

GENERAL NOTES

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY, UNDER THE SUPERVISION OF F. REX COOPER, PLS.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND BEARINGS ARE BASED ON GPS OBSERVATIONS, NAD 83 / NSRS 2011 / SPC, UNLESS OTHERWISE SHOWN.
3. AREAS COMPUTED BY COORDINATE METHOD.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
5. PROPERTY LIES IN ZONE "X" PER NATIONAL INSURANCE PROGRAM FLOOD INSURANCE RATE MAP #3720079400K, DATED 07/19/2022.
6. SITE ZONED "R-6".
7. SITE LIES IN THE SRPOD OVERLAY DISTRICT.
8. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL RALEIGH'S AND NCDOT STANDARDS AND SPECIFICATIONS.
9. TREE PROTECTION FENCING TO BE INSTALLED PER CITY OF RALEIGH DETAILS TPP-01, TPP-02, TPP-03 AND TPP-04.
10. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
11. PROJECT TO COMPLY WITH UDO 7.2.9 CONSTRUCTION SAFETY BARRIER FENCE
12. BUILDING SETBACKS ARE PER UDO SEC. 2.2.1 FOR R-6
 PRIMARY STREET: 10'
 SIDE STREET: 10'
 SIDE LOT LINE: 5'
 REAR LOT LINE: 20'
13. MAX. ALLOWABLE HEIGHT: 40' (3 STORIES).
14. REFERENCE T-10.01.1, T-10.01.2 AND T-10.04 AS APPLICABLE TO CONSTRUCTION OF PROPOSED DRIVEWAY.
15. 6' SECTION OF LEFT SIDE WALL IS UNDER 22' IN HEIGHT (SEE ELEVATION SHEETS FOR FURTHER COMPLIANCE WITH UDO 2.2.7).
16. VERTICAL DATUM NAVD88.
17. PROPOSED HOUSE STRUCTURE PLACEMENT WAS COMPLETED BY CLIENT. SURVEYOR DOES NOT CERTIFY TO COMPLIANCE WITH ANY APPLICABLE CODES OR REQUIREMENTS BY THE CITY OF RALEIGH.
18. THE SOLE PURPOSE OF THIS MAP IS TO SHOW THE PROPOSED IMPROVEMENTS. FOR BOUNDARY AND AS-BUILT CERTIFICATION SEE ORIGINAL SURVEY DOCUMENTS.

LEGEND

- SITE BENCHMARK
 - BOUNDARY CORNER FOUND
 - BOUNDARY CORNER SET
 - COMPUTED POINT
 - EXISTING CLEAN OUT
 - TRANSFORMER / ELECTRIC BOX
 - UTILITY POLE
 - EXISTING WATER METER
 - FIRE HYDRANT
 - UTILITY VALVE
 - TELEPHONE PEDESTAL
 - LAMP POST
 - CATCH BASIN
 - YARD INLET
 - UTILITY MANHOLE
 - UTILITY HANDHOLE
 - AIR CONDITIONING UNIT
 - PROPERTY LINE SURVEYED
 - PROPERTY LINE NOT SURVEYED
 - FENCE
 - PROTECTION FENCE
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - EASEMENT
 - BUILDING SETBACK
 - PAVEMENT
 - GRAVEL/DIRT
 - LIMITS OF DISTURBANCE (L.O.D.)
- DB DEED BOOK
 BM BOOK OF MAPS
 PG PAGE
 EIP EXISTING IRON PIPE
 CP COVERED PORCH
 SW CONCRETE SIDEWALK
 DW CONCRETE DRIVEWAY
 N/F NOW OR FORMERLY
 ###.###(P) PROPOSED GRADE
 *###.# EXISTING GRADE

