

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 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 authorization does not permit, nor shall it be construed to permit any violation of the City of Raleigh Federal Law. All construction must be in accordance with all applicable City and Federal Rules and Regulations.

- NOTE: BUILDER MUST VERIFY DIMENSIONS PRIOR TO FIELD STAKING.
1. THE PROPERTY OWNER ACCEPTS ALL LIABILITY FOR SETBACK VIOLATIONS.
 2. ALL CONSTRUCTION IN THE RIGHT-OF-WAY SHALL BE PER CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS (RSDM 4.6.1.1).
 3. PORCHES, DECKS, PATIOS NOT STAKED IN FIELD.

02/04/2023

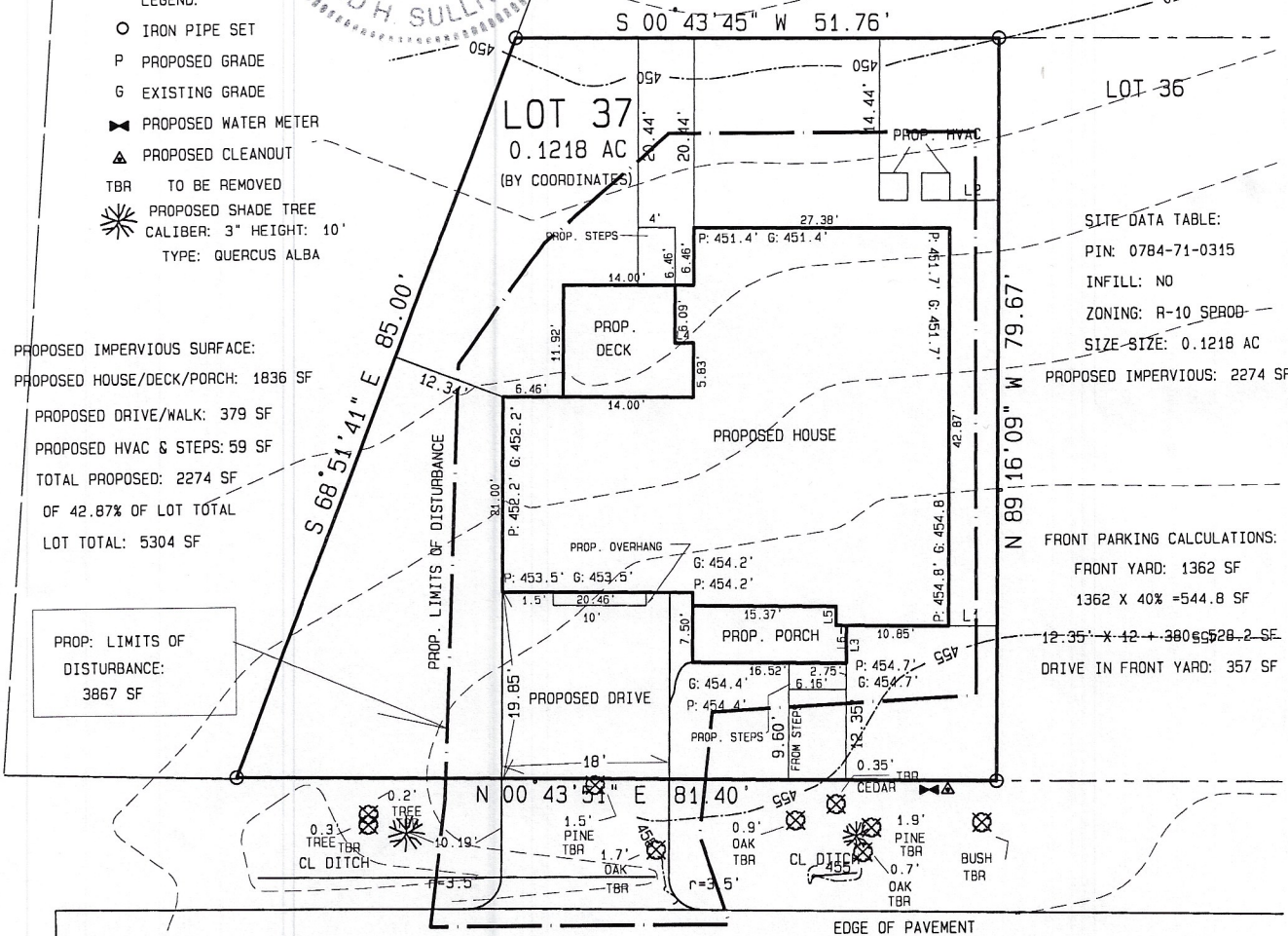
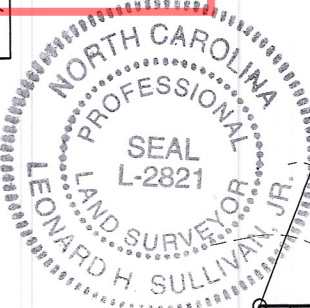
VICINITY MAP
NOT TO SCALE

