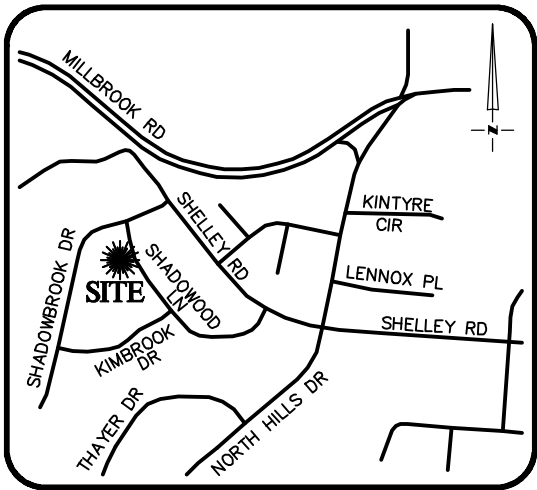
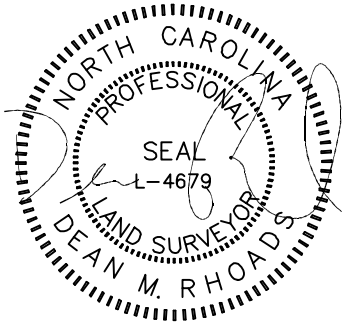




VICINITY MAP
Not To Scale



IMPERVIOUS SURFACE AREA	
DESCRIPTION	AREA
HOUSE w/ PORCH	3,180 S.F.
PORCH/HVAC	219 S.F.
DRIVEWAY & WALKS	1,034 S.F.
EXISTING DRIVEWAY	1,083 S.F.
TOTAL (PROPOSED)=	5,516 S.F.
LOT AREA =	14,588 S.F.
% IMPERVIOUS AREA	=37.8%
*MAX. IMPERV. 38%	5,544 S.F.

*PER R-4 ZONING

SITE DATA TABLE			
PIN: 1706-05-1868	SITE SIZE:14,588 S.F.	ZONING:R-4	OVERLAY DISTRICTS:N/A
CURRENT USE: VACANT		PROPOSED USE: RESIDENTIAL SINGLE FAMILY	
EXISTING IMPERV: 1,083 S.F.		PROPOSED IMPERV: 4,433 S.F.	
RESIDENTIAL INFILL STATUS: NO		SETBACK REQUIREMENTS: SEE TABLE	
ALLOWED BLDG. HEIGHT: 40'		PROPOSED BLDG. HEIGHT:	
BLDG. SQ. FOOTAGE: 6,527 S.F.			

PLAN INFORMATION BLOCK		
FOOTPRINT: 3,390 S.F.	TOTAL SQ.FT.: 6,527	
CRAWL: X	SLAB:	BASEMENT:
MEAN HEIGHT:		STORIES: 3
FACADE:		
IMPERVIOUS SURFACE AREA: 5,516 S.F.		

SETBACKS (CURRENT R-4 ZONING):

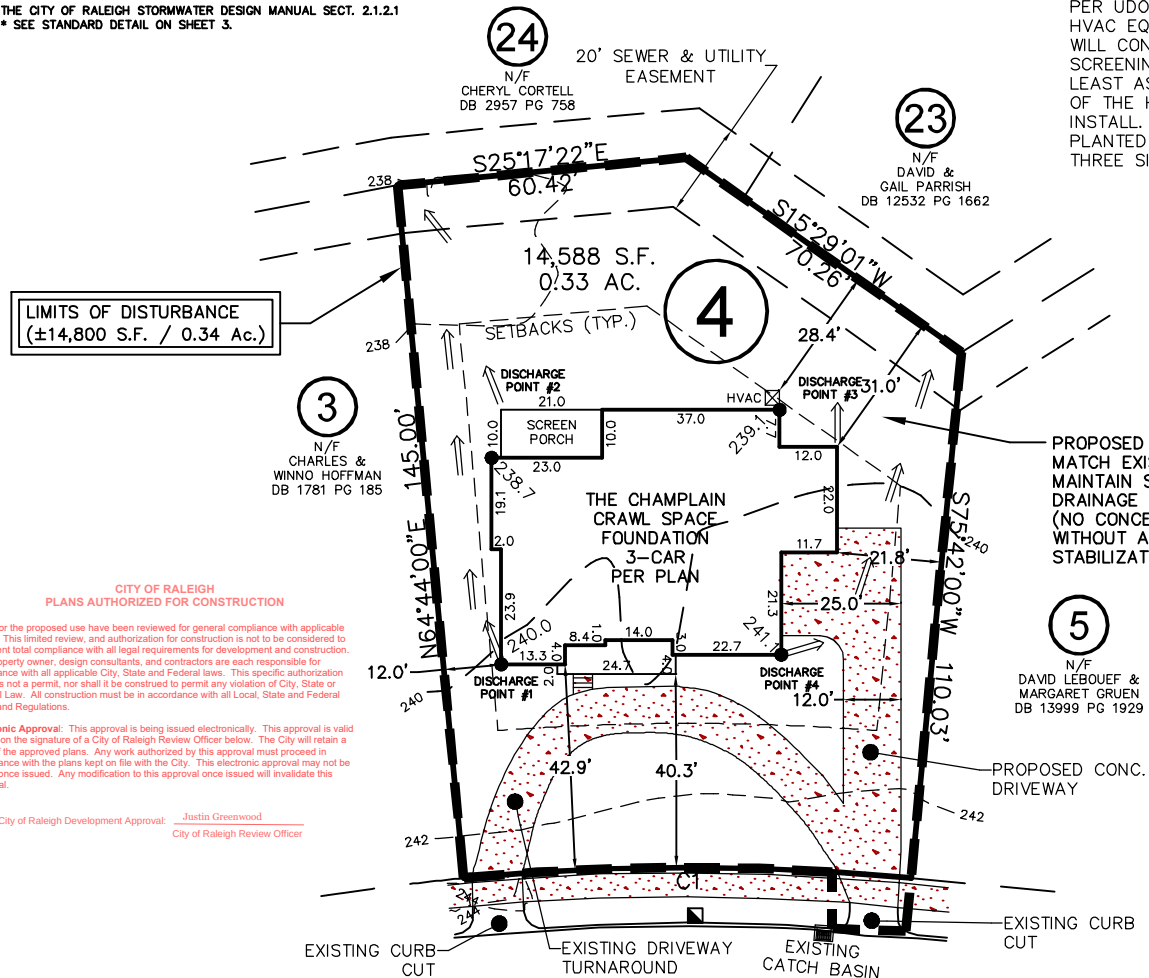
FRONT - 20' (30' PER DB 1688 PG 272)
SIDE - 10'
REAR - 30'

