

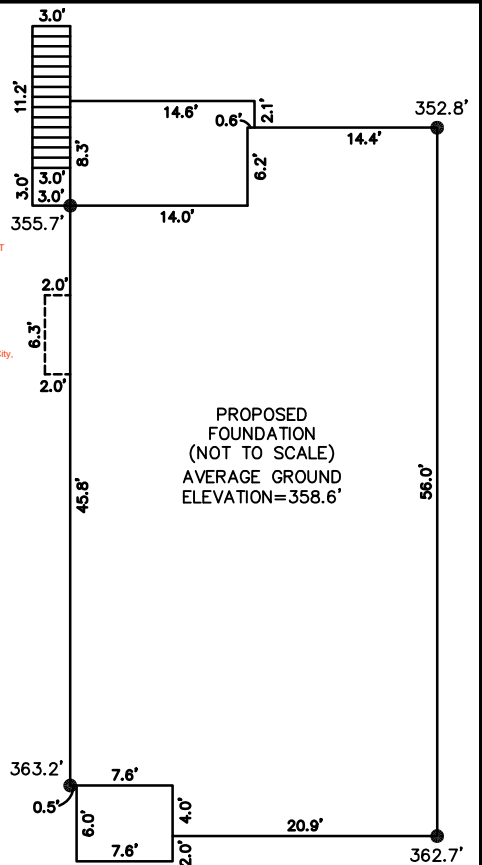
PRELIMINARY PLOT PLAN FOR NEIGHBORHOOD REDEVELOPMENT GROUP, LLC

LOT 2, CYANNE CIRCLE SUBDIVISION
3225 CYANNE CIRCLE
REF: D.B. 17513, PAGE 2789
REF: B.M. 2021, PAGE 1029
CITY OF RALEIGH
WAKE COUNTY, NORTH CAROLINA
JULY 29, 2021

REVISED NOVEMBER 22, 2021
REVISED NOVEMBER 23, 2021
REVISED DECEMBER 29, 2021
REVISED FEBRUARY 1, 2022
REVISED FEBRUARY 8, 2022

PLANS AUTHORIZED FOR CONSTRUCTION
CITY OF RALEIGH DEVELOPMENT SERVICES DEPARTMENT
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 the 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
is not a permit, nor shall it be construed to permit any violation of City,
State or Federal Law.

02/15/2022

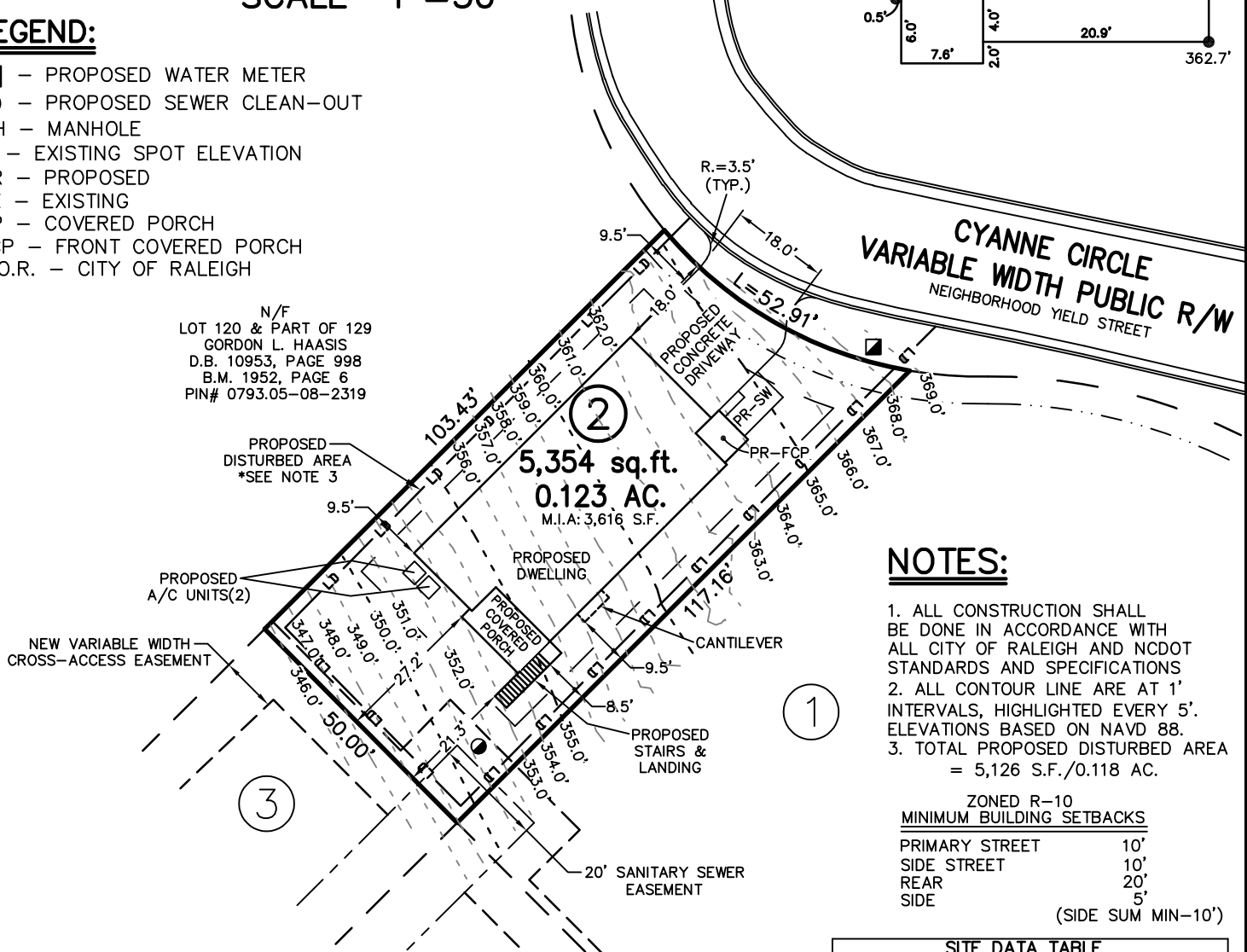


SCALE 1"=30'

LEGEND:

- ◼ - PROPOSED WATER METER
- ◉ - PROPOSED SEWER CLEAN-OUT
- MH - MANHOLE
- - EXISTING SPOT ELEVATION
- PR - PROPOSED
- EX - EXISTING
- CP - COVERED PORCH
- FCP - FRONT COVERED PORCH
- C.O.R. - CITY OF RALEIGH

N/F
LOT 120 & PART OF 129
GORDON L. HAASIS
D.B. 10953, PAGE 998
B.M. 1952, PAGE 6
PIN# 0793.05-08-2319



NOTES:

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS
2. ALL CONTOUR LINE ARE AT 1' INTERVALS, HIGHLIGHTED EVERY 5'. ELEVATIONS BASED ON NAVD 88.
3. TOTAL PROPOSED DISTURBED AREA = 5,126 S.F./0.118 AC.

ZONED R-10
MINIMUM BUILDING SETBACKS

PRIMARY STREET	10'
SIDE STREET	10'
REAR	20'
SIDE	5'
(SIDE SUM MIN-10')	

IMPERVIOUS SURFACE TABLE

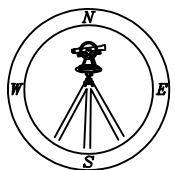
HOUSE	1,518 S.F.
FRONT COVERED PORCH/STEPS	45 S.F.
COVERED PORCH/STEPS	117 S.F.
DRIVEWAY (ON LOT)	403 S.F.
DRIVEWAY (IN R/W)	140 S.F.
SIDEWALK	58 S.F.
MISC/UTILITIES	18 S.F.
TOTAL IMPERVIOUS AREA	2,299 S.F.
MAX IMPERVIOUS ALLOWED(M.I.A.):	3,616 S.F.

SRPOD CALCULATIONS

FRONT YARD - 1,052 S.F. X 40% =	420.8 S.F.
FRONT LINEAR - 18' X 12 + 380 =	596 S.F.
PROPOSED FRONT YARD DRIVEWAY -	404 S.F.
MAX SQUARE FEET =	420.8 S.F.

SITE DATA TABLE

PIN# 0793-08-3315	SITE SIZE: 5,354 S.F./ 0.123 AC.
ZONED: R-10	OVERLAY DISTRICT: SRPOD
CURRENT USE: RESIDENTIAL/SINGLE FAMILY	
EXISTING IMPERVIOUS: N/A - VACANT	
INFILL STATUS: NOT APPLICABLE TO UDO SECTION 2.2.7, RESIDENTIAL INFILL COMPATIBILITY.	
BUILDING HEIGHT: MAX BUILDING HEIGHT IS 40'/3 STORIES	
BUILDING SQUARE FOOTAGE: 1,518 S.F.	
AVERAGE GROUND ELEVATION: 358.6'	



CMP

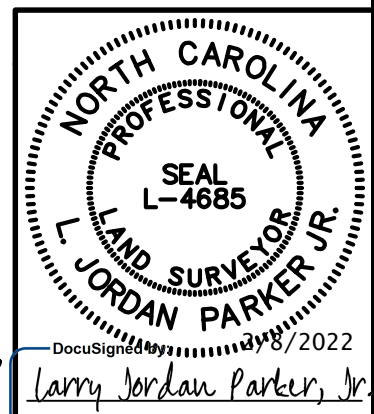
CAWTHORNE, MOSS
& PANCIERA, P.C.

Professional Land Surveyors
C-1525

333 S. White Street
Post Office Box 1253
Wake Forest, N.C. 27588
(919)556-3148

NOTES:

- THIS PLAN DOES NOT REFLECT AN ACTUAL SURVEY. IT IS A PRELIMINARY PLAN AND SHOULD BE USED FOR ITS INTENDED PURPOSE ONLY.
- NOT FOR RECORDATION, CONVEYANCES, OR SALES.



DocuSigned by: 2/18/2022

Larry Jordan Parker, Jr.