

SUBJECT PROPERTY IS _____ IS NOT _____ LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER _____ ZONE _____

N/F
 JAMES TEKUS
 CANDICE TEKUS
 DB 16118, PG 1025
 PIN 1703522426
 LOT 165

114 SUMMIT AVE SUBJECT PROPERTY

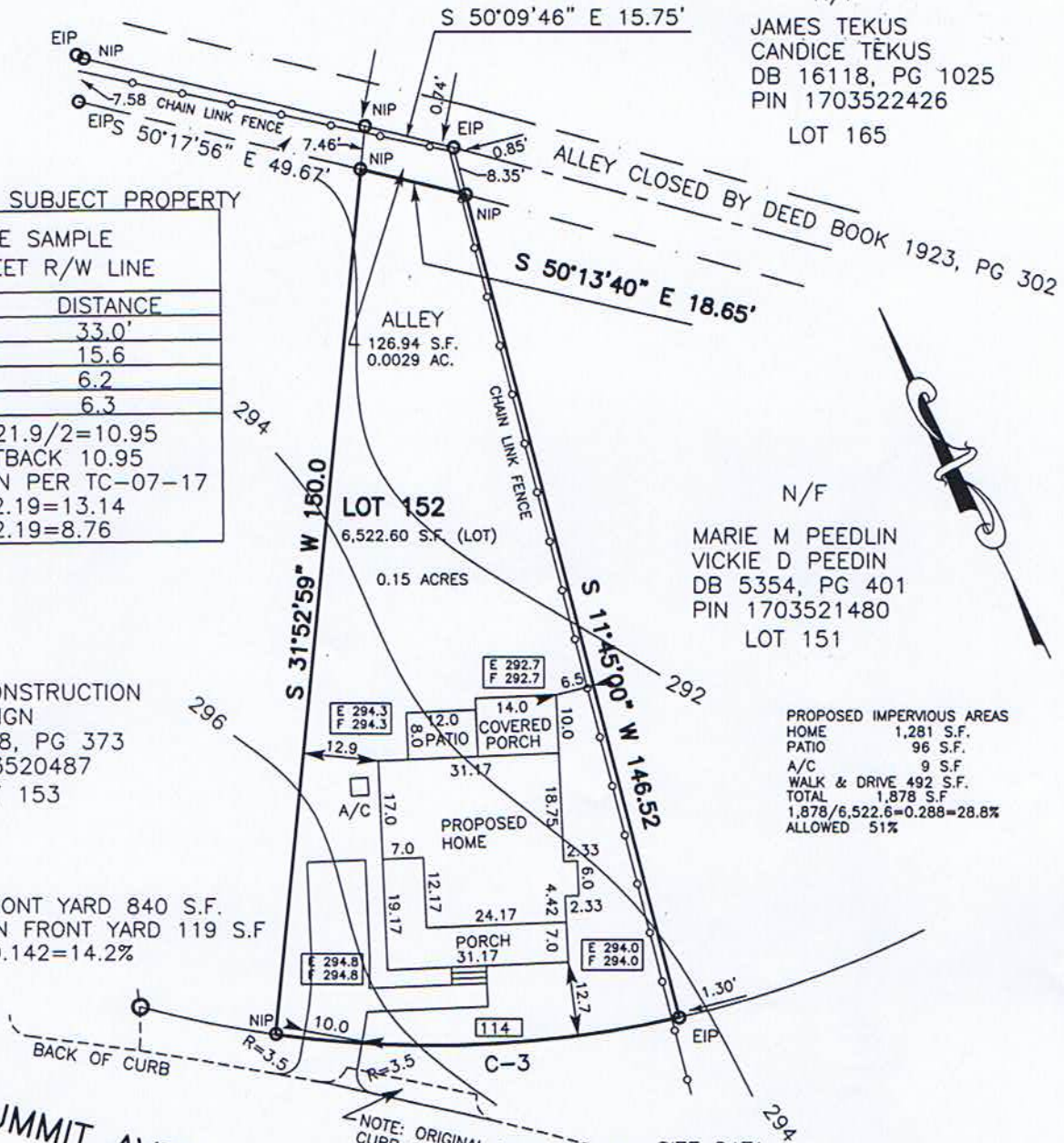
CARPARATIVE SAMPLE FROM STREET R/W LINE	
ADDRESS	DISTANCE
110	33.0'
118	15.6
122	6.2
123	6.3
15.6+6.3=21.9/2=10.95 MEDIAN SETBACK 10.95 20% MEDIAN PER TC-07-17 10.95+2.19=13.14 10.95-2.19=8.76	