DISCHARGE POINT	DISCHARGE OPTION	DRAINAGE AREA	MINIMUM LENGTH	LENGTH PROVIDED
#1	D-VEGETATED AREA*	199 S.F.	10 FT.	103 FT.
#2	D-VEGETATED AREA*	673 S.F.	27 FT.	52 FT.
#3	D-VEGETATED AREA*	132 S.F.	10 FT.	38 FT.
#4	D-VEGETATED AREA*	320 S.F.	13 FT.	41 FT.

THE CITY OF RALEIGH STORMWATER DESIGN MANUAL SECT. 2.1.2.1
* SEE STANDARD DETAIL ON SHEET 3.

ALL CONSTRUCTION SHALL BE PER CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.

PER UDO SECTION 7.2.5-D4 THE HVAC EQUIPMENT SCREENING WILL CONSIST OF LANDSCAPING SCREENING THAT SHALL BE AT LEAST AS HIGH AS THE HEIGHT OF THE HVAC EQUIPMENT AT INSTALL. 1 BUSH WILL BE PLANTED ON EACH OF THE THREE SIDES OF THE HVAC UNIT



CITY OF RALEIGH
PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal Law. All construction must be in accordance with all Local, State and Federal Rules and Regulations.

Electronic Approval: This approval is being issued electronically. This approval is valid only upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. This electronic approval may not be edited once issued. Any modification to this approval once issued will invalidate this approval.

City of Raleigh Development Approval: Justin Greenwood
City of Raleigh Review Officer

PROPOSED CONTOURS TO MATCH EXISTING CONTOURS. MAINTAIN SHEET FLOW DRAINAGE RUNOFF PATTERN (NO CONCENTRATED FLOW WITHOUT APPROPRIATE EROSION STABILIZATION/MATTING)

5
N/F
DAVID LEBOUF & MARGARET GRUEN
DB 13999 PG 1929

PROPOSED CONC. DRIVEWAY

EXISTING CURB CUT

EXISTING DRIVEWAY TURNAROUND

EXISTING CATCH BASIN

EXISTING CURB CUT

SHADOWWOOD LANE

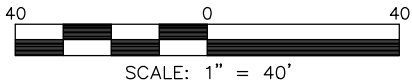
TOTAL FRONT(SIDE) YARD - 4,262 S.F.
DRIVEWAY - 1,548 S.F.
% OF DRIVEWAY - 36.3%

CURVE	RADIUS	ARC LENGTH	CH LENGTH	CH BEARING
C1	488.56'	93.28'	93.14'	S19°48'27"E

THIS PROPERTY MAY BE SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD OR IMPLIED

THIS DRAWING DOES NOT REFLECT AS-BUILT INFORMATION

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES.



SCALE: 1" = 40'

RESIDENTIAL LAND SERVICES, PLLC.

1917 Evans Road
Cary, North Carolina 27513
Phone (919) 378-9316
Firm License # P-0873

HOUSE LOCATION PLOT PLAN

FOR
#1541 SHADOWWOOD LANE
LOT 4, BRIAR WOOD SUBDIVISION, SECTION 1, BLOCK D
Raleigh Township, Wake County, North Carolina

PROPERTY OF: DREES HOMES
MAP BOOK 1965 PAGE 245 DEED REFERENCE 19810 PAGE 10

DRAWN: ADP SURVEYED: N/A CHECKED: DMR DATE: MAY 16, 2025

REVISIONS		DATE	REVISION BY	COMMENT
REV. #	DATE	REVISION BY	COMMENT	
REV. 1	5/14/25	JWW	CHANGED HOUSE PLAN	
REV. 2	5/29/25	ADP	ADDED COMPARATIVE SETBACK TABLE FOR INFILL	