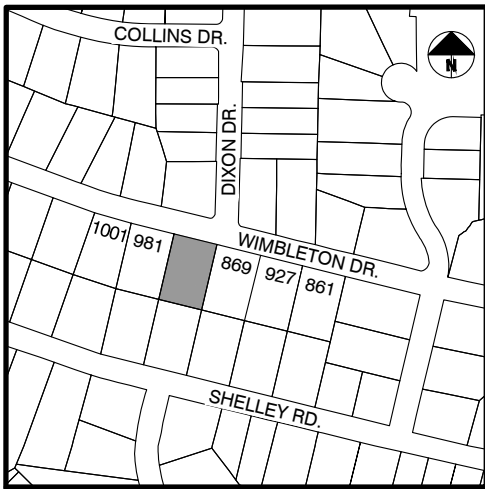




LOCATION MAP
1" = 500'

SITE DATA	
OWNER	HOMESTEAD BUILDING COMPANY
SITE ADDRESS	961 WIMBLETON DRIVE
PIN	1706-35-4435
DEED REFERENCE	D.B. 19789, PG. 1390
SUBDIVISION	CHESTNUT HILLS, LOT 22
PLAT REFERENCE	B.M. 1954, PG. 36
ZONING	R-4
OVERLAY	NONE
LOT SIZE	20,096 S.F. (0.46 Acres)

DRAINAGE CHART		
BUILDING CORNER	DRAINAGE DIRECTION	DRAINAGE OPTION SELECTED
A	NORTHWEST	SHEET FLOW TO R/W
B	NORTHEAST	SHEET FLOW TO R/W
C	NORTHWEST	SHEET FLOW TO R/W
D	NORTHWEST	SHEET FLOW TO R/W

INFILL COMPATIBILITY (SECT. 2.2.7.C.1.b)	
ADDRESS	BUILDING SETBACK
981 WIMBLETON DR.	65.9'
1001 WIMBLETON DR.	105.3'
865 WIMBLETON	53.3'
869 WIMBLETON	49.8'
MEDIAN (25%)	59.6' (44.7'-74.5')

BUILDING SETBACKS (R-4)	
FRONT	20'
SIDE	10'
REAR	30'

IMPERVIOUS AREAS (S.F.)	
HOUSE	4680
CONCRETE (DRIVE, WALK & STEPS)	1608
TOTAL	6288
MAX (38%)	7,636

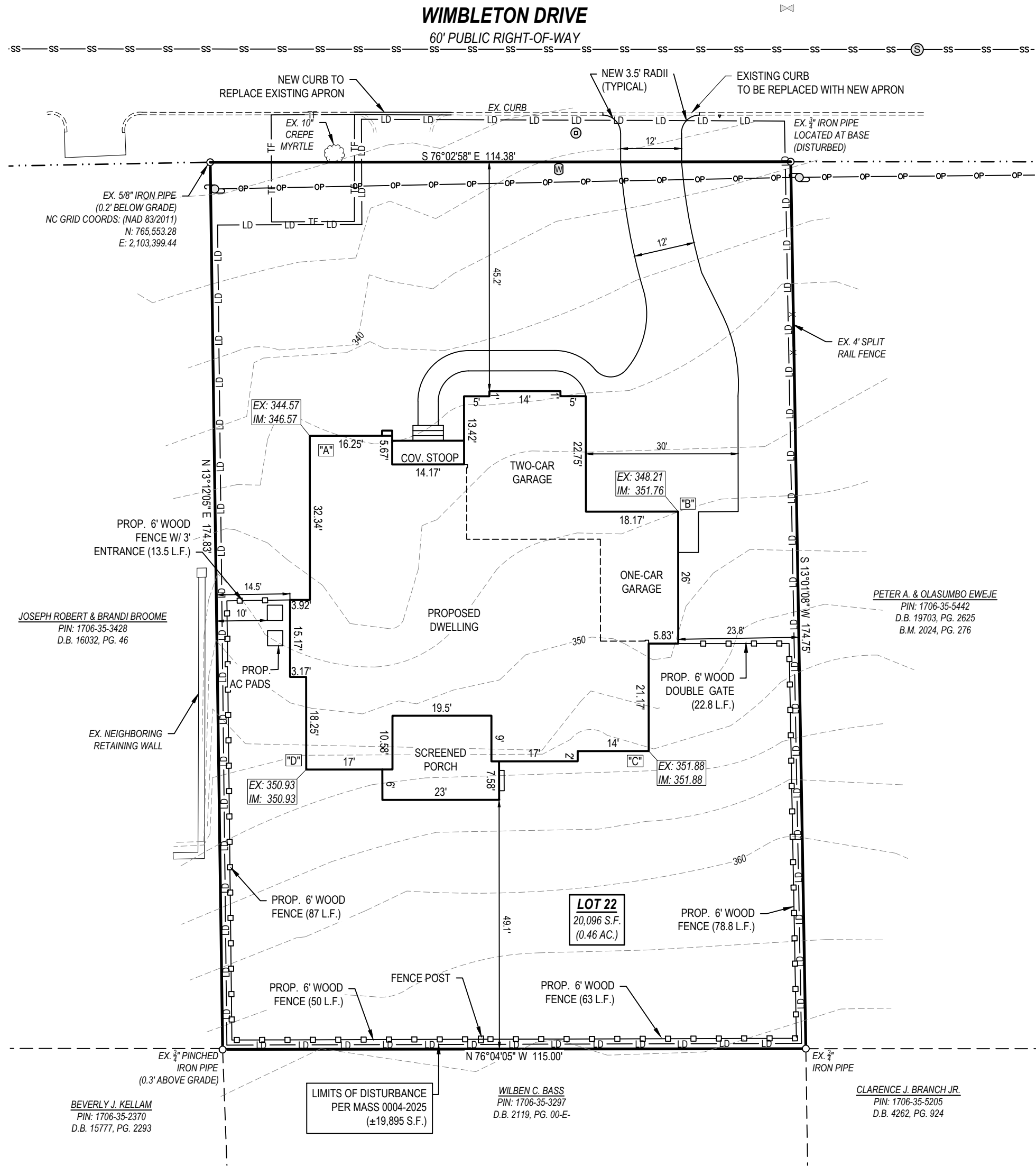
FRONT PARKING	
PARKING AREA	1383
FRONT YARD AREA	6606
PERCENTAGE	20.94%

