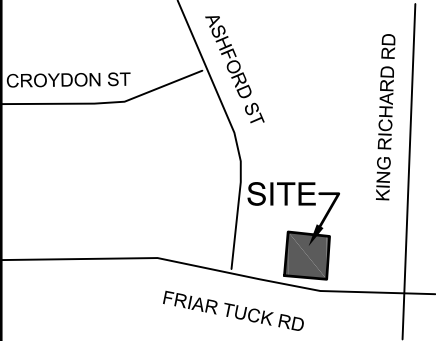




VICINITY MAP
(NOT TO SCALE)

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN REFERENCE SOURCE CITED); THAT THE BOUNDARIES NOT SURVEYED ARE NOTED AS SUCH WITH THEIR REFERENCE SOURCE; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600).

Digitally signed by Michael B. Howard
Date: 2026.07.21 15:15:41 -04'00'
MICHAEL B. HOWARD, PLS L-5709
07/21/2026
DATE

NOTES

1. AREA COMPUTED USING THE COORDINATE METHOD.
2. PROPERTY SUBJECT TO ALL EASEMENTS OF RECORD.
3. THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND.
4. ENVIRONMENTAL CONDITIONS, WETLANDS, JURISDICTIONAL WATERS OR OTHER CONDITIONS WHICH MAY BE REGULATED BY FEDERAL, STATE OR LOCAL AUTHORITIES WERE NOT INVESTIGATED.
5. PROPOSED HVAC AND PROPOSED WATER METER LOCATIONS ARE APPROXIMATE AND MAY NEED TO BE ADJUSTED.
6. ELEVATIONS SHOWN ARE PRE-DEVELOPMENT, NAVD 88, ESTABLISHED FROM NC RTN GNSS OBSERVATIONS.
7. ALL CONSTRUCTION IN THE RIGHT-OF-WAY SHALL BE PER CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

ZONING NOTE

CITY OF RALEIGH ZONING IS R-6,
FREQUENT TRANSIT DEVELOPMENT OPTION.
SETBACKS:
FRONT 10'
SIDE 5'
REAR 20'

FLOOD NOTE

FLOOD MAP: 3720172300K
EFFECTIVE DATE: 7/19/2022
☐ IS ☒ IS NOT IN A FEMA REGULATED FLOOD HAZARD AREA

IMPERVIOUS NOTE

PROPOSED HOUSE BOX 1,075 SF
PROPOSED DRIVE 417 SF (INSIDE PROPERTY LINE)
TOTAL 1,492 SF, 22%

PARKING AND DRIVEWAY NOTE

FRONT YARD 1,917 SF
PROPOSED DRIVE 417 SF (INSIDE PROPERTY LINE)
PERCENT OF DRIVEWAY COVERAGE 22%

STREET TREE NOTE

TREES TO BE PLANTED PER APPROVED SUB-0061-2024.

DEMO NOTE (PERMIT: DEMO-017831-2026)

1. METAL SHED (551 SF) REMOVED AS OF 07/01/2026 SITE VISIT.
2. LOD IS 5,796 SF.
3. LOD IS 2' INSIDE PROPERTY LINES AND 1' OUTSIDE 50' NEUSE RIVER BUFFER.

REVISIONS

- 03/20/2026: STREET TREES AND NOTE ADDED, FREQUENT TRANSIT DEVELOPMENT OPTION ADDED.
04/20/2026: LOD LINE ADDED AND DEMO NOTE ADDED.
07/06/2026: CITY COMMENTS ADDRESSED: WATER METER LOCATION, 36" OAK TO BE REMOVED, STORMWATER BUFFER FIELD LOCATED, HOUSE DIMENSIONS, PARKING AND DRIVEWAY NOTE, HVAC LOCATION, DEMO PERMIT, AND PRE-DEVELOPMENT GRADES ADDED. DEMOED SHED REMOVED FROM SITE AND SITE PLAN.
07/21/2026: DRIVEWAY REVISED AND CONSTRUCTION NOTE ADDED (NOTE 7).

LEGEND

- AG ABOVE GROUND
BG BELOW GROUND
BC BACK OF CURB
CIB CURB INLET
DB DEED BOOK
DIP DUCTILE IRON PIPE
EIP EXISTING IRON PIPE
EIR EXISTING IRON REBAR
X FENCE LINE
GW GUY WIRE
LP LIGHT POLE
BM BOOK OF MAPS
OHU OVERHEAD UTILITIES
PG PAGE
RW RIGHT-OF-WAY
SF SQUARE FEET
SM SEWER MANHOLE
T TREE
TT TREELINE TREE
SE SPOT ELEVATION
SD STORM DRAIN PIPE
SS SANITARY SEWER PIPE
WM WATER METER
S SURVEYED LINES
NS NON-SURVEYED LINES (SHOWN FROM REFERENCE)

LOT SHOWN
LOT 2

ASHFORD STREET
SUBDIVISION
BM 2025, PG 2212
DB 19657, PG 376
PARCEL ID: 0534431
6,886 SF / 0.158 ACRES

OWNER: CLEAR CONSTRUCTION GROUP, LLC

PROPERTY SURVEY AND PLOT PLAN
OF
2905 FRIAR TUCK ROAD
RALEIGH, NC 27610
FOR
PALMETTO HAVEN HOMES

RALEIGH TOWNSHIP

WAKE COUNTY

NORTH CAROLINA

PIN: 1723153243

SCALE: 1" = 30'

PROJECT: 20260203.02

SURVEY DATE: 02/17/2026, 07/01/2026



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