

# PRELIMINARY PLOT PLAN FOR NEIGHBORHOOD REDEVELOPMENT GROUP, LLC

LOT 5, CYANNE CIRCLE SUBDIVISION  
1415 ONSLOW ROAD

REF: D.B. 17513, PAGE 2789

REF: B.M. 2021, PAGE 1029

CITY OF RALEIGH  
WAKE COUNTY, NORTH CAROLINA

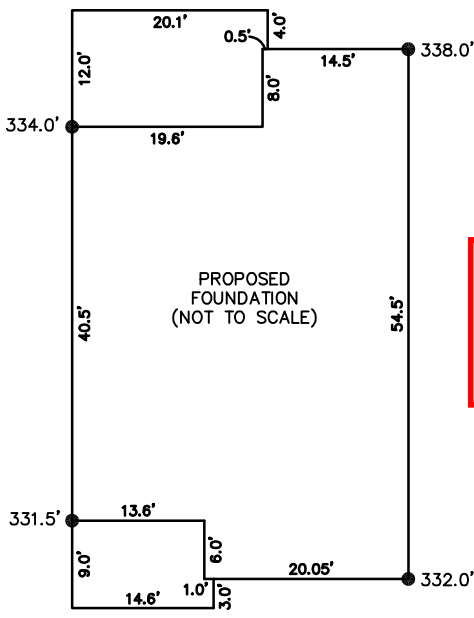
SEPTEMBER 1, 2021

REVISED SEPTEMBER 10, 2021

REVISED SEPTEMBER 29, 2021

REVISED SEPTEMBER 30, 2021

REVISED NOVEMBER 22, 2021



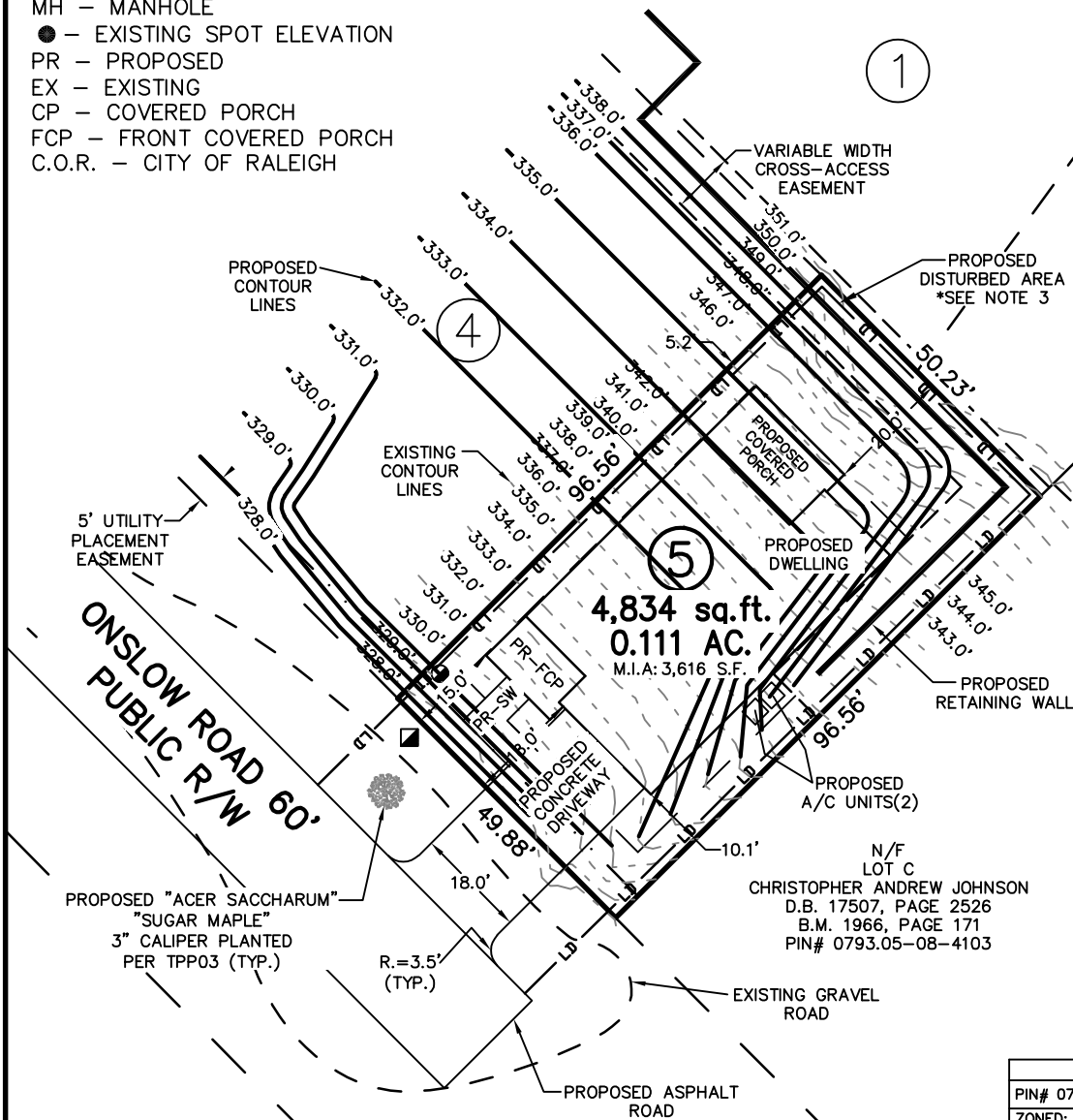
**Plans Authorized for Construction**  
City of Raleigh  
Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review and authorization for construction is not to be considered as representation or endorsement of the proposed use, design, construction, or contractor. The property owner, design consultant, and contractor 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, Code or Ordinance.  
No fixed structure or equipment is permitted within recorded easements.  
12/06/2021



