

PRELIMINARY PLOT PLAN FOR NEIGHBORHOOD REDEVELOPMENT GROUP, LLC

LOT 6, CYANNE CIRCLE SUBDIVISION
3217 CYANNE CIRCLE

REF: D.B. 17513, PAGE 2789

REF: B.M. 2021, PAGE 1029

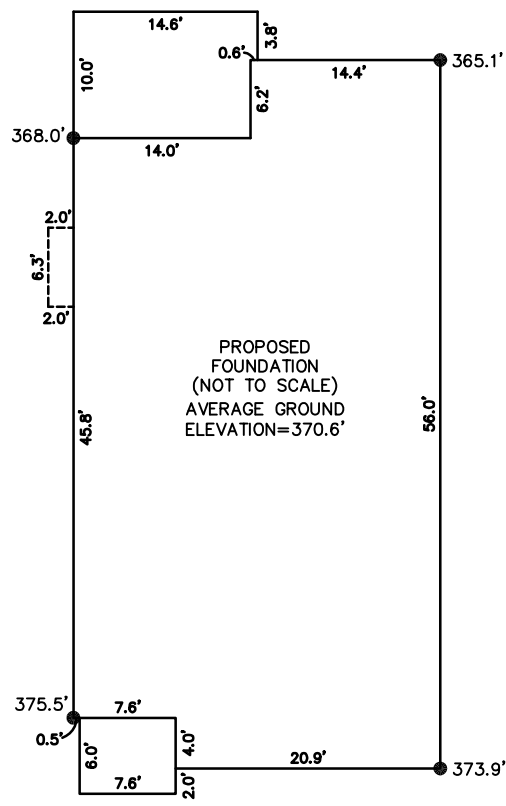
CITY OF RALEIGH
WAKE COUNTY, NORTH CAROLINA

JULY 29, 2021

REVISED NOVEMBER 22, 2021

REVISED DECEMBER 29, 2021

REVISED FEBRUARY 10, 2022



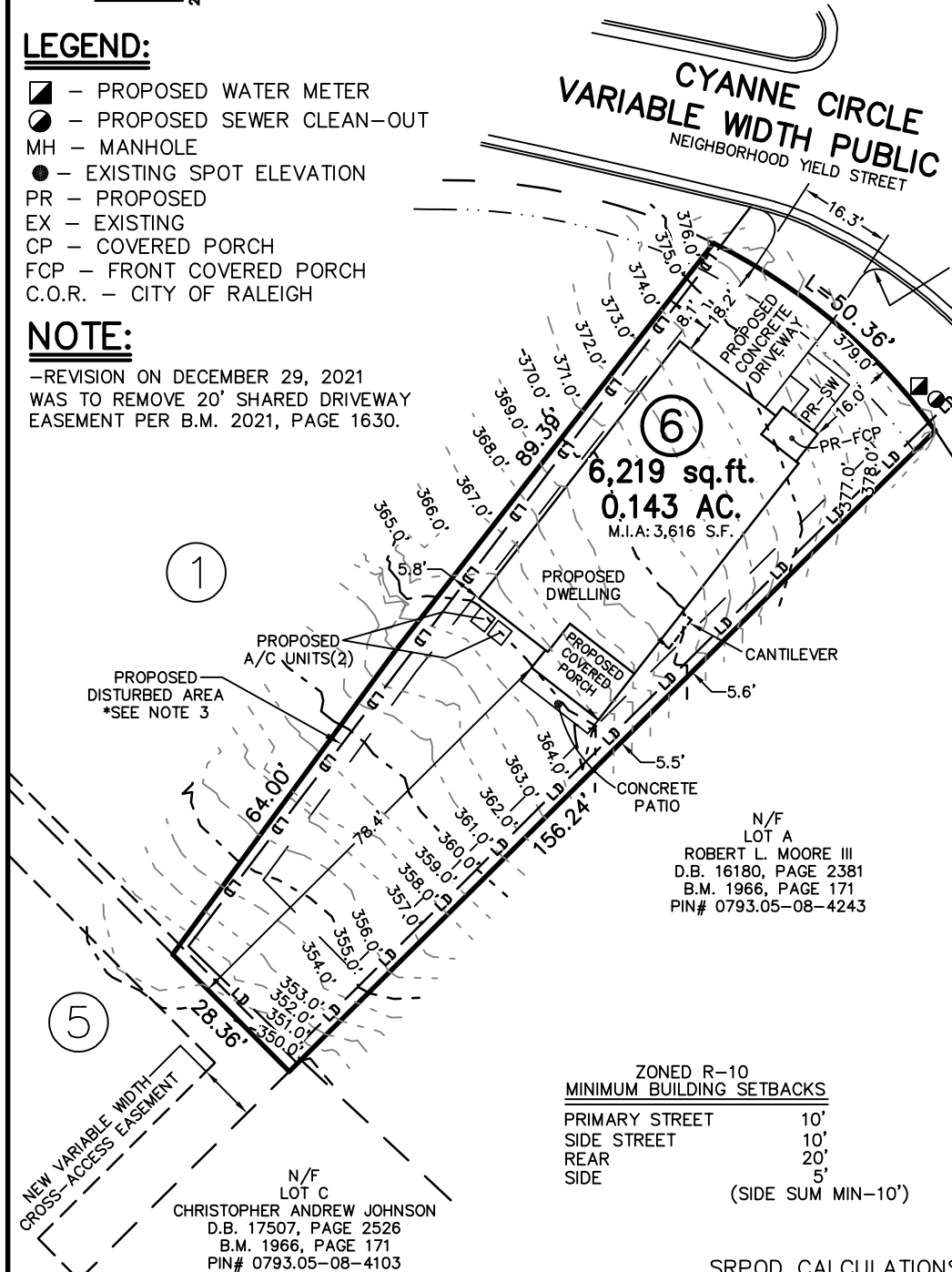
PLANS APPROVED FOR CONSTRUCTION
CITY OF RALEIGH DEVELOPMENT SERVICES DEPARTMENT
This is the professional seal for the City of Raleigh. It is not to be considered a representation of the City of Raleigh. The City of Raleigh is not responsible for the design, construction, or maintenance of the project. The property owner, developer, and contractor are each responsible for compliance with all applicable City, State and Federal laws. This information is not a permit. Use and be governed by permit any violation of City, State or Federal Law.

