Site Data Table	
PIN #	1726-17-9420
Site Size	47,448 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 TO BE PAID IN LIEU.
-ALL STREET TREES TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL TPP-03.
-REVISION ON MAY 15, 2024 ONLY ADDS THE STREET TREE TO THE SURVEY.
-REVISION ON JUNE 24, 2026 ADDRESSES CITY OF RALEIGH COMMENTS.

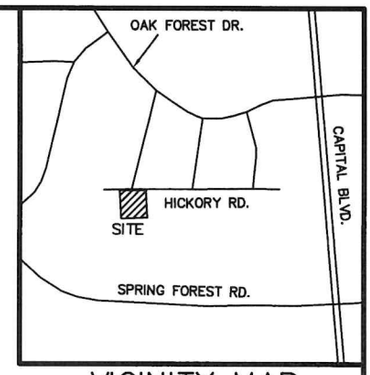
SURVEY FOR

BUILD RALEIGH

LOT 12, OAK FOREST ESTATES
3004 HICKORY ROAD
PIN# 1726-17-9420
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

60 30 0 60 120

SCALE 1"=60'



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

PROPOSED 2" CALIPER CHINESE PISTACHE (PISTACIA CHINENSIS)

TIE TO AN EPK IN THE INTERSECTION OF HICKORY RD AND DOGWOOD DR

EPK

L-3

HICKORY ROAD VARIABLE WIDTH PUBLIC R/W

R=3.5'(TYP)

CRZ

57.0' EXISTING WM

12.0'

PP

EIP

NIP

317.60'

30.00'

L-1

120.00'

PROP CO

PP

EIP

N: 767,628.65'
E: 2,122,018.50'

6" CRAPE MYRTLE TO BE REMOVED

70.0'

101.0'

S 01°37'51" E

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	47,448 S.F.
PERCENTAGE OF IMPERVIOUS AREA	9.96%
MAXIMUM IMPERVIOUS ALLOWED	**23,987 S.F.(51%)**

FRONT YARD CALCULATIONS	
FRONT YARD AREA	10,489 S.F.
DRIVEWAY IN FRONT YARD	1,064 S.F.
PERCENTAGE OF DRIVEWAY IN FRONT YARD AREA	10.14%
MAXIMUM PERCENTAGE ALLOWED	40.00%

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 66°23'47" E	76.02'

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'

FRONT COVERED PORCH

G: 348.3

42.8'

PROPOSED DRIVEWAY

G: 348.7

PROPOSED HOUSE

G: 348.8

G: 349.5

42.8'

COVERED DECK

A/C

PROPOSED DISTURBED AREA =10,806 S.F.

11

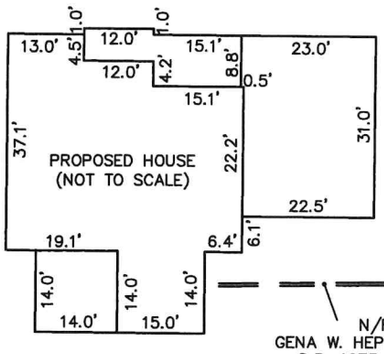
OAK FOREST ESTATES
B.M. 2024, PG. 464

12

47,448 S.F.
1.090 AC.

195.4'

N/F
JAMES HORACE CLEMMONS &
ROSE ELIZABETH CANALE CLEMMONS
D.B. 19477 PG. 294
B.M. 1957 PG. 124
PIN 1726.09-27-0481
USE: RESIDENTIAL
ZONED: R-6



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

315.29'

N 01°37'10" W

ADOPTED FROM NC GRID NAD 83'(2011)

NIP

L-2

BEIP

1.0' RESERVED STRIP PER B.M. 1957 PG. 124

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

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

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 6/29/26
PROFESSIONAL LAND SURVEYOR L-5499

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

BLDR-024597-2026 FINAL SITE PLAN.pdf

STORMWATER PLAN

Site Data Table	
PIN #	1726-17-9420
Site Size	47,448 S.F.
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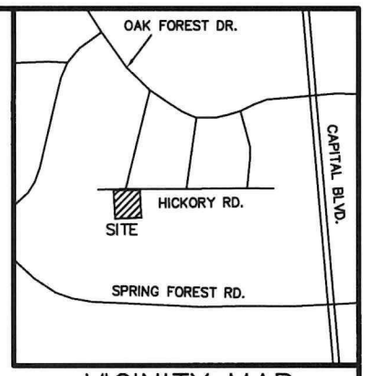
BUILD RALEIGH

