

Site Data Table	
PIN #	1706-78-8253
Site Size	9,534 S.F.
Zoning	R-4
Overlay District	NONE
Current Use	Residential
Existing Impervious	DEMO-030177-2025
Residential Infill Status	YES*
Max Building Height	40'/3 STORIES
Setbacks:	
PRIMARY STREET*	20'
Side	10'
Rear	30'
Building Square Footage	3,156 Sq.Ft

SURVEY FOR

KEN HARVEY HOMES

LOT 18, EDEN FOREST

221 DUBLIN ROAD

PIN# 1706-78-8253

D.B. 9770, PAGE 1142

B.M. 1959, PAGE 70

CITY OF RALEIGH

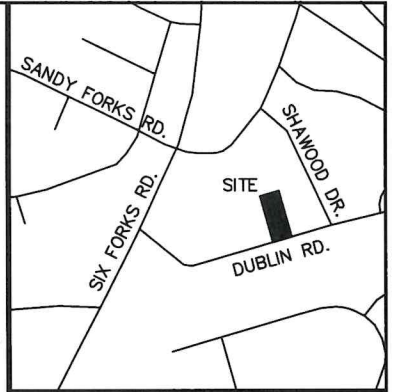
WAKE COUNTY, NORTH CAROLINA

DECEMBER 3, 2025

REVISED FEBRUARY 2, 2026

40 20 0 40 80

SCALE 1"=40'



VICINITY MAP

LEGEND:

EIP - EXISTING IRON PIPE
EIB - EXISTING IRON BAR
BEIP - BENT IRON PIPE
BEIB - BENT IRON BAR
PEIP - PINCHED IRON PIPE
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
EX - EXISTING
DI - DRAINAGE INLET
T.B.R. - TO BE REMOVED
RCP - REINFORCED CONCRETE PIPE
PRE - PRE CONSTRUCTION GRADE
POST - POST CONSTRUCTION GRADE

BUILDING CORNER	DRAINAGE DIRECTION	DRAINAGE AREA
A	S	RIGHT OF WAY
B	S	DRAINLINE TO RIGHT OF WAY
C	S	DRAINLINE TO RIGHT OF WAY
D	S	DRAINLINE TO RIGHT OF WAY
E	S	RIGHT OF WAY

* PER UDO SEC. 2.2.7.C.1.b COMPARATIVE SAMPLE INCLUDES 213, 217, 225, & 229

DUBLIN ROAD

17
N/F
ROCK CREEK BUILDERS, INC.
D.B. 19649, PAGE 2082
PIN# 1706-78-7244

N/F
ADAM GREGORY BYRLEY
& LAUREN LOUISE BYRLEY
D.B. 17082, PAGE 2494
PIN# 1706-78-9430

N(Y): 768,352.41'
E(X): 2,107,879.07'

PROPOSED
DISTURBED AREA
19,978 S.F.
0.459 AC.
(MASS-0078-2025)

IMPERVIOUS SURFACE TABLE

HOUSE	3,156 S.F.
COVERED PORCH	255 S.F.
PATIO	118 S.F.
DRIVEWAY	1,368 S.F.
SIDEWALK	285 S.F.
MISC/UTILITIES	18 S.F.
TOTAL IMPERVIOUS AREA	6,200 S.F.
TOTAL LOT AREA	19,978 S.F.
PERCENTAGE OF IMPERVIOUS AREA	31.03%
MAX IMPERVIOUS AREA ALLOWED	38.00%