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

NOTE:

-REVISION ON DECEMBER 29, 2021
WAS TO REMOVE 20' SHARED DRIVEWAY
EASEMENT PER B.M. 2021, PAGE 1630.



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 = 6,138 S.F./0.141 AC.

SITE DATA TABLE	
PIN# 0793-08-4300	SITE SIZE: 6,219 S.F./ 0.143 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.	

IMPERVIOUS SURFACE TABLE	
HOUSE	1,518 S.F.
FRONT COVERED PORCH/STEPS	45 S.F.
COVERED PORCH/STEPS	117 S.F.
DRIVEWAY (ON LOT)	305 S.F.
DRIVEWAY (IN R/W)	190 S.F.
SIDEWALK	70 S.F.
PATIO	44 S.F.
MISC/UTILITIES	18 S.F.
TOTAL IMPERVIOUS AREA	2,307 S.F.
MAX IMPERVIOUS ALLOWED(M.I.A):	3,616 S.F.

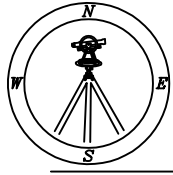
ZONED R-10
MINIMUM BUILDING SETBACKS

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

SRPOD CALCULATIONS

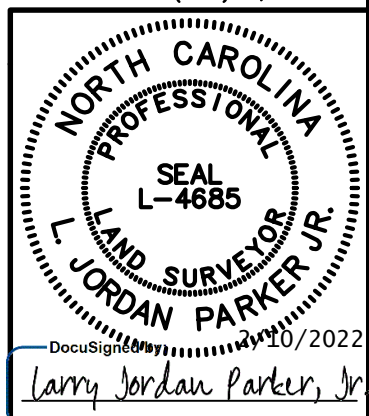
FRONT YARD - 834 S.F. X 40% =	333.6 S.F.
FRONT LINEAR - 16' X 12 + 380 =	572 S.F.
PROPOSED FRONT YARD DRIVEWAY -	305 S.F.
MAX SQUARE FEET =	333.6 S.F.

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
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DocuSign
2/10/2022
Larry Jordan Parker, Jr.