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PRELIMINARY PLOT PLAN FOR

NEIGHBORHOOD REDEVELOPMENT GROUP, LLC

LOT 3, CYANNE CIRCLE SUBDIVISION

1407 ONSLOW ROAD

REF: D.B. 18668, PAGE 141

REF: B.M. 2021, PAGE 1029

CITY OF RALEIGH

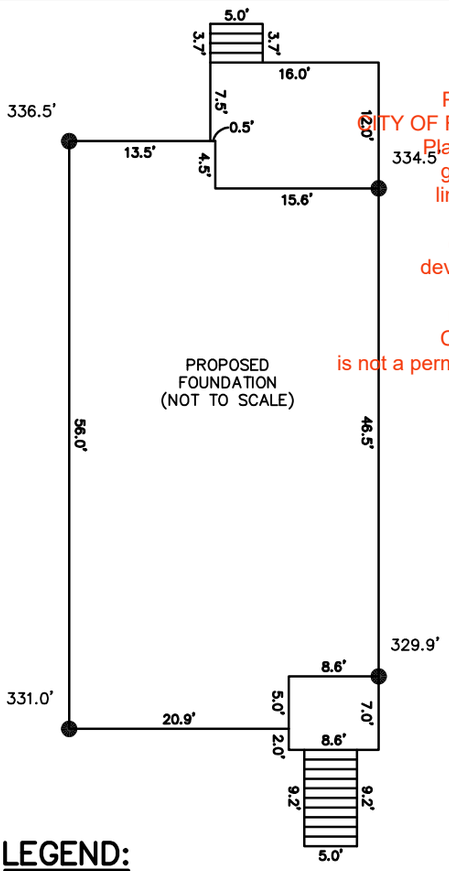
WAKE COUNTY, NORTH CAROLINA

FEBRUARY 8, 2022

REVISED FEBRUARY 25, 2022

REVISED MARCH 7, 2022

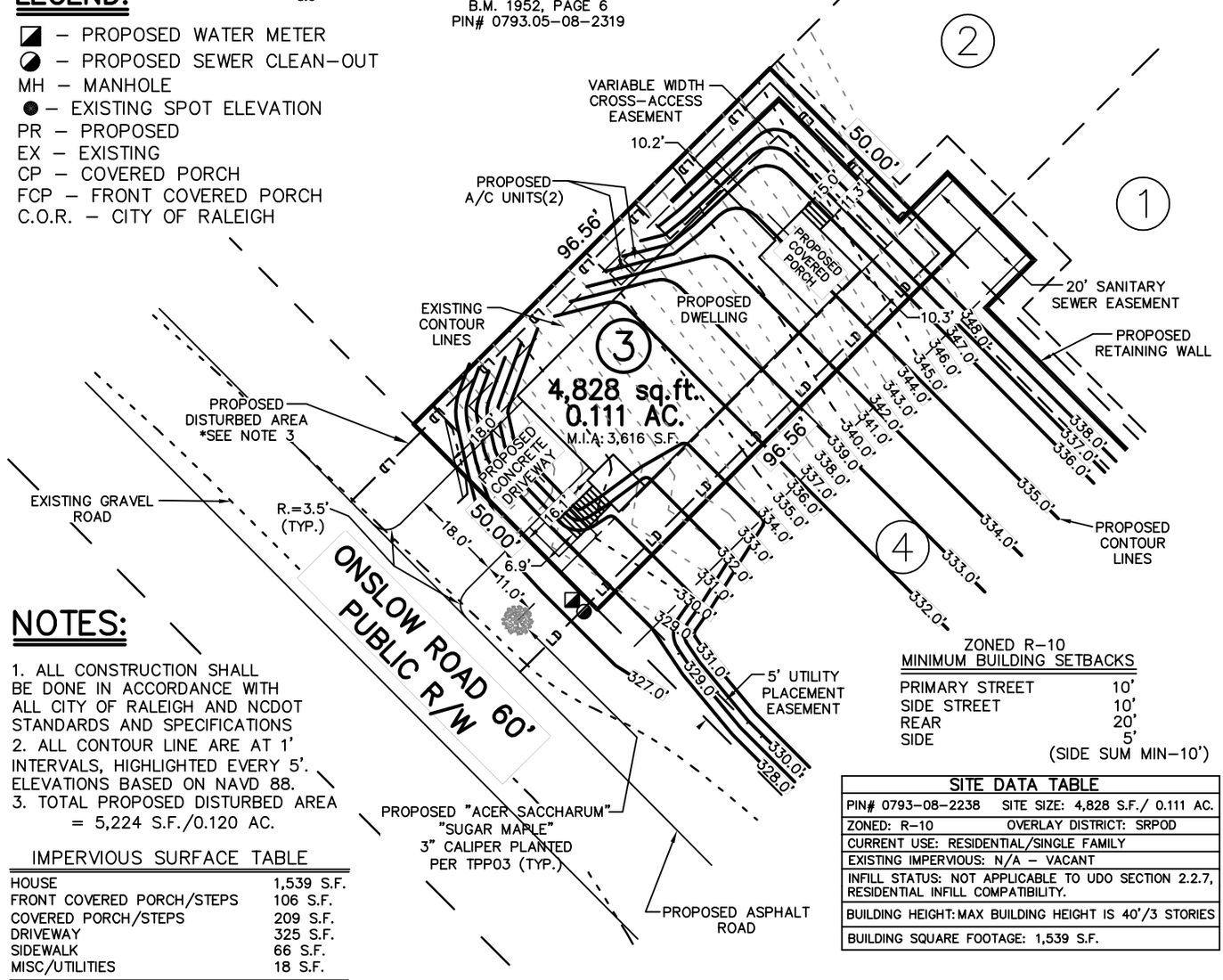
PLANS AUTHORIZED FOR CONSTRUCTION
CITY OF RALEIGH DEVELOPMENT SERVICES DEPARTMENT
Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all the legal 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 violations of City, State or Federal Law
04/15/2022



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 = 5,224 S.F./0.120 AC.

IMPERVIOUS SURFACE TABLE

HOUSE	1,539 S.F.
FRONT COVERED PORCH/STEPS	106 S.F.
COVERED PORCH/STEPS	209 S.F.
DRIVEWAY	325 S.F.
SIDEWALK	66 S.F.
MISC/UTILITIES	18 S.F.
TOTAL IMPERVIOUS AREA	2,263 S.F.
MAX IMPERVIOUS ALLOWED(M.I.A):	**4,000 S.F**

ZONED R–10 MINIMUM BUILDING SETBACKS

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

SITE DATA TABLE

PIN# 0793–08–2238 SITE SIZE: 4,828 S.F./ 0.111 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: 1,539 S.F.

SRPOD CALCULATIONS

FRONT YARD – 864 S.F. X 40% = 345.6 S.F.
FRONT LINEAR – 16.1' X 12 + 380 = 573.2 S.F.
PROPOSED FRONT YARD DRIVEWAY – 325 S.F.
MAX SQUARE FEET = 345.6 S.F.

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.

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

NORTH CAROLINA PROFESSIONAL SEAL L–4685 LAND SURVEYOR L. JORDAN PARKER JR.

3/7/2022

DocuSigned by:
Larry Jordan Parker, Jr.
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