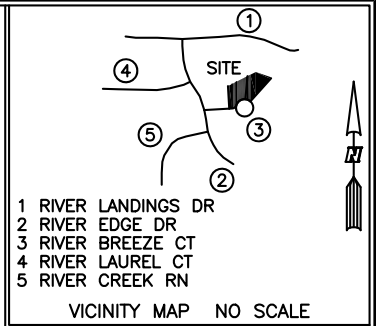


PLOT PLAN FOR
EDDIE & KAREN FALCOCCHIA
6209 RIVER BREEZE COURT
LOT 303, RIVER LANDINGS III SECTION "B"
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA



LINE	BEARING	DIST.
L1	S15°46'35"E	7.00'

CURVE	RADIUS	ARC	CD DIST	CD BRG	DELTA
C1	45.00'	28.87'	28.38'	N58°03'11"W	36°45'30"

LEGEND

- BC BACK of CURB
BFP BACK FLOW PREVENTER
C CLEANOUT
CI CURB INLET
DHS DRILL HOLE SET
EOM EXISTING CONCRETE MONUMENT
EDH EXISTING DRILL HOLE
EIS EXISTING IRON STAKE
EIP EXISTING IRON PIPE
EM ELECTRIC METER
EPK EXISTING PK NAIL
ES ELECTRIC STUB
FES FLARED END SECTION
FH FIRE HYDRANT
FOP FIBER OPTIC PEDESTAL
GM GAS METER
GUY GUY
INV. INVERT
IPS IRON PIPE SET
IRS IRON ROD SET
LPS LIGHT POLE
MNS MAGNETIC NAIL SET
MS MANHOLE SANITARY SEWER
MSW MANHOLE STORM SEWER
OWH OVERHEAD WIRES
PKS PK NAIL SET
PNS POINT NOT SET
RRS RAIL ROAD SPIKE
TPE TELEPHONE PEDESTAL
TPT TRANSFORMER
CABLE TV PEDESTAL
UTP UTILITY POLE
WM WATER METER
WV WATER VALVE
YI YARD INLET
FM FIELD MEASUREMENT
RFPE REGULATORY FLOOD PROTECTION ELEVATION
XA EXISTING SPOT ELEV.
--- LIMIT OF DISTURBANCE

- 1 REMOVE 2 EXISTING APRONS
2 RELOCATE APRON

DISTURBED AREA = 4,710 SF

REFERENCES:

D.B. 16125 PGS. 1316-1319
B.M. 1996, PG. 1178

DRIVEWAY IN FRONT YARD: 475 SF
FRONT YARD AREA: 1,460 SF
% DRIVE IN FRONT YARD: 32.5%

PIN	1736824646
ZONING	R-4
LOT SIZE	11,418 S.F.
INFILL (Y/N)	NO
OVERLAY DISTRICT	NONE
PROPOSED USE	RESIDENTIAL
MAX. BUILDING HEIGHT	40 FT.
CURRENT IMPERVIOUS	0 S.F.
IMPERVIOUS SURFACES	
HOUSE	990 S.F.
WALK & DRIVE	540 S.F.
DECK: 176@50%	90 S.F.
TOTAL	1,620 S.F.
MAX. IMPERVIOUS	
11,418 x 0.38	4,338 S.F.

HOUSE		
CORNER	PRE. ELEV.	POS. ELEV.
A	188'	188'
B	188'	188'
C	184'	184'
D	184'	184'



SCALE: 1" = 30'

VERT DATUM: NAVD'88
CONTOUR INTERVAL=2'

NOTES

- THIS SURVEY SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
- FLOOD LINE LOCATION IS BASED ON GROUND ELEVATIONS.
- SITE IS IN FEMA FLOOD PLAIN PER MAP #: 3720173600J EFFECTIVE 5/2/2006
- SIDEWALK PER COR STANDARD DETAIL 10.01.1.

PLOT PLAN
PRELIMINARY PLAT- NOT FOR RECORDATION,
CONVEYANCE OR SALES

REV CODE: 1.FLIP, 2.PLAN, 3.ROTATE, 4.MOVE, 5.SS
6.SEVERAL OF ABOVE, 7.LAND FEATURE, 8. OTHER

REV2: AUG 16, 2023(8)
REV1: NOV. 14, 2022(8)
DATE: JUNE 20, 2022

Q:\FieldLoc\RIVERBREEZECT6209SILTFNC.TXT

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M:\River Breeze Ct 6209\RIVER BREEZE CT 6209.DWG