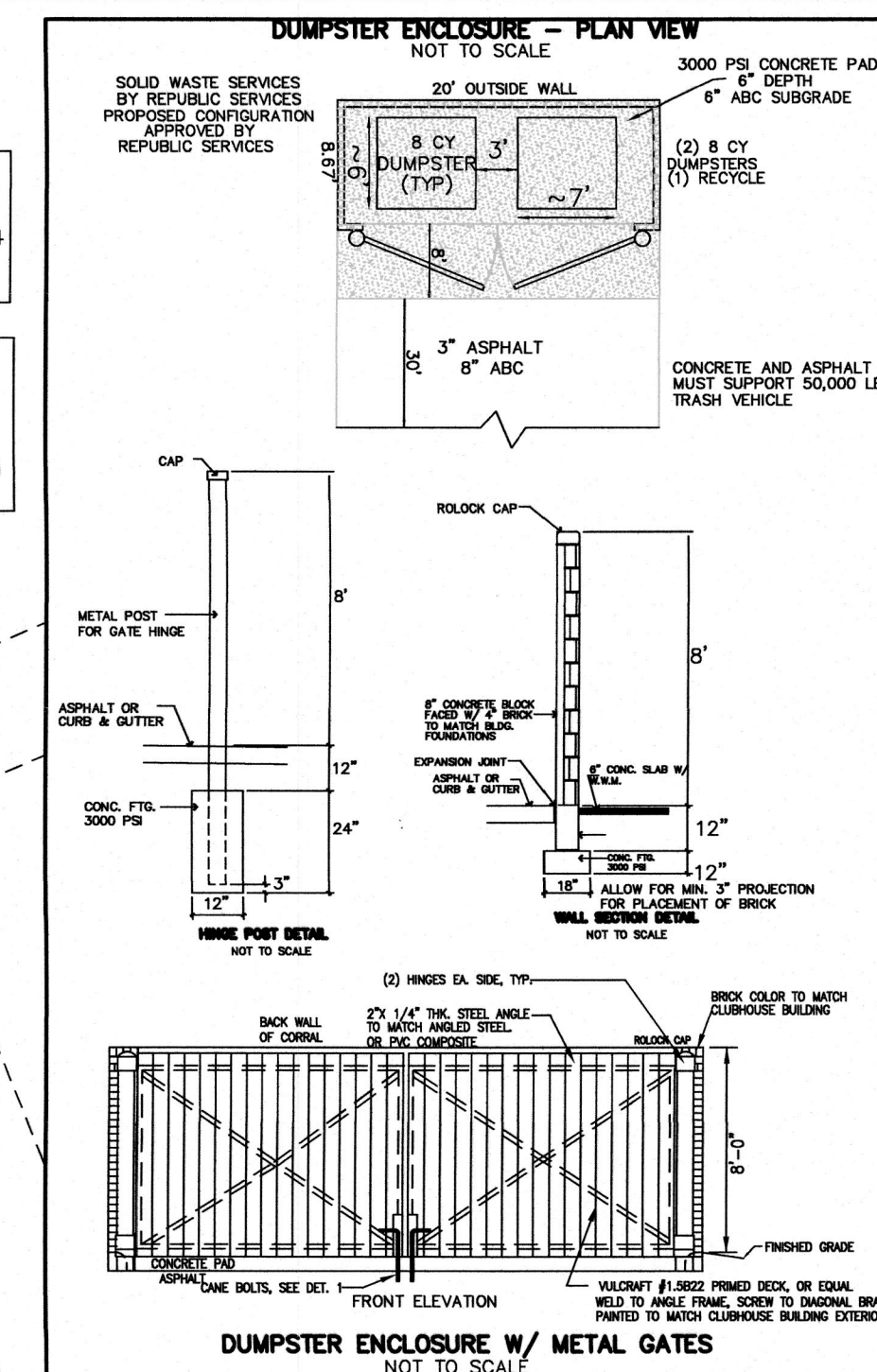
SIGHT DISTANCE NOTE:
WITHIN THE AREA OF DEFINED SIGHT TRIANGLE, THERE SHALL BE NO
SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN,
FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24
INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE
NEAREST TRAVELED WAY IF NO CURBING EXISTS.

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. (NCGF 507.3.3)
SHOWING AVAILABLE FIRE FLOW AT HYDRANT AND THE MIN. REQUIRED FIRE FLOW CALCULATION
FROM 2018 NCGF APPENDIX B OR OTHER APPROVED METHOD.

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

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



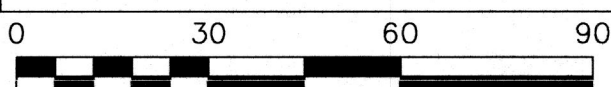
SITE DATA:

PIN 0773-97-4470
REID: 0055720
SITE ADDRESS: 517 BUCK JONES RD.
DB 19173 PG 2017
PIN 0773-97-9371
REID: 0206513
SITE ADDRESS: 5323 BARCLAYS DR.
DB 19036 PG. 2650
ZONED: R-4
TOTAL TRACT SIZE: (TWO PARCELS) 4.79 AC 208,661 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 208,661 SF = 20,866.10 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 (208,661 SF) = 20,866.10 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: 9,662 SF
TOTAL PROPOSED IMPERVIOUS SURFACE AREA: 65,754 SF 1.97 AC
TOTAL PROPOSED IMPERVIOUS SURFACE PERCENTAGE: 65,754/208,661 = 41.1%
BUILDING SETBACKS: MAX. BUILDING HEIGHT
50' FRONT (ROYLINE NODD) 30' 2.5 STORY (ROYLINE NODD)
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	SHORT TERM BICYCLE	LONG TERM BICYCLE	LONG TERM BICYCLE
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	95				PROPOSED		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.



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

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

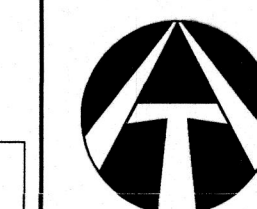
GARDNER, JONATHAN ALLEN
PIN: 0773965888
DB 16162, Page 01669

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

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

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



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 11/01/2023	DRWN MTH
SCALE 1" = 30'	SURVEYED: OTHERS
REVISIONS 7/30/24	PIN: 0773-97-4470 & 9371

ASR PLANS

SHEET 3

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