

PLOT PLAN FOR  
WOODROW PARK III LLC2921 CLAREMONT RD  
LOT 58, ANDERSON HEIGHTS SUBDIVISION  
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINAN/F  
JJ FALLON CO  
D.B. 761, PG. 62  
SOUTHERN HALF OF  
CRABTREE CREEK

CRABTREE CREEK

TOP OF BANK  
CRABTREE CREEK

N 01°39'03" W 85.46'

58

10,058 S.F.

VICINITY MAP NO SCALE

1 LIMIT OF DISTURBANCE  
MODIFIED/SHRUNK SO LOT 58  
LOD AND LOT 59 LOD ARE LESS  
THAN 12,000 SF  
LOT 59 LOD = 6,220 SF  
LOT 58 LOD = 5,400 SF2 EXISTING TREES TO BE REMOVED  
AND REPLACED3 PROPOSED QUERCUS NUTTALLII  
NUTTALL OAK 3" CAL 10' HT  
PER CITY OF RALEIGH STANDARD  
DETAIL TPP-03

FLOODWAY

20' SANITARY  
SEWER EASEMENT  
(SEE NOTE 7)

## LEGEND

- AIR CONDITIONER  
BACK OF CURB  
BACK FLOW PREVENTER  
CLEANOUT  
CURB INLET  
DRILL HOLE SET  
EXISTING CONCRETE MONUMENT  
EXISTING DRILL HOLE  
EXISTING IRON STAKE  
EXISTING IRON PIPE  
ELECTRIC METER  
EXISTING PK NAIL  
ELECTRIC STUB  
FLARED END SECTION  
FIRE HYDRANT  
FIBER OPTIC PEDESTAL  
GAS METER  
GUY  
INVERT  
IRON PIPE SET  
IRON ROD SET  
LIGHT POLE  
MAGNETIC NAIL SET  
MANHOLE SANITARY SEWER  
MANHOLE STORM SEWER  
OVERHEAD WIRES  
PK NAIL SET  
POINT NOT SET  
RAIL ROAD SPIKE  
TELEPHONE PEDESTAL  
TRANSFORMER  
CABLE TV PEDESTAL  
UTILITY POLE  
WATER METER  
WATER VALVE  
YARD INLET  
FIELD MEASUREMENT  
SPOT ELEV.  
LIMIT OF DISTURBANCE  
SF SILT FENCE

## REFERENCES:

B.M. 1949, PG. 12

## SETBACK INFO

FRONT: PER BOA-0027-2023  
APPROVED 11-13-23  
REAR: 20'  
SIDES: 5'  
CORNER SIDE: 10'

## NOTES

1. THERE ARE NO TREES IN THE RIGHT-OF-WAY WITHIN 15' OF THE DISTURBED AREA.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
3. PER 9.3.5.A.4 ALL NEW ELECTRICAL, HEATING, VENTILATION, PLUMBING, AIR CONDITIONING EQUIPMENT, AND OTHER SERVICE FACILITIES SHALL BE DESIGNED AND/OR LOCATED AT OR ABOVE THE RFPE TO PREVENT WATER FROM ENTERING OR ACCUMULATING WITHIN THE COMPONENTS DURING CONDITIONS OF FLOODING.
4. FRONT SETBACK PER BOA-0027-2023
5. THE LAND SHOWN ON THIS PLAN IS IN ZONE "AE", A SPECIAL FLOOD HAZARD AREA PER FIRM NUMBER, 3720170500K EFFECTIVE ON JULY 19, 2022.
6. NO RECORDED EASEMENT FOUND FOR SANITARY SEWER
7. OWNER CONTACT INFORMATION:  
ANDREW THOMPSON DBA WAYPOINT BUILDERS  
919-931-2868, ANDREW@WAYPOINTNC.COM
8. ALL TREES WILL BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAILS TPP-03

| SPOT ELEVATION TABLE |          |          |
|----------------------|----------|----------|
| LABEL                | EXISTING | PROPOSED |
| A                    | 220.1'   | 220.1'   |
| B                    | 211.0'   | 211.0'   |
| C                    | 213.0'   | 213.0'   |
| D                    | 218.2'   | 218.2'   |



SCALE: 1" = 20'

CONTOUR INTERVAL=2'

VERTICAL DATUM: NAVD '88

CLAREMONT ROAD  
50' PUBLIC R/W

|                      |              |
|----------------------|--------------|
| PIN                  | 1705745233   |
| ZONING               | R-6          |
| LOT SIZE             | 10,058 S.F.  |
| INFILL (Y/N)         | YES (NOTE 5) |
| OVERLAY DISTRICT     | NONE         |
| PROPOSED USE         | RESIDENTIAL  |
| MAX. BUILDING HEIGHT | 40 FT.       |
| CURRENT IMPERVIOUS   | 0 S.F.       |
| IMPERVIOUS SURFACES  |              |
| HOUSE                | 2,200 S.F.   |
| WALK & DRIVE         | 730 S.F.     |
| PORCH/ STEPS         | 180 S.F.     |
| TOTAL                | 3,110 S.F.   |
| MAX. IMPERVIOUS      |              |
| 10,058 x 0.51        | 5,129 S.F.   |



PRELIMINARY PLAT- NOT FOR RECORDATION,

CONVEYANCE OR SALES

THIS IS A SITE PLAN AS DEFINED BY G.S. 160D-102 AND IS NOT INTENDED TO BE ATTACHED TO ANY INSTRUMENT RECORDED IN THE REGISTER OF DEEDS OFFICE

REV3: MOVE HSE

REV4: OCTOBER 24, 2024

REV3: AUGUST 22, 2024

REV2: AUGUST 9, 2024

REV1: JULY 17, 2024

DATE: APRIL 22, 2024

Q:\FieldLoc\CLAREMONT RD 2921.TXT

**RWK, PA**

ENGINEERING ~ SURVEYING

CORPORATE LICENSE: C-1771

101 W. MAIN ST., SUITE 202

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M:\CLAREMONT RD 2921\LOT 58\ CLAREMONT RD 2921.DWG