

VICINITY MAP - 1" = 1000'

NOTE:

1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
4. OTHER INSTRUMENTS OF RECORD MAY AFFECT THIS PROPERTY.
5. NO TITLE SEARCH PERFORMED FOR THIS SURVEY.
6. NO NCGS MONUMENT WITHIN 2,000 FEET OF THIS PROPERTY.
7. PROPERTY ZONED RX-3.
8. PROPERTY DOES NOT LIE WITHIN FEMA FLOOD HAZARD AREAS PER FIRM PANEL 3720172300K & 3720173300K WITH EFFECTIVE DATE OF JULY 19, 2022.
9. THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY REAL TIME NETWORK (RTN) GLOBAL POSITIONING SYSTEM (GPS). THIS METHOD RESULTS IN (NAD 1983/2011) - (COORDS 96) POSITIONS AND NORTH AMERICAN VERTICAL DATUM 18 (MEAN SEA LEVEL) ELEVATIONS USING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY, CLASS A SURVEY, 0.033 FT POSITIONAL ACCURACY, VRS FIELD PROCEDURE, GEOD12A AND UNITS IN FEET.
10. IRON PIPES SET AT ALL NEW PROPERTY CORNERS.
11. ANNEXATION & ANNEX-025-2022
12. DEMOLITION PERMIT # DEMO-051419-2020

TREE CONSERVATION PLAT STATEMENT:

TREE CONSERVATION AREAS ARE STRICTLY PROTECTED BY THE CITY OF RALEIGH. NO SOIL OR TREE DISTURBING ACTIVITY SHALL TAKE PLACE WITHIN TREE CONSERVATION AREAS, INCLUDING: CHANGES TO VEGETATIVE COVER, STABILIZATION OF A STRUCTURE OR FENCE, ROAD OR WALKWAY CONSTRUCTION, TREE REMOVAL OR PRUNING, CHEMICAL OR BIOLOGICAL AGENT APPLICATION, PERMANENT OR TEMPORARY ENCROACHMENTS OF IMPERVIOUS SURFACES, VEHICLES, EQUIPMENT OR MATERIALS.

NEUSE RIPARIAN BUFFER NOTE:

AREAS IDENTIFIED AS NEUSE RIVER RIPARIAN BUFFER SHALL BE MAINTAINED IN PERPETUITY IN THEIR NATURAL OR MITIGATED CONDITION. NO PERSON OR ENTITY SHALL FILL, GRADE, EXCAVATE, OR PERFORM ANY OTHER LAND-DISTURBING ACTIVITIES; NOR CUT, REMOVE, OR HARM ANY VEGETATION; NOR CONSTRUCT ANY STRUCTURES NOR ADD ANY ADDITIONAL IMPERVIOUS SURFACE, NOR ALLOW ANIMAL GRAZING OR WATERING OR ANY OTHER AGRICULTURAL USE ON SUCH PROTECTED AREAS WITHOUT WRITTEN AUTHORIZATION OF THE NC DEPARTMENT OF ENVIRONMENTAL QUALITY (NCEQ) OR COMPLIANCE WITH THE RIPARIAN BUFFER PROTECTION RULES (15A NCAC 2B .0714). THIS COVENANT IS TO RUN WITH THE LAND, AND SHALL BE BINDING ON THE OWNER, AND ALL PARTIES CLAIMING UNDER IT."

FEMA FLOOD STATEMENT:

THIS SITE IS NOT IN A FEMA SPECIAL FLOOD HAZARD ZONE PER PANEL NUMBER 3720172300K & 3720173300K WITH EFFECTIVE DATE OF JULY 19, 2022.

MAX IMPERVIOUS AREA:

TOWNHOME:	827 SF PER LOT
SINGLE-FAMILY (LOTS 1-10, 27-56, 102-105):	2,250 SF PER LOT
SINGLE-FAMILY (LOTS 11-26):	2,250 SF PER LOT

SITE DATA TABLE

OWNER:	HABITAT FOR HUMANITY OF WAKE COUNTY
PIN:	1723936543
DEED REFERENCE:	DB. 17575 PG. 780
PLAT REFERENCE:	BM. 1973 PG. 109
NUMBER OF LOTS:	56 (1-56)
PHASE 1 AREAS:	
LOTS:	364,902 SF OR 8.3748 ACRES
OPEN SPACE:	319,072 SF OR 7.3248 ACRES
RIGHT-OF-WAY DEDICATION:	158,176 SF OR 3.6312 ACRES
OLD POOLE ROAD R/W DEDICATION:	629 SF OR 0.0144 ACRES
PHASE 1 TOTAL AREA:	842,056 SF OR 19.3308 ACRES
FUTURE PHASE:	196,169 SF OR 4.5034 ACRES
TOTAL SITE AREA:	1,038,848 SF OR 23.8487 ACRES

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N69°18'39"W	62.42
L2	S39°37'19"W	51.94

REFERENCES

DB. 17575 PG. 780
B.M. 1973 PG. 109

LEGEND

EIP = EXISTING IRON PIPE
CP = CALCULATED POINT
IPS = IRON PIPE SET
XXXXX = DEVOTES ADDRESS
R/W = RIGHT-OF-WAY

OWNER:
HABITAT FOR HUMANITY OF WAKE COUNTY
2420 N RALEIGH BLVD
RALEIGH NC 27604-2235

WAKE COUNTY, NC 28
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
12/21/2022 10:21:26
BOOK: BM2022 PAGE: 02359

SUB-66-2018
RCMP-0246-2022 & SPR-0240-2020

RECORDED IN
BOOK OF MAPS 2022 PAGE 2359

SCALE: 1" = 100'

2 10-19-2022 REVIEW COMMENTS #2 ROB
1 10-07-2022 REVIEW COMMENTS #1 ROB
REV. DATE DESCRIPTION BY

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
• 6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
• TELEPHONE: (919)851-4422 OR (800)354-1879
FAX: (919)851-8968
• CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0267)

DATE
09-07-2022

RALEIGH WAKE COUNTY NORTH CAROLINA

SHEET 1 OF 5