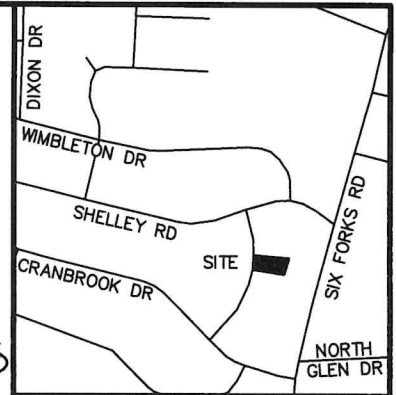
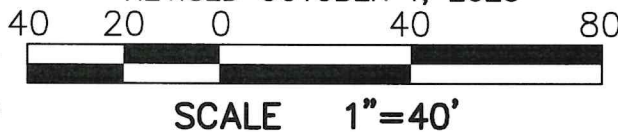


Site Data Table		
PIN #	1706-54-2559	
Site Size	20,170 Sq.ft	
Zoning	R-4	
Overlay District	NONE	
Current Use	Residential	
Existing Impervious	DEMO-0029393-2025	
Residential Infill Status	NOT SUBJECT	
Max Building Height	40'/3 STORIES	
Setbacks:		
PRIMARY STREET*	20'	
Side	10'	
Rear	30'	
Building Square Footage	4,011 Sq.Ft	
BUILDING CORNER	DRAINAGE DIRECTION	DRAINAGE AREA
A	NW	VEGETATED AREA
B	NW	4" DOWNSPOUT TO DAYLIGHT
C	W	4" DOWNSPOUT TO RIGHT OF WAY
D	W	4" DOWNSPOUT TO RIGHT OF WAY

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.
-DUE TO THE AGE OF THE HOME A CLEAN-OUT WAS NOT LOCATED AT THE TIME OF SURVEY. IF A CLEAN-OUT IS FOUND DURING CONSTRUCTION THE BUILDER INTENDS TO PROTECT AND REUSE IT. IF ONE CANNOT BE LOCATED A NEW CLEAN-OUT WILL BE INSTALLED PER CITY OF RALEIGH STANDARDS.
-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 SHOWN HEREON.
-TREE PROTECTION FENCE TO BE INSTALLED PER C.O.R. DETAILS TPP-01 AND TPP-02.
-PRE-CONSTRUCTION ELEVATIONS ARE ALSO PROPOSED POST-CONSTRUCTION ELEVATIONS UNLESS OTHERWISE NOTED.
-REVISION ON JULY 31, 2025 ONLY ADDS PROPOSED POST-CONSTRUCTION ELEVATIONS. NO FIELD WORK WAS COMPLETED AT THIS TIME.
-REVISION ON AUGUST 21, 2025 ADDRESSES CITY OF RALEIGH REVIEW COMMENTS.
-REVISION ON OCTOBER 1, 2025 ADDRESSES BUILDER COMMENTS.

