

PLOT PLAN FOR
RALEIGH CUSTOM HOMES, INC.
7017 RAINWATER ROAD
LOT 13, NORTH RIDGE, NEWMARKET WAY, SECTION 3
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

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 violation of City,
State or Federal Law

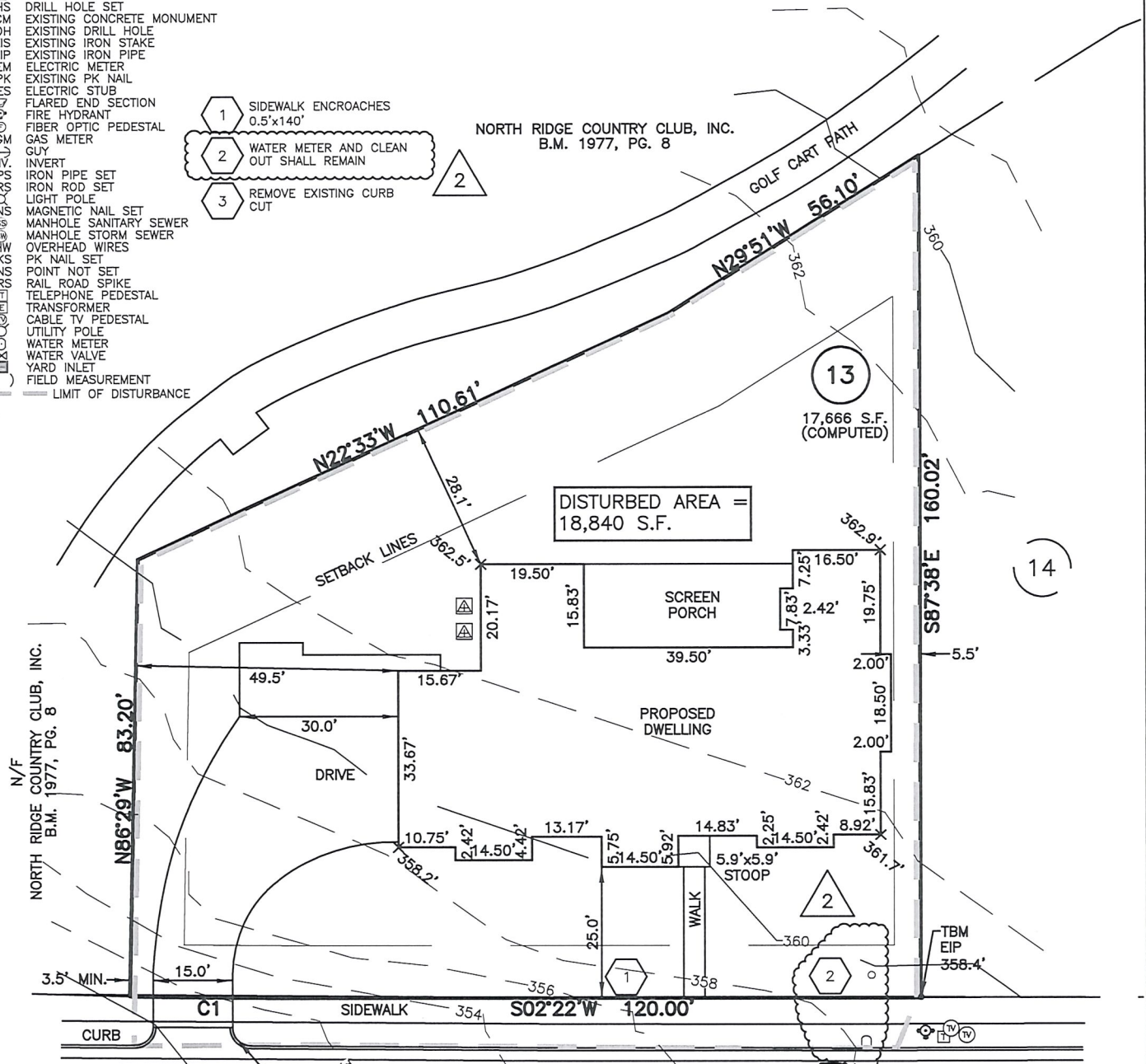
LEGEND

- AIR CONDITIONER
BACK OF CURB
BACK FLOW PREVENTER
CLEANOUT
CURB INLET
DRILL HOLE SET
EXISTING CONCRETE MONUMENT
EXISTING DRILL HOLE
EXISTING IRON STAKE
EXISTING IRON PIPE
ELECTRIC METER
EXISTING PK NAIL
ELECTRIC STUB
FLARED END SECTION
FIRE HYDRANT
FIBER OPTIC PEDESTAL
GAS METER
GUY
INVERT
IRON PIPE SET
IRON ROD SET
LIGHT POLE
MAGNETIC NAIL SET
MANHOLE SANITARY SEWER
MANHOLE STORM SEWER
OVERHEAD WIRES
PK NAIL SET
POINT NOT SET
RAIL ROAD SPIKE
TELEPHONE PEDESTAL
TRANSFORMER
CABLE TV PEDESTAL
UTILITY POLE
WATER METER
WATER VALVE
YARD INLET
FIELD MEASUREMENT
LIMIT OF DISTURBANCE

SEE REFERENCE



02/14/2022



DRIVEWAY IN FRONT YARD: 430 SF
FRONT YARD AREA: 3,730 SF
% DRIVE IN FRONT YARD: 11.5%

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1463.80'	29.45'	1°09'10"	N03°00'E	29.45'

SETBACK INFO

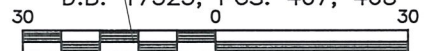
FRONT: 10'
REAR: 20'
SIDES: 5'
AGGREGATE SIDE: 15'

RAINWATER ROAD
60' PUBLIC R/W

AVG. FRONT ELEV.=360.0'
AVG REAR ELEV.=362.7'
