



Administrative Approval Action

Case File / Name: SUB-0051-2019
Cyanne Circle Subdivision

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the north side of Onslow Road, south of Cyanne Circle at 3221 Cyanne Circle.

REQUEST: Development of a 0.794 acre single tract, zoned R-10 and SRPOD, being Lot 130 and a portion of Lot 129 of Kentwood Subdivision, into a proposed 6 lot detached Conventional Subdivision. New Lot 1 being .196 ac./8,529 sf; New Lot 2 being .123 ac./5,354 sf; New Lot 3 being .111 ac./4,828 sf; New Lot 4 being .111 ac./4,842 sf; New Lot 5 being .111 ac./4,834 sf; New Lot 6 being .143 ac./6,219 sf. The proposed site density for the subdivision is 7.55 units per acres.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated June 6, 2019 by Cawthorne, Moss & Panciera.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. That a design for a 20 ft ribbon pavement section is provided to extend from the intersection of Chaney Road and Onslow Road to the proposed subdivision and extend along the frontage of this subdivision.

Public Utilities

2. A plat shall be recorded for all necessary offsite right-of-way to accommodate future Sewer line construction.

Stormwater

3. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.

Urban Forestry



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4. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
5. A tree impact permit must be obtained for the approved removal of 8 City trees in the right-of-way along Onslow Road.

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Utility Placement Easement Required
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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording. The demolition permit shall be obtained for zoning compliance for the removal of applicable structural features, as shown on lot 1 which affects adjoining residential lot development, prior to recordation of the subdivision map or issuance of any building permits.

Engineering

2. A fee-in-lieu for 150 lf of 6 ft sidewalk and standard curb and gutter along the frontage of Onslow Road is paid to the City of Raleigh (UDO 8.1.10).
3. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
4. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
5. A fee-in-lieu for 177 lf A fee-in-lieu 6 ft sidewalk along the frontage of Cyanne Circle is paid to the City of Raleigh (UDO 8.1.10).

Public Utilities



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6. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions, and water and sewer lateral service lines.

Stormwater

7. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
8. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).
9. Cumulative disturbance for the subdivision development, from demolition through single family home construction exceeds 12,000 sf. Prior to the issuance of any demolition permit, a grading permit will be required via the site permitting review process. (UDO 9.4.6)

Urban Forestry

10. A public infrastructure surety for street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. A demolition permit shall be obtained for zoning compliance for the removal of applicable structural features, as shown on lot 1 which affects adjoining residential lot development, prior to issuance of any building permits.

Public Utilities

2. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.
3. Utility re-alignment construction shall be substantially complete (to eliminate conflict with new building).

Stormwater

4. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
5. Cumulative disturbance for the subdivision development, from demolition through single family home construction exceeds 12,000 sf, a grading permit will be required via the site permitting review process. (UDO 9.4.6)



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Urban Forestry

6. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 3 street trees along Onslow Road.

The following are required prior to issuance of building occupancy permit:

Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

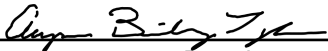
3-Year Sunset Date: June 18, 2023

Record at least ½ of the land area approved.

5-Year Sunset Date: June 18, 2025

Record entire subdivision.

I hereby certify this administrative decision.

Signed:  Date: 06/18/2020
Development Services Dir/Designee

Staff Coordinator: **Jermont Purifoy**

LAND SURVEYOR/CONTACT

CAWTHORNE, MOSS & PANCIERA, PC
MICHAEL A. MOSS, PLS
333 S. WHITE STREET
WAKE FOREST, NC 27587
(919) 556-3148
MIKE@CMPPLS.COM

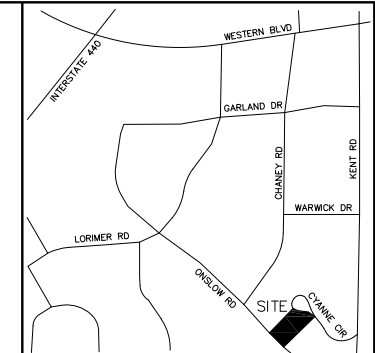
SHEET INDEX:

SHEET 1 - COVER SHEET
SHEET 2 - EXISTING CONDITIONS
SHEET 3 - PRELIMINARY SUBDIVISION PLAN

LOT SUMMARY
TOTAL NUMBER OF LOTS 6
NEW LOT 1 0.196 AC./8,529 S.F.
NEW LOT 2 0.123 AC./5,354 S.F.
NEW LOT 3 0.111 AC./4,828 S.F.
NEW LOT 4 0.111 AC./4,842 S.F.
NEW LOT 5 0.111 AC./4,834 S.F.
NEW LOT 6 0.143 AC./6,219 S.F.
TOTAL SITE AREA 0.795 AC./34,606 S.F.
ZONING R-10 SRPOD
SITE DENSITY 7.55 UNITS PER ACRE

NOTES:

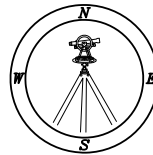
- All construction shall be in accordance with all City of Raleigh Standards and Specifications.
- Developer is responsible for installation of all lines necessary to provide service to this site.
- The developer acknowledges that he has reviewed and is in compliance with the requirements set forth in the Solid Waste Design. The lots will be using residential bins.
- Refuse containers are to be rolled to the curb of the public right-of-way and serviced by City of Raleigh Solid Waste Services. Carts will be stored in garage or on a 6' x 6' concrete pad to the side or rear of the house.
- Per Section 9.2.2.A.2.b.i subject to 4.a of the Part 10A Raleigh Unified Development Ordinance, these lots are exempt from active stormwater measures and subject to further review upon placement of impervious surface areas.
- The subject property is exempt from Tree Conservation requirements due to gross site acreage being less than 2 ac.
- No lots are proposed to require a private pump service.
- This Project requires recordation of a Subdivision Plat prior to issuance of a Building Permit.
- Proposed lots are subject to Residential Infill Rules, as per Sec. 2.2.7.
- Diameter & material of water & sewer services are 3/4" CU with 5/8" meter & 4" PVC or DIP @ 1.0% min. grade for each lot.
- Residential driveways are to be constructed as per RSDM Sections 6.5.2. and Table 6.5a.Plat plan criteria for residential driveways shall follow the requirements per RSDM Section 6.5.7. Driveways are determined at submittal of the plat plan.
- Infill residential rules may apply to the current site layout per UDO sec 2.2.7.
- Developers have reviewed and are in compliance with the requirements set forth in the solid waste design manual.



VICINITY MAP

DEVELOPER:

BUILD RALEIGH, LLC
P.O. BOX 10444
RALEIGH, NC 27605
336-740-4401



PRELIMINARY

FOR REVIEW PURPOSES ONLY

CYANNE CIRCLE SUBDIVISION

DEVELOPMENT SERVICES

Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-999-3495



This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5.)
Please check the appropriate review type and include the plan checklist document.

Office Use Only: Transaction #: _____ Planning Coordinator: _____	
DEVELOPMENT TYPE (UDO Section 2.1.2)	
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Development <input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District	
GENERAL INFORMATION	
Development name (subject to approval): CYANNE CIRCLE SUBDIVISION	
Property Address(es): 3221 CYANNE CIRCLE, RALEIGH, NC 27606	
Recorded Deed PIN(s): 0793.05-08-3310	
What is your project type? <input checked="" type="checkbox"/> Single family <input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential <input type="checkbox"/> Other: <input type="checkbox"/> Attached houses	
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: please attach purchase agreement when submitting this form.	
Company: BUILD RALEIGH, LLC	Owner/Developer Name and Title: DAN MILLER
Address: P.O. BOX 10444 RALEIGH, NC 27605	
Phone #: 336-740-4401	Email: DAN@BUILDRALEIGH.COM
APPLICANT INFORMATION	
Company: CAWTHORNE, MOSS	Contact Name and Title: JORDAN PARKER
& PANCIERA	Address: 333 S. WHITE STREET, WAKE FOREST NC, 27587
Phone #: 919-556-3148	Email: JORDAN@CMPPLS.COM

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 34,606 S.F./0.794 AC.	
Zoning districts (if more than one, provide acreage of each): R-10	
Overlay district: SRPOD	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z- N/A	Board of Adjustment (BOA) Case # A- N/A

Page 1 of 2

REVISION 05.14.19
raleighnc.gov

STORMWATER INFORMATION	
Existing Impervious Surfaces: Acres: 0.097 Square Feet: 4,213	Proposed Impervious Surface: Acres: N/A Square Feet: N/A
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots: N/A Detached N/A Attached N/A	
Total # of single-family lots: 6	
Proposed density for each zoning district (UDO 1.5.2.F): 7.55 UNITS PER ACRE	
Total # of open space and/or common area lots: N/A	
Total # of requested lots: 6	

