

GENERAL NOTES

- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY, UNDER THE SUPERVISION OF F. REX COOPER, PLS.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND BEARINGS ARE BASED ON GPS OBSERVATIONS, NAD 83 / NSRS 2011 / SPC, UNLESS OTHERWISE SHOWN.
- AREAS COMPUTED BY COORDINATE METHOD.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
- PROPERTY LIES IN ZONE "X" PER NATIONAL INSURANCE PROGRAM FLOOD INSURANCE RATE MAP #3720079400K, DATED 07/19/2022.
- SITE ZONED "R-6".
- SITE LIES IN THE SRPOD OVERLAY DISTRICT.
- THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE DEVELOPMENT REGULATIONS.
- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL RALEIGH'S AND NCDOT STANDARDS AND SPECIFICATIONS.
- TREE PROTECTION FENCING TO BE INSTALLED PER CITY OF RALEIGH DETAILS TPP-01 AND TPP-02.
- THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
- PROJECT TO COMPLY WITH UDO 7.2.9 CONSTRUCTION SAFETY BARRIER FENCE.
- 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'
- MAX. ALLOWABLE HEIGHT: 40' (3 STORIES).

LEGEND

- SITE BENCHMARK
- BOUNDARY CORNER FOUND
- BOUNDARY CORNER SET
- COMPUTED POINT
- PROPOSED CLEAN OUT
- TRANSFORMER / ELECTRIC BOX
- UTILITY POLE
- PROPOSED 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
- N/F NOW OR FORMERLY
- CP COVERED PORCH
- SW CONCRETE SIDEWALK
- DW CONCRETE DRIVEWAY
- ###(P) PROPOSED GRADE
- ###(E) EXISTING GRADE

LOT INFORMATION

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

LOT: 257
 LOTS: DB 19274 PG 563
 PIN: 0794547378
 ADDRESS: 304 SHEPHERD STREET
 RALEIGH, NC 27607-4032

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

LOT AREA: 8,010 SF/0.184 AC
 LIMIT OF DISTURBANCE: 7,287 SF

EXISTING IMPERVIOUS:
 FOUNDATION = 1,913 SF

TOTAL EXISTING IMPERVIOUS = 1,913 SF
 MAX. IMPERVIOUS = 51%
 PERCENT TOTAL IMPERVIOUS = 23.88%

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

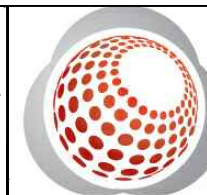
DATES OF SURVEY: SEPTEMBER 2023

DATUM/EPOCH: NAD83 / NSRS 2011 / SPC

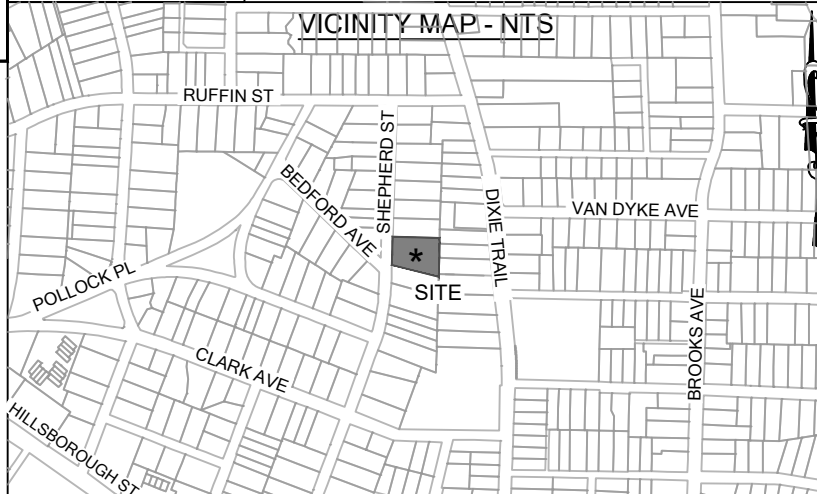
GEOID MODEL: 18

COMBINED GRID FACTOR(S): 0.99988951

UNITS: US SURVEY FEET



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 INFO@BATEMANCIVILSURVEY.COM
 NCBELS FIRM# C-2378



I, F. REX COOPER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK REFERENCED IN TITLE BLOCK); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION LISTED UNDER REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA.