MOSS CONSTRUCTION AND DESIGN
 DB 18288, PG 373
 PIN 1703520487
 LOT 153

AREA IN FRONT YARD 840 S.F.
 DRIVEWAY IN FRONT YARD 119 S.F.
 $119/840=0.142=14.2\%$

N/F
 MARIE M PEEDLIN
 VICKIE D PEEDIN
 DB 5354, PG 401
 PIN 1703521480
 LOT 151

PROPOSED IMPERVIOUS AREAS
 HOME 1,281 S.F.
 PATIO 96 S.F.
 A/C 9 S.F.
 WALK & DRIVE 492 S.F.
 TOTAL 1,878 S.F.
 $1,878/6,522.6=0.288=28.8\%$
 ALLOWED 51%



SUMMIT AVENUE

DISTURBED AREAS
 MOSS CONSTRUCTION PLAN TO DEVELOP BOTH LOTS 152 AND 153
 THE DISTURBED AREA FOR LOT 152 IS 6,649 S.F.
 THE DISTURBED AREA FOR LOT 153 WILL BE 4,970 S.F.
 THE TOTAL OF BOTH IS 11,619, LESS THAN 12,000 S.F..
 A MASS GRADING PERMIT SHOULD NOT BE REQUIRED

REFERENCES:

RE-DIVISION OF THE EASTERN SECTION
CARALEIGH MILLS PROPERTY
 B.M. 1911, PG. 70

PROPERTY OF
 CARALEIGH MILLS CO.
 B.M. 1928, PG. 59
CARALEIGH MILLS CO.

ALL SO SEE PLAT ENTITLED
 "PURPOSE OF THIS PLAT IS TO DEFINE BOUNDARY BETWEEN"

LOT 153 AND 154
CARALEIGH MILLS PROPERTY

LOT 152 BLOCK _____ 2021 1155
 RECORDED IN BOOK OF MAPS 1911, PAGE 70 WAKE COUNTY, N. C.

NOTE: ORIGINAL DRIVE AND CURB CUT TO BE REPLACED ALL STREET AND DRIVEWAY CONSTRUCTION SHALL BE PER CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS

SITE DATA
 LOTS 152 WAKE CO.
 PIN NO. 1703 52 1309
 ZONED R-6 NO OVERLAY DISTRICT SETBACKS
 FRONT SUBJECT TO 2.2.7 UDO INFILL
 SIDE 5
 SUM OF SIDES 15'
 REAR 20'
 CORNER 10'
 EXISTING IMPERVIOUS VACANT

PRELIMINARY PLAT, NOT FOR RECORDATION, CONVEYANCE OR SALE

BUILDER TO VERIFY HOUSE DIMENSIONS

I, JOHN Y. PHELPS, JR. HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT THE BUILDINGS LIE WHOLLY ON THE LOT AND THAT THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON SAID LOT UNLESS SHOWN OTHERWISE. THIS MAP IS NOT FOR RECORDATION.



PLOT PLAN
MOSS CONSTRUCTION & DESIGN LLC

114 SUMMIT AVE
 RALEIGH, N.C.

SCALE 1"=30'

DATE 4/8/21

102073

JOHN Y. PHELPS, JR.

PROFESSIONAL LAND SURVEYOR
 5110 BUR OAK CIRCLE
 RALEIGH, NORTH CAROLINA, 27612 (919) 787-3658