SIGNATURE BLOCK	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.	
I hereby designate JORDAN PARKER to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.	
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature: <i>[Signature]</i>	Date: 3/10/20
Printed Name: MARCHANT DANIEL MILLER	MANAGER OF BUILD RALEIGH, LLC
Signature: <i>[Signature]</i>	Date: 3/10/20
Printed Name: KATHRYN L. MILLER	



Digitally signed by
Jermont Purifoy
Reason: I am
approving this
document
Date: 2020.06.10
15:17:25-04'00'

REVISION 05.14.19
raleighnc.gov

Page 2 of 2

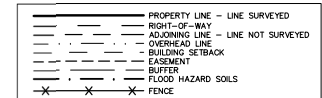
LEGEND:

- EIP - EXISTING IRON PIPE
- EPK - EXISTING PK NAIL
- 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
- - ADDRESS
- P-WM - PROPOSED WATER METER
- P-CO - PROPOSED SEWER CLEAN-OUT
- E-WM - EXISTING WATER METER
- E-CO - EXISTING SEWER CLEAN-OUT
- MH - MANHOLE
- RTW - RETAINING WALL

PUBLIC IMPROVEMENTS QUANTITIES

THERE WILL BE 5 NEW WATER STUBS & 6 NEW SEWER STUBS

LINE TYPE LEGEND



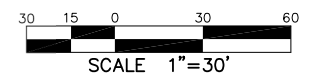
SHEET 1 OF 4

PRELIMINARY
SUBDIVISION PLAN
COVER SHEET

CYANNE CIRCLE SUBDIVISION

3221 CYANNE CIRCLE
LOT 130 & 1/2 LOT 29, KENTWOOD SUBDIVISION
OWNERS: MARCHANT DANIEL MILLER
& KATHRYN LANE VANBUREN MILLER
REF: D.B. 17513, PAGE 2789

CITY OF RALEIGH
WAKE COUNTY, NORTH CAROLINA



JUNE 6, 2019
ZONED R-10 SRPOD
PIN # 0793.05-08-3310
SUB-0051-2019



CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

(CYANNE321.DWG - 10)

LAND SURVEYOR/CONTACT

CAWTHORNE, MOSS & PANCIERA, PC
MICHAEL A. MOSS, PLS
333 S. WHITE STREET
WAKE FOREST, NC 27587
(919) 556-3148
MIKE@CMPPLS.COM

DEVELOPER:

BUILD RALEIGH, LLC
P.O. BOX 10444
RALEIGH, NC 27605
336-740-4401

NOTES:

1. THIS PLAT SUBJECT TO ALL EASEMENTS, AGREEMENTS AND RIGHTS OF WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT.
2. NO UNDERGROUND UTILITIES HAVE BEEN MARKED OR LOCATED FOR THIS PLAT.
3. ALL BEARINGS AND DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
4. CONTOUR LINES HAVE BEEN TAKEN FROM WAKE COUNTY GIS SITE.
5. ALL CONTOURS ARE AT 2' INTERVALS.
6. THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
7. EXISTING TREES WITHIN RIGHT-OF-WAY OF ONSLOW ROAD ARE TO BE REMOVED.
8. THE STUMP OF THE 18" POPLAR(3), 18", 10", 6" & 7"(2) SWEETGUM IS TO BE GROUND TO 6" BELOW GRADE, BACKFILLED WITH SOIL AND SEEDED TO MATCH SURROUNDING GRADES.

PRELIMINARY

FOR REVIEW PURPOSES ONLY

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	104.25'	75.00'	96.06'	S 00°08'53" E
C-2	52.91'	75.00'	51.82'	S 60°10'42" E
C-3	14.38'	75.00'	14.36'	S 85°52'48" E
C-4	98.41'	104.01'	94.78'	S 63°01'51" E

LEGEND:

EIP - EXISTING IRON PIPE
EIB - EXISTING IRON BAR
EPK - EXISTING PK NAIL
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
RTW - RETAINING WALL
MH - MANHOLE
T.B.R. - TO BE REMOVED

IMPERVIOUS SURFACE TABLE

HOUSE	1,941 S.F.
DECKS	125 S.F.
CONCRETE DRIVEWAY	1,010 S.F.
CONCRETE SIDEWALK	223 S.F.
BRICK PATIO	848 S.F.
RET. WALL	66 S.F.
TOTAL IMPERVIOUS AREA	4,213 S.F.
TOTAL LOT AREA	34,606 S.F.
PERCENTAGE OF IMPERVIOUS AREA	12.17%
MAX PERCENTAGE OF IMPERVIOUS ALLOWED	65.00%