LOT INFORMATION

OWNER: A SQUARED, LLC
 MAILING ADDRESS: 1410 HILLSBOROUGH ST
 RALEIGH, NC 27605-1829

LOT: 258
 DEED: DB 19274 PG 563
 PIN: 0794547374
 ADDRESS: 302 SHEPHERD STREET
 RALEIGH, NC 27607-4032

ZONING: R-6
 OVERLAY: SRPOD
 USE: SINGLE FAMILY
 LOTS: RA

LOT AREA: 8,023 SF/0.184 AC
 LIMIT OF DISTURBANCE: 5,904 SF

PROPOSED IMPERVIOUS:
 HOUSE = 1,539 SF
 DRIVEWAY = 694 SF
 SIDEWALK = 59 SF
 COVERED PORCHES = 256 SF
 STEPS = 24 SF
 AC = 9 SF
 TOTAL PROPOSED IMPERVIOUS = 2,581 SF

MAX. IMPERVIOUS = 51%
 PERCENT TOTAL IMPERVIOUS = 32.17%

INFILL COMPARATIVE SAMPLE
 308 SHEPHERD STREET: 48.6'
 312 SHEPHERD STREET: 37.8'
 206 SHEPHERD STREET: 93.5'
 204 SHEPHERD STREET: 71.4'

RANGE = 37.8'-93.5' (SEC. 2.2.7.C.1.A)

REFERENCES: DB 4561, PG 549
 BM 2022, PG 2343, BM 1924, PG 10
 DEMO PERMIT: DEMO-016212-2023
 MASS-0043-2023

CLASS OF SURVEY: A

POSITIONAL ACCURACY: 0.06'
 TYPE OF GPS FIELD PROCEDURE: NC REAL TIME NETWORK
 DATES OF SURVEY: NOVEMBER & DECEMBER 2022
 DATUM/EPOCH: NAD83 / NSRS 2011 / SPC
 GEOID MODEL: 18
 COMBINED GRID FACTOR(S): 0.99988951
 UNITS: US SURVEY FEET

DRIVEWAY CALCULATIONS


UDO SECTION (1.5.5.D.1) CALCULATIONS
 FRONT YARD AREA 1,755 SF MAX ALLOWED AREA (40%) 702 SF

SRPOD CALCULATIONS
 FRONT YARD LINEAR DEPTH = 44.0'
 THEREFORE: 12 x 44.0' + 380 SF = 908 SF MAX

MAX ALLOWED DRIVEWAY AREA IN FRONT YARD: 702 SF
 PROPOSED DRIVEWAY AREA IN FRONT YARD: 694 SF

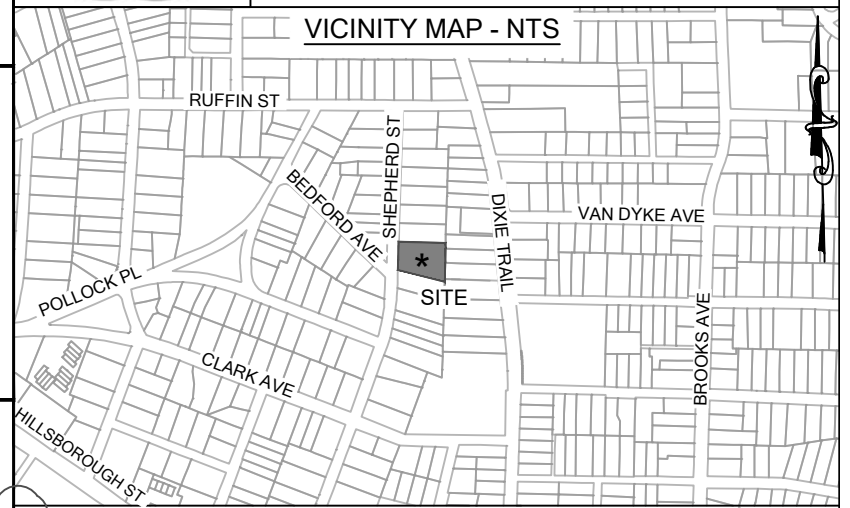
PRELIMINARY PLAT.
 NOT FOR RECORDATION, CONVEYANCES
 OR SALES.