SURVEY NOTES:

- ALL EASEMENTS, RIGHT-OF-WAY'S, BUFFERS, SETBACKS AND ADJOINERS, ETC., REFERENCED FROM BOOK OF MAPS 1954 PAGE 36 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 NOVEMBER 21, 2024.
- TREE PROTECTION FENCING TO BE INSTALLED IN ACCORDANCE WITH TPP-01 & TPP-02 OF CITY OF RALEIGH STREET DETAILS.
- CONTOURS REFERENCED FROM WAKE COUNTY GIS.

DEVELOPMENT NOTES:

- ALL CONSTRUCTION IN THE RIGHT-OF-WAY SHALL BE PER CITY CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
- APPLICABLE DEVELOPMENT PERMITS:
 - SC-012051-2025
 - UF-001819-2025
 - UF-011662-2025
 - DEMO-011164-2025
 - MASS-0004-2025



CITY OF RALEIGH PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal Law. All construction must be in accordance with all Local, State and Federal Rules and Regulations.

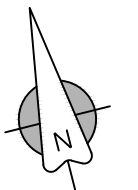
Electronic Approval: This approval is being issued electronically. This approval is valid only upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. This electronic approval may not be edited once issued. Any modification to this approval once issued will invalidate this approval.

City of Raleigh Development Approval: Justin Greenwood
City of Raleigh Review Officer

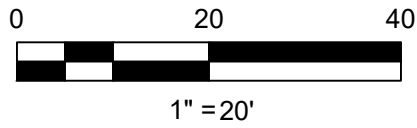
LEGEND:	
B.M.	Book of Maps
D.B.	Deed Book
PG.	Page
S.F.	Square Feet
AC.	Acres
—X—	Fence
—W—	Water pipe
—SS—	Sanitary sewer pipe
—SD—	Storm drain pipe
—OP—	Overhead Power
Ex 100	Existing Spot Grades
Im 100	Improved Spot Grades
○	Property Corner
●	New 3/4" Iron Pipe
⊙	Calculated point
⊕	Water Meter
⊗	Sanitary Sewer Cleanout
⊙	Sanitary Sewer Manhole
⊕	Power Pedestal
⊕	Power Pole
⊕	Telephone Pedestal
⊕	Cable Pedestal
⊕	Gas Meter

SHEET INDEX:

C-01 SITE PLAN
D-02 DETAILS



B.M. 2024, PG. 276



PROJECT

TIER ONE SITE PLAN 961 WIMBLETON DRIVE CITY OF RALEIGH WAKE COUNTY, NC

OWNER

HOMESTEAD BUILDING COMPANY
900 RIDGEFIELD DRIVE, SUITE 50
RALEIGH, NC 27609

DATE

SEPTEMBER 18, 2025

REVISIONS

THIS SITE PLAN IS FOR PERMITTING PURPOSES ONLY AND SHALL NOT BE USED FOR ANY SALE OR CONVEYANCE OF THE PROPERTY. BOUNDARIES SHOWN ARE PER PRIOR SURVEY PERFORMED BY TAYLOR LAND CONSULTANTS, PLLC



Jeremy Taylor



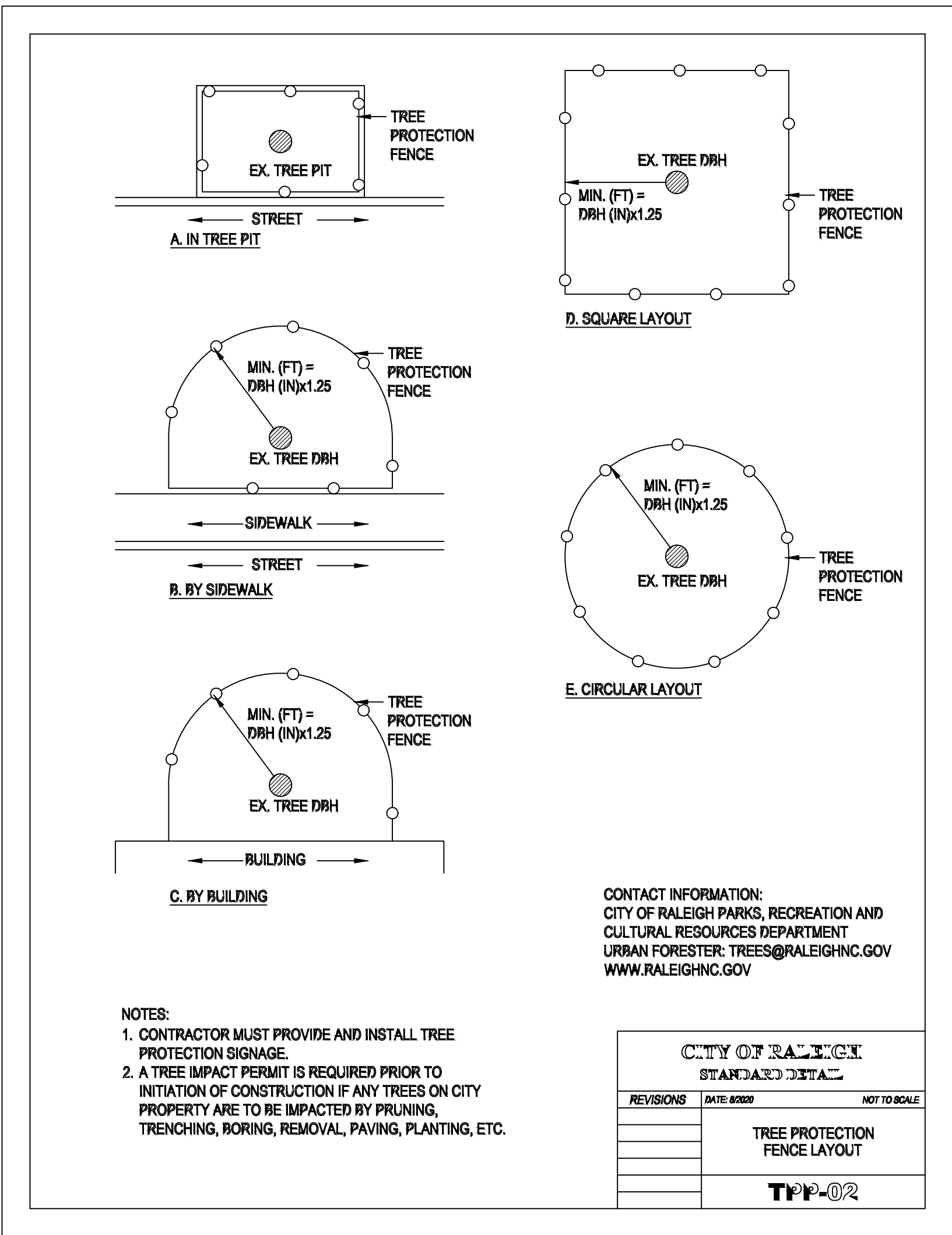
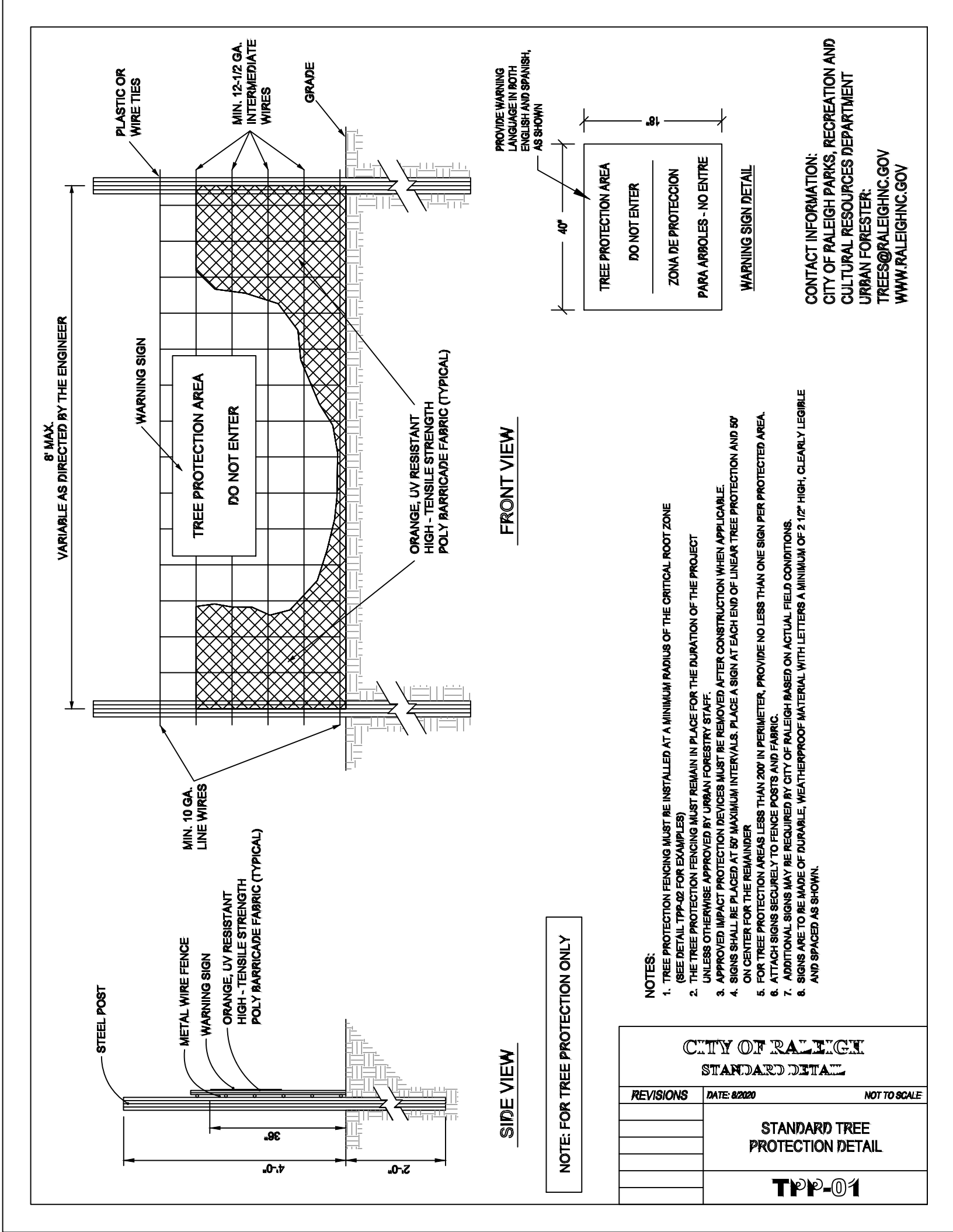
1600 Olive Chapel Rd., #140
Apex, NC 27502
(919) 801-1104

SHEET TITLE

SITE PLAN

SHEET NUMBER

C-01



PROJECT

TIER ONE SITE PLAN
961 WIMBLETON DRIVE
CITY OF RALEIGH
WAKE COUNTY, NC

CLIENT

HOMESTEAD BUILDING COMPANY
900 RIDGEFIELD DRIVE, SUITE 50
RALEIGH, NC 27609

DATE

SEPTEMBER 18, 2025

REVISIONS

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

SHEET TITLE

DETAILS

SHEET NUMBER

D-02