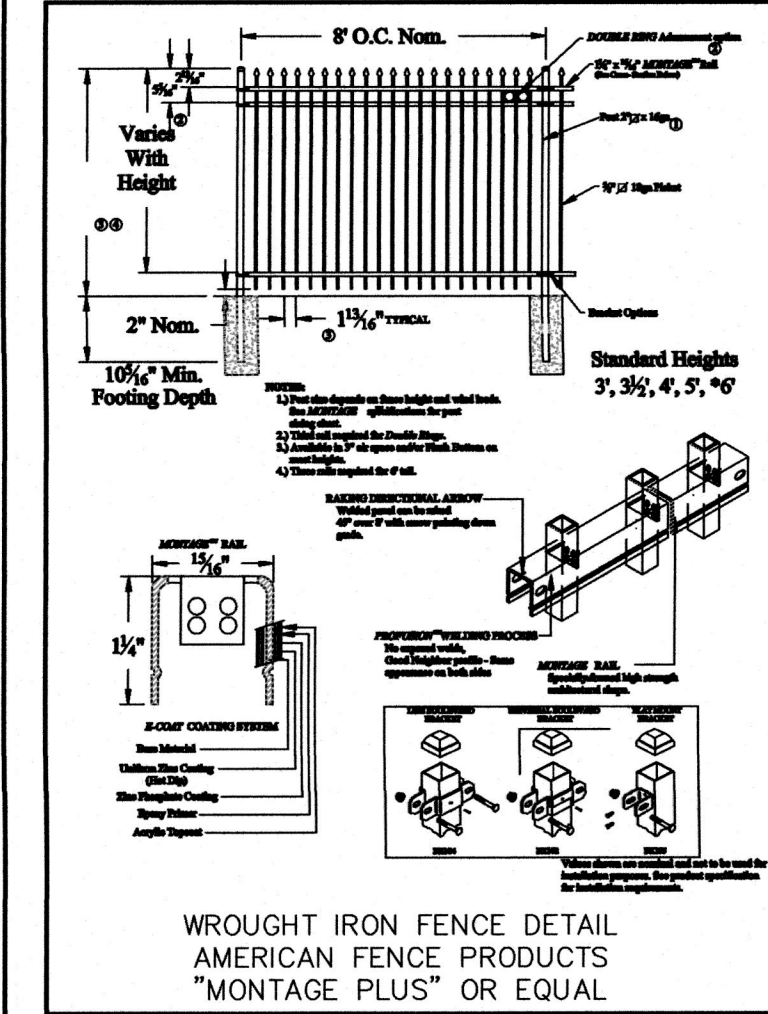


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	576.32	271.01	268.52	S 15°27'20" W	26°56'13"

5' HT. FENCING ALONG TOP OF RETAINING WALL

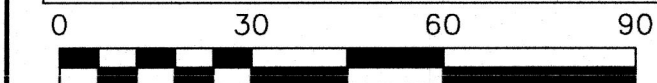


SITE DATA:

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 (TOWNHOMES)
 PROPOSED BEDROOMS: 91
 FREQUENT TRANSIT DEVELOPMENT OPTION UDO 2.7.1
 # EXISTING BUILDINGS: 1 (REMOVED)
 PROPOSED TOWNHOME BUILDINGS: 10 UNITS: 50
 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: 20,867 SF 0.479 AC 10%
 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: 31,658 SF 0.727 AC 15.17%
 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: 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 NCDOT) 30' 2.5 STORY (ROYLENE NCDOT)
 20' REAR PER UDO 2.7.10
 5' SIDE PER UDO 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	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	97	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.



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

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

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: 0773966973
 DB 017261, Page 02142

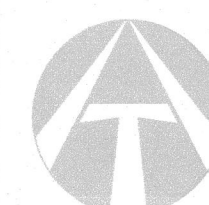
HOYLE, JAMES F.
 HOYLE, PATSY LYNCH
 PIN: 0773968839
 DB 01781, Page 0301

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

PRELIMINARY DRAWING
 DO NOT USE FOR CONSTRUCTION

ASR PLANS SHEET 3
 SITE PLAN
 THE BEAUTIFUL COMMUNITY
 517 BUCK JONES ROAD - RALEIGH, NC



THOMPSON & ASSOCIATES, PA
 1149 EXECUTIVE CIRCLE
 SUITE D, UNIT 2
 CARY, NC 27511
 919-465-1566
 FAX (919) 465-1585
 USC# 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	DWG:BC-SITE
	PIN:0773-97-4470 & 9371

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. (NFC 507.3.)
 SHOWING AVAILABLE FIRE FLOW AT HYDRANT AND THE MIN. REQUIRED FIRE FLOW CALCULATION
 FROM 2018 NFC 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