LINE TYPE LEGEND

—	PROPERTY LINE - LINE SURVEYED
- - -	RIGHT-OF-WAY
- - -	ADJOINING LINE - LINE NOT SURVEYED
- - -	OVERHEAD LINE
- - -	BUILDING SETBACK
- - -	EASEMENT
- - -	BUFFER
- - -	FLOOD HAZARD SOILS
- - -	FENCE

SHEET 2 OF 4

EXISTING CONDITIONS PLAN FOR

CYANNE CIRCLE SUBDIVISION

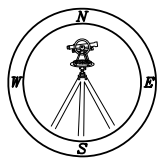
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REF: D.B. 17513, PAGE 2789

CITY OF RALEIGH
WAKE COUNTY, NORTH CAROLINA



SCALE 1"=30'

JUNE 6, 2019
ZONED R-10 SRP0D
PIN # 0793.05-08-3310
SUB-0051-2019



CMP

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THIS PLAT SUBJECT TO ALL
EASEMENTS, AGREEMENTS AND
RIGHTS OF RECORD
PRIOR TO THE DATE OF THIS PLAT.

2. UNDERGROUND UTILITIES
HAS BEEN MARKED OR LOCATED
FOR THIS PLAT.

3. ALL BEARINGS AND DISTANCES ARE
HORIZONTAL GROUND MEASUREMENTS

4. CONTOUR LINES HAVE BEEN TAKEN FROM
WAKE COUNTY GIS SITE

5. ALL CONTOURS ARE AT 2' INTERVALS.

6. THERE IS NO COCS MONUMENT WITHIN
2000' OF THIS PROPERTY.

7. INFILL RESIDENTIAL RULES MAY APPLY TO
THE CURRENT SITE LAYOUT PER UDO SEC 2.2.7.

8. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE
WITH THE REQUIREMENTS SET FORTH IN THE SOLID
WASTE DESIGN MANUAL

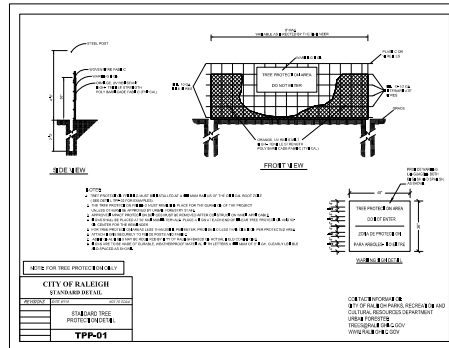
9. A FEE-IN-LIEU FOR 6' SIDEWALK WILL APPLY ALONG THE
FRONTAGES ON CYANNE CIRCLE.

10. NEW STREET TREES ARE TO BE PLANTED IN AGREEMENT WITH
TPP-03 CITY DETAIL WHEN OCTOBER 1 AND APRIL 30, A LANDSCAPE
AGREEMENT IS NEEDED IF CO IS REQUIRED OUTSIDE OF THE PLANTING WINDOW.
CONTACT THE URBAN FORESTRY INSPECTOR WITH QUESTIONS.

11. EXISTING STREET TREES SEE CITY OF RALEIGH "STANDARD TREE PROTECTION
DETAIL" TPP-01 OR LAYOUT TPP-02.

12. THERE WILL BE NO DISTURBANCE WITHIN THE 23' OAK CRZ.

13. NO GRADING WILL TAKE PLACE.



- PROPOSED LARGE SHADE TREES WILL BE SUGAR MAPLE.
BOTANICAL NAME: ACER SACCHARUM
- PROPOSED SHADE TREES WILL BE A MINIMUM CALIPER OF 3 INCHES AND BE AT LEAST 10 FEET TALL AT THE TIME OF PLANTING
- 1 LARGE SHADE TREE AT 40 FEET FRONTAGE ON CENTER SPACING = 3 LARGE SHADE TREES
- SHADE TREES MATURE HEIGHT WILL BE 40' TO 60'
- SHADE TREES CROWN SPREAD OF AT LEAST 30' OR GREATER