LEGEND:

- IRON PIPE SET
- P PROPOSED GRADE
- G EXISTING GRADE
- ✕ PROPOSED WATER METER
- ▲ PROPOSED CLEANOUT
- TBR TO BE REMOVED
- ☼ PROPOSED SHADE TREE
CALIBER: 3" HEIGHT: 10'
TYPE: QUERCUS ALBA

PROPOSED IMPERVIOUS SURFACE:
PROPOSED HOUSE/DECK/PORCH: 1836 SF
PROPOSED DRIVE/WALK: 379 SF
PROPOSED HVAC & STEPS: 59 SF
TOTAL PROPOSED: 2274 SF
OF 42.87% OF LOT TOTAL
LOT TOTAL: 5304 SF

PROP. LIMITS OF
DISTURBANCE:
3867 SF



SITE DATA TABLE:

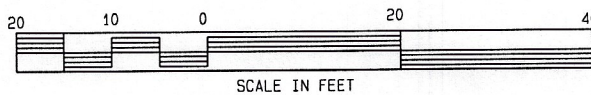
PIN: 0784-71-0315
INFILL: NO
ZONING: R-10 SPROD
SIZE-SIZE: 0.1218 AC
PROPOSED IMPERVIOUS: 2274 SF

FRONT PARKING CALCULATIONS:

FRONT YARD: 1362 SF
1362 X 40% = 544.8 SF
12-35' X 12 + 380 = 528-2 SF
DRIVE IN FRONT YARD: 357 SF

LINE	DISTANCE
L1	5.20
L2	5.20
L3	4.00
L4	2.00
L5	2.00
L6	1.15

PRELIMINARY NOT FOR
CONVEYANCES OR SALES



REVISED: 5 DECEMBER 2022

REVISED: 1 DECEMBER 2022

REVISED: 22 SEPTEMBER 2022

REVISED: 19 SEPTEMBER 2022

REVISED: 16 SEPTEMBER 2022

REVISED: 22 DECEMBER 2022

813 GANNETT STREET

BOOK OF MAPS 2022 PAGE 1436

DEED BOOK 19029 PAGE 2787

* NOT FOR RECORDATION *

LOT 37

WEST GROVE SUBDIVISION RECOMBINATION

I, LEONARD H. SULLIVAN JR., 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 OF PRECISION 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 ORIGINAL SIGNATURE, REGISTRATION NUMBER (L-2821) AND SEAL.

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.

SRV'D: TAH

DRAWN: MESS

CHK'D: LHS

JOB #

22

DATE: 17 AUGUST 2022

SCALE: 1" = 20'

SULLIVAN SURVEYING
LAND SURVEYORS
1143-D EXECUTIVE CIRCLE
CARY, NORTH CAROLINA 27511
TELEPHONE: (919) 469-4738

SURVEY FOR:
A. SQUARED L.L.C.
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA