



LINE	BEARING	DISTANCE
L1	S 87° 50' 54" E	5.11
L2	S 60° 54' 43" W	5.54
L3	S 87° 50' 57" E	3.23

NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
2. THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.
3. ALL IRONS FOUND ARE FLUSH WITH GROUND UNLESS OTHERWISE NOTED.

LEGEND:

- ⊗ PROPOSED WATER METER
- △ PROPOSED SEWER CLEAN OUT

VICINITY MAP
NOT TO SCALE

SITE DATA TABLE:

PIN: WAITING ON WAKE COUNTY

SITE SIZE: 0.0544 AC

ZONING: R-10

OVERLAY DISTRICT: SRPOD

CURRENT USE: RESIDENTIAL

EXISTING IMPERVIOUS: UNKNOWN

ALLOWED HEIGHT: 3 STORIES/40'

SETBACKS: FRONT: 10'

REAR: 20'

SIDE: 5'

BUILDING SQUARE FOOTAGE: _____ SF

PROPOSED IMPERVIOUS: _____ SF

PARKING OVERLAY CALCS.

FRONT YARD = 1284 SF X 40% = 514 SF

PROPOSED DRIVE = +/- 265 SF

21.70 (LINEAR DEPTH) X 12' + 380 = 640.40'

PROPOSED IMPERVIOUS SURFACE AREA

HOUSE	+/- 1001 SF
DRIVE	+/- 287 SF
HVAC PAD	+/- 09 SF
COV PORCH	+/- 103 SF
TOTAL	+/- 1400 SF OR 39.9%

LOT TOTAL 3509 SF

- NOTE: 1. BUILDER MUST VERIFY DIMENSIONS PRIOR TO FIELD STAKING.
2. BUILDER ACCEPTS ALL LIABILITY FOR SETBACK VIOLATIONS.
 3. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
 4. PORCHES, DECKS, PATIOS NOT STAKED IN FIELD.
 5. SITE TO BE REGRADED. SEE ARCHITECTURAL ELEVATIONS FOR PROPOSED GRADES.

LOT 2
BoM 1986 Pg 858

rev: 10 feb. 2021
revised: 03 feb. 2021
revised: 31 jan. 2021

PROPOSED CAROLINA SILVERBELL (SINGLE STEM)
TREES: 7.5" CALIPER AT PLANTING

LOT 22
0.0806 AC
(BY COORDINATES)

proposed house
3464-3478
(see notes)

proposed covered porch

proposed drive

proposed walk

LIMITS OF DISTURBANCE
+/- 3073 SF

OHL (TYP)

BACK OF CURB

BILYEU STREET

50' PUBLIC R/W

PRELIMINARY

NOT FOR CONVEYANCE OR SALES

507 BILYEU STREET

TOP OF MANHOLE
326.50

prop. driveway cut
to be constructed
by builder

BOOK OF MAPS 2020 PAGE 1916

DEED BOOK 9395 PAGE 127

* NOT FOR RECORDATION *

LOT 22

PULLEN PARK TERRACE

I, LEONARD H. SULLIVAN JR., DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56, 1600). WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER (L-2821) AND SEAL.

ALSO, I CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

SRV'D:

DRAWN: MESS

CHK'D: LHS

JOB #

20

DATE: 3 SEPTEMBER 2020

SCALE: 1" = 10'

SULLIVAN SURVEYING
LAND SURVEYORS
1143-D EXECUTIVE CIRCLE
CARY, NORTH CAROLINA 27511
TELEPHONE: (919) 469-4738

SURVEY FOR:
A. SQUARED, L.L.C.

RALEIGH, WAKE COUNTY, NORTH CAROLINA