SCALE 1"=30'

**LEGEND:**

- - PROPOSED WATER METER
- - EXISTING 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 A  
ROBERT L. MOORE III  
D.B. 16180, PAGE 2381  
B.M. 1966, PAGE 171  
PIN# 0793.05-08-4243

N/F LOT C  
CHRISTOPHER ANDREW JOHNSON  
D.B. 17507, PAGE 2526  
B.M. 1966, PAGE 171  
PIN# 0793.05-08-4103

**NOTES:**

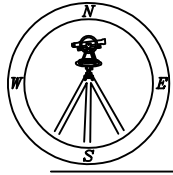
1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS
2. ALL CONTOUR LINE ARE AT 1' INTERVALS, HIGHLIGHTED EVERY 5'. ELEVATIONS BASED ON NAVD 88.
3. TOTAL PROPOSED DISTURBED AREA = 5,429 S.F./0.125 AC.

SITE DATA TABLE	
PIN# 0793-08-3211	SITE SIZE: 4,834 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: 1,650 S.F.	

IMPERVIOUS SURFACE TABLE	
HOUSE	1,650 S.F.
FRONT COVERED PORCH/STEPS	125 S.F.
COVERED PORCH/STEPS	238 S.F.
DRIVEWAY (ON LOT)	324 S.F.
DRIVEWAY (IN R/W)	347 S.F.
SIDEWALK	77 S.F.
MISC/UTILITIES	18 S.F.
TOTAL IMPERVIOUS AREA	2,779 S.F.
MAX IMPERVIOUS ALLOWED(M.I.A):	3,616 S.F.

ZONED R-10 MINIMUM BUILDING SETBACKS	
PRIMARY STREET	10'
SIDE STREET	10'
REAR	20'
SIDE	5'
(SIDE SUM MIN-10')	

SRPOD CALCULATIONS	
FRONT YARD - 840 S.F. X 40%	= 336 S.F.
FRONT LINEAR - 15' X 12 + 380	= 560 S.F.
PROPOSED FRONT YARD DRIVEWAY - 305	S.F.
MAX SQUARE FEET =	336 S.F.



**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.

11/22/2021

DocuSigned by:  
*Larry Jordan Parker, Jr.*