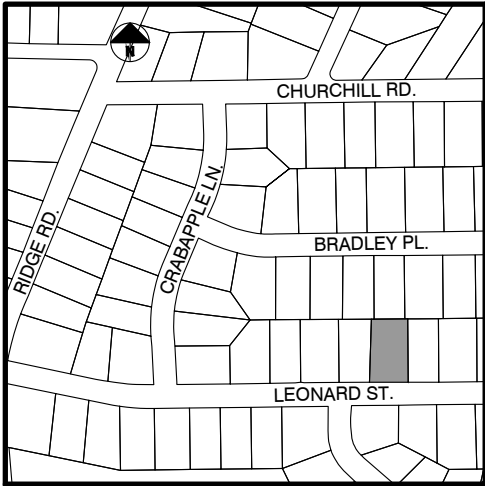




LOCATION MAP
1" = 500'

SITE DATA	
CLIENT	EXETER BUILDING COMPANY LLC
SITE ADDRESS	3438 LEONARD STREET
PIN	0794-37-6577
DEED REFERENCE	D.B. 19894, PG. 1342
SUBDIVISION	RIDGEWOOD
PLAT REFERENCE	B.M. 1954, PG. 68, LOT 28
ZONING	R-4
OVERLAY	N/A

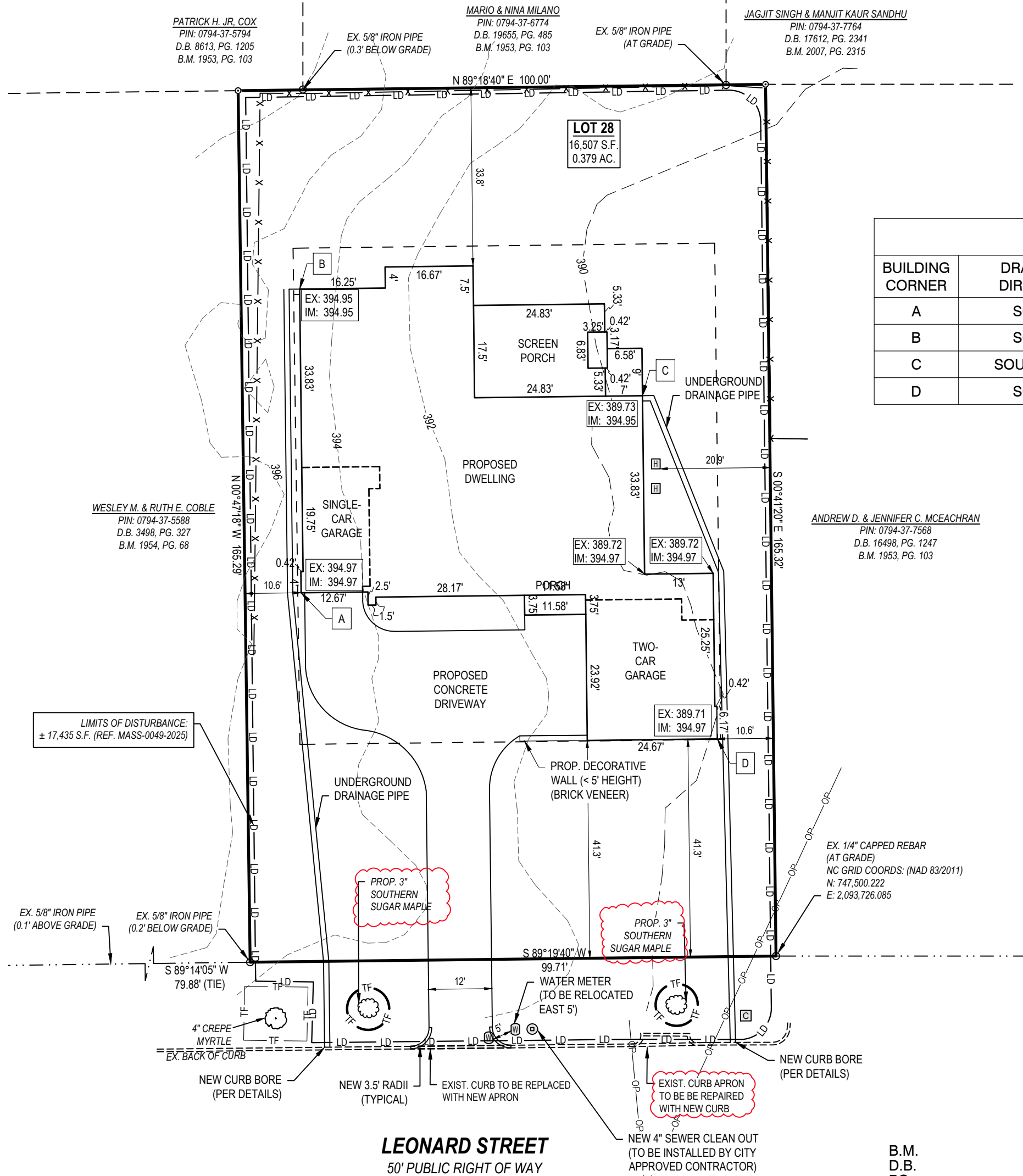
IMPERVIOUS AREA	
HOUSE	4448
CONC. DRIVE/WALK	1689
DECORATIVE WALL	13
HVAC PADS (3' x 3')	18
TOTAL	6168
MAX (38%)	6273

