

Site Data Table

PIN #	1705.12-76-5389
Site Size	18,408 Sq.ft
Zoning	R-4
Overlay District	none
Current Use	Residential
Existing Impervious	3,000 Sq.Ft
Residential Infill Status	yes*
Max Building Height	40'/3 stories
Setbacks:	
PRIMARY STREET*	20'
Side	10'
Rear	30'
Building Square Footage	1,800 Sq.Ft

* PER UDO SEC. 2.2.7.C. COMPARITIVE
SAMPLE INCLUDES ADDRESS 3349, 3345,
3337, 3333, 3327, 3401 COLERIDGE DRIVE

SURVEY FOR

DIXON/KIRBY

LOT 103, DREWRY HILLS SUBDIVISION

3341 COLERIDGE DRIVE

PIN# 1705.12-76-5389

REF: D.B. 5843, PAGE 892

REF: B.M. 1956, PAGE 25

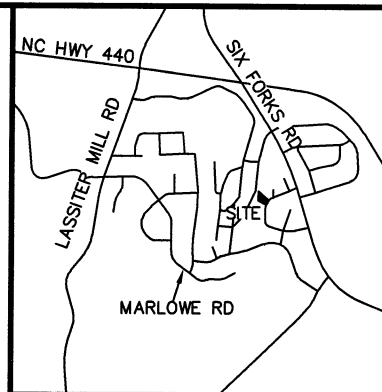
CITY OF RALEIGH

WAKE COUNTY, NORTH CAROLINA

NOVEMBER 20, 2020



SCALE 1"=40'



VICINITY MAP

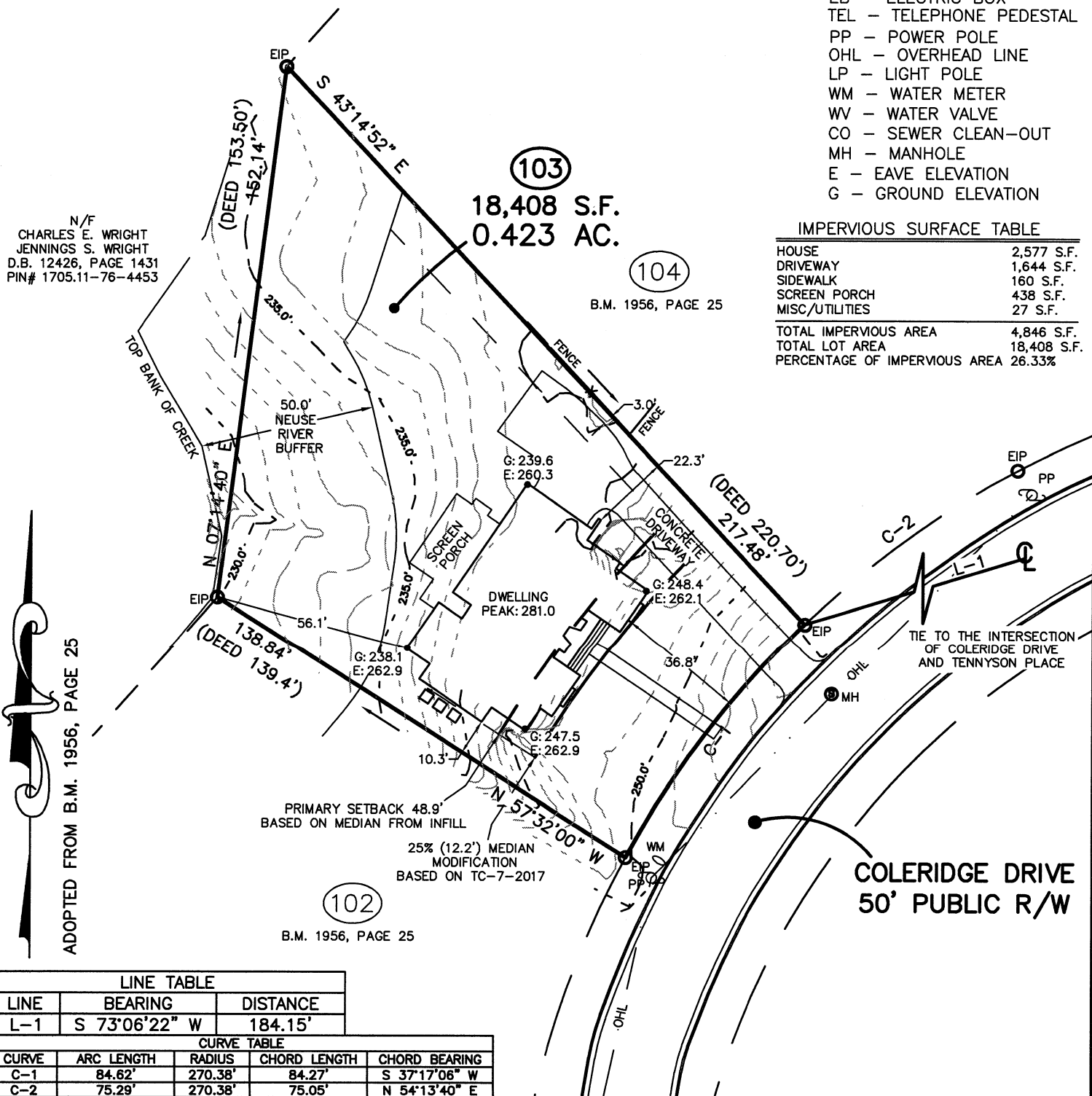
LEGEND:

EIP - EXISTING IRON PIPE
EIB - EXISTING IRON BAR
BEIP - BENT IRON PIPE
BEIB - BENT IRON BAR
NIP - NEW IRON PIPE SET
R/W - RIGHT OF WAY
CATV - CABLE TV BOX
EB - ELECTRIC BOX
TEL - TELEPHONE PEDESTAL
PP - POWER POLE
OHL - OVERHEAD LINE
LP - LIGHT POLE
WM - WATER METER
WV - WATER VALVE
CO - SEWER CLEAN-OUT
MH - MANHOLE
E - EAVE ELEVATION
G - GROUND ELEVATION

IMPERVIOUS SURFACE TABLE

HOUSE	2,577 S.F.
DRIVEWAY	1,644 S.F.
SIDEWALK	160 S.F.
SCREEN PORCH	438 S.F.
MISC/UTILITIES	27 S.F.
TOTAL IMPERVIOUS AREA	4,846 S.F.
TOTAL LOT AREA	18,408 S.F.
PERCENTAGE OF IMPERVIOUS AREA	26.33%

N/F
CHARLES E. WRIGHT
JENNINGS S. WRIGHT
D.B. 12426, PAGE 1431
PIN# 1705.11-76-4453

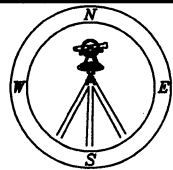


LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 73°06'22" W	184.15'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	84.62'	270.38'	84.27'	S 37°17'06" W
C-2	75.29'	270.38'	75.05'	N 54°13'40" E

**CMP**CAWTHORNE, MOSS
& PANCIERA, P.C.Professional Land Surveyors
C-1525333 S. White Street
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Wake Forest, N.C. 27588
(919)556-3148

I DECLARE THAT THIS SURVEY COMPLIES WITH THE NORTH CAROLINA STANDARDS OF PRACTICE FOR SURVEYING, (SECTION 1600) FOR CLASS A SURVEYS AND THAT THE CALCULATED RATIO OF PRECISION BEFORE ADJUSTMENTS IS 1:10,000+. FURTHERMORE, PROPERTY CORNERS SHOWN ARE PRIMARY CONTROL MONUMENTATION FOR THE RE-ESTABLISHMENT OF PROPERTY CORNERS IN THE ABSENCE OF GRID MONUMENTS AND OTHER SUBDIVISION PROPERTY CORNERS. THIS SURVEY IS NOT TO BE RECORDED WITHOUT THE WRITTEN AUTHORIZATION OF THE SURVEYOR.

PROFESSIONAL LAND SURVEYOR L-3835

