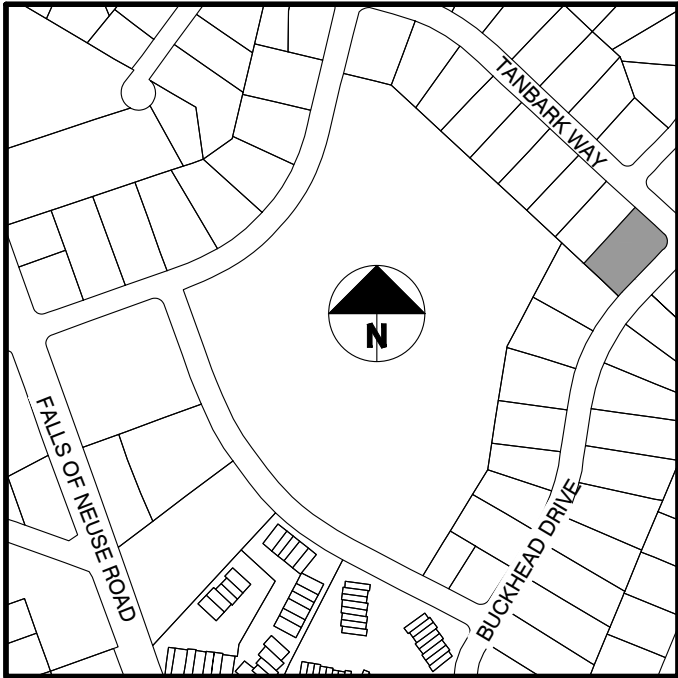




LOCATION MAP
1" = 500'

SITE DATA

CURRENT OWNER	ICG HOMES
SITE ADDRESS	7013 BUCKHEAD DRIVE
PIN	1717-26-4036
DEED REFERENCE	D.B. 19087, PG. 862
PLAT REFERENCE	B.M. 1969, PG. 101, LOT 09
LOT SIZE	24,901 SF (0.57 ACRES)
ZONING	R-6 (NCOD - NORTH RIDGE WEST)
EXISTING USE	SINGLE FAMILY
OVERLAY	(NCOD - NORTH RIDGE WEST)

IMPERVIOUS AREAS (S.F.)

HOUSE	5032
CONCRETE (DRIVE & WALKS)	1753
TOTAL	6785
MAX (51%)	12699

SURVEY NOTES

- ALL EASEMENTS, RIGHT-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC., REFERENCED FROM BOOK OF MAPS 1969, PAGE 101 UNLESS OTHERWISE NOTED.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- FIELD SURVEY PERFORMED ON JUNE 9, 2022.
- RIGHT OF WAY TREE PROTECTION FENCING TO BE INSTALLED PER THE SPECIFICATIONS OF CITY OF RALEIGH DETAIL(S) TPP-01, TPP-2.
- PROPERTY IS NOT SUBJECT TO INFILL COMPATIBILITY RULES.
- CONTOURS REFERENCED FROM WAKE COUNTY GIS.

BUILDING SETBACKS R-6

FRONT	10'
REAR	20'
SIDE STREET	10'
SIDE LOT LINE	05'

NORTH RIDGE WEST (NCOD)

FRONT	49'
REAR	20'
SIDE STREET	35'
SIDE YARD	11'

