

LOCATION MAP
1" = 500'

SITE DATA	
OWNER	ICG HOMES LLC
SITE ADDRESS	5304 DIXON DR.
PIN	1706-36-6288
DEED REFERENCE	D.B. 20112, PG. 2245
SUBDIVISION	CHESTNUT HILLS ESTATE
PLAT REFERENCE	B.M. 1959 PG. 290, LOT 08
ZONING	R-4
INFILL COMPATIBLE	YES
OVERLAY DISTRICT	NONE

INFILL CALCULATIONS
(SECT. 2.2.7.C.1.b)

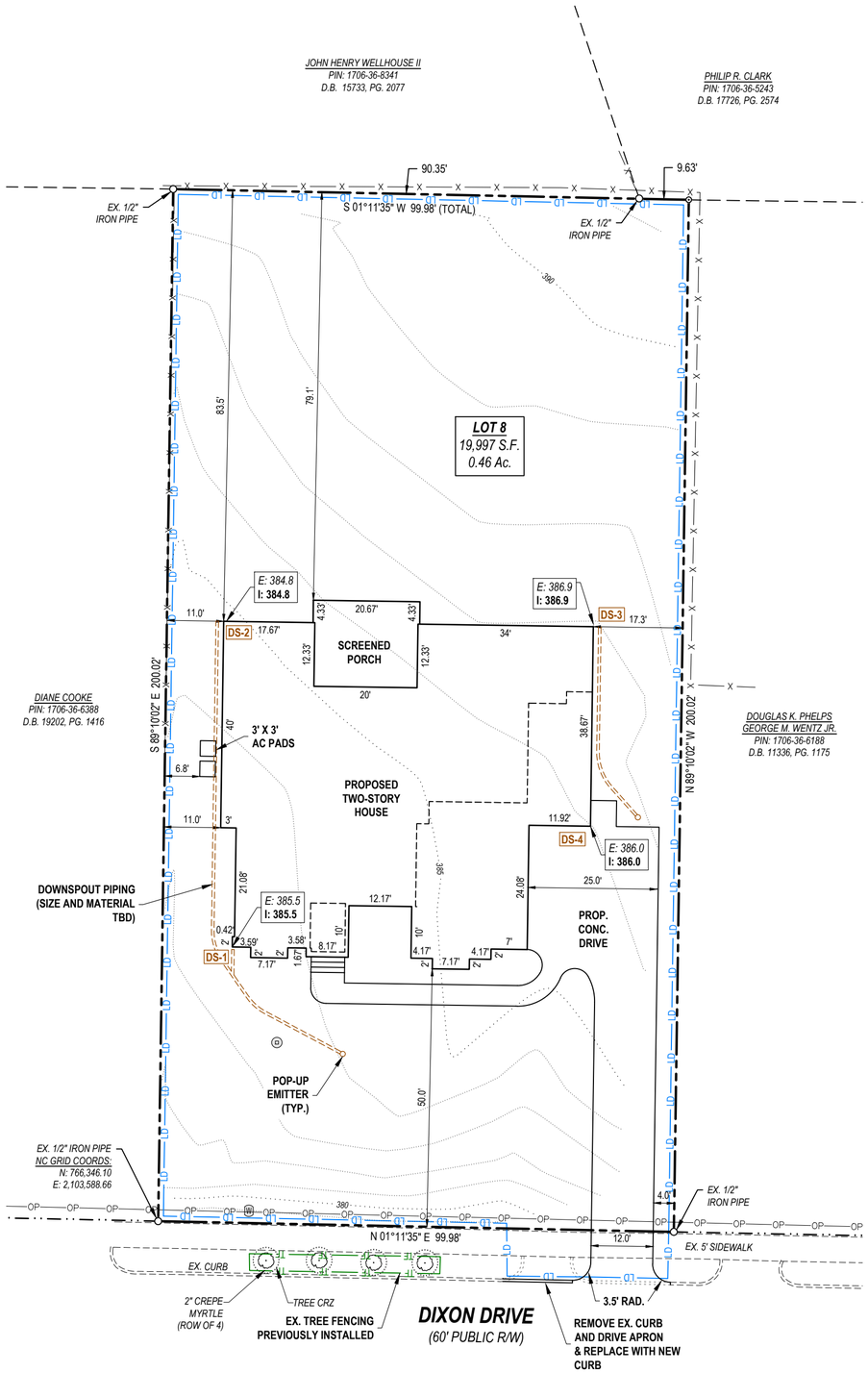
ADDRESS	BUILDING SETBACK
5218 DIXON DR.	61.3' (LOW)
5300 DIXON DR.	67.3'
5308 DIXON DR.	90.3 (HIGH.)
5312 DIXON DR.	62.8'
MEDIAN SETBACK (25%)	65.0' (48.8' - 81.2')

