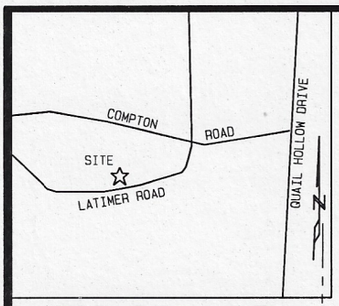

VICINITY MAP
NOT TO SCALE

PROPOSED IMPERVIOUS:
PROPOSED HOUSE: 3487 SF
PROPOSED DRIVE: 704 SF
PROPOSED GRASS STRIP: -69 SF
PROPOSED PORCHES: 392 SF
PROPOSED WALK/HVAC PADS: 48 SF
PROPOSED TOTAL: 4542 SF
OR 37.87% OF LOT
LOT TOTAL: 11993 SF

NOTES:
1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
2. THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.
3. ALL IRONS FOUND ARE FLUSH WITH GROUND UNLESS OTHERWISE NOTED.
4. ANY DRAINAGEWAYS SHOWN HEREON AND/OR ADJACENT TO THIS SITE MAY CREATE ADDITIONAL BUFFERS CLAIMED BY THE STATE OF NORTH CAROLINA OR OTHER REGULATORY AGENCY.
5. METES AND BOUNDS REFLECT IRONS FOUND AND DIFFER FROM RECORD INSTRUMENT.

LAKEMONT SUBDIVISION
SECTION THREE
BoM 1962 Pg. 40

LOT 110
BoM 1962 PG 40

LOT 111
BoM 1962 PG 40

BoM 1962 PG 40
LOT 112

REF: BoM 1962 PG 39
20' DRAINAGE EASEMENT

S 85°49'40" E 80.15'

N 85°13'53" W 79.98'
(TIE TO IRON)

0.48 fen

(TIE LINE)

1.33 fen

LOT 121
0.2753 AC
(BY COORDINATES)

42.52'

40.94'

PROPOSED LIMITS OF DISTURBANCE: 8037 SF

LEGEND:
- IRON PIPE FOUND
- IRON PIPE SET
- WATER METER
- FIRE HYDRANT
- UTILITY POLE
- MANHOLE
- FENCE

PARKING CALCULATIONS:
FRONT YARD: 3243 SF
40% = 1297 SF
DRIVE IN FRONT YARD: 615 SF

LINE	DISTANCE
L1	10.19
L2	10.19
L3	6.25
L4	4.25
L5	3.58
L6	3.25
L7	.33
L8	6.33
L9	.34
L10	3.25

12.25'

27.33'
PROP. PORCH
13.67'
26.67'
8.33'
18.67'

REF: BoM 1962 PG 39
20' DRAINAGE EASEMENT

N 04°26'51" E 149.58'

55.67'

PROPOSED HOUSE

65.67'

S 04°30'00" W 149.93'

REF: BoM 1962 Pg. 39

LOT 120

0.46 fen

0.90 fen

2.54 fen

LOT 122

NOTE: 1. BUILDER MUST VERIFY DIMENSIONS PRIOR TO FIELD STAKING.
2. BUILDER ACCEPTS ALL LIABILITY FOR SETBACK VIOLATIONS.
3. ALL CONSTRUCTION IN THE RIGHT-OF-WAY SHALL BE PER CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS (RSDM 4.6.1.1.
4. PORCHES, DECKS, PATIOS NOT STAKED IN FIELD.
5. PROJECT TO COMPLY WITH UDO 7.2.9 SAFETY CONSTRUCTION BARRIER FENCE.

(TIE TO IRON)
N 85°35'45" W 80.0'

14.83'
PROP. PORCH
16.21'
7.67'
13.29'
15.33'
L1
L2
16.21'
PROP. CONC. DRIVE
PROP. WALK
PROP. GRASS STRIP
45.25'
37.23'
10'

PRELIMINARY
NOT FOR SALES
OR CONVEYANCES

OVERHEAD LINE (TYP)

SITE DATA TABLE:
PIN: 1706-81-8741
ZONING: R-4
SETBACKS: PRIMARY STREET: 20'
SIDE: 10'
REAR: 30'

N 85°34'56" W 80.01'

r=3.5'
r=3.5'
PROP APRON
BACK OF CURB

PROPOSED 3" CALIPER TULIP POPLAR TREE (TWO TOTAL PROPOSED)

LOT SIZE: 11993 SF
PROPOSED IMPERVIOUS: 4542 SF
INFILL: ____

NOTE: REPLACEMENT STREET TREES, 3" CALIPER SINGLE-STEM LARGE MATURING SHAD TREES AT 40 SPACING IN THE RIGHT-OF-WAY ARE TO BE SHOWN ON PLOT PLAN/SITE PLAN SURVEY WHEN APPLICATION IS MADE FOR BUILDING PERMIT. PROPOSED TREES ARE TUPLIP POPLAR TREES.
ALL STREE TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TPP-03.

LATIMER ROAD
50' PUBLIC R/W

REVISED: PROPOSED HOUSE 11 NOV 2024

30 15 0 30 60
SCALE IN FEET

405 LATIMER ROAD

BOOK OF MAPS 1962 PAGE 39 | DEED BOOK 2064 PAGE 416 | * NOT FOR RECORDATION *

LOT 121 SECTION TWO | LAKEMONT SUBDIVISION

I, MARY ELIZABETH SMITH, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION SHOWN HEREON; THAT THE RATIO OFPERCISION AS CALCULATED IS 1: 10, 000+; THAT THIS PLAT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). WITNESS MY ORGINAL SIGNATURE, RESGISTRATION NUMBER (L-5565) AND SEAL.

Mary Elizabeth Smith

ALSO, I CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

NORTH CAROLINA PROFESSIONAL SEAL L-5565 LAND SURVEYOR MARY ELIZABETH SMITH

SRV'D: MAS	DRAWN: TAH	CHK'D: MES	JOB # 5562724	DATE: 02 JULY 2024	SCALE: 1" = 30'

SULLIVAN SURVEYING
1143 D EXECUTIVE CIRCLE
CARY, NORTH CAROLINA 27511
TELEPHONE: 919-469-4738
P-2984

SURVEY FOR:
PBA CONSULTANTS
RALEIGH, WAKE COUNTY, NORTH CAROLINA

L/LOAN24/JUL/121LAK_P