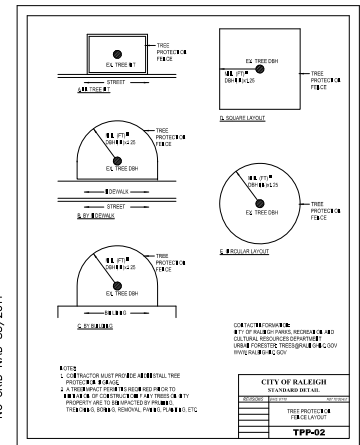
ONSLAND ROAD
EXISTING GRAVEL ROAD = -4,079 S.F.
(ALONG FRONTAGE TO BE REMOVED)
PROPOSED 20' WIDE PAVEMENT = 2,986 S.F.
(ALONG FRONTAGE)
PROPOSED 6' WIDE SIDEWALK = 900 S.F.
(FEE-IN-LIEU)

CYANNE CIRCLE
PROPOSED 6' WIDE SIDEWALK = 994 S.F.
(FEE-IN-LIEU)

IMPERVIOUS TOTAL = 801 S.F.

TOTAL SITE AREA = 0.795 AC./34,606 S.F.
34,606 S.F. x 0.65% = 22,494 S.F.

22,494 S.F. - 801 S.F. + 6 = 3,616 S.F.
3,616 S.F. (MAX IMPERVIOUS ALLOWED)

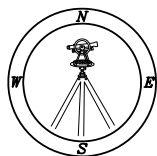
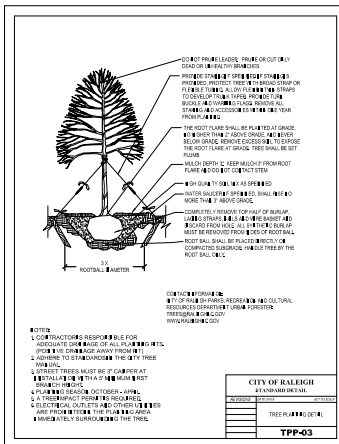


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- ADDRESS
P-WM - PROPOSED WATER METER
CO - PROPOSED SEWER CLEAN-OUT
E-WM - EXISTING WATER METER
E-CO - EXISTING SEWER CLEAN-OUT
B-B - BACK OF CURB TO BACK OF CURB
RTW - RETAINING WALL
MH - MANHOLE
M.I.A. - MAP IMPERVIOUS ALLOWED

LOT SUMMARY	6
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NEW LOT 1	0.196 AC./8,529 S.F.
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ZONING	R-10 SRPOD
SITE DENSITY	7.55 UNITS PER ACRE

JUNE 6, 2019
ZONED R-10 SRPOD
PIN # 0793.05-08-3310
SUB-0051-2019

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	104.25'	75.00'	96.06'	S 00°08'53" E
C-2	52.91'	75.00'	51.82'	S 60°10'42" E
C-3	14.38'	75.00'	14.36'	S 85°52'48" E
C-4	48.05'	104.01'	47.63'	S 76°54'05" E
C-5	50.36'	104.01'	49.87'	S 49°47'45" E



_____ PROPERTY LINE - LINE SURVEYED
 _____ RIGHT-OF-WAY
 _____ ADJOINING LINE - LINE NOT SURVEYED
 _____ OVERHEAD LINE
 - - - - - BUILDING SETBACK
 - - - - - EASEMENT
 _____ BUFFER
 _____ FLOOD HAZARD SOILS
 X X X FENCE

CMP

CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

CYANNE3221.DWG - JC)

LAND SURVEYOR/CONTACT

CAWTHORNE, MOSS & PANCIERA, PC
MICHAEL A. MOSS, PLS
333 S. WHITE STREET
WAKE FOREST, NC 27587
(919) 556-3148
MIKE@CMPPLS.COM

DEVELOPER:

BUILD RALEIGH, LLC
P.O. BOX 10444
RALEIGH, NC 27605
336-740-4401

PRELIMINARY

FOR REVIEW PURPOSES ONLY

NOTES:

1. THIS PLAT SUBJECT TO ALL EASEMENTS, AGREEMENTS AND RIGHTS OF WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT.
2. UNDERGROUND UTILITIES HAS BEEN MARKED OR LOCATED FOR THIS PLAT.
3. ALL BEARINGS AND DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
4. CONTOUR LINES HAVE BEEN TAKEN FROM WAKE COUNTY GIS SITE.
5. ALL CONTOURS ARE AT 2' INTERVALS.
6. THERE IS NO NCOS MONUMENT WITHIN 2000' OF THIS PROPERTY.
7. INFILL RESIDENTIAL RULES MAY APPLY TO THE CURRENT SITE LAYOUT PER UDO SEC 2.2.7.
8. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
9. A FEE-IN-LIEU FOR 6' SIDEWALK WILL APPLY ALONG THE FRONTAGES ON CYANNE CIRCLE.
10. NO GRADING WILL TAKE PLACE.