LOT 12, OAK FOREST ESTATES
3004 HICKORY ROAD
PIN# 1726-17-9420
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

60 30 0 60 120

SCALE 1"=60'



VICINITY MAP

DRAINAGE TABLE		
CORNER OF BUILDING	DRAINAGE DIRECTION	DRAINAGE METHOD
A	NORTH	TO ROW
B	NORTH	TO ROW
C	NORTH	TO ROW
D	NORTH	TO ROW
E	NORTH	TO ROW
F	SOUTH	VEG AREA
G	SOUTH	VEG AREA
H	SOUTH	VEG AREA
I	SOUTH	VEG AREA
J	SOUTH	VEG AREA
K	NORTH	TO ROW

TIE TO AN EPK IN THE INTERSECTION OF HICKORY RD AND DOGWOOD DR

EPK

HICKORY ROAD VARIABLE WIDTH PUBLIC R/W

IMPERVIOUS SURFACE TABLE	
HOUSE	2,424 S.F.
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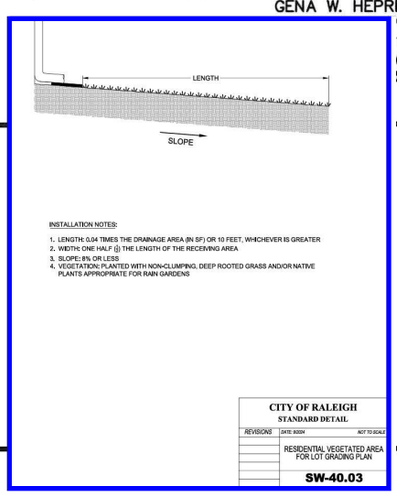
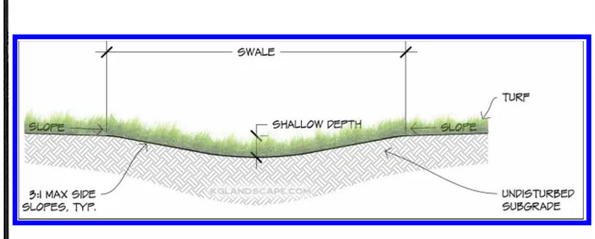
EXISTING WM
12.0'
PP EIP
NIP
30.00'
20.00'
PROP EIP
PP EIP
N: 767,628.65'
E: 2,122,018.50'
317.60'
S 01°37'51" E
6" CRAPE MYRTLE TO BE REMOVED
**See page 1 for 2" Caliper Proposed Chinese Pistache (Pistacia Chinensis)
70.0'
PROPOSED HOUSE
FRONT COVERED DECK
PROPOSED DRIVEWAY
42.8'
G: 348.7
G: 348.3
G: 348.8
G: 349.5
A
B
C
D
E
F
G
H
I
J
K
COVERED DECK
A/C
(5) 5'X10' PROPOSED VEGETATED AREAS (SW-40.03)
PROPOSED DISTURBED AREA =10,806 S.F.
11
OAK FOREST ESTATES
B.M. 2024, PG. 464
12
47,448 S.F.
1.090 AC.
195.4'
N/F
JAMES HORACE CLEMMONS &
ROSE ELIZABETH CANALE CLEMMONS
D.B. 19477 PG. 294
B.M. 1957 PG. 124
PIN 1726.09-27-0481
USE: RESIDENTIAL
ZONED: R-6
PROPOSED HOUSE (NOT TO SCALE)
13.0'
4.5'
1.0'
12.0'
1.0'
15.1'
23.0'
4.2'
8.8'
0.5'
31.0'
37.1'
22.2'
22.5'
19.1'
6.4'
6.1'
14.0'
14.0'
14.0'
14.0'
15.0'
N 01°37'10" W
315.29'
NIP
L-2
BEIP
1.0' RESERVED STRIP PER B.M. 1957 PG. 124
N/F
GENA W. HEPRICK HEIRS
G. 199
18-6109
ANT
-6
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
ADOPTED FROM NC GRID NAD 83'(2011)





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