REVISED 9/26/23 PER
 CITY COMMENTS



BATEMAN CIVIL SURVEY COMPANY
 ENGINEERS • SURVEYORS • PLANNERS

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NOT A CERTIFIED DOCUMENT - THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY STEVEN P. CARSON, L-4752, ON 12/20/22 AND 3/29/23. THIS DOCUMENT SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT.

PROGRESS DRAWING - DO NOT USE FOR CONSTRUCTION.



8/16/23

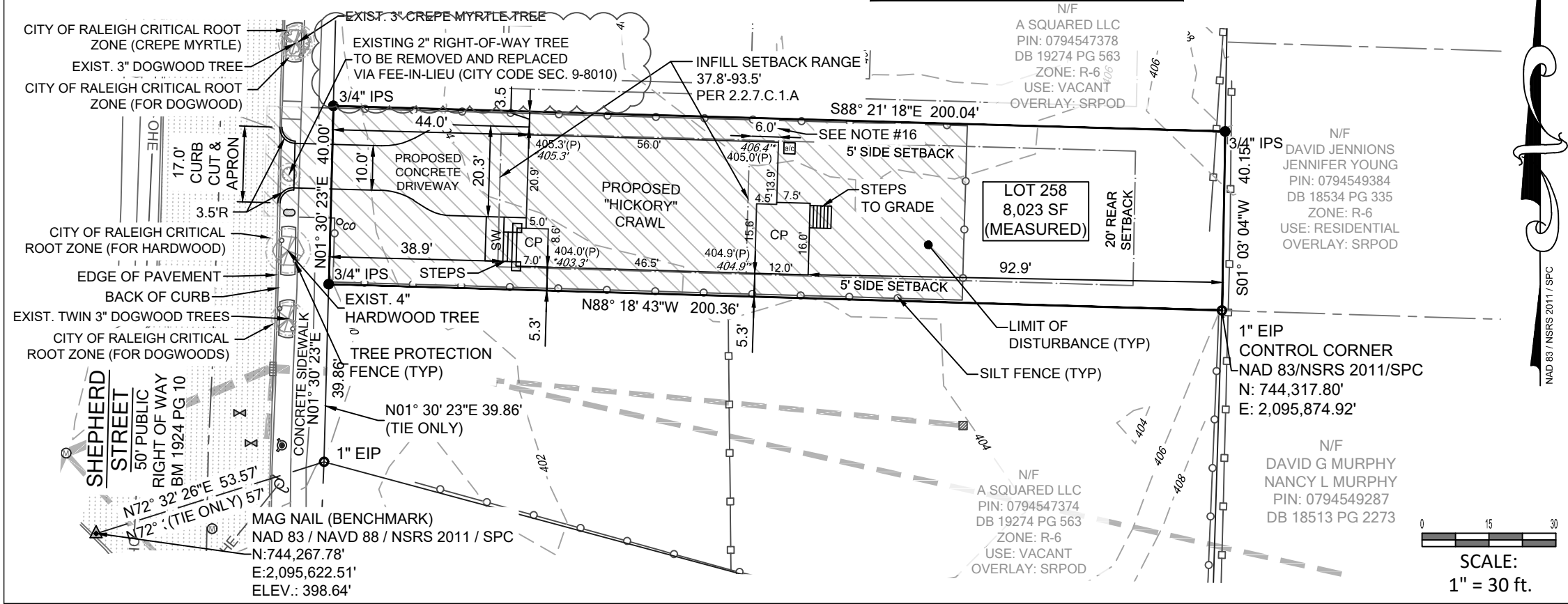
F. REX COOPER, PLS
 NC LICENSE NO. L-4269

DATE

PLOT PLAN SURVEY
 EXCLUSIVELY FOR
A SQUARED, LLC

302 SHEPHERD STREET, RALEIGH, NC
 RALEIGH TOWNSHIP, WAKE COUNTY

DATE: 7/12/23 DRAWN BY: JKF CHECKED BY: FRC
 REFERENCE: BM 2022, PG 2343 BCS# 220817 SCALE: 1" = 30'



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