Site Data Table	
PIN #	1726-17-7481
Site Size	47,794 S.F.
Zoning	R-6
Overlay District	None
Current Use	Residental
Existing Impervious	0 Sq.Ft
Residental Infill Status	YES*
Max Building Height	40'/3 STORIES
Setbacks:	
PRIMARY STREET*	10'
Side	5'
Rear	20'
Building Square Footage	2,424 Sq.Ft

* PER UDO SEC. 2.2.7.C.1.B. COMPARATIVE SAMPLE INCLUDES 2916, 2920, 3008, AND 3012 HICKORY ROAD

NOTE:
-ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
-THIS SURVEY WAS PERFORMED AND MAPPED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS SURVEY IS SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
-EXISTING STREET TREE TO BE REMOVED AND REPLACED WITH FOUR 1.5" CALIPER SINGLE STEM CHINESE PISTACHE(*PISTACHIA CHINENSIS*)
-STREET TREES TO BE INSTALLED PER CITY OF RALEIGH STANDARD DETAIL TPP-03 AND CHAPTER 2 OF THE CITY TREE MANUAL.
-REVISION ON MAY 15, 2024 ONLY ADDS THE STREET TREE TO THE SURVEY.
-REVISION ON JUNE 5, 2024 ONLY ADDS PROPOSED STREET TREES.
-REVISION ON JUNE 28, 2024 ONLY ADDRESSES C.O.R. COMMENTS.
-REVISION ON AUGUST 5, 2024 ONLY ADDRESSES C.O.R. COMMENTS.

IMPERVIOUS SURFACE TABLE

HOUSE	2,424 S.F.
DECK(50% OF 197 S.F.)	99 S.F.
DRIVEWAY	1,994 S.F.
SIDEWALKS	193 S.F.
MISC/UTILITIES	18 S.F.
TOTAL IMPERVIOUS AREA	4,728 S.F.
TOTAL LOT AREA	47,794 S.F.
PERCENTAGE OF IMPERVIOUS AREA	9.89%

FRONT YARD CALCULATIONS

FRONT YARD AREA	10,488 S.F.
DRIVEWAY IN FRONT YARD	1,064 S.F.
PERCENTAGE OF DRIVEWAY IN FRONT YARD AREA	10.14%
MAXIMUM PERCENTAGE ALLOWED	40.00%

SURVEY FOR

BUILD RALEIGH

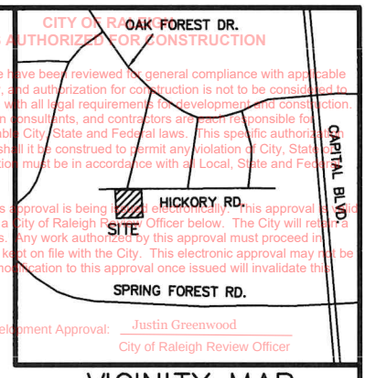
LOT 11, OAK FOREST ESTATES
3000 HICKORY ROAD
PIN# 1726-17-7481
REF: D.B. 19477, PAGE 292
REF: B.M. 2024, PAGE 464
CITY OF RALEIGH
WAKE COUNTY, NORTH CAROLINA
APRIL 1, 2024
REVISED MAY 15, 2024
REVISED JUNE 5, 2024
REVISED JUNE 28, 2024
REVISED AUGUST 5, 2024

CITY OF RALEIGH
PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal Law. All construction must be in accordance with all Local, State and Federal Rules and Regulations.

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

City of Raleigh Development Approval: Justin Greenwood
City of Raleigh Review Officer