INFILL RULES TABLE	
ADDRESS	DIST TO ROW
213	53.9
217	63.9
225	65.0
229	55.4
LOW	44.7
MED	59.6
HIGH	74.6

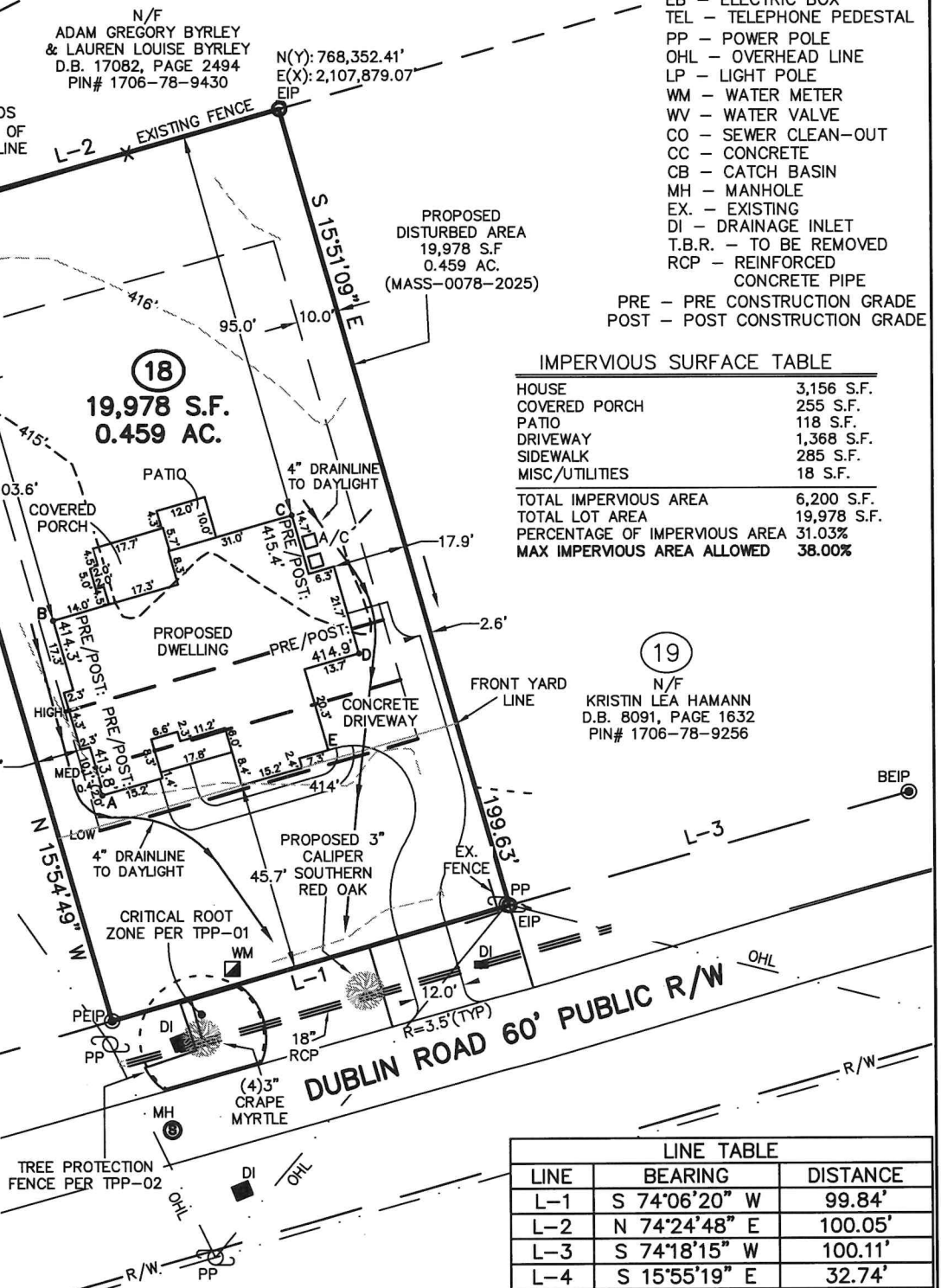
NOTE:
-HORIZONTAL DATUM IS NAD 83(2011)
AND VERTICAL DATUM IS NAVD 88'.
BASED ON GPS METHODS USING
REAL-TIME KINEMATICS SOLUTIONS FOR
THE SURVEY CONTROL POINTS ONLY.
-TREE PROTECTION FENCE TO BE
INSTALLED PER CITY OF RALEIGH
DETAILS TPP-01 AND TPP-02.
-ALL CONSTRUCTION SHALL BE DONE IN
ACCORDANCE WITH 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.
-REVISION DATE OF FEBRUARY 2, 2026
TO ADDRESS COMMENTS FROM CITY.
NO ADDITIONAL SURVEY WORK DONE.

FRONT YARD CALCULATIONS

AREA OF FRONT YARD 4,564 S.F.
40% OF FRONT YARD AREA 1,826 S.F.
AREA OF DRIVEWAY IN FRONT YARD 621 S.F.
AREA OF DRIVEWAY DIVIDED BY FRONT YARD
PERCENTAGE OF DRIVEWAY IN YARD 13.61%

CRITICAL ROOT ZONE TABLE

CRITICAL ROOT ZONE(CRZ) 629 S.F.
CRZ TO BE DISTURBED 78 S.F.
PERCENTAGE OF CRZ
TO BE DISTURBED (MAX 35.00%) 12.40%



19
N/F
KRISTIN LEA HAMANN
D.B. 8091, PAGE 1632
PIN# 1706-78-9256

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 74°06'20" W	99.84'
L-2	N 74°24'48" E	100.05'
L-3	S 74°18'15" W	100.11'
L-4	S 15°55'19" E	32.74'



Professional Land Surveyors
C-1525

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

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 WITHOUT THE WRITTEN AUTHORIZATION OF THE SURVEYOR.

PROFESSIONAL LAND SURVEYOR L-3835