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

INFILL COMPATIBILITY (UDO 2.2.7.C.1.b)	
ADDRESS	DIST. FROM RW
3428 LEONARD STREET	50.7'
3432 LEONARD STREET	59.2'
3444 LEONARD STREET	59.9'
3448 LEONARD STREET	50.6'
MEDIAN RANGE (25%)	54.95' (41.2' - 68.7')

FRONT PARKING	
PARKING AREA	1656 S.F.
FRONT YARD AREA	5881 S.F.
PERCENTAGE	28.2 (MAX 40%)

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: - MASS-0049-2025 - DEMO-025608-2025 - UF-033050-2025 - SC-026898-2025
3.	TREE FENCING TO BE INSTALLED PER CITY OF RALEIGH STANDARD DETAILS TPP-01 AND TPP-02.
4.	TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
5.	ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARD DETAIL, TPP-03.



DRAINAGE CHART		
BUILDING CORNER	DRAINAGE DIRECTION	DRAINAGE OPTION SELECTED
A	SOUTH	UNDERGROUND PIPE TO CURB BORE
B	SOUTH	UNDERGROUND PIPE TO DRAINAGE "A"
C	SOUTHEAST	UNDERGROUND PIPE TO DRAINAGE "D"
D	SOUTH	UNDERGROUND PIPE TO CURB BORE

LEGEND & NOMENCLATURE:	
B.M.	Book of Maps
D.B.	Deed Book
PG.	Page
S.F.	Square Feet
AC.	Acres
PIN	Parcel Identification Number
— x —	Fence
— w —	Water Pipe
— ss —	Sanitary sewer Pipe
— op —	Overhead Power
— 260 —	Ex. Contour Line
---	Building Setback Line
— TF —	Tree Protection Fence
— LD —	Limits of Disturbance
— 260 —	Existing & Improved Spot Elevations
○	Ex. Property Corner
●	New 3/4" Iron Pipe
◊	Calculated point
⊗	Water Meter
⊙	Sanitary Sewer Cleanout
⊛	Sanitary Sewer Manhole
⊞	Power Pole
⊟	Light Pole
⊠	Telephone Pedestal
⊡	Cable Pedestal
⊢	Water Valve
⊣	Proposed HVAC Units

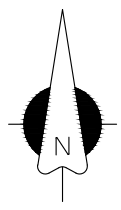
SHEET INDEX	
C-01	TIER ONE SITE PLAN
D-02	DETAILS
D-03	DETAILS

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



NC GRID (NAD 83/2011)



1" = 20'

TIER ONE SITE PLAN 3438 LEONARD STREET CITY OF RALEIGH WAKE COUNTY, NC

CLIENT/OWNER
EXETER BUILDING COMPANY
900 RIDGEFIELD DRIVE, SUITE 50
RALEIGH, NC 27615

DATE
SEPTEMBER 15, 2025

REVISIONS	
1.	APRON W/ NEW CURB, TREE SPECIES
10-8-25	

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.