AVG. ELEV. =361.4'

REFERENCES:

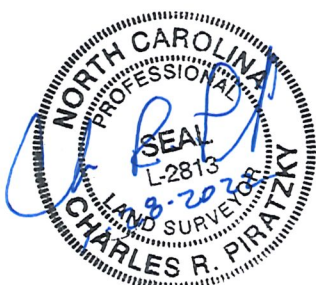
B.M. 1975, PG. 289
D.B. 17325, PGS. 407, 408



SCALE: 1" = 30'
VERT DATUM: iMAPS DATUM
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.
- TREES IN THE RIGHT-OF-WAY MUST BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH. ANY TREES PLANTED OUTSIDE OF THAT PLANTING SEASON WILL NOT BE ACCEPTED AND WILL HAVE TO BE REPLANTED.
- IF A CERTIFICATE OF OCCUPANCY IS NEEDED OUTSIDE THE PLANTING SEASON A LANDSCAPE AGREEMENT IS AVAILABLE THROUGH THE URBAN FORESTRY INSPECTOR.
- DISTURBED AREA MATCHES APPROVED MASS GRADING PLAN MASS-0113-2021.



PIN	1717646310
ZONING	R-6
LOT SIZE	17,666 S.F.
INFILL (Y/N)	NO
OVERLAY DISTRICT	NONE
PROPOSED USE	RESIDENTIAL
MAX. BUILDING HEIGHT	40 FT.
CURRENT IMPERVIOUS	40 S.F.
IMPERVIOUS SURFACES	
HOUSE	4,080 S.F.
PORCH	610 S.F.
STOOP	40 S.F.
HVAC UNITS	20 S.F.
DRIVE	1,850 S.F.
WALK	100 S.F.
TOTAL	6,740 S.F.
MAX. IMPERVIOUS	17,666 S.F. x 0.51 = 9,009 S.F.

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: JAN. 28, 2022(7)
REV1: JAN. 5, 2022(7)
DATE: NOV. 29, 2021

Q:\FieldLoc\RAINWATER RD 7017.txt

RWK, PA
ENGINEERING ~ SURVEYING
CORPORATE LICENSE: C-1771
101 W. MAIN ST., SUITE 202
GARNER, NC 27529
PHONE (919) 779-4854
FAX (919) 779-4056

M:\Rainwater Rd 7017\RAINWATER RD 7017.DWG