

VICINITY MAP (NTS)

LEGEND:

EIP - EXISTING IRON PIPE
 EIR - EXISTING IRON ROD
 BEIP - BENT IRON PIPE
 BEIR - BENT IRON ROD
 CM - CONCRETE MONUMENT
 NIR - NEW IRON ROD SET
 CATV - CABLE TV BOX
 EB - ELECTRIC BOX
 TEL - TELEPHONE PEDESTAL
 PP - POWER POLE
 OHL - OVERHEAD LINE
 LP - LIGHT POLE
 WM - WATER METER
 WV - WATER VALVE
 CO - SEWER CLEAN-OUT
 SW - SIDEWALK
 PO - PORCH
 N/F - NOW OR FORMERLY
 CVRD - COVERED
 CB - CATCH BASIN
 EOP - EDGE OF PAVEMENT
 BOC - BACK OF CURB
 MIA - MAXIMUM IMPERVIOUS AREA

SETBACKS:

B.M. 2026, PG. 121-123
 FRONT 30'
 SIDE 10'
 REAR 30'

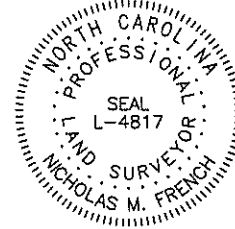
THIS MAP IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

PRELIMINARY

NICHOLAS M. FRENCH, PLS L-4817 DATE

THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION NO TITLE REPORT PROVIDED

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS



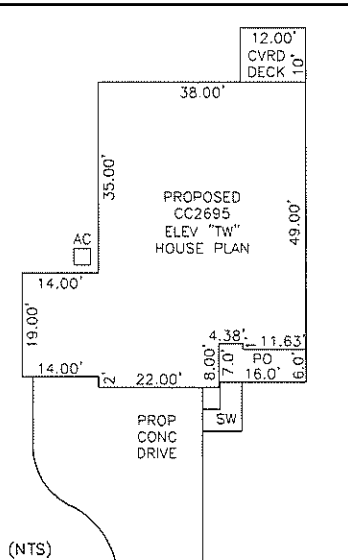
1.0% ANNUAL FEMA FLOOD LIMIT ZONE "AE"

20' PUBLIC DRAINAGE EASEMENT

N/F
 OWNER: FRANK THOMAS MASSEY & MARSHA H. MASSEY
 D.B. 003775, PAGE 00880
 PIN# 1797993197

IMPERVIOUS SURFACE TABLE

HOUSE	2,498 S.F.
DRIVEWAY	1,359 S.F.
SIDEWALK	49 S.F.
MISC./UTILITIES	9 S.F.
TOTAL IMPERVIOUS AREA	3,915 S.F.
TOTAL LOT AREA	34,400 S.F.
PERCENTAGE OF IMPERVIOUS AREA	11.38%



(NTS)

GRAPHIC SCALE



1 INCH = 60 FT.

PORTOLA DRIVE

50' PUBLIC R/W

			LINE	BEARING	DISTANCE
			L1	S 02°49'22" W	54.80'
CURVE	RADIUS	ARC LENGTH		CHORD LENGTH	CHORD BEARING
C1	60.00'	36.56'		36.00'	N 20°03'33" W

REVISION: SEPTICS ADDED PER REQUEST 05-27-2026 CGN

PRELIMINARY

PROJECT: SHADOW RIDGE
 DRAWN BY: CGN
 SURVEYED BY: N/A
 FIELD WORK: N/A
 DWS DATE: 02-16-2026

PLOT PLAN

FOR

GATES

4260 PORTOLA DRIVE
 LOT 28 SHADOW RIDGE SUBDIVISION
 LITTLE RIVER TWP., WAKE CO., NC
 B.M. 2026, PG. 121-123 PIN: 1798815767



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