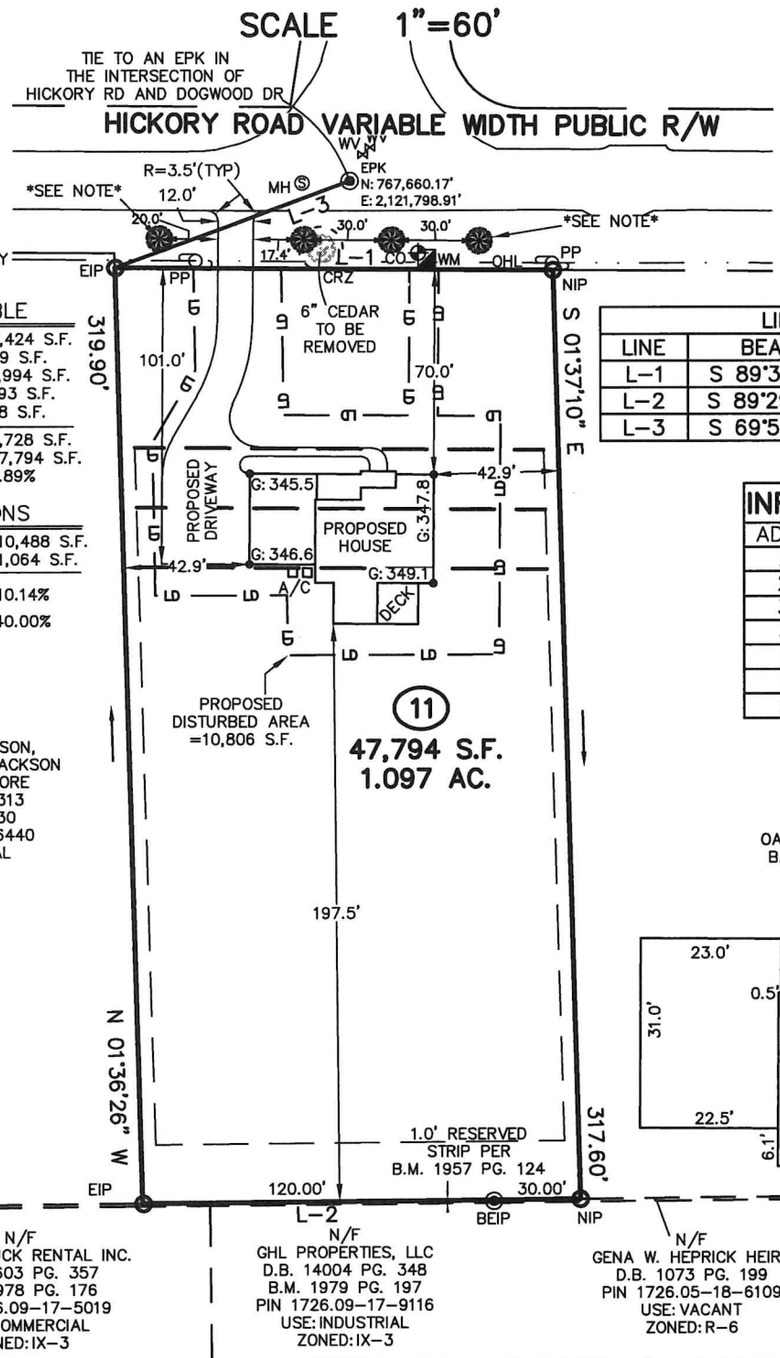
VICINITY MAP

LEGEND:

EIP – EXISTING IRON PIPE
EIB – EXISTING IRON BAR
BEIP – BENT IRON PIPE
BEIB – BENT IRON BAR
CM – CONCRETE MONUMENT
EPK – EXISTING PK NAIL
SPK – SET PK NAIL
NIP – NEW IRON PIPE SET
R/W – RIGHT OF WAY
CATV – CABLE TV BOX
EB – ELECTRIC BOX
TEL – TELEPHONE PEDESTAL
PP – POWER POLE
OHL – OVERHEAD LINE
LP – LIGHT POLE
WM – WATER METER
WV – WATER VALVE
CO – SEWER CLEAN-OUT
CC – CONCRETE
CB – CATCH BASIN
MH – MANHOLE
FH – FIRE HYDRANT
CRZ – CRITICAL ROOT ZONE
G – GROUND ELEVATION

60 30 0 60 120

SCALE 1"=60'

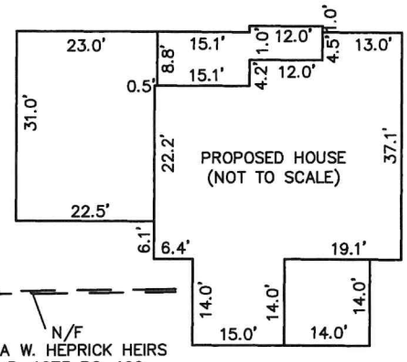


LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 89°37'26" E	150.00'
L-2	S 89°29'48" W	150.00'
L-3	S 69°51'58" W	85.57'

INFILL RULES TABLE	
ADDRESS	DIST TO R/W
2916	88.4'
2920	66.5'
3008	113.7'
3012	75.3'
LOW	61.4'
MED	81.8'
HIGH	102.2'

N/F
CAROLYN H. JACKSON, CHARLES DOUGLAS JACKSON & SANDRA J. MOORE
D.B. 17349 PG. 313
B.M. 1954 PG. 30
PIN 1726.09-17-6440
USE: RESIDENTIAL
ZONED: R-6

12
OAK FOREST ESTATES
B.M. 2024, PG. 464



ADOPTED FROM NC GRID NAD 83'(2011)

N/F
RYDER TRUCK RENTAL INC.
D.B. 2603 PG. 357
B.M. 1978 PG. 176
PIN 1726.09-17-5019
USE: COMMERCIAL
ZONED: IX-3

N/F
GHL PROPERTIES, LLC
D.B. 14004 PG. 348
B.M. 1979 PG. 197
PIN 1726.09-17-9116
USE: INDUSTRIAL
ZONED: IX-3

N/F
GENA W. HEPRICK HEIRS
D.B. 1073 PG. 199
PIN 1726.05-18-6109
USE: VACANT
ZONED: R-6

CMP
Professional Land Surveyors
C-1525
333 S. White Street
Post Office Box 1253
Wake Forest, N.C. 27588
(919)556-3148

(OAKFOREST11-12.DWG - RCB)

I DECLARE THAT THIS SURVEY COMPLIES WITH THE NORTH CAROLINA STANDARDS OF PRACTICE FOR SURVEYING, (SECTION 1600) FOR CLASS A SURVEYS AND THAT THE CALCULATED RATIO OF PRECISION BEFORE ADJUSTMENTS IS 1:10,000+. FURTHERMORE, PROPERTY CORNERS SHOWN ARE PRIMARY CONTROL MONUMENTATION FOR THE RE-ESTABLISHMENT OF PROPERTY CORNERS IN THE ABSENCE OF GRID MONUMENTS AND OTHER SUBDIVISION PROPERTY CORNERS. THIS SURVEY IS NOT TO BE RECORDED WITH-OUT THE WRITTEN AUTHORIZATION OF THE SURVEYOR.

Jason E. Fowler 8/6/24
PROFESSIONAL LAND SURVEYOR L-5499

NORTH CAROLINA PROFESSIONAL SEAL L-5499 LAND SURVEYOR JASON E. FOWLER

BLDR-018241-2024 FINAL SITE PLAN.pdf