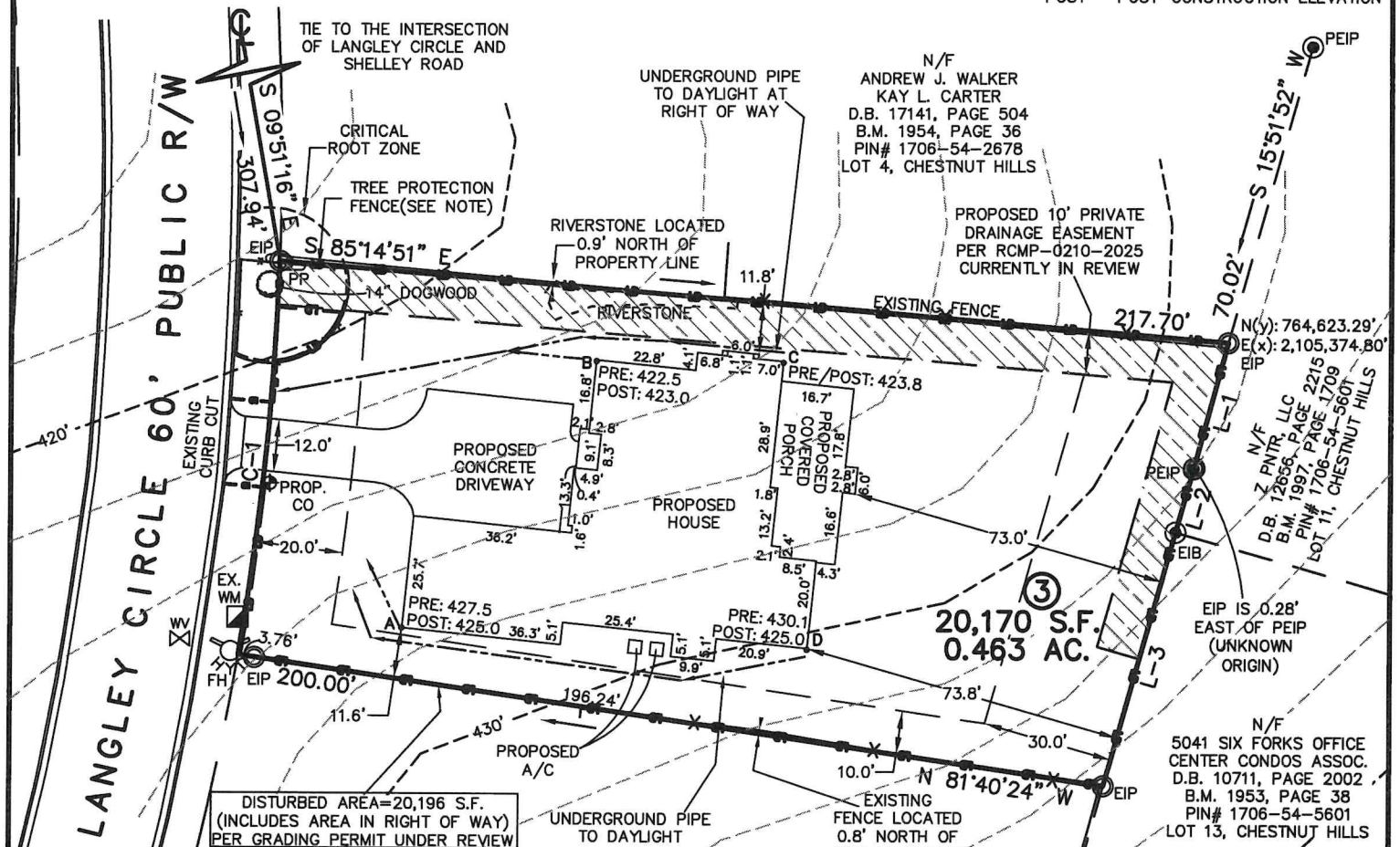
SURVEY FOR
VR CUSTOM HOMES
LOT 3, CHESTNUT HILLS
5042 LANGLEY CIRCLE
PIN# 1706-54-2559
REF: D.B. 19804, PAGE 2693
REF: B.M. 1954, PAGE 36
CITY OF RALEIGH
WAKE COUNTY, NORTH CAROLINA
JUNE 25, 2025
REVISED JULY 31, 2025
REVISED AUGUST 21, 2025
REVISED OCTOBER 1, 2025



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
T.B.R. - TO BE REMOVED
FH - FIRE HYDRANT
PRE - PRE-CONSTRUCTION ELEVATION
POST - POST-CONSTRUCTION ELEVATION



CRITICAL ROOT ZONE TABLE

CRITICAL ROOT ZONE(CRZ)	731 S.F.
CRZ TO BE DISTURBED	160 S.F.
PERCENTAGE OF CRZ TO BE DISTURBED	21.88%
MAX PERCENTAGE ALLOWED	35.00%

FRONT YARD IMPERVIOUS TABLE

AREA OF FRONT YARD	5,301 S.F.
AREA OF DRIVEWAY IN YARD	1,450 S.F.
AREA OF DRIVEWAY DIVIDED BY FRONT YARD	
PERCENTAGE OF DRIVEWAY IN YARD	27.35%
MAXIMUM PERCENTAGE ALLOWED	40.00%

IMPERVIOUS SURFACE TABLE

HOUSE	4,011 S.F.
DRIVEWAY	1,450 S.F.
COVERED PORCH	654 S.F.
MISC/UTILITIES	18 S.F.
TOTAL IMPERVIOUS AREA	6,133 S.F.
TOTAL LOT AREA	20,170 S.F.
PERCENTAGE OF IMPERVIOUS AREA	30.41%
MAX IMPERVIOUS PERCENTAGE	38.00%

N/F
LESSIE S. TRUELOVE, TRUSTEE
TRUELOVE REVOCABLE TRUST
D.B. 13188, PAGE 1717
B.M. 1954, PAGE 36
PIN# 1706-54-2439
LOT 2, CHESTNUT HILLS

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 15°09'16" W	29.81'
L-2	S 15°44'45" W	15.07'
L-3	S 15°43'41" W	59.96'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	90.59'	670.00'	90.52'	N 05°45'17" E



CMP

Professional Land Surveyors
C-1525

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

(CHESTNUTHILLS.DWG - ROB)

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