9/25/23

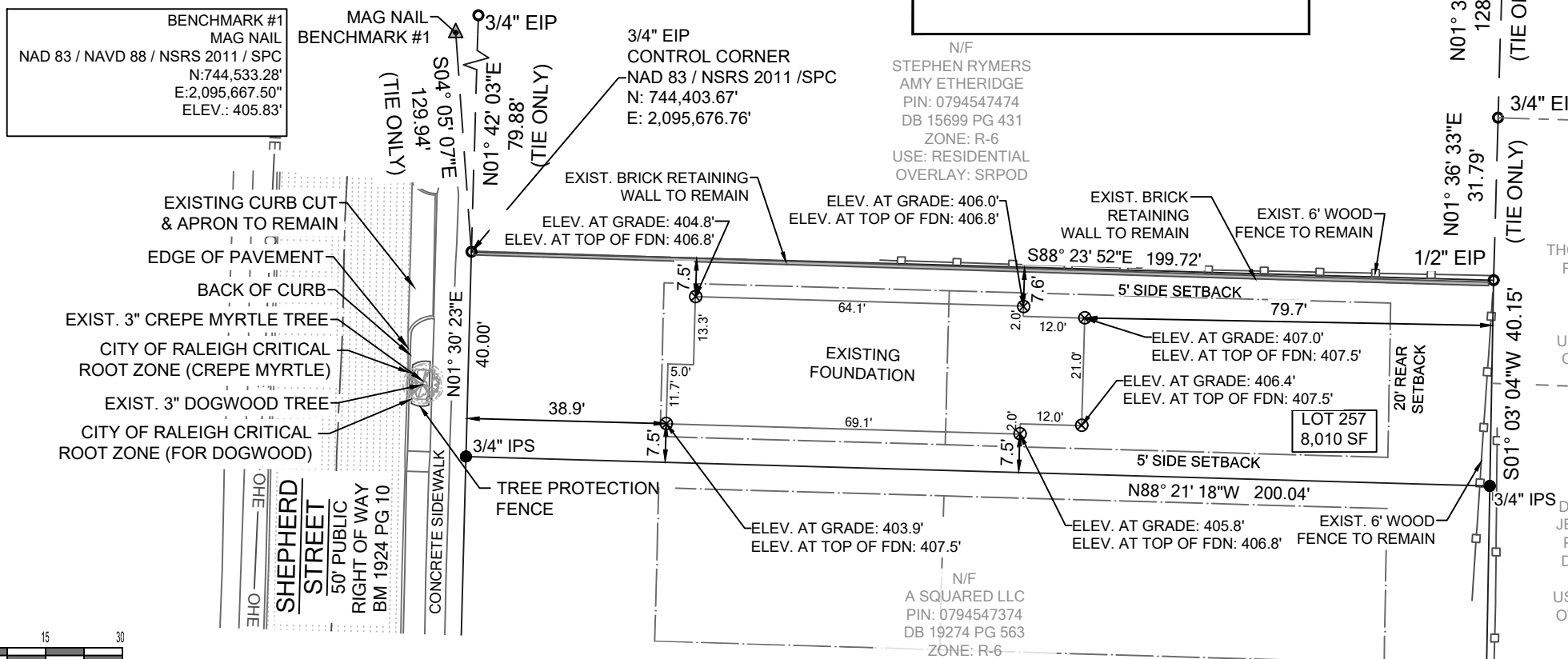
F. REX COOPER, PLS
 NC LICENSE NO. L-4269

PRELIMINARY PLAT.
 NOT FOR RECORDATION, CONVEYANCES OR SALES.

FOUNDATION SURVEY
 EXCLUSIVELY FOR
A SQUARED, LLC

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

DATE: 9/25/23 DRAWN BY: JKF CHECKED BY: FRC
 REFERENCE: BM 2022, PG 2343 BCS# 220817 SCALE: 1" = 30'



SCALE:
 1" = 30 ft.

P:\2022 Projects\220817 Shepherd St-Plot Plans.dwg - 302 Shepherd St-Plot Plans.dwg, 9/26/2023 12:34:53 PM, DWG To PDF.pc3