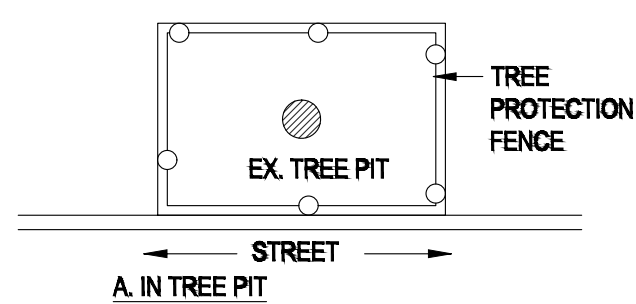


Jeremy Taylor

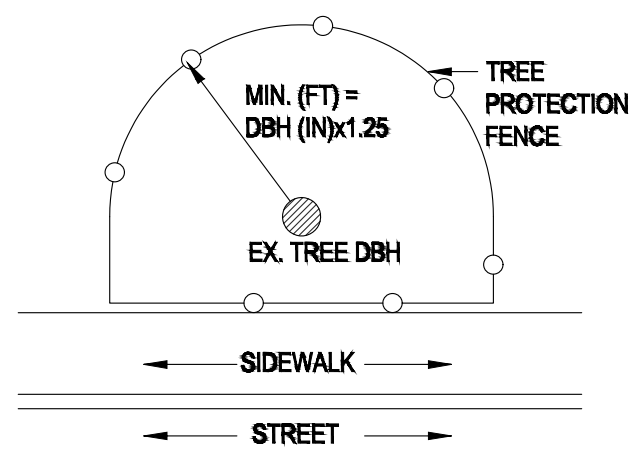


TIER ONE SITE PLAN

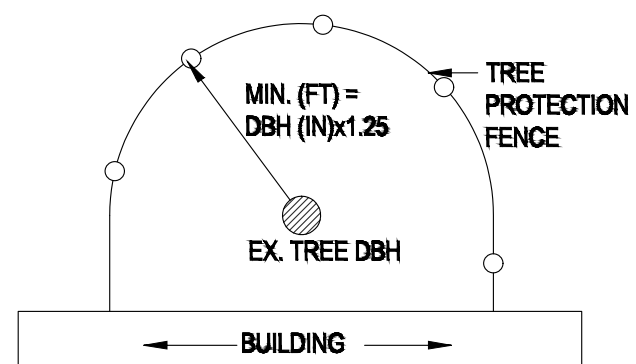
SHEET NUMBER
C-01



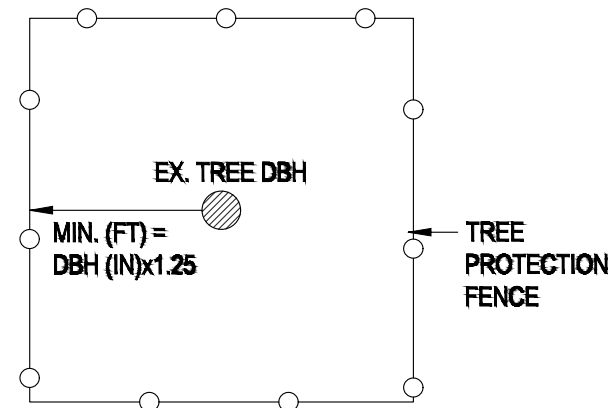
A. IN TREE PIT



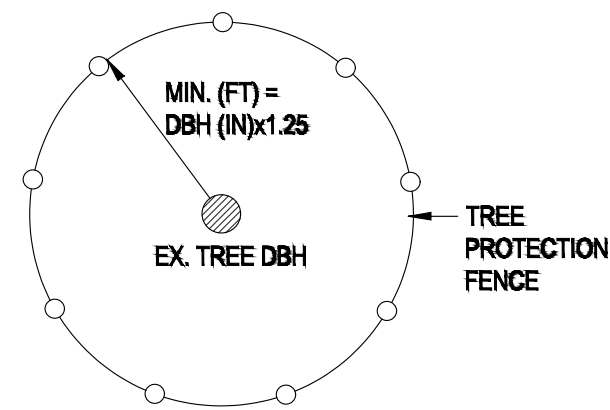
B. BY SIDEWALK



C. BY BUILDING



D. SQUARE LAYOUT



E. CIRCULAR LAYOUT

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND
CULTURAL RESOURCES DEPARTMENT
URBAN FORESTER: TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