FRONT PARKING

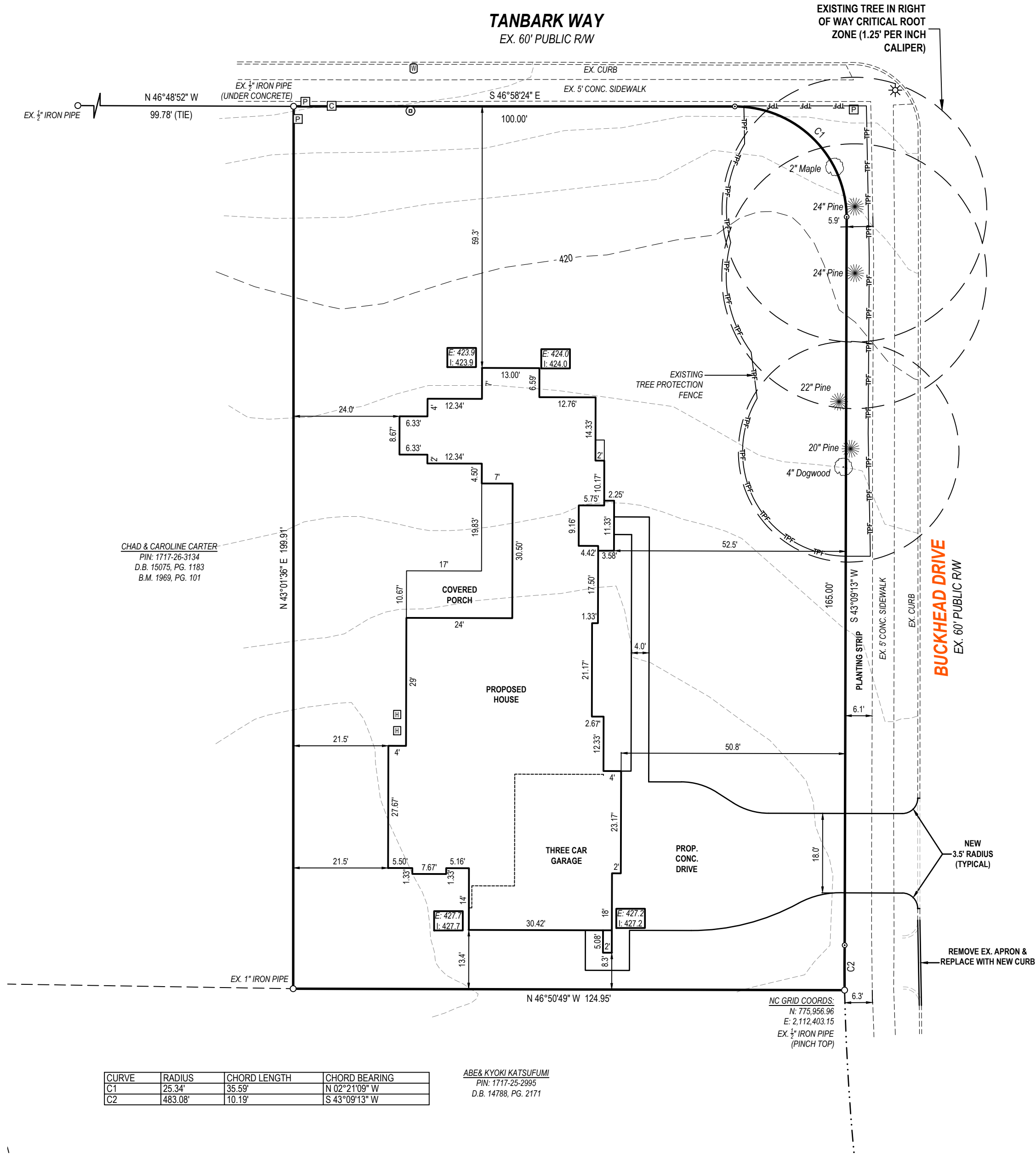
PARKING AREA	10882
FRONT YARD AREA	1411
PERCENTAGE	12.97%

EXISTING APPLICABLE DEVELOPMENT PERMITS

SC- 030348-2023
UF- 034289-2023
DEMO- 030096-2023
LDG- 031498-2023
MASS- 0046-2023

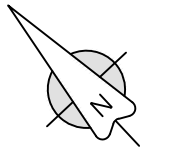
DEVELOPMENT NOTES:

- ALL CONSTRUCTION IN THE RIGHT-OF-WAY SHALL BE PER CITY CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.



CURVE	RADIUS	CHORD LENGTH	CHORD BEARING
C1	25.34'	35.59'	N 02°21'09" W
C2	483.08'	10.19'	S 43°09'13" W

ABE& KYOKI KATSUFUMI
PIN: 1717-25-2995
D.B. 14788, PG. 2171



NC GRID (NAD 83/2011)

PROJECT

TIER ONE PLAN
7013 BUCKHEAD DRIVE
RALEIGH NC, 27615-7008

CLIENT

ICG HOMES
4020 WAKE FOREST RD, SUITE 306
RALEIGH, NC, 27609

ISSUE DATE

MARCH 07, 2024

REVISIONS

NO.	REVISION	DATE

APPROVALS

LEGEND:

○	Ex. property corner
●	Set property corner
⊙	Calculated point
⊕	Water Meter
⊗	Sanitary Sewer Cleanout
⊛	Light Pole
⊞	Power Pedestal
⊟	Telephone Pedestal
⊠	Cable Pedestal
⊡	HVAC
—X—	Fence
—W—	Water
—SS—	Sanitary sewer pipe
—SD—	Storm drain pipe
—OU—	Overhead utility
—LD—	Limits of Disturbance
B.M.	Book of Maps
D.B.	Deed Book
Pg.	Page
S.F.	Square Feet
Ac.	Acres
E: 300.0	Ex. Spot Elevation
I: 300.0	Proposed Spot Elevation

TAYLOR
LAND CONSULTANTS, PLLC
License # P-0829
1600 Olive Chapel Rd., #140
Apex, NC 27502 (919) 801-1104



SHEET TITLE

TIER ONE
SITE PLAN

SHEET NUMBER

C-01