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	104.25'	75.00'	96.06'	S 00°08'53" E
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C-5	50.36'	104.01'	49.87'	S 49°47'45" E

NC GRID NAD 83/2011

LEGEND:

EIP - EXISTING IRON PIPE
EPK - EXISTING PK NAIL
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
- ADDRESS
P-WM - PROPOSED WATER METER
P-CO - PROPOSED SEWER CLEAN-OUT
E-WM - EXISTING WATER METER
E-CO - EXISTING SEWER CLEAN-OUT
B-B - BACK OF CURB TO BACK OF CURB
RTW - RETAINING WALL
MH - MANHOLE
M.I.A. - MAX IMPERVIOUS ALLOWED

LOT SUMMARY	
TOTAL NUMBER OF LOTS	6
NEW LOT 1	0.196 AC./8,529 S.F.
NEW LOT 2	0.123 AC./5,354 S.F.
NEW LOT 3	0.111 AC./4,828 S.F.
NEW LOT 4	0.111 AC./4,842 S.F.
NEW LOT 5	0.111 AC./4,834 S.F.
NEW LOT 6	0.143 AC./6,219 S.F.
TOTAL SITE AREA	0.795 AC./34,606 S.F.
SITE DENSITY	7.55 UNITS PER ACRE

LINE TYPE LEGEND

---	PROPERTY LINE - LINE SURVEYED
---	RIGHT-OF-WAY
---	ADJOINING LINE - LINE NOT SURVEYED
---	OVERHEAD LINE
---	BUILDING SETBACK
---	EASEMENT
---	BUFFER
---	FLOOD HAZARD SOILS
---	FENCE

IMPERVIOUS CALCULATIONS

ONSLow ROAD
EXISTING GRAVEL ROAD = 4,079 S.F.
(ALONG FRONTAGE TO BE REMOVED)
PROPOSED 20' WIDE PAVEMENT = 2,986 S.F.
(ALONG FRONTAGE)
PROPOSED 6' WIDE SIDEWALK = 900 S.F.
(FEE-IN-LIEU)

CYANNE CIRCLE
PROPOSED 6' WIDE SIDEWALK = 994 S.F.
(FEE-IN-LIEU)

IMPERVIOUS TOTAL = 801 S.F.

TOTAL SITE AREA = 0.795 AC./34,606 S.F.
34,606 S.F. x 0.65% = 22,494 S.F.
22,494 S.F. - 801 S.F. ÷ 6 = 3,616 S.F.
3,616 S.F. (MAX IMPERVIOUS ALLOWED)

LOT 1	IMPERVIOUS SURFACE TABLE
HOUSE	1,555 S.F.
DECKS/LANDING/STEPS	125 S.F.
CONCRETE DRIVEWAY	498 S.F.
CONCRETE SIDEWALK	223 S.F.
RET. WALL	43 S.F.
TOTAL IMPERVIOUS AREA	2,444 S.F.
MAX IMPERVIOUS ALLOWED	3,616 S.F.

LOT 6	IMPERVIOUS SURFACE TABLE
CONCRETE DRIVEWAY	512 S.F.
TOTAL IMPERVIOUS AREA	512 S.F.
MAX IMPERVIOUS ALLOWED	3,616 S.F.

SHEET 4 OF 4

PRELIMINARY SUBDIVISION & UTILITY PLAN FOR

CYANNE CIRCLE SUBDIVISION

3221 CYANNE CIRCLE
LOT 130 & 1/2 LOT 29, KENTWOOD SUBDIVISION
OWNERS: MARCHANT DANIEL MILLER
& KATHRYN LANE VANBUREN MILLER
REF: D.B. 17513, PAGE 2789

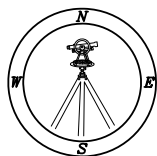
CITY OF RALEIGH
WAKE COUNTY, NORTH CAROLINA



SCALE 1"=30'

JUNE 6, 2019

ZONED R-10 SRPOD
PIN # 0793.05-08-3310
SUB-0051-2019



CMP

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(CYANNE3221.DWG - 40)