**CITY OF RALEIGH
STANDARD DETAIL**

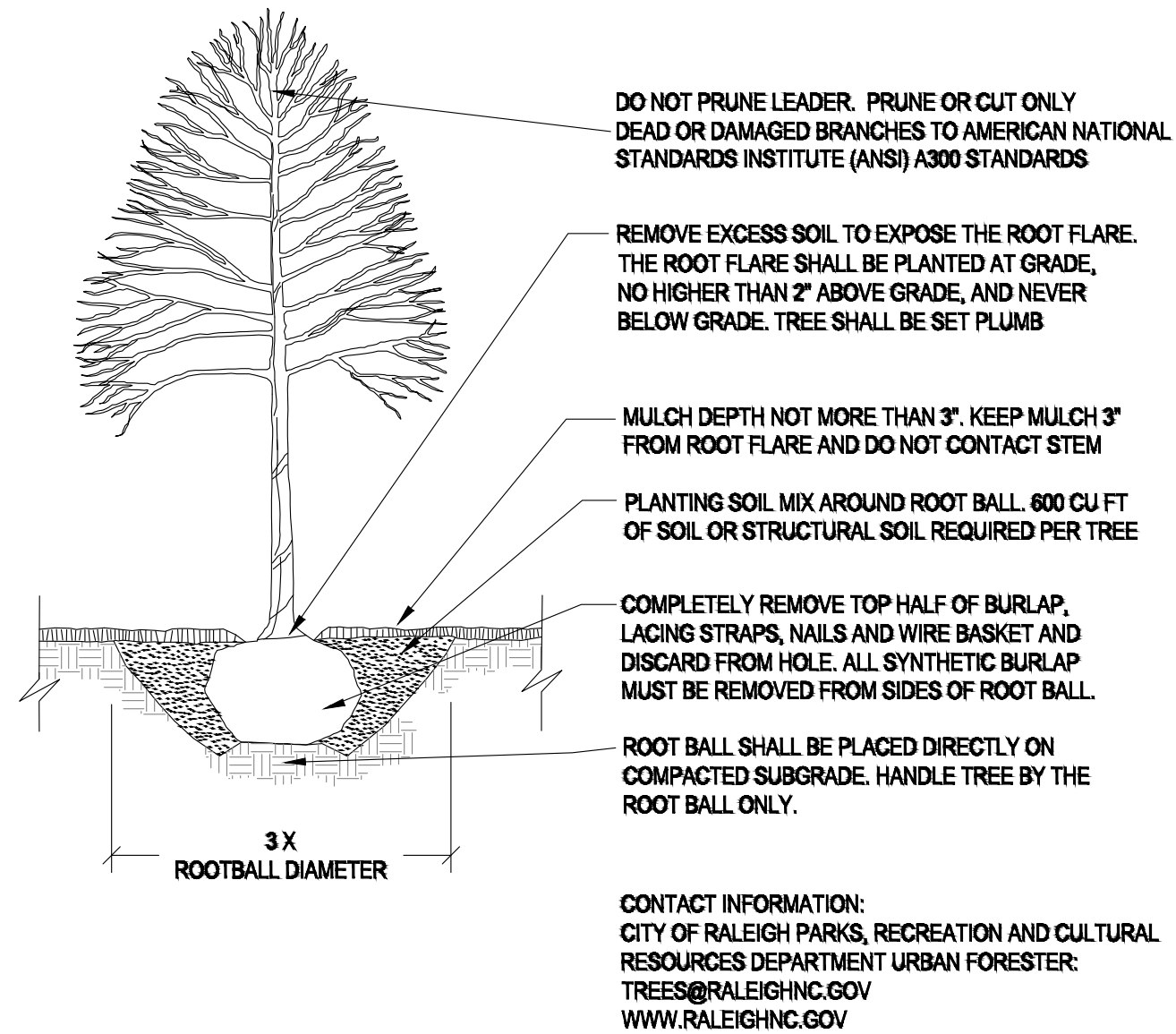
REVISIONS	DATE: 8/2020	NOT TO SCALE

TREE PROTECTION
FENCE LAYOUT

TPP-02

NOTES:

1. CONTRACTOR MUST PROVIDE AND INSTALL TREE PROTECTION SIGNAGE.
2. A TREE IMPACT PERMIT IS REQUIRED PRIOR TO INITIATION OF CONSTRUCTION IF ANY TREES ON CITY PROPERTY ARE TO BE IMPACTED BY PRUNING, TRENCHING, BORING, REMOVAL, PAVING, PLANTING, ETC.



CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL
RESOURCES DEPARTMENT URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

NOTES:

1. TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
2. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
3. TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
4. A TREE IMPACT PERMIT IS REQUIRED.
5. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
6. IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
7. TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

**CITY OF RALEIGH
STANDARD DETAIL**

REVISIONS	DATE: 8/2020	NOT TO SCALE
10/2019		

TREE PLANTING DETAIL

TPP-03

PROJECT

TIER ONE SITE PLAN
3438 LEONARD STREET
CITY OF RALEIGH
WAKE COUNTY, NC

OWNER

EXETER BUILDING COMPANY
900 RIDGEFIELD DRIVE, SUITE 50,
RALEIGH, NC, 27615

DATE

SEPTEMBER 15, 2025

REVISIONS

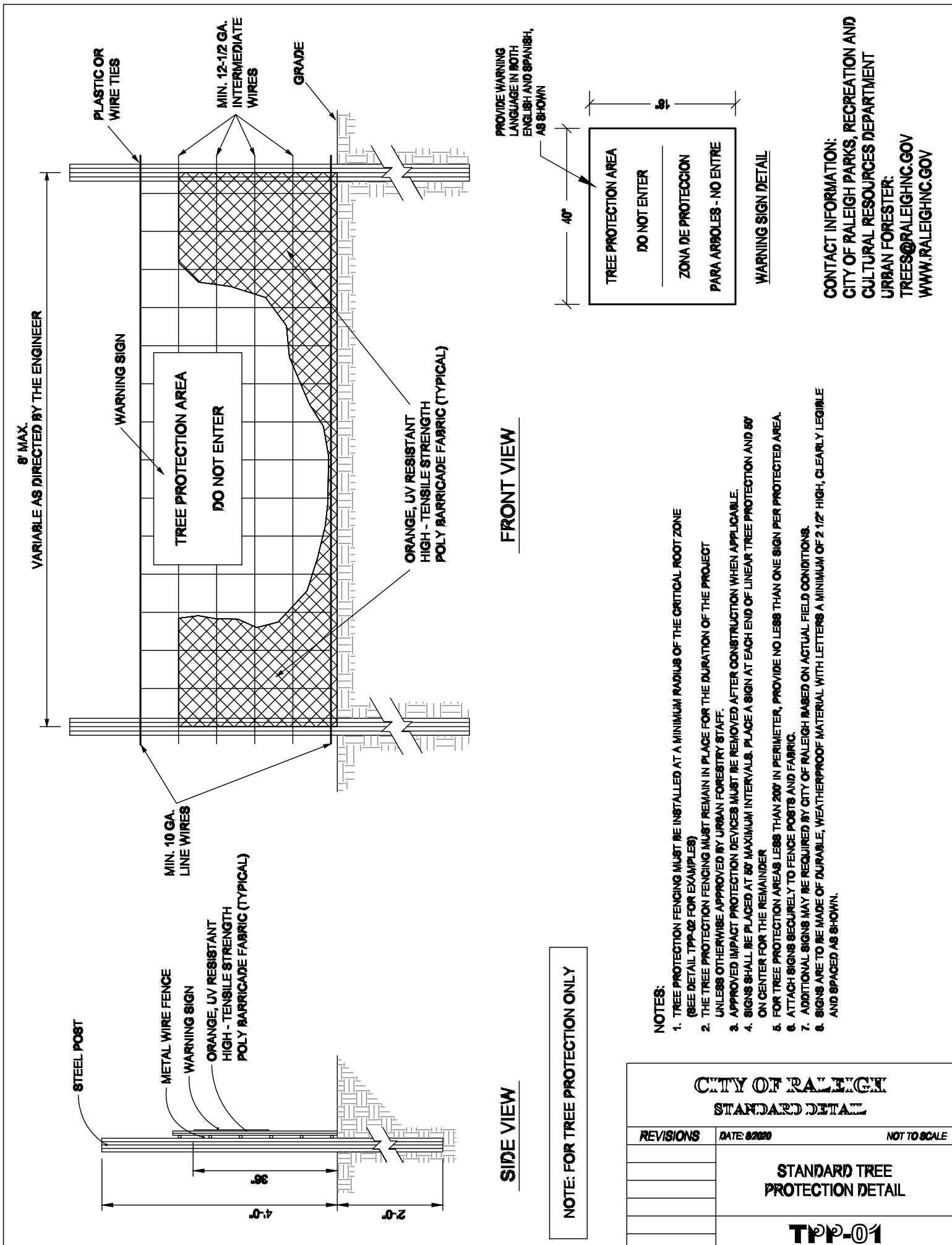
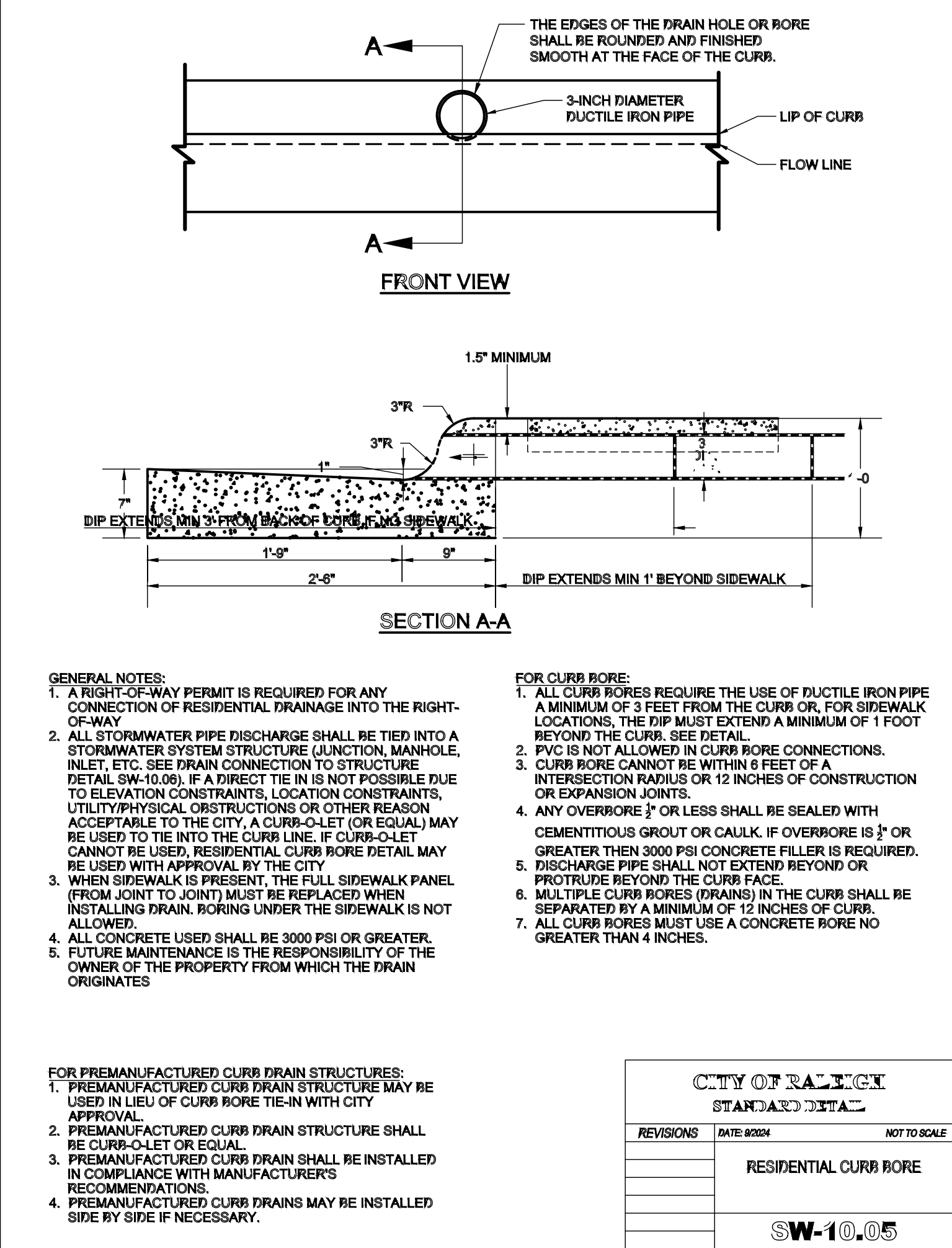
TAYLOR
LAND CONSULTANTS, PLLC
License # P-0829
1600 Olive Chapel Rd., #140
Apex, NC 27502 (919) 801-1104

SHEET TITLE

DETAILS

SHEET NUMBER

D-02



PROJECT

TIER ONE SITE PLAN
3438 LEONARD STREET
CITY OF RALEIGH
WAKE COUNTY, NC

OWNER

EXETER BUILDING COMPANY
900 RIDGEFIELD DRIVE, SUITE 50,
RALEIGH, NC, 27615

DATE

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SHEET TITLE

DETAILS

SHEET NUMBER

D-03