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

IMPERVIOUS SURFACE	
HOUSE	4215
DRIVE/WALK	1557
TOTAL	5772
MAX (38%)	7598

FRONT PARKING (S.F.)	
PARKING AREA	636
FRONT YARD AREA	4,997
PERCENTAGE	12.73%

BUILDING DRAINAGE		
DOWNSPOUT	**DRAINAGE DIRECTION**	**DRAINAGE OPTION SELECTED**
DS-1	WEST	SHEET FLOW TO R/W VIA POP-UP EMITTER
DS-2	WEST	SHEET FLOW TO R/W VIA POP-UP EMITTER
DS-3	WEST	SHEET FLOW TO R/W VIA POP-UP EMITTER
DS-4	WEST	SHEET FLOW TO R/W



LEGEND

- Ex. property corner
- Set 5/8" iron pipe
- Calculated point
- Water Meter
- Sanitary Sewer Cleanout
- Power Pole
- Ex. Property Line
- Ex. Adjoining Property Line
- Ex. Right-of-Way
- Ex. Fence
- Ex. Overhead Power
- Ex. Contour Line
- Ex. Limits of Disturbance
- Ex. Tree Fence
- Proposed Storm Pipe

B.M.	Book of Maps
D.B.	Deed Book
PG.	Page
S.F.	Square Feet
AC.	Acres
PIN	Parcel identification number

LIMITS OF DISTURBANCE:
± 19,600 S.F.

REFERENCES

- B.M. 1959, PG. 290
- D.B. 20112, PG. 2245

SURVEY NOTES

1. ALL EASEMENTS, RIGHT-OF-WAY'S, BUFFERS, SETBACKS AND ADJOINERS, ETC., REFERENCED FROM BOOK OF MAPS 1959, PAGE 290 UNLESS OTHERWISE NOTED.
2. 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.
3. FIELD SURVEY PERFORMED ON JANUARY 11, 2026.

DEVELOPMENT NOTES

1. ALL CONSTRUCTION IN THE RIGHT-OF-WAY SHALL BE PER CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
2. APPLICABLE DEVELOPMENT PERMITS / PLANS:
   - DEMO-006238-2026
   - LDG-009563-2026
   - MASS-0027-2026

NC GRID (NAD 83/2011)

0 20 40
1" = 20'

PROJECT

TIER ONE SITE PLAN
5304 DIXON DRIVE
CITY OF RALEIGH
WAKE COUNTY, NC

CLIENT

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

DATE
JUNE 17, 2026

REVISIONS

The Site Plan is for permitting purposes only. This shall not be considered a "Boundary Survey" as all property lines may have not been surveyed and monumented. This survey is not to be used for any conveyance or sale of the property.

NORTH CAROLINA PROFESSIONAL SEAL L-3841 LAND SURVEYOR JEREMY TAYLOR

Jeremy Taylor

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

SHEET TITLE
SITE PLAN

SHEET NUMBER
C-01

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